

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/TW/538**

**關於申請編號 A/TW/538 的擬議用途/發展的概括發展規範**

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	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 荃灣老圍丈量約份第 451 約地段第 1211 號餘段（部分）及第 1215 號餘段（部分）和毗連政府土地		
Site area 地盤面積	About 約 2,519.8 sq. m 平方米 (Includes Government Land of about 包括政府土地約 172.2 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	"Village Type Development" 「鄉村式發展」		
Applied use/ development 申請用途/發展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) 擬議社會福利設施（安老院舍）		
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	-	-
	Non-domestic 非住用	Not more than 不多於 12,000	About 約 4.77
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 36.03	m 米
		Not more than 不多於 120	mPD 米(主水平基準上)
		8	Storey(s) 層
	Composite 綜合用途	2	Exclude 不包括 Basement 地庫
		-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	80 %		
No. of units 單位數目	268 Beds 床位		
Open space 休憩用地	Private 私人	447.3	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		32
	Private Car Parking Spaces 私家車車位		30
	Light Bus Space 小型巴士車位		1
	Ambulance Parking Space 救護車車位		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		1
	Light Goods Vehicle Spaces 輕型貨車車位		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。

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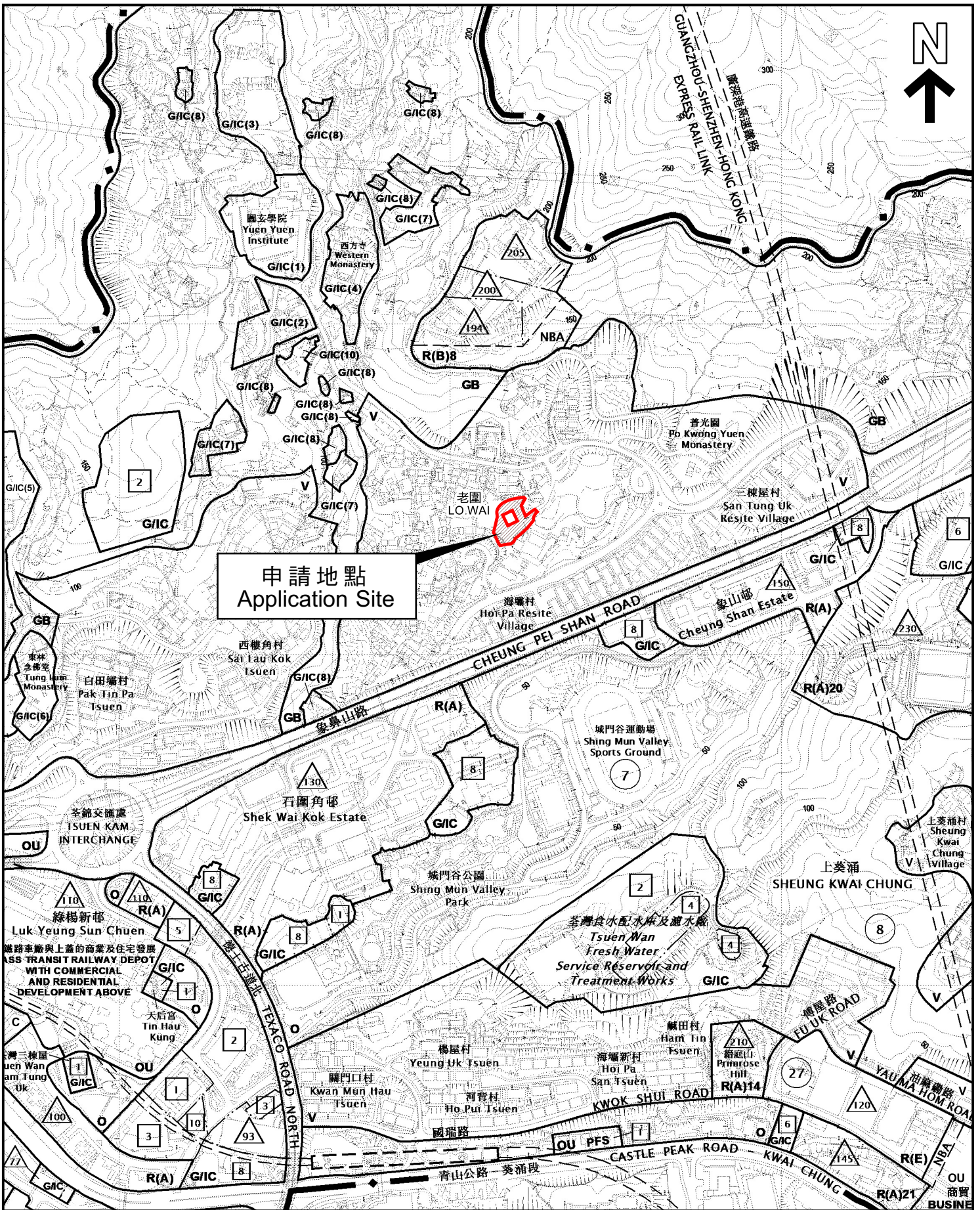
**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
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 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 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 type="checkbox"/>

