

關乎申請編號 Y/TP/30 而只作指示用途的擬議發展計劃的概括發展規範
Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TP/30

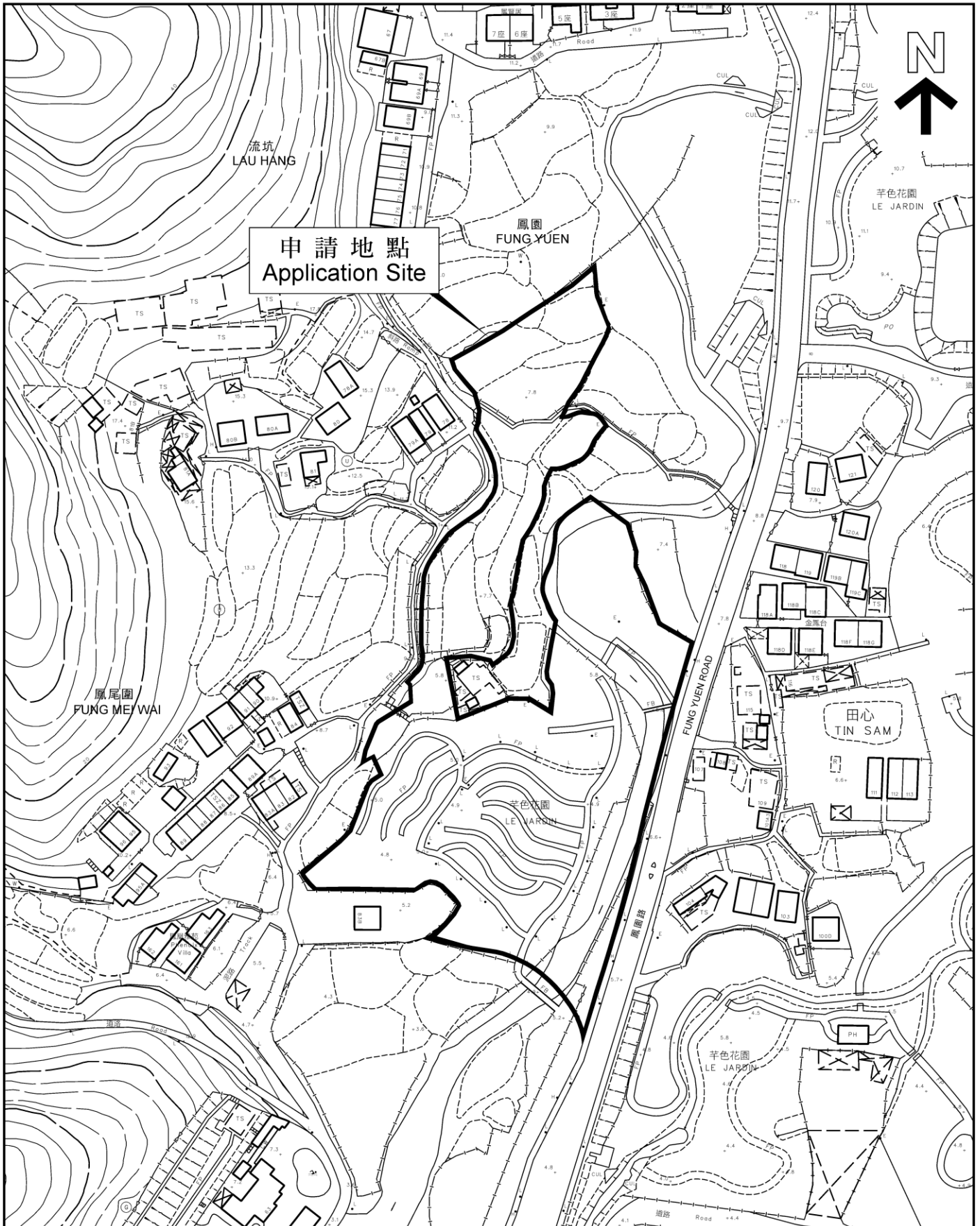
(a) 申請編號 Application no.	Y/TP/30		
(b) 位置／地址 Location/Address	新界大埔鳳園大埔市地段第 183 號 A 分段第 1 小分段(部份) 及丈量約份第 11 約多幅地段和毗連政府土地 Tai Po Town Lot 183 S.A ss.1 (Part), Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories		
(c) 地盤面積 Site area	約 About 13,920 平方米 m ² (包括政府土地約 Includes Government Land of about 3,898 平方米 m ²)		
(d) 圖則 Plan	大埔分區計劃大綱核准圖編號 S/TP/28 Approved Tai Po Outline Zoning Plan No. S/TP/28		
(e) 地帶 Zoning	「綜合發展區(1)」 "Comprehensive Development Area (1)"		
(f) 擬議修訂 Proposed Amendment(s)	把申請地點由「綜合發展區(1)」地帶改劃為「住宅(乙類)11」地帶 To rezone the application site from "Comprehensive Development Area(1)" to "Residential (Group B)11"		
(g) 總樓面面積 及／或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	約 About 69,600	5
	非住用 Non-domestic	不多於 Not more than 2,784 (不計算的樓面面積 non-accountable GFA)	-
(h) 幢數 No. of block	住用 Domestic	5	
	非住用 Non-domestic	2	
	綜合用途 Composite	-	
(i) 建築物高度／ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m 不超過 Not Exceeding 101 米 (主水平基準以上) mPD 28 - 29 層 storey(s) 不包括 excluding 1 層地庫及地下入口大堂 storey of basement and G/F entrance lobby	
	非住用 Non-domestic	- 米 m - 米(主水平基準以上) mPD 3 層 storey(s)	
	綜合用途 Composite	- 米 m - 米(主水平基準以上) mPD - 層 storey(s)	
(j) 上蓋面積 Site coverage	不多於 Not more than 33.33 %		
(k) 單位數目 No. of units	約 About 1,462 住宅單位 Flats		
(l) 休憩用地 Open Space	- 私人 Private	不少於 Not less than 4,532 平方米 m ²	
	- 公眾 Public	- 平方米 m ²	

(m) 停車位及上落客貨車位數目 No. of parking spaces and loading/unloading spaces	- 私家車車位(包括訪客及 3 個無障礙停車位) Private Car Parking Spaces (including visitor and 3 accessible parking spaces)	196
	- 電單車車位 Motorcycle Parking Spaces	15
	- 單車車位 Bicycle Parking Spaces	49
	- 上落客貨車位(重型貨車車位) Loading/Unloading Spaces (Heavy Goods Vehicle Spaces)	5

* 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.

Y/TP/30



Executive Summary

In response to the Government's policy of optimizing the use of developable land through reviewing land uses, rezoning sites with development potential to untap the development potential of agricultural land or underutilized land and increasing development intensity wherever appropriate, the Applicant has reviewed the development potential of the undeveloped land in the "CDA(1)" zone taking into consideration of the landownership, tso tong and land title problems of the remaining private lots within the "CDA(1)" zone, as well as the latest planning context and infrastructural capacities of the area.

Pursuant to the review, Fantastic State Limited ("the Applicant") submits this Rezoning Proposal to seek approval from the Town Planning Board ("TPB") under section 12A of the Town Planning Ordinance to amend the Approved Tai Po Outline Zoning Plan No. S/TP/28 ("Approved OZP). The proposed amendment involves rezoning of various lots and adjoining government land in DD11, Area 32, Fung Yuen, Tai Po ("The Application Site"/"the Site") from "Comprehensive Development Area (1) ("CDA(1)" to "Residential (Group B) 11" ("R(B)11") with a maximum Plot Ratio (PR) of 5 and maximum building height of +110mPD, thereby enabling the proposed residential development on the Site.

The Indicative Development Proposal comprises five residential towers with 28-29 storeys (excluding G/F entrance lobby and 1 level of basement) and two 3-storey standalone clubhouses. The proposed building height ranges from +98mPD to +101mPD. A podium-free design with underground car parking spaces and E&M facilities is adopted to minimise the overall building height of the proposed development.

