

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/TW/538**  
关于申请编号 A/TW/538 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/TW/538		
Location/address 位置/地址	Lot Nos. 1211 R.P. (Part) and 1215 R.P. (Part) and adjoining Government Land in D.D. 451, Lo Wai, Tsuen Wan 荃湾老围丈量约份第 451 约地段第 1211 号余段（部分）及第 1215 号余段（部分）和毗连政府土地		
Site area 地盘面积	About 约 2,519.8 sq. m 平方米 (Includes Government Land of about 包括政府土地约 172.2 sq. m 平方米)		
Plan 图则	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	"Village Type Development" 「乡村式发展」		
Applied use/ development 申请用途/发展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) 拟议社会福利设施（安老院舍）		
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	-	-
	Non-domestic 非住用	Not more than 不多於 12,000	About 约 4.77
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 综合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建筑物高度/ 层数	住用	-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	About 不多於 36.37	m 米
		Not more than 不多於 120	mPD 米(主水平基准上)
		8	Storey(s) 层
	Composite 综合用途	2	Exclude 不包括 Basement 地库
		-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	Not more than 不多於 80 %		
No. of beds 床位数目	309 Beds 床位		
Open space 休憩用地	Private 私人	About 约 447.3	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		33
	Private Car Parking Spaces 私家车车位		32
	Light Bus Space 小型巴士车位		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		1
	Light Goods Vehicle Spaces 轻型货车车位		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。

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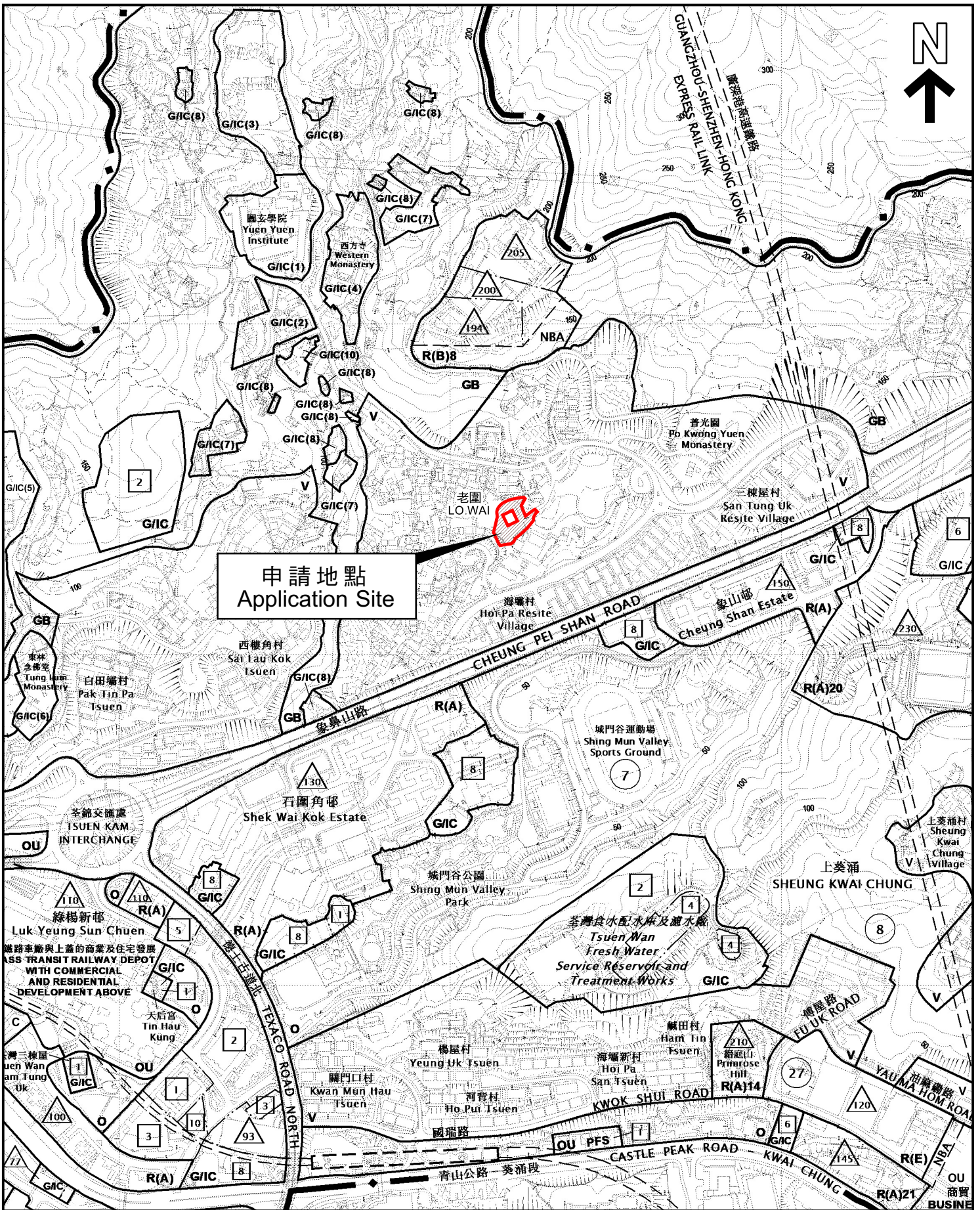
**Submitted Plans, Drawings and Documents 提交的图则、绘图及文件**

	<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 checked="" 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 checked="" 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 checked="" 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 type="checkbox"/>
<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 checked="" 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 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 type="checkbox"/>

Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号

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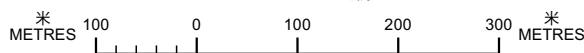
申請地點  
Application Site

本摘要圖於2023年8月30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 30.8.2023 BASED ON OUTLINE ZONING PLAN No. S/TW/36 EXHIBITED ON 28.4.2023

