

**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 3.3.2023
因应於 2023 年 3 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/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 : 62.5 % 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		1130
	Private Car Parking Spaces 私家车车位		1026
	Motorcycle Parking Spaces 电单车车位		104
	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	

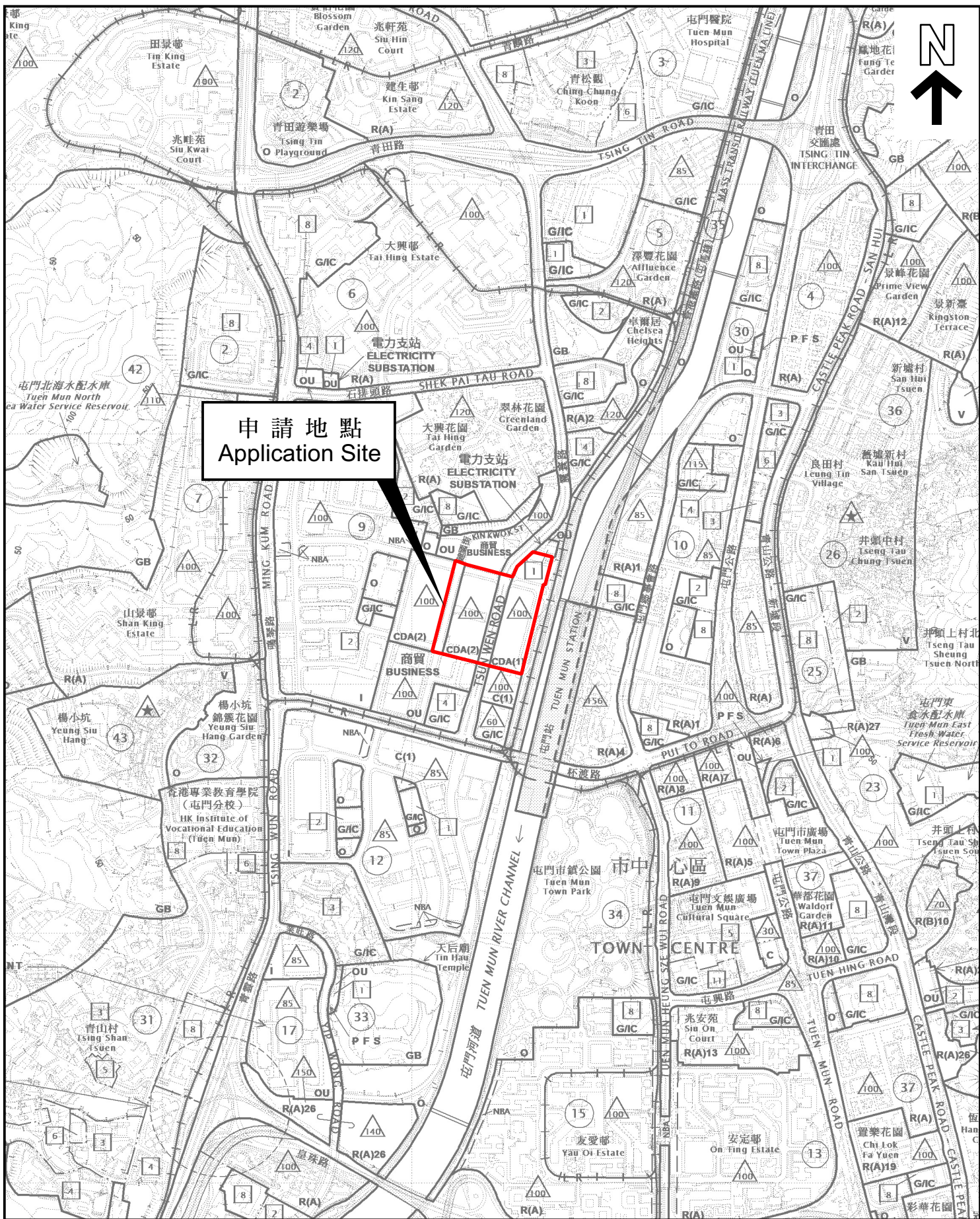
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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.

