

**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 2.4.2024

因應於 2024 年 4 月 2 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	Approved Tsuen Wan Outline Zoning Plan No. S/TW/37 荃灣分區計劃大綱核准圖編號 S/TW/37		
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 4.76
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)
			-
Site coverage 上蓋面積	80 %		
No. of units 單位數目	260 Beds 床位		
Open space 休憩用地	Private 私人	631.3	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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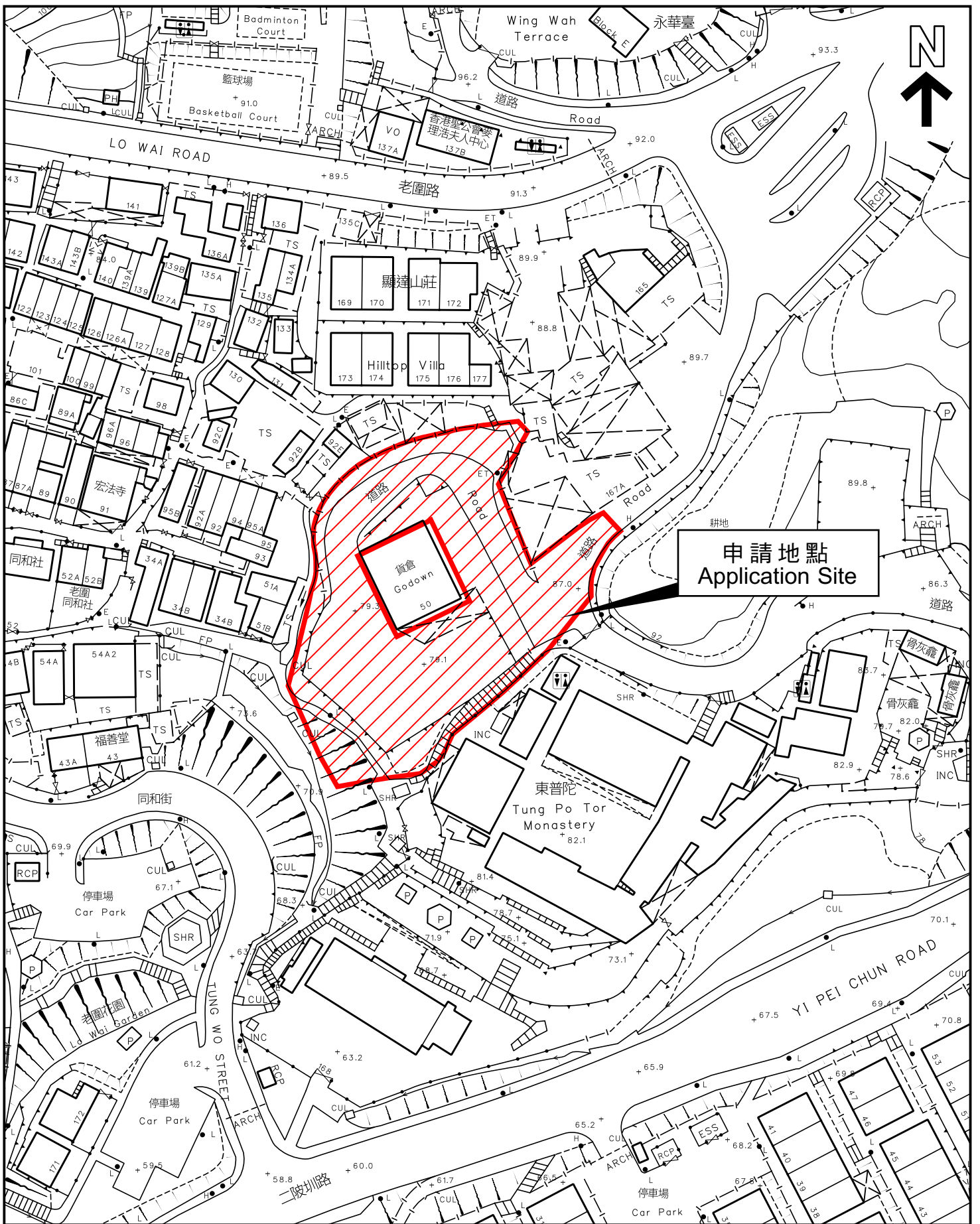
## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 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 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"/>
<b><u>Responses to departmental and public comments 回應部門及公眾意見, replacement pages of Visual Impact Assessment 視覺影響評估的替換頁, updated Environmental Assessment and updated Sewerage Impact Assessment 更新的环境評估和排污影響評估</u></b>		
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2024年4月10日擬備，  
所根據的資料為測量圖編號7-SW-11D

