

敬啟者:

規劃署就擬議修改屯門大綱圖－屯門東
舉辦地區諮詢會

繼 2014 年 1 月 27 日屯門發展及規劃小組的會議後，發展局已承諾將愛琴海岸前方草地(C5 用地)從地政署的賣地表中剔除，並維持土地用途為「政府、機構及社區用地」。而有關擬議修改的屯門大綱圖中，仍有其他八幅土地 (請見下圖的 C2 至 C11 土地位置) 位於屯門東，其中有土地擬將改劃為住宅用途，其他土地的地積比率則擬將由 1.3 倍提高至 3.6 或 4.0 倍。

是次政府之修改計劃，將直接增加未來屯門東的規劃人口數目，亦對區內交通、公共設施、休憩用地等配套帶來重大影響，故對本苑及青山公路沿線居民影響十分深遠。規劃署現就擬議修改屯門東大綱圖，舉辦地區諮詢會進行公眾諮詢，本會呼籲各位居民抽空出席此諮詢會，向政府發表意見。諮詢會時間及地點詳情如下:-

日期: 2014 年 2 月 22 日 (星期六)

時間: 下午 3 時至 5 時 (下午 2 時 30 分開始登記入座)

地點: 屯門安定邨安定/友愛社區中心

倘各位居民可抽空出席上述諮詢會，請於 2 月 20 日下午 5 時前，致電 2463 0889 與朱順雅議員辦事處職員麥先生登記。如各住戶對上述有任何意見，亦歡迎致電 2949 5111 與服務處職員聯絡或電郵至 oc@aegeancoast.com.hk。

此致
愛琴海岸各住戶



黃禮明

愛琴海岸業主委員會
主席 黃禮明 謹啟

2014 年 2 月 14 日



To: All Residents of Aegean Coast,

**Proposed Amendments to Tuen Mun Outline Zoning Plan – Tuen Mun East
Consultation Forum held by the Planning Department**

After the meeting of the Development and Planning Working Group under TMDC held on January 27, 2014, the Development Bureau promised that the land in front of our estate (C5) will be removed from the Land Sales Plan of the Lands Department and will be kept as “Government, Institution and Community”. As to the Proposed Amendments to the Tuen Mun Outline Zoning Plan (“The Amended Plan”), 8 nos. of land lots located in Tuen Mun East are still involved. The usage of some lots will be altered to Residential Use whereas the Plot Ratio of the others will increase from 1.3 to 3.6 or 4.0.

The Amended Plan will directly increase the future population in Tuen Mun East greatly. It therefore has great impact on traffic, planning of community facilities or leisure areas in the district. As it has deep influence to the residents along the Castle Peak Road, the Planning Department will hold a consultation forum for the public. We would like to call on your participation and expression of your opinion in the forum with details as follows:-

Date : February 22, 2014 (Saturday)
Time : 3 p.m. to 5 p.m. (Registration starts at 2:30 p.m.)
Venue : On Ting/ Yau Oi Community Centre, On Ting Estate, Tuen Mun

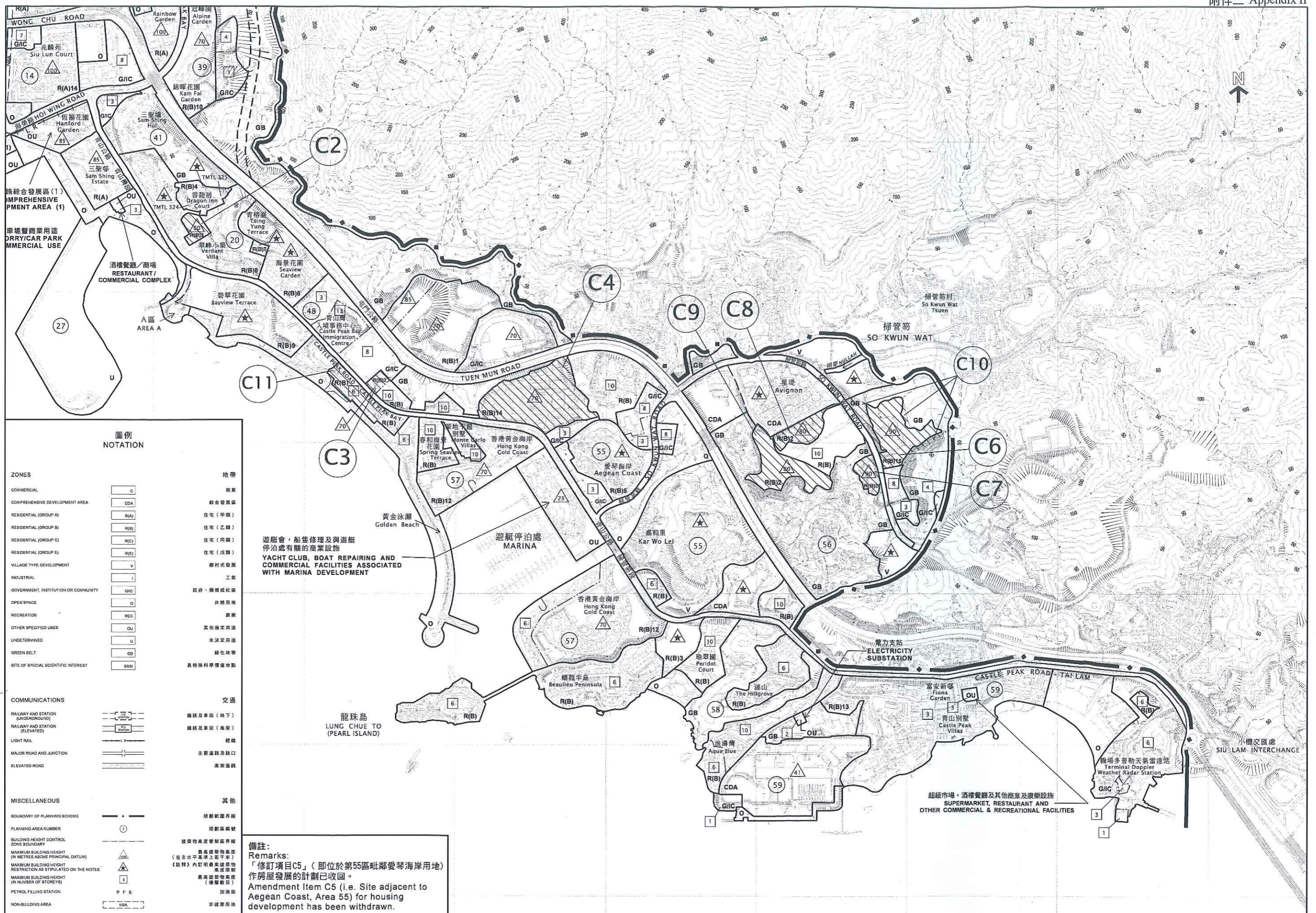
If you are interested in attending the forum, please contact Mr. Mak with Beatrice Chu’s Office at 2463 0889 on or before February 20, 2014. Should you have further suggestion on the above, please feel free to contact the Management Services Office at 2949 5111 or email to oc@aegeancoast.com.hk.

