

**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

Revised broad development parameters in view of

the further information received on 11.12.2023

因应於 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	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. 建筑高度/幢数	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	Not more than 不多於 36.03	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)
			-
Site coverage 上盖面积	80 %		
No. of units 单位数目	268 Beds 床位		
Open space 休憩用地	Private 私人	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		32
	Private Car Parking Spaces 私家车车位		30
	Light Bus Space 小型巴士车位		1
	Ambulance Parking Space 救护车车位		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

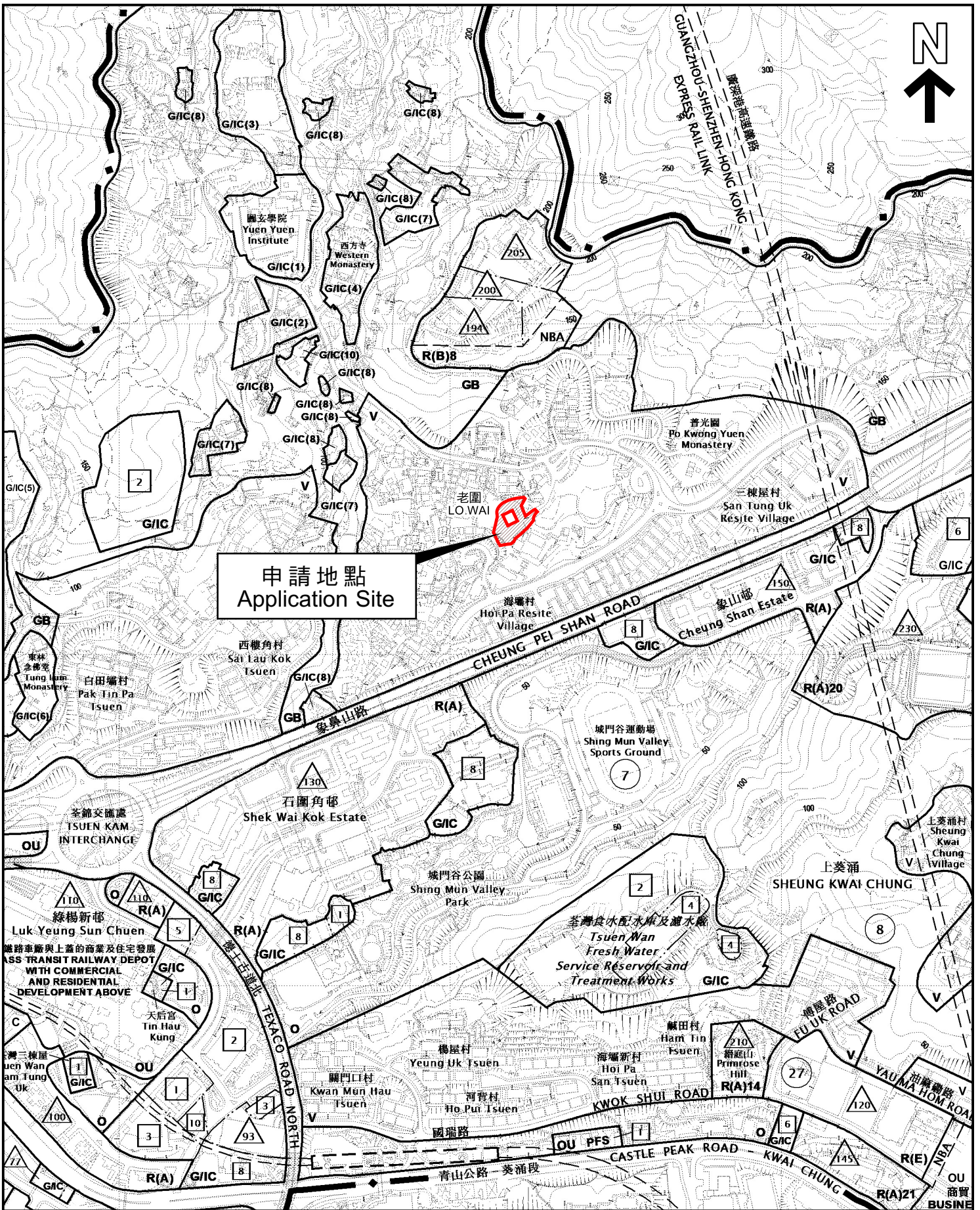
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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
<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 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 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"/>
<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 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 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		

