

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/TW/537**
關乎申請編號 A/TW/537 的擬議用途/發展的概括發展規範

| | | | |
|---|---|---------------------------------|---------------------------|
| Application No. 申請編號 | A/TW/537 | | |
| Location/address 位置／地址 | Lots 444, 458, 464, 484 and 488 in D.D. 443 and adjoining Government land, Tsuen Wan 荃灣丈量約份第 443 約地段第 444 號、第 458 號、第 464 號、第 484 號及第 488 號和毗鄰政府土地 | | |
| Site area 地盤面積 | About 約 4,946 sq. m 平方米 (Includes Government Land of about 包括政府土地約 413.8 sq. m 平方米) | | |
| Plan 圖則 | Draft Tsuen Wan Outline Zoning Plan No. S/TW/36 荃灣分區計劃大綱草圖編號 S/TW/36 | | |
| Zoning 地帶 | “Comprehensive Development Area (6)” 「綜合發展區(6)」 | | |
| Applied use/ development 申請用途/發展 | Proposed Comprehensive Residential (Flat) and Social Welfare Facility (Child Care Centre) Development with Minor Relaxation of Plot Ratio and Building Height Restrictions 擬議綜合住宅（分層住宅）及社會福利設施（幼兒中心）發展，並略為放寬地積比率及建築物高度限制 | | |
| Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率 | | sq. m 平方米 | Plot ratio 地積比率 |
| | Domestic 住用 | About 約 27,193.2 | About 約 6 [^] |
| | Non-domestic 非住用 | About 約 1,166 | About 約 0.26 [^] |
| | [^] Based on development site area of about 4532.2 m ² 以地盤發展面積約 4532.2 平方米計算 | | |
| No. of block 幢數 | Domestic 住用 | 3 (Sites B, C and D 地盤 B、C 及 D) | |
| | Non-domestic 非住用 | - | |
| | Composite 綜合用途 | 1 (Site A 地盤 A) | |
| Building height/No. | Domestic | - | m 米 |

| | | | | |
|--|---|--|---------------|---|
| of storeys 建築物高度／ 層數 | 住用 (for Sites B, C and D 地盤 B、C 及 D) | Not more than 不多於 120 | | mPD 米(主水平基準上) |
| | | Not more than 不多於 29 | | Storey(s) 層 <i>Exclude 不包括</i> <i>Basement Carpark</i> 地庫停車場 <i>Transfer Plate</i> 轉換層 <i>Podium 平台</i> |
| | | 1 | | |
| | | 1 | | |
| | | 3 | | |
| | Non-domestic 非住用 | - | m 米 | |
| | | - | mPD 米(主水平基準上) | |
| | | - | Storey(s) 層 | |
| | Composite 綜合用途 (for Site A 地盤 A) | - | m 米 | |
| | | Not more than 不多於 120 | | mPD 米(主水平基準上) |
| | | Not more than 不多於 29 | | Storey(s) 層 <i>Exclude 不包括</i> <i>Basement Carpark</i> 地庫停車場 <i>Transfer Plate</i> 轉換層 <i>Refuge floor cum Sky</i> Garden <i>防火層連空中花園</i> <i>Lobby / Clubhouse / Child</i> <i>Care Centre / E&M</i> 大堂 / 會所 / 幼兒中心 / 機電 |
| | | 1 | | |
| | | 1 | | |
| | 1 | | | |
| | 3 | | | |
| Site coverage 上蓋面積 | | Podium Portion 平台部分：Not more than 不多於 100% Residential Portion 住宅部分：Not more than 不多於 37.5% | | |
| No. of units 單位數目 | | 629 Flats 住宅單位 | | |
| Open space 休憩用地 | Private 私人 | Not less than 不少於 1,762 | sq. m 平方米 | |
| | Public 公眾 | - | sq. m 平方米 | |
| No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目 | Total no. of vehicle spaces 停車位總數 | | 201 | |
| | Private Car Parking Spaces 私家車車位 | | 192 | |
| | Motorcycle Parking Spaces 電單車車位 | | 9 | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 5 | |
| | Loading / Unloading Spaces 上落客貨車位 | | 5 | |

* 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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| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Extract of Approved Tsuen Wan Outline Zoning Plan No. S/TW/35 荃灣分區計劃大綱核准圖編號 S/TW/35 撮要圖</u> | | |
| <u>Location Plan 位置圖</u> | | |
| <u>Site and Surrounding Context Plan 申請地點及周圍狀況圖</u> | | |
| <u>Landholding Plan 土地範圍圖</u> | | |
| <u>Reports 報告書</u> | | |
| Planning Statement / Justifications 規劃綱領 / 理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Drainage and Sewerage Impact Assessment 排水及排污影響評估</u> | | |
| <u>Air Ventilation Assessment (Expert Evaluation) 空氣流通影響評估（專家評估報告）</u> | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

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註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

申請編號 Application No. : A / TW / 537

此頁摘自申請人提交的文件。

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1. 申請目的

申請人現根據城市規劃條例第 16 條(第 131 章)，向城市規劃委員會(城規會)遞交規劃申請，於位於新界荃灣丈量約份第 443 約地段第 444 號、第 458 號、第 464 號、第 484 號和第 488 號及毗連政府土地(申請地盤)的「綜合發展區(6)」內，擬議作綜合分層住宅發展，並略為放寬地積比率及建築物高度限制以及加入社福設施(擬議發展)。

根據荃灣分區計劃大綱核准圖 S/TW/35 的註釋，「綜合發展區(6)」的規劃意向主要是把涵蓋範圍綜合發展 / 重建主要作住宅用途。申請人因此建議依循規劃意向並重建申請地盤作住宅用途。

2. 發展計劃概覽

申請地盤的面積約 4,946 平方米，並可根據土地擁有權的分布進一步分為四個發展地盤。當中地盤 A 由申請人單獨擁有，而地盤 A、B 及 C 則由其他私人擁有。基於申請地盤的業權分散，申請人建議透過分期發展對其進行全面重建。擬議發展將興建 4 座樓高不多於 33 層的住宅大樓，最高建築物高度為不超過主水平基準以上 120 米。為配合荃灣區對社福服務的需要，申請人亦擬議在地盤 A 低層興建一所 100 個名額的幼兒中心。申請人擬議將最高地積比率限制由 5.0 倍略為放寬至 6.0 倍住用地積比率(於所有發展地盤)外加 0.62 倍非住用地積比率(只於地盤 A)，並將建築物高度限制由主水平基準以上 100 米略為放寬至主水平基準以上 120 米，以充分利用申請地盤的發展潛力。

就視覺、交通、環境、空氣流通、排水和排污方面進行的相關技術評估顯示，如實施適當的緩解措施，擬議發展在技術和基礎設施方面可以接受。

3. 發展理據及規劃增益

以下為支持是次規劃申請的發展理據及規劃增益：

- 擬議發展符合有關「綜合發展區(6)」重建工業用地作住宅用途的規劃意向；
- 擬議發展略為放寬地積比率切合政府現行增加房屋供應的政策，落成後提供總共約 629 個住宅單位(與符合大綱圖的計劃相比增加 105 個單位)；

- 擬議發展略為放寬地積比率及建築物高度限制後與周邊現有及未來發展於土地用途和建築物高度方面協調；
- 申請人對重建有關「綜合發展區」作住宅用途有確實發展意向，而採用的分期發展模式亦符合相關要求；
- 擬議發展在地盤 A 擬議一所社福設施(100 個名額的幼兒中心)，以滿足荃灣區的社福服務需要；
- 擬議發展合乎分區計劃大綱圖說明書中有關放寬建築物高度限制的要求；
- 擬議發展能鼓勵周邊的「綜合發展區」進行重建；及
- 擬議計劃將會分期進行，此舉於技術上可行。

基於以上的發展理據，現懇請城規會能對是次規劃申請予以贊同。

申請編號 Application No. : A / TW / 537

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EXECUTIVE SUMMARY

1. INTRODUCTION

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed comprehensive residential development and minor relaxation of maximum plot ratio (PR) and building height restrictions with Social Welfare Facility (the Proposed Development) in "Comprehensive Development Area (6)" ("CDA(6)") zone at Lots 444, 458, 464, 484 and 488 in D.D. 443 and adjoining Government land, Tsuen Wan, New Territories (the Application Site) under Section 16 of the Town Planning Ordinance (CAP. 131).

According to the Notes of the approved Tsuen Wan Outline Zoning Plan (OZP) S/TW/35, the "CDA(6)" zone is intended for comprehensive development/redevelopment of the area primarily for residential use. As such, the Applicant proposes to follow the planning intention and redevelop the Application Site for residential uses.

2. INDICATIVE DEVELOPMENT PROPOSAL

The Application Site has a total area of about 4,946m² and can be further separated into four development sites taking into account the land ownership pattern, with Site A under the Applicant's sole ownership and Sites B, C and D under other private ownerships. The Applicant proposes to comprehensively redevelopment the Application Site in a phased approach given the multiple ownership involved. The Proposed Development comprises four residential buildings of not more than 33 storeys with a maximum building height of not more than 120mPD. To meet the needs of social welfare services in Tsuen Wan District, a 100-place Child Care Centre (CCC) is also proposed on the lower floors of Site A. To optimise the development potential of the Application Site, the Applicant intends to seek for minor relaxation of PR restriction from 5.0 to a domestic PR of 6.0 (at all development sites) plus an additional non-domestic PR of 0.62 (at Site A only), and building height restriction from 100mPD to 120mPD.

Relevant technical assessments on visual, traffic, environmental, air ventilation, drainage and sewerage aspects have demonstrated that the Proposed Development would be acceptable in technical and infrastructural terms with appropriate mitigation measures implemented.

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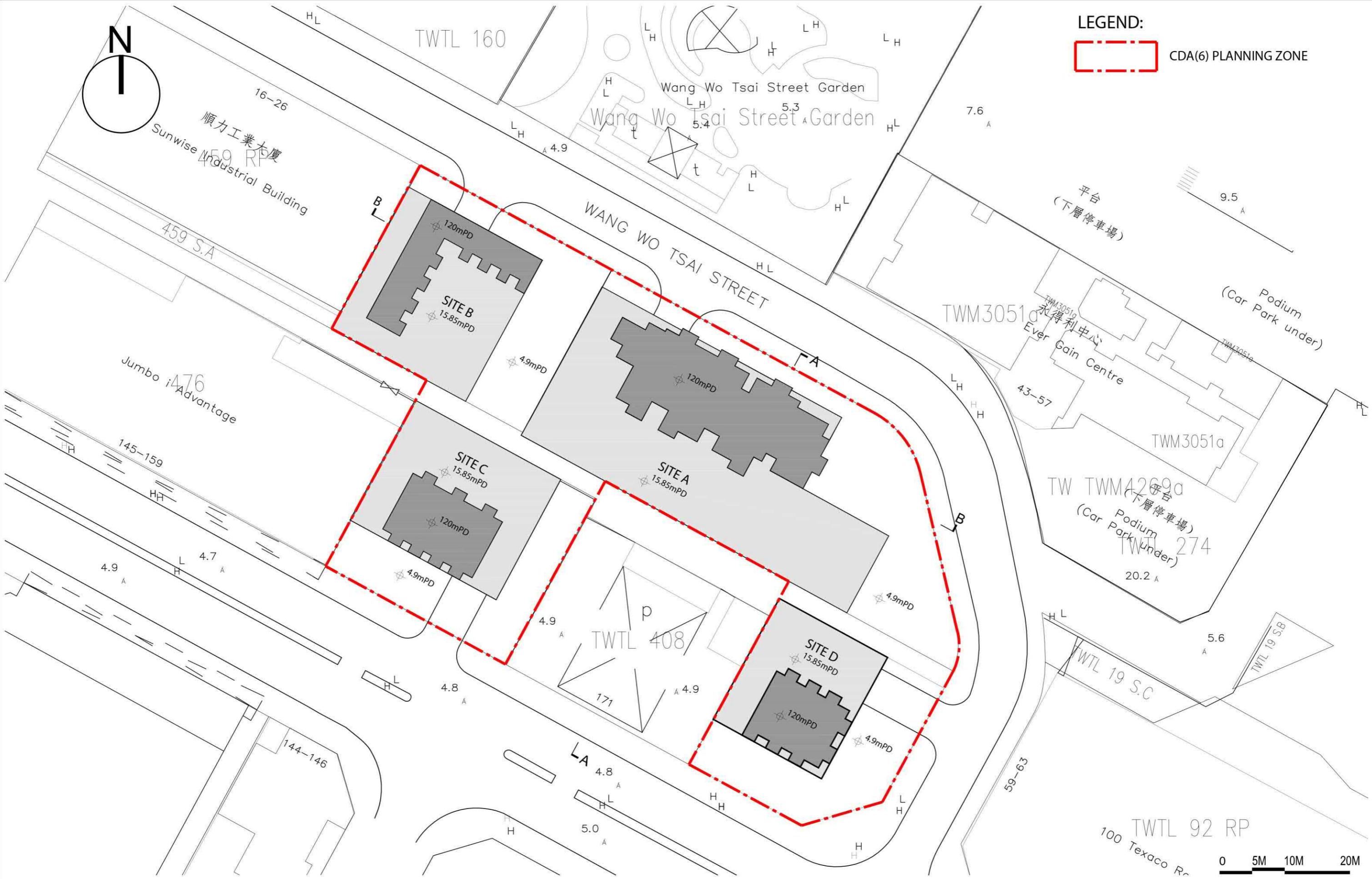
3. DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

