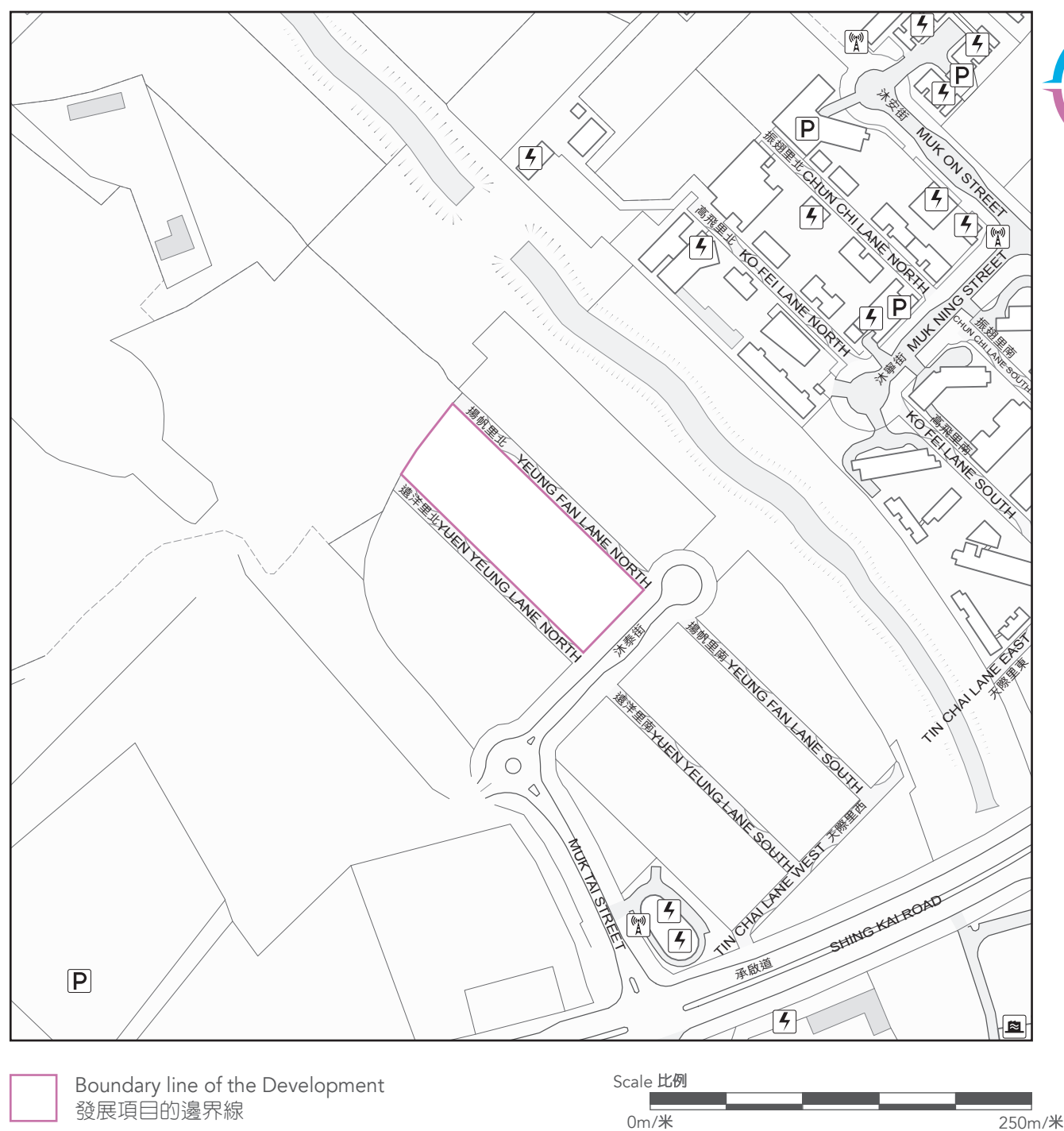




Legend 圖例

-  Sewage treatment works and facilities
污水處理廠及設施
-  A power plant (including electricity sub-stations)
發電廠 (包括電力分站)
-  A public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處)
-  A public utility installation
公用事業設施裝置

Notes:

