

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

Revised broad development parameters in view of  
the further information received on 2.6.2022  
因應於 2022 年 6 月 2 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	Y/ST/52
Location/address 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 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 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 圖則	<u>Section 12A application 第 12A 條申請</u> Approved Sha Tin Outline Zoning Plan No. S/ST/34 沙田分區計劃大綱核准圖編號 S/ST/34
	<u>Further information received 接獲進一步資料</u> Draft Sha Tin Outline Zoning Plan No. S/ST/35 沙田分區計劃大綱草圖編號 S/ST/35
Zoning 地帶	<u>Section 12A application 第 12A 條申請</u> "Industrial" 「工業」
	<u>Further information received 接獲進一步資料</u> "Industrial" 「工業」
Proposed Amendment(s) 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' 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> 擬議綜合住宅發展項目 <sup>1</sup>	Site Area 地盤面積	About 約 53,163.33 sq. m 平方米	
	Gross floor area (GFA) and/or plot ratio (PR) 總樓面面積 (GFA) 及/或地積比率 (PR)	Domestic 住用	GFA: About 約 265,816.66 sq. m 平方米 PR: About 約 5
		Non-domestic 非住用	GFA: About 約 26,581.67 sq. m 平方米 (for shop and services/eating place 只包含商店及服務行業/食肆) PR: About 約 0.5
	Site coverage 上蓋面積	About 約 18 %	
	Private Open space 私人休憩用地	Not less than 不少於 13,655 sq. m 平方米	
Proposed Primary School 擬議小學	Site Area 地盤面積	About 約 4,780.84 sq. m 平方米	
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1 (Proposed Primary School 擬議小學)	
	Composite 綜合用途	24	
Building height/No. of storeys 建築物高度/層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		8	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 130	mPD 米(主水平基準上)
		28 - 38 24-34 storeys 層 1 storey 層 1 storey 層 2 storeys 層	Storey(s) 層 Include 包括 Residential Tower 住宅大廈 Podium 平台 Retail Shops 零售店鋪 Basement 地庫
No. of units 單位數目	About 約 4,706 Flats 住宅單位		
Public Open Space 公眾休憩用地	About 約 5,221 sq. m 平方米		

<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

No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	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 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。

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**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

