

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TW/19**  
**关于申请编号 Y/TW/19 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 25.10.2023  
因应於 2023 年 10 月 25 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/19		
Location/address 位置/地址	Lots 1177 S.A RP, 1181 and 1205 in D.D. 453, Fu Yung Shan, Tsuen Wan 荃湾芙蓉山丈量约份第 453 约地段第 1177 号 A 分段余段、第 1181 号及第 1205 号		
Site area 地盘面积	About 约 11,574 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	"Green Belt" and "Village Type Development" 「绿化地带」及「乡村式发展」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Green Belt" and "Village Type Development" 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「乡村式发展」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
	Maximum 最大	About 约 34,722	About 约 3
	Domestic 住用	About 约 29,322	About 约 2.53
	Non-domestic 非住用	About 约 5,400	About 约 0.47
No. of block 幢数	Domestic 住用	2	
	Non-domestic 非住用	1	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		135.7 - 146	mPD 米(主水平基准上)
		19 - 21	Storey(s) 层
		2	<i>Exclude</i> 不包括 <i>Basement</i> 地库
	Non-domestic 非住用	-	m 米
		80	mPD 米(主水平基准上)
		7	Storey(s) 层
		1	<i>Exclude</i> 不包括 <i>Basement</i> 地库
	Composite 综合用途	-	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 33 %		
No. of units 单位数目	608 Flats 住宅单位 328 Beds in RCHE 安老院舍床位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,456	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		142
	Private Car Parking Spaces 私家车车位		135
	Motorcycle Parking Spaces 电单车车位		7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		6
	Loading / unloading bays 上落客货车位		3
	Pick-up / Drop-off lay-by 停车处		2
	Shuttle bus lay-by 穿梭巴士停车处		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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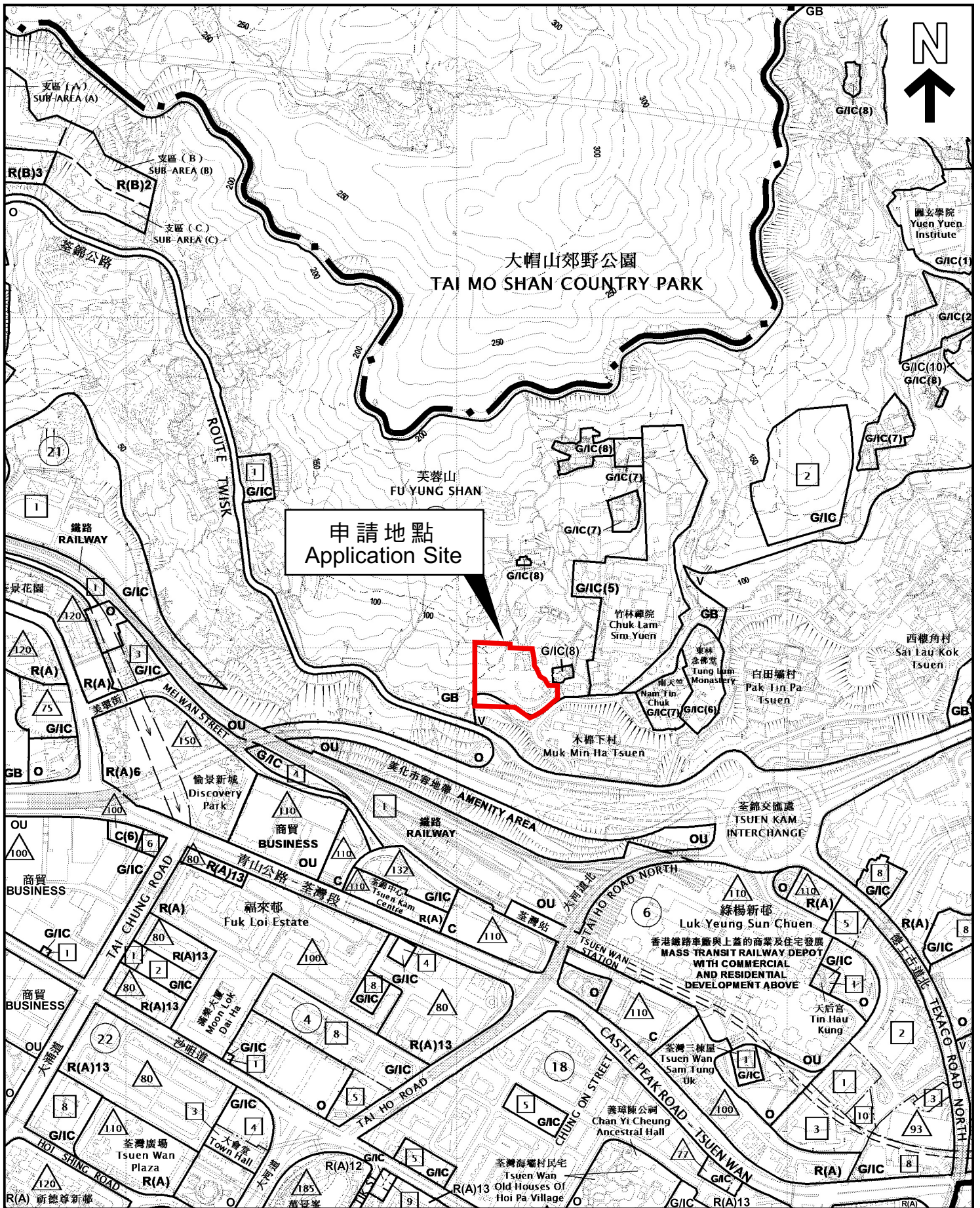
**Submitted Plans, Drawings and Documents 提交的图则、绘图及文件**

	<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 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 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 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 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"/>
<b><u>Revised Ecological Impact Assessment 经修订的生态影响评估</u></b>		
<b><u>Revised Geotechnical Planning Review Report 经修订的土力规划检讨报告</u></b>		

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。



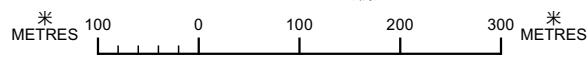
申請地點  
Application Site

本摘要圖於2023年11月2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  
2.11.2023 BASED ON OUTLINE ZONING  
PLAN No. S/TW/36 EXHIBITED ON  
28.4.2023