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。



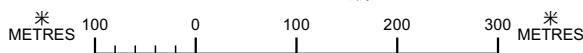
申請地點
Application Site

本摘要圖於2023年12月15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
15.12.2023 BASED ON OUTLINE ZONING
PLAN No. S/TW/36 EXHIBITED ON
28.4.2023

位置圖 LOCATION PLAN

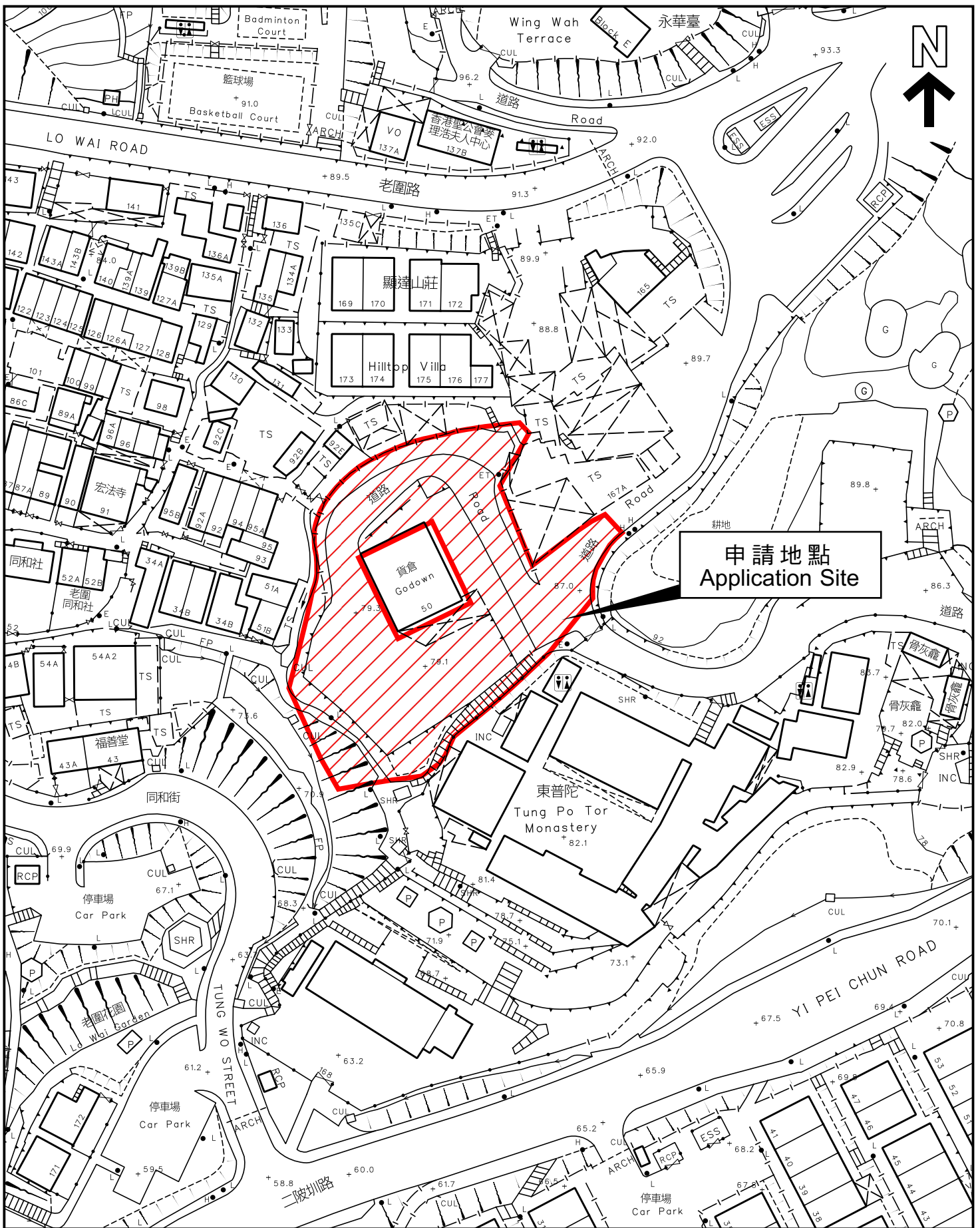
SCALE 1:7 500 比例尺



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12月15日擬備，
所根據的資料為測量圖編號7-SW-11D

