

LEGEND

- OZP BOUNDARY
- SITE A BOUNDARY
- SITE B BOUNDARY

TABLE OF AREA

SITE A	14,161.28 m ² (APPROX.)
SITE B	22,282.49 m ² (APPROX.)

NOTES :
DO NOT SCALE DRAWINGS.

REVISION

NO.	DATE	DESCRIPTION

ARCHITECT

STUDIO | R&A

18/F | Xiu Hua Commercial Building
211-213 Jaffe Road | Wan Chai | HK

STUDIO | RAYMOND CHAU |
ARCHITECTURE | LIMITED

PROJECT NAME

PROPOSED COMPOSITE DEVELOPMENT AT
VARIOUS LOTS IN D.D. 34 AND D.D. 36
AND ADJOINING GOVERNMENT LAND,
TSUI HANG, TAI PO

DRAWING TITLE

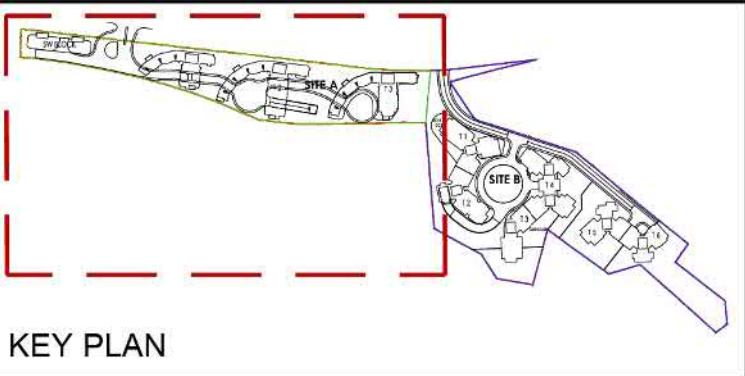
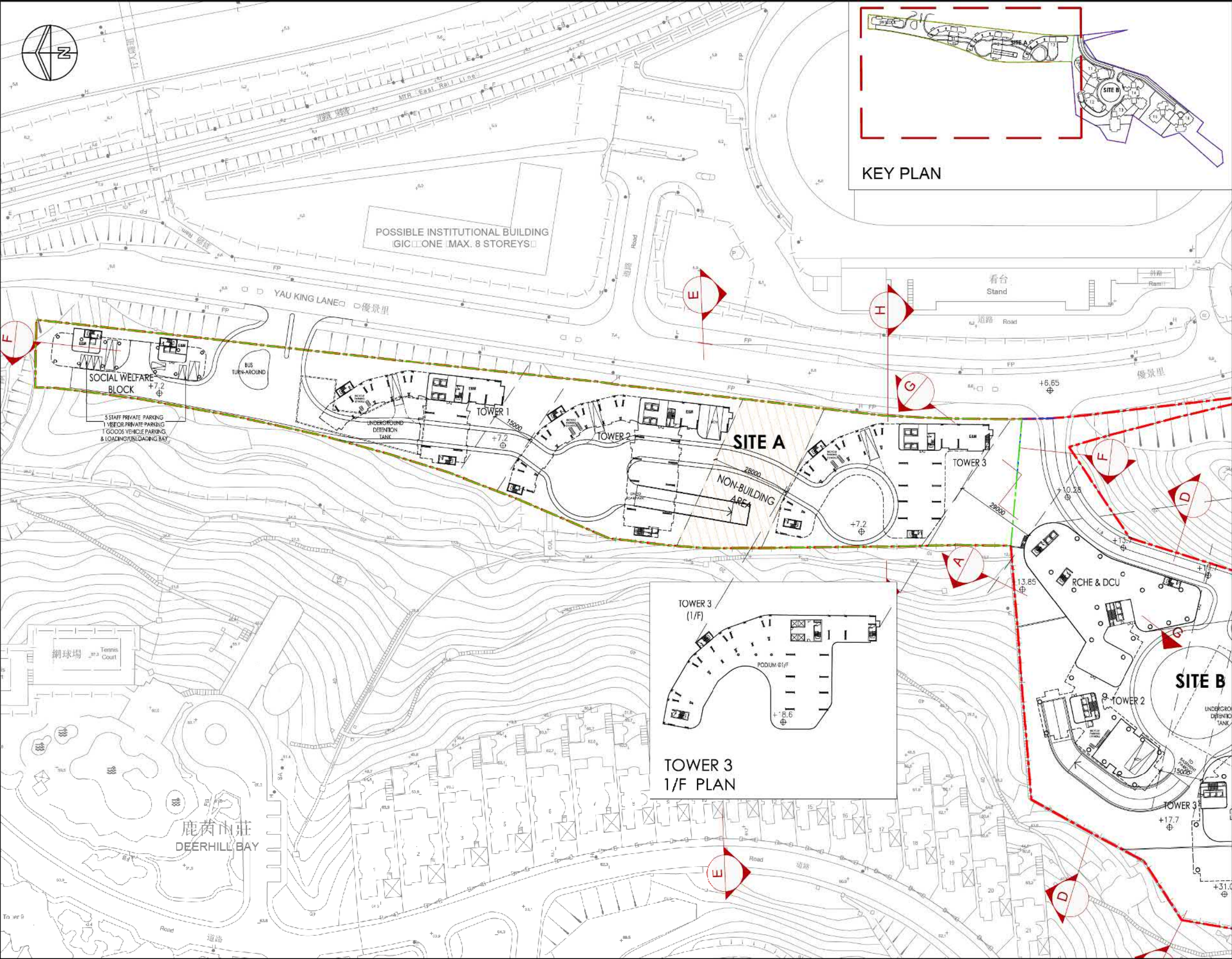
MASTER LAYOUT PLAN

DRAWN BY	MH	CHECKED BY	RC
SCALE		DATE	06.05.2021
JOB NO.	1888	DRAWING NO.	A-01

參考編號
REFERENCE No. Y/TP/28

繪圖 DRAWING Z-1

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



NOTES :
DO NOT SCALE DRAWINGS.

REVISION		
NO.	DATE	DESCRIPTION

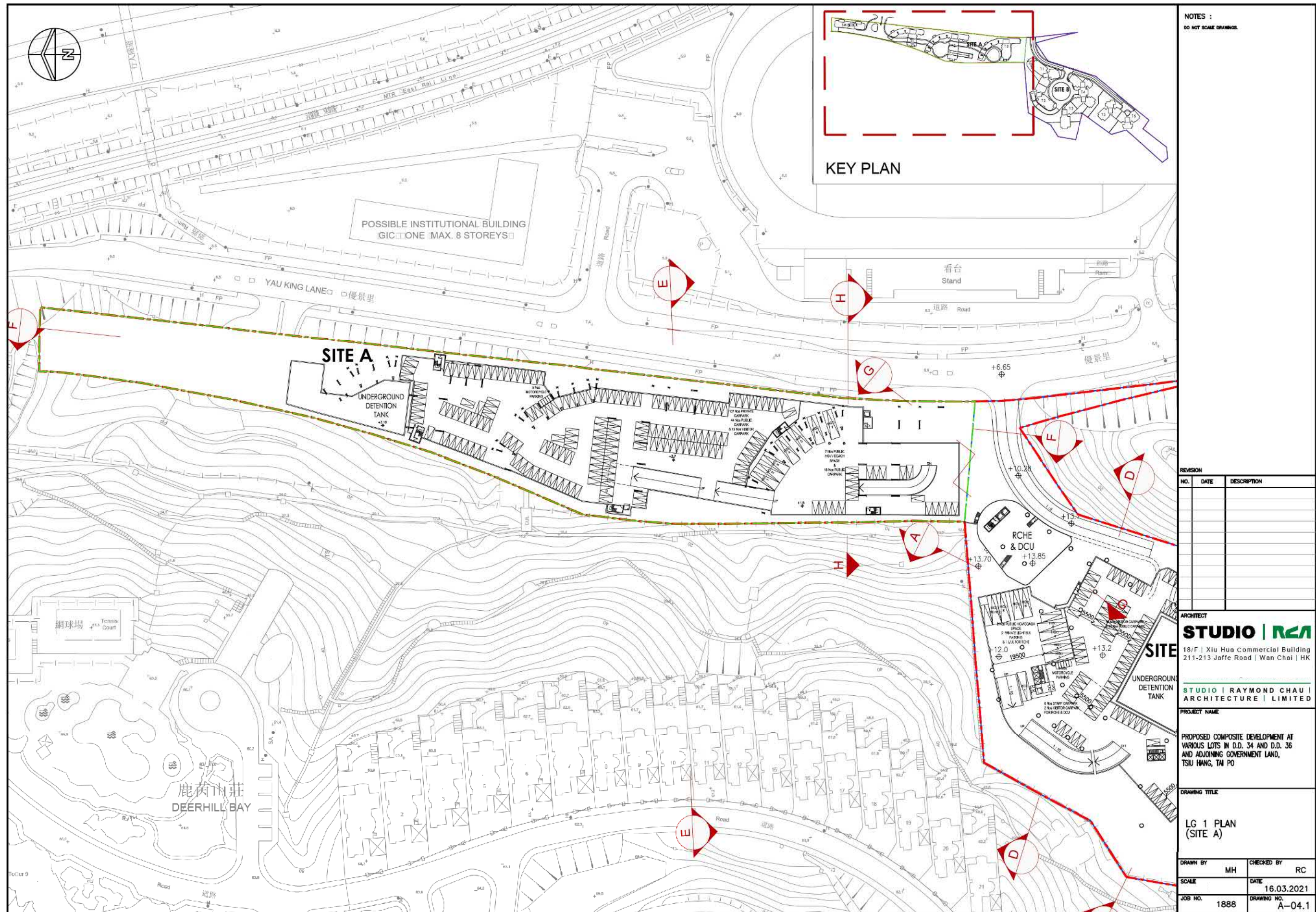
ARCHITECT
STUDIO | R&A
18/F | Xiu Hua Commercial Building
211-213 Jaffe Road | Wan Chai | HK

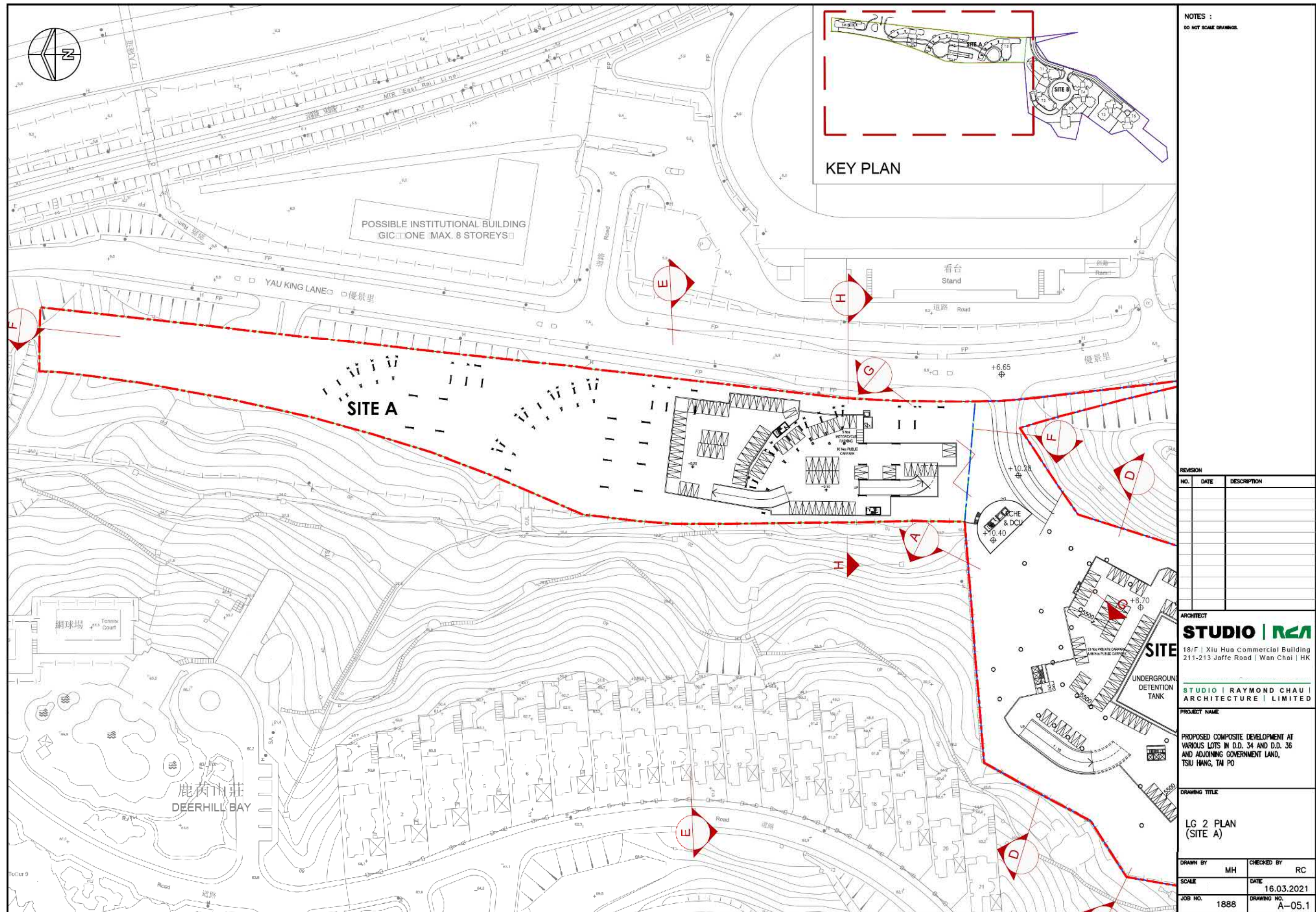
ARCHITECT
STUDIO | RAYMOND CHAU |
ARCHITECTURE | LIMITED

