

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TM/29**
關於申請編號 Y/TM/29 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/TM/29		
Location/address 位置／地址	Various Lots in D.D. 374 and Adjoining Government Land, So Kwun Wat, Tuen Mun, New Territories 新界屯門掃管笏丈量約份第 374 約多個地段及毗連政府土地		
Site area 地盤面積	About 約 22,009 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 10,333 sq. m 平方米)		
Plan 圖則	Draft Tuen Mun Outline Zoning Plan No. S/TM/36 屯門分區計劃大綱草圖編號 S/TM/36		
Zoning 地帶	"Residential (Group B)", "Residential (Group B) 14" and "Government, Institution or Community" 「住宅(乙類)」、「住宅(乙類)14」及「政府、機構或社區」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Residential (Group B)", "Residential (Group B) 14" and "Government, Institution or Community" to "Residential (Group B) 21" 把申請地點由「住宅(乙類)」、「住宅(乙類)14」及「政府、機構或社區」地帶改 劃為「住宅(乙類)21」地帶		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 52,822	About 約 2.4
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	8	
	Non-domestic 非住用	2	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		Not more than 不多於 85	mPD 米(主水平基準上)
		Not more than 不多於 21 <i>1</i>	Storey(s) 層 <i>Exclude 不包括 Basement 地庫</i>
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 1	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 33 %		
No. of units 單位數目	1,551 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 4,033	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		316
	Private Car Parking Spaces 私家車車位		197
	Motorcycle Parking Spaces 電單車車位		16
	Bicycle Parking Spaces 單車泊車位		103
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		9
Medium/Heavy Goods Vehicle Spaces 中型/重型貨車車位		8	
Transport Lay-by 路旁停車處		1	

* 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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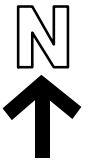
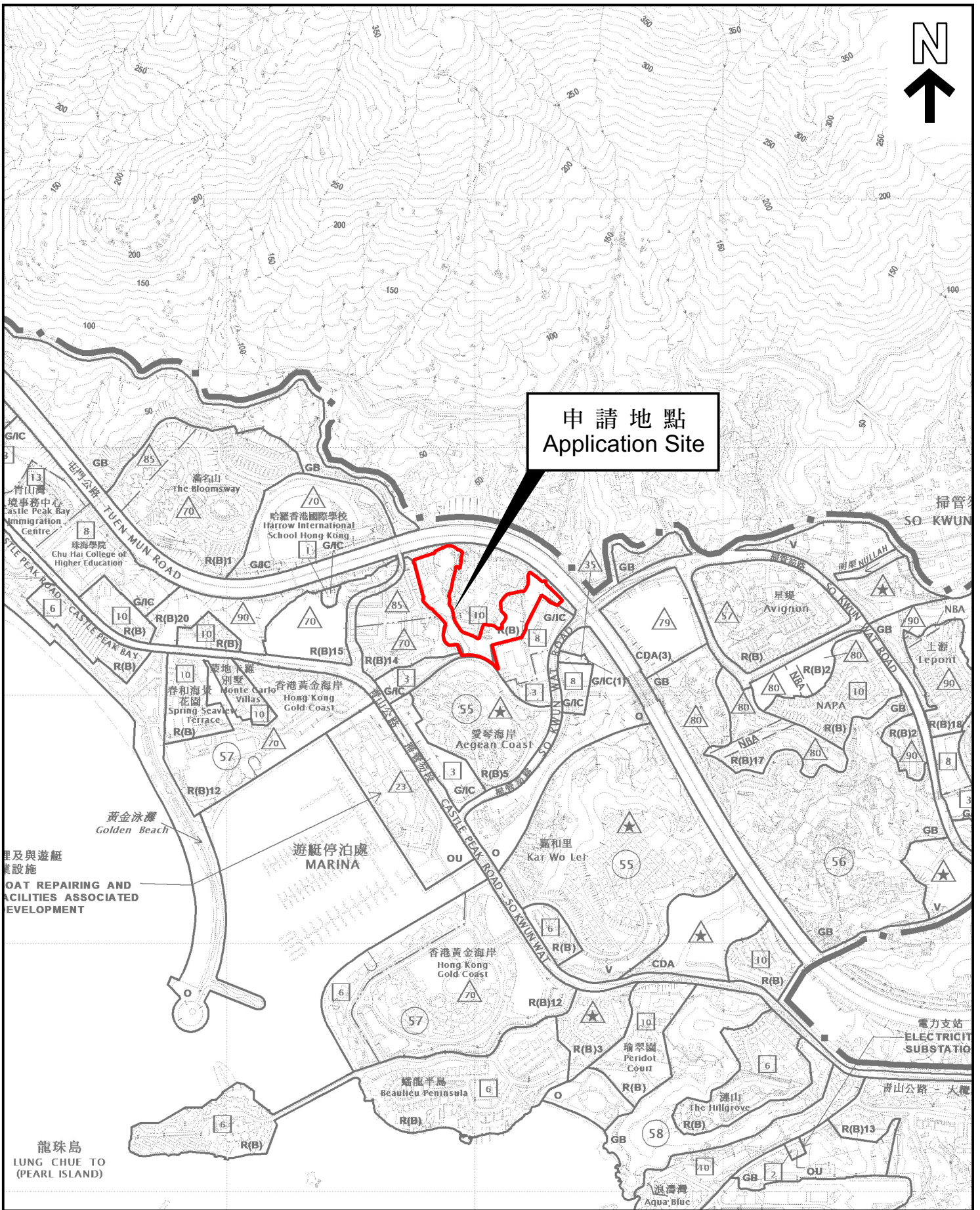
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>位置圖 Location Plan</u>		
<u>土地範圍圖 Landholding Plan</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Landscape and Tree Preservation Proposal 園境及樹木保護建議</u>		
<u>Water Supply Assessment 供水評估</u>		
<u>Air Ventilation Assessment - Expert Evaluation 空氣流通評估 - 專家評估報告</u>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



申請地點
Application Site

位置圖 LOCATION PLAN

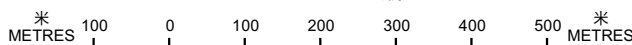
本摘要圖於2022年8月17日擬備，
所根據的資料為於2022年7月22日
展示的分區計劃大綱圖編號 S/TM/36
EXTRACT PLAN PREPARED ON 17.8.2022
BASED ON OUTLINE ZONING PLAN No.
S/TM/36 EXHIBITED ON 22.7.2022

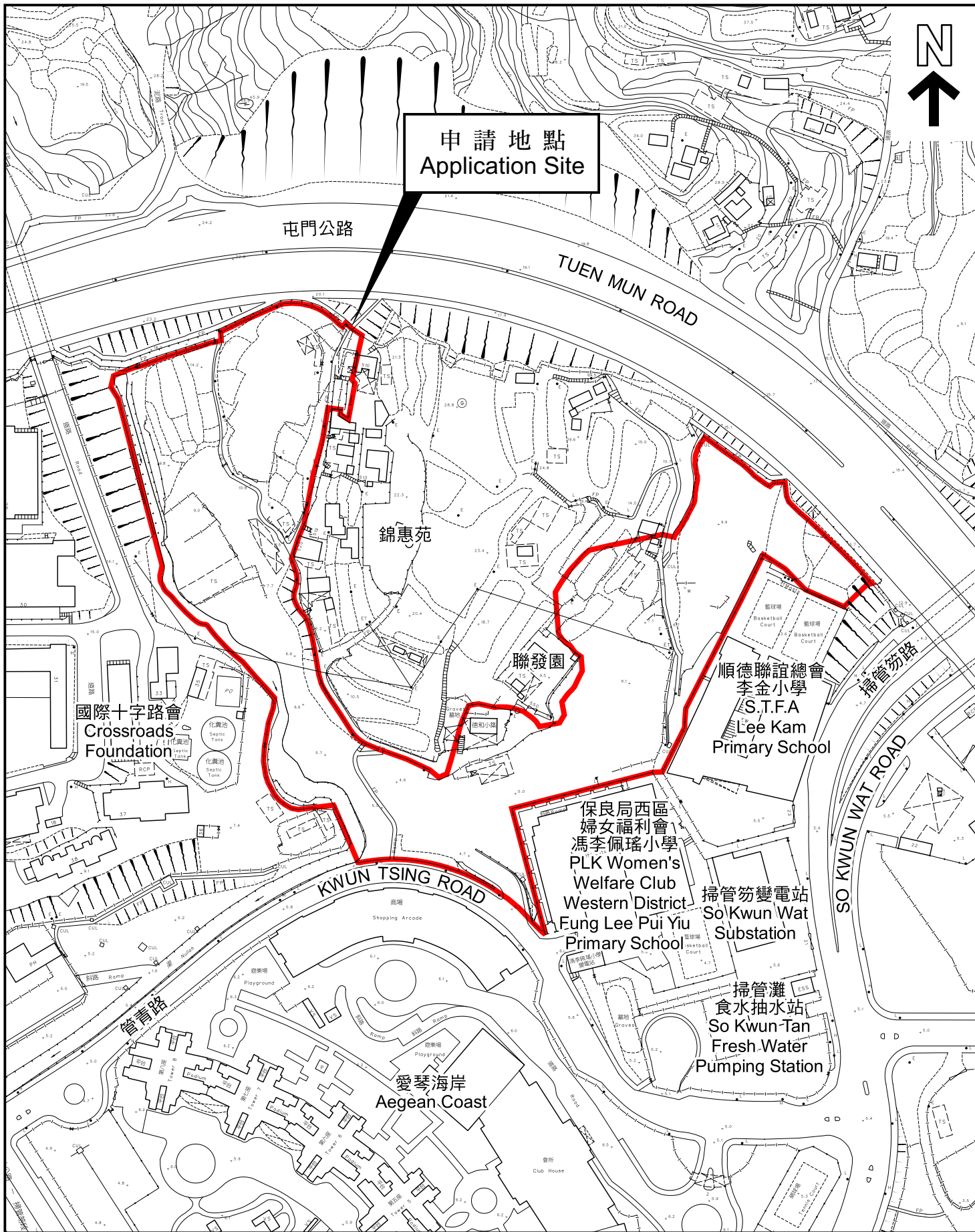
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

