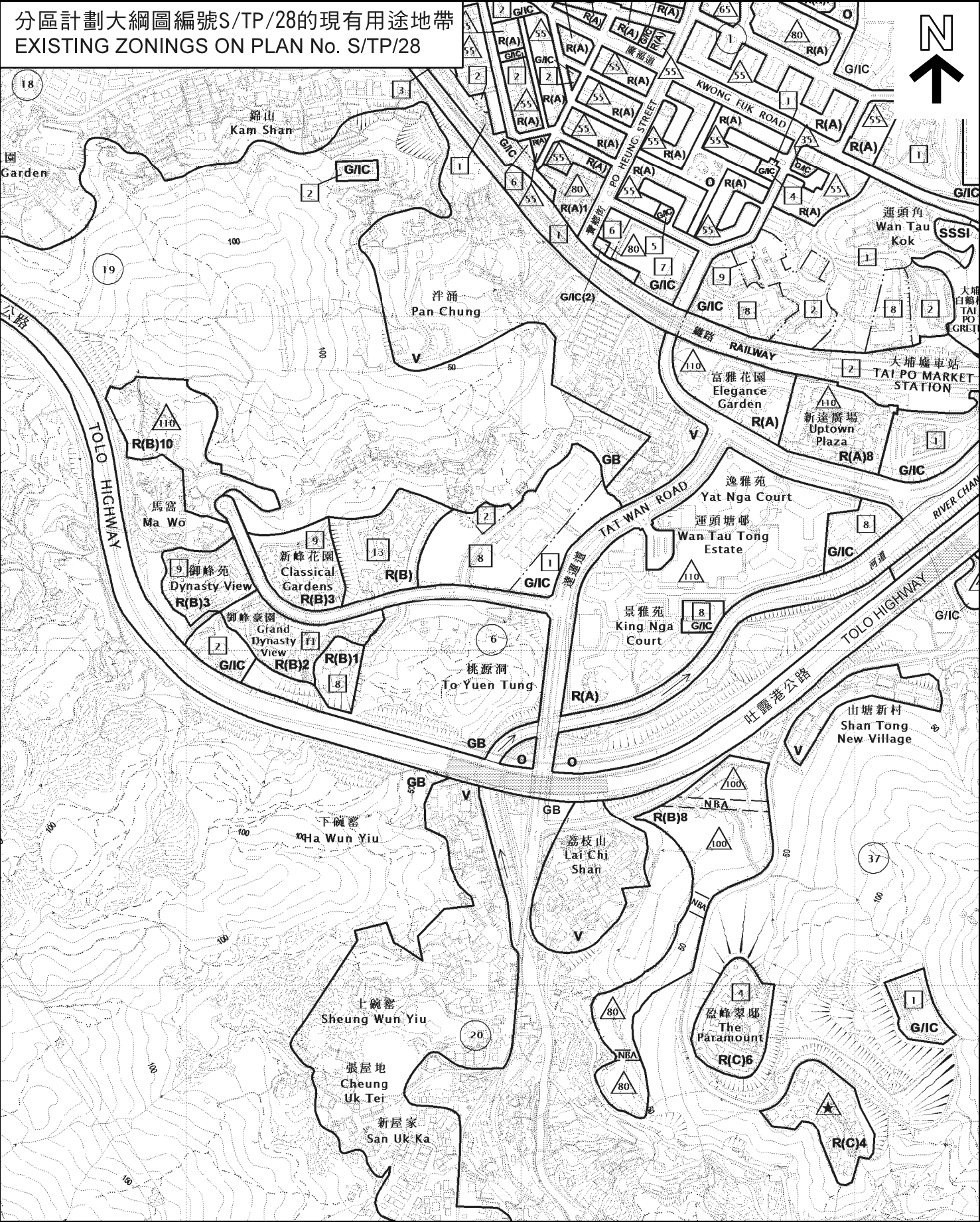
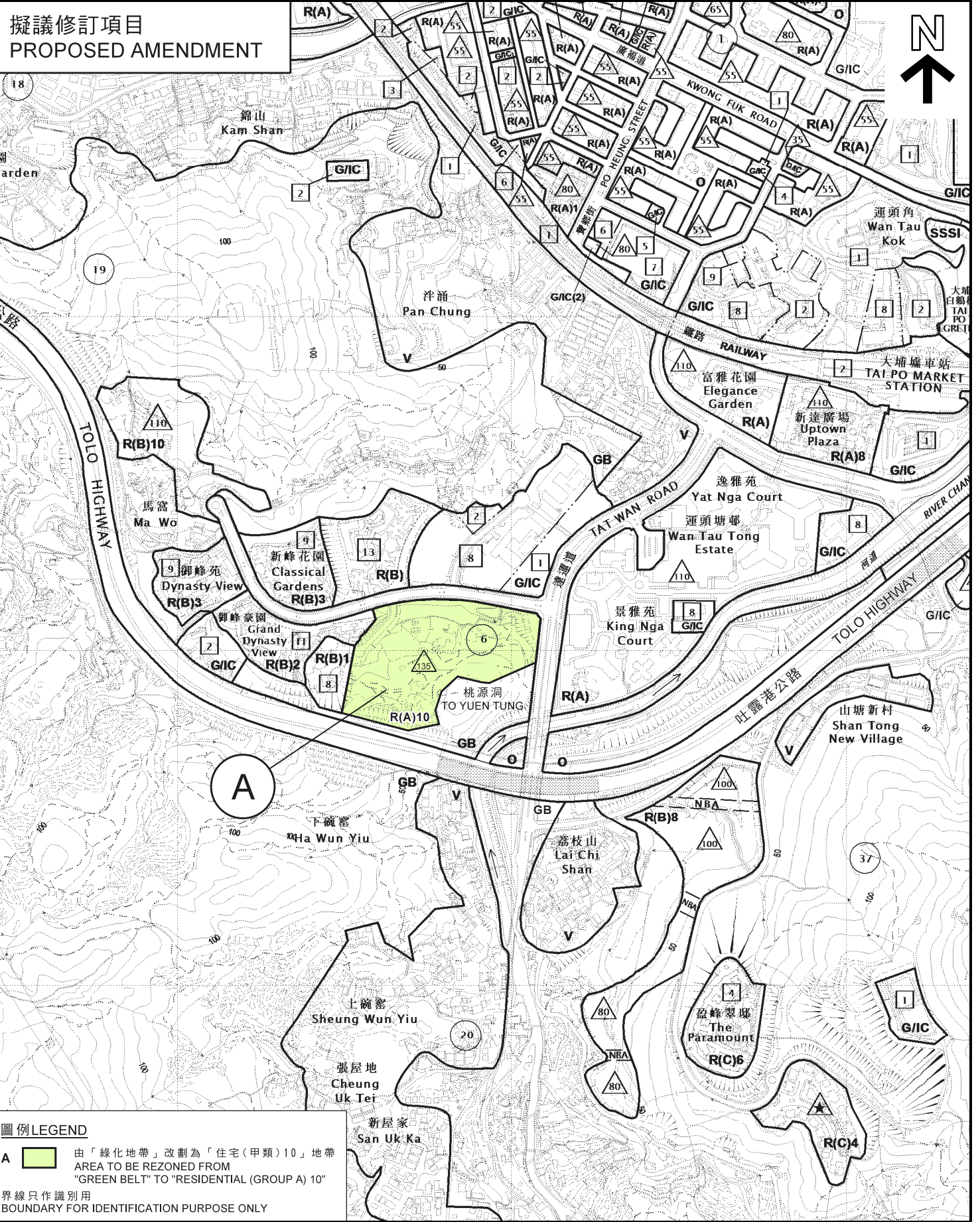


分區計劃大綱圖編號S/TP/28的現有用途地帶  
EXISTING ZONINGS ON PLAN No. S/TP/28



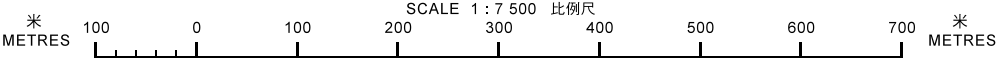
擬議修訂項目  
PROPOSED AMENDMENT



圖例 LEGEND  
A 由「綠化地帶」改制為「住宅(甲類)10」地帶  
AREA TO BE REZONED FROM  
"GREEN BELT" TO "RESIDENTIAL (GROUP A) 10"  
界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目A)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEM A)



本摘要圖於2021年7月30日擬備，所根據的資料為於  
2018年8月21日核准的分區計劃大綱圖編號S/TP/28  
EXTRACT PLAN PREPARED ON 30.7.2021 BASED ON  
OUTLINE ZONING PLAN No. S/TP/28 APPROVED ON 21.8.2018

