

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TM/25**
关于申请编号 Y/TM/25 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of
the further information received on 3.1.2022
因应於 2022 年 1 月 3 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	Y/TM/25		
Location/address 位置/地址	Lot 1724 RP ss.14 in D.D. 132, Hing Fu Street, Tuen Mun, New Territories 新界屯门兴富街丈量约份第 132 约地段第 1724 号余段第 14 小分段		
Site area 地盘面积	About 约 869.2 sq. m 平方米		
Plan 图则	Approved Tuen Mun Outline Zoning Plan No. S/TM/35 屯门分区计划大纲核准图编号 S/TM/35		
Zoning 地带	"Green Belt" 「绿化地带」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Green Belt" to "Government, Institution or Community" 把申请地点由「绿化地带」改划为「政府、机构或社区」地带		
Gross floor area and/or plot ratio 总楼面面积及/或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 241.6	About 约 0.28
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	6	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	2.7 - 7.7	m 米
		-	mPD 米(主水平基准上)
		1 - 2	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	About 约 18.2 %		
No. of units 单位数目	5,418 Niches 骨灰龕位		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		10
	Private Car Parking Spaces 私家车车位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		2
	Minibus Spaces 小巴车位		2

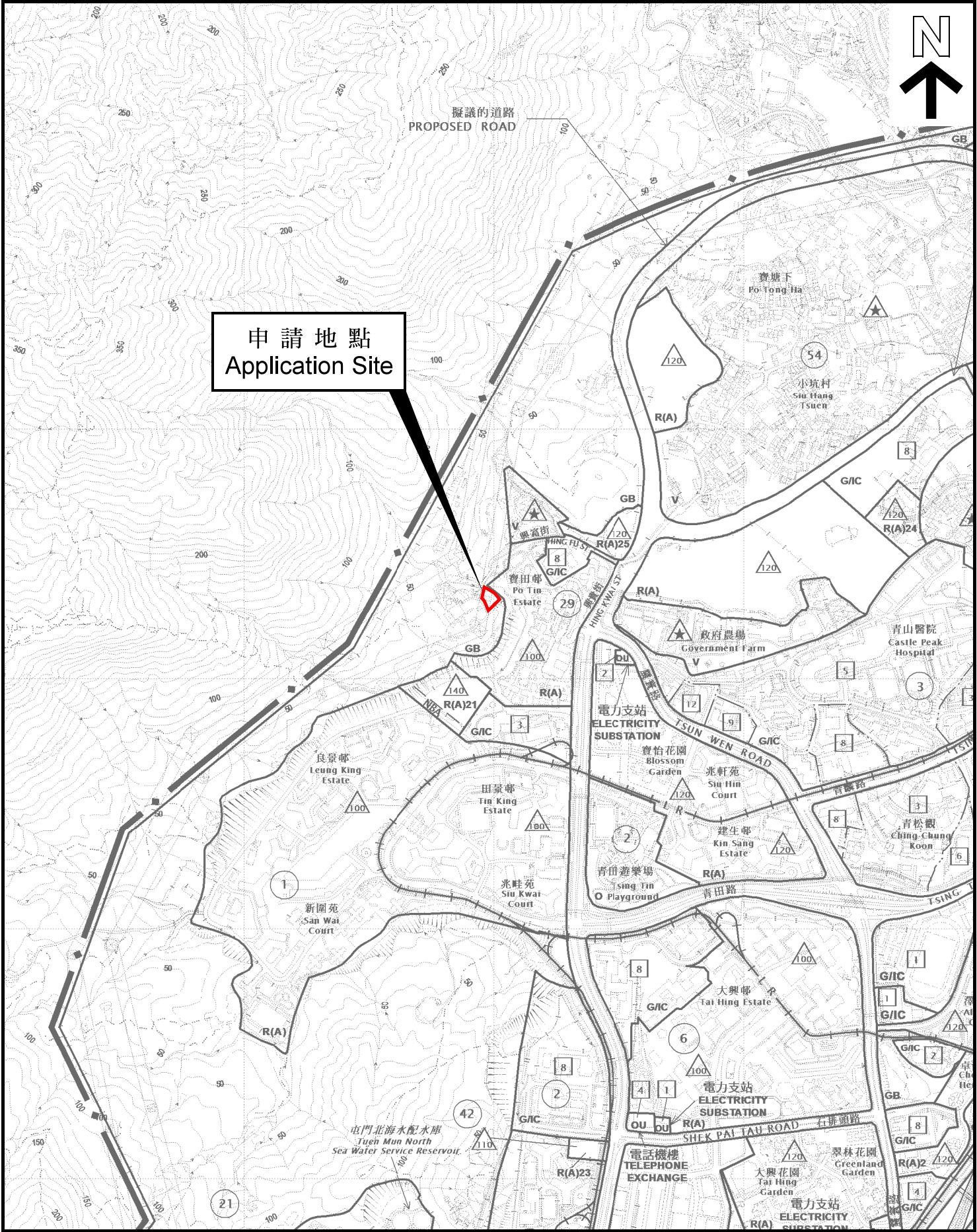
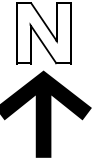
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

