

**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 27.9.2024
因应于 2024 年 9 月 27 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</u> 第 12A 条申请 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</u> 接获进一步资料 Approved Sha Tin Outline Zoning Plan No. S/ST/38 沙田分区计划大纲核准图编号 S/ST/38
Zoning 地带	<u>Section 12A application</u> 第 12A 条申请 "Industrial" 「工业」
	<u>Further information received</u> 接获进一步资料 "Industrial" and "Government, Institution or Community" 「工业」及「政府、机构或社区」
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	
	No. of public transport interchange ^[2] 公共车辆交匯处数目 ^[2]	2	
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	-	
	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)
		-	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 零售店舖 Basement 地库
No. of units 单位数目	About 约 4,706 Flats 住宅单位		

^[1] Excluding the area of Government Uses, the rezoning area of other GIC facilities, public open space facilities and existing roads 不包括作政府用途的地方、改劃作其他政府、機構或社區設施、公眾休憩用地設施的地方及現有道路

^[2] Including one PTI for buses and one PTI for taxis and GMBs 包括一個供巴士使用的公共車輛交匯處及一個供的士和小巴使用的公共車輛交匯處

Public Open Space 公众休憩用地	About 约 5,221 sq. m 平方米	
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	1730
	Private Car Parking Spaces 私家车车位	1329
	Motorcycle Parking Spaces 电单车车位	80
	Bicycle Parking Spaces 单车车位	321
	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。

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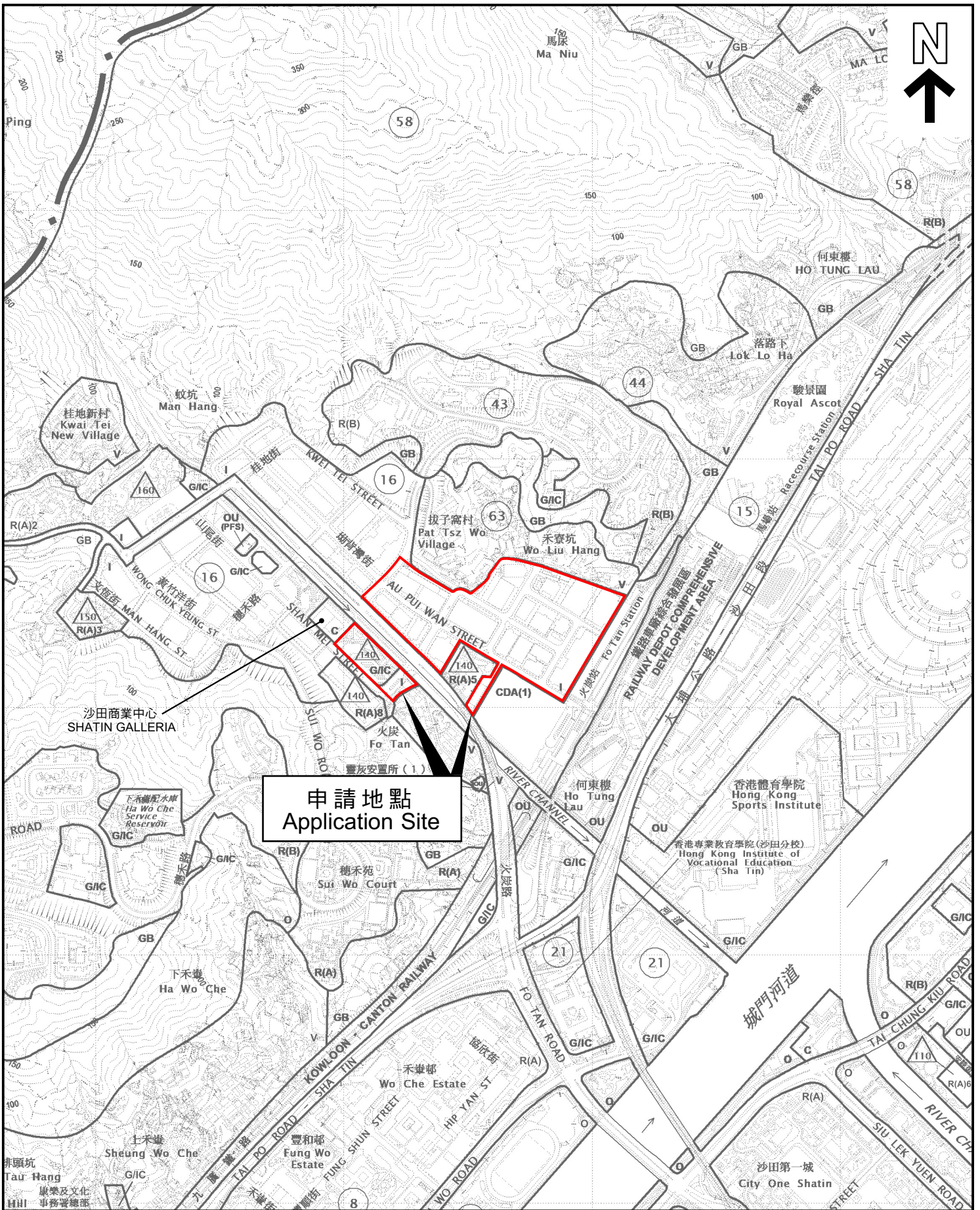
Submitted Plans, Drawings and Documents 提交的图则、绘图及文件

