

# 7

## LOCATION PLAN OF THE DEVELOPMENT 發展項目的所在位置圖



The Location Plan is made with reference to the Survey Sheet (Series HP5C) Sheet No. 11-NW-D dated 30 April 2021 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

此位置圖是參考地政總署測繪處出版於2021年4月30日之測繪圖(組別編號HP5C)編號11-NW-D所編製，並經修正處理。

### NOTATION 圖例

- Library  
圖書館
- Petrol Filling Station  
油站
- Power Plant (including Electricity Sub-stations)  
發電廠(包括電力分站)
- Refuse Collection Point  
垃圾收集站
- Public Carpark (including a Lorry Park)  
公眾停車場(包括貨車停泊處)
- Public Convenience  
公廁
- Public Utility Installation  
公共事業設施裝置
- Religious Institution (including a Church, a Temple and a Tsz Tong)  
宗教場所(包括教堂、廟宇及祠堂)
- School (including a Kindergarten)  
學校(包括幼稚園)
- Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)  
社區福利設施(包括老人中心及弱智人士護理院)
- Sports Facilities (including a Sports Ground and a Swimming Pool)  
體育設施(包括運動場及游泳池)
- Public Park  
公園

#### Notes:

1. 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.
2. 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.
3. The Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

#### 備註:

1. 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。
2. 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。
3. 地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

