

**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 11.12.2023
因应于 2023 年 12 月 11 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” 「绿化地带」		
	<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。

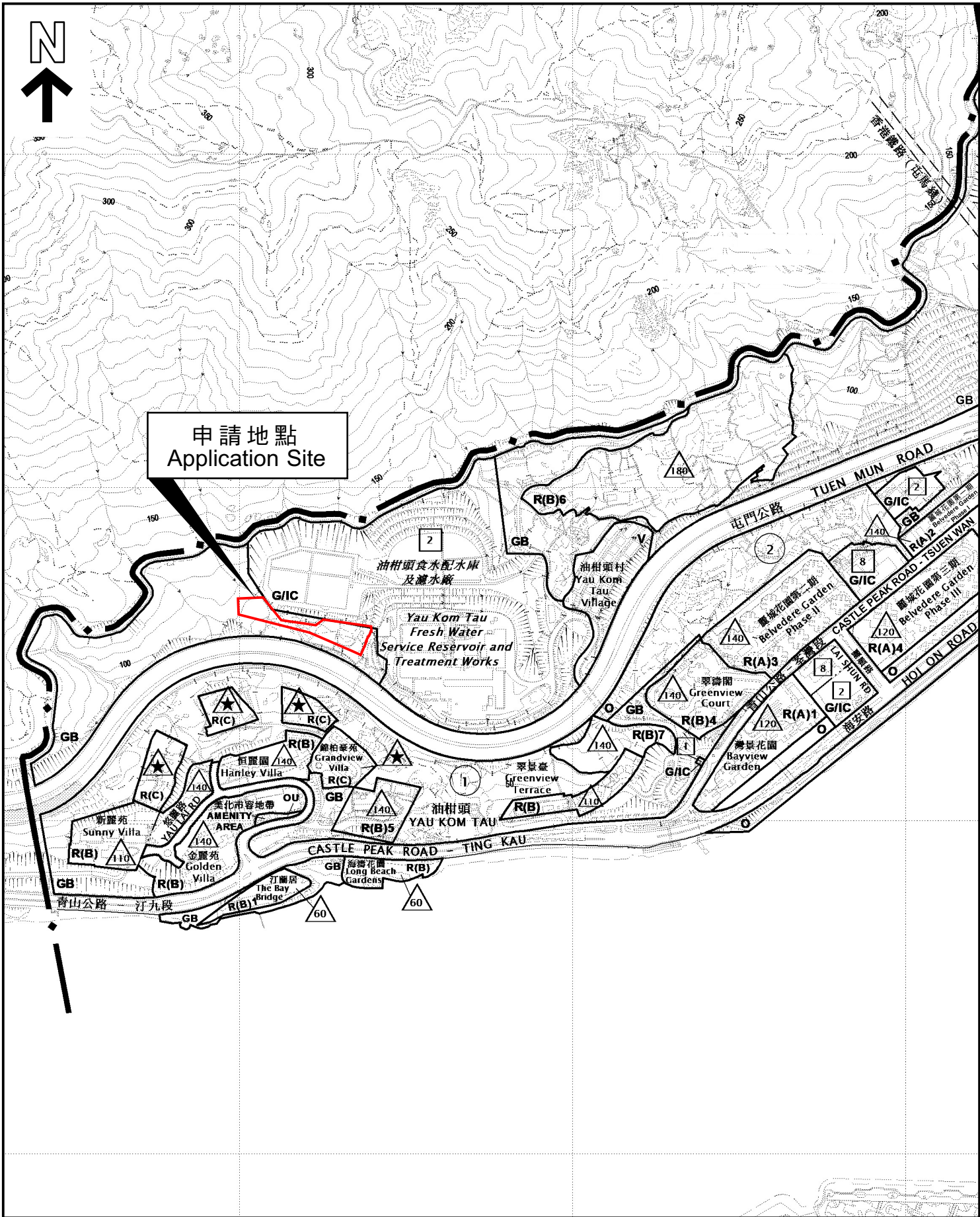
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liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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
<u>Plans and Drawings 图则及绘图</u>		
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 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 pages of Landscape Master Plan 园境设计总图的替代页</u>		
<u>Reports 报告书</u>		
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 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 checked="" type="checkbox"/>
<u>Updated Ecological Impact Assessment 更新的生态影响评估</u>		
<u>Updated Expert Evaluation on Air Ventilation Assessment 更新的空气流通专家评估</u>		
<u>Replacement pages of the Supporting Planning Statement 规划纲领的替代页</u>		
<u>Replacement page of Drainage Impact Assessment 排水影响评估的替代页</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.

