

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 08月 12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。

12 AUG 2022

This document is received on _____
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/30
	Date Received 收到日期	12 AUG 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)

Deltum Company 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)

Arup Hong Kong Limited 奧雅納香港有限公司

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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (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)	No. 430 Castle Peak Road - Castle Peak Bay, Tuen Mun, New Territories Ping Shan Inland Lot No. 6
(c) Site Area 申請地點面積1,840.....sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/Asq.m 平方米 <input type="checkbox"/> About 約
(e) Current use(s) 現時用途	Vacant (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 (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 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 _____ (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 _____ (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	Draft Tuen Mun Outline Zoning Plan No. S/TM/36
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Green Belt" and area shown as '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 type="checkbox"/> Commercial [] 商業 []
<input checked="" type="checkbox"/> Residential (Group <input checked="" type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [28] 住宅 (<input checked="" type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [28]	<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。	

(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 the attached Supporting Planning Statement for details of the proposed amendment(s).

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Proposed Notes of Schedule of Uses of the zone attached
夾附對《註釋》的擬議修訂

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 Supporting Planning Statement for justifications in support of the Application.

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A large rectangular area with a diagonal line from the bottom-left to the top-right and horizontal dotted lines, indicating a space for handwritten notes.

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 this application 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

YEUNG WING SHAN, THERESA

Director

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
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 香港園境師學會 /
 RPP 註冊專業規劃師

MRTPI

Others 其他



on behalf of
代表

Arup Hong Kong Limited

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

Date 日期

03/08/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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。

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	11,155.880 sq.m. 平方米 <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	6.063 <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	Up to 15m above mean level of the lowest street. Not more than 100% More than 15m above mean level of the lowest street. Not more than 33.3% 1 <input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	1 <input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	26 storeys 層 <input checked="" type="checkbox"/> include 包括 1 storeys of basements 層地庫 <input type="checkbox"/> exclude 不包括 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 100 mPD 米(主水平基準上) <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Domestic part 住用部分	
GFA 總樓面面積	10,841.280 sq.m. 平方米 <input checked="" type="checkbox"/> About 約
number of units 單位數目	224
average unit size 單位平均面積	48 sq.m. 平方米 <input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	582
<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 type="checkbox"/> office 辦公室 sq.m. 平方米 <input type="checkbox"/> About 約
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆 sq.m. 平方米 <input type="checkbox"/> About 約
<input checked="" 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) Provision of an office for school social work unit (about 314.600 sq.m)
<input checked="" 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) Provision of clubhouse (about 504 sq.m) (GFA exempted)
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)
<input checked="" type="checkbox"/> private open space 私人休憩用地 582 sq.m. 平方米 <input checked="" 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

Transport-related facilities 與運輸有關的設施

parking spaces 停車位 (please specify type(s) and number(s))
(請註明種類及數目)

Private Car Parking Spaces 私家車車位 57

Motorcycle Parking Spaces 電單車車位 3

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)

loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s))
(請註明種類及數目)

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 1

Others (Please Specify) 其他 (請列明)

other transport-related facilities (please specify type(s) and number(s))
其他與運輸有關的設施 (請註明種類及數目)

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]
1	B1/F, 1/F	Car Park and E&M Facilities
	G/F	Entrance, Car Park, Refuse Storage and E&M Facilities
	2/F	School Social Work Unit Facility, Clubhouse and E&M Facilities
	3/F	Landscape Area, Clubhouse and E&M Facilities
	4/F - 24/F	Residential Units

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途
Landscaped area, vehicular access, EVA, footpath.

.....

.....

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 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))

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)
Please refer to TIA in the Supporting Planning Statement.

No 否

For Development involving columbarium use, please complete the table in the Annex to this Appendix.
如發展涉及靈灰安置用途, 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，請另頁註明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。

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?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情																																																						
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... ^{1,643} sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ^{20.35} m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/>																																																						
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) Sewerage _____ _____	<table style="width:100%; border: none;"> <tr> <td style="width:30%;"></td> <td style="width:10%;">Yes 會</td> <td style="width:10%;"><input type="checkbox"/></td> <td style="width:10%;"></td> <td style="width:10%;">No 不會</td> <td style="width:10%;"><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Yes 會</td> <td><input type="checkbox"/></td> <td></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>		Yes 會	<input type="checkbox"/>		No 不會	<input checked="" type="checkbox"/>		Yes 會	<input type="checkbox"/>		No 不會	<input checked="" type="checkbox"/>		Yes 會	<input type="checkbox"/>		No 不會	<input checked="" type="checkbox"/>		Yes 會	<input type="checkbox"/>		No 不會	<input checked="" type="checkbox"/>		Yes 會	<input type="checkbox"/>		No 不會	<input checked="" type="checkbox"/>		Yes 會	<input type="checkbox"/>		No 不會	<input checked="" type="checkbox"/>		Yes 會	<input type="checkbox"/>		No 不會	<input checked="" type="checkbox"/>		Yes 會	<input type="checkbox"/>		No 不會	<input checked="" type="checkbox"/>		Yes 會	<input type="checkbox"/>		No 不會	<input checked="" type="checkbox"/>
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	Yes 會	<input type="checkbox"/>		No 不會	<input checked="" type="checkbox"/>																																																			
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) Please refer to Appendix G of the Landscape Design Proposal.																																																								

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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	No. 430 Castle Peak Road – Castle Peak Bay, Tuen Mun, New Territories Ping Shan Inland Lot No. 6 新界屯門青山公路 - 青山灣段430號 屏山內地段第6號		
Site area 地盤面積	1,840	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Tuen Mun Outline Zoning Plan No. S/TM/36 屯門分區計劃大綱草圖 S/TM/36		
Zoning 地帶	"Green Belt" ("GB") and area shown as 'Road' 「綠化地帶」及顯示為「道路」的地方		
Proposed Amendment(s) 擬議修訂	<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 "GB", area shown as 'Road' to "R(A)28" 把申請地點由「綠化地帶」及顯示為「道路」地帶改劃為「住宅(甲類)28」地帶		

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	10,841.280	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	5.892
Non-domestic 非住用	314.600	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.171	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用			
	Non-domestic 非住用			
	Composite 綜合用途	1		

(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		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)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		100	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		26	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 1 <input type="checkbox"/> Carport 停車間 <input checked="" 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	Up to 15m above mean level of the lowest street: Not more than 100% More than 15m above mean level of the lowest street: Not more than 33.3% <input type="checkbox"/> About 約		
(v) No. of units 單位數目	224		
(vi) Open space 休憩用地	Private 私人	582	sq.m 平方米 <input checked="" 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

(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) _____	57 3
	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) _____	1

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" 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"/>
<hr/>		
<u>Reports 報告書</u>		
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 type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" 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 checked="" 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"/>
Landscape Design Proposal, Geotechnical Planning Review Report		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

By Hand

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

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80 Tat Chee Avenue
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t +852 2528 3031
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d +852 2268 3721

theresa.yeung@arup.com
www.arup.com

11 August 2022

Dear Sir/Madam,

Proposed Amendment of Plan for Rezoning from "Green Belt" and Area shown as 'Road' to "Residential (Group A) 28" on Draft Tuen Mun Outline Zoning Plan (No. S/TM/36) for Proposed Residential cum Social Welfare Facility Development under Section 12A of the Town Planning Ordinance (Cap. 131) at No. 430 Castle Peak Road – Castle Peak Bay, Tuen Mun, New Territories

Technical Clarifications

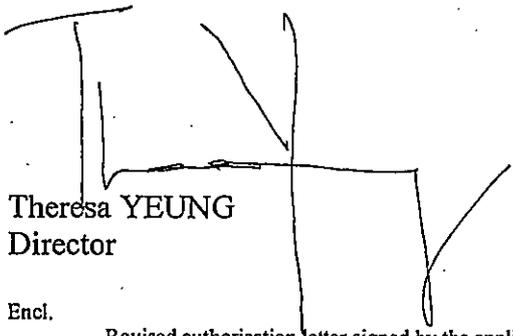
Further to our submission of the captioned S12A Planning Application on 3 August 2022, as per request by the Town Planning Board, we are pleased to provide Technical Clarifications for the submission.

