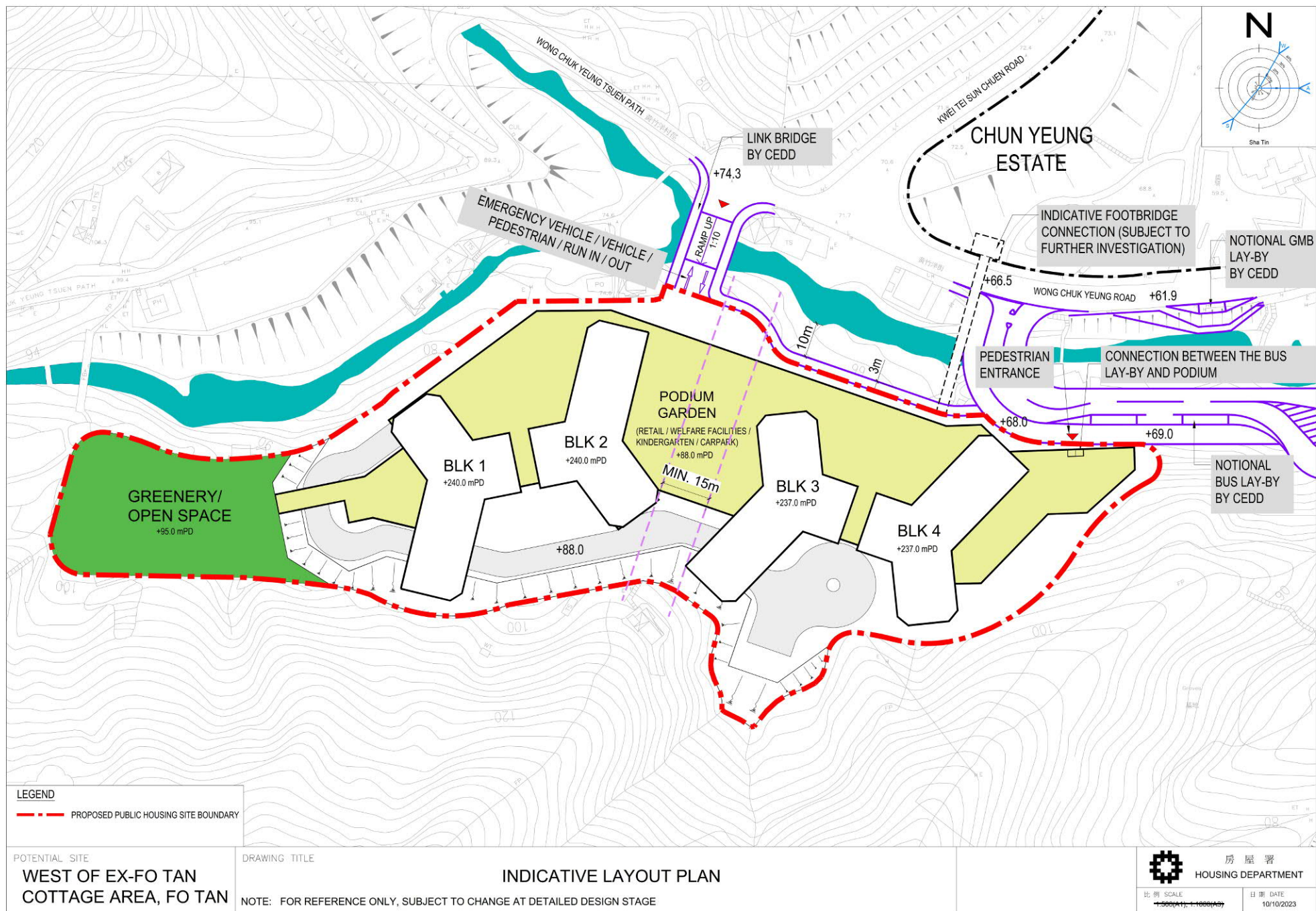
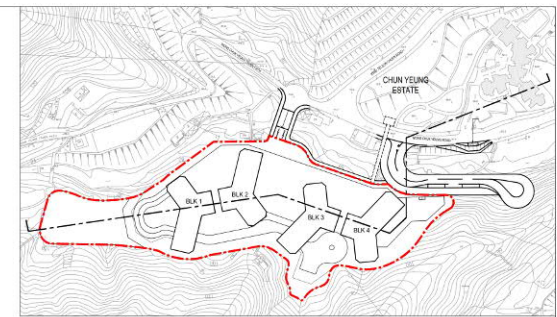
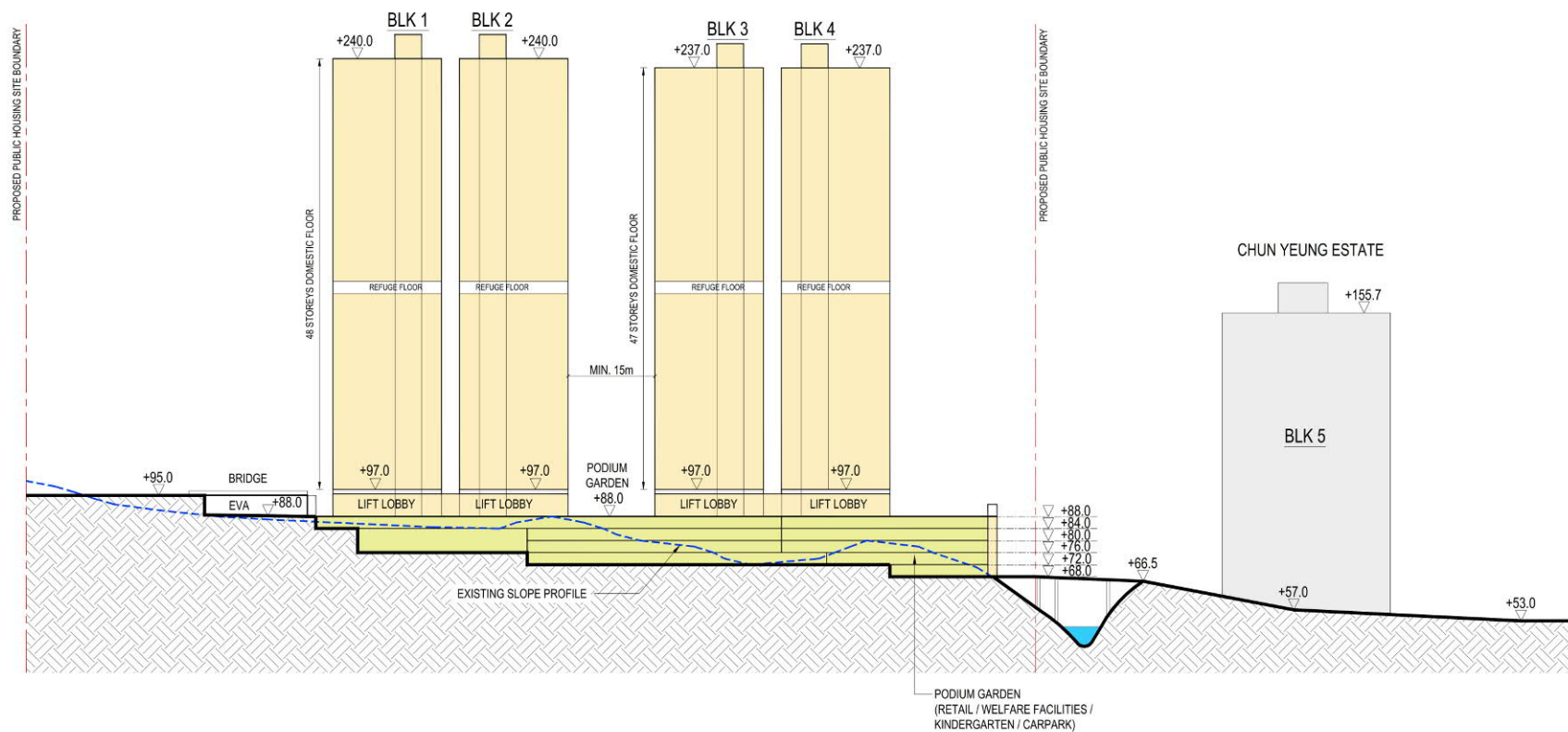




參考編號
REFERENCE No. R/S/ST/37-1 to 43 繪圖 DRAWING H-1



KEY PLAN



POTENTIAL SITE
WEST OF EX-FO TAN
COTTAGE AREA, FO TAN

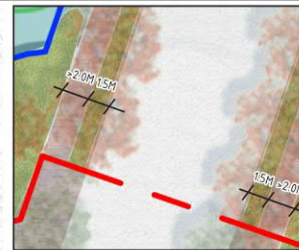
DRAWING TITLE
INDICATIVE SECTION PLAN

NOTE: FOR REFERENCE ONLY, SUBJECT TO CHANGE AT DETAILED DESIGN STAGE

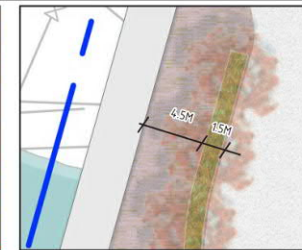
房屋署
HOUSING DEPARTMENT
比例 SCALE
1:500 (A1), 1:1000 (A2)
日期 DATE
10/10/2023

參考編號
REFERENCE No. R/S/ST/37-1 to 43
繪圖 DRAWING H-2

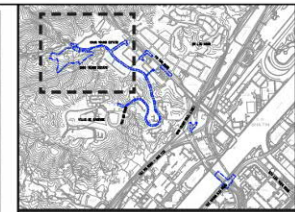
CM1	PRESERVATION OF EXISTING VEGETATION
CM2	CONTROL OF NIGHT-TIME LIGHTING GLARE
CM3	OPTIMISATION OF CONSTRUCTION AREAS AND PROVIDING TEMPORARY LANDSCAPE TREATMENT ON TEMPORARY CONSTRUCTION WORKS
CM4	ERECTION OF DECORATIVE SCREEN HOARDING
OM1	COMPENSATORY TREE PLANTING WHERE PRACTICAL
OM2	BUFFER PLANTING
OM3	AESTHETIC DESIGN OF HOUSING DEVELOPMENT
OM4	LANDSCAPE TREATMENT WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT
OM5	BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT



(A) PART PLAN OF SITE ENTRANCE 1



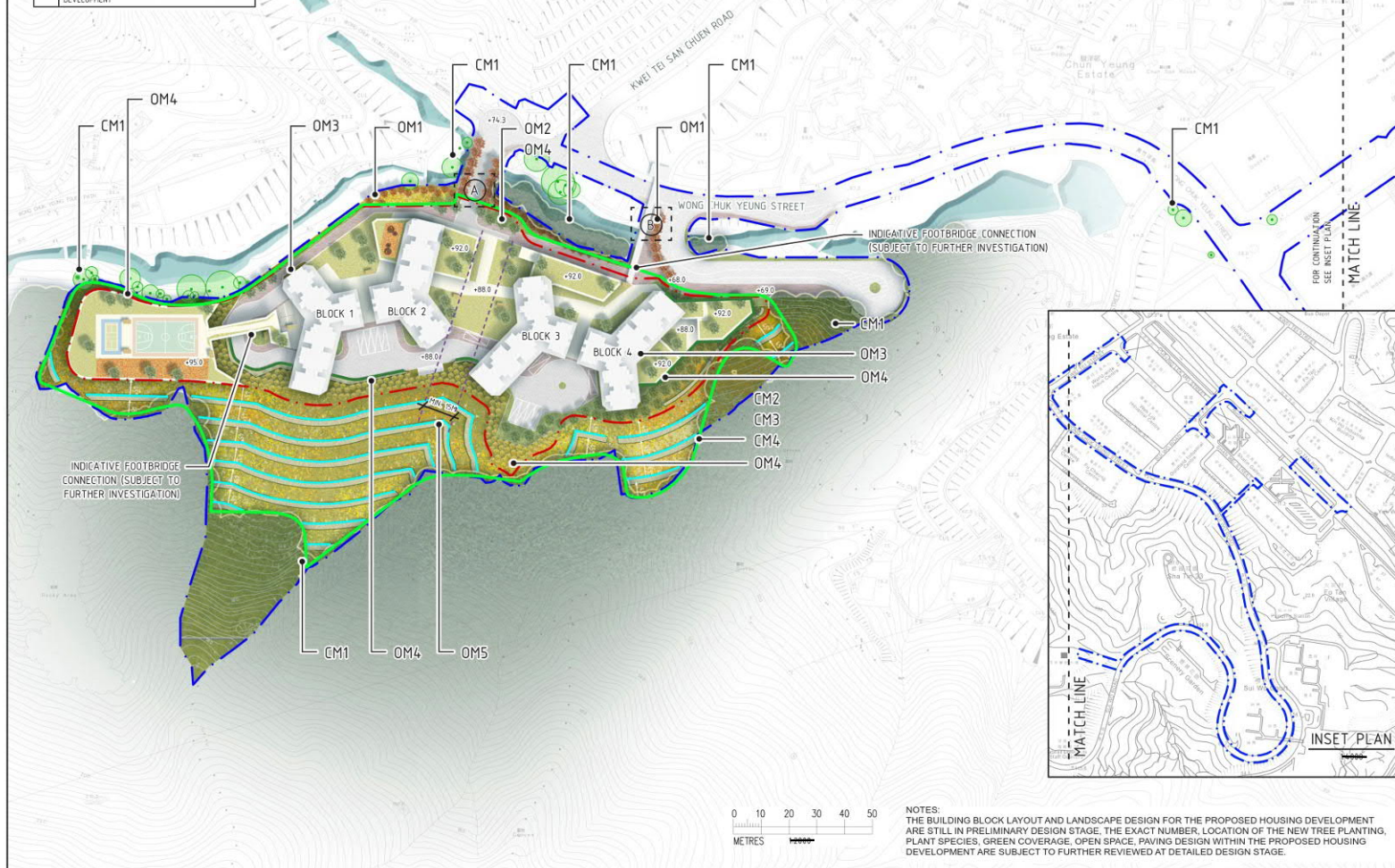
(B) PART PLAN OF SITE ENTRANCE 2



KEY PLAN

- WORKS LIMIT
- PUBLIC HOUSING SITE BOUNDARY
- REZONING BOUNDARY
- PROPOSED NEW TREE PLANTING
- PROPOSED COMPENSATORY TREE PLANTING
- PROPOSED WHP TREE PLANTING
- EXISTING TREE TO BE RETAINED
- EXISTING TREE GROUP TO BE RETAINED
- ROAD
- AT GRADE PAVING
- PODIUM PAVING
- CHILDREN'S PLAY AREA/FITNESS AREA
- AT-GRADE PLANTING
- PODIUM PLANTING
- SHRUB/GROUND COVER PLANTING ON SLOPE
- RETAINING WALL
- CLIMBER PLANTING
- BERRY PLANTER
- EXISTING STREAM

Rev	Description	By	Date
Consultant			
wsp			
Project title			
AGREEMENT NO. CE47/2020 (CE)			
TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO.3			
WEST OF EX-FO TAN COTTAGE AREA - CONCEPTUAL LANDSCAPE & MITIGATION MEASURES PLAN			
Drawing no.			
FIGURE 4.6			
Rev.			
Drawn			
Date			
JAN 2023			
Checked			
VS			
Approved			
CL			
Scale			
1:1000			
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CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
北拓處			
NORTH DEVELOPMENT OFFICE			



NOTES:
THE BUILDING BLOCK LAYOUT AND LANDSCAPE DESIGN FOR THE PROPOSED HOUSING DEVELOPMENT ARE STILL IN PRELIMINARY DESIGN STAGE. THE EXACT NUMBER, LOCATION OF THE NEW TREE PLANTING, PLANT SPECIES, GREEN COVERAGE, OPEN SPACE, PAVING DESIGN WITHIN THE PROPOSED HOUSING DEVELOPMENT ARE SUBJECT TO FURTHER REVIEWED AT DETAILED DESIGN STAGE.