規劃署  
PLANNING DEPARTMENT

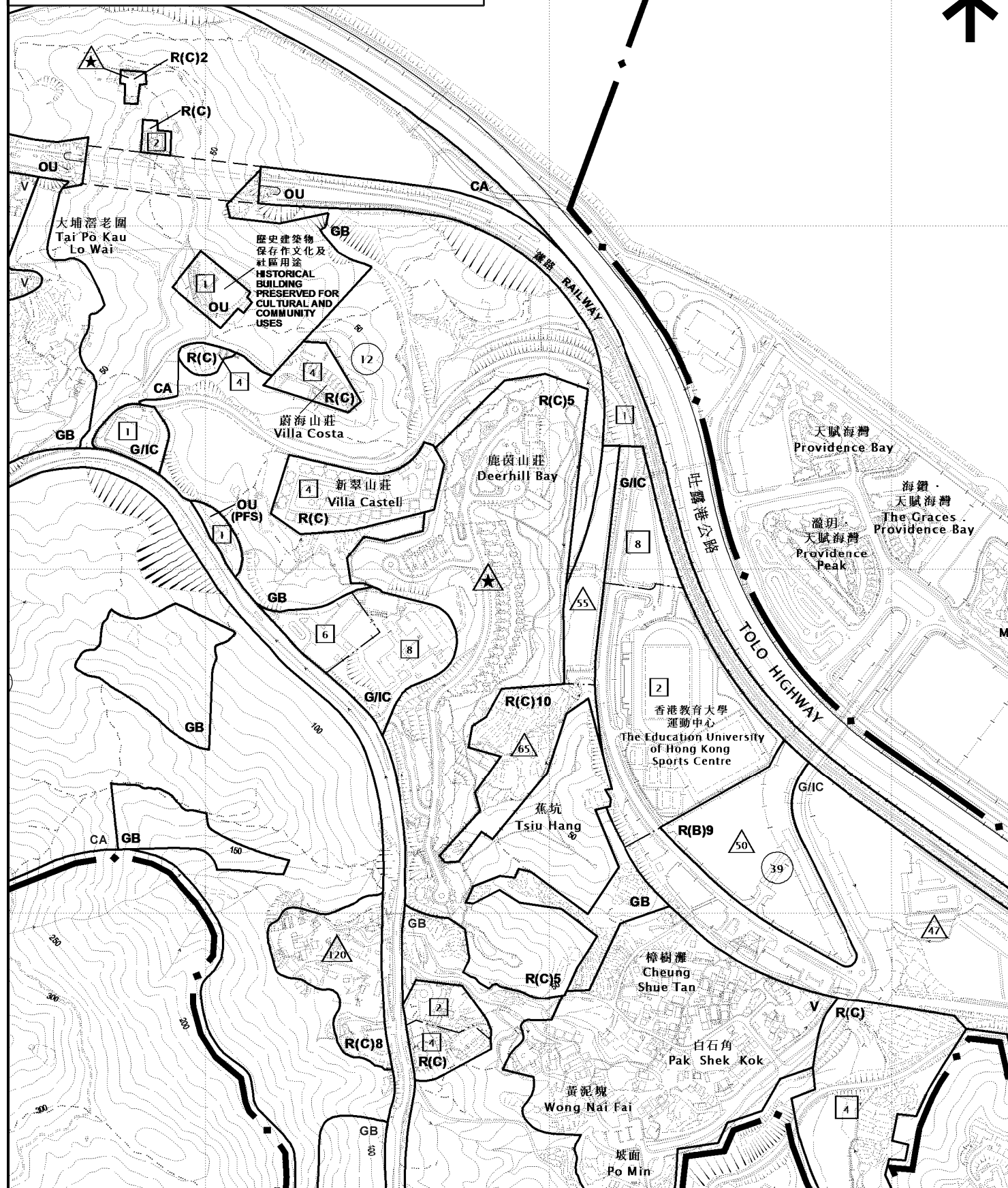


參考編號  
REFERENCE No.  
M/TP/21/07

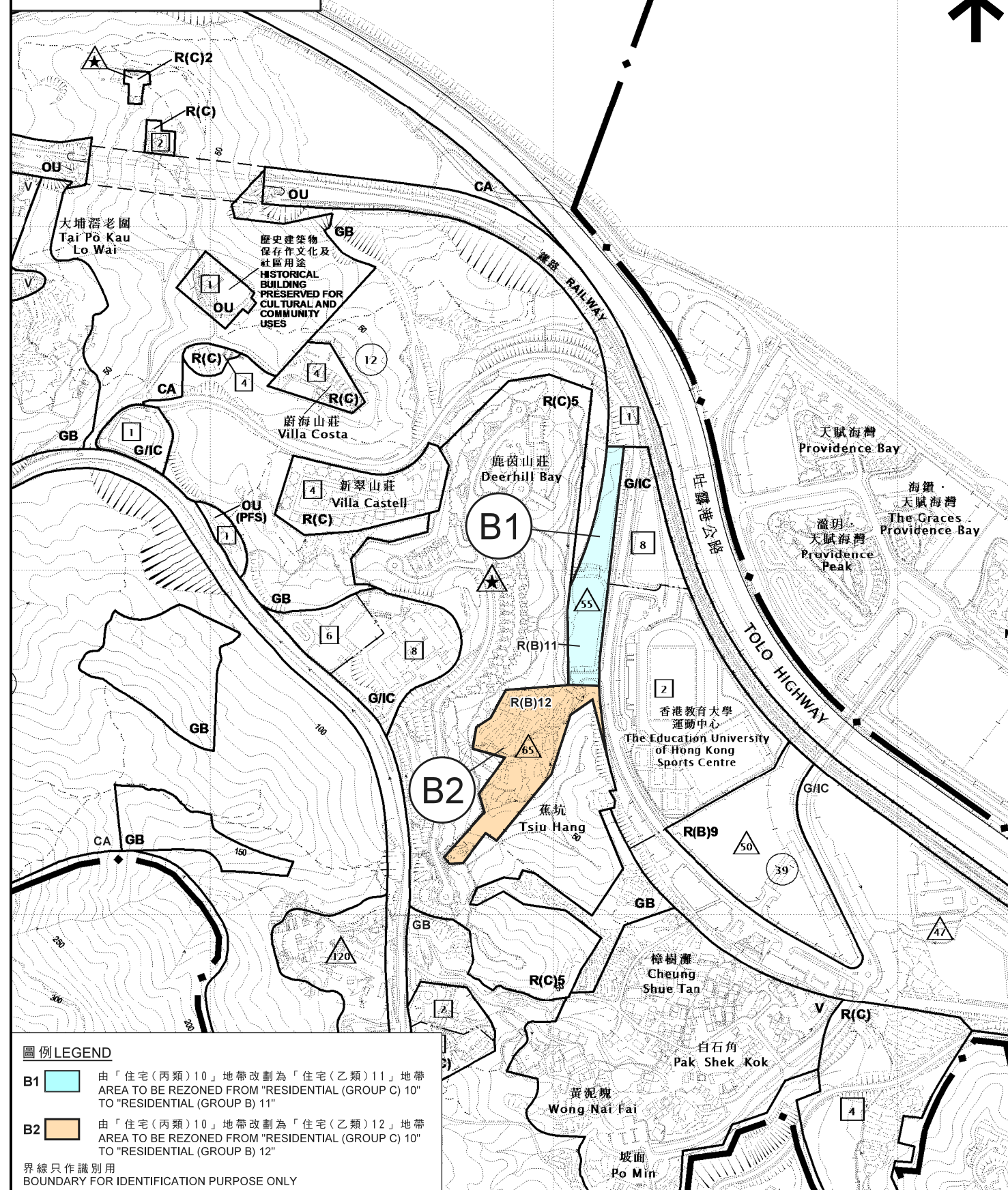
圖 PLAN  
1a



分區計劃大綱圖編號S/TP/28的現有用途地帶  
EXISTING ZONINGS ON PLAN No. S/TP/28



擬議修訂項目  
PROPOSED AMENDMENTS



圖例 LEGEND

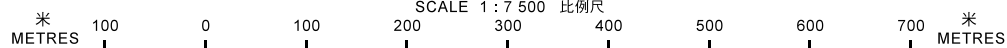
- B1 由「住宅(丙類)10」地帶改劃為「住宅(乙類)11」地帶  
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP C) 10"  
TO "RESIDENTIAL (GROUP B) 11"
- B2 由「住宅(丙類)10」地帶改劃為「住宅(乙類)12」地帶  
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP C) 10"  
TO "RESIDENTIAL (GROUP B) 12"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目B1及B2)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEMS B1 & B2)

SCALE 1 : 7 500 比例尺



本摘要圖於2021年7月27日擬備，所根據的資料為於  
2018年8月21日核准的分區計劃大綱圖編號S/TP/28  
EXTRACT PLAN PREPARED ON 27.7.2021 BASED ON  
OUTLINE ZONING PLAN No. S/TP/28 APPROVED ON 21.8.2018

