



Amendment No.	Date	Description
G	JUL 2024	Update Due To Driveway Widening
F	MAY 2024	Landscape Proposal Revision C
E	MAR 2024	Landscape Proposal Revision C
D	OCT 2022	Landscape Proposal Revision B
C	SEPT 2022	Landscape Proposal Revision B
B	AUG 2022	Landscape Proposal Revision B
A	MAR 2022	Landscape Proposal Revision A

	Job Title IH IH IH	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
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CD	Drawing Title
CD	
CD	
	Landscape Master Plan

Drawing No. ASSI 7/I MP01

Planning, Urban Design, Landscape, Golf & Environmental Consultants
Urban Limited, 11/F, Sir On Centre, 100 Lockhart Road, Wan Chai, Hong Kong. Tel.: +852 2222 2222. Fax: +852 2222 2222

邦

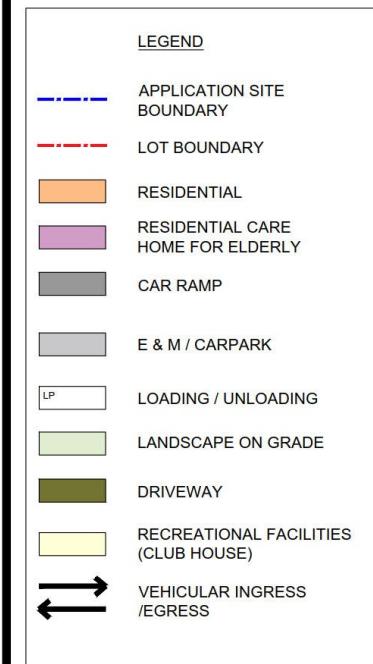
參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING
1a

hpa

何柏设计 He & Partners Architects 何柏设计有限公司
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, New Territories.

Scale = AS SHOWN



THIS PLAN SHOWS
THE 1ST FLOOR PLAN
OF RCHE



建筑是人类历史文明进程的见证

CAD Ref.: 123.L/24-17-45-15 LUXY D:\1000\11-NEW BUILD\INT2037\20240621_FULL SET\CAD\20240723_PODIUM.DWG

參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING
1b

hpa

何柏賢建築師事務所有限公司
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, New Territories.

Scale = AS SHOWN

LEGEND

- APPLICATION SITE BOUNDARY
- LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LP
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- ↔ VEHICULAR INGRESS /EGRESS

THIS PLAN SHOWS
THE GROUND FLOOR
PLAN OF RCHE

PARKING PROVISION FOR RCHE
G/F & PODIUM
CAR PARKING SPACE = 8
(INCLUDING 1 ACCESSIBLE CAR PARKING SPACE)
LIGHT GOODS VEHICLE LOADING / UNLOADING BAY
(SHARE-USSED WITH AMBULANCE) = 1
SHUTTLE BUS LAY-BY = 1



建筑是人类历史文明进程的见证

CAD Ref.: 23 0724-17-45-19 LUXY.D \ 0001 NEW BUILD\NT2037\20240621_FULL SET\CAD\20240723_PODIUM.DWG

參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING
1c

hpa

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, New Territories.

Scale = AS SHOWN

LEGEND

- APPLICATION SITE BOUNDARY
- LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LOADING / UNLOADING
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- VEHICULAR INGRESS /EGRESS

THIS PLAN SHOWS
THE GROUND FLOOR
PLAN OF RCHE



建筑是人类历史文明进程的见证

CAD Ref.: 123.L/24-17-45-23 LUXY.D\10001\NEW BUILD\NT2037\20240621_FULL SET\CAD\20240723_PODIUM.DWG

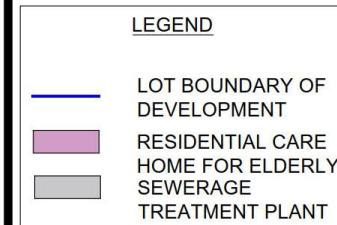
參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING
1d

