

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TM/24**  
**關於申請編號 Y/TM/24 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 22.11.2022  
因應於 2022 年 11 月 22 日接獲的進一步資料而修訂的概括發展規範

|                                                    |                                                                                                                                                                                 |              |                    |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------|
| Application No.<br>申請編號                            | Y/TM/24                                                                                                                                                                         |              |                    |
| Location/address<br>位置／地址                          | Lots 1744 S.D ss.1 (Part) and 1744 S.D RP (Part) in D.D. 132, Hing Fu Street, Tuen Mun, New Territories<br><br>新界屯門興富街丈量約份第 132 約地段第 1744 號 D 分段第 1 小分段(部分)及第 1744 號 D 分段餘段(部分) |              |                    |
| Site area<br>地盤面積                                  | About 約 1,175 sq. m 平方米                                                                                                                                                         |              |                    |
| Plan<br>圖則                                         | <u>Section 12A application 第 12A 條申請</u><br>Approved Tuen Mun Outline Zoning Plan No. S/TM/35<br>屯門分區計劃大綱核准圖編號 S/TM/35                                                          |              |                    |
|                                                    | <u>Further information received 接獲進一步資料</u><br>Draft Tuen Mun Outline Zoning Plan No. S/TM/36<br>屯門分區計劃大綱草圖編號 S/TM/36                                                           |              |                    |
| Zoning<br>地帶                                       | <u>Section 12A application 第 12A 條申請</u><br>"Green Belt"<br>「綠化地帶」                                                                                                              |              |                    |
|                                                    | <u>Further information received 接獲進一步資料</u><br>"Green Belt"<br>「綠化地帶」                                                                                                           |              |                    |
| Proposed Amendment(s)<br>擬議修訂                      | To rezone the application site from "Green Belt" to "Government, Institution or Community"<br>把申請地點由「綠化地帶」地帶改劃為「政府、機構或社區」地帶                                                     |              |                    |
| Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率 |                                                                                                                                                                                 | sq. m<br>平方米 | Plot ratio<br>地積比率 |
|                                                    | Domestic<br>住用                                                                                                                                                                  | -            | -                  |
|                                                    | Non-domestic<br>非住用                                                                                                                                                             | About 約 574  | About 約 0.49       |
| No. of block<br>幢數                                 | Domestic<br>住用                                                                                                                                                                  | -            |                    |
|                                                    | Non-domestic<br>非住用                                                                                                                                                             | 4            |                    |
|                                                    | Composite<br>綜合用途                                                                                                                                                               | -            |                    |

|                                                                      |                     |                          |                                           |
|----------------------------------------------------------------------|---------------------|--------------------------|-------------------------------------------|
| Building height/No. of storeys<br>建築物高度／層數                           | Domestic<br>住用      | -                        | m 米                                       |
|                                                                      |                     | -                        | mPD 米(主水平基準上)                             |
|                                                                      |                     | -                        | Storey(s) 層                               |
|                                                                      | Non-domestic<br>非住用 | Not more than 不多於 7.93   | m 米                                       |
|                                                                      |                     | -                        | mPD 米(主水平基準上)                             |
|                                                                      |                     | Not more than 不多於 2<br>/ | Storey(s) 層<br>Exclude 不包括<br>Basement 地庫 |
|                                                                      | Composite<br>綜合用途   | -                        | m 米                                       |
|                                                                      |                     | -                        | mPD 米(主水平基準上)                             |
|                                                                      |                     | -                        | Storey(s) 層                               |
| Site coverage<br>上蓋面積                                                | About 約 26.1 %      |                          |                                           |
| No. of units<br>單位數目                                                 | 5,670 niches 骨灰龕    |                          |                                           |
| Open space<br>休憩用地                                                   | Private 私人          | -                        | sq. m 平方米                                 |
|                                                                      | Public 公眾           | -                        | sq. m 平方米                                 |
| No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | -                   |                          |                                           |

\* 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><br>中文     | <u>English</u><br>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 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 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 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"/> |
| <b><u>Geotechnical Planning Review Report 岩土工程規劃檢討報告</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2022年11月25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 25.11.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/36 EXHIBITED ON 22.7.2022

