

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TW/18**
關於申請編號 Y/TW/18 而只作指示用途的擬議發展計劃的概括發展規範

Revised broad development parameters in view of
the further information received on 11.12.2023
因應於 2023 年 12 月 11 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	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 荃灣油柑頭丈量約份第 354 約地段第 164 號餘段、第 175 號 及第 232 號餘段和毗連政府土地		
Site area 地盤面積	About 約 6,419 sq. m 平方米 (Includes Government Land of about 包括政府土地約 485 sq. m 平方米)		
Plan 圖則	<u>Section 12A application 第 12A 條申請</u> 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		
	<u>Further information received 接獲進一步資料</u> 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	<u>Section 12A application 第 12A 條申請</u> “Green Belt” 「綠化地帶」		
	<u>Further information received 接獲進一步資料</u> “Green Belt” and “Government, Institution or Community” 「綠化地帶」及「政府、機構或社區」		
Proposed Amendment(s) 擬議修訂	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 把申請地點由「綠化地帶」及「政府、機構或社區」改劃為「住宅(乙類)9」地帶 及修訂適用於申請地點土地用途地帶的《註釋》		
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	Not more than 不多於 25,676	About 約 4
	Non-domestic 非住用 (Social Welfare Facilities 社會 福利設施)	About 約 3,021.5	About 約 0.47

No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用	-	
	Composite 綜合用途	1	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	85.4 - 90 m 米	
		Not more than 不多於 175.4 - 180 mPD 米(主水平基準上)	
		Not more than 不多於 26 - 27 Storey(s) 層 Exclude 不包括 Basement 地庫 1	
	Non-domestic 非住用	- m 米	
		- mPD 米(主水平基準上)	
		- Storey(s) 層	
	Composite 綜合用途 (Domestic cum Social Welfare Facilities 住用及 社會福利設施)	90 m 米	
		Not more than 不多於 180 mPD 米(主水平基準上)	
		27 Storey(s) 層 Exclude 不包括 Basement 地庫 1	
	Site coverage 上蓋面積	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 單位數目	613 Flats 住宅單位		
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		153
	Private Car Parking Spaces 私家車車位		144
	Motorcycle Parking Spaces 電單車車位		7
	Light Bus Parking Spaces 輕型巴士泊車位		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		5
	Heavy Goods Vehicle Spaces 重型貨車車位		3
	Shared Loading/Unloading Space for Private Light Bus and Ambulance / Other Vehicles of the Development 私人小巴 及救護車或發展內其他車輛共用上落客車位		1
	Pick-up/Drop-off Space for Residential Shuttle Bus 居民穿 梭巴士上落客車位		1

