

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TM/30**  
**关于申请编号 Y/TM/30 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 18.1.2023  
因应于 2023 年 1 月 18 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/30		
Location/address 位置/地址	No. 430, Castle Peak Road - Castle Peak Bay, Tuen Mun, New Territories (Ping Shan Inland Lot 6) 新界屯门青山公路 - 青山湾段 430 号 (屏山内地段 6 号)		
Site area 地盘面积	About 约 1,840 sq. m 平方米		
Plan 图则	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	"Green Belt" and Area Shown as 'Road' 「绿化地带」及显示为「道路」的地方		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Green Belt" and Area Shown as 'Road' to "Residential (Group A) 28" 把申请地点由「绿化地带」及显示为「道路」的地方改划为「住宅(甲类)28」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	About 约 10,841.28	About 约 5.892
	Non-domestic 非住用	About 约 314.6	About 约 0.171
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 综合用途	1	

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
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		Not more than 不多於 100	mPD 米(主水平基准上)
		Not more than 不多於 26 /	Storey(s) 层 Exclude 不包括 Basement 地库
Site coverage 上盖面积	15 米以下 Below 15m: Not more than 不多於 100 % 15 米以上 Above 15m: Not more than 不多於 33.3 %		
No. of units 单位数目	224 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 582	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		60
	Private Car Parking Spaces 私家车车位		57
	Motorcycle Parking Spaces 电单车车位		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		1
Medium/Heavy Goods Vehicle Spaces 中型/重型货车车位		1	

\* 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

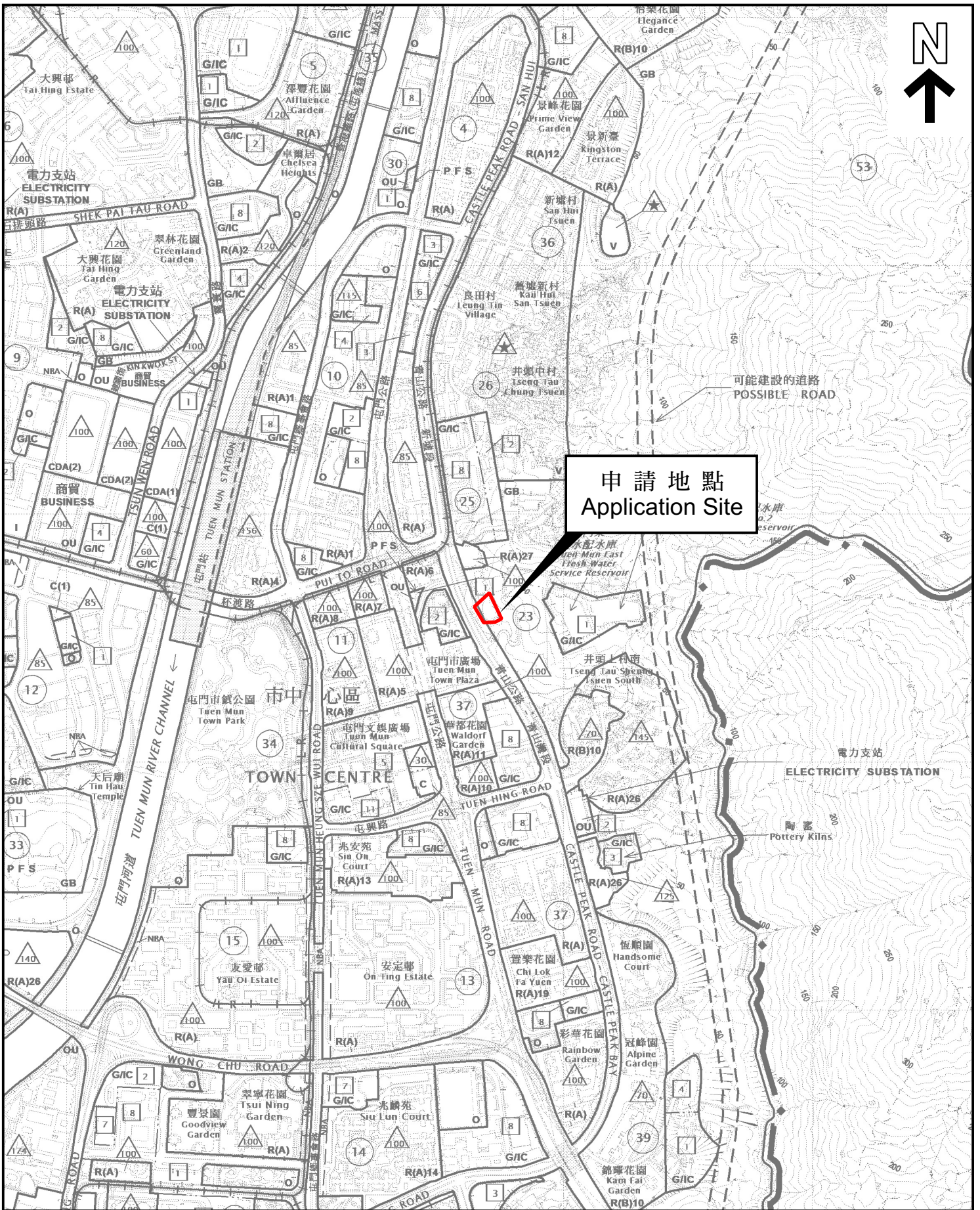
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" 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 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 checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Landscape Proposal 园境建议</u></b>		
<b><u>Replacement pages of Supporting Planning Statement 规划纲领替换页</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。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。

