

**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 11.8.2023  
因應於 2023 年 8 月 11 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 3	Storey(s) 層 Exclude 不包括 Basement 地庫	
	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 Area (B): 8	Storey(s) 層	
	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	-		
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。

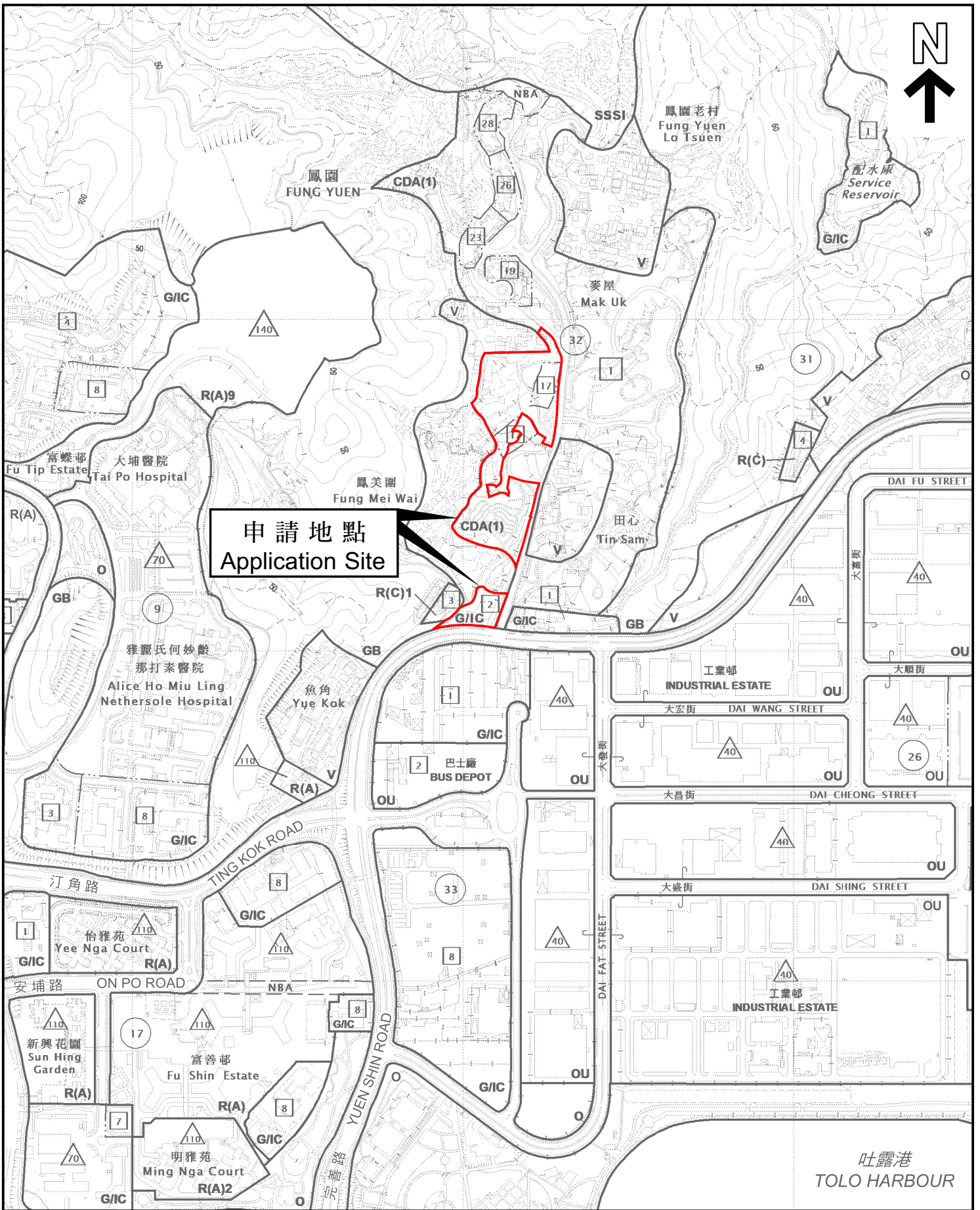
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 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"/>
<b><u>Indicative Architectural Drawings 建築圖則</u></b>		
Replacement pages of Supporting Planning Statement 規劃綱領的替代頁		
Replacement pages of Ecological Impact Assessment 生態影響評估的替代頁		
Replacement pages of Noise Impact Assessment 噪音影響評估的替代頁		
Response-to-Comment Table to the departments 回應部門的意見表		
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.

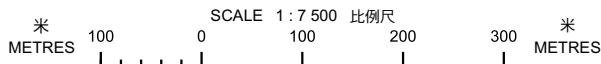
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點  
Application Site

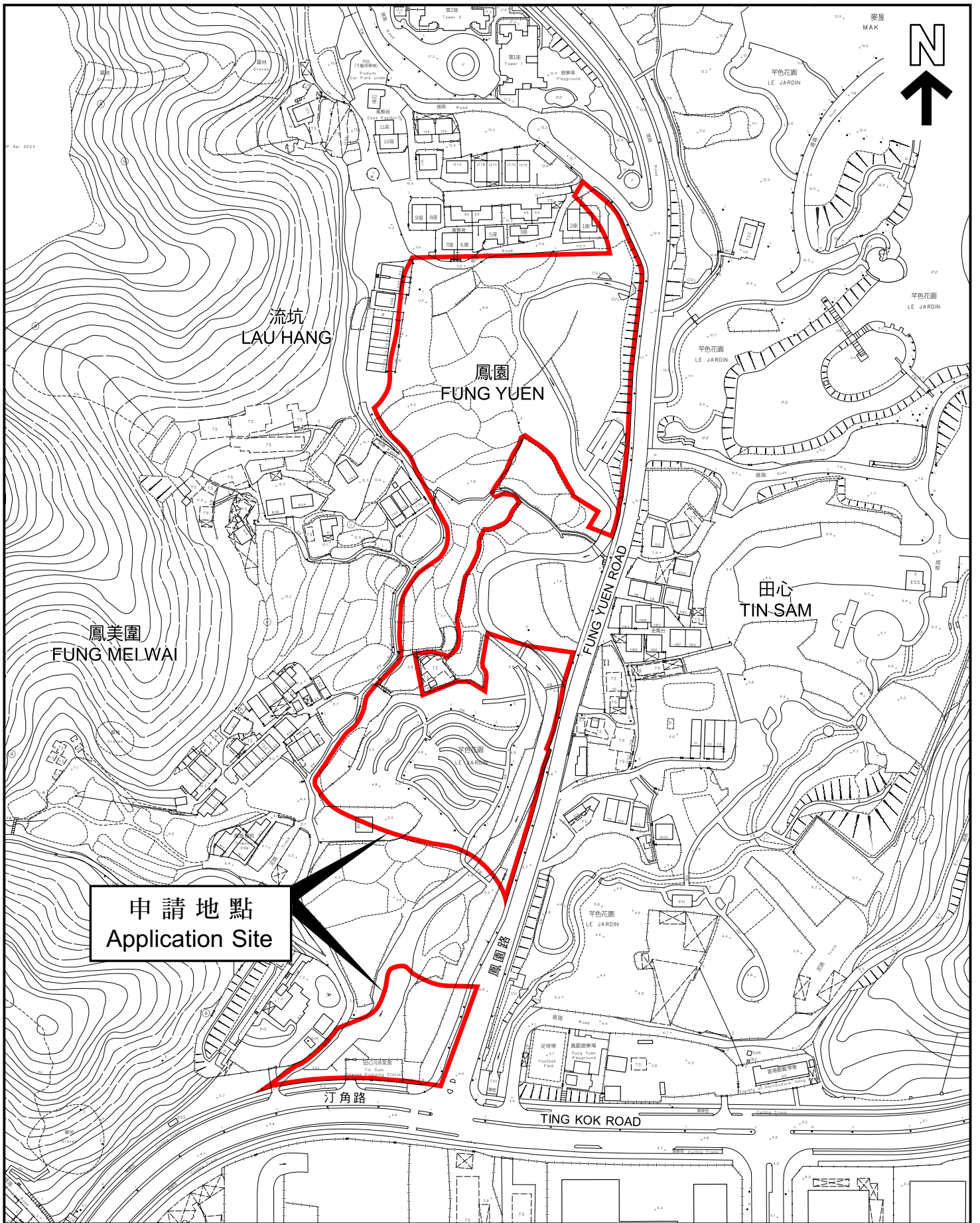
本摘要圖於2023年8月17日擬備，  
所根據的資料為於2022年6月14日  
核准的分區計劃大綱圖編號S/TP/30  
EXTRACT PLAN PREPARED ON 17.8.2023  
BASED ON OUTLINE ZONING PLAN  
No. S/TP/30 APPROVED ON 14.6.2022

