Broad Development Parameters of the Indicative Development Proposal in Respect of Application No. Y/TW/18 關乎申請編號 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 2.5.2024 因應於 2024 年 5 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		Y/TW/18			
Location/address 位置/地址	Adj	Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and oining Government Land In Yau Kom Tau, Tsuen Wan 出柑頭丈量約份第 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	(Includes Go	About 約 6,419 sq. m 平方米 overnment Land of about 包括政府土地約 485 sq. m 平方米)			
Plan 圖則	Ap	Section 12A application 第 12A 條申請 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			
	Further information received 接獲進一步資料 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	Section 12A application 第 12A 條申請 "Green Belt" 「綠化地帶」				
	Further information received 接獲進一步資料 "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	Domestic 住用	85.4 - 90	m米			
height/No. of storeys		Not more than 不多於 175.4 - 180	mPD 米(主水平基準上)			
建築物高度/ 層數		Not more than 不多於 26 - 27	Storey(s) 層 Exclude 不包括 Basement 地庫			
	Non-domestic 非住用	-	m 米			
		-	mPD 米(主水平基準上)			
		-	Storey(s) 層			
	Composite 綜合用途	90	m米			
		Not more than 不多於 180	mPD 米(主水平基準上)			
	(Domestic cum	27	Storey(s) 層			
	Social Welfare Facilities 住用及 社會福利設施)	I	Exclude 不包括 Basement 地庫			
Site coverage						
上蓋面積	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	Private 私人	Not less than 不少於 1,816 sq. m平方米				
休憩用地	Public 公眾	-	sq. m平方米			
No. of parking	Total no. of vehicle	e spaces 停車位總數	153			
spaces and loading	D :					
/ unloading spaces		arking Spaces 私家車車位	144			
停車位及上落客	1	arking Spaces 電單車車位	7			
貨車位數目	Light Bus Parking Spaces 輕型巴士泊車位 2					
	Total no. of vehicle	5				
	上落客貨車位/例					
	Heavy Goods	3				
	Shared Loadin					
	Ambulance / 0					
	及救護車或勢					
	Pick-up/Drop-	尺穿 1				
	梭巴士上落客	1				

