

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/TP/672**

關於申請編號 A/TP/672 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/TP/672		
Location/address 位置/地址	Government Land at Area 9 and Chung Nga Road East, Tai Po, New Territories 新界大埔第九區及頌雅路東的政府土地		
Site area 地盤面積	About 約 77,880 sq. m 平方米 (Includes Government Land of about 包括政府土地約 77,880 sq. m 平方米)		
Plan 圖則	Approved Tai Po Outline Zoning Plan No. S/TP/28 大埔分區計劃大綱核准圖編號 S/TP/28		
Zoning 地帶	"Residential (Group A) 9" 「住宅(甲類)9」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development 擬議略為放寬地積比率及建築物高度限制以作准許的公營房屋發展		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 316,519	About 約 5.63
	Non-domestic 非住用	About 約 29,234	About 約 0.52
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	9	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米
		Not more than 不多於 143	mPD 米(主水平基準上)
		31	Storey(s) 層
	Non-domestic 非住用	-	m 米
		37.1	mPD 米(主水平基準上)
		6	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 143	mPD 米(主水平基準上)
		32 - 35	Storey(s) 層
Site coverage 上蓋面積	About 約 55 %		

No. of units 單位數目	7,431 Flats 住宅單位	
Open space 休憩用地	Private 私人	Not less than 不少於 18,662 sq. m 平方米
	Public 公眾	- sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數	
	Private Car Parking Spaces 私家車車位	607
	Motorcycle Parking Spaces 電單車車位	256
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	56
	Bicycle parking spaces 單車車位	20
	Welfare parking spaces 社福車位	270
	Welfare parking spaces 社福車位	5
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		15
Heavy Goods Vehicle Spaces 重型貨車車位		15

* 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.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant 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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。

A/TP/672



Executive Summary

The present application is submitted by the Hong Kong Housing Authority (HA) as the project proponent to seek approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance for minor relaxation of maximum total plot ratio (PR) from 6.0 to 6.15 (+ around 2.5%) and building height restriction (BHR) from 140mPD to 143mPD (+ around 2.14%) for the public housing development at Tai Po Area 9 and Chung Nga Road East, Tai Po, New Territories (the Application Site).

The Application Site falls within an area zoned “Residential (Group A)9” under the Approved Tai Po Outline Zoning Plan No. S/TP/28, and is subject to a maximum total PR of 6.0 and a BHR of 140mPD.

Given the shortage of land for public housing development, the Government has been adopting a multi-pronged approach in increasing public housing land supply, including optimisation of intensification feasibility of public housing sites where technically permits. In line with Government’s initiative announced in December 2018 on “Enhancement of the Development Intensity of Public Housing Sites” to increase the maximum domestic PR of the public housing sites in New Towns by up to 30% as appropriate where their technical feasibility permits, the HA proposes to increase the maximum total PR from 6.0 to 6.15 and BHR from 140mPD to 143mPD at the Application Site with a view to optimise the use of public housing land. With the proposed increase in development intensity, additional 84 flats will be provided.

The proposed minor relaxation of maximum total PR and BHR is in-line with Government’s policy on intensification of public housing sites, meets acute demand for public housing and will not generate any adverse impacts on visual, air ventilation, traffic, sewerage, drainage, environmental and landscape aspects.

In view of the above, the TPB is sincerely requested to give favourable consideration on the proposed minor relaxation of maximum total PR and BHR of the Application Site.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

本規劃申請是香港房屋委員會（下稱「房委會」）向城市規劃委員會（下稱「城規會」）提出，根據《城市規劃條例》第16條，向城規會申請規劃許可，略為放寬位於大埔第九區及頌雅路東公營房屋發展計劃（下稱「申請地盤」）的最高總地積比率由6.0倍增加至6.15倍（增加約百分之二點五），建築物高度限制由主水平基準上140米增加至143米（增加約百分之二點一四）。

申請地盤位於《大埔分區計劃大綱核准圖編號S/TP/28》上的「住宅(甲類)9」地帶內，受限於最高總地積比率6.0倍以及建築物高度限制的主水平基準上140米。

有見公營房屋用地短缺，政府一直採取多管齊下的措施以增加公營房屋土地供應，包括在技術可行的情況下善用個別公營房屋地盤增加發展的可行性。為配合2018年12月政府公布的「提升公營房屋用地的發展密度」政策，旨在技術可行的情況下可適度提高在新市鎮的最高住宅地積比率約三成，房委會建議申請地盤的最高總地積比率由6.0倍增加至6.15倍，建築物高度限制由主水平基準上140米增加至143米，以更有效運用土地資源。擬議的增加發展密度將額外提供84個公營房屋單位。

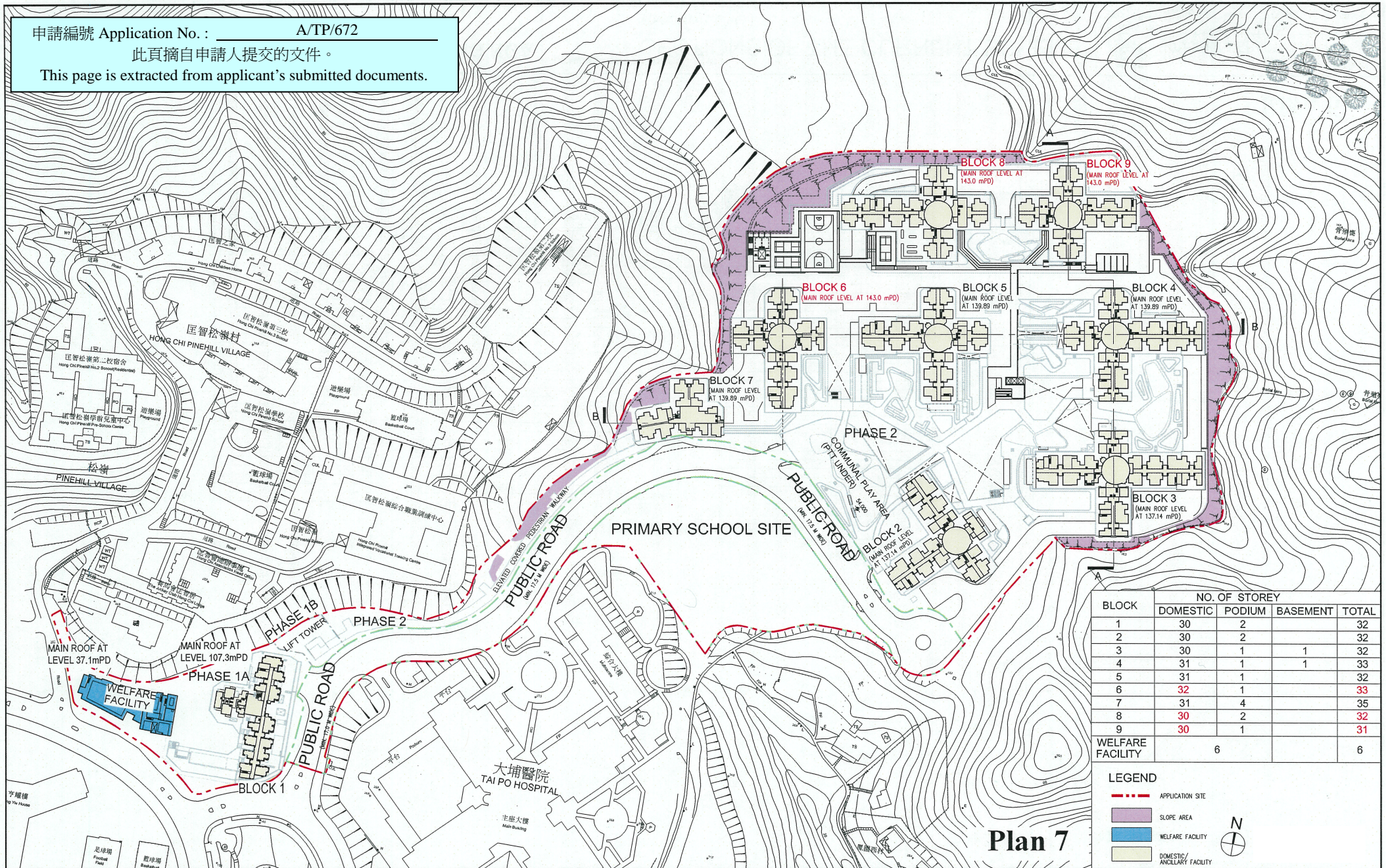
擬議略為放寬總地積比率及建築物高度限制符合政府政策，善用土地資源及應付公營房屋的殷切需求。方案不會在視覺、空氣流通、交通、排污、排水、環境及景觀方面構成負面影響。

