

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TM/30**  
**關於申請編號 Y/TM/30 而只作指示用途的擬議發展計劃的概括發展規範**

Revised broad development parameters in view of  
the further information received on 18.1.2023  
因應於 2023 年 1 月 18 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	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) 新界屯門青山公路 - 青山灣段 430 號 (屏山內地段 6 號)		
Site area 地盤面積	About 約 1,840 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	"Green Belt" and Area Shown as 'Road' 「綠化地帶」及顯示為「道路」的地方		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Green Belt" and Area Shown as 'Road' to "Residential (Group A) 28" 把申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅(甲類)28」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 10,841.28	About 約 5.892
	Non-domestic 非住用	About 約 314.6	About 約 0.171
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	1	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 100	mPD 米(主水平基準上)
		Not more than 不多於 26 /	Storey(s) 層 Exclude 不包括 Basement 地庫
Site coverage 上蓋面積	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 單位數目	224 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 582	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		60
	Private Car Parking Spaces 私家車車位		57
	Motorcycle Parking Spaces 電單車車位		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
Medium/Heavy Goods Vehicle Spaces 中型/重型貨車車位		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。

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 提交的圖則、繪圖及文件**

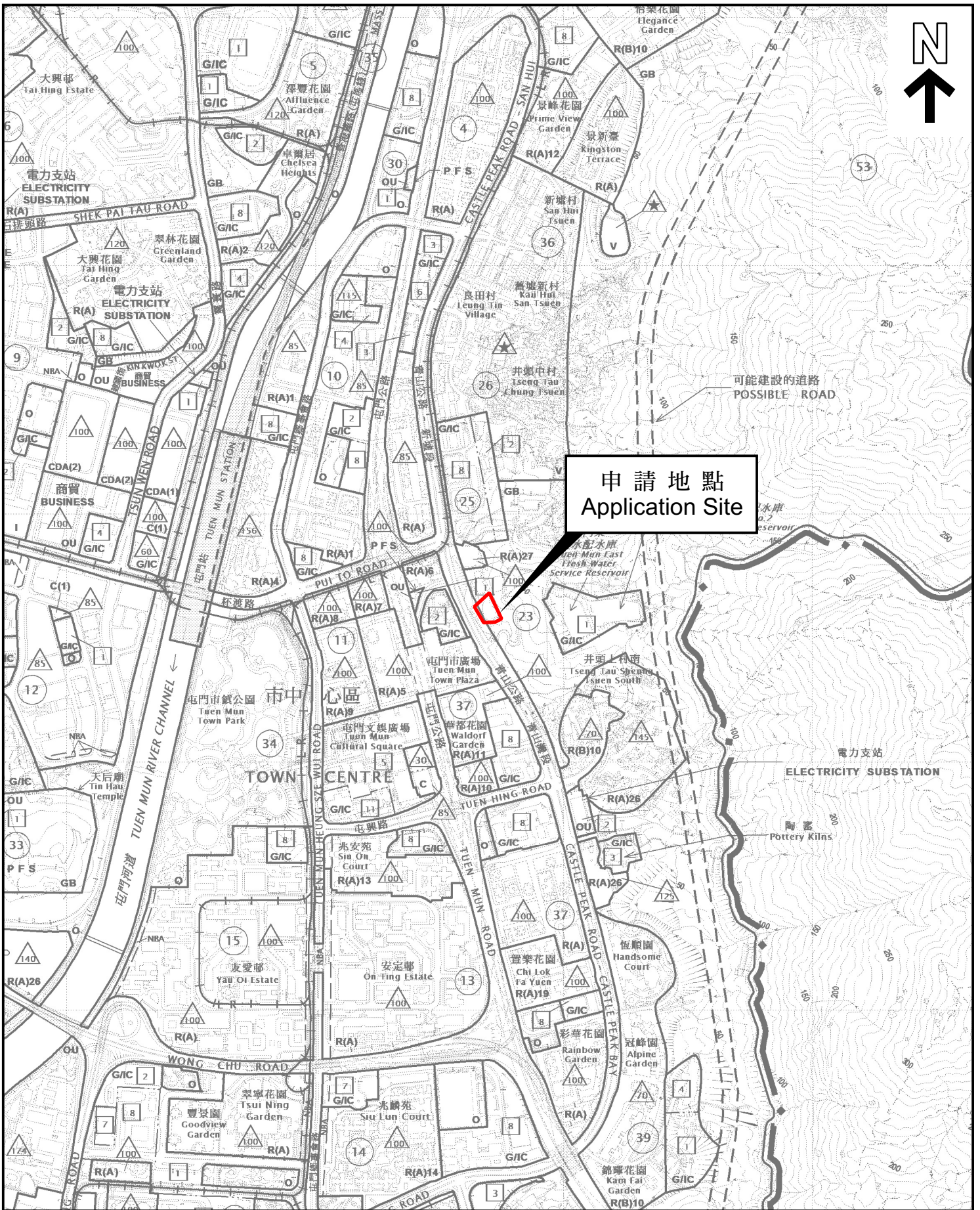
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 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 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 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Landscape Proposal 園境建議</u></b>		
<b><u>Replacement pages of Supporting Planning Statement 規劃綱領替換頁</u></b>		