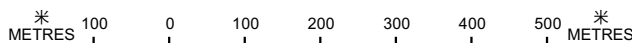




位置圖 LOCATION PLAN

本摘要圖於2023年1月27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 27.1.2023  
 BASED ON OUTLINE ZONING PLAN No.  
 S/TM/36 EXHIBITED ON 22.7.2022

SCALE 1:10 000 比例尺



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/30





平面圖 SITE PLAN

本摘要圖於2023年1月27日擬備，  
 所根據的資料為測量圖編號  
 6-SW-6A, 6B, 6C, 6D  
 EXTRACT PLAN PREPARED ON 27.1.2023  
 BASED ON SURVEY SHEETS No.  
 6-SW-6A, 6B, 6C, 6D

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/30

**申請編號 Application No. : Y/TM/30**

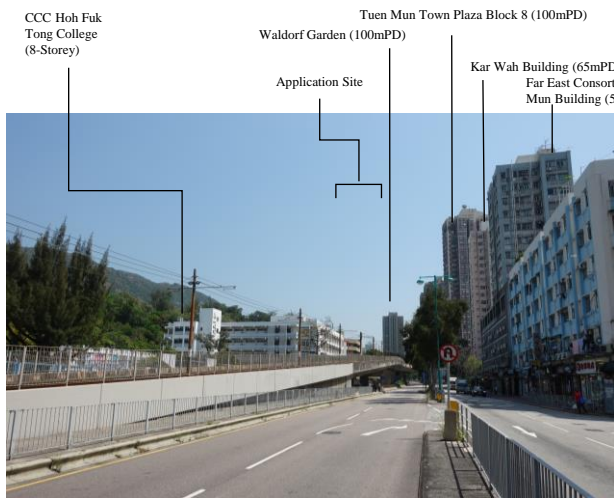
**備註 Remarks**

申請人提交進一步資料，包括回應部門的意見、經修訂的排污影響評估、經修訂的環境評估、經修訂的視覺影響評估、經修訂的定量風險評估、經修訂的園境設計建議、以及規劃綱領的替換頁。

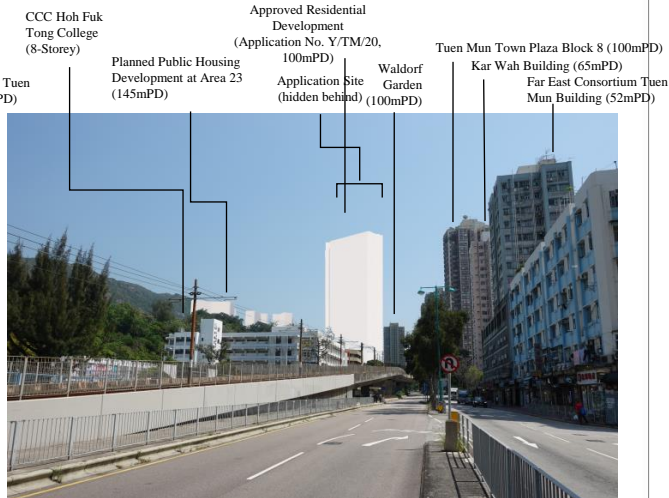
The applicant submitted further information which includes responses to departmental comments, a revised Sewerage Impact Assessment, a revised Environmental Assessment, a revised Visual Impact Assessment, a revised Quantitative Risk Assessment, a revised landscape design proposal and replacement pages of supporting planning statement.

