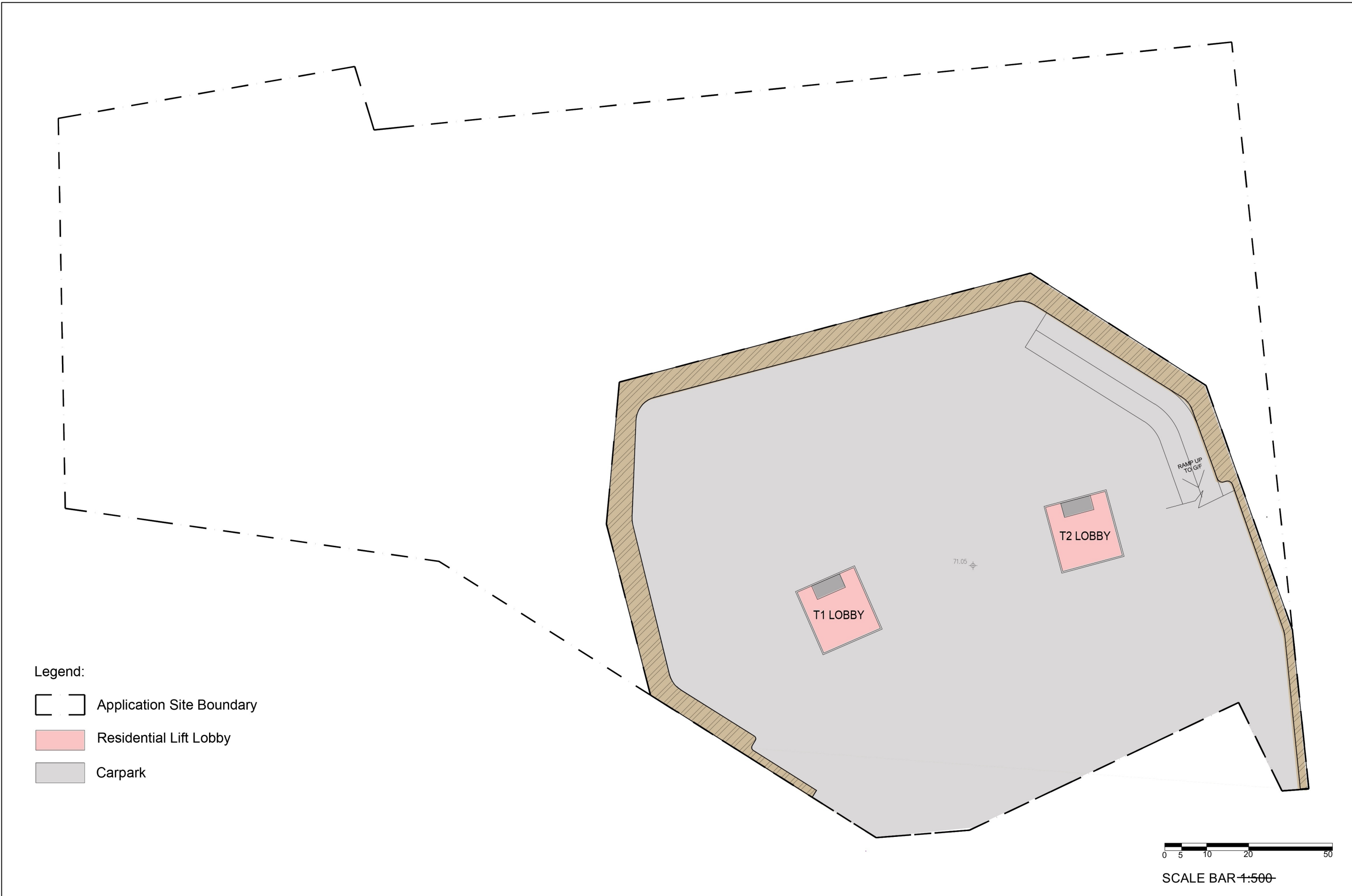



INDICATIVE MASTER LAYOUT PLAN

JOB NO.: 17128.01NT
DATE: JUN 2022
SCALE: 1:500
DRAWING NO.: SK-01
CAD REF.:

參考編號
REFERENCE No. Y/ST/58 繪圖 DRAWING Z-1




(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 24.11.2022)

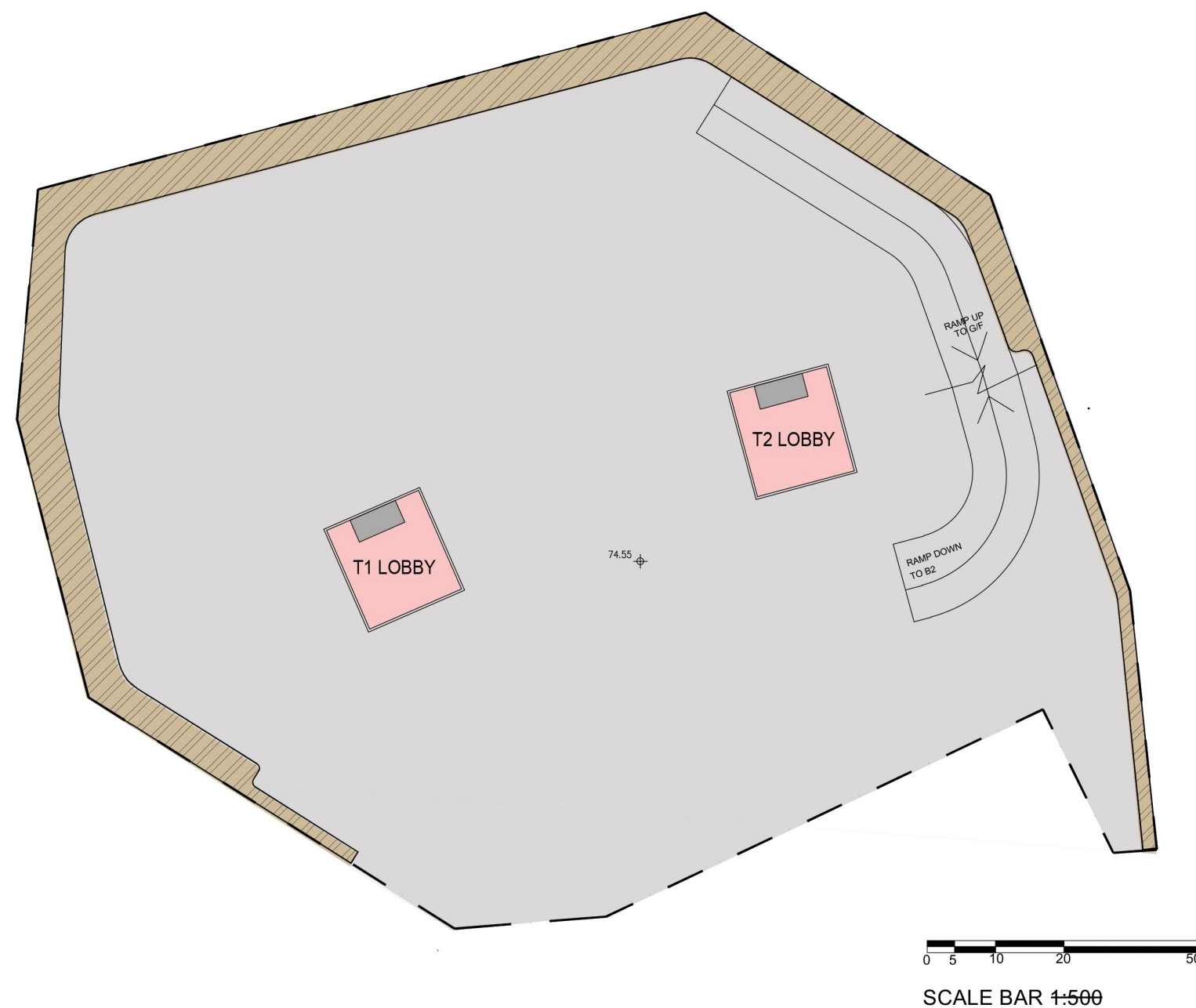


	INDICATIVE BASEMENT 2 FLOOR PLAN	<div>JOB NO. : 17128.01NT</div> <div>DATE : JUN 2022</div> <div>SCALE : 1:500</div> <div>DRAWING NO. : SK-06</div> <div>CAD REF. :</div>	SECTION 12A PLANNING APPLICATION TO SHATIN OZP FOR LOT 380 RP (PART) IN DD 186 TUNG LO WAN HILL ROAD, SHATIN	<div> RONALD LU & PARTNERS 呂元祥建築師事務所</div>
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參考編號 REFERENCE No.	Y/ST/58	繪圖 DRAWING Z-2
(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖) (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 24.11.2022)		

Legend:

-  Application Site Boundary
-  Residential Lift Lobby
-  Carpark



INDICATIVE BASEMENT 1 FLOOR PLAN

JOB NO. : 17128.01NT
DATE : JUN 2022
SCALE : 1:500
DRAWING NO. : SK-05
CAD REF. :

SECTION 12A PLANNING APPLICATION TO SHATIN OZP
FOR LOT 380 RP (PART) IN DD 186
TUNG LO WAN HILL ROAD, SHATIN

 RONALD LU
& PARTNERS
呂元祥建築師事務所

參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-3

(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 24.11.2022)

Legend:

- Application Site Boundary
- Residential Lift Lobby
- Loading & Unloading
- E.V.A.
- Clubhouse



INDICATIVE GROUND FLOOR PLAN

JOB NO : 17128.01NT
DATE : JUN. 2022
SCALE : 1:500
DRAWING NO. : SK-04
CAD REF. :

SECTION 12A PLANNING APPLICATION TO SHATIN OZP
FOR LOT 380 RP (PART) IN DD 186
TUNG LO WAN HILL ROAD, SHATIN

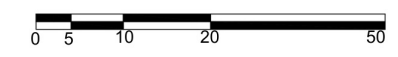
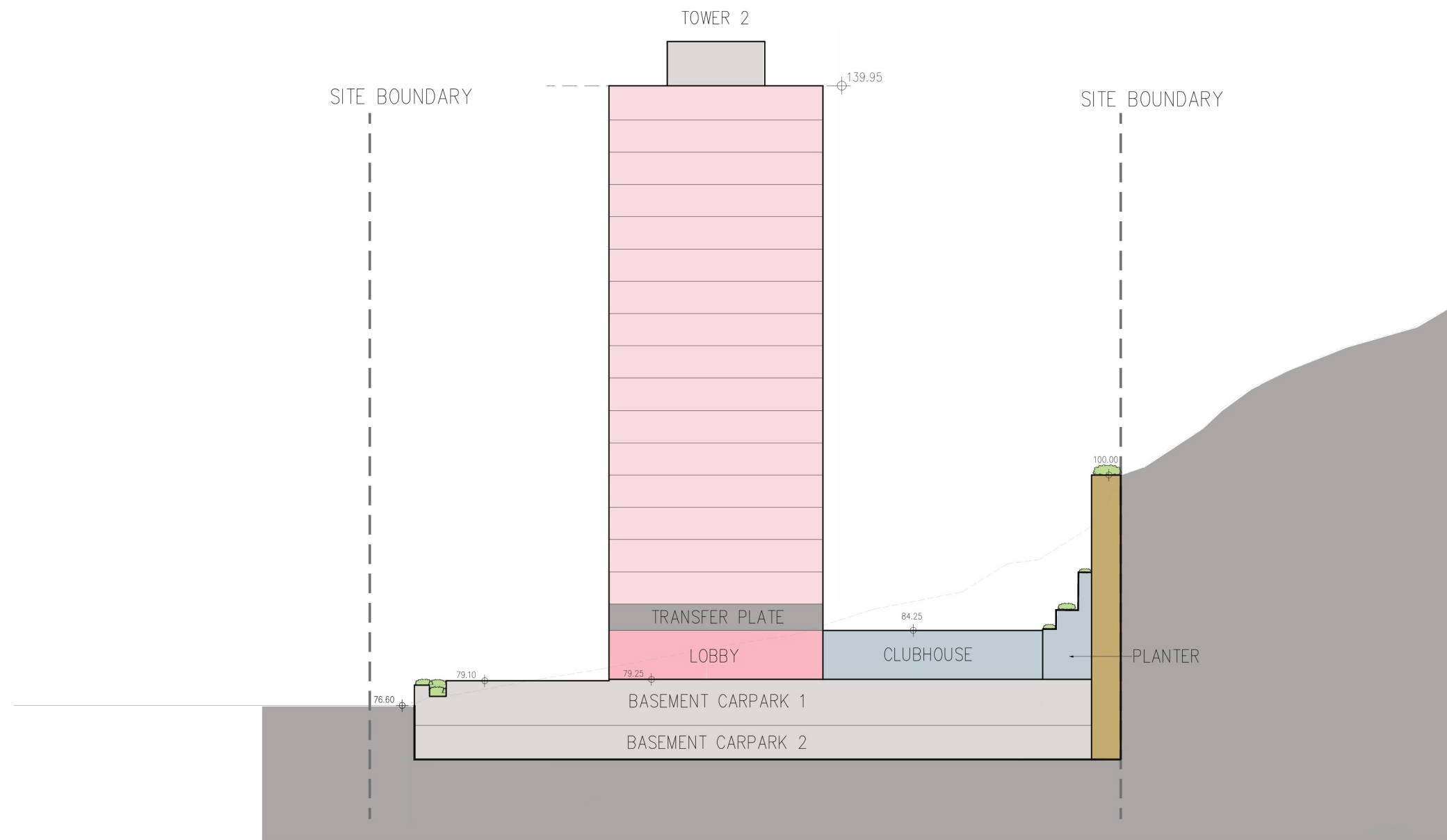
RONALD LU
& PARTNERS
呂元祥建築師事務所

參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-4

(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 24.11.2022)



SCALE BAR 1:500

INDICATIVE SECTION A-A'