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。

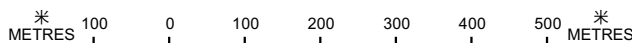




位置圖 LOCATION PLAN

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**

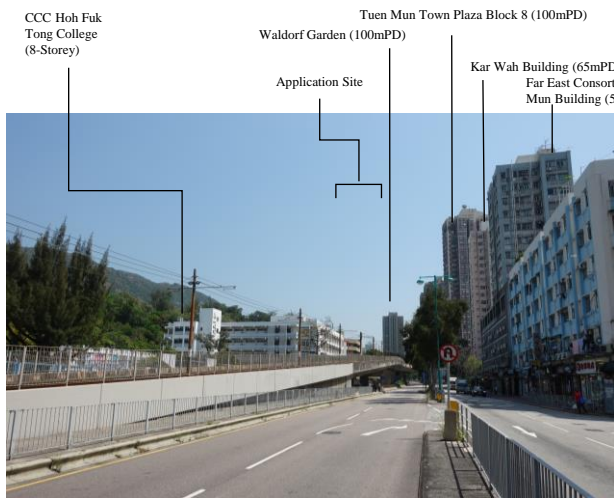
**備註 Remarks**

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。

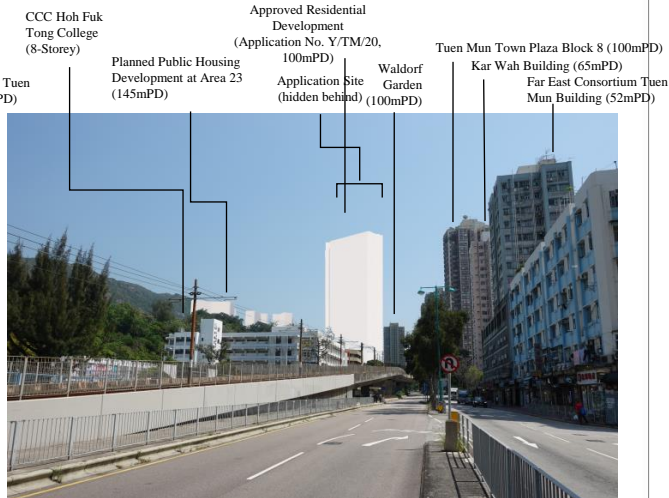
The applicant submitted further information which includes responses to departmental comments, a revised Sewerage Impact Assessment, a revised Environmental Assessment, a revised Visual Impact Assessment, a revised Quantitative Risk Assessment, a revised landscape design proposal and replacement pages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