PROJECT NAME
PROPOSED COMPOSITE DEVELOPMENT AT
VARIOUS LOTS IN D.D. 34 AND D.D. 36
AND ADJOINING GOVERNMENT LAND,
TSIU HANG, TAI PO

DRAWING TITLE
GROUND FLOOR PLAN
(SITE A)

DRAWN BY MH	CHECKED BY RC
SCALE	DATE 16.03.2021
JOB NO. 1888	DRAWING NO. A-03.1

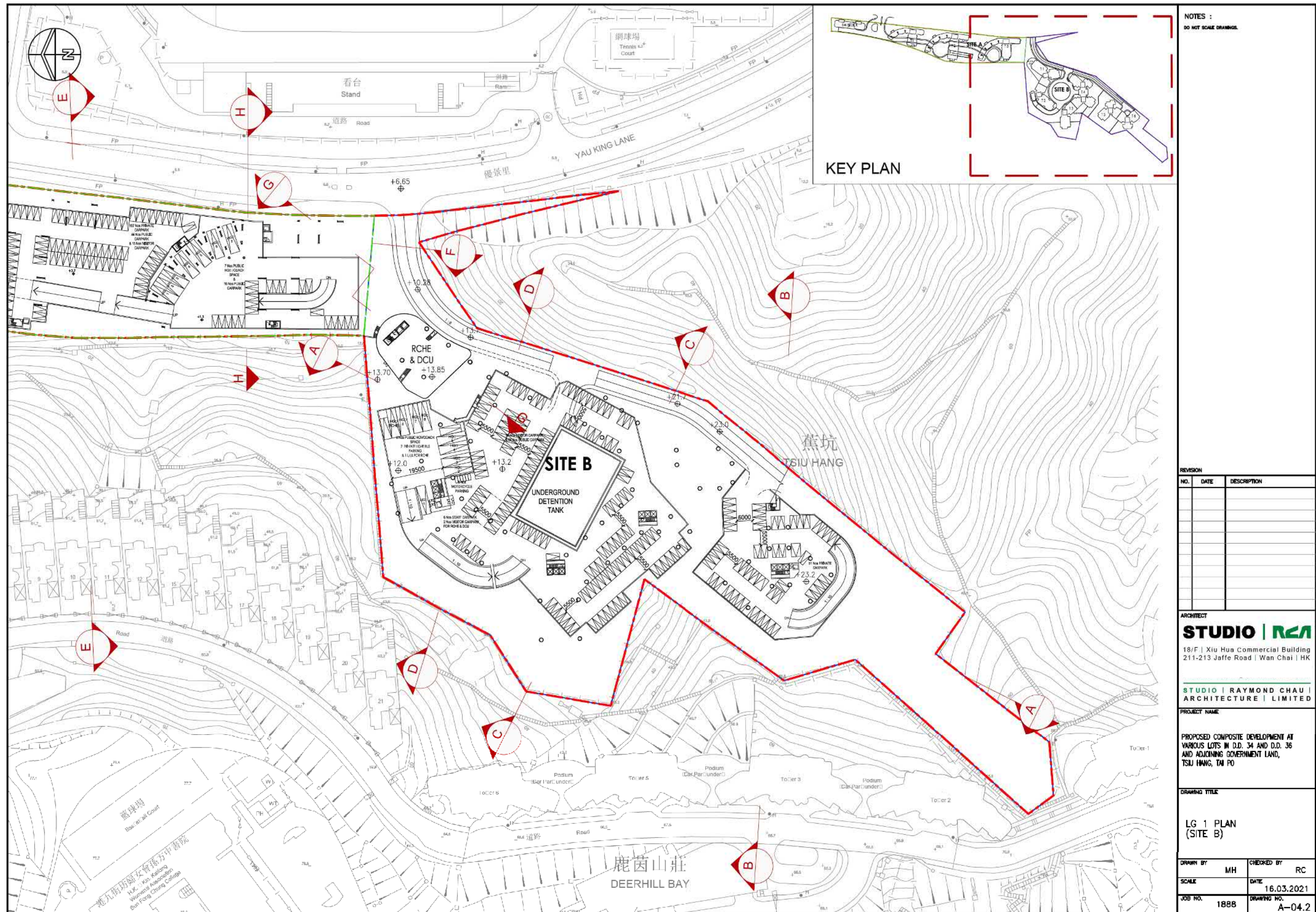


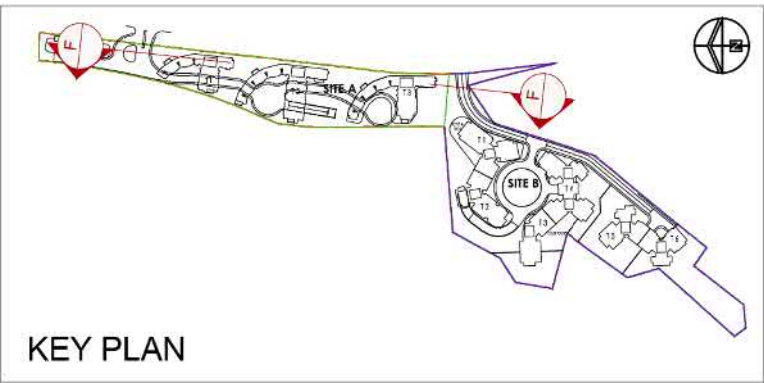


參考編號
REFERENCE No. Y/TP/28

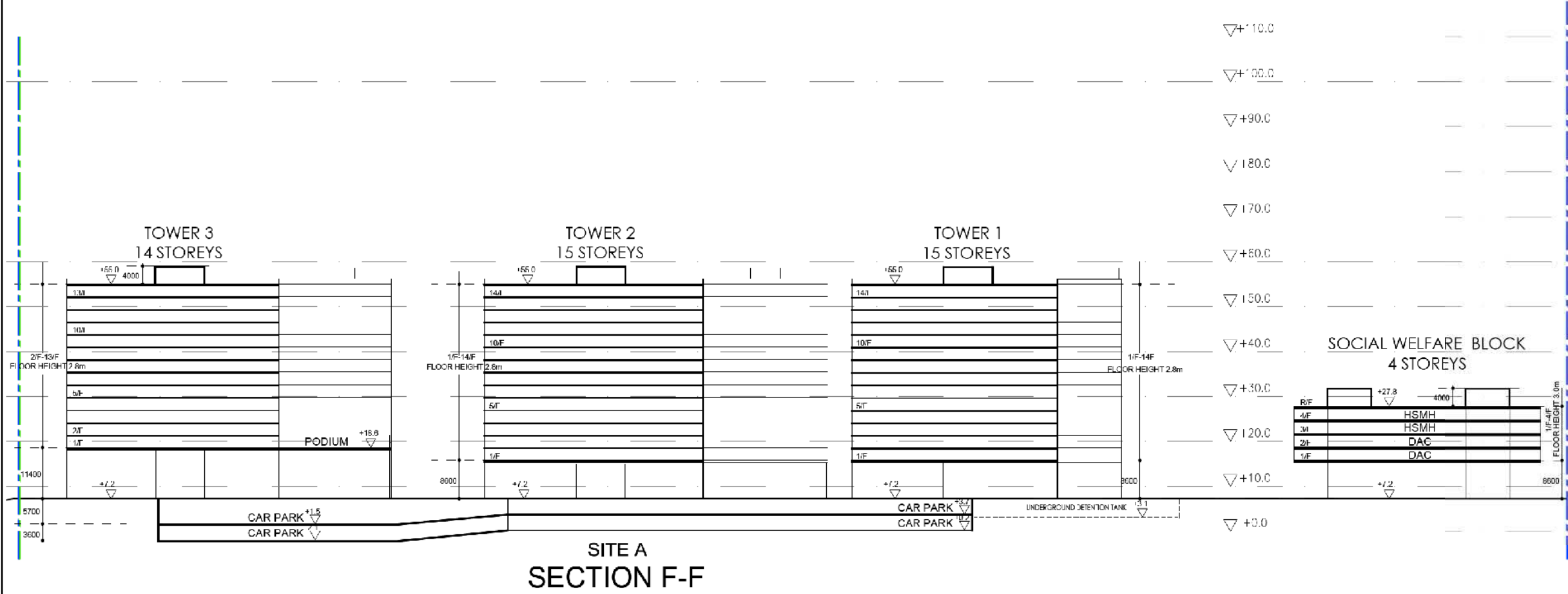
繪圖 DRAWING Z-6

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





NOTES :
DO NOT SCALE DRAWINGS.



REVISION		
NO.	DATE	DESCRIPTION

ARCHITECT
STUDIO | R&A
18/F | Xiu Hua Commercial Building
211-213 Jaffe Road | Wan Chai | HK

STUDIO | RAYMOND CHAU |
ARCHITECTURE | LIMITED

PROJECT NAME
PROPOSED COMPOSITE DEVELOPMENT AT
VARIOUS LOTS IN D.D. 34 AND D.D. 36
AND ADJOINING GOVERNMENT LAND,
TSU HANG, TAI PO

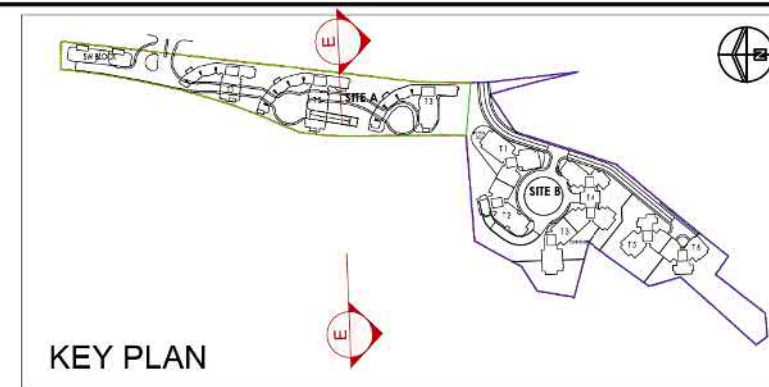
DRAWING TITLE
SECTION F-F

DRAWN BY	MH	CHECKED BY	RC
SCALE		DATE	16.03.2021
JOB NO.	1888	DRAWING NO.	A-11

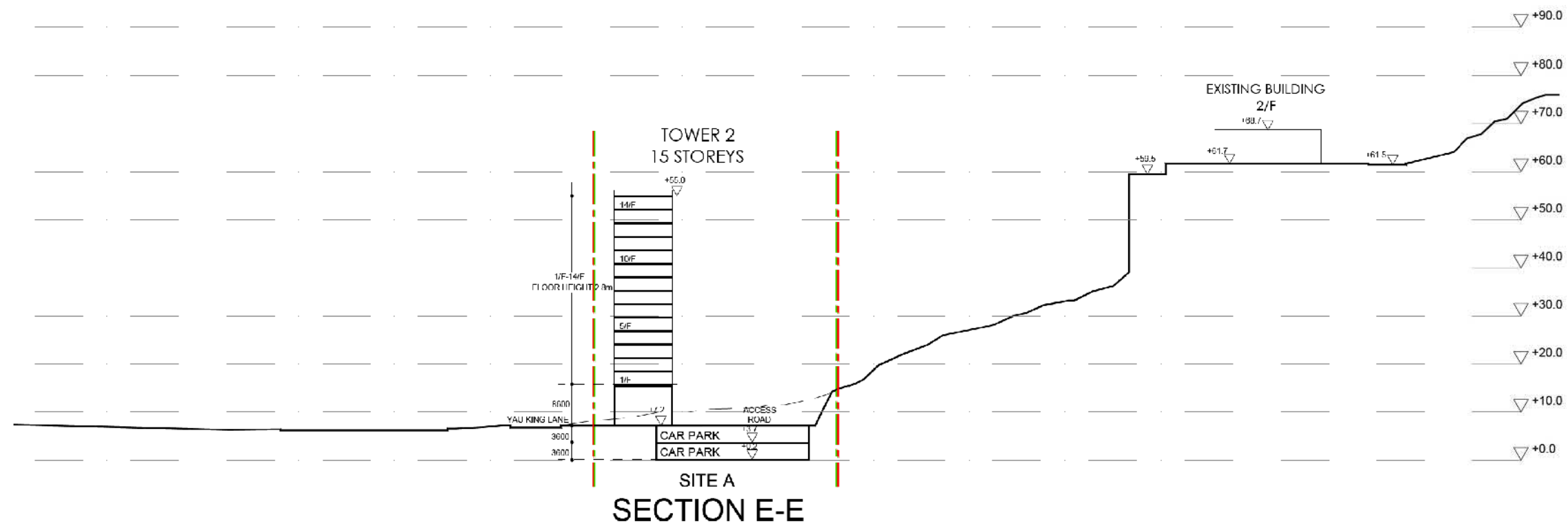
參考編號
REFERENCE No. Y/TP/28

繪圖 DRAWING Z-9

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



NOTES :
DO NOT SCALE DRAWINGS.



