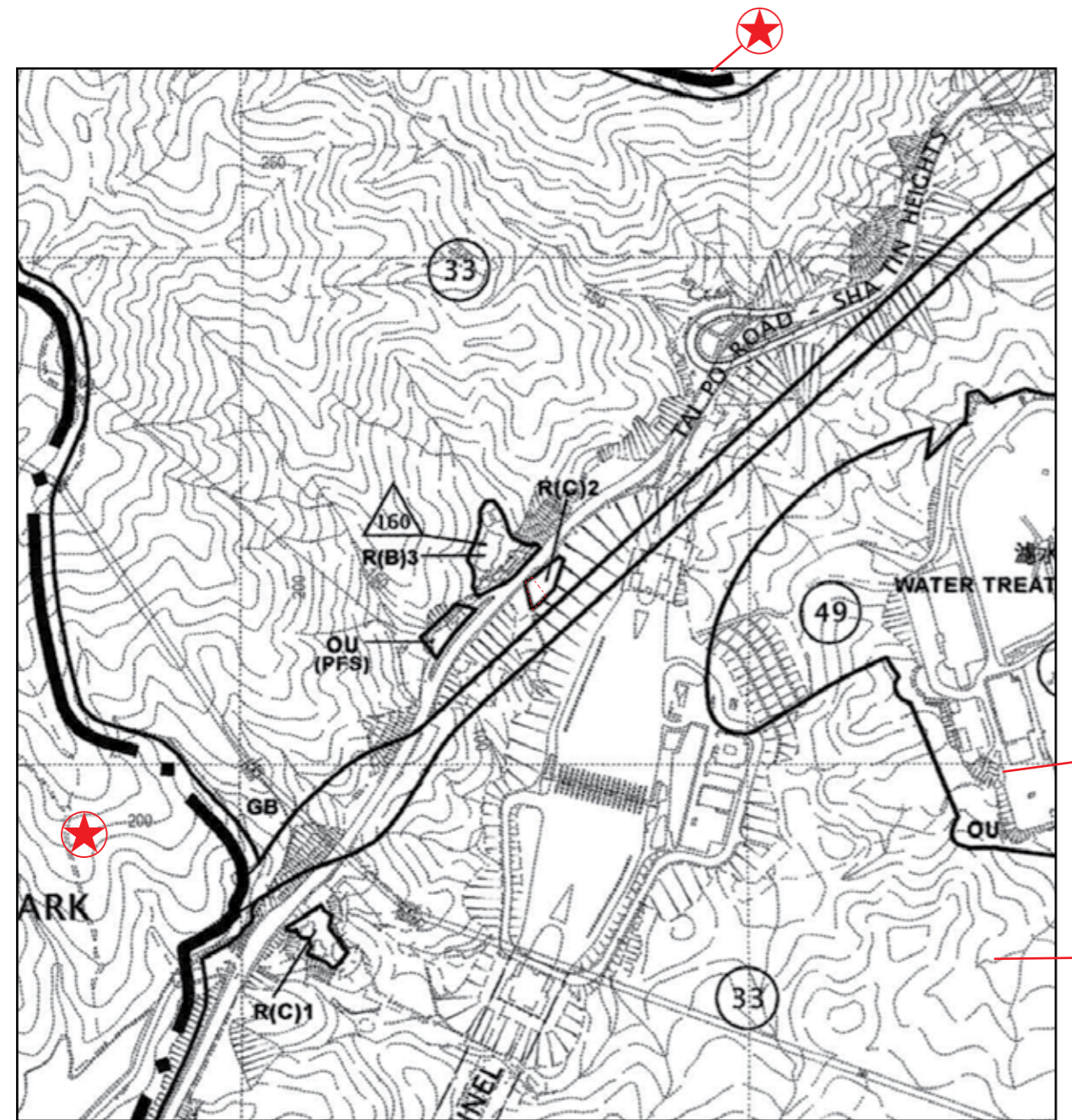


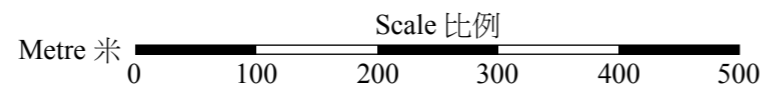
# OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

## 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 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則編號S/ST/38，有需要處經修正處理，以紅色顯示。



Location of the Development  
 發展項目的位置



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.  
 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。

Notes:

1. Due to technical reasons that the boundary of the Development is irregular, this Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance
2. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
3. 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.

Notation 圖例：

ZONES

RESIDENTIAL (GROUP B)

RESIDENTIAL (GROUP C)

OPEN SPACE

OTHER SPECIFIED USES

GREEN BELT

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

PLANNING AREA NUMBER

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

PETROL FILLING STATION

地帶

R(B)

R(C)

O

OU

GB

住宅 (乙類)

住宅 (丙類)

休憩用地

其他指定用途

綠化地帶

交通

主要道路及路口

高架道路

其他

規劃範圍界線

規劃區編號

最高建築物高度  
 (在主水平基準上若干米)

加油站

The 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。

附註：

1. 因發展項目的邊界不規則的技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
3. 賣方建議準買家到該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。