基於以上各點，懇請城規會從優考慮略為放寬申請地盤的最高總地積比率及建築物高度限制。

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BLOCK	NO. OF STOREY			TOTAL
	DOMESTIC	PODIUM	BASEMENT	
1	30	2		32
2	30	2		32
3	30	1	1	32
4	31	1	1	33
5	31	1		32
6	32	1		33
7	31	4		35
8	30	2		32
9	30	1		31
WELFARE FACILITY		6		6

LEGEND

- - - APPLICATION SITE
- SLOPE AREA
- WELFARE FACILITY
- DOMESTIC/ANCILLARY FACILITY



Plan 7

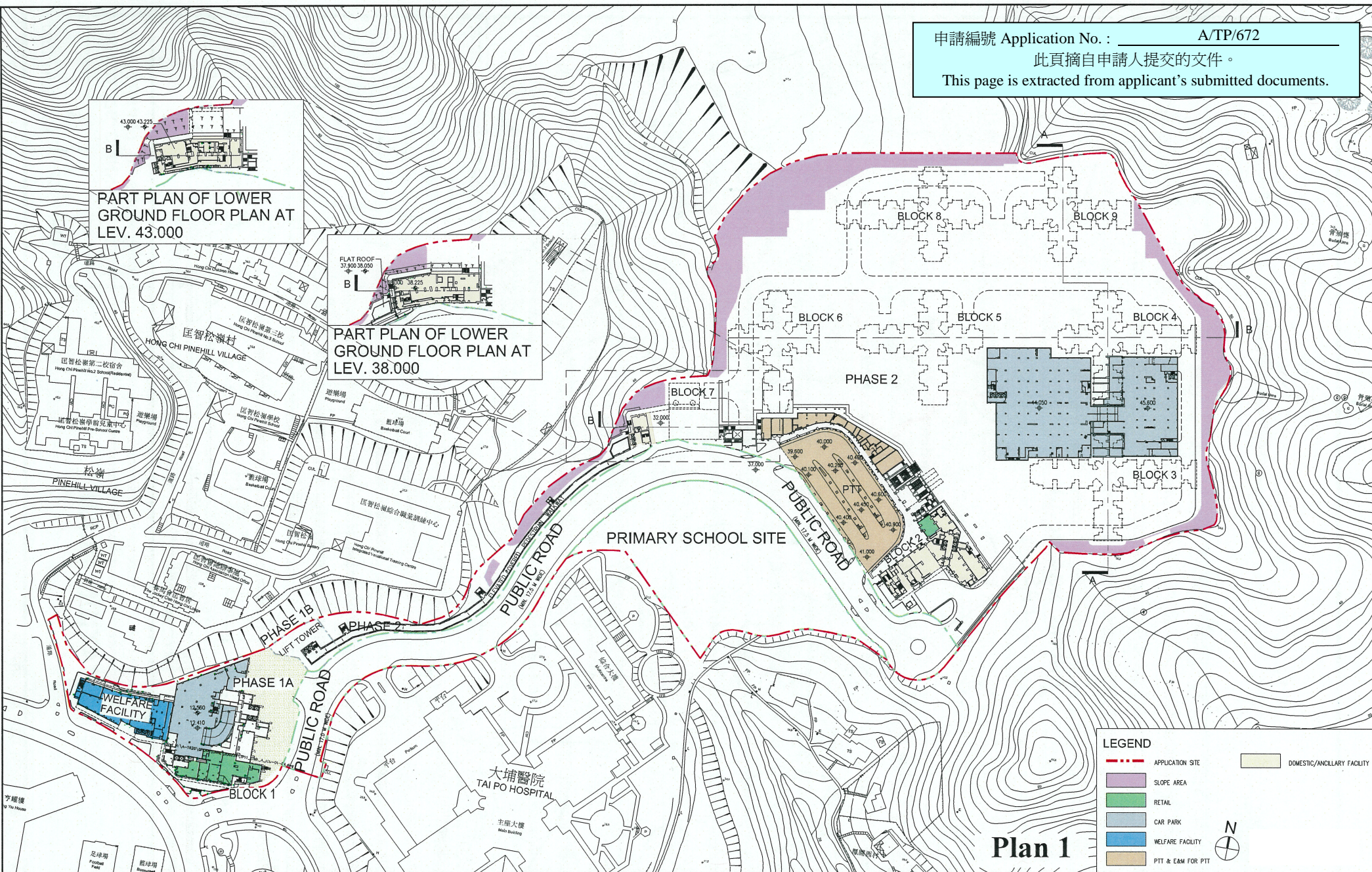
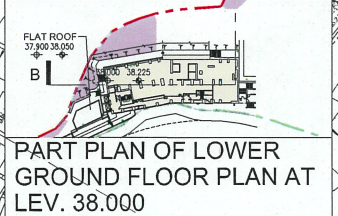
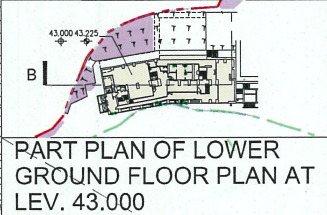
PRH DEVELOPMENT AT TAI PO AREA 9, CHUNG NGA ROAD EAST, TAI PO

DRAWING TITLE
**MASTER LAYOUT PLAN
 OF THE PROPOSED SCHEME**

房屋署
 HOUSING DEPARTMENT

DRAWING NO. TP13/SITE/A/004/(P)	DATE: 09.2020	④ A4
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LEGEND