EXTRACT PLAN PREPARED ON  
10.4.2024 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**

The applicant provided responses to departmental and public comments, and submitted revised Traffic Impact Assessment, updated Environmental Assessment and Sewerage Impact Assessment, as well as replacement pages of Visual Impact Assessment.

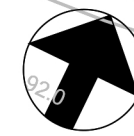
申請人回應部門及公眾意見、並提交經修訂的交通影響評估、更新的環境評估和排污影響評估，以及視覺影響評估的替換頁。

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



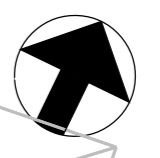
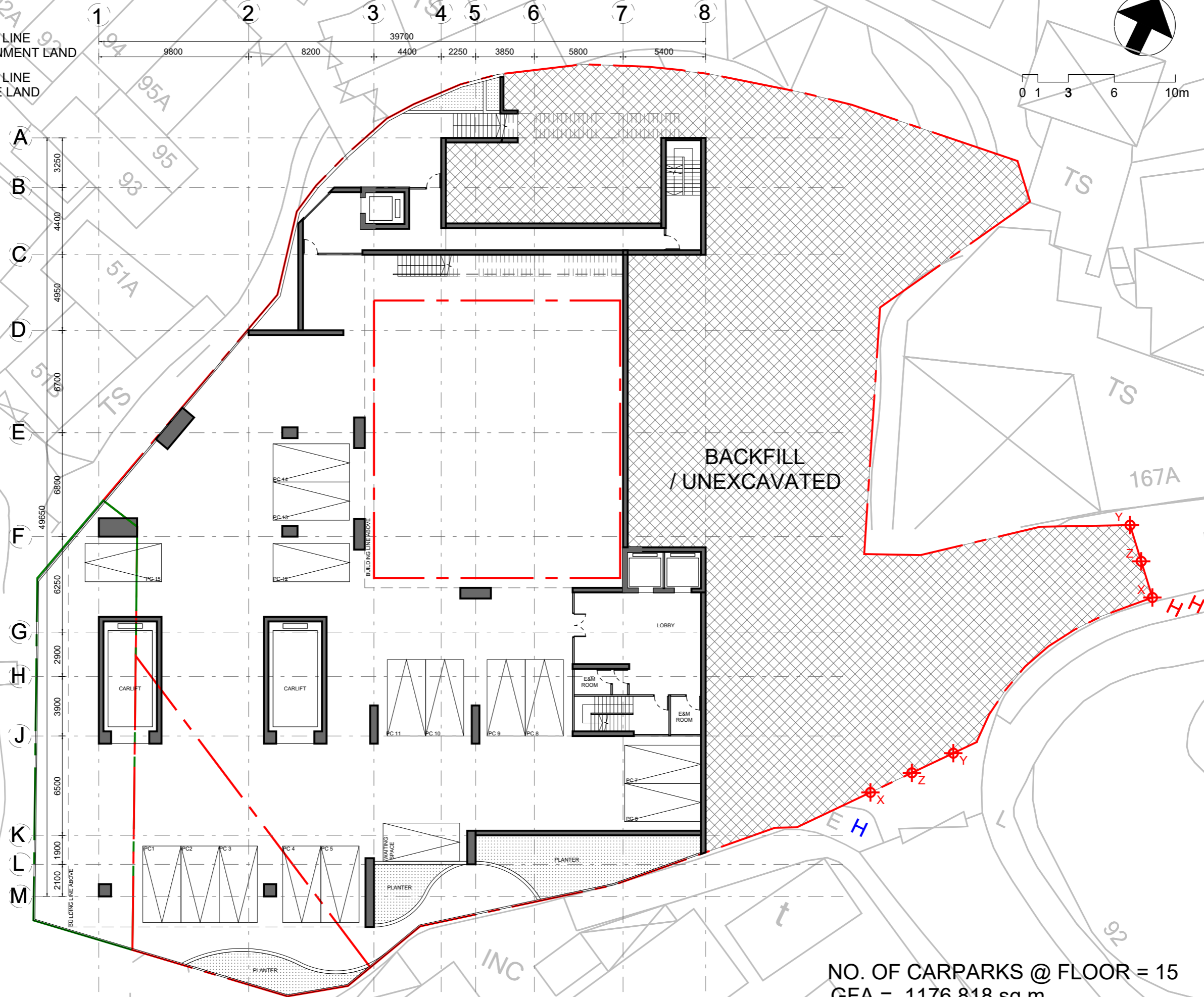
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Revision 修正版	Description 內容	Date 日期
△	DESIGN	20220714
△	DESIGN	20230131
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△	DESIGN	20230703
△	DESIGN	20230711
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<b>MINOR 細</b> <b>CREATIVE 作畫</b> ■ E-mail 電郵: info@minorcreative.com		
PROJECT NAME 項目名稱:		
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERY (RCHE) AT LO WAI, TSUEN WAN		
DRAWING TITLE 圖紙名稱:		
SITE MAP		
DESIGN IN CHARGE 設計負責人:	DWG NO. 圖紙編號:	
KL	P-100	
SCALE 比例:	DATE 日期:	
1:500	20240217	

