

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TP/38**
關於申請編號 Y/TP/38 而只作指示用途的擬議發展計劃的概括發展規範

Revised broad development parameters in view of
the further information received on 17.3.2023
因應於 2023 年 3 月 17 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	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 新界大埔鳳園大埔市地段第 183 號 A 分段第 1 小分段(部分)及第 183 號 A 分段第 2 小分段(部分)、丈量約份第 11 約多幅地段和毗連政府土地		
Site area 地盤面積	About 約 29,914 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 10,618 sq. m 平方米)		
Plan 圖則	Approved Tai Po Outline Zoning Plan No. S/TP/30 大埔分區計劃大綱核准圖編號 S/TP/30		
Zoning 地帶	"Comprehensive Development Area (1)" and "Government, Institution or Community" 「綜合發展區(1)」及「政府、機構或社區」		
Proposed Amendment(s) 擬議修訂	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 把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)13」地帶及修訂一幅「政府、機構或社區」用地的建築物高度限制，由 2 層改為 8 層		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	Area (A): Not more than 不多 於 95,641	Area (A): About 約 3.6
	Non-domestic 非住用	Area (A): Not more than 不多 於 800 Area (B): About 約 4,782	Area (A): About 約 0.03
No. of block 幢數	Domestic 住用	Area (A): 6	
	Non-domestic 非住用	Area (A): 2 Area (B): 1	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	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(主水平基準上)	
		Area (A): 30 Storey(s) 層 Exclude 不包括 Basement 地庫 3	
	Non-domestic 非住用	Area (A): About 約 15 m 米 Area (B): About 約 31.5	
		Area (A): About 約 18 to 22 mPD 米(主水平基準上) Area (B): About 約 36	
		Area (A): 2 to 3 Storey(s) 層 Area (B): 8	
	Composite 綜合用途	- m 米	
		- mPD 米(主水平基準上)	
		- Storey(s) 層	
Site coverage 上蓋面積	Not more than 33.33%		
No. of units 單位數目	1,759 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 4,750 sq. m 平方米	
	Public 公眾	- sq. m 平方米	
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		447
	Private Car Parking Spaces 私家車車位		Area (A): 368 Area (B): 6
	Motorcycle Parking Spaces 電單車車位		Area (A): 13 Area (B): 1
	Bicycle Parking Spaces 單車車位		Area (A): 59
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		11
	Light Goods Vehicle Spaces 輕型貨車車位		Area (B): 1
	Heavy Goods Vehicle Spaces 重型貨車車位		Area (A): 7
	Light Bus Spaces 小巴車位		Area (B): 1
	Ambulance Spaces 救護車車位		Area (B): 1
	Bus lay-by with bus turn-around facility 巴士停車處及掉頭設施		Area (A): 1

