

**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 29.9.2023  
因应于 2023 年 9 月 29 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 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 号余段和毗连政府土地		
Site area 地盘面积	About 约 6,419 sq. m 平方米 (Includes Government Land of about 包括政府土地约 485 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” and “Government, Institution or Community” 「绿化地带」及「政府、机构或社区」		
	<u>Further information received 接获进一步资料</u> “Green Belt” and “Government, Institution or Community” 「绿化地带」及「政府、机构或社区」		
Proposed Amendment(s) 拟议修订	To rezone the application site from “Green Belt” and “Government, Institution or Community” 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」及「政府、机构或社区」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 25,676	About 约 4
	Non-domestic 非住用  (Social Welfare Facilities 社会 福利设施)	About 约 3,021.5	About 约 0.47

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	85.4 - 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 1	
	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	613 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 1,816 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		153
	Private Car Parking Spaces 私家车车位		144
	Motorcycle Parking Spaces 电单车车位		7
	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。

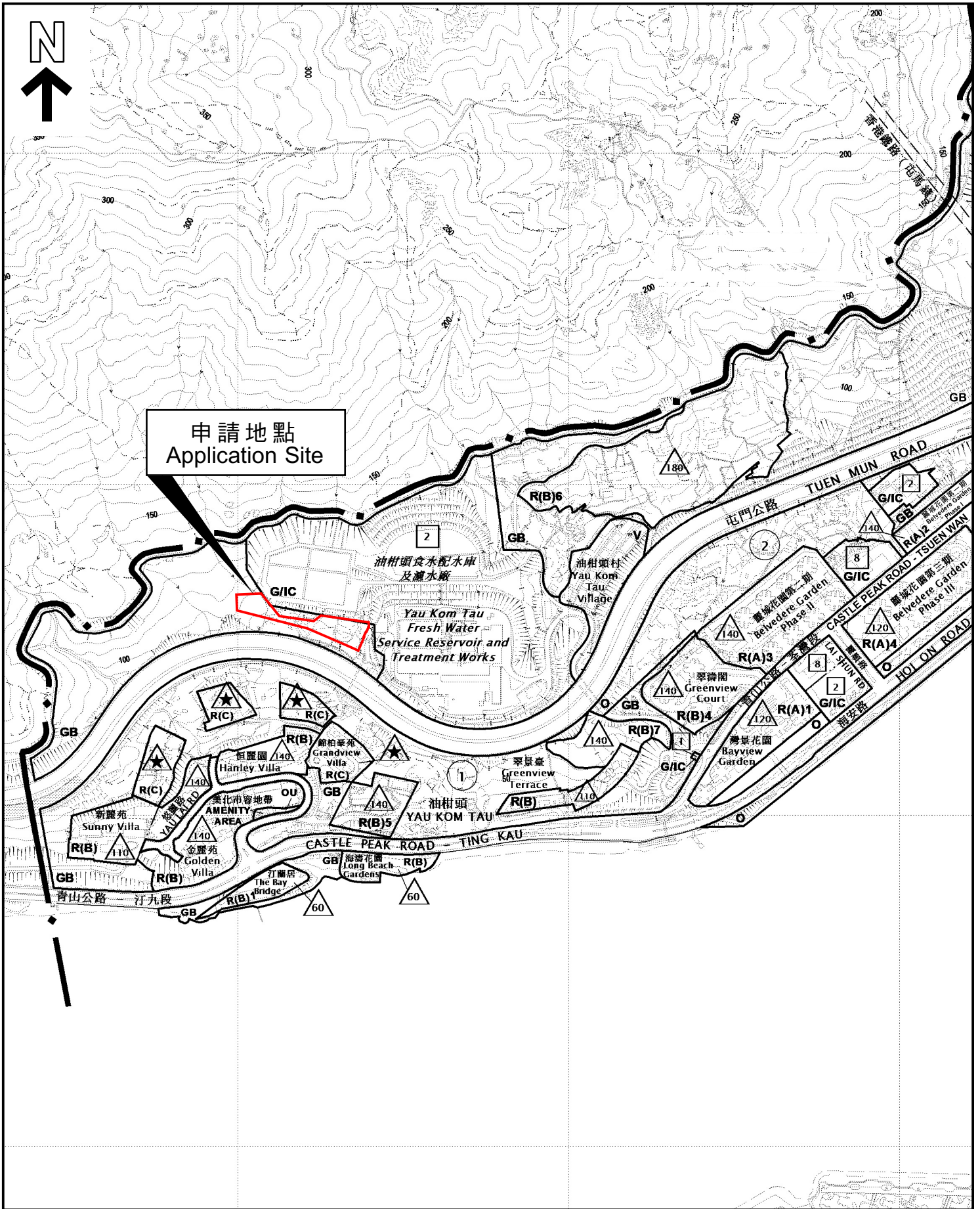
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<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input checked="" 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 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 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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input 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 type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input 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 Supporting Planning Statement 更新的规划纲领</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

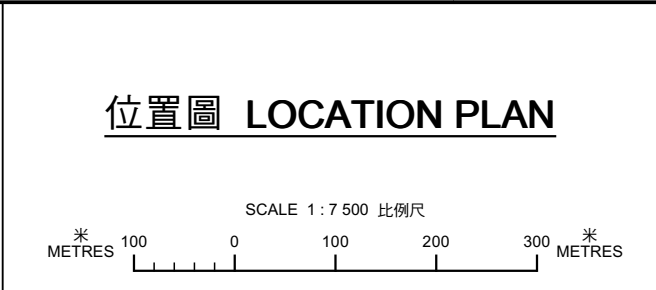
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注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