The proposal is fully justified based on the following reasons:

- This rezoning proposal is based on the land located closest to the developed areas in the vicinity and is immediately ready for development;
- This proposal would not compromise the remaining individual owners' interests and development right within "CDA(1)" zone;
- The Site is a logical and appropriate location for residential development since it is well served by various public transport services linking to the Tai Po Market MTR Station and readily supported by necessary infrastructure in terms of access, drainage and sewerage;
- The rezoning proposal is totally in support of the Government's on-going policy on immediate provision of developable land to meet the pressing demand for housing supply in a shorter time frame;
- The proposed development is appropriate in terms of its scale and compatibility with the surrounding land uses and building heights, creating a stepped building height profile to

preserve the views towards the ridgeline of Cloudy Hill; and

- Various technical assessments have been carried out and the results concluded that the Indicative Development Proposal will not bring insurmountable/unacceptable visual, landscape, ecological, environmental, traffic, drainage and sewerage impacts.

In consideration of the above, this Rezoning Application should be supported by the TPB from planning and technical points of view.

申請編號 Application No. : Y/TP/30

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申請摘要

為響應政府地盡其用並善用可開發土地的政策，通過包括檢討土地用途、重新改劃具有發展潛力的農地或未被充分利用的土地、以及在適當情況下提高土地發展的密度，申請人重新檢討了在「綜合發展區(1)」地帶內剩餘可發展的土地潛力，包括考慮了土地擁有人業權、祖堂、有業權問題的土地，以及最新規劃背景及該區的基礎設施能力等等。

故此，Fantastic State Limited（下稱「申請人」）現按照城市規劃條例第 12A 條向城市規劃委員會（下稱「城規會」）申請修訂大埔分區計劃大綱核准圖 S/TP/28（下稱「核准圖」）。擬議修訂包括將位於大埔第 32 區丈量約份第 11 約多個地段及毗連政府土地（下稱「申請地點」），由「綜合發展區(1)」地帶改劃為「住宅(乙類)11」地帶，並訂下最大地積比率為 5 及最高建築物高度為主水平基準上 110 米，以容許擬議之住宅發展。

擬議的指示性發展計劃包括五幢 28-29 層高的住宅樓宇（不包地下大廳和 1 層地庫）及兩幢 3 層高的獨立會所。擬議的建築物高度由主水平基準以上 98 米到 101 米。採用不設平台設計，並將泊車位和機電設施移入地庫，藉此將擬議發展的整體建築高度降低。

擬議發展計劃理據如下：

- 改劃土地鄰近已發展的地區，並且能在最短時間內帶內帶來房屋發展；
- 本方案並不會令「綜合發展區(1)」地帶內剩餘個別土地擁有人的利益和發展權受損；
- 由於申請地點擁有各類公共交通服務連接至大埔墟站，以及道路、排水和污水基礎設施的配套，故此用作發展住宅是合理及適當；
- 改劃方案完全支持政府現時推行的政策，能在較短時間內提供可立即開發的土地，以滿足迫切的房屋需求；
- 就其規模與周邊土地用途和建築物高度的協調性而言，擬議發展是合適的。梯級式樓宇高度設計能保留對九龍坑山的山脊線景觀；以及
- 已進行了各種技術評估，結果均證明該指示性發展計劃將不會帶來無法克服/不可接受的視覺、景觀、生態、環境、交通、排水及污水影響。

根據以上各點，申請人希望是次的改劃用途地帶申請能獲得城規會支持。

RESIDENTIAL (GROUP B)

S/TP/29
(For illustration only)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Market Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

申請編號 Application No. : Y/TP/30
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Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) On land designated "Residential (Group B)" ("R(B)", "Residential (Group B)1" ("R(B)1"), "Residential (Group B)2" ("R(B)2"), "Residential (Group B)3" ("R(B)3"), "Residential (Group B)4" ("R(B)4"), "Residential (Group B)5" ("R(B)5"), "Residential (Group B)6" ("R(B)6"), "Residential (Group B)7" ("R(B)7"), "Residential (Group B)8" ("R(B)8"), "Residential (Group B)10" ("R(B)10") and "Residential (Group B)11" ("R(B)11"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(Please see next page)

Figure 5.2a The Proposed Amendments to the Statutory Notes of "R(B)" Zone

申請編號 Application No. : Y/TP/30
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- 9 -

RESIDENTIAL (GROUP B) (Cont'd) S/TP/29
(For illustration only)

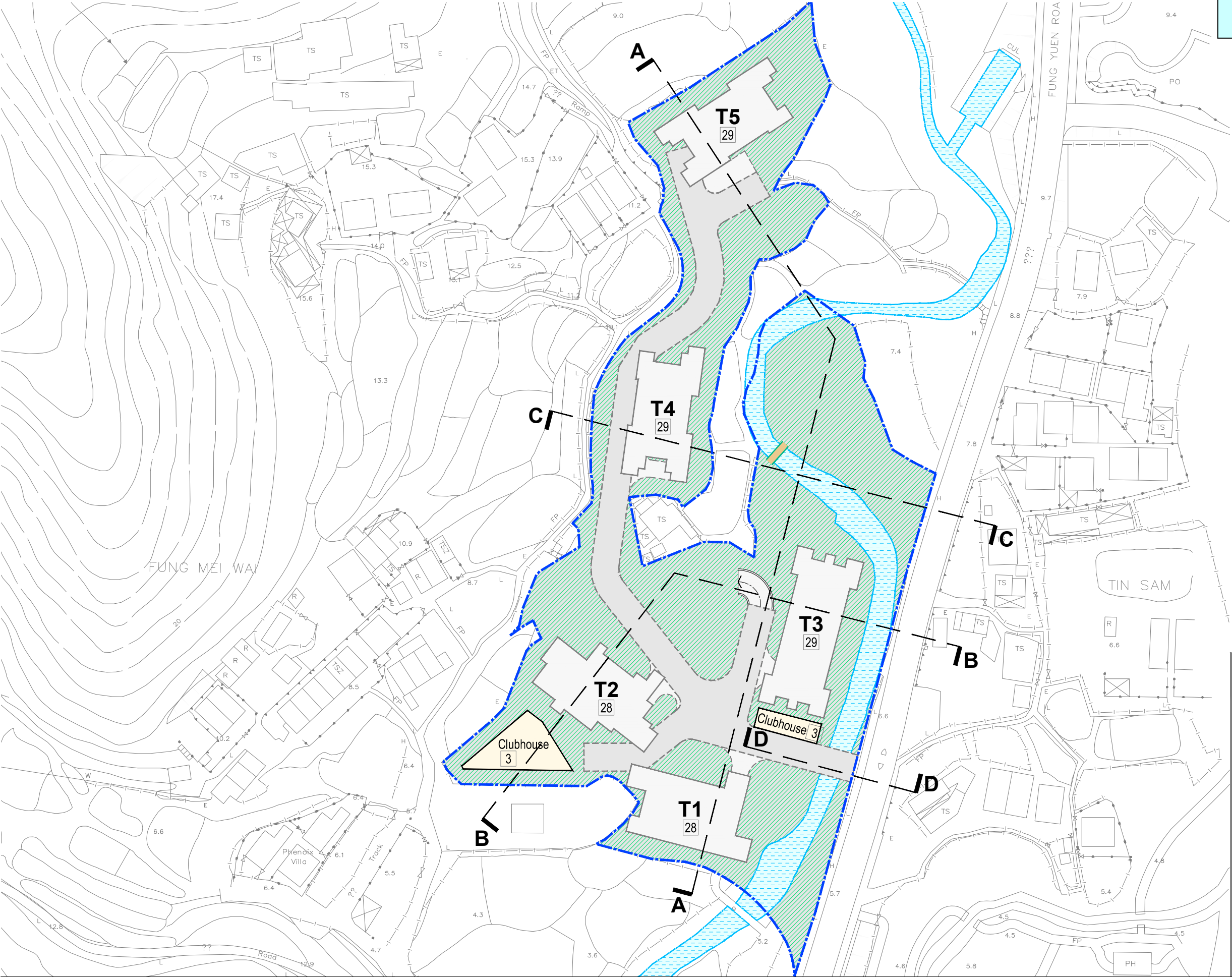
Remarks (Cont'd)