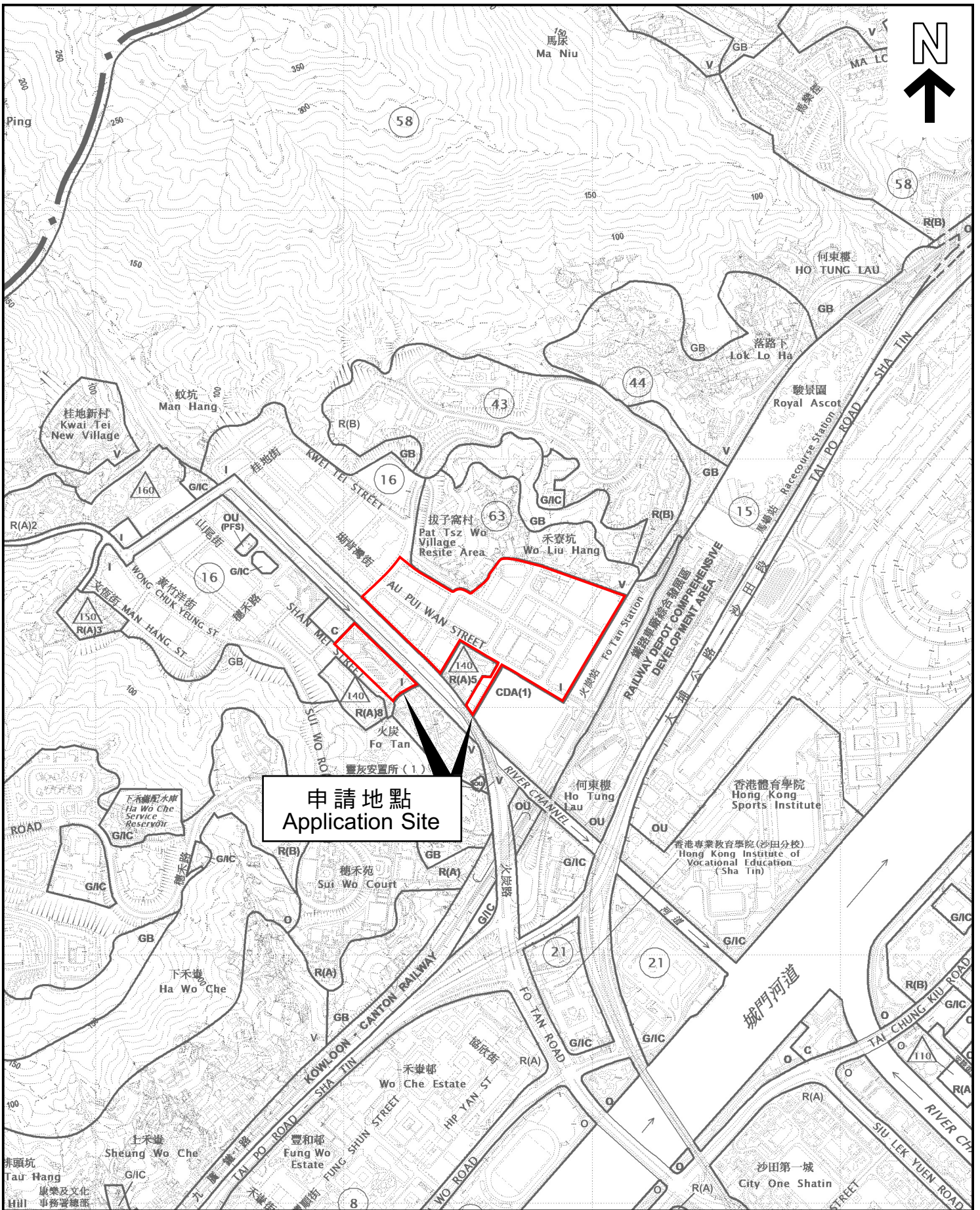
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design Framework 城市設計大綱		
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Air Ventilation Assessment 通風評估		

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**

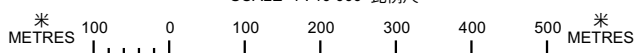
本摘要圖於2022年6月7日擬備，  
所根據的資料為於2021年12月3日  
展示的分區計劃大綱圖編號S/ST/35  
EXTRACT PLAN PREPARED ON 7.6.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/35 EXHIBITED ON 3.12.2021