本摘要圖於2023年10月11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  
 11.10.2023 BASED ON OUTLINE ZONING  
 PLAN No. S/TW/36 EXHIBITED ON  
 28.4.2023

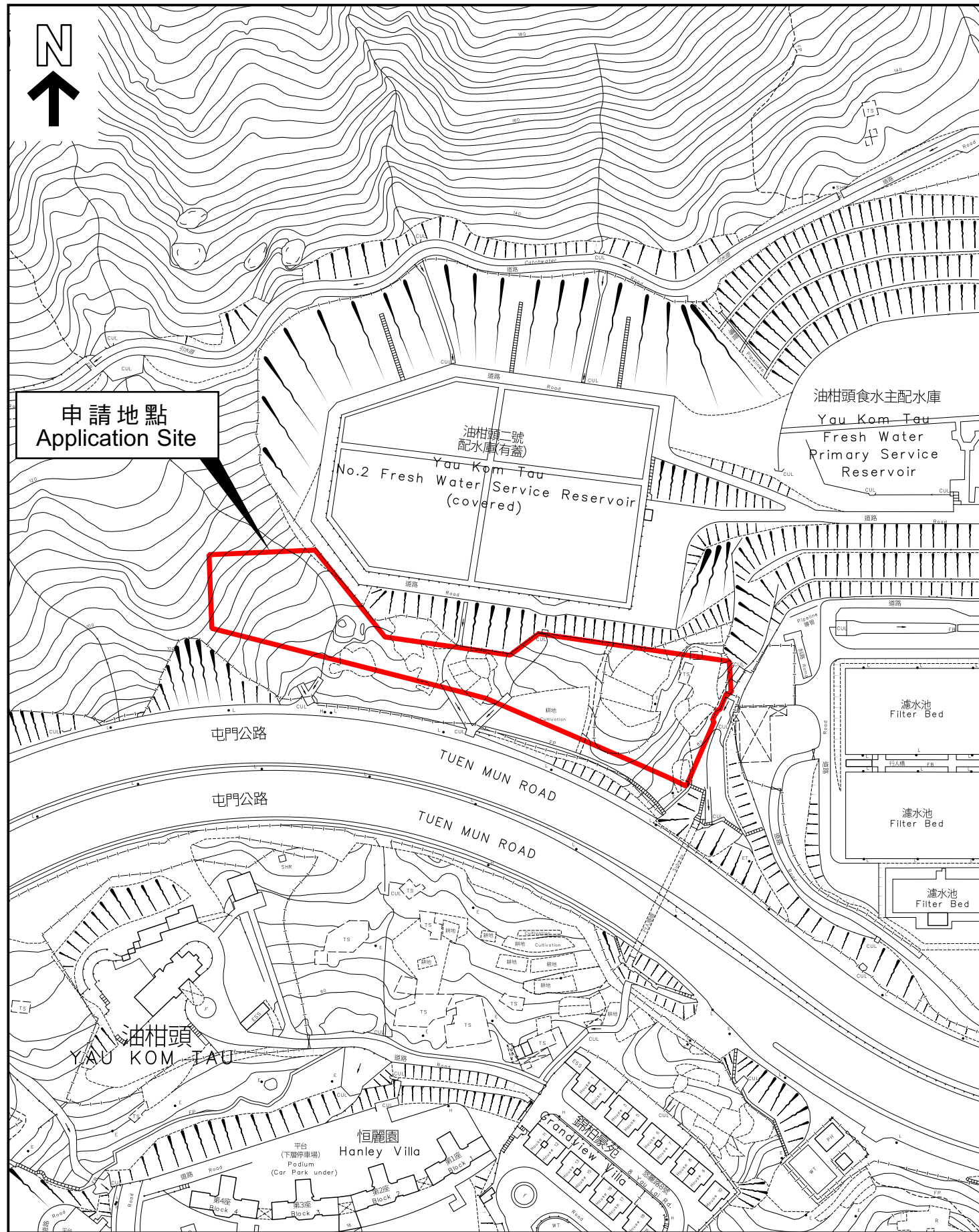


申請地點界線只作識別用  
 APPLICATION SITE BOUNDARY  
 FOR IDENTIFICATION PURPOSE ONLY

參考編號  
 REFERENCE No.  
**Y/TW/18**



申請地點  
Application Site



本摘要圖於2023年10月11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  
11.10.2023 BASED ON SURVEY  
SHEETS  
No. 6-SE-19A,B,C & D

