

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TP/38**  
关于申请编号 Y/TP/38 而只作指示用途的拟议发展计划的概括发展规范

Application No. 申请编号	Y/TP/38		
Location/address 位置/地址	Tai Po Town Lot 183 S.A ss.1 (Part) and 183 S.A ss.2 (Part), Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories 新界大埔凤园大埔市地段第 183 号 A 分段第 1 小分段(部分)及第 183 号 A 分段第 2 小分段(部分)、丈量约份第 11 约多幅地段和毗连政府土地		
Site area 地盘面积	About 约 29,914 sq. m 平方米 (Includes Government Land of about 包括政府土地约 10,618 sq. m 平方米)		
Plan 图则	Approved Tai Po Outline Zoning Plan No. S/TP/30 大埔分区计划大纲核准图编号 S/TP/30		
Zoning 地带	"Comprehensive Development Area (1)" and "Government, Institution or Community" 「综合发展区(1)」及「政府、机构或社区」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Comprehensive Development Area(1)" to "Residential (Group B)13" and amend the building height restriction on a "Government, Institution or Community" site from 2 storeys to 8 storeys 把申请地点由「综合发展区(1)」地带改划为「住宅(乙类)13」地带及修订一幅「政府、机构或社区」用地的建筑物高度限制，由 2 层改为 8 层		
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	Area (A): Not more than 不多於 96,441	Area (A): About 约 3.6
	Non-domestic 非住用	Area (A): Not more than 不多於 800 Area (B): About 约 4,782	Area (A): About 约 0.03
No. of block 幢数	Domestic 住用	Area (A): 6	
	Non-domestic 非住用	Area (A): 2 Area (B): 1	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	Area (A): Not more than 不多於 95 m 米		
		Area (A): Not more than 不多於 102 mPD 米(主水平基准上)		
		Area (A): 30 3	Storey(s) 层 Exclude 不包括 Basement 地库	
	Non-domestic 非住用	Area (A): About 约 15 m 米 Area (B): About 约 31.5		
		Area (A): About 约 18 to 22 mPD 米(主水平基准上) Area (B): About 约 36		
		Area (A): 2 to 3 Area (B): 8	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	Not more than 33.33%		
No. of units 单位数目	1,759 Flats 住宅单位			
Open space 休憩用地	Private 私人	Not less than 不少於 4,750 sq. m 平方米		
	Public 公众	-		
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		447	
	Private Car Parking Spaces 私家车车位		Area (A): 368 Area (B): 6	
	Motorcycle Parking Spaces 电单车车位		Area (A): 13 Area (B): 1	
	Bicycle Parking Spaces 单车车位		Area (A): 59	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		11	
	Light Goods Vehicle Spaces 轻型货车车位		Area (B): 1	
	Heavy Goods Vehicle Spaces 重型货车车位		Area (A): 7	
	Light Bus Spaces 小巴车位		Area (B): 1	
	Ambulance Spaces 救护车车位		Area (B): 1	
	Bus lay-by with bus turn-around facility 巴士停车处及掉头设施		Area (A): 1	

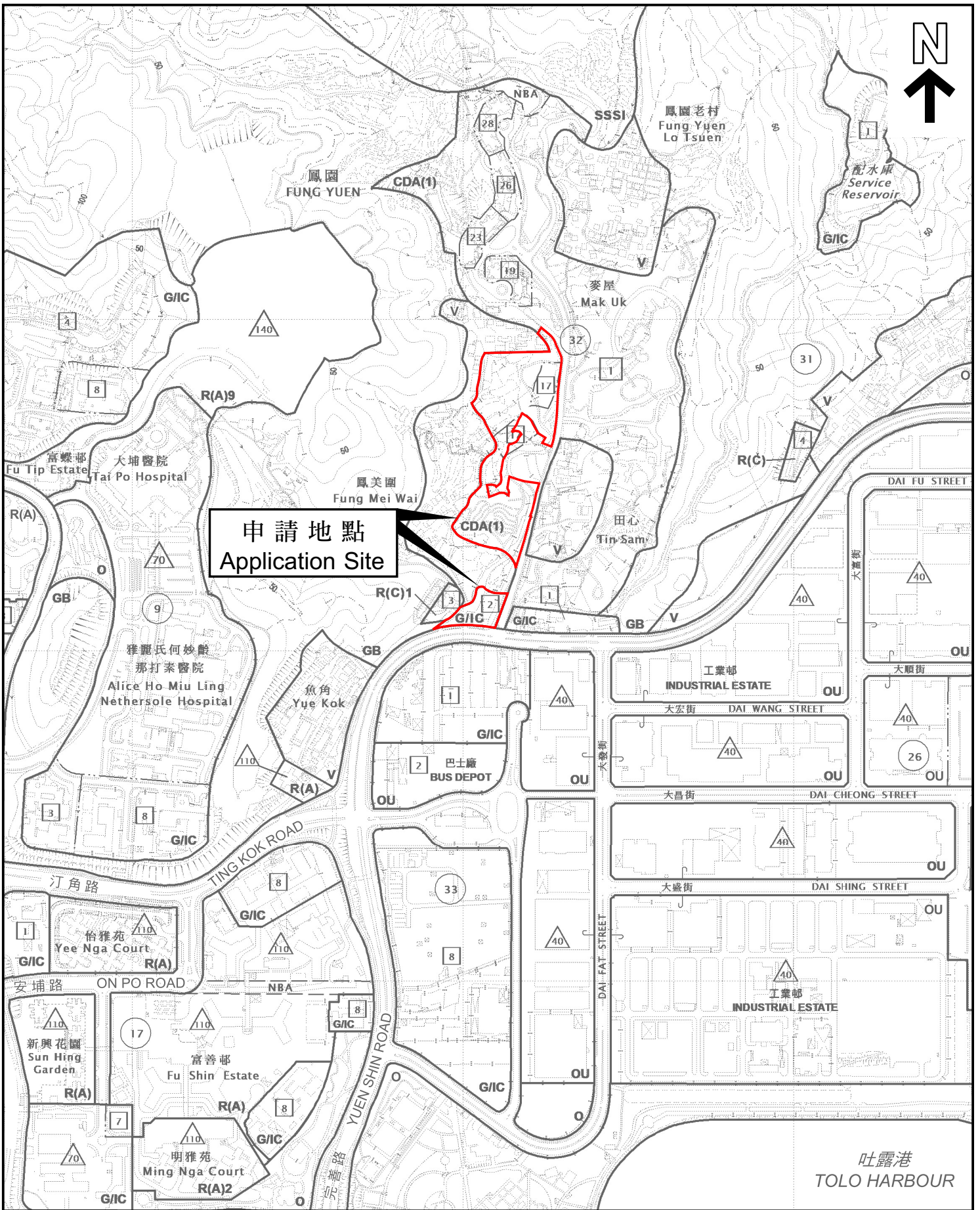
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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.

<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
<u>Location Plan 位置图</u>		
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" 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 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 checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
<u>Ecological Impact Assessment 生态影响评估</u>		
<u>Land Contamination Assessment 土地污染评估</u>		
<u>Waste Assessment 废物管理评估</u>		
<u>Air Ventilation Assessment 空气流通评估</u>		
<u>Water Supply Impact Assessment 供水影响评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

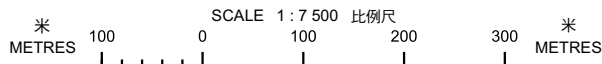
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。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。



位置圖 LOCATION PLAN

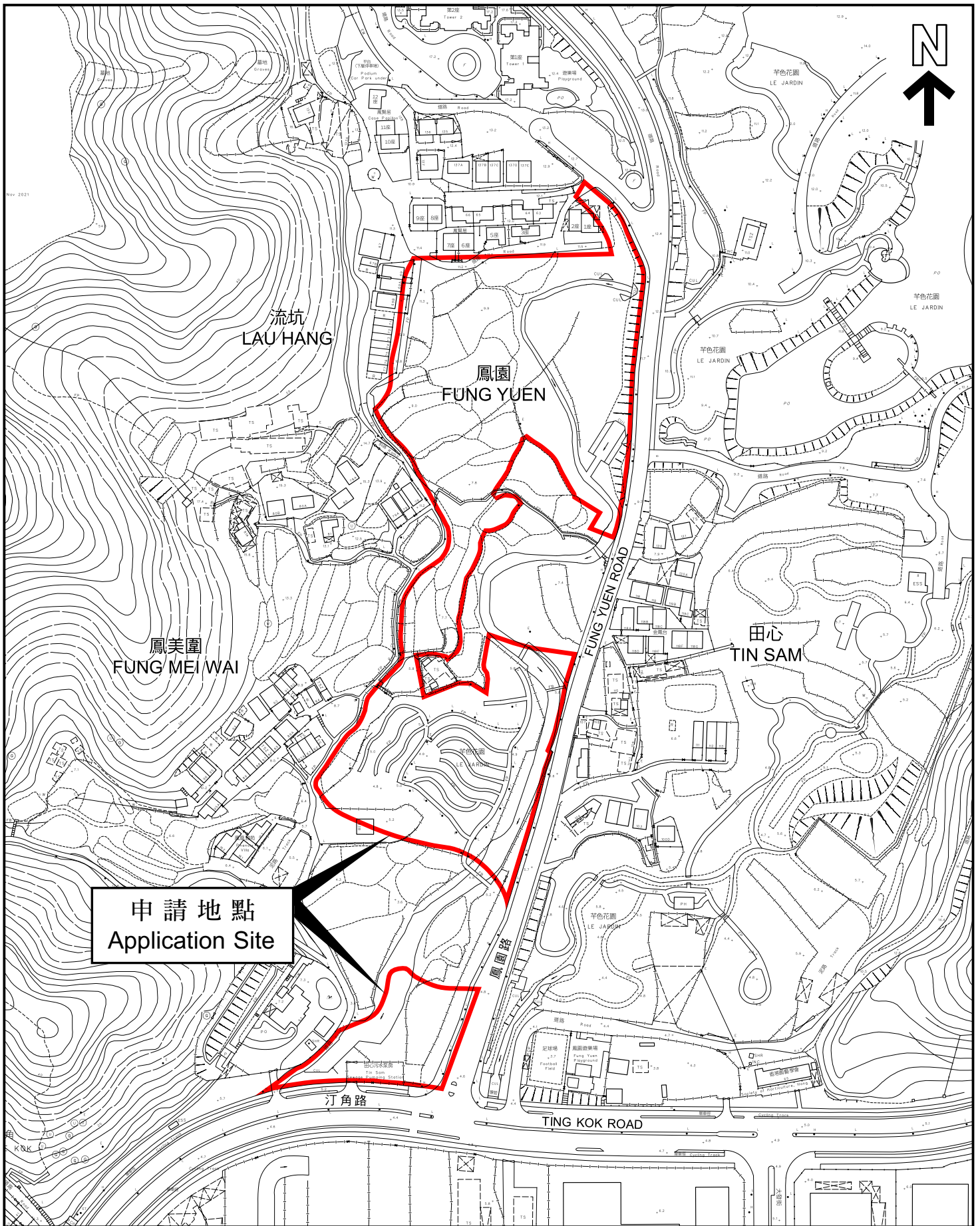
本摘要圖於2022年11月9日擬備，  
 所根據的資料為於2022年6月14日  
 核准的分區計劃大綱圖編號S/TP/30  
 EXTRACT PLAN PREPARED ON 9.11.2022  
 BASED ON OUTLINE ZONING PLAN  
 No. S/TP/30 APPROVED ON 14.6.2022



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/TP/38**





平面圖 SITE PLAN

本摘要圖於2022年11月9日擬備，  
 所根據的資料為測量圖編號  
 3-SW-25C、25D、7-NW-5A及5B  
 EXTRACT PLAN PREPARED ON 9.11.2022  
 BASED ON SURVEY SHEETS No.  
 3-SW-25C, 25D, 7-NW-5A & 5B

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/TP/38**

## Executive Summary

In response to the Government's policy of optimising the use of developable land through reviewing land uses, rezoning sites with development potential to untap the development potential of agricultural land or underutilised land and increasing development intensity wherever appropriate, the Applicant has reviewed the development potential of the undeveloped land in the "Comprehensive Development Area (1)" ("CDA(1)") zone taking into consideration the landownership, tso tong and land title problems of the remaining private lots within the "CDA(1)" zone, as well as the latest planning context of the area.

Pursuant to the review, Fantastic State Limited ("the Applicant") submits this Rezoning Proposal to seek approval from the Town Planning Board ("TPB") under section 12A of the Town Planning Ordinance to amend the Approved Tai Po Outline Zoning Plan No. S/TP/30 ("Approved Tai Po OZP") to enable the proposed development at various lots in D.D. 11 and adjoining Government land in Fung Yuen, Tai Po (the "Rezoning Site"). The Rezoning Site consists of two areas: Area (A) and Area (B).

Area (A) comprises the six residential towers with domestic gross floor area ("GFA") of 95,641m<sup>2</sup> (equivalent to a domestic plot ratio of 3.6) and building heights of 25 - 30 storeys (excluding 3 levels of basement); a 3-storey clubhouse; and a 2-storey standalone building block (consisting of a public vehicle park with retail facilities at 1/F). Area (B) comprises social welfare facilities [including a 150-place Residential Care Home for the Elderly ("RCHE") cum 30-place Day Care Unit ("DCU")] in a 8-storey social welfare complex with a total GFA of about 4,782m<sup>2</sup>.