* 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。

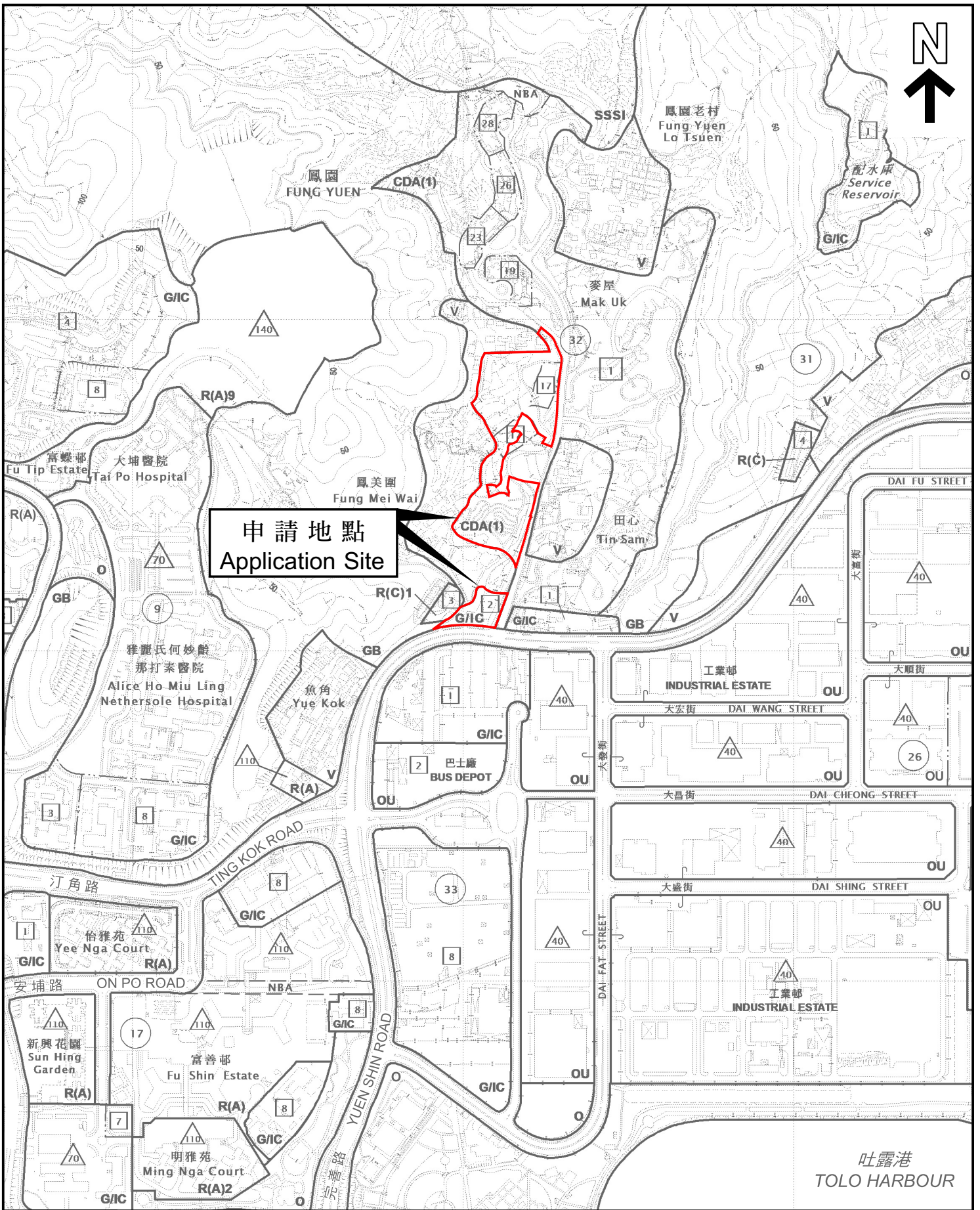
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Air Ventilation Assessment 空氣流通評估</u>		
<u>Air Quality Impact Assessment 空氣質素影響評估</u>		
<u>Noise Impact Assessment 噪音影響評估</u>		
<u>Response-to-Comment Table to the departments 回應部門的意見表</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

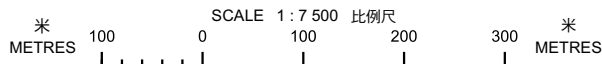
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