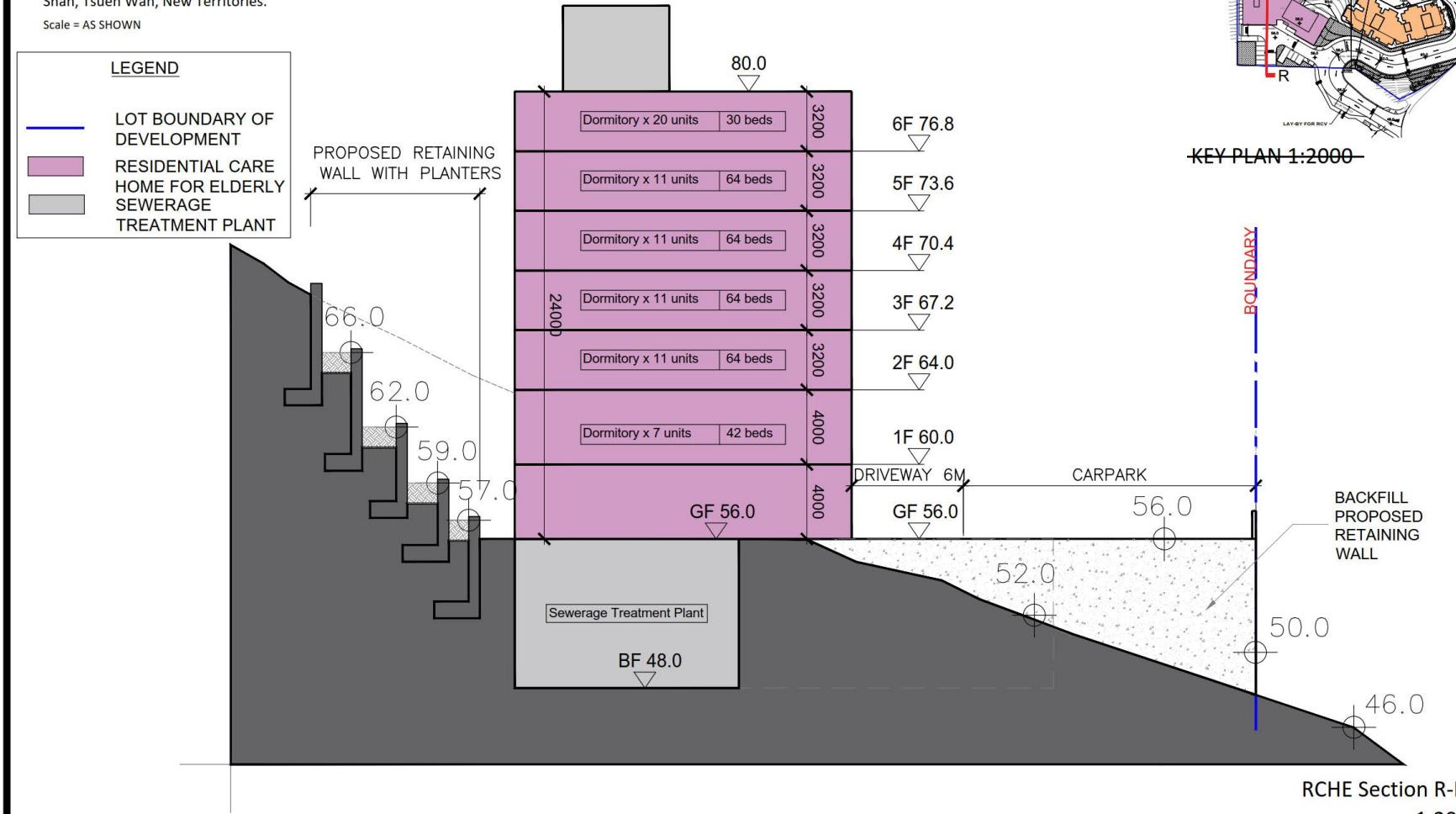
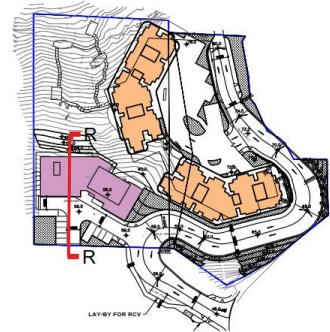
hpa

何顯賢 He & Partners Architects 有限公司
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, New Territories.