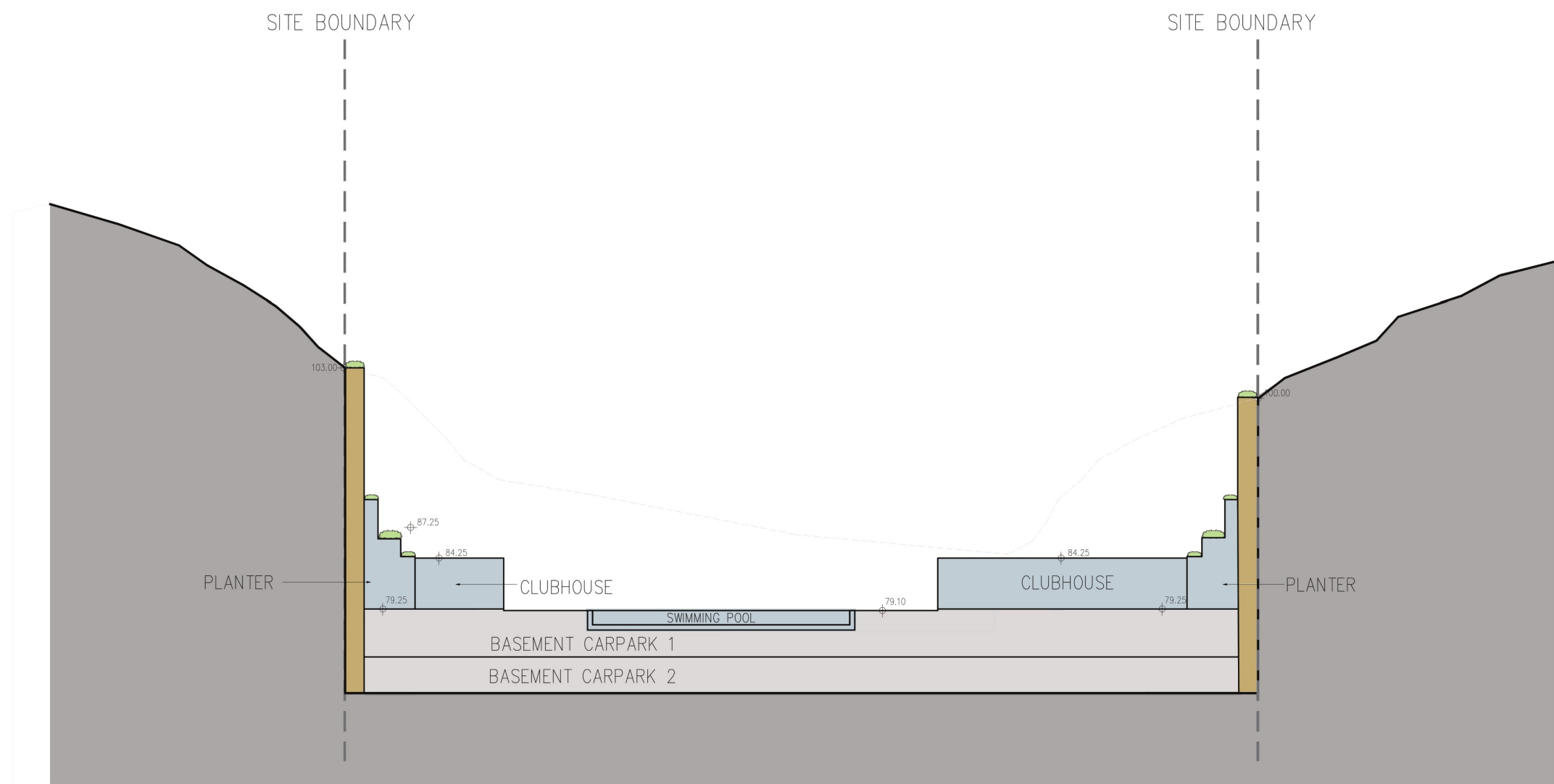
JOB NO. : 17128.01NT
DATE : JUN 2022
SCALE : 1:500
DRAWING NO. : SK-02
CAD REF. :

SECTION 12A PLANNING APPLICATION TO SHATIN OZP
FOR LOT 380 RP (PART) IN DD 186
TUNG LO WAN HILL ROAD, SHATIN

RONALD LU & PARTNERS
呂元輝建築師事務所

參考編號 REFERENCE No.	Y/ST/58	繪圖 DRAWING Z-5
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(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 24.11.2022)



INDICATIVE SECTION B-B'

JOB NO. : 17128.01NT
DATE : JUN. 2022
SCALE : 1:500
DRAWING NO. : SK-03
CAD REF. :

SECTION 12A PLANNING APPLICATION TO SHATIN OZP
FOR LOT 380 RP (PART) IN DD 186
TUNG LO WAN HILL ROAD, SHATIN

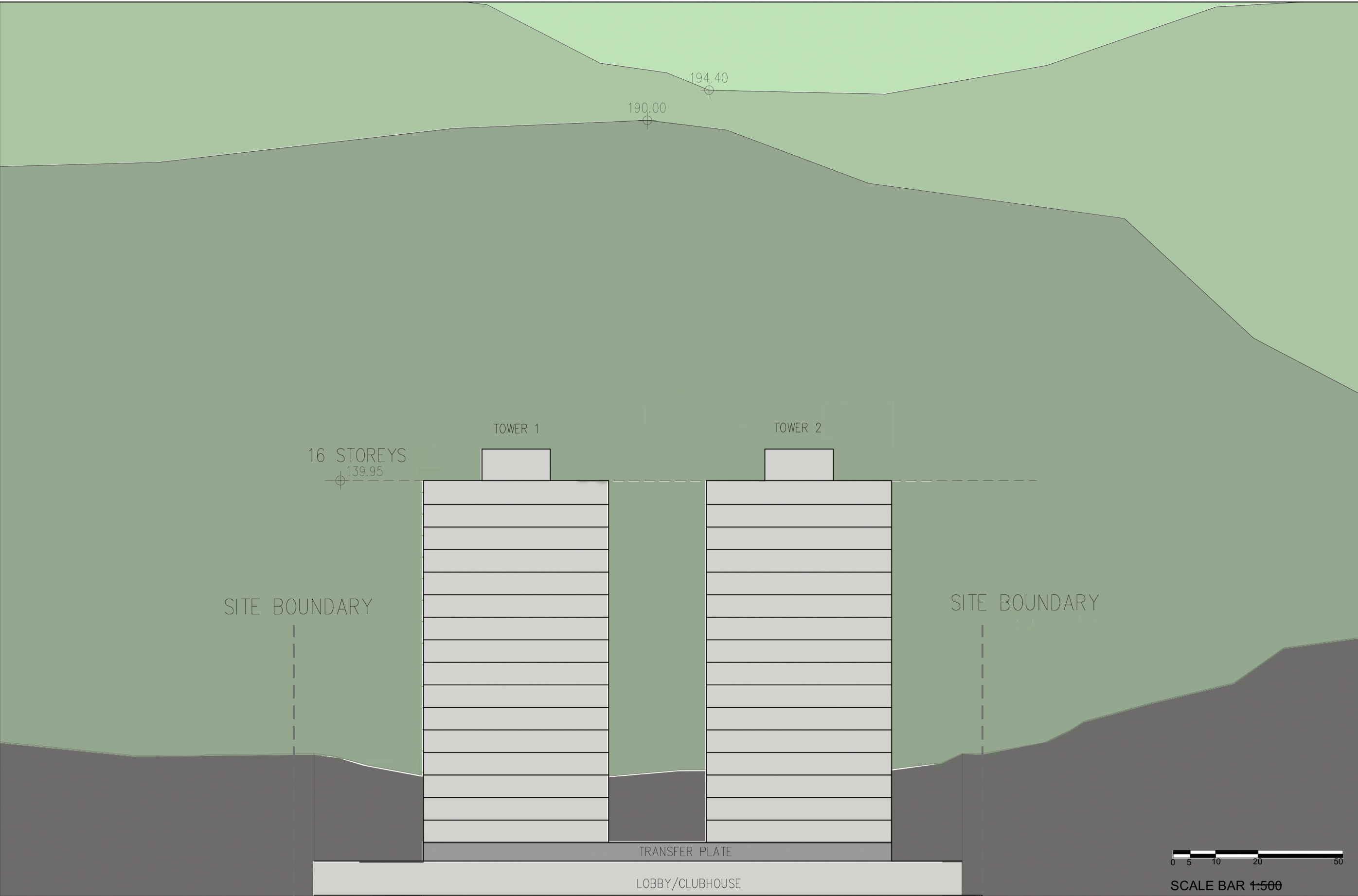
**RONALD LU
& PARTNERS**
呂元祥建築師事務所

參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-6

(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 24.11.2022)



INDICATIVE ELEVATION PLAN

JOB NO. :	17128.01NT
DATE :	JUN 2022
SCALE :	1:500
DRAWING NO. :	SK-07
CAD REF. :	

SECTION 12A PLANNING APPLICATION TO SHATIN OZP
FOR LOT 380 RP (PART) IN DD 186
TUNG LO WAN HILL ROAD, SHATIN



參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-7

(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 24.11.2022)



JOB NO :	17128.01NT
DATE :	JUN 2022
SCALE :	1:2500
DRAWING NO. :	SK-09
CAD REF. :	

SECTION 12A PLANNING APPLICATION TO SHATIN OZP
FOR LOT 380 RP (PART) IN DD 186
TUNG LO WAN HILL ROAD, SHATIN

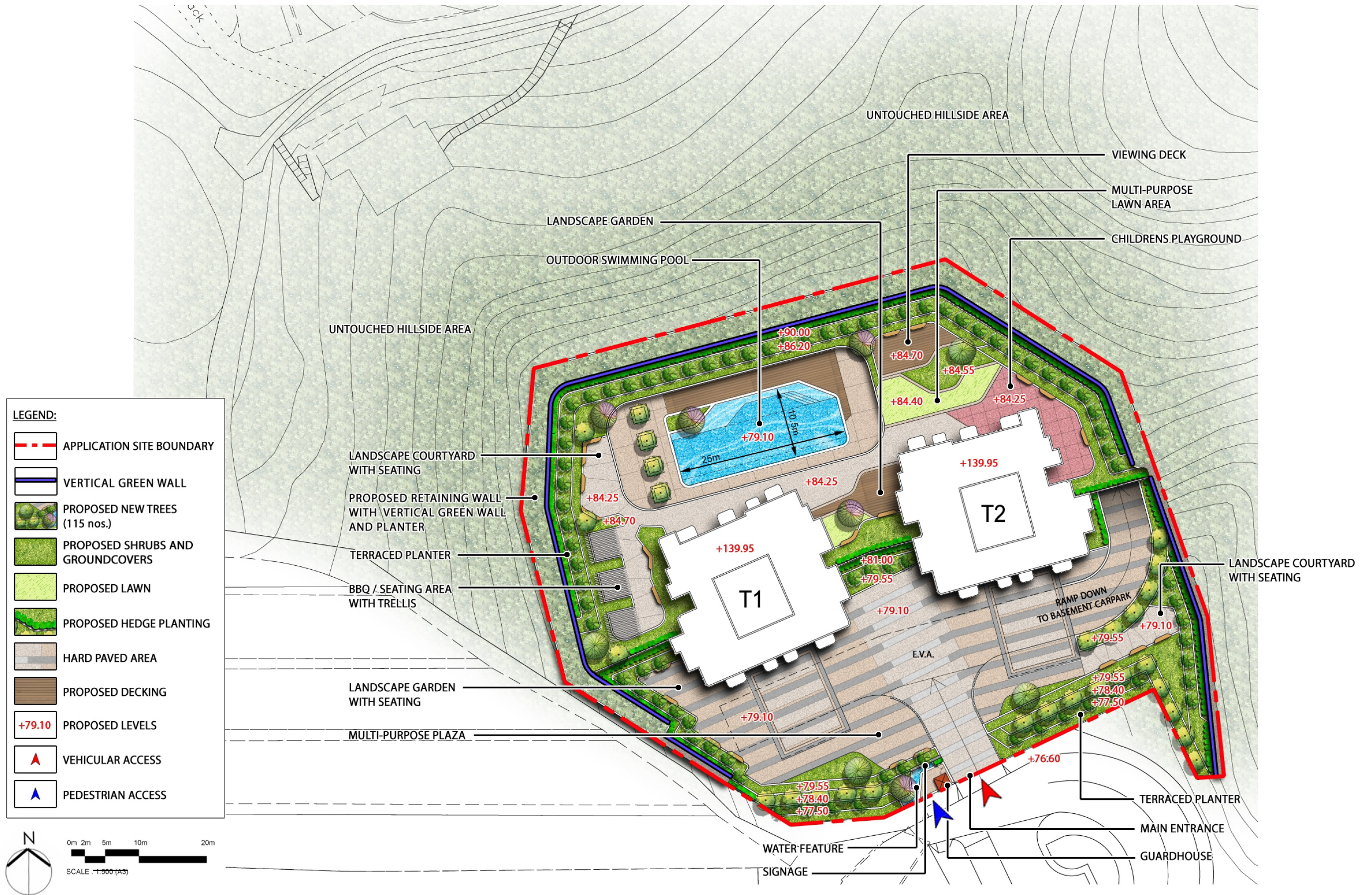
RONALD LU & PARTNERS
呂元祥建築師事務所

參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-8

(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 24.11.2022)



