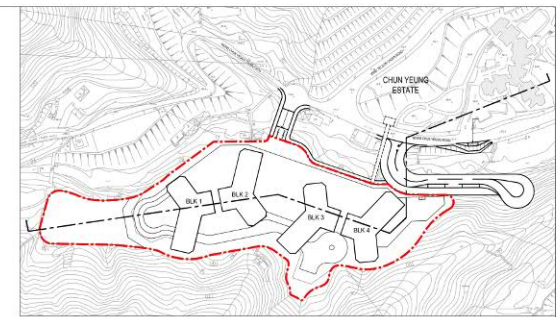


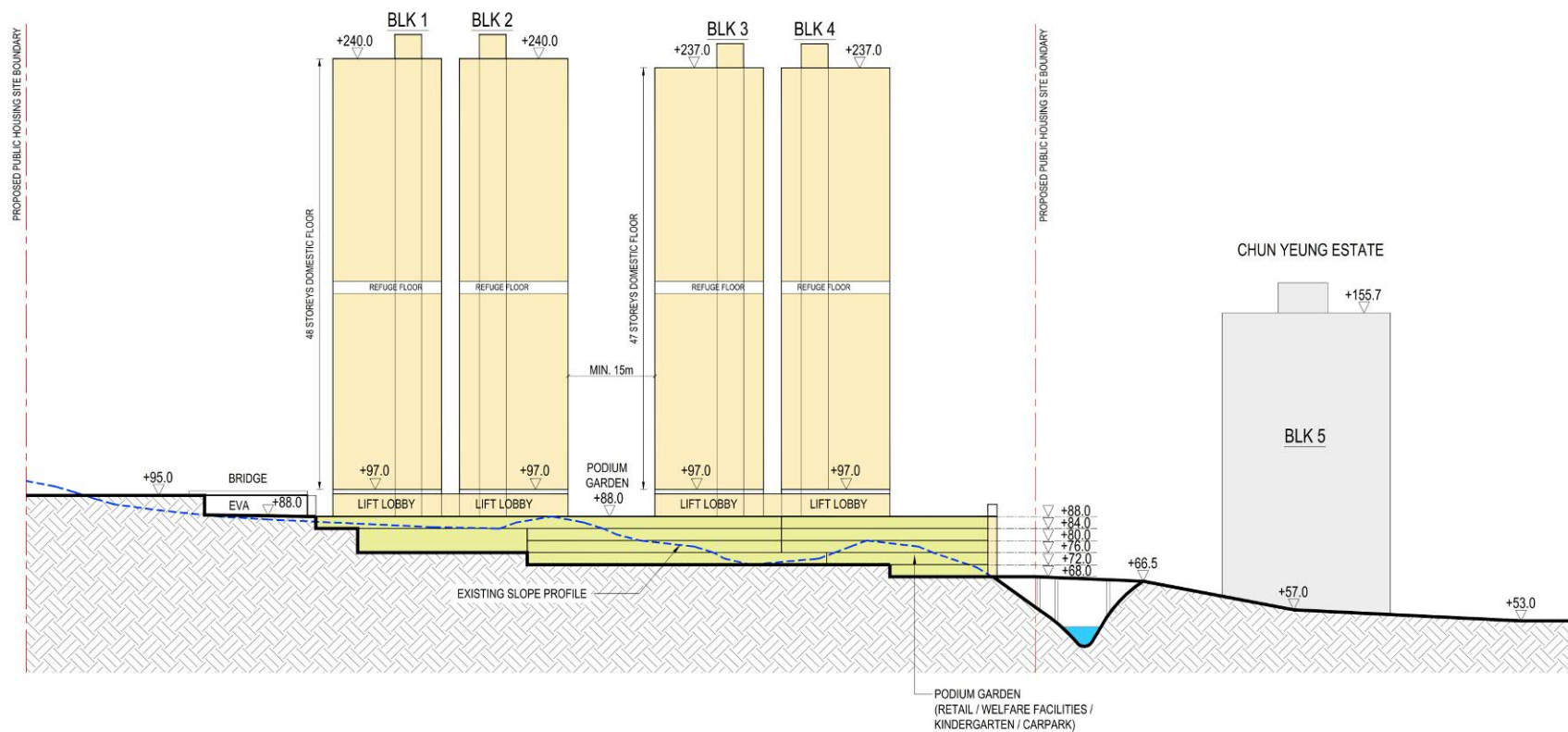
參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 1



KEY PLAN



POTENTIAL SITE
WEST OF EX-FO TAN
COTTAGE AREA, FO TAN

DRAWING TITLE
INDICATIVE SECTION PLAN

NOTE: FOR REFERENCE ONLY, SUBJECT TO CHANGE AT DETAILED DESIGN STAGE

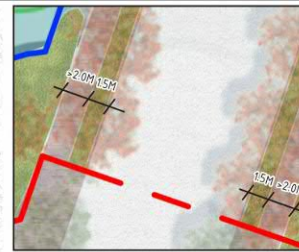
房屋署
HOUSING DEPARTMENT
比例 SCALE
1:500 (A1), 1:1000 (A2)
日期 DATE
10/10/2023

參考編號
REFERENCE No.

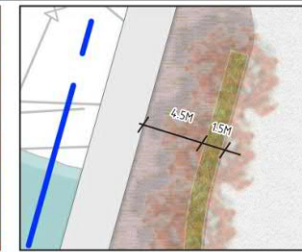
M/ST/23/54

繪圖 DRAWING 2

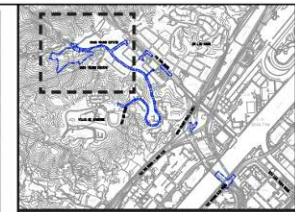
CM1	PRESERVATION OF EXISTING VEGETATION
CM2	CONTROL OF NIGHT-TIME LIGHTING GLARE
CM3	OPTIMISATION OF CONSTRUCTION AREAS AND PROVIDING TEMPORARY LANDSCAPE TREATMENT ON TEMPORARY CONSTRUCTION WORKS
CM4	ERECTION OF DECORATIVE SCREEN HOARDING
OM1	COMPENSATORY TREE PLANTING WHERE PRACTICAL
OM2	BUFFER PLANTING
OM3	AESTHETIC DESIGN OF HOUSING DEVELOPMENT
OM4	LANDSCAPE TREATMENT WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT
OM5	BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT



(A) PART PLAN OF SITE ENTRANCE 1



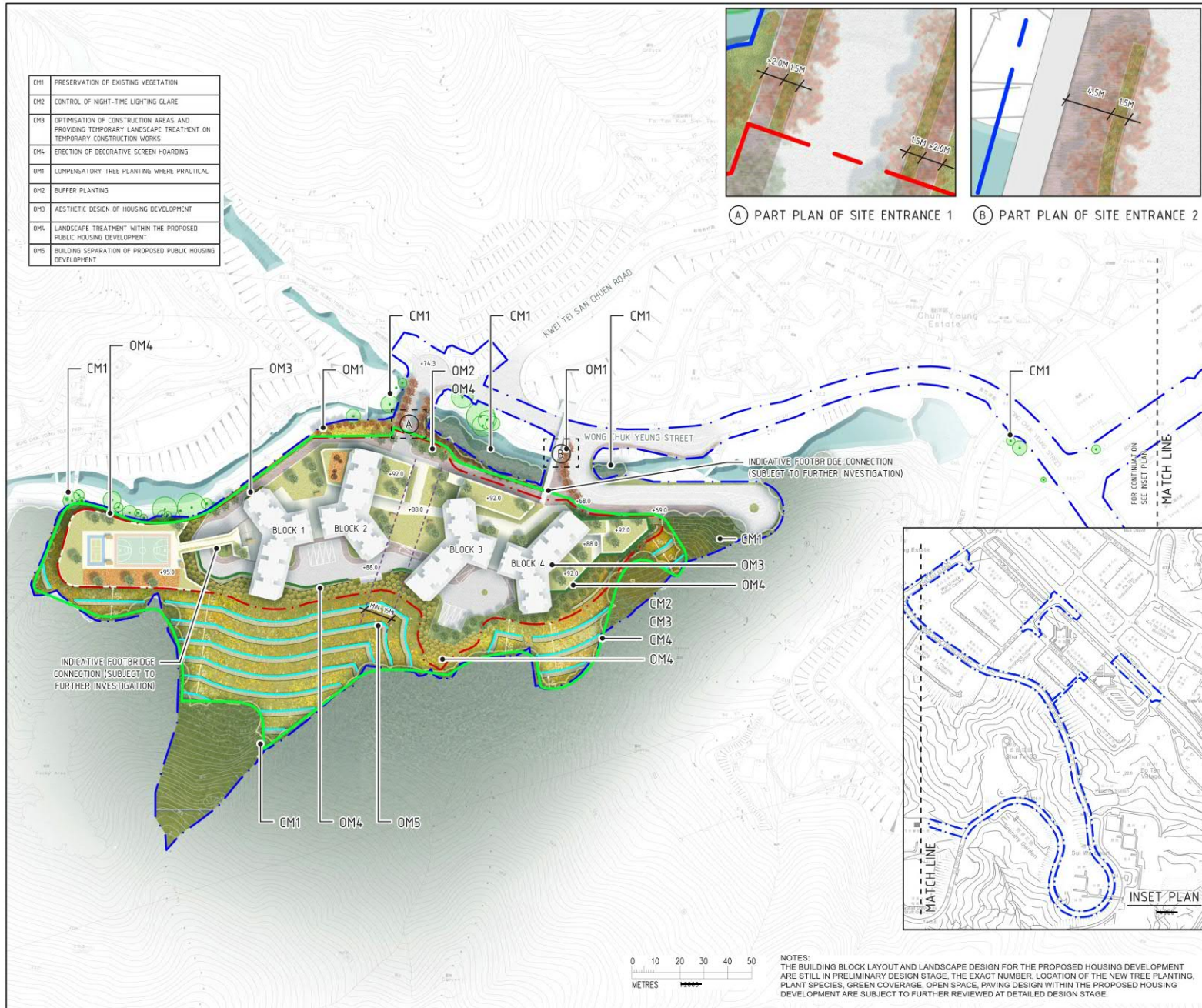
(B) PART PLAN OF SITE ENTRANCE 2



KEY PLAN

- WORKS LIMIT
- PUBLIC HOUSING SITE BOUNDARY
- REZONING BOUNDARY
- PROPOSED NEW TREE PLANTING
- PROPOSED COMPENSATORY TREE PLANTING
- PROPOSED WHP TREE PLANTING
- EXISTING TREE TO BE RETAINED
- EXISTING TREE GROUP TO BE RETAINED
- ROAD
- AT GRADE PAVING
- PODIUM PAVING
- CHILDREN'S PLAY AREA/FITNESS AREA
- AT-GRADE PLANTING
- PODIUM PLANTING
- SHRUB/GROUND COVER PLANTING ON SLOPE
- RETAINING WALL
- CLIMBER PLANTING
- BERRY PLANTER
- EXISTING STREAM

Rev	Description	By	Date
Consultant			
wsp			
Project title			
AGREEMENT NO. CE47/2020 (CE)			
TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO.3			
WEST OF EX-FO TAN COTTAGE AREA - CONCEPTUAL LANDSCAPE & MITIGATION MEASURES PLAN			
Drawing no.			
FIGURE 4.6			
Rev.			
Drawn			
Date			
JAN 2023			
Checked			
VS			
Approved			
CL			
Scale			
1:1000			
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CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
北拓處處			
NORTH DEVELOPMENT OFFICE			



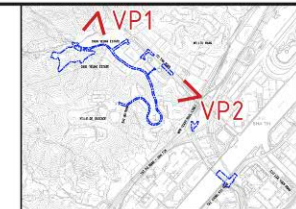
NOTES:
THE BUILDING BLOCK LAYOUT AND LANDSCAPE DESIGN FOR THE PROPOSED HOUSING DEVELOPMENT ARE STILL IN PRELIMINARY DESIGN STAGE. THE EXACT NUMBER, LOCATION OF THE NEW TREE PLANTING, PLANT SPECIES, GREEN COVERAGE, OPEN SPACE, PAVING DESIGN WITHIN THE PROPOSED HOUSING DEVELOPMENT ARE SUBJECT TO FURTHER REVIEWED AT DETAILED DESIGN STAGE.



VP1 - TOP OF SLOPE FROM KWAI TEI NEW VILLAGE



PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

- OM1 COMPENSATORY TREE PLANTING WHERE PRACTICAL
- OM2 BUFFER PLANTING
- OM3 AESTHETIC DESIGN OF HOUSING DEVELOPMENT
- OM4 LANDSCAPE TREATMENT WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT
- OM5 BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT



VP2 - FO TAN MTR STATION NEAR EXIT A



PHOTOMONTAGE WITH/WITHOUT MITIGATION MEASURES

Rev	Description	By	Date
<p>Consultant</p> <p>wsp</p>			
<p>Project title</p> <p>AGREEMENT NO. CE47/2020 (CE)</p> <p>TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY</p>			
<p>Drawing title</p> <p>TASK ORDER NO.3</p> <p>WEST OF EX-FO TAN COTTAGE AREA - PHOTOS OF VIEWING POINT 1&2</p>			
Drawing no.	FIGURE 4.7		Rev.
Drawn	Date	Checked	Approved
Scale	JAN 2023	VS	CL
N.T.S.		Status	
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參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 4a



VP3 - SHING MUN FOREST TRACK - NEEDLE HILL SECTION



PHOTOMONTAGE WITH/WITHOUT MITIGATION MEASURES



VP4 - LION'S PAVILION



PHOTOMONTAGE WITH/WITHOUT MITIGATION MEASURES

KEY PLAN			
OM1 COMPENSATORY TREE PLANTING WHERE PRACTICAL OM2 BUFFER PLANTING OM3 AESTHETIC DESIGN OF HOUSING DEVELOPMENT OM4 LANDSCAPE TREATMENT WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT OM5 BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT			
Rev	Description	By	Date
Consultant:			
Project title: AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title: TASK ORDER NO.3 WEST OF EX-FO TAN COTTAGE AREA - PHOTOS OF VIEWING POINT 3&4			
Drawing no. FIGURE 4.8		Rev.	
Drawn	Date JAN 2023	Checked VS	Approved CL
Scale	N.T.S.	Status	
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參考編號
REFERENCE No.

M/ST/23/54

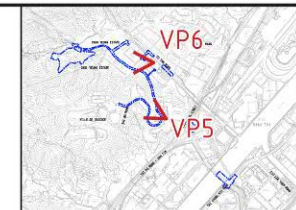
繪圖 DRAWING 4b



VP5 - SUI WO COURT BUS TERMINAL



PHOTOMONTAGE WITH/WITHOUT MITIGATION MEASURES



KEY PLAN

- OM1 COMPENSATORY TREE PLANTING WHERE PRACTICAL
- OM2 BUFFER PLANTING
- OM3 AESTHETIC DESIGN OF HOUSING DEVELOPMENT
- OM4 LANDSCAPE TREATMENT WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT
- OM5 BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT



VP6 - SHAN MEI STREET PLAYGROUND



PHOTOMONTAGE WITH/WITHOUT MITIGATION MEASURES

Rev	Description	By	Date
Consultant			
Project title			
AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO.3 WEST OF EX-FO TAN COTTAGE AREA - PHOTOS OF VIEWING POINT 5&6			
Drawing no.		Rev.	
FIGURE 4.9			
Drawn	Date	Checked	Approved
	JAN 2023	VS	CL
Scale	Status		
N.T.S.			
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參考編號
REFERENCE No.

M/ST/23/54

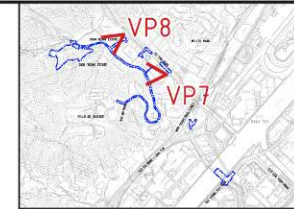
繪圖 DRAWING 4c



VP7 – SHAN MEI STREET SITTING-OUT AREA



PHOTOMONTAGE WITH/WITHOUT MITIGATION MEASURES



KEY PLAN

- OM1 COMPENSATORY TREE PLANTING WHERE PRACTICAL
- OM2 BUFFER PLANTING
- OM3 AESTHETIC DESIGN OF HOUSING DEVELOPMENT
- OM4 LANDSCAPE TREATMENT WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT
- OM5 BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT



VP8 – KWEI TEI STREET GARDEN



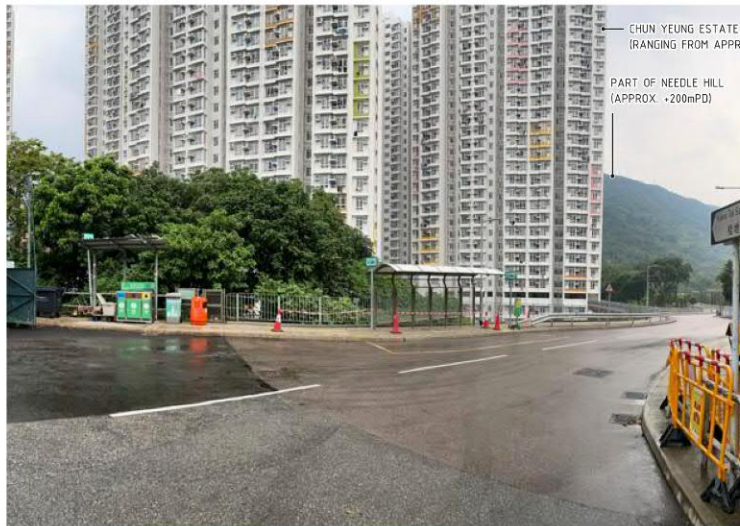
PHOTOMONTAGE WITH/WITHOUT MITIGATION MEASURES

Rev	Description	By	Date
<p>Consultant</p> <p>wsp</p>			
<p>Project title</p> <p>AGREEMENT NO. CE47/2020 (CE)</p> <p>TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 – 2024) – FEASIBILITY STUDY</p>			
<p>Drawing title</p> <p>TASK ORDER NO.3</p> <p>WEST OF EX-FO TAN COTTAGE AREA – PHOTOS OF VIEWING POINT 7&8</p>			
<p>Drawing no.</p> <p>FIGURE 4.10</p>		<p>Rev.</p>	
Drawn	Date	Checked	Approved
Scale	N.T.S.	Status	CL
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參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 4d



VP9 - PUBLIC CAR PARK NEAR FO TAN KUK SAN TSUEN



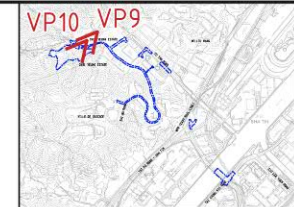
PHOTOMONTAGE WITH MITIGATION MEASURES



VP10 - WONG CHUK YEUNG STREET SITTING-OUT AREA





PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

- OM1 COMPENSATORY TREE PLANTING WHERE PRACTICAL
- OM2 BUFFER PLANTING
- OM3 AESTHETIC DESIGN OF HOUSING DEVELOPMENT
- OM4 LANDSCAPE TREATMENT WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT
- OM5 BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT

Rev	Description	By	Date
Consultant			
			
Project title			
AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 – 2024) – FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO.3 WEST OF EX-FO TAN COTTAGE AREA – PHOTOS OF VIEWING POINT 9&10			
Drawing no.		Rev.	
FIGURE 4.11			
Drawn	Date	Checked	Approved
	JAN 2023	VS	CL
Scale	Status		
N.T.S.			
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參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 4e



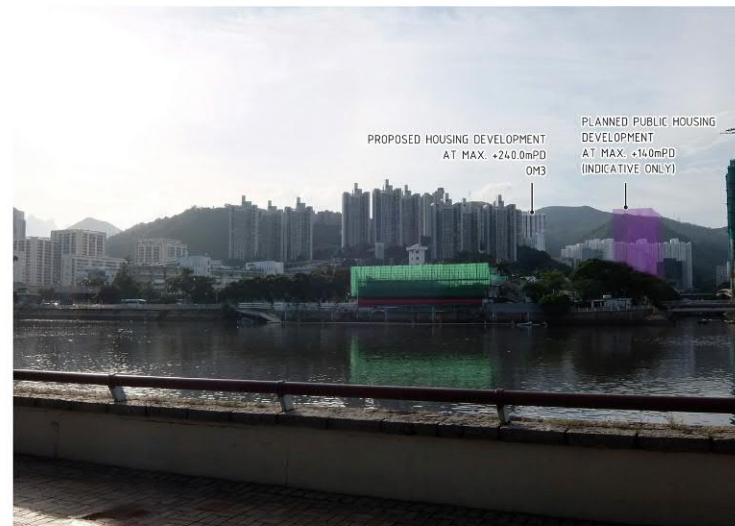
VP11 – PENFOLD PARK



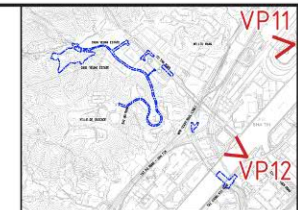
PHOTOMONTAGE WITH/WITHOUT MITIGATION MEASURES



VP12 – SHING MUN RIVER NO.2 PROMENADE REST GARDEN



PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

- OM1 COMPENSATORY TREE PLANTING WHERE PRACTICAL
- OM2 BUFFER PLANTING
- OM3 AESTHETIC DESIGN OF HOUSING DEVELOPMENT
- OM4 LANDSCAPE TREATMENT WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT
- OM5 BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT

0	DRAFT ISSUE 1	HL	NOV 21
Rev	Description	By	Date
Consultant			
wsp			
Project title			
AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 – 2024) – FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO.3 WEST OF EX-FO TAN COTTAGE AREA – PHOTOS OF VIEWING POINT 11&12			
Drawing no.		Rev.	
FIGURE 4.12			
Drawn	Date	Checked	Approved
	JAN 2023	VS	CL
Scale	Status		
N.T.S.	FOR INFORMATION		

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REFERENCE No.

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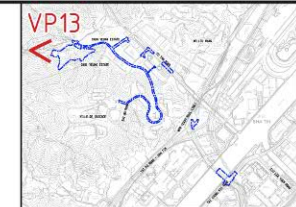
繪圖 DRAWING 4f



VP13 - TOP OF SLOPE FROM WONG CHUK YUEUNG TSUEN PATH





PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

- OM1 COMPENSATORY TREE PLANTING WHERE PRACTICAL
- OM2 BUFFER PLANTING
- OM3 AESTHETIC DESIGN OF HOUSING DEVELOPMENT
- OM4 LANDSCAPE TREATMENT WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT
- OM5 BUILDING SEPARATION OF PROPOSED PUBLIC HOUSING DEVELOPMENT

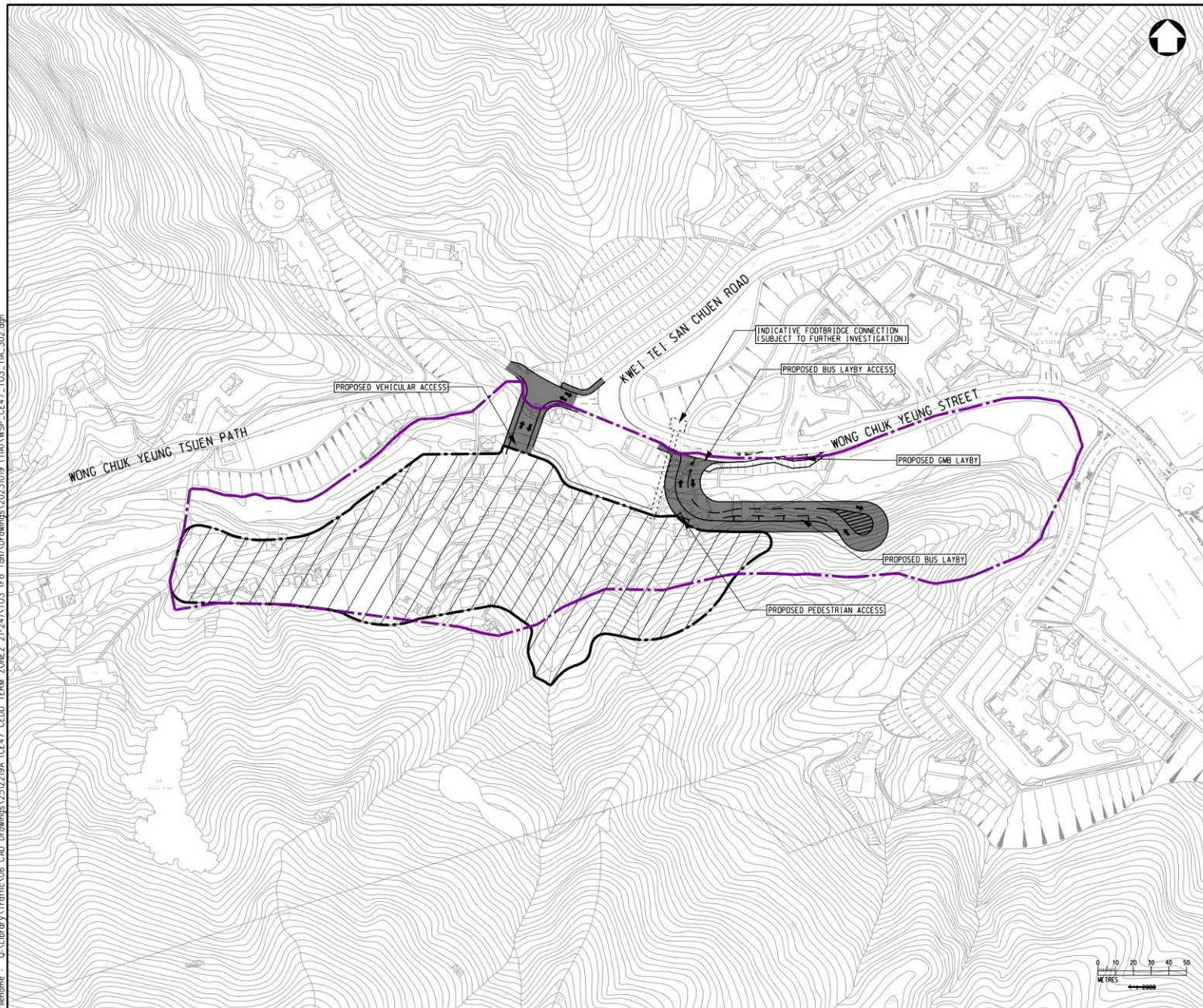
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Rev	Description	By	Date
Consultant			
			
Project title AGREEMENT NO. CE47/2020 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title TASK ORDER NO.3 WEST OF EX-FO TAN COTTAGE AREA - PHOTOS OF VIEWING POINT 13			
Drawing no. FIGURE 4.13		Rev.	
Drawn	Date JAN 2023	Checked VS	Approved CL
Scale	N.T.S.	Status	
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REFERENCE No.



