

Form No. S12A
表格第 S12A 號

APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

2022年 02月 16日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 16 FEB 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/TM/28
	Date Received 收到日期	16 FEB 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

TM Properties Investment Limited & The Kowloon Motor Bus Company (1933) Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Llewelyn-Davies Hong Kong Ltd.

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site?
申請是否直接與某地點有關?

Yes 是



No 否



(Please proceed to Part 6 請繼續填寫第 6 部分)

(b) Full address/ location/ demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

Tuen Mun Town Lots 79, 80 and 81 and Adjoining Government Land

(c) Site Area 申請地點面積

37,230

sq.m 平方米



About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	16,882.....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	TMTL 79 - Data Centre TMTL 80 - Logistics Centre / Godown TMTL 81 - Bus Depot (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 28/12/2021 (DD/MM/YYYY), this application involves a total of 3[✓] "current land owner(s)"[#].
根據土地註冊處截至 28/12/2021 年 12 月 28 日的記錄，這宗申請共牽涉 3 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"[#] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers[&] on 06/01/2022 (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises[&] on 06/01/2022 (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Plan Proposed to be Amended 擬議修訂的圖則

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Comprehensive Development Area (1)", "Comprehensive Development Area (2)" and "Road"

7. Proposed Amendments 擬議修訂

- (a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one 「✓」) (Please illustrate the details on plan)

建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Development Area []
綜合發展區 [] | <input checked="" type="checkbox"/> Commercial [2] 商業 [] |
| <input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) []
住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [] | <input type="checkbox"/> Village Type Development []
鄉村式發展 [] |
| <input type="checkbox"/> Agriculture [] 農業 [] | <input type="checkbox"/> Industrial [] 工業 [] |
| <input type="checkbox"/> Industrial (Group D) [] 工業(丁類) [] | <input type="checkbox"/> Open Storage [] 露天貯物 [] |
| <input type="checkbox"/> Government, Institution or Community []
政府、機構或社區 [] | <input type="checkbox"/> Open Space [] 休憩用地 [] |
| <input type="checkbox"/> Recreation [] 康樂 [] | <input type="checkbox"/> Green Belt [] 綠化地帶 [] |
| <input type="checkbox"/> Country Park [] 郊野公園 [] | <input type="checkbox"/> Coastal Protection Area []
海岸保護區 [] |
| <input type="checkbox"/> Conservation Area [] 自然保育區 [] | <input type="checkbox"/> Site of Special Scientific Interest []
具特殊科學價值地點 [] |
| <input type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/
<input type="checkbox"/> Others (please specify _____)) []
其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 /
<input type="checkbox"/> 其他 (請註明: _____)) [] | |
| <input type="checkbox"/> Road 道路 | <input type="checkbox"/> Others (please specify _____)
其他 (請註明: _____) |

Please insert subzone in [] as appropriate.
請於[]內註明支區，如適用。

- ☒ Proposed Notes of Schedule of Uses of the zone attached
已夾附對土地用途地帶的《註釋》的擬議修訂

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☒ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please refer to Attachment 1 of the attached Supplementary Planning Statement.

8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.

現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please refer to the attached Supplementary Planning Statement.

[illegible]

10. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Hui Chak Hung Dickson

Director

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☒ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 RTPI

Llewelyn-Davies

Hong Kong Limited

Authorized Signature

on behalf of
代表

Llewelyn-Davies Hong Kong Ltd.

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

06/01/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

1 Based on Development Site Area of about 20,348 sq.m., and a Plot Ratio of 9.5
 2 Not more than 65% (above 61m) (TMTL 79, 80 and 81)
 Not more than 100% (not exceeding 15m) (TMTL 79)
 Not more than 97.5% (over 15m but not exceeding 18m) (TMTL 80)
 Not more than 92% (over 18m but not exceeding 21m) (TMTL 81)
 3 For TMTL 80 and 81
 4 For TMTL 79

Form No. S12A 表格第 S12A 號
 Appendix 附錄

APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	..... 193,306 ¹ ✓ sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	..... Not more than 9.5	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	..... Refer to ² above	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	..... 3	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	TMTL 79 & 80: Not more than 32, TMTL 81: Not more than 27, storeys 層 (include Refuge Floor) <input type="checkbox"/> include 包括 storeys of basements 層地庫 <input checked="" type="checkbox"/> exclude 不包括 3 ³ /4 ⁴ storeys of basements 層地庫	
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	..... m 米	<input type="checkbox"/> About 約
	TMTL 79 & 80: Not more than 140, TMTL 81: 120 mPD 米(主水平基準上) <input checked="" type="checkbox"/> About 約	
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq.m. 平方米	<input type="checkbox"/> About 約
number of units 單位數目	.....
average unit size 單位平均面積	..... sq.m. 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
<input type="checkbox"/> hotel 酒店	..... sq.m. 平方米	<input type="checkbox"/> About 約
	..... sq.m. 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目:)	
<input checked="" type="checkbox"/> office 辦公室	..... 134,063 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	..... 59,243 ⁵ sq.m. 平方米	<input checked="" type="checkbox"/> About 約
	⁵ (including kindergarten of 1,000m ² at TMTL 80)	
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
<input type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq.m. 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公共休憩用地	..... sq.m. 平方米	<input type="checkbox"/> Not less than 不少於

<input checked="" type="checkbox"/> Transport-related facilities 與運輸有關的設施		
<input checked="" type="checkbox"/> parking spaces 停車位		
(please specify type(s) and number(s)) (請註明種類及數目)		877 (TM TL 79: 105 / TM TL 80: 318 / TM TL 81: 454)
Private Car Parking Spaces 私家車車位		45 (TM TL 79: 6 / TM TL 80: 16 / TM TL 81: 23)
Motorcycle Parking Spaces 電單車車位		.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		.....
Others (Please Specify) 其他 (請列明)		.....
.....		
<input checked="" type="checkbox"/> loading/unloading spaces 上落客貨車位		
(please specify type(s) and number(s)) (請註明種類及數目)		14 (TM TL 80: 10 / TM TL 81: 4)
Taxi Spaces 的士車位 (for private cars as well)		5 (TM TL 80: 2 / TM TL 81: 3) REMARKS
Coach Spaces 旅遊巴車位		62 (TM TL 79: 6 / TM TL 80: 22 / TM TL 81: 34)
Light Goods Vehicle Spaces 輕型貨車車位		.....
Medium Goods Vehicle Spaces 中型貨車車位		33 (TM TL 79: 3 / TM TL 80: 11 / TM TL 81: 19)
Heavy Goods Vehicle Spaces 重型貨車車位		.....
Others (Please Specify) 其他 (請列明)		.....
.....		
<input checked="" type="checkbox"/> other transport-related facilities 其他與運輸有關的設施		(please specify type(s) and number(s)) (請註明種類及數目) Public Vehicle Park (43 nos. of private car parking spaces, 45 nos. of motorcycle parking spaces, 13 nos. of heavy goods vehicle parking spaces, and 4 nos. of coach parking spaces)
Use(s) of different floors (if applicable) 各樓層的用途(如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Please refer to Table 1 of Sheet 1		
.....		
.....		
.....		
.....		
.....		
Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途		
Private Open Space (accessible to the public)		
.....		
.....		
Any vehicular access to the site? 是否有車路通往地盤?		
Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明道路名稱(如適用)) Please refer Figure 1.1 of the Supplementary Planning Statement		
<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)		
.....		
No 否 <input type="checkbox"/>		
For Development involving columbarium use, please complete the table in the Annex to this Appendix. 如發展涉及靈灰安置所用途, 請填妥於此附件後附錄的表格。		

2. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情</p> <p>The existing logistics centre / godown at TMTL 80 and bus depot at TMTL 81 will be demolished to facilitate the implementation of the Proposed Development. The existing data centre at TMTL 79 within the Development Site owned by others will be implemented according to its own implementation</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積... 20,348 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ... 12.6' / 16.4' m 米 <input checked="" type="checkbox"/> About 約 1 for TMTL 80 and 81 2 for TMTL 79</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>_____</p> <p>_____</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to Appendices A to G of the attached Supplementary Planning Statement</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Tuen Mun Town Lots 79, 80 and 81 and Adjoining Government Land 屯門市地段第79、80及81號及毗連政府土地
Site area 地盤面積	37,230 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 16,882 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35 屯門分區計劃大綱核准圖編號S/TM/35
Zoning 地帶	"Comprehensive Development Area (1)", "Comprehensive Development Area (2)" and "Road" 「綜合發展區(1)」, 「綜合發展區(2)」及「道路」
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "CDA(1)", "CDA(2)" and "Road" to "C(2)" 把申請地點由_____地帶改劃為_____

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(i) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	193,306 ¹ <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	9.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

¹ Based on Development Site Area of about 20,348 sq.m., and a Plot Ratio of 9.5

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	TMTL 79 & 80: 140 ✓ TMTL 81: 120 ✓ m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		TMTL 79 & 80: 32 (include refuge floor) TMTL 81: 27 (include refuge floor) Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 (3 ¹ / ₄ floors) <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	Not more than 65% (above 61m) (TMTL 79, 80 and 81) Not more than 100% (not exceeding 15m) (TMTL 79) % Not more than 97.5% (over 15m but not exceeding 18m) (TMTL 80) Not more than 92% (over 18m but not exceeding 21m) (TMTL 81)		<input type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

¹ Including 105 spaces in TMTL 79, 318 spaces in TMTL 80, 454 spaces in TMTL 81

² Including 6 spaces in TMTL 79, 16 spaces in TMTL 80, 23 spaces in TMTL 81

³ Also for private cars; Including 10 spaces in TMTL 80, 4 spaces in TMTL 81

⁴ Including 2 spaces (for small coach and school bus in TMTL 80,

3 spaces (for coach) in TMTL 81

⁵ Including 6 spaces in TMTL 79, 22 spaces in TMTL 80, 34 spaces in TMTL 81

⁶ Including 3 spaces in TMTL 79, 11 spaces in TMTL 80, 19 spaces in TMTL 81

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <small>43 nos. of private car parking spaces, 45 nos. of motorcycle parking spaces, 13 nos. of heavy goods vehicle parking spaces, and 4 nos. of coach parking spaces in the proposed public vehicle park</small>	877 ¹ 45 ²
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	14 ³ 5 ⁴ 62 ⁵ 33 ⁶

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 type="checkbox"/>

Reports 報告書

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 checked="" 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 checked="" 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 type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Supply Impact Assessment 供水影響評估		
Air Ventilation Impact Assessment 空氣流通評估		

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

Table 1 - Use(s) of different floors**Basement Floors**

Basement Floors	B4/F (at TMTL 79)	EVA / Car ramp, private carpark, office and retail associated E&M
	B3/F (at TMTL 79, 80 and 81)	EVA / Car ramp, private carpark, public carpark (except TMTL 79), office and retail associated E&M
	B2/F (at TMTL 79, 80 and 81)	EVA / Car ramp, private carpark, public carpark (except TMTL 79), office and retail associated E&M
	B1/F (at TMTL 79, 80 and 81)	EVA / Car ramp, private carpark, public carpark (except TMTL 79), office and retail associated E&M

Tower Blocks aboveground (3 blocks)

T1 (at TMTL 79)	G/F	Office lobby, commercial/retail, on-grade landscape area
	1/F	Office lobby, commercial/retail, podium landscape area
	2/F	Office, podium landscape area
	3/F-31/F (except 15/F)	Office
	15/F	Refuge Floor
T2 (at TMTL 80)	G/F	Office lobby, commercial/retail, on-grade landscape area
	1/F	Office lobby, commercial/retail, podium landscape area
	2/F	Commercial/retail, kindergarten, podium landscape area
	3/F	Office, podium landscape area
	4/F-31/F (except 15/F)	Office
	15/F	Refuge Floor
T3 (at TMTL 81)	G/F	Office lobby, commercial/retail, on-grade landscape area
	1/F	Office lobby, commercial/retail
	2/F-3/F	Commercial/retail, podium landscape area
	4/F	Office, podium landscape area
	5/F-26/F (except 15/F)	Office
	15/F	Refuge Floor

**Llewelyn
davies**ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

7 June 2023

The Secretary
Town Planning Board
c/o Planning Department
15/F, North Point Government Offices
333 Java Road, Hong Kong***By Hand and By Email***

Dear Sir

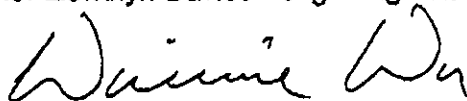
Section 12A Planning Application for Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan to Rezone the Application Site from "Comprehensive Development Area (1)", "Comprehensive Development Area (2)" and "Road" to "Commercial (2)" in support of Proposed Commercial Development at Tuen Mun Town Lots 79, 80 and 81 and Adjoining Government Land, Tuen Mun, New Territories (Application No.: Y/TM/28)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 28 January 2022.

As requested by the District Planning Office/Tuen Mun and Yuen Long West, Planning Department, the Applicant herewith submits 35 hard copies of the consolidated planning statement, which serves to consolidate previous Supplementary Information Submissions in one report and to supersede all previous submissions to facilitate processing of this planning application and for easy reference of the Board.

As all issues have been satisfactorily addressed, and this submission is for the sake of consolidating previous submissions only, the Board is cordially invited to consider the captioned application favorably at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602, or Mr Man Ho at 2957 9651 / Ms Amanda Yu at 2957 9661.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd.Winnie Wu
Planning DirectorWW/MH/ay
Encl.

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cc (w/ encl)
DPO/TMYLW

Attn: Ms Janet CHEUNG/ Mr. Billy FONG

(by email)



**Llewelyn
davies**ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

12 June 2023

The Secretary
Town Planning Board
c/o Planning Department
15/F, North Point Government Offices
333 Java Road, Hong Kong***By Hand and By Email***

Dear Sir

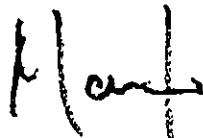
Section 12A Planning Application for Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan in support of Proposed Commercial Development at Tuen Mun Town Lots 79, 80 and 81, Tuen Mun, New Territories

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 28 January 2022 and the consolidated Planning Statement recently submitted to the Board on 7 June 2023. In response to the comments from Tuen Mun and Yuen Long West District Planning Office of the Planning Department via email dated 9 June 2023, the Applicant would like to provide the 35 hardcopies of replacement pages for consideration.

It should be highlighted that the current replacement pages submission and the consolidated Planning Statement submitted to the Board on 7 June 2023 mainly serve to consolidate previous Supplementary Submissions in one report and to supersede all previous submissions to facilitate processing and approval of this planning application.

As all issues have been satisfactorily addressed, and this submission is for the sake of consolidating previous submissions only.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9651 or our Ms. Amanda Yu at 2957 9661.

