

**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 21.10.2022  
因应於 2022 年 10 月 21 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/28		
Location/address 位置/地址	Tuen Mun Town Lots 79, 80, 81 and Adjoining Government Land, Tuen Mun, New Territories 新界屯门屯门市地段第 79, 80, 81 号和毗连政府土地		
Site area 地盘面积	37,230 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 16,882 sq. m 平方米)		
Plan 图则	<u>Section 12A application</u> 第 12A 条申请 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		
	<u>Further information received</u> 接获进一步资料 Draft Tuen Mun Outline Zoning Plan No. S/TM/36 屯门分区计划大纲草图编号 S/TM/36		
Zoning 地带	<u>Section 12A application</u> 第 12A 条申请 “Comprehensive Development Area (1)”, “Comprehensive Development Area (2)” and area shown as ‘Road’ 「综合发展区(1)」、「综合发展区(2)」及显示为「道路」的地方		
	<u>Further information received</u> 接获进一步资料 “Comprehensive Development Area (1)”, “Comprehensive Development Area (2)” and area shown as ‘Road’ 「综合发展区(1)」、「综合发展区(2)」及显示为「道路」的地方		
Proposed Amendment(s) 拟议修订	To rezone the application site from “Comprehensive Development Area (1)”, “Comprehensive Development Area (2)” and area shown as ‘Road’ to “Commercial (2)” 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 改划为「商业(2)」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 193,306	9.5
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	3	

	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	-	m 米
		Lots 79 and 80 - Not more than 不多於 140 Lot 81 - Not more than 不多於 120	mPD 米(主水平基准上) mPD 米(主水平基准上)
		27-32	Storey(s) 层 exclude 不包括 Basement 地库
		4	
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
-		Storey(s) 层	
Site coverage 上盖面积	Lot 79 - 24 米以上但不超过 27 米 over 24m but not exceeding 27m : 100 % Lot 80 - 24 米以上但不超过 27 米 over 24m but not exceeding 27m : 不超过 Not more than 90 % Lot 81 - 24 米以上但不超过 27 米 over 24m but not exceeding 27m : 不超过 Not more than 90 % Lot 79 - 61 米以上 above 61m : 65 % Lots 80 and 81 - 61 米以上 above 61m : 不超过 Not more than 65 %		
No. of units 单位数目	-		
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, loading / unloading spaces and other transport-related facilities 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		1079
	Private Car Parking Spaces 私家车车位		1026
	Motorcycle Parking Spaces 电单车车位		53
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		108
	Taxi / Private Car Spaces 的士车位		7
	Coach Spaces 轻型货车车位		2
	Light Goods Vehicle Spaces 轻型货车车位		64
	Heavy Goods Vehicle Spaces 重型货车车位		35
	Total no. of Public Vehicle Parking Spaces		62
	Private Car 私家车		-
Motorcycle 电单车		45	
Heavy Goods Vehicle 重型货车		13	
Coach 旅游巴士		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。

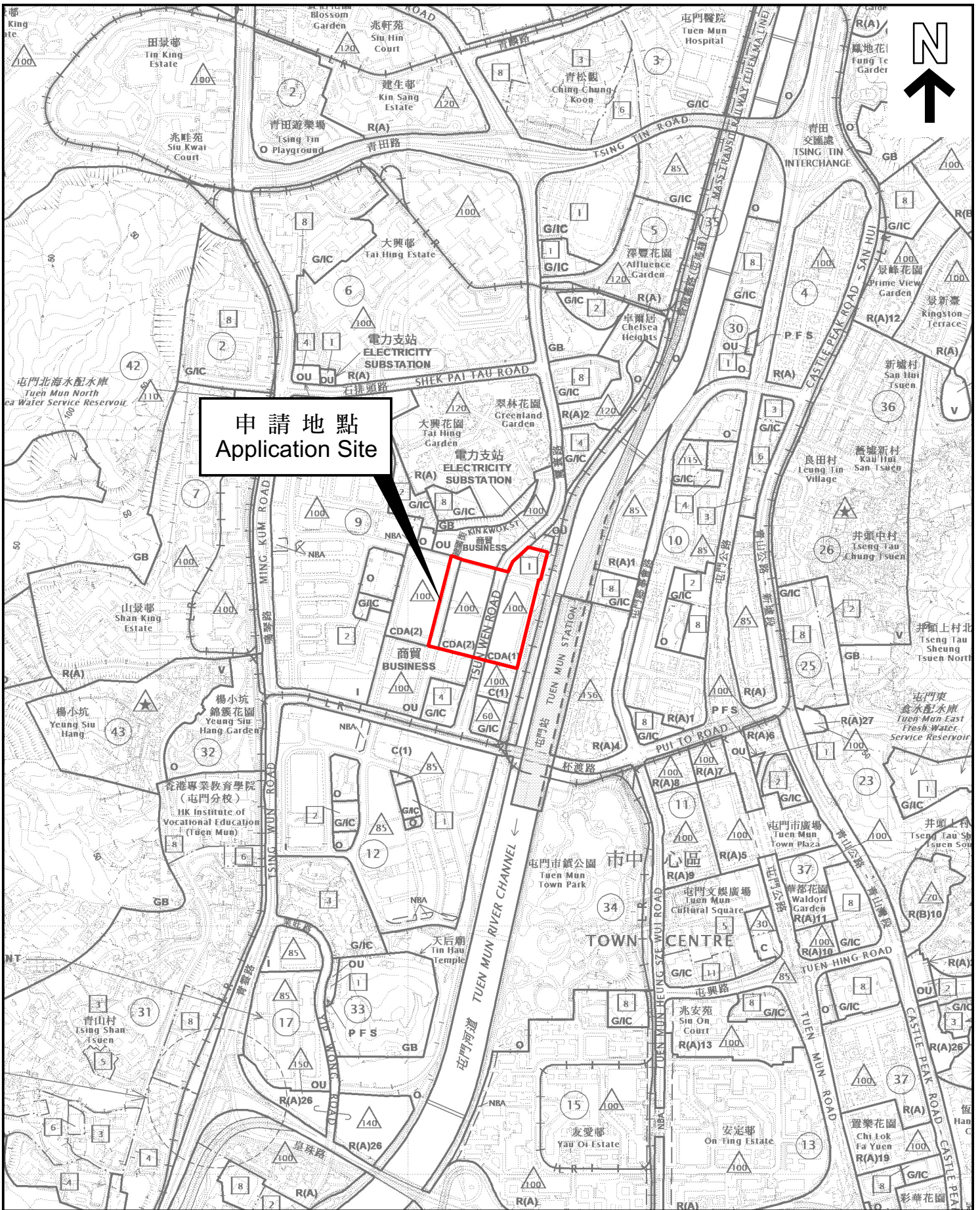
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 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 checked="" 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 checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" 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"/>
<b><u>Responses to departmental comments, Revised Air Ventilation Assessment, Water Supply Impact Assessment, Landscape Proposal</u></b>		
<b><u>回应政府部门的意见，经修订的空气流通评估、供水影响评估及园景建议。</u></b>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

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。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。





申請地點  
Application Site

位置圖 LOCATION PLAN

本摘要圖於2022年10月31日擬備，  
所根據的資料為於2022年7月22日  
展示的分區計劃大綱圖編號 S/TM/36  
EXTRACT PLAN PREPARED ON 31.10.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/36 EXHIBITED ON 22.7.2022

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

SCALE 1 : 10 000 比例尺







申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2022年10月31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 31.10.2022  
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**

申請人提交進一步資料包括回應部門的意見及經修改的總綱發展藍圖、樓宇平面圖、截視圖、顯示擬議發展的合成照片、園境設計總圖、排污影響評估、交通影響評估、環境評估、空氣流通評估、視覺影響評估、供水影響評估及園景建議。

The applicant submitted further information including response to departmental comments. As well as revised Master Layout Plan, Floor Plans, Sectional Plans, photomontages showing the proposed development, Master Landscape Plan, Sewerage Impact Assessment, Traffic Impact Assessment, Environmental Assessment, Air Ventilation Assessment, Visual Impact Assessment, Water Supply Impact Assessment and Landscape Proposal.

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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## 行政摘要 - 提交進一步補充資料(2022 年 10 月)

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文封面信為準。)

申請人於 2022 年 1 月向「城規會」遞交改劃申請，擬對屯門分區計劃大綱核准圖 S/TM/35 作出修訂，將屯門市地段第 79 號、第 80 號及第 81 號及毗連政府土地，由「綜合發展區 (1)」及「綜合發展區 (2)」以及小部分顯示為「道路」的土地用途地帶改劃為「商業 (2)」，以容許擬議的商業發展。在遞交規劃申請後，申請人收到了政府部門的意見，現向「城規會」遞交補充資料，以支持本規劃申請。現將此補充資料的重點整理如下：

### 1. 優化及提升交通設施配套

申請人收到運輸署的意見，有需要調整擬議發展的車輛出入口位置，及重新審視擬議發展對未來整個區域的交通需求。有見及此，申請人全面地檢討並優化擬議發展方案，改善車輛出入口位置，提供額外交通設施，和增加私家車泊位，以滿足擬議發展所帶來極大的交通需求，從而配合擬議發展成為新界西北的地標以及區域商業中心。

擬議發展位於屯門新市鎮市中心，未來的商業發展將成為人流匯聚點，申請地盤的地理位置亦可以發揮其位於「西部經濟走廊」上的獨特地理優勢，在支持香港西部地區的商業發展具有策略性意義。有見及此，由於擬議發展將成為新界西北地標性的商業中心，申請人預料擬議發展將需要應付大量本地及來往香港與內地的過境交通往來。因此，除了增加於震寰路及建泰街的路邊停泊位外，是次修訂擬議發展方案亦於申請地盤內(即屯門市地段第 80 號及第 81 號)內增加車輛停泊處以應付未來增加的上落客需要。此安排能避免等候上落客的車輛倒灌公用路段，阻塞區內交通。



根據最新的修訂擬議發展方案，位於建豐街現存的地面設有停車收費錶的公共泊車位，亦將會重置於擬議發展項目內的公眾停車場。該公眾停車場將提供 45 個電單車泊位，13 個貨車泊位及 4 個旅遊巴士泊位。

