





NOTE: 1. ALL LEVELS DENOTE MAXIMUM MAIN ROOF LEVELS  
2. ALL NUMBERS OF STOREYS DENOTE MAXIMUM NUMBERS OF RESIDENTIAL STOREYS

#### LEGEND

-  LAND TO BE SECURED BY APPLICANT / LAND OUTSIDE TPTL 157
-  NON-BUILDING AREA
-  PROPOSED DEVELOPMENT SITE BOUNDARY
-  APPLICATION SITE BOUNDARY

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一九年一月十八日批准本總綱發展藍圖。  
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 18. 1. 2019.  
signed Ms Bernadette Linn  蕭漢豪  
Chairman, Town Planning Board 城市規劃委員會主席 簽署

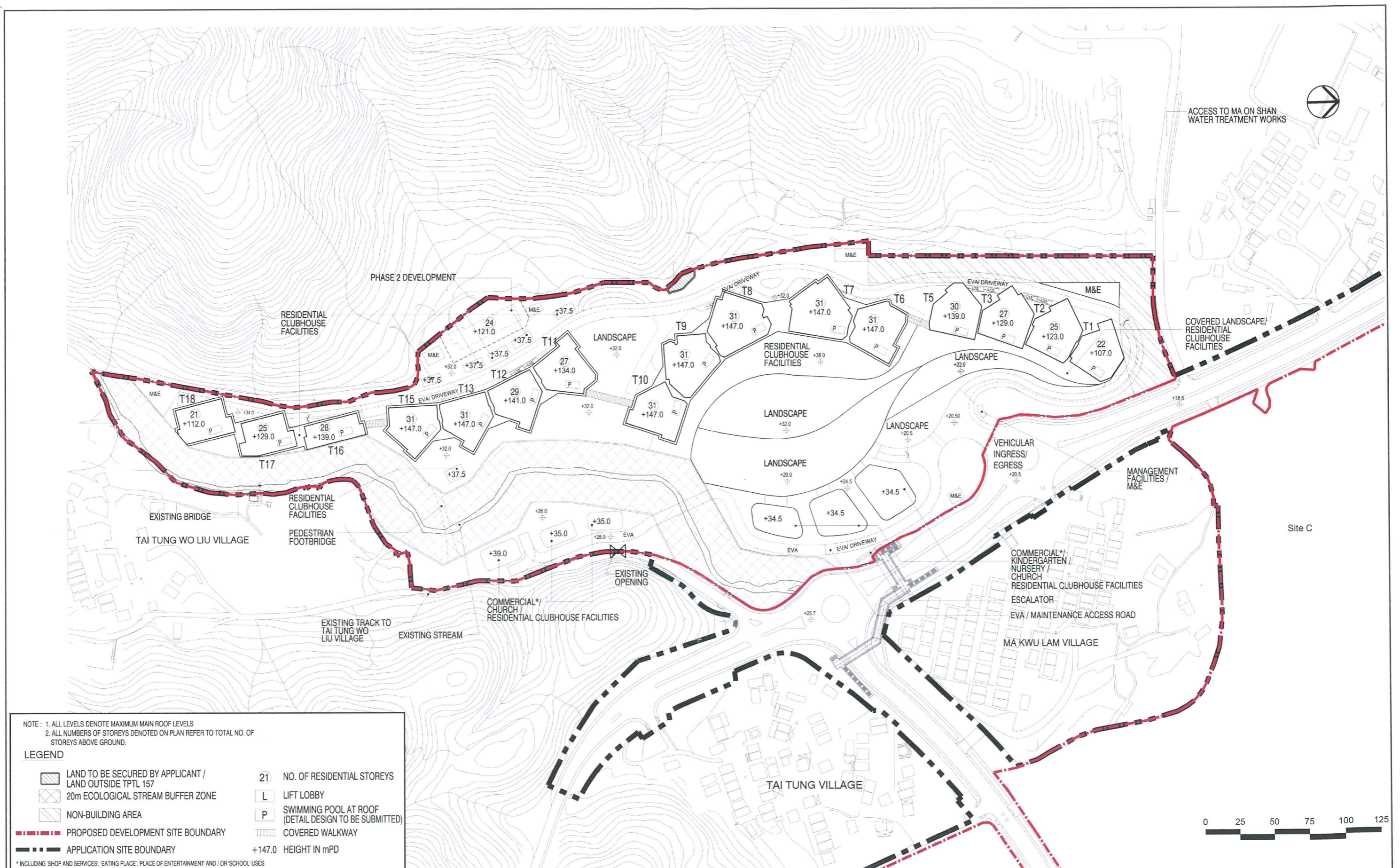
THE MLP WILL BE SUBJECT TO CHANGE TO  
INCORPORATE THE REQUIREMENTS OF  
THE APPROVAL CONDITIONS


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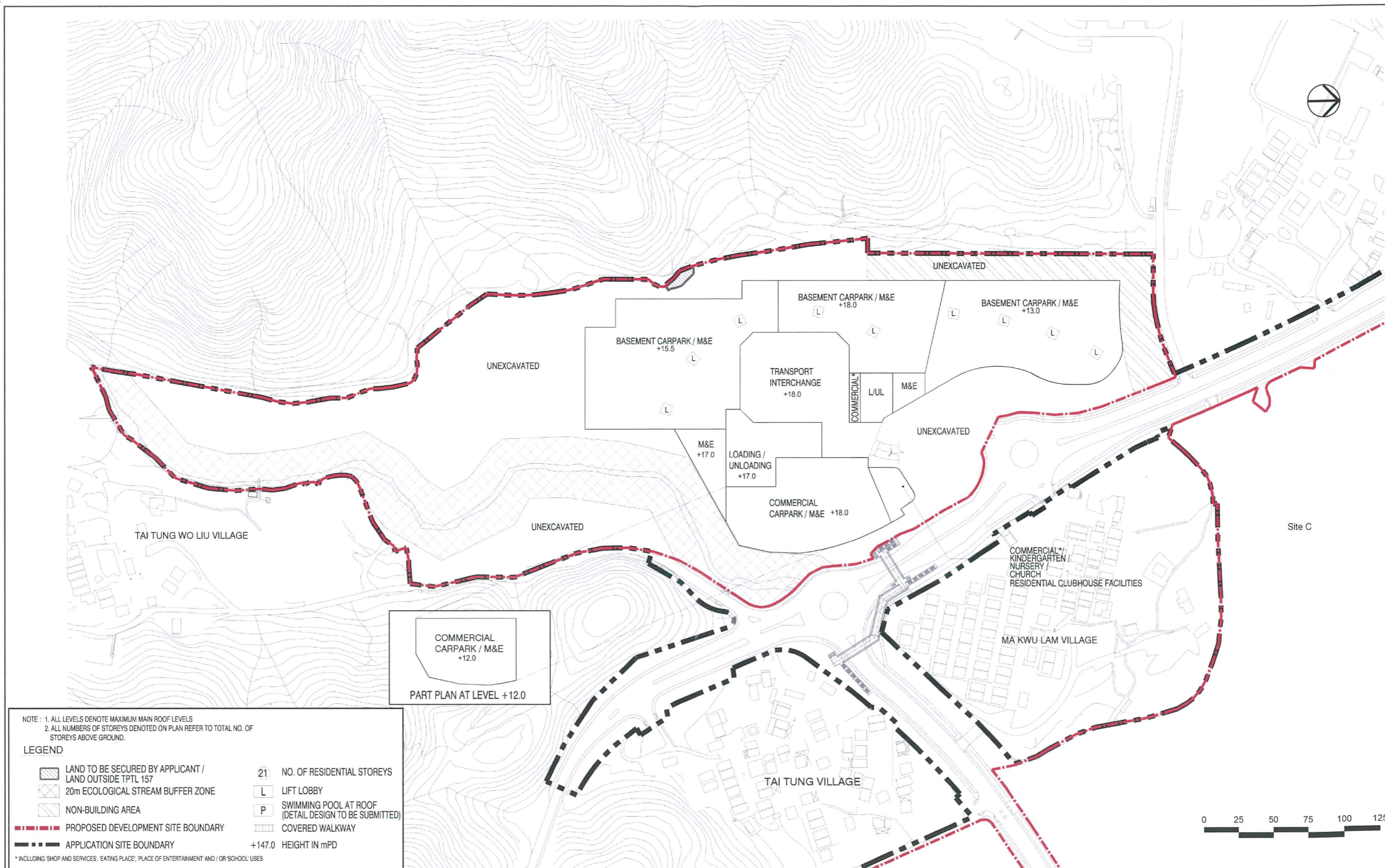
Title