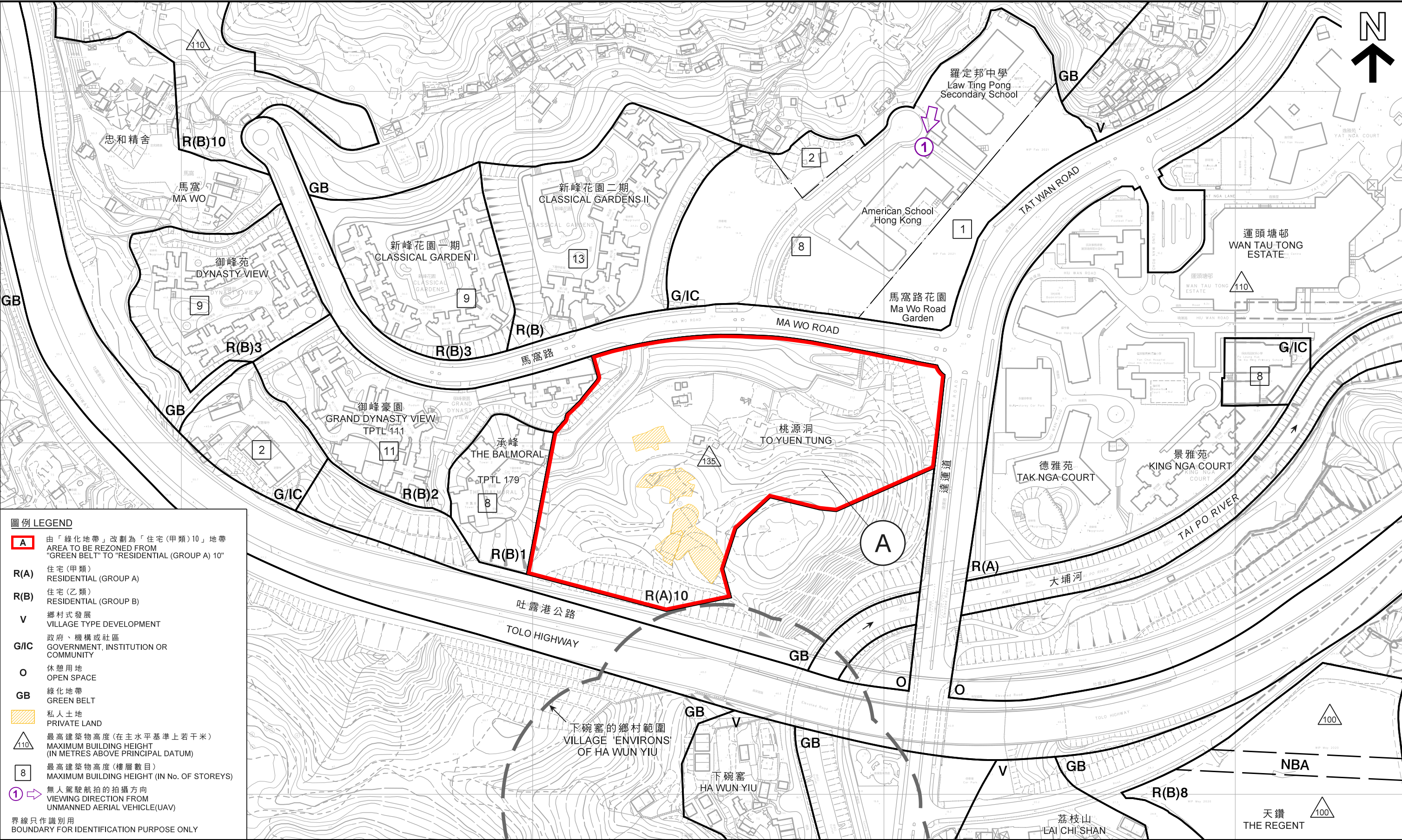
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/TP/21/07

圖 PLAN  
1b





**圖例 LEGEND**

**A** 由「綠化地帶」改劃為「住宅(甲類)10」地帶  
AREA TO BE REZONED FROM "GREEN BELT" TO "RESIDENTIAL (GROUP A) 10"

**R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)

**R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)

**V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT

**G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

**O** 休憩用地  
OPEN SPACE

**GB** 綠化地帶  
GREEN BELT

私人土地  
PRIVATE LAND

最高建築物高度(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

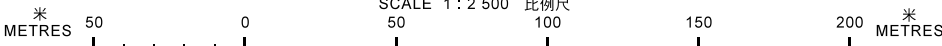
最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT (IN No. OF STOREYS)

無人駕駛航拍的拍攝方向  
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE(UAV)

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目A)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEM A)



