

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

Revised broad development parameters in view of
the further information received on 5.5.2023
因應於 2023 年 5 月 5 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/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	About 約 2,439 ⁽¹⁾	-
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 /	Storey(s) 層 Exclude 不包括 Basement 地庫
	Non-domestic 非住用	-	m 米
		Not more than 不多於 21.77	mPD 米(主水平基準上)
		Not more than 不多於 3	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		317
	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
	Private Light Bus Parking Space 私家小型巴士泊車位		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		11
	Medium/Heavy Goods Vehicle Spaces 中型/重型貨車車位		9
	Transport Lay-by 路旁停車處		2

- (1) Social welfare facility (Home Care Services for Frail Elderly Persons) with GFA of about 323 m² and clubhouse facilities with GFA of about 2,116m² are proposed to be exempted from GFA calculation by the applicant.

申請人擬議把樓面面積約 323 平方米的社會福利設施 (體弱長者家居照顧服務)及樓面面積約 2,116 平方米的會所設施，豁免計入總樓面面積。

* 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
<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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他（請註明）	☐	☐
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Replacement pages of sewerage impact assessment 排污影響評估的替換頁</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。



位置圖 LOCATION PLAN

本摘要圖於2023年5月10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 10.5.2023
BASED ON OUTLINE ZONING PLAN No.
S/TM/36 EXHIBITED ON 22.7.2022

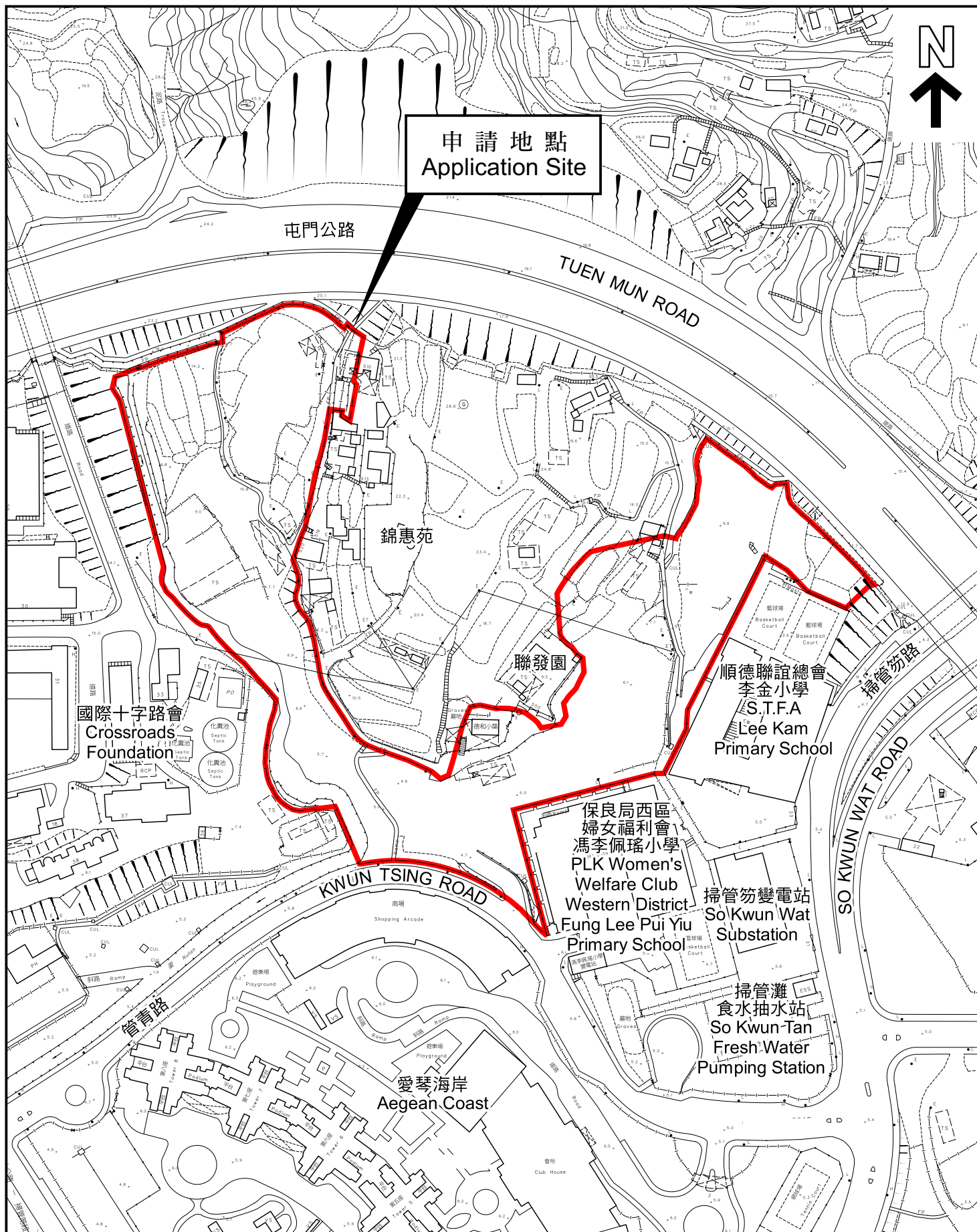
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

