

Figure 5.2 Proposed Amendments to the Approved Sha Tin OZP No. S/ST/34



- LEGEND**
- APPLICATION SITE BOUNDARY
 - LOT BOUNDARY
 - RESIDENTIAL STOREYS
(EXCLUDING G/F, 1/F AND BASEMENT LEVELS)
 - 1/F PODIUM
 - LANDSCAPED FOOTBRIDGE
 - RESIDENTIAL TOWERS

Remarks: The proposed setback under the indicative MLP reserves space for future possible road widening / street enhancement and it does not imply the owners will unconditionally sacrifice their development right. The setback area will still form part of the development site and its future surrender/dedication may be subject to the claim of bonus GFA or other concessions.

LWK
+PARTNERS

MASTER LAYOUT PLAN - BLOCK PLAN

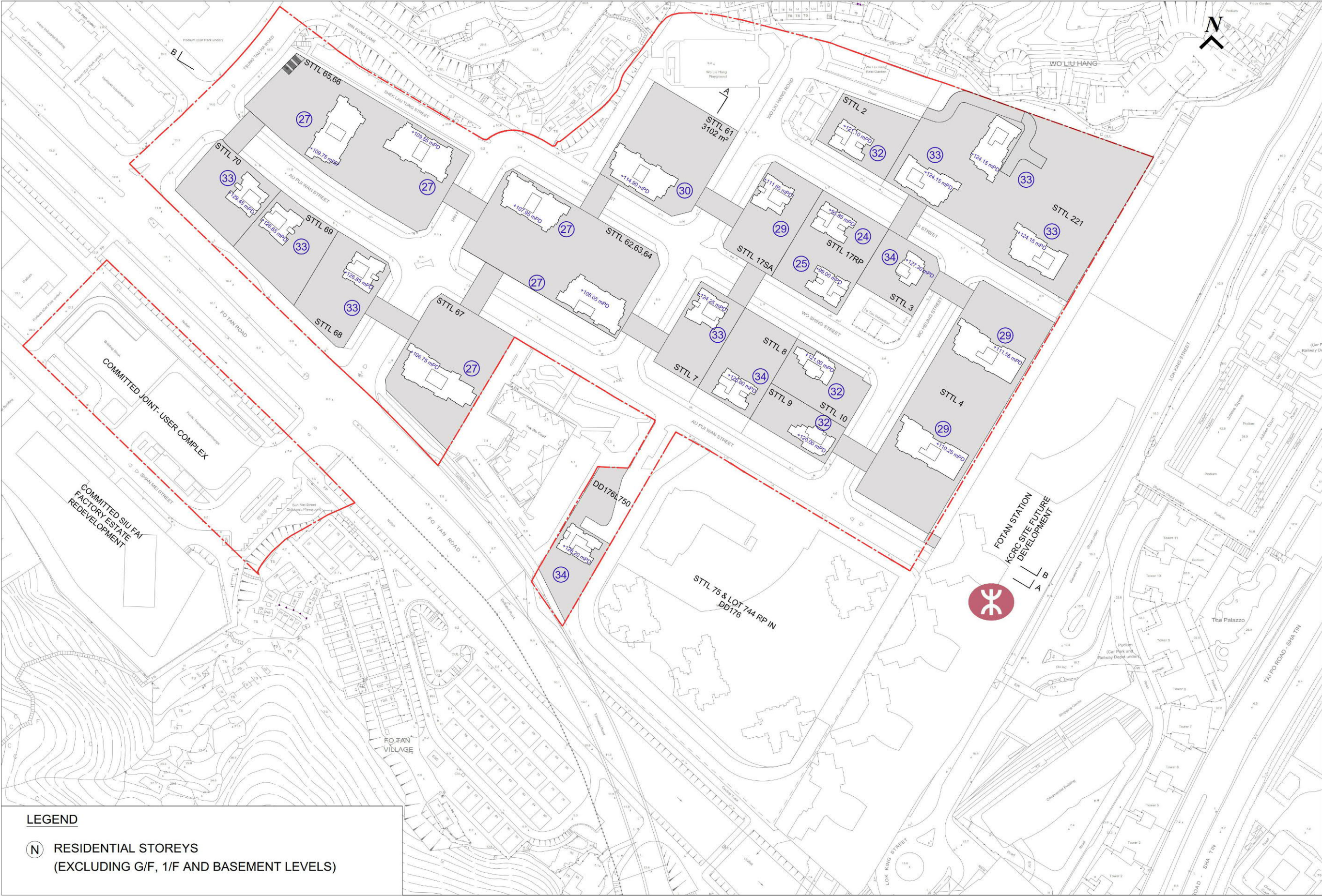
0 10 20 30 40 50 m 1:1750 @ A3

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-2a
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)







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INDICATIVE MASTER LAYOUT PLAN - R/F

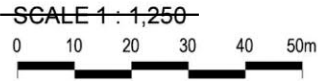
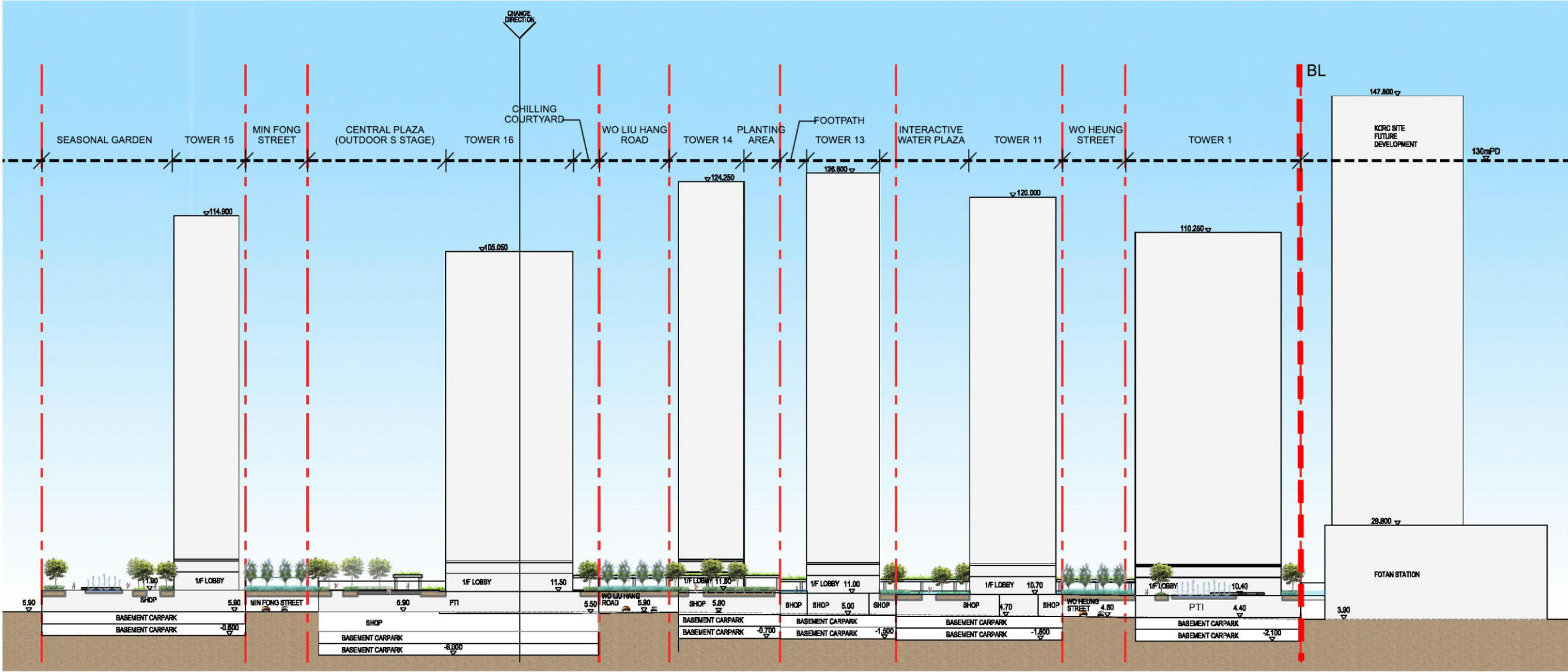
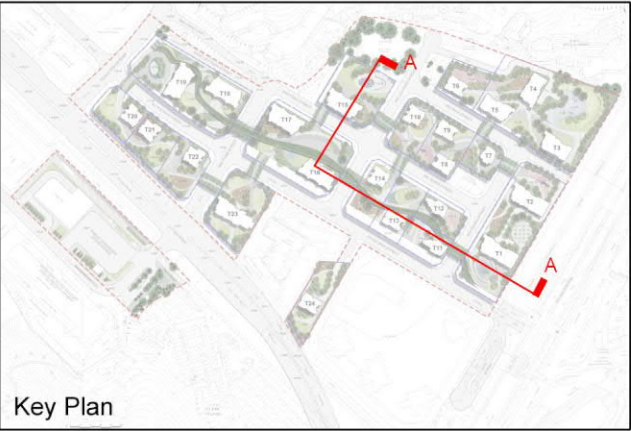
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參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-2d
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



						Job Title					Drawing No.		 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		
						"Transformation of East Fo Tan Industrial Area into a Residential Area"					HWD15/LMP01				
						Drawing Title					Scale				
C	DEC 2024	PlanD's COMMENTS	OO	NR	THT	LANDSCAPE MASTER PLAN					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



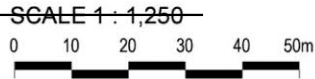
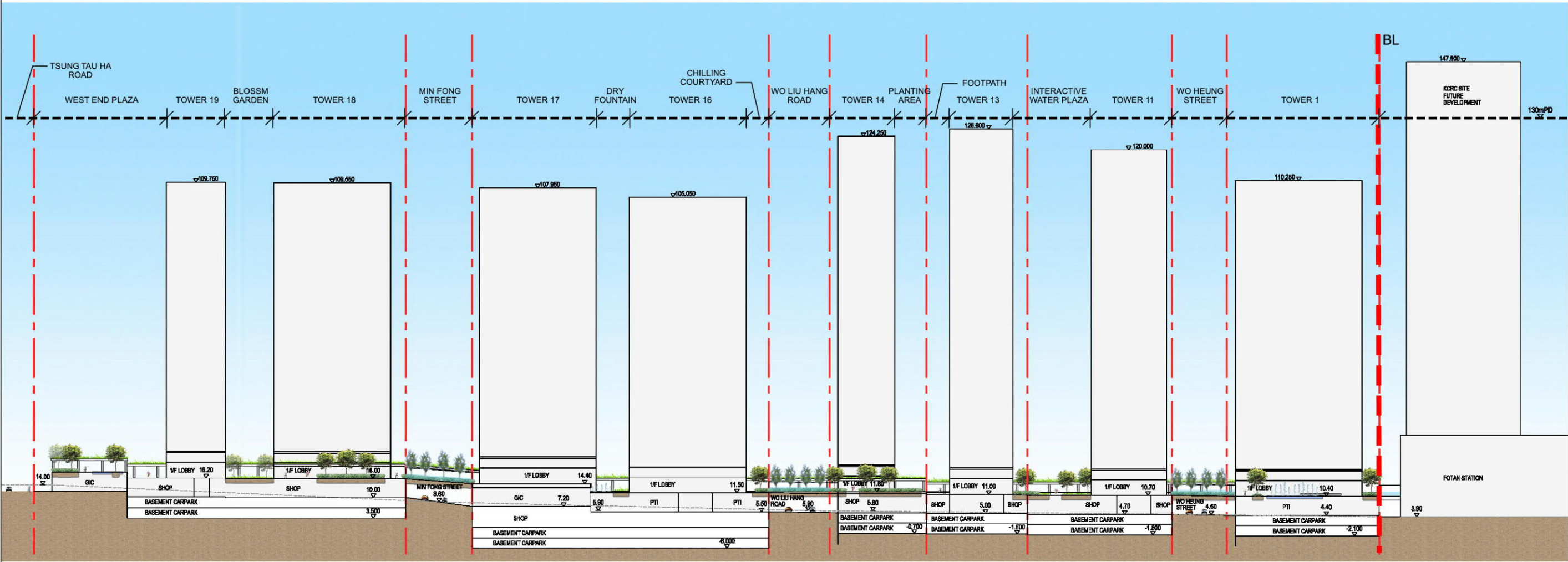
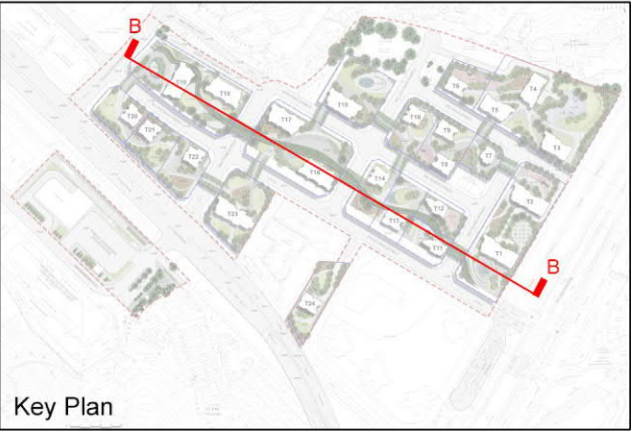
						Job Title					Drawing No.		<div> Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662</div>		
						"Transformation of East Fo Tan Industrial Area into a Residential Area"					HWD15/SEC01				
						Drawing Title					Scale				
						LANDSCAPE SECTION A-A					1:1250				
A	DEC 2024	PlanD's COMMENTS	00	NR	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

參考編號
REFERENCE No.

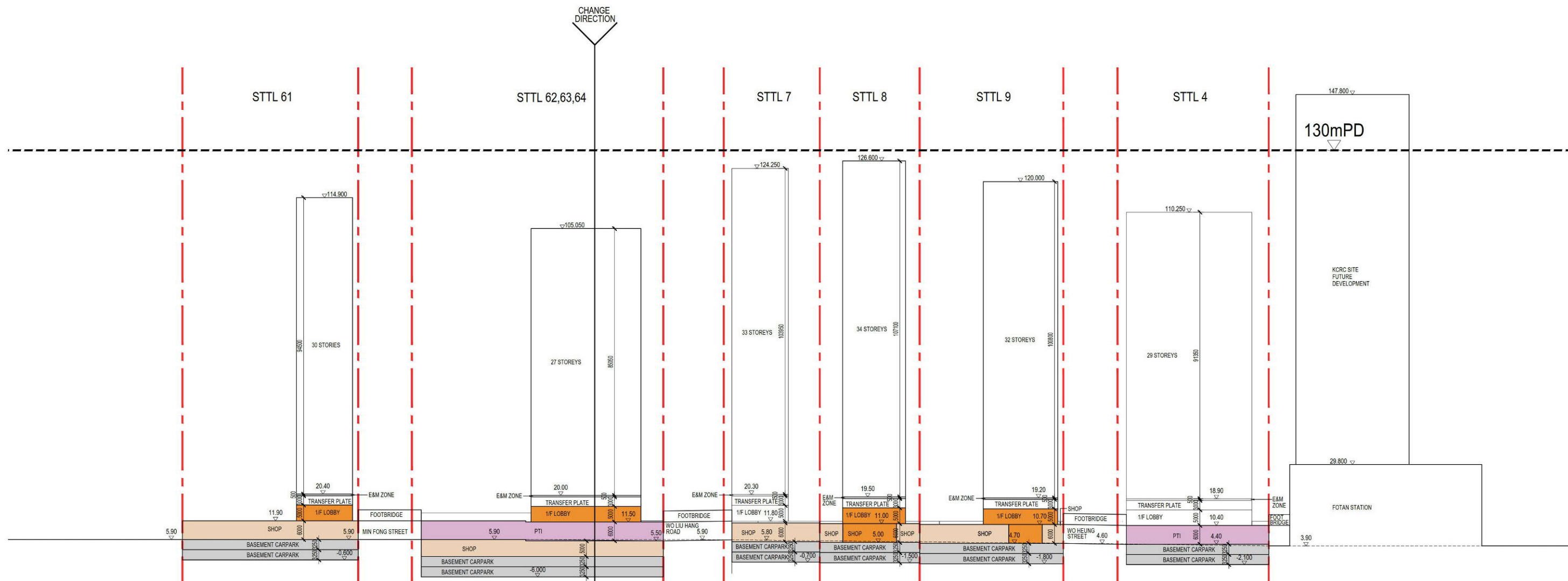
Y/ST/52

繪圖 DRAWING Z-3b

(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



						Job Title					Drawing No.		<div><p>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</p></div>		
						"Transformation of East Fo Tan Industrial Area into a Residential Area"					HWD15/SEC02				
						Drawing Title					Scale				
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A	DEC 2024	PlanD's COMMENTS	00	NR	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

