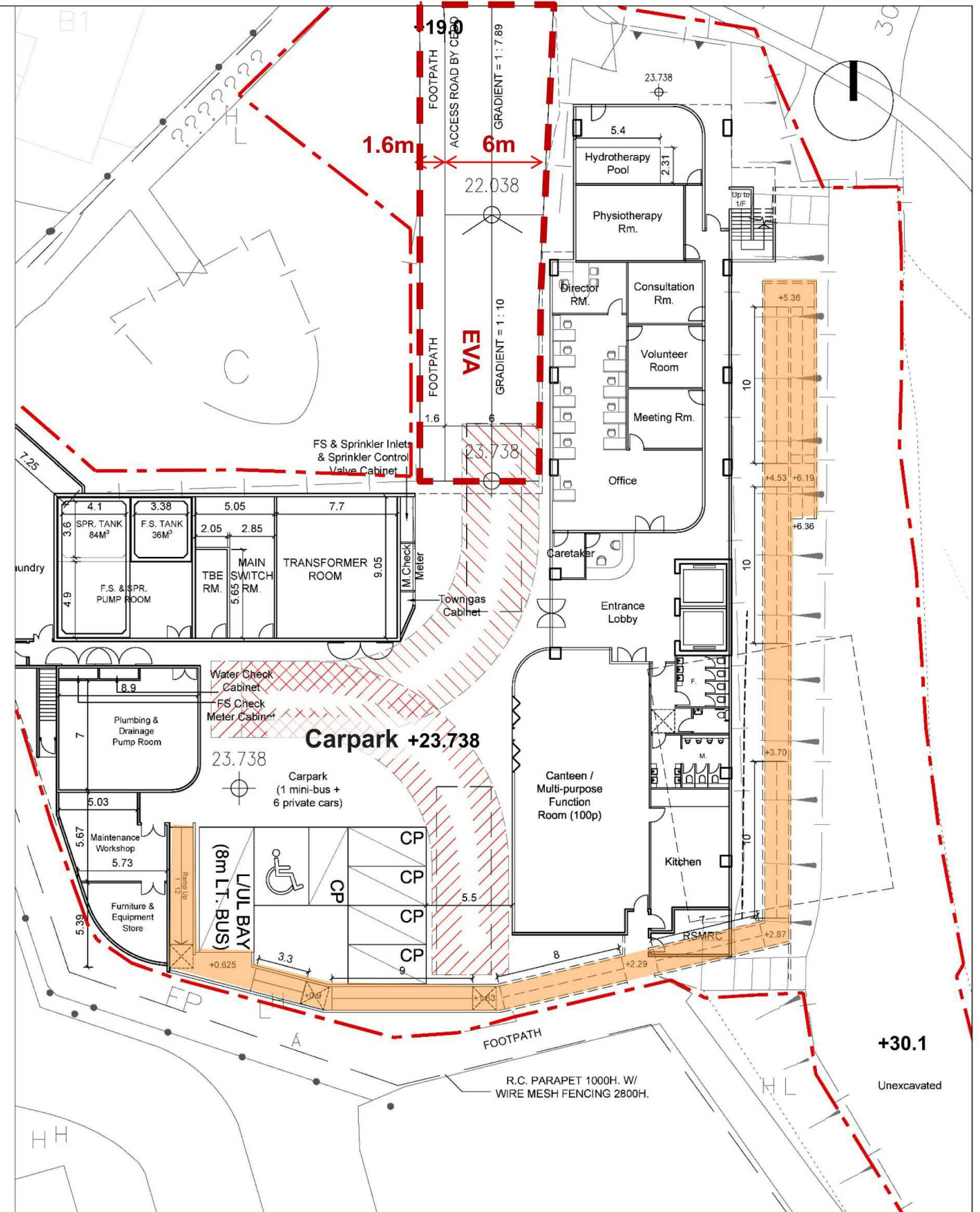


Schematic Design

GROUND FLOOR Plan Scale

Architectural Consultancy & AP Services for Former FMO Tai Po Primary School



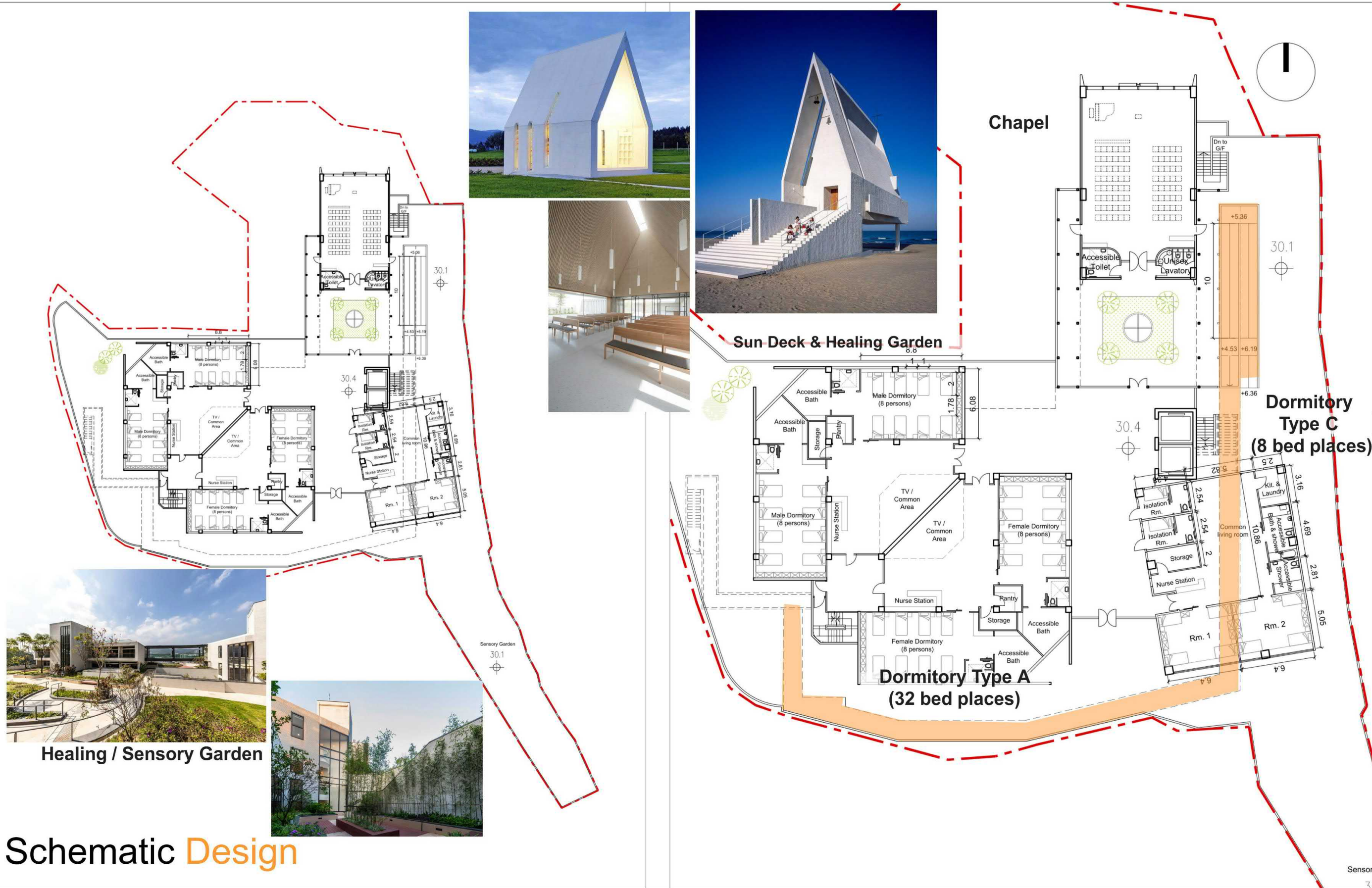
GROUND FLOOR Plan Scale

AGC
DESIGN LTD
architecture
urban design
interior

參考編號
REFERENCE No. A/TP/694

繪圖 DRAWING A-2

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



FIRST FLOOR Plan Scale

FIRST FLOOR Plan Scale

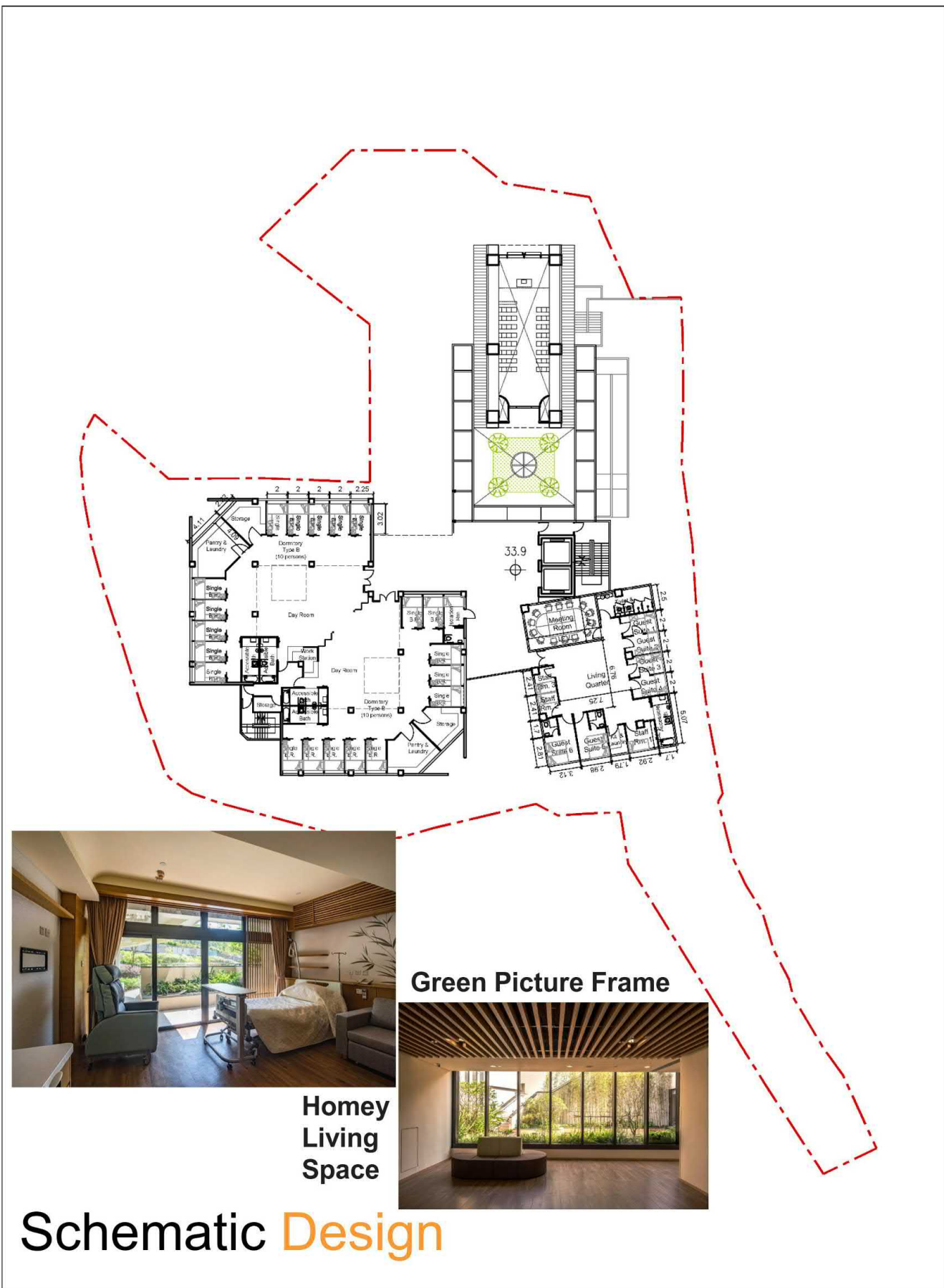
Architectural Consultancy & AP Services for Former FMO Tai Po Primary School

