OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖 DEPRESSED ROAD (SUBJECT TO **DETAILED DESIGN)** 低於地面的道路 ROAD L10 WANG CHIU ROAD (有待詳細設計) 宏照道 NOTATION 圖例: · 国際開企業銀行人会 (有母別組設計) ZONES 地帶 高架行人道 (有特別細設計) ELEVICTED WALKWAY ECT TO DETAILED DES COMMERCIAL 商業 在於地面等温路 RESIDENTIAL (GROUP B) 住宅(乙類) 國景平台(有特評部設計) **KAI FUK** GOVERNMENT, INSTITUTION OR COMMUNITY 640 政府、機構或社區 DEPRESSED ROAD 啟福道 (SUBJECT TO **DETAILED DESIGN** KWUN OPEN SPACE 休憩用地 低於地面的道路` **TONG** (有待詳細設計) OTHER SPECIFIED USES 其他指定用途 觀塘繞道 G/IC COMMUNICATIONS 交通 TO KWA WAN **TYPHOON SHELTE** CHEONG MAJOR ROAD AND JUNCTION 主要道路及路口 土瓜灣避風塘 承昌道 ELEVATED ROAD 高架道路 CHEUNG YIP -STREET PEDESTRIAN PRECINCT / STREET 行人專用區或街道 MISCELLANEOUS 其他 BOUNDARY OF PLANNING SCHEME 規劃範圍界線 **ELEVATED** WALKAWAY BUILDING HEIGHT CONTROL 建築物高度管制區界線 (SUBJECT TO ZONE BOUNDARY DETAILED MAXIMUM BUILDING HEIGHT 最高建築物高度 有待詳細設計) (IN METRES ABOVE PRINCIPAL DATUM) ΛsN (在主水平基準上若干米) NON-BUILDING AREA 非建築用地 MBA SHING KING -STREET VICTORIA HARBOUR Boundary of the Development Scale 比例 維多利亞港

Adopted from part of the Approved Kai Tak (Kowloon Planning Area No.22) Outline Zoning Plan No.S/K22/8 gazetted on 28 October 2022 with adjustment in red. 摘錄自2022年10月28日刊憲之啟德(九龍規劃區第22區)分區計劃大綱核准圖,圖則編號為S/K22/8,經處理以紅色顯示。

200

300

400

Notes:

--- 發展項目邊界

- 1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- 2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- 3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- 4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR

備註:

- 1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表,可於售樓處開放時間內免費查閱
- 2. 賣方建議準買家到有關發展地盤作實地考察,以對該發展地盤,其周邊地區環境及附近的公共設施有較佳了解。
- 3. 由於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》所規定的範圍。
- 4. 此圖為規劃署遵照城市規劃委員會指示擬備,版權屬香港特別行政區政府,經地政總署准許複印

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖 LANDSCAPED ELEVATED WALKWAY (SUBJECT TO DETAILED DESIGN) KWUN TONG COMMUNITY SHEUNG YEE WANG CHIU GREEN STATION ROAD ROAD ROAD 園景美化高架行人道 宏照道 (有待詳細設計) KAI FUK ROAD **FLYOVER** WUN TONG This blank area falls outside the coverage of the relevant Outline Zoning Plan S/K13/33. 分區計劃大綱圖S/K13/33並不覆蓋本空白範圍

NOTATION 圖例:

ZONES		地帶
COMMERCIAL	С	商業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	0	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION	—	主要道路及路口
ELEVATED ROAD	TO SEE THE SECTION	高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	 • 	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	120	最高建築物高度 (在主水平基準上若干米)

Adopted from part of the Draft Ngau Tau Kok & Kowloon Bay (Kowloon Planning Area No. 13 & 17) Outline Zoning Plan No.S/K13/33 gazetted on 21 March 2025 with adjustment in red. 摘錄自2025年3月21日刊憲之牛頭角及九龍灣(九龍規劃區第13及17區)分區計劃大綱草圖,圖則編號為S/K13/33,經處理以紅色顯示。

Notes:

Boundary of the Development

┗___ 競展項目邊界

- 1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- 2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- 3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- 4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR

備註:

- 1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表,可於售樓處開放時間內免費查閱
- 2. 賣方建議準買家到有關發展地盤作實地考察,以對該發展地盤,其周邊地區環境及附近的公共設施有較佳了解。
- 3. 由於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》所規定的範圍。
- 4. 此圖為規劃署遵照城市規劃委員會指示擬備,版權屬香港特別行政區政府,經地政總署准許複印。