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

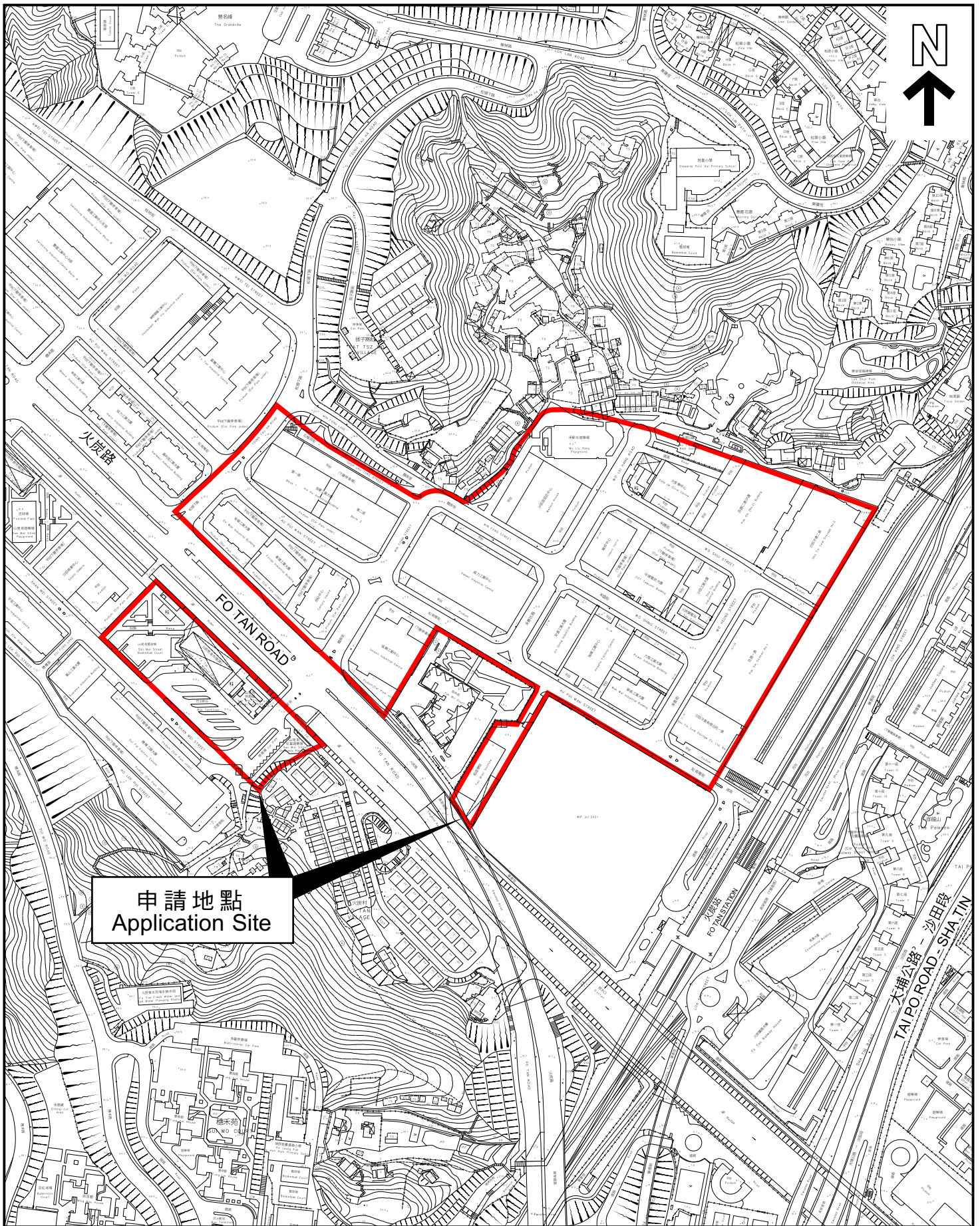
參考編號  
REFERENCE No.

**Y/ST/52**

SCALE 1 : 10 000 比例尺







**平面圖 SITE PLAN**

本摘要圖於2022年6月7日擬備，  
 所根據的資料為測量圖編號  
 7-SE-1C、1D、6A 及 6B  
 EXTRACT PLAN PREPARED ON 7.6.2022  
 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**