## 2. 提供社福設施

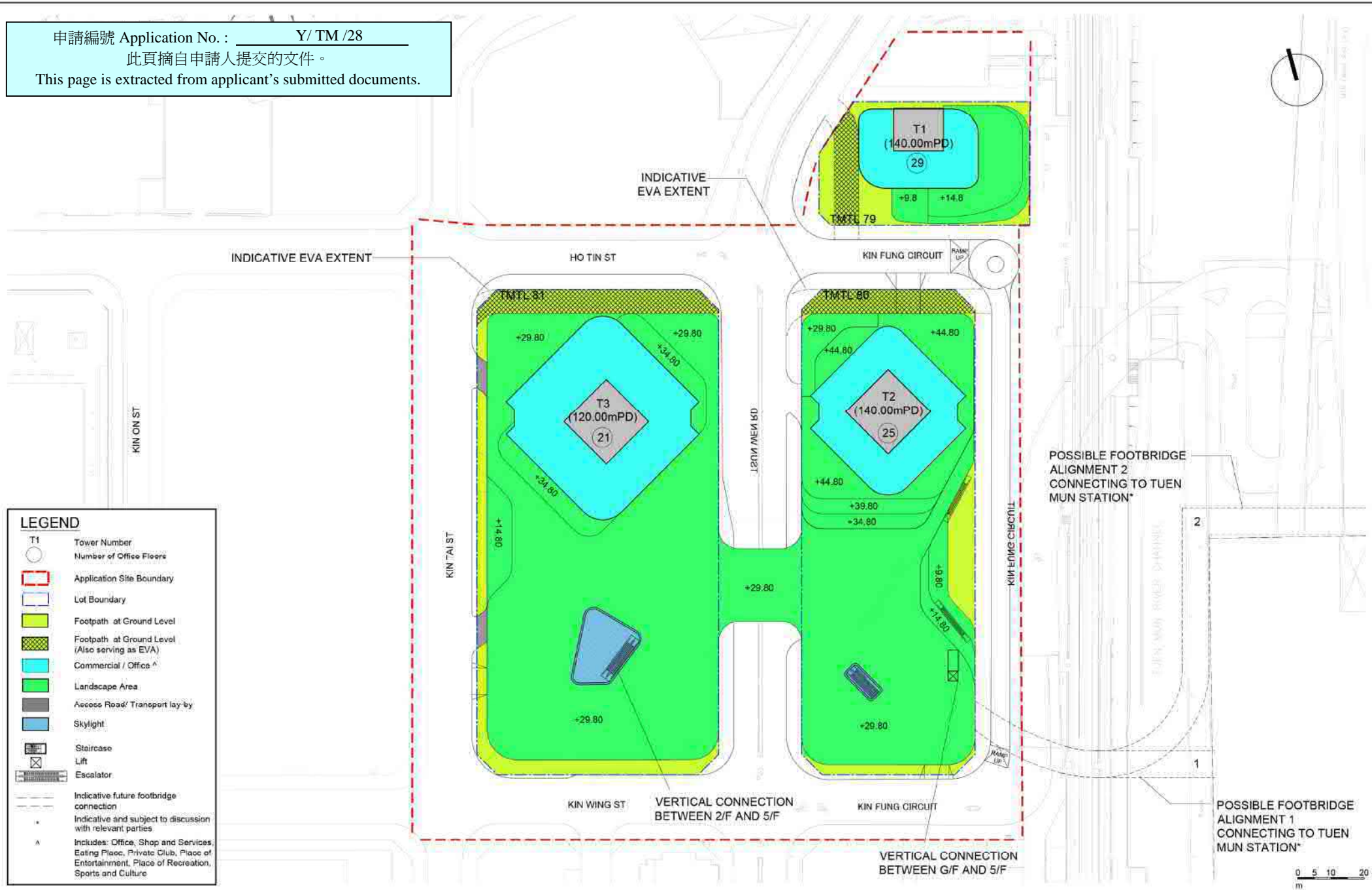
有見及社會福利署的意見，申請人考慮於未來屯門市地段第 80 號內提供「安老院舍外展專業服務」，其淨作業樓面面積約 324 平方米（相當於約 713 平方米總樓面面積），並於完成興建後交給社會福利署管理。所預留作社福設施的總樓面面積將獲豁免計算地積比及總樓面面積。

## 3. 更新擬議發展的總發展藍圖、發展參數表以及有關「商業 (2)」發展大綱圖中的土地用途表以及說明書

基於以上的改動，是次進一步補充資料更新和優化了擬議發展的總發展藍圖、發展參數表以及樓面平面圖，詳情請參考附件 A。因此，擬議分區計劃大綱草圖的土地用途表及說明書也作出的相應修改，並提供在附件 B 以供考慮。

## 4. 回應有關部門意見

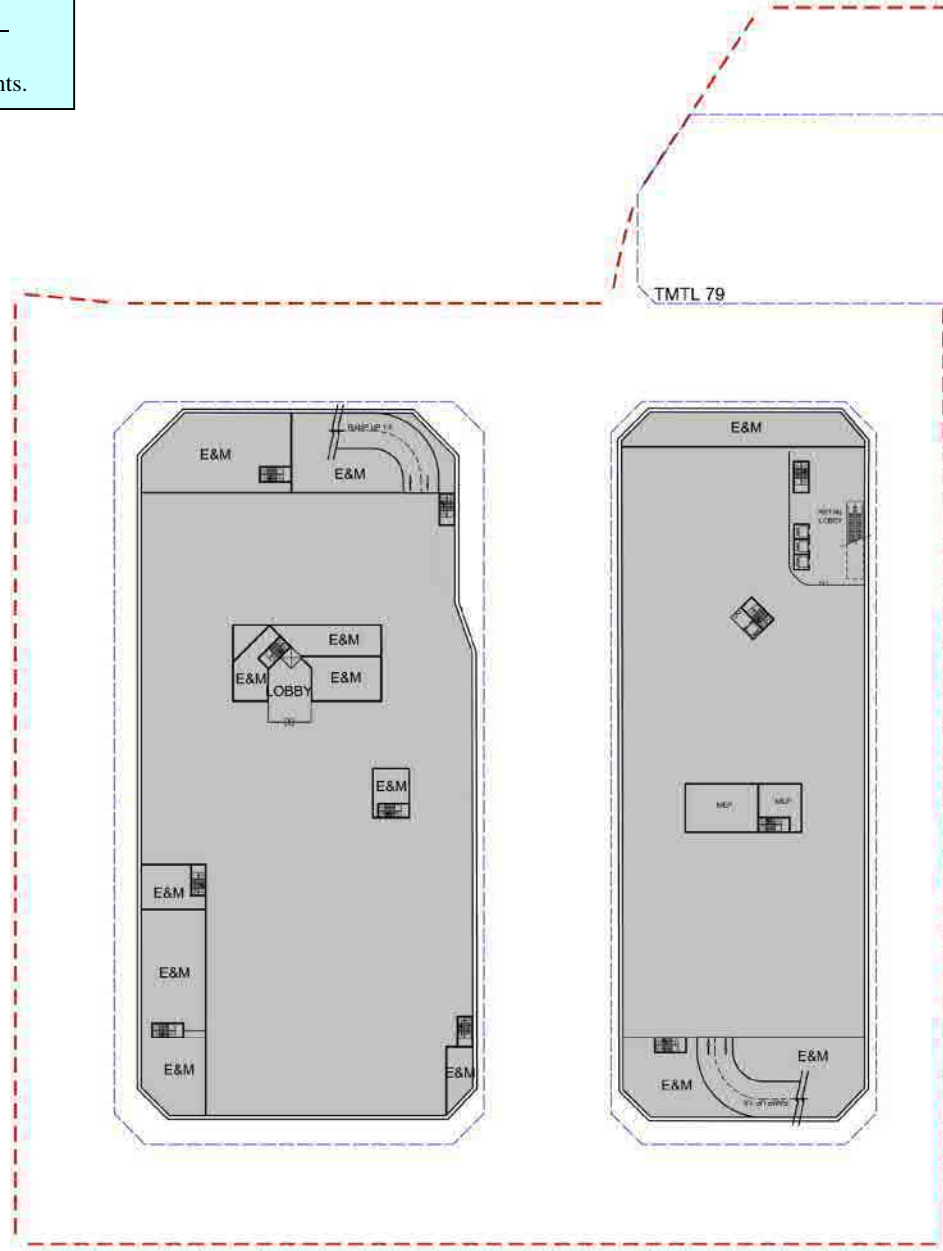
為回應有關部門於二零二二年二月，三月，四月，六月，八月以及十月提供的意見，申請人預備了回應部門意見表於附件 C 以供考慮，並附上相關已更新的技術評估以供考慮。



申請編號 Application No. : Y/ TM /28

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**LEGEND**

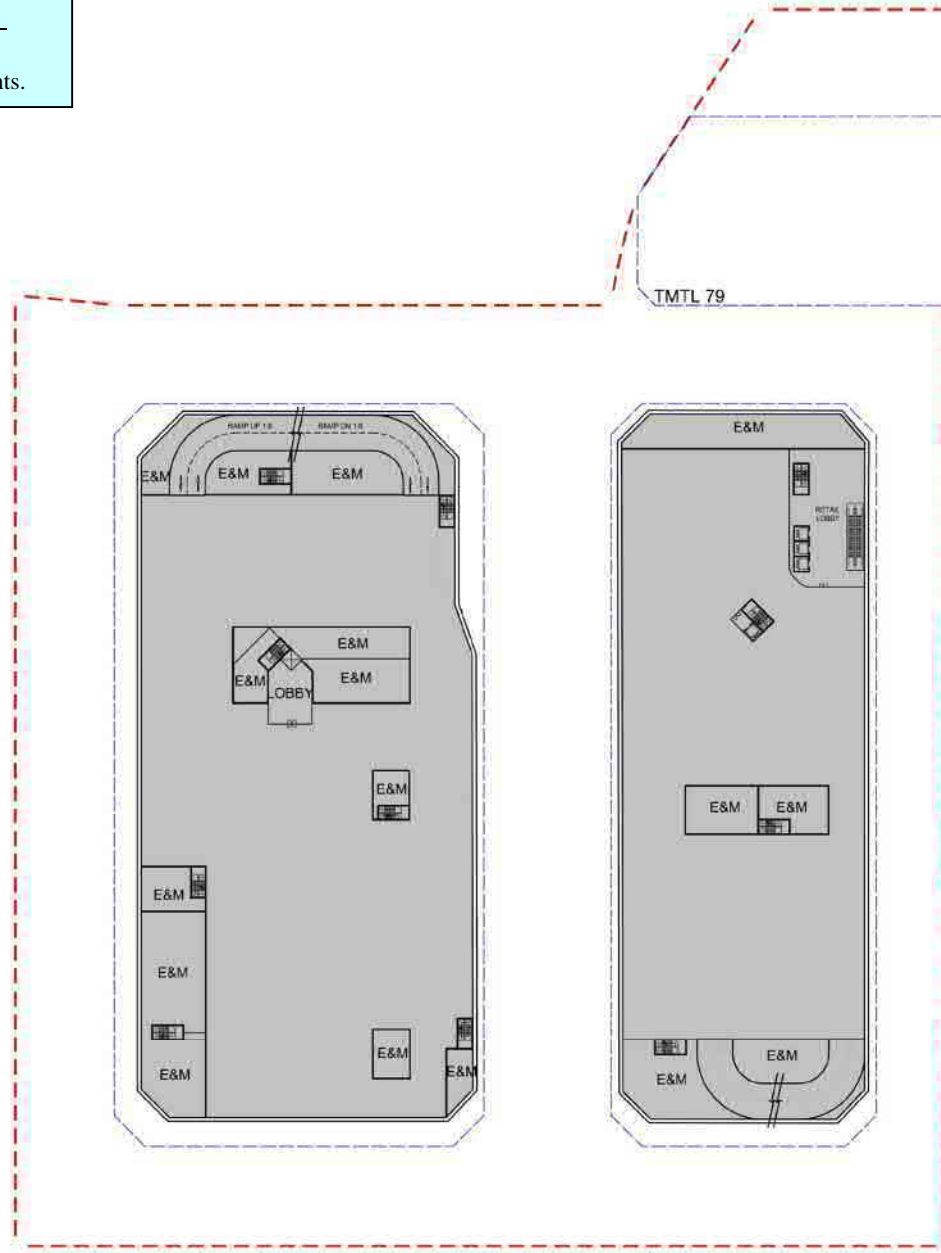
-  Application Site Boundary
-  Lot Boundary
-  Carpark / E&M