Y/TM/29

SCALE 1 : 10 000 比例尺





申請地點
Application Site

屯門公路

TUEN MUN ROAD

錦惠苑

聯發園

國際十字路會
Crossroads
Foundation

順德聯誼總會
李金小學
S.T.F.A
Lee Kam
Primary School

保良局西區
婦女福利會
馮李佩瑤小學
PLK Women's
Welfare Club
Western District
Fung Lee Pui Yiu
Primary School

掃管笏變電站
So Kwun Wat
Substation

掃管灘
食水抽水站
So Kwun-Tan
Fresh Water
Pumping Station

靚靚路
KWUN TSING ROAD

掃管笏路
SO KWUN WAT ROAD

愛琴海岸
Aegean Coast

平面圖 SITE PLAN

本摘要圖於2022年8月17日擬備，
所根據的資料為測量圖編號
6-SW-12D, 17B
EXTRACT PLAN PREPARED ON 17.8.2022
BASED ON SURVEY SHEETS No.
6-SW-12D, 17B

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/29

EXECUTIVE SUMMARY

PURPOSE OF SUBMISSION

This planning application is submitted to the Town Planning Board (the Board) in support of a rezoning request to rezone an area from “Residential (Group B)” (“R(B)”), “Residential (Group B) 14” (“R(B)14”) and “Government, Institution or Community” (“G/IC”) zones to “Residential (Group B) 21” (“R(B)21”) zone on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/36 at various lots in D.D. 374 and adjoining Government Land, So Kwun Wat, Tuen Mun (hereafter referred to as the “Application Site”) (**Figure 1.1** refers) under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131).

INDICATIVE DEVELOPMENT PROPOSAL

With a total site area of about 22,009m², the proposed rezoning would facilitate a private residential development with a maximum plot ratio of 2.4 and a maximum building height of 85mPD (main roof level) (hereafter referred to as the “Proposed Development”) at the Application Site. The Proposed Development consists of 8 nos. of 17-to-21-storey residential blocks. The Proposed Development will provide a total of about 1,551 units, to accommodate the population of about 4,033 persons.

DEVELOPMENT JUSTIFICATIONS AND MERITS

Major development justifications and merits in support of this planning application are listed as follows:

- The Proposed Development is in line with the latest Government's policy to contribute to increasing housing supply in Hong Kong. The proposed rezoning will increase the number of flats from 839 to 1,551 compared to the OZP-compliant scenario, contributing an increase of about 85% of flat production at the Application Site;
- The latest research by Our Hong Kong Foundation shows that the annual average private housing supply in 2027 – 2031 will fail to meet the annual target in the Long Term Housing Strategy and decline steeply as compared to that of 2022 – 2026. The Proposed Development to be completed in 2028 will contribute to the short-to-medium term private housing supply and alleviate the anticipated supply chasm from 2027 to 2031;

- The scale of increase in plot ratio and building height restrictions in the proposed “R(B)21” zone is reasonable as compared to recent OZP amendments for housing sites in Tuen Mun East;
- The Proposed Development is compatible with the surrounding development context in terms of plot ratio and building height. The Application Site is currently situated within an existing cluster of residential developments with plot ratio up to 4.0 and building height restriction up to 100mPD. The Proposed Development, with a maximum plot ratio of 2.4 and building height of 85mPD, will create a reasonable building bulk that is in harmony with its surrounding development context;
- The Proposed Development has been carefully formulated with design merits, including:
 - *Stepped building height profile has been incorporated into the Proposed Development to align with the planned height profile of the adjoining “R(B)14” zone*
 - *Sufficient building separation has been proposed amongst the 8 nos. of proposed residential blocks to maintain the visual and air permeability*
 - *Non-building area has been provided at the northeastern portion of the Application Site abutting Tuen Mun Road such that the existing trees within the non-building area can be preserved*
 - *The proposed access arrangement has been formulated to allow a shared access road for the future potential development at the remaining portion of the subject “R(B)” zone to connect to Kwun Tsing Road*
 - *A transport lay-by has been proposed near the entrance of the Application Site for franchised bus services to enhance accessibility to public transport services*

- *The low-rise blocks, including the two 1-storey clubhouse blocks, are proposed to be located near Kwun Tsing Road to minimise the visual impact to the pedestrians along Kwun Tsing Road*
- *Various landscape treatments have been proposed within the Proposed Development to enhance the landscape and visual quality, including tree plantings, hedge buffer planting and climbers on fence wall*
- Relevant technical assessments on landscape, visual, air ventilation, traffic, environmental, drainage, sewerage and water supply aspects have been conducted and the findings concluded that the Proposed Development would be sustainable in all technical and engineering terms; and
- Timely implementation of the proposed residential development could be allowed due to mature landholding status and on-going land exchange application.

In light of the supporting evidence presented in this Planning Statement, the Board is cordially invited to consider the planning application favourably.

行政摘要

(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，應以英文原文為準。)

申請目的

申請人現根據城市規劃條例第 12A 條(第 131 章)，向城市規劃委員會(下稱「城規會」)遞交改劃申請(下稱「本申請」)，擬議對屯門分區計劃大綱草圖編號 S/TM/36(下稱「大綱圖」)作出修訂，將屯門丈量約份第 374 地段內多個地段及毗鄰政府土地(下稱「申請地盤」)的土地用途地帶，由「住宅(乙類)」、「住宅(乙類) 14」及「政府、機構或社區」改劃為「住宅(乙類) 21」。

發展計劃概覽

申請地盤的總面積為 22,009 平方米，擬議發展將用作私人住宅，最高地積比率為 2.4 而最高建築物高度約主水平基準上 85 米。以 2.4 的地積比率計算，擬議發展將提供不超過 1,551 個住宅單位，可容納大約 4,033 人。擬議共有八座 17 至 21 層高的住宅樓宇。

發展理據及規劃增益

以下為支持是次規劃申請的發展理據及增益：

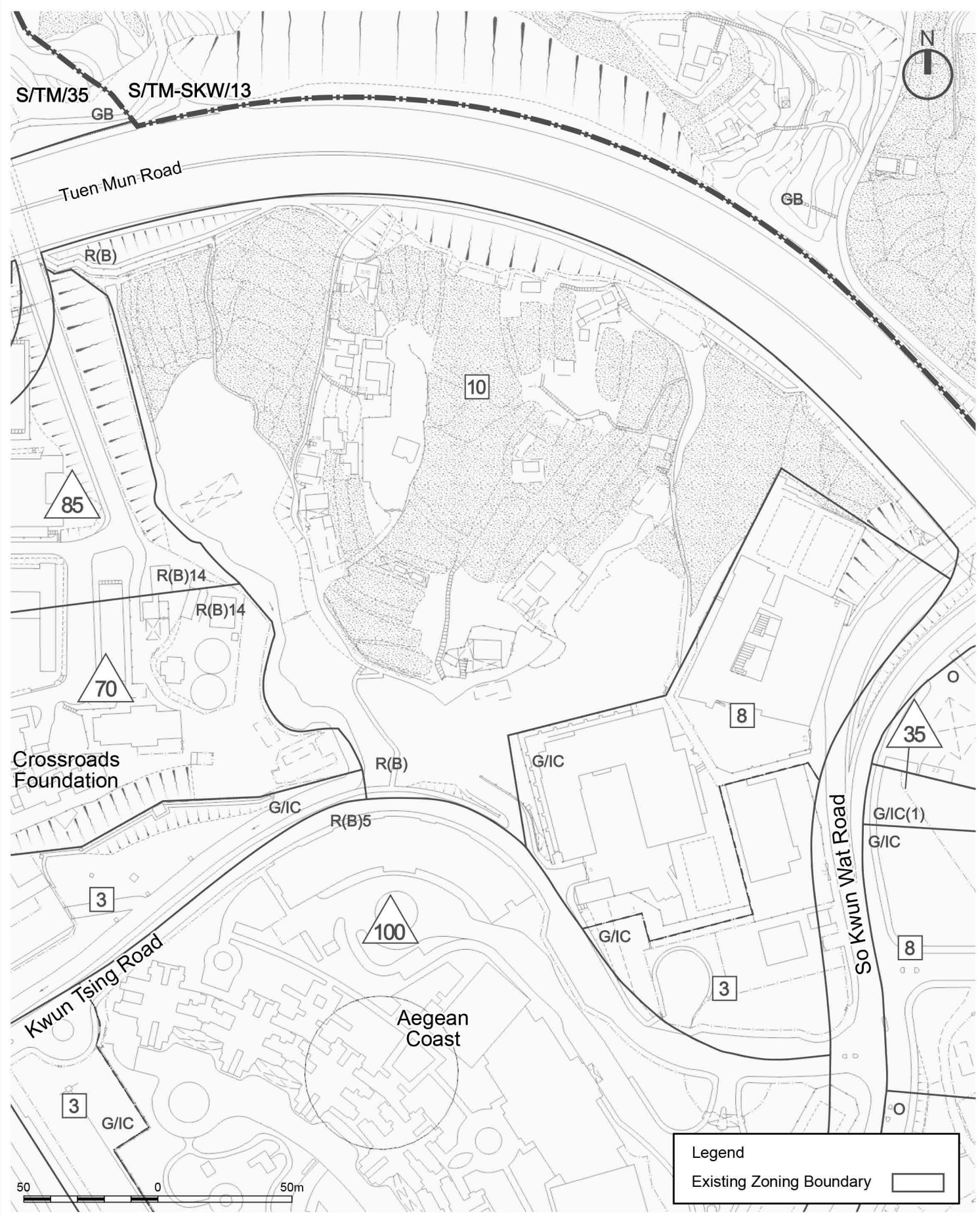
- 擬議發展與政府增加房屋供應的政策相符。與現時大綱圖的發展限制相比，本申請可將住宅單位數目由 839 個增加至 1,551 個，增幅約八成半；
- 最新團結香港基金研究顯示 2027 至 2031 年間的私人住宅單位落成量將未能達到《長遠房屋策略》的目標，並比 2022 至 2026 年間的年均落成量大幅減少。預計在 2028 年落成的擬議發展將有助中短期的私人住宅供應，緩和將在 2027 至 2031 年間出現的供應斷層；