Yours faithfully
for Llewelyn-Davies Hong Kong LtdMan Ho
Associate DirectorMH/ay
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DPO/TMYLW Attn: Ms. Janet CHEUNG/ Mr. Billy FONG

(by email)



COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	<i>Bus Depot (on land designated "C(2)" only)</i>
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	<i>Industrial Use (not elsewhere specified) (on land designated "C(2)" only)</i>
Government Use (not elsewhere specified)	<i>Non-polluting Industrial Use (excluding industrial undertakings involving the use / storage of Dangerous Goods⁴) (on land designated "C(2)" only)</i>
Hotel	Petrol Filling Station
Information Technology and Telecommunications Industries	Residential Institution
Institutional Use (not elsewhere specified)	Social Welfare Facility (involving residential care on land designated "C(1)" only)
Library	<i>Warehouse (excluding Dangerous Godowns) (on land designated "C(2)" only)</i>
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility (not elsewhere specified)	
Training Centre	
Utility Installation for Private Project	

⁴ *Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).*

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

(please see next page)

COMMERCIAL (cont'd)

Remarks

- (a) On land designated “Commercial” (“C”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 40,000m², or the GFA of the existing building, whichever is the greater.
- (b) On land designated “Commercial (1)” (“C(1)”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio (PR) of 9.5 or the PR of the existing building, whichever is the greater.
- (c) *On land designated “Commercial (2)” (“C(2)”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio specified below:*

<i>Site</i>	<i>Development Restrictions</i>
<i>The site bounded by Kin Fung Circuit to the south and Tsun Wen Road to the west (i.e. Tuen Mun Town Lot 79)</i>	<i>A maximum plot ratio (PR) of 9.5 or the PR of the existing building, whichever is the greater.</i>
<i>The site bounded by Kin Fung Circuit to the north/east/south and Tsun Wen Road to the west (i.e. Tuen Mun Town Lot 80)</i>	<i>A maximum plot ratio (PR) of 9.5 or the PR of the existing building, whichever is the greater, and to provide additional transport lay-bys with a GFA of not less than 3,000m², and a public vehicle park of not less than 62 spaces.</i>
<i>The site bounded by Ho Tin Street to the north, Tsun Wen Road to the east, Kin Wing Street to the south and Kin Tai Street to the west (i.e. Tuen Mun Town Lot 81)</i>	<i>A maximum plot ratio (PR) of 9.5 or the PR of the existing building, whichever is the greater, and to provide additional transport lay-bys with a GFA of not less than 2,000m².</i>

- (d) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (e) A total of not less than 300 public car parking spaces shall be provided in “C” zone. In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as public car parking spaces should be included for calculation.
- (f) In determining the maximum GFA/PR for the purposes of paragraphs (a) ~~and (b)~~ *to (c)* above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

- (g) *In determining the maximum GFA/PR for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as ~~public transport facilities~~ public vehicle park and social welfare facilities may be disregarded.*
- (h) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the GFA/PR for the building on land to which paragraphs (a) and (b) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the maximum GFA/PR specified in paragraphs (a) ~~and (b) to (c)~~ above may thereby be exceeded.
- (i) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on GFA/PR/building height, and provision of public ~~car~~ *vehicle* parking spaces as stated in paragraphs (a) ~~to (d) to (e)~~ above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/35

EXPLANATORY STATEMENT

9. LAND USE ZONINGS

9.1 Commercial (“C”) Total Area: 1.10 ha

- 9.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood. A site located at the junction of Tuen Mun Road and Tuen Hing Road has been developed into a retail/office complex with a public car park known as Tuen Mun Parklane Square.
- 9.1.2 Development in this zone is subject to a maximum gross floor area (GFA) of 40,000m² as stipulated in the Notes of the Plan or the GFA of the existing building, whichever is the greater. A total of not less than 300 public car parking spaces shall be provided and any floor space that is constructed or intended for use solely as public car parking spaces shall be included for GFA calculation.
- 9.1.3 Development within the “C” zone is subject to building height restrictions of 30mPD and 85mPD for the northern and southern portions respectively as stipulated on the Plan, or the height of the existing building, whichever is the greater. The variation in building profile is specified for the sake of compatibility with the existing building height of surrounding developments with low-rise GIC developments to its north and relatively high-rise residential developments to its south on the other side of Tuen Hing Road.
- 9.1.4 The two “C(1)” zones are at Kin Fung Circuit adjacent to the current industrial area in Area 9 and the Tuen Ma Line Tuen Mun Station and San On Street in Area 12. Developments in these two sub-zones are subject to a maximum plot ratio of 9.5 and maximum building height of 100mPD and 85mPD respectively, or the plot ratio and building height of the existing building, whichever is the greater. ‘Flat’ use has been included in the Column 2 of the Notes of the “C(1)” zone only to provide flexibility if the future development could suitably address the industrial/residential interface problem. Non-domestic development will be subject to the maximum plot ratio of 9.5 as stipulated in the Notes but the development intensity of any mixed development involving residential element will be subject to the maximum permissible level of 5/9.5 for domestic/non-domestic uses generally applicable to the New Town.
- 9.1.5 *The “C(2)” zone in Area 9 (including TMTL 79, 80 & 81) is at the fringe of an industrial area and has good accessibility as it is adjacent to Tuen Ma Line Tuen Mun Station to the east. The zone is now mainly occupied by a bus depot, another bus depot that has ceased operation, an industrial building and a public toilet. It is intended for comprehensive redevelopment for commercial use. As the site is separated by public road and is adjacent to the river bank and the Tuen Ma Line Tuen Mun Station, the design concept of the commercial development should include integration within the zone, the adjacent developments and across the river, and environmental mitigation measure where appropriate. Development or redevelopment is subject to a maximum non-domestic plot ratio (PR) of 9.5 or the PR of the existing building, whichever is the greater. Additional GFA of not less than 3,000m² and 2,000m² are allowed for provision of transport lay-bys at TMTL 80 & 81 respectively. A public vehicle park of not less than 62 spaces (45 nos. for motorcycles and 17 nos. for commercial vehicles) shall also be provided at TMTL 80. This Public Vehicle Park (with floor area of about 4,000m²) is intended for the re-provisioning of the existing public metered parking spaces along Kin Fung Circuit and the relevant areas intended to serve such use shall be fully disregarded from PR/GFA calculation of the*

future development. Development or redevelopment is subject to the maximum building height restrictions of 140mPD for TMTL 79 & 80 and 120mPD for TMTL 81 respectively. Due to its strategic location at the civic/commercial centre, the “C(2)” development shall serve as landmarks or focal points. Opportunity for provisions of at-grade setbacks along Ho Tin Street and the northern part of Kin Fung Circuit connected with Ho Tin Street could be explored. The “C(2)” zone includes an existing public toilet and ancillary facilities which shall be retained in-situ to provide services to the visitors to the adjacent Ho Tin LRT Station and Tuen Ma Line Tuen Mun Station, sitting out area and riverside cycle track and amenity area. It is considered appropriate to retain in-situ of the facilities upon redevelopment of the “C(2)” zone. A GIC facility with a Net Operating Floor Area (NOFA) of about 324m² shall be provided at TMTL 80. Non-domestic development will be subject to the maximum plot ratio of 9.5 as stipulated in the Notes but the development intensity of any mixed development involving residential element will be subject to the maximum permissible level of 5/9.5 for domestic/non-domestic uses generally applicable to the New Town. Besides, the future developer of TMTL 80 shall provide a possible pedestrian connection to MTR Station which is subject to further study.

- 9.1.6 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum GFA and plot ratio specified in the Notes of the Plan may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 9.1.7 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the GFA/plot ratio restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 9.1.8 However, for any existing building with GFA/plot ratio already exceeding the GFA/plot ratio restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.
- 9.1.9 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.7 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height restrictions will be considered on its individual merits.
- 9.1.10 Minor relaxation of the restriction on provision of public ~~car~~ **vehicle** parking spaces may be considered by the Board on application. Each application will be considered on its own merits.