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**LEGEND**

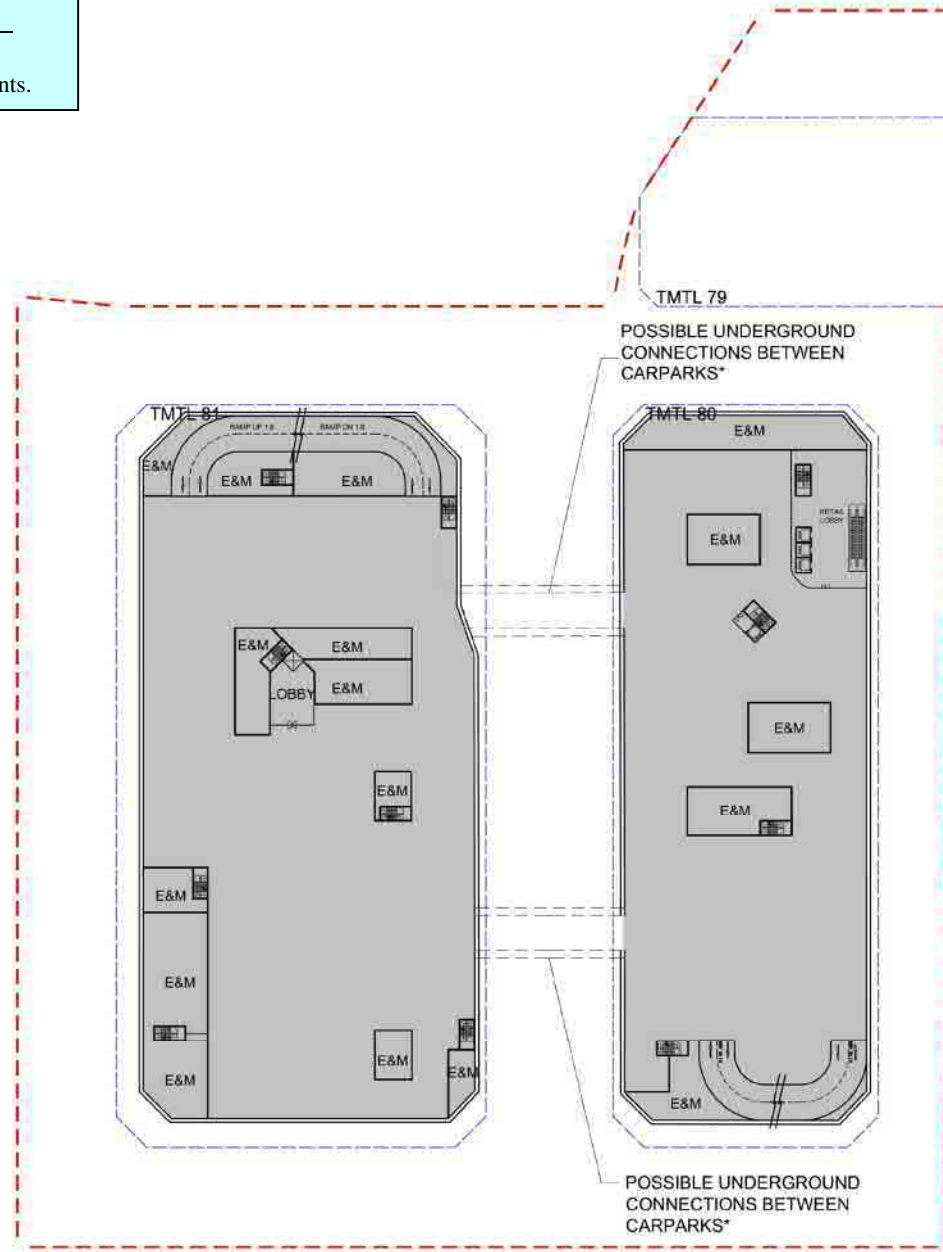
-  Application Site Boundary
-  Lot Boundary
-  Carpark / E&M

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**LEGEND**

Application Site Boundary

Lot Boundary

Carpark / E&M

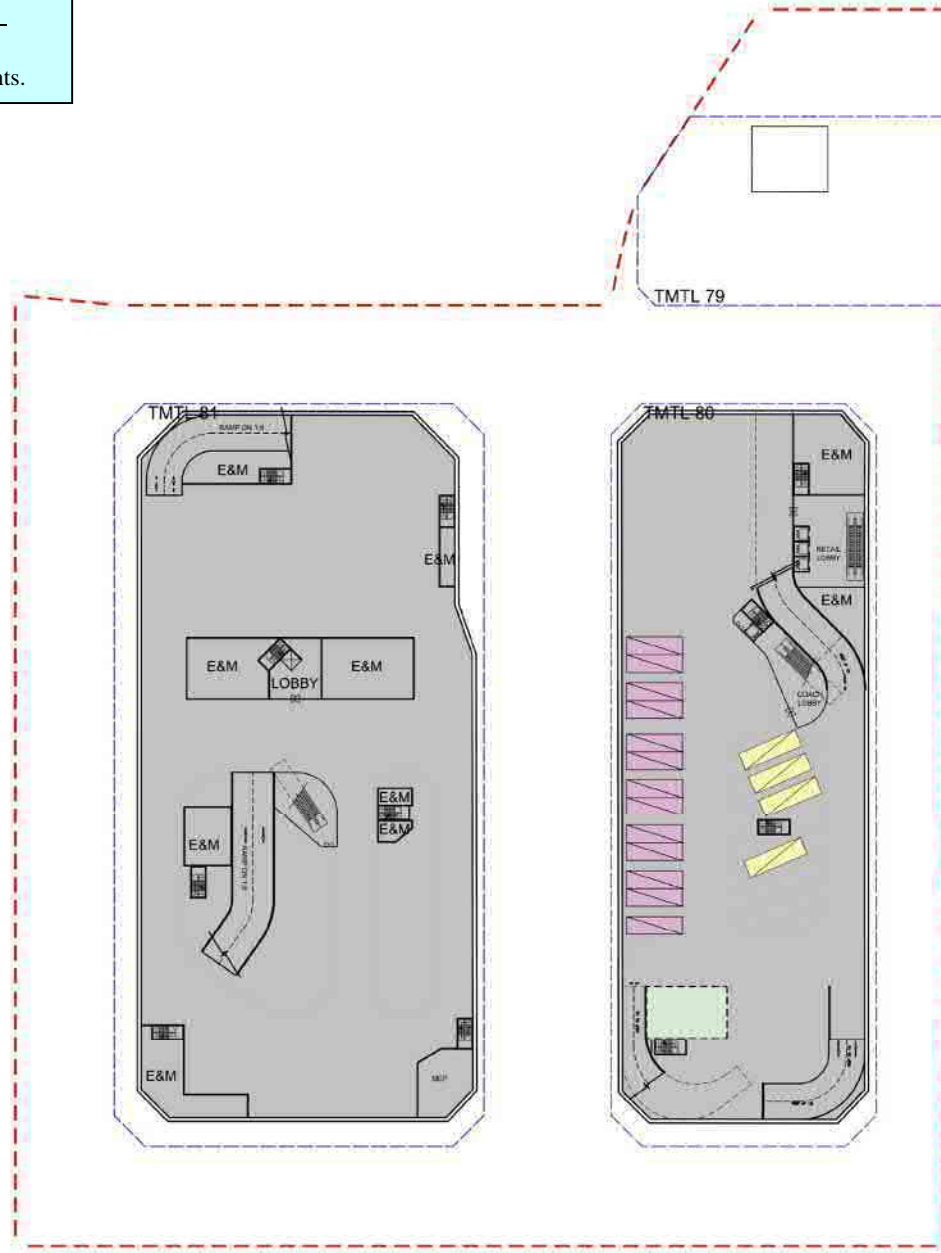
\* Indicative and subject to discussion with relevant parties

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**LEGEND**

-  Application Site Boundary
-  Lot Boundary
-  Carpark / E&M
-  Reprovide on street parking for Coach
-  Reprovide on street parking for HGV
-  Reprovide on street parking for motorcycle

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**LEGEND**

- Application Site Boundary
- Lot Boundary
- Footpath at Ground Level
- Footpath at Ground Level (Also serving as EVA)
- Commercial / Office <sup>A</sup>
- Commercial / Retail <sup>A</sup>
- Landscape Area
- Access Road/ Transport lay-by
- E&M
- GIC Facility
- Kindergarten
- Staircase
- Lift
- Escalator
- Indicative future footbridge connection
- Indicative and subject to discussion with relevant parties

<sup>A</sup> Includes: Office, Shop and Services, Eating Place, Private Club, Place of Entertainment, Place of Recreation, Sports and Culture

Title

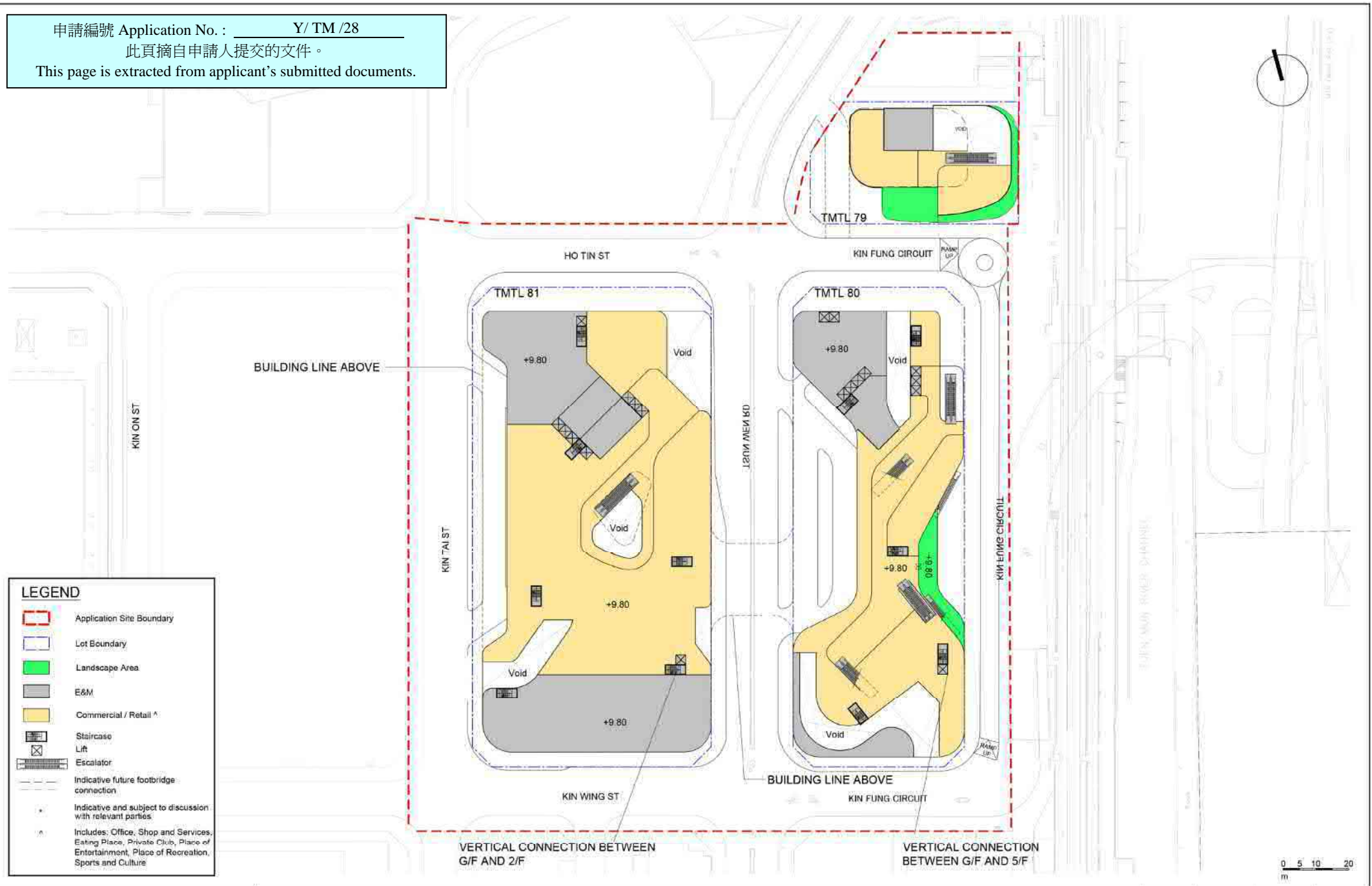
Indicative Ground Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale:	Figure 3.8		