AGC
DESIGN LTD
architecture
urban design
interior

參考編號
REFERENCE No. A/TP/694

繪圖 DRAWING A-3

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



SECOND FLOOR Plan Scale

Architectural Consultancy & AP Services for Former FMO Tai Po Primary School

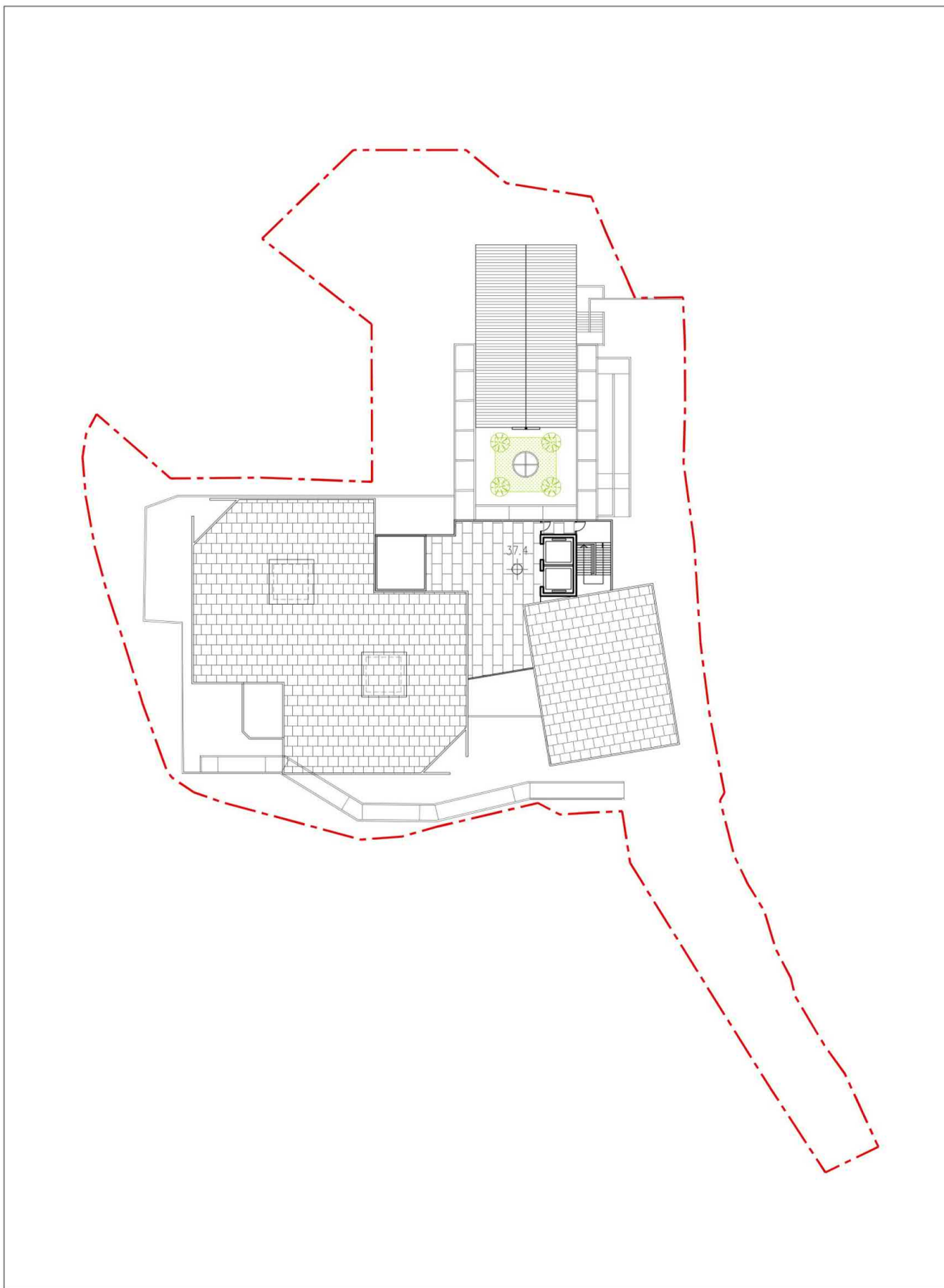


SECOND FLOOR Plan Scale

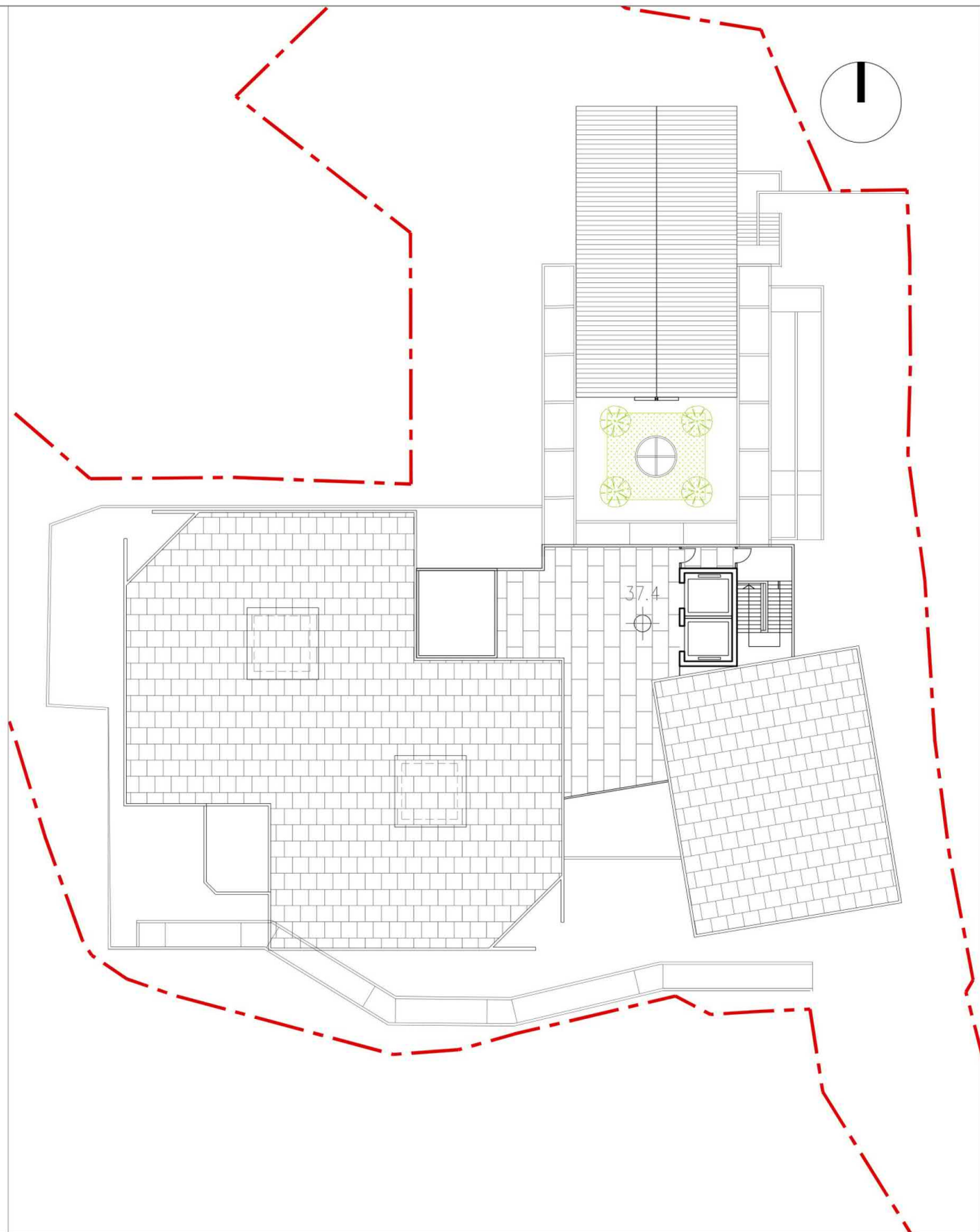
AGC architecture
urban design
interior
DESIGN LTD

參考編號 REFERENCE No. A/TP/694	繪圖 DRAWING A-4
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(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