- RESIDENTIAL LOBBY / MOE
- RETAIL
- CARPARK
- PTI

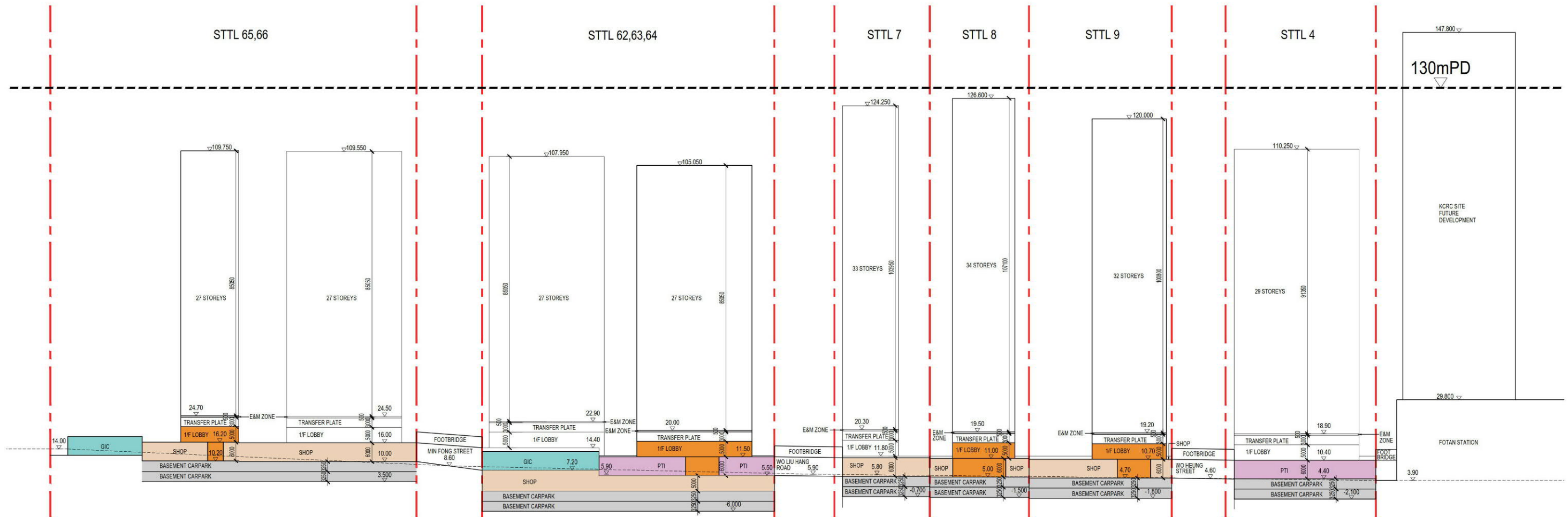
LWK
+PARTNERS

SCHEMATIC SECTION A-A

0 10 20 30 40 50 m 1:1250 @ A3

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-4
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)

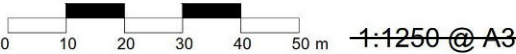


LEGEND

- RESIDENTIAL LOBBY / MOE
- GIC
- PTI
- RETAIL
- CARPARK

LWK
+PARTNERS

SCHEMATIC SECTION B-B



參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-5
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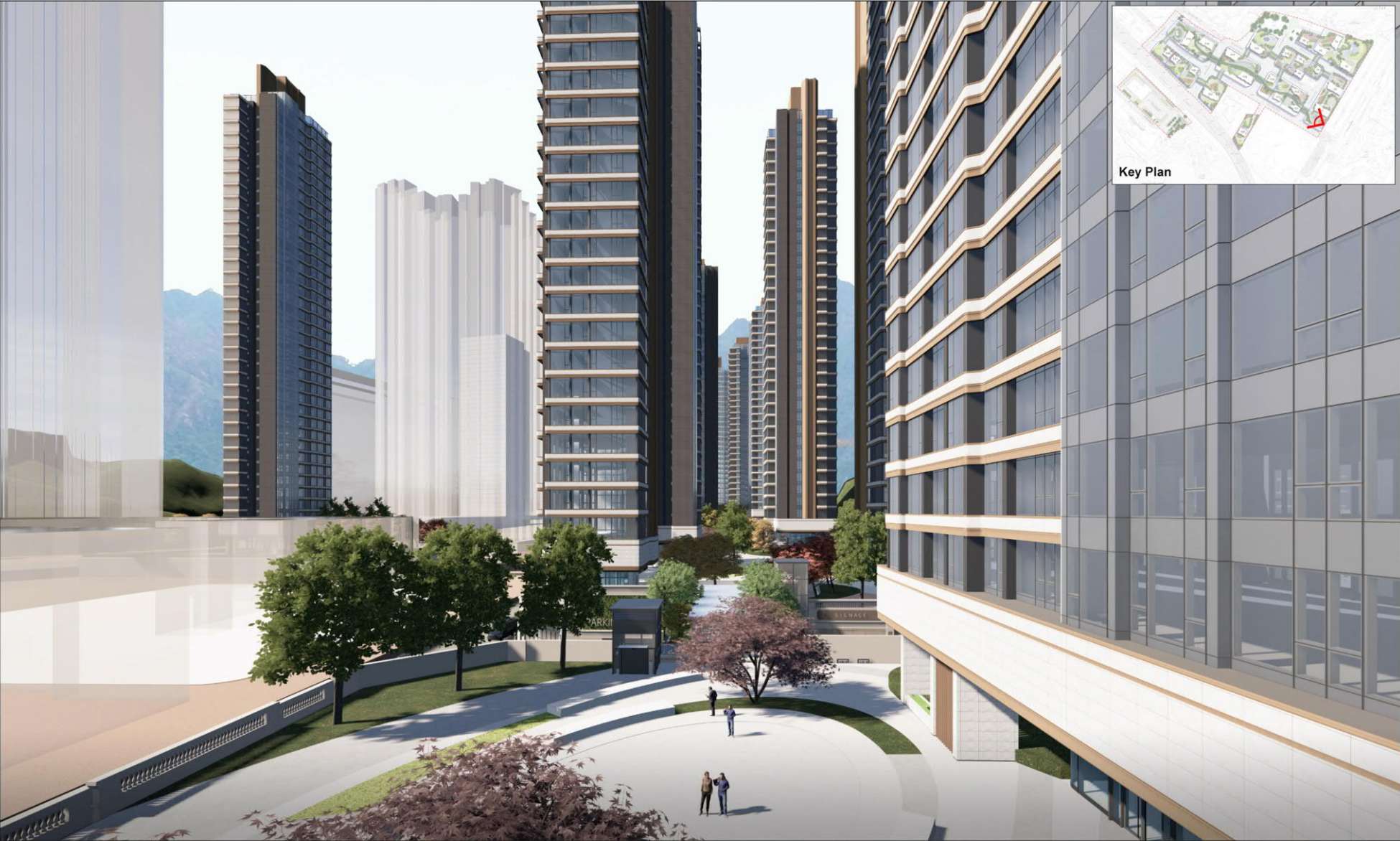
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(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



							Job Title						Drawing No.		<div> Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Shu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662</div>		
							"Transformation of East Fo Tan Industrial Area into a Residential Area"						HWD15/PER01				
							Drawing Title						Scale				
							PERSPECTIVE 01						N.T.S.				
A	DEC 2024	PlanD's COMMENTS			00	NR	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

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-6
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)

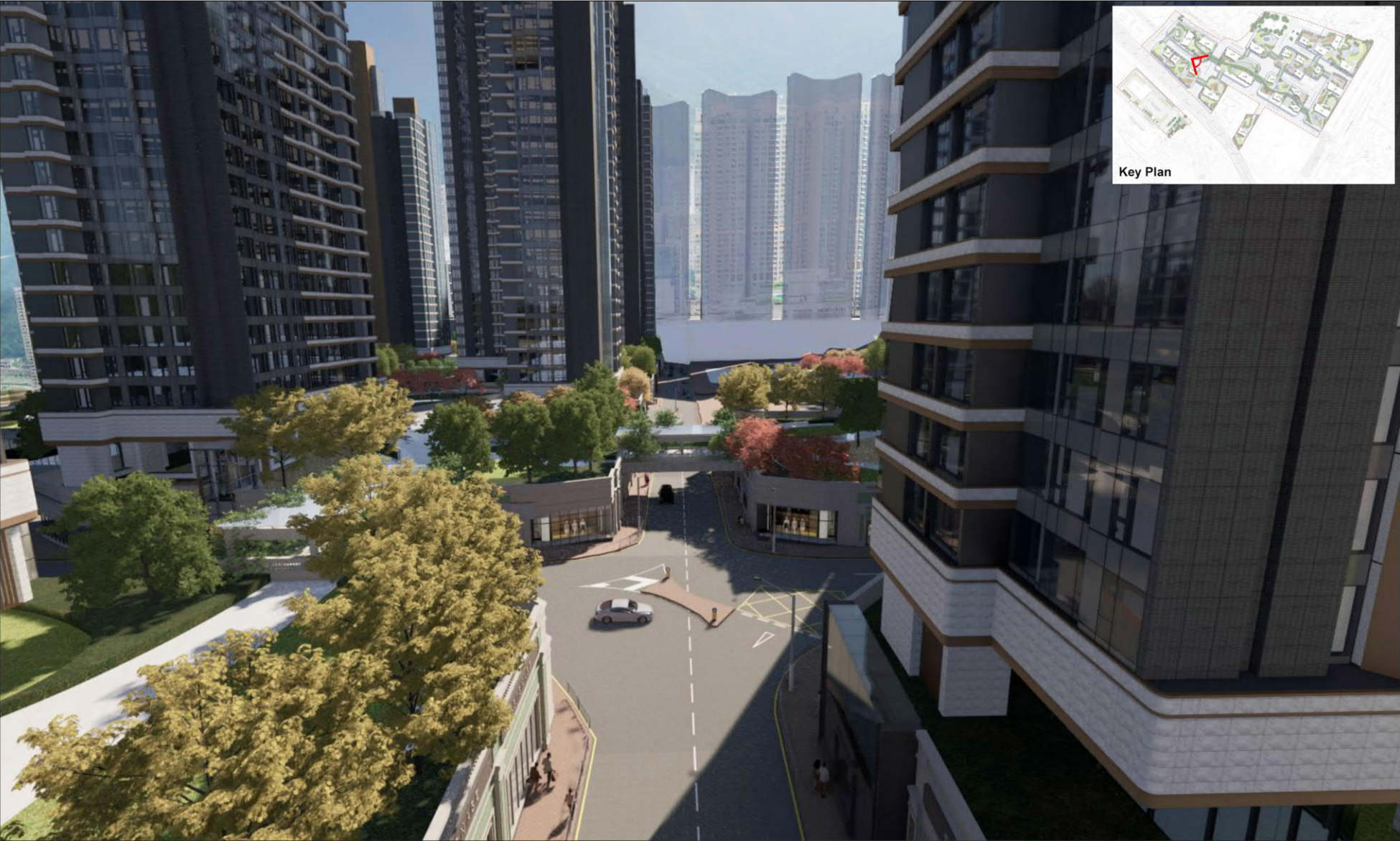


						Job Title				Drawing No.			
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A	DEC 2024	PlanD's COMMENTS	00	NR	THT								
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	LW	Checked by	DK	Approved by	HUY	Date	SEP 2021
										Job. No. HWD15			


Planning, Urban Design, Landscape, Golf & Environmental Consultants
Urbis Limited, 11/F Su On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-7
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)

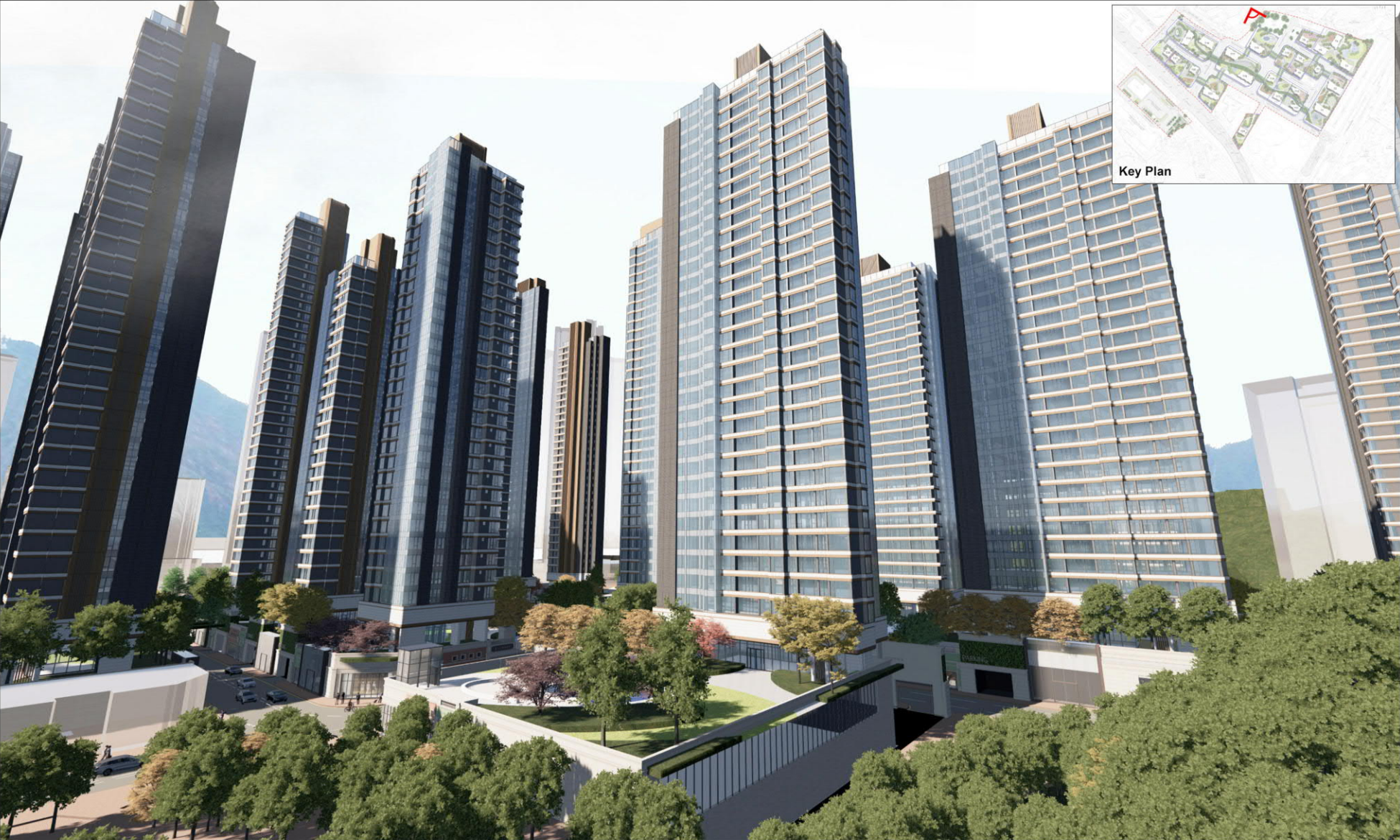


Key Plan

							Job Title							Drawing No.		 Planning, Urban Design, Landscape, Golf & Environmental Consultants Urban Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662	
							"Transformation of East Fo Tan Industrial Area into a Residential Area"							HWD15/PER03			
							Drawing Title							Scale			
							PERSPECTIVE 03							N.T.S.			
A	DEC 2024	PlanD's COMMENTS			00	NR	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

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-8
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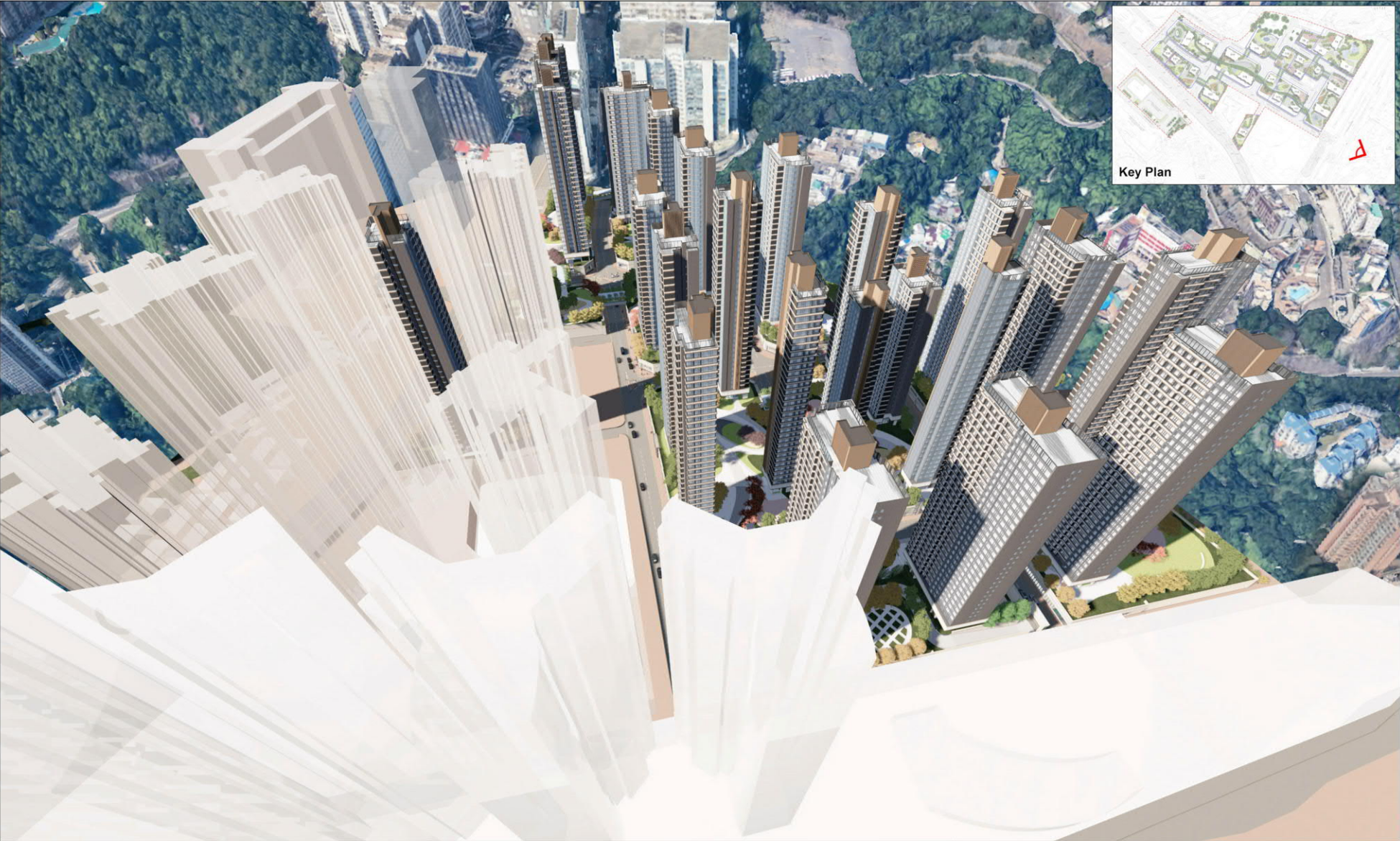
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(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)