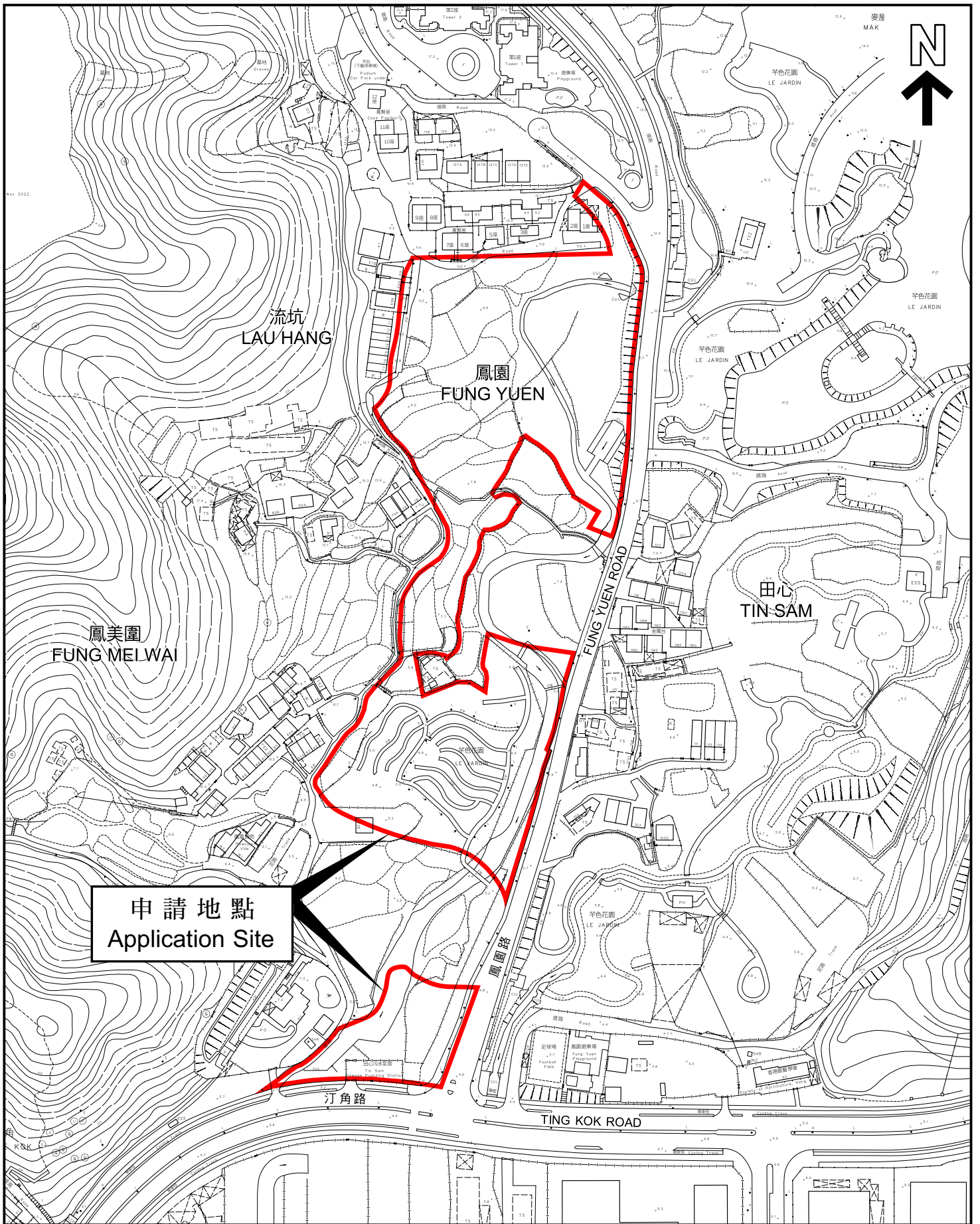
位置圖 LOCATION PLAN

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。

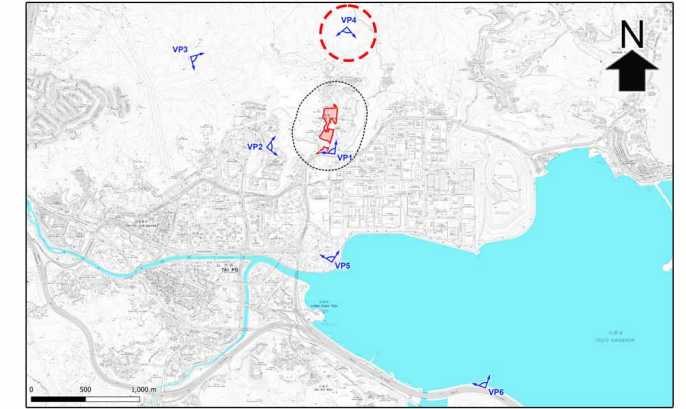
The applicant provided further information including a table of responses to departmental comments with revised Drainage Impact Assessment, Sewerage Impact Assessment, Air Ventilation Impact Assessment, Air Quality Impact Assessment and Noise Impact Assessment and replacement pages of Supporting Planning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

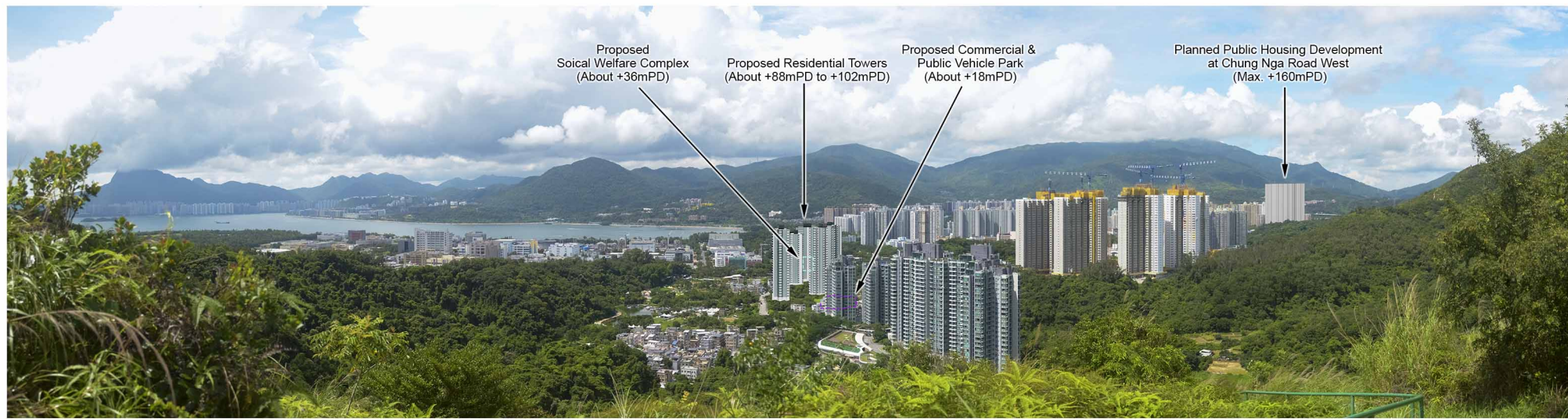
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Existing Condition



Key Plan



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