

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖

Adopted from part of the draft Ma On Shan Outline Zoning Plan, Plan No. S/MOS/23, gazetted on 16 October 2020, with adjustments where necessary.

摘錄自2020年10月16日刊憲之馬鞍山分區計劃大綱草圖，圖則編號為S/MOS/23，有需要處經修正處理。

## NOTATION 圖例

### ZONES 地帶

<b>CDA</b>	COMPREHENSIVE DEVELOPMENT AREA 綜合發展區	<b>REC</b>	RECREATION 康樂
<b>R(B)</b>	RESIDENTIAL (GROUP B) 住宅 (乙類)	<b>OU</b>	OTHER SPECIFIED USES 其他指定用途
<b>R(C)</b>	RESIDENTIAL (GROUP C) 住宅 (丙類)	<b>GB</b>	GREEN BELT 綠化地帶
<b>V</b>	VILLAGE TYPE DEVELOPMENT 鄉村式發展	<b>CA</b>	CONSERVATION AREA 自然保育區
<b>G/IC</b>	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	<b>SSSI</b>	SITE OF SPECIAL SCIENTIFIC INTEREST 具特殊科學價值地點

### COMMUNICATIONS 交通

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

### MISCELLANEOUS 其他

	BOUNDARY OF PLANNING SCHEME 規劃範圍界線		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)
	PLANNING AREA NUMBER 規劃區域編號		MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)
	BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線		

### Notes:

- 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.
- 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.
- The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the 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.

### 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。
- 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。
- 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。



路口(有待詳細設計)  
ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)

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ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)

烏溪沙  
WU KAI SHA

烏溪沙站  
WU KAI SHA STATION

鐵路車站及公共交通交匯處  
暨商業/住宅發展  
RAILWAY STATION AND PUBLIC TRANSPORT INTERCHANGE WITH COMMERCIAL/RESIDENTIAL DEVELOPMENT

Boundary of the Development  
發展項目邊界



SCALE  
比例尺: 0 100 200 300 400 500M/米