

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TW/19**  
**關乎申請編號 Y/TW/19 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 10.12.2024  
因應於 2024 年 12 月 10 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/19		
Location/address 位置／地址	Lots 1177 S.A RP, 1181 and 1205 in D.D. 453, Fu Yung Shan, Tsuen Wan 荃灣芙蓉山丈量約份第 453 約地段第 1177 號 A 分段餘段、第 1181 號及第 1205 號		
Site area 地盤面積	About 約 11,574 sq. m 平方米		
Plan 圖則	<u>Section 12A application 第 12A 條申請</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		
	<u>Further information received 接獲進一步資料</u> Draft Tsuen Wan Outline Zoning Plan No. S/TW/38 荃灣分區計劃大綱草圖編號 S/TW/38		
Zoning 地帶	<u>Section 12A application 第 12A 條申請</u> "Green Belt" and "Village Type Development" 「綠化地帶」及「鄉村式發展」		
	<u>Further information received 接獲進一步資料</u> "Green Belt" and "Village Type Development" 「綠化地帶」及「鄉村式發展」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Green Belt" and "Village Type Development" 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「鄉村式發展」地帶改劃為「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
	Maximum 最大	About 約 34,722	About 約 3
	Domestic 住用	About 約 29,322	About 約 2.53
	Non-domestic 非住用	About 約 5,400	About 約 0.47

No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度／ 層數	Domestic 住用	-	m 米
		135.7 - 146	mPD 米(主水平基準上)
		19 - 21	Storey(s) 層
		2	Exclude Basement 不包括地庫
	Non-domestic 非住用	-	m 米
		80	mPD 米(主水平基準上)
		7	Storey(s) 層
		1	Exclude Basement 不包括地庫
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 33 %		
No. of units 單位數目	608 Flats 住宅單位 328 Beds in RCHE 安老院舍床位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,456	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		160
	Private Car Parking Spaces 私家車車位		153
	Motorcycle Parking Spaces 電單車車位		7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	Loading / unloading bays 上落客貨車位		3
	Shuttle bus lay-by 穿梭巴士停車處		1

