

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/ST/52**
关于申请编号 Y/ST/52 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of
the further information received on 2.6.2022
因应於 2022 年 6 月 2 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	Y/ST/52
Location/address 位置/地址	Various Sha Tin Town Lots and Lot 750 RP & Ext. in D.D. 176 and Adjoining Government Land, Fo Tan, Sha Tin, New Territories 新界沙田火炭多幅沙田市地段及丈量约份第 176 约地段第 750 号余段及增批部分及毗连政府土地
Total Site area 总地盘面积	About 约 98,470 sq. m 平方米 (Includes Government Land of about 包括政府土地约 44,703 sq. m 平方米)
Plan 图则	<u>Section 12A application 第 12A 条申请</u> Approved Sha Tin Outline Zoning Plan No. S/ST/34 沙田分区计划大纲核准图编号 S/ST/34
	<u>Further information received 接获进一步资料</u> Draft Sha Tin Outline Zoning Plan No. S/ST/35 沙田分区计划大纲草图编号 S/ST/35
Zoning 地带	<u>Section 12A application 第 12A 条申请</u> "Industrial" 「工业」
	<u>Further information received 接获进一步资料</u> "Industrial" 「工业」
Proposed Amendment(s) 拟议修订	To rezone the application site from "Industrial" to "Residential (Group E)", "Government, Institution or Community", "Open Space" and area shown as 'Road' 把申请地点由「工业」地带改划为「住宅(戊类)」、「政府、机构或社区」、「休憩用地」及显示为「道路」的地方地带

Proposed Composite Residential Development ¹ 拟议综合住宅发展项目 ¹	Site Area 地盘面积	About 约 53,163.33 sq. m 平方米	
	Gross floor area (GFA) and/or plot ratio (PR) 总楼面面积 (GFA) 及/或地积比率 (PR)	Domestic 住用	GFA: About 约 265,816.66 sq. m 平方米 PR: About 约 5
		Non-domestic 非住用	GFA: About 约 26,581.67 sq. m 平方米 (for shop and services/eating place 只包含商店及服务行业/食肆) PR: About 约 0.5
	Site coverage 上盖面积	About 约 18 %	
	Private Open space 私人休憩用地	Not less than 不少於 13,655 sq. m 平方米	
Proposed Primary School 拟议小学	Site Area 地盘面积	About 约 4,780.84 sq. m 平方米	
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	1 (Proposed Primary School 拟议小学)	
	Composite 综合用途	24	
Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		8	Storey(s) 层
	Composite 综合用途	-	m 米
		Not more than 不多於 130	mPD 米(主水平基准上)
		28 - 38 24-34 storeys 层 1 storey 层 1 storey 层 2 storeys 层	Storey(s) 层 Include 包括 Residential Tower 住宅大厦 Podium 平台 Retail Shops 零售店铺 Basement 地库
No. of units 单位数目	About 约 4,706 Flats 住宅单位		
Public Open Space 公众休憩用地	About 约 5,221 sq. m 平方米		

¹ Excluding a proposed primary school, proposed minibus/bus stop, and other GIC facilities, public open space facilities and existing roads 不包括擬議的小學、擬議的巴士及小巴士站、其他政府、機構或社區設施及現有道路

No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数	1399
	Private Car Parking Spaces 私家车车位	1320
	Motorcycle Parking Spaces 电单车车位	79
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	66
	Goods Vehicle Space 货车位	66