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。



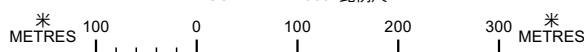
申請地點  
Application Site

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

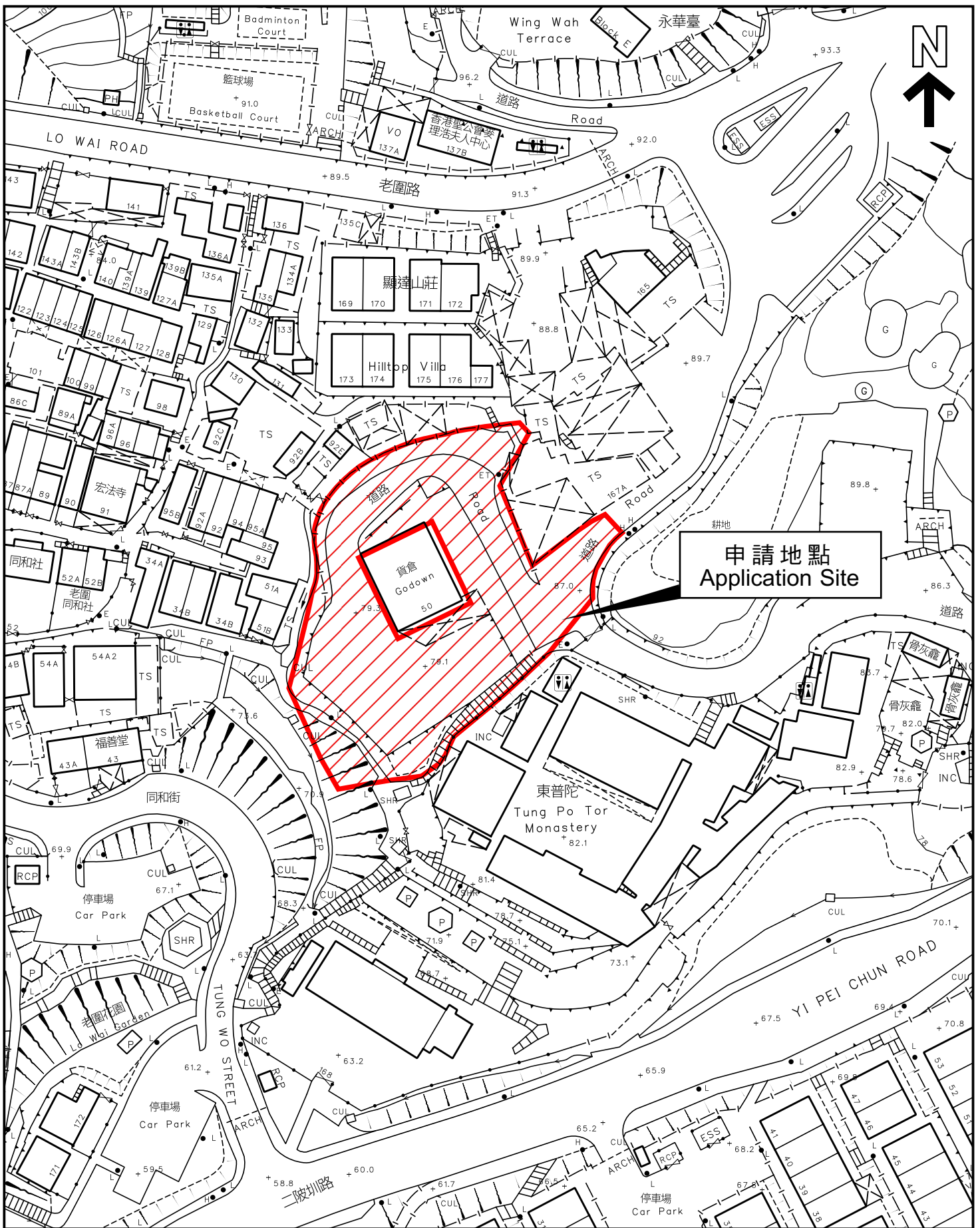
SCALE 1:7 500 比例尺



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



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。

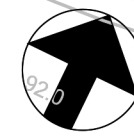
The applicant provided responses to departmental comments, and submitted revised floor plans, section plans and Environmental Assessment as well as updated Visual Impact Assessment and Sewerage Impact Assessment.