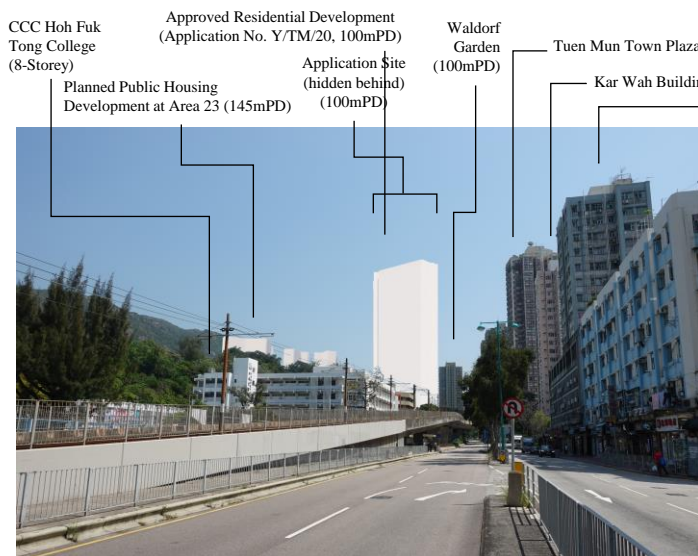
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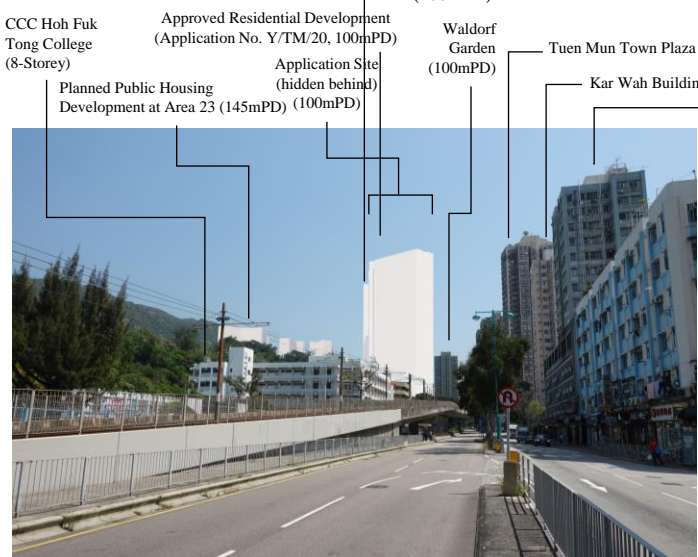
**Existing Condition**



**Approved Scheme**



**Indicative Scheme**



**Potential Scheme**



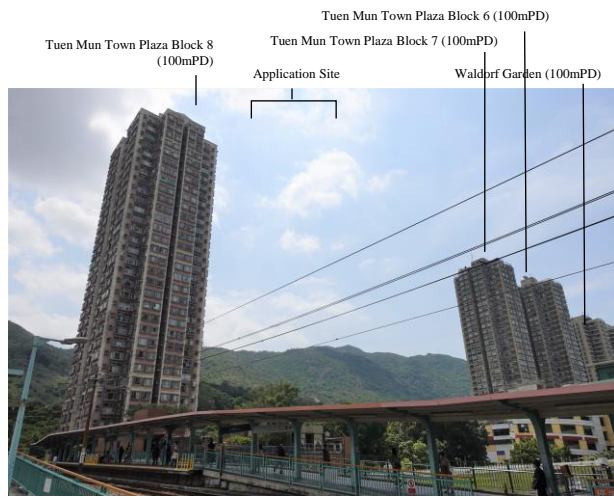
**Key Plan**

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

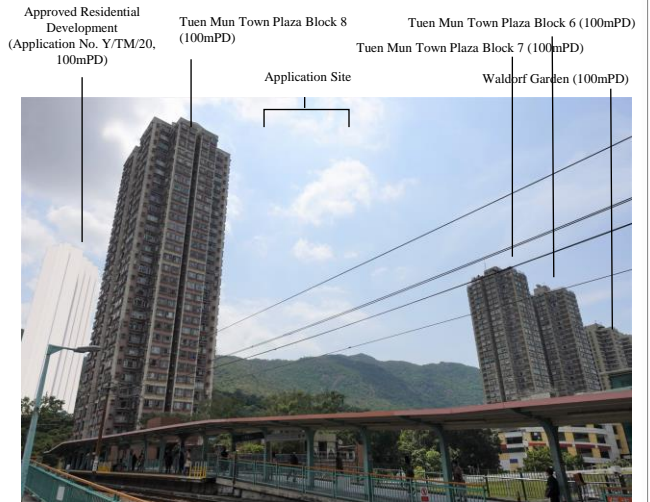
**Viewing Point 1 – Hoh Fuk Tong Light Rail Station**