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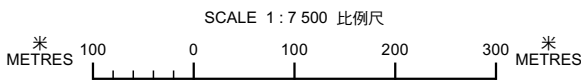


申請地點
Application Site

本摘要圖於2023年12月19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
19.12.2023 BASED ON OUTLINE ZONING
PLAN No. S/TW/36 EXHIBITED ON
28.4.2023

位置圖 LOCATION PLAN

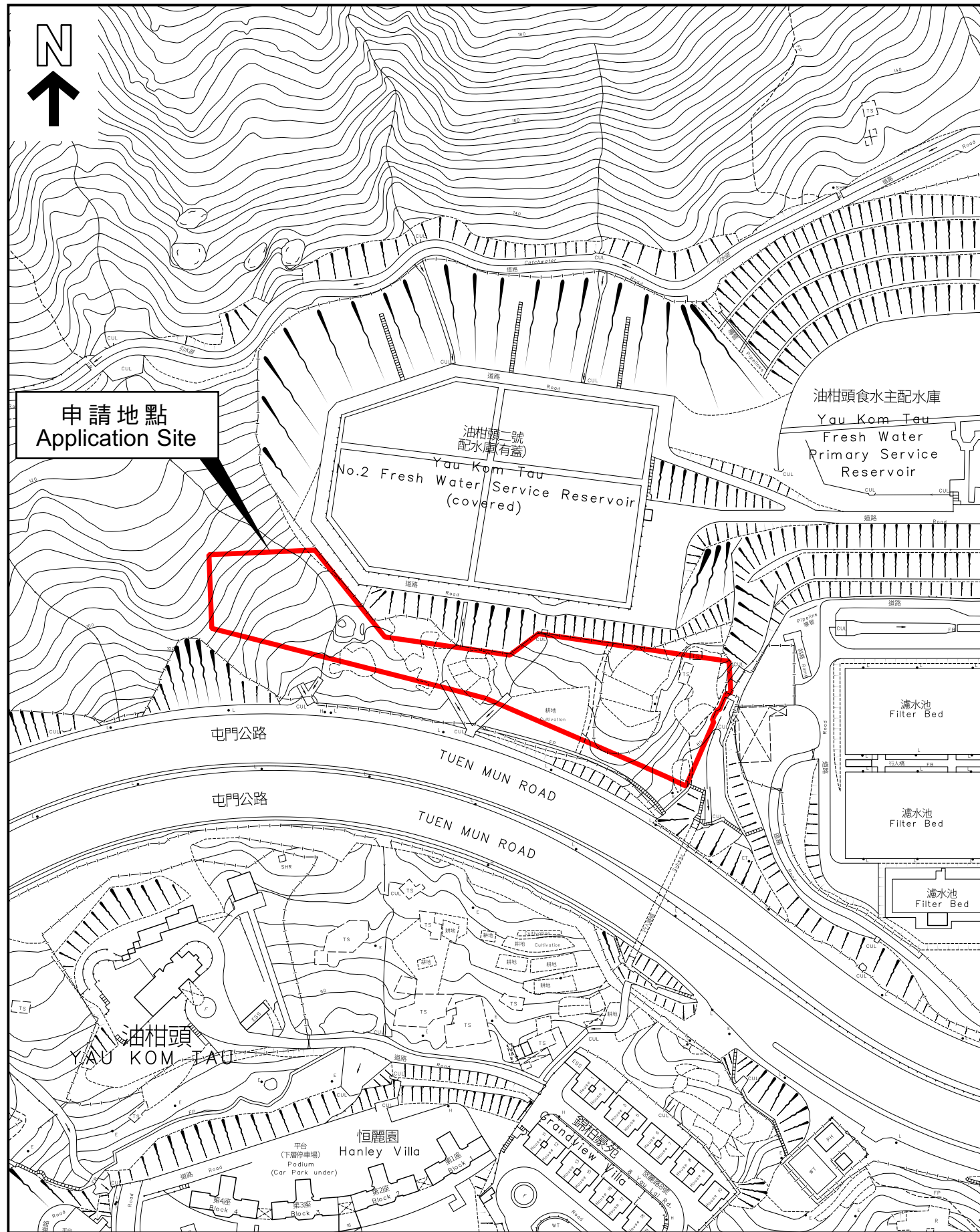


申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
Y/TW/18



申請地點
Application Site



本摘要圖於2023年12月19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
19.12.2023 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