The proposed amendments subject of this S.12A applications include:

- i) A rezoning of the site falling within "CDA(1)" to "Residential (Group B)13" ("R(B)13") zone [Area (A)]; and
- ii) A relaxation of the maximum building height restriction of the site falling within "Government, Institution or Community" ("G/IC") zone from 2 storeys to 8 storeys [Area (B)].

This Rezoning Proposal is fully justified based on the following reasons:

- Remote prospect for further acquisition of all the remaining private lots in the "CDA(1)" zone to implement the Subsequent Phase development as planned for under the approved Application No. A/TP/333 after almost 35 years since land assembly took place in 1987;

- The rezoning proposal is in line with Government's policy on reviewing and untapping the development potential of agricultural land or underutilised land to meet the imminent housing demand;
- The Applicant is committed to surrender its private land in the "G/IC" zone for the provision of social welfare facilities to support the Government's policies and help meet the outstanding demand of RCHE;
- The proposed retail facilities and public vehicle park will provide shops and services which are conveniently located to serve the nearby residents living in Fung Yuen area, as well as meeting the local demand for parking facilities;
- The rezoning proposal will NOT compromise individual owners' interests and development right within the remaining "CDA(1)" zone;
- The Rezoning Site is suitable for development as it is compatible to the surrounding land use;
- The proposed development is sensibly designed to ensure it is visually compatible with the surrounding building heights; and
- With the support of various technical assessments conducted and attached to this Supporting Planning Statement, it has been proven that the indicative development proposal will not bring insurmountable/unacceptable traffic, visual, ecological, landscape, environmental, air ventilation, drainage, sewerage and water supply impacts.

In consideration of the above, we sincerely request the TPB to support this Rezoning Proposal from planning and technical points of view.

## 申請摘要

為響應政府地盡其用並善用可開發土地的政策，通過包括檢討土地用途、重新改劃具有發展潛力的農地或未被充分利用的土地、以及在適切情況下提高土地發展的密度，申請人重新檢討了在「綜合發展區(1)」地帶內剩餘可發展的土地潛力，包括考慮了土地擁有人業權、祖堂、有業權問題的土地，以及最新規劃背景等等。

故此，Fantastic State Limited（下稱「申請人」）現按照城市規劃條例第 12A 條向城市規劃委員會（下稱「城規會」）申請修訂大埔分區計劃大綱核准圖 S/TP/30（下稱「核准圖」），藉此在大埔鳳園丈量約份第 11 約多個地段及毗連政府土地（下稱「改劃地點」）上進行擬議發展。改劃地點包含兩個區域：區域（A）及區域（B）。

區域（A）中含有六座住宅大樓，住用總樓面面積約為 95,641 平方米（住宅地積比率相當於 3.6），建築高度為 25 - 30 層（不包括 3 層的地下停車場）；一幢三層高的會所；及一幢兩層高的獨立建築（包括一個公共停車場和位於一樓的零售設施）。區域（B）中含有社會福利設施，包括一幢八層高的社會福利綜合大樓（設有 100 個宿位的安老院舍暨 30 個名額的日間護理單位），總樓面面積約為 4,782 平方米。

是次第 12A 條規劃申請的擬議修訂包括：

- i) 區域（A）- 將「綜合發展區(1)」地帶內的部分土地改劃為「住宅(乙類)13」地帶；  
及
- ii) 區域（B）- 將「政府、機構或社區」地帶的最高建築高度限制從 2 層放寬到 8 層。

擬議改劃計劃理據如下：

- 「綜合發展區(1)」地帶內的土地收購自 1987 年開展，經歷 35 年後，再進一步收購「綜合發展區(1)」地帶內所有剩餘的私人地段，以落實核准方案申請編號 A/TP/333 中後續發展期的前景已十分渺茫；
- 改劃方案完全支持政府現時的政策，檢討及發掘具有發展潛力的農地或未被充分利用的土地，以滿足迫在眉睫的住房需求；
- 申請人承諾在其「政府、機構或社區」地帶擁有的私人土地提供社會福利設施，藉此支持政府政策，並滿足安老院舍的殷切需求；



- 擬議的零售設施及公共停車場將為附近居民提供便利，並滿足當地泊車需求；
- 本方案並不會令「綜合發展區(1)」地帶內剩餘個別土地擁有人的利益和發展權受損；
- 改劃地點適合開發，與周圍的土地用途協調；及
- 已進行了各種技術評估，結果均證明該指示性發展計劃將不會帶來無法克服/不可接受的交通、視覺、生態、景觀、環境、空氣流通、排水、污水及供水影響。

根據以上各點，申請人懇求城規會從規劃及技術角度支援擬議改劃。

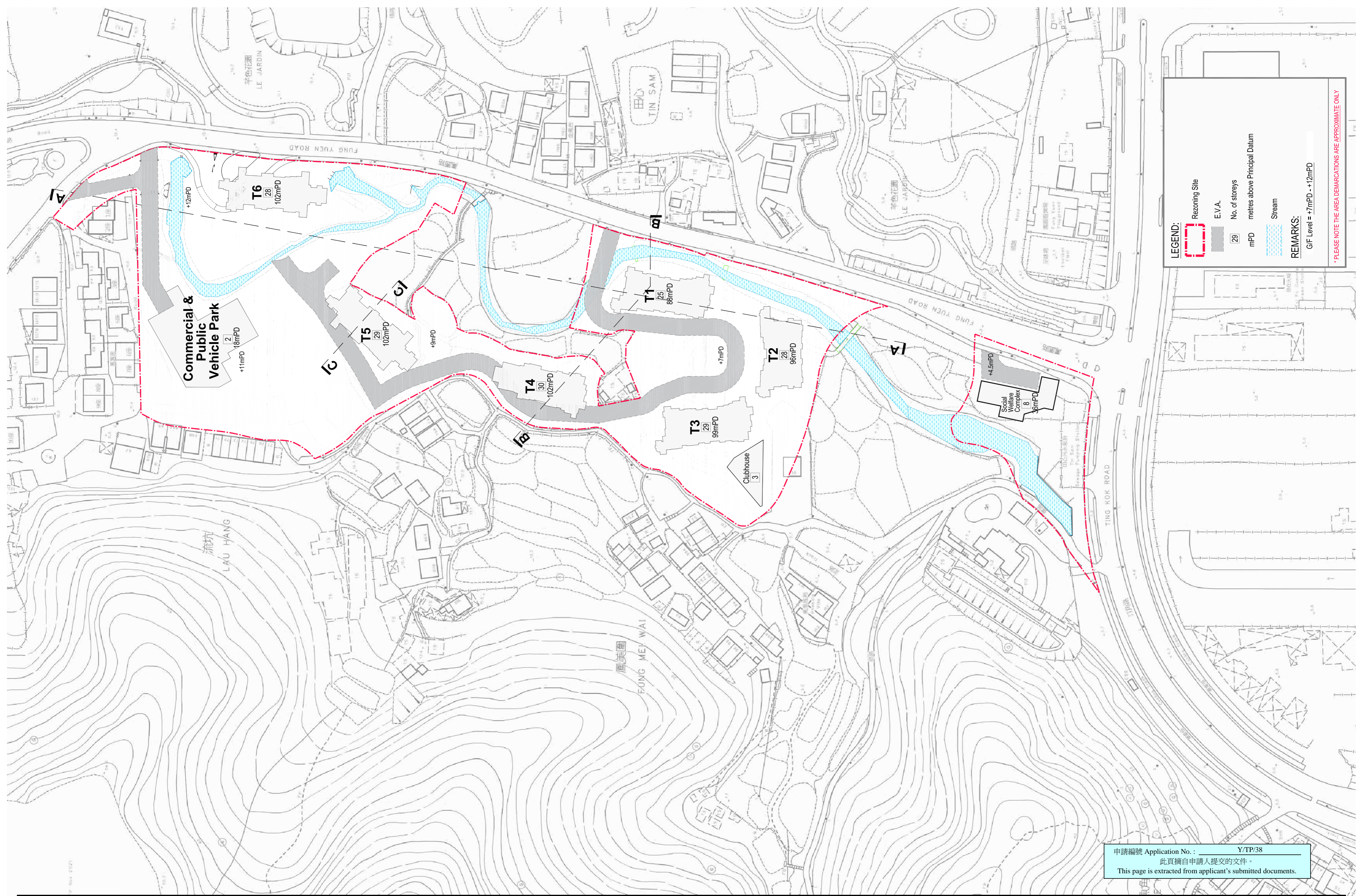
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Flat</p> <p>Government Use (Police Reporting Centre, Post Office only)</p> <p>Library</p> <p>Residential Institution</p> <p>School (in free-standing purpose-designed building only)</p> <p>Social Welfare Facility</p> <p>Utility Installation for Private Project</p>	<p>Ambulance Depot</p> <p>Eating Place</p> <p>Educational Institution</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Hospital</p> <p>Hotel</p> <p>House (New Territories Exempted House only)</p> <p>Institutional Use (not elsewhere specified)</p> <p>Off-course Betting Centre</p> <p>Office</p> <p>Petrol Filling Station</p> <p>Place of Entertainment</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Recyclable Collection Centre</p> <p>Religious Institution</p> <p>School (not elsewhere specified)</p> <p>Shop and Services</p> <p>Training Centre</p>
<p>In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:</p>	
<p>Eating Place</p> <p>Off-course Betting Centre</p> <p>Office</p> <p>Place of Entertainment</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>School</p> <p>Shop and Services</p>	
<p><u>Planning Intention</u></p>	
<p>This zone is intended primarily for medium-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of a building.</p>	
<p>(Please see next page)</p>	

**Figure 7.2a The Proposed Amendments to the Statutory Notes of “R(B)” Zone**

<b>For Illustration Only</b>	- 14 -	S/TP/30
<b>RESIDENTIAL (GROUP B) 13 (Cont'd)</b>		
<u>Remarks</u>		
(a)	On land designated "R(B)13, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 95,641m <sup>2</sup> and a maximum non-domestic GFA of 800m <sup>2</sup> , or the GFA of the existing building, whichever is the greater.	
(b)	In determining the maximum GFA for the land designated "R(B)13", any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.	
(c)	In determining the maximum GFA for the land designated "R(B)13", any floor space that is constructed or intended solely for accommodating public vehicle park (excluding container vehicle), car park and loading/unloading bay (provided such uses and facilities are ancillary and directly related to 'Shop and Services' use) on ground level and above, may be disregarded.	
(d)	No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.	
(e)	Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and/or building height restriction stated in paragraphs (a) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.	

**Figure 7.2b The Proposed Amendments to the Statutory Notes of "R(B)" Zone**





**LEGEND:**

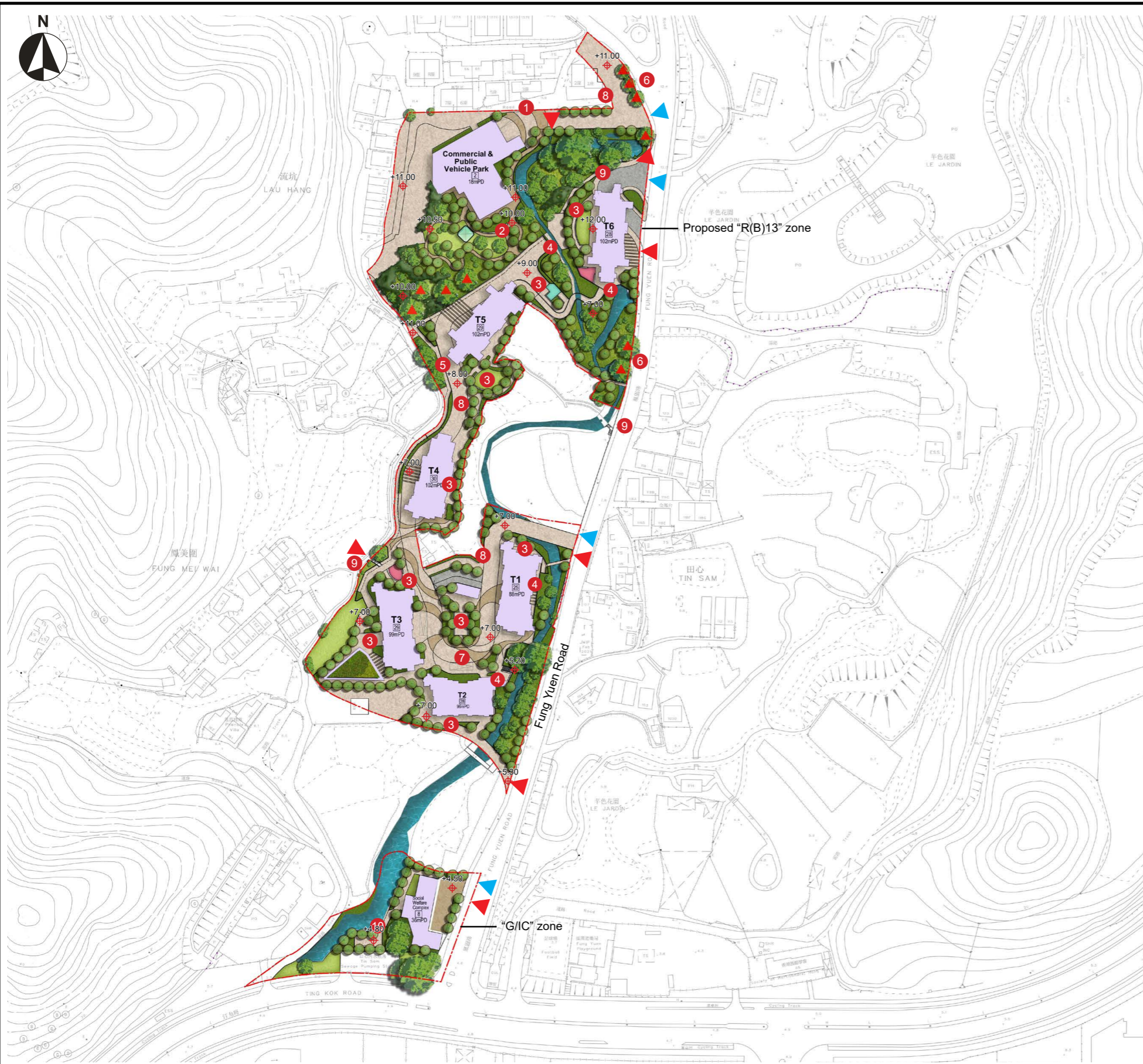
- Rezoning Site
- E.V.A.
- 29  
mPD
- No. of storeys  
metres above Principal Datum
- Stream