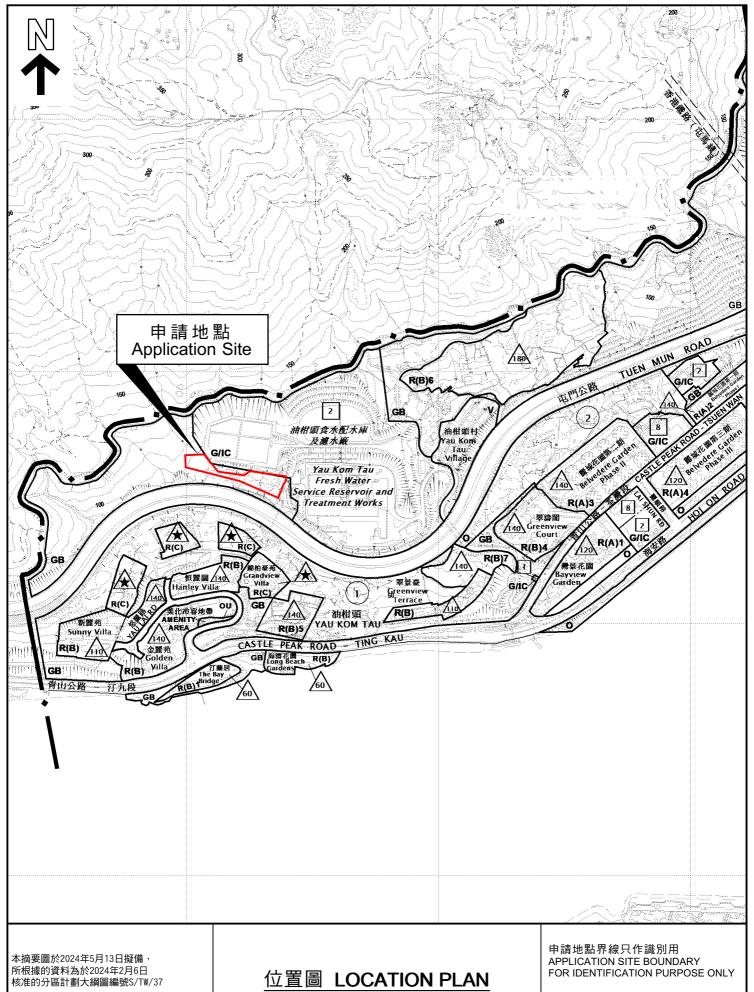
^{*} 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員會概不負責。若有任何疑問,應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件					
	Chinese	English			
	中文	英文			
Plans and Drawings 圖則及繪圖					
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖					
Block plan(s) 樓字位置圖					
Floor plan(s) 樓宇平面圖		닏			
Sectional plan(s) 截視圖	片	님			
Elevation(s) 立視圖		님			
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		H			
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖 Others (please specify) 其他 (請註明)	H				
A plan showing updated locations of the surveyed trees 顯示更新的調查樹木位置的	ш	\V			
圖則					
Reports 報告書					
Planning Statement / Justifications 規劃綱領 / 理據					
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空					
氣及/或水的污染)	_	_			
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	H	✓			
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	님	☑ ☑			
Visual impact assessment 視覺影響評估	Η	님			
Landscape impact assessment 景觀影響評估 Tree Survey 樹木調查	H	H			
Tree Survey 個不調查 Geotechnical impact assessment 土力影響評估	H				
Drainage impact assessment 排水影響評估	H	H			
Sewerage impact assessment 排污影響評估					
Risk Assessment 風險評估					
Others (please specify) 其他(請註明)		✓			
Updated Tree Preservation and Removal Proposal 更新的樹木保育及移除建議:					
Replacement pages of Ecological Impact Assessment, Sewerage Impact Assessment,					
Drainage Impact Assessment and Environmental Assessment 生態影響評估、排污					
影響評估、排水影響評估及環境評估的替代頁					
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。