- APPLICATION SITE
- SLOPE AREA
- RETAIL
- CAR PARK
- WELFARE FACILITY
- PTT & E&M FOR PTT
- DOMESTIC/ANCILLARY FACILITY

Plan 1

N

PRH DEVELOPMENT AT TAI PO AREA 9, CHUNG NGA ROAD EAST, TAI PO

DRAWING TITLE
LOWER GROUND FLOOR PLAN

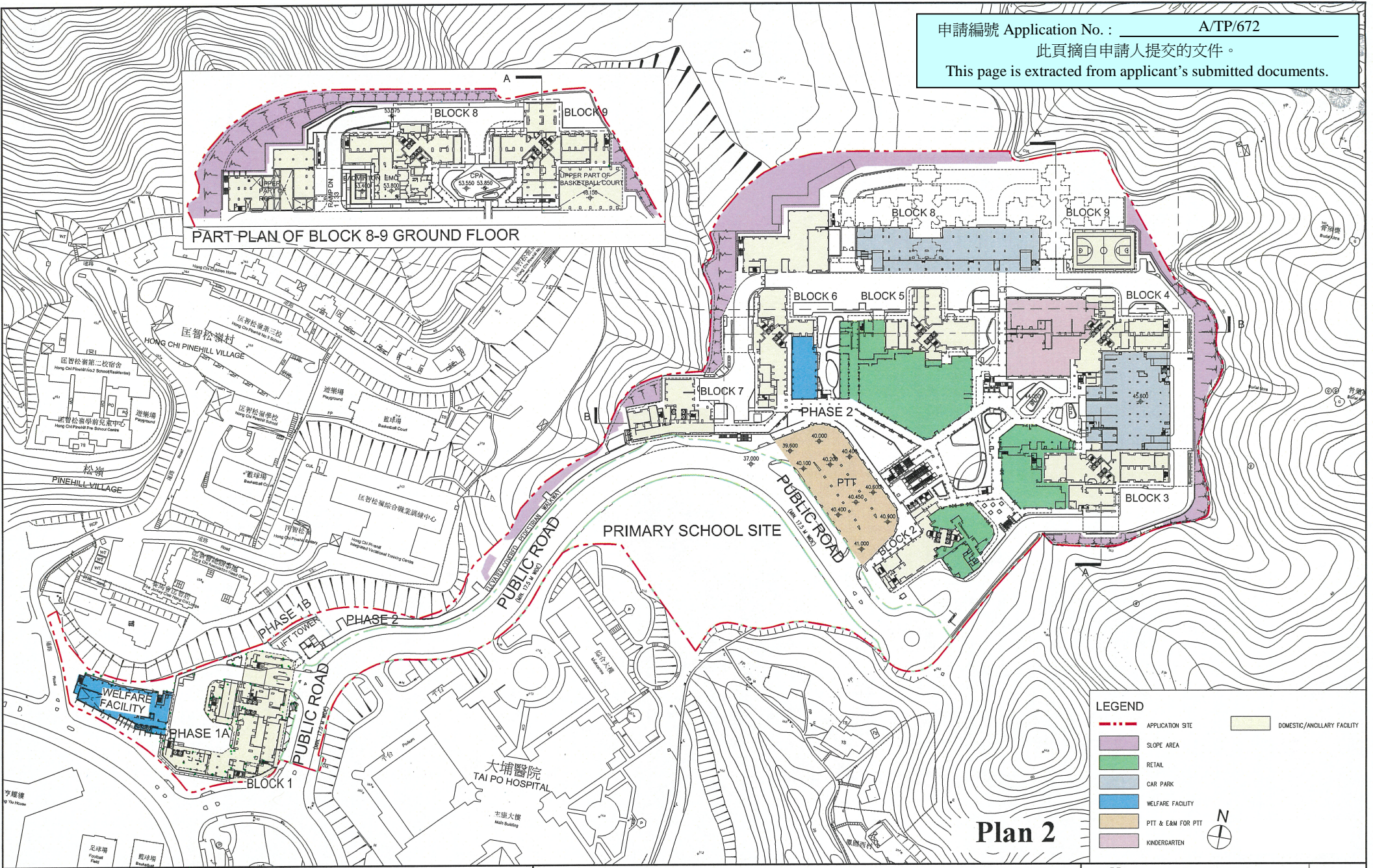
房屋署 HOUSING DEPARTMENT

DRAWING NO. TP13/SITE/A/001

DATE: 09.2020

© A4

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PRH DEVELOPMENT AT TAI PO AREA 9, CHUNG NGA ROAD EAST, TAI PO

DRAWING TITLE
GROUND FLOOR PLAN

LEGEND

- APPLICATION SITE
- SLOPE AREA
- RETAIL
- CAR PARK
- WELFARE FACILITY
- PTT & E&M FOR PTT
- KINDERGARTEN
- DOMESTIC/ANNOCLARY FACILITY