Major development justifications and planning merits in support of the Proposed Development are listed as follows:

- The Proposed Development conforms to the planning intention of the subject "CDA(6)" zone for redevelopment of industrial lots for residential use;
- The Proposed Development with minor relaxation of PR is in line with the current strategic policy to increase housing supply by providing a total of about 629 residential units to the market upon completion (i.e. 105 additional flats compared with the OZP-complied scheme);
- The Proposed Development with minor relaxation of PR and building height restrictions is compatible with the existing and future surrounding context in terms of land use characteristics and building height profile;
- The Applicant has demonstrated genuine intention in redeveloping the "CDA" site for residential use, and the phased development approach adopted fulfils the relevant requirements;
- A social welfare facility (a 100-place CCC) is proposed at Site A to meet the needs of social welfare services in Tsuen Wan District;
- The Proposed Development complies with the criteria for consideration of planning applications for minor relaxation of building height restriction set out in the OZP Explanatory Statements;
- The Proposed Development could act as a catalyst for future redevelopments in the "CDA" sites in the surroundings; and
- The Proposed Development adopting a phased development approach is technically feasible.

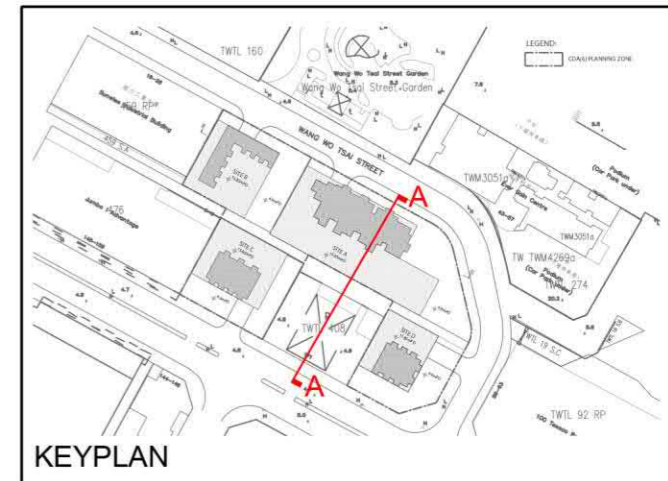
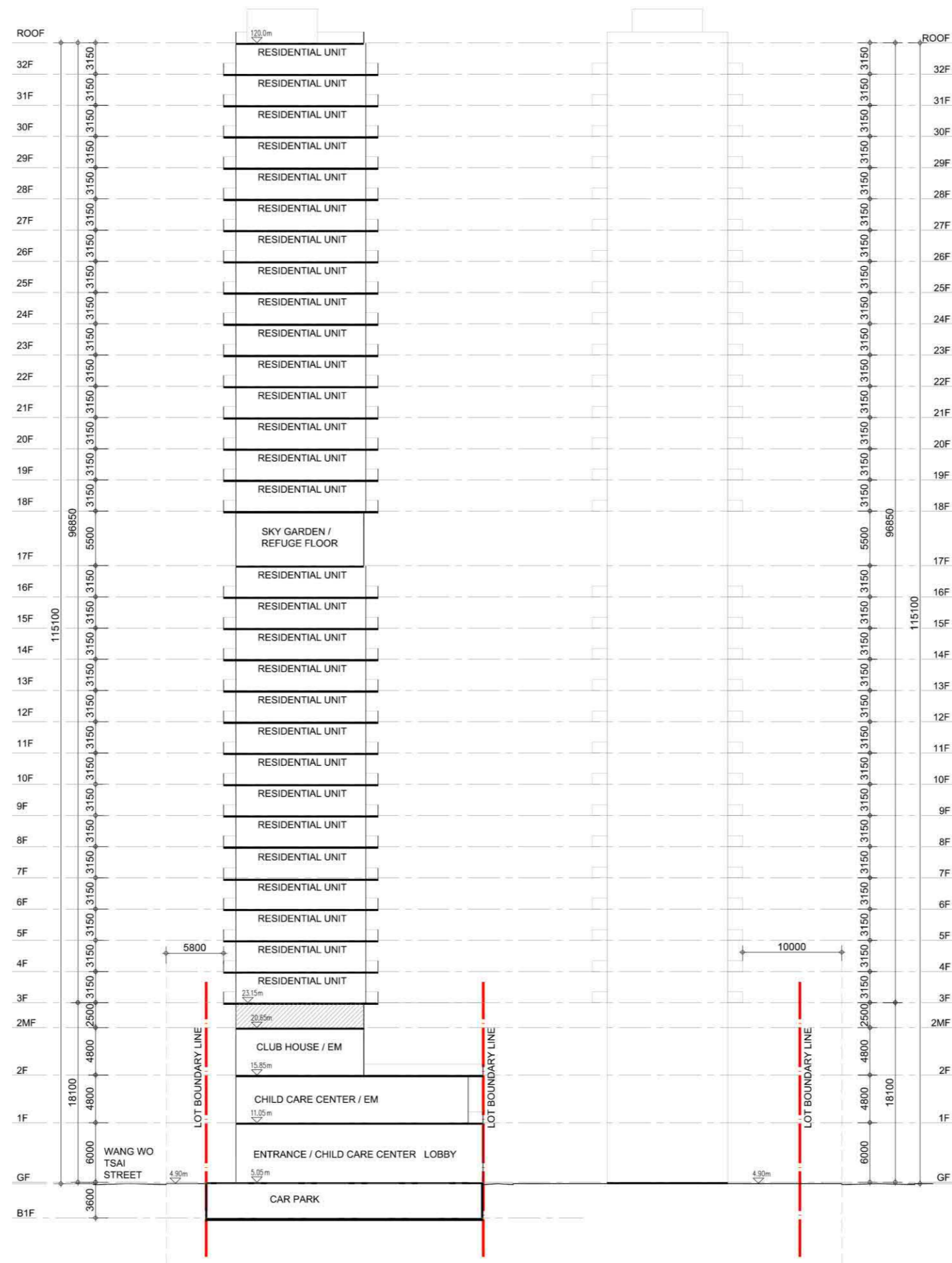
In light of the supporting evidence presented in this Planning Statement, the Board is cordially invited to consider the Proposed Development favourably.

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LEGEND:

CDA(6) PLANNING ZONE

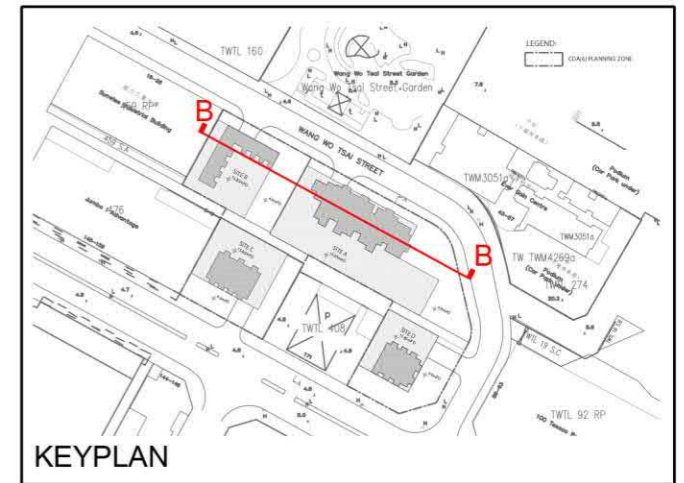
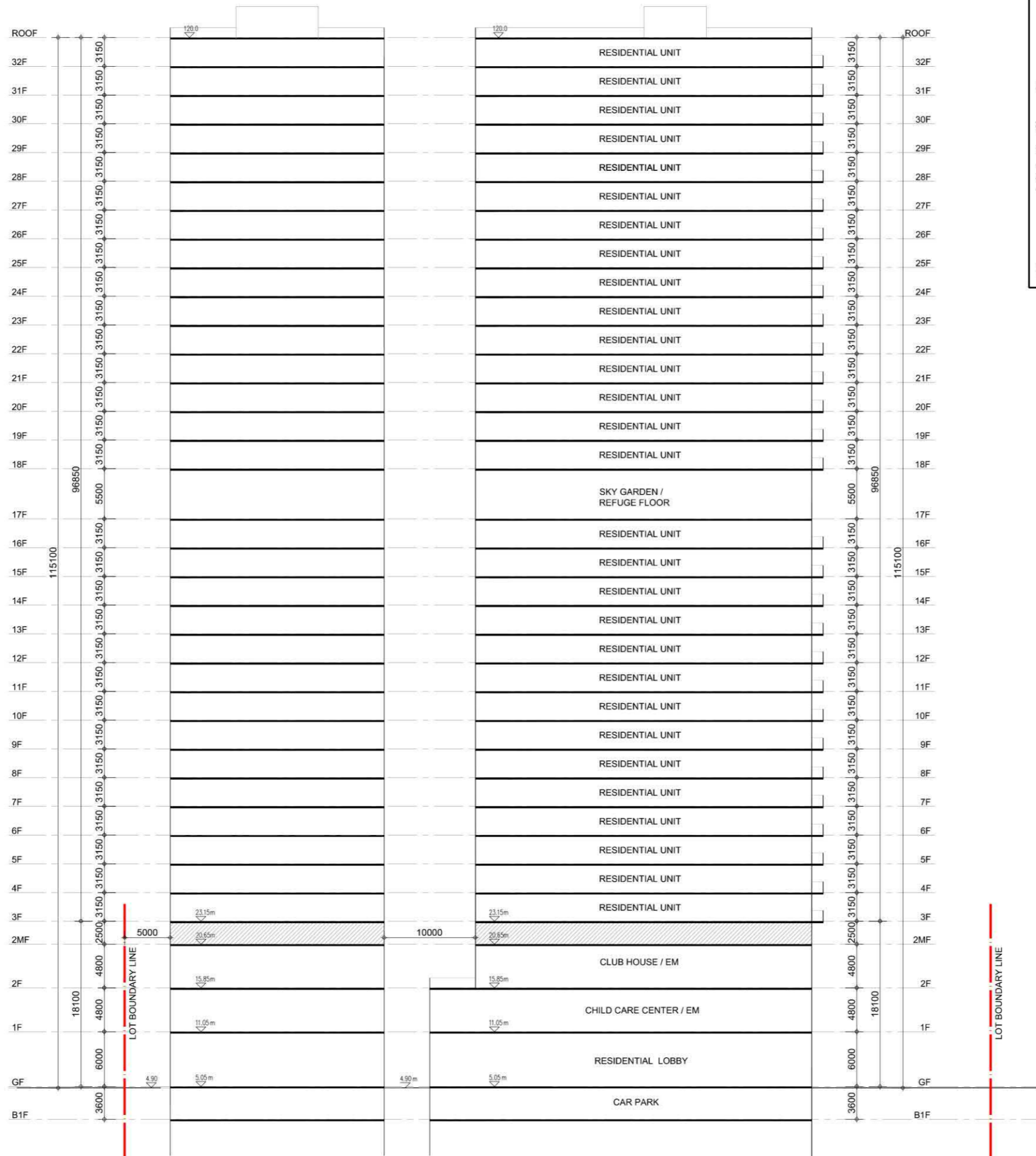