							Job Title						Drawing No.		 Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Shu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662
							"Transformation of East Fo Tan Industrial Area into a Residential Area"						HWD15/PER04		
							Drawing Title						Scale		
							PERSPECTIVE 04						N.T.S.		
A	DEC 2024	PlanD's COMMENTS	00	NR	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

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-9
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



							Job Title						Drawing No.		<div> Urbanis Limited Planning, Urban Design, Landscape, Golf & Environmental Consultants Urban Limited, 11/F Shu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662</div>	
							"Transformation of East Fo Tan Industrial Area into a Residential Area"						HWD15/PER05			
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							PERSPECTIVE 05						N.T.S.			
A	DEC 2024	PlanD's COMMENTS	00	NR	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	

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-10
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)

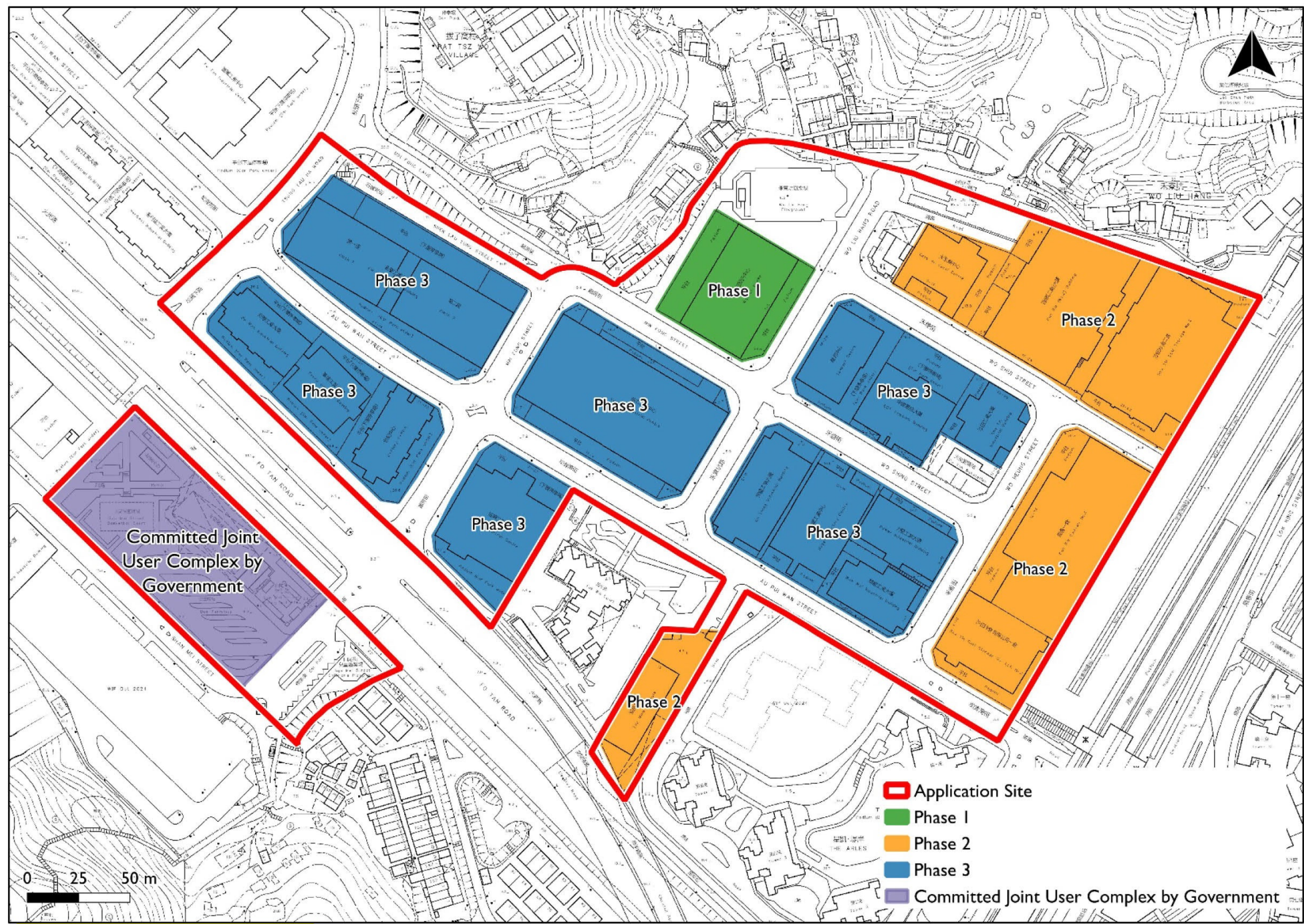


Figure 4.2 Phasing Plan



							Job Title				Drawing No.			
							"Transformation of East Fo Tan Industrial Area into a Residential Area"				HWD15/OS01			
							Drawing Title				Scale			
							COMMUNAL OPEN SPACE PROVISION				1:1500			
A	DEC 2024	PlanD's COMMENTS	OO	NR	THT		Drawn by	LW	Checked by	DK	Approved by	HUY	Date	SEP 2021
Amendment No.	Date	Description	Drawn by	Checked by	Approved by		Drawn by	LW	Checked by	DK	Approved by	HUY	Date	SEP 2021

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

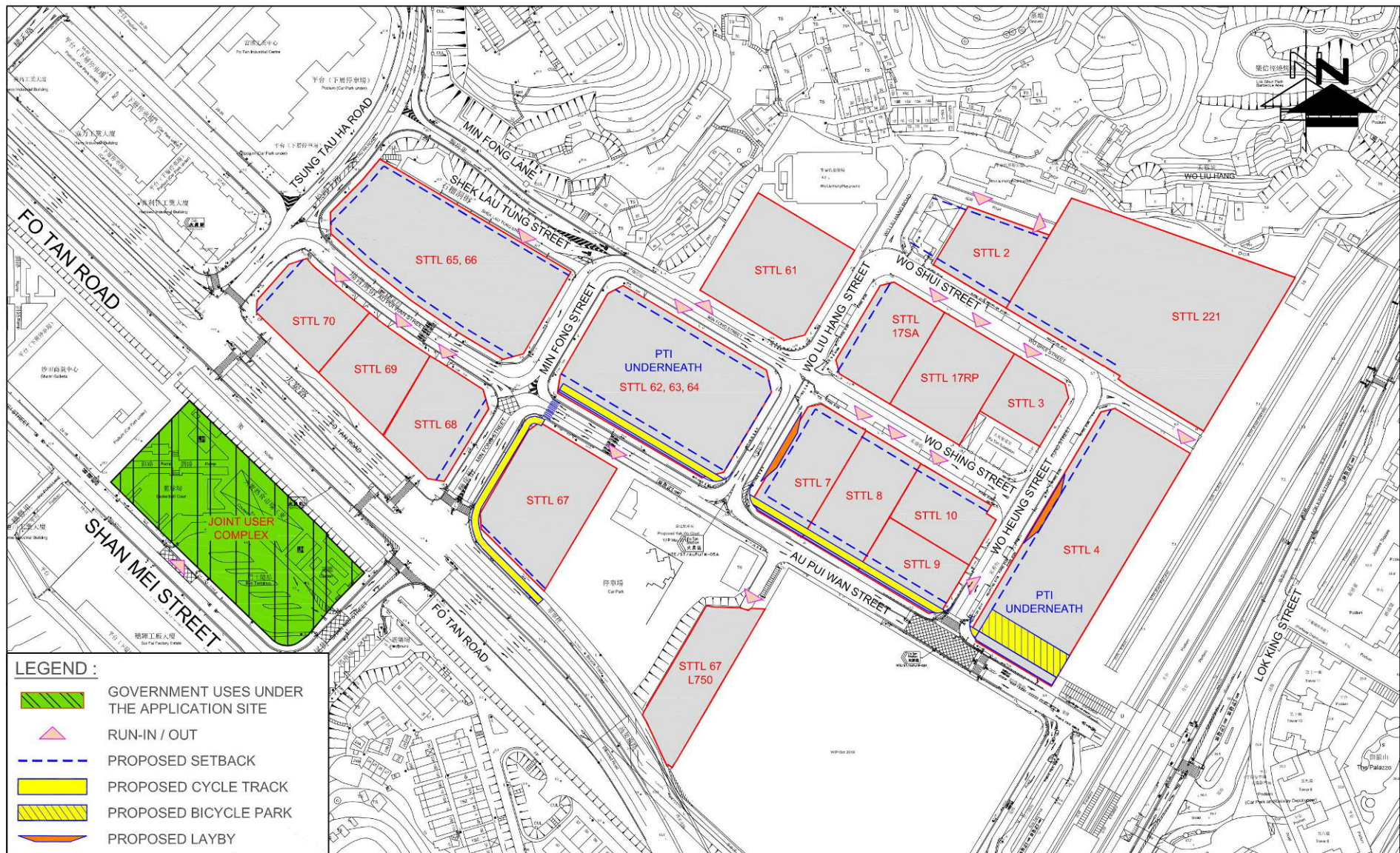


FIGURE NO.: 9.1		PROJECT TITLE: Rezoning Watson House at Fo Tan	
PROJECT NO.: 21073HK		DRAWING TITLE: PROPOSED SETBACK AND THE LOCATION OF LAYBY	
SCALE: 1:2500 @A4	DATE: 05 JUL 2024		

CTA Consultants Limited
志達顧問有限公司

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-14
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)

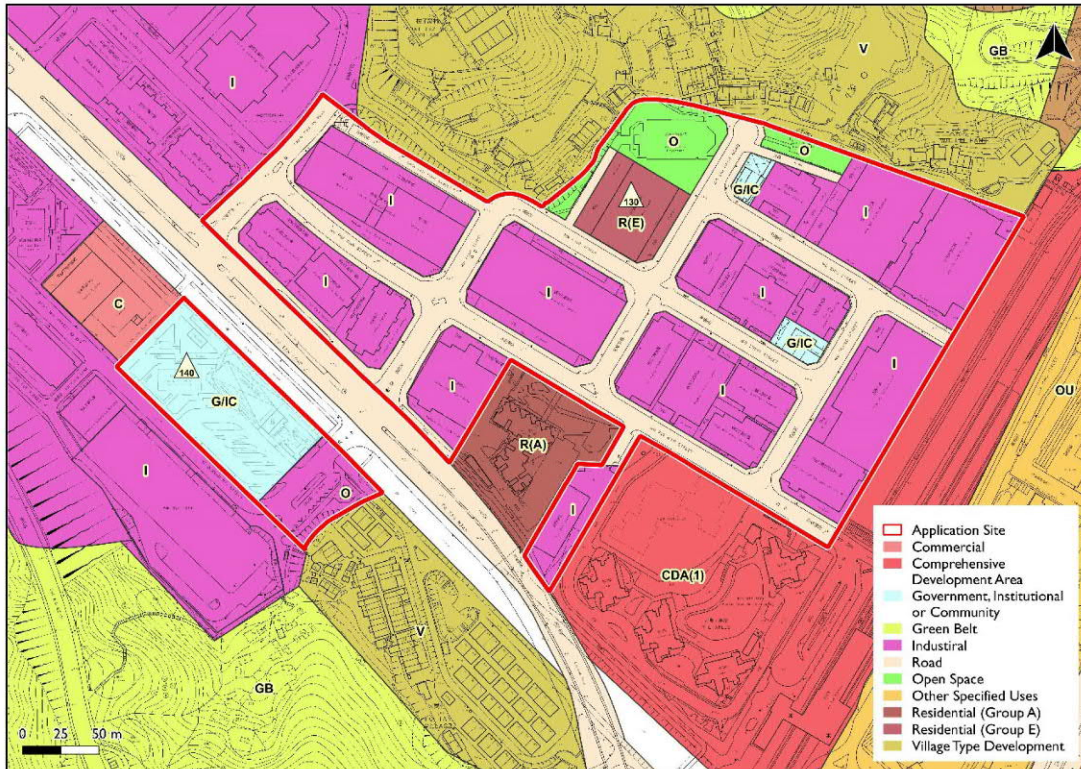


Figure 5.3 Possible Zoning Arrangements in the Interim (1)

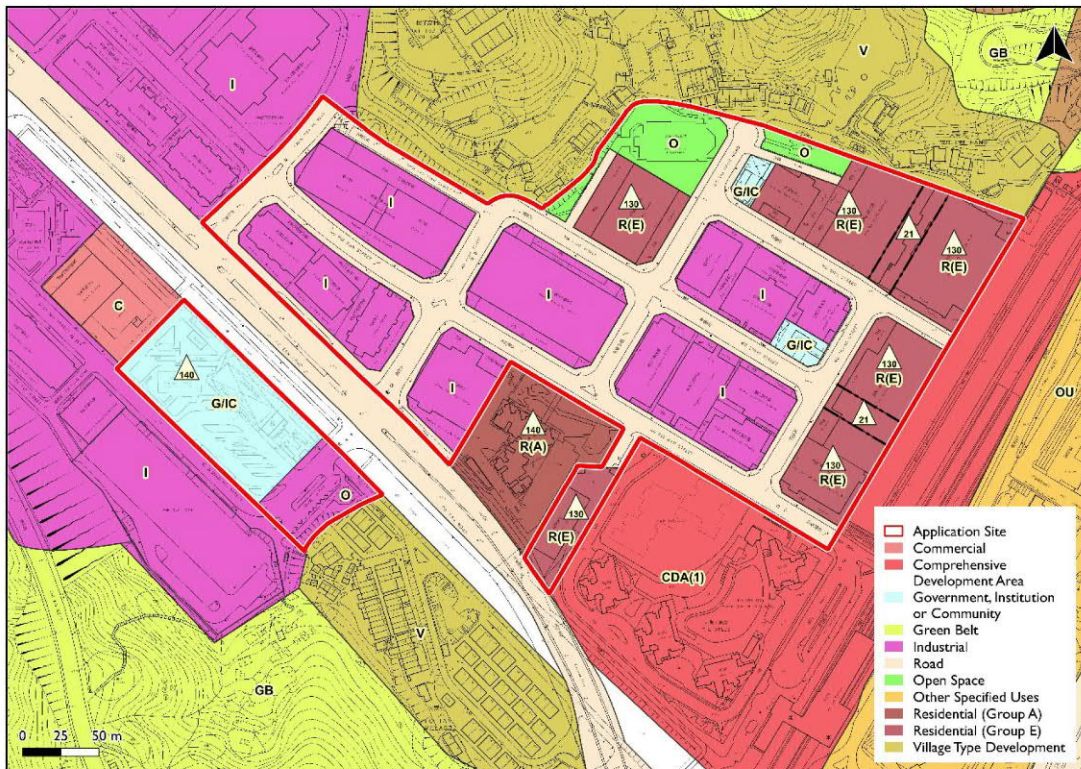


Figure 5.4 Possible Zoning Arrangements in the Interim (2)

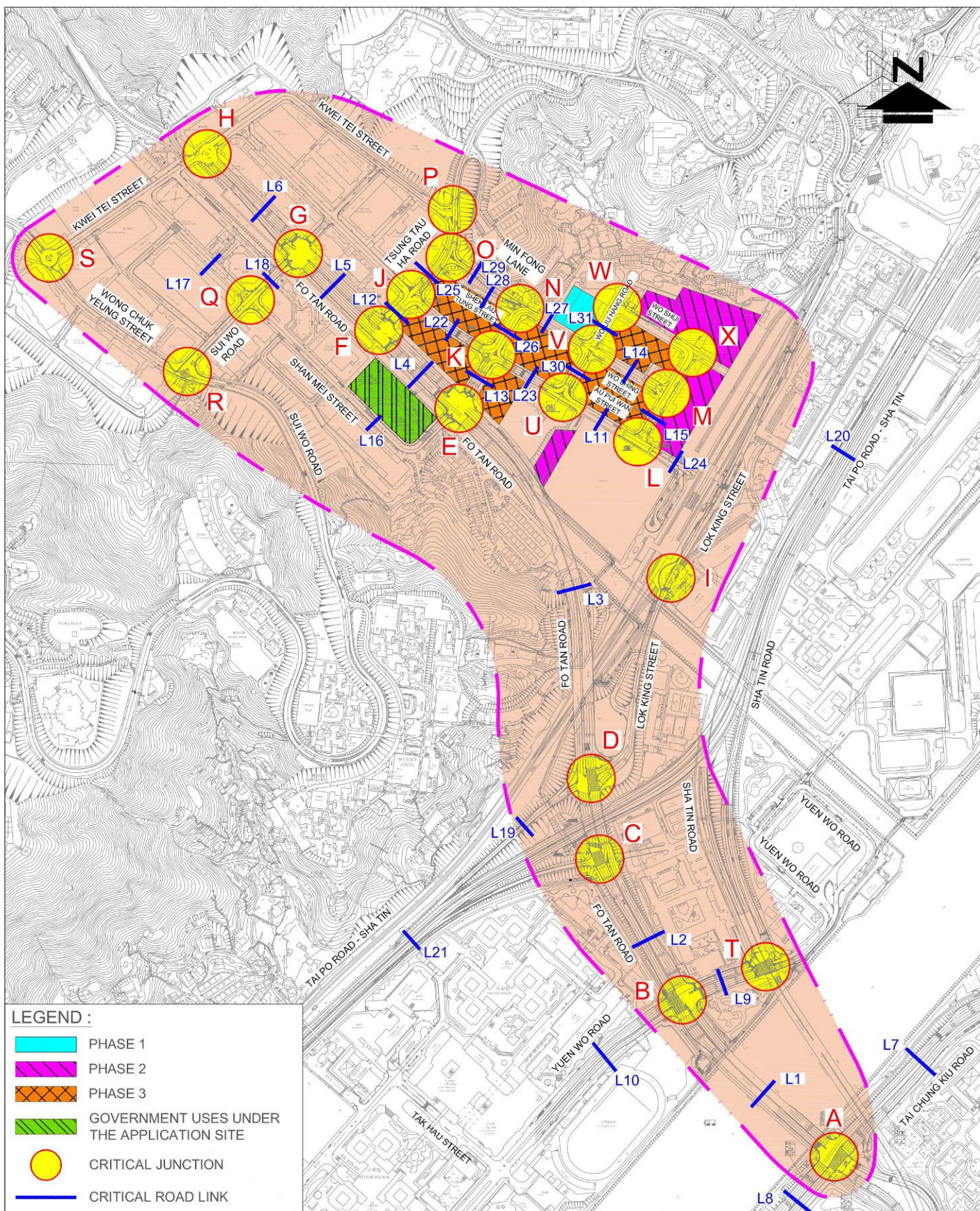


FIGURE NO.:

4.1

PROJECT TITLE:

Transformation of East Fo Tan Industrial Area into a Residential Area

PROJECT NO.:

21073HK

DRAWING TITLE:

AREA OF INFLUENCE

SCALE:

1:7000 @A4

DATE:

26 NOV 2024



CTA Consultants Limited
志達顧問有限公司

參考編號

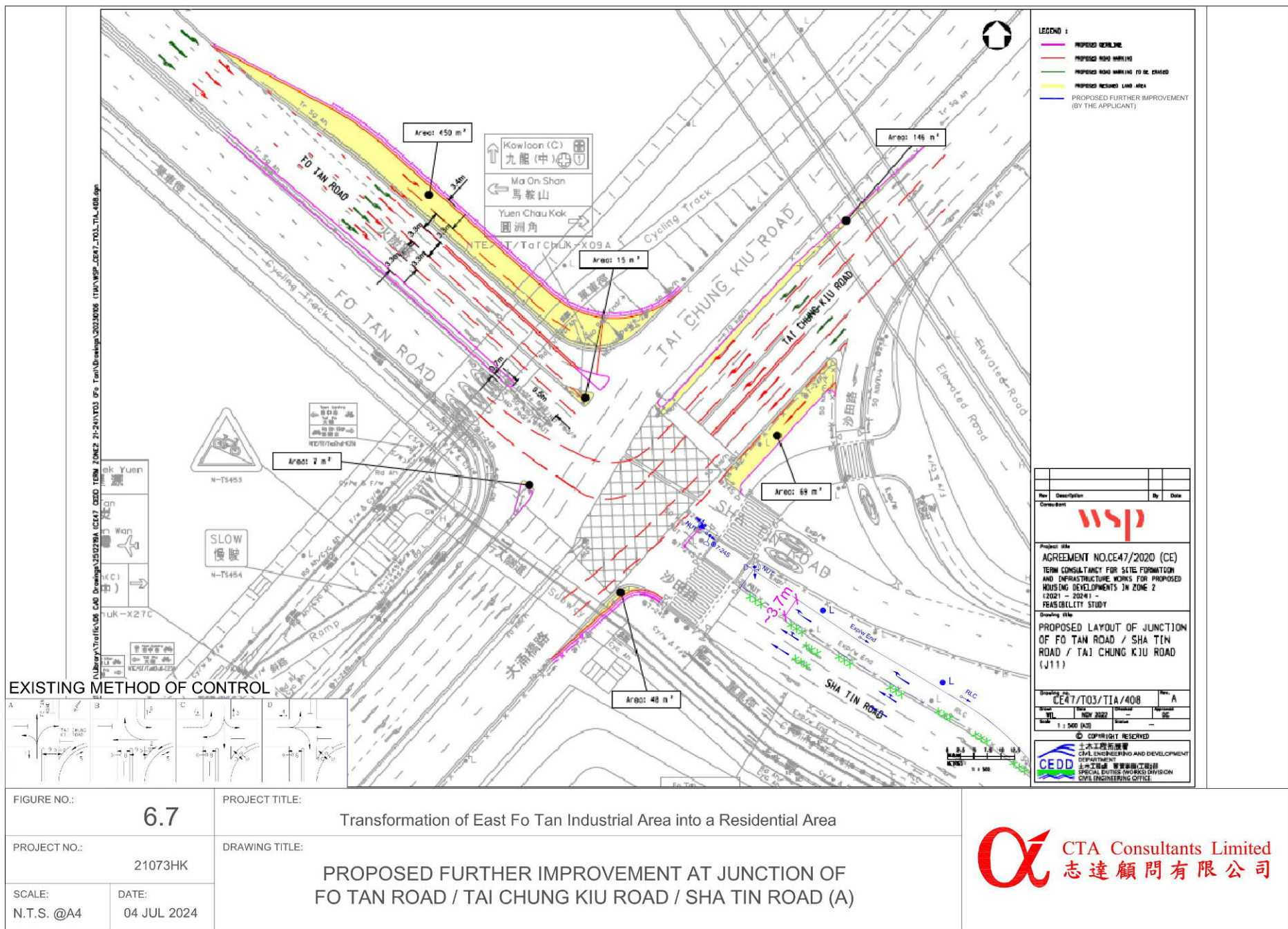
REFERENCE No.

Y/ST/52

繪圖 DRAWING Z-16

(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)

(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



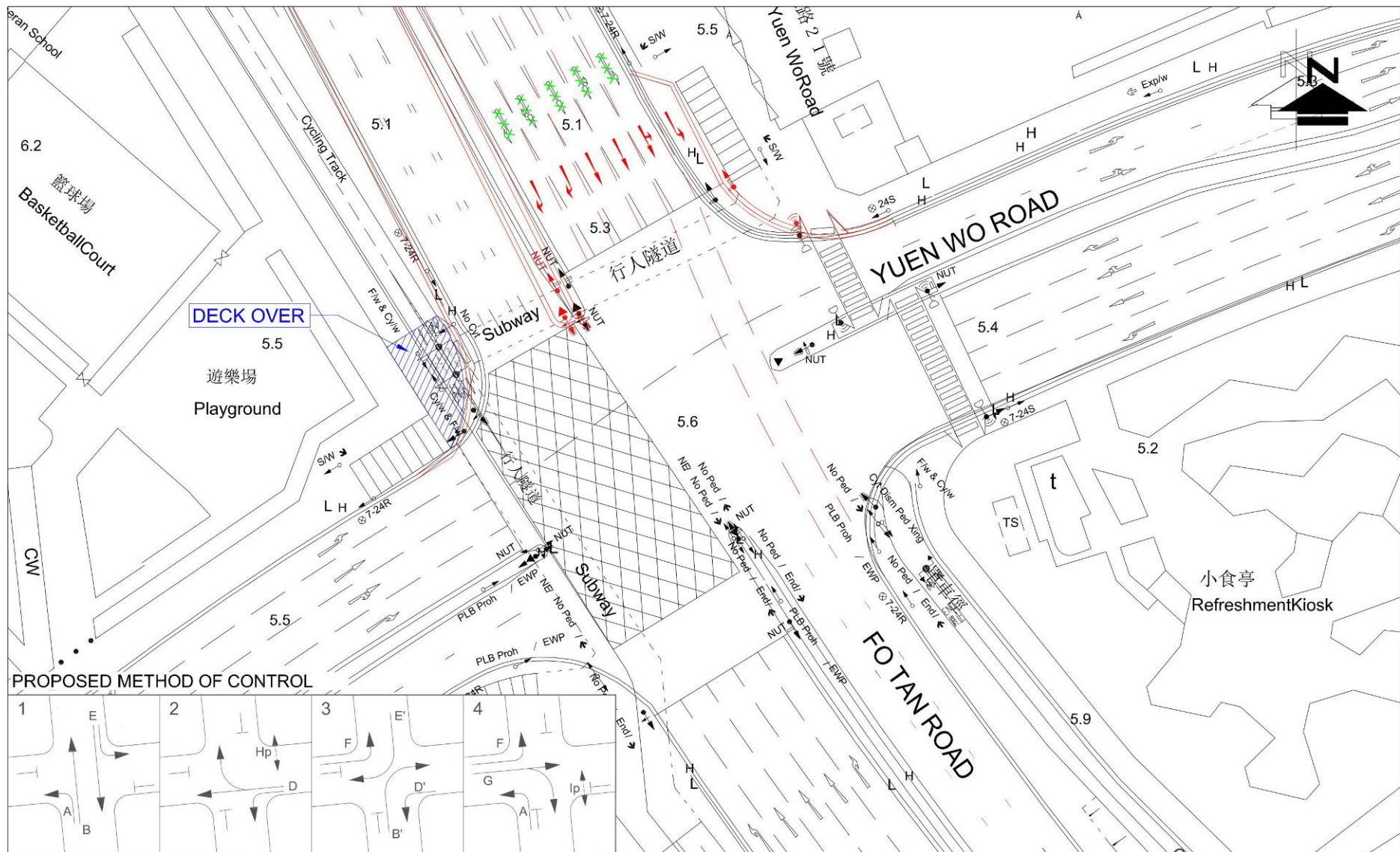
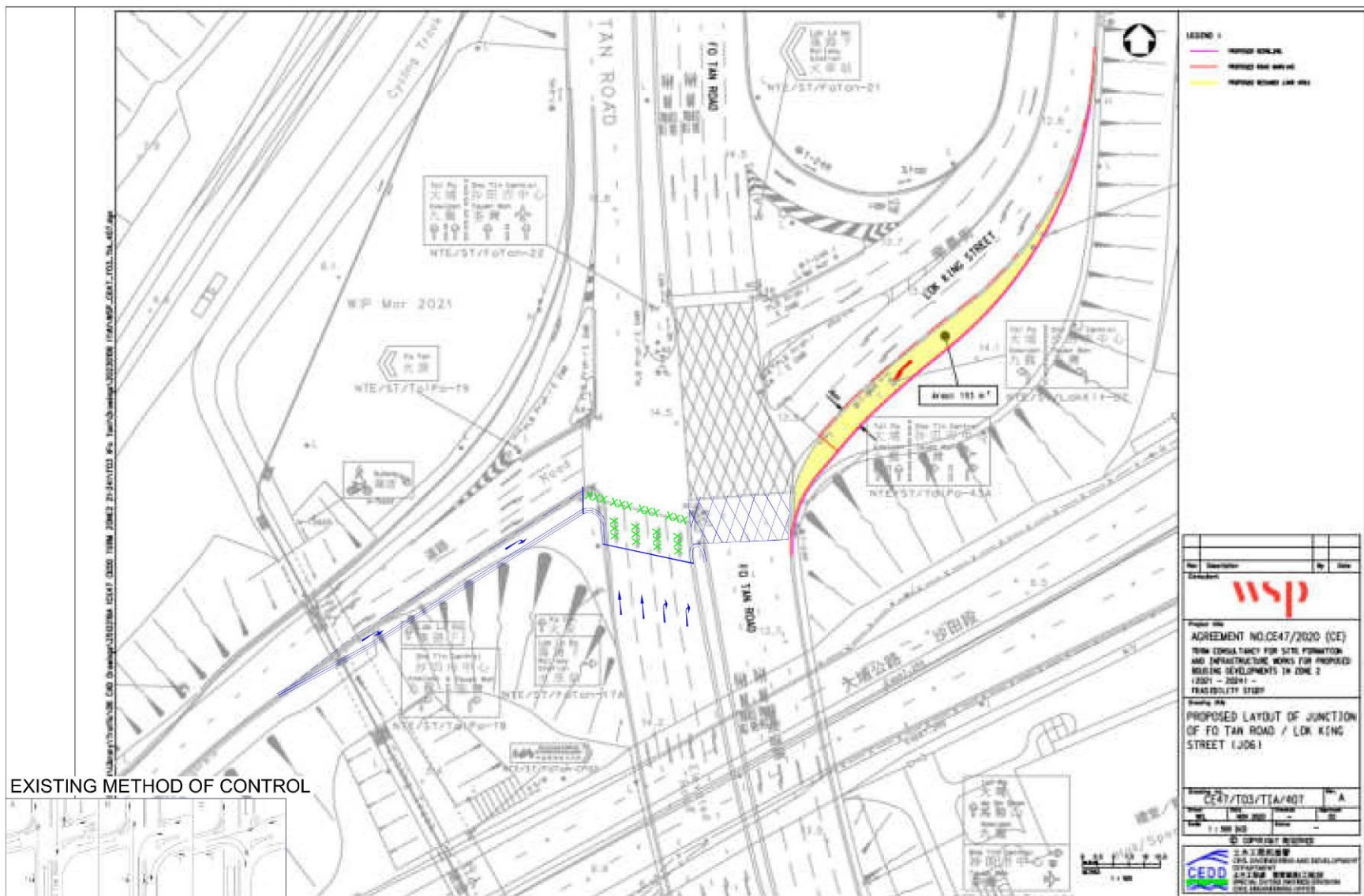



FIGURE NO.: <div>6.8</div>	PROJECT TITLE: Transformation of East Fo Tan Industrial Area into a Residential Area	<div>  <div>CTA Consultants Limited 志達顧問有限公司</div> </div>
PROJECT NO.: 21073HK	DRAWING TITLE: PROPOSED IMPROVEMENT AT JUNCTION OF FO TAN ROAD / YUEN WO ROAD (B)	
SCALE: 1:550 @ A4	DATE: 03 OCT 2024	

參考編號 REFERENCE No.	Y/ST/52 繪圖 DRAWING Z-17b
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
 FURTHER INFORMATION ON 5.12.2024)



EXISTING METHOD OF CONTROL

FIGURE NO.:	6.9	PROJECT TITLE:	Transformation of East Fo Tan Industrial Area into a Residential Area	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.:	21073HK	DRAWING TITLE:	PROPOSED FURTHER IMPROVEMENT AT JUNCTION OF FO TAN ROAD / LOK KING ROAD (D)	
SCALE:	N.T.S. @A4	DATE:	03 OCT 2024	

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-17c
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)

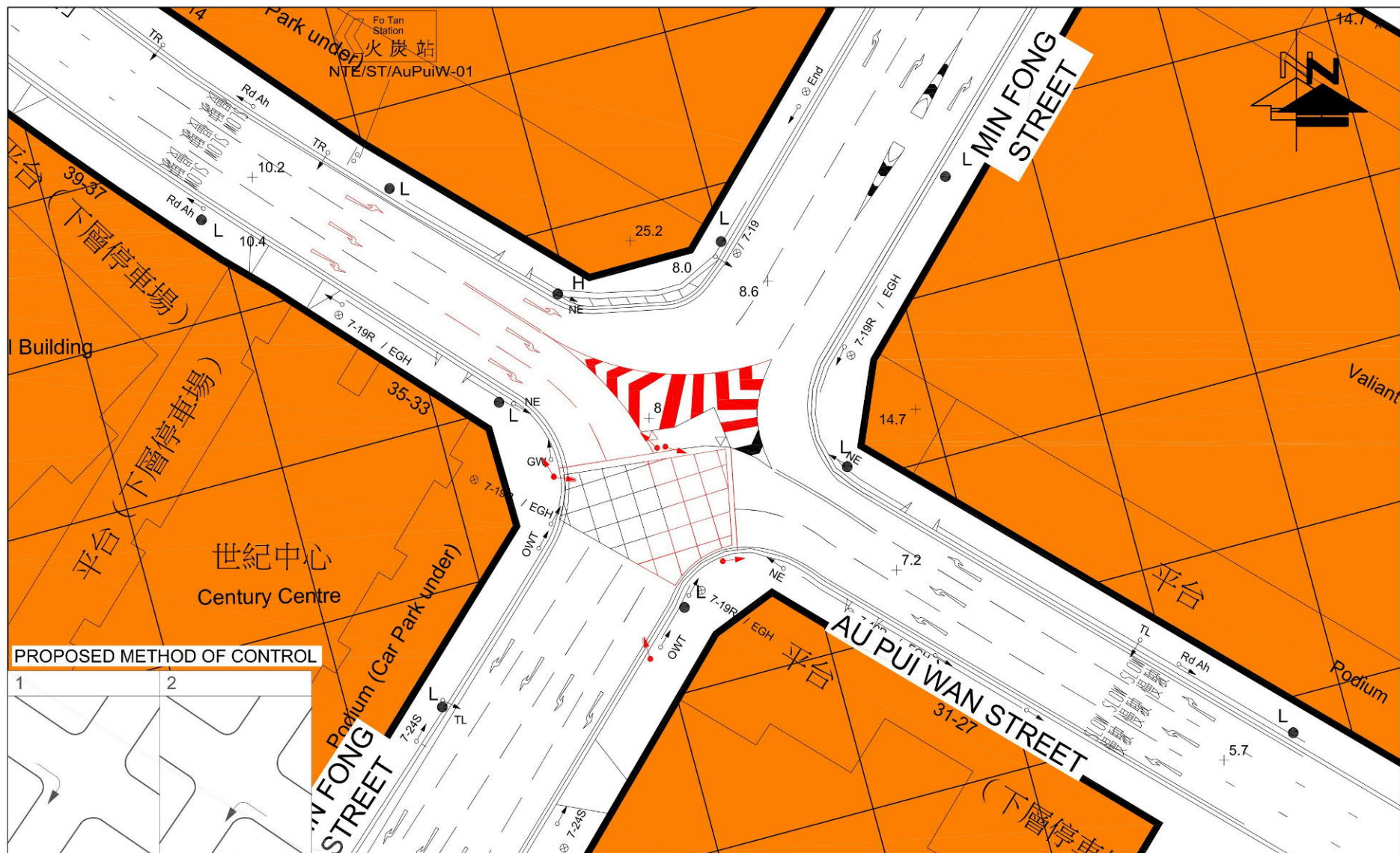



FIGURE NO.: 6.6	PROJECT TITLE: Transformation of East Fo Tan Industrial Area into a Residential Area	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 21073HK	DRAWING TITLE: PROPOSED IMPROVEMENT AT JUNCTION LAYOUT OF AU PUI WAN STREET / MIN FONG STREET (K)	
SCALE: 1:500 @ A4	DATE: 25 APR 2024	

