

**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 11.8.2023
因应於 2023 年 8 月 11 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 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	

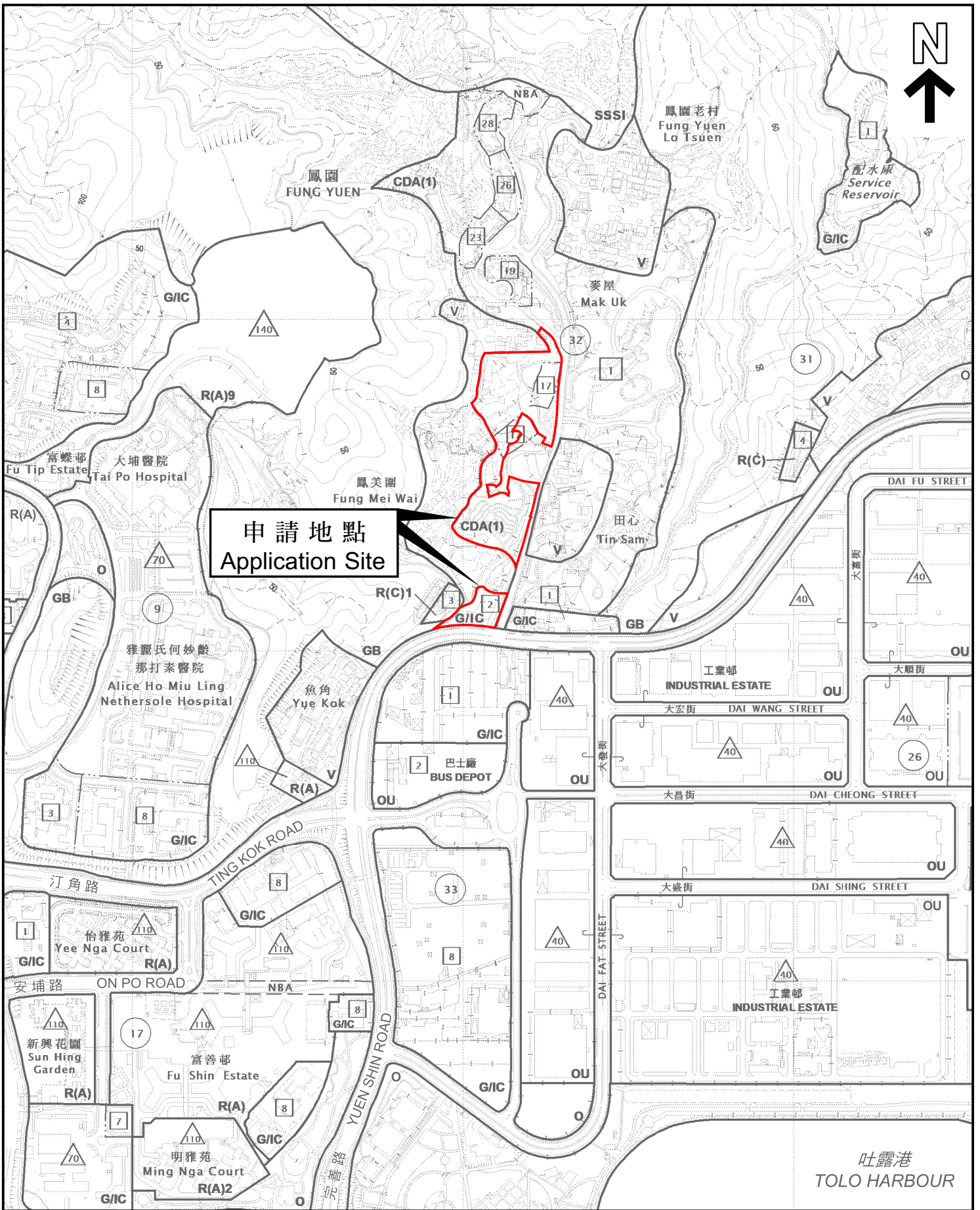
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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 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 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 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 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 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>Indicative Architectural Drawings 建筑图则</u>		
<u>Replacement pages of Supporting Planning Statement 规划纲领的替代页</u>		
<u>Replacement pages of Ecological Impact Assessment 生态影响评估的替代页</u>		
<u>Replacement pages of Noise Impact Assessment 噪音影响评估的替代页</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.

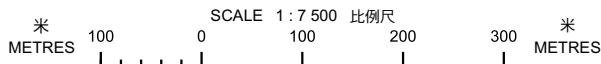
注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點
Application Site

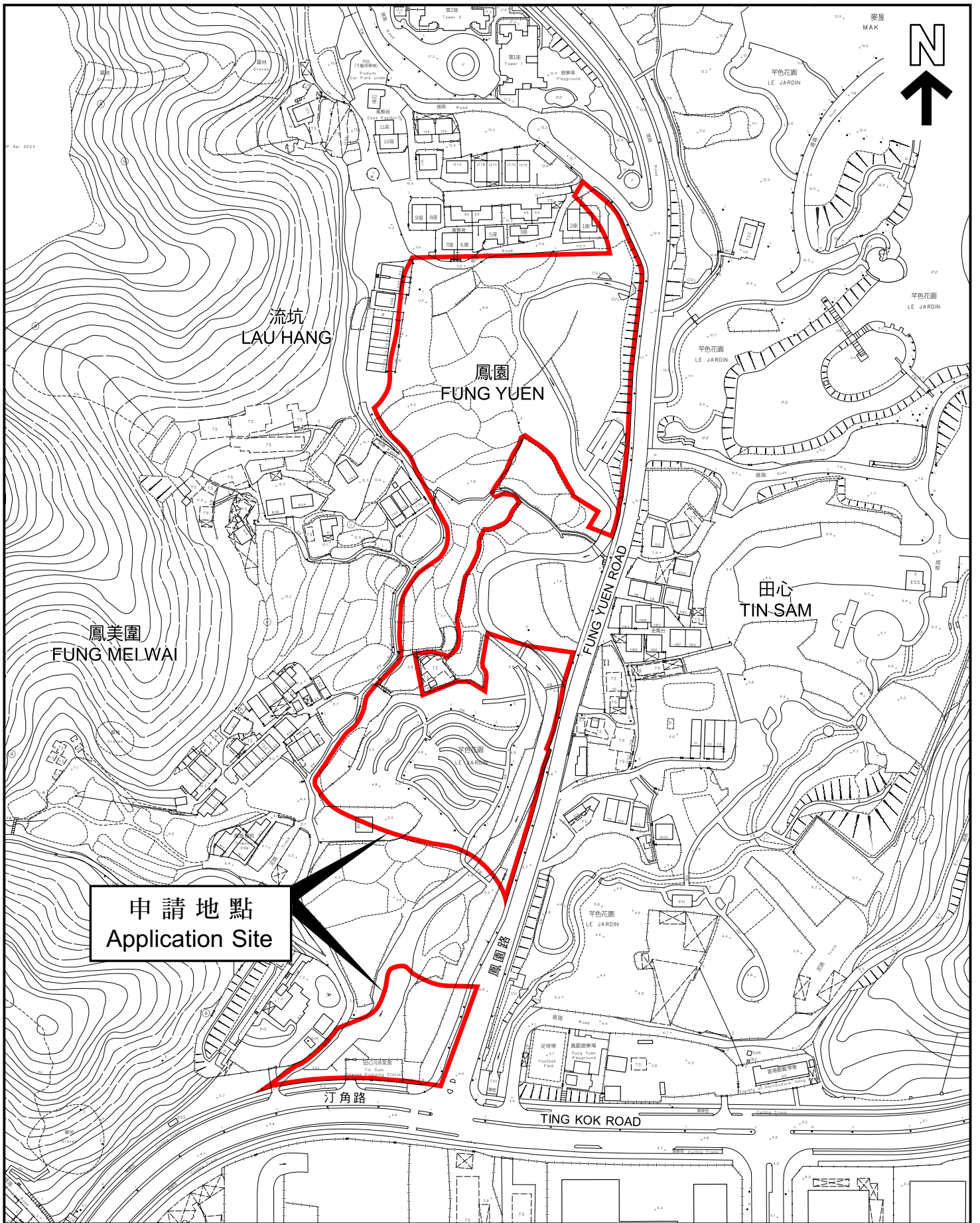
本摘要圖於2023年8月17日擬備，
所根據的資料為於2022年6月14日
核准的分區計劃大綱圖編號S/TP/30
EXTRACT PLAN PREPARED ON 17.8.2023
BASED ON OUTLINE ZONING PLAN
No. S/TP/30 APPROVED ON 14.6.2022