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:

**B2 LAYOUT PLAN**

DESIGN IN CHARGE 設計負責人: **KL**  
 DWG NO. 圖紙編號:

SCALE 比例: **1:250**  
 DATE 日期: **20240217**

**NO. OF CARPARKS @ FLOOR = 15**  
**GFA = 1176.818 sq.m.**

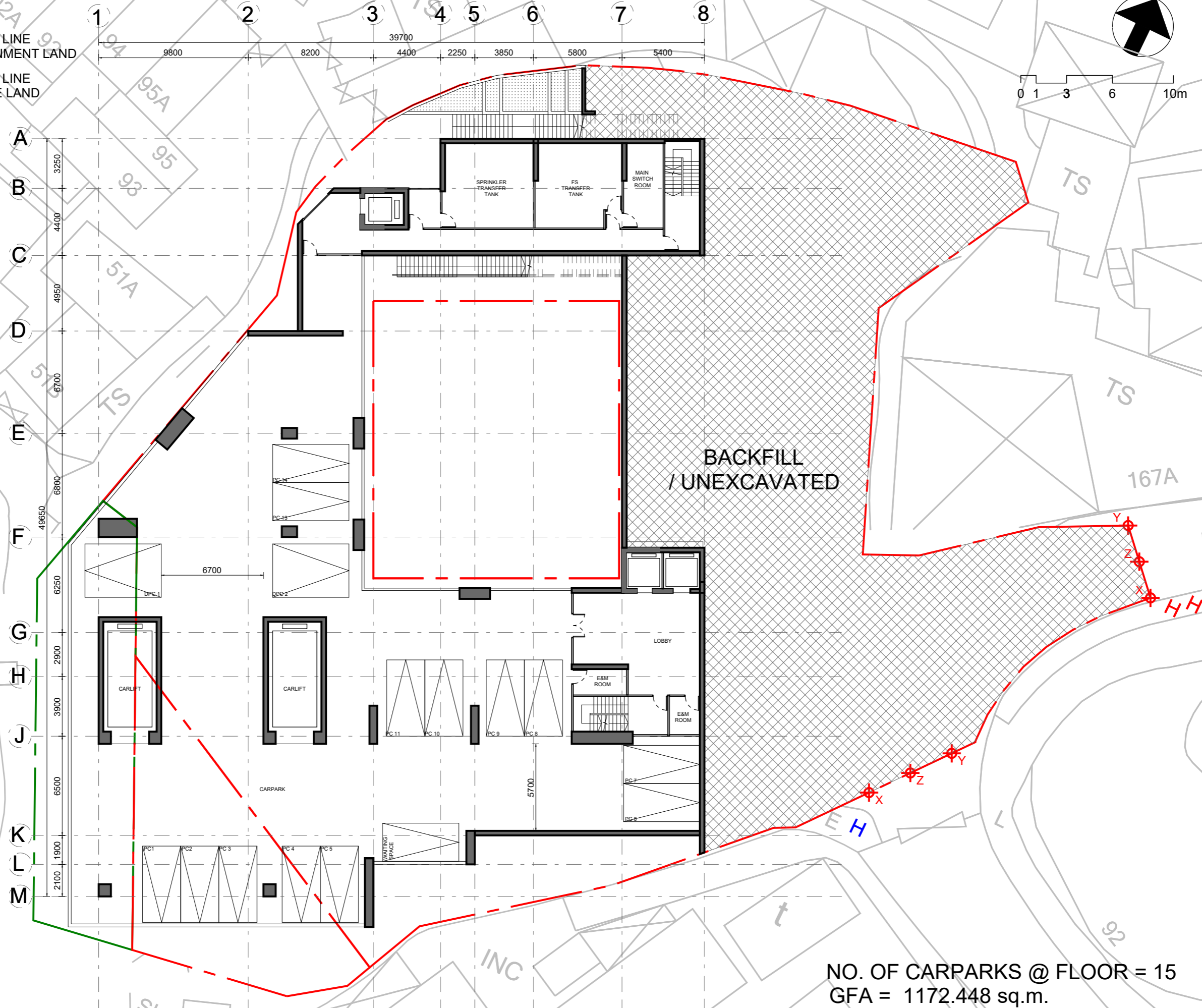
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**B2 LAYOUT PLAN**  
**LO WAI RCHE**  
**1:250**