- (b) On land designated "R(B)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 or the plot ratio of the existing building, whichever is the greater.
- (c) On land designated "R(B)1", "R(B)2", "R(B)3", "R(B)4", "R(B)5", "R(B)6", "R(B)7", "R(B)8", "R(B)10" and **R(B)11**, no new development, or addition, alteration and/or modification to or development of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio/GFA specified below, or the plot ratio/GFA of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio/GFA</u>
R(B)1	plot ratio of 1.8
R(B)2	plot ratio of 2.8
R(B)3	plot ratio of 2.4
R(B)4	plot ratio of 2.1
R(B)5	plot ratio of 1.75
R(B)6	plot ratio of 1.65
R(B)7	21,852m ² for domestic and 1,304m ² for non-domestic
R(B)8	107,100m ²
R(B)10	72,640m ²
R(B)11	plot ratio of 5 for domestic and the maximum building heights as stipulated on the Plan

- (d) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (e) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (g) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Figure 5.2b The Proposed Amendments to the Statutory Notes of "R(B)" Zone



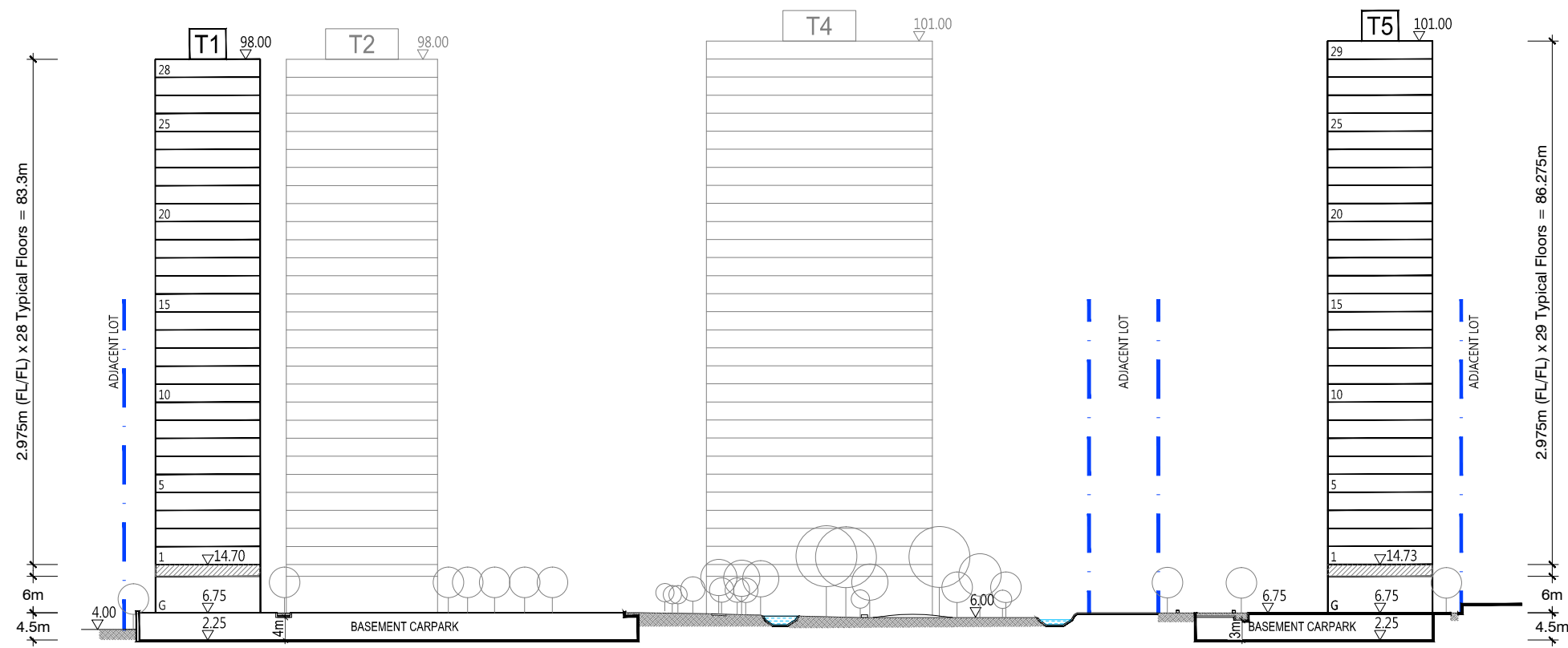
LEGEND:

- Rezoning Site
- Open Space / Landscape Area
- Stream
- No. of storey
- E.V.A.
- Bridge connecting the Open Spaces / Landscape Areas

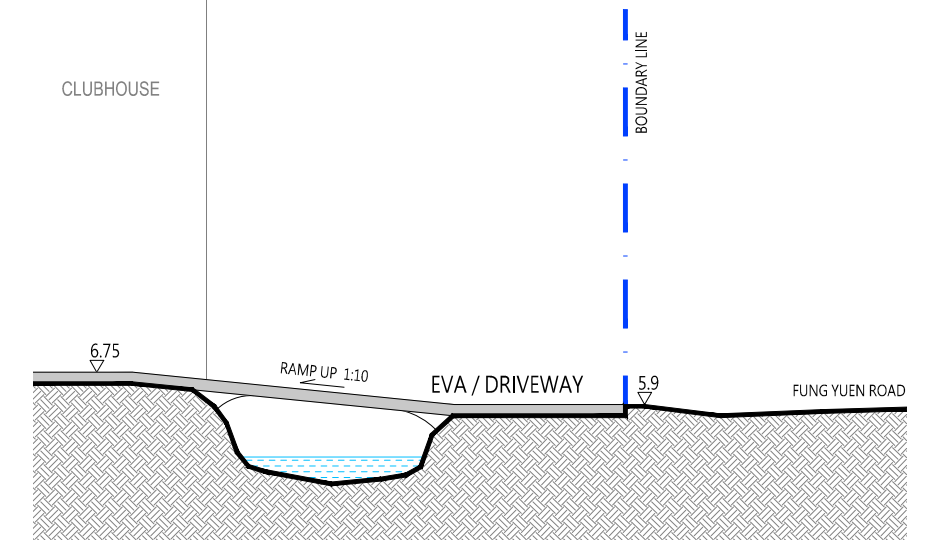
REMARKS:

G/F Level = +6.75 mPD
(5.7mPD + 7.8mPD) / 2 = +6.75mPD

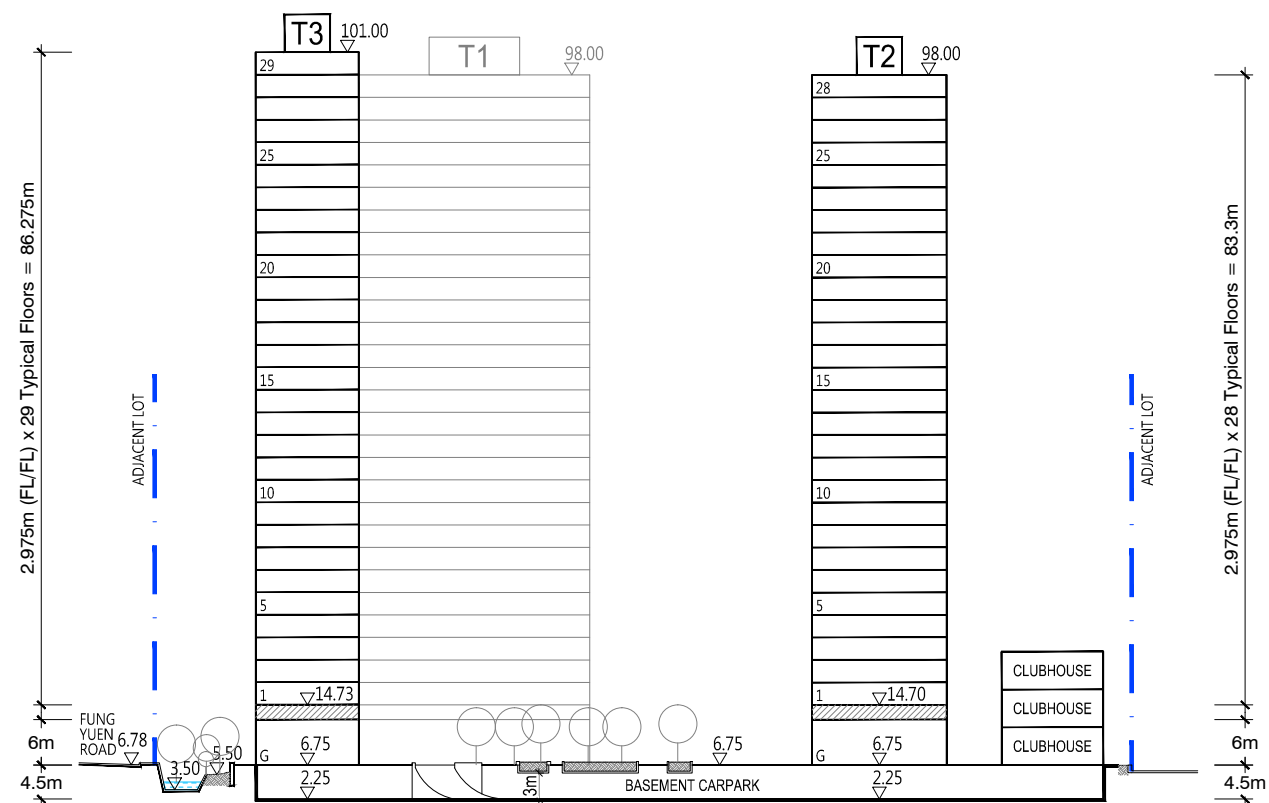
* PLEASE NOTE THE AREA DEMARCATIONS ARE APPROXIMATE ONLY



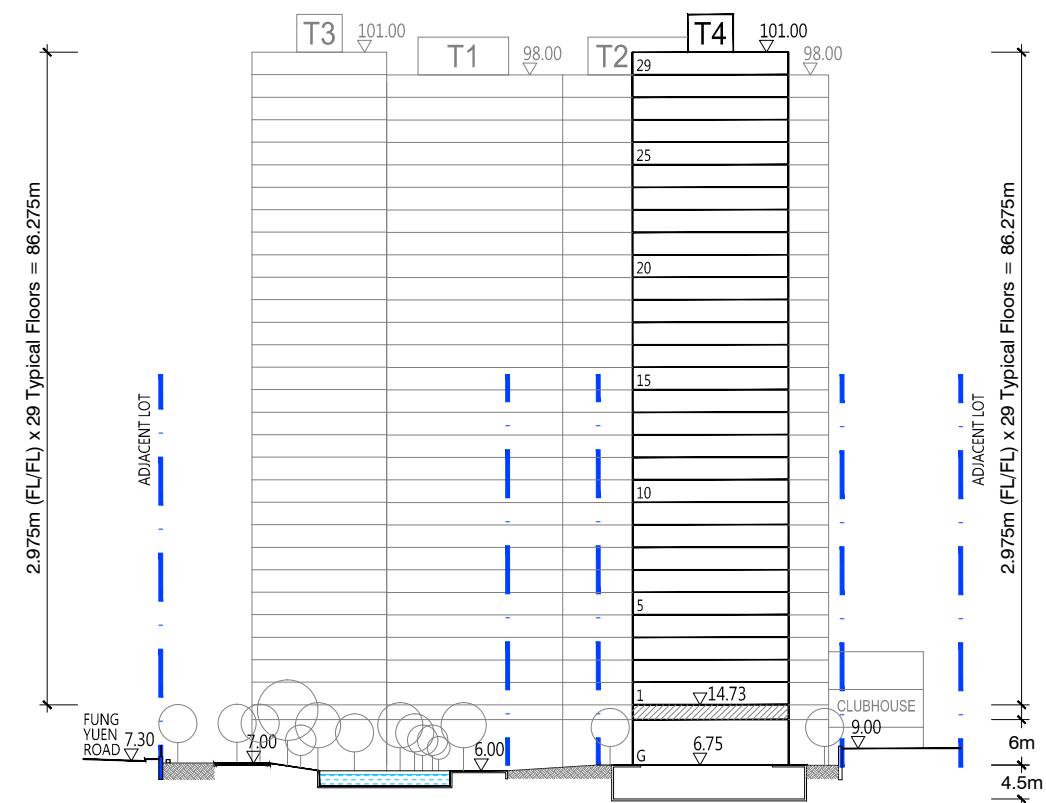
Section A-A
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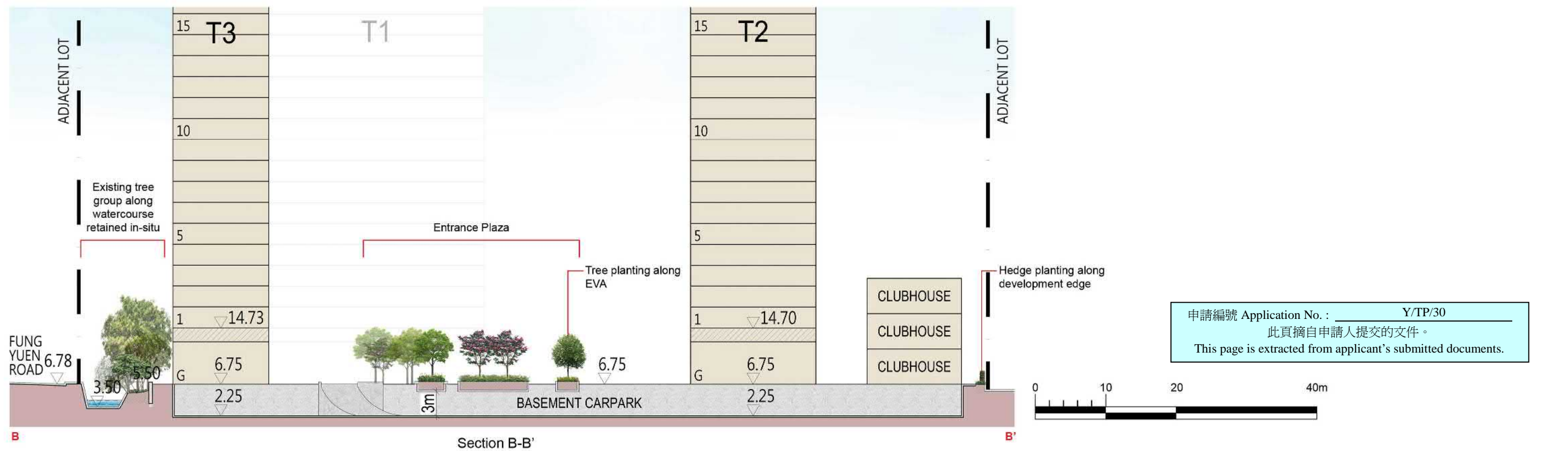
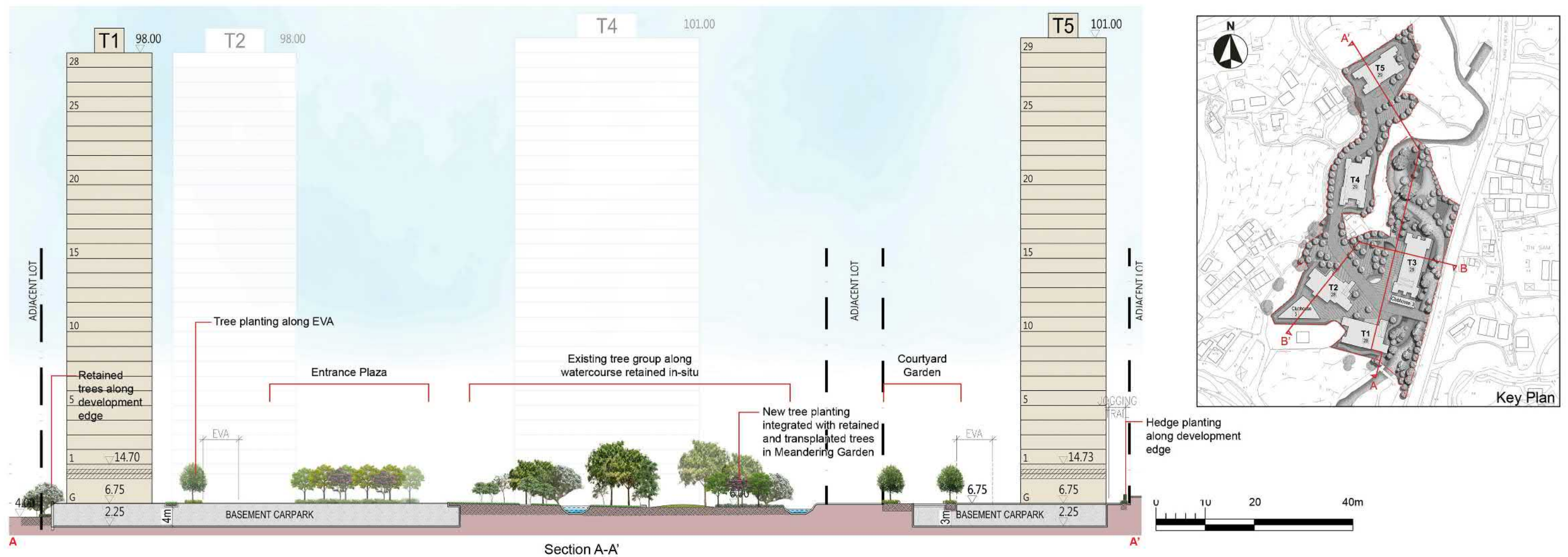
Section D-D
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Section B-B
1 : 1000