Title

Indicative Section Plan (A-A)

申請編號 Application No. : A / TW / 537
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| Rev | 0 | Date | Mar 2023 |
| Scale | N/A | | Figure 3.2 |



KEYPLAN



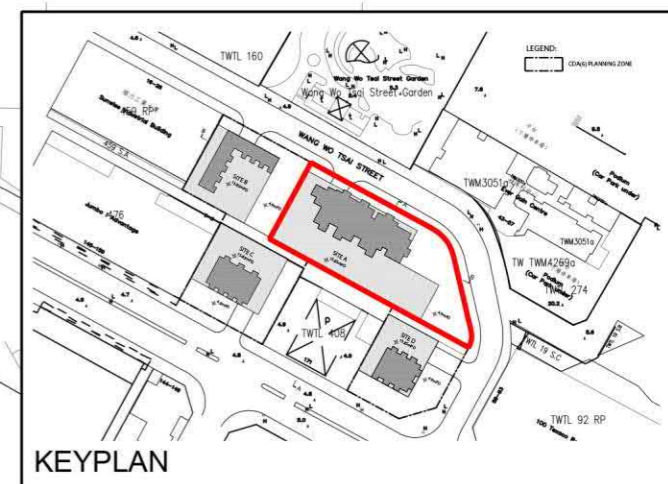
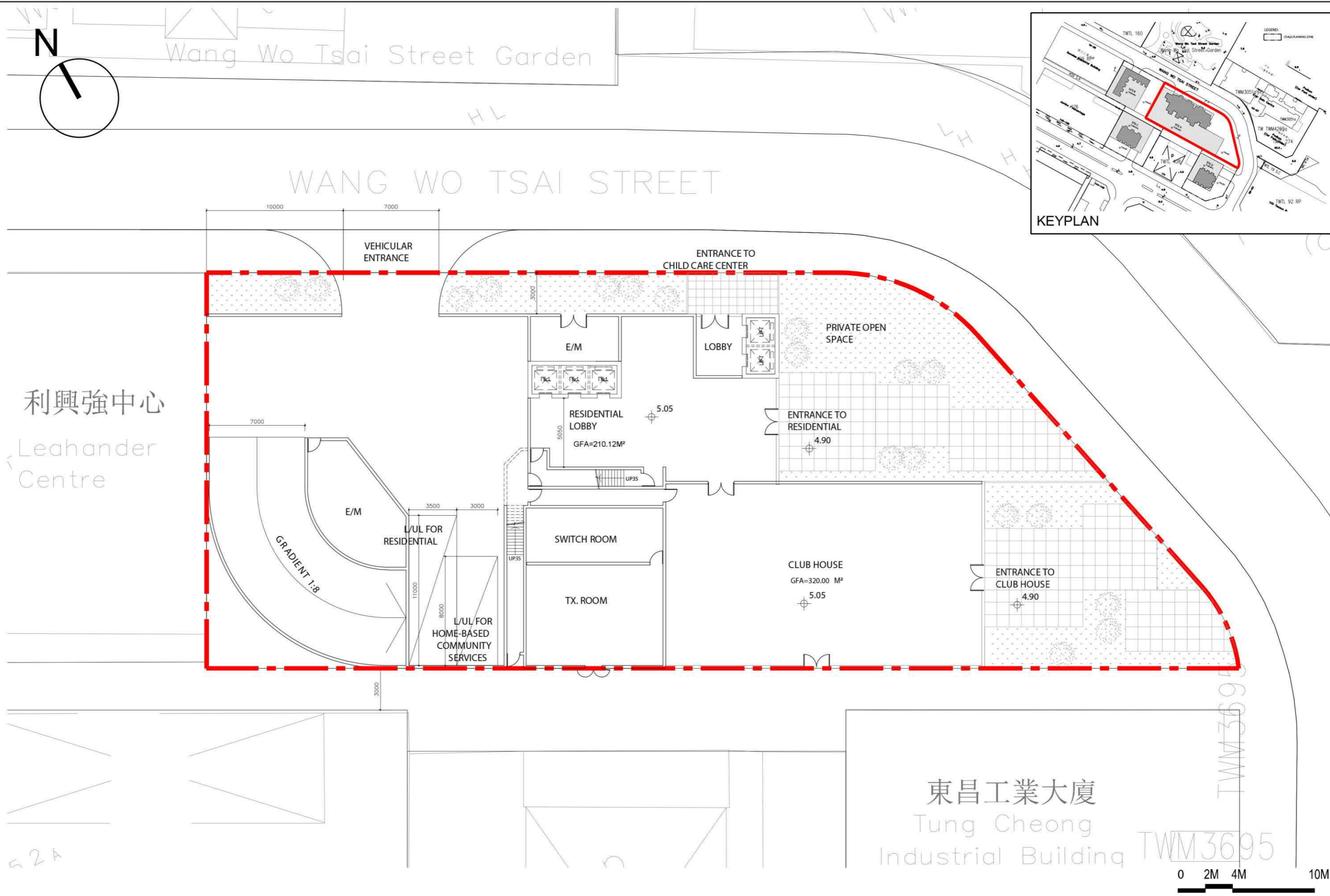
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Title

Indicative Section Plan (B-B)

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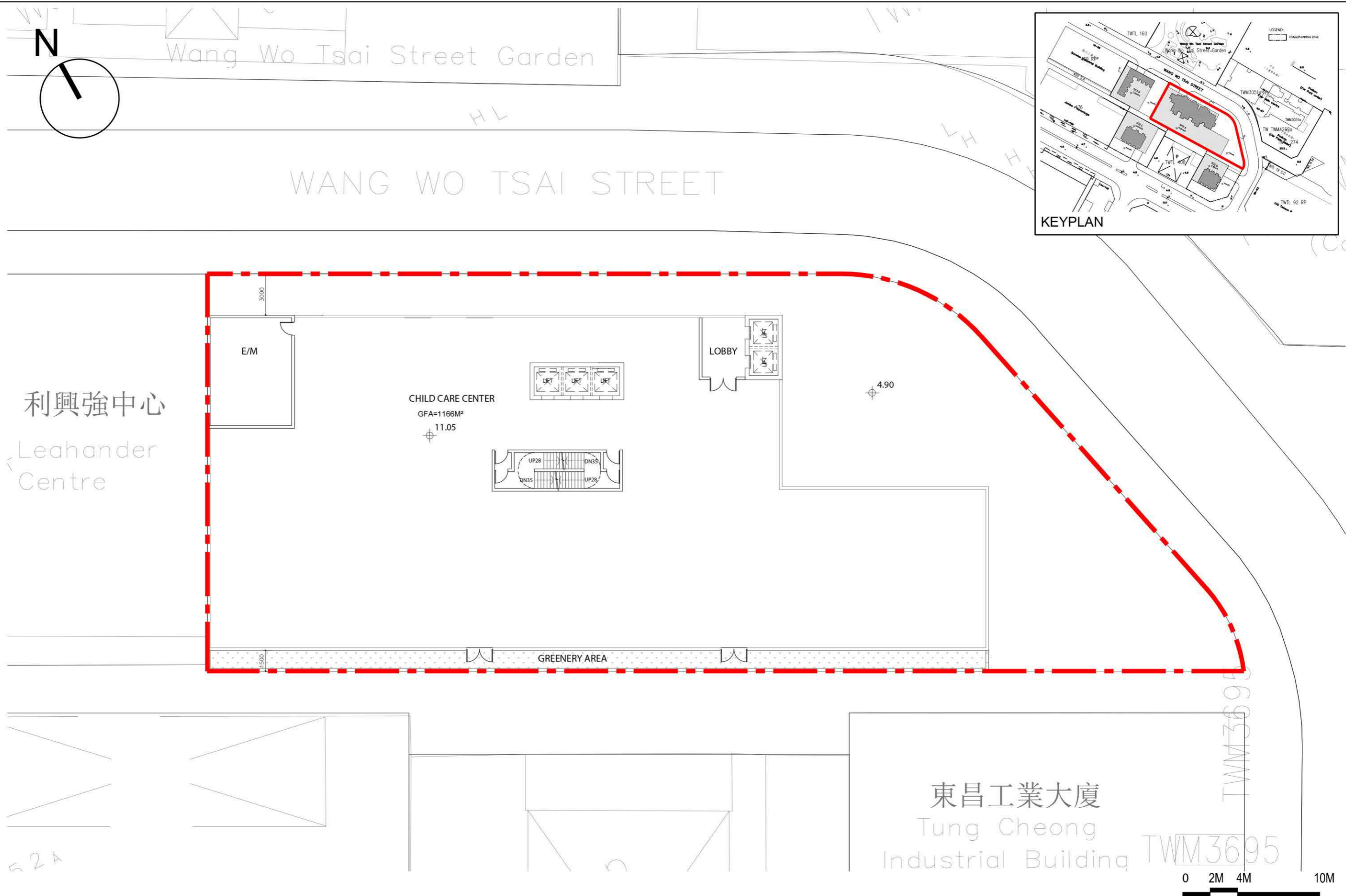
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Title

