



LEGEND

Proposed Amendment to the OZP
(430 Castle Peak Road – Castle Peak Bay, Ping Shan
Inland Lot 6, Tuen Mun, New Territories)

Proposed Building Height Restriction

0 100 200 300 400M

ZONING

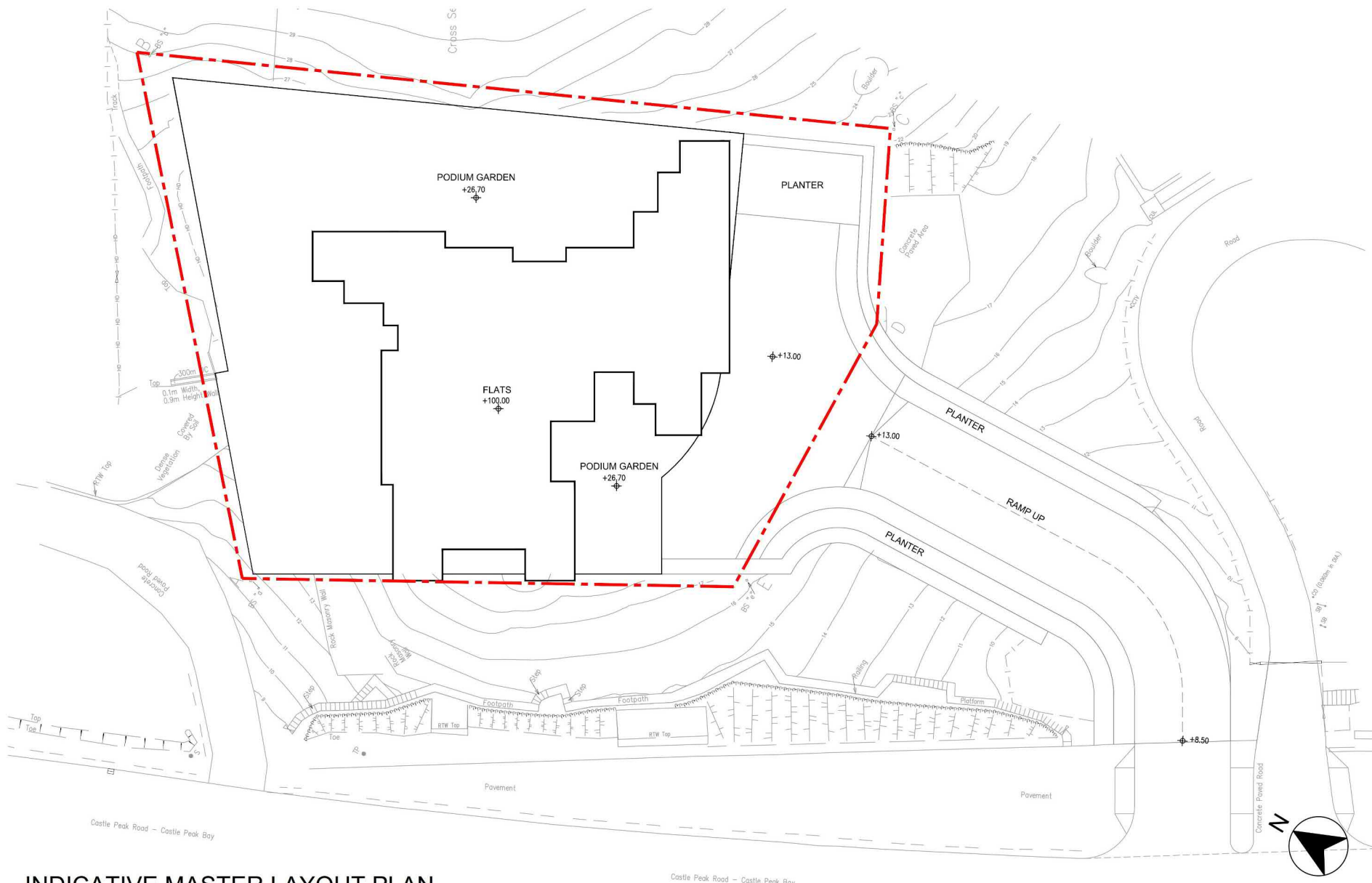
C Commercial
R(A) Residential (Group A)
R(B) Residential (Group B)
R(C) Residential (Group C)
R(E) Residential (Group E)
G/IC Government, Institution or Community
O Open Space
OU Other Specified Uses

Figure No.	Scale	Figure Title
6.1	As Shown	Proposed Amendments to the Draft Tuen Mun OZP No. S/TM/38: from “GB” and an area shown as ‘Road’ to “R(A)29”
ARUP	Date November 2023	Source Extracted from the Draft Tuen Mun Outline Zoning Plan No. S/TM/38

參考編號
REFERENCE No.
Y/TM/30

繪圖 DRAWING
Z-1

(摘錄自申請人於14. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.11.2023)



INDICATIVE MASTER LAYOUT PLAN

REZONING APPLICATION FOR TUEN MUN PSIL6

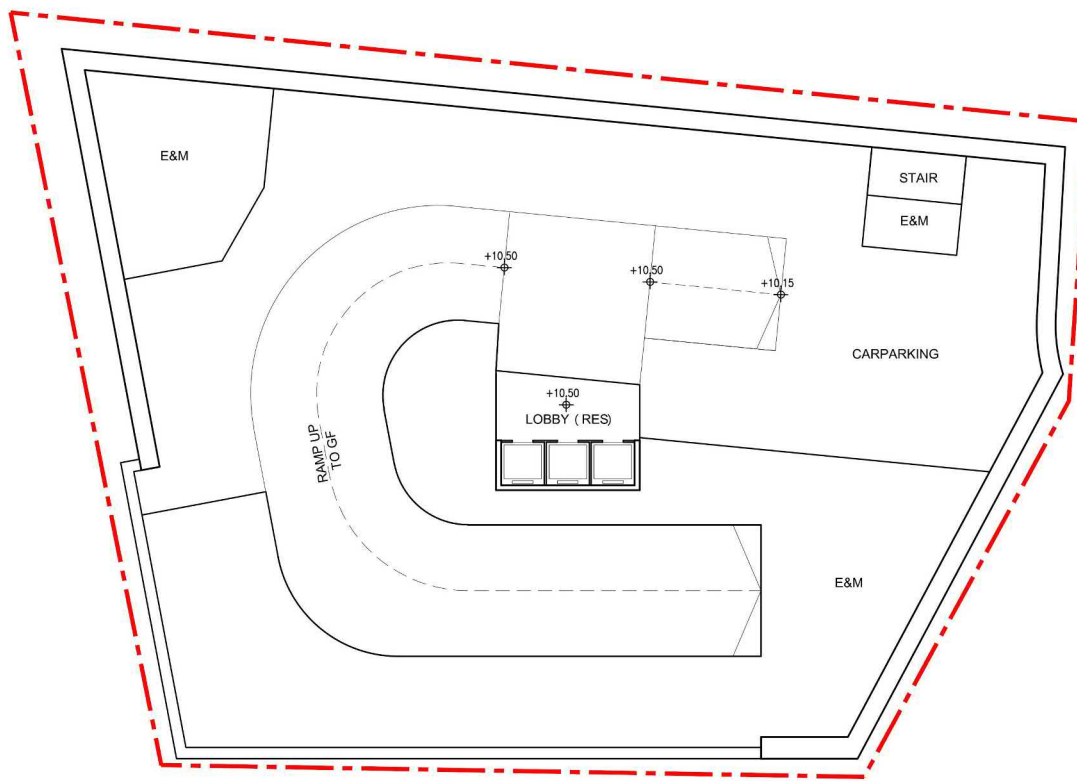
DATE : 06 SEP 2023
 1:200 (A3)