REVISION		
NO.	DATE	DESCRIPTION

ARCHITECT
STUDIO | RCM
18/F | Xiu Hua Commercial Building
211-213 Jaffe Road | Wan Chai | HK

STUDIO | RAYMOND CHAU |
ARCHITECTURE | LIMITED

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TSIU HANG, TAI PO

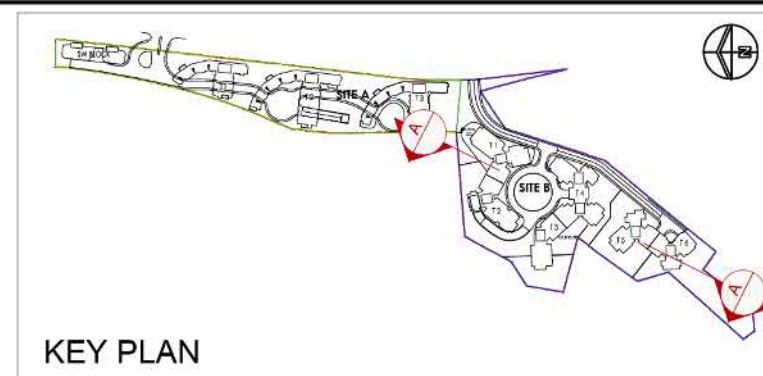
DRAWING TITLE
SECTION E-E

DRAWN BY MH	CHECKED BY RC
SCALE	DATE 16.03.2021
JOB NO. 1888	DRAWING NO. A-10

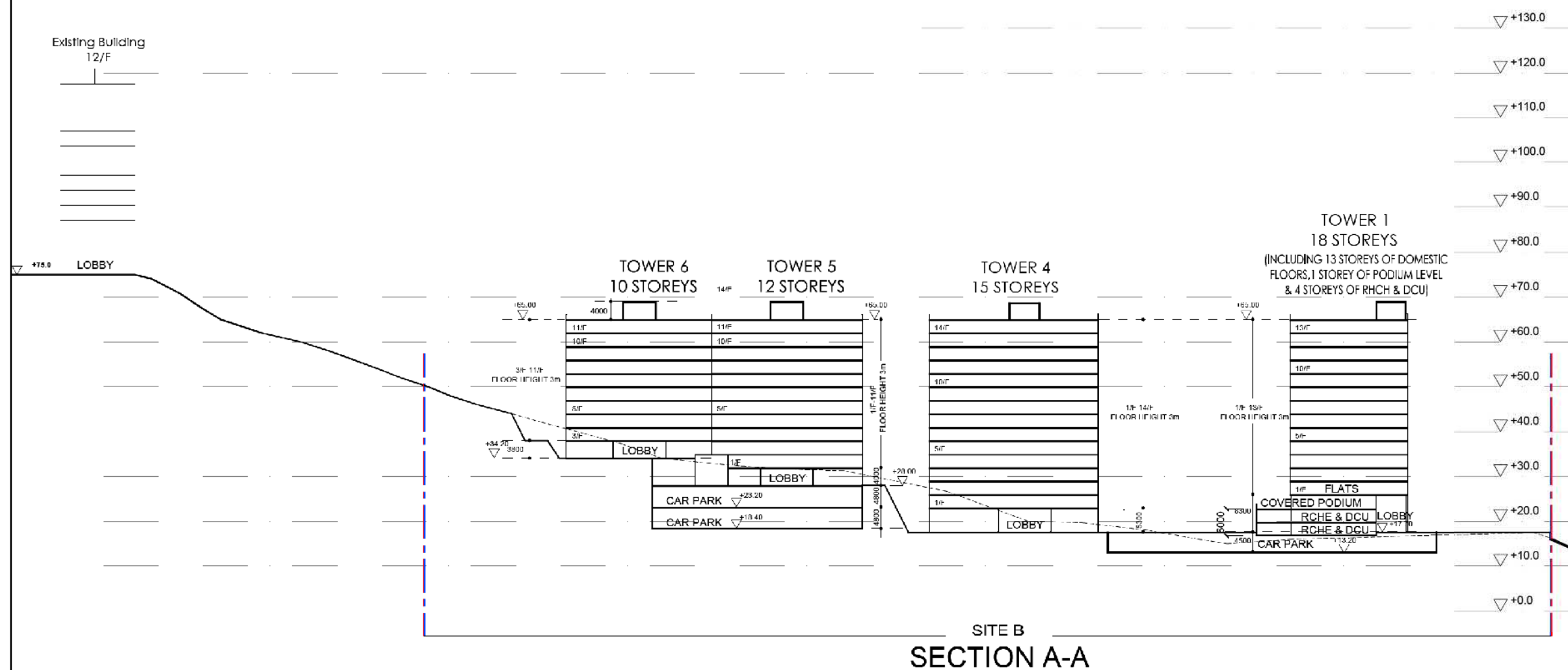
參考編號
REFERENCE No. Y/TP/28

繪圖 DRAWING Z-10

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



NOTES :
DO NOT SCALE DRAWINGS

[illegible]

ARCHITECT

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STUDIO | RAYMOND CHAU |
ARCHITECTURE | LIMITED

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AND ADJOINING GOVERNMENT LAND,
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DRAWING TITLE

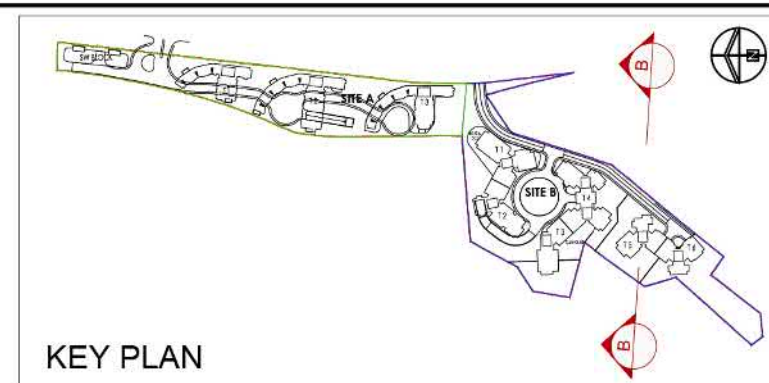
SECTION A-A

DRAWN BY MH	CHECKED BY RC
SCALE	DATE 06.05.2021
JOB NO. 1888	DRAWING NO. A-06

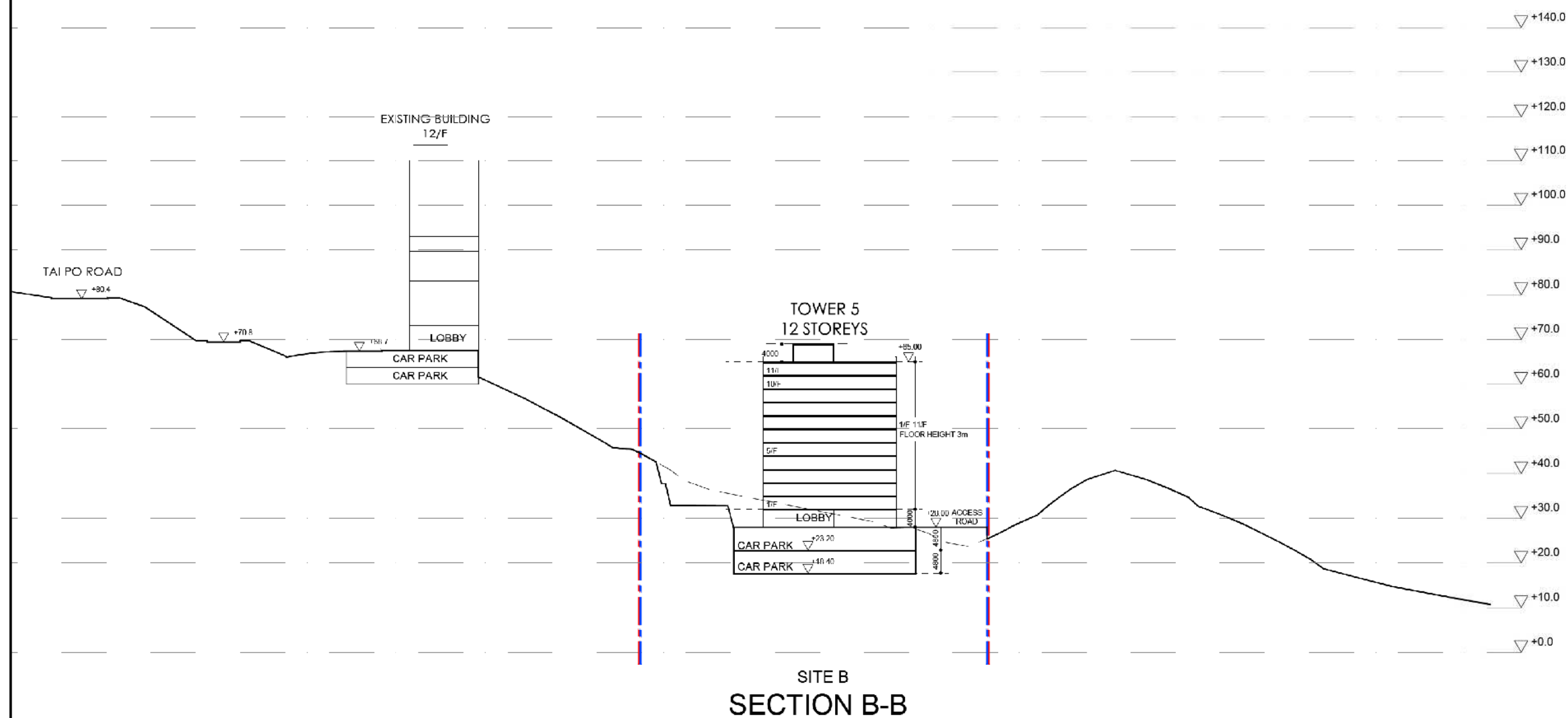
參考編號
REFERENCE No. Y/TP/28

繪圖 DRAWING Z-11

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



NOTES :
DO NOT SCALE DRAWINGS

[illegible]

ARCHITECT

STUDIO | REA

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STUDIO | RAYMOND CHAU |
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TSIU HANG, TAI PO