**REMARKS:**  
GF Level = -7mPD - +12mPD  
\* PLEASE NOTE THE AREA DEMARCATIONS ARE APPROXIMATE ONLY

申請編號 Application No. : Y/TP/38  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

**Figure 5.1**





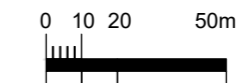
**LEGEND**

- |   |                            |
|---|----------------------------|
| Rezoning Site Boundary                                      | Proposed Level             |
| Retained Tree (Proposed "R(B)13":140nos. "G/IC":15nos.)     | Shrub Planting             |
| Transplanted Tree (Proposed "R(B)13":10nos. "G/IC":0nos.)   | Lawn                       |
| New Tree Planting (Proposed "R(B)13":197nos. "G/IC":26nos.) | Jogging Path/Tree Walk     |
| Whip Planting   | Decorative Paving          |
| Bench   | Children's Play Area       |
| Trellis   | Fitness Area               |
| Green Roof  | Pedestrian Entrance / Exit |
| Watercourse   | Vehicular Entrance/ Exit   |

- 1 Entrance Plaza to retail shops and the evergreen garden creates an entrance threshold to the residential development and its neighbourhood.
- 2 Evergreen Garden comprises of retained tree group and transplanted trees, new trees and whip planting framing spaces for leisure lawns and sitting-out areas which creates recreational spaces for the user to appreciate the rural and streamside character of the site, provides better integration to its neighbourhood, and existing habitat could be largely maintained.
- 3 Courtyard Garden adjacent to residential block creates intimate relaxing spaces for the residents.
- 4 Building and carpark basement setback allows preservation of existing tree groups along the watercourse.
- 5 Locally diverts footpath preserves mature trees.
- 6 Transplant mature trees within the site continues their contribution to the context and creates instant greening effect.
- 7 Decorative paving disguises functional appearance of the EVA
- 8 Tree/hedge planting along internal road/ EVA
- 9 Footpath preserved for the private lots
- 10 Sitting-out area designed to respect existing trees and streamcourse.

**Rezoning Site Area**

Proposed "R(B)13": 26,567m<sup>2</sup>  
 "G/IC": 3,347m<sup>2</sup>  
 Private Open Space for residents in Proposed "R(B)13" zone:  
 Total not less than 4,750m<sup>2</sup>  
 (For estimated population of 4,750 people)  
 Private Open Space in "G/IC" zone: About 150m<sup>2</sup>



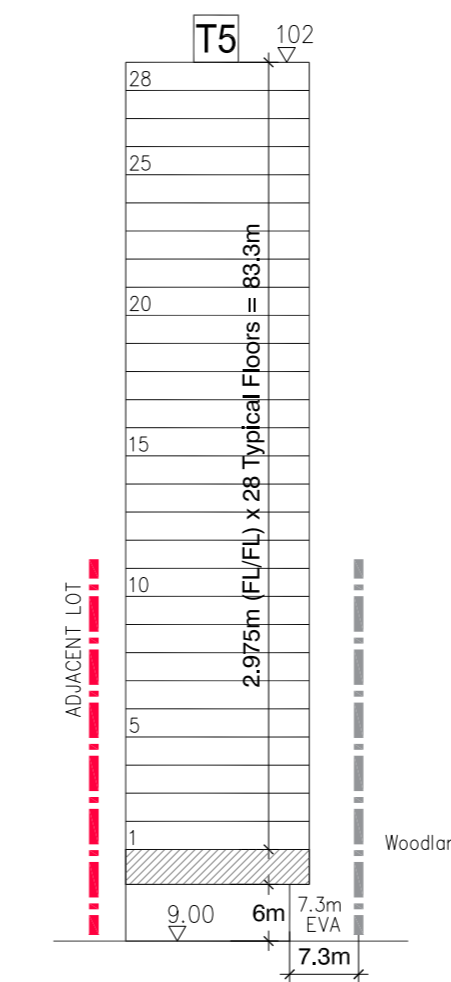
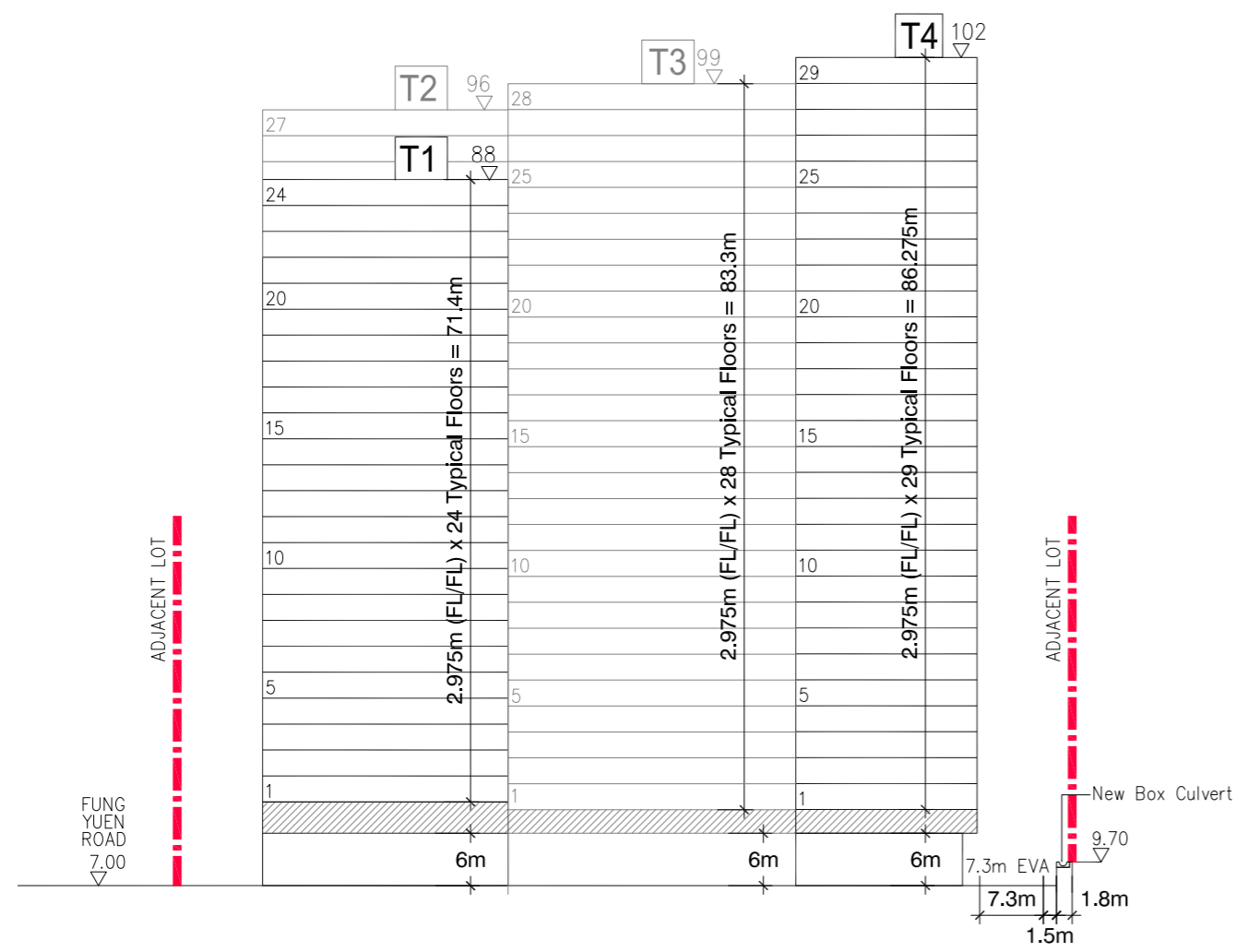
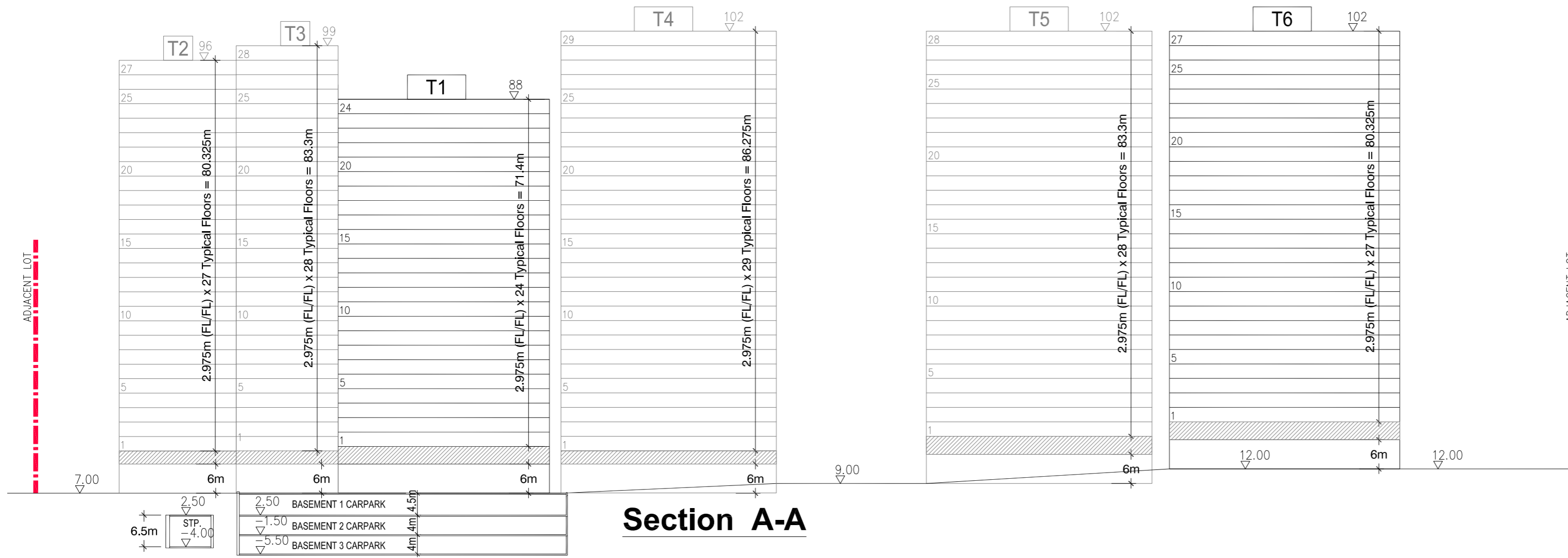
申請編號 Application No. : Y/TP/38  
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**Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po**  
**Indicative Landscape Proposal - Sheet 1 of 3**

SCALE	As Shown	DATE	SEPT 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	<b>Figure 5.4</b>		REV

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 TELEPHONE 2131 8630 FACSIMILE 2131 8609  
 香港中環文咸東街十八號匯豐銀行大廈十樓  
 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九