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

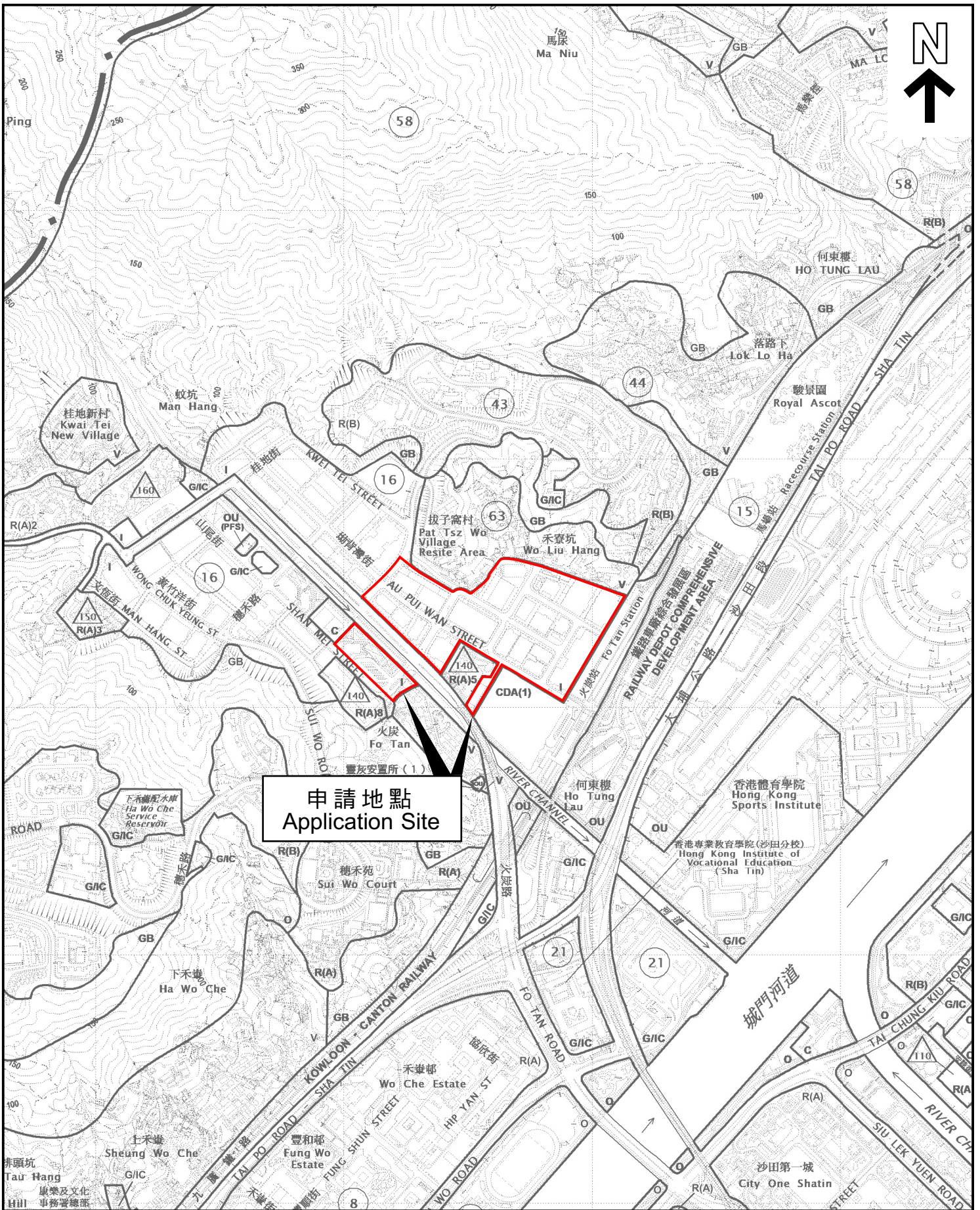
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design Framework 城市设计大纲		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Ventilation Assessment 通风评估		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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位置圖 LOCATION PLAN

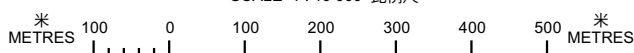
本摘要圖於2022年6月7日擬備，
 所根據的資料為於2021年12月3日
 展示的分區計劃大綱圖編號S/ST/35
 EXTRACT PLAN PREPARED ON 7.6.2022
 BASED ON OUTLINE ZONING PLAN No.
 S/ST/35 EXHIBITED ON 3.12.2021