Plan 2

房屋署
 HOUSING DEPARTMENT

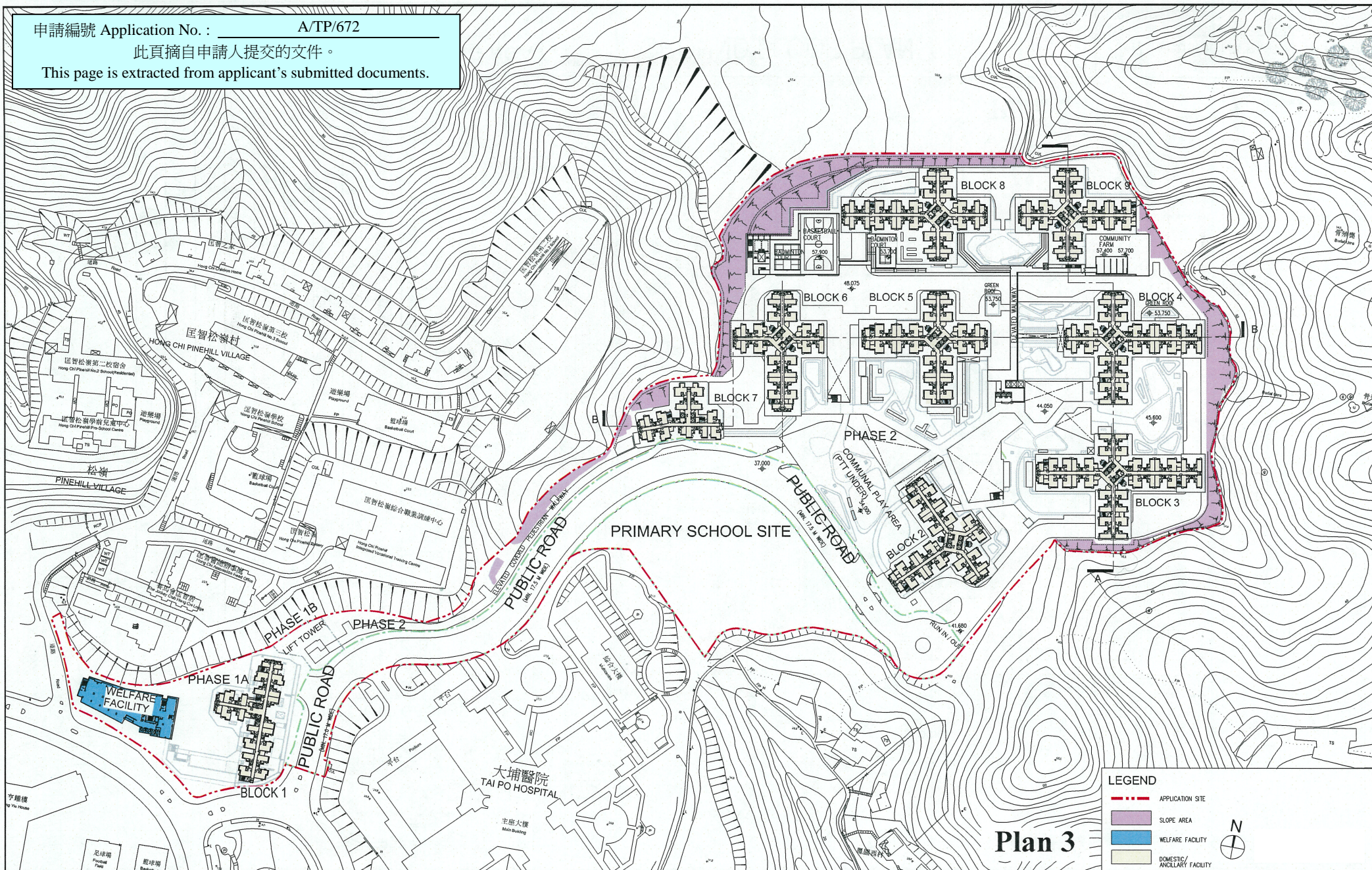
DRAWING NO. TP13/SITE/A/002

DATE: 09.2020

申請編號 Application No. : A/TP/672

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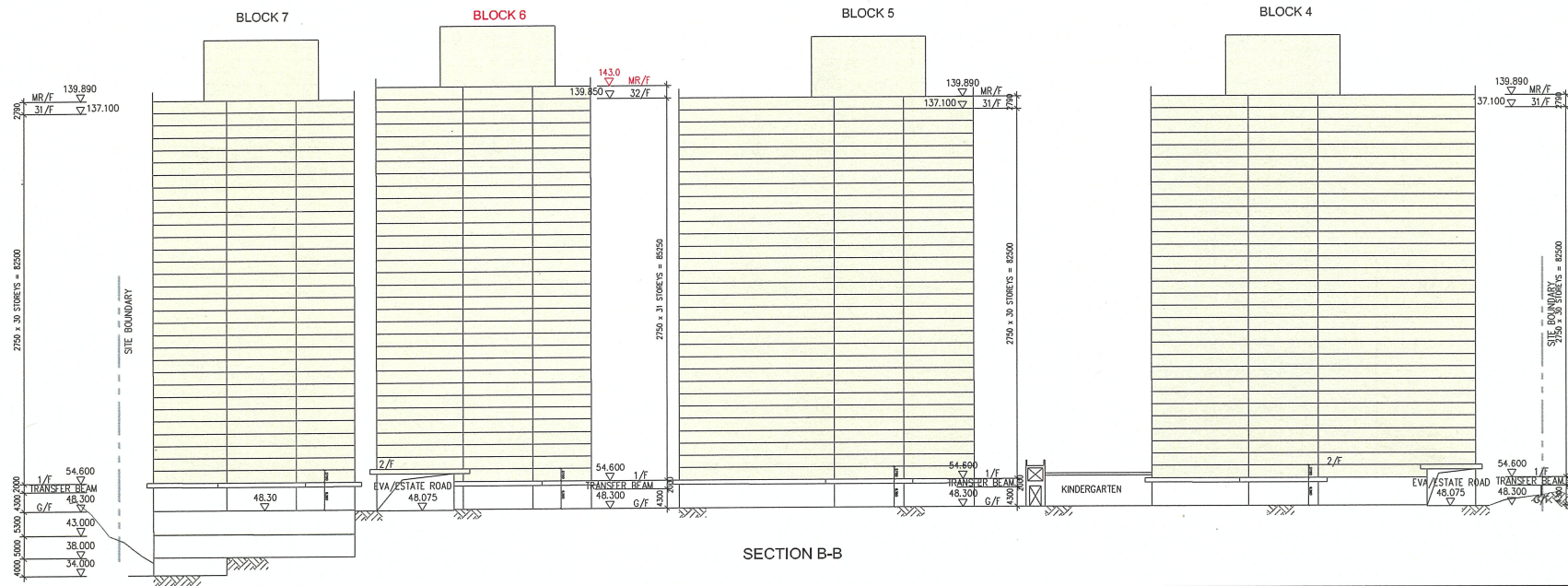
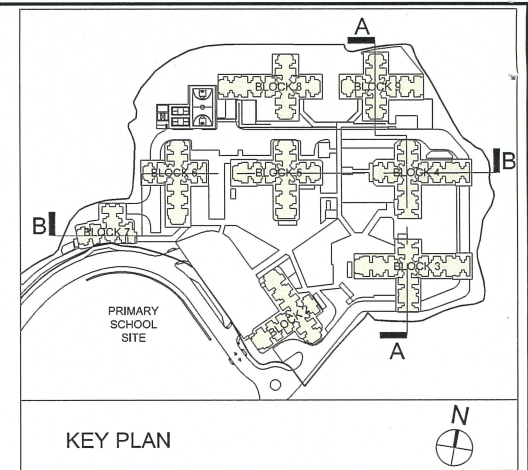
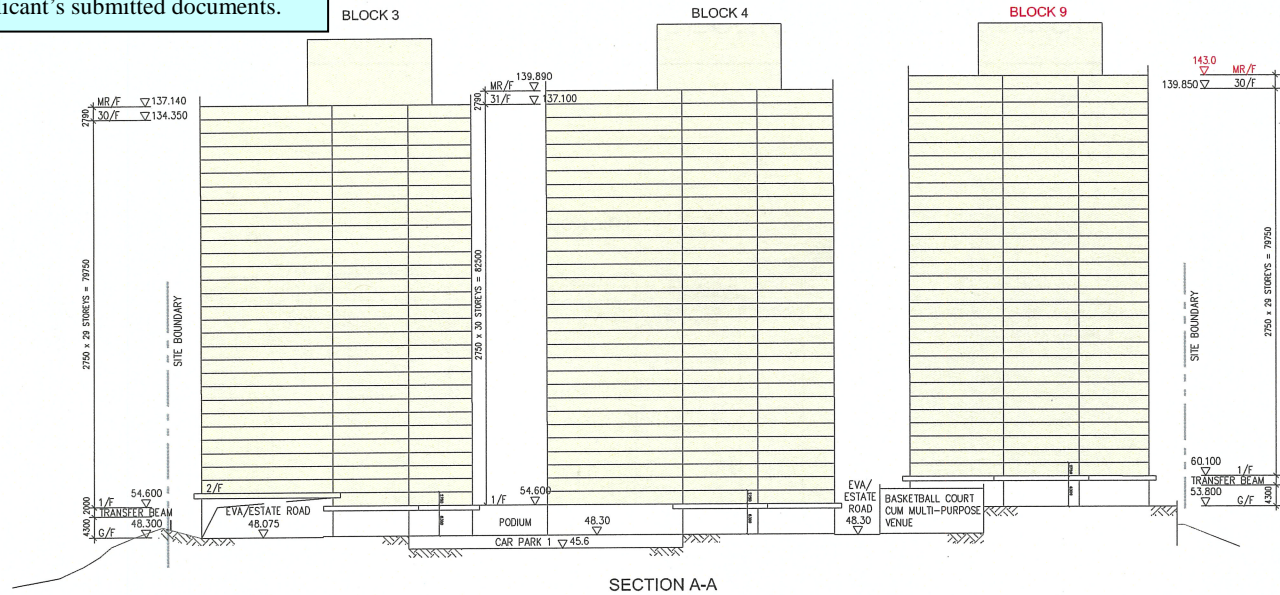
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PRH DEVELOPMENT AT TAI PO AREA 9, CHUNG NGA ROAD EAST, TAI PO