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。

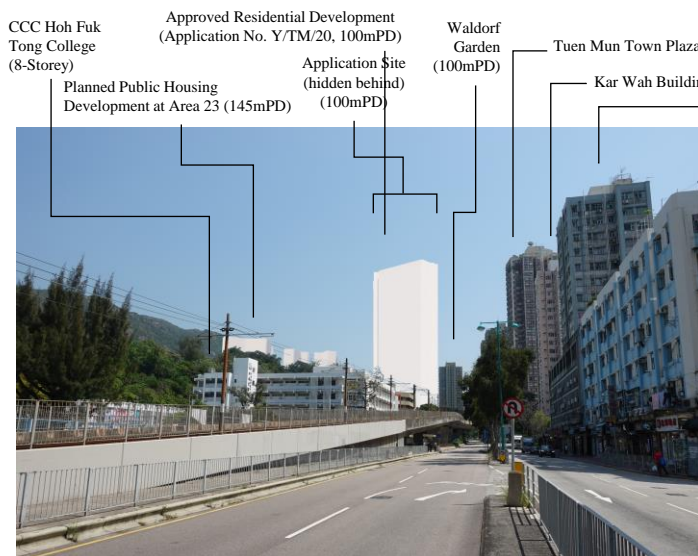
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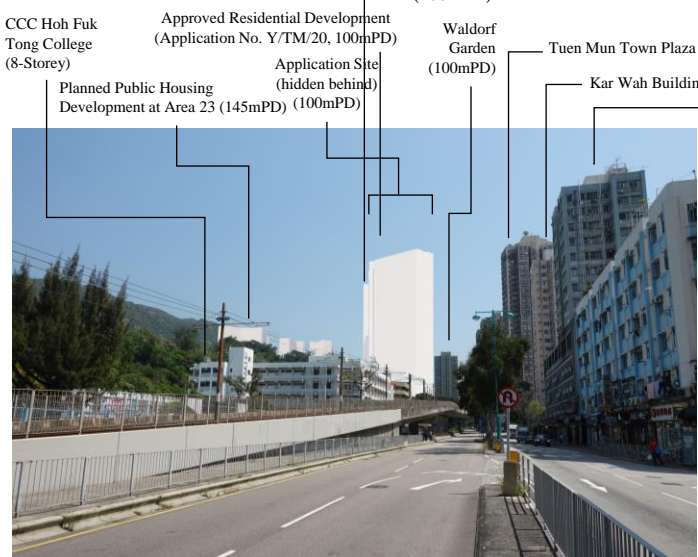
**Existing Condition**



**Approved Scheme**



**Indicative Scheme**



**Potential Scheme**



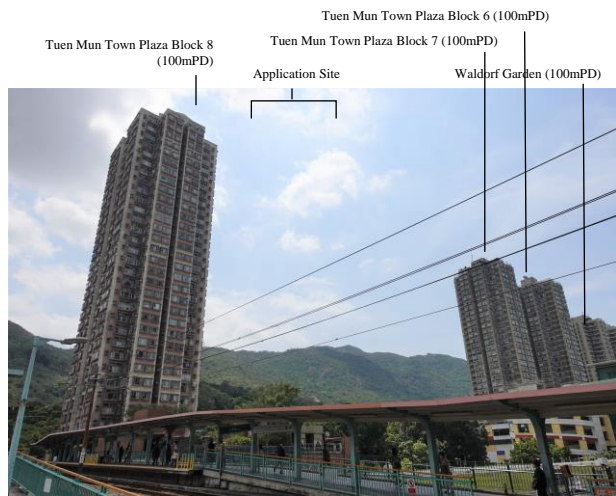
**Key Plan**

Figure No.	Scale	Figure Title
3	-	Viewing Point 1 – Hoh Fuk Tong Light Rail Station
<b>ARUP</b>	Date January 2023	Source -

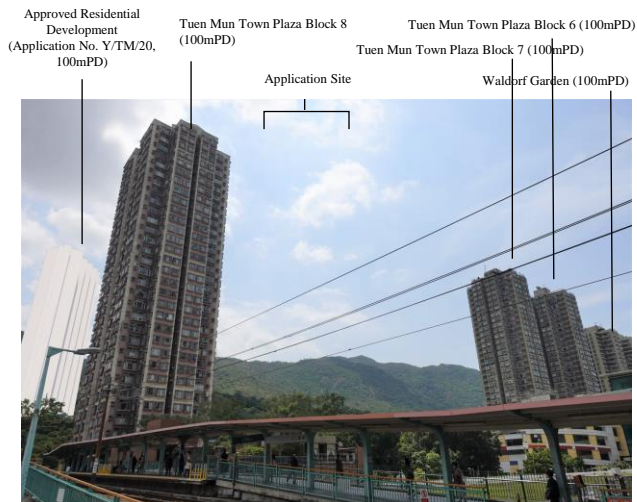
**Viewing Point 1 – Hoh Fuk Tong Light Rail Station**

申請編號 Application No. : Y / TM / 30  
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**Existing Condition**



**Approved Scheme**

Approved Residential Development (Application No. Y/TM/20, 100mPD) Tuen Mun Town Plaza Block 8 (100mPD) Application Site (100mPD)