M/ST/23/54

繪圖 DRAWING 4g

Date : 10/19/2023
Filename : Q:\Library\Traffic\06 CAD Drawings\251229A (CE47 TERM ZONE2 21-24)\T03 (Fo Ten)\Drawings\20231019 (TIA)\WSP_CE47_T03_TIA_302.dgn



- LEGEND :
- PROPOSED PUBLIC HOUSING SITE BOUNDARY
 - STUDY BOUNDARY
 - PROPOSED SITE FORMATION LEVEL (+60)
 - PROPOSED ROAD LAYOUT
 - PROPOSED PUBLIC ROAD

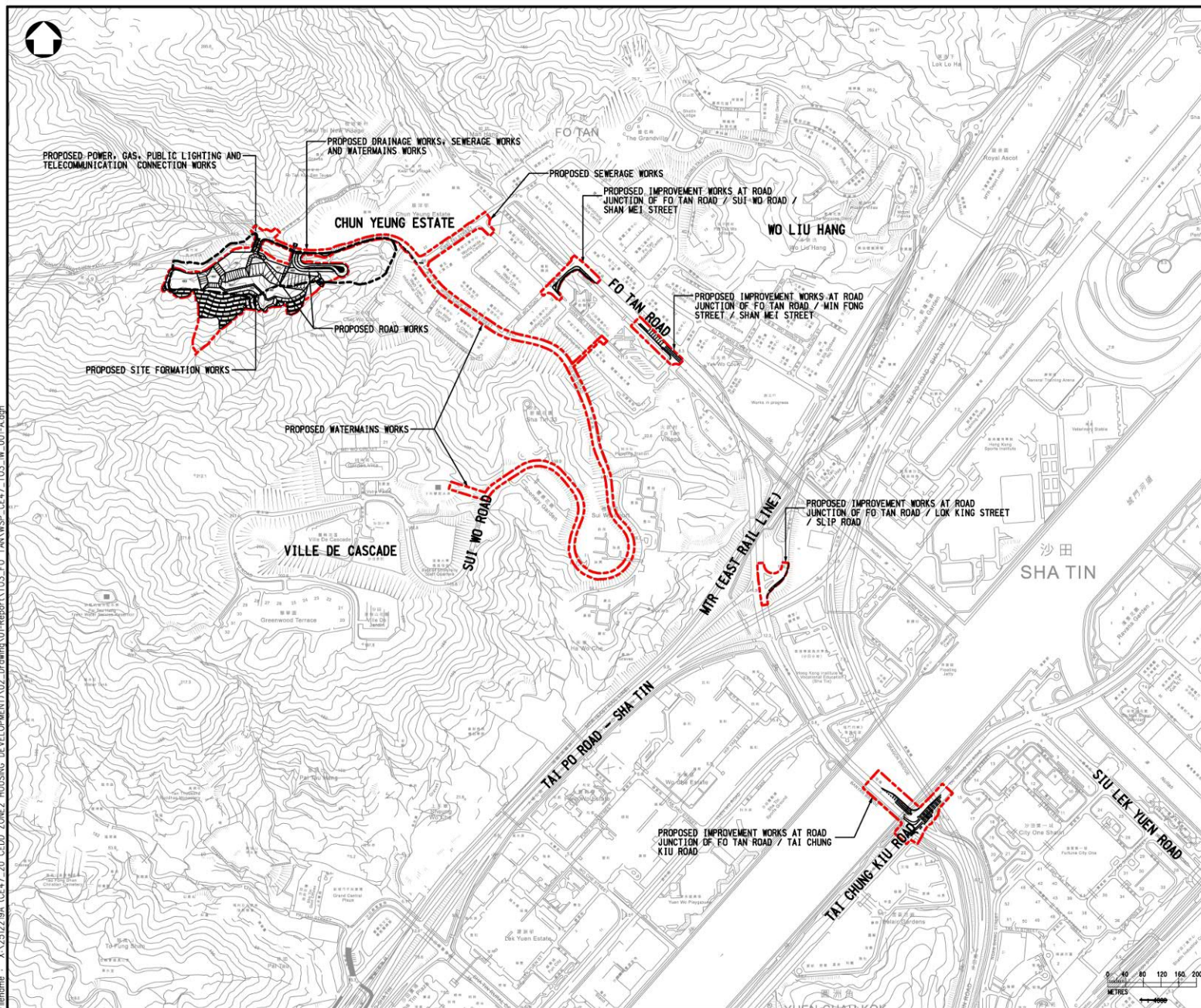
Rev	Description	By	Date
Consultant			
			
Project title			
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Drawing title			
PRELIMINARY ACCESS ARRANGMENT FOR PROPOSED DEVELOPMENT			
Drawing no.		Rev.	
CE47/T03/TIA/302		B	
Drawn	Date	Checked	Approved
WTL	JUL 2023	-	DC
Scale	Status		
1:2000 (A3)	-		
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參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 5

Date : 15/6/2023
 Filename : X:\2522239A (CE47_20 CEDD_ZONE2 HOUSING DEVELOPMENT)\02_Drawing\01-Report\03_FO TAN\WSP_CE47_T03_IW_001-A.dgn



KEY PLAN

LEGEND :

STUDY BOUNDARY

WORKS LIMIT

Rev	Description	By	Date
Consultant			
wsp			
Project title			
AGREEMENT NO. CE47/2020 (CE)			
TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing title			
TASK ORDER NO. 3			
WEST OF EX-FO TAN COTTAGE AREA			
PROPOSED SITE FORMATION AND INFRASTRUCTURE WORKS			
Drawing no.	CE47/T03/IW/001	Rev.	A
Drawn	CAD	Checked	VS
Date	APR 2021	Approved	YFV
Scale	1:1000	Status	
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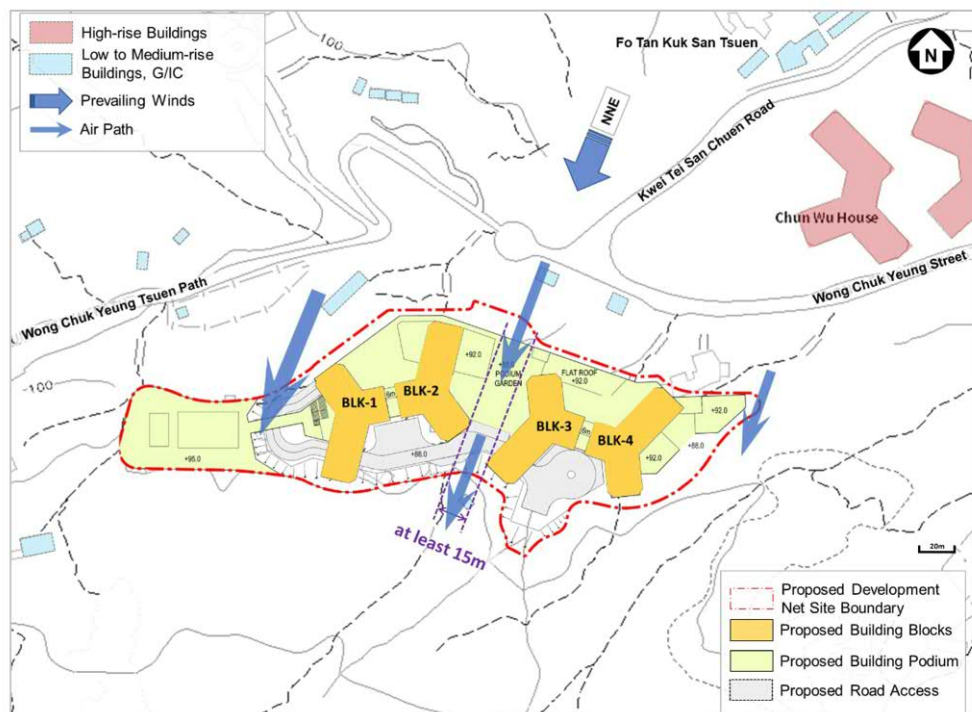


Figure 5.3 – Proposed Wind Environment under Prevailing NNE Wind

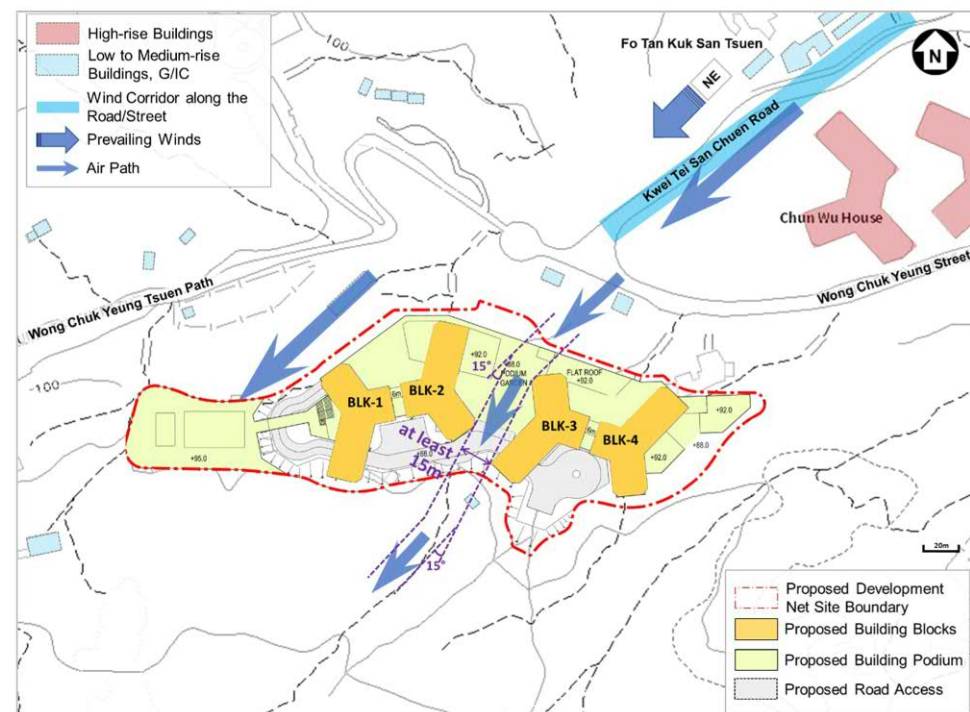


Figure 5.4 – Proposed Wind Environment under Prevailing NE Wind

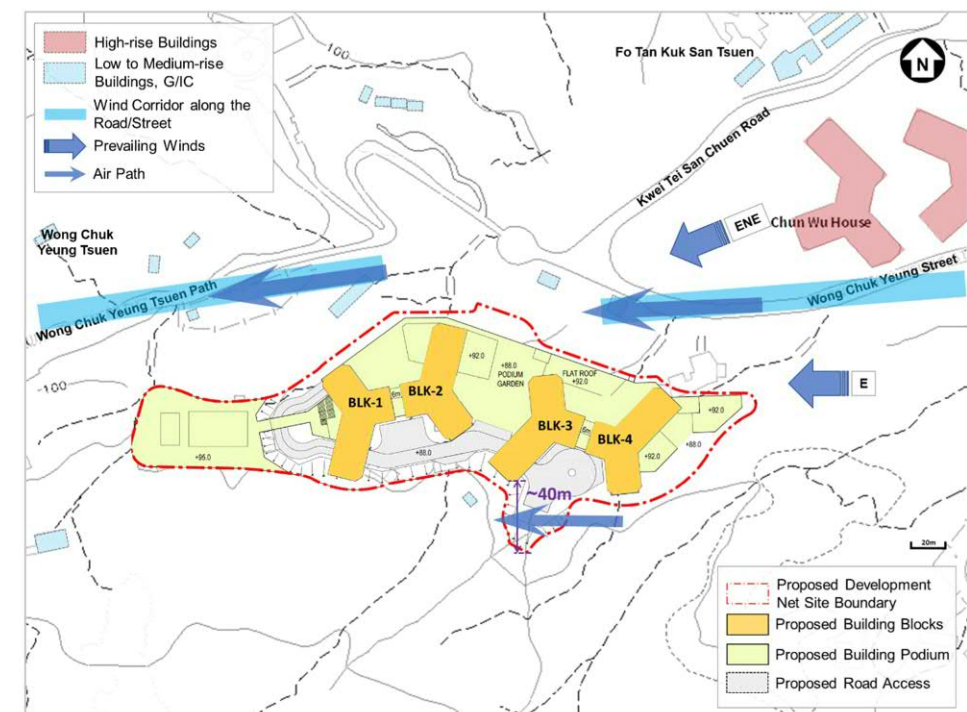


Figure 5.5 – Proposed Wind Environment under Prevailing ENE and E Winds

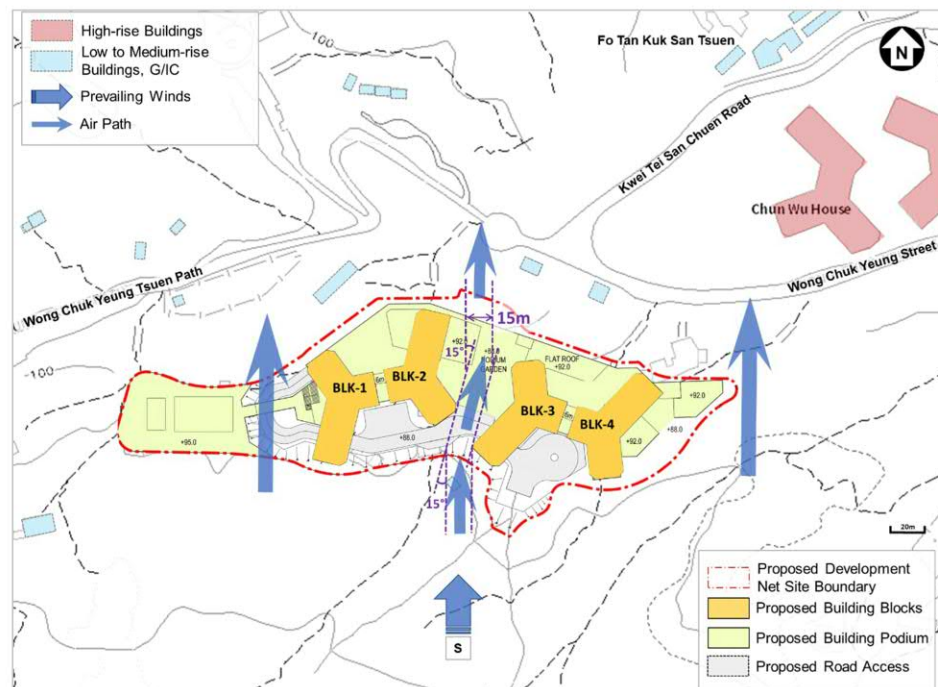


Figure 5.6 – Proposed Wind Environment under Prevailing S Wind

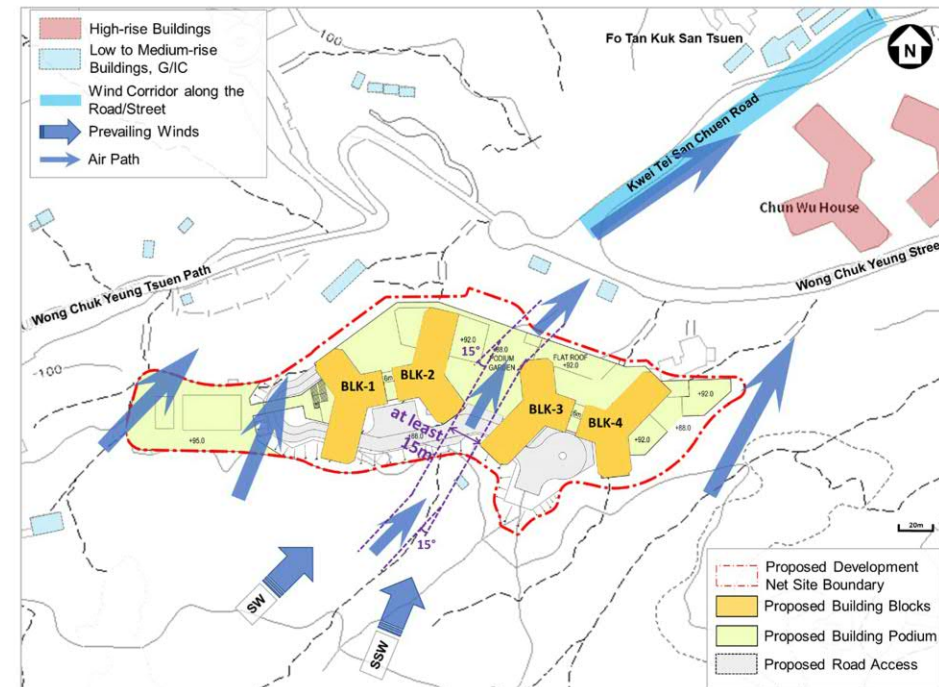


Figure 5.7 – Proposed Wind Environment under Prevailing SW and SSW Winds

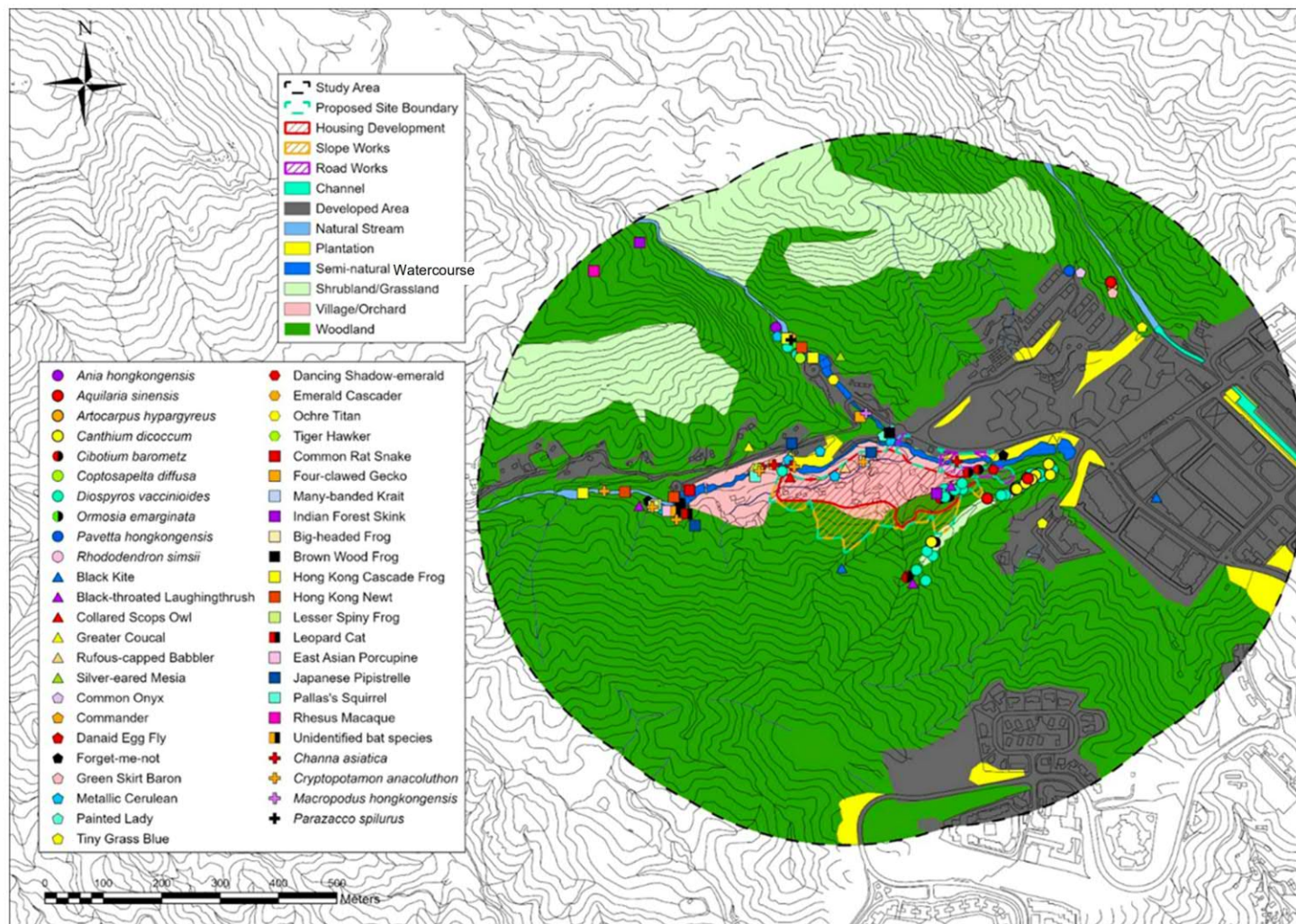


Figure 5.9 Habitat map and locations of species of conservation importance – Overall

COMPENSATORY PLANTING SCHEDULE (OFF-SITE) (TREE PLANTING PLAN REFER TO DRAWING CE47_TO3_TS_1003)

Scientific Name	Chinese Name	Size	Spacing	Origin	No. of Trees
<i>Bredelia tomentosa</i>	土蜜樹	Whip tree	2m	Native	29
<i>Elaeocarpus chinensis</i>	中華杜英	Whip tree	2m	Native	29
<i>Itea chinensis</i>	鼠刺	Whip tree	2m	Native	29
<i>Malotus paniculatus</i>	白楸	Whip tree	2m	Native	29
<i>Schefflera heptaphylla</i>	鴨腳木	Whip tree	2m	Native	29
<i>Phyllanthus emblica</i>	油甘子	Whip tree	2m	Native	29
<i>Polyspora axillaris</i>	大頭茶	Whip tree	2m	Native	29
<i>Ruevesia thyrsoides</i>	棕櫚樹	Whip tree	2m	Native	29
<i>Rhus succedanea</i>	野漆樹	Whip tree	2m	Native	29
<i>Sapum discolor</i>	山烏桕	Whip tree	2m	Native	29
<i>Schima superba</i>	木荷	Whip tree	2m	Native	29
<i>Viburnum odoratissimum</i>	珊瑚樹	Whip tree	2m	Native	29
					348

Basic Information

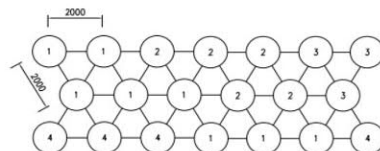
Slope No.	7SW-B/C14
Consequence Category	1
Toe Facility	Cottage, licensed and squatter area
Toe Facility Distance (m)	3
Crest Facility	Undeveloped green belt
Crest Facility Distance (m)	0
Easting (m)	837424
Northing (m)	829134

Slope Information 1

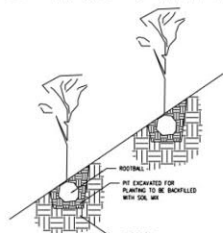
Slope Material	Soil
Slope Height (m)	48
Slope Length (m)	95
Slope Angle (deg)	30



Partially barren slope and existing trees of location, where additional tree planting has the potential to improve landscape and ecological functions. (Credit: Google.com)



PLANTING MATRIX
SCALE 1:10



TYPICAL SLOPE PLANTING DETAILS
SCALE 1:10

LEGEND :

- TREE COMPENSATION AREA
- WORKS LIMIT
- PUBLIC HOUSING SITE BOUNDARY

view angle as shown by the
Google image on the left

APPROX. 3747 sq.m

Rev	Description	By	Date
1	Project title		
1	AGREEMENT NO. CE47/2020 (CE)		
1	TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY		
1	Drawing title		
1	COMPENSATORY PLANTING PLAN		
1	(SHEET 1)		
1	Drawing no.		
1	FIGURE 4.14		
1	Drawn		
1	Checked		
1	Scale		
1	N.T.S.		
1	© COPYRIGHT RESERVED		
1	土木工程師署		
1	CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
1	土木工程師處		
1	CIVIL ENGINEERING OFFICE		

參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 9

LEGEND

--- SITE BOUNDARY



COMPENSATORY TREE

— BUILDING LINE ABOVE



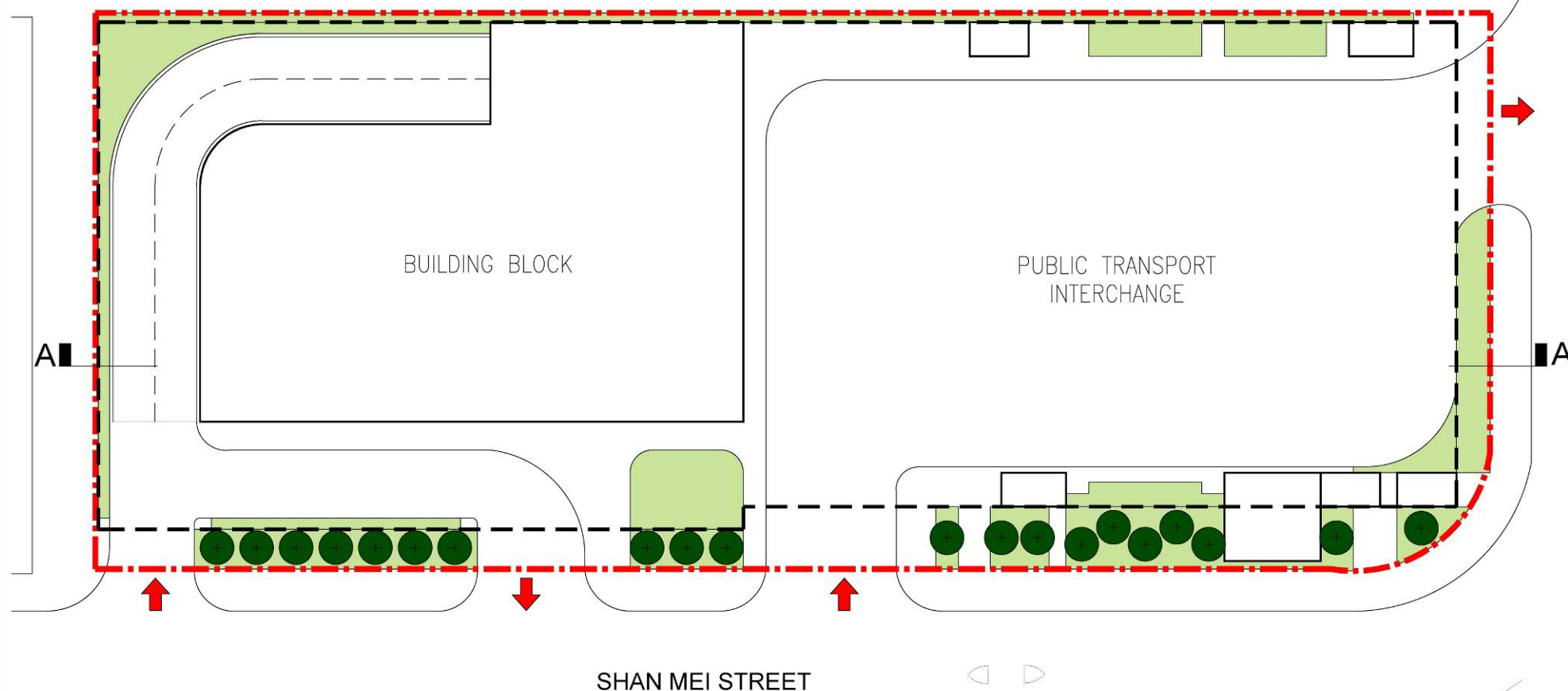
LANDSCAPED AREA



VEHICULAR
INGRESS / EGRESS

NOTE :

This indicative layout is for diagrammatic purpose only
and is subject to design development.



