

09 關於發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



啟翔苑
Kai Cheung Court

圖例 NOTATION

地帶 ZONES					
[CDA]	綜合發展區	Comprehensive Development Area	[G/IC] 政府、機構或社區	Government, Institution or Community	
[R(A)]	住宅(甲類)	Residential (Group A)	[O]	休憩用地	Open Space
[R(E)]	住宅(戊類)	Residential (Group E)	[OU]	其他指定用途	Other Specified Uses
[GB]	綠化地帶	Green Belt			
交通 COMMUNICATIONS					
[Railway]	鐵路及車站(地下)	Railway and Station (Underground)	[Main Road]	主要道路及路口	Major Road and Junction
[Elevated Road]	高架道路	Elevated Road			
其他 MISCELLANEOUS					
[Boundary]	規劃範圍界線	Boundary of Planning Scheme	[5]	最高建築物高度(樓層數目)	Maximum Building Height (In Number of Storeys)
[Zone Boundary]	建築物高度管制區界線	Building Height Control Zone Boundary	[NBA]	非建築用地	Non-Building Area
[Triangle]	最高建築物高度(在主水平基準上若干米)	Maximum Building Height (In Metres Above Principal Datum)			

摘錄自2016年12月16日刊憲之慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖，圖則編號為S/K11/29。

Adopted from part of the approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K11/29 gazetted on 16 December 2016.

註：

- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

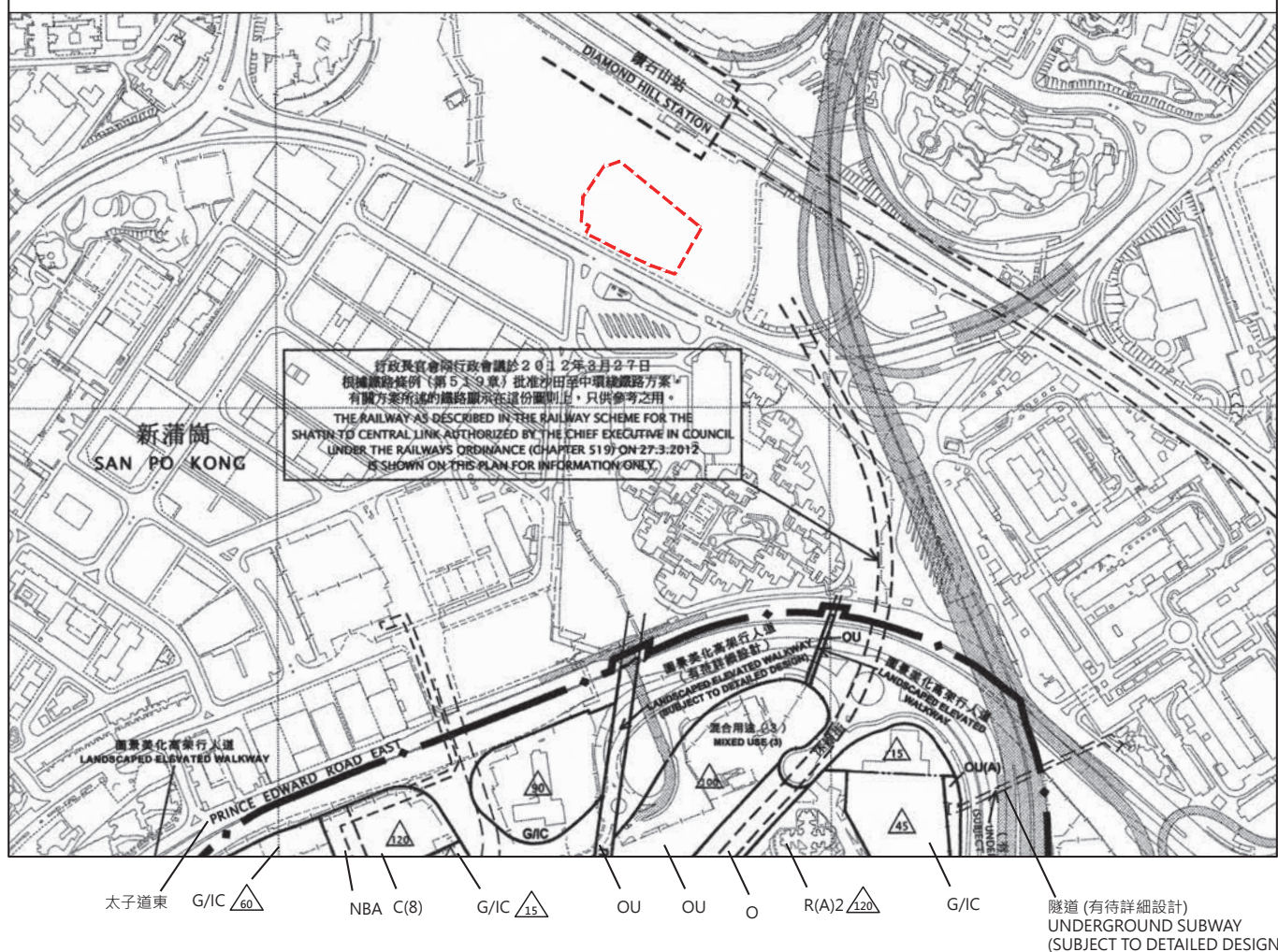
Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the HA Customer Service Centre.

