

Adopted from part of the Draft Kai Tak Outline Zoning Plan, Plan No. S/K22/7, gazetted on 10 December 2021, with adjustments where necessary as shown in red.

摘錄自2021年12月10日刊憲之啟德區計劃大綱草圖，圖則編號為S/K22/7，有需要處經修正處理，以紅色顯示。









Please refer to the notation and notes for this Outline Zoning Plan shown on p.22. 請參閱第22頁所示有關本分區計劃大綱圖的圖例及備註。

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.





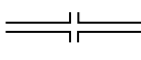
★ This area is covered by other Outline Zoning Plan but falls outside 500 metres from the boundary of the Development.
此區域被其他分區計劃大綱圖所覆蓋但超出發展項目的界線500米之外。

NOTATION 圖例


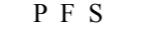




Zones 地帶

 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

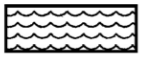
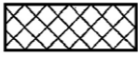


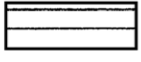


 Railway and Station (Underground) 鐵路及車站(地下)	 Elevated Road 高架道路
 Environmentally Friendly Linkage System and Station 環保連接系統及車站	 Pedestrian Precinct/Street 行人專用區或街道
 Major Road and Junction 主要道路及路口	

Miscellaneous 其他

 Boundary of Planning Scheme 規劃範圍界線	 Petrol Filling Station 加油站
 Building Height Control Zone Boundary 建築物高度管制區界線	 Non-building Area 非建築用地
 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)	 Area Designated for 'Shop and Services' and 'Eating Place' Uses Only 只限於指定為「商店及服務行業」及 「食肆」用途的地區

AMENDMENTS TO APPROVED PLAN NO. S/K22/6

核准圖編號S/K22/6的修訂

AMENDMENT ITEM A 修訂項目A項		AMENDMENT ITEM E3 修訂項目E3項	
AMENDMENT ITEM D 修訂項目D項		AMENDMENT ITEM J1 修訂項目J1項	
AMENDMENT ITEM E1 修訂項目E1項		AMENDMENT ITEM J2 修訂項目J2項	
AMENDMENT ITEM E2 修訂項目E2項			

AMENDMENTS TO MATTERS SHOWN ON THE PLAN

就圖則所顯示的事項作出的修訂項目

Item A - Revision to the stipulated building height restriction for the site zoned "Comprehensive Development Area (4)" ("CDA(4)") on the southeastern side of Olympic Avenue and the north-eastern side of Muk Lai Street.
A項 - 修訂位於世運道東南側及沐禮街東北側劃為「綜合發展區(4)」地帶的用地的建築物高度限制。

Item D - Re-alignment of the areas shown as 'Underground Shopping Street'.
D項 - 重訂顯示為「地下購物街」的路線。

Item E1 - Rezoning of a strip of land along the north-western boundary of Kai Tak Sports Park from "Other Specified Uses" ("OU") annotated "Stadium" ("OU(Stadium)") to "Open Space" ("O").
E1項 - 把沿啟德體育園西北面界線的一塊土地由「其他指定用途」註明「體育館」地帶改劃為「休憩用地」地帶。

Item E2 - Rezoning of a parcel of land at Shing Kai Road from an area shown as 'Road' to "O(2)".
E2項 - 把位於承啟道的一塊土地由顯示為「道路」的地方改劃為「休憩用地(2)」地帶。

