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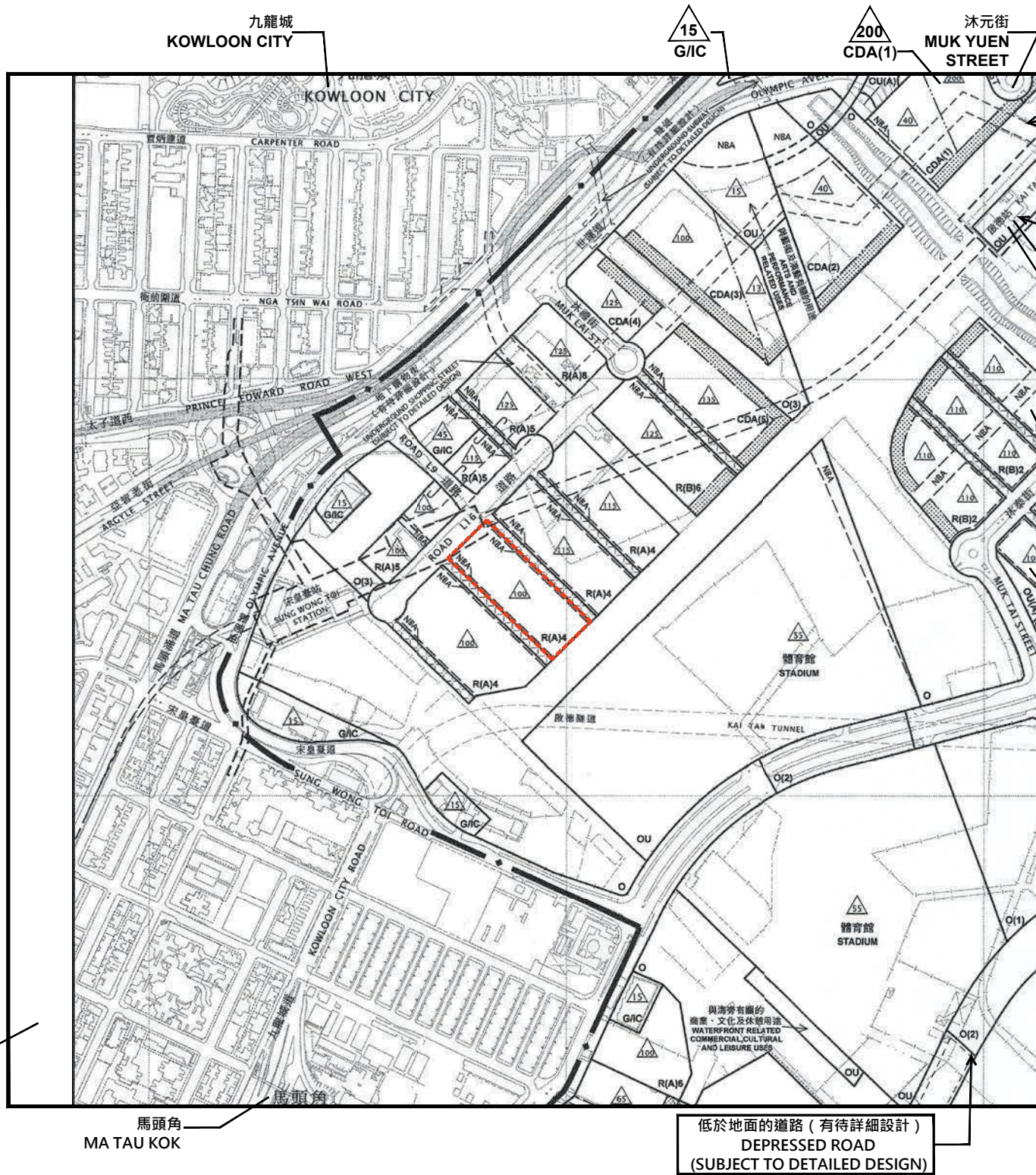
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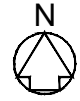
關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development

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.



地下購物街 (有待詳細設計)  
UNDERGROUND SHOPPING STREET  
(SUBJECT TO DETAILED DESIGN)

附設商業設施的鐵路車站  
RAILWAY STATION WITH  
COMMERCIAL FACILITIES



15  
OU  
啟德站  
KAI  
TAK  
STATION

15  
G/IC

200  
CDA(1)  
沐元街  
MUK YUEN  
STREET

110  
R(B)2

100  
R(B)2

100  
R(B)3

15  
G/IC

15  
G/IC

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啟盈苑  
Kai Ying Court

圖例 NOTATION

地帶 ZONES

C	商業	Commercial
CDA	綜合發展區	Comprehensive Development Area
R(A)	住宅 (甲類)	Residential (Group A)
R(B)	住宅 (乙類)	Residential (Group B)
G/IC	政府、機構或社區	Government, Institution or Community
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)
	鐵路及車站(高架)	Railway and Station (Elevated)
	主要道路及路口	Major Road and Junction
	高架道路	Elevated Road
	行人專用區或街道	Pedestrian Precinct / Street

其他 MISCELLANEOUS

	規劃範圍界線	Boundary of Planning Scheme
	建築物高度管制區界線	Building Height Control Zone Boundary
	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)
	加油站	Petrol Filling Station
	只限於指定為「商店及服務行業」和「食肆」用途的地區	Area Designated for 'Shop and Services' and 'Eating Place' Uses only
	指定為「海濱長廊」的地區	Area Designated for 'Waterfront Promenade'
	非建築用地	Non-Building Area

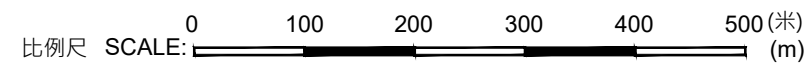
摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8。  
Adopted from part of the approved Kai Tak Outline Zoning Plan No. S/K22/8 gazetted on 28 October 2022.

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:

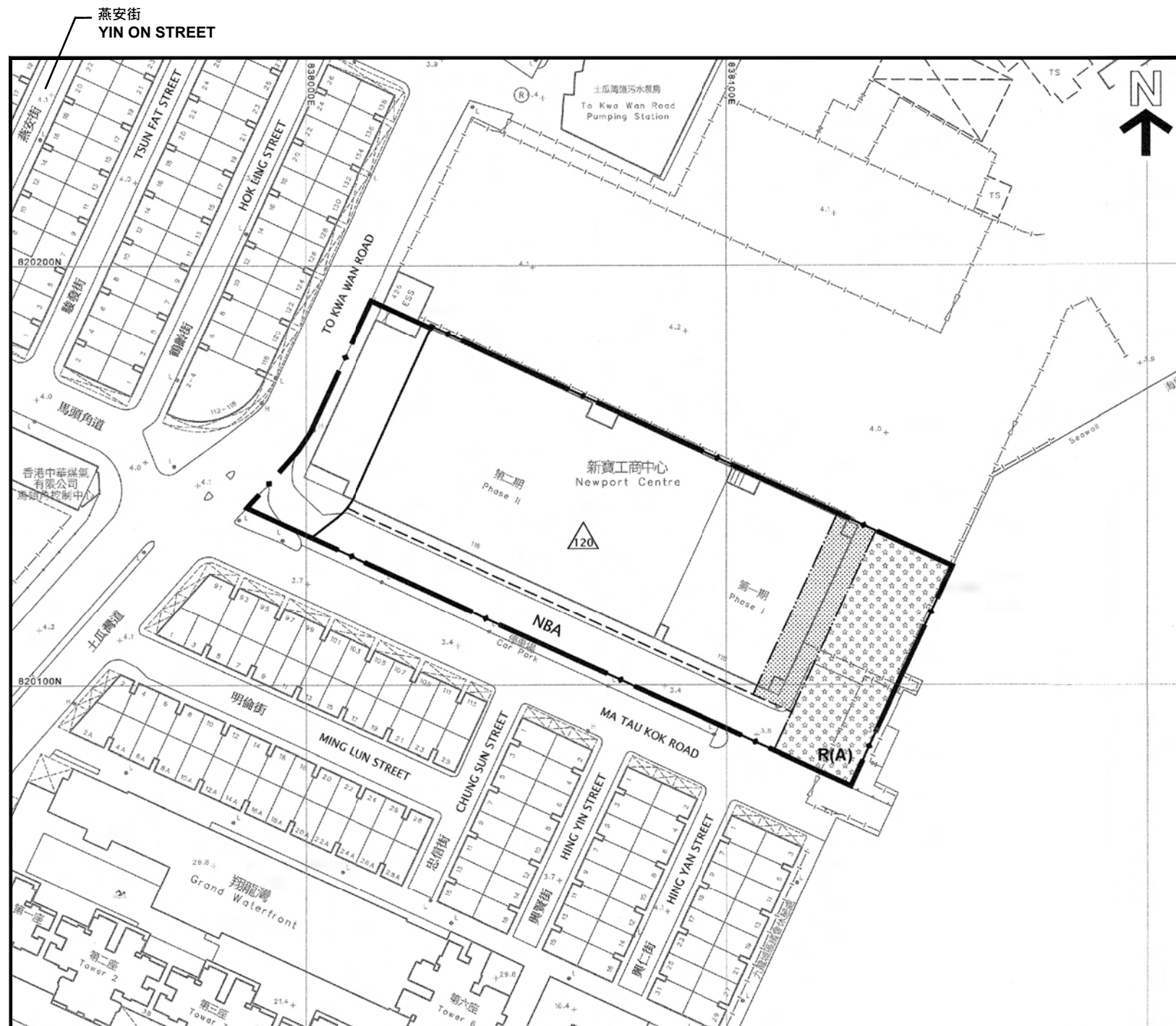
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason 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.



低於地面的道路 (有待詳細設計)  
DEPRESSED ROAD  
(SUBJECT TO DETAILED DESIGN)



關於發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



圖例 NOTATION

	發展計劃範圍界線	Boundary of Development Scheme
	住宅 (甲類)	Residential (Group A)
	主要道路及路口	Major Road and Junction
	建築物高度管制區界線	Building Height Control Zone Boundary
	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)
	只限於指定為「商店及服務行業」 和「食肆」用途的地區	Area Designated for 'Shop and Services' and 'Eating Place' Uses only
	指定為「海濱長廊」的地區	Area Designated for 'Waterfront Promenade'
	非建築用地	Non-Building Area

摘錄自2024年6月7日刊憲之市區重建局土瓜灣道 / 馬頭角道發展計劃核准圖，圖則編號為S/K22/URA2/2。

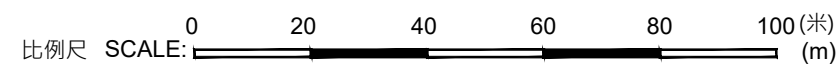
Adopted from the approved Urban Renewal Authority To Kwa Wan Road / Ma Tau Kok Road Development Scheme Plan No. S/K22/URA2/2, gazetted on 7 June 2024.

註:

1. 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。
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。

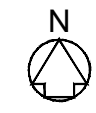
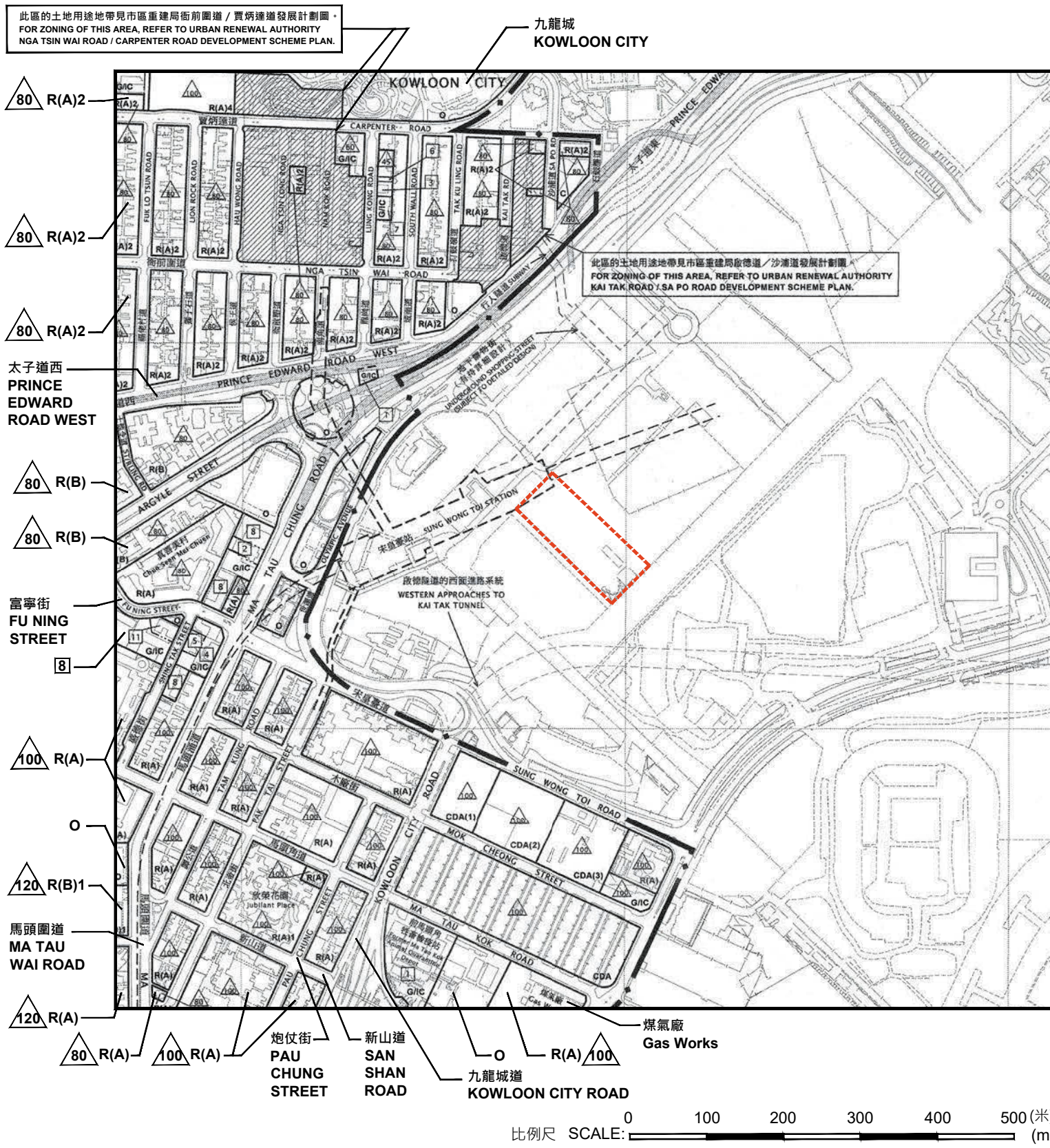
Notes:

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3. The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
4. 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.





# 關乎發展項目的分區計劃大綱圖 Outline Zoning Plan Relating to the Development



啟盈苑  
Kai Ying Court

## 圖例 NOTATION

地帶 ZONES		交通 COMMUNICATIONS	
C	商業 Commercial	鐵路及車站(地下)	Railway and Station (Underground)
CDA	綜合發展區 Comprehensive Development Area	主要道路及路口	Major Road and Junction
R(A)	住宅(甲類) Residential (Group A)	高架道路	Elevated Road
R(B)	住宅(乙類) Residential (Group B)		
R(E)	住宅(戊類) Residential (Group E)		
G/I/C	政府、機構或社區 Government, Institution or Community		
O	休憩用地 Open Space		
OU	其他指定用途 Other Specified Uses		
		其他 MISCELLANEOUS	
		規範圍界線	Boundary of Planning Scheme
		市區重建局發展計劃範圍	Urban Renewal Authority Development Scheme Plan Area
		建築物高度管制區界線	Building Height Control Zone Boundary
		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)
		最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)

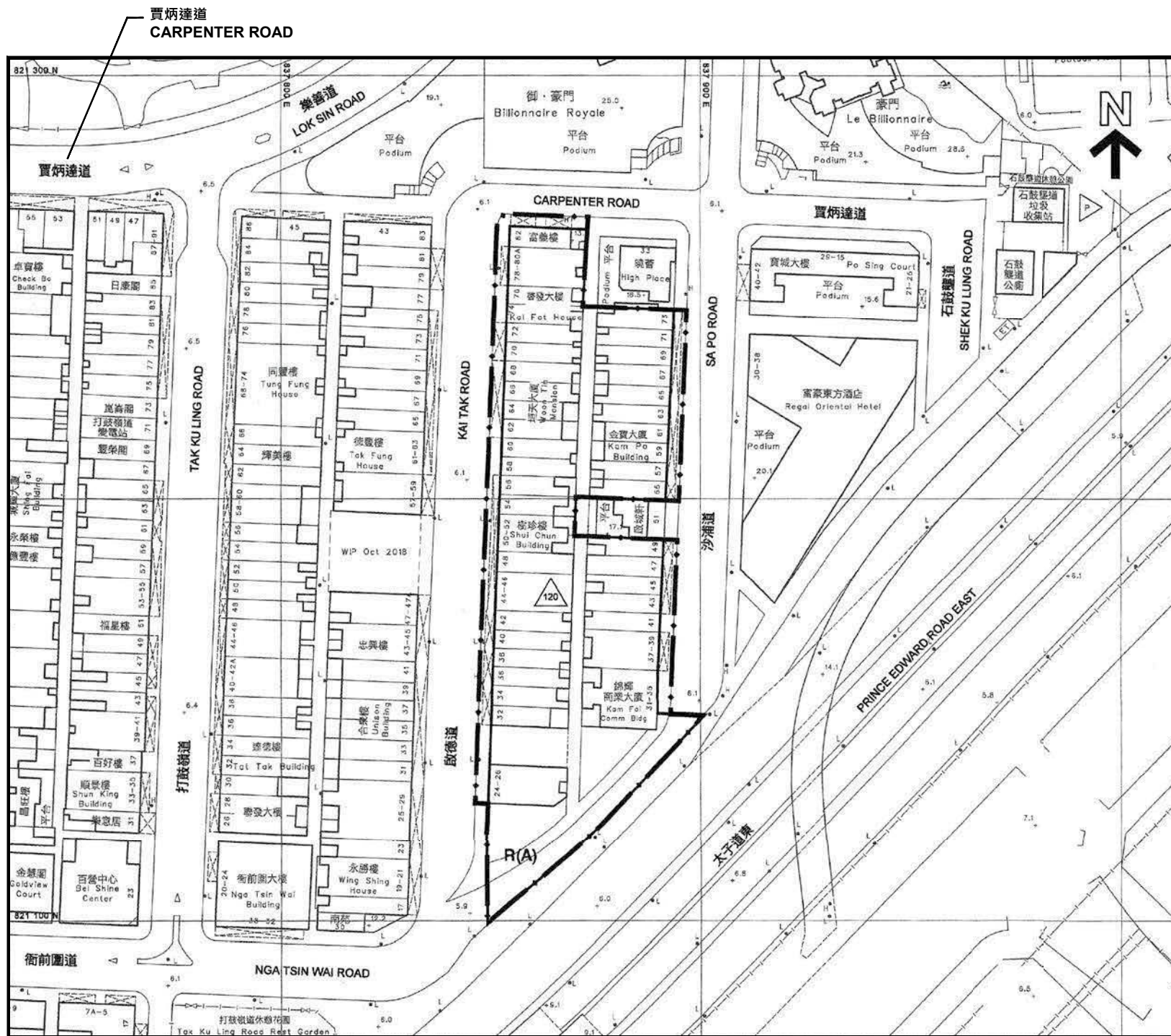
摘錄自2023年9月8日刊憲之馬頭角分區計劃大綱核准圖，圖則編號為S/K10/30。  
Adopted from part of the approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 gazetted on 8 September 2023.

- 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。
  - 在售楼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.



關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



圖例 NOTATION

	發展計劃範圍界線	Boundary of Development Scheme
	住宅 (甲類)	Residential (Group A)
	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)

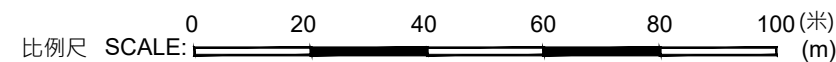
摘錄自2020年10月9日刊憲之市區重建局啟德道/沙浦道發展計劃核准圖，圖則編號為S/K10/URA1/2。  
Adopted from the approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme Plan No. S/K10/URA1/2, gazetted on 9 October 2020.