Indicative G/F Plan of Site A

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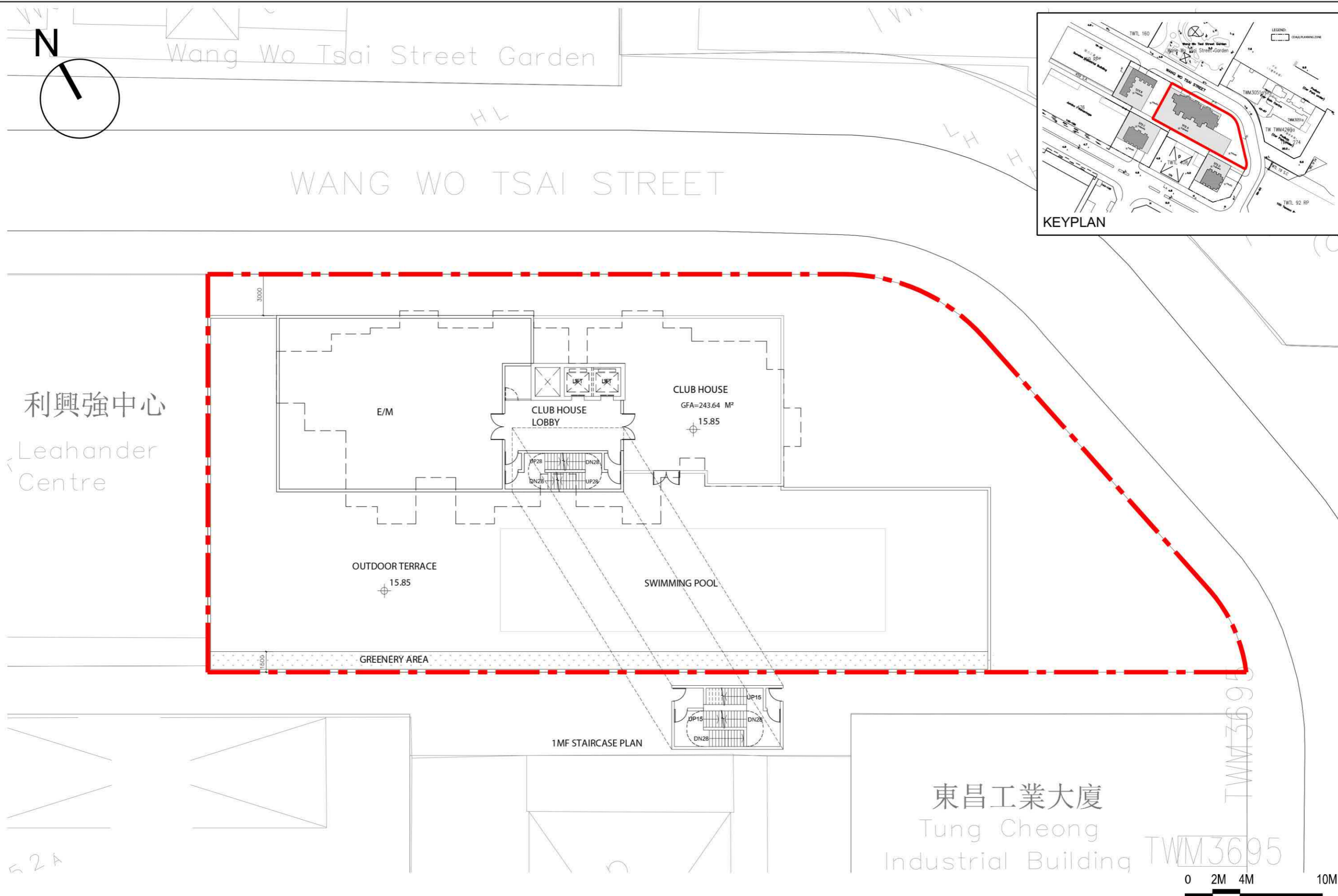
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Title

Indicative 1/F Plan of Site A

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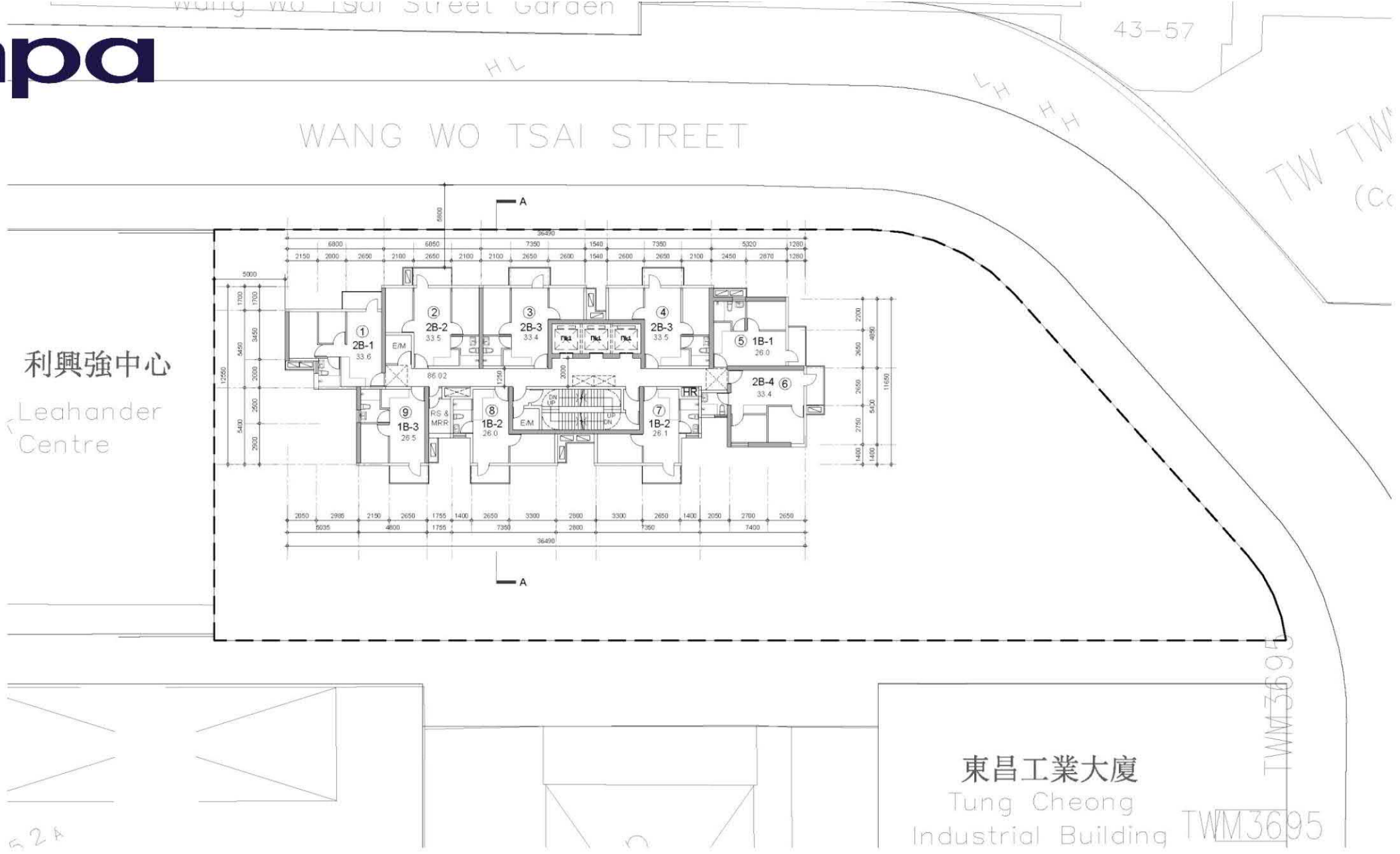
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Title

Indicative 2/F Plan of Site A

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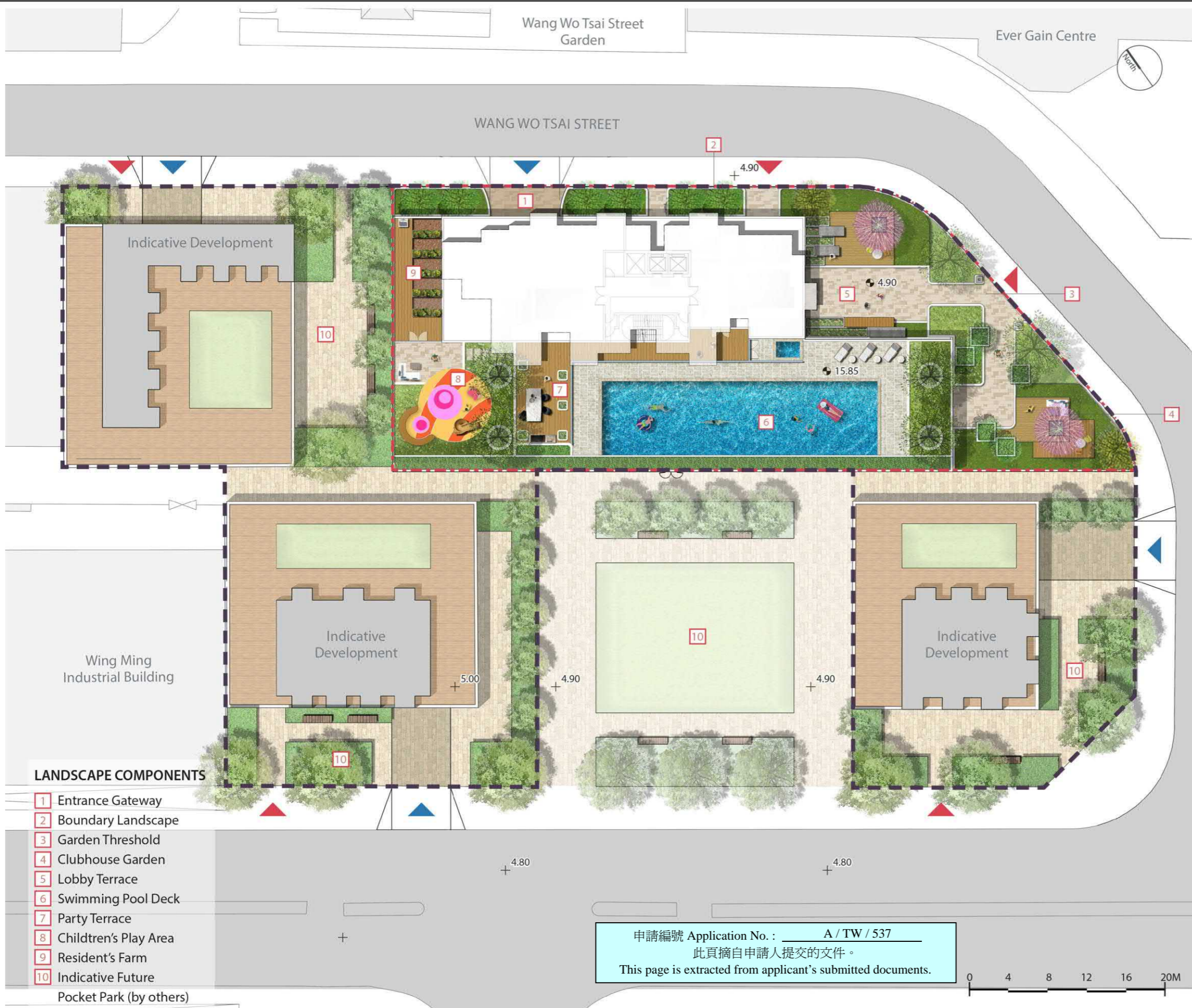
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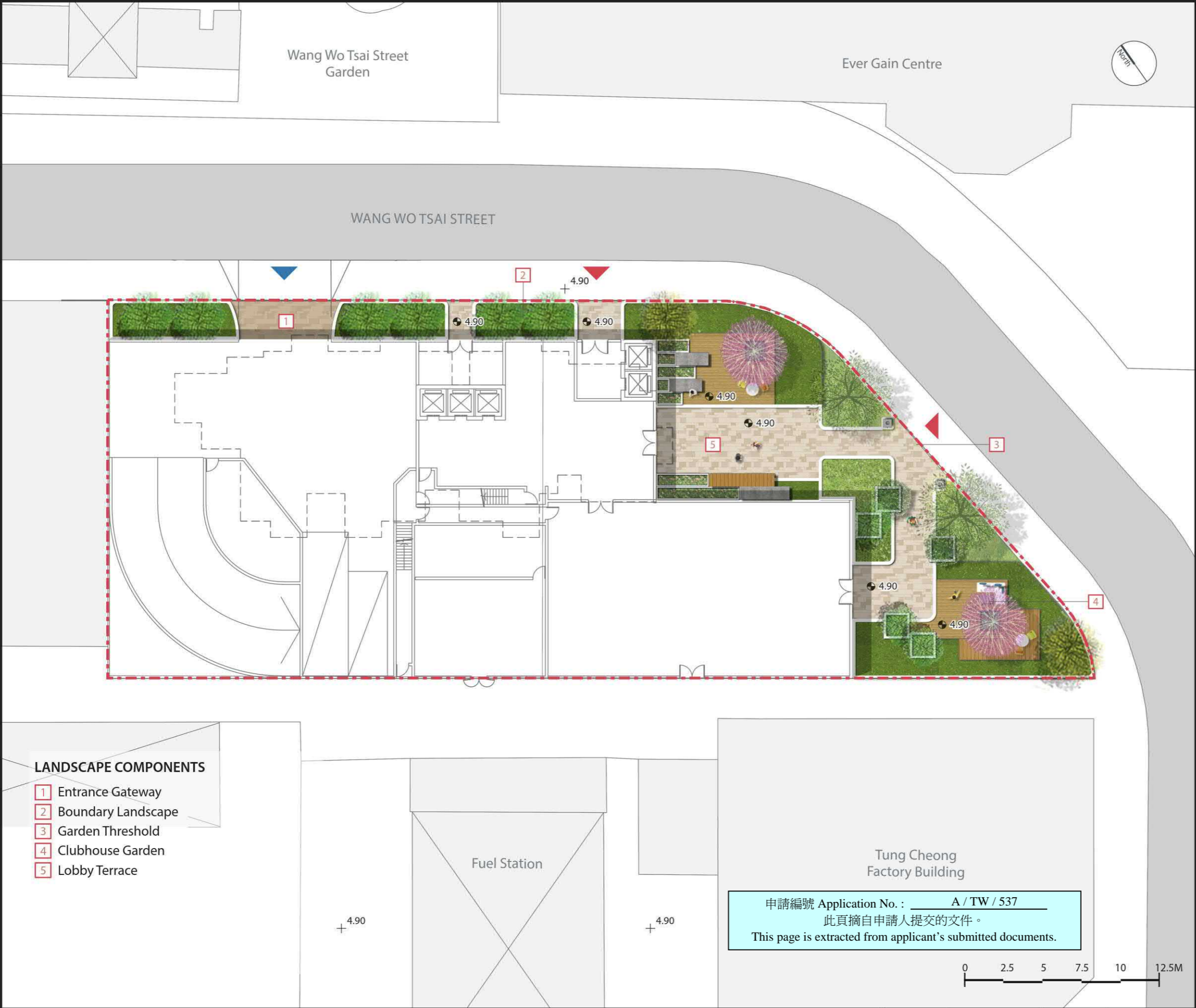
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LEGEND

