

2023年 5月 24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。

Form No. S12A
表格第 S12A 號

This document is received on 24 MAY 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

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 / 31
	Date Received 收到日期	24 MAY 2023

- 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	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
King Brave Limited (宏皇有限公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)	
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)	Tuen Mun Town Lot No. 550, Area 45, Tuen Mun, New Territories
(c) Site Area 申請地點面積	1,852 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)	NAsq.m 平方米 <input type="checkbox"/> About 約
(e) Current use(s) 現時用途	Vacant Land (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法法團／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)	Recreation ("REC")

7. Proposed Amendments 擬議修訂	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號) (請在圖則顯示詳情)	
<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 [] <input checked="" type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input checked="" type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [] 住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [] <input type="checkbox"/> Agriculture [] 農業 [] <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] <input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 [] <input type="checkbox"/> Recreation [] 康樂 [] <input type="checkbox"/> Country Park [] 郊野公園 [] <input type="checkbox"/> Conservation Area [] 自然保育區 [] <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"/> Commercial [] 商業 [] <input type="checkbox"/> Village Type Development [] 鄉村式發展 [] <input type="checkbox"/> Industrial [] 工業 [] <input type="checkbox"/> Open Storage [] 露天貯物 [] <input type="checkbox"/> Open Space [] 休憩用地 [] <input type="checkbox"/> Green Belt [] 綠化地帶 [] <input type="checkbox"/> Coastal Protection Area [] 海岸保護區 [] <input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 [] <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)

NA

☐ 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 planning statement attached.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly aged or off-white appearance. The edges of the paper are visible, showing it's a full sheet. There is no handwriting or other markings on the paper.

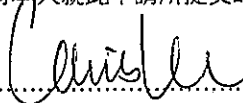
10. Declaration 聲明

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



Cannis Lee

Associate Director (Planning)

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MPIA



on behalf of
代表 Lawson David & Sung Surveyors Limited

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

Date 日期

9.5.2023

..... (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	740.755 sq.m. 平方米 <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	0.4 <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	22 % <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	4
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	1 - 2 storeys 層 <input type="checkbox"/> include 包括 _____ 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	2.3 - 7 m 米 <input checked="" type="checkbox"/> About 約 32.45 - 37.15 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	739.275 sq.m. 平方米 <input checked="" type="checkbox"/> About 約
number of units 單位數目	3
average unit size 單位平均面積	246.425 sq.m. 平方米 <input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	8
<input checked="" type="checkbox"/> Non-domestic part 非住用部分	
<input type="checkbox"/> hotel 酒店	GFA 總樓面面積 _____ 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 type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) _____ _____ _____
<input 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) Guard House: GFA: about 1.48 sq.m.; Height: not more than 2.3m
<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	8 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	9
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA

☒ 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	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA

☐ other transport-related facilities
其他與運輸有關的設施

(please specify type(s) and number(s))
(請註明種類及數目)

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 - 3	G/F - 1/F	House
1	G/F	Guard House

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途

Private garden, parking and internal road

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)
Proposed access road from San Shek Wan Road of 4.5m wide carriageway
+1.6m wide footpath

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所用途, 請填妥於此附件後附錄的表格。

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures
如需要的話，請另頁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。

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

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.
在該靈灰安置所內，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	Tuen Mun Town Lot No. 550, Area 45, Tuen Mun, New Territories		
Site area 地盤面積	1,852	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NA	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Tuen Mun Outline Zoning Plan No. S/TM/36		
Zoning 地帶	Recreation		
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 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 "Recreation" to "Residential (Group C)" 把申請地點由 地帶改劃為		
Development Parameters (for indicative purpose only) 發展參數(只作指示用途)			
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	739.275 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.399 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1.48 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0008 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	3	
	Non-domestic 非住用	1	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		37.15	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		2	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	2.3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		32.45	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		1	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	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	22 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	3		
(vi) Open space 休憩用地	Private 私人	8	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	NA	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	9
	Private Car Parking Spaces 私家車車位	9
	Motorcycle Parking Spaces 電單車車位	NA
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
	Others (Please Specify) 其他 (請列明)	NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位	NA
	Coach Spaces 旅遊巴車位	NA
	Light Goods Vehicle Spaces 輕型貨車車位	1
	Medium Goods Vehicle Spaces 中型貨車車位	NA
	Heavy Goods Vehicle Spaces 重型貨車車位	NA
	Others (Please Specify) 其他 (請列明)	NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Lot Index Plan and Application Site & Its Surrounding		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input 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 type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Proposal, Geotechnical Planning Review Report and Drainage Proposal		
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。

