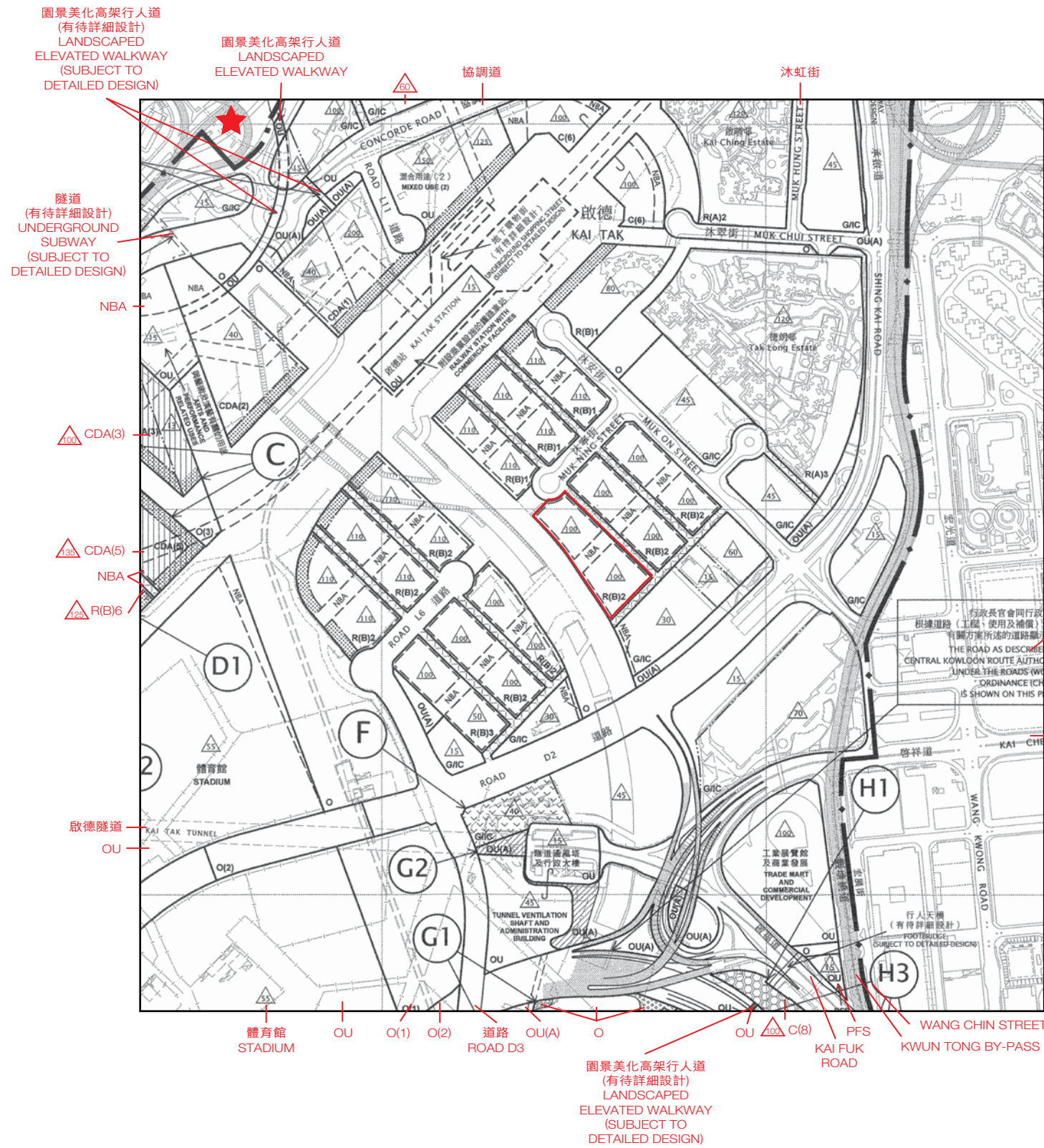


# 9

## OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

### 關乎發展項目的分區計劃大綱圖



The above Outline Zoning Plan is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

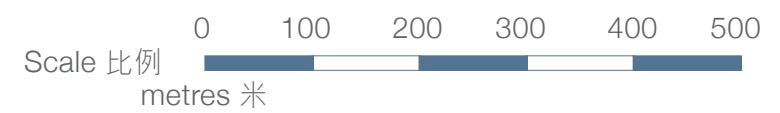
Extracted from part of the draft Kai Tak Outline Zoning Plan, Plan No. S/K22/5, gazetted on 17 February 2017, with adjustments to show the Development boundary and other information in red.

