

**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

Revised broad development parameters in view of  
the further information received on 17.3.2023  
因应於 2023 年 3 月 17 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/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 95,641	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 Storey(s) 层 Area (B): 8		
	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	

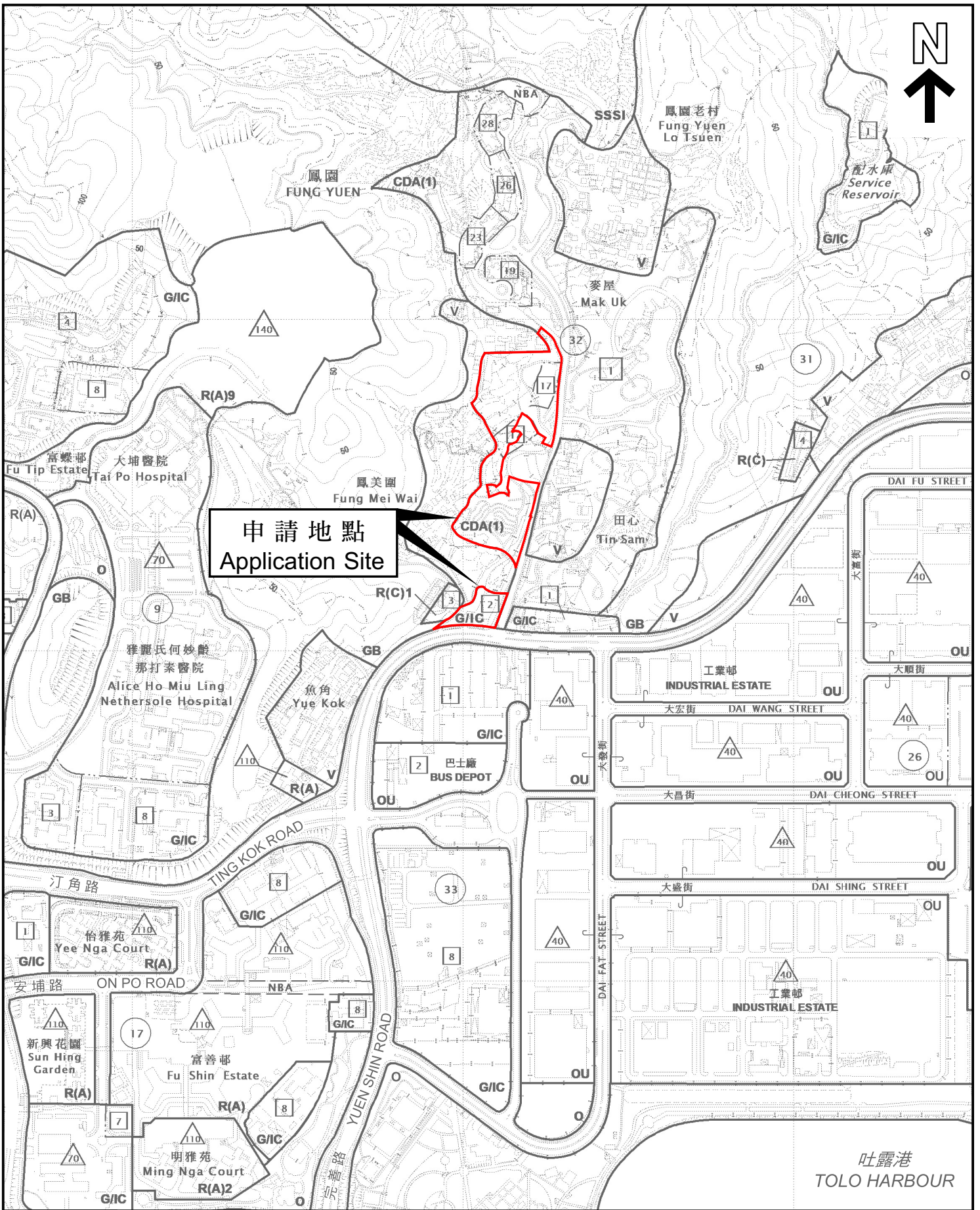
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 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 type="checkbox"/>
<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 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 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>Air Ventilation Assessment 空气流通评估</u>		
<u>Air Quality Impact Assessment 空气质素影响评估</u>		
<u>Noise Impact Assessment 噪音影响评估</u>		
<u>Response-to-Comment Table to the departments 回应部门的意见表</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

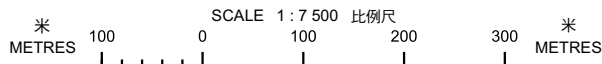
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



