

**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 27.9.2024
因應於 2024 年 9 月 27 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> Approved Sha Tin Outline Zoning Plan No. S/ST/38 沙田分區計劃大綱核准圖編號 S/ST/38
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" and "Government, Institution or Community" 「工業」及「政府、機構或社區」
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 ^[1] 擬議綜合住宅發展項目 ^[1]	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	
	No. of public transport interchange ^[2] 公共車輛交匯處數目 ^[2]	2	
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	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)
		-	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		

^[1] Excluding the area of Government Uses, the rezoning area of other GIC facilities, public open space facilities and existing roads 不包括作政府用途的地方、改劃作其他政府、機構或社區設施、公眾休憩用地設施的地方及現有道路

^[2] Including one PTI for buses and one PTI for taxis and GMBs 包括一個供巴士使用的公共車輛交匯處及一個供的士和小巴使用的公共車輛交匯處

Public Open Space 公眾休憩用地	About 約 5,221 sq. m 平方米	
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	1730
	Private Car Parking Spaces 私家車車位	1329
	Motorcycle Parking Spaces 電單車車位	80
	Bicycle Parking Spaces 單車車位	321
	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

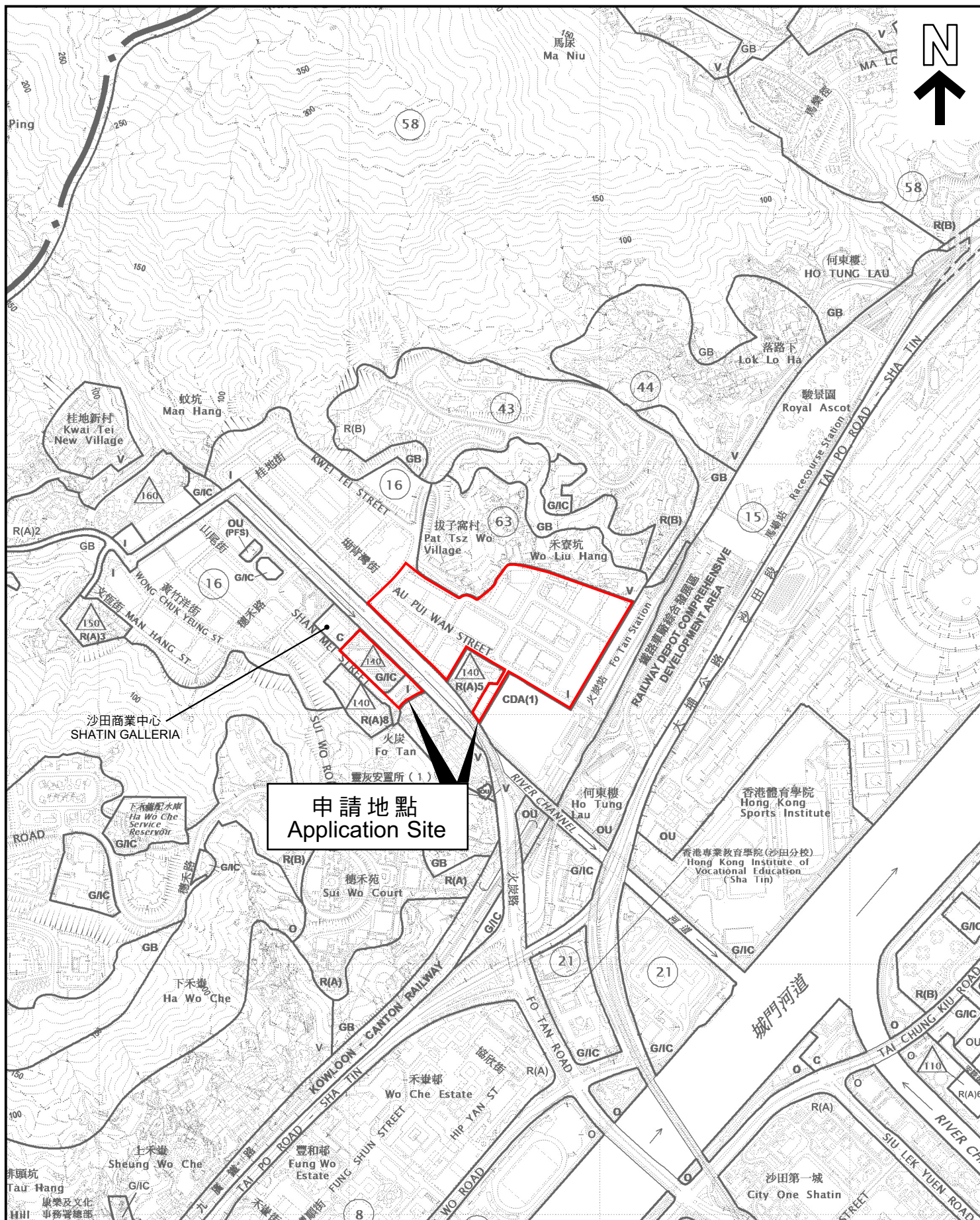
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他（請註明）	☐	☐
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☒
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☒
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Response-to-Comment Table 回應部門意見表</u>		
<u>Tree Treatment Plan 樹木管理計劃圖</u>		
<u>Compensatory Planting Plan 補償性植樹計劃圖</u>		
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.