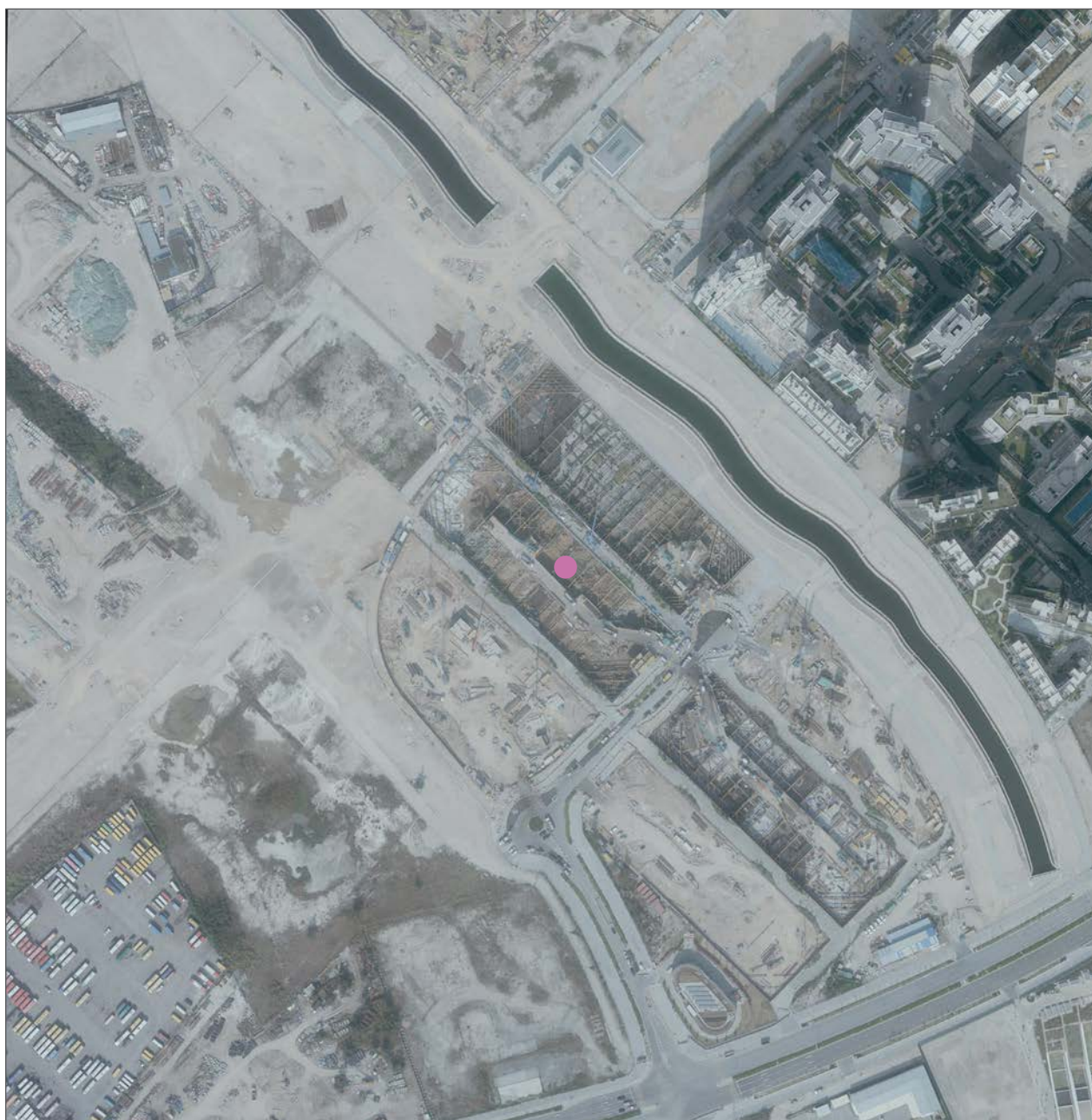
1. The above Location Plan is made reference to Survey Sheet No. 11-NE-A dated 26 September 2019 and Survey Sheet No. 11-NE-C dated 15 October 2019, with adjustments where necessary.
2. Due to technical reasons, the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 44/2019.