ARCHI+
 ARCHIPLUS INTERNATIONAL LIMITED

參考編號
 REFERENCE No.
 Y/TM/30

繪圖 DRAWING
 Z-2

(摘錄自申請人於14. 11. 2023呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 14.11.2023)



INDICATIVE BASEMENT PLAN

REZONING APPLICATION FOR TUEN MUN PSIL6



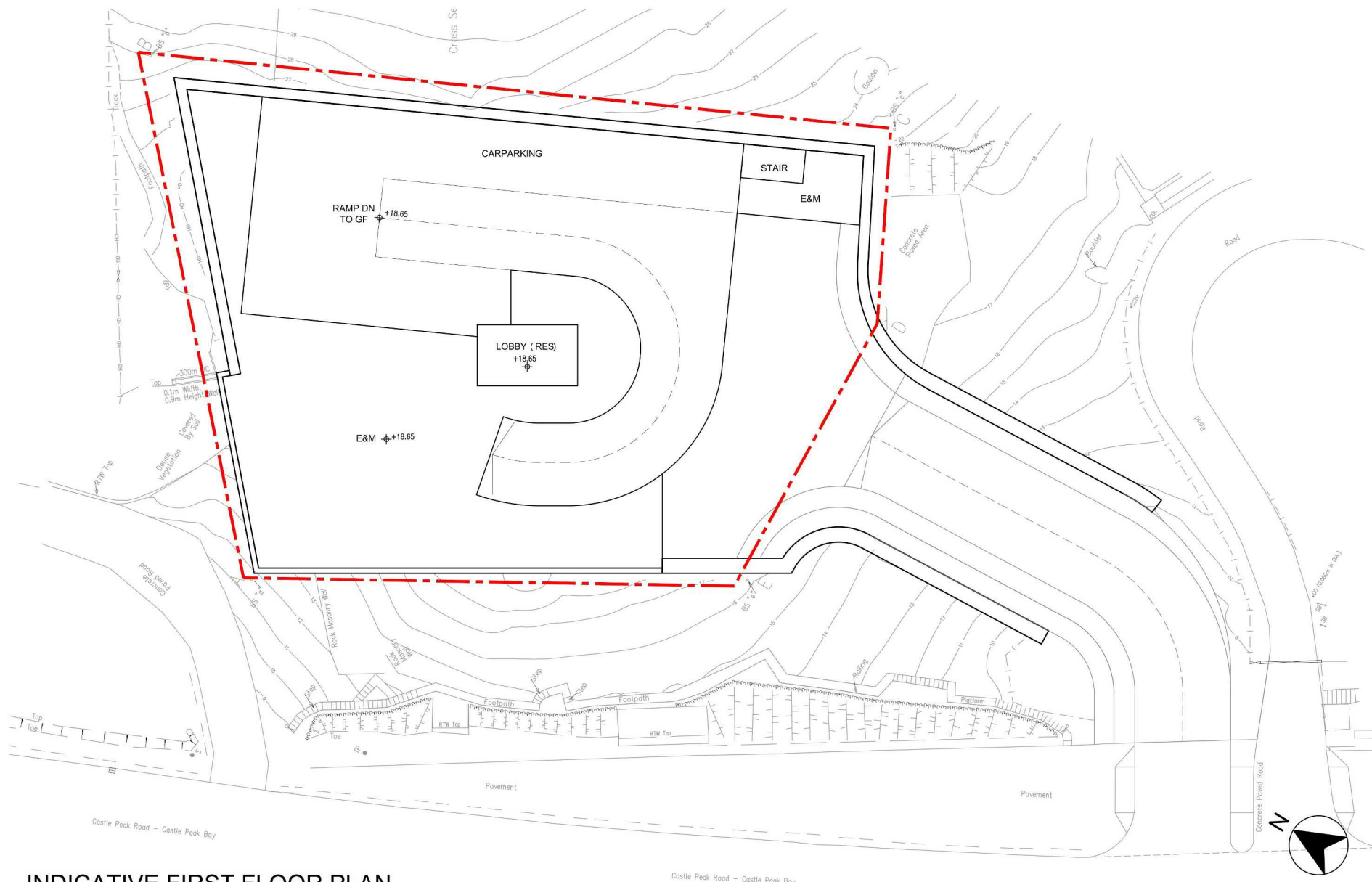
DATE : 06 SEP 2023
1:250 (A3)

ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

參考編號
REFERENCE No.
Y/TM/30

繪圖 DRAWING
Z-3

(摘錄自申請人於14. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.11.2023)



INDICATIVE FIRST FLOOR PLAN

REZONING APPLICATION FOR TUEN MUN PSIL6

DATE : 06 SEP 2023
1:200 (A3)

ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

參考編號
REFERENCE No.
Y/TM/30

繪圖 DRAWING
Z-5

(摘錄自申請人於14. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.11.2023)



INDICATIVE THIRD FLOOR PLAN

REZONING APPLICATION FOR TUEN MUN PSIL6

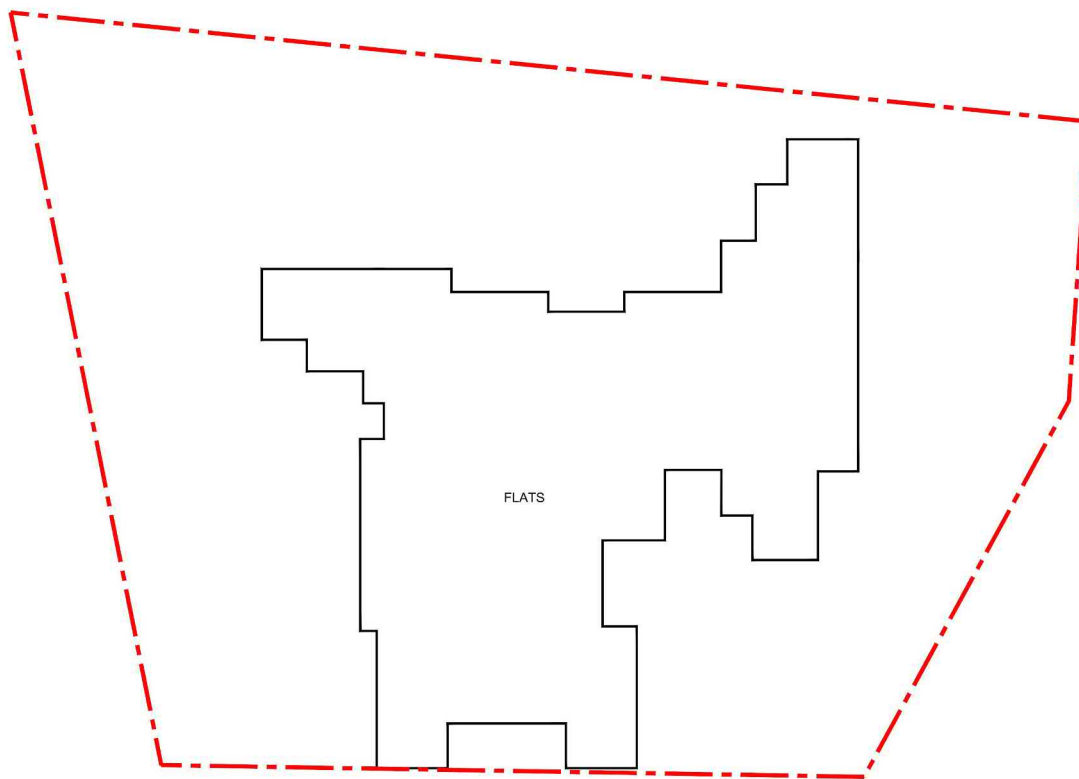
DATE : 06 SEP 2023
 1:200 (A3)