COMPENSATORY PLANTING SCHEDULE (OFF-SITE) (TREE PLANTING PLAN REFER TO DRAWING CE47_TO3_TS_1003)

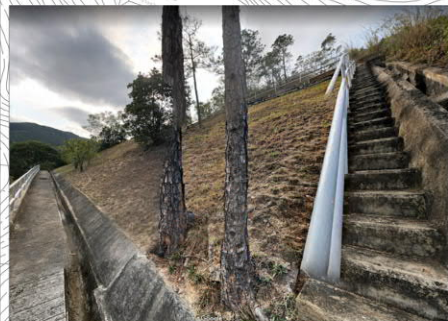
Scientific Name	Chinese Name	Size	Spacing	Origin	No. of Trees
<i>Bredelia tomentosa</i>	土蜜樹	Whip tree	2m	Native	29
<i>Elaeocarpus chinensis</i>	中華杜英	Whip tree	2m	Native	29
<i>Itea chinensis</i>	鼠刺	Whip tree	2m	Native	29
<i>Malotus paniculatus</i>	白楸	Whip tree	2m	Native	29
<i>Schefflera heptaphylla</i>	鴨腳木	Whip tree	2m	Native	29
<i>Phyllanthus emblica</i>	油甘子	Whip tree	2m	Native	29
<i>Polyspora axillaris</i>	大頭茶	Whip tree	2m	Native	29
<i>Ruevesia thyrsoides</i>	棕櫚樹	Whip tree	2m	Native	29
<i>Rhus succedanea</i>	野漆樹	Whip tree	2m	Native	29
<i>Sapindus discolor</i>	山烏桕	Whip tree	2m	Native	29
<i>Schima superba</i>	木荷	Whip tree	2m	Native	29
<i>Viburnum odoratissimum</i>	珊瑚樹	Whip tree	2m	Native	29
					348

Basic Information

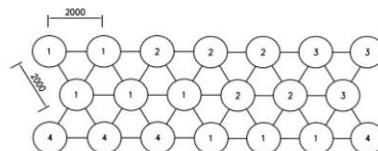
Slope No.	7SW-B/C14
Consequence Category	1
Toe Facility	Cottage, licensed and squatter area
Toe Facility Distance (m)	3
Crest Facility	Undeveloped green belt
Crest Facility Distance (m)	0
Easting (m)	837424
Northing (m)	829134

Slope Information 1

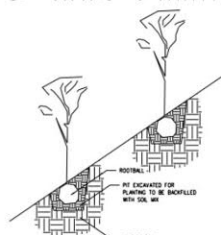
Slope Material	Soil
Slope Height (m)	48
Slope Length (m)	95
Slope Angle (deg)	30



Partially barren slope and existing trees of location, where additional tree planting has the potential to improve landscape and ecological functions. (Credit: Google.com)



PLANTING MATRIX
SCALE 1:10



TYPICAL SLOPE PLANTING DETAILS
SCALE 1:10

LEGEND :

- TREE COMPENSATION AREA
- WORKS LIMIT
- PUBLIC HOUSING SITE BOUNDARY

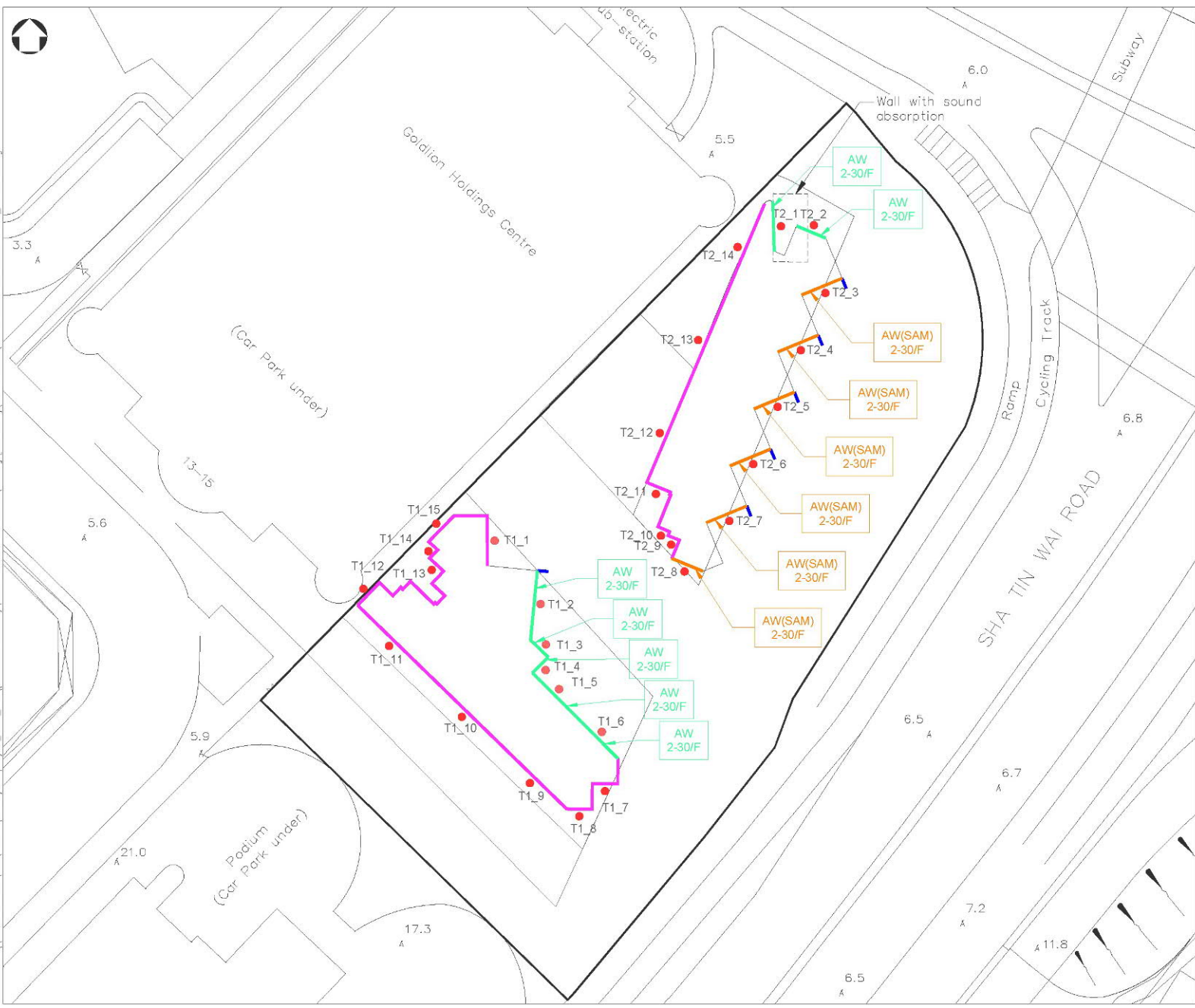
view angle as shown by the
Google image on the left

APPROX. 3747 sq.m

Rev	Description	By	Date
1	Project title		
2	AGREEMENT NO. CE47/2020 (CE)		
3	TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY		
4	Drawing title		
5	COMPENSATORY PLANTING PLAN		
6	(SHEET 1)		
7	Drawing no.		
8	FIGURE 4.14		
9	Drawn		
10	Check		
11	Scale		
12	N.T.S.		
13	© COPYRIGHT RESERVED		
14	CEDD 土木工程發展處		
15	CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
16	土木工程處		
17	CIVIL ENGINEERING OFFICE		

參考編號
REFERENCE No. R/S/ST/37-1 to 43 繪圖 DRAWING H-4

2024_09_04
Pathname : \\hkaw2004r16\B\BDE\ENVA\7 Projects\Project #321 ENVA\2502xxx-26350xx\25122198 - CE47 Zone 2\Working [INTERNAL]\TDS-7 NOISE ASSESSMENT POINT_20230904.dwg



NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (HKPD).

LEGEND :

- SITE BOUNDARY
- NOISE ASSESSMENT POINTS
- ACOUSTIC WINDOW (BAFFLE TYPE)
- 1.5m ARCHITECTURAL FINS
- ACOUSTIC WINDOW WITH SOUND ABSORPTIVE MATERIAL
- SINGLE ASPECTS

Rev	Description	By	Date
0	Consultant		

wsp

Project title:
AGREEMENT NO. CE47/2020 (CE)
TERM CONSULTANCY FOR SITE FORMATION
AND INFRASTRUCTURE WORKS FOR PROPOSED
HOUSING DEVELOPMENTS IN ZONE 2
(2021 - 2024) - FEASIBILITY STUDY

Drawing title:
LOCATION OF THE OVERALL MITIGATION
MEASURES FOR NOISE IMPACT
ASSESSMENT

Drawing no.	FIGURE 3.5	Rev.	0
Drawn SW	Check SEP2023	Checked CY	Approved CY
Scale AS SHOWN	Status -		

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CIVIL ENGINEERING AND DEVELOPMENT
DEPARTMENT
NORTH DEVELOPMENT OFFICE

2024_09_04
Pathname : \\hkar2004r16\B\SE\EN\17 Projects\Project #321 ENVA\2502xxx-25350xx\25122198 - CE47 Zone 2\Working [INTERNAL]\T05-7 Noise\T05-7 Noise Assessment Point T0330904.dwg



NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (HKPD).

LEGEND :

- SITE BOUNDARY
- NOISE ASSESSMENT POINTS
- ACOUSTIC WINDOW (BAFFLE TYPE)
- 1.5m ARCHITECTURAL FIN

Rev	Description	By	Date
Consultant			

wsp

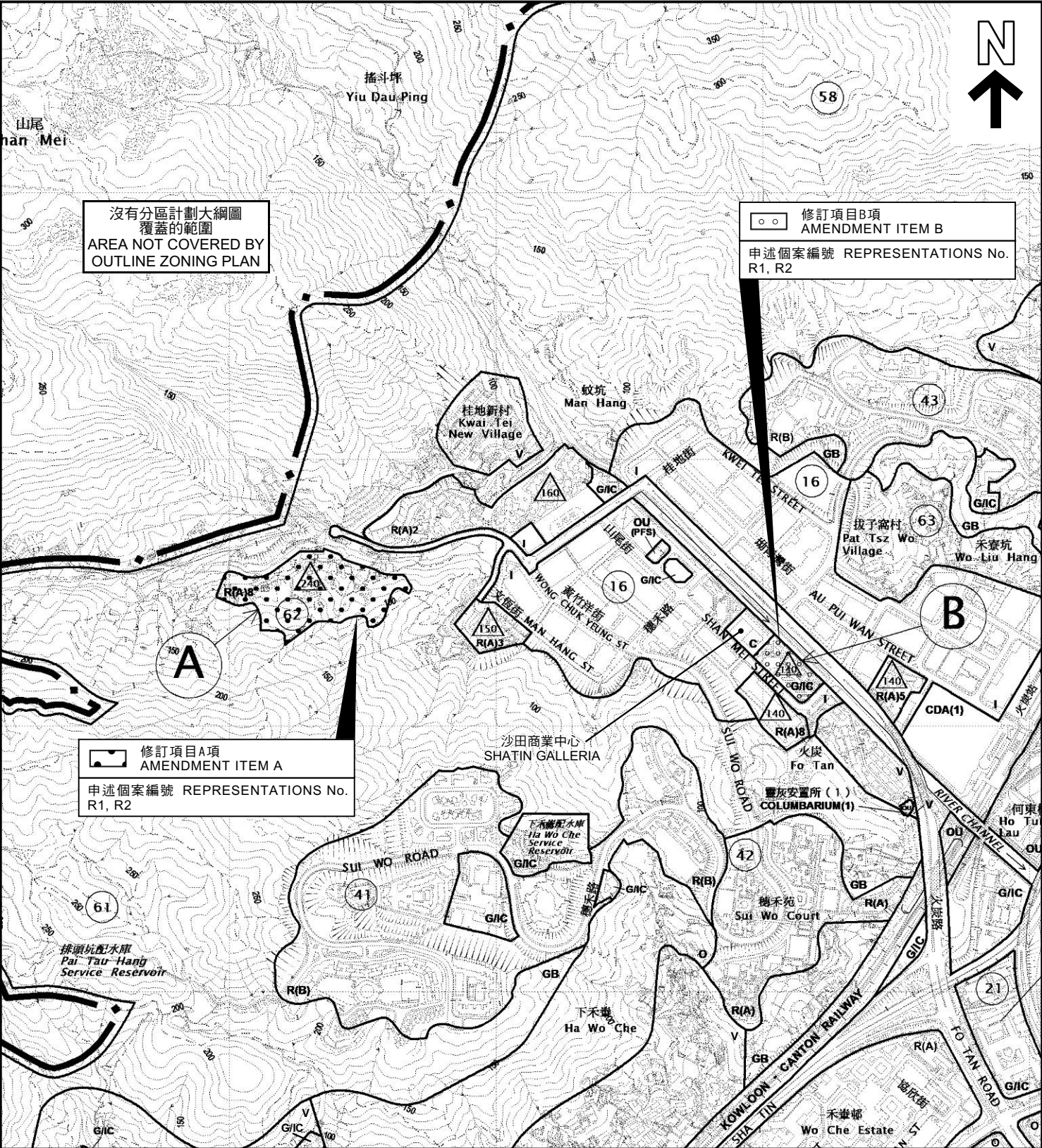
Project title:
AGREEMENT NO. CE47/2020 (CE)
TERM CONSULTANCY FOR SITE FORMATION
AND INFRASTRUCTURE WORKS FOR PROPOSED
HOUSING DEVELOPMENTS IN ZONE 2
(2021 - 2024) - FEASIBILITY STUDY

Drawing title:
LOCATION OF THE OVERALL MITIGATION
MEASURES FOR NOISE IMPACT
ASSESSMENT

Drawing no.	FIGURE 3.6	Rev.	0
Drawn	ENR	Checked	ENR
Scale	AS SHOWN	Status	—

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DEPARTMENT
NORTH DEVELOPMENT OFFICE