* 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。

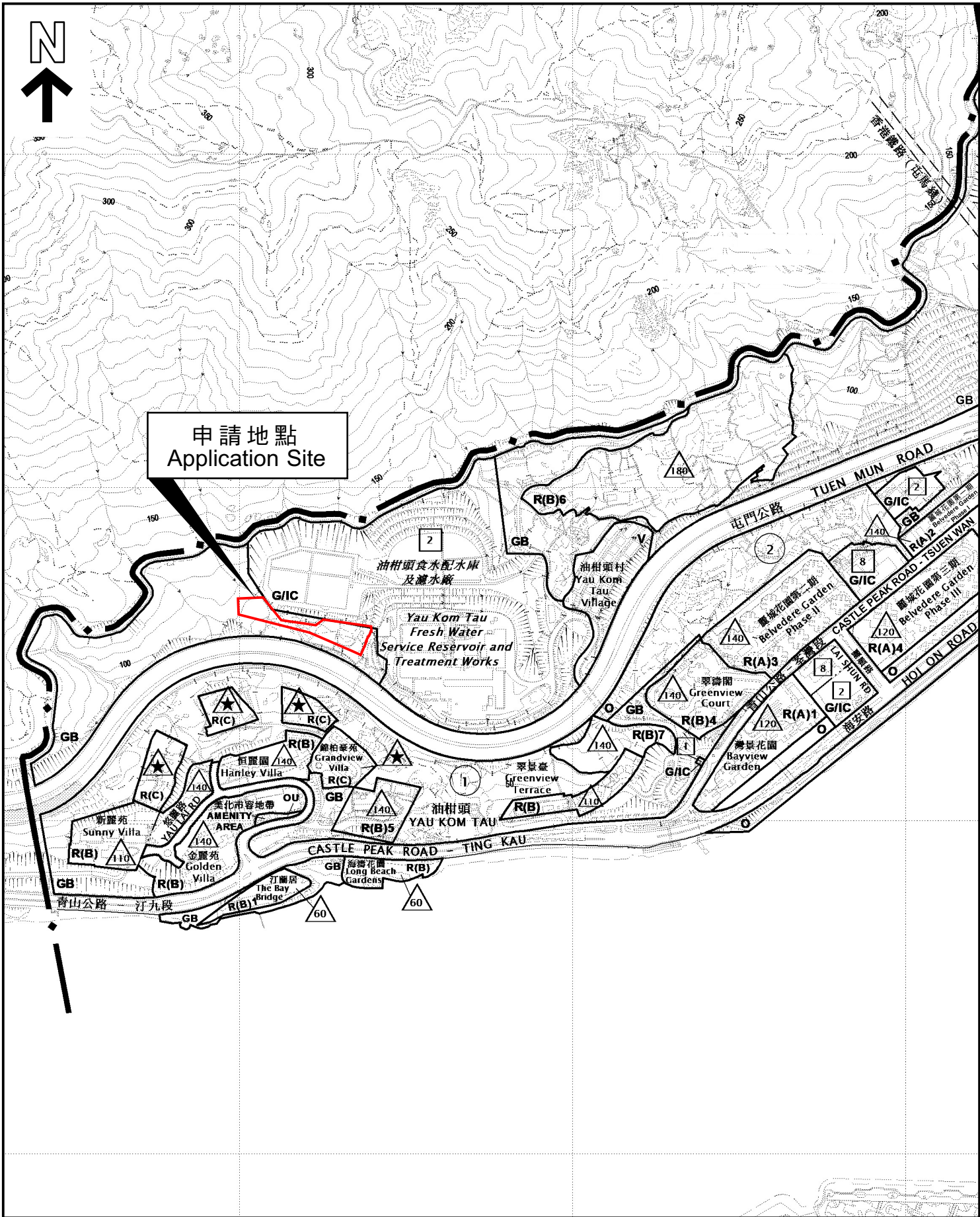
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any

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.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	<u>Chinese</u> 中文	<u>English</u> 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 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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Replacement pages of Landscape Master Plan 園境設計總圖的替代頁</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 checked="" 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 checked="" 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>Updated Ecological Impact Assessment 更新的生態影響評估</u>		
<u>Updated Expert Evaluation on Air Ventilation Assessment 更新的空氣流通專家評估</u>		
<u>Replacement pages of the Supporting Planning Statement 規劃綱領的替代頁</u>		
<u>Replacement page of Drainage Impact Assessment 排水影響評估的替代頁</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

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。

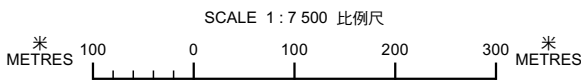


申請地點
Application Site

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

油柑頭二號
配水庫(有蓋)
Yau Kom Tau
No.2 Fresh Water Service Reservoir
(covered)

油柑頭食水主配水庫
Yau Kom Tau
Fresh Water
Primary Service
Reservoir

濾水池
Filter Bed

濾水池
Filter Bed

濾水池
Filter Bed

屯門公路

屯門公路

TUEN MUN ROAD

TUEN MUN ROAD

油柑頭
YAU KOM TAU

恒麗園
Hanley Villa

新怡豪苑
Grandview Villa

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.