LEGEND

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



NO. OF CARPARKS @ FLOOR = 15  
GFA = 1172.448 sq.m.

申請編號 Application No. : A / TW / 538  
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**B1 LAYOUT PLAN**  
LO WAI RCHE  
1:250

PROJECT NO. **HK-A22002**  
項目編號:

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**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:  
**B1 LAYOUT PLAN**

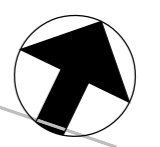
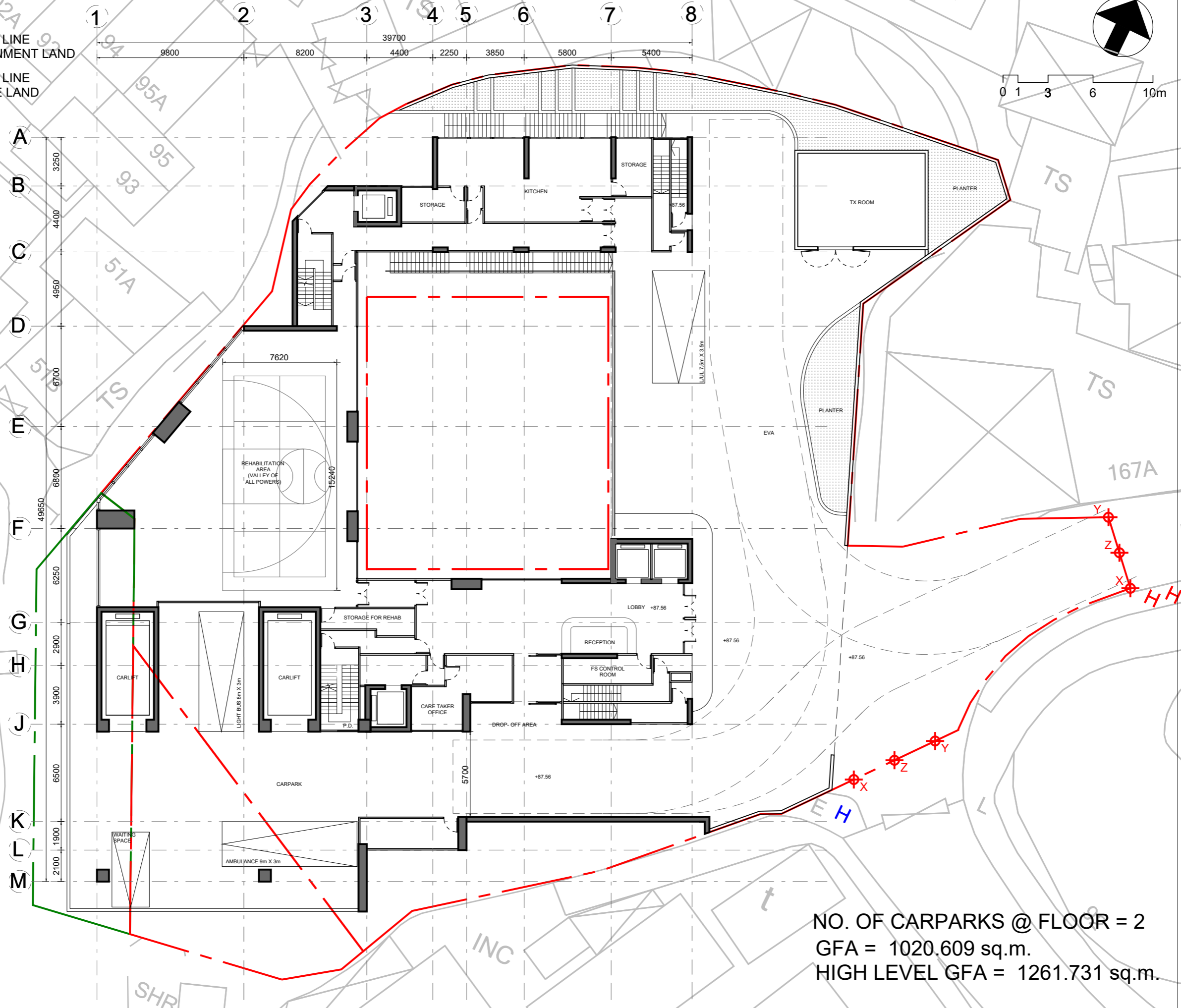
DESIGN IN CHARGE 設計負責人: <b>KL</b>	DWG NO. 圖紙編號: <b>P-102</b>
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SCALE  
比例: 1:250

DATE  
日期: 20240217

LEGEND

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



PROJECT NO. **HK-A22002**  
 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:	DWG NO. 圖紙編號:
KL	P-103
SCALE 比例:	1:250
DATE 日期:	20240217

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



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

PROJECT NO. 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:

1/F LAYOUT PLAN

DESIGN IN CHARGE  
設計負責人:

KL

DWG NO.  
圖紙編號:

P-104

SCALE  
比例:

1:250

DATE  
日期:

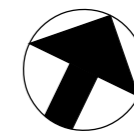
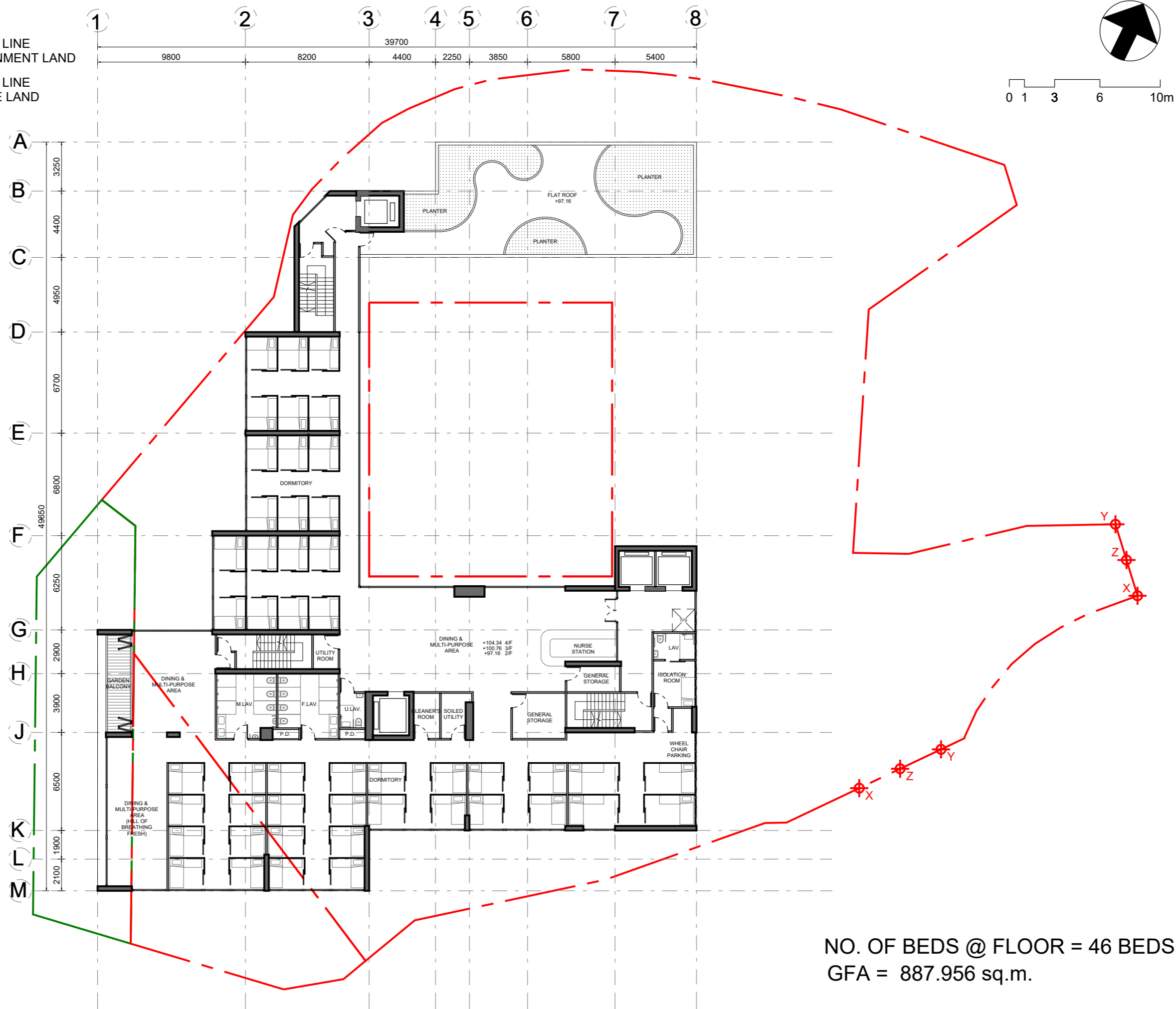
20240217

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1/F LAYOUT PLAN  
LO WAI RCHE  
1:250

LEGEND

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



NO. OF BEDS @ FLOOR = 46 BEDS  
GFA = 887.956 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
△	DESIGN	20220714
△	DESIGN	20230131
△	DESIGN	20230528
△	DESIGN	20230703
△	DESIGN	20230711
△	DESIGN	20230809
△	SUBMISSION	20230815
△	SUBMISSION	20231021
△	SUBMISSION	20240217

TOWN PLANNER 城市規劃師:

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 ■ 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:

2-4/F LAYOUT PLAN

DESIGN IN CHARGE  
設計負責人:

KL

SCALE  
比例:

1:250

DATE  
日期:

20240217

DWG NO.  
圖紙編號:  
P-105

申請編號 Application No.: A / TW / 538  
 此頁摘自申請人提交的文件。  
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2/F-4/F LAYOUT PLAN  
LO WAI RCHE  
1:250

LEGEND

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



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

PROJECT NO. HK-A22002  
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:

5/F-6/F LAYOUT PLAN

DESIGN IN CHARGE  
設計負責人:

KL

SCALE  
比例:

1:250

DATE  
日期:

20240217

DWG NO.  
圖紙編號:

P-106

申請編號 Application No. : A / TW / 538  
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5/F-6/F LAYOUT PLAN  
LO WAI RCHE  
1:250

LEGEND

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



GFA = 666.874 sq.m.