ARCHI+
 ARCHIPLUS INTERNATIONAL LIMITED

參考編號
 REFERENCE No.
 Y/TM/30

繪圖 DRAWING
 Z-7

(摘錄自申請人於14. 11. 2023呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 14.11.2023)



INDICATIVE TYPICAL FLOOR PLAN

REZONING APPLICATION FOR TUEN MUN PSIL6



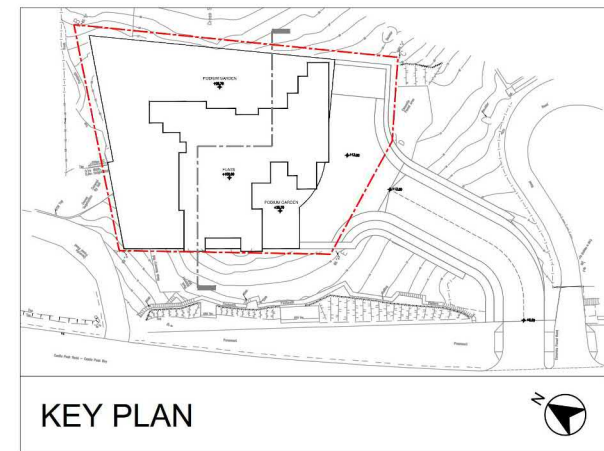
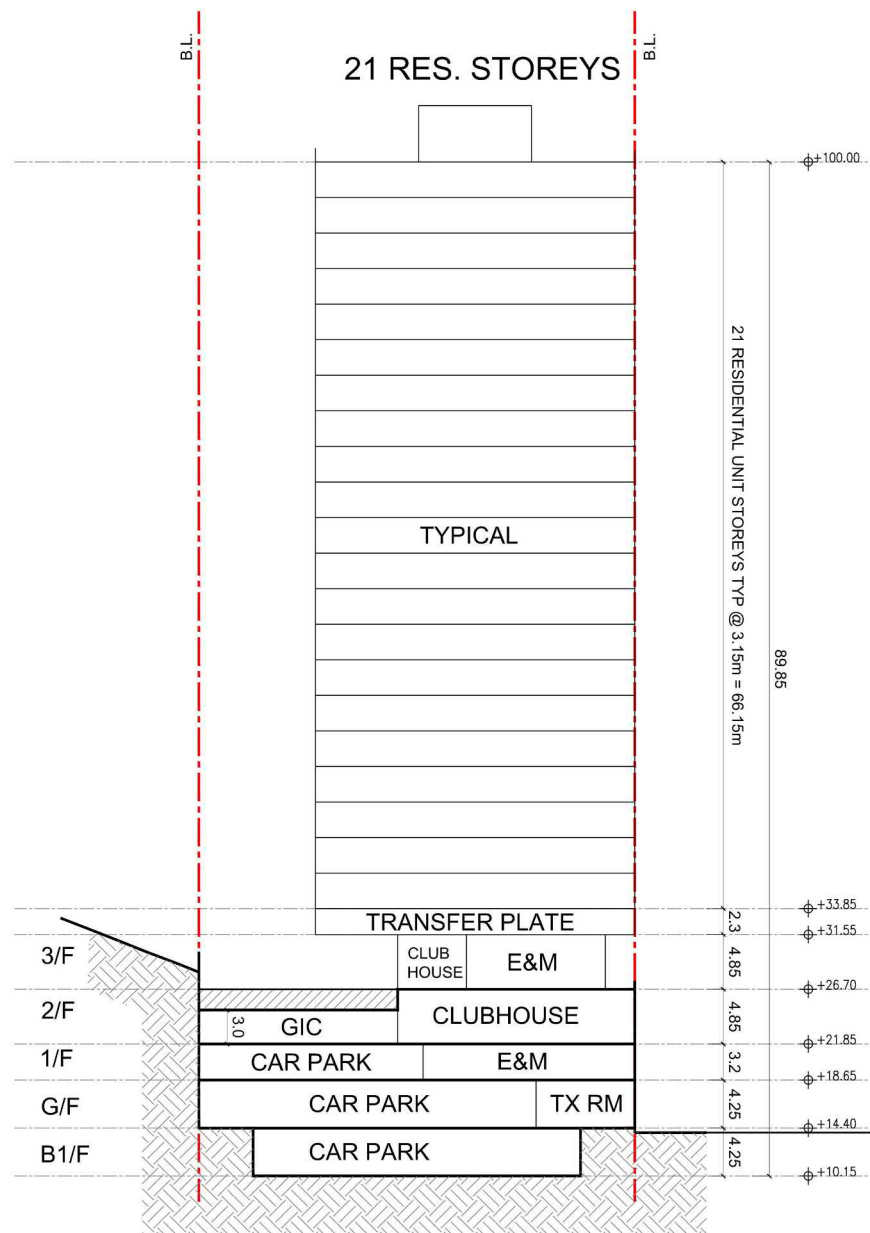
DATE : 06 SEP 2023
~~1:250~~ (A3)

ARCHI+
 ARCHIPLUS INTERNATIONAL LIMITED

參考編號
 REFERENCE No.
 Y/TM/30

繪圖 DRAWING
 Z-8

(摘錄自申請人於14. 11. 2023呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 14.11.2023)



INDICATIVE SECTION

REZONING APPLICATION FOR TUEN MUN PSIL6

DATE : 06 SEP 2023
ARCHI+
ARCHIPLUS INTERNATIONAL LIMITED

參考編號
REFERENCE No.
Y/TM/30

繪圖 DRAWING
Z-9

(摘錄自申請人於14. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.11.2023)

LEGEND

APPLICATION SITE BOUNDARY

PROJECT WORKS BOUNDARY

NEW PROPOSED TREES

EXISTING TREES

SHRUBS/GROUNDCOVERS

LAWN

HARD PAVED AREA

DRIVEWAY / EVA

TIMBER

LANDSCAPE SEATING

CANOPY

FITNESS STATION

CHILDREN'S PLAY AREA



							Job Title	Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) at No. 430 Castle Peak Road – Castle Peak Bay, Tuen Mun, New Territories					Figure No.	C.1	
							Drawing Title	LANDSCAPE MASTER PLAN (OVERALL)					Scale	1:300@A3	
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	OO	Checked by	MKK	Approved by	TO	Date	JULY 2023	Job. No.	RKL2

URBIS

雅邦

Limited

Planning, Urban Design, Landscape, Golf & Environmental Consultants

URBIS Limited, 11/F Sui On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

參考編號

REFERENCE No.