- Site A Boundary
- CDA Application Site Boundary
- Existing Levels
- Proposed Levels
- Proposed Architectural Scheme
- Proposed Pedestrian Access
- Proposed Vehicular Access
- Proposed New Tree Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Paving
- Proposed Run In/out
- Proposed Deck
- Proposed Swimming Pool & Footbath
- Proposed Loose Furniture
- Indicative Pedestrian Paving in CDA
- Indicative Vehicular Paving in CDA
- Indicative Podium Paving in CDA
- Indicative Planting in CDA
- Indicative Planting in Future Pocket Park



LEGEND

- Site A Boundary
- Existing Levels
- Proposed Levels
- Proposed Architectural Scheme
- Proposed Pedestrian Access
- Proposed Vehicular Access
- Proposed New Tree Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Paving
- Proposed Run In/out
- Proposed Deck
- Proposed Swimming Pool & Footbath
- Proposed Loose Furniture

LANDSCAPE COMPONENTS

- 1 Entrance Gateway
- 2 Boundary Landscape
- 3 Garden Threshold
- 4 Clubhouse Garden
- 5 Lobby Terrace

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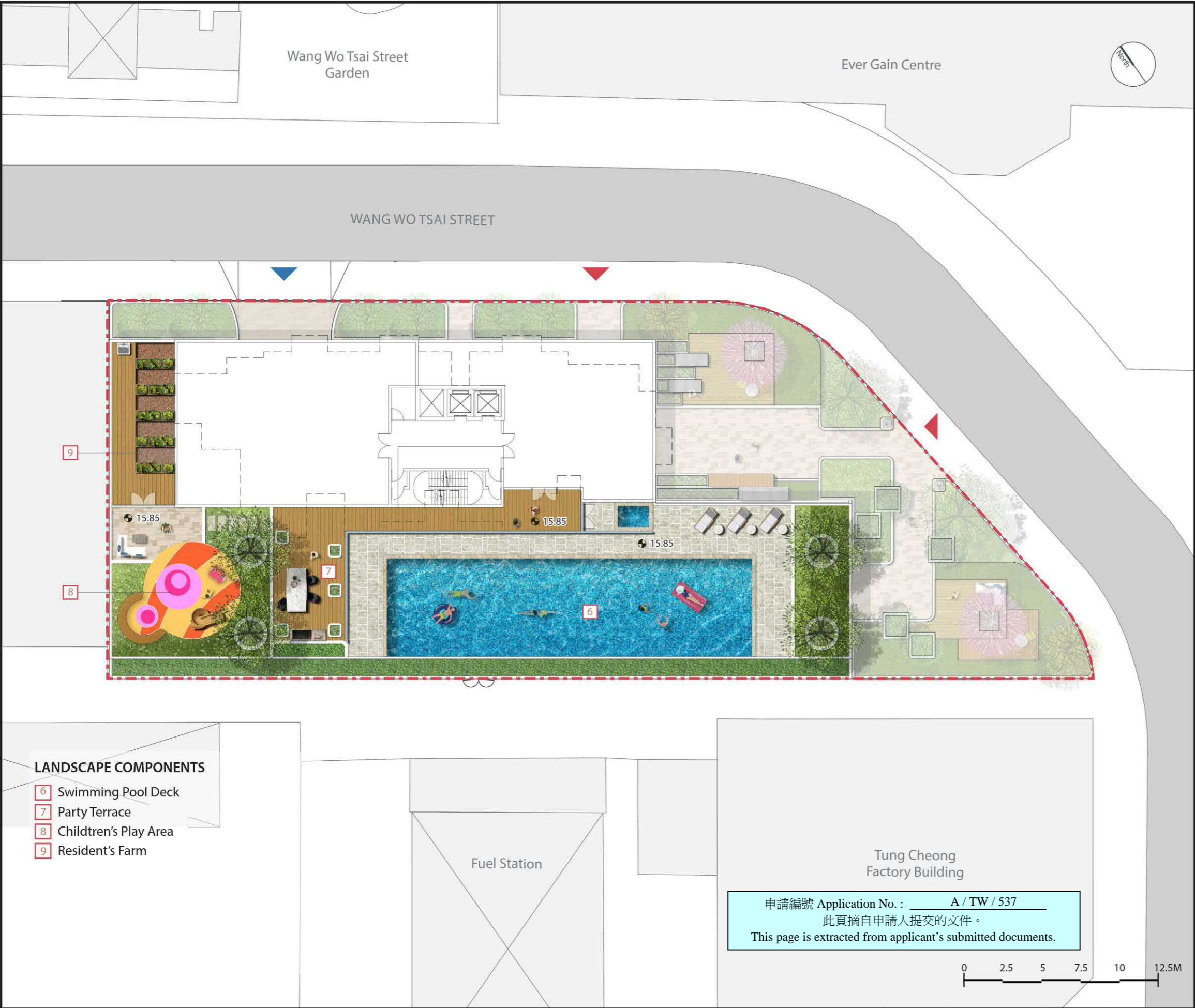
FIGURE TITLE S16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (6)" Zone with Social Welfare Facility at Wang Wo Tsai St. / Yeung Uk Rd, Tsuen Wan

Landscape Master Plan - G/F (Site A)

| | | | |
|------------|------------|-------|----------|
| SCALE | 1:250 | DATE | Feb 2023 |
| CHECKED | JBC | DRAWN | JL |
| FIGURE NO. | Figure 4.2 | | |
| | | REV | |



SCENIC Landscape Studio Limited
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12/F So Hong Commercial Building, 41-47
Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
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LEGEND

- Site A Boundary
- Existing Levels
- Proposed Levels
- Proposed Architectural Scheme
- Proposed Pedestrian Access
- Proposed Vehicular Access
- Proposed New Tree Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Paving
- Proposed Run In/out
- Proposed Deck
- Proposed Swimming Pool & Footbath
- Proposed Loose Furniture

LANDSCAPE COMPONENTS

- Swimming Pool Deck
- Party Terrace
- Childtren's Play Area
- Resident's Farm

FIGURE TITLE S16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (6)" Zone with Social Welfare Facility at Wang Wo Tsai St. / Yeung Uk Rd, Tsuen Wan

Landscape Master Plan - 2/F (Site A)