位置圖 LOCATION PLAN

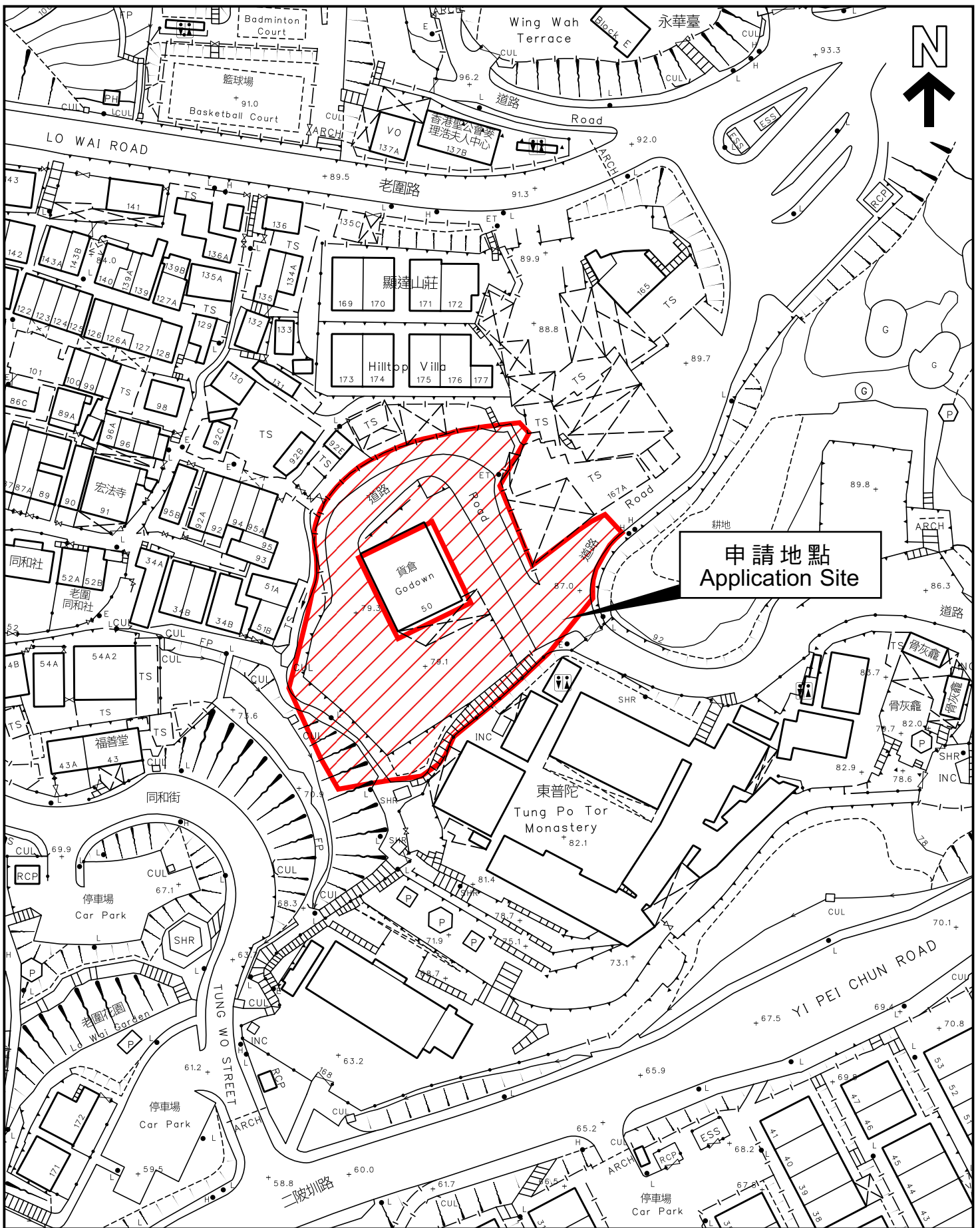
SCALE 1:7 500 比例尺



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

參考編號  
REFERENCE No.

A/TW/538



申請地點  
Application Site

本摘要圖於2023年8月30日擬備，  
所根據的資料為測量圖編號7-SW-11D

EXTRACT PLAN PREPARED ON  
30.8.2023 BASED ON SURVEY SHEET  
No. 7-SW-11D

平面圖 SITE PLAN

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

參考編號  
REFERENCE No.

A/TW/538

## EXECUTIVE SUMMARY

The Applicant, the registered land owner of Lots 1211 RP (part) and 1215 RP (part) in D.D.451, Lo Wai, Tsuen Wan, now seeks a town planning permission from the Town Planning Board for a proposed Social Welfare Facility (Residential Care Home for the Elderly) (RCHE) at the aforementioned site and the adjoining government land.

According to the Draft Tsuen Wan Outline Zoning Plan No. S/TW/36, the Site is zoned as "Village Type Development". The proposed Social Welfare Facility (RCHE) is a Column 2 use which requires planning permission from the Town Planning Board. There is no development restriction on height, plot ratio and site coverage on the proposed RCHE.

In view of the growing demand for RCHE and the prevailing policy, the Applicant intends to respond to the pressing community need by providing 280-320 nos. of beds in the proposed 8-storey RCHE in Tsuen Wan.

With reference to the Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments (LAO Practice Note No. 4/2003) and its time-limited enhancements launched in 2023 (LAO Practice Note No. 4/2023) by Lands Department, the Applicant will request the Social Welfare Department for supporting the proposed RCHE under the Incentive Scheme which encourages private developers to self-finance to build quality RCHE premises on their own land, and design to comply with the statutory and licensing requirements of the participation in the Incentive Scheme.

In addition to planning merits to timely meet the soaring demand for RCHE by providing a quality RCHE premises, the proposed development holds a unique design merit of providing health and wellness activity areas with an air quality improvement and monitoring system on various dormitory levels, namely "Hill of Breathing Fresh". With the aid of improved indoor air quality with higher oxygen content, the future occupants could take their time staying there for meditation, rest and soft exercises, and hence upgrading their living quality. Another design merit is the provision of a rehabilitation area (high-ceiling mini ball court), namely "Valley of All Powers" on G/F of the proposed RCHE. It allows flexible designs and uses for family gathering and elderly-youth programmes for the sake of the elderly's fitness and wellness.

The proposed development is fully justified in terms of prevailing elderly policy objectives, environmental, landscape, sewerage, visual and traffic aspects with the support of technical assessments. Given the aforementioned justifications, the Applicant respectfully requests the Town Planning Board to approve the subject application.