ROOF Plan Scale



ROOF Plan Scale

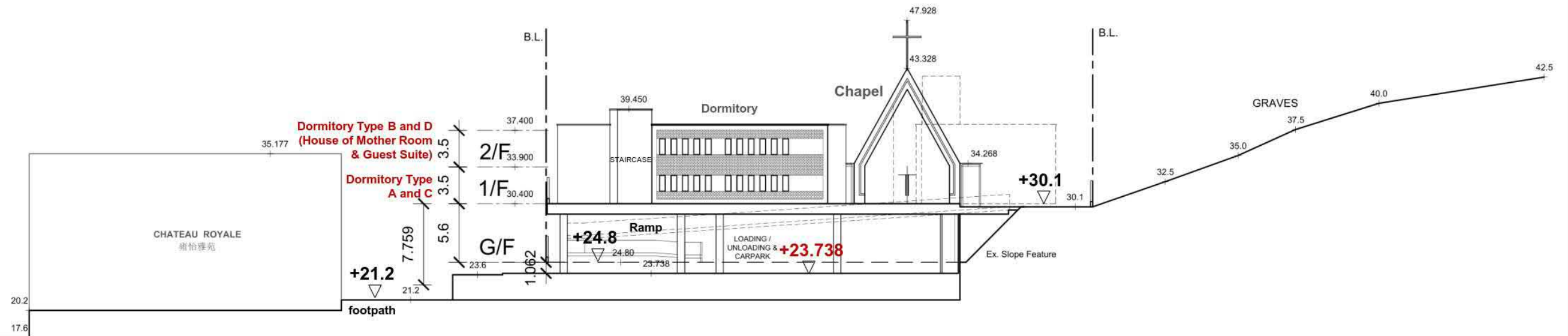
Architectural Consultancy & AP Services for Former FMO Tai Po Primary School

AGC
DESIGN LTD
architecture
urban design
interior

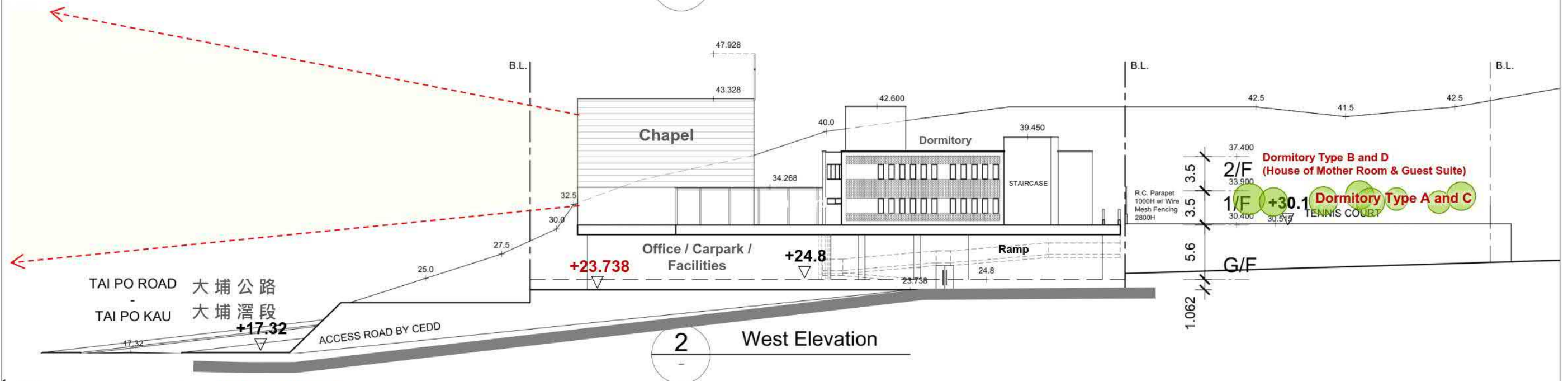
參考編號
REFERENCE No. A/TP/694

繪圖 DRAWING A-5

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



1 South Elevation



2 West Elevation

Schematic Design

Schematic Elevations Scale

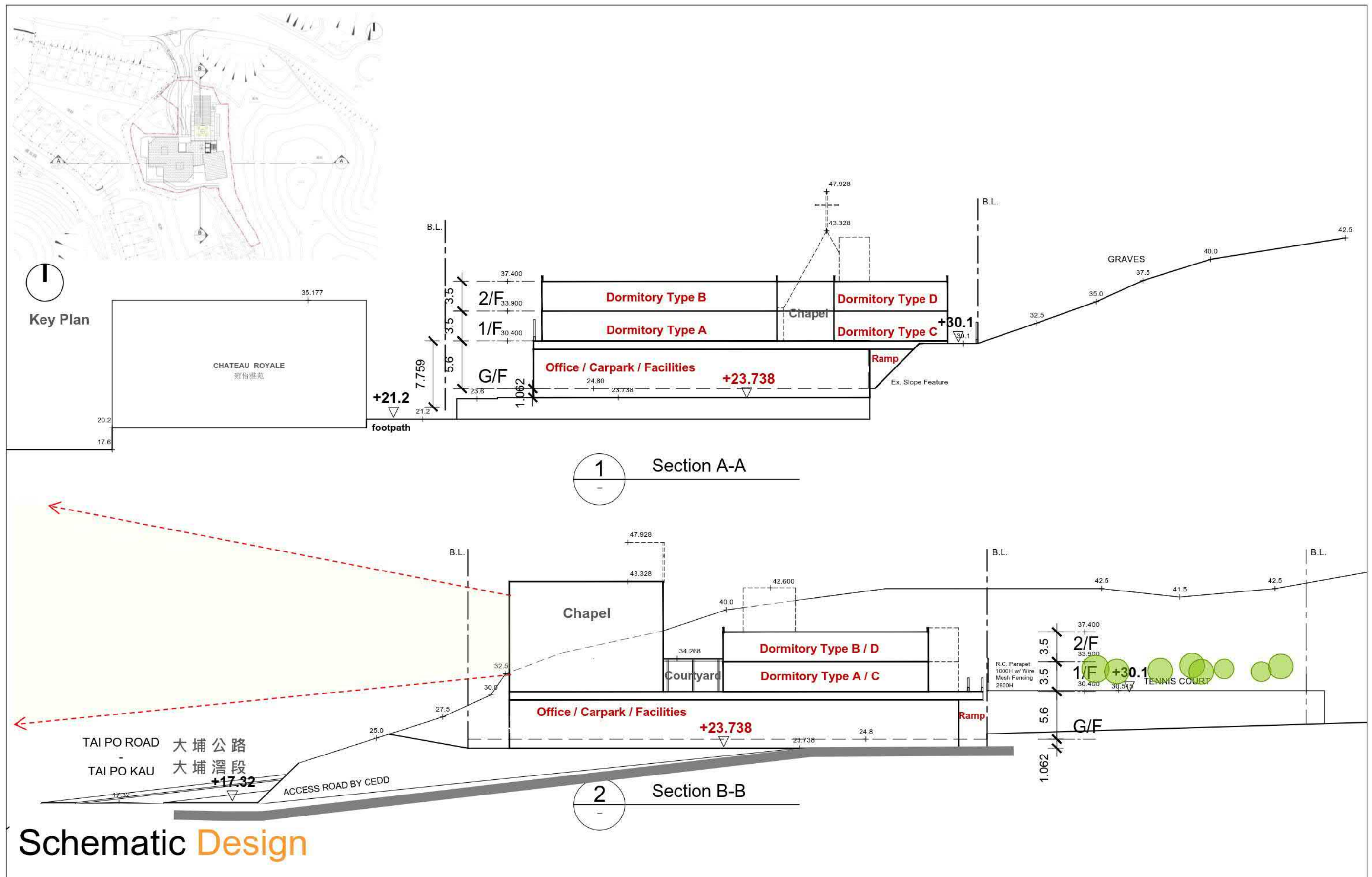
Architectural Consultancy & AP Services for Former FMO Tai Po Primary School