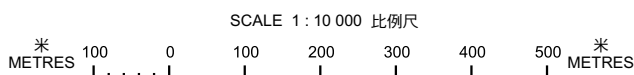
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

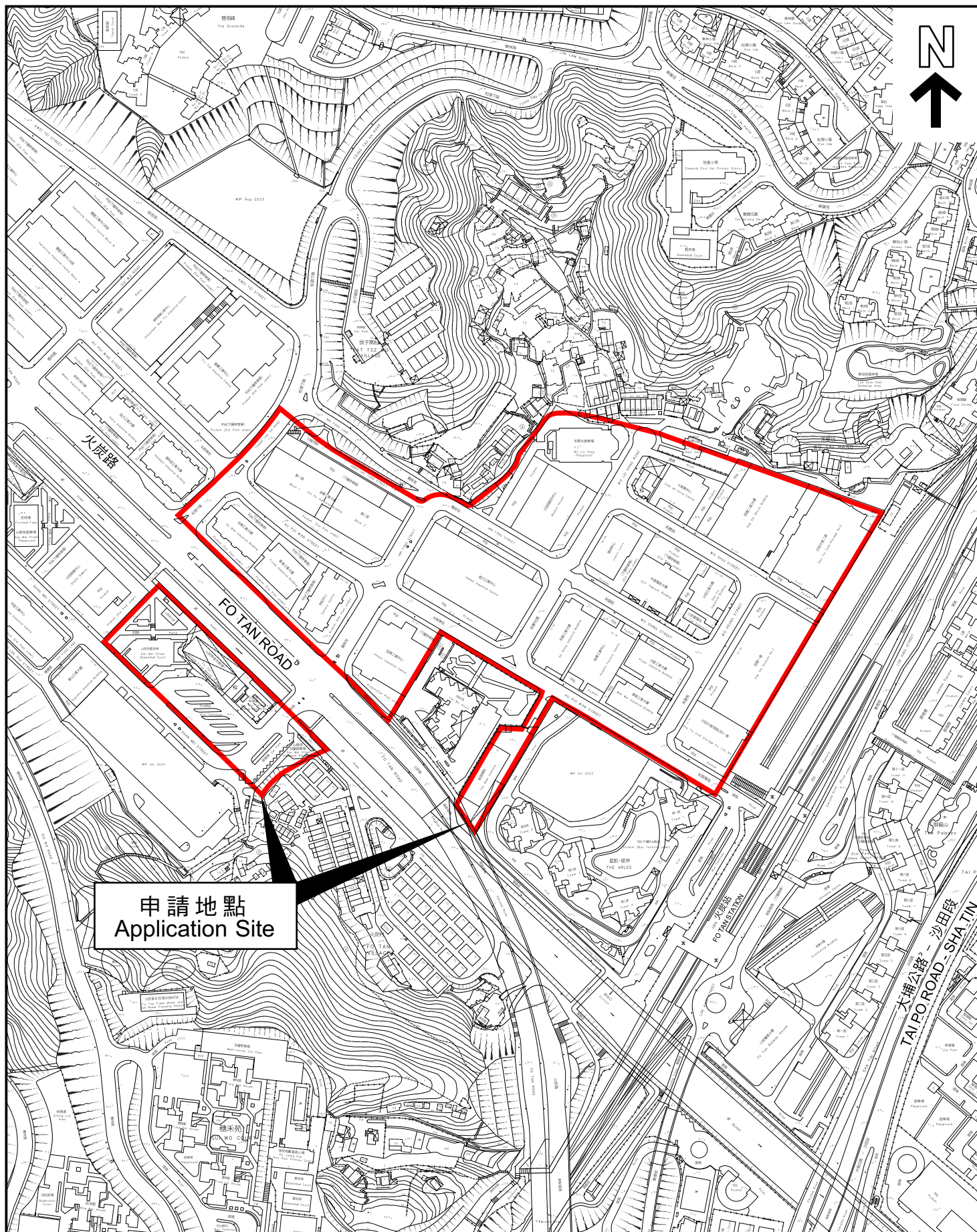
位置圖 LOCATION PLAN

本摘要圖於2024年10月2日擬備，
所根據的資料為於2024年5月28日
核准的分區計劃大綱圖編號S/ST/38
EXTRACT PLAN PREPARED ON 2.10.2024
BASED ON OUTLINE ZONING PLAN No.
S/ST/38 APPROVED ON 28.5.2024



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



申請地點
Application Site

本摘要圖於2024年10月2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 2.10.2024
BASED ON SURVEY SHEETS No.
7-SE-1C, 1D, 6A & 6B

平面圖 SITE PLAN

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

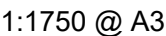
備註 Remarks

申請人提交進一步資料，包括回應部門意見表，經修訂的交通影響評估、總綱發展藍圖、園境設計總圖、樹木管理計劃圖和補償性植樹計劃圖。

The applicant provided further information including a table of responses to departmental comments, revised Traffic Impact Assessment, Master Layout Plans, Landscape Master Plan, Tree Treatment Plan and Compensatory Planting Plan.