EXTRACT PLAN PREPARED ON
15.12.2023 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

申請編號 **Application No. : A/TW/538**

備註 Remarks

申請人回應部門意見，並提交經修訂的樓宇平面圖、截視圖及環境評估，以及更新的視覺影響評估和排污影響評估。

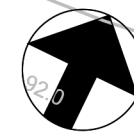
The applicant provided responses to departmental comments, and submitted revised floor plans, section plans and Environmental Assessment as well as updated Visual Impact Assessment and Sewerage Impact Assessment.

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

- 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	20220713
△	DESIGN	20220714
△	DESIGN	20230131
△	DESIGN	20230528
△	DESIGN	20230703
△	DESIGN	20230711
△	DESIGN	20230809
△	SUBMISSION	20230815
△	SUBMISSION	20231021

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MINOR 細
CREATIVE 存壹
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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

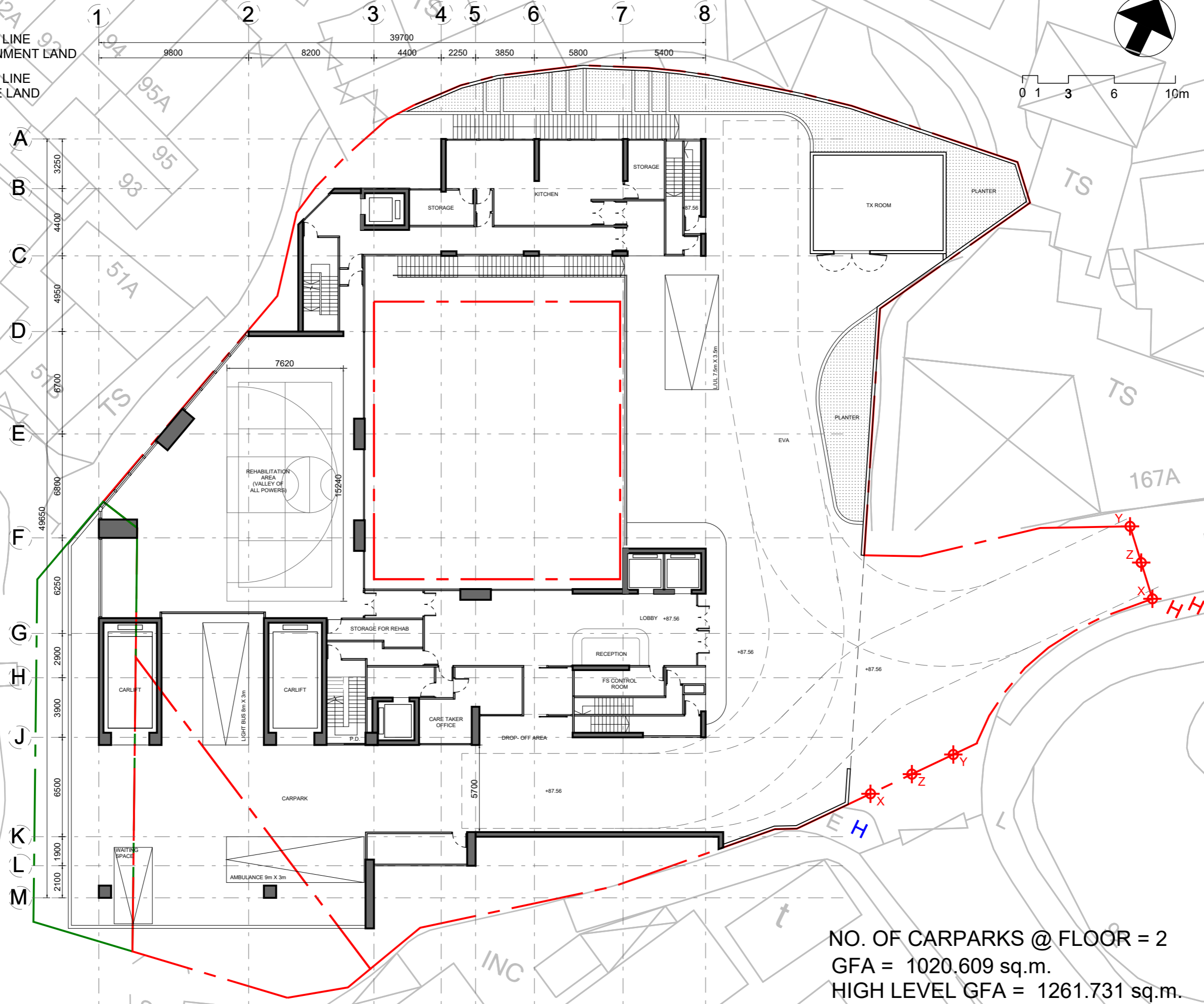
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DATE 日期: 20231021	