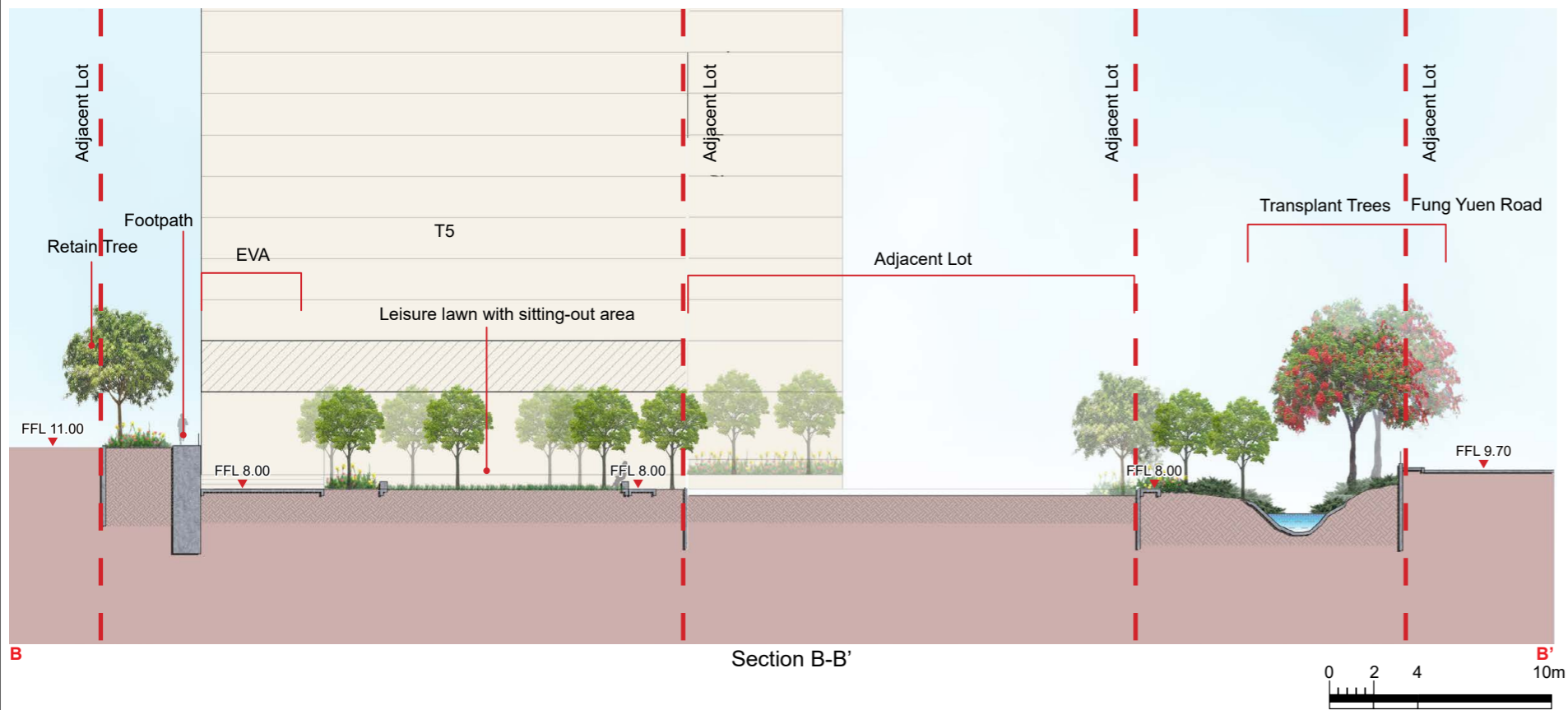
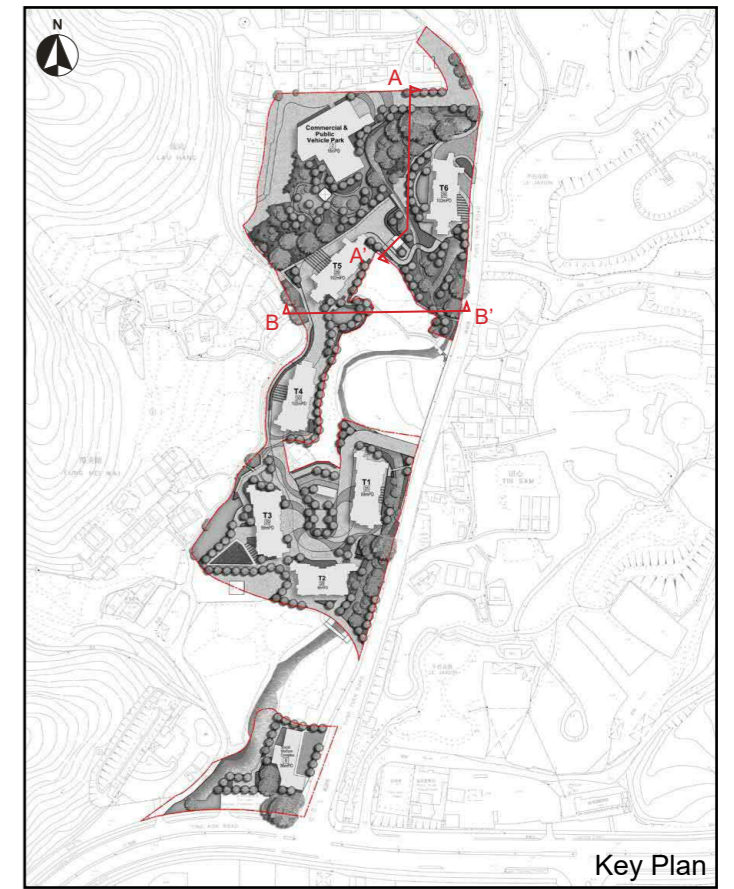
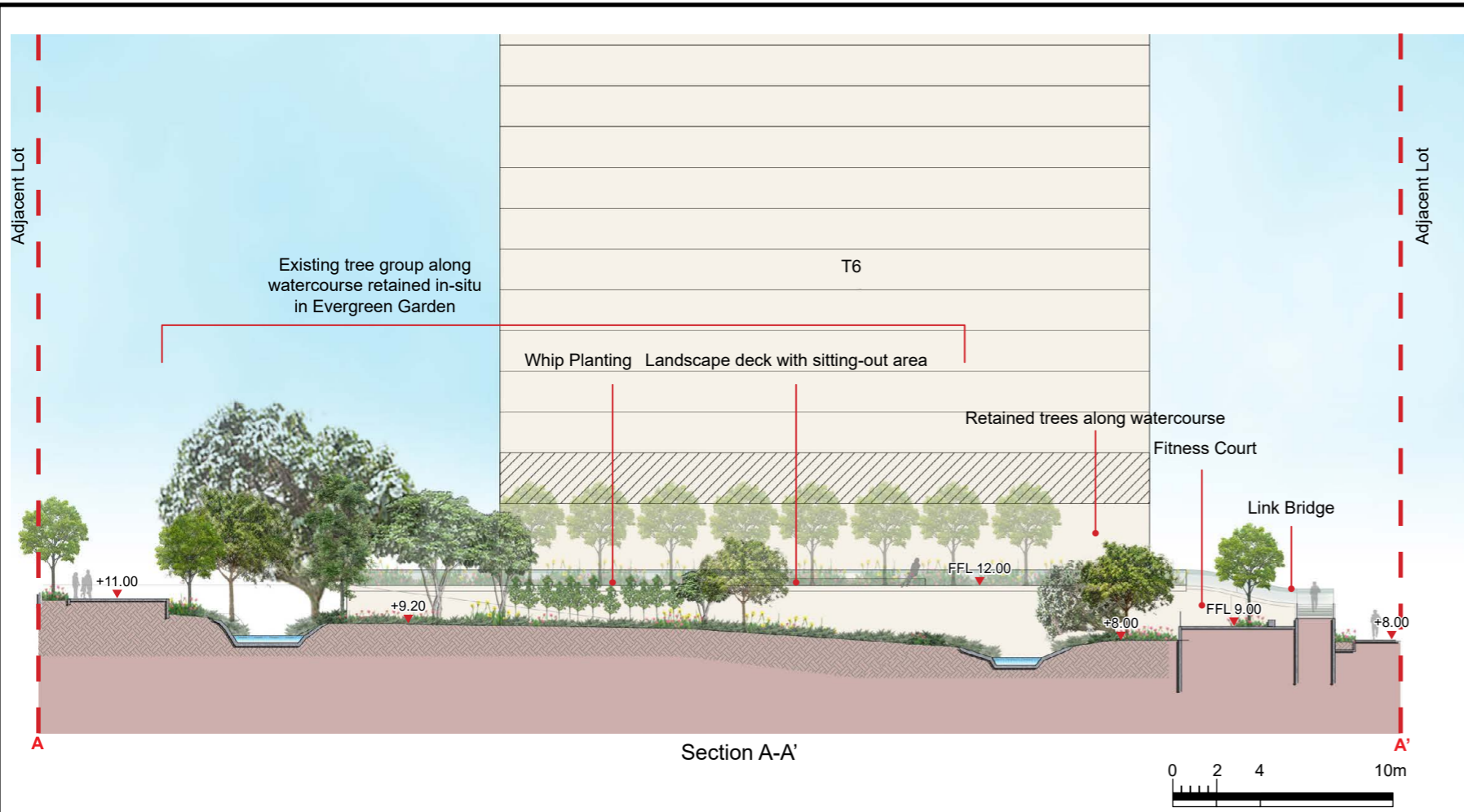




**Section B-B**

**Section C-C**

申請編號 Application No. : Y/TP/38  
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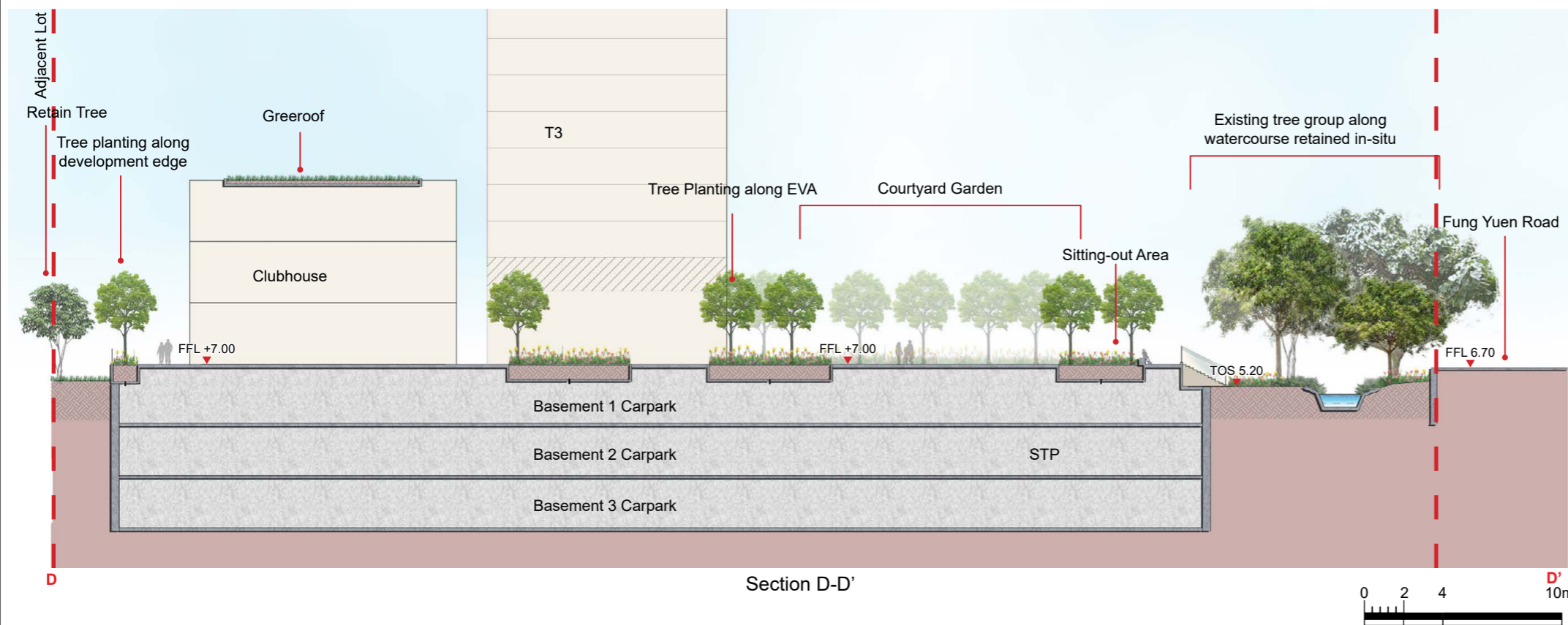
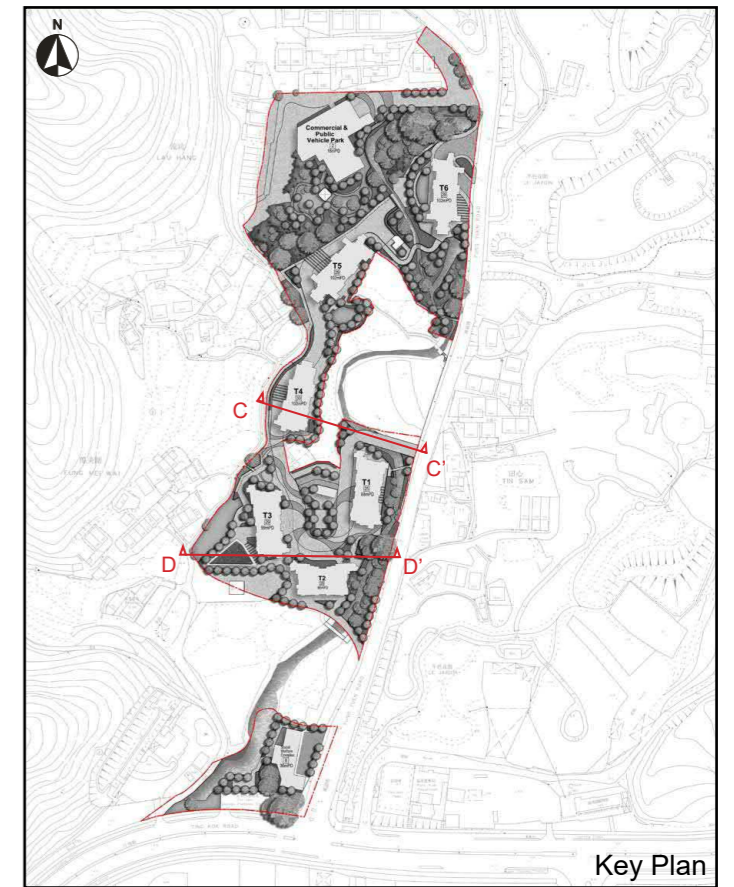
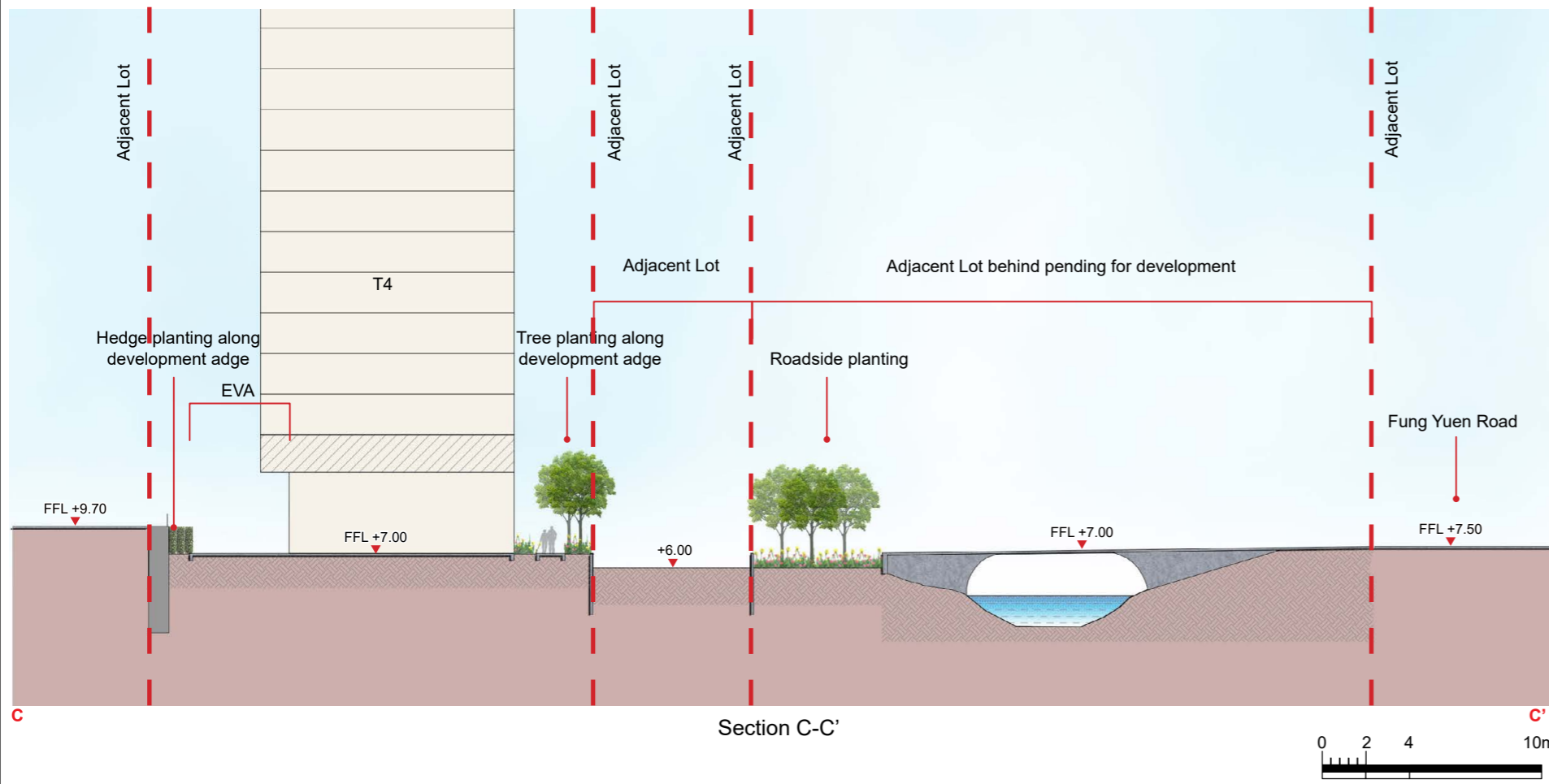
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Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po  
 Landscape Sections A-A' and B-B'

