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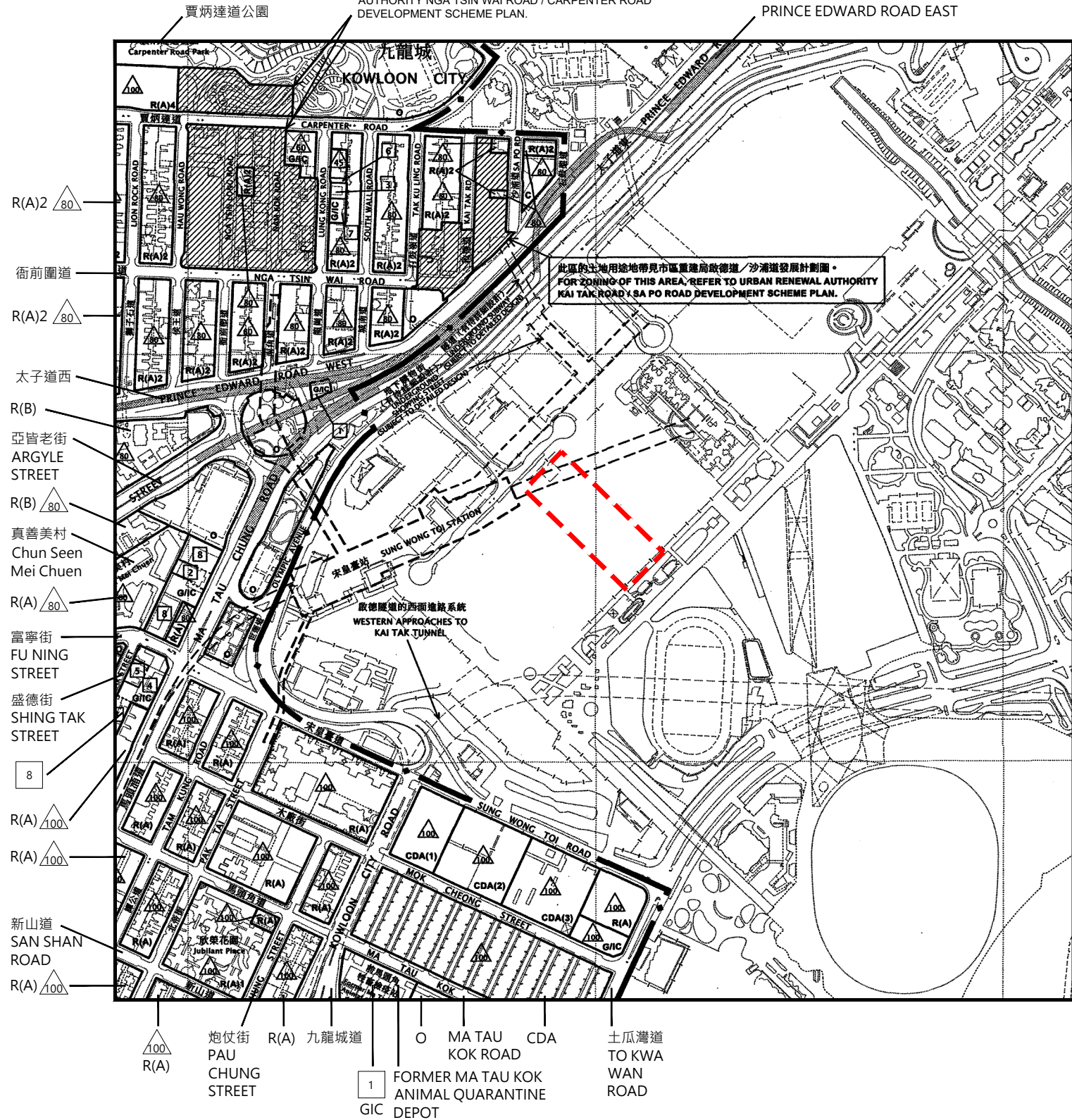
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# 關於發展項目的分區計劃大綱圖

## Outline Zoning Plan Relating to the Development

此區的土地用途地帶見市區重建局衙前圍道/賈炳達道發展計劃圖。  
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY NGA TSIN WAI ROAD / CARPENTER ROAD DEVELOPMENT SCHEME PLAN.



啟陽苑  
Kai Yeung Court

### 圖例 NOTATION

#### 地帶 ZONES

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

#### 交通 COMMUNICATIONS

Station	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	8	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	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			

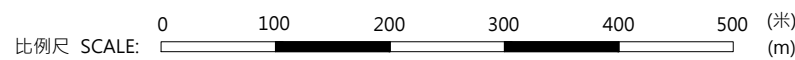
摘錄自2025年12月24日刊憲之馬頭角分區計劃大綱草圖，圖則編號為S/K10/31。  
Adopted from part of the draft Ma Tau Kok Outline Zoning Plan No. S/K10/31 gazetted on 24 December 2025.

#### 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。

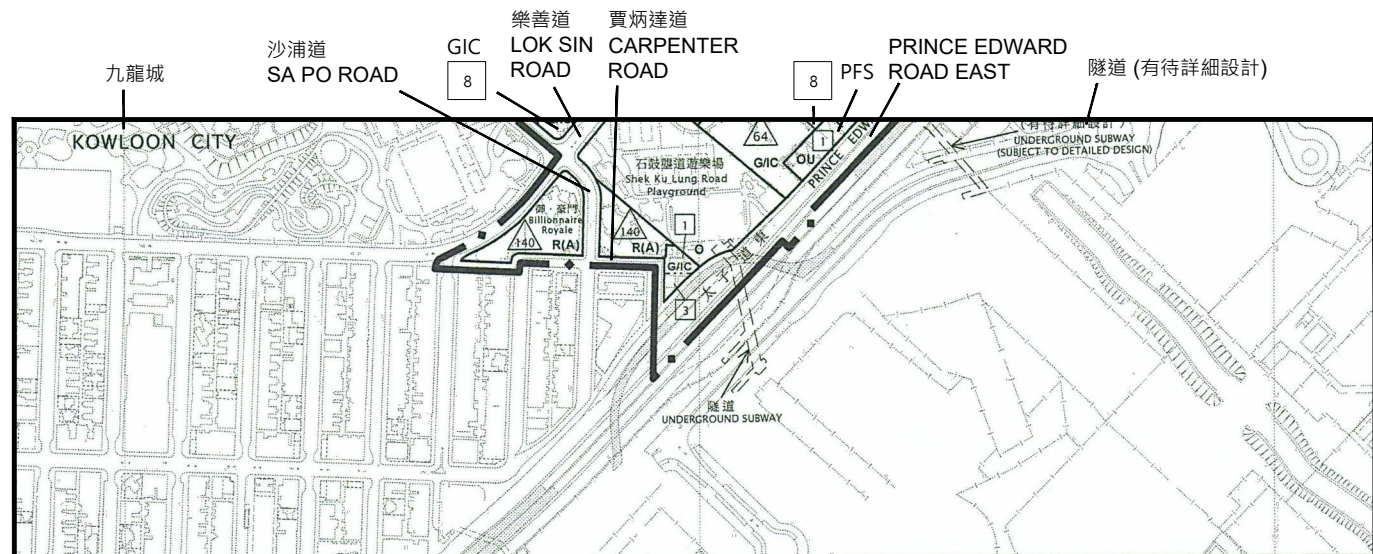
#### Notes:

- 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



**啟陽苑**  
Kai Yeung Court

### 圖例 NOTATION

#### 地帶 ZONES

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

#### 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	<b>PFS</b> 加油站	Petrol Filling Station
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)
非建築用地	Non-Building Area	最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)

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.

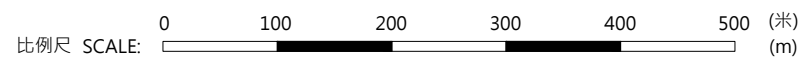
#### 註:

- 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:

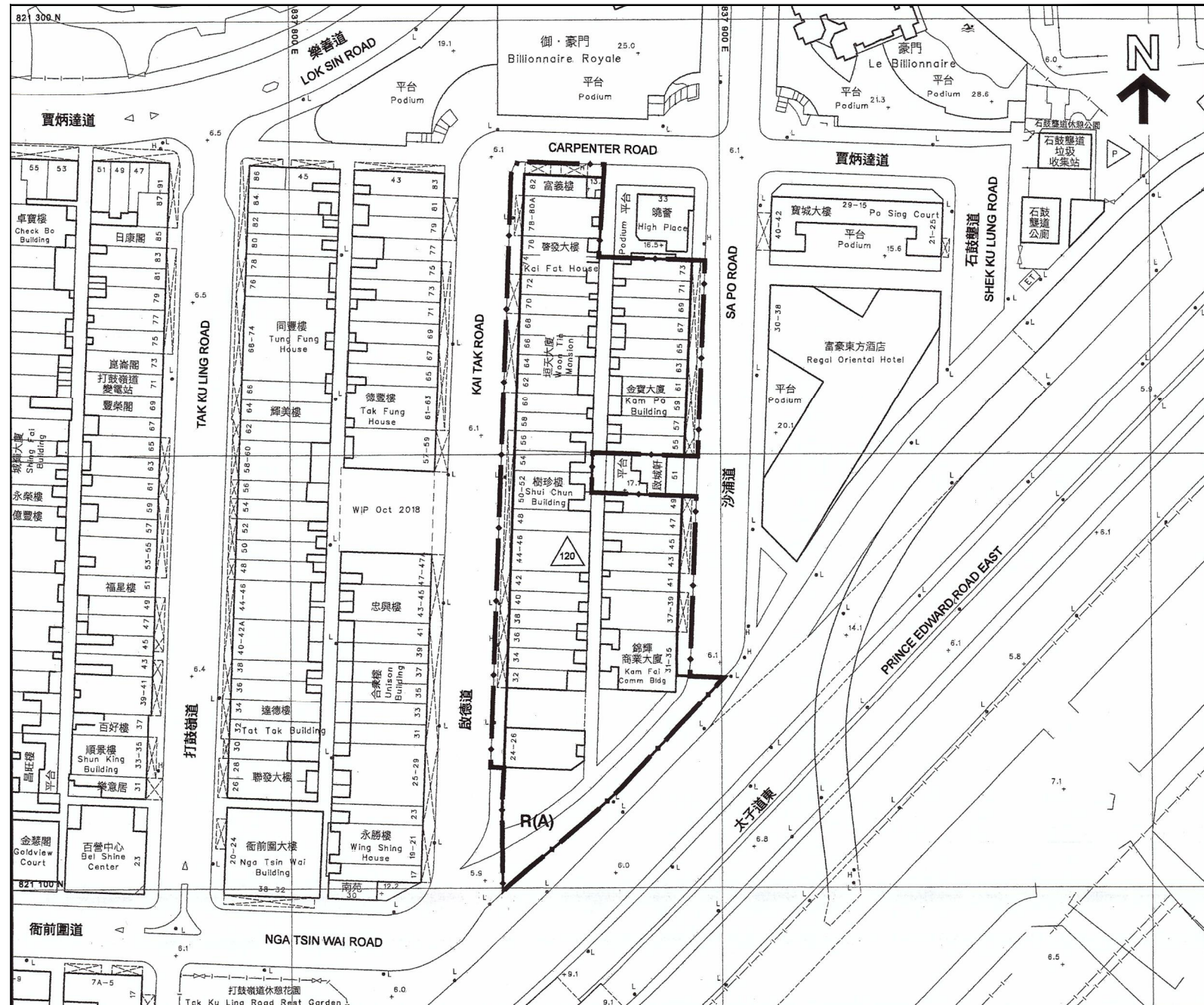
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason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

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.



# 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)
- 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。

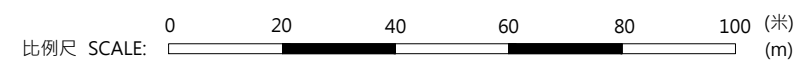
Adopted from part of the approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme Plan No. S/K10/URA1/2 gazetted on 9 October 2020.

### 註:

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。

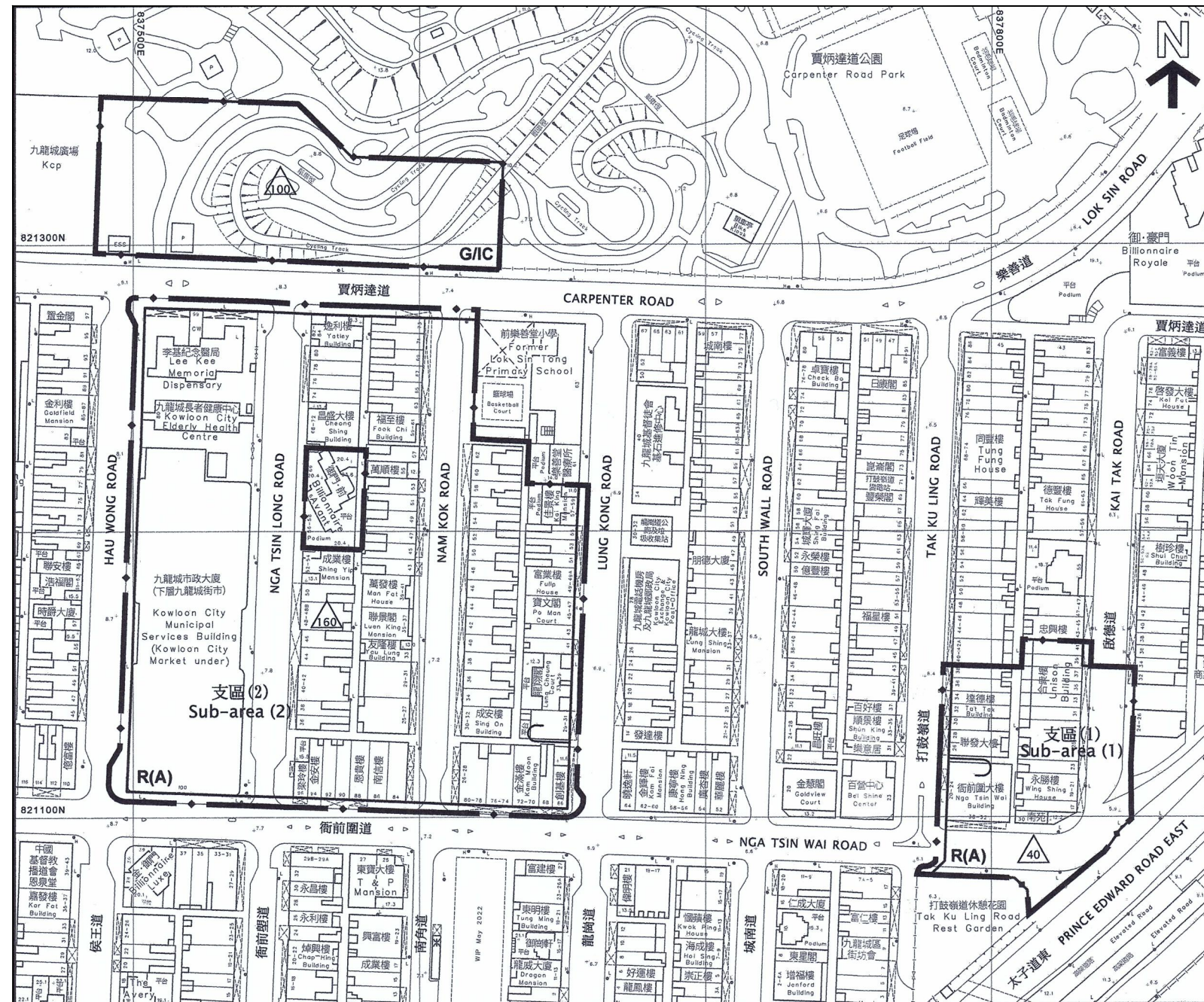
### Notes:

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



### 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)

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 part of the approved Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan No. S/K10/URA3/2 gazetted on 8 September 2023.

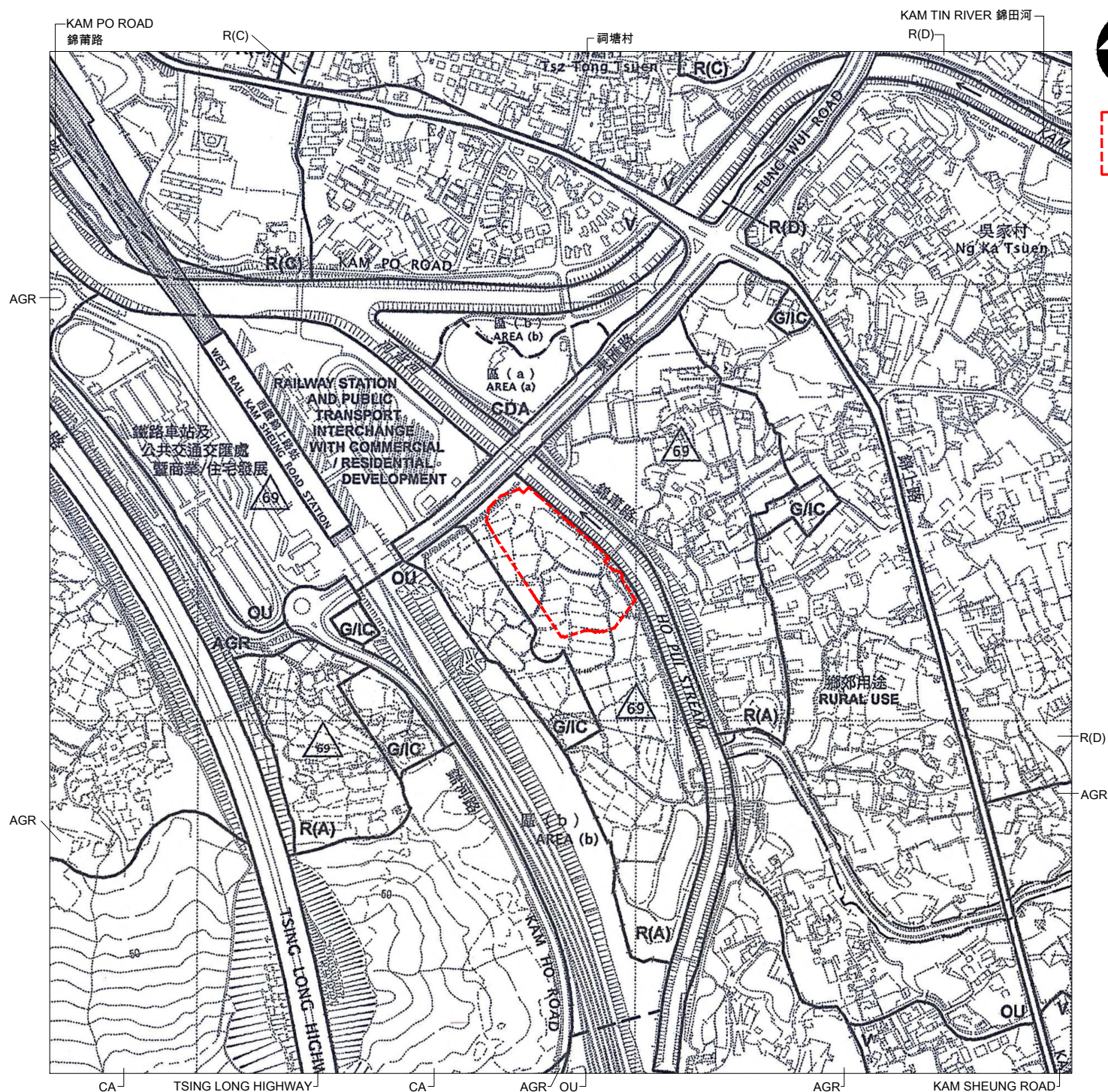
### 註:

- 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 20 40 60 80 100 (米)  
(m)



匯熙苑  
Wui Hei Court

圖例 NOTATION

地帶 ZONES

R(A)	住宅 (甲類) Residential (Group A)	C	商業 Commercial
R(C)	住宅 (丙類) Residential (Group C)	CDA	綜合發展區 Comprehensive Development Area
R(D)	住宅 (丁類) Residential (Group D)	V	鄉村式發展 Village Type Development
OU	其他指定用途 Other Specified Uses	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
AGR	農業 Agriculture	CA	自然保護區 Conservation Area

交通 COMMUNICATIONS

	鐵路及車站 Railway and Station		高架道路 Elevated Road
	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)		

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)
	排水專用範圍 Drainage Reserve		加油站 Petrol Filling Station

摘錄自2018年12月21日刊憲之錦田南分區計劃大綱核准圖，圖則編號為S/YL-KTS/15。  
Adopted from part of the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 gazetted on 21 December 2018.

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。

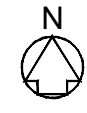
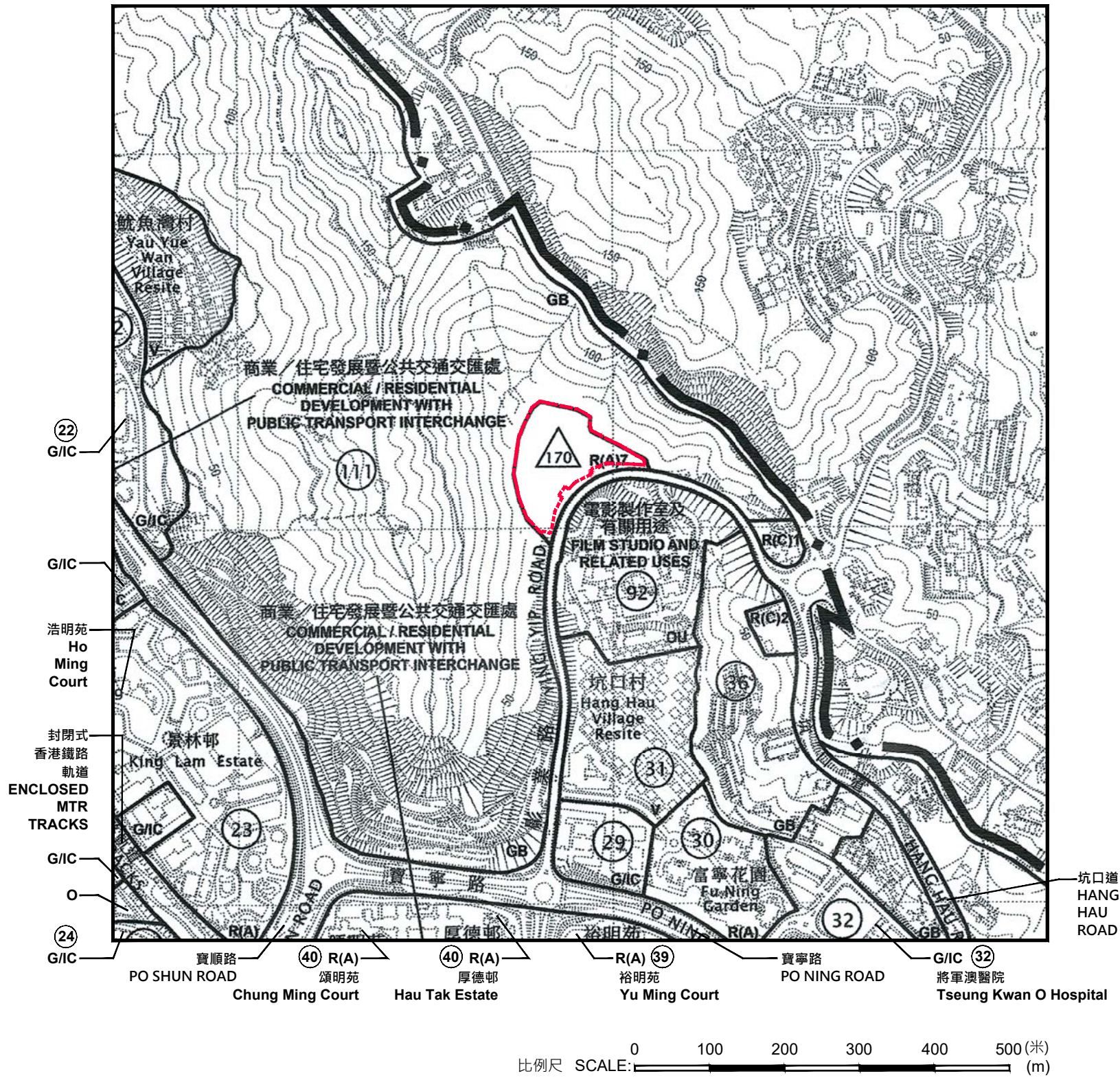
Notes:

- 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.

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



影輝苑  
Ying Fai Court

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
	則劃區編號	Planning Area Number
	郊野公園界線	Boundary of Country Park
	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)
	加油站	Petrol Filling Station
	潔淨能源站	Green Fuel Station

摘錄自2025年10月17日刊憲之將軍澳分區計劃大綱核准圖，圖則編號為S/TKO/32。  
Adopted from part of the approved Tseung Kwan O Outline Zoning Plan No. S/TKO/32 gazetted on 17 October 2025.

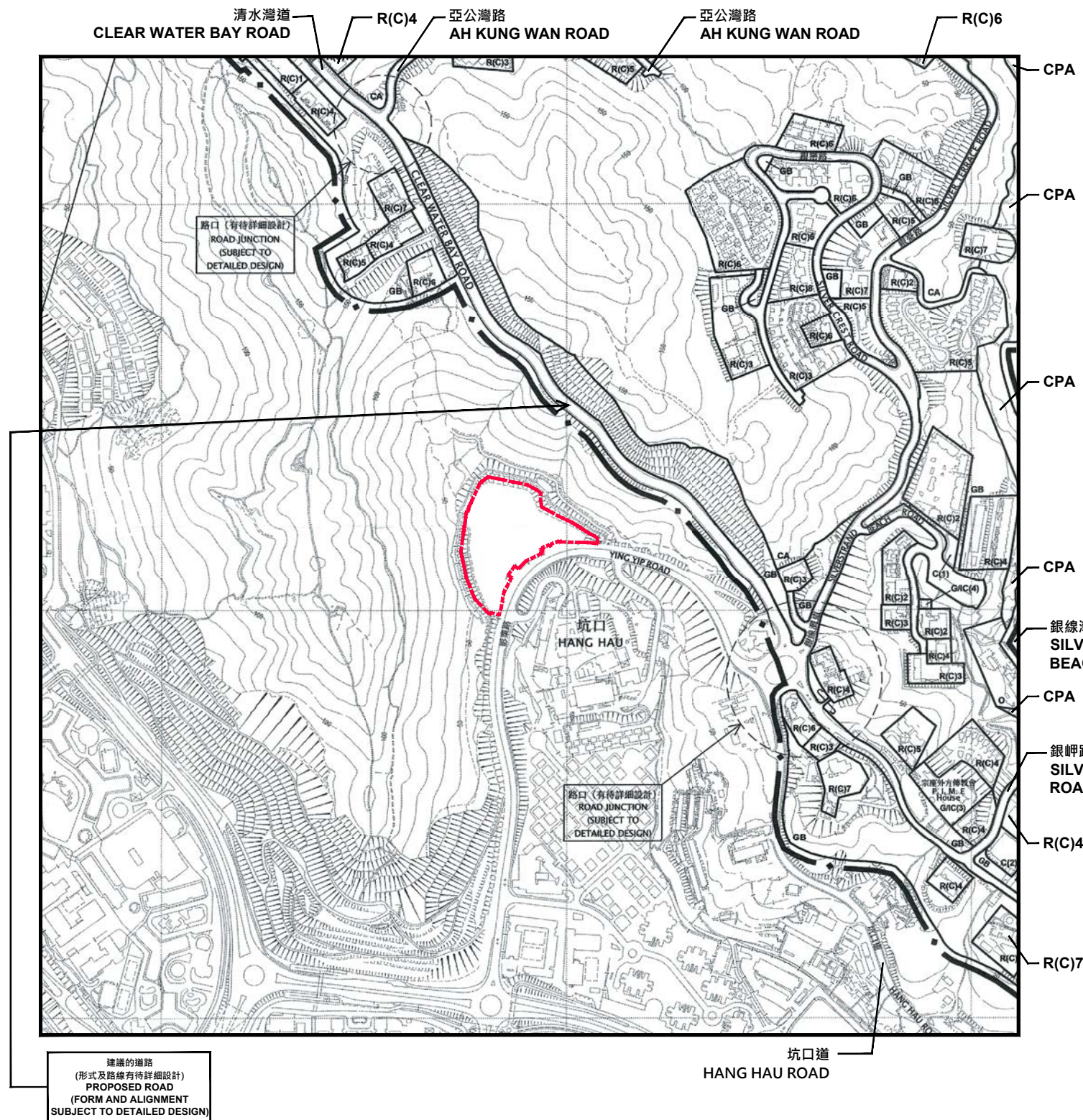
註:

- 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.