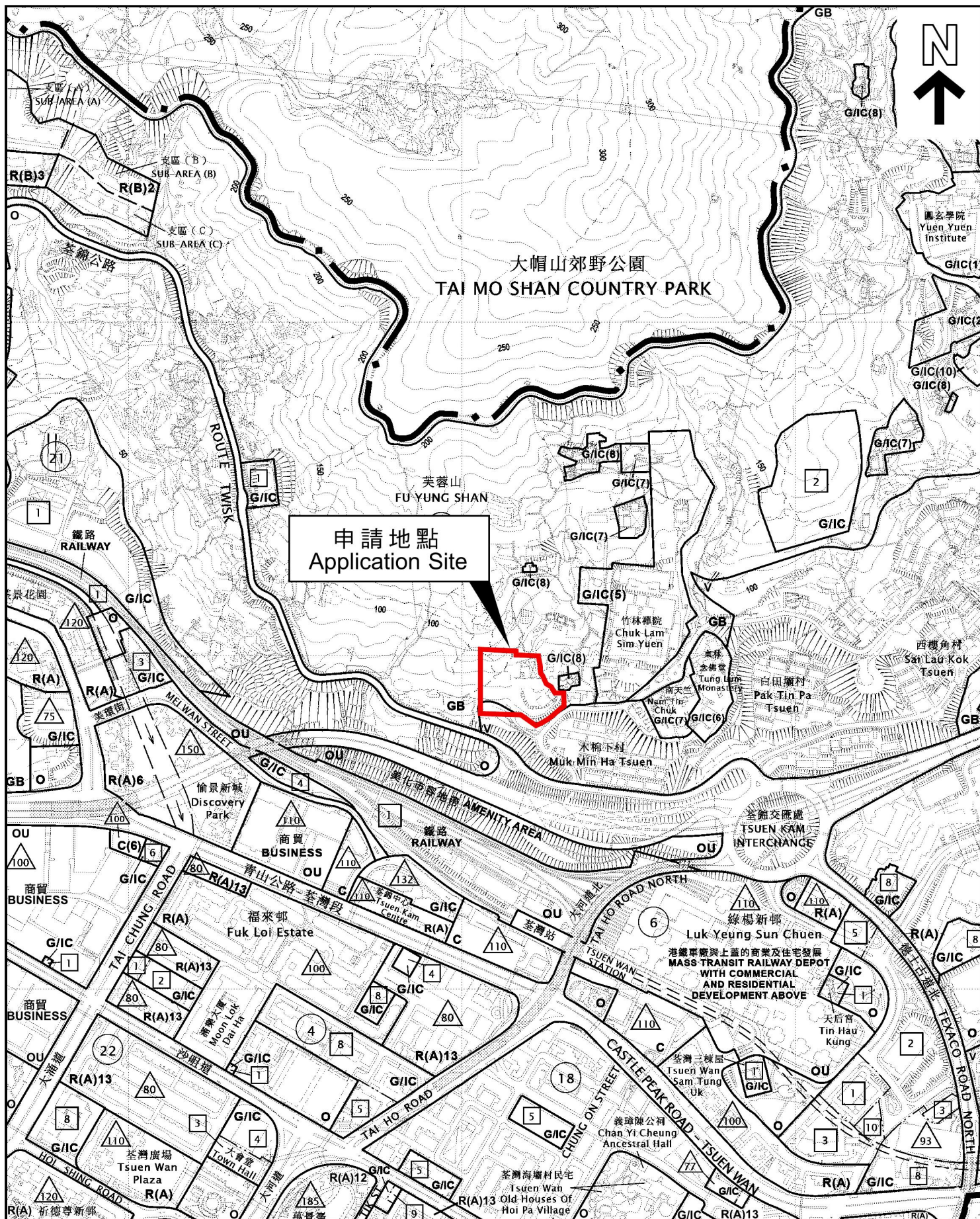
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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
<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 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 type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 checked="" 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 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 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>Responses to departmental comments 回應部門意見</u>		
<u>Replacement Page of Landscape Proposal 園景設計圖的替換頁</u>		
<u>Replacement Page of Visual Impact Assessment 視覺影響評估的替換頁</u>		
<u>Replacement Pages of Traffic Impact Assessment 交通影響評估的替換頁</u>		
<u>Replacement pages of Ecological Impact Assessment 生態影響評估的替換頁</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.

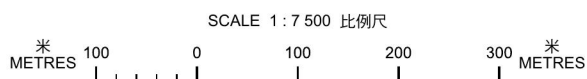
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