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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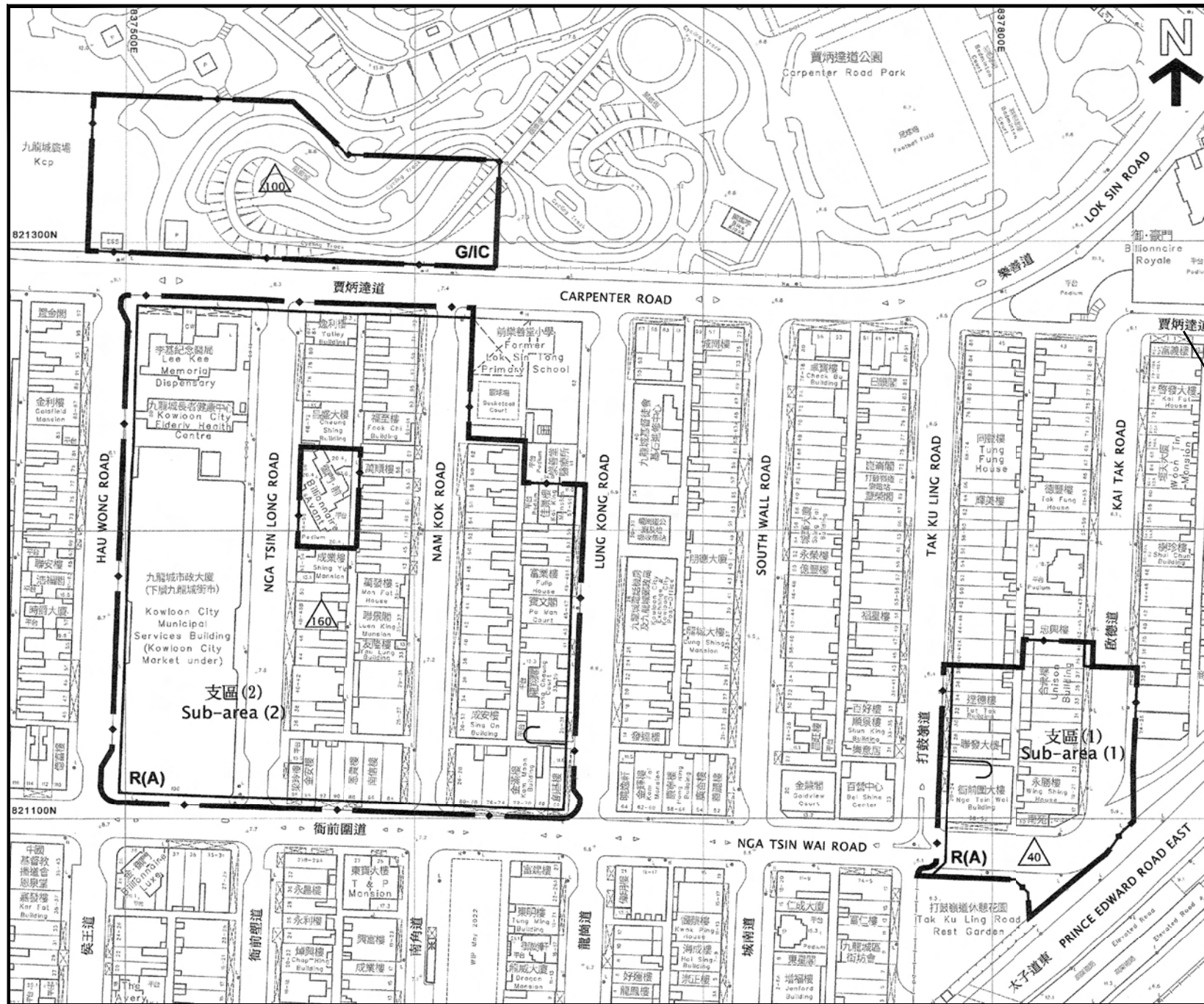
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關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



圖例 NOTATION

	發展計劃範圍界線	Boundary of Development Scheme
	住宅 (甲類)	Residential (Group A)
	政府、機構或社區	Government, Institution or Community
	主要道路及路口	Major Road and Junction
	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)

賈炳達道  
CARPENTER ROAD

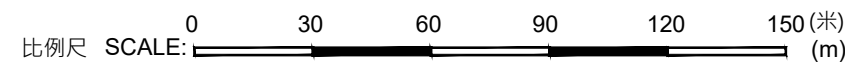
摘錄自2023年9月8日刊憲之市區重建局衙前圍道 / 賈炳達道發展計劃核准圖，圖則編號為S/K10/URA3/2。  
Adopted from the approved Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan No. S/K10/URA3/2, gazetted on 8 September 2023.

註:

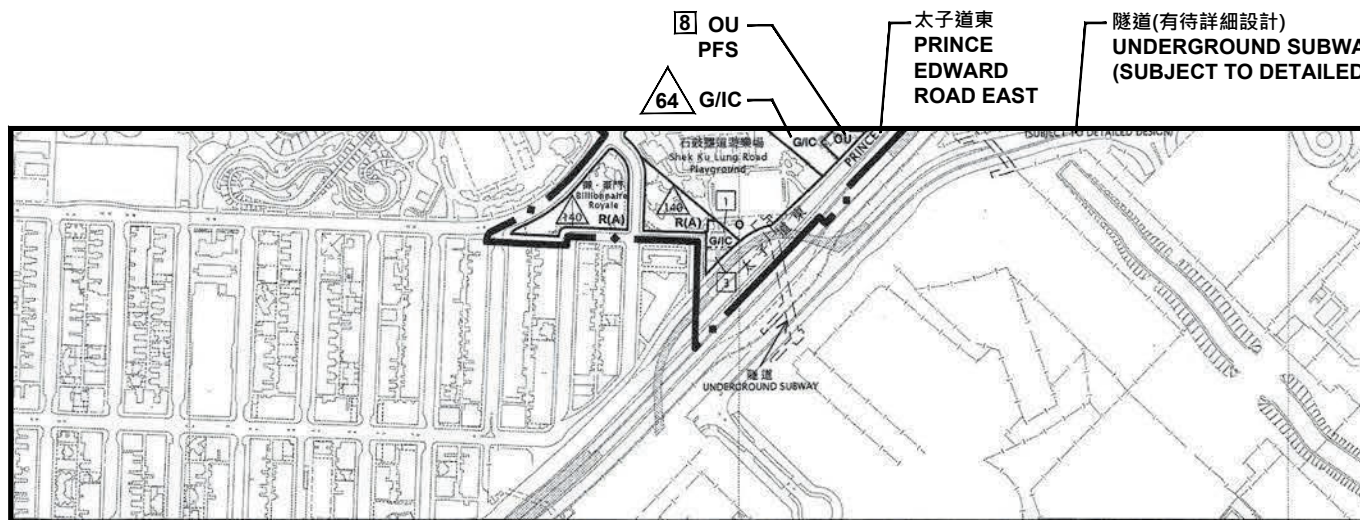
1. 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
4. 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

Notes:

1. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
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.
4. 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.



關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



啟盈苑  
Kai Ying Court

圖例 NOTATION

地帶 ZONES

C	商業	Commercial
R(A)	住宅 (甲類)	Residential (Group A)
G/IC	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
OU	其他指定用途	Other Specified Uses
GB	綠化地帶	Green Belt

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
	建築物高度管制區界線	Building Height Control Zone Boundary
	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)
	最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)
	PFS 加油站	Petrol Filling Station
	NBA 非建築用地	Non-Building Area

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.

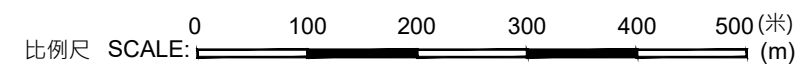
摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為S/K8/25。  
Adopted from part of the approved Wang Tau Hom & Tung Tau Outline Zoning Plan No. S/K8/25 gazetted on 5 May 2023.

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:

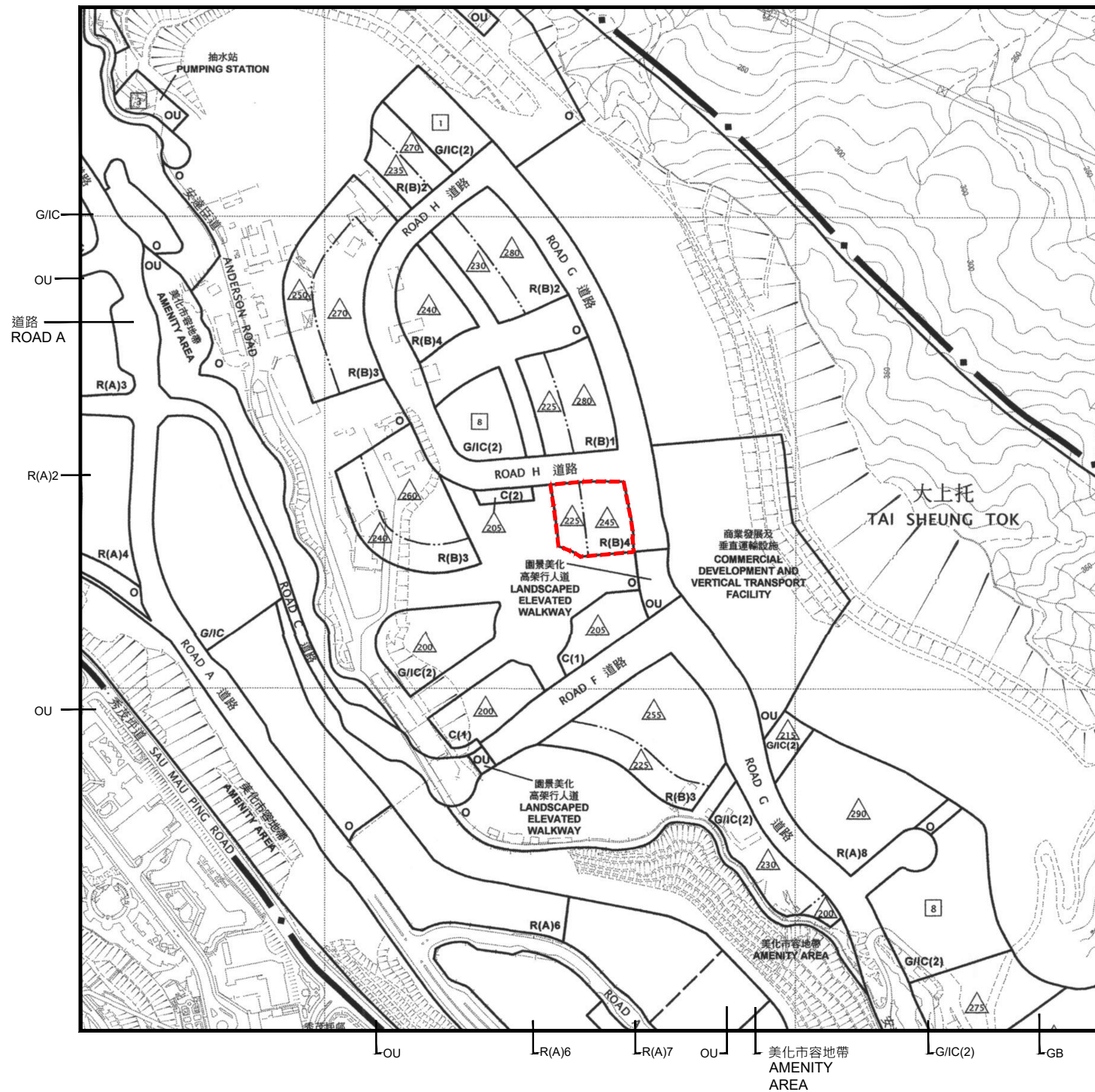
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
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關於發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



安柏苑  
On Pak Court

圖例 NOTATION

地帶 ZONES

商業 Commercial	住宅 (甲類) Residential (Group A)	休憩用地 Open Space
住宅 (乙類) Residential (Group B)	其他指定用途 Other Specified Uses	綠化地帶 Green Belt
政府、機構或社區 Government, Institution or Community		

交通 COMMUNICATIONS

主要道路及路口 Major Road and Junction	高架道路 Elevated Road
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其他 MISCELLANEOUS

規劃範圍界線 Boundary of Planning Scheme	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)
建築物高度管制區界線 Building Height Control Zone Boundary	最高建築物高度 (樓層數目) Maximum Building Height (in Number of Storeys)

摘錄自2016年1月15日刊憲之觀塘北部(九龍規劃區第14區部分)分區計劃大綱核准圖，圖則編號為S/K14N/15。

Adopted from part of the approved Kowloon Planning Area No.14 (Part) - Kwun Tong (North) - Outline Zoning Plan No. S/K14N/15 gazetted on 15 January 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:

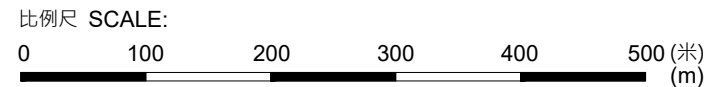
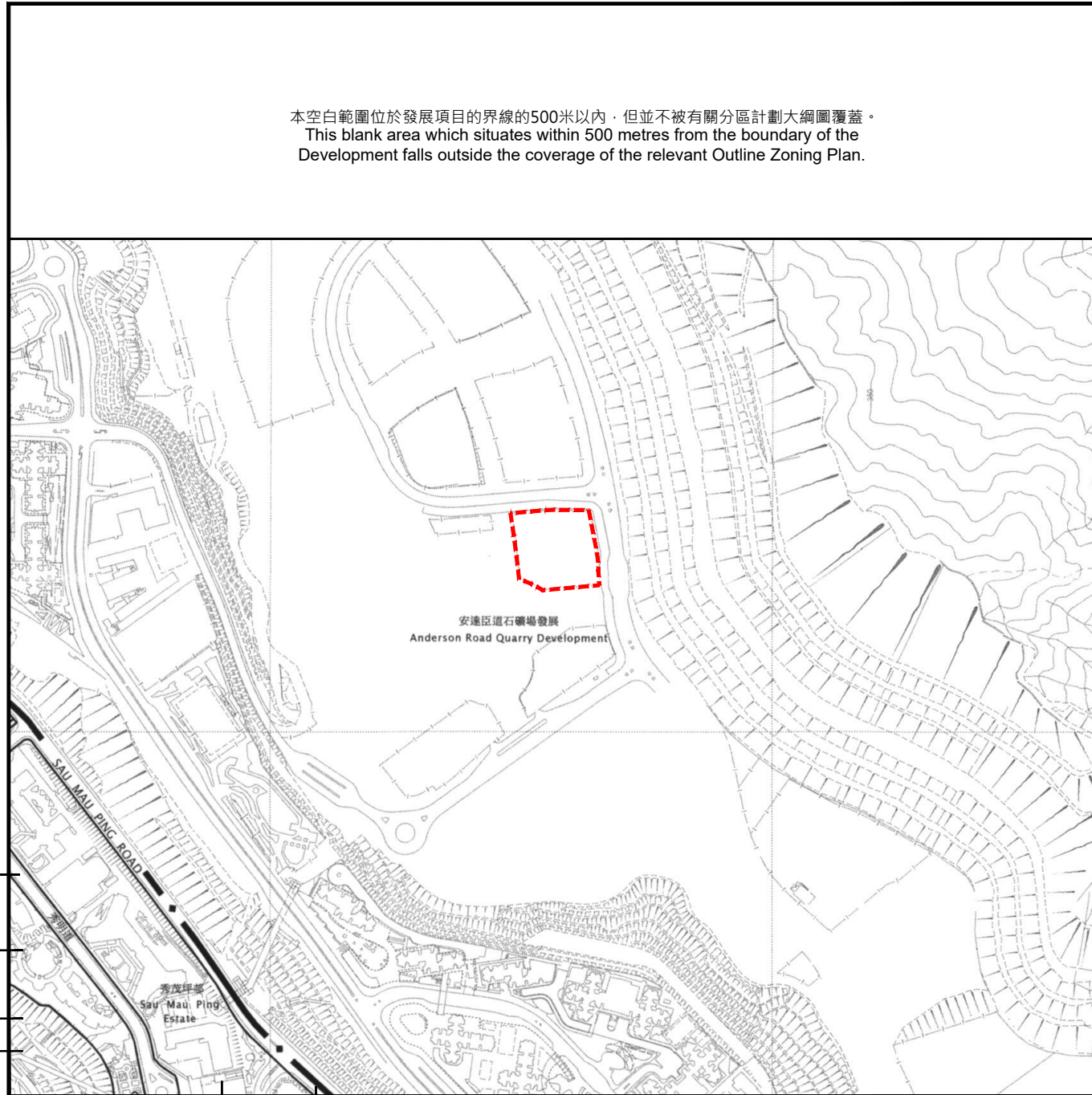
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason 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.



安柏苑  
On Pak Court

圖例 NOTATION

地帶 ZONES

C	商業	Commercial	O	休憩用地	Open Space
R(A)	住宅 (甲類)	Residential (Group A)	OU	其他指定用途	Other Specified Uses
R(B)	住宅 (乙類)	Residential (Group B)	GB	綠化地帶	Green Belt
G/IC	政府、機構或社區	Government, Institution or Community			

交通 COMMUNICATIONS

鐵路及車站	Railway and Station	主要道路及路口	Major Road and Junction
鐵路及車站 (地下)	Railway and Station (Underground)	高架道路	Elevated Road
鐵路及車站 (高架)	Railway and Station (Elevated)		

其他 MISCELLANEOUS

規劃範圍界線	Boundary of Planning Scheme	100	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)
市區重建局 發展計劃圖範圍	Urban Renewal Authority Development Scheme Plan Area	1	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	P F S	加油站	Petrol Filling Station

摘錄自2024年7月26日刊憲之觀塘南部(九龍規劃區第14區部分)分區計劃大綱核准圖，圖則編號為S/K14S/26。

Adopted from part of the approved Kowloon Planning Area No.14 (Part) - Kwun Tong (South) - Outline Zoning Plan No. S/K14S/26 gazetted on 26 July 2024.

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。

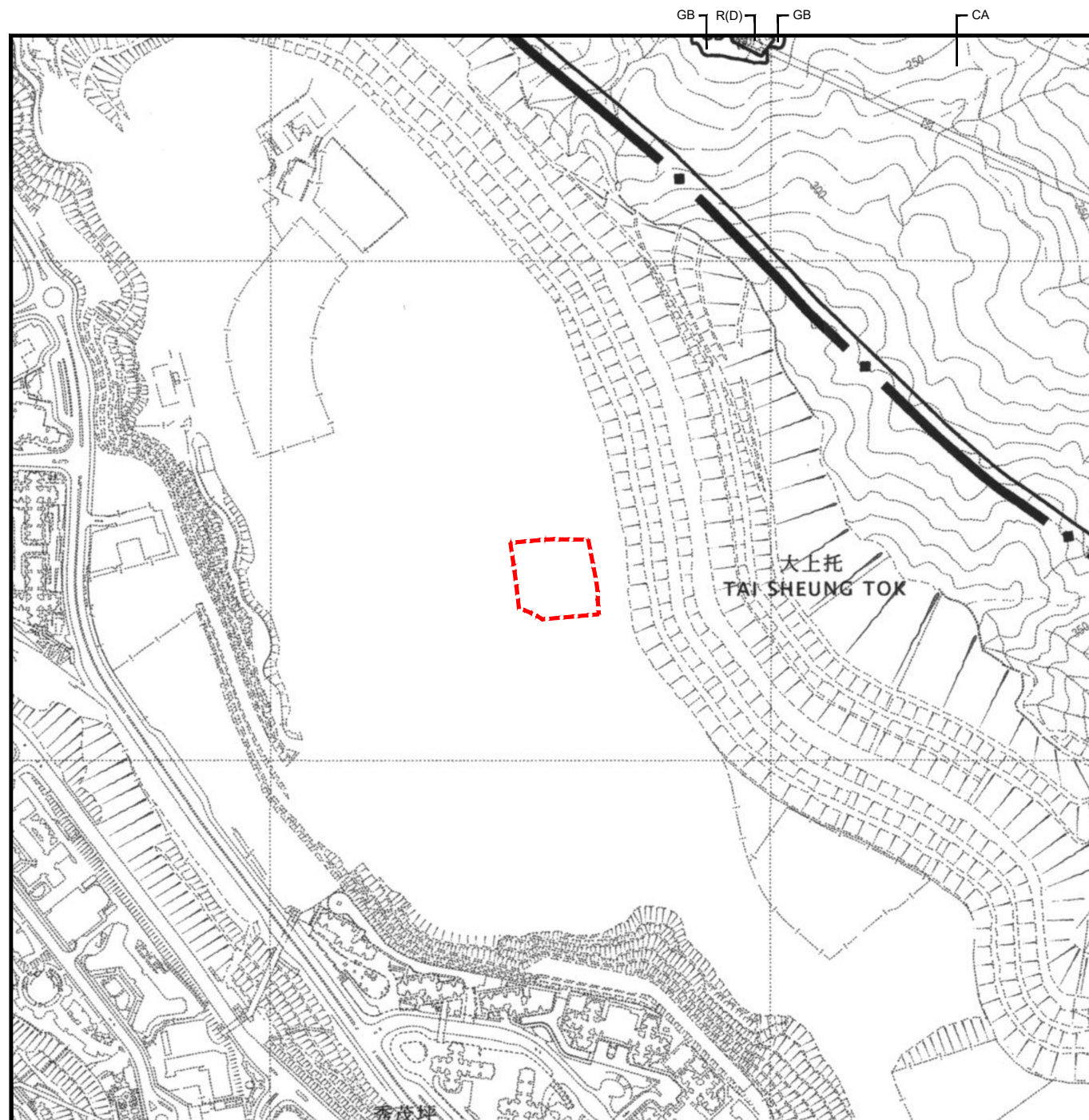
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關乎發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



安柏苑  
On Pak Court

圖例 NOTATION

地帶 ZONES

C	商業
R(C)	住宅 (丙類)
R(D)	住宅 (丁類)
V	鄉村式發展
G/I/C	政府、機構或社區

Commercial
Residential (Group C)
Residential (Group D)
Village Type Development
Government, Institution or Community

O	休憩用地
OU	其他指定用途
GB	綠化地帶
CA	自然保育區

Open Space
Other Specified Uses
Green Belt
Conservation Area

交通 COMMUNICATIONS

	主要道路及路口	Major Road and Junction
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其他 MISCELLANEOUS

	規劃範圍界線	Boundary of Planning Scheme
PFS	加油站	Petrol Filling Station
NBA	非建築用地	Non-Building Area

摘錄自2023年5月5日刊憲之井欄樹分區計劃大綱核准圖，圖則編號為S/SK-TLS/10。

Adopted from part of the approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/10 gazetted on 5 May 2023.

