

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/ST/52**  
**關乎申請編號 Y/ST/52 而只作指示用途的擬議發展計劃的概括發展規範**

|  |  |                                    |  |
|--|--|------------------------------------|--|
| Application No.<br>申請編號  | Y/ST/52  |                                    |  |
| Location/address<br>位置/地址  | Various Sha Tin Town Lots and Lot 750 RP & Ext. in D.D. 176 and Adjoining Government Land, Fo Tan, Sha Tin, New Territories<br>新界沙田火炭多幅沙田市地段及丈量約份第 176 約地段第 750 號餘段及增批部分及毗連政府土地                                      |                                    |  |
| Total Site area<br>總地盤面積   | About 約 98,470 sq. m 平方米 (Includes Government Land of about 包括政府土地約 44,703 sq. m 平方米)  |                                    |  |
| Plan<br>圖則   | Approved Sha Tin Outline Zoning Plan No. S/ST/34<br>沙田分區計劃大綱核准圖編號 S/ST/34  |                                    |  |
| Zoning<br>地帶   | "Industrial"<br>「工業」   |                                    |  |
| Proposed Amendment(s)<br>擬議修訂  | To rezone the application site from "Industrial" to "Residential (Group E)", "Government, Institution or Community", "Open Space" and area shown as 'Road'<br>把申請地點由「工業」地帶改劃為「住宅(戊類)」、「政府、機構或社區」、「休憩用地」及顯示為「道路」的地方地帶 |                                    |  |
| Proposed Composite Residential Development <sup>1</sup><br>擬議綜合住宅發展項目 <sup>1</sup> | Site Area<br>地盤面積  | About 約 53,163.33 sq. m 平方米        |  |
|  | Gross floor area (GFA) and/or plot ratio (PR)<br>總樓面面積 (GFA) 及/或地積比率 (PR)  | Domestic<br>住用                     | GFA: About 約 265,816.66 sq. m 平方米<br>PR: About 約 5   |
|  |  | Non-domestic<br>非住用                | GFA: About 約 26,581.67 sq. m 平方米<br>(for shop and services/eating place<br>只包含商店及服務行業/食肆)<br>PR: About 約 0.5 |
|  | Site coverage<br>上蓋面積  | About 約 18 %                       |  |
|  | Private Open space<br>私人休憩用地   | Not less than 不少於 13,655 sq. m 平方米 |  |
| Proposed Primary School<br>擬議小學  | Site Area<br>地盤面積  | About 約 4,780.84 sq. m 平方米         |  |
| No. of block<br>幢數   | Domestic<br>住用   | -                                  |  |
|  | Non-domestic<br>非住用  | 1 (Proposed Primary School 擬議小學)   |  |

<sup>1</sup> Excluding a proposed primary school, proposed minibus/bus stop, and other GIC facilities, public open space facilities and existing roads 不包括擬議的小學、擬議的巴士及小巴士站、其他政府、機構或社區設施及現有道路

|  |   |   |  |
|--|---|---|--|
|  | Composite<br>綜合用途   | 24  |  |
| Building<br>height/No. of<br>storeys<br>建築物高度/<br>層數                           | Domestic<br>住用  | -   | m 米  |
|  |   | -   | mPD 米(主水平基準上)  |
|  |   | -   | Storey(s) 層  |
|  | Non-domestic<br>非住用   | -   | m 米  |
|  |   | -   | mPD 米(主水平基準上)  |
|  |   | 8   | Storey(s) 層  |
|  | Composite<br>綜合用途   | -   | m 米  |
|  |   | Not more than 不多於 130   | mPD 米(主水平基準上)  |
|  |   | 28 - 38<br>24-34 storeys 層<br>1 storey 層<br>1 storey 層<br>2 storeys 層 | Storey(s) 層<br>Include 包括<br>Residential Tower 住宅大廈<br>Podium 平台<br>Retail Shops 零售店鋪<br>Basement 地庫 |
| No. of units<br>單位數目   | About 約 4,706 Flats 住宅單位  |   |  |
| Public Open Space<br>公眾休憩用地  | About 約 5,221 sq. m 平方米   |   |  |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停車位及上落客<br>貨車位數目 | Total no. of vehicle spaces 停車位總數                                   |   | 1399   |
|  | Private Car Parking Spaces 私家車車位                                    |   | 1320   |
|  | Motorcycle Parking Spaces 電單車車位                                     |   | 79   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位/停車處總數 |   | 66   |
|  | Goods Vehicle Space 貨車位   |   | 66   |

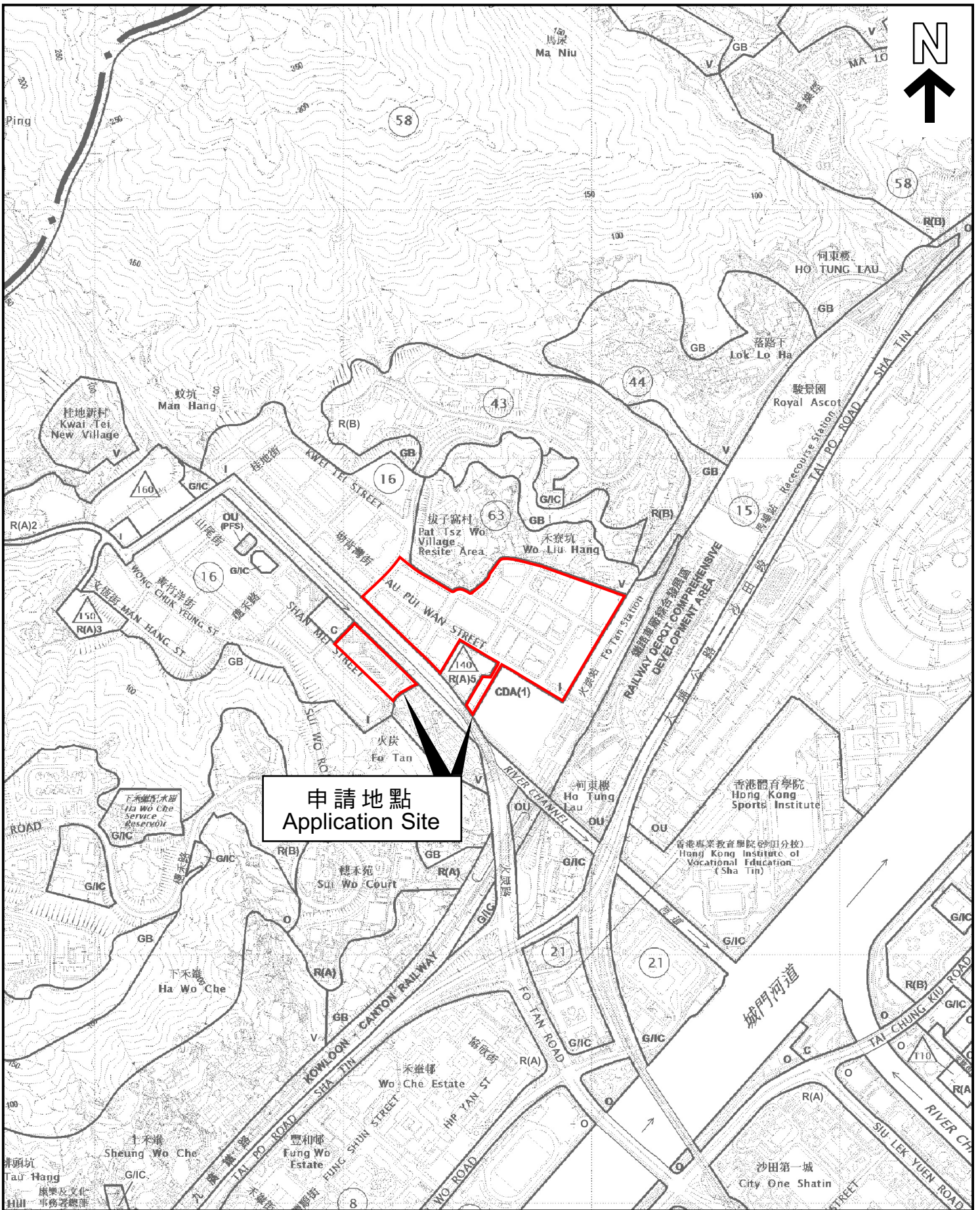
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

| <b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>  |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | <b>Chinese</b><br>中文     | <b>English</b><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>  |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Floor plan(s) 樓宇平面圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Elevation(s) 立視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Others (please specify) 其他（請註明）   | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Phasing Plan 分期發展計劃、Proposed Vehicular Access 擬議車輛通道出入口</u></b>   |                          |                                     |
| <b><u>Reports 報告書</u></b>   |                          |                                     |
| Planning Statement / Justifications 規劃綱領 / 理據   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Landscape impact assessment 景觀影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sewerage impact assessment 排污影響評估   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Risk Assessment 風險評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）   | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Existing Use Survey 現有用途調查、Air Ventilation Impact Assessment 空氣流通影響評估、Landscape Design Proposal 園景設計建議書</u></b> |                          |                                     |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號   |                          |                                     |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點  
Application Site

位置圖 LOCATION PLAN

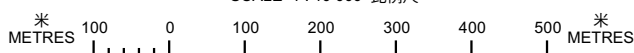
本摘要圖於2021年11月17日擬備，  
所根據的資料為於2018年5月29日  
核准的分區計劃大綱圖編號S/ST/34  
EXTRACT PLAN PREPARED ON 17.11.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/34 APPROVED ON 29.5.2018