DRAWING TITLE

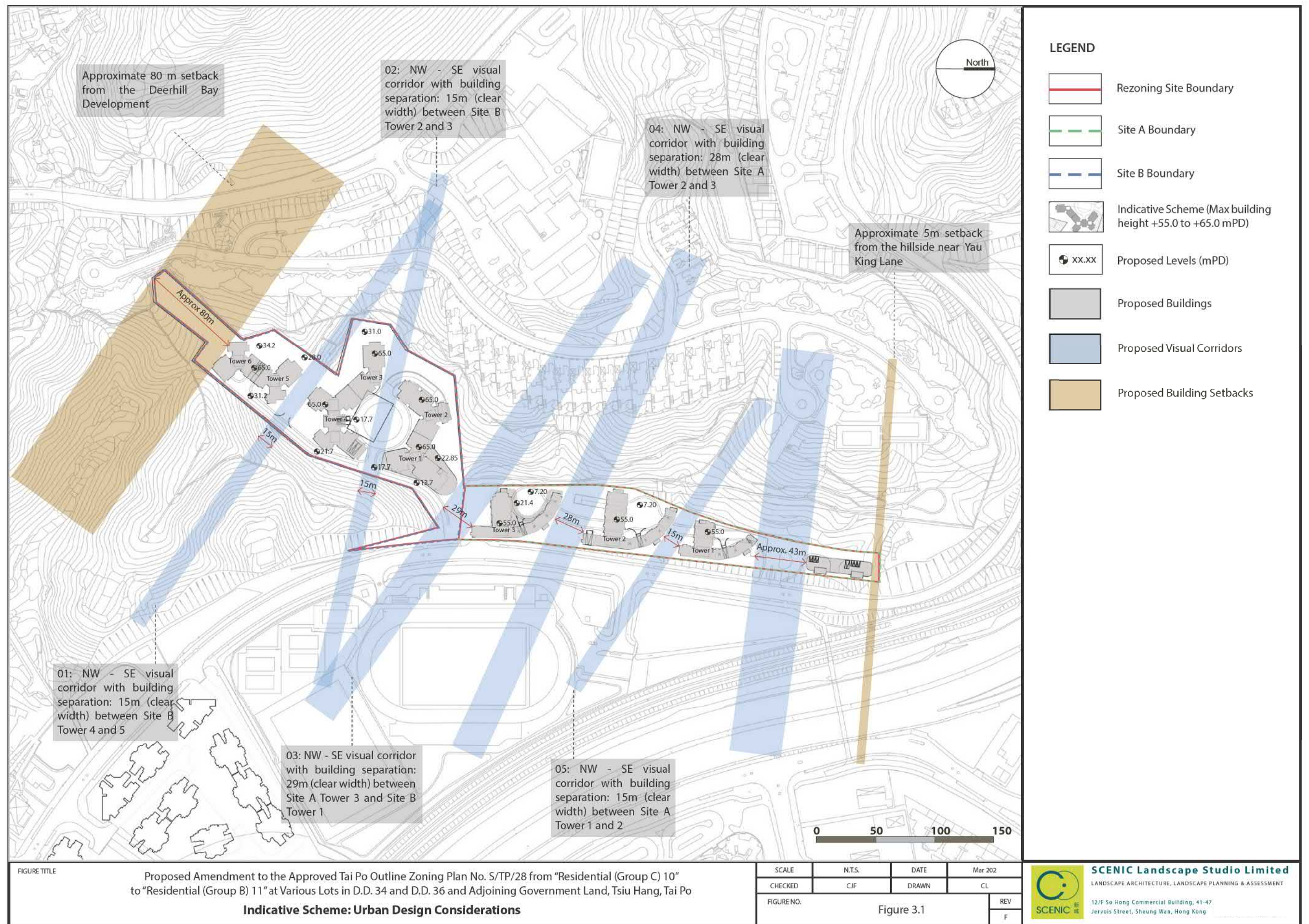
SECTION B-B

DRAWN BY MH	CHECKED BY RC
SCALE	DATE 16.03.2021
JOB NO. 1888	DRAWING NO. A-07

參考編號
REFERENCE No. Y/TP/28

繪圖 DRAWING Z-12

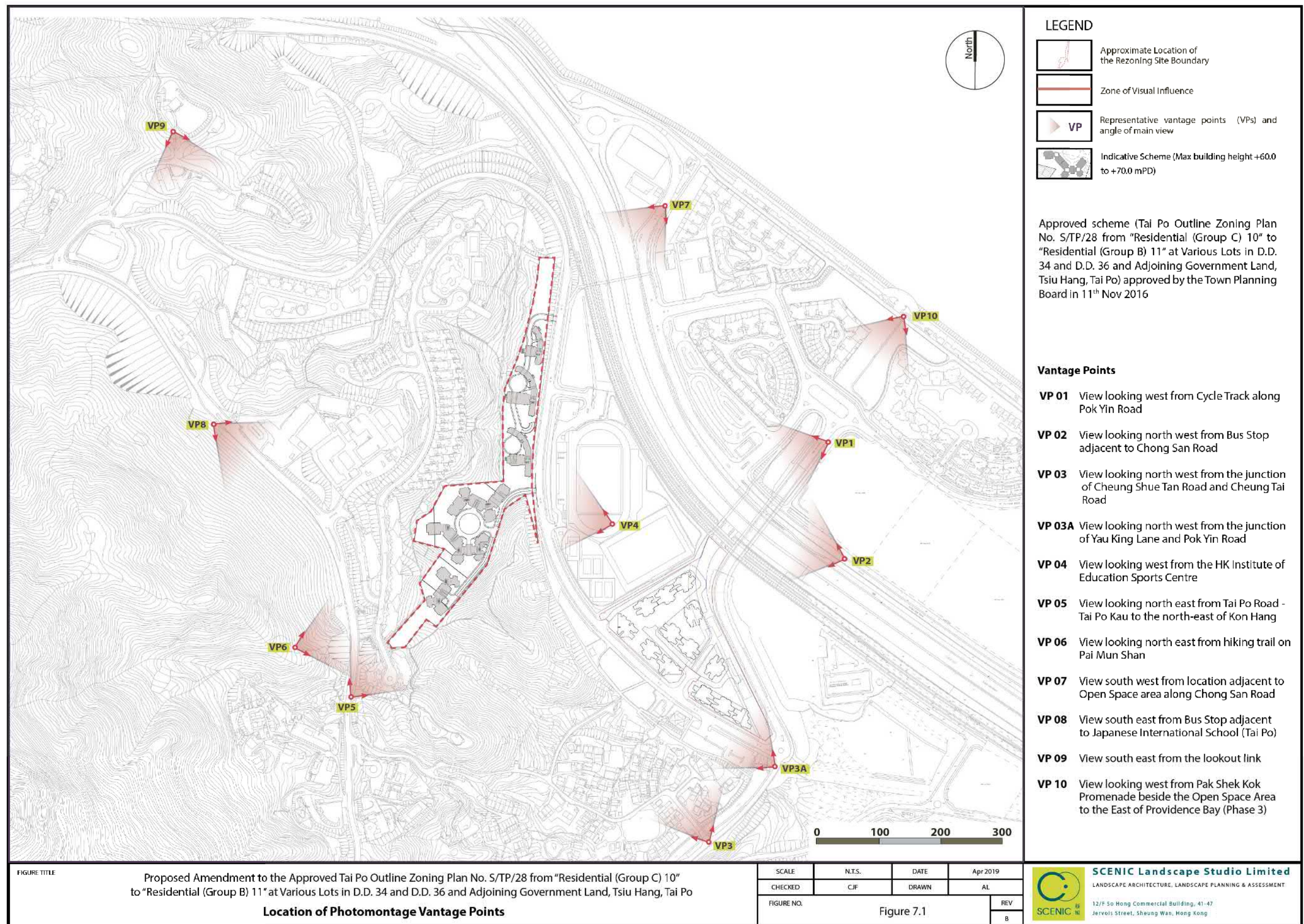
(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

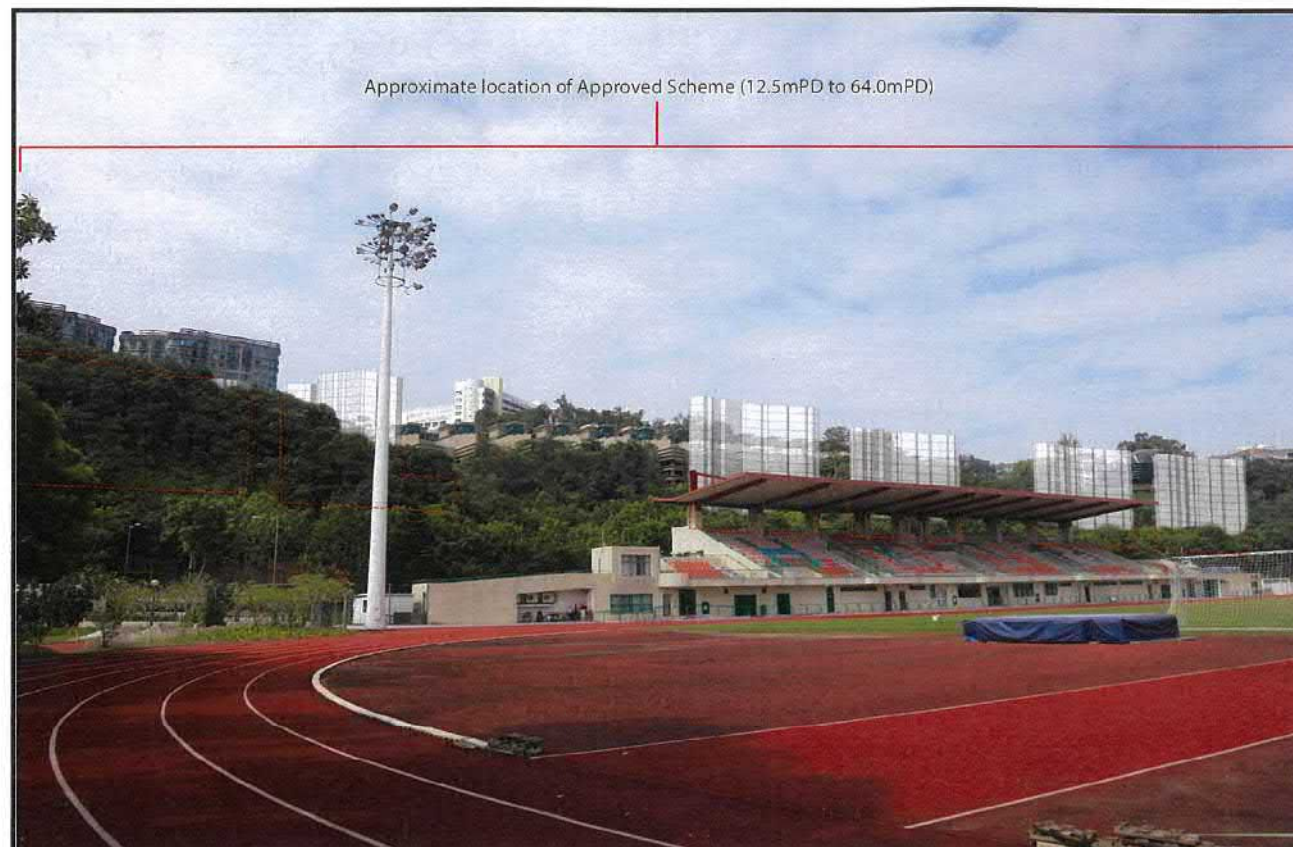


參考編號
REFERENCE No. Y/TP/28

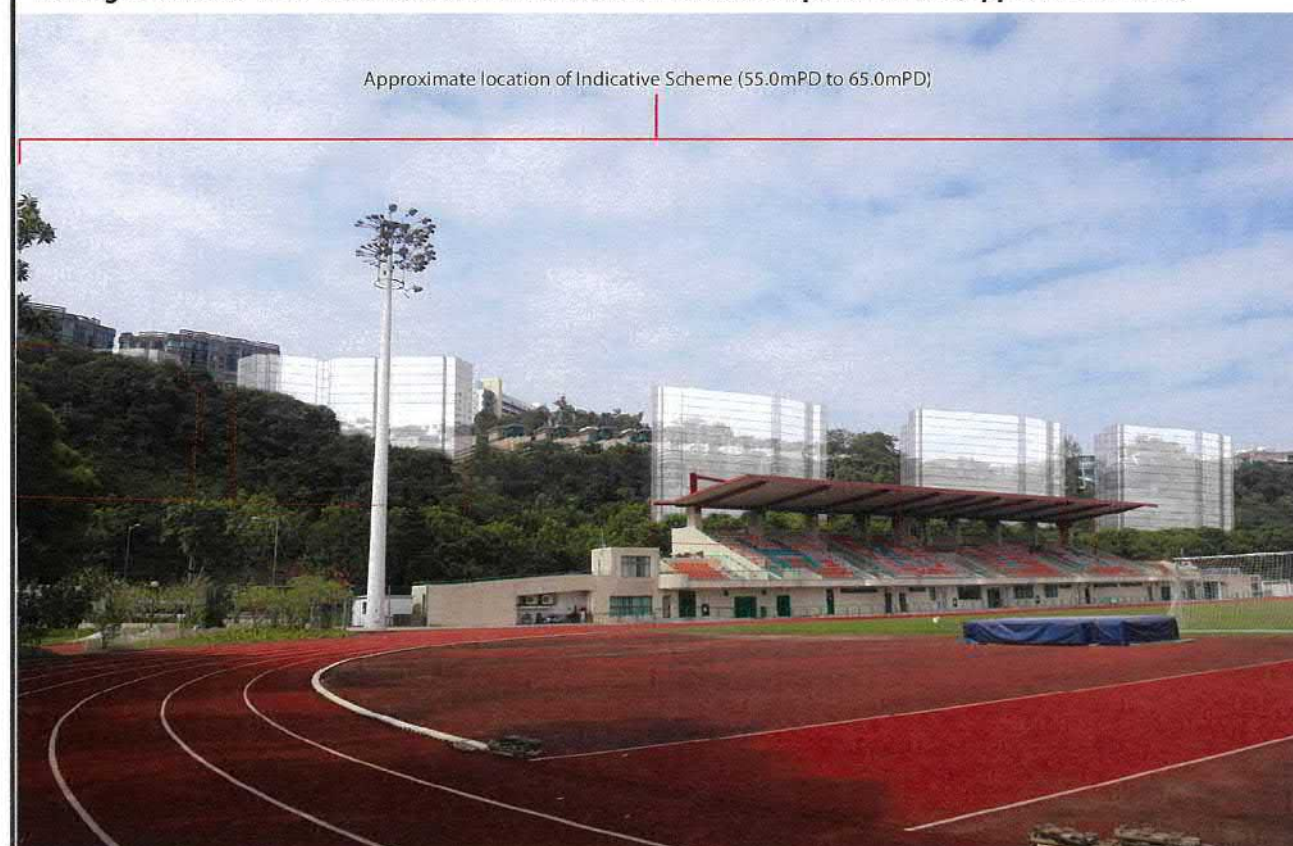
繪圖 DRAWING Z-13

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





Vantage Point 04: View west from the HK Institute of Education Sports Centre (Approved Scheme)



