

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TM/28**  
**关于申请编号 Y/TM/28 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 30.6.2022  
因应于 2022 年 6 月 30 日接获的进一步资料而修订的概括发展规范

|   |  |                 |                    |
|---|--|-----------------|--------------------|
| Application No.<br>申请编号                                   | Y/TM/28  |                 |                    |
| Location/address<br>位置/地址                                 | Tuen Mun Town Lots 79, 80, 81 and Adjoining Government Land, Tuen Mun, New Territories<br>新界屯门屯门市地段第 79, 80, 81 号和毗连政府土地   |                 |                    |
| Site area<br>地盘面积   | 37,230 sq. m 平方米 (Includes Government Land of about 包括政府土地<br>约 16,882 sq. m 平方米)  |                 |                    |
| Plan<br>图则  | Approved Tuen Mun Outline Zoning Plan No. S/TM/35<br>屯门分区计划大纲核准图编号 S/TM/35   |                 |                    |
| Zoning<br>地带  | "Comprehensive Development Area (1)", "Comprehensive Development Area (2)" and area<br>shown as 'Road'<br>「综合发展区(1)」、「综合发展区(2)」及显示为「道路」的地方   |                 |                    |
| Proposed<br>Amendment(s)<br>拟议修订                          | To rezone the application site from "Comprehensive Development Area (1)",<br>"Comprehensive Development Area (2)" and area shown as 'Road' to "Commercial (2)"<br>把申请地点由「综合发展区(1)」、「综合发展区(2)」及显示为「道路」的地方地带<br>改划为「商业(2)」地带 |                 |                    |
| Gross floor area<br>and/or plot ratio<br>总楼面面积及/<br>或地积比率 |  | sq. m<br>平方米    | Plot ratio<br>地积比率 |
|   | Domestic<br>住用   | -               | -                  |
|   | Non-domestic<br>非住用  | About 约 193,306 | 9.5                |
| No. of block<br>幢数  | Domestic<br>住用   | -               |                    |
|   | Non-domestic<br>非住用  | 3               |                    |
|   | Composite<br>综合用途  | -               |                    |

|  |   |  |   |
|--|---|--|---|
| Building height/No. of storeys<br>建筑物高度/层数   | Domestic<br>住用  | -  | m 米                                       |
|  |   | -  | mPD 米(主水平基准上)                             |
|  |   | -  | Storey(s) 层                               |
|  | Non-domestic<br>非住用   | -  | m 米                                       |
|  |   | Lots 79 and 80 - Not more than 不多於 140<br>Lot 81 - Not more than 不多於 120 | mPD 米(主水平基准上)<br>mPD 米(主水平基准上)            |
|  |   | 27-32  | Storey(s) 层<br>exclude 不包括<br>Basement 地库 |
|  |   | 3-4  |   |
|  | Composite<br>综合用途   | -  | m 米                                       |
|  |   | -  | mPD 米(主水平基准上)                             |
| -  |   | Storey(s) 层  |   |
| Site coverage<br>上盖面积  | Lot 79 - 不超过 15 米 Not exceeding 15m : 不超过 Not more than 100 %<br>Lot 80 - 15 米以上但不超过 18 米 over 15m but not exceeding 18m : 不超过 Not more than 97.5 %<br>Lot 81 - 18 米以上但不超过 21 米 over 18m but not exceeding 21m : 不超过 Not more than 92 %<br>Lots 79, 80 and 81 - 61 米以上 above 61m : 不超过 Not more than 65 % |  |   |
| No. of units<br>单位数目   | -   |  |   |
| Open space<br>休憩用地   | Private 私人  | -  | sq. m 平方米                                 |
|  | Public 公众   | -  | sq. m 平方米                                 |
| No. of parking spaces, loading / unloading spaces and other transport-related facilities<br>停车位, 上落客货车位数目及其他与运输有关的设施 | Total no. of vehicle spaces 停车位总数   |  | 922                                       |
|  | Private Car Parking Spaces 私家车车位  |  | 877                                       |
|  | Motorcycle Parking Spaces 电单车车位   |  | 45  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位/停车处总数   |  | 114                                       |
|  | Taxi Space 的士车位   |  | 14  |
|  | Coach Spaces 轻型货车车位   |  | 5   |
|  | Light Goods Vehicle Spaces 轻型货车车位   |  | 62  |
|  | Heavy Goods Vehicle Spaces 重型货车车位   |  | 33  |
|  | Total no. of Public Vehicle parking spaces  |  | 105                                       |
|  | Private Car Parking Spaces 私家车车位  |  | 43  |
|  | Motorcycle Parking Spaces 电单车车位   |  | 45  |
|  | Heavy Goods Vehicle Spaces 重型货车车位   |  | 13  |
| Coach Spaces 轻型货车车位  |   | 4  |   |

\* 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。

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 提交的图则、绘图及文件**

|  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
|--|--------------------------|-------------------------------------|
| <b><u>Plans and Drawings 图则及绘图</u></b>   |                          |                                     |
| 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"/>            |
| <b><u>Reports 报告书</u></b>  |                          |                                     |
| 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 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 checked="" 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 checked="" type="checkbox"/> |
| <u>Air Ventilation Assessment 空气流通评估</u>   |                          |                                     |
| <b><u>Replacement pages of Environmental Assessment 环境评估替换页</u></b>              |                          |                                     |

Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号

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申請地點  
Application Site

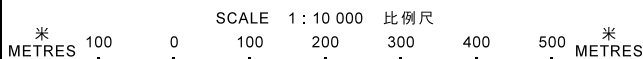
位置圖 LOCATION PLAN

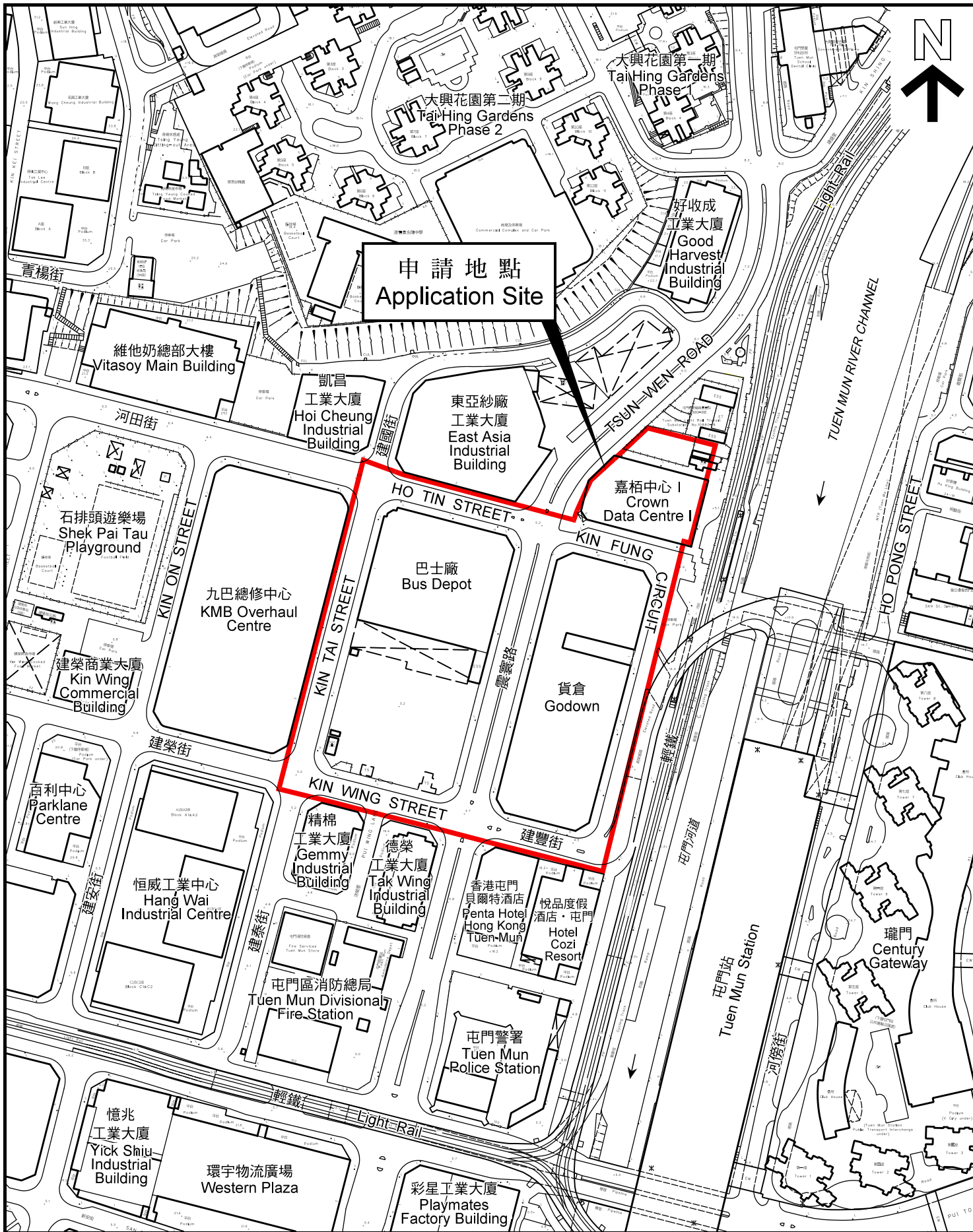
本摘要圖於2022年7月12日擬備，  
所根據的資料為於2018年12月11日  
核准的分區計劃大綱圖編號 S/TM/35  
EXTRACT PLAN PREPARED ON 12.7.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/35 APPROVED ON 11.12.2018

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/28





申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2022年7月12日擬備，  
所根據的資料為測量圖編號  
5-SE-5D、10B、6-SW-1C 及 6A  
EXTRACT PLAN PREPARED ON 12.7.2022  
BASED ON SURVEY SHEETS No.  
5-SE-5D, 10B, 6-SW-1C & 6A

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/28

**申請編號 Application No. : Y/TM/28**

**備註 Remarks**

申請人呈交進一步資料，包括經修改的排污影響評估、經修改的空氣流通評估、環境評估替換頁，以及回應部門的意見。

The applicant provided further information which include revised Sewerage Impact Assessment, revised Air Ventilation Assessment, replacement pages of Environmental Assessment and responses to departmental comments.

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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