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



影輝苑  
Ying Fai Court

圖例 NOTATION

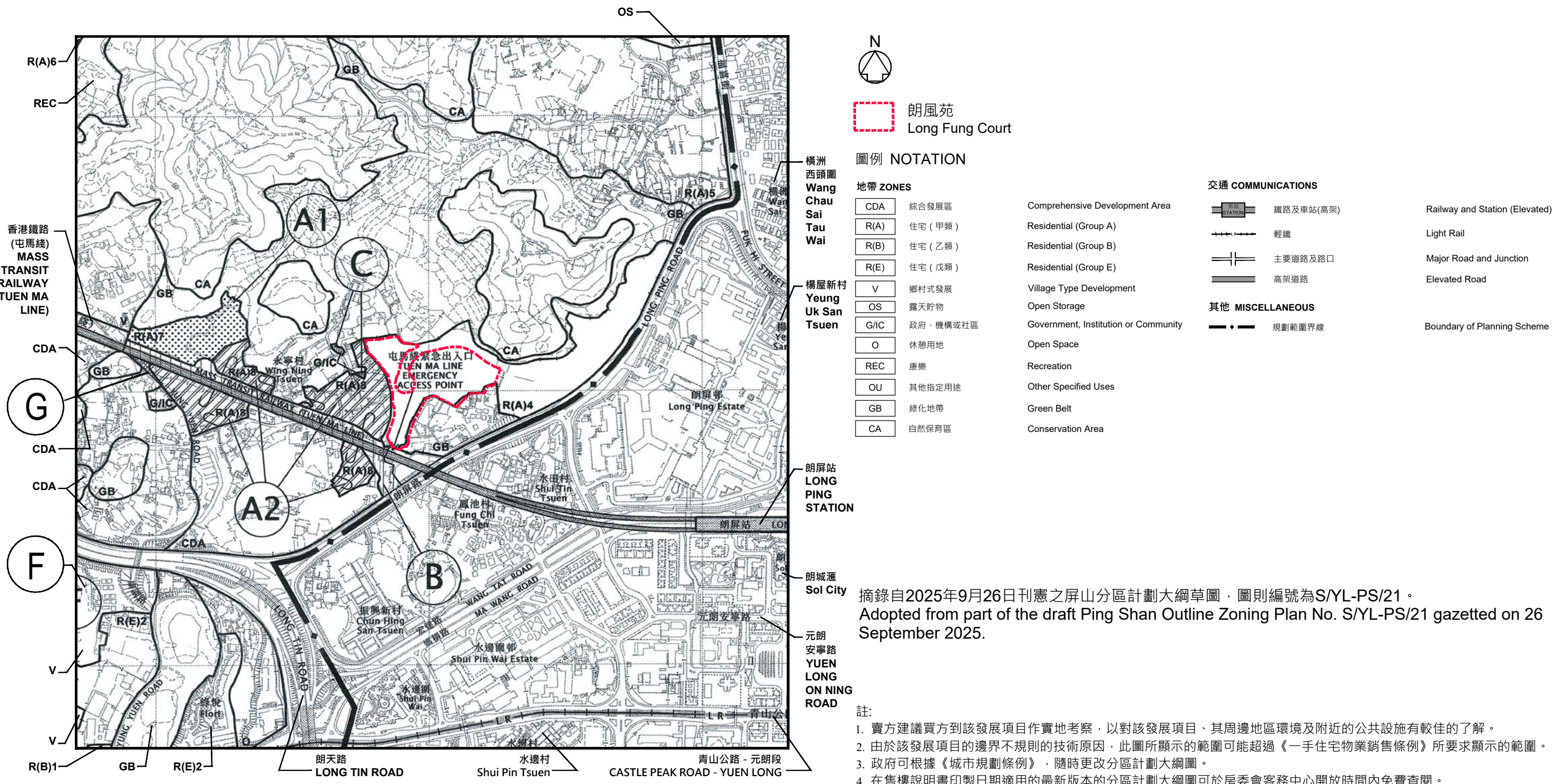
地帶 ZONES		交通 COMMUNICATIONS	
C	商業 Commercial		主要道路及路口 Major Road and Junction
CDA	綜合發展區 Comprehensive Development Area		其他 MISCELLANEOUS Boundary of Planning Scheme
R(B)	住宅 (乙類) Residential (Group B)	PFS	加油站 Petrol Filling Station
R(C)	住宅 (丙類) Residential (Group C)		
V	鄉村式發展 Village Type Development		
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		
CA	自然保育區 Conservation Area		
CPA	海岸保護區 Coastal Protection Area		
CP	郊野公園 Country Park		

摘錄自2025年9月26日刊憲之清水灣半島北分區計劃大綱草圖，圖則編號為S/SK-CWBN/7。  
Adopted from part of the draft Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/7 gazetted on 26 September 2025.

- 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.

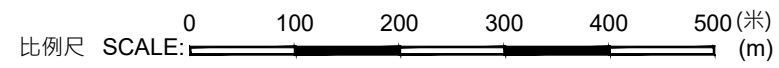
關於發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development



摘錄自2025年9月26日刊憲之屏山分區計劃大綱草圖，圖則編號為S/YL-PS/21。  
Adopted from part of the draft Ping Shan Outline Zoning Plan No. S/YL-PS/21 gazetted on 26 September 2025.

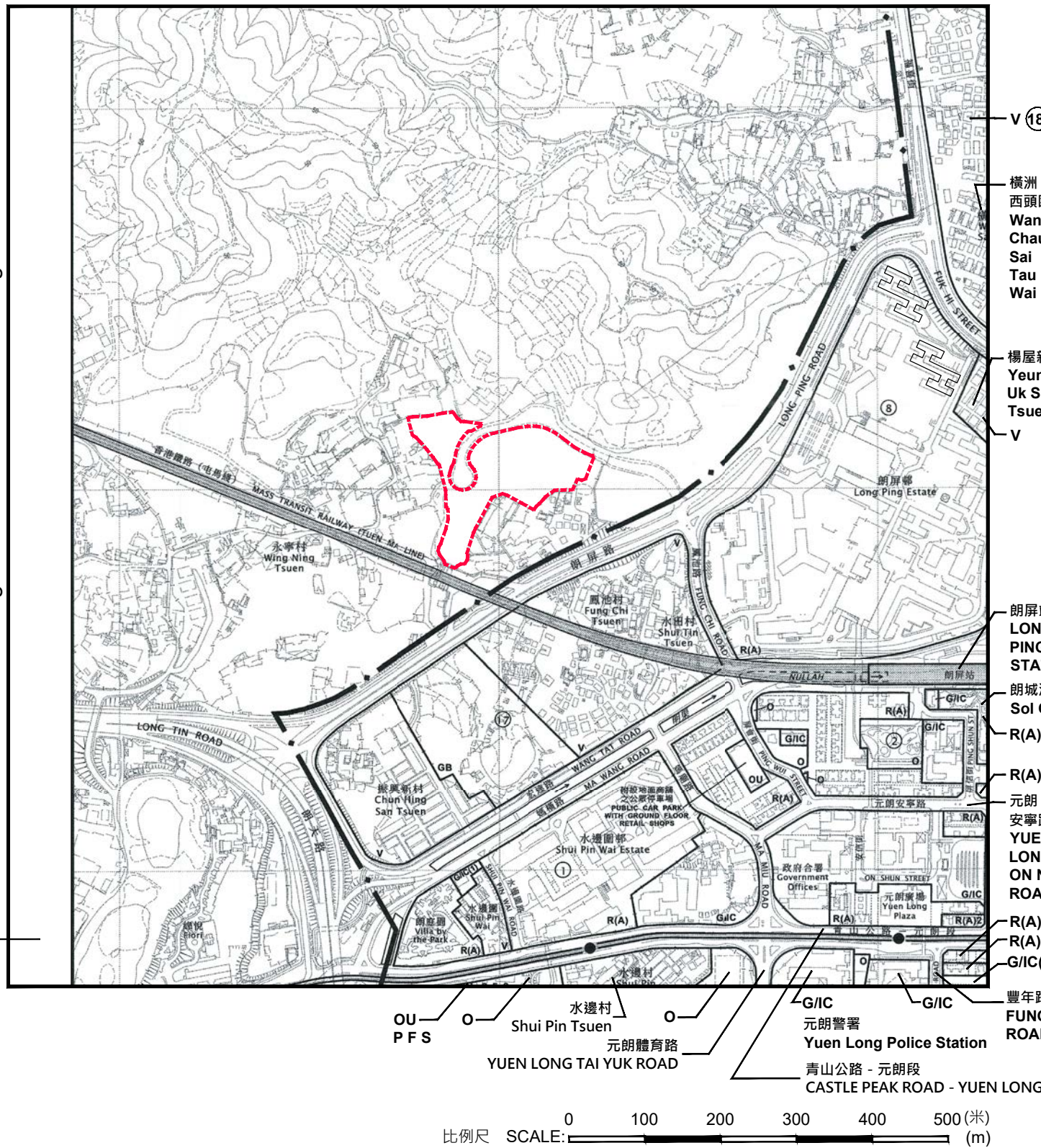
- 註:
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
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關於發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development

本空白範圍位於該屋邨的界線的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 estate falls outside the coverage of the relevant Outline Zoning Plan.



N

朗風苑  
Long Fung Court

圖例 NOTATION

地帶 ZONES		交通 COMMUNICATIONS	
CDA	綜合發展區 Comprehensive Development Area		鐵路及車站(高架) Railway and Station (Elevated)
R(A)	住宅(甲類) Residential (Group A)		輕鐵及車站 Light Rail and Stop
R(B)	住宅(乙類) Residential (Group B)		主要道路及路口 Major Road and Junction
R(E)	住宅(戊類) Residential (Group E)		高架道路 Elevated Road
V	鄉村式發展 Village Type Development	<b>其他 MISCELLANEOUS</b>	
G/I/C	政府、機構或社區 Government, Institution or Community		規劃範圍界線 Boundary of Planning Scheme
O	休憩用地 Open Space		規劃區編號 Planning Area Number
OU	其他指定用途 Other Specified Uses		PFS 加油站 Petrol Filling Station
GB	綠化地帶 Green Belt		

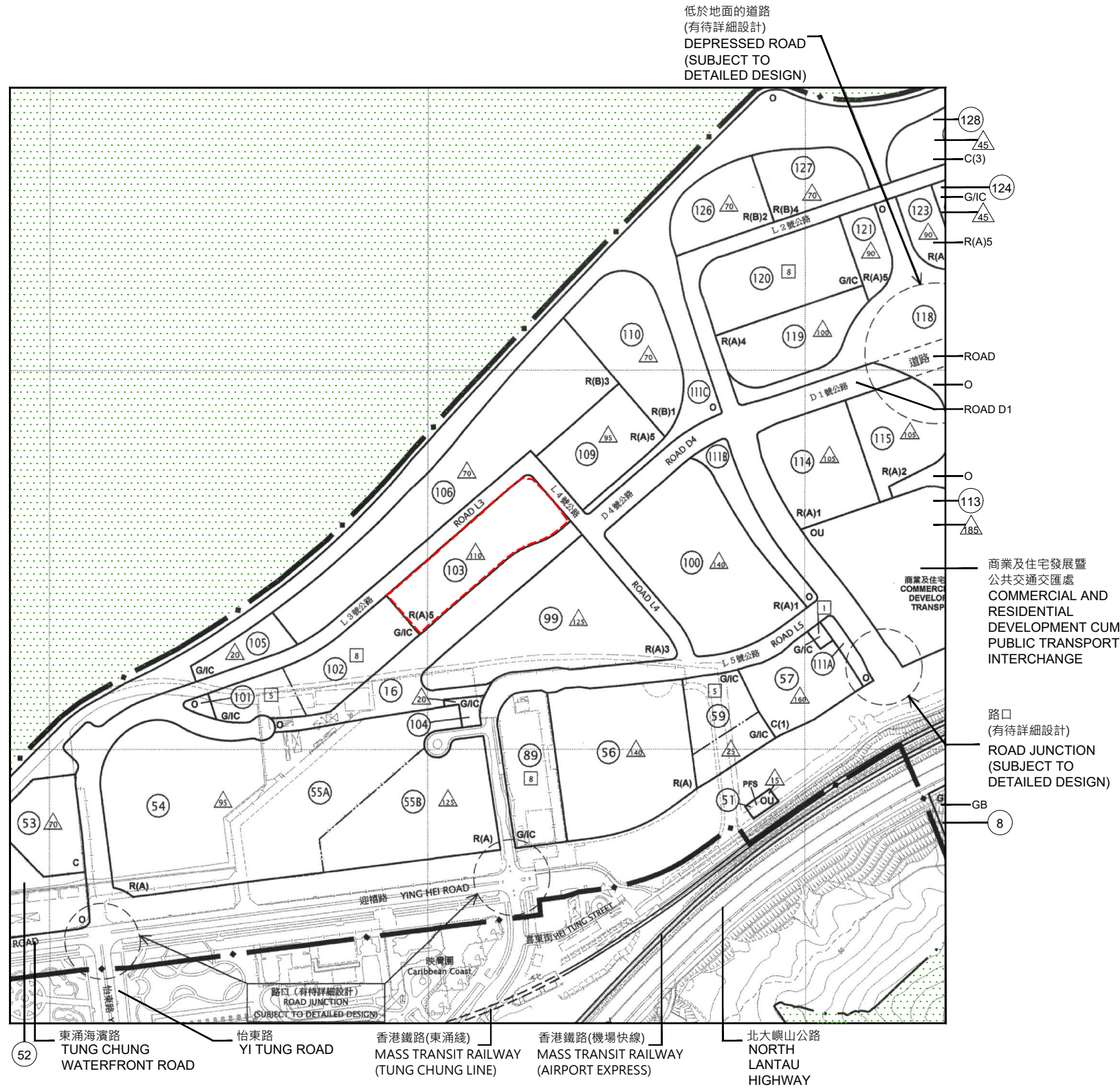
摘錄自2025年7月11日刊憲之元朗分區計劃大綱草圖，圖則編號為S/YL/28。  
Adopted from part of the draft Yuen Long Outline Zoning Plan No. S/YL/28 gazetted on 11 July 2025.

- 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。

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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.

關於發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



裕豐苑  
Yu Fung 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	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			

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

其他 MISCELLANEOUS

—●—	規劃範圍界線	Boundary of Planning Scheme	△70	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)
8	規劃區編號	Planning Area Number	8	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	P F S	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。
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。

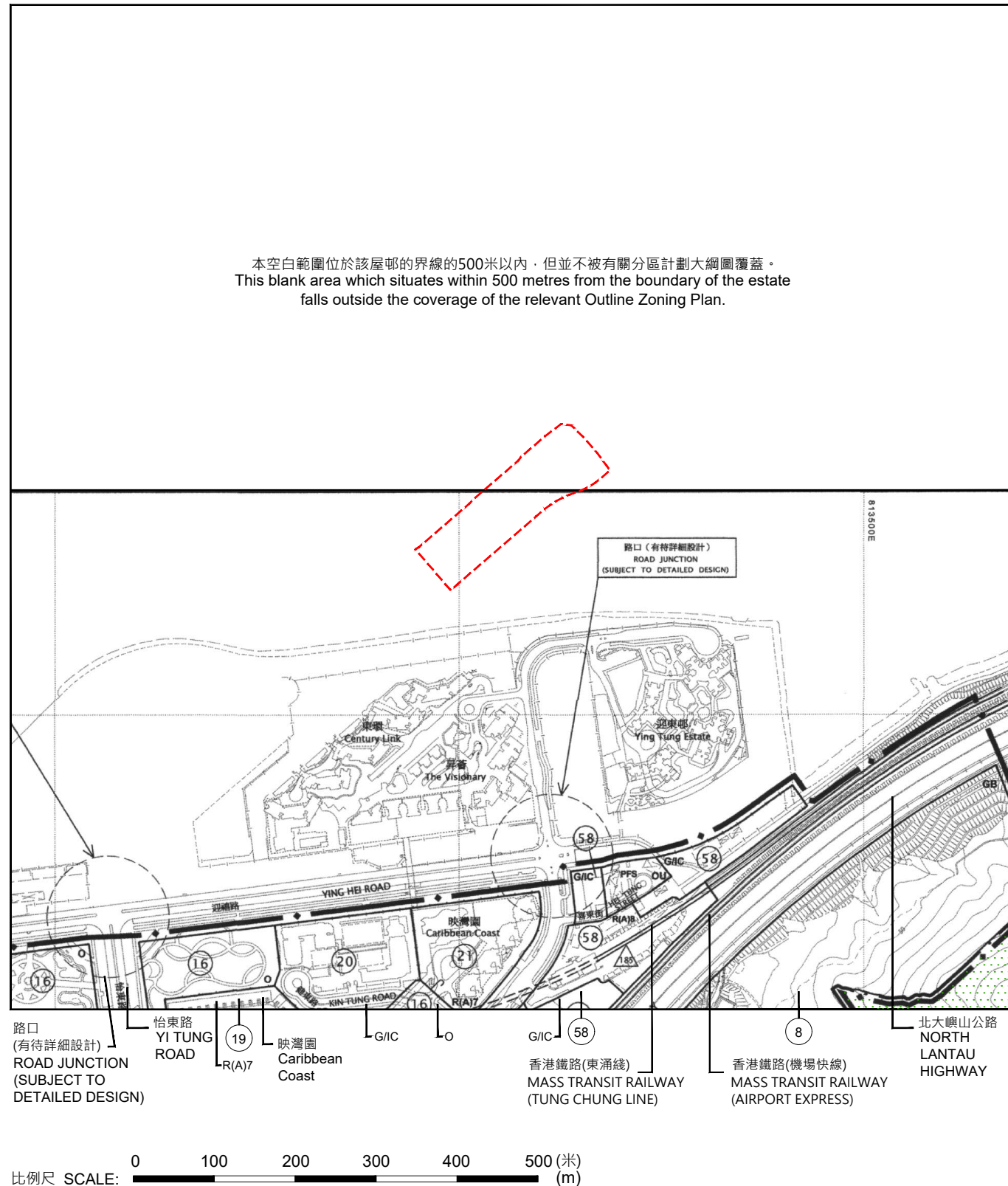
Notes:

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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



裕豐苑  
Yu Fung 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

商業 Commercial	住宅(甲類) Residential (Group A)	住宅(乙類) Residential (Group B)	鄉村式發展 Village Type Development	政府、機構或社區 Government, Institution or Community	休憩用地 Open Space	其他指定用途 Other Specified Uses	綠化地帶 Green Belt	自然保育區 Conservation Area
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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
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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)
	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.

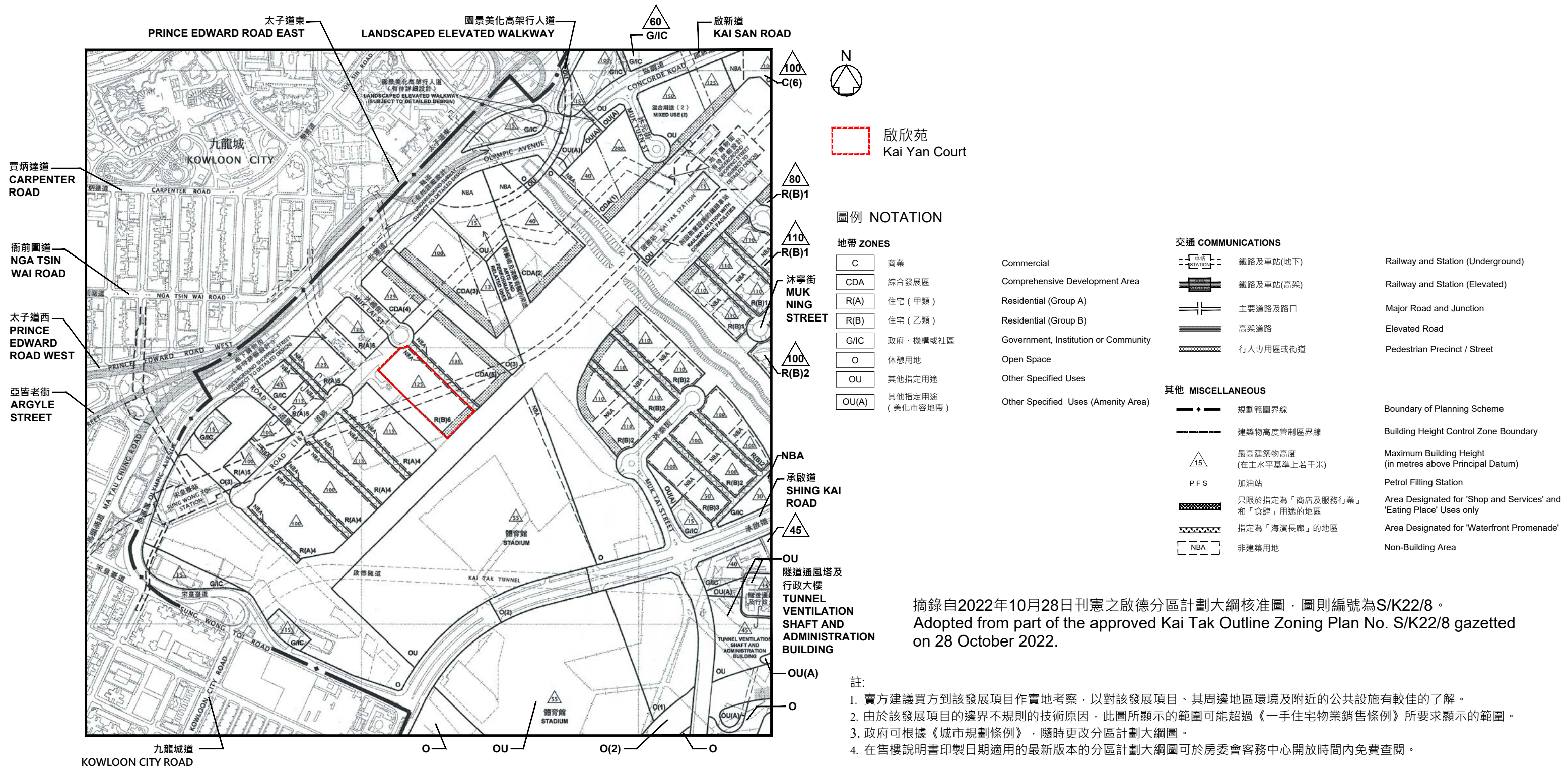
註：

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3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
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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



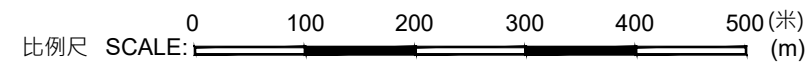
圖例 NOTATION

地帶 ZONES		交通 COMMUNICATIONS		其他 MISCELLANEOUS	
C	商業 Commercial		鐵路及車站(地下) Railway and Station (Underground)		規劃範圍界線 Boundary of Planning Scheme
CDA	綜合發展區 Comprehensive Development Area		鐵路及車站(高架) Railway and Station (Elevated)		建築物高度管制區界線 Building Height Control Zone Boundary
R(A)	住宅(甲類) Residential (Group A)		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)
R(B)	住宅(乙類) Residential (Group B)		高架道路 Elevated Road		PFS 加油站 Petrol Filling Station
G/I/C	政府、機構或社區 Government, Institution or Community		行人專用區或街道 Pedestrian Precinct / Street		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
O	休憩用地 Open Space				指定為「海濱長廊」的地區 Area Designated for 'Waterfront Promenade'
OU	其他指定用途 Other Specified Uses				NBA 非建築用地 Non-Building Area
OU(A)	其他指定用途 (美化市容地帶) Other Specified Uses (Amenity Area)				

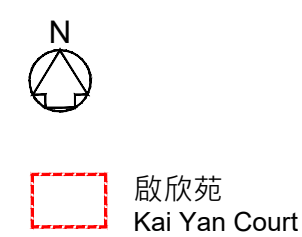
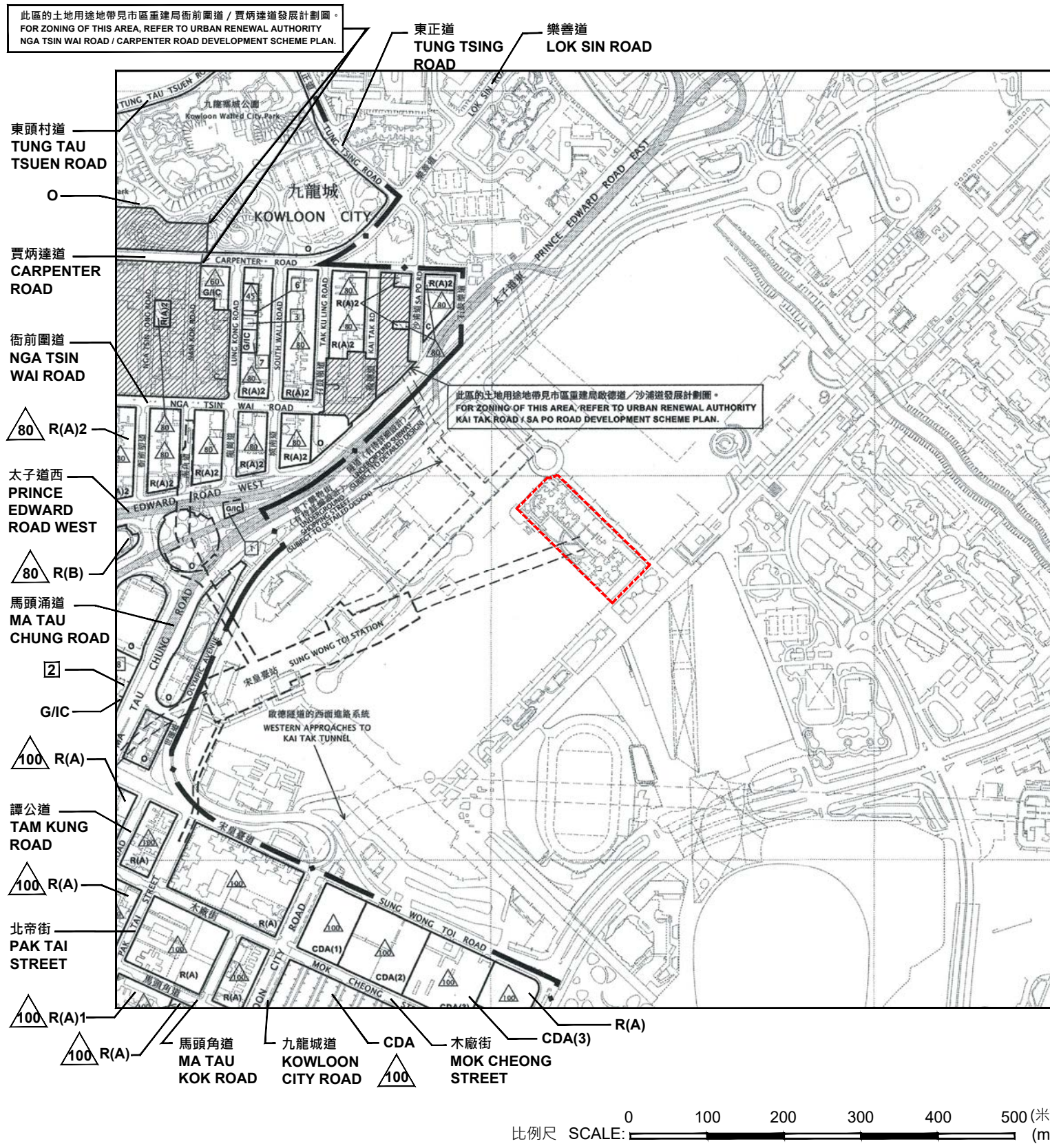
摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8。  
Adopted from part of the approved Kai Tak Outline Zoning Plan No. S/K22/8 gazetted on 28 October 2022.

- 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.



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



## 圖例 NOTATION

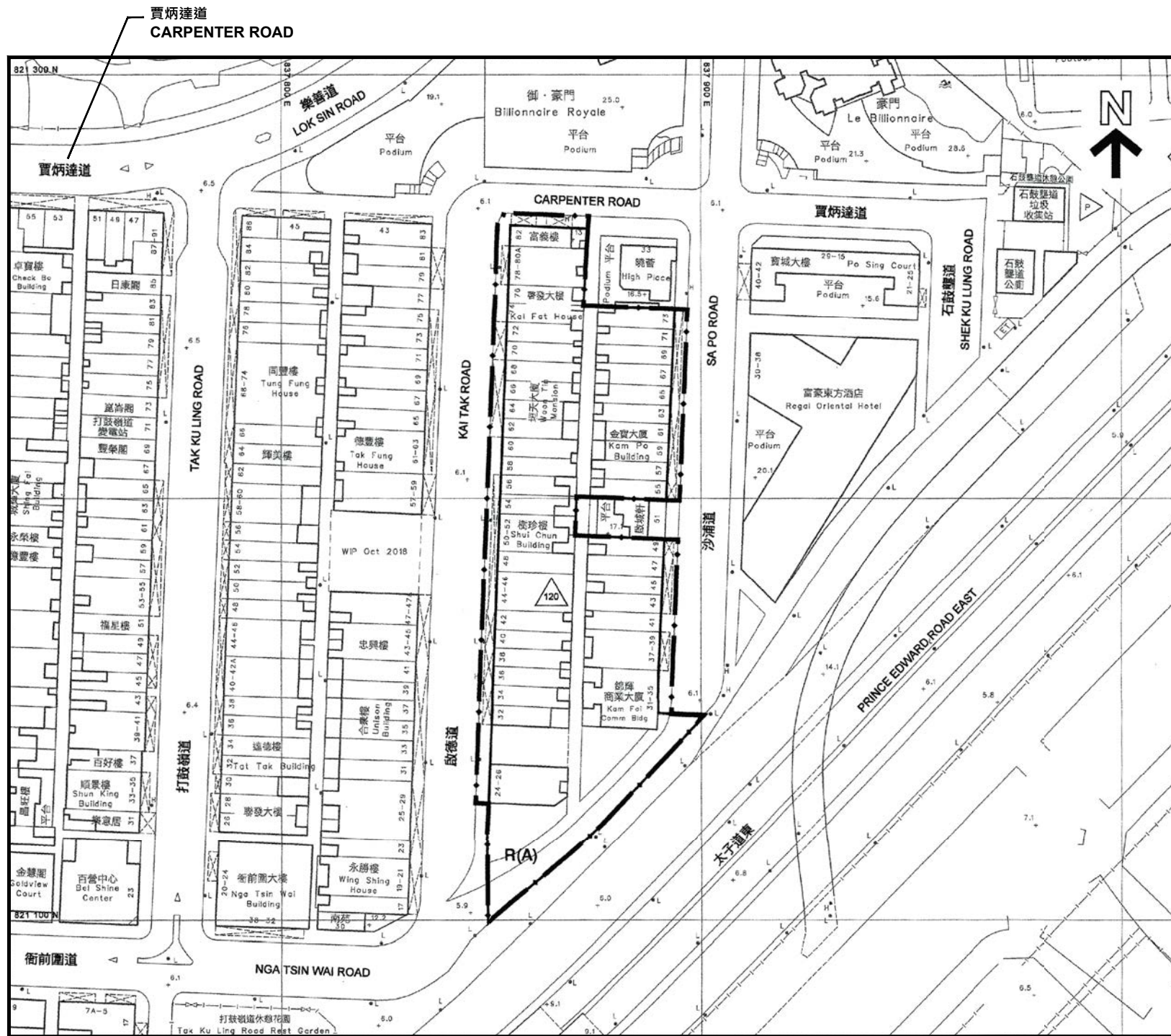
地帶 ZONES		交通 COMMUNICATIONS	
C	商業 Commercial	鐵路及車站(地下) Railway and Station (Underground)	
CDA	綜合發展區 Comprehensive Development Area	主要道路及路口 Major Road and Junction	
R(A)	住宅(甲類) Residential (Group A)	高架道路 Elevated Road	
R(B)	住宅(乙類) Residential (Group B)		
R(E)	住宅(戊類) Residential (Group E)		
G/IC	政府、機構或社區 Government, Institution or Community	其他 MISCELLANEOUS	
O	休憩用地 Open Space	規劃範圍界線 Boundary of Planning Scheme	
OU	其他指定用途 Other Specified Uses	市區重建局發展計劃圖範圍 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2025年12月24日刊憲之馬頭角分區計劃大綱草圖，圖則編號為S/K10/31。  
Adopted from part of the draft Ma Tau Kok Outline Zoning Plan No. S/K10/31 gazetted on 24 December 2025.