Y/TM/30

繪圖

DRAWING

Z-10

(摘錄自申請人於14. 11. 2023呈交的進一步資料)

(Extract from Applicant's Further Information Submitted on 14.11.2023)

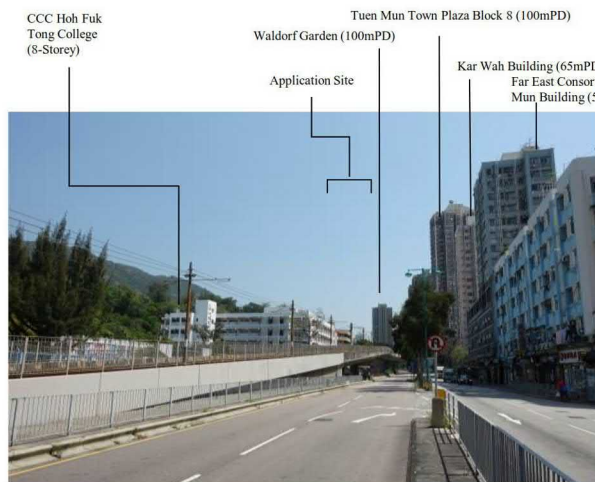


						Job Title	Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) at No. 430 Castle Peak Road – Castle Peak Bay, Tuen Mun, New Territories				Figure No.	C.3		
						Drawing Title	LANDSCAPE MASTER PLAN (3RD LEVEL)				Scale	1:300@A3		
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	OO	Checked by	MKK	Approved by	TO	Date	JULY 2023	Job No. RKL2

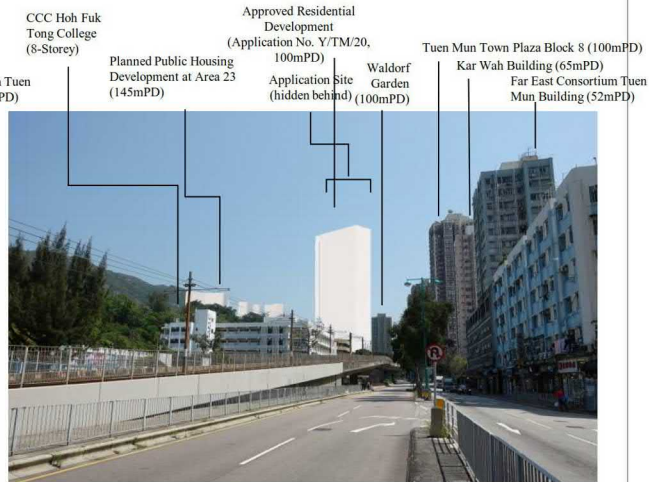
參考編號
REFERENCE No.
Y/TM/30

繪圖 DRAWING
Z-11

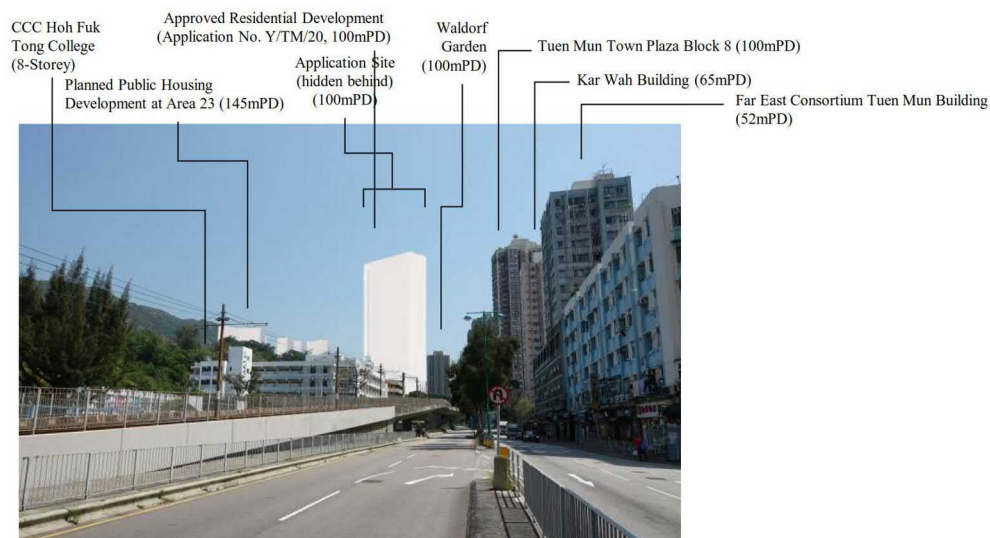
(摘錄自申請人於14. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.11.2023)



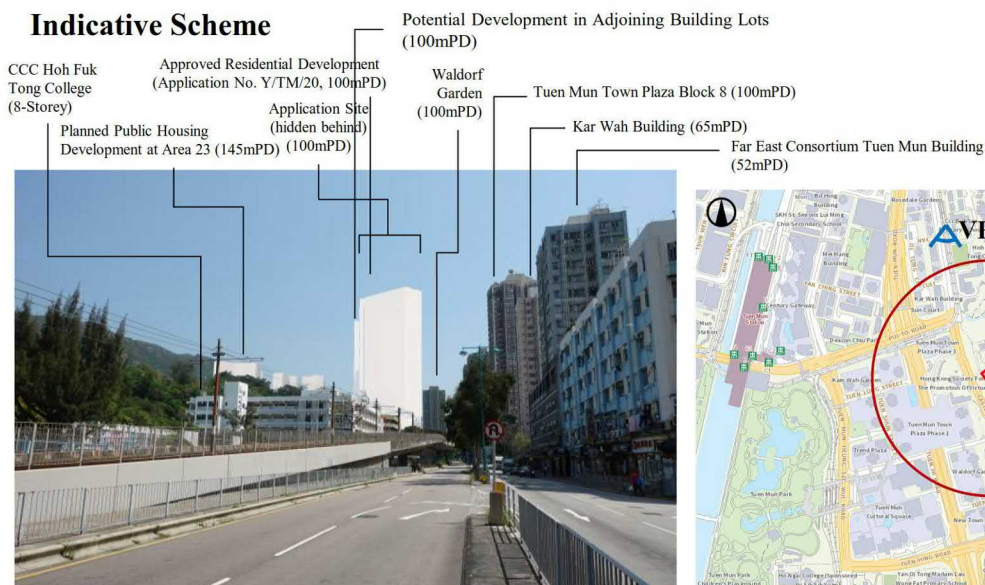
Existing Condition



Approved Scheme



Indicative Scheme



Potential Scheme

Key Plan

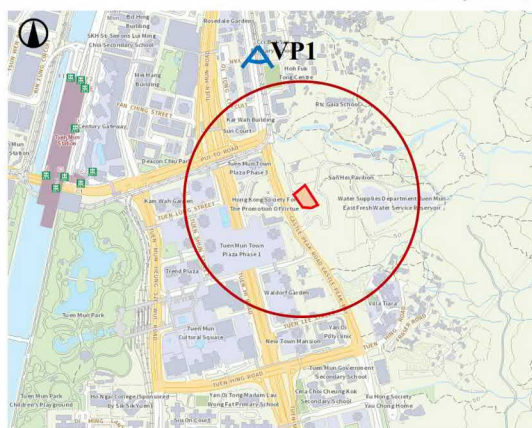


Figure No.	Scale	Figure Title
3	-	Viewing Point 1 – Hoh Fuk Tong Light Rail Station
ARUP	Date	Source
	Oct 2023	-

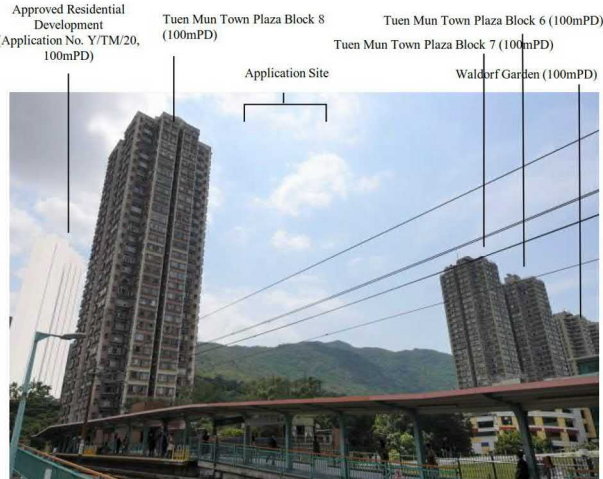
參考編號
REFERENCE No.
Y/TM/30

繪圖 DRAWING
Z-12

(摘錄自申請人於14. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.11.2023)



