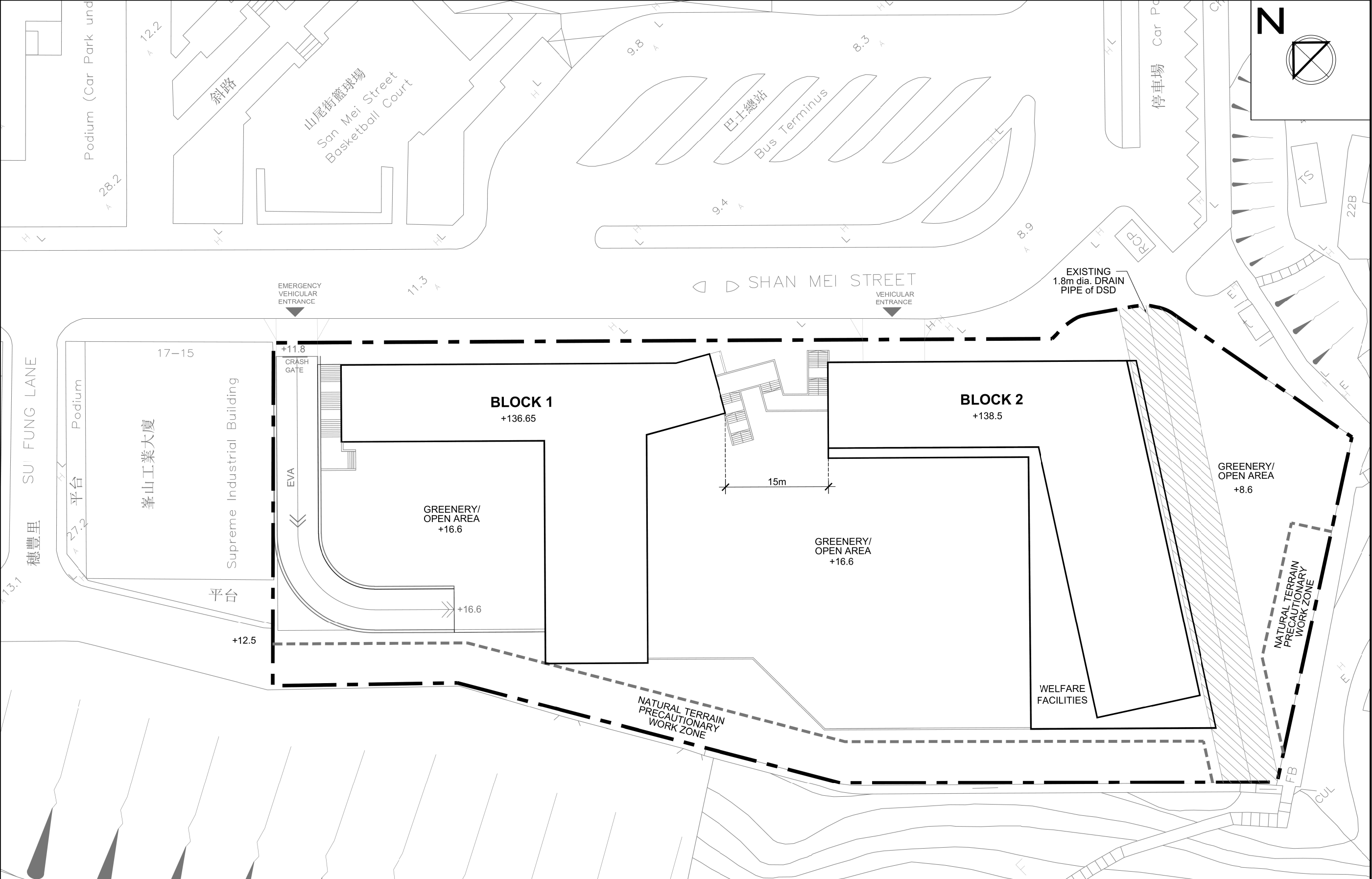
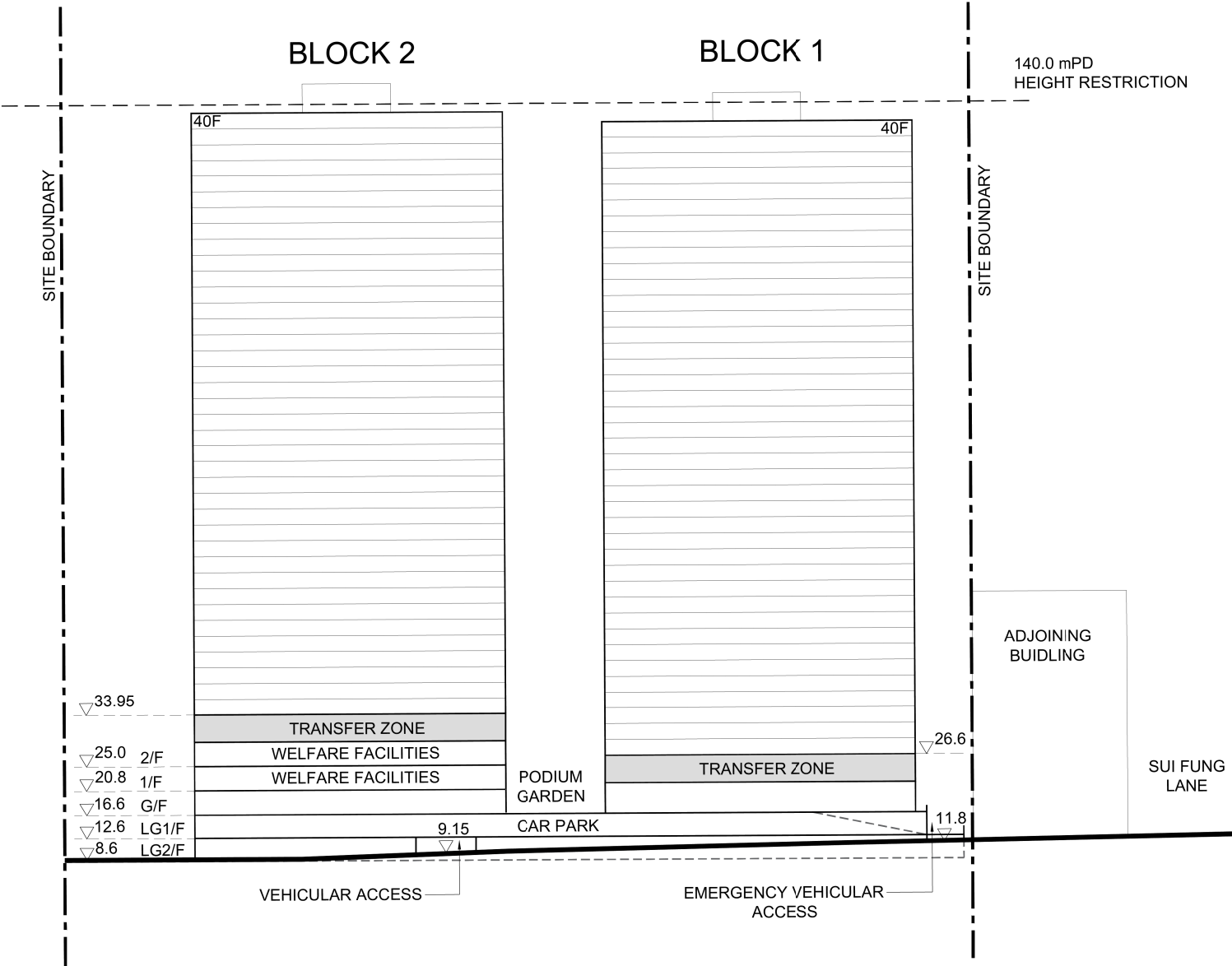
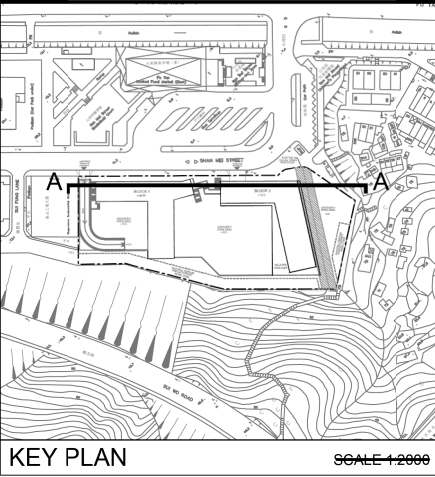