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**LEGEND**

- Application Site Boundary
- Lot Boundary
- Landscape Area
- E&M
- Commercial / Retail ^
- Staircase
- Lift
- Escalator
- Indicative future footbridge connection
- Indicative and subject to discussion with relevant parties
- Includes: Office, Shop and Services, Eating Place, Private Clubs, Place of Entertainment, Place of Recreation, Sports and Culture

Title

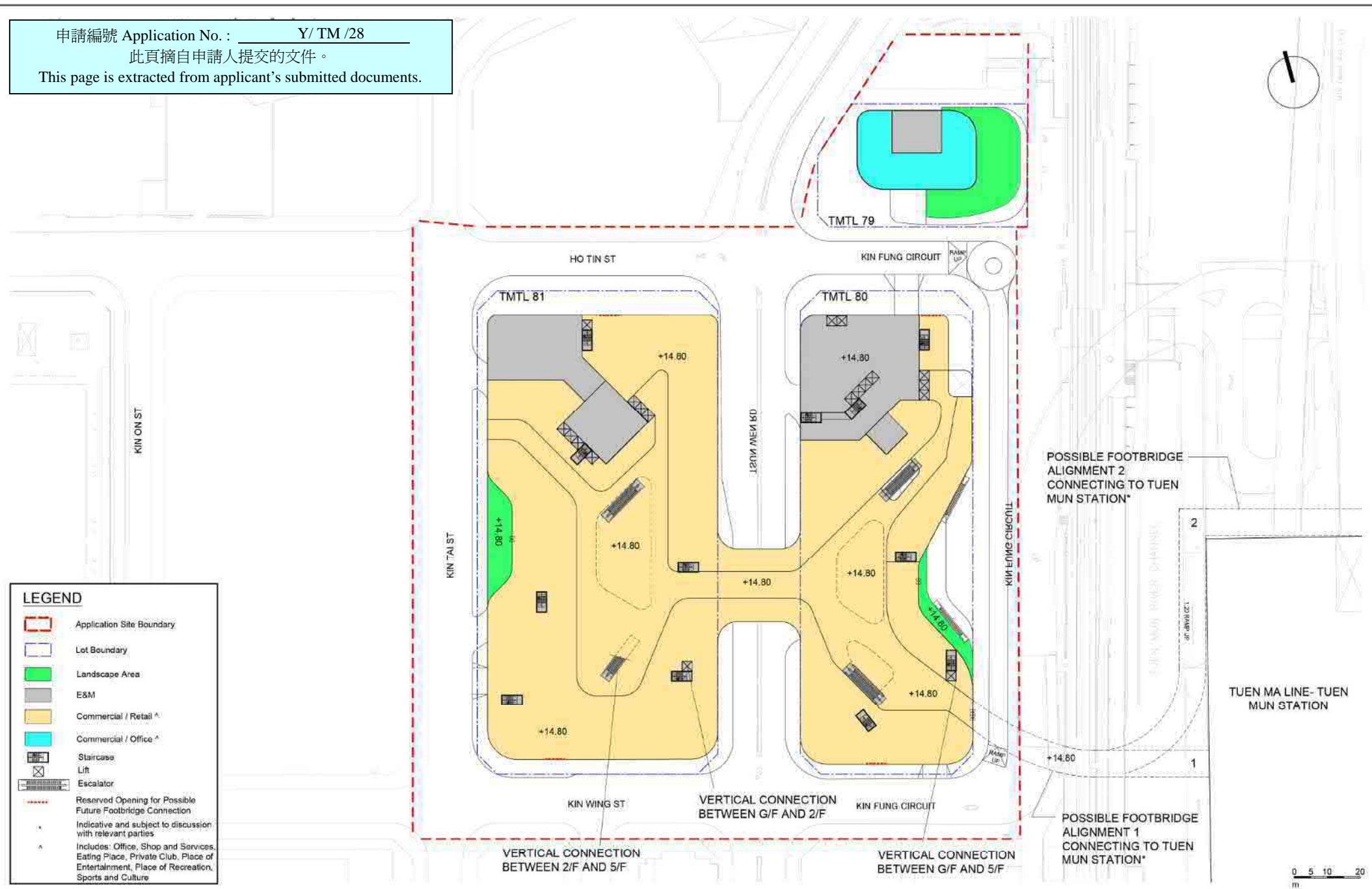
Indicative 1/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale:	Figure 3.9		

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**LEGEND**

- Application Site Boundary
- Lot Boundary
- Landscape Area
- E&M
- Commercial / Retail <sup>A</sup>
- Commercial / Office <sup>A</sup>
- Staircase
- Lift
- Escalator
- Reserved Opening for Possible Future Footbridge Connection
- <sup>\*</sup> Indicative and subject to discussion with relevant parties
- <sup>A</sup> Includes: Office, Shop and Services, Eating Place, Private Club, Place of Entertainment, Place of Recreation, Sports and Culture

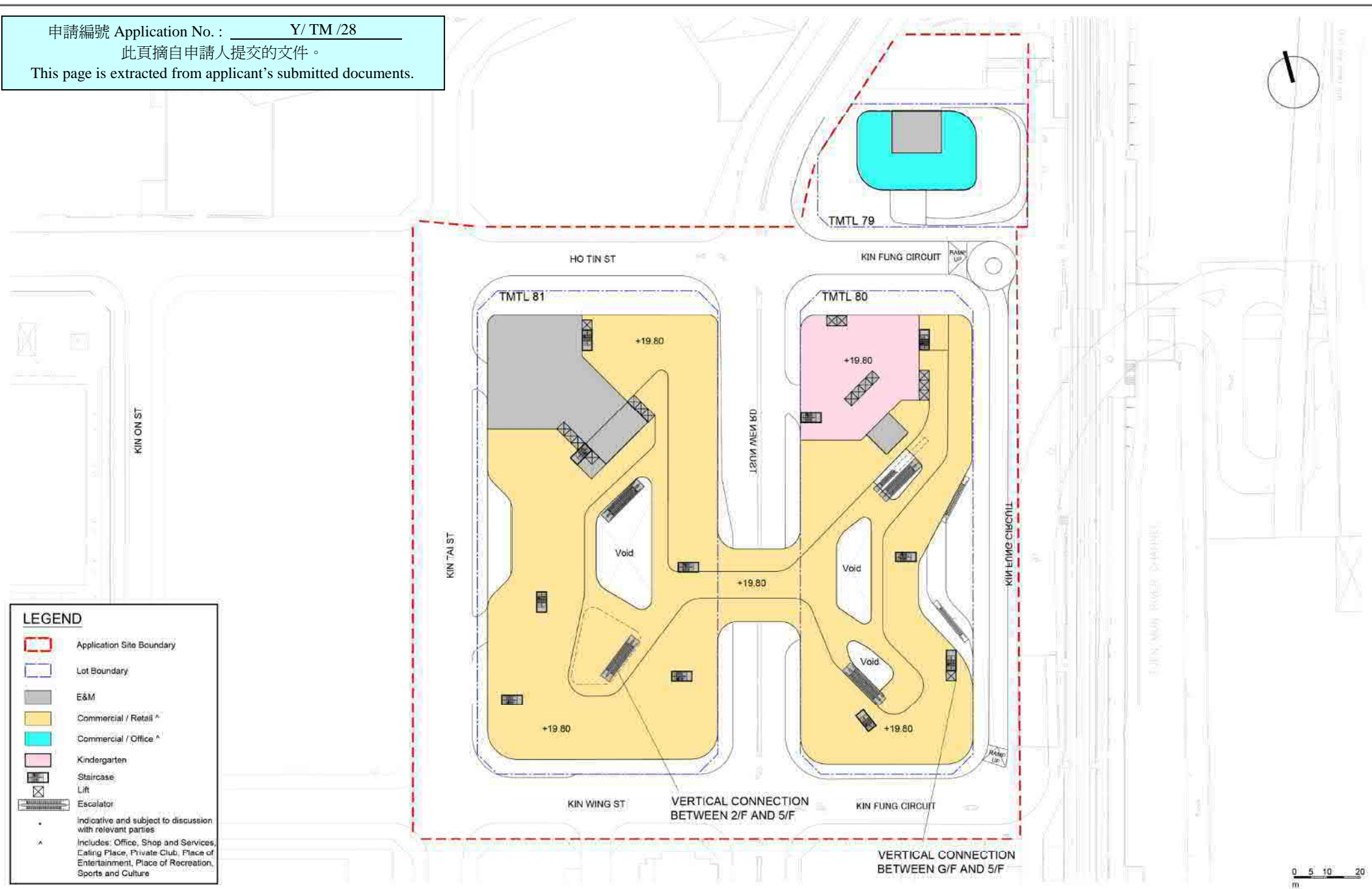
Title

Indicative Podium 2/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale:	Figure 3.10		



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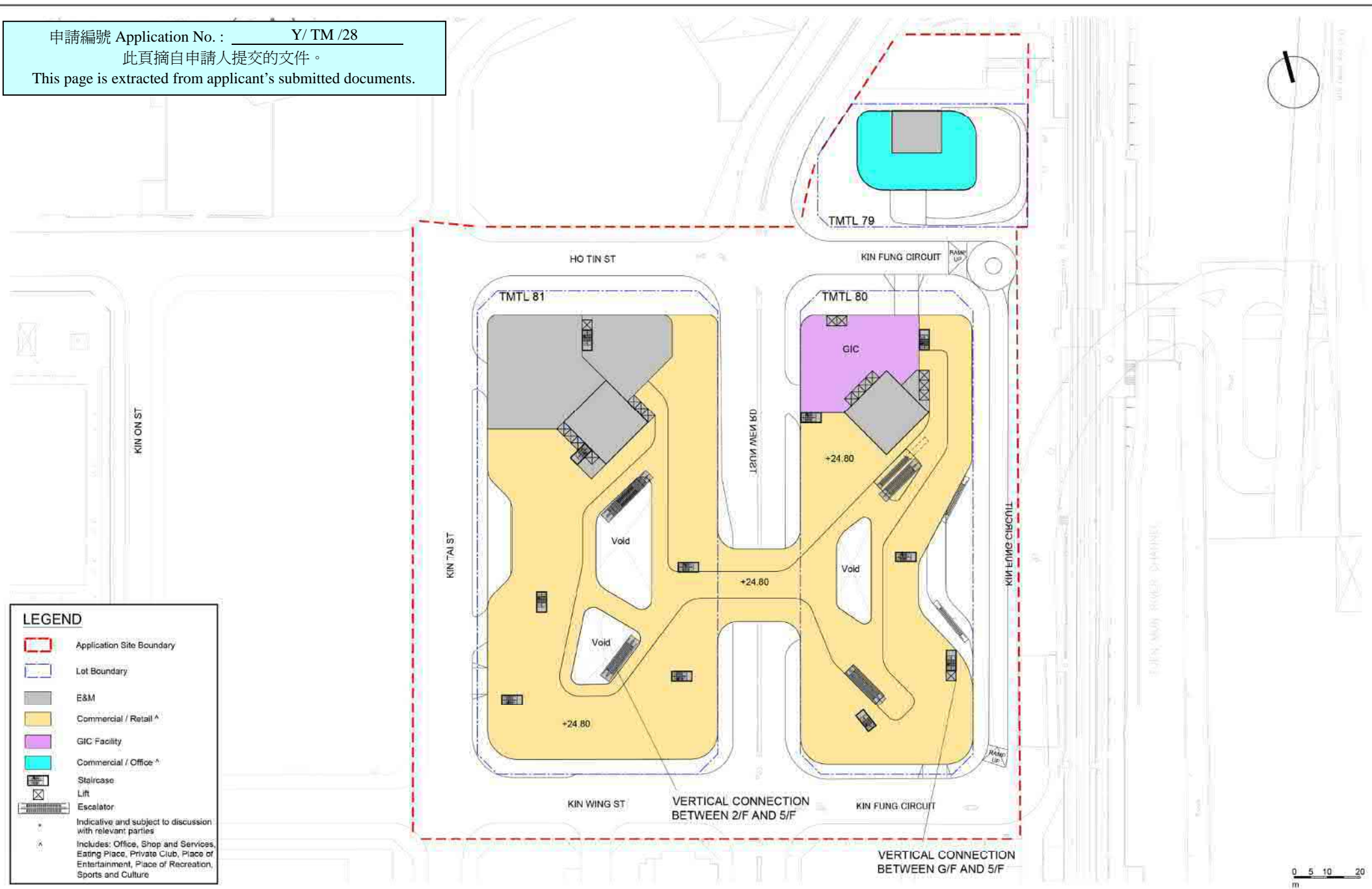
**LEGEND**