- 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)

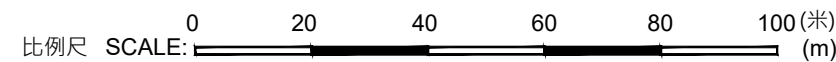
摘錄自2020年10月9日刊憲之市區重建局啟德道/沙浦道發展計劃核准圖，圖則編號為S/K10/URA1/2。  
Adopted from the approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme Plan No. S/K10/URA1/2, gazetted on 9 October 2020.

註:

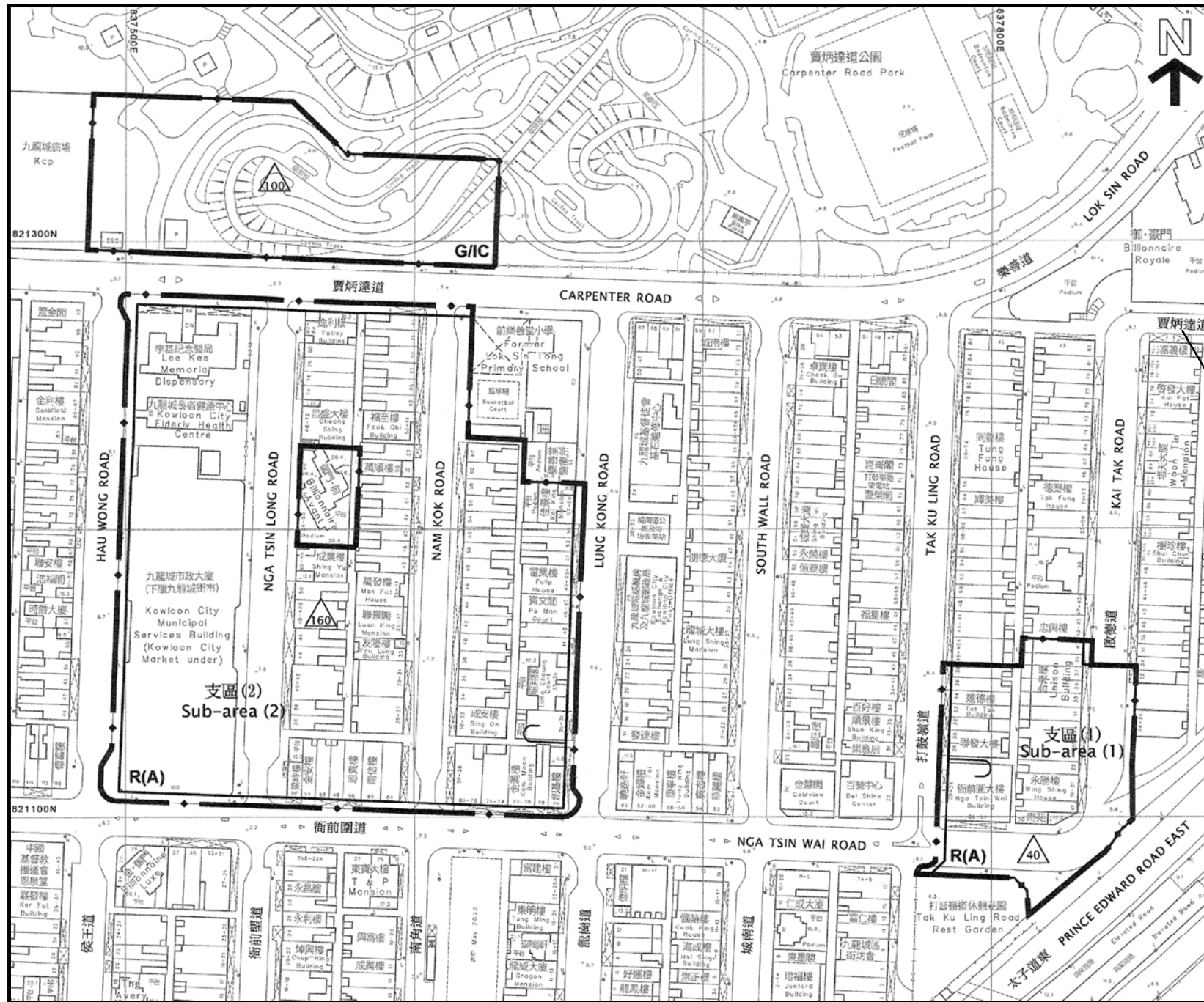
1. 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
4. 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

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)
	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

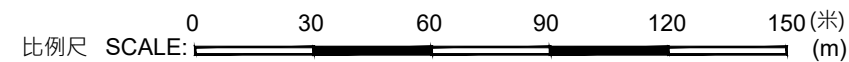
摘錄自2023年9月8日刊憲之市區重建局衙前圍道 / 賈炳達道發展計劃核准圖，圖則編號為S/K10/URA3/2。  
Adopted from the approved Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan No. S/K10/URA3/2, gazetted on 8 September 2023.

註:

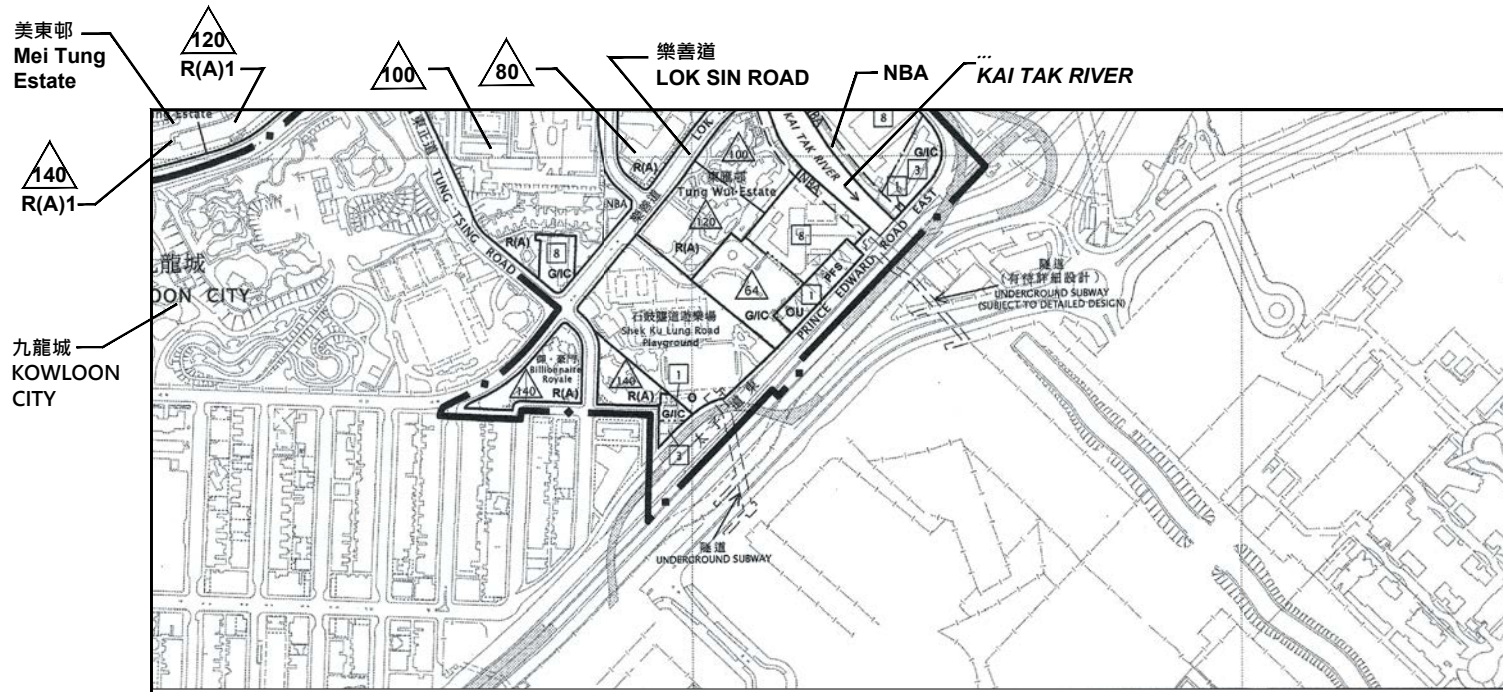
1. 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
4. 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

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.
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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



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

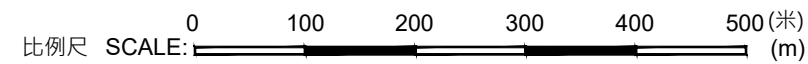
交通 COMMUNICATIONS

	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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- 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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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

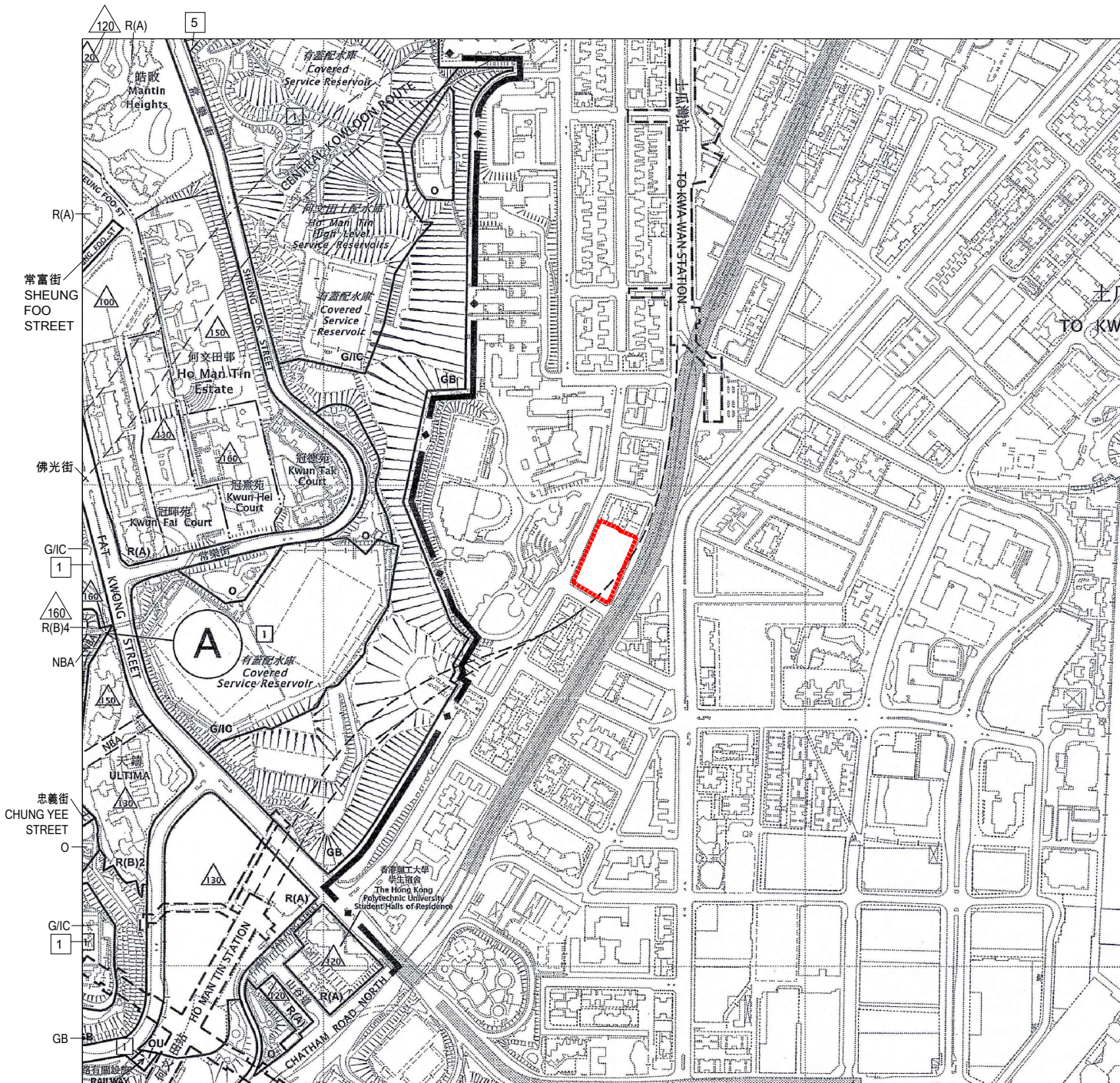
摘錄自2025年11月14日刊憲之何文田分區計劃大綱草圖，圖則編號為S/K7/25。  
Adopted from part of the draft Ho Man Tin Outline Zoning Plan No. S/K7/25 gazetted on 14 November 2025.

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:

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比例尺 SCALE :



與鐵路有關設施  
RAILWAY RELATED  
FACILITIES



冠山苑  
Kwun Shan Court

圖例 NOTATION

地帶 ZONES

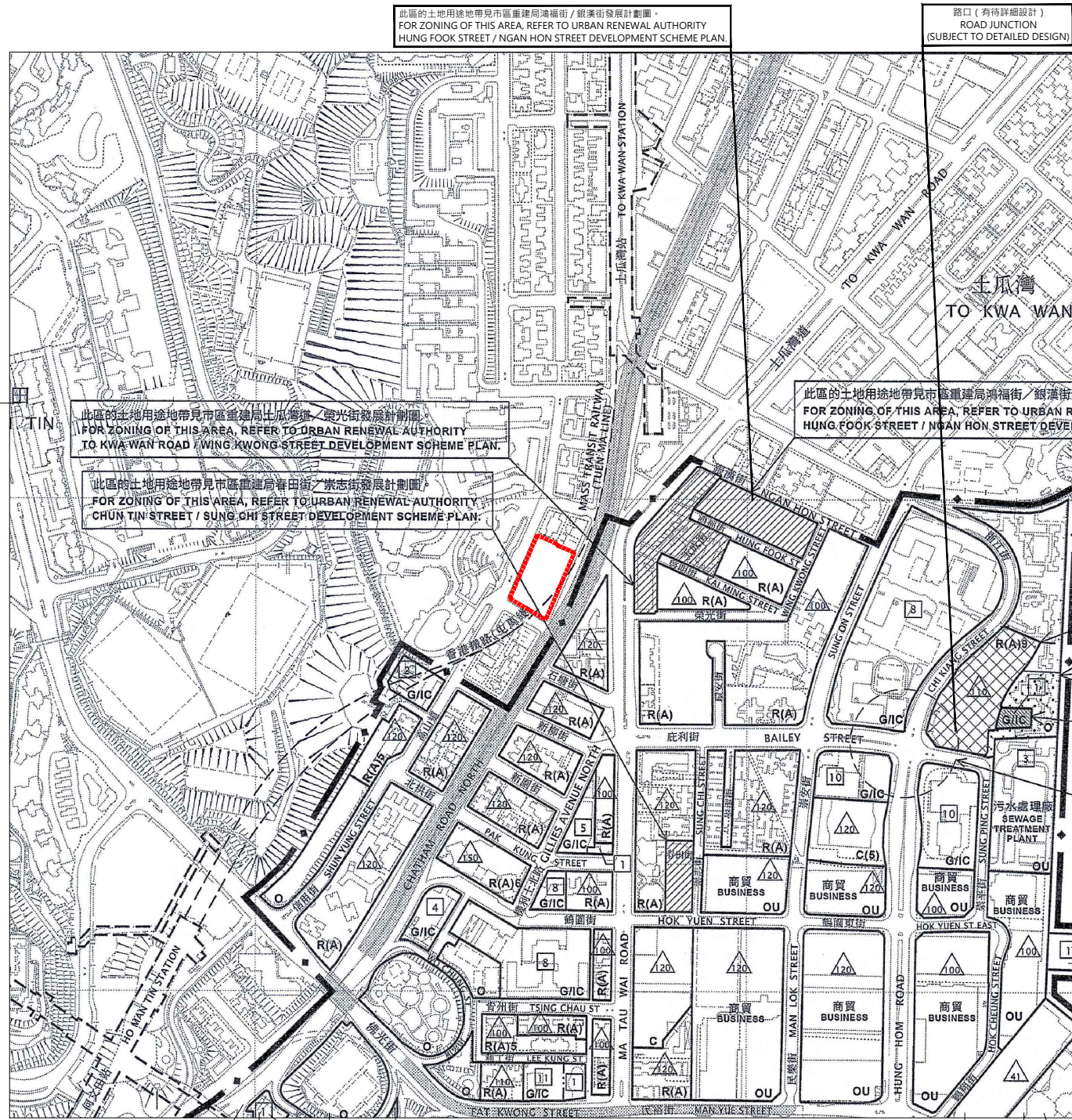
C	商業 Commercial	CDA	綜合發展區 Comprehensive Development Area
R(A)	住宅 (甲類) Residential (Group A)	G/IC	政府、機構或社區 Government, Institution or Community
R(B)	住宅 (乙類) Residential (Group B)	O	休憩用地 Open Space
OU	其他指定用途 Other Specified Uses	U	未決定用途 Undetermined

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		



比例尺 SCALE :



摘錄自2025年9月12日刊憲之紅磡分區計劃大綱草圖，圖則編號為S/K9/29。  
Adopted from part of the draft Hung Hom Outline Zoning Plan No. S/K9/29 gazetted on 12 September 2025.

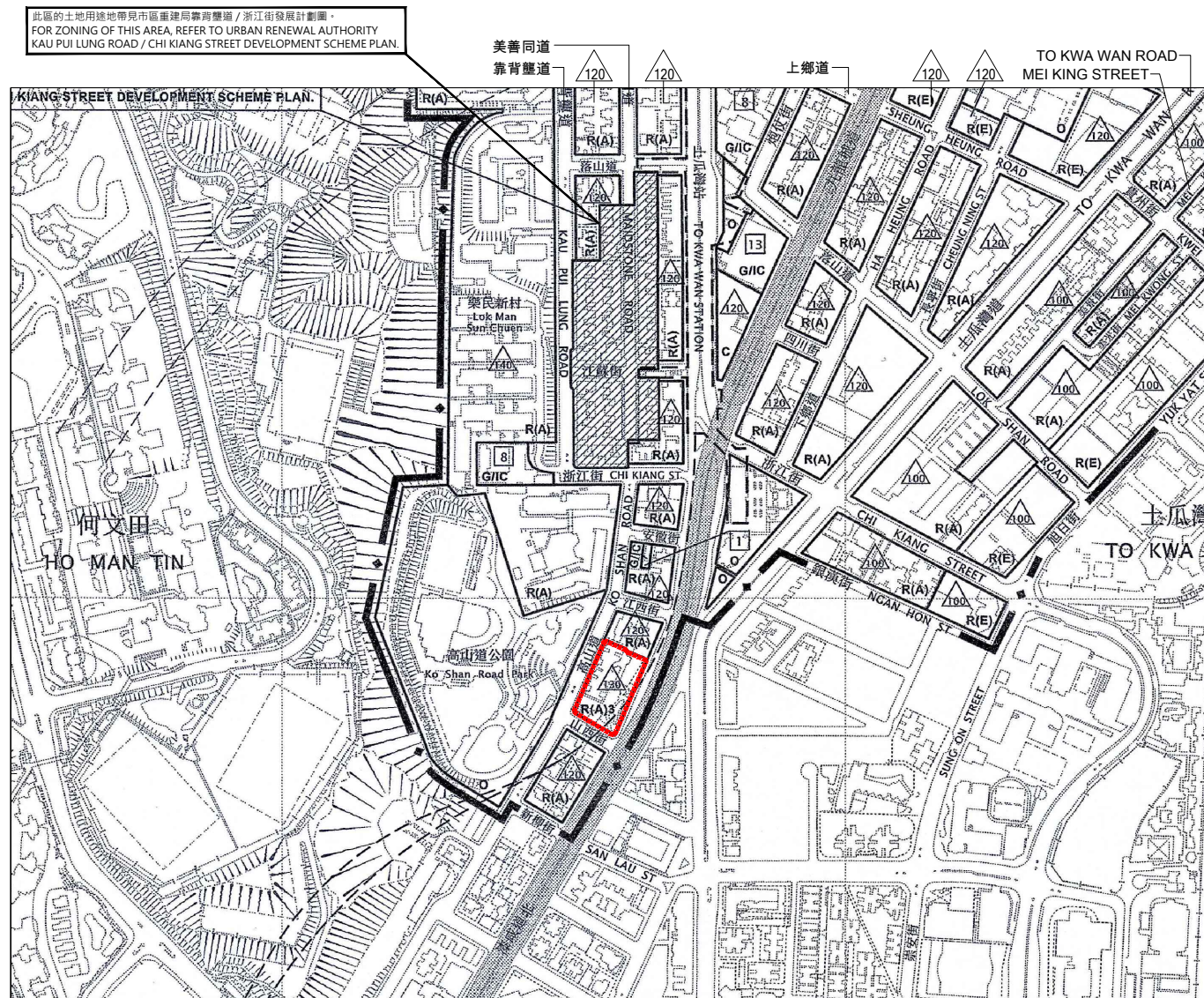
註：

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- 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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關於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)	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2025年12月24日刊憲之馬頭角分區計劃大綱草圖，圖則編號為S/K10/31。  
Adopted from part of the draft Ma Tau Kok Outline Zoning Plan No. S/K10/31 gazetted on 24 December 2025.

註：

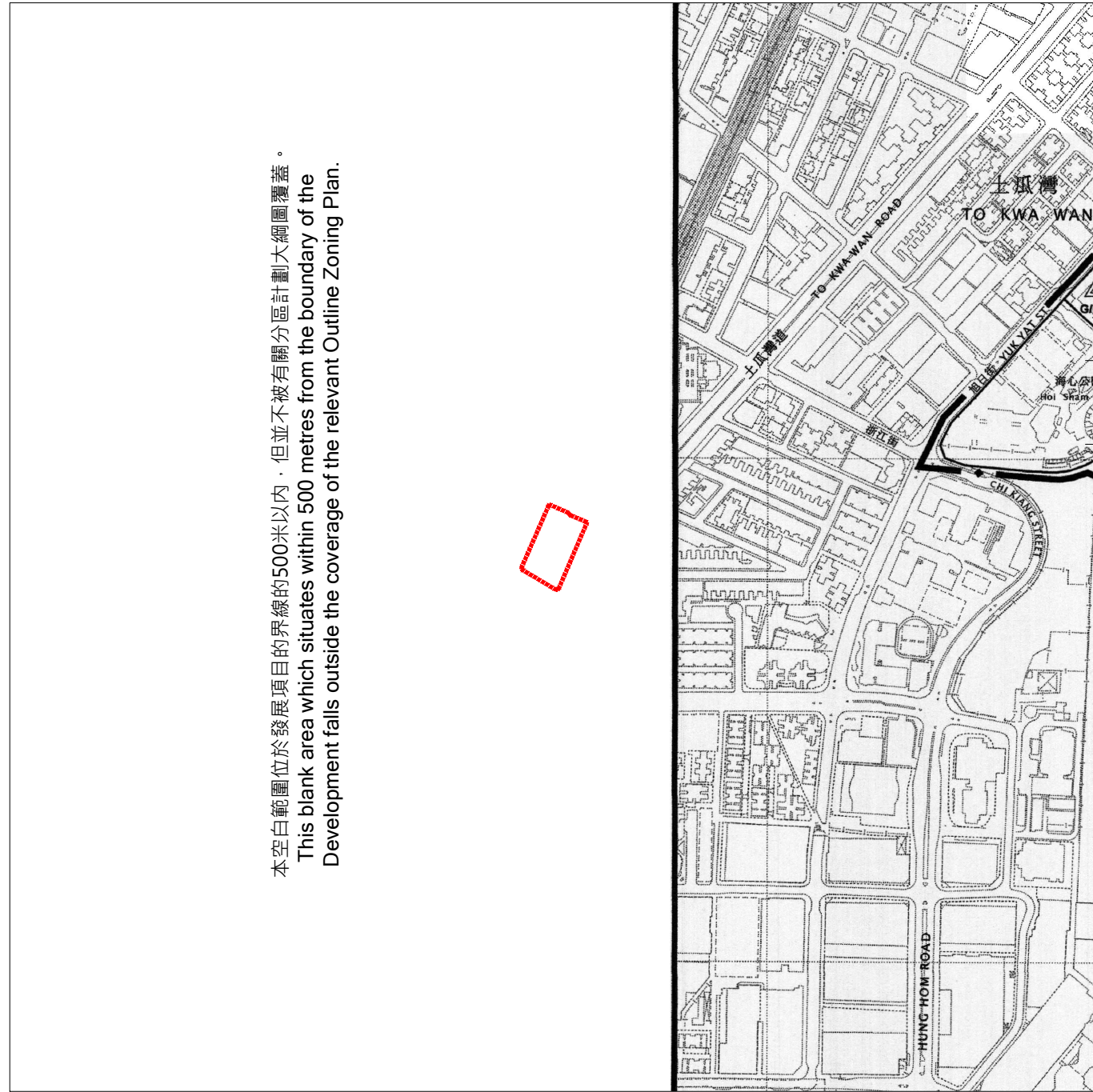
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
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Notes:

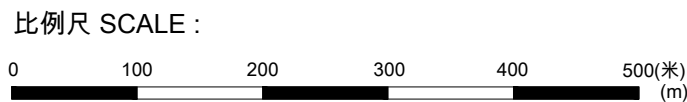
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason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

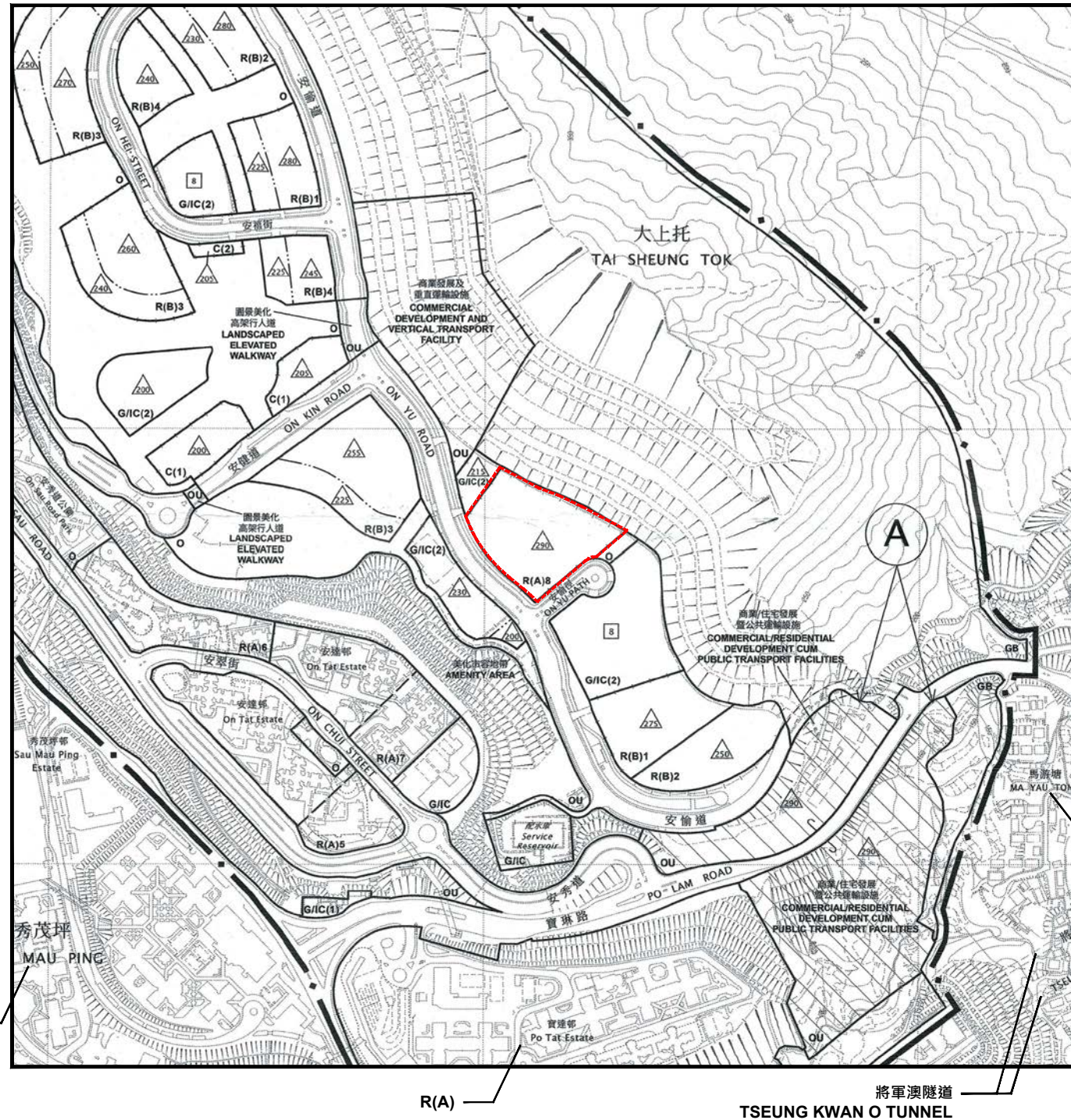
**註：**

- 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:**

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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)

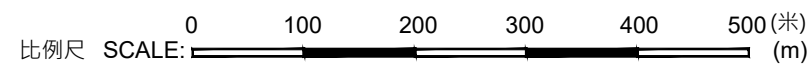
摘錄自2025年8月8日刊憲之觀塘北部分區計劃大綱草圖，圖則編號為S/K14N/16。  
Adopted from part of the draft Kwun Tong (North) Outline Zoning Plan No. S/K14N/16 gazetted on 8 August 2025.