PROJECT REDEVELOPMENT OF SUI FAI FACTORY ESTATE, SHA TIN	DRAWING TITLE PROPOSED MASTER LAYOUT PLAN NOTE : FOR REFERENCE ONLY, SUBJECT TO DETAILED DESIGN	 房屋署 HOUSING DEPARTMENT SCALE 1:250(A4) 編號 PLAN NO. ST63/-MLP/A/LO-01 日期 DATE OCT 2021
--	--	--



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

PROJECT
REDEVELOPMENT OF
SUI FAI FACTORY ESTATE, SHA TIN

DRAWING TITLE
PROPOSED SCHEMATIC SECTION A-A

NOTE : FOR REFERENCE ONLY, SUBJECT TO DETAILED DESIGN

房屋署
HOUSING DEPARTMENT

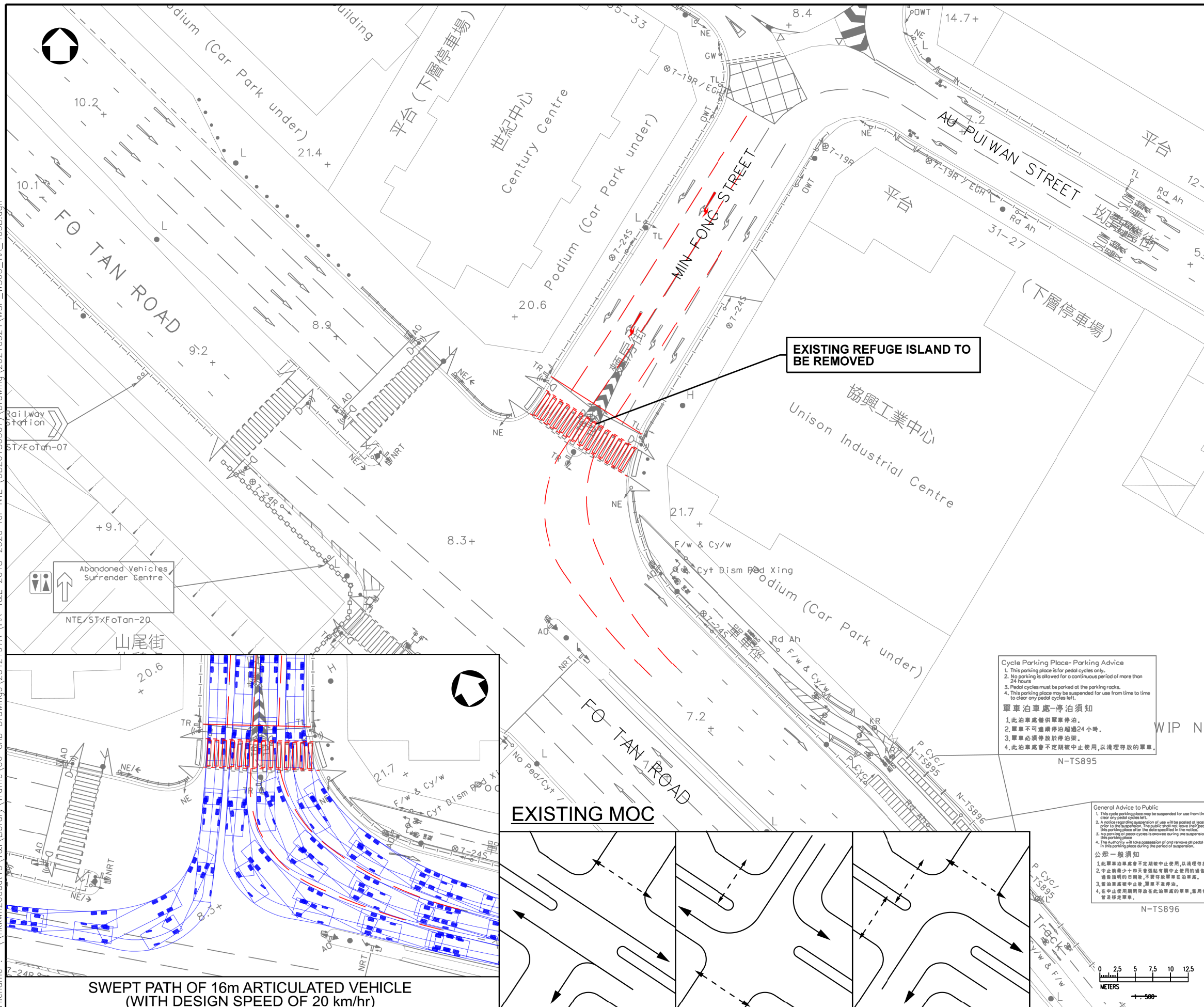
SCALE 1:500(A1) 1:1000(A0)