Section C-C
1 : 1000



Proposed Residential Development at Various Lots and Government Land in DD11, Fung Yuen, Tai Po

Landscape Sections A-A' and B-B'

SCALE	As Shown	DATE	JUL 2019	
CHECKED	ELK	DRAWN	TEAM	
FIGURE NO.	FIGURE 2.1			REV



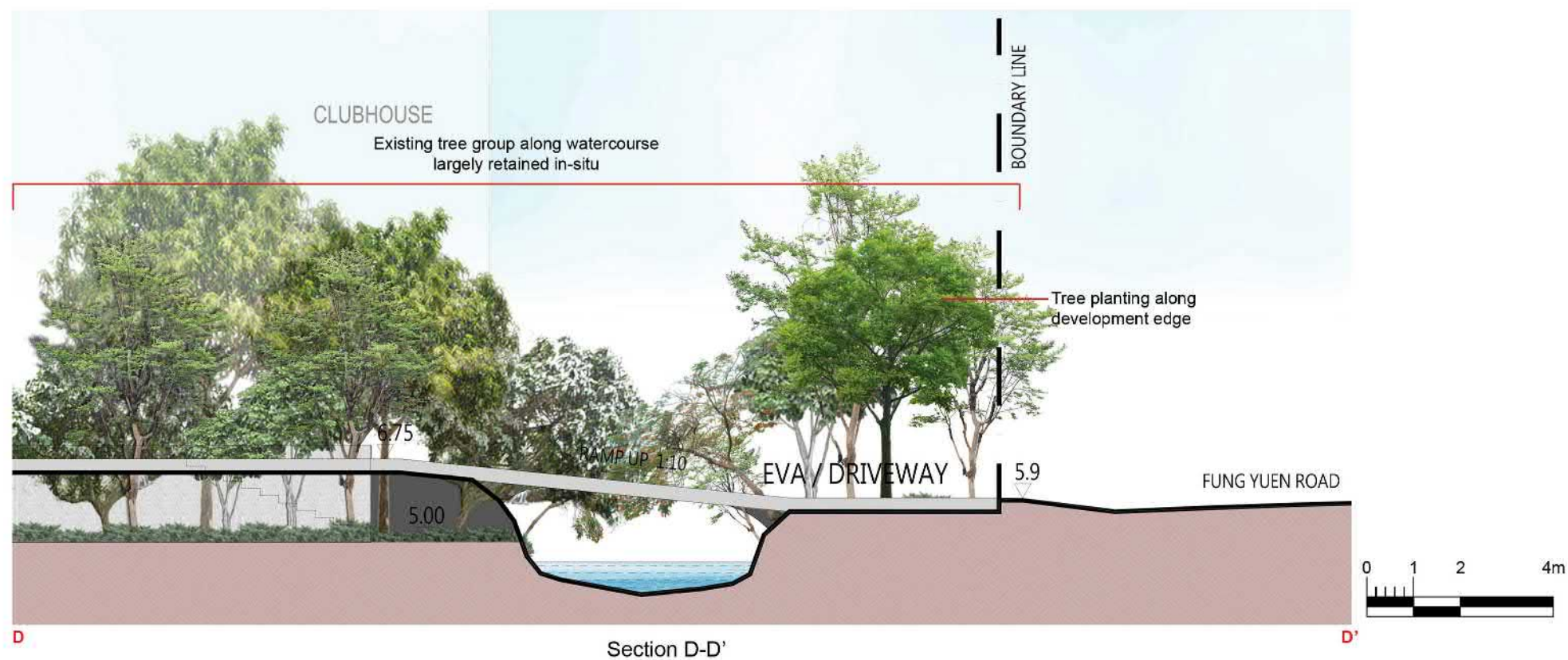
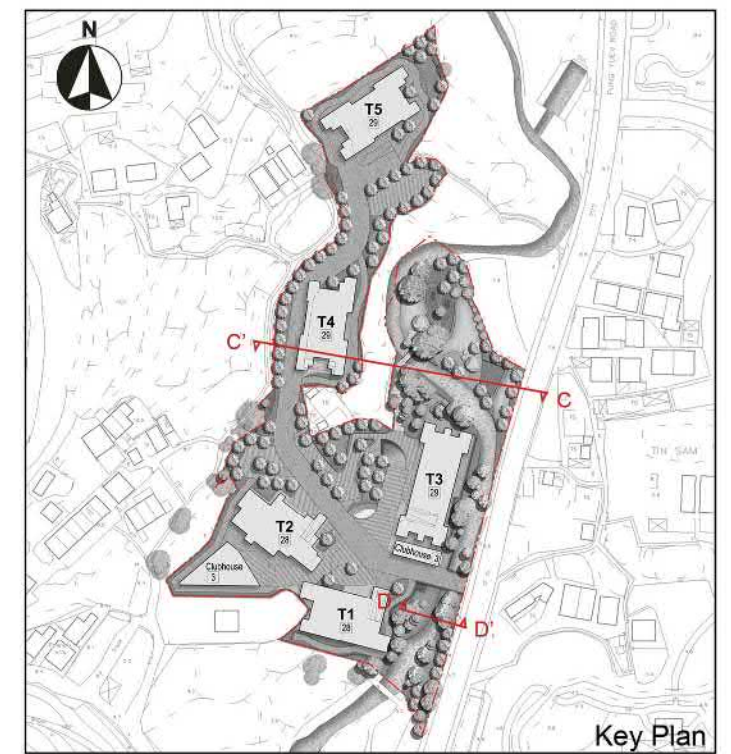
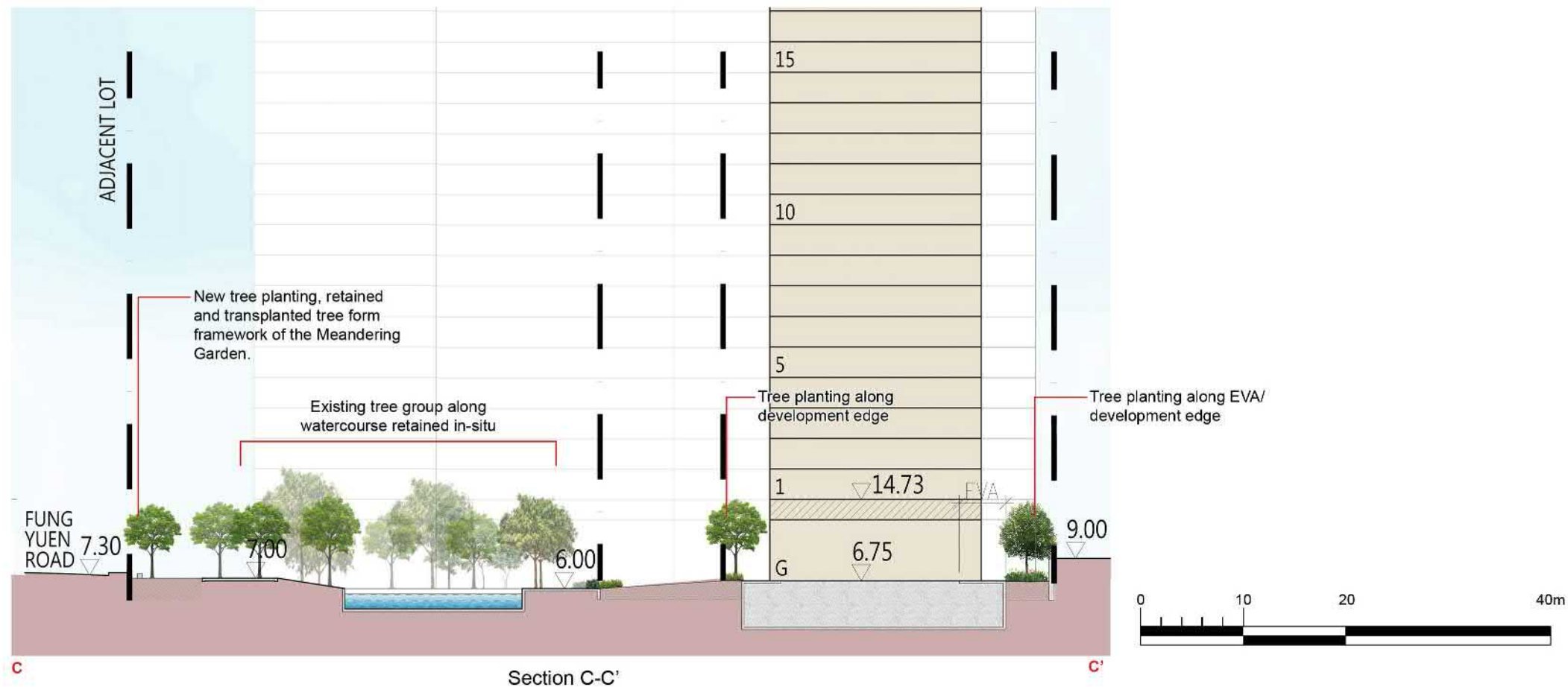
ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 9630 FACSIMILE 2131 9609

