



## 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 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.
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.

Adopted from Part of the Approved Shatin Outline Zoning Plan, Plan No. S/ST/35, gazetted on 3rd December 2021, with adjustment where necessary as shown in red.

摘錄自2021年12月3日刊憲之沙田分區計劃大綱核准圖，圖則編號為S/ST/35，有需要處經修正處理，以紅色顯示。

## NOTATION 圖例

## ZONES

COMMERCIAL	C	地帶 商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL/RESIDENTIAL	C/R	商業/住宅
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

## COMMUNICATIONS

RAILWAY AND STATION	STATION	交通 鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	STATION	鐵路及車站（地下）
RAILWAY AND STATION (ELEVATED)	STATION	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		其他 規劃範圍界線
PLANNING AREA NUMBER	①	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△160	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)
PETROL FILLING STATION	P F S	加油站

## 備註：

1. 在印刷售樓說明書當日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. 賣方建議準買家到發展項目地盤作實地考察，以對該發展項目地盤、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。
4. 此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。