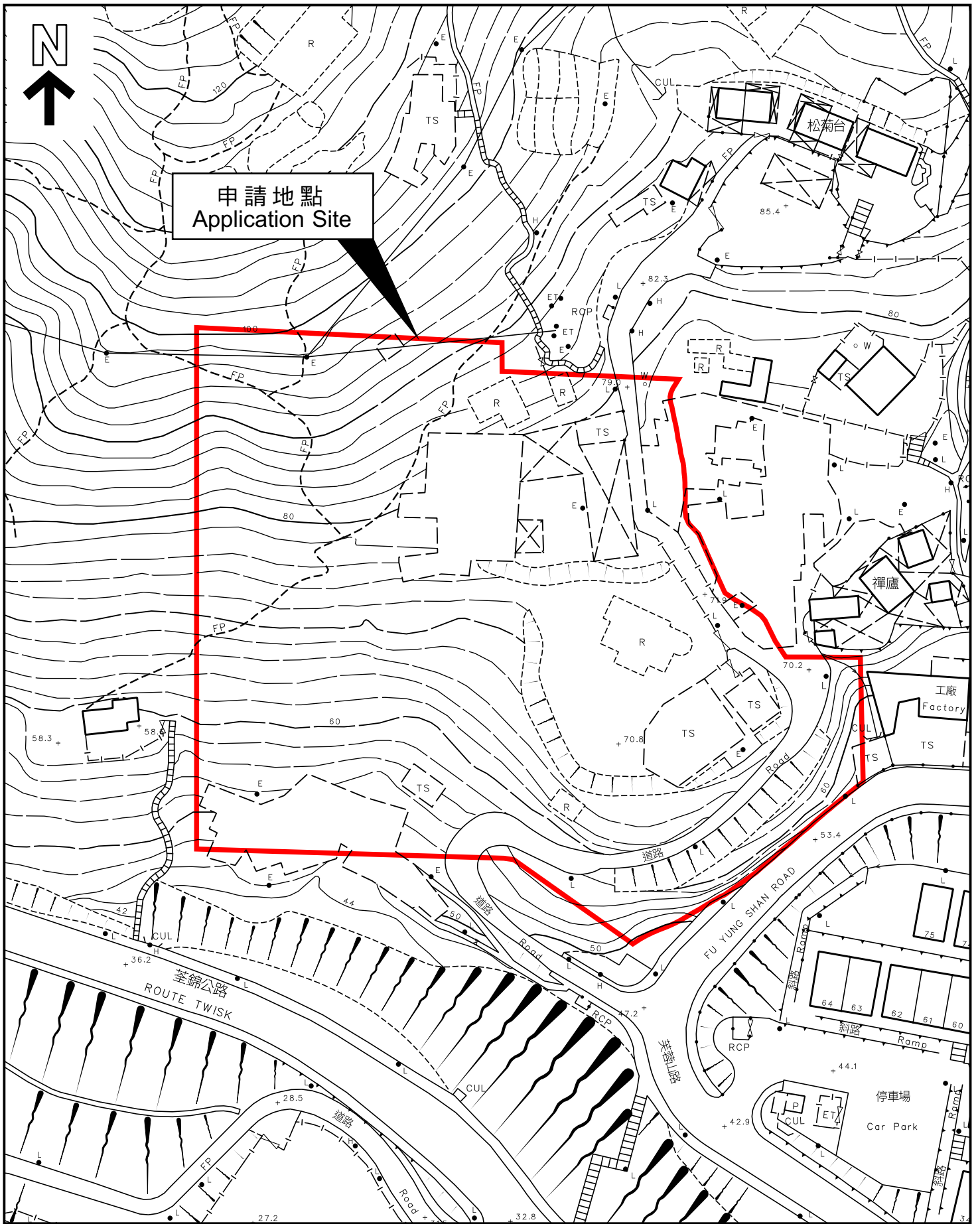
位置圖 LOCATION PLAN

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.  
Y/TW/19



申請地點  
Application Site

本摘要圖於2023年11月2日擬備，  
所根據的資料為測量圖編號6-SE-15D 及 20B  
和 7-SW-11C 及 16A

EXTRACT PLAN PREPARED ON  
2.11.2023 BASED ON SURVEY SHEETS  
No. 6-SE-15D & 20B AND 7-SW-11C & 16A

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/19

申請編號 **Application No. : Y/TW/19**

**備註 Remarks**

申請人回應部門意見，並提交經修訂的樓宇平面圖、環境評估、交通影響評估、生態影響評估、土力規劃檢討報告，以及更新的排水影響評估和排污影響評估。

The applicant provided responses to departmental comments, and submitted revised floor plans, Environmental Assessment, Traffic Impact Assessment, Ecological Impact Assessment, Geotechnical Planning Review Report, and updated Drainage Impact Assessment and Sewerage Impact Assessment

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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## LEGEND

- - - APPLICATION SITE BOUNDARY
- - - LOT BOUNDARY
- - - EXISTING ROAD
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY



申請編號 Application No. : Y/TW/19  
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Typical Floor Layout Plan  
 1:500

## LEGEND

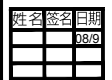
- APPLICATION SITE BOUNDARY
- LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LP LOADING / UNLOADING
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- ↑↓ VEHICULAR INGRESS / EGRESS



THIS PLAN SHOWS  
THE 1ST FLOOR PLAN  
OF RCHE

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G/F & Podium Plan  
1:500



建筑是人类历史文明进程的见证





## LEGEND

- - - APPLICATION SITE BOUNDARY
- - - LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LP LOADING / UNLOADING
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- ↕ VEHICULAR INGRESS / EGRESS



PARKING PROVISION FOR T1 & T2	
B1	
CAR PARKING SPACE = 51	
DISABLED CAR PARKING SPACE = 1	

PARKING PROVISION FOR RCHE	
G/F & PODIUM	
CAR PARKING SPACE = 7	
DISABLED CAR PARKING SPACE = 1	
LIGHT GOODS VEHICLE LOADING / UNLOADING BAY (SHARE-USED WITH AMBULANCE) = 1	
SHUTTLE BUS LAY-BY = 1	

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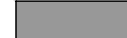

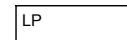
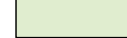

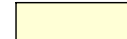

THIS PLAN SHOWS THE GROUND FLOOR PLAN OF RCHE

Basement 1 Carpark Plan  
1:500



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## LEGEND

-  APPLICATION SITE BOUNDARY
-  LOT BOUNDARY
-  RESIDENTIAL
-  RESIDENTIAL CARE HOME FOR ELDERLY
-  CAR RAMP
-  E & M / CARPARK
-  LOADING / UNLOADING
-  LANDSCAPE ON GRADE
-  DRIVEWAY
-  RECREATIONAL FACILITIES (CLUB HOUSE)
-  VEHICULAR INGRESS / EGRESS

PARKING PROVISION FOR T1 & T2	
B2	
CAR PARKING SPACE =	64
DISABLED CAR PARKING SPACE =	1
MOTORCYCLE PARKING SPACE =	7



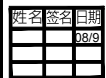
申請編號 Application No. : Y/TW/19

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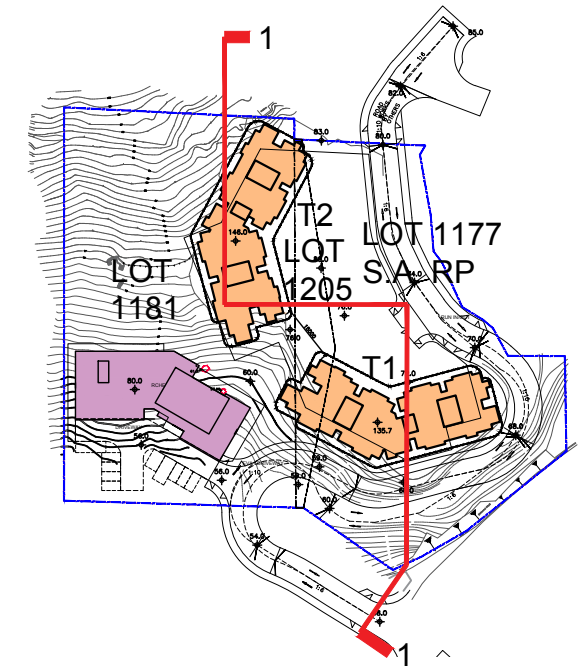
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THIS PLAN SHOWS  
 THE GROUND FLOOR  
 PLAN OF RCHE