位置圖 LOCATION 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/TP/38



申請地點
Application Site

本摘要圖於2023年8月17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 17.8.2023
BASED ON SURVEY SHEETS No.
3-SW-25C, 25D, 7-NW-5A & 5B

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/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、經修訂的建築圖則、園境設計總圖、排水影響評估、排污影響評估和合成照片，以及規劃綱領、生態影響評估和噪音影響評估的替代頁。

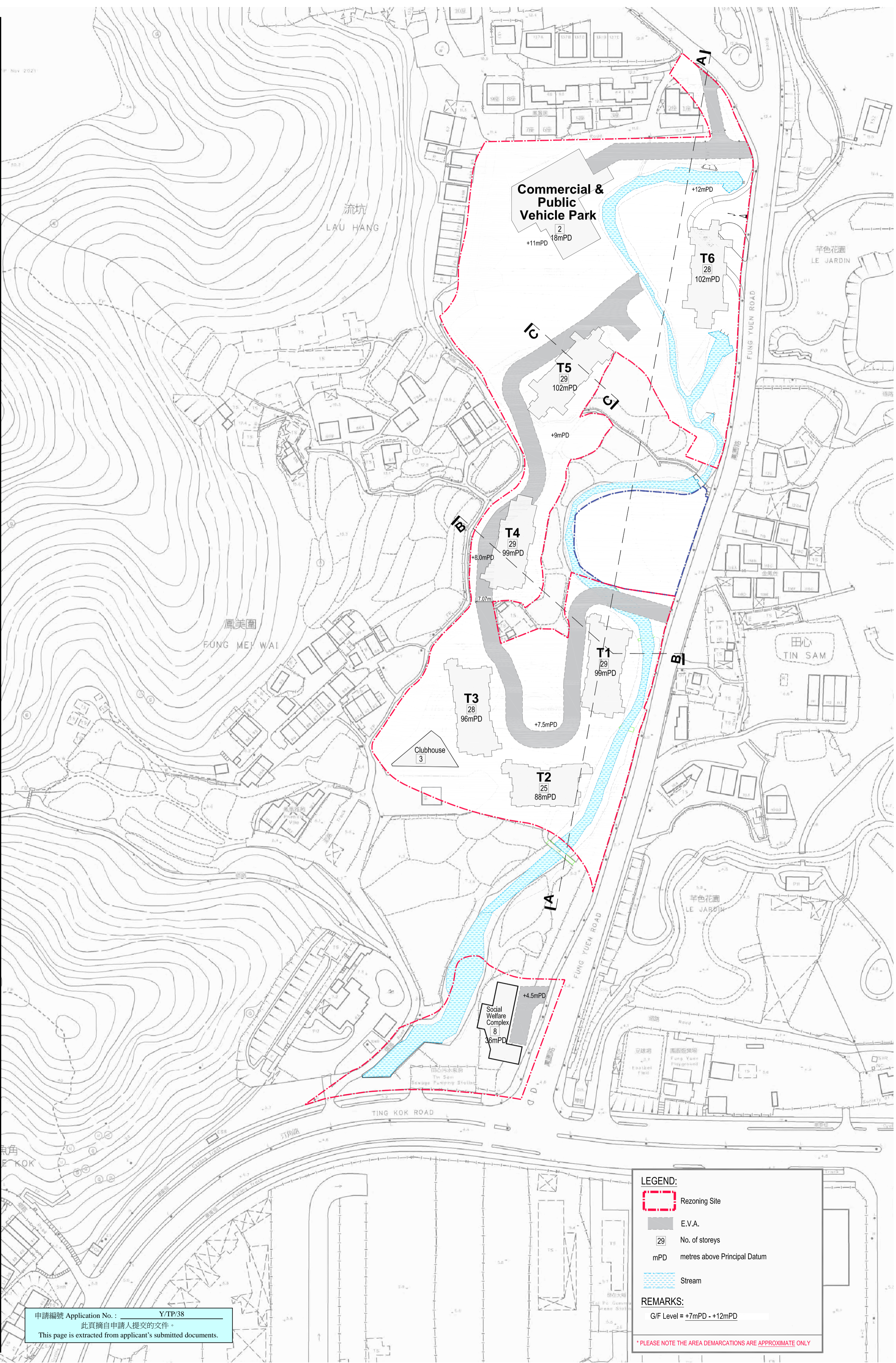
The applicant submitted further information including a table of responses to departmental comments with revised Indicative Architectural Drawings and Landscape Master Plan, Drainage Impact Assessment, Sewerage Impact Assessment and Photomontages; and replacement pages of Supporting Planning Statement, Ecological Impact Assessment and Noise 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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Indicative Layout Plan

Dwg No: 2307/19 - tung yuen.dwg
1: 1:1000 (A2) 1:1500 (A3)
19/07/2023
Project no: 183, tung yuen, tai po, scheme 1641-16 - s12a planning application
No. YP/2023/03/23 - option 7



LEGEND:

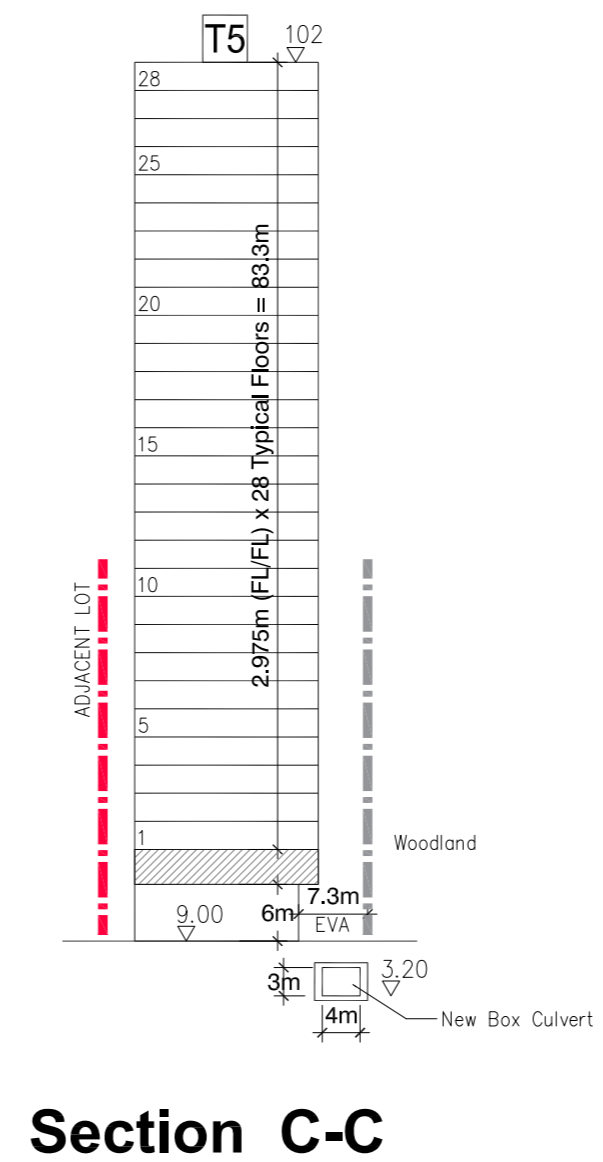
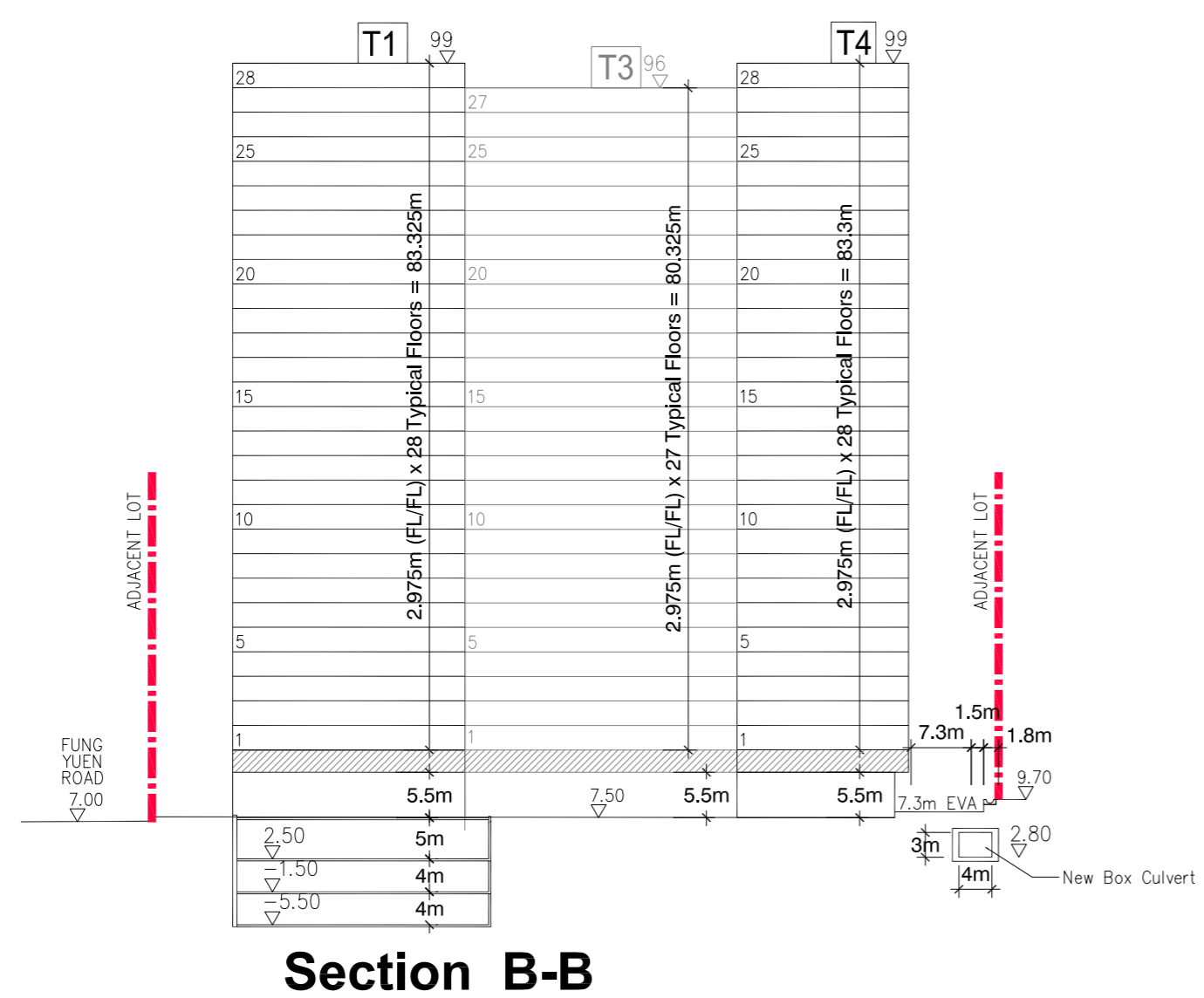
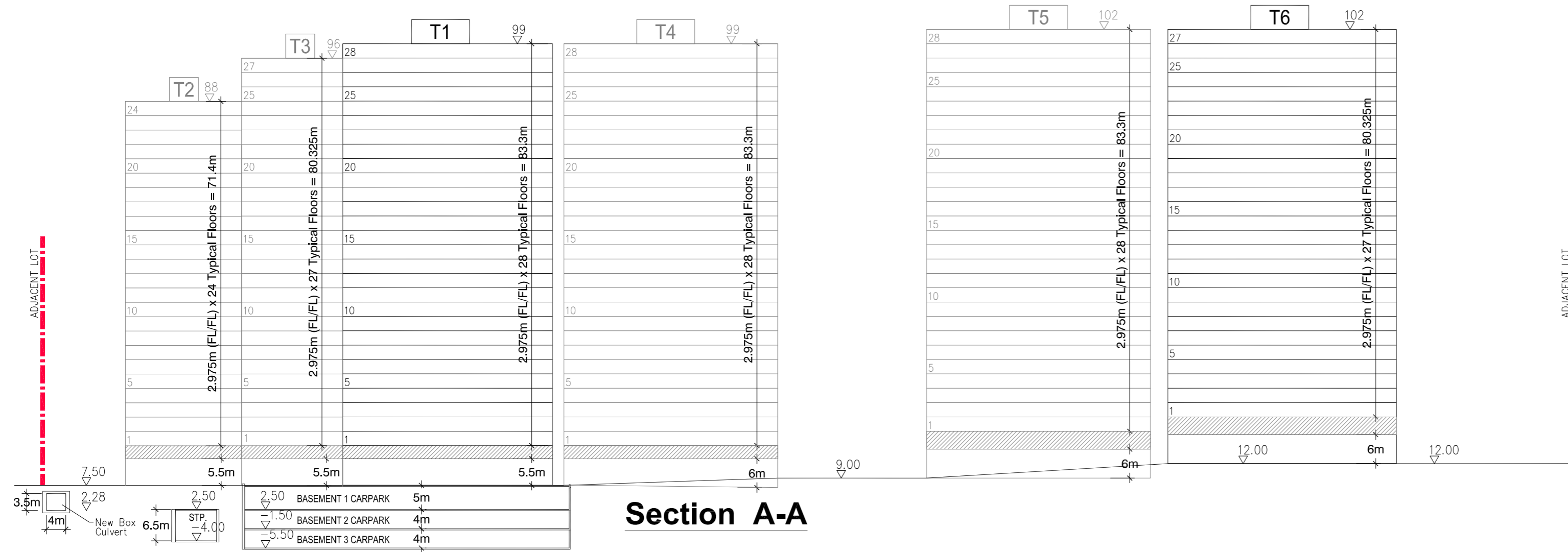
- Rezoning Site
- E.V.A.
- 29 No. of storeys
- mPD metres above Principal Datum
- Stream

REMARKS:

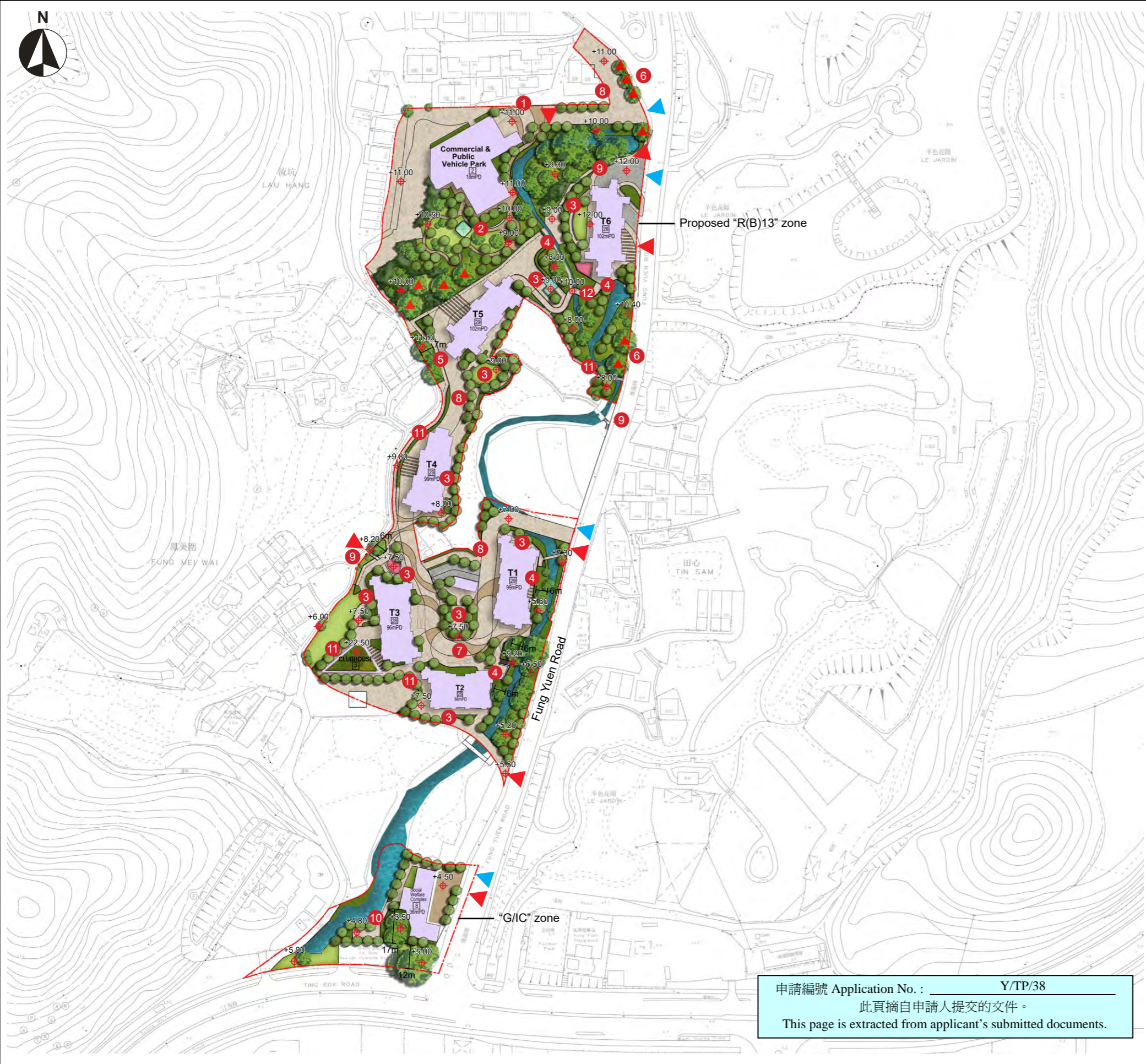
G/F Level = +7mPD - +12mPD

*PLEASE NOTE THE AREA DEMARCATIONS ARE APPROXIMATE ONLY

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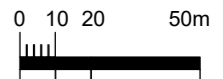