PROJECT NO. 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:

7/F LAYOUT PLAN

DESIGN IN CHARGE  
設計負責人:

KL

SCALE  
比例:

1:250

DATE  
日期:

20240217

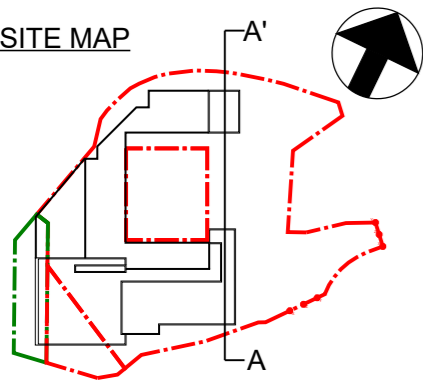
DWG NO.  
圖紙編號:

P-106

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

SITE MAP



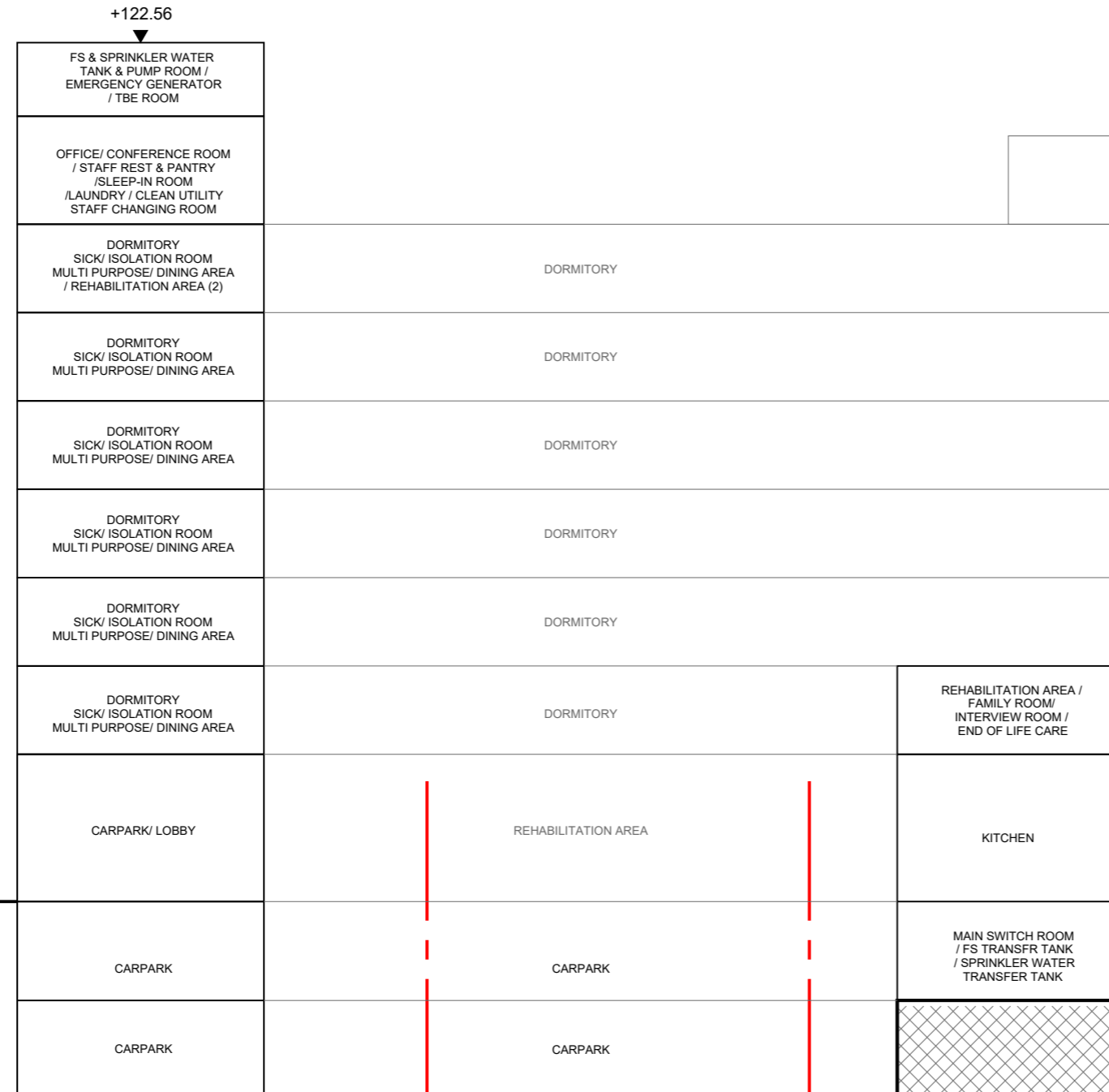
申請編號 Application No. :           A / TW / 538            
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ROAD AT UPPER LEVEL