申請人回應部門及公眾意見，並提交更新的生態影響評估、視覺影響評估、交通影響評估、環境評估、排污影響評估及空氣流通專家評估，以及規劃綱領、建築繪圖、園境設計總圖及排水影響評估的替代頁。

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

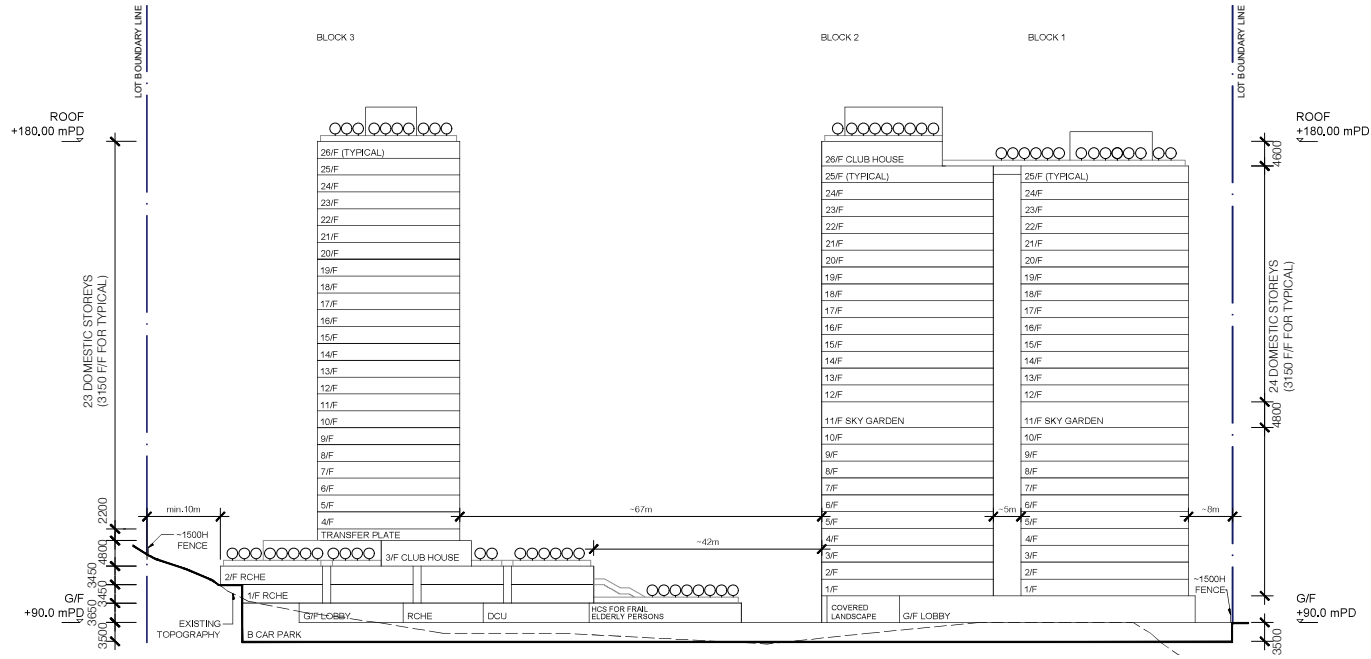
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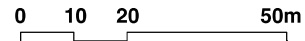
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(INDICATIVE ONLY)