DRAWING TITLE
TYPICAL FLOOR PLAN

 房屋署 HOUSING DEPARTMENT	
DRAWING NO. TP13/SITE/A/003	DATE: 09.2020
A4	



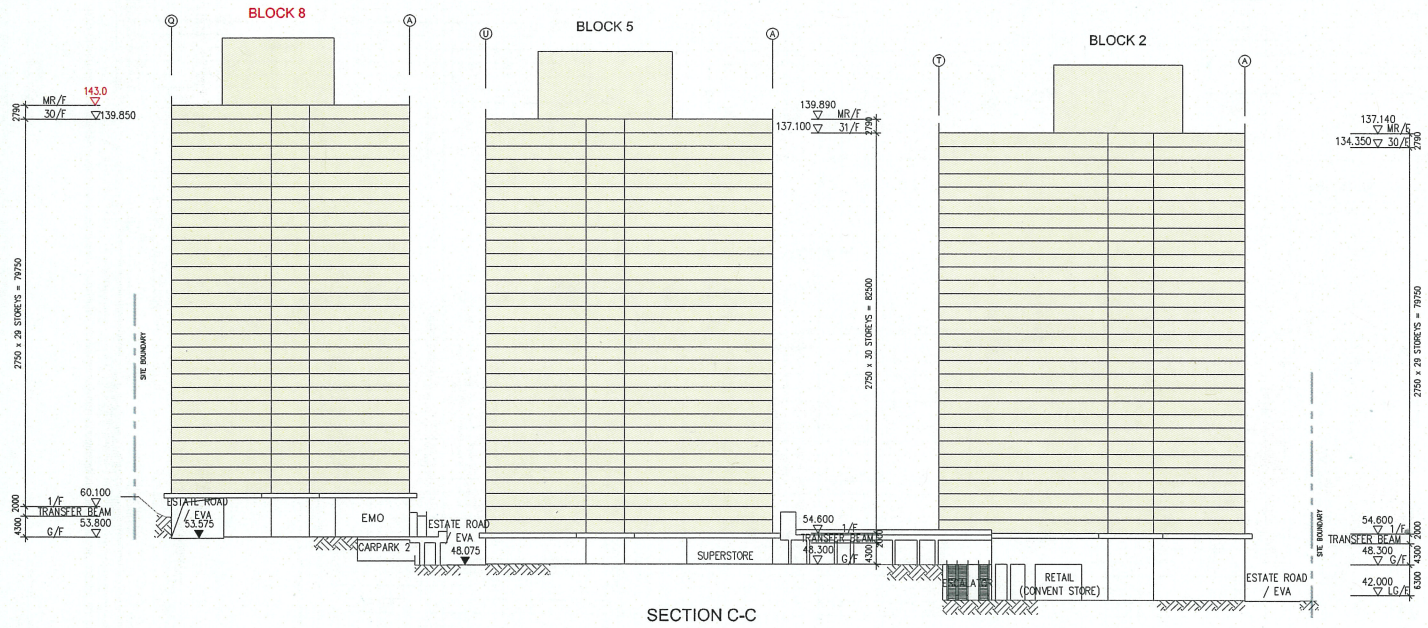
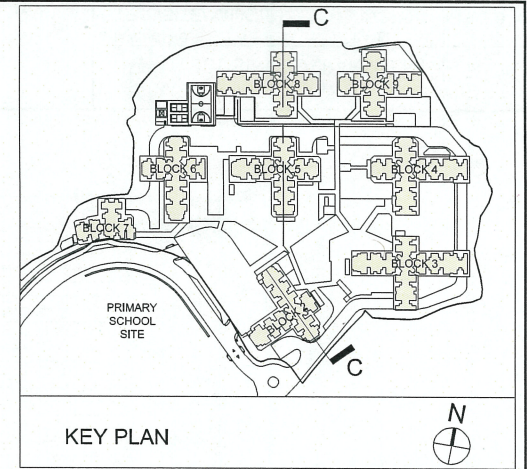
Plan 8

PRH DEVELOPMENT AT TAI PO AREA 9, CHUNG NGA ROAD EAST, TAI PO


DRAWING TITLE **SECTIONS OF THE PROPOSED SCHEME (Section A-A and Section B-B)**

 房屋署 HOUSING DEPARTMENT	
DRAWING NO. TP13/SITE/A/005/(P)	DATE: 09.2020
© A4	

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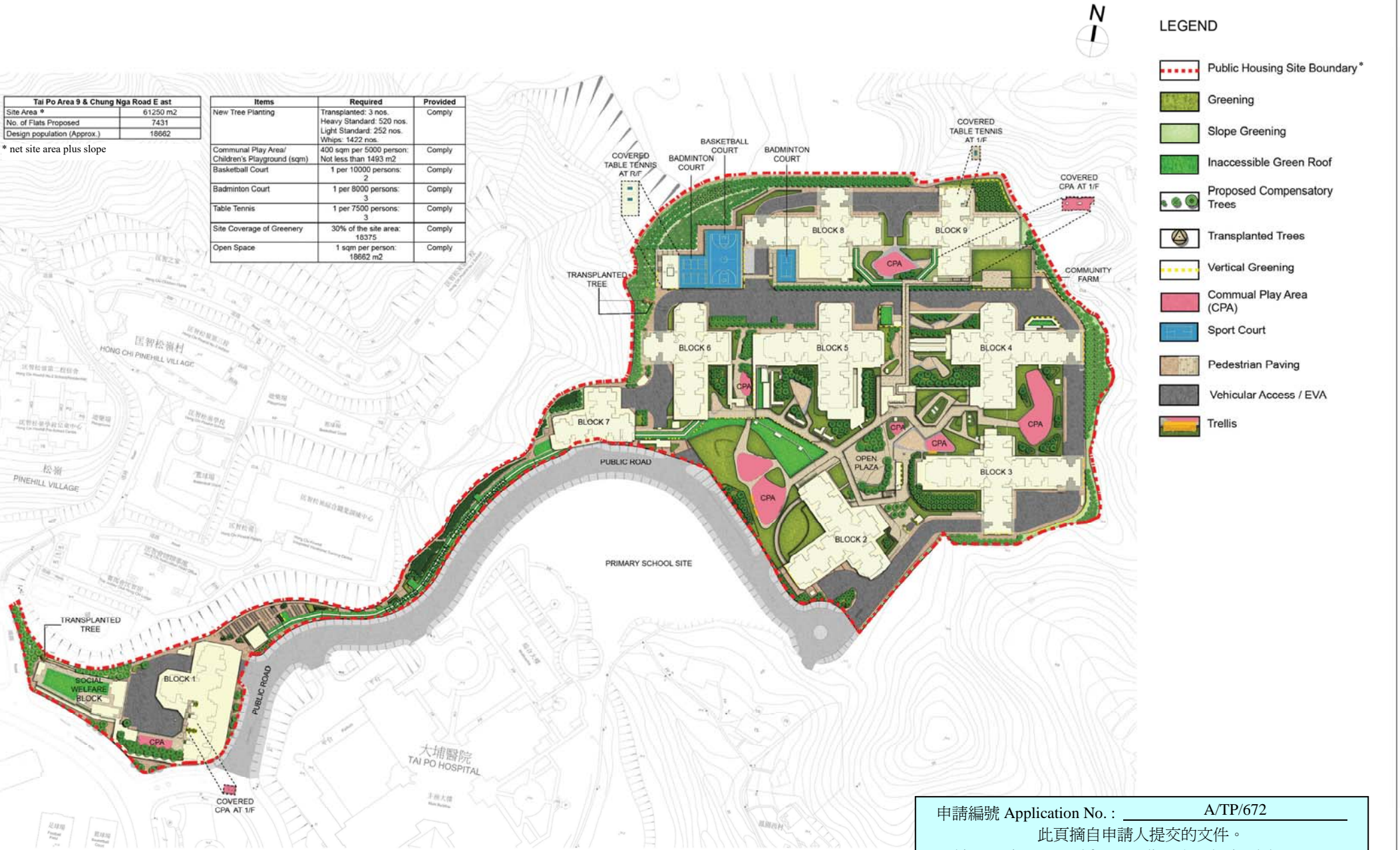
Plan 9