### 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.

Y/TW/18

**申請編號 Application No. : Y/TW/18**

**備註 Remarks**

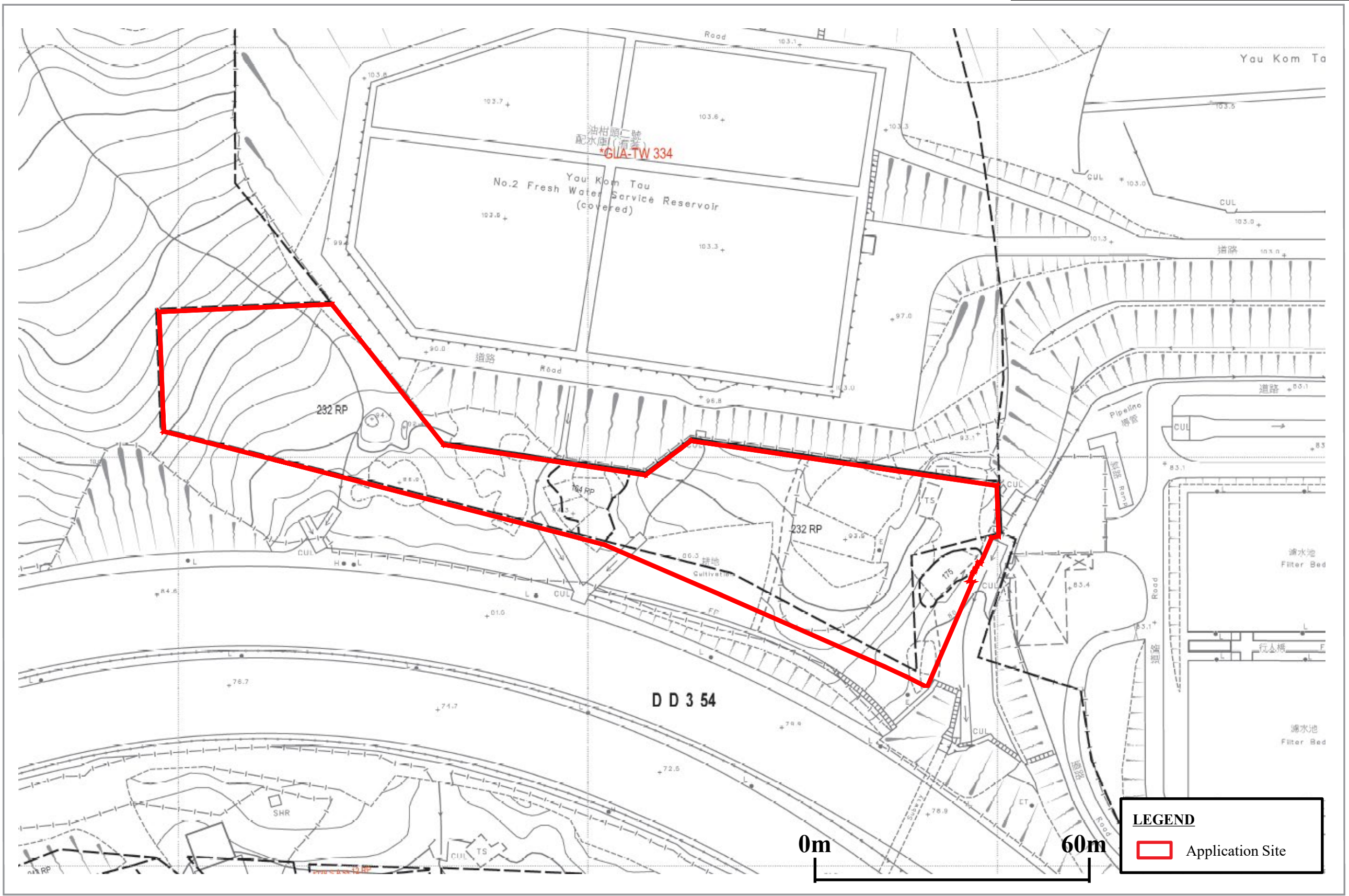
申請人回應部門意見，並提交更新的規劃綱領，以反映已修訂的地盤邊界、住用總樓面面積、單位數目及其他相關發展參數。

The applicant submitted responses to departmental comments and updated