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



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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:
G/F LAYOUT PLAN

DESIGN IN CHARGE 設計負責人: KL	DWG NO. 圖紙編號: P-103
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SCALE
 比例: 1:250

DATE
 日期: 20231021

NO. OF CARPARKS @ FLOOR = 2
 GFA = 1020.609 sq.m.
 HIGH LEVEL GFA = 1261.731 sq.m.

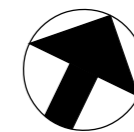
申請編號 Application No. : A / TW / 538
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G/F LAYOUT PLAN
 LO WAI RCHE
 1:250

LEGEND

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

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0 1 3 6 10m



NO. OF BEDS @ FLOOR = 48 BEDS
 GFA = 1033.169 sq.m.

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AMENDMENT PARTICULARS
 更改細節:

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△	DESIGN	20230131
△	DESIGN	20230528
△	DESIGN	20230703
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△	SUBMISSION	20230815
△	SUBMISSION	20231021

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ARCHITECT 建築師:
MINOR 細 CREATIVE 作畫
 ■ 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
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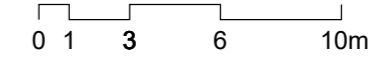
SCALE
 比例: **1:250**

DATE
 日期: **20231021**

LEGEND

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

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NO. OF BEDS @ FLOOR = 46 BEDS
 GFA = 887.956 sq.m.

2/F-4/F LAYOUT PLAN
 LO WAI RCHE
 1:250

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 更改細節:

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△	DESIGN	20230131
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PROJECT NAME
 項目名稱:

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

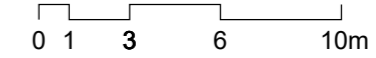
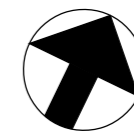
DRAWING TITLE
 圖紙名稱:
2-4/F LAYOUT PLAN

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: 20231021	

LEGEND

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

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NO. OF BEDS @ FLOOR = 37 BEDS
 GFA = 887.956 sq.m.

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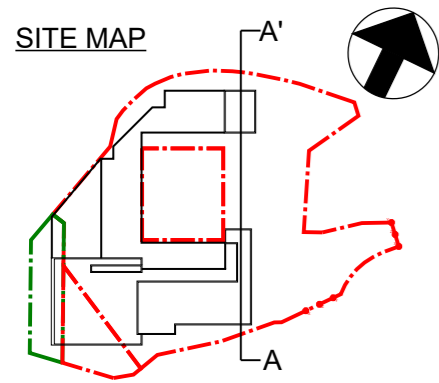
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PROJECT NAME
 項目名稱:

 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: 20231021	



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AMENDMENT PARTICULARS
更改細節:

Revision 修正版	Description 內容	Date 日期
△	DESIGN	20220713
△	DESIGN	20220714
△	DESIGN	20230131
△	DESIGN	20230528
△	DESIGN	20230703
△	DESIGN	20230711
△	DESIGN	20230809
△	SUBMISSION	20230815
△	SUBMISSION	20231021

