

## 就圖則作出申述

## Representation Relating to Plan

Submission Number:  
TPB/R/S/TM/40-S004

## 參考編號

Reference Number:

241211-172743-24407

## 提交限期

Deadline for submission:

02/01/2025

## 提交日期及時間

Date and time of submission:

11/12/2024 17:27:43

## 「申述人」全名

Full Name of "Representer":

先生 Mr. Chan Hong Ting

## 「獲授權代理人」全名

Full Name of "Authorized Agent":

## 與申述相關的圖則

Plan to which the representation relates:

S/TM/40

## 申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
Item B - Rezoning of a site to the east of Tuen Mun Town Plaza from "Green Belt" ("GB") and an area shown as 'Road' to "R(A)30" with stipulation of building height restriction.	支持 Support	<p>1. Optimization of Land Use -The site is located in an urbanized area where residential demand is high. Rezoning it to "R(A)30" allows for a more efficient use of land to address housing needs. -The "Green Belt" designation may no longer align with the area's current development context, as it is adjacent to a well-developed town plaza and urban infrastructure.</p> <p>2. Proximity to Existing Amenities and Infrastructure -The site is ideally located near Tuen Mun Town Plaza, which provides a range of amenities including shopping, dining, and recreational facilities. -The area is well-served by public transport, including the Tuen Mun MTR station and various bus routes, making it a</p>

highly accessible location for residential development.

3. Minimal Impact on the Environment

-The site's current "Green Belt" designation may already have limited ecological value due to its location in a highly urbanized area.

-The rezoning carefully balances development needs with environmental considerations, as the stipulated height restriction can minimize visual and environmental impacts.

4. Improved Land Connectivity

-Rezoning the area shown as 'Road' to residential use may indicate that the land is no longer required for its original purpose, and its redevelopment can enhance land connectivity and integration with the surrounding urban fabric.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

**Any proposed amendments to the plan? If yes, please specify the details.**