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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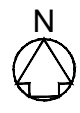
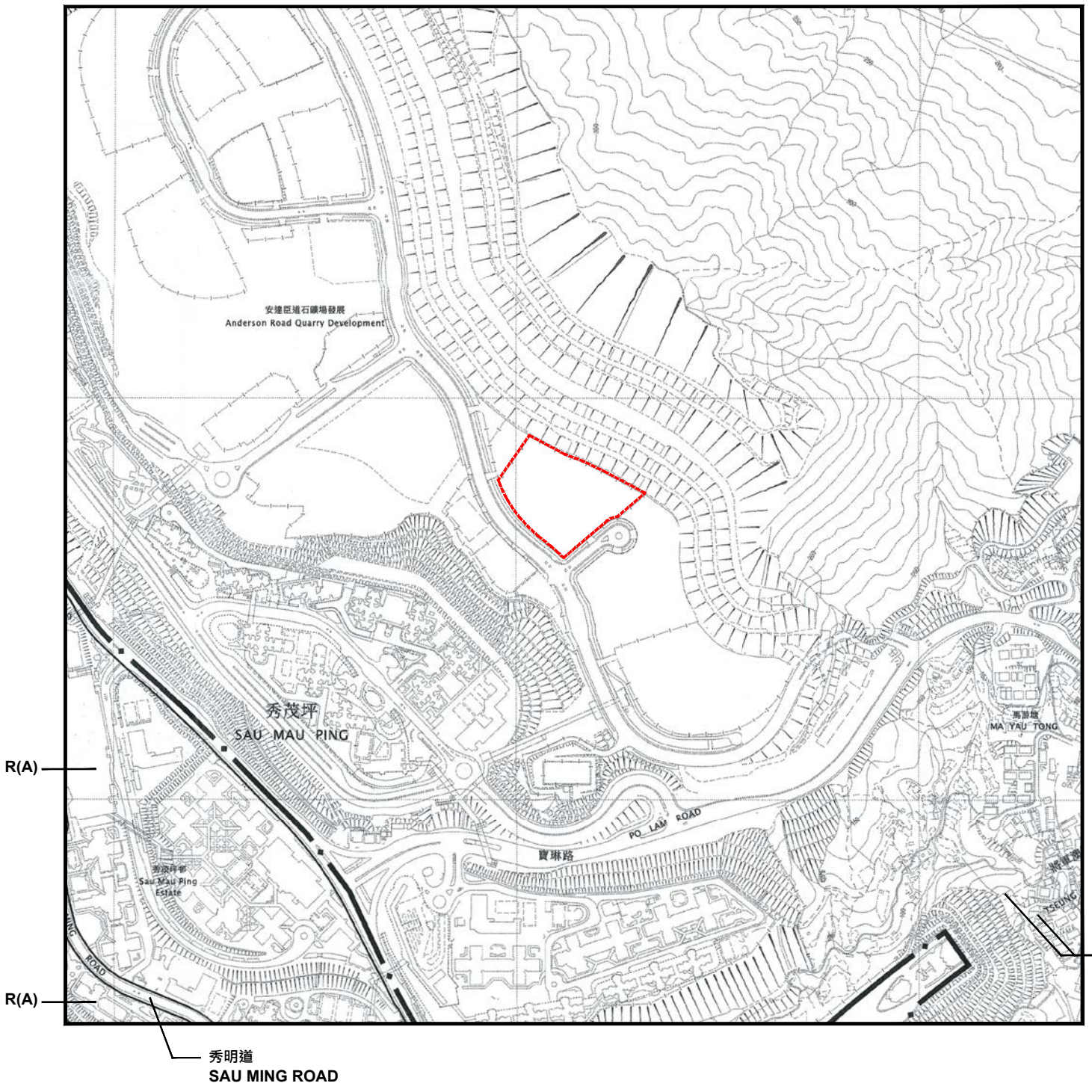


秀茂坪  
SAU MAU PING

馬游塘  
MA YAU TONG

將軍澳隧道  
TSEUNG KWAN O TUNNEL

關於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

	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

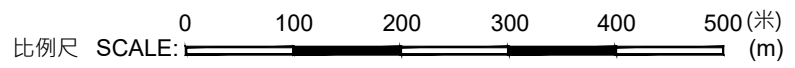
摘錄自2025年9月12日刊憲之觀塘南部分區計劃大綱草圖，圖則編號為S/K14S/27。  
Adopted from part of the draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/27 gazetted on 12 September 2025.

註:

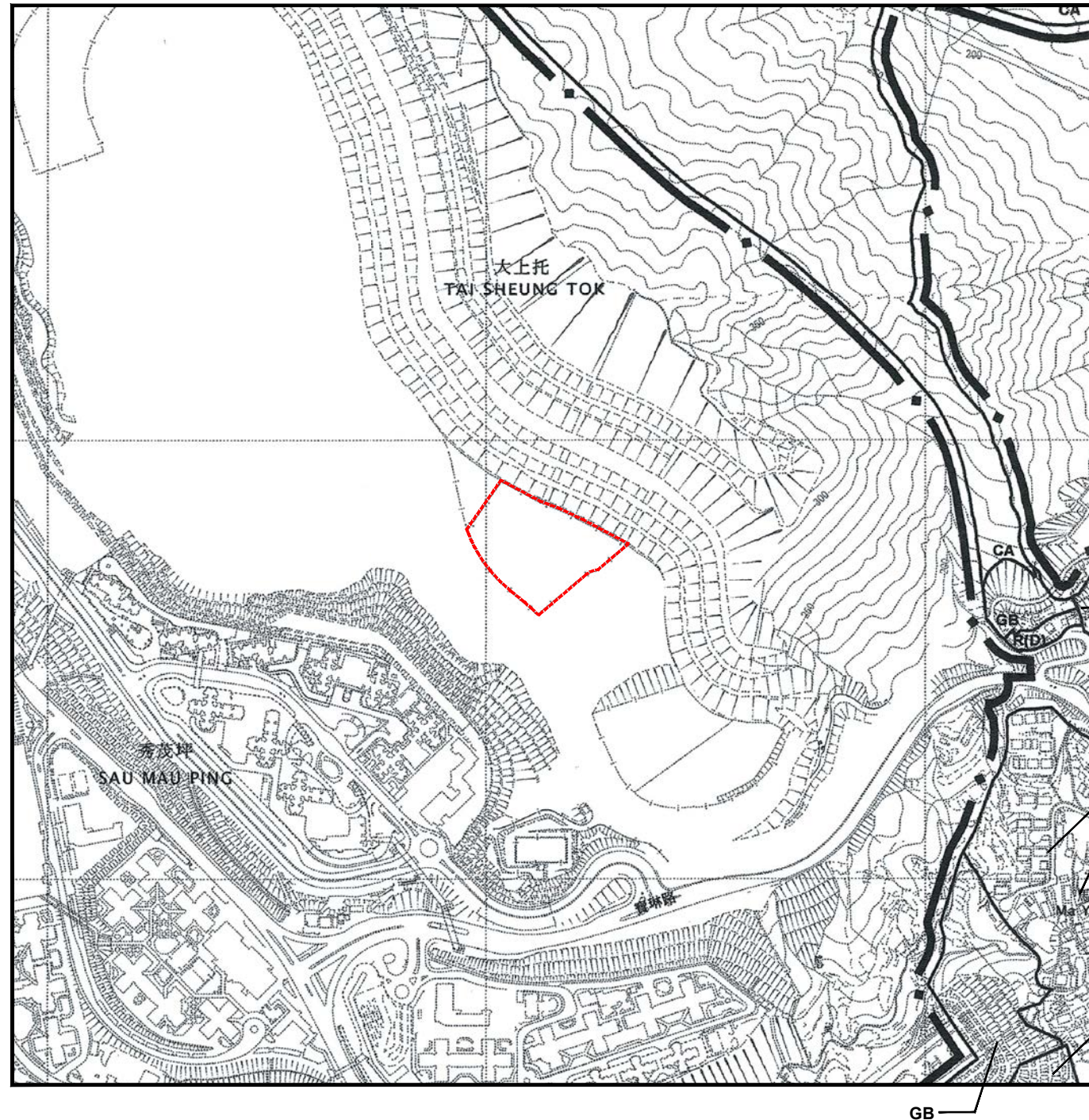
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客戶中心開放時間內免費查閱。

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



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:

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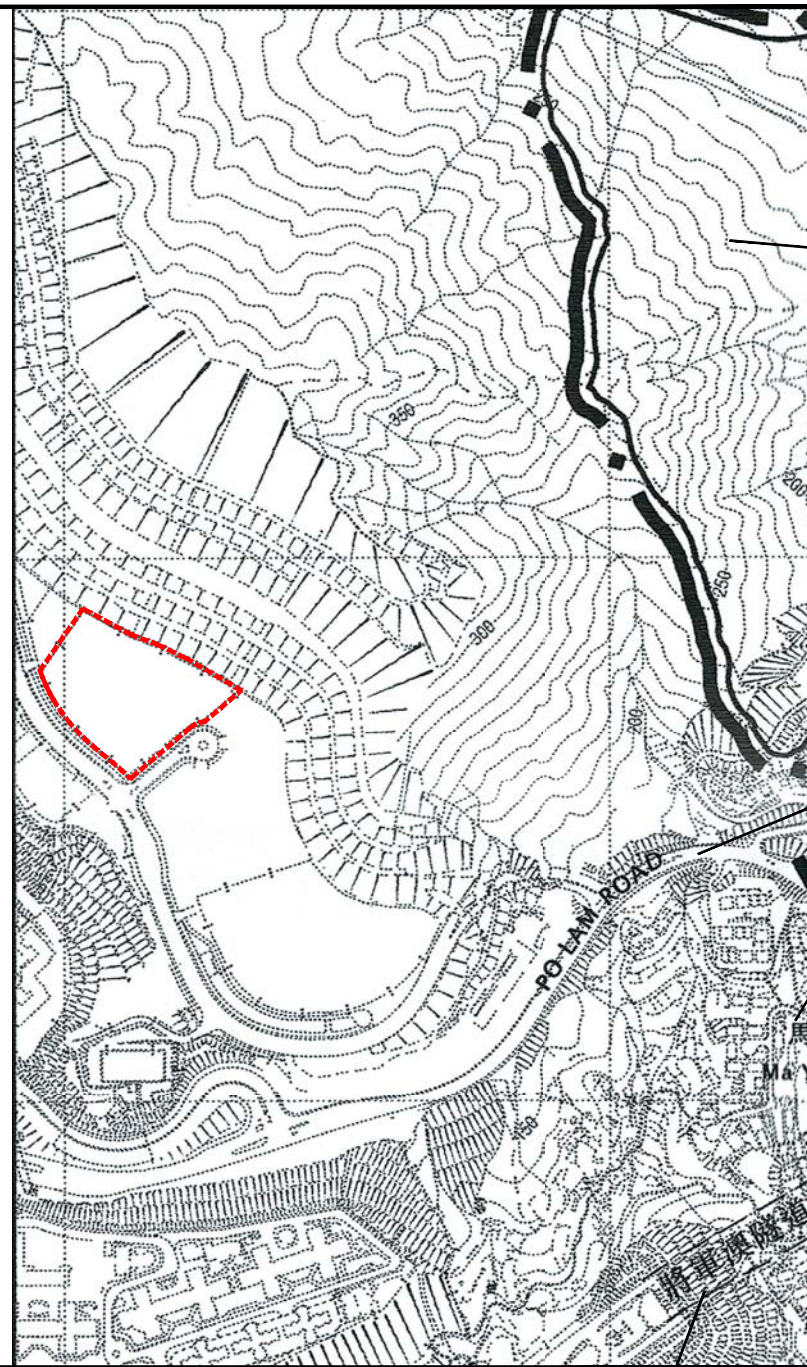
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比例尺 SCALE: 0 100 200 300 400 500 (米)

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 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/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
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
	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)
	加油站	Petrol Filling Station
	潔淨能源站	Green Fuel Station

摘錄自2025年10月17日刊憲之將軍澳分區計劃大綱核准圖，圖則編號為S/TKO/32。  
Adopted from part of the approved Tseung Kwan O Outline Zoning Plan No. S/TKO/32 gazetted on 17 October 2025.

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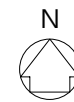
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比例尺 SCALE: 0 100 200 300 400 500 (米) (m)

# 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

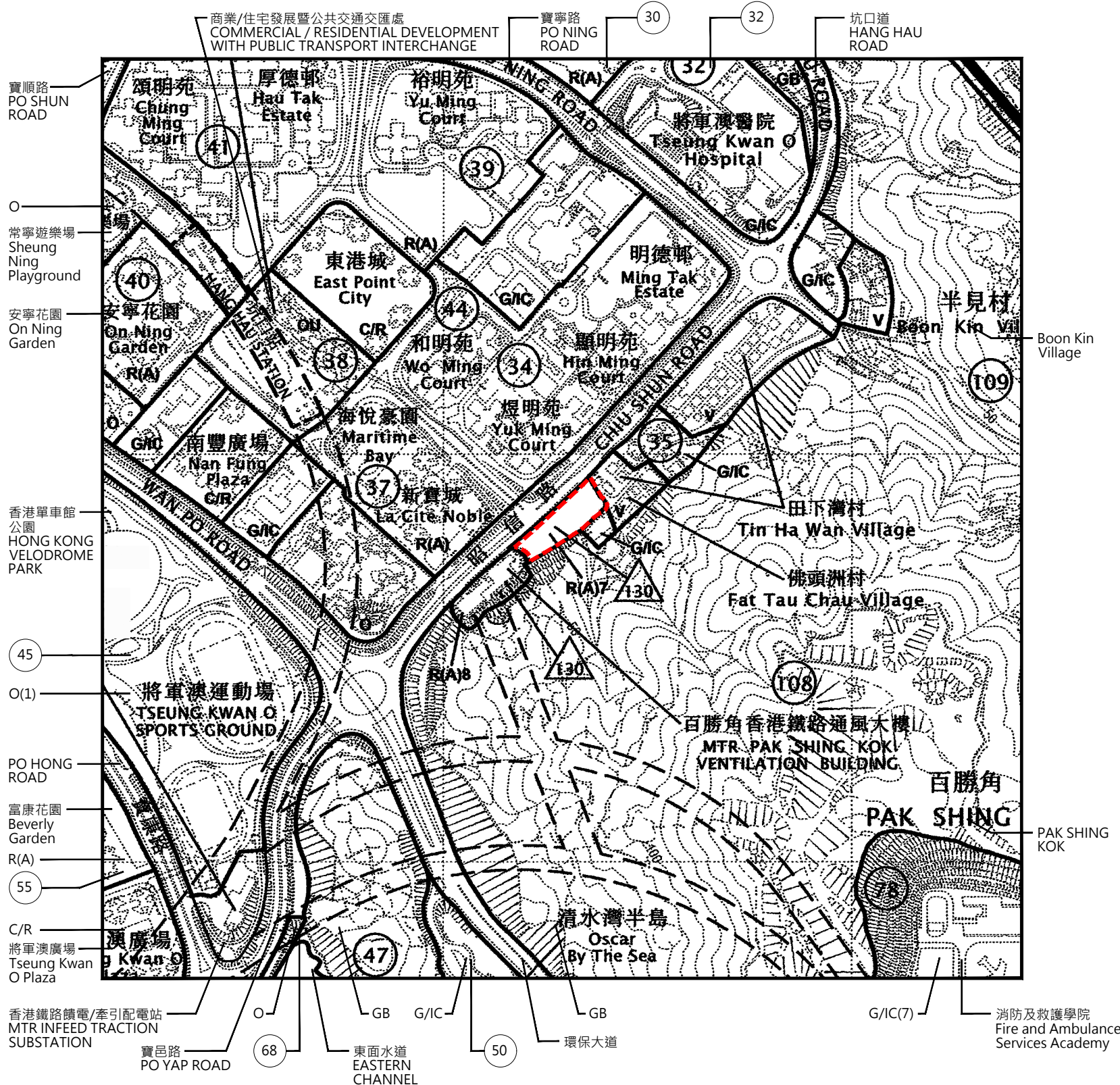
CDA	綜合發展區	Comprehensive Development Area	V	鄉村式發展	Village Type Development
C/R	商業 / 住宅	Commercial / Residential	G/IC	政府、機構或社區	Government, Institution or Community
R(A)	住宅(甲類)	Residential (Group A)	O	休憩用地	Open Space
R(B)	住宅(乙類)	Residential (Group B)	REC	康樂	Recreation
R(C)	住宅(丙類)	Residential (Group C)	OU	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

	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

#### 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
	建築物高度管制區界線	Building Height Control Zone Boundary	GFS	潔淨能源站	Green Fuel Station
	最高建築物高度(樓層數目)	Maximum Building Height (in number of storeys)		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2025年10月17日刊憲之將軍澳分區計劃大綱核准圖，圖則編號為S/TKO/32。

Adopted from part of the approved Tseung Kwan O Outline Zoning Plan No. S/TKO/32 gazetted on 17 October 2025.

#### 註:

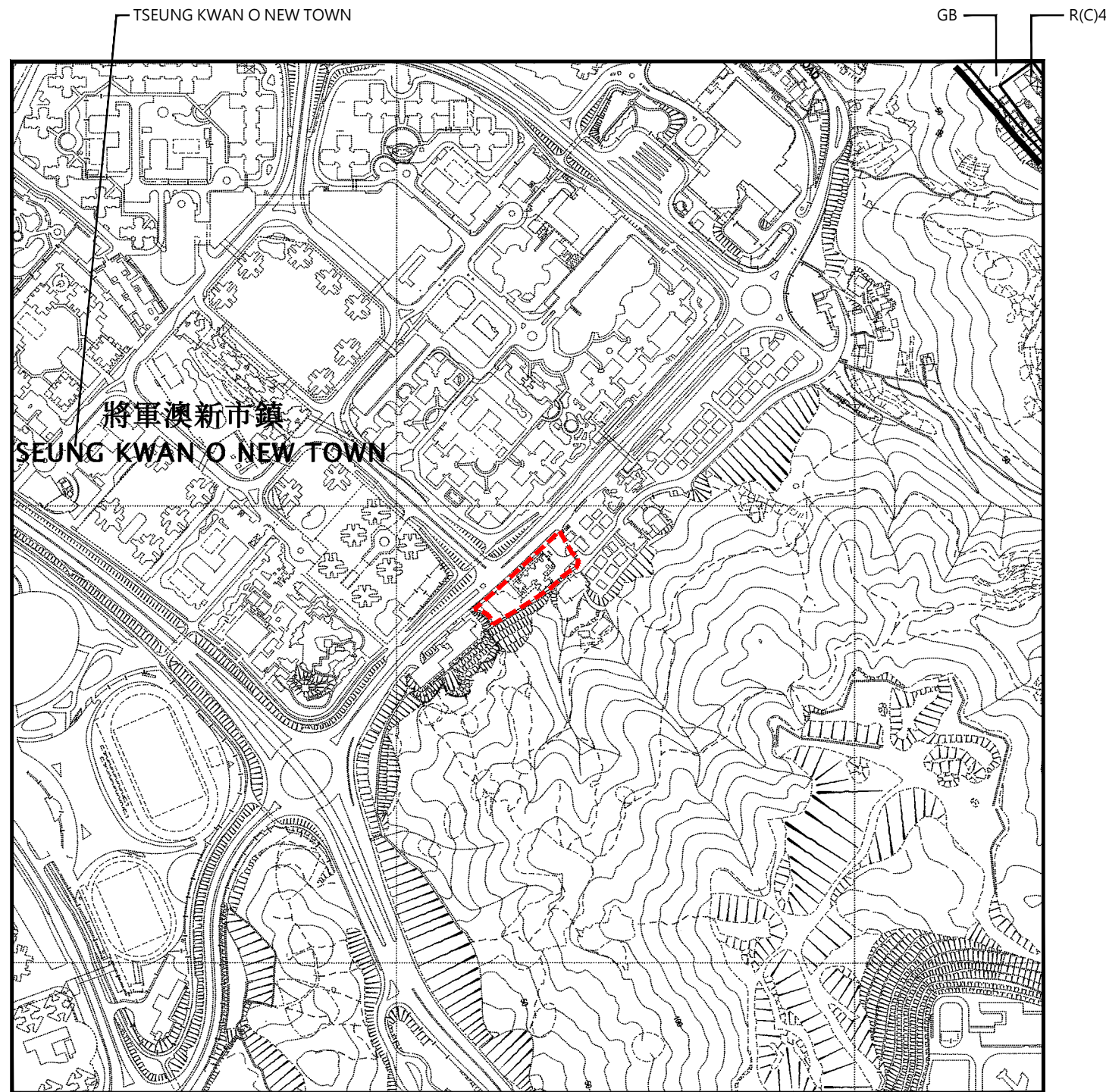
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# 關於發展項目的分區計劃大綱圖

## Outline Zoning Plan Relating to the Development



昭明苑  
Chiu Ming Court

### 圖例 NOTATION

#### 地帶 ZONES

C	商業	Commercial	O	休憩用地	Open Space
CDA	綜合發展區	Comprehensive Development Area	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(C)	住宅(丙類)	Residential (Group C)	CA	自然保育區	Conservation Area
V	鄉村式發展	Village Type Development	CPA	海岸保護區	Coastal Protection Area
G/IC	政府、機構或社區	Government, Institution or Community	CP	郊野公園	Country Park

#### 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2025年9月26日刊憲之清水灣半島北分區計劃大綱草圖，圖則編號為S/SK-CWBN/7。

Adopted from part of the draft Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/7 gazetted on 26 September 2025.

#### 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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#### Notes:

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- 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.
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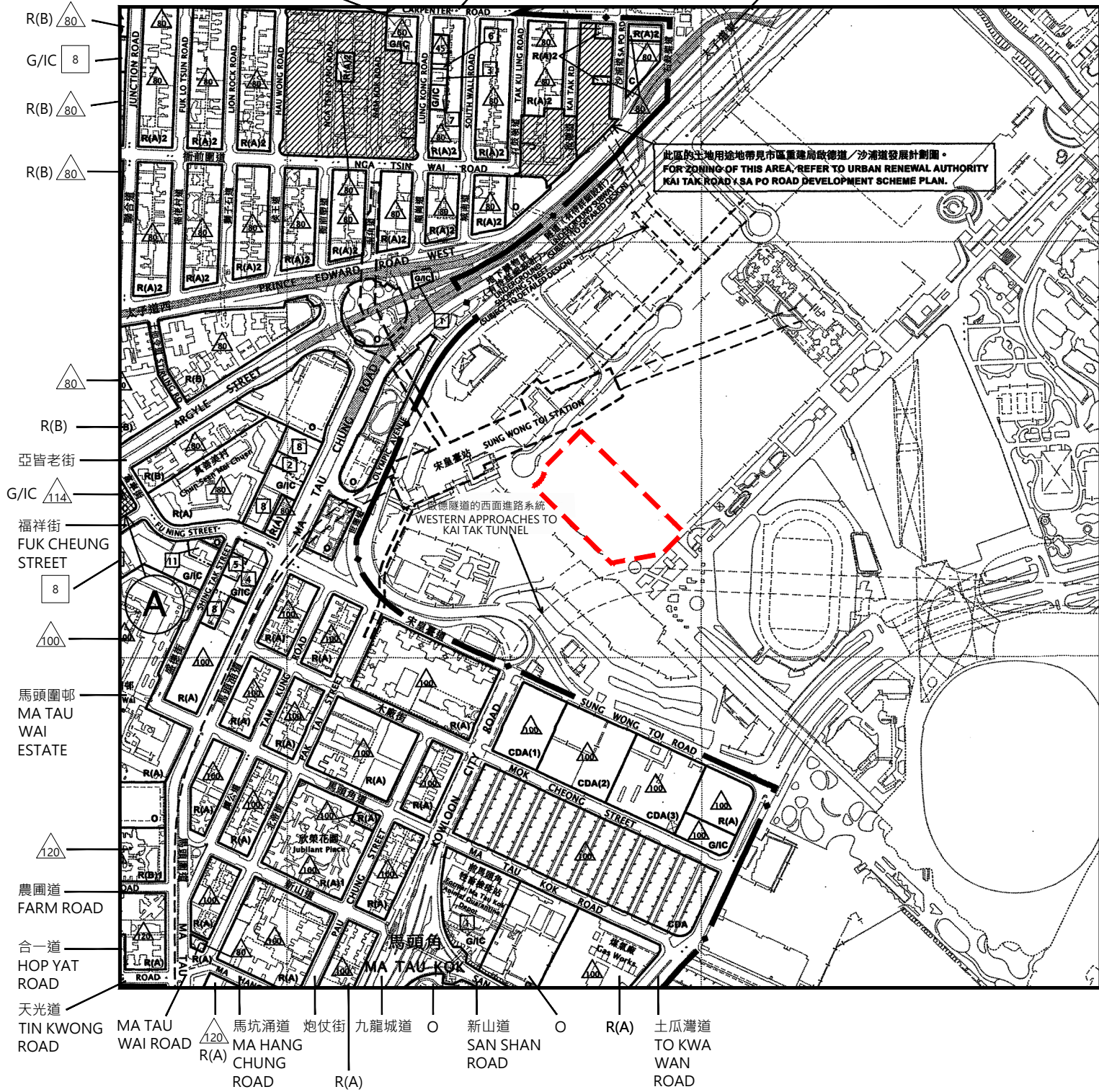
# 關於發展項目的分區計劃大綱圖

## Outline Zoning Plan Relating to the Development

此區的土地用途地帶見市區重建局前圍道/賈炳達道發展計劃圖。  
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY NGA TSIN WAI ROAD / CARPENTER ROAD DEVELOPMENT SCHEME PLAN.

CARPENTER ROAD  
賈炳達道

PRINCE EDWARD ROAD EAST  
東區皇德道



啟悅苑  
Kai Yuet Court

### 圖例 NOTATION

#### 地帶 ZONES

C	商業	Commercial	R(E)	住宅(戊類)	Residential (Group E)
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	休閑用地	Open Space
R(B)	住宅(乙類)	Residential (Group B)	OU	其他指定用途	Other Specified Uses

#### 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		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		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			

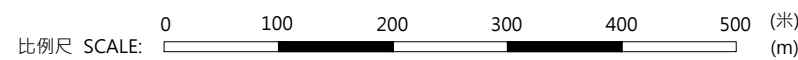
摘錄自2025年12月24日刊憲之馬頭角分區計劃大綱草圖，圖則編號為S/K10/31。  
Adopted from part of the draft Ma Tau Kok Outline Zoning Plan No. S/K10/31 gazetted on 24 December 2025.