摘錄自2017年2月17日刊憲之啟德分區計劃大綱草圖，圖則編號為S/K22/5，經處理以紅色顯示發展項目邊界及其他資料。

行政長官會同行政會議於2016年1月5日根據道路(工程、使用及補償)條例(第370章)批准的中九龍幹線，有關方案所述的道路顯示在這份圖則上，只供參考之用。  
THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR THE CENTRAL KOWLOON ROUTE AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 5.1.2016 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

KAI CHEUNG ROAD

Location of the Development  
發展項目的位置











# 9

## OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

### 關乎發展項目的分區計劃大綱圖

#### NOTATION 圖例



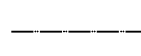


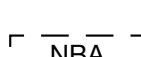
##### Zones 地帶

 Commercial 商業	 Government, Institution or Community 政府、機構或社區
 Comprehensive Development Area 綜合發展區	 Open Space 休憩用地
 Residential (Group A) 住宅(甲類)	 Other Specified Uses 其他指定用途
 Residential (Group B) 住宅(乙類)	 Other Specified Uses (Amenity Area) 其他指定用途(美化市容地帶)

##### COMMUNICATIONS 交通

 Railway and Station (Underground) 鐵路及車站(地下)	 Elevated Road 高架道路
 Rail-based Environmentally Friendly Transport System and Station 以鐵路為本的環保運輸系統及車站	 Pedestrian Precinct/Street 行人專用區或街道
 Major Road and Junction 主要道路及路口	

##### MISCELLANEOUS 其他

 Boundary of Planning Scheme 規劃範圍界線	 P F S Petrol Filling Station 加油站
 Building Height Control Zone Boundary 建築物高度管制區界線	 Area Designated for 'Shop and Services' and 'Eating Place' Uses Only 規劃範圍界線
 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)	 Non-building Area 非建築用地

-  This zone is covered by other Outline Zoning Plan but falls outside 500 metres from the boundary of the Development.  
此區域被其他分區計劃大綱圖所覆蓋但超出發展項目的界線500米之外。

#### Notes:

1. The last updated 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 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 above Outline Zoning 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.