Supporting Planning Statement with revised site boundary, domestic gross floor area, number of residential units and other relevant development parameters.

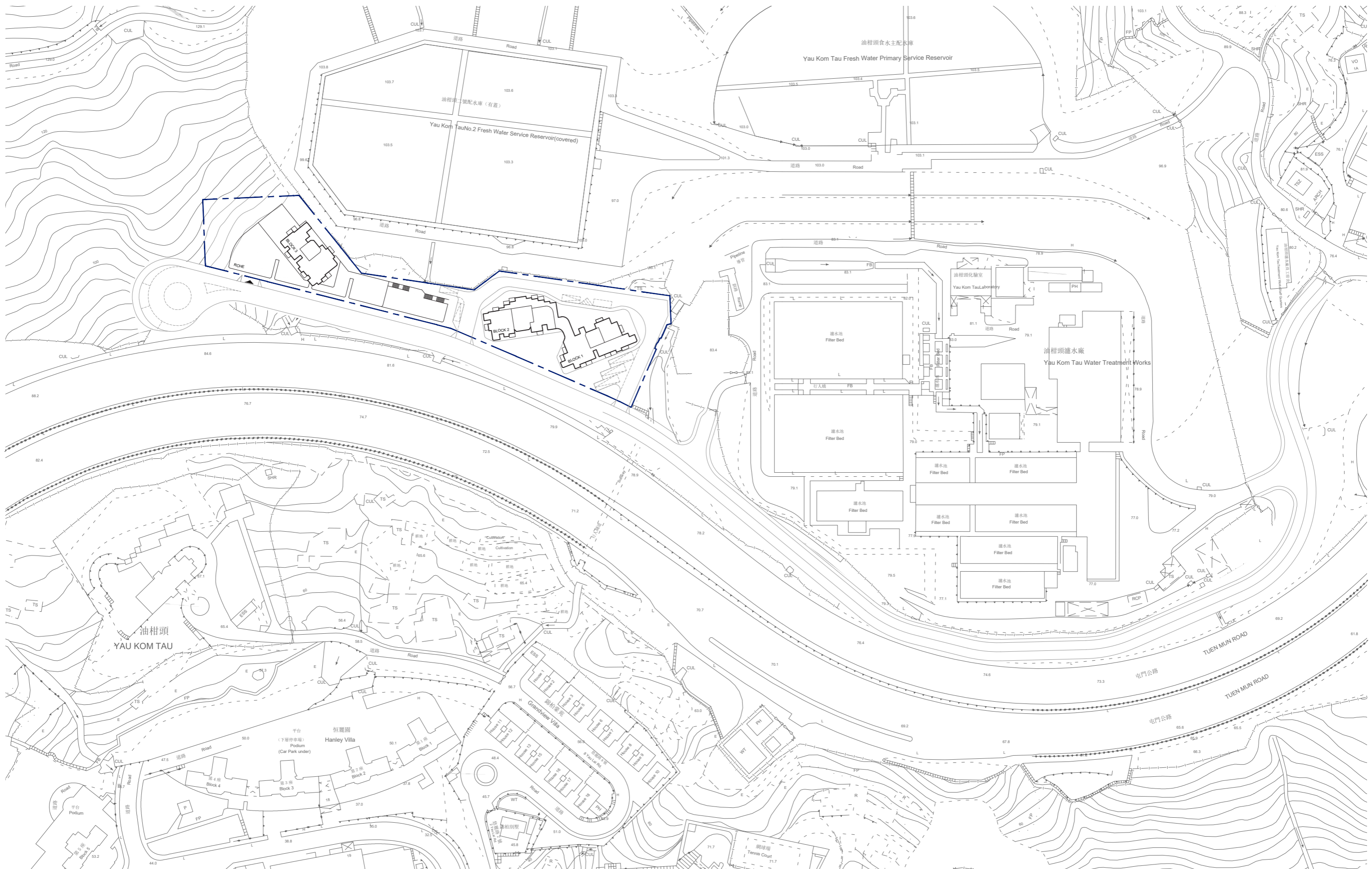
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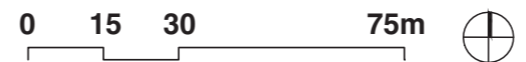