Existing Condition



Approved Scheme

Approved Residential Development (Application No. Y/TM/20, 100mPD)
Tuen Mun Town Plaza Block 8 (100mPD)
Application Site (100mPD)



Indicative Scheme

Potential Development in Adjoining Building Lots (100mPD)

Approved Residential Development (Application No. Y/TM/20, 100mPD)
Tuen Mun Town Plaza Block 8 (100mPD)
Application Site (100mPD)



Potential Scheme

Tuen Mun Town Plaza Block 7 (100mPD)
Tuen Mun Town Plaza Block 6 (100mPD)
Waldorf Garden (100mPD)

Key Plan

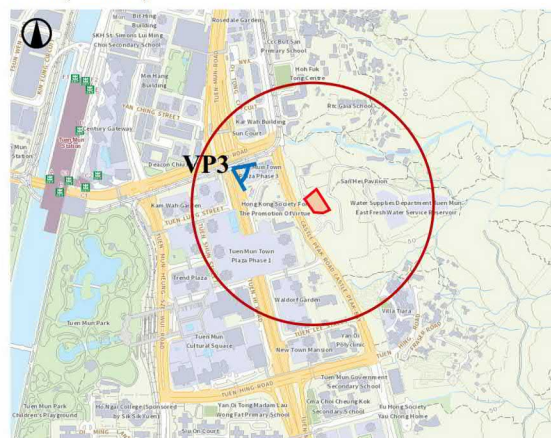
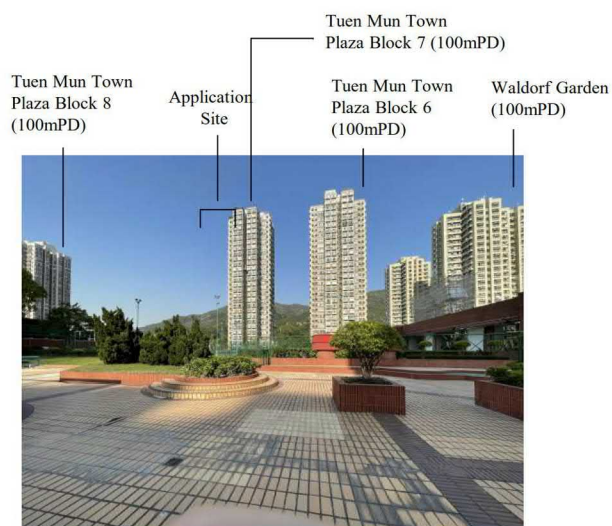


Figure No.	Scale	Figure Title
5	-	Viewing Point 3 – Pui To Light Rail Station
ARUP	Date	Source
	Oct 2023	-

參考編號
REFERENCE No.
Y/TM/30

繪圖 DRAWING
Z-13

(摘錄自申請人於14. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.11.2023)



Existing Condition



Approved Scheme



Potential Scheme

Key Plan

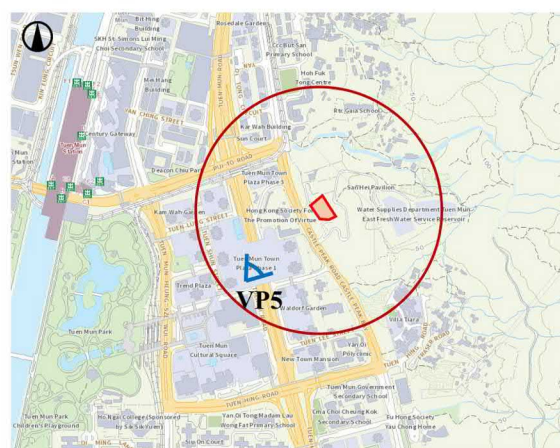
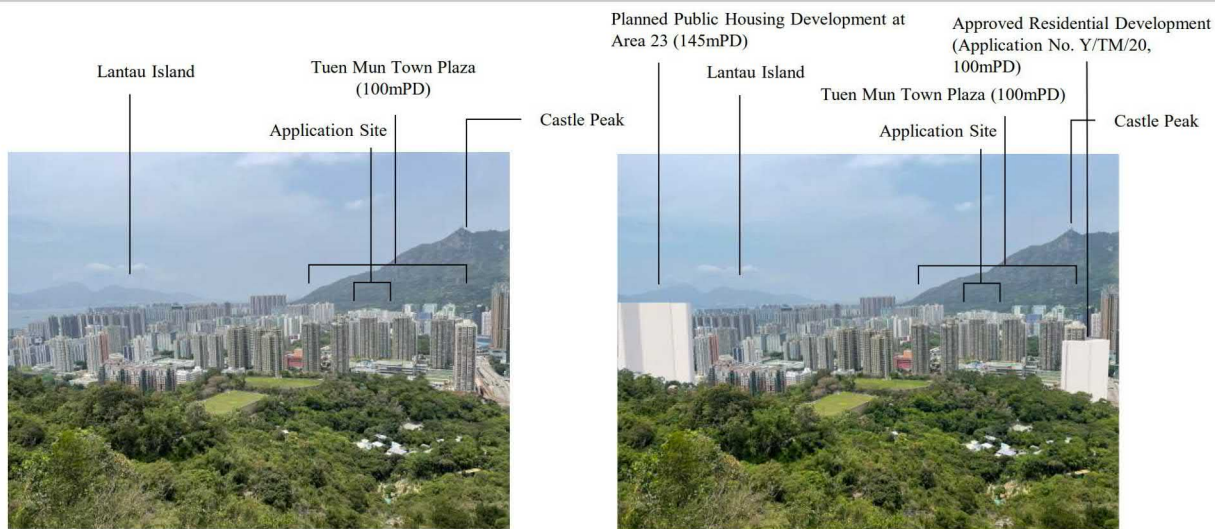


Figure No.	Scale	Figure Title
7	-	Viewing Point 5 – Public Open Space at Tuen Mun Town Plaza
ARUP	Date	Source
	Oct 2023	-

參考編號
REFERENCE No.
Y/TM/30

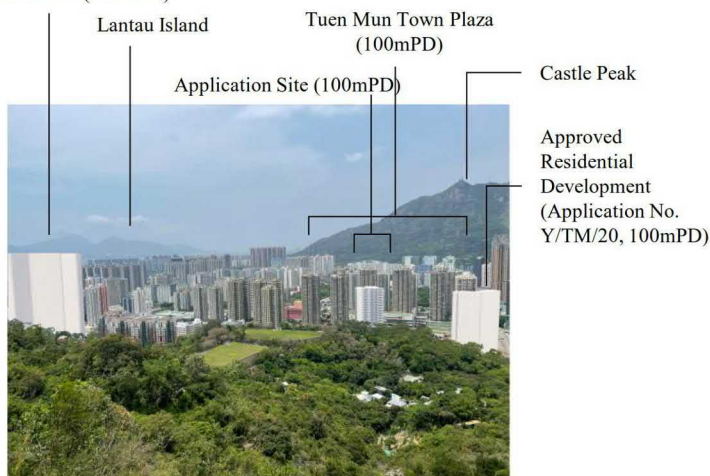
繪圖 DRAWING
Z-14

(摘錄自申請人於14. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.11.2023)