註：

1. 上述發展項目的所在位置圖參考於2019年9月26日修訂之測繪圖編號 11-NE-A 及於2019年10月15日修訂之測繪圖編號 11-NE-C，有須要處經修正處理。
2. 因技術原因，位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
3. 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 44/2019。

8

AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片



● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E053614C dated 23 January 2019.

摘錄自地政總署測繪處於2019年1月23日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E053614C。

Notes:

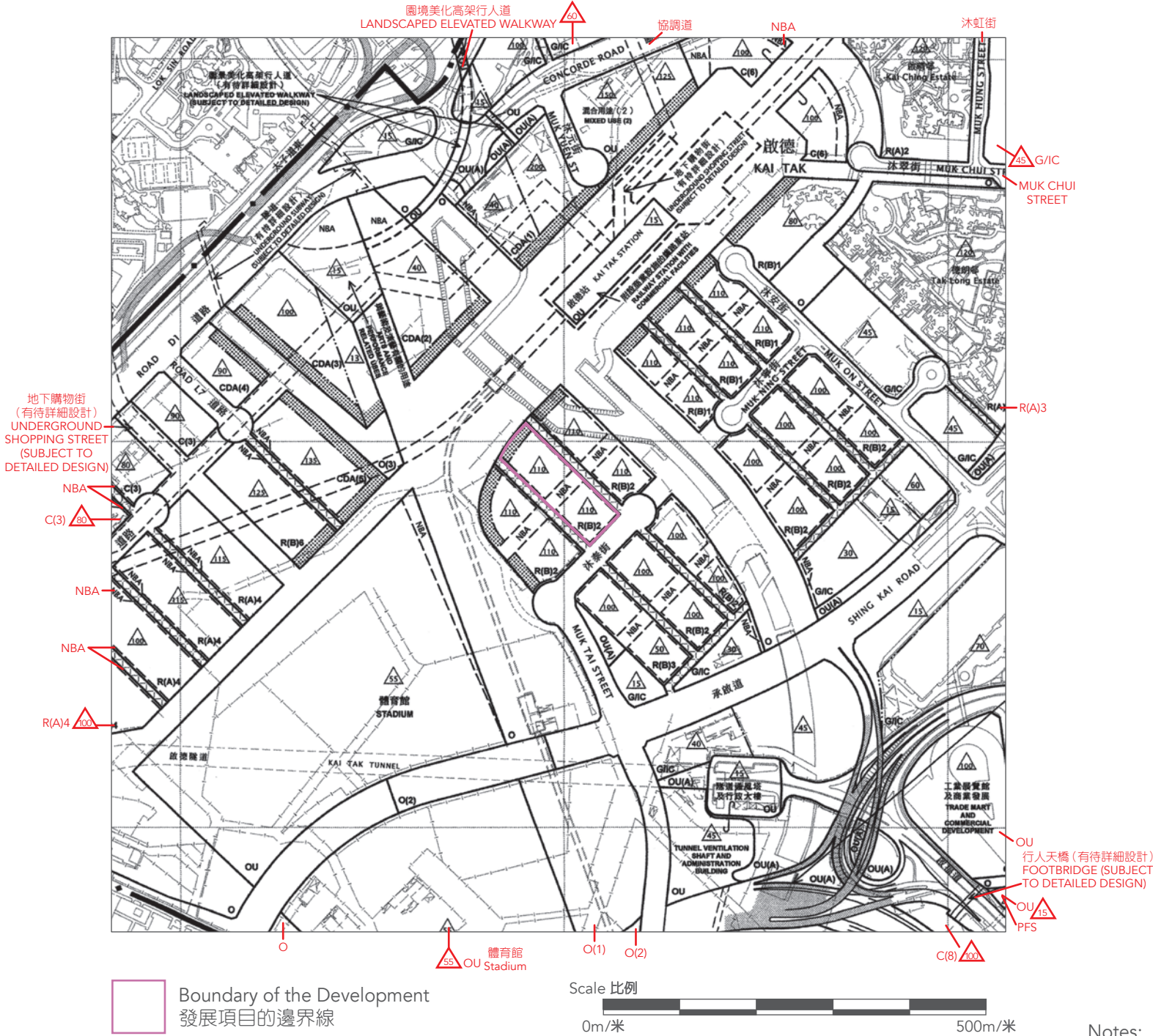
1. The copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. Due to technical reasons, the Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 因技術原因，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
3. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關於發展項目的分區計劃大綱圖