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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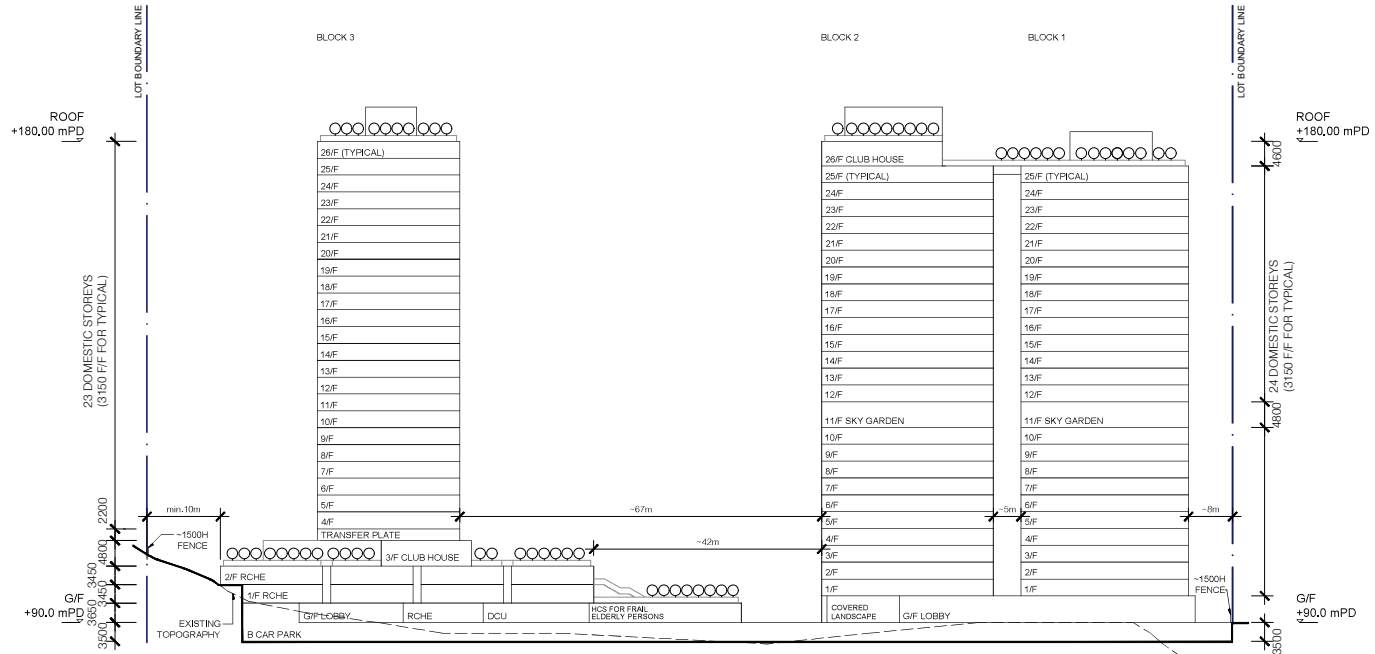
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~+400.00 mPD
(INDICATIVE ONLY)

LIN FA SHAN
~+500.00 mPD
(INDICATIVE ONLY)