Basement 2 Carpark Plan  
 1:500



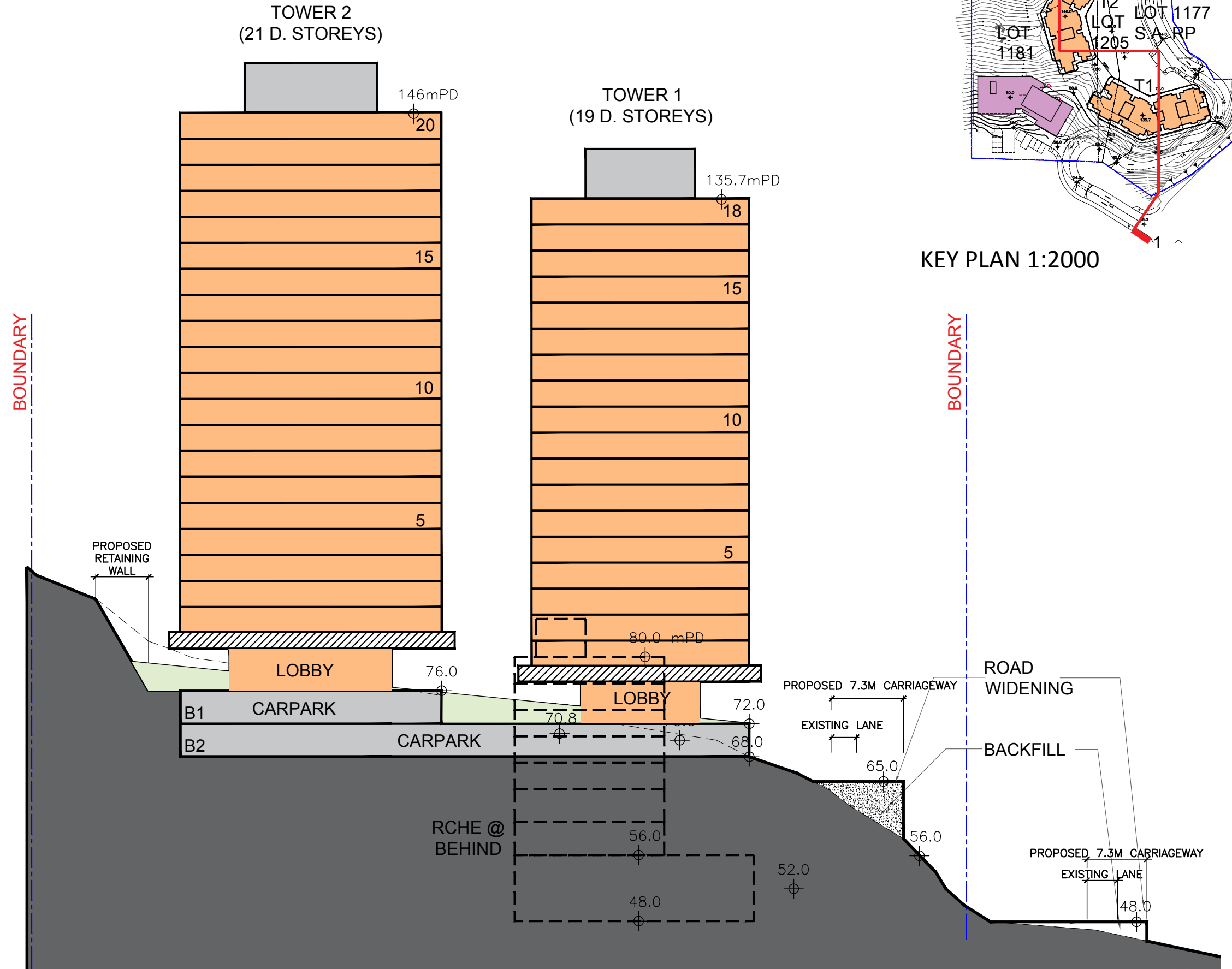
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KEY PLAN 1:2000

**LEGEND**

- - - APPLICATION SITE BOUNDARY
- - - LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LP LOADING / UNLOADING
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- ↕ VEHICULAR INGRESS / EGRESS



Section 1

1:500

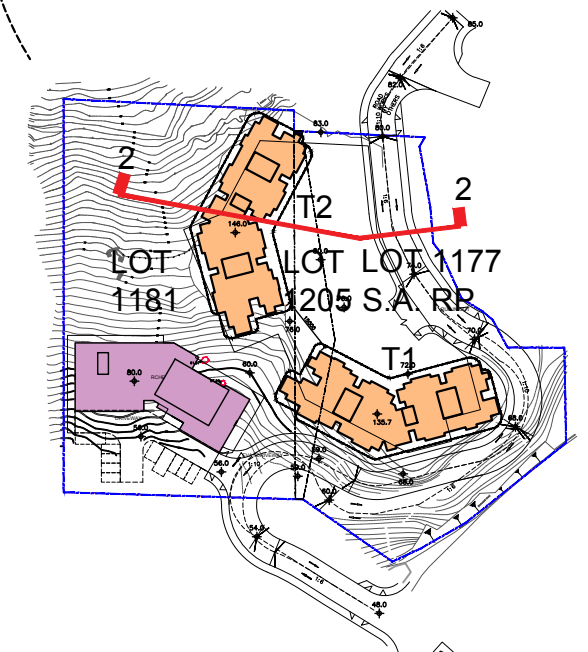
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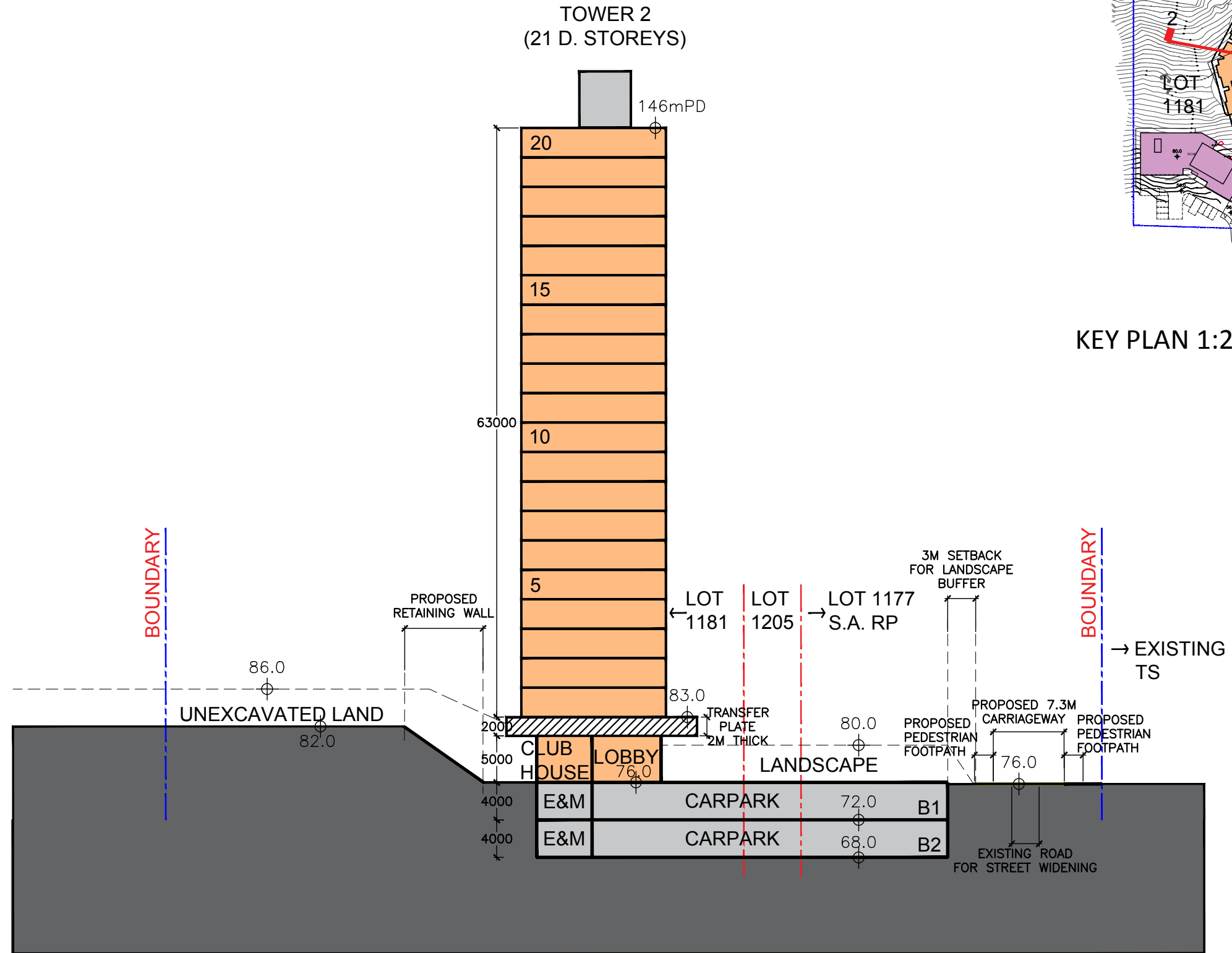
建筑是人类历史文明进程的见证