Detailed Departmental Comments

I. Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) All the proposed traffic improvement measures should be commented by Transport Department (TD).
- (b) All the proposed traffic improvement measures should be implemented by the applicants.
- (c) For those proposed traffic improvement works to be handed over to his office for future maintenance, they should be designed and constructed in accordance with relevant Highway Standard Drawings.
- (d) If any existing light post(s) is to be affected by the proposed traffic improvement measures, the proposal for removal/relocation of light post should be submitted to Lighting Division of his Department for comment.
- (e) Excavation Permit should be obtained from his office prior to the commencement of excavation works on public roads maintained by HyD.
- (f) Adequate drainage measures should be provided at the run-in/out access to prevent surface water flowing from the lot onto the public road.
- (g) The applicants should at his/her own expenses, and to the satisfaction of his department make good any damage done to the adjoining public roads, footpaths and street furniture due to their works.

II. Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):

Approval of the section 12A application under the Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to Buildings Department (BD) for approval. For any proposed tree preservation/removal scheme, the applicants shall be reminded to approach relevant authority/government department(s) direct to obtain the necessary approval.

III. Comments of the Secretary for Education (SED):

- (a) The New Recommended Schedule of Accommodation (SoA) for kindergarten (KG) premises as set out in Appendix 3 of the “Operation Manual for Pre-primary Institutions” has come into effect since October 2017 for developing new KGs as far as practical. On this basis of such revised SoA for a 6-classroom KG, the total gross floor area (GFA) for all items excluding toilet and outdoor play area for a 6-classroom KG is 551m², and the toilet and sanitary facilities for students and staff

should be adequately provided and outdoor play area should be provided whenever possible in the proposed KG. For reference, for some KG premises recently marked in Government, Institution or Community (GIC) sites, the GFA for a 6-classroom KG is approximate 900m². The items as listed out in such revised SoA for a 6-classroom KG are recommended to be provided in the proposed KG as far as practical.

- (b) As for a KG with more than 6 classrooms which targets to accommodate greater number of students and school staff, the revised SoA for a 6-classroom may not fully meet the needs of more students and teaching staff. Under such situation, the applicants may consider to make adjustment to increase the indoor areas (e.g. multi-purpose area / room, small group teaching room, etc.) as far as practicable. Moreover, the applicants may also consider to adjust the numbers and / or size of the items where deemed necessary (e.g. reasonable provision of general facilities, such as Staff Office, Administrative Office, General Store, Kitchen, laundry and Toilet etc. as mentioned in the Appendix D of the “Operation Manual for Pre-primary Institutions”) to cater for the greater number of teaching staff and students as far as practicable.
- (c) While parking and Loading/Unloading (L/UL) requirements for KG school buses are out of Education Bureau’s purview, the applicants may refer to the Table 11, Section 2 of Chapter 8 “Internal Transport Facilities” of the Hong Kong Planning Standards and Guidelines. The applicants are also advised to note the following safety on L/UL spaces in respect of KG students’ use: (i) designated L/UL period of KG school buses so as to avoid possible danger to KG students owing to the clash in using the space with other users; and (ii) the safety of KG students walking between the L/UL spaces to the KG premises should be ensure at all times.
- (d) Besides, the Authorized Person (AP) of the applicants should ascertain that the premises for the proposed KG can meet the various latest requirements laid down in (i) the Education Ordinance, Education Regulations and relevant statutory requirements; and (ii) “Operation manual for Pre-primary Institutions”.

IV. Comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD):

- (a) If there are existing structures which had been erected on the leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the current application.
- (b) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorised building works (UBW). An AP should be appointed as the coordinator for the proposed building works in accordance with the BO.
- (c) For UBW erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site

under the BO.

- (d) If the proposed use under application is subject to the issue of a license, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- (e) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (f) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.
- (g) All existing/future streets/roads (including internal streets for site classification purpose) should be excluded from site area of the proposed development for the plot ratio (PR) and site coverage calculation under the B(P)R.
- (h) The attention should be drawn to Section 31 of the BO regarding the proposed footbridges and underground connections to be erected over/under of streets.
- (i) If the proposed PR is based on the assumption that GFA exemption will be granted for green/amenity features and non-mandatory/non-essential plant rooms etc., the pre-requisites in PNAP APP-151 and APP-152 should be complied with.
- (j) Disregarding private car parking spaces from GFA calculation under the BO will be considered on the basis of the criteria set out in PNAP APP-2 during building plan submission stage.

V. Comments of the Director of Fire Services (D of FS):

- (a) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority.
- (b) The applicants are advised to consult responsible departments in relation to the standards on the provision of education and social welfare facilities on the proposed development and should be reminded that licensing requirements will be formulated upon receipt of formal application via the Licensing Authority.
- (c) The emergency vehicular access provision at the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by the BD.

VI. Chief Engineer/Development(2), Water Supplies Department (CE/Dev(2), WSD):

- (a) Existing water mains may be affected. The cost of any necessary diversion shall be borne by the applicants.

- (b) In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works.
- (c) No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main at and in the vicinity of the Site.
- (d) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

VII. Comments of the Director of Electrical and Mechanical Services (DEMS):

In the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

VIII. Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) If any Food and Environmental Hygiene Department (FEHD) facility is affected under the project, please notify her department as soon as possible.
- (b) Should there be any need to reprovision FEHD facilities, her department’s prior consent must be obtained. Reprovisioning of the affected facilities by the applicants up to the satisfaction of FEHD may be required. Besides, sufficient amount of recurrent cost for the management and maintenance of the reprovisioned facilities by FEHD must be provided to her.
- (c) In case any extra provision of street cleansing/street washing/litter-picking services for any roads, carriageways, footpaths, etc. is required, her department should be separately consulted. Prior consent from her department must be obtained and sufficient amount of recurrent cost must be provided to her.
- (d) The associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.
- (e) For any waste generated from the operations and works, the applicants should arrange its proper disposal at their own expenses.

~~enquiry or assistance, or provide Members with their contact information.~~

39. The Chairman said that despite the fluster at the early stage of the fifth wave of the epidemic, the departments had shown improvement in dealing with the situation. He hoped that the departments could learn from the past experience to fare better in future. Lastly, the Chairman expressed his sincere gratitude to the departments for all their hard efforts to fight the virus and he ~~hoped Members' comments would be listened to.~~

(C) Request for Details on the Conversion of KMB Tuen Mun Depot
(TMDC Paper No. 7/2022)

40. The Chairman said that the Secretariat had invited Sun Hung Kai Properties (SHK), the applicant for the amendments of plans, to send representatives to this meeting and he welcomed the representatives of SHK, namely Ms Rebecca WONG, Planning Director, Mr Andy MOK, Senior Project Manager and Ms Prudence CHAN, Assistant General Manager – Public Affairs, to the meeting.

41. Mr Kepler YUEN, District Planning Officer/Tuen Mun & Yuen Long West, said that the applicant applied to the Town Planning Board (TPB) in February 2022 for rezoning the areas around Ho Tin Street, Kin Tai Street, Kin Fung Circuit and Tsun Wen Road, where KMB Tuen Mun Depot was located, for commercial use. Upon receiving the application, the TPB commenced a three-week public consultation in March 2022 in accordance with the Town Planning Ordinance and notified the TMDC on 4 March 2022. In addition, the applicant had submitted supplementary information regarding its application in April 2022. Therefore, the Department commenced another three-week consultation regarding such information from 6 May to 27 May 2022. As the application was being processed, upon the completion of the procedure, the Department would refer the application, together with the comments received from government departments and the public, to the TPB for consideration.