We would like to submit the revised authorisation letter signed by the applicant, replacement pages of the Supporting Planning Statement and indicative plan showing the extent of excavation area (as **attached**). Please note that this only serves as Technical Clarifications for the submission and has not involved changing the scheme or findings of the technical assessments, thus should be exempted from recounting requirement.

We sincerely seek for the favourable consideration from the TPB to approve the captioned S12A Planning Application.

Should you have any queries, please contact the undersigned, our Mr. Sam KOK at 2908 4343 (sam.kok@arup.com), or our Mr. Steven MA at 2268 3911 (steven.ma@arup.com).

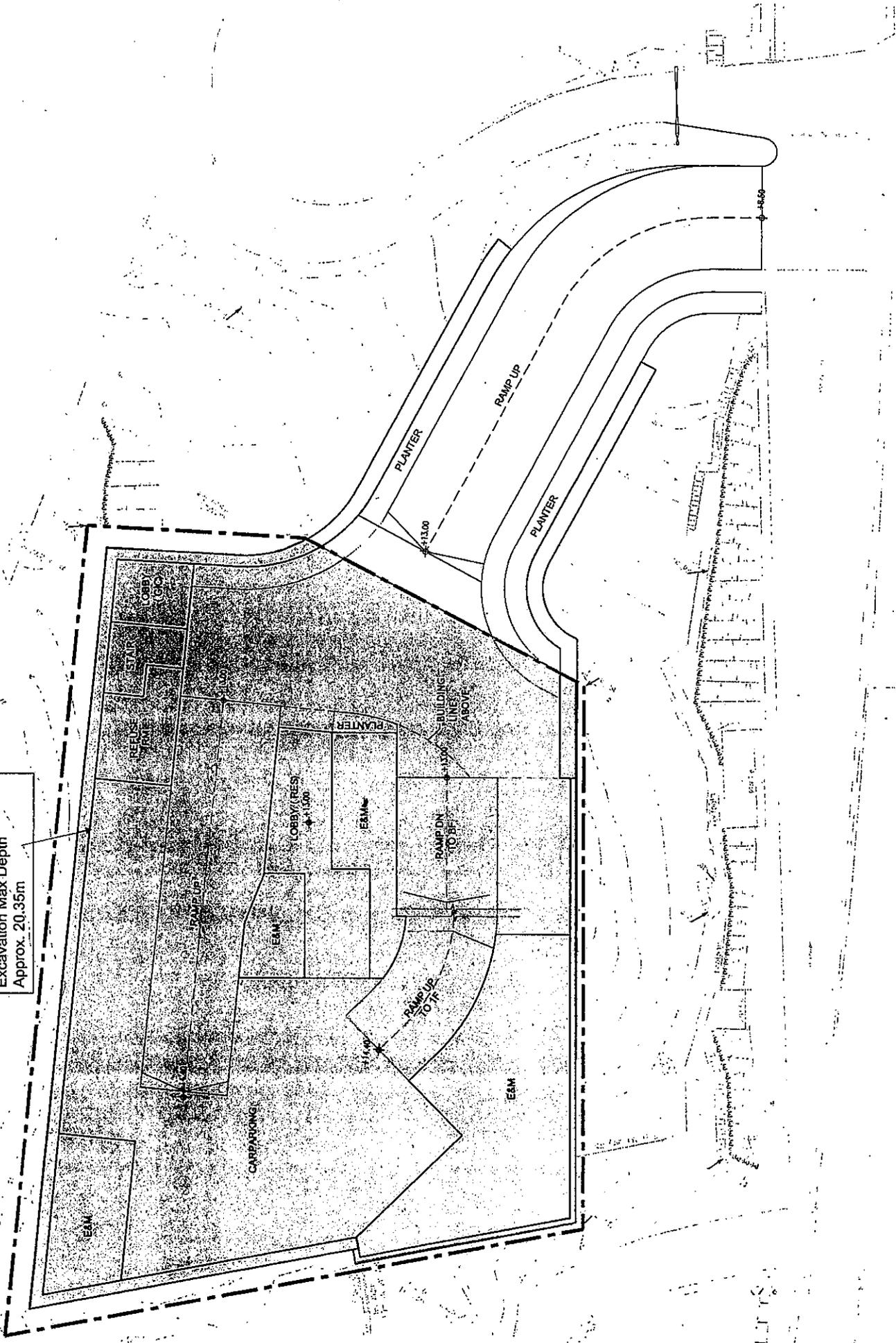
Yours faithfully,



Theresa YEUNG
Director

- Encl.
- Revised authorisation letter signed by the applicant
 - Replacement pages of the Supporting Planning Statement
 - Indicative plan showing the extent of excavation area
- c.c.
- Client

Area = 1643m²
 Excavation Max Depth
 Approx. 20.35m



INDICATIVE GROUND FLOOR PLAN

REZONING APPLICATION FOR TUEN MUN PSIL6

Figures

Figure 2.1	Location Plan
Figure 2.2	Lot Index Plan
Figure 2.3	Existing Condition of the Application Site
Figures 2.4a to 2.4c	The Application Site and its Surrounding Context
Figure 3.1a	Extracted Notes of the Draft Tuen Mun OZP No. S/TM/36 – “GB” Zone
Figures 3.1b and 3.1c	Extracted Explanatory Statement of the Draft Tuen Mun OZP No. S/TM/36 – “GB” Zone
Figure 3.2	Previous Applications in the Application Site and in the Surroundings
Figure 3.3	Location Plan of the Public Housing Sites in Tuen Mun within the same “GB” Zone
Figures 6.1 to 6.2c	Proposed Amendment to the Draft Tuen Mun OZP No. S/TM/36: from “GB” and an area shown as ‘Road’ to “R(A)28”

Appendices

Appendix A	Indicative Architectural Drawings
Appendix B	Visual Impact Assessment
Appendix C	Drainage Impact Assessment
Appendix D	Sewerage Impact Assessment
Appendix E	Traffic Impact Assessment
Appendix F	Environmental Assessment
Appendix G	Landscape Design Proposal
Appendix H	Geotechnical Planning Review Report

EXECUTIVE SUMMARY

This Supporting Planning Statement is submitted for the Proposed Amendment to the Draft Tuen Mun Outline Zoning Plan No. S/TM/36 (the “OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131) (the “TPO”), from mainly “Green Belt” (“GB”) with minor area shown as ‘Road’ to a “Residential (Group A) 28” (“R(A)28”) zone at No. 430 Castle Peak Road – Castle Peak Bay, Tuen Mun, New Territories (the “Application Site”) to facilitate a proposed Residential cum Social Welfare Facility development (the “Proposed Amendment”).

The Application Site is currently a private lot for building purposes and has undergone an approved site formation for residential development. The Application Site was previously approved by the Town Planning Board (TPB) on 18.11.2011 for a proposed house development (Application No. A/TM/417). Over the recent years, the Government has utilised a multi-pronged approach to increase land supply including reviewing development potential in sites zoned “GB”. In line with the Government’s policy, the Proposed Amendment aims to provide additional units to meet the acute housing demand in Tuen Mun Town Centre with high accessibility that is supported with well-developed infrastructure. An Indicative Scheme has been formulated to demonstrate the technical feasibility of the Proposed Amendment for the proposed Residential cum Social Welfare Facility development with a maximum domestic/ non-domestic plot ratio (“PR”) of 6/ 9.5 and a maximum building height of 100mPD. A total of about 224 units will be provided housing approximately 582 residents, and 143m² in net operating floor area for the provision of an office for school social work unit.