- 與近年屯門分區計劃大綱圖曾修定的房屋用地相比，擬議改劃的地積比率及建築物高度增幅在規劃層面非常合理；
- 擬議發展位於一個中密度住宅發展群，現有的住宅發展群地積比率達 4.0，最高建築物高度達主水平基準上 100 米。擬議發展的最高地積比率為 2.4 及建築物高度為主水平基準上 85 米，將會創造一個與周邊環境相容的合理建築體積；
- 在設計擬議發展時加入以下設計增益：
 - 擬議發展會採用階梯式建築物高度，與旁邊的「住宅(乙類) 14」地帶及區內的建築物高度輪廓相符
 - 擬議發展的八座住宅樓宇提供足夠的樓宇間距，保持視覺及空氣滲透度
 - 在申請地點位於屯門公路旁的東北部分加入非建築用地，以保留非建築用地的原有樹木
 - 擬議發展會為「住宅(乙類)」地帶內的其餘部分提供連接管青路的共用出入口
 - 擬議發展在出入口旁設置路旁停車處，以提升公共交通服務的可達性
 - 擬議發展將低層建築（兩座 1 層高的會所）設於近管青路的位置，以減低對管青路行人的視覺影響
 - 擬議發展包括不同的園境設計元素，以提升園境及視覺質素

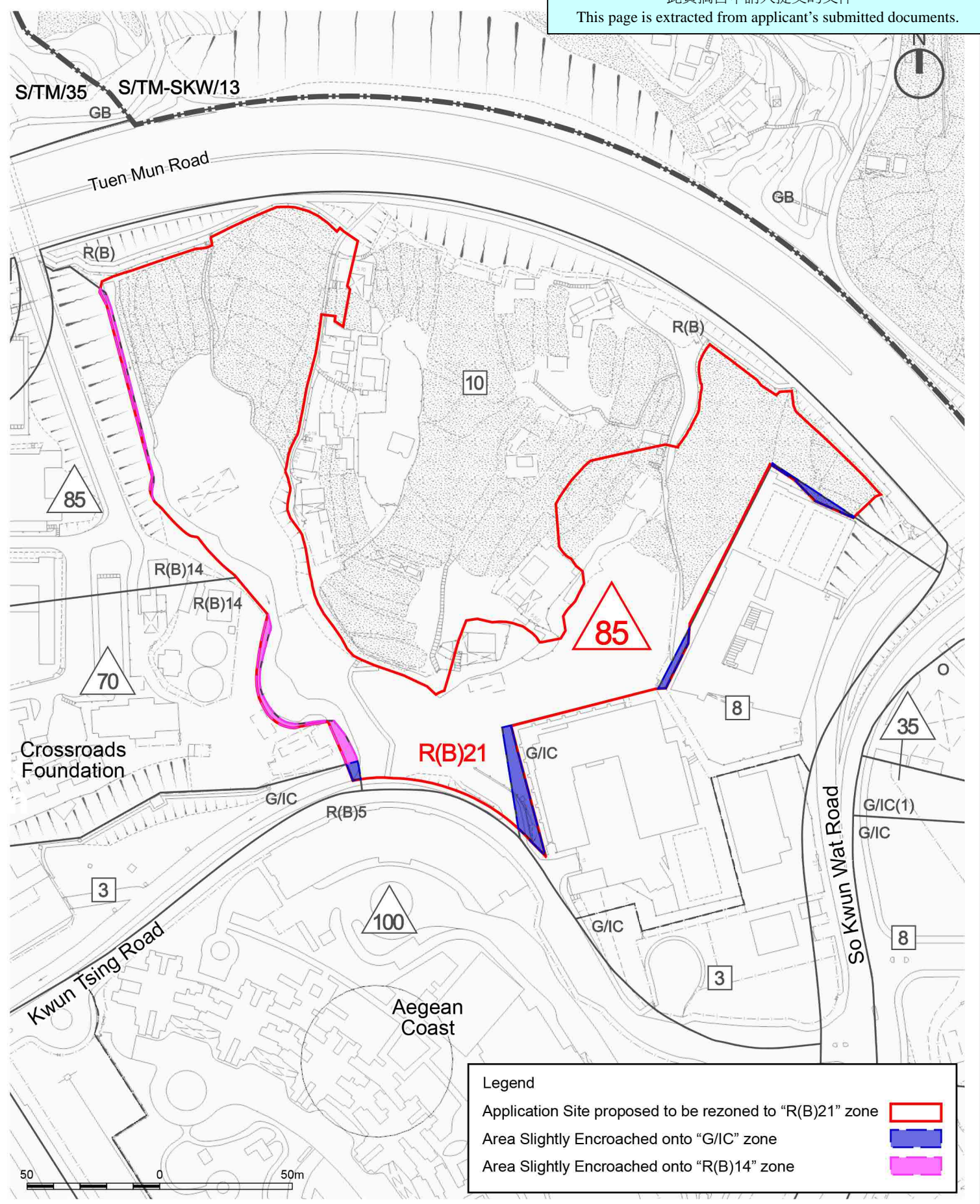
Section 12A Planning Application for Proposed Amendments to the Tuen Mun Outline Zoning Plan in Support of Private Residential Development at various lots in D.D. 374 and Adjoining Government Land, So Kwun Wat, Tuen Mun, New Territories

- 擬議發展在景觀、視覺、空氣流通、交通、排水、污水和供水方面均是可行的；及
- 申請人已獲得申請地點內的全部私人土地業權，同時亦已向地政總署提交換地申請，有利項目可以適時完成，並有助增加房屋供應。

基於以上發展理據及規劃增益，現懇請城規會接納是次規劃申請。



Original Zoning



Proposed Zoning

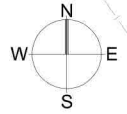


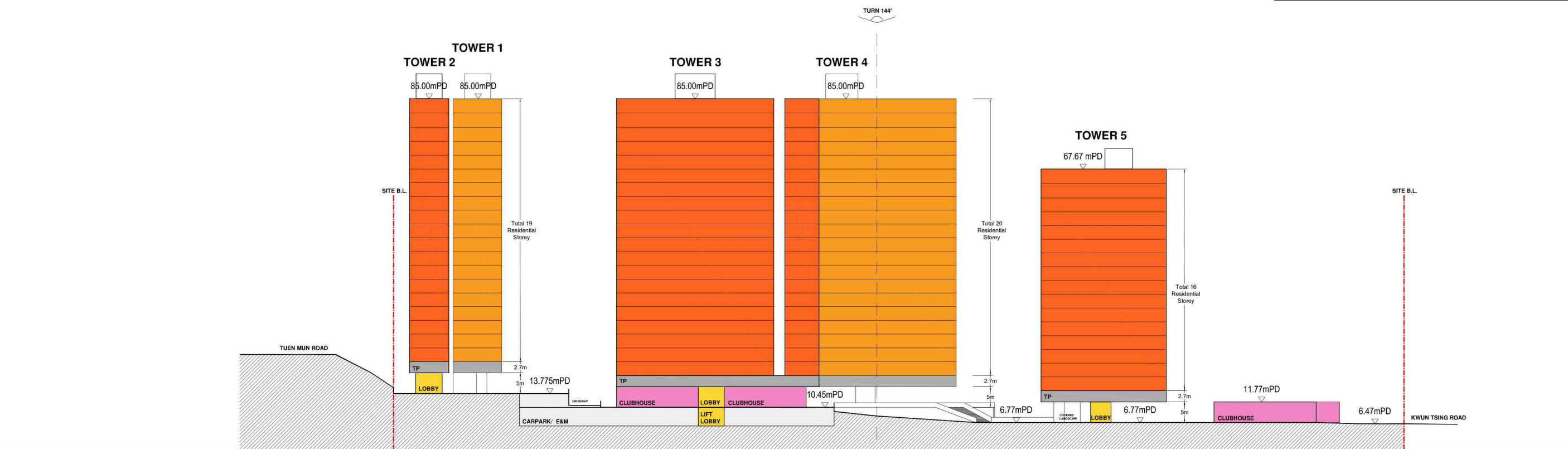
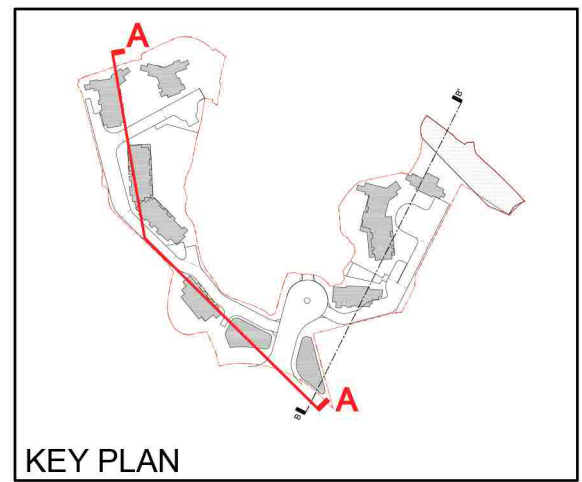
Title
 Zonings Covered by the proposed Application Site Boundary