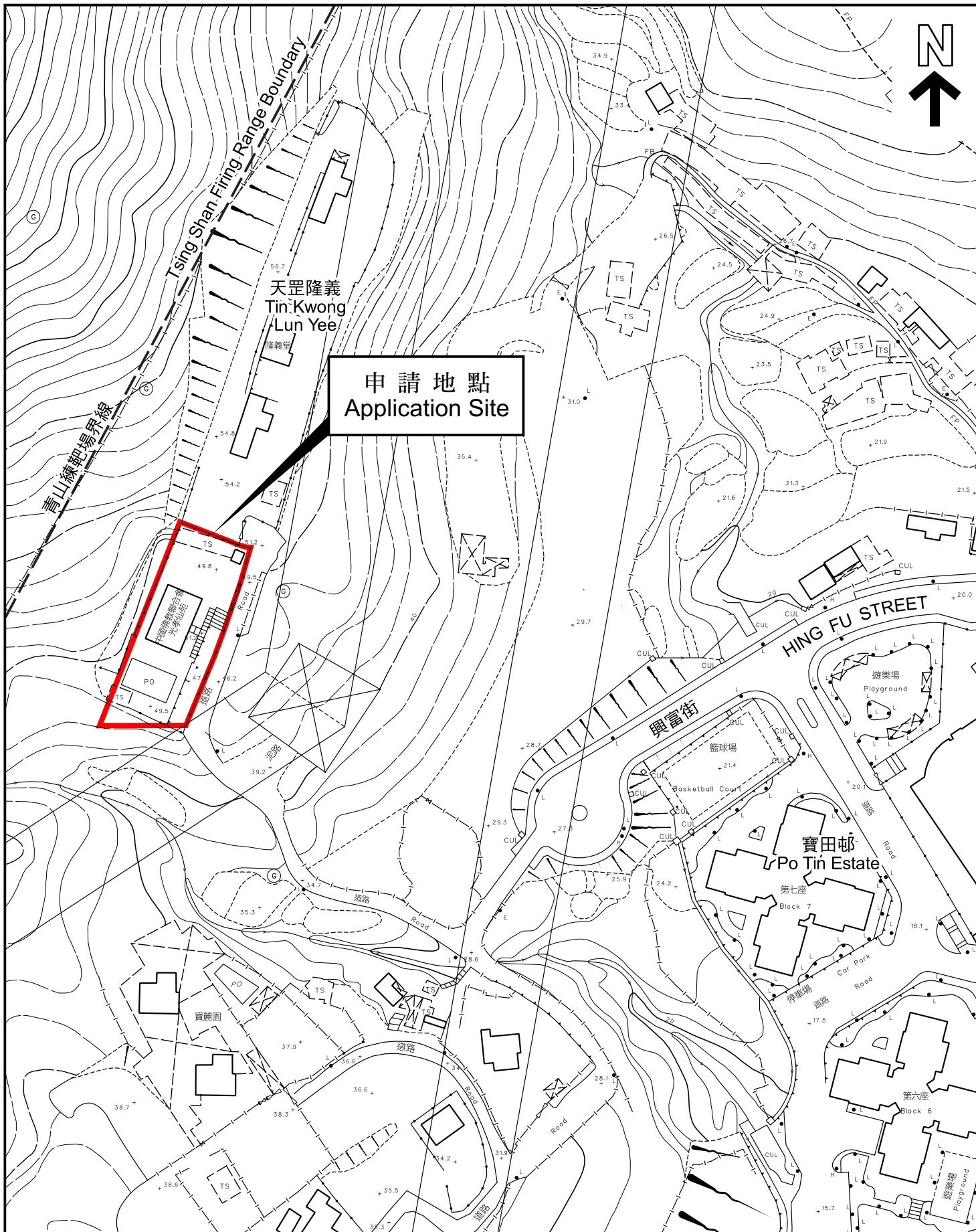
SCALE 1: 10 000 比例尺

米 100 0 100 200 300 400 500 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.

Y/TM/24



平面圖 SITE PLAN

本摘要圖於2022年11月25日擬備，  
所根據的資料為測量圖編號  
5-NE-25D  
EXTRACT PLAN PREPARED ON 25.11.2022  
BASED ON SURVEY SHEET No.  
5-NE-25D

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/24



申請編號 Application No. : Y/TM/24

備註 Remarks

申請人回應部門的意見，及提交一份經修訂的岩土工程規劃檢討報告。

The applicant submitted responses to departmental comments and a revised Geotechnical Planning Review Report.

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