PROPOSED JOINT-USER COMPLEX AT SHAN MEI STREET,
FO TAN

drawing title

MASTER LAYOUT PLAN -
G/F

scale

1:500

Drawing 1



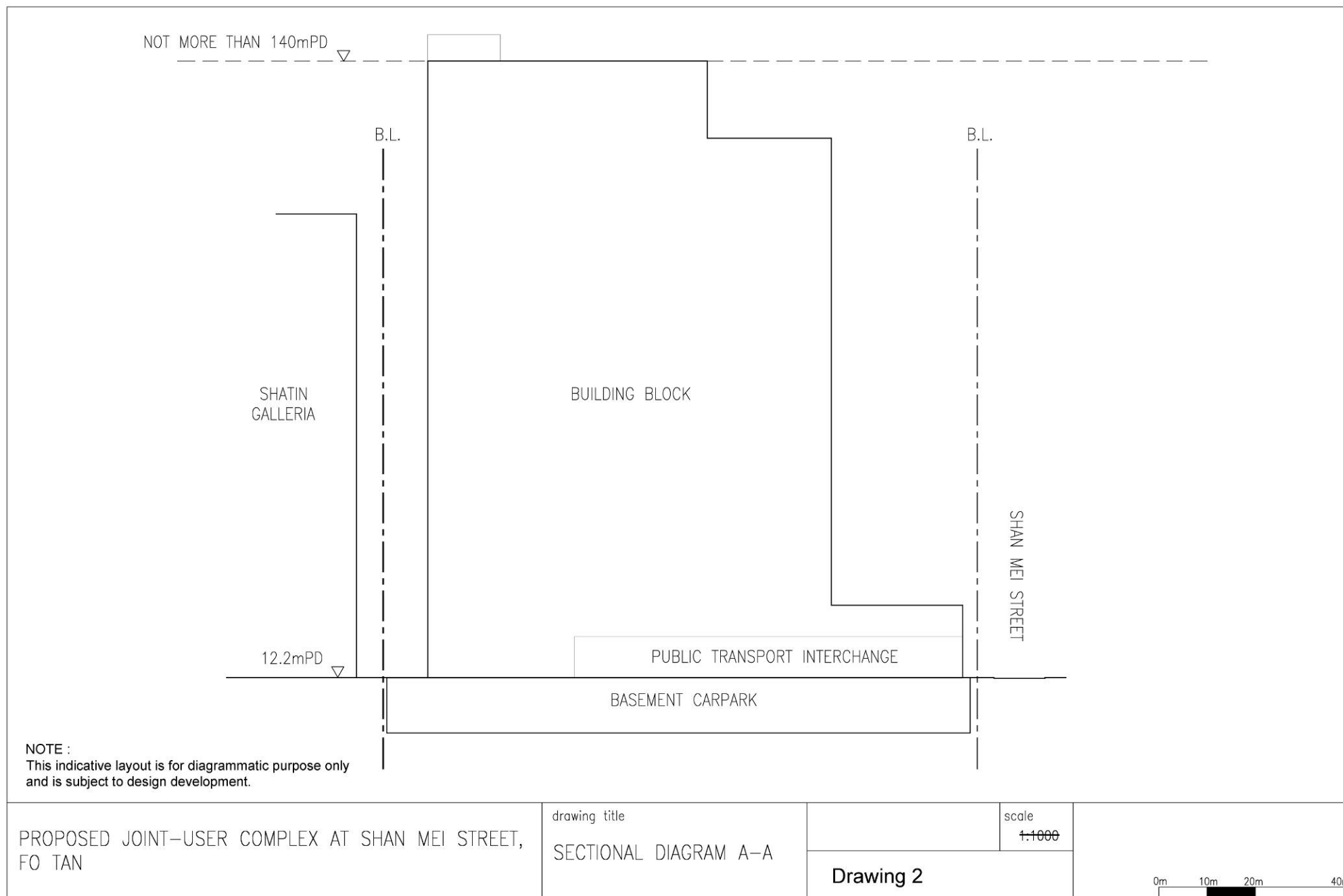
0m 5m 10m 20m

參考編號

REFERENCE No.

M/ST/23/54

繪圖 DRAWING 10

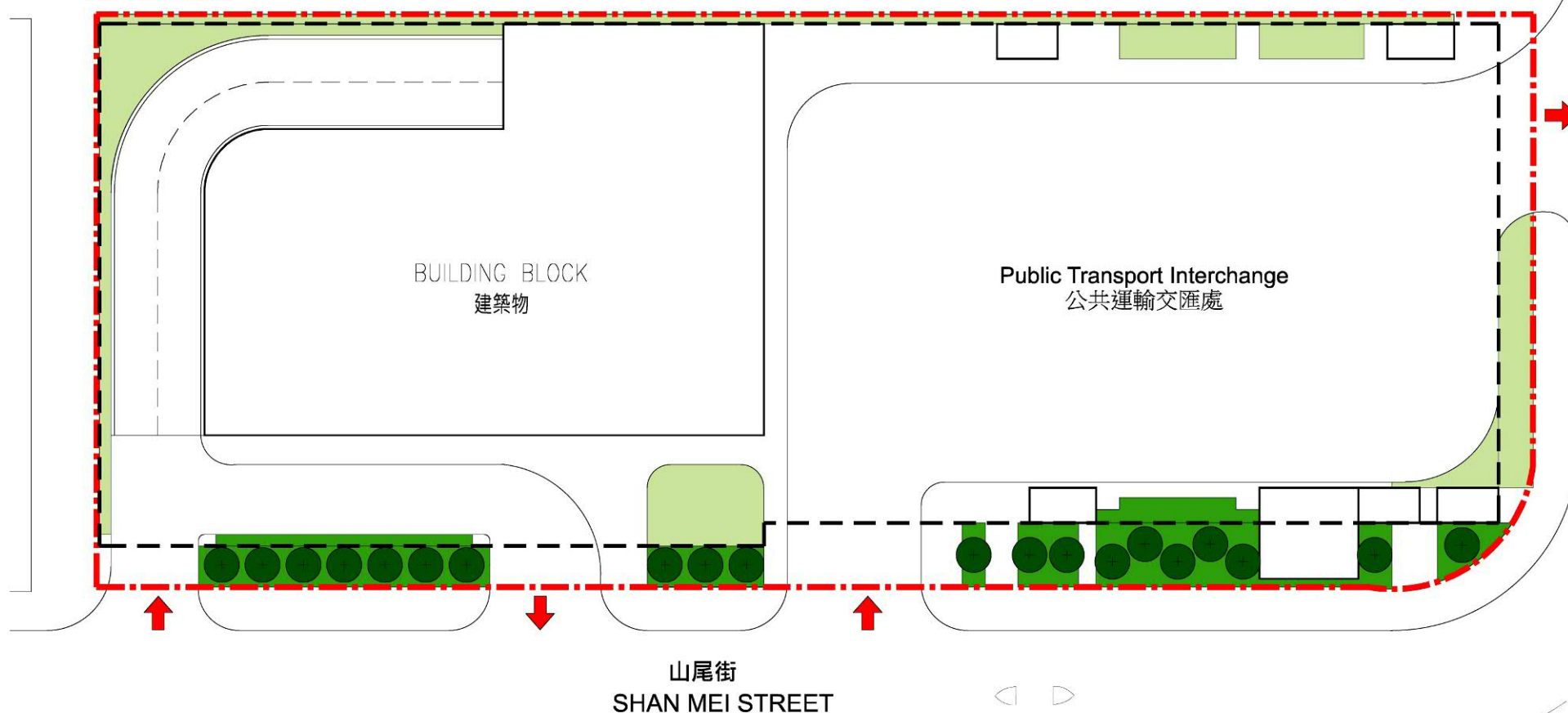


圖例 LEGEND

- - - 工地界線
 SITE BOUNDARY
- 上層建築界線
 BUILDING LINE ABOVE
- ↑ 車輛出入口
 VEHICULAR
 INGRESS / EGRESS
- 補償樹木
 COMPENSATORY TREE
- 種植區
 PLANTING AREA (MIN. 1200MM SOIL DEPTH)
- 種植區
 PLANTING AREA (MIN. 600MM SOIL DEPTH)

Note:

- This indicative layout is for diagrammatic purpose only and is subject to change;
- A minimum 20% of greenery area will be allocated within the Site, of which, half of the required greenery area will be at-grade, meeting minimum requirements under DEVB TC(W) No. 3/2012 - Site Coverage of Greenery for Government Building Projects



PROPOSED JOINT-USER COMPLEX AT SHAN MEI STREET,
FO TAN

drawing title
G/F LANDSCAPE PLAN

scale
1:500



0m 5m 10m 20m

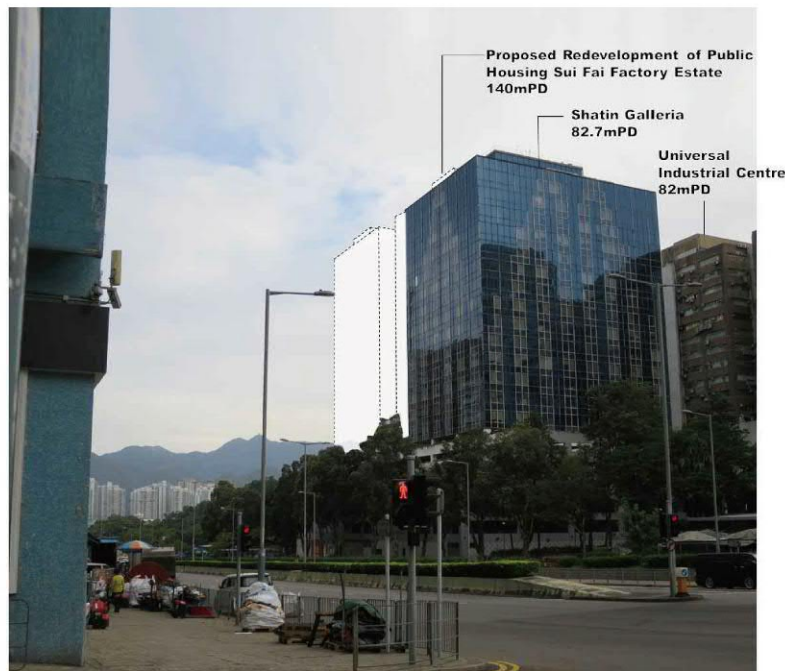
參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 12



Key Plan



A. Existing Condition and Planned/approved Developments



B. Existing Condition and Planned/approved Developments & Proposed Development

VP 1 - View From Fo Tan Road

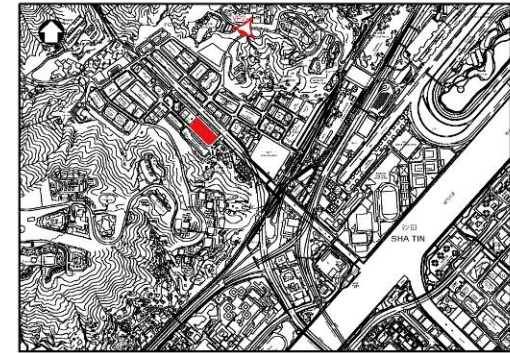
Visual Appraisal

Date: 14 - 09 - 2023

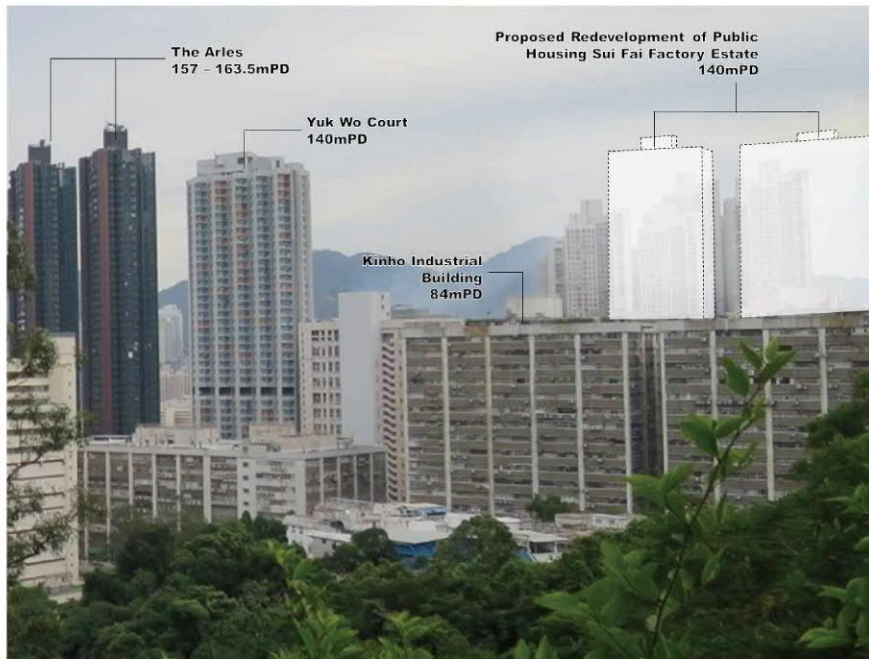
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REFERENCE No.

M/ST/23/54

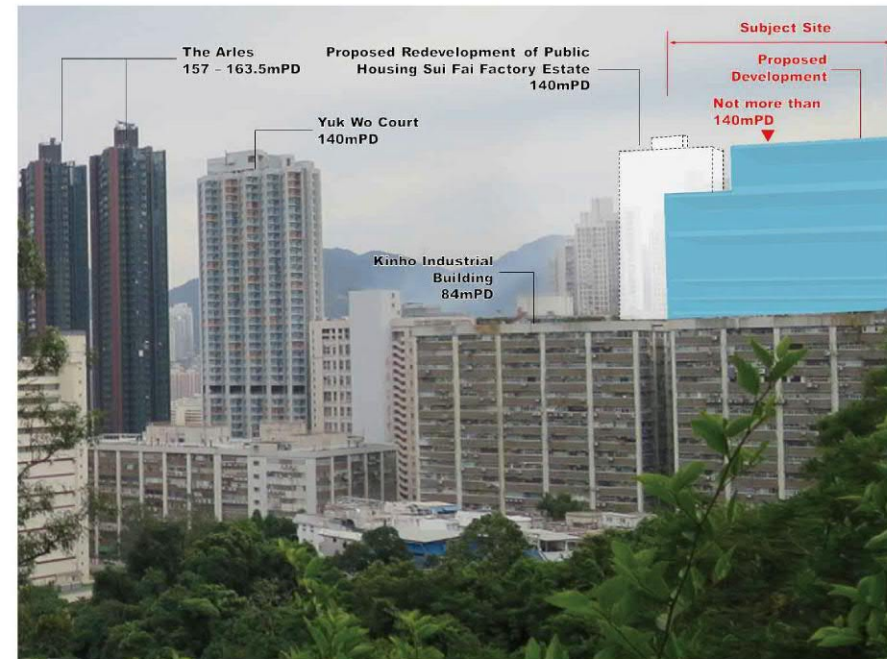
繪圖 DRAWING 13a



Key Plan



A. Existing Condition and Planned/approved Developments



B. Existing Condition and Planned/approved Developments & Proposed Development

VP 2 - View From Lok Fung Path Rest Garden

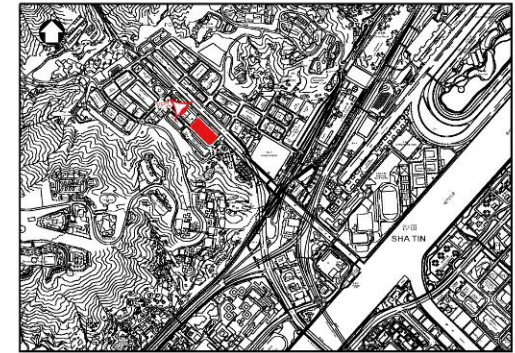
Visual Appraisal

Date: 14 - 09 - 2023

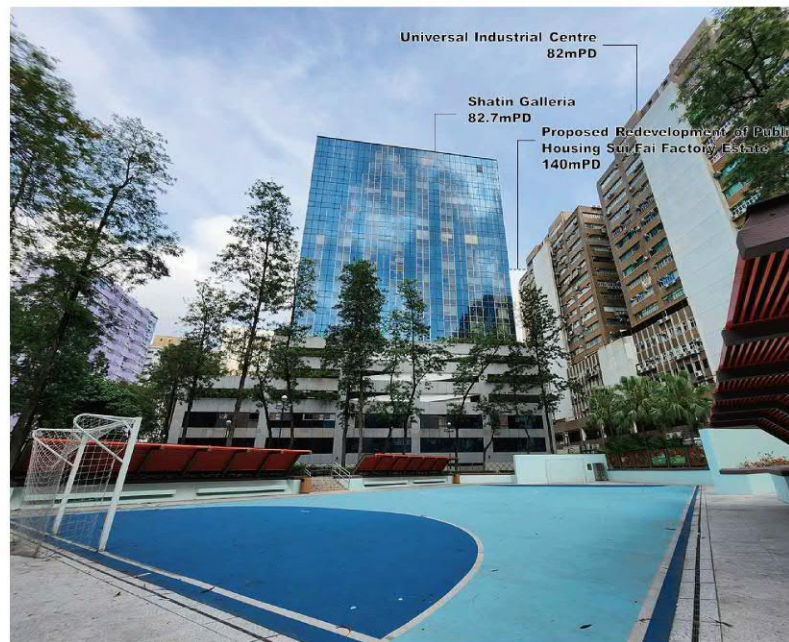
參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 13b



Key Plan



A. Existing Condition and Planned/approved Developments



B. Existing Condition and Planned/approved Developments & Proposed Development

VP 3 - View From Shan Mei Street Playground

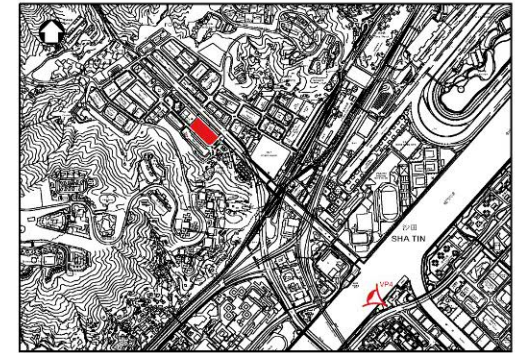
Visual Appraisal

Date: 14 - 09 - 2023

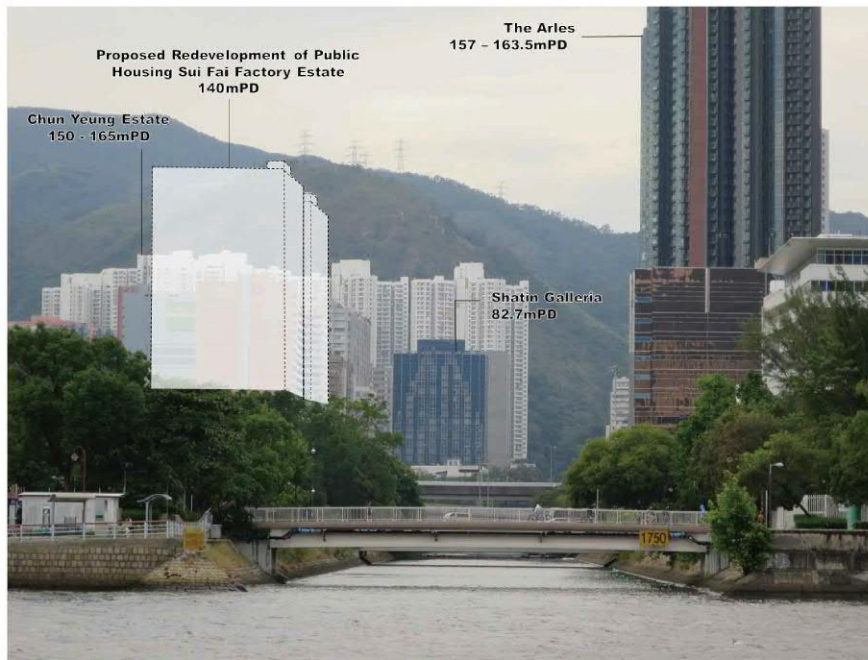
參考編號
REFERENCE No.

M/ST/23/54

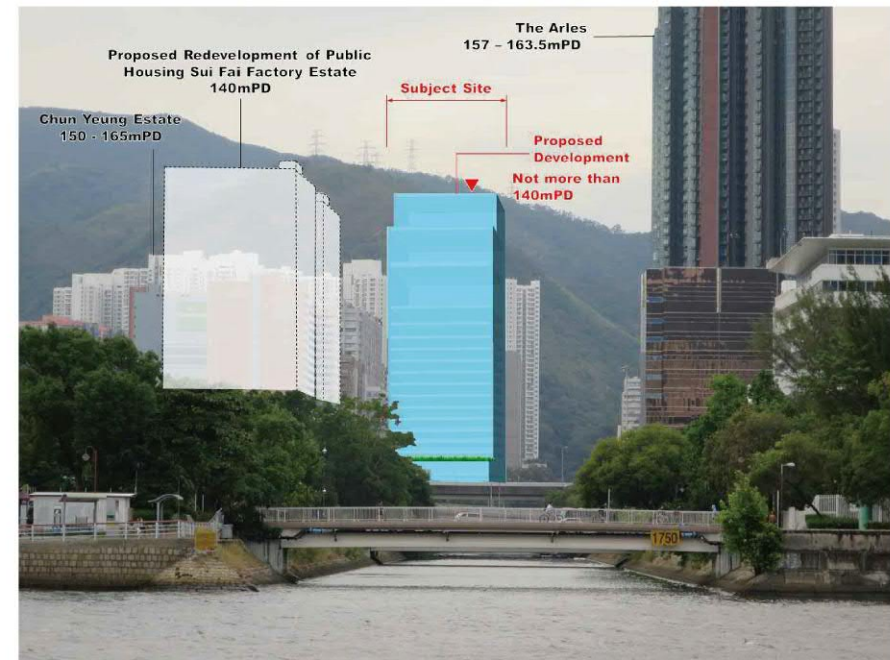
繪圖 DRAWING 13c



Key Plan



A. Existing Condition and Planned/approved Developments



B. Existing Condition and Planned/approved Developments & Proposed Development

VP 4 - View From Shing Mun River Promenade Garden No. 2

Visual Appraisal

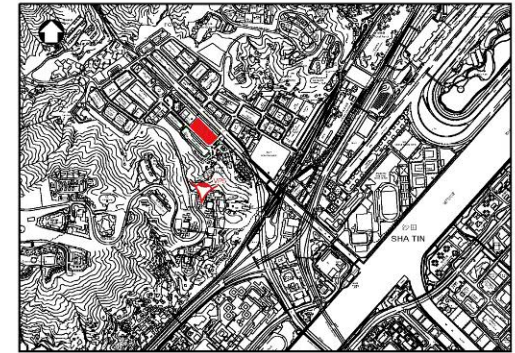
Date: 14 - 09 - 2023

參考編號

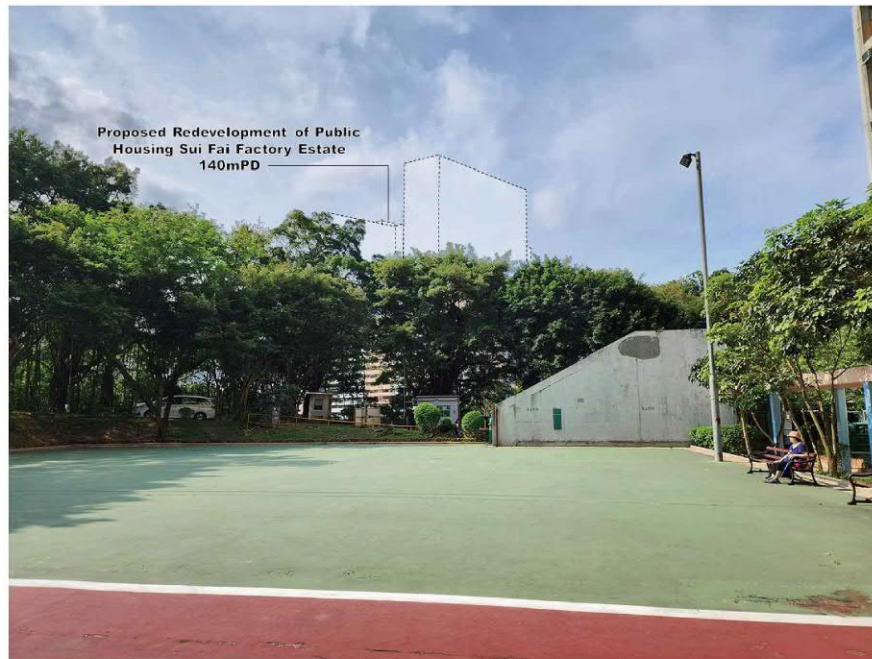
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 13d