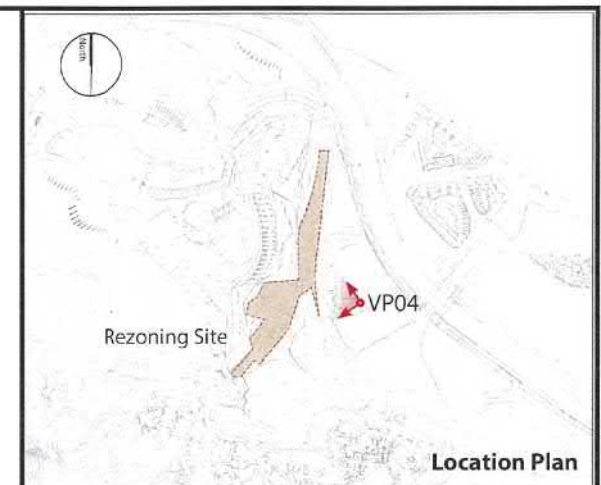
Vantage Point 04: View west from the HK Institute of Education Sports Centre (Proposed Scheme)

FIGURE TITLE

Proposed Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/28 from "Residential (Group C) 10" to "Residential (Group B) 11" at Various Lots in D.D. 34 and D.D. 36 and Adjoining Government Land, Tsiu Hang, Tai Po

Photomontages

SCALE	N.T.S.	DATE	May 2021
CHECKED	CJF	DRAWN	CL
FIGURE NO.	Figure 7.5.2		REV
			A



Vantage Point 04 (VP04)

Vantage point elevation: +6.3mPD
Viewing distance: 145m
Maximum height of Indicative Scheme: +55.0mPD to +65.0mPD

Approved scheme (Tai Po Outline Zoning Plan No. S/TP/28 from "Residential (Group C) 10" to "Residential (Group B) 11" at Various Lots in D.D. 34 and D.D. 36 and Adjoining Government Land, Tsiu Hang, Tai Po) approved by the Town Planning Board in 11th Nov 2016

Note: Red dashed line indicates the areas that are not visible from this location.

This supplementary photomontage uses the same vantage point as the photomontage prepared for the approved scheme to provide a direct comparison.

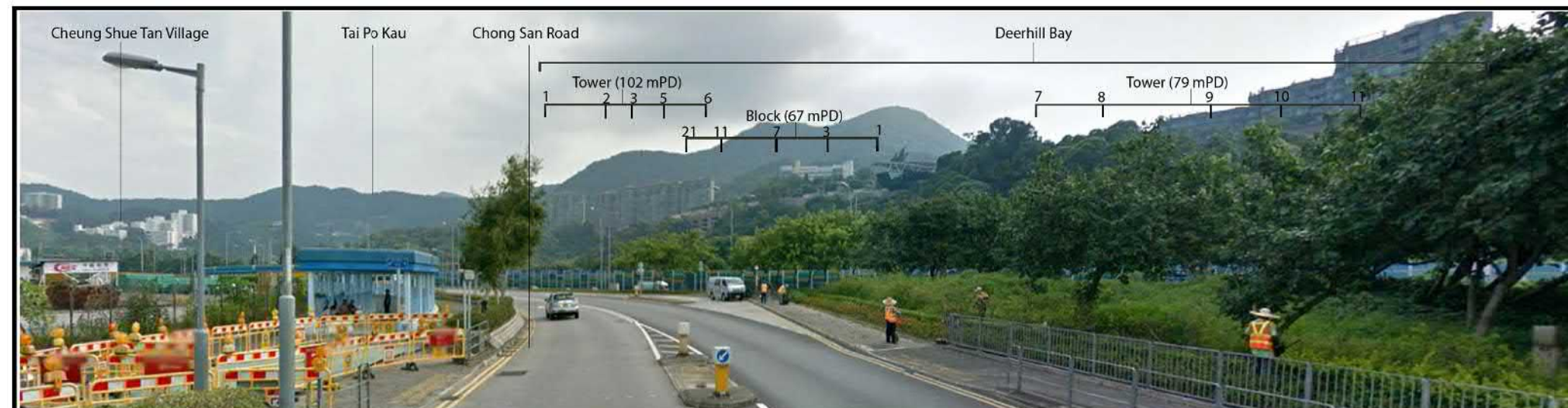


SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong

參考編號
REFERENCE No. Y/TP/28

繪圖 DRAWING Z-17

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



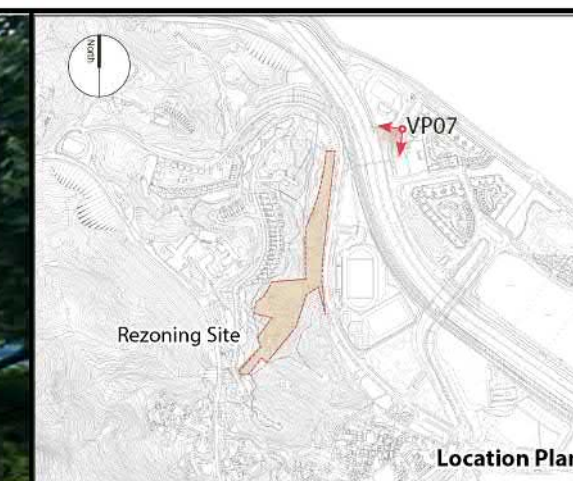
Vantage Point 07: View south west from the open space along Chong San Road (Existing Situation)



Vantage Point 07: View south west from the open space along Chong San Road (Approved Scheme with Future Private Residential Development)*



Vantage Point 07: View south west from the open space along Chong San Road (Indicative Scheme with Future Private Residential Development)*



Vantage Point 07 (VP07)

Vantage point elevation: +6.8mPD
Viewing distance: 256m
Maximum height of Indicative Scheme: +55.0mPD to +65.0mPD

Approved scheme (Tai Po Outline Zoning Plan No. S/TP/28 from "Residential (Group C) 10" to "Residential (Group B) 11" at Various Lots in D.D. 34 and D.D. 36 and Adjoining Government Land, Tsiu Hang, Tai Po) approved by the Town Planning Board in 11th Nov 2016

Note: Red dashed line indicates the areas that are not visible from this location.

Note: Maximum Building Height of 8 storeys permitted on Government, Institution or Community (GIC) Site, located to the north-east of the Rezoning Site.

* indicative layout adopted from the Proposed Amendments to Approved Tai Po OZP No. S/TP/26

FIGURE TITLE
Proposed Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/28 from "Residential (Group C) 10" to "Residential (Group B) 11" at Various Lots in D.D. 34 and D.D. 36 and Adjoining Government Land, Tsiu Hang, Tai Po
Photomontages

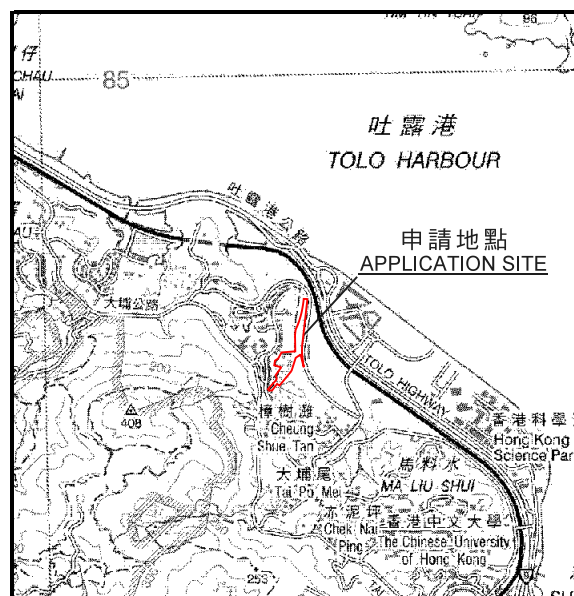
SCALE	N.T.S.	DATE	Apr 2019
CHECKED	CJF	DRAWN	AL
FIGURE NO.	Figure 7.6		REV B

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong

參考編號
REFERENCE No. Y/TP/28

繪圖 DRAWING Z-18

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

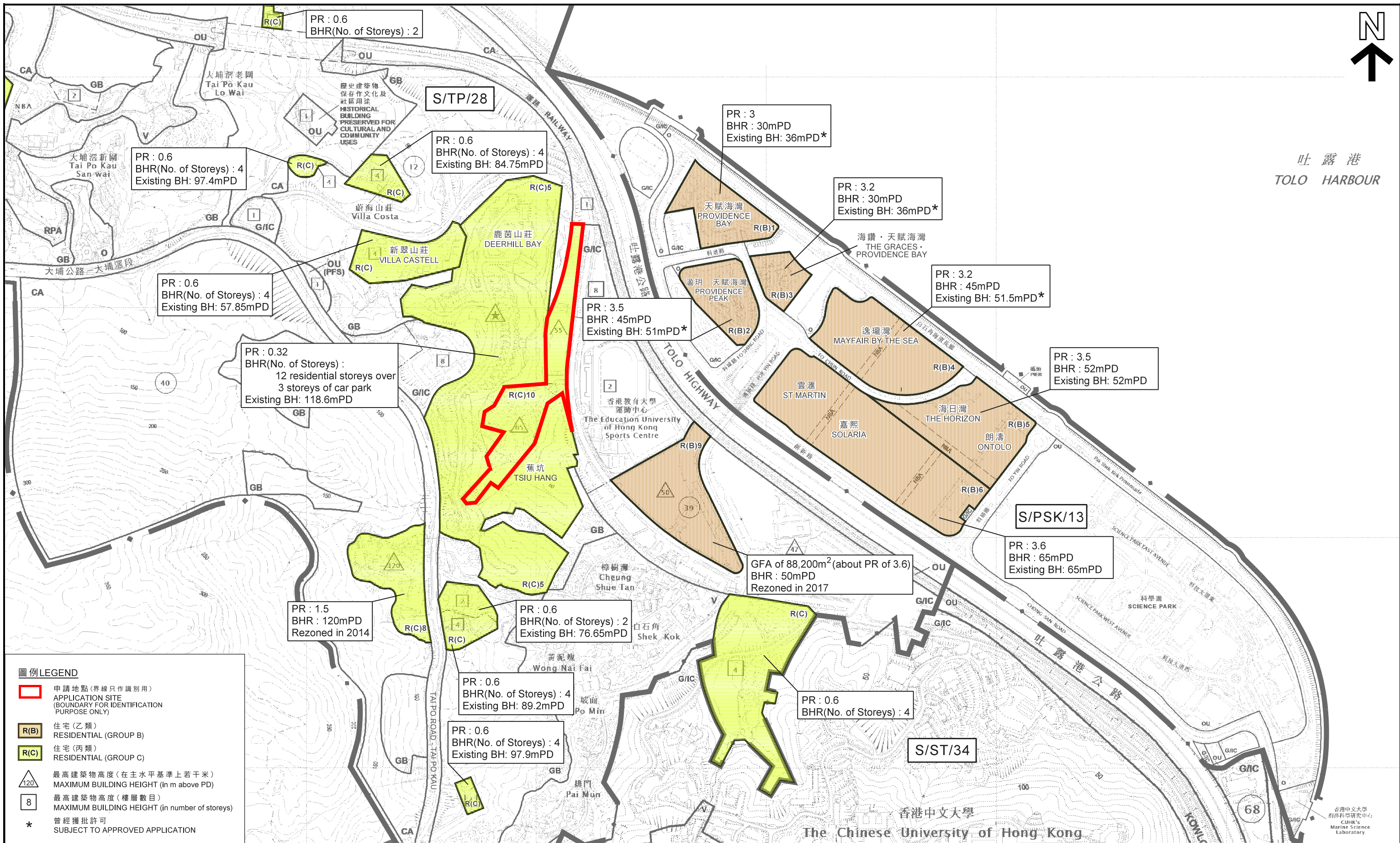


位置圖 LOCATION PLAN

把申請地點「住宅(丙類)10」改劃為「住宅(乙類)11」
大埔蕉坑丈量約份第34約及第36約的多個地段和毗鄰的政府土地
TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP C) 10" TO "RESIDENTIAL (GROUP B) 11"
VARIOUS LOTS IN D.D. 34 AND 36 AND
ADJOINING GOVERNMENT LAND. TSUI HANG, TAI PO

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
Y/TP/28



位置圖 LOCATION PLAN

把申請地點「住宅(丙類)10」改劃為「住宅(乙類)11」
大埔蕉坑丈量約份第34約及第36約的多個地段和毗鄰的政府土地
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VARIOUS LOTS IN D.D. 34 AND 36 AND
ADJOINING GOVERNMENT LAND, TSU HANG, TAI PO