Indicative Master Layout Plan - Overall

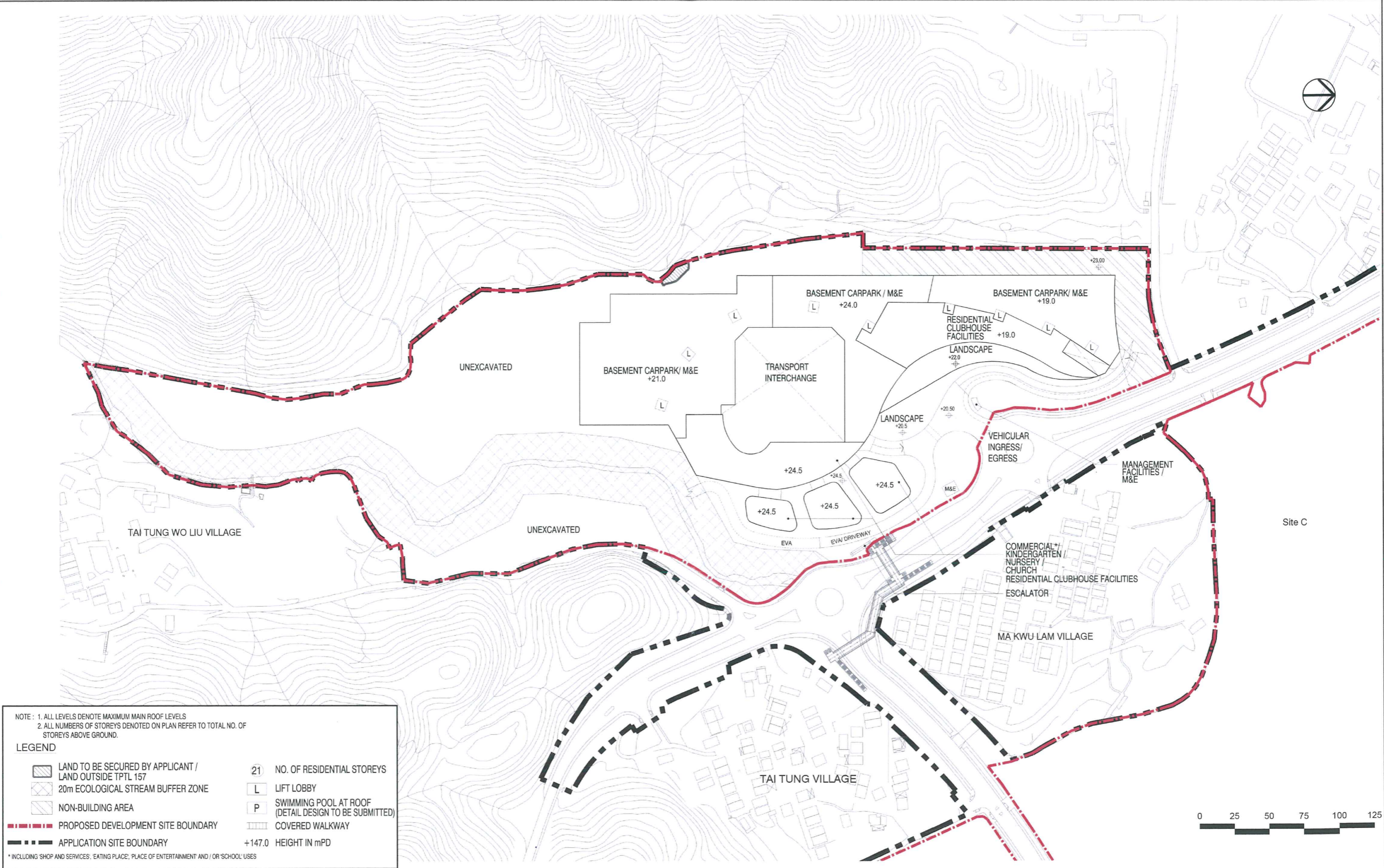
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Rev	0	Date	Mar 2019
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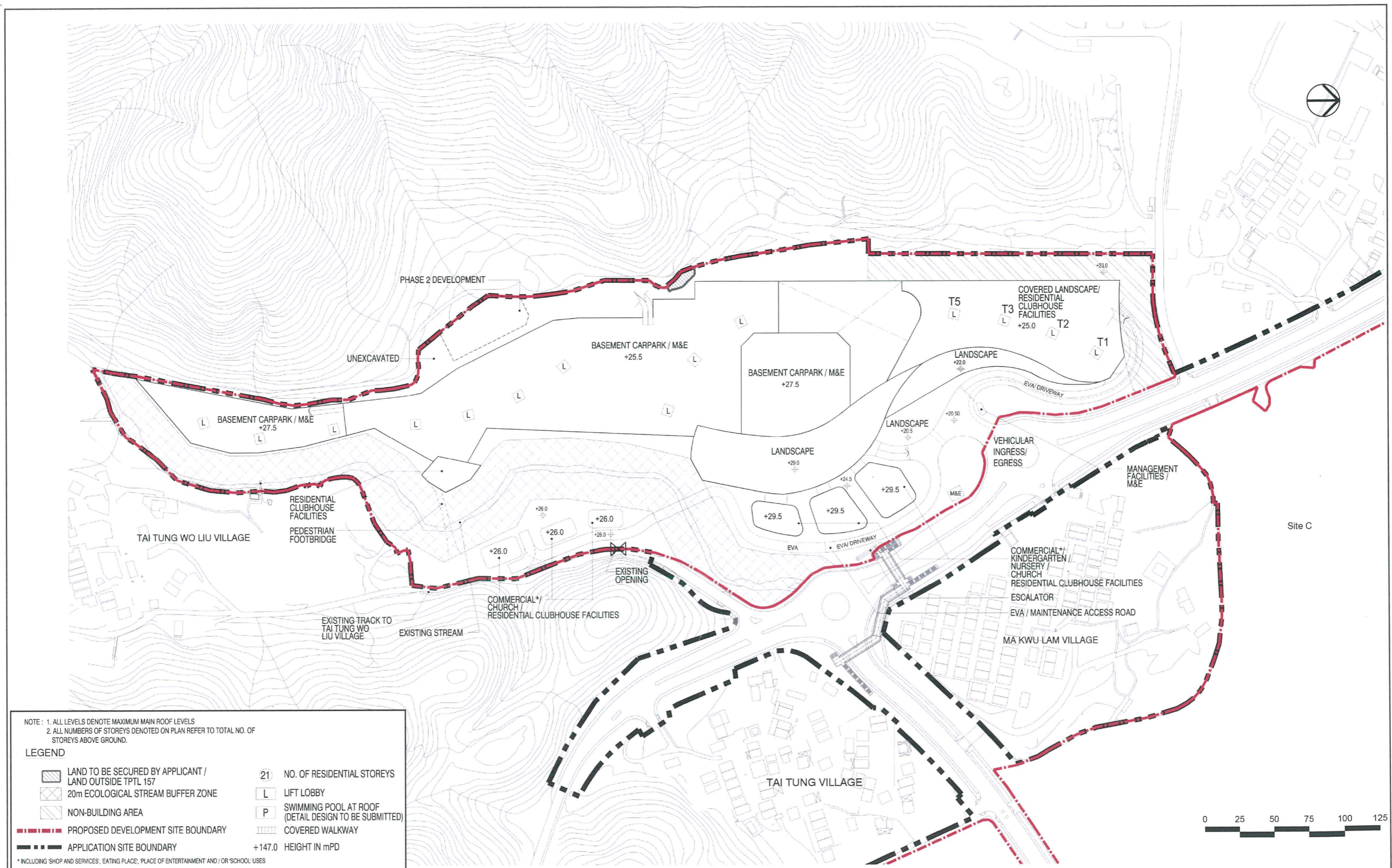
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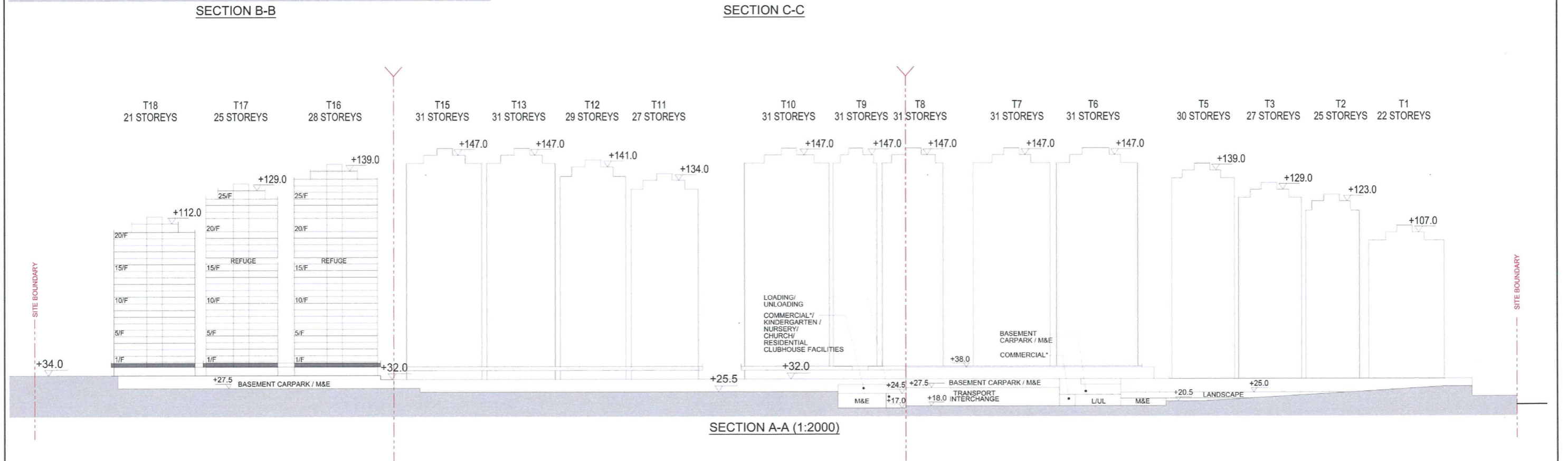