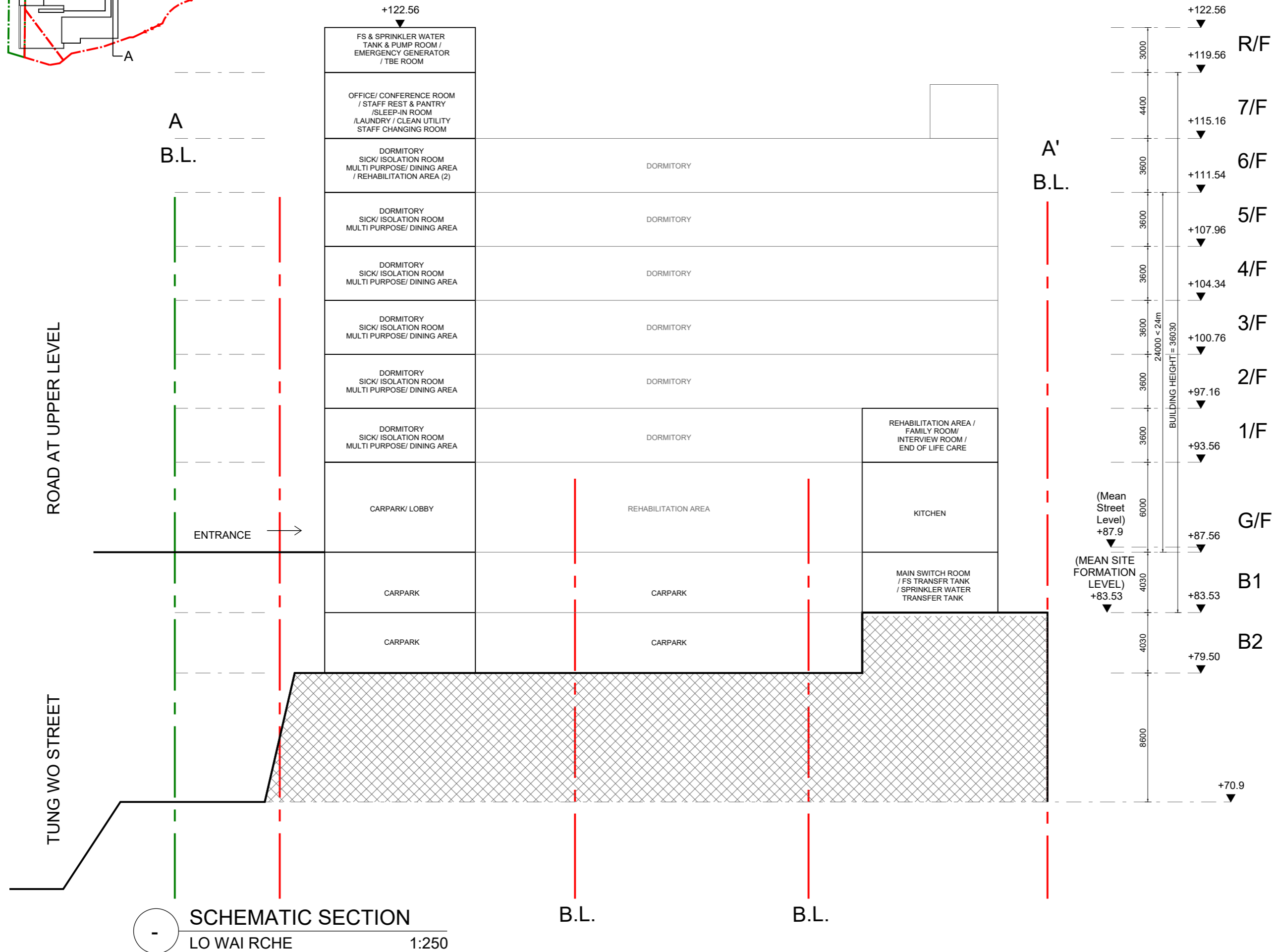
TOWN PLANNER 城市規劃師:
 DeSPACE (International) Limited
 E-mail 電郵: despaceinternational@gmail.com
 Tel 電話: 2493 3626

ARCHITECT 建築師:
MINOR CREATIVE 細作
 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:
SCHEMATIC SECTION

DESIGN IN CHARGE 設計負責人: KL	DWG NO. 圖紙編號: E-101
SCALE 比例: 1:250	
DATE 日期: 20231021	