LEGEND

- | | |
|---|----------------------------|
| 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 waterside 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 watercourse.
- 11 Edge planting to soften development edge and creates screening effect.
- 12 Link Bridge for pedestrian access from inland to Fung Yuen Road

Rezoning Site Area
 Proposed "R(B)13": 26,567m²
 "G/IC": 3,347m²
 Private Open Space for residents in Proposed "R(B)13" zone:
 Total not less than 4,750m²
 (For estimated population of 4,750 people)
 Private Open Space in "G/IC" zone: About 150m²



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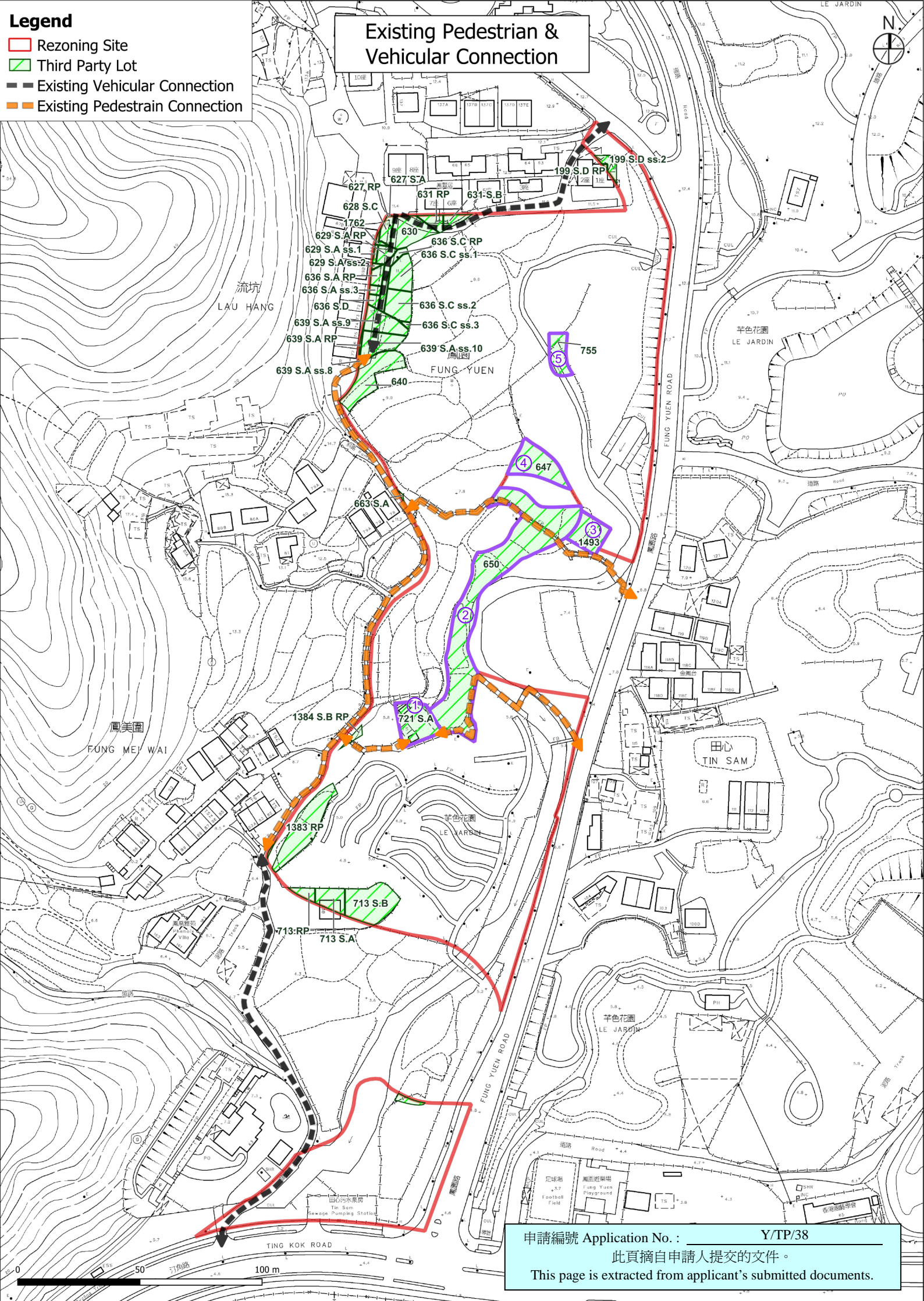
SCALE	As Shown	DATE	JULY 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 1.1		REV B

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 香港特別行政區設計有限公司
 提供專業服務、城市規劃及設計、園藝及景觀設計
 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

Legend

- Rezoning Site
- Third Party Lot
- Existing Vehicular Connection
- Existing Pedestrian Connection