AGC
DESIGN LTD
architecture
urban design
interior

參考編號
REFERENCE No. A/TP/694

繪圖 DRAWING A-6

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



Schematic Sections Scale

Architectural Consultancy & AP Services for Former FMO Tai Po Primary School

AGC
DESIGN LTD
architecture
urban design
interior

參考編號
REFERENCE No. A/TP/694

繪圖 DRAWING A-7

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



LEGEND:

- APPLICATION SITE BOUNDARY
- EXISTING TREE TO BE RETAINED
- PROPOSED HEAVY STANDARD TREE
- PROPOSED BAMBOO
- PROPOSED SHRUB/ GROUNDCOVER
- PROPOSED LAWN
- PROPOSED LEVEL
- SEAT BENCH
- PROPOSED PAVING

KEY:

- 1 Vehicular Access
- 2 Pedestrian Access
- 3 Fountain Garden
- 4 Entrance Courtyard
- 5 Edge Planting Verge (Bamboo Planting)
- 6 Gathering Courtyard
- 7 Organic Farm
- 8 Sensory Garden
- 9 Sitting Courtyard

PROJECT :
PROPOSED MINOR RELAXATION OF BUILDING
HEIGHT RESTRICTION FOR PROPOSED
SOCIAL WELFARE FACILITIES (RESIDENTIAL
CARE HOME FOR PERSONS WITH
DISABILITIES) IN "GOVERNMENT, INSTITUTION
OR COMMUNITY" AND "GREEN BELT" ZONES
AT THE "FORMER FISH MARKETING
ORGANIZATION TAI PO PRIMARY SCHOOL",
WONG YI AU, TAI PO

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(OVERALL VIEW)

PROJECT No. C2335

DRAWING No. LMP01

SCALE :

DATE OF ISSUE : DEC 2023

CAD FILENAME : C2335-LMP01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

NOTES :
1. DO NOT SCALE DRAWING. FIGURED
DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED
BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED
AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN.
ARCH. PLANS, STRUCT. PLANS, AND OTHER
RELATED DWGS.

LanDes
LANDES LIMITED
景藝設計有限公司



- LEGEND:
- APPLICATION SITE BOUNDARY
 - EXISTING TREE TO BE RETAINED
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED BAMBOO
 - PROPOSED SHRUB/ GROUNDCOVER
 - PROPOSED LAWN
 - PROPOSED LEVEL
 - SEAT BENCH
 - PROPOSED PAVING

- KEY:
- ① Gathering Courtyard
 - ② Organic Farm
 - ③ Sensory Garden
 - ④ Sitting Courtyard

PROJECT :
PROPOSED MINOR RELAXATION OF BUILDING
HEIGHT RESTRICTION FOR PROPOSED
SOCIAL WELFARE FACILITIES(RESIDENTIAL
CARE HOME FOR PERSONS WITH
DISABILITIES) IN "GOVERNMENT, INSTITUTION
OR COMMUNITY" AND "GREEN BELT" ZONES
AT THE "FORMER FISH MARKETING
ORGANIZATION TAI PO PRIMARY SCHOOL",
WONG YI AU, TAI PO

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(1/F)

PROJECT No. C2335

DRAWING No. LMP03

SCALE :

DATE OF ISSUE : DEC 2023

CAD FILENAME : C2335-LMP03

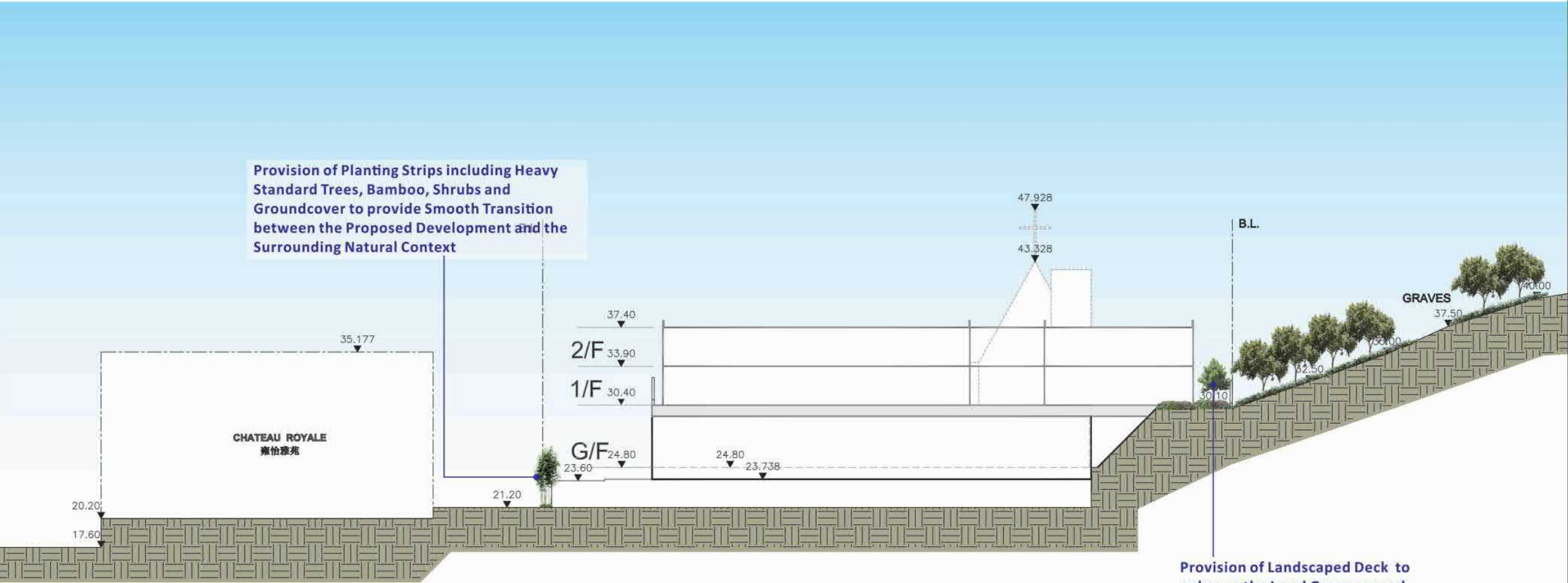
REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN.
ARCH. PLANS, STRUCT. PLANS, AND OTHER
RELATED DWGS.