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



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項目編號:

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更改細節:

Revision 修正版	Description 內容	Date 日期
△	DESIGN	20220713
△	DESIGN	20220714
△	DESIGN	20230131
△	DESIGN	20230528
△	DESIGN	20230703
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**CREATIVE 存**  
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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**

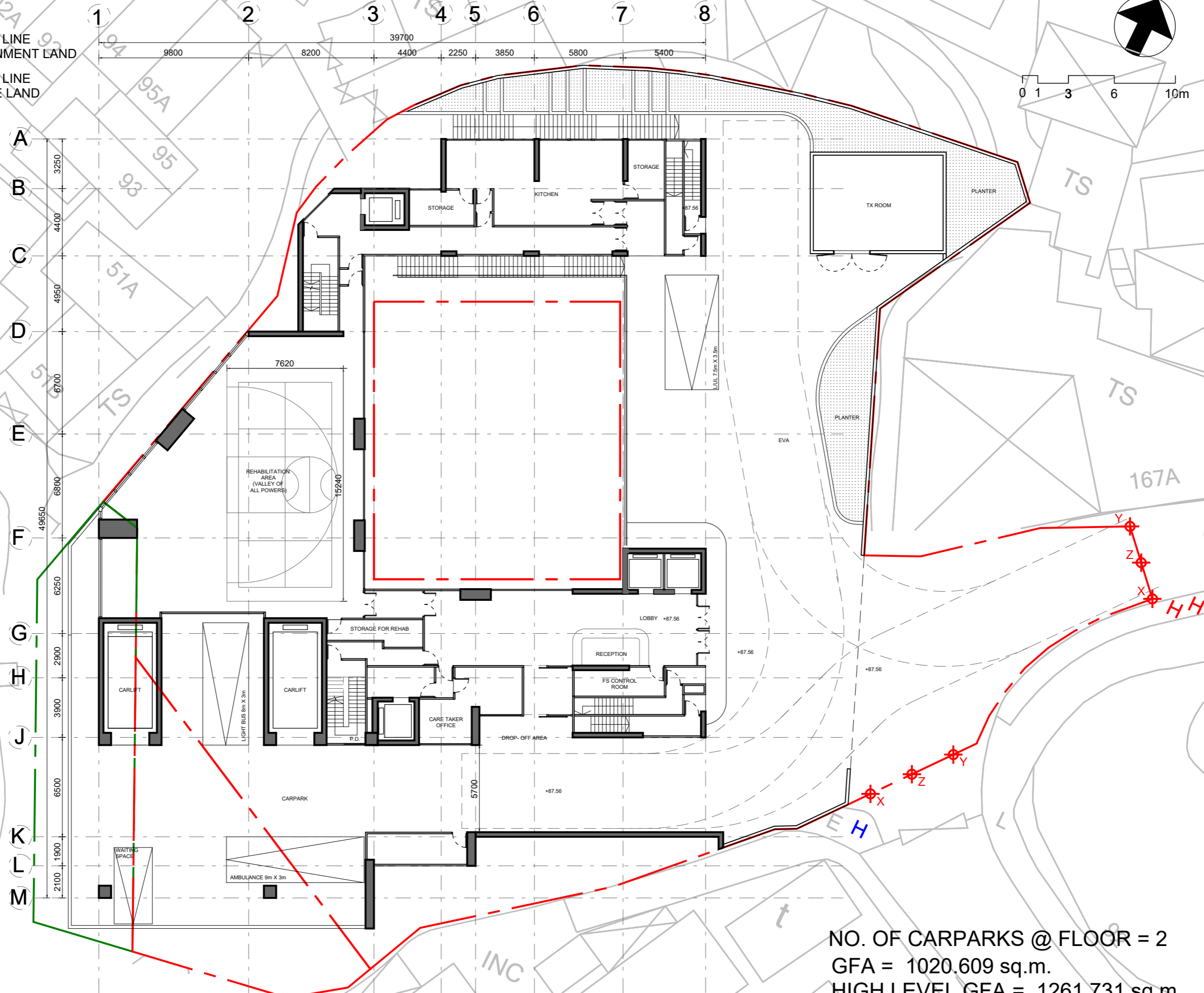
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SCALE 比例: <b>1:500</b>	
DATE 日期: <b>20231021</b>	