圖例 LEGEND

修訂項目 AMENDMENT ITEM

由「綠化地帶」改劃為「住宅(甲類)8」地帶
AREA TO BE REZONED FROM "GREEN BELT"
TO "RESIDENTIAL (GROUP A) 8"

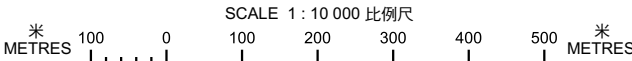
由「工業」改劃為「政府、機構或社區」地帶
AREA TO BE REZONED FROM "INDUSTRIAL"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

本摘要圖於2024年2月28日擬備，
所根據的資料為於2023年11月17日
展示的分區計劃大綱圖編號S/ST/37
EXTRACT PLAN PREPARED ON 28.2.2024
BASED ON OUTLINE ZONING PLAN No.
S/ST/37 EXHIBITED ON 17.11.2023

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

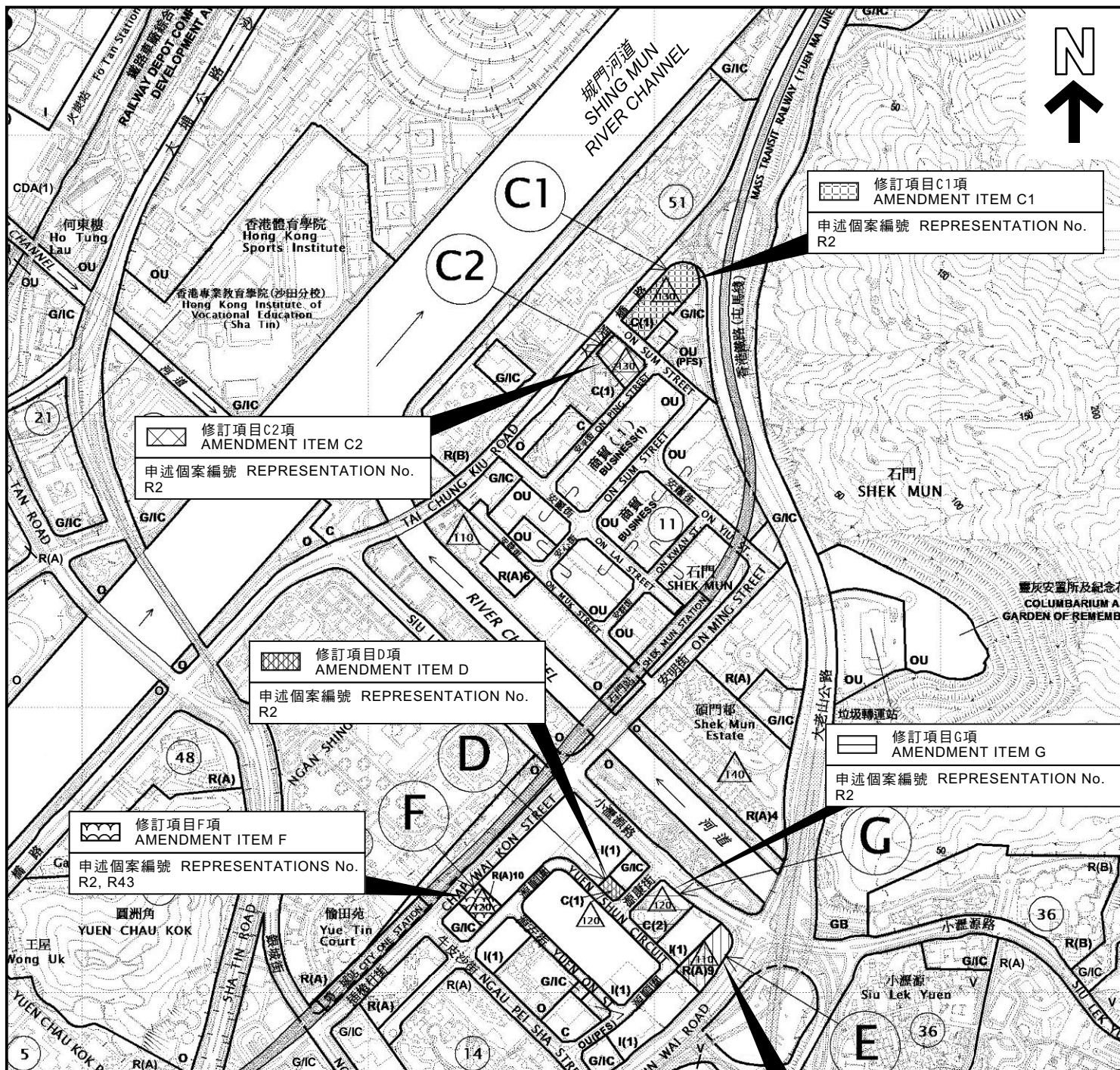


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-1a



圖例 LEGEND

修訂項目 AMENDMENT ITEM

- C1** 由「政府、機構或社區」改劃為「商業(1)」地帶
AREA TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "COMMERCIAL (1)"
- D** 由「政府、機構或社區」改劃為「商業(1)」地帶
AREA TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "COMMERCIAL (1)"
- F** 由「政府、機構或社區」改劃為「住宅(甲類)10」地帶
AREA TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A) 10"

- C2** 由「休憩用地」改劃為「商業(1)」地帶
AREA TO BE REZONED FROM "OPEN SPACE" TO "COMMERCIAL (1)"
- E** 由「休憩用地」改劃為「住宅(甲類)9」地帶
AREA TO BE REZONED FROM "OPEN SPACE" TO "RESIDENTIAL (GROUP A) 9"
- G** 由「工業(1)」改劃為「商業(2)」地帶
AREA TO BE REZONED FROM "INDUSTRIAL (1)" TO "COMMERCIAL (2)"

- E** 修訂項目E項
AMENDMENT ITEM E
- 申述個案編號 REPRESENTATIONS No. R2, R41, R42

R41及R42的建議改劃用地
R41 AND R42's PROPOSED REZONING SITE

建議把「住宅(甲類)9」地帶改劃為「住宅(戊類)」地帶
PROPOSE TO REZONE FROM "RESIDENTIAL (GROUP A) 9" TO "RESIDENTIAL (GROUP E)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

本摘要圖於2024年3月1日擬備，
所根據的資料為於2023年11月17日
展示的分區計劃大綱圖編號S/ST/37
EXTRACT PLAN PREPARED ON 1.3.2024
BASED ON OUTLINE ZONING PLAN No. S/ST/37 EXHIBITED ON 17.11.2023

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

SCALE 1:10 000 比例尺

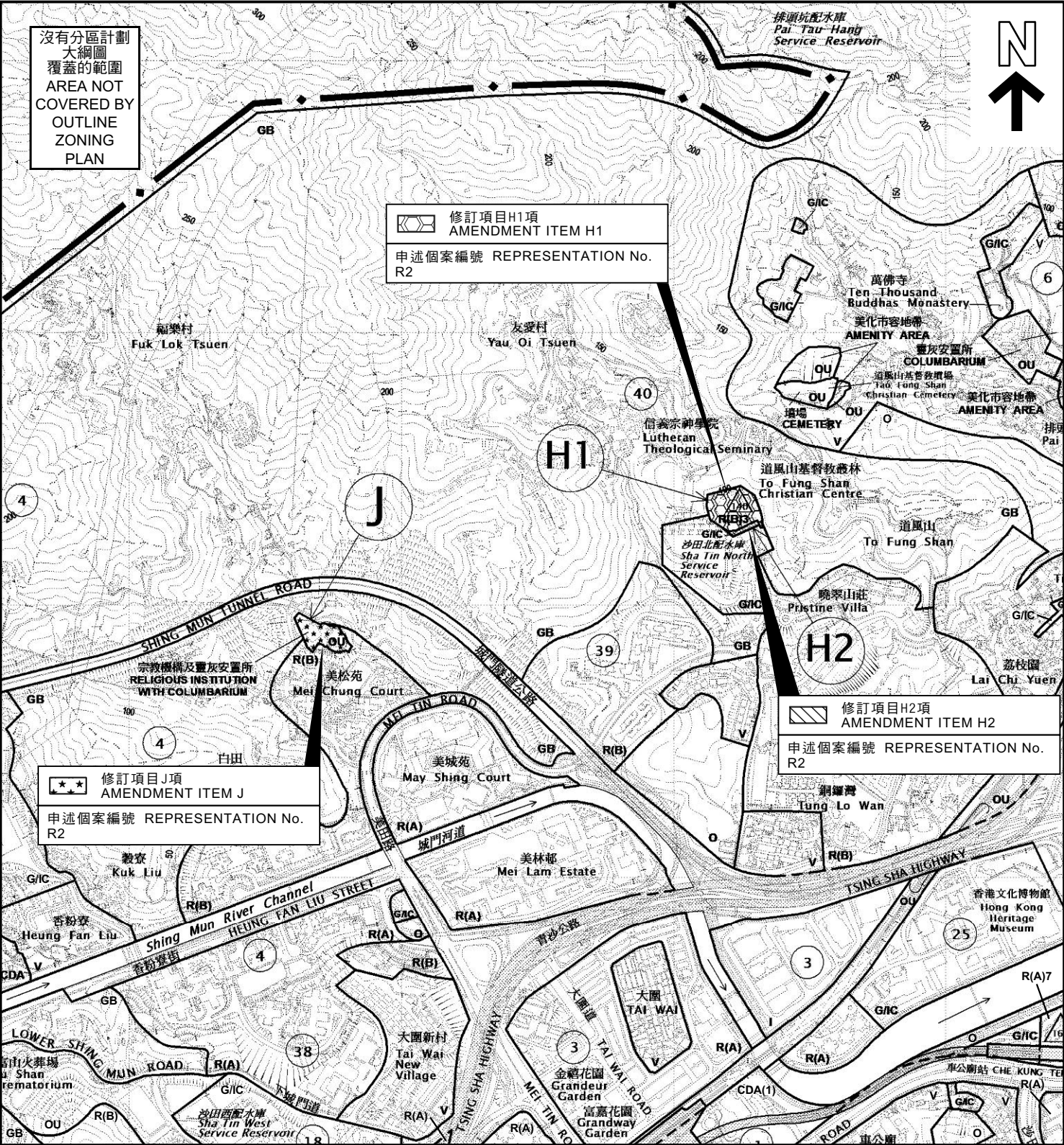
米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-1b



圖例 LEGEND

修訂項目 AMENDMENT ITEM

(H1)

由「綠化地帶」及「政府、機構或社區」改劃為「住宅(乙類)3」地帶
AREA TO BE REZONED FROM "GREEN BELT" AND "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 3"

(H2)

由「綠化地帶」改劃為「政府、機構或社區」地帶
AREA TO BE REZONED FROM "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

(J)

由「住宅(乙類)」及「綠化地帶」改劃為「其他指定用途」註明「宗教機構及靈灰安置所」地帶
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP B)" AND "GREEN BELT" TO "OTHER SPECIFIED USES" ANNOTATED "RELIGIOUS INSTITUTION WITH COLUMBARIUM"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年2月28日擬備，
所根據的資料為於2023年11月17日
展示的分區計劃大綱圖編號S/ST/37
EXTRACT PLAN PREPARED ON 28.2.2024
BASED ON OUTLINE ZONING PLAN No.
S/ST/37 EXHIBITED ON 17.11.2023

位置圖 LOCATION PLAN

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

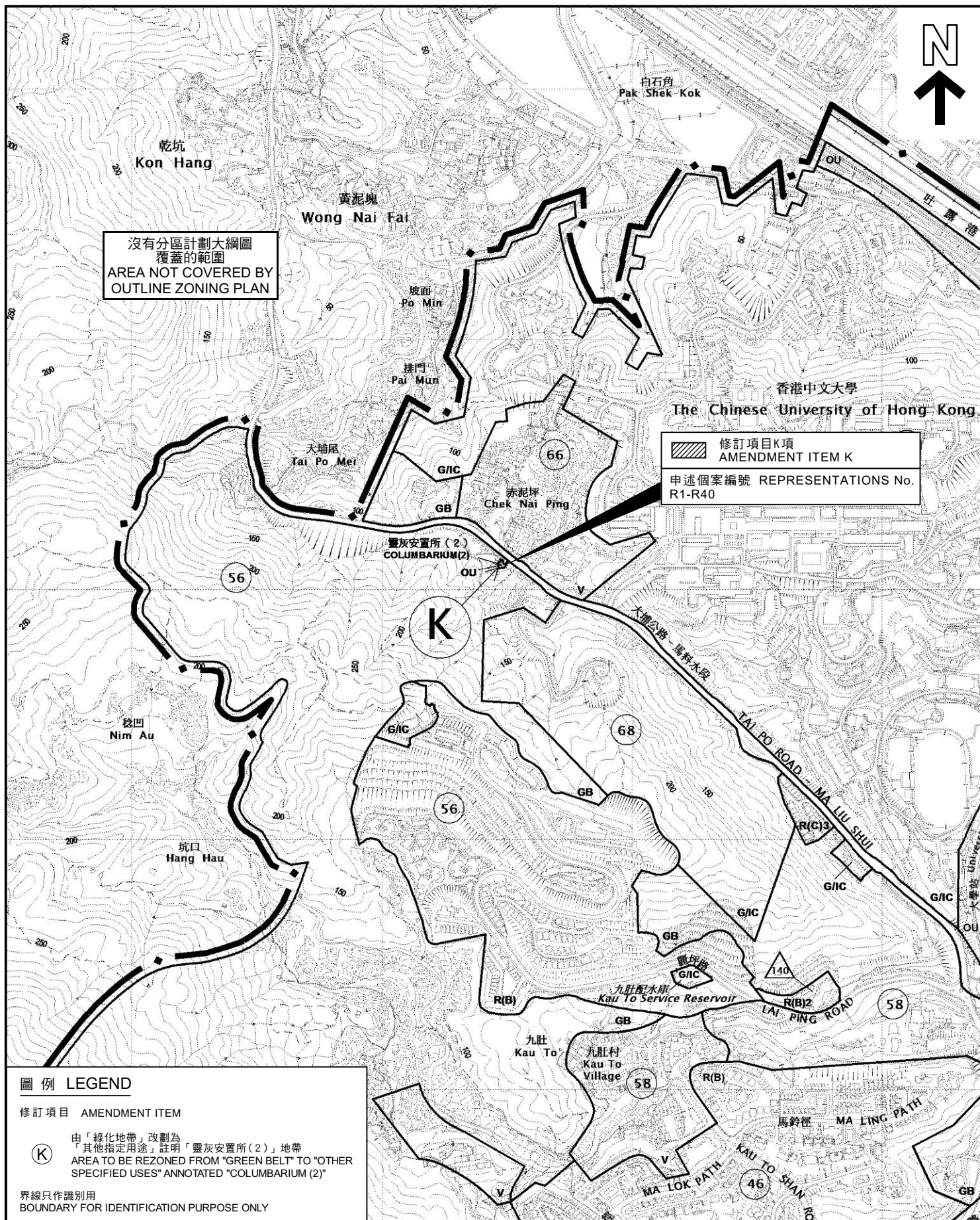
SCALE 1 : 10 000 比例尺

米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-1c



圖例 LEGEND

修訂項目 AMENDMENT ITEM



由「綠化地帶」改劃為「其他指定用途」註明「靈灰安置所(2)」地帶
AREA TO BE REZONED FROM "GREEN BELT" TO "OTHER SPECIFIED USES" ANNOTATED "COLUMBARIUM (2)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

