

# OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖等



★ This area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.  
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

- Notes:
1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
  2. Due to technical reasons as a result of the irregular boundary of the Development, the plan above has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
  3. The Vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Extract from the approved Sha Tin Outline Zoning Plan (Plan no. S/ST/38), gazetted on 7 June 2024, with adjustments where necessary as shown in red.

摘錄自2024年6月7日刊憲之沙田分區計劃大綱核准圖(圖則編號S/ST/38)，有需要處經修正處理，以紅色表示。

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地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。

- Notation 圖例**
- Zones 地帶**
- R(B)** Residential (Group B)  
住宅(乙類)
  - R(C)** Residential (Group C)  
住宅(丙類)
  - O** Open Space  
休憩用地
  - OU** Other Specified Uses  
其他指定用途
  - GB** Green Belt  
綠化地帶
- Communications 交通**
- Major Road and Junction  
主要道路及路口
- Miscellaneous 其他**
- Boundary of Planning Scheme  
規劃範圍界線
  - ① Planning Area Number  
規劃區編號
  - △140 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)
  - P F S** Petrol Filling Station  
加油站

- 備註：
1. 以上分區計劃大綱圖可於售樓處開放時間內免費查閱。
  2. 因發展項目的不規則界線引致的技術原因，上圖所顯示的範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
  3. 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。