Scale = AS SHOWN



TOTAL GFA approx. 5400 sqm

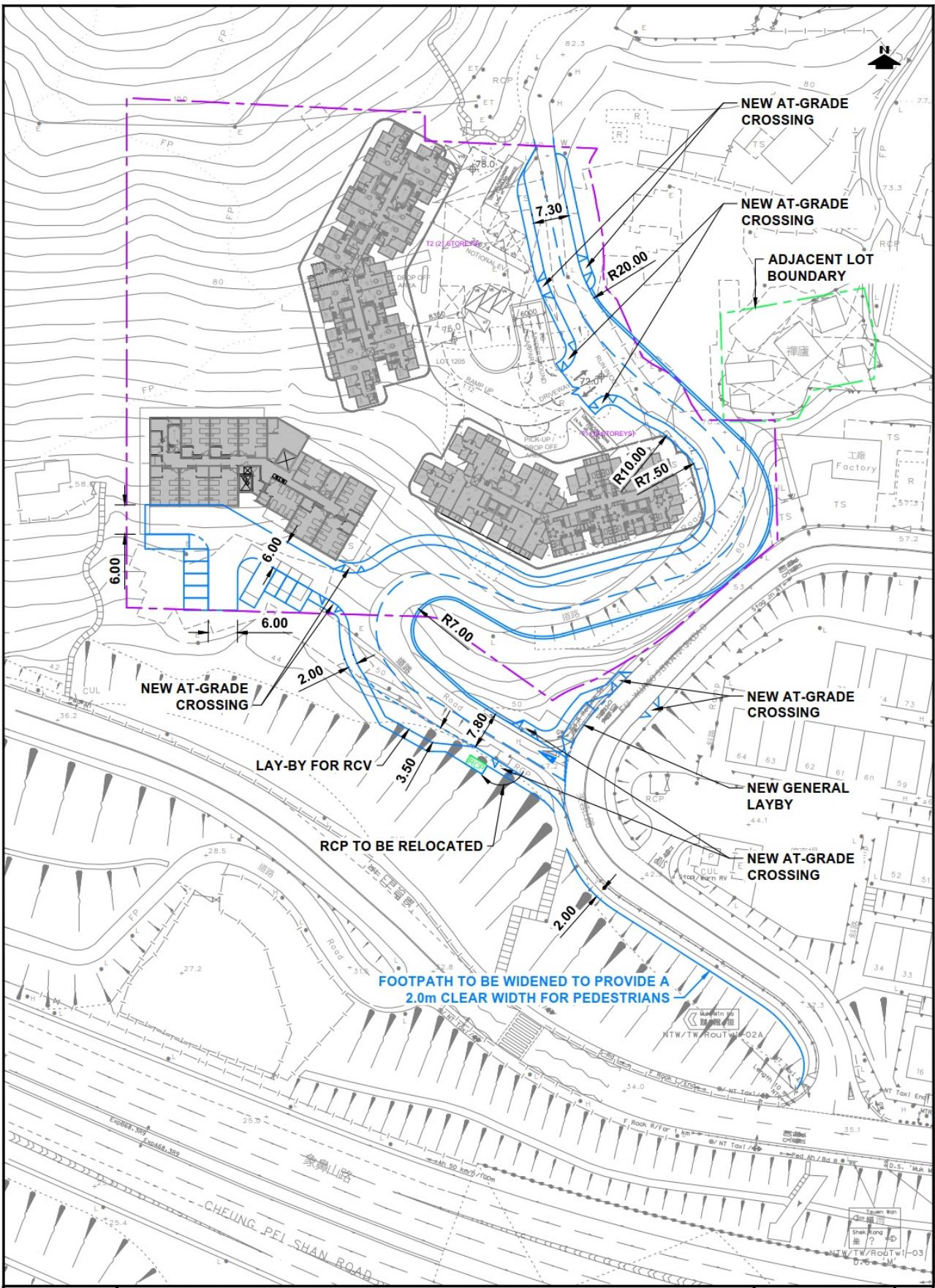


建筑是人类历史文明进程的见证

CAD Ref.: 23.UU24-17-45-52 LUXY D:\0000\1. NEW BUILD\4NT2037\20240723\FULL SET\CAD\RCHE PLANS AND SECTIONS_20240723.DWG

參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING
1e



PROJECT NO.	PROJECT TITLE		DRAWING NO.	REV.
40720	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.		FIGURE C1	N
DESIGNED	DATE	DRAWING TITLE		
HCS	NOV 2024			
DRAWN	SCALE			
CLL	1:1000			
CHECKED				
SLN				
PRELIMINARY PROPOSED ALIGNMENT OF THE UPGRADED LOCAL ACCESS ROAD				