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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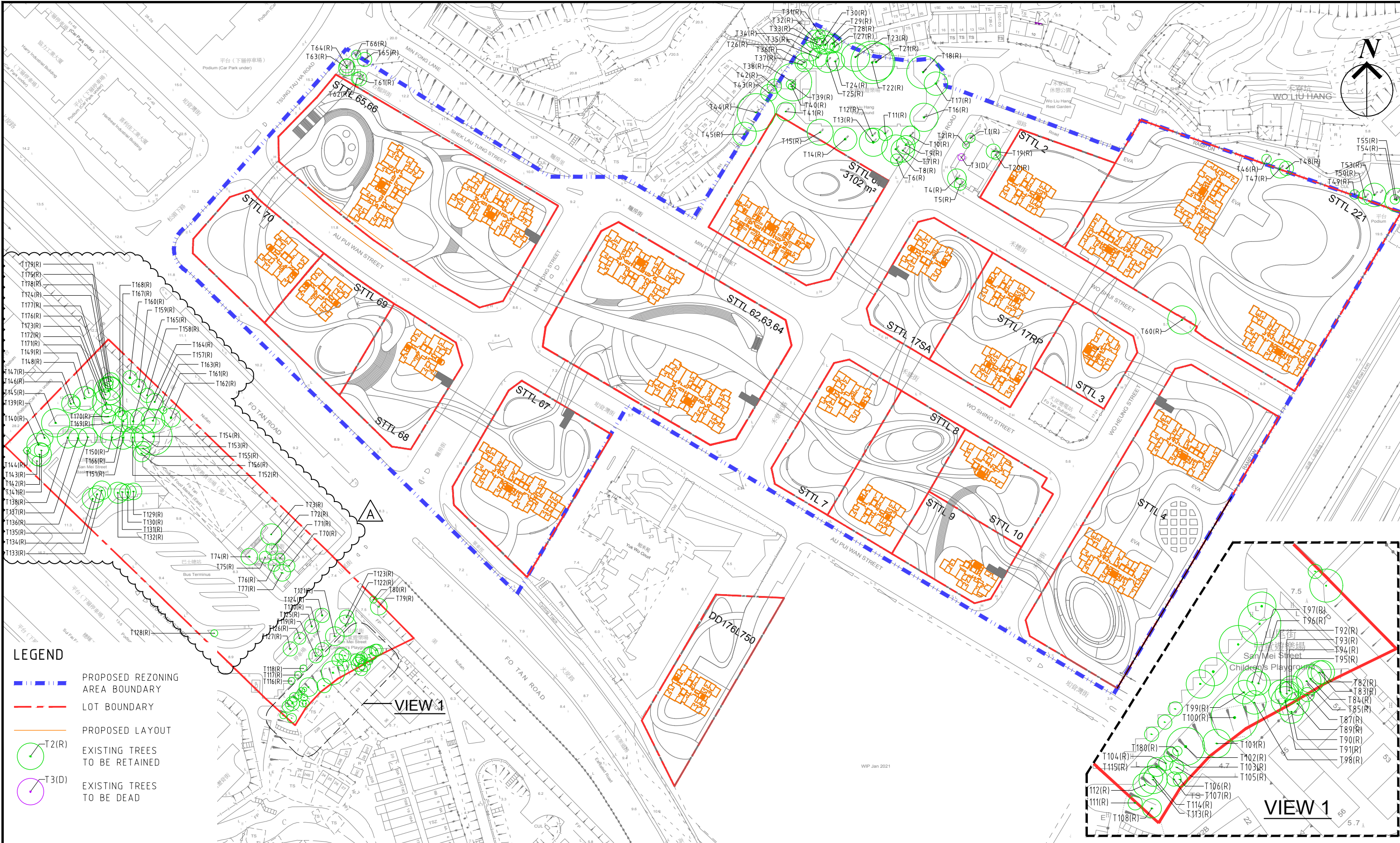