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
<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 checked="" type="checkbox"/>
<u>Revised plan showing tree planting proposal 经修订的树木种植建议图</u>		
<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 checked="" 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 checked="" type="checkbox"/>
<u>Replacement pages of Environmental Assessment 环境评估的替换页</u>		
<u>Replacement pages of Air Ventilation Assessment 空气流通影响评估的替换页</u>		
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。



申請地點
Application Site

位置圖 LOCATION PLAN

本摘要圖於2023年3月7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 7.3.2023
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





平面圖 SITE PLAN

本摘要圖於2023年3月7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 7.3.2023
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、經修訂的交通影響評估、經修訂的發展參數表、經修訂的樹木種植建議圖，以及環境評估及空氣流通影響評估的替換頁。

The applicant submitted further information which includes responses to departmental comments, a revised Traffic Impact Assessment, a revised development parameters table, a revised plan showing tree planting proposal, as well as replacement pages of Environmental Assessment and Air Ventilation 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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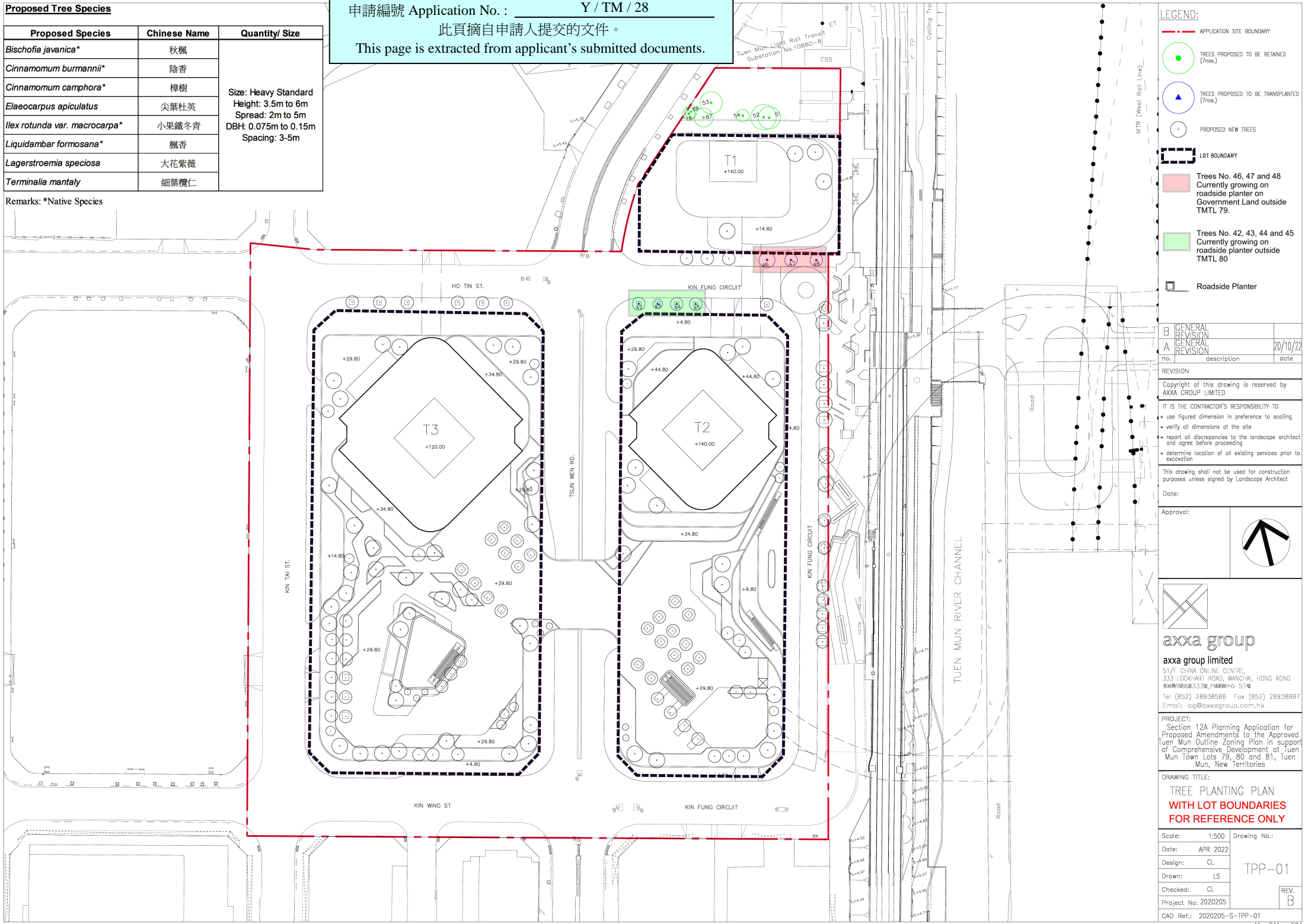
Proposed Tree Species

