


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



 Location of the Development
發展項目的位置

Scale : 0 50 100 150 200 250米/M
比例 :

The Location Plan is prepared with reference to the Survey Sheet Nos. T11-SW-A dated 11 November 2021 and T11-SW-B dated 11 November 2021 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

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

所在位置圖參考地政總署測繪處日期為2021年11月11日之測繪圖編號T11-SW-A及2021年11月11日之測繪圖編號T11-SW-B擬備，有需要的地方經修正處理。

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。

Notation 圖例

- | | |
|--|---|
|  A power plant (including electricity sub-stations)
發電廠 (包括電力分站) |  A religious institution (including a church, a temple and Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
|  A public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) |  A school (including a kindergarten) 學校 (包括幼稚園) |
|  A public transport terminal (including a rail station)
公共交通總站 (包括鐵路車站) |  Social welfare facilities (including an elderly centre and home for the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院) |
|  A market (including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場) |  A public park 公園 |
|  A public convenience 公廁 |  A clinic 診療所 |
|  A public utility installation 公用事業設施裝置 |  A museum 博物館 |
| |  A refuse collection point 垃圾收集站 |

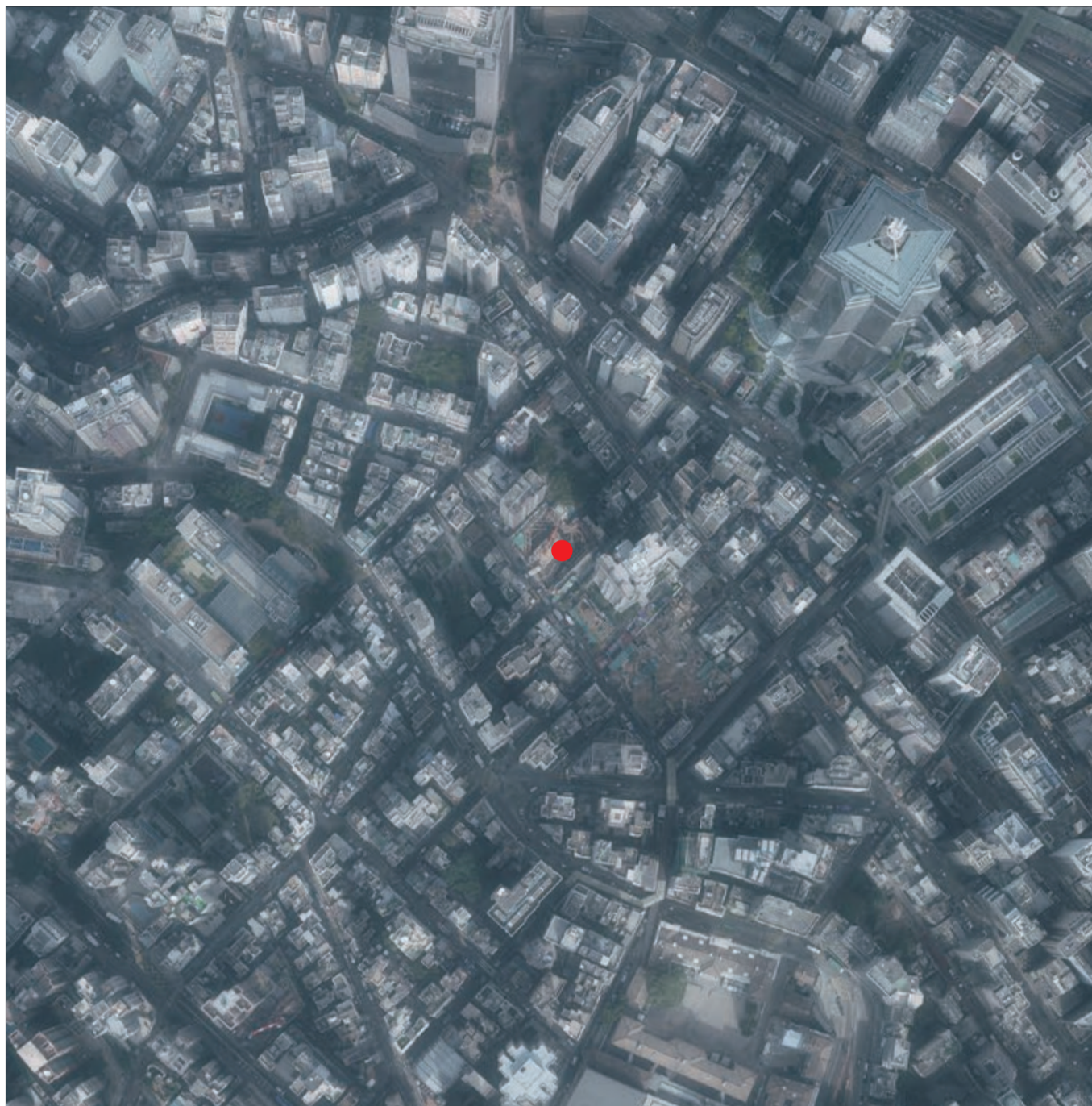
Notes:

1. Due to technical reasons (such as the shape of the Development), the Location Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註:

1. 因技術原因 (例如發展項目之形狀)，此所在位置圖所顯示的範圍可能多於《一手住宅物業銷售條例》(第621章)所要求。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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

Survey and Mapping Office, Lands Department, The Government of the HKSAR © Copyright reserved – reproduction by permission only.

Extracted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E117981C, dated 6 January 2021.

The Aerial Photograph is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

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。

摘錄自地政總署測繪處於2021年1月6日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E117981C。

鳥瞰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。

Notes:

1. Due to technical reasons (such as the shape of the Development), the Aerial Photograph may show more area than that required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 因技術原因（例如發展項目之形狀），此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》（第621章）所要求。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖

現有樓宇保留供作零售、餐廳/酒樓、文娛及康樂用途
EXISTING BUILDING PRESERVED FOR RETAIL, RESTAURANT, CULTURAL & RECREATIONAL USES



Extracted from the Hong Kong Planning Area No.3 - Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan with Plan No.S/H3/34 gazetted on 13 November 2020.

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摘錄自 2020 年 11 月 13 日刊憲的港島規劃區第 3 區 - 西營盤及上環分區計劃大綱核准圖，圖則編號為 S/H3/34。

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Notation 圖例

Zones 地帶

Commercial 商業	C
Residential (group A) 住宅 (甲類)	R(A)
Residential (group C) 住宅 (丙類)	R(C)
Government, institution or community 政府、機構或社區	G/I/C
Open space 休憩用地	O
Other specified uses 其他指定用途	OU

Communications 交通

Railway and station (underground) 鐵路及車站 (地下)	STATION
Major road and junction 主要道路及路口	
Elevated road 高架道路	
Pedestrian precinct/street 行人專用區或街道	

Miscellaneous 其他

Boundary of planning scheme 規劃範圍界線	
Land Development Corporation/ Urban Renewal Authority development scheme plan area 土地發展公司/市區重建局發展計劃圖範圍	
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)	120
Maximum building height (in number of storeys) 最高建築物高度 (樓層數目)	8
Petrol filling station 加油站	PFS
Non-building area 非建築用地	NBA