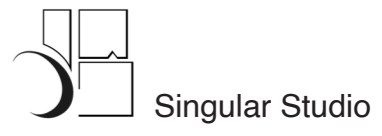




**LOCATION PLAN SK-1 25 SEPTEMBER 2023**  
**PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT**  
**LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING**  
**GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN**



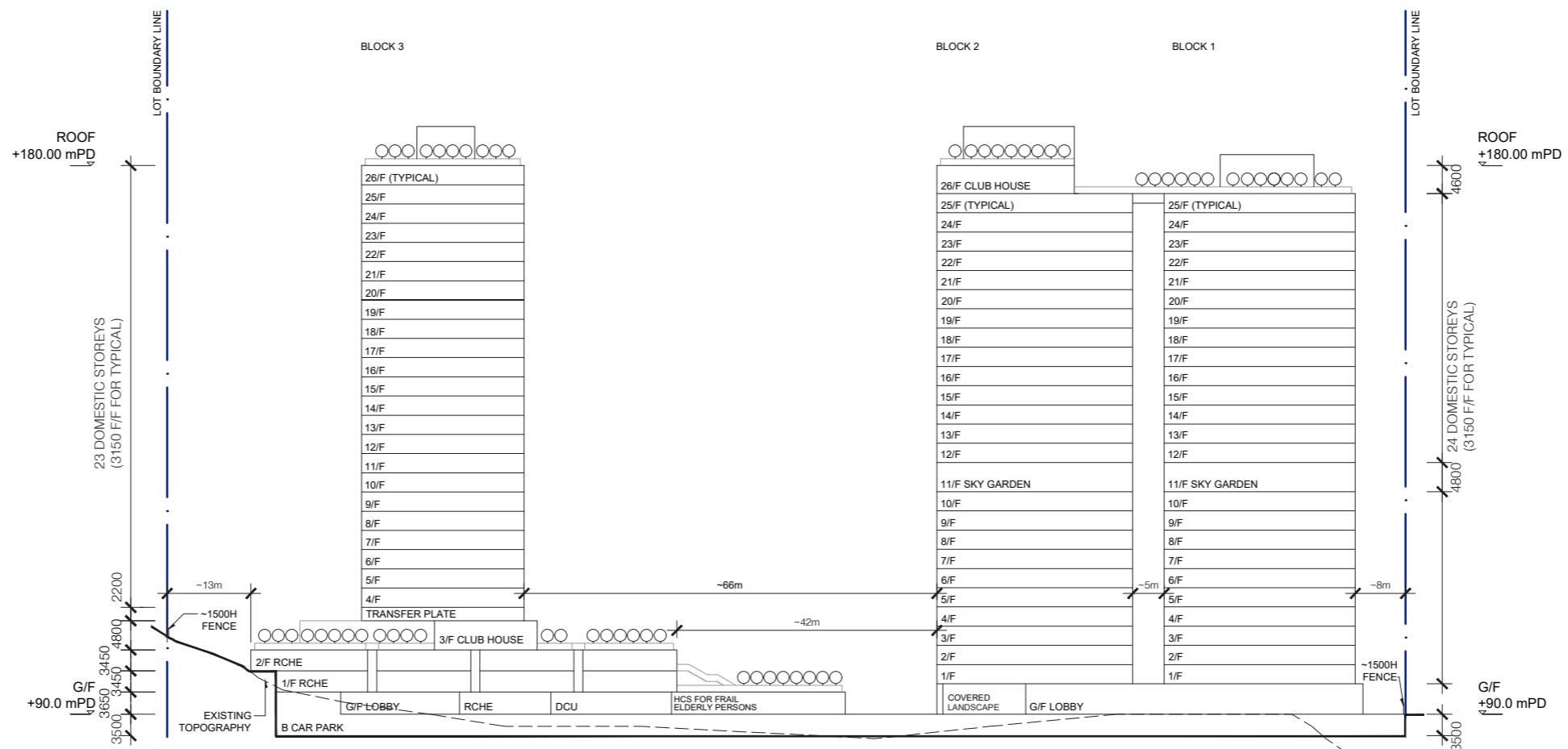
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(INDICATIVE ONLY)