Section 12A Rezoning Application

Request for Amendment to the Draft Tuen Mun Outline Zoning Plan No. S/TM/36 from “Recreation” zone to “Residential (Group C)” zone for a Residential Development at Tuen Mun Town Lot No. 550, Area 45, Tuen Mun, New Territories

Planning Statement

Applicant	: King Brave Limited
Planning Consultant	: Lawson David & Sung Surveyors Limited
Architect	: Design Consultants Limited
Landscape Architect	: ADI Limited
Environmental Consultant	: Ramboll Hong Kong Limited
Traffic Consultant	: CKM Asia Limited
Geotechnical Consultant	: Fugro (Hong Kong) Limited
Drainage Consultant	: Ching Wan Engineering Consultants Co.

May 2023



羅 迅 測 計 師 行
Lawson David & Sung
SURVEYORS LIMITED



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Appendix Ib of RNTPC
Paper No. Y/TM/31A

宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACIARB RPS (GP)

李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

吳恆廣
Ng Hang Kwong, BBS
FRICS FHKIS RPS (GP)
Honorary World Valuer (WAVO)

林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA RPS(GP) BSc

宋樹鴻
Sung Shu Hung
FRICS MHKIS RPS (GP) MCIREA
MHIREA BSc (Hons)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIOB MICE
MHKIE MSOE FCMI MCIArb MSC

劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS(LS) MSC

潘孝維
Pun How Wai
MRIBA

By Email

Date : 31 May 2023
Your Ref.: TPB/Y/TM/31
Our Ref. : LDS/PLAN/6820

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

Dear Sir/Madam,

**Request for Amendment to the Draft Tuen Mun Outline Zoning Plan No. S/TM/36, To
Rezone the Application Site from "Recreation" ("REC") to "Residential (Group C)"
("R(C)") Zone at Tuen Mun Town Lot No.550, Area 45, Tuen Mun, N.T.
(Application No. Y/TM/31)**

We refer to the captioned application submitted to the Town Planning Board on 9.5.2023 and write to provide the following clarifications:

- (1) A replacement page of the Executive Summary in English (see **Appendix 1**): the first sentence of the 4th paragraph has been amended;
- (2) There are two house types for the proposed development. The floor plans and section of the other house type are provided in **Appendix 2**;
- (3) The non-domestic GFA (i.e. the Guard House) has been excluded from GFA calculation. The replacement pages of the Application Form (Pages 9 and 13) and Planning Statement are attached in **Appendix 3**;
- (4) Paragraph 5.02 and 5.03 of the Planning Statement: A total of 9 trees will be felled. Referring to LAO PN 2/2020, Guidance Notes on Tree Preservation and Removal Proposal for Building Development in Private Projects Compliance of Tree Preservation Clause under Lease (Rev. Aug 2022), the removal of *Leucaena leucocephala* is excluded from replanting ratio calculation. With excluding the removal of 1 no. of *Leucaena leucocephala* in the replanting calculation of the proposed development scheme, 1:1 replanting ratio could be achieved through planting of 8 new trees.
- (5) Environmental Assessment (EA) Report (Para. 1.3.1 refers), the maximum building height should be 37.15mPD. A replacement page of the EA Report is provided in **Appendix 4**.