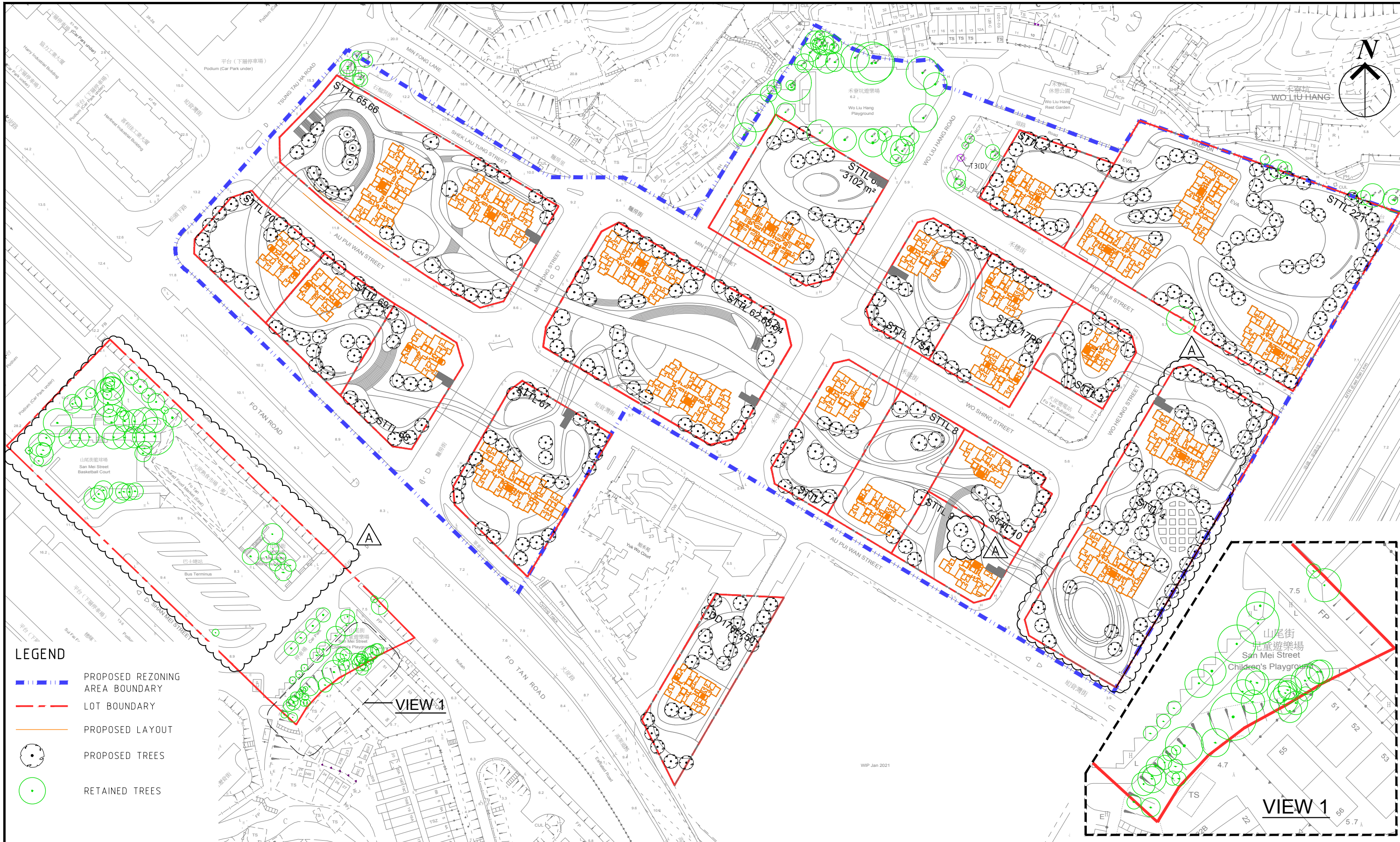


申請編號 Application No. : Y/ST/52 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.									Job Title "Transformation of East Fo Tan Industrial Area into a Residential Area"			Drawing No. HWD15/LMP01		雅邦 Urbis Limited Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662	
									Drawing Title LANDSCAPE MASTER PLAN			Scale 1:1500			
B	JUL 2024	PlanD's COMMENTS	PL	FZ	THT										
A	MAY 2024	PlanD's COMMENTS	PL	FZ	THT										
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



- LEGEND**
- PROPOSED REZONING AREA BOUNDARY
 - LOT BOUNDARY
 - PROPOSED LAYOUT
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE DEAD

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.			Job Title TRANSFORMATION OF EAST FO TAN INDUSTRIAL AREA INTO A RESIDENTIAL AREA			Drawing No. HWD15/TT01	
			Drawing Title TREE TREATMENT PLAN			Scale 1:1500	
A	MAY 2024	PlanD's COMMENTS	PL	FZ	THT	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	
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Job. No.	HWD15



- LEGEND**
- PROPOSED REZONING AREA BOUNDARY
 - LOT BOUNDARY
 - PROPOSED LAYOUT
 - PROPOSED TREES
 - RETAINED TREES

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.			Job Title TRANSFORMATION OF EAST FO TAN INDUSTRIAL AREA INTO A RESIDENTIAL AREA			Drawing No. HWD15/CPP01	
			Drawing Title COMPENSATORY PLANTING PLAN			Scale 1:1500	
A	MAY 2024	PlanD's COMMENTS	PL	FZ	THT	Job. No. HWD15	
Amendment No.	Date	Description	Drawn by	Checked by	Approved by		
			SAN	TW	THT	Date SEP, 2021	



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