本摘要圖於2024年2月28日擬備，
所根據的資料為於2023年11月17日
展示的分區計劃大綱圖編號S/ST/37
EXTRACT PLAN PREPARED ON 28.2.2024
BASED ON OUTLINE ZONING PLAN No.
S/ST/37 EXHIBITED ON 17.11.2023

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

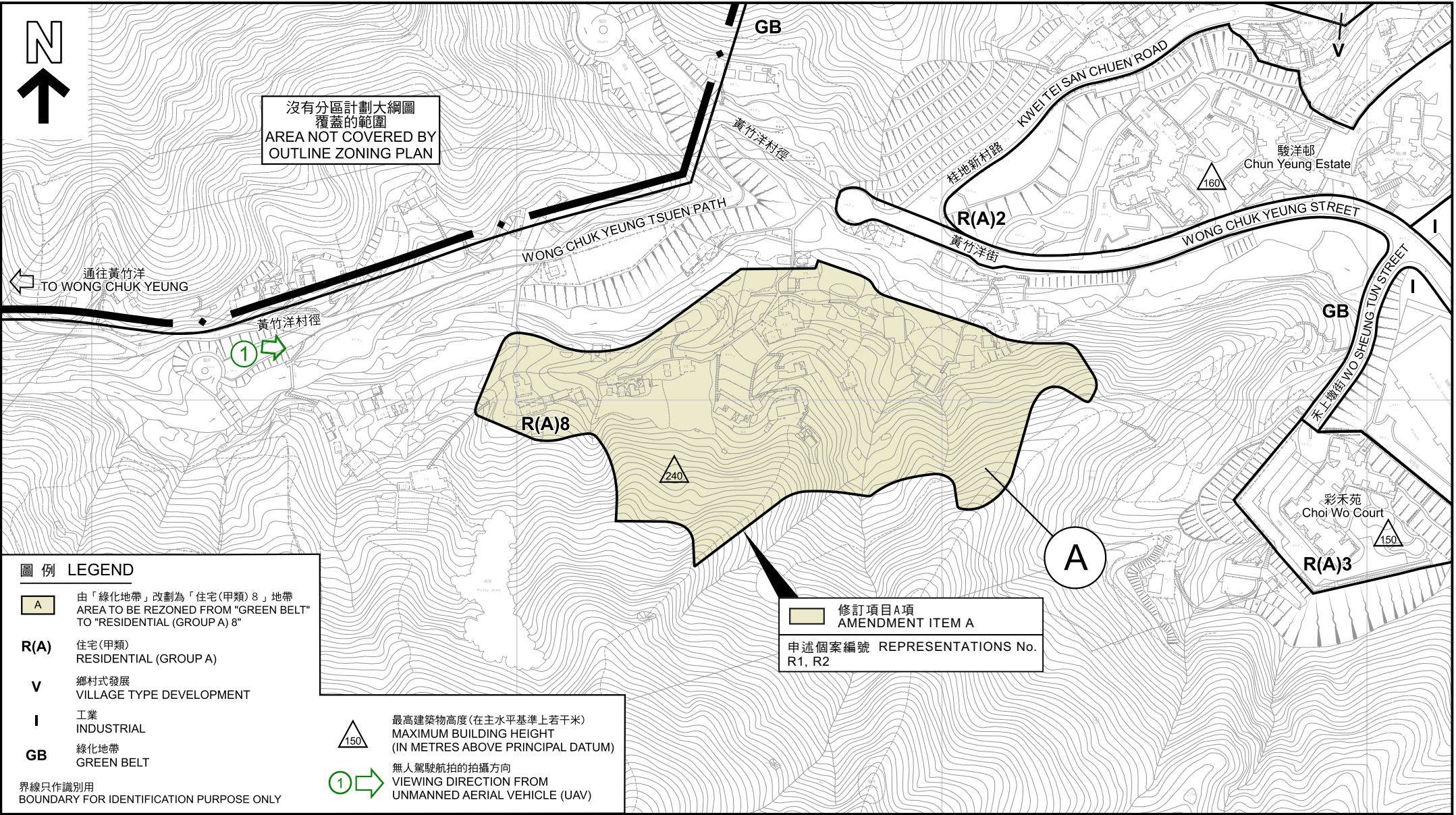
SCALE 1: 10 000 比例尺
米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-1d



圖例 LEGEND

A 由「綠化地帶」改劃為「住宅(甲類)8」地帶
AREA TO BE REZONED FROM "GREEN BELT" TO "RESIDENTIAL (GROUP A) 8"

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

I 工業
INDUSTRIAL

GB 綠化地帶
GREEN BELT

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

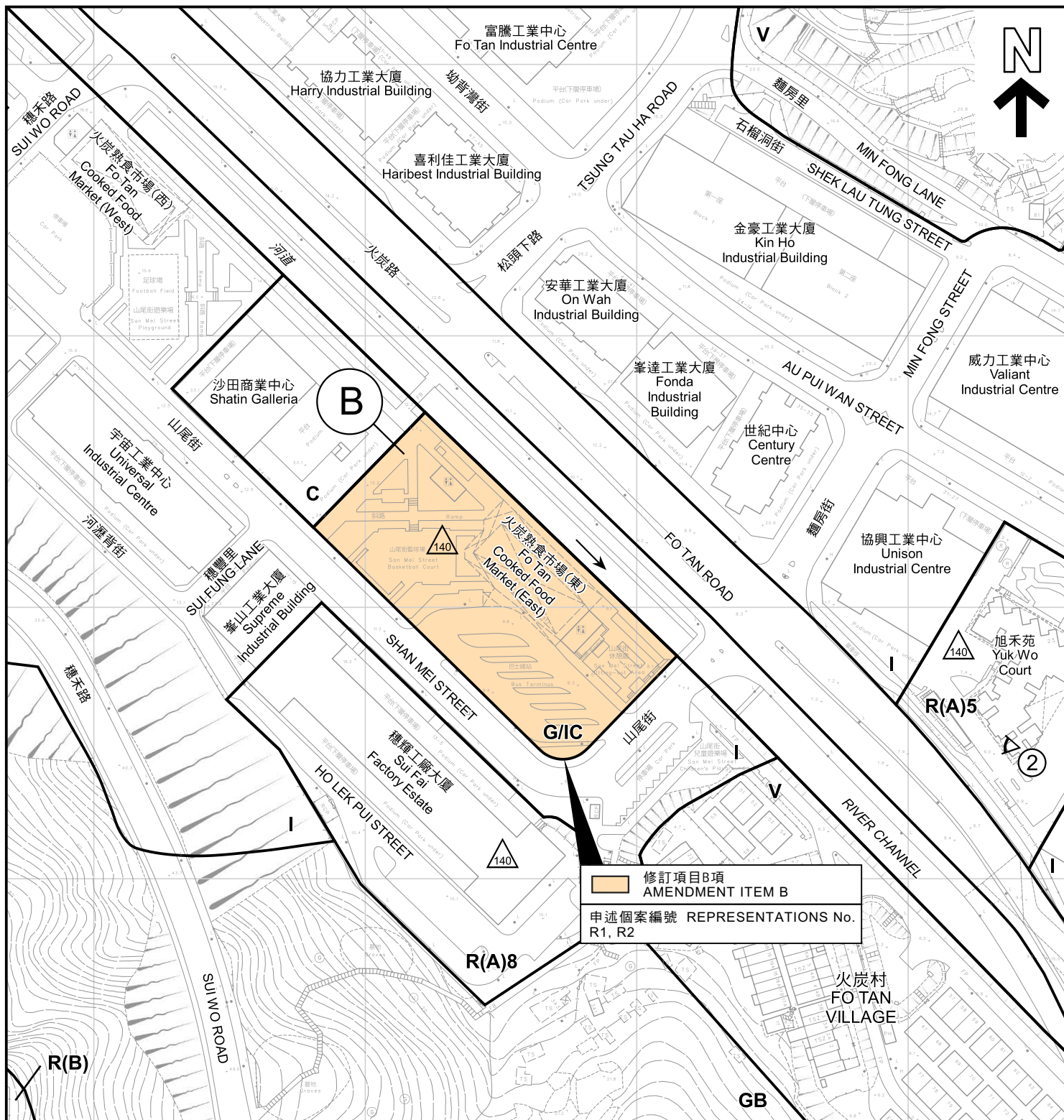
150 最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

1 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

修訂項目A項
AMENDMENT ITEM A

申述個案編號 REPRESENTATIONS No.
R1, R2

本摘要圖於2024年3月15日擬備， 所根據的資料為測量圖編號 7-SE-1C、6A、7-SW-5C、5D、10A及10B EXTRACT PLAN PREPARED ON 15.3.2024 BASED ON SURVEY SHEETS No. 7-SE-1C, 6A, 7-SW-5C, 5D, 10A & 10B	平面圖 SITE PLAN 就沙田分區計劃大綱草圖編號 S/ST/37 提出的申述個案編號 R1 至 R43 作出考慮 CONSIDERATION OF REPRESENTATIONS No. R1 TO R43 TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37 SCALE 1 : 3 000 比例尺 米 50 0 50 100 米 METRES	規劃署 PLANNING DEPARTMENT	圖 PLAN H-2a
	參考編號 REFERENCE No. R/S/ST/37-1 to 43		



圖例 LEGEND

- | | | | | | |
|-------------|---|-------------|-----------------------------------|--------------|--|
| B | 由「工業」改劃為「政府、機構或社區」地帶
AREA TO BE REZONED FROM "INDUSTRIAL"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY" | C | 商業
COMMERCIAL | I | 工業
INDUSTRIAL |
| △140 | 最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM) | R(A) | 住宅(甲類)
RESIDENTIAL (GROUP A) | G/I/C | 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY |
| | | R(B) | 住宅(乙類)
RESIDENTIAL (GROUP B) | GB | 綠化地帶
GREEN BELT |
| | | V | 鄉村式發展
VILLAGE TYPE DEVELOPMENT | ② | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO |

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

本摘要圖於2024年2月28日擬備，
所根據的資料為測量圖編號
7-SE-1C及6A
EXTRACT PLAN PREPARED ON 28.2.2024
BASED ON SURVEY SHEETS No.
7-SE-1C & 6A

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

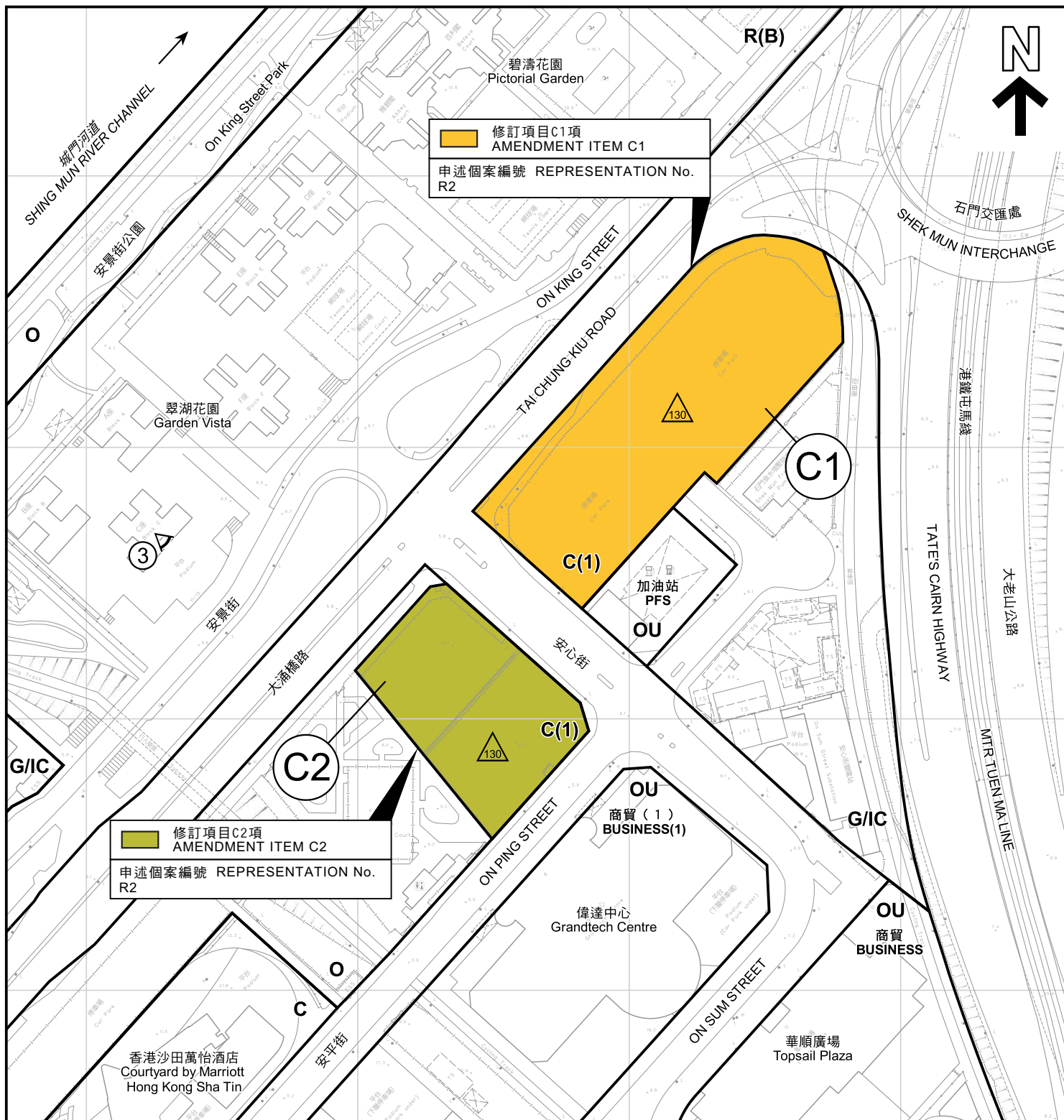
SCALE 1 : 2 000 比例尺
米 METRES 40 0 40 80 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-2b



圖例 LEGEND

C1 由「政府、機構或社區」改劃為「商業(1)」地帶
AREA TO BE REZONED FROM
"GOVERNMENT, INSTITUTION OR COMMUNITY"
TO "COMMERCIAL (1)"

C2 由「休憩用地」改劃為「商業(1)」地帶
AREA TO BE REZONED FROM
"OPEN SPACE" TO "COMMERCIAL (1)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