FILE: G:\PROJECT\40720\DATA\DWG\20231024\FIGUREC1.DWG PLOT SCALE: 1=1

參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING
1f

LLA 顧問有限公司
Consultancy Limited

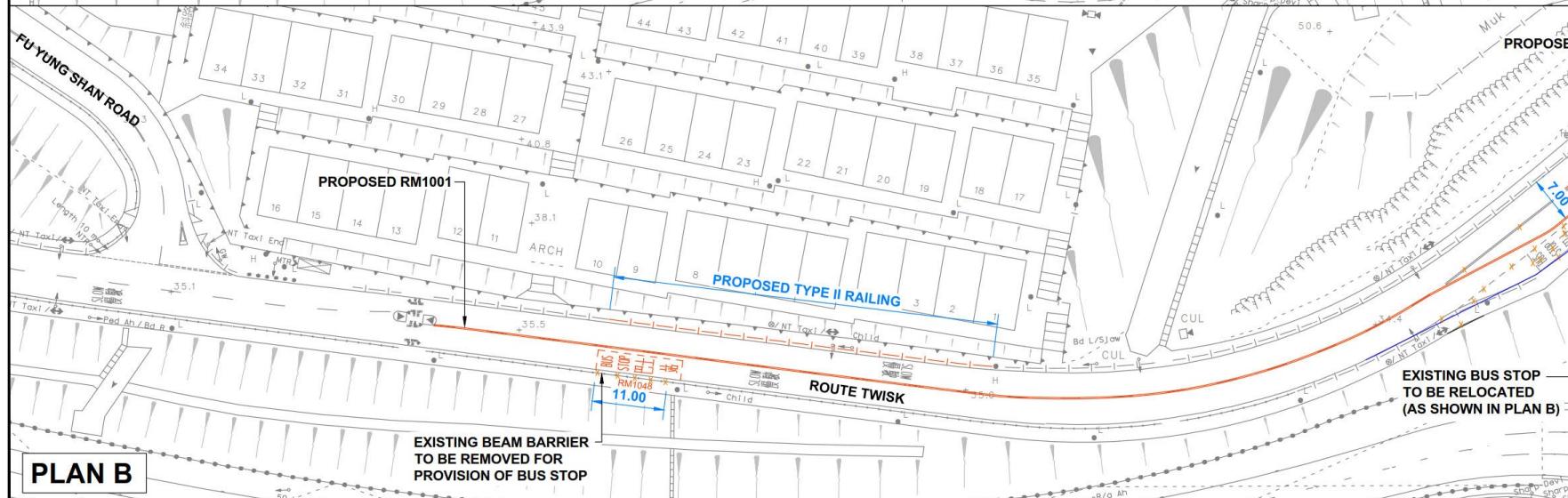
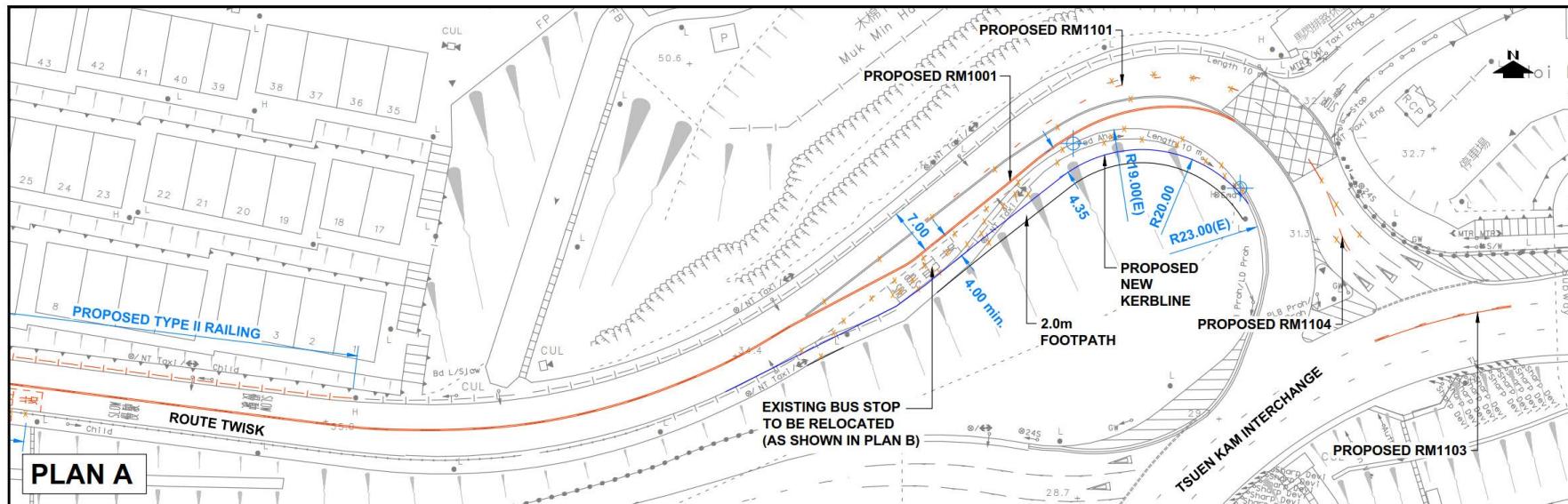
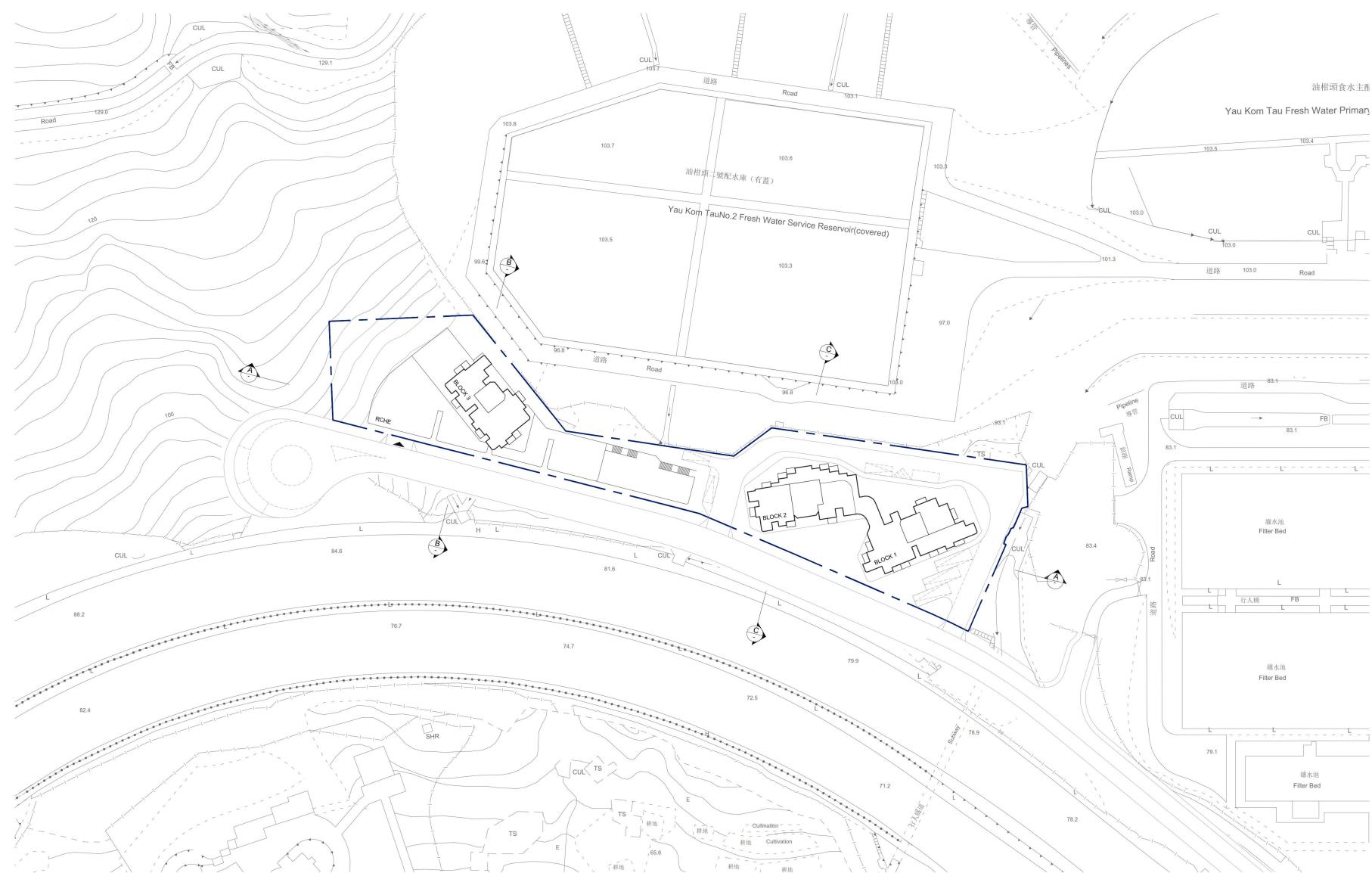