Proposed Species	Chinese Name	Quantity/ Size
<i>Bischofia javanica</i> *	秋楓	Size: Heavy Standard Height: 3.5m to 6m Spread: 2m to 5m DBH: 0.075m to 0.15m Spacing: 3-5m
<i>Cinnamomum burmannii</i> *	陰香	
<i>Cinnamomum camphora</i> *	樟樹	
<i>Elaeocarpus apiculatus</i>	尖葉杜英	
<i>Ilex rotunda var. macrocarpa</i> *	小果鐵冬青	
<i>Liquidambar formosana</i> *	楓香	
<i>Lagerstroemia speciosa</i>	大花紫薇	
<i>Terminalia mantaly</i>	細葉欖仁	

Remarks: *Native Species

申請編號 Application No. : Y / TM / 28

此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



LEGEND:

- APPLICATION SITE BOUNDARY
- TREES PROPOSED TO BE RETAINED (7nos.)
- TREES PROPOSED TO BE TRANSPLANTED (7nos.)
- PROPOSED NEW TREES
- LOT BOUNDARY
- Trees No. 46, 47 and 48 Currently growing on roadside planter on Government Land outside TMTL 79.
- Trees No. 42, 43, 44 and 45 Currently growing on roadside planter outside TMTL 80
- Roadside Planter

no.	description	date
B	GENERAL REVISION	
A	GENERAL REVISION	20/10/22

REVISION

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IT IS THE CONTRACTOR'S RESPONSIBILITY TO

- use figured dimension in preference to scaling
- verify all dimensions at the site
- report all discrepancies to the landscape architect and agree before proceeding
- determine location of all existing services prior to excavation

This drawing shall not be used for construction purposes unless signed by Landscape Architect

Date:

Approval:

axxa group limited
 51/F CHINA ONLINE CENTRE,
 333 LOCKHART ROAD, WANCHAI, HONG KONG
 香港灣仔道333號, 中國網絡中心 51樓
 Tel (852) 28938586 Fax (852) 28938997
 Email: ag@axxagroup.com.hk