- Application Site Boundary
- Lot Boundary
- E&M
- Commercial / Retail <sup>A</sup>
- Commercial / Office <sup>A</sup>
- Kindergarten
- Staircase
- Lift
- Escalator
- Indicative and subject to discussion with relevant parties
- ^ Includes: Office, Shop and Services, Eating Place, Private Club, Place of Entertainment, Place of Recreation, Sports and Culture

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**LEGEND**

- Application Site Boundary
- Lot Boundary
- E&M
- Commercial / Retail ^
- GIC Facility
- Commercial / Office ^
- Staircase
- Lift
- Escalator
- Indicative and subject to discussion with relevant parties
- Includes: Office, Shop and Services, Eating Place, Private Club, Place of Entertainment, Place of Recreation, Sports and Culture

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	Figure 3.12		

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**LEGEND**

- Application Site Boundary
- Lot Boundary
- Landscape Area
- E&M
- Commercial / Retail ^
- Skylight
- Staircase
- Lift
- Escalator

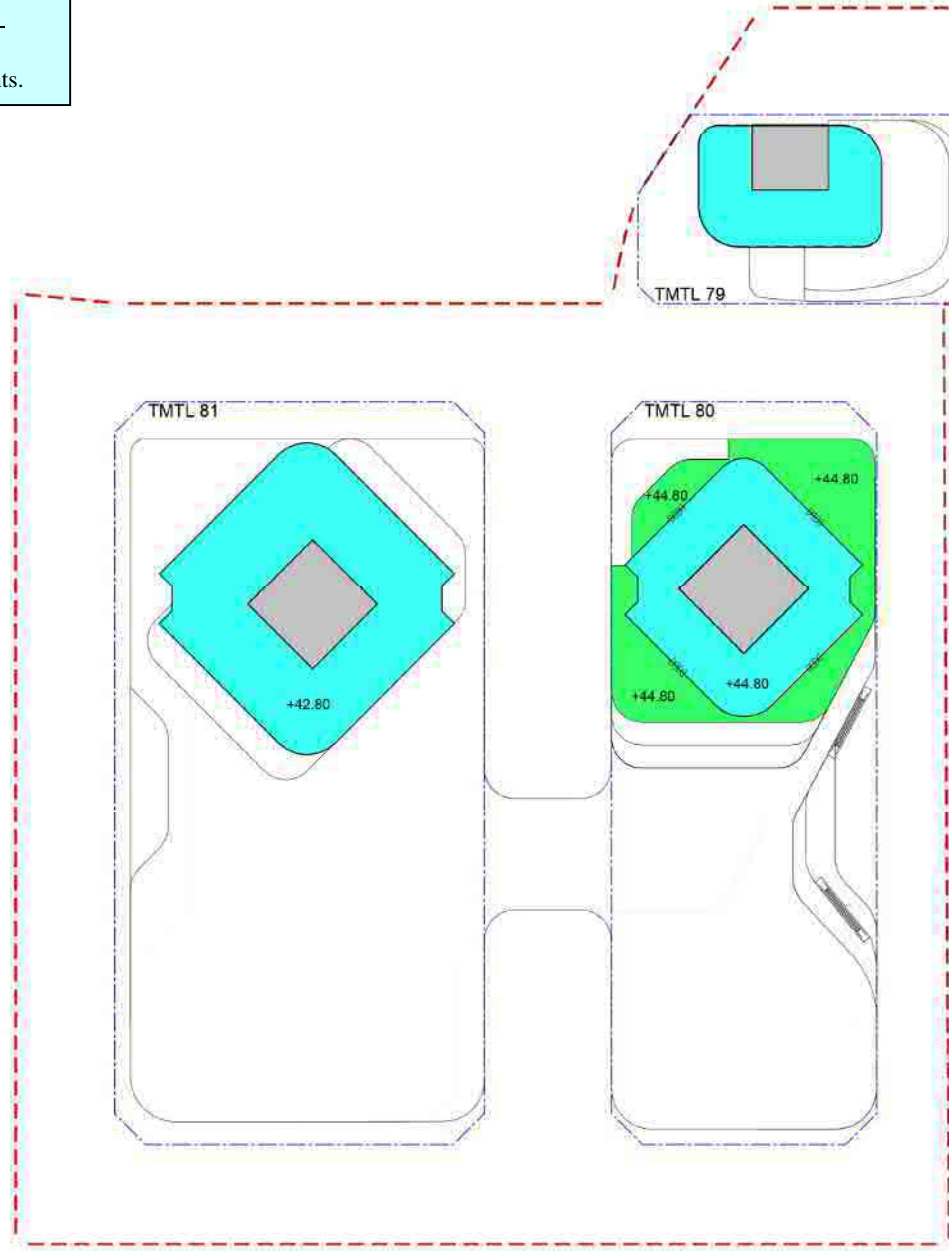
Indicative and subject to discussion with relevant parties

Includes: Office, Shop and Services, Eating Place, Private Club, Place of Entertainment, Place of Recreation, Sports and Culture

申請編號 Application No. : Y/ TM /28

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**LEGEND**

-  Application Site Boundary
-  Lot Boundary
-  Landscape Area
-  E&M
-  Commercial / Office <sup>A</sup>
-  Staircase
-  Lift
-  Escalator
-  Indicative and subject to discussion with relevant parties.
-  Includes: Office, Shop and Services, Eating Place, Private Club, Place of Entertainment, Place of Recreation, Sports and Culture



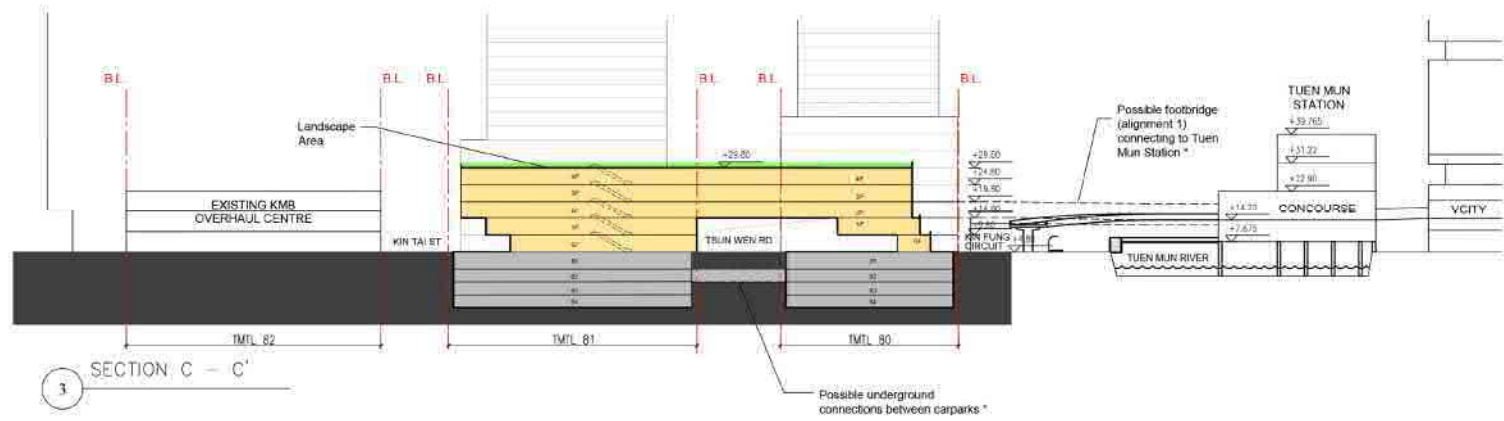
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Rev	0	Date	Oct 2022
Scale:	Figure 3.14		





1 SECTION A - A'

2 SECTION B - B'

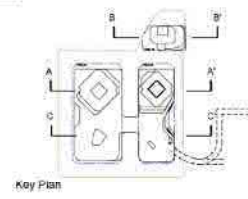


3 SECTION C - C'

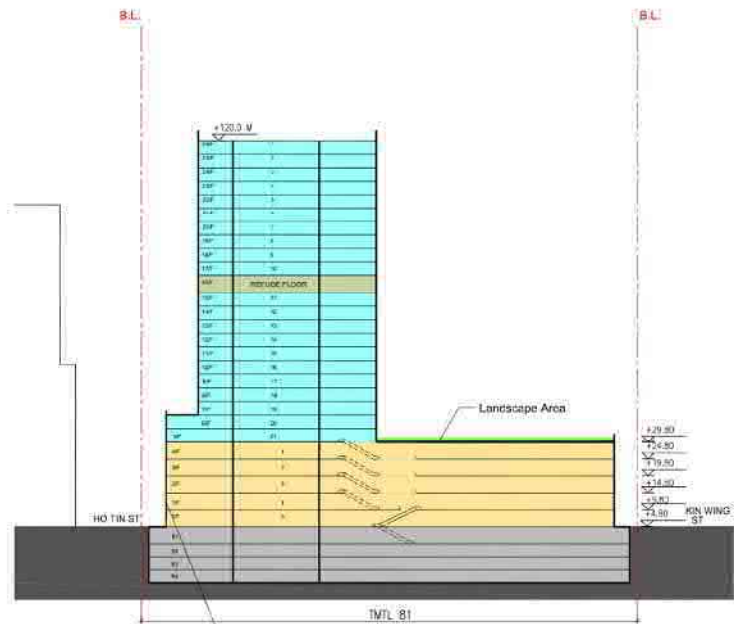
**LEGEND**

- Lot Boundary
- Commercial/ Office/A
- Refuge Floor
- Commercial/ Retail/A
- Carpark/ E&M
- Landscape Area