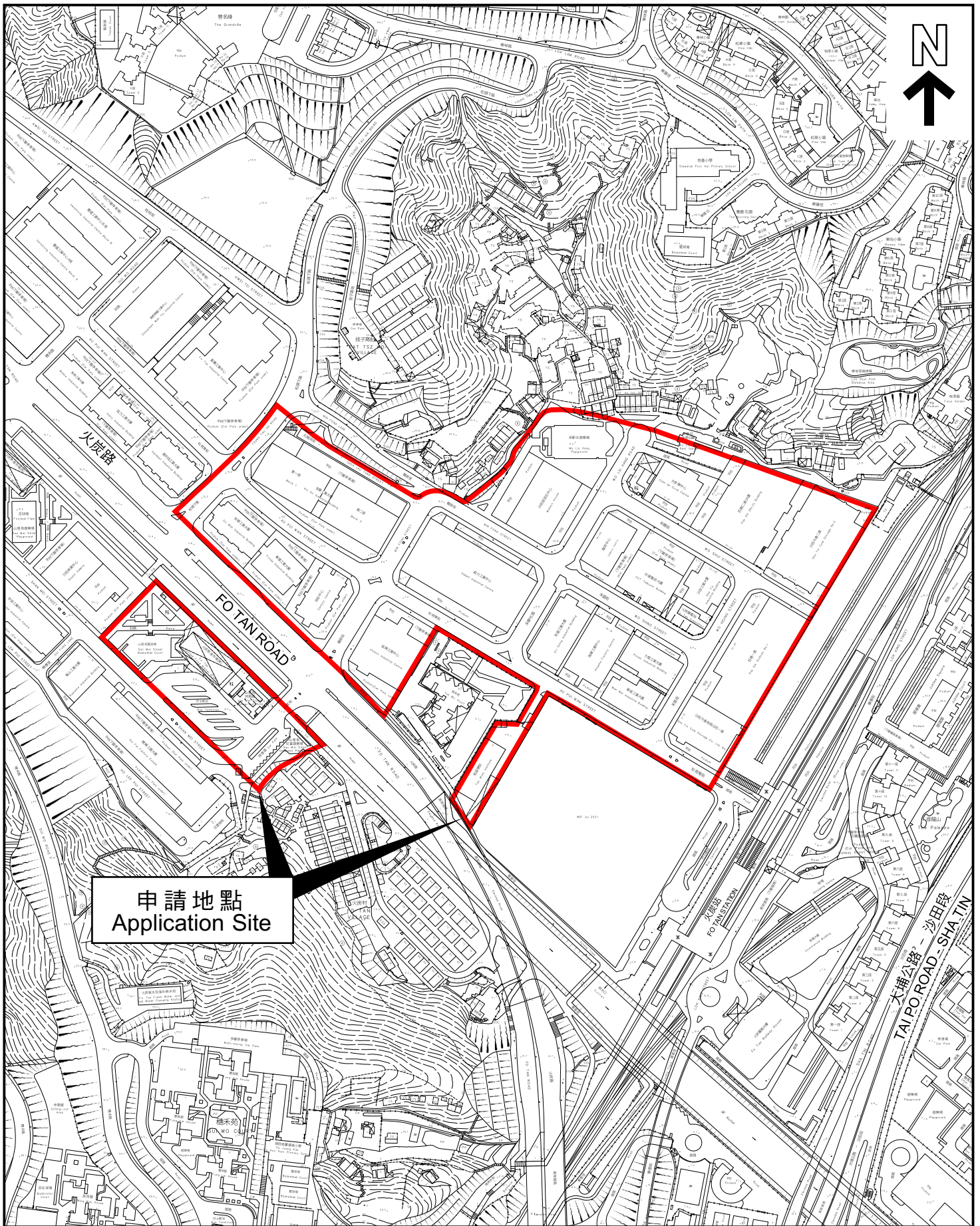
申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

Y/ST/52

SCALE 1 : 10 000 比例尺





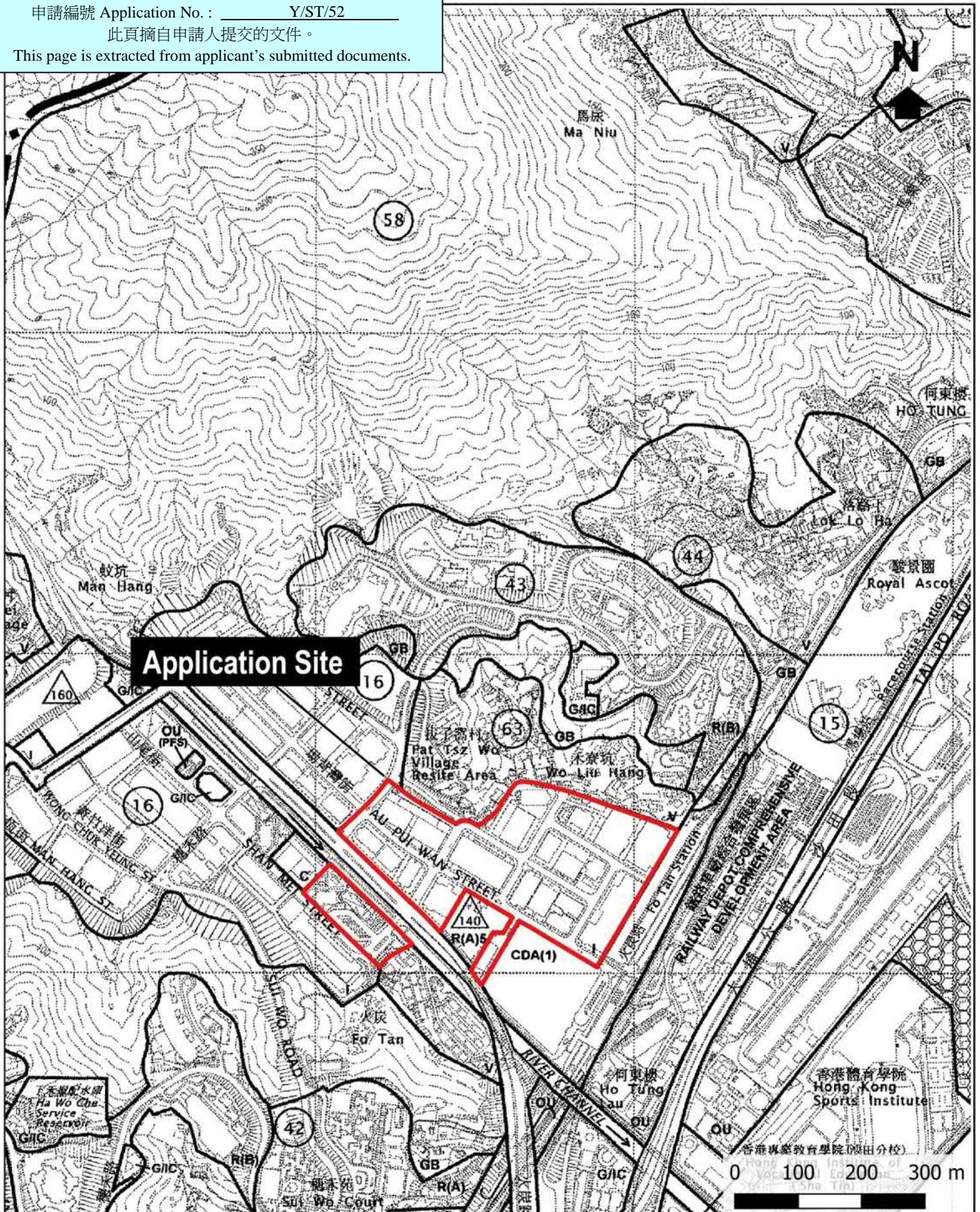
申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2021年11月17日擬備，  
所根據的資料為測量圖編號  
7-SE-1C、1D、6A 及 6B  
EXTRACTED PLAN PREPARED ON 17.11.2021  
BASED ON SURVEY SHEETS No.  
7-SE-1C, 1D, 6A & 6B

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
**Y/ST/52**



PLANNING LIMITED  
規劃顧問有限公司

Base Plan: Approved Sha Tin  
Outline Zoning Plan No. S/ST/34

## Site Location Plan

S.12A Planning Application  
for Amendment of Plan  
Transformation of East Fo Tan  
Industrial Area into a Residential  
Area

Date: 20 September 2021

## Executive Summary

There is a consensus in the society to optimise the use of developable land and the Government is committed to explore different means to increase housing land supply including reviewing land uses and rezoning sites with development potential to untap the development potential of land where appropriate. The Applicant, Hybonia Limited, as one of the land owners in East Fo Tan Industrial Area, echoes with the Government's effort and hence takes the initiative to review the potential of the transforming the East Fo Tan Industrial Area into a residential area taking into consideration of the site location, statutory planning context, compatibility with the surrounding developments, existing use, urban design, implementation programme, as well as the latest planning context and infrastructural capacities of the area.

Pursuant to the review, the Applicant submits this Rezoning Proposal to seek approval from the Town Planning Board ("TPB") under section 12A of the Town Planning Ordinance to amend the Approved Sha Tin Outline Zoning Plan No. S/ST/34 ("Approved OZP"). The proposed amendment involves rezoning of the Sha Tin Town Lot ("STTL") No. 2 - 4, 6 - 10, 17 S.A, 17 RP, 61 - 70 and 221 and Lot No. 750 RP and Extension thereto in D.D. 176 and Adjoining Government Land, and a Piece of Government Land at Shan Mei Street (Opposite to Sui Fai Factory Estate) in Fo Tan Industrial Area, Fo Tan from "Industrial" ("I") to "Residential (Group E)" ("R(E)"), "Government, Institution or Community" ("G/IC") and "Open Space" ("O") zones and areas shown as 'Road' to enable residential developments, a primary school, minibus/bus stops, and to reflect existing uses ("The Application Site").