PROJECT:
 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

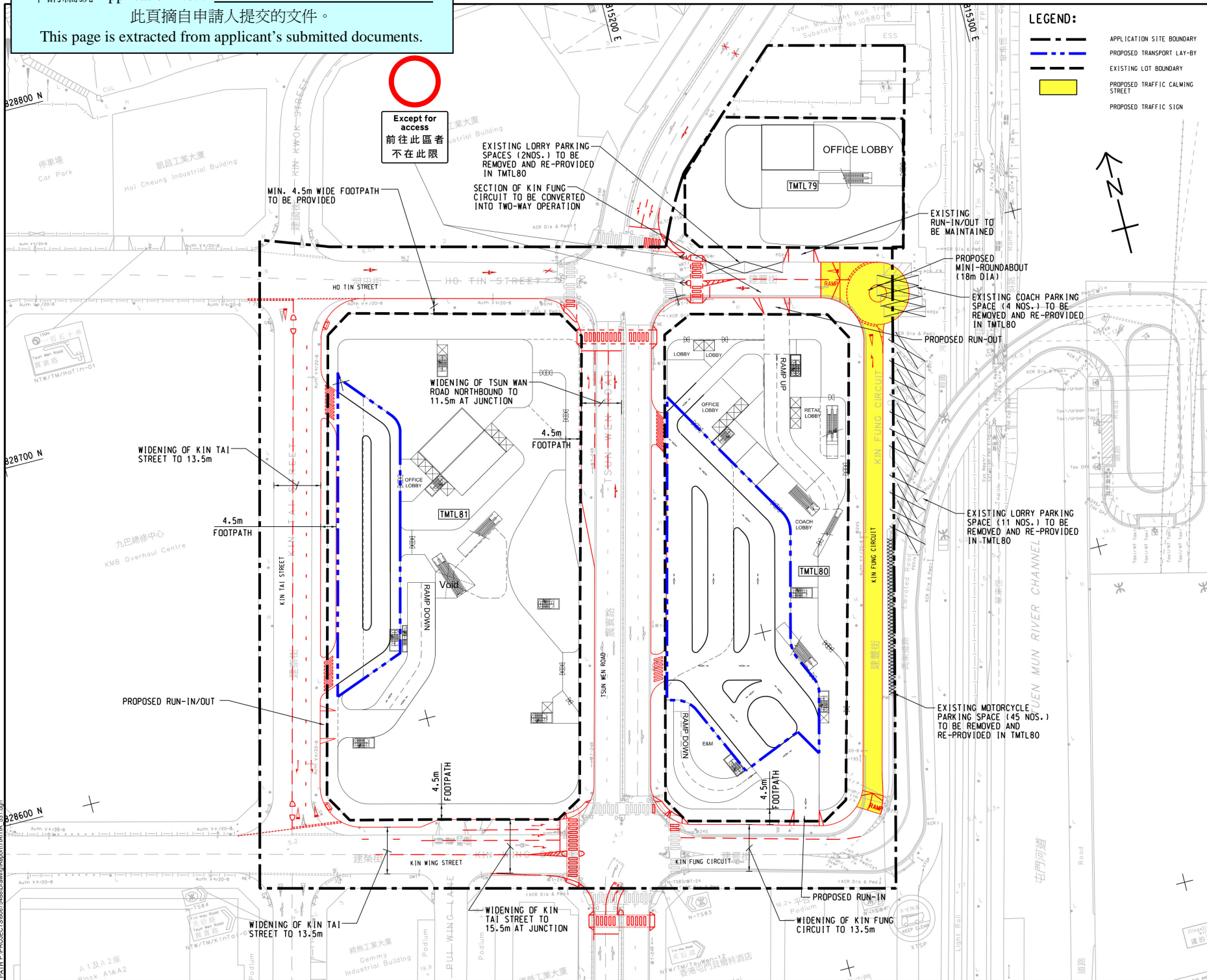
DRAWING TITLE:
 TREE PLANTING PLAN
 WITH LOT BOUNDARIES
 FOR REFERENCE ONLY

Scale: 1:500 Drawing No.:
 Date: APR 2022
 Design: CL
 Drawn: LS
 Checked: CL
 Project No: 2020205
 CAD Ref.: 2020205-S-TPP-01

TTP-01

REV. B

ISO A1 184mm x 841mm
 Approved:
 Checked:
 Designer:
 Project Management In-charge:
 2/28/2023
 Pld File by: ZHANGJ
 PATH: P:\PROJECTS\60675488\Drawing\Report\TIA\TIA_81.dgn



LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED TRANSPORT LAY-BY
- EXISTING LOT BOUNDARY
- PROPOSED TRAFFIC CALMING STREET
- PROPOSED TRAFFIC SIGN

AECOM

PROJECT
SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE APPROVED TUEN MUN OUTLINE ZONING PLAN IN SUPPORT OF COMMERCIAL DEVELOPMENT AT TUEN MUN TOWN LOTS 79, 80 AND 81, TUEN MUN, NEW TERRITORIES

CLIENT

CONSULTANT
AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.
B	FEB 23	TD'S COMMENT	TC
A	MAY 22	TD'S COMMENT	TC

STATUS

SCALE
A3 1:1000

DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60675488

CONTRACT NO.