申請編號 Application No. : _____ Y / TW / 18

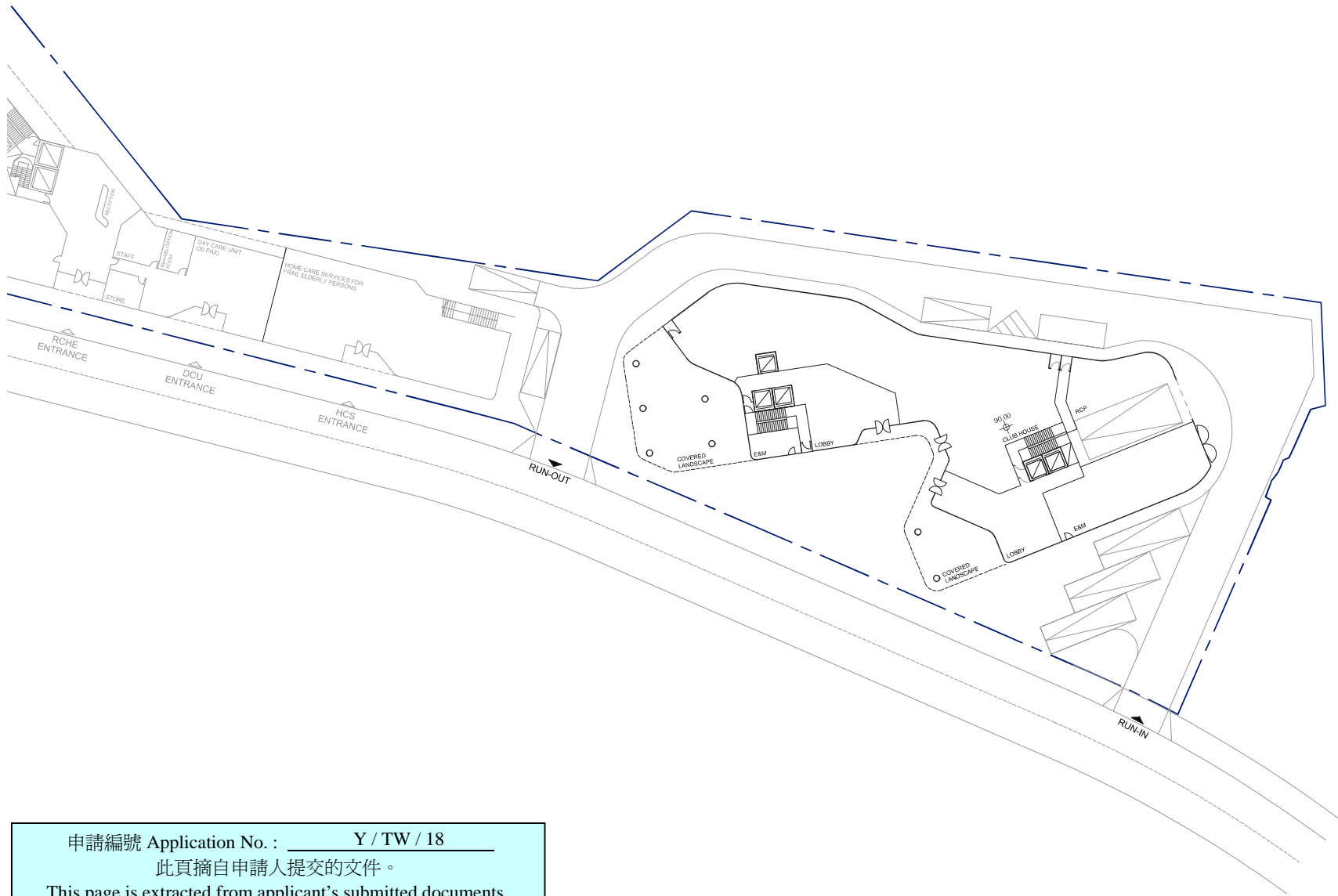
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SCHEMATIC SECTION AA SK-3 7 NOVEMBER 2023
PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN

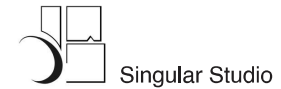
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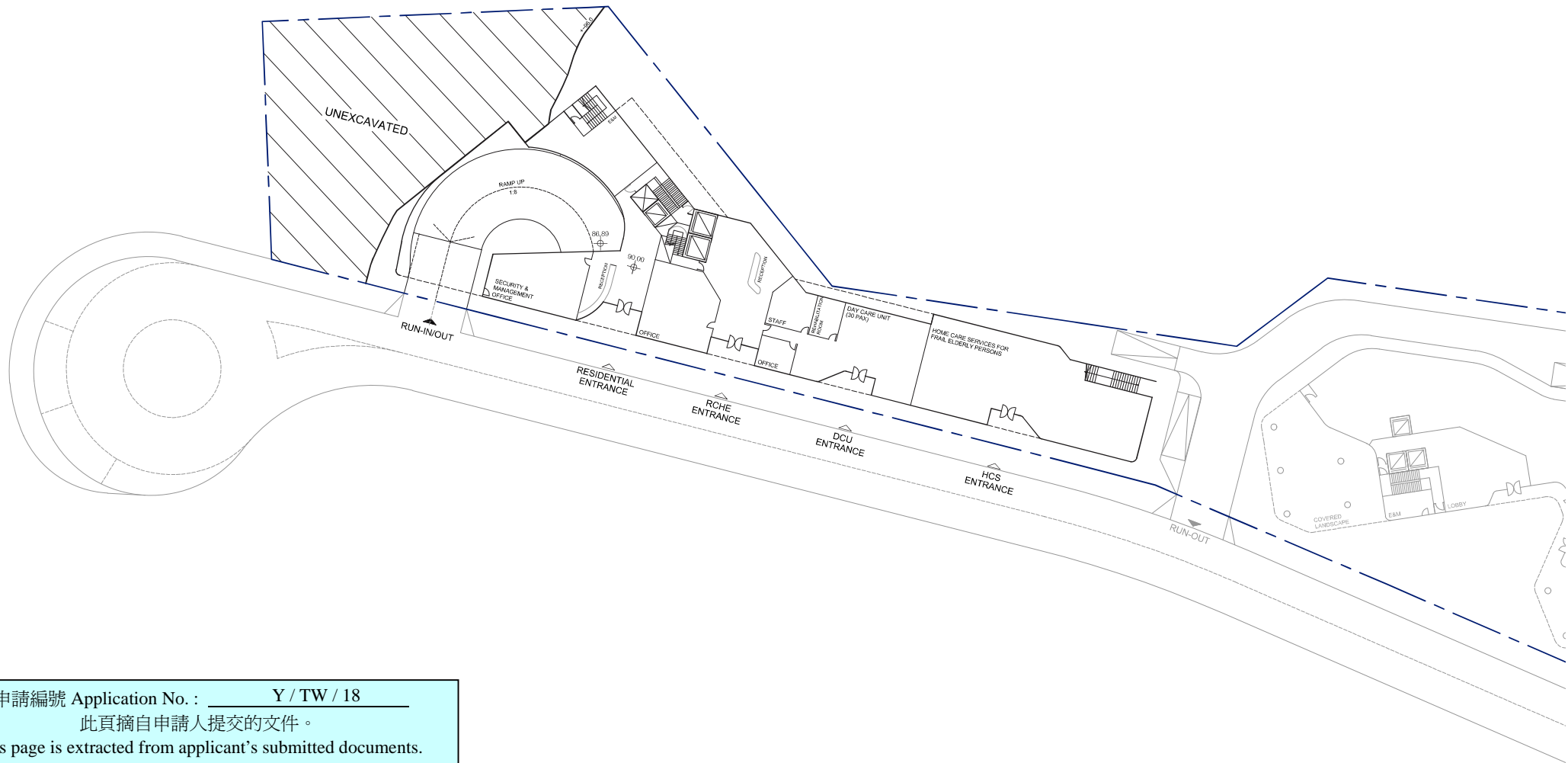


申請編號 Application No. : Y / TW / 18
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*HCS refers to Home Care Services for Frail Elderly Persons