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

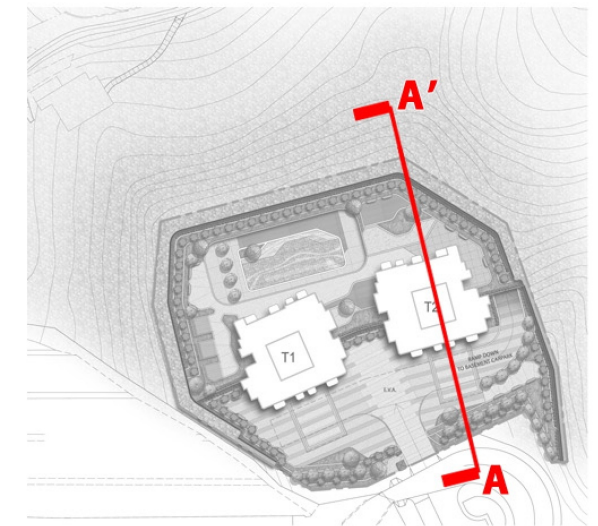
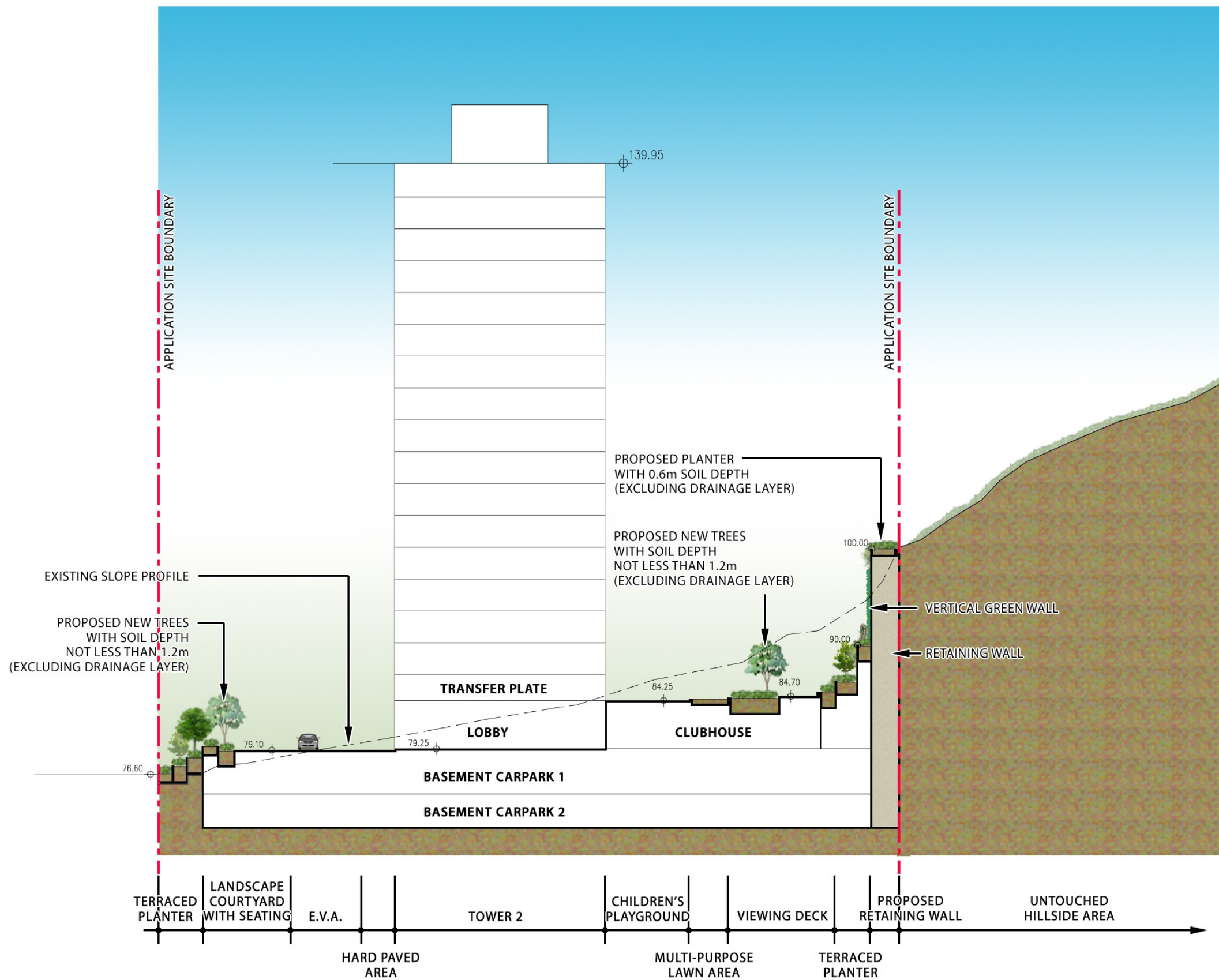
Dwg. No. : 2017205-LMP-01a
Date : NOV 2022
(A3-size)

參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-9

(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 24.11.2022)



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-01

Date : AUG 2022

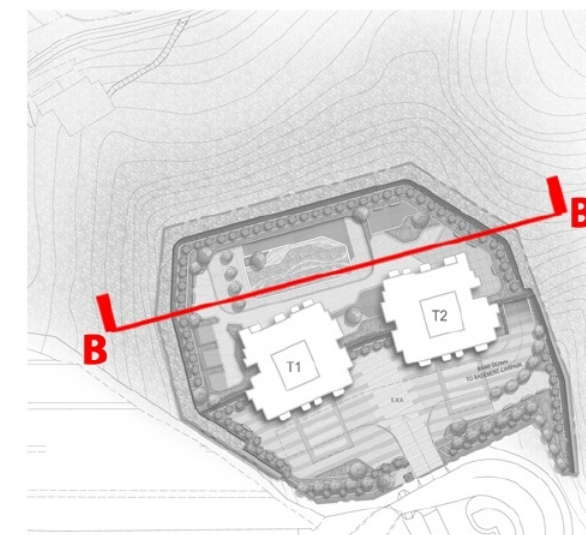
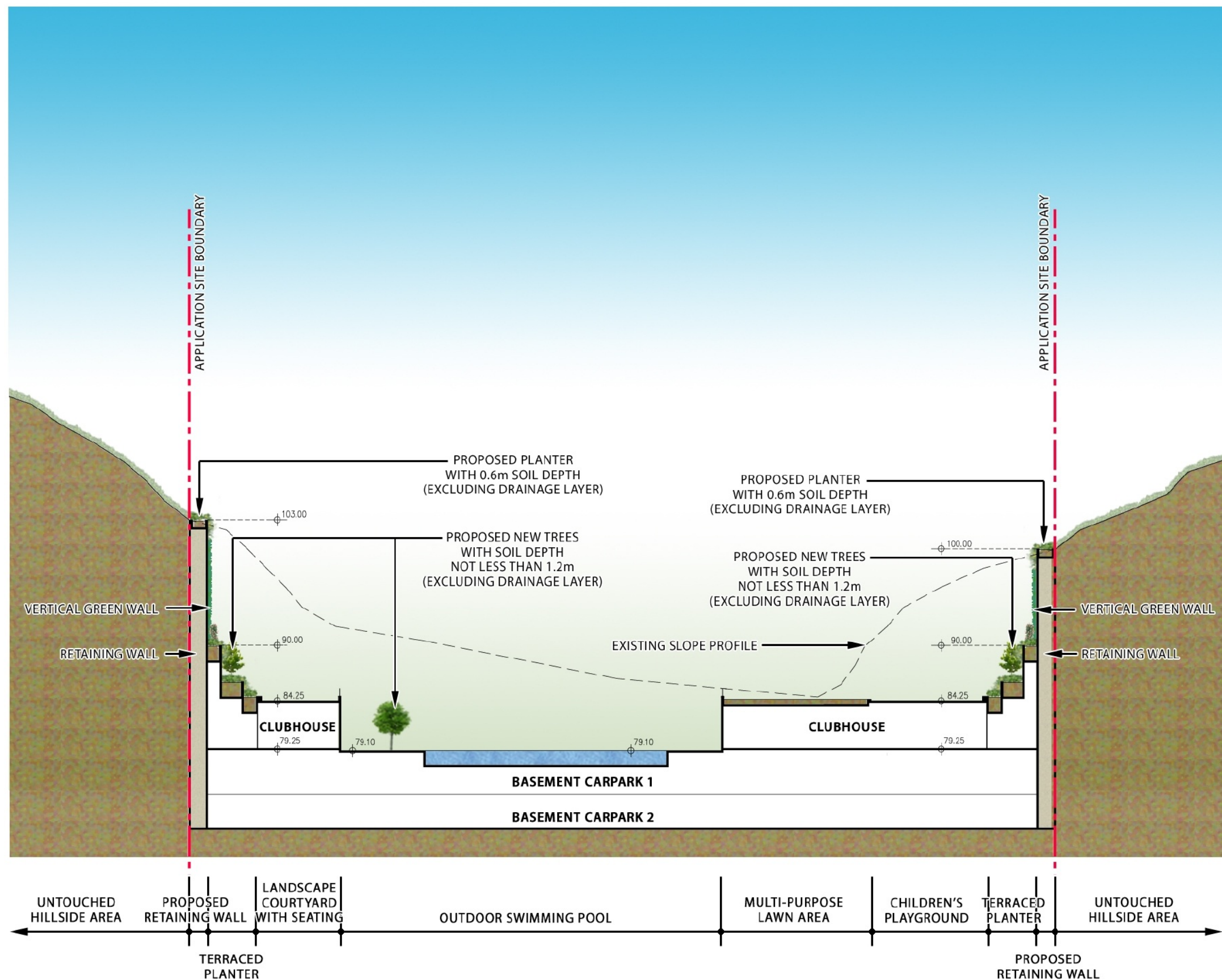
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參考編號
REFERENCE No.

Y/ST/58

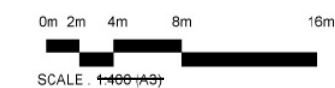
繪圖 DRAWING Z-10

(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 24.11.2022)



KEYPLAN

LANDSCAPE SECTION B-B'



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 B-B'

Dwg. No. : 2017205-SEC-02
Date : AUG 2022
(A3-size)

參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-11

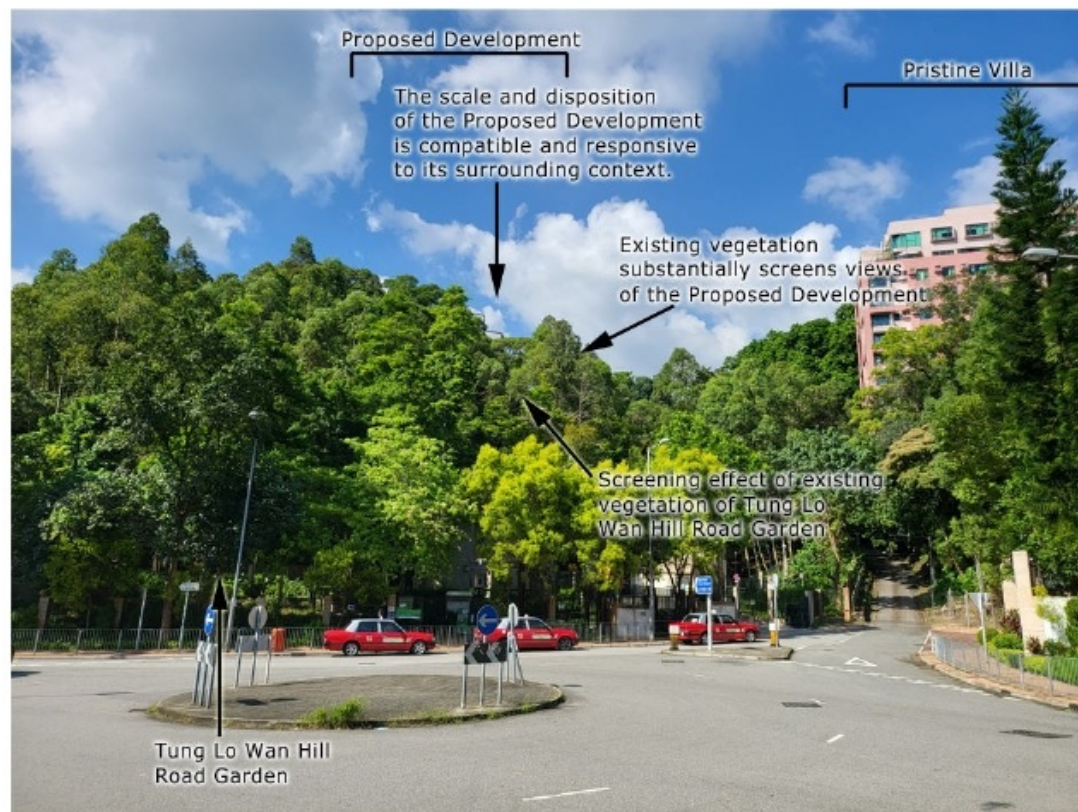
(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 24.11.2022)



VP-A : VIEW FROM TUNG LO WAN HILL ROAD ROUNDABOUT (Existing Condition)



(PD Level: +36.2mPD)



VP-A : VIEW FROM TUNG LO WAN HILL ROAD ROUNDABOUT (Year 10 of Operational Phase)

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

Photomontage - VP-A

Dwg. No. : 2017205-VP-Aa

Date : AUG 2022
(A3-4429)



參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-12

(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.9.2022)



VP-B : VIEW FROM SITTING-OUT AREA AT THE JUNCTION OF TUNG LO WAN HILL ROAD AND MEI TIN ROAD (Existing Condition)



(PD Level: +36.1mPD)



VP-B : VIEW FROM SITTING-OUT AREA AT THE JUNCTION OF TUNG LO WAN HILL ROAD AND MEI TIN ROAD (Year 10 of Operational Phase)

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

Photomontage - VP-B

Dwg. No. : 2017205-VP-Ba

Date : AUG 2022
(A3-4426)



參考編號
REFERENCE No.

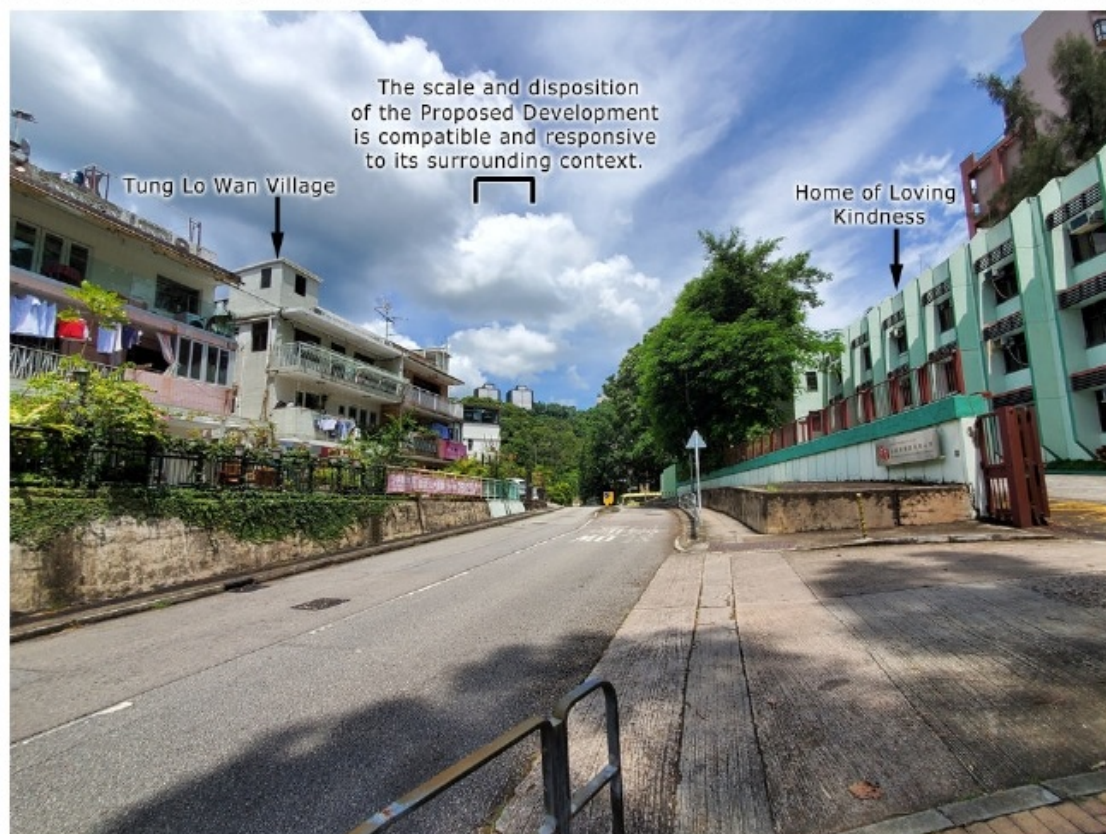
Y/ST/58

繪圖 DRAWING Z-13

(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.9.2022)