Your Assets for Growth

Should there be any queries, please do not hesitate to contact our Miss Cannis Lee or Mr. Jeremy Poon at

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Encl.

c.c. DPO/TM&YLW (Attn.: Ms. Samantha CHUANG) – By Email
Client

Appendix 1

Replacement page of Executive Summary (English)

Executive Summary

This rezoning application is submitted on behalf of King Brave Limited (the “Applicant”) to request for amendment to the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/36 from “Recreation” (“REC”) zone to “Residential (Group C)” (“R(C)”) zone for a proposed residential development at Tuen Mun Town Lot (TMTL) No. 550, Area 45, Tuen Mun, New Territories (the “Application Site”).

The Application Site, with an area of about 1,852 m², currently falls within “REC” zone on the Draft Tuen Mun OZP No. S/TM/36. The Application Site is currently vacant and was formerly used for agricultural purposes but ceased over 20 years ago. The Application Site, or part of it, is the subject of a rezoning application (No. Y/TM/11) to rezone the Application Site from “Green Belt” (“GB”) to “REC” which was partially approved by the Town Planning Board (the “Board”) on 5.4.2013. Subsequently, a planning application (No. A/TM/469) for a proposed holiday camp use was approved by the Board on 22.5.2015.

In consideration of planning circumstances of optimizing use of private land to increase housing land supply with better living environment and explore the feasibility of effective utilization of the “REC” area, the Applicant proposes to rezone the Application Site from “REC” to “R(C)” with a maximum plot ratio of 0.4 and a maximum building height of 2-storey to facilitate a residential development. In support of the application, the Applicant has prepared an indicative scheme, which would have three 2-storey houses with respective private garden. With a total site area of about 1,852m², a total domestic GFA of about 739.275m² is proposed. It is anticipated that the proposed residential development will be completed by 2029.

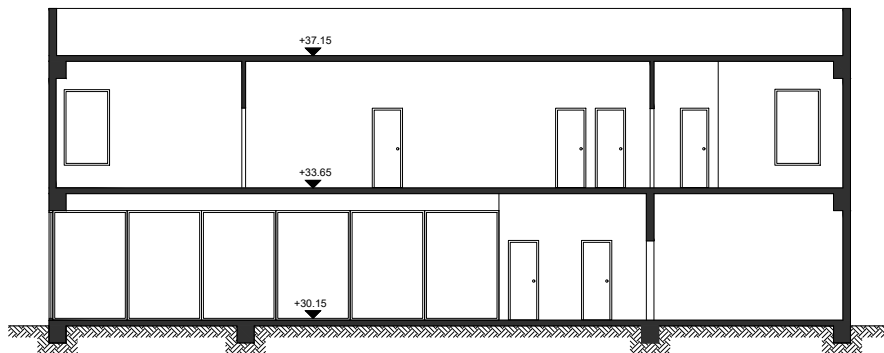
The major justifications for the proposed **houses** are:

- (1) In Line with Government Policy to meet the imminent housing need by boosting supply
- (2) Compatible and Suitable Development Scheme
- (3) Suitable Site to be Rezoned for Residential Use
- (4) A More Preferable Development Scheme than the “REC” Zone
- (5) Acceptable Development Intensity and Sensitive Design
- (6) Responding to Change Planning Circumstances
- (7) Better Utilization of Land Resources
- (8) No Interface Problem
- (9) Insignificant Environmental, Traffic, Landscape, Drainage and Geotechnical Impacts
- (10) Not an Undesirable Precedent