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-17e
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
 FURTHER INFORMATION ON 5.12.2024)

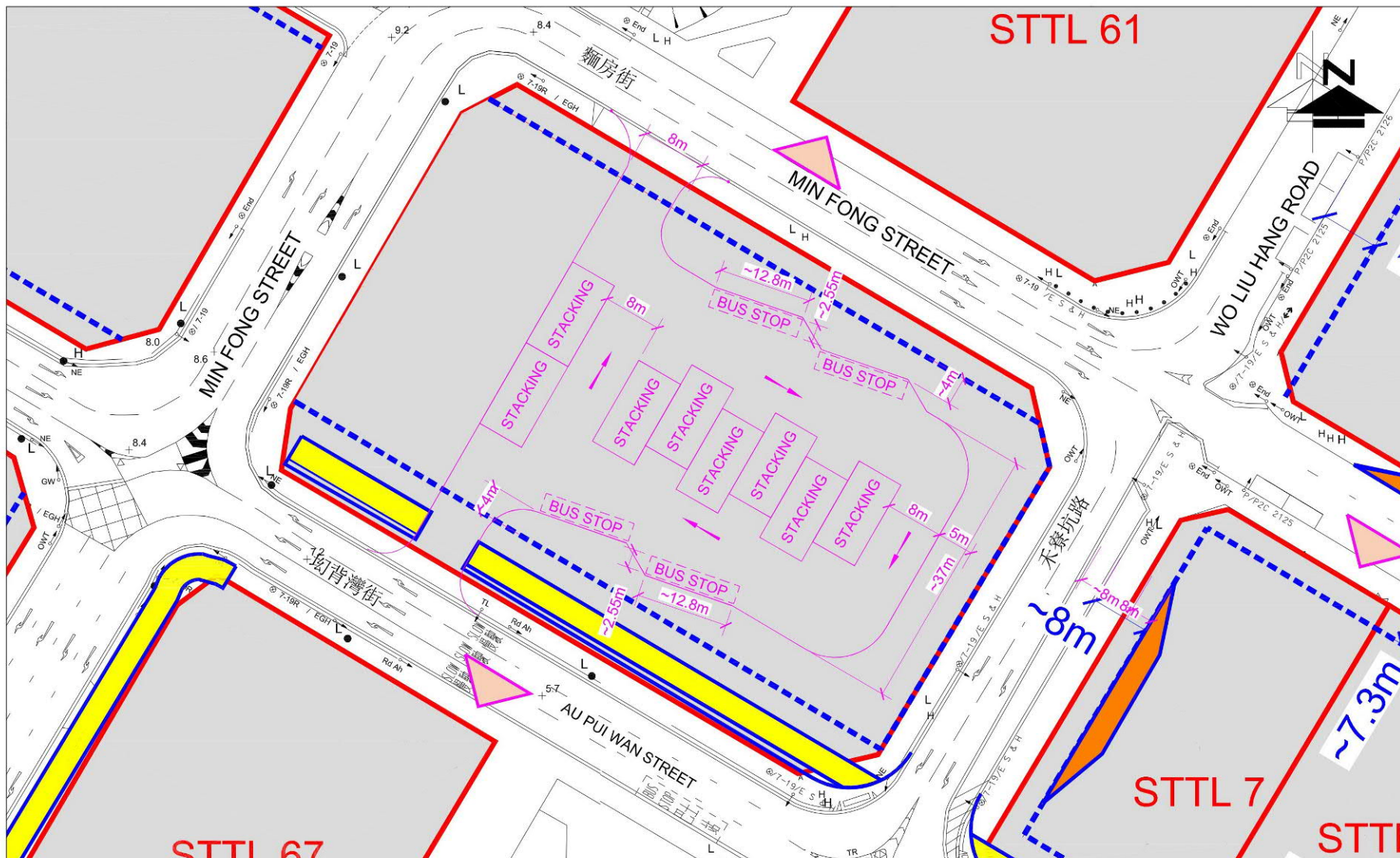


FIGURE NO.: 7.3	PROJECT TITLE: Rezoning Watson House at Fo Tan	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 21073HK	DRAWING TITLE: PROPOSED PUBLIC TRANSPORT INTERCHANGE	
SCALE: 1:700 @A4	DATE: 26 NOV 2024	

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-18a
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
 FURTHER INFORMATION ON 5.12.2024)



FIGURE NO.: 7.4		PROJECT TITLE: Rezoning Watson House at Fo Tan	
PROJECT NO.: 21073HK		DRAWING TITLE: PROPOSED PUBLIC TRANSPORT INTERCHANGE	
SCALE: 1:700 @ A4	DATE: 17 SEP 2024		

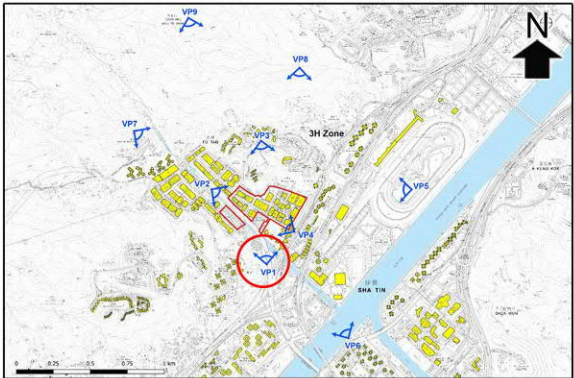
CTA Consultants Limited
司公限有同顧達城

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-18b
(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖) (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 5.12.2024)		

Application Site



Existing Condition



Key Plan



Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments



Viewpoint 1 – Minibus and Bus Stops near Fo Tan Village

Transformation of East Fo Tan Industrial Area into a Residential Area
S.12A Planning Application

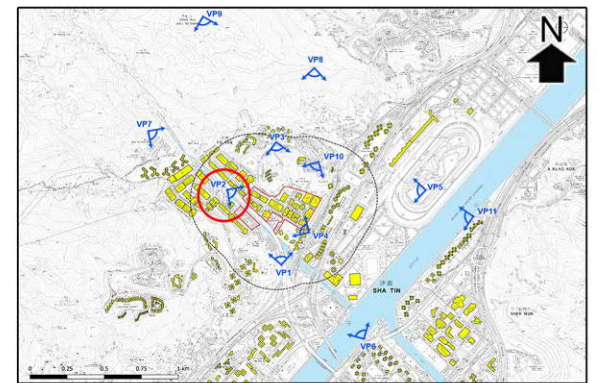
Visual Impact Assessment

Figure 6.1

Date: 16 September 2021



Existing Condition



Key Plan



Existing Condition + Proposed Developments



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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

Visual Impact Assessment

Figure 6.2

Date: 29 November 2024

參考編號
REFERENCE No.

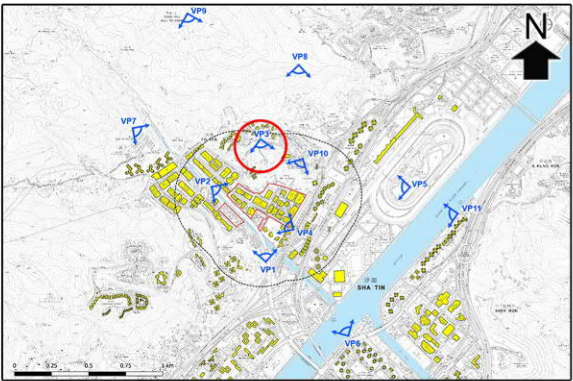
Y/ST/52

繪圖 DRAWING Z-20

(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



Existing Condition



Key Plan



Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments



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Viewpoint 3 – Lok Fung Path Rest Garden

Transformation of East Fo Tan Industrial Area into a Residential Area
S.12A Planning Application

Visual Impact Assessment

Figure 6.3

Date: 29 November 2024

參考編號
REFERENCE No.

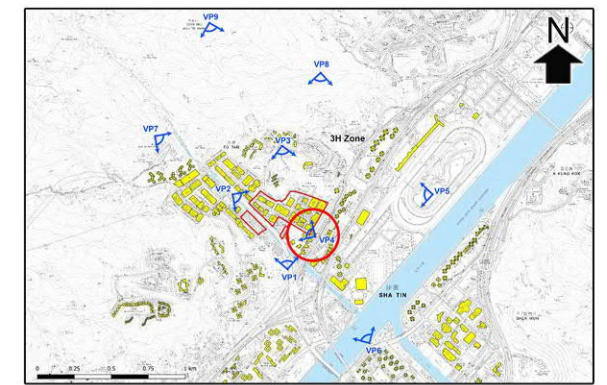
Y/ST/52

繪圖 DRAWING Z-21

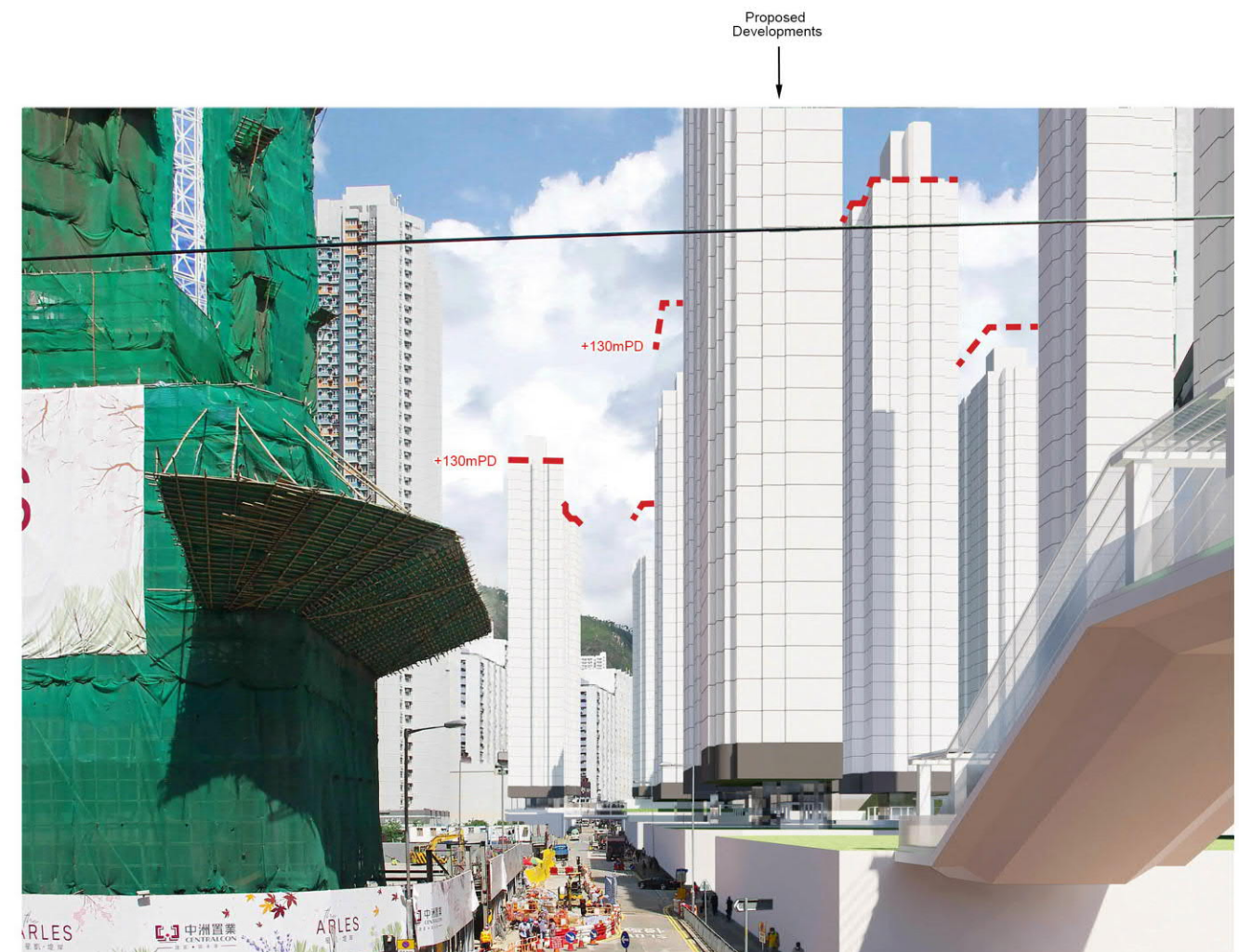
(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



Existing Condition



Key Plan



Existing Condition + Proposed Developments



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規劃顧問有限公司

Viewpoint 4 – Platform 1 of Fo Tan MTR Station

Transformation of East Fo Tan Industrial Area into a Residential Area
S.12A Planning Application

Visual Impact Assessment

Figure 6.4

Date: 16 September 2021

參考編號
REFERENCE No.

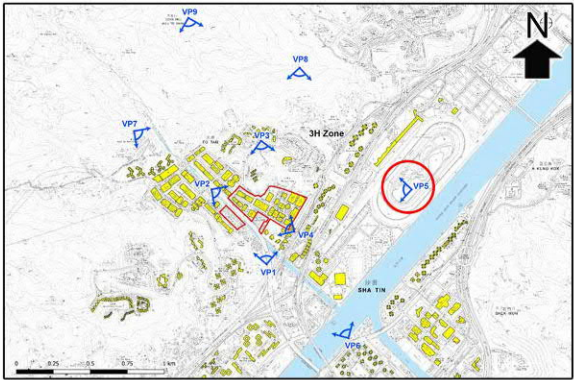
Y/ST/52

繪圖 DRAWING Z-22

(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



Existing Condition



Key Plan

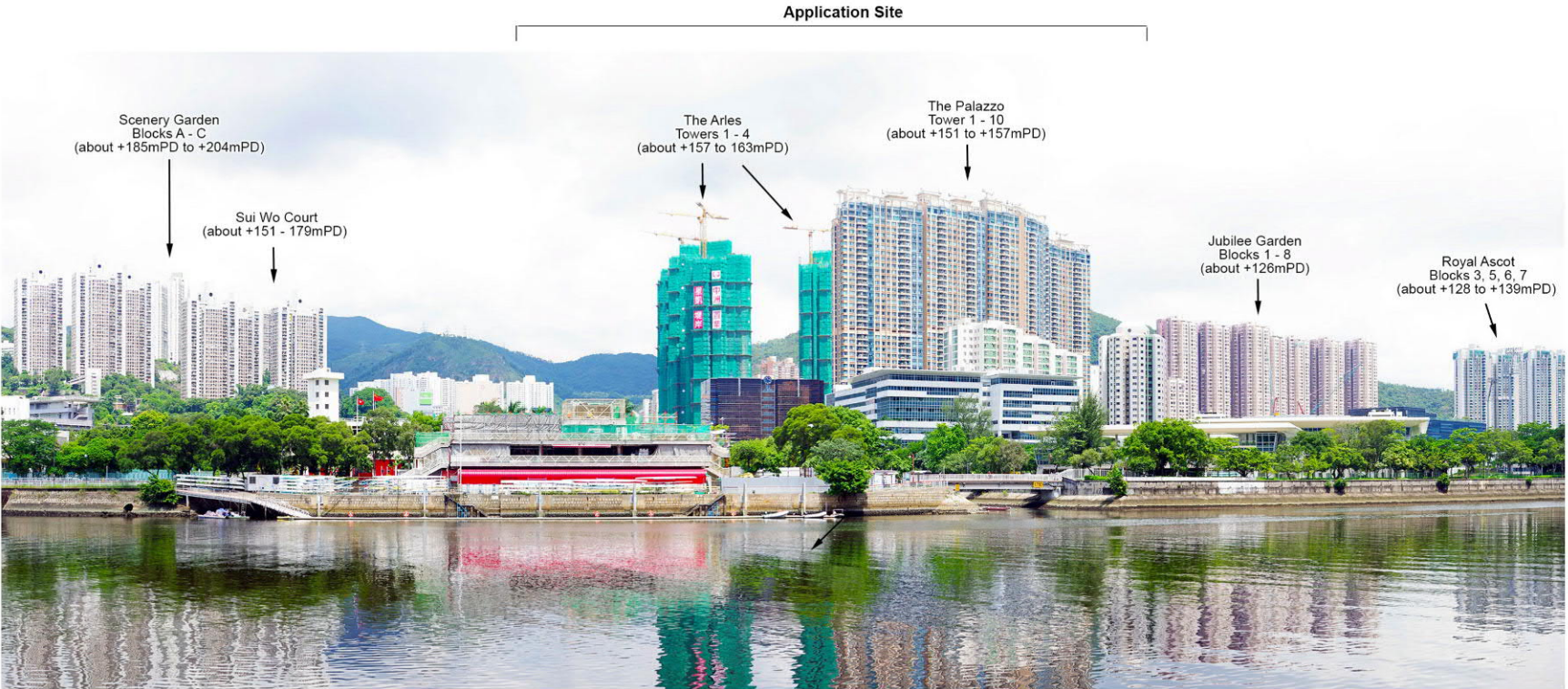


Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments

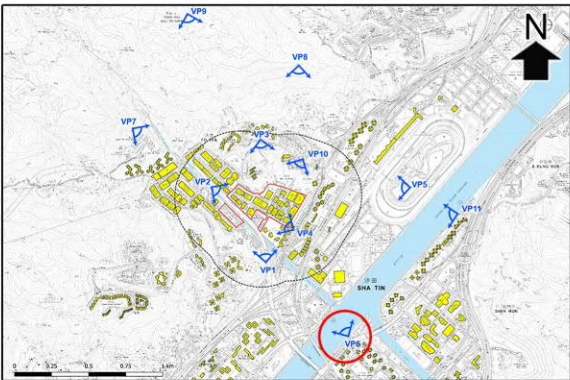
 PLANNING LIMITED 規劃顧問有限公司	Viewpoint 5 – Penfold Park	Transformation of East Fo Tan Industrial Area into a Residential Area S.12A Planning Application	Figure 6.5
		Visual Impact Assessment	Date: 16 September 2021