VP-C : VIEW FROM TUNG LO WAN HILL ROAD ADJACENT TO THE GREAT HILL (Existing Condition)



VP-C : VIEW FROM TUNG LO WAN HILL ROAD ADJACENT TO THE GREAT HILL (Year 10 of Operational Phase)



(PD Level: +39.4mPD)

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

Photomontage - VP-C

Dwg. No. : 2017205-VP-Ca

Date : AUG 2022
(A3-9429)



參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-14

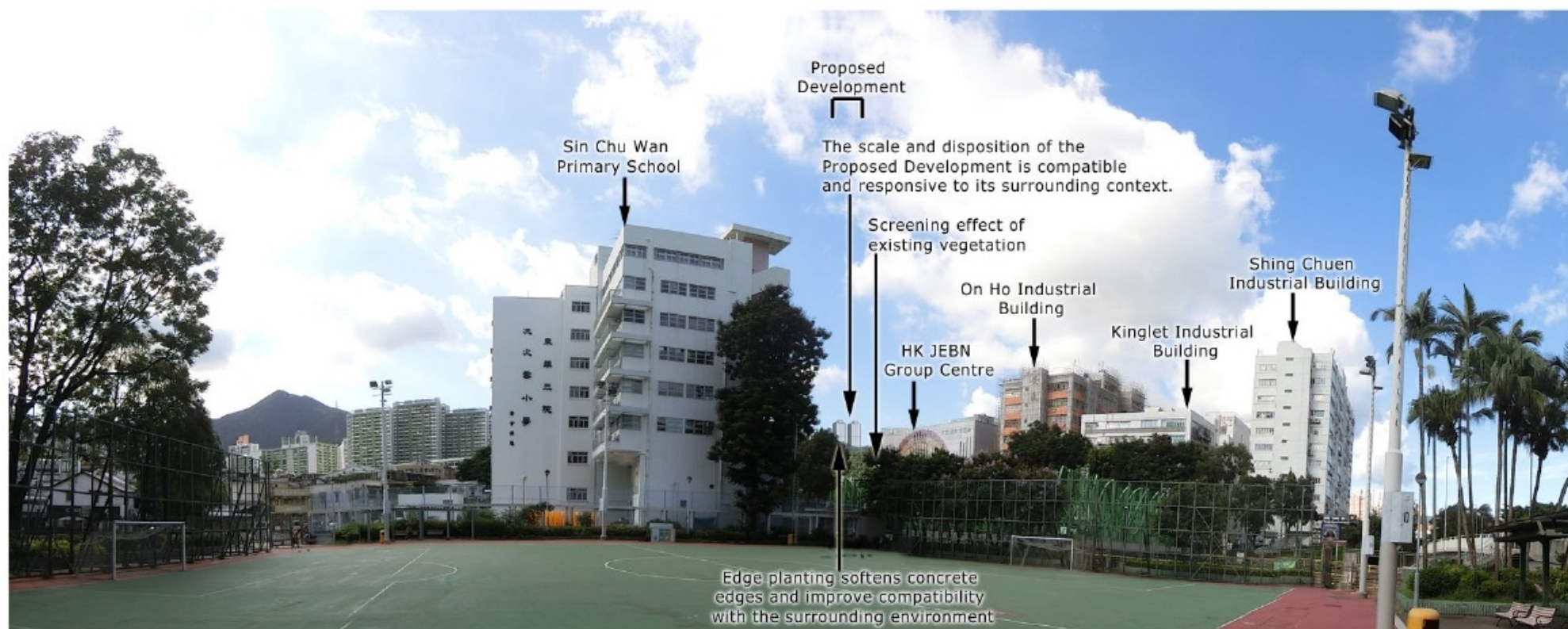
(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.9.2022)



VP-D : VIEW FROM CHIK LUK LANE BALLCOURT (Existing Condition)



(PD Level: +7.0mPD)



VP-D : VIEW FROM CHIK LUK LANE BALLCOURT (Year 10 of Operational Phase)

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

Photomontage - VP-D

Dwg. No. : 2017205-VP-Da

Date : AUG 2022
(A3-4429)



參考編號
REFERENCE No.

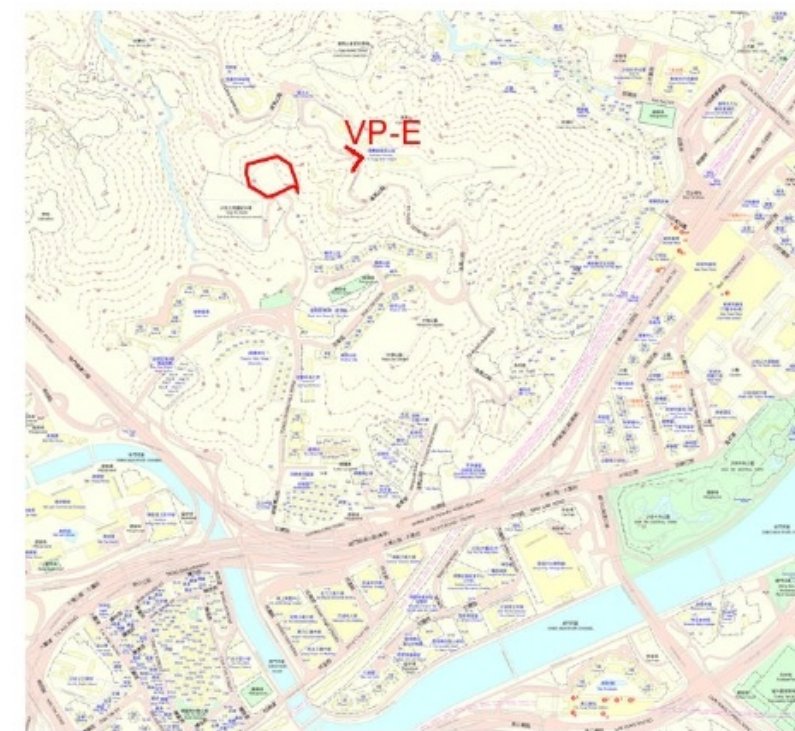
Y/ST/58

繪圖 DRAWING Z-15

(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.9.2022)



VP-E : VIEW FROM TO FUNG SHAN ROAD OUTSIDE TAO FONG SHAN CHRISTIAN CENTRE (Existing Condition)



(PD Level: +120.0mPD)



Proposed Development is completely screened by the existing vegetation

VP-E : VIEW FROM TO FUNG SHAN ROAD OUTSIDE TAO FONG SHAN CHRISTIAN CENTRE (Year 10 of Operational Phase)

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

Photomontage - VP-E

Dwg. No. : 2017205-VP-Ea

Date : AUG 2022
(A3-4426)



參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-16

(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.9.2022)



VP-F : VIEW FROM SHING MUN RIVER PROMANDE REST GARDEN NO. 1 (Existing Condition)



(PD Level: +4.6mPD)



VP-F : VIEW FROM SHING MUN RIVER PROMANDE REST GARDEN NO. 1 (Year 10 of Operational Phase)

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

Photomontage - VP-F

Dwg. No. : 2017205-VP-Fa

Date : AUG 2022
(A3-9429)



參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-17

(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.9.2022)



VP-G : VIEW FROM PLATFORM OUTSIDE LUTHERAN THEOLOGICAL SEMINARY (Existing Condition)



VP-G : VIEW FROM PLATFORM OUTSIDE LUTHERAN THEOLOGICAL SEMINARY (Year 10 of Operational Phase)

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

Photomontage - VP-G

Dwg. No. : 2017205-VP-Ga

Date : AUG 2022
(A3-4426)



參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-18

(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.9.2022)



VP-H : VIEW FROM YAU OI TSUEN (Existing Condition)



(PD Level: +131.9mPD)



VP-H : VIEW FROM YAU OI TSUEN (Year 10 of Operational Phase)

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

Photomontage - VP-H

Dwg. No. : 2017205-VP-Ha

Date : AUG 2022
(A3-4429)



參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-19

(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.9.2022)



VP-I : VIEW FROM SHING MUN TUNNEL ROAD (Existing Condition)



VP-I : VIEW FROM SHING MUN TUNNEL ROAD (Year 10 of Operational Phase)



(PD Level: +32.0mPD)

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

Photomontage - VP-I

Dwg. No. : 2017205-VP-Ia

Date : AUG 2022
(A3-9429a)



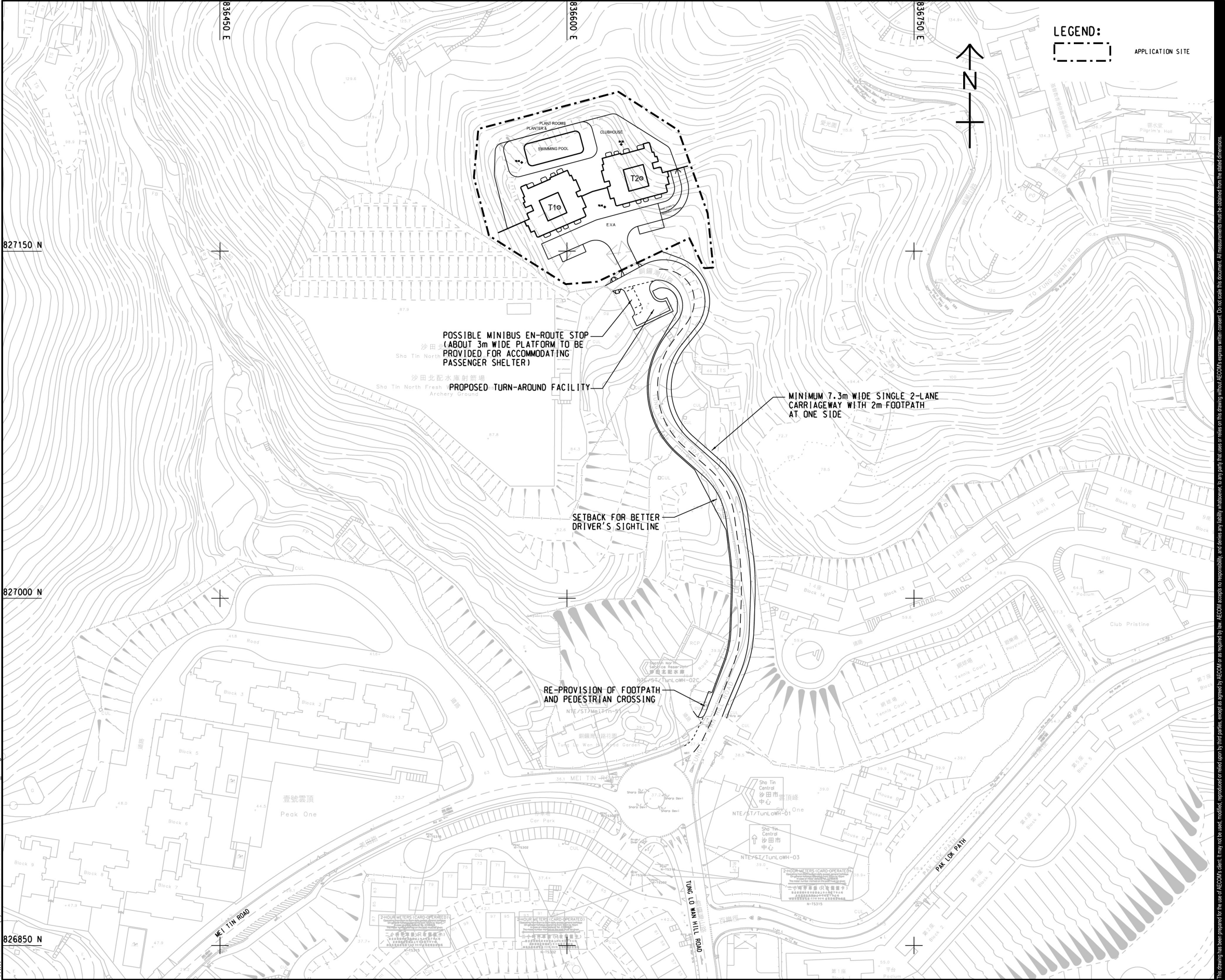
參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-20

(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.9.2022)

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Project Management Initials: 827150 N
Approved: 827000 N
Checked: 826850 N
Designer: 21/11/2022
Plot File by: chawwa
PATH E:\BACK UP\E\DAEMON\TAO FUNG SHAN\DRAWING\TA1\TA1_514.dgn



AECOM

PROJECT
SECTION 12A APPLICATION FOR PROPOSED AMENDMENTS TO THE SHA TIN OUTLINE ZONING PLAN IN SUPPORT OF A PRIVATE RESIDENTIAL DEVELOPMENT AT LOT 380RP (PART) IN DD 186, TUNG LO WAN HILL ROAD, SHA TIN

CLIENT
[Redacted]

CONSULTANT
工程顧問公司
AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS
沙田工程顧問公司

ISSUE/REVISION			
[Redacted]			
[Redacted]			
[Redacted]			
[Redacted]			
A	JUL	UPDATED MLP	STH
I/R	DATE	DESCRIPTION	CHK.
修訂	日期	內容摘要	查核

STATUS
[Redacted]

SCALE
1:1500

DIMENSION UNIT
公尺單位

KEY PLAN
索引圖

PROJECT NO.
[Redacted]

