

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TW/18**  
**关于申请编号 Y/TW/18 而只作指示用途的拟议发展计划的概括发展规范**

Revised broad development parameters in view of  
the further information received on 9.5.2023  
因应於 2023 年 5 月 9 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	Y/TW/18		
Location/address 位置/地址	Lot Nos. 164 RP, 175 and 232 RP (Part) in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan 荃湾油柑头丈量约份第 354 约地段第 164 号余段、第 175 号及第 232 号余段（部分）和毗连政府土地		
Site area 地盘面积	About 约 6,043 sq. m 平方米 (Includes Government Land of about 包括政府土地约 487 sq. m 平方米)		
Plan 图则	<u>Section 12A application 第 12A 条申请</u> Approved Tsuen Wan Outline Zoning Plan No. S/TW/35 荃湾分区计划大纲核准图编号 S/TW/35		
	<u>Further information received 接获进一步资料</u> Draft Tsuen Wan Outline Zoning Plan No. S/TW/36 荃湾分区计划大纲草图编号 S/TW/36		
Zoning 地带	<u>Section 12A application 第 12A 条申请</u> “Green Belt” 「绿化地带」		
	<u>Further information received 接获进一步资料</u> “Green Belt” 「绿化地带」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Green Belt" to "Residential (Group B) 9" and amend the Notes of the zone applicable to the site 把申请地点由「绿化地带」改划为「住宅(乙类)9」地带及修订适用于申请地点土地用途地带的《注释》		
Gross floor area and/or plot ratio 总楼面面积及/或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	Not more than 不多於 24,172	About 约 4
	Non-domestic 非住用  (Social Welfare Facilities 社会福利设施)	About 约 3,021.5	About 约 0.5
No. of block 幢数	Domestic 住用	2	

	Non-domestic 非住用	-	
	Composite 综合用途	1	
Building height/No. of storeys 建筑物高度/层数	Domestic 住用	84.5 - 90	m 米
		Not more than 不多於 175.4 - 180	mPD 米(主水平基准上)
		Not more than 不多於 26 - 27	Storey(s) 层 Exclude 不包括 Basement 地库
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途  (Domestic cum Social Welfare Facilities 住用及社会福利设施)	90	m 米
		Not more than 不多於 180	mPD 米(主水平基准上)
		27	Storey(s) 层 Exclude 不包括 Basement 地库
		1	
Site coverage 上盖面积	Not more than 不多於 100% (Non-domestic 非住用) (Below 15m 以下) Not more than 不多於 66.6% (Domestic 住用) (Below 15m 以下) Not more than 不多於 33.3% (Domestic 住用) (15m and above 以上)		
No. of units 单位数目	518 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 1,550	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		100
	Private Car Parking Spaces 私家车车位		92
	Motorcycle Parking Spaces 电单车车位		6
	Light Bus Parking Spaces 轻型巴士泊车位		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		5
	Heavy Goods Vehicle Spaces 重型货车车位		3
	Shared Loading/Unloading Space for Private Light Bus and Ambulance / Other Vehicles of the Development 私人小巴及救护车或发展内其他车辆共用上落客车位		1
	Pick-up/Drop-off Space for Residential Shuttle Bus 居民穿梭巴士上落客车位		1