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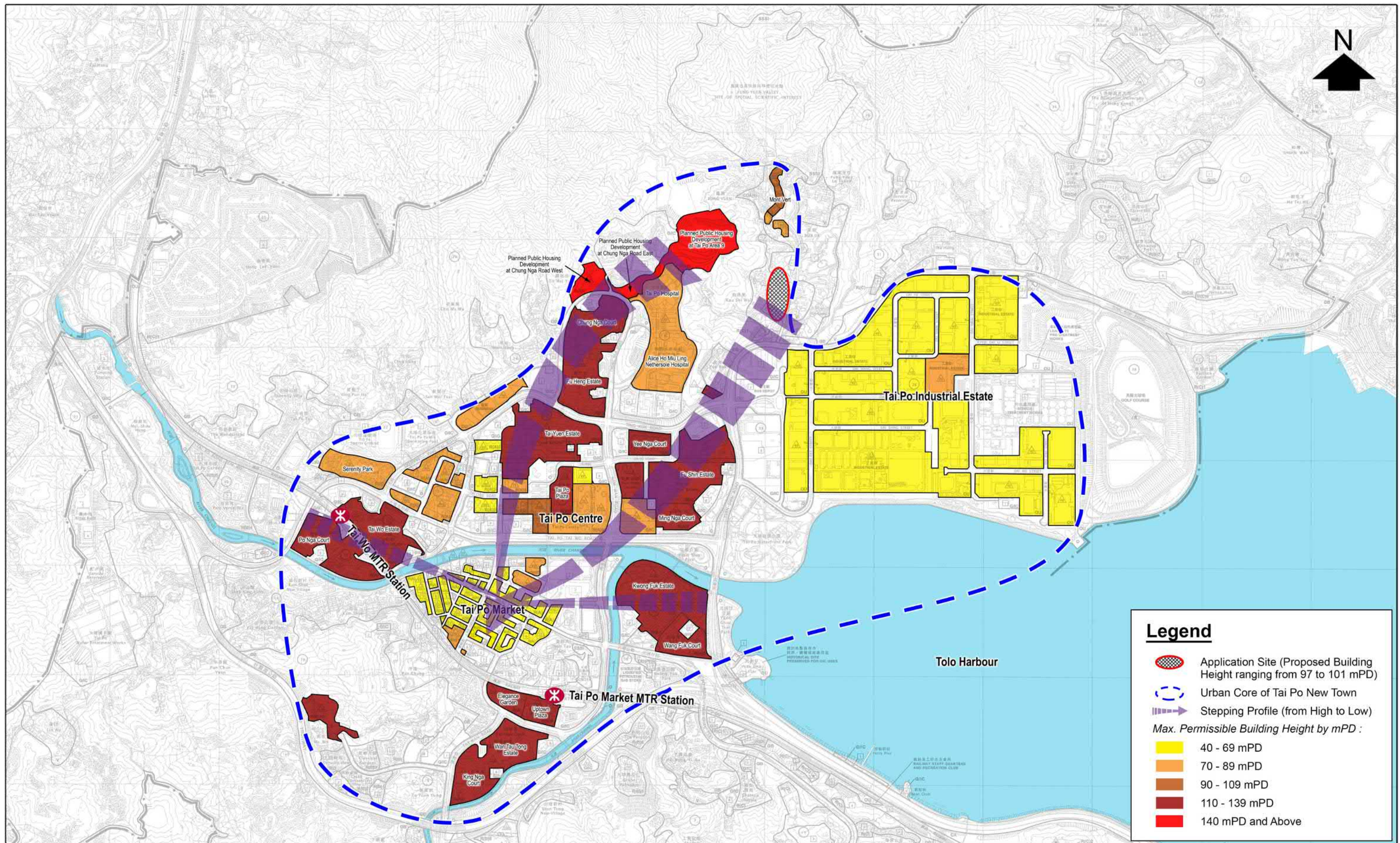
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Proposed Residential Development at Various Lots and Government Land in DD11, Fung Yuen, Tai Po Landscape Sections C-C' and D-D'

SCALE	As Shown	DATE	JUL 2019		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 香港尚緯國際設計有限公司 總辦事處：香港灣仔區勿拉士街18號香港銀行大廈十樓 香港上環文咸東街十八號德華銀行大廈十樓 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
CHECKED	ELK	DRAWN	TEAM		
FIGURE NO.					
FIGURE 2.2					



Legend

- Application Site (Proposed Building Height ranging from 97 to 101 mPD)
- Urban Core of Tai Po New Town
- Stepping Profile (from High to Low)
- Max. Permissible Building Height by mPD :**
- 40 - 69 mPD
- 70 - 89 mPD
- 90 - 109 mPD
- 110 - 139 mPD
- 140 mPD and Above

Stepped Height Profile in Tai Po New Town

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Proposed Residential Development
at Various Lots and Government Land in DD11,
Fung Yuen, Tai Po
S.12A Planning Application