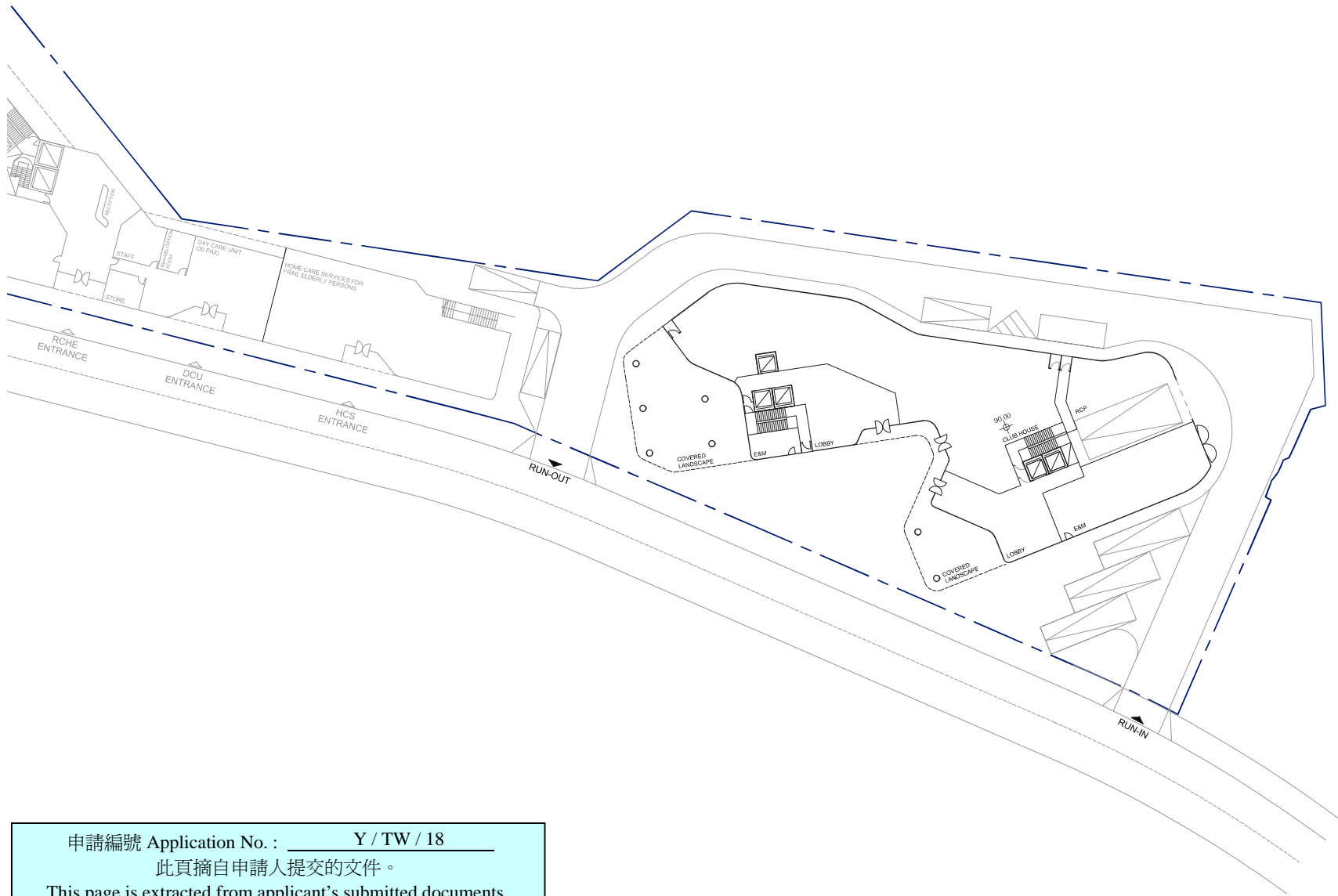
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(INDICATIVE ONLY)

申請編號 Application No. : _____ Y / TW / 18
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SCHEMATIC SECTION AA SK-3 7 NOVEMBER 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