KEY PLAN 1:2000

**LEGEND**

- - - APPLICATION SITE BOUNDARY
- - - LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LP LOADING / UNLOADING
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- ↕ VEHICULAR INGRESS /EGRESS

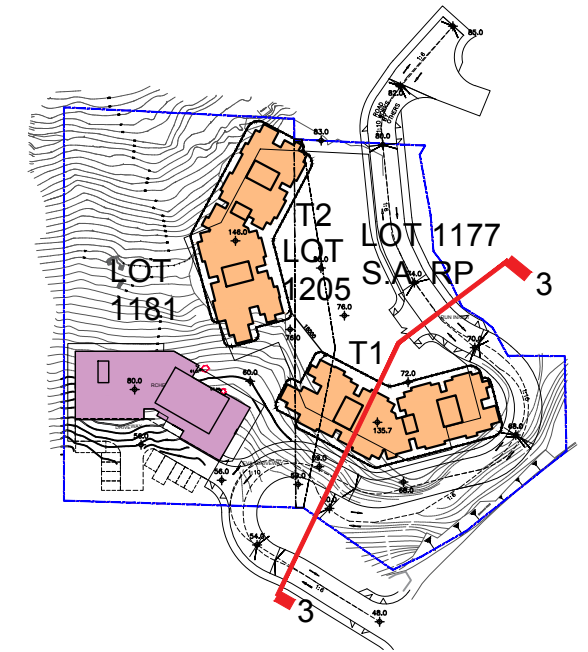


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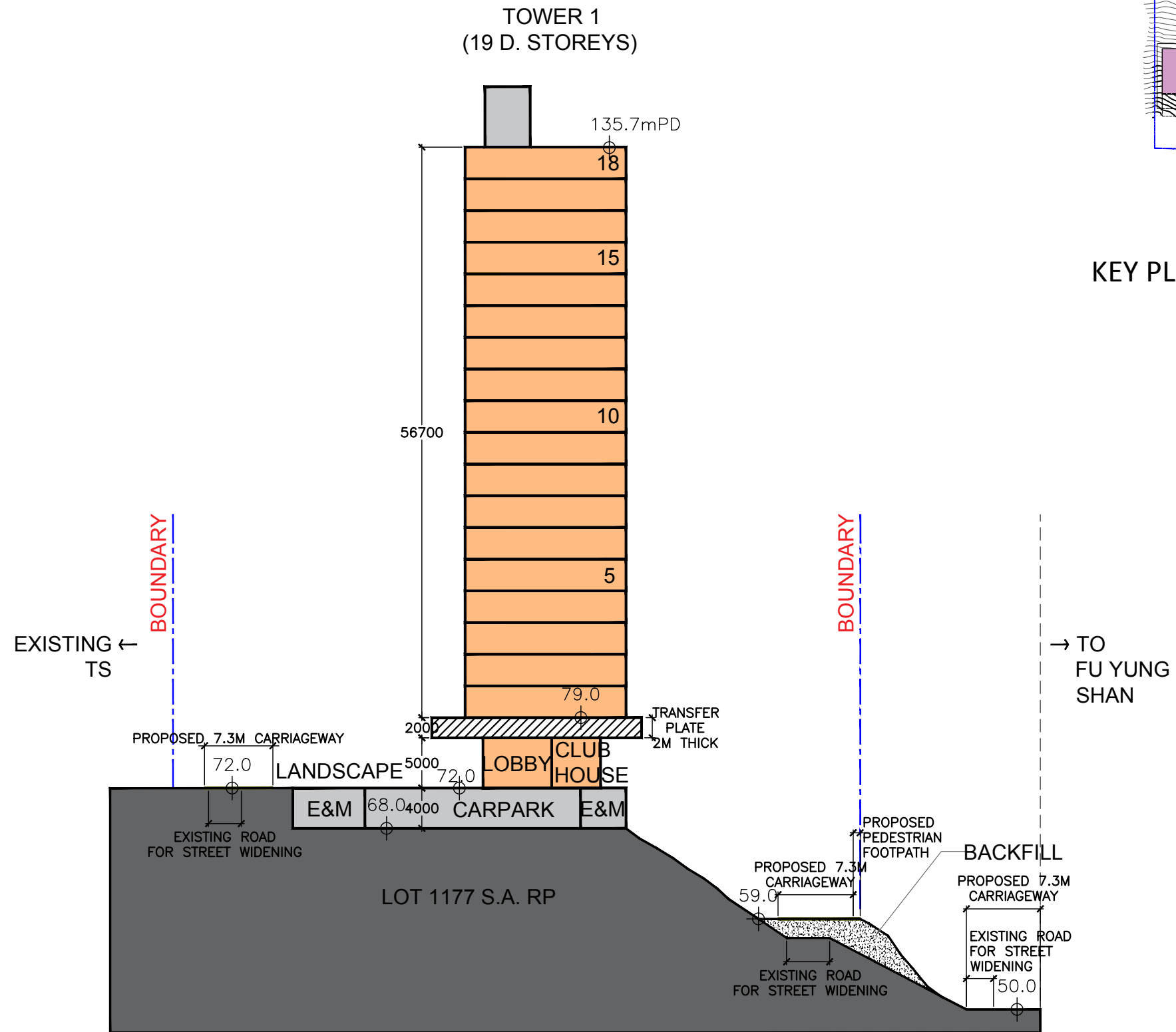
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Section 2  
1:500



**LEGEND**

- APPLICATION SITE BOUNDARY
- LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LOADING / UNLOADING
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
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Section 3  
1:500