FIGURE 4.4

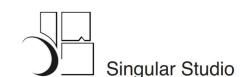
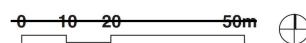
LLA 顧問有限公司
Consultancy Limited

參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING
1g

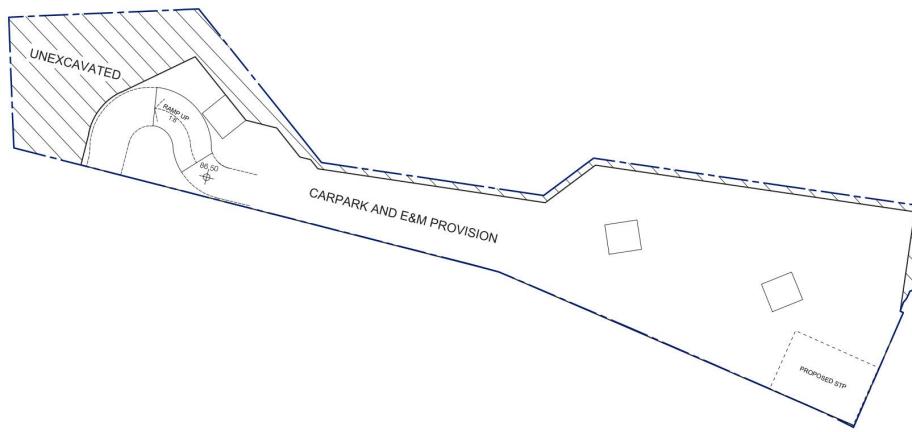


BLOCK PLAN SK-2 25 SEPTEMBER 2023



參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING
2a



BASEMENT PLAN SK-5 22 SEPTEMBER 2023

0 10 20 50m



 Singular Studio

參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING
2b



Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities
(Planning Application No. YTW/18)