Existing Condition

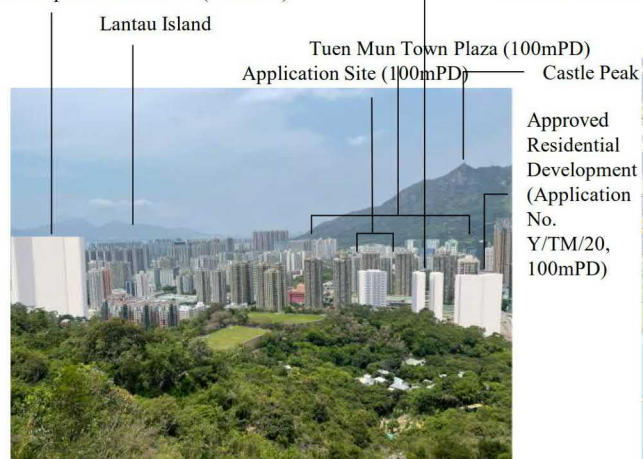
Planned Public Housing Development at Area 23 (145mPD)



Approved Scheme

Indicative Scheme

Planned Public Housing Development at Area 23 (145mPD)



Potential Development in Adjoining Building Lots (100mPD)

Key Plan

Potential Scheme

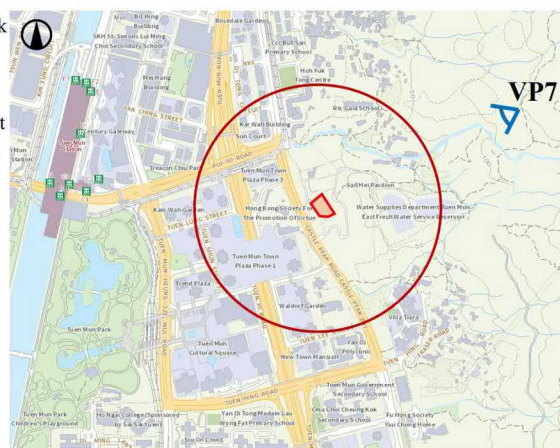


Figure No.	Scale	Figure Title
9	-	Viewing Point 7 – Along Tuen Mun Trail (Section 1)
ARUP	Date Oct 2023	Source -

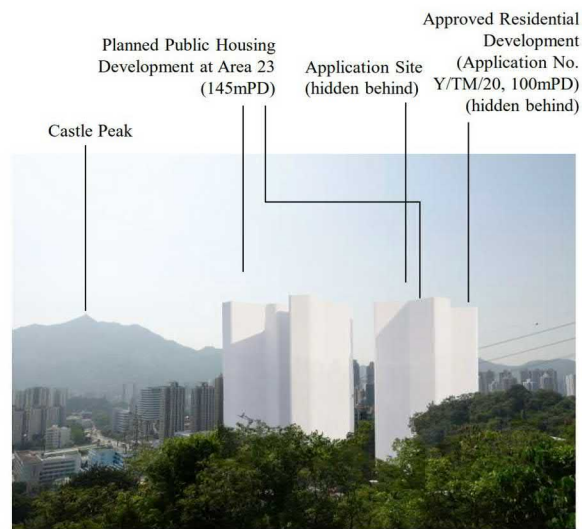
參考編號
REFERENCE No.
Y/TM/30

繪圖 DRAWING
Z-15

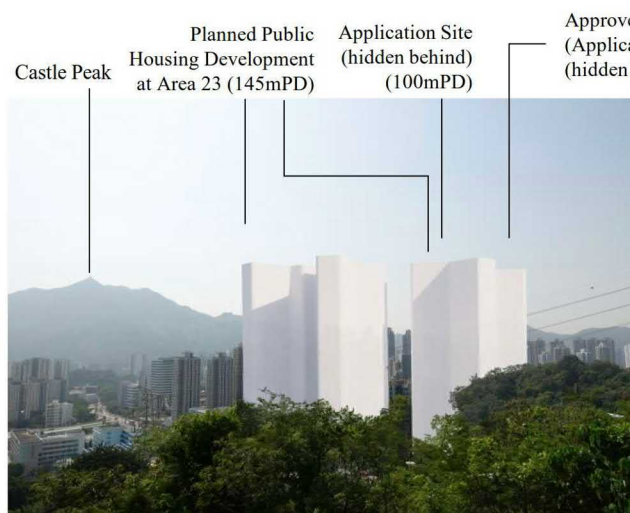
(摘錄自申請人於14. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.11.2023)