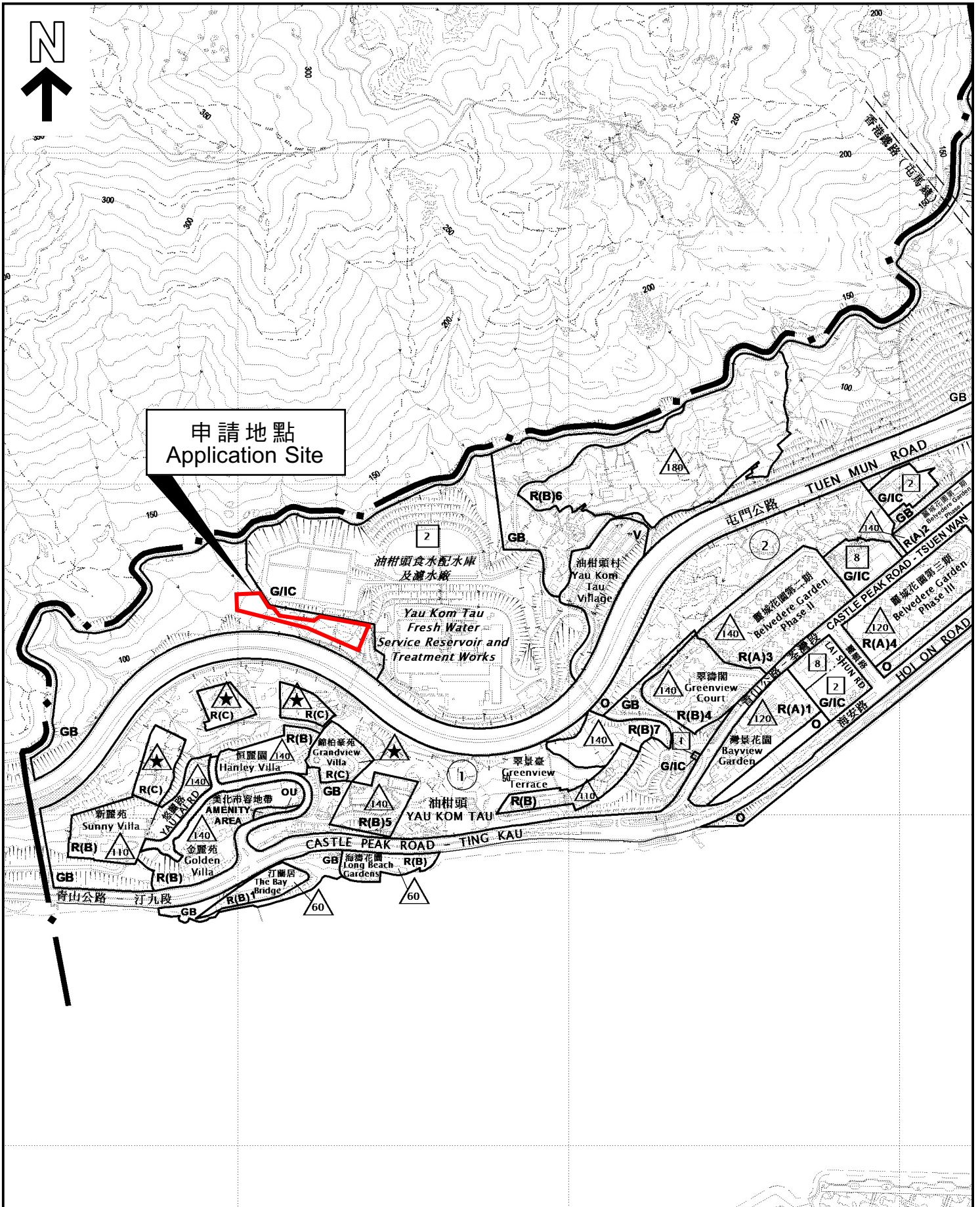
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided 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.

<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Replacement Page of Landscape Master Plan 园境设计总图的替代页</u>		
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Updated Air Ventilation Assessment - Expert Evaluation 更新的空气流通专家评估</u>		
<u>Replacement Pages of Sewerage Impact Assessment 排污影响评估的替代页</u>		
<u>Replacement Pages of Geotechnical Planning Review Report 岩土规划检讨报告的替代页</u>		
<u>Replacement Pages of Tree Preservation and Removal Proposal 树木保育及移除建议的替代页</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點  
Application Site

位置圖 LOCATION PLAN

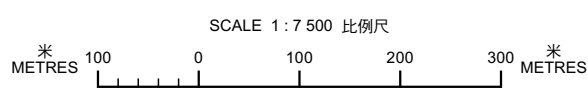
本摘要圖於2023年5月16日擬備，  
所根據的資料為於2023年4月28日  
展示的分區計劃大綱圖編號S/TW/36

EXTRACT PLAN PREPARED ON  
16.5.2023 BASED ON OUTLINE ZONING  
PLAN No. S/TW/36 EXHIBITED ON  
28.4.2023

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

參考編號  
REFERENCE No.

**Y/TW/18**





申請地點  
Application Site

油柑頭二號  
配水庫(有蓋)  
Yau Kom Tau  
No.2 Fresh Water Service Reservoir  
(covered)

油柑頭食水主配水庫  
Yau Kom Tau  
Fresh Water  
Primary Service  
Reservoir

濾水池  
Filter Bed

濾水池  
Filter Bed

濾水池  
Filter Bed

屯門公路

屯門公路

TUEN MUN ROAD

TUEN MUN ROAD

油柑頭  
YAU KOM TAU

恒麗園  
Hanley Villa

新怡豪苑  
Grandview Villa

平面圖 SITE PLAN

本摘要圖於2023年5月16日擬備，  
所根據的資料為測量圖  
編號6-SE-19A, B, C 及 D

EXTRACT PLAN PREPARED ON  
16.5.2023 BASED ON SURVEY SHEETS  
No. 6-SE-19A, B, C & D

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

參考編號  
REFERENCE No.

