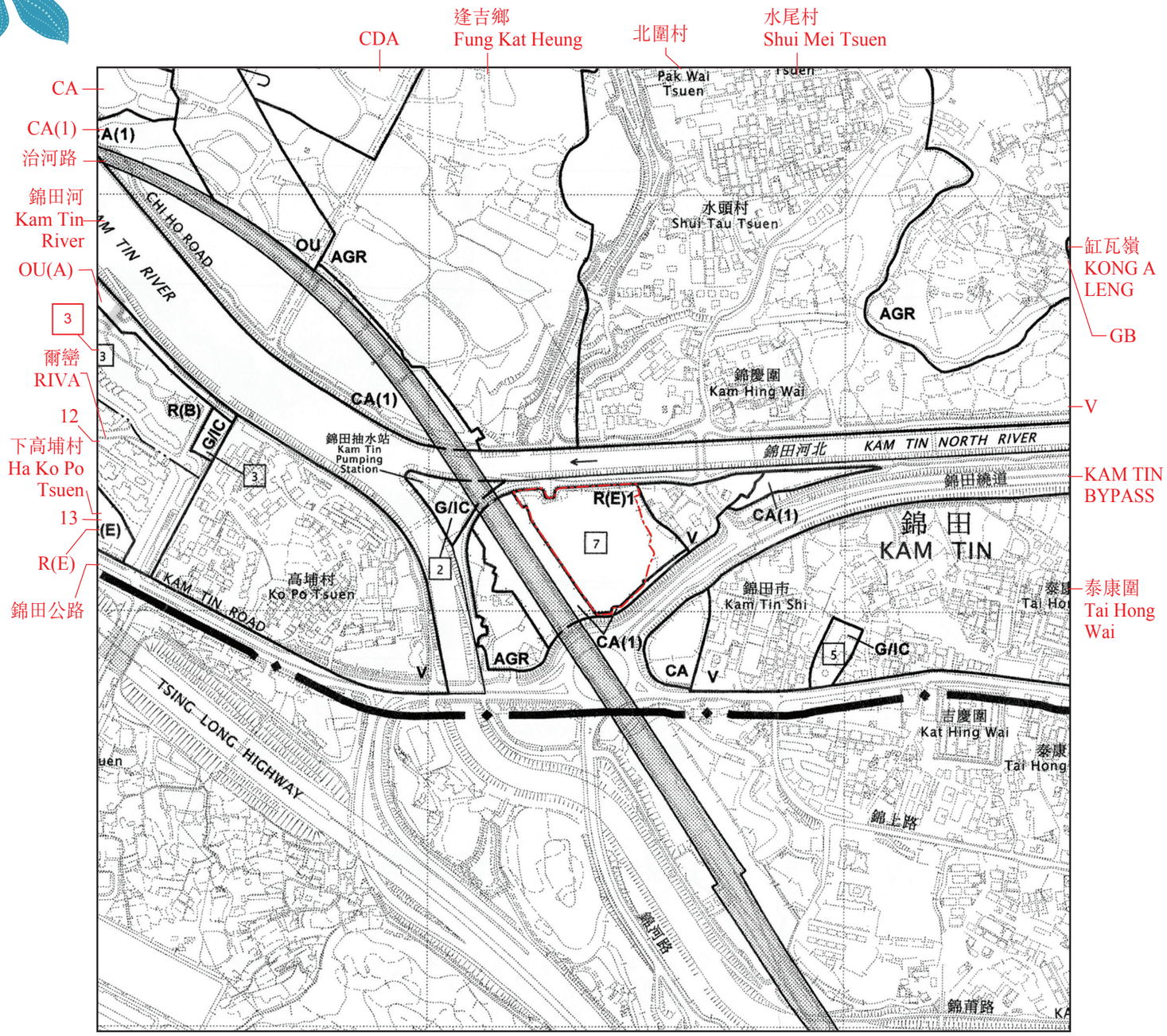
關乎發展項目的分區計劃大綱圖 Outline zoning plan relating to the development



發展項目的邊界線
Boundary Line of the Development

摘錄自憲報公佈日期為2023年12月15日之錦田北分區計劃大綱核准圖編號 No. S/YL-KTN/11。
Extracted from approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 gazetted on 15th December 2023.