With the Indicative Scheme, the following public planning merits could be achieved:

- Meeting Acute Housing Demand by Increasing Flat Production;
- In Line with Reviewing “GB” Zone with Development Potential;
- In Line with Government’s Policy to Intensify Residential Development;
- Unleashing the Development Potential of a Prime Location in Tuen Mun Town Centre;
- Fully Compatible with the Building Height Profile of the Surrounding Area;
- Providing Social Welfare Facility to Create Social Value;
- Inducing No Adverse Technical Impacts; and
- In line with previous decisions by the TPB and not setting an undesirable precedent.

The Application has demonstrated Applicant’s genuine intention and commitment in taking forward the proposed Residential cum Social Welfare Facility development at the Application Site. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the Town Planning Board to give its support to this Section 12A Application.

行政摘要

(內文如與英文版本有任何差異, 應以英文版本為準)

本規劃綱領根據《城市規劃條例》(第 131 章)第 12A 條, 就位於新界屯門青山公路 - 青山灣段 430 號(「申請地點」), 擬議修訂屯門分區計劃大綱草圖編號 S/TM/36, 將申請地點主要由「綠化地帶」及一小部份顯示為「道路」的地方改劃為特製的「住宅(甲類)28」地帶, 以作住宅發展及社會福利設施(「擬議修訂」)。因此, 須向城市規劃委員會按第 12A 條提交申請, 改劃作住宅發展及社會福利設施用途。

申請地點現時為住宅用地, 於二零一一年十一月十八日獲城市規劃委員會(城規會)批准興建擬議屋宇(申請編號:A/TM/417), 並已進行獲批准的土地平整工程。政府一直致力增加土地供應以解決房屋問題。多年來政府已多管齊下增加土地供應, 包括檢討部分「綠化地帶」的規劃以釋放發展潛力。為配合政府政策以解決逼切的房屋需求問題, 擬議修訂建議於一個位於屯門市中心並附有完善交通及配套設施的核心地段提供更多住宅單位。為證明擬議修訂下的擬議住宅發展及社會福利設施的技術可行性, 申請人已製定一項指示性方案, 包括於申請地點興建一座最高主水平基準 100 米, 最高住用/非住用地積比率 6/9.5 倍, 以提供 224 個房屋單位, 容納約 582 人口, 及一個淨作業樓面面積約 143 平方米的學校社會工作服務辦公室。

指示性方案將就帶來以下公眾規劃增益:

- 增加房屋供應以解決逼切的房屋需求問題;
- 符合政府檢討「綠化地帶」發展潛力的政策;
- 符合政府現行增加住宅用地發展密度的政策;
- 釋放位處屯門市中心的土地發展潛力;
- 擬議建築物高度與鄰近建築物高度輪廓相容;
- 提供社會福利設施, 為社會帶來效益;
- 不會對周邊帶來負面影響; 及
- 與城規會先前的決定一致並不會造成不良先例。

申請人對申請地點發展擬議住宅及社會福利設施持有誠懇和積極的態度。基於本規劃綱領所闡述的規劃增益及理據, 我們懇請城市規劃委員會支持是次規劃申請。

a tailor-made “R(A)28” zone to reflect the intention for high-density residential development at the Application Site.

6.5.2 In order to realise the Indicative Scheme as illustrated in **Section 4**, the new tailor-made “R(A)28” zone that covers the entire Application Site is proposed to always allow ‘Flat’ use for the implementation of the Indicative Scheme at the Application Site (i.e. under Column 1 of the Notes of the OZP). As illustrated in the Indicative Scheme, the proposed “R(A)28” zone will be subject to a maximum domestic/ non-domestic PR of 6/9.5 and a maximum building height of 100mPD. This development scale is proposed with reference to the high-density residential development in Tuen Mun, in particular the existing high-density residential development in Tuen Mun Town Centre, including Tuen Mun Town Plaza, Waldorf Garden and the approved high-rise residential development (Application No. Y/TM/20) in the “R(A)27” zone which is in the vicinity of the Application Site, to ensure a compatible development scale with the surrounding area.

6.5.3 The Proposed Amendment will facilitate an increasing housing supply by the private sector in Hong Kong in a well-developed new town centre. The Proposed Amendment to the Plan is shown in **Figure 6.1**. The proposed Schedule of Uses, Planning Intention, and Remarks of the “R(A)” zone are provided in **Figures 6.2a to 6.2c**.

Your ref TPB/Y/TM/30
Our ref 286900/01/WSTY/WLL/KSSM/LKCH/05174

ARUP

By Hand and Email (tpbpd@pland.gov.hk)

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Town Planning Board
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13 November 2023

Dear Sir/Madam,

Proposed Amendment of Plan for Rezoning from "Green Belt" and Area shown as 'Road' to "Residential (Group A) 29" on Draft Tuen Mun Outline Zoning Plan (No. S/TM/38) for Proposed Residential cum Social Welfare Facility Development under Section 12A of the Town Planning Ordinance (Cap. 131) at No. 430 Castle Peak Road – Castle Peak Bay, Tuen Mun, New Territories (Planning Application No. Y/TM/30)

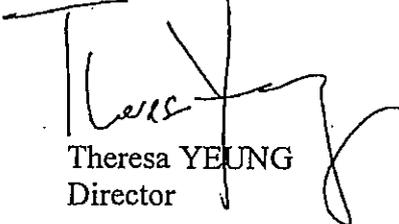
Submission of the Consolidated Version of Supporting Planning Statement and Submitted Further Information

As requested by the District Planning Office, we hereby submit 70 hardcopies of the consolidated version of Supporting Planning Statement with revised Technical Assessments and Further Information submissions with Responses to Comments Tables that have already been accepted by the Town Planning Board (TPB) for your retention.

Please note that the above only serve as a consolidated version of previous Further Information submissions already accepted by the TPB and have not involved any new information/ findings of technical assessments nor changes in the scheme, and thus should be exempted from the publication and recounting requirements. We sincerely seek favourable consideration from the TPB to agree to the captioned 12A Planning Application.

Should you have any queries, please contact the undersigned, our Mr. Wai-Lam LEE at 2268 3111 (wai-lam.lee@arup.com), Mr. Steven MA at 2268 3911 (steven.ma@arup.com) or Ms. Constance HUNG at 2908 4563 (constance.hung@arup.com).

Yours faithfully,


Theresa YEUNG
Director

Encl. - 70 copies of the Consolidated Supporting Planning Statement
c.c. - DPO/TMYLW, PlanD (Attn.: Ms. Ka Kei CHEUNG, Janet) (Email: jkkcheung@pland.gov.hk)

RESIDENTIAL (GROUP A)

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	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Public Vehicle Park (excluding container vehicle) (on land designated "R(A)28" only)	Petrol Filling Station
Religious Institution (Ancestral Hall only) (on land designated "R(A)28" only)	Place of Entertainment
Residential Institution	Private Club
School (in free-standing purpose-designed building only)	Public Convenience
Social Welfare Facility	Public Transport Terminus or Station (not elsewhere specified)
Utility Installation for Private Project	Public Utility Installation
	Public Vehicle Park (excluding container vehicle) (not elsewhere specified)
	Religious Institution (not elsewhere specified)
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

(please see next page)

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Proposed Amendment to the Draft Tuen Mun OZP No. S/TM/38 – Notes of the "R(A)" Zone (Sheet 1 of 6)
6.2a	-		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from the Draft Tuen Mun Outline Zoning Plan (No. S/TM/38)
	November 2023		

RESIDENTIAL (GROUP A) (cont'd)

Column 1
Uses always permitted

Column 2
Uses that may be permitted with
or without conditions on application
to the Town Planning Board