AGREEMENT NO.
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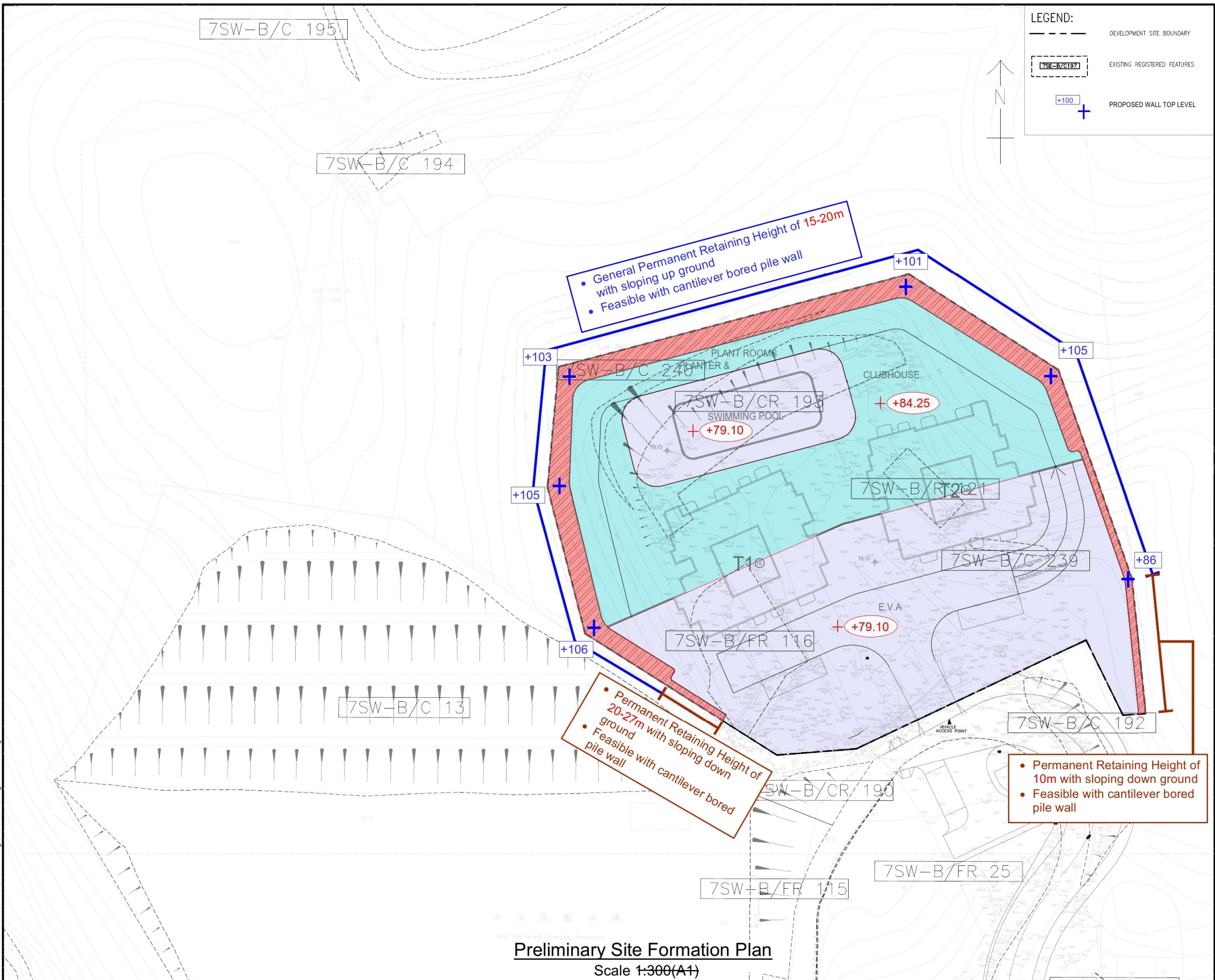
SHEET TITLE
圖紙名稱
INDICATIVE MASTER LAYOUT PLAN AND PROPOSED WIDENING OF TUNG LO WAN HILL ROAD

SHEET NUMBER
圖紙編號
FIGURE 3.1

參考編號
REFERENCE No. Y/ST/58

繪圖
DRAWING Z-21

(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 24.11.2022)



PROJECT

**SECTION 12A APPLICATION FOR
PROPOSED ADMENDMENTS TO THE
SHA TIN OUTLINE ZONING PLAN IN
SUPPORT OF A PRIVATE
RESIDENTIAL DEVELOPMENT AT
LOT 380 RP (PART) IN DD186, TUNG
LO WAN HILL ROAD, SHA TIN**

CLIENT

CONSULTANT

AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

[illegible]**STATUS**

PRELIMINARY

SCALE

A1 1.000	METRES
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KEY PLAN

PROJECT NO. _____

LKC

SHEET TITLE

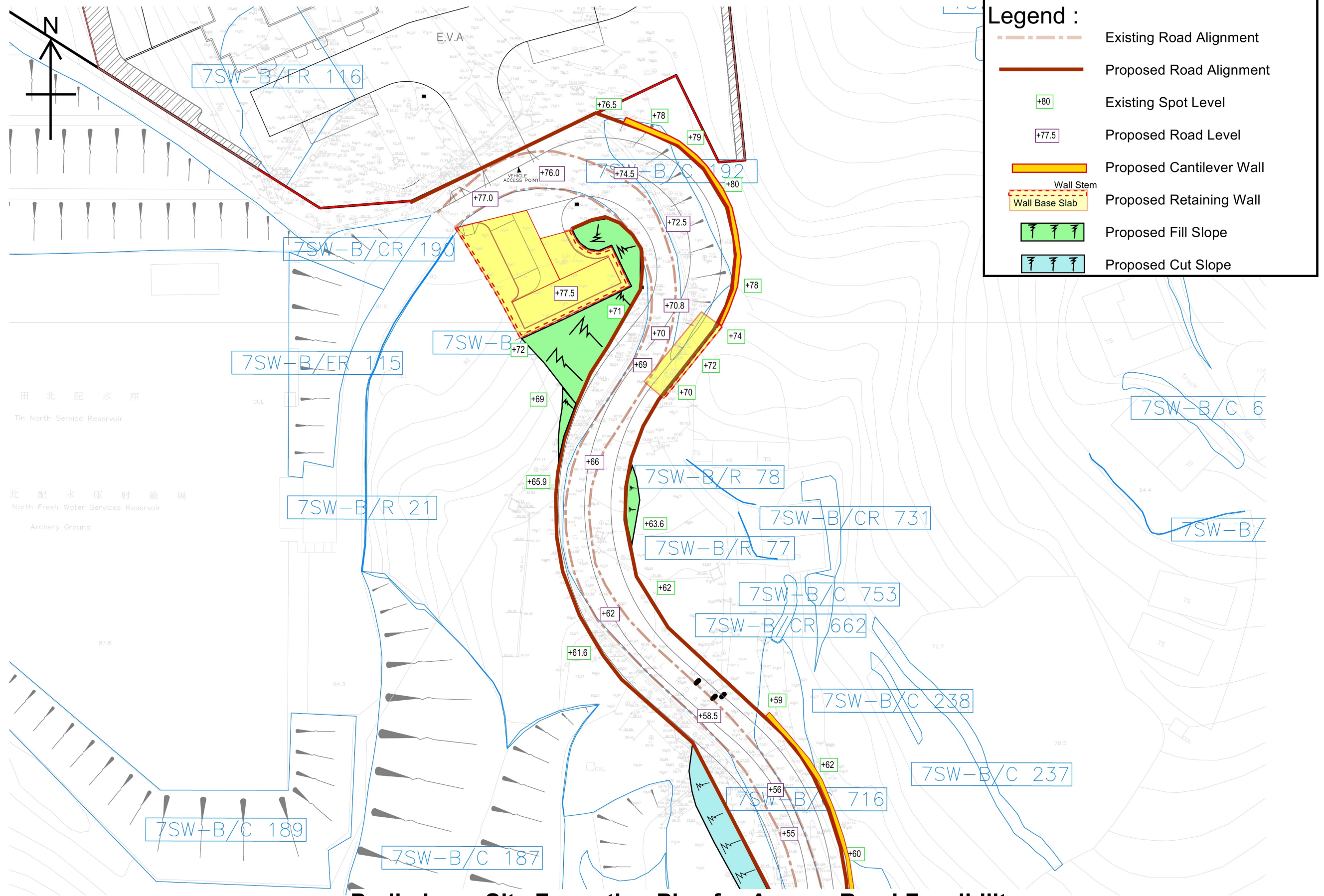
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SHEET NUMBER

GPRR/APPENDIX

參考編號 REFERENCE No.	Y/ST/58	繪圖 DRAWING Z-22
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(來源:申請人於2022年11月24日呈交的進一步資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
FURTHER INFORMATION ON 24.11.2022)

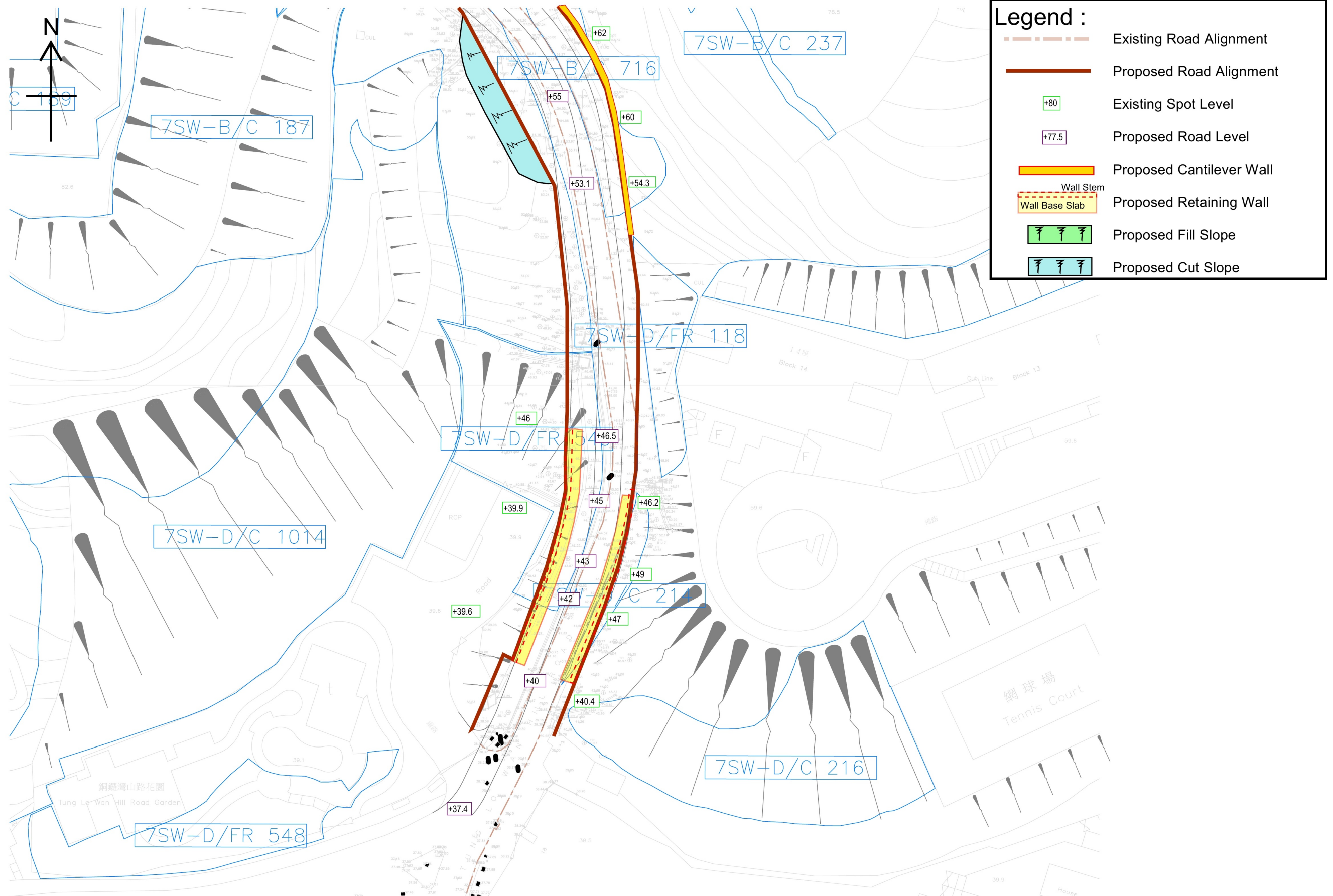


Preliminary Site Formation Plan for Access Road Feasibility

Scale 1:500 (A3)

參考編號 REFERENCE No.	Y/ST/58	繪圖 DRAWING Z-23
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(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.9.2022)



Preliminary Site Formation Plan for Access Road Feasibility

Scale 1:500 (A3)