Y/TM/29

SCALE 1 : 10 000 比例尺

米 100 0 100 200 300 400 500 米
METRES METRES



平面圖 SITE PLAN

本摘要圖於2023年5月10日擬備，
所根據的資料為測量圖編號
6-SW-12D, 17B
EXTRACT PLAN PREPARED ON 10.5.2023
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

申請編號 Application No. : Y/TM/29

備註 Remarks

申請人提交進一步資料，包括回應部門的意見、經修訂的布局設計圖（包括總綱發展藍圖）、經修訂的園境設計總圖、經修訂的環境評估、排污影響評估的替換頁及經修訂的發展參數表。

The applicant submitted further information which includes responses to departmental comments, revised layout plans including Master Layout Plan, revised Landscape Master Plan, a revised Environmental Assessment, replacement pages of Sewerage Impact Assessment and a revised development parameters table.

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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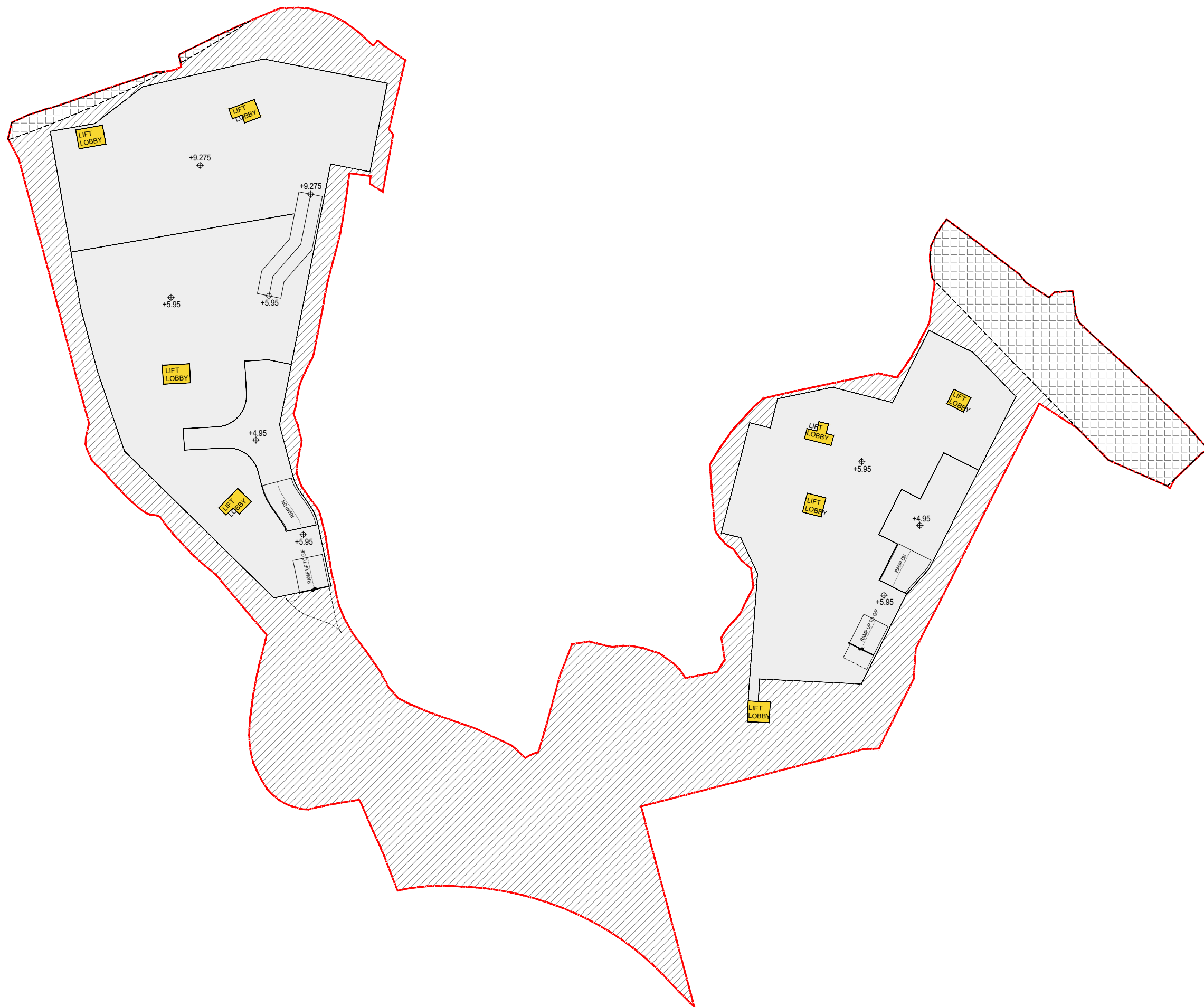


Indicative Ground Floor Layout Plan
Proposed Private Housing Development at So Kwun Wat R(B) Site

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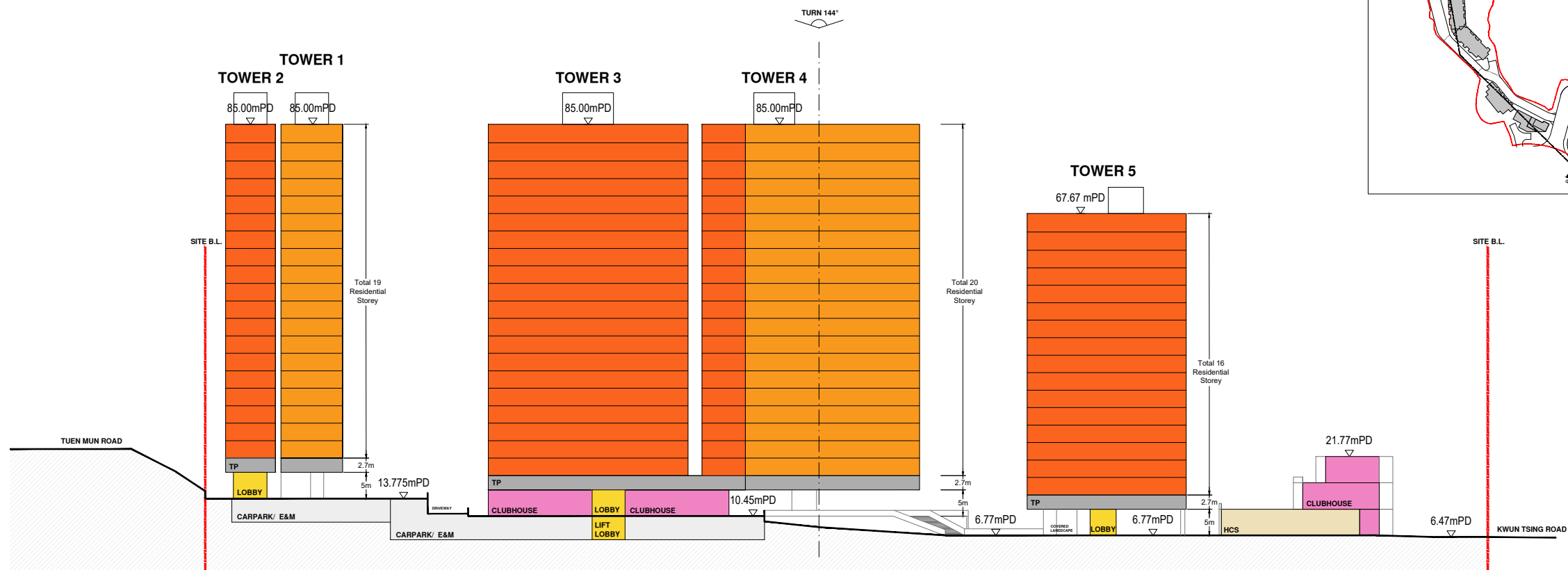
Indicative Basement Layout Plan
Proposed Private Housing Development at So Kwun Wat R(B) Site