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。

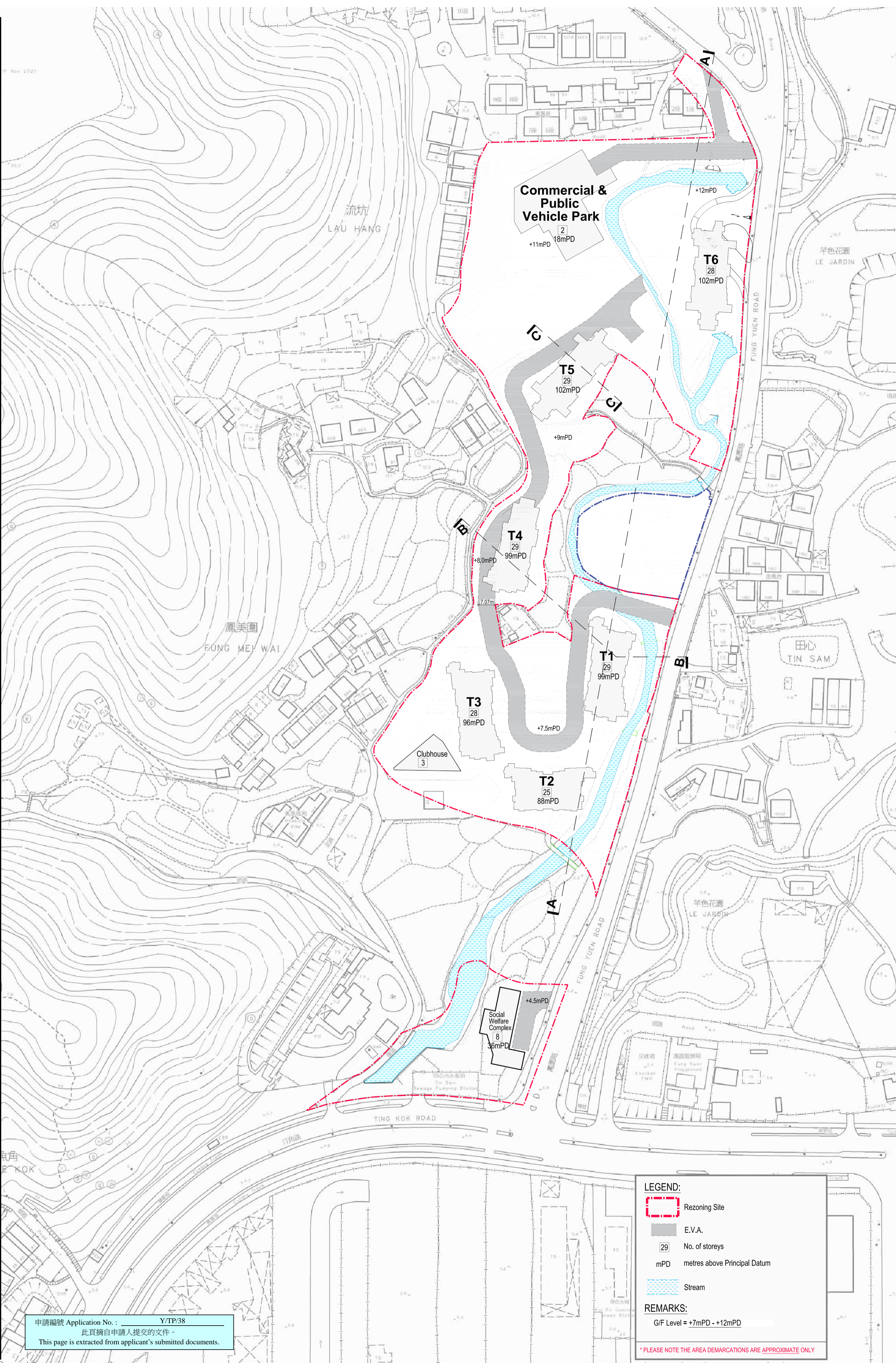
The applicant submitted further information including a table of responses to departmental comments with revised Indicative Architectural Drawings and Landscape Master Plan, Drainage Impact Assessment, Sewerage Impact Assessment and Photomontages; and replacement pages of Supporting Planning Statement, 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: 1:000 (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:**