	<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 checked="" 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 checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input 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 checked="" 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"/>
<u>Response-to-Comment Table 回应部门意见表</u>		
<u>Tree Treatment Plan 树木管理计划图</u>		
<u>Compensatory Planting Plan 补偿性植树计划图</u>		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。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。



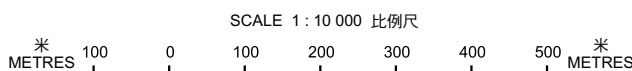
申請地點
Application Site

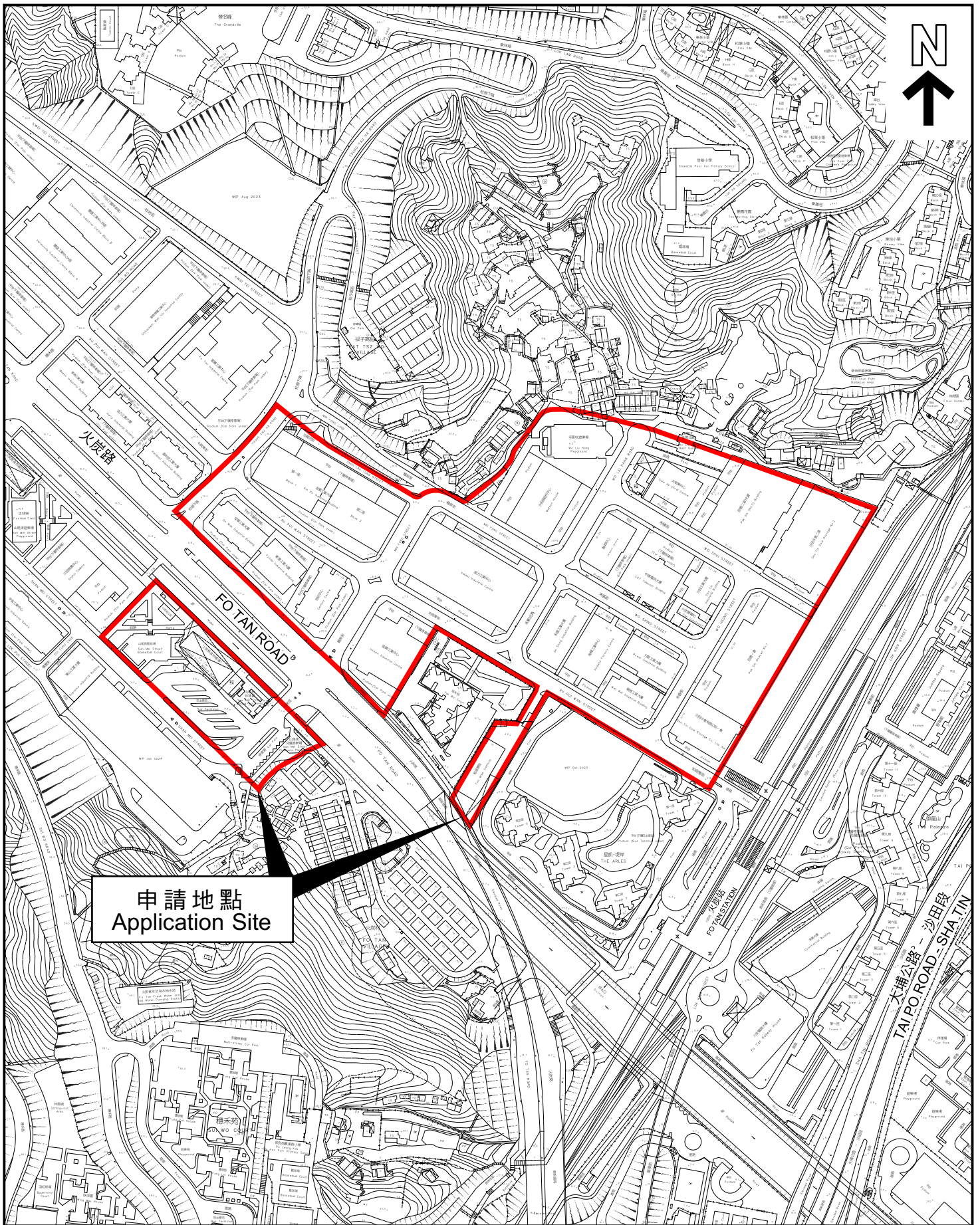
位置圖 LOCATION PLAN

本摘要圖於2024年10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 2.10.2024
BASED ON OUTLINE ZONING PLAN No.
S/ST/38 APPROVED ON 28.5.2024

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





申請地點
Application Site

本摘要圖於2024年10月2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 2.10.2024