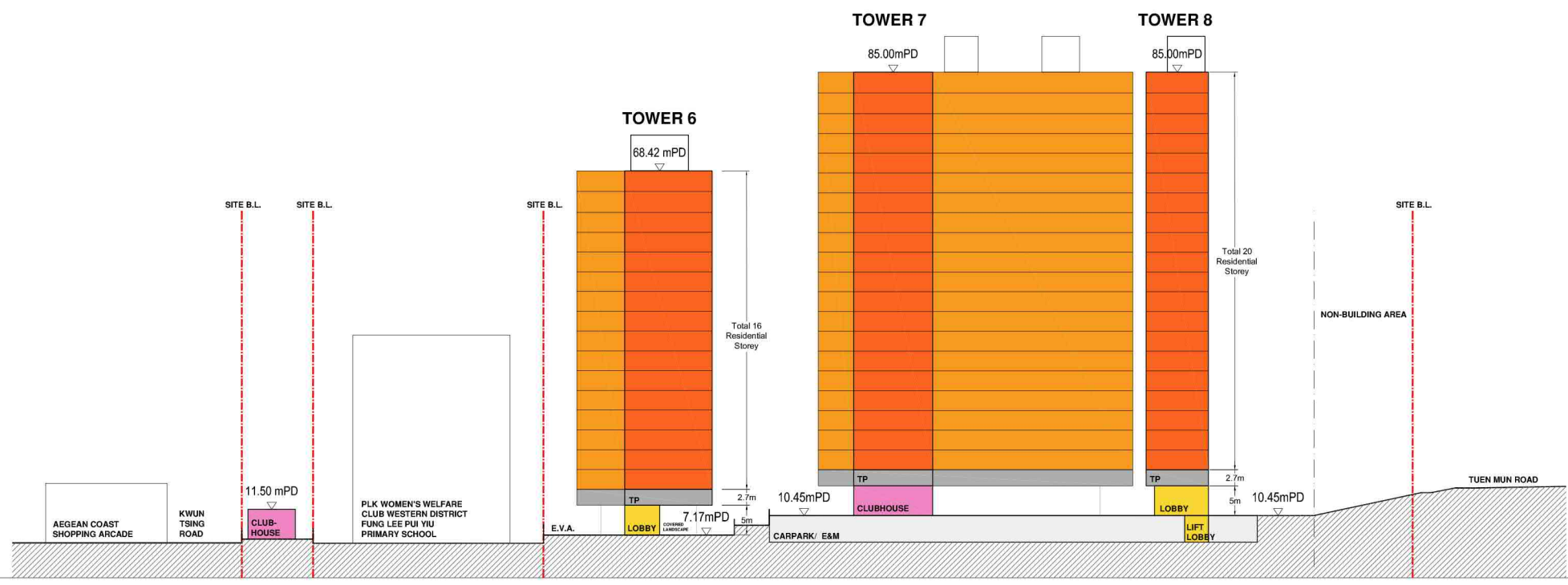
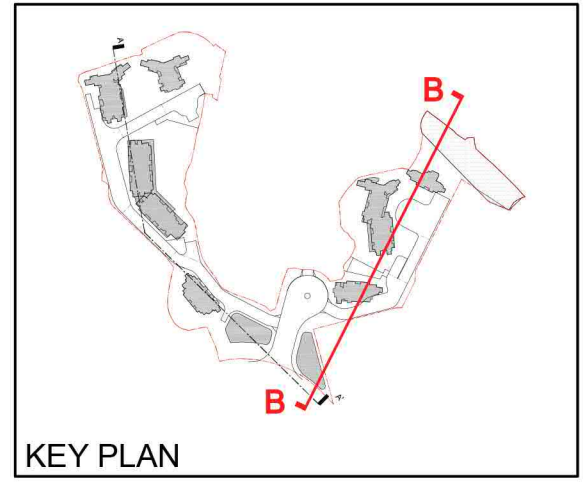
Checked	DH	Drawn	PW
Rev	0	Date	Aug 2022
Scale	Figure		2.7



- LEGEND :**
- BOUNDARY LINE
 - RESIDENTIAL
 - CLUBHOUSE
 - LANDSCAPE/ UNCOVERED AREA
 - OUTDOOR SWIMMING POOL
 - EVA & VEHICULAR CIRCULATION
 - NON-BUILDING AREA







- LEGEND :**
- BOUNDARY LINE
 - RESIDENTIAL
 - CLUBHOUSE
 - G/F RESIDENTIAL LOBBY/
BASEMENT LOBBY
 - CHILD CARE CENTRE
 - CARPARK/ E&M



Title

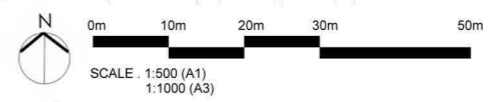
Indicative Landscape Master Plan

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2022
Scale		Figure	3.6



LEGEND:

- APPLICATION SITE BOUNDARY
- PRIVATE OPEN SPACE
(not less than 4,033 sqm to be provided for the anticipated population of 4,033)



S12A Planning Application for Proposed Amendments to the Tuen Mun Outline Zoning Plan in Support of Private Residential Development at various lots in D.D.374 and Adjoining Government Land, So Kwun Wat, Tuen Mun, New Territories

Private Open Space Demarcation Plan
 Dwg. No. : 2021217-OSP-01



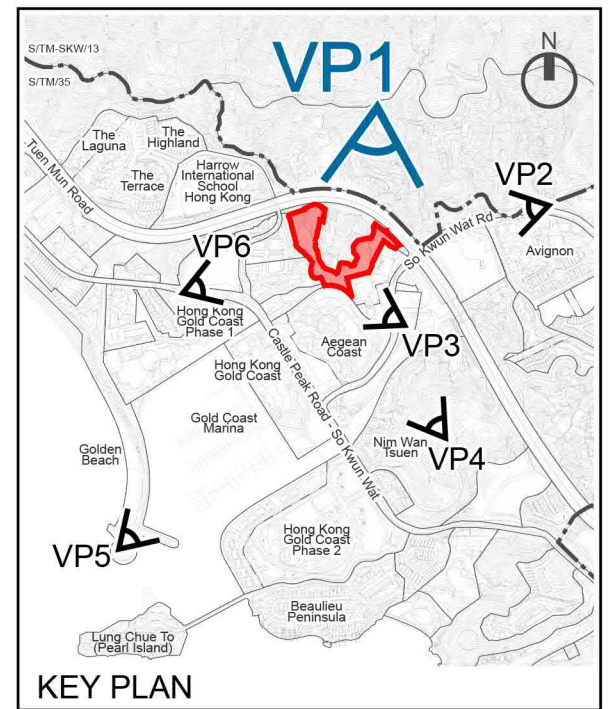
Existing View



View with Planned Development



Proposed Scheme



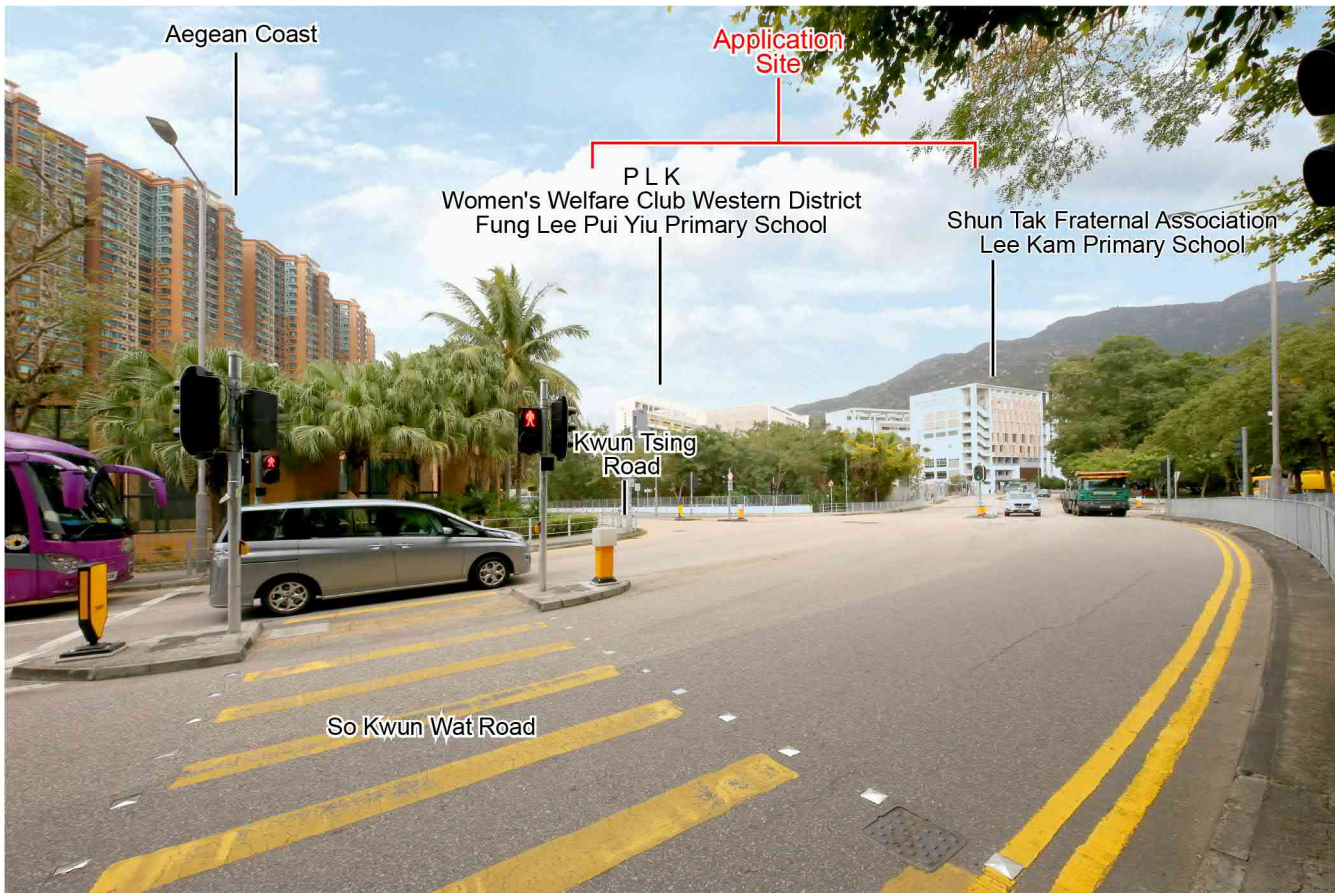
Legend

- Proposed Development at Application Site
- Planned Development in R(B)20 Zone
- Planned Development in R(B)14 Zone
- Approved Planning Application No. A/TM/532