LEGEND

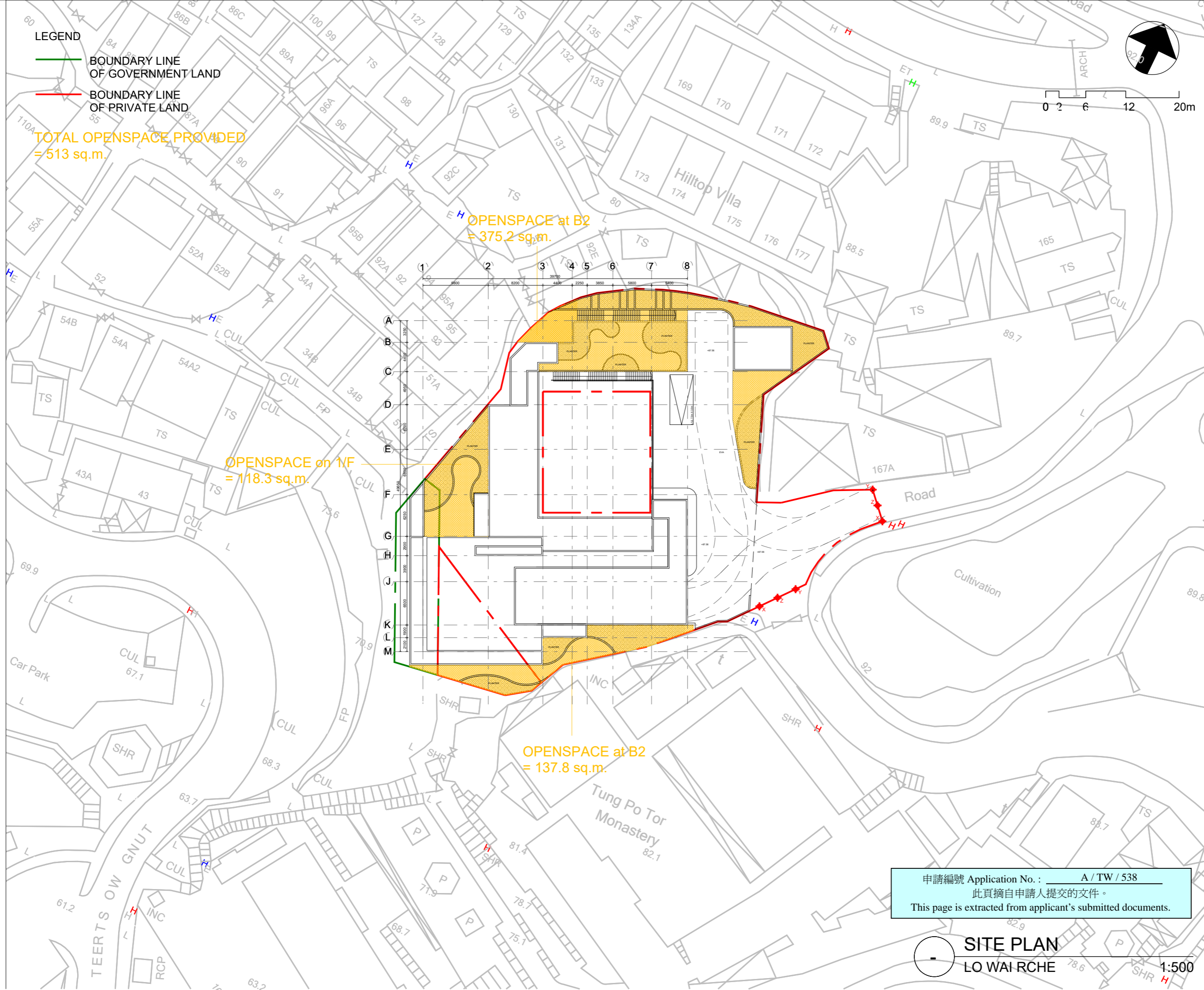
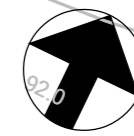
- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND

TOTAL OPENSACE PROVIDED = 513 sq.m.

OPENSACE at B2 = 375.2 sq.m.

OPENSACE on 1/F = 118.3 sq.m.

OPENSACE at B2 = 137.8 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
△	SUBMISSION	20230815
△	SUBMISSION	20231021
△		
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ARCHITECT 建築師:		
MINOR 細 CREATIVE 作		
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:		
OPEN SPACE		
DESIGN IN CHARGE 設計負責人:	DWG NO. 圖紙編號:	
KL		
SCALE 比例:	1:250	OS-101
DATE 日期:	20231021	

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.