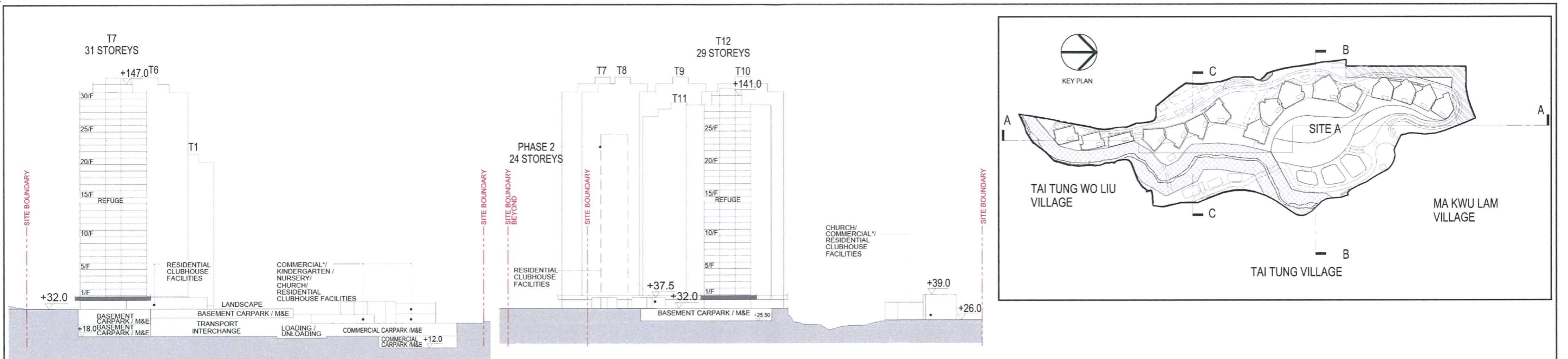
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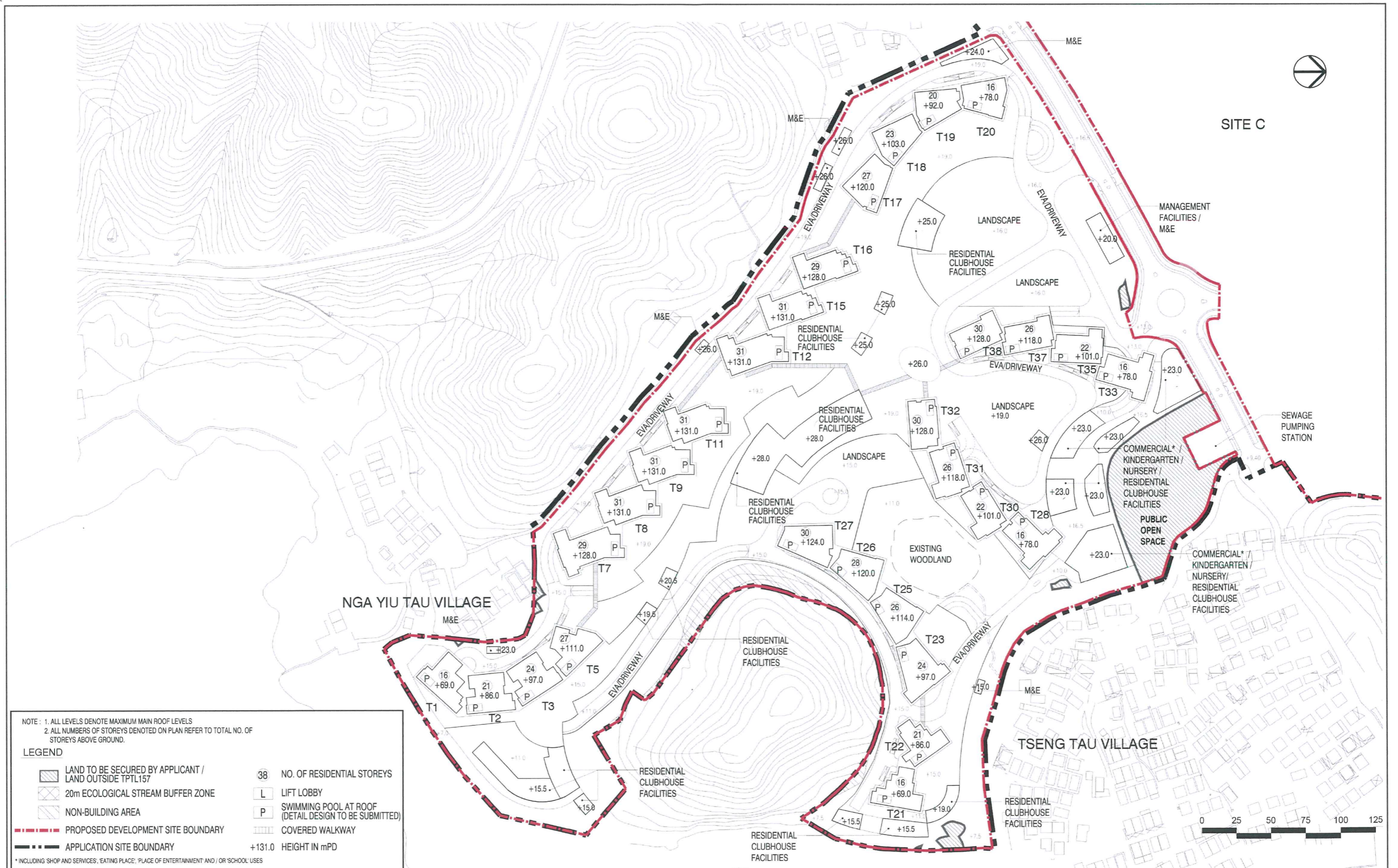
NOTE: 1. ALL LEVELS DENOTE MAXIMUM MAIN ROOF LEVELS  
2. ALL NUMBERS OF STOREYS DENOTED ON PLAN REFER TO TOTAL NO. OF STOREYS ABOVE GROUND.