## 行政摘要

申請人為荃灣老圍丈量約份第 451 約地段第 1211 號餘段（部分）和第 1215 號餘段（部分）的註冊土地的擁有人，現尋求城市規劃委員會的批准，擬議於上述地點連同毗連政府土地以作社會福利設施（安老院舍）。

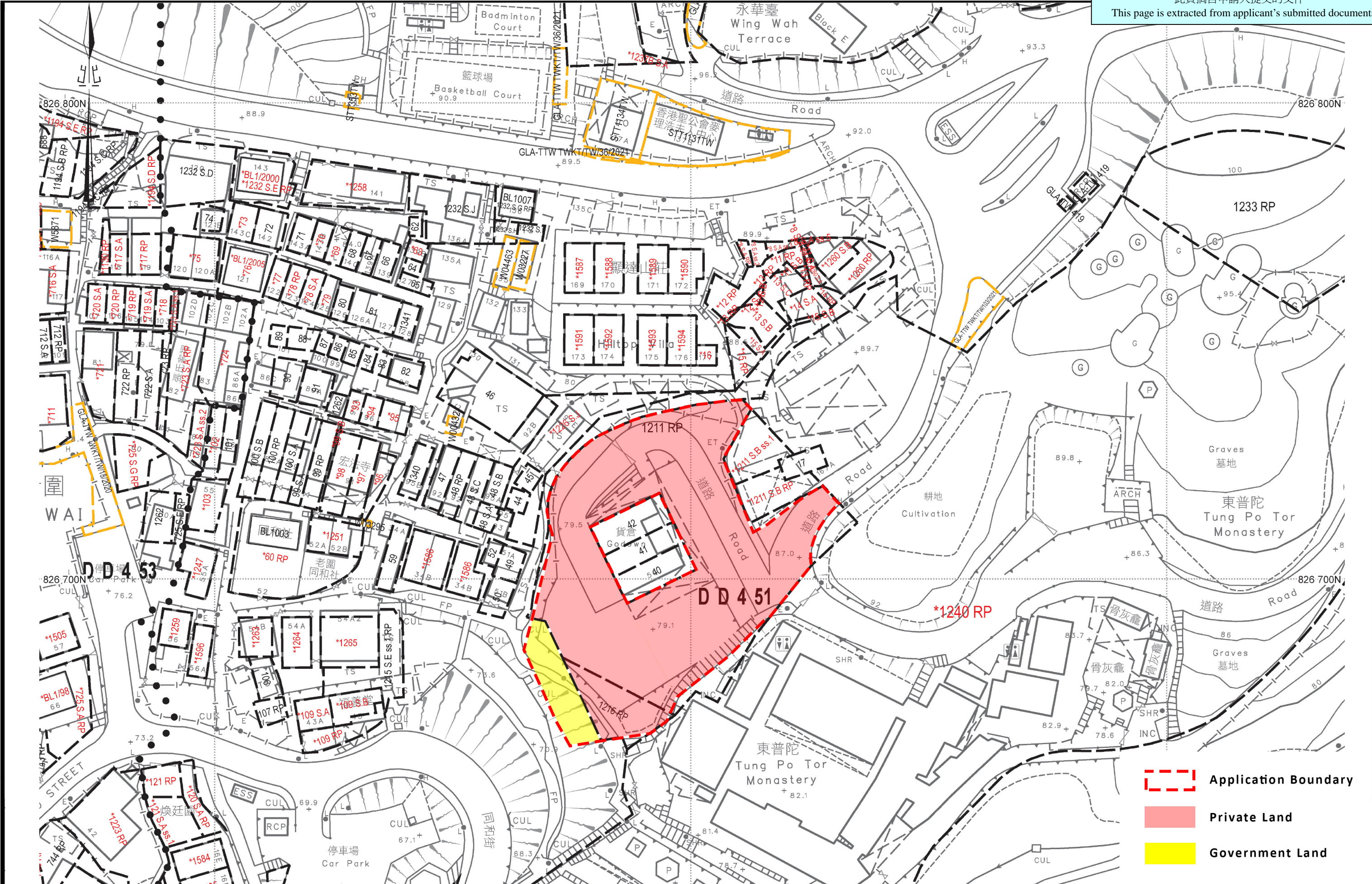
根據荃灣分區計劃大綱草圖編號 S/TW/36，申請地點劃作「鄉村式發展」地帶。擬議的社會福利設施（安老院舍）為第二欄用途，需要獲得城市規劃委員會的規劃許可。擬議安老院舍的高度，地積比率及上蓋面積均無發展限制。

鑑於對安老院舍的需求日益增加及現行的政策支持，申請人擬議的八層高安老院舍能增加 280-320 個床位以滿足荃灣社區的迫切需求。

有關地政總署發出的「鼓勵在新的私人發展項目中提供安老院舍的獎勵計劃」（地政處作業備考編號 4/2003）以及其於 2023 年公佈的試行優化計劃（地政處作業備考編號 5/2023），申請人將向社會福利署爭取政策支持，在私人土地建設以自負盈虧方式發展高質素的安老院舍，而所有設計將符合獎勵計劃的法例及牌照要求。

除了發展優質安老院舍以滿足市場日益增加的需求這個規劃優點外，擬議發展計劃亦有一大獨特設計優點，就是在宿舍各層提供設有空氣質素改善和監測系統的健康養生活動區，名為「清風山丘」。藉著改善室內空氣質素和提高空氣中的含氧量，未來的住客可以花時間在該處冥想、休息和進行柔和的運動，從而提升他們的生活質素。擬議發展計劃的另一設計優點是在擬建安老院舍地下設置名為「力量山谷」的康復區，設有高樓底的小型球場可以靈活設計和使用，適合家庭聚會和舉辦青銀活動，有利於長者的身心健康。

就現行安老政策目標、環境、景觀、污水、視覺及交通等方面的技術評估而言，擬議的發展計劃有充份理據獲得支持。鑑於上述理由，申請人懇請城規會批准本規劃申請。



- Application Boundary
- Private Land
- Government Land

Title	Prepared By	Date	Scale	Location	Drawing No.
Location Plan	DeSPACE (International) Limited	August 2023	N/A	Lots 1211 RP (Part) and 1215 RP (Part) and Adjoining Government Land in D.D.451, Lo Wai, Tsuen Wan	Figure 2



LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



0 2 6 12 20m



PROJECT NO. **HK-A22002**  
 項目編號:

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AMENDMENT PARTICULARS  
 更改細節:

Revision 修正版	Description 內容	Date 日期
△	DESIGN	20220706
△	DESIGN	20220713
△	DESIGN	20220714
△	DESIGN	20230131
△	DESIGN	20230528
△	DESIGN	20230703
△	DESIGN	20230711
△	DESIGN	20230809
△	SUBMISSION	20230815

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PROJECT NAME  
 項目名稱:  
 PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN

DRAWING TITLE  
 圖紙名稱:  
**SITE MAP**

DESIGN IN CHARGE 設計負責人: <b>KL</b>	DWG NO. 圖紙編號: <b>P-100</b>
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SCALE  
 比例: **1:500**