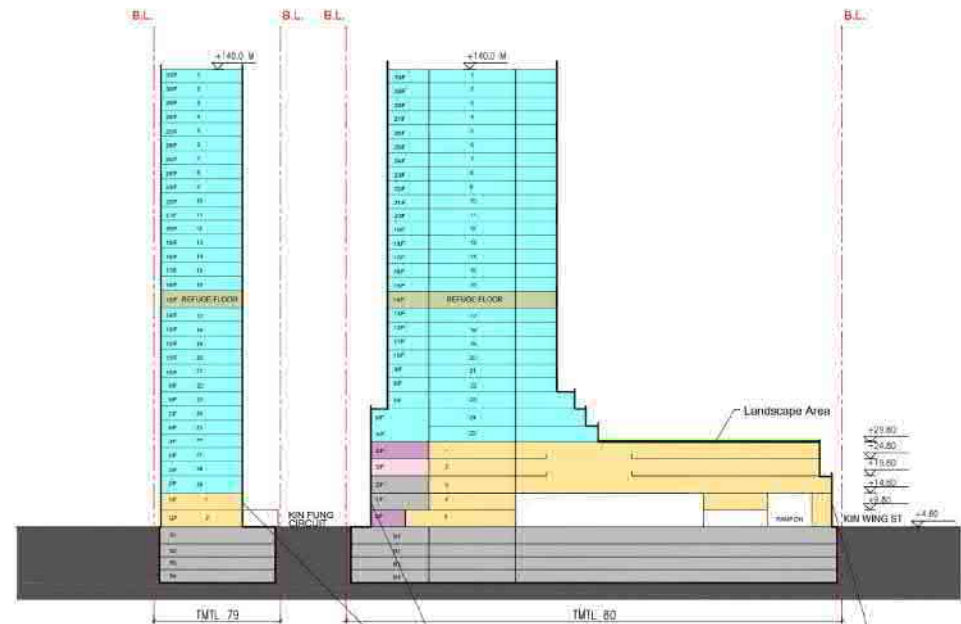
\* Indicative and subject to discussion with relevant parties  
 \* Includes: Office, Shop and Services, Eating Place, Private Club, Place of Entertainment, Place of Recreation, Sports and Culture



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Rev	0	Date	Oct 2022
Scale:	Figure 3.15		



4 SECTION D-D'  
RESERVED OPENING FOR POSSIBLE FUTURE FOOTBRIDGE CONNECTION\*



5 SECTION E-E'  
RESERVED OPENING FOR POSSIBLE FUTURE FOOTBRIDGE CONNECTION\*  
RESERVED OPENING FOR POSSIBLE FUTURE FOOTBRIDGE CONNECTION\*



**LEGEND**

- Lot Boundary
- Commercial / Office <sup>^</sup>
- Refuge Floor
- Commercial / Retail <sup>^</sup>
- GIC Facility
- Kindergarten
- Carpark/ E&M
- Landscape Area

<sup>^</sup> Indicative and subject to discussion with relevant parties  
<sup>\*</sup> Includes: Office, Shop and Services, Fating Place, Private Club, Place of Entertainment, Place of Recreation, Sports and Culture

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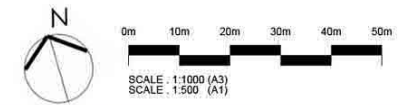
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Rev	0	Date	Oct 2022
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**LEGEND:**

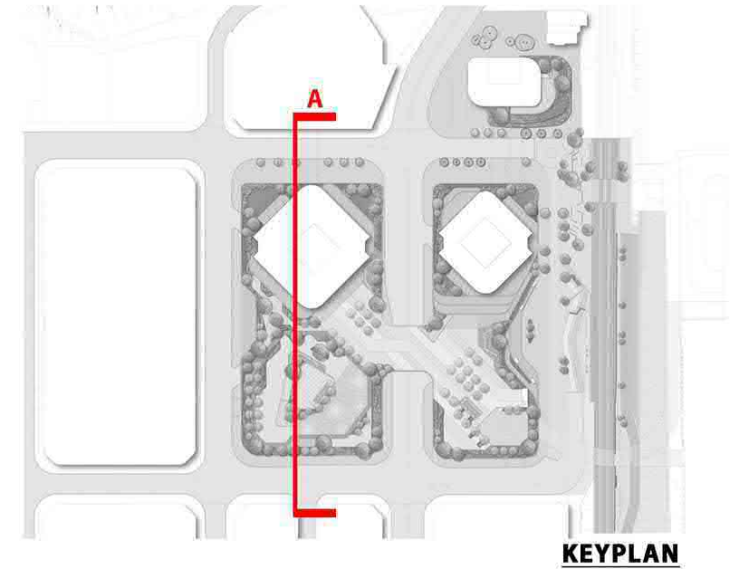
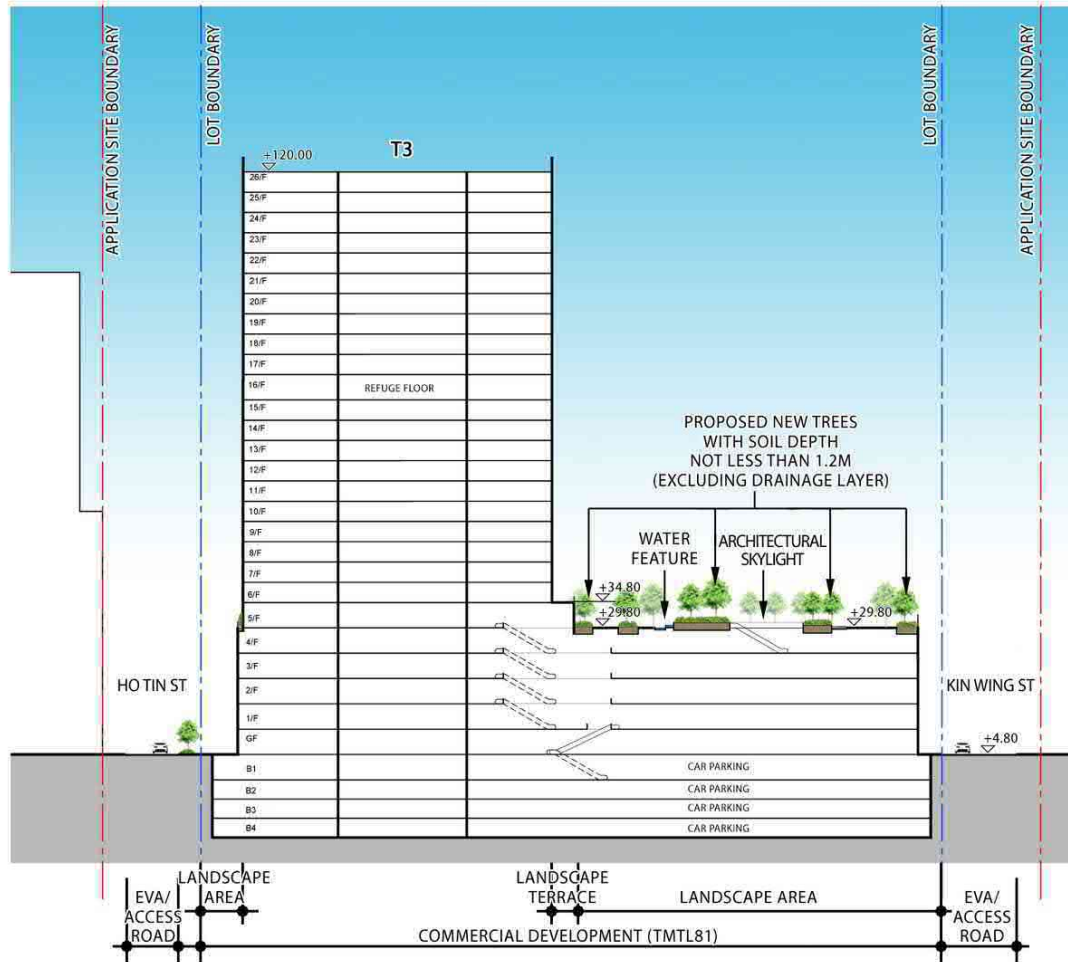
- APPLICATION SITE BOUNDARY
- LOT BOUNDARY
- PROPOSED NEW TREES
- TREES PROPOSED TO BE RETAINED (7 NOS.)
- TREES PROPOSED TO BE TRANSPLANTED (7 NOS.)
- PROPOSED TALL SHRUBS, SHRUBS & GROUNDCOVERS
- PROPOSED LAWN
- PROPOSED PAVING
- PROPOSED DECK
- WATER FEATURE
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- EVA / ACCESS ROAD
- PROPOSED LEVEL

**REMARK:**  
 1. STATED LEVELS TO TALLY MLP.  
 2. FINISHED LANDSCAPE LEVELS SUBJECT TO FUTURE LANDSCAPE DESIGN.  
 \*INDICATIVE AND SUBJECT TO DISCUSSION WITH RELEVANT PARTIES



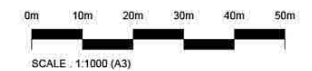
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### LANDSCAPE SECTION A

REMARK:  
1. STATED LEVELS TO TALLY MLP.  
2. FINISHED LANDSCAPE LEVELS SUBJECT TO FUTURE LANDSCAPE DESIGN.



Section 12A Planning Application for Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan in support of Comprehensive Development at Tuen Mun Town Lots 79, 80 and 81, Tuen Mun, New Territories

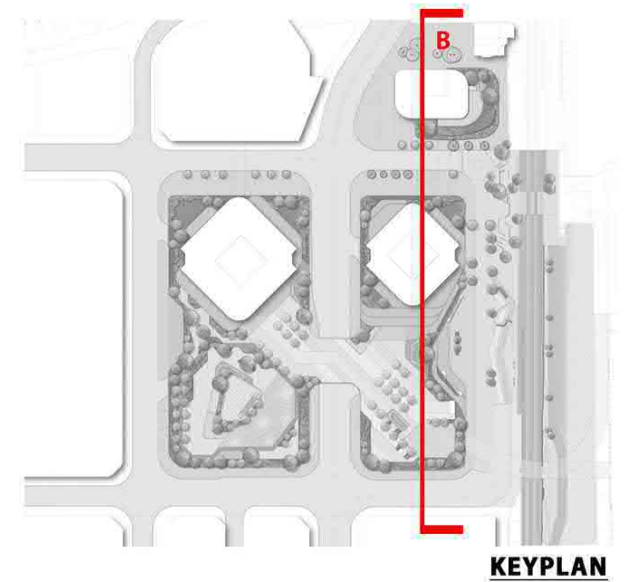
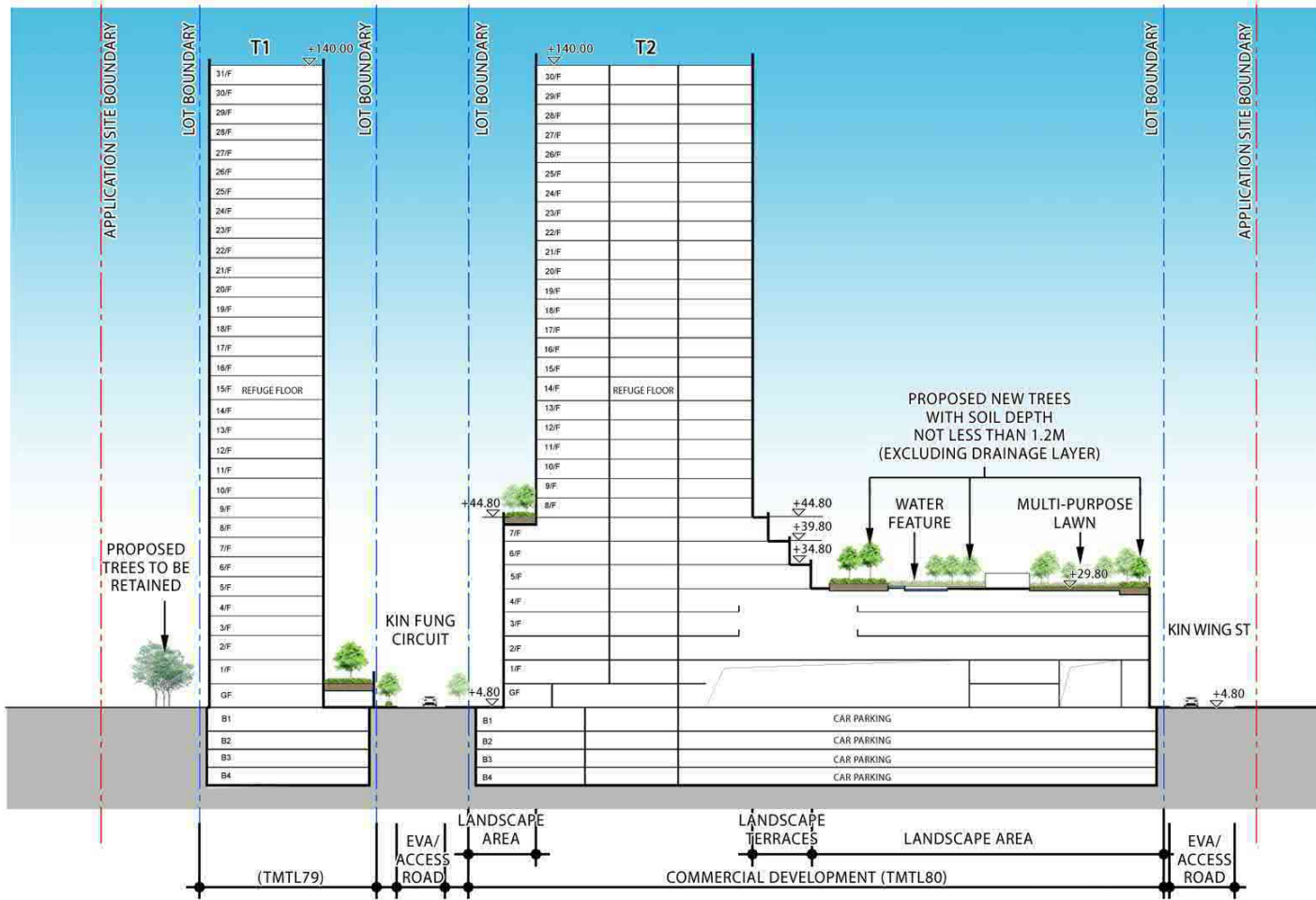
Landscape Section A