PRH DEVELOPMENT AT TAI PO AREA 9, CHUNG NGA ROAD EAST, TAI PO	DRAWING TITLE SECTIONS OF THE PROPOSED SCHEME (Section C-C)	 房屋署 HOUSING DEPARTMENT	
		DRAWING NO. TP13/SITE/A/006/(P)	DATE: 09.2020

Tai Po Area 9 & Chung Nga Road E ast	
Site Area *	61250 m2
No. of Flats Proposed	7431
Design population (Approx.)	18662

* net site area plus slope

Items	Required	Provided
New Tree Planting	Transplanted: 3 nos. Heavy Standard: 520 nos. Light Standard: 252 nos. Whips: 1422 nos.	Comply
Communal Play Area/ Children's Playground (sqm)	400 sqm per 5000 person; Not less than 1493 m2	Comply
Basketball Court	1 per 10000 persons: 2	Comply
Badminton Court	1 per 8000 persons: 3	Comply
Table Tennis	1 per 7500 persons: 3	Comply
Site Coverage of Greenery	30% of the site area: 18375	Comply
Open Space	1 sqm per person: 18662 m2	Comply



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Landscape Master Plan
(Combine Plan)







Remarks: For reference only and subject to change where necessary

PHASE No.	SCALE		ANNEX
DRAWING No.	DATE	SERIAL	
PLAN04	JULY, 2020		

Plan 10



LEGEND

-  Public Housing Site Boundary
-  Greening
-  Slope Greening
-  Inaccessible Green Roof
-  Proposed Compensatory Trees
-  Transplanted Trees
-  Vertical Greening
-  Communal Play Area (CPA)
-  Sport Court
-  Pedestrian Paving
-  Vehicular Access / EVA



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**Landscape Master Plan
(Ground Floor Level)**

Remarks: For reference only and subject to change where necessary

PHASE No.	SCALE		Plan 11	ANNEX
DRAWING No.	DATE	SERIAL		
PLAN01	JULY, 2020			

**LEGEND**

-  Public Housing Site Boundary
-  Greening
-  Slope Greening
-  Inaccessible Green Roof
-  Proposed Compensatory Trees
-  Transplanted Trees
-  Vertical Greening
-  Communal Play Area (CPA)
-  Sport Court
-  Pedestrian Paving
-  Vehicular Access / EVA
-  Trellis



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Landscape Master Plan
 (1st Floor Level)

Remarks: For reference only and subject to change where necessary

PHASE No.	SCALE		Plan 12	ANNEX
DRAWING No.	DATE	SERIAL		
PLAN02	JULY, 2020			



LEGEND

-  Public Housing Site Boundary
-  Greening
-  Inaccessible Green Roof
-  Vertical Greening
-  Sport Court
-  Pedestrian Paving



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Landscape Master Plan
(Roof Floor Level)

Remarks: For reference only and subject to change where necessary

PHASE No.	SCALE		<h1>Plan 13</h1>	ANNEX
DRAWING No.	DATE	SERIAL		
PLAN03	JULY, 2020			





Current Scheme



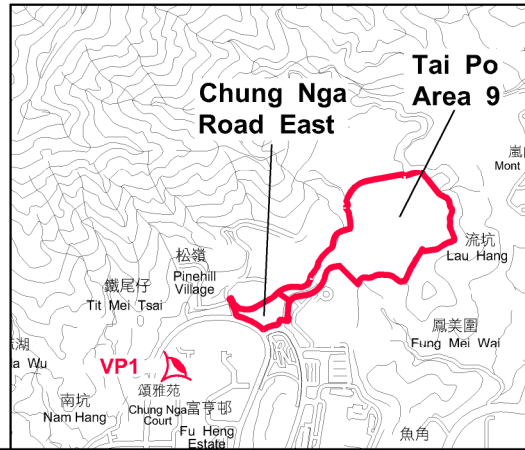
Proposed Scheme



LEGEND:

-  Tai Po Area 9
-  Chung Nga Road East
-  Differences between the Current Scheme and Proposed Scheme
-  Application Site

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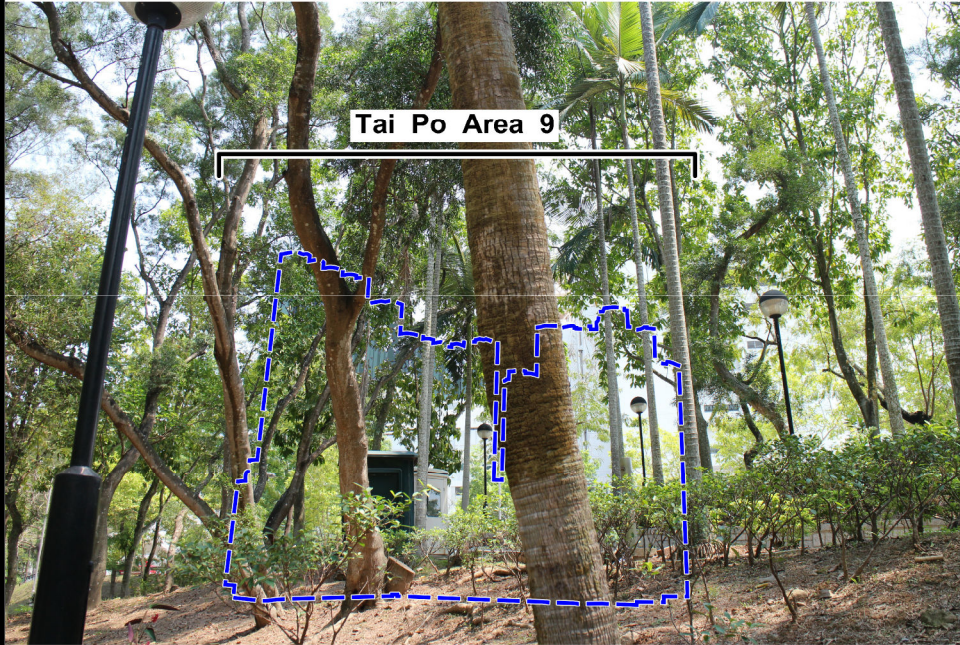


**PHOTOMONTAGE AT VIEWPOINT 1
(PLAYGROUND AT CHUNG NGA COURT)**

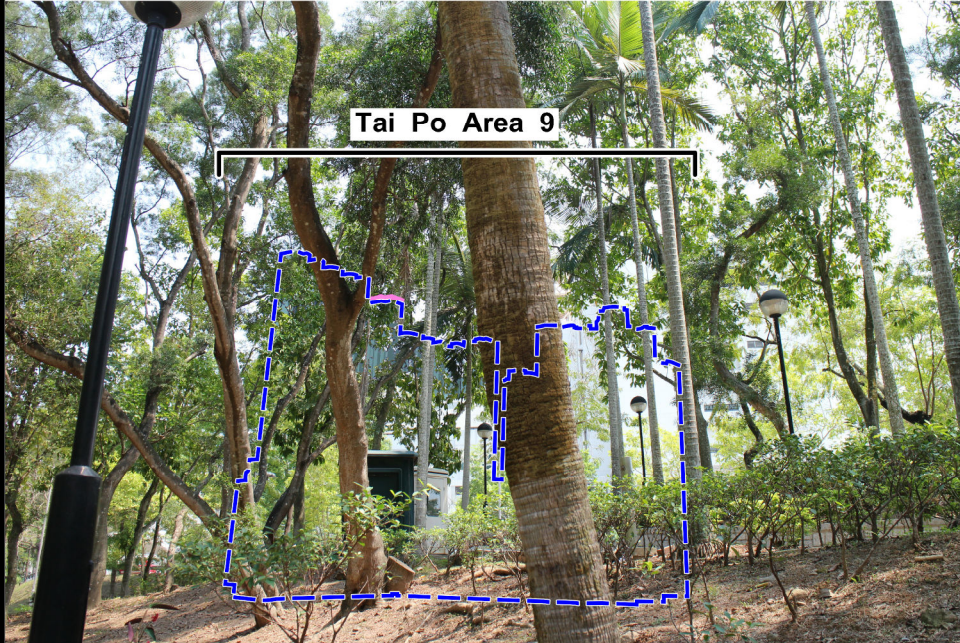
 **HOUSING DEPARTMENT
PLANNING SECTIONS**

