

OUTLINE ZONING PLAN ETC. 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
metres 米 0 100 200 300 400 500

Adopted from part of the Approved Sha Tin Outline Zoning Plan, Plan No. S/ST/38 gazetted on 7 June 2024, with adjustment where necessary as shown in red.

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.

- Notes:
1. The last 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 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.
 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.

NOTATION 圖例

ZONES

| | | |
|--------------------------------------|-------|----------|
| RESIDENTIAL (GROUP A) | R(A) | 住宅（甲類） |
| RESIDENTIAL (GROUP B) | R(B) | 住宅（乙類） |
| VILLAGE TYPE DEVELOPMENT | V | 鄉村式發展 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G/I/C | 政府、機構或社區 |
| OPEN SPACE | O | 休憩用地 |
| GREEN BELT | GB | 綠化地帶 |

COMMUNICATIONS

| | | |
|--------------------------------|--|-----------|
| RAILWAY AND STATION (ELEVATED) | | 鐵路及車站（高架） |
| MAJOR ROAD AND JUNCTION | | 主要道路及路口 |
| ELEVATED ROAD | | 高架道路 |

MISCELLANEOUS

| | | |
|---|-------|-------------------------|
| BOUNDARY OF PLANNING SCHEME | | 規劃範圍界線 |
| PLANNING AREA NUMBER | ① | 規劃區編號 |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | △ 140 | 最高建築物高度 （在主水平基準上若干米） |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | □ 3 | 最高建築物高度 （樓層數目） |

★ 此地帶並不被納入於分區計劃大綱圖或發展審批地圖，或被當作草圖的圖則。
THIS AREA IS NOT COVERED UNDER OUTLINE ZONING PLAN OR DEVELOPMENT PERMISSION AREA PLAN, OR THE PLAN DEEMED TO BE A DRAFT PLAN.

摘錄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，以紅色顯示。

大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

- 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. 賣方亦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。