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

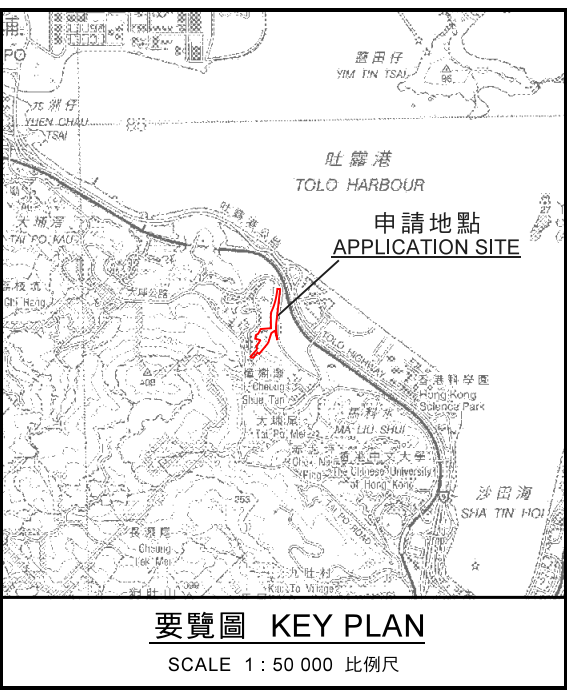
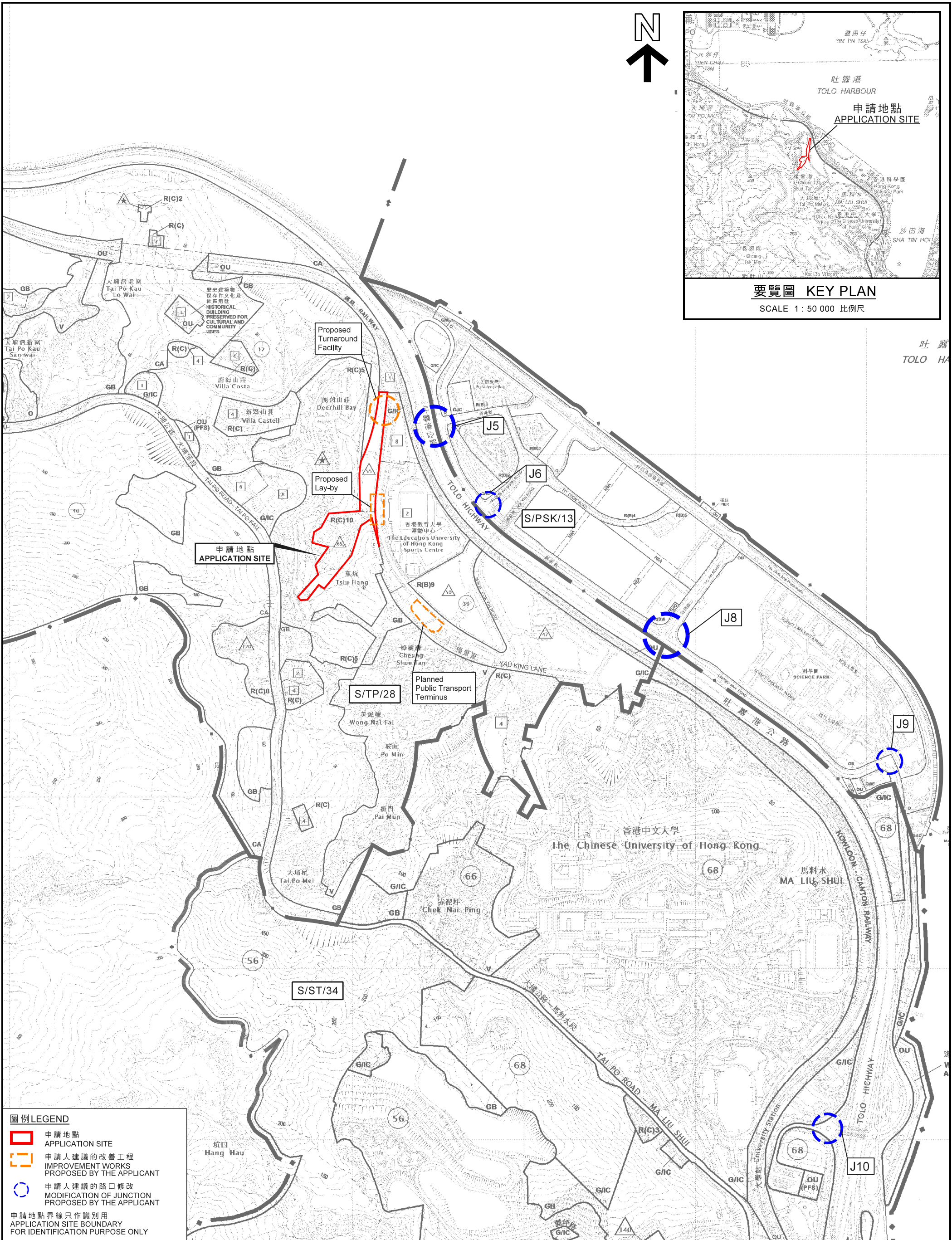
規劃署
PLANNING DEPARTMENT



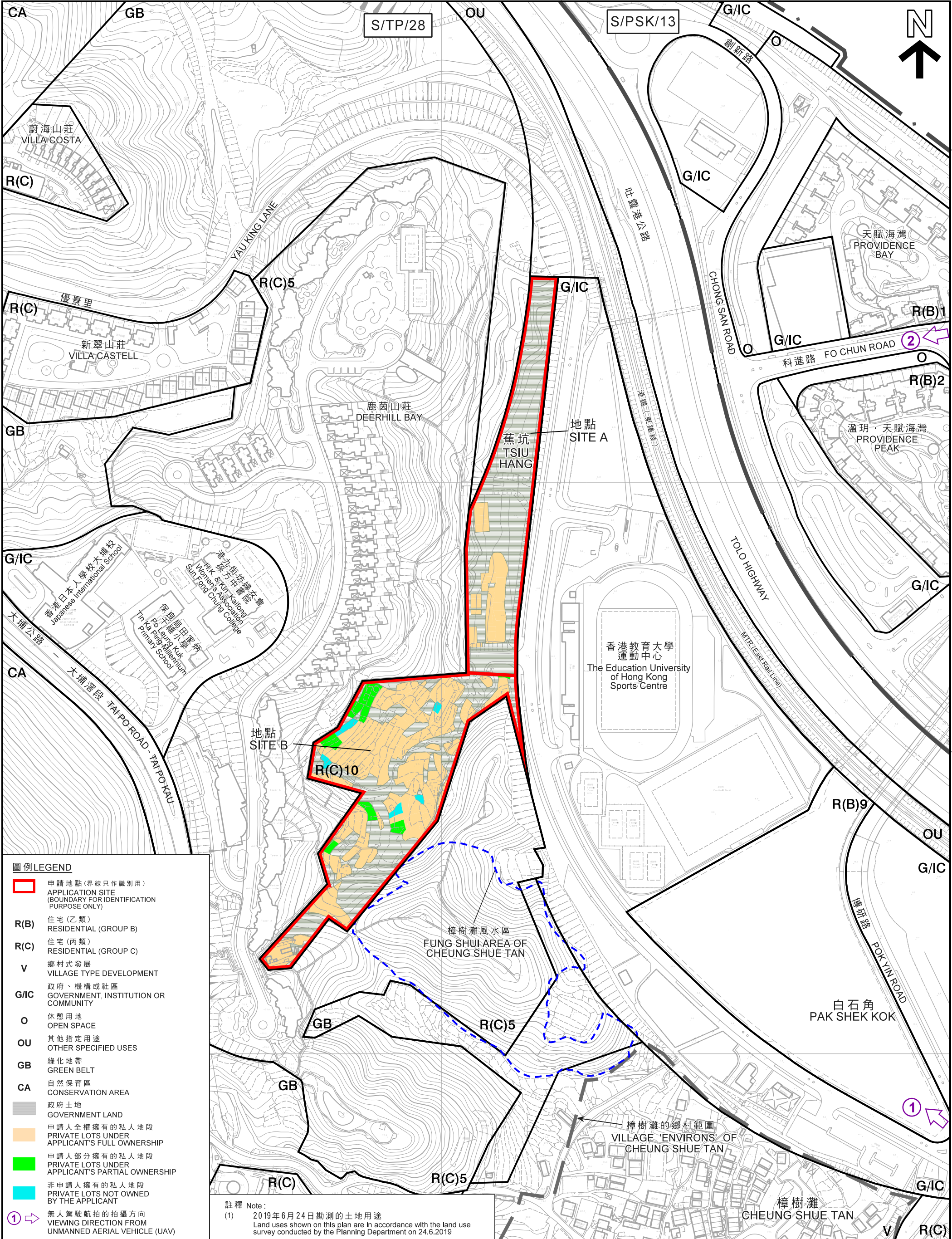
參考編號 REFERENCE No.
Y/TP/28

圖 PLAN
Z-1b

本摘要圖於2021年5月24日擬備，
所根據的資料為分區計劃大綱
圖編號S/TP/28、S/PSK/13及S/ST/34
EXTRACT PLAN PREPARED ON 24.5.2021
BASED ON OUTLINE ZONING PLANS
No. S/TP/28, S/PSK/13 & S/ST/34



<p>本摘要圖於2021年6月4日擬備，所根據的資料為： 於2014年12月2日核准的 分區計劃大綱圖編號S/PSK/13、 於2018年5月29日核准的 分區計劃大綱圖編號S/ST/34及 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 4.6.2021 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 PROPOSED TRAFFIC MITIGATION MEASURES BY THE APPLICANT</p> <p>把申請地點「住宅(丙類)10」改劃為「住宅(乙類)11」 大埔蕉坑丈量約份第34約及第36約的多個地段和毗鄰的政府土地 TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP C) 10" TO "RESIDENTIAL (GROUP B) 11" VARIOUS LOTS IN D.D. 34 AND 36 AND ADJOINING GOVERNMENT LAND, TSUI HANG, TAI PO</p> <p>SCALE 1 : 10 000 比例尺</p> <p>米 100 0 100 200 300 400 500 600 700 800 900 1 000 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. Y/TP/28</p> <p>圖 PLAN Z-1c</p>
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本摘要圖於2021年6月4日擬備，所根據的資料為測量圖編號
7-NE-11C、11D、16A及16B
EXTRACT PLAN PREPARED ON 4.6.2021
BASED ON SURVEY SHEETS No.
7-NE-11C, 11D, 16A & 16B

把申請地點「住宅(丙類)10」改劃為「住宅(乙類)11」
大埔蕉坑丈量約份第34約及第36約的多個地段和毗鄰的政府土地
TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP C) 10" TO "RESIDENTIAL (GROUP B) 11"
VARIOUS LOTS IN D.D. 34 AND 36 AND
ADJOINING GOVERNMENT LAND, TSU HANG, TAI PO

米 50 0 50 100 150 200 250 米
METRES

圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- R(B) 住宅(乙類)
RESIDENTIAL (GROUP B)
- R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)
- 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
- OU 其他指定用途
OTHER SPECIFIED USES
- GB 綠化地帶
GREEN BELT
- CA 自然保育區
CONSERVATION AREA
- 政府土地
GOVERNMENT LAND
- 申請人全權擁有的私人地段
PRIVATE LOTS UNDER
APPLICANT'S FULL OWNERSHIP
- 申請人部分擁有的私人地段
PRIVATE LOTS UNDER
APPLICANT'S PARTIAL OWNERSHIP
- 非申請人擁有的私人地段
PRIVATE LOTS NOT OWNED
BY THE APPLICANT
- 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM
UNMANNED AERIAL VEHICLE (UAV)