SCALE	As Shown	DATE	SEPT 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 2.1		REV
			-

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 香港上環文咸東街十八號匯豐銀行大廈十樓  
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九





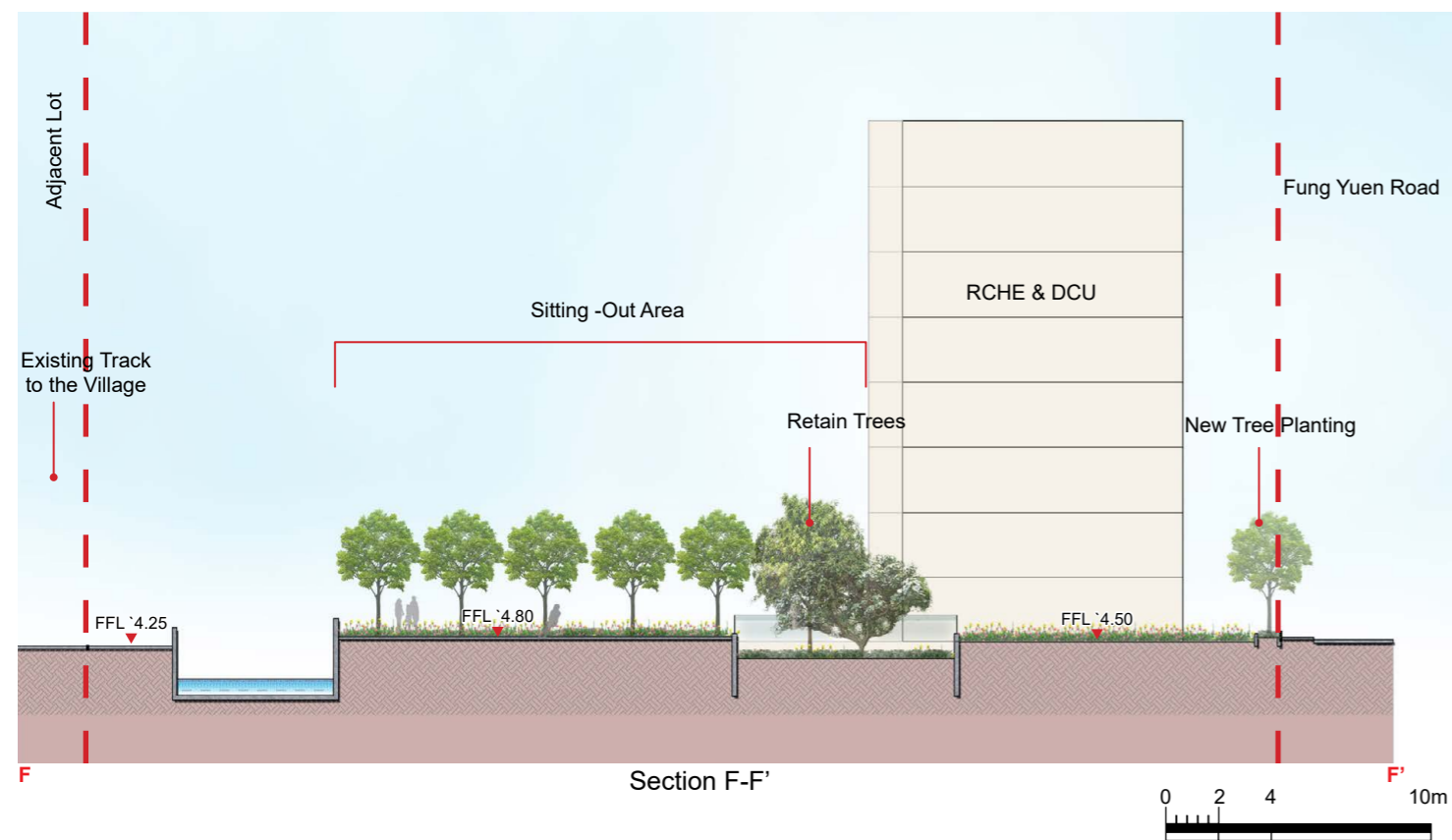
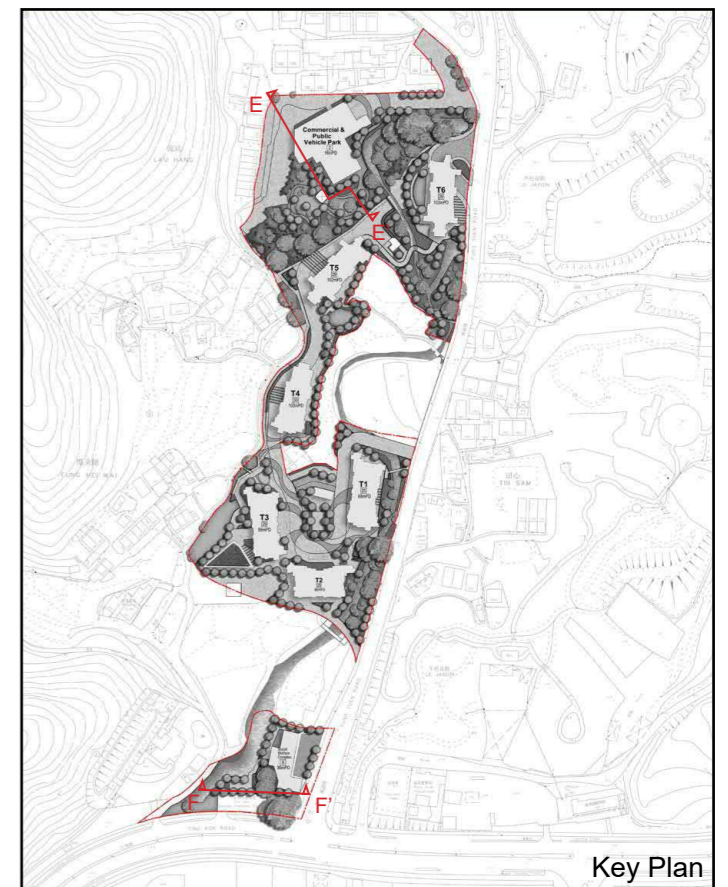
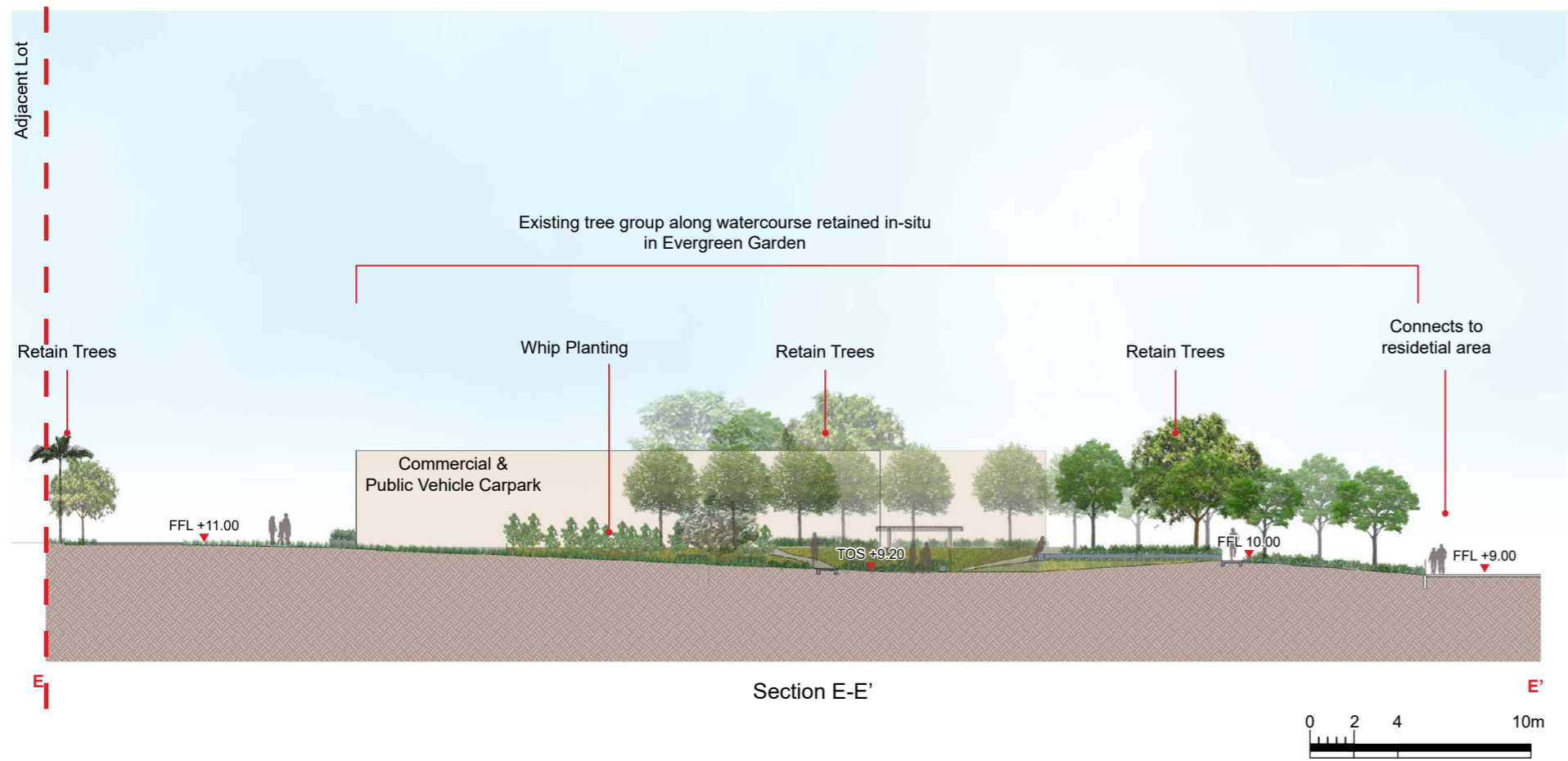
申請編號 Application No. : Y/TP/38  
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Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po  
 Landscape Sections C-C' and D-D'