編號 PLAN NO.
ST63-/MLP/A/LO-02

日期 DATE
OCT 2021

參考編號
REFERENCE No. R/S/ST/35-1 to 335 繪圖 DRAWING H-2

26/3/2021
Date :
Filename : \\hkkn200dat1\3\T&L\Library\Traffic\06 CAD Drawings\2512197A (HA-T&E 2018-2020 for NTE (CB20180307)\Drawing\20210324\WSP_WS03_TIA_403B.dgn



LEGEND :

PROPOSED ROAD MARKING

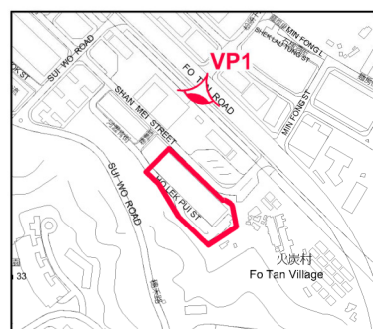
Rev	Description	By	Date
Consultant			
wsp			
Project title			
AGREEMENT NO. CB2018307 - STUDIES FOR POTENTIAL PUBLIC HOUSING DEVELOPMENT AT SHAN MEI STREET, FO TAN			
Drawing title			
POSSIBLE IMPROVEMENT SCHEME AT FO TAN ROAD / MIN FONG STREET / SHAN MEI STREET			
Drawing no.		Rev.	
WS03/TIA/403		-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

Existing View



Photomontage

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



**PHOTOMONTAGE AT VIEWPOINT 1
(VIEW FROM FO TAN ROAD)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

FIGURE 3

**DATE :
8. 9. 2021**

21_0610ST_VP1

參考編號

REFERENCE No.

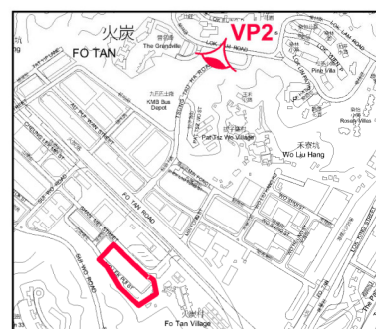
R/S/ST/35-1 to 335

繪圖 DRAWING H-4a

Existing View



Photomontage



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



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 4

DATE :
8. 9. 2021

21_0610ST_VP2

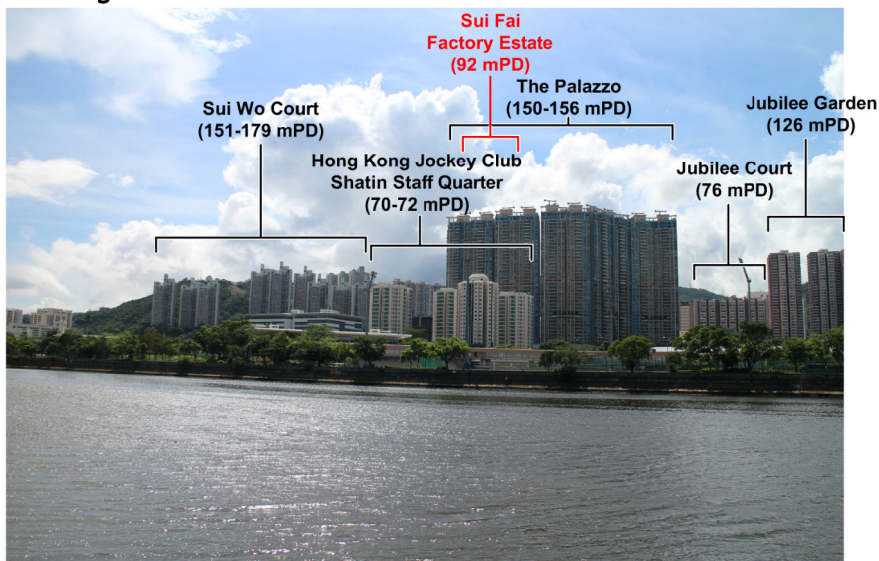
參考編號

REFERENCE No.

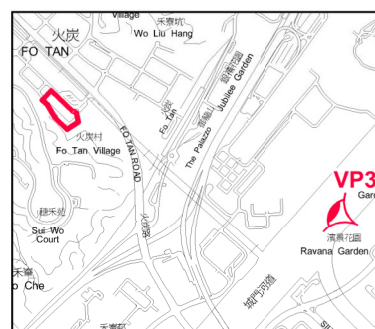
R/S/ST/35-1 to 335

繪圖 DRAWING H-4b

Existing View



Photomontage



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



**HOUSING DEPARTMENT
PLANNING SECTIONS**

FIGURE 5

DATE :