Existing Pedestrian & Vehicular Connection

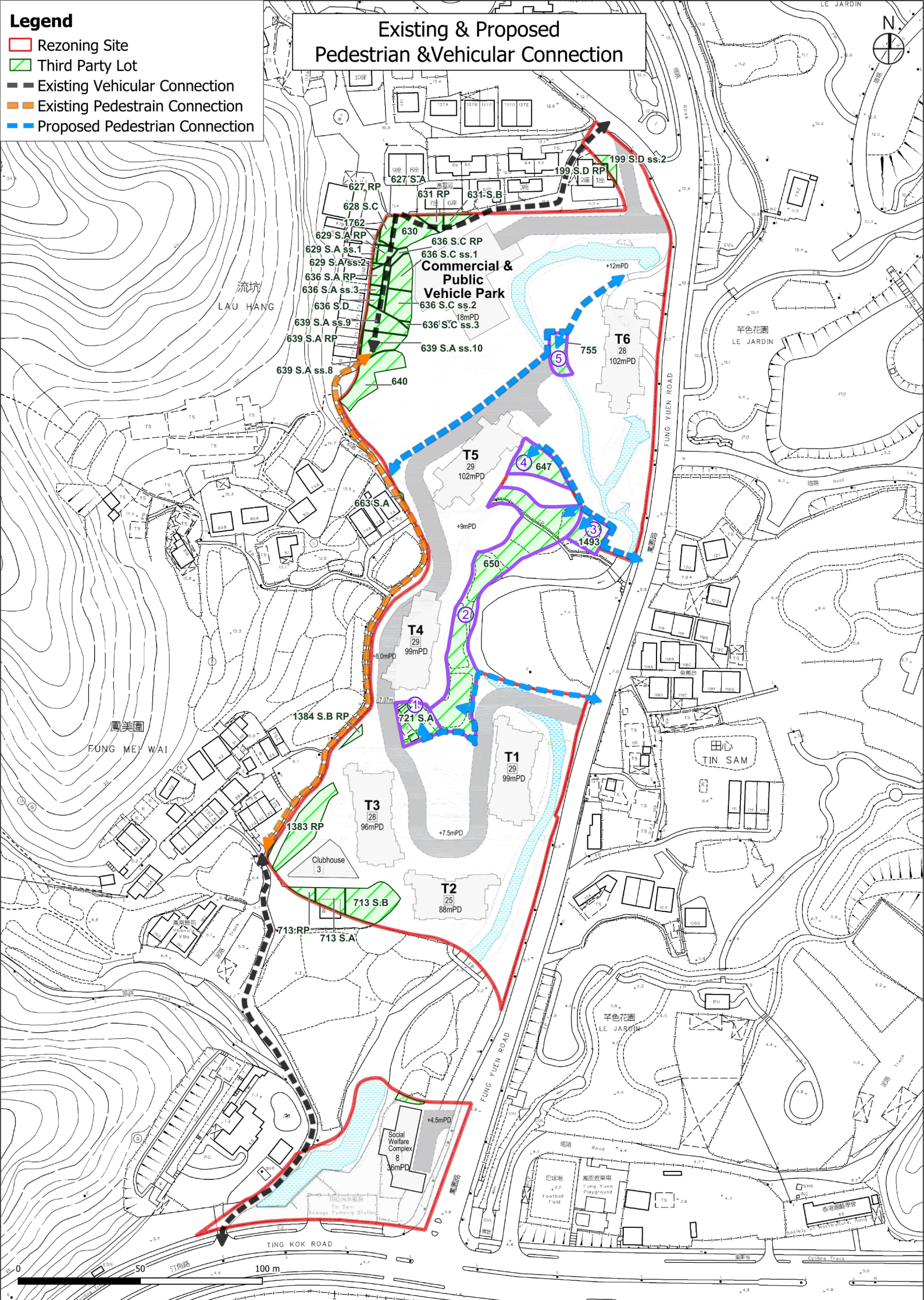


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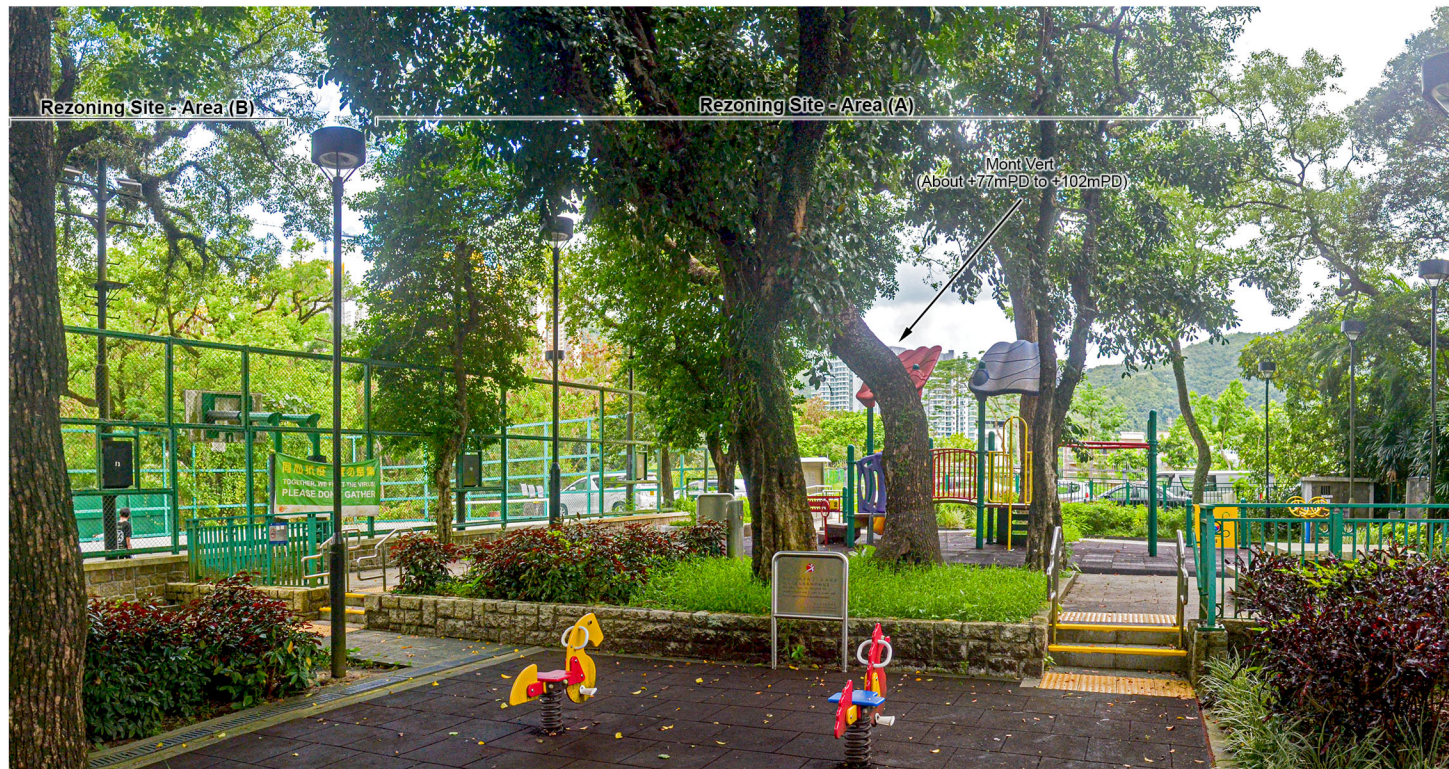
Legend

- Rezoning Site
- Third Party Lot
- Existing Vehicular Connection
- Existing Pedestrian Connection
- Proposed Pedestrian Connection

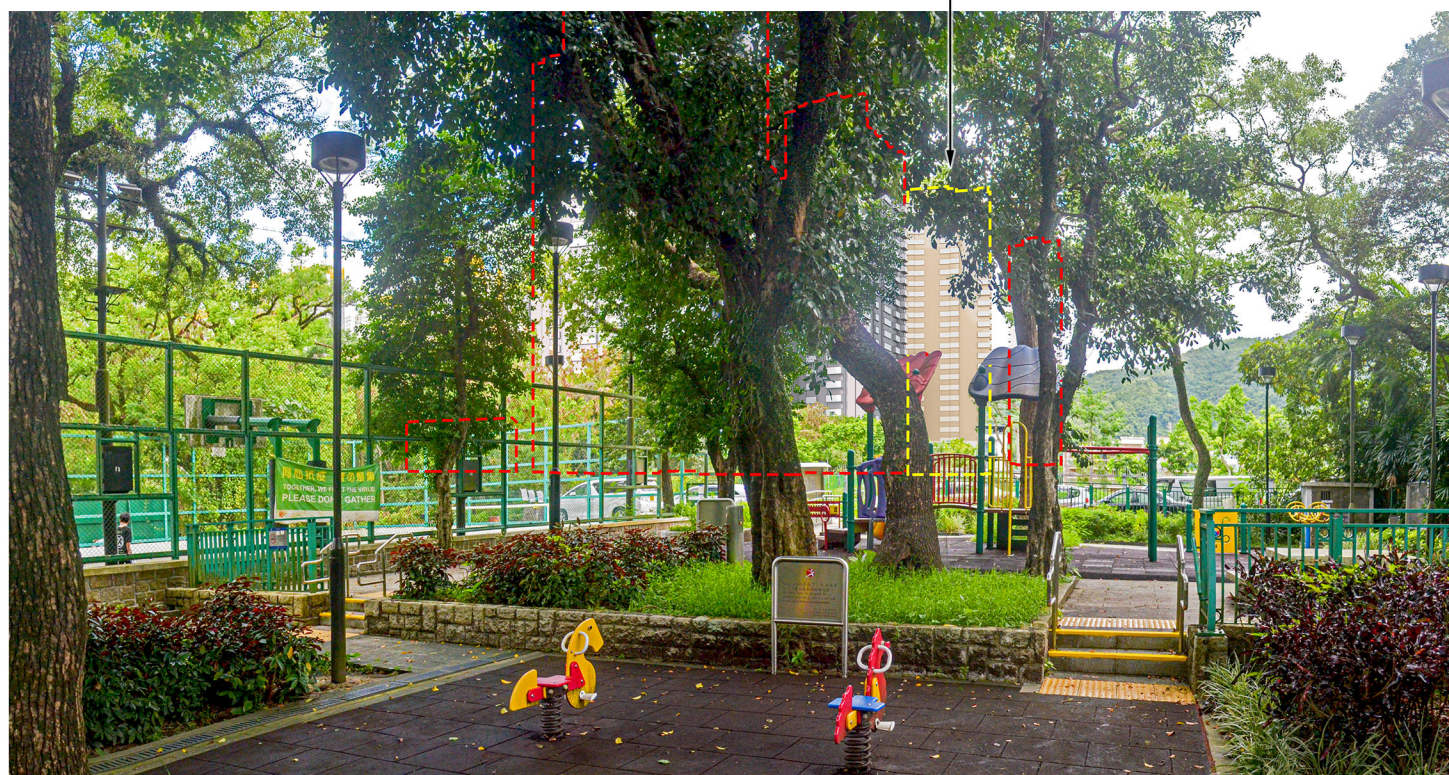
Existing & Proposed Pedestrian & Vehicular Connection