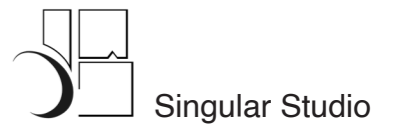
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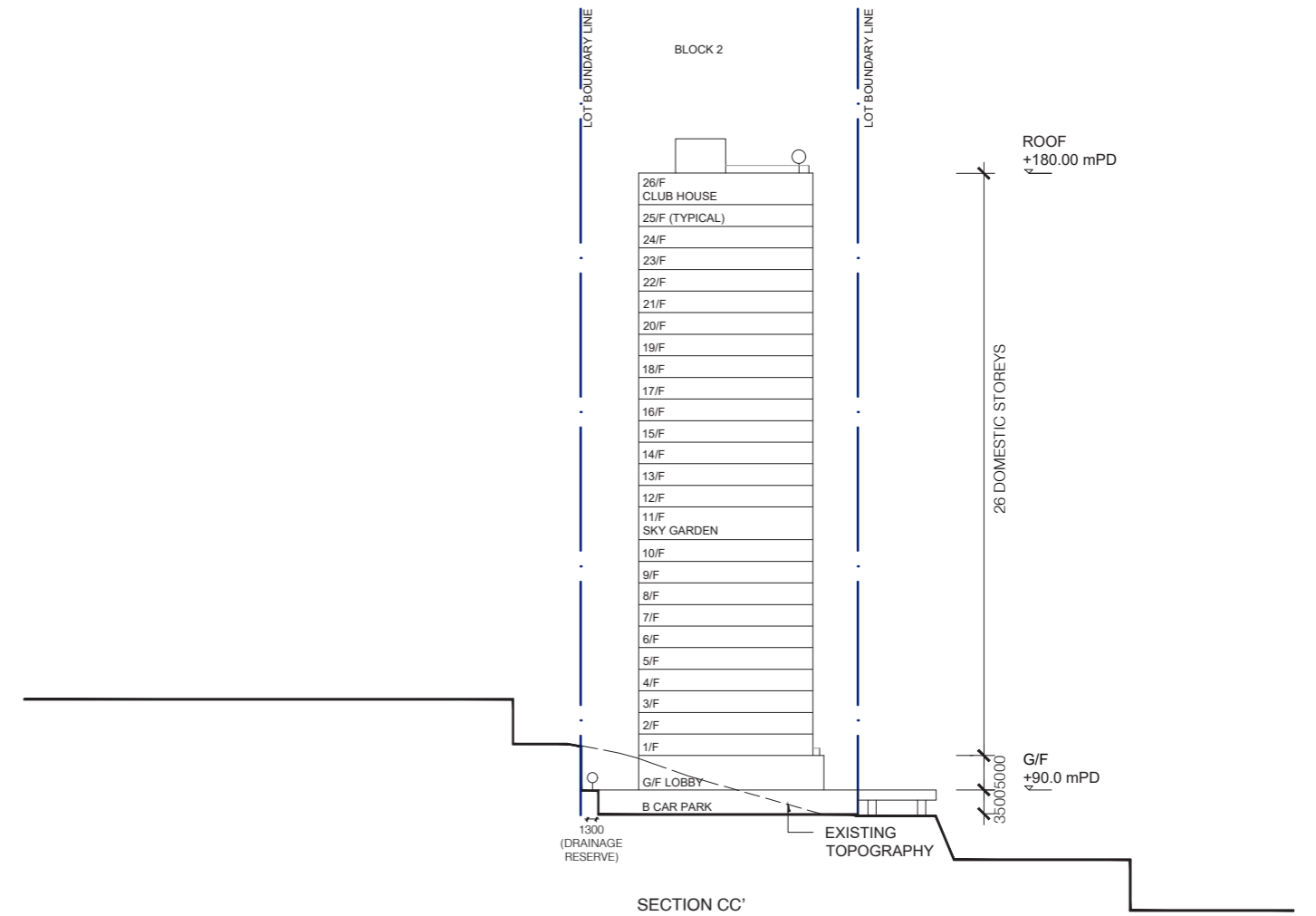
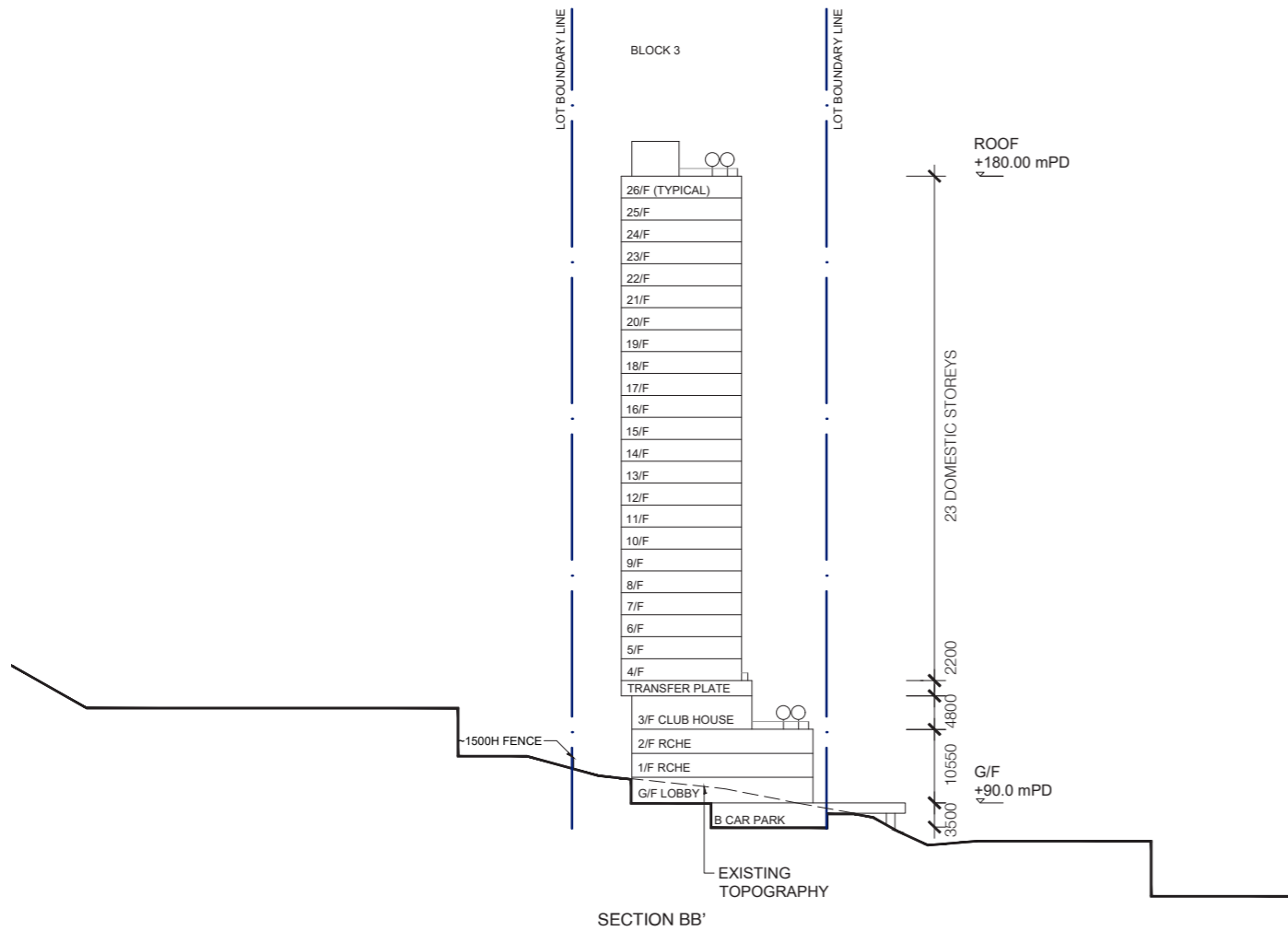