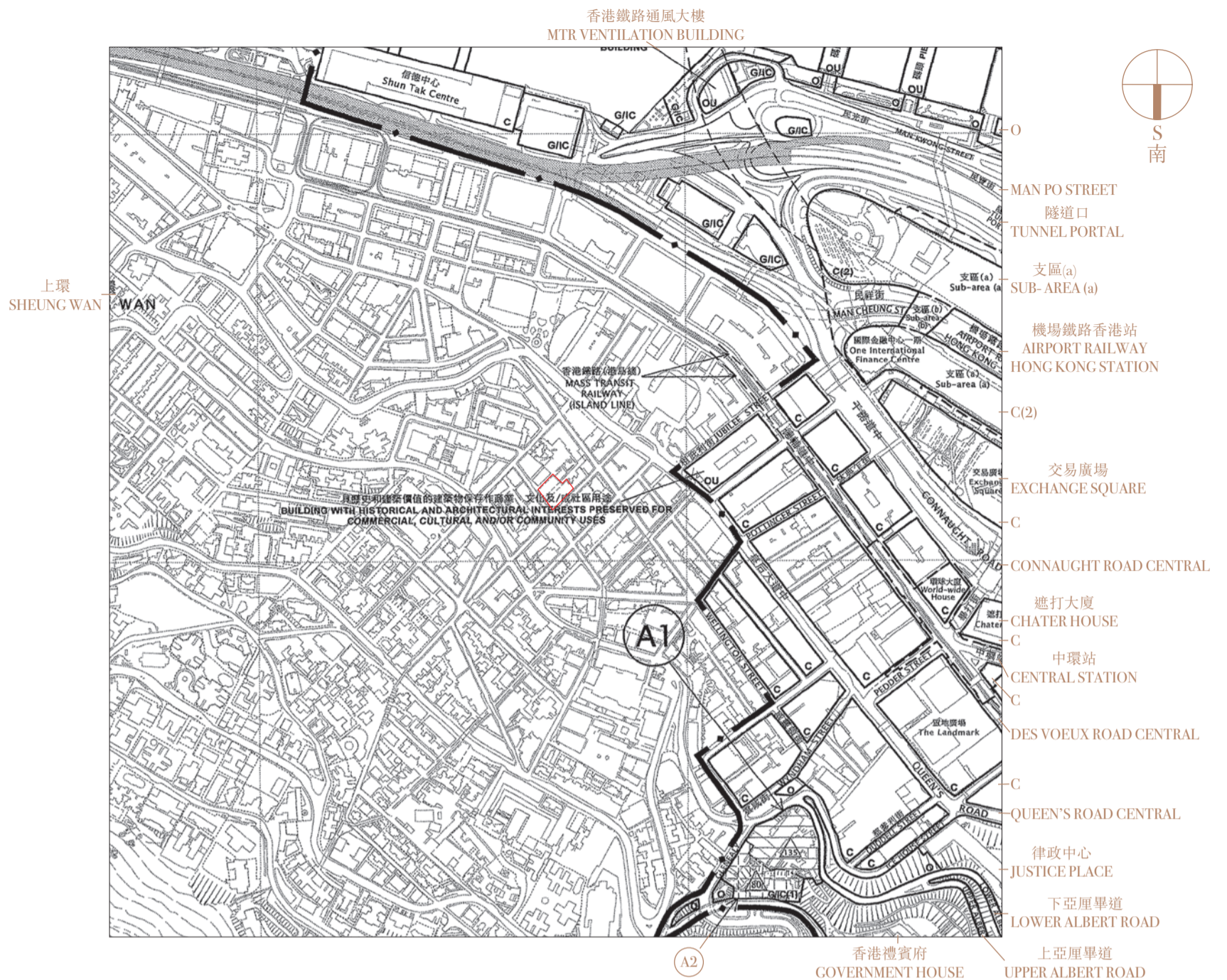
Notes:

- Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註:

- 因技術原因 (例如發展項目之形狀)，此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》(第 621 章) 所要求。
- 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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



Location of the Development
 發展項目的位置

Scale : 0 100 200 300 400 500米/M
 比例 :

Extracted from the Hong Kong Planning Area No.4 - Draft Central District Outline Zoning Plan with Plan No.S/H4/17 gazetted on 24 May 2019.

摘錄自 2019 年 5 月 24 日刊憲的港島規劃區第 4 區 - 中區分區計劃大綱草圖，圖則編號為 S/H4/17。

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Notation 圖例

Zones 地帶

Commercial 商業	C
Residential (group A) 住宅 (甲類)	R(A)
Residential (group B) 住宅 (乙類)	R(B)
Comprehensive development area 綜合發展區	CDA
Government, institution or community 政府、機構或社區	G/I/C
Open space 休憩用地	O
Other specified uses 其他指定用途	OU
Green belt 綠化地帶	GB

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:

- Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

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)	

Amendment 修訂

Amendment item A1 修訂項目 A1 項	
Amendment item A2 修訂項目 A2 項	

備註:

- 因技術原因 (例如發展項目之形狀)，此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》(第 621 章) 所要求。
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