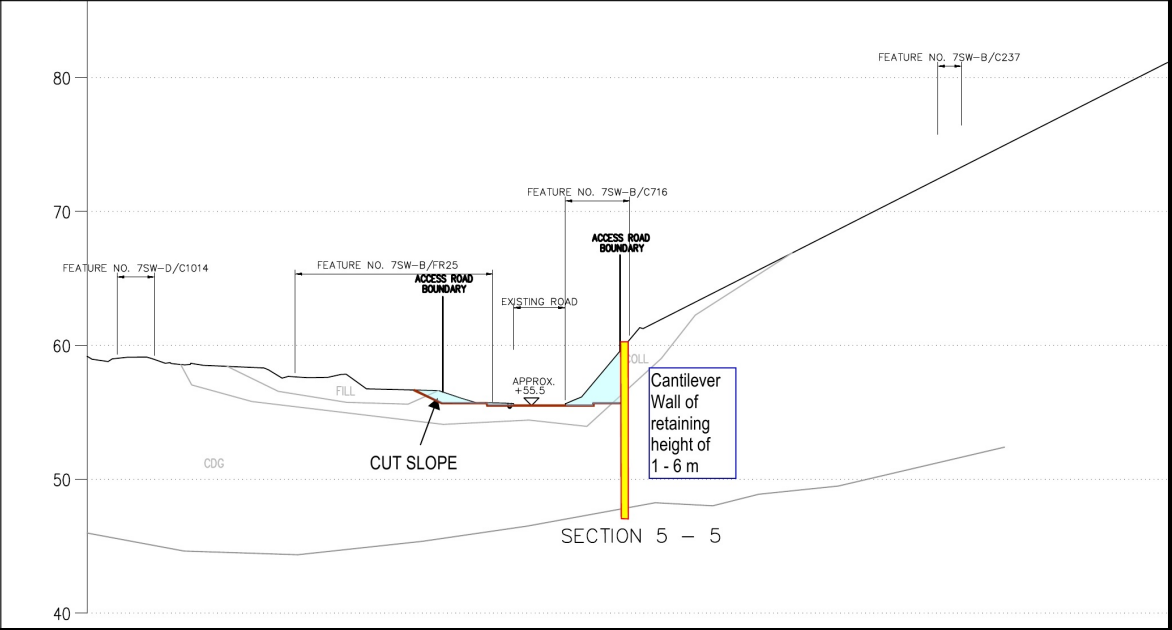
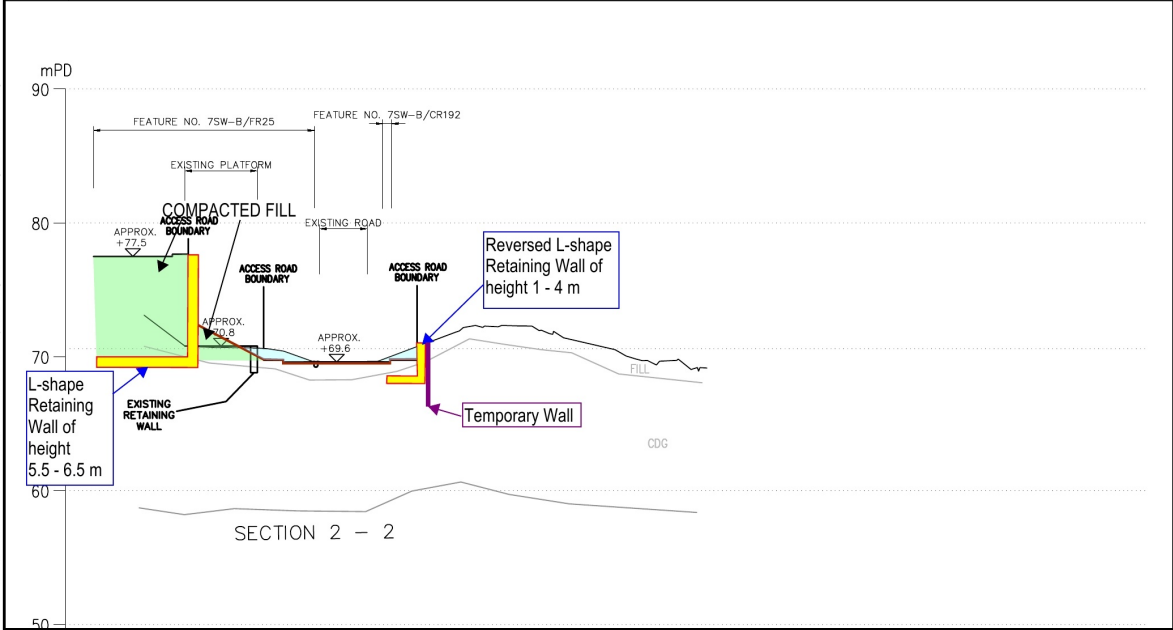
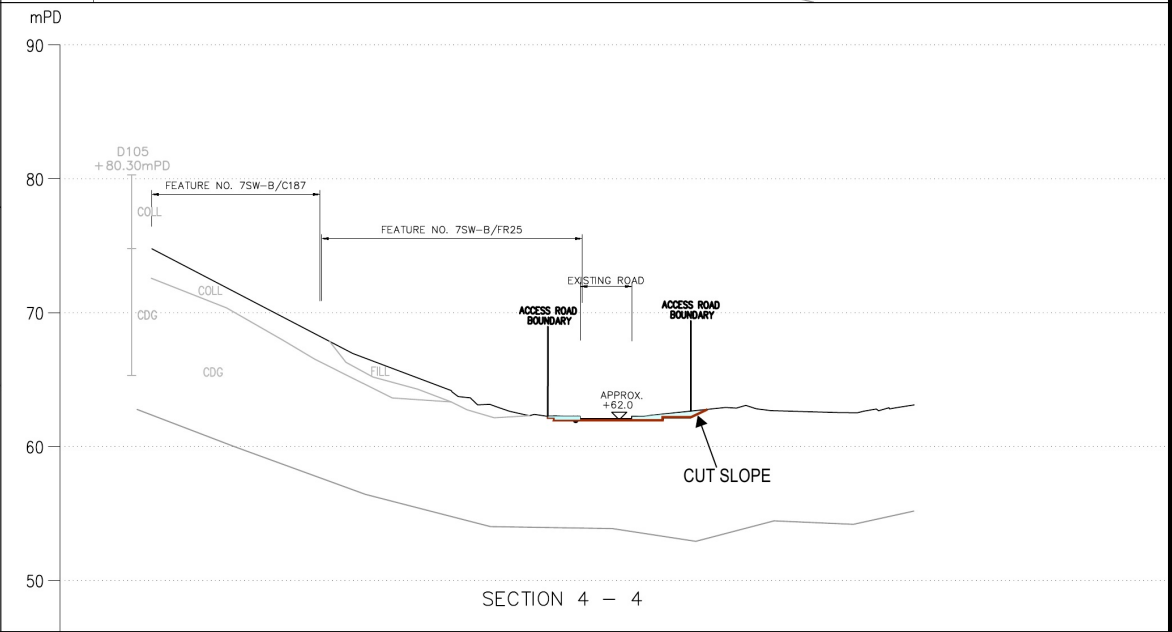
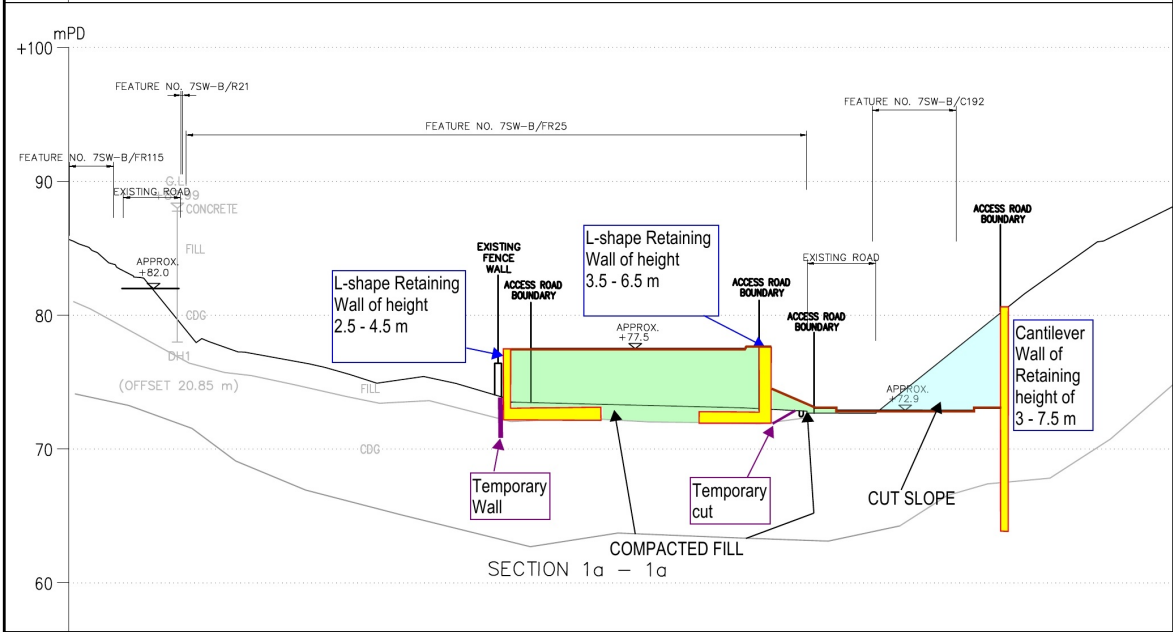
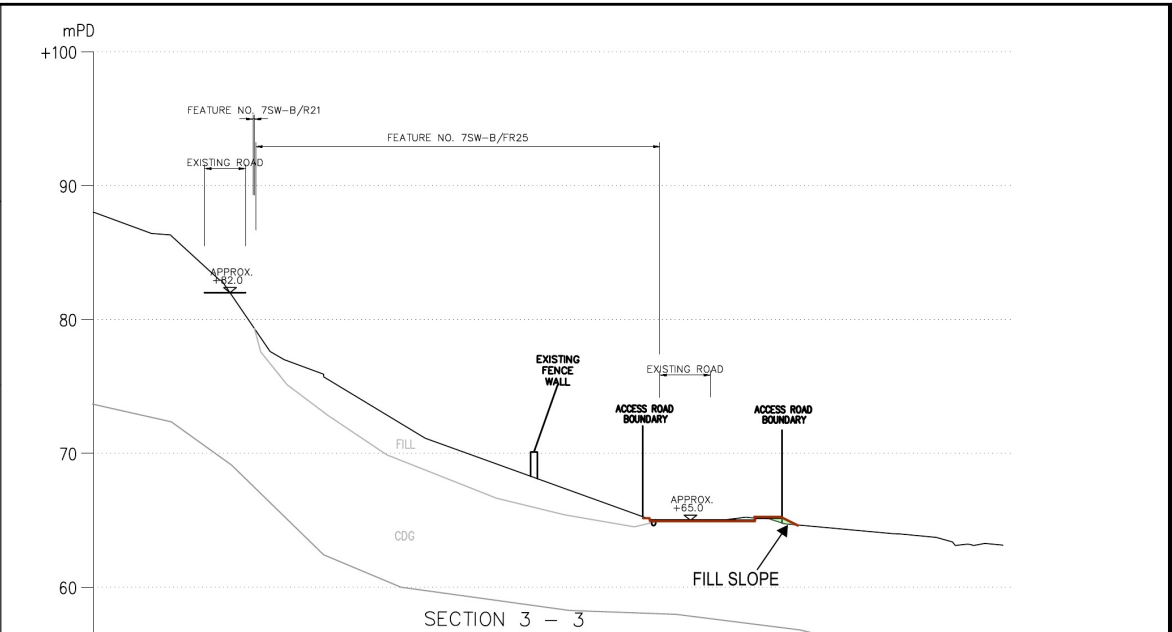
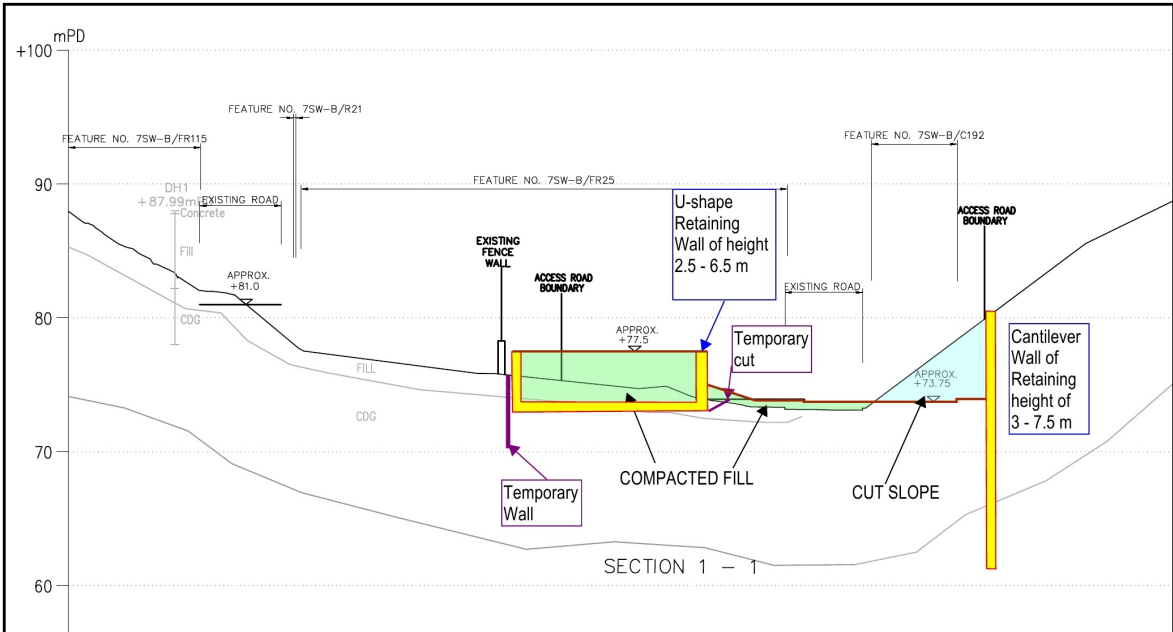
參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-24

(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.9.2022)

ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:



Plot File by: Simon Lam
PATH: C:\Users\simonlam\OneDrive - AECOM\Desktop\To Fung Shan S12A\CAD\Figures\FSD011.dwg
10/11/2021

AECOM

PROJECT

SECTION 12A APPLICATION FOR PROPOSED ADMENDMENTS TO THE SHA TIN OUTLINE ZONING PLAN IN SUPPORT OF A PRIVATE RESIDENTIAL DEVELOPMENT ON LOT 380 RP (PART) IN DD186, TUNG LO WAN HILL ROAD, SHA TIN

CLIENT

CONSULTANT

AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.
01	10/11/2021	Issue for Review	Simon Lam
02	15/11/2021	Issue for Review	Simon Lam
03	15/11/2021	Issue for Review	Simon Lam
04	15/11/2021	Issue for Review	Simon Lam
05	15/11/2021	Issue for Review	Simon Lam
06	15/11/2021	Issue for Review	Simon Lam
07	15/11/2021	Issue for Review	Simon Lam
08	15/11/2021	Issue for Review	Simon Lam
09	15/11/2021	Issue for Review	Simon Lam
10	15/11/2021	Issue for Review	Simon Lam

STATUS

SCALE

比例

DIMENSION UNIT

尺寸單位

KEY PLAN

實例圖

PROJECT NO.

LKC

SHEET TITLE

PRELIMINARY SECTIONS

SHEET NUMBER

參考編號

REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-25

(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED APPLICATION FORM ON 15.9.2022)