**LEGEND**

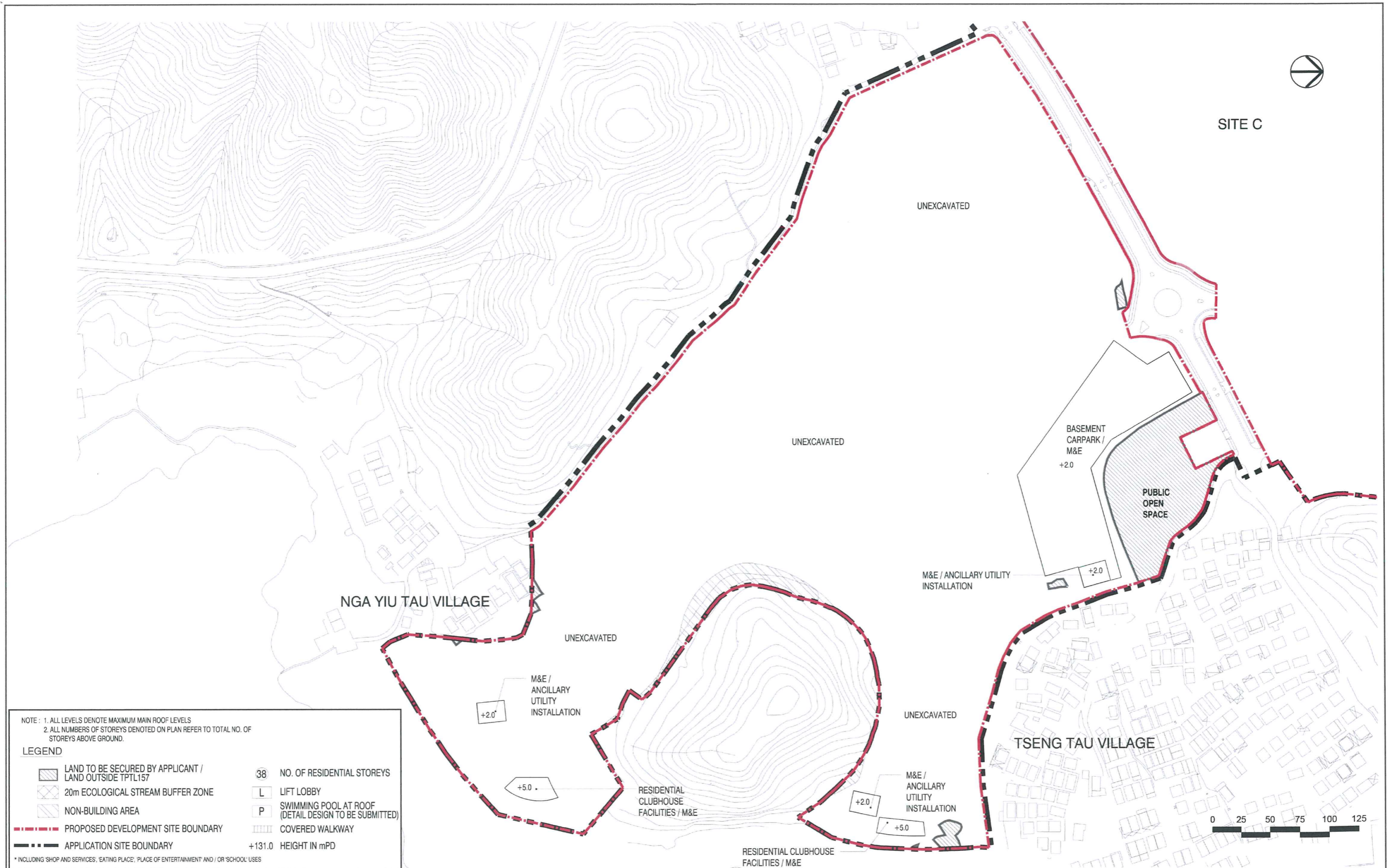
+147.0 HEIGHT IN mPD



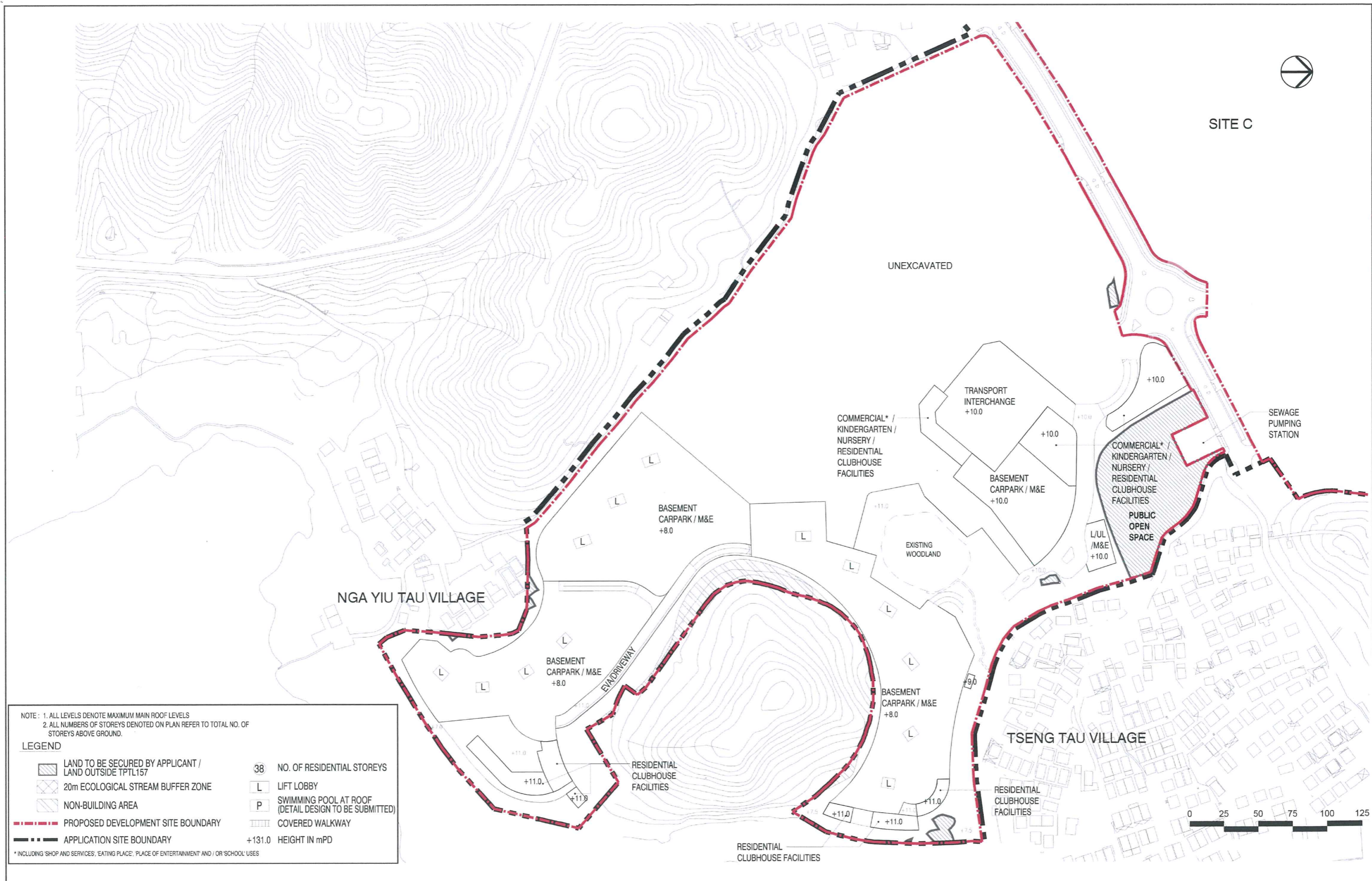
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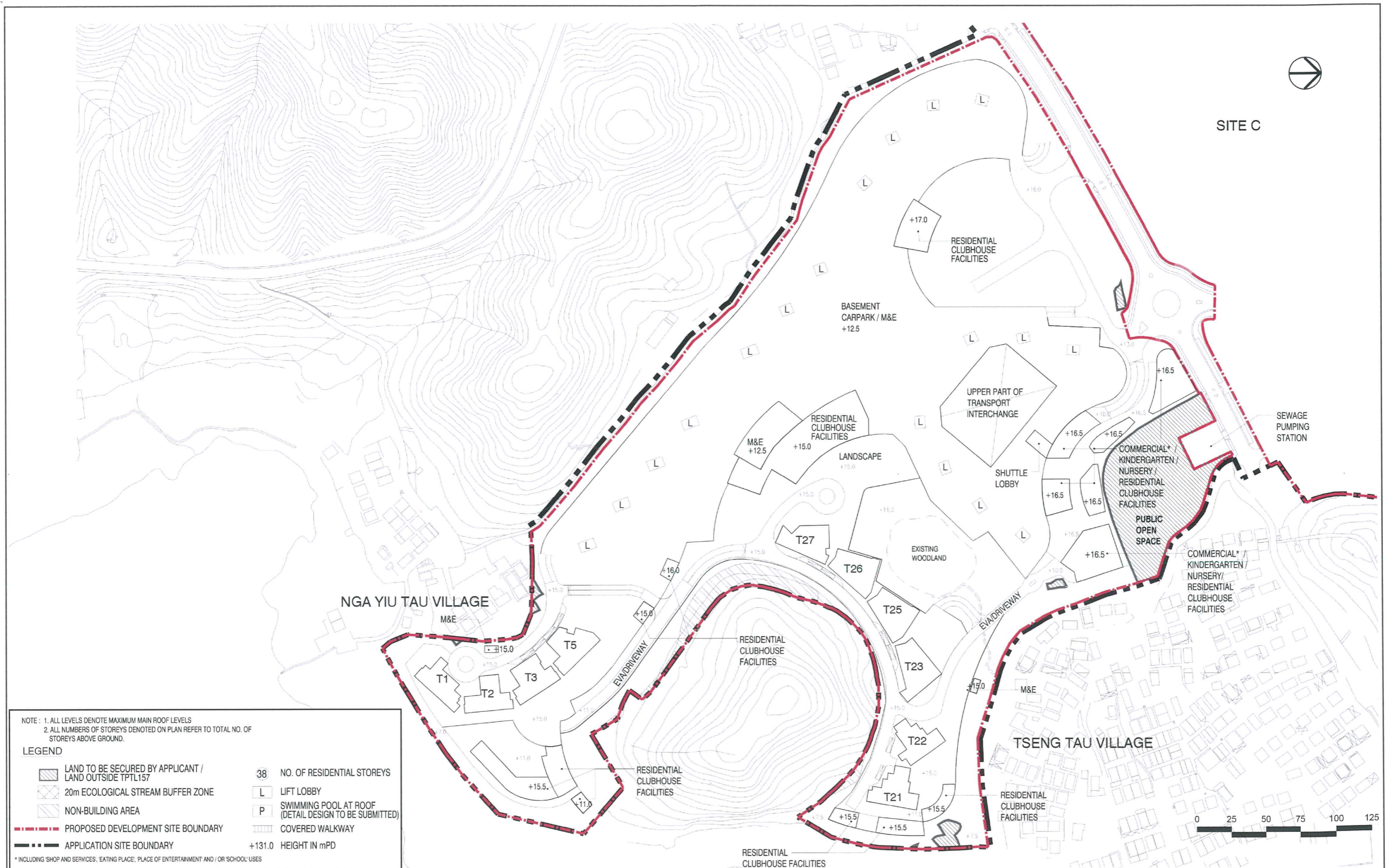
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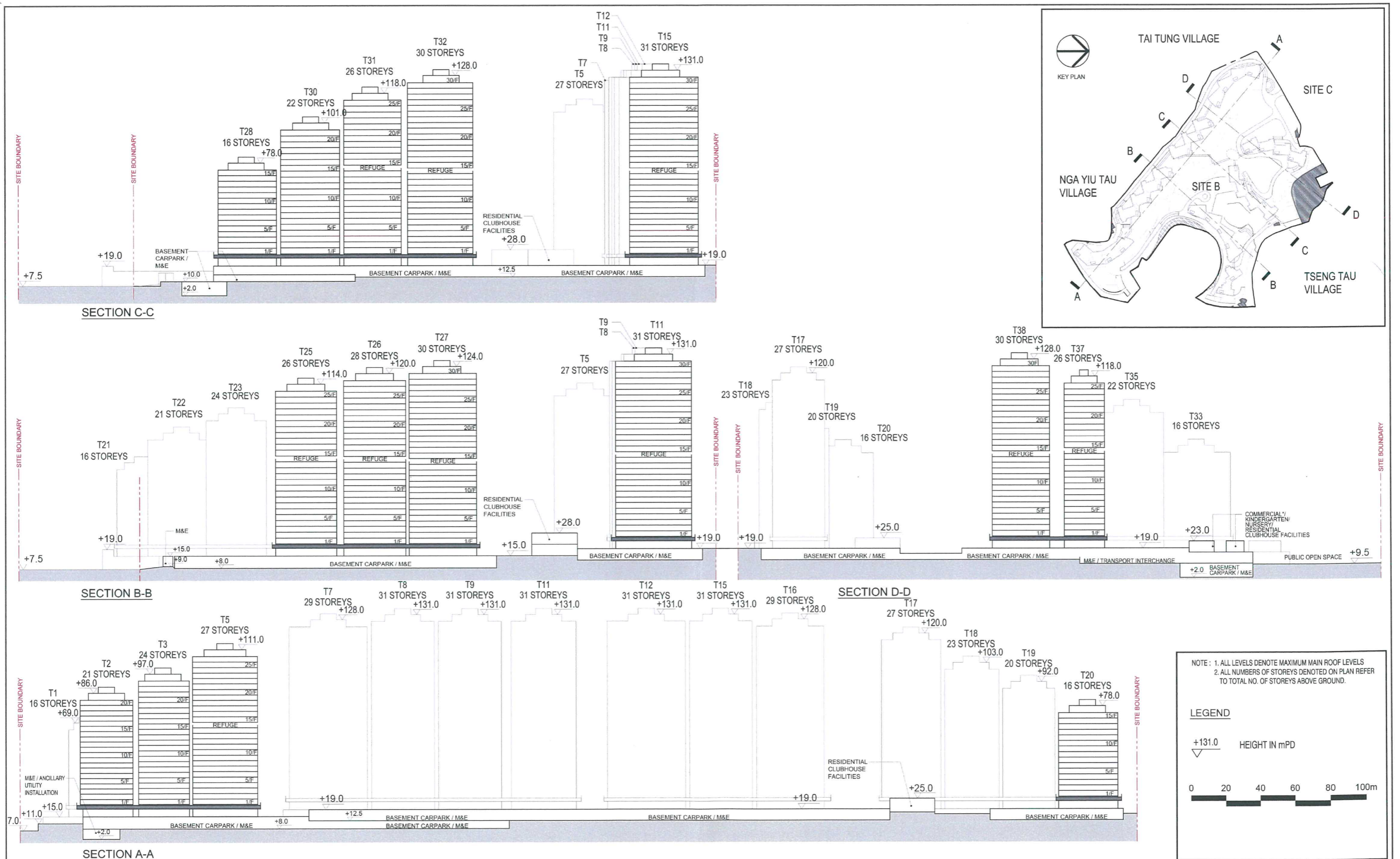