Source: Approved Tai Po OZP Plan No. S/TP/28

Figure 4.2

Not To Scale

Date: 10 May 2019



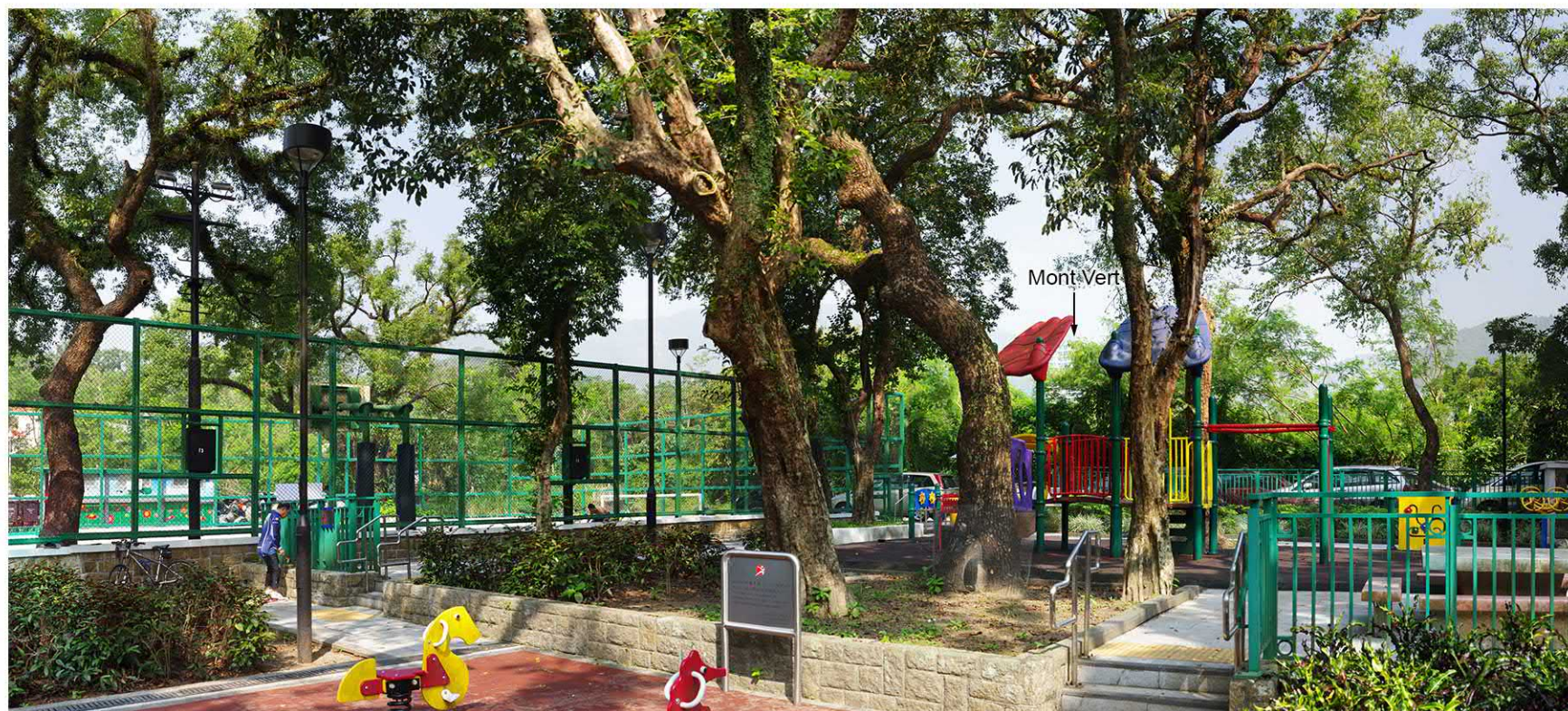
Proposed Residential Development at Various Lots and Government Land in DD11, Fung Yuen, Tai Po

Landscape Master Plan

SCALE	As Shown	DATE	MAR 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.			REV

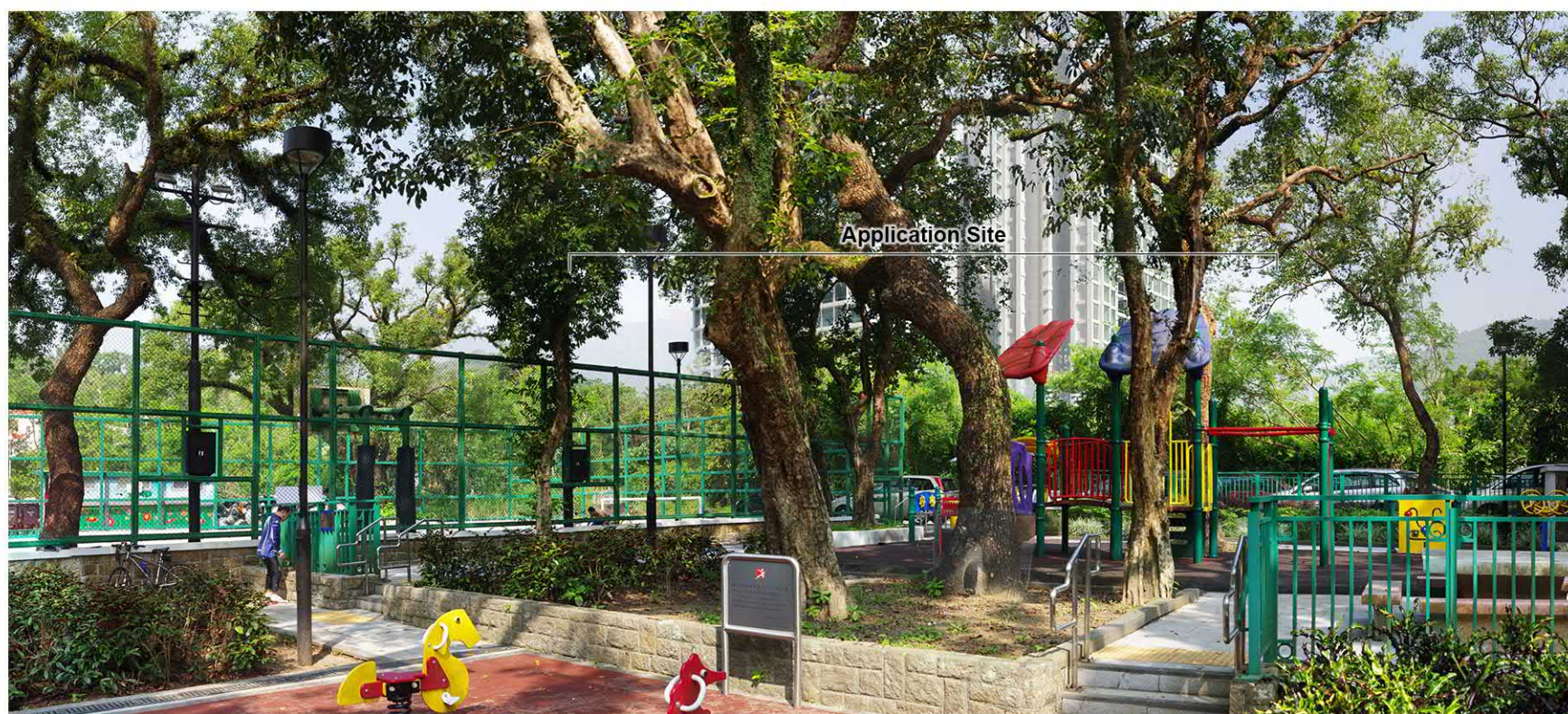
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Figure 4.4