Yours faithfully,



Anthony Wong
Chairman

Aegean Coast Owners' Committee



圖例 NOTATION

| ZONES | 地帶 |
|--|-----------------------|
| COMMERCIAL | 商業 |
| COMPREHENSIVE DEVELOPMENT AREA | 綜合發展區 |
| RESIDENTIAL (GROUP A) | 住宅 (甲類) |
| RESIDENTIAL (GROUP B) | 住宅 (乙類) |
| RESIDENTIAL (GROUP C) | 住宅 (丙類) |
| RESIDENTIAL (GROUP E) | 住宅 (戊類) |
| VILLAGE TYPE DEVELOPMENT | 鄉村式發展 |
| INDUSTRIAL | 工業 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 政府、機構或社區 |
| OPEN SPACE | 休憩用地 |
| RECREATION | 康樂 |
| OTHER SPECIFIED USES | 其他指定用途 |
| UNDETERMINED | 未決定用途 |
| GREEN BELT | 綠化地帶 |
| SITE OF SPECIAL SCIENTIFIC INTEREST | 具特殊科學價值地點 |
| COMMUNICATIONS | 交通 |
| RAILWAY AND STATION (UNDERGROUND) | 鐵路及車站 (地下) |
| RAILWAY AND STATION (ELEVATED) | 鐵路及車站 (高架) |
| LIGHT RAIL | 輕鐵 |
| MAJOR ROAD AND JUNCTION | 主要道路及路口 |
| ELEVATED ROAD | 高架道路 |
| MISCELLANEOUS | 其他 |
| BOUNDARY OF PLANNING SCHEME | 規劃範圍界線 |
| PLANNING AREA NUMBER | 規劃區編號 |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY | 建築物高度管制區界線 |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 最高建築物高度 (在主要水平基準上若干米) |
| MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES | (註釋) 內訂明最高建築物高度限制 |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | 最高建築物高度 (樓層數目) |
| PETROL FILLING STATION | 加油站 |
| NON-BUILDING AREA | 非建築用地 |

遊艇會、船隻修理及與遊艇停泊處有關的商業設施
YACHT CLUB, BOAT REPAIRING AND COMMERCIAL FACILITIES ASSOCIATED WITH MARINA DEVELOPMENT

備註:
 Remarks:
 「修訂項目C5」(即位於第55區毗鄰愛琴海岸用地)作房屋發展的計劃已收回。
 Amendment Item C5 (i.e. Site adjacent to Aegean Coast, Area 55) for housing development has been withdrawn.

位置圖 LOCATION PLAN

屯門分區計劃大綱圖編號 S/TM/31 的擬議修訂項目 - 屯門東
 PROPOSED AMENDMENTS TO TUEN MUN OUTLINE ZONING PLAN No. S/TM/31 - Tuen Mun East



本圖於2014年2月12日預備，
 所根據的資料於2013年3月12日
 核准的分區計劃大綱圖編號 S/TM/31
 EXTRACT PLAN PREPARED ON 12.1.2014
 BASED ON OUTLINE ZONING PLAN No.
 S/TM/31 APPROVED ON 12.3.2013

規劃署
 PLANNING DEPARTMENT
 參考編號
 REFERENCE No. M/TM/14/27