Y/TW/18

申請編號 **Application No. : Y/TW/18**

**備註 Remarks**

申請人回應公眾及部門意見，並提交更新的交通影響評估、環境評估、空氣流通專家評估、排水影響評估及建築繪圖，以及規劃綱領、排污影響評估、岩土規劃檢討報告、園境設計總圖及樹木保育及移除建議的替代頁。

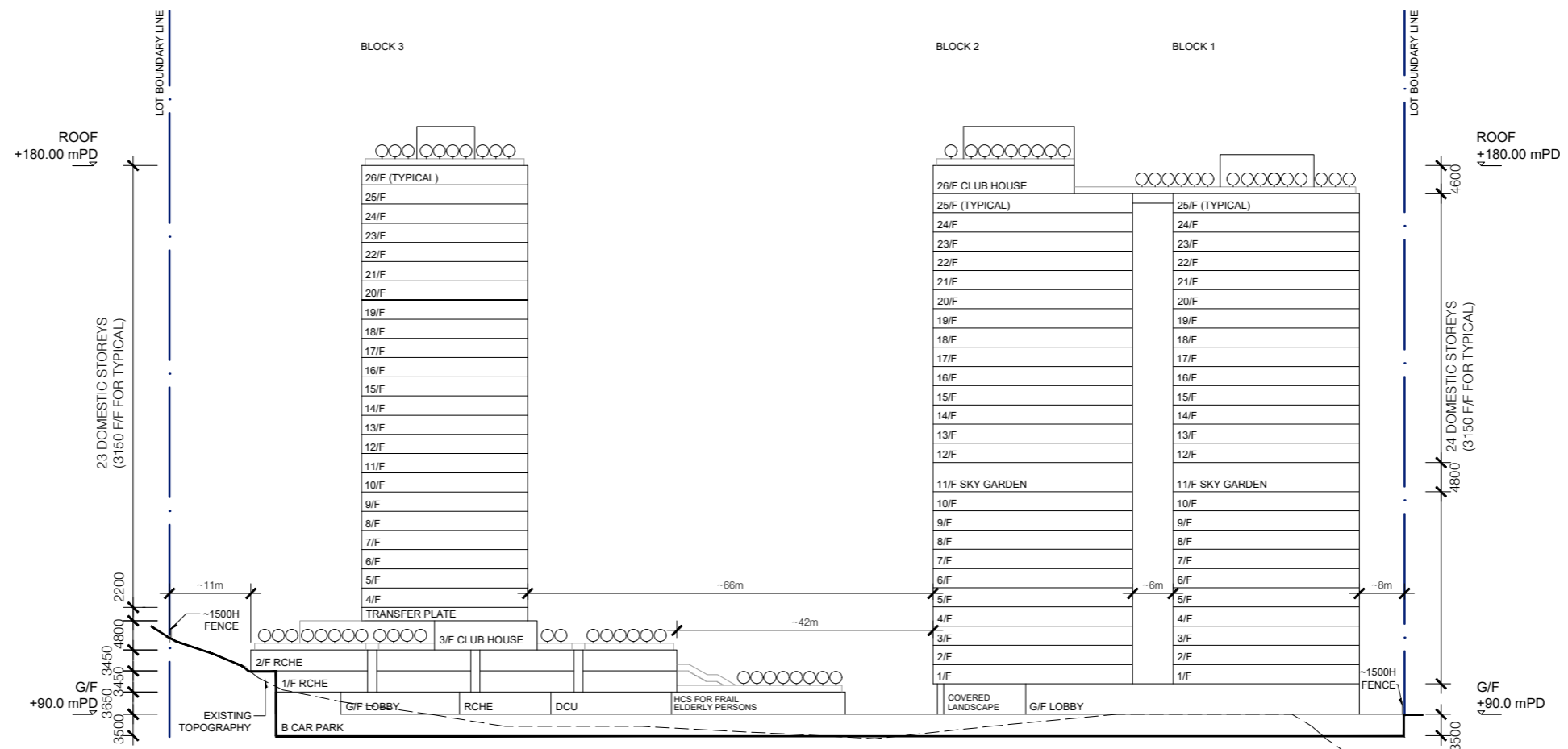
The applicant provided responses to departmental and public comments, and submitted updated Traffic Impact Assessment, Environmental Assessment, Expert Evaluation on Air Ventilation Assessment, Drainage Impact Assessment and architectural drawings; and replacement pages of the Supporting Planning Statement, Sewerage Impact Assessment, Geotechnical Planning Review Report, Landscape Master Plan and Tree Preservation and Removal Proposal.