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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 項目編號: **HK-A22002**

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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: <b>KL</b>	DWG NO. 圖紙編號: <b>P-103</b>
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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.

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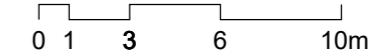
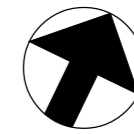
**G/F LAYOUT PLAN**  
**LO WAI RCHE**  
 1:250



LEGEND

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

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

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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:  
**1/F LAYOUT PLAN**

DESIGN IN CHARGE 設計負責人: <b>KL</b>	DWG NO. 圖紙編號: <b>P-104</b>
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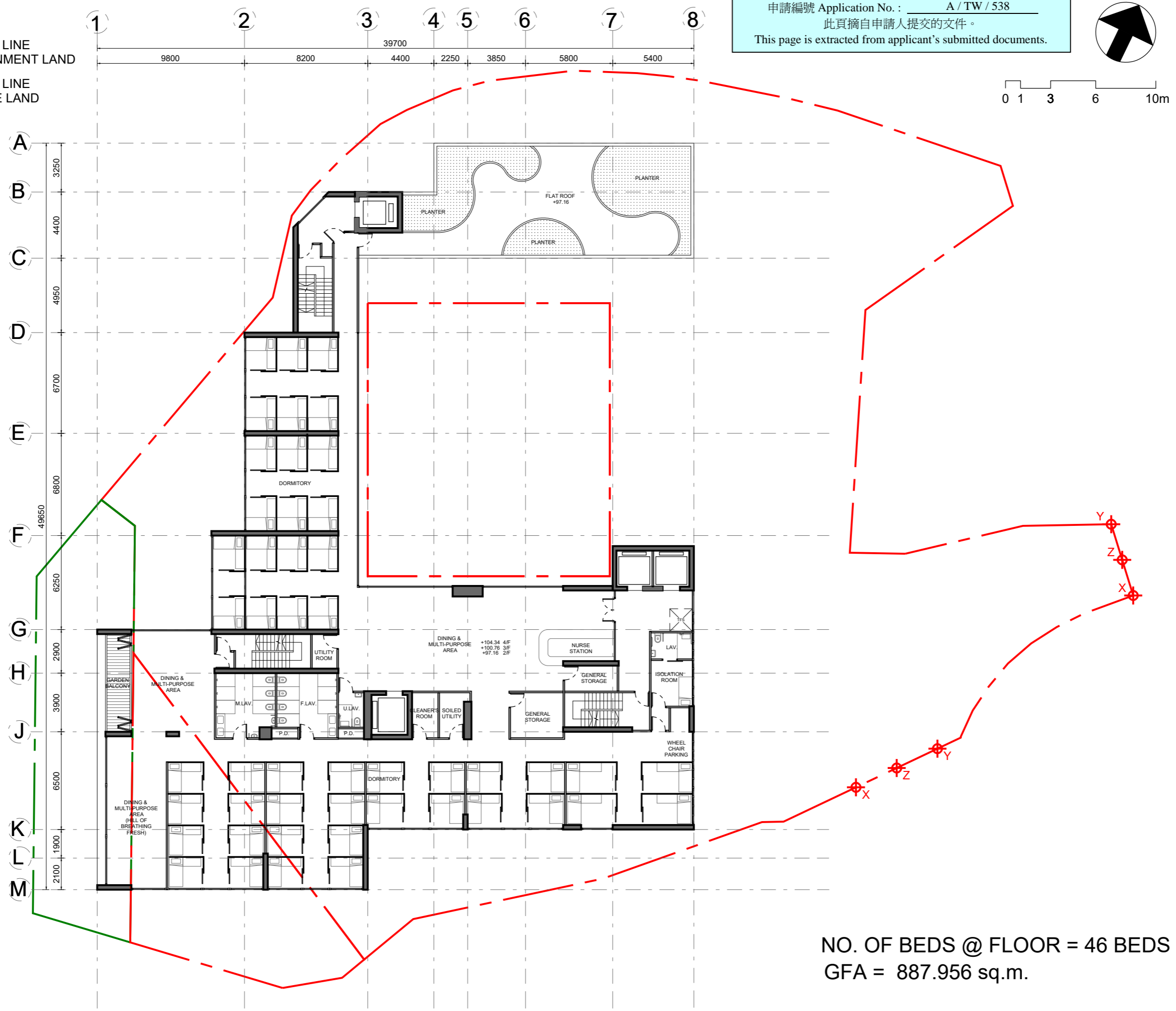
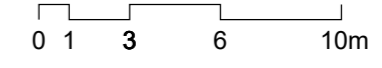
SCALE  
 比例: **1:250**

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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 項目編號:

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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**

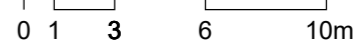
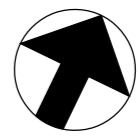
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SCALE 比例: <b>1:250</b>	
DATE 日期: <b>20231021</b>	

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:  
**5/F-6/F LAYOUT PLAN**

DESIGN IN CHARGE 設計負責人: <b>KL</b>	DWG NO. 圖紙編號: <b>P-106</b>
SCALE 比例: <b>1:250</b>	
DATE 日期: <b>20231021</b>	

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



LEGEND

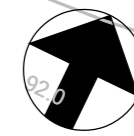
- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND

TOTAL OPENSACE PROVIDED  
= 513 sq.m.