Tuen Mun Town Plaza Block 7 (100mPD)  
Tuen Mun Town Plaza Block 6 (100mPD)  
Waldorf Garden (100mPD)

**Indicative Scheme**

Approved Residential Development (Application No. Y/TM/20, 100mPD) Tuen Mun Town Plaza Block 8 (100mPD) Application Site (100mPD) Potential Development in Adjoining Building Lots (100mPD) Tuen Mun Town Plaza Block 6 (100mPD) Tuen Mun Town Plaza Block 7 (100mPD) Waldorf Garden (100mPD)



**Potential Scheme**

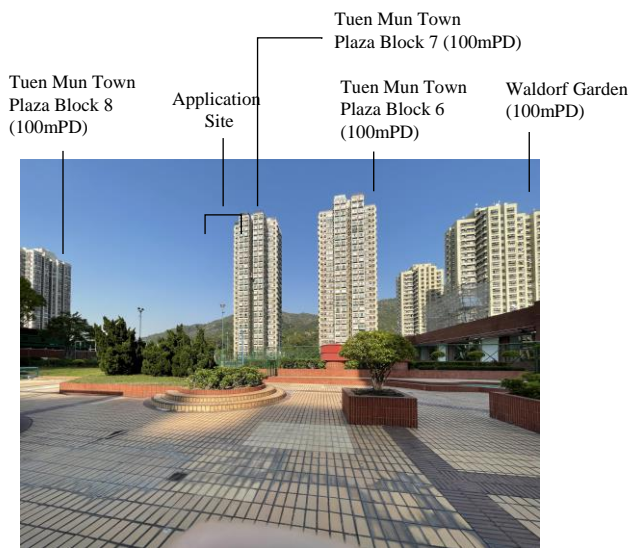
**Key Plan**



Figure No.	Scale	Figure Title
5	-	Viewing Point 3 – Pui To Light Rail Station
ARUP	Date	Source
	January 2023	-

**Viewing Point 3 – Pui To Light Rail Station**

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**Existing Condition**



**Approved Scheme**



**Indicative Scheme**



**Potential Scheme**

Potential Development in Adjoining Building Lots (100mPD)

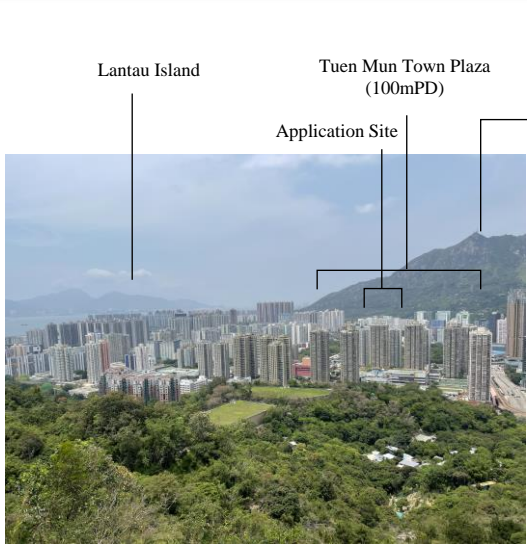
Key Plan



Figure No.	Scale	Figure Title
7	-	<b>Viewing Point 5 – Public Open Space at Tuen Mun Town Plaza</b>
<b>ARUP</b>	Date January 2023	Source -

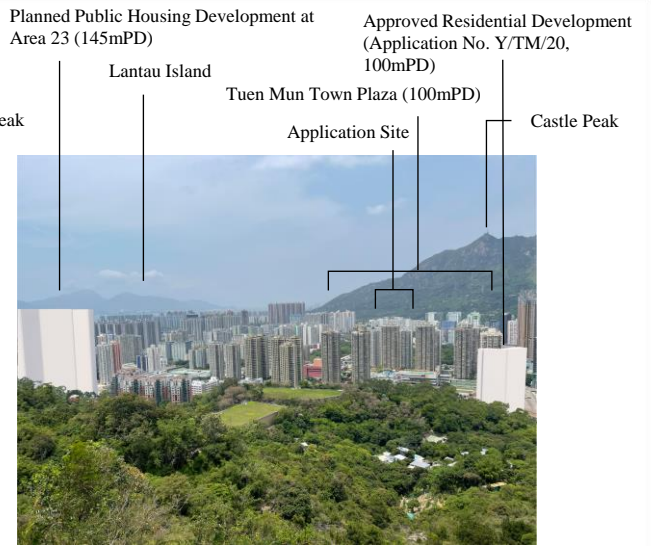
申請編號 Application No. : Y / TM / 30  
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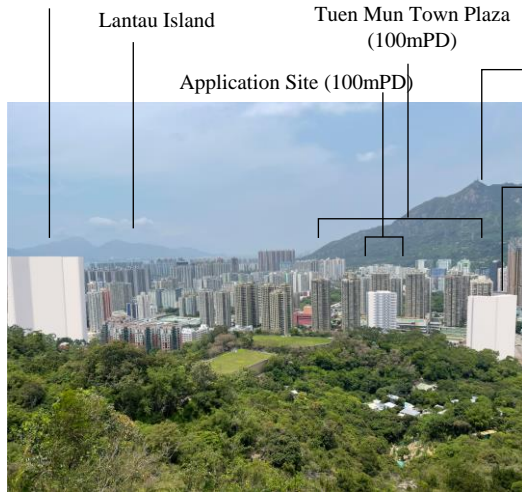