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

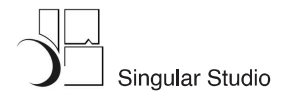


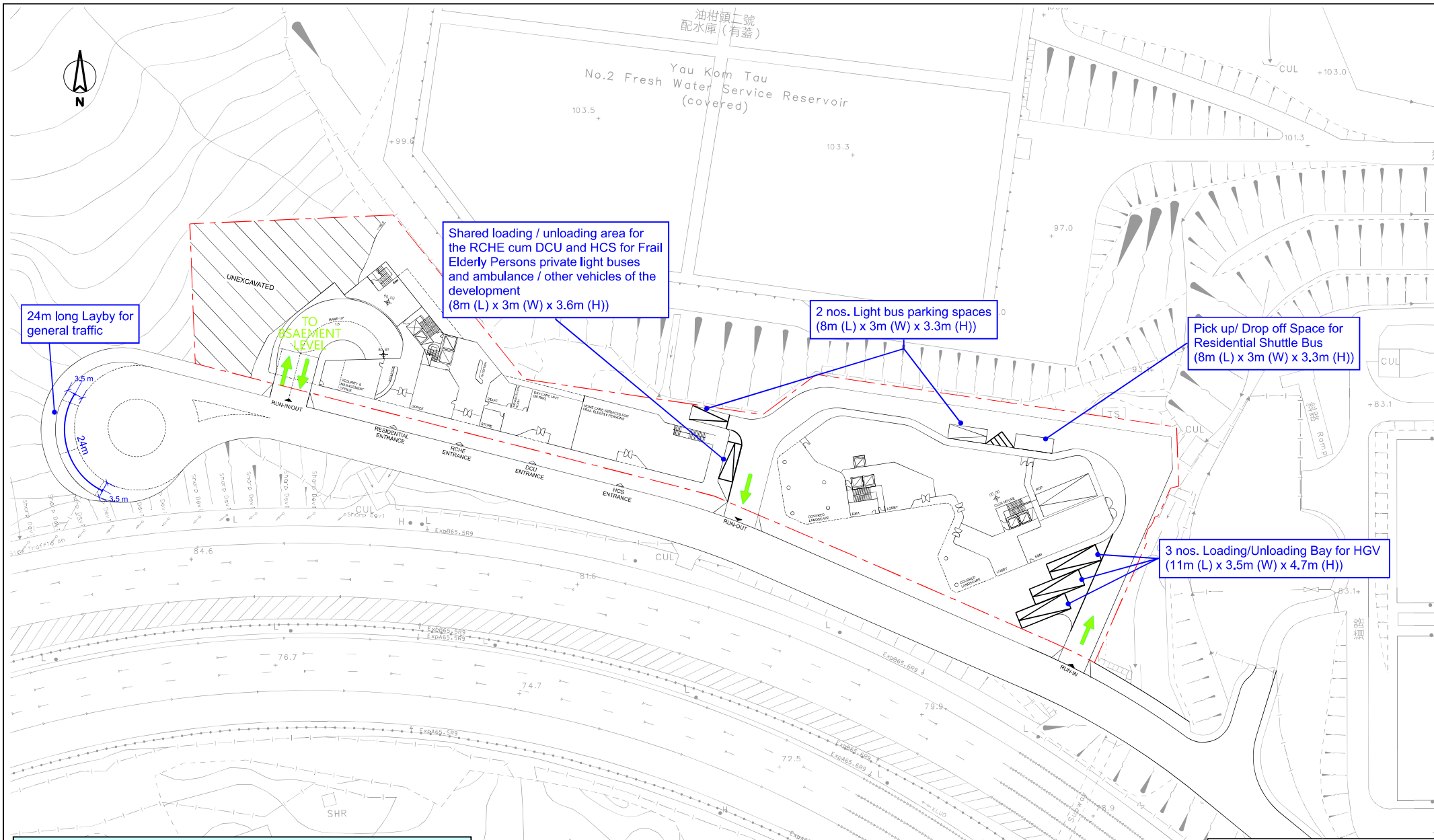


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GROUND FLOOR PLAN (BLOCK 3 & RCHE) SK-7 25 SEPTEMBER 2023
 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT
 LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING
 GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN





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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