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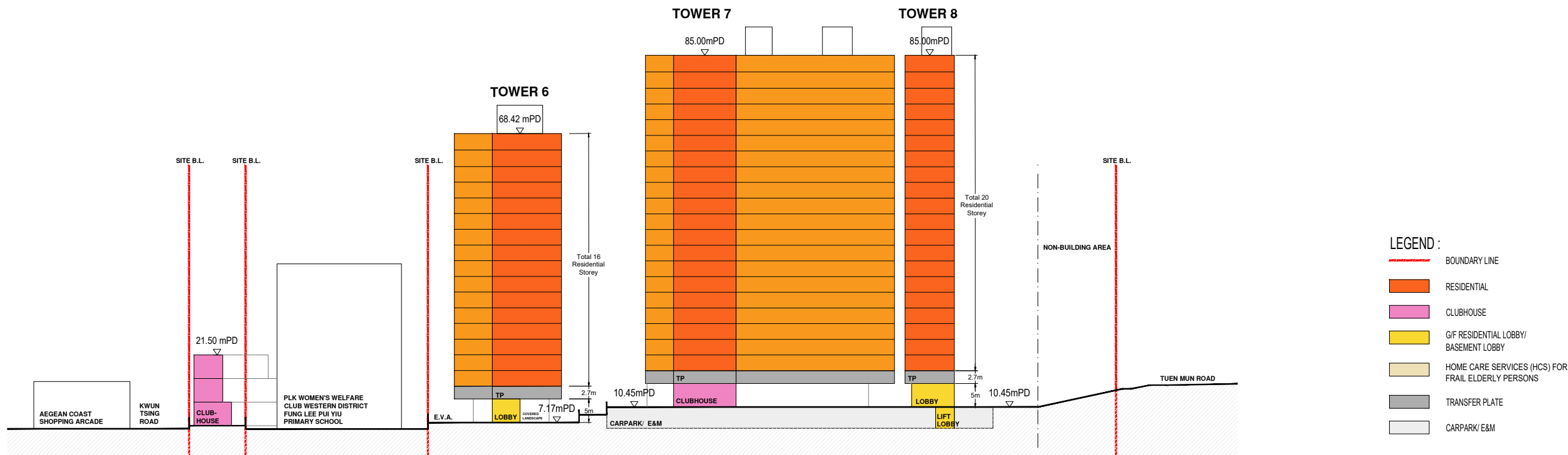
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SECTION AA'



SECTION BB'



- LEGEND :
- BOUNDARY LINE
 - RESIDENTIAL
 - CLUBHOUSE
 - G/F RESIDENTIAL LOBBY/
BASEMENT LOBBY
 - HOME CARE SERVICES (HCS) FOR
FRAIL ELDERLY PERSONS
 - TRANSFER PLATE
 - CARPARK/ E&M

Indicative Section
Proposed Private Housing Development at So Kwun Wat R(B) Site

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