42. Ms Rebecca WONG of SHK introduced the details of the rezoning application to the TMDC with PowerPoint slides (see Annex 3).

43. Ms KONG Fung-yi said that she generally supported SHK's proposal presented by the representatives of SHK, including the suggestions of building a footbridge connecting to the MTR station and redeveloping the parking area beside Light Rail Ho Tin Stop into a pedestrian precinct. She had earlier expressed her views on related matters to SHK, including setting up specialist

clinics and a community service centre in the new commercial towers to offer professional services such as specialist out-patient services by Chinese and western medical practitioners, legal services, accounting services and laboratory services, as well as a food court to serve residents in the New Territories West Region. She further suggested consulting disability organisations about the provision of facilities such as barrier-free access and sitting out areas before commencing the works. In addition, she hoped the relevant departments could give details on the relocation proposal of KMB Tuen Mun Depot as well as the parking arrangement for the buses affected during construction.

44. The Vice Chairman had no strong view on the proposal made by SHK and said that he only hoped that the construction works would not cause substantial impact on the livelihood of nearby residents. He pointed out that since a huge number of buses parked at the KMB Tuen Mun Depot, he hoped the relevant departments could give details on the parking arrangement for the affected buses. He added that he was doubtful whether the traffic capacity of that area could cope with the increased traffic load upon completion of the proposed commercial towers.

45. Mr LAM Chung-hoi said that he supported the rezoning plan proposed by SHK and hoped the development project could achieve the effects desired and community problems which might arise therefrom could be solved. Given that the captioned proposal would create hundreds of parking spaces in Tuen Mun District, he did not think the proposal would lead to serious traffic problems around the area. However, he expressed concern over two issues: first, in respect of the two options proposed for the footbridge connecting to the MTR station, he considered that the design with direct access to the station was more convenient; second, he opined that it might better benefit the development of Tuen Mun District in general if the area between Kin Fung Circuit and Tuen Mun Station could be converted into a pedestrian precinct and public space under the planning proposal. However, parking spaces there would need to be relocated first.

46. Ms SO Ka-man said that although she was pleased to see the development in Tuen Mun District, she was also worried about the proposal and opined that potential impact on the lives of Tuen Mun residents had not been evaluated comprehensively. In respect of the pedestrian-friendly linkage system, since the current link between Tuen Mun Town Centre and Tuen Mun Station had been overloaded, and the design was not friendly to pedestrians, she hoped the developer could make improvement when planning the new project. She

continued that apart from private vehicles, quite a number of commercial goods vehicles had the same demand on parking in the area under planning. Therefore, the number of parking spaces reserved under the current proposal might not be sufficient. Furthermore, she expressed concern over the opening hours of the proposed pedestrian precinct, including whether it would be open only on holidays and weekends. She hoped the relevant departments could provide supplementary information. In addition, she requested SHK to provide the PowerPoint slides about the rezoning application just presented to Members after the meeting.

47. The Chairman said that Members had made various comments on this project, including the concern over the relocation proposal for KMB Tuen Mun Depot. He asked the representatives of the PlanD and SHK to respond.

48. Mr Kepler YUEN, District Planning Officer/Tuen Mun & Yuen Long West, said that the land lots under this rezoning application involved two zones of “Comprehensive Development Area”, while the original planning intention of the development area adjacent to Tuen Mun Station was for residential development. The Department opined that the rezoning application to build various commercial facilities was worthy of consideration. As the relevant rezoning application was still subject to approval, concrete suggestions such as technical feasibility and traffic arrangement were yet to be examined by relevant departments. The PlanD would collect the opinions from the departments and the public and convey the same to the TPB for consideration.

49. Ms Rebecca WONG of SHK made the following responses in reply to Members’ comments and enquiries :

- (i) In respect of the relocation proposal for KMB Tuen Mun Depot, she said that the captioned development project would be carried out in phases, and Lot No. 80 currently occupied by a logistics centre would be developed first. She said that SHK would discuss the relocation proposal for KMB Tuen Mun Depot with the KMB Company. Development of Lot No. 81 would commence after formulating a solution for the parking spaces;
- (ii) Regarding transport planning, currently there were 62 public parking spaces for various types of vehicles around Kin Fung Circuit. After discussion with the TD, it was tentatively planned to provide 105 parking spaces in the development zone for private

vehicles, motorcycles, coaches and heavy goods vehicles, which should be sufficient to satisfy the original demand;

- (iii) Over 300 parking spaces would be set up on Lot No. 80 and over 450 on Lot No. 81 for facility users with a view to easing the illegal parking problem;
- (iv) In response to Members' suggestions of providing different kinds of professional services and setting up a food court in the new development zone, as the captioned proposal was a preliminary plan only, further studies would be carried out if approval was granted by the TPB; and
- (v) In respect of pedestrian-friendly facilities, SHK would make proper planning to cater for different needs.

50. Mr Andy MOK of SHK made the following responses in reply to Members' comments and enquiries:

- (i) In respect of transport planning, in addition to over 750 parking spaces on Lot Nos. 80 and 81, as well as the 105 parking spaces to be reprovisioned, road widening works were proposed in the vicinity of Kin Fung Circuit and Pui To Road in order to add new lanes to the road junction of Kin Fung Circuit, Kin Wing Street and Tsun Wen Road;
- (ii) Currently, many vehicles parked under the train platforms and flyover of Tuen Mun Station, making the environmental condition unfavorable. Therefore, the developer hoped to revitalise such area into a public space for the use by the public;
- (iii) In respect of the opening hours of the proposed pedestrian precinct, the developer was studying the plan with relevant departments; and
- (iv) Regarding the footbridge connecting to MTR station, he understood that the design with direct access to the station would be more convenient to the public and would be adopted, if possible.

51. Ms Rebecca WONG of SHK supplemented that SHK had been keeping contact with MTRCL in respect of the construction of the footbridge and the plan had not been finalised yet.

52. Ms SO Ka-man suggested that the Chairman write to the TPB in the name of the TMDC to express their concern over this project, including the matters related to transport planning. Furthermore, she also suggested that relevant departments regularly send representatives to meetings of the TMDC to update Members on the progress and explain the proposal in detail, upon the approval by the TPB.

53. The Chairman asked the representatives of the PlanD whether they would attend meetings of the TMDC again to explain the proposal in detail after it was approved. He said that at present, many details were subject to clarification, such as the arrangement for the public space and alteration works on public roads.

54. Mr Kepler YUEN, District Planning Officer/Tuen Mun & Yuen Long West, said that according to the rezoning application received, currently, the applicant wanted to rezone the relevant site to a “commercial” zone. If the application was approved by the TPB, the PlanD would amend the statutory plan. Afterwards, the applicant might directly submit the application in relation to the captioned proposal to relevant departments and was not required to submit the planning application to the TPB again. Therefore, the Department would not consult the TMDC about the further development of the approved proposal.

55. The Chairman said that the proposed project could revitalise the factory area in Tuen Mun and provide more job opportunities and public space. Although Members generally supported the captioned rezoning application, they had expressed concern over the proposal.

56. Ms KONG Fung-yi said that since currently there was no private hospital in Tuen Mun District, it would be convenient to the residents in the New Territories West Region if professional services, such as health services and laboratory services, could be accessed in the proposed commercial towers.

57. Ms SO Ka-man said that although it was a visionary proposal, it would also cause impact on the traffic, which could make it miss the mark. Therefore, she suggested that the Chairman write to relevant departments in the name of the TMDC to express the concern.