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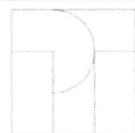
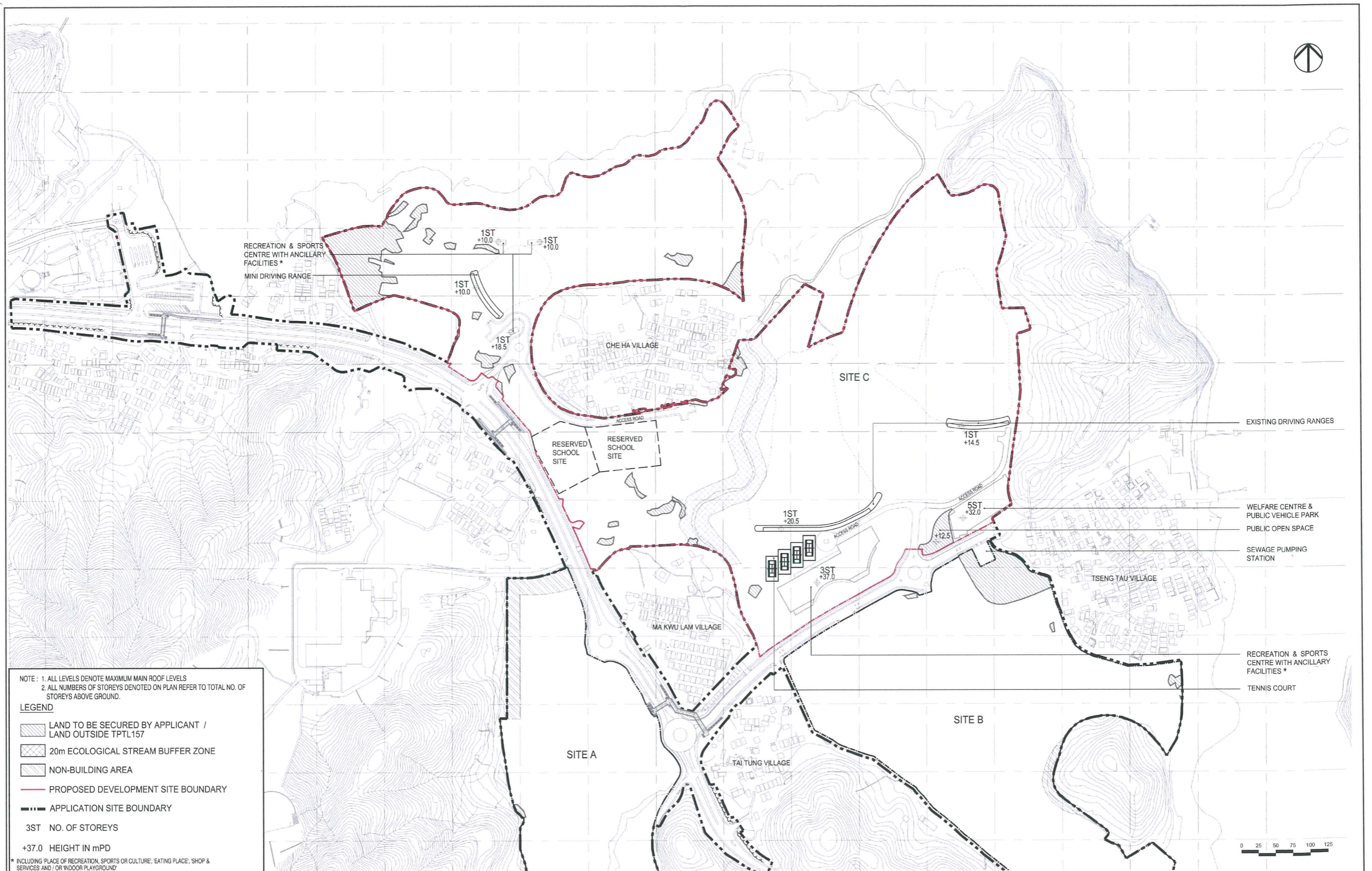
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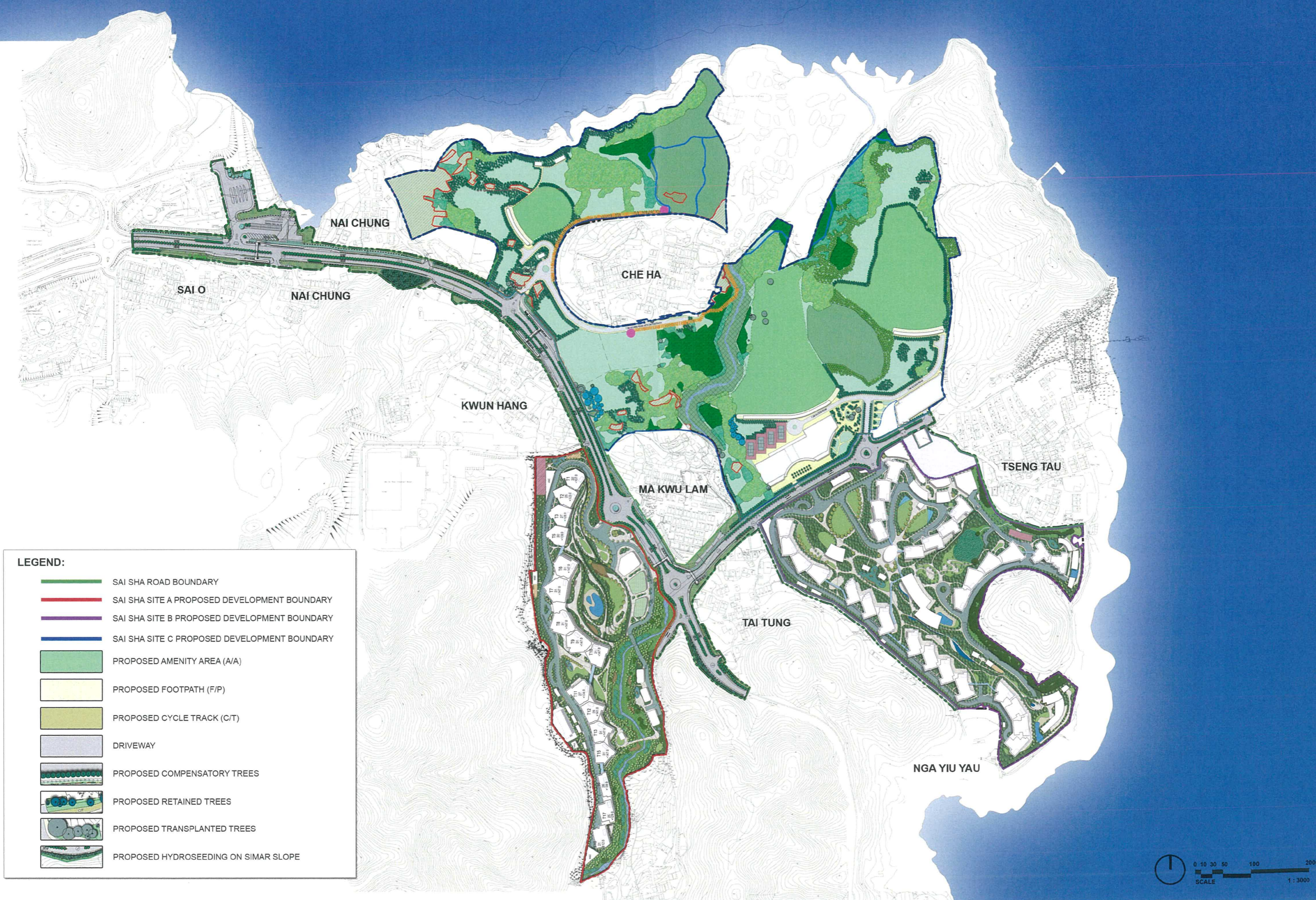