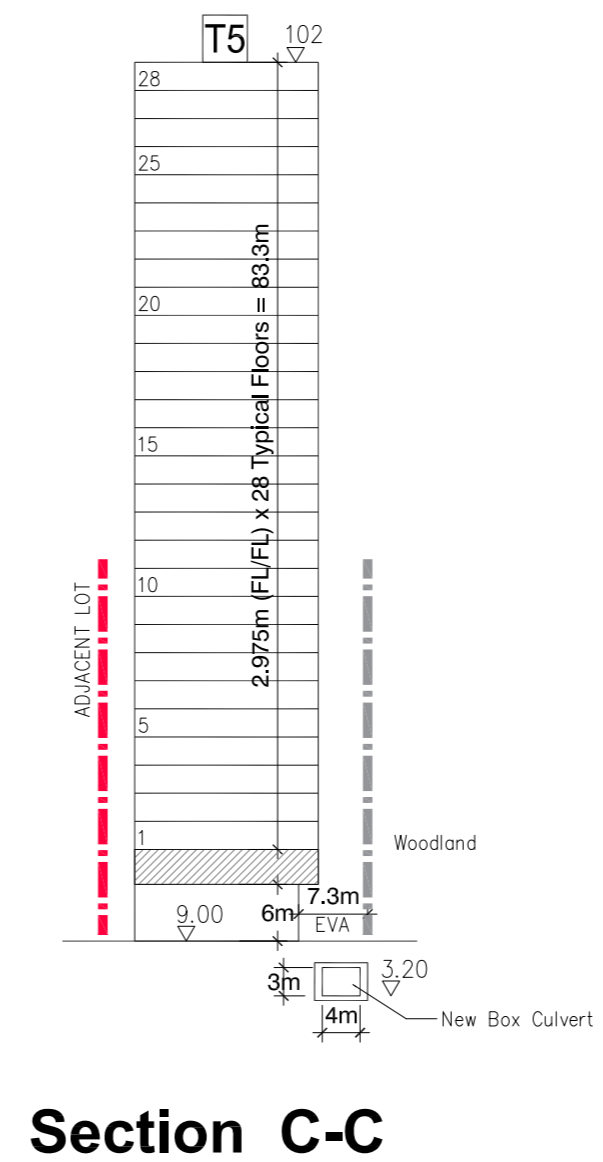
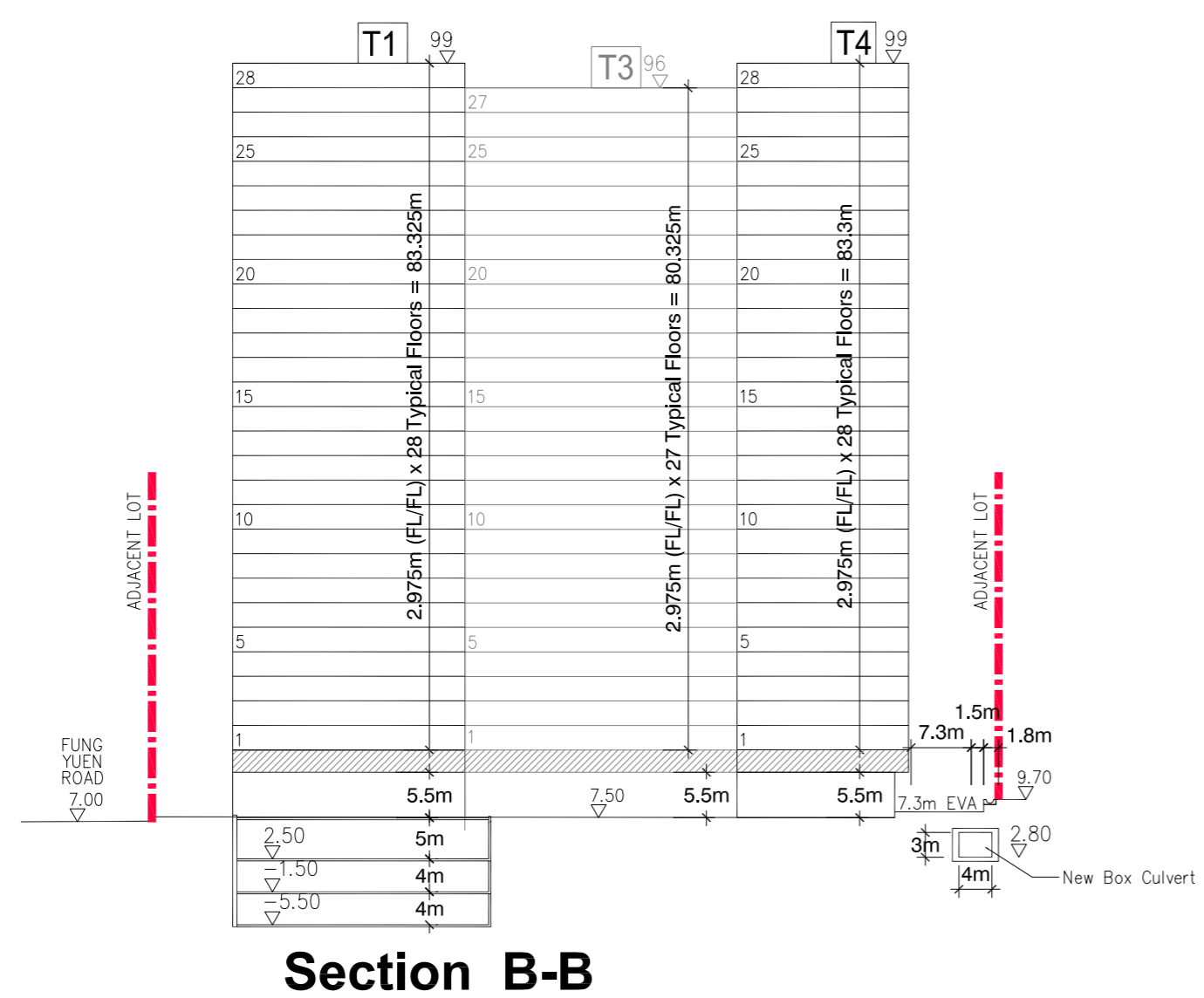
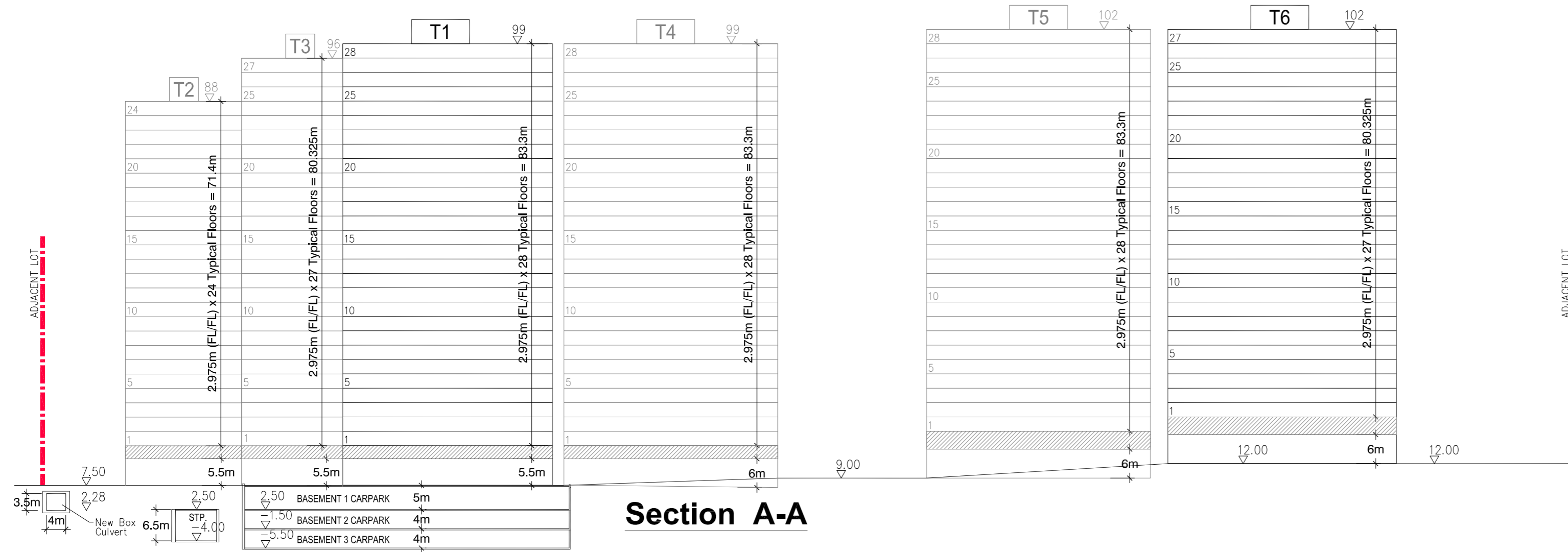
- Rezoning Site
- E.V.A.
- 29 No. of storeys
- mPD metres above Principal Datum
- Stream

