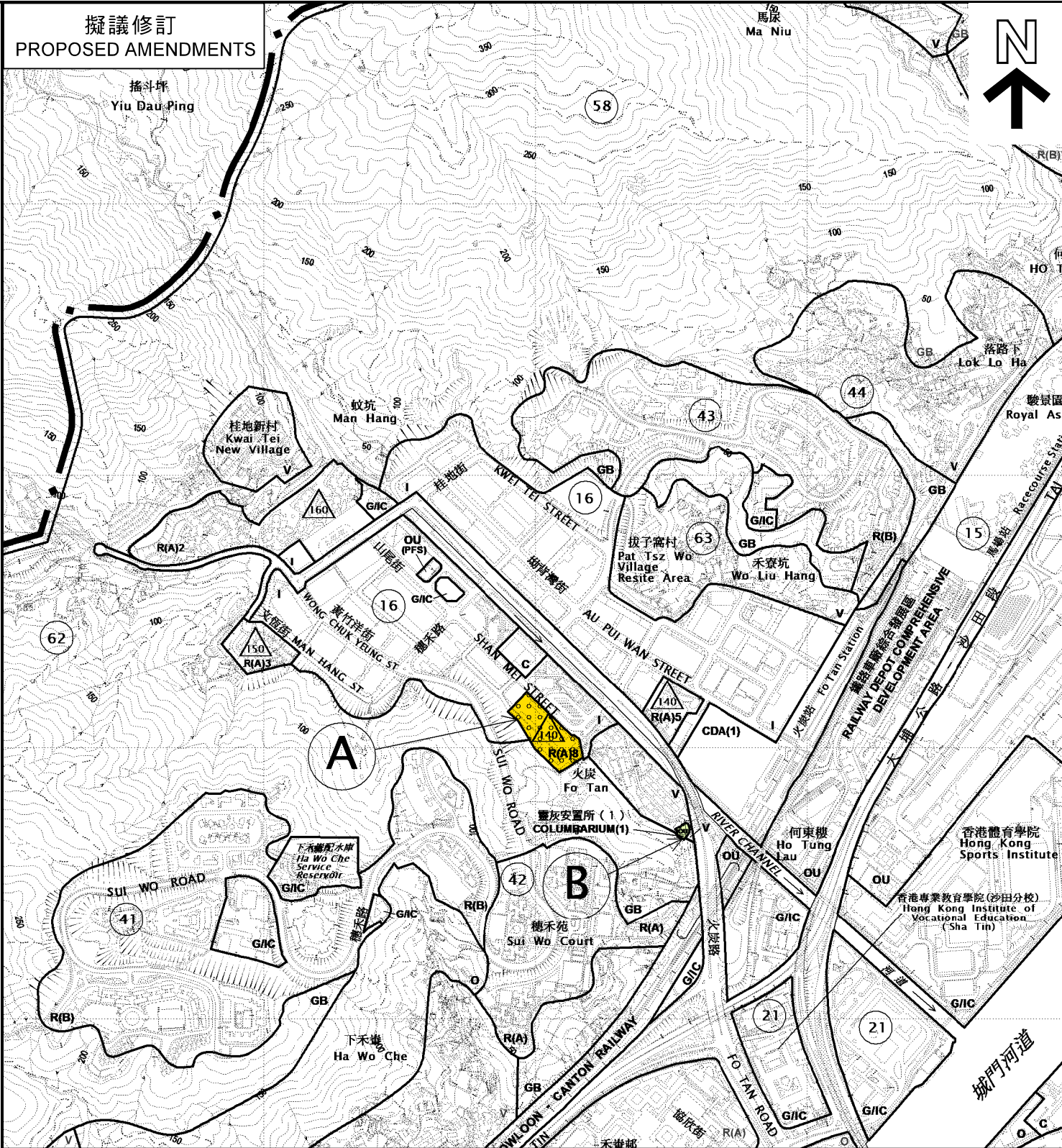




圖例 LEGEND

由「工業」改劃為「住宅（甲類）8」
AREA TO BE REZONED FROM "INDUSTRIAL"
TO "RESIDENTIAL (GROUP A) 8"

由「鄉村式發展」及「綠化地帶」地帶改劃為「其他指定用途」註明「靈灰安置所（1）」地帶
AREA TO BE REZONED FROM "VILLAGE TYPE DEVELOPMENT" AND "GREEN BELT"
TO "OTHER SPECIFIED USES" ANNOTATED "COLUMBARIUM(1)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年11月8日擬備，
所根據的資料為分區計劃大綱圖編號
S/ST/34及S/ST/34A