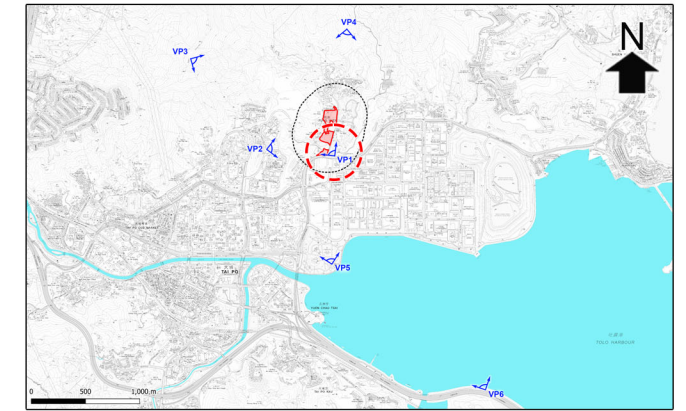
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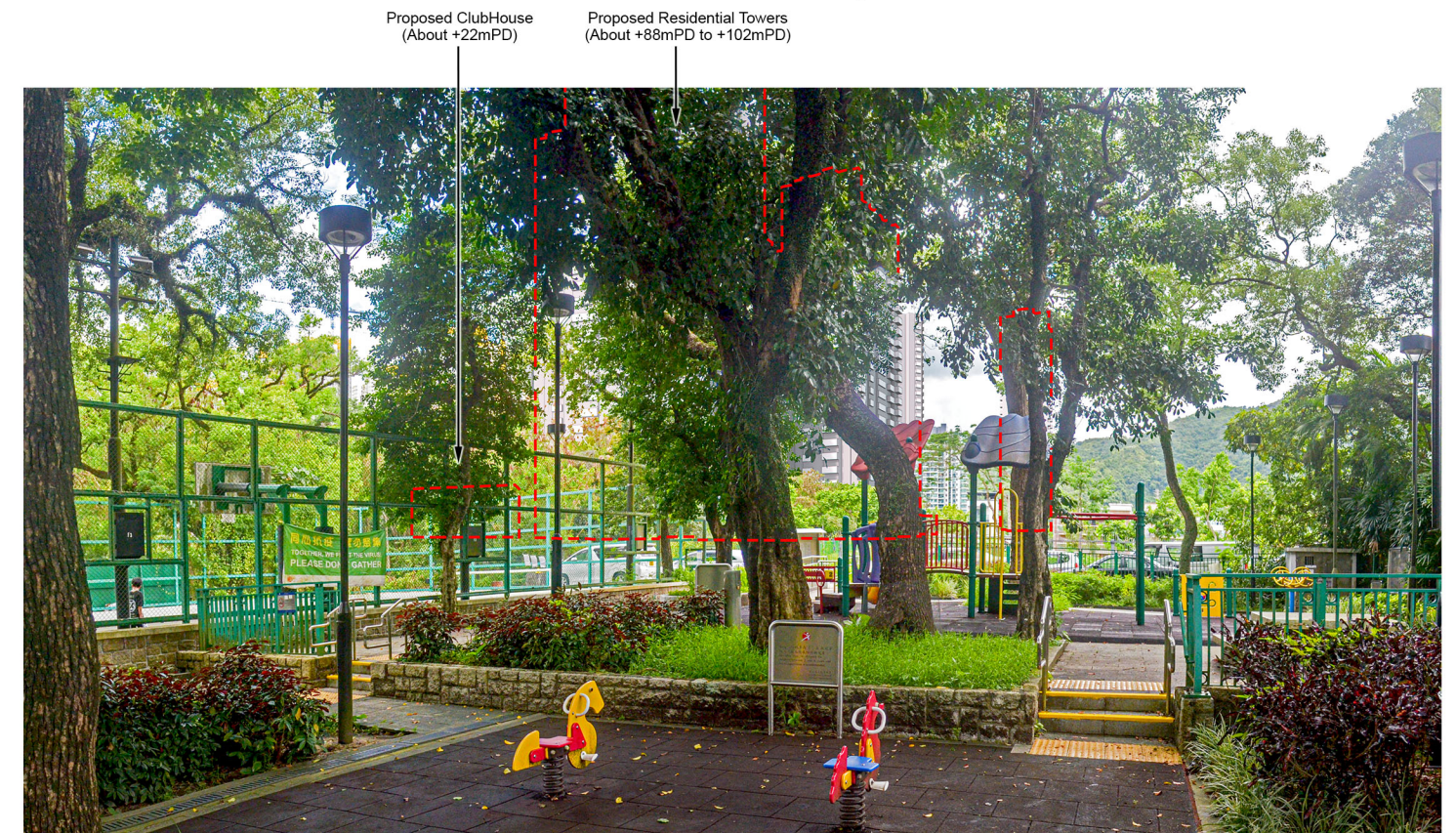
Existing Condition



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



Key Plan



Existing Condition + Proposed Development

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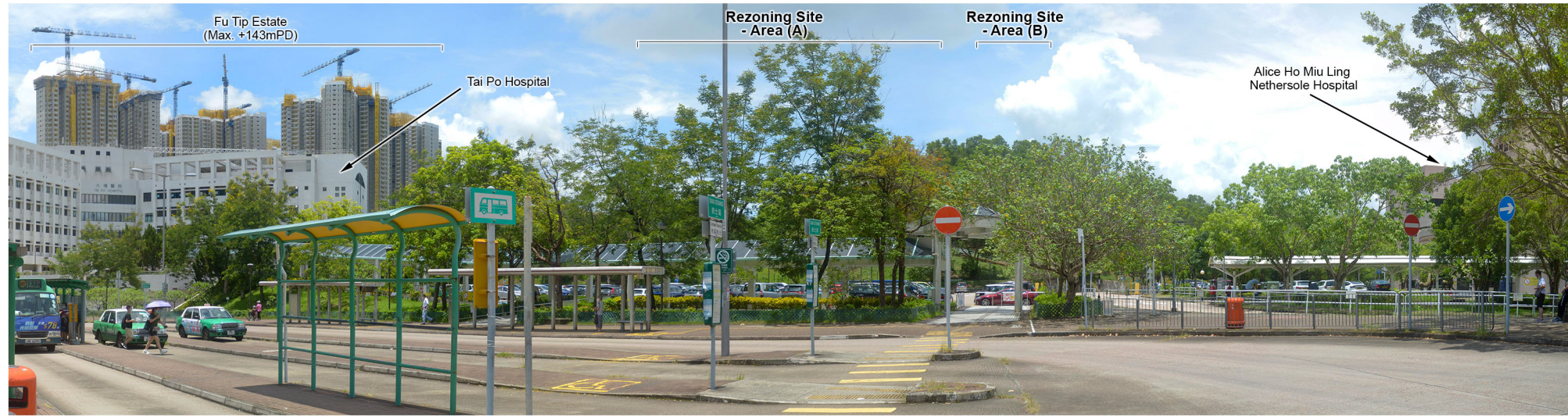
Viewpoint 1 – Fung Yuen Playground