**REMARKS:**

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

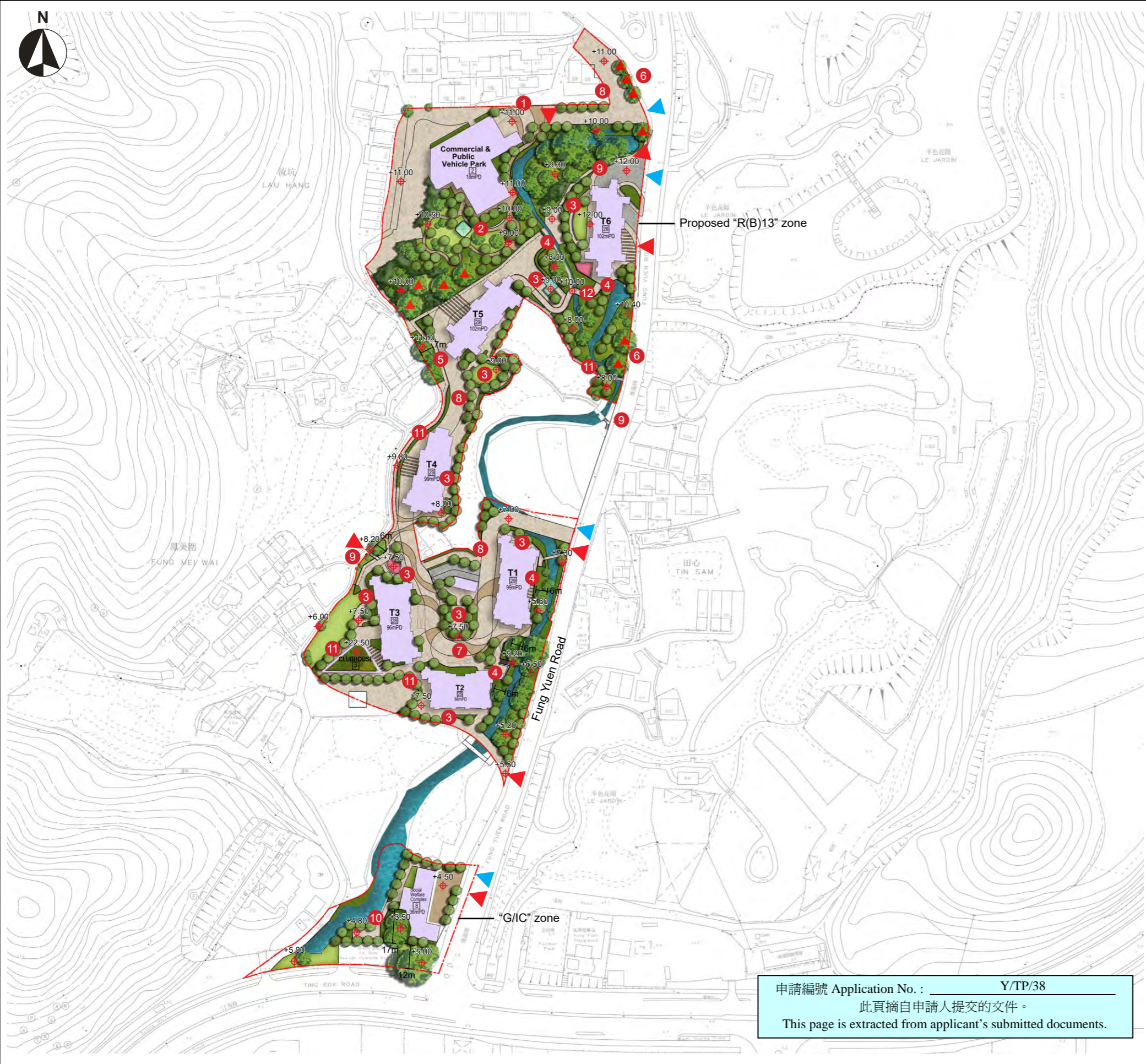
\*PLEASE NOTE THE AREA DEMARCATIONS ARE APPROXIMATE ONLY

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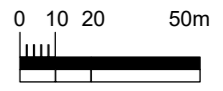


**LEGEND**

- |  |   |  |                            |
|--|---|--|----------------------------|
|  | Rezoning Site Boundary                                      |  | +6.00 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": 26,567m<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>



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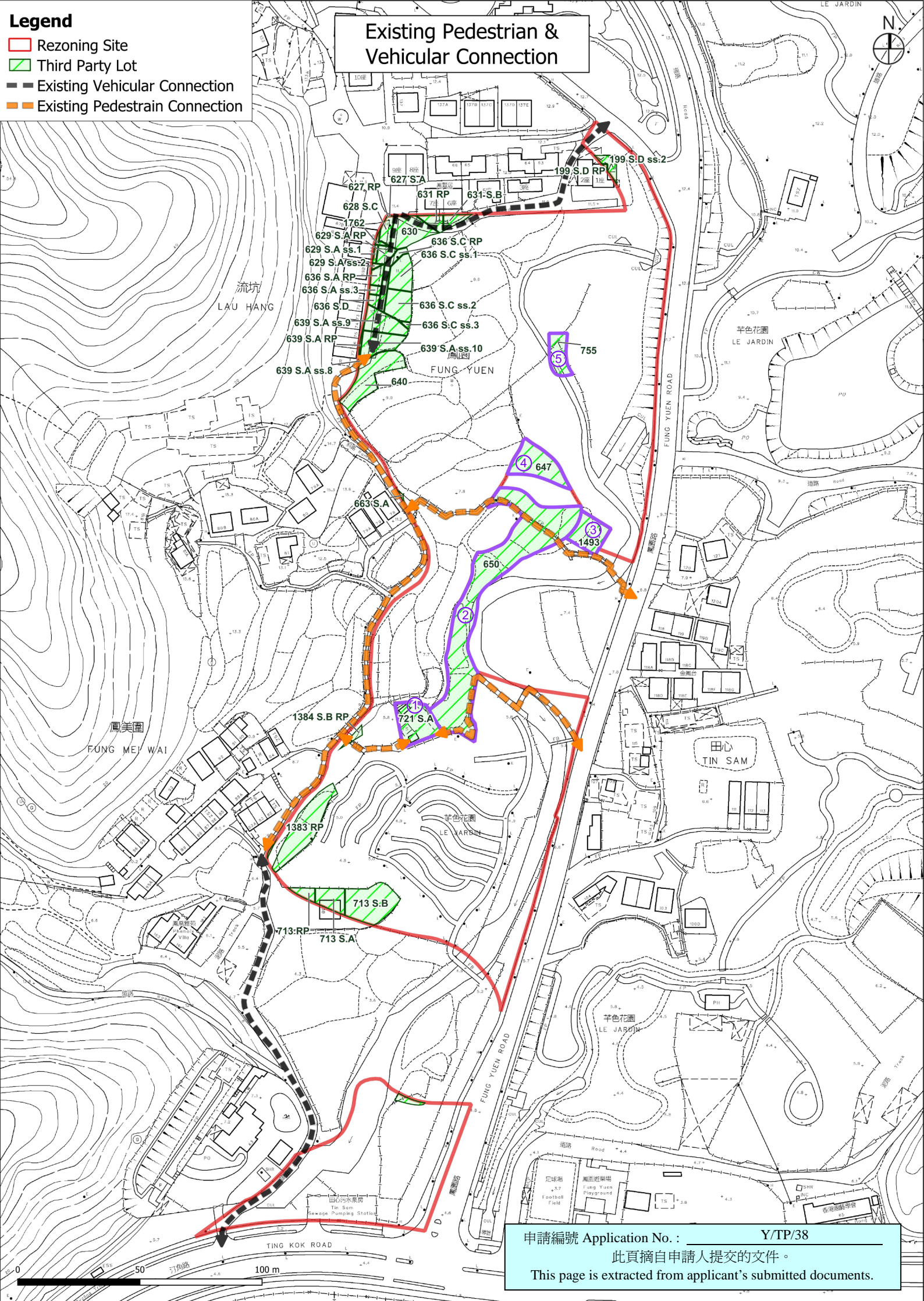
SCALE	As Shown	DATE	JULY 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 1.1		REV B

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  
 諮詢及設計、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**