EXTRACT PLAN PREPARED ON 8.11.2021
BASED ON OUTLINE ZONING PLANS No.
S/ST/34 & S/ST/34A

位置圖 LOCATION PLAN
項目A及B
ITEMS A & B

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

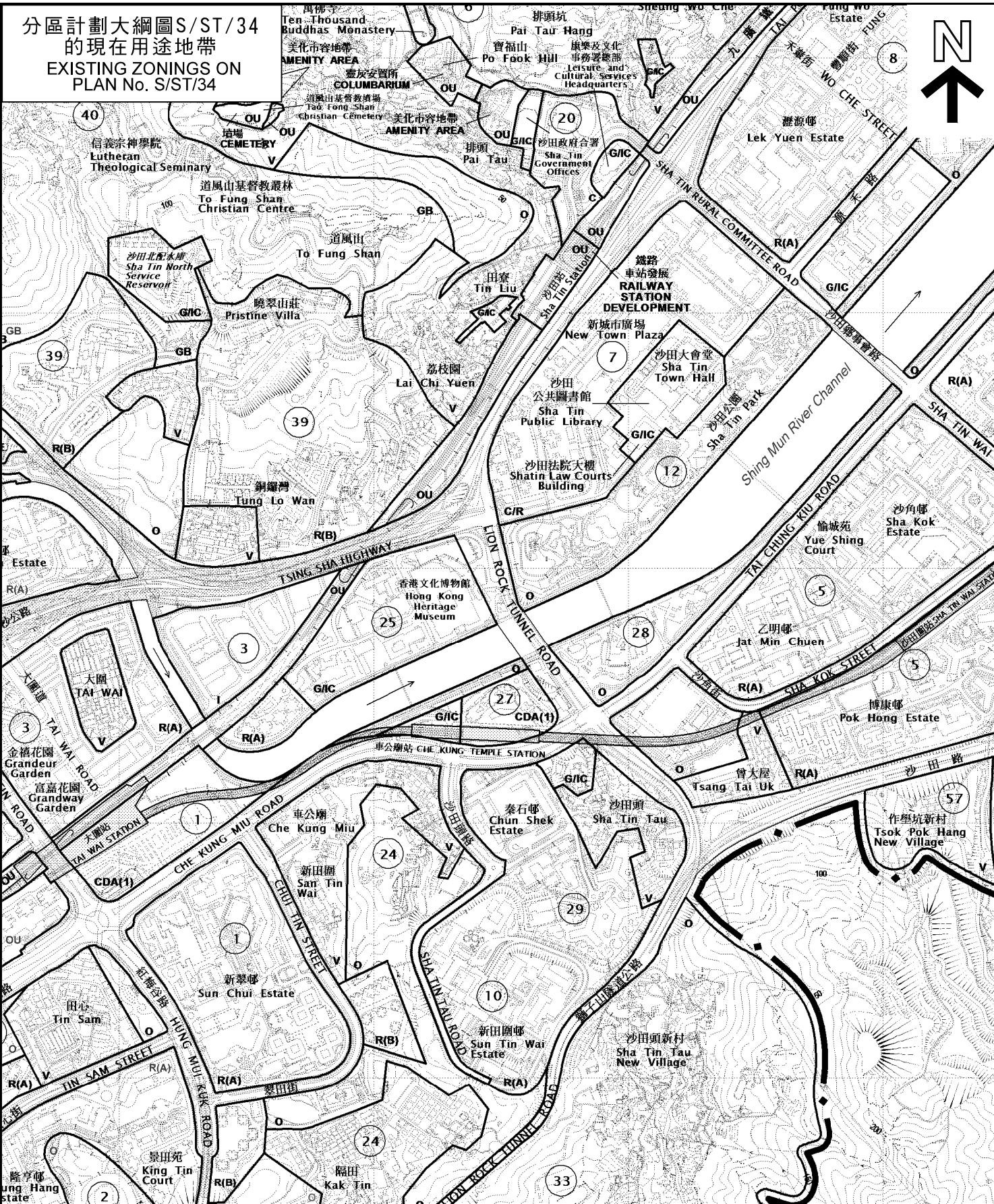
SCALE 1: 10 000 比例尺

米 100 0 100 200 300 400 500 600 700 800 900 1 000 米
METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
1a



位置圖 LOCATION PLAN

項目C及D
ITEMS C & D

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

SCALE 1: 10 000 比例尺

100 0 100 200 300 400 500 600 700 800 900 1 000
METRES METRES

本摘要圖於2021年10月15日擬備，
所根據的資料為分區計劃大綱圖編號
S/ST/34及S/ST/34A

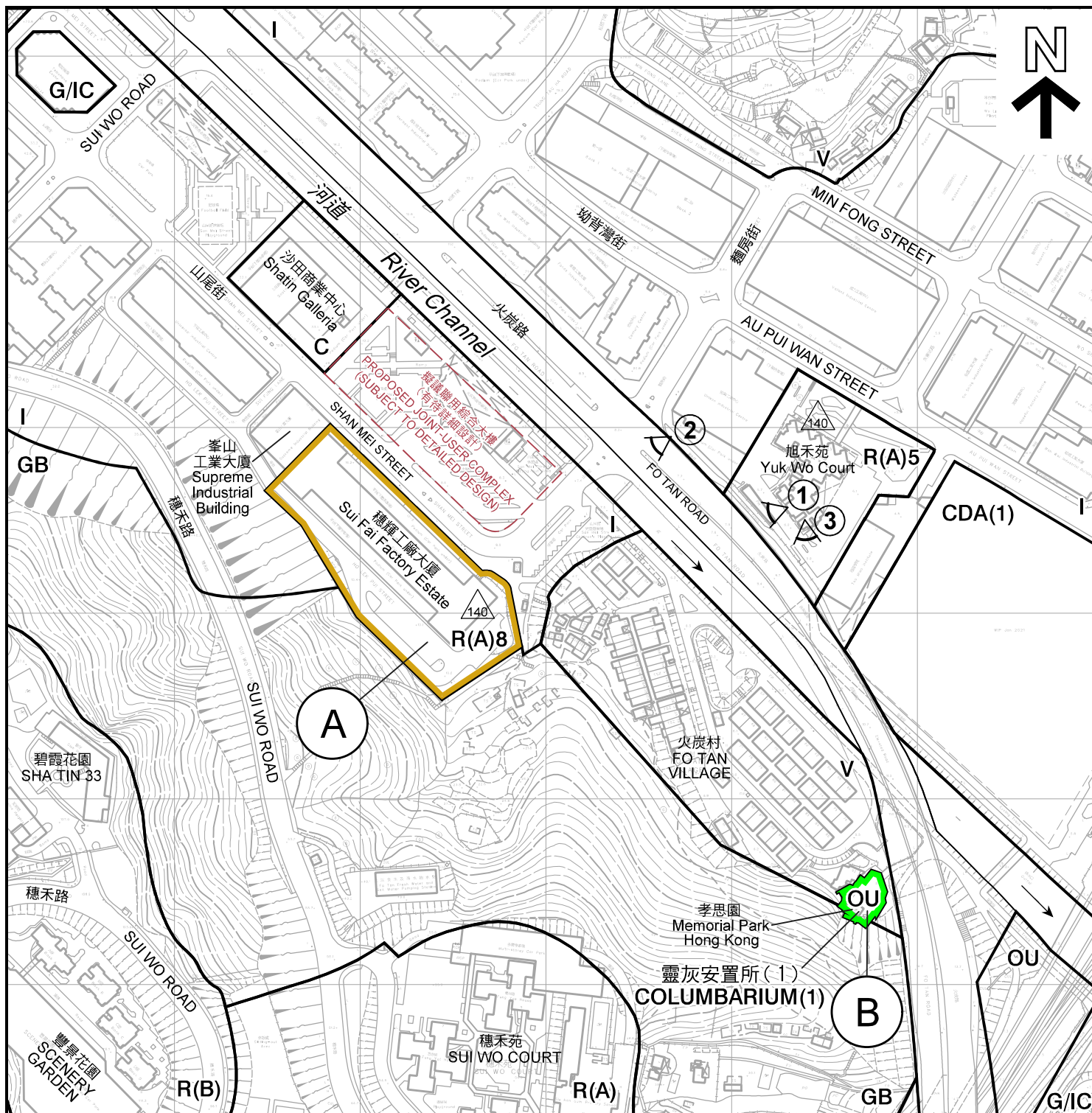
EXTRACT PLAN PREPARED ON 15.10.2021
BASED ON OUTLINE ZONING PLANS No.
S/ST/34 & S/ST/34A

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
1b



圖例 LEGEND

- | | | | | |
|---|---|---|---|--|
| <p>A 由「工業」改劃為「住宅（甲類）8」
AREA TO BE REZONED FROM "INDUSTRIAL"
TO "RESIDENTIAL (GROUP A) 8"</p> <p>C 商業 COMMERCIAL</p> <p>I 工業 INDUSTRIAL</p> | <p>CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA</p> <p>G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY</p> | <p>R(A) 住宅（甲類）
RESIDENTIAL (GROUP A)</p> <p>R(B) 住宅（乙類）
RESIDENTIAL (GROUP B)</p> | <p>V 鄉村式發展
VILLAGE TYPE DEVELOPMENT</p> <p>OU 其他指定用途
OTHER SPECIFIED USES</p> | <p>O 休憩用地
OPEN SPACE</p> <p>GB 綠化地帶
GREEN BELT</p> |
|---|---|---|---|--|

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

△ 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)