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

- Eating Place
- Educational Institution
- Institutional Use (not elsewhere specified)
- Off-course Betting Centre
- Office
- Place of Entertainment
- Private Club
- Public Convenience
- Recyclable Collection Centre
- School
- Shop and Services
- Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

(please see next page)

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Proposed Amendment to the Draft Tuen Mun OZP No. S/TM/38 – Notes of the “R(A)” Zone (Sheet 2 of 6)
6.2b	-		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from the Draft Tuen Mun Outline Zoning Plan (No. S/TM/38)
	November 2023		

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

Remarks

- (a) On land designated “Residential (Group A)” (“R(A)”), “R(A)1” and “R(A)24”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (b) On land designated “R(A)22” and “R(A)23”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6 divided by the maximum non-domestic plot ratio of 9.5.
- (c) On land designated “R(A)27”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6 divided by the maximum non-domestic plot ratio of 9.5. GIC facilities of GFA not less than 500m² shall be provided, as required by the Government. Any floor space that is constructed or intended for use as GIC facilities shall be included for plot ratio calculation.
- (d) On land designated “R(A)29”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6 divided by the maximum non-domestic plot ratio of 9.5. GIC facilities of GFA not less than 314.6m² shall be provided, as required by the Government. Any floor space that is constructed or intended for use as GIC facilities shall be included for plot ratio calculation.
- (e) On land designated “R(A)”, “R(A)1”, “R(A)22”, “R(A)23”, “R(A)24” and “R(A)27” and “R(A)29”, no 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 relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (a) to (d) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –

(please see next page)

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Proposed Amendment to the Draft Tuen Mun OZP No. S/TM/38 – Notes of the “R(A)” Zone (Sheet 3 of 6)
6.2c	-		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from Draft Tuen Mun Outline Zoning Plan (No. S/TM/38)
	November 2023		

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (a) to (d) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (f) On land designated “R(A)2” to “R(A)21”, “R(A)25”, “R(A)26” and “R(A)28”, 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 GFA/plot ratio specified below, or the GFA/plot ratio of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum GFA/plot ratio</u>
R(A)2	101,400m ² for domestic and 10,800m ² for non-domestic
R(A)3	18,160m ²
R(A)4	119,512m ² for domestic, 25,000m ² for non-domestic and 10,648m ² for public transport interchange
R(A)5	58,800m ² for domestic and 96,500m ² for non-domestic
R(A)6	14,650m ² for domestic and 8,030m ² for non-domestic
R(A)7	17,125m ² for domestic and 11,933m ² for non-domestic
R(A)8	19,892m ² for domestic and 7,163m ² for non-domestic
R(A)9	52,711m ² for domestic and 20,695m ² for non-domestic
R(A)10	17,560m ² for domestic and 7,006m ² for non-domestic
R(A)11	53,400m ² for domestic and 13,030m ² for non-domestic
R(A)12	70,380m ² for domestic and 2,750m ² for non-domestic
R(A)13	73,842m ² for domestic and 1,718m ² for non-domestic
R(A)14	245,700m ² for domestic and 2,250m ² for non-domestic
R(A)15	178,930m ² for domestic and 3,886m ² for non-domestic
R(A)16	155,908m ² for domestic and 7,770m ² for non-domestic
R(A)17	116,064m ² for domestic
R(A)18	129,540m ² for domestic and 4,467m ² for non-domestic

(please see next page)

Figure No. 6.2d	Scale -	Figure Title Proposed Amendment to the Draft Tuen Mun OZP No. S/TM/38 – Notes of the “R(A)” Zone (Sheet 4 of 6)
ARUP	Date November 2023	Source Extracted from Draft Tuen Mun Outline Zoning Plan (No. S/TM/38)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- R(A)20 235,815m² for domestic and 7,365m² for non-domestic
- R(A)21 Maximum domestic plot ratio of 6 and maximum non-domestic plot ratio of 2
- R(A)25 Maximum domestic plot ratio of 5 and maximum non-domestic plot ratio of 0.4
- R(A)26 & R(A)28 Maximum plot ratio of 6.5

- (g) 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 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (h) On land designated “R(A)1”, a maximum building height of 100mPD would be permitted for sites with an area of 400m² or more.
- (i) In determining the maximum plot ratio for the purposes of paragraphs (a) to (f) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by the Government shall be deducted from calculation of the site area.
- (j) In determining the relevant maximum non-domestic GFA on land designated “R(A)20” for the purposes of paragraph (f) above, any floor space that is constructed or intended for use solely as free-standing purpose-designed primary school and secondary school (including both developed on ground and on podium level) shall not be included for calculation.
- (k) In determining the maximum plot ratio on land designated “R(A)28” for the purposes of paragraph (f) above, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and GIC facilities, as required by the Government, may be disregarded.
- (l) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) to (f) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (m) 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 plot ratio/GFA for the building on land to which paragraphs (a) to (f) 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 relevant maximum plot ratio/GFA specified in paragraphs (a) to (f) above may thereby be exceeded.

(please see next page)

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Proposed Amendment to the Draft Tuen Mun OZP No. S/TM/38 – Notes of the “R(A)” Zone (Sheet 5 of 6)
6.2e	-		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from Draft Tuen Mun Outline Zoning Plan (No. S/TM/38)
	November 2023		

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (n) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (a) to (g) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (o) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>
6.2f	-	Proposed Amendment to the Draft Tuen Mun OZP No. S/TM/38 – Notes of the “R(A)” Zone (Sheet 6 of 6)
ARUP	<i>Date</i>	<i>Source</i>
	November 2023	Extracted from Draft Tuen Mun Outline Zoning Plan (No. S/TM/38)

Detailed Departmental Comments

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

- (a) The proposed access arrangement of the Site from Castle Peak Road - Castle Peak Bay and the Transport Impact Assessment (TIA) should be commented and approved by Transport Department (TD).
- (b) The proposed access from the Site to Castle Peak Road - Castle Peak Bay is not and will not be maintained by HyD.
- (c) If any highway features are affected, proposal to deal with the affected features shall be submitted for his agreement.
- (d) The applicant 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 his/her own works.
- (e) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (f) Should excavation works be required, Excavation Permit shall be obtained from his office prior to commencement of excavation works on public roads. For the works carried out on other unallocated Government land, Excavation Permit shall be obtained from Tuen Mun District Lands Office direct.

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

- (a) The site shall be provided with means of obtaining access from a street and emergency vehicular access (EVA) in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (b) 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.
- (c) 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 BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (BO).

- (d) 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 and site coverage calculation under the B(P)R.
- (e) If the proposed plot ratio is based on the assumption that Gross Floor Area (GFA) exemption will be granted for green/ amenity features and non-mandatory/non-essential plant rooms, etc., the pre-requisites in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and APP-152 should be complied with.
- (f) 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.
- (g) If there are existing structures which had been erected on the leased land without the approval of the Building Authority (BA) (not being a NTEH), they are unauthorised under the BO and should not be designated for any approved use under the application.
- (h) 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.
- (i) If the proposed use under application is subject to the issue of a licence, the applicant should be reminded that any existing structures on the application 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.
- (j) Detailed comments under the BO will be provided at the building plan submission stage.

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

- (a) The applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by BD.
- (b) Licensing requirements, if any, would be formulated upon receipt of formal application via the Licensing Authority.

4. Comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO, CEDD):

- (a) It is noted from the Geotechnical Planning Review Report (GPRR) that a detailed assessment, and if necessary, stabilisation works of all existing man-made slopes/retaining walls within and in the subject site (i.e. Feature Nos. 6SW-A/FR30, 6SW-A/C38, 6SW-A/CR39, 6SW-A/C37 and 6SW-A/FR156) will be carried out to ensure that the proposed development would not adversely affect or be affected by the existing slopes/retaining walls. In addition, a detailed natural terrain hazard study (NTHS) for the proposed development had been conducted and submitted to his office in 2016.
- (b) The applicant is reminded that submissions covering the design of any new man-made slopes/retaining walls, and geotechnical investigations/studies and necessary modification/upgrading works on the existing slopes/retaining walls, which may affect or be affected by the proposed development, should be carried out and submitted to the relevant authorities in accordance with the BO as appropriate.