Dwg. No. : 2020205-SEC-01b

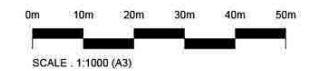
Date : OCT 2022  
(15:22:49)







REMARK:  
 1. STATED LEVELS TO TALLY MLP.  
 2. FINISHED LANDSCAPE LEVELS SUBJECT TO FUTURE LANDSCAPE DESIGN.



**LANDSCAPE SECTION B**

Section 12A Planning Application for Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan in support of Comprehensive Development at Tuen Mun Town Lots 79, 80 and 81, Tuen Mun, New Territories

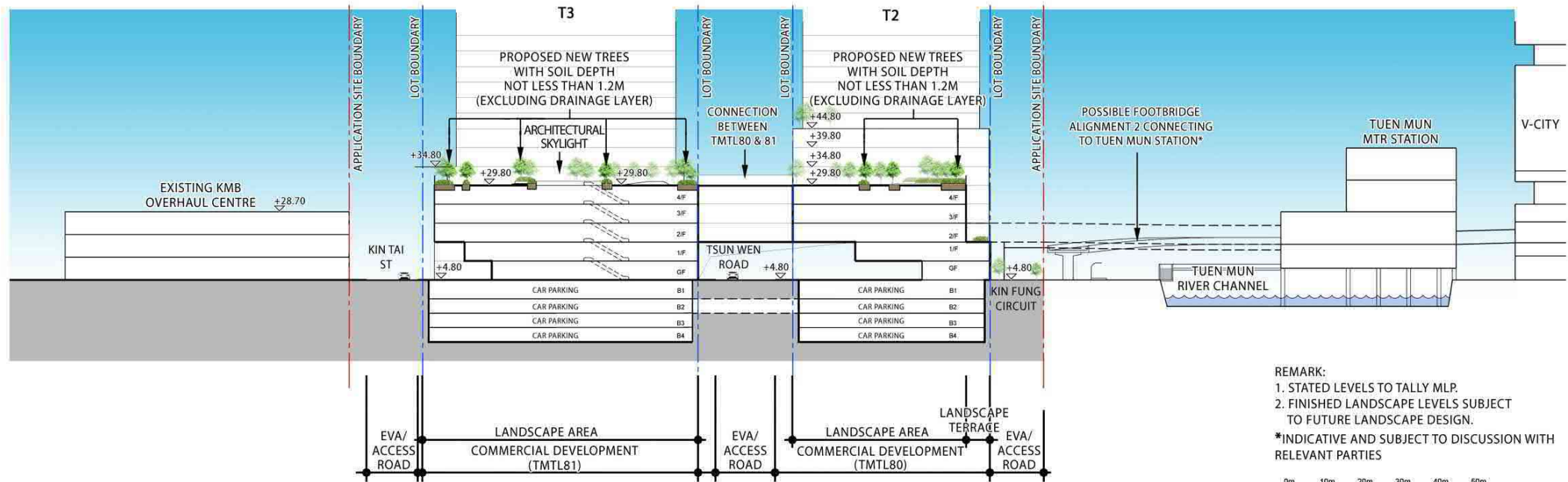
Landscape Section B  
 Dwg. No. : 2020205-SEC-02b

Date : OCT 2022  
 (15/10/2022)

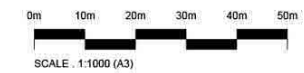




KEYPLAN



REMARK:  
1. STATED LEVELS TO TALLY MLP.  
2. FINISHED LANDSCAPE LEVELS SUBJECT TO FUTURE LANDSCAPE DESIGN.  
\*INDICATIVE AND SUBJECT TO DISCUSSION WITH RELEVANT PARTIES



LANDSCAPE SECTION C

Section 12A Planning Application for Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan in support of Comprehensive Development at Tuen Mun Town Lots 79, 80 and 81, Tuen Mun, New Territories

Landscape Section C  
Dwg. No. : 2020205-SEC-03b

Date : OCT 2022  
(15/10/2022)





① A critical mass to flourish the commercial hub development at Tuen Mun Town Core



② An interesting building height profile descending to the edges of Tuen Mun new town



③ Sensible building disposition to promote permeability in terms of visual connection and wind penetration as compared with adjacent developments



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④ Relaxation of maximum building height leads to smaller building footprint for more open spaces at lower levels



⑤ Contemporary iconic landmark design (e.g. cascading podium design with landscape terrace) to reinforce the development as a focal point along the riverside at Tuen Mun Town Core



Remarks: Settings on Kin Fung Circuit shown are subject to further liaison with relevant parties and approval with Government Departments.  
Possible footbridge connections are subject to further liaison with relevant parties.  
Alignment of the bridge connecting to Tuen Mun Station is for indicative purpose only.

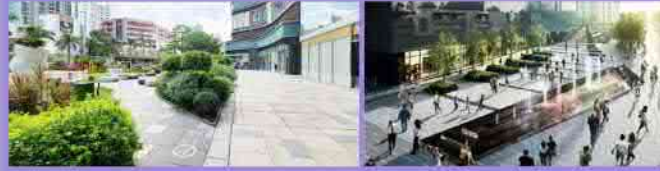


**Pedestrian Improvement Proposal**

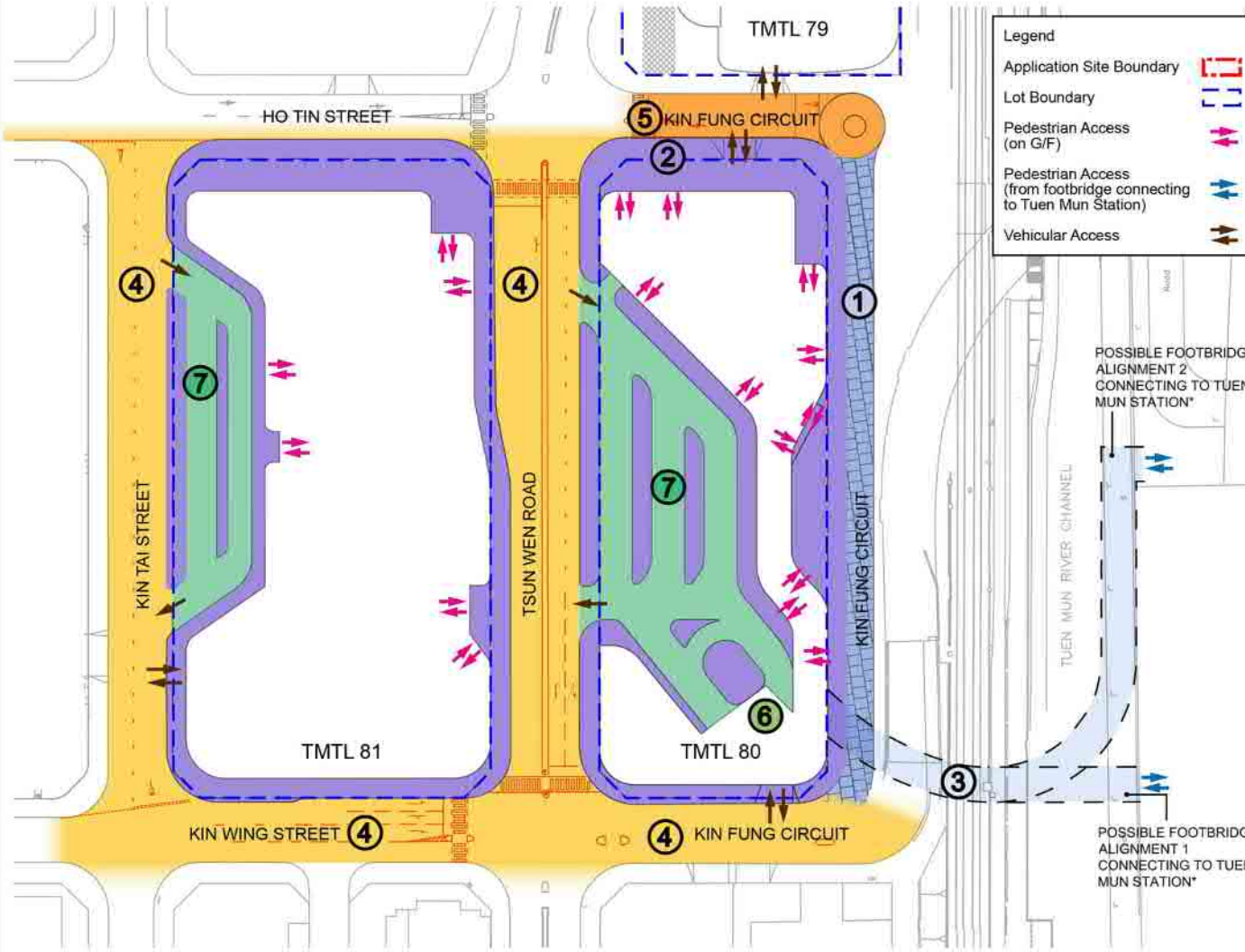
**1** Proposed traffic calming measures along Kin Fung Circuit to ensure a pedestrian friendly walking environment



**2** Widening of pedestrian footpath via G/F setback to provide a more comfortable and safe walking environment



**3** Proposed footbridge connecting to Tuen Mun Station



**Legend**

- Application Site Boundary [Red dashed line]
- Lot Boundary [Blue dashed line]
- Pedestrian Access (on G/F) [Pink arrow]
- Pedestrian Access (from footbridge connecting to Tuen Mun Station) [Blue arrow]
- Vehicular Access [Black arrow]