Key Plan



A. Existing Condition and Planned/approved Developments



B. Existing Condition and Planned/approved Developments & Proposed Development

VP 5 - View From Sui Wo Court

Visual Appraisal

Date: 14 - 09 - 2023

參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 13e



實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE

本圖於2023年9月14日擬備，
所根據的資料為攝於2023年4月3日
的實地照片
PLAN PREPARED ON 14.9.2023
BASED ON SITE PHOTO
TAKEN ON 3.4.2023

觀景點5
VIEW POINT 5

石門遊樂場的景觀
VIEW FROM SHEK MUN PLAYGROUND

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/33

圖 PLAN
2e

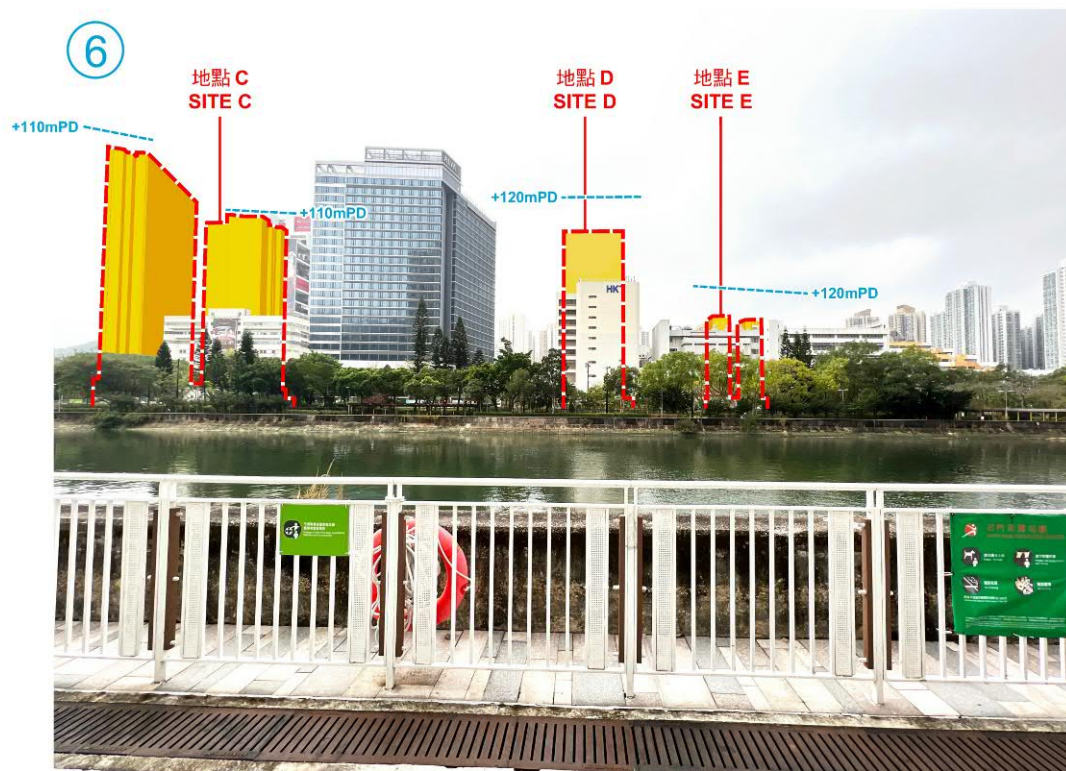
參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 14a



實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE

本圖於2023年9月14日擬備，
所根據的資料為攝於2023年4月3日
的實地照片
PLAN PREPARED ON 14.9.2023
BASED ON SITE PHOTO
TAKEN ON 3.4.2023

觀景點6
VIEW POINT 6

石門河濱花園的景觀
VIEW FROM SHEK MUN RIVERSIDE GARDEN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/33

圖 PLAN
2f

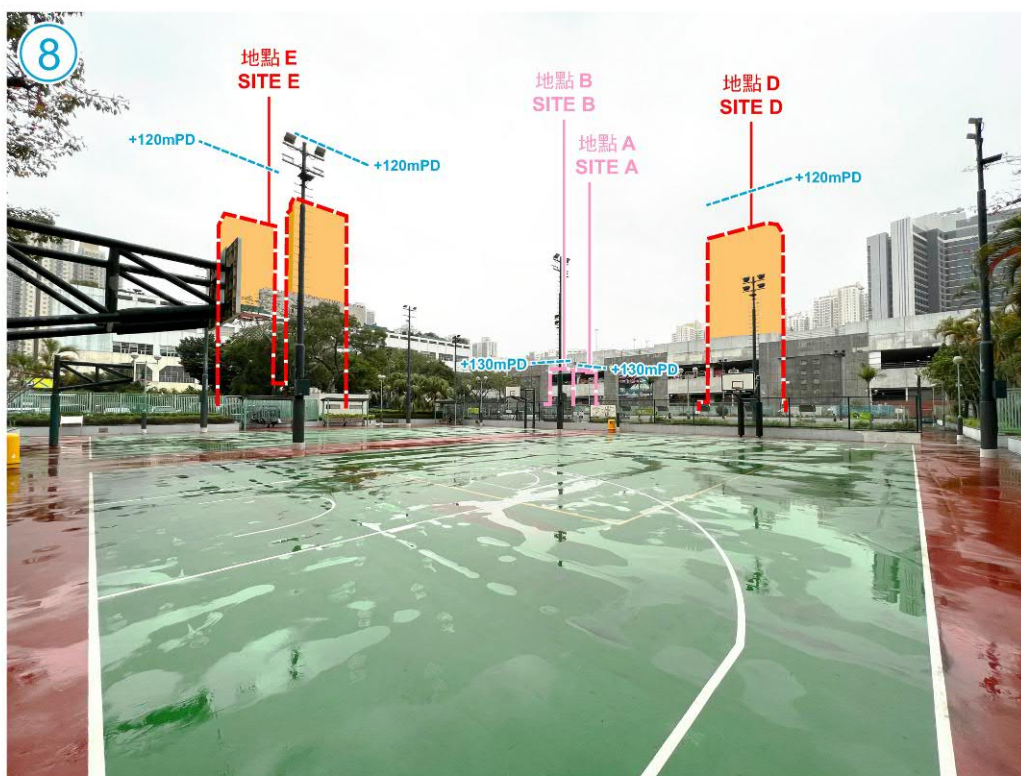
參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 14b



實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE

本圖於2023年9月14日擬備，
所根據的資料為攝於2023年3月31日
的實地照片
PLAN PREPARED ON 14.9.2023
BASED ON SITE PHOTO
TAKEN ON 31.3.2023

觀景點8
VIEW POINT 8

牛皮沙街遊樂場的景觀
VIEW FROM NGAU PEI SHA STREET PLAYGROUND

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/33

圖 PLAN
2h

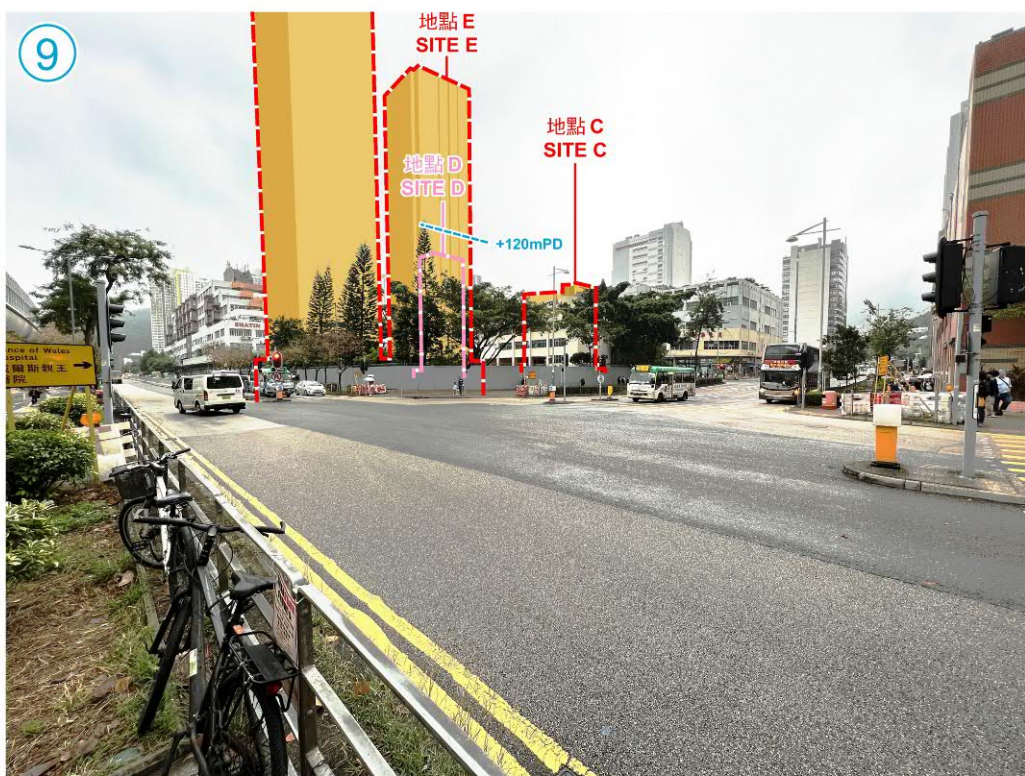
參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 14c



實地照片
SITE PHOTO



合成照片
PHOTOMONTAGE

本圖於2023年9月14日擬備，
所根據的資料為攝於2023年3月31日
的實地照片
PLAN PREPARED ON 14.9.2023
BASED ON SITE PHOTO
TAKEN ON 31.3.2023

觀景點9
VIEW POINT 9

港鐵石門站D出口外的景觀
VIEW FROM EXIT D OF MTR CITY ONE STATION

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/33

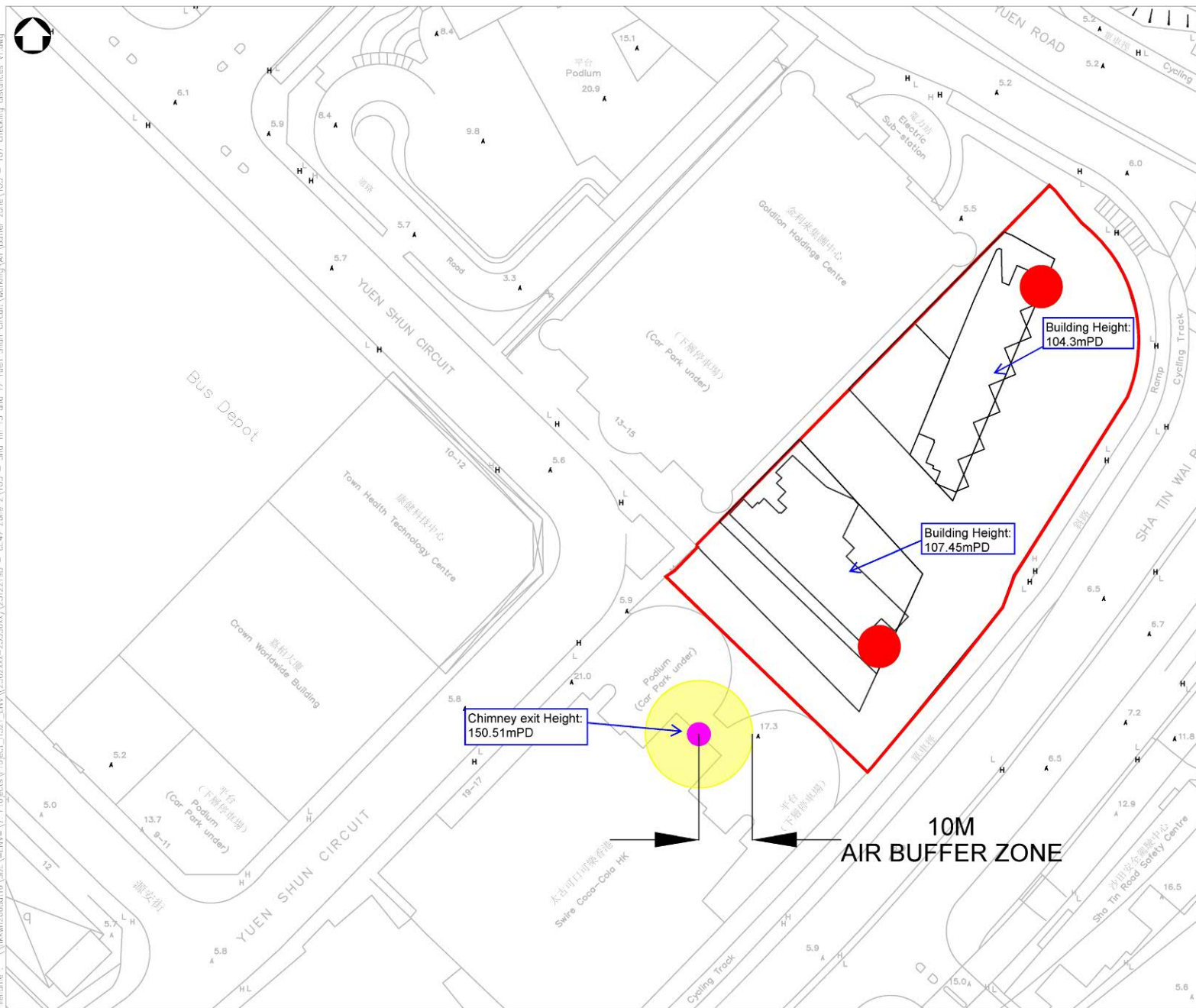
圖 PLAN
2i

參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 14d

107 checking distances V1.dwg
2023-04-19
Path: C:\Users\201616161616\Documents\Projects\14321\ENVA\2502\2502-25350\251221\09 - CE47 Zone 2\T05 - Sha Tin 15 and 17 Yuen Shun Circuit\Working\A\Buffer zone\T05 - 107 checking distances V1.dwg



- NOTES :
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (HKPD).

- LEGEND :
- SITE BOUNDARY
 - LOCATION OF CHIMNEY
 - AIR SENSITIVE RECEIVERS
 - AIR BUFFER ZONE

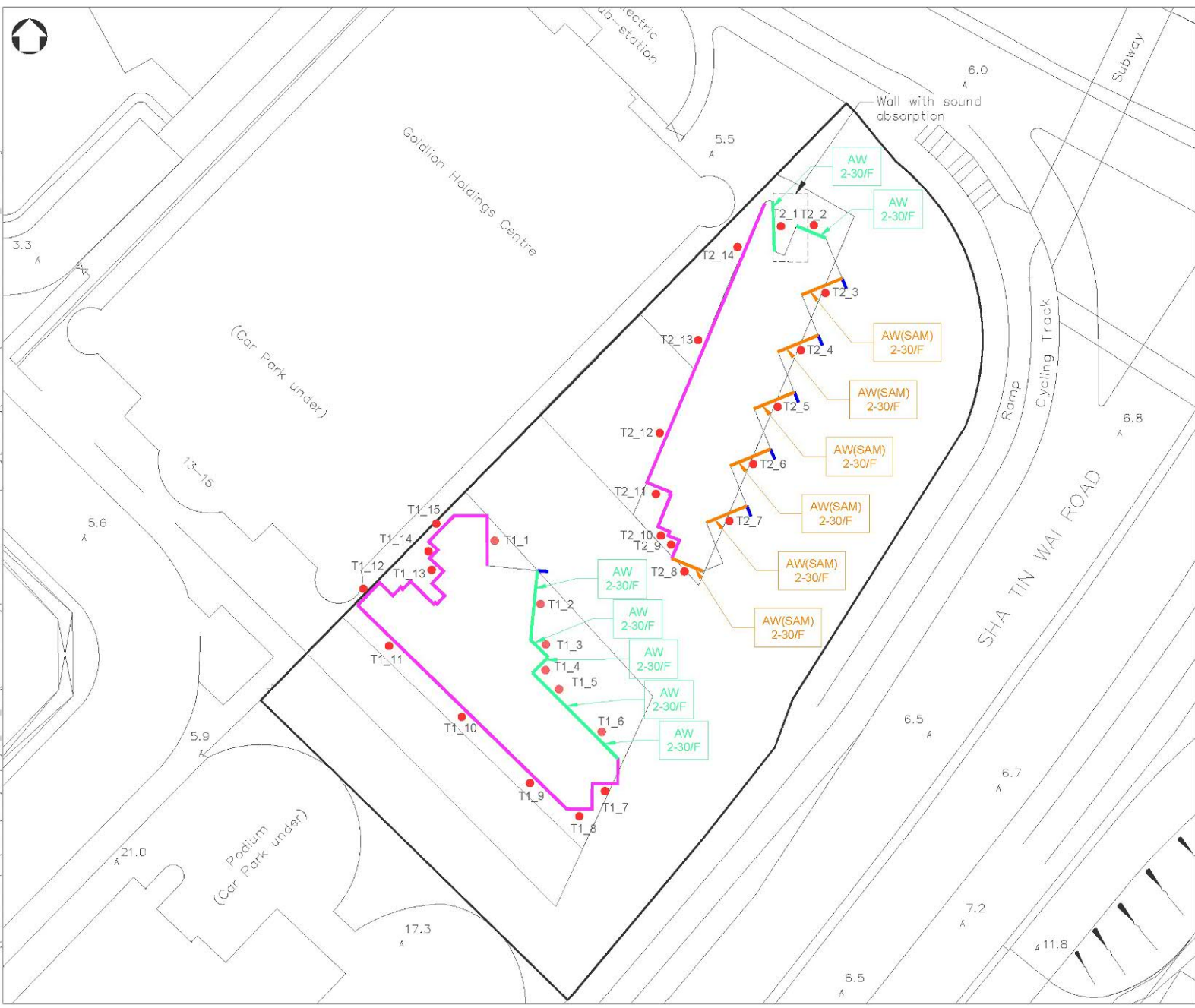
Rev.	Description	By	Date
Consultant			
wsp			
Project Title			
AGREEMENT NO. CE47/2020 (C)			
TERM: CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING DEVELOPMENTS IN ZONE 2 (2021 - 2024) - FEASIBILITY STUDY			
Drawing Title			
AIR BUFFER ZONE OF CHIMNEY			
TASK ORDER 5			
Drawing no.			
FIGURE 2.3			
Drawn	2023	Checked	0
10	AUG2023	CY	
Scale	A5 SHOWN	Status	
© COPYRIGHT RESERVED			
土木工程師署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 北約克處 NORTH DEVELOPMENT OFFICE			

參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 15b

2024_09_04
Pathname : \\hkaw2004r16\B\BDE\ENVA\7 Projects\Project #321 ENVA\2502xxx-26350xx\25122198 - CE47 Zone 2\Working [INTERNAL]\TDS-7 NOISE ASSESSMENT POINT_20230904.dwg



NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (HKPD).

LEGEND :

- SITE BOUNDARY
- NOISE ASSESSMENT POINTS
- ACOUSTIC WINDOW (BAFFLE TYPE)
- 1.5m ARCHITECTURAL FINIS
- ACOUSTIC WINDOW WITH SOUND ABSORPTIVE MATERIAL
- SINGLE ASPECTS

Rev	Description	By	Date
0	Consultant		

wsp

Project title:
AGREEMENT NO. CE47/2020 (CE)
TERM CONSULTANCY FOR SITE FORMATION
AND INFRASTRUCTURE WORKS FOR PROPOSED
HOUSING DEVELOPMENTS IN ZONE 2
(2021 - 2024) - FEASIBILITY STUDY

Drawing title:
LOCATION OF THE OVERALL MITIGATION
MEASURES FOR NOISE IMPACT
ASSESSMENT

Drawing no.	FIGURE 3.5	Rev.	0
Drawn SW	Check SEP2023	Checked CY	Approved CY
Scale AS SHOWN	Status —		

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CEDD
CIVIL ENGINEERING AND DEVELOPMENT
DEPARTMENT
NORTH DEVELOPMENT OFFICE

2024_09_04
Pathname : \\hkar2006r16\B\SE\EN\17 Projects\Project #321 ENVA\2502xxx-25350xx\25122198 - CE47 Zone 2\Working [INTERNAL]\T05-7 Noise\T05-7 Noise Assessment Point T0330904.dwg



NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (HKPD).

LEGEND :

- SITE BOUNDARY
- NOISE ASSESSMENT POINTS
- ACOUSTIC WINDOW (BAFFLE TYPE)
- 1.5m ARCHITECTURAL FIN

Rev	Description	By	Date
Consultant			

wsp

Project title:
AGREEMENT NO. CE47/2020 (CE)
TERM CONSULTANCY FOR SITE FORMATION
AND INFRASTRUCTURE WORKS FOR PROPOSED
HOUSING DEVELOPMENTS IN ZONE 2
(2021 - 2024) - FEASIBILITY STUDY

Drawing title:
LOCATION OF THE OVERALL MITIGATION
MEASURES FOR NOISE IMPACT
ASSESSMENT

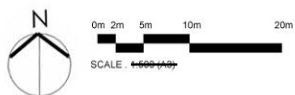
Drawing no.	FIGURE 3.6	Rev.	0
Drawn SW	Check SEP2023	Checked CY	Approved CY
Scale AS SHOWN	Status —		

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CEDD
土木工程拓展處
CIVIL ENGINEERING AND DEVELOPMENT
DEPARTMENT
NORTH DEVELOPMENT OFFICE

LEGEND:

- APPLICATION SITE BOUNDARY
- VERTICAL GREEN WALL
- PROPOSED NEW TREES (150 nos.)
- PROPOSED SHRUBS AND GROUNDCOVERS
- PROPOSED LAWN
- PROPOSED HEDGE PLANTING
- HARD PAVED AREA
- PROPOSED DECKING
- +79.10 PROPOSED LEVELS
- ▲ VEHICULAR ACCESS
- ▲ PEDESTRIAN ACCESS



Section 12A Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of a Private Residential Development at Lot 380 RP (Part) in DD 186, Tung Lo Wan Hill Road, Sha Tin

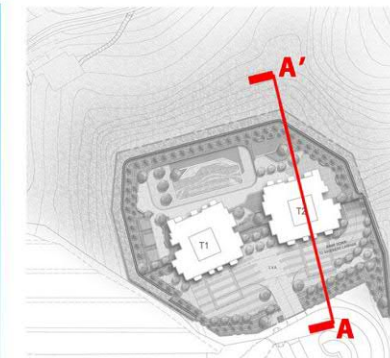
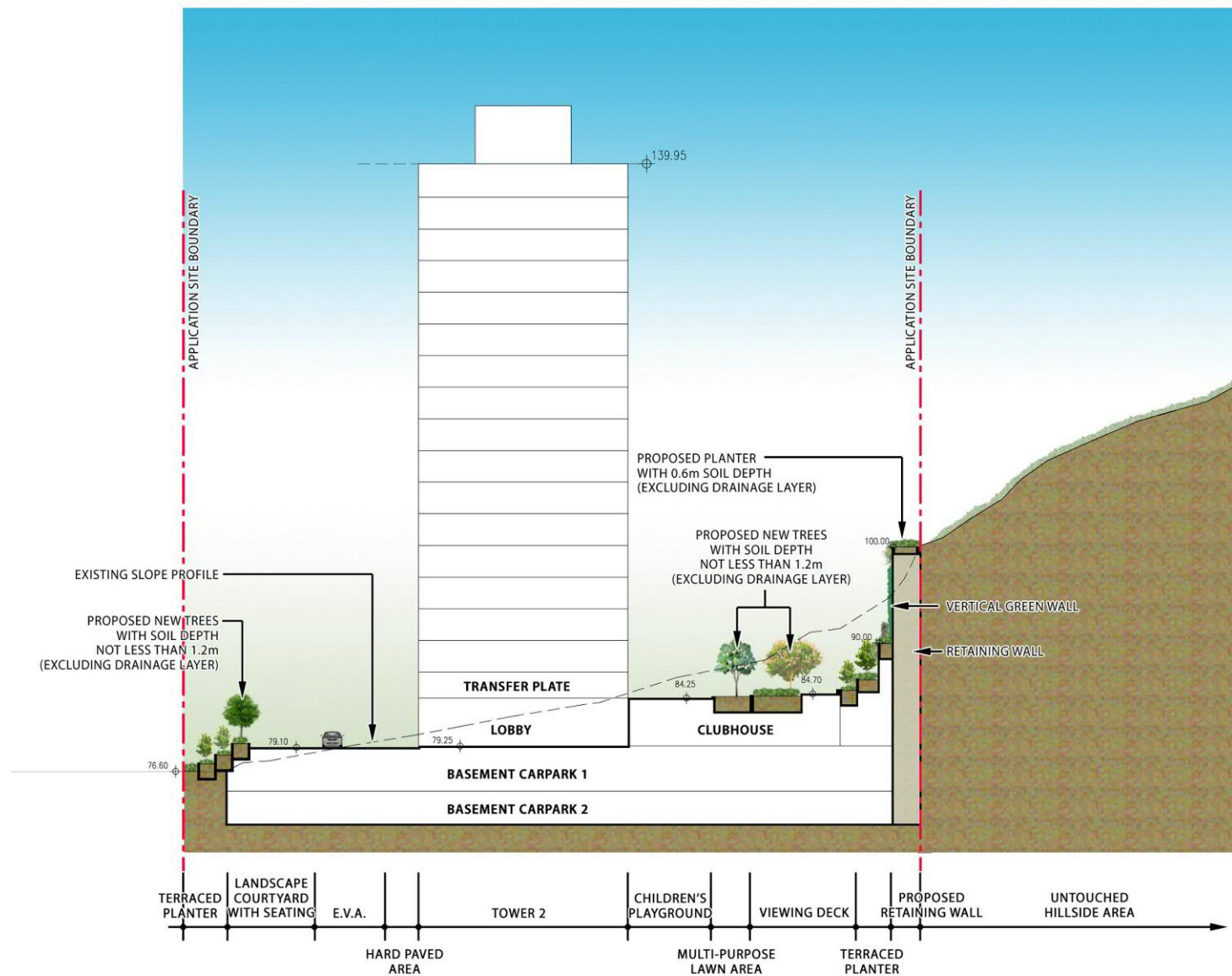
Landscape Master Plan

Dwg. No.: 2017205-LMP-01b
Date: 9/6/2022

參考編號
REFERENCE No.