SHEET TITLE
TRAFFIC IMPROVEMENT PROPOSAL

SHEET NUMBER
60675488/TIA/FIGURE 2.2

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申請編號 Application No. : _____ Y / TM / 28

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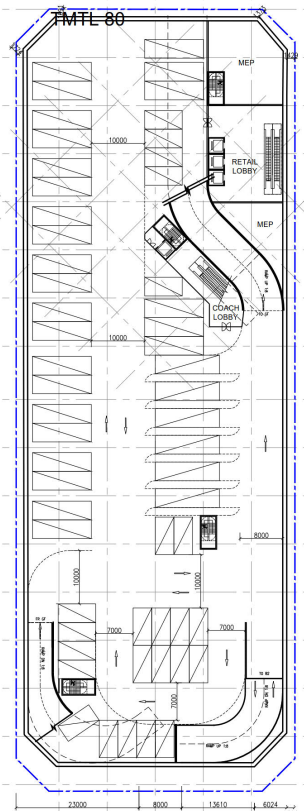
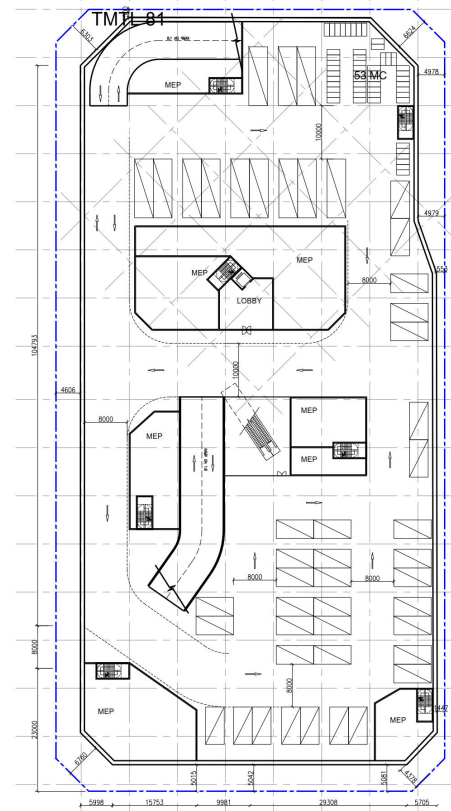
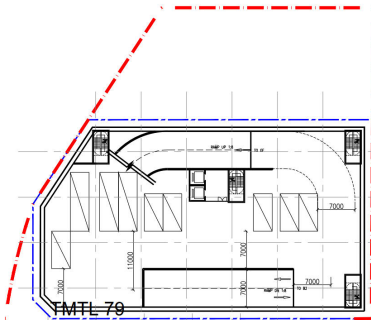
This page is extracted from applicant's submitted documents.

TMTL 79	REQUIRED (TIA 2023/02/24)	PROVIDED				
		B01	B02	B03	B04	TOTAL
PC	122	--	40	40	42	122
MC	13	--	5	4	4	13
LGV	6	6	--	--	--	6
HGV	3	3	--	--	--	3
COACH	--	--	--	--	--	--

TMTL 80	REQUIRED (TIA 2023/02/24)	PROVIDED				
		B01	B02	B03	B04	TOTAL
PC	378	--	113	125	140	378
MC	83	--	83	--	--	83
LGV	24	24	--	--	--	24
HGV	26	26	--	--	--	26
COACH	6	6	--	--	--	6

TMTL 81	REQUIRED (TIA 2023/02/24)	PROVIDED					
		GF	B01	B02	B03	B04	TOTAL
PC	526	--	--	172	177	177	526
MC	53	--	53	--	--	--	53
LGV	34	--	34	--	--	--	34
HGV	19	7	12	--	--	--	19
COACH	--	--	--	--	--	--	--