有關資料是為方便市民大眾參考而提供。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。

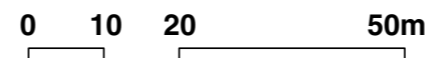
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SHEK LUNG KUNG  
~+400.00 mPD  
(INDICATIVE ONLY)

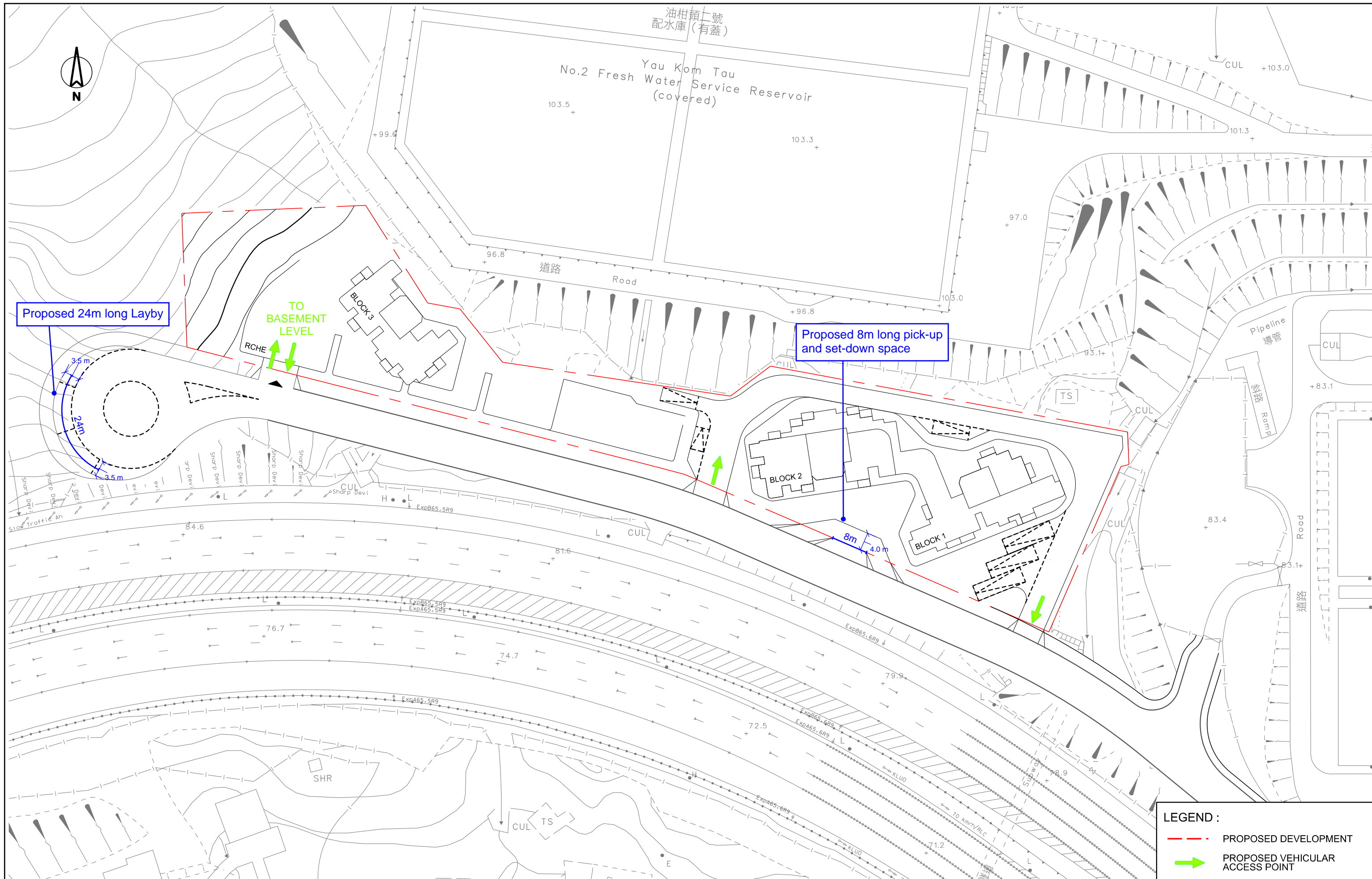
LIN FA SHAN  
~+500.00 mPD  
(INDICATIVE ONLY)



**SCHEMATIC SECTION AA SK-3 5 MAY 2023**  
**PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT**  
**LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING**  
**GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN**



申請編號 Application No. : Y / TW / 18  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