58. The Chairman concluded that the TMDC supported the captioned project in principle. However, the developer and relevant departments had to study and come up with a workable solution to avoid impact on the traffic. In addition, more public space should be provided for the use by the public. He decided to write to the TPB in the name of the TMDC to express the concern after the meeting and requested the representatives of SHK to provide Members with the PowerPoint slides for this meeting.

[Post-meeting note: the letter was sent on 30 May 2022.]

59. Ms Rebecca WONG of SHK said that the PowerPoint slides had been sent to the Secretariat.

60. The Chairman requested the Secretariat to distribute the slides to Members after the meeting.

[Post-meeting note: the PowerPoint slides were sent to Members on 16 May 2022.]

(D) Suggestions on Strengthening Support for Locals Claiming Employees' Compensation on Work Injuries or Occupational Diseases at District Administration Level

(TMDC Paper No. 8/2022)

(Written Reply from the Labour Department)

61. The Chairman said that the Secretariat had received written reply from the Labour Department (LD) in respect of the captioned paper and it had emailed the relevant documents to Members for perusal before the meeting..

62. Mr LEUNG Ho-man, the proposer of the paper, said that it was related to a community case handled by him. As a Member of the TMDC, he dealt with work injury cases frequently and opined that the LD actively rendered assistance in general. However, the existing mechanism and legislation still contained deficiencies so the Department failed to provide support for some cases. He said that the written reply from the LD only explained its practice under the existing legislation and actually there was no support for certain cases, one example of which was the case being discussed. He did not expect that limitation on the legislation would be eliminated immediately upon proposing the paper. However, he wanted to research how to strengthen support for underprivileged labours in different ways. Two major suggestions were proposed in the captioned paper: (1) At district administration level, he suggested

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220308-182626-30390

提交限期

Deadline for submission:

25/03/2022

提交日期及時間

Date and time of submission:

08/03/2022 18:26:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/28

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAU WING MAN

意見詳情

Details of the Comment :

本人支持該申請，理由屯門較少商業的大廈，這樣會提供更多工作機會，減低交通到港島及九龍。其實政府一早要提供多些商業大廈啦，規劃處廿多年後知後覺。

不過應該要求發展期限要加快，不能給發展商拖著補地價，甘樣影響政府收入。

5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

Y/TM/28

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

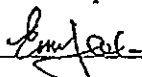
我是新界居民：
香港工業式微，已經不能為區內居民提供工作機會。
發展改劃為「商業(2)」地帶，建設發展新型的商業大廈，
能夠為區內居民提供更好的就業選擇，減少跨區
工作的人流及車流及減低對鐵路和道路的負荷。
項目提供多元的工作機會，減少交通時間，提升生活質素。包括
有規模的商場餐飲設施為附近居民及工作人士帶來方便。

本人贊成項目改劃發展。

「提意見人」姓名／名稱 Name of person/company making this comment

錢伊蔓

簽署 Signature



日期 Date



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220313-084452-17297

提交限期

Deadline for submission:

25/03/2022

提交日期及時間

Date and time of submission:

13/03/2022 08:44:52

有關的規劃申請編號

The application no. to which the comment relates: Y/TM/28

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cheryl

意見詳情

Details of the Comment:

你好，我是新界居民，我支持此項目。在新界區雖然也有大型商場，但數量不多。如果能在屯門區興建一個有質素又大型的商場，這樣便可以為新界區居民帶來不同的聚腳點及新氣象！

大型新商場附近也有地鐵站，可以吸引不同港島及九龍區的市民到商場消費及娛樂！帶動經濟發展！

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y/TM/28

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人絕對支持該項目申請，因為該區工業已經式微，不能為區內居民提供工作機會。現在發展新型的商業大廈，能夠為區內居民提供更好的就業選擇；而且這個有質素的商業大型商業項目落成，可帶動屯門的工業區有更新發展及示範作用。

「提意見人」姓名／名稱 Name of person/company making this comment Rita Li

簽署 Signature Rita 日期 Date 14/3/2022



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220317-151557-95774

提交限期

Deadline for submission:

25/03/2022

提交日期及時間

Date and time of submission:

17/03/2022 15:15:57

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/28

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chris

意見詳情

Details of the Comment:

見到這個計劃發展有質素的大型商業大廈, 希望來函表示贊同。

這個巴士廠和貨倉的位置, 就位於屯門西鐵站附近, 交通方便。

興建有規模的商場和食肆, 可以為區內帶來新的聚腳點, 方便這裏附近的住戶和工作人士。

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y/TM/28

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人會支持這個項目申請建議
此項目的地點位置交通十分便利，方便往返上下班省卻時間
在交通上，改善到生活質素
興建完善設施的商業大樓，能令到該區工商業帶動新
氣息，有利刺激到經濟

「提意見人」姓名／名稱 Name of person/company making this comment Alice Lee

簽署 Signature Alice Lee 日期 Date 10/3/2022



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年03月23日星期三 2:20
收件者: tpbpd
主旨: Y/TM/28 Tuen Mun Town Lots 79, 80, 81

Y/TM/28

Tuen Mun Town Lots 79, 80, 81 and Adjoining Government Land

Site area : 37,230sq.m Includes Government Land of about 16,882sq.m

Zoning : "Comprehensive Development Area (1)", "CD A (2)" and area shown as 'Road'

Proposed Amendment : Rezone' to "Commercial (2) / PR 9.5 / BH 140mPD / SC 100% / 996
Vehicle + 55 Large Vehicles (60 public spaces) / Kindergarten /

Dear TPB Members,

While fully supporting the creation of employment opportunities in NT, this can also be achieved under the current zoning but with better provision of community services. One kindergarten to be run on a commercial basis can hardly be considered a community gain and one has to question the desirability of this facility at a location that would attract over 1,000 vehicles and with them considerable street level pollution.

The concept of CDA zoning is that it should provide a comprehensive living environment that includes a variety of services and facilities.

<https://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0426cb1-571-7e.pdf>

3. *As we can see, there are a number of merits to the "CDA" zoning: - it allows comprehensive design and layout, - it provides certain amount of government, institution and community (GIC) facilities to fulfil district needs.*

Almost 17,000sq.m of the site is government land, but no community services to be provided apart from a public car park that is small and will not resolve parking issues in the district.

Nine proposed footbridges would plunge the local streets into darkness. Pedestrians would effectively be deprived of natural light and a view of the sky.

The Applicants have proposed to provide a "Boundaryless" intergenerational and multidimensional open space for the community, but this is at L3 and L4 and some of it will be commercial in nature – notation is Alfresco.

What can justify zoning so many public streets to 'Commercial'? Surely the government is not going to sell off our streets – but of course these days anything is possible.

Mary Mulvihill

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: Y/TM/28 Tuen Mun Town Lots 79, 80, 81
26/05/2022 23:28

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

Perhaps you can understand why applicant's agent has felt it necessary to respond by highlighting in red the Col 2 uses?

Responses to departmental comments? Those of the community have been ignored.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 23 March 2022 2:20 AM CST
Subject: Y/TM/28 Tuen Mun Town Lots 79, 80, 81

Y/TM/28

Tuen Mun Town Lots 79, 80, 81 and Adjoining Government Land

Site area : 37,230sq.m Includes Government Land of about 16,882sq.m

Zoning : "Comprehensive Development Area (1)", "CD A (2)" and area shown as 'Road'

Proposed Amendment : Rezone' to "Commercial (2) / PR 9.5 / BH 140mPD / SC 100% / 996 Vehicle + 55 Large Vehicles (60 public spaces) / Kindergarten /

Dear TPB Members,

While fully supporting the creation of employment opportunities in NT, this can also be achieved under the current zoning but with better provision of community services. One kindergarten to be run on a commercial basis can hardly be considered a community gain and one has to question the desirability of this facility at a location that would attract over 1,000 vehicles and with them considerable street level pollution.