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**

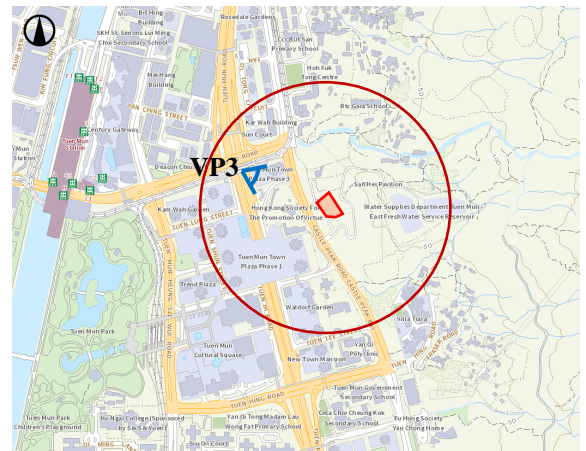
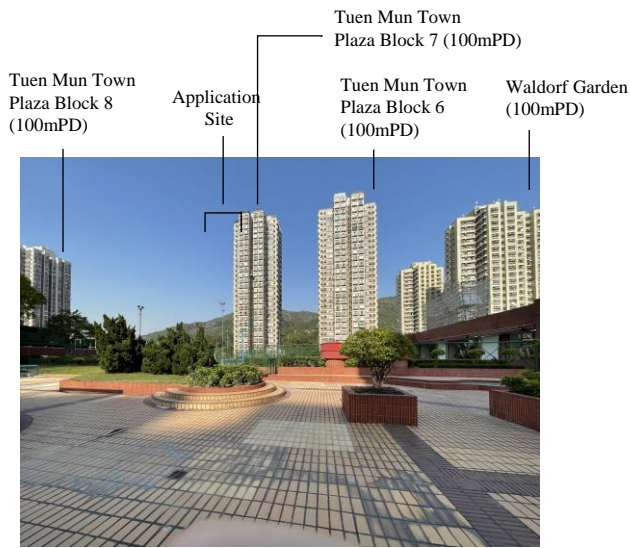


Figure No.	Scale	Figure Title
5	-	<b>Viewing Point 3 – Pui To Light Rail Station</b>
<b>ARUP</b>	Date January 2023	Source -

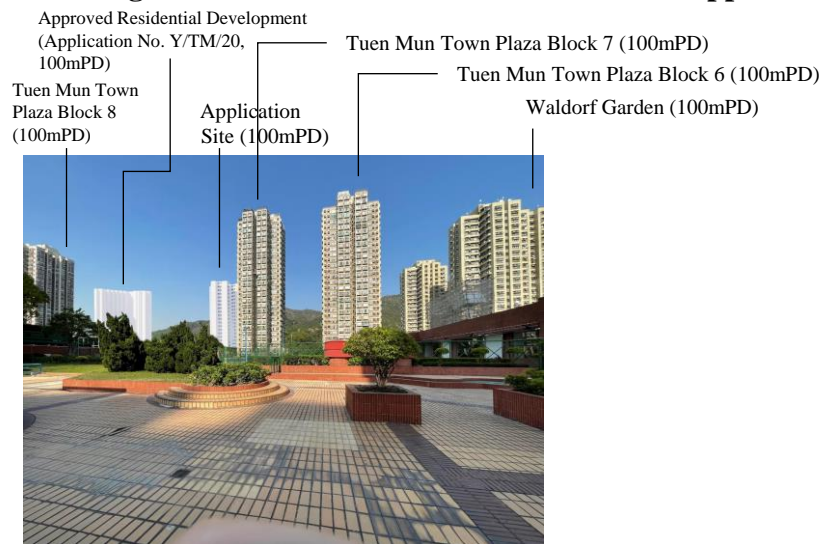
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**Existing Condition**