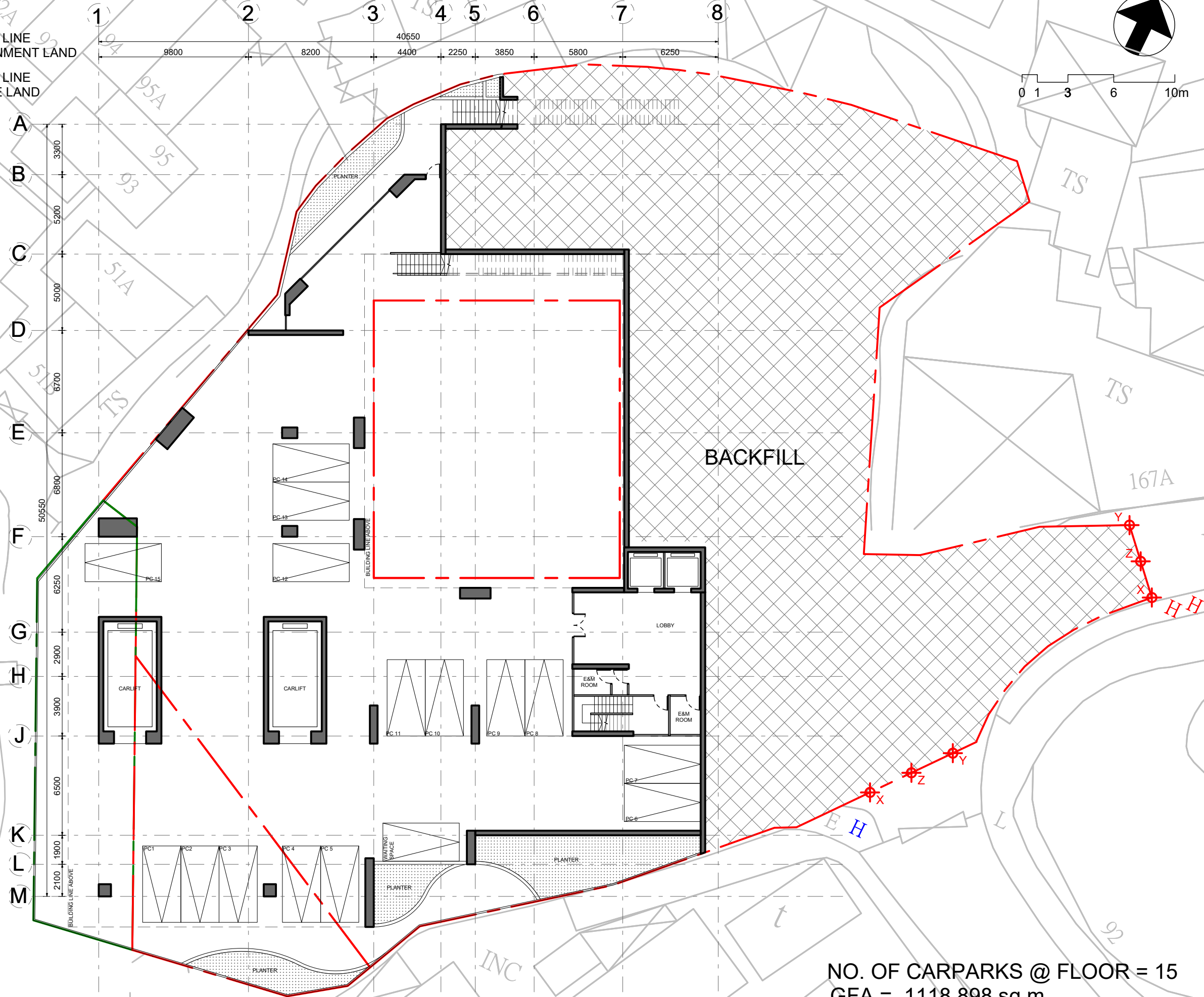
DATE  
 日期: **20230711**

申請編號 Application No. : **A/TW/538**  
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**SITE PLAN**  
**LO WAI RCHE**  
 1:500

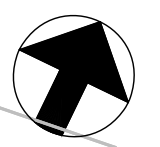
LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



NO. OF CARPARKS @ FLOOR = 15  
 GFA = 1118.898 sq.m.