本摘要圖於2024年12月9日擬備，  
所根據的資料為於2024年12月6日  
展示的分區計劃大綱圖編號S/TW/38

EXTRACT PLAN PREPARED ON  
9.12.2024 BASED ON OUTLINE ZONING  
PLAN No. S/TW/38 EXHIBITED ON  
6.12.2024

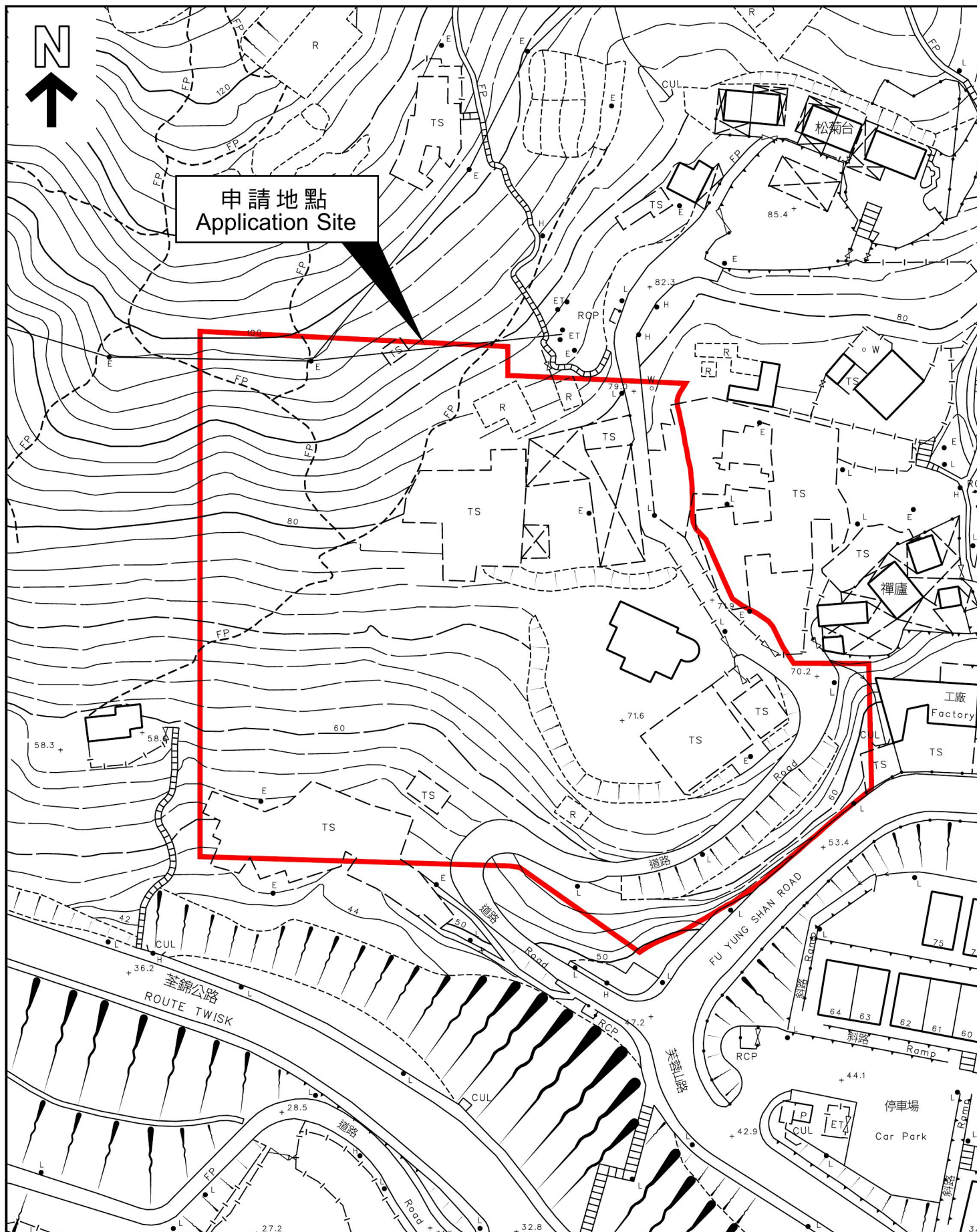
## 位置圖 LOCATION PLAN



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/19



本摘要圖於2024年12月9日擬備，  
所根據的資料為測量圖編號6-SE-15D 及 20B  
和 7-SW-11C 及 16A

EXTRACT PLAN PREPARED ON  
9.12.2024 BASED ON SURVEY SHEETS  
No. 6-SE-15D & 20B AND 7-SW-11C & 16A

## 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/19

**申請編號 Application No. : Y/TW/19**

**備註 Remarks**

The applicant provided responses to departmental comments, proposed new traffic mitigation measures, and submitted photomontages, as well as, replacement pages of Landscape Proposal, Visual Impact Assessment, Traffic Impact Assessment and Ecological Impact Assessment.

申請人回應部門意見，並提出新的交通緩解措施，及提交擬議發展合成照片、園境計劃書、視覺影響評估、交通影響評估和生態影響評估的替代頁。

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。

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.



KEY PLAN




VIEW OF THE PROPOSED SCHEME

申請編號 Application No. : Y / TW / 19

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

G	NOV 2024	Update Due To Address Gov Comment	OO	JN	IH	<b>Job Title</b> Planning Application for amendment to the approved Tsuen Wan OZP from "Green Belt" and "Village Type Development" to "Residential (Group B)" at various Lots in D.D 453, Tsuen Wan, Hong Kong	<b>Drawing No.</b> ASSL7/REN01				 <b>Urbis Limited</b> Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662				
F	JUL 2024	Update Due To Driveway Widening	OO	JN	IH										
E	MAY 2024	Landscape Proposal Revision C	OO	JN	IH										
D	MAR 2024	Landscape Proposal Revision C	OO	JN	IH										
C	OCT 2022	Landscape Proposal Revision B	OO	JN	CD										
B	SEPT 2022	Landscape Proposal Revision B	LW	JN	CD	<b>Drawing Title</b> Street-level photomontage along the Site's South-eastern vehicular ramp	<b>Scale</b> N.T.S.								
A	AUG 2022	Landscape Proposal Revision B	OO	JN	CD										
-	MAR 2022	Landscape Proposal Revision A	LW	JN	CD										
<b>Amendment No.</b>	<b>Date</b>	<b>Description</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Approved by</b>	<b>Drawn by</b>	<b>LW</b>	<b>Checked by</b>	<b>JN</b>	<b>Approved by</b>	<b>CD</b>	<b>Date</b>	<b>MAR 2022</b>	<b>Job. No.</b>	<b>ASSL7</b>



