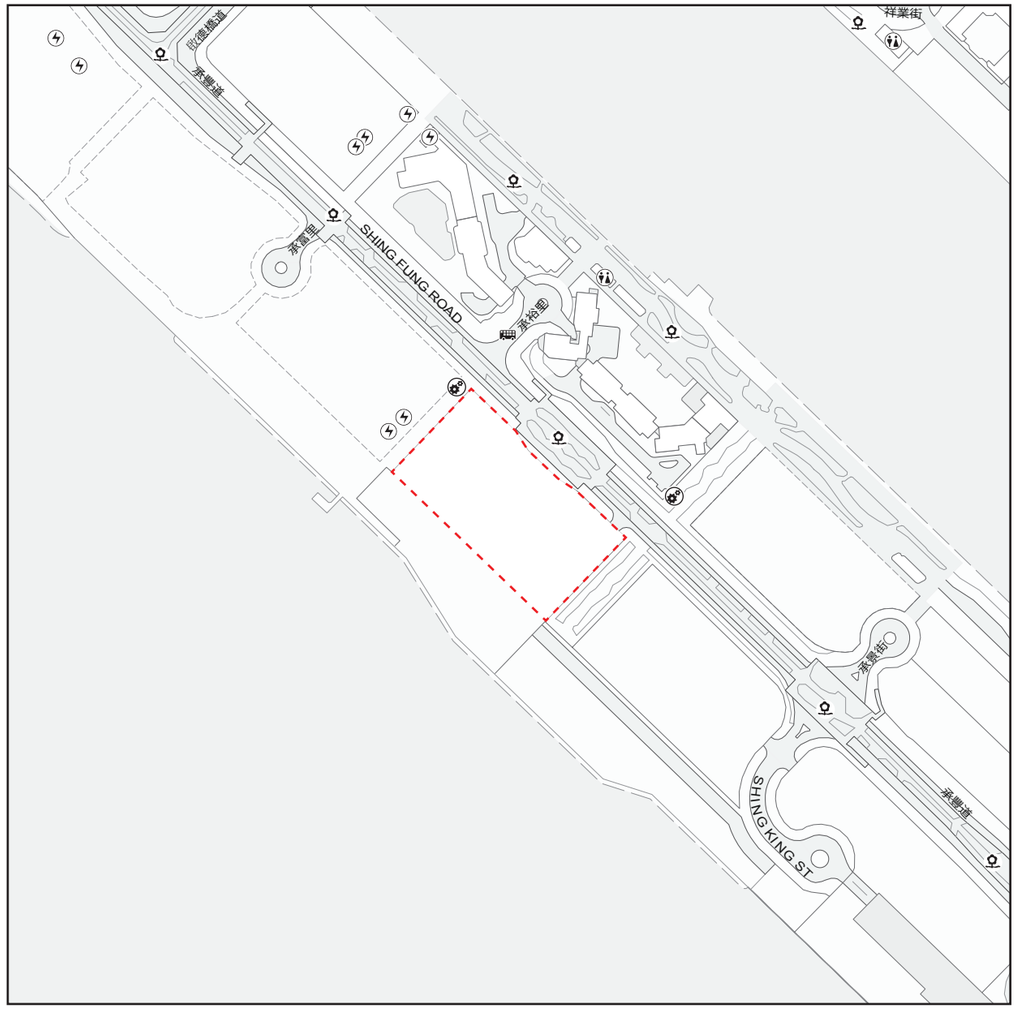
LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖



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This Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NE-C dated 1 February 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2024年2月1日出版之數碼地形圖，圖幅編號T11-NE-C，有需要處經修正處理。

NOTATION 圖例

- Power Plant (including Electricity Sub-stations)
  發電廠(包括電力分站)
- Public Convenience
  公廁
- Public Transport Terminal (including Rail Station)
  公共交通總站(包括鐵路車站)
- Public Utility Installation
  公用事業設施裝置
- Public Park
  公園

Location of the Development
發展項目的位置

SCALE 比例
0 50 100 150 200 250m (米)

Street name(s) not shown in full in the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

CHEUNG YIP STREET	祥業街	KAI TAK BRIDGE ROAD	啓德橋道
SHING FU LANE	承富里	SHING YU LANE	承裕里

The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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 Location 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.

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，此位置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。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



This blank area falls outside the coverage of the relevant Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

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. E166549C, date of flight: 8 December 2022.
摘錄自地政總署測處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E166549C，飛行日期 ：2022年12月8日。

Location of the Phase
期數的位置

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Notes:
1. Copy of the Aerial Photograph of the Phase 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 Aerial Photograph 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 Phase is irregular.