平面圖 SITE PLAN

項目 A 及 B ITEMS A & B

在沙田分區計劃大綱核准圖編號 S/ST/34 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

SCALE 1:3 000 比例尺
米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT

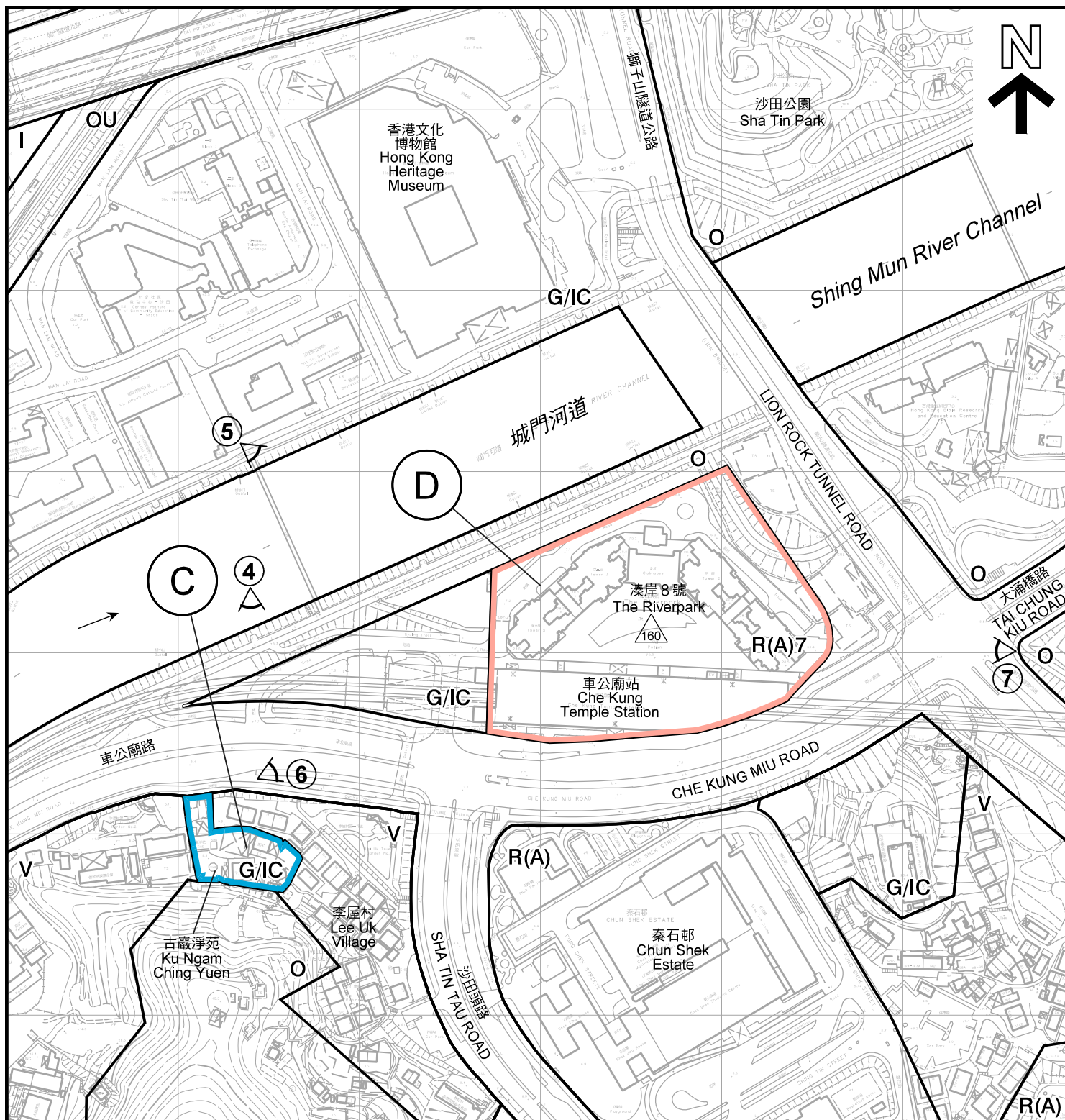


參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
2a

本摘要圖於2021年11月3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 3.11.2021
BASED ON SURVEY SHEETS No.
7-SE-1C, 1D, 6A & 6B



圖例 LEGEND

C	由「鄉村式發展」改劃為「政府、機構或社區」 AREA TO BE REZONED FROM "VILLAGE TYPE DEVELOPMENT" TO "GOVERNMENT,INSTITUTION OR COMMUNITY"	D	由「綜合發展區（1）」改劃為「住宅（甲類）7」 AREA TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP A) 7"				
R(A)	住宅（甲類） RESIDENTIAL (GROUP A)	G/IC	政府、機構或社區 GOVERNMENT,INSTITUTION OR COMMUNITY	OU	其他指定用途 OTHER SPECIFIED USES	I	工業 INDUSTRIAL
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	O	休憩用地 OPEN SPACE	④	實地照片的觀景點 VIEWING POINT OF SITE PHOTO	△160	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)
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY							