C 商業
COMMERCIAL
R(B) 住宅(乙類)
RESIDENTIAL (GROUP B)

G/I/C 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
3 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

O 休憩用地
OPEN SPACE
OU 其他指定用途
OTHER SPECIFIED USES

130 最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

平面圖 SITE PLAN

本摘要圖於2024年2月28日擬備，
所根據的資料為測量圖編號
7-SE-7A及7C
EXTRACT PLAN PREPARED ON 28.2.2024
BASED ON SURVEY SHEETS No.
7-SE-7A & 7C

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

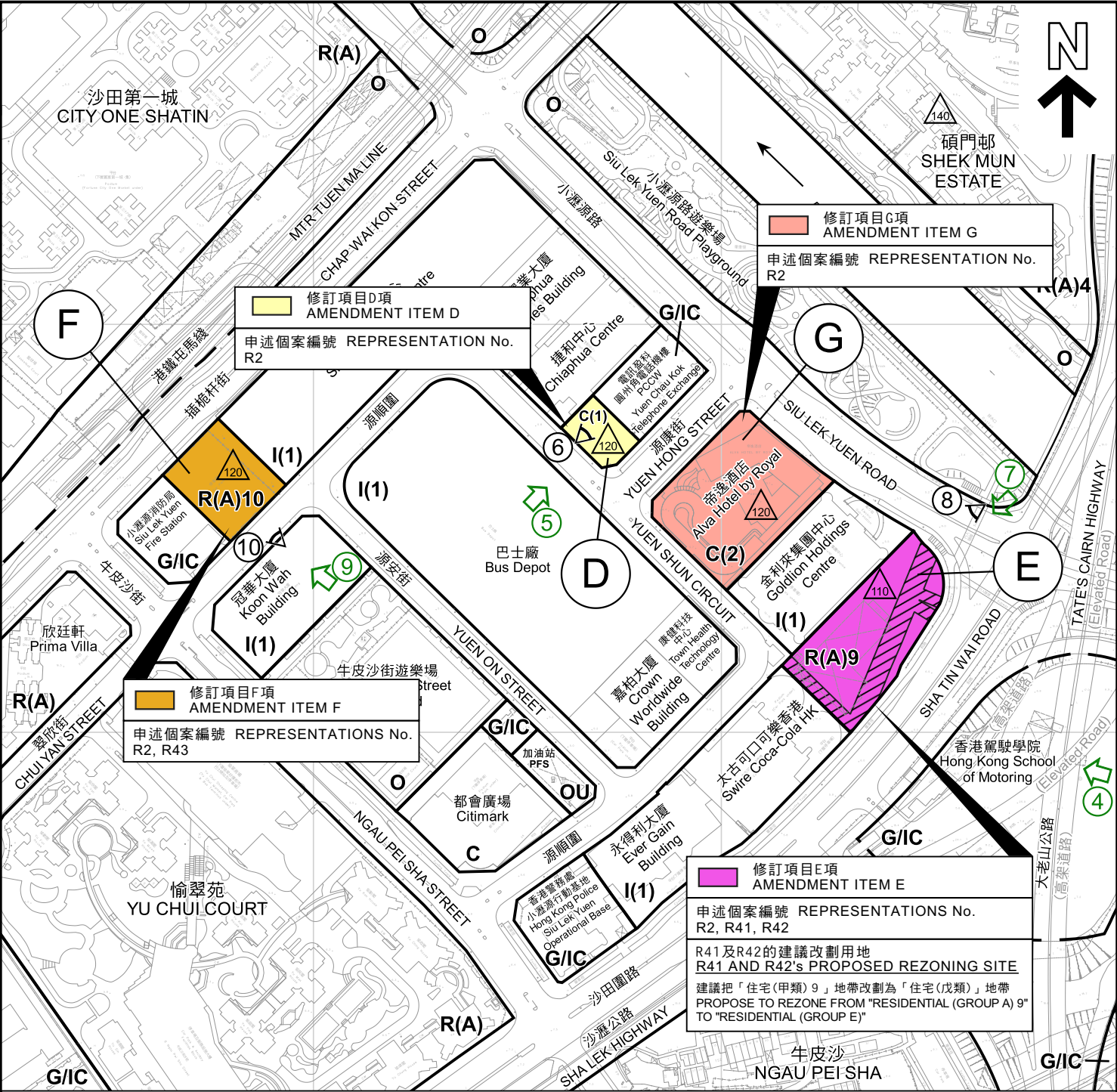
SCALE 1:2 000 比例尺
米 METRES 40 0 40 80 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-2c



圖例 LEGEND			
D	由「政府、機構或社區」改劃為「商業(1)」地帶 AREA TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "COMMERCIAL (1)"	E	由「休憩用地」改劃為「住宅(甲類)9」地帶 AREA TO BE REZONED FROM "OPEN SPACE" TO "RESIDENTIAL (GROUP A) 9"
G	由「工業(1)」改劃為「商業(2)」地帶 AREA TO BE REZONED FROM "INDUSTRIAL (1)" TO "COMMERCIAL (2)"	I	工業 INDUSTRIAL
C	商業 COMMERCIAL	G/I/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)	O	休憩用地 OPEN SPACE
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	OU	其他指定用途 OTHER SPECIFIED USES
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY			排水系統專用範圍 DRAINAGE RESERVE AREAS
		110	最高建築物高度(在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
		4	無人駕駛航拍的拍攝方向 VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)
		6	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

本摘要圖於2024年3月1日擬備，
所根據的資料為測量圖編號
7-SE-12A及12C
EXTRACT PLAN PREPARED ON 1.3.2024
BASED ON SURVEY SHEETS No.
7-SE-12A & 12C

平面圖 SITE PLAN

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

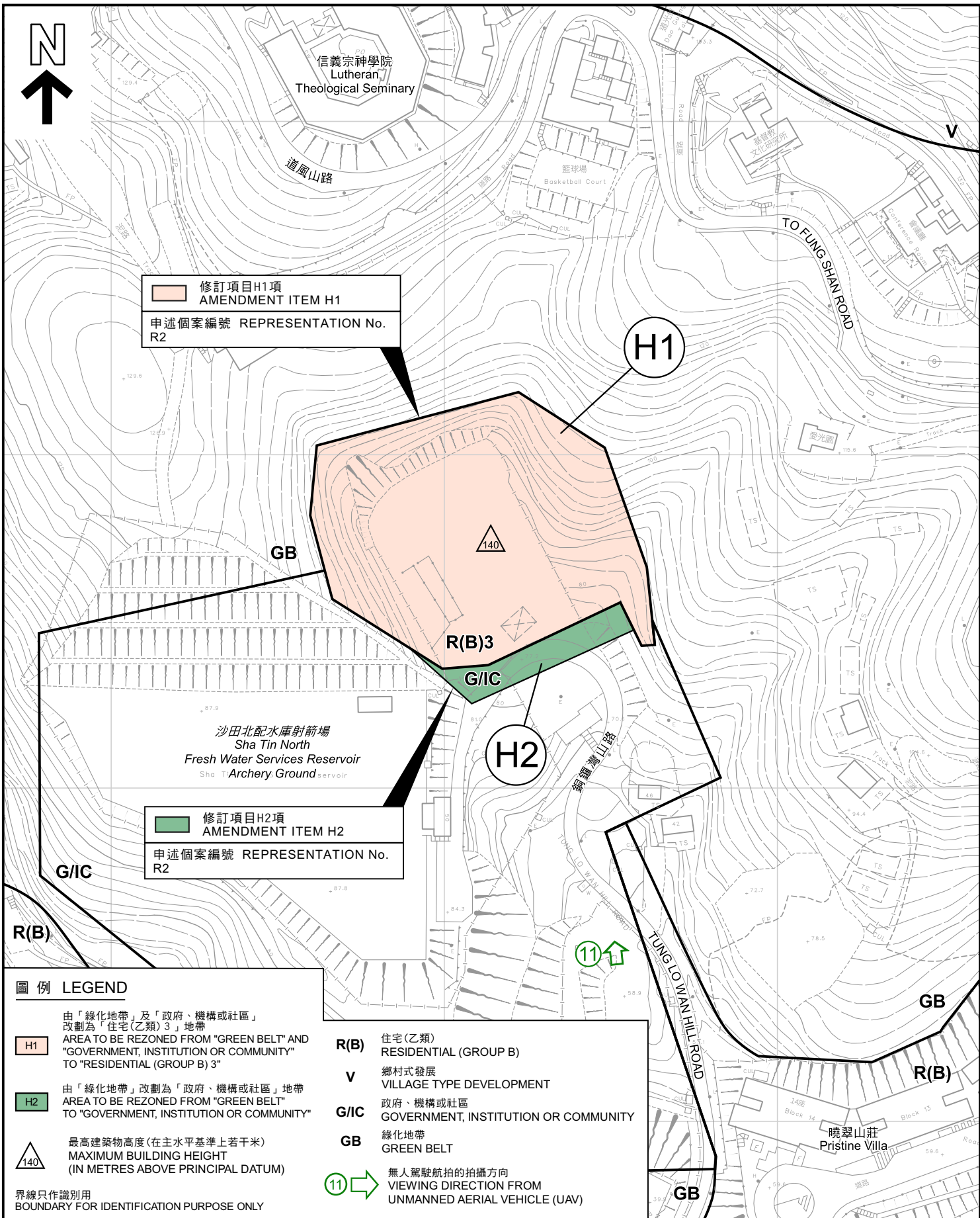
SCALE 1 : 3 500 比例尺

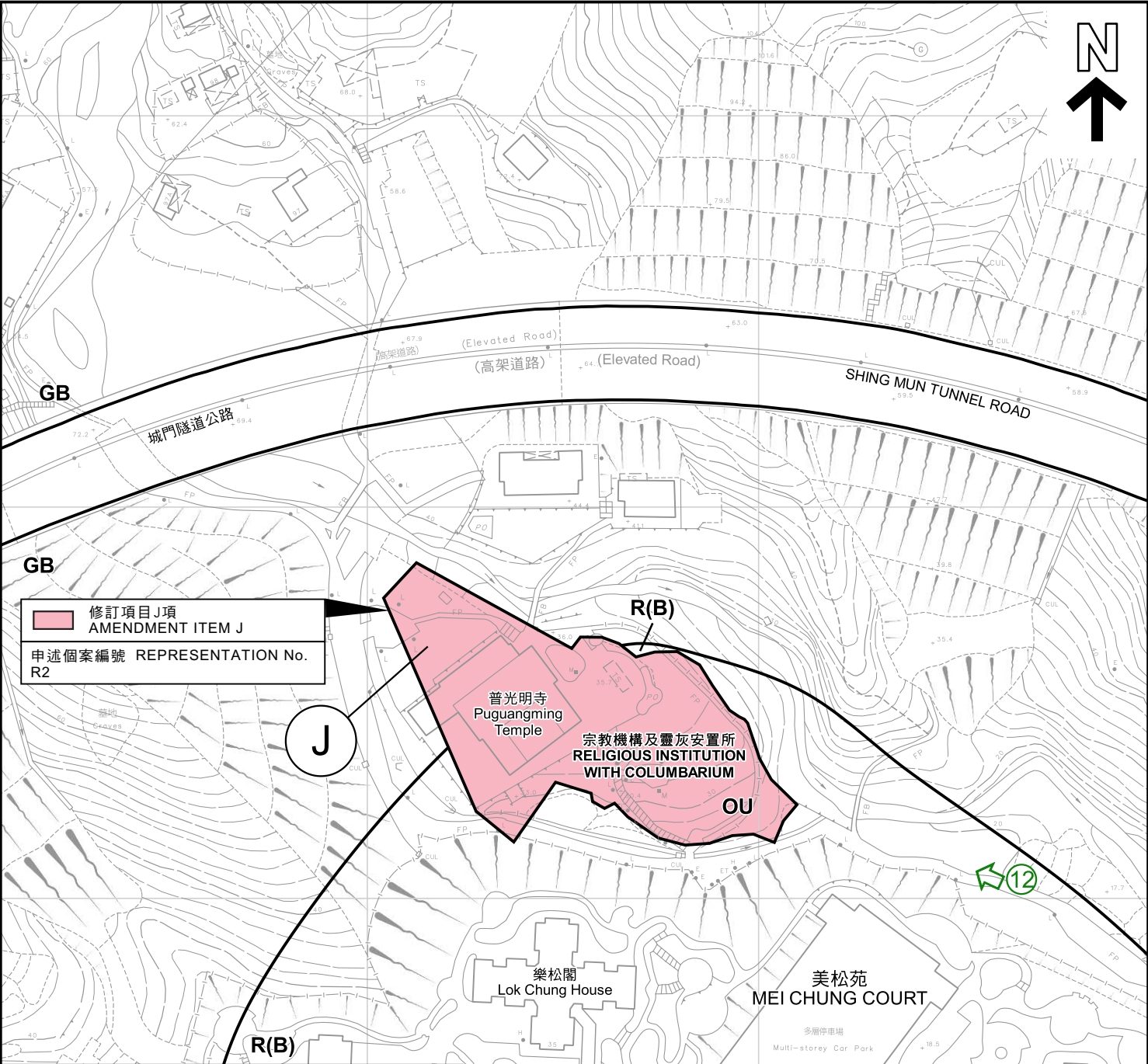
米 50 0 50 100 150 米
METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-2d





圖例 LEGEND

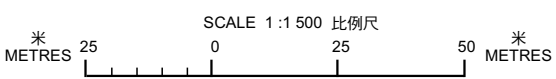
- J** 由「住宅(乙類)」及「綠化地帶」改劃為「其他指定用途」註明「宗教機構及靈灰安置所」地帶
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP B)" AND "GREEN BELT" TO "OTHER SPECIFIED USES" ANNOTATED "RELIGIOUS INSTITUTION WITH COLUMBARIUM"
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- 12** 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

本摘要圖於2024年2月28日擬備，
所根據的資料為測量圖編號
7-SW-14B及14D
EXTRACT PLAN PREPARED ON 28.2.2024
BASED ON SURVEY SHEETS No.
7-SW-14B & 14D