LanDes
LANDES LIMITED
景藝設計有限公司



KEY PLAN



Provision of Landscaped Deck to enhance the Local Greenery and form the Functional Open Space for the Users and Visitors

PROJECT :
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED SOCIAL WELFARE FACILITIES (RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITIES) IN "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" ZONES AT THE "FORMER FISH MARKETING ORGANIZATION TAI PO PRIMARY SCHOOL", WONG YI AU, TAI PO

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C2335

DRAWING No. LD101

SCALE :

DATE OF ISSUE : DEC 2023

CAD FILENAME : C2335-LD101

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

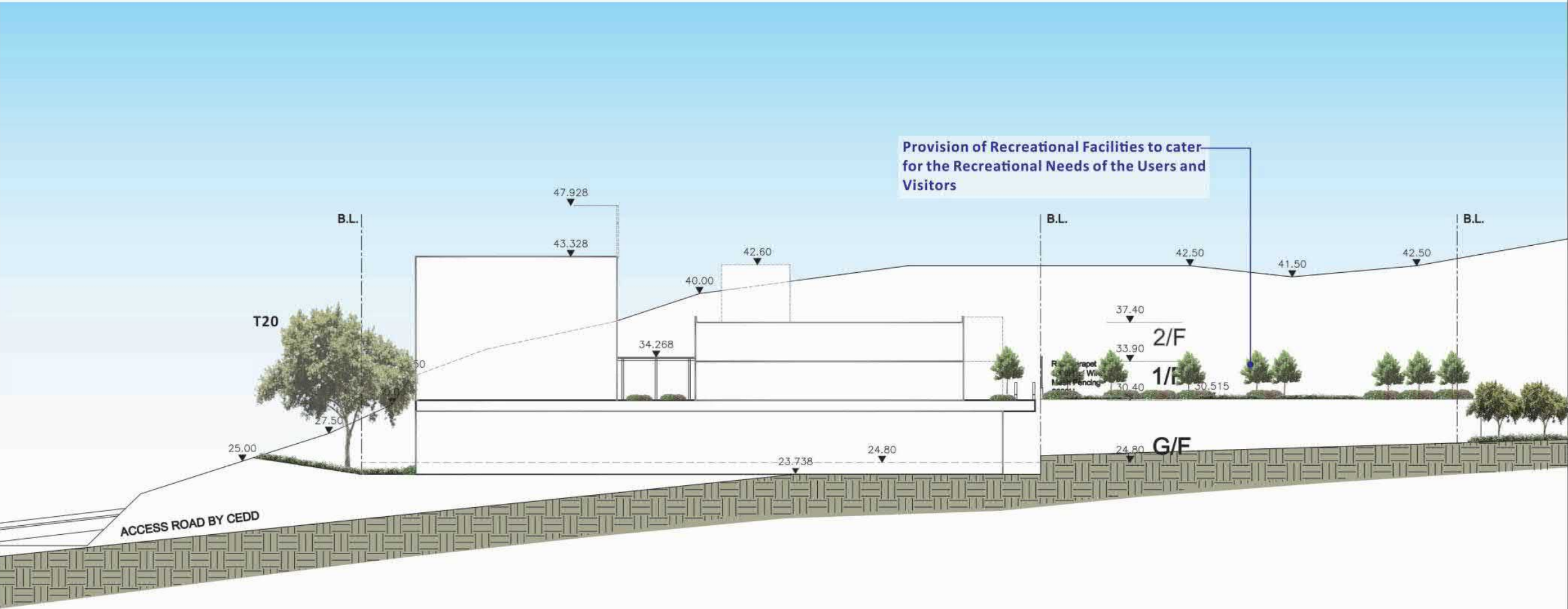
NOTES :
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

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KEY PLAN



PROJECT :
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED SOCIAL WELFARE FACILITIES (RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITIES) IN "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" ZONES AT THE "FORMER FISH MARKETING ORGANIZATION TAI PO PRIMARY SCHOOL", WONG YI AU, TAI PO

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C2335

DRAWING No. LD102

SCALE :

DATE OF ISSUE : DEC 2023

CAD FILENAME : C2335-LD102

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

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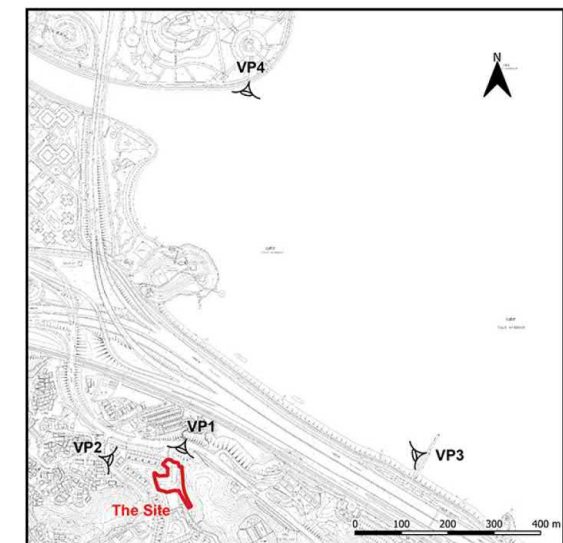




Existing View



With Proposed Development



Key Plan



Viewpoint 1 – “Chateau Royale” Bus Stop on Tai Po Road -Tai Po

(at +18.5mPD, about 50m to the north)

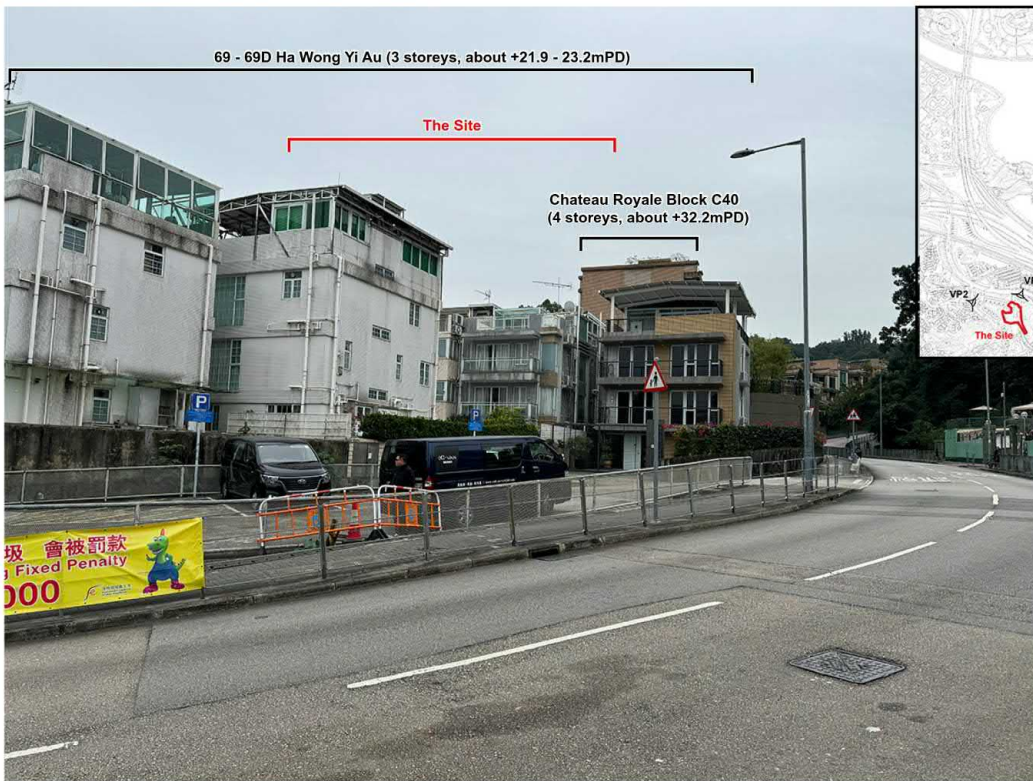
Proposed Minor Relaxation of Building Height Restriction for Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) in “Government, Institution or Community” and “Green Belt” Zones Government Land at “Former Fish Marketing Organization Tai Po Primary School”, Wong Yi Au, Tai Po

Date: 1 March 2024

參考編號
REFERENCE No. A/TP/694

繪圖 DRAWING A-13

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



Key Plan

Existing View



With Proposed Development



Viewpoint 2 - Wong Yi Au Pavilion

(at +13.5mPD, about 160m to the west)

Proposed Minor Relaxation of Building Height Restriction for Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) in "Government, Institution or Community" and "Green Belt" Zones Government Land at "Former Fish Marketing Organization Tai Po Primary School", Wong Yi Au, Tai Po

Date: 1 March 2024

參考編號
REFERENCE No. A/TP/694

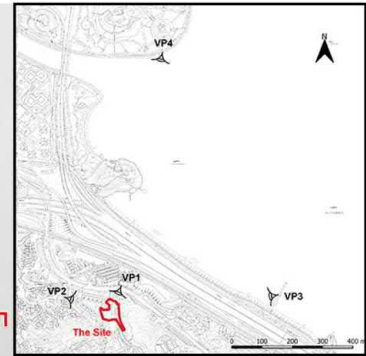
繪圖 DRAWING A-14

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

Trackside Villas
Block U
(8 storeys,
about +34.8mPD)

Redland Garden
(6 storeys above carpark, about +48.0mPD)

The Site



Key Plan

Existing View



Proposed Development
(about +37.4mPD)

With Proposed Development



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規劃顧問有限公司

Viewpoint 3 - Tai Po Railway Pier

(at +3.4mPD, about 550m to the east)