**B2 LAYOUT PLAN**  
 LO WAI RCHE  
 1:250



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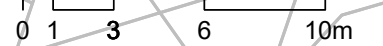
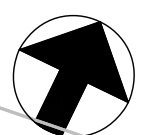
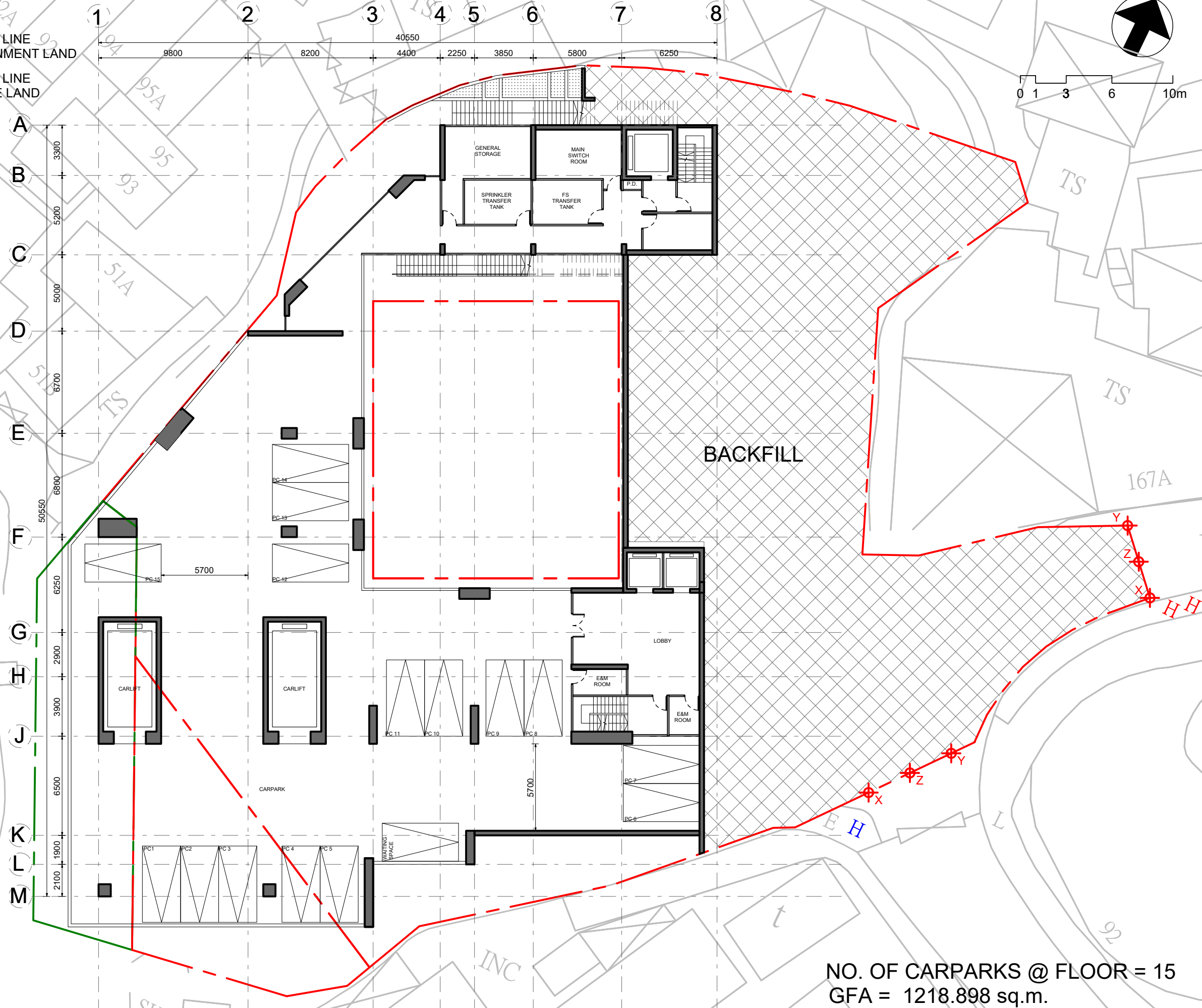
DRAWING TITLE  
 圖紙名稱:  
**B2 LAYOUT PLAN**

DESIGN IN CHARGE 設計負責人: <b>KL</b>	DWG NO. 圖紙編號: <b>P-101</b>
SCALE 比例: 1:250	
DATE 日期: 20230815	

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LEGEND

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PROJECT NAME  
項目名稱:  
**PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN**

DRAWING TITLE  
圖紙名稱:  
**B1 LAYOUT PLAN**

DESIGN IN CHARGE 設計負責人: <b>KL</b>	DWG NO. 圖紙編號: <b>P-102</b>
SCALE 比例: <b>1:250</b>	
DATE 日期: <b>20230815</b>	

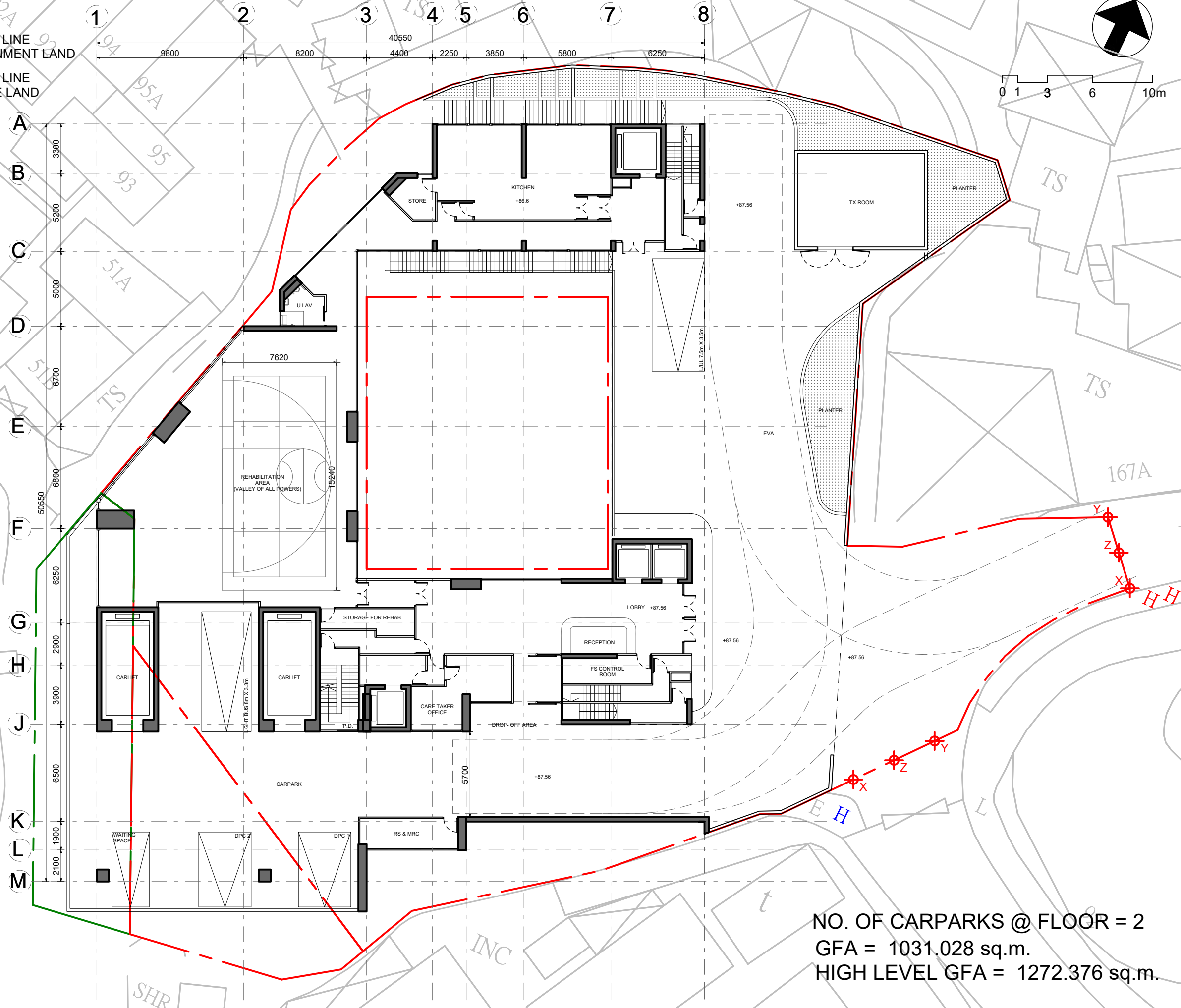
**NO. OF CARPARKS @ FLOOR = 15**  
**GFA = 1218.898 sq.m.**