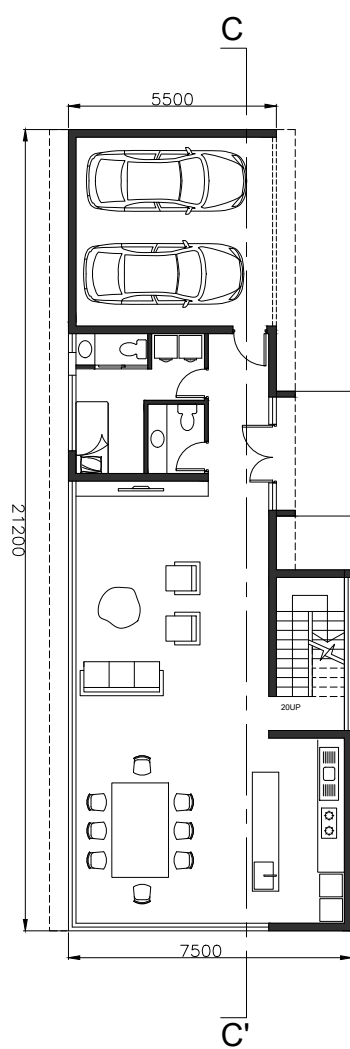
In view of the above justifications, we trust that the Board will see fit to approve this rezoning application so as to facilitate the implementation of this residential development in Tuen Mun area.

Appendix 2

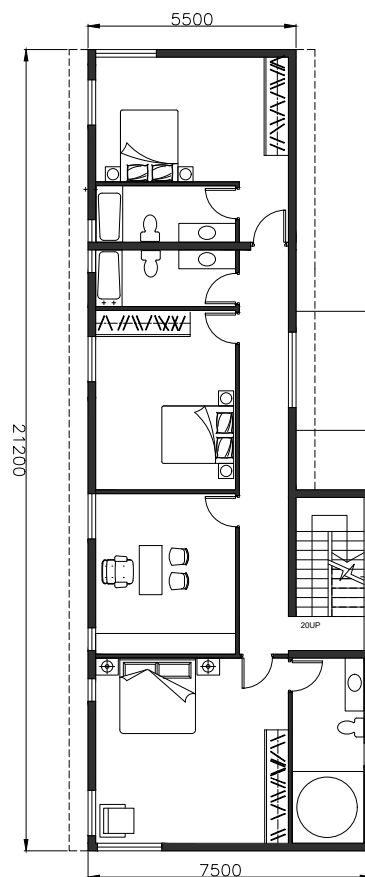
Type 2: House Section and Floor Plans



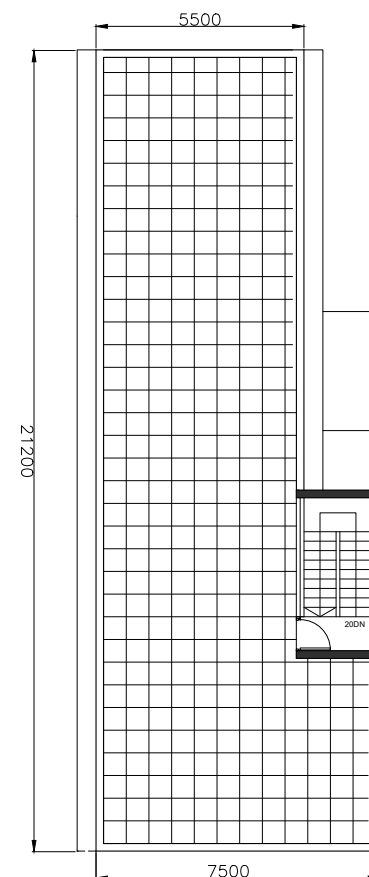
Section C-C



G/F Plan



1/F Plan



R/F Plan

FIGURE 8
Type 2 House Layout Plans & Section



Appendix 3

Replacement Pages of the Application Form and Planning Statement

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	739.275	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	0.4		<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	22	%	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	4		
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	1-2	storeys 層	
	<input type="checkbox"/> include 包括_____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	2.3 - 7	m 米	<input checked="" type="checkbox"/> About 約
	32.45 - 37.15	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	739.275	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
number of units 單位數目	3		
average unit size 單位平均面積	246.425	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	8		
	GFA 總樓面面積		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		sq.m. 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店		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 type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) (請註明用途及有關的地面面積/總樓面面積))		
<input 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) Guard House: Land area: about 1.48 sq.m.: Height: not more than 2.3m		
<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	8	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