EXISTING VIEW




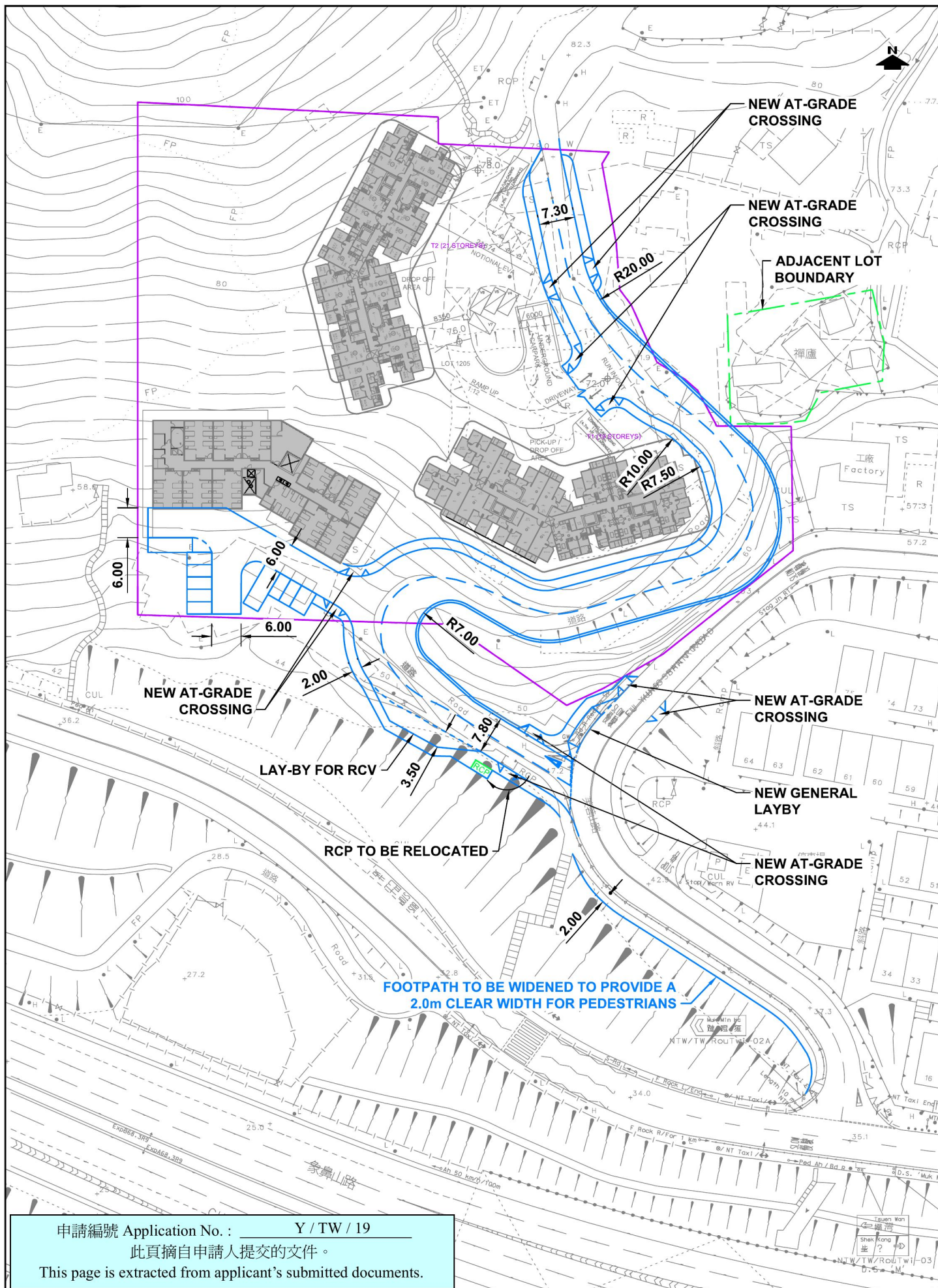
VIEW OF THE PROPOSED SCHEME

申請編號 Application No. : Y / TW / 19

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

						<b>Job Title</b> S12A Planning Application for amendment to the Draft Tsuen Wan OZP No. S/TW/34 from "Green Belt" and "Village Type Development" to "Residential (Group B)" at various Lots in D.D 453, Tsuen Wan, Hong Kong							<b>Figure No.</b>		 <b>Planning, Urban Design, Landscape, Golf &amp; Environmental Consultants</b> Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662		