**B1 LAYOUT PLAN**  
**LO WAI RCHE**  
1:250

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△	DESIGN	20230703
△	DESIGN	20230711
△	DESIGN	20230809
△	SUBMISSION	20230815

TOWN PLANNER 城市規劃師:  
 DeSPACE (International) Limited  
E-mail 電郵: [despaceinternational@gmail.com](mailto:despaceinternational@gmail.com)  
Tel 電話: 2493 3626

ARCHITECT 建築師:  
**MINOR 細 CREATIVE 存**  
E-mail 電郵: [info@minorcreative.com](mailto:info@minorcreative.com)

PROJECT NAME  
項目名稱:  
**PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN**

DRAWING TITLE  
圖紙名稱:  
**G/F LAYOUT PLAN**

DESIGN IN CHARGE 設計負責人: <b>KL</b>	DWG NO. 圖紙編號: <b>P-103</b>
SCALE 比例: <b>1:250</b>	
DATE 日期: <b>20230815</b>	

**NO. OF CARPARKS @ FLOOR = 2**  
**GFA = 1031.028 sq.m.**  
**HIGH LEVEL GFA = 1272.376 sq.m.**

**G/F LAYOUT PLAN**  
**LO WAI RCHE**  
1:250

LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



NO. OF BEDS @ FLOOR = 48 BEDS  
GFA = 1045.145 sq.m.

PROJECT NO. HK-A22002  
項目編號:

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AMENDMENT PARTICULARS  
更改細節:

Revision 修正版	Description 內容	Date 日期
△	DESIGN	20220706
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△	DESIGN	20220714
△	DESIGN	20230131
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**MINOR 細**  
**CREATIVE 創意**

E-mail 電郵: info@minorcreative.com

PROJECT NAME  
項目名稱:

PROPOSED RESIDENTIAL  
CARE HOME FOR  
THE ELDERLY (RCHE)  
AT LO WAI, TSUEN WAN

DRAWING TITLE  
圖紙名稱:

1/F LAYOUT PLAN

DESIGN IN CHARGE  
設計負責人:

KL

DWG NO.  
圖紙編號:

P-104

SCALE  
比例:

1:250

DATE  
日期:

20230815

1/F LAYOUT PLAN  
LO WAI RCHE

1:250

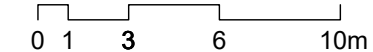
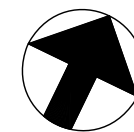
申請編號 Application No.: A/TW/538

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



NO. OF BEDS @ FLOOR = 61 BEDS  
GFA = 1045.145 sq.m.

PROJECT NO. HK-A22002  
項目編號:

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**MINOR 細**  
**CREATIVE 創意**

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PROJECT NAME  
項目名稱:

PROPOSED RESIDENTIAL  
CARE HOME FOR  
THE ELDERLY (RCHE)  
AT LO WAI, TSUEN WAN

DRAWING TITLE  
圖紙名稱:

2-4/F LAYOUT PLAN

DESIGN IN CHARGE  
設計負責人:

KL

DWG NO.  
圖紙編號:

P-105

SCALE  
比例:

1:250

DATE  
日期:

20230815



2/F-4/F LAYOUT PLAN  
LO WAI RCHE

1:250

申請編號 Application No. : A/TW/538

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



NO. OF BEDS @ FLOOR = 39 BEDS  
GFA = 1046.010 sq.m.

PROJECT NO. **HK-A22002**  
項目編號:

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PROJECT NAME  
項目名稱:

PROPOSED RESIDENTIAL  
CARE HOME FOR  
THE ELDERLY (RCHE)  
AT LO WAI, TSUEN WAN

DRAWING TITLE  
圖紙名稱:

5/F-6/F LAYOUT PLAN

DESIGN IN CHARGE  
設計負責人:

KL

DWG NO.  
圖紙編號:

P-106

SCALE  
比例:

1:250

DATE  
日期:

20230815

申請編號 Application No. : A/TW/538

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5/F-6/F LAYOUT PLAN

LO WAI RCHE

1:250

LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



GFA = 694.520 sq.m.

PROJECT NO. HK-A22002

項目編號: HK-A22002

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PROJECT NAME

項目名稱:

PROPOSED RESIDENTIAL  
CARE HOME FOR  
THE ELDERLY (RCHE)  
AT LO WAI, TSUEN WAN

DRAWING TITLE

圖紙名稱:

7/F LAYOUT PLAN

DESIGN IN CHARGE

設計負責人:

KL

DWG NO.

圖紙編號:

P-106

SCALE

比例:

1:250

DATE

日期:

20230815

申請編號 Application No.: A/TW/538

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7/F LAYOUT PLAN

LO WAI RCHE

1:250



LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



PROJECT NO. **HK-A22002**  
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PROJECT NAME  
項目名稱:

PROPOSED RESIDENTIAL  
CARE HOME FOR  
THE ELDERLY (RCHE)  
AT LO WAI, TSUEN WAN

DRAWING TITLE  
圖紙名稱:

R/F LAYOUT PLAN

DESIGN IN CHARGE  
設計負責人:

KL

DWG NO.  
圖紙編號:

P-106

SCALE  
比例:

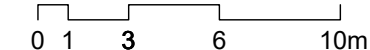
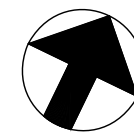
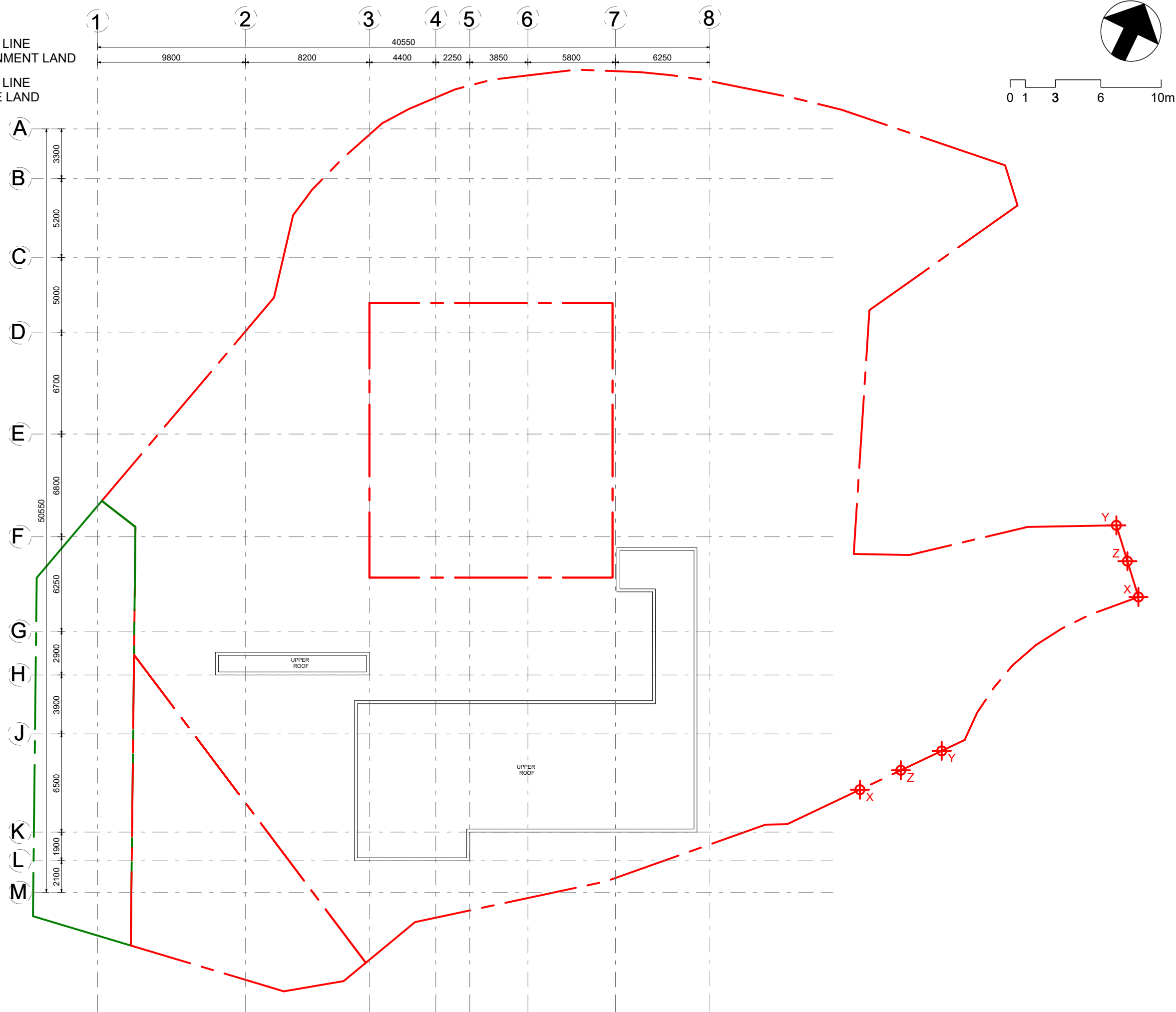
1:250

DATE  
日期:

20230815

LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



PROJECT NO. **HK-A22002**  
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**CREATIVE 創意**

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PROJECT NAME  
項目名稱:

PROPOSED RESIDENTIAL  
CARE HOME FOR  
THE ELDERY (RCHE)  
AT LO WAI, TSUEN WAN

DRAWING TITLE  
圖紙名稱:

UR/F LAYOUT PLAN

DESIGN IN CHARGE  
設計負責人:

KL

DWG NO.  
圖紙編號:

P-109

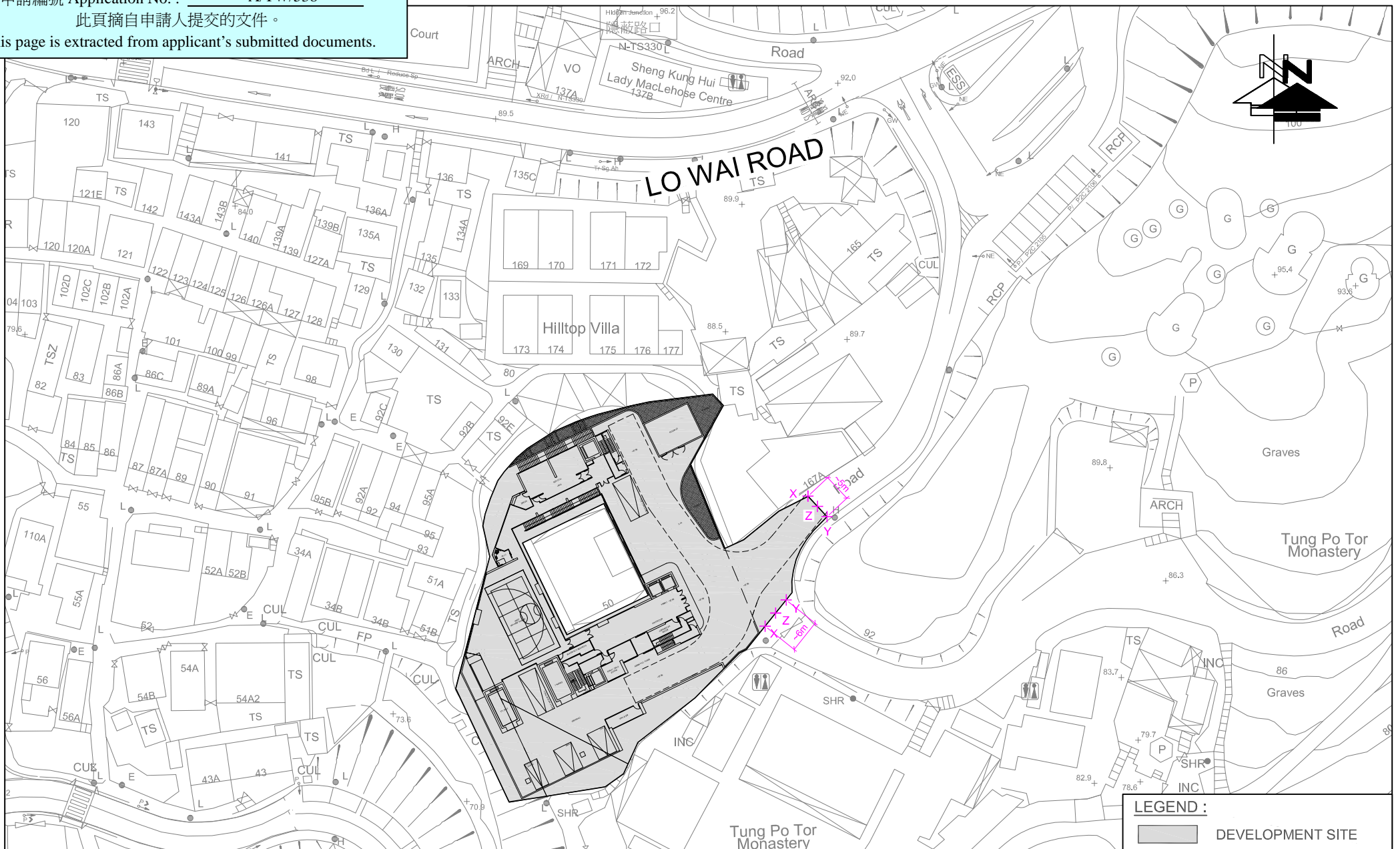
SCALE  
比例:

1:250

DATE  
日期:

20230815





**LEGEND :**  
 DEVELOPMENT SITE

FIGURE NO.:		PROJECT TITLE:	
<b>3.1</b>		RCHE in DD 451 Lo Wai	
PROJECT NO.:		DRAWING TITLE:	
23045HK		<b>G/F LAYOUT PLAN</b>	
SCALE:	DATE:		
1 : 900 @A4	16 AUG 2023		



**CTA Consultants Limited**  
**志達顧問有限公司**



**Existing Situation**



**Proposed Development**

Figure No.

Figure Title

Date

Prepared by

**FIGURE 4**

**VP1 - View looking north next to a football field in Shing Mun Valley Park**

**August 2023**



**DeSPACE (International) Limited**



**Existing Situation**



**Proposed Development**

Figure No.

Figure Title

Date

Prepared by

**FIGURE 5**

**VP2 - View looking east at the main junction of Tung Wo Street**

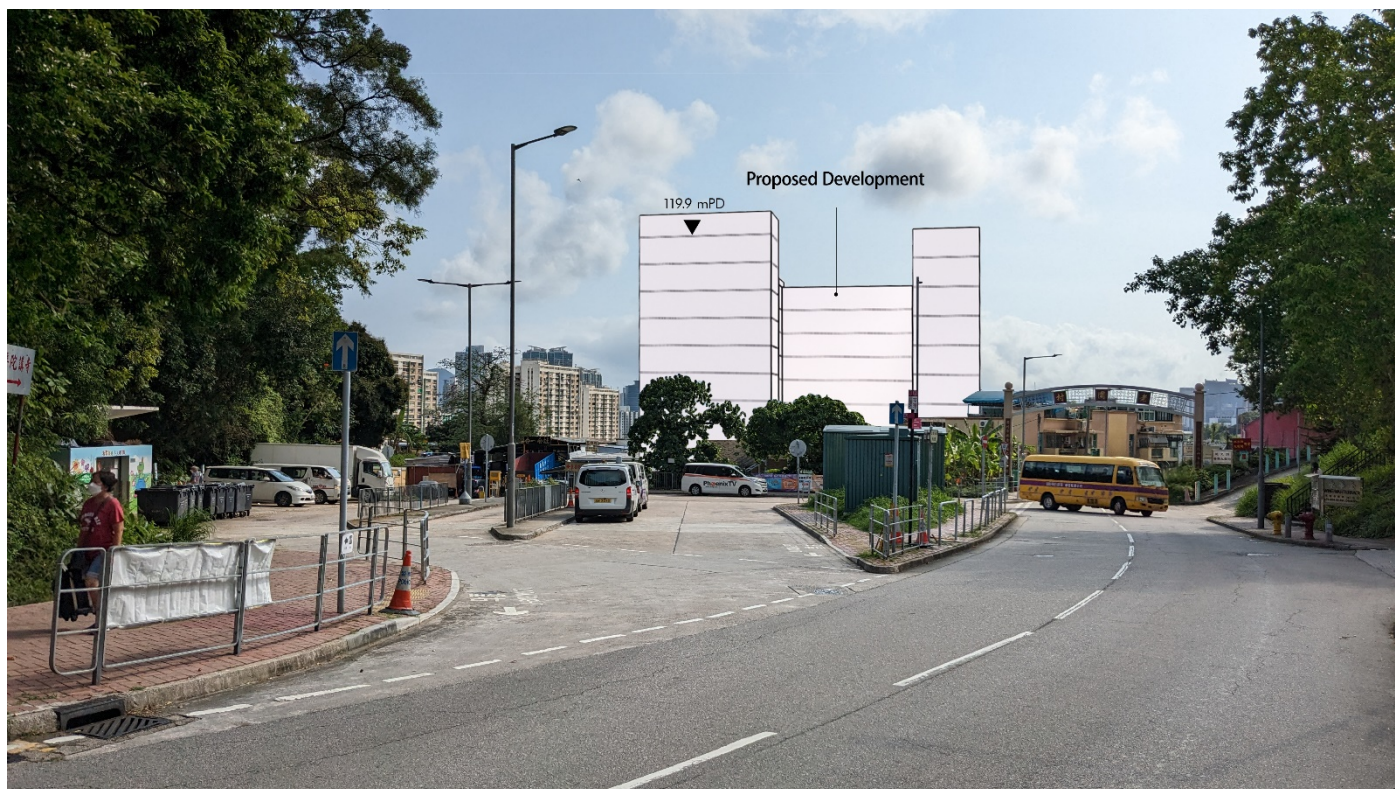
**August 2023**



**DeSPACE (International) Limited**



**Existing Situation**



**Proposed Development**

Figure No.

Figure Title

Date

Prepared by

**FIGURE 6**

**VP3 - View looking southwest  
next to Lo Wai Village entrance  
along Lo Wai Road**

**August 2023**




**DeSPACE (International) Limited**



**Existing Situation**



**Proposed Development**

<u>Figure No.</u>	<u>Figure Title</u>	<u>Date</u>	<u>Prepared by</u>
<b>FIGURE 7</b>	<b>VP4 - View looking northwest at the crossing of Sam Tung Uk Road</b>	<b>August 2023</b>	 DeSPACE (International) Limited






Existing Situation



Proposed Development

<u>Figure No.</u>	<u>Figure Title</u>	<u>Date</u>	<u>Prepared by</u>
<b>FIGURE 8</b>	<b>VP5 - View looking northeast next to Lo Wai Garden and on-street public vehicle car parks</b>	<b>August 2023</b>	 DeSPACE (International) Limited