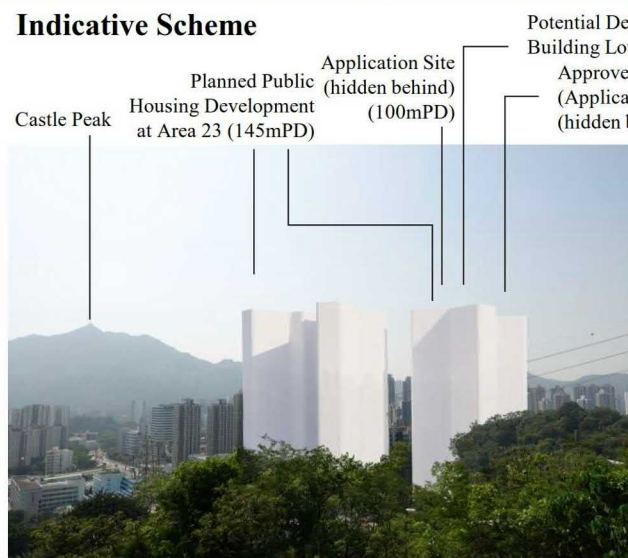
Existing Condition



Approved Scheme



Indicative Scheme



Potential Scheme

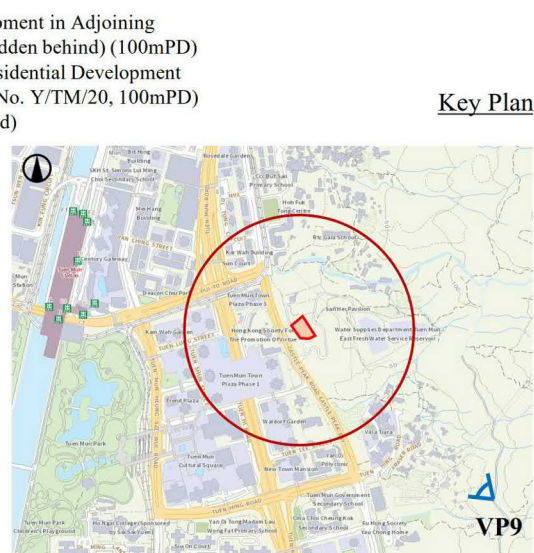


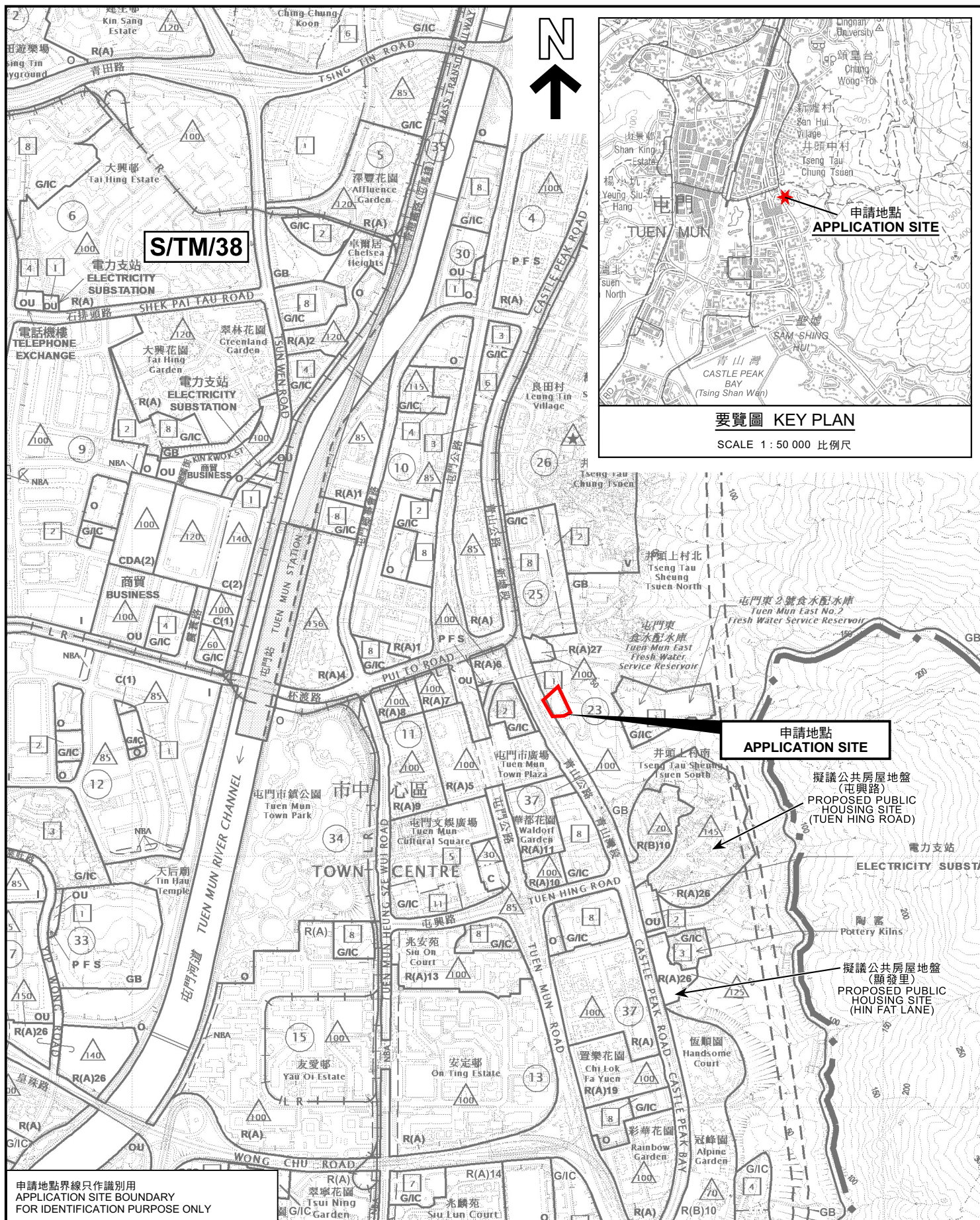
Figure No.	Scale	Figure Title
11	-	Viewing Point 9 – Along MacLehose Trail
ARUP	Date	Source
	Oct 2023	-

參考編號
REFERENCE No.
Y/TM/30

繪圖 DRAWING
Z-16

(摘錄自申請人於14. 11. 2023呈交的進一步資料)

(Extract from Applicant's Further
Information Submitted on 14.11.2023)



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

位置圖 LOCATION PLAN

把申請地點由「綠化地帶」及「顯示為「道路」的地方」
改劃為「住宅(甲類)29」地帶

新界屯門青山公路 - 青山灣段430號(屏山內地段6號)
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND
AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP A) 29"
No. 430, CASTLE PEAK ROAD - CASTLE PEAK BAY,
TUEN MUN, NEW TERRITORIES (PING SHAN INLAND LOT 6)

SCALE 1:10 000 比例尺

米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/TM/30

圖 PLAN
Z-1

本摘要圖於2023年11月7日擬備，
所根據的資料為於2023年10月20日
展示的分區計劃大綱圖編號 S/TM/38
EXTRACT PLAN PREPARED ON 7.11.2023
BASED ON OUTLINE ZONING PLAN No.
S/TM/38 EXHIBITED ON 20.10.2023



本摘要圖於2023年11月7日擬備，所根據的資料為地政總署於2022年2月14日拍得的航攝照片編號 E147463C、E147464C、E147465C、E147466C、E147467C、E147468C、E147469C 和 E147470C
EXTRACT PLAN PREPARED ON 7.11.2023 BASED ON AERIAL PHOTOS No. E147463C, E147464C, E147465C, E147466C, E147467C, E147468C, E147469C & E147470C TAKEN ON 14.2.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把申請地點由「綠化地帶」及「顯示為「道路」的地方」
改劃為「住宅(甲類)29」地帶
新界屯門青山公路 - 青山灣段430號(屏山內地段6號)
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND
AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP A) 29"
No. 430, CASTLE PEAK ROAD - CASTLE PEAK BAY,
TUEN MUN, NEW TERRITORIES (PING SHAN INLAND LOT 6)

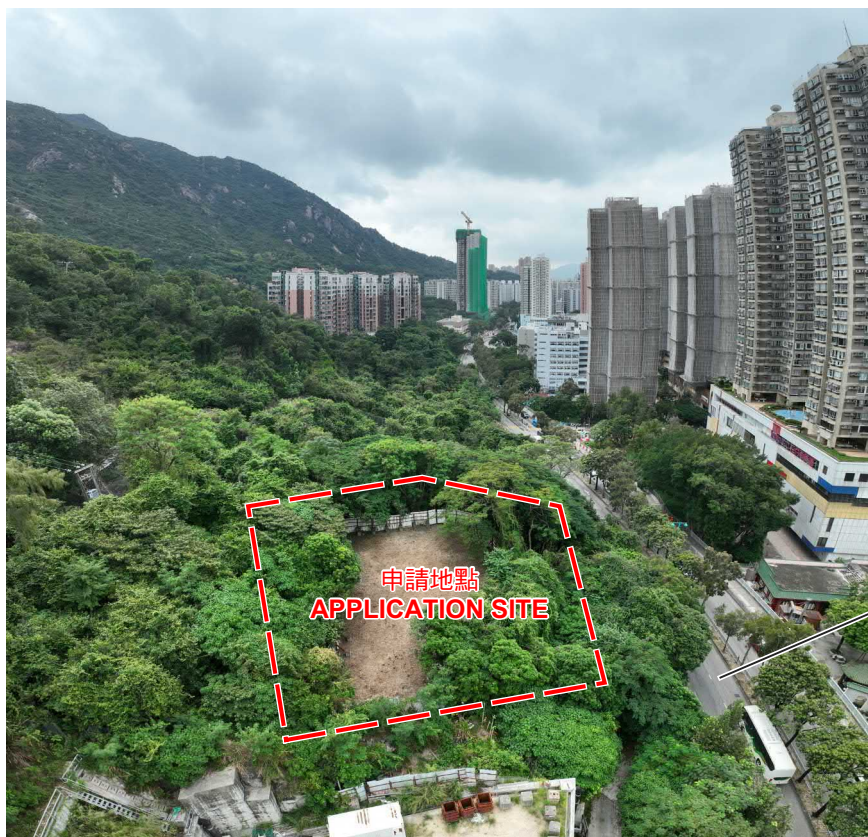
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
Y/TM/30

圖 PLAN
Z-3

1



屯門青山公路 — 青山灣段
CASTLE PEAK ROAD - CASTLE PEAK BAY

2



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

實地照片 SITE PHOTOS

本圖於2023年11月14日擬備，所根據的資料為攝於2023年11月9日的實地照片
PLAN PREPARED ON 14.11.2023
BASED ON SITE PHOTOS
TAKEN ON 9.11.2023