SCALE	As Shown	DATE	SEPT 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 2.2		REV
			-

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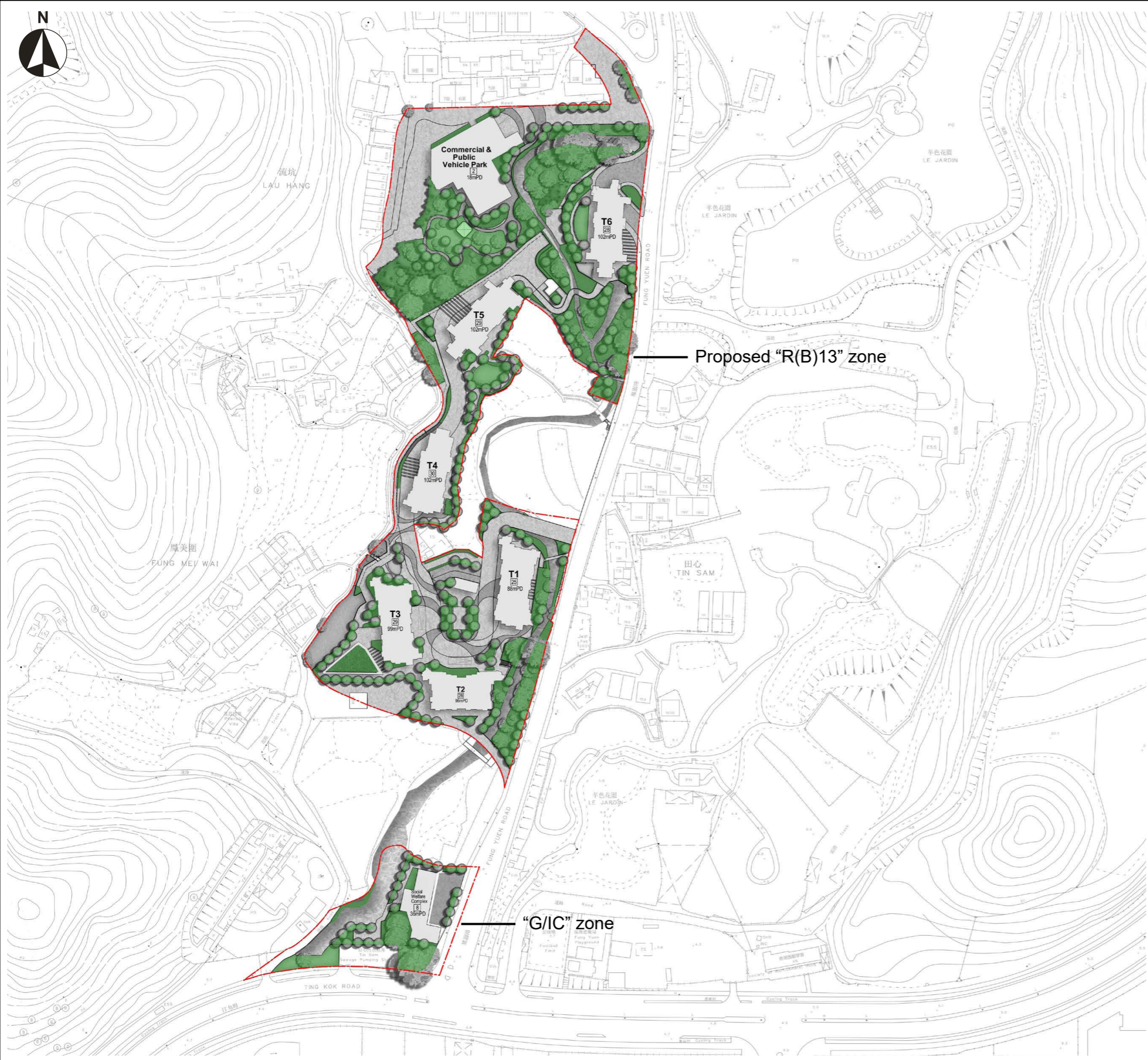
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Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po  
 Landscape Sections E-E' and F-F'



SCALE	As Shown	DATE	SEPT 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 2.3		REV
			-

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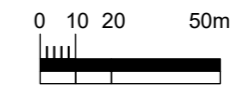




**LEGEND**

-  Rezoning Site Boundary
-  Uncovered Greenery Coverage  
Proposed "R(B)13" : Not less than 7,971 m<sup>2</sup> (i.e. 30% of Site Area)  
"G/IG" : Not less than 670 m<sup>2</sup> (i.e. 20% of Site Area)

申請編號 Application No. : Y/TP/38  
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**Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po Greenery Coverage**

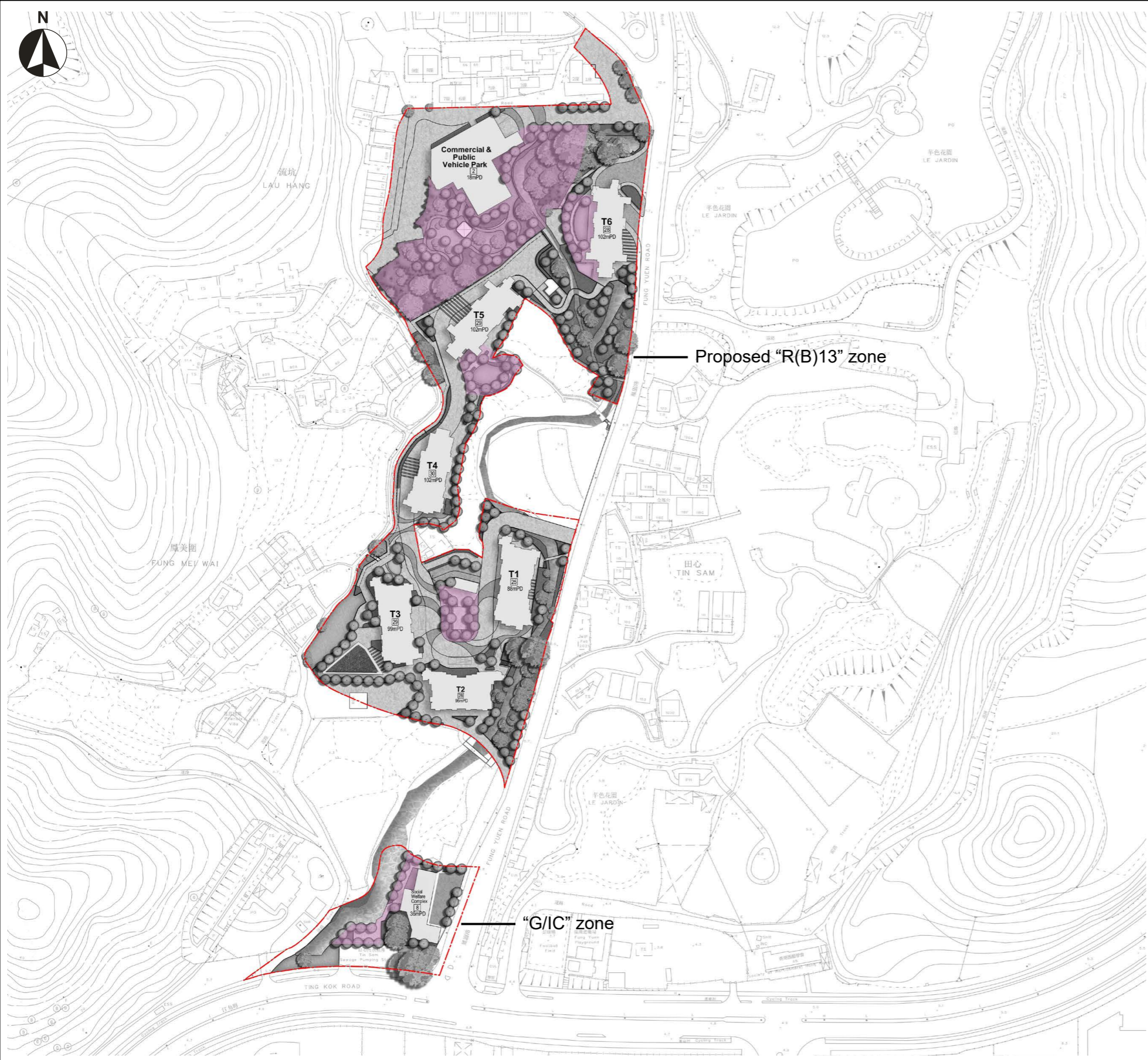
SCALE	As Shown	DATE	SEPT 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 3.0		REV
			-

**ADI**



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雅博奧國際設計有限公司  
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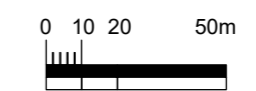




**LEGEND**

-  Rezoning Site Boundary
-  Private Open Space for residents in Proposed "R(B)13" zone:  
Total not less than 4,750m<sup>2</sup>  
(For estimated population of 4,750 people)  
Private Open Space in "G/IC" zone: About 150m<sup>2</sup>

申請編號 Application No. : Y/TP/38  
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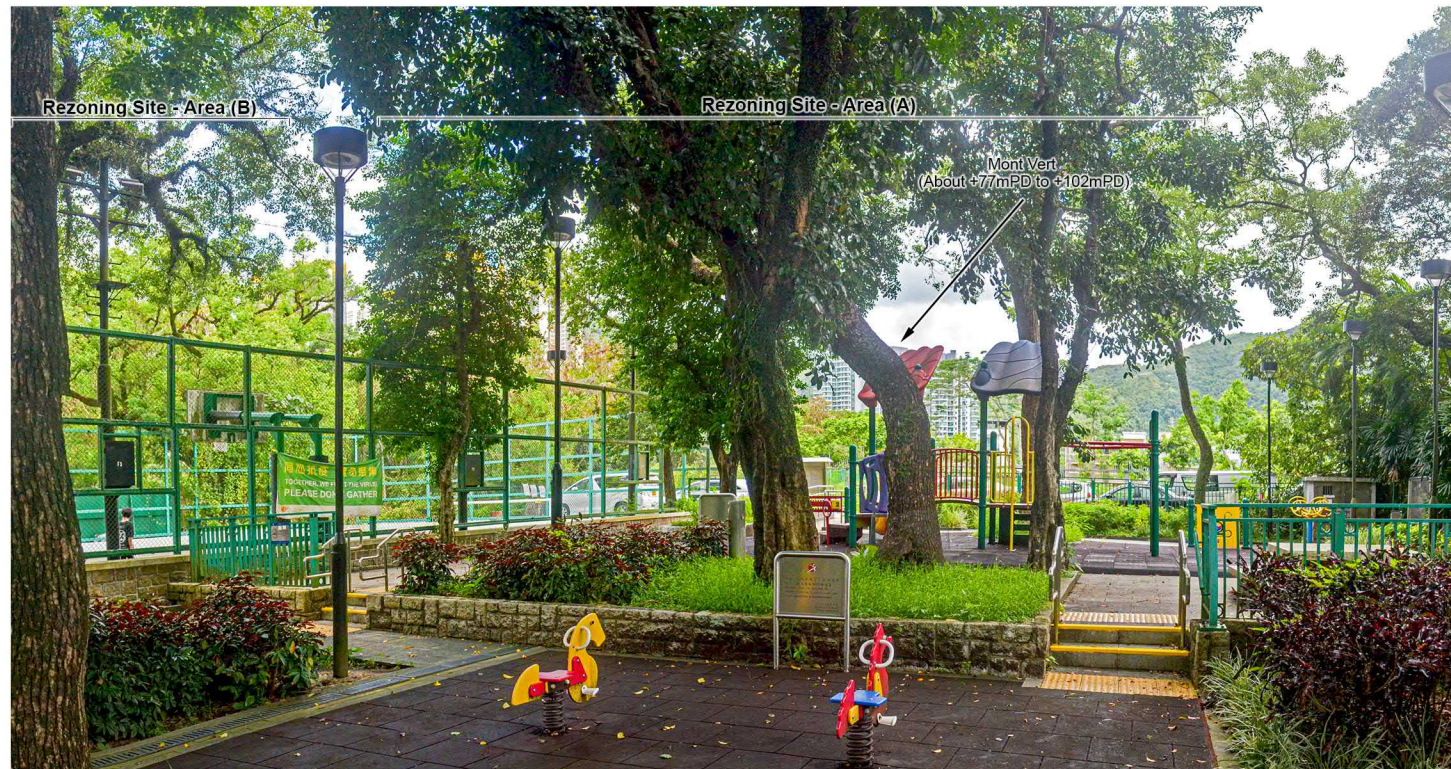
**Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po**  
**Open Space Framework**