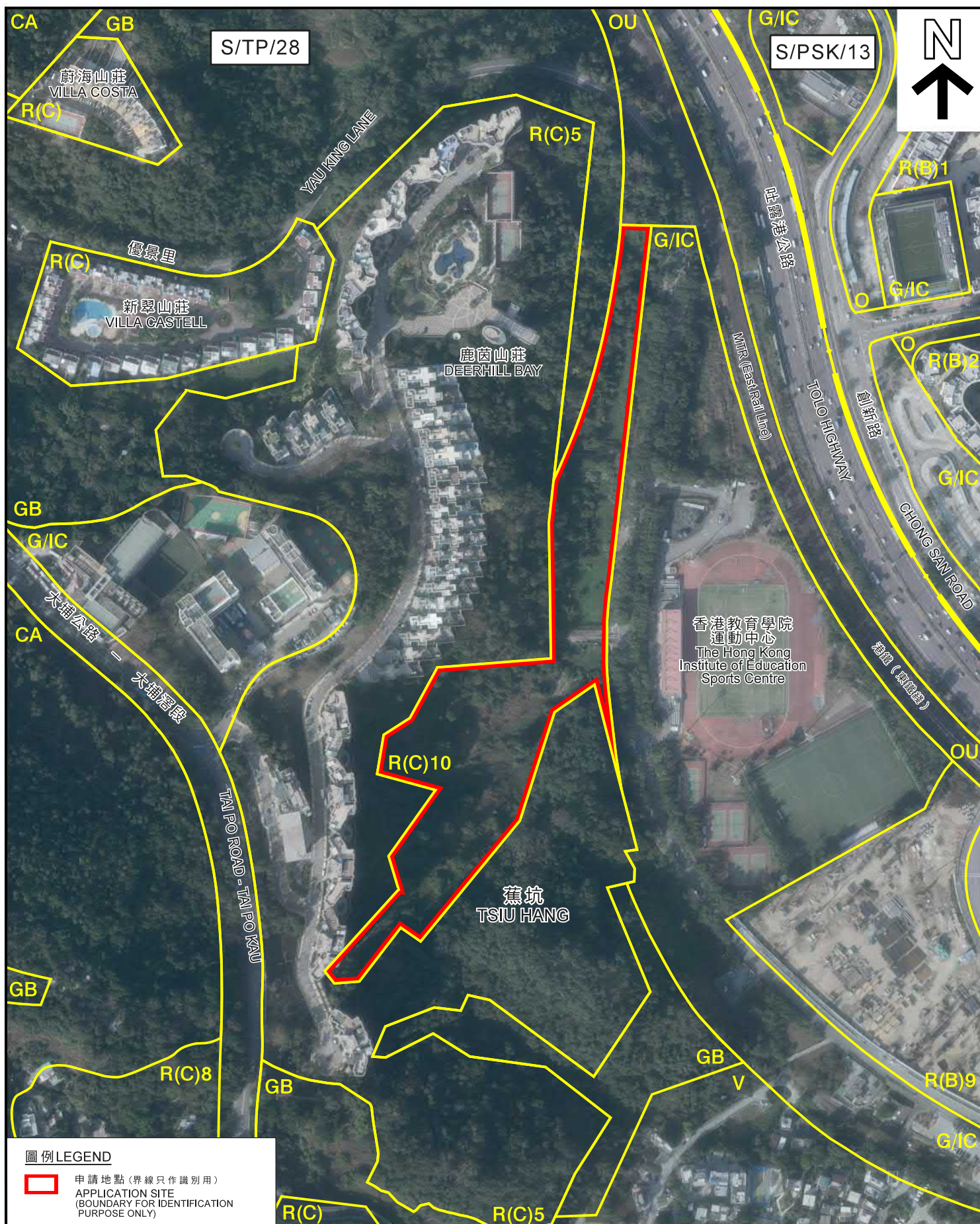
註釋 Note:
(1) 2019年6月24日勘測的土地用途
Land uses shown on this plan are in accordance with the land use
survey conducted by the Planning Department on 24.6.2019

平面圖 SITE PLAN

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
Y/TP/28

圖 PLAN
Z-2



本摘要圖於2021年5月21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 21.5.2021
BASED ON AERIAL PHOTOS No.
E087260C, E087262C, E087494C
& E087495C TAKEN ON 14.1.2020 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把申請地點「住宅(丙類)10」改劃為「住宅(乙類)11」
大埔蕉坑丈量約份第34約及第36約的多個地段和毗鄰的政府土地
TO REZONE THE APPLICATION SITE FROM
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/TP/28

圖 PLAN
Z-3

1



實地照片 SITE PHOTOS

本圖於2021年6月4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 4.6.2021 BASED ON UNMANNED AERIAL VEHICLE PHOTO TAKEN ON 1.6.2020

把申請地點「住宅(丙類)10」改劃為「住宅(乙類)11」
大埔蕉坑丈量約份第34約及第36約的多個地段和毗鄰的政府土地
TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP C) 10" TO "RESIDENTIAL (GROUP B) 11"
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/TP/28

圖 PLAN
Z-4a

2



實地照片 SITE PHOTOS

本圖於2020年12月23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 23.12.2020 BASED ON UNMANNED AERIAL VEHICLE PHOTO TAKEN ON 1.6.2020

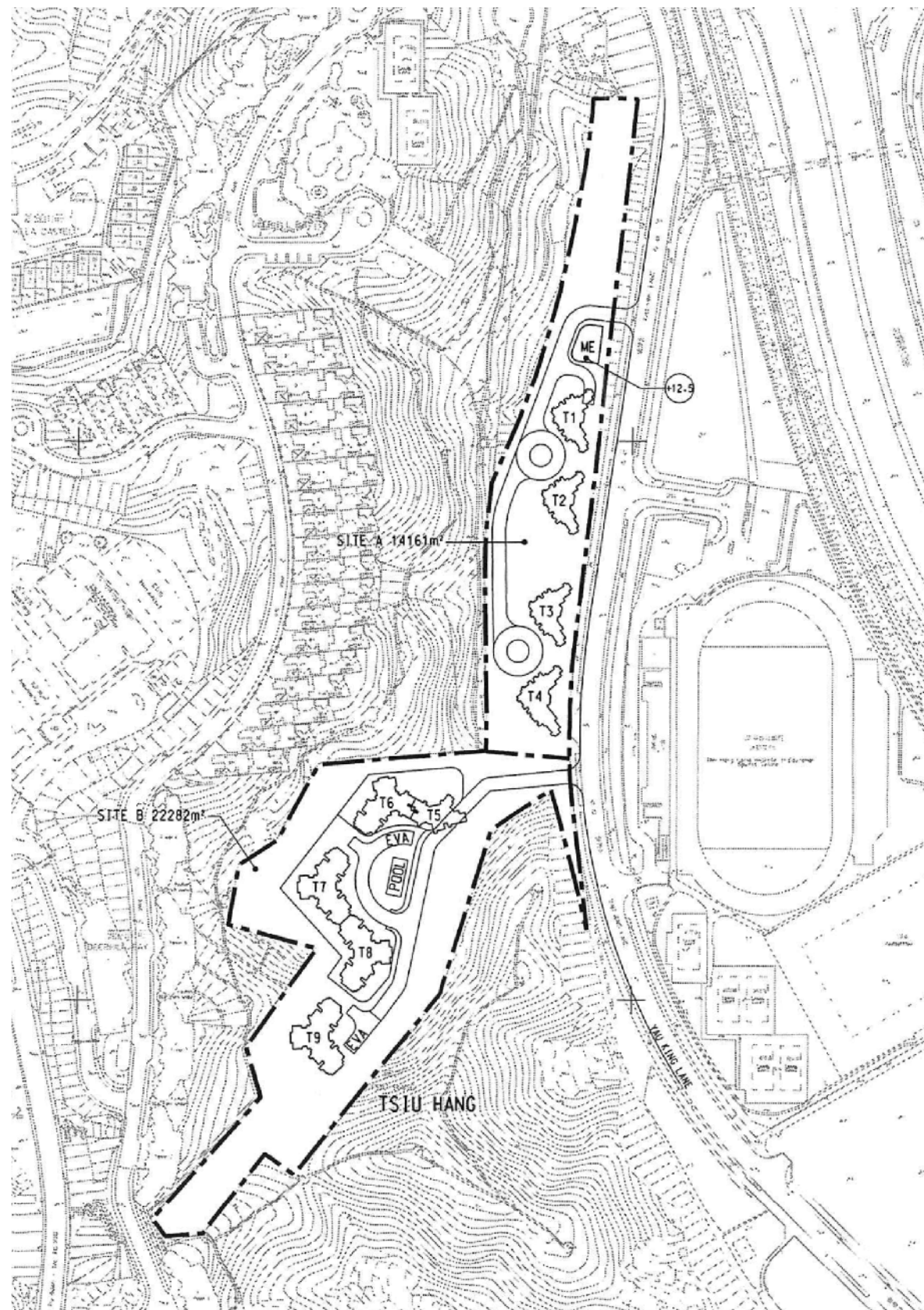
把申請地點「住宅(丙類)10」改劃為「住宅(乙類)11」
大埔蕉坑丈量約份第34約及第36約的多個地段和毗鄰的政府土地
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VARIOUS LOTS IN D.D. 34 AND 36 AND
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規劃署
PLANNING
DEPARTMENT

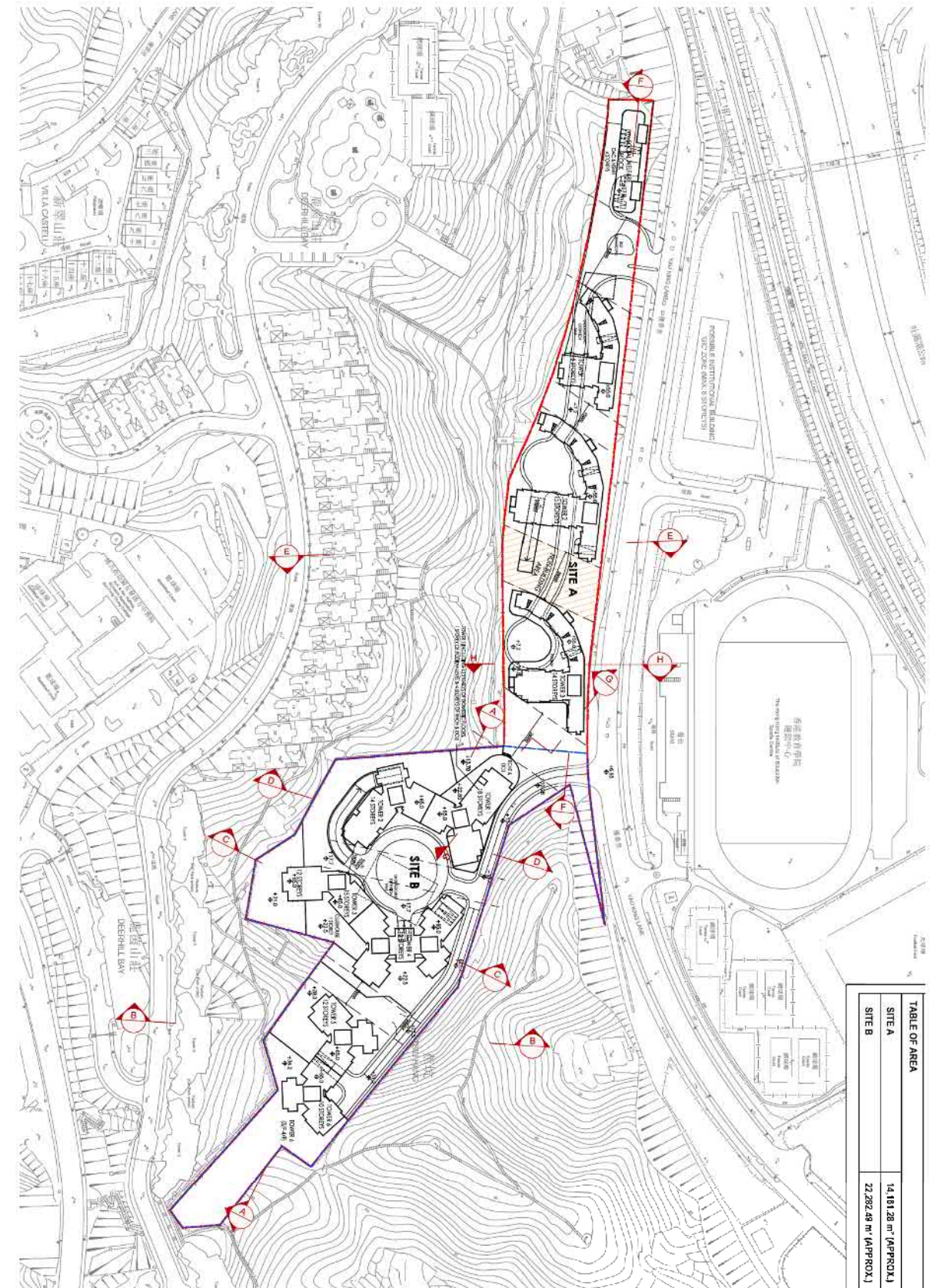


參考編號
REFERENCE No.
Y/TP/28

圖 PLAN
Z-4b



Master Layout Plan under Application No. Y/TP/24



Master Layout Plan under Application No. Y/TP/28

總網發展藍圖對比 COMPARISON OF MASTER LAYOUT PLAN

把申請地點「住宅(丙類)10」改劃為「住宅(乙類)11」
大埔蕉坑丈量約份第34約及第36約的多個地段和毗鄰的政府土地
TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP C) 10" TO "RESIDENTIAL (GROUP B)11"
VARIOUS LOTS IN D.D. 34 AND 36 AND
ADJOINING GOVERNMENT LAND, TSU HANG, TAI PO