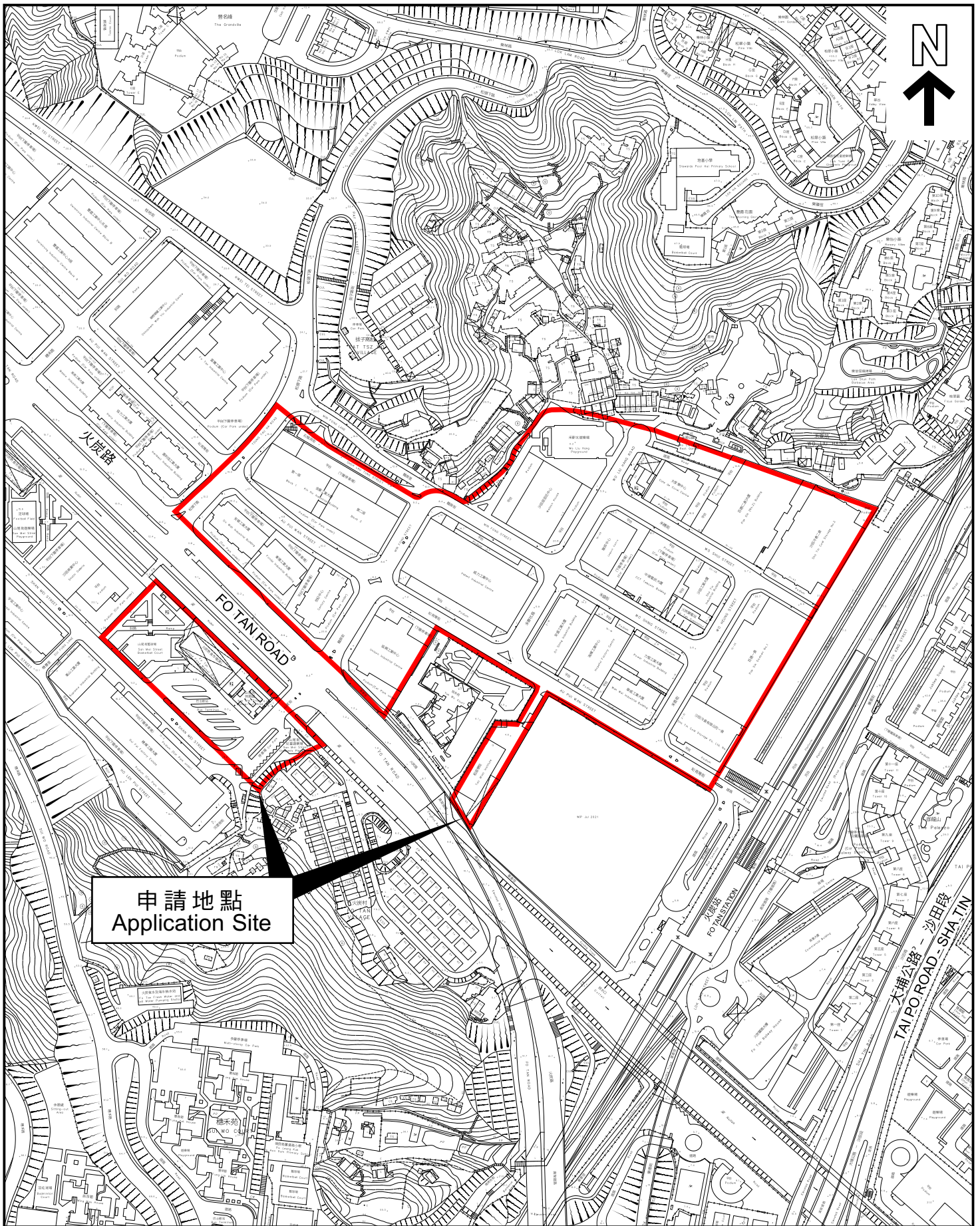
申請地點界線只作識別用
 APPLICATION SITE BOUNDARY
 FOR IDENTIFICATION PURPOSE ONLY

參考編號
 REFERENCE No.

Y/ST/52

SCALE 1 : 10 000 比例尺





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年6月7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 7.6.2022
BASED ON SURVEY SHEETS No.
7-SE-1C, 1D, 6A & 6B

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

參考編號
REFERENCE No.