規 劃 署  
PLANNING  
DEPARTMENT

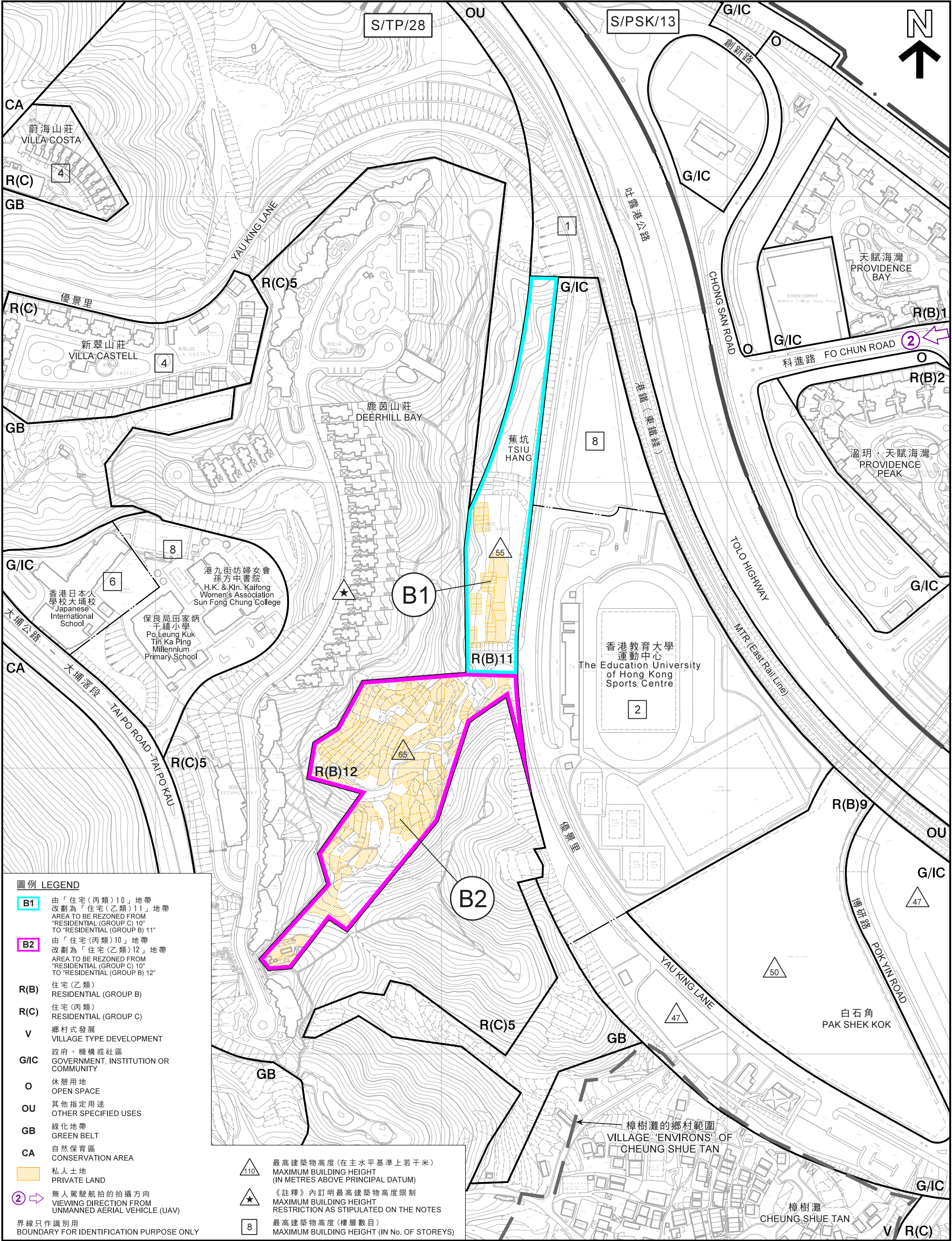


參考編號  
REFERENCE No.  
M/TP/21/07

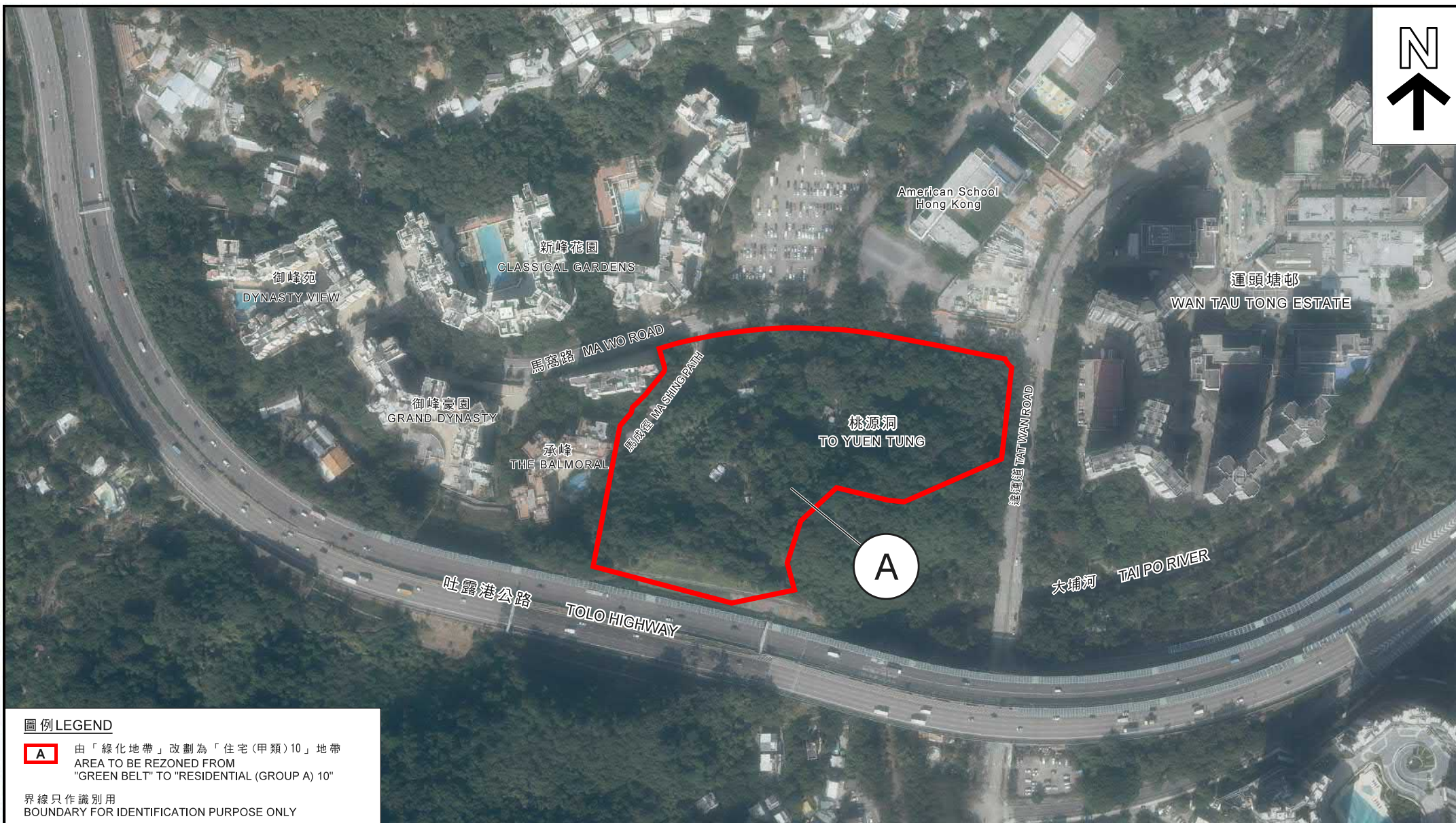
圖 PLAN  
2a

本摘要圖於2021年8月3日擬備，  
所根據的資料為測量圖編號  
7-NW-8D、9C、9D、13B、14A及14B  
EXTRACT PLAN PREPARED ON 3.8.2021  
BASED ON SURVEY SHEETS No.  
7-NW-8D, 9C, 9D, 13B, 14A & 14B









#### 圖例 LEGEND

**A**

由「綠化地帶」改劃為「住宅(甲類)10」地帶  
AREA TO BE REZONED FROM  
"GREEN BELT" TO "RESIDENTIAL (GROUP A) 10"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 航攝照片 AERIAL PHOTO

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目A)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEM A)

本摘要圖於2021年7月30日擬備，  
所根據的資料為地政總署  
於2020年12月4日拍得的航攝照片  
編號E115989C  
EXTRACT PLAN PREPARED ON 30.7.2021  
BASED ON AERIAL PHOTO No. E115989C  
TAKEN ON 4.12.2020 BY  
LANDS DEPARTMENT

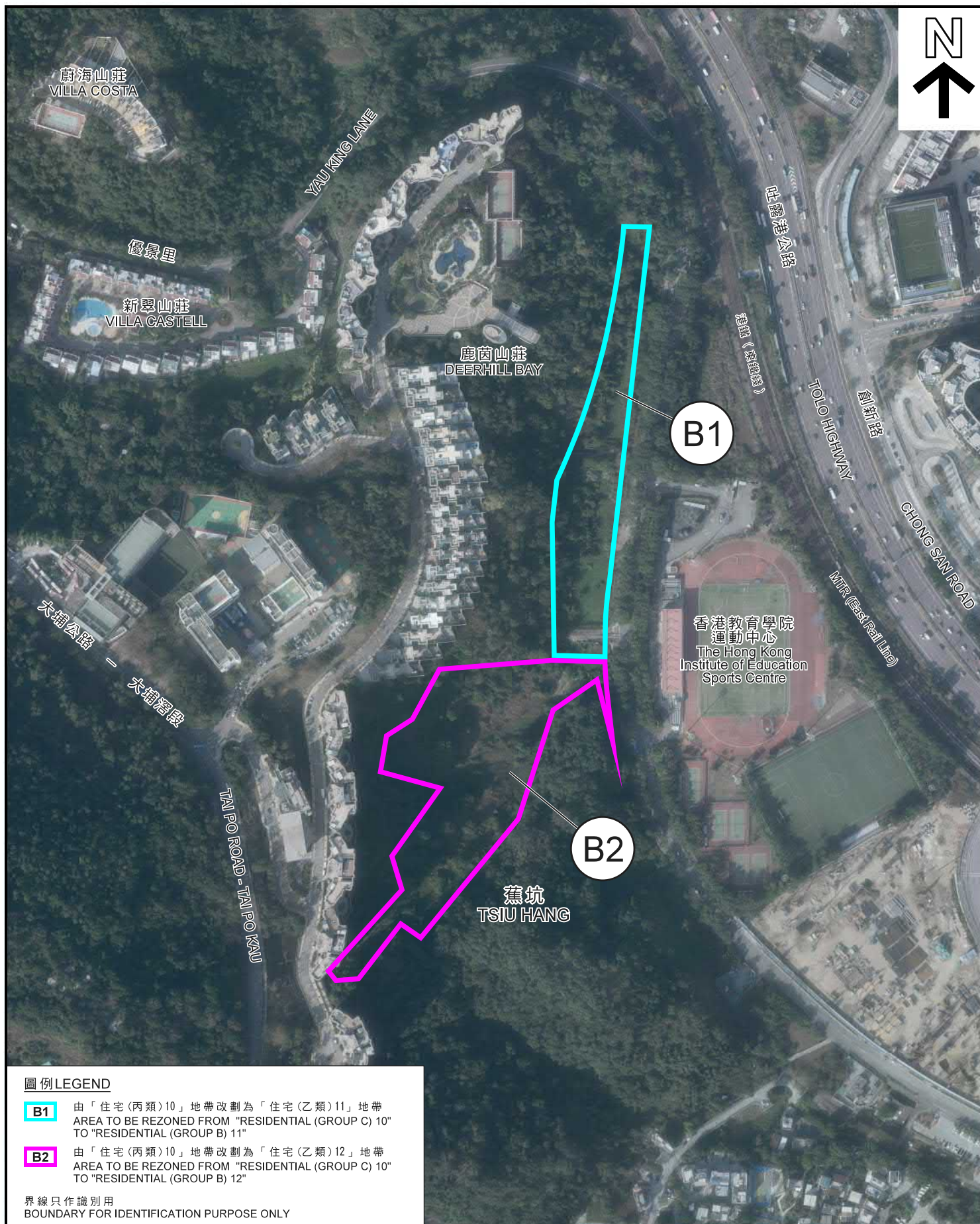
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/TP/21/07

圖 PLAN  
3a





#### 圖例 LEGEND

- B1** 由「住宅(丙類)10」地帶改劃為「住宅(乙類)11」地帶  
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP C) 10"  
TO "RESIDENTIAL (GROUP B) 11"
- B2** 由「住宅(丙類)10」地帶改劃為「住宅(乙類)12」地帶  
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP C) 10"  
TO "RESIDENTIAL (GROUP B) 12"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年7月23日擬備，  
所根據的資料為地政總署  
於2020年1月14日拍得的航攝照片  
編號E087260C、E087262C、  
E087494C及E087495C  
EXTRACT PLAN PREPARED ON 23.7.2021  
BASED ON AERIAL PHOTOS No.  
E087260C, E087262C, E087494C  
& E087495C TAKEN ON 14.1.2020 BY  
LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目B1及B2)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEMS B1 & B2)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/TP/21/07

圖 PLAN  
3b



1



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 實地照片 SITE PHOTOS

本圖於2021年8月4日擬備，  
所根據的資料為攝於2021年6月21日  
的無人駕駛航拍照片  
PLAN PREPARED ON 4.8.2021 BASED ON  
UNMANNED AERIAL VEHICLE PHOTO  
TAKEN ON 21.6.2021

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目A)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEM A)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/TP/21/07

圖 PLAN  
4a



2



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2021年7月27日擬備，  
所根據的資料為攝於2020年6月1日  
的無人駕駛航拍照片  
PLAN PREPARED ON 27.7.2021 BASED ON  
UNMANNED AERIAL VEHICLE PHOTO  
TAKEN ON 1.6.2020

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目B1及B2)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEMS B1 & B2)

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/TP/21/07

圖 PLAN  
4b





發展概念圖 - 項目A  
CONCEPTUAL LAYOUT - ITEM A

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目A)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEM A)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/TP/21/07

圖 PLAN  
5

本摘要圖於2021年7月23日擬備  
EXTRACT PLAN PREPARED ON 23.7.2021





本摘要圖於2021年8月18日擬備  
 EXTRACT PLAN PREPARED ON 18.8.2021

概念園景設計大綱圖 - 項目A  
 CONCEPTUAL OUTLINE LANDSCAPE PLAN - ITEM A

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
 (項目A)  
 PROPOSED AMENDMENTS TO THE APPROVED  
 TAI PO OUTLINE ZONING PLAN No. S/TP/28  
 (ITEM A)