SITE PLAN
LO WAI RCHE 1:500



Existing Situation

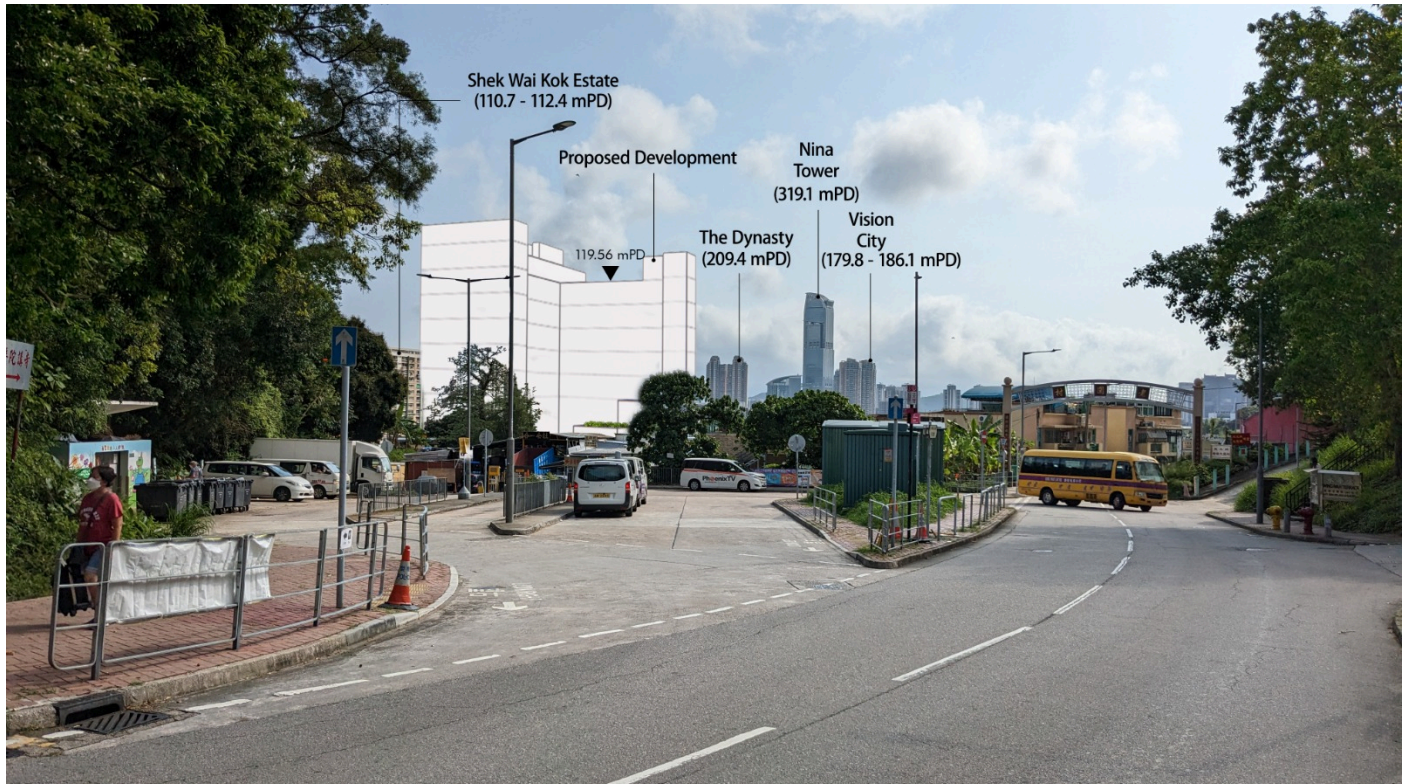


Proposed Development


<u>Figure No.</u>	<u>Figure Title</u>	<u>Date</u>	<u>Prepared by</u>
FIGURE 5	VP2 - View looking east at the main junction of Tung Wo Street	December 2023	 DeSPACE (International) Limited



Existing Situation



Proposed Development

<u>Figure No.</u>	<u>Figure Title</u>	<u>Date</u>	<u>Prepared by</u>
FIGURE 6	VP3 - View looking southwest next to Lo Wai Village entrance along Lo Wai Road	December 2023	 DeSPACE (International) Limited