



此圖係根據《香港城市規劃條例》第 16 條及《土地用途管制條例》第 17 條，由香港城市規劃委員會根據該會於 2023 年 1 月 16 日通過的修訂圖則所擬備。
THE MAP IS PREPARED BY THE TOWN PLANNING BOARD UNDER THE AUTHORITY OF THE TOWN PLANNING ORDINANCE AND THE LAND USE ZONING ORDINANCE, IN ACCORDANCE WITH THE RESOLUTIONS PASSED BY THE BOARD ON 16 JANUARY 2023.

圖例 NOTATION		交通		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS		用途	
ZONES	地帶	COMMUNICATIONS	其他	USES	大約面積百分比 APPROXIMATE AREA %		
COMMERCIAL C	商業	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站	COMMERCIAL	0.61	0.31	商業
COMPREHENSIVE DEVELOPMENT AREA COA	綜合發展區	RAILWAY AND STATION (ELEVATED)	鐵路及車站(地下)	COMPREHENSIVE DEVELOPMENT AREA	15.17	0.55	綜合發展區
COMMERCIAL / RESIDENTIAL CR	商業 / 住宅	RAILWAY AND STATION (ELEVATED)	鐵路及車站(高架)	COMMERCIAL / RESIDENTIAL	14.55	0.52	商業 / 住宅
RESIDENTIAL (GROUP A) RA(A)	住宅(甲類)	MAJOR ROAD AND JUNCTION	主要道路及路口	RESIDENTIAL (GROUP A)	237.51	9.27	住宅(甲類)
RESIDENTIAL (GROUP B) RB(B)	住宅(乙類)	ELEVATED ROAD	高架道路	RESIDENTIAL (GROUP B)	195.85	7.05	住宅(乙類)
RESIDENTIAL (GROUP C) RC(C)	住宅(丙類)	MISCELLANEOUS		RESIDENTIAL (GROUP C)	0.95	0.03	住宅(丙類)
VILLAGE TYPE DEVELOPMENT V	鄉村式發展	BOUNDARY OF PLANNING SCHEME	規劃區界線	VILLAGE TYPE DEVELOPMENT	190.01	6.84	鄉村式發展
INDUSTRIAL I	工業	PLANNING AREA NUMBER	規劃區編號	INDUSTRIAL	40.33	1.45	工業
GOVERNMENT, INSTITUTION OR COMMUNITY GIC	政府、機構或社區	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線	GOVERNMENT, INSTITUTION OR COMMUNITY	291.85	10.52	政府、機構或社區
OPEN SPACE O	休憩用地	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主要基準面上方以米計)	OPEN SPACE	252.70	9.10	休憩用地
OTHER SPECIFIED USES OU	其他指定用途	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (層數)	OTHER SPECIFIED USES	975.51	35.13	其他指定用途
GREEN BELT GB	綠化地帶	PETROL FILLING STATION	加油站	GREEN BELT	97.57	3.51	綠化地帶
				MAJOR ROAD ETC.	219.95	7.93	主要道路等
				TOTAL PLANNING SCHEME AREA	2776.77	100.00	規劃區總面積

夾附的(註釋)屬這份圖則的一部分，現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖則號 S/S/T/38 的修訂
AMENDMENT TO APPROVED PLAN No. S/S/T/38

AMENDMENT EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE
AMENDMENT ITEM A

2026年1月16日 按照城市規劃條例第5條展示的
核准圖則號 S/S/T/38 的修訂
AMENDMENT TO APPROVED PLAN No. S/S/T/38 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
16 JANUARY 2026

香港城市規劃委員會依據城市規劃條例擬備的沙田分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
SHA TIN - OUTLINE ZONING PLAN

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/S/T/39

Signed Ms Donna Tam 譚潔萍 簽署
SECRETARY 城市規劃委員會秘書

SCALE 1:10,000 比例尺