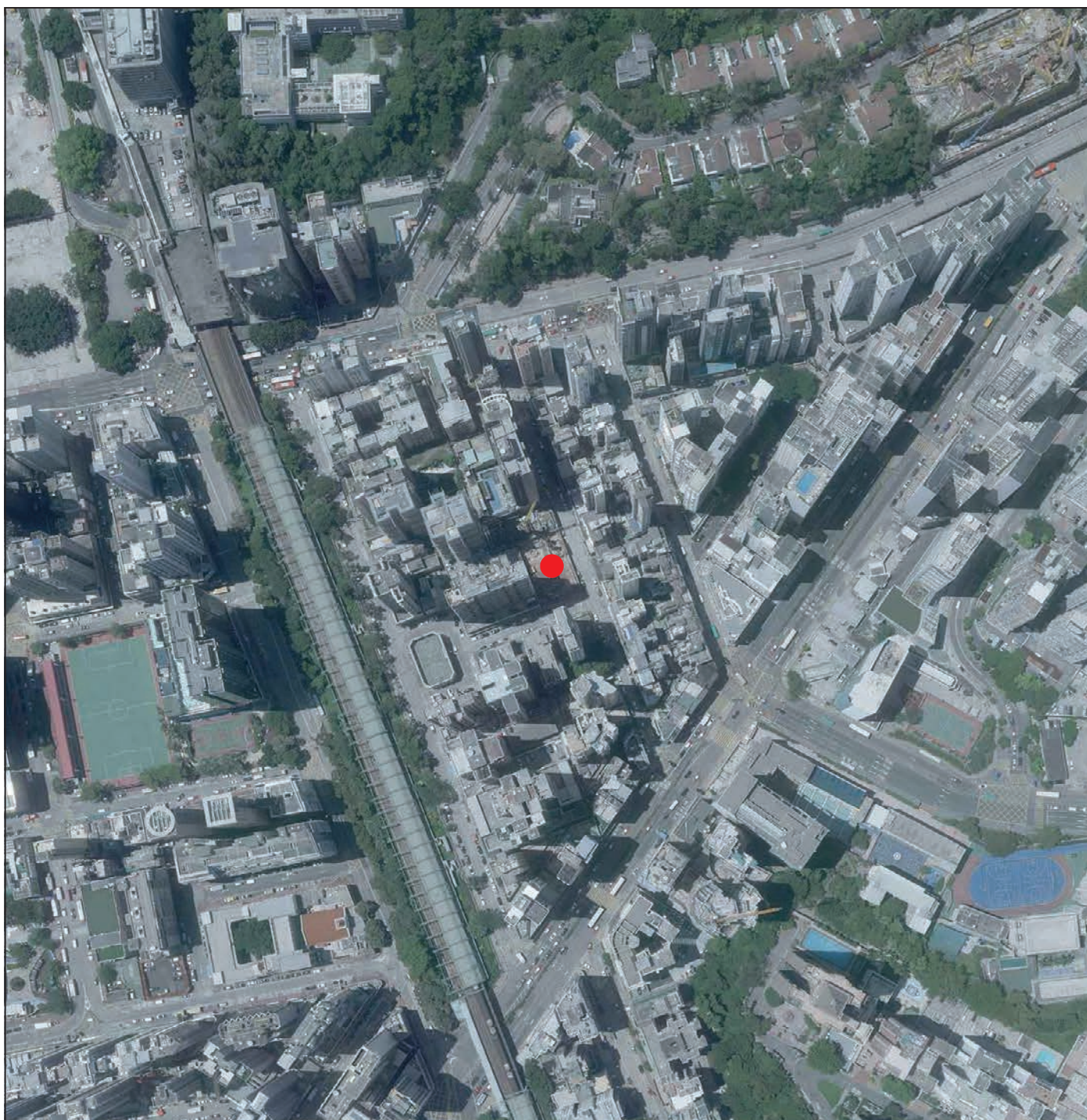
Location of the Development  
發展項目的位置

Scale 比例: 0 50 150 250M/米

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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51/2021。





● 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 the Lands Department at a flying height of 3,000 feet, photo No. E099620C, date of flight: 13 July 2020.

摘錄自地政總署測繪處在3,000呎的飛行高度拍攝之鳥瞰照片，照片編號E099620C，飛行日期：2020年7月13日。

Notes:

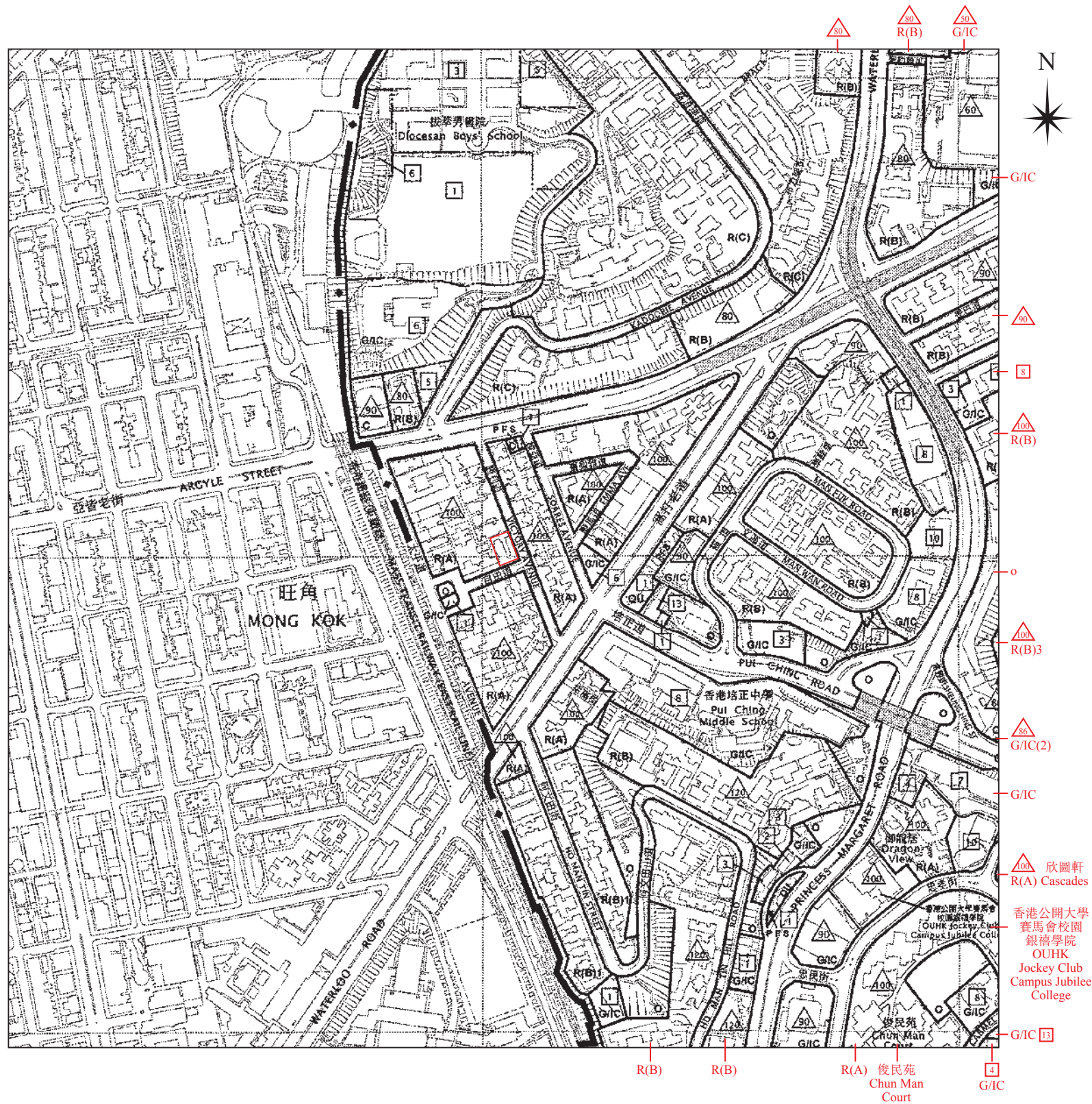
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
3. The Vendor also 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.
4. The aerial photo is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