M/ST/23/54

繪圖 DRAWING 17a



KEYPLAN

LANDSCAPE SECTION A-A'



Section 12A Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of a Private Residential Development at Lot 380 RP (Part) in DD 186, Tung Lo Wan Hill Road, Sha Tin
Landscape Section A-A'

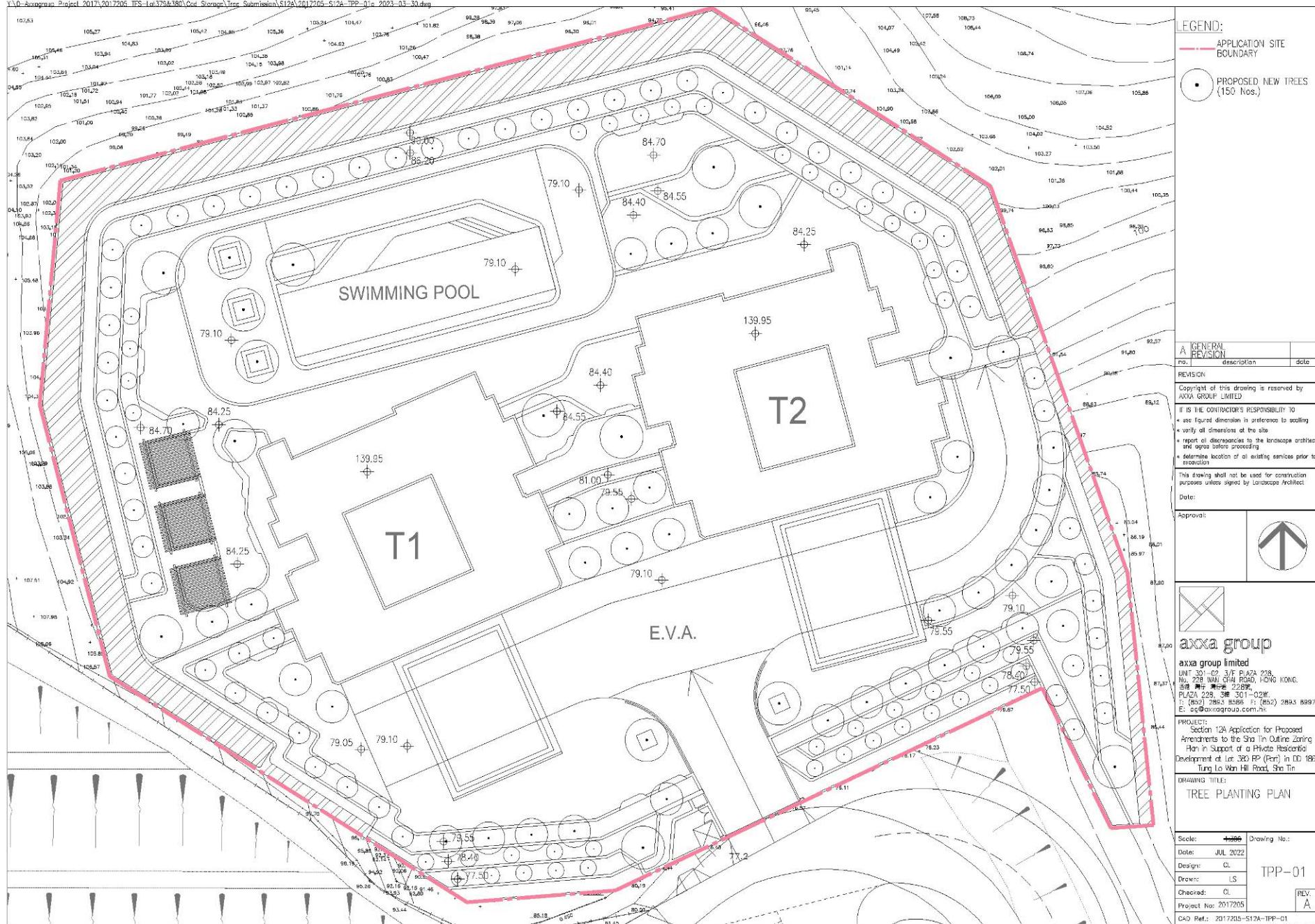
Dwg. No. : 2017205-SEC-01a
Date : MAR 2023

Y10-Accigroup Project 2017\2017205_TFS-Lot379&380\Graphic storage\3_Conceptual Design\2023-03-29_S12A\2017205-SEC-01a

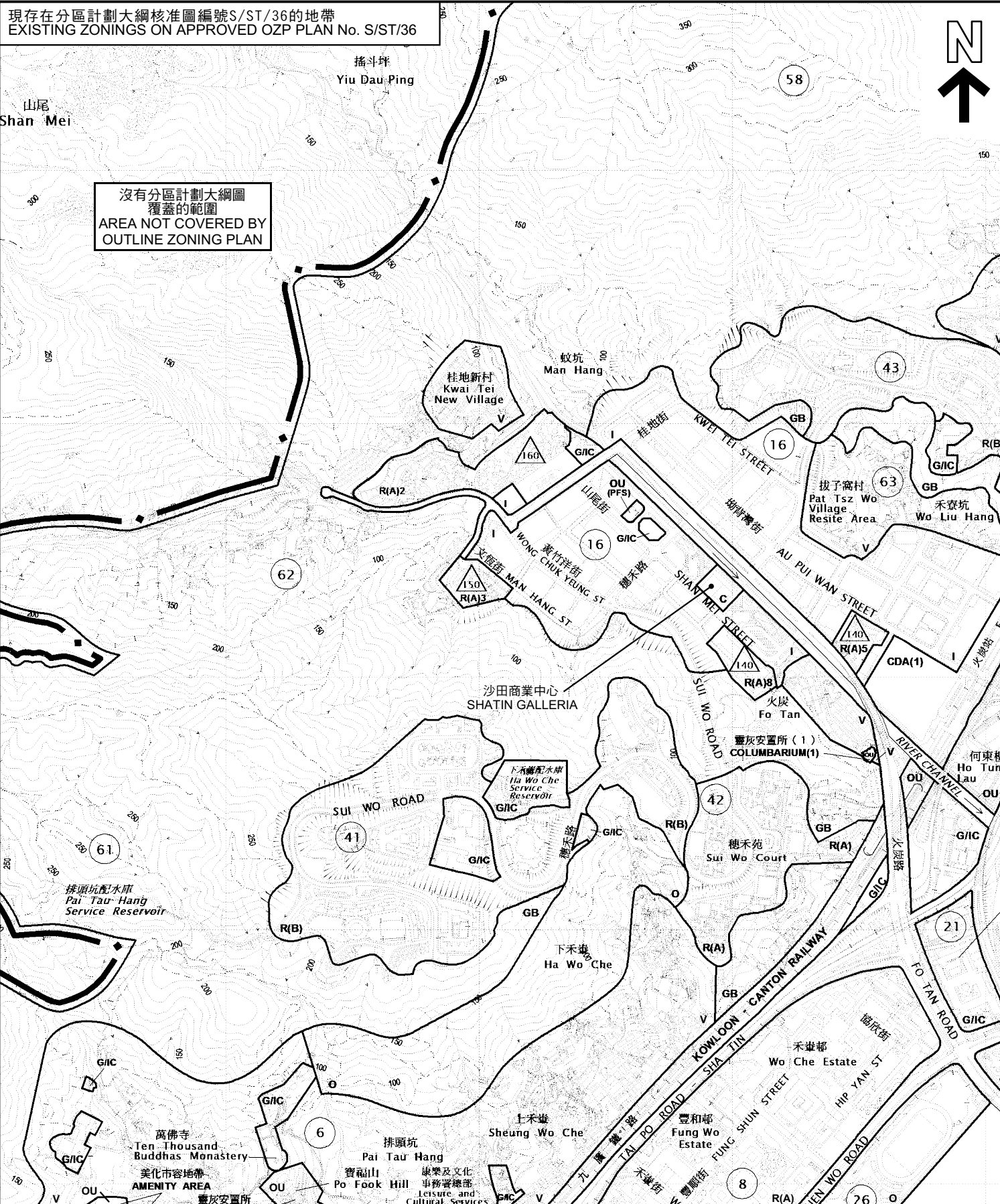
參考編號
REFERENCE No.

M/ST/23/54

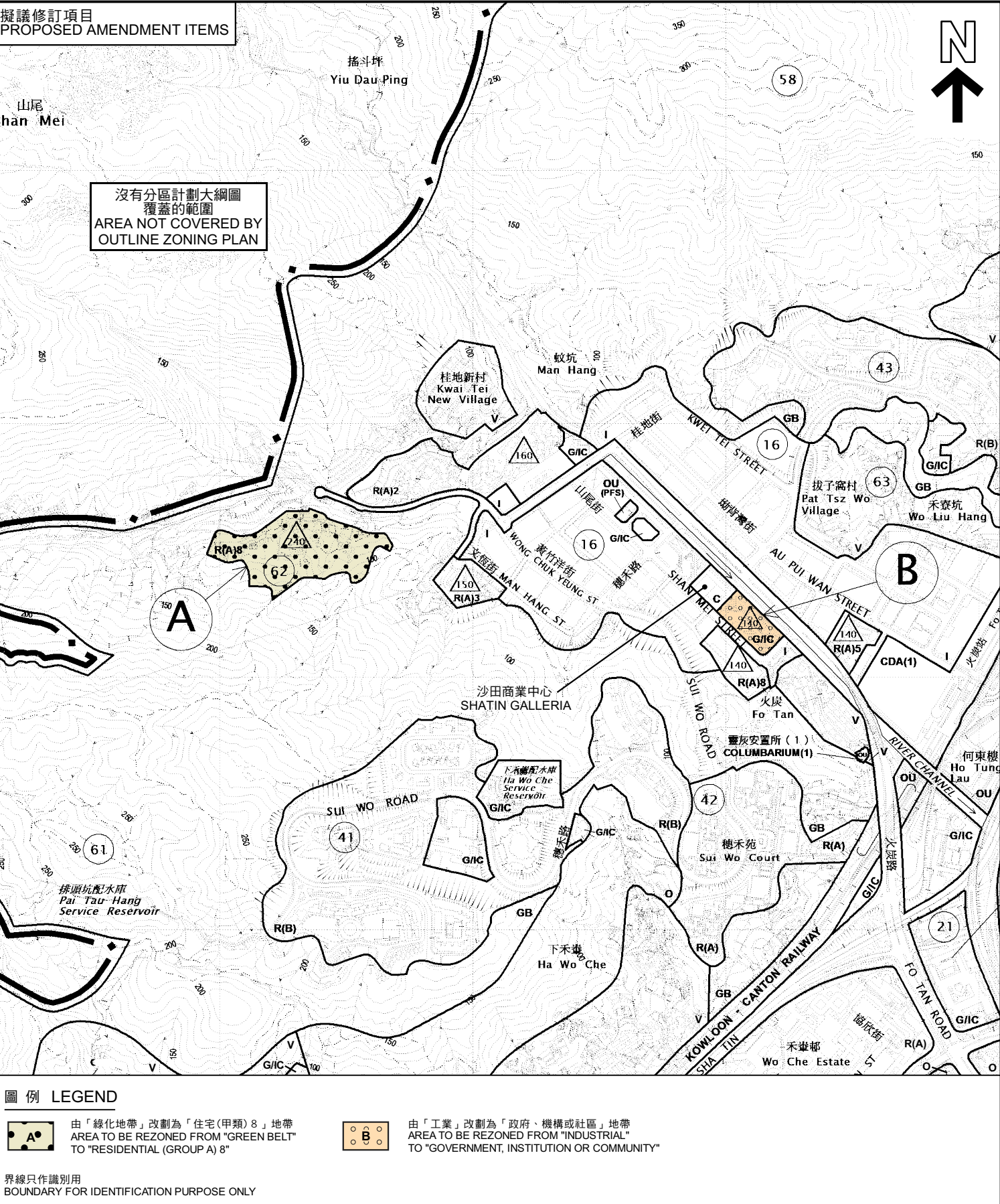
繪圖 DRAWING 17b



現存在分區計劃大綱核准圖編號S/ST/36的地帶
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/ST/36



擬議修訂項目
PROPOSED AMENDMENT ITEMS

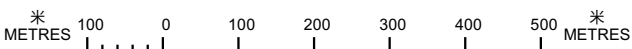


位置圖 LOCATION PLAN

項目 A 項及 B 項
ITEMS A & B

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

SCALE 1 : 10 000 比例尺



本摘要圖於2023年10月19日擬備，
所根據的資料為分區計劃大綱圖編號
S/ST/36及S/ST/36A
EXTRACT PLAN PREPARED ON 19.10.2023
BASED ON OUTLINE ZONING PLANS No.
S/ST/36 & S/ST/36A

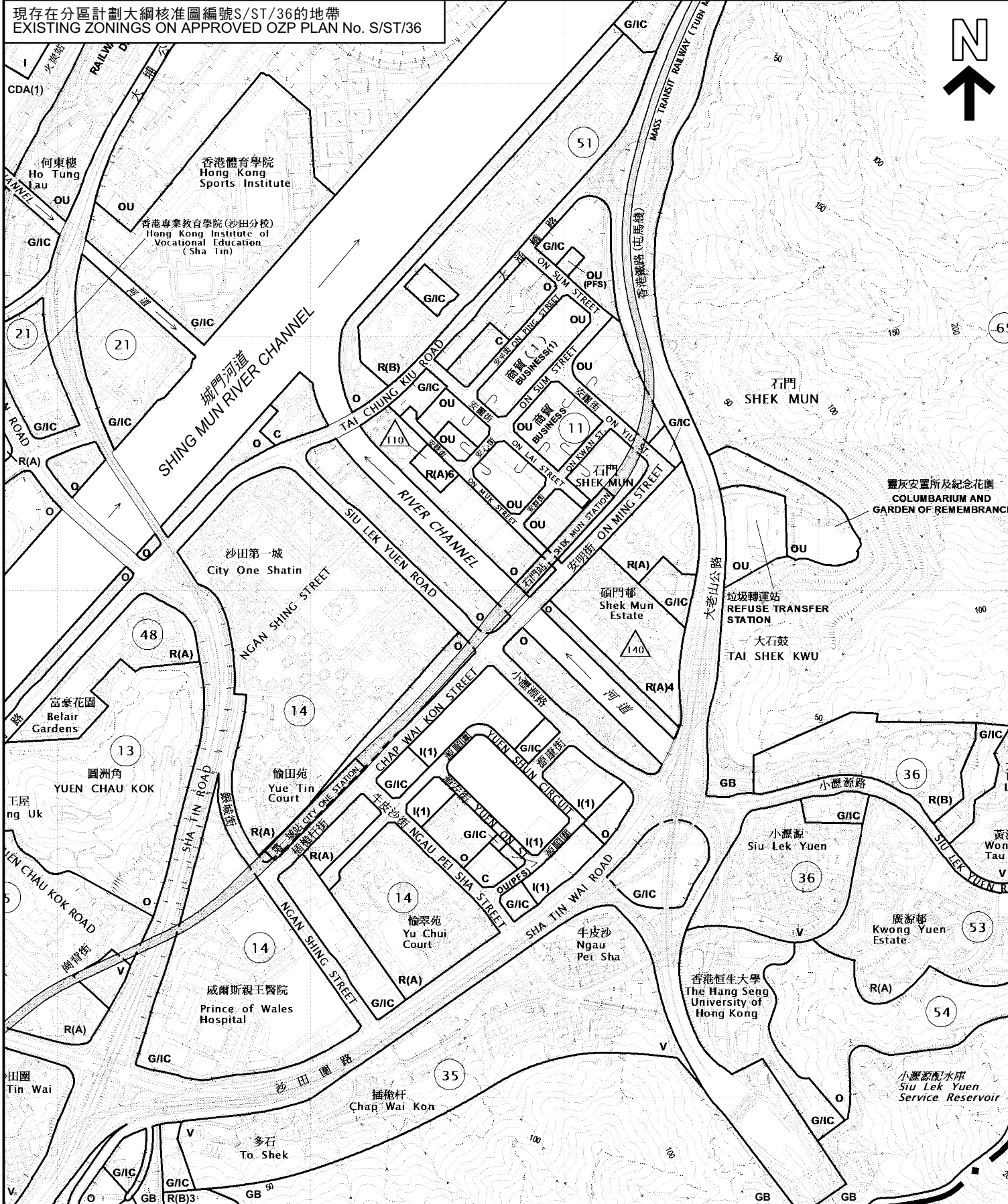
規劃署
PLANNING DEPARTMENT



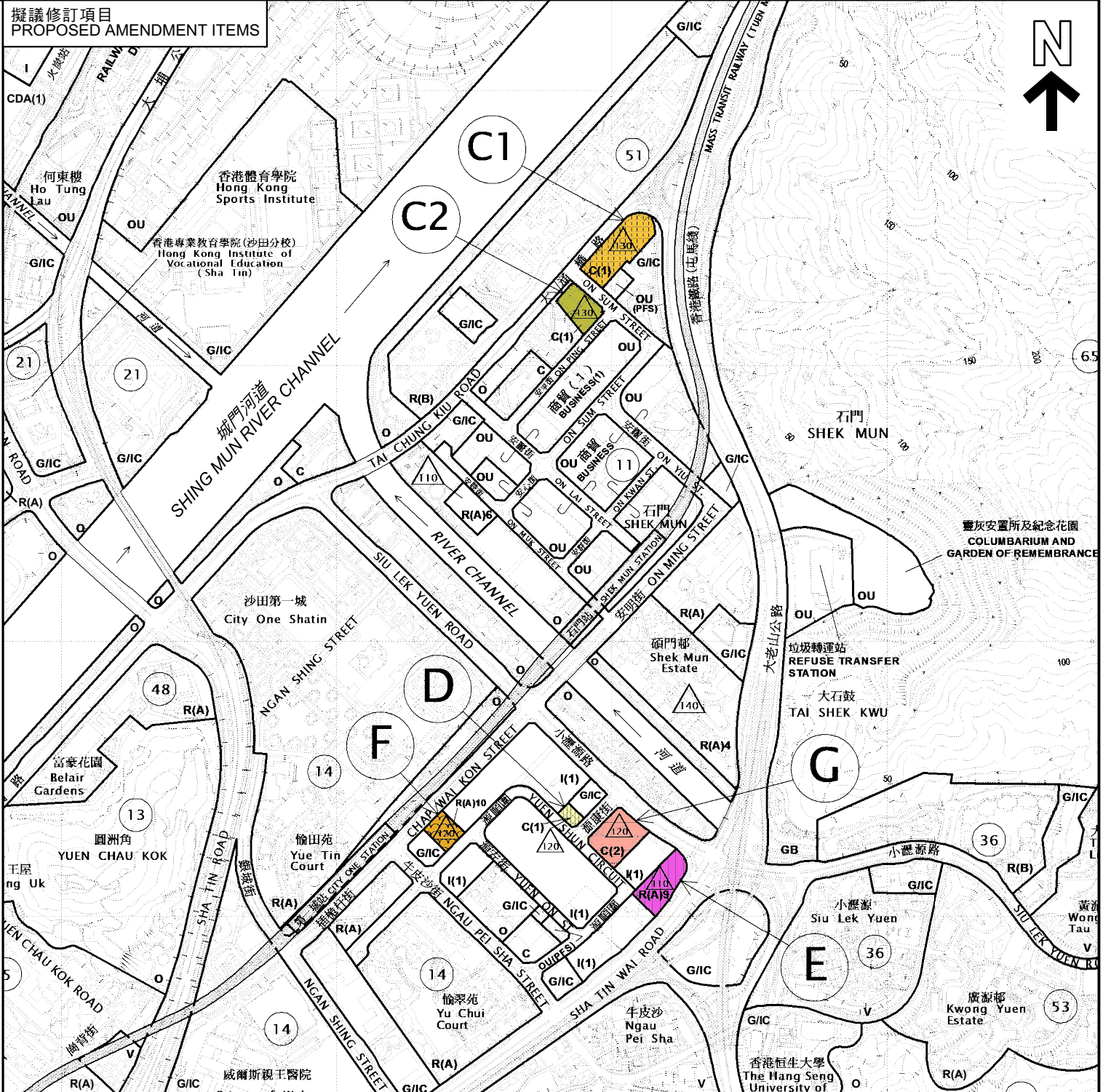
參考編號
REFERENCE No.
M/ST/23/54

PLAN
1a

現存在分區計劃大綱核准圖編號S/ST/36的地帶
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/ST/36



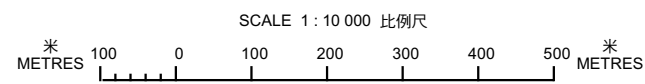
擬議修訂項目
PROPOSED AMENDMENT ITEMS



本摘要圖於2023年10月19日擬備，
所根據的資料為分區計劃大綱圖編號
S/ST/36及S/ST/36A
EXTRACT PLAN PREPARED ON 19.10.2023
BASED ON OUTLINE ZONING PLANS No.
S/ST/36 & S/ST/36A