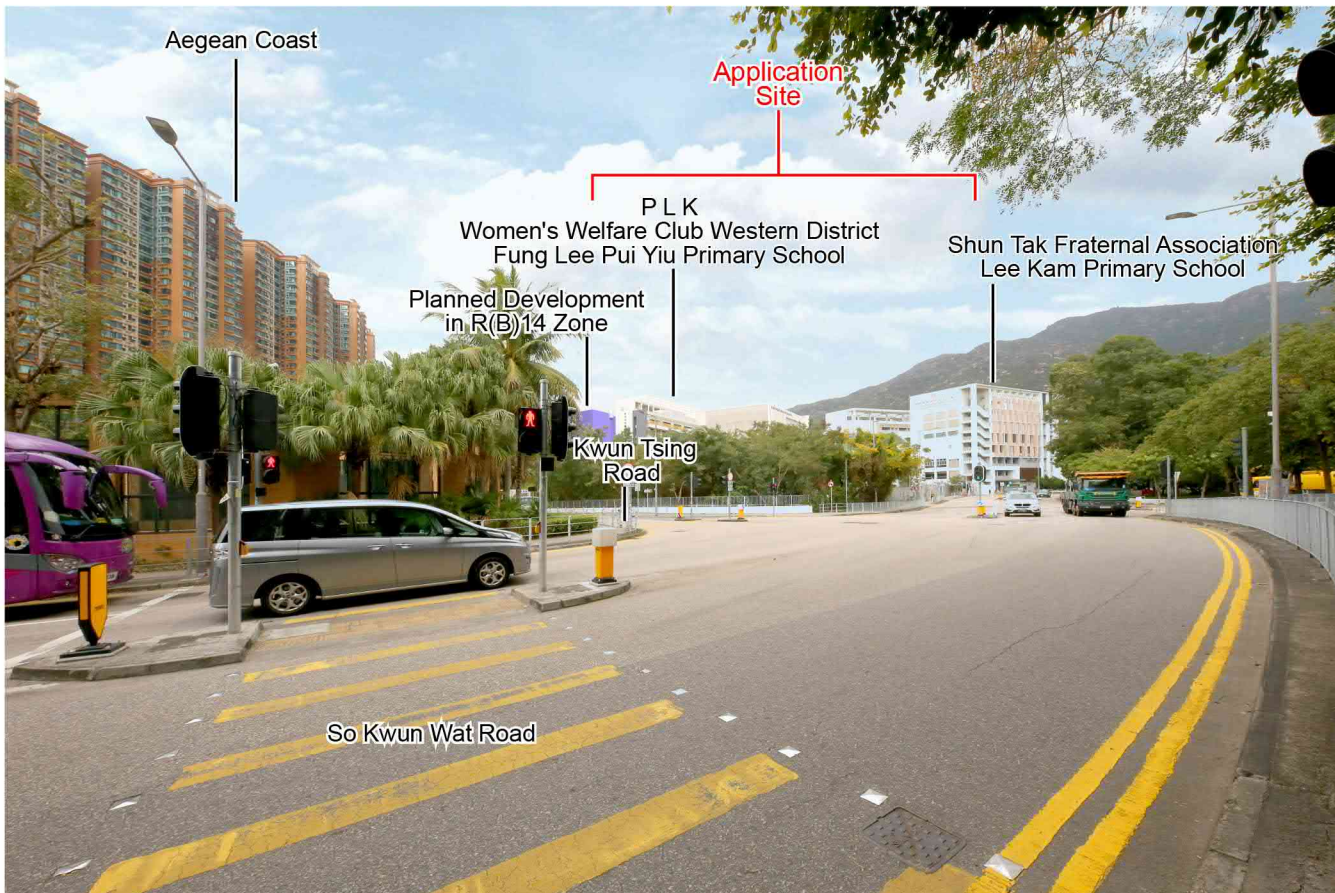
申請編號 Application No. : Y / TM / 29

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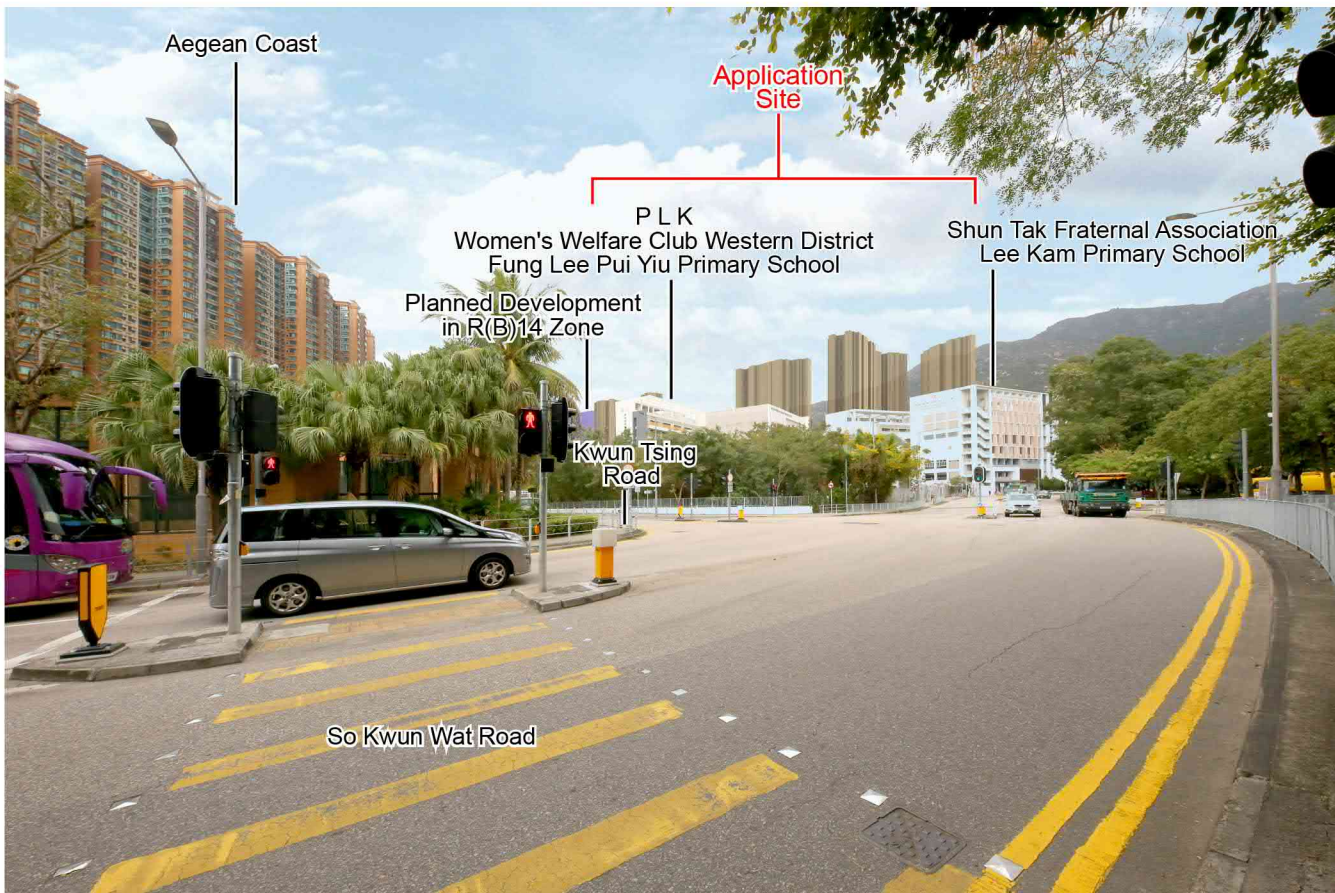
This page is extracted from applicant's submitted documents.