關於發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development

本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。
This blank area which situates within 500 metres from the boundary of the Development falls outside the coverage of the relevant Outline Zoning Plan.



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圖例 NOTATION

地帶 ZONES			
C	商業 Commercial	G/IC	政府、機構或社區 Government, Institution or Community
R(A)	住宅(甲類) Residential (Group A)	O	休憩用地 Open Space
OU	其他指定用途 Other Specified Uses	OU(A)	其他指定用途(美化市容地帶) Other Specified Uses (Amenity Area)
交通 COMMUNICATIONS			
—+—+—	鐵路及車站(地下) Railway and Station (Underground)	—+—+—	主要道路及路口 Major Road and Junction
—+—+—	高架道路 Elevated Road		
其他 MISCELLANEOUS			
—+—+—	規劃範圍界線 Boundary of Planning Scheme	5	最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
—+—+—	建築物高度管制區界線 Building Height Control Zone Boundary	[NBA]	非建築用地 Non-Building Area
△	最高建築物高度 (在主水平基準上若干米) (In Metres Above Principal Datum)		

摘錄自2018年5月25日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/6。

Adopted from part of the approved Kai Tak Outline Zoning Plan No. S/K22/6 gazetted on 25 May 2018.

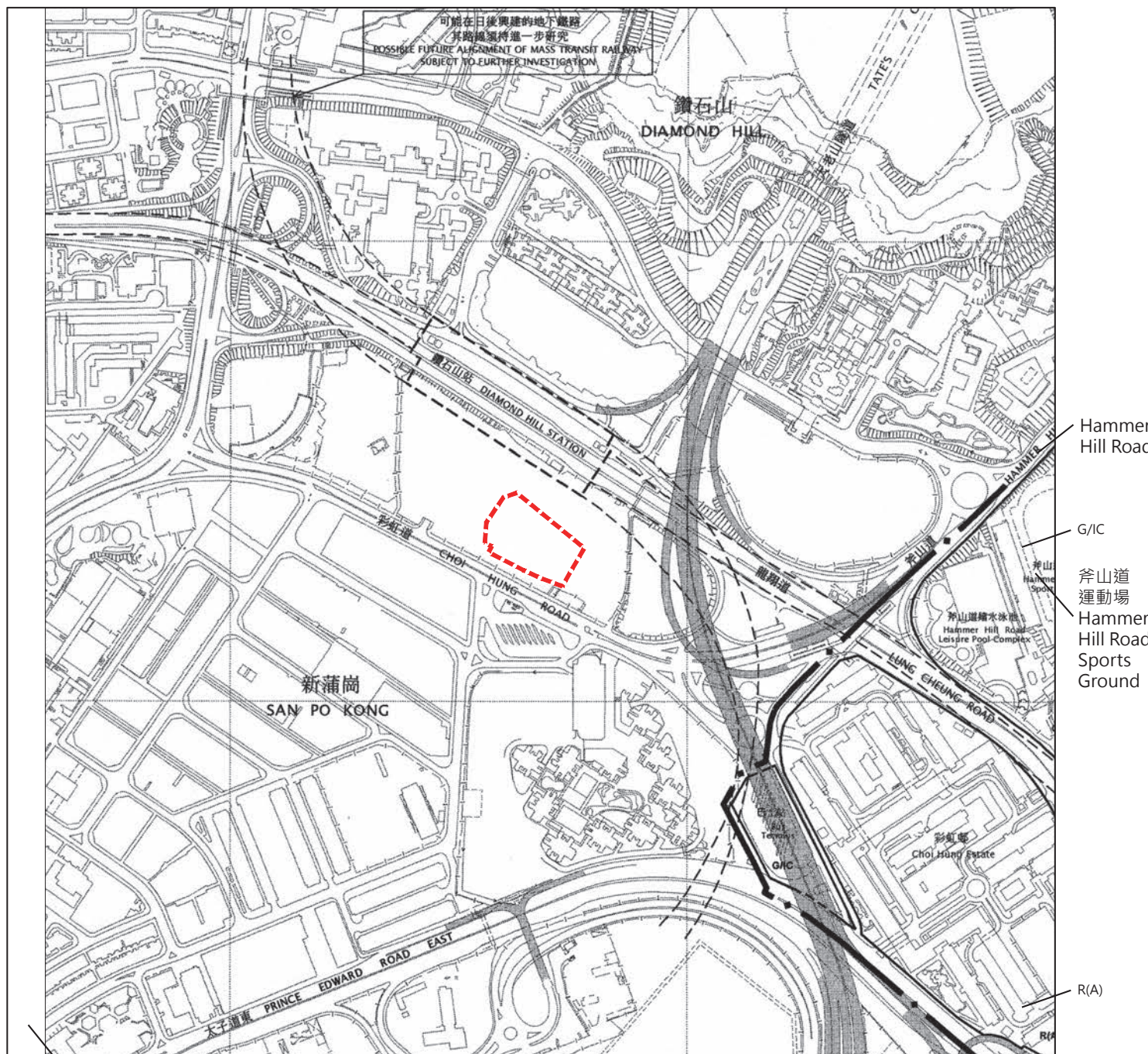
註：

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2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
4. 在樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

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2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
3. The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
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Kai Cheung Court

圖例 NOTATION

地帶 ZONES					
[R(A)]	住宅(甲類)	Residential (Group A)	[G/IC]	政府、機構或社區	Government, Institution or Community
交通 COMMUNICATIONS					
[Symbol]	鐵路及車站(地下)	Railway and Station (Underground)	[Symbol]	主要道路及路口	Major Road and Junction
[Symbol]	高架道路	Elevated Road			
其他 MISCELLANEOUS					
[Symbol]	規劃範圍界線	Boundary of Planning Scheme	[Symbol]	建築物高度管制區界線	Building Height Control Zone Boundary

摘錄自2004年11月12日刊憲之牛池灣分區計劃大綱核准圖，圖則編號為 S/K12/16。

Adopted from part of the approved Ngau Chi Wan Outline Zoning Plan No. S/K12/16 gazetted on 12 November 2004.