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:

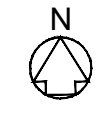
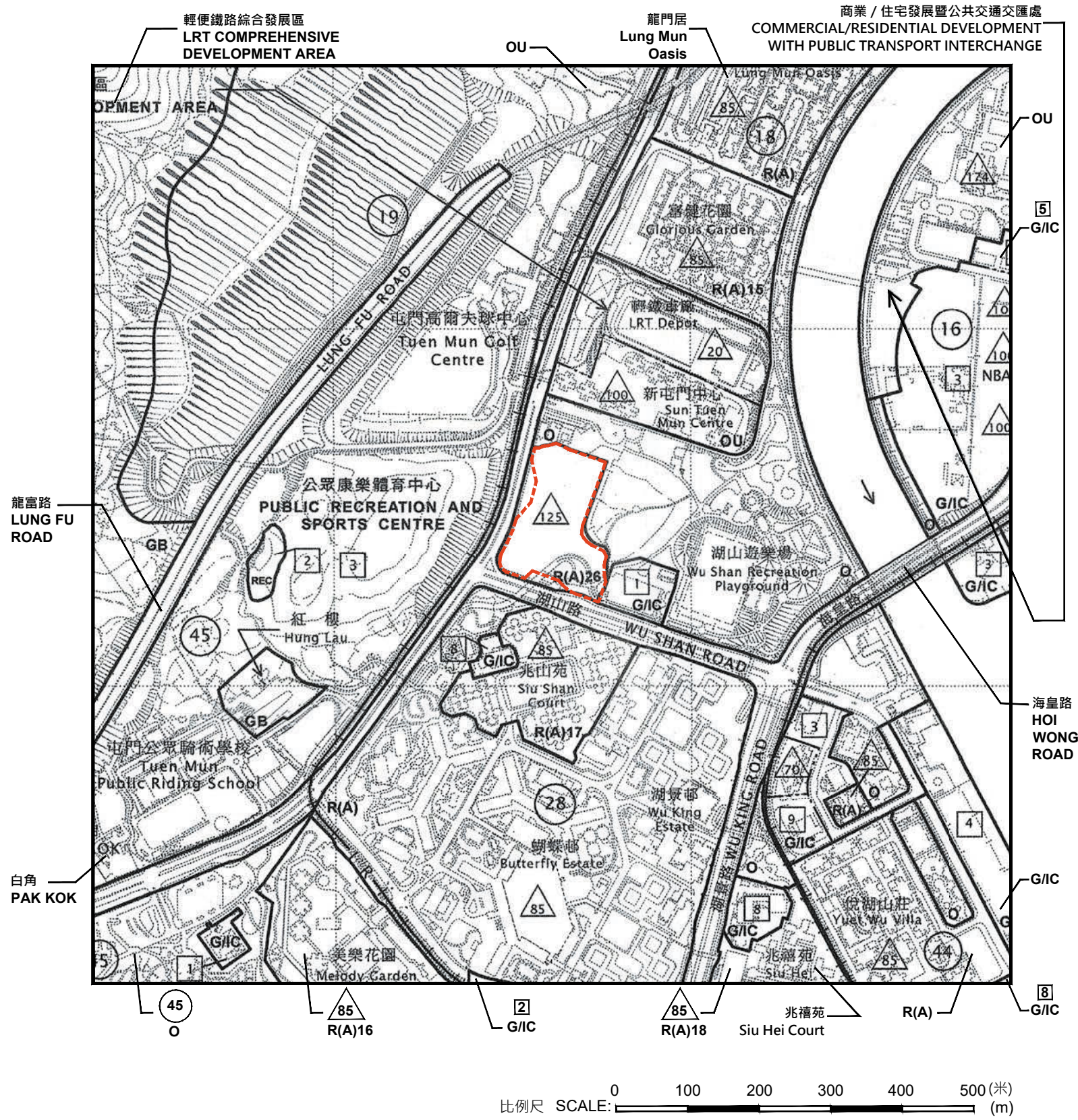
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
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比例尺 SCALE:





關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



兆湖苑  
Siu Wu Court

圖例 NOTATION

地帶 ZONES

C	商業	Commercial
CDA	綜合發展區	Comprehensive Development Area
R(A)	住宅 (甲類)	Residential (Group A)
R(B)	住宅 (乙類)	Residential (Group B)
R(C)	住宅 (丙類)	Residential (Group C)
R(E)	住宅 (戊類)	Residential (Group E)
V	鄉村式發展	Village Type Development
I	工業	Industrial
G/I/C	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
REC	康樂	Recreation
OU	其他指定用途	Other Specified Uses
U	未決定用途	Undetermined
GB	綠化地帶	Green Belt
SSSI	具特殊科學價值地點	Site of Special Scientific Interest

交通 COMMUNICATIONS

	鐵路及車站(地下)	Railway and Station (Underground)
	鐵路及車站(高架)	Railway and Station (Elevated)
	輕鐵	Light Rail
	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
	則劃區編號	Planning Area Number
	建築物高度管制區界線	Building Height Control Zone Boundary
	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)
	《註釋》內訂明最高建築物 高度限制	Maximum Building Height Restriction as stipulated on the Notes
	最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)
	加油站	Petrol Filling Station
	非建築用地	Non-Building Area

摘錄自2024年7月26日刊憲之屯門分區計劃大綱核准圖，圖則編號為S/TM/39。  
Adopted from part of the approved Tuen Mun Outline Zoning Plan No. S/TM/39 gazetted on 26 July 2024.

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戶中心開放時間內免費查閱。

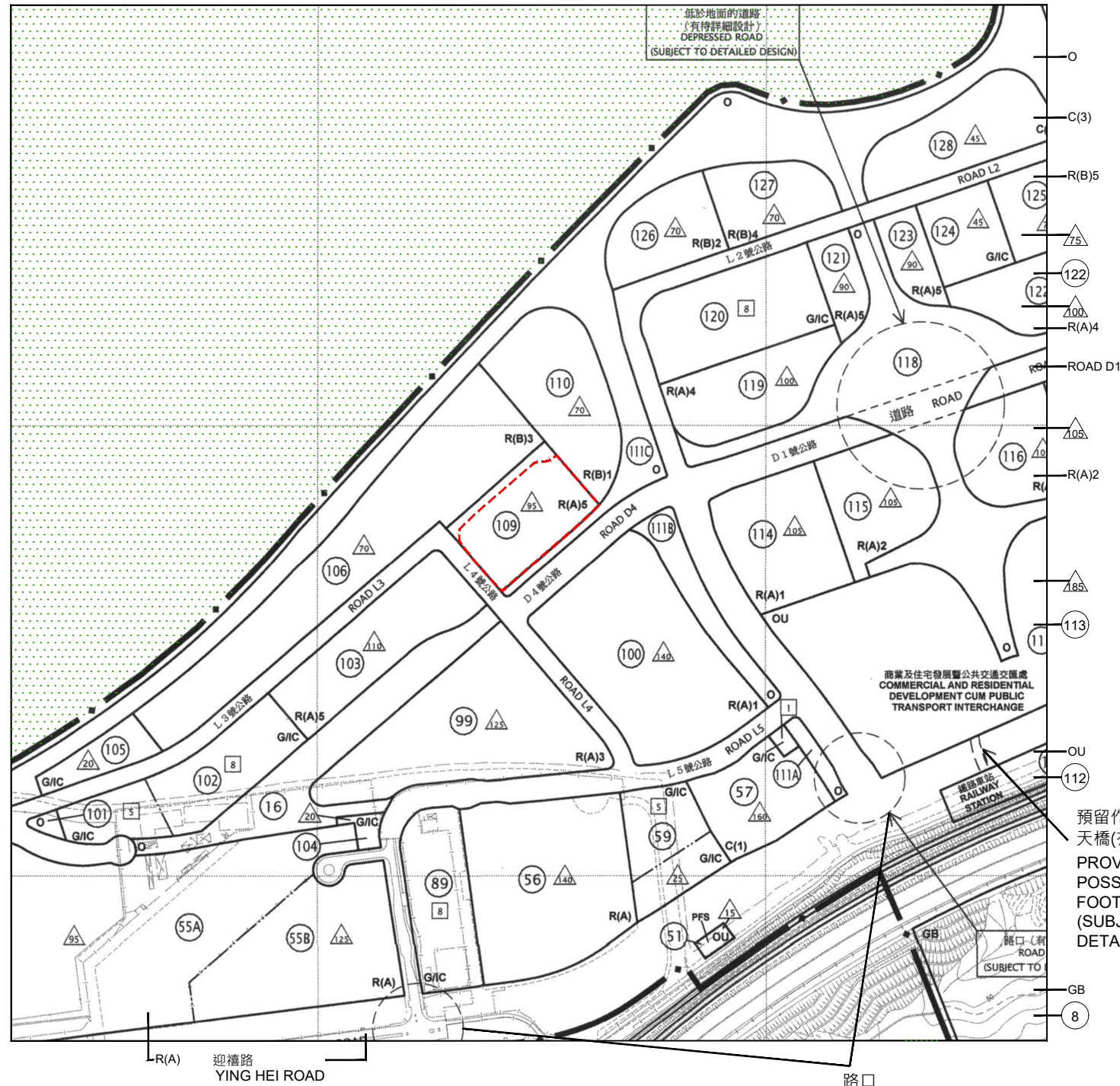
Notes:

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關於發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



路口  
(有待詳細設計)  
ROAD JUNCTION  
(SUBJECT TO  
DETAILED DESIGN)

預留作可能興建的行人  
天橋(有待詳細設計)  
PROVISION FOR  
POSSIBLE FUTURE  
FOOTBRIDGE  
(SUBJECT TO  
DETAILED DESIGN)



裕興苑  
Yu Hing Court

沒有納入任何分區計劃大綱圖或  
發展審批地區圖的土地範圍  
Area not covered under any Outline Zoning  
Plan or Development Permission Area Plan

圖例 NOTATION

<b>地帶 ZONES</b>			
C	商業 Commercial	O	休憩用地 Open Space
R(A)	住宅(甲類) Residential (Group A)	OU	其他指定用途 Other Specified Uses
R(B)	住宅(乙類) Residential (Group B)	GB	綠化地帶 Green Belt
G/C	政府、機構或社區 Government, Institution or Community		
<b>交通 COMMUNICATIONS</b>			
	鐵路及車站 Railway and Station		主要道路及路口 Major Road and Junction
	鐵路及車站(地下) Railway and Station (Underground)		高架道路 Elevated Road
<b>其他 MISCELLANEOUS</b>			
	規劃範圍界線 Boundary of Planning Scheme		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)
	規劃區編號 Planning Area Number		最高建築物高度 (樓層數目) Maximum Building Height (in Number of Storeys)
	郊野公園界線 Boundary of Country Park		加油站 Petrol Filling Station
	建築物高度管制區界線 Building Height Control Zone Boundary		

摘錄自2017年2月17日刊憲之東涌擴展區分區計劃大綱核准圖，圖則編號為S/I-TCE/2。

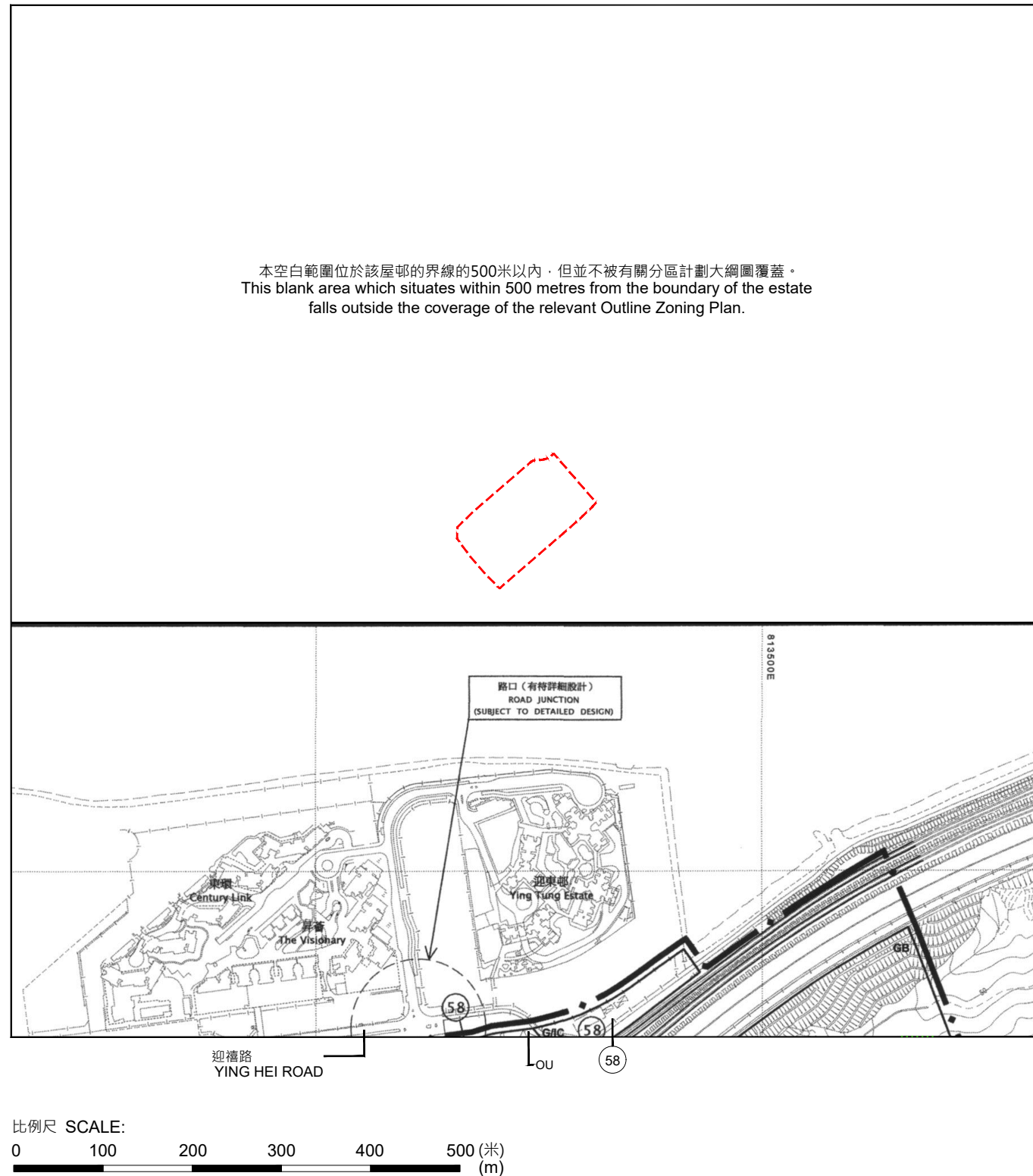
Adopted from part of the approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2 gazetted on 17 February 2017.

- 註：
1. 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。
  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。
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- Notes:
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關乎發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



裕興苑  
Yu Hing Court

圖例 NOTATION

地帶 ZONES

C	商業
R(A)	住宅(甲類)
R(B)	住宅(乙類)
V	鄉村式發展
G/C	政府、機構或社區

Commercial
Residential (Group A)
Residential (Group B)
Village Type Development
Government, Institution or Community

O	休憩用地
OU	其他指定用途
GB	綠化地帶
CA	自然保育區

Open Space
Other Specified Uses
Green Belt
Conservation Area

交通 COMMUNICATIONS

STATION	鐵路及車站
STATION	鐵路及車站(地下)

Railway and Station
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
1	規劃區編號
郊野公園界線	Boundary of Country Park

△130	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)
2	最高建築物高度 (樓層數目)	Maximum Building Height (in Number of Storeys)
P F S	加油站	Petrol Filling Station

摘錄自2021年6月18日刊憲之東涌市中心地區分區計劃大綱核准圖，圖則編號為S/I-TCTC/24。

Adopted from part of the approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24 gazetted on 18 June 2021.

註：

1. 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。
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。

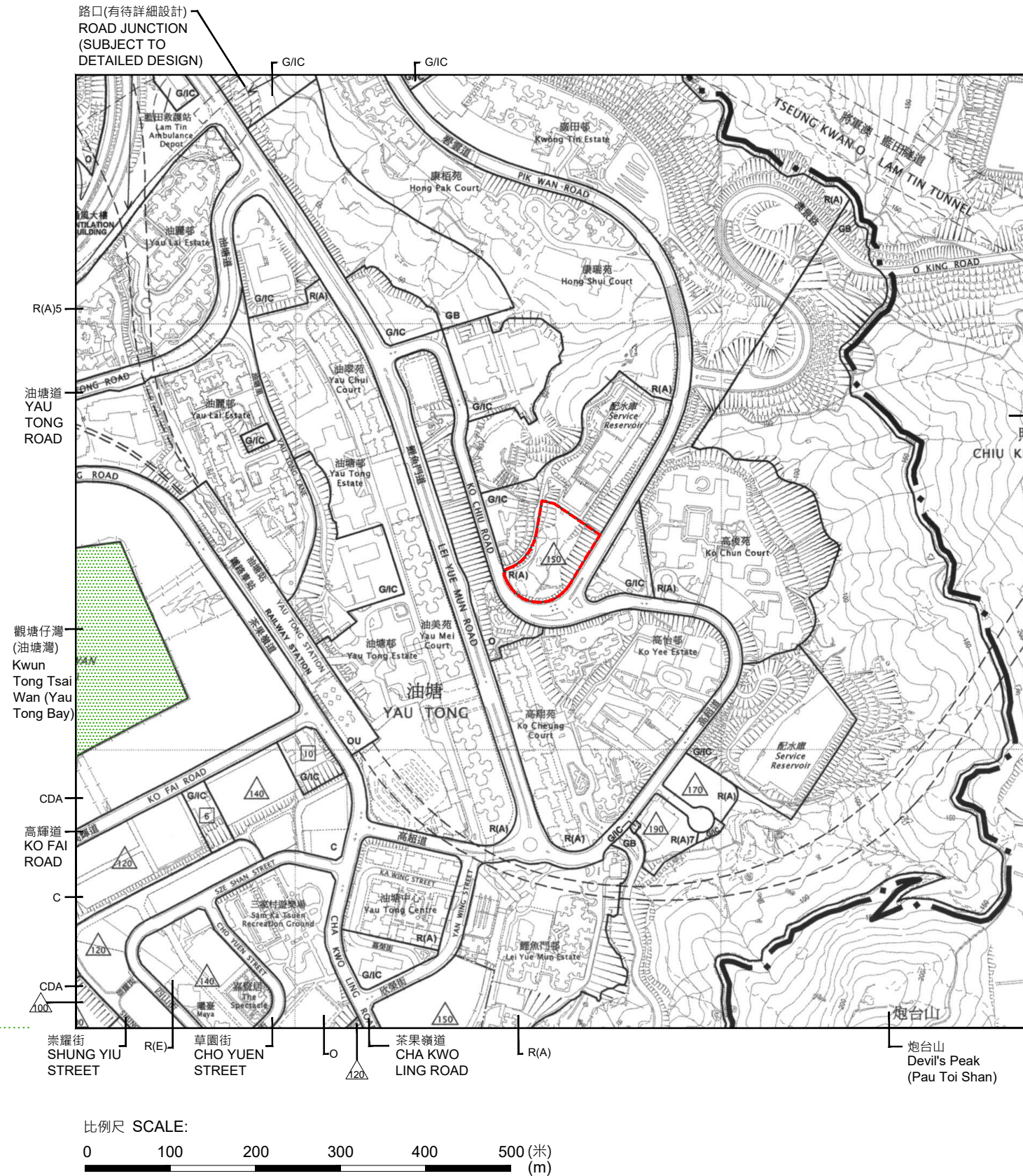
Notes:

1. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
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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關於發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



高曦苑  
Ko Hei Court

沒有納入任何分區計劃大綱圖或  
發展審批地區圖的土地範圍  
Area not covered under any Outline Zoning  
Plan or Development Permission Area Plan

圖例 NOTATION

地帶 ZONES

C	商業	Commercial	G/I/C	政府、機構或社區	Government, Institution or Community
CDA	綜合發展區	Comprehensive Development Area	O	休憩用地	Open Space
R(A)	住宅(甲類)	Residential (Group A)	OU	其他指定用途	Other Specified Uses
R(B)	住宅(乙類)	Residential (Group B)	GB	綠化地帶	Green Belt
R(E)	住宅(戊類)	Residential (Group E)	CPA	海岸保護區	Coastal Protection Area
V	鄉村式發展	Village Type Development			

交通 COMMUNICATIONS

STATION	鐵路及車站	Railway and Station	+	主要道路及路口	Major Road and Junction
STATION	鐵路及車站(地下)	Railway and Station (Underground)	==	高架道路	Elevated Road
STATION	鐵路及車站(高架)	Railway and Station (Elevated)			

其他 MISCELLANEOUS

—	規劃範圍界線	Boundary of Planning Scheme	10	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	P F S	加油站	Petrol Filling Station
△100	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)	*****	指定為「海濱長廊」 的地區	Area Designated For 'Waterfront Promenade'

摘錄自2022年11月18日刊憲之茶果嶺、油塘、鯉魚門分區計劃大綱核准圖，圖則編號為S/K15/27。

Adopted from part of the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/27 gazetted on 18 November 2022.