BASED ON SURVEY SHEETS No.
7-SE-1C, 1D, 6A & 6B

平面圖 **SITE PLAN**

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

申請人提交進一步資料，包括回應部門意見表，經修訂的交通影響評估、總綱發展藍圖、園境設計總圖、樹木管理計劃圖和補償性植樹計劃圖。

The applicant provided further information including a table of responses to departmental comments, revised Traffic Impact Assessment, Master Layout Plans, Landscape Master Plan, Tree Treatment Plan and Compensatory Planting Plan.

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 BOUNDARY
 - ▬▬▬ LOT BOUNDARY
 - N 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.



LEGEND

RESIDENTIAL LOBBY

RETAIL

RESIDENTIAL RECREATIONAL FACILITIES

LANDSCAPE AREA AT GROUND LEVEL

GIC

E&M

SERVICE LANE

RUN-IN/OUT

CARPARK ACCESS

ACCESS TO B/F

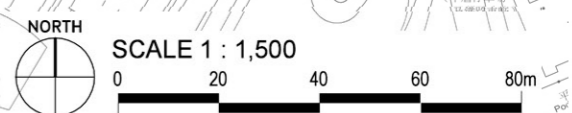
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- LEGEND**
- RESIDENTIAL RECREATIONAL FACILITIES
 - LANDSCAPE AREA
 - RESIDENTIAL LOBBY
 - LANDSCAPED FOOTBRIDGE
 - EVA
 - ACCESS TO GROUND LEVEL