Figure 2 **DATE :
November 2020**

Current Scheme






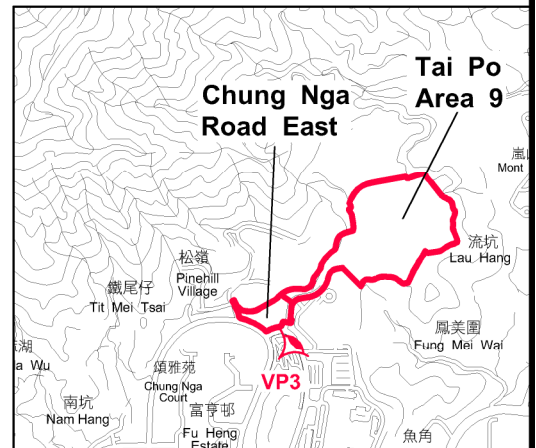
Proposed Scheme



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LEGEND:

-  Tai Po Area 9
-  Differences between the Current Scheme and Proposed Scheme
-  Application Site



**PHOTOMONTAGE AT VIEWPOINT 3
 (CHUEN ON ROAD GARDEN
 (LOOKING TOWARDS TP9))**



**HOUSING DEPARTMENT
 PLANNING SECTIONS**

Figure 4

**DATE :
 November 2020**

Current Scheme



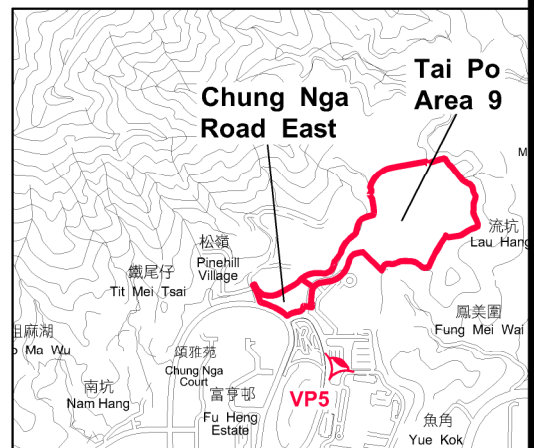
Proposed Scheme



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LEGEND:

- Tai Po Area 9
- Differences between the Current Scheme and Proposed Scheme
- Application Site



**PHOTOMONTAGE AT VIEWPOINT 5
 (PUBLIC TRANSPORT INTERCHANGE
 AT THE SOUTH OF TAI PO HOSPITAL
 (LOOKING TOWARDS TP9))**

**HOUSING DEPARTMENT
 PLANNING SECTIONS**

Figure 6

**DATE :
 November 2020**

Current Scheme






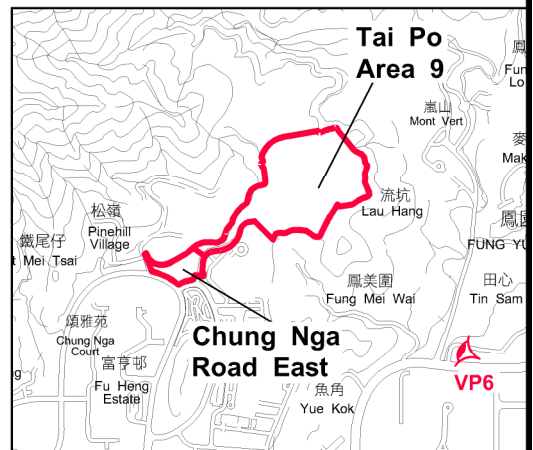
Proposed Scheme



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LEGEND:

-  Tai Po Area 9
-  Chung Nga Road East
-  Application Site



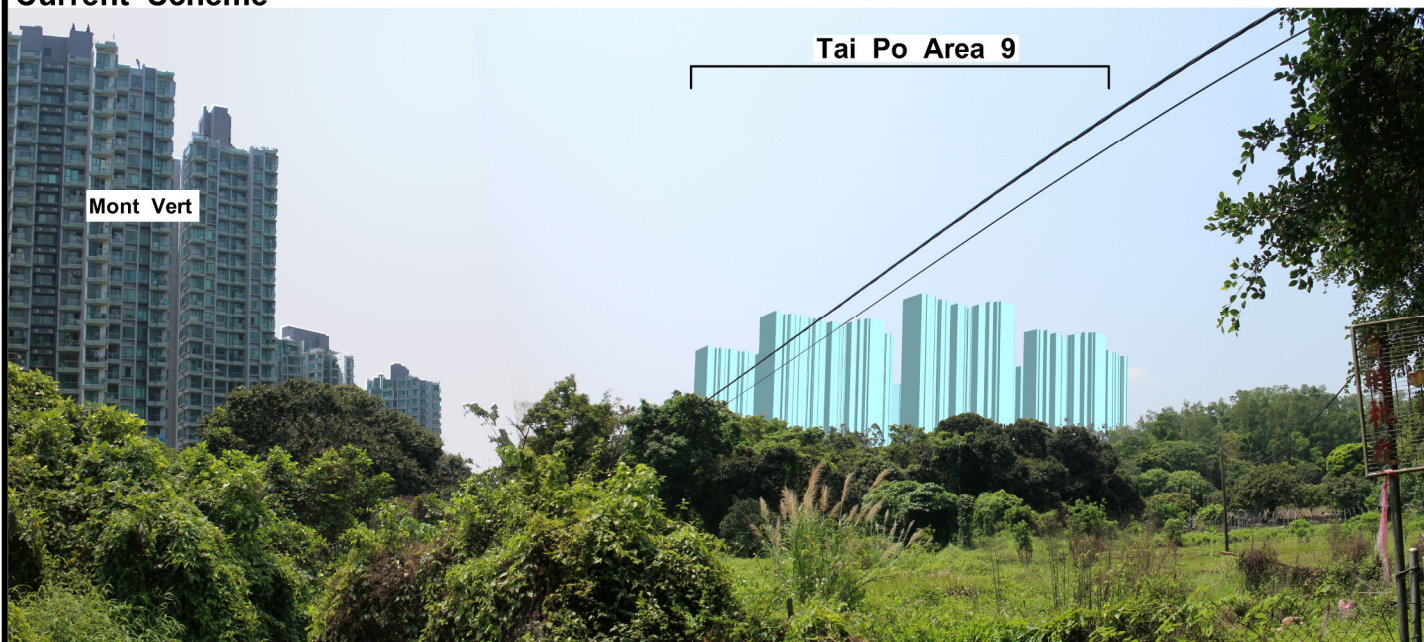
**PHOTOMONTAGE AT VIEWPOINT 6
 (PLAYGROUND AT THE JUNCTION
 OF TING KOK ROAD AND FUNG YUEN ROAD)**