#### 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。

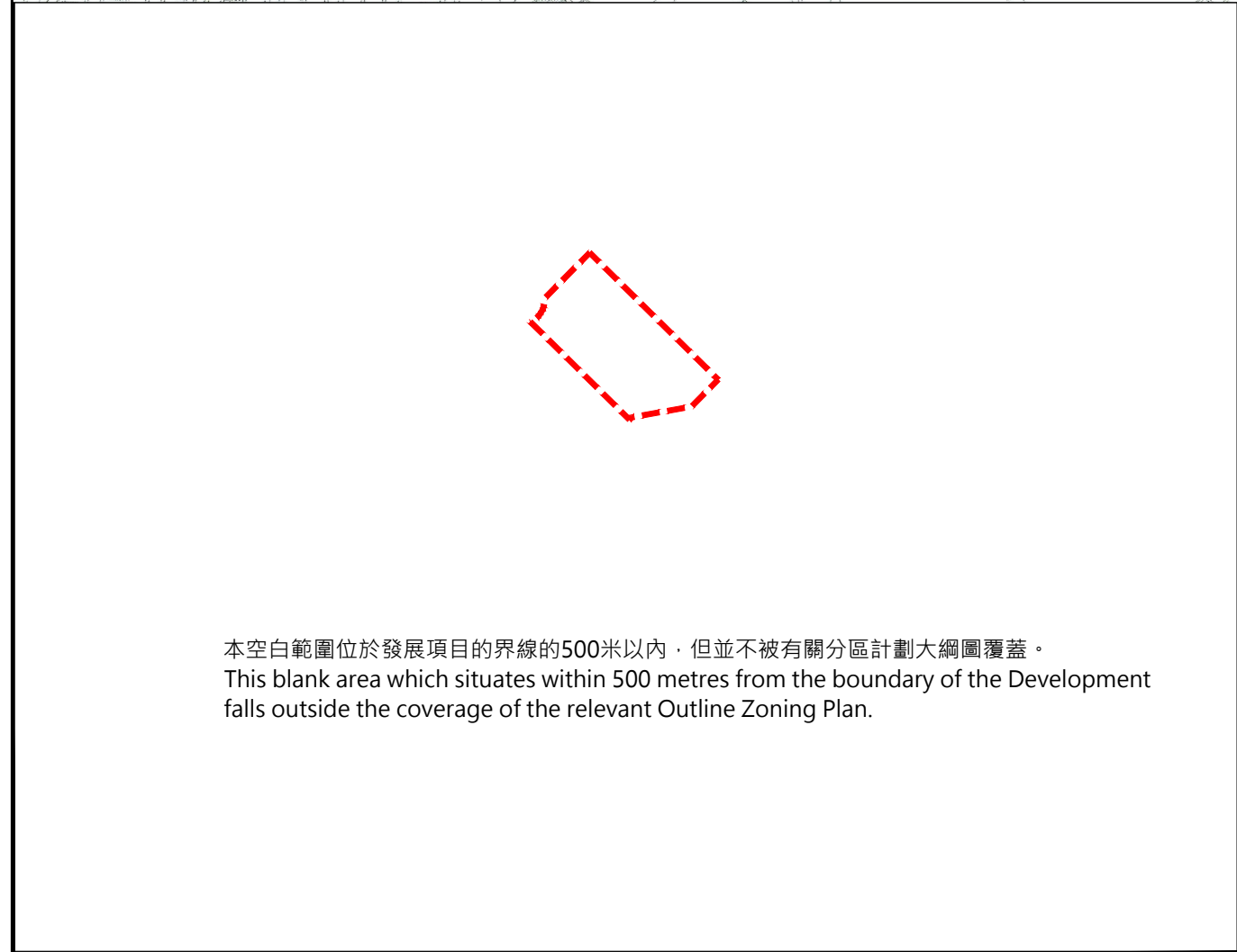
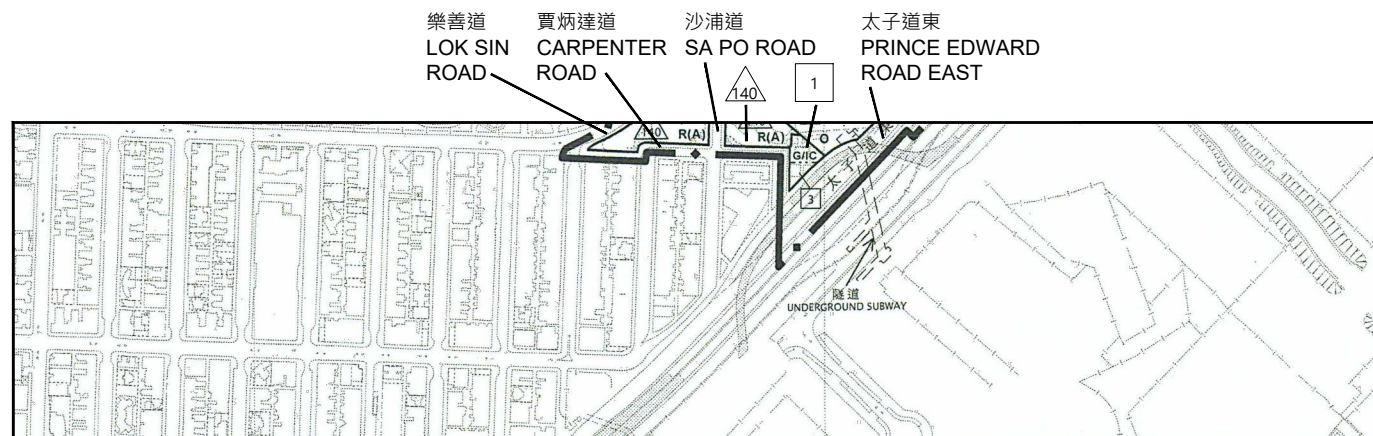
#### Notes:

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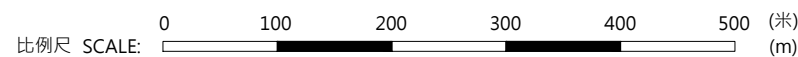


# 關於發展項目的分區計劃大綱圖

## Outline Zoning Plan Relating to the Development



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.



啟悅苑  
Kai Yuet Court

### 圖例 NOTATION

#### 地帶 ZONES

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

#### 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	<b>PFS</b> 加油站	Petrol Filling Station
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)
非建築用地	Non-Building Area	最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)

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:

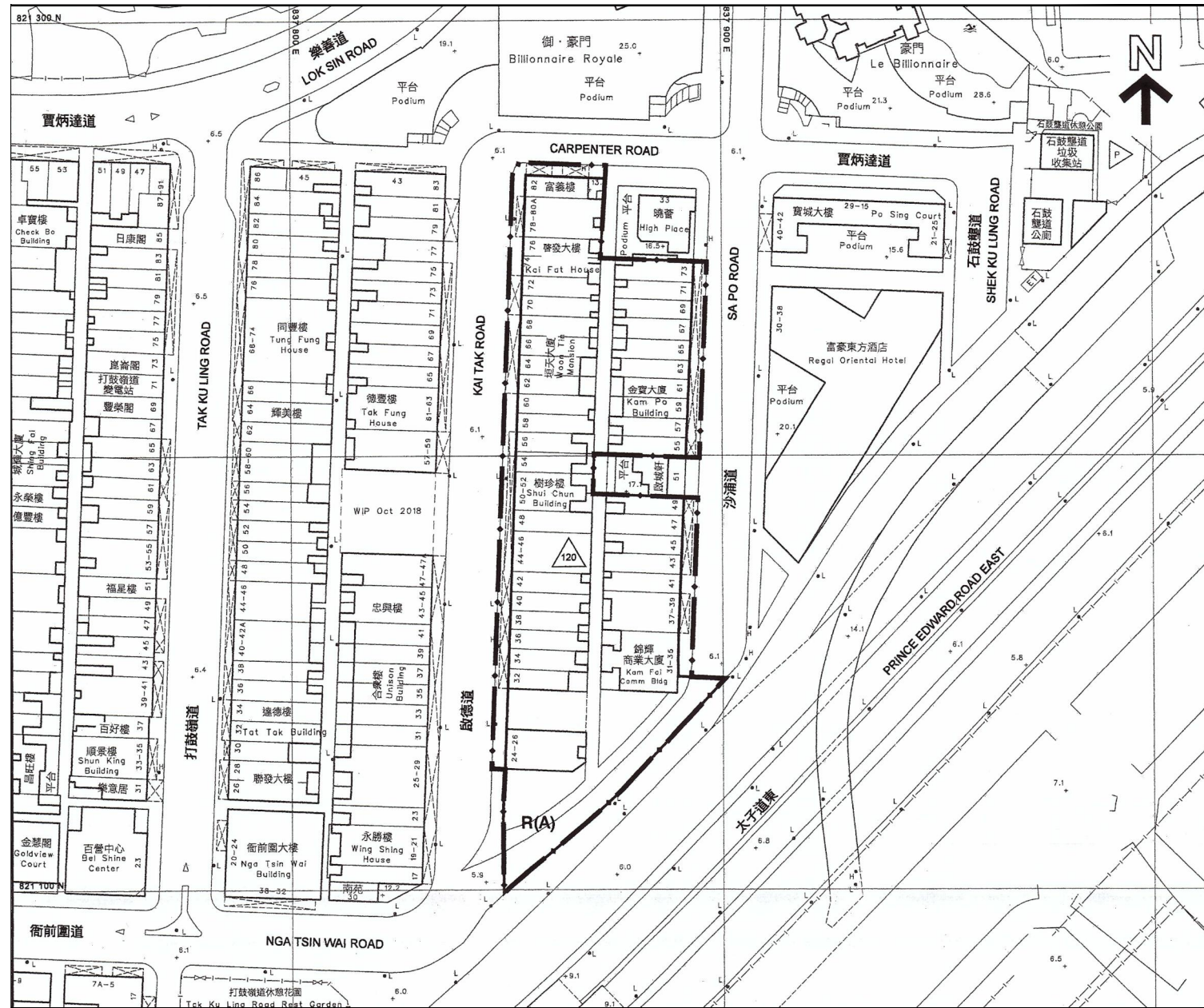
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

#### 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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# 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)
- 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。

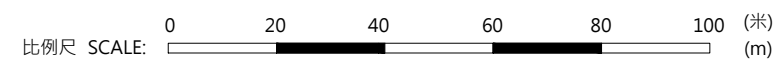
Adopted from part of the approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme Plan No. S/K10/URA1/2 gazetted on 9 October 2020.

### 註:

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。
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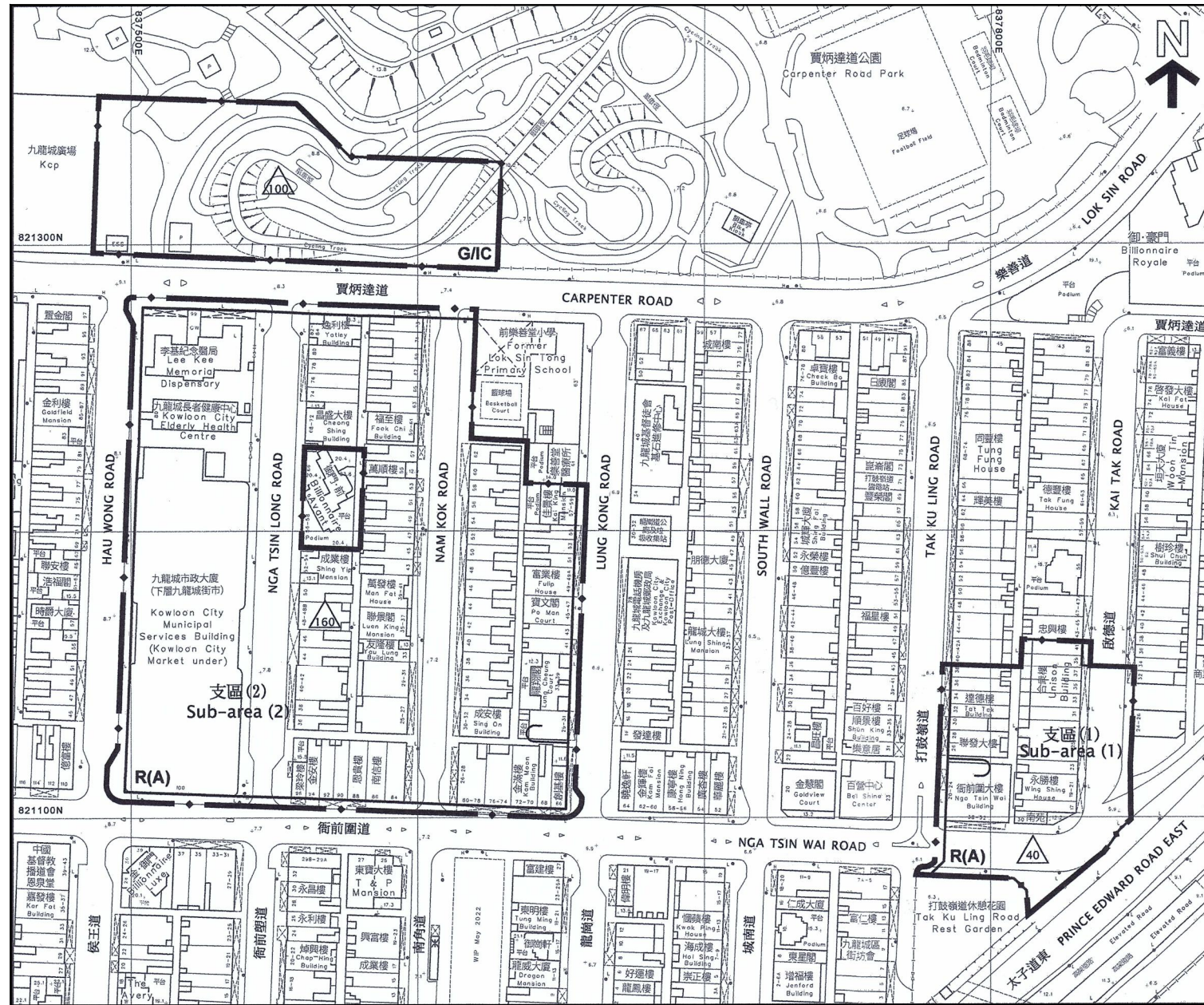
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# 關於發展項目的分區計劃大綱圖

## Outline Zoning Plan Relating to the Development



### 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)

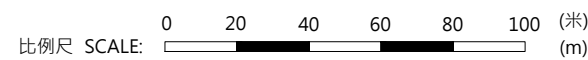
摘錄自2023年9月8日刊憲之市區重建局衙前圍道/ 賈炳達道發展計核准圖，圖則編號為 S/K10/URA3/2。  
Adopted from part of the approved Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan No. S/K10/URA3/2 gazetted on 8 September 2023.

#### 註:

- 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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





## Outline Zoning Plan Relating to the Development








 安楹苑  
On Ying Court

### 圖例 NOTATION

#### 地帶 ZONES

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

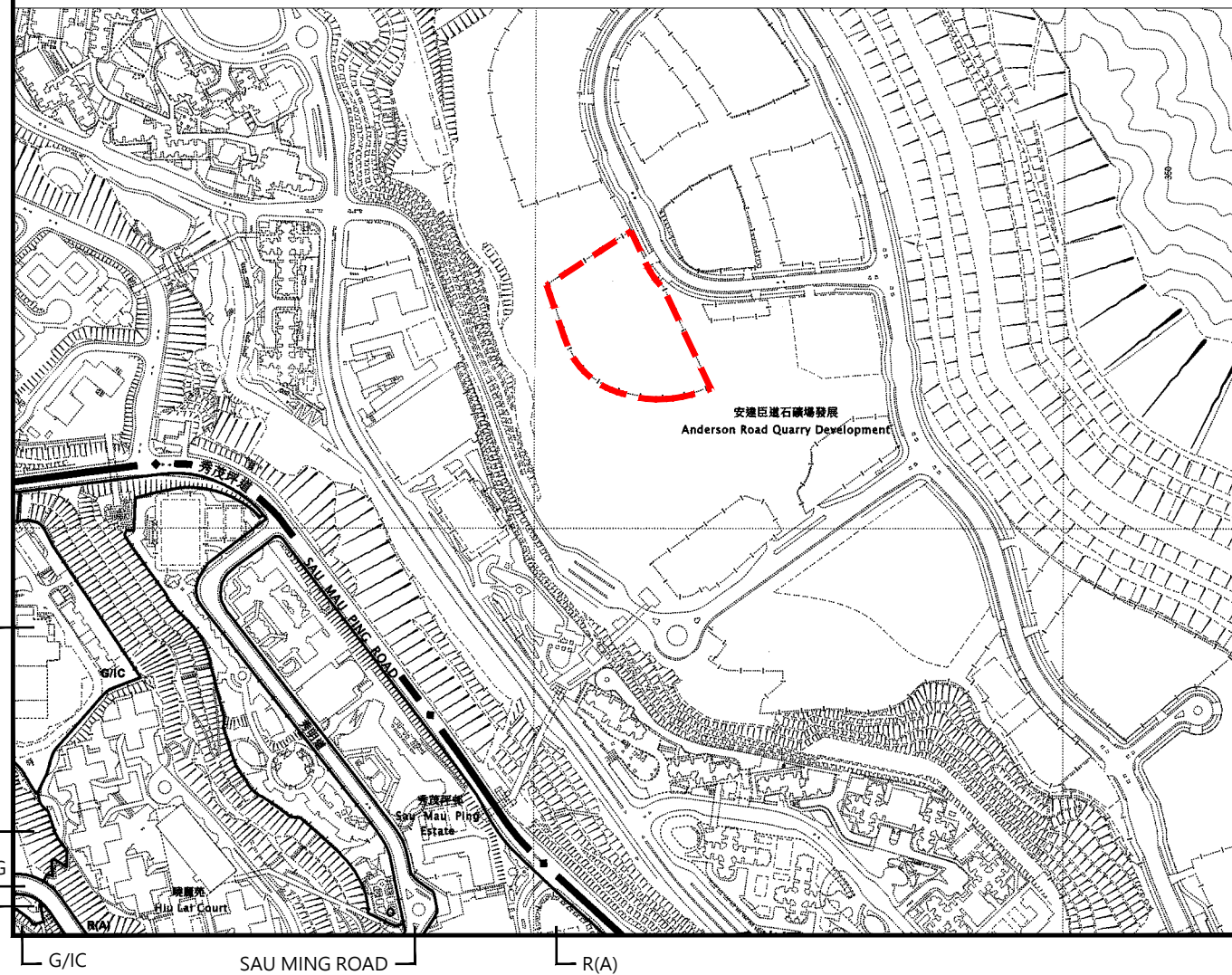
#### 交通 COMMUNICATIONS

 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	 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)
 PFS 加油站	Petrol Filling Station	 最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)

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

摘錄自2025年9月12日刊憲之觀塘南部分區計劃大綱草圖，圖則編號為 S/K14S/27。

Adopted from part of the draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/27 gazetted on 12 September 2025.

#### 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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






## Outline Zoning Plan Relating to the Development






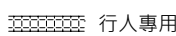

 安楹苑  
On Ying Court

### 圖例 NOTATION

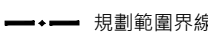
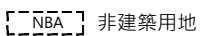
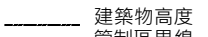
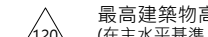

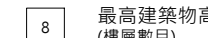
#### 地帶 ZONES

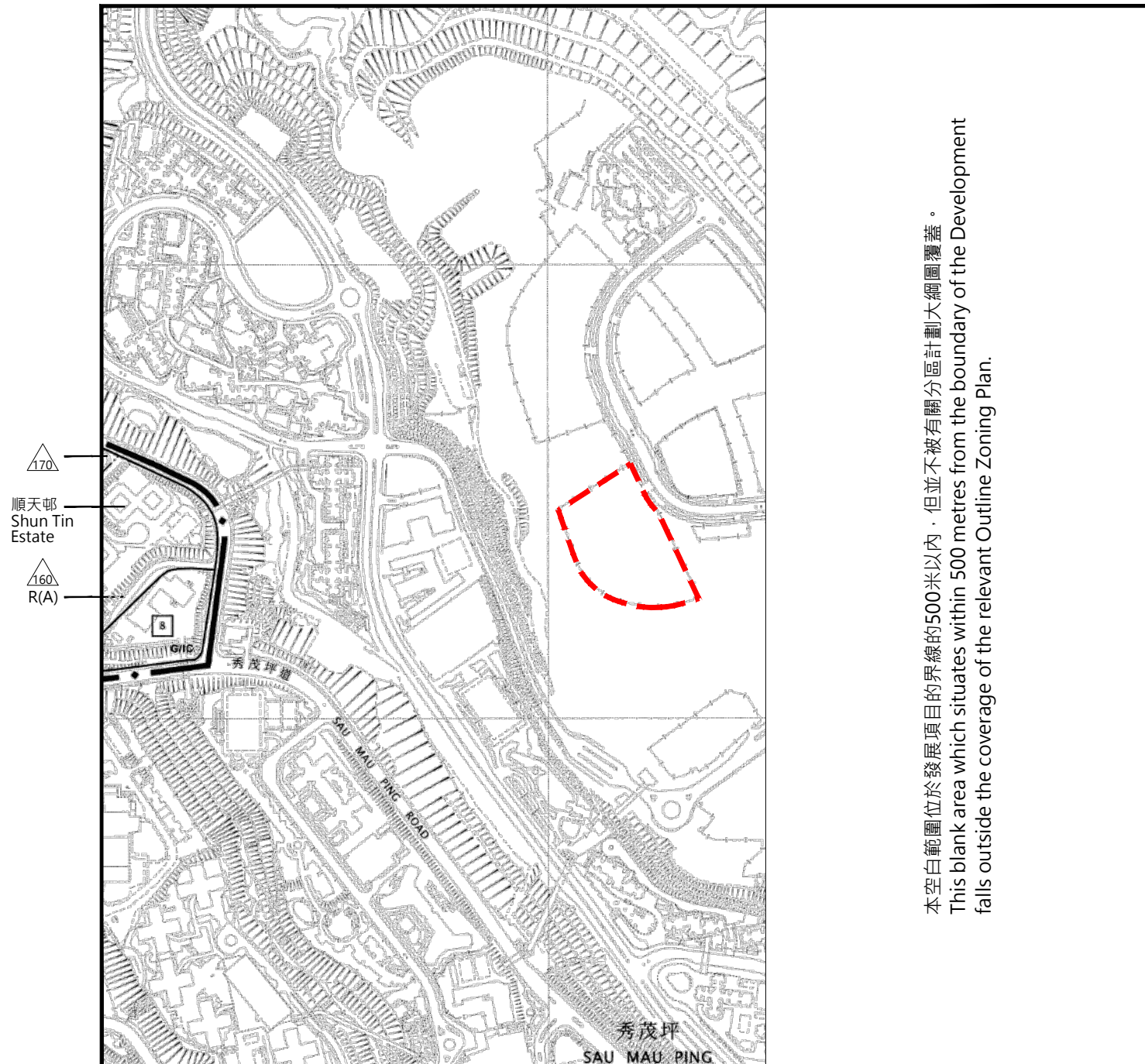
 商業	Commercial	 休憩用地	Open Space
 住宅(甲類)	Residential (Group A)	 其他指定用途	Other Specified Uses
 住宅(乙類)	Residential (Group B)	 綠化地帶	Green Belt
 政府、機構或社區	Government, Institution or Community		

#### 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)	 行人專用區或街道	Pedestrian Precinct/Street
 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
 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)
 P F S 加油站	Petrol Filling Station	 最高建築物高度 (樓層數目)	Maximum Building Height (in number of storeys)



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。  
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摘錄自2025年11月7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/K13/34。

Adopted from part of the approved Ngau Tau Kok & Kowloon Bay Outline Zoning Plan No. S/K13/34 gazetted on 7 November 2025.

#### 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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- 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。

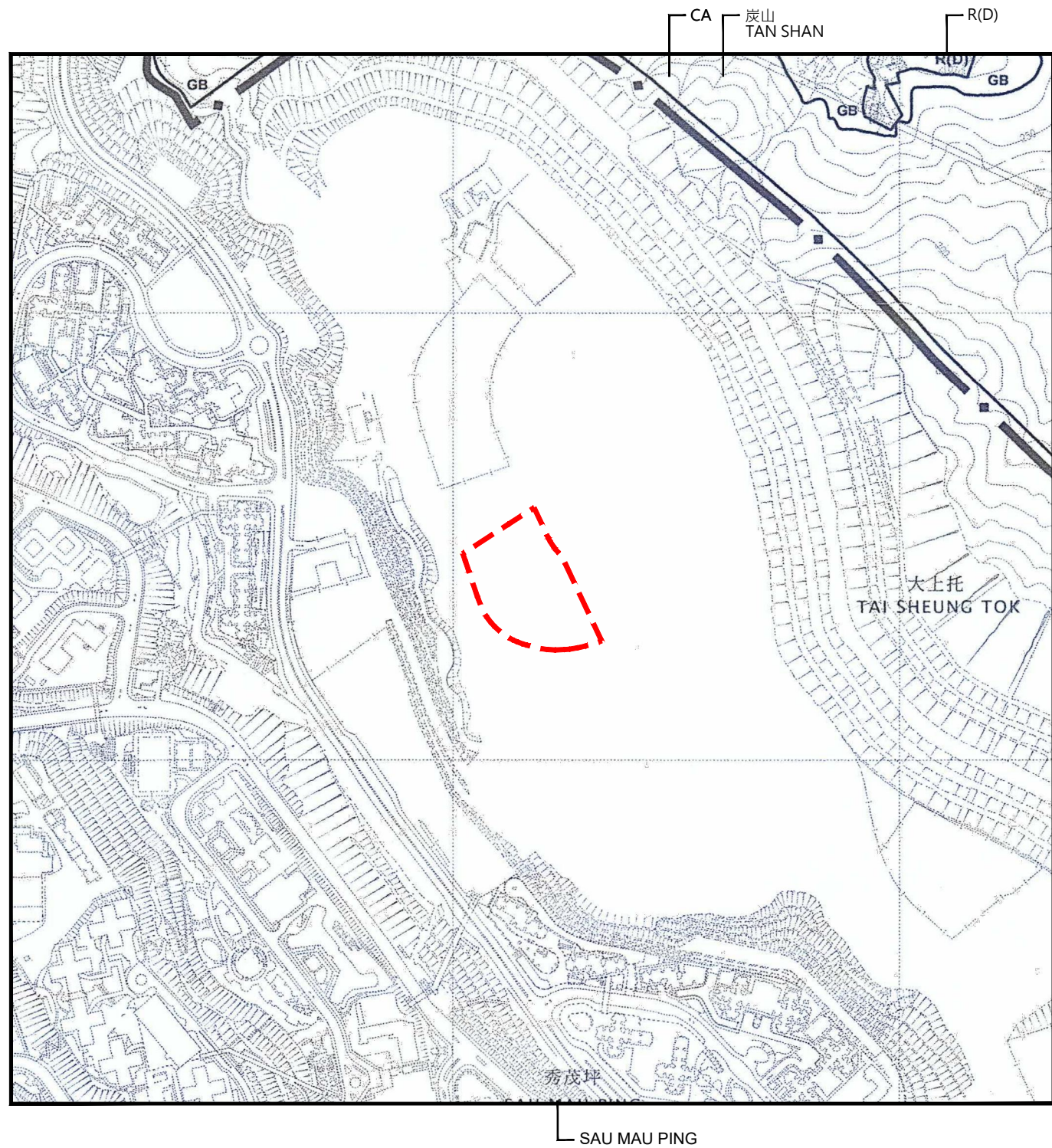
#### Notes:

- 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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- 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) (m)

# 關乎發展項目的分區計劃大綱圖










## Outline Zoning Plan Relating to the Development



 安楹苑  
On Ying Court

### 圖例 NOTATION


#### 地帶 ZONES


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

#### 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。

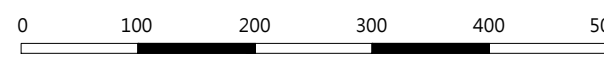
Adopted from part of the approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/10 gazetted on 5 May 2023.