把申請地點由「綠化地帶」及「顯示為「道路」的地方」
改劃為「住宅(甲類)29」地帶
新界屯門青山公路 - 青山灣段430號(屏山內地段6號)
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND
AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A) 29"
No. 430, CASTLE PEAK ROAD - CASTLE PEAK BAY,
TUEN MUN, NEW TERRITORIES (PING SHAN INLAND LOT 6)

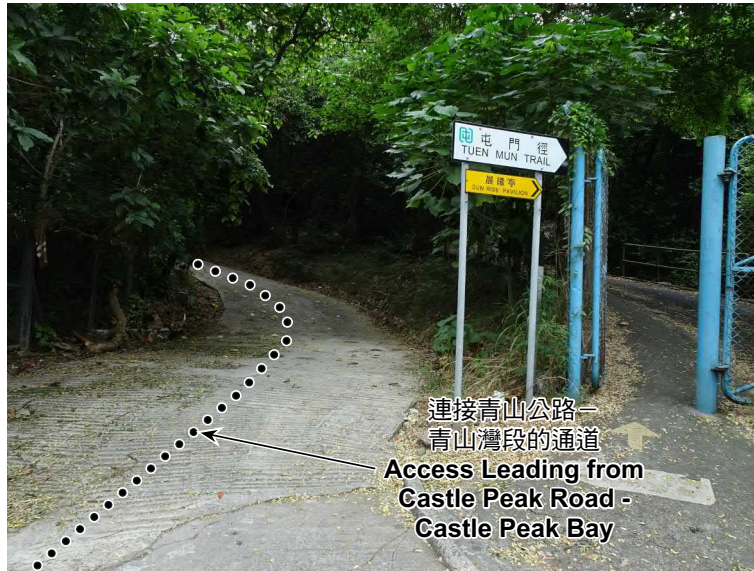
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/TM/30

圖 PLAN
Z-4a

3



連接青山公路—
青山灣段的通道
Access Leading from
Castle Peak Road -
Castle Peak Bay

4



連接青山公路—
青山灣段的通道
Access Leading from
Castle Peak Road -
Castle Peak Bay

5



申請地點
APPLICATION SITE

實地照片 SITE PHOTOS

本圖於2023年11月14日擬備，所根據的資料為攝於2023年11月9日的實地照片
PLAN PREPARED ON 14.11.2023
BASED ON SITE PHOTOS
TAKEN ON 9.11.2023

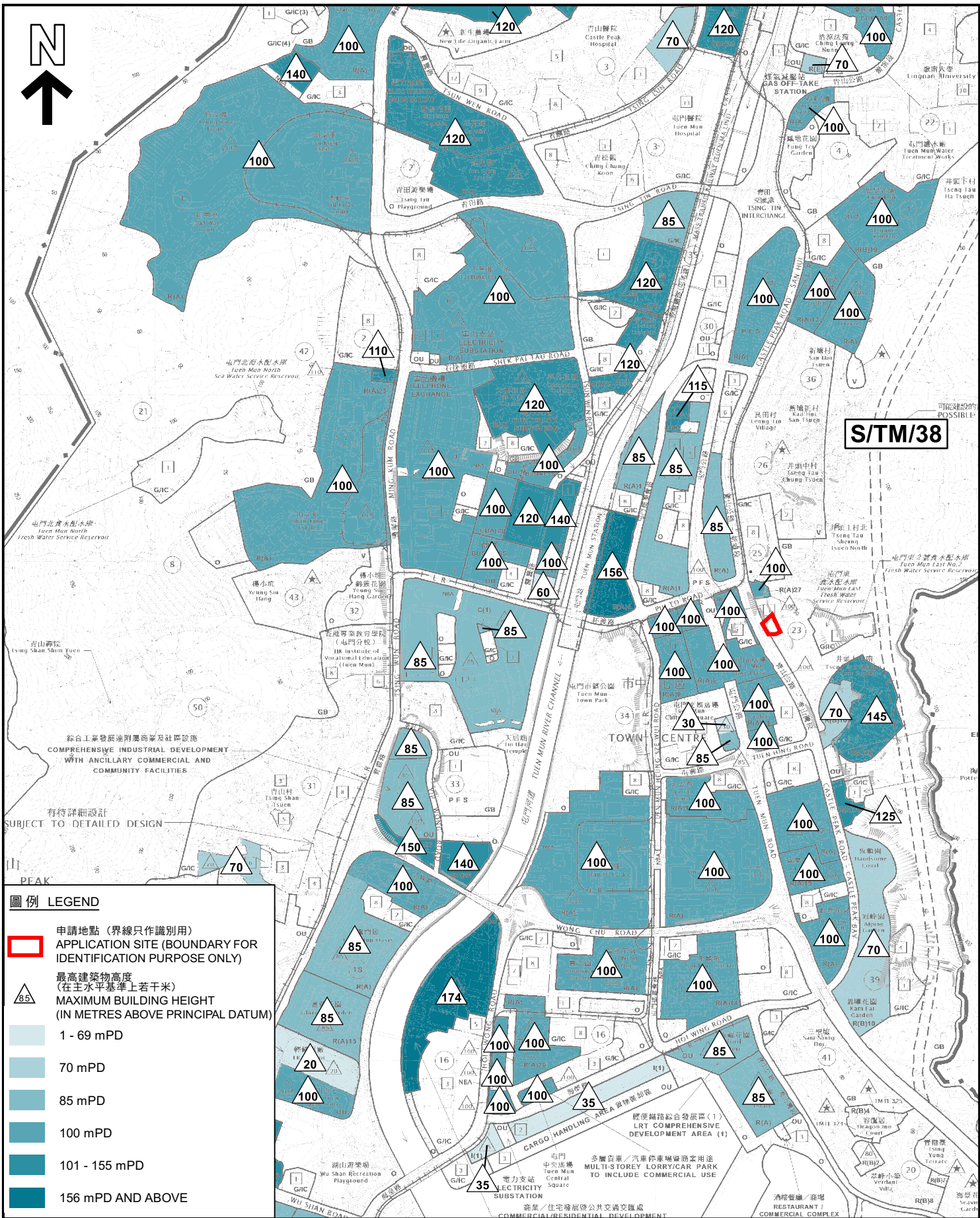
把申請地點由「綠化地帶」及「顯示為「道路」的地方」
改劃為「住宅(甲類)29」地帶
新界屯門青山公路 - 青山灣段430號(屏山內地段6號)
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND
AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A) 29"
No. 430, CASTLE PEAK ROAD - CASTLE PEAK BAY,
TUEN MUN, NEW TERRITORIES (PING SHAN INLAND LOT 6)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/TM/30

圖 PLAN
Z-4b



本摘要圖於2023年11月7日擬備，
所根據的資料為於2023年10月20日
展示的分區計劃大綱圖編號 S/TM/38
EXTRACT PLAN PREPARED ON 7.11.2023
BASED ON OUTLINE ZONING PLAN No.
S/TM/38 EXHIBITED ON 20.10.2023

地盤周邊的發展高度
BUILDING HEIGHT PROFILE IN THE VICINITY OF THE SITE
把申請地點由「綠化地帶」及「顯示為「道路」的地方」
改劃為「住宅(甲類)29」地帶
新界屯門青山公路 - 青山灣段430號(屏山內地段6號)
TO REZONE THE APPLICATION SITE FROM "GREEN BELT" AND
AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP A) 29"
No. 430, CASTLE PEAK ROAD - CASTLE PEAK BAY,
TUEN MUN, NEW TERRITORIES (PING SHAN INLAND LOT 6)

SCALE 1 : 15 000 比例尺
米 200 0 200 400 600 米
METRES

規劃署
**PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
Y/TM/30

圖 PLAN
Z-5