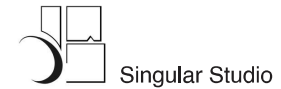


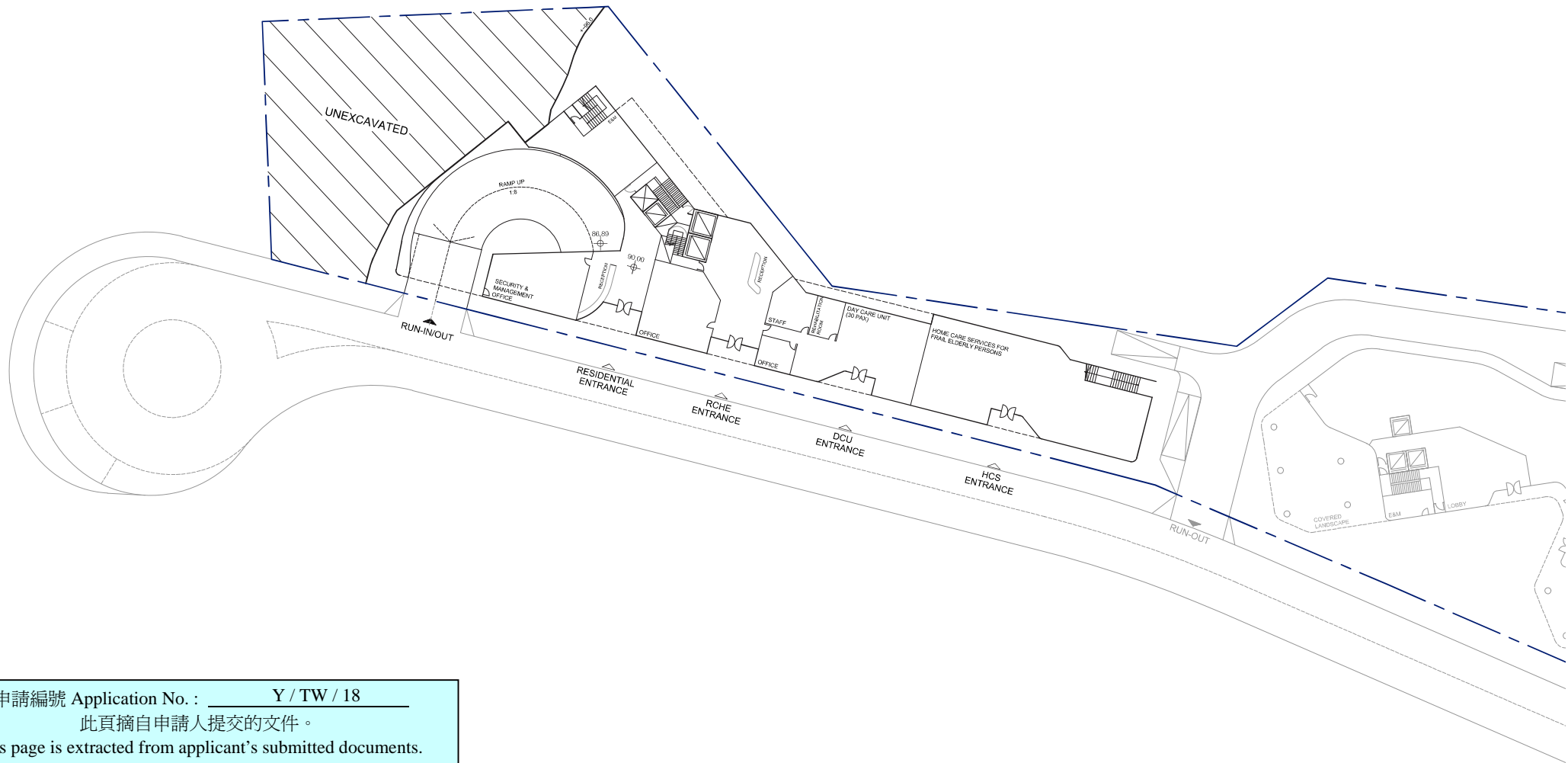


申請編號 Application No. : Y / TW / 18
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*HCS refers to Home Care Services for Frail Elderly Persons

GROUND FLOOR PLAN (BLOCK 1 & 2) SK-6 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

