

# OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

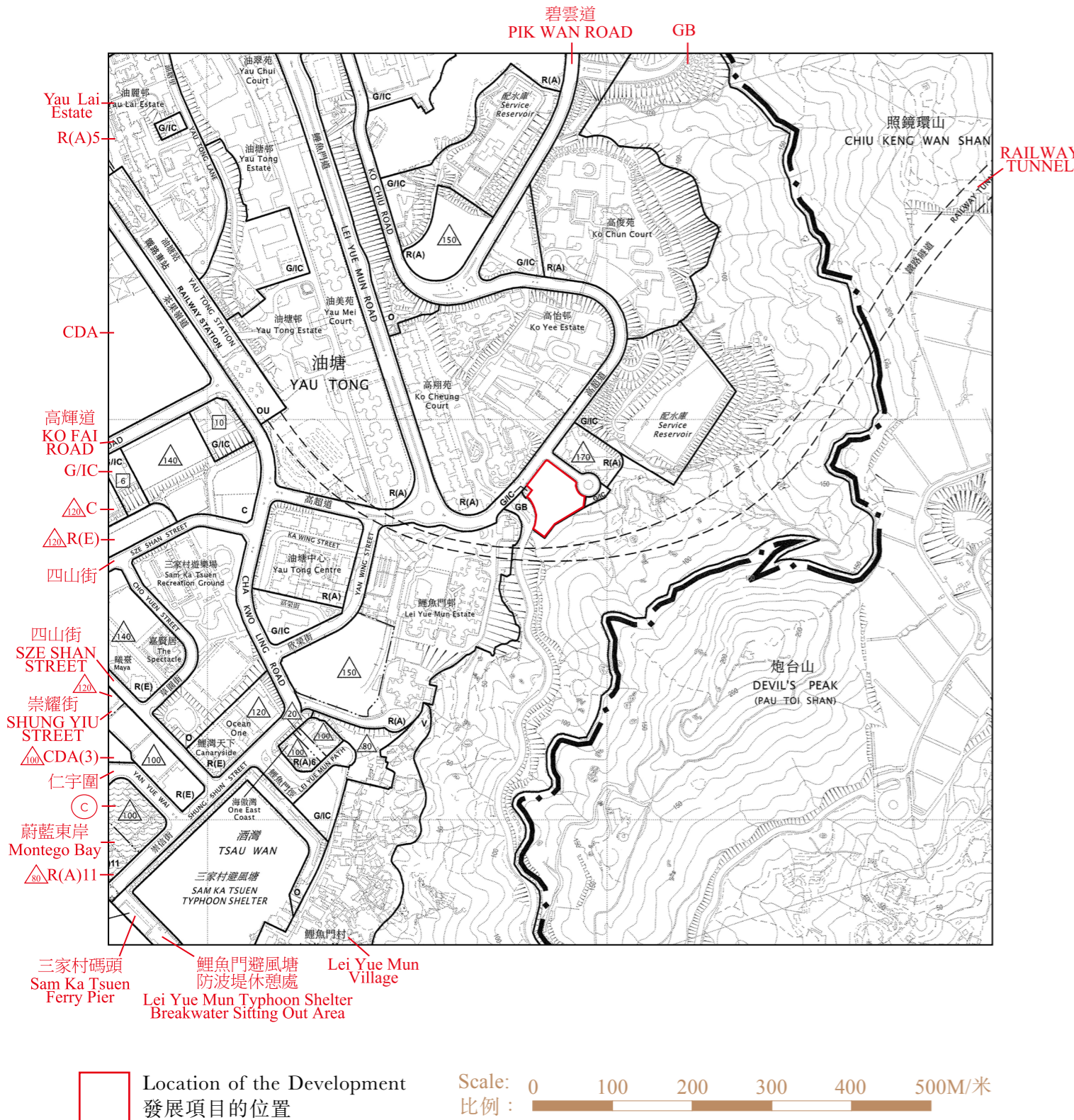
## 關於發展項目的分區計劃大綱圖等

Adopted from part of the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/28, gazetted on 31 October 2025 with adjustments where necessary as shown in red.

The Outline Zoning 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.

摘錄自2025年10月31日刊憲之茶果嶺、油塘、鯉魚門分區計劃大綱草圖，圖則編號S/K15/28，有需要處經修正處理，以紅色顯示。

分區計劃大綱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，經地政總署署長准許複印。



### Notation 圖例

#### Zones 地帶

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

#### Communications 交通

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

#### 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) 最高建築物高度 (在主水平基準上若干米)
	Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)

### Amendments to Approved Plan No. S/K15/27 核准圖編號S/K15/27的修訂

	Amendment Item C 修訂項目C項	Rezoning of a site at the junction of Shung Shun Street and Yan Yue Wai from "CDA(5)" to "R(A)11" with stipulation of building height restrictions and designation of the land abutting the waterfront as 'Waterfront Promenade'. 把位於崇信街及仁宇圍交界處的一幅用地由「綜合發展區(5)」地帶改劃為「住宅(甲類)11」地帶，並訂明建築物高度限制及將此用地毗鄰海濱的地方指定作「海濱長廊」。
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#### Notes:

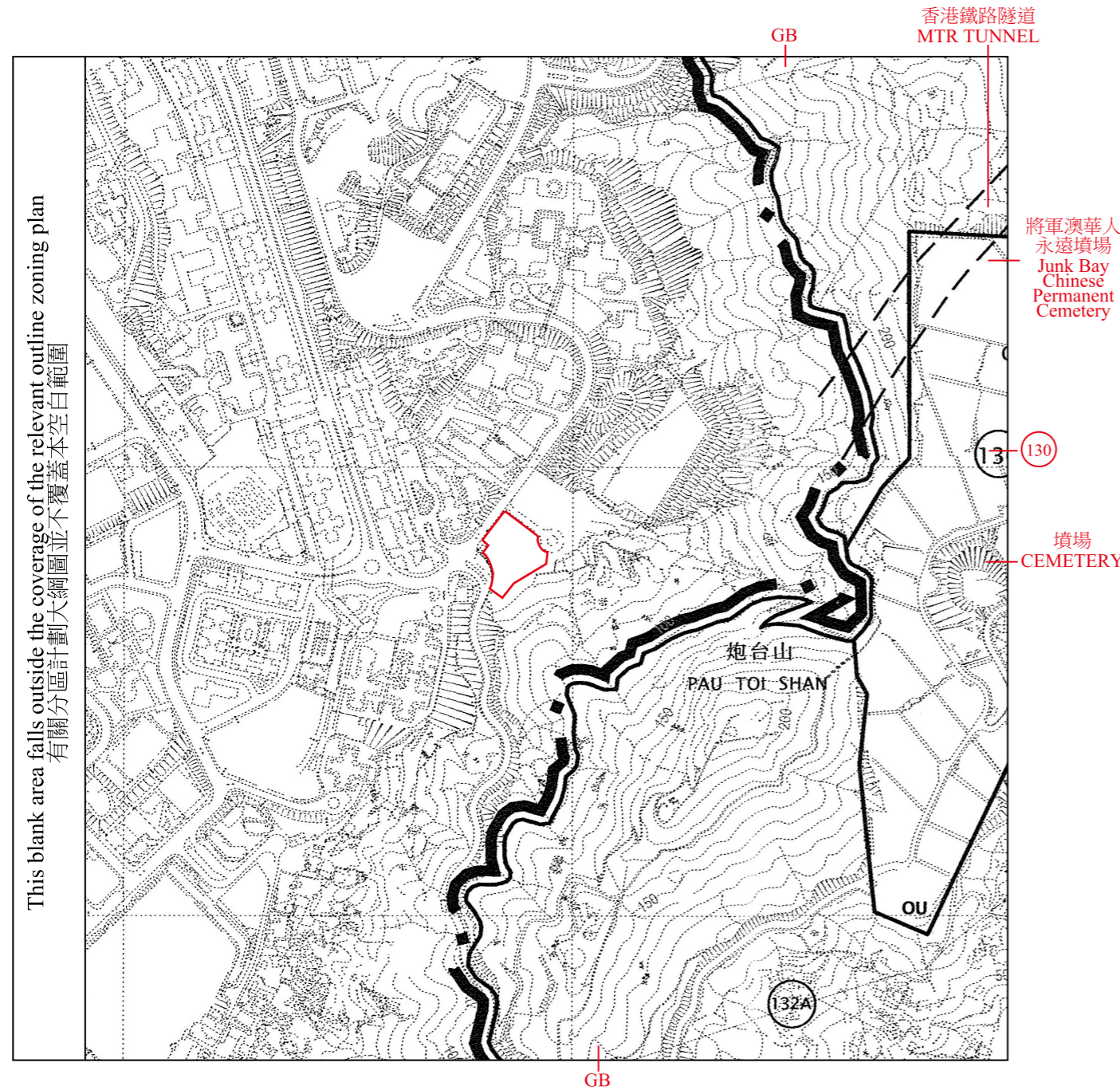
- Due to technical reasons (such as the irregular boundary of the Development), the Outline Zoning Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The last updated version of the Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office of the Development during opening hours.

#### 備註:

- 因技術原因(例如發展項目的界線不規則)，分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。
- 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。
- 在印製售樓說明書當日適用的最近期更新版本分區計劃大綱圖及其附表，可於發展項目的售樓處開放時間內免費查閱。

# OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖等



Adopted from part of the approved Tseung Kwan O Outline Zoning Plan No. S/TKO/32, gazetted on 17 October 2025 with adjustments where necessary as shown in red.

The Outline Zoning 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.

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S/TKO/32，有需要處經修正處理，以紅色顯示。

分區計劃大綱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，經地政總署署長准許複印。

### Notation 圖例

#### Zones 地帶

- OU Other Specified Uses  
其他指定用途
- GB Green Belt  
綠化地帶

#### Miscellaneous 其他

- Boundary of Planning Scheme  
規劃範圍界線
- Planning Area Number  
規劃區編號

#### Communications 交通

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

#### Notes:

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3. 在印製售樓說明書當日適用的最近期更新版本分區計劃大綱圖及其附表，可於發展項目的售樓處開放時間內免費查閱。

This blank area falls outside the coverage of the relevant outline zoning plan  
有關分區計劃大綱圖並不覆蓋空白範圍

Location of the Development  
發展項目的位置

Scale: 0 100 200 300 400 500M/米  
比例：