SCALE	As Shown	DATE	SEPT 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 4.0		REV
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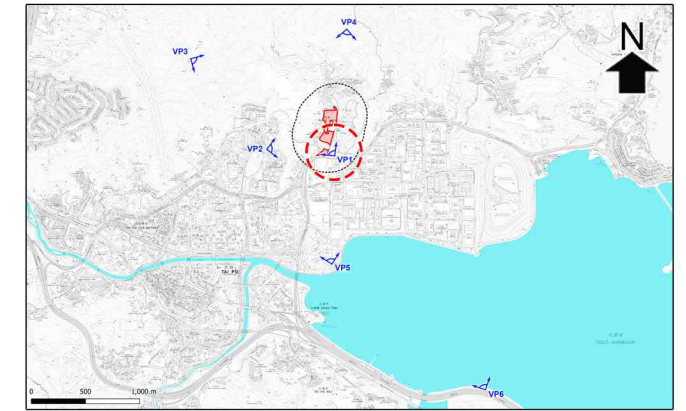


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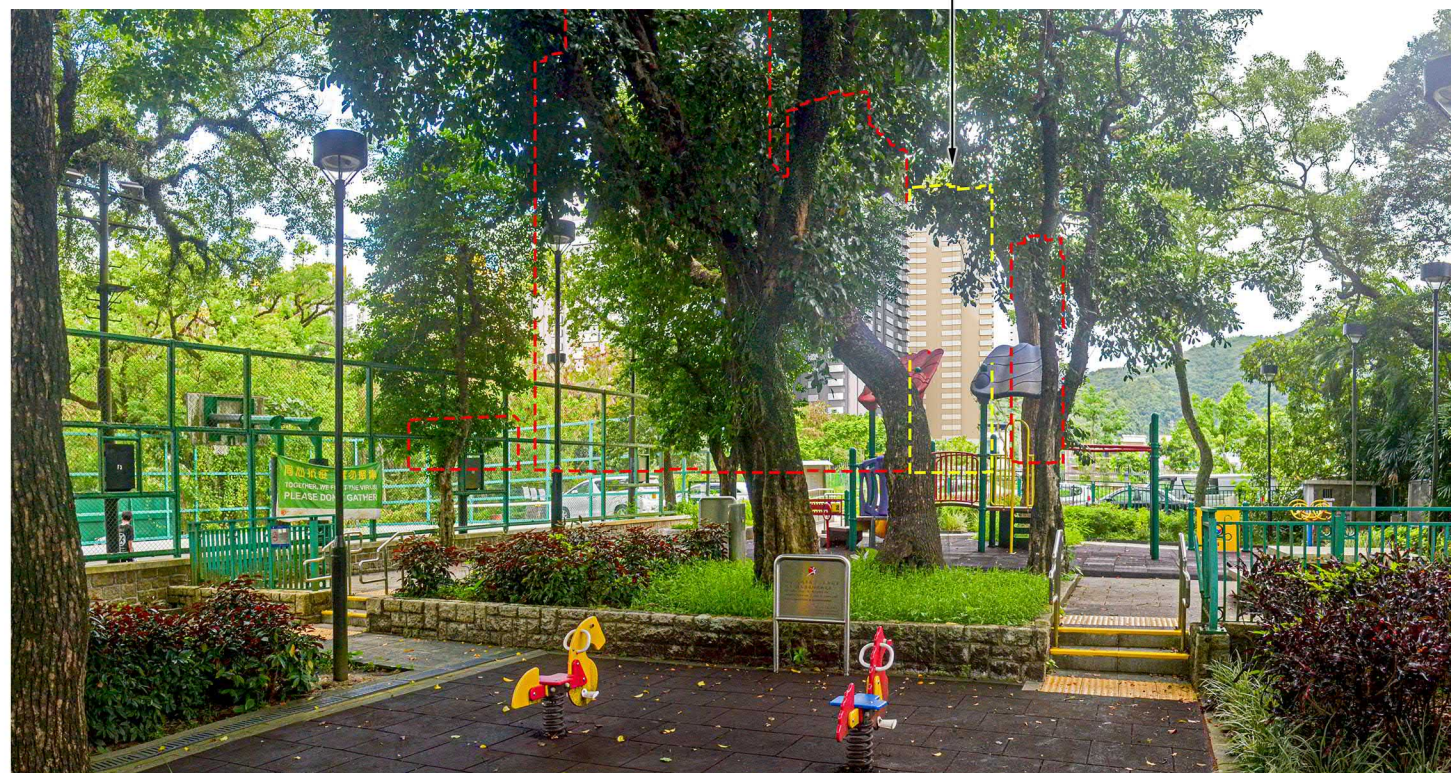


Existing Condition

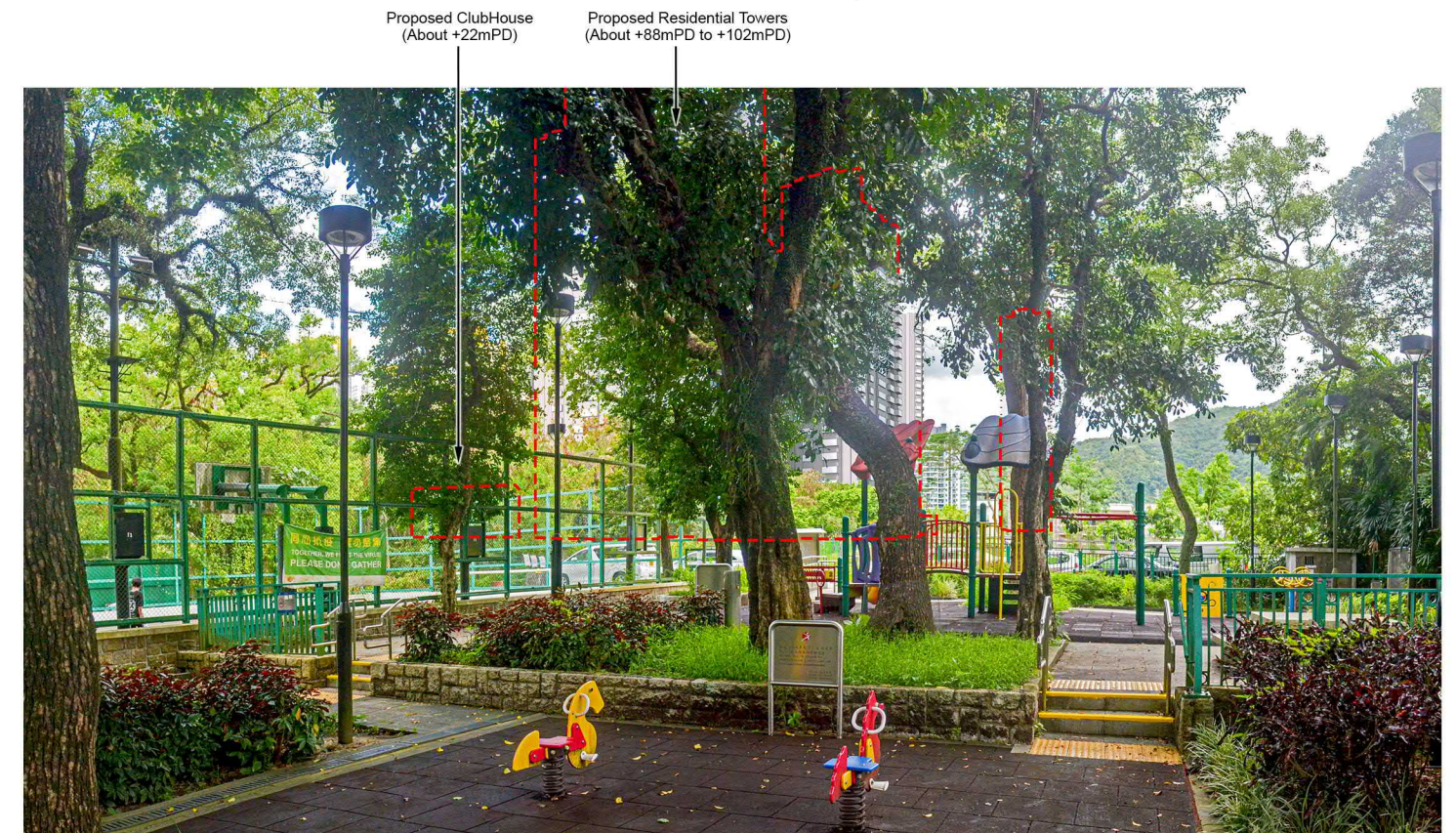


Key Plan

CDA(1) Future Phase Development  
(About +88mPD to +91mPD)



Existing Condition + Proposed Development + CDA(1) Future Phase Development



Existing Condition + Proposed Development

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Viewpoint 1 – Fung Yuen Playground

Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po - S.12A Planning Application

Figure 6.1

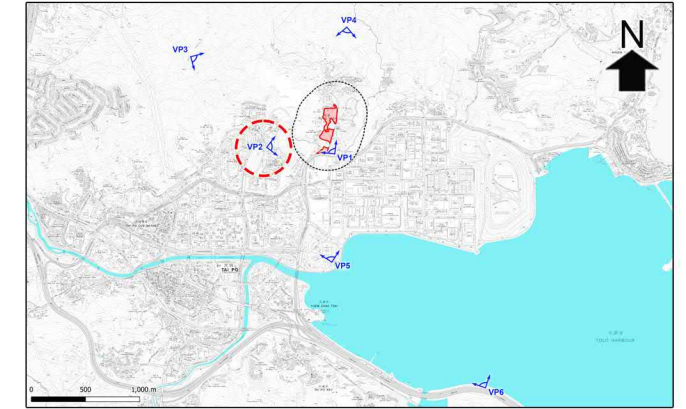
Visual Impact Assessment

Date: 11 August 2022

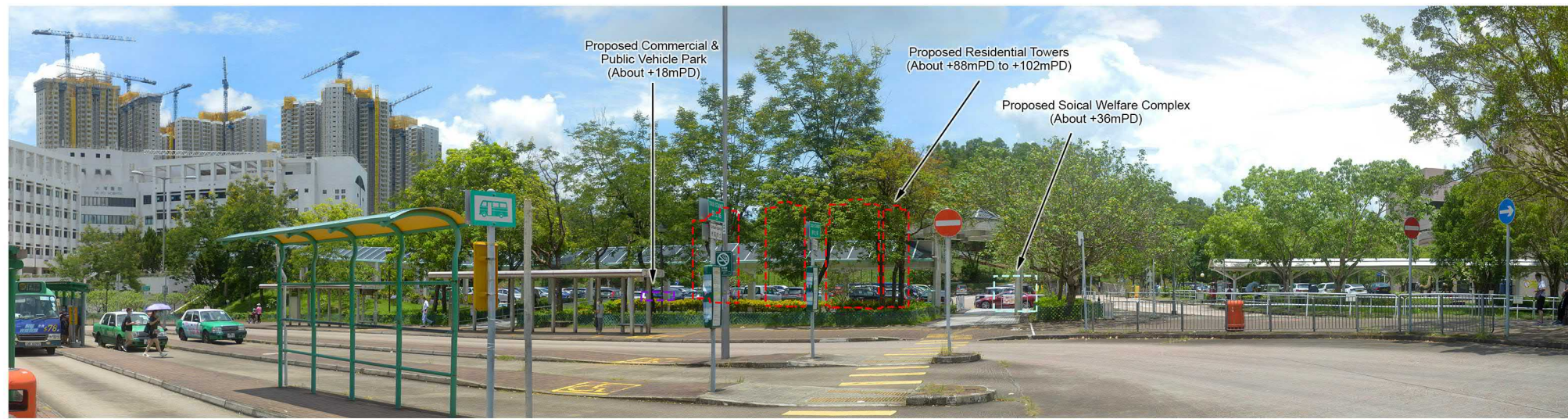




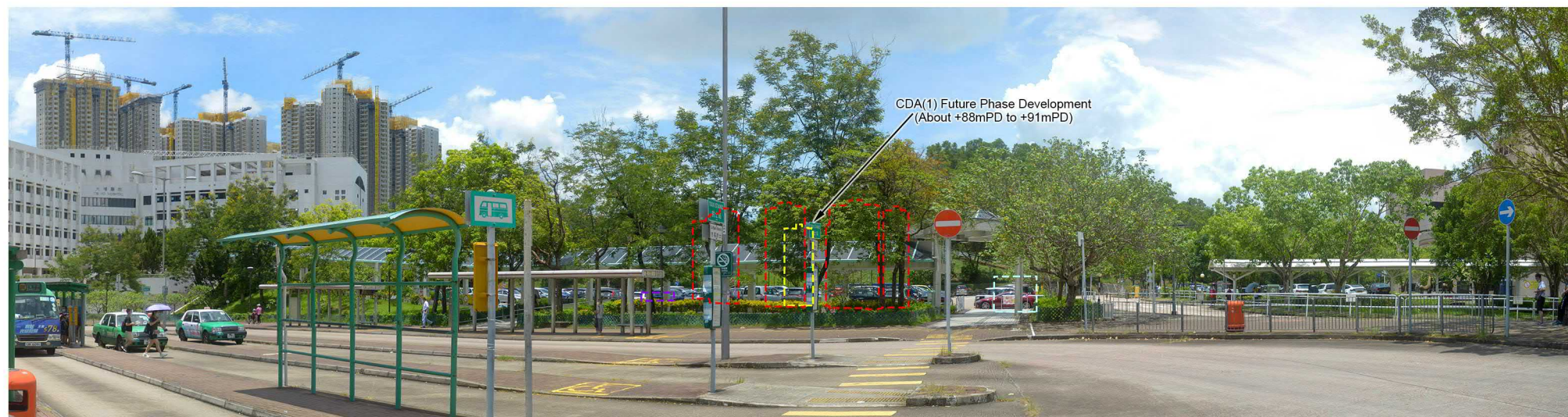
Existing Condition



Key Plan



Existing Condition + Proposed Development



Existing Condition + Proposed Development + CDA(1) Future Phase Development

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Viewpoint 2 – Public Transport Interchange to the South of Tai Po Hospital