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

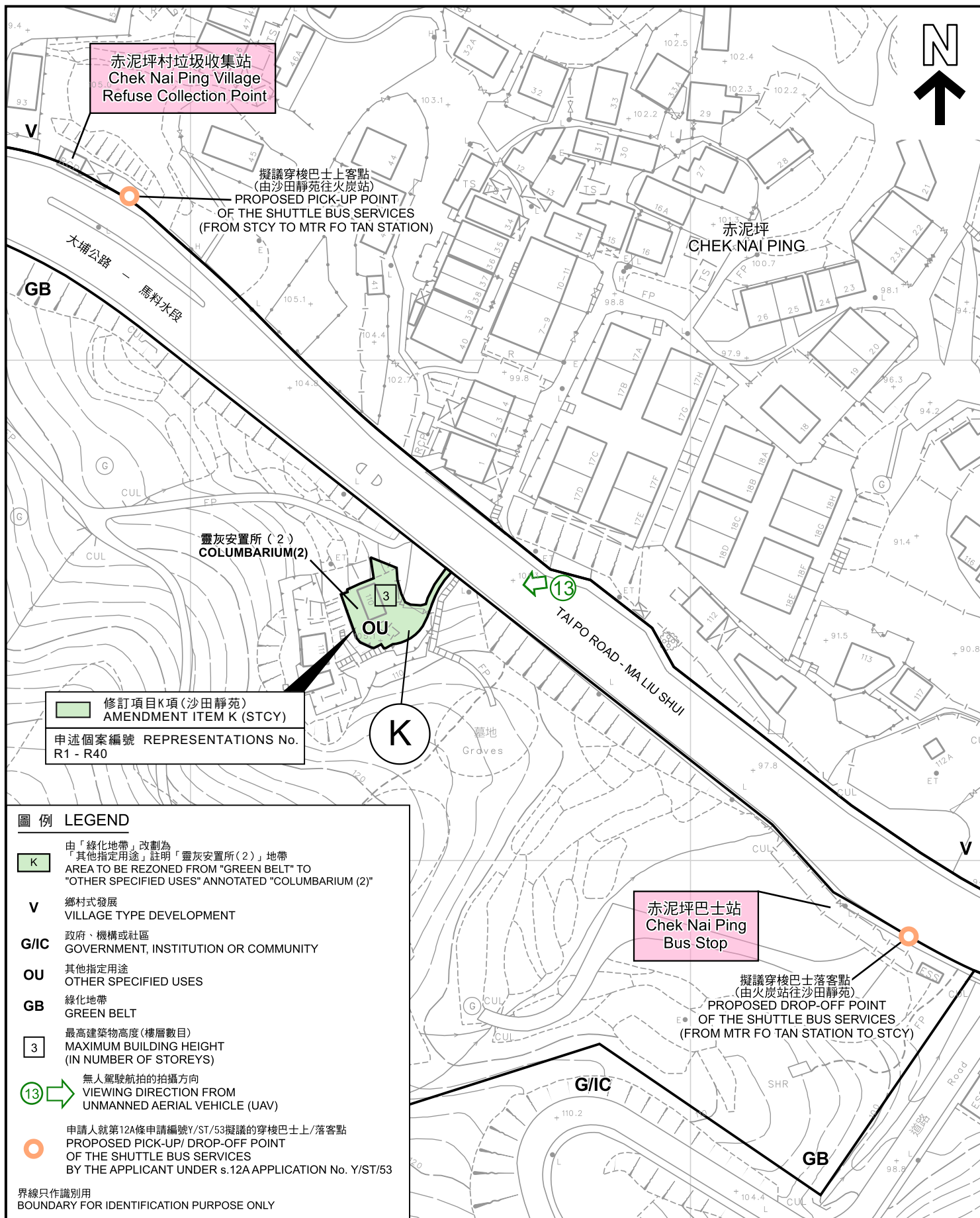


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-2f



平面圖 SITE PLAN

本摘要圖於2024年3月14日擬備，
所根據的資料為測量圖編號7-NE-21B
EXTRACT PLAN PREPARED ON 14.3.2024
BASED ON SURVEY SHEET No. 7-NE-21B

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

SCALE 1:1 000 比例尺

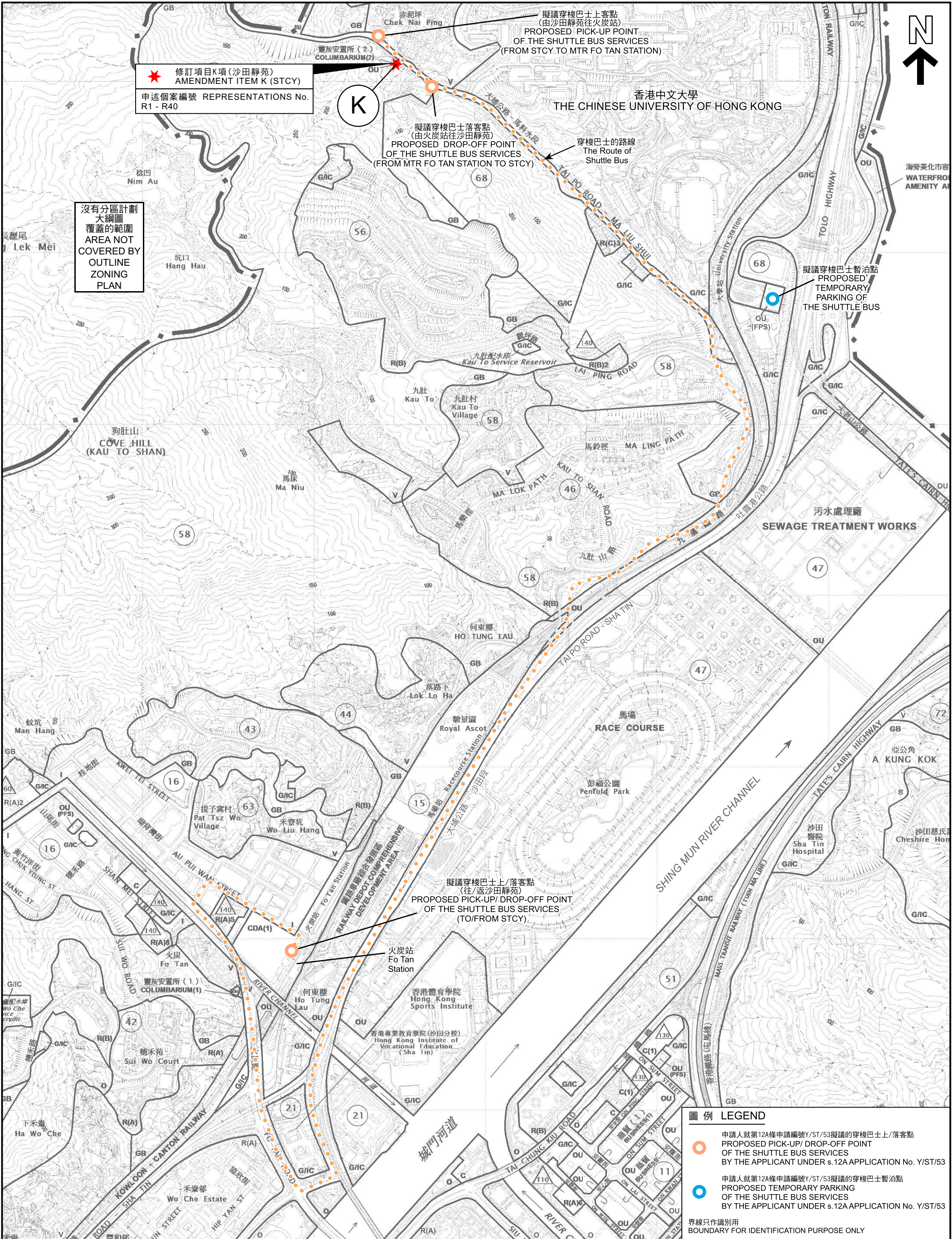
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-2g



本摘要圖於2024年3月14日擬備，
所根據的資料為於2023年11月17日
展示的分區計劃大綱圖編號S/ST/37
EXTRACT PLAN PREPARED ON 14.3.2024
BASED ON OUTLINE ZONING PLAN No.
S/ST/37 EXHIBITED ON 17.11.2023

申請人就第12A條申請編號Y/ST/53擬議的穿梭巴士上/落客點及暫泊點
PROPOSED PICK-UP/ DROP-OFF POINT OF THE SHUTTLE BUS SERVICES AND
TEMPORARY PARKING OF THE SHUTTLE BUS
BY THE APPLICANT UNDER s.12A APPLICATION No. Y/ST/53
修訂項目 K 項 ITEM K

SCALE 1 : 10 000 比例尺
米 100 0 100 200 300 400 500 600 700 800 900 1000 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-2h



黃竹洋村徑

WONG CHUK YEUNG TSUEN PATH

黃竹洋村徑

桂地新村路

KWAI TEI SAN CHUEN ROAD

黃竹洋街

WONG CHUK YEUNG STREET

永樂街 WONG SHEUNG TUN STREET

駿洋邨
Chun Yeung Estate

彩禾苑
Choi Wo Court

A

 修訂項目A項
AMENDMENT ITEM A
申述個案編號 REPRESENTATIONS No.
R1, R2

圖例 LEGEND

 主題地點 (界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2024年2月29日擬備，
所根據的資料為地政總署
於2022年12月18日拍得的航攝照片
編號E173507C、E173508C、E173509C及E173510C
EXTRACT PLAN PREPARED ON 29.2.2024
BASED ON AERIAL PHOTOS No.
E173507C, E173508C, E173509C & E173510C
TAKEN ON 18.12.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

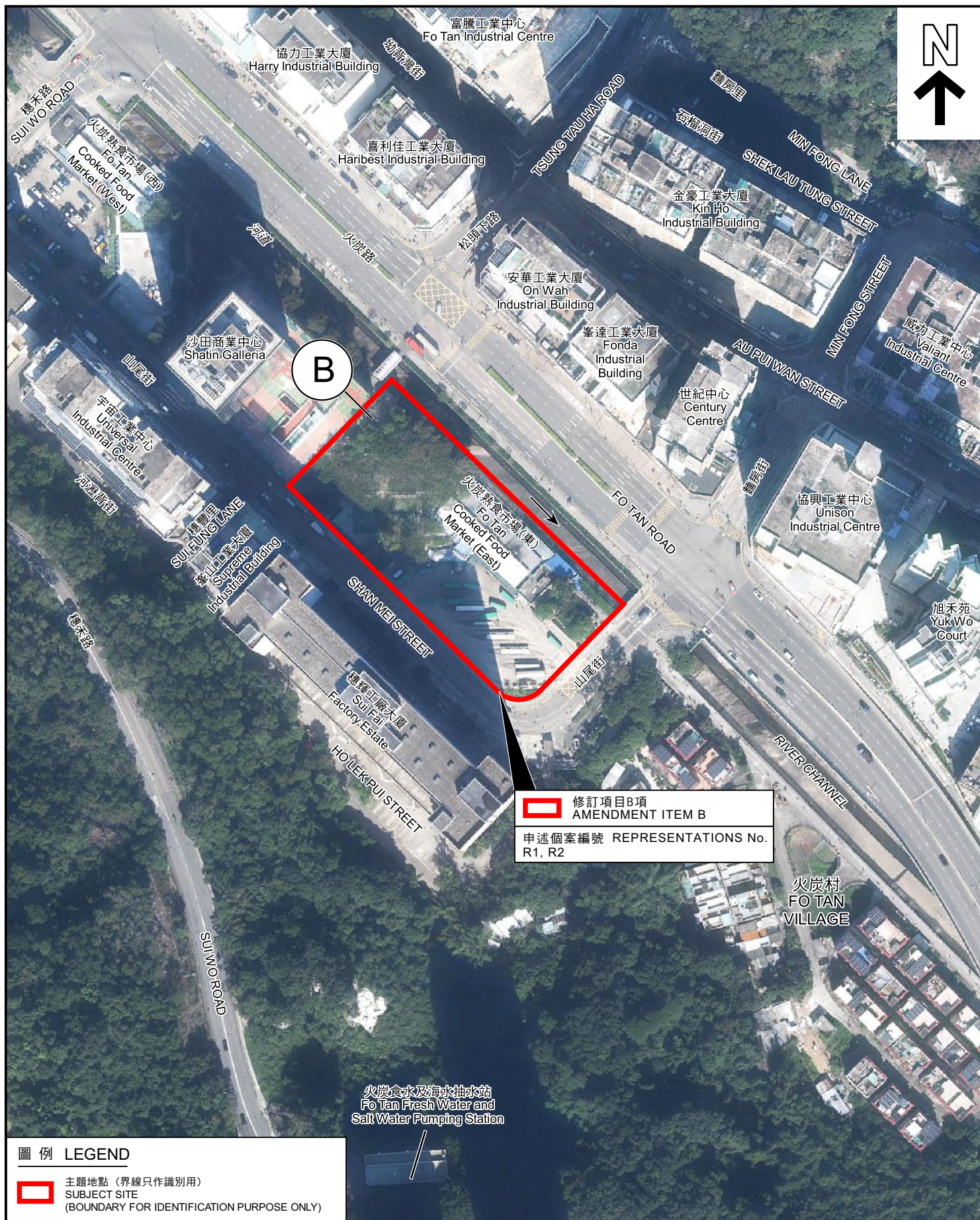
就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-3a



航攝照片 AERIAL PHOTO

就沙田分區計劃大綱草圖編號 S/ST/37
提出的申述個案編號 R1 至 R43 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-3b

本摘要圖於2024年2月29日擬備，
所根據的資料為地政總署
於2022年12月18日拍得的航攝照片
編號E173692C
EXTRACT PLAN PREPARED ON 29.2.2024
BASED ON AERIAL PHOTO No. E173692C
TAKEN ON 18.12.2022
BY LANDS DEPARTMENT