平面圖 SITE PLAN

項目C及D ITEMS C & D

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

SCALE 1:3 000 比例尺
米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT

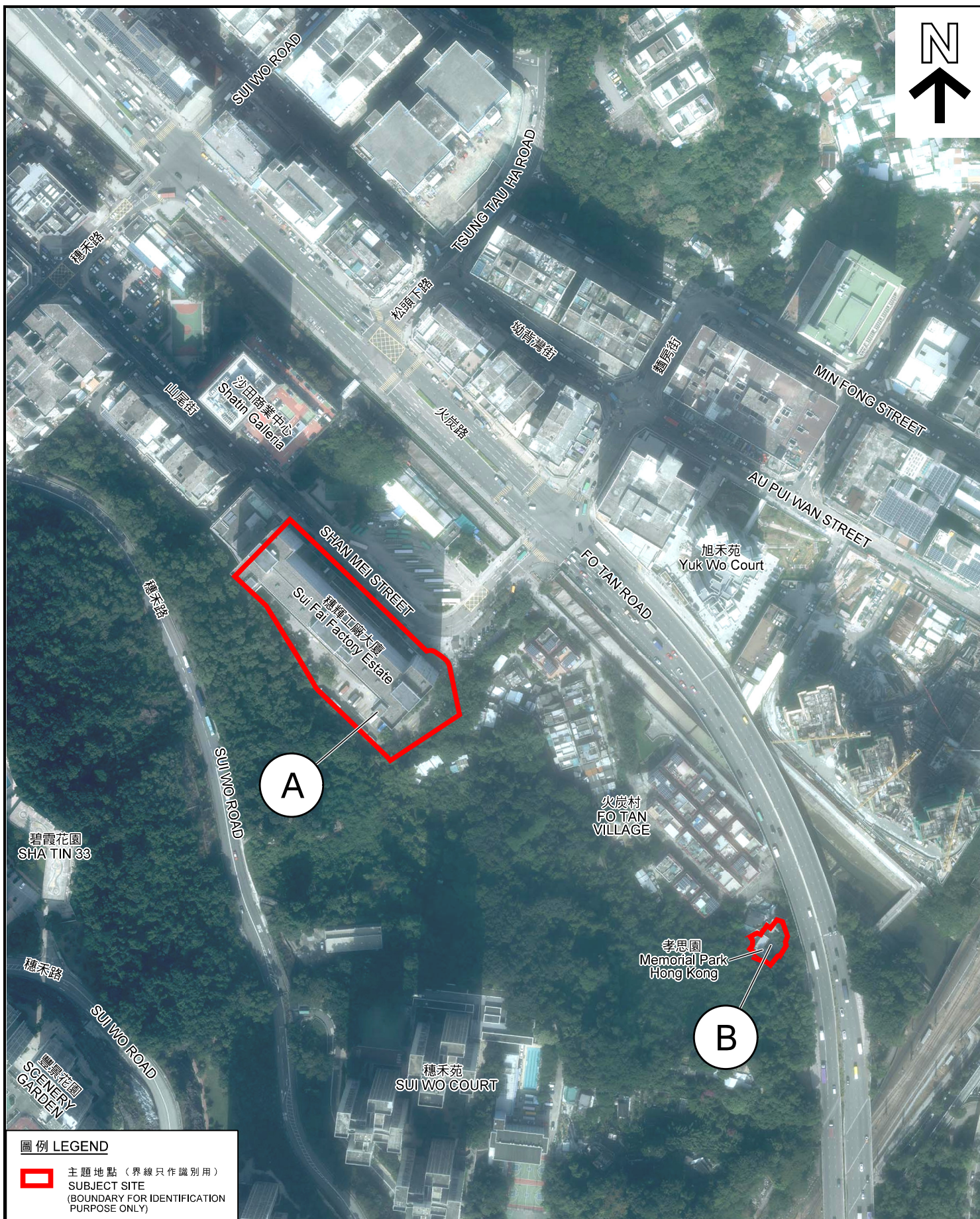


參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
2b

本摘要圖於2021年10月15日擬備，
所根據的資料為測量圖編號
7-SW-15D及20B

EXTRACT PLAN PREPARED ON 15.10.2021
BASED ON SURVEY SHEETS No.
7-SW-15D & 20B



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2021年10月4日擬備，
所根據的資料為地政總署
於2020年11月24日拍得的航攝照片
編號E104404C

EXTRACT PLAN PREPARED ON 4.10.2021
BASED ON AERIAL PHOTO No.
E104404C TAKEN ON 24.11.2020 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

項目 A 及 B ITEMS A & B

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
3a



航攝照片 AERIAL PHOTO

項目 C 及 D ITEMS C & D

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
3b

本摘要圖於2021年10月15日擬備，
所根據的資料為地政總署
於2021年1月18日拍得的航攝照片
編號E129865C

EXTRACT PLAN PREPARED ON 15.10.2021
BASED ON AERIAL PHOTO No.
E129865C TAKEN ON 18.1.2021 BY
LANDS DEPARTMENT



本圖於2021年9月28日擬備，所根據的資料為攝於2021年4月28日的實地照片
PLAN PREPARED ON 28.9.2021 BASED ON SITE PHOTOS TAKEN ON 28.4.2021

實地照片 SITE PHOTOS
項目A
ITEM A

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/34

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
4a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年10月4日擬備，所根據的資料為攝於2021年2月22日的實地照片
PLAN PREPARED ON 4.10.2021 BASED ON SITE PHOTO TAKEN ON 22.2.2021

實地照片 SITE PHOTO
項目B
ITEM B

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/34

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
4b



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年10月4日擬備，所根據的資料為攝於2020年11月11日的實地照片
PLAN PREPARED ON 4.10.2021 BASED ON SITE PHOTO TAKEN ON 11.11.2020

實地照片 SITE PHOTO
項目 C
ITEM C

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/34

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
4c



本圖於2021年9月28日擬備，所根據的資料為攝於2021年4月28日的實地照片
PLAN PREPARED ON 28.9.2021 BASED ON SITE PHOTOS TAKEN ON 28.4.2021

實地照片 SITE PHOTOS
項目 D
ITEM D

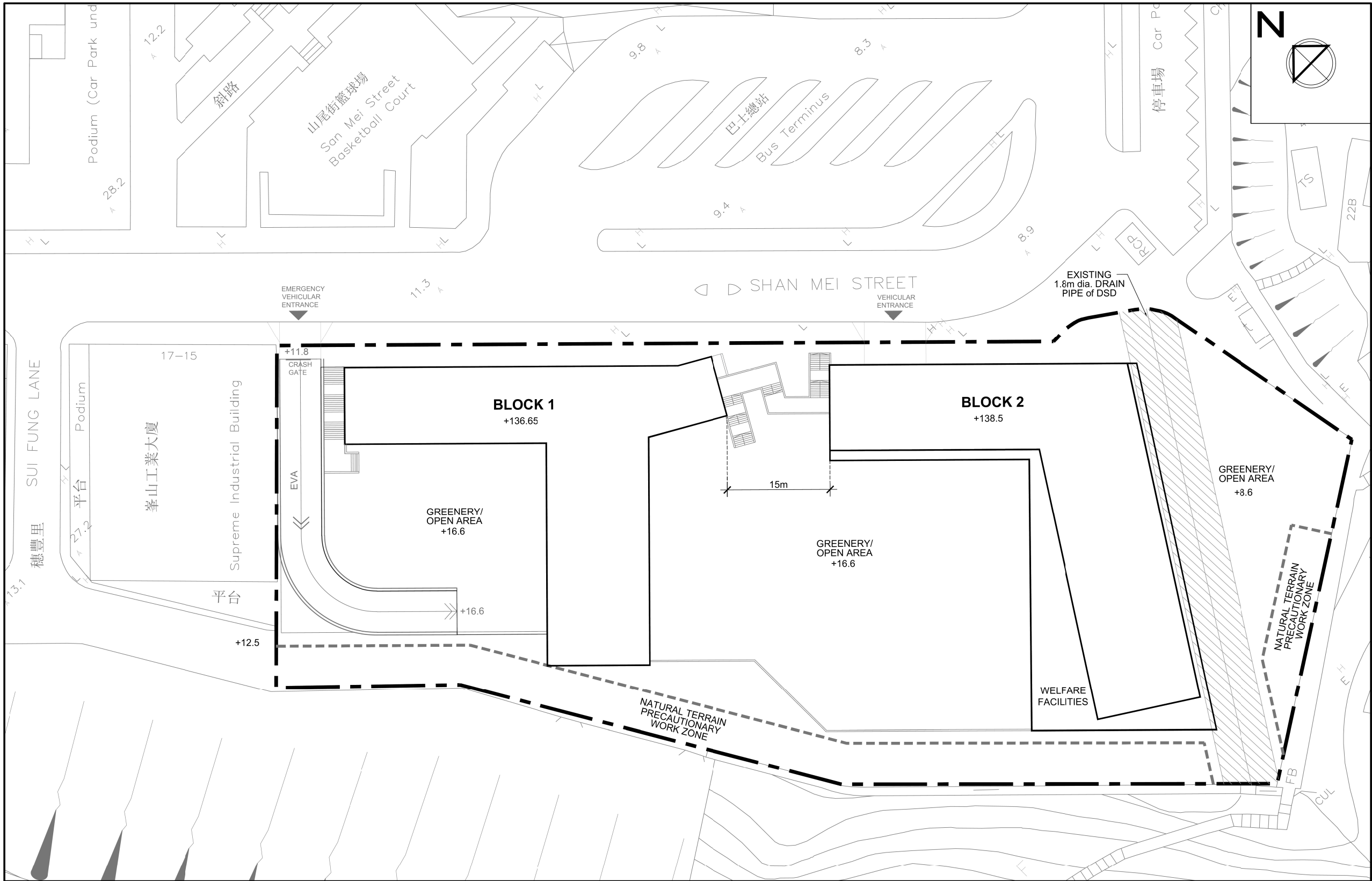
在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/34