This Rezoning Proposal intends to facilitate the transformation of the current industrial area into a residential area in the East Fo Tan by phasing out of existing industrial uses through redevelopment (or wholesale conversion) for residential use on application to the TPB. Owners of each industrial building would have the flexibility to implement the residential development based on individual preference, needs and programme.

To visualise the transformation, the Applicant has drawn up an Indicative Development Proposal to illustrate the residential areas in East Fo Tan Industrial Area. The Indicative Development Proposal comprises 24 residential towers with 28-38 storeys (including 1 level of retail shop, 1 level of residential lobby and 2 levels of basement) in the Proposed "R(E)" zone. Based on a proposed total plot ratio ("PR") of 5.5 (domestic PR: 5; non-domestic PR:0.5) and a development site area of approx. 53,163.33m<sup>2</sup>, it yields a domestic GFA of 265,816.66m<sup>2</sup> providing about 4,706 residential units and a non-domestic GFA of 26,581.67m<sup>2</sup>. The proposed residential developments will be implemented in different phases to enable a progressive and balanced development. The Applicant is prepared to be the pioneer and redevelop its industrial building within the first phase.

A maximum building height ("BH") restriction of +130mPD is devised for the proposed "R(E)" zone. Opportunities have taken in the proposed "R(E)" zone for the creation of

two wind corridors. In order to enhance the local air ventilation performance, two 15m-wide strips of land aligning with the existing grid street pattern are demarcated as building gaps in the proposed residential developments.

Taking into account of the designed population intake of the proposed developments and site availability, a 24-classroom primary school (with a maximum BH of 8 storeys) is proposed at the site of Fo Tan Cooked Food Market (East) (to be demolished) to meet the future educational needs of the Fo Tan community. Other social welfare community facilities would be accommodated in individual residential developments when required.

The proposal is fully justified based on the following reasons:

- The rezoning proposal is totally in support of the Government's on-going policy on increasing Supply of residential flats to meet the imminent housing demand in short-to-medium term;
- The Application Site is suitable to be rezoned for residential and GIC Uses with the provision of solution spaces to the area adjoining existing railway node for surging demand of housing, mitigated residential/industrial interface problem as well as creation of synergy with the planned GIC facilities in the vicinity;
- The proposed development intensity is considered appropriate and compatible with the existing residential neighbourhood of Fo Tan;
- The rezoning proposal will help create a vibrant, liveable and green neighbourhood in East Fo Tan;
- The rezoning proposal brings about planning gain to promote an inclusive community by suitably designating social welfare facilities in the proposed residential developments;
- The rezoning proposal would not induce overwhelming adverse Impacts to the total industrial floorspace in Fo Tan and the Territory;
- The proposed developments are enabled by a feasible implementation mechanism through phased developments; and
- Various technical assessments have been carried out and the findings concluded that the Indicative Development Proposal will not bring insurmountable/unacceptable visual, air ventilation, landscape, environmental, traffic, drainage and sewerage impacts.

In consideration of the above, this Rezoning Application should be supported by the TPB from planning and technical points of view.



## 行政摘要

(內文如有差異，應以英文版本為準)

社會普遍認同有需要優化可發展土地用途，政府亦致力探索不同方式增加房屋土地供應，包括檢討土地用途、重新改劃有發展潛力的用地，在適當的情況下發揮土地的發展潛力。申請人 Hybonia Limited 下稱(「申請人」)作為東火炭工業區的業主之一，響應政府的方向，積極審視將火炭東工業區改造為住宅區的潛力，考慮因素包括地理位置、法定規劃背景、與周邊發展的兼容性、現有用途、城市設計、實施方案，以及該地區的最新規劃背景和基礎設施能力。

故此，申請人現按照城市規劃條例第 12A 條向城市規劃委員會(下稱「城規會」)申請修訂沙田分區計劃大綱核准圖 S/ST/34(下稱「核准圖」)。擬議修訂項目主要包括把沙田市地段第 2 至 4 號、6 至 10 號、17 號 A 分段、17 號餘段、61 - 70 號及 221 號及丈量約份第 176 約地段第 750 號餘段及增批部分及毗連政府土地用地，以及一幅位於山美街的政府土地(穗輝工廠大廈對面)由「工業」地帶改劃為「住宅(戊類)」、「政府、機構或社區」、「休憩用地」地帶及為顯示「道路」的地方，以作住宅、學校及小巴/巴士站發展，及反映現有用途(下稱「申請地點」)。

擬議改劃方案旨在向城規會申請將東火炭由目前的工業區塑造為住宅區，透過進行重建或改建逐步淘汰現有的工業用途，並促進住宅發展。每座工業大廈的業主均可根據需要和計劃靈活地進行住宅發展。

為呈現東火炭區未來的轉型，申請人擬定了一份指示性發展方案。指示性發展方案包括在擬議「住宅(戊類)」地帶興建 24 座 28 至 38 層住宅樓宇(包括 1 層零售商店、1 層住宅大堂和 2 層地庫)。議議總地積比率為 5.5 倍(住用地積比率：5 倍；非住用地積比率：0.5 倍)；發展地盤面積約 53,163.33 平方米，總樓面面積為約 265,816.66 平方米，提供住用樓面面積約 26,581.67 平方米(約 4,706 個住宅單位)和約 26,581.67 平方米的非住宅建築面積。擬議的住宅發展將分不同階段實施，以實現漸進和平衡的發展。申請人準備成為先鋒，重建所持有的工業大廈以啟動第一期住宅發展。

擬議「住宅(戊類)」地帶的擬議最高建築物高度為主水平基準上 130 米。為改善申請地點的通風，擬議在住宅發展提供兩條分別闊 15 米的建築物間距，與現有網格街道對齊。

考慮到住宅發展項目的設計人口和適合用地，擬議在即將被清拆的火炭(東)熟食市場現址擬建一所 24 間教室的小學(最高樓高 8 層)以滿足火炭社區日後的教育需要。其他社會福利社區設施會在有需要時安置在個別住宅發展項目中。

擬議發展計劃理據如下：

- 改劃方案完全支持政府現時推行的房屋政策，能在較短時間內提供可立即開發的土地，以滿足迫切的房屋需求；
- 申請地點適合重新劃為住宅和政府、機構及社區用途，為毗鄰現有鐵路樞紐的地區提供合適用地，以應對日增的住屋需求、緩解工業區與住宅區為鄰所產生的問題以及與區內規劃中的政府、機構及社區用途設施產生協同效應；
- 建議的發展密度與與火炭現有的住宅區相容；
- 改劃方案將有助於在東火炭營造一個充滿活力、宜居和綠色的社區；
- 改劃方案建議通過在擬建住宅發展項目中適當預留樓面面積作社會福利設施用途，能促進包容性社區，帶來規劃裨益；
- 改劃方案不會對火炭及全港的工業總樓面面積造成壓倒性的不良影響；
- 擬建住宅發展項目將在一個可行的機制下分期落成；
- 已進行了各種技術評估，結果均證明該指示性發展計劃將不會帶來無法克服/不可接受的視覺、噪音、交通、排水及污水影響。