Y/ST/52

申請編號 Application No. : Y/ST/52

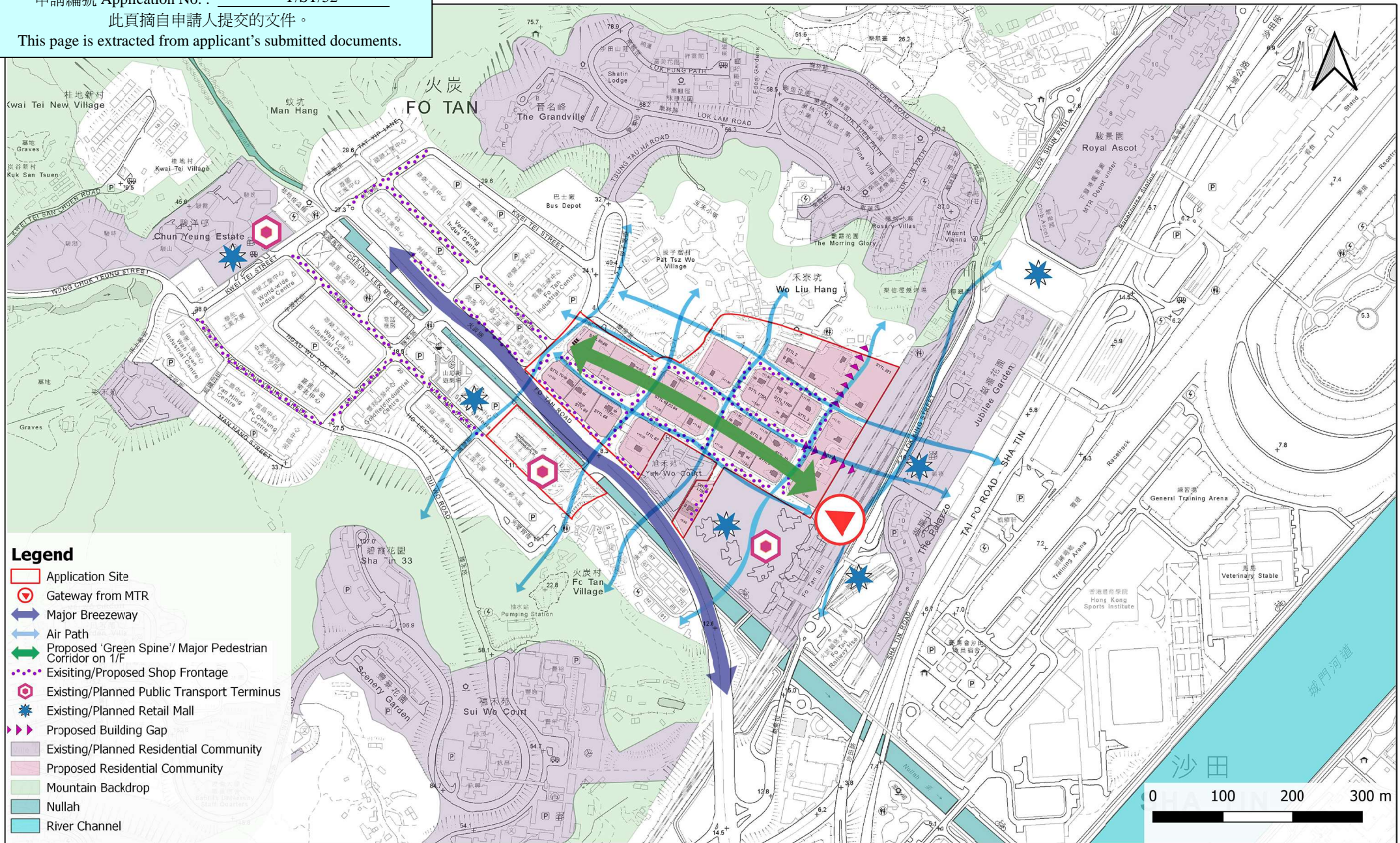
備註 Remarks

Responses to departmental comments with revised Environmental Assessment, Visual Impact Assessment, and Air Ventilation Assessment; and relevant plans and drawings.

回應部門的意見，並提交經修訂的環境評估、視覺影響評估和通風評估；以及相關的圖則及繪圖。

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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- Legend**
- Application Site
 - ▼ Gateway from MTR
 - ➔ Major Breezeway
 - ➔ Air Path
 - ➔ Proposed 'Green Spine' / Major Pedestrian Corridor on 1/F
 - - - Existing/Proposed Shop Frontage
 - ⬡ Existing/Planned Public Transport Terminus
 - ★ Existing/Planned Retail Mall
 - ▶▶ Proposed Building Gap
 - Existing/Planned Residential Community
 - Proposed Residential Community
 - Mountain Backdrop
 - Nullah
 - River Channel