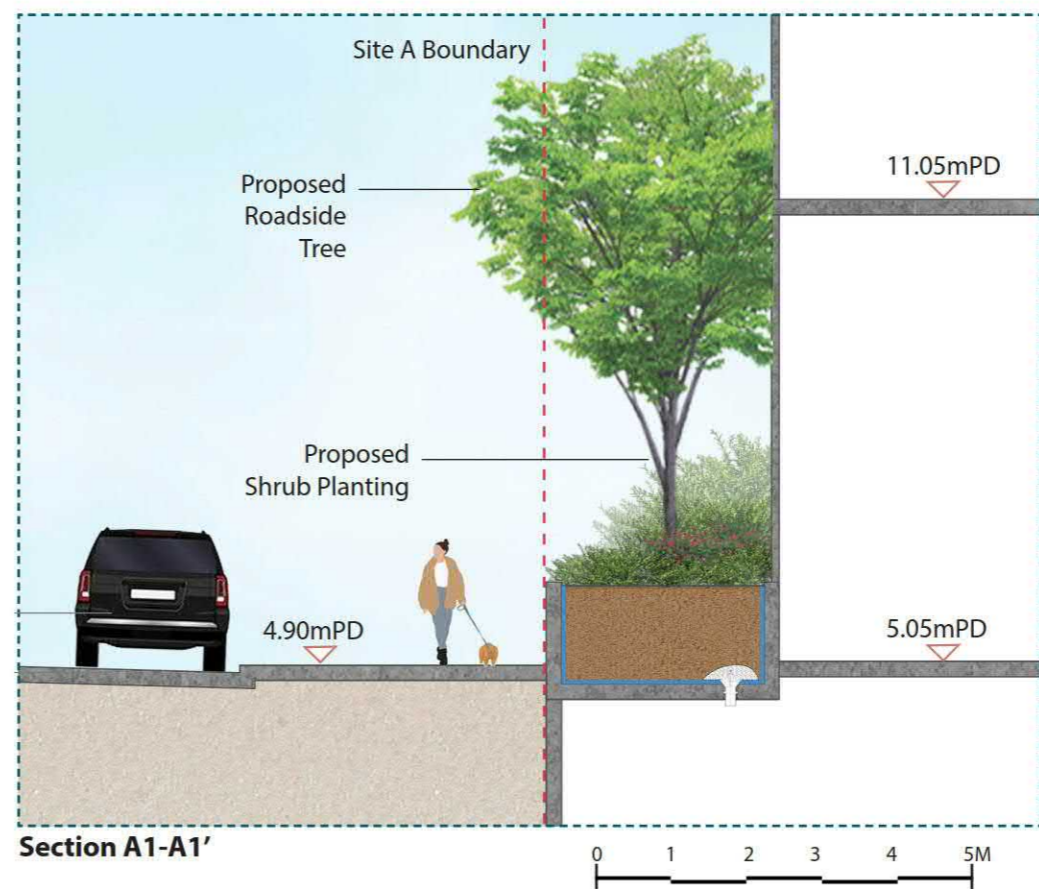
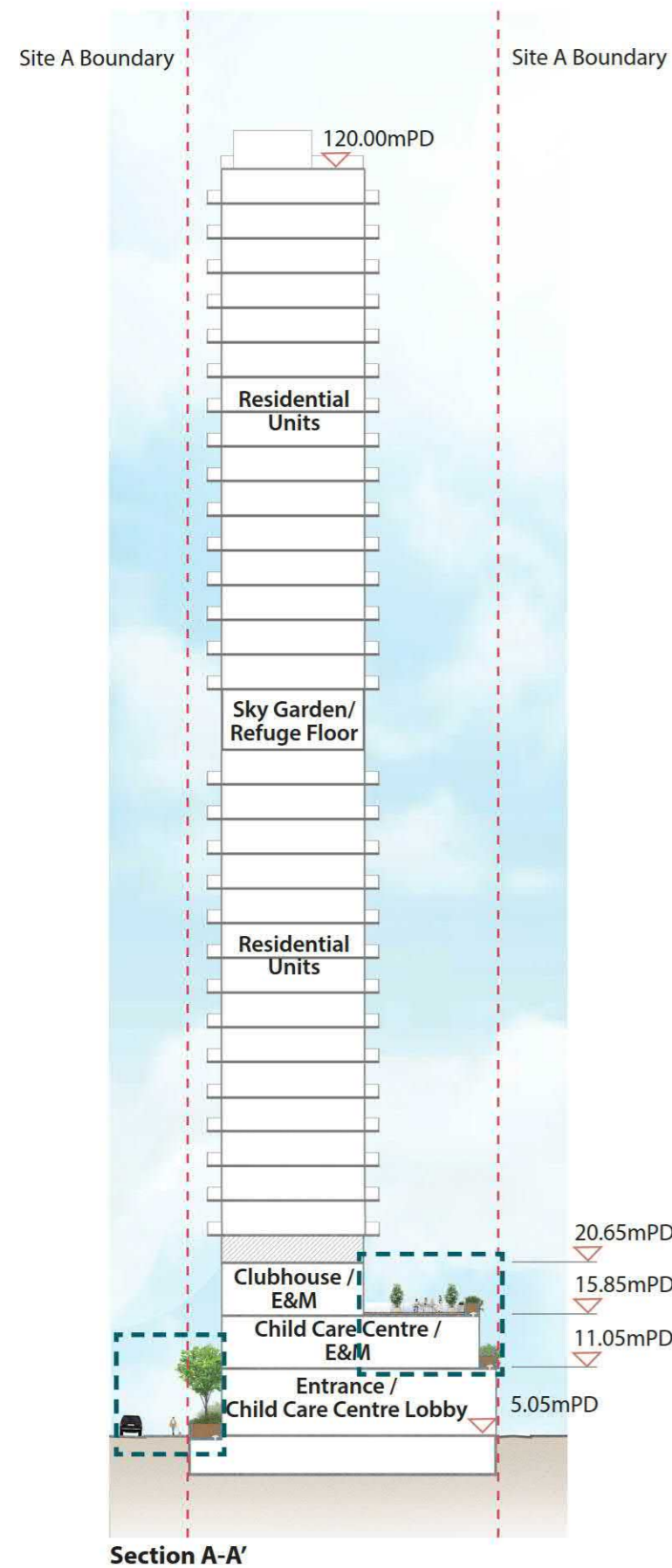
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| CHECKED | JBC | DRAWN | JL |
| FIGURE NO. | Figure 4.3 | | |
| | | REV | |







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LEGEND

-  Section Line
-  Site A Boundary
-  Typical Levels
-  Proposed Tree Planting
-  Proposed Shrub Planting
-  Proposed Lawn / Grass Areas

申請編號 Application No. : A / TW / 537
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FIGURE TITLE S16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (6)" Zone with Social Welfare Facility at Wang Wo Tsai St. / Yeung Uk Rd, Tsuen Wan

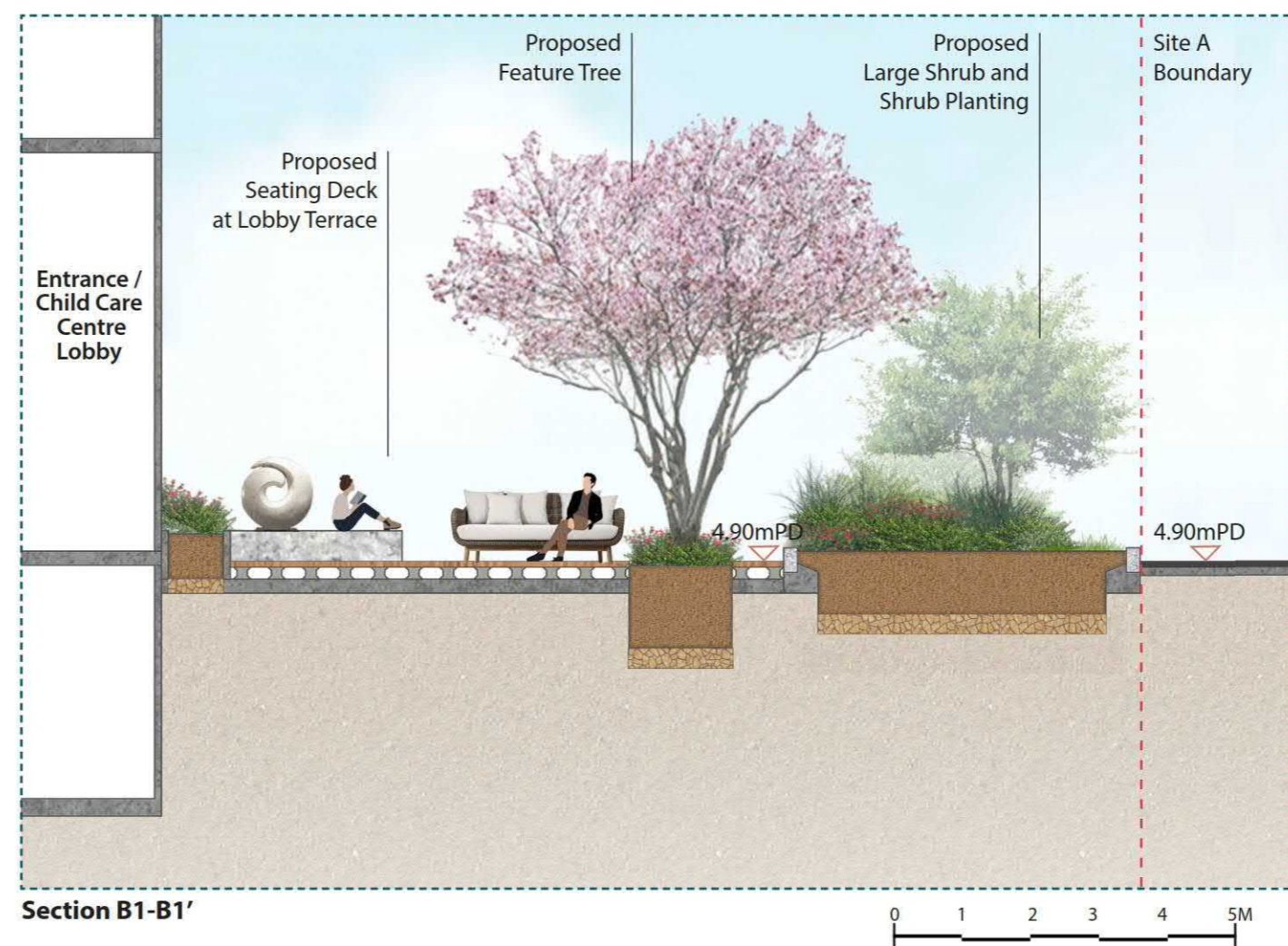
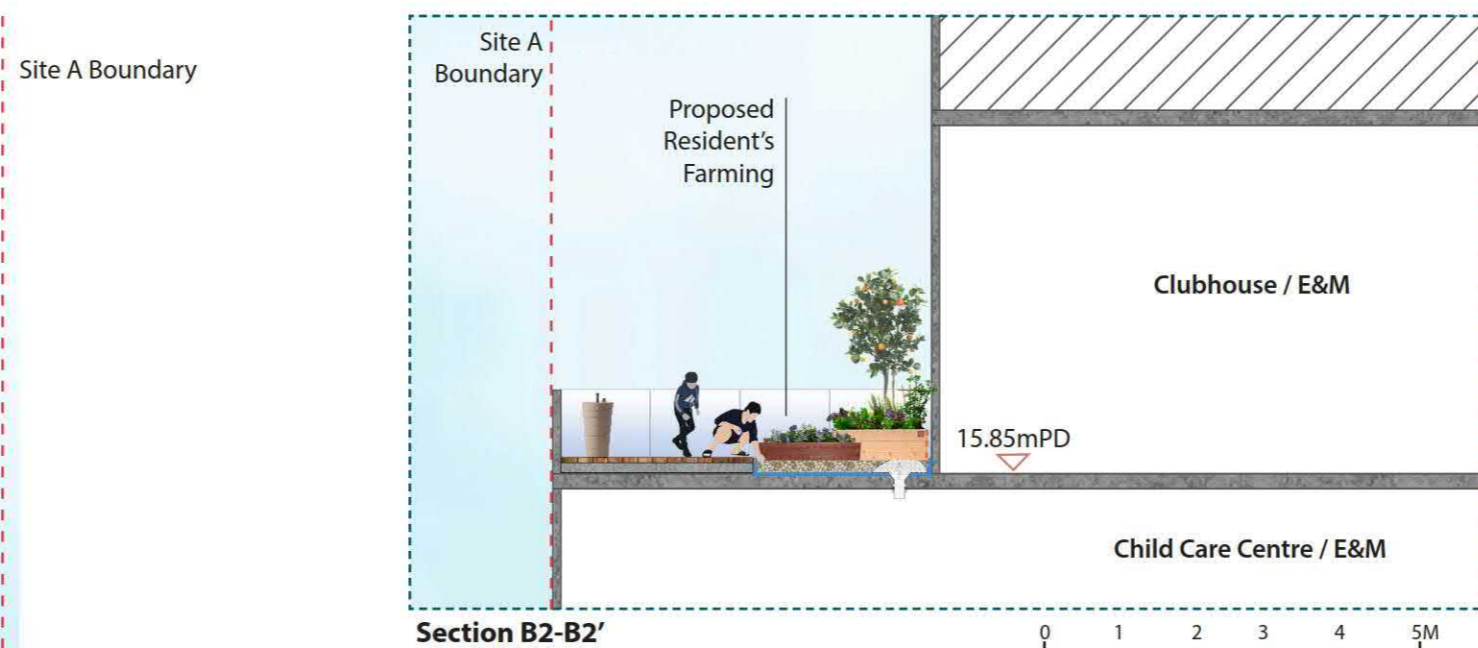
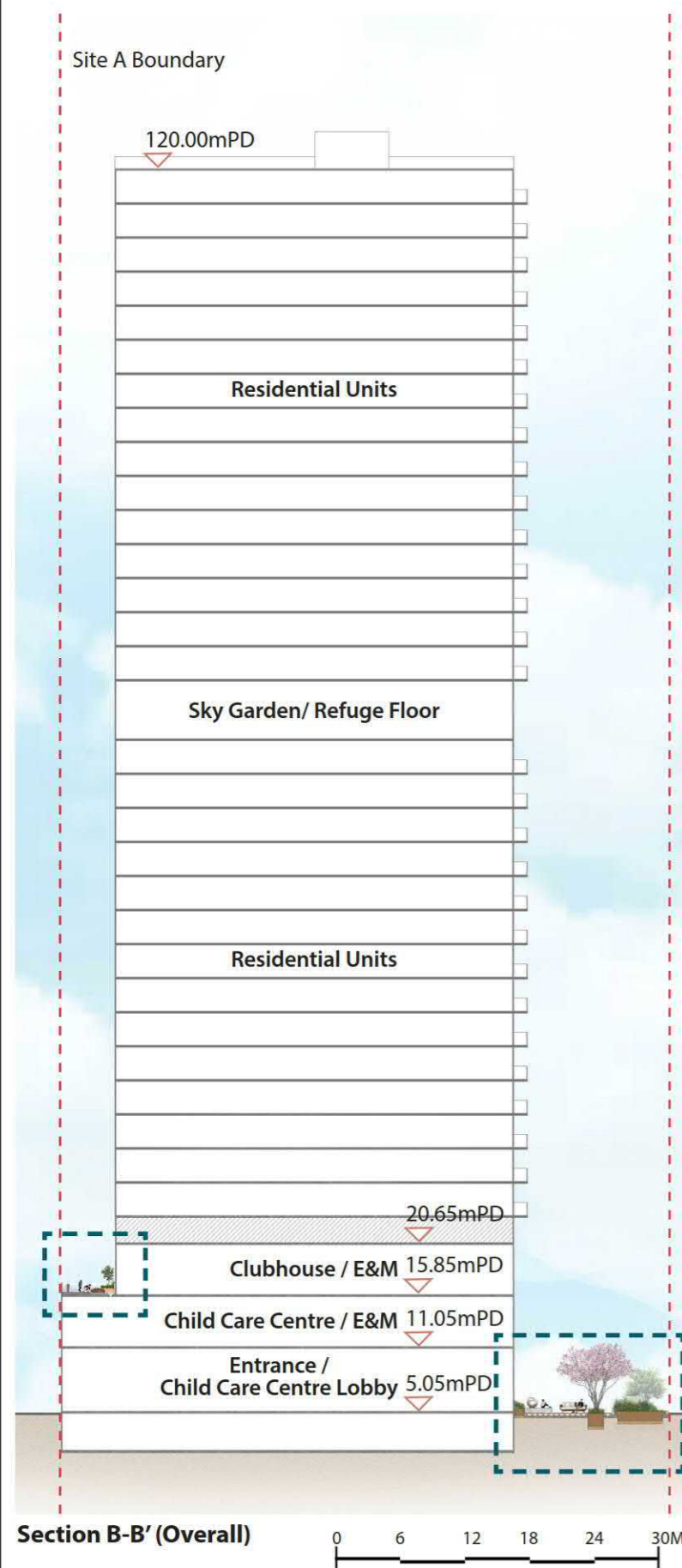
Landscape Section (Site A) A-A' (Blow-up)

