

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/TM-SKW/134**

**关于申请编号 A/TM-SKW/134 的拟议用途/发展的概括发展规范**

Revised broad development parameters in view of

the further information received on 4.9.2025 and 9.9.2025

因应于 2025 年 9 月 4 日及 2025 年 9 月 9 日接获的进一步资料而修订的概括发展规范

|   |  |                 |                    |
|---|--|-----------------|--------------------|
| Application No.<br>申请编号                                   | A/TM-SKW/134   |                 |                    |
| Location/address<br>位置／地址                                 | Various Lots in D.D. 385 and Adjoining Government Land, Tai Lam Chung, Tuen Mun, New Territories<br>屯门大榄涌丈量约份第 385 约多个地段及毗连政府土地  |                 |                    |
| Site area<br>地盘面积   | About 约 61,127 sq. m 平方米 (Includes Government Land of about 包括政府土地约 17,261 sq. m 平方米)  |                 |                    |
| Plan<br>图则  | Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15<br>扫管笏分区计划大纲核准图编号 S/TM-SKW/15   |                 |                    |
| Zoning<br>地带  | "Comprehensive Development Area", "Green Belt", "Village Type Development" and "Government, Institution or Community"<br>「综合发展区」、「绿化地带」、「乡村式发展」及「政府、机构或社区」   |                 |                    |
| Applied use/<br>development<br>申请用途/发展                    | Proposed Comprehensive Residential Development with Commercial Uses with Minor Relaxation of Gross Floor Area and Building Height Restrictions (Amendments to Approved Master Layout Plan (MLP))<br>拟议综合住宅发展及商业用途，并略为放宽总楼面面积及建筑物高度限制（修订已核准的总纲发展蓝图） |                 |                    |
| Gross floor area<br>and/or plot ratio<br>总楼面面积及／<br>或地积比率 |  | sq. m<br>平方米    | Plot ratio<br>地积比率 |
|   | Domestic<br>住用   | About 约 124,068 | About 约 2.03       |
|   | Non-domestic<br>非住用  | About 约 4,700   | About 约 0.077      |
| No. of block<br>幢数  | Domestic<br>住用   | 22              |                    |
|   | Non-domestic<br>非住用  | -               |                    |
|   | Composite<br>综合用途  | 2               |                    |
| Building height/No.                                       | Domestic   | -               | m 米                |

|  |   |                         |                            |
|--|---|-------------------------|----------------------------|
| of storeys<br>建筑物高度／<br>层数   | 住用  | Not more than 不多於 84    | mPD 米(主水平基准上)              |
|  |   | Not more than 不多於 23    | Storey(s) 层                |
|  |   | 1                       | Exclude 不包括<br>Basement 地库 |
|  | Non-domestic<br>非住用   | -                       | m 米                        |
|  |   | -                       | mPD 米(主水平基准上)              |
|  |   | -                       | Storey(s) 层                |
|  | Composite<br>综合用途   | -                       | m 米                        |
|  |   | Not more than 不多於 84    | mPD 米(主水平基准上)              |
|  |   | Not more than 不多於 23    | Storey(s) 层                |
|  |   | 1                       | Exclude 不包括<br>Basement 地库 |
| Site coverage<br>上盖面积  | About 约 33.33 %   |                         |                            |
| No. of units<br>单位数目   | 2,670 Flats 住宅单位  |                         |                            |
| Open space<br>休憩用地   | Private 私人  | Not less than 不少於 7,476 | sq. m 平方米                  |
|  | Public 公众   | Not less than 不少於 200   | sq. m 平方米                  |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停车位及上落客货<br>车位数目 | Total no. of vehicle spaces 停车位总数                                   |                         | 519                        |
|  | Private Car Parking Spaces 私家车车位                                    |                         | 491                        |
|  | Motorcycle Parking Spaces 电单车车位                                     |                         | 28                         |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位／停车处总数 |                         | 11                         |
|  | Loading/Unloading Spaces 上落客货车位                                     |                         | 11                         |