Title

## Indicative Master Layout Plan - Site C

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2019
Scale	Figure 3.12		

# Overall Landscape Master Plan for Site A, B, C and Sai Sha Road





**Proposed Comprehensive Residential and Recreational Development Including Government, Institution or Community Facilities at Tai Po Town Lot 157, Various Lots in D.D. 165, 207 and 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung, N.T.**

**Landscape Master Plan for Site A**

Dwg. No. : LMP-S16-SA-01a

Date : OCT 2018  
(A3-size)

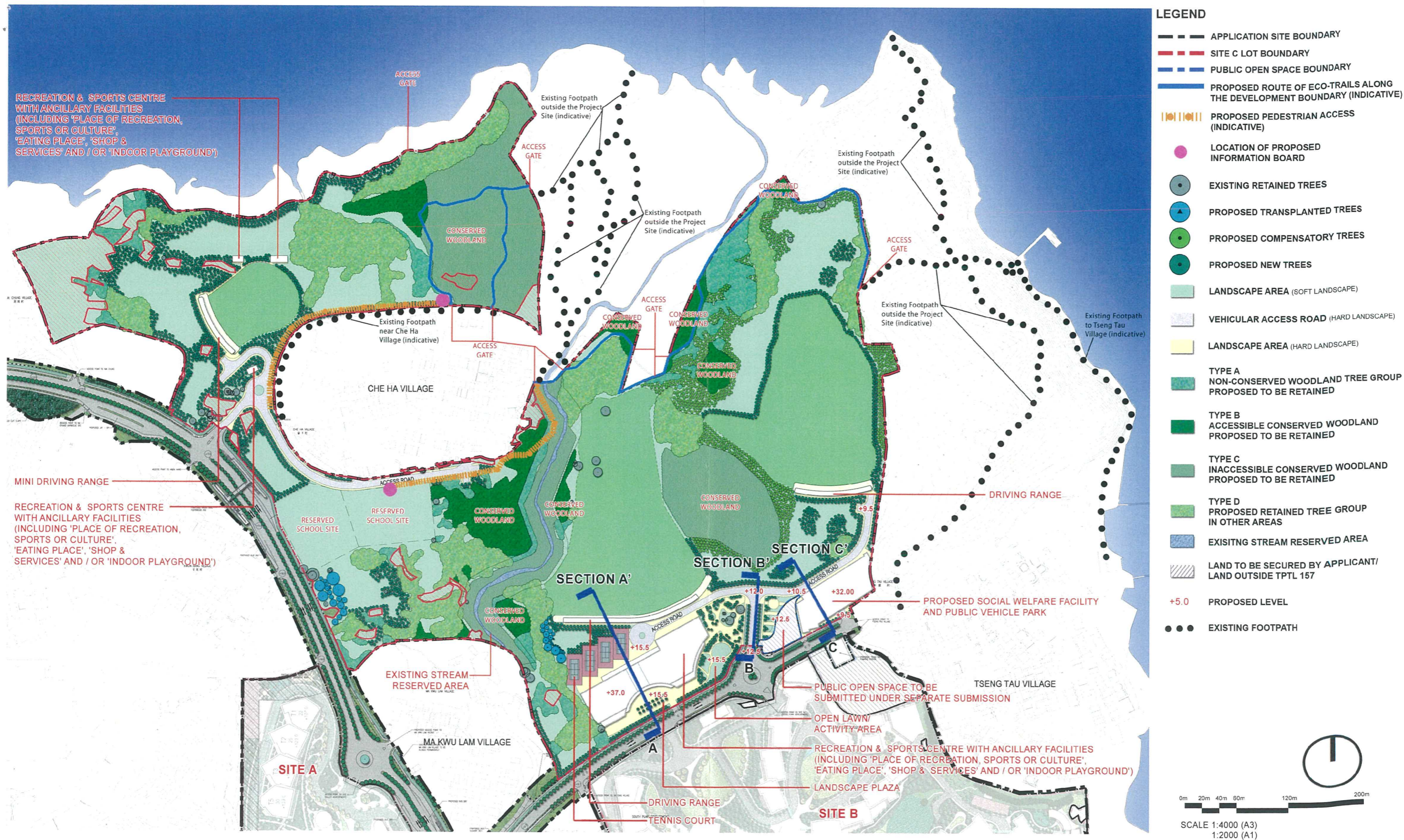


**Proposed Comprehensive Residential and Recreational Development Including Government, Institution or Community Facilities at Tai Po Town Lot 157, Various Lots in D.D. 165, 207 and 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung, N.T.**