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圖例 NOTATION

地帶		ZONES
商業	C	COMMERCIAL
綜合發展區	CDA	COMPREHENSIVE DEVELOPMENT AREA
住宅(甲類)	R(A)	RESIDENTIAL (GROUP A)
住宅(乙類)	R(B)	RESIDENTIAL (GROUP B)
住宅(丙類)	R(C)	RESIDENTIAL (GROUP C)
住宅(丁類)	R(D)	RESIDENTIAL (GROUP D)
住宅(戊類)	R(E)	RESIDENTIAL (GROUP E)
鄉村式發展	V	VILLAGE TYPE DEVELOPMENT
工業(丁類)	I(D)	INDUSTRIAL (GROUP D)
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	OPEN SPACE
其他指定用途	OU	OTHER SPECIFIED USES
其他指定用途(美化市容地帶)	OU(A)	OTHER SPECIFIED USES (AMENITY AREA)
農業	AGR	AGRICULTURE
綠化地帶	GB	GREEN BELT
自然保育區	CA	CONSERVATION AREA

交通		COMMUNICATIONS
鐵路及車站	車站 STATION	RAILWAY AND STATION
鐵路及車站(地下)	車站 STATION	RAILWAY AND STATION (UNDERGROUND)
鐵路及車站(高架)	車站 STATION	RAILWAY AND STATION (ELEVATED)
主要道路及路口		MAJOR ROAD AND JUNCTION
高架道路		ELEVATED ROAD

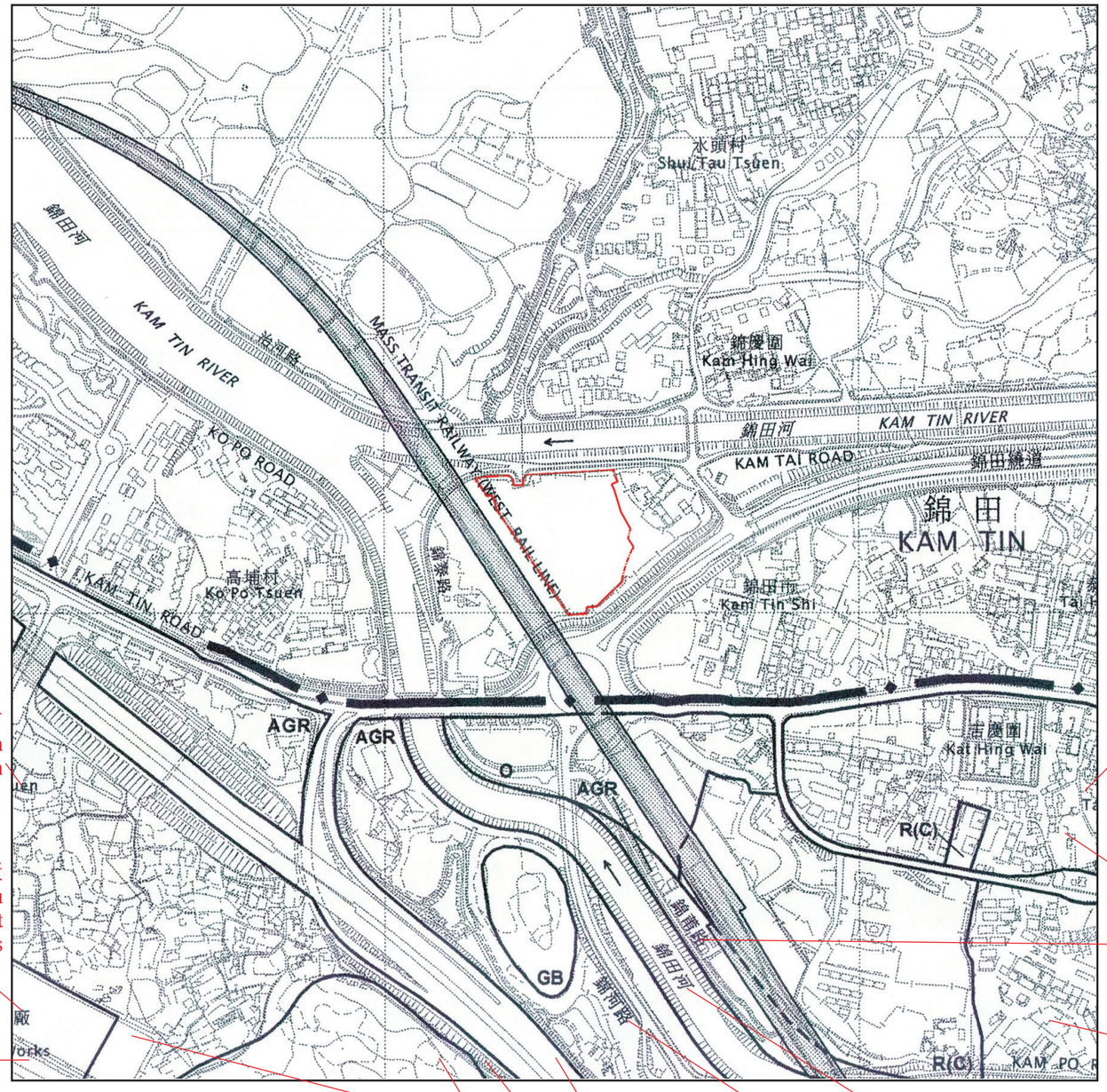
其他		MISCELLANEOUS
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
排水專用範圍	DR	DRAINAGE RESERVE
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度(在主水平基準上若干米)	185	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度(樓層數目)	3	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
加油站	P F S	PETROL FILLING STATION
非建築用地	NBA	NON-BUILDING AREA