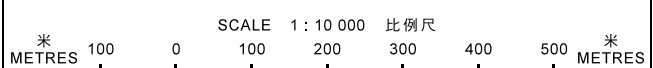


申請地點
Application Site

擬議的道路
PROPOSED ROAD

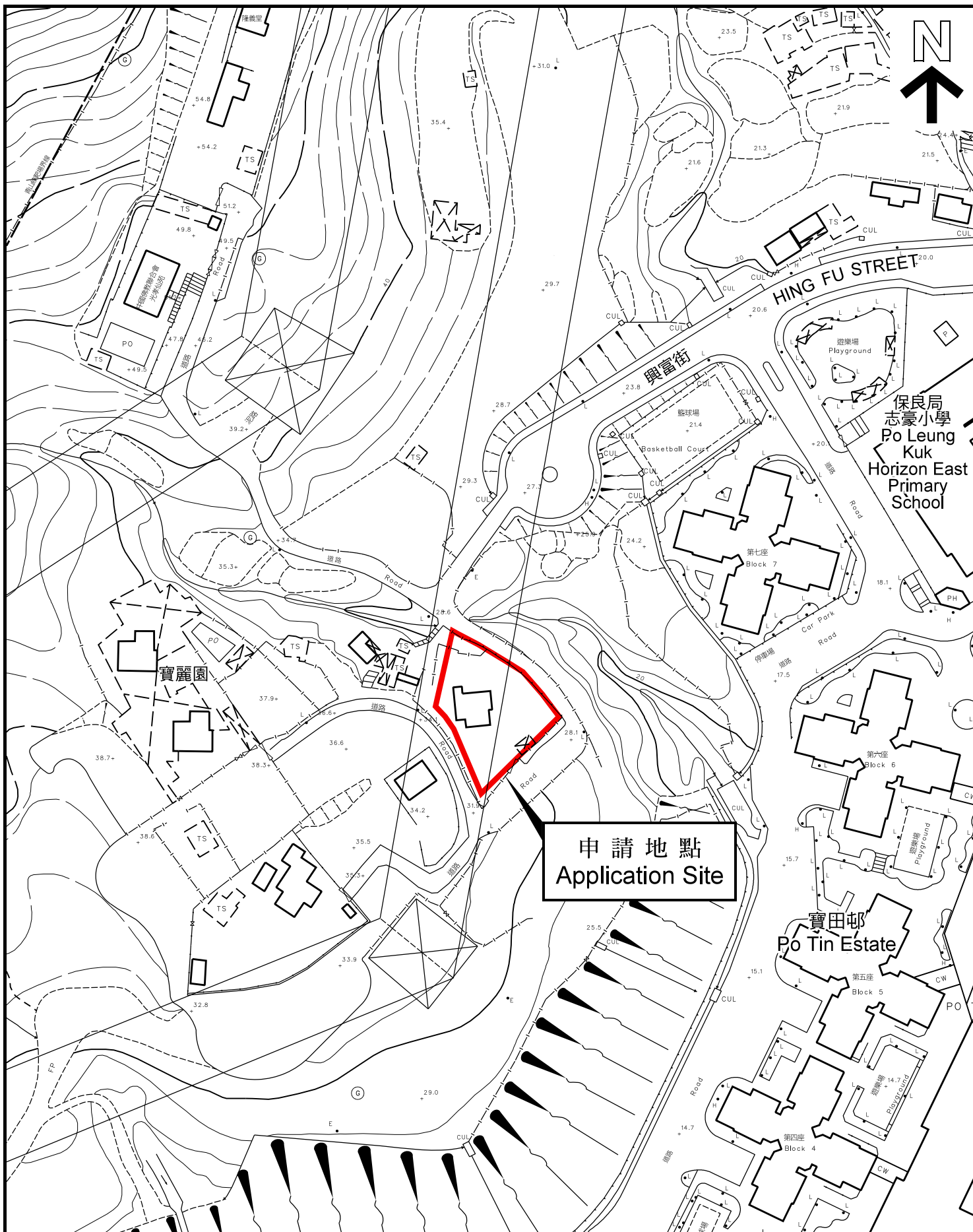
位置圖 LOCATION PLAN

本摘要圖於2022年1月11日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號 S/TM/35
EXTRACT PLAN PREPARED ON 11.1.2022
BASED ON OUTLINE ZONING PLAN No.
S/TM/35 APPROVED ON 11.12.2018



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
Y/TM/25



平面圖 SITE PLAN

本摘要圖於2022年1月11日擬備，
 所根據的資料為測量圖編號5-NE-25D
 EXTRACT PLAN PREPARED ON 11.1.2022
 BASED ON SURVEY SHEET No. 5-NE-25D

申請地點界線只作識別用
 APPLICATION SITE BOUNDARY
 FOR IDENTIFICATION PURPOSE ONLY

參考編號
 REFERENCE No.
 Y/TM/25

申請編號 **Application No. : Y/TM/25**

備註 Remarks

申請人回應部門的意見，及提交經修訂的交通影響評估。

The applicant submitted responses to departmental comments and a revised Traffic Impact Assessment.

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。

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申請編號 Application No. : Y/TM/25

與申請地點屬相同地帶的先前申請

Previous Applications Relating to the Application Site with Same Zoning(s)

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)
沒有 Nil		

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