#### 註:

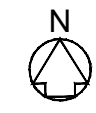
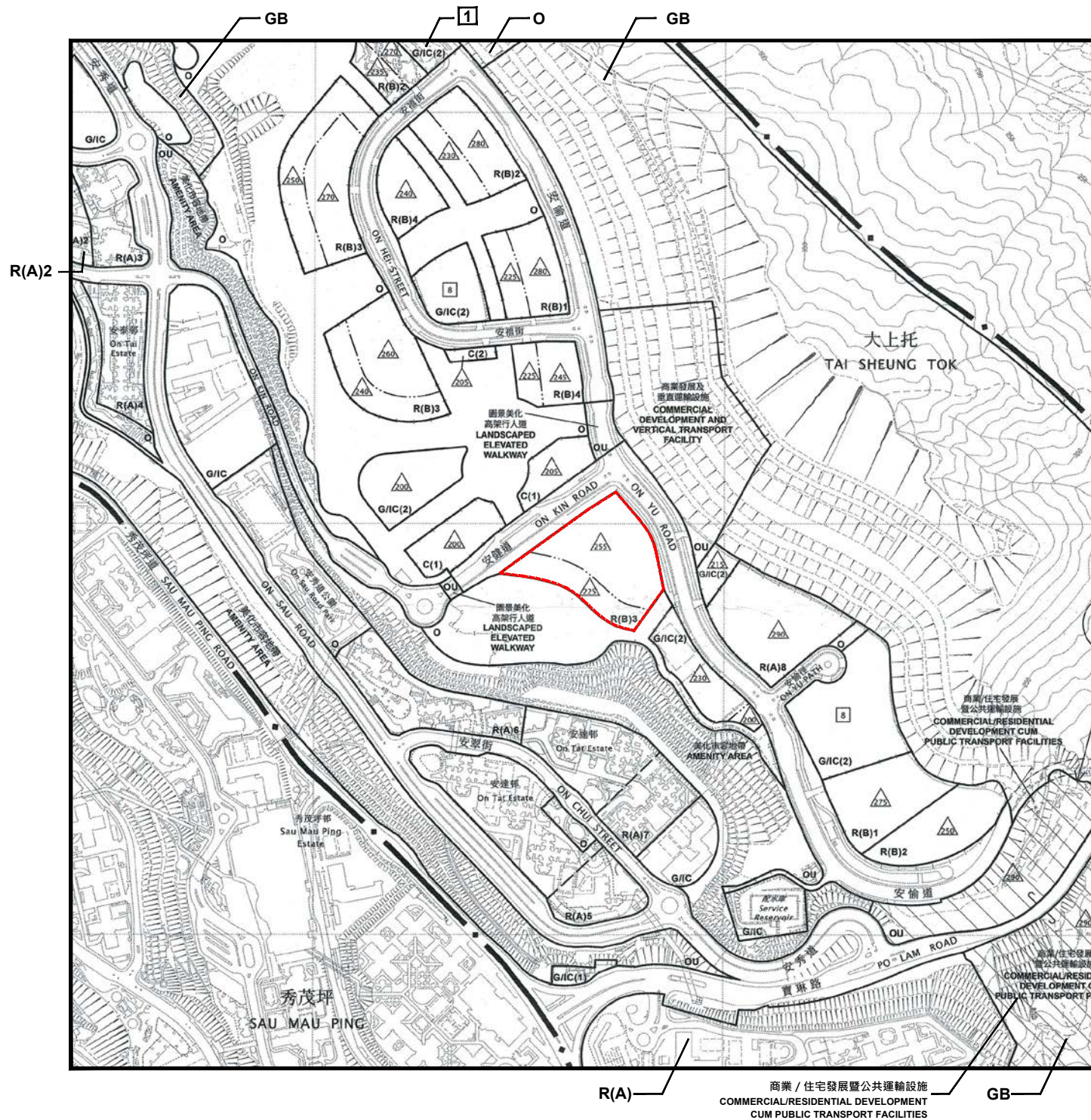
1. 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
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4. 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

#### Notes:

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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.
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.

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

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



安麗苑  
On Lai Court

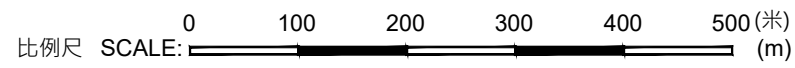
圖例 NOTATION

地帶 ZONES		交通 COMMUNICATIONS	
C	商業 Commercial		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
G/I/C	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)
GB	綠化地帶 Green Belt		

摘錄自2025年8月8日刊憲之觀塘北部分區計劃大綱草圖，圖則編號為S/K14N/16。  
Adopted from part of the draft Kwun Tong (North) Outline Zoning Plan No. S/K14N/16 gazetted on 8 August 2025.

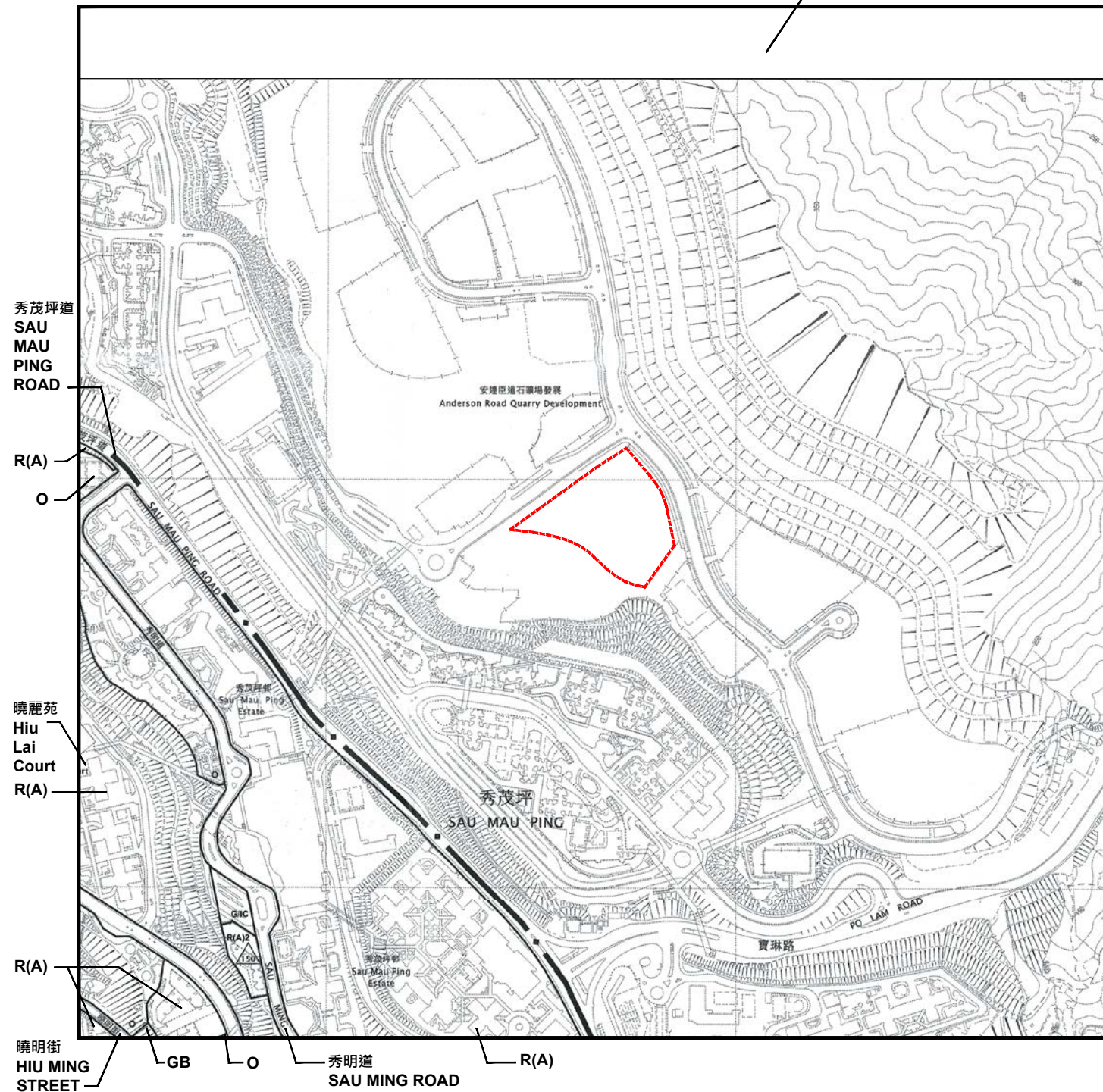
- 註:
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
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# 關於發展項目的分區計劃大綱圖 Outline Zoning Plan Relating to the Development

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.



 安麗苑  
On Lai Court

## 圖例 NOTATION

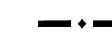


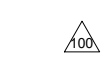

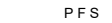
### 地帶 ZONES

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

	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

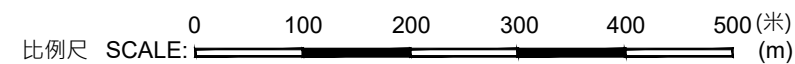
摘錄自2025年9月12日刊憲之觀塘南部分區計劃大綱草圖，圖則編號為S/K14S/27。  
Adopted from part of the draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/27 gazetted on 12 September 2025.

### 註:

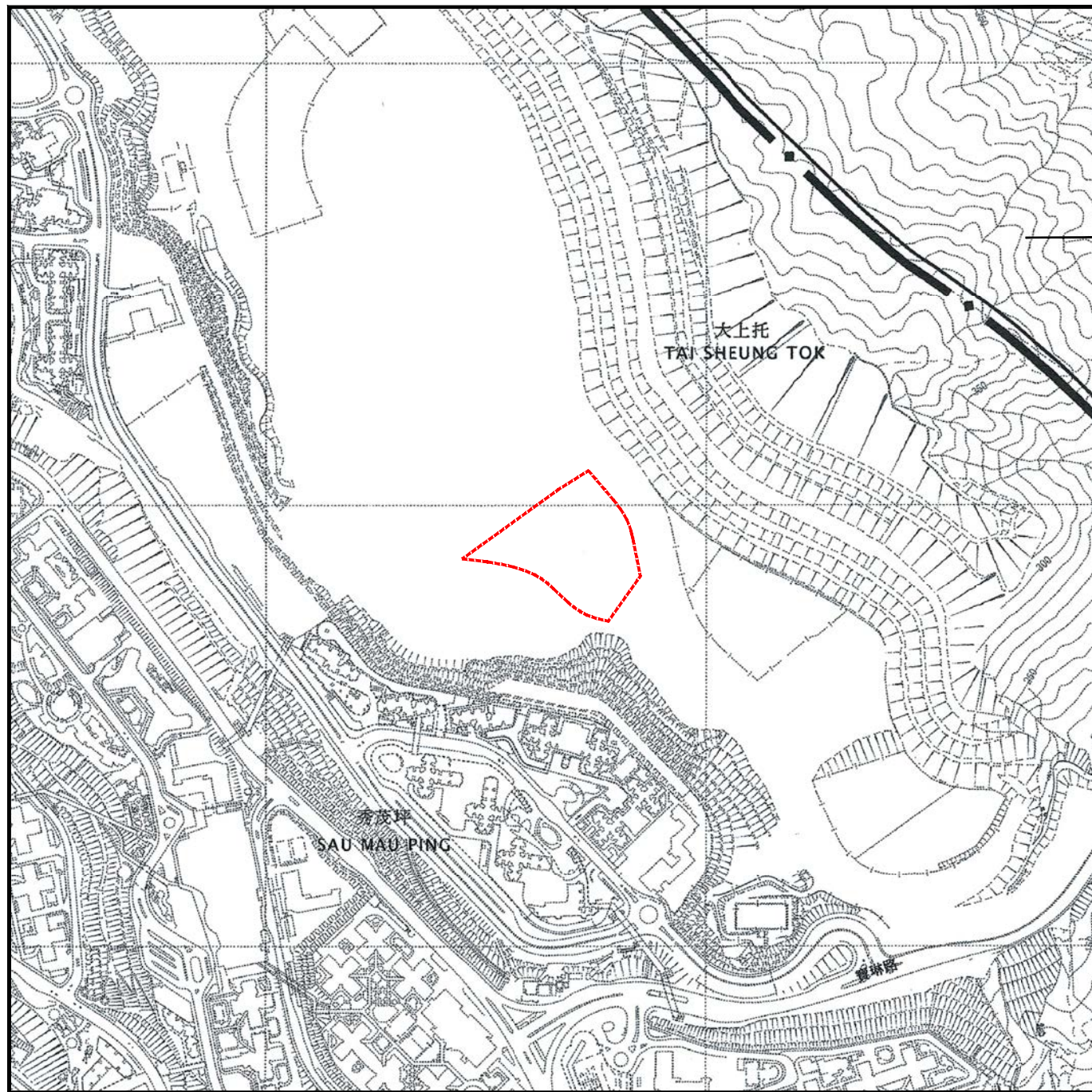
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- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客戶中心開放時間內免費查閱。

### 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



安麗苑  
On Lai 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

加油站 Petrol Filling Station

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:

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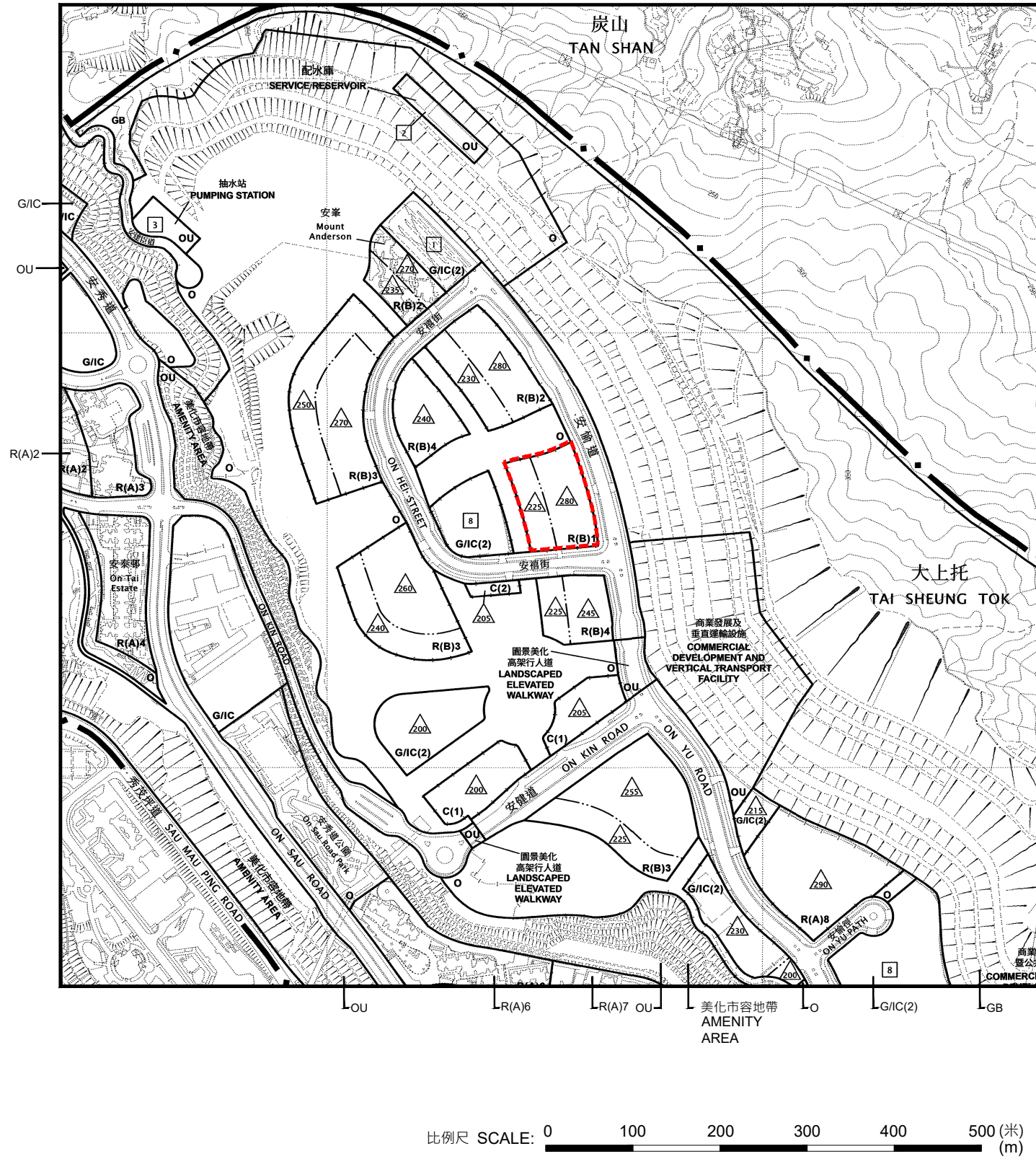
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比例尺 SCALE: (m)

關於發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



安樺苑  
On Wah Court

圖例 NOTATION

地帶 ZONES

商業 Commercial	休憩用地 Open Space
住宅(甲類) Residential (Group A)	其他指定用途 Other Specified Uses
住宅(乙類) Residential (Group B)	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2025年8月8日刊憲之觀塘北部(九龍規劃區第14區部分)分區計劃大綱草圖。圖則編號為S/K14N/16。

Adopted from part of the draft Kowloon Planning Area No.14 (Part) - Kwun Tong (North) - Outline Zoning Plan No. S/K14N/16 gazetted on 8 August 2025.

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。
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3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
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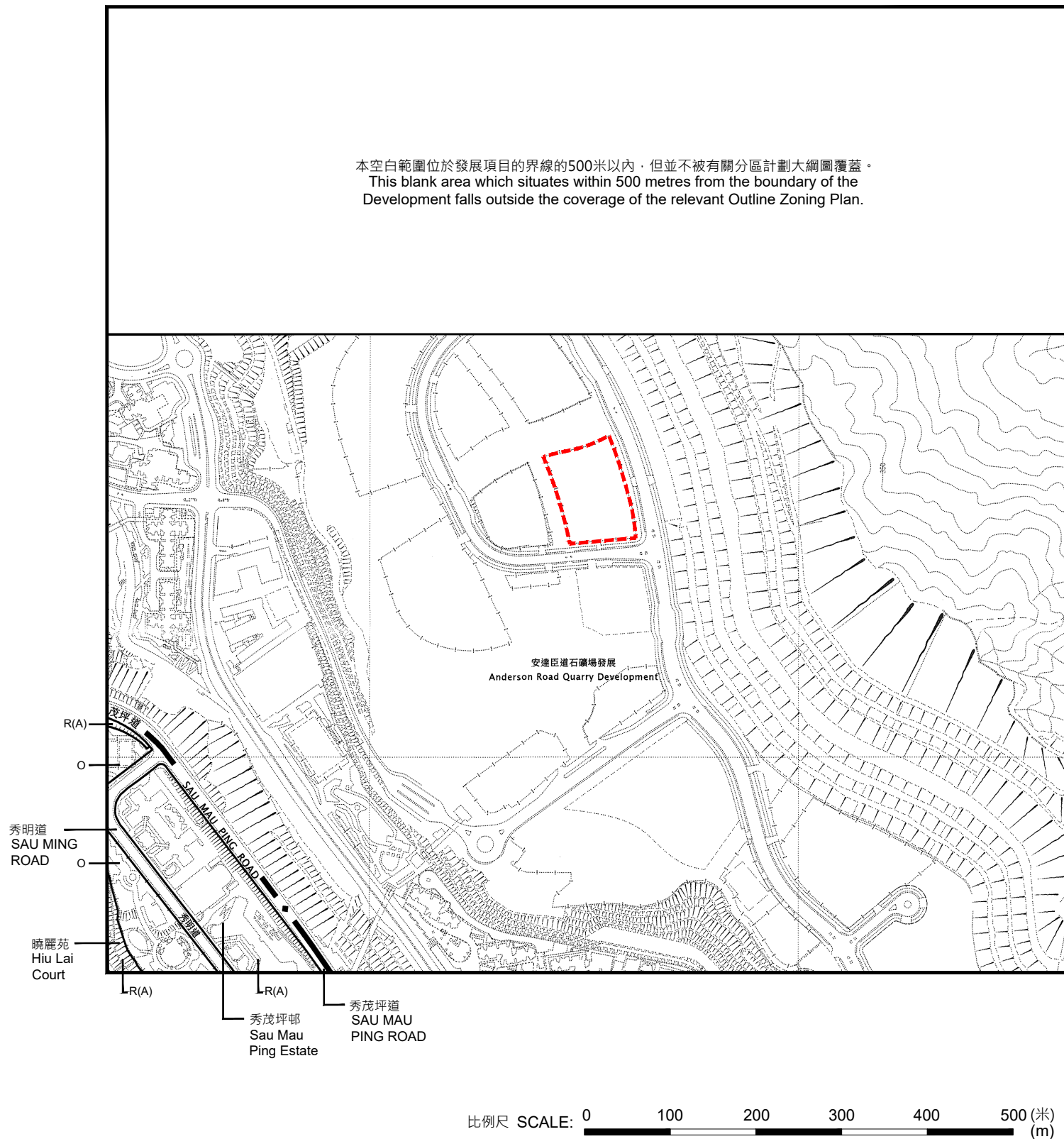
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關於發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development

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安樺苑  
On Wah Court

圖例 NOTATION

地帶 ZONES

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

規劃範圍界線 Boundary of Planning Scheme	市區重建局發展計劃圖範圍 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)	P.F.S. 加油站 Petrol Filling Station
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摘錄自2025年9月12日刊憲之觀塘南部(九龍規劃區第14區部分)分區計劃大綱草圖，圖則編號為S/K14S/27。

Adopted from part of the draft Kowloon Planning Area No.14 (Part) - Kwun Tong (South) - Outline Zoning Plan No. S/K14S/27 gazetted on 12 September 2025.

註：

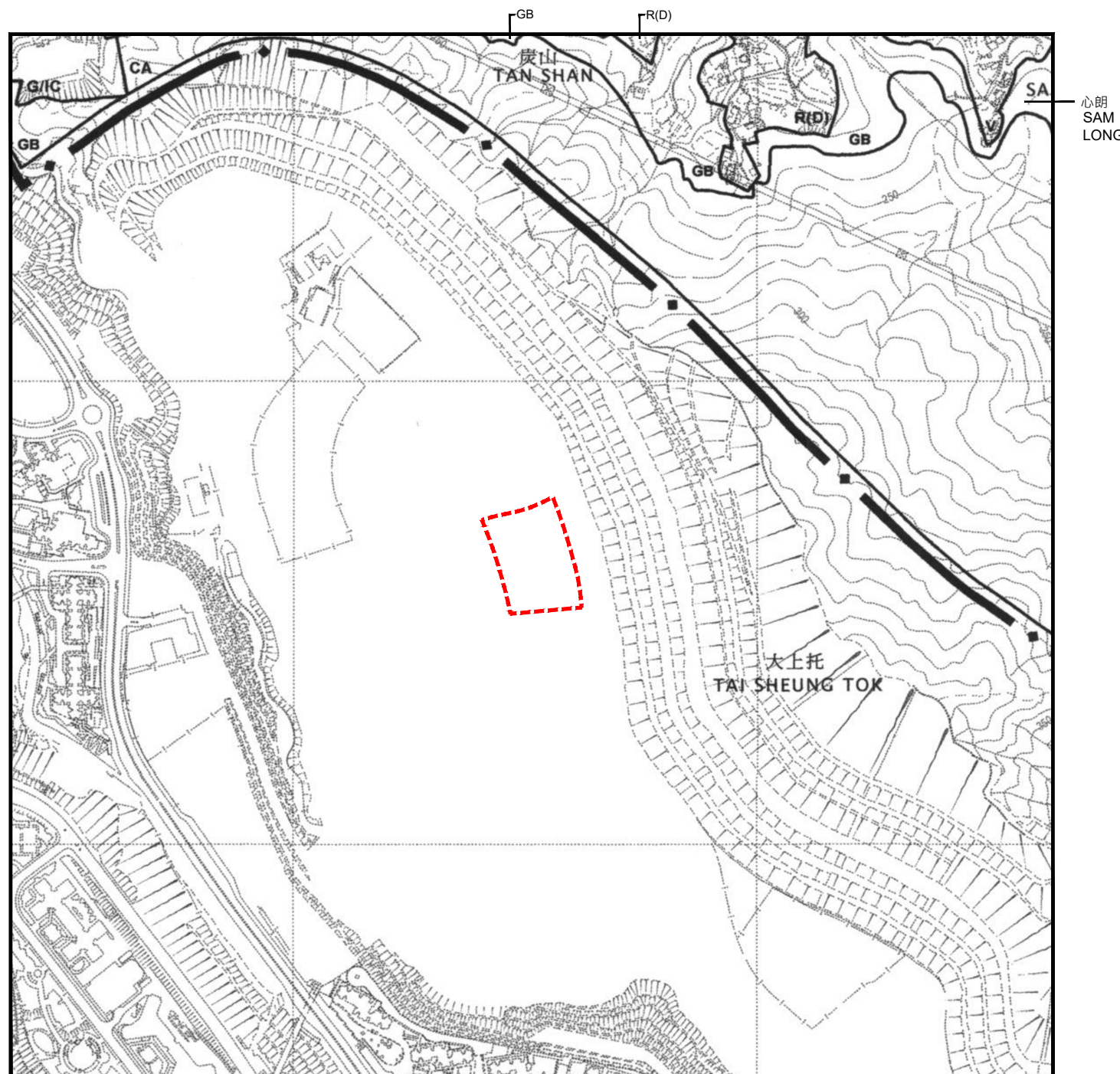
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關乎發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



安樺苑  
On Wah 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/IC	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
	加油站	Petrol Filling Station
	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.
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.

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



兆翠苑  
Siu Tsui Court

圖例 NOTATION

地帶 ZONES

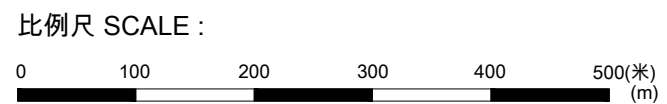
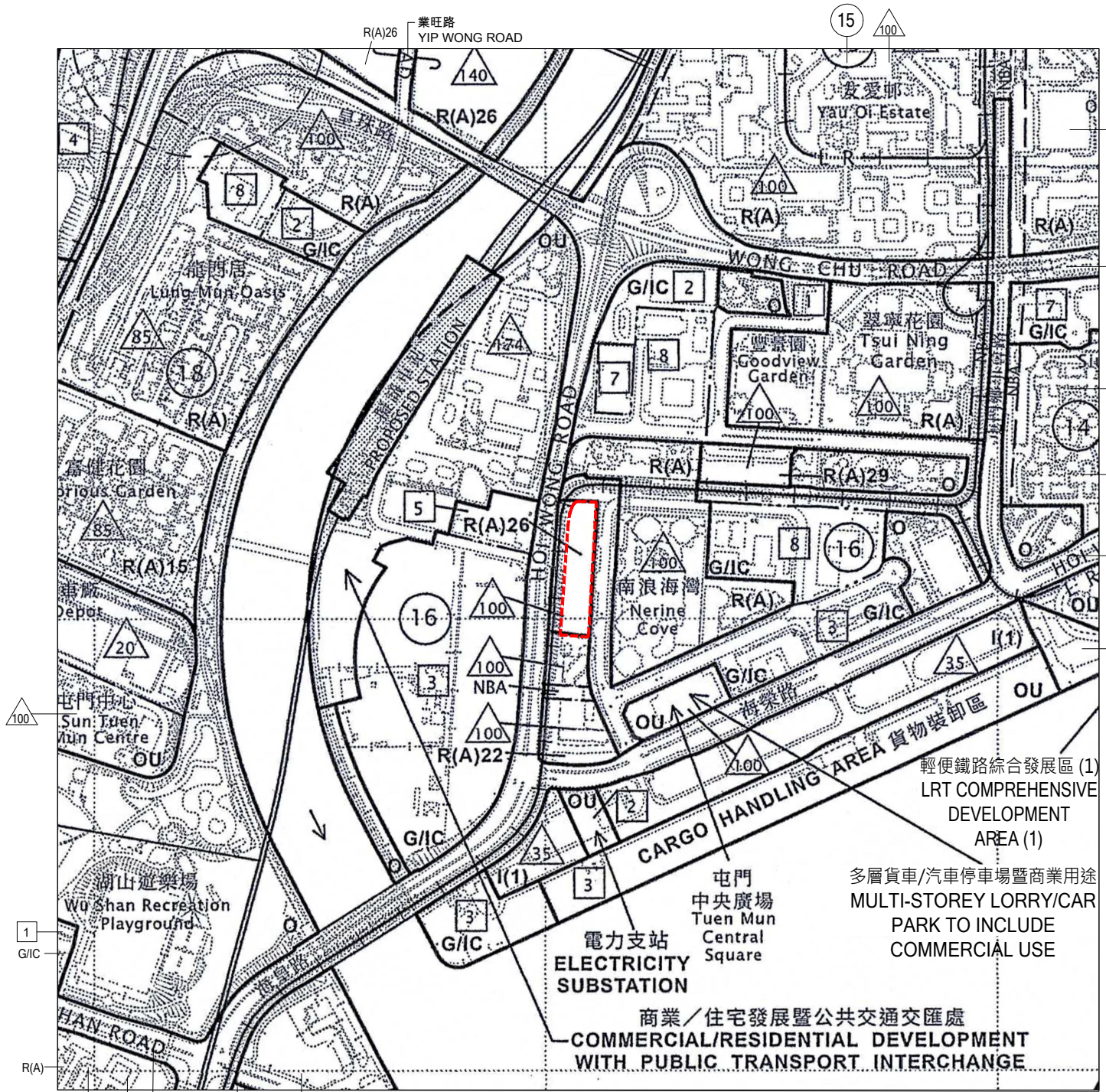
R(A)	住宅 (甲類) Residential (Group A)	C	商業 Commercial
R(B)	住宅 (乙類) Residential (Group B)	V	鄉村式發展 Village Type Development
R(C)	住宅 (丙類) Residential (Group C)	I	工業 Industrial
R(E)	住宅 (戊類) Residential (Group E)	G/IC	政府、機構或社區 Government, Institution or Community
OU	其他指定用途 Other Specified Uses	GB	綠化地帶 Green 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

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

其他 MISCELLANEOUS

---+---	規範圍界線 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)
-----	建築物高度管制區界線 Building Height Control Zone Boundary	3	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	★	《註釋》內訂明最高建築物 高度限制 Maximum Building Height Restriction as Stipulated on the Notes
NBA	非建築用地 Non-Building Area		
①	規劃區編號 Planning Area Number		



摘錄自2025年6月13日刊憲之屯門分區計劃大綱核准圖，圖則編號為S/TM/41。  
Adopted from part of the approved Tuen Mun Outline Zoning Plan No. S/TM/41 gazetted on 13 June 2025.