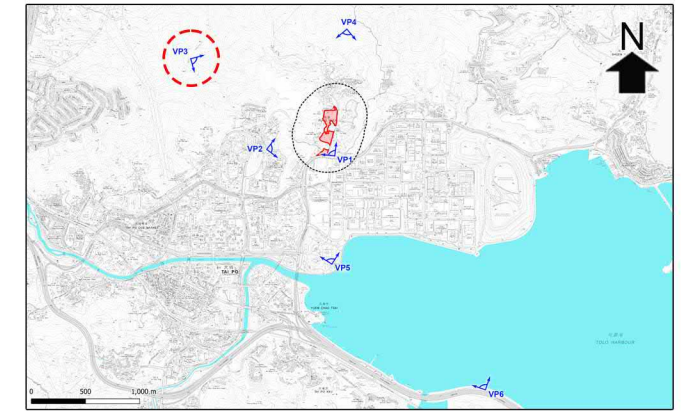
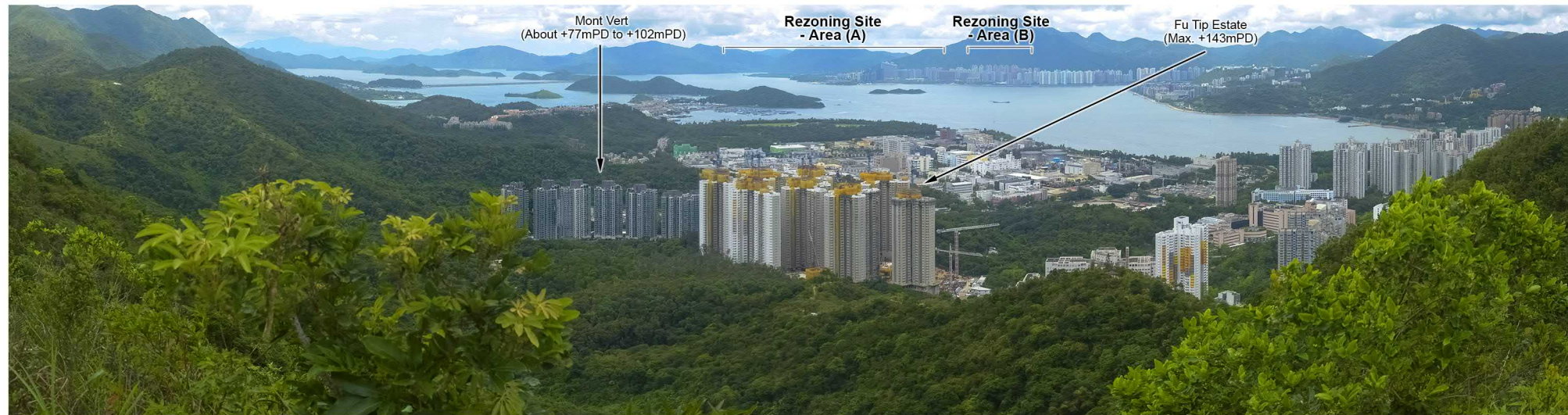
Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po - S.12A Planning Application

Figure 6.2

Visual Impact Assessment

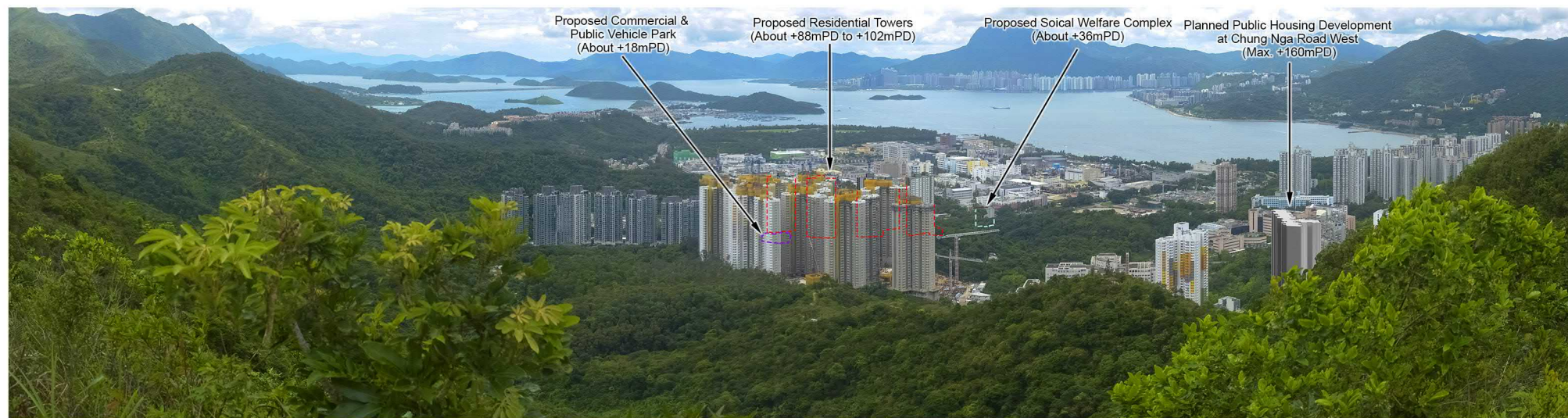
Date: 11 August 2022





Key Plan

Existing Condition



Existing Condition + Planned Public Housing Development + Proposed Development



Existing Condition + Planned Public Housing Development + Proposed Development + CDA(1) Future Phase Development

申請編號 Application No. : Y/TP/38  
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Viewpoint 3 – Wilson Trail Section 8

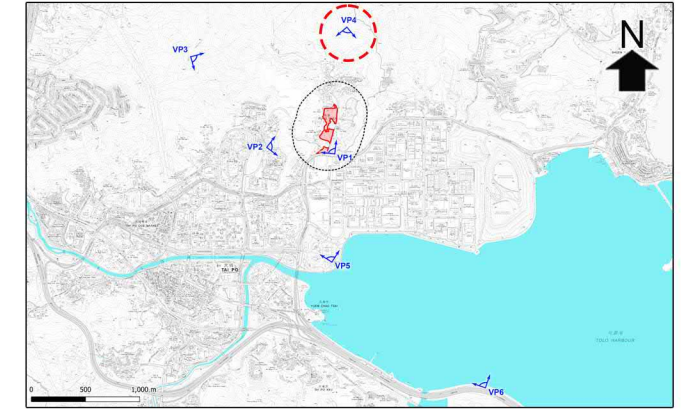
Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po - S.12A Planning Application

Figure 6.3

Visual Impact Assessment

Date: 11 August 2022





Key Plan

Existing Condition



Existing Condition + Planned Public Housing Development + Proposed Development



Existing Condition + Planned Public Housing Development + Proposed Development + CDA(1) Future Phase Development

申請編號 Application No. : Y/TP/38  
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Viewpoint 4 – Footpath leading to Sha Lo Tung

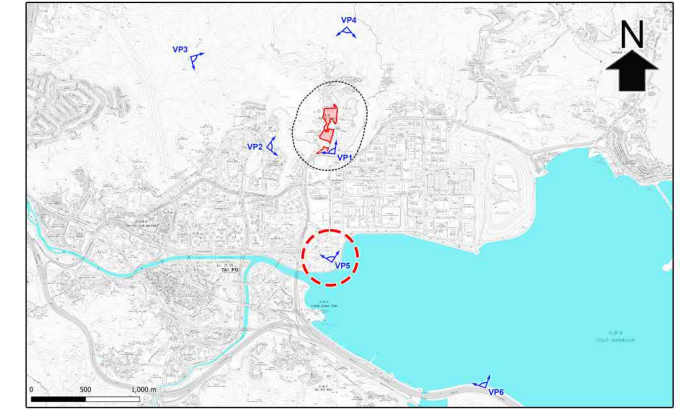
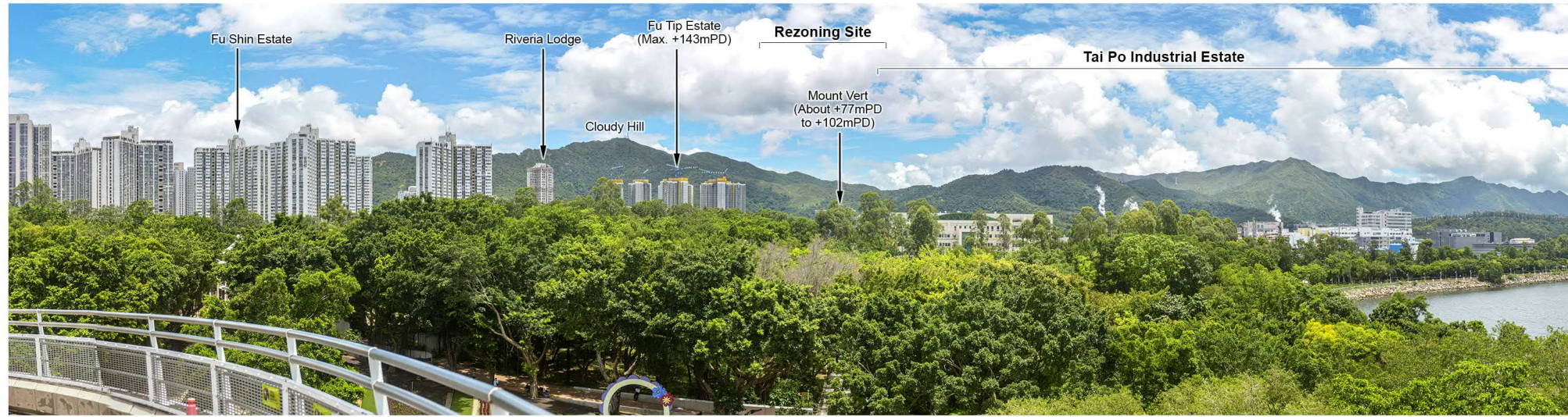
Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po - S.12A Planning Application

Figure 6.4

Visual Impact Assessment

Date: 11 August 2022





Key Plan

Existing Condition



Existing Condition + Proposed Development



Existing Condition + Proposed Development + CDA(1) Future Phase Development

申請編號 Application No. : Y/TP/38  
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Viewpoint 5 – Spiral Lookout Tower in Tai Po Waterfront Park

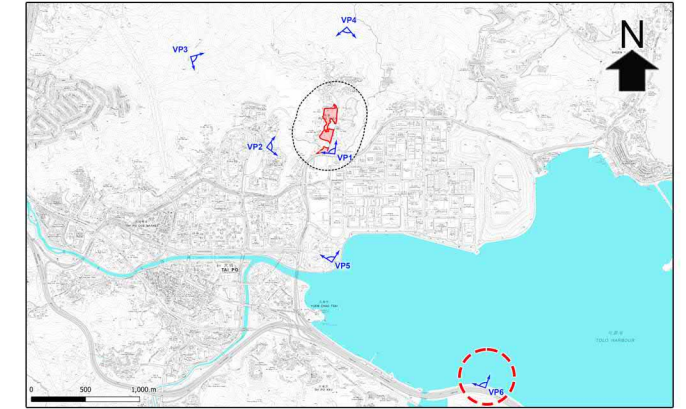
Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po - S.12A Planning Application

Figure 6.5

Visual Impact Assessment

Date: 11 August 2022





Key Plan

Existing Condition



Existing Condition + Planned Public Housing Development + Proposed Development



Existing Condition + Planned Public Housing Development + Proposed Development + CDA(1) Future Phase Development

申請編號 Application No. : Y/TP/38  
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Viewpoint 6 – Waterfront Promenade in Tolo Harbour

Proposed Residential Development with Retail, Public Vehicle Park and Social Welfare Facilities at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po - S.12A Planning Application

Figure 6.6

Visual Impact Assessment

Date: 11 August 2022