**Traffic Improvement Proposal**

**4** Road widening of Kin Tai Street, Kin Wing Street and Kin Fung Circuit (southern section) to improve the vehicular circulation



**5** Convert Kin Fung Circuit (northern section) to 2-way operation with a mini-roundabout to improve site access of various development lots



**Parking and Lay-by Improvement Proposal**

**6** Public vehicle park (at basement levels) for re-provisioning of the existing public metered parking for motorcycles, good vehicles and coaches at Kin Fung Circuit



**7** Transport lay-bys to serve the anticipated pick-up / drop off demand of future transport facilities



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Scale	Figure 2.6		



## COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	<b><i>Bus Depot (on land designated "C(2)" only)</i></b>
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	<b><i>Industrial Use (not elsewhere specified) (on land designated "C(2)" only)</i></b>
Government Use (not elsewhere specified)	<b><i>Non-polluting Industrial Use (excluding industrial undertakings involving the use / storage of Dangerous Goods<sup>A</sup>) (on land designated "C(2)" only)</i></b>
Hotel	
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	Residential Institution
Library	Social Welfare Facility (involving residential care on land designated "C(1)" only)
Off-course Betting Centre	<b><i>Warehouse (excluding Dangerous Godowns) (on land designated "C(2)" only)</i></b>
Office	
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	
Shop and Services	
Social Welfare Facility (not elsewhere specified)	
Training Centre	
Utility Installation for Private Project	

***<sup>A</sup>Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).***

### Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

(please see next page)

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COMMERCIAL (cont'd)Remarks

- (a) On land designated “Commercial” (“C”), 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 gross floor area (GFA) of 40,000m<sup>2</sup>, or the GFA of the existing building, whichever is the greater.
- (b) On land designated “Commercial (1)” (“C(1)”), 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 (PR) of 9.5 or the PR of the existing building, whichever is the greater.
- (c) On land designated “Commercial (2)” (“C(2)”), 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 plot ratio specified below:*

<i>Site</i>	<i>Development Restrictions</i>
<i>The site bounded by Kin Fung Circuit to the south and Tsun Wen Road to the west (i.e. Tuen Mun Town Lot 79)</i>	<i>A maximum plot ratio (PR) of 9.5 or the PR of the existing building, whichever is the greater.</i>
<i>The site bounded by Kin Fung Circuit to the north/east/south and Tsun Wen Road to the west (i.e. Tuen Mun Town Lot 80)</i>	<i>A maximum plot ratio (PR) of 9.5 or the PR of the existing building, whichever is the greater, and to provide additional transport lay-bys with a GFA of not more than 3,000m<sup>2</sup>, and a public vehicle park of not less than 62 spaces.</i>
<i>The site bounded by Ho Tin Street to the north, Tsun Wen Road to the east, Kin Wing Street to the south and Kin Tai Street to the west (i.e. Tuen Mun Town Lot 81)</i>	<i>A maximum plot ratio (PR) of 9.5 or the PR of the existing building, whichever is the greater, and to provide additional transport lay-bys with a GFA of not more than 2,000m<sup>2</sup>.</i>

- (d) 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 metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (e) A total of not less than 300 public car parking spaces shall be provided in “C” zone. In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as public car parking spaces should be included for calculation.
- (f) In determining the maximum GFA/PR for the purposes of paragraphs (a) ~~and (b)~~ *to (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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

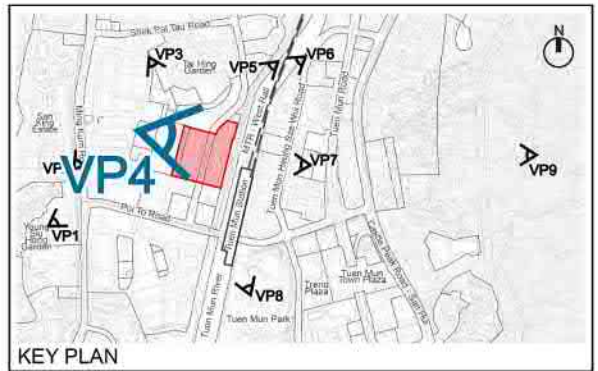
- (g) *In determining the maximum GFA/PR for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as ~~public transport facilities~~ public vehicle park and social welfare facilities may be disregarded.*
- (h) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the GFA/PR for the building on land to which paragraphs (a) and (b) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the maximum GFA/PR specified in paragraphs (a) ~~and (b)~~ *to (c)* above may thereby be exceeded.
- (i) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on GFA/PR/building height, and provision of public ~~car~~ *vehicle* parking spaces as stated in paragraphs (a) ~~to (d)~~ *to (e)* above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



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Baseline Condition



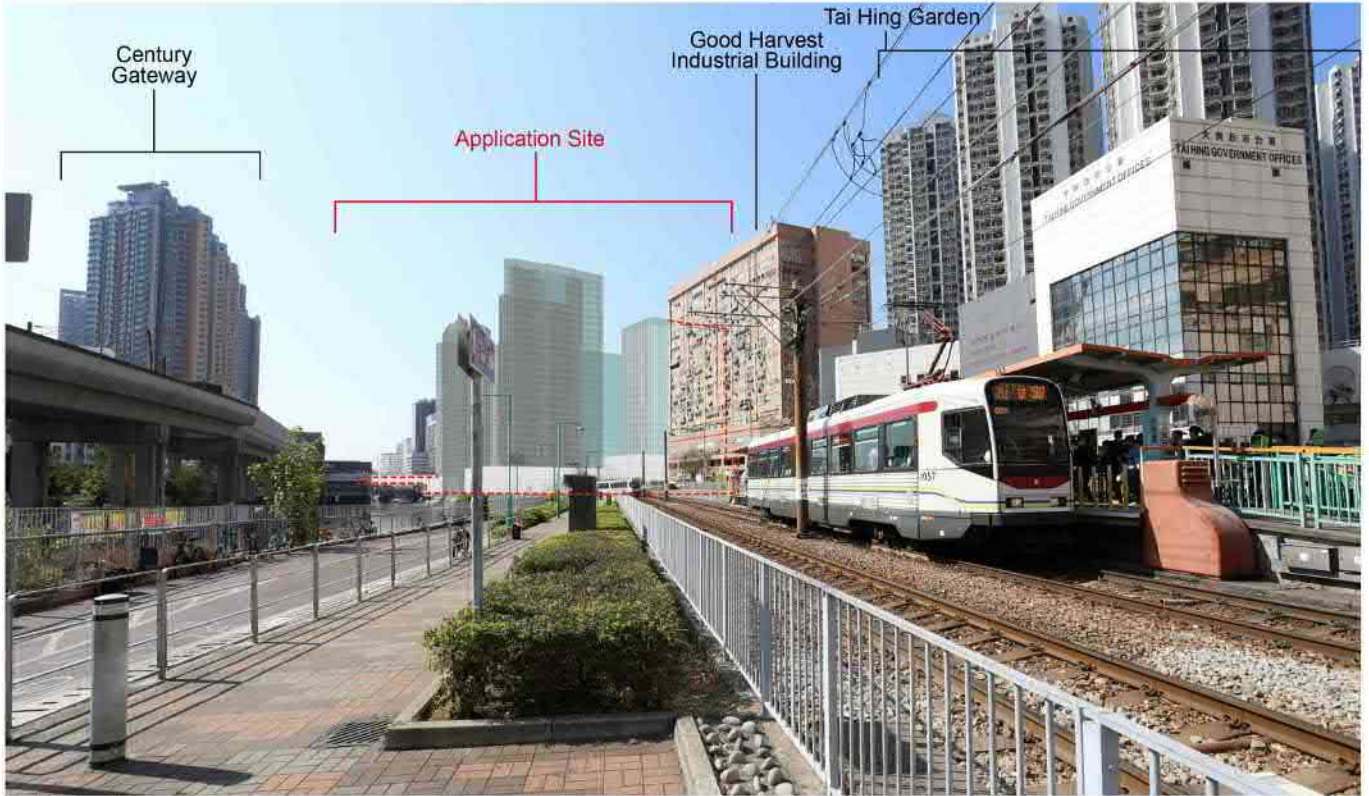
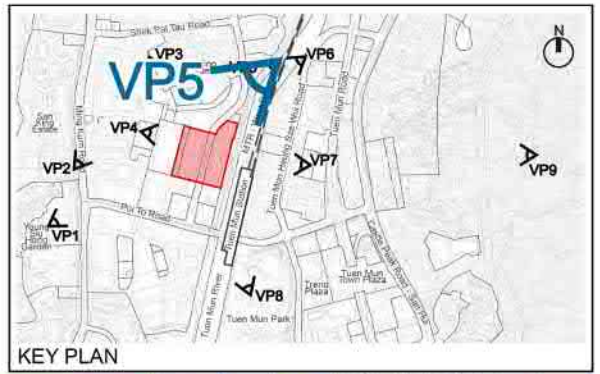
Proposed Rezoning Scheme



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Baseline Condition



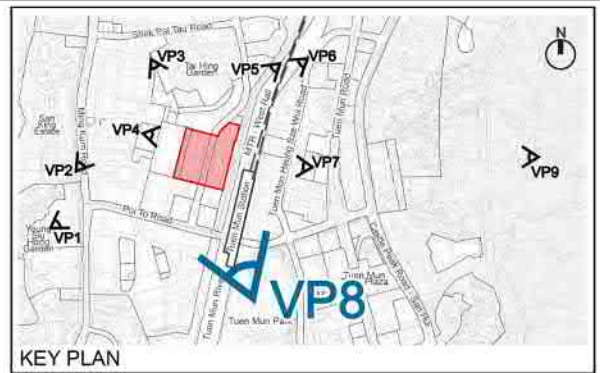
Proposed Rezoning Scheme



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Baseline Condition



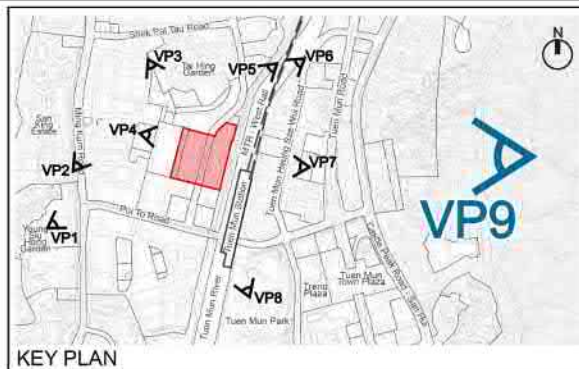
Proposed Rezoning Scheme



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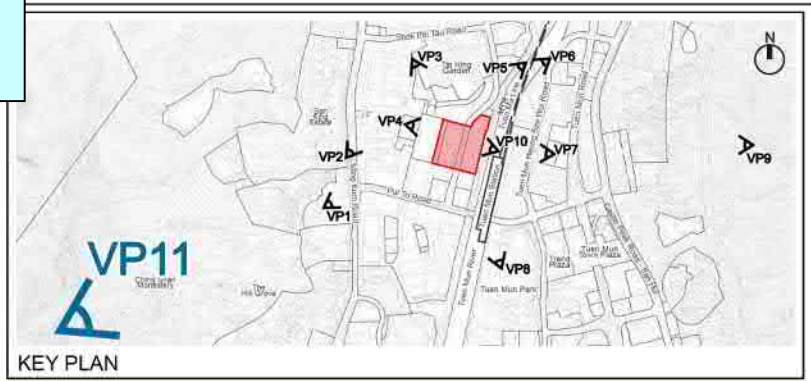


Baseline Condition



Proposed Rezoning Scheme





Baseline Condition



Proposed Rezoning Scheme