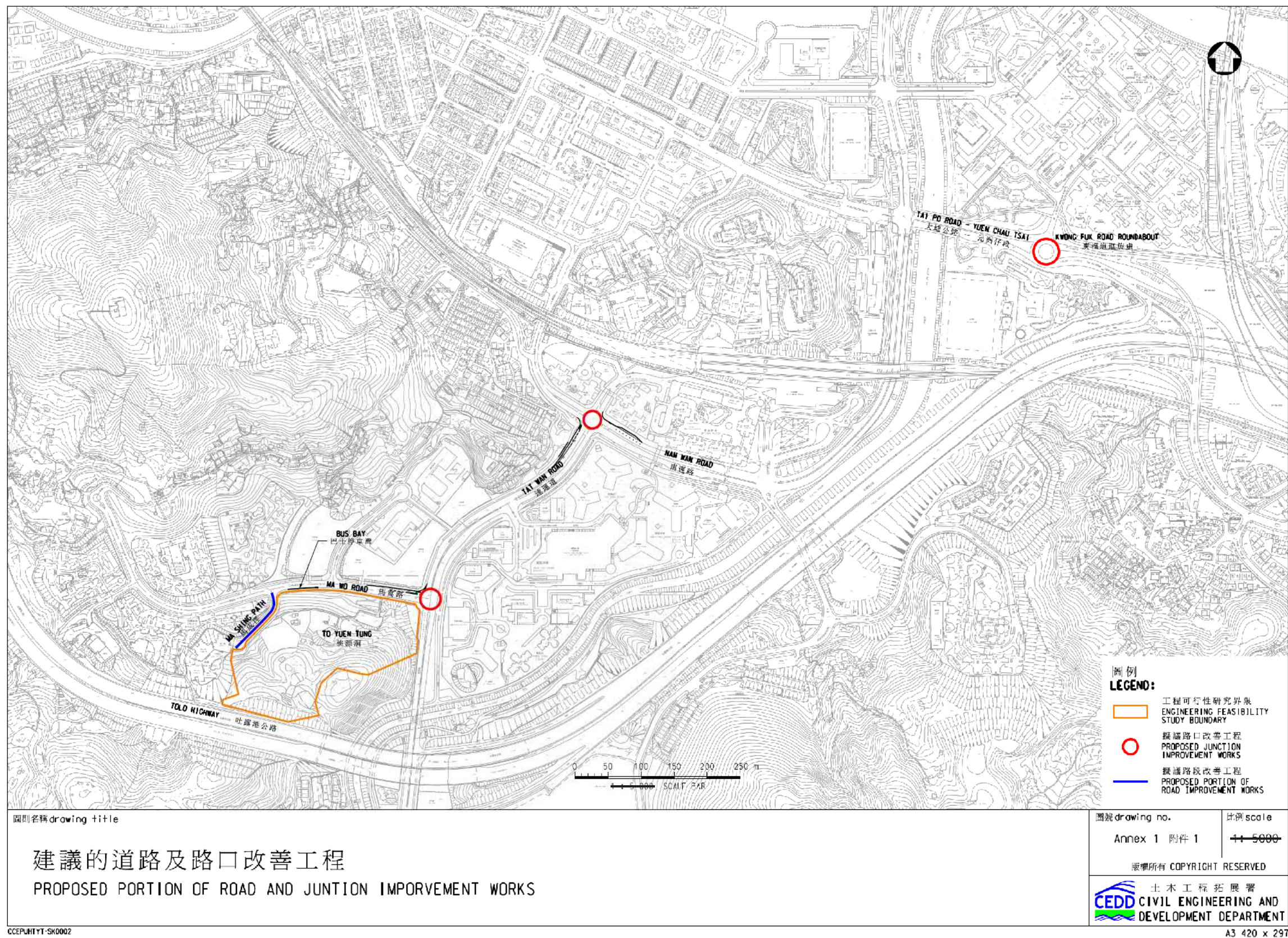
規 劃 署  
 PLANNING  
 DEPARTMENT

參考編號  
 REFERENCE No.  
 M/TP/21/07

圖 PLAN  
 6







本摘要圖於2021年7月22日擬備  
EXTRACT PLAN PREPARED ON 22.7.2021

擬議交通改善工程 - 項目A  
PROPOSED TRAFFIC IMPROVEMENT WORKS - ITEM A

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目A)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEM A)

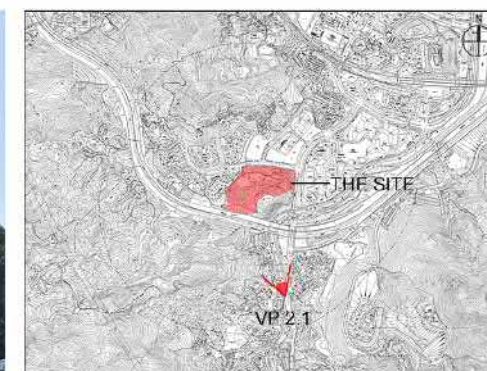
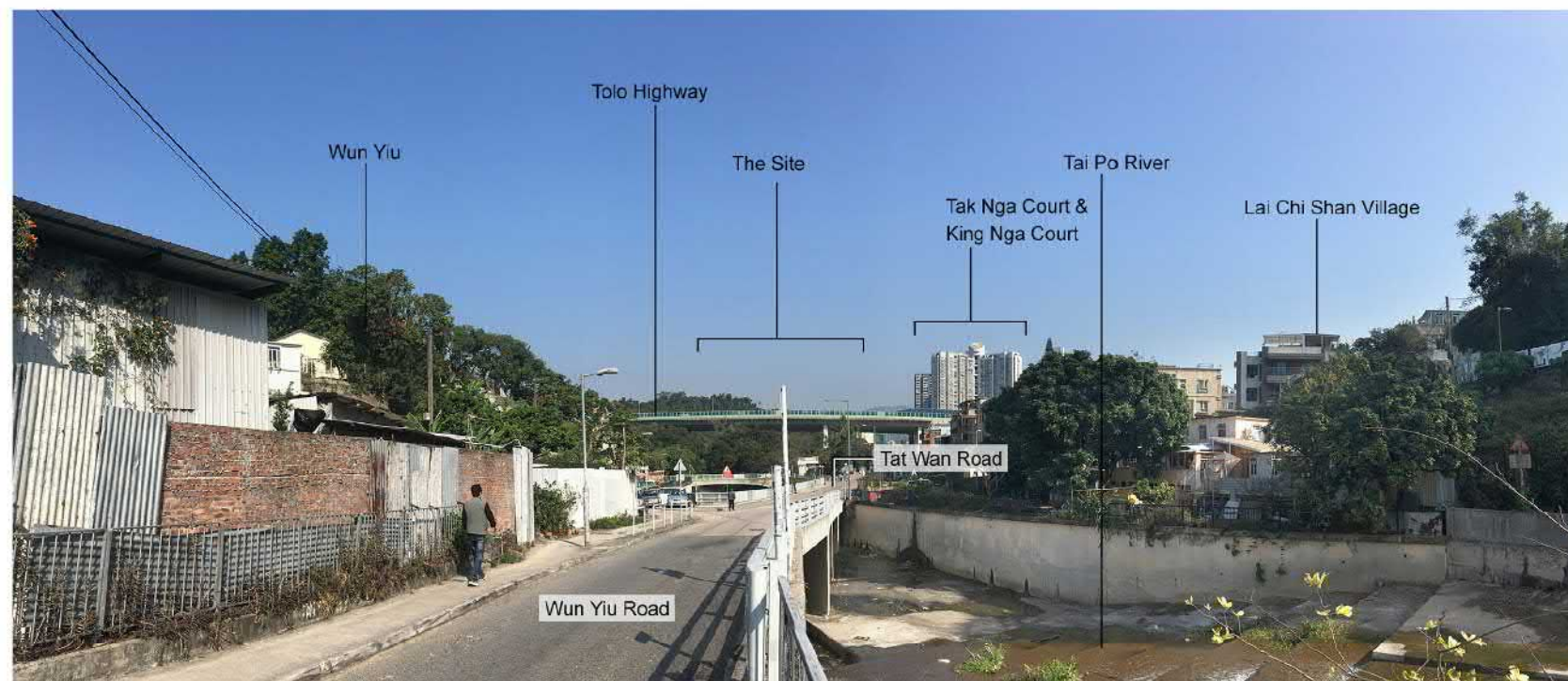
規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/TP/21/07

圖 PLAN  
7





KEY PLAN

VP2.1 - Existing View from Wun Yiu Minibus Stop (at elevation of +19.9mPD and at a distance of 400m)



VP2.1 - View from Wun Yiu Minibus Stop after development (at elevation of +19.9mPD and at a distance of 400m)

**ATKINS**  
Member of the SNC-Lavalin Group

Agreement No. CE 61/2017 (CE)  
Site Formation and Infrastructure Works for  
Development at To Yuen Tung, Tai Po –  
Feasibility Study



**Figure 5.3h - Public Viewing Point VP2.1 - Wun Yiu Minibus Stop**

合成照片 - 項目A  
**PHOTOMONTAGE - ITEM A**

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目A)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEM A)