位置圖 LOCATION PLAN
項目 C 項、D 項、E 項、F 項及 G 項
ITEMS C, D, E, F & G

在沙田分區計劃大綱核准圖編號S/ST/36作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36



規劃署
PLANNING DEPARTMENT

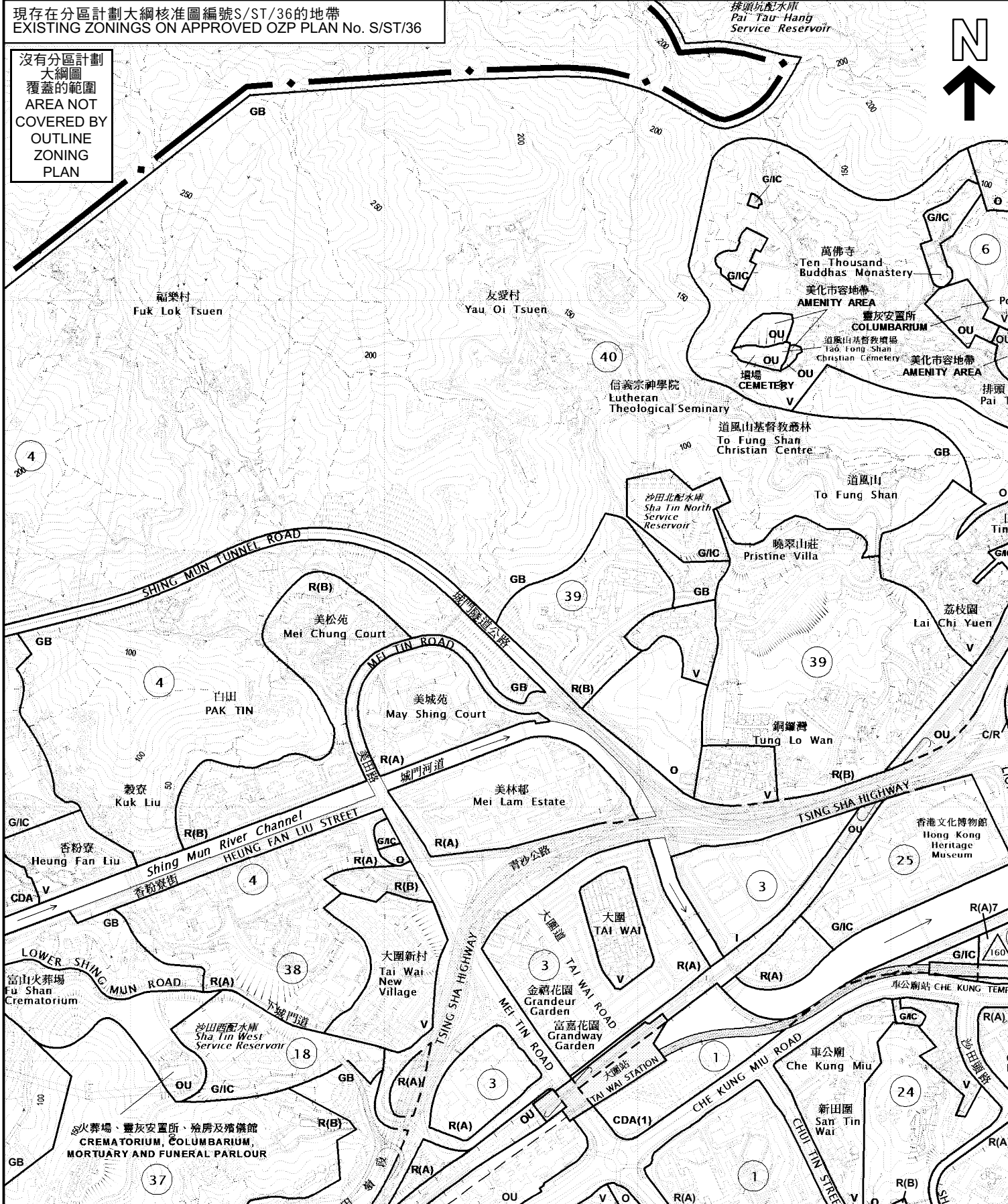


參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
1b

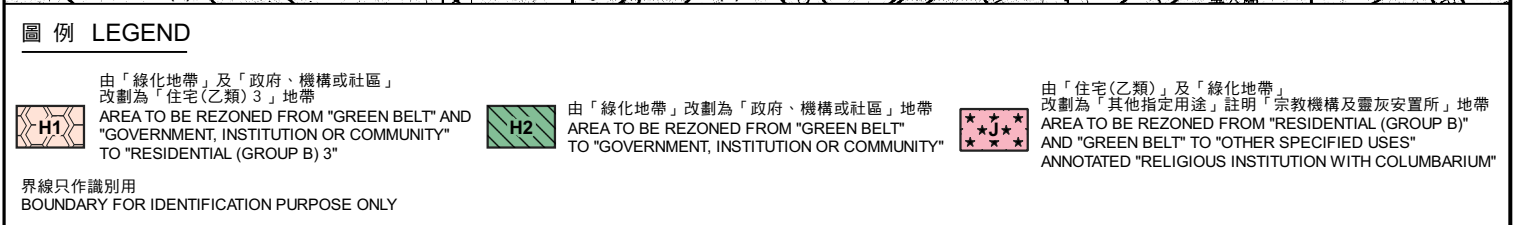
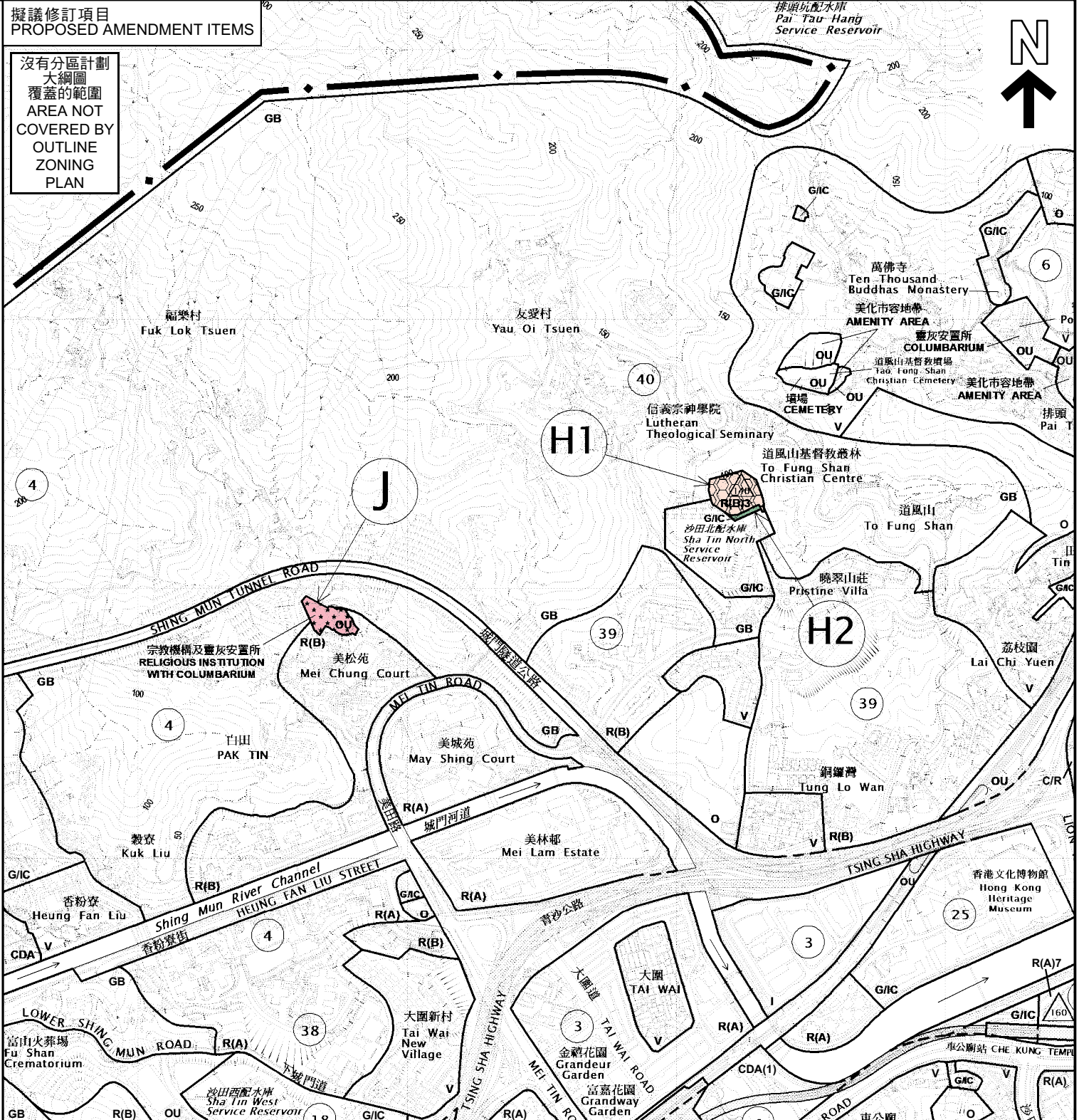
現存在分區計劃大綱核准圖編號S/ST/36的地帶
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/ST/36

沒有分區計劃
大綱圖
覆蓋的範圍
AREA NOT
COVERED BY
OUTLINE
ZONING
PLAN



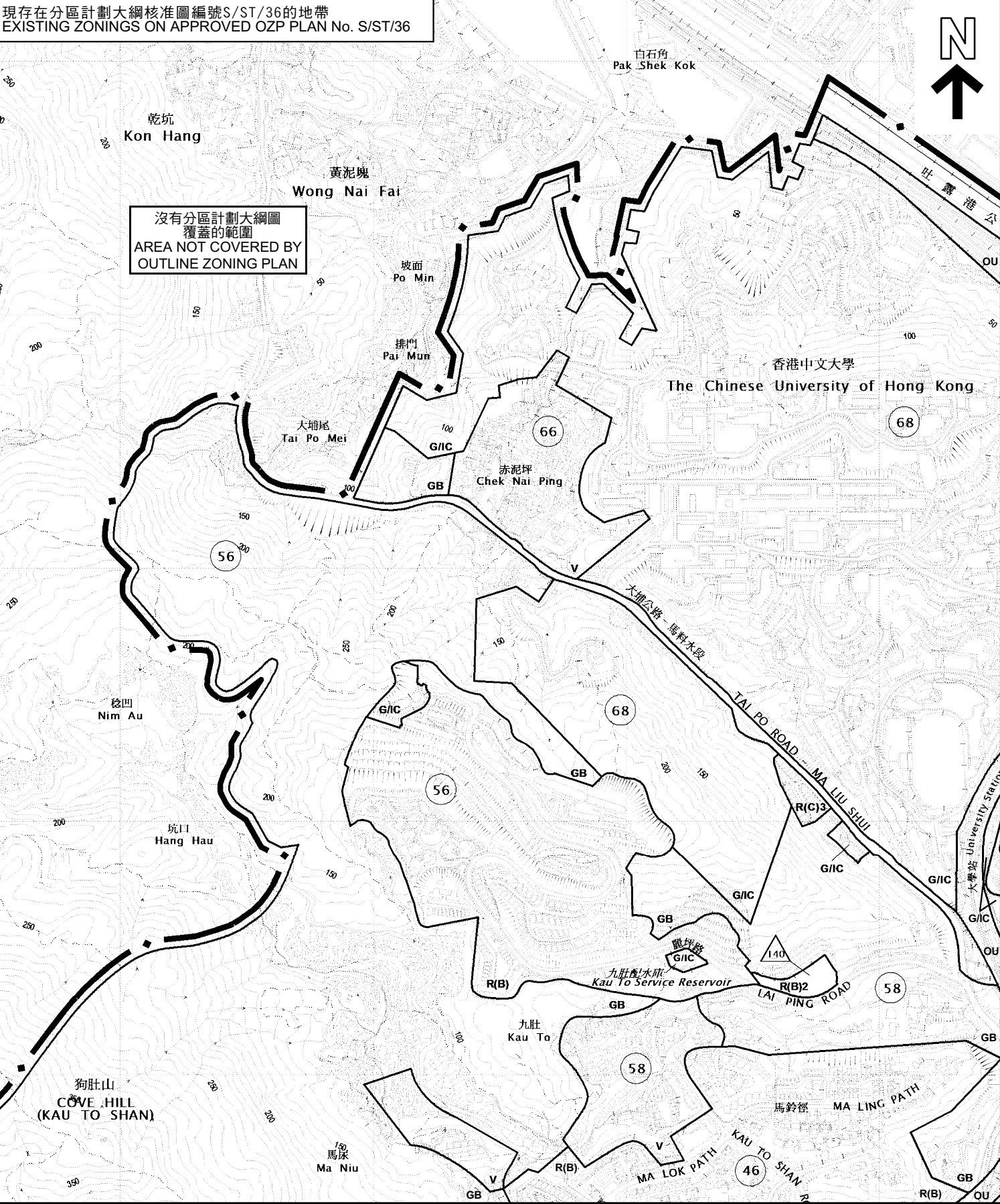
擬議修訂項目
PROPOSED AMENDMENT ITEMS

沒有分區計劃
大綱圖
覆蓋的範圍
AREA NOT
COVERED BY
OUTLINE
ZONING
PLAN

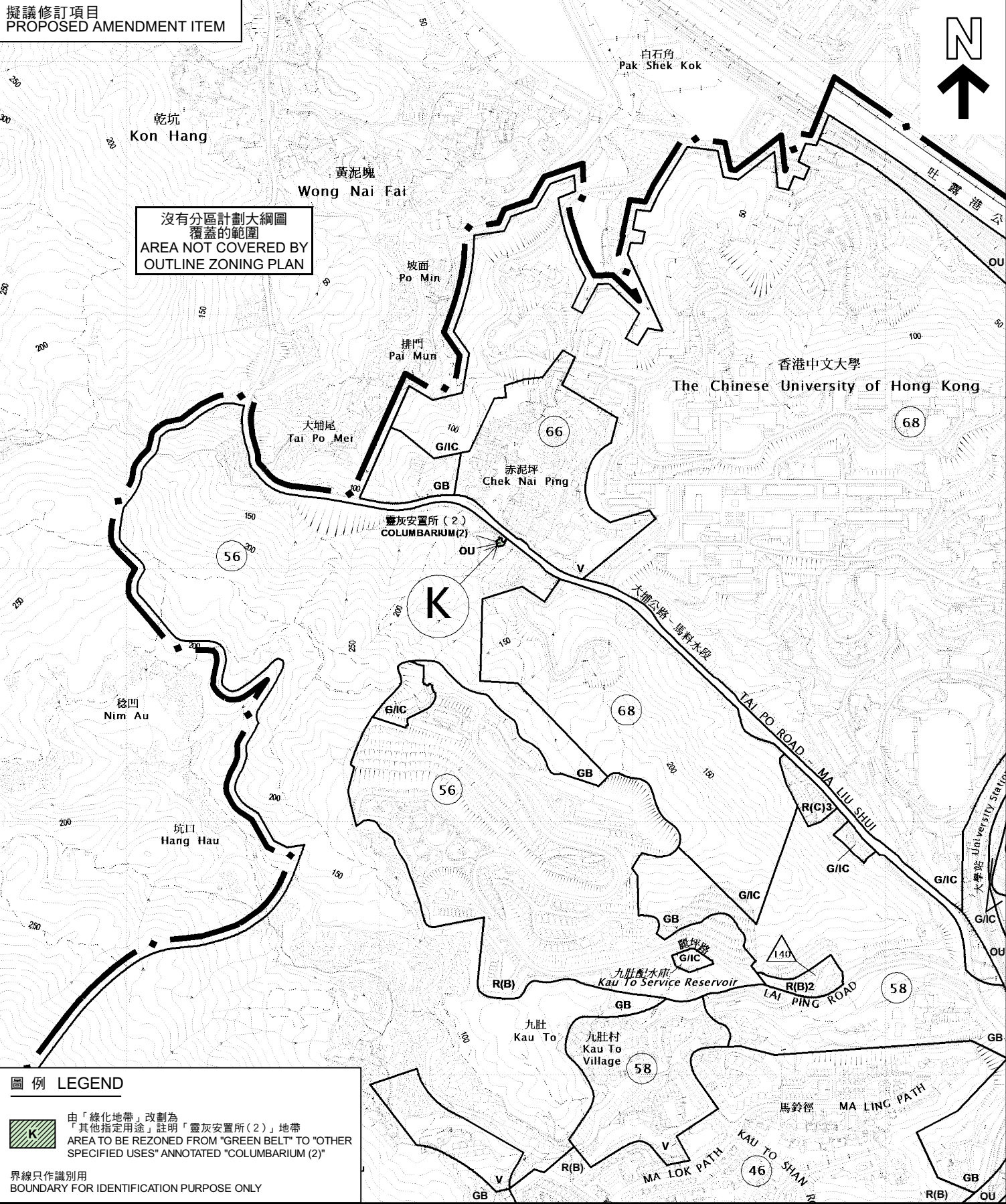


<p>本摘要圖於2023年10月19日擬備， 所根據的資料為分區計劃大綱圖編號 S/ST/36及S/ST/36A EXTRACT PLAN PREPARED ON 19.10.2023 BASED ON OUTLINE ZONING PLANS No. S/ST/36 & S/ST/36A</p>	<p>位置圖 LOCATION PLAN 項目 H 項及 J 項 ITEMS H & J</p> <p>在沙田分區計劃大綱核准圖編號S/ST/36作出的擬議修訂 PROPOSED AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/36</p> <p>SCALE 1 : 10 000 比例尺</p> <p>米 100 0 100 200 300 400 500 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p>
	<p>參考編號 REFERENCE No. M/ST/23/54</p>	<p>圖 PLAN 1c</p>

現存在分區計劃大綱核准圖編號S/ST/36的地帶
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/ST/36



擬議修訂項目
PROPOSED AMENDMENT ITEM



圖例 LEGEND

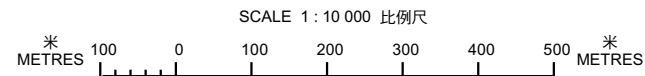
 由「綠化地帶」改劃為「其他指定用途」註明「靈灰安置所(2)」地帶
AREA TO BE REZONED FROM "GREEN BELT" TO "OTHER SPECIFIED USES" ANNOTATED "COLUMBARIUM (2)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年10月20日擬備，
所根據的資料為分區計劃大綱圖編號
S/ST/36及S/ST/36A
EXTRACT PLAN PREPARED ON 20.10.2023
BASED ON OUTLINE ZONING PLANS No.
S/ST/36 & S/ST/36A

位置圖 LOCATION PLAN
項目 K 項
ITEM K

在沙田分區計劃大綱核准圖編號S/ST/36作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

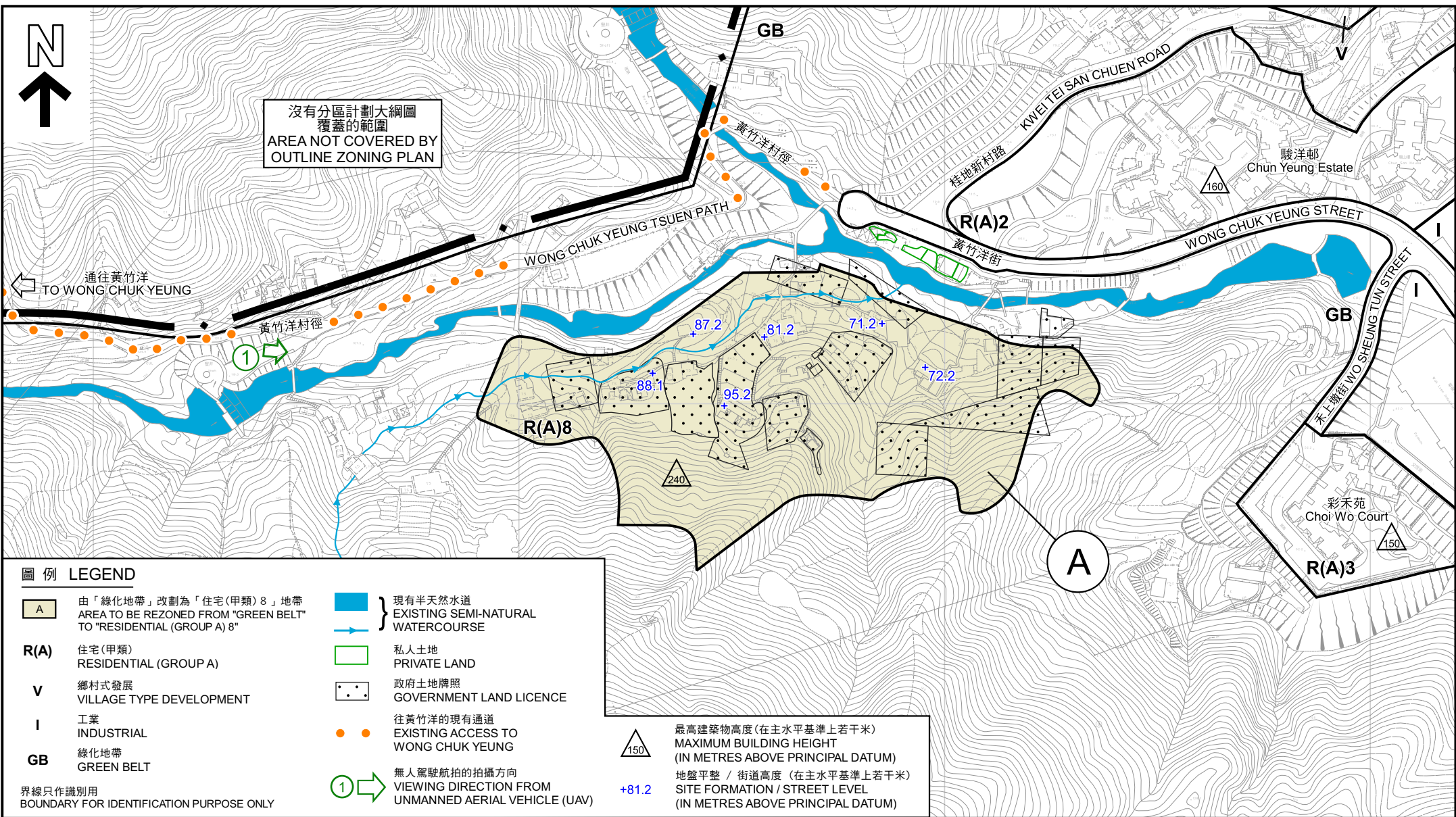


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
1d



本摘要圖於2023年10月25日擬備，
所根據的資料為測量圖編號
7-SE-1C、6A、7-SW-5C、5D、10A及10B
EXTRACT PLAN PREPARED ON 25.10.2023
BASED ON SURVEY SHEETS No.
7-SE-1C, 6A, 7-SW-5C, 5D, 10A & 10B

平面圖 SITE PLAN 項目 A 項 ITEM A

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

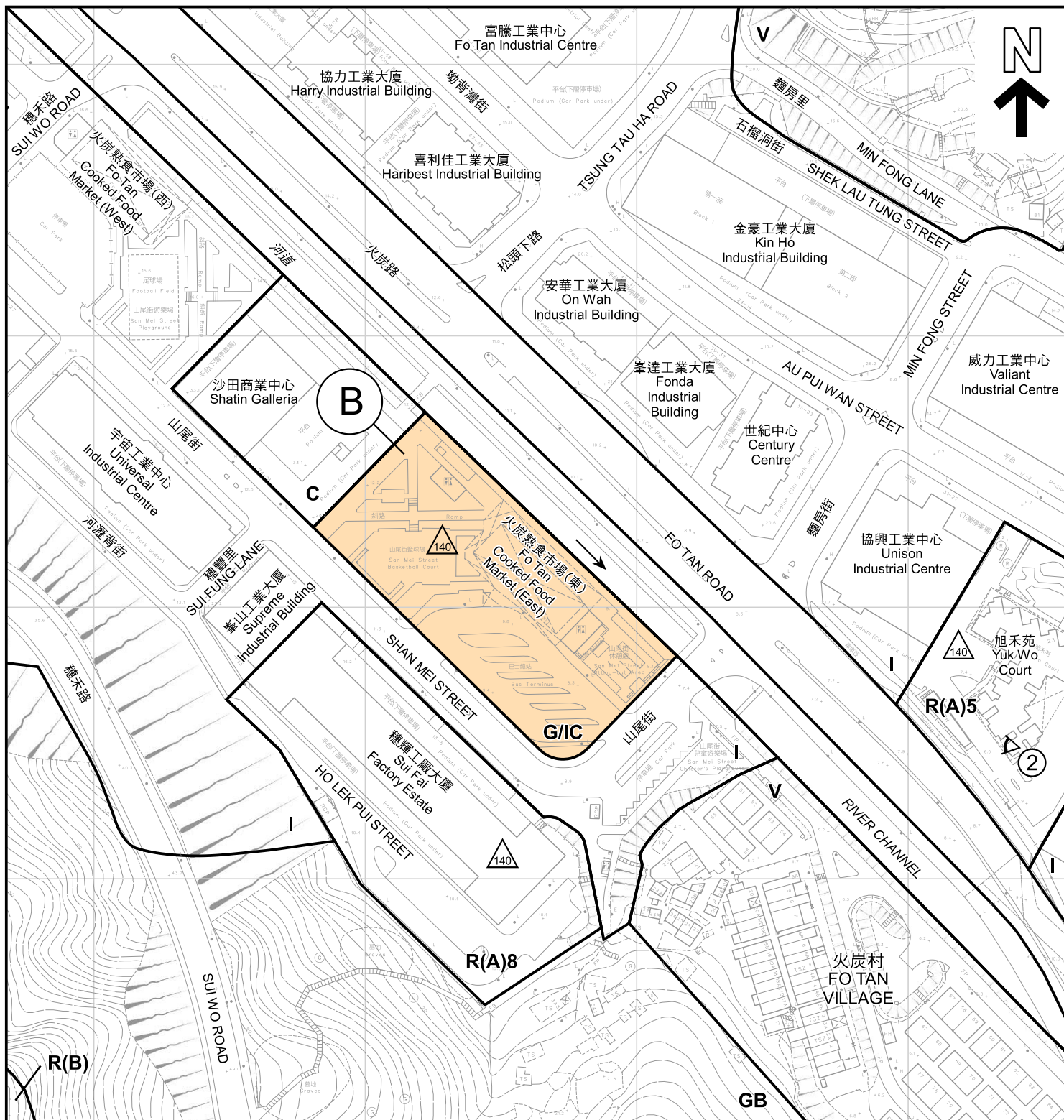
SCALE 1 : 3 000 比例尺
米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
2a



圖例 LEGEND

- | | | |
|---|--|---|
| <p>B 由「工業」改劃為「政府、機構或社區」地帶
AREA TO BE REZONED FROM "INDUSTRIAL" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"</p> <p>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)</p> | <p>C 商業
COMMERCIAL</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>I 工業
INDUSTRIAL</p> <p>G/I/C 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY</p> <p>GB 綠化地帶
GREEN BELT</p> <p>② 實地照片的觀景點
VIEWING POINT OF SITE PHOTO</p> |
|---|--|---|

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年9月26日擬備，
所根據的資料為測量圖編號
7-SE-1C及6A
EXTRACT PLAN PREPARED ON 26.9.2023
BASED ON SURVEY SHEETS No.
7-SE-1C & 6A

平面圖 SITE PLAN

項目 B 項 ITEM B

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

SCALE 1 : 2 000 比例尺

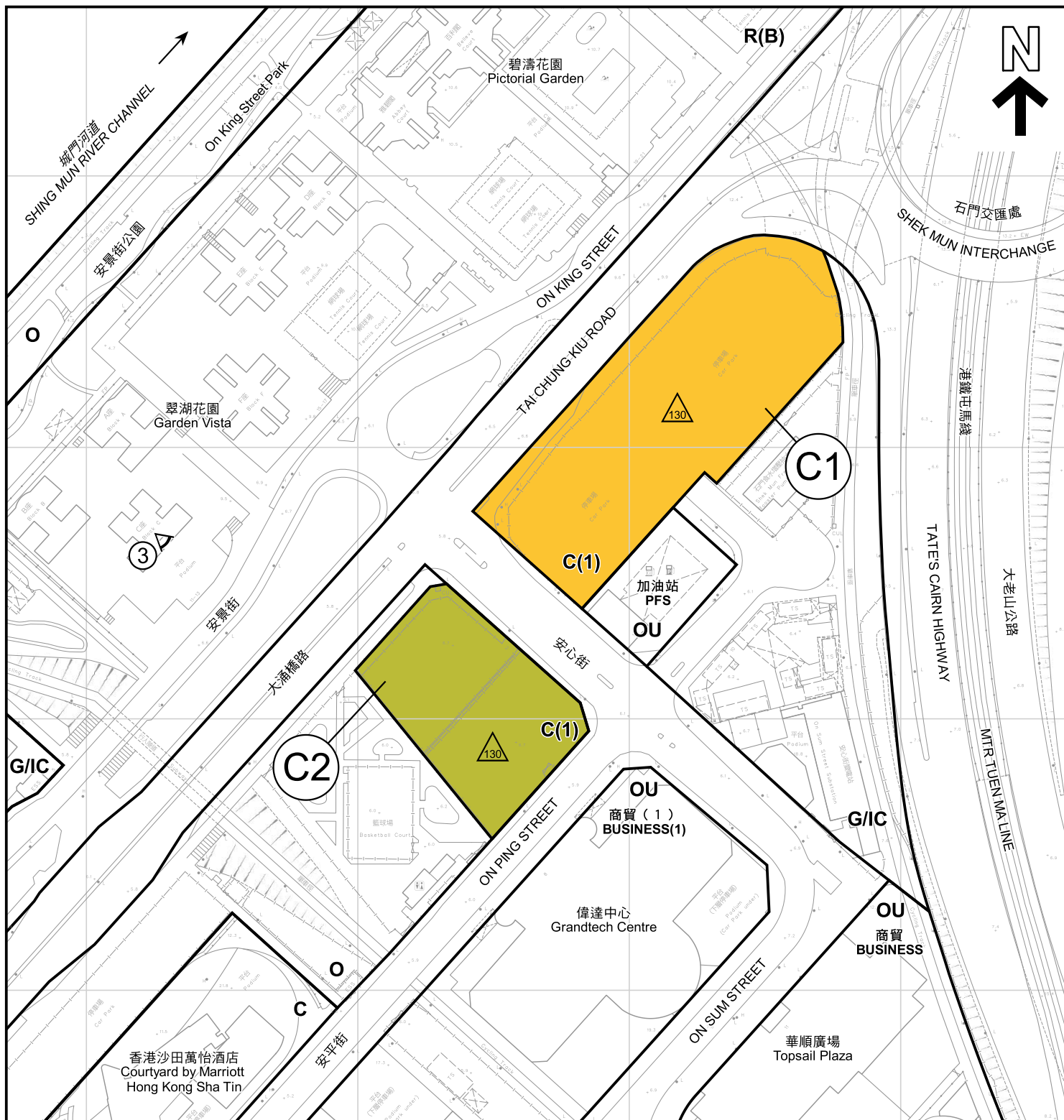
米 METRES 40 0 40 80 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
2b