5. Comments of the Director of Social Welfare (DSW):

The applicant should make sure that the service users have free access to the proposed social welfare facility from the G/F to 2/F by lift. Besides, the applicant should be duly informed that the SSW Unit usually operates during normal office hours but it may also provide services in the evenings, on Saturdays, Sundays and Public Holidays in case of needs.

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

Electricity Safety

- (a) In the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the 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 application 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.

Town Gas Safety

- (b) There is an intermediate pressure underground town gas transmission pipeline running along Castle Peak Road in close vicinity of the application

site. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organising and supervising any works near a gas pipeline should liaise with the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/or in vicinity of the application site and liaise with HKCG any required minimum set back distance away from it during the design and construction stages of the development. They are required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference.

LPG Safety

- (c) The project proponent of the proposed development shall coordinate with the Registered Gas Supply Company (DSG Energy Limited) about the operation of their LPG road tanker and liaise with them on taking necessary safety and precautionary measures in order to safeguard the LPG facilities.

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



Y/TM/30

02/12/2022 12:02

From: [Redacted]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: [Redacted]
File Ref:

1 attachment



s12A Y_TM_30 20221202_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.

See attached file:

s12A Y_TM_30 20221202_WWF.pdf

Thank you for your attention.

Yours faithfully,
Cynthia Tung

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



40 YEARS
OF ACTION FOR NATURE

世界自然基金會
香港分會

WWF-Hong Kong

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Kwai Chung, N.T., Hong Kong

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wwf@wwf.org.hk
wwf.org.hk

2 December 2022

**Chairman and members
Town Planning Board**
15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

**Re: Proposal to rezone the application site from "Green Belt"
and Area Shown as 'Road' to "Residential (Group A) 28"
in Tuen Mun in Tuen Mun & Yuen Long West District (Y/TM/30)**

WWF would like to lodge an objection to the captioned proposal.

Current "Green Belt" ("GB") zoning is appropriate

The majority of the application site falls within an area zoned as "Green Belt" ("GB"), the planning intention of which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as provide passive recreation outlets. There is a general presumption against development within this zone.

According to the latest satellite images available on Google Earth (Fig 1), the application site and its vicinity is covered with dense vegetation and mature trees. As such, we opine that the current "GB" zone for the application site is appropriate and reflects the current site conditions.

We note that application no. Y/TM/20 (to rezone the application site from "Green Belt", "Government, Institution or Community", "Road" to "Residential (Group A)27"), was approved earlier this year after being initially rejected by the Rural and New Town Planning Committee (RNTPC) in 2020 and subsequently remitted to the Town Planning Board for reconsideration following successful judicial review of the RNTPC's 2020 decision. While the application site of Y/TM/20 is situated close to the application site of the captioned

together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生、大紫荊勳章, SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧嫻女士

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

proposal, we question whether the same consideration apply and whether it has building entitlement or status as an existing housing site.

We would also remind the Town Planning Board that, in allowing the judicial review against the 2020 RNTPC decision, the Court of First Instance held "*[f]undamentally, regardless of these precedents, the Board should consider each rezoning application based on its own merits and circumstances*" and "*[i]f rezoning application(s) of the Adjoining Building Lots (or indeed any other site) are made in future, those application(s) would be assessed by technical assessments of rezoning those land(s) amidst the then existing and/or planned developments, based on the then prevailing circumstances at that future point in time.*"¹

In fact, the captioned proposal captures the concern of certain members of the RNTPC who deliberated application Y/TM/20 in 2020 who "*considered that the approval of the application might set a precedent for the three adjoining building lots to submit similar rezoning applications for high density development which might result in adverse cumulative impacts on the surrounding areas*"². Two years later, in reconsidering the same application, two members of the RNTPC had the same concern as they "*were of the view that approval of the current application might open a floodgate for rezoning of other areas in the "GB" zone to the east of Castle Peak Road – Castle Peak Bay which would alter the overall massing of developments at that location*"³.

In discussing Y/TM/20, the location of the application site of Y/TM/20 (being at the eastern fringe of Tuen Mun New Town) and its proximity with several high density residential developments (namely Century Gateway, Tsen Tau Sheung Tsuen South Site and Former Pui Oi School Site) were viewed by certain members of the RNTPC as arguments in favour of the application for rezoning. However, being located at the fringe of new towns or proximity with existing urban development should not in itself be seen as validation for new development projects. In reconsidering application Y/TM/20, the RNTPC also acknowledged that "*[w]ith developments in Tuen Mun New Town over the years, the buffer function of the "GB" zone abutting the Castle Peak Road – Castle Peak Bay had been lessening*"⁴. In this context, it is vital to prevent further rezoning of "GB" land in order to put a stop to the increasing encroachment of urban development into rural landscape and

¹ *Agrade Holdings Ltd v. Town Planning Board* (25/11/2021, HCAL824/2020) [2021] HKCFI 3559, §50(2) and §50(4)

² *Minutes of 642nd Meeting of the Rural and New Town Planning Committee* held at 2:30 p.m. on 17 January 2020, §19

³ *Minutes of 693rd Meeting of the Rural and New Town Planning Committee* held at 2:30 p.m. on 22.4.2022, §14

⁴ *Minutes of 693rd Meeting of the Rural and New Town Planning Committee* held at 2:30 p.m. on 22.4.2022, §10(c)

allow land zoned "GB" continues to play its intended role of defining the limits of urban and sub-urban development areas, act as a buffer and contain urban sprawl.

Ecological Impact Assessment needed

We note that the captioned proposal includes application for development of 224 flats within one composite block of not more than 26 storeys high. Introduction of such a large population would be in direct opposition to the planning intention of the "GB" zone. Construction of the development would also irreversibly damage the connectivity of the surrounding habitats and the height of the buildings in particular could potentially impede the flight paths of birds if there are any in the area.

As a project which may have an impact on the natural environment, an Ecological Impact Assessment before any decision can be made. According to information available on the Town Planning Board website, various technical assessments have been submitted including a "revised Environmental Assessment". We query whether this assessment adheres to the guidelines for ecological assessment as set out in Annex 16 to the Technical Memorandum on Environmental Impact Assessment Processes.

Risk of flooding

We also note from the detailed decision to reject Application No. Z/TM/P7 (Request for Amendment to the Draft Tuen Mun Outline Zoning Plan No. S/TM/10 from "Green Belt" to "Residential (Group B)") that there was insufficient information to demonstrate that the proposed residential development would not cause any increase in the flooding susceptibility of the surrounding areas. We question whether the captioned proposal would cause similar issues if approved.

Undesirable precedent

Approval of this proposal would set an undesirable precedent for other similar rezoning applications, the cumulative effect of which would adversely impact the surrounding areas.

We would be grateful if our comments could be considered by the Town Planning Board and the captioned proposal rejected.

Yours faithfully,

Cynthia Tung

Policy Analyst, WWF-Hong Kong

Fig 1 Aerial view of application site and vicinity as of 1 August 2022



Image source: Google Earth (Accessed on 21 November 2022)

反對申請編號 Y/TM30

規劃署是次撥改劃的「綠化地帶」上每一塊都長有茂盛林木，不少樹齡達廿多年，一旦被斬，是環境極大損失，將無法補償及復完「綠化地帶」在規劃角度上對維持市民生活水平十分重要，既可改善空氣質素，亦能緩和熱島效應。

不可助長土地放入賣地表，後向城規會申請改劃的歪風，因為其意在混淆公眾，壓迫城規會委員，非常不尊重城規程序及香港市民。

我們村委會一起反對，保護綠化樹林，為香港未來，為你我下一代，捍衛環境，謝謝。

井頭上村村代表

李維光



井頭中下村村代表

黃遠榮

2022年11月30日

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



Y/TM/30 430 Castle Peak Road GB

09/09/2022 02:48

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

Y/TM/30

No. 430, Castle Peak Road - Castle Peak Bay, Tuen Mun, New Territories (Ping Shan Inland Lot 6)

Site area: About 1,840sq.m

Zoning: "Green Belt" and "Area Shown as 'Road'

Proposed Amendment : Rezone to "Res (Group A) 28" / 224 Units / SC 100% / PR 6.063 / 100mPD / OS 582sq.m / 58 Vehicle Parking

Dear TPB Members,

Strongest objections.