9



Notation 圖例

Zones 地帶

C	Commercial 商業	G/IC	Government, Institution or Community 政府、機構或社區
CDA	Comprehensive Development Area 綜合發展區	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
R(B)	Residential (Group B) 住宅 (乙類)	OU(A)	Other Specified Uses (Amenity Area) 其他指定用途 (美化市容地帶)

Communications 交通

— 車站 — STATION	Railway and Station (Underground) 鐵路及車站 (地下)	— — — Elevated Road 高架道路
— 車站 — STATION	Environmentally Friendly Linkage System and Station 環保連接系統及車站	— — — 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	— — —	Area Designated for 'Shop and Services' and 'Eating Place' Uses Only 只限於指定為「商店及服務行業」和「食肆」 用途的地區
— — —	Building Height Control Zone Boundary 建築物高度管制區界線	[NBA]	Non-building Area 非建築用地
△ 15	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)		

Notes:

1. The latest 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. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above 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.

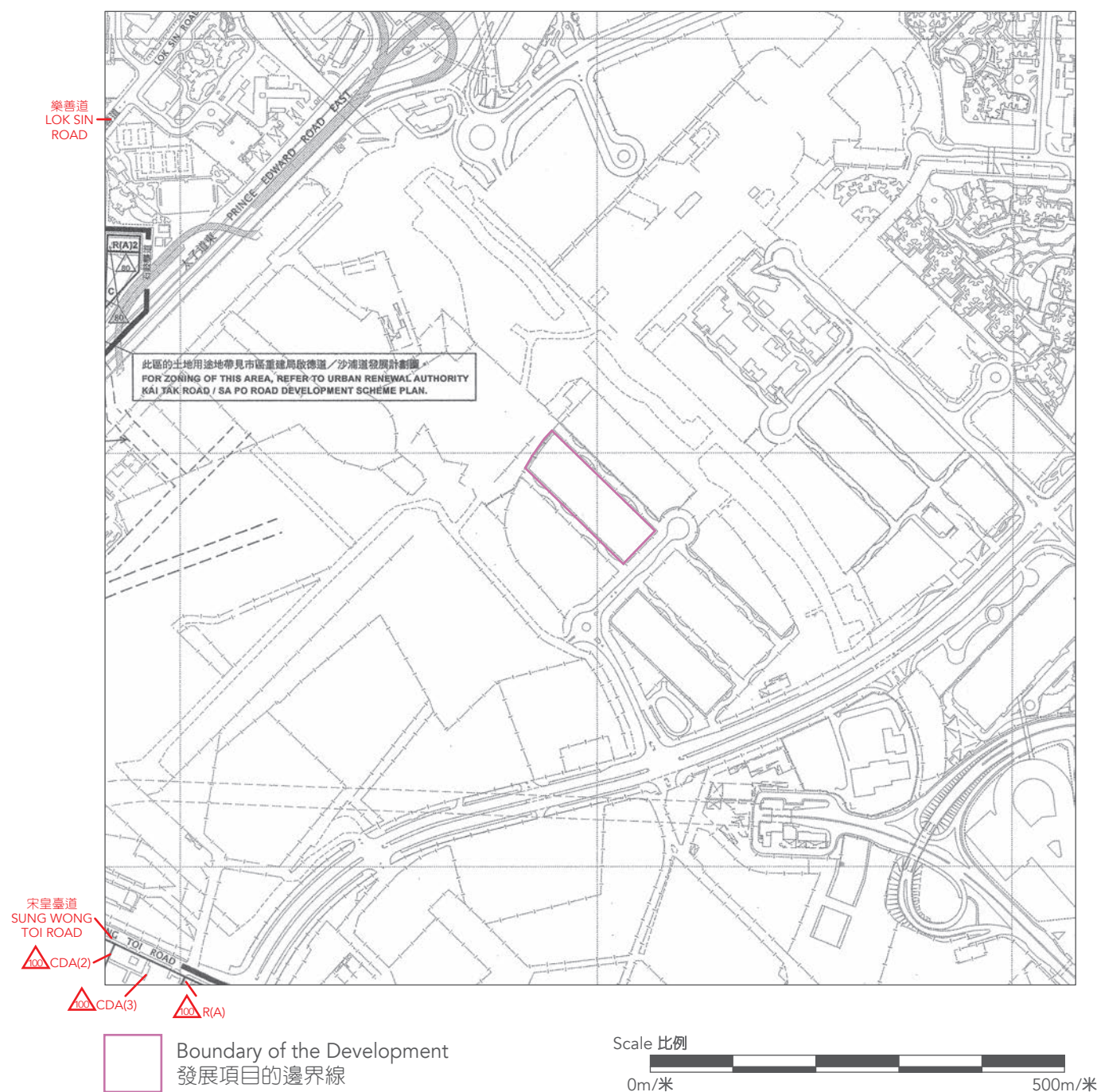
註:

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. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
4. 上述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，經地政總署准許複印。

Extracted from part of the approved Kai Tak Outline Zoning Plan No. S/K22/6, gazetted on 25 May 2018, with adjustment where necessary as shown in red.

摘錄自2018年5月25日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/6，經修正處理之處以紅色表示。

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

R(A)	Residential (Group A) 住宅 (甲類)
C	Commercial 商業
CDA	Comprehensive Development Area 綜合發展區

Communications 交通

— [STATION] —	Railway and Station (Underground) 鐵路及車站(地下)
==	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
△ 100	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)

Notes:

1. The latest 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. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above 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.

註：

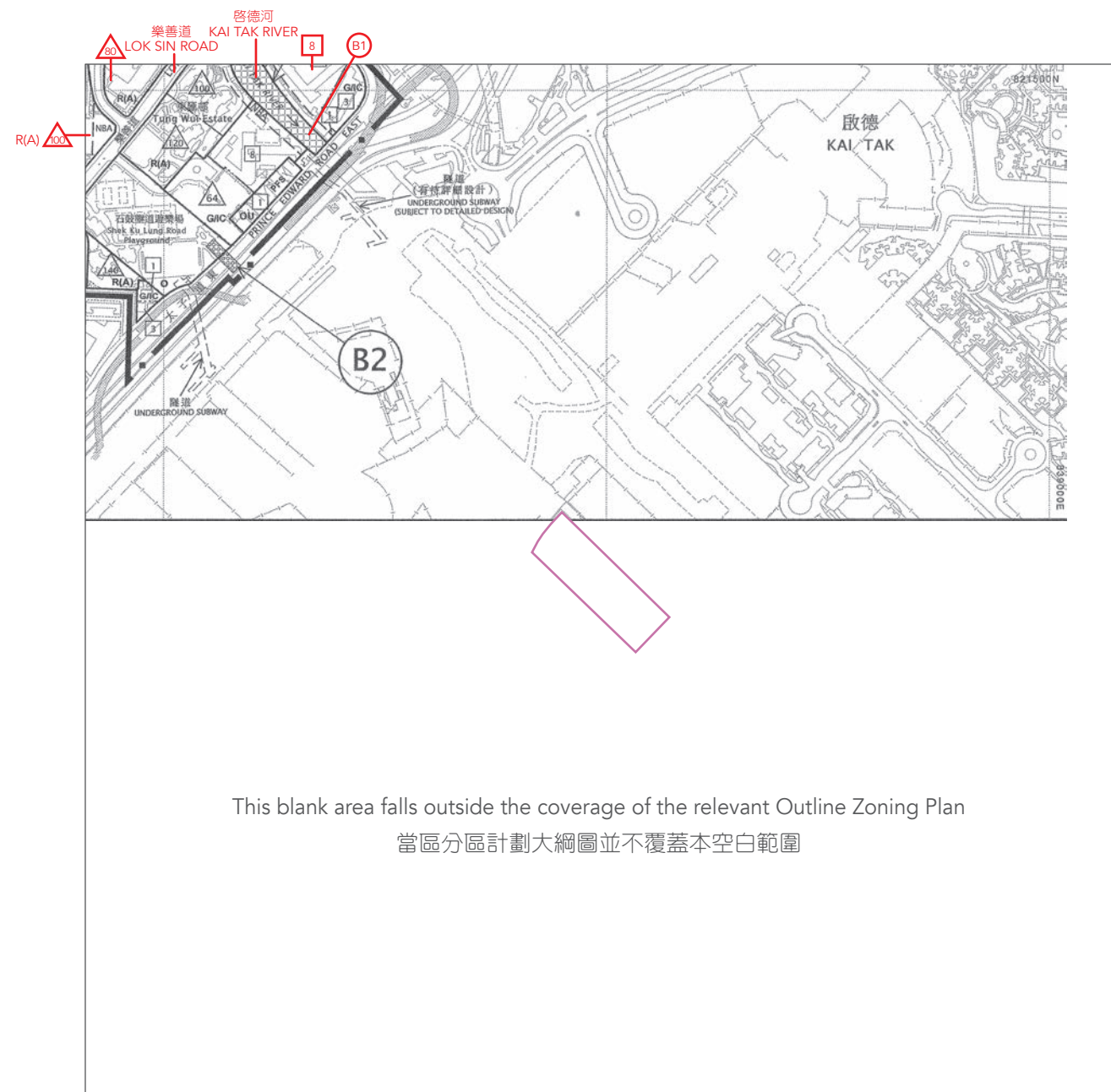
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
4. 上述分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Extracted from part of the draft Ma Tau Kok Outline Zoning Plan No. S/K10/25, gazetted on 5 July 2019, with adjustment where necessary as shown in red.