													<b>Drawing Title</b> View from the footbridge near the junction of Tai Ho Road and Sha Tsui Road				
-	NOV 2024	Additional View request by PlanD			OO	JN	IH										
<b>Amendment No.</b>	<b>Date</b>	<b>Description</b>			<b>Drawn by</b>	<b>Checked by</b>	<b>Approved by</b>	<b>Drawn by</b>	<b>LW</b>	<b>Checked by</b>	<b>JN</b>	<b>Approved by</b>	<b>CD</b>	<b>Date</b>	APR 2022	<b>Job. No.</b>	ASSL7



申請編號 Application No. : Y / TW / 19

此頁摘自申請人提交的文件。

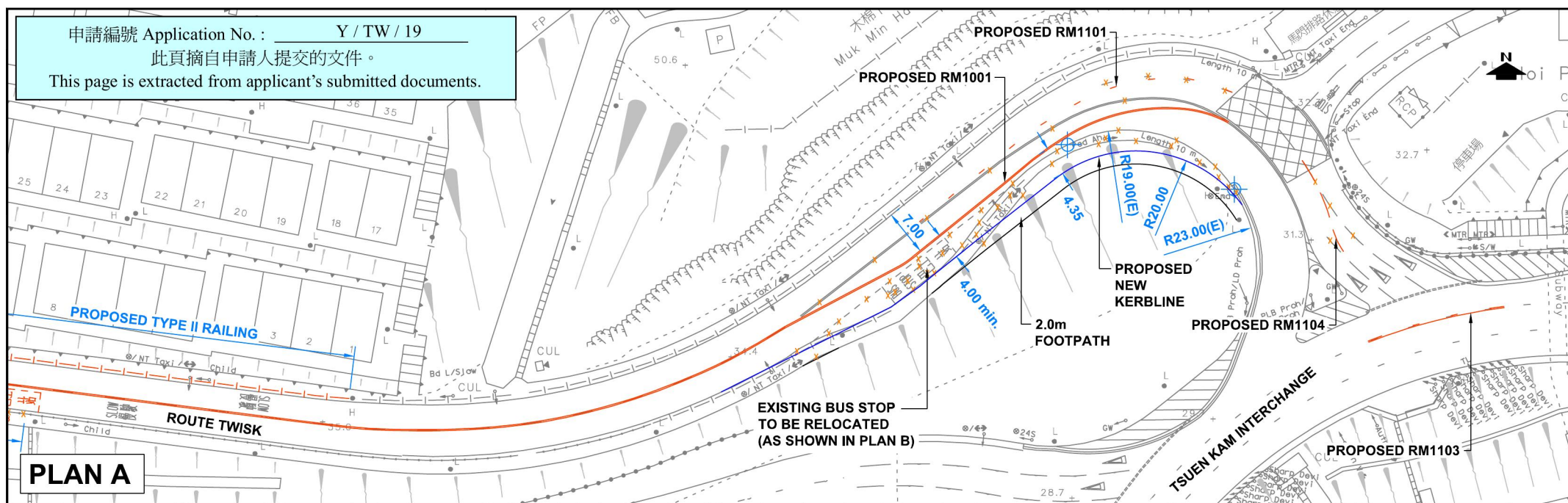
This page is extracted from applicant's submitted documents.