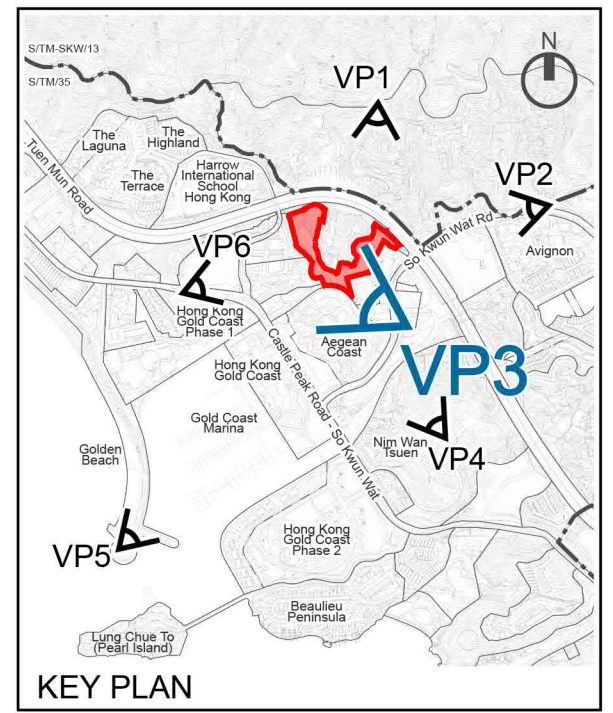
Existing View



View with Planned Development



Proposed Scheme

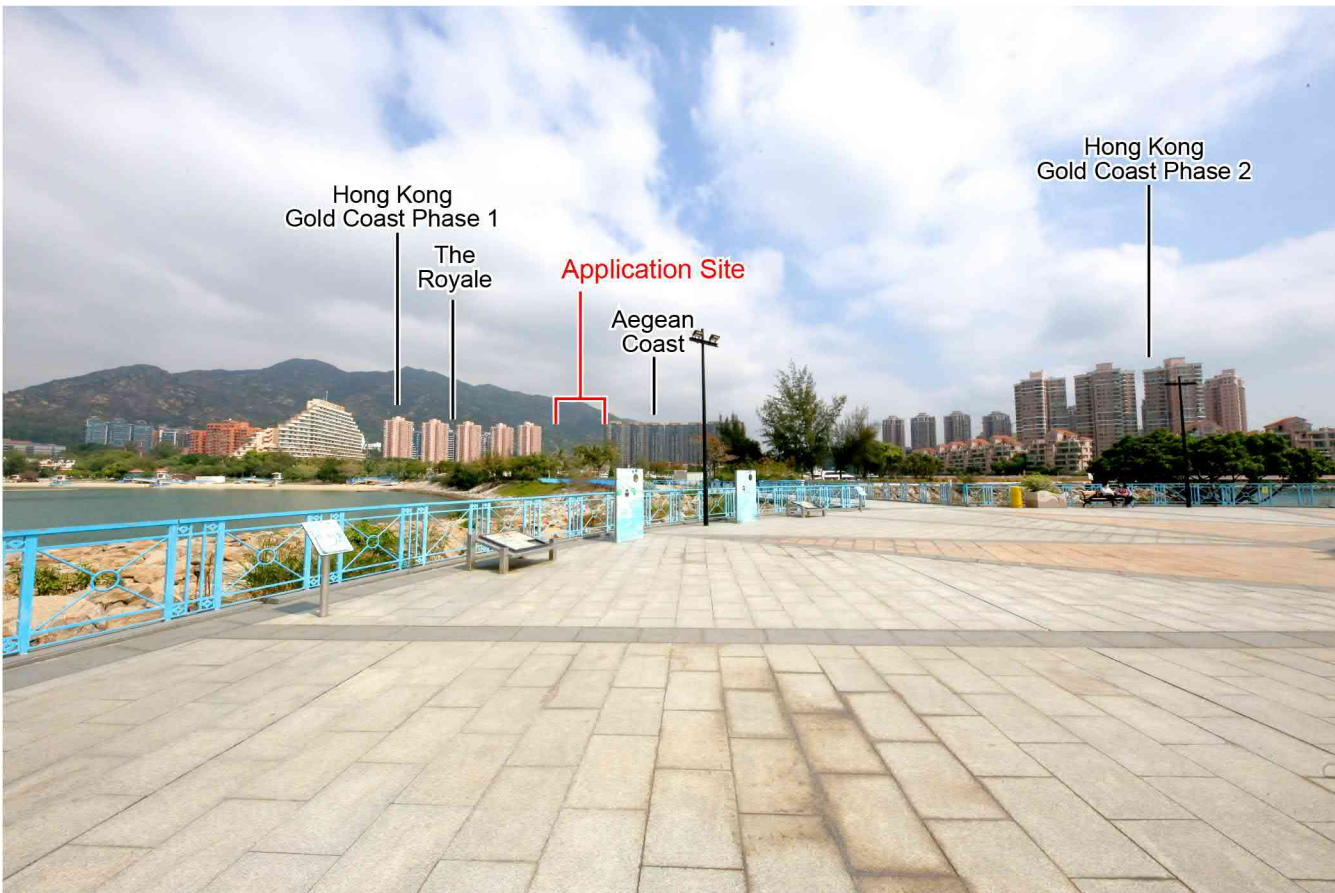


KEY PLAN

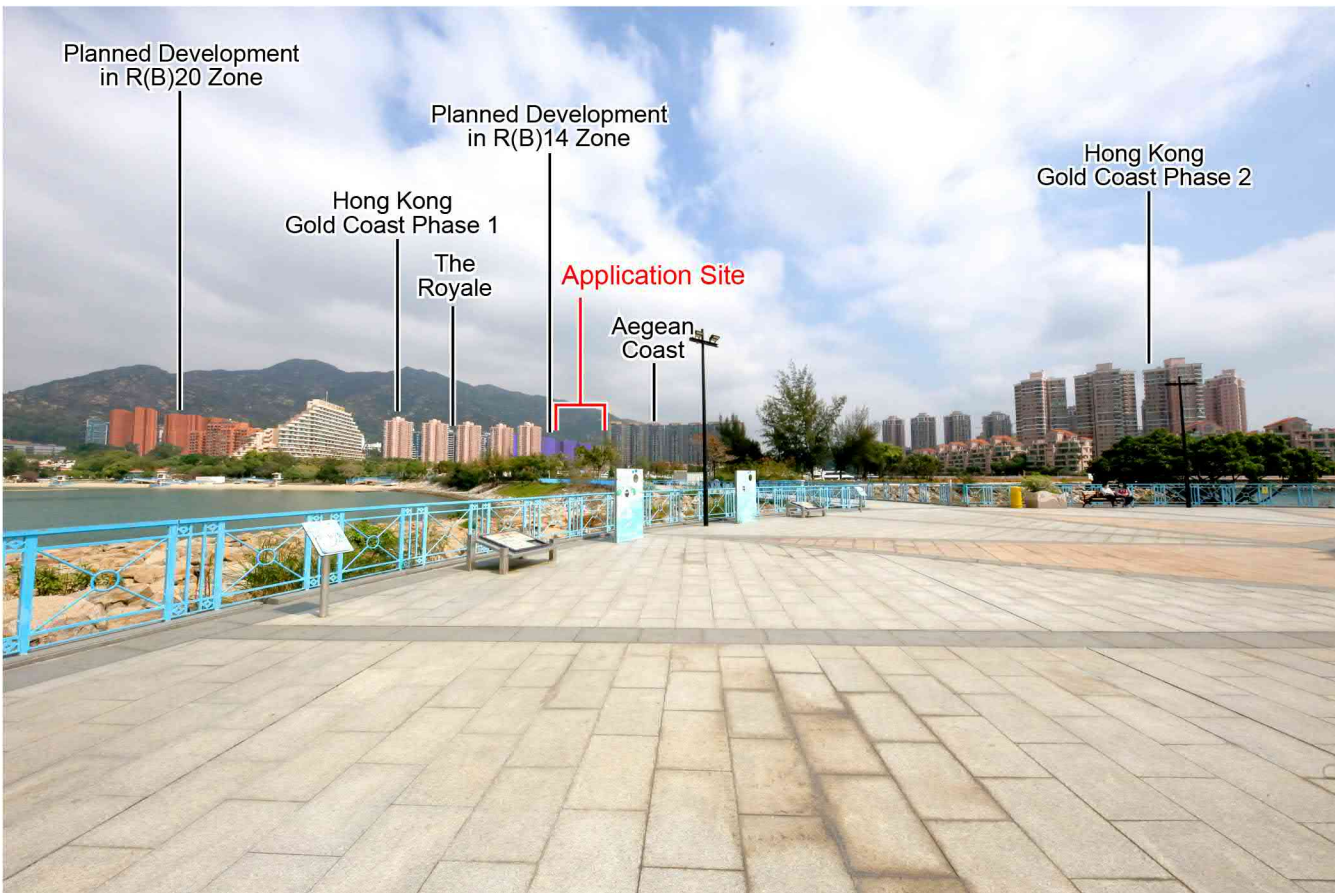
Legend

- Proposed Development at Application Site
- Planned Development in R(B)14 Zone

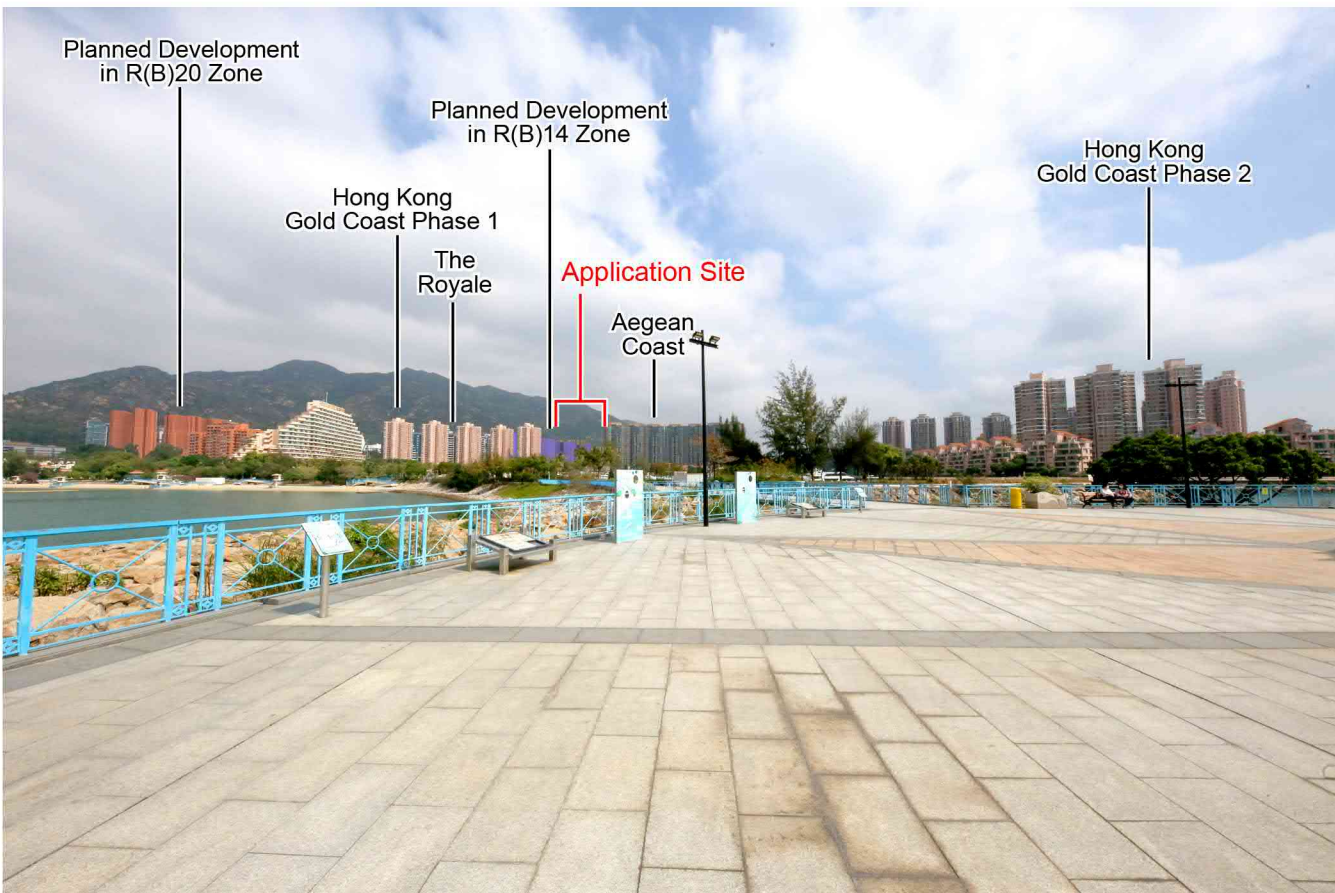
申請編號 Application No. : Y / TM / 29
