

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/ST/49**
关于申请编号 Y/ST/49 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 27.8.2021
因应于 2021 年 8 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/49		
Location/address 位置／地址	Lot Nos. 2 & 671 in D.D. 181 in Tai Wai, Sha Tin 沙田大围丈量约份第 181 约地段第 2 号及第 671 号		
Site area 地盘面积	About 约 4,006.39 sq. m 平方米		
Plan 图则	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		
Zoning 地带	"Residential (Group B)" and "Green Belt" 「住宅(乙类)」及「绿化地带」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Residential (Group B)" and "Green Belt" to "Other Specified Uses" annotated "Religious Institution with Columbarium" 把申请地点由「住宅(乙类)」及「绿化地带」地带改划为「其他指定用途」注明「宗教机构及灵灰安置所」地带		
Gross floor area and/or plot ratio 总楼面面积及／ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 1,412.6	About 约 0.35
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 综合用途	-	

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	11.9	m 米
		-	mPD 米(主水平基准上)
		3	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	About 约 18 %		
No. of units 单位数目	14,483 Niches 灵灰龕位		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公众	-	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	-		

* 有关资料是为方便市民大众参考而提供。對於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		
	Chinese 中文	English 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 checked="" 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 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 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 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 checked="" 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 type="checkbox"/>
<u>Table of responses to departmental comments 回应部门意见表</u>		
<u>Revised Traffic Noise Impact Assessment 经修订的交通噪音影响评估</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。



位置圖 LOCATION PLAN

本摘要圖於2021年9月6日擬備，
所根據的資料為於2018年5月29日
核准的分區計劃大綱圖編號 S/ST/34
EXTRACT PLAN PREPARED ON 9.6.2021
BASED ON OUTLINE ZONING PLAN No.
S/ST/34 APPROVED ON 29.5.2018

SCALE 1:10 000 比例尺
100 0 100 200 300 400 500
METRES METRES

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/49



平面圖 SITE PLAN

本摘要圖於2021年9月6日擬備，
所根據的資料為測量圖編號
7-SW-14B 及 14D
EXTRACT PLAN PREPARED ON 6.9.2021
BASED ON SURVEY SHEETS No.
7-SW-14B & 14D

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/49

申請編號 Application No. : Y/ST/49

備註 Remarks

申請人呈交進一步資料以回應部門意見並修改骨灰龕位數目，同時提交經修訂的交通影響評估、交通噪音影響評估及排污影響評估。

The applicant submits further information to address departmental comments and revise the number of niches, together with revised Traffic Impact Assessment, Traffic Noise Impact Assessment and Sewerage Impact Assessment.

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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申請編號 Application No. : Y/ST/49

與申請地點屬相同地帶的先前申請

Previous Applications Covering the Application Site with Same Zoning(s)

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Nil 沒有		

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