**SCHEMATIC SECTION AA SK-3 22 SEPTEMBER 2023**  
**PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT**  
**LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING**  
**GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN**

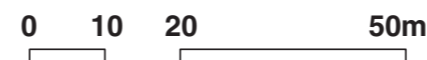
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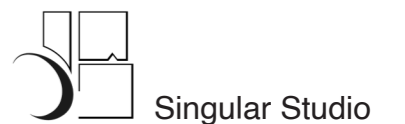


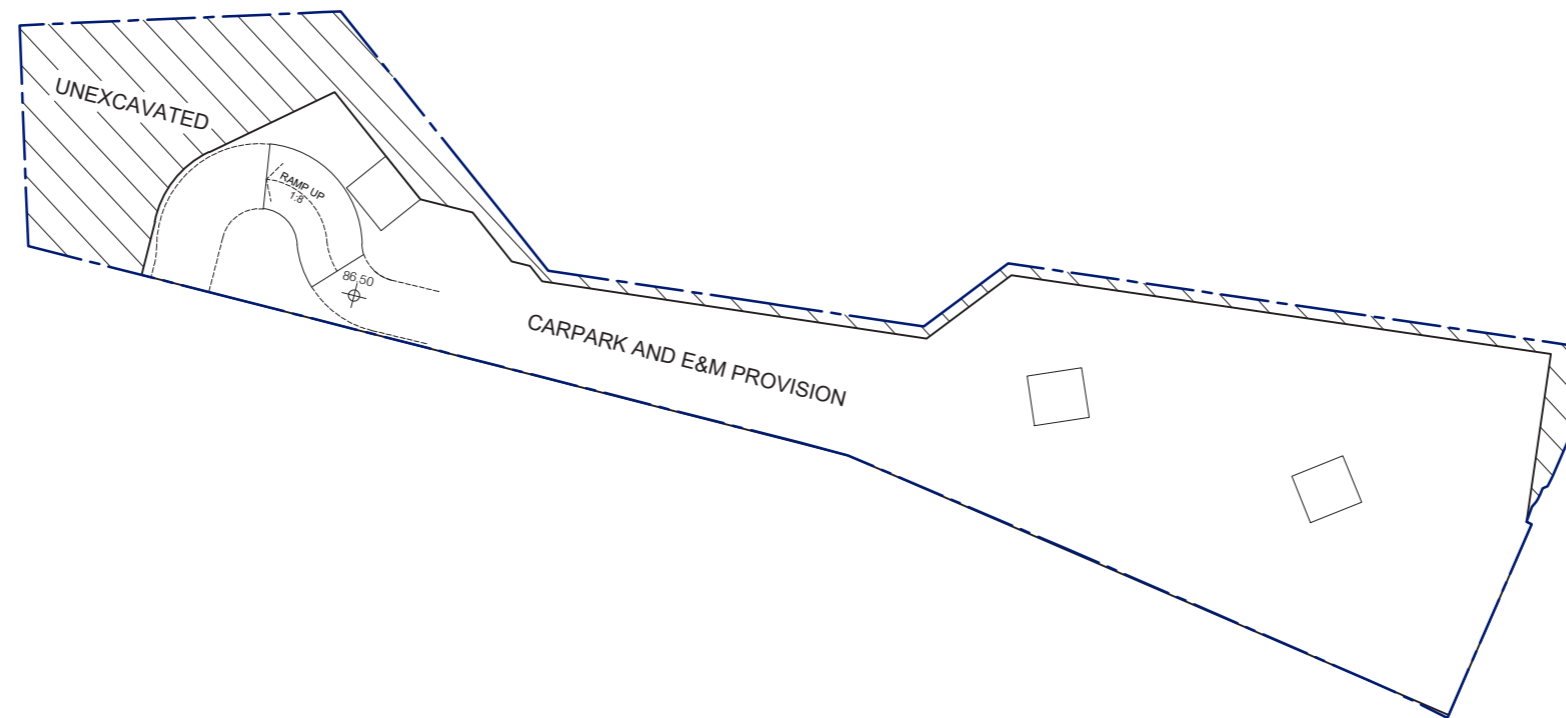


**SCHEMATIC SECTIONS SK-4 22 SEPTEMBER 2023**  
**PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN**



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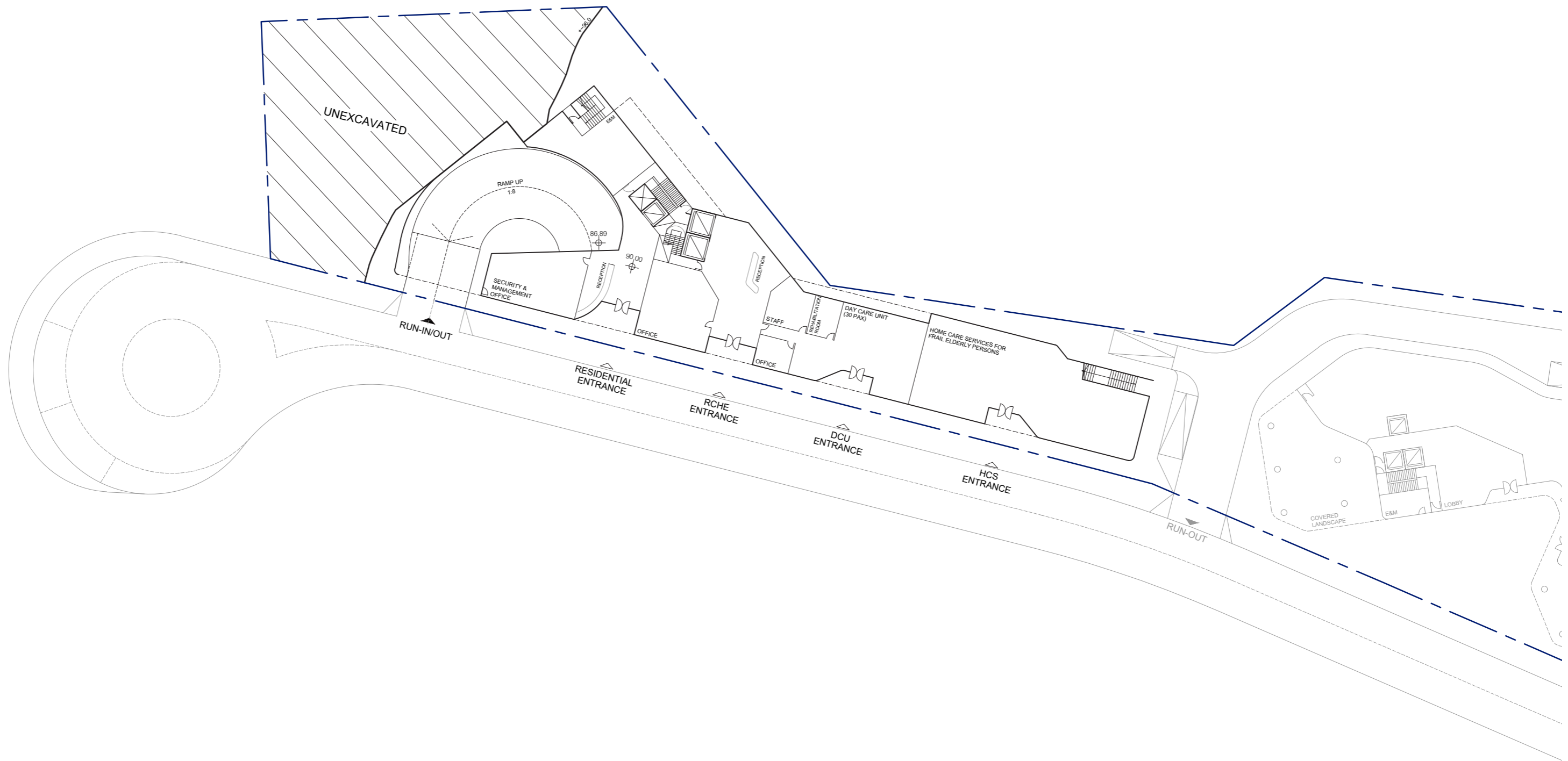