備註 Notes：

因技術原因(例如發展項目之不規則形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
Due to technical reasons (such as the irregular shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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了解。
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.

關乎發展項目的分區計劃大綱圖 Outline zoning plan relating to the development



發展項目的邊界線
Boundary Line of the Development

摘錄自憲報公佈日期為2018年12月21日之錦田南分區計劃大綱核准圖編號 S/YL-KTS/15。
Extracted from approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 gazetted on 21st December 2018.

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圖例 NOTATION

地帶		ZONES
商業	C	COMMERCIAL
綜合發展區	CDA	COMPREHENSIVE DEVELOPMENT AREA
住宅(甲類)	R(A)	RESIDENTIAL (GROUP A)
住宅(丙類)	R(C)	RESIDENTIAL (GROUP C)
住宅(丁類)	R(D)	RESIDENTIAL (GROUP D)
鄉村式發展	V	VILLAGE TYPE DEVELOPMENT
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	OPEN SPACE
其他指定用途	OU	OTHER SPECIFIED USES
農業	AGR	AGRICULTURE
綠化地帶	GB	GREEN BELT
自然保育區	CA	CONSERVATION AREA

交通		COMMUNICATIONS
鐵路及車站	車站 STATION	RAILWAY AND STATION
鐵路及車站(地下)	車站 STATION	RAILWAY AND STATION (UNDERGROUND)
鐵路及車站(高架)	車站 STATION	RAILWAY AND STATION (ELEVATED)
主要道路及路口		MAJOR ROAD AND JUNCTION
高架道路		ELEVATED ROAD

其他		MISCELLANEOUS
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
排水專用範圍	DR	DRAINAGE RESERVE
最高建築物高度 (在主水平基準上若干米)	69	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
加油站	P F S	PETROL FILLING STATION

備註 Notes：

因技術原因(例如發展項目之不規則形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
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