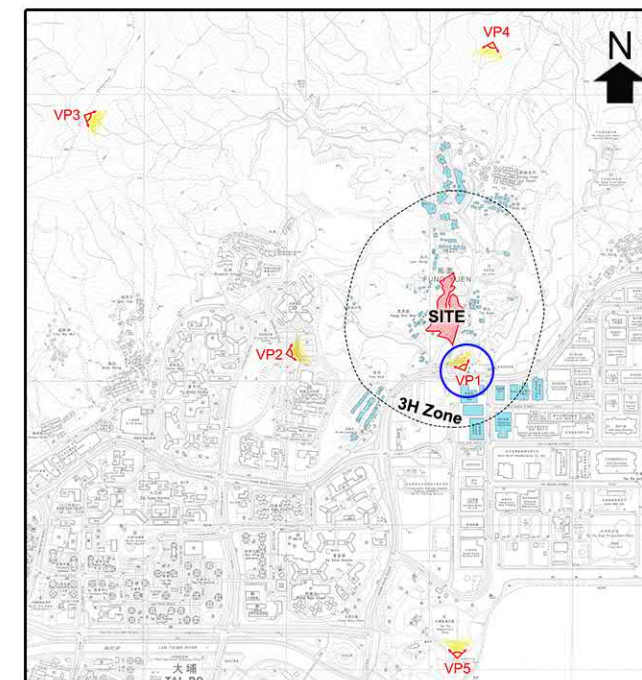
Existing Condition

現況



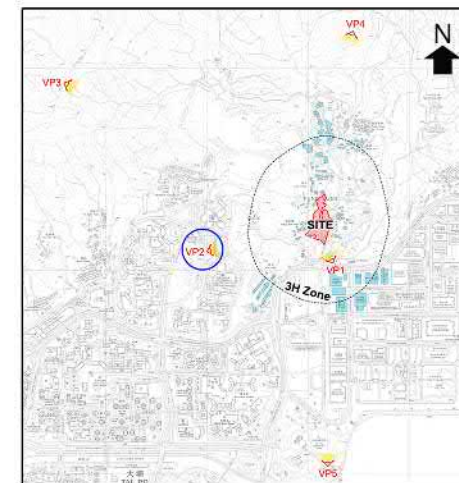
Existing Condition + Proposed Residential Development

現況 + 擬議住宅發展



Key Plan

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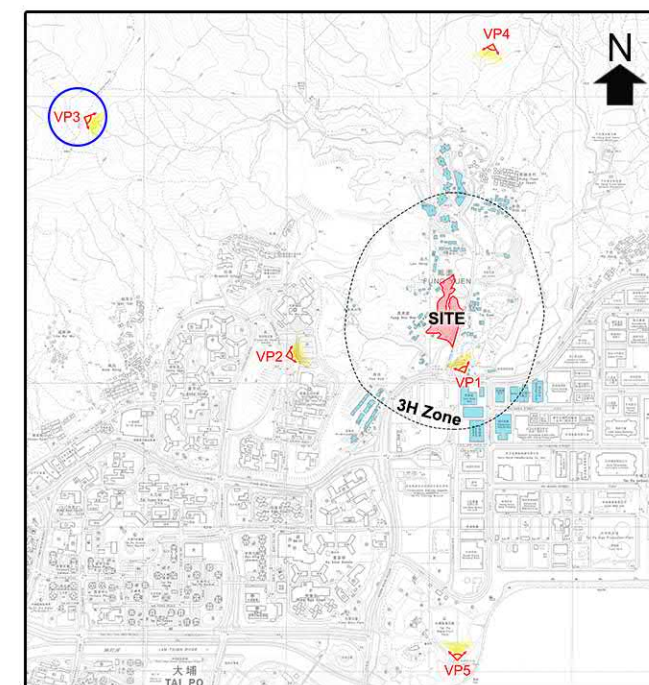
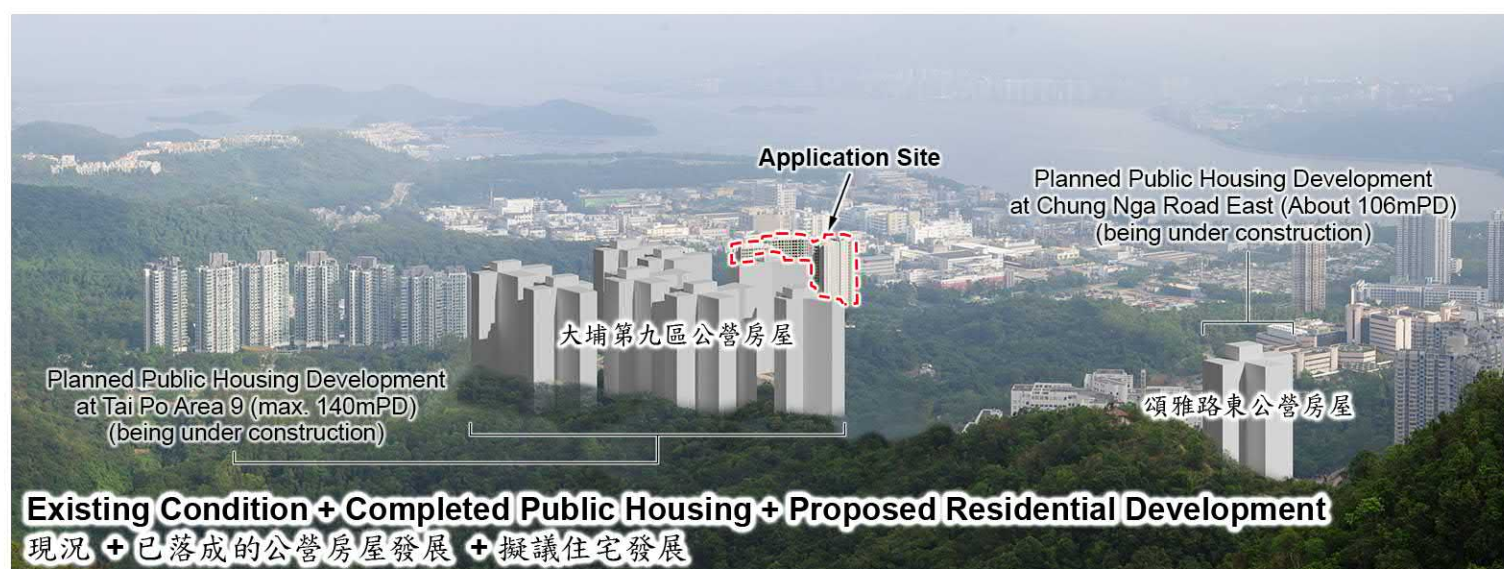


Key Plan

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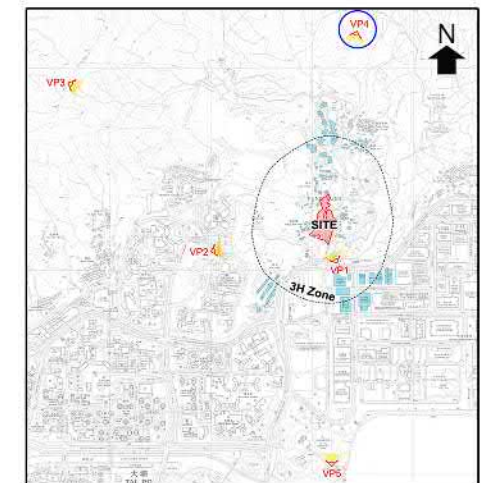
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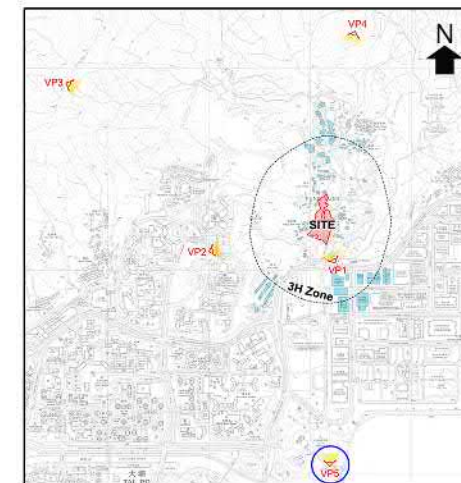


Key Plan

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Existing Condition
現況



Key Plan



Existing Condition + Proposed Residential Development
現況 + 擬議住宅發展

申請編號 Application No. : Y/TP/30
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

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與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Nil 沒有		

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.

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申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

中文 英文
Chinese English

圖則及繪圖 Plans and Drawings

總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 Location Plan		

報告書 Reports

規劃綱領/理據 Planning Statement/Justifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>
環境評估（噪音、空氣及／或水的污染） Environmental assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input checked="" type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)		
生態影響評估 Ecological Impact Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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