**GROUND FLOOR PLAN (BLOCK 1 & 2) SK-6** 25 SEPTEMBER 2023  
 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT  
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 GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN



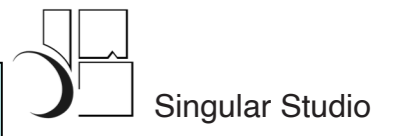
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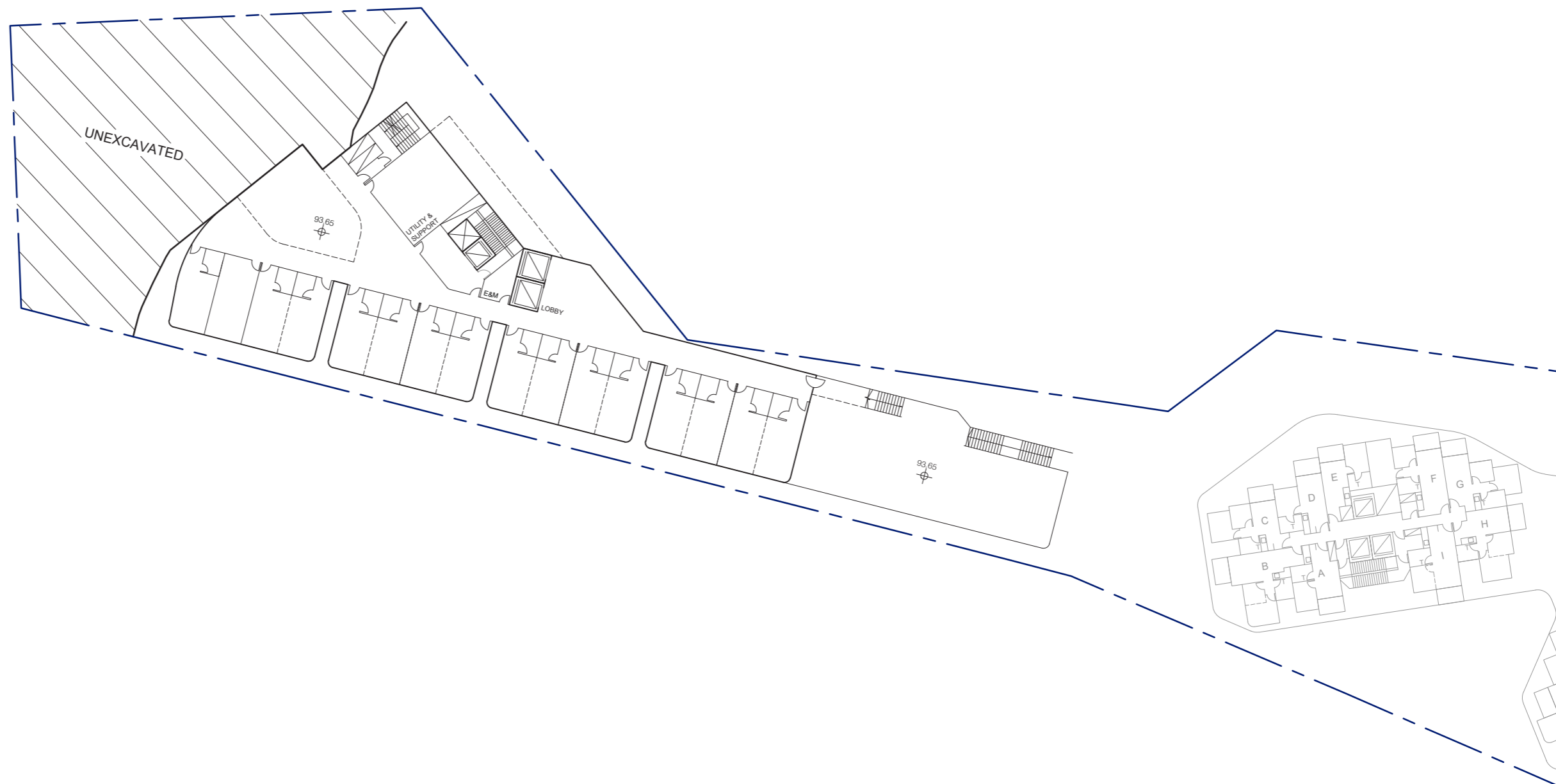


**GROUND FLOOR PLAN (BLOCK 3 & RCHE) SK-7** 25 SEPTEMBER 2023  
 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT  
 LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING  
 GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN



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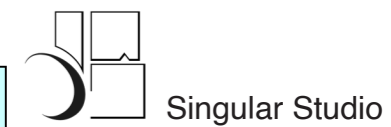




**FIRST FLOOR PLAN (RCHE) SK-8** 22 SEPTEMBER 2023  
 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT  
 LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING  
 GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN



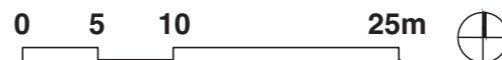
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**SECOND FLOOR PLAN (RCHE) SK-9** 22 SEPTEMBER 2023  
 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT  
 LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING  
 GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN



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