8. 9. 2021

21_0610ST_VP3

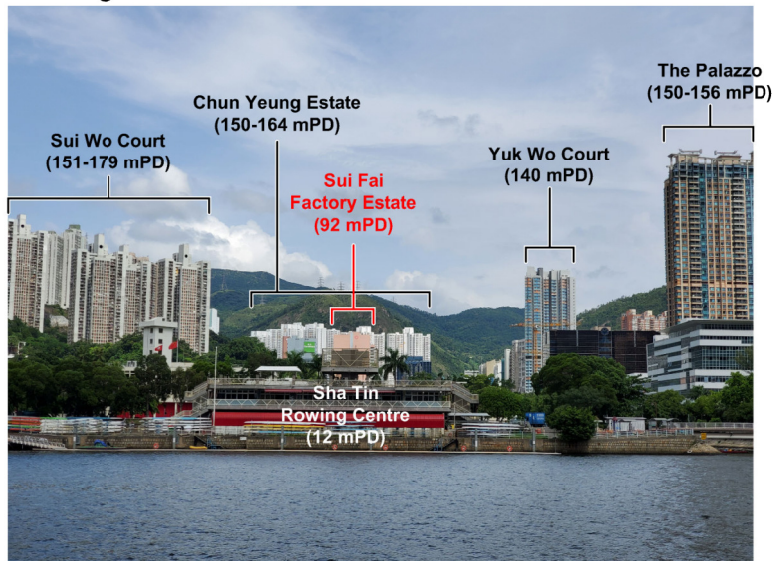
參考編號

REFERENCE No.

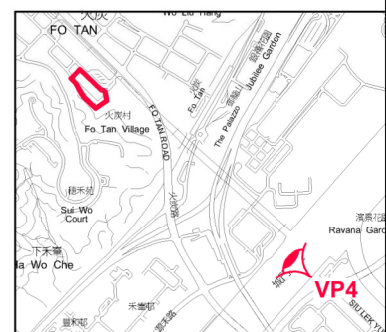
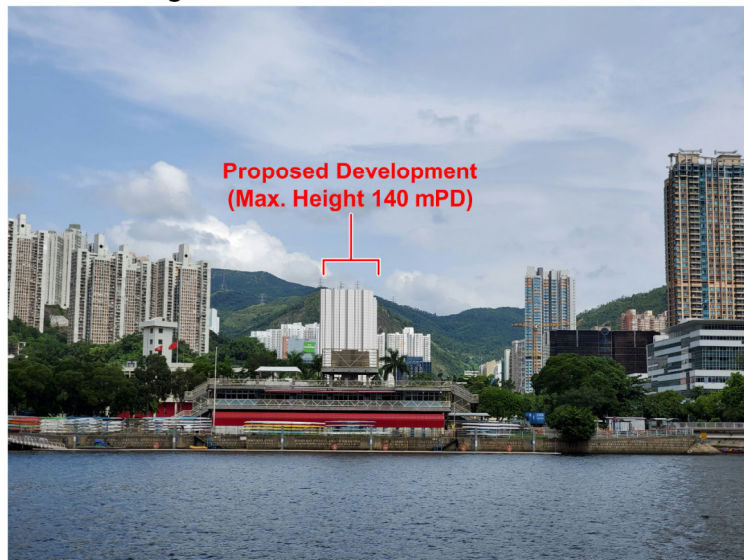
R/S/ST/35-1 to 335

繪圖 DRAWING H-4c

Existing View



Photomontage



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



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 6

DATE :
8. 9. 2021

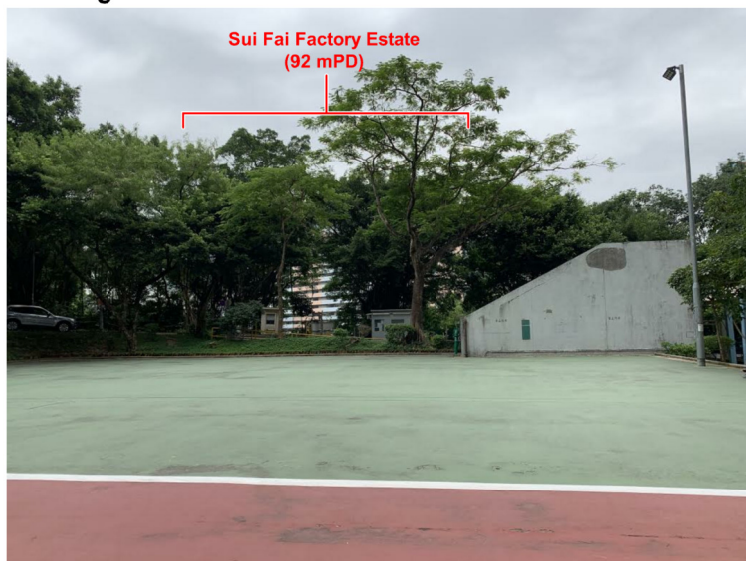
21_0610ST_VP4

參考編號
REFERENCE No.