圖例 LEGEND

C1 由「政府、機構或社區」改劃為「商業(1)」地帶
AREA TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "COMMERCIAL (1)"

C2 由「休憩用地」改劃為「商業(1)」地帶
AREA TO BE REZONED FROM "OPEN SPACE" TO "COMMERCIAL (1)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

C 商業
COMMERCIAL

R(B) 住宅(乙類)
RESIDENTIAL (GROUP B)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

③ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

O 休憩用地
OPEN SPACE

OU 其他指定用途
OTHER SPECIFIED USES

△130 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 C 項 ITEM C

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

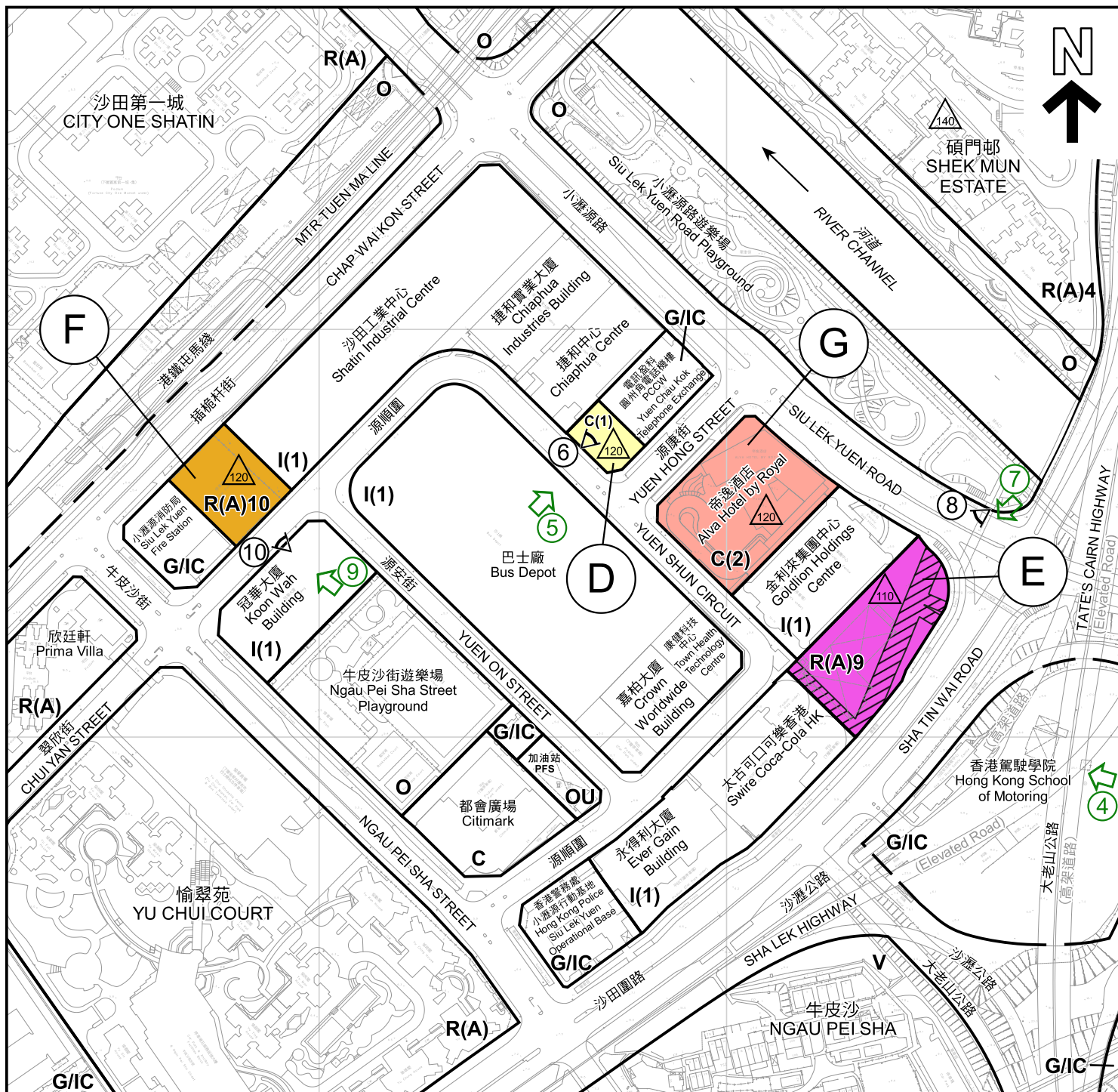
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
2c

本摘要圖於2023年9月26日擬備，
所根據的資料為測量圖編號
7-SE-7A及7C
EXTRACT PLAN PREPARED ON 26.9.2023
BASED ON SURVEY SHEETS No.
7-SE-7A & 7C



圖例 LEGEND

- D** 由「政府、機構或社區」改劃為「商業(1)」地帶
AREA TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "COMMERCIAL (1)"
- G** 由「工業(1)」改劃為「商業(2)」地帶
AREA TO BE REZONED FROM "INDUSTRIAL (1)" TO "COMMERCIAL (2)"
- C** 商業
COMMERCIAL
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT

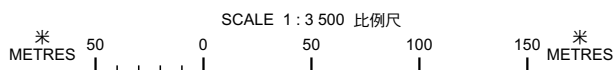
- E** 由「休憩用地」改劃為「住宅(甲類)9」地帶
AREA TO BE REZONED FROM "OPEN SPACE" TO "RESIDENTIAL (GROUP A) 9"
- I** 工業
INDUSTRIAL
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- 排水系統專用範圍**
DRAINAGE RESERVE AREAS

- F** 由「政府、機構或社區」改劃為「住宅(甲類)10」地帶
AREA TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP A) 10"
- 110** 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)
- 4** 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)
- 6** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN 項目 D 項、E 項、F 項及 G 項 ITEMS D, E, F & G

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36



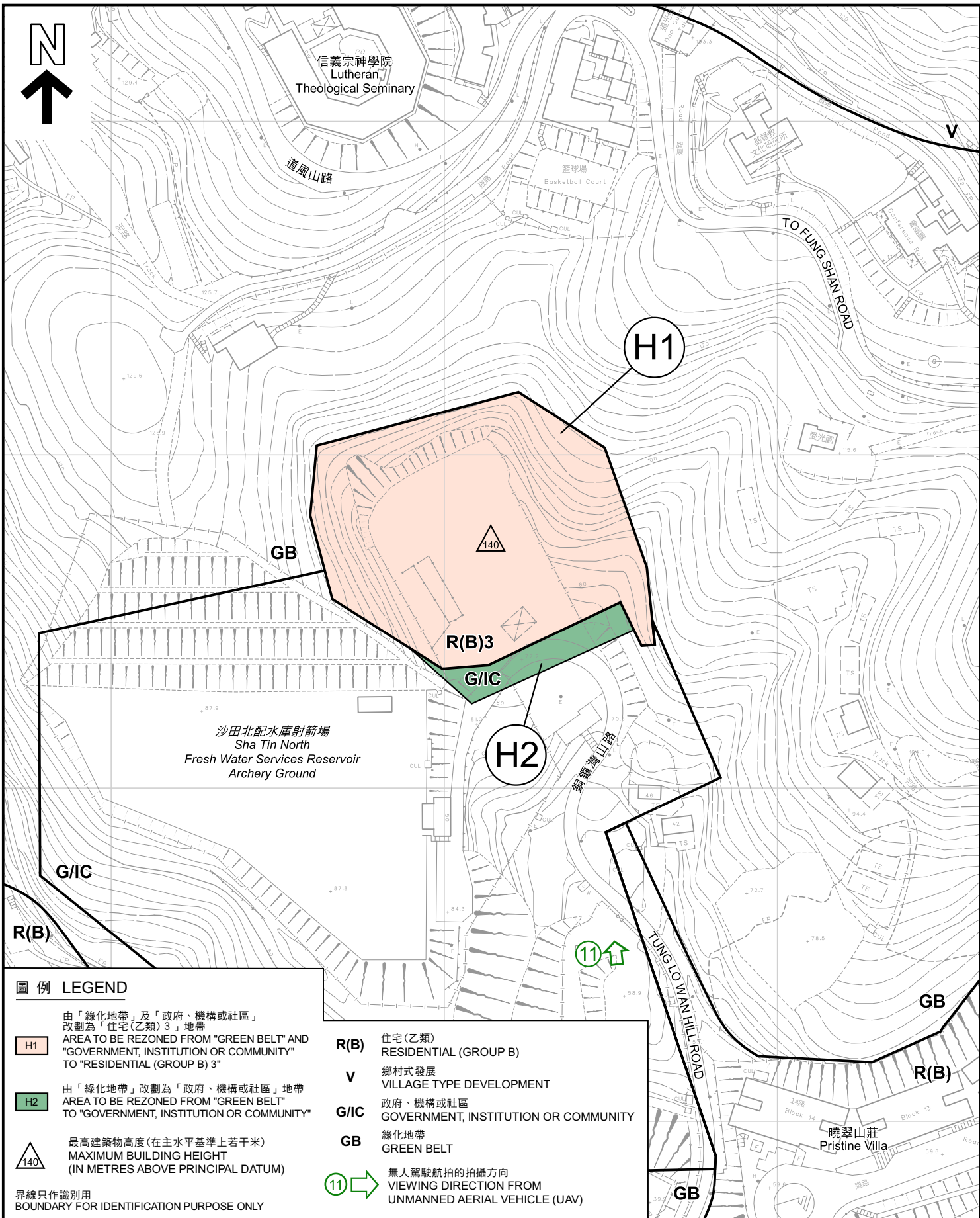
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
2d

本摘要圖於2023年9月29日擬備，
所根據的資料為測量圖編號
7-SE-12A及12C
EXTRACT PLAN PREPARED ON 29.9.2023
BASED ON SURVEY SHEETS No.
7-SE-12A & 12C



圖例 LEGEND

- 由「綠化地帶」及「政府、機構或社區」
改劃為「住宅(乙類)3」地帶
AREA TO BE REZONED FROM "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY"
TO "RESIDENTIAL (GROUP B) 3"
- 由「綠化地帶」改劃為「政府、機構或社區」地帶
AREA TO BE REZONED FROM "GREEN BELT"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- 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

- R(B) 住宅(乙類)
RESIDENTIAL (GROUP B)
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB 綠化地帶
GREEN BELT
- 11 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM
UNMANNED AERIAL VEHICLE (UAV)

平面圖 SITE PLAN

項目 H 項 ITEM H

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

SCALE 1:1 500 比例尺

米 METRES 25 0 25 50 米 METRES

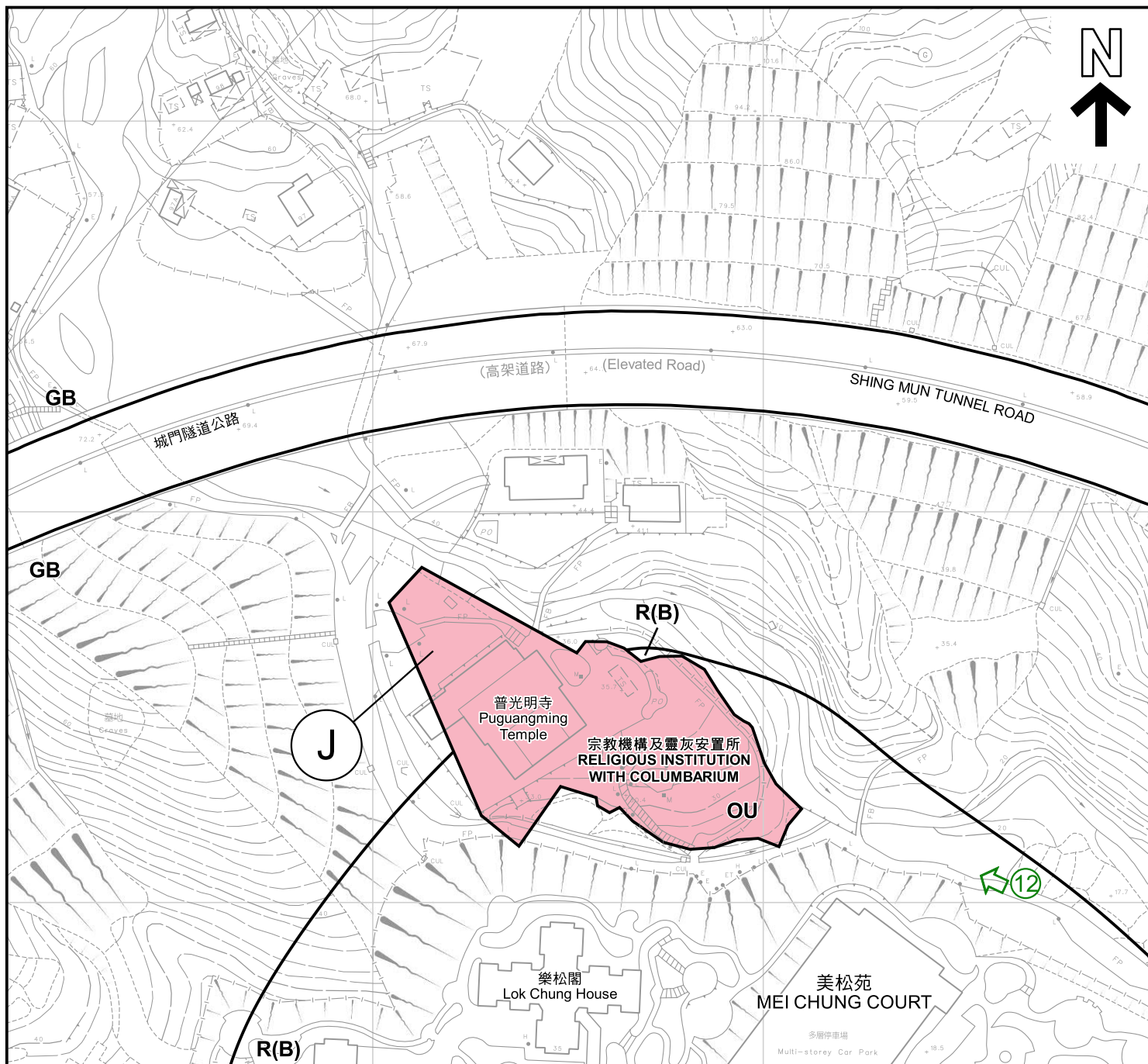
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
2e

本摘要圖於2023年9月26日擬備，
所根據的資料為測量圖編號
7-SW-15A、B、C及D
EXTRACT PLAN PREPARED ON 26.9.2023
BASED ON SURVEY SHEETS No.
7-SW-15A, B, C & D



圖例 LEGEND

- J** 由「住宅(乙類)」及「綠化地帶」改劃為「其他指定用途」註明「宗教機構及靈灰安置所」地帶
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP B)" AND "GREEN BELT" TO "OTHER SPECIFIED USES" ANNOTATED "RELIGIOUS INSTITUTION WITH COLUMBARIUM"
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT

12 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

項目 J 項 ITEM J

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

SCALE 1:1 500 比例尺
米 METRES 25 0 25 50 米 METRES

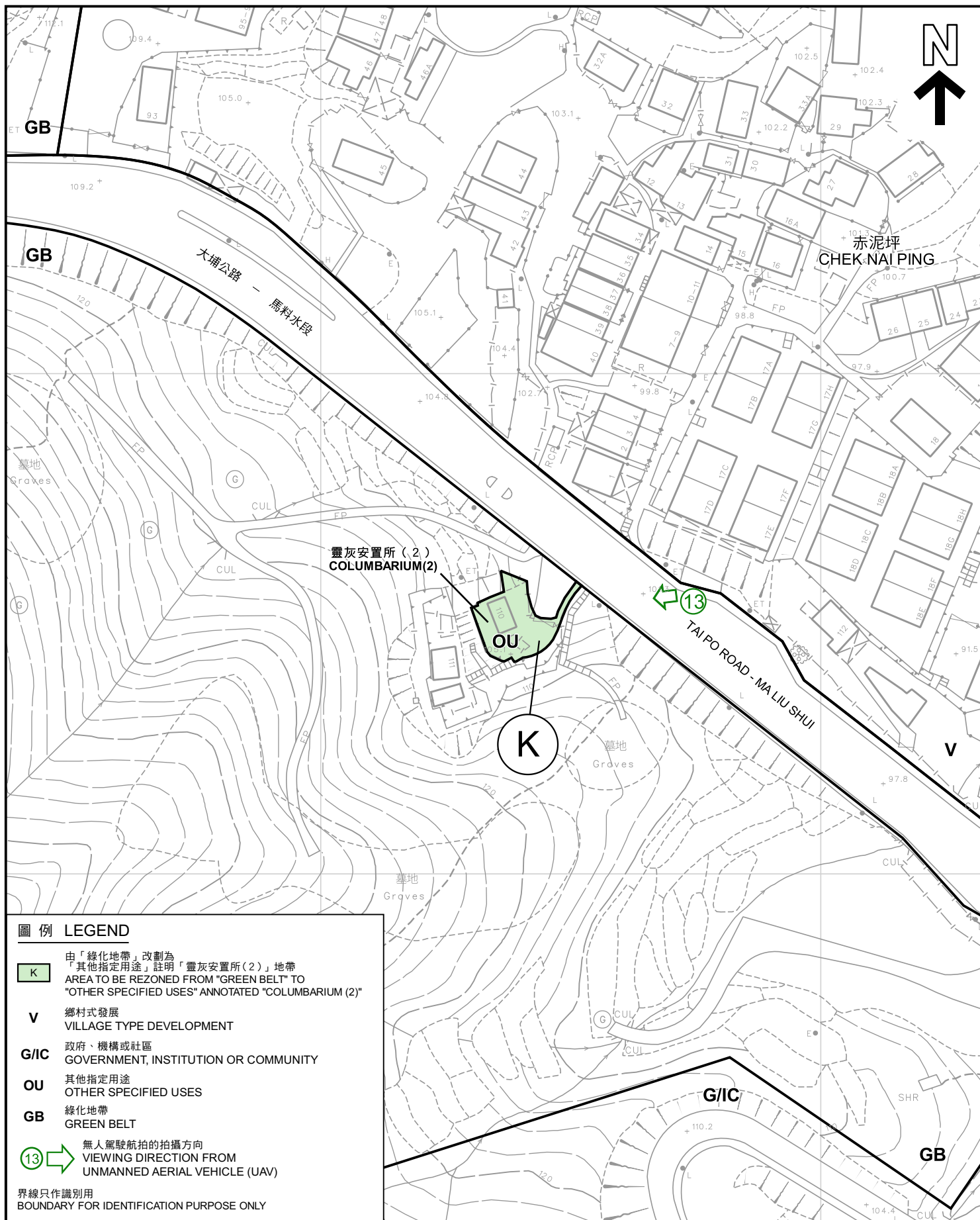
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
2f

本摘要圖於2023年9月26日擬備，
所根據的資料為測量圖編號
7-SW-14B及14D
EXTRACT PLAN PREPARED ON 26.9.2023
BASED ON SURVEY SHEETS No.
7-SW-14B & 14D



圖例 LEGEND

- K** 由「綠化地帶」改劃為「其他指定用途」註明「靈灰安置所(2)」地帶
AREA TO BE REZONED FROM "GREEN BELT" TO "OTHER SPECIFIED USES" ANNOTATED "COLUMBARIUM (2)"
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- 13** 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

項目 K 項 ITEM K

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
2g

本摘要圖於2023年10月20日擬備，
所根據的資料為測量圖編號7-NE-21B
EXTRACT PLAN PREPARED ON 20.10.2023
BASED ON SURVEY SHEET No. 7-NE-21B



黃竹洋村徑

WONG CHUK YEUNG TSUEN PATH

黃竹洋村徑

黃竹洋街

桂地新村路

KWAI TEI SAN CHUEN ROAD

WONG CHUK YEUNG STREET

永樂街 WONG SHEUNG TUN STREET

駿洋邨
Chun Yeung Estate

彩禾苑
Choi Wo Court

A

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2023年9月26日擬備，
所根據的資料為地政總署
於2022年12月18日拍得的航攝照片
編號E173507C、E173508C、E173509C及E173510C
EXTRACT PLAN PREPARED ON 26.9.2023
BASED ON AERIAL PHOTOS No.
E173507C, E173508C, E173509C & E173510C
TAKEN ON 18.12.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO 項目 A 項 ITEM A

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
3a



航攝照片 AERIAL PHOTO

項目B項 ITEM B

在沙田分區計劃大綱核准圖編號S/ST/36作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54


圖 PLAN
3b

本摘要圖於2023年9月26日擬備，
所根據的資料為地政總署
於2022年12月18日拍得的航攝照片
編號E173692C

EXTRACT PLAN PREPARED ON 26.9.2023
BASED ON AERIAL PHOTO No. E173692C
TAKEN ON 18.12.2022
BY LANDS DEPARTMENT



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2023年9月26日擬備，
所根據的資料為地政總署
於2022年12月10日拍得的航攝照片
編號E170917C

EXTRACT PLAN PREPARED ON 26.9.2023
BASED ON AERIAL PHOTO No. E170917C
TAKEN ON 10.12.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

項目 C 項 ITEM C

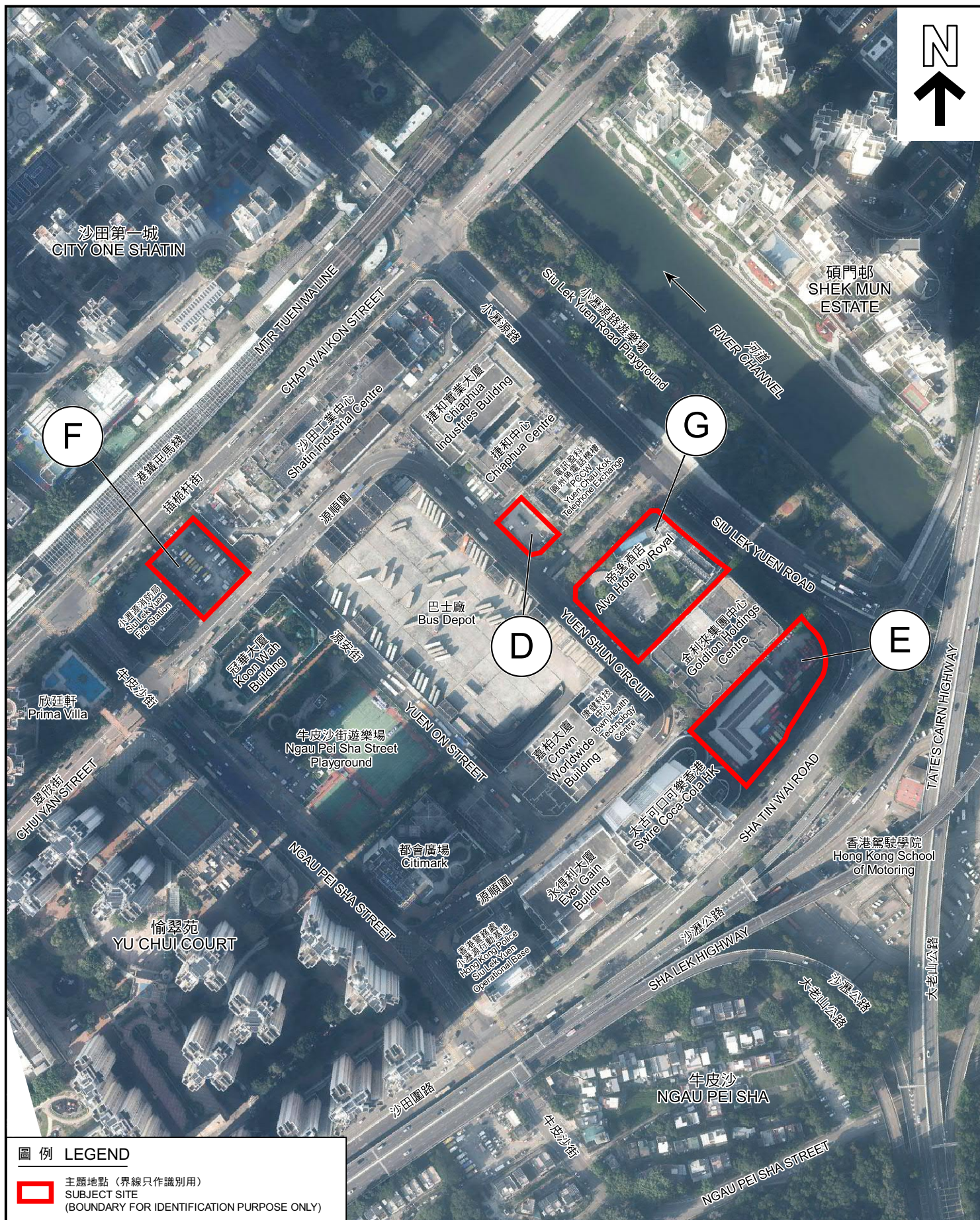
在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
3c



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2023年9月26日擬備，
所根據的資料為地政總署
於2022年12月10日拍得的航攝照片編號
E171660C、E171661C、E172080C及E172081C
EXTRACT PLAN PREPARED ON 26.9.2023
BASED ON AERIAL PHOTOS No. E171660C,
E171661C, E172080C & E172081C
TAKEN ON 10.12.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO 項目 D 項、E 項、F 項及 G 項 ITEMS D, E, F & G

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規劃署
PLANNING
DEPARTMENT




參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
3d



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2023年9月26日擬備，
所根據的資料為地政總署
於2022年12月10日拍得的航攝照片
編號E170931C