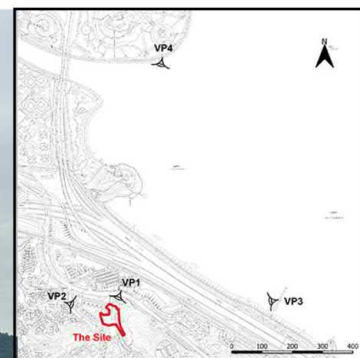
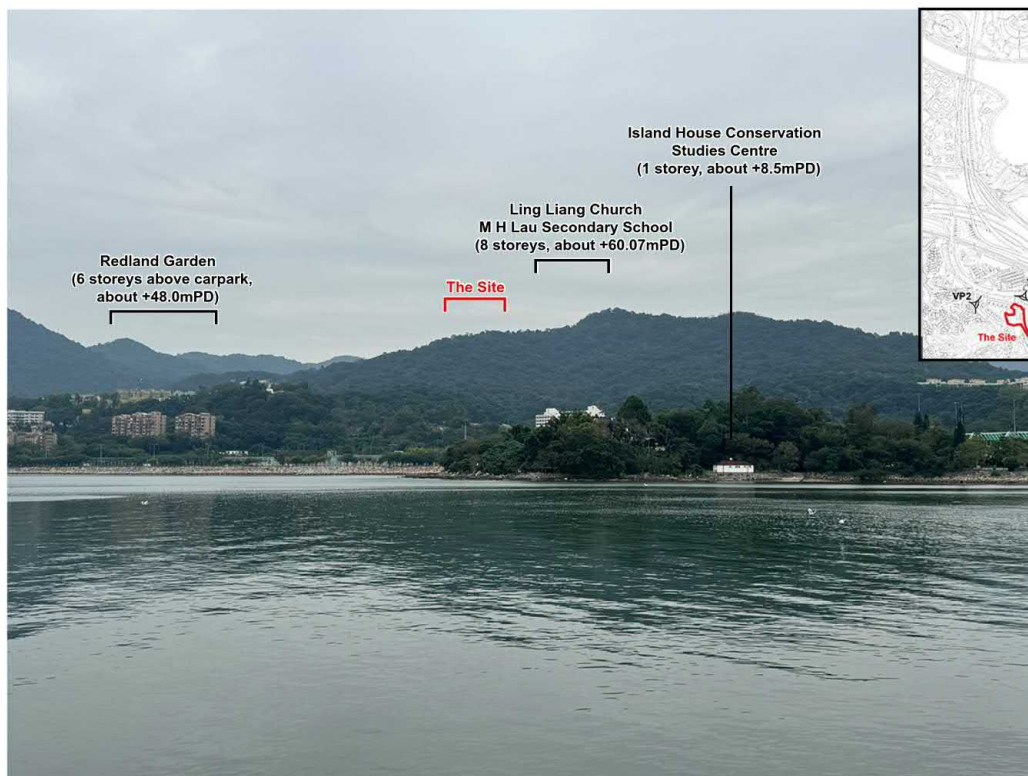
Proposed Minor Relaxation of Building Height
Restriction for Proposed Social Welfare Facility
(Residential Care Home for Persons with
Disabilities) in "Government, Institution or
Community" and "Green Belt" Zones
Government Land at "Former Fish Marketing
Organization Tai Po Primary School",
Wong Yi Au, Tai Po

Date: 1 March 2024

參考編號
REFERENCE No. A/TP/694

繪圖 DRAWING A-15

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



Key Plan

Existing View



With Proposed Development



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Viewpoint 4 - Tai Po Waterfront Park Near Lookout Tower

(at +5.4mPD, about 900m to the north)

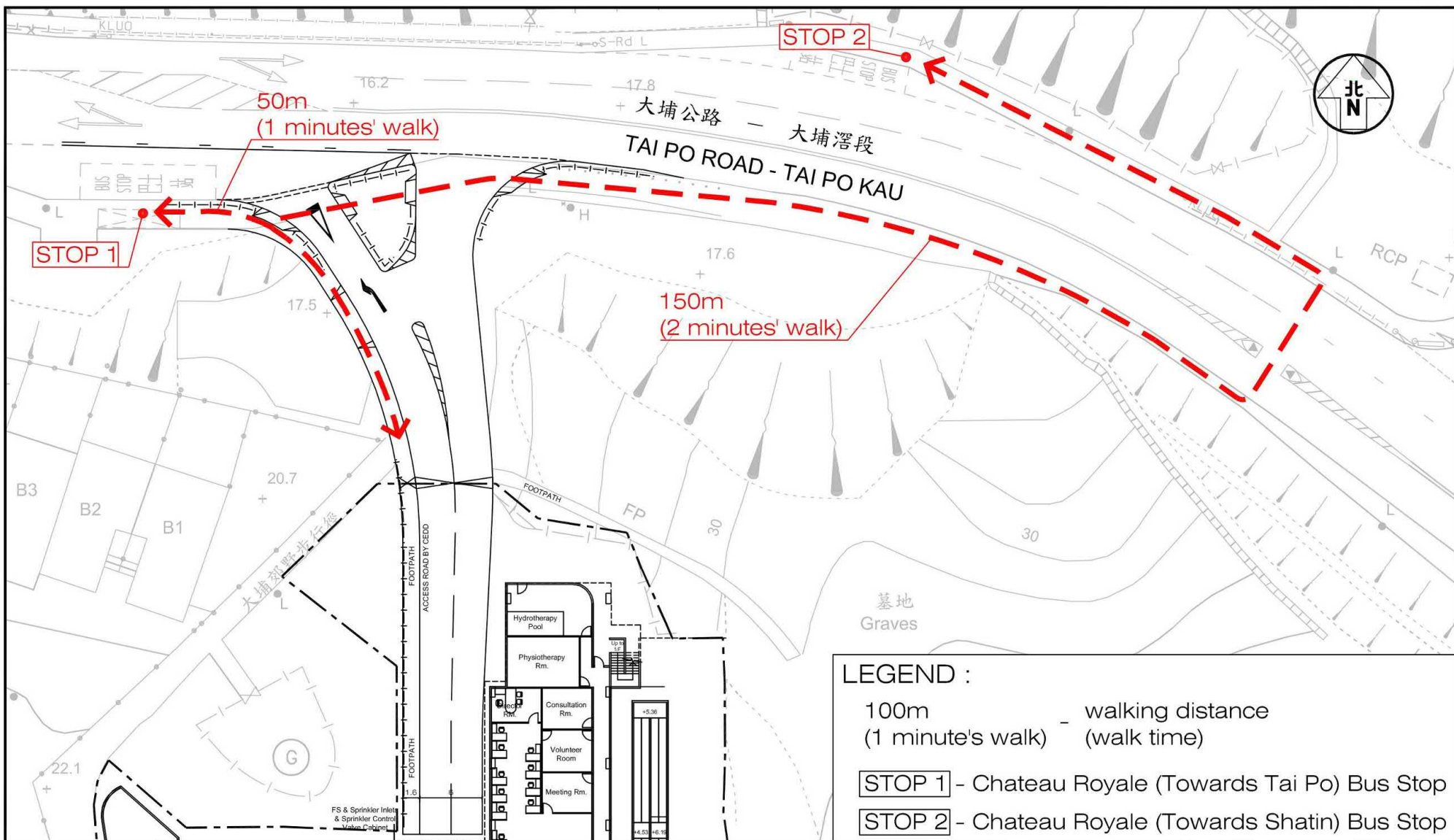
Proposed Minor Relaxation of Building Height Restriction for Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) in "Government, Institution or Community" and "Green Belt" Zones Government Land at "Former Fish Marketing Organization Tai Po Primary School", Wong Yi Au, Tai Po

Date: 1 March 2024

參考編號
REFERENCE No. A/TP/694

繪圖 DRAWING A-16

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



Project Title	PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITIES) IN "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "GREEN BELT" ZONES AT THE "FORMER FISH MARKETING ORGANIZATION TAI PO PRIMARY SCHOOL", WONG YI AU, TAI PO	Figure No. J7311 5.1	Revision B CKM Asia Limited Traffic and Transportation Planning Consultants
Figure Title	PEDESTRIAN CONNECTIVITY BETWEEN THE PROPOSED RCHD AND THE NEAREST BUS STOPS	Designed by C Y Y Scale in A4 Date 01 MAR 2024	Drawn by N C M Checked by K C