ISO A1 594mm x 841mm

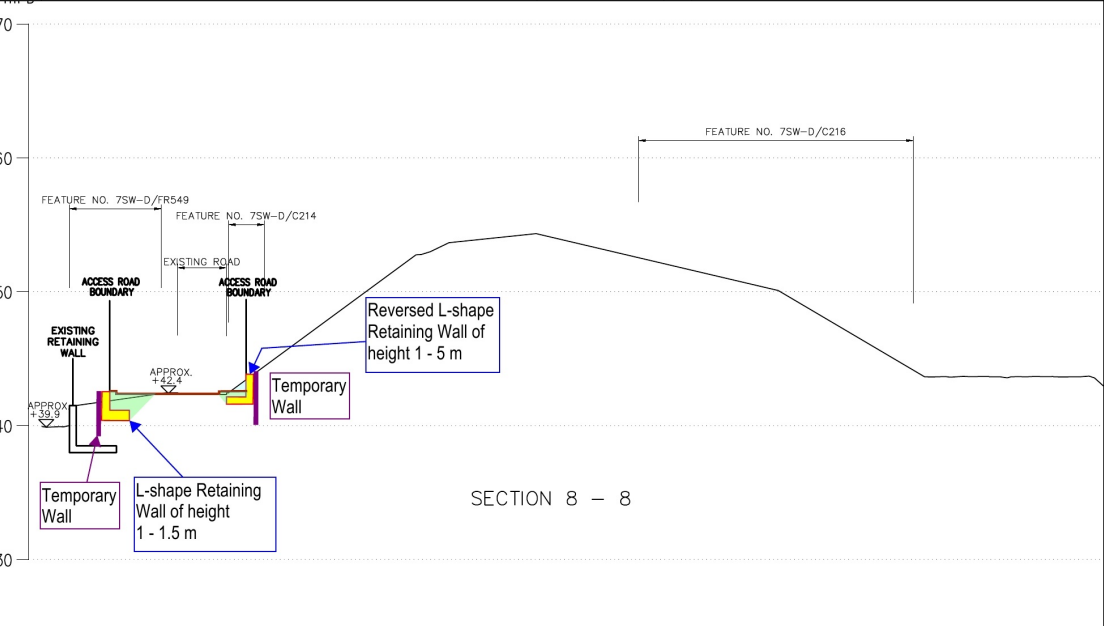
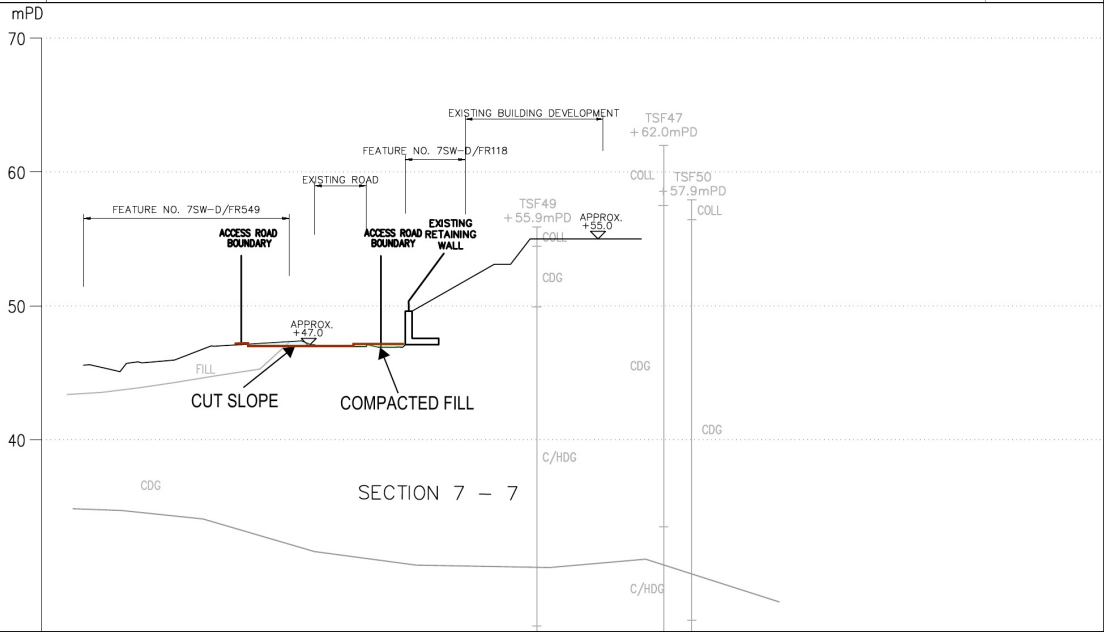
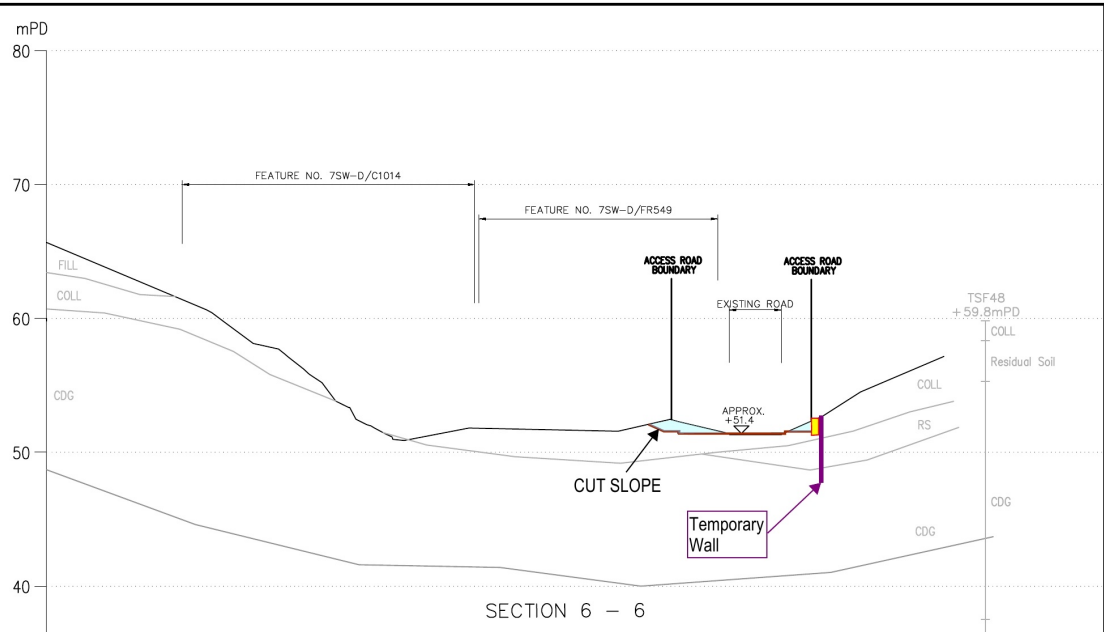
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Checked:

Designer:

Project Management Initials:

Plot File by: Simon Lam
PATH: C:\Users\simon.lam\OneDrive - AECOM\Desktop\To Fung Shan S12A\CAD\Figure\SFD011.dwg
10/11/2021



AECOM

PROJECT

SECTION 12A APPLICATION FOR PROPOSED ADMENDMENTS TO THE SHA TIN OUTLINE ZONING PLAN IN SUPPORT OF A PRIVATE RESIDENTIAL DEVELOPMENT ON LOT 380 RP (PART) IN DD186, TUNG LO WAN HILL ROAD, SHA TIN

CLIENT

CONSULTANT

AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.
01	10/11/2021	Initial Issue	SL

STATUS

SCALE

比例

DIMENSION UNIT

尺寸單位

KEY PLAN

實景圖

PROJECT NO.

項目編號

CONTRACT NO.

合約編號

LKC

SHEET TITLE

圖紙名稱

PRELIMINARY SECTIONS

SHEET NUMBER

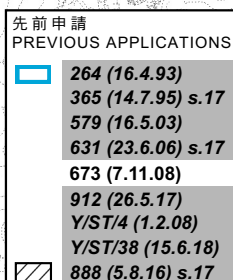
圖紙編號

參考編號
REFERENCE No.

Y/ST/58

繪圖 DRAWING Z-26

(來源:申請人於2022年9月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED APPLICATION FORM ON 15.9.2022)



申請地點
APPLICATION SITE



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

673 (7.11.08)

獲批准的申請
APPROVED APPLICATION

912 (26.5.17)

被拒絕的申請
REJECTED APPLICATION

673 (7.11.08)

會議日期
DATE OF MEETING

1

申請編號
APPLICATION NUMBER

位置圖 LOCATION PLAN

申請修訂《沙田分區計劃大綱核准圖編號S/ST/36》

把申請地點由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶
新界沙田銅鑼灣山路丈量約份第186約地段第380號餘段(部分)

APPLICATION FOR AMENDMENT TO

THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/36
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 3"
LOT 380 RP (PART) IN D.D. 186, TUNG LO WAN HILL ROAD,
SHA TIN, NEW TERRITORIES

SCALE 1 : 10 000 比例尺

SCALE 1:10 000 比例尺

METRES 100 0 100 200 300 400 500 METRES

規劃署
PLANNING
DEPARTMENT



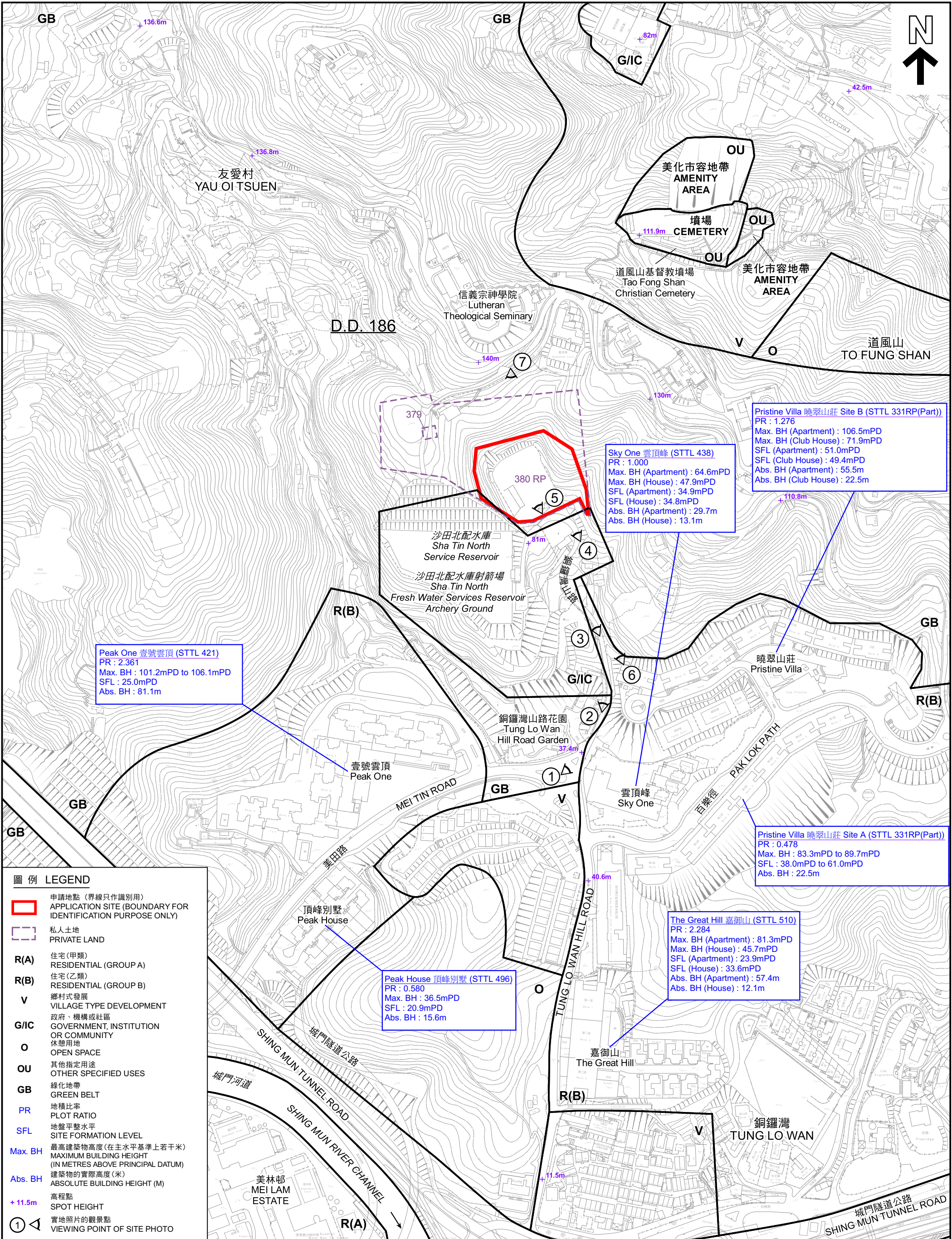
參考編號
REFERENCE No.

Y/ST/58

PLAN
Z-1

本摘要圖於2022年12月21日擬備，
所根據的資料為於2022年11月8日
核准的分區計劃大綱圖編號S/ST/36

EXTRACT PLAN PREPARED ON 21.12.2022
BASED ON OUTLINE ZONING PLAN No.
S/ST/36 APPROVED ON 8.11.2022



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

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

G/IC 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

PR 地積比率
PLOT RATIO

SFL 地盤平整水平
SITE FORMATION LEVEL

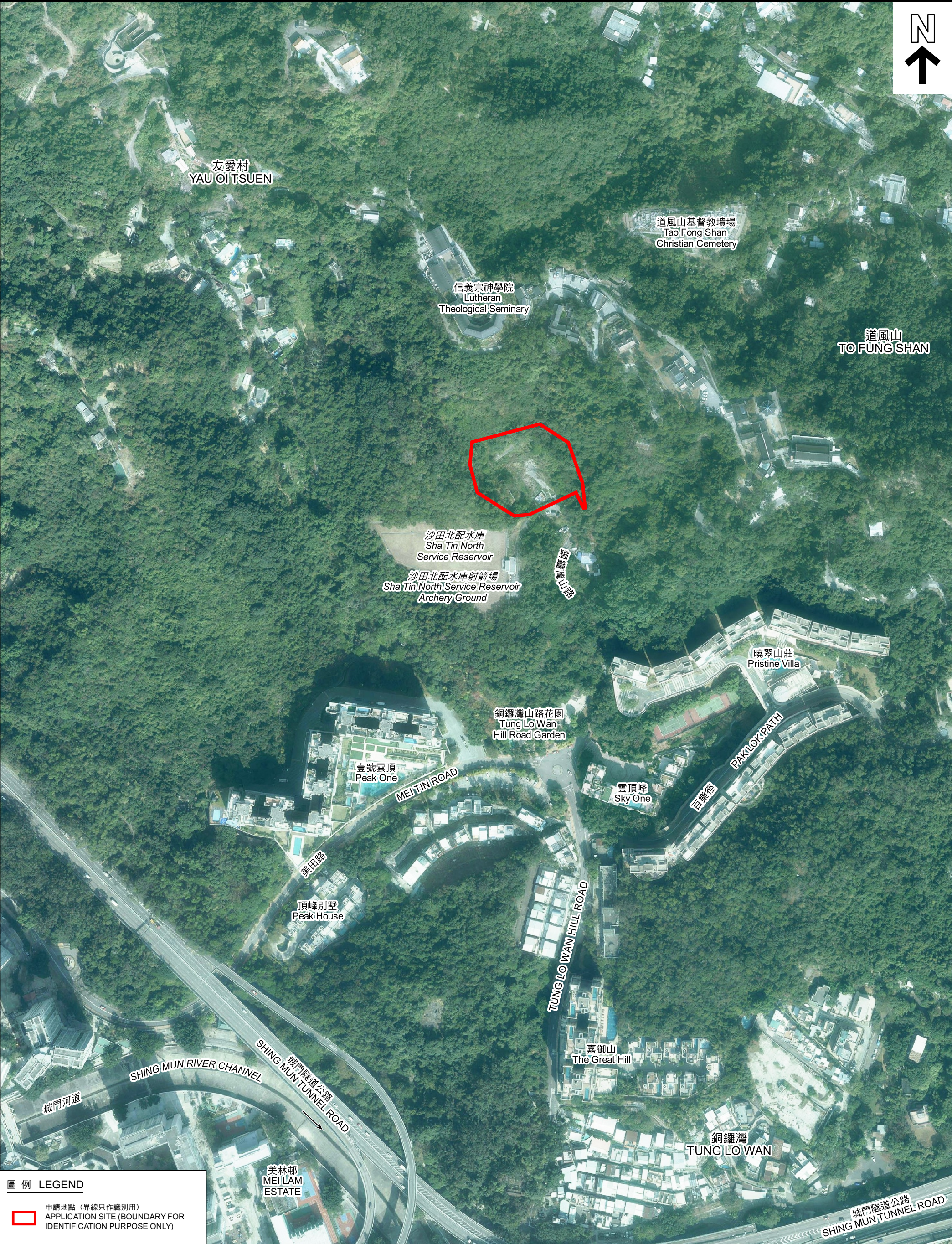
Max. BH 最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