**Existing Condition**

Planned Public Housing Development at Area 23 (145mPD)



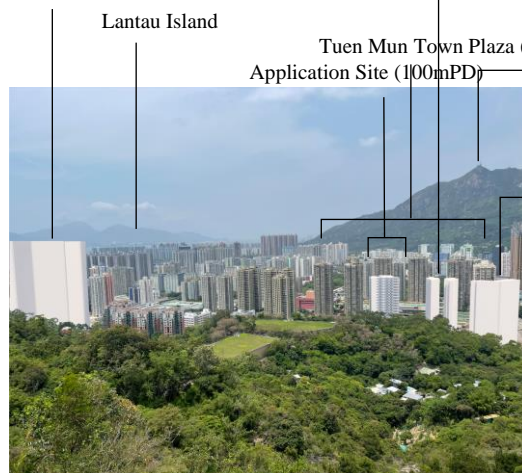
**Approved Scheme**



**Indicative Scheme**

Planned Public Housing Development at Area 23 (145mPD)

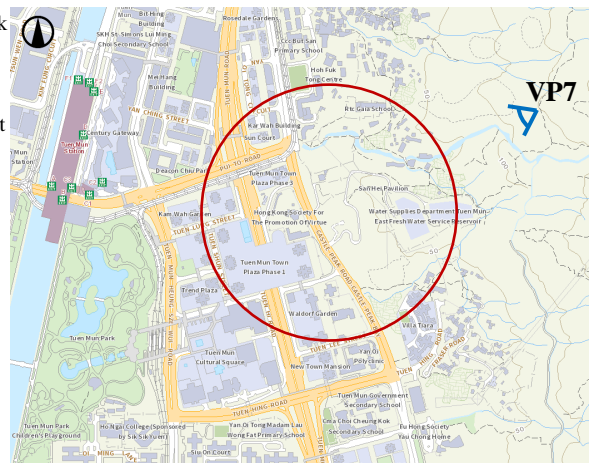
Potential Development in Adjoining Building Lots (100mPD)



**Potential Scheme**

Approved Residential Development (Application No. Y/TM/20, 100mPD)

**Key Plan**



<b>Figure No.</b> 9	<b>Scale</b> -	<b>Figure Title</b> <b>Viewing Point 7 – Along Tuen Mun Trail (Section 1)</b>
<b>ARUP</b>	<b>Date</b> January 2023	<b>Source</b> -

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Waldorf Garden (100mPD) Application Site Villa Tiara (70mPD)



**Existing Condition**

Waldorf Garden (100mPD) Approved Residential Development (Application No. Y/TM/20, 100mPD) Application Site Villa Tiara (70mPD) Planned Public Housing Development at Area 23 (145mPD) (hidden behind)



**Approved Scheme**

Waldorf Garden (100mPD) Approved Residential Development (Application No. Y/TM/20, 100mPD) Application Site (100mPD)



**Indicative Scheme**

Planned Public Housing Development at Area 23 (145mPD) (hidden behind)

Villa Tiara (70mPD)

Waldorf Garden (100mPD) Approved Residential Development (Application No. Y/TM/20, 100mPD) Application Site (100mPD) Potential Development in Adjoining Building Lots (hidden behind) (100mPD) Planned Public Housing Development at Area 23 (145mPD) (hidden behind) Villa Tiara (70mPD)



**Potential Scheme**

**Key Plan**



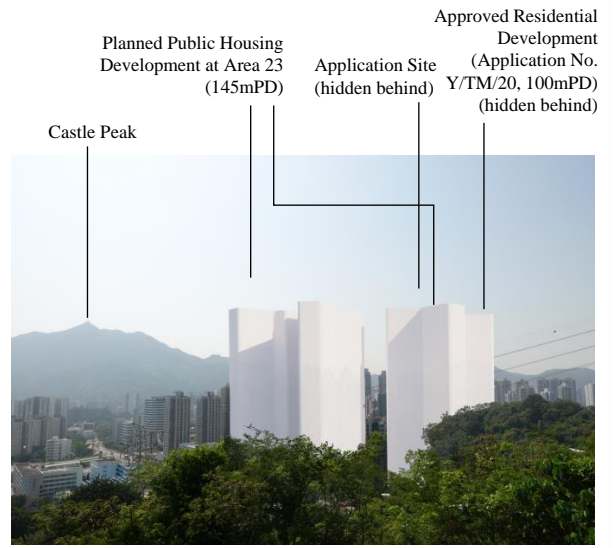
Figure No. 10	Scale -	Figure Title
<b>ARUP</b>	Date January 2023	Source