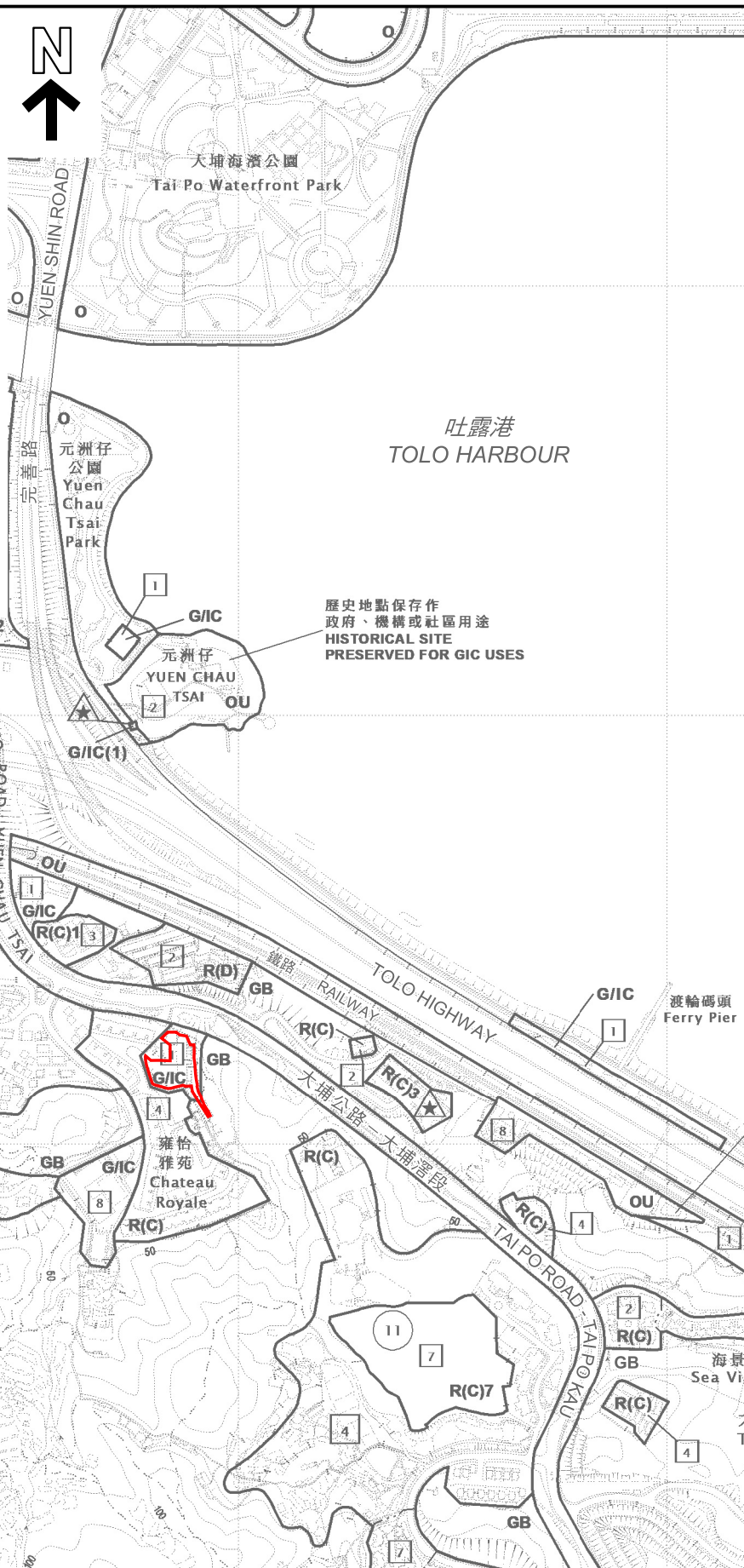
參考編號 REFERENCE No. A/TP/694	繪圖 DRAWING A-17
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(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



圖例 LEGEND

申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

位置圖 LOCATION PLAN

擬略為放寬劃為「政府、機構或社區」地帶的
大埔黃宜坳前魚類統營處大埔小學的政府土地的建築物高度限制，
以作准許的社會福利設施(殘疾人士住宿院舍)及
在劃為「綠化地帶」的部分作擬議社會福利設施(殘疾人士住宿院舍)
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR
PERMITTED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR PERSONS
WITH DISABILITIES) (RCHD) IN "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE
AND PROPOSED SOCIAL WELFARE FACILITY (RCHD) IN "GREEN BELT" ZONE,
GOVERNMENT LAND AT FORMER FISH MARKETING ORGANIZATION TAI PO PRIMARY SCHOOL,
WONG YI AU, TAI PO

SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

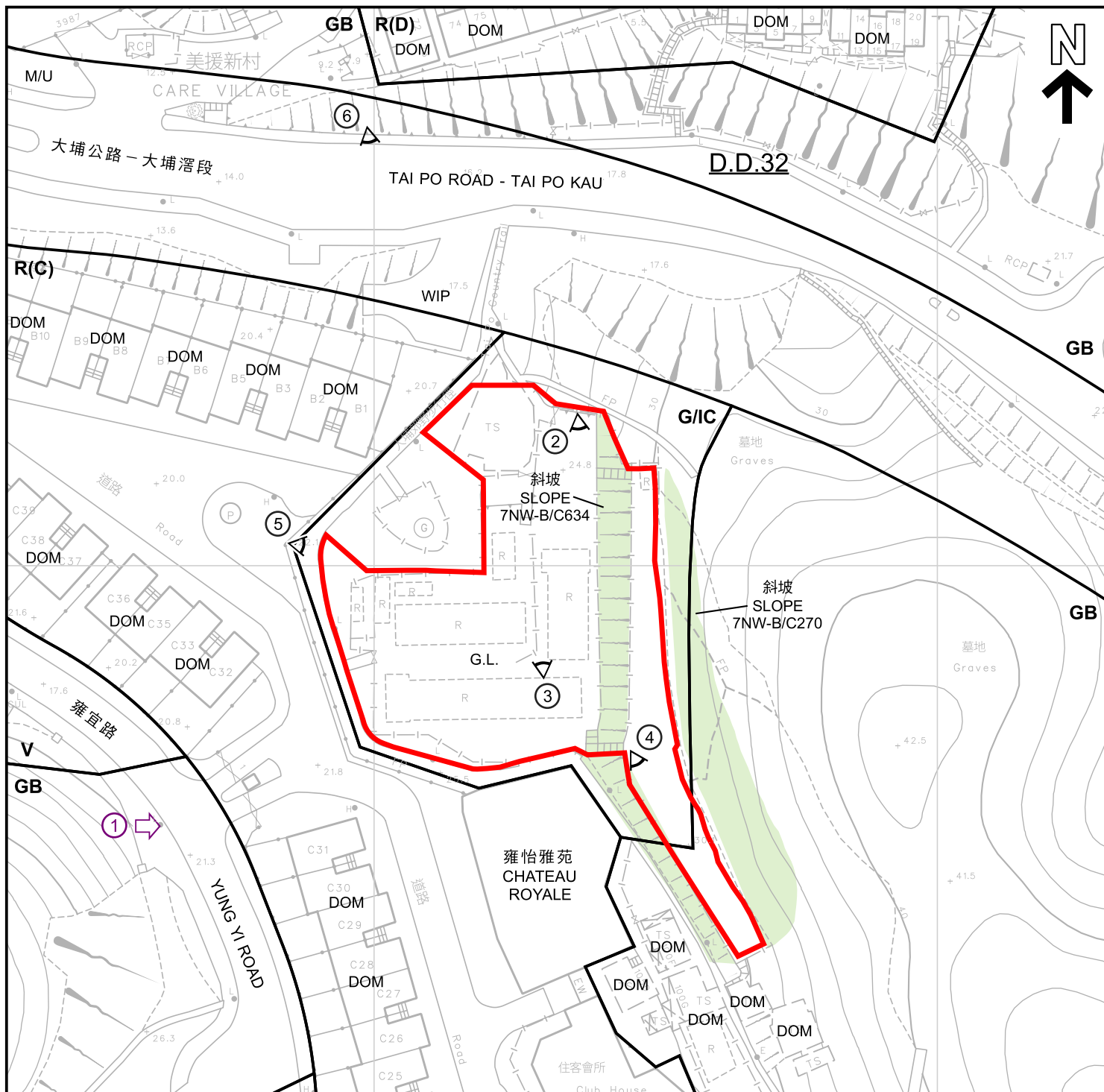
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TP/694

圖 PLAN
A-1

本摘要圖於2024年5月2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 2.5.2024
BASED ON OUTLINE ZONING PLAN
No. S/TP/30 APPROVED ON 14.6.2022



圖例 LEGEND

- 申請地點 (界線只作識別用)**
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- R(D)** 住宅(丁類)
RESIDENTIAL (GROUP D)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY

- GB** 綠化地帶
GREEN BELT
- WIP** 工程進行中
WORK IN PROGRESS
- DOM** 住用構築物
DOMESTIC STRUCTURE
- G.L.** 政府土地
GOVERNMENT LAND
- ②** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- ①** 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM
UNMANNED AERIAL VEHICLE(UAV)

註釋 Note :

- (1) 2024年3月15日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey
conducted by the Planning Department on 15.3.2024

平面圖 SITE PLAN

本摘要圖於2024年5月2日擬備，
所根據的資料為測量圖編號
7-NW-10C和7-NW-15A
EXTRACT PLAN PREPARED ON 2.5.2024
BASED ON SURVEY SHEETS No.
7-NW-10C and 7-NW-15A