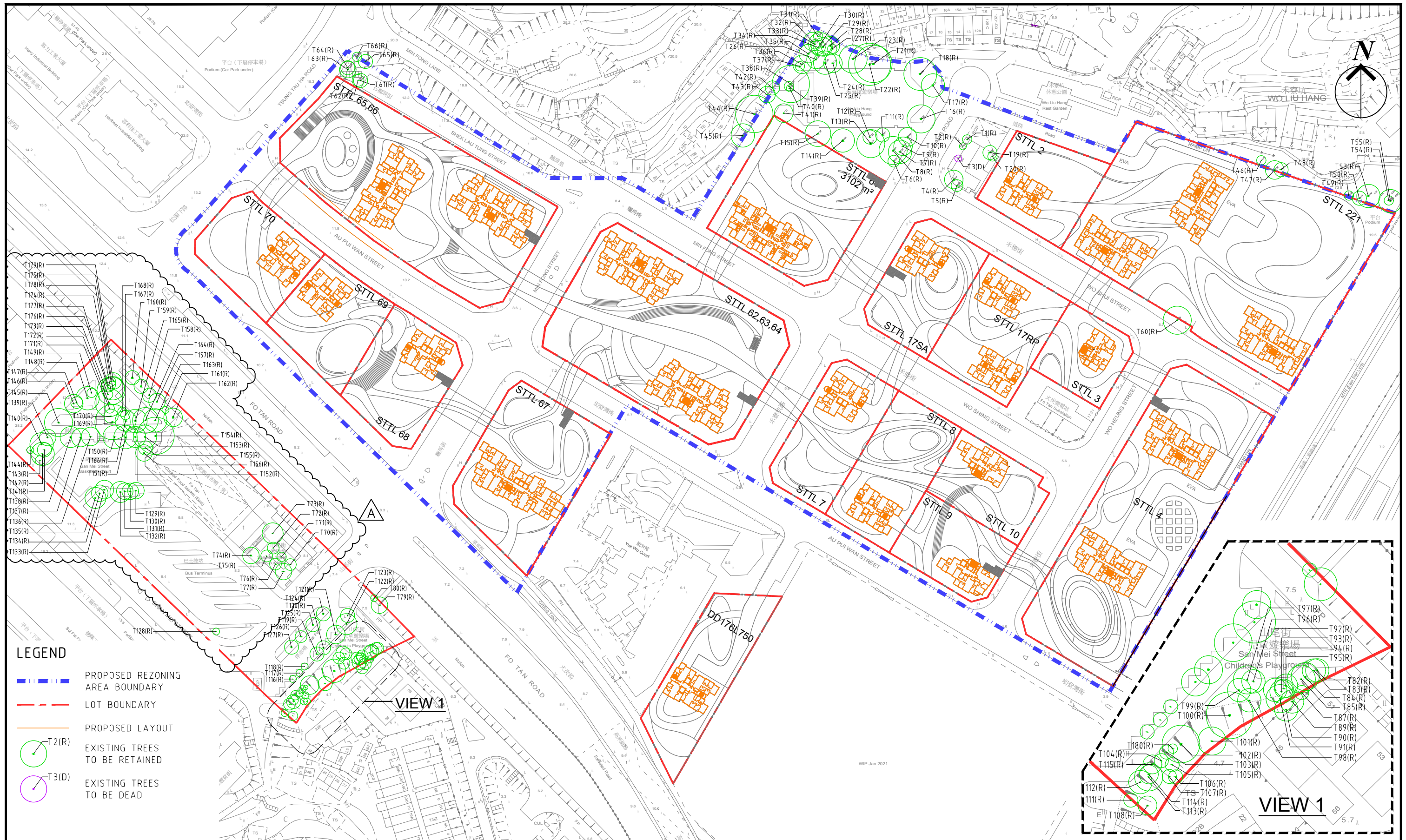


LEGEND			
--- APPLICATION SITE BOUNDARY	④ PLAYGROUND	⑪ CHILLING COURTYARD	⑱ DRY FOUNTAIN
- - - LOT BOUNDARY	⑤ INTERACTIVE WATER PLAZA	⑫ AMTHITHEATER	⑲ CONTEMPLATING GARDEN
● EXISTING TREE	⑥ FITNESS AREA	⑬ WATER PLAY & STEPPED SEATING	⑳ BLOSSM GARDEN
● NEW TREE	⑦ SUN DECK	⑭ SEASONAL GARDEN	㉑ WEST END PLAZA
① STATION ARRIVAL PLAZA	⑧ WATER PLAZA	⑮ FITNESS COURT	㉒ LANDFORM PLAYGROUND
② COMMUNITY SMART FARM	⑨ SITTING-OUT AREA	⑯ CENTRAL PLAZA(OUTDOOR STAGE)	㉓ GATHERING PLAZA
③ BREEZY DECK	⑩ GARDEN WALK	⑰ COVERED WALKWAY	㉔ REST GARDEN



申請編號 Application No. : <u>Y/ST/52</u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.			Job Title "Transformation of East Fo Tan Industrial Area into a Residential Area"			Drawing No. HWD15/LMP01									
			Drawing Title LANDSCAPE MASTER PLAN			Scale 1:1500									
B	JUL 2024	Plan's COMMENTS	PL	FZ	THT										
A	MAY 2024	Plan'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