**Viewing Point 8 - Tuen Hing Street**

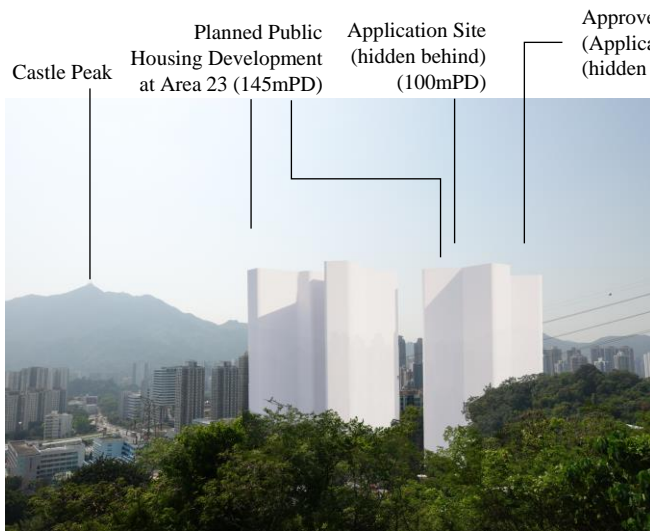
申請編號 Application No. : Y / TM / 30  
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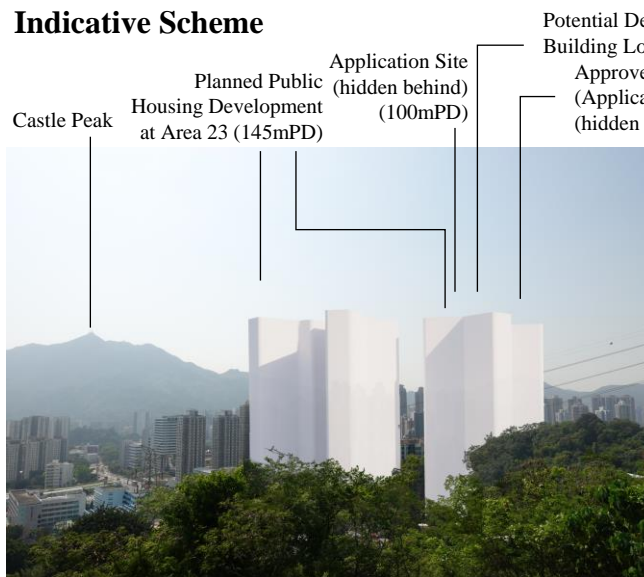
**Existing Condition**



**Approved Scheme**



**Indicative Scheme**



**Potential Scheme**

Potential Development in Adjoining Building Lots (hidden behind) (100mPD)

Approved Residential Development (Application No. Y/TM/20, 100mPD) (hidden behind)