本摘要圖於2021年8月3日擬備  
EXTRACT PLAN PREPARED ON 3.8.2021

規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**M/TP/21/07**

圖 **PLAN**  
**8a**





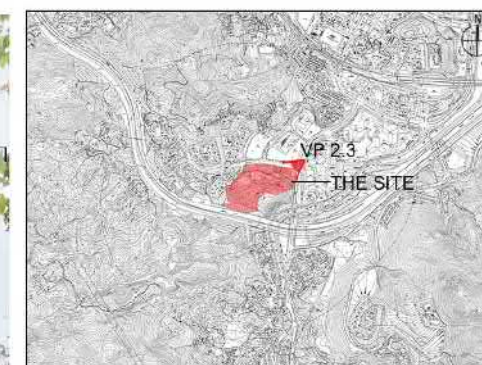
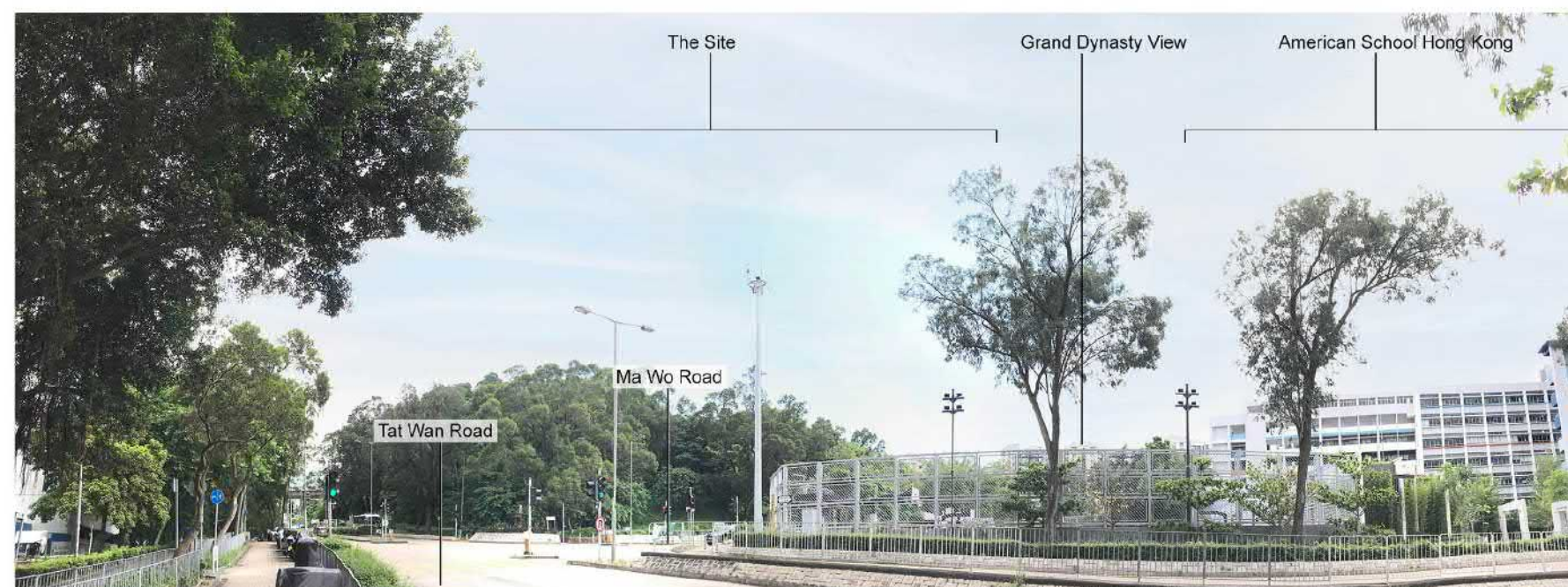
VP2.2 - Existing Intersection of Tat Wan Road and Tai Po River Promenade (at elevation of +20mPD and at a distance of 70m)



VP2.2 - View from Intersection of Tat Wan Road and Tai Po River Promenade after development (at elevation of +20mPD and at a distance of 70m)

**Figure 5.3i - Public Viewing Point VP2.2 - Tai Po River Promenade**





KEY PLAN

VP2.3 - Existing View from Junction of Tat Wan Road and Ma Wo Road (at elevation of +13.3mPD and at a distance of 60m)



VP2.3 - View from Junction of Tat Wan Road and Ma Wo Road after development (at elevation of +13.3mPD and at a distance of 60m)

**ATKINS**  
Member of the SNC-Lavalin Group

Agreement No. CE 61/2017 (CE)  
Site Formation and Infrastructure Works for  
Development at To Yuen Tung, Tai Po –  
Feasibility Study



Figure 13.23 - Public Viewing Point VP2.3 - Junction of Tat Wan Road and Ma Wo Road

合成照片 - 項目A  
PHOTOMONTAGE - ITEM A

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目A)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEM A)

本摘要圖於2021年8月18日擬備  
EXTRACT PLAN PREPARED ON 18.8.2021

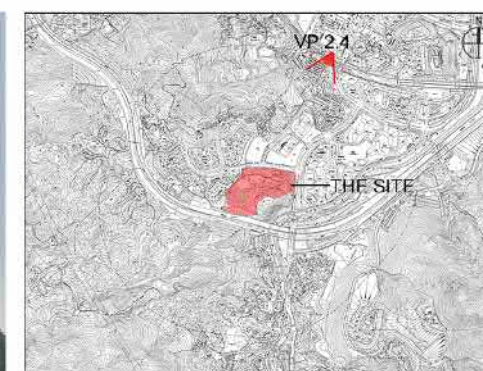
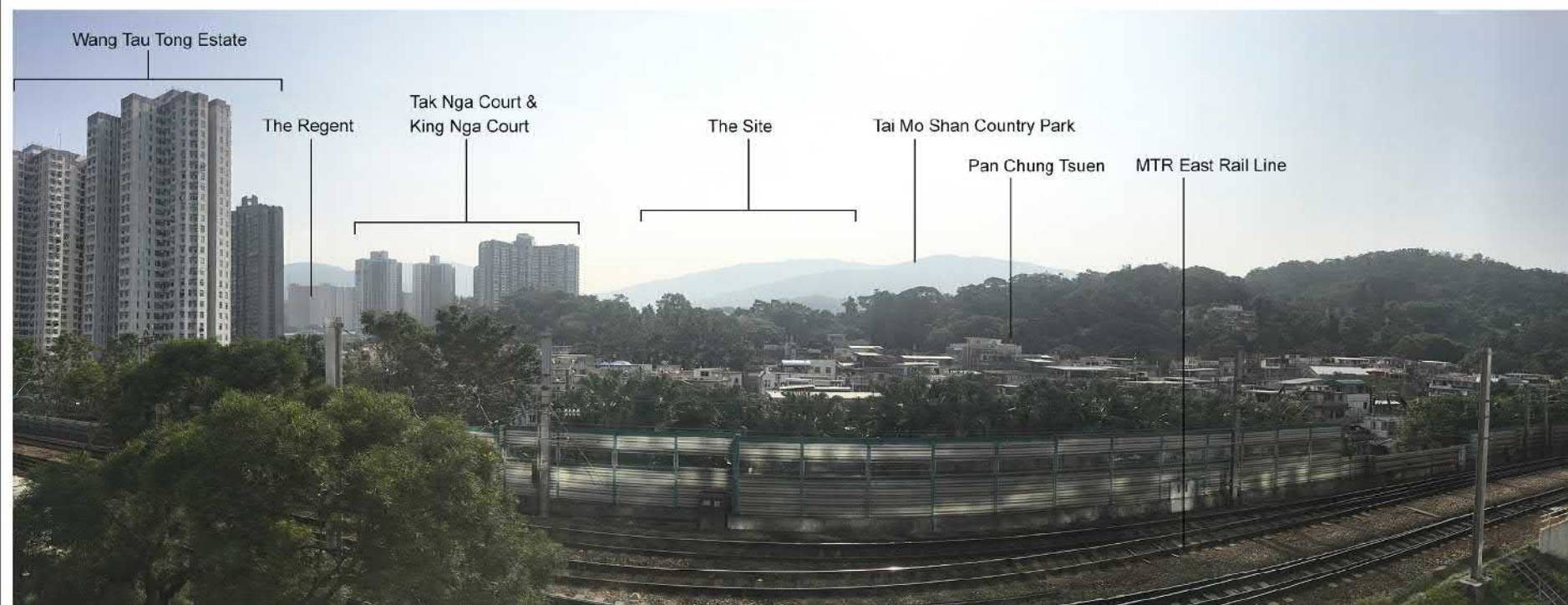
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/TP/21/07

圖 PLAN  
8c





KEY PLAN

VP2.4 - Existing View from Podium Garden at Tai Po Complex (at elevation of +18.4mPD and at a distance of 520m)



VP2.4 - View from Podium Garden at Tai Po Complex after development (at elevation of +18.4mPD and at a distance of 520m)

**ATKINS** Agreement No. CE 61/2017 (CE)  
Member of the SNC-Lavalin Group Site Formation and Infrastructure Works for  
Development at To Yuen Tung, Tai Po –  
Feasibility Study