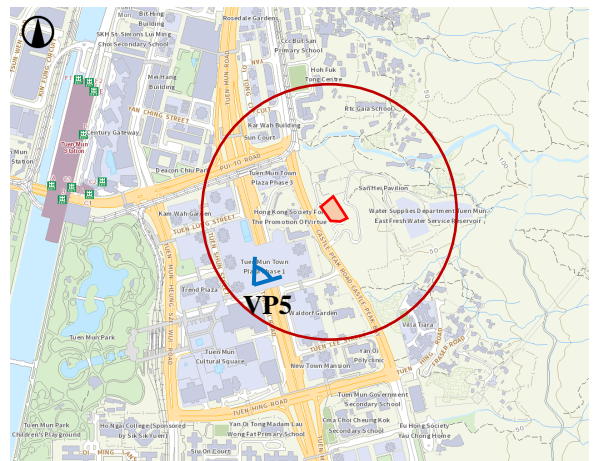
**Approved Scheme**



**Indicative Scheme**



**Key Plan**

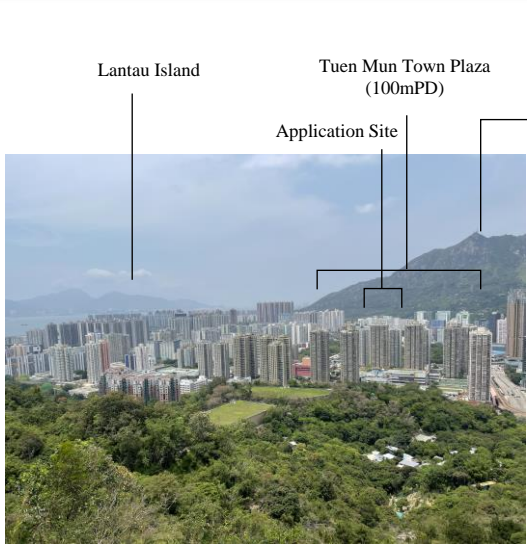


**Potential Scheme**

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 -

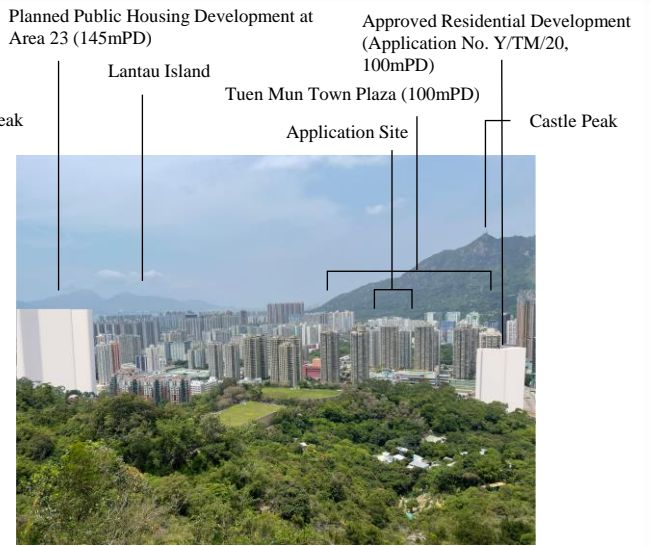
申請編號 Application No. : Y / TM / 30  
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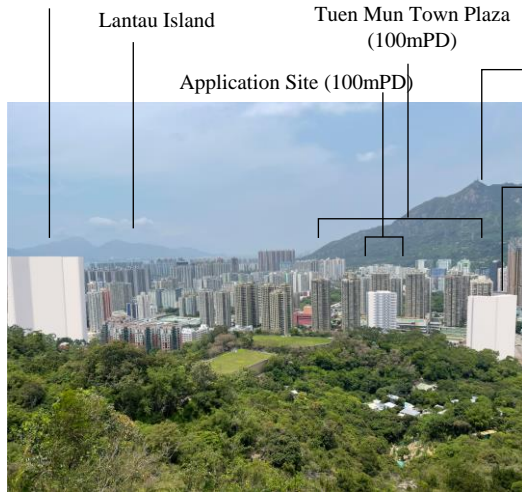