## 申請編號 Application No. : Y/ST/52

### 備註 Remarks

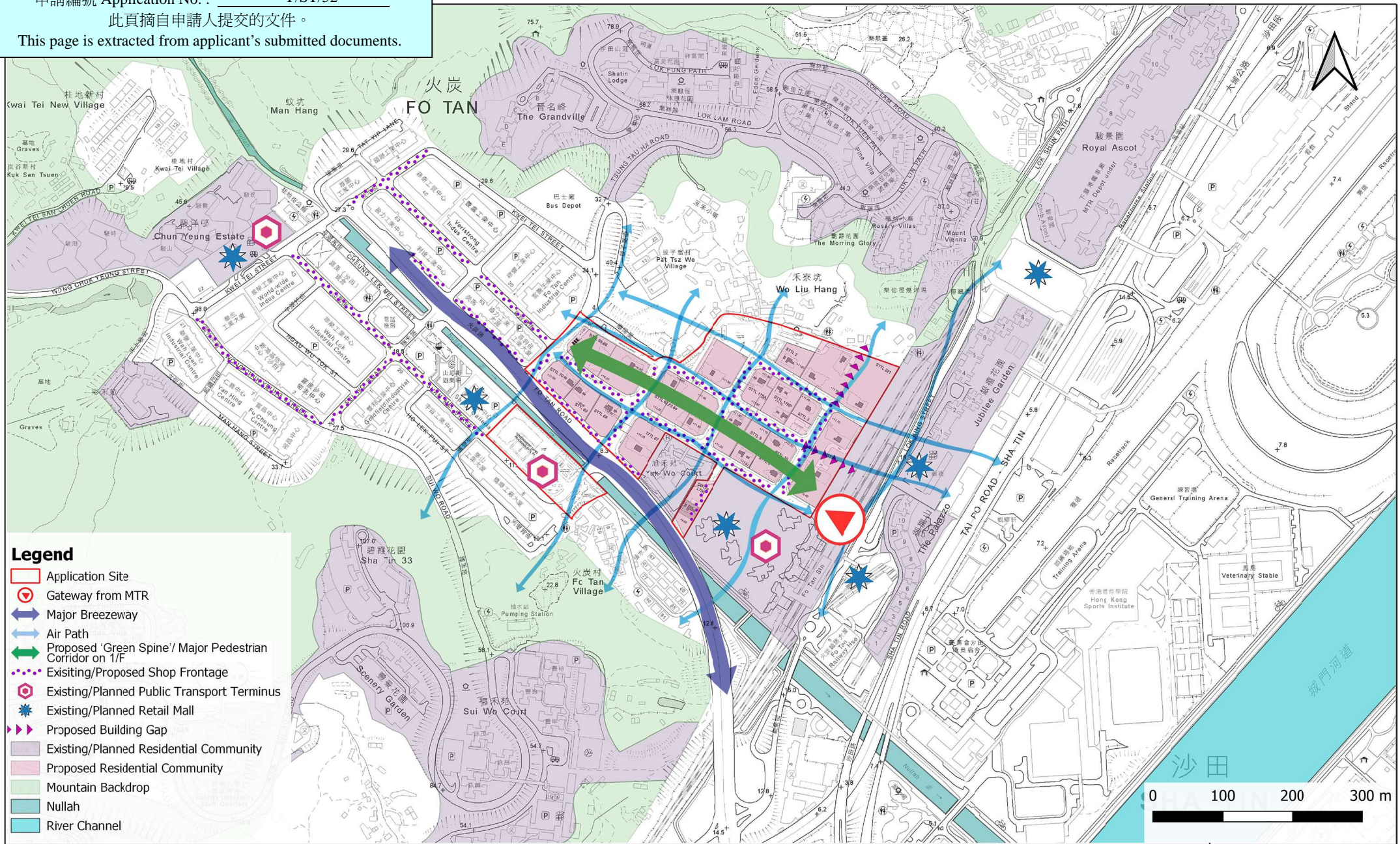
Responses to departmental comments with revised Environmental Assessment, Visual Impact Assessment, and Air Ventilation Assessment; and relevant plans and drawings.

回應部門的意見，並提交經修訂的環境評估、視覺影響評估和通風評估；以及相關的圖則及繪圖。

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。

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### Urban Design Framework

S12A Planning Application for  
Amendment of Plan  
Proposed Transformation of East Fo Tan  
Industrial Area into a Residential Area