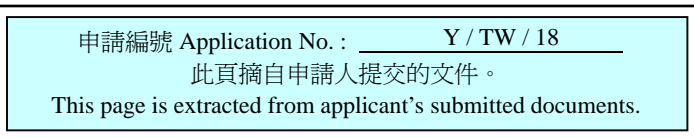


Job Title **“APPLICATION FOR AMENDMENT OF PLAN UNDER S12A OF THE TOWN PLANNING ORDINANCE (CAP. 131), TO REZONE THE APPLICATION SITE FROM “GREEN BELT” TO “RESIDENTIAL (GROUP B) 9”, FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN”**

**FIGURE 3.2**

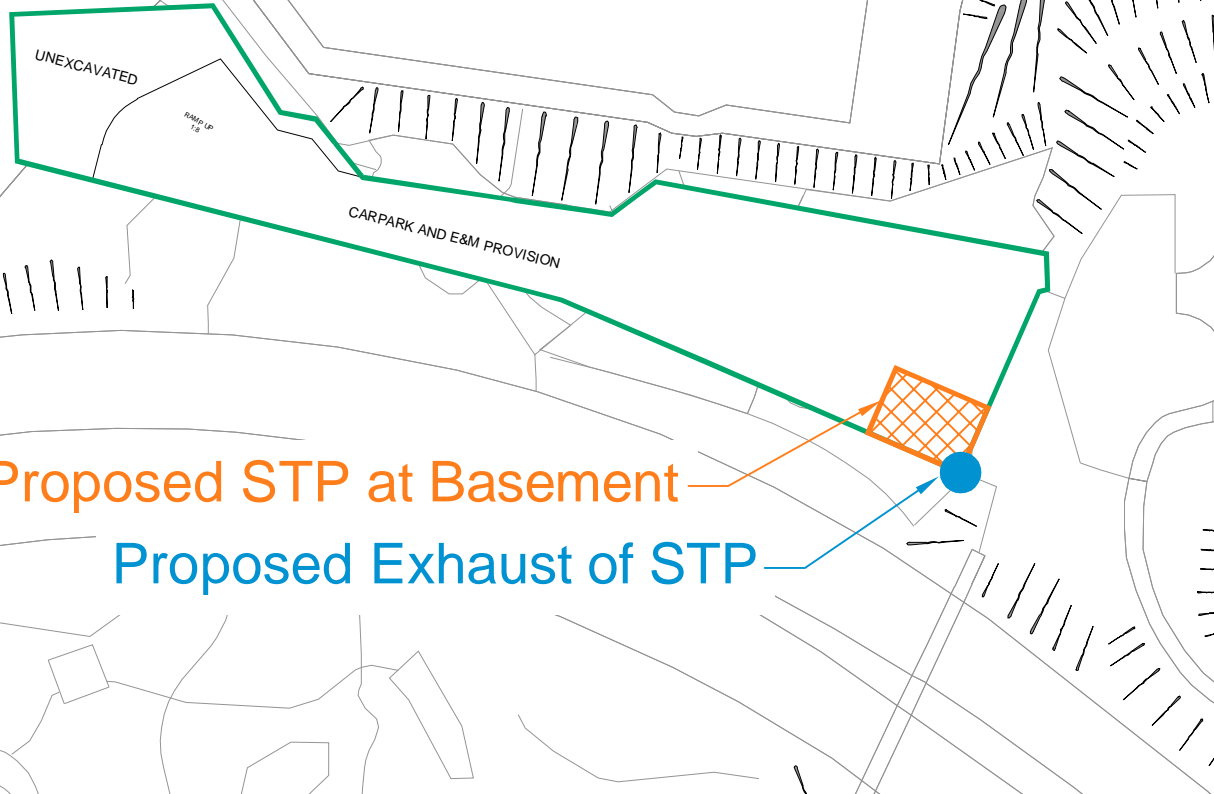
Date	Scale	Drawing Title
05/2023	N.T.S.	<b>PROPOSED VEHICULAR ACCESS OF PROPOSED DEVELOPMENT AND G/F LAYOUT PLAN</b>
Drawn	Job No.	
CNC	273055-02	

申請編號 Application No. : Y / TW / 18  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.








油柑頭2號食水主配水庫  
Yau Kom Tau No.2 Fresh Water Primary Service Reservoir



Proposed STP at Basement

Proposed Exhaust of STP

Legend

-  Subject Site
-  Proposed STP
-  Proposed Exhaust of STP

申請編號 Application No. : Y / TW / 18

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

**Appendix: 2.4**

**Title:** Preliminary Location of Proposed On-site Sewage Treatment Plant

**Project:** Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities at Lots 164 RP, 175 and 232 (RP) (Part) in DD354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan

**RAMBOLL**

Drawn by: WT

Checked by: TC

Rev.: 1.2

Date: Apr 2023