根據以上各點，申請人希望是次的改劃用途地帶申請能獲得城規會支持。

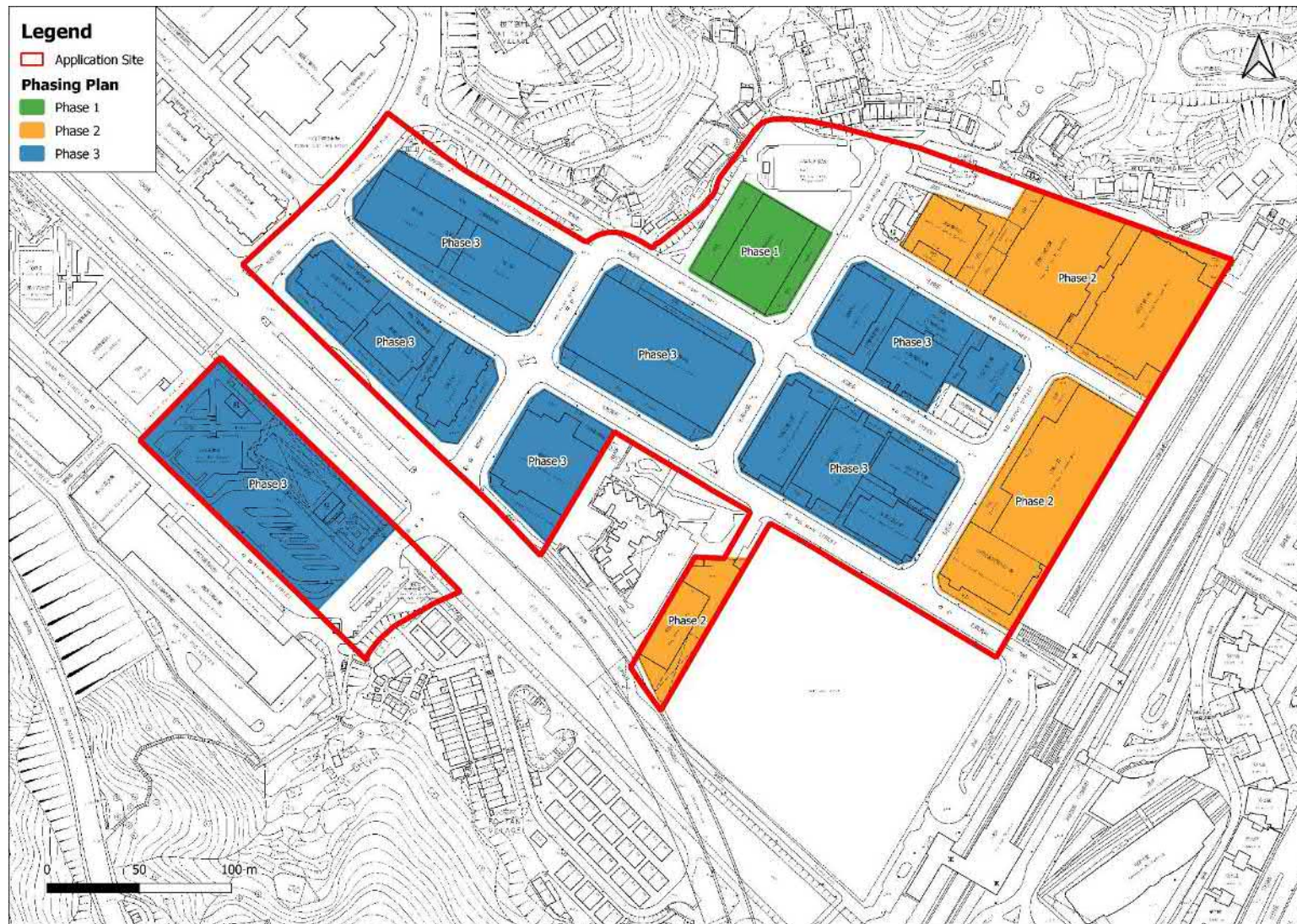


Figure 4.2 Phasing Plan

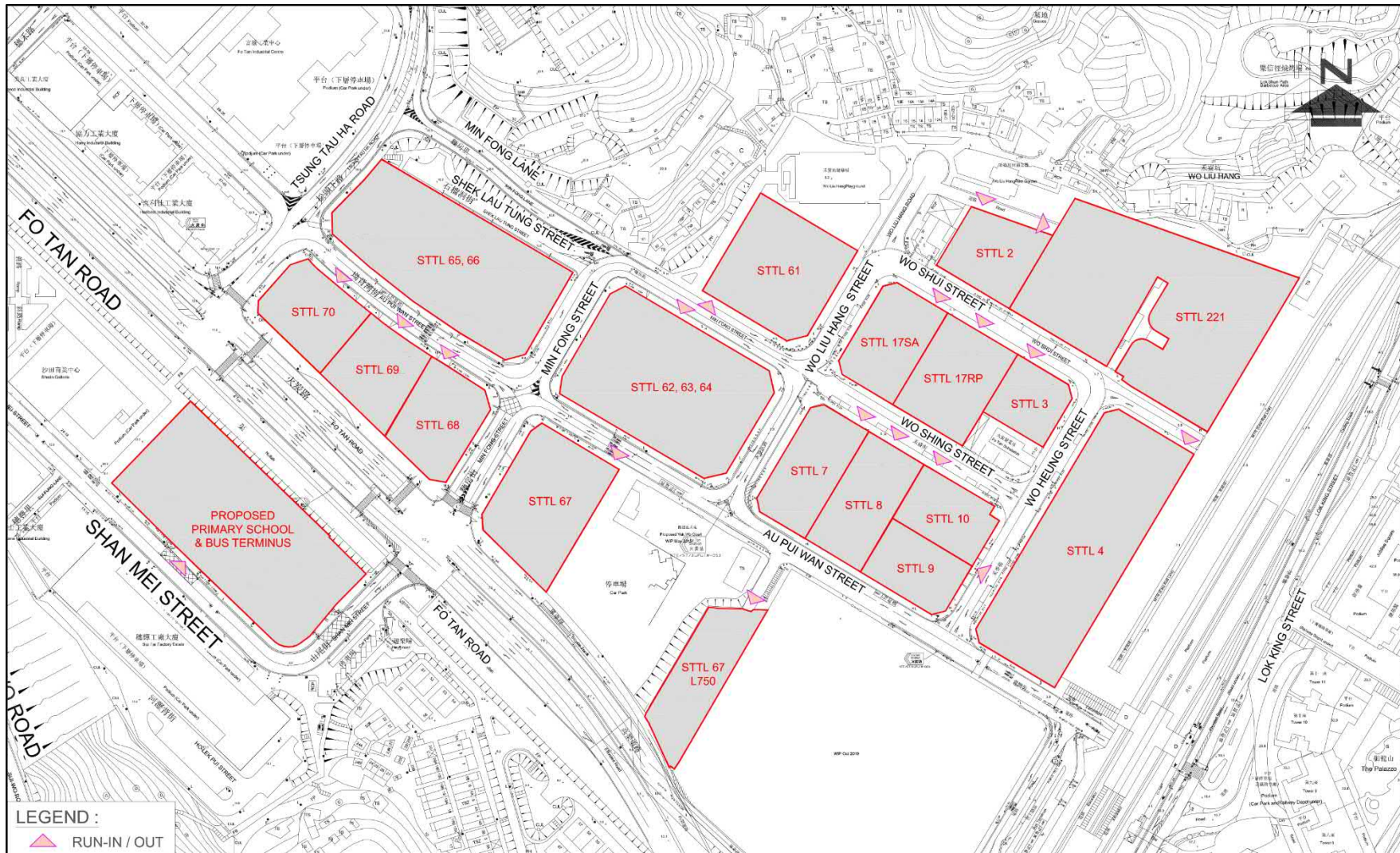
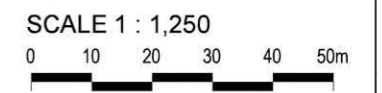
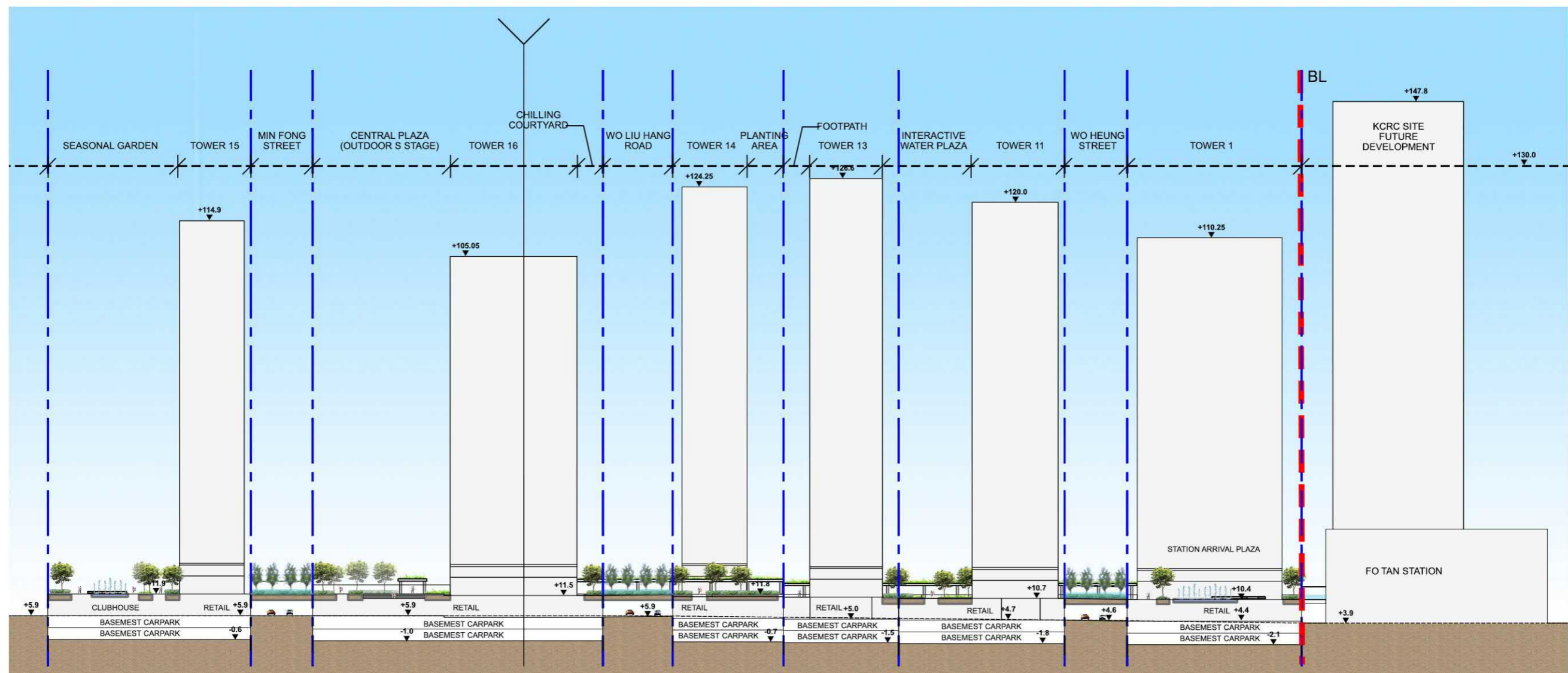
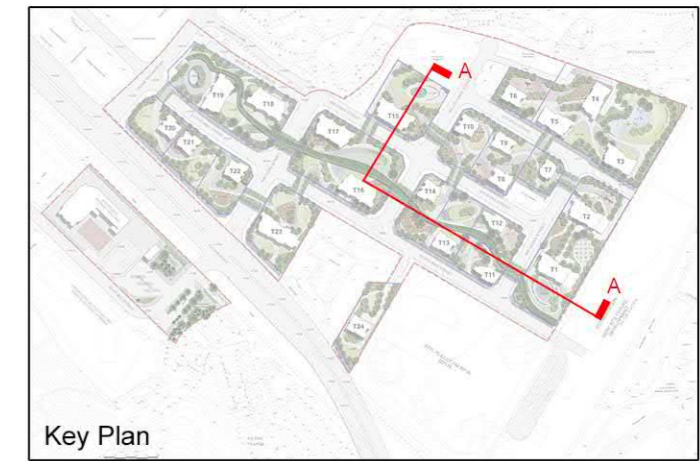