**Figure 5.3k - Public Viewing Point VP2.4 - Podium Garden at Tai Po Complex**

合成照片 - 項目A  
**PHOTOMONTAGE - ITEM A**

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目A)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEM A)

本摘要圖於2021年8月3日擬備  
EXTRACT PLAN PREPARED ON 3.8.2021

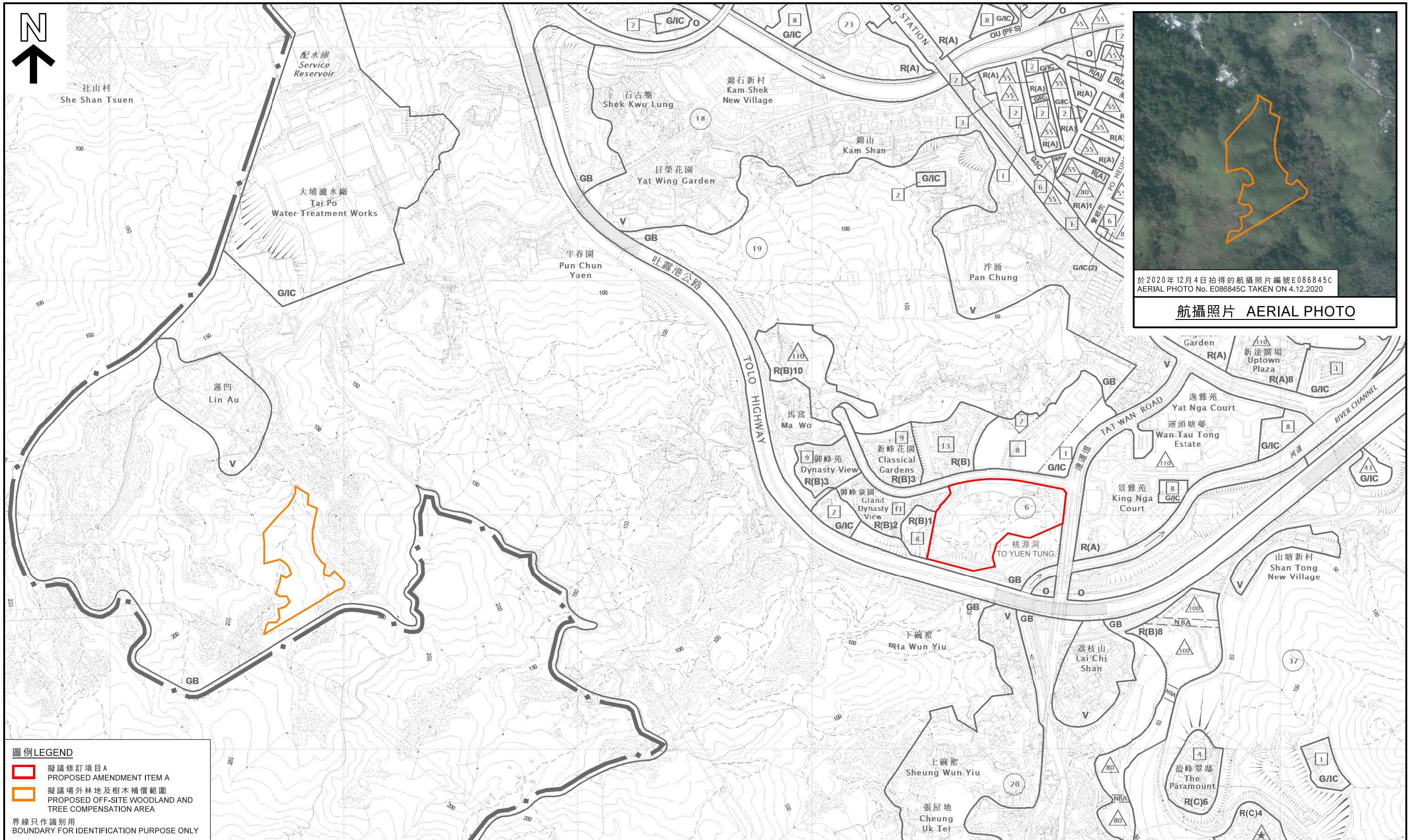
規 劃 署  
**PLANNING  
DEPARTMENT**



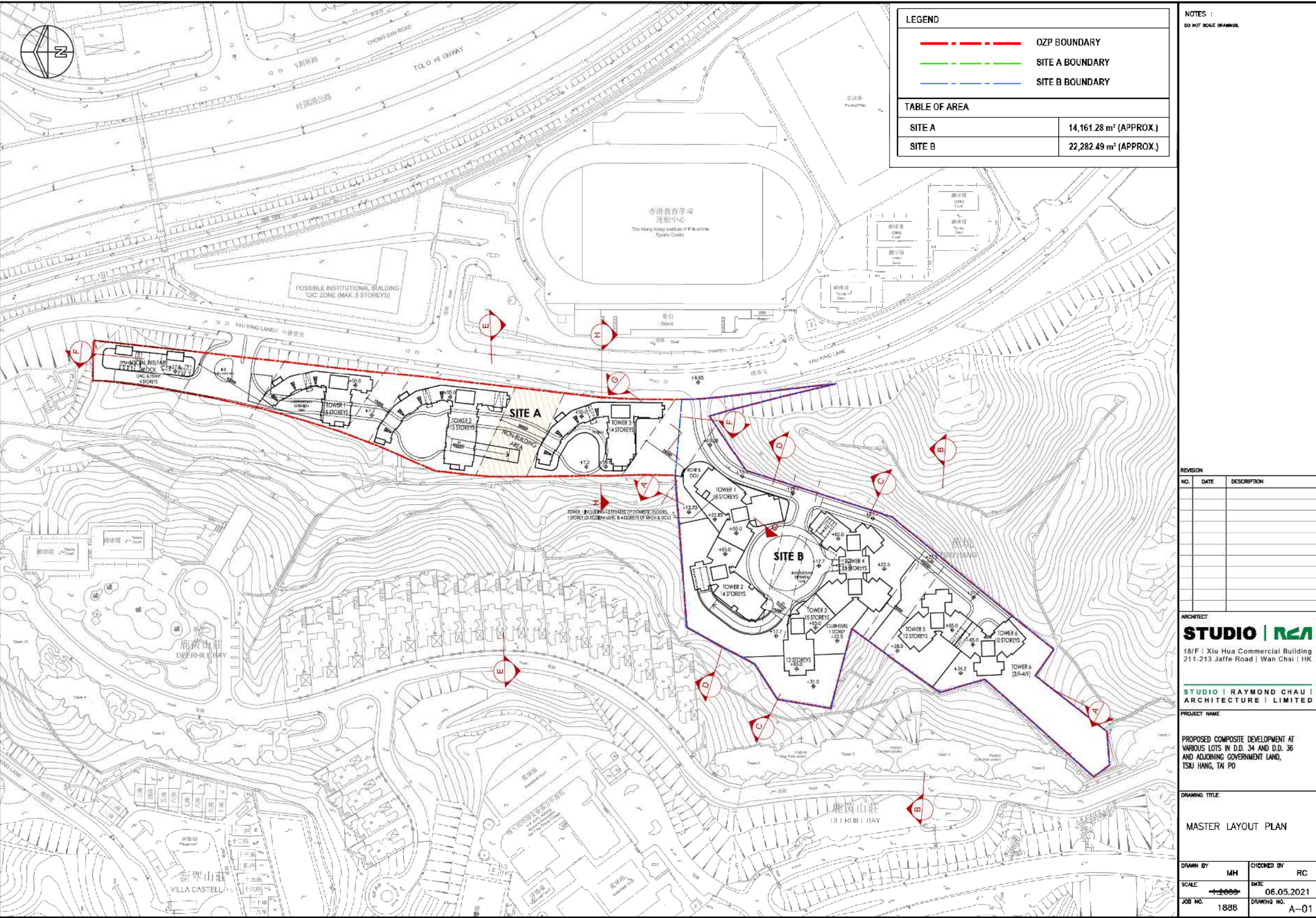
參考編號  
REFERENCE No.  
**M/TP/21/07**

圖 **PLAN**  
8d









發展方案的示意圖 - 項目B1及B2  
INDICATIVE DEVELOPMENT SCHEME - ITEMS B1 & B2

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
(項目B1及B2)  
PROPOSED AMENDMENTS TO THE APPROVED  
TAI PO OUTLINE ZONING PLAN No. S/TP/28  
(ITEMS B1 & B2)