**Existing Condition**

Planned Public Housing Development at Area 23 (145mPD)



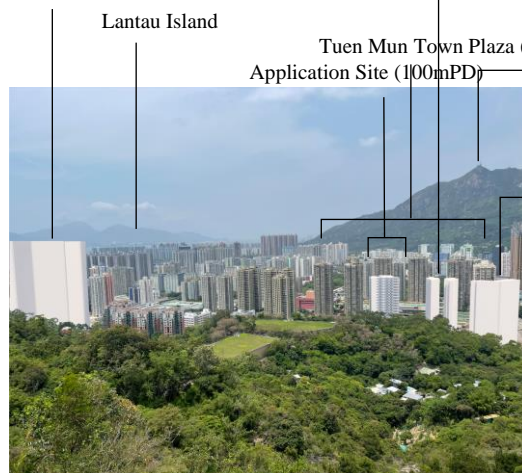
**Approved Scheme**



**Indicative Scheme**

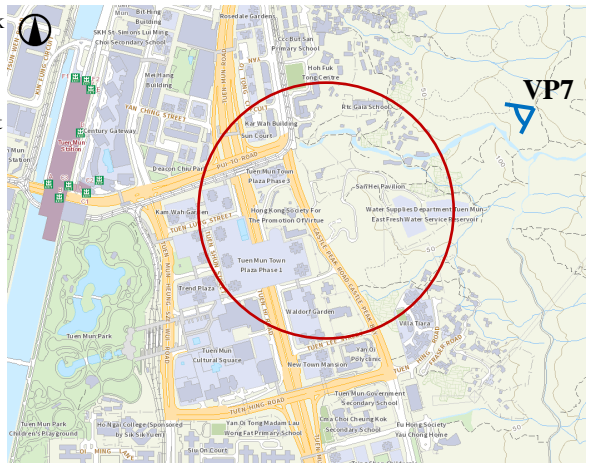
Planned Public Housing Development at Area 23 (145mPD)

Potential Development in Adjoining Building Lots (100mPD)



**Potential Scheme**

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



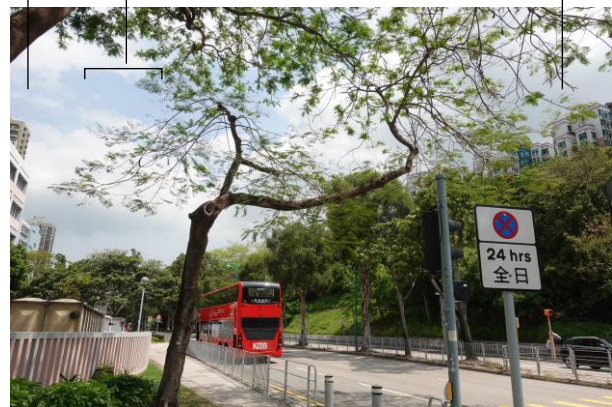
**Key Plan**

<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)

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



Villa Tiara (70mPD)

**Indicative Scheme**

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)

**Key Plan**



**Potential Scheme**

Figure No. 10	Scale -	Figure Title Viewing Point 8 - Tuen Hing Street
ARUP	Date January 2023	Source -