註：

1. 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。
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。
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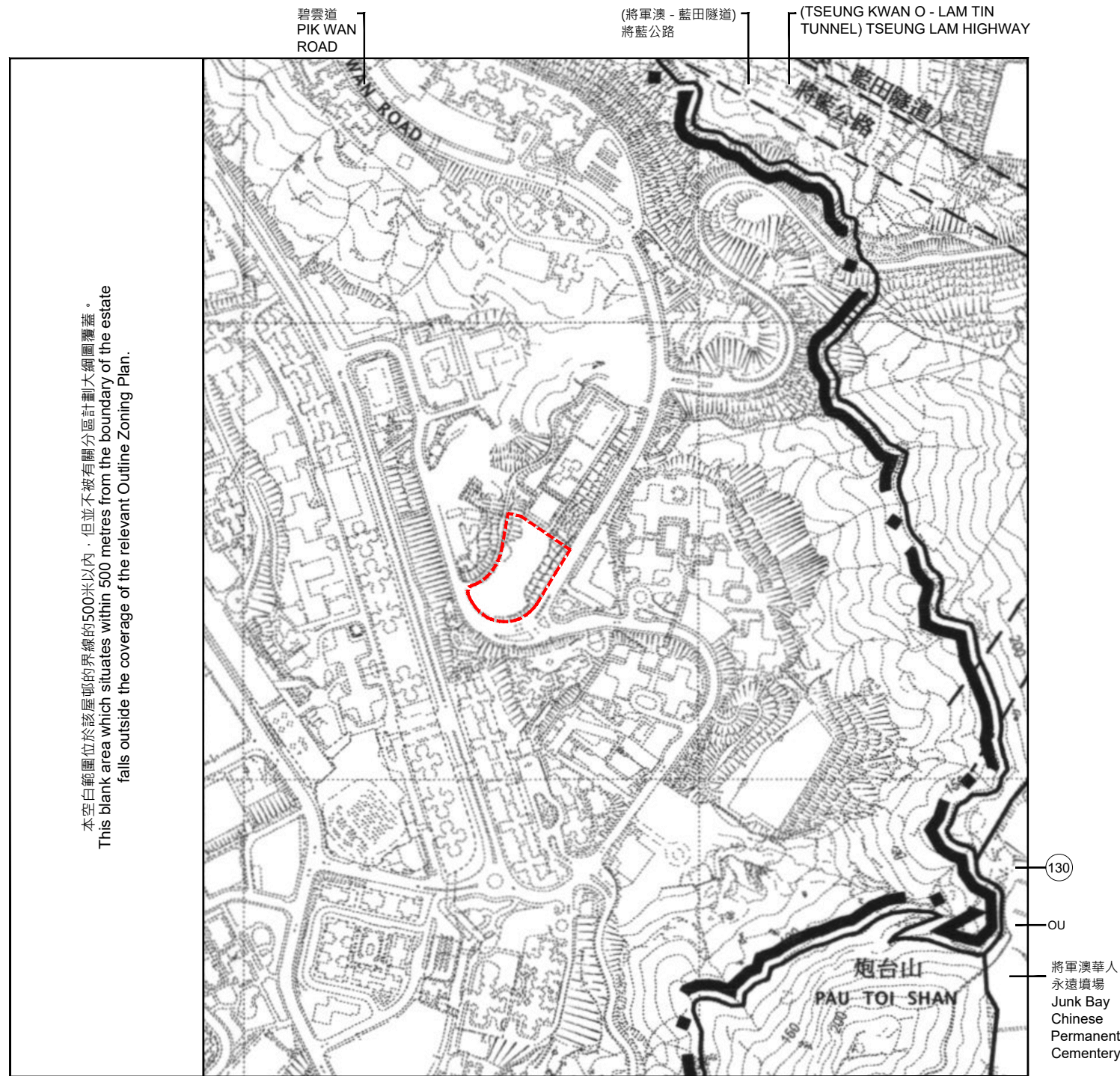
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關乎發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



本空白範圍位於該屋苑的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。  
This blank area which sits within 500 metres from the boundary of the estate falls outside the coverage of the relevant Outline Zoning Plan.



高曦苑  
Ko Hei Court

圖例 NOTATION

<b>地帶 ZONES</b>					
C	商業	Commercial	V	鄉村式發展	Village Type Development
CDA	綜合發展區	Comprehensive Development Area	GIC	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(B)	住宅(乙類)	Residential (Group B)	REC	康樂	Recreation
R(C)	住宅(丙類)	Residential (Group C)	OU	其他指定用途	Other Specified Uses
R(E)	住宅(戊類)	Residential (Group E)	GB	綠化地帶	Green Belt
<b>交通 COMMUNICATIONS</b>					
	鐵路及車站	Railway and Station		主要道路及路口	Major Road and Junction
	鐵路及車站(地下)	Railway and Station (Underground)		高架道路	Elevated Road
<b>其他 MISCELLANEOUS</b>					
	規劃範圍界線	Boundary of Planning Scheme		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)
	規劃區編號	Planning Area Number		P F S	加油站
	郊野公園界線	Boundary of Country Park			

摘錄自2023年12月29日刊憲之將軍澳分區計劃大綱草圖，圖則編號為S/TKO/29。

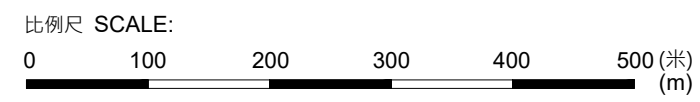
Adopted from part of the draft Tseung Kwan O Outline Zoning Plan No. S/TKO/29 gazetted on 29 December 2023.

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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- 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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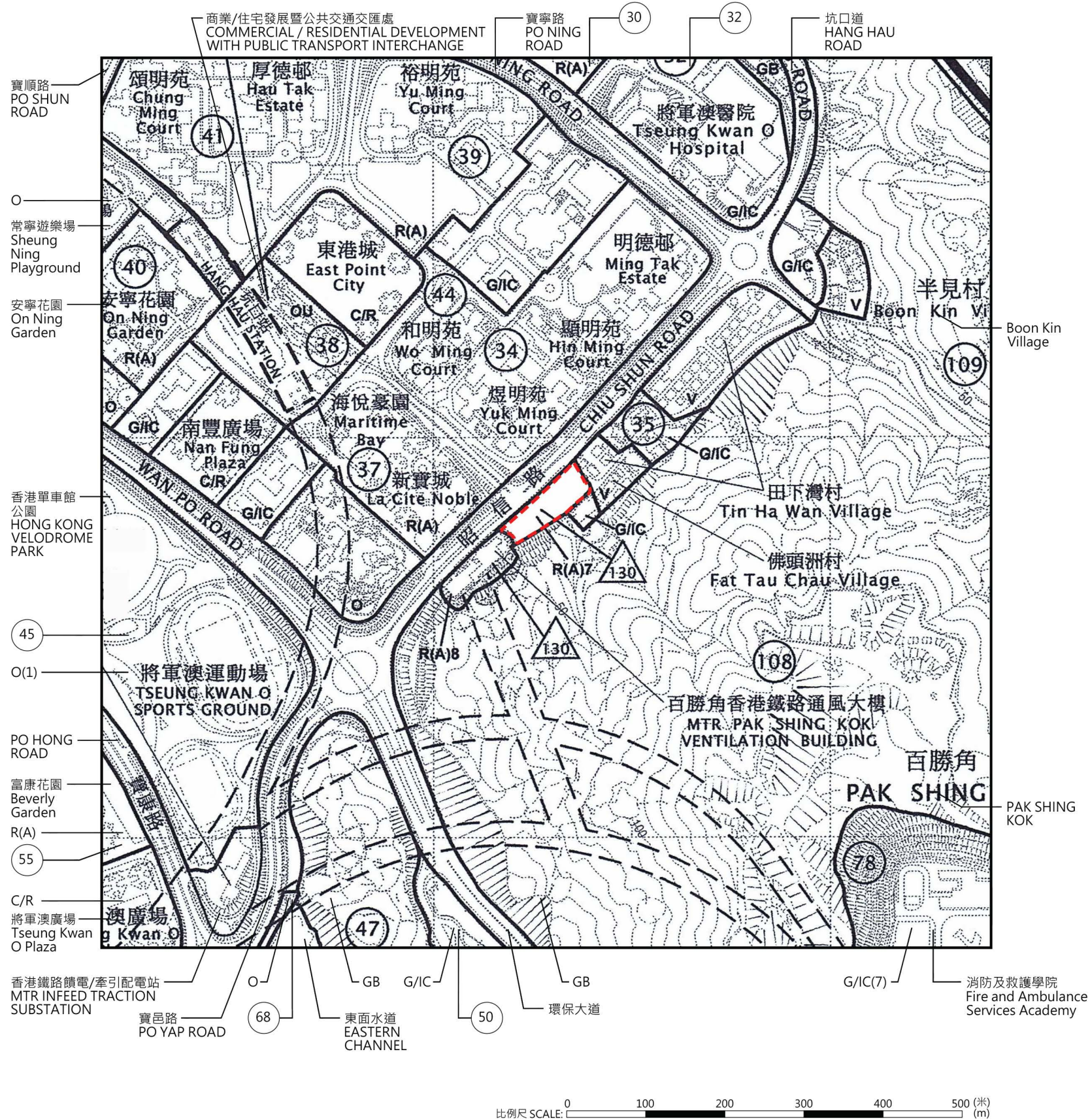
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# 關乎發展項目的分區計劃大綱圖

## Outline Zoning Plan Relating to the Development



昭明苑  
Chiu Ming Court

### 圖例 NOTATION

#### 地帶 ZONES

CDA	綜合發展區	Comprehensive Development Area	V	鄉村式發展	Village Type Development
C/R	商業 / 住宅	Commercial / Residential	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(B)	住宅(乙類)	Residential (Group B)	REC	康樂	Recreation
R(C)	住宅(丙類)	Residential (Group C)	OU	其他指定用途	Other Specified Uses
R(E)	住宅(戊類)	Residential (Group E)	GB	綠化地帶	Green Belt

#### 交通 COMMUNICATIONS

車站	鐵路及車站	Railway and Station	+	主要道路及路口	Major Road and Junction
車站	鐵路及車站(地下)	Railway and Station (Underground)		高架道路	Elevated Road

#### 其他 MISCELLANEOUS

---	規劃範圍界線	Boundary of Planning Scheme	①	規劃區編號	Planning Area Number
---	郊野公園界線	Boundary of Country Park	PFS	加油站	Petrol Filling Station
△	最高建築物高度 (在主水平基準上若干米)	Maximum Building Height (In Meters Above Principal Datum)			

摘錄自2023年12月29日刊憲之將軍澳分區計劃大綱草圖，圖則編號為S/TKO/29。  
Adopted from part of the draft Tseung Kwan O Outline Zoning Plan No. S/TKO/29 gazetted on 29 December 2023.

#### 註:

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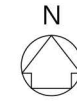
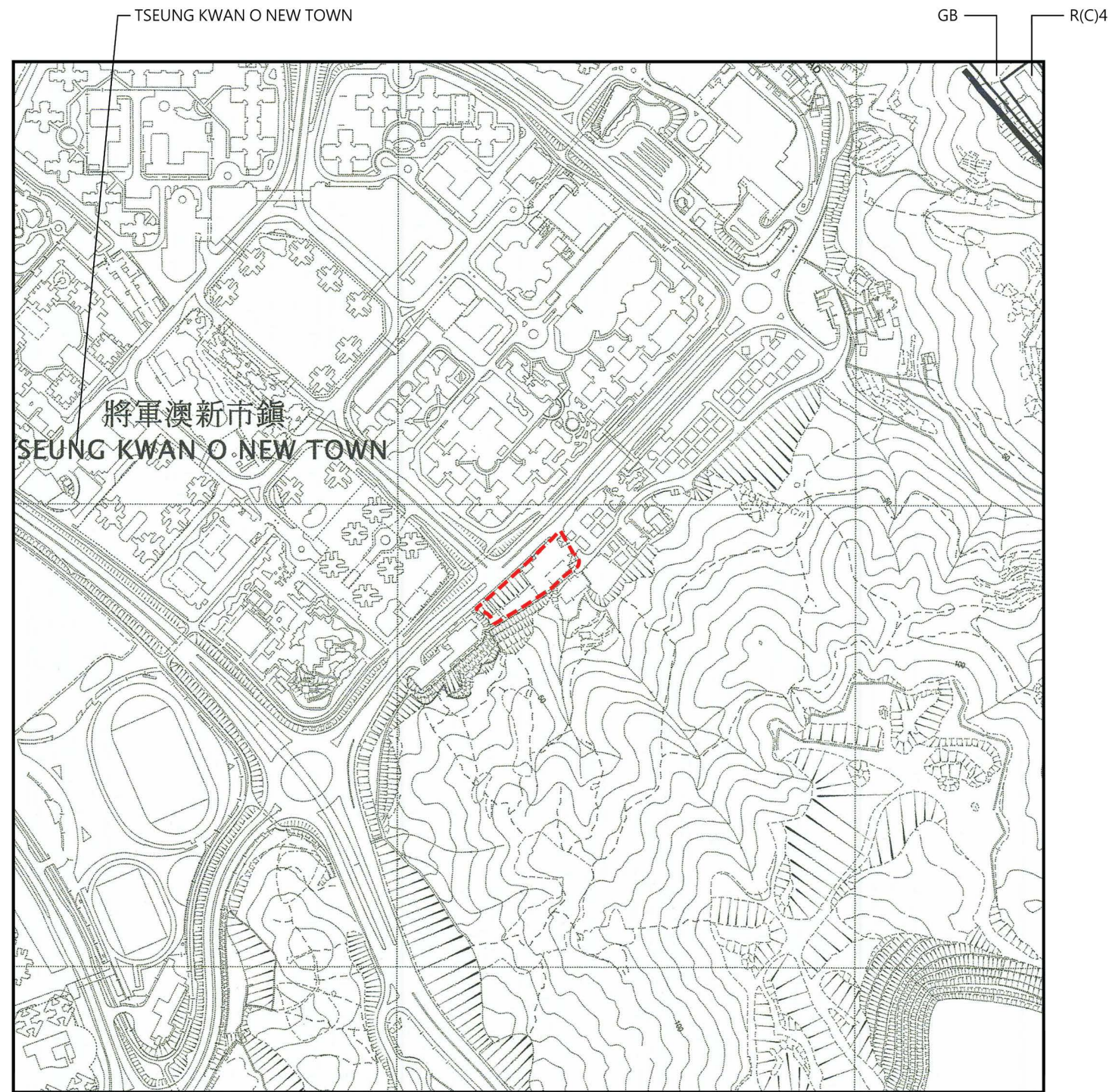
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# 關於發展項目的分區計劃大綱圖

## Outline Zoning Plan Relating to the Development



 昭明苑  
Chiu Ming Court

### 圖例 NOTATION

#### 地帶 ZONES

 商業	Commercial	 其他指定用途	Other Specified Uses
 綜合發展區	Comprehensive Development Area	 綠化地帶	Green Belt
 住宅(丙類)	Residential (Group C)	 自然保育區	Conservation Area
 鄉村式發展	Village Type Development	 海岸保護區	Coastal Protection Area
 政府、機構或社區	Government, Institution or Community	 郊野公園	Country Park
 休憩用地	Open Space		

#### 交通 COMMUNICATIONS

 主要道路及路口 Major Road and Junction

#### 其他 MISCELLANEOUS

 規劃範圍界線 Boundary of Planning Scheme      PFS 加油站 Petrol Filling Station

比例尺 SCALE: 0 100 200 300 400 500 (米) (m)

摘錄自2013年12月13日刊憲之清水灣半島北分區計劃大綱核准圖，圖則編號為S/SK-CWBN/6。  
Adopted from part of the approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6 gazetted on 13 December 2013.

#### 註:

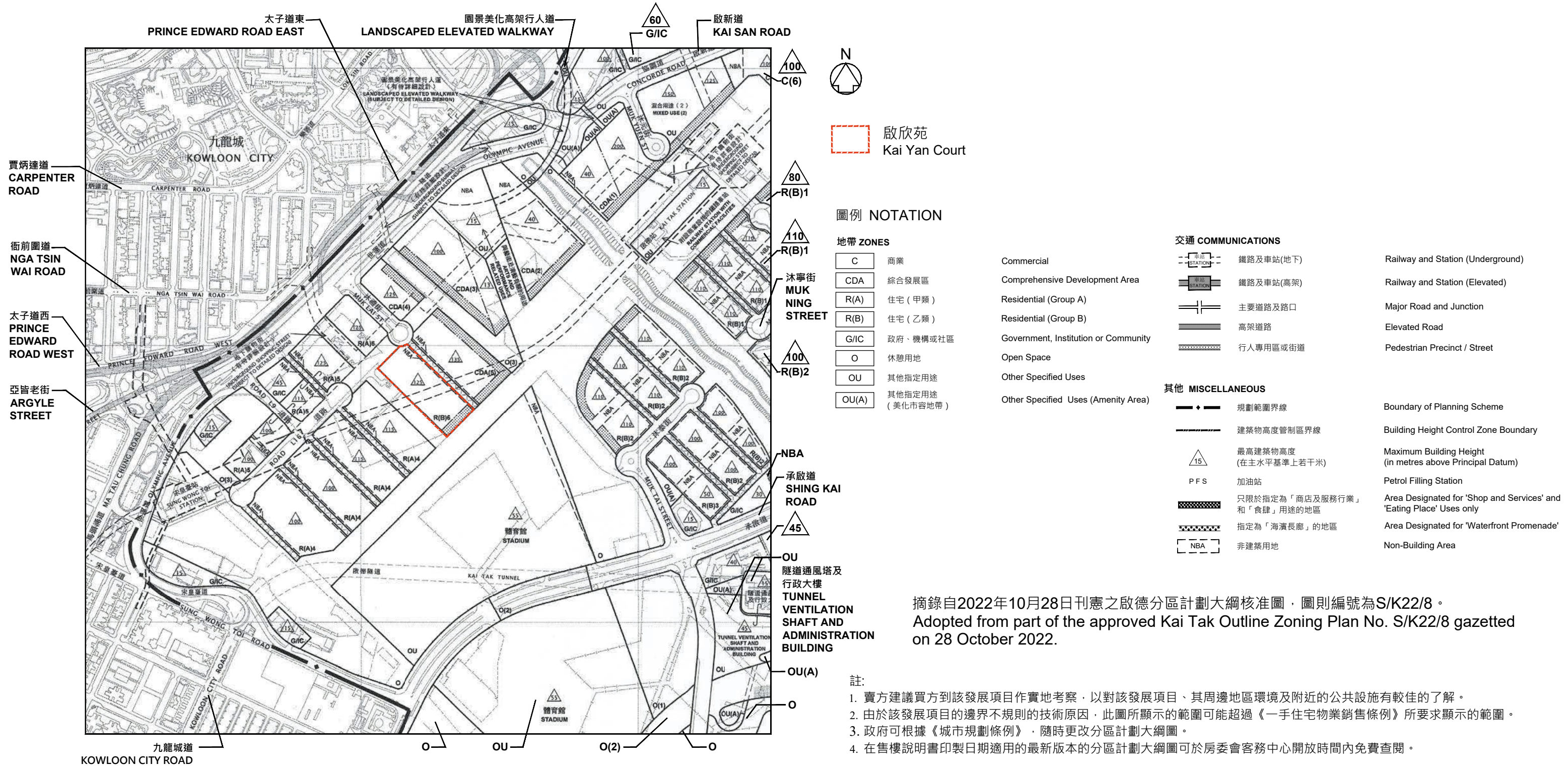
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- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

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關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



**圖例 NOTATION**

<b>地帶 ZONES</b>	<b>交通 COMMUNICATIONS</b>	<b>其他 MISCELLANEOUS</b>
C 商業 CDA 綜合發展區 R(A) 住宅(甲類) R(B) 住宅(乙類) G/I/C 政府、機構或社區 O 休憩用地 OU 其他指定用途 OU(A) 其他指定用途 (美化市容地帶)	Commercial Comprehensive Development Area Residential (Group A) Residential (Group B) Government, Institution or Community Open Space Other Specified Uses Other Specified Uses (Amenity Area)	鐵路及車站(地下) 鐵路及車站(高架) 主要道路及路口 高架道路 行人專用區或街道 Boundary of Planning Scheme Building Height Control Zone Boundary 最高建築物高度 (在主水平基準上若干米) Petrol Filling Station Area Designated for 'Shop and Services' and 'Eating Place' Uses only Area Designated for 'Waterfront Promenade' Non-Building Area