**Key Plan**

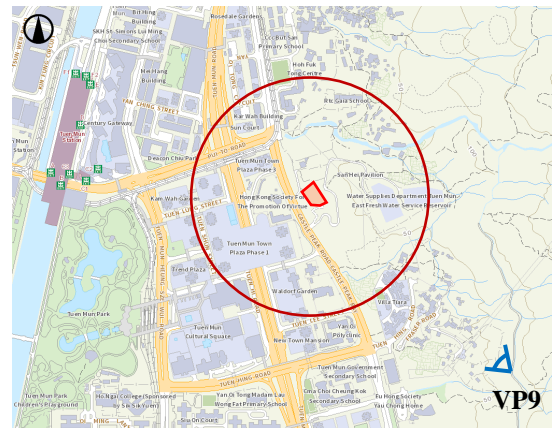


Figure No.	Scale	Figure Title
11	-	
<b>ARUP</b>	Date January 2023	Source

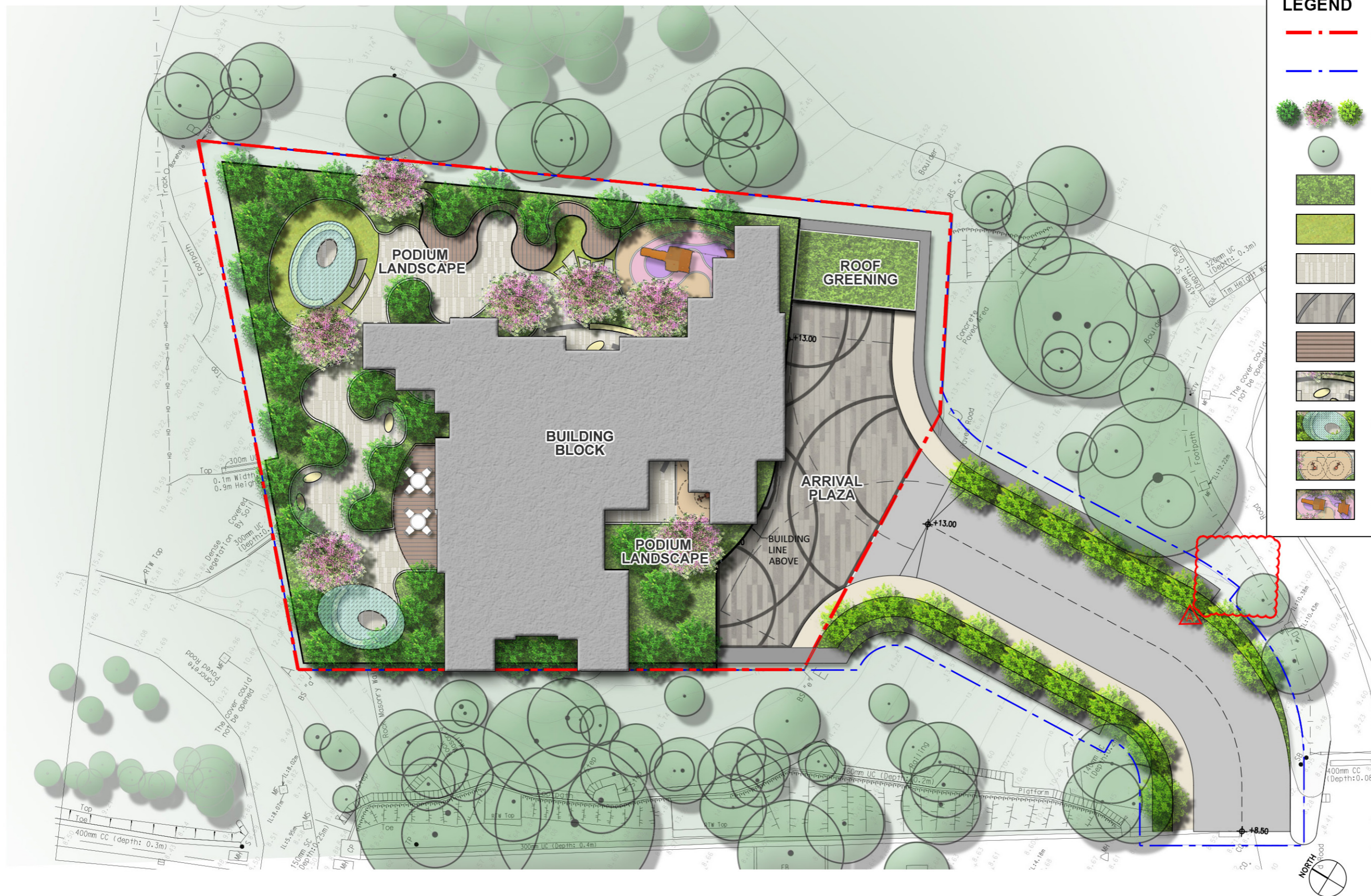
**Viewing Point 9 – Along MacLehose Trail**

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LEGEND	
	APPLICATION SITE BOUNDARY
	PROJECT WORKS BOUNDARY
	NEW PROPOSED TREES
	EXISTING TREES
	SHRUBS/GROUNDCOVERS
	LAWN
	HARD PAVED AREA
	DRIVEWAY / EVA
	TIMBER
	LANDSCAPE SEATING
	CANOPY
	FITNESS STATION
	CHILDREN'S PLAY AREA