**Viewing Point 8 - Tuen Hing Street**

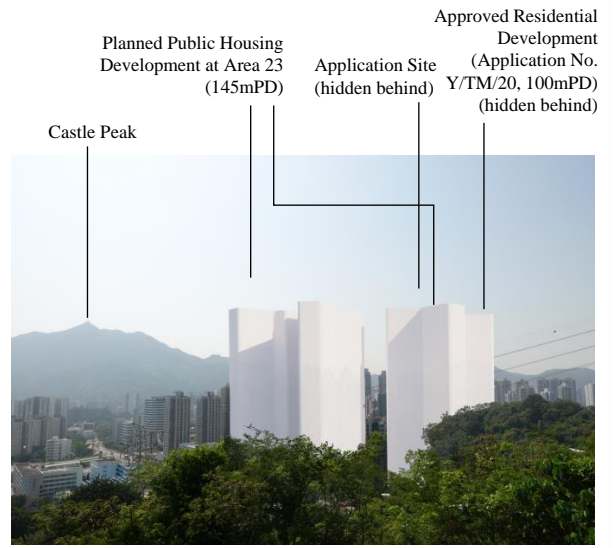
申請編號 Application No. : Y / TM / 30

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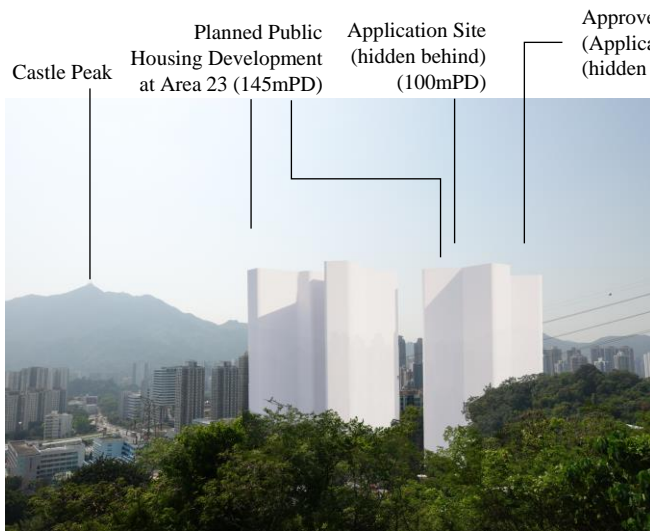
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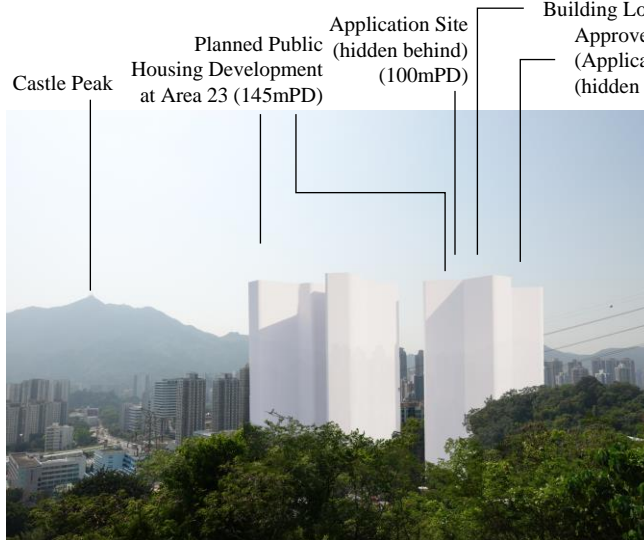
**Existing Condition**