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-23
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



Existing Condition



Key Plan



Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments



PLANNING LIMITED
規劃顧問有限公司

Viewpoint 6 – Shing Mun River No. 2 Promenade Rest Garden

Transformation of East Fo Tan Industrial Area into a Residential Area
S.12A Planning Application

Visual Impact Assessment

Figure 6.6

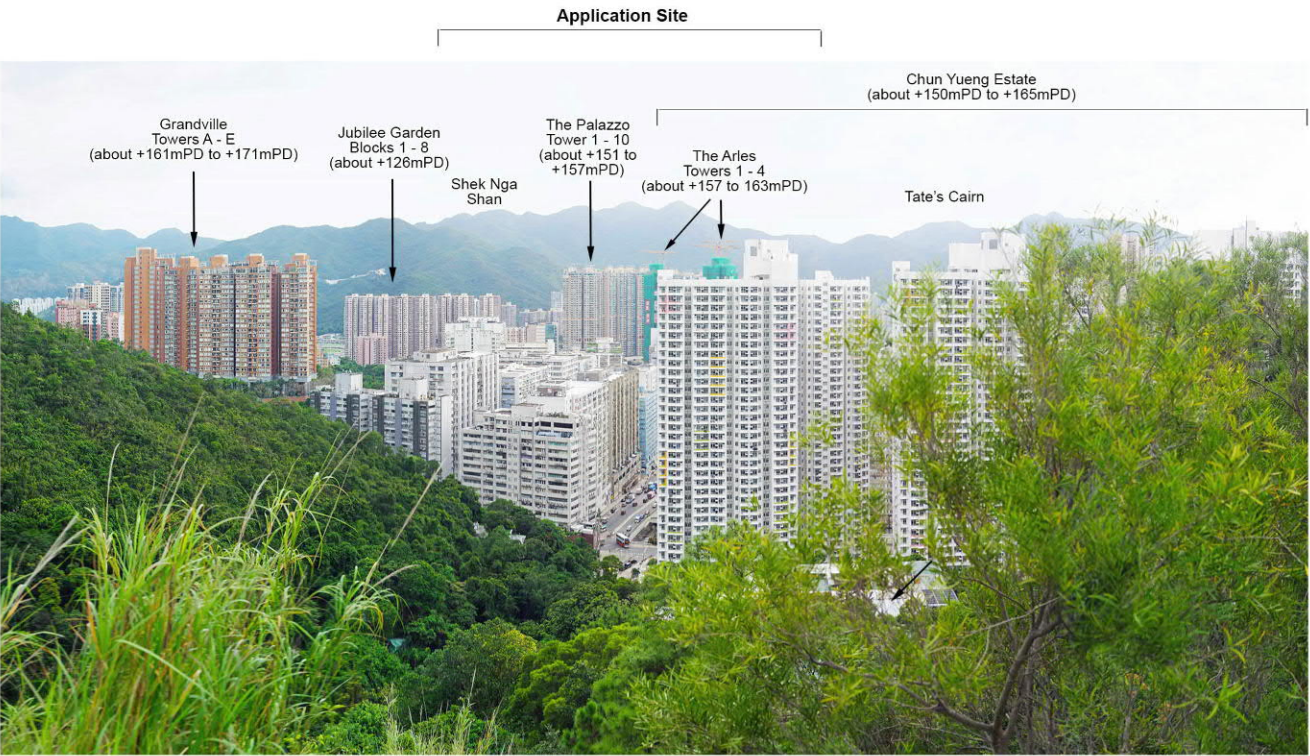
Date: 29 November 2024

參考編號
REFERENCE No.

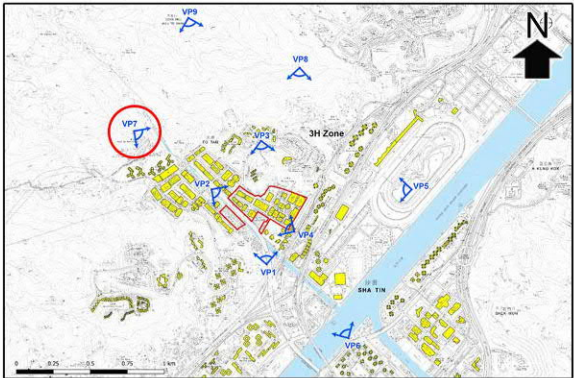
Y/ST/52

繪圖 DRAWING Z-24

(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



Existing Condition



Key Plan

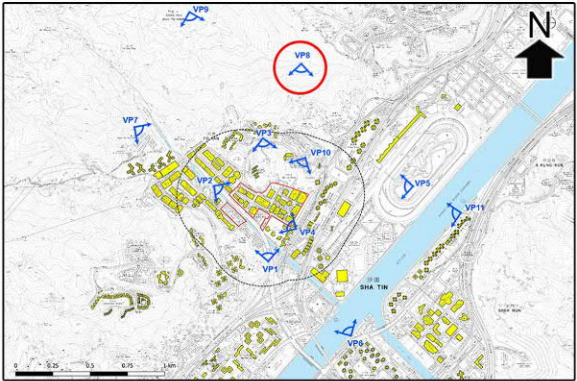


Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments

 PLANNING LIMITED 規劃顧問有限公司	Viewpoint 7 – Hiking Trail towards Shan Mei	Transformation of East Fo Tan Industrial Area into a Residential Area S.12A Planning Application	Figure 6.7
		Visual Impact Assessment	Date: 16 September 2021



Existing Condition



Key Plan

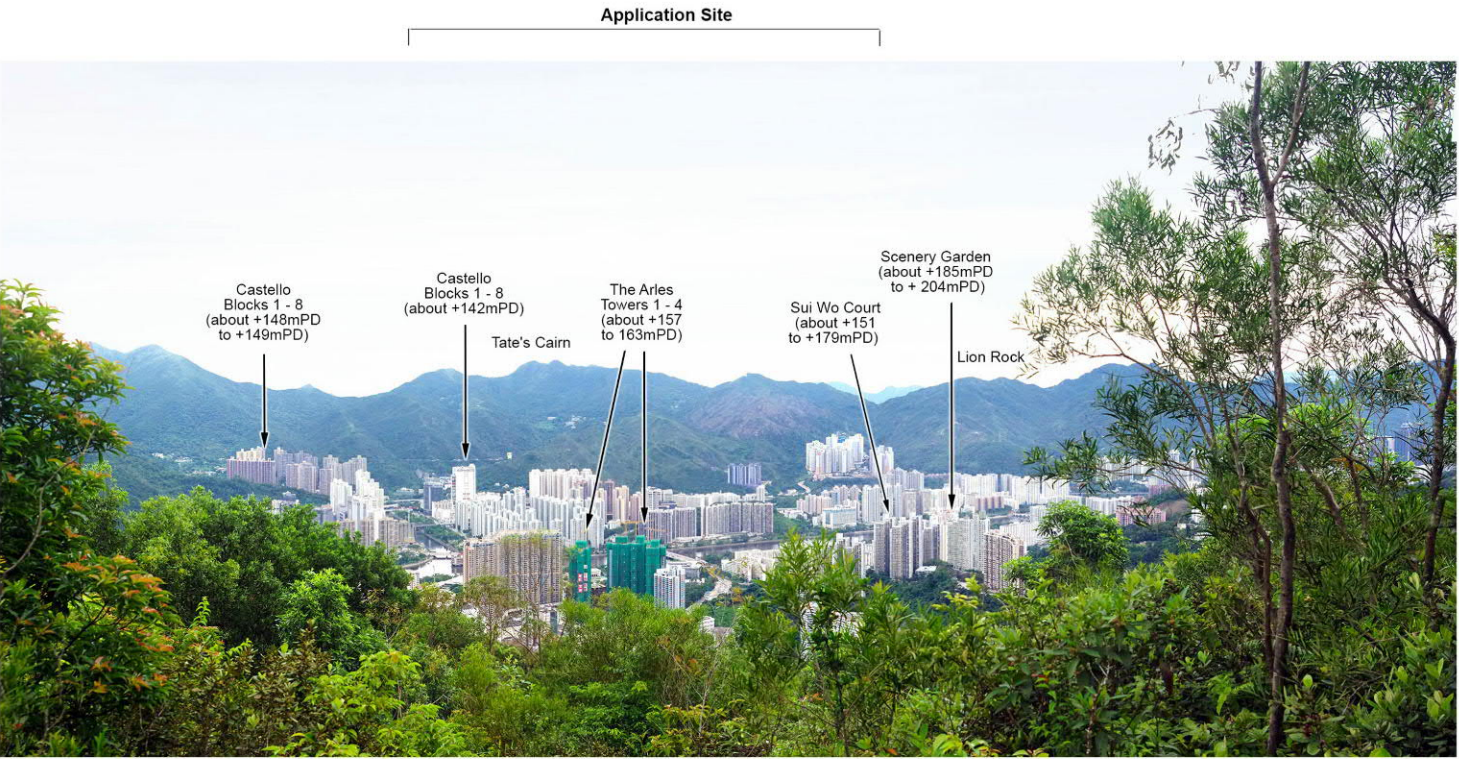


Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments

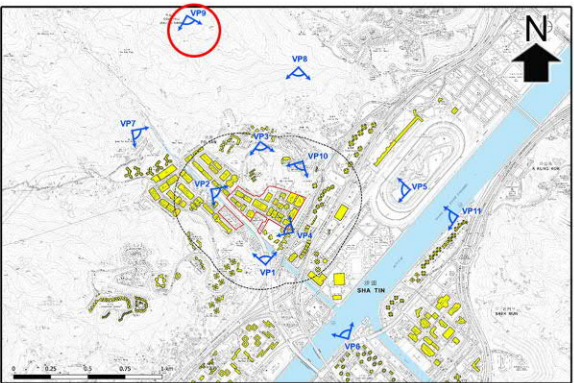
 PLANNING LIMITED 規劃顧問有限公司	Viewpoint 8 – Hiking Trail towards Cove Hill (Kau To Shan)	Transformation of East Fo Tan Industrial Area into a Residential Area S.12A Planning Application	Figure 6.8
		Visual Impact Assessment	Date: 29 November 2024

參考編號 REFERENCE No.	Y/ST/52	繪圖 DRAWING Z-26
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(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 5.12.2024)



Existing Condition



Key Plan



Existing Condition + Approved Private Housing Development (Application No. A/ST/927) + Proposed Developments



PLANNING LIMITED
規劃顧問有限公司

Viewpoint 9 – Near to the peak of Cove Hill (Kau To Shan)

Transformation of East Fo Tan Industrial
Area into a Residential Area
S.12A Planning Application

Visual Impact Assessment

Figure 6.9

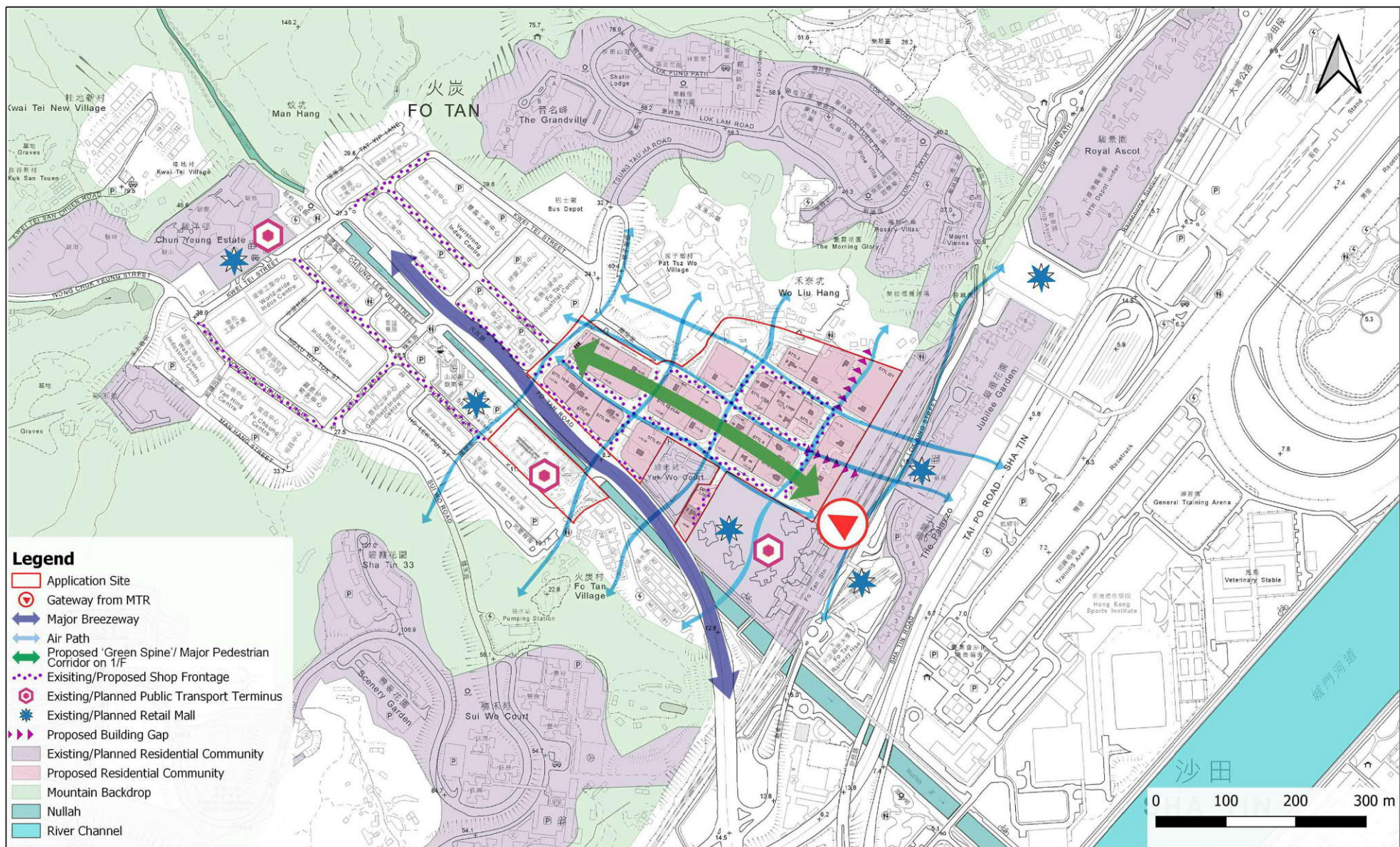
Date: 29 November 2024

參考編號
REFERENCE No.

Y/ST/52

繪圖 DRAWING Z-27

(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



PLANNING LIMITED
規劃顧問有限公司

Urban Design Framework

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

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

Figure 4.3

Planning Statement

Date: 23 May 2022

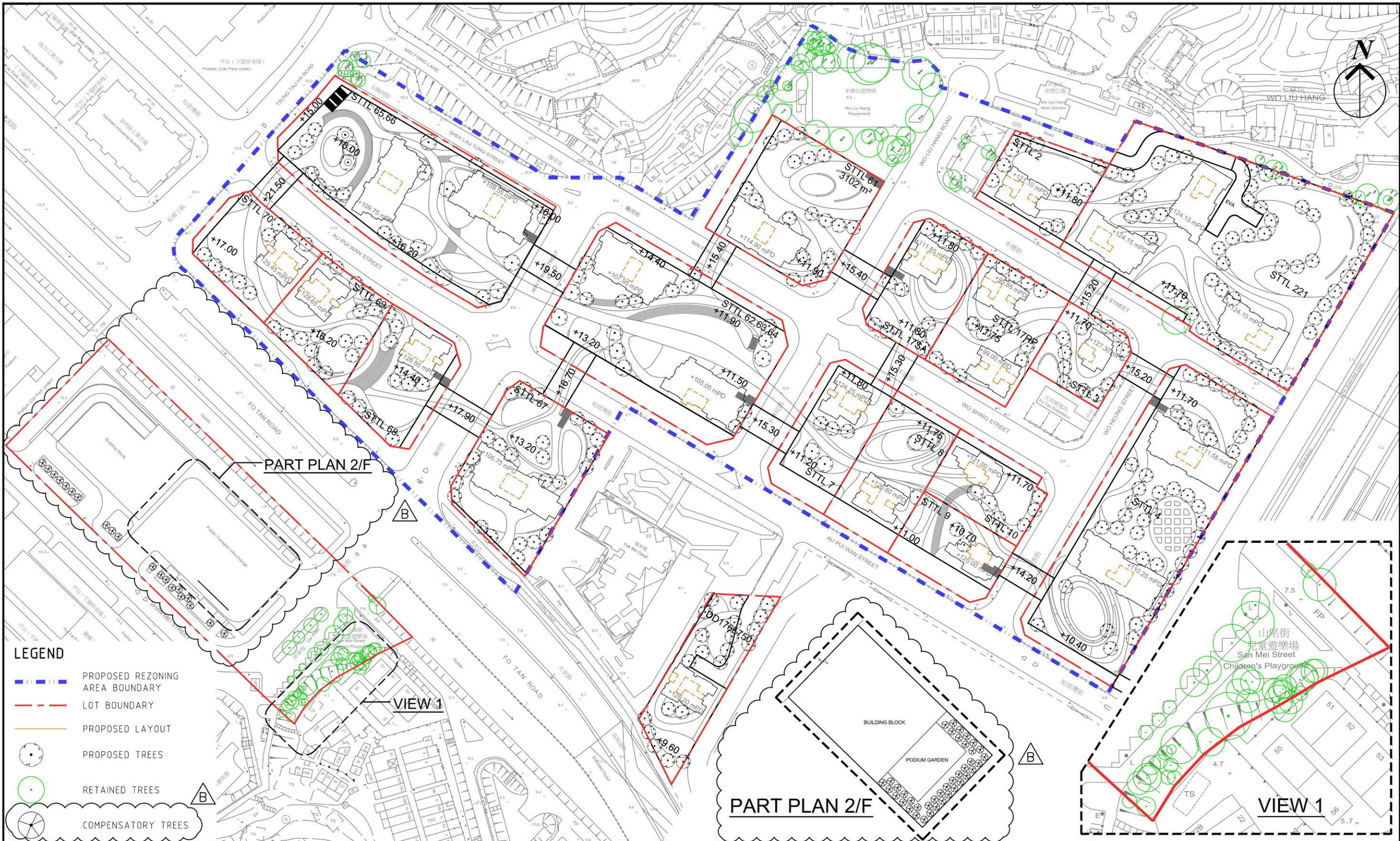
參考編號
REFERENCE No.