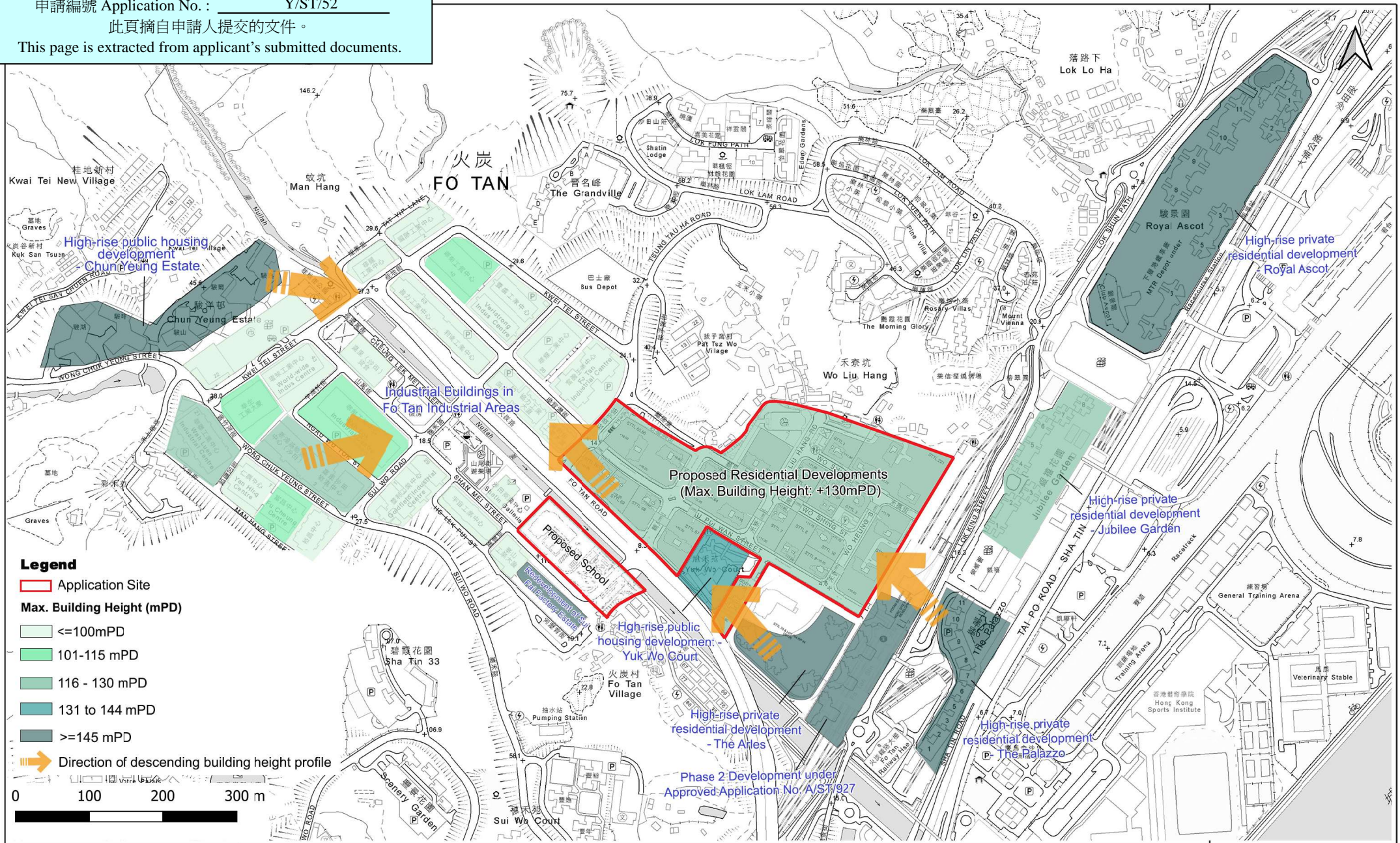
Figure 4.3

Planning Statement

Source: Survey Sheet Nos. 7-SW-A and 7-SW-B

Date: 23 May 2022





**Legend**

Application Site

Max. Building Height (mPD)

<=100mPD

101-115 mPD

116 - 130 mPD

131 to 144 mPD

>=145 mPD

Direction of descending building height profile

0 100 200 300 m



PLANNING LIMITED  
規劃顧問有限公司

**Building Height Profile of Fo Tan Industrial Area**

S12A Planning Application for  
Amendment of Plan  
Proposed Transformation of East Fo Tan  
Industrial Area into a Residential Area

Figure 4.3b

Planning Statement

Source: Survey Sheet Nos. 7-SW-A and 7-SW-B

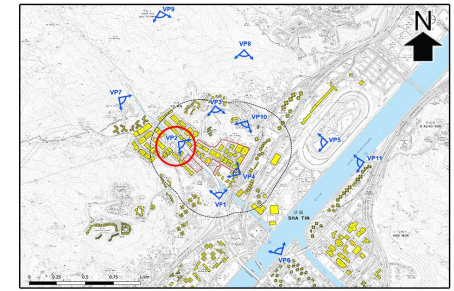
Date: 1 June 2022



Application Site



Existing Condition



Key Plan



Existing Condition + 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 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

Figure 6.2

Visual Impact Assessment

Date: 30 May 2022