備註：

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. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片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。
3. 賣方建議準買方到有關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了解。
4. 航空照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

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Location of the Development  
發展項目的位置

Scale 比例 : 0 100 200 300 400 500M/米

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.

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 Ho Man Tin Outline Zoning Plan No. S/K7/24 gazetted on 18 September 2015, with adjustments where necessary as shown in red.

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖，圖則編號S/K7/24，有需要經修正處理之處以紅色顯示。

NOTATION 圖例

ZONES 地帶

- C Commercial  
商業
- R(A) Residential (Group A)  
住宅(甲類)
- R(B) Residential (Group B)  
住宅(乙類)
- R(C) Residential (Group C)  
住宅(丙類)
- 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

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
- 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)
- 8 Maximum Building Height  
(in Number of Storeys)  
最高建築物高度(樓層數目)
- P F S Petrol Filling Station  
加油站

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
- Elevated Road  
高架道路

Notes:

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 also 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.

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，此大綱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。



This blank area falls outside the coverage of the draft Outline Zoning Plan.  
空白範圍不為本分區計劃大綱草圖所覆蓋。



Location of the Development  
發展項目的位置

Scale 比例 : 0 100 200 300 400 500M/米



Extracted from part of the Draft Yau Ma Tei Outline Zoning Plan No. S/K2/22 gazetted on 16 May 2014, with adjustments where necessary as shown in red.

摘錄自2014年5月16日刊憲之油麻地分區計劃大綱草圖，圖則編號S/K2/22，有需要經修正處理之處以紅色顯示。

NOTATION 圖例

ZONES 地帶

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

COMMUNICATIONS 交通

- 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)
- Maximum Building Height  
(in Number of Storeys)  
最高建築物高度(樓層數目)

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

AMENDMENT TO DRAFT PLAN NO. S/K2/21 草圖編號S/K2/21的修訂

AMENDMENT EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE  
按照城市規劃條例第7條展示的修訂

- Amendment Item A  
修訂項目A項

Rezoning of a site at No. 54 Waterloo Road from “Government, Institution or Community” (“G/IC”) to “G/IC(2)” and amending the building height restriction from 5 storeys to 57mPD.

把一塊位於窩打老道54號的用地由「政府、機構或社區」地帶改劃為「政府、機構或社區(2)」地帶，並把建築物高度限制由五層修訂為主水平基準上57米。

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備註：

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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，此大綱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。