規 劃 署  
PLANNING  
DEPARTMENT

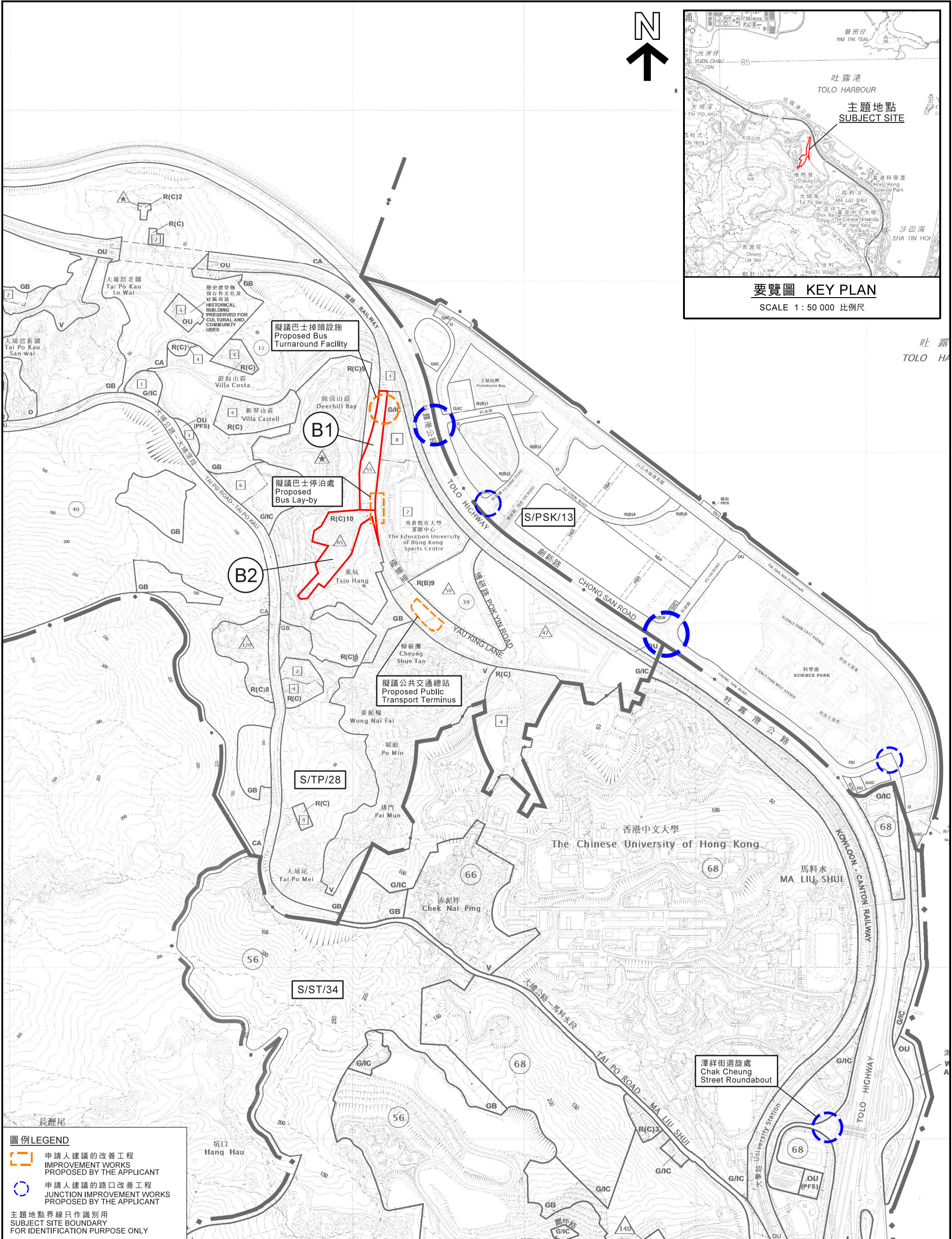


參考編號  
REFERENCE No.  
M/TP/21/07

圖 PLAN  
10

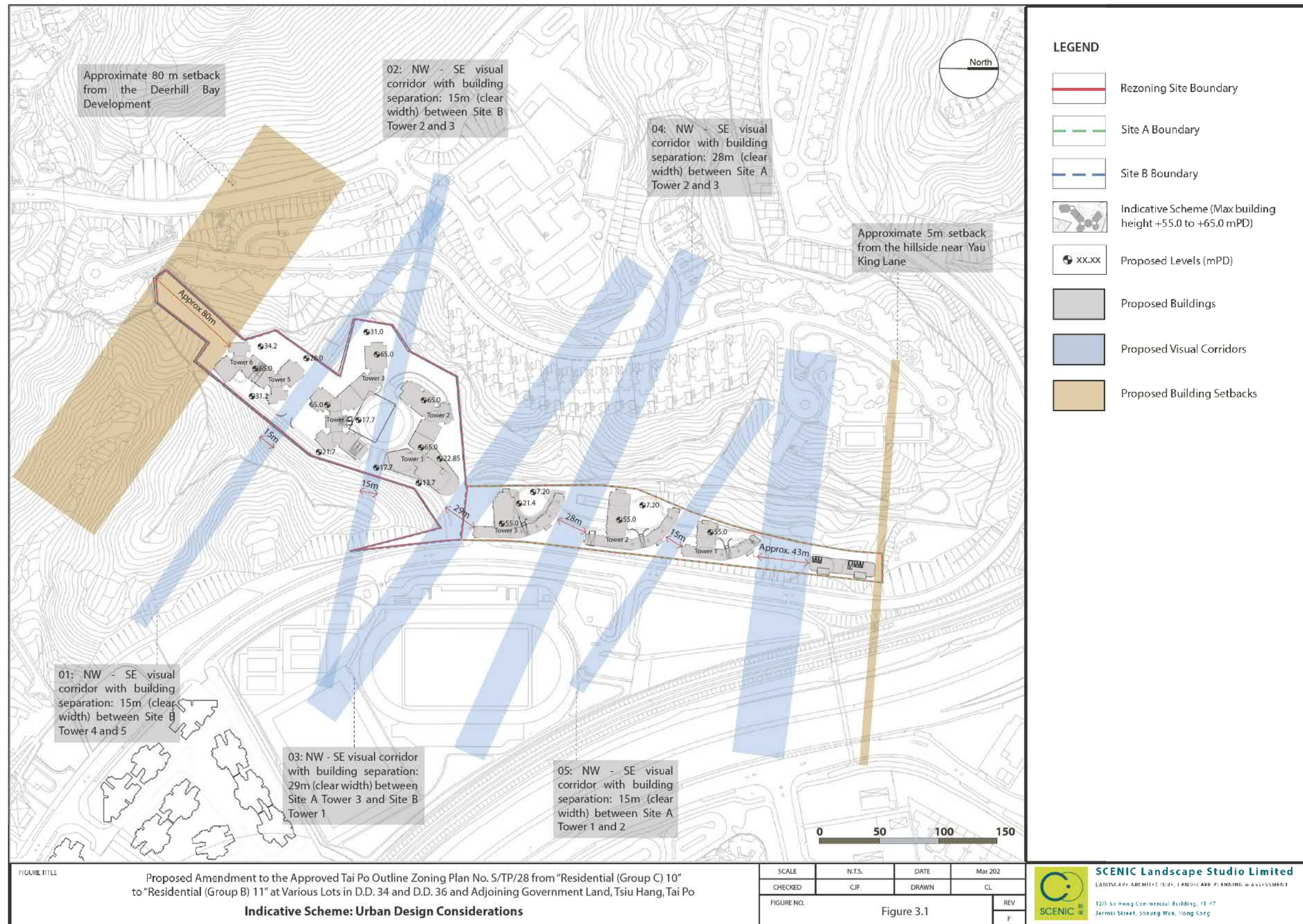
本摘要圖於2021年7月27日擬備  
EXTRACT PLAN PREPARED ON 27.7.2021  
(來源 SOURCE: Drawing Z-1 of RNTPC Paper No. Y/TP/28)





<p>本摘要圖於2021年7月28日擬備，所根據的資料為：</p> <ul style="list-style-type: none"><li>於2014年12月2日核准的分區計劃大綱圖編號S/PSK/13、</li><li>於2018年5月29日核准的分區計劃大綱圖編號S/ST/34及</li><li>於2018年8月21日核准的分區計劃大綱圖編號S/TP/28、</li></ul> <p>EXTRACT PLAN PREPARED ON 28.7.2021 BASED ON OUTLINE ZONING PLANS No. S/PSK/13 APPROVED ON 2.12.2014, S/ST/34 APPROVED ON 29.5.2018 AND S/TP/28 APPROVED ON 21.8.2018</p>	<p>申請人建議的交通緩解措施 - 項目B1及B2</p> <p>PROPOSED TRAFFIC MITIGATION MEASURES BY THE APPLICANT - ITEMS B1 &amp; B2</p> <p>在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂 (項目B1及B2)</p> <p>PROPOSED AMENDMENTS TO THE APPROVED TAI PO OUTLINE ZONING PLAN No. S/TP/28 (ITEMS B1 &amp; B2)</p> <p>SCALE 1:10,000 比例尺</p> <p>米 METRES</p> <p>0 100 200 300 400 500 600 700 800 900 1,000</p>	<p>規劃署 PLANNING DEPARTMENT</p>	<p>參考編號 REFERENCE No. M/TP/21/07</p>	<p>圖 PLAN 11</p>





本摘要圖於2021年7月27日擬備  
 EXTRACT PLAN PREPARED ON 27.7.2021  
 (來源 SOURCE: Drawing Z-13 of RNTPC Paper No. Y/TP/28)

## 城市設計考慮 - 項目B1及B2 URBAN DESIGN CONSIDERATIONS - ITEMS B1 & B2

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂  
 (項目B1及B2)  
 PROPOSED AMENDMENTS TO THE APPROVED  
 TAI PO OUTLINE ZONING PLAN No. S/TP/28  
 (ITEMS B1 & B2)

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 PLANNING  
 DEPARTMENT

參考編號  
 REFERENCE No.  
 M/TP/21/07

圖 PLAN  
 12