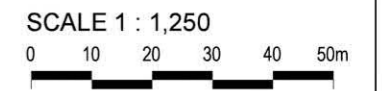
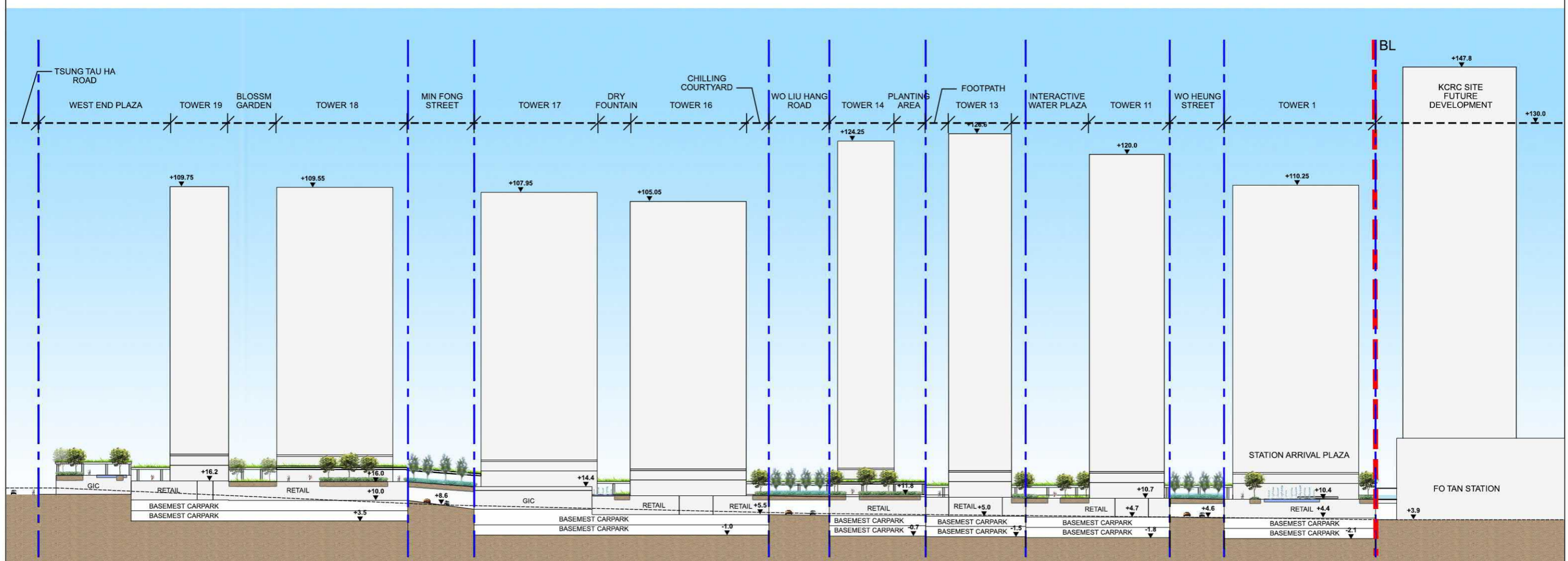
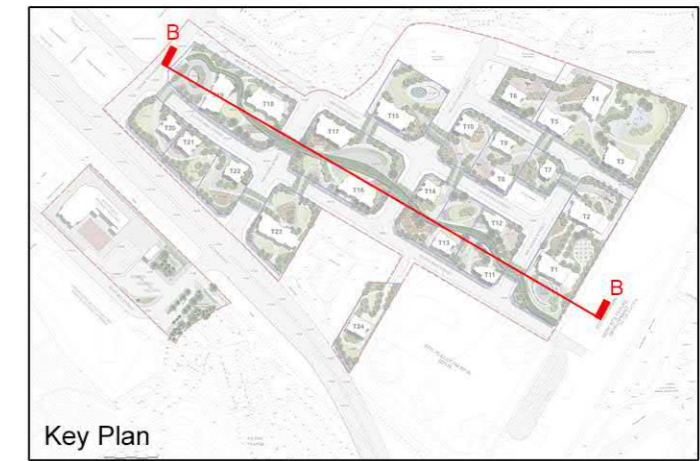
Figure 4.9 Proposed Vehicular Access



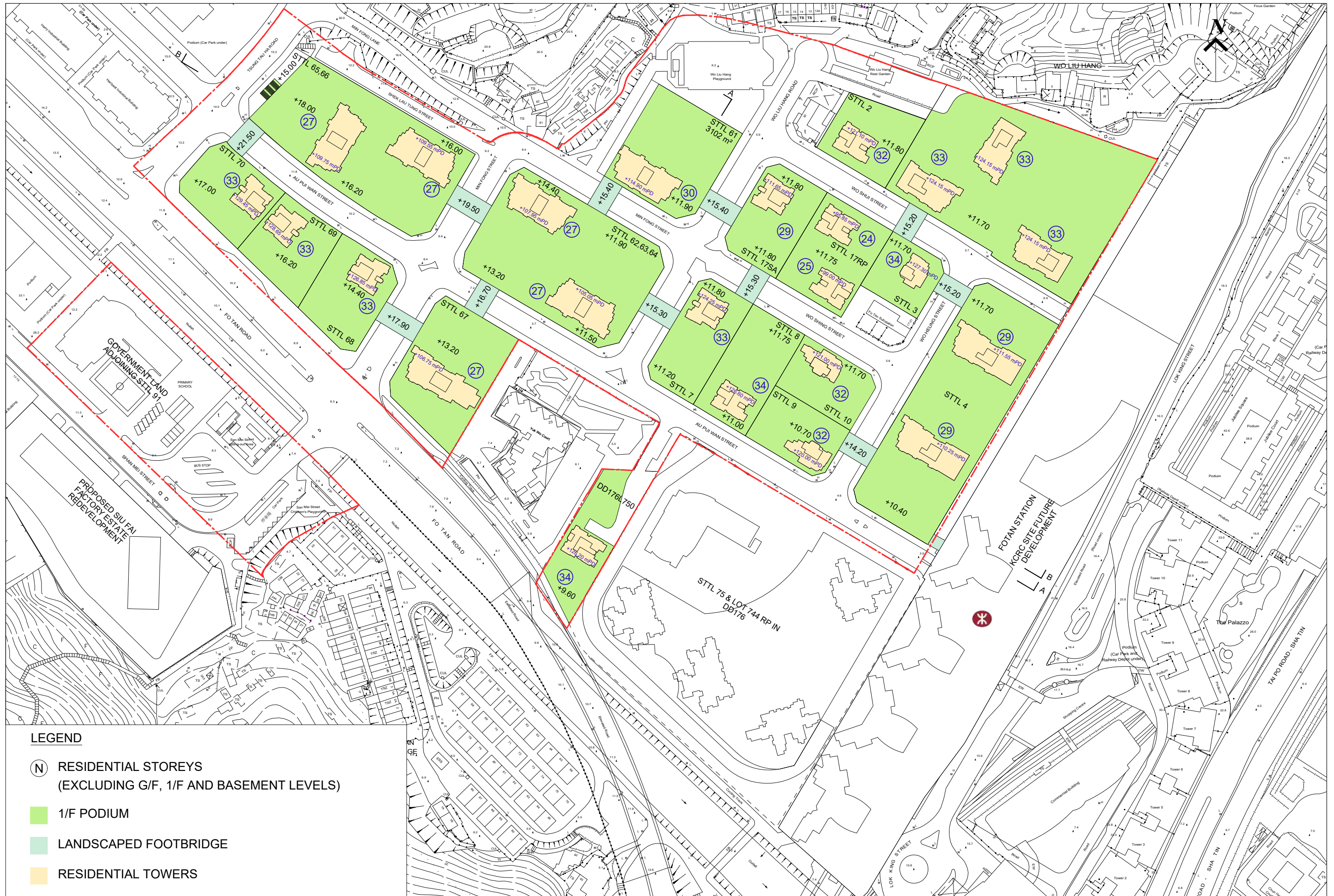


|  |      |             |  |            |             |          |                            |            |    |             |     |      |          |          |       |   |  |
|--|------|-------------|--|------------|-------------|----------|----------------------------|------------|----|-------------|-----|------|----------|----------|-------|---|--|
| 申請編號 Application No. : <u>Y/ST/52</u><br>此頁摘自申請人提交的文件。<br>This page is extracted from applicant's submitted documents. |      |             | Job Title<br>"Transformation of East Fo Tan Industrial Area into a Residential Area" |            |             |          | Drawing No.<br>HWD15/SEC01 |            |    |             |     |      |          |          |       |   |  |
|  |      |             | Drawing Title<br>LANDSCAPE SECTION A-A   |            |             |          | Scale<br>1:1250            |            |    |             |     |      |          |          |       |   |  |
| Amendment No.  | Date | Description | Drawn by   | Checked by | Approved by | Drawn by | LW                         | Checked by | DK | Approved by | HUY | Date | SEP 2021 | Job. No. | HWD15 | Planning, Urban Design, Landscape, Golf & Environmental Consultants<br>Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662 |  |





|  |      |             |          |            |             |  |    |            |    |             |     |                            |          |          |       |   |  |
|--|------|-------------|----------|------------|-------------|--|----|------------|----|-------------|-----|----------------------------|----------|----------|-------|---|--|
| 申請編號 Application No. : <u>Y/ST/52</u><br>此頁摘自申請人提交的文件。<br>This page is extracted from applicant's submitted documents. |      |             |          |            |             | Job Title<br>"Transformation of East Fo Tan Industrial Area into a Residential Area" |    |            |    |             |     | Drawing No.<br>HWD15/SEC02 |          |          |       |   |  |
|  |      |             |          |            |             | Drawing Title<br>LANDSCAPE SECTION B-B   |    |            |    |             |     | Scale<br>1:1250            |          |          |       |   |  |
| Amendment No.  | Date | Description | Drawn by | Checked by | Approved by | Drawn by   | LW | Checked by | DK | Approved by | HUY | Date                       | SEP 2021 | Job. No. | HWD15 | <br>Planning, Urban Design, Landscape, Golf & Environmental Consultants<br>Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662 |  |