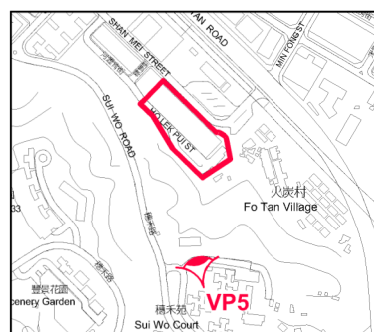
R/S/ST/35-1 to 335

繪圖 DRAWING H-4d

Existing View



Photomontage



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



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 7

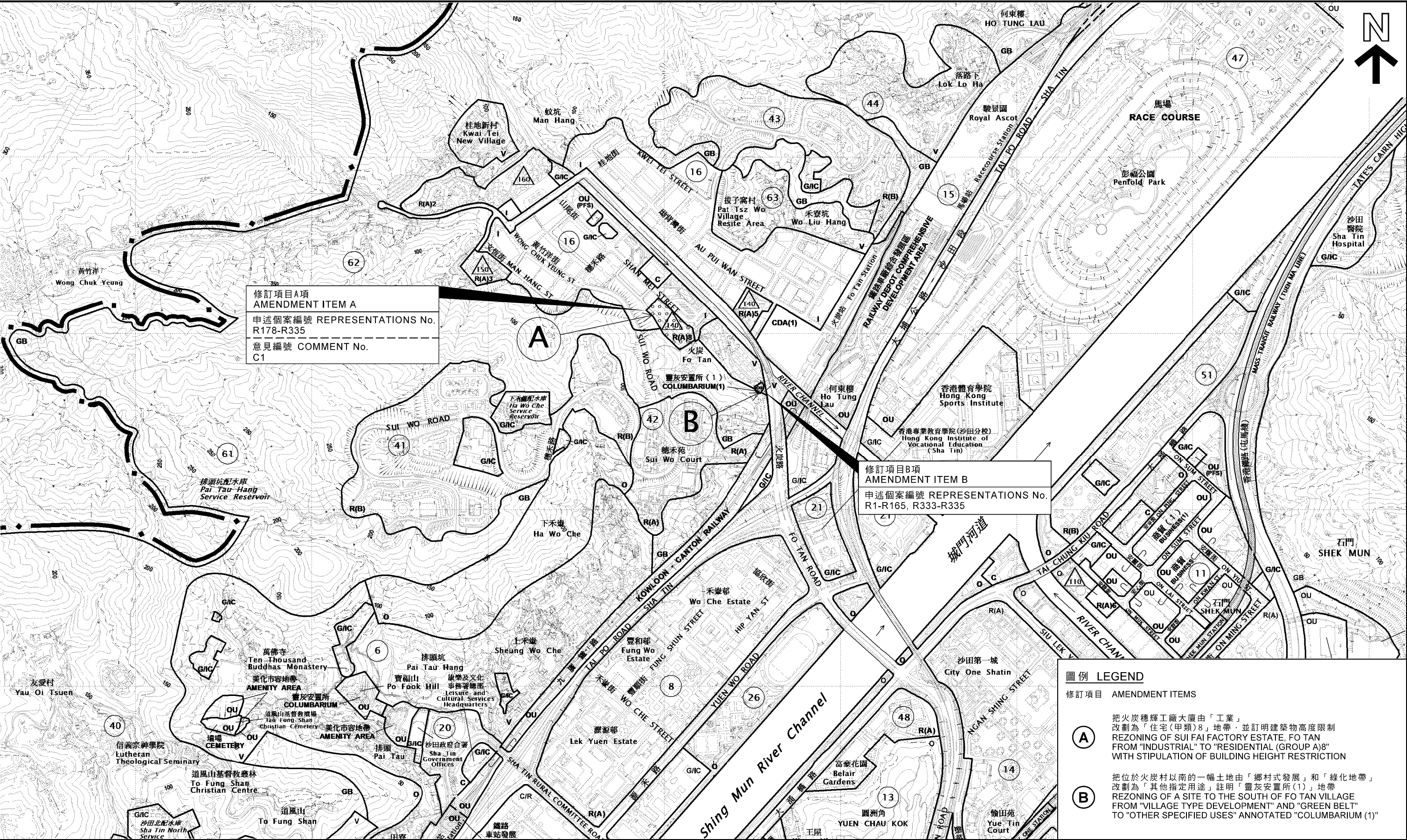
DATE :
8. 9. 2021

21_0610ST_VP5

參考編號
REFERENCE No.

R/S/ST/35-1 to 335

繪圖 DRAWING H-4e



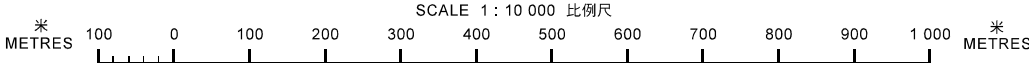
修訂項目A項
AMENDMENT ITEM A
申述個案編號 REPRESENTATIONS No.
R178-R335
意見編號 COMMENT No.
C1

修訂項目B項
AMENDMENT ITEM B
申述個案編號 REPRESENTATIONS No.
R1-R165, R333-R335

- 圖例 LEGEND
- 修訂項目 AMENDMENT ITEMS
- A** 把火炭糧輝工廠大廈由「工業」改劃為「住宅(甲類)8」地帶，並訂明建築物高度限制
REZONING OF SUI FAI FACTORY ESTATE, FO TAN FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP A)8" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- B** 把位於火炭村以南的一幅土地由「鄉村式發展」和「綠化地帶」改劃為「其他指定用途」註明「靈灰安置所(1)」地帶
REZONING OF A SITE TO THE SOUTH OF FO TAN VILLAGE FROM "VILLAGE TYPE DEVELOPMENT" AND "GREEN BELT" TO "OTHER SPECIFIED USES" ANNOTATED "COLUMBARIUM (1)"

位置圖 LOCATION PLAN

就沙田分區計劃大綱草圖編號S/ST/35
提出的申述個案編號R1至R335及相關意見編號C1作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R335 AND RELATED COMMENT No. C1
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/35