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
4d



PROJECT
REDEVELOPMENT OF
SUI FAI FACTORY ESTATE, SHA TIN

DRAWING TITLE
PROPOSED MASTER LAYOUT PLAN

NOTE : FOR REFERENCE ONLY, SUBJECT TO DETAILED DESIGN

SCALE 1:250(A4)



房屋署
HOUSING DEPARTMENT

編號 PLAN NO.
ST63/-MLP/A/LO-01

日期 DATE
OCT 2021

發展概念圖 - 項目A
CONCEPTUAL LAYOUT PLAN - ITEM A

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

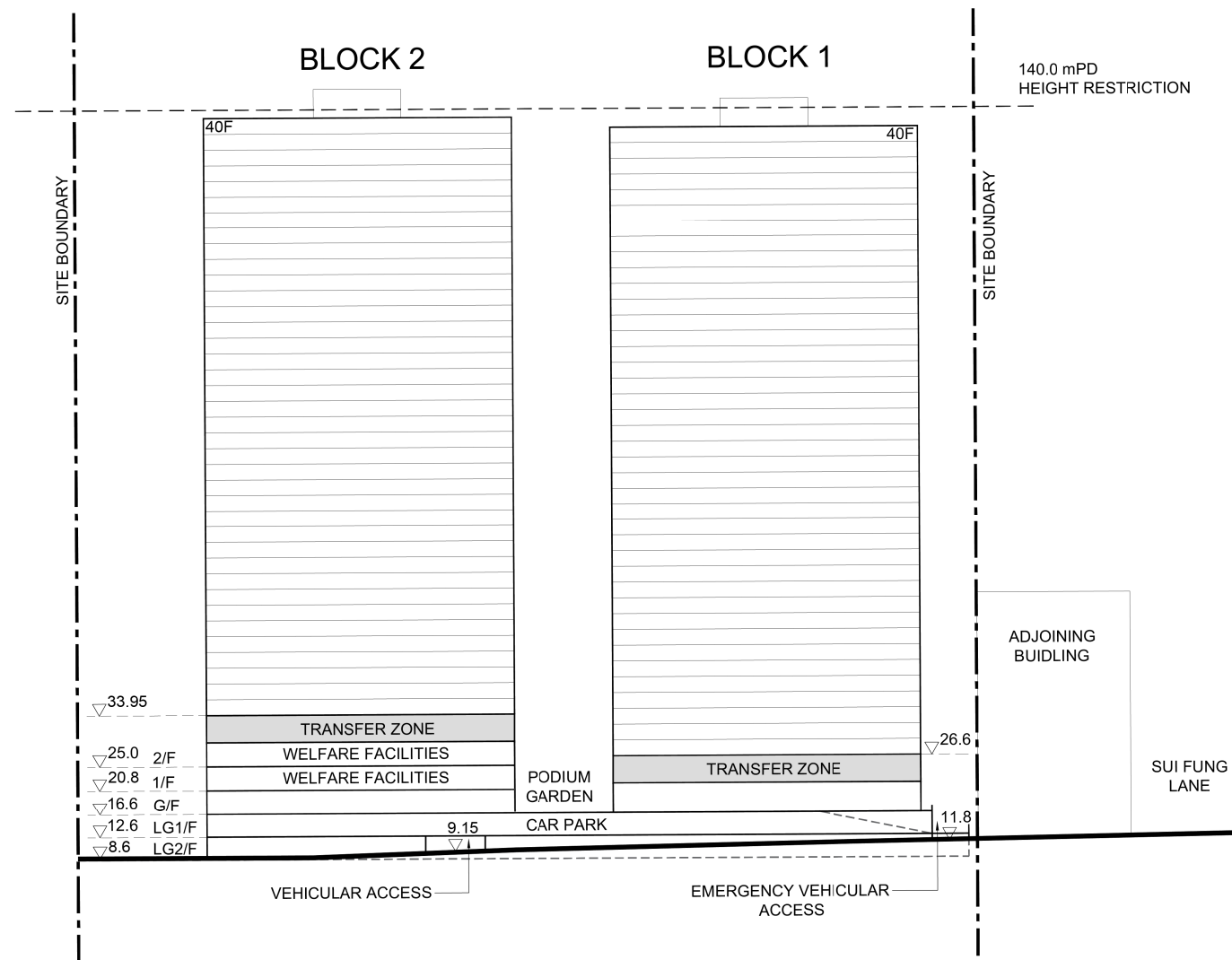
本圖於2021年10月27日擬備
PLAN PREPARED ON 27.10.2021

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
5



REMARKS : TRANSFER ZONE INCLUDES TRANSFER STRUCTURE & BUILDING SERVICES ZONE.

PROJECT REDEVELOPMENT OF SUI FAI FACTORY ESTATE, SHA TIN	DRAWING TITLE PROPOSED SCHEMATIC SECTION A-A NOTE : FOR REFERENCE ONLY, SUBJECT TO DETAILED DESIGN	 房屋署 HOUSING DEPARTMENT 編號 PLAN NO. ST63/-MLP/A/LO-02 日期 DATE OCT 2021
--	---	--