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| SCALE | A.S. | DATE | Feb 2023 |
| CHECKED | JBC | DRAWN | JL |
| FIGURE NO. | Figure 5.2 | | REV |
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LEGEND

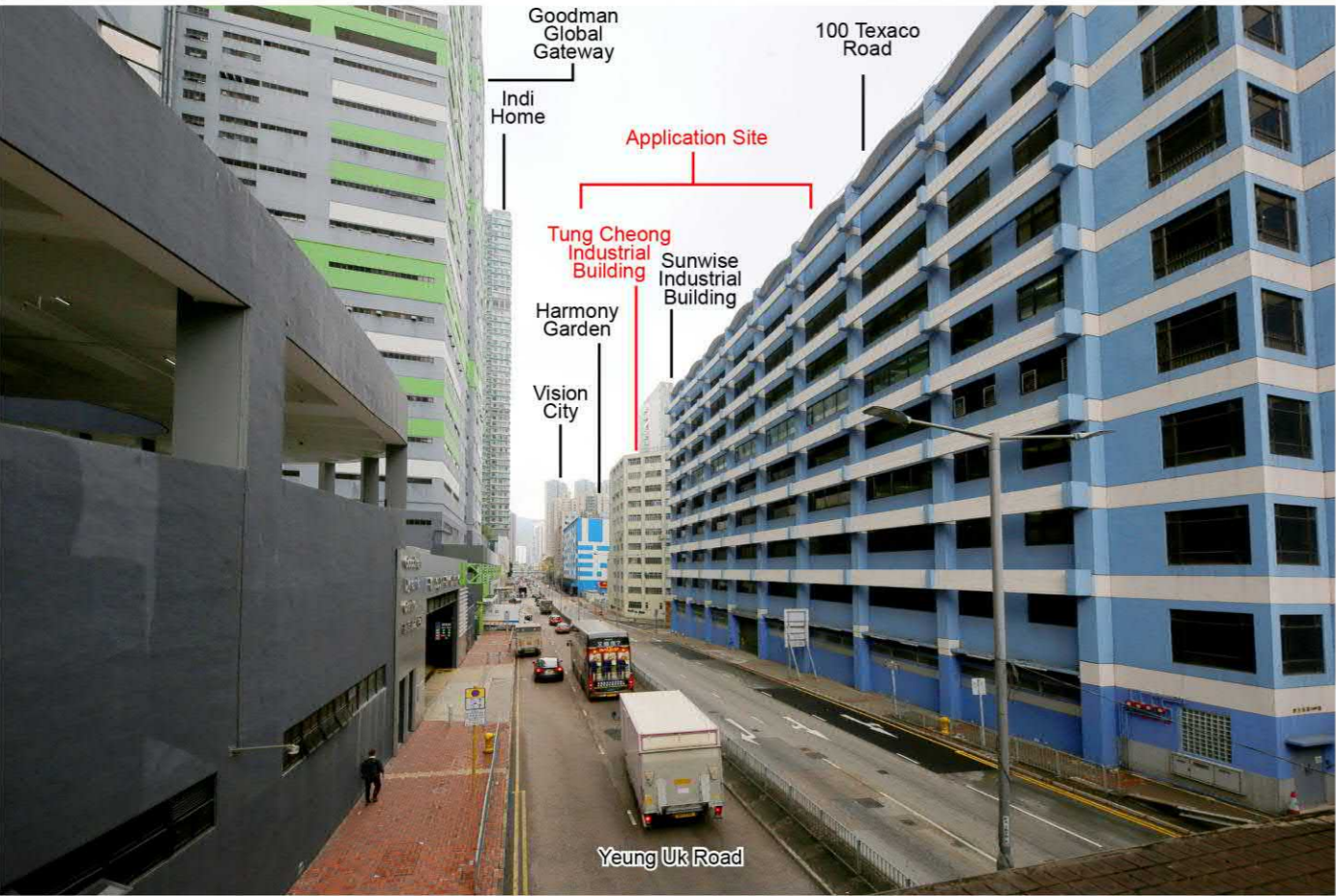
- Section Line
- Site A Boundary
- Typical Levels
- Proposed Tree Planting
- Proposed Shrub Planting
- Proposed Lawn / Grass Areas

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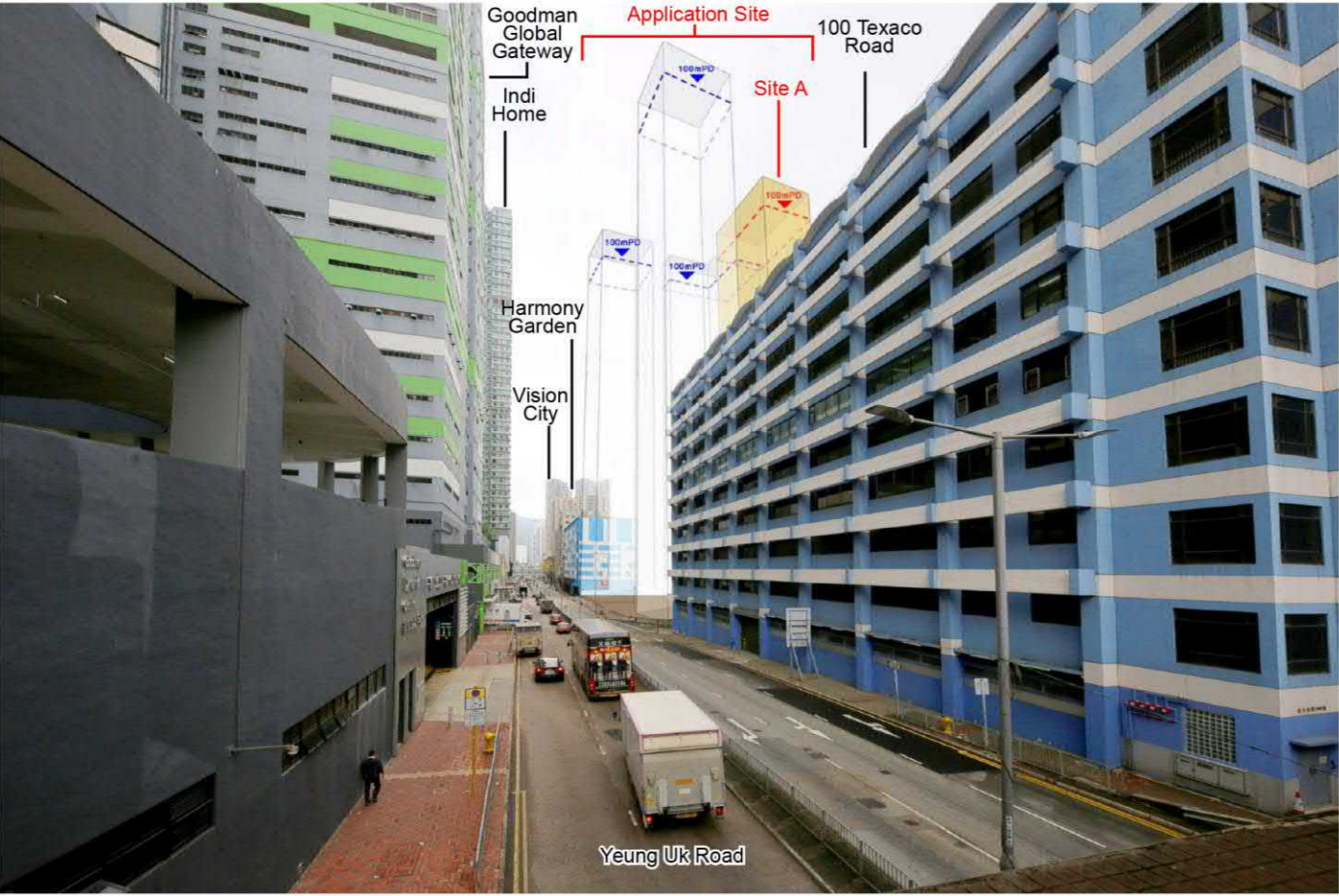
FIGURE TITLE S16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (6)" Zone with Social Welfare Facility at Wang Wo Tsai St. / Yeung Uk Rd, Tsuen Wan

Landscape Section (Site A) B-B' (Blow-up)