Urban Design Framework

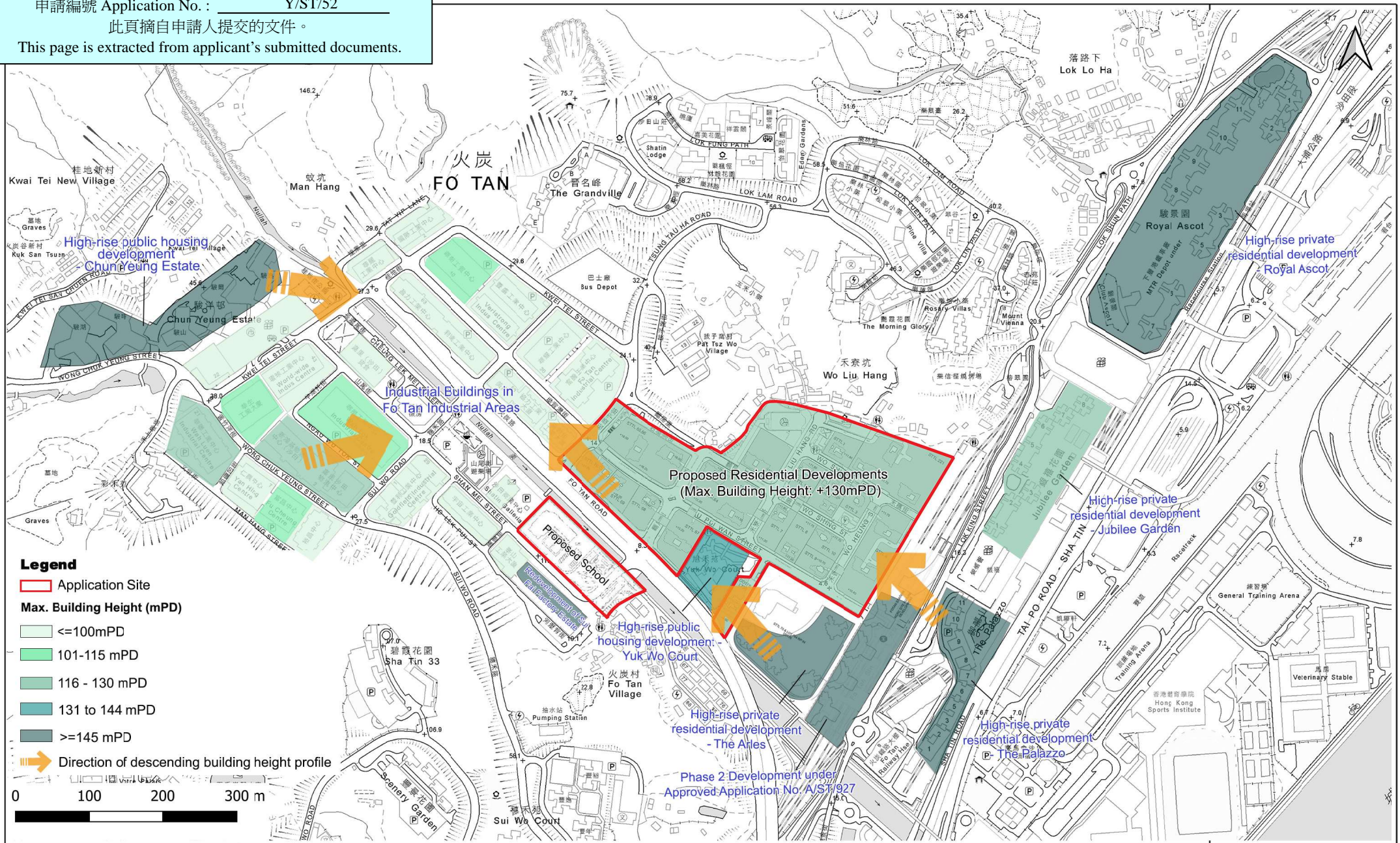
S12A Planning Application for
Amendment of Plan
Proposed Transformation of East Fo Tan
Industrial Area into a Residential Area

Figure 4.3

Planning Statement

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

Date: 23 May 2022



Building Height Profile of Fo Tan Industrial Area

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

Figure 4.3b
Planning Statement

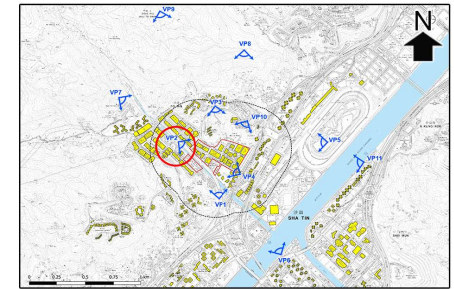
Source: Survey Sheet Nos. 7-SW-A and 7-SW-B

Date: 1 June 2022

Application Site



Existing Condition



Key Plan



Existing Condition + Proposed Developments

申請編號 Application No. : Y/ST/52
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



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: 30 May 2022