註：

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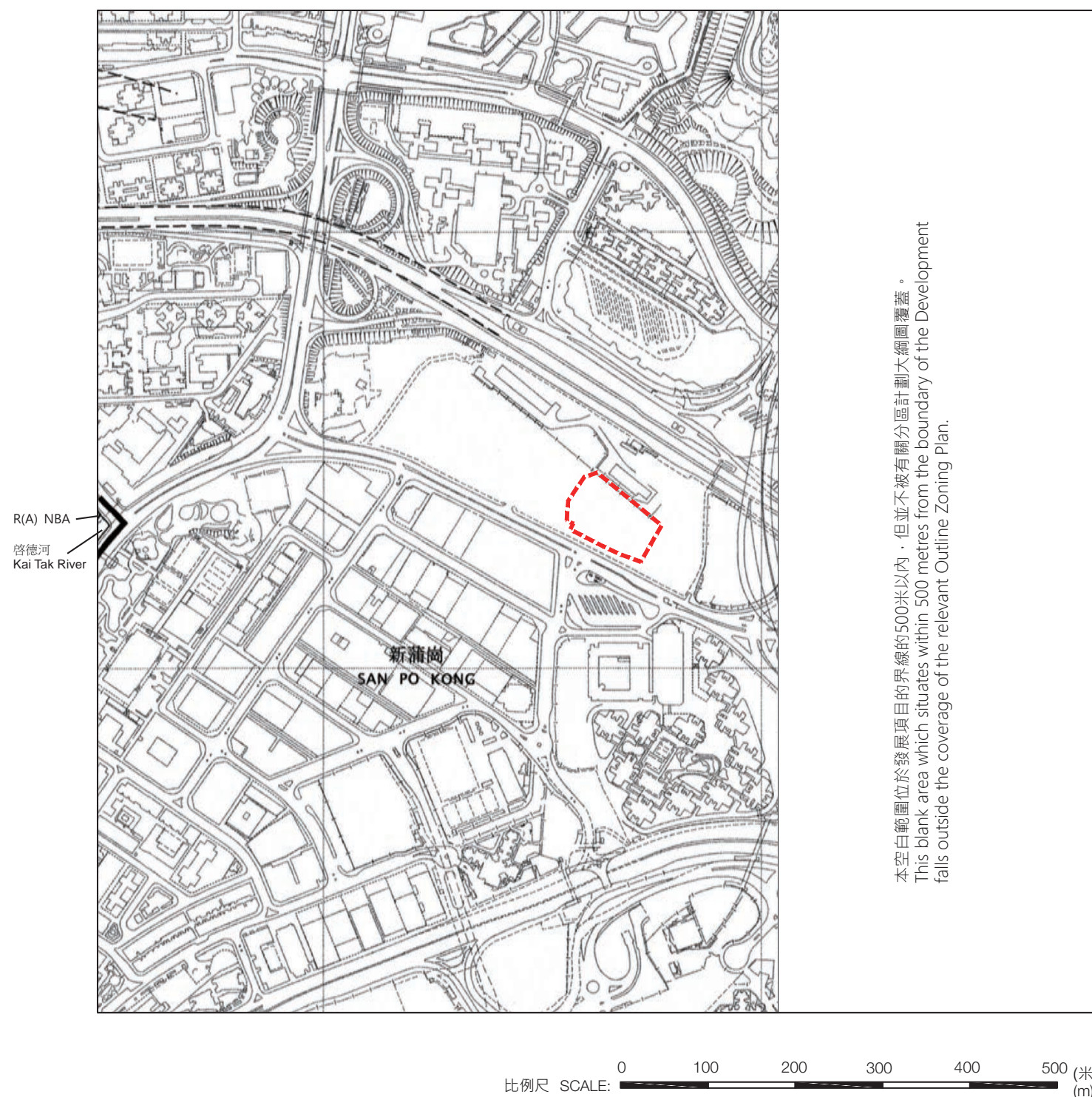
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




關乎發展項目的分區計劃大綱圖

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 啟翔苑
Kai Cheung Court

圖例 NOTATION

地帶 ZONES			
	住宅(甲類)	Residential (Group A)	
交通 COMMUNICATIONS			
	鐵路及車站(地下)	Railway and Station (Underground)	
	高架道路	Elevated Road	主要道路及路口
			Major Road and Junction
其他 MISCELLANEOUS			
	規劃範圍界線	Boundary of Planning Scheme	
			非建築用地
			Non-Building Area

摘錄自2020年3月13日刊憲之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為 S/K8/23。

Adopted from part of the approved Wang Tau Hom & Tung Tau Outline Zoning Plan No. S/K8/23 gazetted on 13 March 2020.

註：

- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
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- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

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




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地帶 ZONES	
	休憩用地 Open Space
交通 COMMUNICATIONS	
	鐵路及車站(地下) Railway and Station (Underground)
	主要道路及路口 Major Road and Junction
	高架道路 Elevated Road
其他 MISCELLANEOUS	
	規劃範圍界線 Boundary of Planning Scheme

摘錄自2020年5月8日刊憲之牛頭角及九龍灣分區計劃大綱核准圖，圖則編號為 S/K13/30。

Adopted from part of the approved Ngau Tau Kok & Kowloon Bay Outline Zoning Plan No. S/K13/30 gazetted on 8 May 2020.

註：

- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
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比例尺 SCALE: 0 100 200 300 400 500 (米) (m)