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
A	17 OCT 2022	ADDRESS GOVERNMENT DEPARTMENTS' COMMENTS	LW	DK	CD

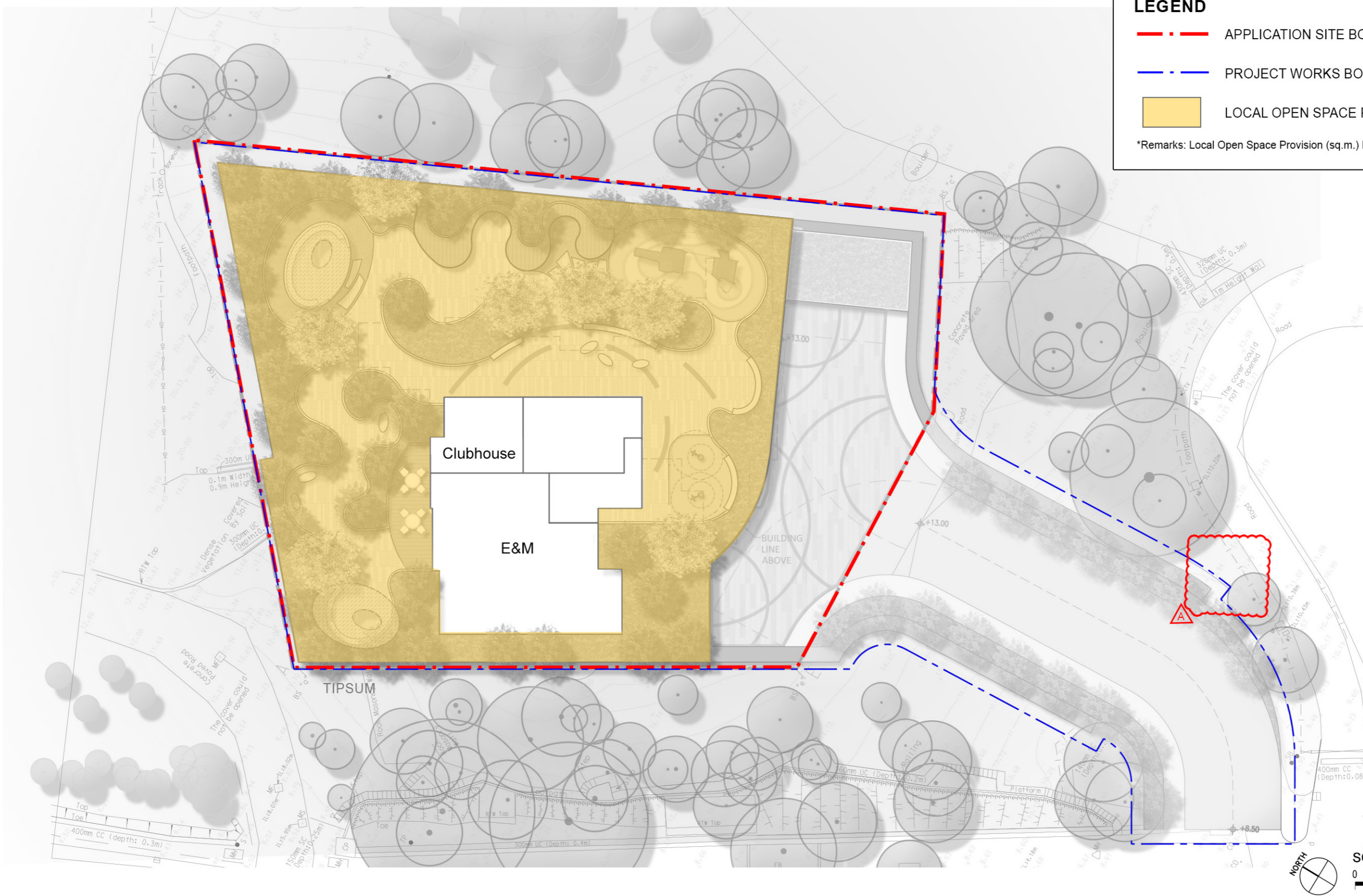
Job Title	Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) at No. 430 Castle Peak Road – Castle Peak Bay, Tuen Mun, New Territories				
Drawing Title	LANDSCAPE MASTER PLAN (OVERALL)				
Drawn by	OO	Checked by	MKK	Approved by	TO
Date	JUNE 2022				

Figure No.	C.1
Scale	1:300@A3
Job No.	RKL2

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Planning, Urban Design, Landscape, Golf & Environmental Consultants  
 Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662





**LEGEND**

- - - APPLICATION SITE BOUNDARY
- - - PROJECT WORKS BOUNDARY
- LOCAL OPEN SPACE PROVISION AT 3<sup>rd</sup> LEVEL

\*Remarks: Local Open Space Provision (sq.m.) Not Less than a Total of 582 sq.m.

SCALE 1 : 300  
 0 5 10 15m

A	17 OCT 2022	ADDRESS GOVERNMENT DEPARTMENTS' COMMENTS	LW	DK	CD
Amendment No.	Date	Description	Drawn by	Checked by	Approved by

**Job Title**  
 Application for Amendment of Plan under  
 Section 12A of the Town Planning Ordinance (Cap. 131) at  
 No. 430 Castle Peak Road – Castle Peak Bay, Tuen Mun, New Territories

**Drawing Title**  
 OPEN SPACE PROVISION (3RD LEVEL)

Drawn by OO Checked by MKK Approved by TO Date JUNE 2022

**Figure No.**  
 C.6

**Scale**  
 1:300@A3

**Job. No.** RKL2

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**Urbis Limited**

Planning, Urban Design, Landscape, Golf & Environmental Consultants  
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