Y/ST/52

繪圖 DRAWING Z-28

(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)

I:\HWD15\dwg-ga\HWD15_cpp01.dwg, A3, 1:1



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

參考編號
REFERENCE No. Y/ST/52 繪圖 DRAWING Z-30

(來源: 申請人於2024年12月5日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 5.12.2024)



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



圖例 LEGEND

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

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

位置圖 LOCATION PLAN

申請修訂《沙田分區計劃大綱核准圖編號S/ST/38》

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
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
APPLICATION FOR AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37
TO REZONE THE APPLICATION SITE FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP E)",
"GOVERNMENT, INSTITUTION OR COMMUNITY", "OPEN SPACE" AND AREA SHOWN AS "ROAD"
VARIOUS SHA TIN TOWN LOTS AND LOT 750 RP & EXT. IN D.D. 176
AND ADJOINING GOVERNMENT LAND, FO TAN, SHA TIN, NEW TERRITORIES

SCALE 1:10 000 比例尺

米 100 0 100 200 300 400 500 米
METRES

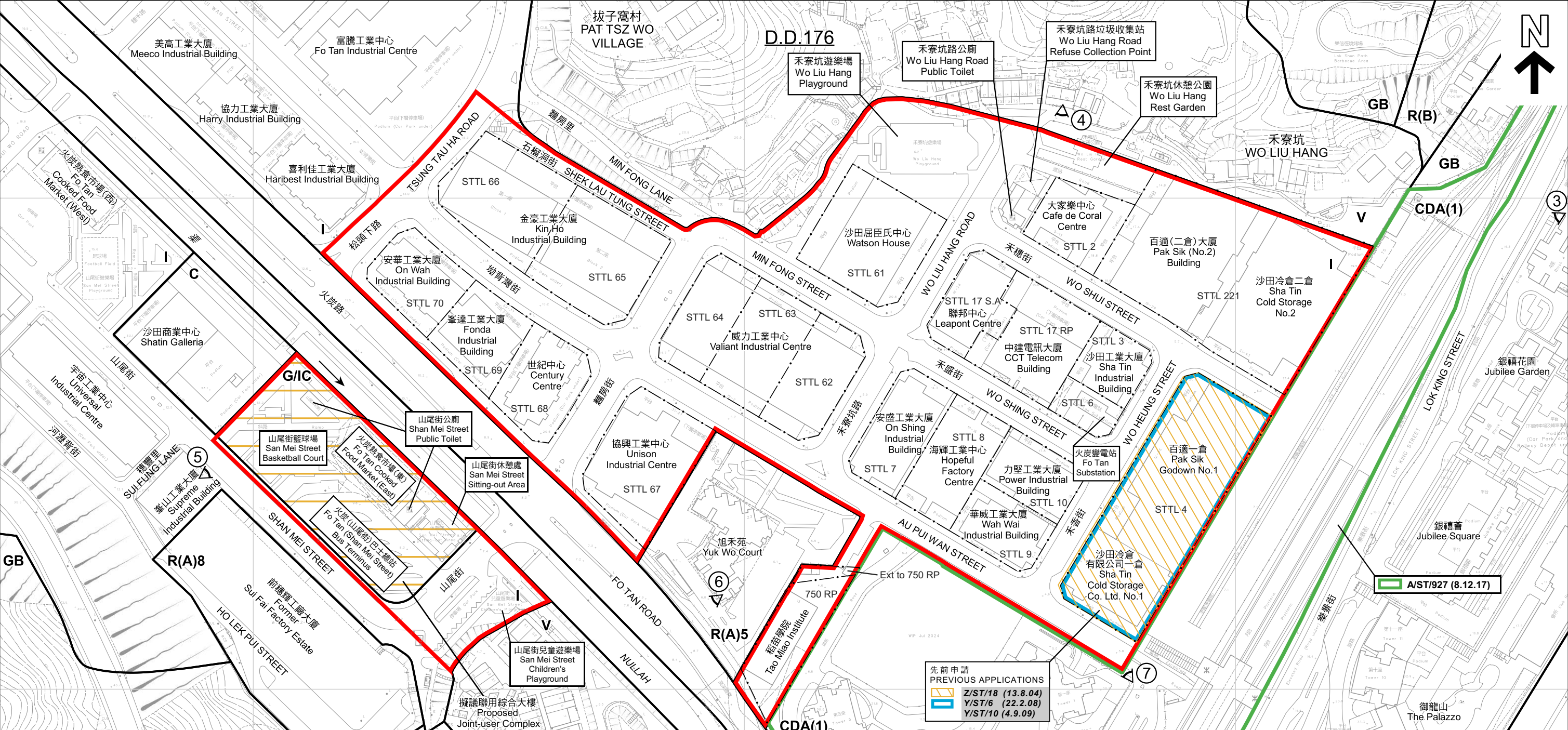
規劃署
PLANNING
DEPARTMENT



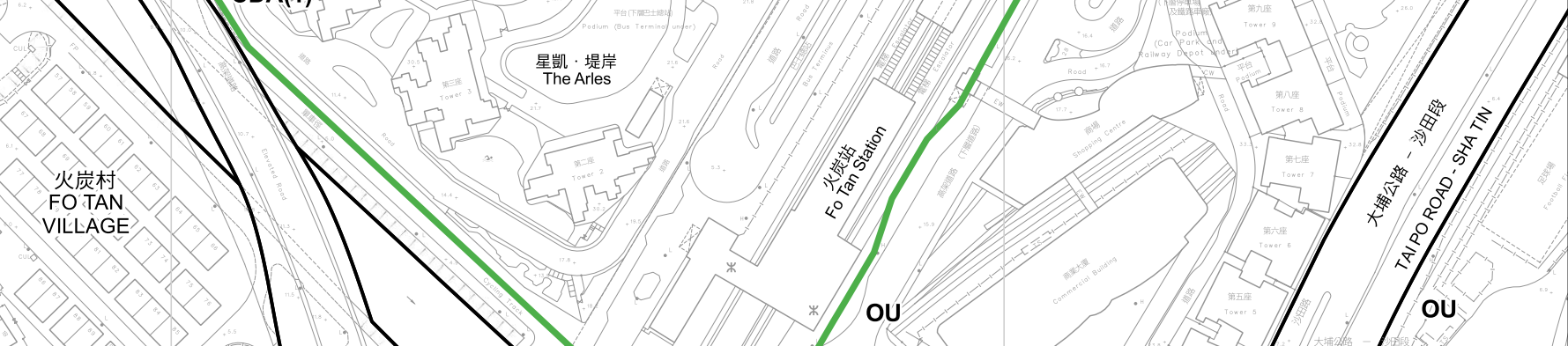
參考編號
REFERENCE No.
Y/ST/52

圖 PLAN
Z-1

本摘要圖於2024年12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 2.12.2024
BASED ON OUTLINE ZONING PLAN No.
S/ST/38 APPROVED ON 28.5.2024



圖例 LEGEND			
<div></div>	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	<div>V</div>	鄉村式發展 VILLAGE TYPE DEVELOPMENT
<div></div>	私人土地 PRIVATE LAND	<div>GB</div>	綠化地帶 GREEN BELT
<div>C</div>	商業 COMMERCIAL	<div>G/I/C</div>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
<div>R(A)</div>	住宅(甲類) RESIDENTIAL (GROUP A)	<div>CDA</div>	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
<div>R(B)</div>	住宅(乙類) RESIDENTIAL (GROUP B)	<div>I</div>	工業 INDUSTRIAL
<div>OU</div>	其他指定用途 OTHER SPECIFIED USES	<div>③</div>	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
<div>A/ST/927 (8.12.17)</div>	獲批准的申請 APPROVED APPLICATION	<div>Y/ST/6 (22.2.08)</div>	被拒絕的申請 REJECTED APPLICATION
<div>Y/ST/6 (22.2.08)</div>	會議日期 DATE OF MEETING	<div>Y/ST/6 (22.2.08)</div>	申請編號 APPLICATION NUMBER



本摘要圖於2024年11月22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 22.11.2024
BASED ON SURVEY SHEETS No. 7-SE-1C, 1D, 6A & 6B

申請修訂《沙田分區計劃大綱核准圖編號S/ST/38》
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
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
APPLICATION FOR AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37
TO REZONE THE APPLICATION SITE FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP E)", "GOVERNMENT, INSTITUTION OR COMMUNITY", "OPEN SPACE" AND AREA SHOWN AS 'ROAD'
VARIOUS SHA TIN TOWN LOTS AND LOT 750 RP & EXT. IN D.D. 176 AND ADJOINING GOVERNMENT LAND, FO TAN, SHA TIN, NEW TERRITORIES

平面圖 SITE PLAN

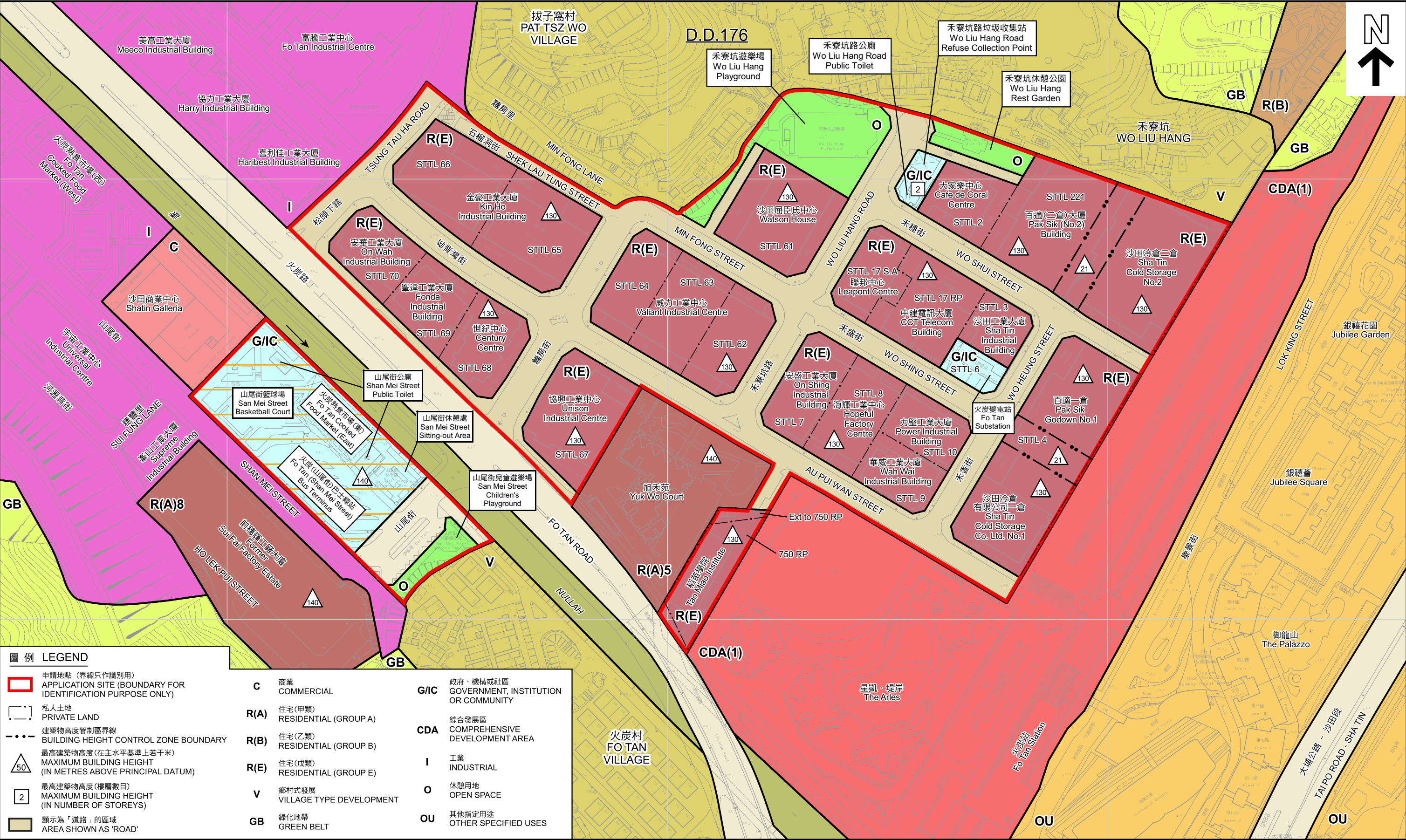
SCALE 1:2 000 比例尺

米 METRES 40 0 40 80 120 160 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
Y/ST/52

圖 PLAN
Z-2a



圖例 LEGEND		
	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	
	私人土地 PRIVATE LAND	
	建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY	
	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)	
	最高建築物高度 (樓層數目) MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	
	顯示為「道路」的區域 AREA SHOWN AS 'ROAD'	
C	商業 COMMERCIAL	G/IC 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)	CDA 綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(B)	住宅(乙類) RESIDENTIAL (GROUP B)	I 工業 INDUSTRIAL
R(E)	住宅(戊類) RESIDENTIAL (GROUP E)	O 休憩用地 OPEN SPACE
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	OU 其他指定用途 OTHER SPECIFIED USES
GB	綠化地帶 GREEN BELT	

本摘要圖於2024年12月6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 6.12.2024
BASED ON SURVEY SHEETS No. 7-SE-1C, 1D, 6A & 6B

平面圖 - 申請人對分區計劃大綱圖的擬議修訂
SITE PLAN - APPLICANT'S PROPOSED AMENDMENT TO THE OZP

申請修訂《沙田分區計劃大綱核准圖編號S/ST/38》
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
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
APPLICATION FOR AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37
TO REZONE THE APPLICATION SITE FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP E)", "GOVERNMENT, INSTITUTION OR COMMUNITY", "OPEN SPACE" AND AREA SHOWN AS 'ROAD'
VARIOUS SHA TIN TOWN LOTS AND LOT 750 RP & EXT. IN D.D. 176 AND ADJOINING GOVERNMENT LAND, FO TAN, SHA TIN, NEW TERRITORIES

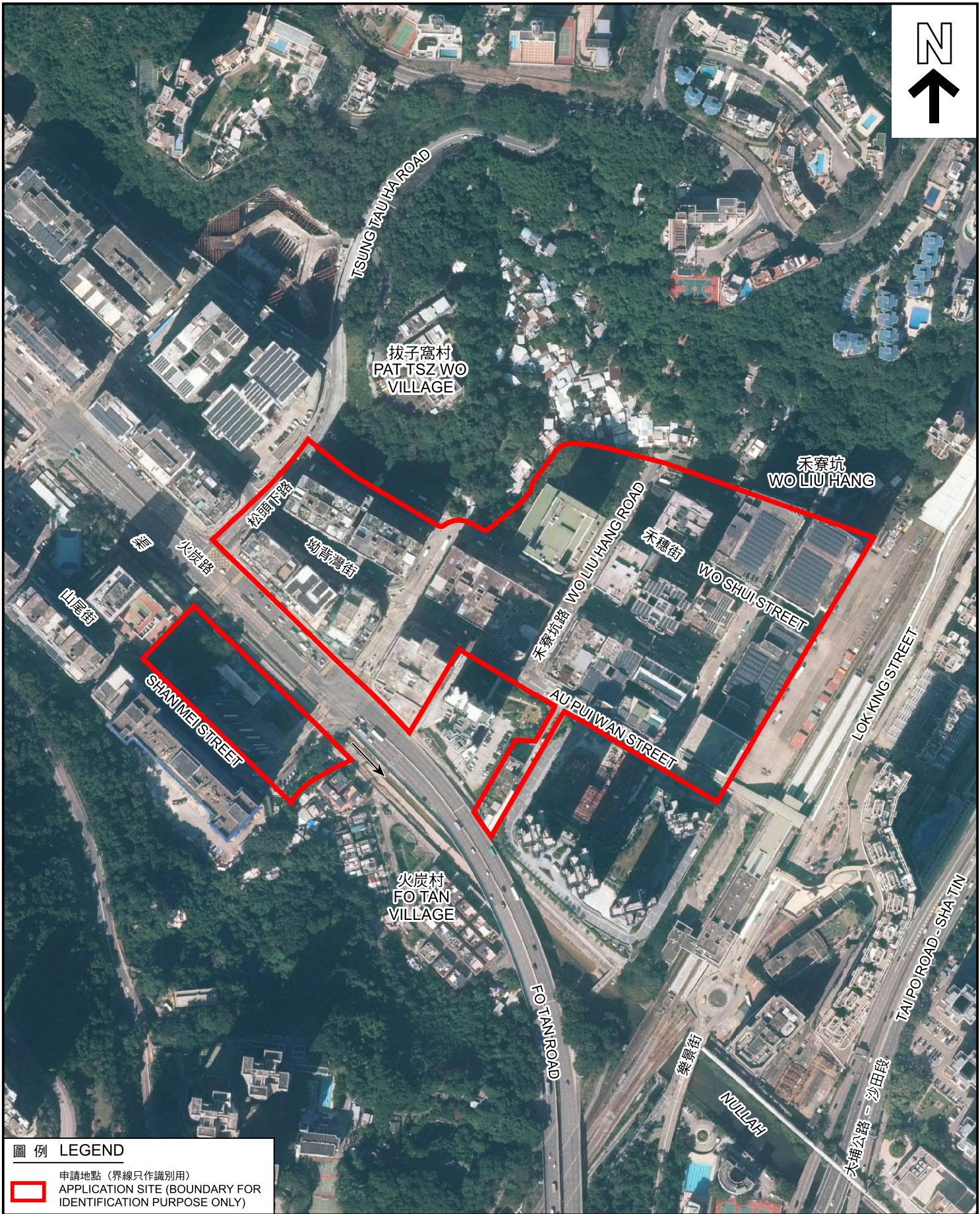
SCALE 1 : 2 000 比例尺

米 40 0 40 80 120 160 米
METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
Y/ST/52