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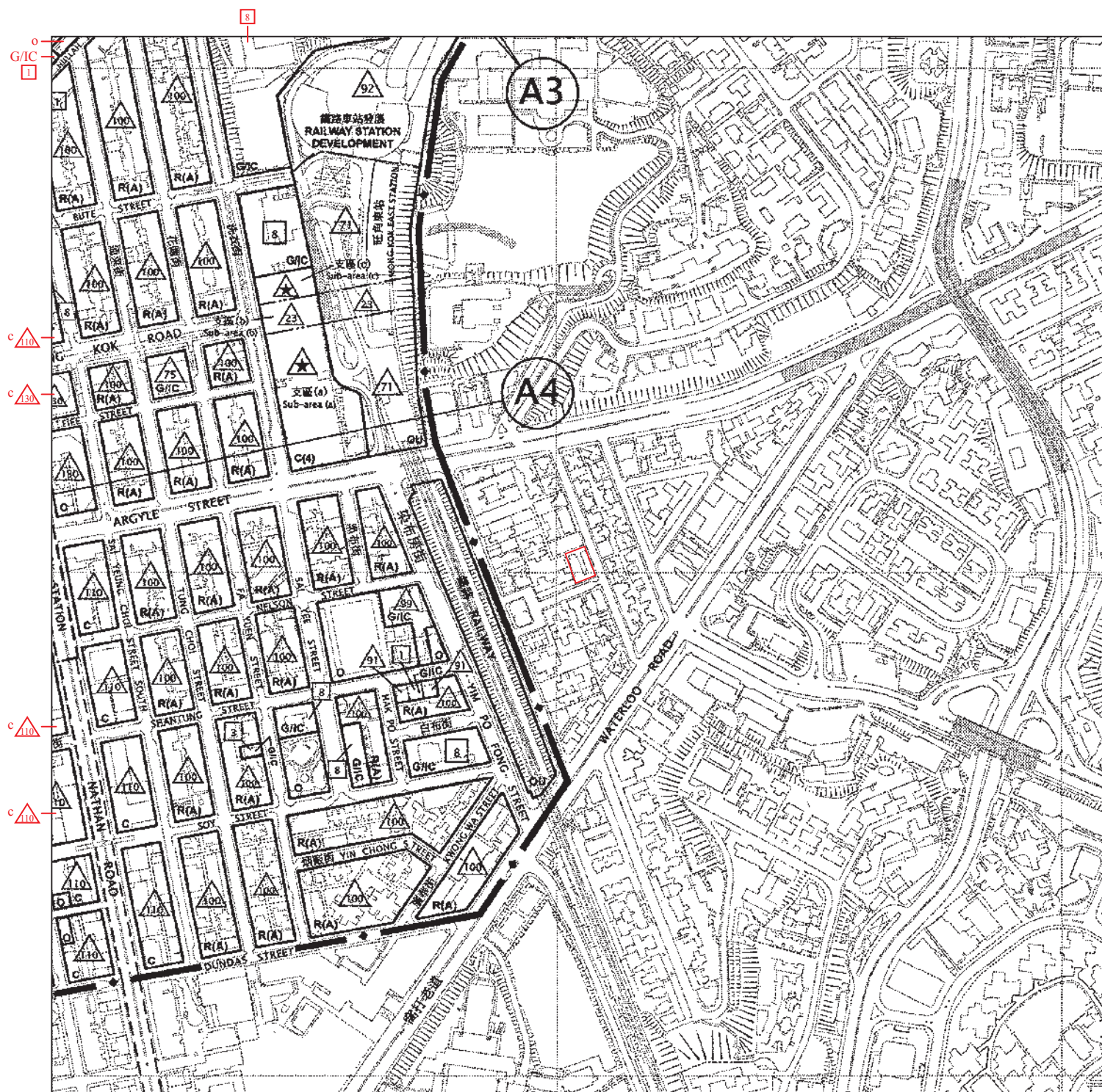
大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



# 9

## OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

### 關乎發展項目的分區計劃大綱圖等



Extracted from part of the Draft Mong Kok Outline Zoning Plan No. S/K3/33 gazetted on 16 April 2021, with adjustments where necessary as shown in red.

摘錄自2021年4月16日刊憲之旺角分區計劃大綱草圖，圖則編號S/K3/33，有需要經修正處理之處以紅色顯示。

#### NOTATION 圖例

##### ZONES 地帶

- C Commercial  
商業
- R(A) Residential (Group A)  
住宅(甲類)
- 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

##### 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
- 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)
- Maximum Building Height Restriction  
as Stipulated on the Notes  
(註譯)內訂明最高建築物高度限制
- Maximum Building Height  
(in Number of Storeys)  
最高建築物高度(樓層數目)

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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，此大綱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。

Location of the Development  
發展項目的位置

Scale 比例: 0 100 200 300 400 500M/米

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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。