**LEGEND**

- N RESIDENTIAL STOREYS  
(EXCLUDING G/F, 1/F AND BASEMENT LEVELS)
- 1/F PODIUM
- LANDSCAPED FOOTBRIDGE
- RESIDENTIAL TOWERS





**LEGEND**

- RESIDENTIAL LOBBY
- RETAIL
- RESIDENTIAL RECREATIONAL FACILITIES
- LANDSCAPE AREA AT GROUND LEVEL
- GIC
- E&M
- SERVICE LANE
- RUN-IN/OUT
- CARPARK ACCESS
- ACCESS TO PODIUM LEVEL



- LEGEND**
- RESIDENTIAL RECREATIONAL FACILITIES
  - LANDSCAPE AREA
  - RESIDENTIAL LOBBY
  - LANDSCAPED FOOTBRIDGE
  - EVA
  - ACCESS TO GROUND LEVEL





|               |      |             |          |            |             |
|---------------|------|-------------|----------|------------|-------------|
| Amendment No. | Date | Description | Drawn by | Checked by | Approved by |
|               |      |             |          |            |             |

|               |   |            |    |             |     |
|---------------|---|------------|----|-------------|-----|
| Job Title     | "Transformation of East Fo Tan Industrial Area into a Residential Area" |            |    |             |     |
| Drawing Title | LANDSCAPE MASTER PLAN   |            |    |             |     |
| Drawn by      | LW  | Checked by | DK | Approved by | HUY |
| Date          | SEP 2021  |            |    |             |     |

|             |             |
|-------------|-------------|
| Drawing No. | HWD15/LMP01 |
| Scale       | 1:1500      |
| Job No.     | HWD15       |

申請編號 Application No. : Y/ST/52  
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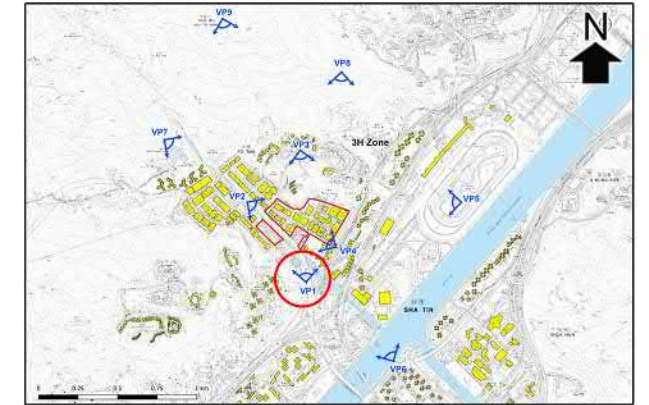

 SCALE 1 : 1,500  


  
**Urbis Limited**  
 Planning, Urban Design, Landscape, Golf & Environmental Consultants  
 Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

Application Site



Existing Condition



Key Plan



Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments

申請編號 Application No. : Y/ST/52

此頁摘自申請人提交的文件。

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PLANNING LIMITED  
規劃顧問有限公司

Viewpoint 1 – Minibus and Bus Stops near Fo Tan Village

Transformation of East Fo Tan Industrial Area into a Residential Area  
S.12A Planning Application

Visual Impact Assessment

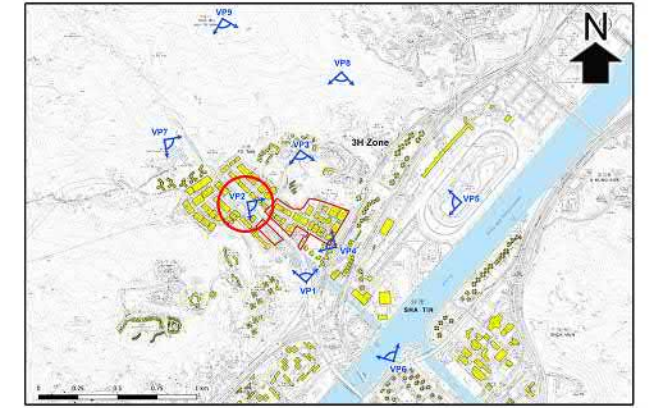
Figure 6.1

Date: 16 September 2021

Application Site



Existing Condition



Key Plan



Existing Condition + Proposed Developments

申請編號 Application No. : Y/ST/52

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PLANNING LIMITED  
規劃顧問有限公司

Viewpoint 2 – Junction of Sui Wo Road and Fo Tan Road

Transformation of East Fo Tan Industrial Area into a Residential Area  
S.12A Planning Application

Visual Impact Assessment

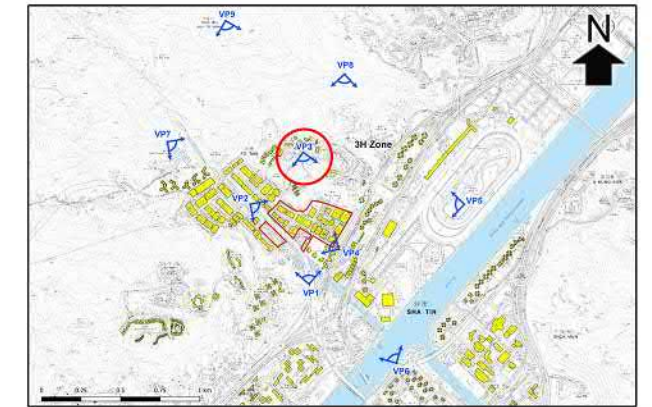
Figure 6.2

Date: 16 September 2021

Application Site



Existing Condition



Key Plan



Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments

申請編號 Application No. : Y/ST/52  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



Viewpoint 3 – Lok Fung Path Rest Garden

Transformation of East Fo Tan Industrial Area into a Residential Area  
 S.12A Planning Application