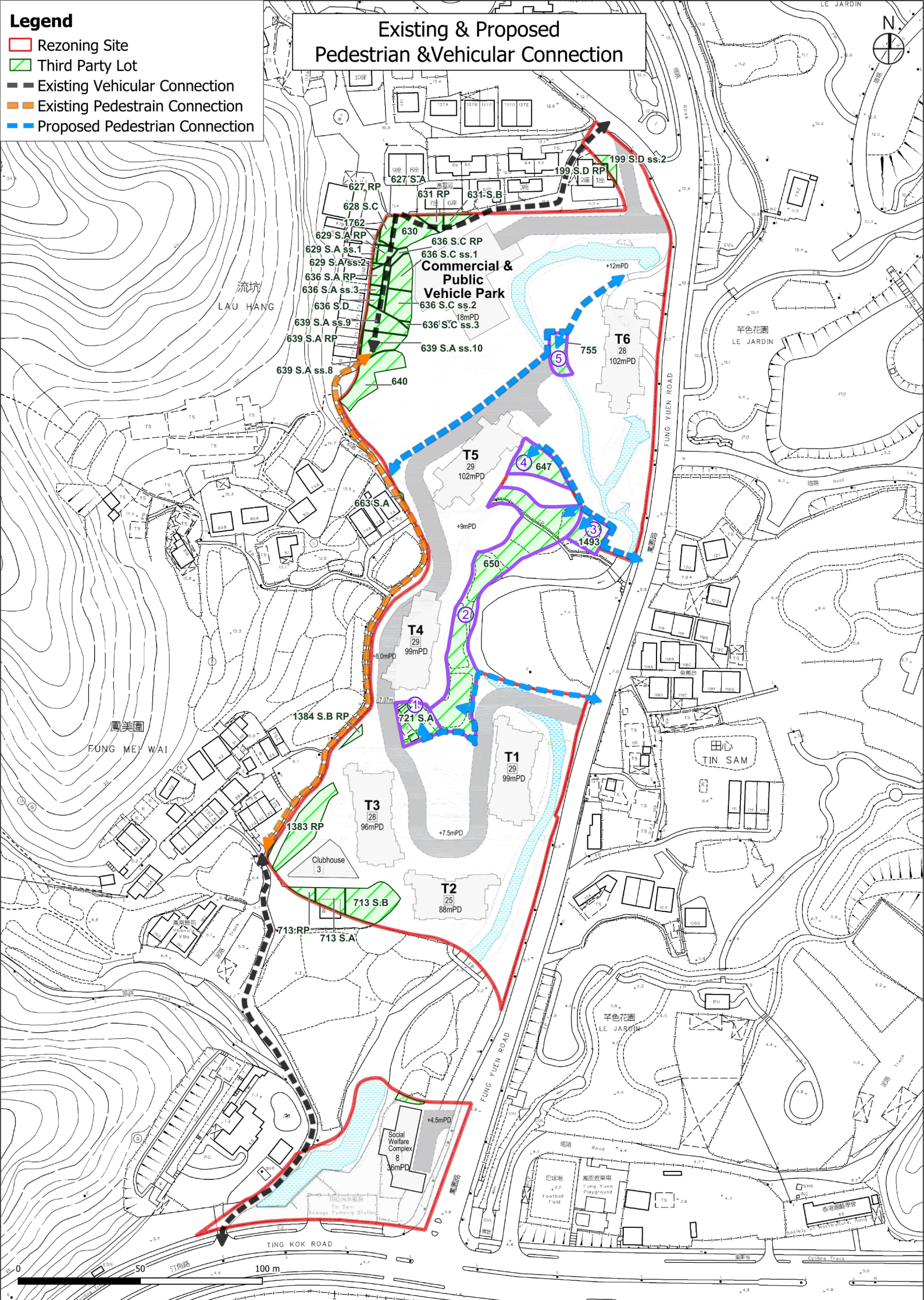


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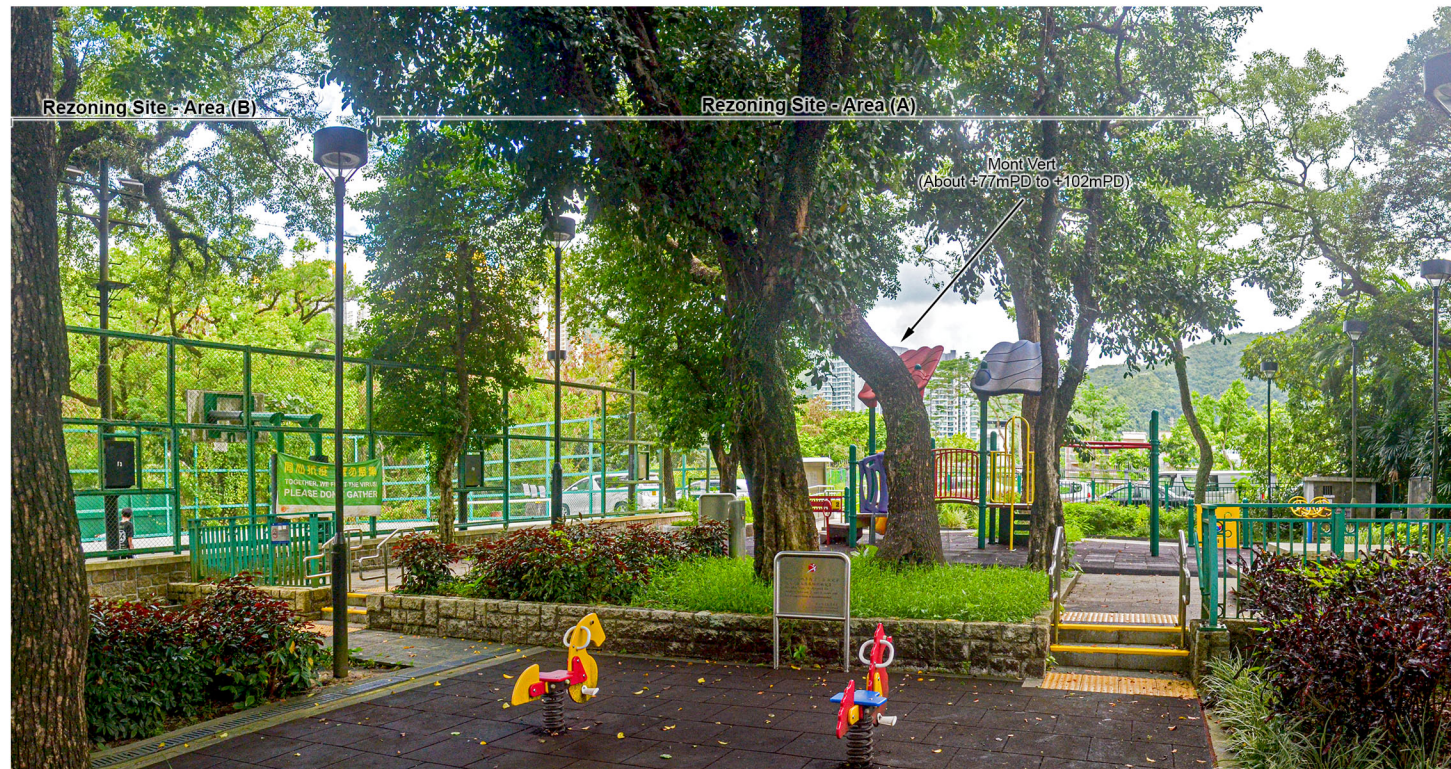
**Legend**

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

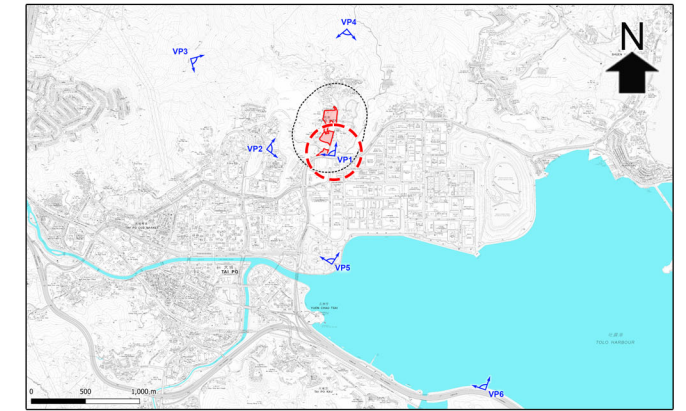
**Existing & Proposed Pedestrian & Vehicular Connection**