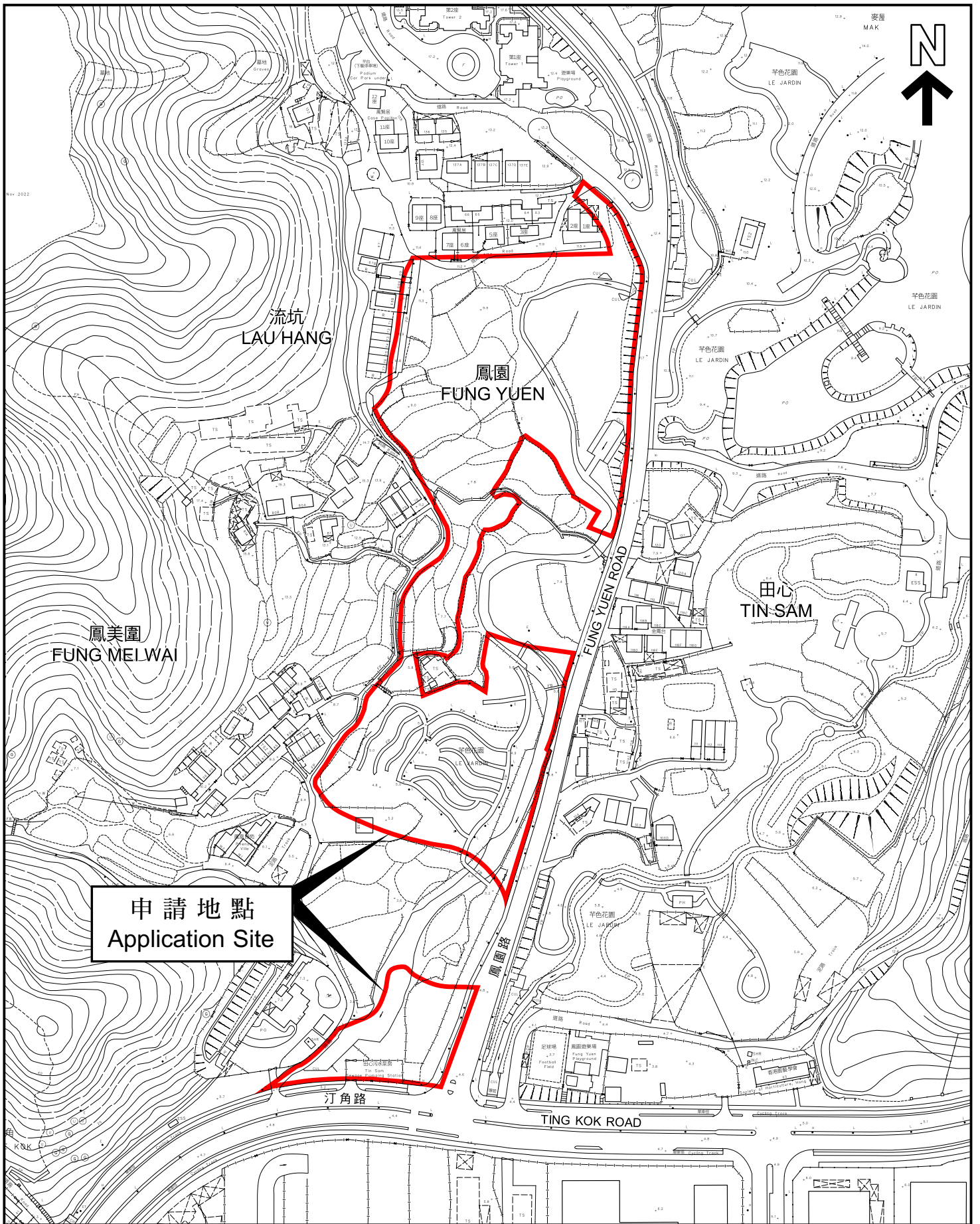
位置圖 LOCATION PLAN

本摘要圖於2023年3月22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 22.3.2023  
 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2023年3月23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 23.3.2023  
 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**

## 申請編號 Application No. : Y/TP/38

### (進一步資料 Further Information )

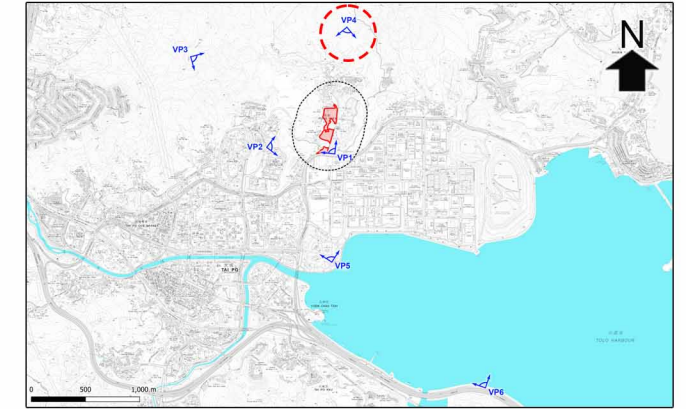
#### 備註 Remarks

申請人提交進一步資料，包括回應部門意見表、經修訂的排水影響評估、排污影響評估、空氣流通影響評估、空氣質素影響評估和噪音影響評估，以及規劃綱領和視覺影響評估的替代頁。