Visual Impact Assessment

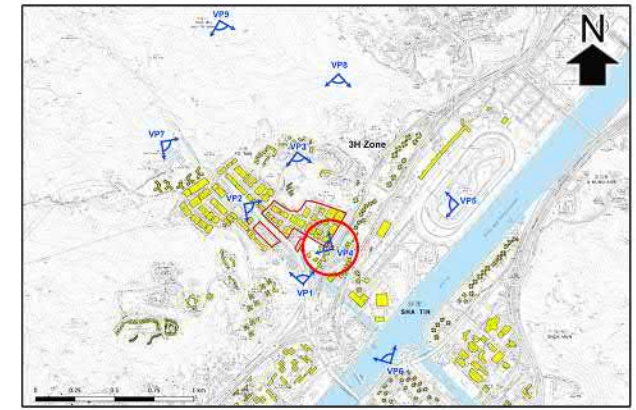
Figure 6.3

Date: 16 September 2021

Application Site

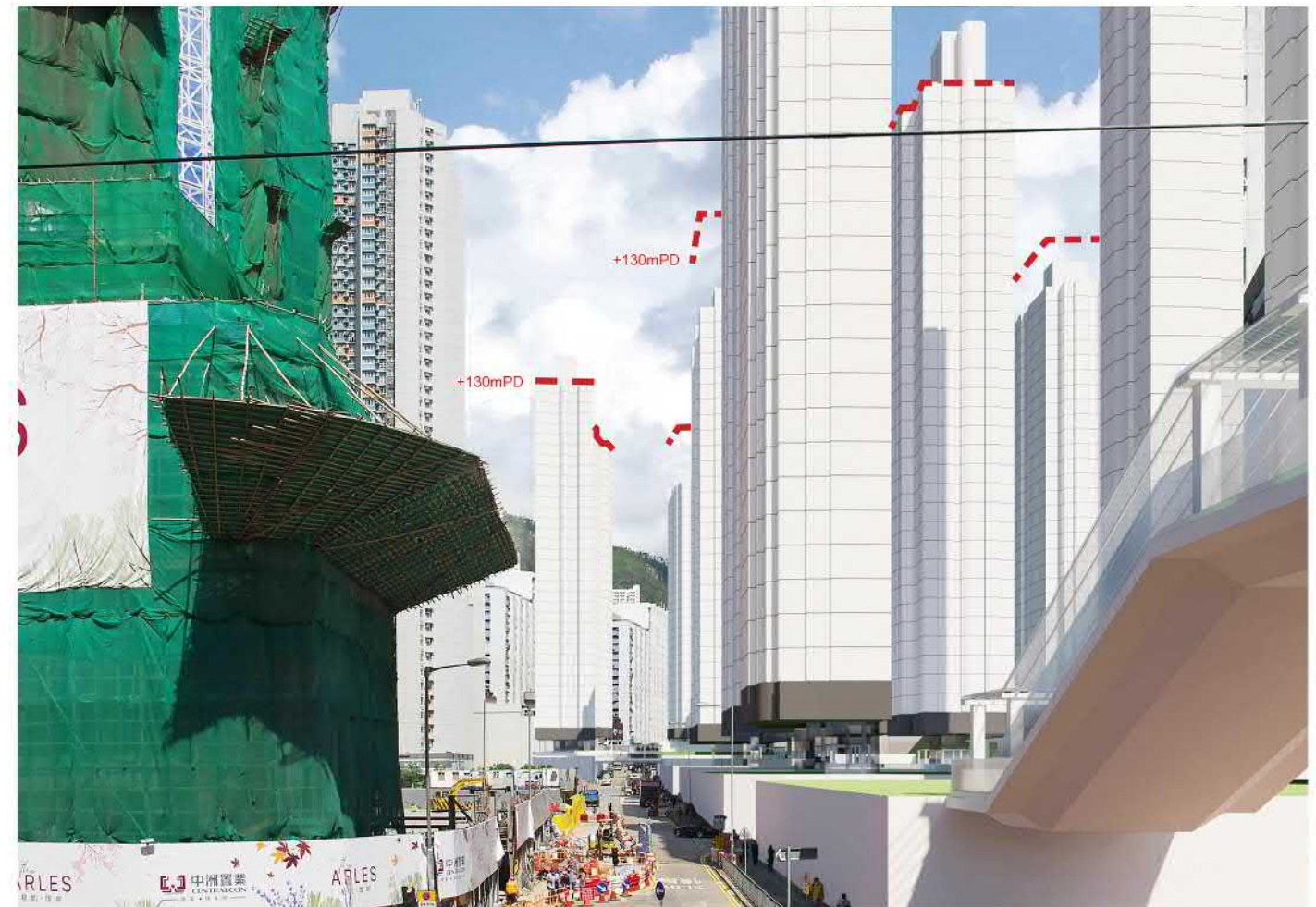


Existing Condition



Key Plan

Proposed Developments



Existing Condition + Proposed Developments

申請編號 Application No. : \_\_\_\_\_ Y/ST/52

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PLANNING LIMITED  
規劃顧問有限公司

Viewpoint 4 – Platform 1 of Fo Tan MTR Station

Transformation of East Fo Tan Industrial Area into a Residential Area  
S.12A Planning Application

Figure 6.4

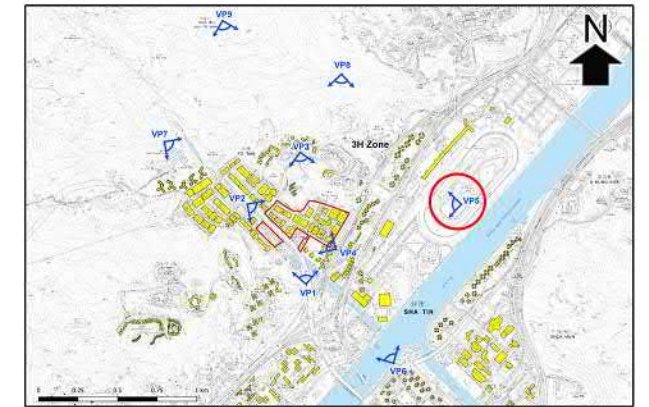
Visual Impact Assessment

Date: 16 September 2021

Application Site



Existing Condition



Key Plan



Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments

申請編號 Application No. : Y/ST/52  
 此頁摘自申請人提交的文件。  
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Viewpoint 5 – Penfold Park

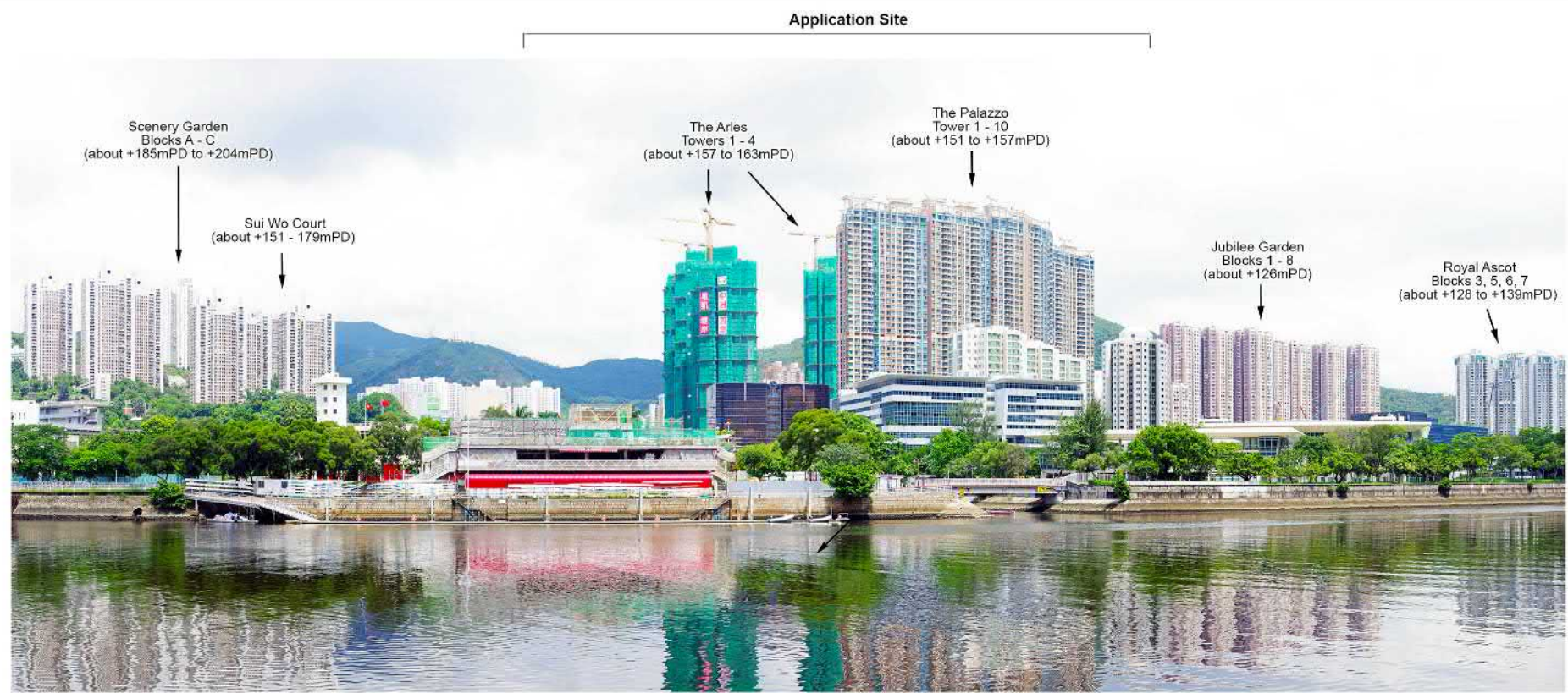
Transformation of East Fo Tan Industrial Area into a Residential Area  
 S.12A Planning Application

Visual Impact Assessment

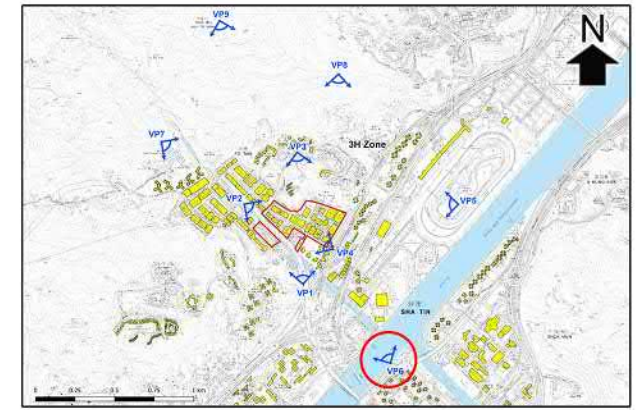
Figure 6.5

Date: 16 September 2021





Existing Condition



Key Plan



Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments

申請編號 Application No. : Y/ST/52  
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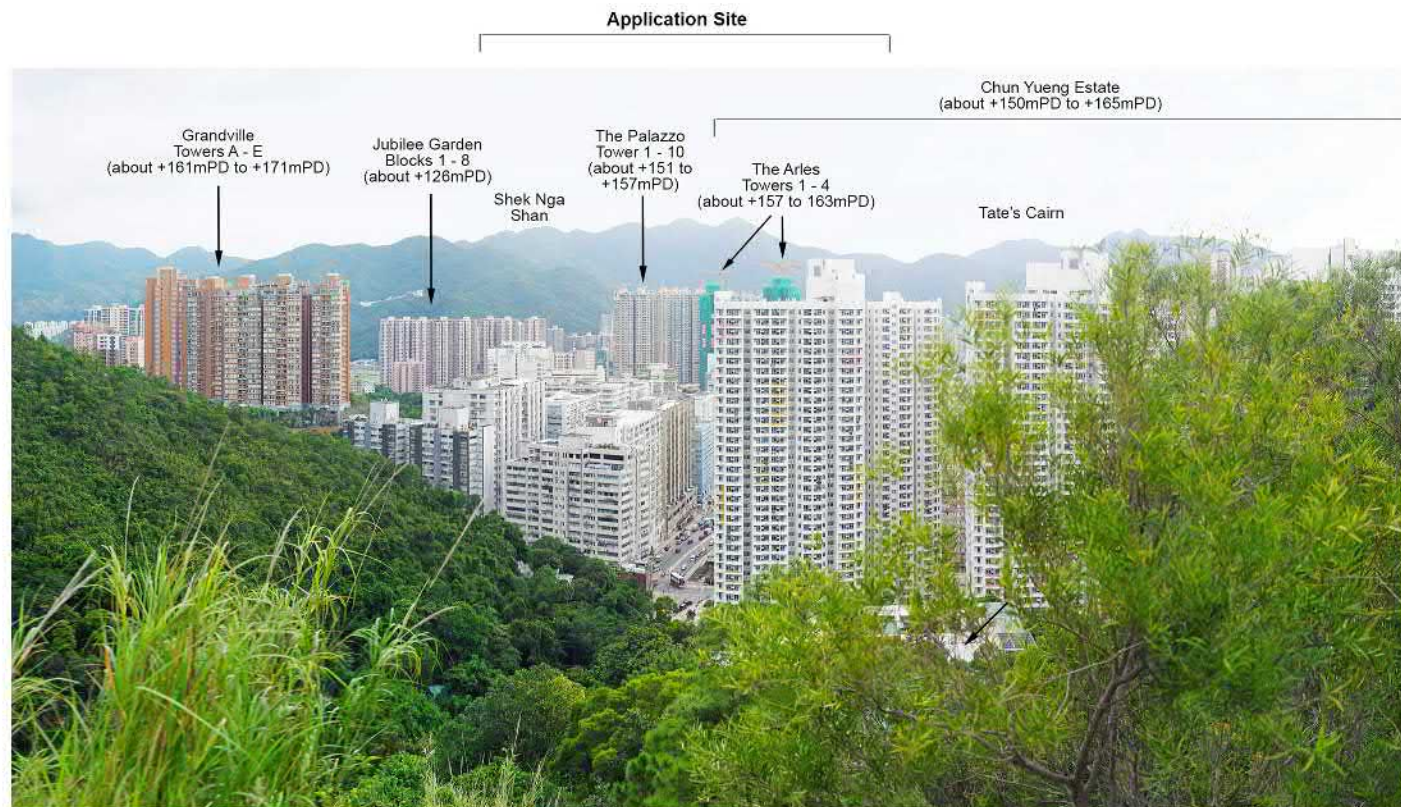
Viewpoint 6 – Shing Mun River No. 2 Promenade Rest Garden