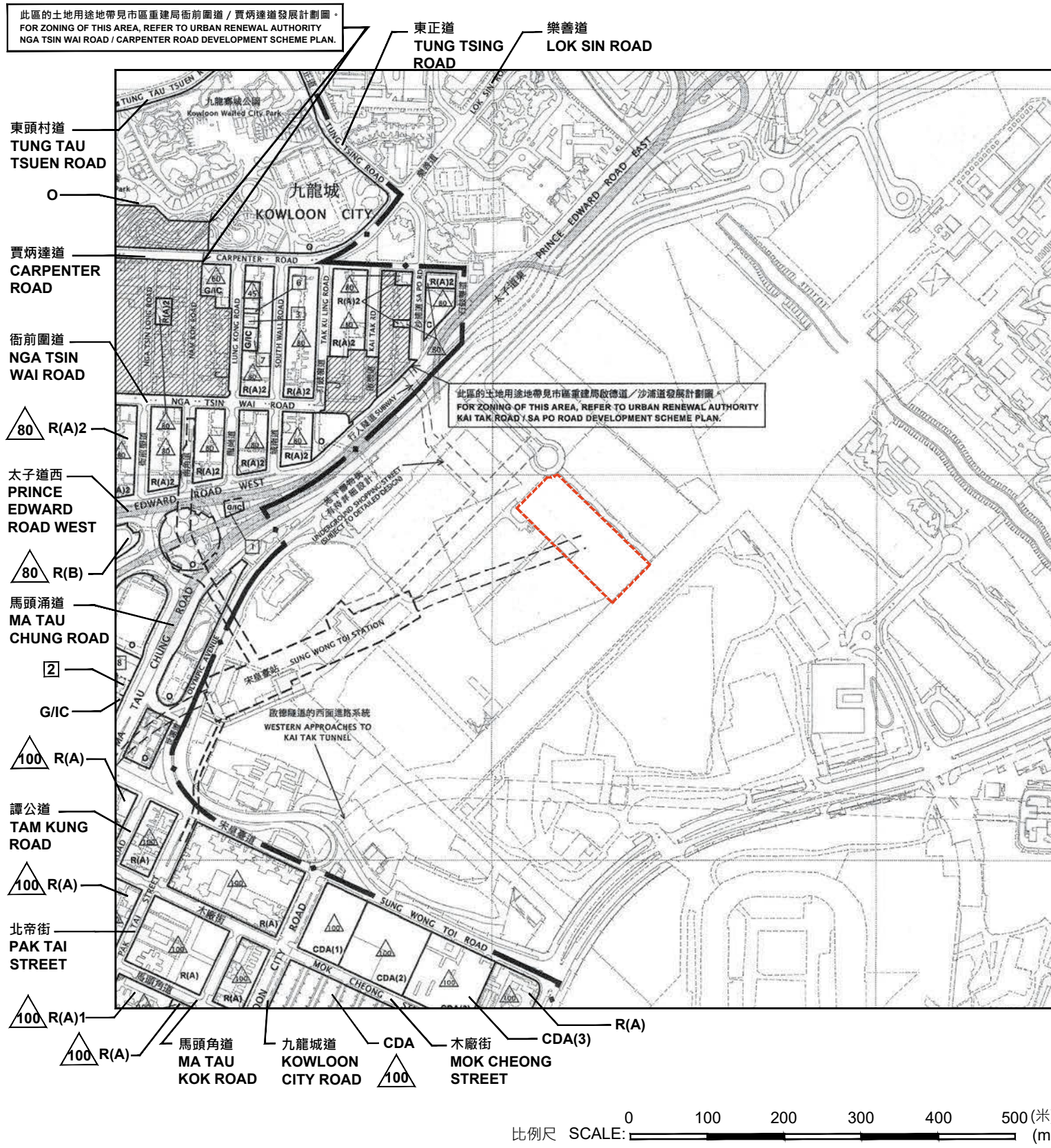
摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8。  
Adopted from part of the approved Kai Tak Outline Zoning Plan No. S/K22/8 gazetted on 28 October 2022.

- 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。

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# 關乎發展項目的分區計劃大綱圖 Outline Zoning Plan Relating to the Development



啟欣苑  
Kai Yan Court

## 圖例 NOTATION

地帶 ZONES		交通 COMMUNICATIONS	
C	商業 Commercial		鐵路及車站(地下) Railway and Station (Underground)
CDA	綜合發展區 Comprehensive Development Area		主要道路及路口 Major Road and Junction
R(A)	住宅(甲類) Residential (Group A)		高架道路 Elevated Road
R(B)	住宅(乙類) Residential (Group B)		規劃範圍界線 Boundary of Planning Scheme
R(E)	住宅(戊類) Residential (Group E)		市區重建局發展計劃圖範圍 Urban Renewal Authority Development Scheme Plan Area
G/IC	政府、機構或社區 Government, Institution or Community		建築物高度管制區界線 Building Height Control Zone Boundary
O	休憩用地 Open Space		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)
OU	其他指定用途 Other Specified Uses		最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)

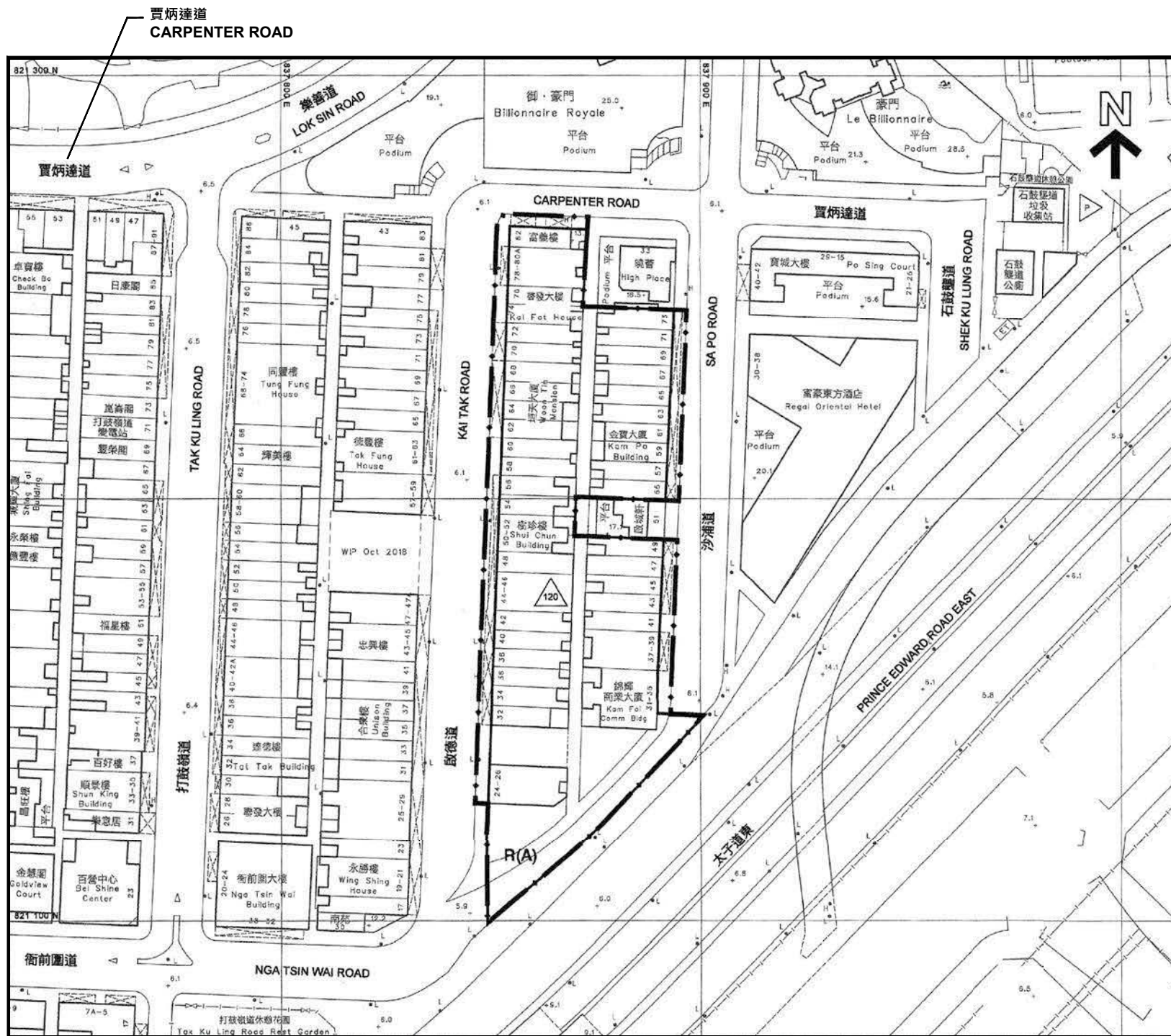
摘錄自2023年9月8日刊憲之馬頭角分區計劃大綱核准圖，圖則編號為S/K10/30。  
Adopted from part of the approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 gazetted on 8 September 2023.

- 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。
  - 在售楼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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關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



圖例 NOTATION

	發展計劃範圍界線	Boundary of Development Scheme
	住宅 (甲類)	Residential (Group A)
	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)

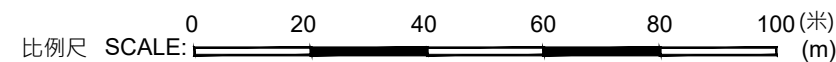
摘錄自2020年10月9日刊憲之市區重建局啟德道/沙浦道發展計劃核准圖，圖則編號為S/K10/URA1/2。  
Adopted from the approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme Plan No. S/K10/URA1/2, gazetted on 9 October 2020.

註:

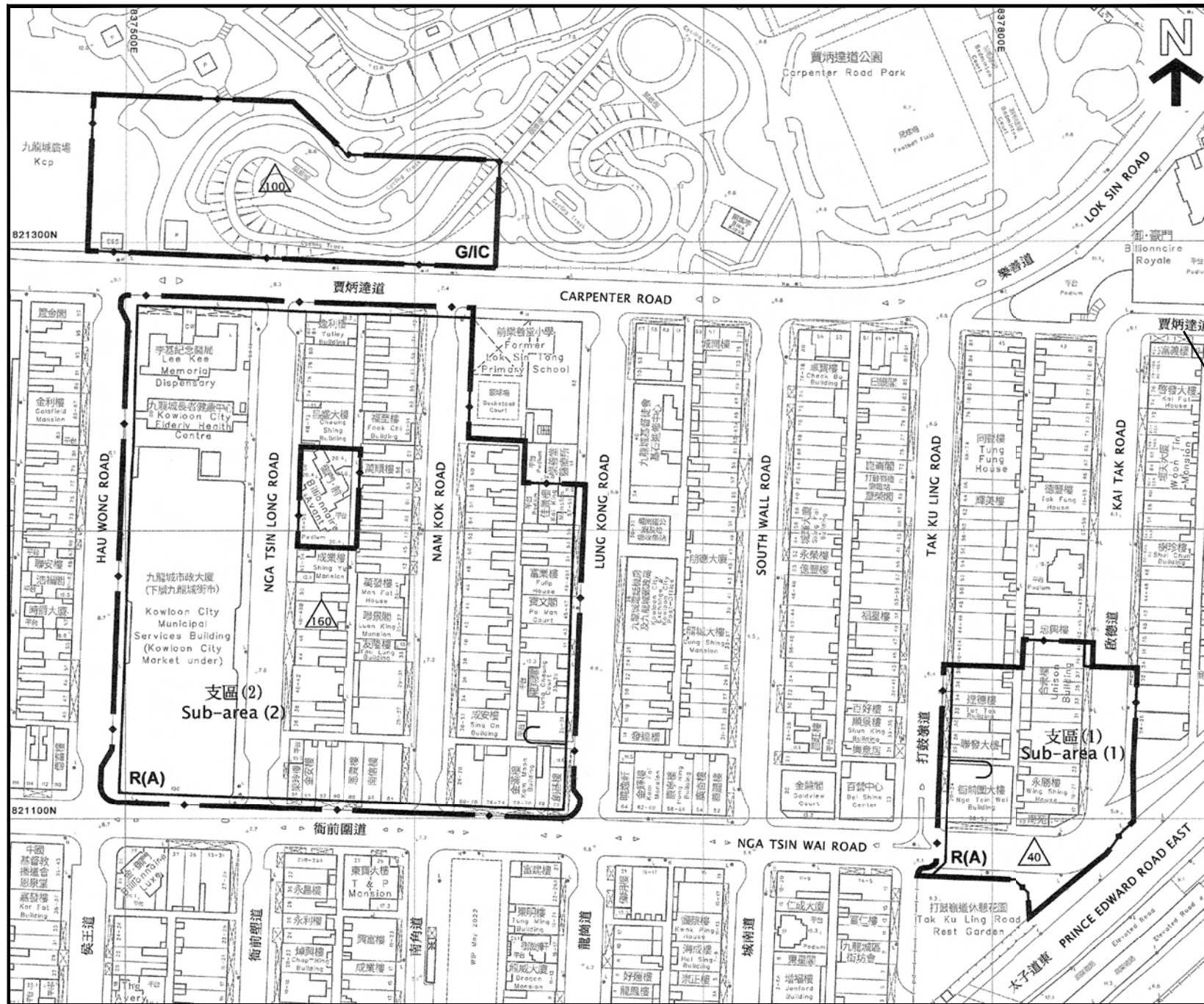
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Outline Zoning Plan Relating to the Development



圖例 NOTATION

	發展計劃範圍界線	Boundary of Development Scheme
	住宅 (甲類)	Residential (Group A)
	政府、機構或社區	Government, Institution or Community
	主要道路及路口	Major Road and Junction
	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)

賈炳達道  
CARPENTER ROAD

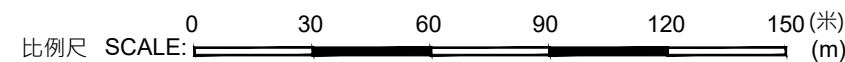
摘錄自2023年9月8日刊憲之市區重建局衙前圍道 / 賈炳達道發展計劃核准圖，圖則編號為S/K10/URA3/2。  
Adopted from the approved Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan No. S/K10/URA3/2, gazetted on 8 September 2023.

註:

1. 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。
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. 在售楼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。

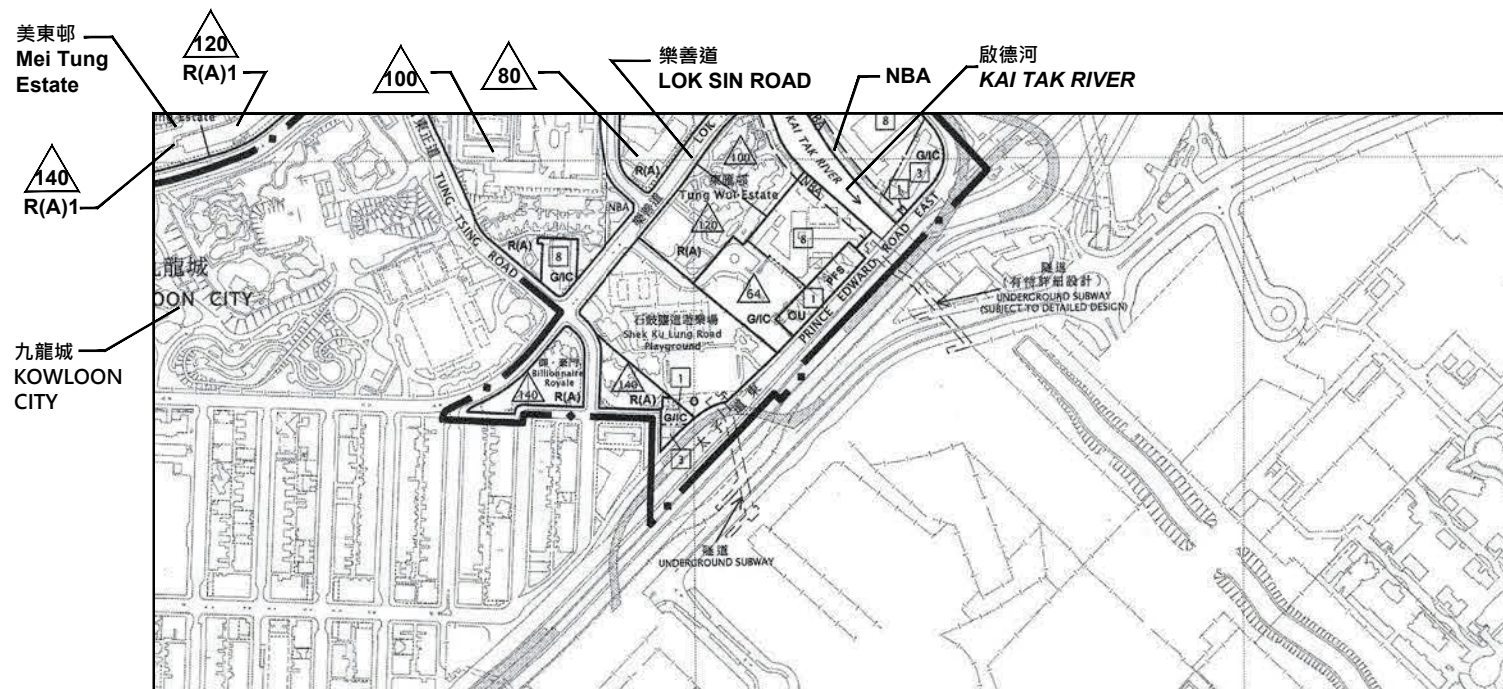
Notes:

1. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
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.
4. 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.





# 關乎發展項目的分區計劃大綱圖 Outline Zoning Plan Relating to the Development



啟欣苑  
Kai Yan Court

## 圖例 NOTATION

### 地帶 ZONES

C	商業	Commercial
R(A)	住宅 (甲類)	Residential (Group A)
G/IC	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
OU	其他指定用途	Other Specified Uses
GB	綠化地帶	Green Belt

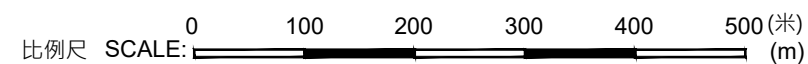
### 交通 COMMUNICATIONS

	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
	建築物高度管制區界線	Building Height Control Zone Boundary
	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)
	最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)
	PFS 加油站	Petrol Filling Station
	NBA 非建築用地	Non-Building Area

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.



摘錄自2023年5月5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/K8/25。  
Adopted from part of the approved Wang Tau Hom & Tung Tau Outline Zoning Plan No. S/K8/25 gazetted on 5 May 2023.

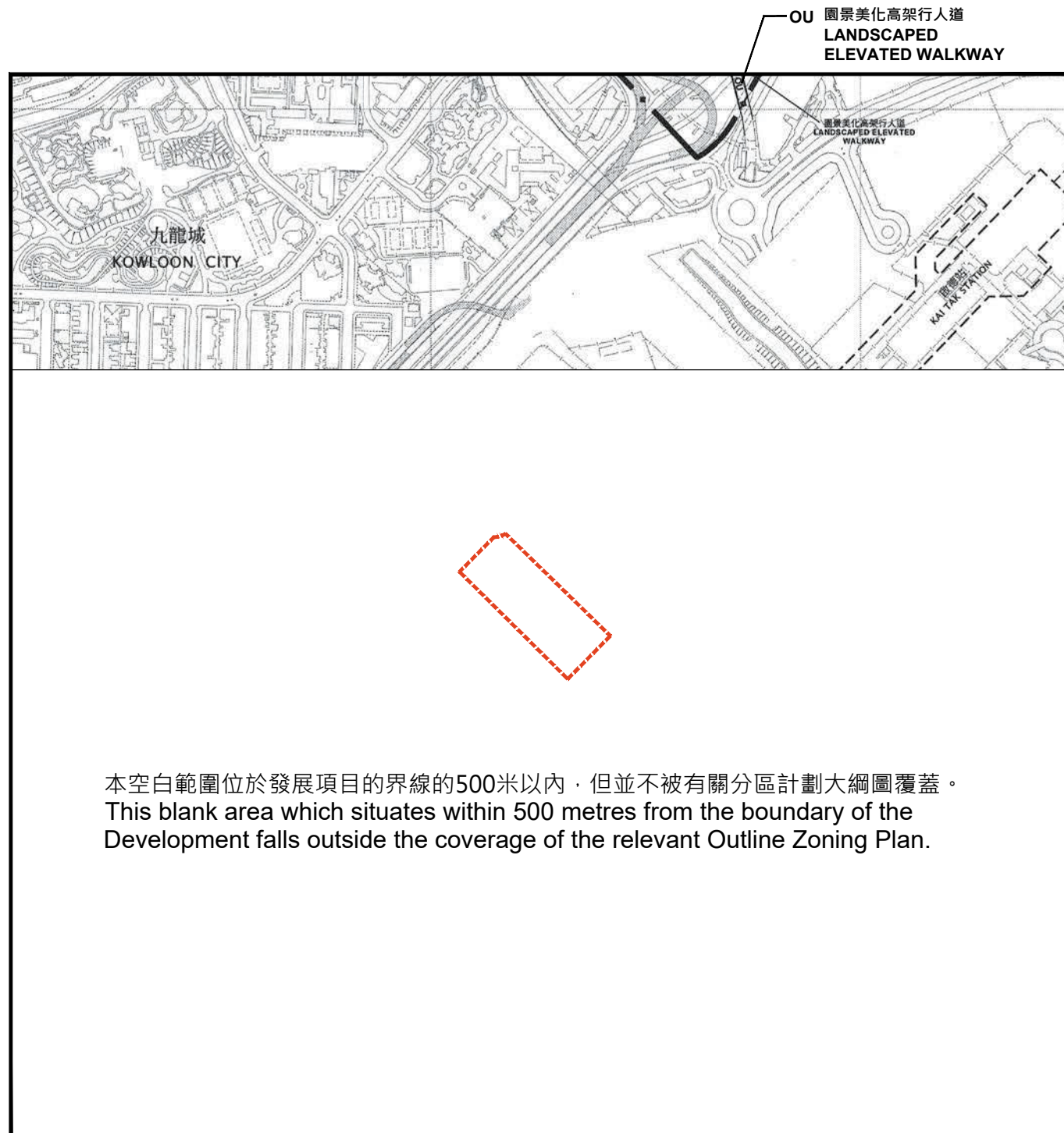
### 註:

- 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。
- 在售楼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.
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- 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.