航攝照片 AERIAL PHOTO

本摘要圖於2024年2月29日擬備，
所根據的資料為地政總署
於2022年12月10日拍得的航攝照片
編號E170917C

EXTRACT PLAN PREPARED ON 29.2.2024
BASED ON AERIAL PHOTO No. E170917C
TAKEN ON 10.12.2022
BY LANDS DEPARTMENT

就沙田分區計劃大綱草圖編號 S/ST/37
提出的申述個案編號 R1 至 R43 作出考慮

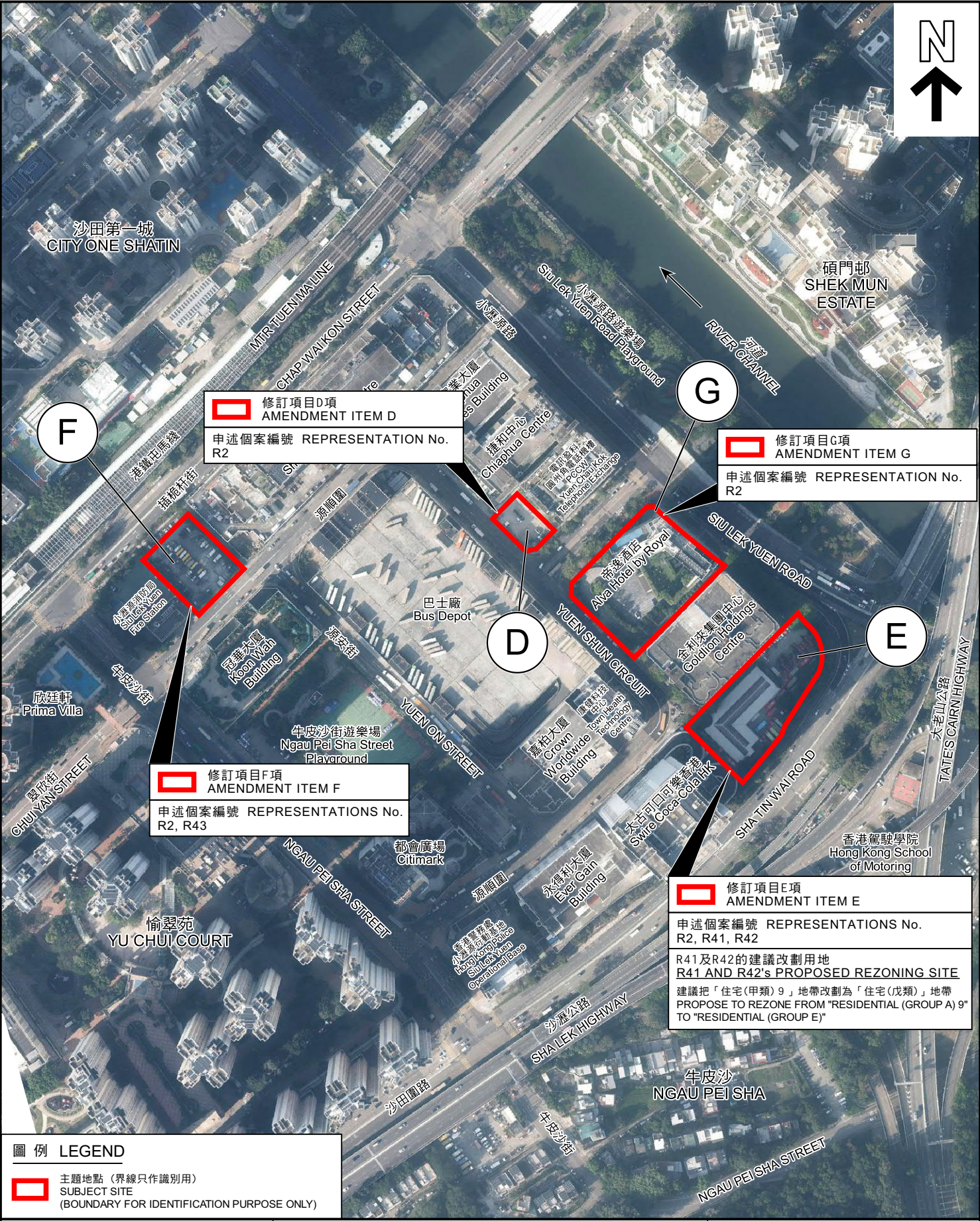
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

PLAN
H-3c



F

 修訂項目D項
AMENDMENT ITEM D
申述個案編號 REPRESENTATION No.
R2

G

 修訂項目G項
AMENDMENT ITEM G
申述個案編號 REPRESENTATION No.
R2

D

 修訂項目F項
AMENDMENT ITEM F
申述個案編號 REPRESENTATIONS No.
R2, R43

E

 修訂項目E項
AMENDMENT ITEM E
申述個案編號 REPRESENTATIONS No.
R2, R41, R42
R41及R42的建議改劃用地
R41 AND R42's PROPOSED REZONING SITE
建議把「住宅(甲類)9」地帶改劃為「住宅(戊類)」地帶
PROPOSE TO REZONE FROM "RESIDENTIAL (GROUP A) 9"
TO "RESIDENTIAL (GROUP E)"

圖例 LEGEND

 主題地點 (界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2024年3月1日擬備， 所根據的資料為地政總署 於2022年12月10日拍得的航攝照片編號 E171660C、E171661C、E172080C及E172081C EXTRACT PLAN PREPARED ON 1.3.2024 BASED ON AERIAL PHOTOS No. E171660C, E171661C, E172080C & E172081C TAKEN ON 10.12.2022 BY LANDS DEPARTMENT	<u>航攝照片 AERIAL PHOTO</u>	規劃署 PLANNING DEPARTMENT
	就沙田分區計劃大綱草圖編號S/ST/37 提出的申述個案編號R1至R43作出考慮 CONSIDERATION OF REPRESENTATIONS No. R1 TO R43 TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37	參考編號 REFERENCE No. R/S/ST/37-1 to 43



本摘要圖於2024年2月29日擬備， 所根據的資料為地政總署 於2022年12月10日拍得的航攝照片 編號E170931C EXTRACT PLAN PREPARED ON 29.2.2024 BASED ON AERIAL PHOTO No. E170931C TAKEN ON 10.12.2022 BY LANDS DEPARTMENT	航攝照片 AERIAL PHOTO 就沙田分區計劃大綱草圖編號S/ST/37 提出的申述個案編號R1至R43作出考慮 CONSIDERATION OF REPRESENTATIONS No. R1 TO R43 TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37	規劃署 PLANNING DEPARTMENT 參考編號 REFERENCE No. R/S/ST/37-1 to 43	圖 PLAN H-3e
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圖例 LEGEND

 主題地點 (界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

航攝照片 AERIAL PHOTO

本摘要圖於2024年2月29日擬備，
所根據的資料為地政總署
於2022年12月10日拍得的航攝照片
編號E170600C

EXTRACT PLAN PREPARED ON 29.2.2024
BASED ON AERIAL PHOTO No. E170600C
TAKEN ON 10.12.2022
BY LANDS DEPARTMENT

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-3f



赤泥坪
CHEK NAI PING

大埔公路
馬料水段
TAI PO ROAD - MA LU SHUI

K



修訂項目K項
AMENDMENT ITEM K

申述個案編號 REPRESENTATIONS No.
R1 - R40

圖例 LEGEND



主題地點 (界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

航攝照片 AERIAL PHOTO

本摘要圖於2024年2月29日擬備，
所根據的資料為地政總署
於2022年12月10日拍得的航攝照片
編號E170020C

EXTRACT PLAN PREPARED ON 29.2.2024
BASED ON AERIAL PHOTO No. E170020C
TAKEN ON 12.10.2022
BY LANDS DEPARTMENT

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-3g



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2024年2月28日擬備，
所根據的資料為攝於2023年7月24日
的無人駕駛航拍照片
PLAN PREPARED ON 28.2.2024
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 24.7.2023

實地照片 SITE PHOTO

就沙田分區計劃大綱草圖編號 S/ST/37
提出的申述個案編號 R1 至 R43 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-4a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2024年2月28日擬備，
所根據的資料為攝於2023年7月18日
的實地照片
PLAN PREPARED ON 28.2.2024
BASED ON SITE PHOTO
TAKEN ON 18.7.2023

實地照片 SITE PHOTO

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-4b



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2024年2月28日擬備，
所根據的資料為攝於2023年7月20日
的實地照片
PLAN PREPARED ON 28.2.2024
BASED ON SITE PHOTO
TAKEN ON 20.7.2023

實地照片 SITE PHOTO

就沙田分區計劃大綱草圖編號 S/ST/37
提出的申述個案編號 R1 至 R43 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-4c

4



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2024年2月28日擬備，
所根據的資料為攝於2023年7月24日
的無人駕駛航拍照片
PLAN PREPARED ON 28.2.2024
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 24.7.2023

就沙田分區計劃大綱草圖編號 S/ST/37
提出的申述個案編號 R1 至 R43 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-4d



攝於2023年7月24日的無人駕駛航拍照片 UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 24.7.2023



攝於2023年7月19日的實地照片 SITE PHOTO TAKEN ON 19.7.2023

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

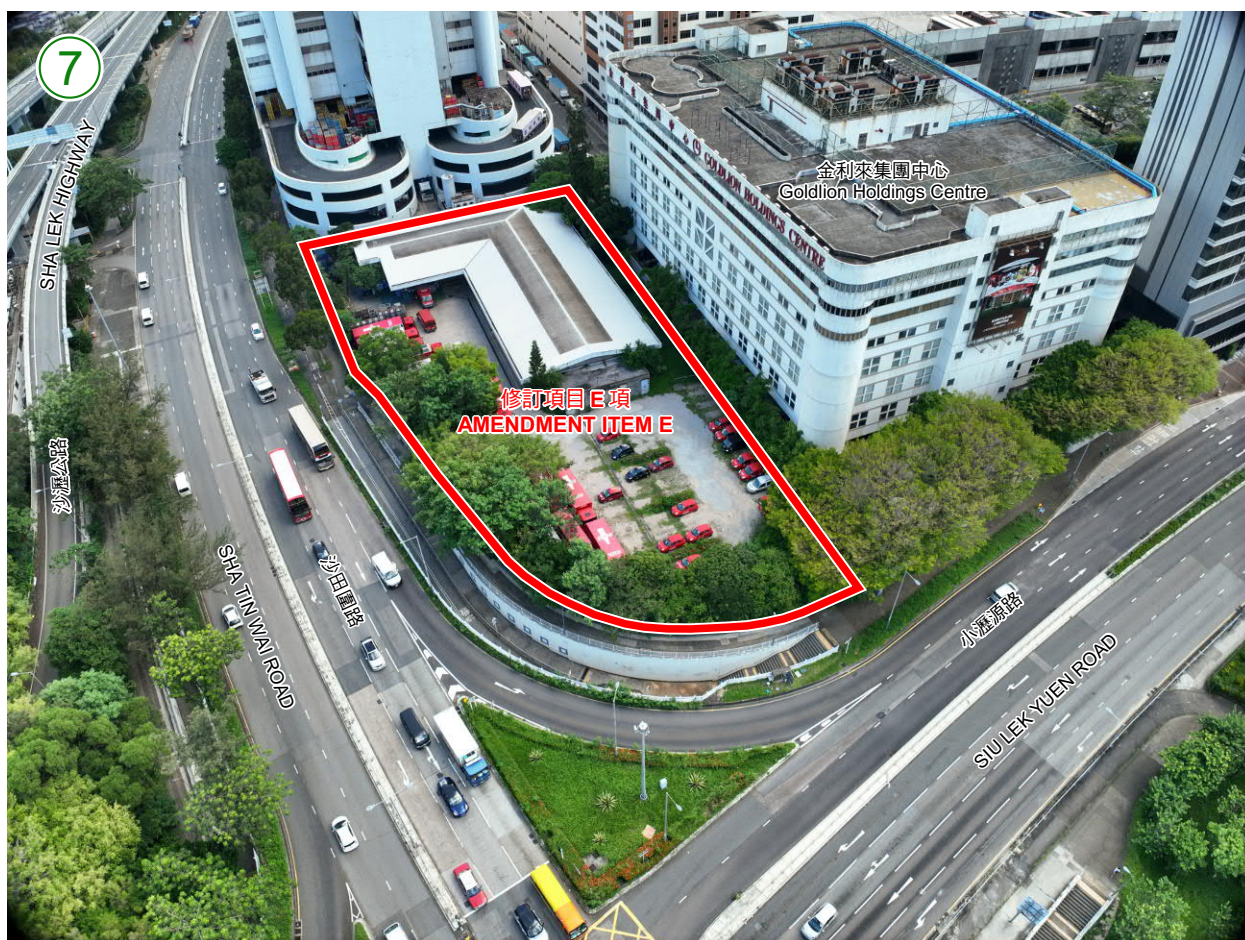
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-4e

本圖於2024年2月28日擬備
PLAN PREPARED ON 28.2.2024



攝於2023年7月24日的無人駕駛航拍照片 UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 24.7.2023



攝於2023年7月19日的實地照片 SITE PHOTO TAKEN ON 19.7.2023

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

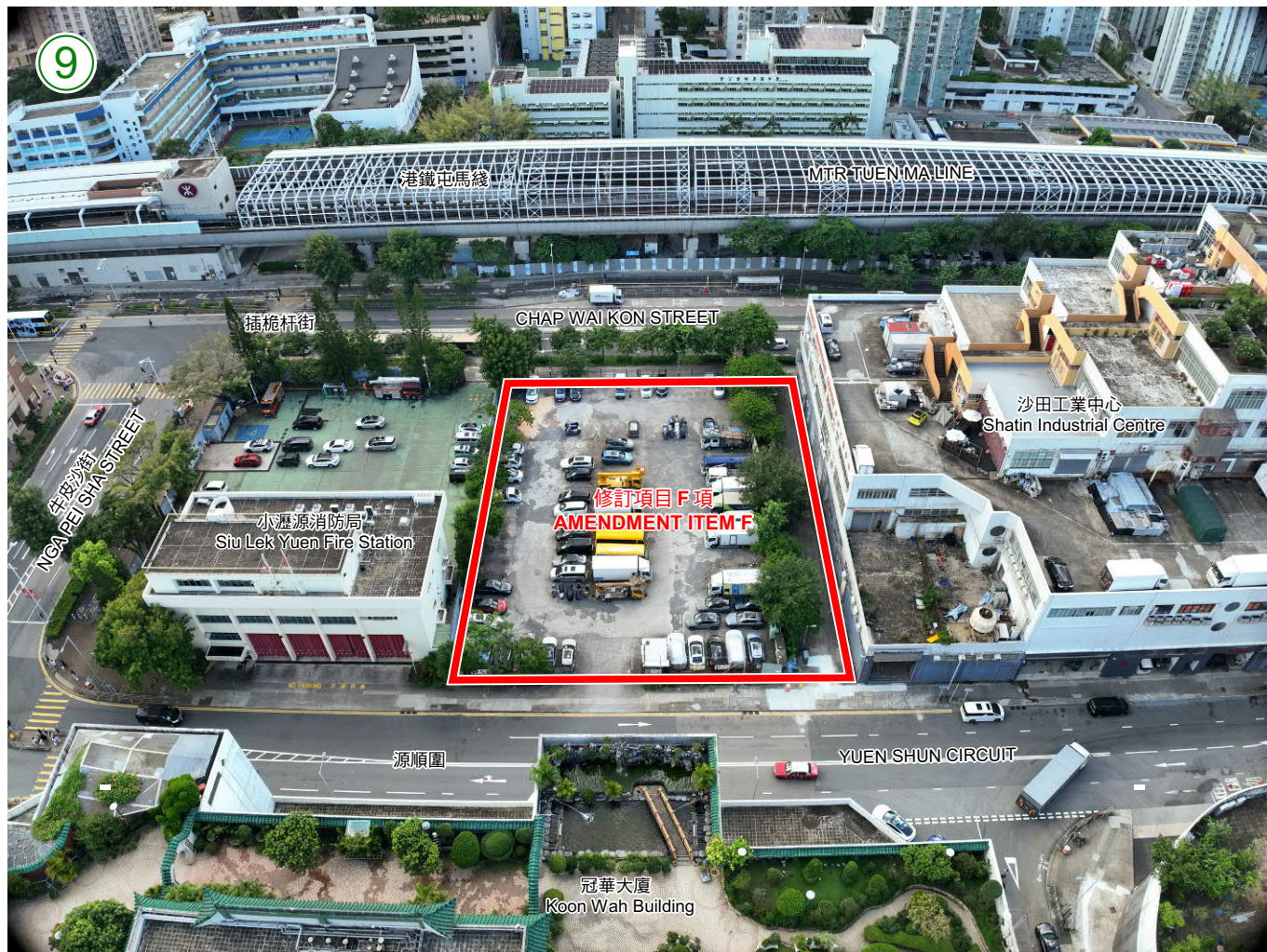
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-4f