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	Tuen Mun Town Lot No. 550, Area 45, Tuen Mun, New Territories		
Site area 地盤面積	1,852	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NA	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Tuen Mun Outline Zoning Plan No. S/TM/36		
Zoning 地帶	Recreation		
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 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 "Recreation" to "Residential (Group C)" 把申請地點由_____地帶改劃為_____		
Development Parameters (for indicative purpose only) 發展參數(只作指示用途)			
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	739.275 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	3	
	Non-domestic 非住用	1	
	Composite 綜合用途	NA	

SUMMARY OF APPLICATION

Applicant:	King Brave Limited
Location:	Tuen Mun Town Lot (TMTL) No. 550, Area 45, Tuen Mun, New Territories
Existing Zoning:	“Recreation” (“REC”)
Proposed Zoning:	“Residential (Group C)” (“R(C)”)
Site Area:	1,852 sq.m.
Proposed Development:	Use: Proposed Residential Development (House) Total GFA: about 739.275 sq.m. Plot Ratio: Not more than 0.4 No. of Blocks (Houses): 3 No. of Storeys: 2 Height: Not more than 7m
Lease:	New Grant No. 22878 User: A Holiday Camp of not more than 14 guest rooms together with such other ancillary facilities
Statutory Plan:	Draft Tuen Mun Outline Zoning Plan No. S/TM/36 gazetted on 22.7.2022

intention, it is proposed to rezone the Application Site from “REC” to “R(C)” zone for a low-rise and low density residential development so that the Board could consider a development scheme with mitigation and management measures to protect surrounding natural environment and enhance the value of the area comprehensively.

Land Status

- 3.11 The Applicant is the registered owner of the Application Site. Upon receipt of planning approval (No. A/TM/469) for a holiday camp development, the Applicant had applied for a land exchange application from the Lands Department. The Application Site, with the previous lot known as Lot No. 33 RP in D.D.300, surrendered in exchange for the current lot, TMTL 550.
- 3.12 Based on the record shown in the Land Registry, the lot is held under New Grant No. 22878 for a lease term of 50 years from 1.2.2021 and is restricted to a holiday camp of not more than 14 guest rooms together with such other ancillary facilities.
- 3.13 Should this application be approved by the Board, the Applicant will pursue another land exchange application for the proposed residential development.

4. REZONING PROPOSAL

Proposed Rezoning

- 4.01 In order to facilitate a better utilization of valuable land resources and to provide housing supply in the locality, the Applicant seeks planning permission to rezone the Application Site from “REC” to “R(C)” for a residential development.
- 4.02 The planning intention of the proposed “R(C)” zone is for *“low-rise, low-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board”*. Under the “R(C)” zone, the proposed development (i.e. house) is a permitted use under Column 1. The current Notes of the “R(C)” zone under the Tuen Mun OZP is adopted and shown at **Appendix 1**.
- 4.03 To facilitate the Board’s understanding on the Applicant’s development proposal, a brief description of the indicative development proposal is set out as follows:

Indicative Development Proposal

- 4.04 The Application Site is intended to be developed for a private residential development of three 2-storey houses. With a total site area of about 1,852m² and a plot ratio of not more than 0.4, the total GFA proposed in the present development scheme will be about 739.275m². The site coverage of the proposed development will be about 22%. The proposed building height of houses is not more than 7m. A private garden / greenery area will be provided behind the proposed houses and a guard room is provided near

the entrance. Tentatively, it is anticipated that the proposed residential development will be completed by 2029. **Table 4.1** summarizes the key development parameters. The indicative Master Layout Plan of the proposed development scheme has been carefully designed and is shown in **Figure 5** and the schematic sections, elevations and floor layout are shown in **Figures 6 and 7**.