LEGEND	
PC	
MC	
LGV	
HGV	
COACH	



TMTL 81 B1 Floor Plan

TMTL 80 B1 Floor Plan

申請編號 Application No. : _____ Y / TM / 28

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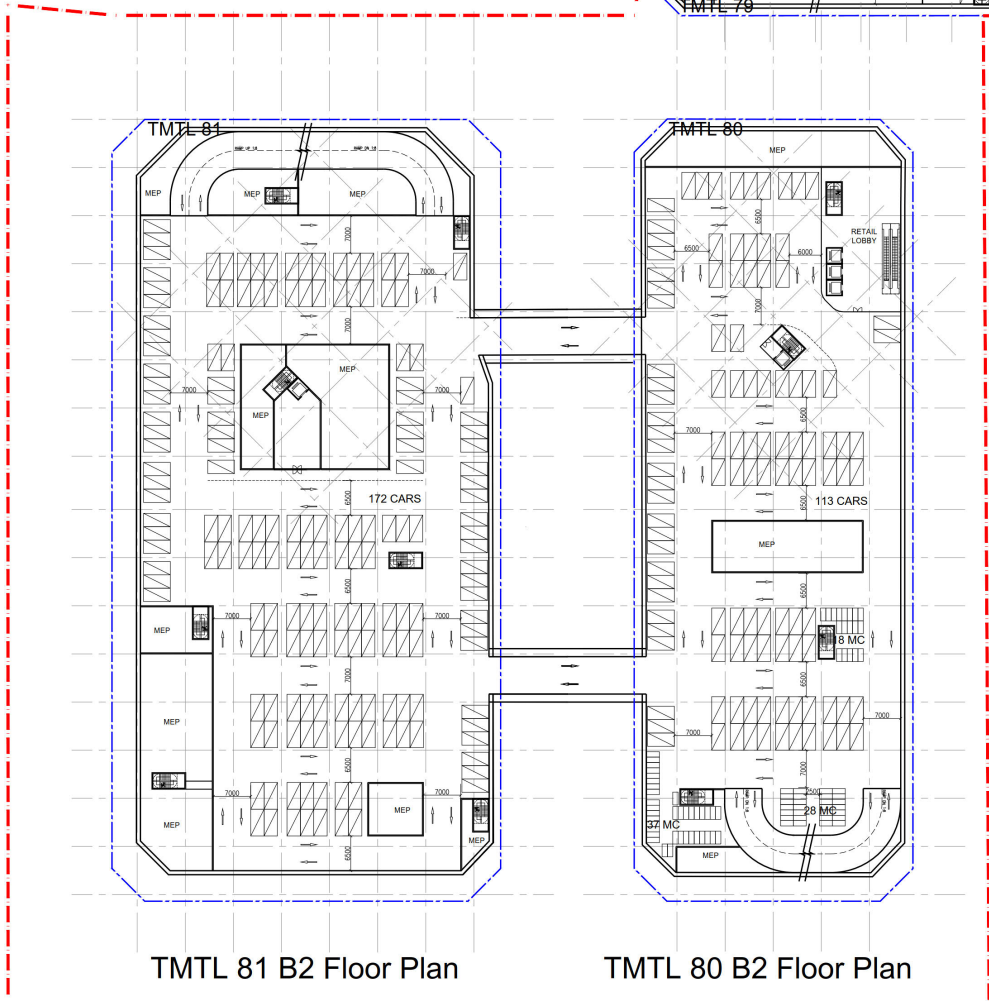
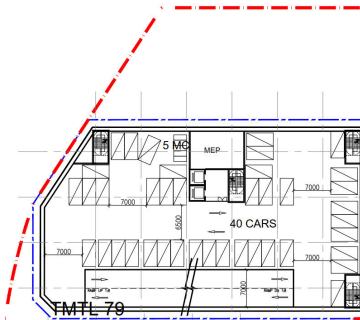
This page is extracted from applicant's submitted documents.