**Landscape Master Plan for Site B**

Dwg. No. : LMP-S16-SB-01a

Date : OCT 2018  
(A3-size)



# **Proposed Comprehensive Residential and Recreational Development Including Government, Institution or Community Facilities at Tai Po Town Lot 157, Various Lots in D.D. 165, 207 and 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung, N.T.**

**Landscape Master Plan for Site C**

Dwg. No. : LMP-S16-SC-01a

Date : OCT 2018  
(A1-size)

**Revised Indicative Development Schedule:**

<b>The Overall Development</b>	
Total Application Site Area <sup>(1)</sup>	About 748,400 m <sup>2</sup>
Domestic GFA <sup>(2)</sup>	Not more than 538,213 m <sup>2</sup>
Domestic Plot Ratio <sup>(3)</sup>	About 0.832
No. of Residential Storeys <sup>(4)</sup>	16-31 storeys
Site Coverage (above ground level) <sup>(3)</sup>	Domestic – not more than 33.33% Non-Domestic – not more than 80% (below 15m)
No. of Residential Towers	46
No. of Flats	Not more than 9,500
Average Flat Size	About 56.65 m <sup>2</sup>
Anticipated Population <sup>(5)</sup>	About 28,500
Residents' Club GFA <sup>(6)</sup>	Not more than 13,446 m <sup>2</sup>
Commercial GFA <sup>(7)</sup>	Not more than 12,077 m <sup>2</sup>
Transport Interchange GFA <sup>(8)</sup>	Not more than 9,000 m <sup>2</sup>
Recreation & Sports Centre with Ancillary Facilities GFA <sup>(8)</sup>	Not more than 17,500 m <sup>2</sup>
Welfare Centre GFA	Not more than 5,560 m <sup>2</sup>
Public Vehicle Park GFA <sup>(8)</sup>	Not more than 9,000 m <sup>2</sup>
Public Open Space	Not less than 8,000 m <sup>2</sup>
No. of Residential Parking Spaces <sup>(13)</sup>	2,415 (residents)
No. of Parking Spaces for Recreation & Sports Centre at Site C	175 (private car) 2 (L/UL bay)
No. of Parking Spaces in Public Vehicle Park	160 (private) 20 (bus) 2 (light bus lay-by)
Tentative Completion Year	2025-2030
Estimated Population Intake Year	From 2025 onwards

Section 16 Planning Application for Amendments to the Approved Development (under Application No. A/NE-SSH/61-2) for Proposed Comprehensive Residential and Recreational Development Including Government, Institution or Community Facilities with Minor Relaxation of GFA and Building Height Restrictions at Tai Po Town Lot 157, various lots in D.D.165, 207 and 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories (Application No. A/NE-SSH/120)

<b>Site A:</b>	
Development Site Area <sup>(9)</sup>	About 115,559 m <sup>2</sup>
<b>Domestic Portion</b>	
Domestic GFA	Phase 1: Not more than 225,080 m <sup>2</sup> Phase 2: Not more than 15,170 m <sup>2</sup>
No. of Blocks	Phase 1: 16 blocks Phase 2: 1 block
No. of Residential Storeys <sup>(4)</sup>	21 - 31 storeys
No. of Flats	Not more than 4,100
Average Flat Size	About 58.60 m <sup>2</sup>
Anticipated Population <sup>(5)</sup>	About 12,300
<b>Non-Domestic Portion</b>	
Total Commercial GFA <sup>(10)</sup>	Not more than 6,788 m <sup>2</sup>
Transport Interchange GFA <sup>(8)</sup>	Not more than 4,500 m <sup>2</sup>
Residents' Club GFA <sup>(6)</sup>	Not more than 6,006 m <sup>2</sup>
No. of Blocks <sup>(11)</sup>	Not more than 15
No. of Storeys	Not more than 4 (including 1 to 2 levels of basement carpark / M&E)

Section 16 Planning Application for Amendments to the Approved Development (under Application No. A/NE-SSH/61-2) for Proposed Comprehensive Residential and Recreational Development Including Government, Institution or Community Facilities with Minor Relaxation of GFA and Building Height Restrictions at Tai Po Town Lot 157, various lots in D.D.165, 207 and 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories (Application No. A/NE-SSH/120)

<b>Site B:</b>	
Development Site Area <sup>(9)</sup>	About 164,366 m <sup>2</sup>
<b><i>Domestic Portion</i></b>	
Domestic GFA	Not more than 297,573 m <sup>2</sup>
No. of Blocks	29
No. of Residential Storeys <sup>(4)</sup>	16 - 31 storeys
No. of Flats	Not more than 5,400
Average Flat Size	About 55.11 m <sup>2</sup>
Anticipated Population <sup>(5)</sup>	About 16,200
<b><i>Non-Domestic Portion</i></b>	
Total Commercial GFA <sup>(10)</sup>	Not more than 5,289 m <sup>2</sup>
Transport Interchange GFA <sup>(8)</sup>	Not more than 4,500 m <sup>2</sup>
Residents' Club GFA <sup>(6)</sup>	Not more than 7,440 m <sup>2</sup>
No. of Blocks <sup>(11)</sup>	Not more than 19
No. of Storeys	Not more than 3 (including 2 levels of basement carpark / M&E)

<b>Site C:</b>	
Development Site Area <sup>(9)</sup>	About 366,983 m <sup>2</sup>
<b><i>Recreation &amp; Sports Centre with Ancillary Facilities</i></b> <sup>(12)</sup>	
Non-domestic GFA <sup>(8)</sup>	Not more than 17,500m <sup>2</sup> <ul style="list-style-type: none"> <li>• Recreation Centre &amp; Ancillary Facilities: Not more than 12,000m<sup>2</sup></li> <li>• Sports Centre &amp; Ancillary Facilities: not more than 5,500m<sup>2</sup></li> </ul>
No. of Blocks	4
No. of Storeys	3 storeys above 2 levels of basement carpark
<b><i>Welfare Centre &amp; Public Vehicle Park Building</i></b>	
Non-domestic GFA	Not more than 14,560m <sup>2</sup> <ul style="list-style-type: none"> <li>• Welfare Centre: Not more than 5,560m<sup>2</sup></li> <li>• Public Vehicle Park: Not more than 9,000m<sup>2</sup> <sup>(8)</sup></li> </ul>
No. of Blocks	1
No. of Storeys	5 storeys above 1 level of basement carpark
<b><i>Reserved Primary School Sites</i></b>	
Total Site Area	Not more than 12,400m <sup>2</sup> (i.e. not more than 6,200m <sup>2</sup> each)

**Indicative Car Parking Provision under Approved Traffic Impact Assessment:**

**Table 1 – Residential Car Parking Provision**

Flat Size (FS)	Requirements	No. of Flats <sup>(1)</sup>	Provision <sup>(2)</sup>
$FS \leq 40m^2$	1 space per 11.54 flats	4,632	402
$40m^2 < FS \leq 70m^2$	1 space per 6.59 flats	2,873	436
$70m^2 < FS \leq 100m^2$	1 space per 2.20 flats	1,106	503
$100m^2 < FS \leq 130m^2$	1 space per 0.84 flats	871	1,037
$130m^2 < FS \leq 160m^2$	1 space per 0.62 flats	0	0
$FS > 160m^2$	1 space per 0.49 flats	18	37
<b>Total</b>		<b>9,500</b>	<b>2,415 <sup>(3)</sup></b>

Notes:

- (1) Flat mix shown above is indicative only and subject to change at later detailed design stage.
- (2) Figures are rounded up to nearest number.
- (3) The allowable demand flexibility (i.e.  $\pm$  not more than 5% of required provision but not more than 50 spaces) and demand flexibility (i.e.  $\pm$  not more than 5% of required provision) for car parking spaces provision.