Table 4.1: Key Development Parameters

1. Site Area	1,852 m ² (about)
2. Total Plot Ratio	Not exceeding 0.4
3. Proposed Gross Floor Area (GFA) - Domestic GFA	739.275 m ² (about) 309.39 m ² (G/F) 408.555 m ² (1/F) 21.33 m ² (Stairhood) GFA of Each House = 246.425 m ²
4. Site Coverage	About 22%
5. No. of Blocks (Houses)	3
6. No. of Storeys	2
8. Building Height - Houses - Guard House	Not more than 7m (about 37.15mPD) Not more than 2.3m (about 32.45mPD)
9. Car Parking Provision - Residents private car parking - Visitors private car parking	6 (2.5m x 5m) 3 (2 for Private Cars (2.5m x 5m) (1 for Disabled (3.5m x 5m)
10. Loading / Unloading Space - Light Goods Vehicle	1 (3.5m x 7m)
11. Proposed Greenery	About 20%
12. Designed Population	8 (Average household size 2.6 adopted)
13. Anticipated Completion Year	2029

Remarks: the guard house is excluded from GFA calculation according to the Notes of the approved Tuen Mun OZP No. S/TM/37 for “R(C)” zone, i.e. GFA for caretaker’s office would be exempted from GFA calculation.

- 4.05 The proposed residential development will be single family houses with the a design population of 8, based on 2.6 persons per flat from 2021 Population Census of Tuen Mun New Town.

Access to the Site and Traffic Arrangement

- 4.06 There is an existing trail connecting the Application Site and San Shek Wan Road about 80m to the north. The northern portion of existing trail was originally paved for vehicular access to the vacant Government land from San Shek Wan Road which the area was originally occupied by container storage yard a long time ago and site for the storage of construction materials during the construction of Lung Fu Road. It is proposed to widen and enhance the existing access road to a 4.5m wide with 1.6m footpath on the eastern side of the vehicular access road forming the main access to the

Appendix 4

Replacement Page of the Environmental Assessment Report

1. INTRODUCTION

1.1 Project Background

- 1.1.1 The Application Site is located at T.M.T.L. 550, Tuen Mun, New Territories, zoned as "Recreation (REC)" under the Tuen Mun Outline Zoning Plan No. S/TM/36. The Subject Site is about 1,852 m². A planning application for the use of "Holiday Camp" was approved in May 2015 (A/TM/469).
- 1.1.2 The purpose of the submission is to rezone the application area to "Residential (Group C)" zone.
- 1.1.3 In order to support the planning application of the proposed development, an environmental assessment (EA) shall be prepared to support the proposed development from the environmental points of view.
- 1.1.4 Ramboll Hong Kong Limited (the Consultant) has been commissioned by the applicant to conduct this environmental assessment in relation to the planning application. Architectural drawings and technical information of the Subject Site were provided by Design Consultants Limited and Lawson David & Sung Surveyors Limited respectively whereas information on road traffic forecast was provided by CKM Asia Limited (the Traffic Consultant).

1.2 Application Site and its Environs

- 1.2.1 The Application Site is located at T.M.T.L. 550 in Tuen Mun. The site is currently zoned "Recreation".
- 1.2.2 The Subject Site is bounded by road carriageways on three sides. Lung Fu Road and Lung Mun Road are aligned on the northwest and southeast sides of the Subject Site respectively.
- 1.2.3 The Application Site is vacant currently and situated more than 1 km away from any existing/planned industrial developments
- 1.2.4 **Figure 1** shows the location of the Application Site and the surrounding environs.

1.3 Proposed Development

- 1.3.1 Under the current application, the Proposed Development consists of three 2-storey houses for residential purpose. The maximum building height is 37.15 mPD. A proposed underground septic tank which follows the same treatment strategy proposed in the previous approved holiday camp application, will be located at the north of House 1. The master layout plan and sections of the Proposed Development are shown in **Appendix 1**.
- 1.3.2 The tentative completion year for the Proposed Development is 2029.

1.4 Key Environmental Issues and Study Approach

- 1.4.1 Key Environmental issues and concerns as identified for the Project include:
Air Quality
- 1.4.2 For the construction phase, the potential air quality impacts would be caused by the dust emissions generated during construction activities. For the operation phase, the potential air quality impacts arising from the vehicular emissions of the nearby roads, and the chimney emissions (if any) of the nearby industrial activities should be addressed.



