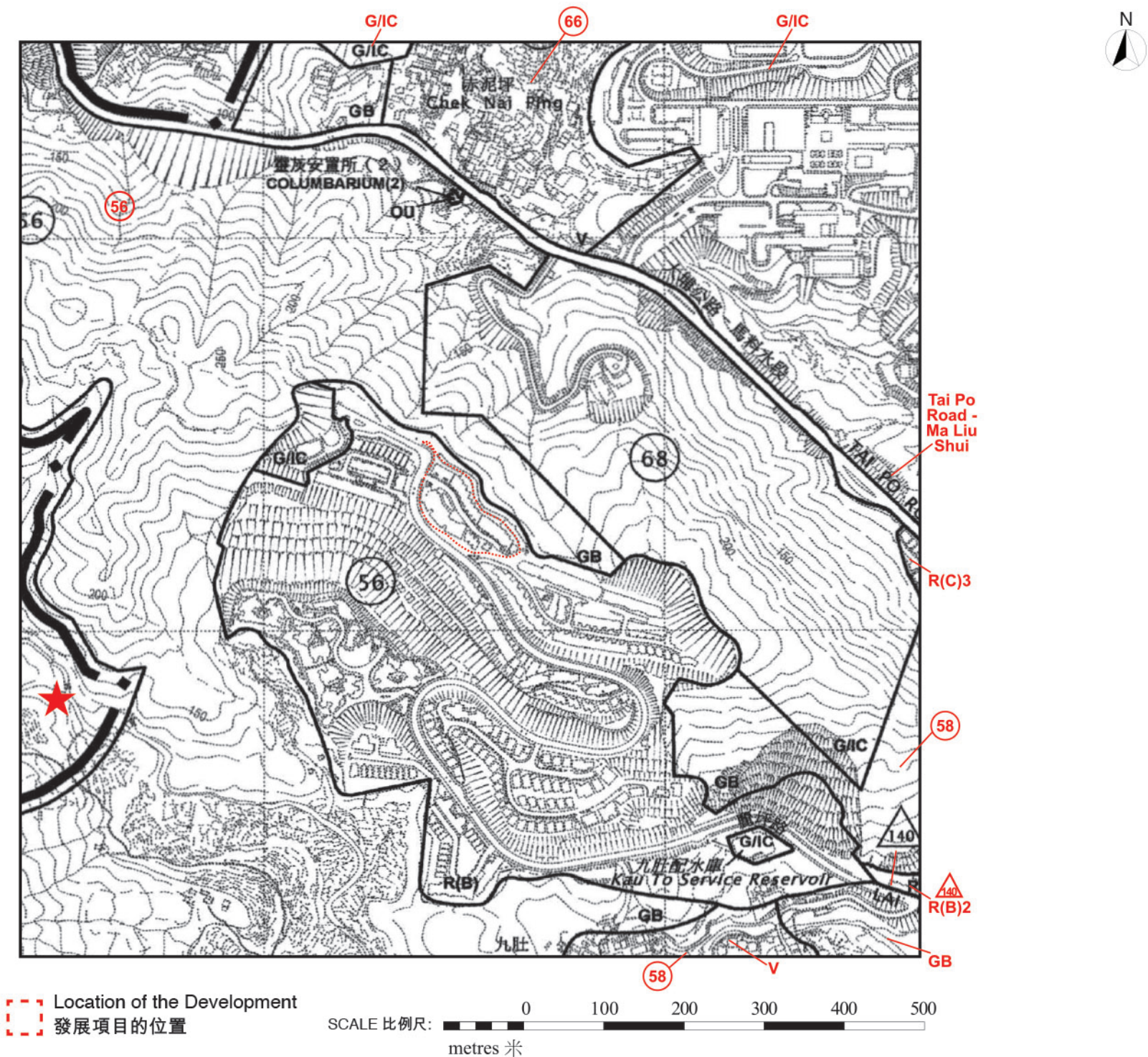


Outline Zoning Plan Relating to the Development  
 關乎發展項目的分區計劃大綱圖等



Adopted from part of the Approved Sha Tin Outline Zoning Plan No. S/ST/38, gazetted on 7<sup>th</sup> 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，圖則編號為S/ST/38，有需要處經修正處理，並以紅色顯示。

NOTATION 圖例

ZONES 地帶

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
V	VILLAGE TYPE DEVELOPMENT 鄉村式發展
GB	GREEN BELT 綠化地帶
OU	OTHER SPECIFIED USES 其他指定用途

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

PLANNING AREA NUMBER 規劃區編號

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)

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。

Note:

- 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.
- 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.
- The Outline Zoning 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.
- 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.