立視面概念圖 - 項目 A
CONCEPTUAL ELEVATION PLAN - ITEM A

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

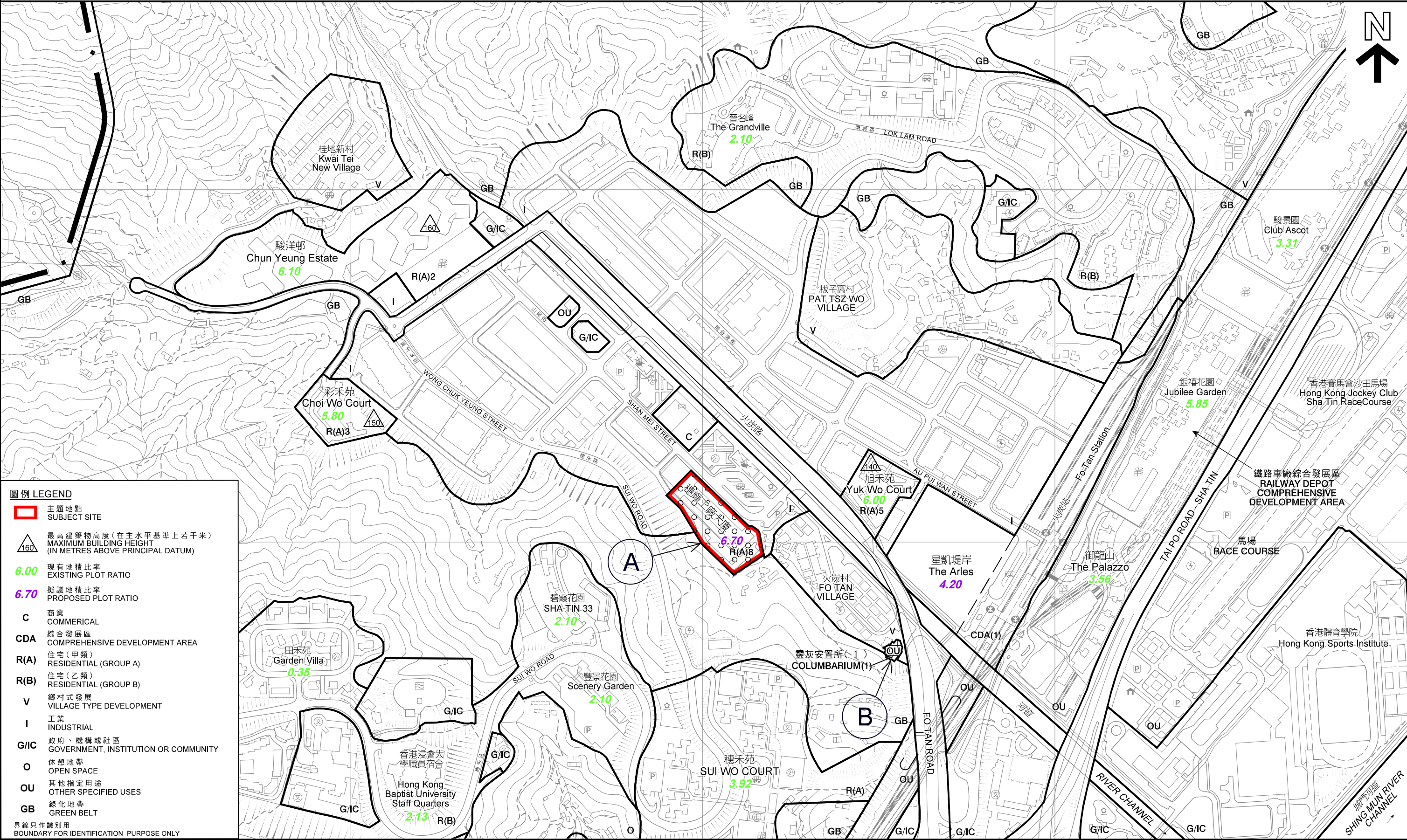
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
6

本圖於2021年11月8日擬備
PLAN PREPARED ON 8.11.2021



圖例 LEGEND

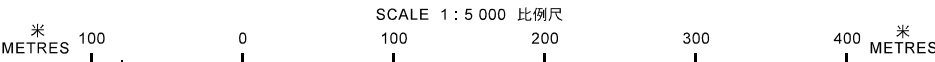
- 主題地點
SUBJECT SITE
- 160
最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
- 6.00 現有地積比率
EXISTING PLOT RATIO
- 6.70 擬議地積比率
PROPOSED PLOT RATIO
- C** 商業
COMMERICAL
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅 (甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅 (乙類)
RESIDENTIAL (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** 休憩地帶
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

發展項目周邊的現有/已規劃的住宅發展地積比率 - 項目 A
PLOT RATIOS OF EXISTING / PLANNED RESIDENTIAL
DEVELOPMENTS SURROUNDING AMENDMENT ITEM A

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

本摘要圖於2021年11月9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 9.11.2021
BASED ON HP5C SERIES No.7-SE-A & 7-SW-B



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
7



發展項目周邊的現有/已規劃的建築物高度概況 - 項目 A

BUILDING HEIGHT PROFILE OF EXISTING / PLANNED
DEVELOPMENTS SURROUNDING AMENDMENT ITEM A

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

本摘要圖於2021年11月9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 9.11.2021
BASED ON HP5C SERIES No.7-SE-A & 7-SW-B

SCALE 1:5 000 比例尺
METRES 100 0 100 200 300 400 METRES

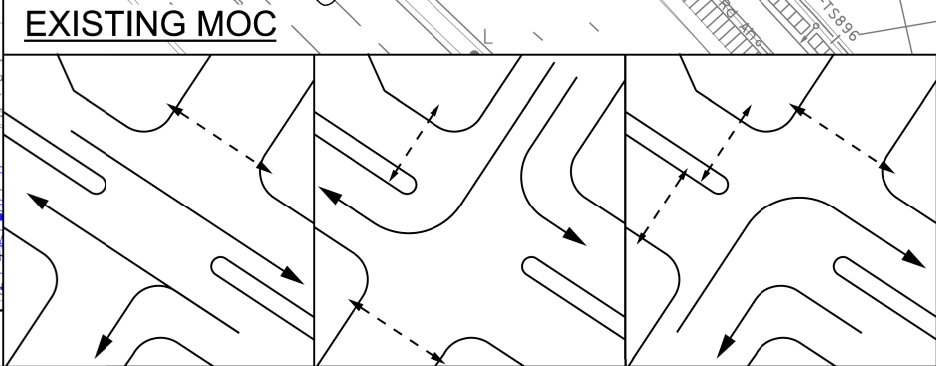
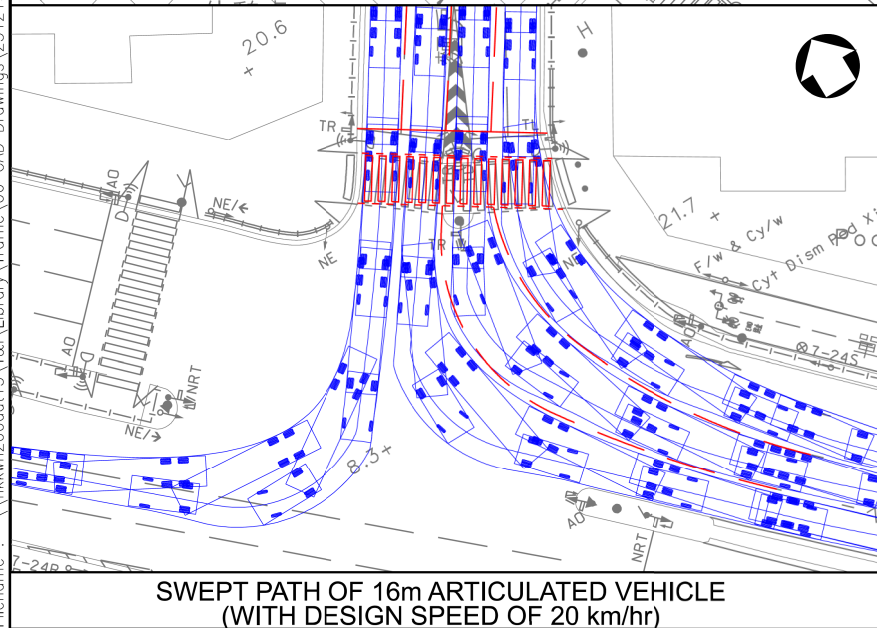
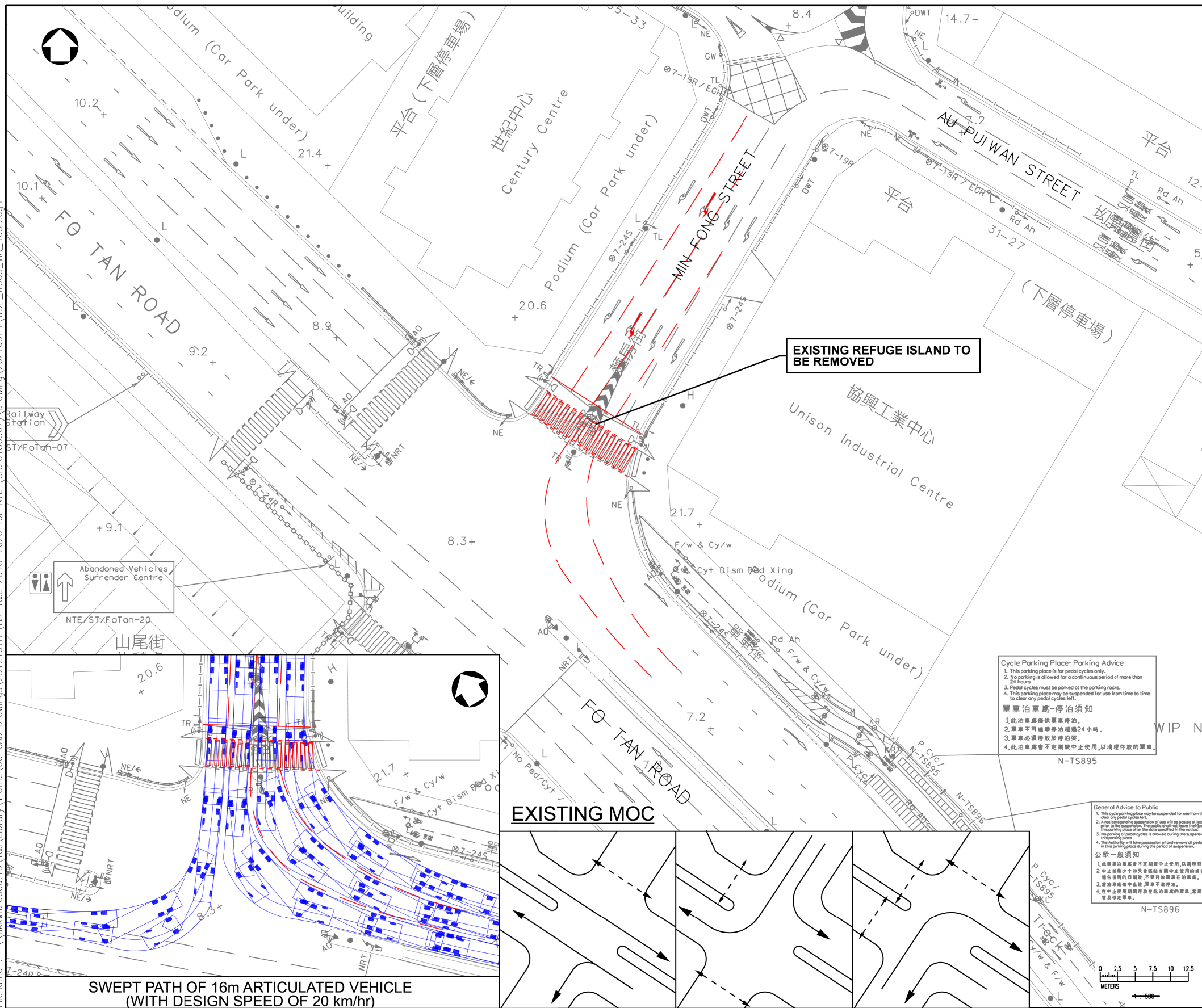
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
8