 **HOUSING DEPARTMENT
 PLANNING SECTIONS**

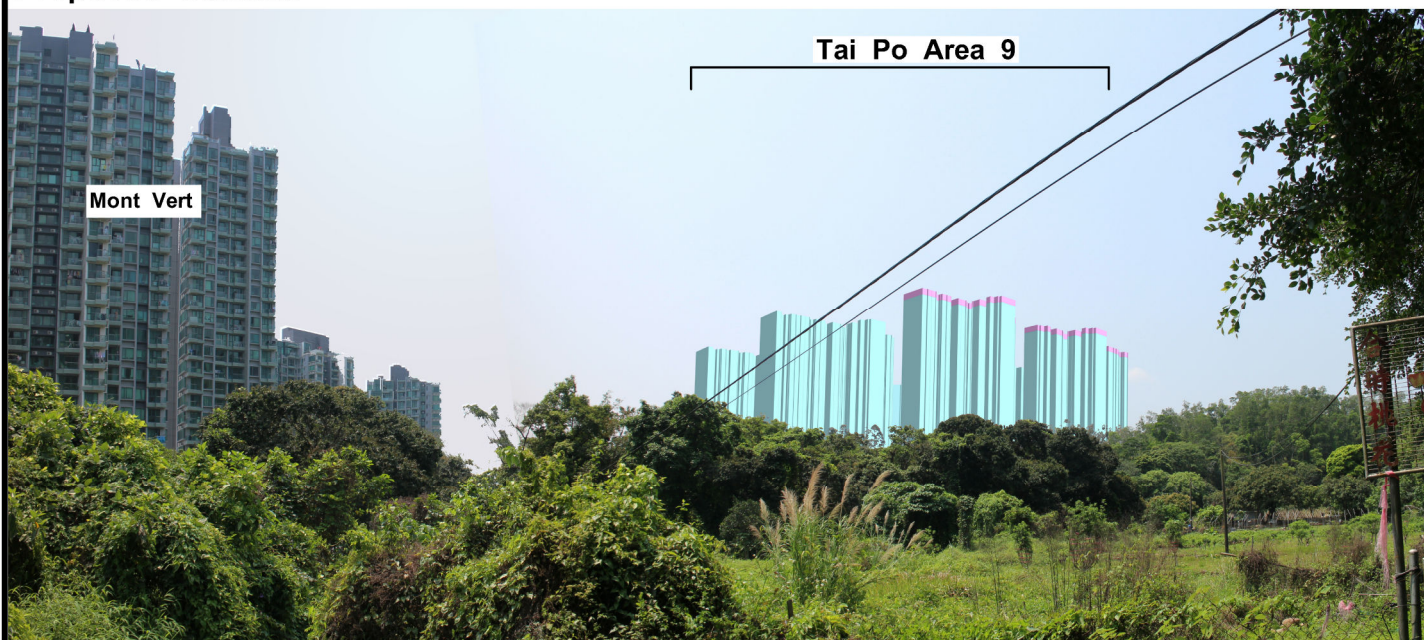
Figure 7

**DATE :
 November 2020**

Current Scheme






Proposed Scheme



申請編號 Application No. : A/TP/672
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

LEGEND:

-  Tai Po Area 9
-  Differences between the Current Scheme and Proposed Scheme
-  Application Site



**PHOTOMONTAGE AT VIEWPOINT 7
 (AGRICULTURAL LAND AT THE NORTH OF
 FUNG YUEN BUTTERFLY RESERVE CENTRE)**

**HOUSING DEPARTMENT
 PLANNING SECTIONS**

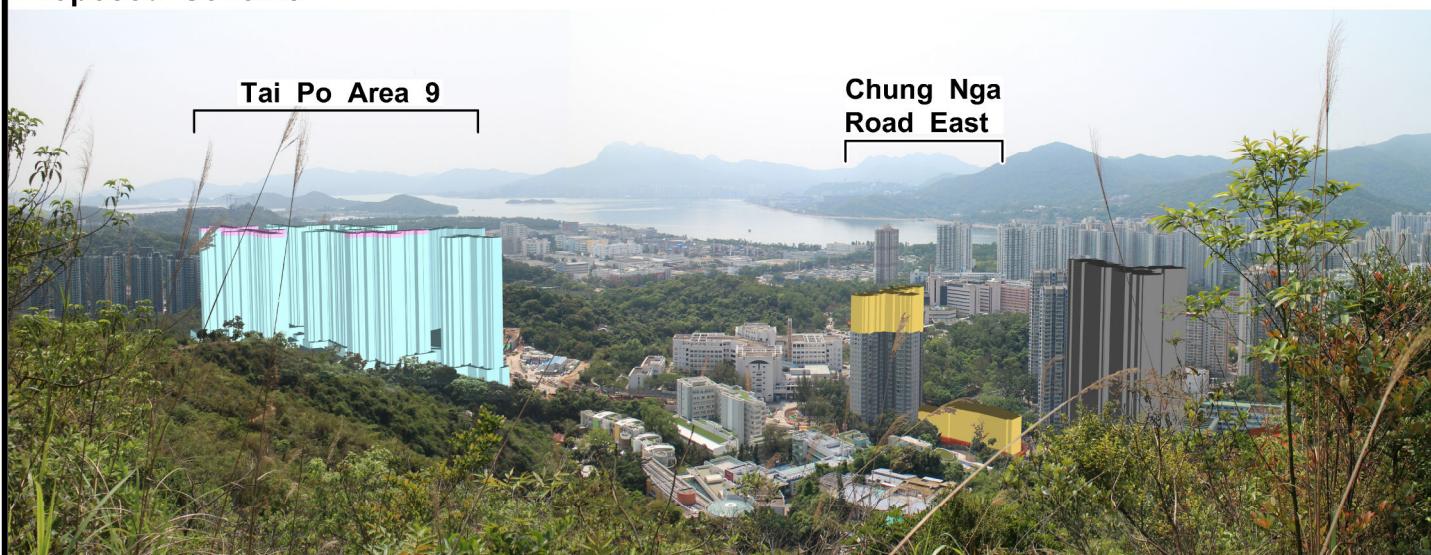
Figure 8

**DATE :
 November 2020**

Current Scheme



Proposed Scheme



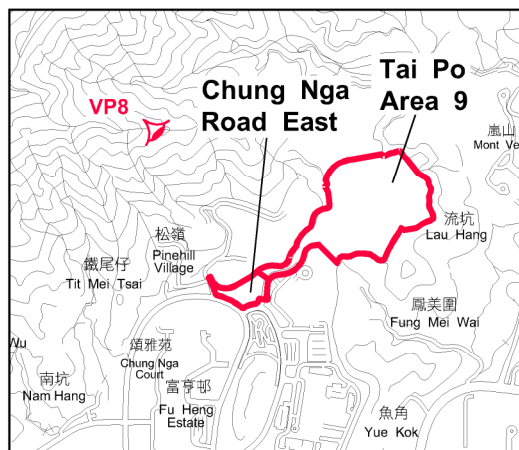
申請編號 Application No. : A/TP/672

此頁摘自申請人提交的文件。

This page is extracted from applicant’s submitted documents.

LEGEND:

- Tai Po Area 9
- Chung Nga Road East
- Differences between the Current Scheme and Proposed Scheme
- Planned Public Housing Site at Chung Nga Road West (not part of this application and subject to detailed design)
- Application Site



**PHOTOMONTAGE AT VIEWPOINT 8
(WILSON TRAIL)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

Figure 9

**DATE :
November 2020**

申請編號 Application No. : A/TP/672

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)
無 Nil		

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