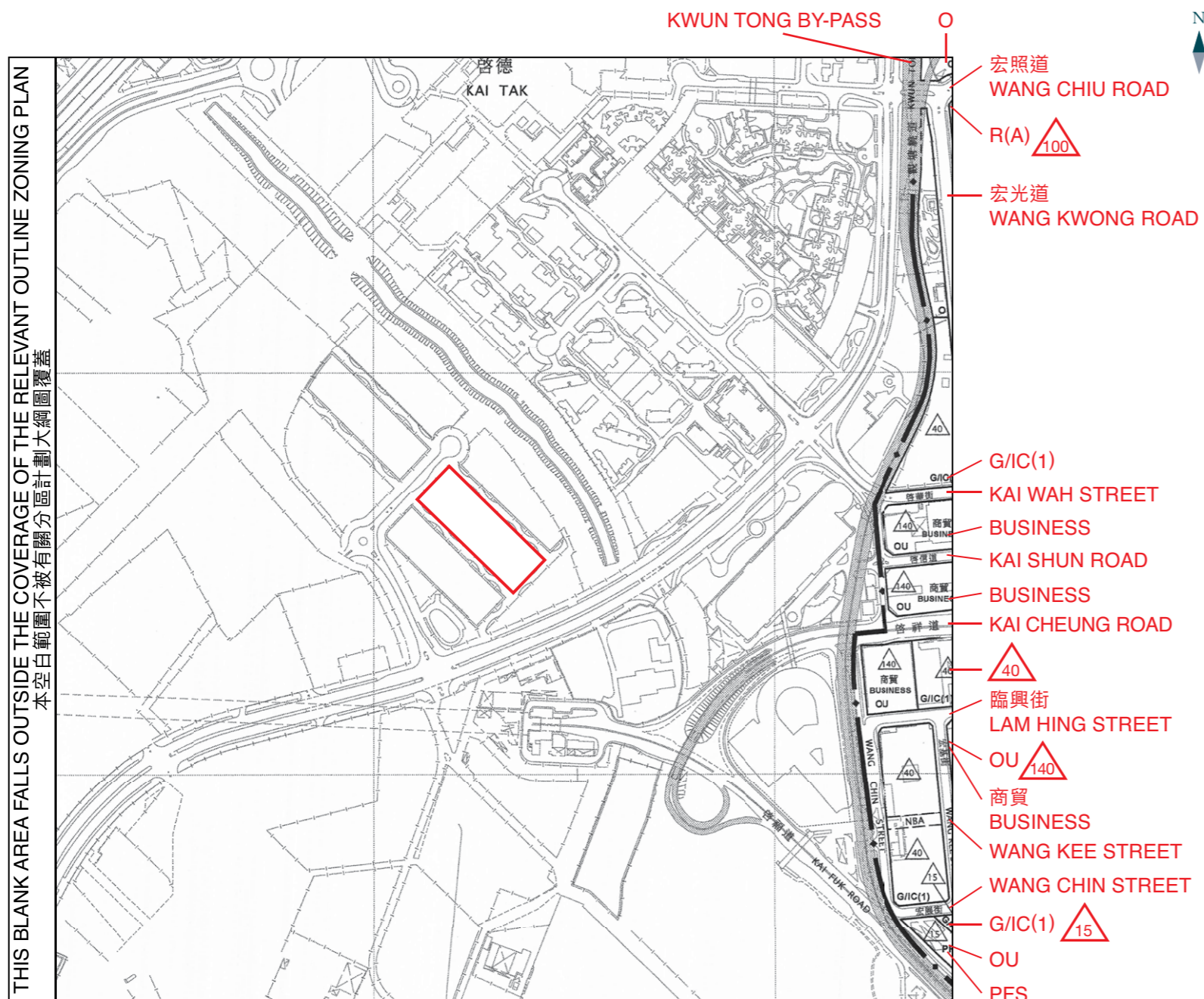
Item E3 - Rezoning of a parcel of land at Shing Kai Road from "O(2)" to an area shown as 'Road'.
E3項 - 把位於承啟道的一塊土地由「休憩用地(2)」地帶改劃為顯示為「道路」的地方。

Item J1 - Rezoning of a site to the south and southeast of the To Kwa Wan Road Pumping Station from "G/IC", "OU" annotated "Waterfront Related Commercial, Cultural and Leisure Uses" ("OU(WRCCLU)") and "O" to "R(A)6" with stipulation of building height restriction.
J1項 - 把位於土瓜灣道污水泵房南面及東南面的一幅用地由「政府、機構或社區」地帶、「其他指定用途」註明「與海旁有關的商業、文化及休憩用途」地帶和「休憩用地」地帶改劃為「住宅(甲類)6」地帶，並訂明建築物高度限制。

Item J2 - Rezoning of a parcel of land to the east of the To Kwa Wan Road Pumping Station from "OU(WRCCLU)" to "O".
J2項 - 把位於土瓜灣道污水泵房東面的一塊土地由「其他指定用途」註明「與海旁有關的商業、文化及休憩用途」地帶改劃為「休憩用地」地帶。

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 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.
4. 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.

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。
4. 此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。



THIS BLANK AREA FALLS OUTSIDE THE COVERAGE OF THE RELEVANT OUTLINE ZONING PLAN
本空白範圍不被有關分區計劃大綱圖覆蓋

Adopted from part of the Draft Ngau Tau Kok & Kowloon Bay Outline Zoning Plan, Plan No. S/K13/31, gazetted on 31 December 2021, with adjustments where necessary as shown in red.

摘錄自2021年12月31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/K13/31，有需要處經修正處理，以紅色顯示。

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	P F S	Petrol Filling Station 加油站
	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

Notes:

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- 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。
- 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。
- 此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。

Location of the Development
發展項目的位置

Scale : 0M/米
比例：