Date : 26/3/2021
Filename : \\hkwn2000\at13\T&L\Library\Traffic\06 CAD Drawings\25121917A (HA-T&E 2018-2020 for NTE (CB20180307)) Drawing\20210324\WSP_WS03_TIA_403B.dgn



Cycle Parking Place-Parking Advice
1. This parking place is for pedal cycles only.
2. No parking is allowed for a continuous period of more than 24 hours.
3. Pedal cycles must be parked at the parking racks.
4. This parking place may be suspended for use from time to time to clear any pedal cycles left.
單車泊車處-停泊須知
1. 此泊車處僅供單車停泊。
2. 單車不可連續停泊超過24小時。
3. 單車必須停泊於停泊架。
4. 此泊車處會不定期中止使用,以清理停放的單車。

General Advice to Public
1. This cycle parking place may be suspended for use from time to time to clear any pedal cycles left.
2. A notice regarding suspension of use will be posted at the place prior to the suspension. The public should follow the notice.
3. The parking place of pedal cycles will be removed during the suspension of use.
4. The authority will take possession of and remove all parked in this parking place during the period of suspension.
公眾一般須知
1. 此單車泊車處會不定期中止使用,以清理停放的單車。
2. 中止前最少十四天會張貼有關中止使用的通知。
3. 在有關的告示期內,公眾應留意告示。
4. 在中止使用期間,所有在此泊車處的單車,需由有關當局移走。

LEGEND :
PROPOSED ROAD MARKING

Rev	Description	By	Date
Consultant			
Project Title			
AGREEMENT NO. CB2018307 - STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN			
Drawing Title			
POSSIBLE IMPROVEMENT SCHEME AT FO TAN ROAD / MIN FONG STREET / SHAN MEI STREET			
Drawing no. WS03/TIA/403			
Drawn	WTL	Date	FEB 2021
Checked	DN	Approved	JF
Scale		1:500 (A3)	
© COPYRIGHT RESERVED			
香港房屋委員會 HONG KONG HOUSING AUTHORITY			

本圖於2021年10月28日擬備
PLAN PREPARED ON 28.10.2021

擬議交通改善措施 - 項目A
PROPOSED TRAFFIC MITIGATION MEASURES - ITEM A

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

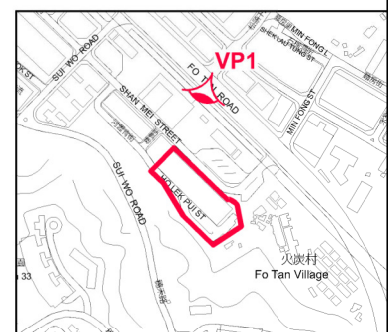
圖 PLAN
9

Existing View



Photomontage

**Proposed Development
(Max. Height 140mPD)**



PHOTOMONTAGE AT VIEWPOINT 1 (VIEW FROM FO TAN ROAD)



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 3

DATE :
8. 9. 2021

21_0610ST_VP1

本圖於2021年10月28日擬備
PLAN PREPARED ON 28.10.2021

合成照片 - 項目A PHOTOMONTAGE - ITEM A

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

規劃署
PLANNING
DEPARTMENT



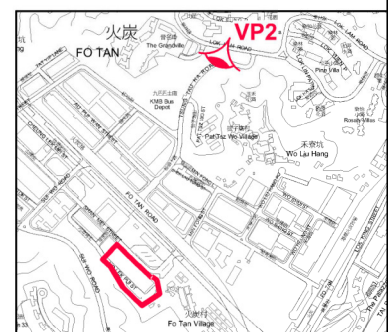
參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
10a

Existing View



Photomontage



PHOTOMONTAGE AT VIEWPOINT 2 (VIEW FROM LOK FUNG PATH REST GARDEN)