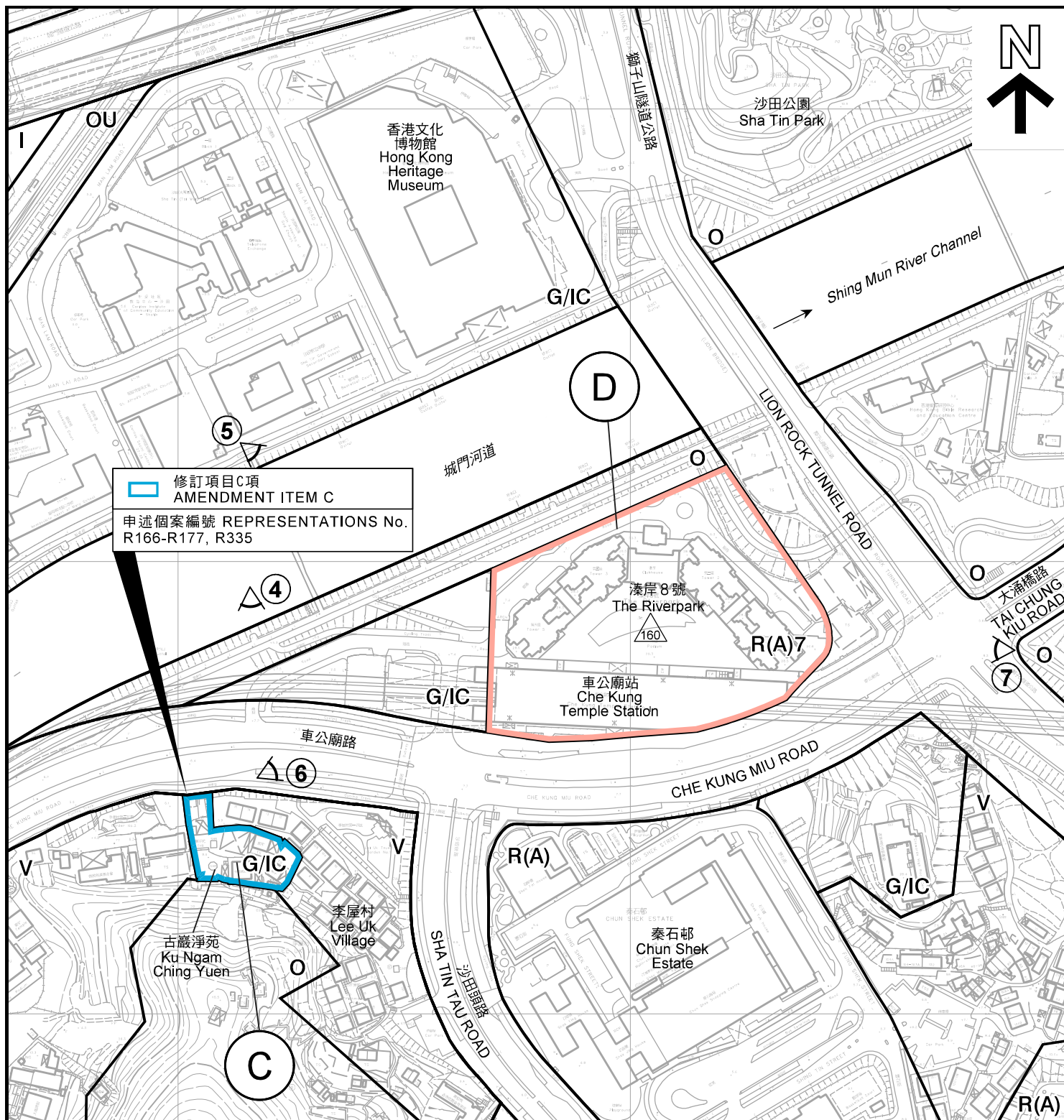
本摘要圖於2022年6月9日擬備，
所根據的資料為於2021年12月3日
展示的分區計劃大綱圖編號S/ST/35
EXTRACT PLAN PREPARED ON 9.6.2022
BASED ON OUTLINE ZONING PLAN No.
S/ST/35 EXHIBITED ON 3.12.2021

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/35-1 to 335

圖 PLAN
H-1a



圖例 LEGEND

- | | |
|--|--|
| C 由「鄉村式發展」改劃為「政府、機構或社區」地帶
AREA TO BE REZONED FROM "VILLAGE TYPE DEVELOPMENT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY" | D 由「綜合發展區(1)」改劃為「住宅(甲類)7」地帶，並訂明建築物高度限制
AREA TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP A) 7" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION |
| R(A) 住宅(甲類)
RESIDENTIAL (GROUP A) | G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY |
| V 鄉村式發展
VILLAGE TYPE DEVELOPMENT | O 休憩用地
OPEN SPACE |
| OU 其他指定用途
OTHER SPECIFIED USES | I 工業
INDUSTRIAL |
| 4 實地照片的觀景點
VIEWING POINT OF SITE PHOTO | 160 最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) |

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

本摘要圖於2022年6月10日擬備，
所根據的資料為測量圖編號
7-SW-15D及20B

EXTRACT PLAN PREPARED ON 10.6.2022
BASED ON SURVEY SHEETS No.
7-SW-15D & 20B

就沙田分區計劃大綱草圖編號S/ST/35
提出的申述個案編號R1至R335及相關意見編號C1作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1 TO R335 AND RELATED COMMENT No. C1
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/35

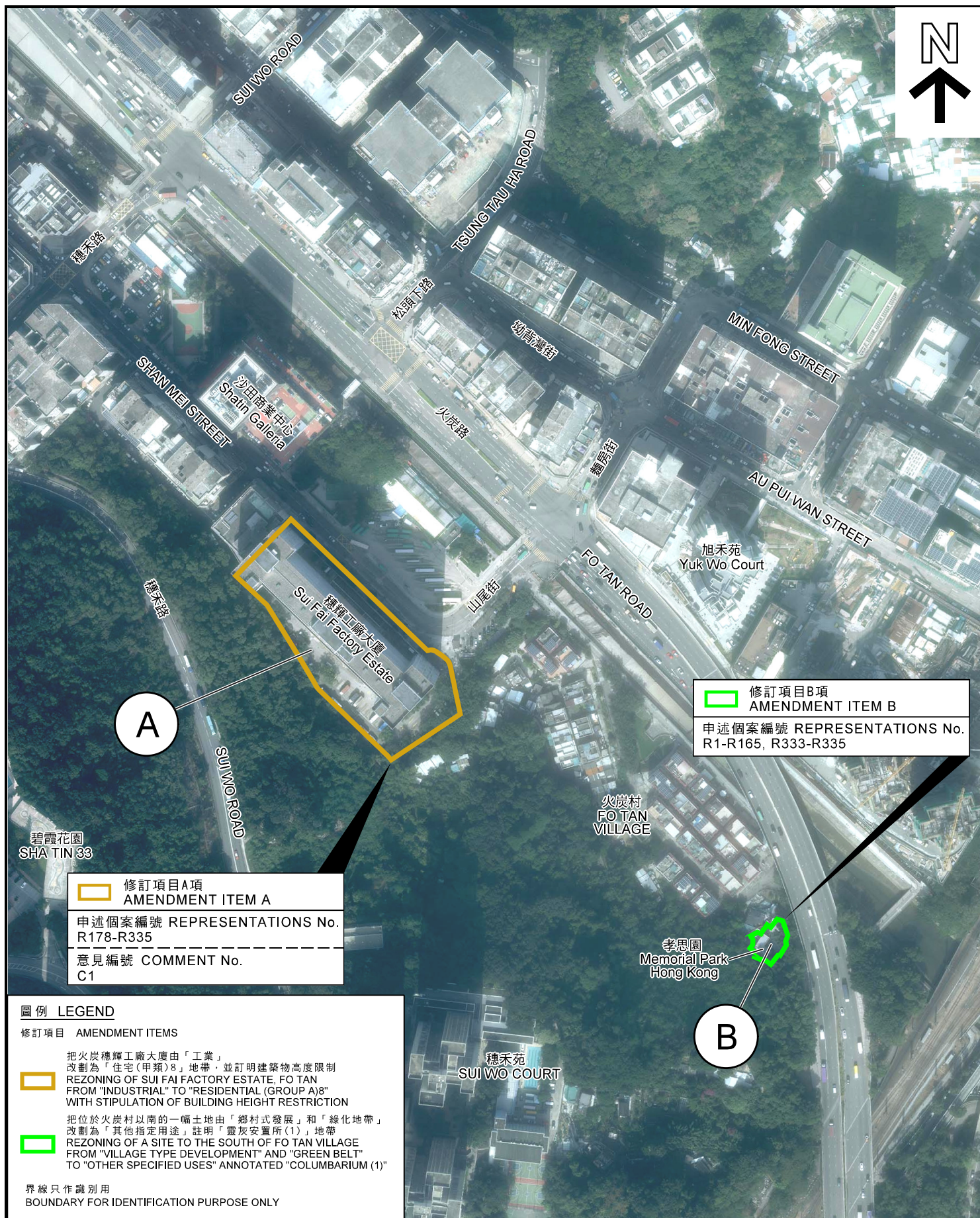
SCALE 1:3 000 比例尺
米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/35-1 to 335