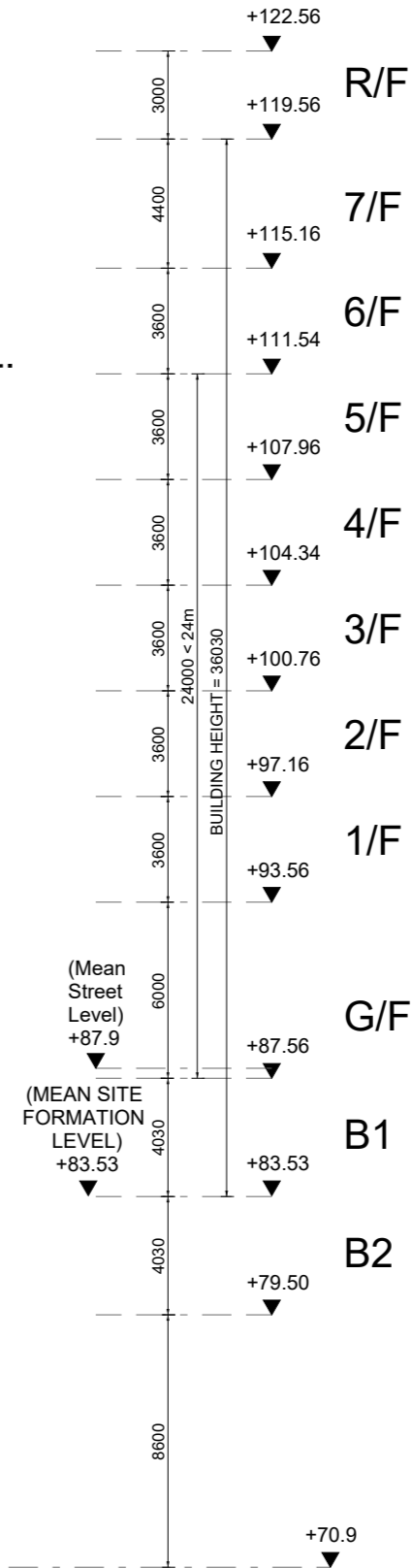
TUNG WO STREET

A  
B.L.

ENTRANCE →



A'  
B.L.



SCHMATIC SECTION  
 LO WAI RCHE  
 1:250

PROJECT NO. **HK-A22002**  
 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:  
**SCHEMATIC SECTION**

DESIGN IN CHARGE 設計負責人: <b>KL</b>	DWG NO. 圖紙編號: <b>E-101</b>
---	----------------------------------

SCALE  
 比例: **1:250**

DATE  
 日期: **20240217**

LEGEND

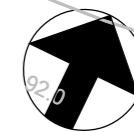
- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND

TOTAL OPENSOURCE PROVIDED  
= 513 sq.m.

OPENSOURCE at B2  
= 375.2 sq.m.

OPENSOURCE on 1/F  
= 118.3 sq.m.

OPENSOURCE at B2  
= 137.8 sq.m.



0 2 6 12 20m

PROJECT NO. HK-A22002

項目編號: HK-A22002  
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**MINOR 細**  
**CREATIVE 作**

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PROJECT NAME

項目名稱:

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

DRAWING TITLE

圖紙名稱:

OPEN SPACE

DESIGN IN CHARGE

設計負責人:

KL

DWG NO.

圖紙編號:

OS-101

SCALE

比例:

1:250

DATE

日期:

20240217

申請編號 Application No. : A / TW / 538

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SITE PLAN

LO WAI RCHE

1:500