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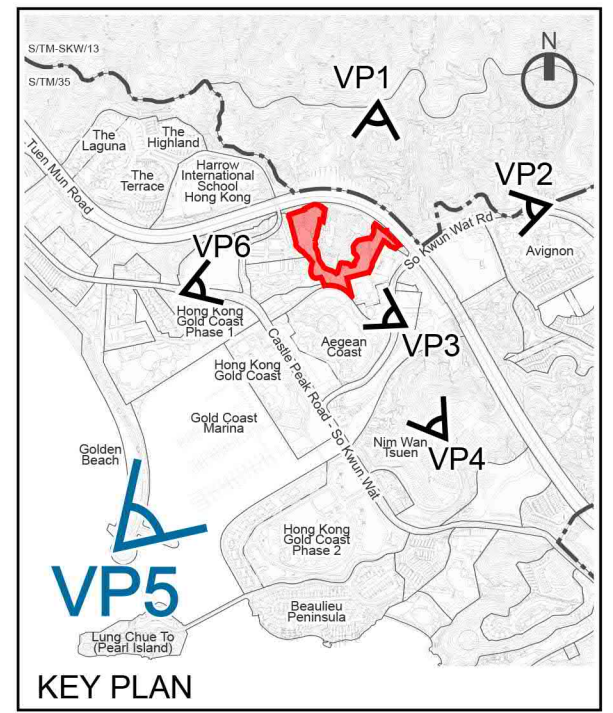
Existing View



View with Planned Development



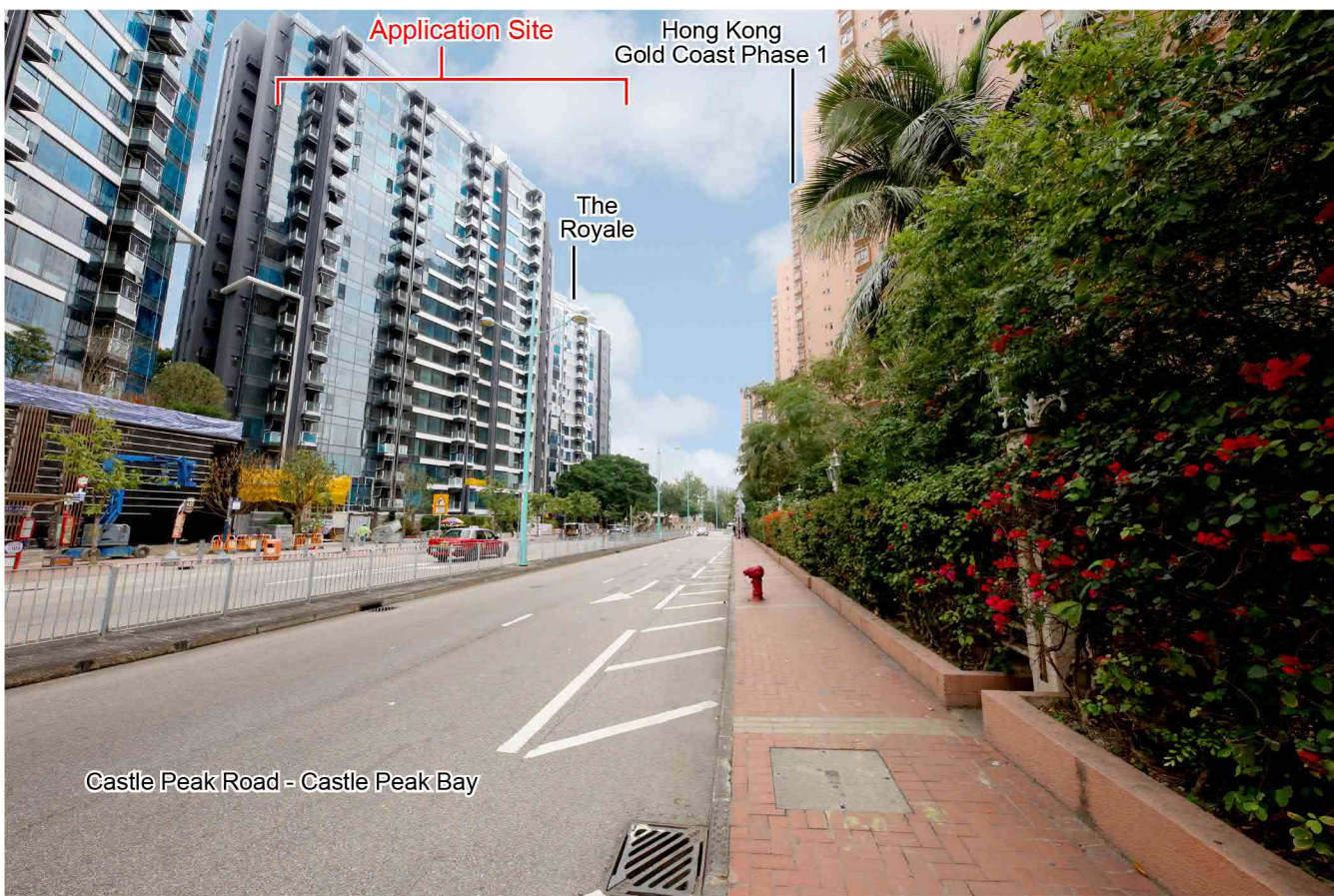
Proposed Scheme



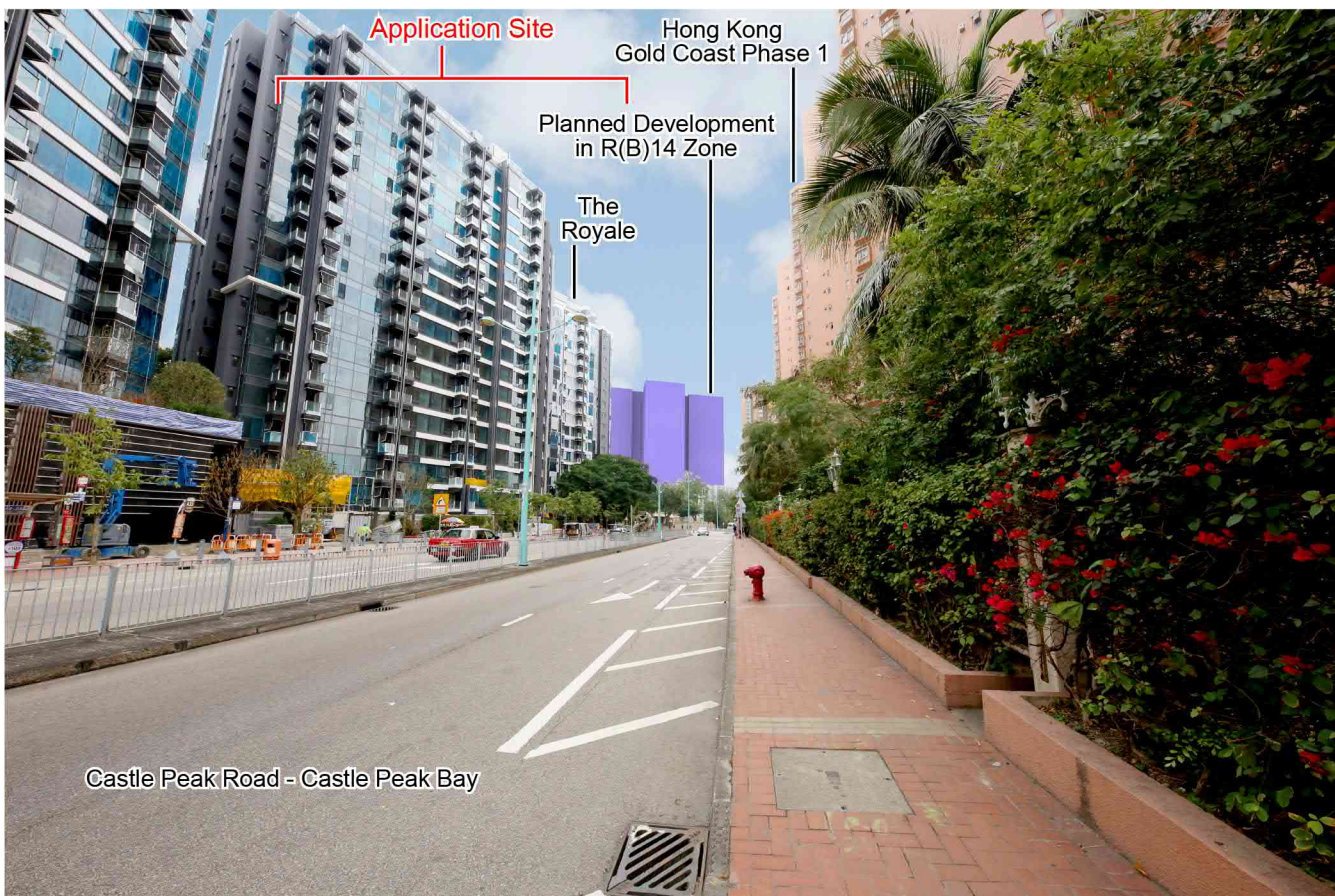
Legend

- Proposed Development at Application Site
- Planned Development in R(B)20 Zone
- Planned Development in R(B)14 Zone