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Existing Condition



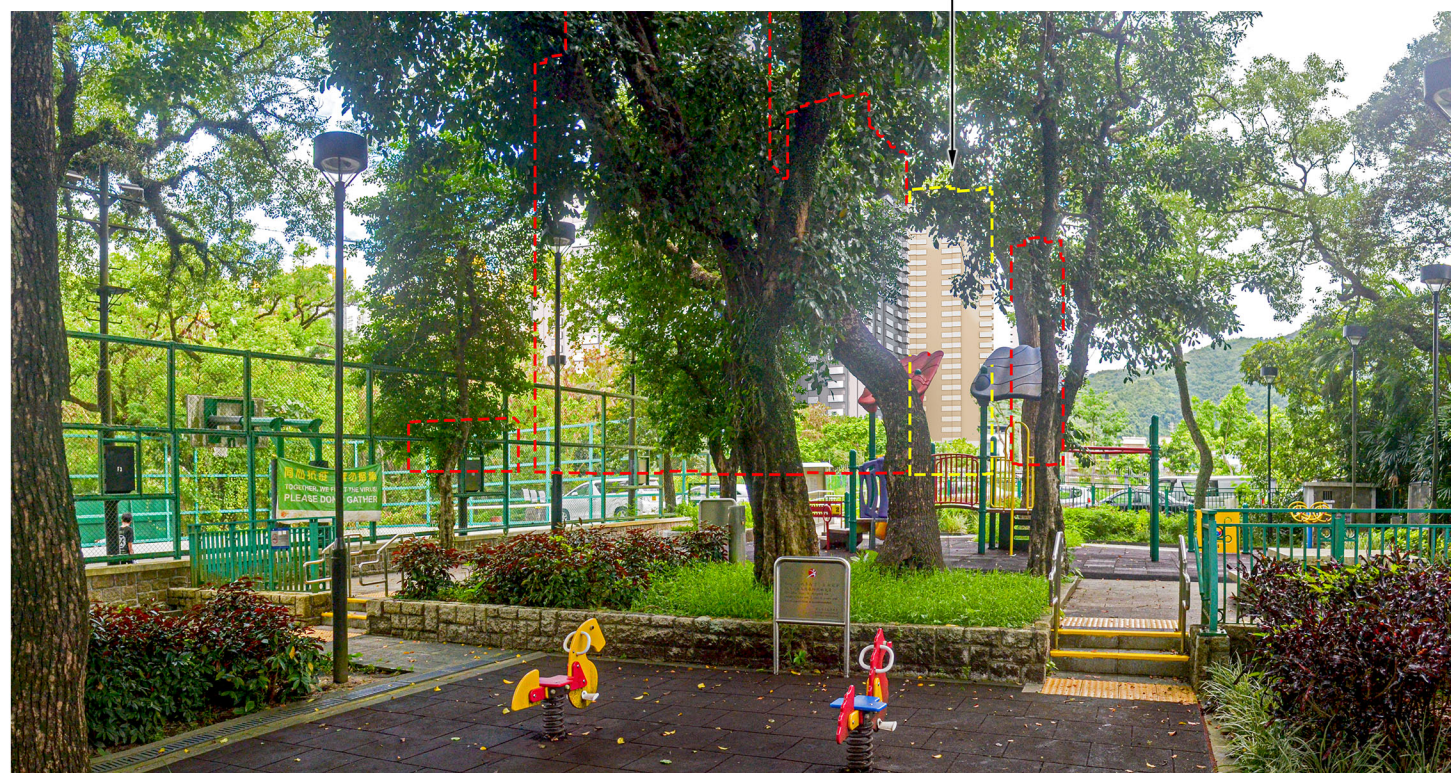
Key Plan

Proposed ClubHouse (About +22mPD)  
Proposed Residential Towers (About +88mPD to +102mPD)



Existing Condition + Proposed Development

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



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

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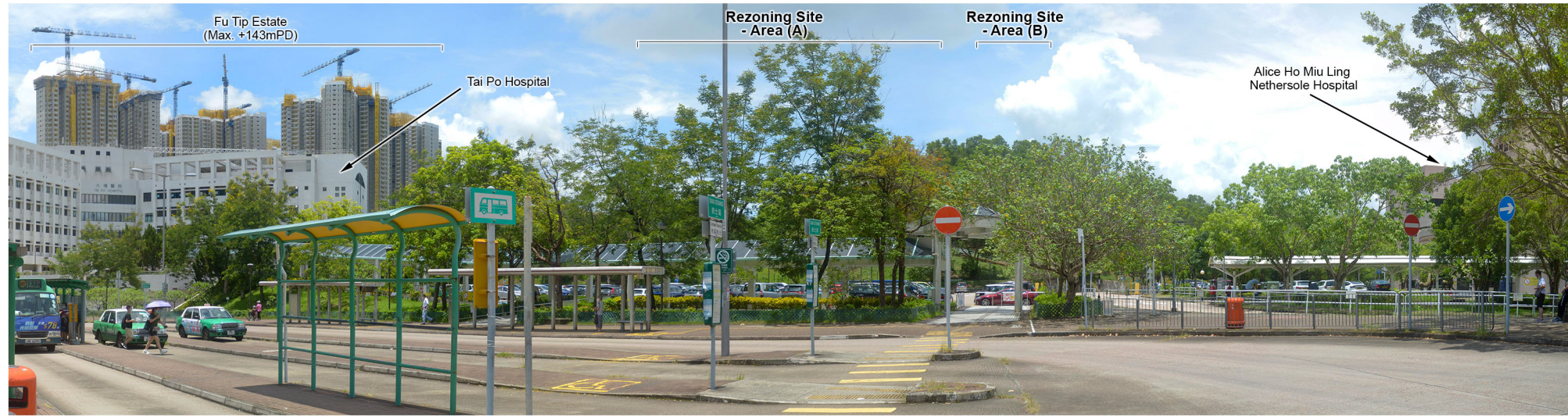
Viewpoint 1 – Fung Yuen Playground