關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



啟欣苑  
Kai Yan Court

圖例 NOTATION

地帶 ZONES

CDA	綜合發展區	Comprehensive Development Area
R(A)	住宅 (甲類)	Residential (Group A)
R(E)	住宅 (戊類)	Residential (Group E)
G/IC	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
OU	其他指定用途	Other Specified Uses
GB	綠化地帶	Green Belt

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
	建築物高度管制區界線	Building Height Control Zone Boundary
	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)
	最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)
	非建築用地	Non-Building Area

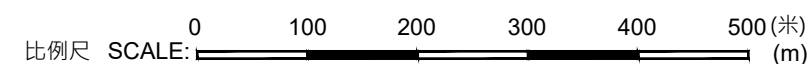
摘錄自2023年5月5日刊憲之慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖，圖則編號為S/K11/31。  
Adopted from part of the approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K11/31 gazetted on 5 May 2023.

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戶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.







驥華苑  
Kei Wah Court

圖例 NOTATION

地帶 ZONES

C	商業 Commercial	CDA	綜合發展區 Comprehensive Development Area
C/R	商業 / 住宅 Commercial / Residential	R(A)	住宅 (甲類) Residential (Group A)
R(B)	住宅 (乙類) Residential (Group B)	R(C)	住宅 (丙類) Residential (Group C)
R(E)	住宅 (戊類) Residential (Group E)	G/IC	政府、機構或社區 Government, Institution or Community
O	休憩用地 Open Space	GB	綠化地帶 Green Belt
OU	其他指定用途 Other Specified Uses		

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		鐵路專用範圍 Railway Reserve

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme		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)
	郊野公園界線 Boundary of Country Park		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		非建築用地 Non-Building Area



擴闊道路 (有待詳細設計)  
ROAD WIDENING  
(SUBJECT TO DETAILED DESIGN)

比例尺 SCALE :



摘錄自2024年4月19日刊憲之北角分區計劃大綱核准圖，圖則編號為S/H8/28。  
Adopted from part of the approved North Point Outline Zoning Plan No. S/H8/28 gazetted on 19 April 2024.

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。
- 在售楼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:

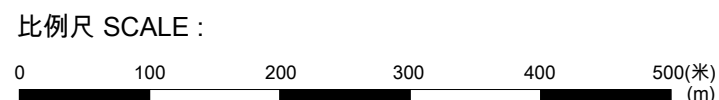
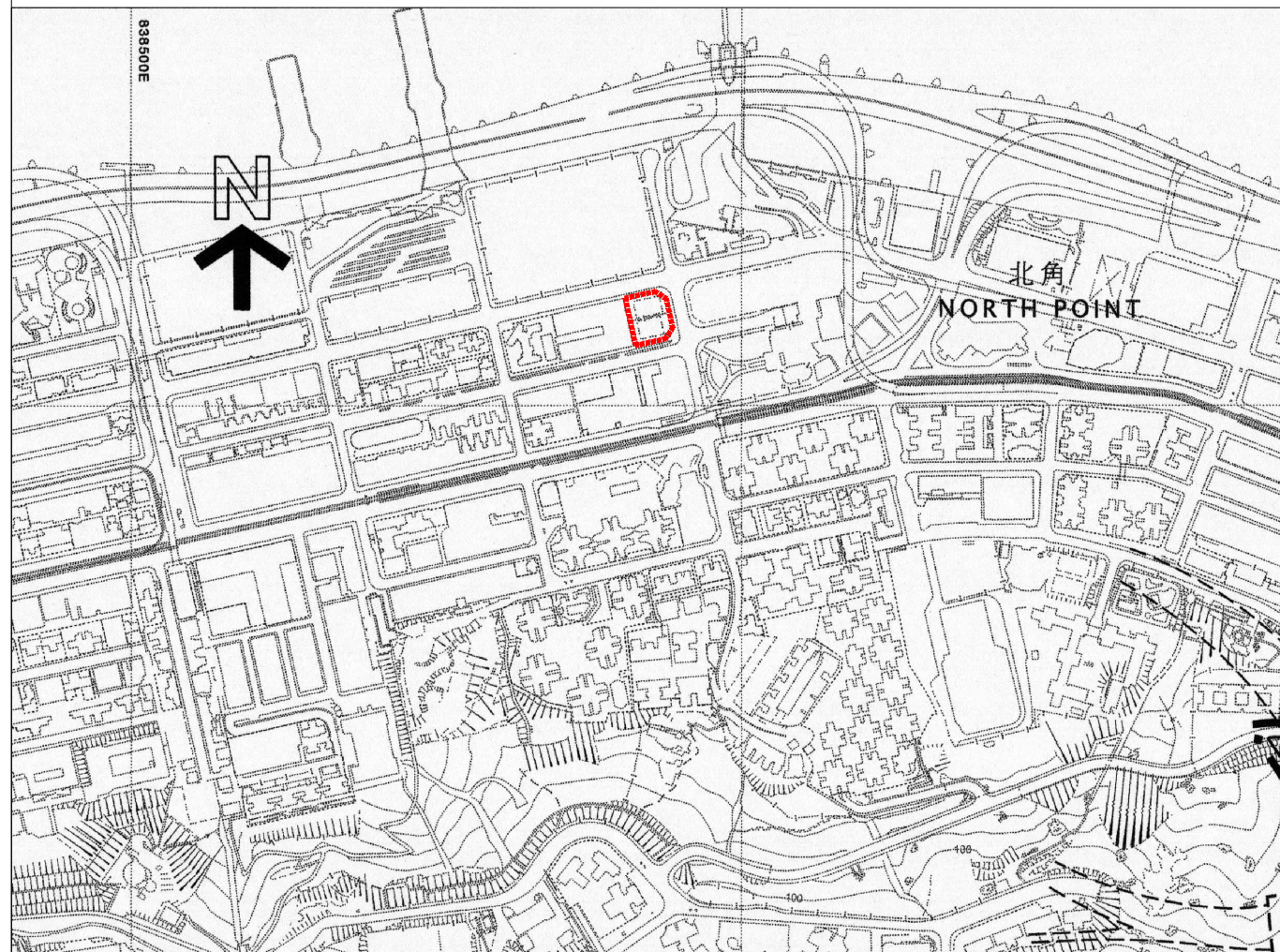
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驥華苑  
Kei Wah Court

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圖例 NOTATION

地帶 ZONES

C	商業 Commercial	CDA	綜合發展區 Comprehensive Development Area
R(A)	住宅 (甲類) Residential (Group A)	G/IC	政府、機構或社區 Government, Institution or Community
R(B)	住宅 (乙類) Residential (Group B)	O	休憩用地 Open Space
GB	綠化地帶 Green Belt	OU	其他指定用途 Other Specified Uses
CP	郊野公園 Country Park		

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		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)
	建築物高度管制區界線 Building Height Control Zone Boundary		最高建築物高度 (樓層數目) Maximum Building Height (in Number of Storeys)
	非建築用地 Non-Building Area		加油站 Petrol Filling Station

摘錄自2010年9月17日刊憲之鰂魚涌分區計劃大綱核准圖，圖則編號為S/H21/28。  
Adopted from part of the approved Quarry Bay Outline Zoning Plan No. S/H21/28 gazetted on 17 September 2010.

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。
- 在售楼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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冠山苑  
Kwun Shan Court

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)	R(B)	住宅 (乙類) Residential (Group B)
R(C)	住宅 (丙類) Residential (Group C)	O	休憩用地 Open Space
OU	其他指定用途 Other Specified Uses	GB	綠化地帶 Green Belt

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		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)
	建築物高度管制區界線 Building Height Control Zone Boundary		最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)
	加油站 Petrol Filling Station		非建築用地 Non-Building Area

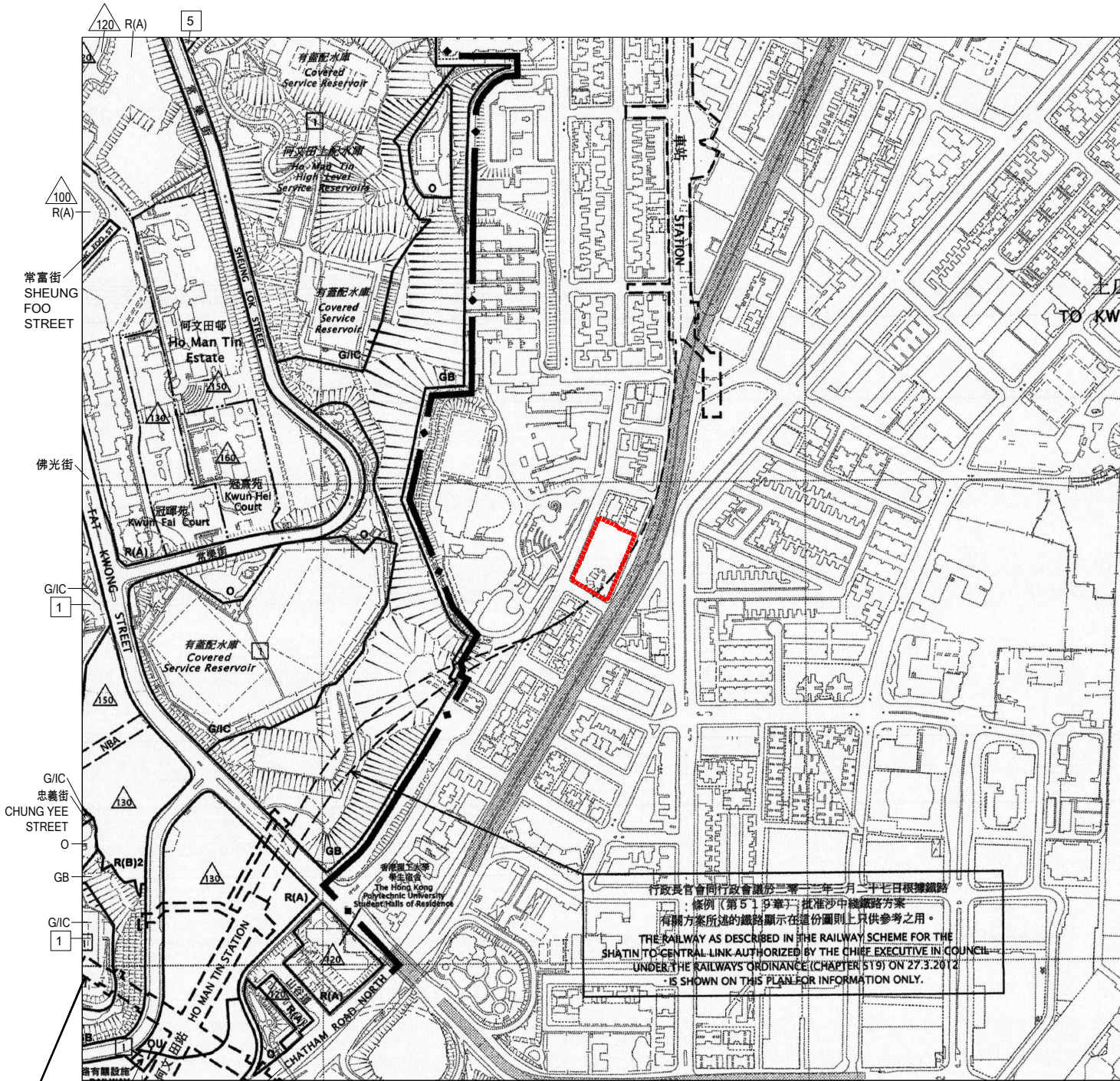
摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號為S/K7/24。  
Adopted from part of the approved Ho Man Tin Outline Zoning Plan No. S/K7/24 gazetted on 18 September 2015.

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。
- 在售楼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:

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比例尺 SCALE :



與鐵路有關設施  
RAILWAY RELATED FACILITIES

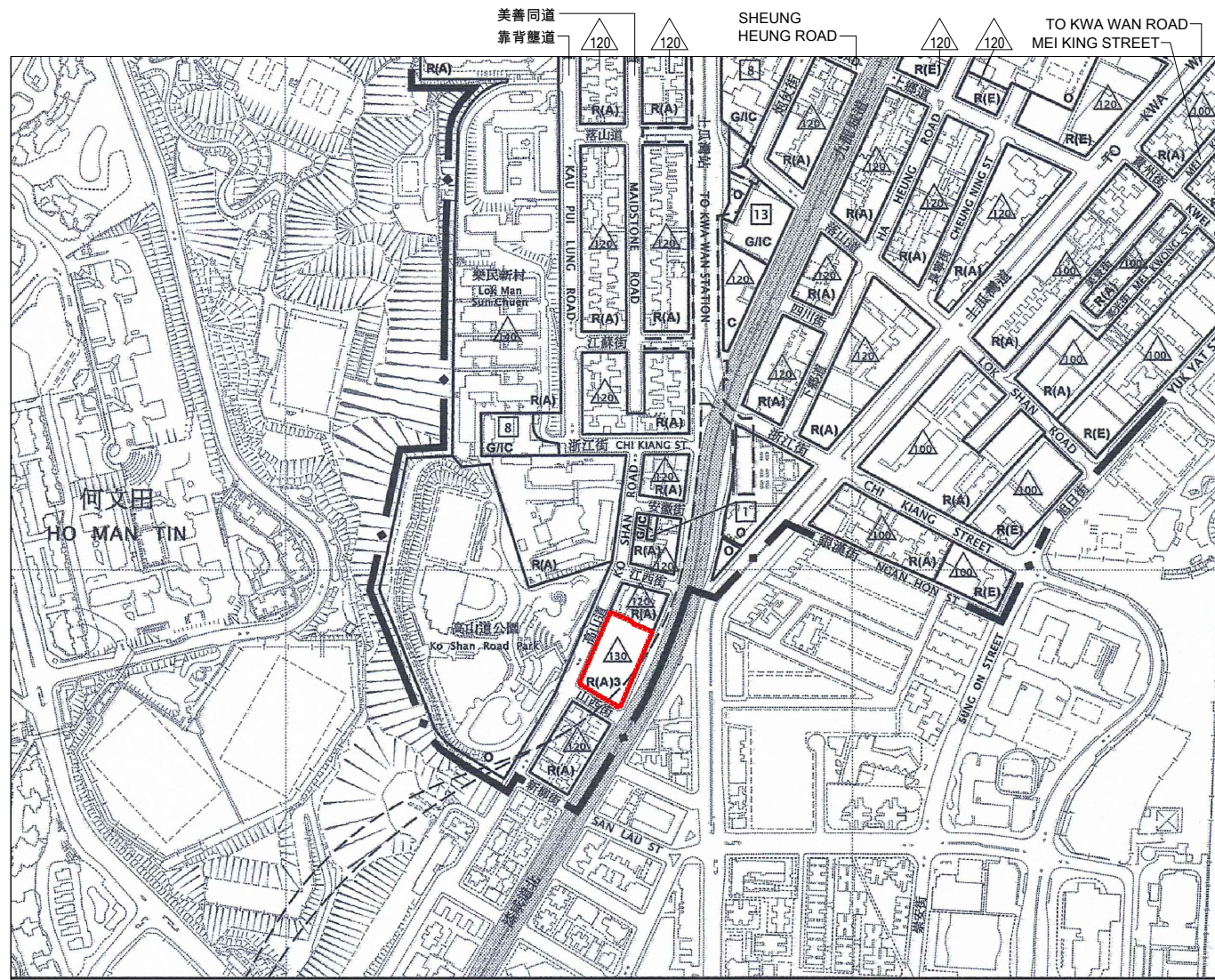
行政長官會同行政會議於2010年11月30日根據鐵路條例(第519章)批准觀塘延綫鐵路方案。有關方案所述的鐵路顯示在這份圖則上只供參考之用。  
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE MASS TRANSIT RAILWAY KWUN TONG LINE EXTENSION AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 30.11.2010 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

行政長官會同行政會議於二零一二年三月二十七日根據鐵路條例(第519章)批准沙中綫鐵路方案。有關方案所述的鐵路顯示在這份圖則上只供參考之用。  
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE SHATIN TO CENTRAL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 27.3.2012 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.





冠山苑  
Kwun Shan Court



圖例 NOTATION

地帶 ZONES

C	商業 Commercial	CDA	綜合發展區 Comprehensive Development Area
R(A)	住宅 (甲類) Residential (Group A)	R(E)	住宅 (戊類) Residential (Group E)
R(B)	住宅 (乙類) Residential (Group B)	G/IC	政府、機構或社區 Government, Institution or Community
OU	其他指定用途 Other Specified Uses	O	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		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)
	建築物高度管制區界線 Building Height Control Zone Boundary		最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)
	市區重建局發展計劃圖範圍 Urban Renewal Authority Development Scheme Plan Area		

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.

比例尺 SCALE :



摘錄自2023年9月8日刊憲之馬頭角分區計劃大綱核准圖，圖則編號為S/K10/30。  
Adopted from part of the approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 gazetted on 8 September 2023.

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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關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



冠山苑  
Kwun Shan Court

圖例 NOTATION

地帶 ZONES

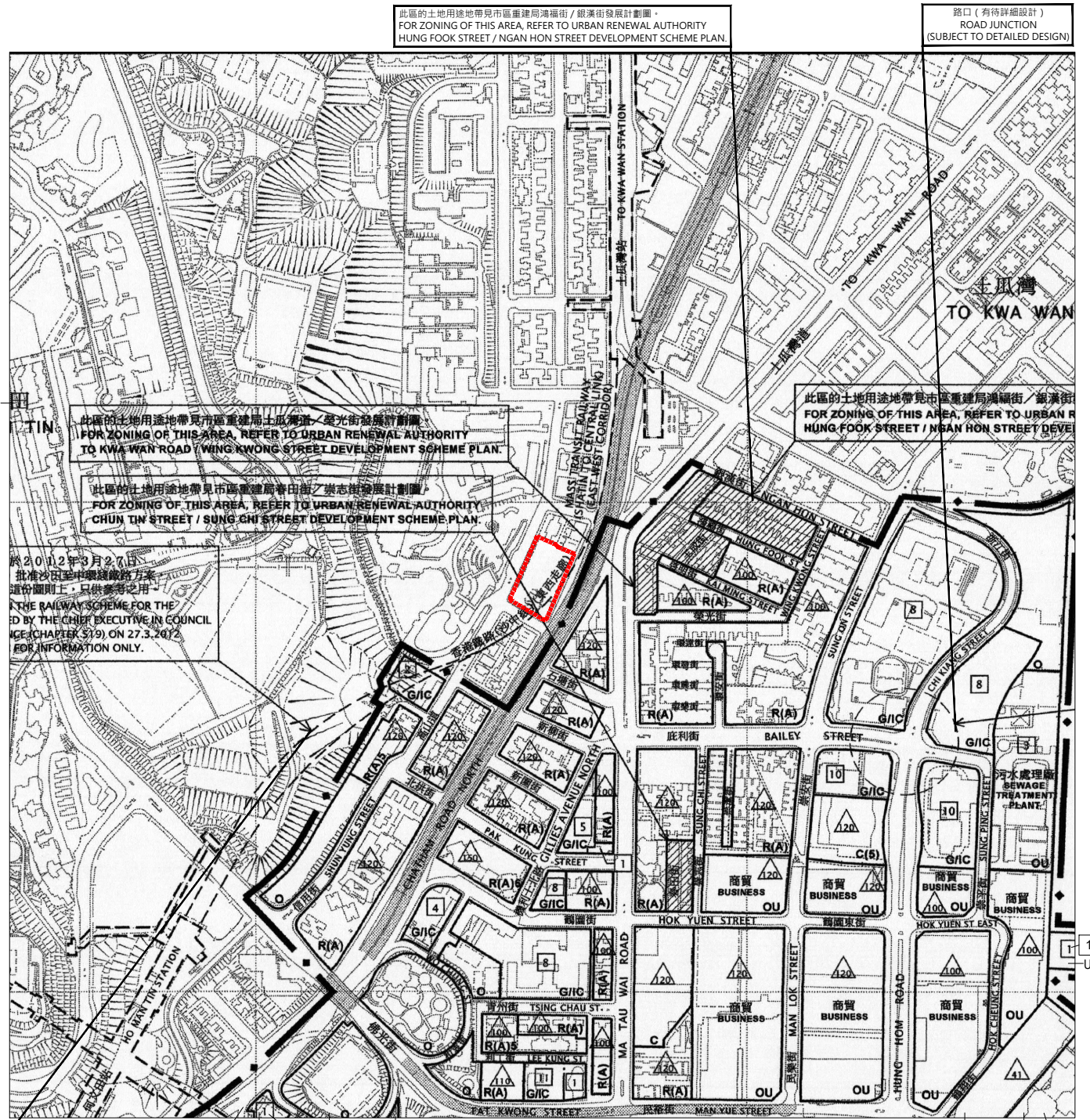
C	商業 Commercial	CDA	綜合發展區 Comprehensive Development Area
R(A)	住宅 (甲類) Residential (Group A)	G/IC	政府、機構或社區 Government, Institution or Community
R(B)	住宅 (乙類) Residential (Group B)	O	休憩用地 Open Space
OU	其他指定用途 Other Specified Uses	U	未決定用途 Undetermined

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		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)
	建築物高度管制區界線 Building Height Control Zone Boundary		最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)
	市區重建局發展計劃圖範圍 Urban Renewal Authority Development Scheme Plan Area		《註釋》內訂明最高建築物高度限制 Maximum Building Height Restriction as Stipulated on the Notes
	非建築用地 Non-Building Area		



行政長官會同行政會議於2012年3月27日根據鐵路條例 (第519章) 批准沙田至中環鐵路方案。有關方案所指的鐵路顯示在該圖則上。只供參考之用。  
THE RAILWAY SCHEME FOR THE SHATIN TO CENTRAL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 27.3.2012 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

比例尺 SCALE :



摘錄自2022年6月10日刊憲之紅磡分區計劃大綱核准圖，圖則編號為S/K9/28。  
Adopted from part of the approved Hung Hom Outline Zoning Plan No. S/K9/28 gazetted on 10 June 2022.