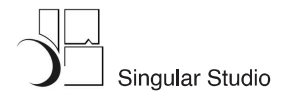


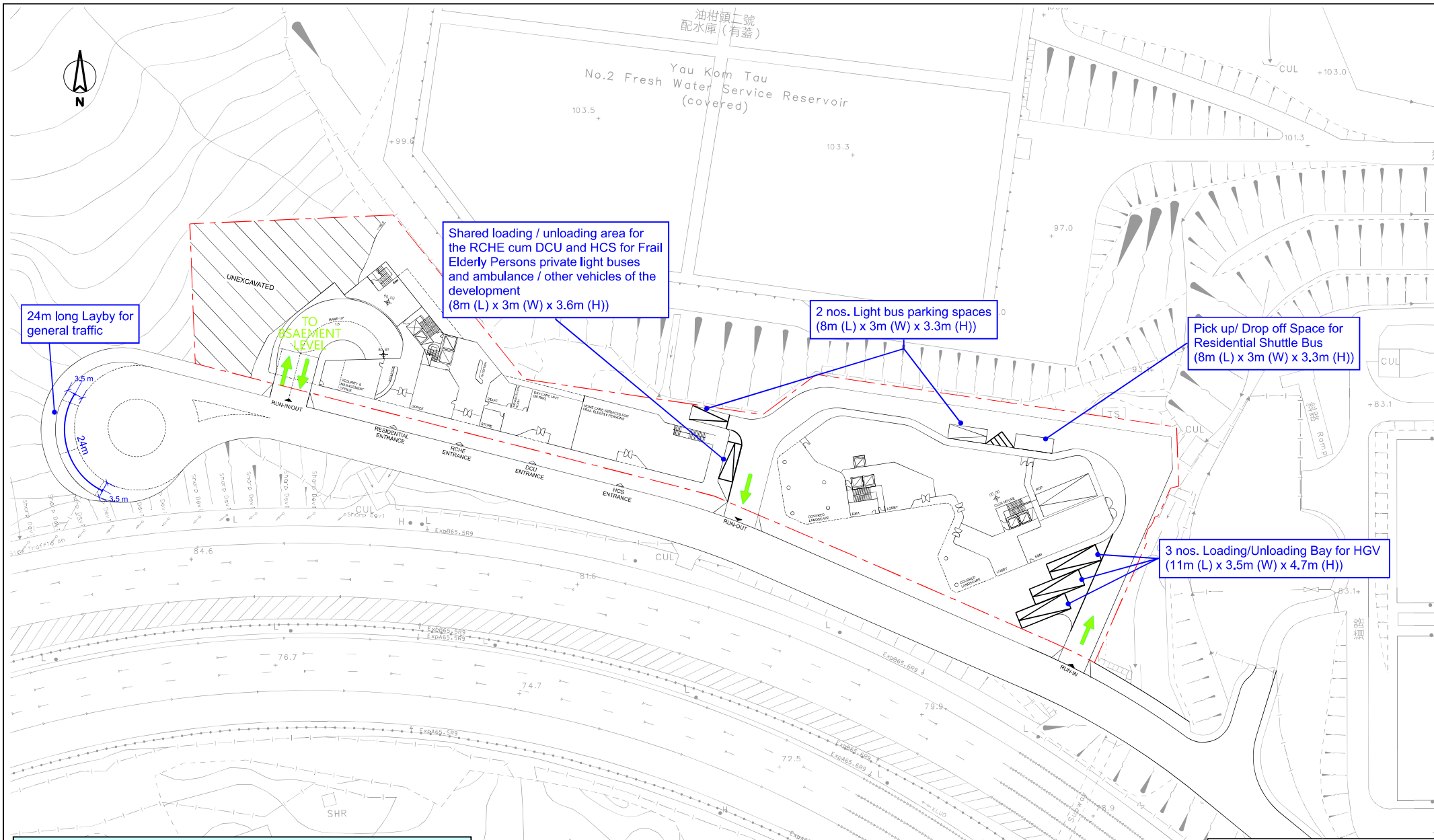


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GROUND FLOOR PLAN (BLOCK 3 & RCHE) SK-7 25 SEPTEMBER 2023
 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT
 LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING
 GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN





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LEGEND :
 - - - PROPOSED DEVELOPMENT
 → PROPOSED VEHICULAR ACCESS POINT

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"

Date	Scale	Drawing Title
10/2023	N.T.S.	PROPOSED VEHICULAR ACCESS OF PROPOSED DEVELOPMENT AND G/F LAYOUT PLAN
Drawn	Job No.	
CNC	273055-02	

FIGURE 3.2