Total unit / floor : 16 nos

1 Bedroom Unit : 7 nos.

2 Bedroom Unit : 6 nos.

3 Bedroom Unit : 3 nos.

Bathroom



\*Note: Tower 1 & Tower 2 are HANDED

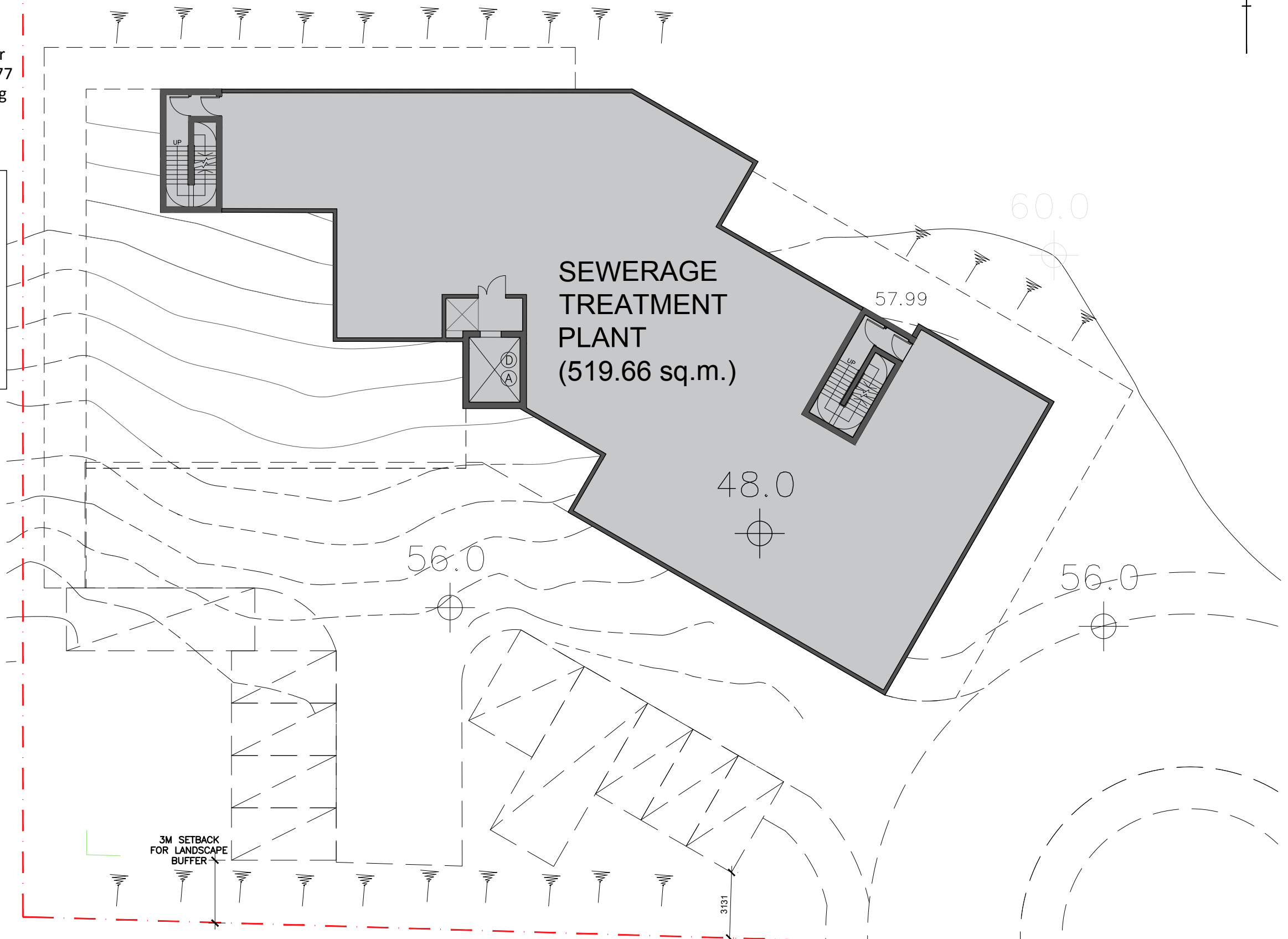
Typical Flat Layout Plan  
1:200

Planning Application under Section 12A for  
the Proposed Development at Lot Nos.1177  
S.A. RP, 1205 and 1181 in D.D. 453 Fu Yung  
Shan, Tsuen Wan, New Territories.

Scale = AS SHOWN

## LEGEND

-  LOT BOUNDARY OF DEVELOPMENT
-  SEWERAGE TREATMENT PLANT



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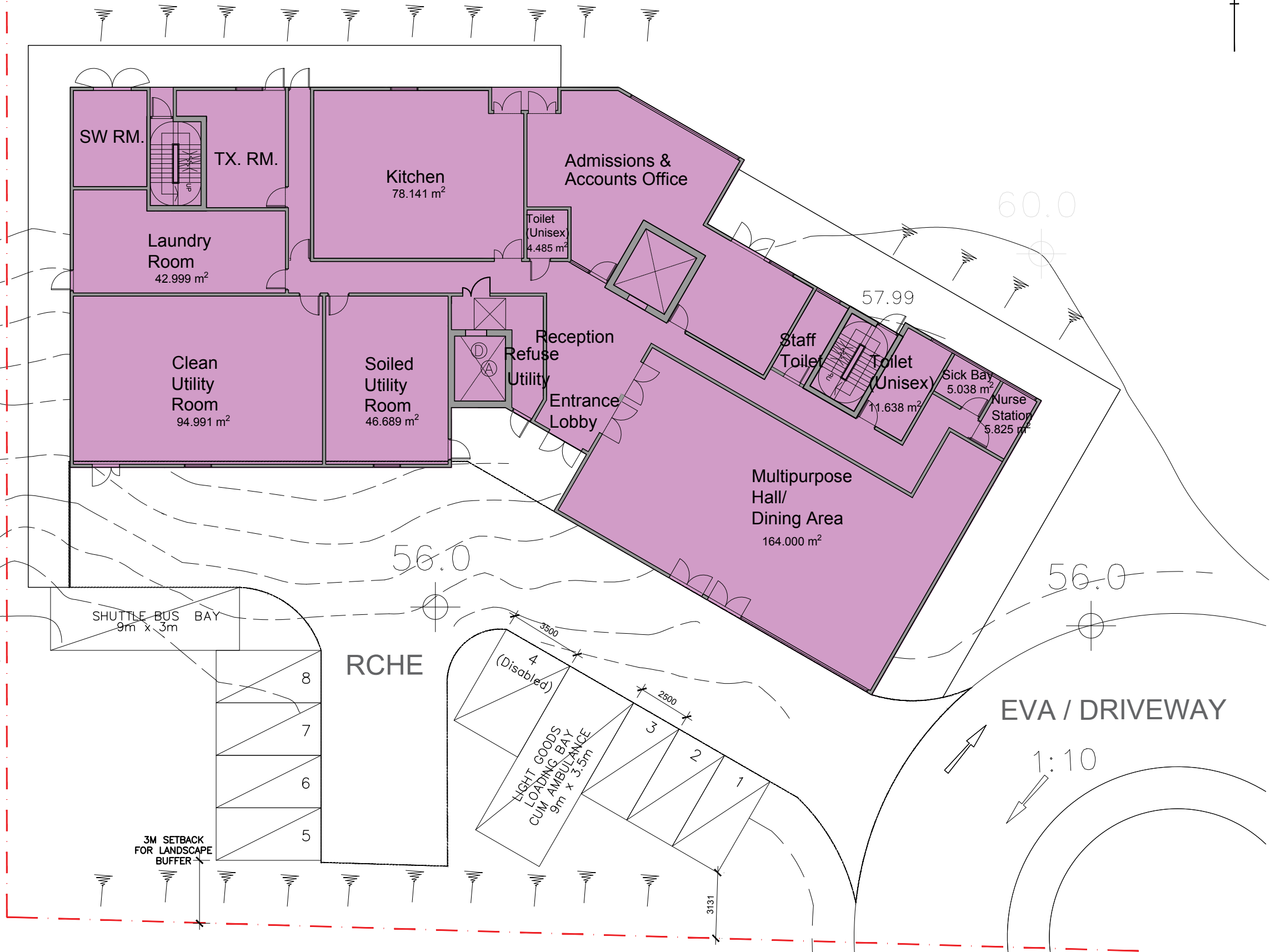
RCHE Basement Plan  
1:200

Planning Application under Section 12A for the Proposed Development at Lot Nos.1177 S.A. RP, 1205 and 1181 in D.D. 453 Fu Yung Shan, Tsuen Wan, New Territories.