摘錄自2019年7月5日刊憲之馬頭角分區計劃大綱草圖，圖則編號為S/K10/25，經修正處理之處以紅色表示。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖

9



Boundary of the Development
發展項目的邊界線

Scale 比例
0m/米 500m/米

Extracted from part of the draft Wang Tau Hom & Tung Tau Outline Zoning Plan No. S/K8/22, gazetted on 24 May 2019, with adjustment where necessary as shown in red.

摘錄自2019年5月24日刊憲之橫頭磡及東頭分區計劃大綱草圖，圖則編號為S/K8/22，經修正處理之處以紅色表示。

Notes:

1. The latest 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. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above 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.

Notation 圖例

Zones 地帶

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

Communications 交通

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

	Boundary of Planning Scheme 規劃範圍界線	1	Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)
	Building Height Control Zone Boundary 建築物高度管制區界線	P F S	Petrol Filling Station 加油站
100	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)	NBA	Non-building Area 非建築用地

Amendments to Approved Plan No. S/K8/21 核准圖編號S/K8/21的修訂

Amendment Item B1
Rezoning of the sections of Kai Tak River from "Open Space (1)" ("O(1)") and "Undetermined" ("U") to areas shown as 'Kai Tak River'.
修訂項目B1項
把啟德河的河段由「休憩用地(1)」地帶及「未決定用途」地帶改劃為顯示為「啟德河」的地方。

Amendment Item B2
Rezoning of a piece of land at the south-eastern portion of Shek Ku Lung Road Playground and a strip of land along Prince Edward Road East from "Other Specified Uses" annotated "Landscaped Elevated Walkway" ("OU (Landscaped Elevated Walkway)") to "O" and an area shown as 'Road' respectively.
修訂項目B2項
把石鼓壟道遊樂場東南面的一幅土地及沿太子道東的一幅狹長土地由「其他指定用途」註明「園景美化高架行人道」地帶分別改劃為「休憩用地」地帶及顯示為「道路」的地方。

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. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
4. 上述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，經地政總署准許複印。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖

園境美化高架行人道
LANDSCAPED ELEVATED WALKWAY OU



Notation 圖例

Zones 地帶



Other Specified Uses
其他指定用途

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



THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR KAI TAK DEVELOPMENT - INFRASTRUCTURE AT NORTH APRON AREA OF KAI TAK AIRPORT STAGE 1 INFRASTRUCTURE WORKS FOR PUBLIC HOUSING SITES AND GOVERNMENT OFFICES AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 31.3.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

行政長官會同行政會議於2009年3月31日根據《道路(工程、使用及補償)條例》(第370章)批准的啓德發展計劃一啓德機場北面停機坪的基礎設施配合公共房屋及政府合署的首期基建工程，有關工程所述的道路顯示在這份圖則上只供參考之用。

This blank area falls outside the coverage of the relevant Outline Zoning Plan
當區分區計劃大綱圖並不覆蓋本空白範圍



Boundary of the Development
發展項目的邊界線

Scale 比例



Notes:

1. The latest 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. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above 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.