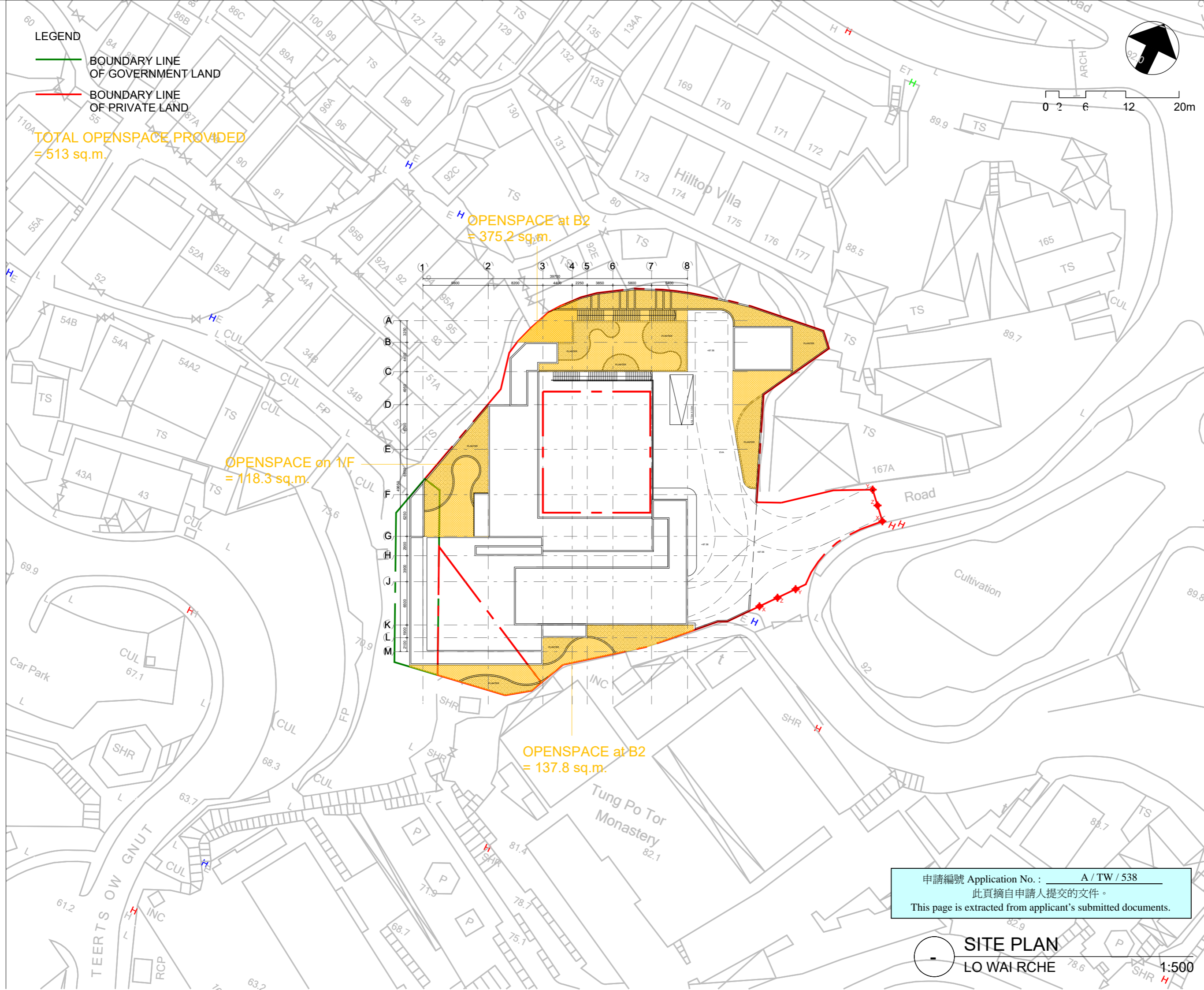
OPENSACE at B2  
= 375.2 sq.m.

OPENSACE on 1/F  
= 118.3 sq.m.

OPENSACE at B2  
= 137.8 sq.m.