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

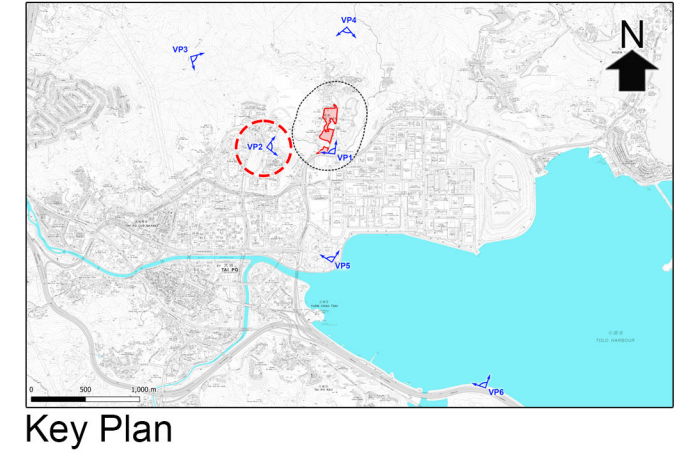
Figure 6.1

Visual Impact Assessment

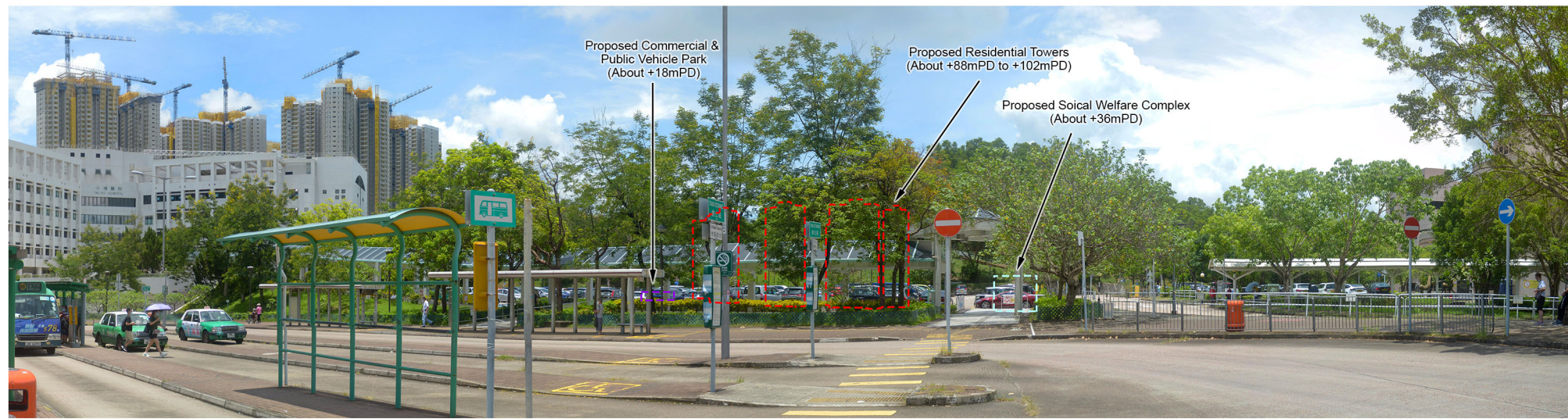
Date: 31 July 2023



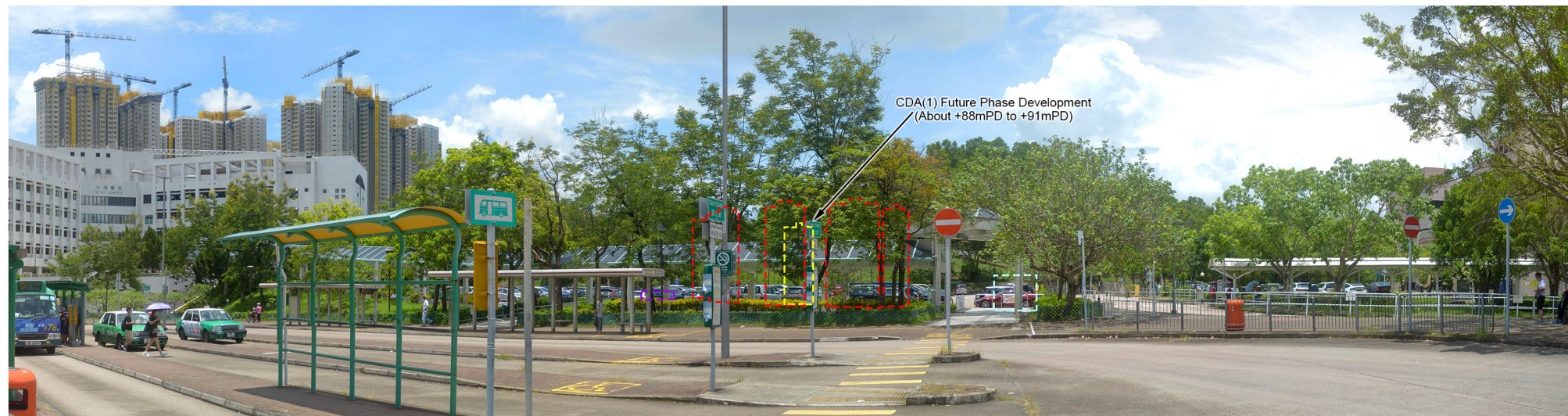
Existing Condition



Key Plan



Existing Condition + Proposed Development



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

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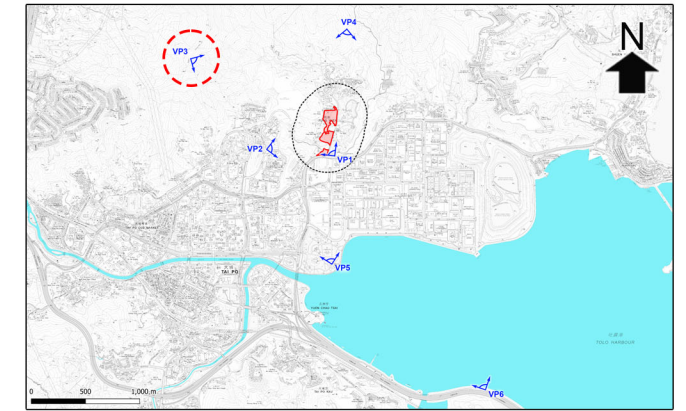
Viewpoint 2 – Public Transport Interchange to the South of Tai Po Hospital

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

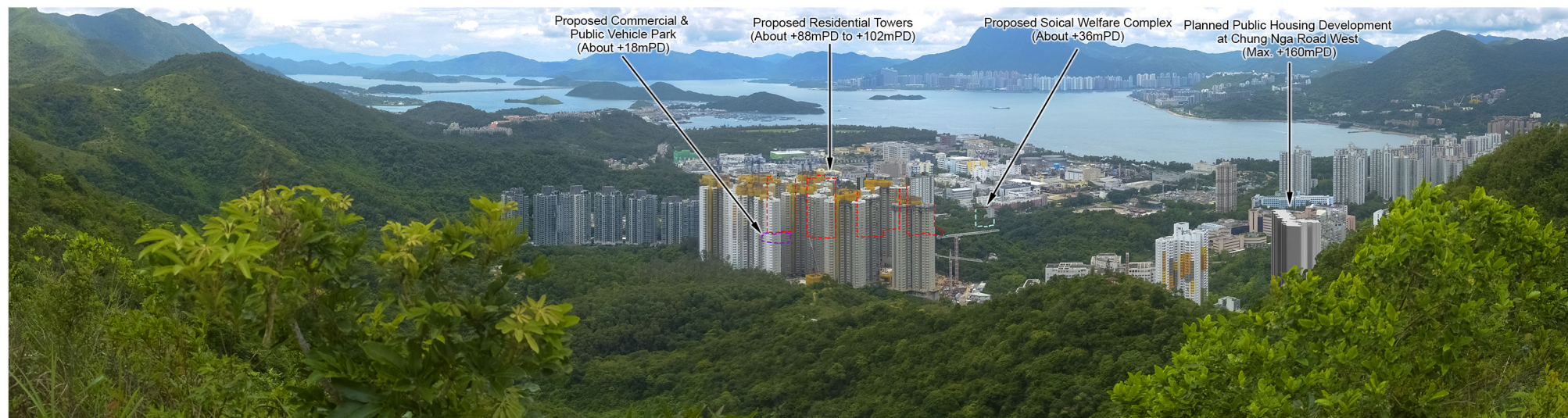
Visual Impact Assessment

Date: 31 July 2023



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

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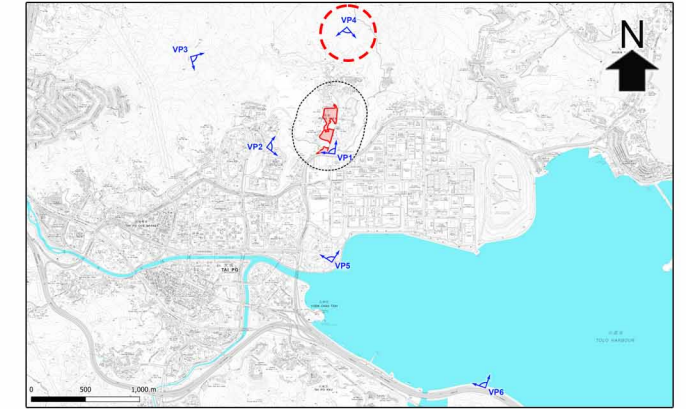
Viewpoint 3 – Wilson Trail Section 8