註：

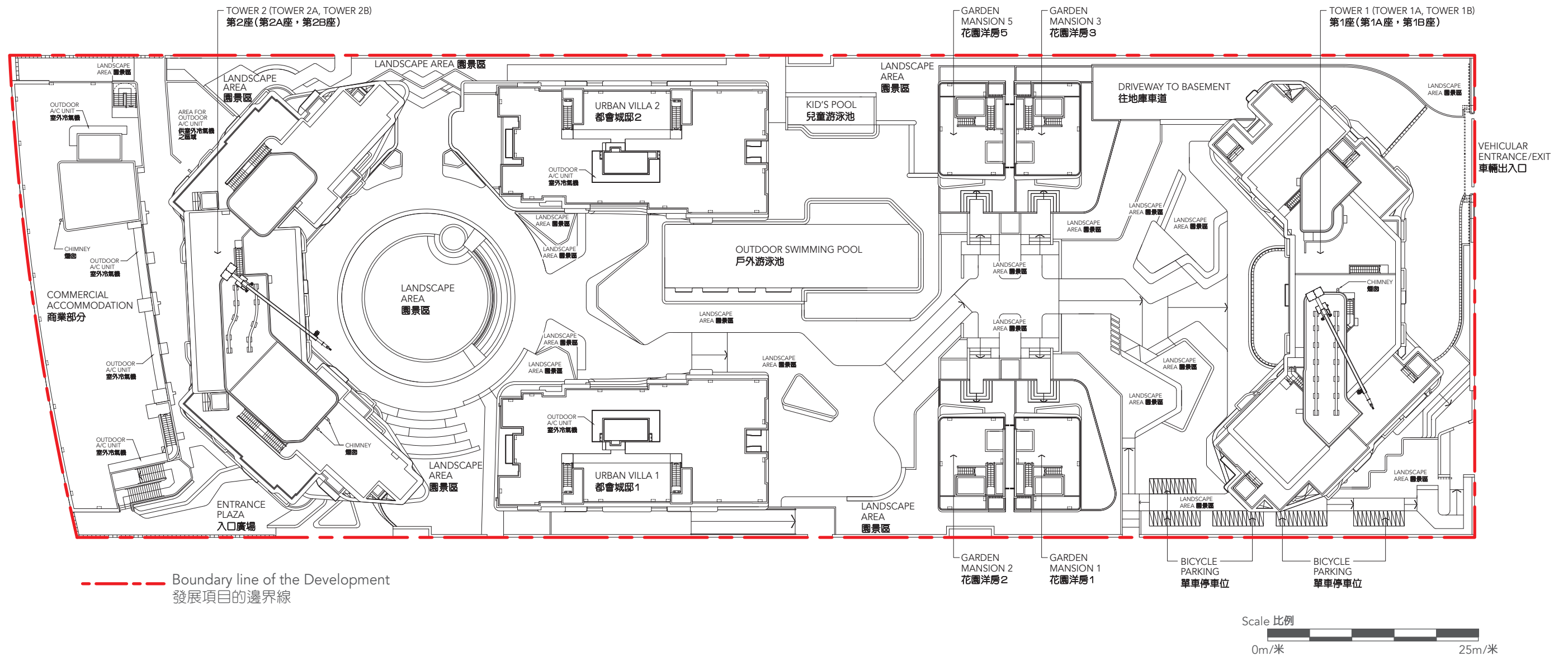
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
4. 上述分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Extracted from part of the approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K11/29, gazetted on 16 December 2016, with adjustment where necessary as shown in red.

摘錄自2016年12月16日刊憲之慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖，圖則編號為S/K11/29，經修正處理之處以紅色表示。

LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖

10



Estimated date of completion of the buildings and facilities as provided by the Authorized Person for the Development is 31 August 2021.
由發展項目的認可人士提供的建築物及設施的預計落成日期為2021年8月31日。