So Application 554 for 3 villas was withdrawn and developer is back with a plan for a high tower that is hundreds of times the original development parameters and strips the site of all flora and fauna.

The callous inclusion of a small social welfare facility to wring hearts is DESPICABLE. Arup is plumbing new depths.

The visuals are misleading as none show the impact on the green panorama along the right hand side of Castle Peak Road and to the view from the Maclehorse Trail and the San Hei Pavilion.

Of course the administration with its manipulation of the policy guidelines has encouraged rampant greed and plans to eliminate every tree in the territory.

But there has to be some point at which members will say no, and this plan must definitely be rejected.

Previous objections relevant.

Mary Mulvihill

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



Re: Y/TM/30 430 Castle Peak Road GB
02/12/2022 01:33

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

Dear TPB Members,

The images only reinforce the fact that the right hand side of the road should be spared from over development in order to allow the green panorama to provide some respite and spiritual support to the ever growing community.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 9 September 2022 2:47 AM CST
Subject: Y/TM/30 430 Castle Peak Road GB

Y/TM/30

No. 430, Castle Peak Road - Castle Peak Bay, Tuen Mun, New Territories (Ping Shan Inland Lot 6)

Site area: About 1,840sq.m

Zoning: "Green Belt" and "Area Shown as 'Road'"

Proposed Amendment : Rezone to "Res (Group A) 28" / 224 Units / SC 100% / PR 6.063 / 100mPD / OS 582sq.m / 58 Vehicle Parking

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Of course the administration with its manipulation of the policy guidelines has encouraged rampant greed and plans to eliminate every tree in the territory.

But there has to be some point at which members will say no, and this plan must definitely be rejected.

Previous objections relevant.

Mary Mulvihill

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

參考編號
Reference Number: 220819-234955-14721

提交限期
Deadline for submission: 09/09/2022

提交日期及時間
Date and time of submission: 19/08/2022 23:49:55

有關的規劃申請編號
The application no. to which the comment relates: Y/TM/30

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Lai

意見詳情
Details of the Comment :

I am writing to oppose the application regarding to the application of Y/TM/30. The reasons of opposing are as follows.

1. A severe harm to the function of green belt area

According to the Town Planning Board Guidelines, the planning intention of Green Belt zones is "to conserve the existing natural environment amid the built-up areas/at the urban fringe" and "to define the limits of urban and sub-urban development areas by natural features, so as to safeguard the natural environment from the encroachment by urban type development". While the application involves majority of green belt area, it is obvious that it will seriously affect the original functions of green belt area by changing the land use into residential use.

It will seriously damage the natural environment by having such a high-rise near the Tai Lam country park. Moreover, it will blur the line between urban and sub-urban development and it is highly unfavourable.

Most importantly, the Town Planning Board has imposed a general presumption against development on Green Belt zones.

2. An irreversible damage to the famous MacLehose trail and Tuen Mun Trail

Green belt area prevent urban sprawl and provide recreational outlets for the general public. Tuen Mun trail and the stage 10 of MacLehose trail is a highly important recreational outlets for not only Tuen Mun residents, but also for people of Hong Kong. By having the 100 meters high-rise right in front of the trail. The spectacular view from "rainbow bridge" will be much affected. Also, the application site is only a step away from the end of MacLehose trail. It will definitely affect the enjoyment of the popular trail.

3. Noise during construction period

There are one secondary school and 1 primary school nearby the application site. Also, a village is located near the application site. The noise generated during the construction period will unnecessarily affect the students of both schools and all the villagers. Also, there are multiple blocks of residential buildings in close proximity of the construction site. It will bring unnecessary noise to those residents.

4. Traffic concern

The application site is adjacent to Castle Peak Road, which only allow a limited amount of traffic. As there will be a new public estate project near Yao Oi market, the traffic of the Castle Peak Road will be increased. There will have no room for further increasing the traffic capacity. The additional traffic load generated from the construction project or future resident will unavoidably worsen the traffic condition and increase the chance of traffic congestion of the Castle Peak Road.

5. Heat island effect/wall effect

The application site is adjacent to the approved project which is of 100m height. Further development of the applied project will possibly cause the wall effect and heat island effect. It is greatly unfavourable to the residents living there.

Therefore, the application site should remain its original planning as village house. It will be highly reasonable for the Town Planning Board to decline the application. Thank you.

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

參考編號

Reference Number:

220909-000338-12729

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

09/09/2022 00:03:38

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. HT Chan

意見詳情

Details of the Comment :

I object to the amendment. The reasons are as follows:

- the development is too close to the buildings nearby and the height will impose pressure to the population nearby
- the density of population will increase drastically after the development in that area
- the development will impose great pressure on the already hectic transport network
- the development will cause negative impact on the environment, such as reduction in ventilation and decreasing sunshine. It may also cause hygiene problem.

Thus, it is suggested that the scale of the development should be greatly reduced in order to reduce the negative impact to the neighbourhood.

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

參考編號

Reference Number:

220909-224709-72807

提交限期

Deadline for submission:

09/09/2022

提交日期及時間

Date and time of submission:

09/09/2022 22:47:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/30

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

意見詳情

Details of the Comment :

I am objecting to the proposal because of the poor urban planning involved. While I totally understand the housing problem Hong Kong is currently facing, I by no means think such a proposal can soothe the issue; instead, it adversely affects the traffic of Tuen Mun, which overcrowding and congestion already take place every day. The new housing will only increase the overloading of Castle Peak Road and Tuen Mun Road.

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

參考編號

Reference Number:

221117-133652-52275

提交限期

Deadline for submission:

02/12/2022

提交日期及時間

Date and time of submission:

17/11/2022 13:36:52

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/30

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Mak yuk ying

意見詳情

Details of the Comment :

本人反對編號 Y/TM/30 的申請，本人為屯門市廣場的住戶，該項申請不但破壞香港的大自然環境，亦都造成嘈音和影響附近的居民。屯門市中心人口密度已經好高，不應再加重社區服務和交通的負擔，所以希望政府保留用地。

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

參考編號

Reference Number:

221117-133009-24187

提交限期

Deadline for submission:

02/12/2022

提交日期及時間

Date and time of submission:

17/11/2022 13:30:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lai

意見詳情

Details of the Comment :

I am writing to oppose the application regarding to the application of Y/TM/30. The reasons of opposing are as follows.

1. A severe harm to the function of green belt area

According to the Town Planning Board Guidelines, the planning intention of Green Belt zones is "to conserve the existing natural environment amid the built-up areas/at the urban fringe" and "to define the limits of urban and sub-urban development areas by natural features, so as to safeguard the natural environment from the encroachment by urban type development". While the application involves majority of green belt area, it is obvious that it will seriously affect the original functions of green belt area by changing the land use into residential use.

It will seriously damage the natural environment by having such a high-rise near the Tai Lam country park. Moreover, it will blur the line between urban and sub-urban development and it is highly unfavourable.

Most importantly, the Town Planning Board has imposed a general presumption against development on Green Belt zones.