Transformation of East Fo Tan Industrial Area into a Residential Area  
 S.12A Planning Application

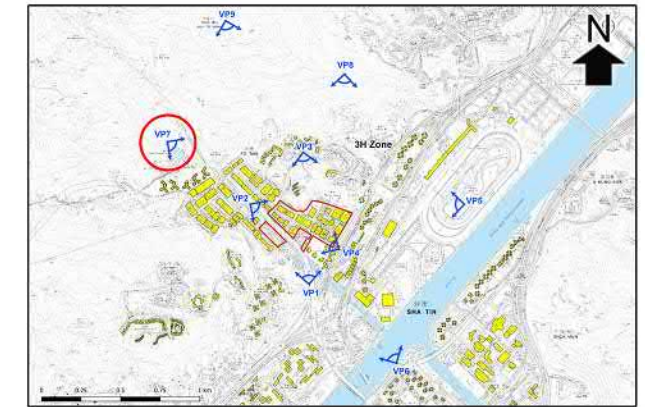
Visual Impact Assessment

Figure 6.6

Date: 16 September 2021



Existing Condition



Key Plan



Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments

申請編號 Application No. : \_\_\_\_\_ Y/ST/52  
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Viewpoint 7 – Hiking Trail towards Shan Mei

Transformation of East Fo Tan Industrial Area into a Residential Area  
 S.12A Planning Application

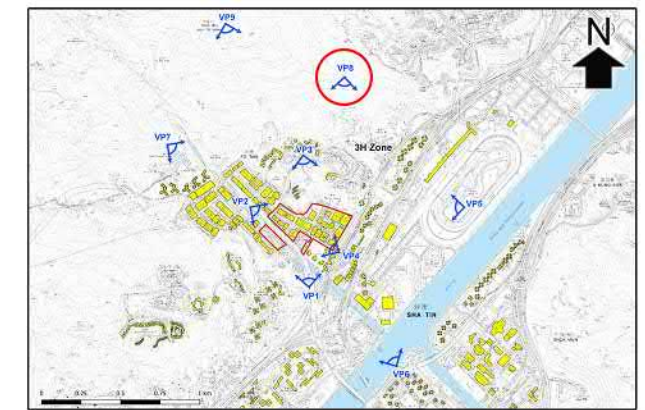
Visual Impact Assessment

Figure 6.7

Date: 16 September 2021



Existing Condition



Key Plan



Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments

申請編號 Application No. : \_\_\_\_\_ Y/ST/52  
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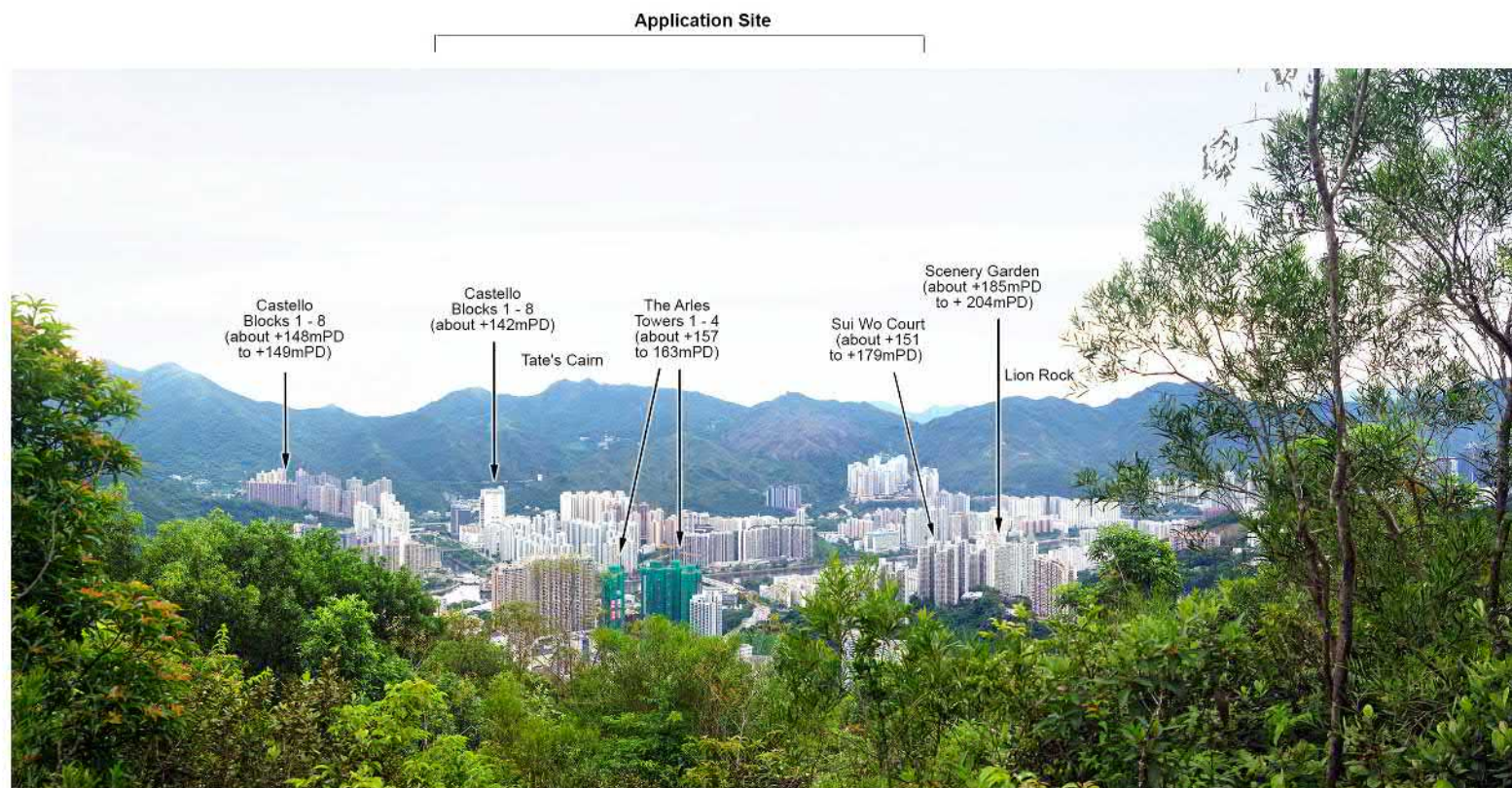
Viewpoint 8 – Hiking Trail towards Cove Hill (Kau To Shan)

Transformation of East Fo Tan Industrial Area into a Residential Area  
 S.12A Planning Application

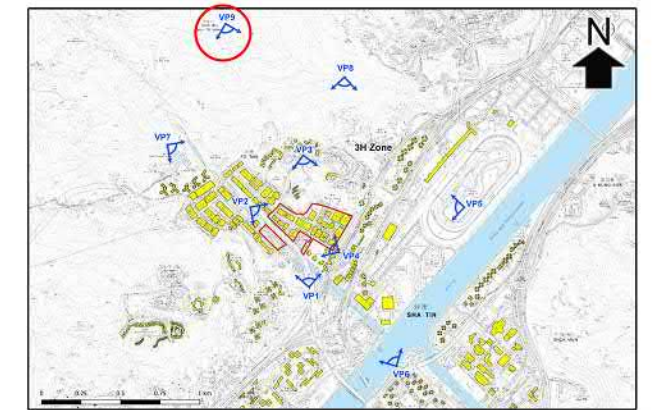
Visual Impact Assessment

Figure 6.8

Date: 16 September 2021



Existing Condition



Key Plan



Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments

申請編號 Application No. : \_\_\_\_\_ Y/ST/52  
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Viewpoint 9 – Near to the peak of Cove Hill (Kau To Shan)

Transformation of East Fo Tan Industrial Area into a Residential Area  
 S.12A Planning Application

Visual Impact Assessment

Figure 6.9

Date: 16 September 2021

申請編號 Application No. : Y/ST/52

與申請地點屬相同地帶的先前申請

**Previous Application Relating to the Application Site with Same Zoning(s)**

| 申請編號<br>Application No. | 擬議用途／發展<br>Proposed Use/Development | 城市規劃委員會的決定(日期)<br>Decision of<br>Town Planning Board (Date) |
|-------------------------|-------------------------------------|---|
| Nil 沒有                  |                                     |   |

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.