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。

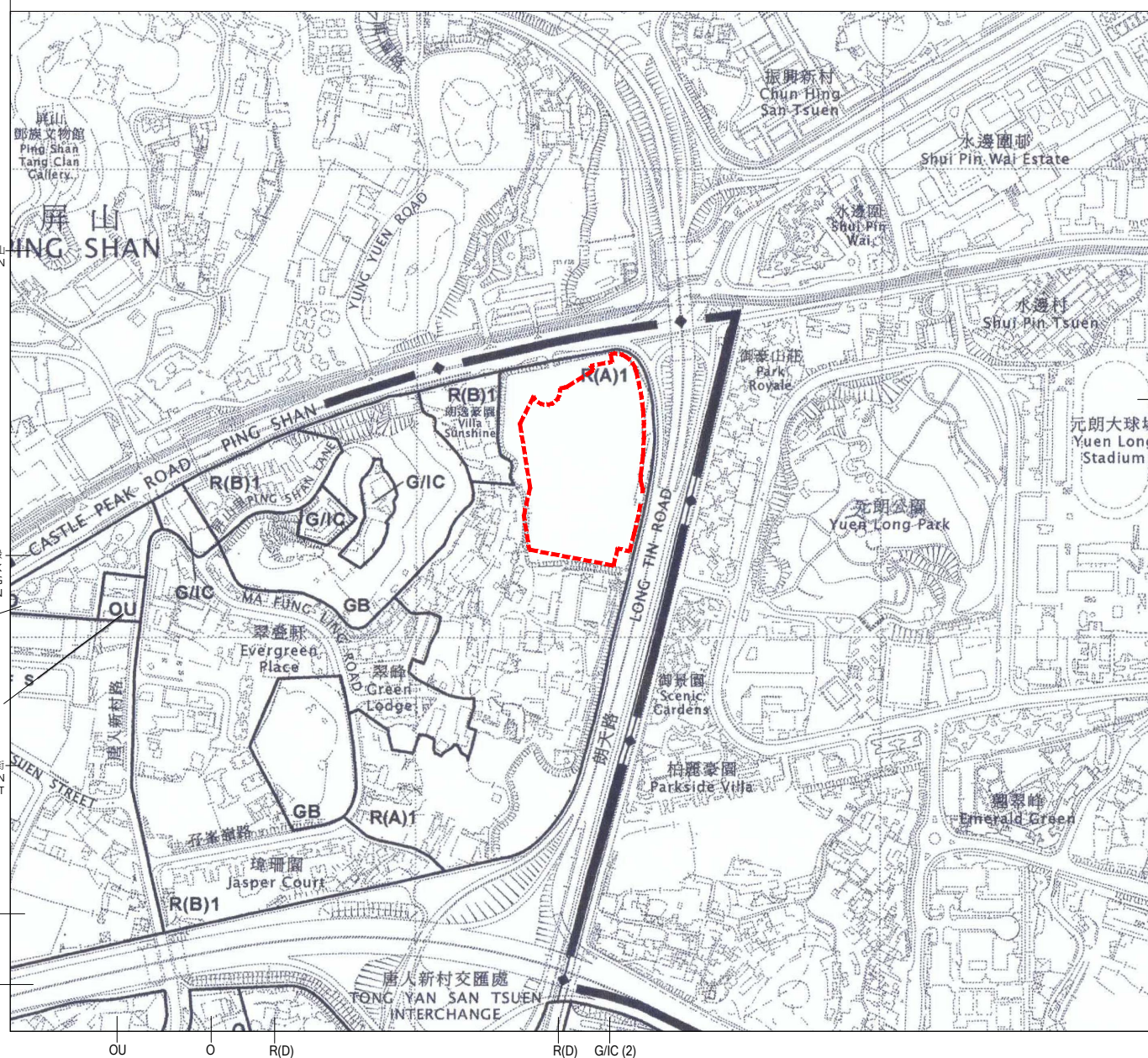
Notes:

- 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.



朗天苑  
Long Tin 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.



比例尺 SCALE :



圖例 NOTATION

地帶 ZONES

R(A)	住宅 (甲類) Residential (Group A)	V	鄉村式發展 Village Type Development
R(B)	住宅 (乙類) Residential (Group B)	I	工業 Industrial
R(C)	住宅 (丙類) Residential (Group C)	G/IC	政府、機構或社區 Government, Institution or Community
R(D)	住宅 (丁類) Residential (Group D)	GB	綠化地帶 Green Belt
OU	其他指定用途 Other Specified Uses	OS	露天貯物 Open Storage
O	休憩用地 Open Space	CA	自然保育區 Conservation Area
U	未決定用途 Undetermined	CDA	綜合發展區 Comprehensive Development Area

交通 COMMUNICATIONS



其他 MISCELLANEOUS



P F S 加油站  
Petrol Filling Station

摘錄自2021年8月20日刊憲之唐人新村分區計劃大綱核准圖，圖則編號為S/YL-TYST/14。  
Adopted from part of the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20 August 2021.

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.



朗天苑  
Long Tin Court

圖例 NOTATION

地帶 ZONES

- R(A) 住宅(甲類) Residential (Group A)
- R(B) 住宅(乙類) Residential (Group B)
- R(E) 住宅(戊類) Residential (Group E)
- OU 其他指定用途 Other Specified Uses
- O 休憩用地 Open Space

- CDA 綜合發展區 Comprehensive Development Area
- V 鄉村式發展 Village Type Development
- G/IC 政府、機構或社區 Government, Institution or Community
- GB 綠化地帶 Green Belt

交通 COMMUNICATIONS

- 鐵路及車站(高架) Railway and Station (Elevated)
- 輕鐵及車站 Light Rail and Stop

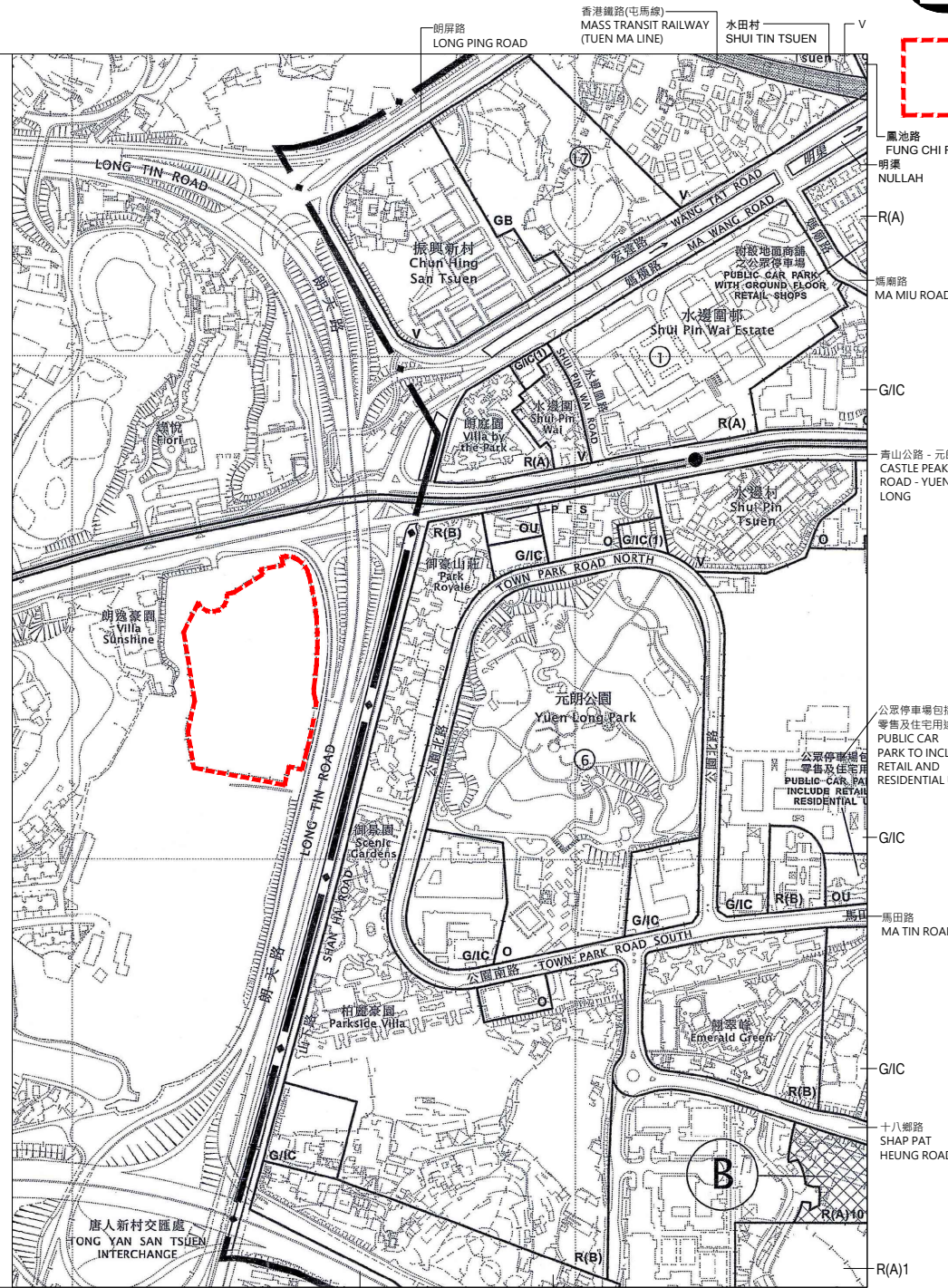
- 高架道路 Elevated Road
- 主要道路及路口 Major Road and Junction

其他 MISCELLANEOUS

- 規劃範圍界線 Boundary of Planning Scheme
- P F S 加油站 Petrol Filling Station

- 1 規劃區編號 Planning Area Number

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2025年7月11日刊憲之元朗分區計劃大綱草圖，圖則編號為S/YL/28。  
Adopted from part of the draft Yuen Long Outline Zoning Plan No. S/YL/28 gazetted on 11 July 2025.

註:

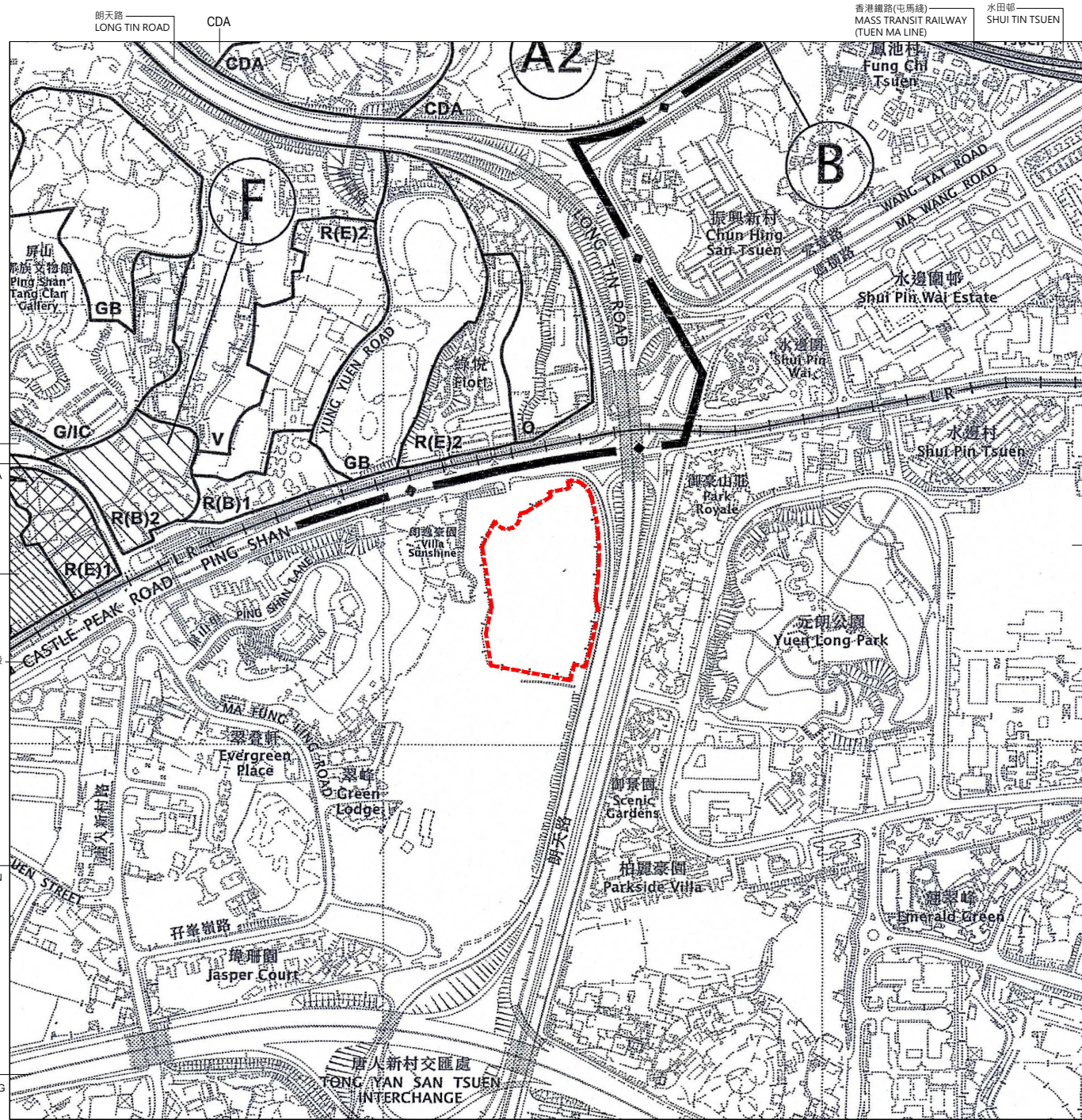
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客戶中心開放時間內免費查閱。

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.
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朗天苑  
Long Tin Court



圖例 NOTATION

地帶 ZONES

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

交通 COMMUNICATIONS

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

其他 MISCELLANEOUS

	規劃範圍界線 Boundary of Planning Scheme
--	---------------------------------------

摘錄自2025年9月26日刊憲之屏山分區計劃大綱草圖，圖則編號為S/YL-PS/21。  
Adopted from part of the draft Ping Shan Outline Zoning Plan No. S/YL-PS/21 gazetted on 26 September 2025.

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:

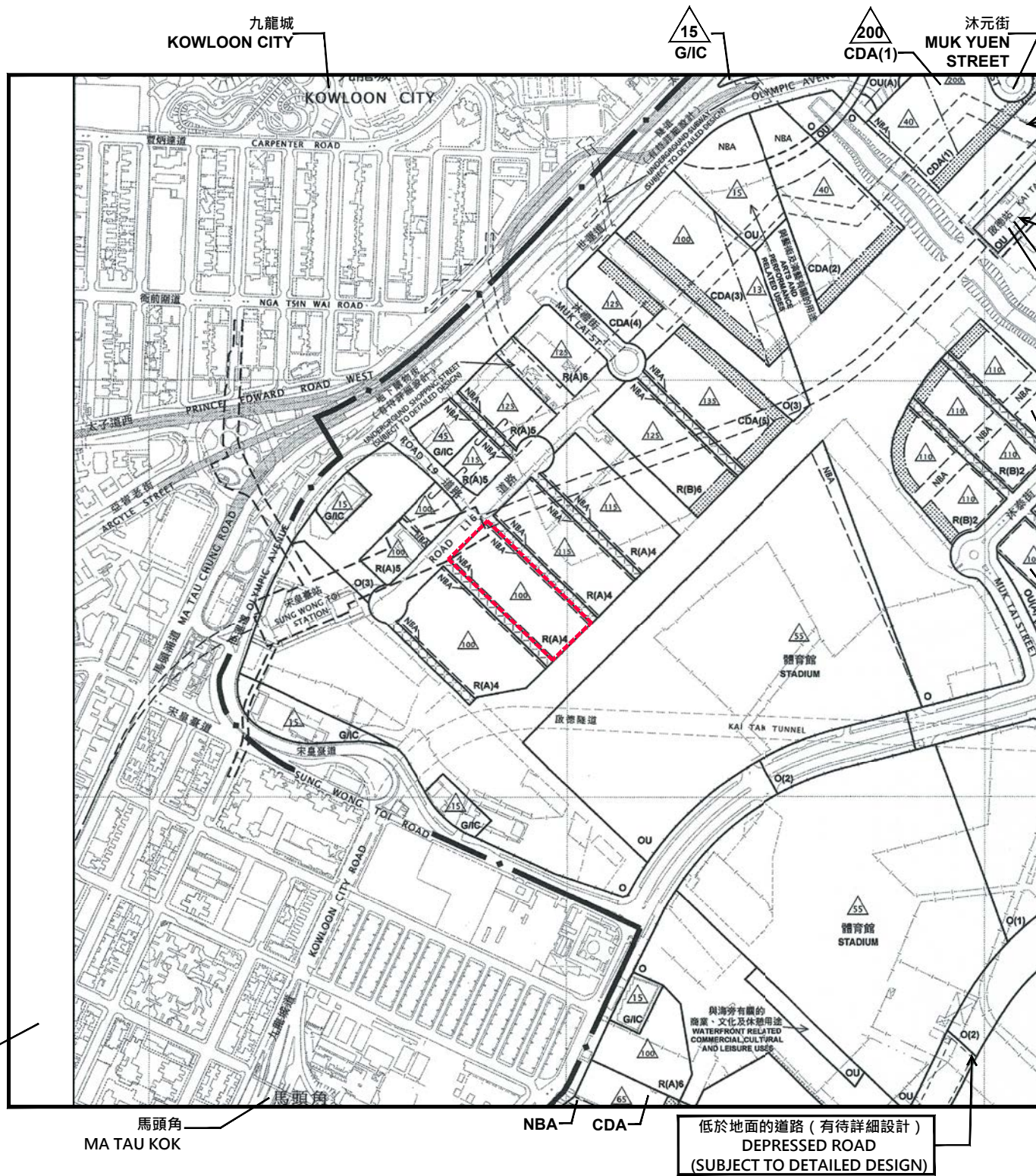
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason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



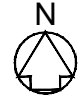
關於發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development

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

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/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
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

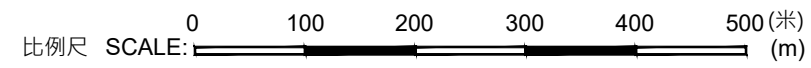
摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8。  
Adopted from part of the approved Kai Tak Outline Zoning Plan No. S/K22/8 gazetted on 28 October 2022.

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。

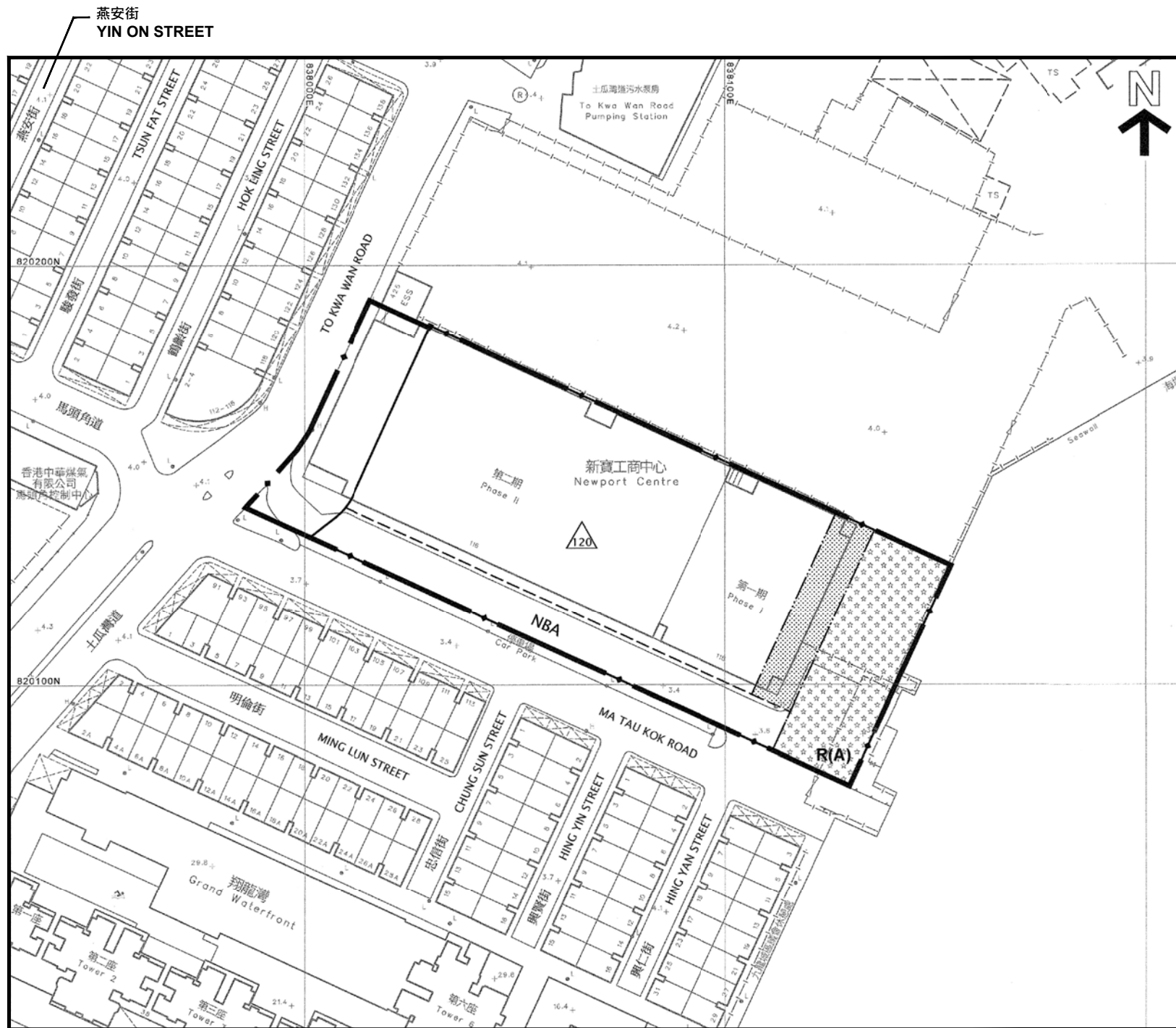
Notes:

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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。

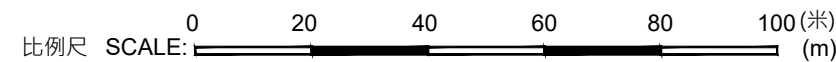
Adopted from the approved Urban Renewal Authority To Kwa Wan Road / Ma Tau Kok Road Development Scheme Plan No. S/K22/URA2/2, gazetted on 7 June 2024.

註:

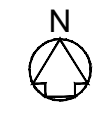
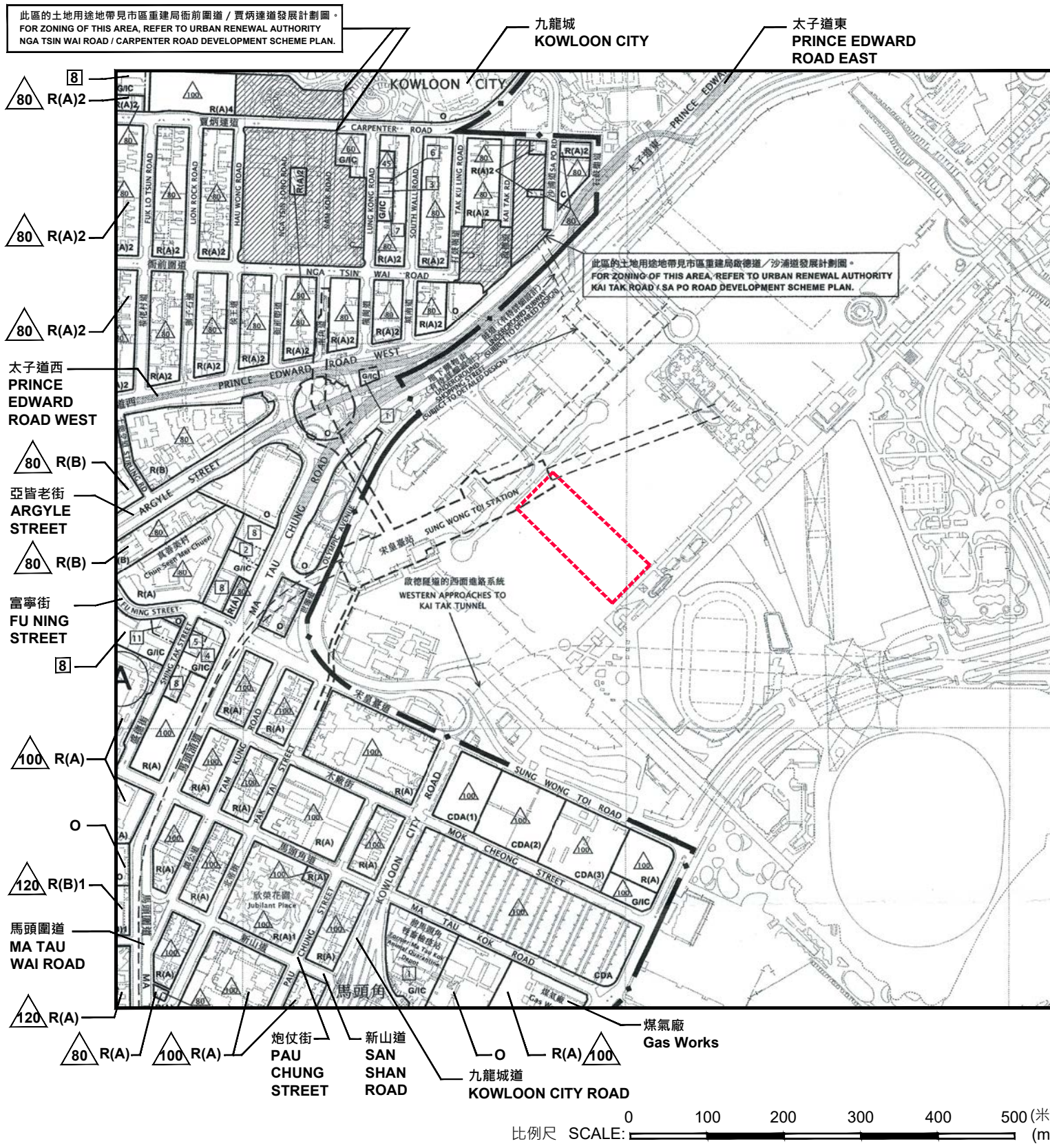
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- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

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# 關於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

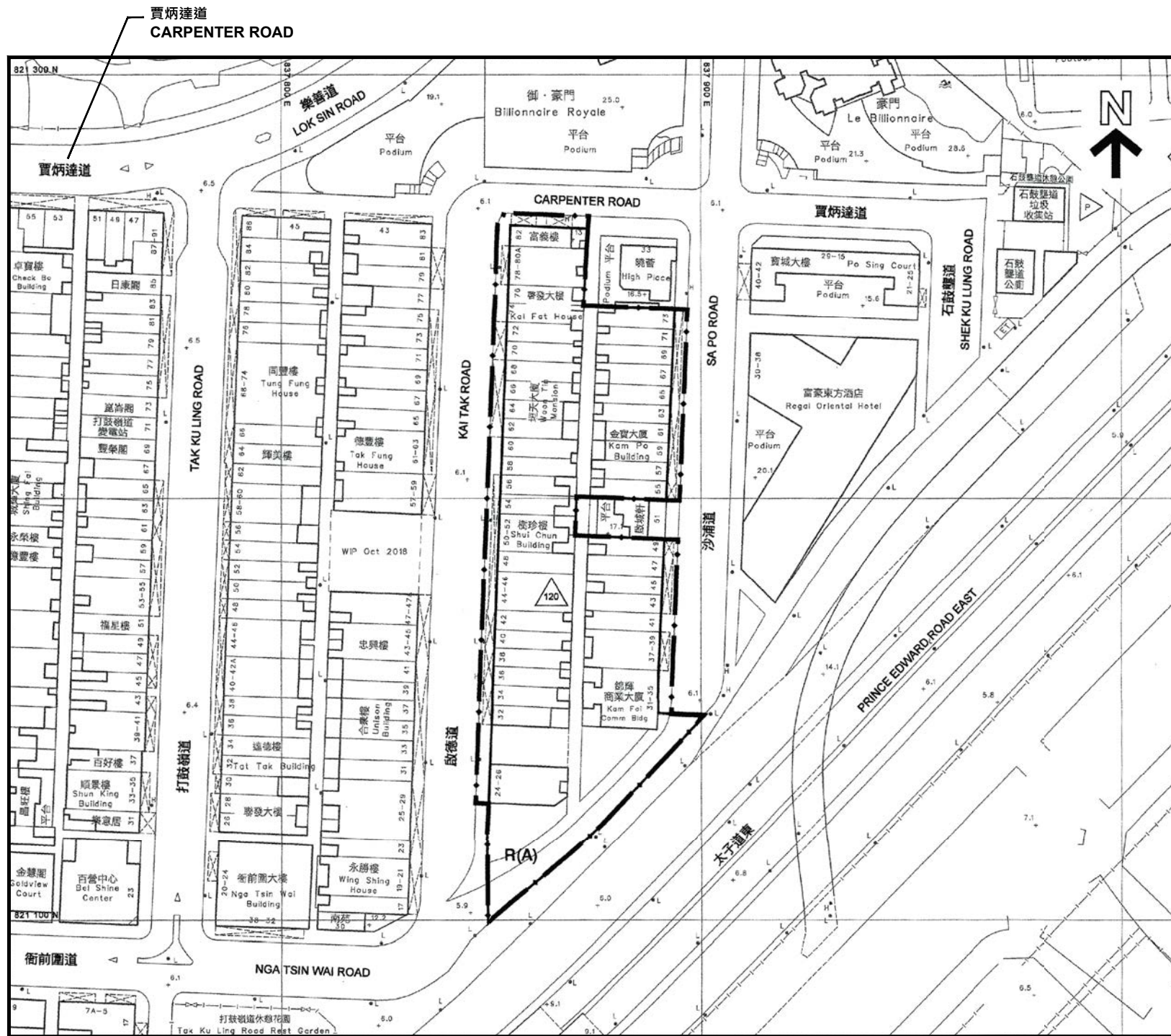
地帶 ZONES		交通 COMMUNICATIONS	
C	商業 Commercial		鐵路及車站(地下) Railway and Station (Underground)
CDA	綜合發展區 Comprehensive Development Area		主要道路及路口 Major Road and Junction
R(A)	住宅(甲類) Residential (Group A)		高架道路 Elevated Road
R(B)	住宅(乙類) Residential (Group B)		規劃範圍界線 Boundary of Planning Scheme
R(E)	住宅(戊類) Residential (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2025年12月24日刊憲之馬頭角分區計劃大綱草圖，圖則編號為S/K10/31。  
Adopted from part of the draft Ma Tau Kok Outline Zoning Plan No. S/K10/31 gazetted on 24 December 2025.