**Approved Scheme**



**Indicative Scheme**



**Potential Scheme**

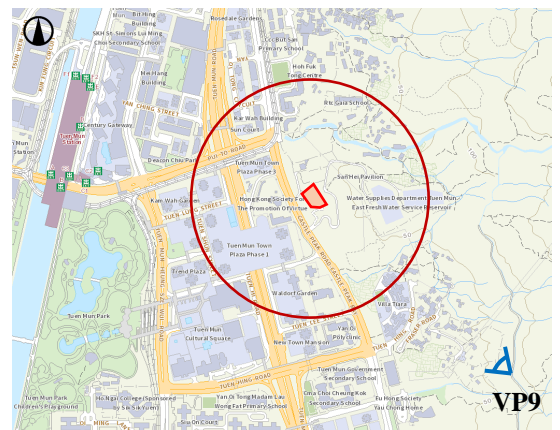


Figure No.	Scale	Figure Title
11	-	
<b>ARUP</b>	Date January 2023	Source

**Viewing Point 9 – Along MacLehose Trail**

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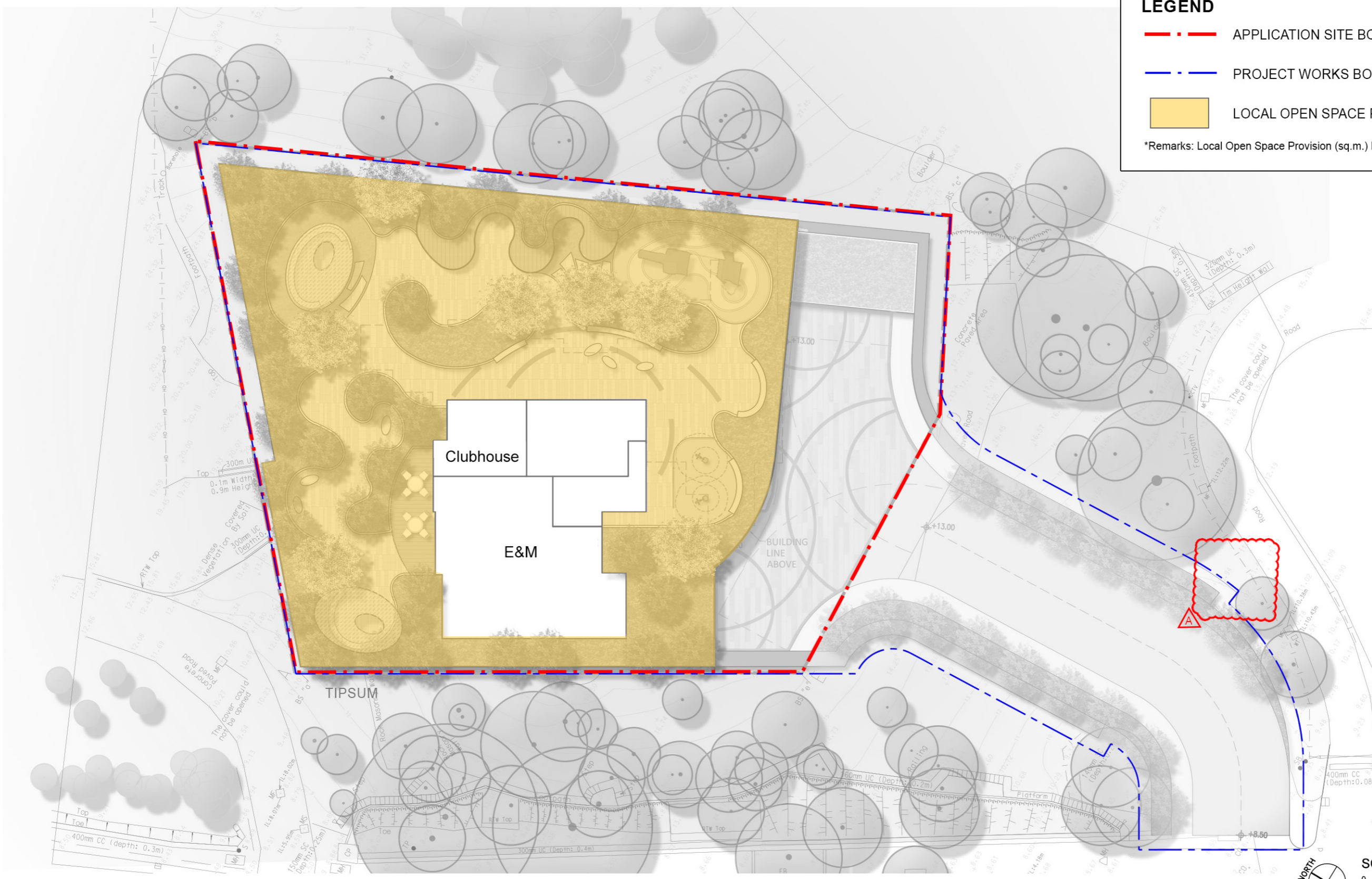
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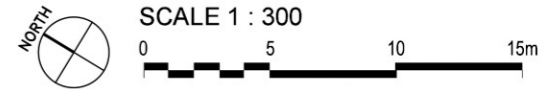




**LEGEND**

- 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.



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  
 Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662