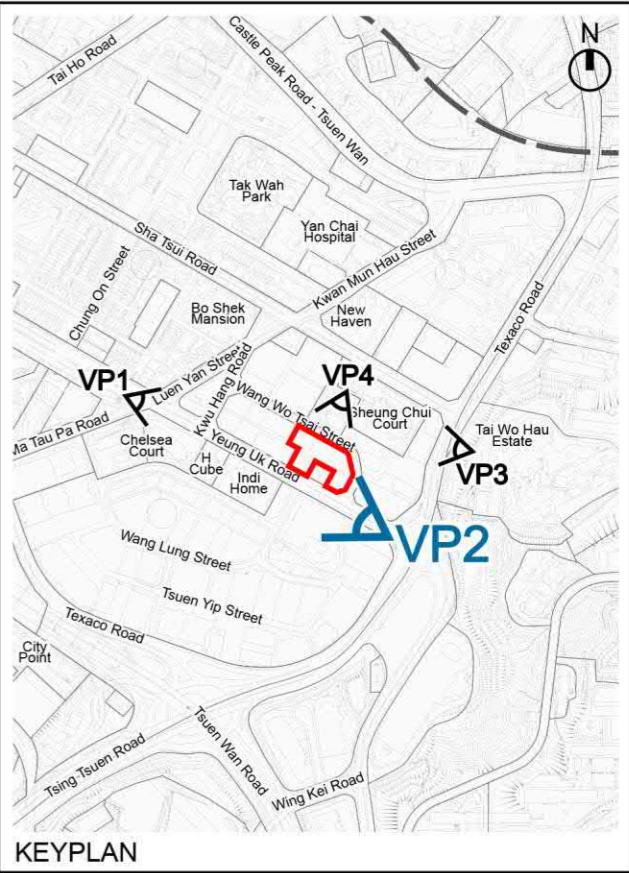
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| SCALE | A.S. | DATE | Feb 2023 |
| CHECKED | JBC | DRAWN | JL |
| FIGURE NO. | Figure 5.3 | | REV |
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VP2: Junction of Yeung Uk Road and Texaco Road



VP2: Junction of Yeung Uk Road and Texaco Road



KEYPLAN

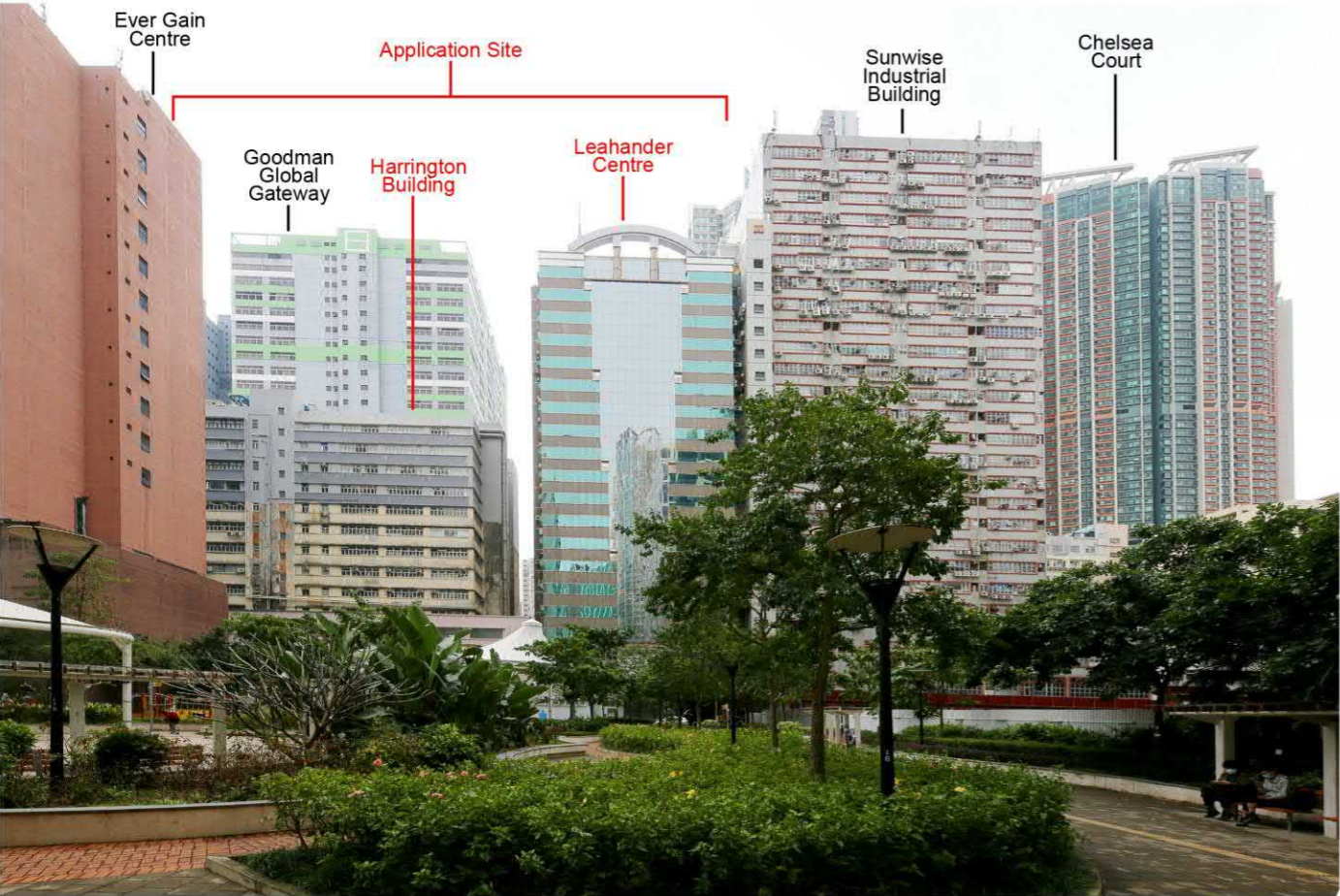
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**llewelyn
davies**

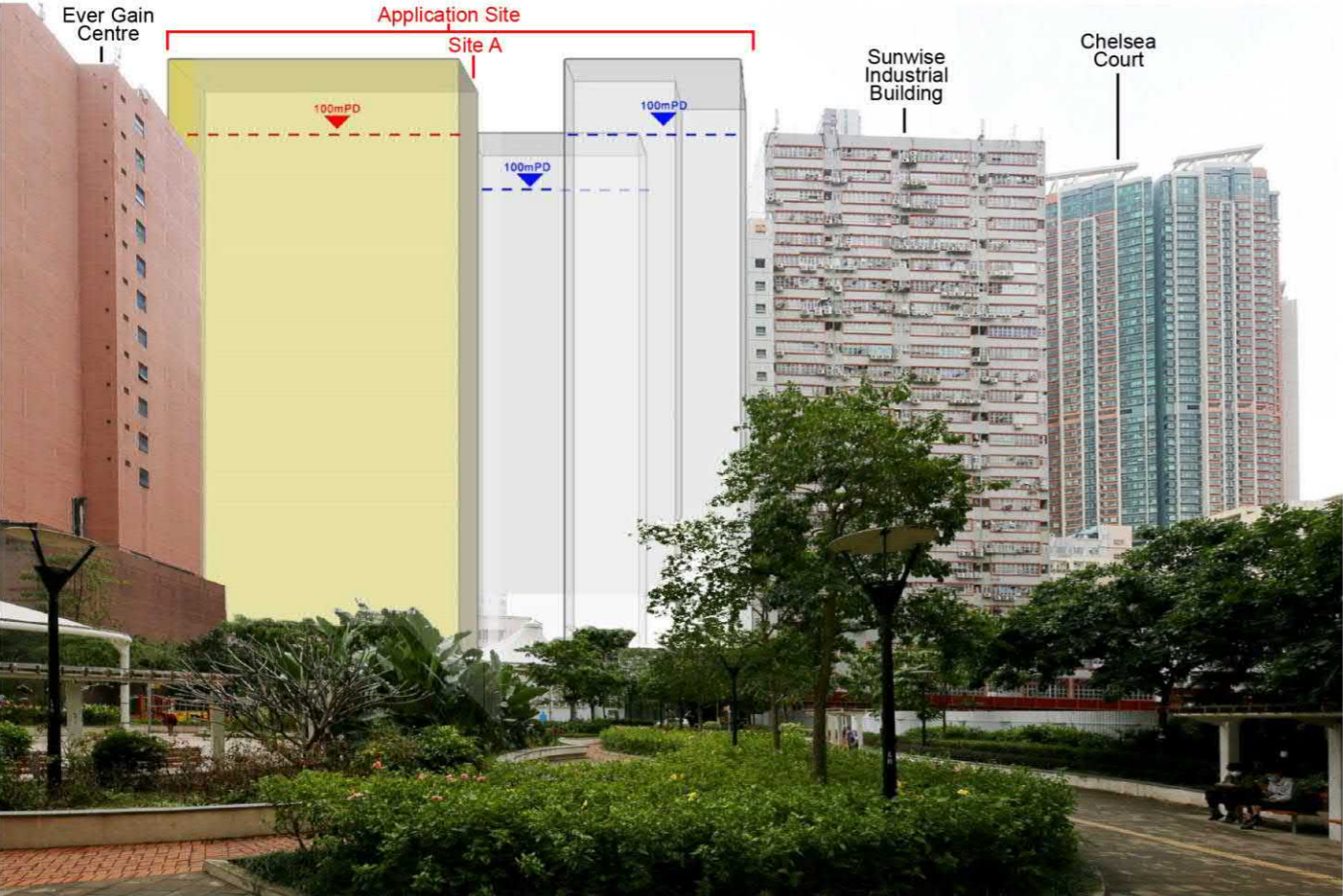
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Photomontages – Viewing from VP2: Junction of Yeung Uk Road and Texaco Road

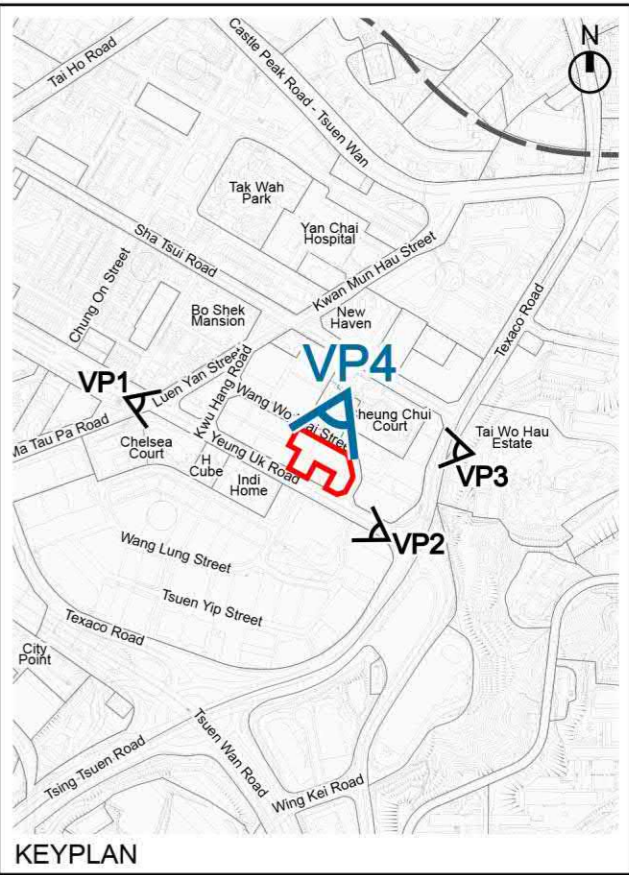
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| Rev | 0 | Date | Mar 2023 |
| Scale | N/A | | Figure 5.2 |



Existing View



Proposed Scheme



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| llewelyn davies | Title | Photomontages – Viewing from VP4: Wang Wo Tsai Street Garden | Checked | DH | Drawn | PW |
| | | | Rev | 0 | Date | Mar 2023 |
| | | | Scale | N/A | Figure | 5.4 |