圖 PLAN
Z-2b




圖例 LEGEND

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

本摘要圖於2024年11月18日擬備，
所根據的資料為地政總署
於2023年11月拍得的真數碼正射影像圖
EXTRACT PLAN PREPARED ON 18.11.2024
BASED ON TRUE DIGITAL ORTHOPHOTO
TAKEN ON NOVEMBER 2023 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

申請修訂《沙田分區計劃大綱核准圖編號S/ST/38》
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
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
APPLICATION FOR AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37
TO REZONE THE APPLICATION SITE FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP E)",
"GOVERNMENT, INSTITUTION OR COMMUNITY", "OPEN SPACE" AND AREA SHOWN AS "ROAD"
VARIOUS SHA TIN TOWN LOTS AND LOT 750 RP & EXT. IN D.D. 176
AND ADJOINING GOVERNMENT LAND, FO TAN, SHA TIN, NEW TERRITORIES

規劃署 PLANNING DEPARTMENT	
參考編號 REFERENCE No. Y/ST/52	圖 PLAN Z-3



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

實地照片 SITE PHOTO

本摘要圖於2024年12月2日擬備，
所根據的資料為攝於2024年11月27日
的實地照片
EXTRACT PLAN PREPARED ON 2.12.2024
BASED ON SITE PHOTOS
TAKEN ON 27.11.2024

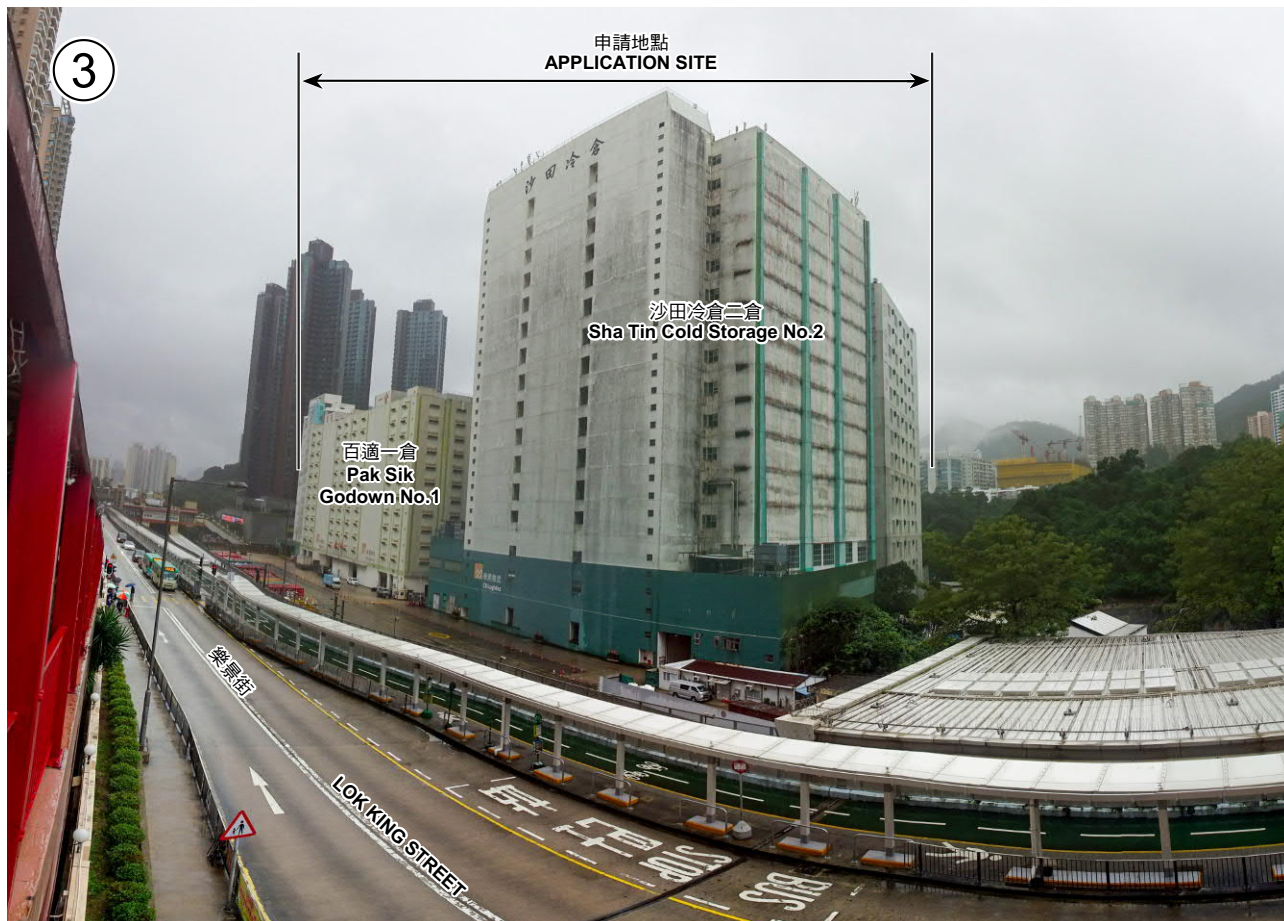
申請修訂《沙田分區計劃大綱核准圖編號S/ST/38》
把申請地點由「工業」地帶改劃為
「住宅(戊類)」、「政府、機構或社區」、「休憩用地」及顯示為「道路」的地方地帶
新界沙田火炭多幅沙田市地段及丈量約份第176約地段第750號餘段及增批部分及毗連政府土地
APPLICATION FOR AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37
TO REZONE THE APPLICATION SITE FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP E)",
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VARIOUS SHA TIN TOWN LOTS AND LOT 750 RP & EXT. IN D.D. 176
AND ADJOINING GOVERNMENT LAND, FO TAN, SHA TIN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/52

圖 PLAN
Z-4a



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

實地照片 SITE PHOTO

本摘要圖於2024年11月22日擬備，
所根據的資料為攝於2024年11月20日
的實地照片
EXTRACT PLAN PREPARED ON 22.11.2024
BASED ON SITE PHOTOS
TAKEN ON 20.11.2024

申請修訂《沙田分區計劃大綱核准圖編號S/ST/38》
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
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
APPLICATION FOR AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37
TO REZONE THE APPLICATION SITE FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP E)",
"GOVERNMENT, INSTITUTION OR COMMUNITY", "OPEN SPACE" AND AREA SHOWN AS "ROAD"
VARIOUS SHA TIN TOWN LOTS AND LOT 750 RP & EXT. IN D.D. 176
AND ADJOINING GOVERNMENT LAND, FO TAN, SHA TIN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/52

圖 PLAN
Z-4b



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

實地照片 SITE PHOTO

本摘要圖於2024年11月22日擬備，
所根據的資料為攝於2024年11月20日
的實地照片
EXTRACT PLAN PREPARED ON 22.11.2024
BASED ON SITE PHOTOS
TAKEN ON 20.11.2024

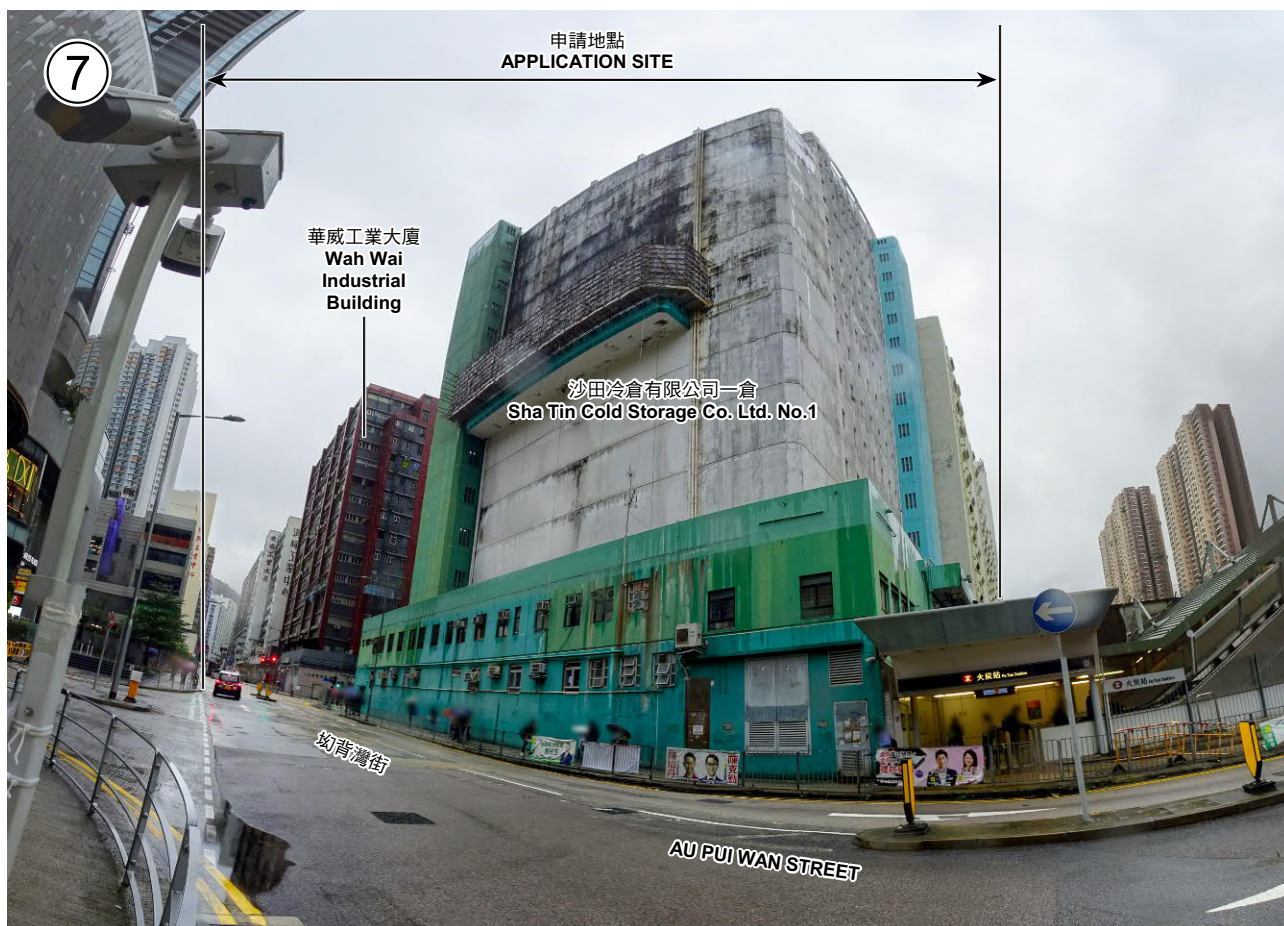
申請修訂《沙田分區計劃大綱核准編號S/ST/38》
把申請地點由「工業」地帶改劃為
「住宅(戊類)」、「政府、機構或社區」、「休憩用地」及顯示為「道路」的地方地帶
新界沙田火炭多幅沙田市地段及丈量約份第176約地段第750號餘段及增批部分及毗連政府土地
APPLICATION FOR AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37
TO REZONE THE APPLICATION SITE FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP E)",
"GOVERNMENT, INSTITUTION OR COMMUNITY", "OPEN SPACE" AND AREA SHOWN AS "ROAD"
VARIOUS SHA TIN TOWN LOTS AND LOT 750 RP & EXT. IN D.D. 176
AND ADJOINING GOVERNMENT LAND, FO TAN, SHA TIN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/52

圖 PLAN
Z-4c



實地照片 SITE PHOTO

申請修訂《沙田分區計劃大綱核准圖編號S/ST/38》
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
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
APPLICATION FOR AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37
TO REZONE THE APPLICATION SITE FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP E)",
"GOVERNMENT, INSTITUTION OR COMMUNITY", "OPEN SPACE" AND AREA SHOWN AS "ROAD"
VARIOUS SHA TIN TOWN LOTS AND LOT 750 RP & EXT. IN D.D. 176
AND ADJOINING GOVERNMENT LAND, FO TAN, SHA TIN, NEW TERRITORIES

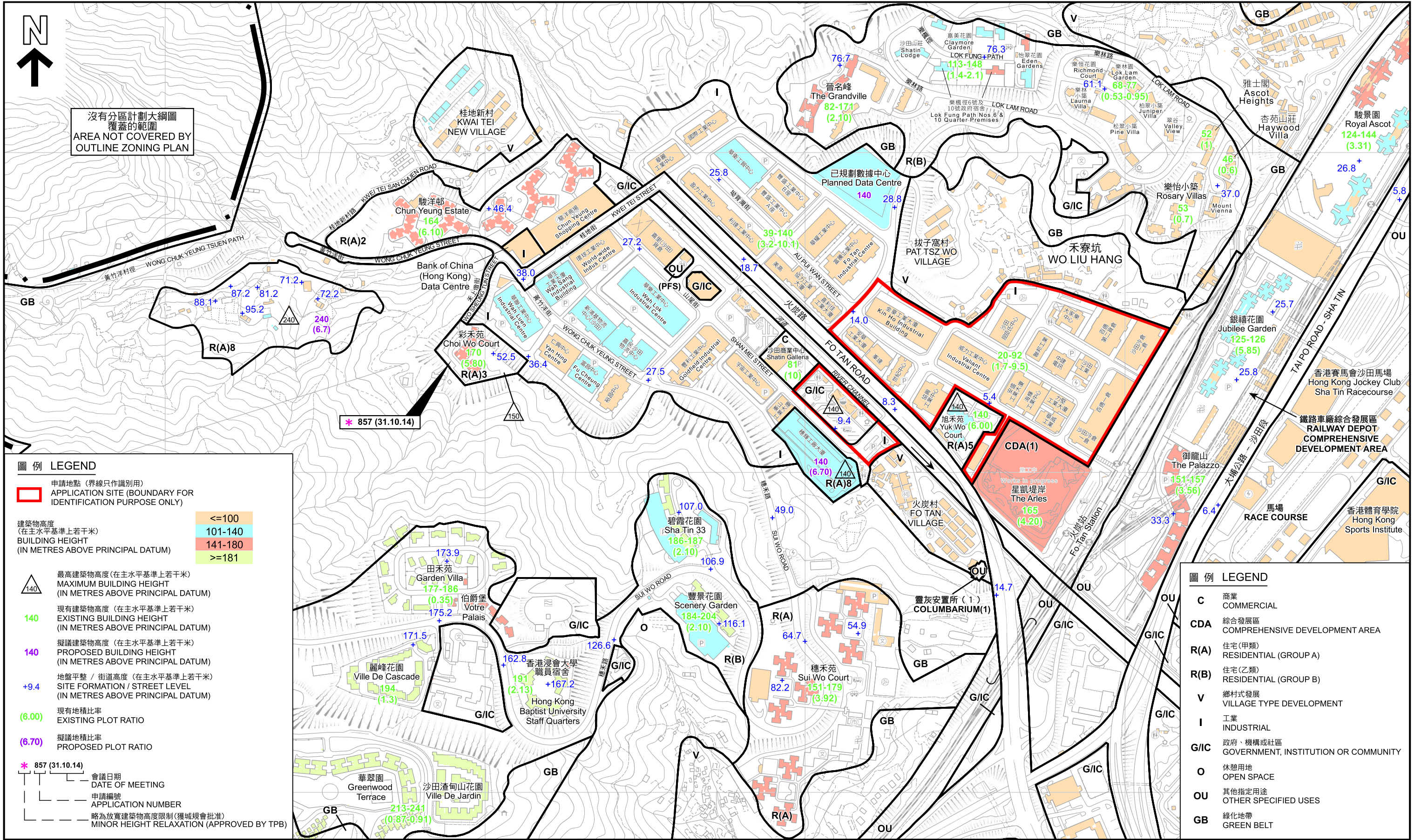
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/52

圖 PLAN
Z-4d

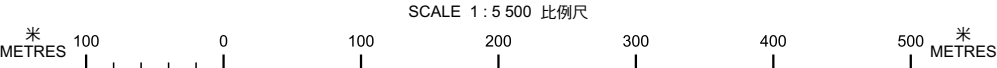
本摘要圖於2024年11月21日擬備，
所根據的資料為攝於2024年11月20日
的實地照片
EXTRACT PLAN PREPARED ON 21.11.2024
BASED ON SITE PHOTOS
TAKEN ON 20.11.2024



申請地點和火炭區的用地 SITE CONTEXT OF APPLICATION SITE AND FO TAN AREA

本摘要圖於2024年11月21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 21.11.2024
BASED ON HP5C SERIES No. 7-SE-A & 7-SW-B

申請修訂《沙田分區計劃大綱核准編號S/ST/38》
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
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
APPLICATION FOR AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/37
TO REZONE THE APPLICATION SITE FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP E)", "GOVERNMENT, INSTITUTION OR COMMUNITY", "OPEN SPACE" AND AREA SHOWN AS 'ROAD'
VARIOUS SHA TIN TOWN LOTS AND LOT 750 RP & EXT. IN D.D. 176 AND ADJOINING GOVERNMENT LAND, FO TAN, SHA TIN, NEW TERRITORIES



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
Y/ST/52

圖 PLAN
Z-5