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Green belt area prevent urban sprawl and provide recreational outlets for the general public. Tuen Mun trail and the stage 10 of MacLehose trail is a highly important recreational outlets for not only Tuen Mun residents, but also for people of Hong Kong. By having the 100 meters high-rise right in front of the trail. The spectacular view from "rainbow bridge" will be much affected. Also, the application site is only a step away from the end of MacLehose trail. It will definitely affect the enjoyment of the popular trail.

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There are one secondary school and 1 primary school nearby the application site. Also, a village is located near the application site. The noise generated during the construction period will unnecessarily affect the students of both schools and all the villagers. Also, there are multiple blocks of residential buildings in close proximity of the construction site. It will bring unnecessary noise to those residents.

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The application site is adjacent to Castle Peak Road, which only allow a limited amount of traffic. As there will be a new public estate project near Yao Oi market, the traffic of the Castle Peak Road will be increased. There will have no room for further increasing the traffic capacity. The additional traffic load generated from the construction project or future resident will unavoidably

y worsen the traffic condition and increase the chance of traffic congestion of the Castle Peak Road.

5. Heat island effect/wall effect

The application site is adjacent to the approved project which is of 100m height. Further development of the applied project will possibly cause the wall effect and heat island effect. It is greatly unfavourable to the residents living there.

6. Decreased private housing need

Recently, many people have moved out Hong Kong for various reasons, the unsold private housing have reached a new height already. Provided that the government have already searched a lot of land for private housing in different new development zone such as Ku Tung and Hung Shiu Kiu, the unsettled demand of private housing will not be a legitimate issue.

Therefore, the application site should remain its original planning as village house. It will be highly reasonable for the Town Planning Board to decline the application. Thank you.

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

參考編號
Reference Number: 220821-220111-39670

提交限期
Deadline for submission: 09/09/2022

提交日期及時間
Date and time of submission: 21/08/2022 22:01:11

有關的規劃申請編號
The application no. to which the comment relates: Y/TM/30

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Mak doris

意見詳情
Details of the Comment :

本人住旁邊。本應在山上建大樓已對環境造成破壞，前方更有骨灰甕祠堂，不但阻擋原有居民的景觀，更對先人的住宅有所影響。風水玄學上難以保證幾十年來的突然動土，會引起不詳或其他影響。
另外發展地方前方已有住宅，必然對我們造成嘈音滋擾，廢氣污煙。前方是馬路，屯門必經之路，如有任何因建築過程造成意外或加重其十字路段使用量，造成塞車，影響民生。請聽取屯門市廣場居民意見，並慎重考量方案！

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

參考編號
Reference Number: 220821-205304-70854

提交限期
Deadline for submission: 09/09/2022

提交日期及時間
Date and time of submission: 21/08/2022 20:53:04

有關的規劃申請編號
The application no. to which the comment relates: Y/TM/30

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Yu shuk ki

意見詳情
Details of the Comment :

致城市規劃委員會秘書處：

以下內容為本人對青山公路(青山灣段430號)所提交計劃書(Y/TM/30)內容相關意見，敬請城規會及委員詳加考慮，謝謝。

建築群分佈及高度分佈

為確保青山公路沿線空氣得以流通及確保沿線建築群得以採光，現時青山公路(青山灣段)兩側建築群均利用不同建築群高度以作適當區隔，避免當中有高樓建築物並立於青山公路兩側，減少住戶互對望情況。

現時青山公路(青山灣段)建築群分佈情況：

1. 怡鋒園建築群(高樓建築群)對面為仁愛分科診所(低樓建築群)，即住宅對社區設施，以作分隔。
2. 華都花園第一座(高樓建築)對面為山坡(綠化地帶)，華都花園南面為鄭任安夫人小學(低樓建築)，以作分隔。
3. 屯門市廣場一期建築群(高樓建築)對面為山坡(綠化地帶)，屯門市廣場一期北面為善慶洞(低樓建築)，以作分隔。
4. 善慶洞(低樓建築)對面為山坡(綠化地帶)以作分隔。
5. 嘉華大廈(低樓建築群)對面為福堂樓(低樓建築)，以作分隔。
6. 遠東發展屯門大廈(低樓建築群)對面為何福堂書院，以作分隔。

如屯門市廣場對面建立高樓建築群(100米高)(Y/TM/30),這不但對城市規劃及樓宇佈局構成不良先例，而且兩棟高樓建築群將無可避免互相對望，對青山公路(青山灣段)天際線及建築群高度分佈將做成破壞。

建議將屯門市廣場對面的新建立高樓建築群(100米高)，修定至50米或以下。

私隱權

若屯門市廣場對面新高樓建築群(100米高)如計劃書內容興建，與屯門市廣場和時代廣場將無可避免互相對望，對幾棟屋苑群住戶而言，私隱度欠佳。

採光

根據現行資料，若屯門市廣場對面新高樓建築群如計劃書內容興建(100米高)，屯門市廣場及時代廣場將無可避免受新高樓建築群阻礙，早上將無法接受來自東面的陽光，對屯門市廣場及時代廣場住戶現時可接觸的日照量將大幅減少，並影響鄰近植被及樹木可吸收的日照量。

建議將屯門市廣場對面的新建立高樓建築群(100米高)，修定至50米或以下。

通風

屯門市廣場三期南面為善慶洞，該地址因祭祀及宗教活動，焚燒冥鏹及香燭，亦於青山公路(青山灣段)近地面排放污染物，鄰近建築群(包括屯門市廣場一期及三期)將受新高樓建築群導致空氣流通減弱，污染物將更難消散，空氣質素將無可避免地大幅下降。

建議將屯門市廣場對面的新建立高樓建築群(100米高)，修定至50米或以下，以減少對通風影響。

郊野公園緩衝地帶

根據現行資料，屯門市廣場對面的新高樓建築群(100米高)將減弱郊野公園緩衝地帶功能，並完全遮擋景觀，這是一個無可挽救的景觀影響。

根據現行資料，屯門市廣場對面的新高樓建築群(100米高)，該高度將無可避免遮擋麥理浩徑第十段部分景觀，屯門徑使用者亦無法向西南方遠眺屯門青山灣，這將是一個無可挽救的景觀影響。

行人天橋

根據現行資料，屯門市廣場對面的新高樓建築群將有學前社區設施，為便利使用者出入，新建築群應有行人天橋連接杯渡路輕鐵站月台，避免使用者利用位於青山公路及杯渡路交界行人過路設施前往新建築群。

建議新建築群應參考現行城市規劃指引，提供行人天橋接駁至杯渡路輕鐵站。

道路接駁

根據現行資料，屯門市廣場對面的新高樓建築群將提供約50個車位及一個上落貨區域，而新建築群的車輛出入口將直接接駁至青山公路(青山灣段)，由於新建築群定址側為青山公路及杯渡路交界，為市內主要幹道，路面交通繁忙，並有輕鐵橋樑置於青山公路及杯渡路交界近安全島側，阻礙駕駛者視線，如新建築群車輛出入口直接接駁至青山公路(青山灣段)，道路使用者將無可避免因視野受阻而對駕駛者及行人帶來潛在危險。

另外，鄰近建築群並不會將車輛連接道直接接駁入青山公路，以下為鄰近建築群的車輛連接道接駁道路的方式：

1. 怡鋒園建築群(高樓建築群): 行車路經屯興路接駁青山公路(青山灣段)。
2. 華都花園第一座(高樓建築): 行車路經屯盛街接駁青山公路(青山灣段)。
3. 鄭任安夫人小學(低樓建築): 行車路經屯利街接駁青山公路(青山灣段)。
4. 屯門市廣場一期建築群(高樓建築): 行車路經屯發街及屯盛街接駁青山公路(青山灣段)。
5. 善慶洞(低樓建築): 行車路經屯仁街，屯發街及屯盛街接駁青山公路(青山灣段)。