0 2 6 12 20m



PROJECT NO. **HK-A22002**  
項目編號:

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Do not scale drawings: figured dimensions are to be taken in preference. 不可縮放圖紙：如有標示尺寸，須以標示尺寸為準。

All dimensions should be checked and verify on site before commencing any work: discrepancies found in this drawing shall be reported to the designer. 所有於圖紙上標示的尺寸，須於現場覆核和修正。如在地盤發現有任何與圖紙不符之處，須盡快通知設計師。

This drawing should not be used as construction drawings without approval. 除有批核外，此圖不可作為施工用。

AMENDMENT PARTICULARS  
更改細節:

Revision 修正版	Description 內容	Date 日期
△	SUBMISSION	20230815
△	SUBMISSION	20231021
△		
△		
△		
△		
△		

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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:  
**OPEN SPACE**

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

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

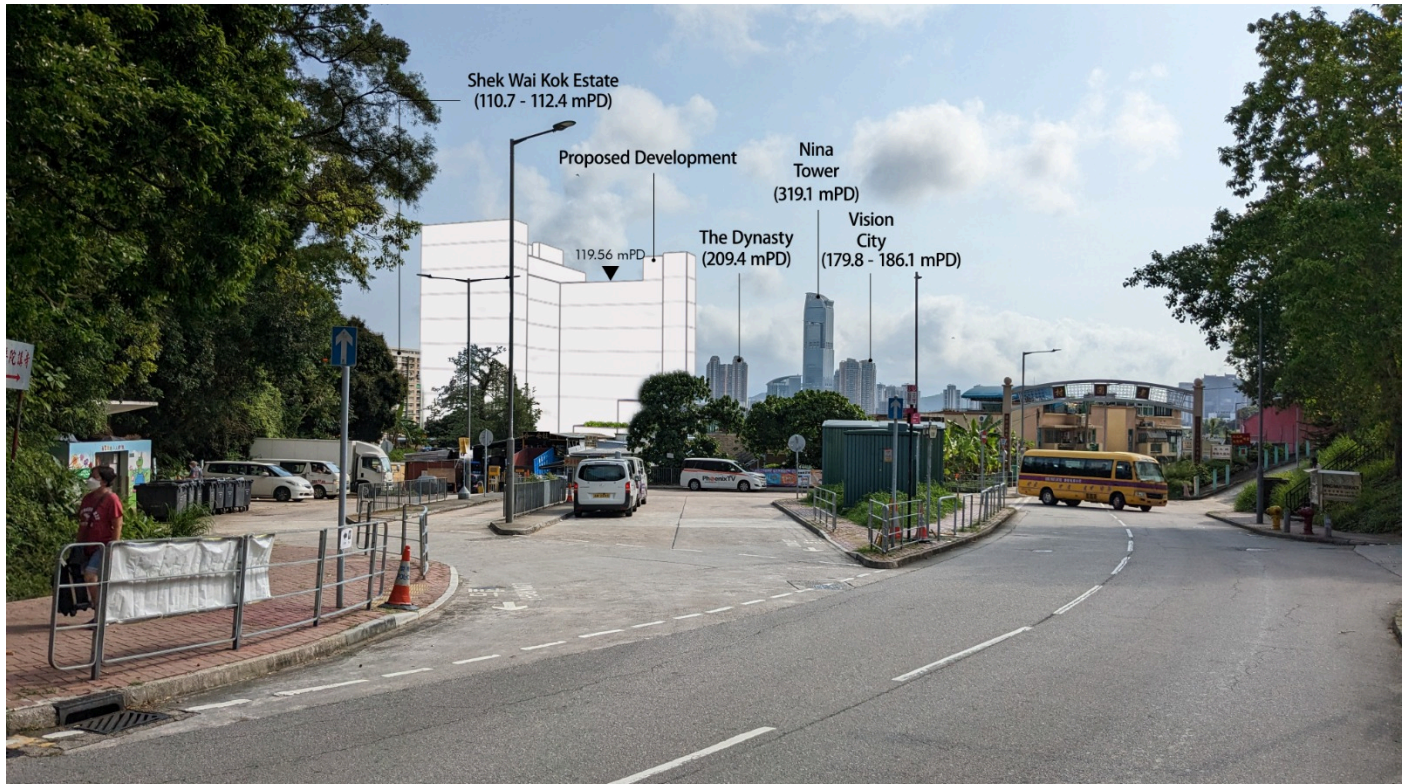


Proposed Development


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



**Existing Situation**



**Proposed Development**

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