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Appendix Ic of RNTPC
Paper No. Y/TM/31A

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Consultant :

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Elwyn C. Chan
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劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email and Hand

Date : 26 September 2023
Your Ref.: TPB/Y/TM/31
Our Ref. : LDS/PLAN/6820

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

Dear Sir/Madam,

**Request for Amendment to the Approved Tuen Mun Outline Zoning Plan No. S/TM/37,
To Rezone the Application Site from "Recreation" ("REC") to "Residential (Group C)"
("R(C)") Zone at Tuen Mun Town Lot No.550, Area 45, Tuen Mun, N.T.
(Application No. Y/TM/31)**

We refer to the comments from various Government departments on the captioned application and submit herewith 70 copies of our response to departmental comments (see **Table 1**) for your consideration.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at 2877-1636.

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited




Encl.

c.c. DPO/TM&YLW (Attn.: Mr. Billy Fong) – By Email only
Client

Your Assets for Growth



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潘孝維
Pun How Wai
MRIBA

By Email and Hand

Date : 4 December 2023
Your Ref.: TPB/Y/TM/31
Our Ref. : LDS/PLAN/6820

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

Dear Sir/Madam,

**Request for Amendment to the Draft Tuen Mun Outline Zoning Plan No. S/TM/38, To
Rezone the Application Site from "Recreation" ("REC") to "Residential (Group C)"
("R(C)") Zone at Tuen Mun Town Lot No.550, Area 45, Tuen Mun, N.T.
(Application No. Y/TM/31)**

We refer to the comments from various Government departments on the captioned application and submit herewith 70 copies of our response to departmental comments (see **Table 1**) for your consideration.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at 2877-1636.

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Encl.

c.c. DPO/TM&YLW (Attn.: Mr. Aiden Chu) – By Email only
Client

Your Assets for Growth

香港中環雲咸街1-3號南華大廈1601室
Room 1601, South China Building, 1-3 Wyndham Street, Central, Hong Kong. Tel: (852) 2877 1636 Fax: (852) 2524 0355
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潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 14 December 2023

Your Ref.: TPB/Y/TM/31

Our Ref.: LDS/PLAN/6820

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

Dear Sir/Madam,



**Request for Amendment to the Draft Tuen Mun Outline Zoning Plan No. S/TM/38, To
Rezone the Application Site from "Recreation" ("REC") to "Residential (Group C)"
("R(C)") Zone at Tuen Mun Town Lot No. 550, Area 45, Tuen Mun, N.T.
(Application No. Y/TM/31)**

We refer to our response to the comments from various Government department submitted on 4.12.2023.

Referring to the comments from Environmental Protection Department on the application "Endorsement letter on the traffic forecast data adopted in the assessment shall be obtained from the Transport Department", we have received the reply from the Transport Department (TD) on 8.12.2023. TD has no objection in principle to the methodology for traffic forecast if it is the same as that adopted in the traffic impact assessment for the project and the base year observed traffic data and road descriptions tally with those for traffic impact assessment. We confirm that the traffic forecast adopted in the Environmental Assessment is the same as that adopted in the Traffic Impact Assessment. A copy of the letter from TD is attached for your information.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at 2877-1636.

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Encl.

c.c. DPO/TM&YLW (Attn.: Mr. Aiden Chu) – By Email only
Client

Your Assets for Growth

By Fax
(Fax No.: 2528 6343)



本署檔案 Our Ref. : (NPJ58) in TD NR182/203-44
來函編號 Your Ref. : J7244/4
電話 Tel. : 2399 2261
圖文傳真 Fax : 2381 3799
電郵 Email :

8 December 2023

CKM Asia Limited
21st Floor, Methodist House
36 Hennessy Road, Wan Chai, Hong Kong
(Attn.: Mr. CHIN Kim Meng)

Dear Mr. CHIN,

Section 12A Rezoning Application
Request for Amendment to the Draft Tuen Mun Outline Zoning Plan No. S/TM/36
from "Recreation" zone to "Residential (Group C)" zone for a Residential
Development at Tuen Mun Town Lot No. 550, Area 45, Tuen Mun, New Territories
Traffic Forecast for Noise Impact Assessment (NIA)

I refer to your letter under reference dated 17 November 2023 regarding the caption.