- 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



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)

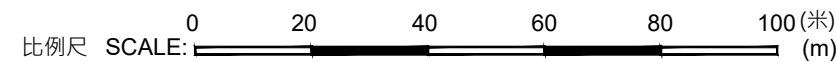
摘錄自2020年10月9日刊憲之市區重建局啟德道/沙浦道發展計劃核准圖，圖則編號為S/K10/URA1/2。  
Adopted from the approved Urban Renewal Authority Kai Tak Road / Sa Po Road Development Scheme Plan No. S/K10/URA1/2, gazetted on 9 October 2020.

註:

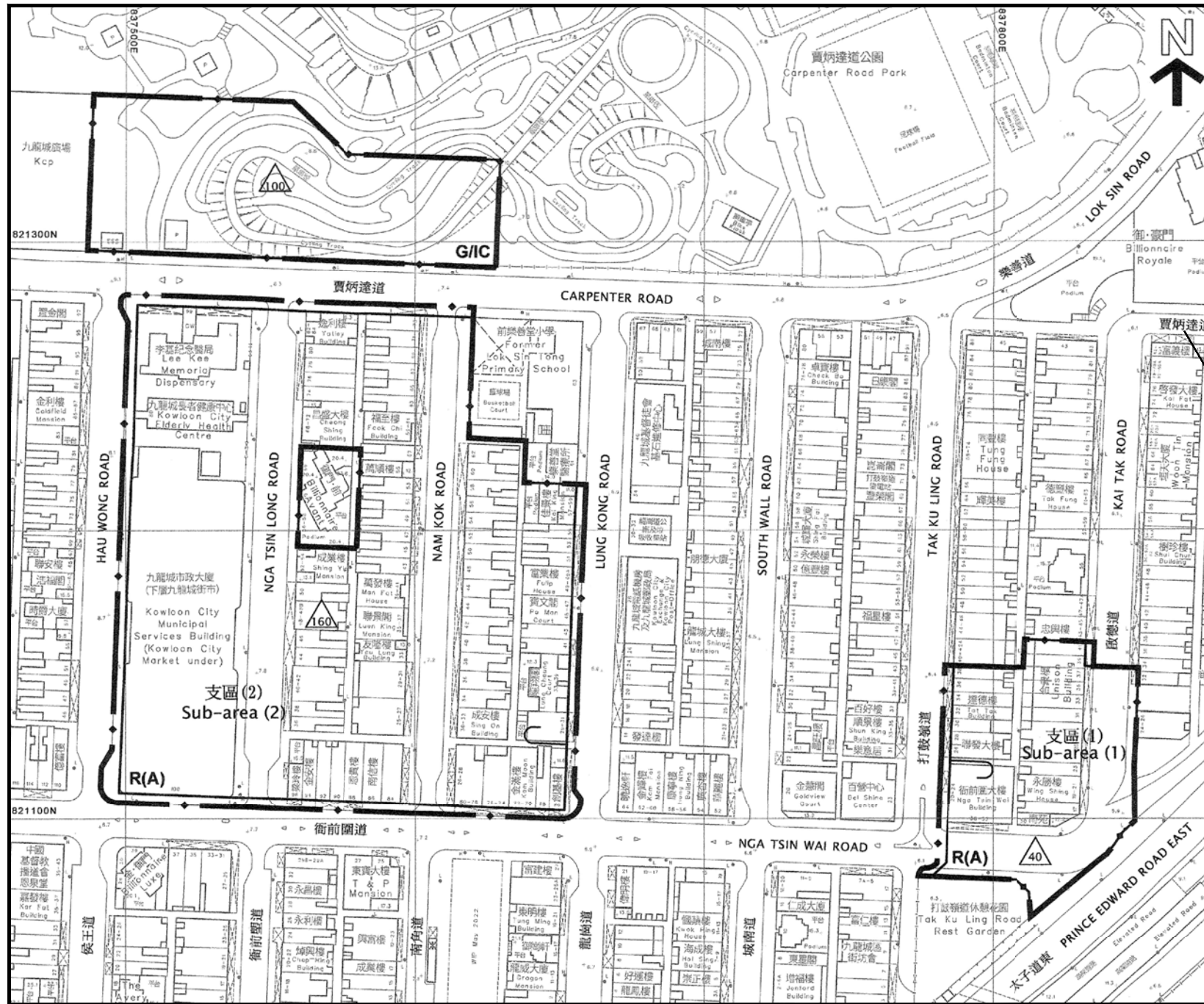
1. 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
4. 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

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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



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

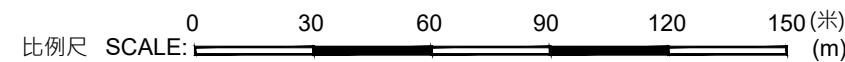
摘錄自2023年9月8日刊憲之市區重建局衙前圍道 / 賈炳達道發展計劃核准圖，圖則編號為S/K10/URA3/2。  
Adopted from the approved Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan No. S/K10/URA3/2, gazetted on 8 September 2023.

註:

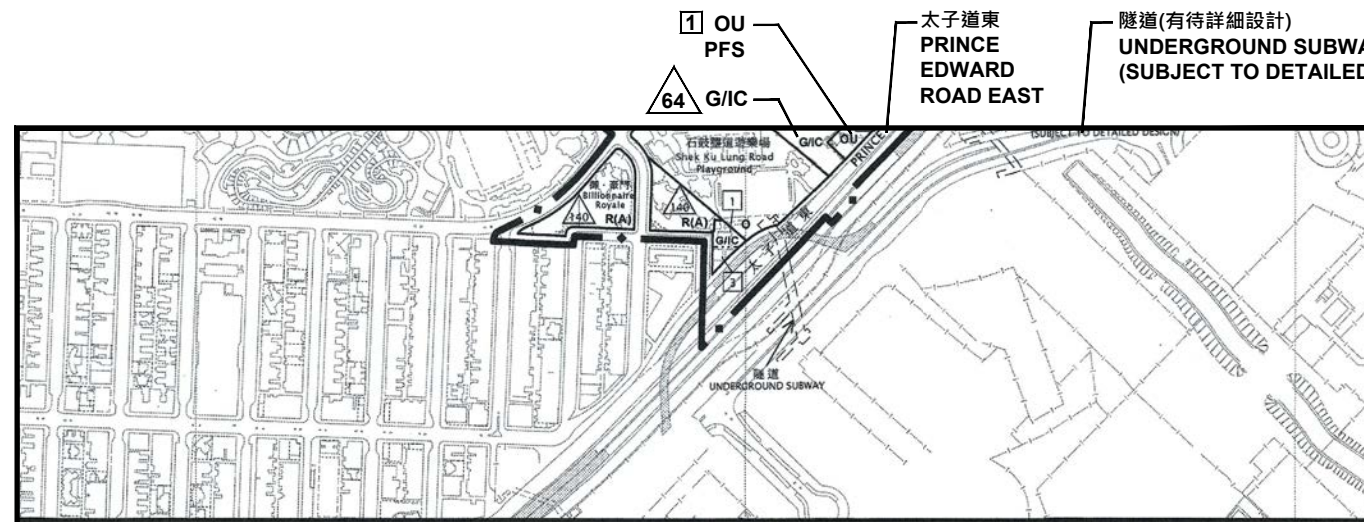
1. 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
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Notes:

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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.
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.



關於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

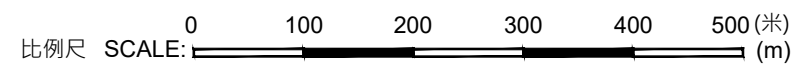
交通 COMMUNICATIONS

	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:

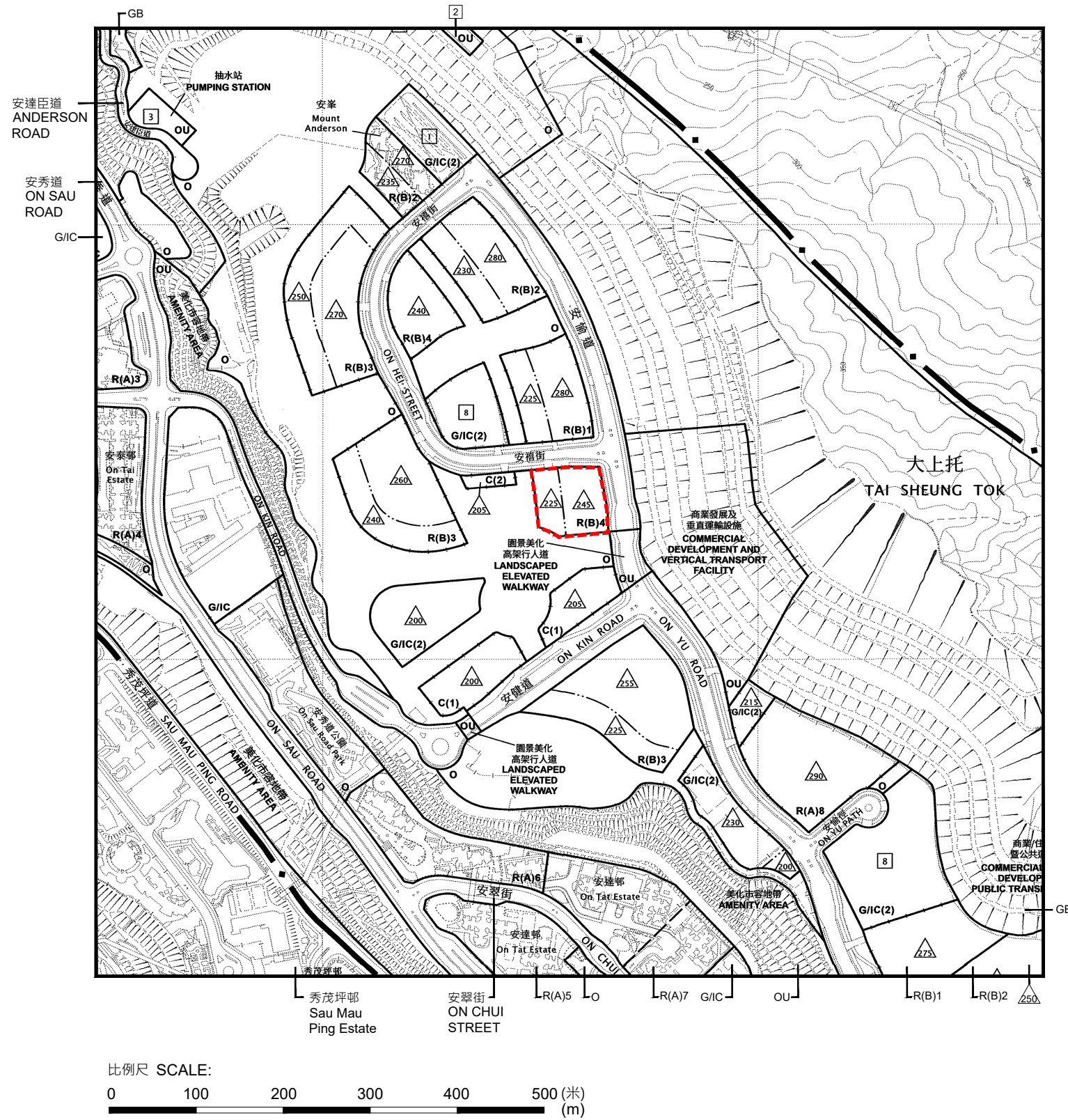
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
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Notes:

- 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			
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			
	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)

摘錄自2025年8月8日刊憲之觀塘北部(九龍規劃區第14區部分)分區計劃大綱草圖。圖則編號為S/K14N/16。

Adopted from part of the draft Kowloon Planning Area No.14 (Part) - Kwun Tong (North) - Outline Zoning Plan No. S/K14N/16 gazetted on 8 August 2025.

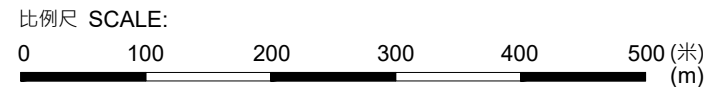
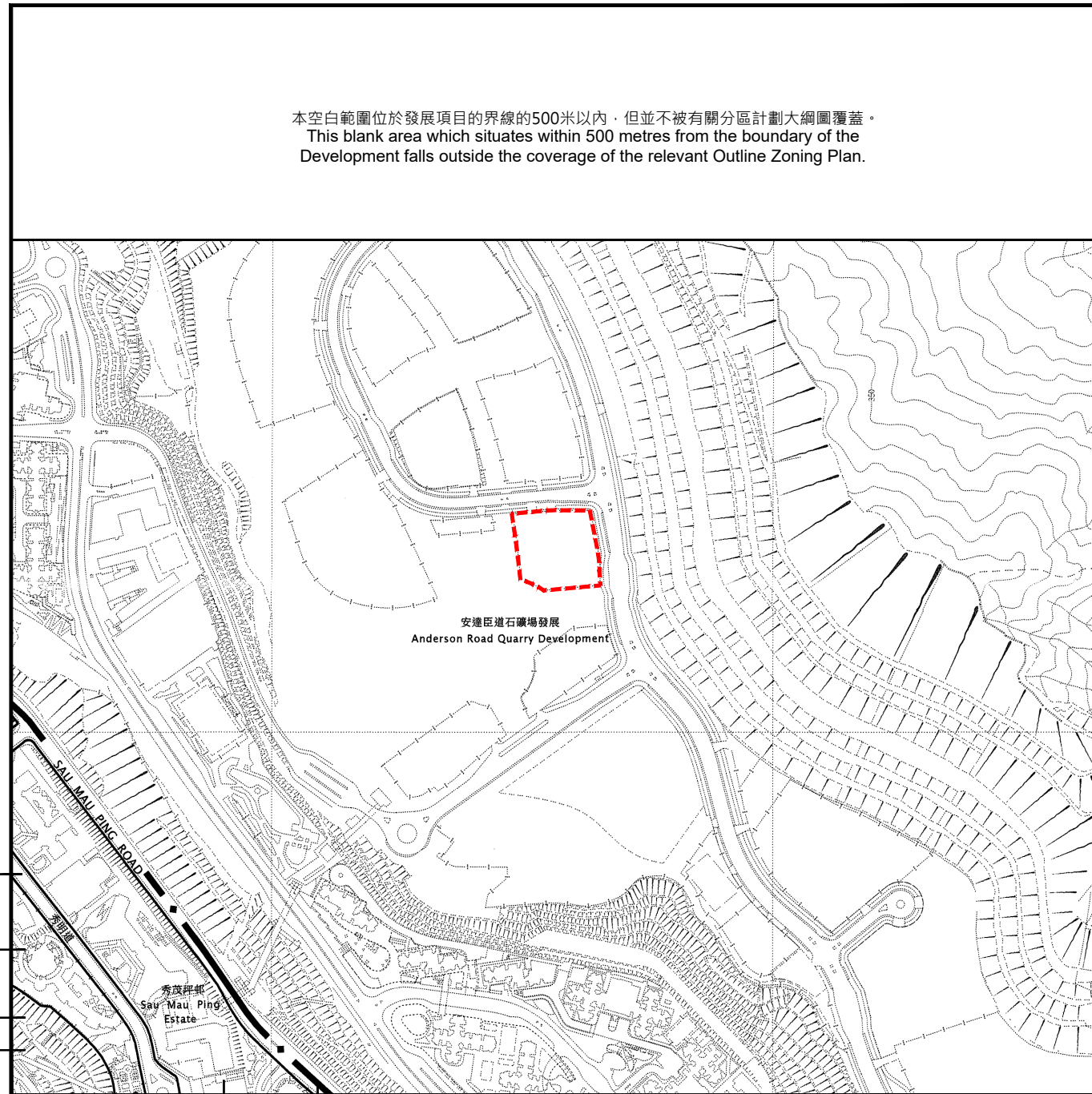
- 註：
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
  - 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
  - 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
  - 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

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- 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

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

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

規劃範圍界線 Boundary of Planning Scheme	市區重建局發展計劃圖範圍 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)	P F S 加油站 Petrol Filling Station
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摘錄自2025年9月12日刊憲之觀塘南部(九龍規劃區第14區部分)分區計劃大綱草圖，圖則編號為S/K14S/27。

Adopted from part of the draft Kowloon Planning Area No.14 (Part) - Kwun Tong (South) - Outline Zoning Plan No. S/K14S/27 gazetted on 12 September 2025.

註：

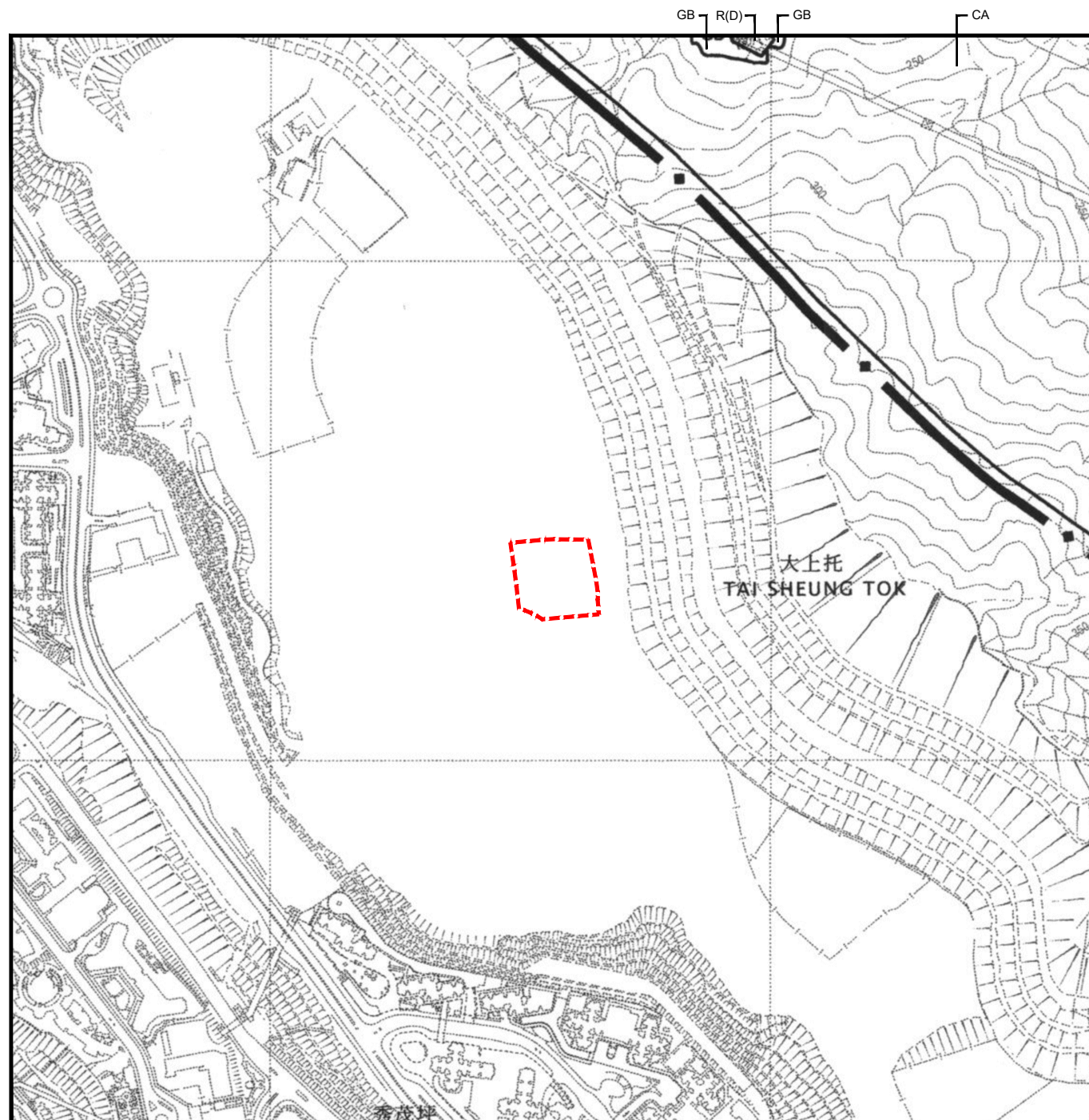
- 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
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關乎發展項目的分區計劃大綱圖

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。
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Notes:

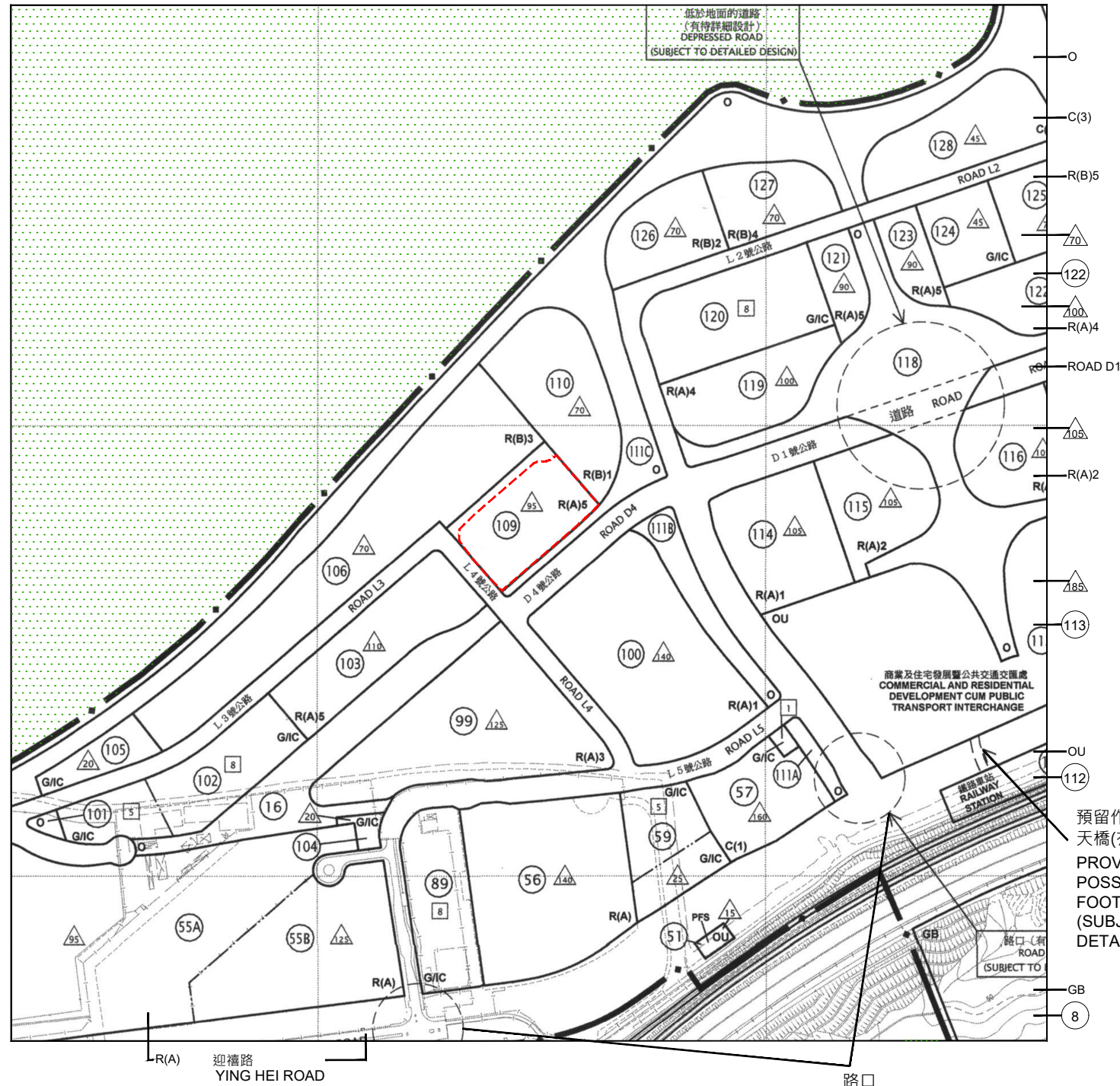
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比例尺 SCALE:



關於發展項目的分區計劃大綱圖

Outline Zoning Plan Relating to the Development



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/I/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。

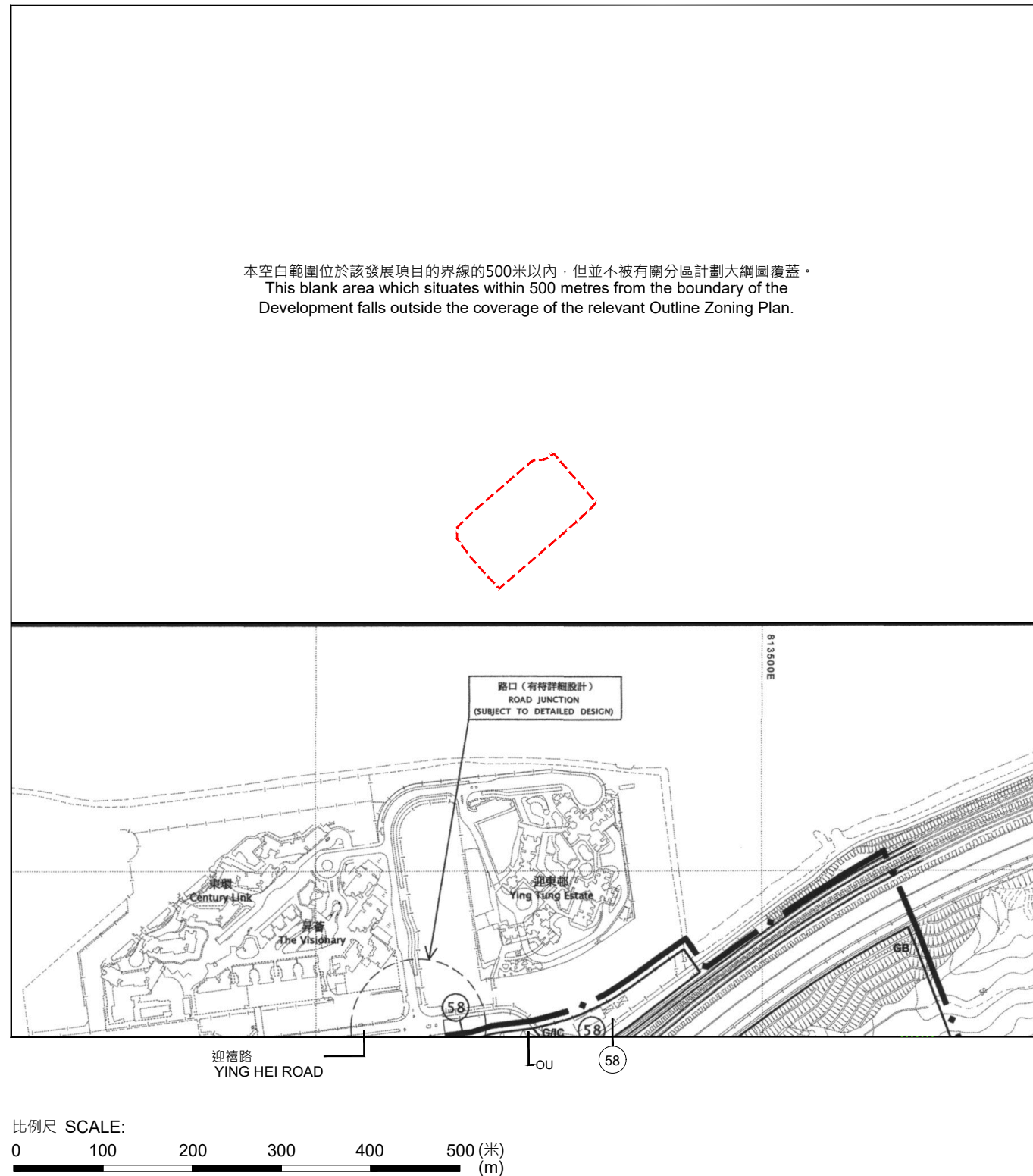
Adopted from part of the approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2 gazetted on 17 February 2017.

- 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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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/I/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
①	規劃區編號
—•—	郊野公園界線

Boundary of Planning Scheme
Planning Area Number
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：

- 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.