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

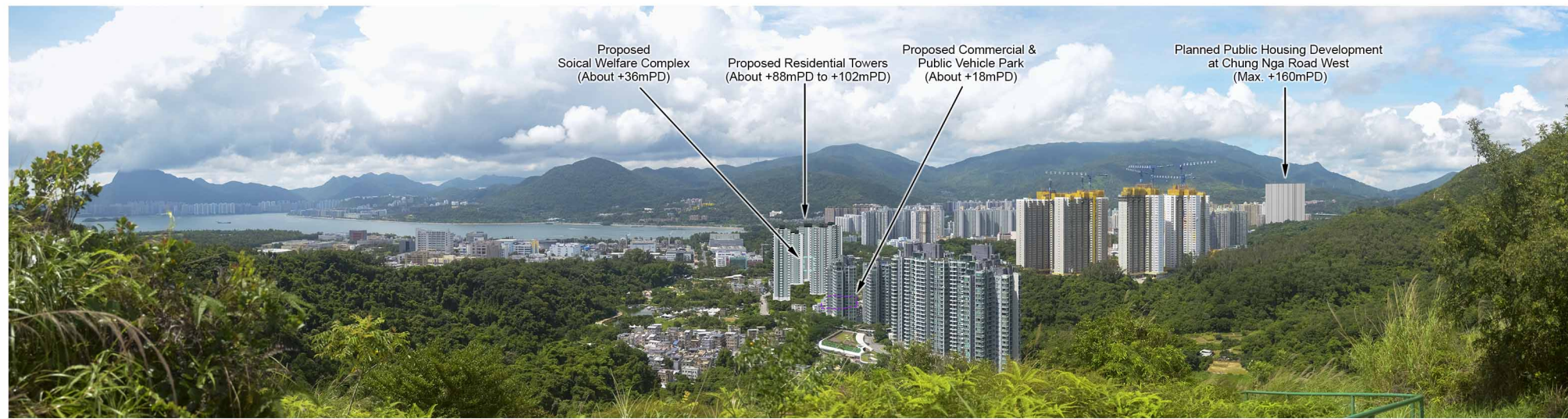
Visual Impact Assessment

Date: 31 July 2023

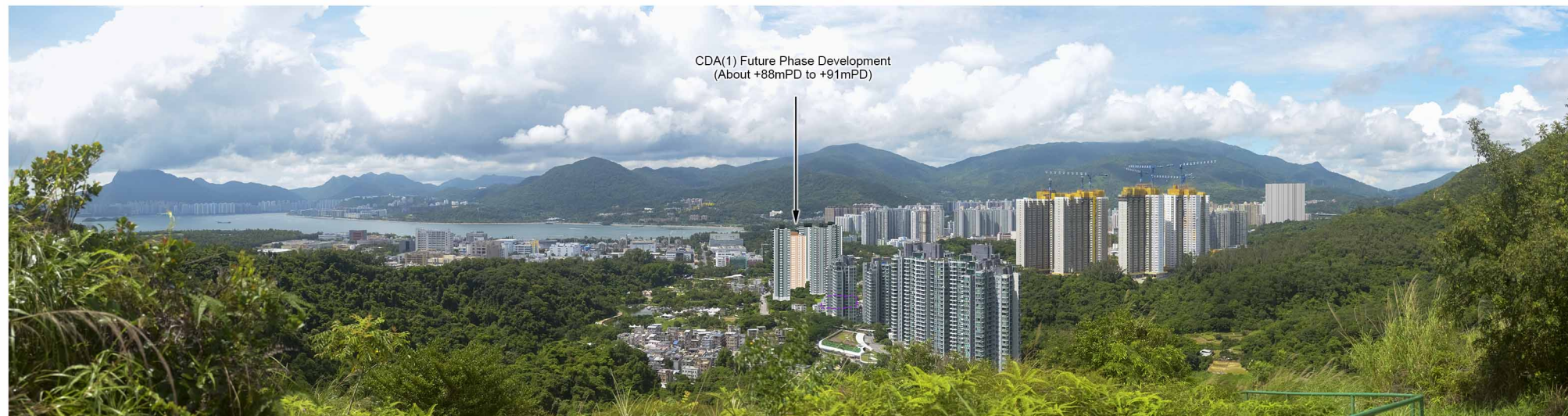


Key Plan

Existing Condition



Existing Condition + Planned Public Housing Development + Proposed Development



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

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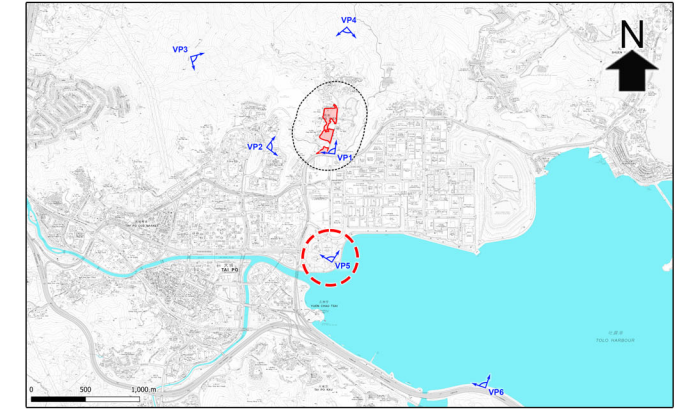
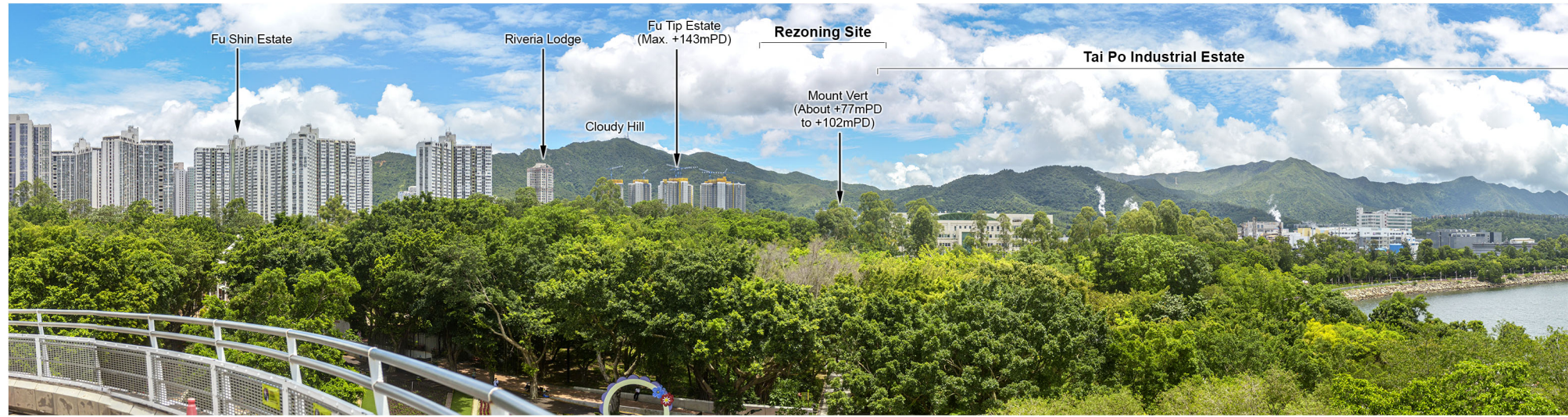
Viewpoint 4 – Footpath leading to Sha Lo Tung

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: 31 July 2023



Key Plan

Existing Condition



Existing Condition + Proposed Development



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

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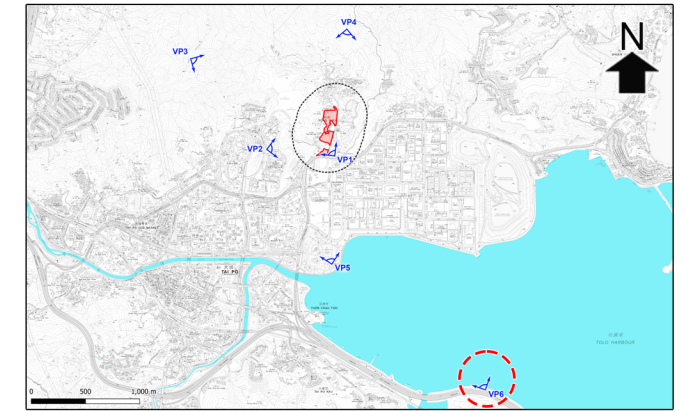
Viewpoint 5 – Spiral Lookout Tower in Tai Po Waterfront Park

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: 31 July 2023



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: 31 July 2023