本圖於2024年2月28日擬備
PLAN PREPARED ON 28.2.2024



攝於2023年7月24日的無人駕駛航拍照片 UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 24.7.2023



攝於2023年7月19日的實地照片 SITE PHOTO TAKEN ON 19.7.2023

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-4g

本圖於2024年2月28日擬備
PLAN PREPARED ON 28.2.2024

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信義宗神學院
Lutheran Theological Seminary

修訂項目 H1 項及 H2 項
AMENDMENT ITEMS H1 & H2

沙田北配水庫射箭場
Sha Tin North
Fresh Water Services Reservoir
Archery Ground

碩莪山站

TUNG LO WAN HILL ROAD

實地照片 SITE PHOTO

本圖於2024年2月28日擬備，
所根據的資料為攝於2023年8月1日
的無人駕駛航拍照片
PLAN PREPARED ON 28.2.2024
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 1.8.2023

就沙田分區計劃大綱草圖編號 S/ST/37
提出的申述個案編號 R1 至 R43 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-4h



本圖於2024年2月28日擬備，
所根據的資料為攝於2023年8月1日
的無人駕駛航拍照片
PLAN PREPARED ON 28.2.2024
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 1.8.2023

實地照片 SITE PHOTO

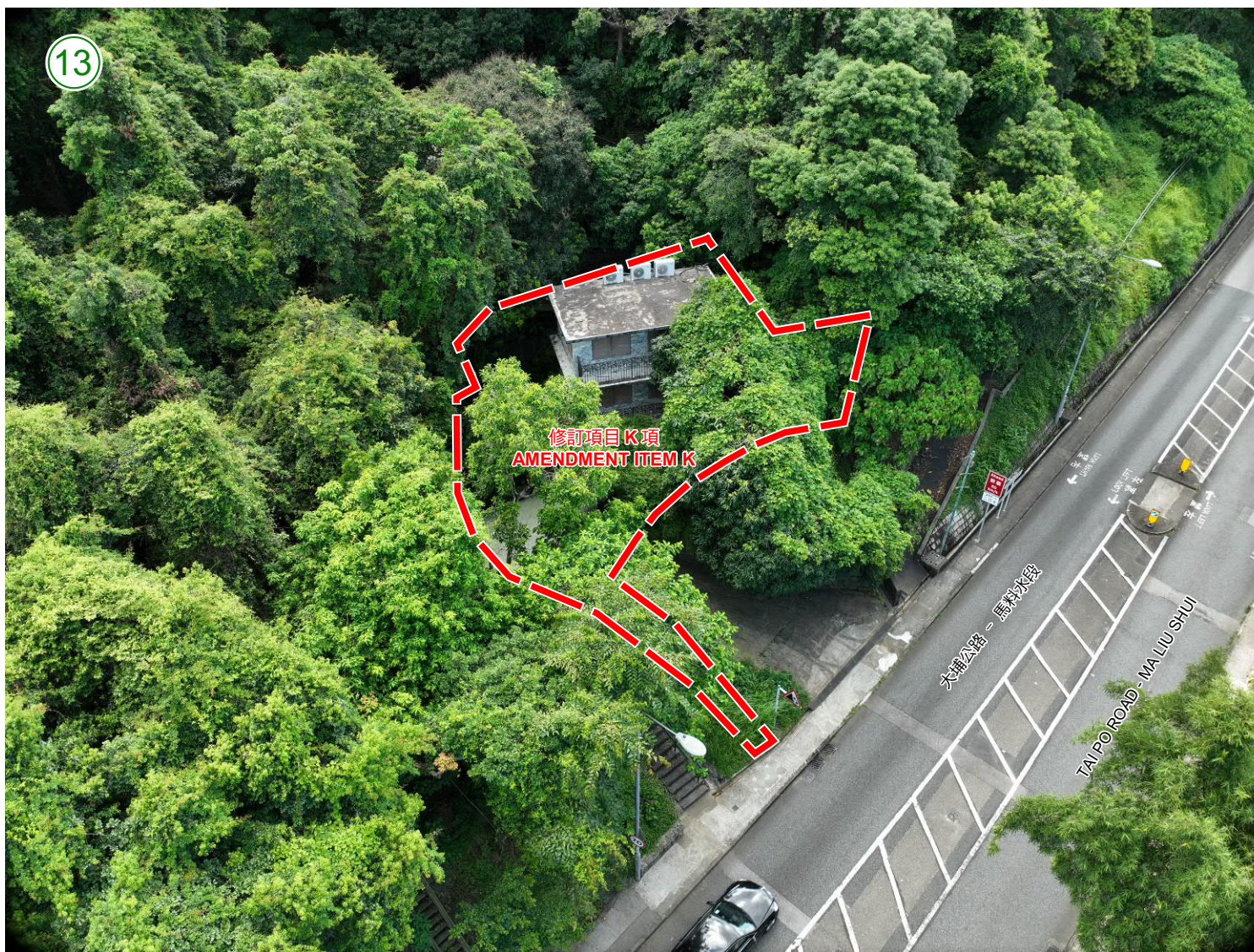
就沙田分區計劃大綱草圖編號 S/ST/37
提出的申述個案編號 R1 至 R43 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-4i



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2024年2月28日擬備，
所根據的資料為攝於2023年7月24日
的無人駕駛航拍照片
PLAN PREPARED ON 28.2.2024
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 24.7.2023

實地照片 SITE PHOTO

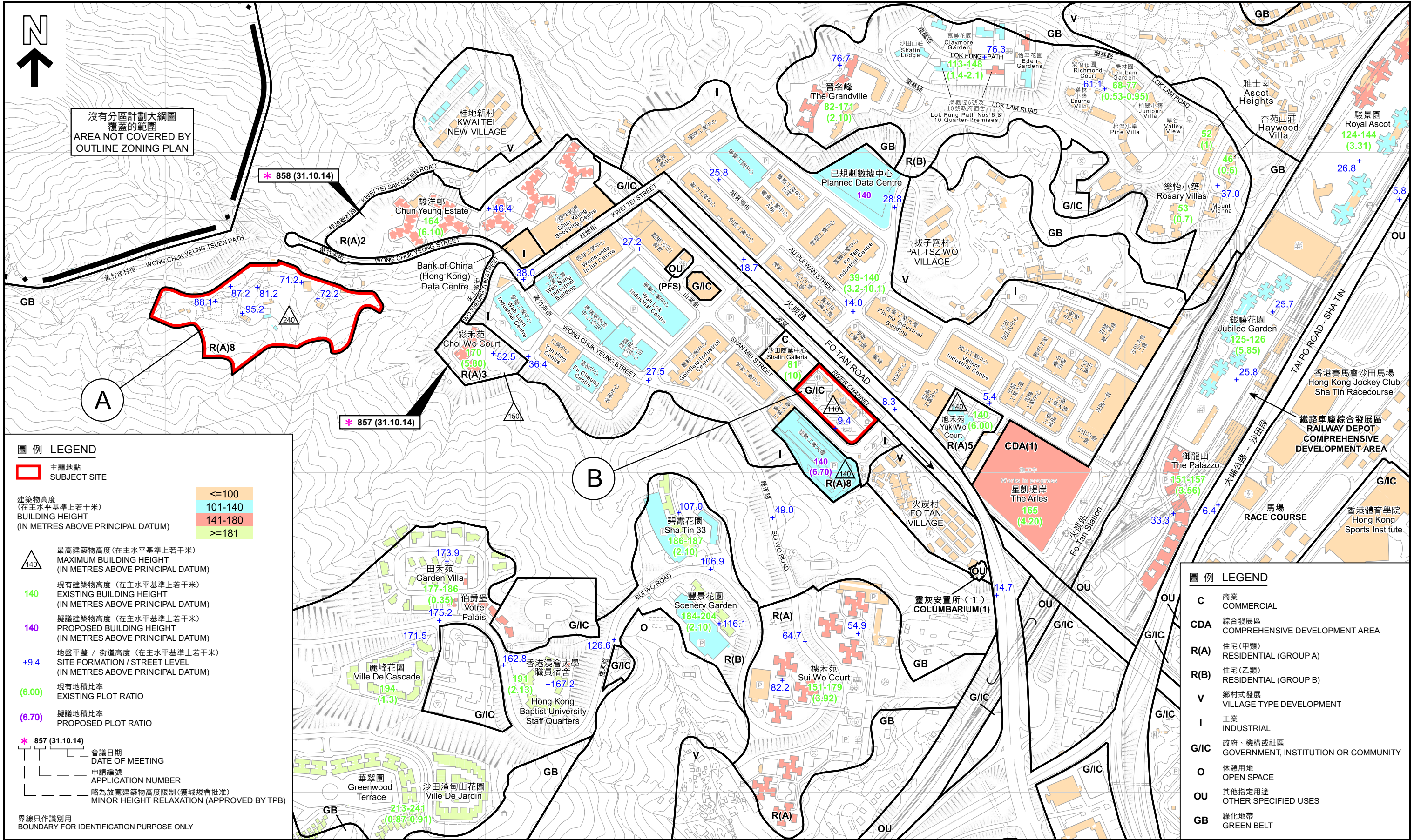
就沙田分區計劃大綱草圖編號S/ST/37
提出的申述個案編號R1至R43作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R43
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37

規劃署
PLANNING
DEPARTMENT



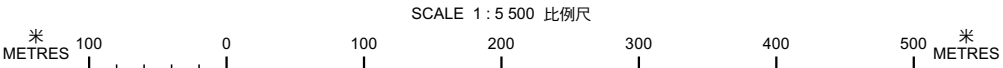
參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-4j



本摘要圖於2024年2月29日擬備，
所根據的資料為組別HP5C編號7-SE-A及7-SW-B
EXTRACT PLAN PREPARED ON 29.2.2024
BASED ON HP5C SERIES No. 7-SE-A & 7-SW-B

SITE CONTEXT OF AMENDMENT ITEMS A AND B IN FO TAN

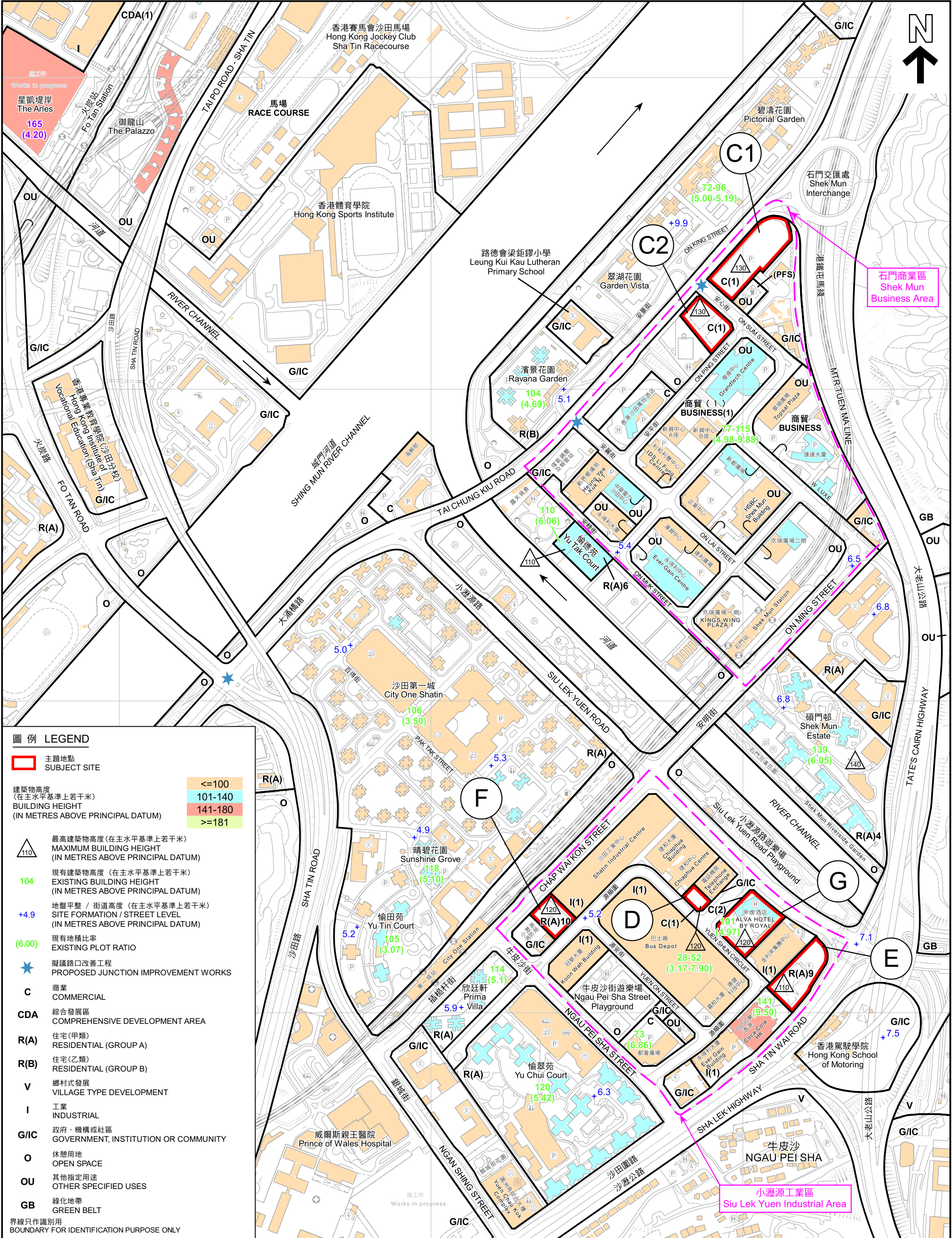


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/37-1 to 43

圖 PLAN
H-5a



圖例 LEGEND

主題地點
SUBJECT SITE

建築物高度
(在主水平基準上若干米)
BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

<=100
101-140
141-180
≥181

最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

現有建築物高度 (在主水平基準上若干米)
EXISTING BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

地盤平整 / 街道高度 (在主水平基準上若干米)
SITE FORMATION / STREET LEVEL
(IN METRES ABOVE PRINCIPAL DATUM)

現有地積比率
EXISTING PLOT RATIO

擬議路口改善工程
PROPOSED JUNCTION IMPROVEMENT WORKS

C 商業
COMMERCIAL

CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

R(B) 住宅(乙類)
RESIDENTIAL (GROUP B)

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

I 工業
INDUSTRIAL

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

O 休憩用地
OPEN SPACE

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

SITE CONTEXT OF AMENDMENT ITEMS C1 AND C2 IN SHEK MUN
AND AMENDMENT ITEMS D, E, F AND G IN SIU LEK YUEN

本摘要圖於2024年2月29日擬備，
所根據的資料為組別HP5C編號7-SE-A及C
EXTRACT PLAN PREPARED ON 29.2.2024
BASED ON HP5C SERIES No. 7-SE-A & C

SCALE 1:5 500 比例尺
米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/ST/37-1 to 43

圖 PLAN
H-5b