Scale = AS SHOWN

### LEGEND

- LOT BOUNDARY OF DEVELOPMENT
- RESIDENTIAL CARE HOME FOR ELDERLY



AREA OF FLOOR SPACE:

LAUNDRY ROOM	42.999 m <sup>2</sup>
CLEAN UTILITY ROOM	94.991 m <sup>2</sup>
KITCHEN	78.141 m <sup>2</sup>
SICK BAY	5.038 m <sup>2</sup>
NURSE STATION	5.825 m <sup>2</sup>
SOILED UTILITY ROOM	46.689 m <sup>2</sup>
TOILET (UNISEX)	4.485 m <sup>2</sup>
MULTIPURPOSE HALL / DINING AREA	164.000 m <sup>2</sup>
TOILET (UNISEX)	11.638 m <sup>2</sup>
<b>TOTAL AREA ON G/F</b>	<b>453.806 m<sup>2</sup></b>

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RCHE Ground Floor Plan  
1:200

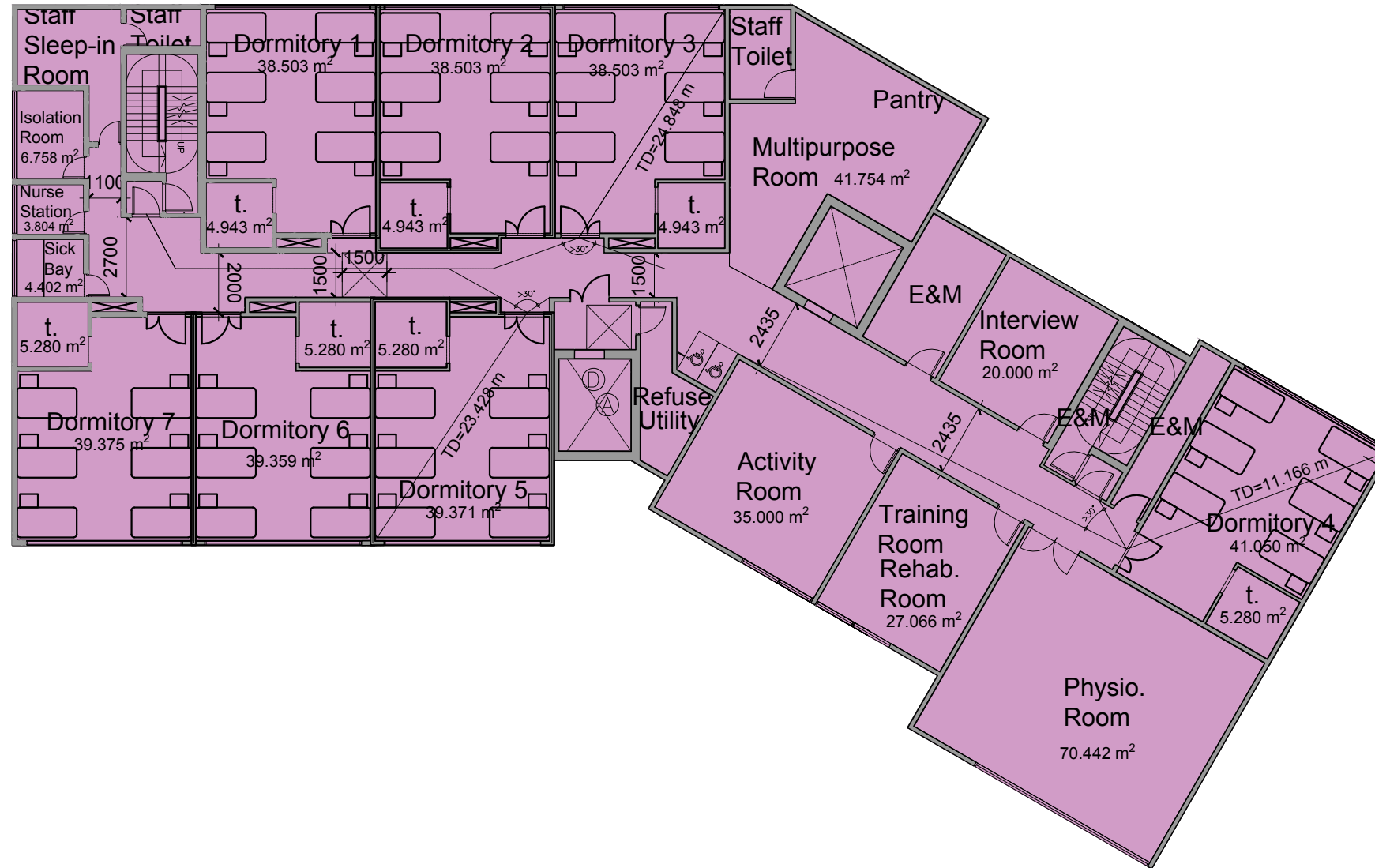




**LEGEND**

--- LOT BOUNDARY OF DEVELOPMENT

RESIDENTIAL CARE HOME FOR ELDERLY



AREA OF FLOOR SPACE:

ISOLATION ROOM	6.758	m <sup>2</sup>
NURSE STATION	3.804	m <sup>2</sup>
SICK BAY	4.402	m <sup>2</sup>
Dormitory 1	38.503	m <sup>2</sup>
T.	4.943	m <sup>2</sup>
Dormitory 2	38.503	m <sup>2</sup>
T.	4.943	m <sup>2</sup>
Dormitory 3	38.503	m <sup>2</sup>
T.	4.943	m <sup>2</sup>
Dormitory 4	41.050	m <sup>2</sup>
T.	5.280	m <sup>2</sup>
Dormitory 5	39.371	m <sup>2</sup>
T.	5.280	m <sup>2</sup>
Dormitory 6	39.359	m <sup>2</sup>
T.	5.280	m <sup>2</sup>
Dormitory 7	39.375	m <sup>2</sup>
T.	5.280	m <sup>2</sup>
MULTIPURPOSE ROOM	41.754	m <sup>2</sup>
ACTIVITY ROOM	35.000	m <sup>2</sup>
INTERVIEW ROOM	20.000	m <sup>2</sup>
TRAINING ROOM	27.066	m <sup>2</sup>
PHYSIO. ROOM	70.442	m <sup>2</sup>
<b>TOTAL AREA ON 1/F</b>	<b>519.839</b>	<b>m<sup>2</sup></b>

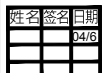
Note:

7 units of Dormitory 4  
42 nos. of beds on 1F

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**LEGEND**

— LOT BOUNDARY OF DEVELOPMENT

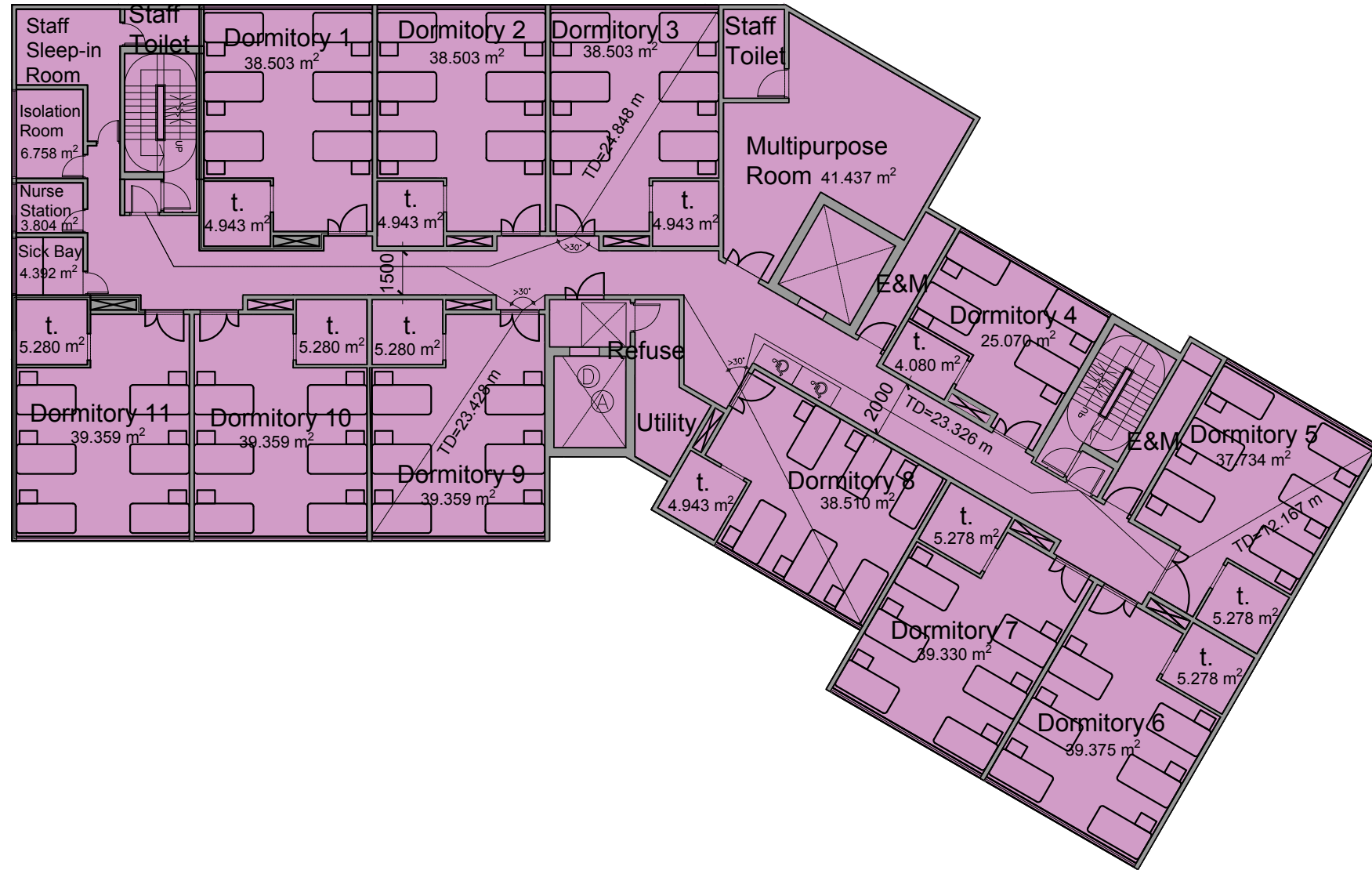
RESIDENTIAL CARE HOME FOR ELDERLY

AREA OF FLOOR SPACE:

ISOLATION ROOM	6.758	m <sup>2</sup>
NURSE STATION	3.804	m <sup>2</sup>
SICK BAY	4.392	m <sup>2</sup>
Dormitory 1	38.503	m <sup>2</sup>
T.	4.943	m <sup>2</sup>
Dormitory 2	38.503	m <sup>2</sup>
T.	4.943	m <sup>2</sup>
Dormitory 3	38.503	m <sup>2</sup>
T.	4.943	m <sup>2</sup>
Dormitory 4	25.070	m <sup>2</sup>
T.	4.080	m <sup>2</sup>
Dormitory 5	37.734	m <sup>2</sup>
T.	5.278	m <sup>2</sup>
Dormitory 6	39.375	m <sup>2</sup>
T.	5.278	m <sup>2</sup>
Dormitory 7	39.375	m <sup>2</sup>
T.	5.278	m <sup>2</sup>
Dormitory 8	38.510	m <sup>2</sup>
T.	4.943	m <sup>2</sup>
Dormitory 9	39.359	m <sup>2</sup>
T.	5.280	m <sup>2</sup>
Dormitory 10	39.359	m <sup>2</sup>
T.	5.280	m <sup>2</sup>
Dormitory 11	39.359	m <sup>2</sup>
T.	5.280	m <sup>2</sup>
MULTIPURPOSE ROOM	41.437	m <sup>2</sup>
<b>TOTAL AREA ON TYPICAL FLOOR</b>	<b>525.567</b>	<b>m<sup>2</sup></b>

525.567 X4 m<sup>2</sup>

TOTAL AREA ON 2/F-5/F 2102.268 m<sup>2</sup>



Note:

Dormitory No.4 only has 4 beds.  
1 typical level will have 64 beds.  
[(10 units x 6 beds) + 4 beds]



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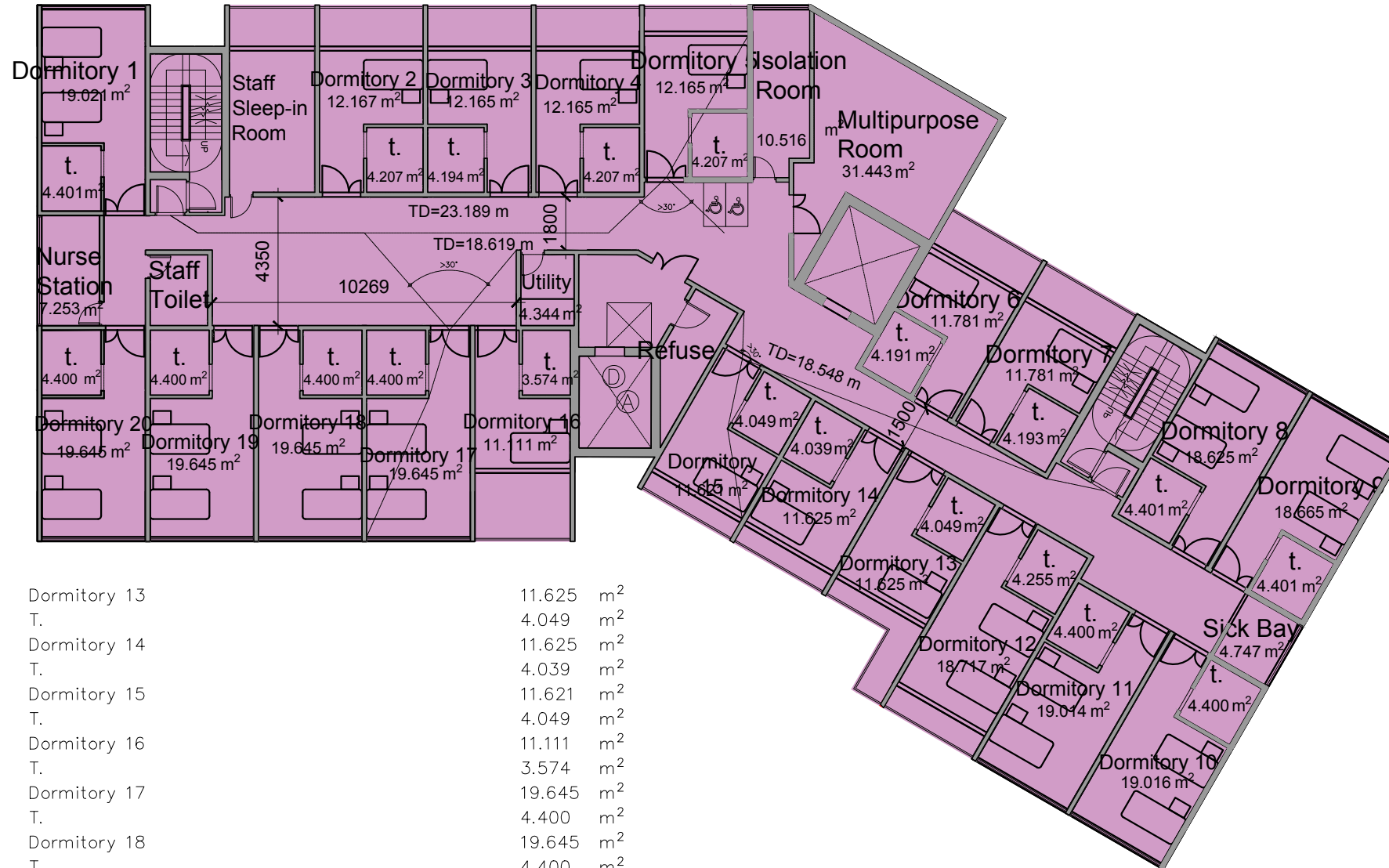
**LEGEND**

— LOT BOUNDARY OF DEVELOPMENT

RESIDENTIAL CARE HOME FOR ELDERLY

AREA OF FLOOR SPACE:

ISOLATION ROOM	10.516	m <sup>2</sup>
NURSE STATION	7.253	m <sup>2</sup>
SICK BAY	4.747	m <sup>2</sup>
Dormitory 1	19.021	m <sup>2</sup>
T.	4.401	m <sup>2</sup>
Dormitory 2	12.167	m <sup>2</sup>
T.	4.207	m <sup>2</sup>
Dormitory 3	12.165	m <sup>2</sup>
T.	4.194	m <sup>2</sup>
Dormitory 4	12.165	m <sup>2</sup>
T.	4.207	m <sup>2</sup>
Dormitory 5	12.165	m <sup>2</sup>
T.	4.207	m <sup>2</sup>
Dormitory 6	11.781	m <sup>2</sup>
T.	4.191	m <sup>2</sup>
Dormitory 7	11.781	m <sup>2</sup>
T.	4.193	m <sup>2</sup>
Dormitory 8	18.625	m <sup>2</sup>
T.	4.401	m <sup>2</sup>
Dormitory 9	18.665	m <sup>2</sup>
T.	4.401	m <sup>2</sup>
Dormitory 10	19.016	m <sup>2</sup>
T.	4.400	m <sup>2</sup>
Dormitory 11	19.014	m <sup>2</sup>
T.	4.400	m <sup>2</sup>
Dormitory 12	18.717	m <sup>2</sup>
T.	4.255	m <sup>2</sup>



Dormitory 13	11.625	m <sup>2</sup>
T.	4.049	m <sup>2</sup>
Dormitory 14	11.625	m <sup>2</sup>
T.	4.039	m <sup>2</sup>
Dormitory 15	11.621	m <sup>2</sup>
T.	4.049	m <sup>2</sup>
Dormitory 16	11.111	m <sup>2</sup>
T.	3.574	m <sup>2</sup>
Dormitory 17	19.645	m <sup>2</sup>
T.	4.400	m <sup>2</sup>
Dormitory 18	19.645	m <sup>2</sup>
T.	4.400	m <sup>2</sup>
Dormitory 19	19.645	m <sup>2</sup>
T.	4.400	m <sup>2</sup>
Dormitory 20	19.645	m <sup>2</sup>
T.	4.400	m <sup>2</sup>
MULTIPURPOSE ROOM	31.443	m <sup>2</sup>
<b>TOTAL AREA ON 6/F</b>	<b>448.571</b>	<b>m<sup>2</sup></b>

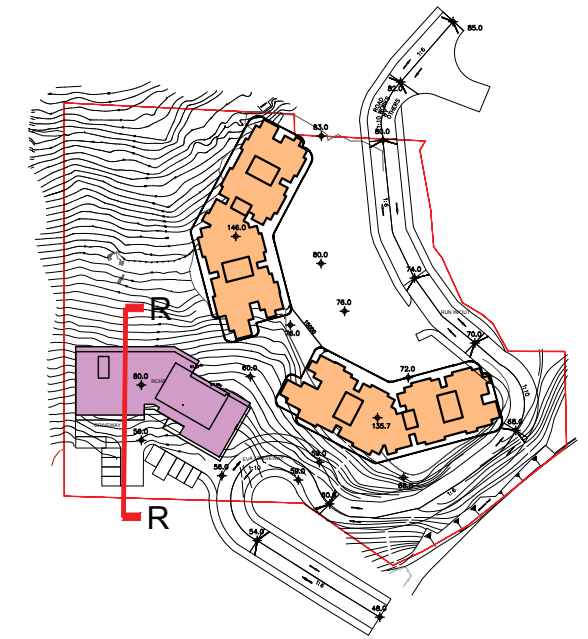
TOTAL AREA OF FLOOR SPACE (G/F - 6/F)	3524.484	m <sup>2</sup>
TOTAL NO. OF RESIDENT	328	

AREA OF FLOOR SPACE PER RESIDENT 10.745 > "MEDIUM AND LOW CARE LAVAL HOMES" REQUIRED 8m<sup>2</sup>/ RESIDENT

Note:

Dormitory No.2-7 & 13-16 have 1 single bed.  
 Dormitory No. 1 & 8-12 & 17-20 have 2 single beds.  
**30 no.s of beds on 6F**  
 [10 units x 2 single beds + 10 units x 1 single bed]

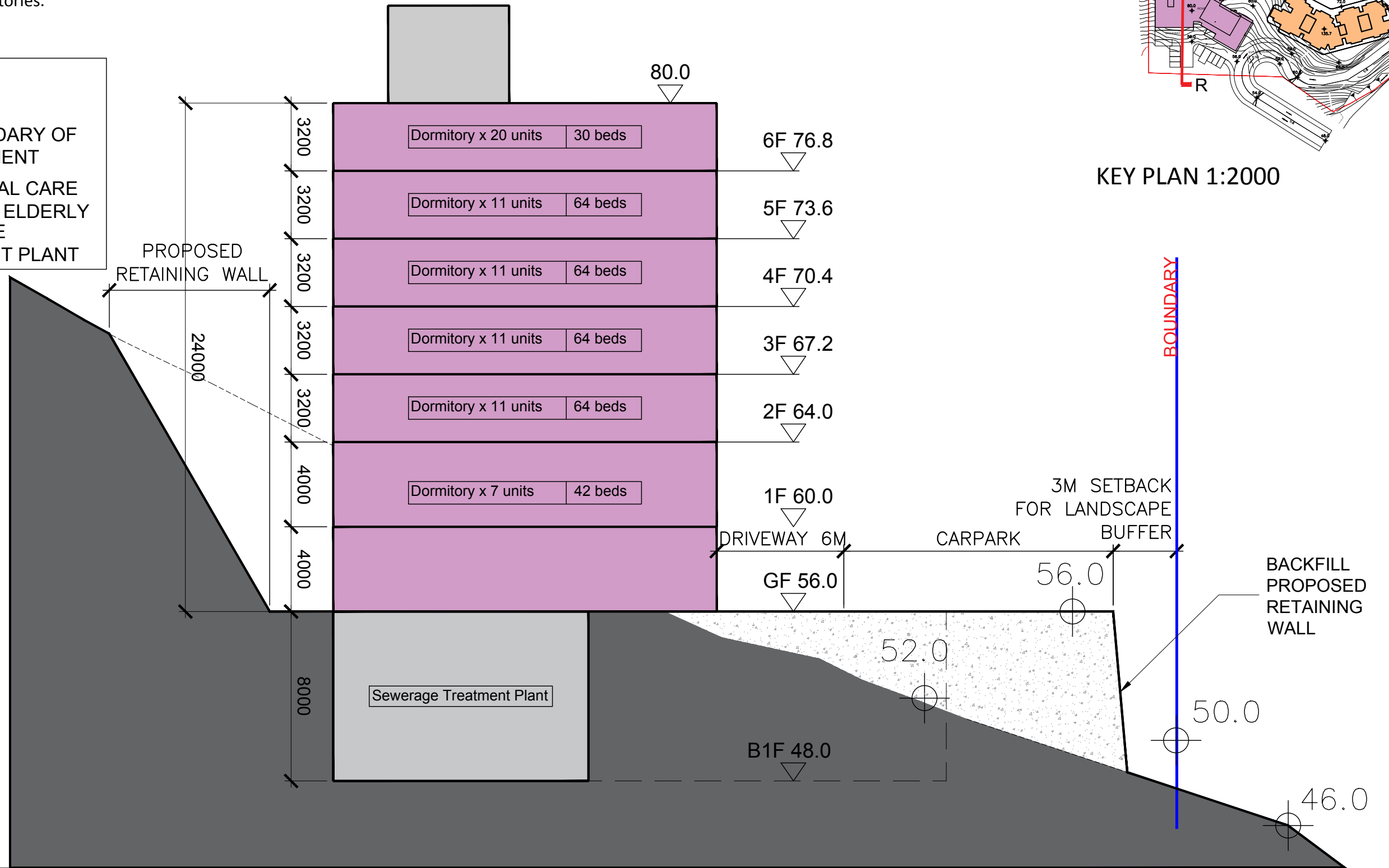
TOTAL GFA approx. 5400 sqm



KEY PLAN 1:2000

**LEGEND**

- LOT BOUNDARY OF DEVELOPMENT
- RESIDENTIAL CARE HOME FOR ELDERLY
- SEWERAGE TREATMENT PLANT



RCHE Section RR  
1:200

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