Please note that the Noise Impact Assessment is not under our purview. We are not in a position to provide comments on the traffic figures tailor-made for the environmental assessment purposes.

Notwithstanding the above, please note that we would have no objection in principle to the methodology for traffic forecast if it is the same as that adopted in the traffic impact assessment for the captioned project and the base year observed traffic data and road descriptions tally with those for traffic impact assessment.

Should there be any discrepancy in the traffic data and the methodology for traffic forecast between traffic impact assessment and the subject assessment, please highlight for our consideration.

Yours faithfully,

(Alex PONG)
for Commissioner for Transport

新界分區辦事處
NT Regional Office
九龍聯運街三十號旺角政府合署七樓
7th Floor, Mong Kok Government Offices, 30 Luen Wan Street, Kowloon.
圖文傳真 Fax No.: 2381 3799 (新界區) (NTR0)
網址 Web Site: <http://www.td.gov.hk>



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By Email and Post

Date : 18 January 2024
Your Ref.: TPB/Y/TM/31
Our Ref. : LDS/PLAN/6820

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

Dear Sir/Madam,

**Request for Amendment to the Draft Tuen Mun Outline Zoning Plan No. S/TM/38, To
Rezone the Application Site from "Recreation" ("REC") to "Residential (Group C)"
("R(C)") Zone at Tuen Mun Town Lot No. 550, Area 45, Tuen Mun, N.T.
(Application No. Y/TM/31)**

We refer to the comments from various Government departments on the captioned application and submit herewith 70 copies of our response to departmental comments (see **Table 1**) for your consideration.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at 2877-1636.

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited





Encl.

c.c. DPO/TM&YLW (Attn.: Mr. Aiden Chu) – By Email only
Client

Your Assets for Growth

Detailed Departmental Comments

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

The applicant is reminded that approval of the s.12A application under the Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to Buildings Department for approval. Similarly, for any proposed tree preservation/removal scheme and compensatory planting proposal, the applicant should approach relevant authority direct to obtain necessary approval as appropriate.

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 thereto from a street and emergency vehicular access 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) 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.
- (d) Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the application site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (BO).
- (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 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 approval of the BA (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the captioned application.
- (h) For UBW erected on the leased land, enforcement action may be taken by the BD 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 application site under the BO.

- (i) Detailed comments under the BO will be provided at the building plan submission stage.

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Y/TM/31 Tuen Mun Town Lot No. 550 Recreation

30/06/2023 21:01

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Y/TM/31

Tuen Mun Town Lot No. 550

Site area: About 1,852sq.m

Zoning: "Recreation"

Proposed Amendment: Rezone to "Res (Group C)" / 3 Villas / 10 Vehicle Parking

Dear TPB Members,

Strong Objections. While many lots zoned 'Recreation' are among a cluster has been converted to brownfield and other uses over the years, this lot is part of an area that has genuine recreational focus. The TM Sports Centre and TM Riding School are close by as it a sitting out area and the Hung Lau Heritage Building.

In addition the relocation of a number of recreational facilities to a smaller footprint to facilitate the construction a new MTR station indicates that it may be necessary to build additional recreational facilities at this cluster.

The proposed villas would interfere with the availability of the site. In addition the construction of a road just to serve 3 homes is unacceptable and could also impede community focus development

As for "explore the feasibility of **effective utilization of the "REC" area** ", the MTR and other developments will bring additional population to the district and with it need to bolster the provision of facilities

"to meet the imminent housing need by boosting supply" Seriously???? We are already facing a glut of private residential units.

No mention of how many trees on the site.

Members must reject this application as residential use would impact the integrity of land intended to serve the general community,

Mary Mulvihill