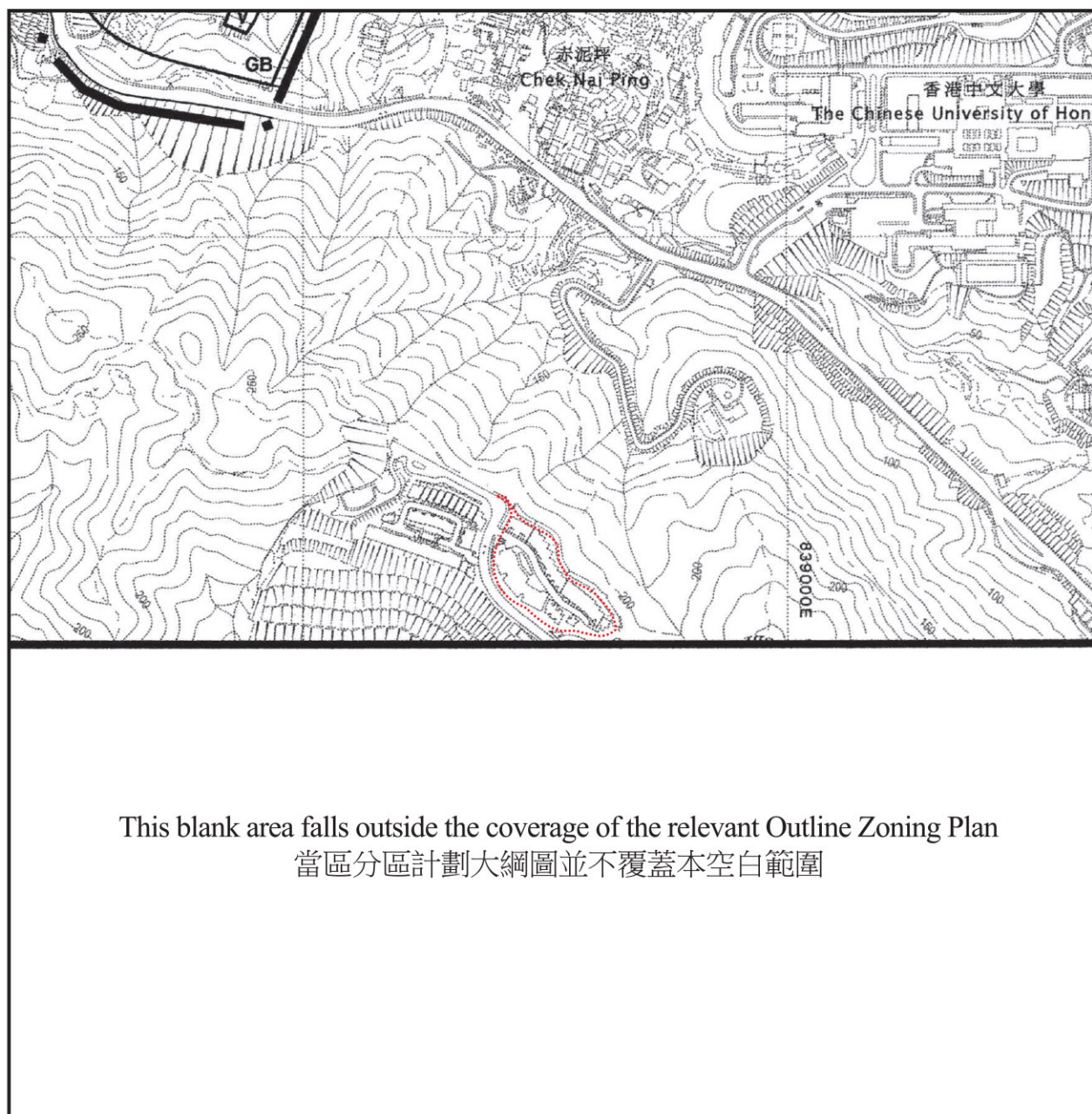
備註:


- 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。
- 賣方亦建議準買方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的了解。
- 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。
- 此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。





# Outline Zoning Plan Relating to the Development 關乎發展項目的分區計劃大綱圖等



 Location of the Development  
發展項目的位置

SCALE 比例尺:  100 0 100 200 300 400 500M(米)

Adopted from part of the Approved Tai Po Outline Zoning Plan No. S/TP/30, gazetted on 8<sup>th</sup> July 2022, with adjustments where necessary as shown in red.

摘錄自2022年7月8日刊憲之大埔分區計劃大綱核准圖，圖則編號為S/TP/30，有需要處經修正處理，並以紅色顯示。

## NOTATION 圖例

### ZONES 地帶

	VILLAGE TYPE DEVELOPMENT 鄉村式發展
	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

## Note:

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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:

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2. 賣方亦建議準買方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的了解。
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。
4. 此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。