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 4

DATE :
8. 9. 2021

21_0610ST_VP2

本圖於2021年10月28日擬備
PLAN PREPARED ON 28.10.2021

合成照片 - 項目A PHOTOMONTAGE - ITEM A

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

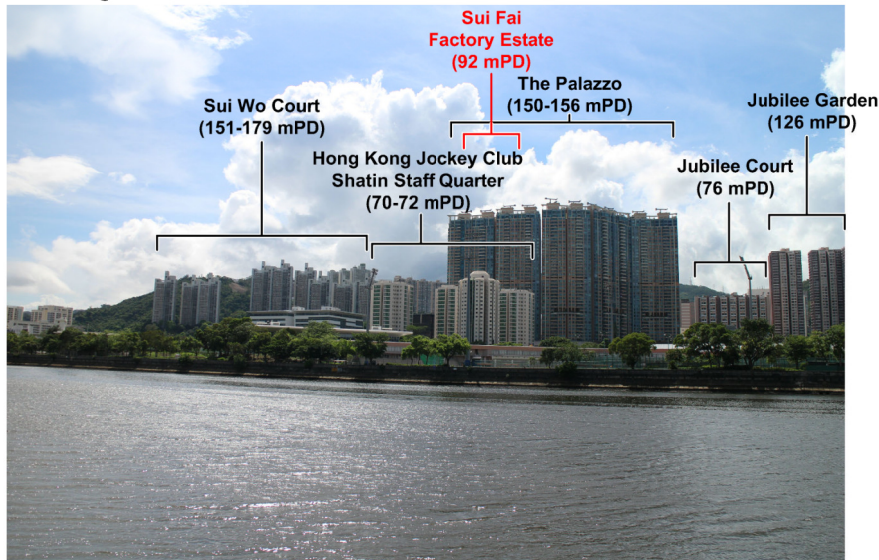
規劃署
PLANNING
DEPARTMENT



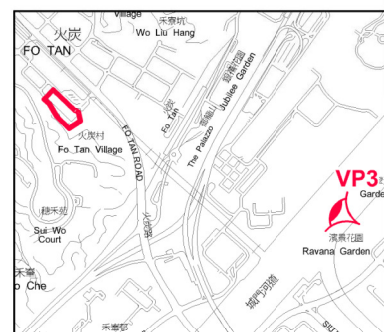
參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
10b

Existing View



Photomontage



PHOTOMONTAGE AT VIEWPOINT 3 (VIEW FROM ON KING STREET PARK AT SHING MUN RIVER CHANNEL)



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 5

DATE :
8. 9. 2021

21_0610ST_VP3

本圖於2021年10月28日擬備
PLAN PREPARED ON 28.10.2021

合成照片 - 項目 A PHOTOMONTAGE - ITEM A

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

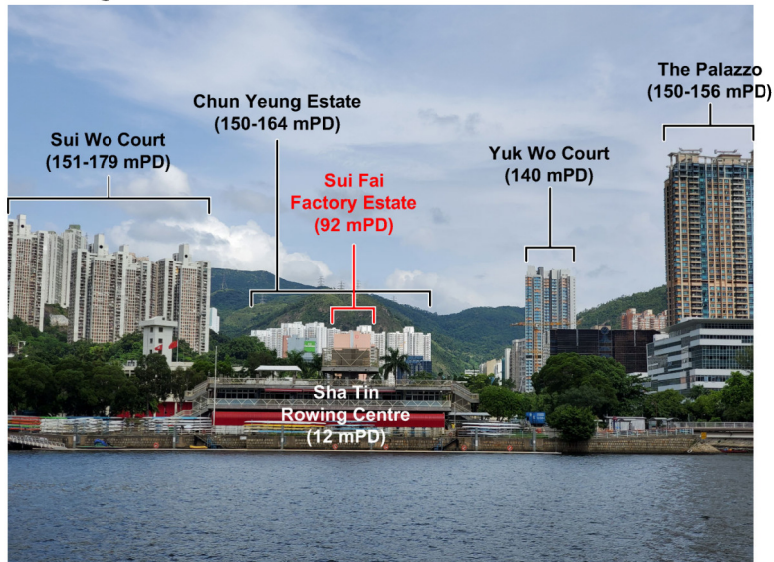
規劃署
PLANNING
DEPARTMENT



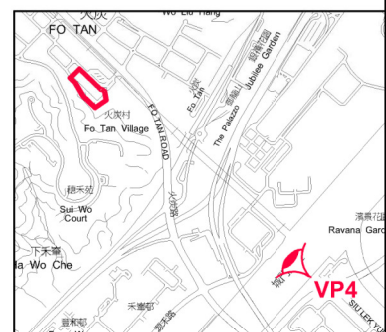
參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
10c

Existing View



Photomontage



PHOTOMONTAGE AT VIEWPOINT 4 (VIEW FROM SHING MUN RIVER PROMENADE GARDEN NO.2)



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 6

DATE :
8. 9. 2021

21_0610ST_VP4

本圖於2021年10月28日擬備
PLAN PREPARED ON 28.10.2021

合成照片 - 項目A PHOTOMONTAGE - ITEM A

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

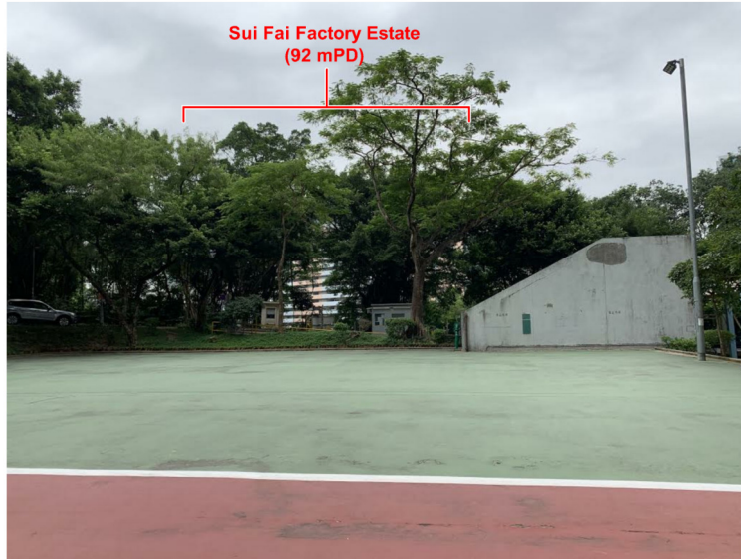
規劃署
PLANNING
DEPARTMENT



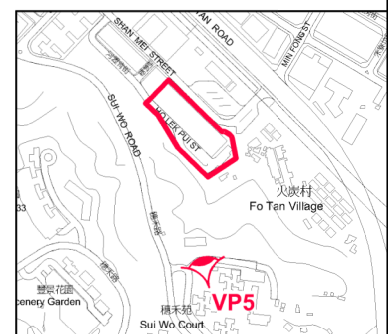
參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
10d

Existing View



Proposed Development (Max. Height 140 mPD)



PHOTOMONTAGE AT VIEWPOINT 5 (VIEW FROM SUI WO COURT RECREATION GROUND)



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 7

DATE :
8. 9. 2021

21_0610ST_VP5

本圖於2021年10月28日擬備
PLAN PREPARED ON 28.10.2021

合成照片 - 項目A PHOTOMONTAGE - ITEM A

在沙田分區計劃大綱核准圖編號S/ST/34作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/34

規劃署
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DEPARTMENT



參考編號
REFERENCE No.
M/ST/21/51

圖 PLAN
10e