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



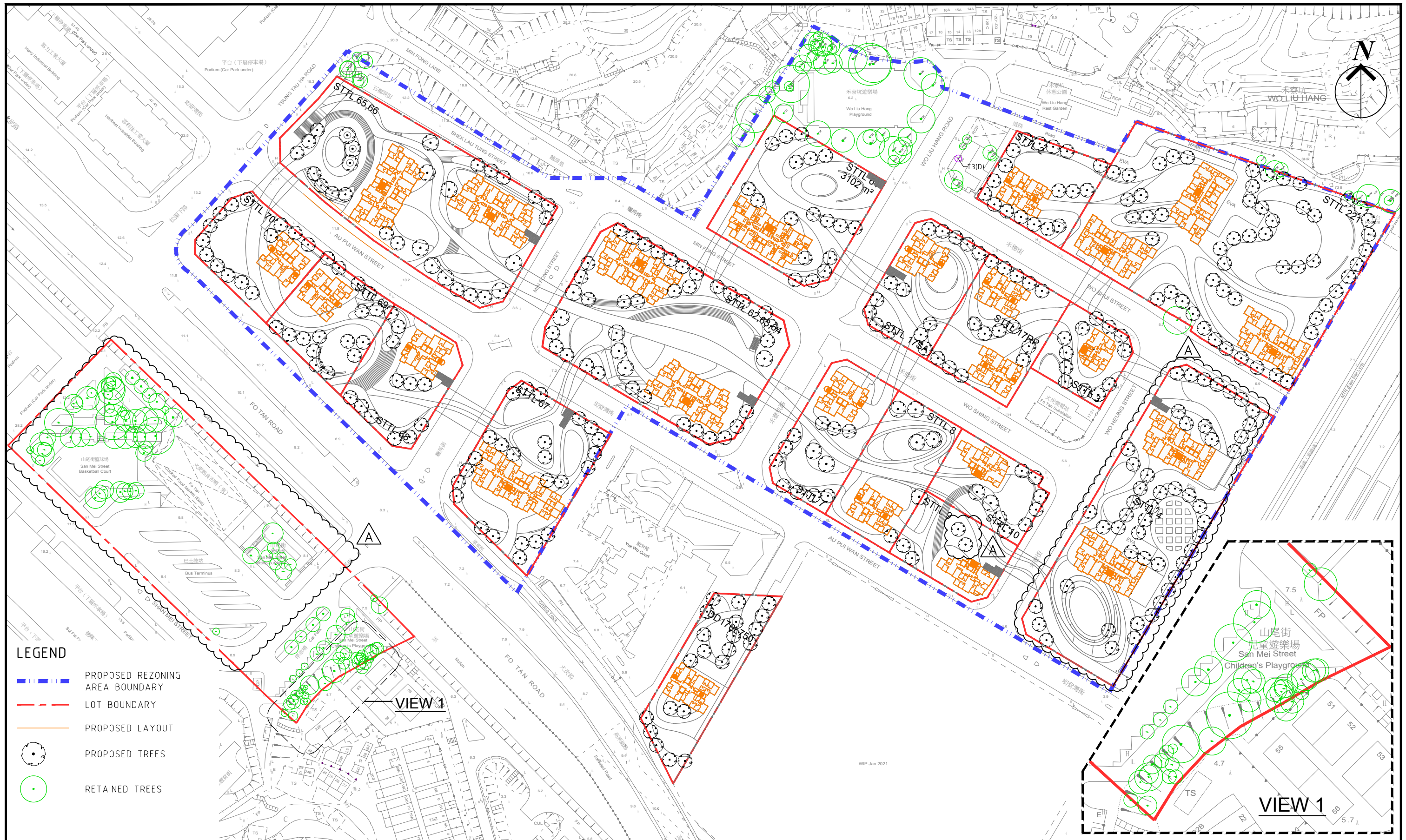
- LEGEND**
- PROPOSED REZONING AREA BOUNDARY
 - LOT BOUNDARY
 - PROPOSED LAYOUT
 - T2(R) EXISTING TREES TO BE RETAINED
 - T3(D) EXISTING TREES TO BE DEAD

VIEW 1

VIEW 1

申請編號 Application No. : <u>Y/ST/52</u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.			Job Title TRANSFORMATION OF EAST FO TAN INDUSTRIAL AREA INTO A RESIDENTIAL AREA			Drawing No. HWD15/TT01		
Drawing Title TREE TREATMENT PLAN			Scale 1:1500					
A	MAY 2024	PlanD's COMMENTS	PL	FZ	THT	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		
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	Checked by	Approved by
			SAN	TW	THT			
						Date	SEP, 2021	Job. No. HWD15

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LEGEND

- — — — PROPOSED REZONING AREA BOUNDARY
- — — — LOT BOUNDARY
- — — — PROPOSED LAYOUT
- PROPOSED TREES
- RETAINED TREES

VIEW 1

VIEW 1

申請編號 Application No. : <u>Y/ST/52</u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.			Job Title TRANSFORMATION OF EAST FO TAN INDUSTRIAL AREA INTO A RESIDENTIAL AREA			Drawing No. HWD15/ CPP01									
			Drawing Title COMPENSATORY PLANTING PLAN			Scale 1:1500									
A	MAY 2024	PlanD's COMMENTS	PL	FZ	THT										
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	SAN	Checked by	TW	Approved by	THT	Date	SEP, 2021	Job. No.	HWD15



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