PROJECT NO. <b>40720</b>	PROJECT TITLE PLANNING APPLICATION UNDER SECTION 12A FOR THE PROPOSED DEVELOPMENT AT LOT NOS. 1177 S.A RP, 1205 AND 1181 IN D.D. 453, FU YUNG SHAN, TSUEN WAN, N.T.	DRAWING NO. <b>FIGURE C1</b>	REV. <b>M</b>
DESIGNED <b>HCS</b>	DATE <b>NOV 2024</b>	<b>LLA</b> 顧問有限公司 Consultancy Limited	
DRAWN <b>CLL</b>	SCALE <b>1:1000</b>		
CHECKED <b>SLN</b>			

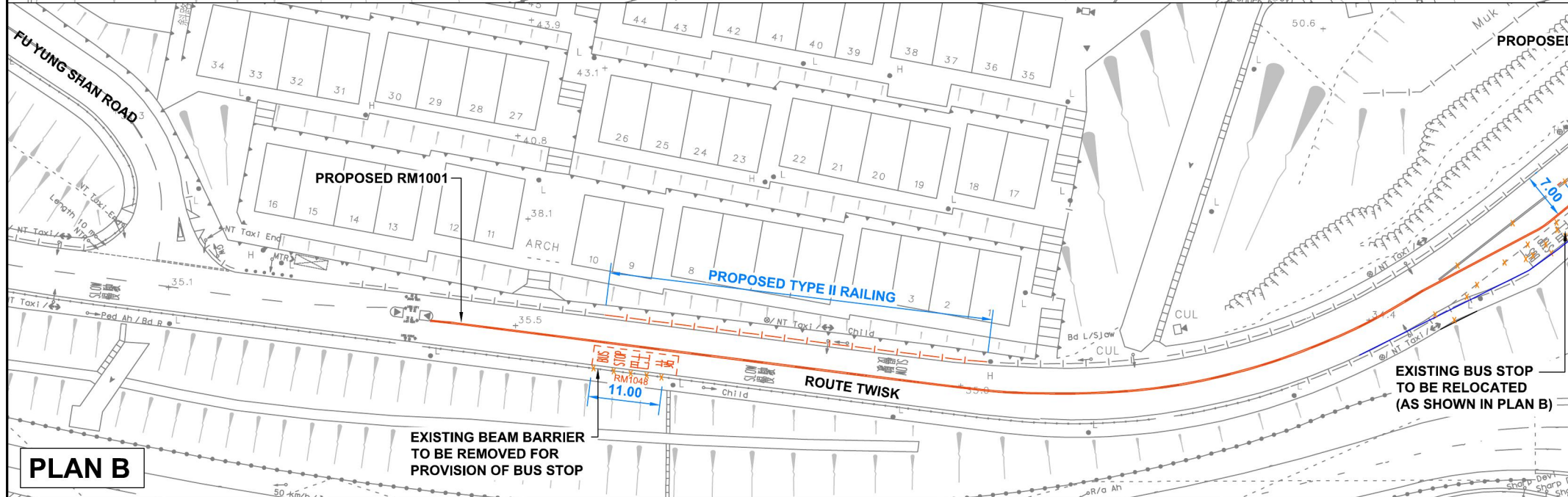
**PRELIMINARY PROPOSED ALIGNMENT OF  
THE UPGRADED LOCAL ACCESS ROAD**

FILE: G:\PROJECT\40720\DATA\DWG\2023\02\FigureC1M.DWG PLOT SCALE: 1:1

申請編號 Application No. : Y / TW / 19  
此頁摘自申請人提交的文件。  
This page is extracted from applicant's submitted documents.



PLAN A



PLAN B

PROJECT NO. 40720		PROJECT TITLE PLANNING APPLICATION UNDER SECTION 12A FOR THE PROPOSED DEVELOPMENT AT LOT NOS. 1177 S.A RP, 1205 AND 1181 IN D.D. 453, FU YUNG SHAN, TSUEN WAN, N.T.		DRAWING NO. FIGURE 4.4		REV. D
DESIGNED HCS	DATE NOV 2024	DRAWING TITLE PROPOSED ROAD IMPROVEMENT SCHEME AT ROUTE TWISK AND TSUEN KAM INTERCHANGE		LLA 顧問有限公司 Consultancy Limited		
DRAWN CLL	SCALE 1:600 @ A3					
CHECKED SLN						