申請編號 Application No. : Y / TM / 29
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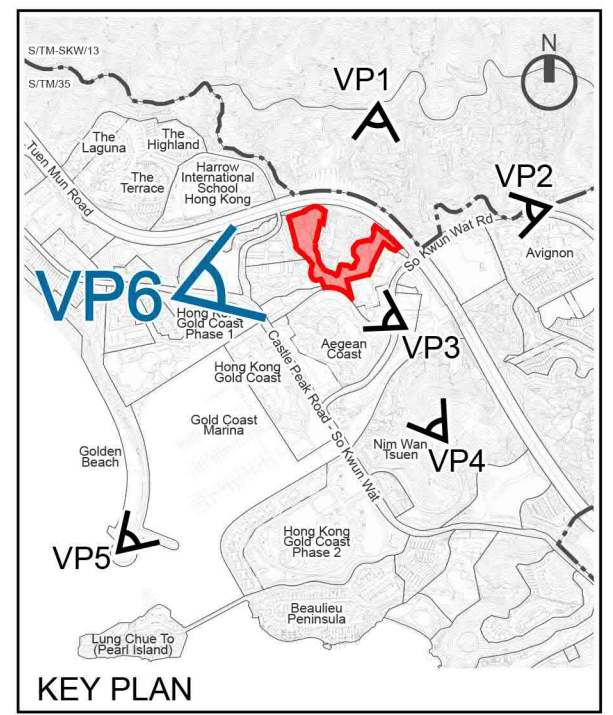
Existing View



View with Planned Development



Proposed Scheme



KEY PLAN

Legend

Planned Development in R(B)14 Zone



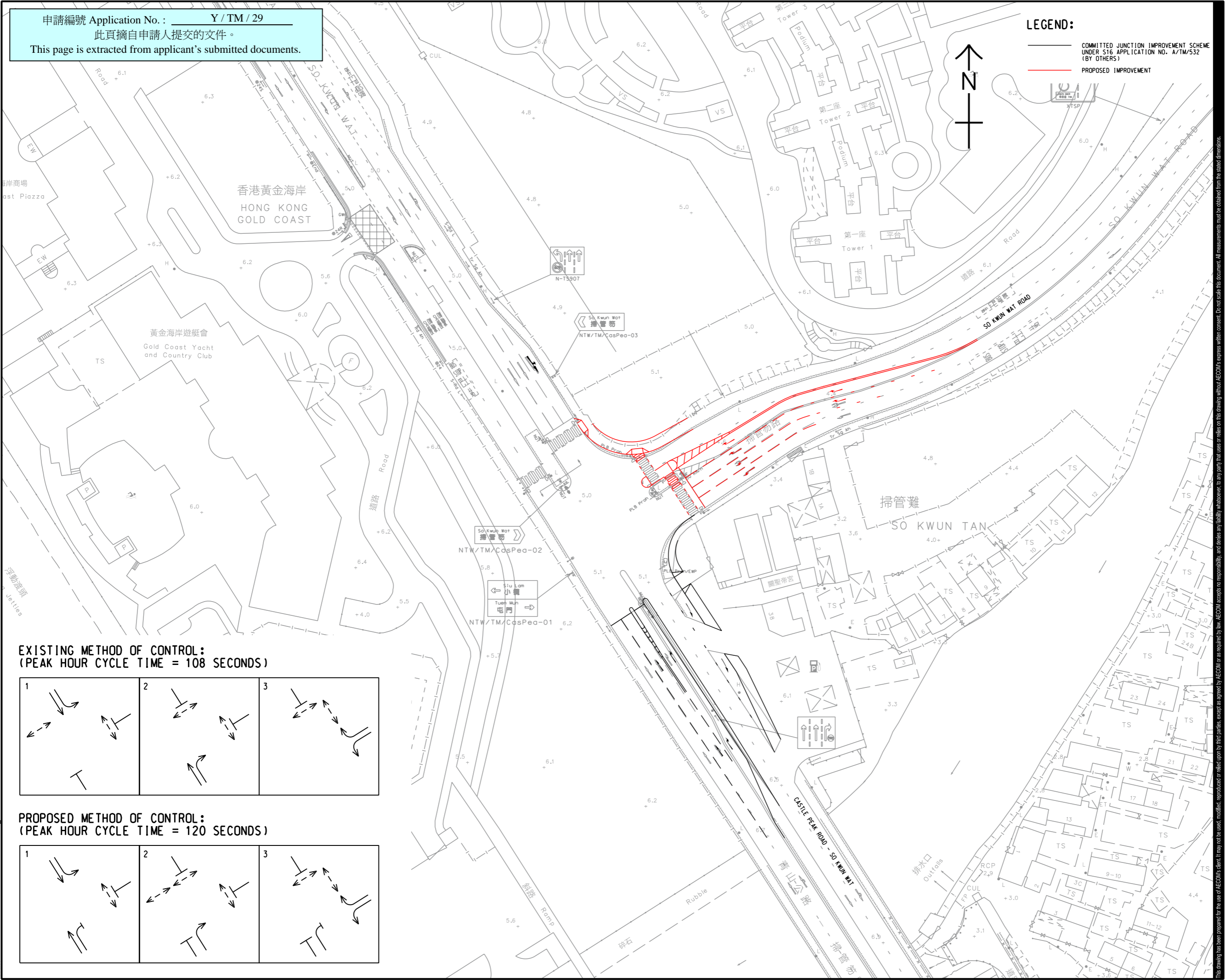
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ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:

申請編號 Application No. : Y / TM / 29
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LEGEND:

— COMMITTED JUNCTION IMPROVEMENT SCHEME UNDER S16 APPLICATION NO. A/TM/532 (BY OTHERS)

— PROPOSED IMPROVEMENT

AECOM

PROJECT
 S12A PLANNING APPLICATION FOR PROPOSED AMENDMENTS TO THE TUEN MUN OUTLINE ZONING PLAN IN SUPPORT OF VARIOUS LOTS IN D.D. 374 AND ADJOINING GOVERNMENT LAND, SO KWUN WAT, TUEN MUN, NEW TERRITORIES

CLIENT
 [Redacted]

CONSULTANT
 AECOM Asia Company Ltd.
 www.aecom.com

SUB-CONSULTANTS
 [Redacted]

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.
A	JUN2021	REVISED LAYOUT	STH

STATUS
 [Redacted]

SCALE
 A3 1:1000

DIMENSION UNIT
 METRES

KEY PLAN
 [Redacted]

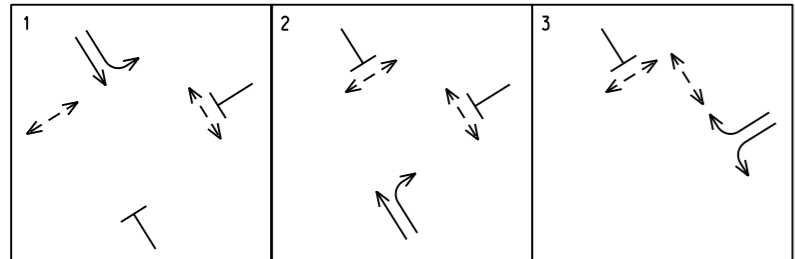
PROJECT NO.
 60617022

CONTRACT NO.
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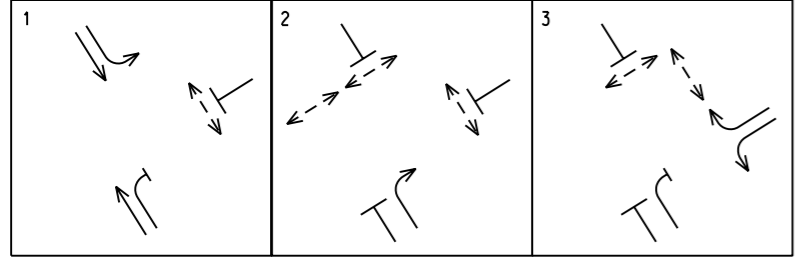
SHEET TITLE
 PROPOSED JUNCTION IMPROVEMENT SCHEME AT CASTLE PEAK ROAD - SO KWUN WAT / SO KWUN WAT ROAD (J2)

SHEET NUMBER
 FIGURE 6.2

EXISTING METHOD OF CONTROL:
 (PEAK HOUR CYCLE TIME = 108 SECONDS)



PROPOSED METHOD OF CONTROL:
 (PEAK HOUR CYCLE TIME = 120 SECONDS)



Plot File by: chancova 28/7/2022
 PATH: F:\JOB BACKUP\60617022\DRAWING\T1\T1A1_516.DGN

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