備註：
1. 期數的鳥瞰照片之副本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. 由於期數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。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



This blank area falls outside the coverage of the relevant Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

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. E166550C, date of flight: 8 December 2022.
摘錄自地政總署測處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E166550C，飛行日期 ：2022年12月8日。

● Location of the Phase
期數的位置

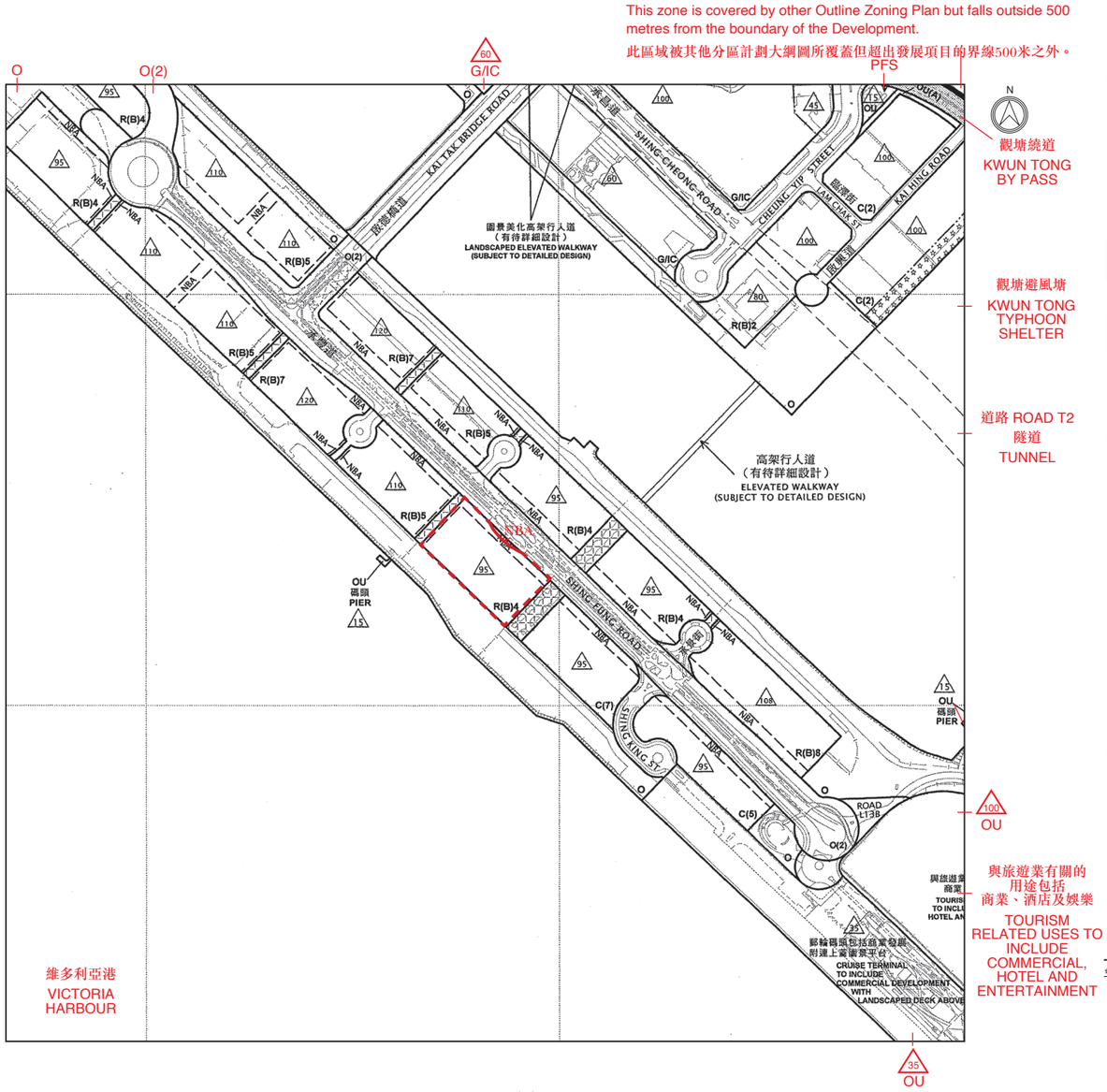
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備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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 比例
0 100 200 300 400 500m（米）

NOTATION 圖例

ZONES 地帶

- C — Commercial 商業
- R(B) — Residential (Group B) 住宅（乙類）
- 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
- OU(A) — Other Specified Uses (Amenity Area) 其他指定用途(美化市容地帶)

COMMUNICATIONS 交通

- 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/街道

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
- 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)
- PFS — Petrol Filling Station 加油站
- Area Designated for 'Waterfront Promenade' 指定為「海濱長廊」的地區
- NBA — Non-building Area 非建築用地

Adopted from part of the approved Kai Tak Outline Zoning Plan, Plan No. S/K22/8, gazetted on 28 October 2022, with adjustments where necessary as shown in red.

摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8，有需要處經修正處理，以紅色表示。

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。

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. The 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.

備註：

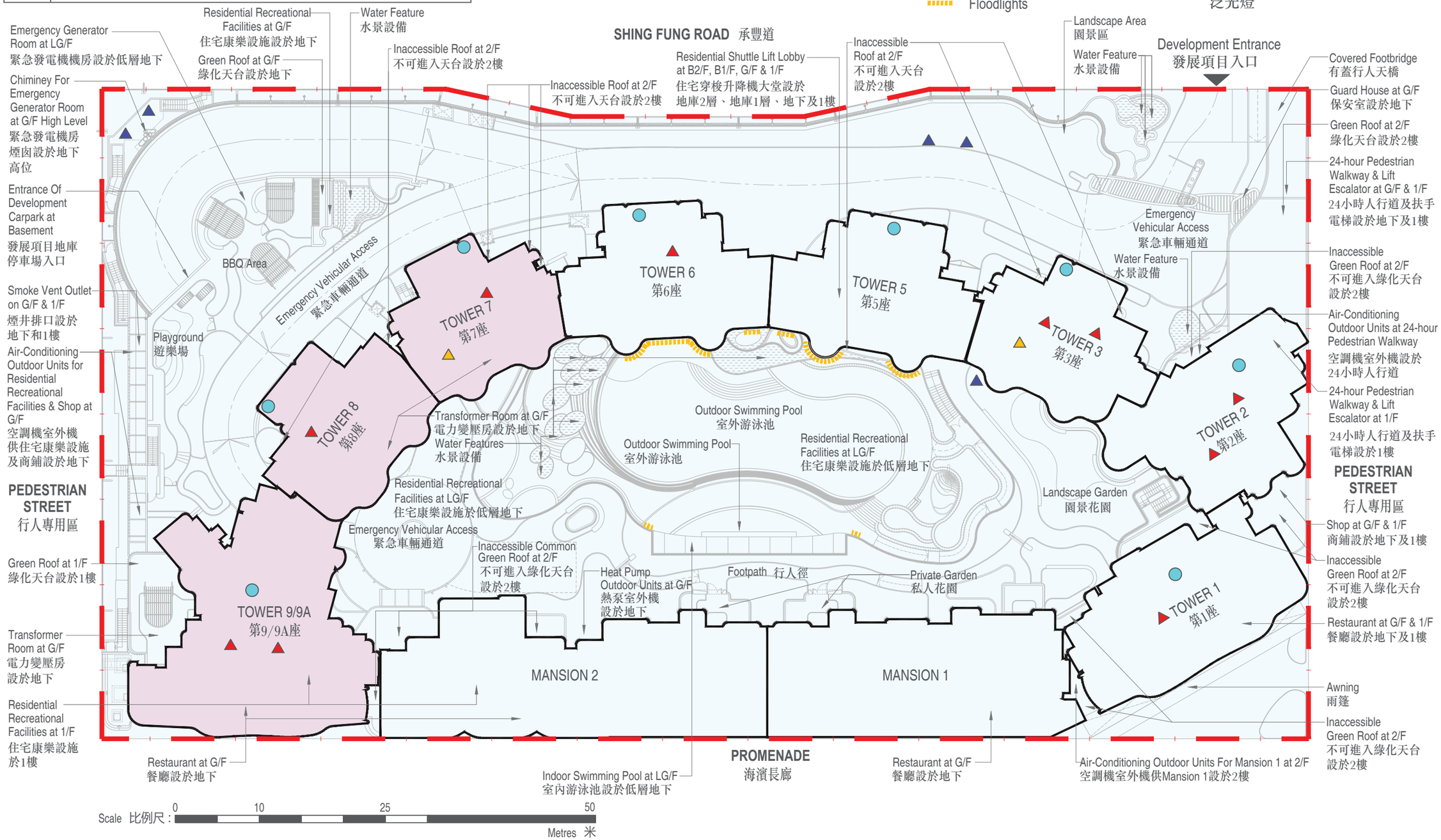
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

Phase 期數	The estimated date of completion of buildings and facilities within the Phase as provided by Authorized Person for the Development: 由發展項目的認可人士提供的在期數的建築物及設施的預計落成日期為：
1	31st October 2025 2025 年 10月31日
2	31st December 2025 2025 年 12月31日

LEGEND 圖例

- Phase 1 of the Development 發展項目第1期
- Phase 2 of the Development 發展項目第2期
- Boundary of the Development 發展項目的界線
- Lightning Rod at Top Roof 避雷針於頂層天台
- Mobile Phone Antennas at Upper Roof 電話天線於上層天台
- Mobile Phone Antennas at Ground Floor 電話天線於地下
- TV Antennas at Upper Roof 電視天線於上層天台
- Floodlights 泛光燈



AK