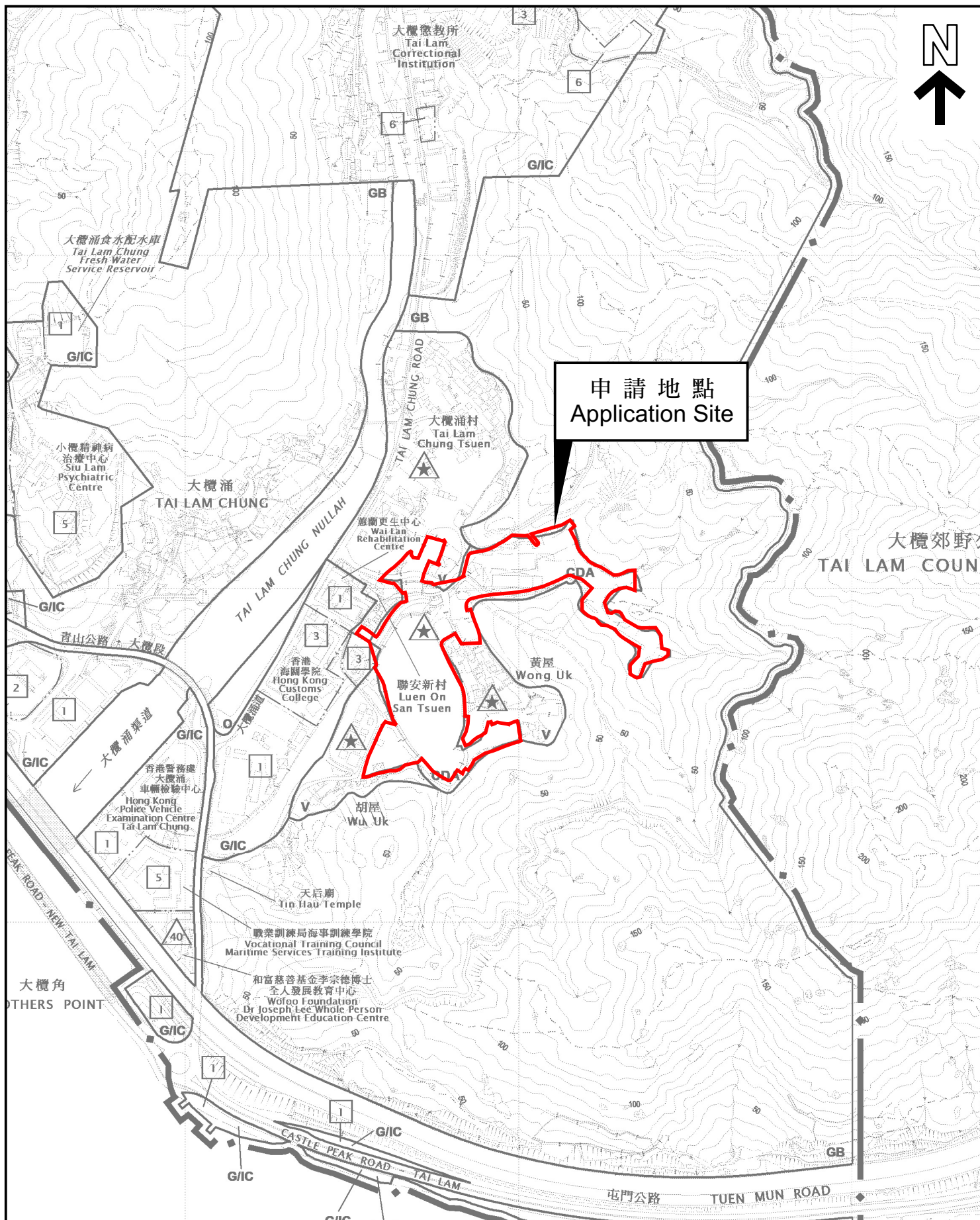
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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><br>中文     | <u>English</u><br>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 checked="" 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 checked="" 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>Landscape Design and Tree Preservation Proposal 园境设计及树木保护建议</u></b>        |                          |                                     |
| <b><u>Water Supply Impact Assessment 供水影响评估</u></b>                              |                          |                                     |
| <b><u>Air Ventilation Assessment (Expert Evaluation) 空气流通影响评估（专家评估报告）</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.