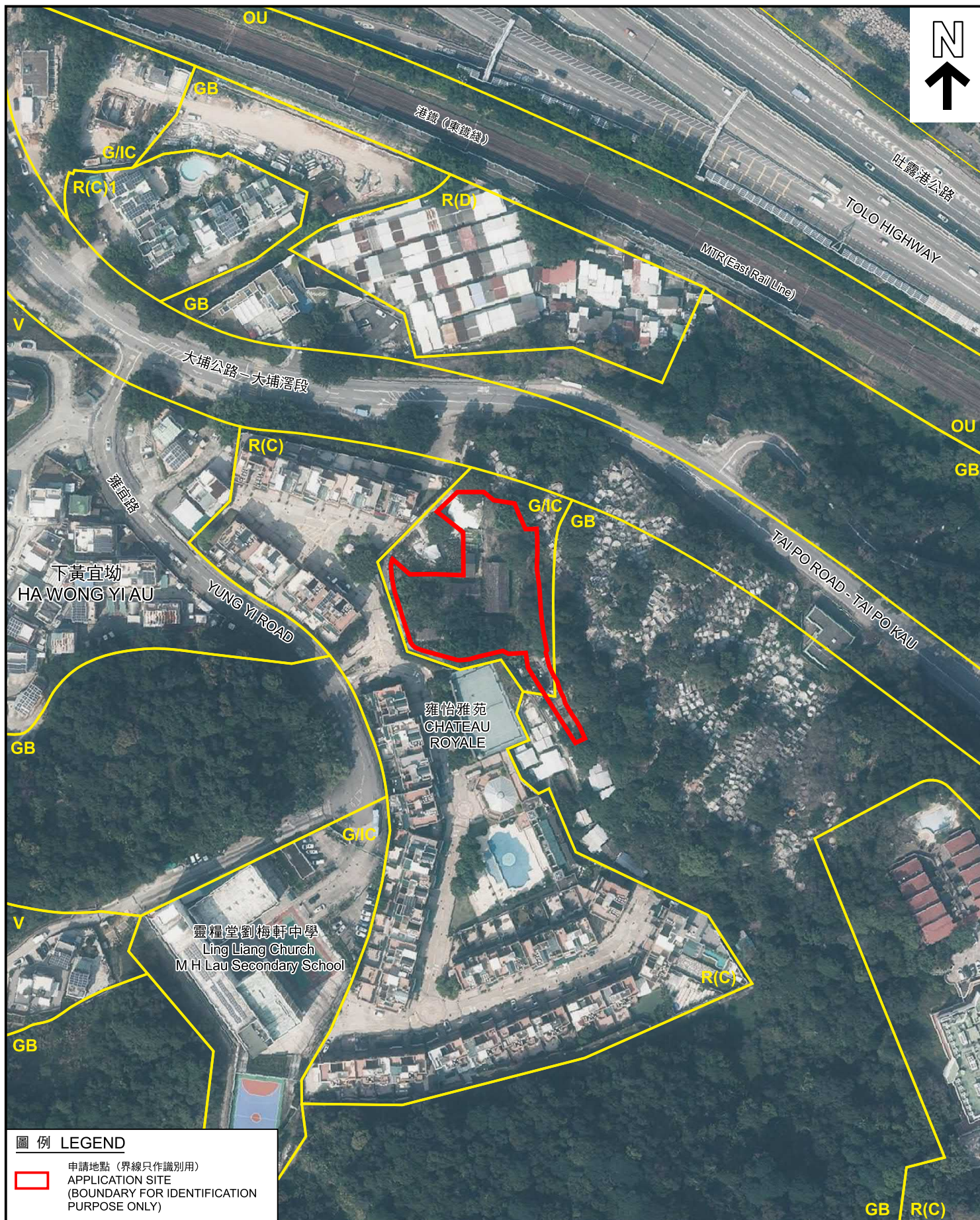
擬略為放寬劃為「政府、機構或社區」地帶的
大埔黃宜坳前魚類統營處大埔小學的政府土地的建築物高度限制，
以作准許的社會福利設施(殘疾人士住宿院舍)及
在劃為「綠化地帶」的部分作擬議社會福利設施(殘疾人士住宿院舍)
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR
PERMITTED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR PERSONS
WITH DISABILITIES) (RCHD) IN "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE
AND PROPOSED SOCIAL WELFARE FACILITY (RCHD) IN "GREEN BELT" ZONE,
GOVERNMENT LAND AT FORMER FISH MARKETING ORGANIZATION TAI PO PRIMARY SCHOOL,
WONG YI AU, TAI PO
SCALE 1 : 1 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TP/694

圖 PLAN
A-2



圖例 LEGEND

 申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

航攝照片 AERIAL PHOTO

擬略為放寬劃為「政府、機構或社區」地帶的
大埔黃宜坳前魚類統營處大埔小學的政府土地的建築物高度限制，
以作准許的社會福利設施(殘疾人士住宿院舍)及
在劃為「綠化地帶」的部分作擬議社會福利設施(殘疾人士住宿院舍)
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR
PERMITTED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR PERSONS
WITH DISABILITIES) (RCHD) IN "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE
AND PROPOSED SOCIAL WELFARE FACILITY (RCHD) IN "GREEN BELT" ZONE,
GOVERNMENT LAND AT FORMER FISH MARKETING ORGANIZATION TAI PO PRIMARY SCHOOL,
WONG YI AU, TAI PO

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TP/694

圖 PLAN
A-3

本摘要圖於2024年5月2日擬備，
所根據的資料為地政總署
於2023年2月24日拍得的航攝照片
編號E188361C
EXTRACT PLAN PREPARED ON 2.5.2024
BASED ON AERIAL PHOTO No. E188361C
TAKEN ON 24.2.2023 BY
LANDS DEPARTMENT

1



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本摘要圖於2024年5月2日擬備，所根據的資料為攝於2024年3月15日的無人駕駛航拍照片
PLAN PREPARED ON 2.5.2024 BASED ON UNMANNED AERIAL VEHICLE PHOTO TAKEN ON 15.3.2024

擬略為放寬劃為「政府、機構或社區」地帶的大埔黃宜幼前魚類統營處大埔小學的政府土地的建築物高度限制，以作准許的社會福利設施(殘疾人士住宿院舍)及在劃為「綠化地帶」的部分作擬議社會福利設施(殘疾人士住宿院舍)
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITIES) (RCHD) IN "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE AND PROPOSED SOCIAL WELFARE FACILITY (RCHD) IN "GREEN BELT" ZONE, GOVERNMENT LAND AT FORMER FISH MARKETING ORGANIZATION TAI PO PRIMARY SCHOOL, WONG YI AU, TAI PO

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TP/694

圖 PLAN
A-4a

2



3



4



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本摘要圖於2024年5月2日擬備，所根據的資料為攝於2024年3月15日的實地照片

PLAN PREPARED ON 2.5.2024 BASED ON SITE PHOTOS TAKEN ON 15.3.2024

擬略為放寬劃為「政府、機構或社區」地帶的大埔黃宜坳前魚類統營處大埔小學的政府土地的建築物高度限制，以作准許的社會福利設施(殘疾人士住宿院舍)及在劃為「綠化地帶」的部分作擬議社會福利設施(殘疾人士住宿院舍)
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITIES) (RCHD) IN "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE AND PROPOSED SOCIAL WELFARE FACILITY (RCHD) IN "GREEN BELT" ZONE, GOVERNMENT LAND AT FORMER FISH MARKETING ORGANIZATION TAI PO PRIMARY SCHOOL, WONG YI AU, TAI PO

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TP/694

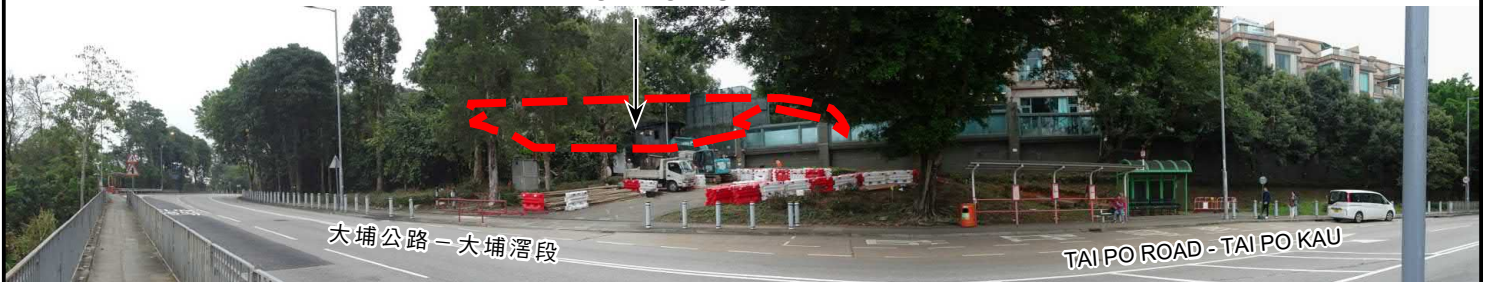
圖 PLAN
A-4b

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6

申請地點
APPLICATION SITE



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

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圖 PLAN
A-4c