TMTL 79	REQUIRED (TIA 2023/02/24)	PROVIDED				
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PC	122	--	40	40	42	122
MC	13	--	5	4	4	13
LGV	6	6	--	--	--	6
HGV	3	3	--	--	--	3
COACH	--	--	--	--	--	--

TMTL 80	REQUIRED (TIA 2023/02/24)	PROVIDED				
		B01	B02	B03	B04	TOTAL
PC	378	--	113	125	140	378
MC	83	--	83	--	--	83
LGV	24	24	--	--	--	24
HGV	26	26	--	--	--	26
COACH	6	6	--	--	--	6

TMTL 81	REQUIRED (TIA 2023/02/24)	PROVIDED					
		GF	B01	B02	B03	B04	TOTAL
PC	526	--	--	172	177	177	526
MC	53	--	53	--	--	--	53
LGV	34	--	34	--	--	--	34
HGV	19	7	12	--	--	--	19
COACH	--	--	--	--	--	--	--

LEGEND	
PC	
MC	
LGV	
HGV	
COACH	



TMTL 81 B2 Floor Plan

TMTL 80 B2 Floor Plan

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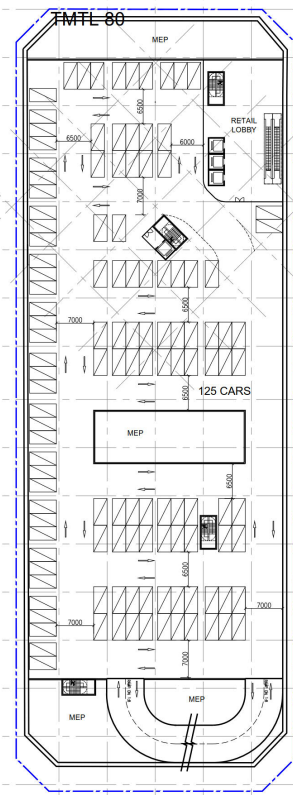
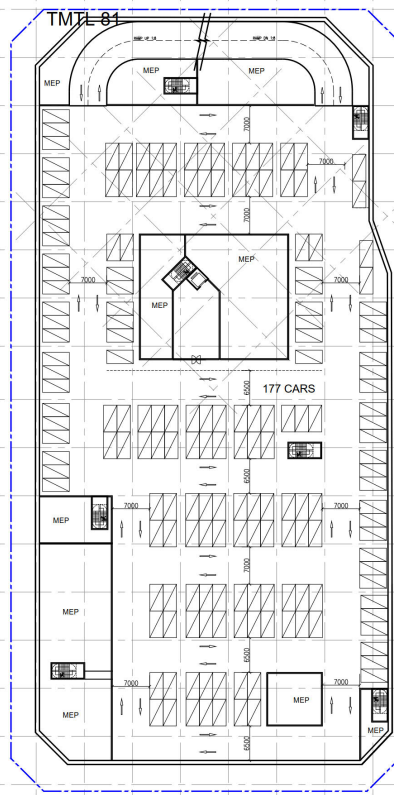
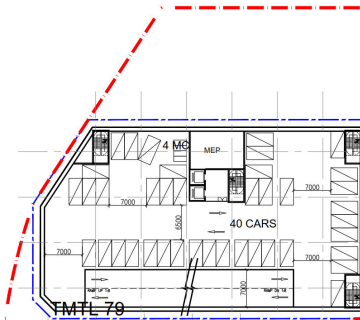
This page is extracted from applicant's submitted documents.