#### 附註:

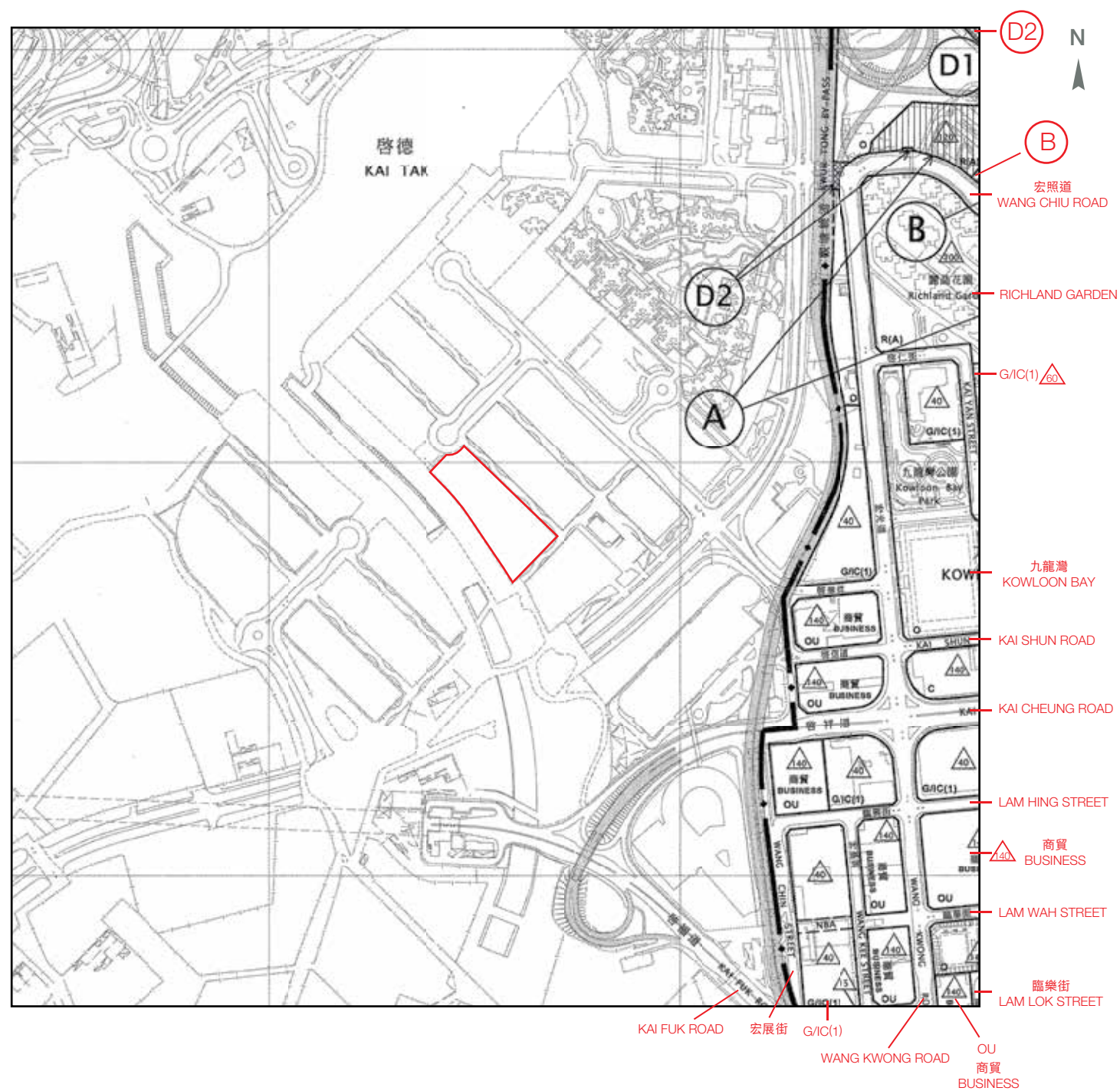
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，上述分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。



# 9

## OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

### 關乎發展項目的分區計劃大綱圖




The above Outline Zoning Plan is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

Extracted from part of the draft Ngau Tau Kok & Kowloon Bay Outline Zoning Plan, Plan No. S/K13/29, gazetted on 13 April 2017, with adjustments to show the Development boundary and other information in red.

摘錄自2017年4月13日刊憲之牛頭角及九龍灣分區計劃大綱草圖，圖則編號為S/K13/29，經處理以紅色顯示發展項目邊界及其他資料。

 Location of the Development  
發展項目的位置

Scale 比例 0 100 200 300 400 500  
metres 米






# 9

## OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

### 關乎發展項目的分區計劃大綱圖

#### NOTATION 圖例

Zones 地帶

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

#### COMMUNICATIONS 交通

	Major Road and Junction 主要道路及路口
	Elevated Road 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) 最高建築物高度(在主水平基準上若干米)
	Non-building Area 非建築用地

A

Rezoning of two sites at Wang Chiu Road to the north of Richland Gardens from “Open Space” (“O”) to “Residential (Group A)” (“R(A)”) with stipulation of building height restriction and addition of a symbol on the Plan to link the two “R(A)” sites.

把宏照道麗晶花園北面的兩塊用地由「休憩用地」地帶改劃為「住宅(甲類)」地帶，並訂明建築物高度限制，以及在圖則上加入符號，將兩塊「住宅(甲類)」用地連繫起來。

B

Rezoning of a site at Wang Chiu Road to the north of Richland Gardens from “O” to “Government, Institution or Community” (“G/IC”) with stipulation of building height restriction.

把宏照道麗晶花園北面的一塊用地由「休憩用地」地帶改劃為「政府、機構或社區」地帶，並訂明建築物高度限制。

D2

Rezoning of four strips of land along Prince Edward Road East, Kwun Tong Road, Wang Chiu Road and Wang Kwong Road from “O” and “G/IC(2)” to areas shown as “Road”

把沿太子道東，觀塘道，宏照道及宏光道的四塊狹長土地由「休憩用地」地帶及「政府、機構或社區(2)」地帶改劃為顯示為「道路」的地方。

Notes:

1. The last updated 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 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 above Outline Zoning 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.

附註：

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. 賣方建議準買方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，上述分區計劃大綱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。