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本摘要圖於2025年6月6日擬備，  
所根據的資料為於2023年10月3日  
核准的分區計劃大綱圖編號 S/TM-SKW/15  
EXTRACT PLAN PREPARED ON 6.6.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/TM-SKW/15 APPROVED ON 3.10.2023

## 位置圖 LOCATION PLAN

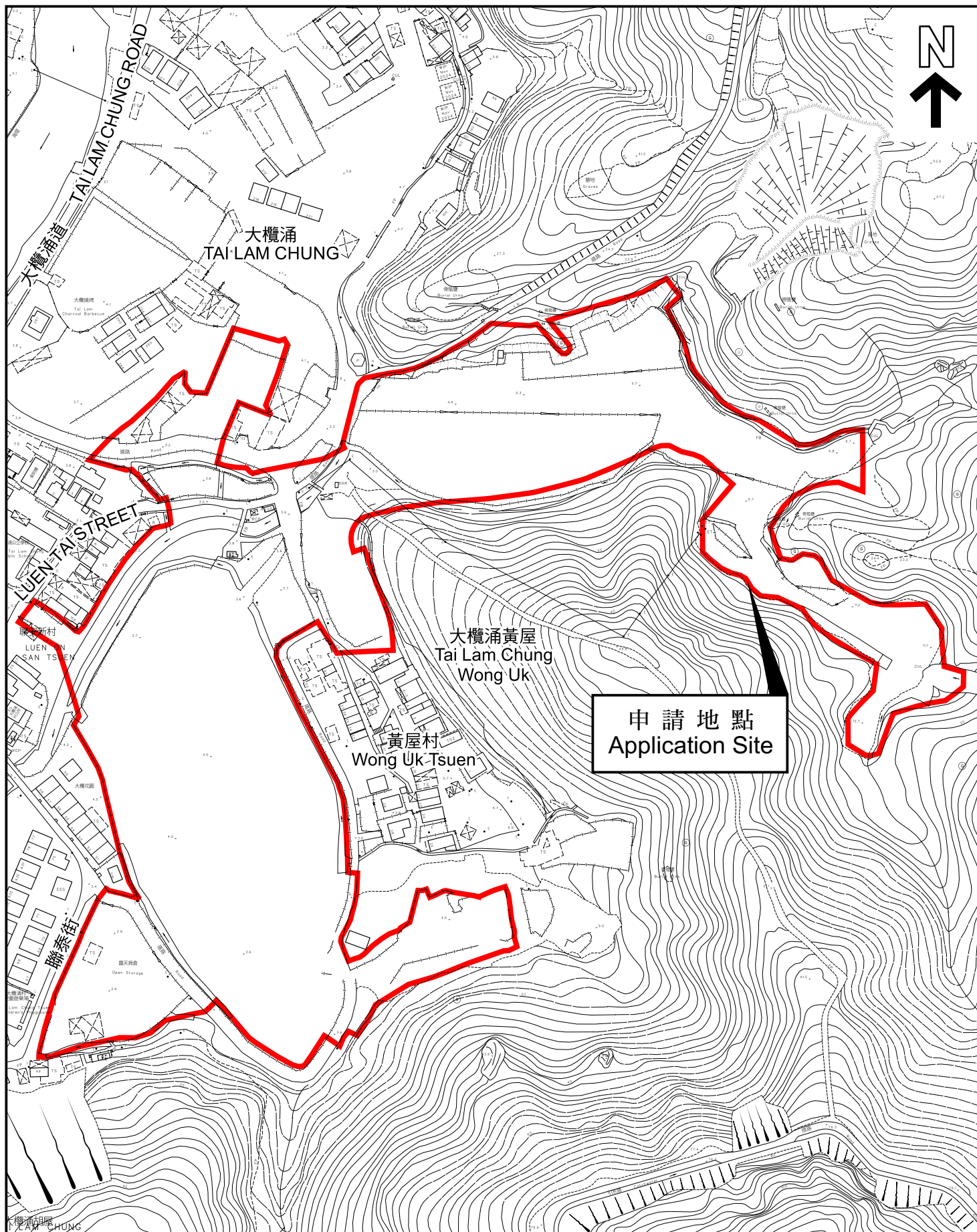
SCALE 1:7 500 比例尺  
米 100 0 100 200 300 米  
METRES

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

參考編號  
REFERENCE No.

A/TM-SKW/134





本摘要圖於2025年6月6日擬備，  
所根據的資料為測量圖編號  
6-SW-19D 和 6-SW-24B  
EXTRACT PLAN PREPARED ON 6.6.2025  
BASED ON SURVEY SHEETS No.  
6-SW-19D and 6-SW-24B

## 平面圖 SITE PLAN

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

參考編號  
REFERENCE No.

A/TM-SKW/134