**Table 2 – Other Residential Parking and Servicing Facilities Provision**

Transport Facilities	Requirements <sup>(1)</sup>	Parameter	Provision <sup>(2)</sup>
Visitors' Parking Spaces	1- <u>5</u> spaces per block of more than 75 residential units	46 blocks	230
Motorcycle Parking Spaces	1 space per <u>100</u> -150 flats	9,500 flats	95 <sup>(3)</sup>
Bicycle Parking Spaces	1 space for every 10 flats	9,500 flats	950
Loading / Unloading Bays	1 space for every 800 flats subject to min. 1 bay per block	46 blocks	46

Notes:

- (1) Higher end provision is adopted (ratio adopted as underlined figure)
- (2) Figures are rounded up to nearest number.
- (3) The allowable demand flexibility (i.e.  $\pm$  not more than 5% of required provision) for residential motorcycle parking spaces provision under lease to be included in later detailed design stage.

**Table 3 – Non-residential Parking and Servicing Facilities Provision in Site A and Site B**

Transport Facilities	Requirements <sup>(1)</sup>	Parameter		Provision <sup>(2)</sup>	
		Site A	Site B	Site A	Site B
Retail					
Car Parking Spaces	First 2,000m <sup>2</sup> GFA: 1 space per 40-50m <sup>2</sup> GFA Remaining GFA: 1 space per 150-200m <sup>2</sup> GFA	5,288m <sup>2</sup> GFA <sup>(3)</sup>	3,789m <sup>2</sup> GFA <sup>(3)</sup>	72	62
Motorcycle Parking Spaces	5% - 10% of total number of car parking spaces	72 car spaces	62 car spaces	8	7
Loading / Unloading Bays	1 loading / unloading bay for goods vehicles for every 800-1,200m <sup>2</sup> GFA	5,288m <sup>2</sup> GFA <sup>(3)</sup>	3,789m <sup>2</sup> GFA <sup>(3)</sup>	7	5
Kindergarten / Nursery					
Car Parking Spaces	0-1 space per 4 to 6 classrooms (CR)	6-CR	6-CR	2	2
Lay-by for Taxis and Private Cars	1 lay-by for every 5 to 8 classrooms	6-CR	6-CR	2	2
Lay-by for School Buses	2 lay-bys minimum	-	-	2	2
Recreation & Sports Centre with Ancillary Facilities <sup>(4)</sup>					
Car Parking Spaces	20 spaces for Site A 20 spaces for Site B	-	-	20	20
Loading / Unloading Bays	2 spaces for Site A 1 space for Site B	-	-	2	1

Notes:

- (1) Higher end provision is adopted (ratio adopted as underlined figure).
- (2) Figures are rounded up to nearest number.
- (3) Site A & Site B GFA figures are assumed as the commercial GFA excluding a kindergarten of 1,500m<sup>2</sup> at each site. The aforesaid GFA figures are indicative only and are subject to change at later detailed design stage.
- (4) Requirements as stated in the current lease required.

**Table 4 – Non-residential Parking and Servicing Facilities Provision in Site C**

Transport Facilities	Requirements	Parameter	Provision <sup>(1)</sup>
<b>Recreation &amp; Sports Centre with Ancillary Facilities <sup>(2)</sup></b>			
Car Parking Spaces	1 space per 100m <sup>2</sup> GFA	17,500m <sup>2</sup> GFA <sup>(3)</sup>	175
Loading / Unloading Bays	2 bays minimum	-	2
<b>Primary School Sites <sup>(3)</sup></b>			
Car Parking Spaces	1 space per 4 to 6 classrooms (CR)	30-CR	8 / school
Lay-by for Taxis and Private Cars	1 lay-by for every 2 to 3 classrooms	30-CR	15 / school
Lay-by for School Buses	3 lay-bys minimum	-	3 / school
<b>Social Welfare Centre <sup>(4)</sup></b>			
Lay-by for Mini Bus	2 (RCHE cum DCU) <sup>(5)</sup>	-	2
Lay-by for 14-seat Mini Coach	1 (DSC) <sup>(5)</sup>	-	1
Loading / Unloading Bays	1 (RCHE cum DCU) <sup>(5)</sup> 1 (SCCC) <sup>(5)</sup>	-	2
Lay-by for 48-seat Coach	1 (SCCC) <sup>(5)</sup>	-	1

**Notes:**

- (1) Figures are rounded up to nearest number.
- (2) Requirements as stated in the current lease required.
- (3) Provisions are listed for reference only and subject to the further study from the responsible departments / parties who would build the schools.
- (4) Neighbourhood Elderly Centre (NEC); 100-place Residential Care Home for the Elderly (RCHE); 30-place Day Care Unit (DCU); 60-p Special Child Care Centre (SCCC); District Support Centre for Persons with Disabilities (DSC).
- (5) Requirement as required by the Social Welfare Department.



**Remarks:**

- (1) Including Development Site Area of 646,908 m<sup>2</sup> (i.e. excluding Sai Sha Road widening works area and areas to be provided as sewage pumping station near Tseng Tau Village).
- (2) Including 390m<sup>2</sup> for two existing houses in Site C to be retained.
- (3) Calculated based on Development Site Area.
- (4) Over 1 to 3 levels of carpark / M&E / residential clubhouse facilities; and excluding 1 level of residential lobby, refuge floor and transfer plate.
- (5) Based on a person-per-flat ratio of 3.0.
- (6) The clubhouse GFA is about 2.5% of the domestic GFA for Site A and Site B respectively.
- (7) Commercial GFA refers to commercial uses ('Eating Place' and 'Shop and Services'), 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Religious Institution' (church).
- (8) Under the approved scheme (Application No. A/NE-SSH/61-2), it also included the provision of Sports Centre and Ancillary Facilities, as well as Public Vehicle Park. GFAs of these facilities are specified in the development schedule.
- (9) Excluding Sai Sha Road widening works area and sewage pumping station near Tseng Tau Village within Application Site boundary.
- (10) Further to Remark (7) above, specifically, 2 nos. of kindergarten / nursery of not less than 6 classrooms each (1 each in Site A and Site B) and a church in Site A (commercial GFA of not less than 1,500m<sup>2</sup>) will be provided.
- (11) The main commercial clusters and transport interchanges are located at the entrance of Site A and Site B near Sai Sha Road, while other smaller commercial facilities / clubhouse blocks are scattered around the Development Sites for convenience and avoidance of massive building structures.
- (12) Recreation & Sports Centre with Ancillary Facilities include 'Place of Recreation, Sports or Culture', 'Eating Place', 'Shop and Services' and / or 'Indoor Playground'.
- (13) As specified in the approved traffic impact assessment under Section 16 planning application and agreed with the Transport Department, the internal transport facilities provision for the Proposed Development has followed the high-end requirements as stipulated in the prevailing Hong Kong Planning Standards and Guidelines (HKPSG). However, in view of some TPB members' concerns on the carparking provision expressed during the consideration of subject application on 18.1.2019, the carparking provision shall be further reviewed at the subsequent detailed design stage, subject to further liaison and agreement with relevant government departments. The following is residential car parking requirements under the HKPSG which has

been adopted for formulation of carparking spaces:

Flat Size (FS)	Global Parking Standard (GPS) 1 car space per 6 – 9 flats			Parking Requirement GPS X R1 X R2 X R3
	Demand Adj. Ratio (R1)	Accessibility Adj. Ratio (R2)	Development Intensity Adj. Ratio (R3)	
$FS \leq 40m^2$	0.4	1 <sup>(a)</sup>	1.3 <sup>(b)</sup>	1 space per 11.54 – 17.31 flats
$40m^2 < FS \leq 70m^2$	0.7			1 space per 6.59 – 9.89 flats
$70m^2 < FS \leq 100m^2$	2.1			1 space per 2.20 – 3.30 flats
$100m^2 < FS \leq 130m^2$	5.5			1 space per 0.84 – 1.26 flats
$130m^2 < FS \leq 160m^2$	7.5			1 space per 0.62 – 0.92 flats
$FS > 160m^2$	9.5			1 space per 0.49 – 0.73 flats

Notes:

- (a) The Application Site is located outside a 500m-radius of the nearest railway station (Wu Kai Sha Station)
- (b) Domestic Plot Ratio of the Application Site is  $0.858 < 1.0$
- (c) The allowable design flexibility (i.e.  $\pm$  not more than 5% of required provision but not more than 50 spaces) and demand flexibility (i.e.  $\pm$  not more than 5% of required provision) for car parking spaces provision