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

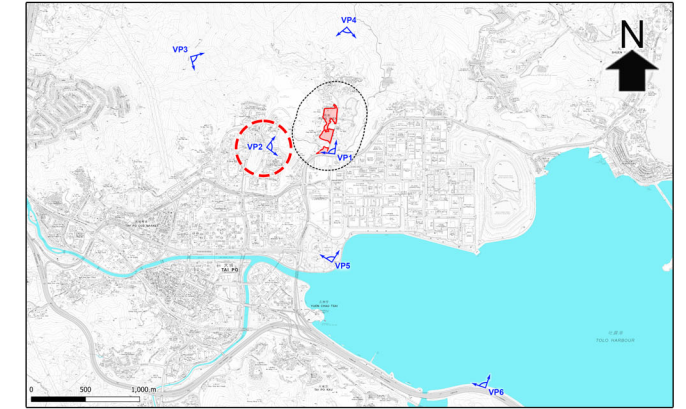
Figure 6.1

Visual Impact Assessment

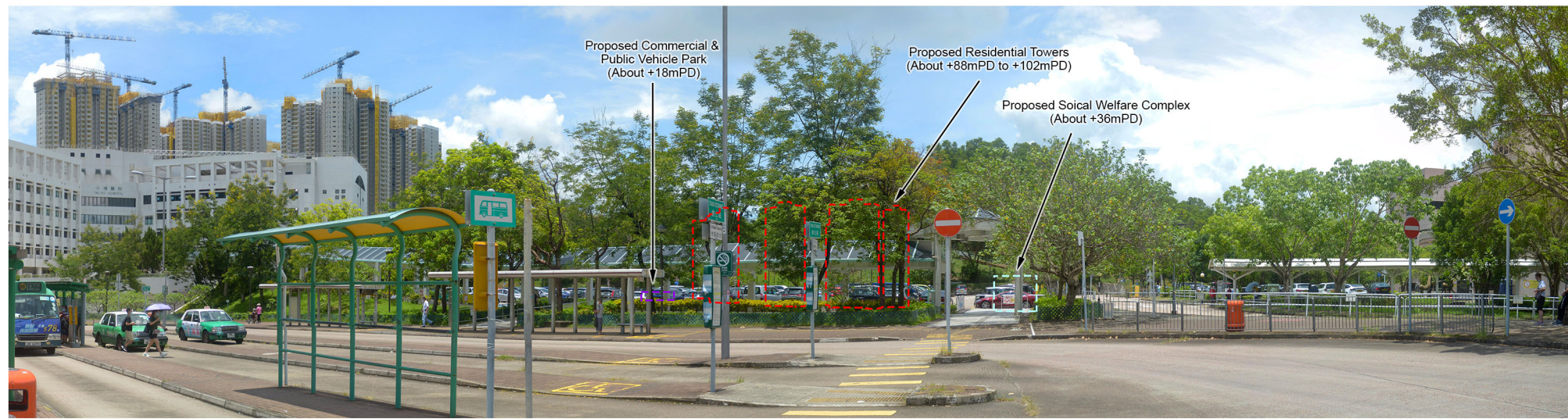
Date: 31 July 2023



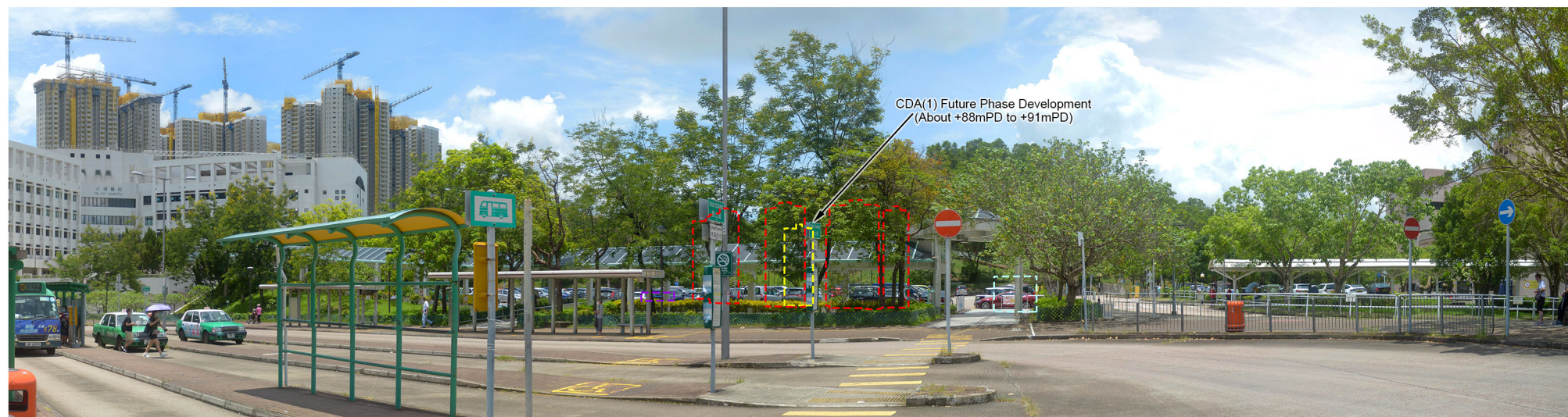
Existing Condition



Key Plan



Existing Condition + Proposed Development



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

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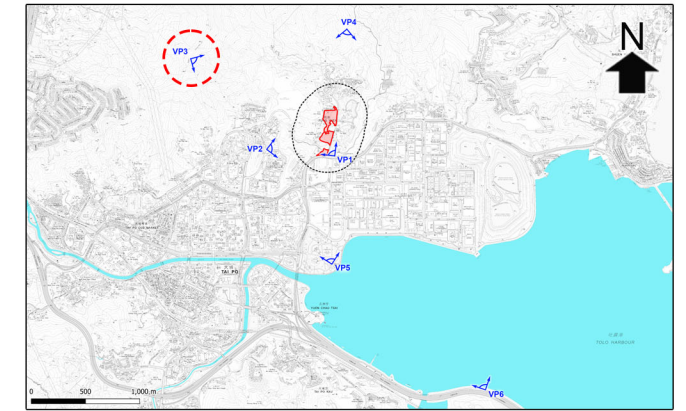
Viewpoint 2 – Public Transport Interchange to the South of Tai Po Hospital

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

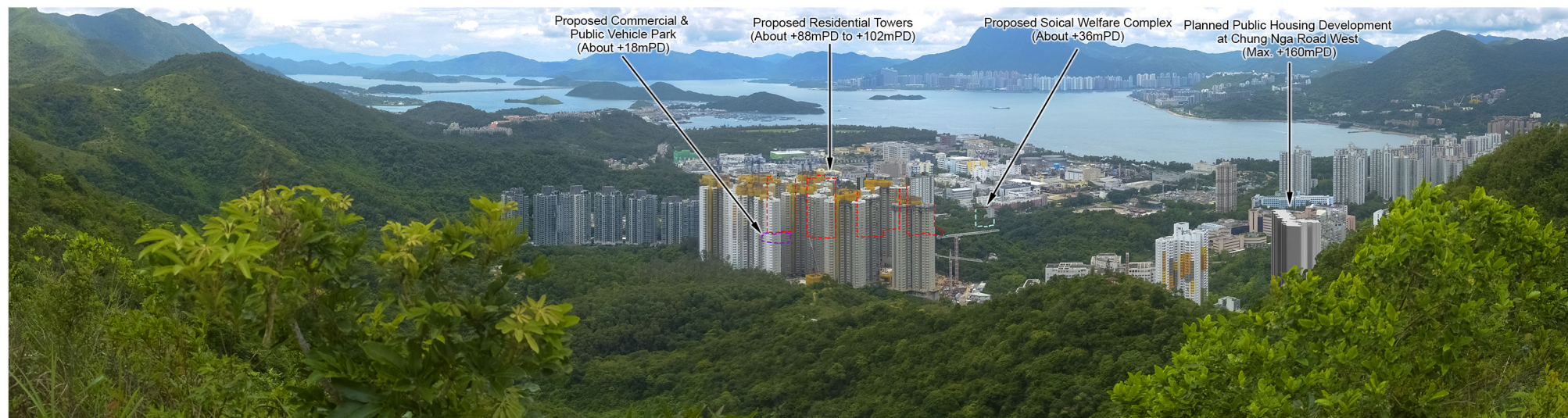
Visual Impact Assessment

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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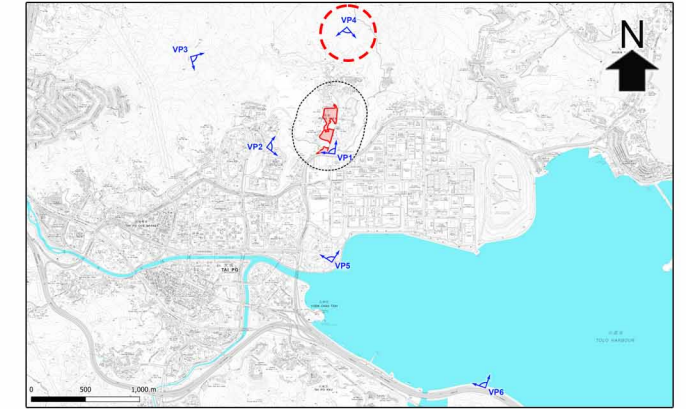
Viewpoint 3 – Wilson Trail Section 8