The concept of CDA zoning is that it should provide a comprehensive, living

environment that includes a variety of services and facilities.

<https://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0426cb1-571-7e.pdf>

3. *As we can see, there are a number of merits to the "CDA" zoning: - it allows comprehensive design and layout, - it provides certain amount of government, institution and community (GIC) facilities to fulfil district needs .*

Almost 17,000sq.m of the site is government land, but no community services to be provided apart from a public car park that is small and will not resolve parking issues in the district.

Nine proposed footbridges would plunge the local streets into darkness. Pedestrians would effectively be deprived of natural light and a view of the sky.

The Applicants have proposed to provide a "Boundaryless" intergenerational and multidimensional open space for the community, but this is at L3 and L4 and some of it will be commercial in nature – notation is Alfresco.

What can justify zoning so many public streets to 'Commercial'? Surely the government is not going to sell off our streets – but of course these days anything is possible.

Mary Mulvihill

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: Y/TM/28 Tuen Mun Town Lots 79, 80, 81
25/11/2022 23:38

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

While some of the excessive covering over of public streets has been scaled back and the usual tweaking of the trees

Parking 1026 + 7 / Goods 118 increased, all the better to clog up the local streets.

The cascading podium image 2.5 (5) is ludicrous greenwash. This is a commercial towers development in the middle of Tuen Mun being depicted as if they are the terraces of a Mayan ruins in the Andes. 'Contemporary iconic landmark design'. At most a few planter boxes on the periphery would materialize.

Again no indication that any community facilities would be included in the development.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 26 May 2022 11:28 PM CST
Subject: Re: Y/TM/28 Tuen Mun Town Lots 79, 80, 81

Dear TPB Members,

Perhaps you can understand why applicant's agent has felt it necessary to respond by highlighting in red the Col 2 uses?
Responses to departmental comments? Those of the community have been ignored.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 23 March 2022 2:20 AM CST
Subject: Y/TM/28 Tuen Mun Town Lots 79, 80, 81

Y/TM/28

Tuen Mun Town Lots 79, 80, 81 and Adjoining Government Land

Site area : 37,230sq.m Includes Government Land of about 16,882sq.m

Zoning : "Comprehensive Development Area (1)", "CD A (2)" and area shown as 'Road'

Proposed Amendment : Rezone' to "Commercial (2) / PR 9.5 / BH 140mPD / SC 100% / 996 Vehicle + 55 Large Vehicles (60 public spaces) / Kindergarten /

Dear TPB Members,

While fully supporting the creation of employment opportunities in NT, this can also be achieved under the current zoning but with better provision of community services. One kindergarten to be run on a commercial basis can hardly be considered a community gain and one has to question the desirability of this facility at a location that would attract over 1,000 vehicles and with them considerable street level pollution.

The concept of CDA zoning is that it should provide a comprehensive living environment that includes a variety of services and facilities.

<https://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0426cb1-571-7e.pdf>

3. *As we can see, there are a number of merits to the "CDA" zoning: - it allows comprehensive design and layout, - it provides certain amount of government, institution and community (GIC) facilities to fulfil district needs .*

Almost 17,000sq.m of the site is government land, but no community services to be provided apart from a public car park that is small and will not resolve parking issues in the district.

Nine proposed footbridges would plunge the local streets into darkness. Pedestrians would effectively be deprived of natural light and a view of the sky.

The Applicants have proposed to provide a "Boundaryless" intergenerational and multidimensional open space for the community, but this is at L3 and L4 and some of it will be commercial in nature – notation is Alfresco.

What can justify zoning so many public streets to 'Commercial'? Surely the government is not going to sell off our streets – but of course these days anything is possible.

Mary Mulvihill

就有關規劃申請編號 Y/TM/28 提出意見:

我司為河田街 2 號東亞紗廠工業大廈之用戶，位置比鄰上述申請地點屯門市地段第 79, 80, 81 號，就關於申請編號 Y/TM/28 持反對意見，理由如下:

- 1) 上述申請地點一帶現主要為工業大廈，街道上有很多大型貨車行駛。有關申請會嚴重增加車輛流量，加劇交通擠塞問題，導致貨車進出不暢順，繼而影響鄰近工業大廈及貨倉之運作。再者，交通擠塞亦會衍生空氣污染及噪音問題，對區內環境造成不利影響。
- 2) 有關申請會增加大量人流，會增加行人路使用量，現時河田街一帶之行人路不是很寬闊，加上工業及物流活動使多輛車停泊于馬路旁，未能容納將來之行人流量及保障行人安全。
- 3) 有關申請計畫大幅增加最高建築物高度限制，由原本主水準基準上 100 米，申請增加至主水準基準上 120 米及 140 米，增幅達 20%至 40%。申請地點周邊之最高建築物高度限制大部分為主水準基準上 100 米，此增幅不太合理。根據有關申請之擬議總綱發展藍圖，3 幢商業大廈之發展將靠河田街一帶興建，如放寬高度限制，重建後的 3 幢 27 至 32 層高的高樓會遮擋東亞紗廠工業大廈及河田街一帶之樓群向屯門河方向之景觀，會嚴重阻擋自然光及影響區內通風，對環境造成不利影響。

基於上述 3 項原因，我司對上述之規劃申請持反對意見。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年04月30日星期六 10:11
收件者: tpbpd@pland.gov.hk
主旨: 就規劃申請提出意見

有關的規劃申請編號 The application no. to which the comment relates : Y/TM/28

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對該項目。理由包括以下幾項:

項目太大, 上班人流及購物人流會影響區內交通。

樓宇高度影響附近居民生活, 包括電視訊號接收, 日照及景觀。

車廠建築具有獨特色彩, 反映 70 年代的工業發展, 及巴士歷史發展, 應該先對原本建築物進行歷史評級。

「提意見人」姓名/名稱 Name of person/company making this comment : 甘嘉敏

簽署 Signature 日期 Date : 2022 年 4 月 30 日

通訊地址
電話號碼
傳真號碼
電郵地址

[REDACTED]

PEMS Comment Submission

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220322-152355-18482

提交限期

Deadline for submission:

25/03/2022

提交日期及時間

Date and time of submission:

22/03/2022 15:23:55

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/28

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHOW WING CH
UNG

意見詳情

Details of the Comment :

Dear Sirs,

I refer to the Planning Application with No. Y/TM/28 and would like to give the comments below:-

1. Visual Impact Assessment:

The visual sensitive receivers at public viewpoint should include general public members at the podium opposite to the application site (i.e. near the MTR exit F1). Based on the site observation, it was consistently noted that many public members habitually stay at there for the following purposes:

- Taking rest to enjoy a break in their daily work.
- Enjoying the view of distant industrial buildings for their relaxation e.g. East Asia Industrial Building and Vitasoy main building
- Walking for relaxation
- Using the areas as key pedestrian nodes at weekdays and holidays.

It is anticipated that the proposal shall have SIGNIFICANT visual impact to these public members. As such, the visual attention of these group public members should be analysed and be properly mitigated with effective and responsible measures e.g. set back of the building further away from the area.

2. Possible footbridge connections to Tuen Mun MTR station

It indicates in the application that a footbridge connections to Tuen Mun MTR station shall be subject to further liaison with relevant parties.