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。
- 在售楼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。

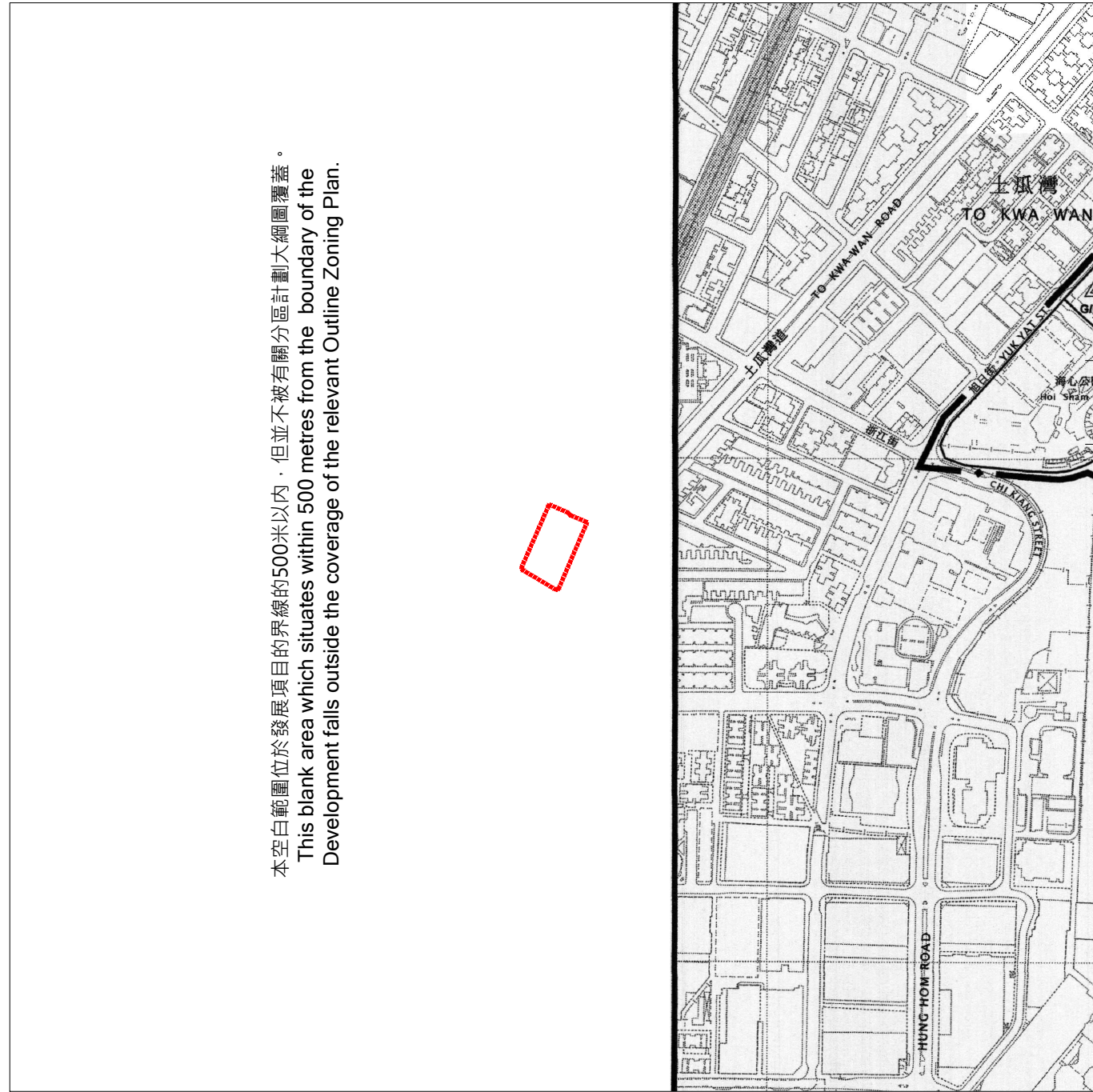
Notes:

- 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.

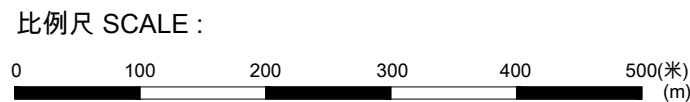




**冠山苑**  
**Kwun Shan Court**



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.



**圖例 NOTATION**

**地帶 ZONES**

C	商業 Commercial
R(A)	住宅 (甲類) Residential (Group A)
R(B)	住宅 (乙類) Residential (Group B)
OU	其他指定用途 Other Specified Uses

CDA	綜合發展區 Comprehensive Development Area
G/IC	政府、機構或社區 Government, Institution or Community
O	休憩用地 Open Space
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
	鐵路及車站 (高架) Railway and Station (Elevated)		高架道路 Elevated Road
	行人專用區或街道 Pedestrian Precinct / Street		

**其他 MISCELLANEOUS**

	規劃範圍界線 Boundary of Planning Scheme		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)
	建築物高度管制區界線 Building Height Control Zone Boundary		加油站 Petrol Filling Station
	非建築用地 Non-Building Area		只限於指定為「商店及服務行業」和「食肆」用途的地區 Area Designated for 'Shop and Services' and 'Eating Place' Uses Only
	指定為「海濱長廊」的地區 Area Designated for 'Waterfront Promenade'		

摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8。  
Adopted from part of the approved Kai Tak Outline Zoning Plan No. S/K22/8 gazetted on 28 October 2022.

**註：**

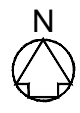
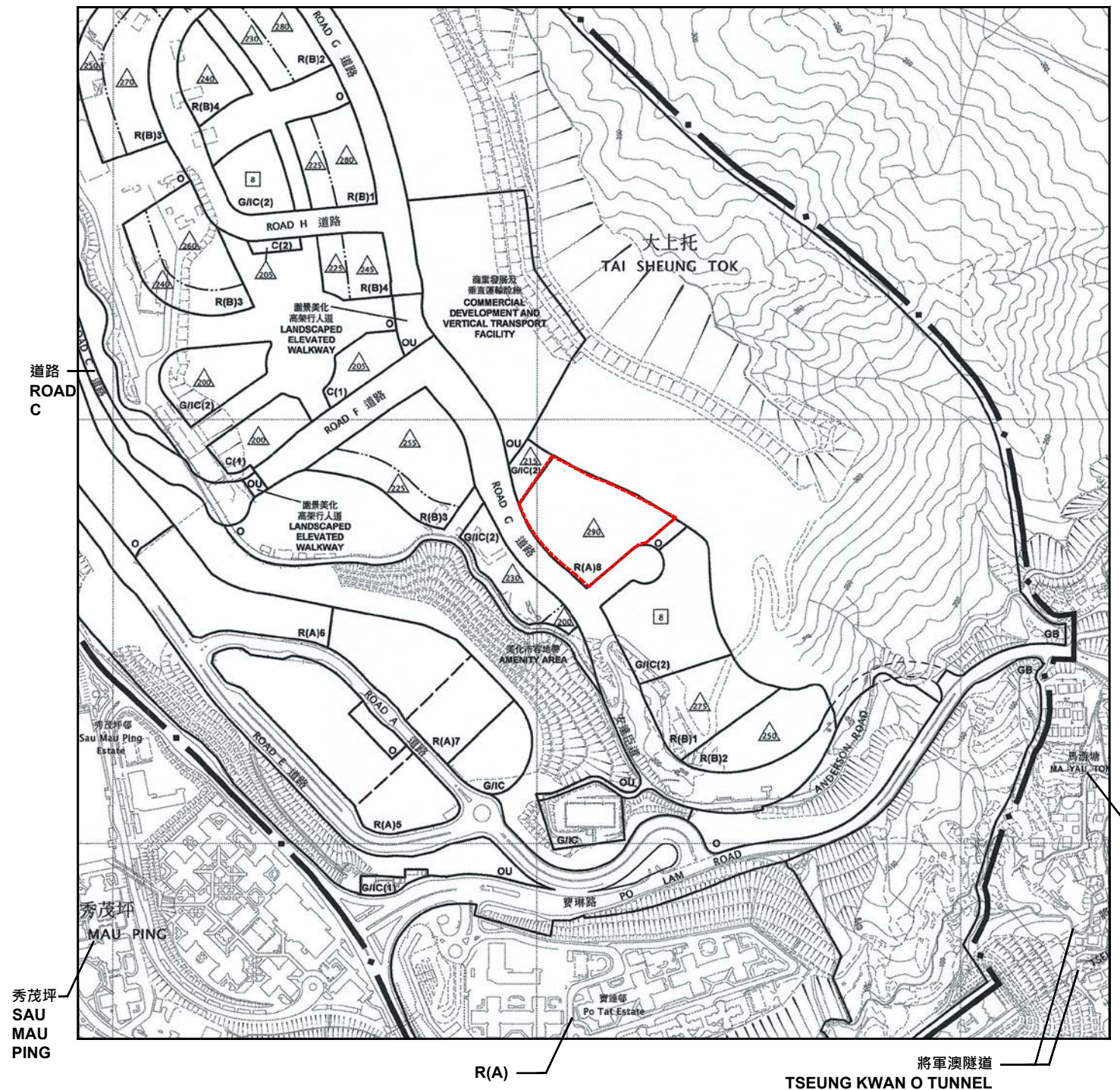
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

**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.



關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



安秀苑  
On Sau Court

圖例 NOTATION

地帶 ZONES

C	商業	Commercial
R(A)	住宅 (甲類)	Residential (Group A)
R(B)	住宅 (乙類)	Residential (Group B)
G/I/C	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
OU	其他指定用途	Other Specified Uses
GB	綠化地帶	Green Belt

交通 COMMUNICATIONS

	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
	建築物高度管制區界線	Building Height Control Zone Boundary
	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)
	最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)

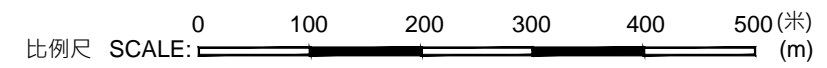
摘錄自2016年1月15日刊憲之觀塘北部分區計劃大綱核准圖，圖則編號為S/K14N/15。  
Adopted from part of the approved Kwun Tong (North) Outline Zoning Plan No. S/K14N/15 gazetted on 15 January 2016.

註:

1. 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。
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. 在售楼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戶中心開放時間內免費查閱。

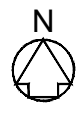
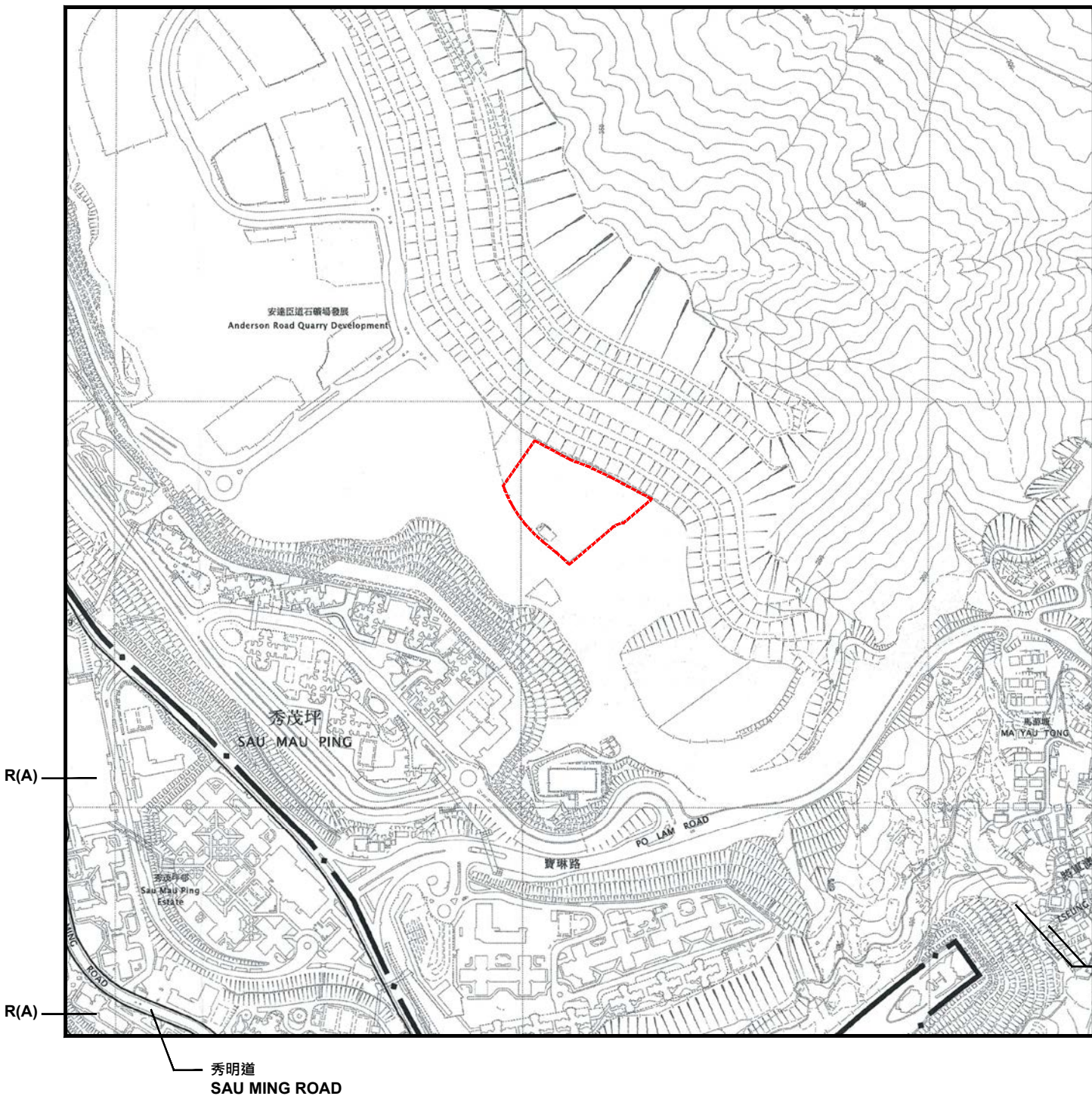
Notes:

1. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
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關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



安秀苑  
On Sau Court

圖例 NOTATION

地帶 ZONES

C	商業	Commercial
R(A)	住宅(甲類)	Residential (Group A)
R(B)	住宅(乙類)	Residential (Group B)
G/IC	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
OU	其他指定用途	Other Specified Uses
GB	綠化地帶	Green Belt

交通 COMMUNICATIONS

	鐵路及車站	Railway and Station
	鐵路及車站(地下)	Railway and Station (Underground)
	鐵路及車站(高架)	Railway and Station (Elevated)
	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
	市區重建局發展計劃範圍	Urban Renewal Authority Development Scheme Plan Area
	建築物高度管制區界線	Building Height Control Zone Boundary
	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)
	最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)
	PFS 加油站	Petrol Filling Station

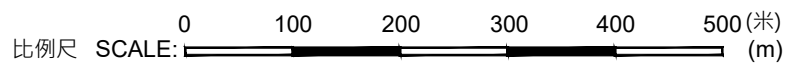
摘錄自2024年7月26日刊憲之觀塘南部分區計劃大綱核准圖，圖則編號為S/K14S/26。  
Adopted from part of the approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/26 gazetted on 26 July 2024.

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。
- 在售楼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戶中心開放時間內免費查閱。

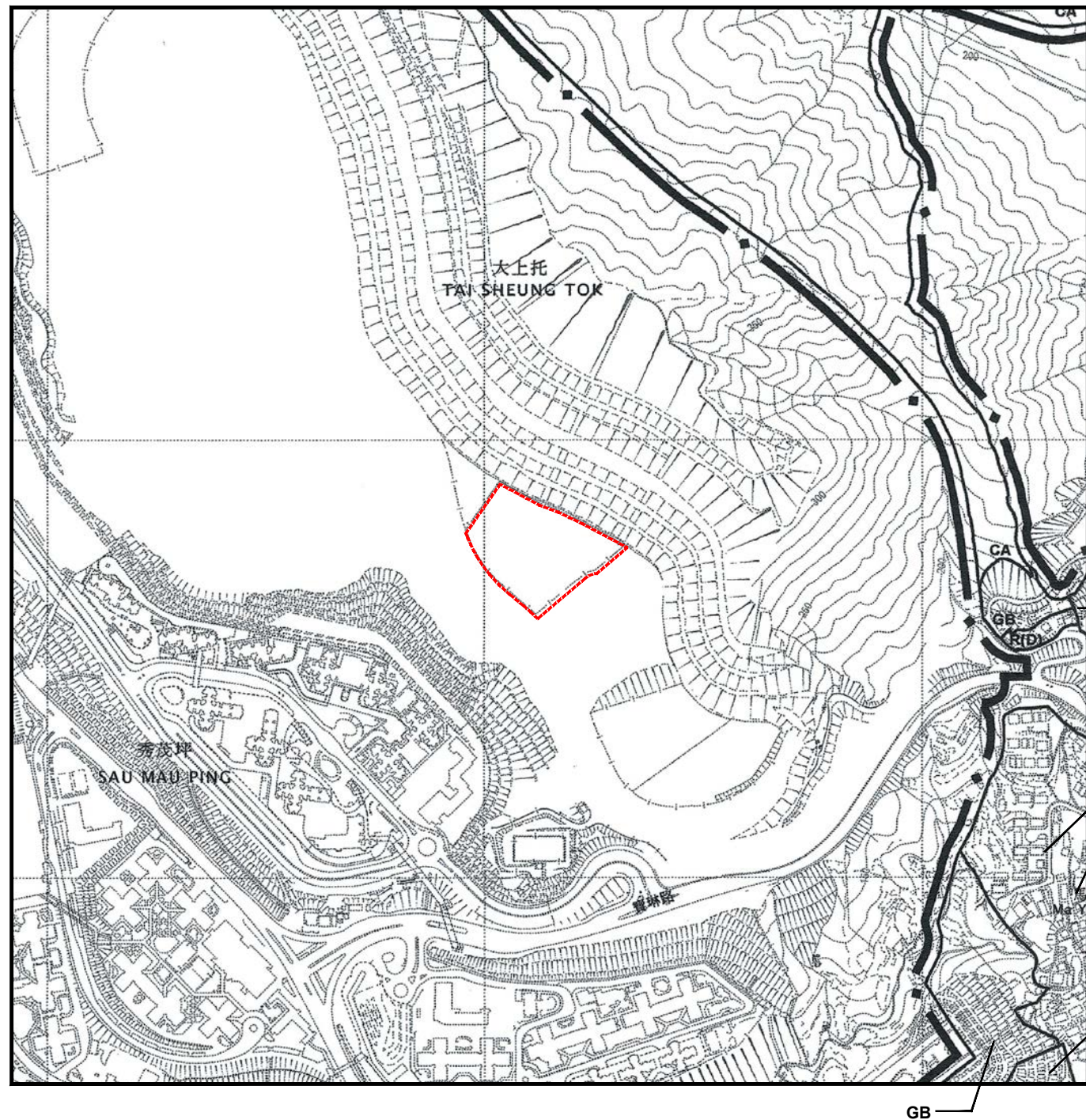
Notes:

- 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.
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關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



安秀苑  
On Sau Court

圖例 NOTATION

地帶 ZONES

C	商業	Commercial
R(C)	住宅(丙類)	Residential (Group C)
R(D)	住宅(丁類)	Residential (Group D)
V	鄉村式發展	Village Type Development
G/IC	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
OU	其他指定用途	Other Specified Uses
GB	綠化地帶	Green Belt
CA	自然保育區	Conservation Area

交通 COMMUNICATIONS

主要道路及路口 Major Road and Junction

其他 MISCELLANEOUS

規劃範圍界線 Boundary of Planning Scheme  
PFS 加油站 Petrol Filling Station  
NBA 非建築用地 Non-Building Area

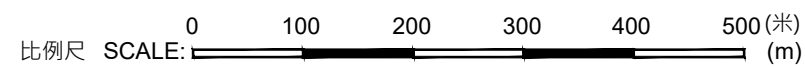
摘錄自2023年5月5日刊憲之井欄樹分區計劃大綱核准圖，圖則編號為S/SK-TLS/10。  
Adopted from part of the approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/10 gazetted on 5 May 2023.