EXTRACT PLAN PREPARED ON 26.9.2023
BASED ON AERIAL PHOTO No. E170931C
TAKEN ON 10.12.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO
項目 H 項
ITEM H

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
3e



圖例 LEGEND



主題地點 (界線只作識別用)
SUBJECT SITE
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

航攝照片 AERIAL PHOTO

項目 J 項 ITEM J

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規劃署
PLANNING
DEPARTMENT

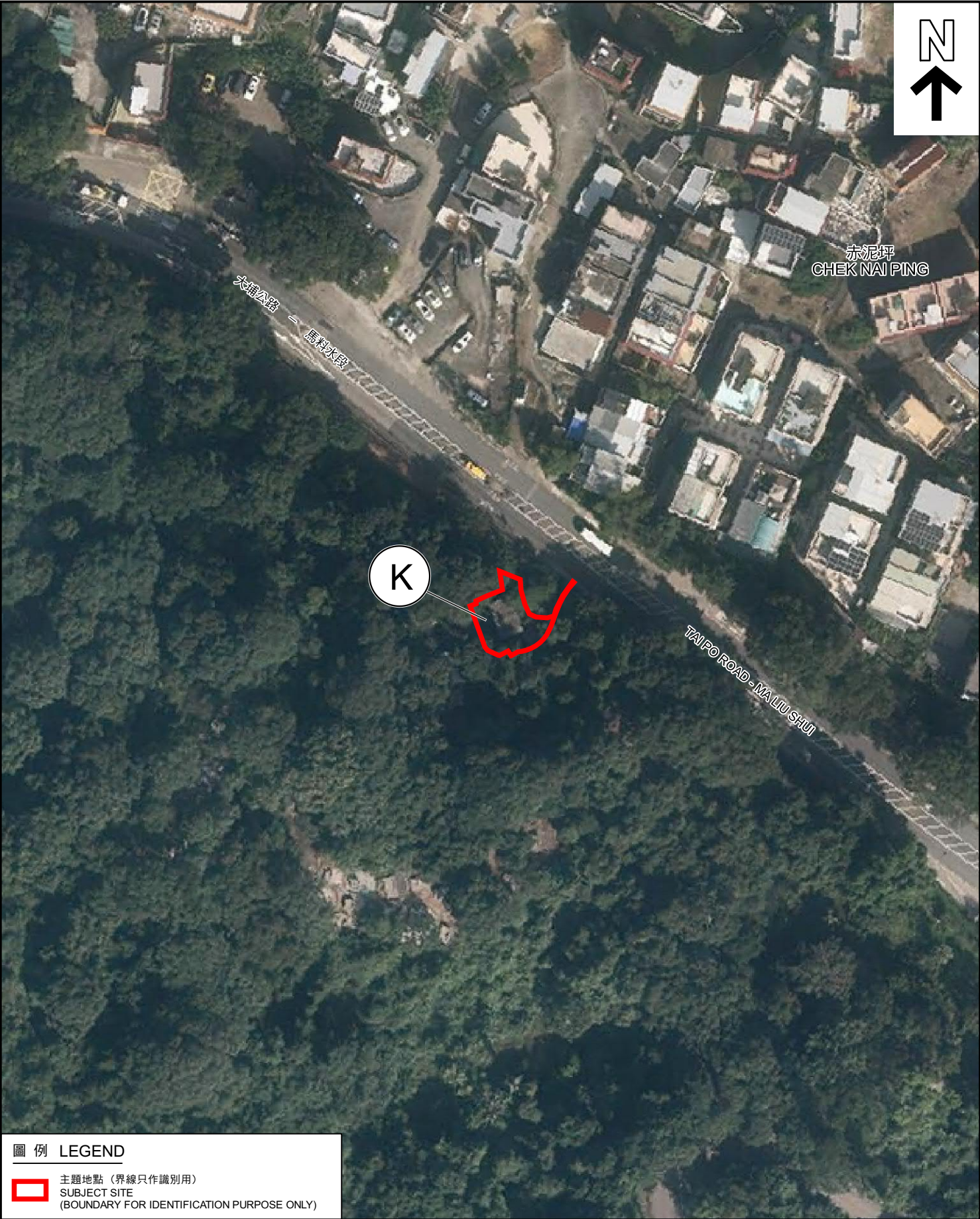


參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
3f

本摘要圖於2023年9月26日擬備，
所根據的資料為地政總署
於2022年12月10日拍得的航攝照片
編號E170600C

EXTRACT PLAN PREPARED ON 26.9.2023
BASED ON AERIAL PHOTO No. E170600C
TAKEN ON 10.12.2022
BY LANDS DEPARTMENT



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2023年9月26日擬備，
所根據的資料為地政總署
於2022年12月10日拍得的航攝照片
編號E170020C

EXTRACT PLAN PREPARED ON 26.9.2023
BASED ON AERIAL PHOTO No. E170020C
TAKEN ON 12.10.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

項目 K 項
ITEM K

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
3g



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2023年9月26日擬備，
所根據的資料為攝於2023年7月24日
的無人駕駛航拍照片
PLAN PREPARED ON 26.9.2023
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 24.7.2023

實地照片 SITE PHOTO
項目 A 項
ITEM A

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
4a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2023年9月26日擬備，
所根據的資料為攝於2023年7月18日
的實地照片
PLAN PREPARED ON 26.9.2023
BASED ON SITE PHOTO
TAKEN ON 18.7.2023

實地照片 SITE PHOTO
項目 B 項
ITEM B

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
4b

3

石門交匯處
Shek Mun Interchange

修訂項目 C1 項
AMENDMENT ITEM C1

大老山公路
TATE'S CAIRN HIGHWAY

偉達中心
Grandtech Centre

新貿中心
New Trade Plaza

香港沙田萬怡酒店
Courtyard by Marriott
Hong Kong Sha Tin

新界鄉議局
Heung Yee Kuk N.T.

石門遊樂場
Shek Mun Playground

修訂項目 C2 項
AMENDMENT ITEM C2

ON SUM STREET

ON PING STREET

TAI CHUNG KIU ROAD

ON KING STREET

安樂街

安寧街

安樂橋路

本圖於2023年9月26日擬備，
所根據的資料為攝於2023年7月20日
的實地照片
PLAN PREPARED ON 26.9.2023
BASED ON SITE PHOTO
TAKEN ON 20.7.2023

在沙田分區計劃大綱核准圖編號S/ST/36作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36



參考編號
REFERENCE No.
M/ST/23/54

PLAN
4c

4

愉翠苑
YU CHUI COURT

太古可口可樂香港
Swire Coca-Cola HK

康健科技中心
Town Health
Technology Centre

沙田第一城
CITY ONE SHATIN

帝逸酒店
Alva Hotel by Royal

巴士廠
Bus Depot

金利來集團中心
Goldlion Holdings Centre

香港駕駛學院
Hong Kong School of
Motoring

沙田圍路

沙田公路

大老山公路

修訂項目 G 項
AMENDMENT
ITEM G

修訂項目 E 項
AMENDMENT ITEM E

港鐵屯馬綫
MTR TUEN MA LINE

小瀝源路

河唇
River Channel

SHA TIN WAI ROAD

SHA LEK HIGHWAY

TATE'S CAIRN HIGHWAY

本圖於2023年9月26日擬備，
所根據的資料為攝於2023年7月24日
的無人駕駛航拍照片
PLAN PREPARED ON 26.9.2023
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 24.7.2023

在沙田分區計劃大綱核准圖編號S/ST/36作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36



PLAN
4d



攝於2023年7月24日的無人駕駛航拍照片 UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 24.7.2023



攝於2023年7月19日的實地照片 SITE PHOTO TAKEN ON 19.7.2023

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS
項目 D 項及 G 項
ITEMS D & G

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

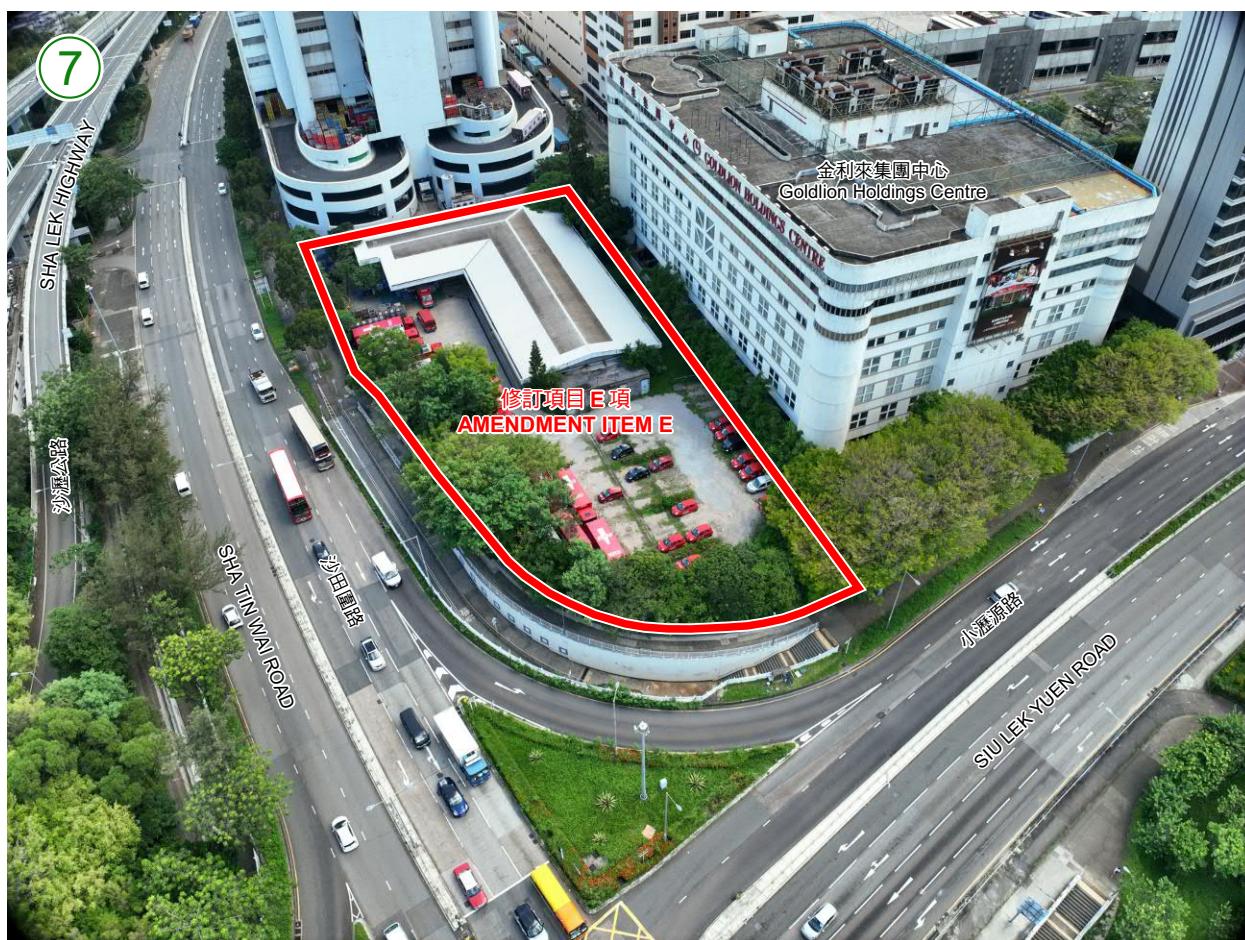
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
4e

本圖於2023年9月26日擬備
PLAN PREPARED ON 26.9.2023



攝於2023年7月24日的無人駕駛航拍照片 UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 24.7.2023



攝於2023年7月19日的實地照片 SITE PHOTO TAKEN ON 19.7.2023

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS 項目 E 項及 G 項 ITEMS E & G

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

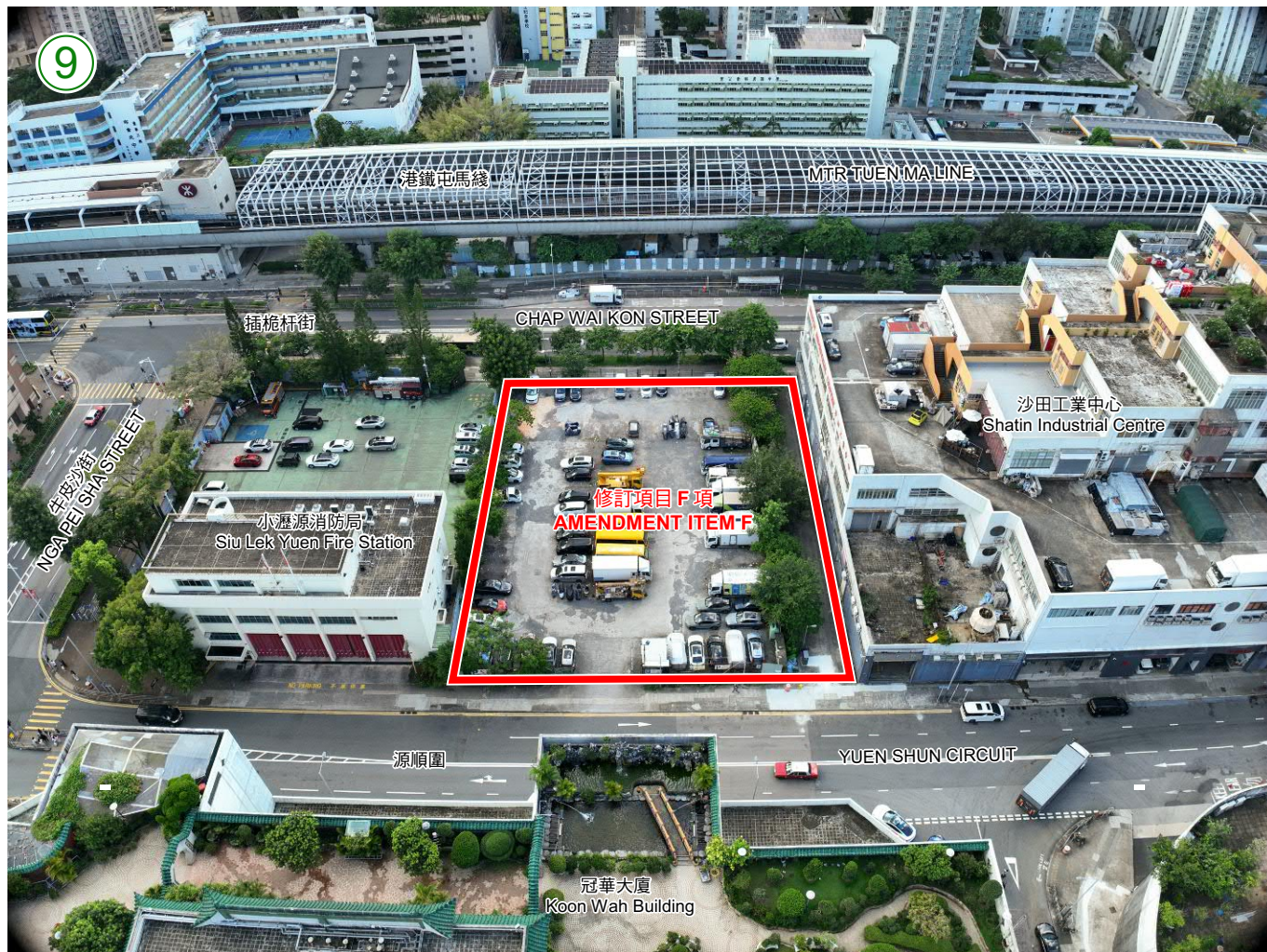
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
4f

本圖於2023年9月26日擬備
PLAN PREPARED ON 26.9.2023



攝於2023年7月24日的無人駕駛航拍照片 UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 24.7.2023



攝於2023年7月19日的實地照片 SITE PHOTO TAKEN ON 19.7.2023

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS 項目 F 項 ITEM F

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
4g

本圖於2023年9月26日擬備
PLAN PREPARED ON 26.9.2023

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信義宗神學院
Lutheran Theological Seminary

修訂項目 H1 項及 H2 項
AMENDMENT ITEMS H1 & H2

沙田北配水庫射箭場
Sha Tin North
Fresh Water Services Reservoir
Archery Ground

神農山站

TUNG LO WAN HILL ROAD

本圖於2023年9月26日擬備，
所根據的資料為攝於2023年8月1日
的無人駕駛航拍照片
PLAN PREPARED ON 26.9.2023
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 1.8.2023

實地照片 SITE PHOTO
項目 H 項
ITEM H

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
4h

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本圖於2023年9月26日擬備，
所根據的資料為攝於2023年8月1日
的無人駕駛航拍照片
PLAN PREPARED ON 26.9.2023
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 1.8.2023

實地照片 SITE PHOTO
項目 J 項
ITEM J

在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
4i



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2023年9月26日擬備，
所根據的資料為攝於2023年7月24日
的無人駕駛航拍照片
PLAN PREPARED ON 26.9.2023
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 24.7.2023

實地照片 SITE PHOTO
項目 K 項
ITEM K

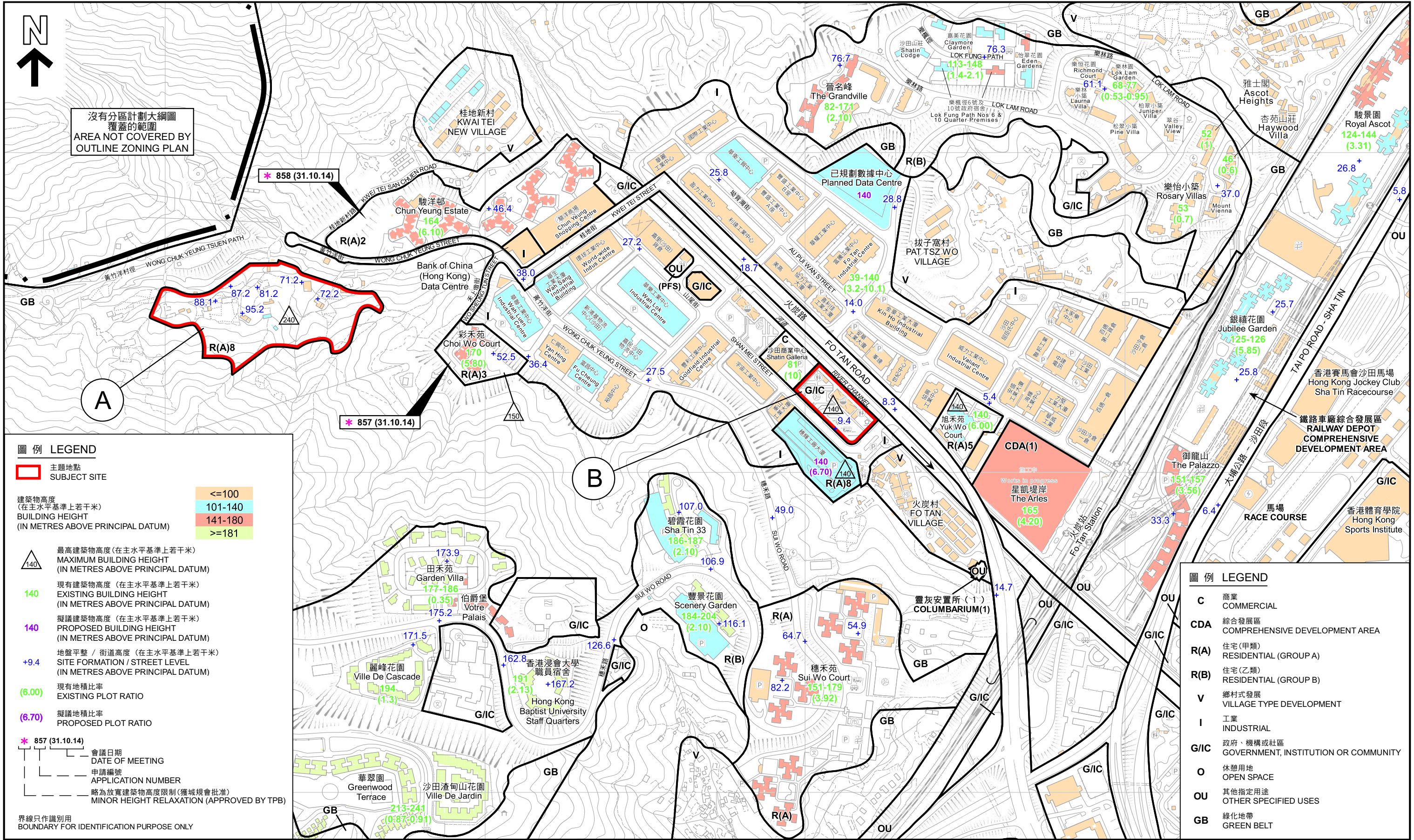
在沙田分區計劃大綱核准圖編號 S/ST/36 作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SHA TIN OUTLINE ZONING PLAN No. S/ST/36

規劃署
PLANNING
DEPARTMENT



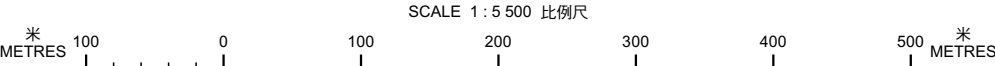
參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
4j



本摘要圖於2023年10月20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 20.10.2023
BASED ON HP5C SERIES No. 7-SE-A & 7-SW-B

SITE CONTEXT OF AMENDMENT ITEMS A AND B IN FO TAN

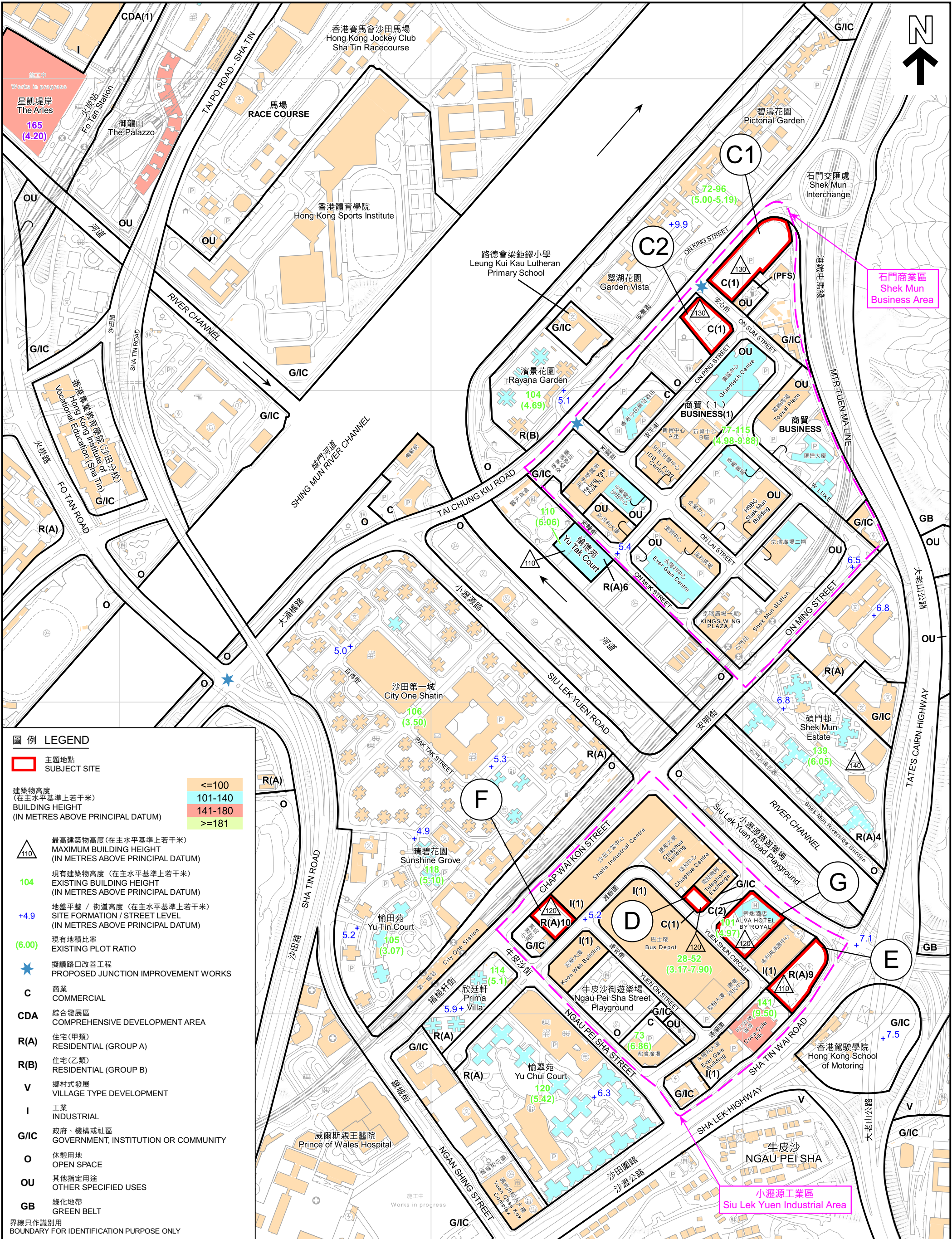


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
5



圖例 LEGEND

主題地點
SUBJECT SITE

建築物高度
(在主水平基準上若干米)
BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

<=100
101-140
141-180
≥181

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)

現有建築物高度 (在主水平基準上若干米)
EXISTING BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

地盤平整 / 街道高度 (在主水平基準上若干米)
SITE FORMATION / STREET LEVEL
(IN METRES ABOVE PRINCIPAL DATUM)

現有地積比率
EXISTING PLOT RATIO

擬議路口改善工程
PROPOSED JUNCTION IMPROVEMENT WORKS

C 商業
COMMERCIAL

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/I/C 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

O 休憩用地
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

SITE CONTEXT OF AMENDMENT ITEMS C1 AND C2 IN SHEK MUN
AND AMENDMENT ITEMS D, E, F AND G IN SIU LEK YUEN

本摘要圖於2023年10月20日擬備，
所根據的資料為組別HP5C編號7-SE-A及C
EXTRACT PLAN PREPARED ON 20.10.2023
BASED ON HP5C SERIES No. 7-SE-A & C

SCALE 1:5 500 比例尺
米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/23/54

圖 PLAN
6