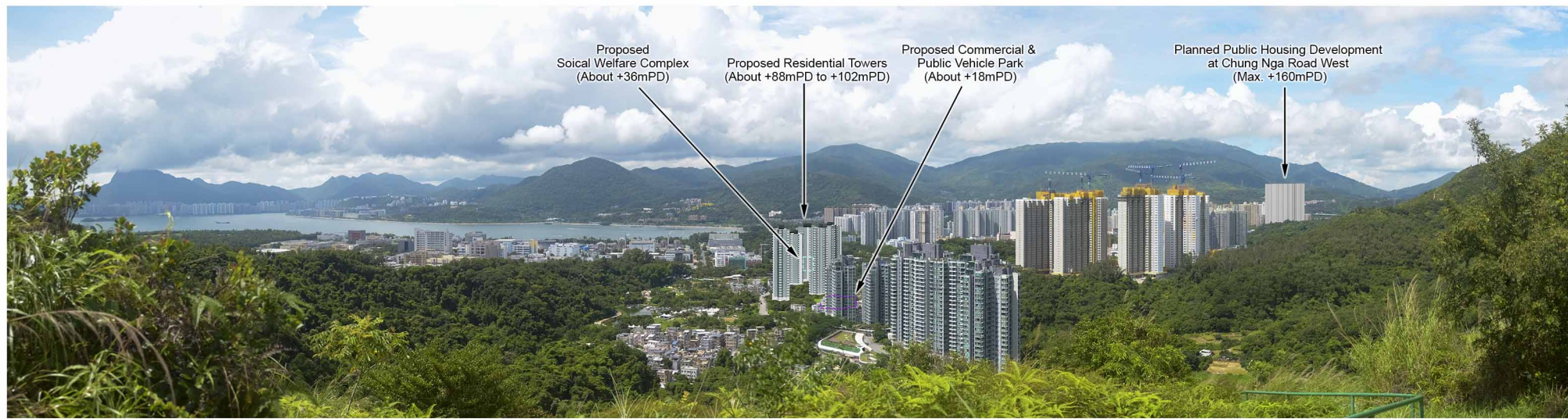
The applicant provided further information including a table of responses to departmental comments with revised Drainage Impact Assessment, Sewerage Impact Assessment, Air Ventilation Impact Assessment, Air Quality Impact Assessment and Noise Impact Assessment and replacement pages of Supporting Planning Statement and Visual 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。

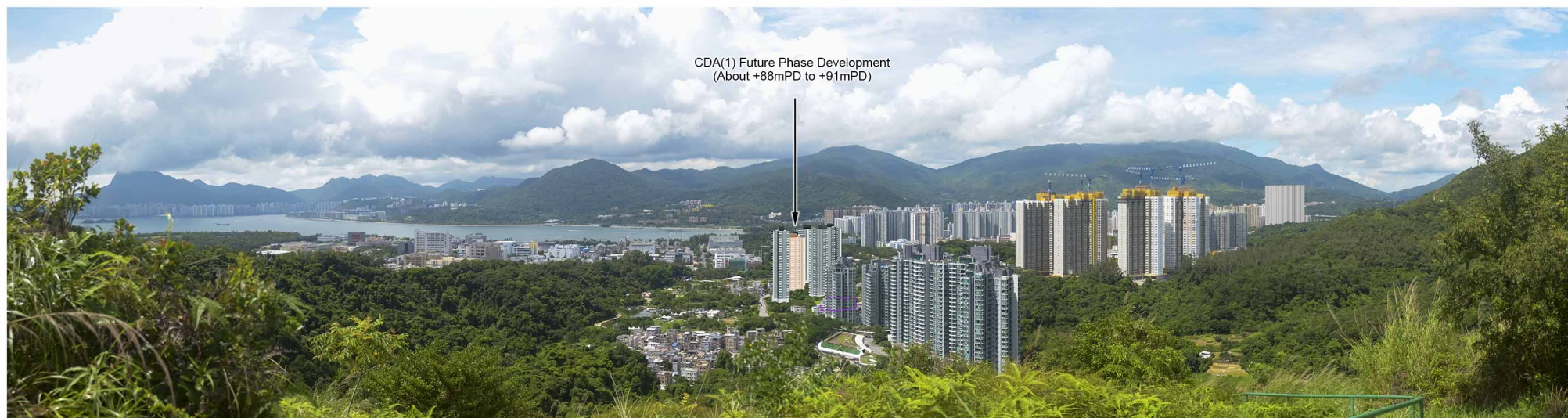
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Existing Condition



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  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



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: 1 February 2023