註:

1. 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。
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. 在售楼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戶中心開放時間內免費查閱。

Notes:

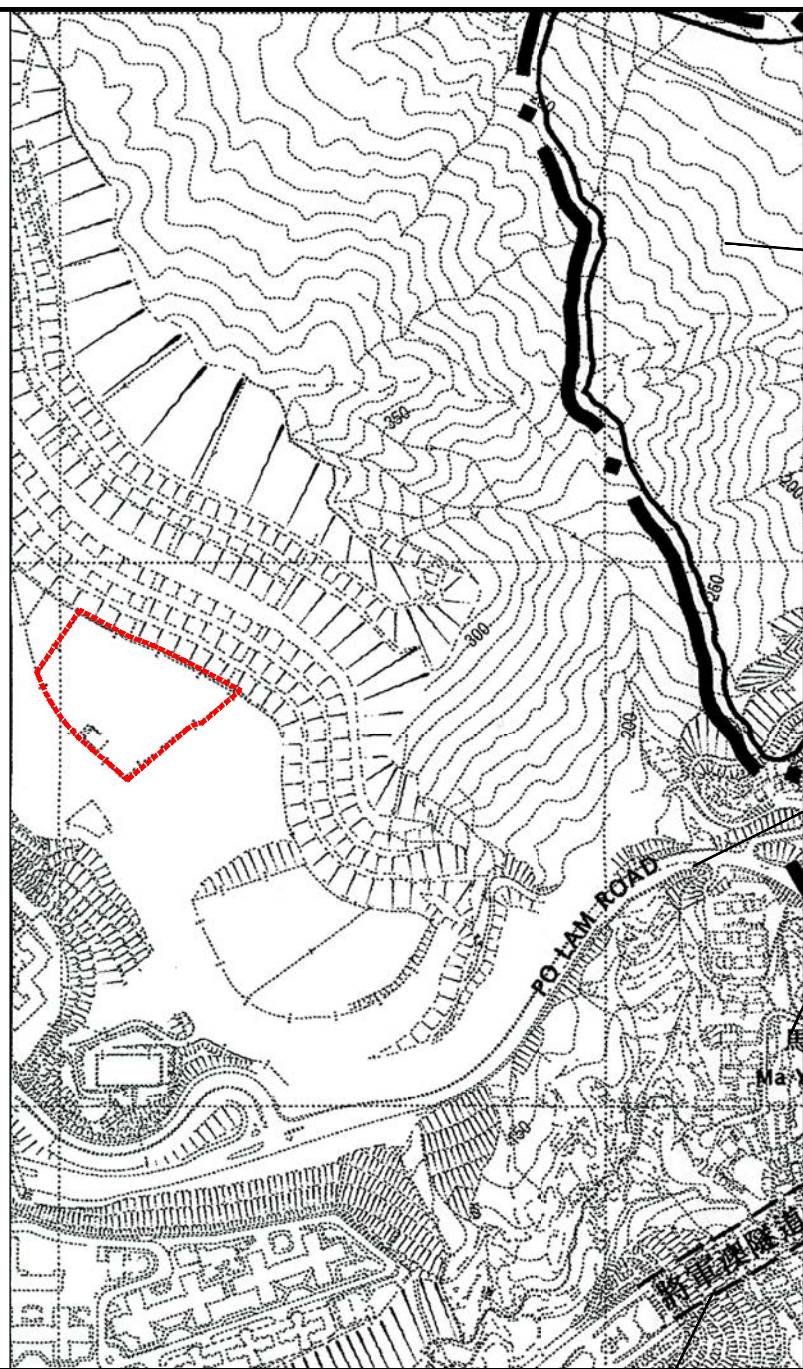
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關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development

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.



安秀苑  
On Sau Court

117 GB

圖例 NOTATION

地帶 ZONES

CDA	綜合發展區	Comprehensive Development Area
C/R	商業 / 住宅	Commercial / Residential
R(A)	住宅 (甲類)	Residential (Group A)
R(B)	住宅 (乙類)	Residential (Group B)
R(C)	住宅 (丙類)	Residential (Group C)
R(E)	住宅 (戊類)	Residential (Group E)
V	鄉村式發展	Village Type Development
G/IC	政府、機構或社區	Government, Institution or Community
O	休憩用地	Open Space
REC	康樂	Recreation
OU	其他指定用途	Other Specified Uses
GB	綠化地帶	Green Belt

交通 COMMUNICATIONS

	鐵路及車站	Railway and Station
	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
	規劃區編號	Planning Area Number
	郊野公園界線	Boundary of Country Park
	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)
	加油站	Petrol Filling Station

寶琳路  
PO LAM ROAD

馬游塘  
Ma Yau Tong

將軍澳隧道公路  
TSEUNG KWAN O  
TUNNEL ROAD

比例尺 SCALE: 0 100 200 300 400 500(米)  
(m)

摘錄自2023年12月29日刊憲之將軍澳分區計劃大綱草圖，圖則編號為S/TKO/29。  
Adopted from part of the draft Tseung Kwan O Outline Zoning Plan No. S/TKO/29 gazetted on 29 December 2023.

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。

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兆翠苑  
Siu Tsui Court

圖例 NOTATION

地帶 ZONES

R(A)	住宅 (甲類) Residential (Group A)	C	商業 Commercial
R(B)	住宅 (乙類) Residential (Group B)	V	鄉村式發展 Village Type Development
R(C)	住宅 (丙類) Residential (Group C)	I	工業 Industrial
R(E)	住宅 (戊類) Residential (Group E)	G/IC	政府 機構或社區 Government, Institution or Community
OU	其他指定用途 Other Specified Uses	GB	綠化地帶 Green Belt
O	休憩用地 Open Space	CDA	綜合發展區 Comprehensive Development Area
U	未決定用途 Undetermined	REC	康樂 Recreation
SSSI	具特殊科學價值地點 Site of Special Scientific Interest		

交通 COMMUNICATIONS

	鐵路及車站 (地下) Railway and Station (Underground)		高架道路 Elevated Road
	鐵路及車站 (高架) Railway and Station (Elevated)		主要道路及路口 Major Road and Junction
	輕鐵 Light Rail		

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme		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)
	建築物高度管制區界線 Building Height Control Zone Boundary		最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)
	P F S Petrol Filling Station		《註釋》內訂明最高建築物 高度限制 Maximum Building Height Restriction as Stipulated on the Notes
	NBA Non-Building Area		
	① Planning Area Number		

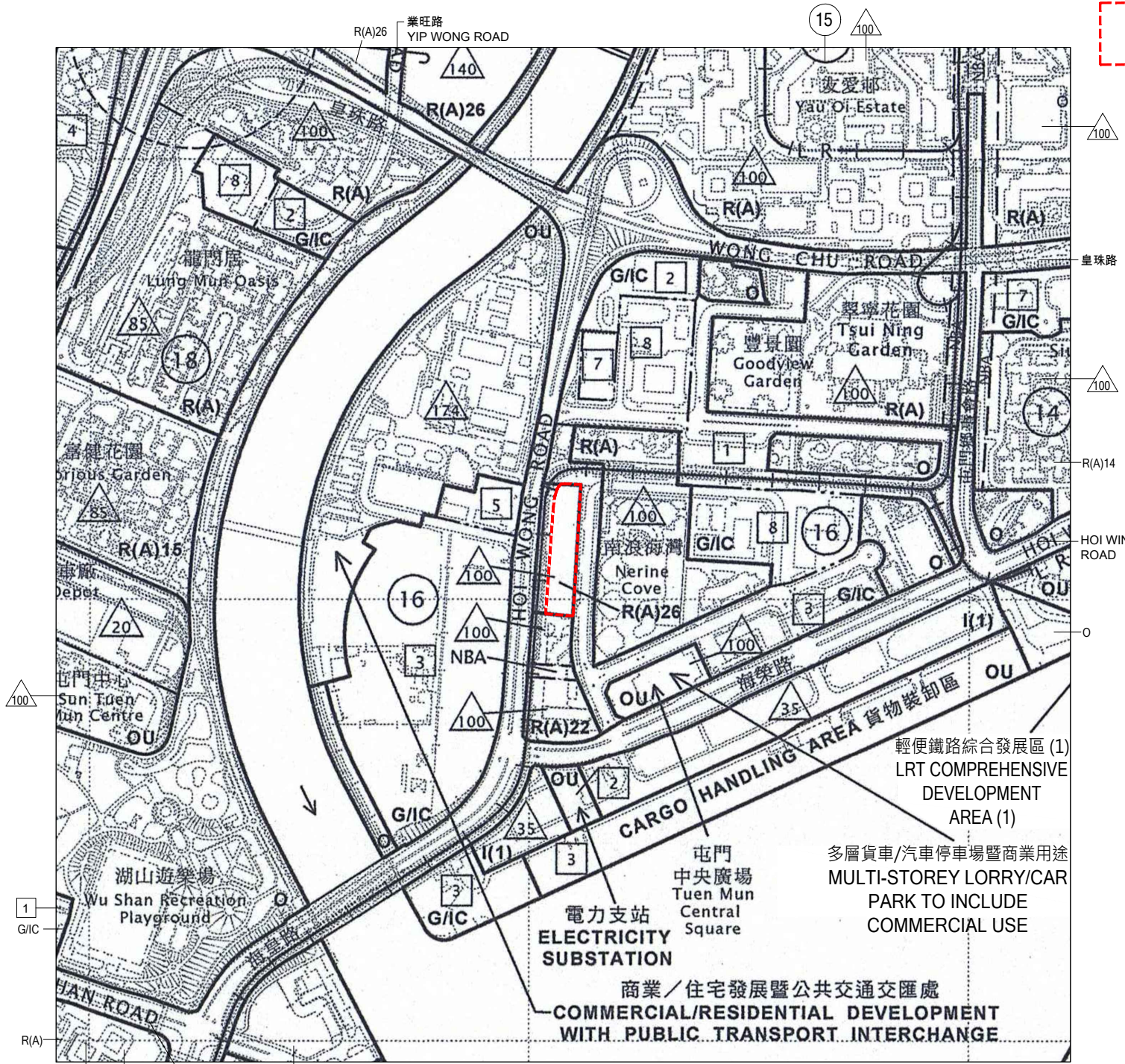
摘錄自2024年7月26日刊憲之屯門分區計劃大綱核准圖，圖則編號為S/TM/39。  
Adopted from part of the approved Tuen Mun Outline Zoning Plan No. S/TM/39 gazetted on 26 July 2024.

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。
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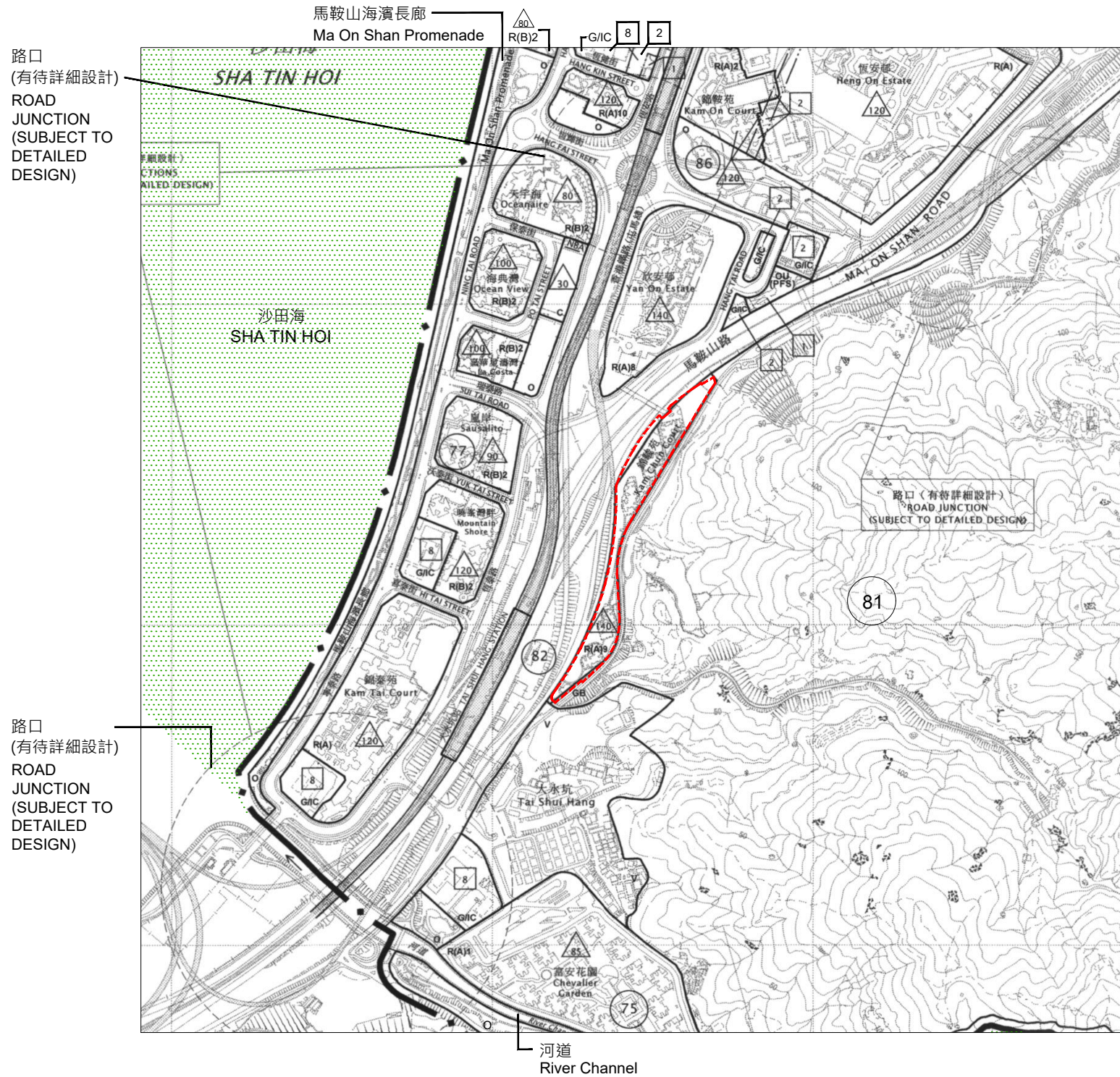
比例尺 SCALE :





關於發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



錦駿苑  
Kam Chun Court

沒有納入任何分區計劃大綱圖  
或發展審批地區圖的土地範圍  
Area not covered under any Outline Zoning  
Plan or Development Permission Area Plan

圖例 NOTATION

地帶 ZONES

<b>C</b> 商業 Commercial	<b>O</b> 休憩用地 Open Space
<b>CDA</b> 綜合發展區 Comprehensive Development Area	<b>REC</b> 康樂 Recreation
<b>R(A)</b> 住宅(甲類) Residential (Group A)	<b>OU</b> 其他指定用途 Other Specified Uses
<b>R(B)</b> 住宅(乙類) Residential (Group B)	<b>GB</b> 綠化地帶 Green Belt
<b>R(C)</b> 住宅(丙類) Residential (Group C)	<b>CA</b> 自然保育區 Conservation Area
<b>V</b> 鄉村式發展 Village Type Development	<b>SSSI</b> 具特殊科學價值地點 Site of Special Scientific Interest
<b>G/C</b> 政府、機構或社區 Government, Institution or Community	<b>CP</b> 郊野公園 Country Park

交通 COMMUNICATIONS

鐵路及車站(高架) Railway and Station (Elevated)	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	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	75 規劃區編號 Planning Area Number
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)	P F S 加油站 Petrol Filling Station
	NBA 非建築用地 Non-building Area

摘錄自2024年5月24日刊憲之馬鞍山分區計劃大綱核准圖，圖則編號為S/MOS/28。

Adopted from part of the approved Ma On Shan Outline Zoning Plan No. S/MOS/28 gazetted on 24 May 2024.

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戶中心開放時間內免費查閱。

Notes:

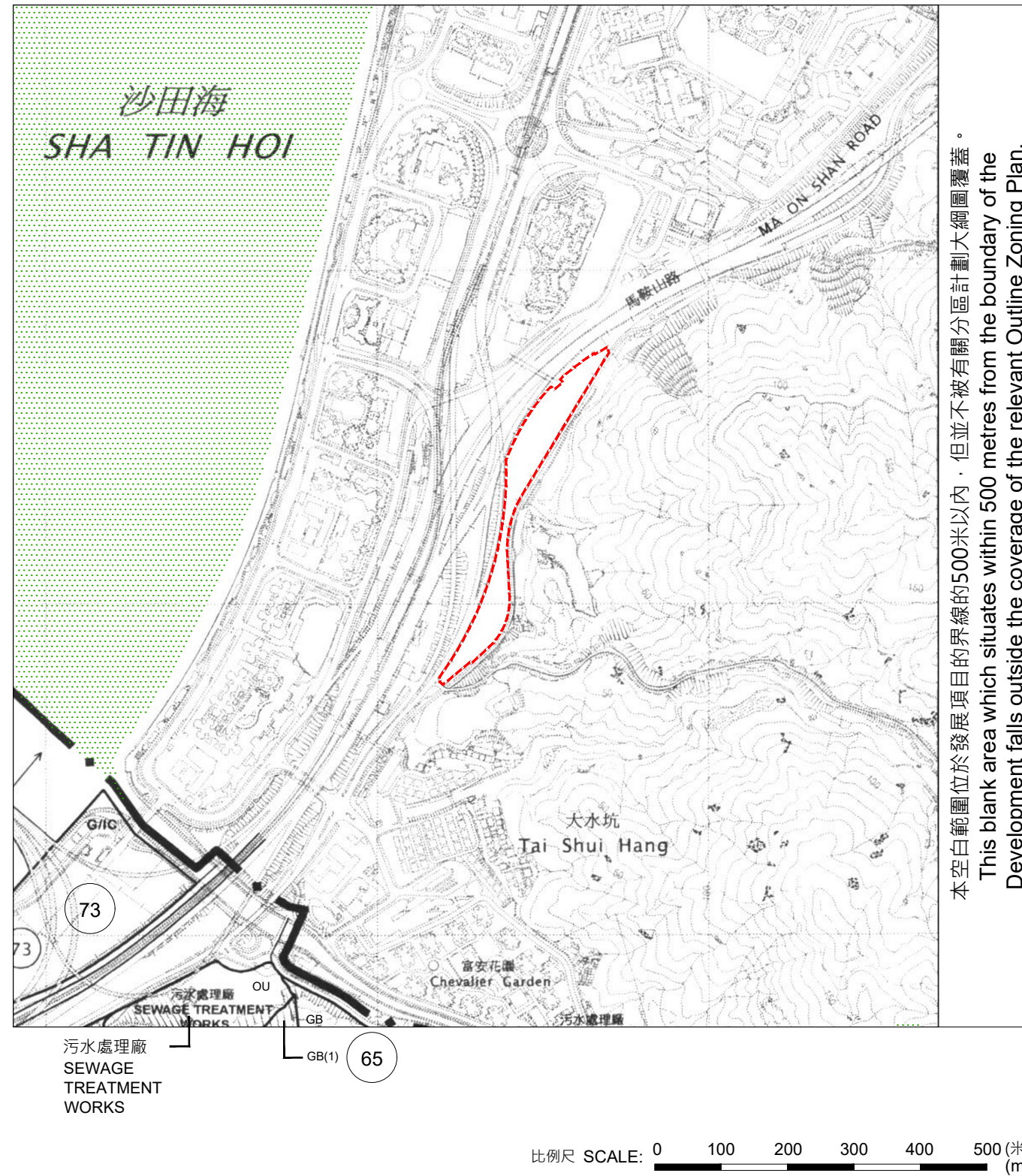
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason 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.

比例尺 SCALE: 0 100 200 300 400 500 (米)



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 relevant Outline Zoning Plan.



錦駿苑  
Kam Chun Court

沒有納入任何分區計劃大綱圖  
或發展審批地區圖的土地範圍  
Area not covered under any Outline Zoning  
Plan or Development Permission Area Plan

圖例 NOTATION

地帶 ZONES					
C	商業	Commercial	V	鄉村式發展	Village Type Development
CDA	綜合發展區	Comprehensive Development Area	I	工業	Industrial
C/R	商業/住宅	Commercial / Residential	G/C	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(B)	住宅(乙類)	Residential (Group B)	OU	其他指定用途	Other Specified Uses
R(C)	住宅(丙類)	Residential (Group C)	GB	綠化地帶	Green Belt
交通 COMMUNICATIONS					
STATION	鐵路及車站	Railway and Station	—+—	主要道路及路口	Major Road and Junction
STATION	鐵路及車站(地下)	Railway and Station (Underground)	—+—	高架道路	Elevated Road
STATION	鐵路及車站(高架)	Railway and Station (Elevated)			
其他 MISCELLANEOUS					
—+—	規劃範圍界線	Boundary of Planning Scheme	△140	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)
①	規劃區編號	Planning Area Number	3	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	PFS	加油站	Petrol Filling Station

摘錄自2024年6月7日刊憲之沙田分區計劃大綱核准圖，圖則編號為S/ST/38。

Adopted from part of the approved Sha Tin Outline Zoning Plan No. S/ST/38 gazetted on 7 June 2024.

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。
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