Abs. BH 建築物的實際高度 (米)
ABSOLUTE BUILDING HEIGHT (M)

+ 11.5m 高程點
SPOT HEIGHT

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

<p>本摘要圖於2022年12月21日擬備，所根據的資料為測量圖編號 7-SW-15A、B、C及D</p> <p>EXTRACT PLAN PREPARED ON 21.12.2022 BASED ON SURVEY SHEETS No. 7-SW-15A, B, C & D</p>	<p>申請修訂《沙田分區計劃大綱核准圖編號S/ST/36》</p> <p>把申請地點由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶</p> <p>新界沙田銅鑼灣山路丈量約份第186約地段第380號餘段 (部分)</p> <p>APPLICATION FOR AMENDMENT TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/36 TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 3" LOT 380 RP (PART) IN D.D. 186, TUNG LO WAN HILL ROAD, SHA TIN, NEW TERRITORIES</p>	<p>規劃署 PLANNING DEPARTMENT</p>
	<p>SCALE 1:3 000 比例尺</p> <p>米 50 0 50 100 150 200 250 米 METRES</p>	<p>參考編號 REFERENCE No. Y/ST/58</p>



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2022年12月30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E128235C、E128237C、
E128786C及E128788C
EXTRACT PLAN PREPARED ON 30.12.2022
BASED ON AERIAL PHOTOS No. E128235C,
E128237C, E128786C & E128788C
TAKEN ON 18.1.2021 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/36》
把申請地點由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶
新界沙田銅鑼灣山路丈量約份第186約地段第380號餘段(部分)
APPLICATION FOR AMENDMENT TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/36
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 3"
LOT 380 RP (PART) IN D.D. 186, TUNG LO WAN HILL ROAD, SHA TIN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
Y/ST/58

圖 PLAN
Z-3



實地照片 SITE PHOTOS

本圖於2022年12月21日擬備，
所根據的資料為攝於2022年11月10日
的實地照片

PLAN PREPARED ON 21.12.2022
BASED ON SITE PHOTOS
TAKEN ON 10.11.2022

申請修訂《沙田分區計劃大綱核准圖編號S/ST/36》
把申請地點由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶
新界沙田銅鑼灣山路丈量約份第186約地段第380號餘段(部分)
APPLICATION FOR AMENDMENT TO
THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/36
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 3"
LOT 380 RP (PART) IN D.D. 186, TUNG LO WAN HILL ROAD,
SHA TIN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/58

圖 PLAN
Z-4a



實地照片 SITE PHOTOS

本圖於2022年12月21日擬備，
所根據的資料為攝於2022年11月10日
的實地照片

PLAN PREPARED ON 21.12.2022
BASED ON SITE PHOTOS
TAKEN ON 10.11.2022

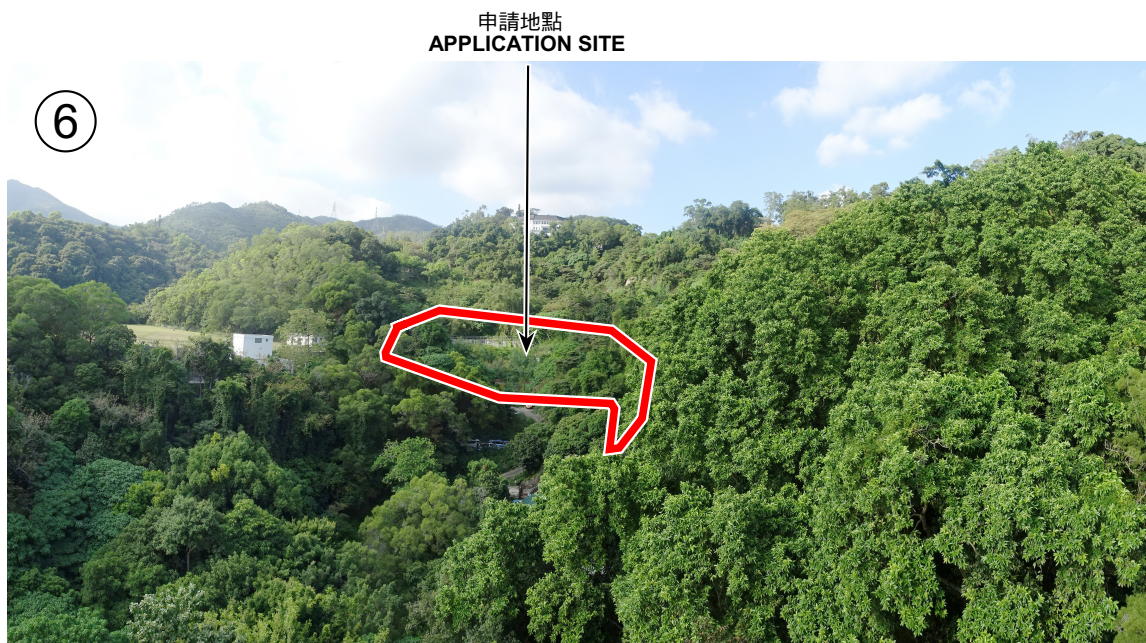
申請修訂《沙田分區計劃大綱核准圖編號S/ST/36》
把申請地點由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶
新界沙田銅鑼灣山路丈量約份第186約地段第380號餘段(部分)
APPLICATION FOR AMENDMENT TO
THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/36
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 3"
LOT 380 RP (PART) IN D.D. 186, TUNG LO WAN HILL ROAD,
SHA TIN, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/58

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 PHOTOS

申請修訂《沙田分區計劃大綱核准圖編號S/ST/36》
把申請地點由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶
新界沙田銅鑼灣山路丈量約份第186約地段第380號餘段(部分)
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TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 3"
LOT 380 RP (PART) IN D.D. 186, TUNG LO WAN HILL ROAD,
SHA TIN, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT

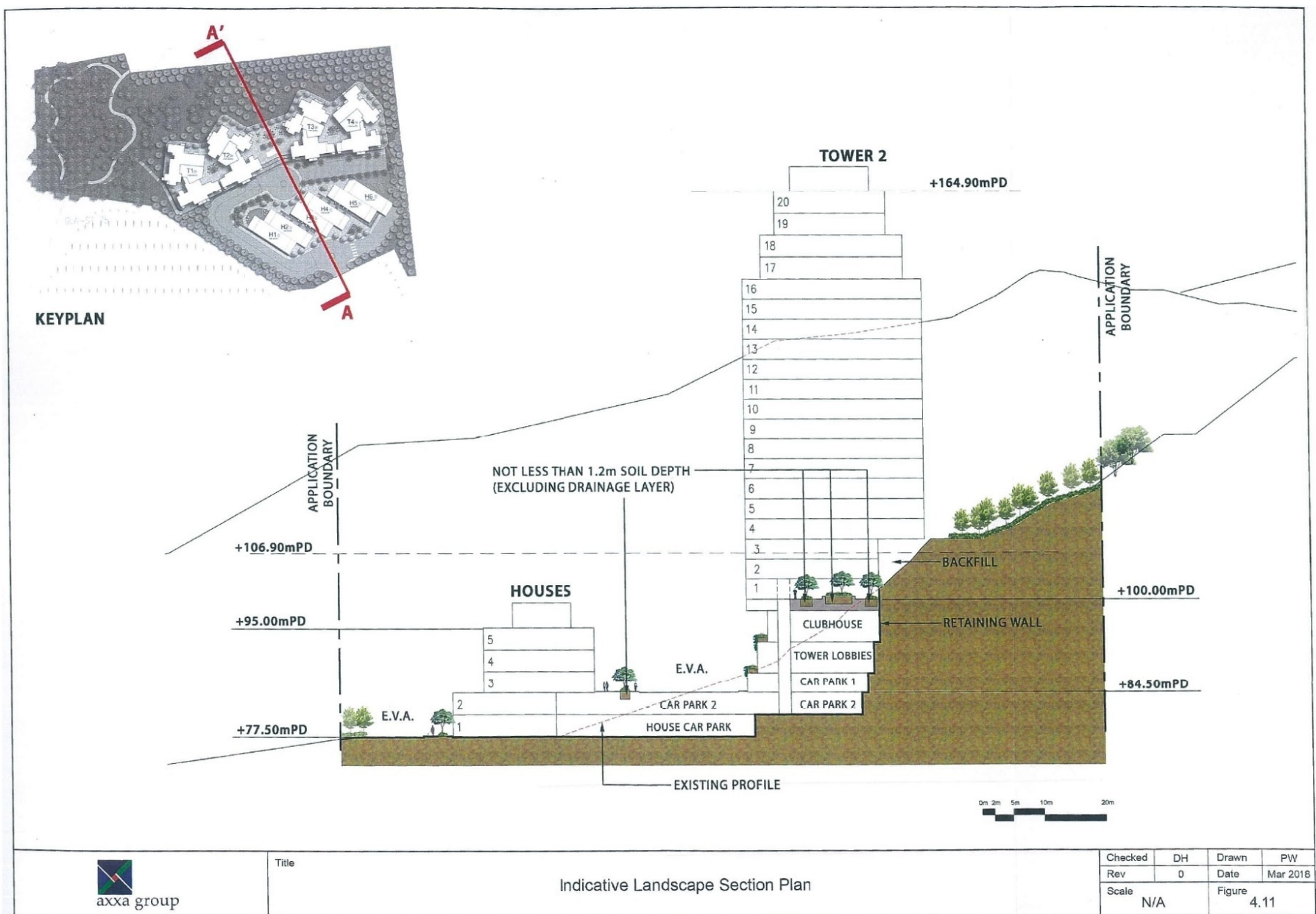


參考編號
REFERENCE No.
Y/ST/58

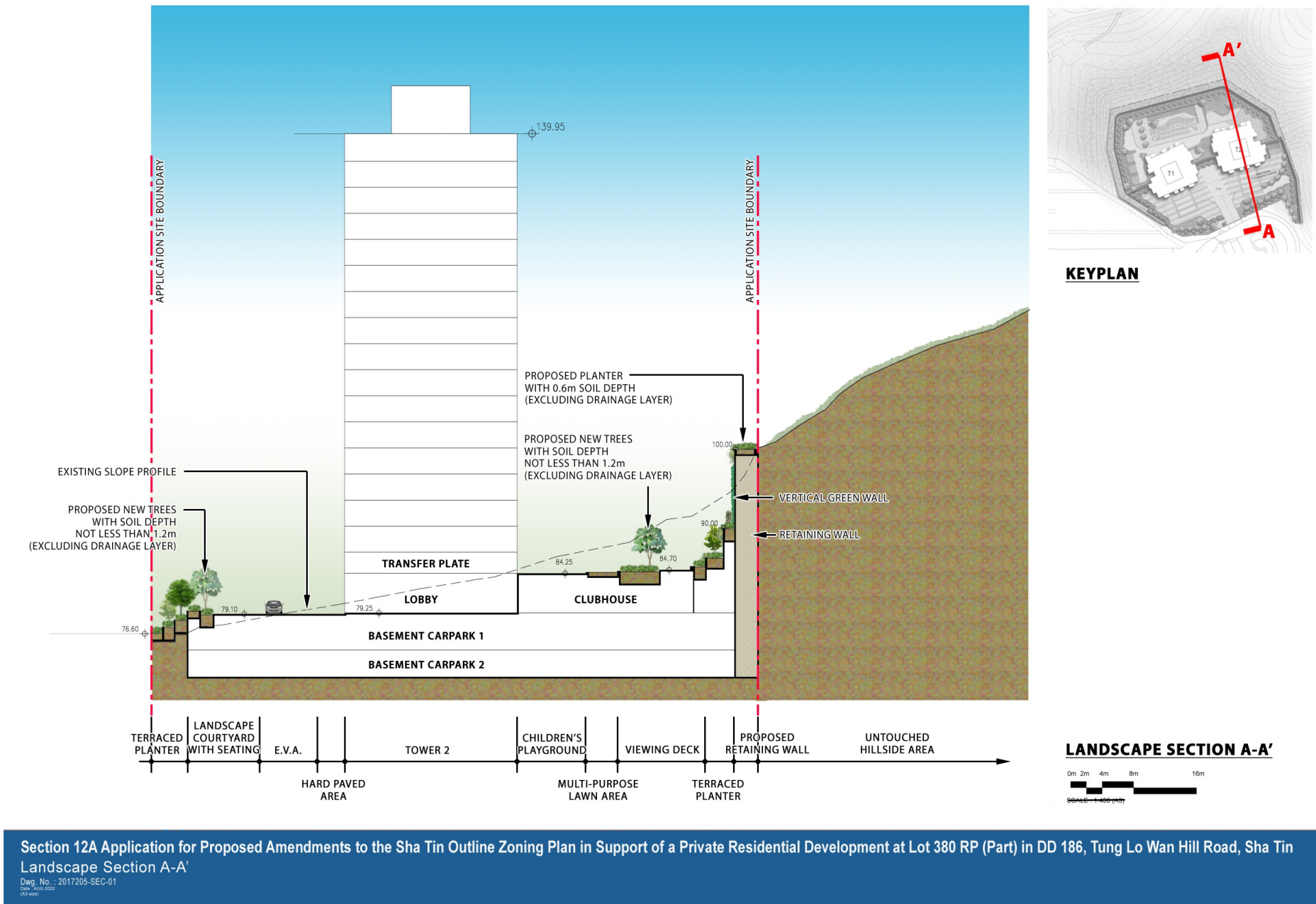
圖 PLAN
Z-4c

本圖於2022年12月28日擬備，
所根據的資料為攝於2022年11月10日
的實地照片

PLAN PREPARED ON 28.12.2022
BASED ON SITE PHOTOS
TAKEN ON 10.11.2022



Indicative Landscape Section Plan under Application No. Y/ST/38



Indicative Landscape Section Plan (A-A') under Application No. Y/ST/58

指示的園景設計切面圖對比
COMPARISON OF INDICATIVE LANDSCAPE SECTION PLAN

本摘要圖於2023年1月4日擬備
EXTRACT PLAN PREPARED ON 4.1.2023

申請修訂《沙田分區計劃大綱核准圖編號S/ST/36》
把申請地點由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶
新界沙田銅鑼灣山路丈量約份第186約地段第380號餘段(部分)
APPLICATION FOR AMENDMENT TO THE APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/36
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 3"
LOT 380 RP (PART) IN D.D. 186, TUNG LO WAN HILL ROAD, SHA TIN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
Y/ST/58



圖 PLAN
Z-5b