6. 嘉華大廈(低樓建築): 車輛由青山公路(青山灣段)經仁愛堂街進入麒麟徑。
7. 福堂樓(低樓建築): 行車路經新秀街接駁青山公路(新墟段)。
6. 遠東發展屯門大廈(低樓建築): 車輛由青山公路(青山灣段)經仁愛堂街進入麒麟徑。

故此，如屯門市廣場對面的新高樓建築群直接將連接路接駁至青山公路(青山灣段)，此連接方式不單會構成不良先例，並為青山公路及杯渡路交界帶來可預見的潛在道路危險。

建議新高樓建築群可將連接路接駁至蓮圃連接路，即青山公路430號，以減少連接路直接駁入青山公路(青山灣段)所帶來的道路危險。同時，建議青山公路430號以南往荃灣方向行人路作出擴闊工程，為人車作出區隔。

山脊線

根據現行資料，屯門市廣場對面的新高樓建築群將影響屯門市廣場三期中層及低層觀賞鄰近東面的山脊線，山徑，山澗及綠化地帶，這將是一個無可挽救的景觀影響。

建議將屯門市廣場三期對面的新高樓建築群(100米高)，修定至50米或以下。

以上項目，有勞與會者及委員詳加考慮並採取適當措施改善以上問題。

此致

一名香港人

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

參考編號
Reference Number: 220822-081259-07651

提交限期
Deadline for submission: 09/09/2022

提交日期及時間
Date and time of submission: 22/08/2022 08:12:59

有關的規劃申請編號
The application no. to which the comment relates: Y/TM/30

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Ying

**意見詳情
Details of the Comment :**

致城市規劃委員會秘書處：

以下內容為本人對青山公路(青山灣段430號)所提交計劃書(Y/TM/30)內容相關意見，敬請城規會及委員詳加考慮，謝謝。

建築群分佈及高度分佈

為確保青山公路沿線空氣得以流通及確保沿線建築群得以採光，現時青山公路(青山灣段)兩側建築群均利用不同建築群高度以作適當區隔，避免當中有高樓建築物並立於青山公路兩側，減少住戶互對望情況。

現時青山公路(青山灣段)建築群分佈情況：

1. 怡鋒園建築群(高樓建築群)對面為仁愛分科診所(低樓建築群)，即住宅對社區設施，以作分隔。
2. 華都花園第一座(高樓建築)對面為山坡(綠化地帶)，華都花園南面為鄭任安夫人小學(低樓建築)，以作分隔。
3. 屯門市廣場一期建築群(高樓建築)對面為山坡(綠化地帶)，屯門市廣場一期北面為善慶洞(低樓建築)，以作分隔。
4. 善慶洞(低樓建築)對面為山坡(綠化地帶)以作分隔。
5. 嘉華大廈(低樓建築群)對面為福堂樓(低樓建築)，以作分隔。
6. 遠東發展屯門大廈(低樓建築群)對面為何福堂書院，以作分隔。

如屯門市廣場對面建立高樓建築群(100米高)(Y/TM/30),這不但對城市規劃及樓宇佈局構成不良先例，而且兩棟高樓建築群將無可避免互相對望，對青山公路(青山灣段)天際線及建築群高度分佈將做成破壞。

建議將屯門市廣場對面的新建立高樓建築群(100米高)，修定至50米或以下。

私隱權

若屯門市廣場對面新高樓建築群(100米高)如計劃書內容興建，與屯門市廣場和時代廣場將無可避免互相對望，對幾棟屋苑群住戶而言，私隱度欠佳。

採光

根據現行資料，若屯門市廣場對面新高樓建築群如計劃書內容興建(100米高)，屯門市廣場及時代廣場將無可避免受新高樓建築群阻礙，早上將無法接受來自東面的陽光，對屯門市廣場及時代廣場住戶現時可接觸的日照量將大幅減少，並影響鄰近植被及樹木可吸收的日照量。

建議將屯門市廣場對面的新建立高樓建築群(100米高)，修定至50米或以下。

通風

屯門市廣場三期南面為善慶洞，該地址因祭祀及宗教活動，焚燒冥鏹及香燭，亦於青山公路(青山灣段)近地面排放污染物，鄰近建築群(包括屯門市廣場一期及三期)將受新高樓建築群導致空氣流通減弱，污染物將更難消散，空氣質素將無可避免地大幅下降。

建議將屯門市廣場對面的新建立高樓建築群(100米高)，修定至50米或以下，以減少對通風影響。

郊野公園緩衝地帶

根據現行資料，屯門市廣場對面的新高樓建築群(100米高)將減弱郊野公園緩衝地帶功能，並完全遮擋景觀，這是一個無可挽救的景觀影響。

根據現行資料，屯門市廣場對面的新高樓建築群(100米高)，該高度將無可避免遮擋麥理浩徑第十段部分景觀，屯門徑使用者亦無法向西南方遠眺屯門青山灣，這將是一個無可挽救的景觀影響。

道路接駁

根據現行資料，屯門市廣場對面的新高樓建築群將提供約60個車位及一個上落貨區域，而新建築群的車輛出入口將直接接駁至青山公路(青山灣段)，為市內主要幹道，路面交通繁忙，阻礙駕駛者視線，如新建築群車輛出入口直接接駁至青山公路(青山灣段)，道路使用者將無可避免因視野受阻而對駕駛者及行人帶來潛在危險。

另外，鄰近建築群並不會將車輛連接道直接接駁入青山公路，以下為鄰近建築群的車輛連接道接駁道路的方式：

1. 怡鋒園建築群(高樓建築群): 行車路經屯興路接駁青山公路(青山灣段)。
2. 華都花園第一座(高樓建築): 行車路經屯盛街接駁青山公路(青山灣段)。
3. 鄭任安夫人小學(低樓建築): 行車路經屯利街接駁青山公路(青山灣段)。
4. 屯門市廣場一期建築群(高樓建築): 行車路經屯發街及屯盛街接駁青山公路(青山灣段)。
5. 善慶洞(低樓建築): 行車路經屯仁街，屯發街及屯盛街接駁青山公路(青山灣段)。
6. 嘉華大廈(低樓建築): 車輛由青山公路(青山灣段)經仁愛堂街進入麒麟徑。
7. 福堂樓(低樓建築): 行車路經新秀街接駁青山公路(新墟段)。
6. 遠東發展屯門大廈(低樓建築): 車輛由青山公路(青山灣段)經仁愛堂街進入麒麟徑。

故此，如屯門市廣場對面的新高樓建築群直接將連接路接駁至青山公路(青山灣段)，此連接方式不單會構成不良先例，並為青山公路及杯渡路交界帶來可預見的潛在道路危險。

山脊線

根據現行資料，屯門市廣場對面的新高樓建築群將影響屯門市廣場及時代廣場觀賞鄰近東面的山脊線，山徑，山澗及綠化地帶，這將是一個無可挽救的景觀影響。

建議將屯門市廣場對面的新高樓建築群(100米高)，修定至50米或以下。

以上項目，有勞與會者及委員詳加考慮並採取適當措施改善以上問題。

此致

一名香港人

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/30 Received on 01/11/2022 , 03/11/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

南港區交通不便 青山公路 需不足 需再加強安全。

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

簽署 Signature 古漢強 日期 Date 23-11-22

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

參考編號

Reference Number:

230216-172559-61733

提交限期

Deadline for submission:

24/02/2023

提交日期及時間

Date and time of submission:

16/02/2023 17:25:59

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/30

「提意見人」姓名/名稱

Name of person making this comment:先生 Mr. Edmond Fong for
The Hong Kong and China Gas
Company Limited

意見詳情

Details of the Comment :

Since the proposed development is in the close vicinity to our Intermediate Pressure B gas pipeline at Castle Peak Road - Castle Peak Bay, the project proponent is suggested to conduct Quantitative Risk Assessment to evaluate the potential risk and determine the necessary mitigation measures if required. The project proponent is suggested to consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.