Anyway, it is obviously noted that the footbridge shown in the Figure 3.17 for the public inspection is the fact that the footbridge is with green roof in attempt to convince readers with positive impact arising from the project. It results in a good impression to general public. In order to ensure the project's consistency, the developer should ensure such green roof for the footbridge shall

be scoped in the final design as committed in the figure and the developer should implement and maintain such green roof in an orderly manner.

Your faithfully

CHOW

tpbpd@pland.gov.hk

107 附件 1

寄件者: [REDACTED]
寄件日期: 2022年03月22日星期二 15:36
收件者: tpbpd@pland.gov.hk
副本: complaints@ombudsman.hk; enquiry@aud.gov.hk; ext@on.cc; news@odn.on.cc; Wing Chung Chow
主旨: Comments to Town Planning Board (Y/TM/28)

Dear Sir,

I refer to the Planning Application with No. Y/TM/28 and would like to give the comments on applications for amendments of plans to the Town Planning Board under section 12A(9) of the Town Planning Ordinance

1. Visual Impact Assessment:

The visual sensitive receivers at public viewpoint should include general public members at the podium opposite to the application site (near the MTR exit F1 see below pictures). Based on the site observation, it was consistently noted that many public members habitually stay at there for:

- Taking rest to enjoy a break in their daily work.
 - Enjoying the view of distant Industrial buildings for their relaxation e.g. East Asia Industrial Building and Vitasoy main building
 - Walking at there
 - Using the areas as key pedestrian nodes
- at weekdays and holiday.



107 3/17 11/2 1

It is anticipated that the proposal shall have SIGNIFICANT visual impact to these public members. As such, the visual attention of these group public members should be analysed and be properly mitigated with effective and responsible measures e.g. set back of the building further away from the area:

2. Possible footbridge connections to Tuen Mun MTR station

It indicates in the application that a footbridge connections to Tuen Mun MTR station shall be subject to further liaison with relevant parties. Anyway, it is obviously noted that the footbridge shown in the Figure 3.17 for the public inspection is the fact that the footbridge is with green roof in attempt to convince readers with positive impact arising from the project. It gives a good impression to general public. In order to ensure the project's consistency, the developer should ensure such green roof for the footbridge shall be scoped in the final design as committed and the developer should implement and maintain such green roof in an orderly manner.

Thank you for your consideration

CHOW Wing chung

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220323-010113-88023

提交限期

Deadline for submission:

25/03/2022

提交日期及時間

Date and time of submission:

23/03/2022 01:01:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/28

「提意見人」姓名/名稱:

Name of person making this comment:

先生 Mr. HONG

意見詳情

Details of the Comment:

屯門欠缺高質商場、滑冰場、戲院

PEMS Comment Submission

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220523-205807-06299

提交限期

Deadline for submission:

27/05/2022

提交日期及時間

Date and time of submission:

23/05/2022 20:58:07

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/28

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Pui Yui

意見詳情

Details of the Comment :

物業發展意見

新界屯門

屯門市地段第79, 80, 81號和毗連政府土

申請編號 Y/TM/28

本人為以上物業附近住宅居民，現就以上發展提出意見。原則上並不反對上址改建為商業項目，但城市規劃委員會須就以下意見進行詳細考慮及審批：

1. 物業發展不可超出原址高度限制100m

基於屯門區地理環境，東西兩面被高山阻擋(青山583m及九逕山507m)，區內空氣流通主要由兩山之間，南北兩面約2-3公里狹窄之通道，市中心及工業區物業高度為85-100m，而市中心區已有超過100m發展物業瓏門及Vcity(高度限制為156m)。為減少屏風樓效應而產生空氣污染，發展商必須遵從已核准的分區計劃大綱圖編號S/TM/35，地段物業高度限制為100m內。

2. 光污染影響附近住宅物

發展物業為商業樓宇，外牆使用玻璃幕牆，太陽照射反光引致影響附近住宅，發展必須確保設計及使用物料不會導致以上情況。同時亦須確保晚間招牌或廣告不會有光污染情況。

此致

Perfect Sight Development Limited (Reg. no. 282321)

By Online

5 August 2022

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong
Attn: The Secretary of the Town Planning Board

Dear Sir/Madam,

To rezone a site from "Comprehensive Development Area (1)",
"Comprehensive Development Area (2)" and area shown as "Road"
to "Commercial (2)" Rezoning Application No. Y/TM/28

Public Comment

We refer to the captioned Rezoning Application No. Y/TM/28. We, Perfect Sight Development Limited (company registration number 282321), a company incorporated in Hong Kong with registered address at [REDACTED] are the sole owner of Tuen Mun Town Lot No. 79 ("TMTL 79") which is located within the captioned application site, i.e. at the northern part of the "Comprehensive Development Area (1)" zone. We would like to make public comments under section 12A (9) of the Town Planning Ordinance regarding the captioned rezoning application. Our comments on the captioned rezoning application are set out below:-

- a. Perfect Sight Development Limited is the sole owner of TMTL 79. However, we did not receive any written notification from the applicant regarding the rezoning application.
- b. Since acquiring TMTL 79, we have used the building on TMTL 79 as warehouse/goods storage center in accordance with the conditions stipulated in the Government lease (New Grant No. 2167) and the occupation permit (Permit No. N.T. 52/77 dated 15 April 1977) issued in respect of TMTL 79. We wish to highlight that TMTL 79 was occupied by its previous owner prior to the first gazette of the draft Tuen Mun Outline Zoning Plan (OZP) in 1983. We would like to reiterate that the building on TMTL 79 will be used as a warehouse/goods storage center regardless the captioned rezoning application will be approved by the Town Planning Board (TPB) or not.
- c. With reference to the Notes of Tuen Mun OZP No. S/TM/36, "Other Specified Uses" annotated "Business" ("OU(B)"), Schedule II: for industrial or industrial-office building, warehouse (excluding Dangerous Goods Godown) and other commercial uses such as office,


Perfect Sight Development Limited (Reg. no. 282321)

shop and services etc. are Column I uses, i.e. always permitted on the OZP. Given the existing uses of TMTL 79 as mentioned in paragraph 'b' above, we sincerely request the TPB to consider rezoning TMTL 79 to "OU(B)" instead of "Commercial (2)". The "OU(B)" zoning is considered more appropriate as it does not only reflect the existing use of the building but also allow flexibility for future commercial developments.

- d. We note that office development is proposed under the current rezoning application. However, the future redevelopment plan of TMTL 79 is yet to be finalized and will only be determined solely by Perfect Sight Development Limited.
- e. We support the proposed road widening of Kin Tai Street, Kin Wing Street and Kin Fung Circuit (southern section). We have no objection to convert Kin Fung Circuit from a 1-way to a 2-way operation as it will improve the vehicular circulation in the area.
- f. The proposed relocation of existing metered car park at Kin Fung Circuit to the public vehicle park to be provided within TMTL 80 is supported as it will greatly improve the streetscape and the street environment along Tuen Mun River.
- g. We support the proposed G/F setback, footpath widening and footbridge connection to link up with Tuen Mun Station as it will improve pedestrian circulation and enhance the walking environment in the area.

Yours Sincerely

For and on behalf of
PERFECT SIGHT DEVELOPMENT LIMITED



Kenneth M. Madrid
Director

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230327-233409-99278

提交限期**Deadline for submission:**

31/03/2023

提交日期及時間**Date and time of submission:**

27/03/2023 23:34:09

有關的規劃申請編號**The application no. to which the comment relates:**

Y/TM/28

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Tommy Yuen

意見詳情**Details of the Comment :****新建築應該建造在基準水平120米以下以免阻礙住宅景觀及影響周圍環境景觀**