圖 PLAN
H-2b



A

修訂項目B項
AMENDMENT ITEM B
申述個案編號 REPRESENTATIONS No.
R1-R165, R333-R335

修訂項目A項
AMENDMENT ITEM A
申述個案編號 REPRESENTATIONS No.
R178-R335
意見編號 COMMENT No.
C1

圖例 LEGEND

修訂項目 AMENDMENT ITEMS

- 把火炭穗輝工廠大廈由「工業」改劃為「住宅(甲類)8」地帶，並訂明建築物高度限制
REZONING OF SUI FAI FACTORY ESTATE, FO TAN FROM "INDUSTRIAL" TO "RESIDENTIAL (GROUP A)8" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION
- 把位於火炭村以南的一幅土地由「鄉村式發展」和「綠化地帶」改劃為「其他指定用途」註明「靈灰安置所(1)」地帶
REZONING OF A SITE TO THE SOUTH OF FO TAN VILLAGE FROM "VILLAGE TYPE DEVELOPMENT" AND "GREEN BELT" TO "OTHER SPECIFIED USES" ANNOTATED "COLUMBARIUM (1)"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO
修訂項目A項及B項
AMENDMENT ITEMS A & B

就沙田分區計劃大綱草圖編號S/ST/35
提出的申述個案編號R1至R335及相關意見編號C1作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1 TO R335 AND RELATED COMMENT No. C1
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/35