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

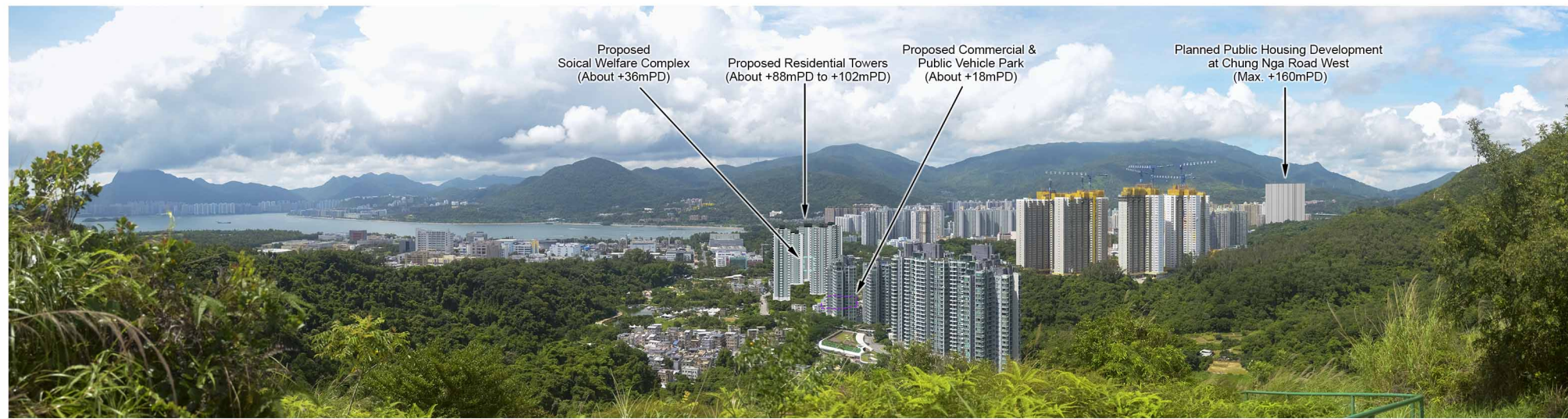
Visual Impact Assessment

Date: 31 July 2023

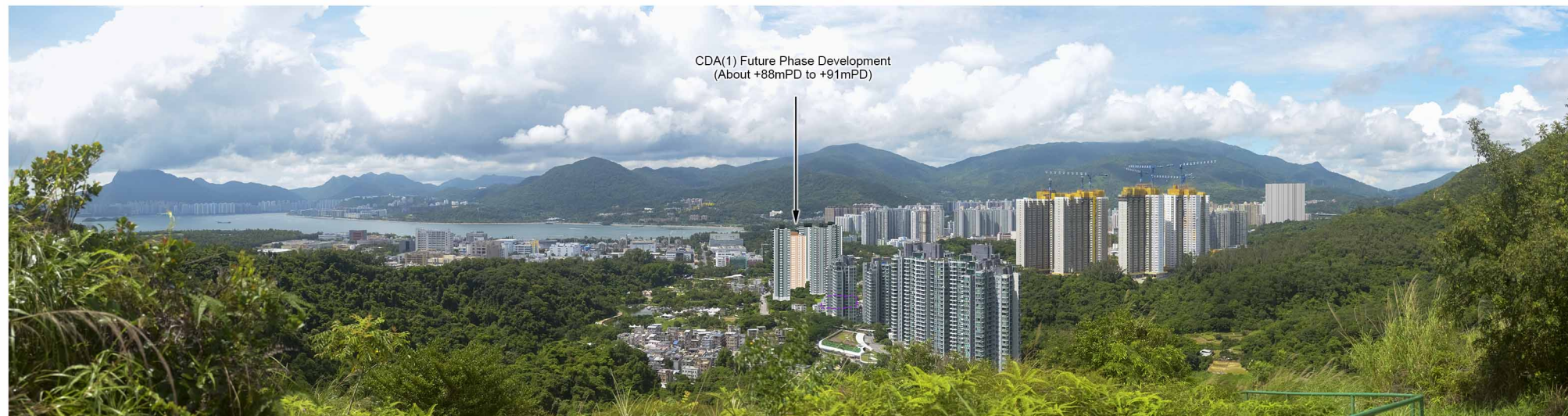


Key Plan

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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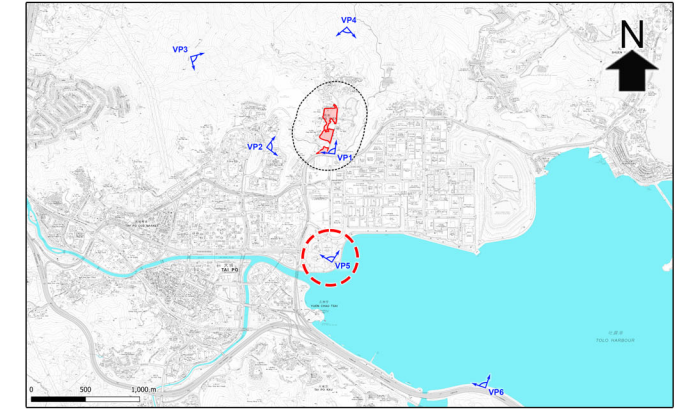
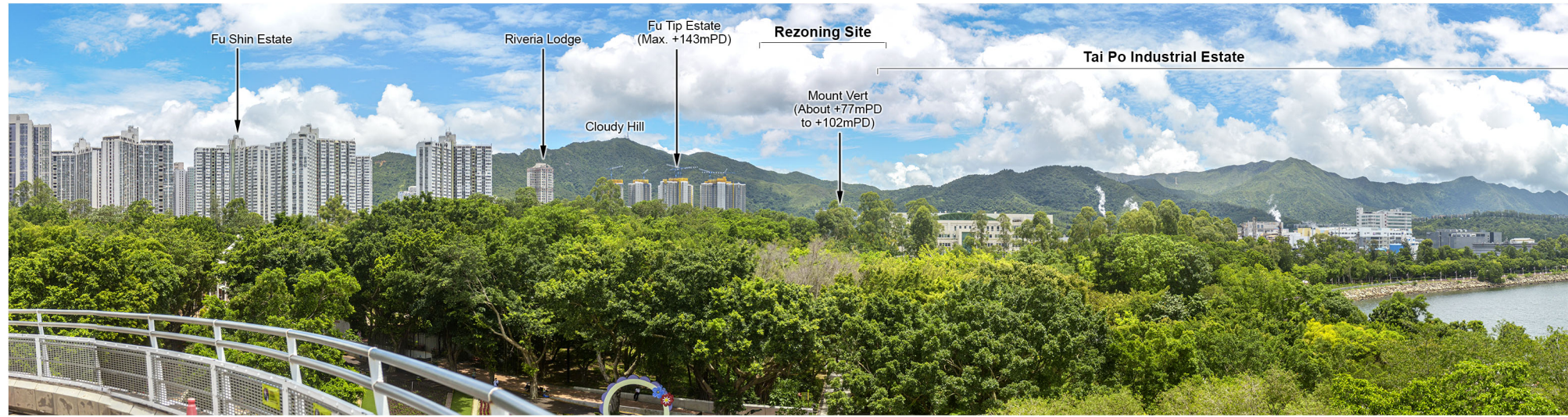
Viewpoint 4 – Footpath leading to Sha Lo Tung

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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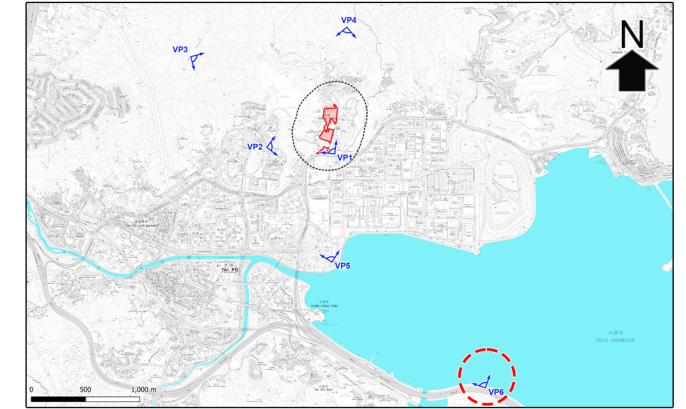
Viewpoint 5 – Spiral Lookout Tower in Tai Po Waterfront Park

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

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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