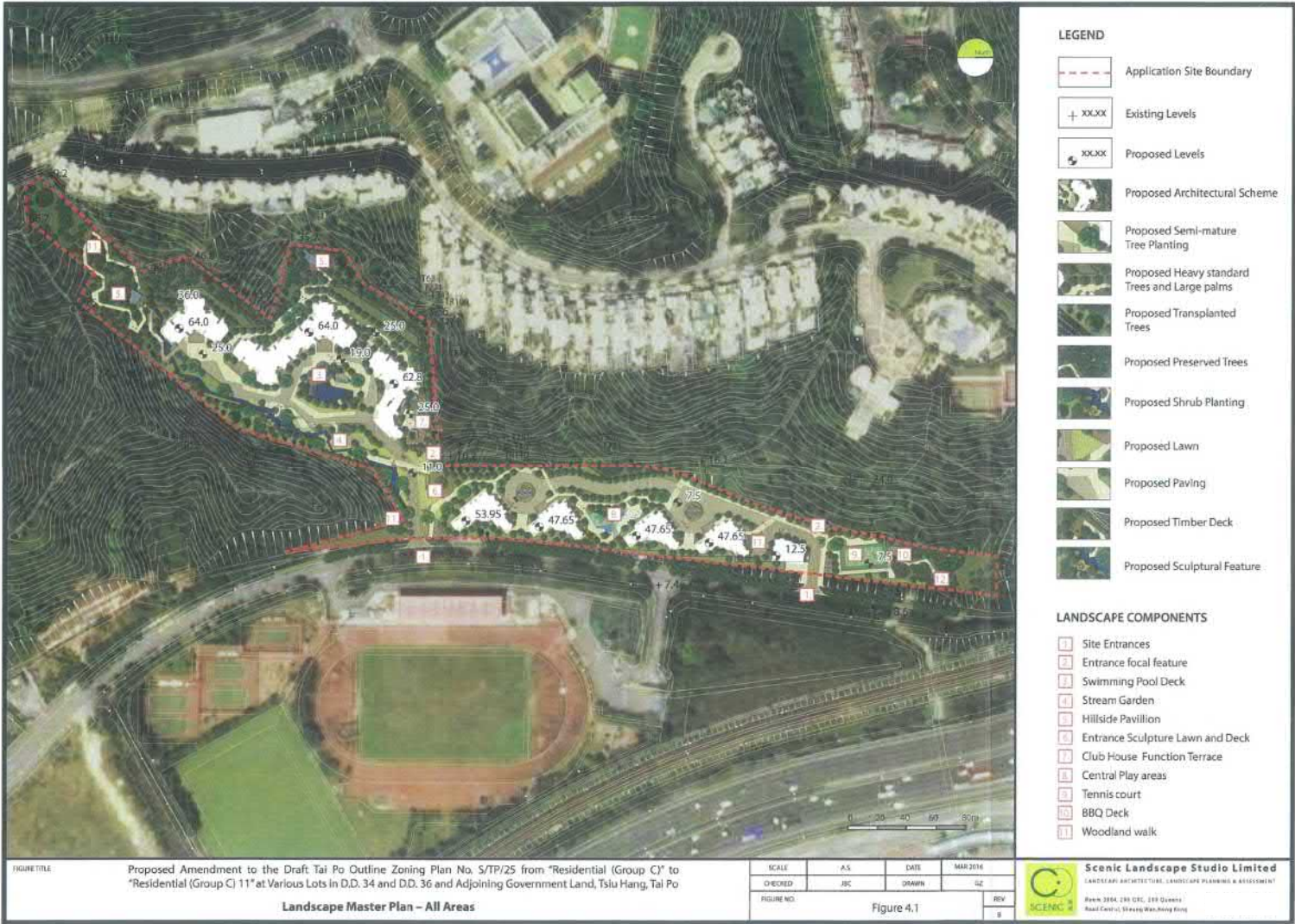
本摘要圖於2021年5月14日擬備
EXTRACT PLAN PREPARED ON 14.5.2021

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DEPARTMENT



參考編號
REFERENCE No.
Y/TP/28

圖 PLAN
Z-5



Landscape Master Plan Under Application No. Y/TP/24



Landscape Master Plan Under Application No. Y/TP/28

園景設計總圖對比
COMPARISON OF LANDSCAPE MASTER PLAN

把申請地點「住宅(丙類)10」改劃為「住宅(乙類)11」
大埔蕉坑丈量約份第34約及第36約的多個地段和毗鄰的政府土地
TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP C) 10" TO "RESIDENTIAL (GROUP B) 11"
VARIOUS LOTS IN D.D. 34 AND 36 AND
ADJOINING GOVERNMENT LAND, TSU HANG, TAI PO

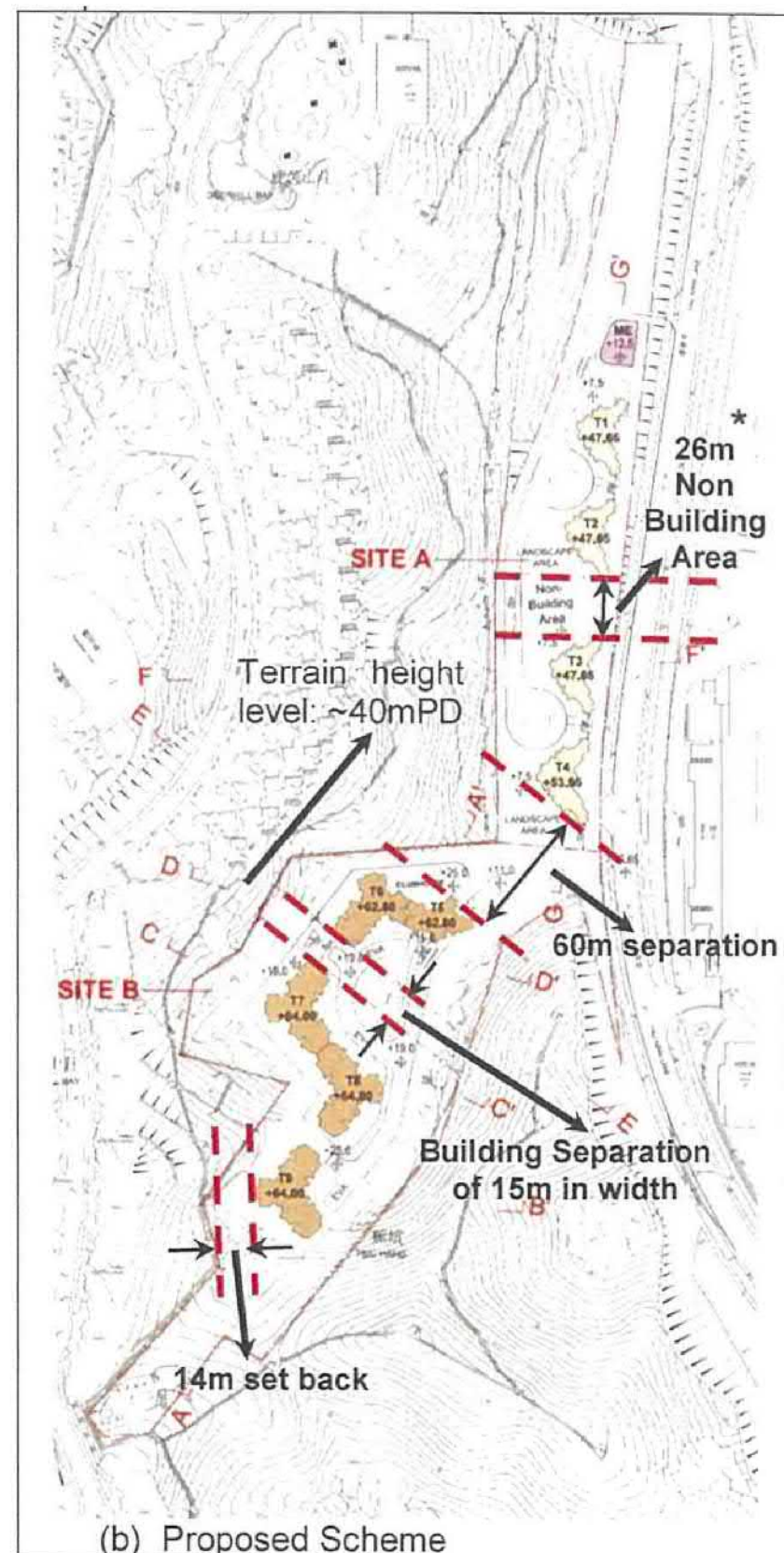
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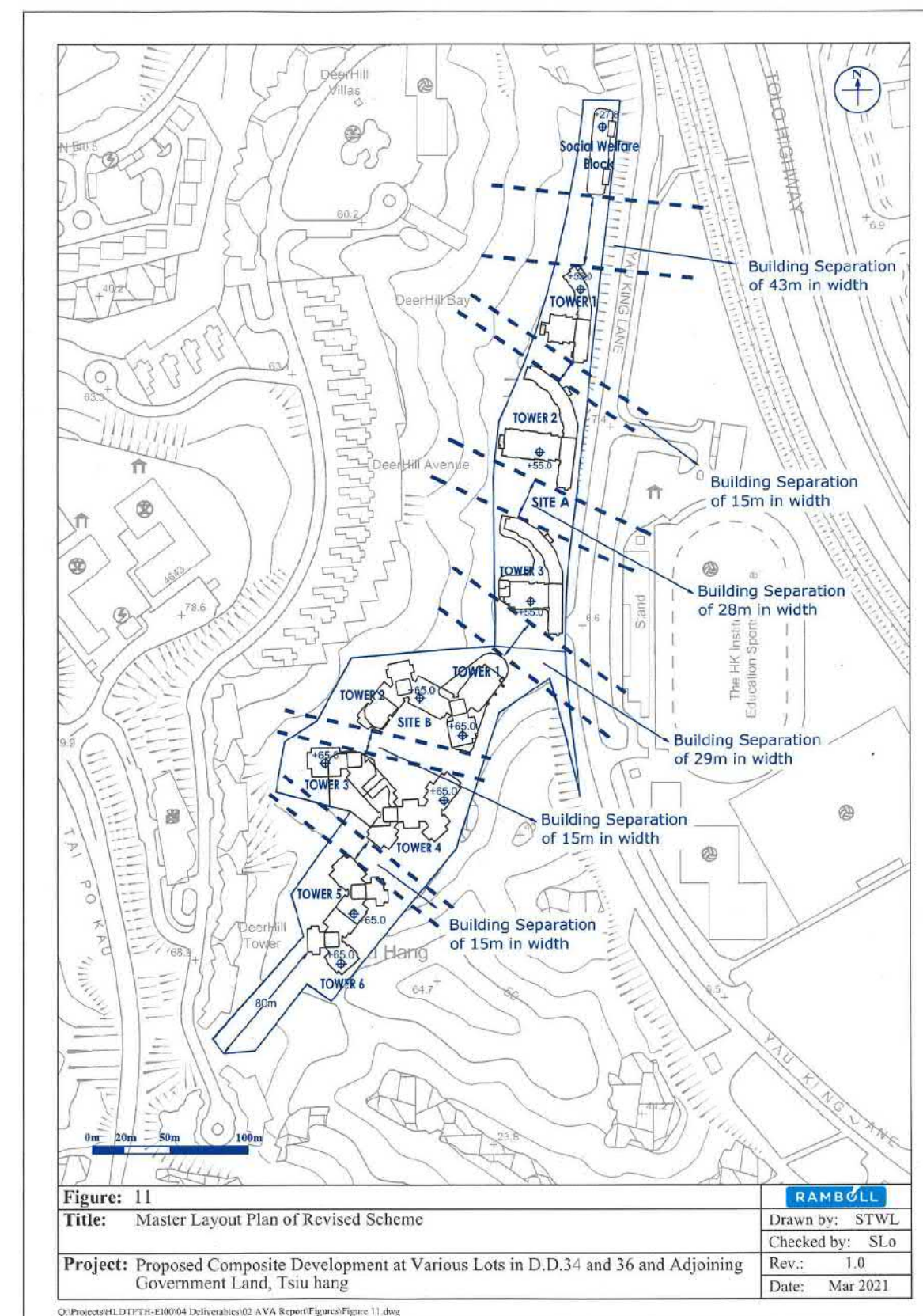
參考編號
REFERENCE No.
Y/TP/28

圖 PLAN
Z-6

本摘要圖於2021年5月14日擬備
EXTRACT PLAN PREPARED ON 14.5.2021



Proposed Scheme under Application No. Y/TP/24



Proposed Scheme under Application No. Y/TP/28

建築物距離的對比 COMPARISON OF BUILDING SEPARATIONS

把申請地點「住宅(丙類)10」改劃為「住宅(乙類)11」
大埔蕉坑丈量約份第34約及第36約的多個地段和毗鄰的政府土地
TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP C) 10" TO "RESIDENTIAL (GROUP B) 11"
VARIOUS LOTS IN D.D. 34 AND 36 AND
ADJOINING GOVERNMENT LAND, TSU HANG, TAI PO

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參考編號
REFERENCE No.
Y/TP/28

圖 PLAN
Z-7