TMTL 79	REQUIRED (TIA 2023/02/24)	PROVIDED				
		B01	B02	B03	B04	TOTAL
PC	122	--	40	40	42	122
MC	13	--	5	4	4	13
LGV	6	6	--	--	--	6
HGV	3	3	--	--	--	3
COACH	--	--	--	--	--	--

TMTL 80	REQUIRED (TIA 2023/02/24)	PROVIDED				
		B01	B02	B03	B04	TOTAL
PC	378	--	113	125	140	378
MC	83	--	83	--	--	83
LGV	24	24	--	--	--	24
HGV	26	26	--	--	--	26
COACH	6	6	--	--	--	6

TMTL 81	REQUIRED (TIA 2023/02/24)	PROVIDED					
		GF	B01	B02	B03	B04	TOTAL
PC	526	--	--	172	177	177	526
MC	53	--	53	--	--	--	53
LGV	34	--	34	--	--	--	34
HGV	19	7	12	--	--	--	19
COACH	--	--	--	--	--	--	--

LEGEND	
PC	
MC	
LGV	
HGV	
COACH	



TMTL 81 B3 Floor Plan

TMTL 80 B3 Floor Plan

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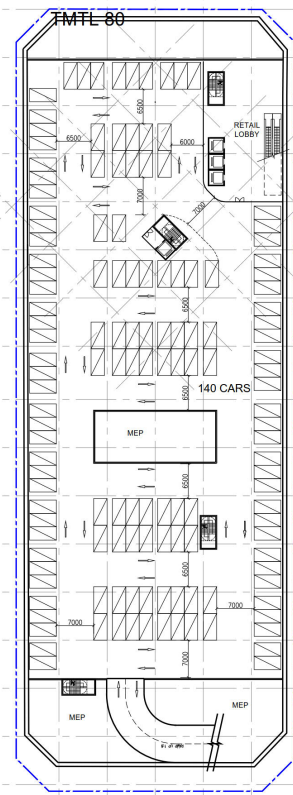
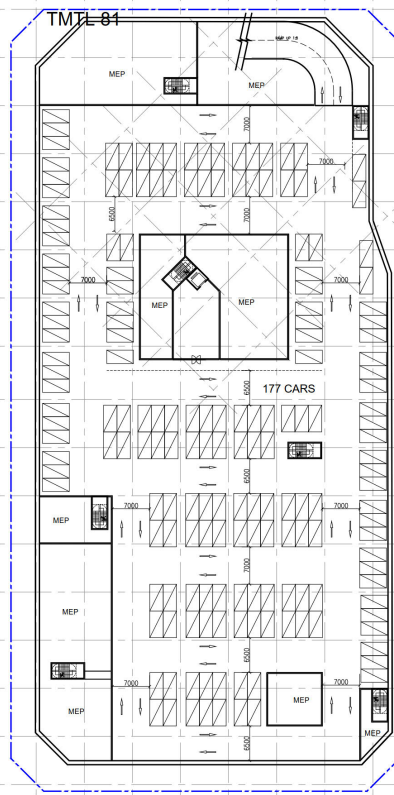
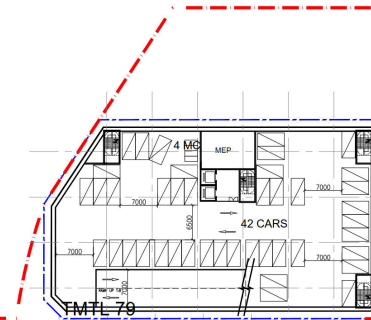
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		B01	B02	B03	B04	TOTAL
PC	122	--	40	40	42	122
MC	13	--	5	4	4	13
LGV	6	6	--	--	--	6
HGV	3	3	--	--	--	3
COACH	--	--	--	--	--	--

TMTL 80	REQUIRED (TIA 2023/02/24)	PROVIDED				
		B01	B02	B03	B04	TOTAL
PC	378	--	113	125	140	378
MC	83	--	83	--	--	83
LGV	24	24	--	--	--	24
HGV	26	26	--	--	--	26
COACH	6	6	--	--	--	6

TMTL 81	REQUIRED (TIA 2023/02/24)	PROVIDED					
		GF	B01	B02	B03	B04	TOTAL
PC	526	--	--	172	177	177	526
MC	53	--	53	--	--	--	53
LGV	34	--	34	--	--	--	34
HGV	19	7	12	--	--	--	19
COACH	--	--	--	--	--	--	--

LEGEND	
PC	
MC	
LGV	
HGV	
COACH	



TMTL 81 B4 Floor Plan

TMTL 80 B4 Floor Plan