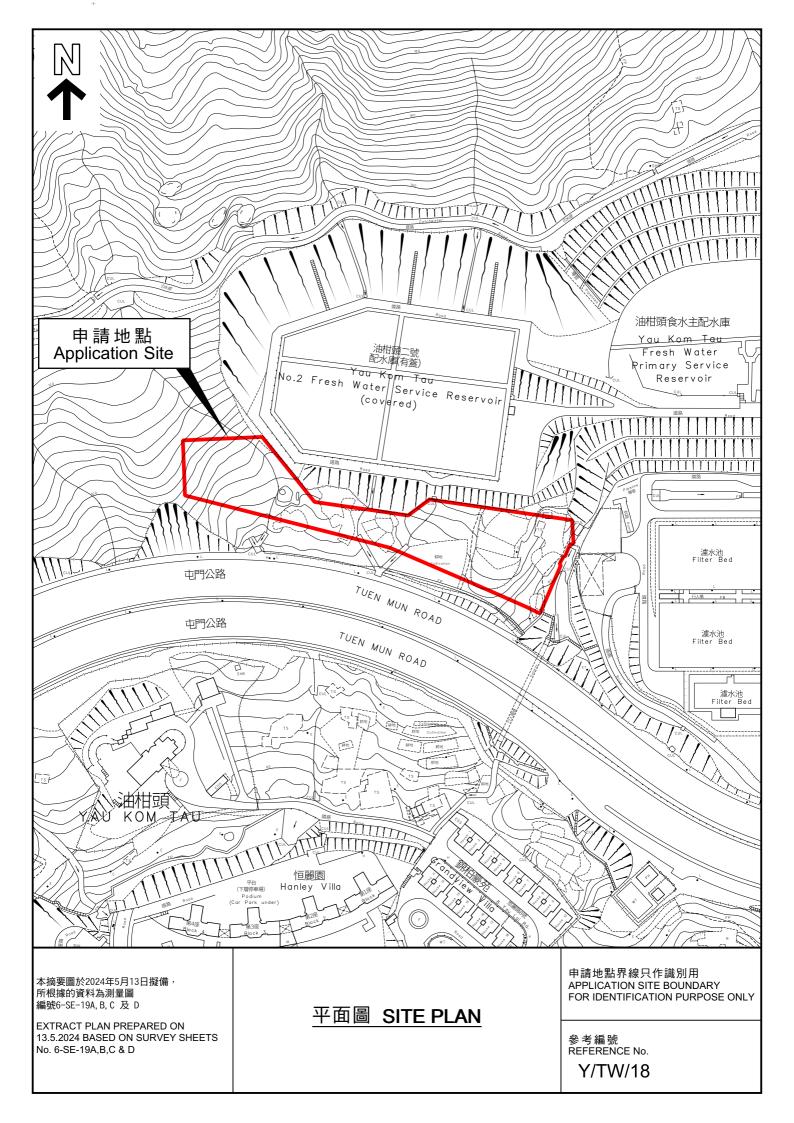


EXTRACT PLAN PREPARED ON 13.5.2024 BASED ON OUTLINE ZONING PLAN No. S/TW/37 APPROVED ON 6.2.2024

SCALE 1:7500 比例尺

₩ METRES 100 300 米 METRES 參考編號 REFERENCE No.

Y/TW/18



申請編號 Application No.: Y/TW/18

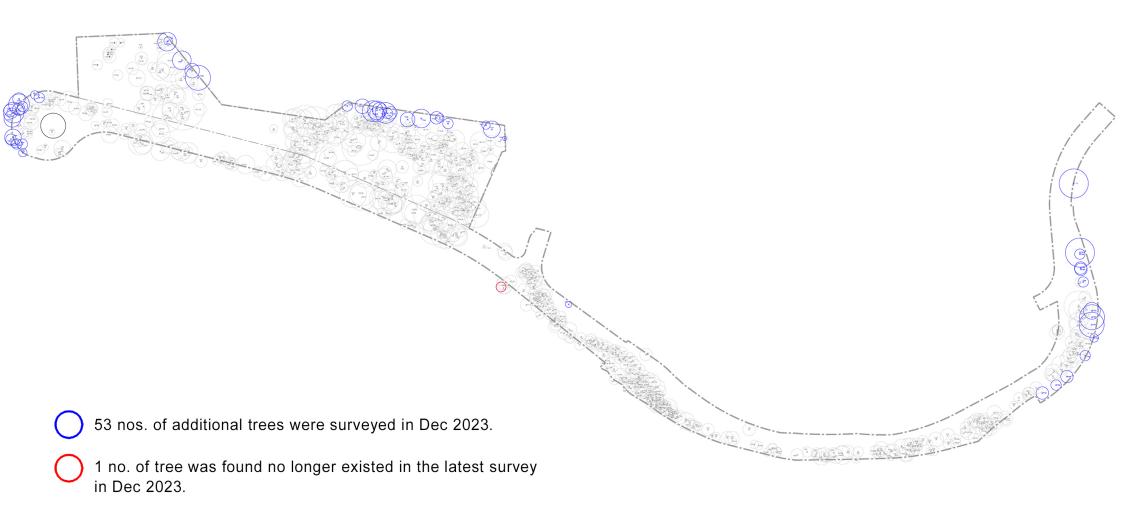
備註 Remarks

The applicant provided responses to departmental comments, and submitted updated Traffic Impact Assessment and Tree Preservation and Removal Proposal; replacement pages of Ecological Impact Assessment, Environmental Assessment, Drainage Impact Assessment and Sewerage Impact Assessment; and a plan showing updated locations of the surveyed trees.

申請人回應部門意見,提交更新的交通影響評估和樹木保育及移除建議,以及生態影響評估、環境評估、排水影響評估和排污影響評估的替代頁,並提交圖則以顯示更新的調查樹木位置。

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申請編號 Application No. : Y/TW/18 此頁摘自申請人提交的文件。
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