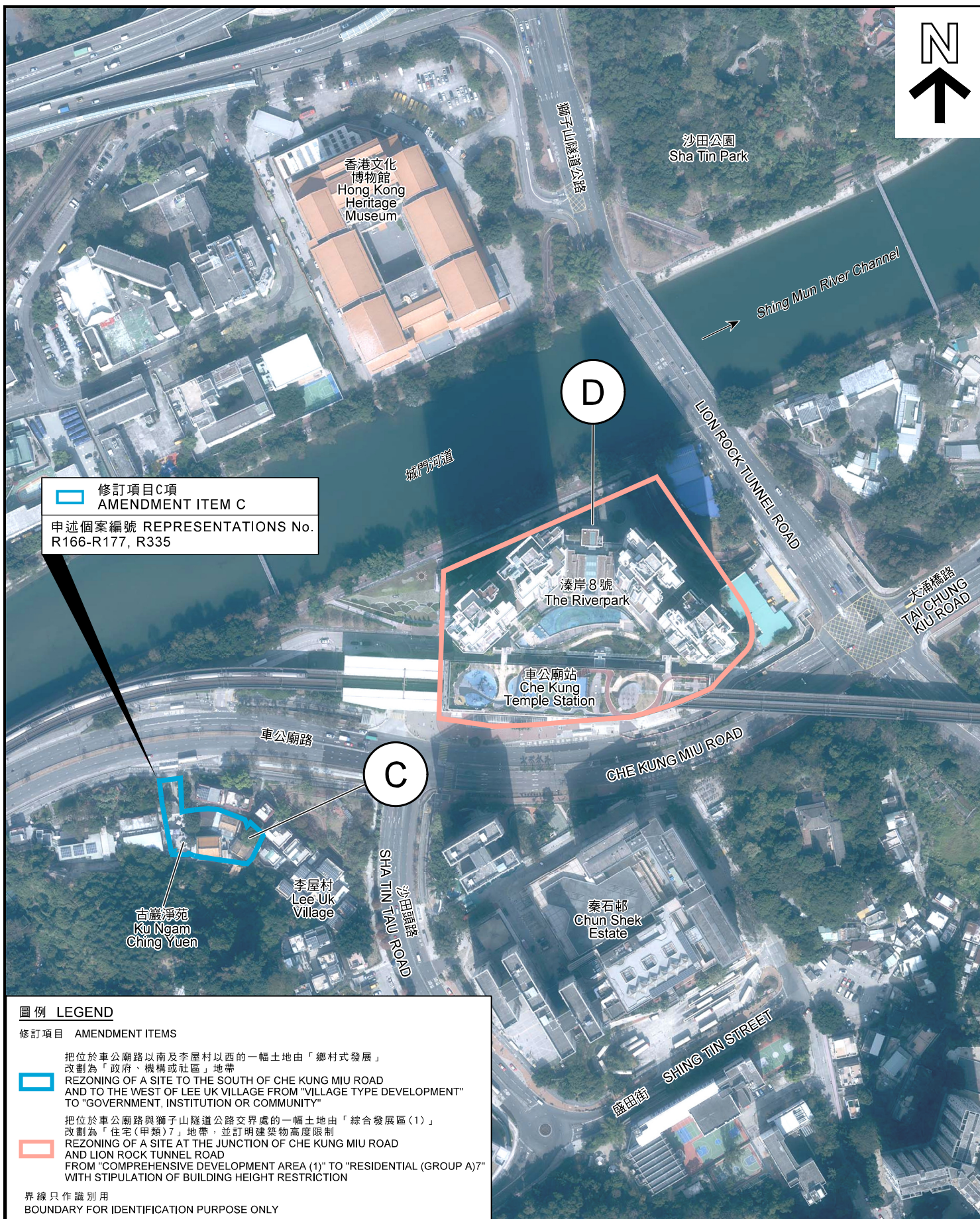
規劃署
PLANNING
DEPARTMENT



本摘要圖於2022年6月10日擬備，
所根據的資料為地政總署
於2020年11月24日拍得的航攝照片
編號E104404C
EXTRACT PLAN PREPARED ON 10.6.2022
BASED ON AERIAL PHOTO No.
E104404C TAKEN ON 24.11.2020
BY LANDS DEPARTMENT

參考編號
REFERENCE No.
R/S/ST/35-1 to 335

圖 PLAN
H-3a



修訂項目C項
AMENDMENT ITEM C
申述個案編號 REPRESENTATIONS No.
R166-R177, R335

圖例 LEGEND

修訂項目 AMENDMENT ITEMS

- 把位於車公廟路以南及李屋村以西的一幅土地由「鄉村式發展」改劃為「政府、機構或社區」地帶
REZONING OF A SITE TO THE SOUTH OF CHE KUNG MIU ROAD AND TO THE WEST OF LEE UK VILLAGE FROM "VILLAGE TYPE DEVELOPMENT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- 把位於車公廟路與獅子山隧道公路交界處的一幅土地由「綜合發展區(1)」改劃為「住宅(甲類)7」地帶，並訂明建築物高度限制
REZONING OF A SITE AT THE JUNCTION OF CHE KUNG MIU ROAD AND LION ROCK TUNNEL ROAD FROM "COMPREHENSIVE DEVELOPMENT AREA (1)" TO "RESIDENTIAL (GROUP A)7" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO 修訂項目C項及D項 AMENDMENT ITEMS C & D

就沙田分區計劃大綱草圖編號S/ST/35
提出的申述個案編號R1至R335及相關意見編號C1作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1 TO R335 AND RELATED COMMENT No. C1
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/35

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/35-1 to 335

圖 PLAN
H-3b

本摘要圖於2022年6月10日擬備，
所根據的資料為地政總署
於2021年1月18日拍得的航攝照片
編號E129865C

EXTRACT PLAN PREPARED ON 10.6.2022
BASED ON AERIAL PHOTO No.
E129865C TAKEN ON 18.1.2021
BY LANDS DEPARTMENT



本圖於2022年6月10日擬備，
所根據的資料為攝於
2021年4月28日的實地照片
PLAN PREPARED ON 10.6.2022
BASED ON SITE PHOTOS
TAKEN ON 28.4.2021

實地照片 SITE PHOTOS
修訂項目A項
AMENDMENT ITEM A

就沙田分區計劃大綱草圖編號S/ST/35
提出的申述個案編號R1至R335及相關意見編號C1作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1 TO R335 AND RELATED COMMENT No. C1
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/35

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/35-1 to 335

圖 PLAN
H-4a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2022年6月10日擬備，
所根據的資料為攝於
2021年2月22日的實地照片
PLAN PREPARED ON 10.6.2022
BASED ON SITE PHOTO
TAKEN ON 22.2.2021

實地照片 SITE PHOTO
修訂項目B項
AMENDMENT ITEM B

就沙田分區計劃大綱草圖編號S/ST/35
提出的申述個案編號R1至R335及相關意見編號C1作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1 TO R335 AND RELATED COMMENT No. C1
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/35

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/35-1 to 335

圖 PLAN
H-4b



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2022年6月10日擬備，
所根據的資料為攝於
2020年11月11日的實地照片
PLAN PREPARED ON 10.6.2022
BASED ON SITE PHOTO
TAKEN ON 11.11.2020

實地照片 SITE PHOTO
修訂項目 C 項
AMENDMENT ITEM C

就沙田分區計劃大綱草圖編號S/ST/35
提出的申述個案編號R1至R335及相關意見編號C1作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1 TO R335 AND RELATED COMMENT No. C1
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/35

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/35-1 to 335

圖 PLAN
H-4c



本圖於2022年6月10日擬備，
所根據的資料為攝於
2021年4月28日的實地照片
PLAN PREPARED ON 10.6.2022
BASED ON SITE PHOTOS
TAKEN ON 28.4.2021

實地照片 SITE PHOTOS
修訂項目D項
AMENDMENT ITEM D

就沙田分區計劃大綱草圖編號S/ST/35
提出的申述個案編號R1至R335及相關意見編號C1作出考慮
CONSIDERATION OF REPRESENTATIONS
No. R1 TO R335 AND RELATED COMMENT No. C1
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/35

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/35-1 to 335

圖 PLAN
H-4d



發展項目周邊的現有/已規劃的建築物高度概況及地積比率 - 修訂項目 A 項

BUILDING HEIGHTS & PLOT RATIOS OF EXISTING / PLANNED DEVELOPMENTS SURROUNDING AMENDMENT ITEM A

就沙田分區計劃大綱草圖編號S/ST/35
提出的申述個案編號R1至R335及相關意見編號C1作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R335 AND RELATED COMMENT No. C1
TO THE DRAFT SHA TIN OUTLINE ZONING PLAN No. S/ST/35

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

本摘要圖於2022年7月13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 13.7.2022
BASED ON HP5C SERIES No.7-SE-A & 7-SW-B

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/ST/35-1 to 335

圖 PLAN
H-5