Landscape Plan - Combined Plan

Dwg. No.: 2022301-LP-06e

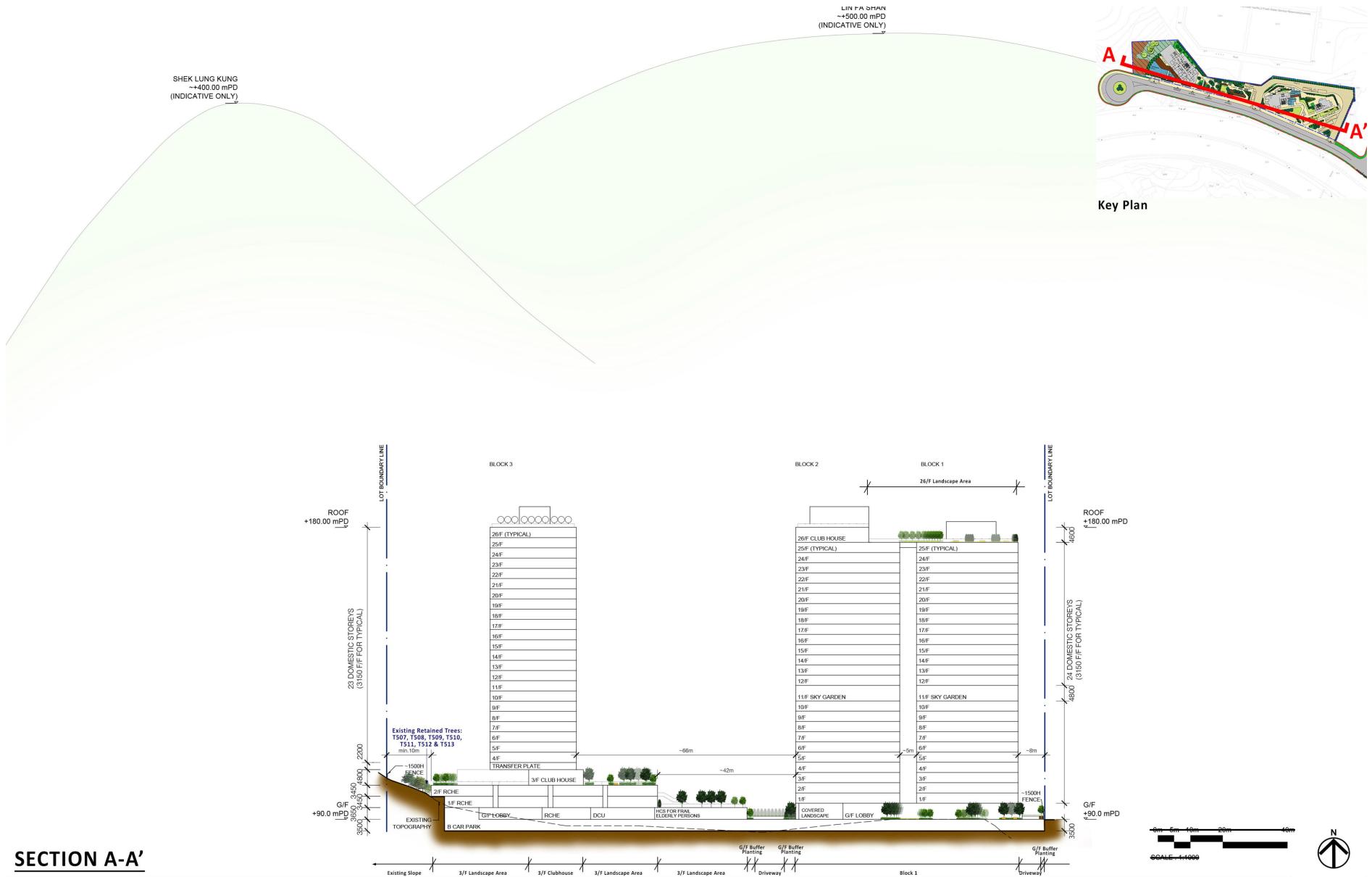
Scale: 1:1500 (A3-size)

Date: JAN 2024



參考編號
REFERENCE No.
M/TW/25/16

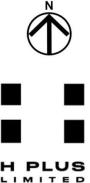
繪圖 DRAWING
2c



SECTION A-A'

Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities
(Planning Application No. Y/TW/18)

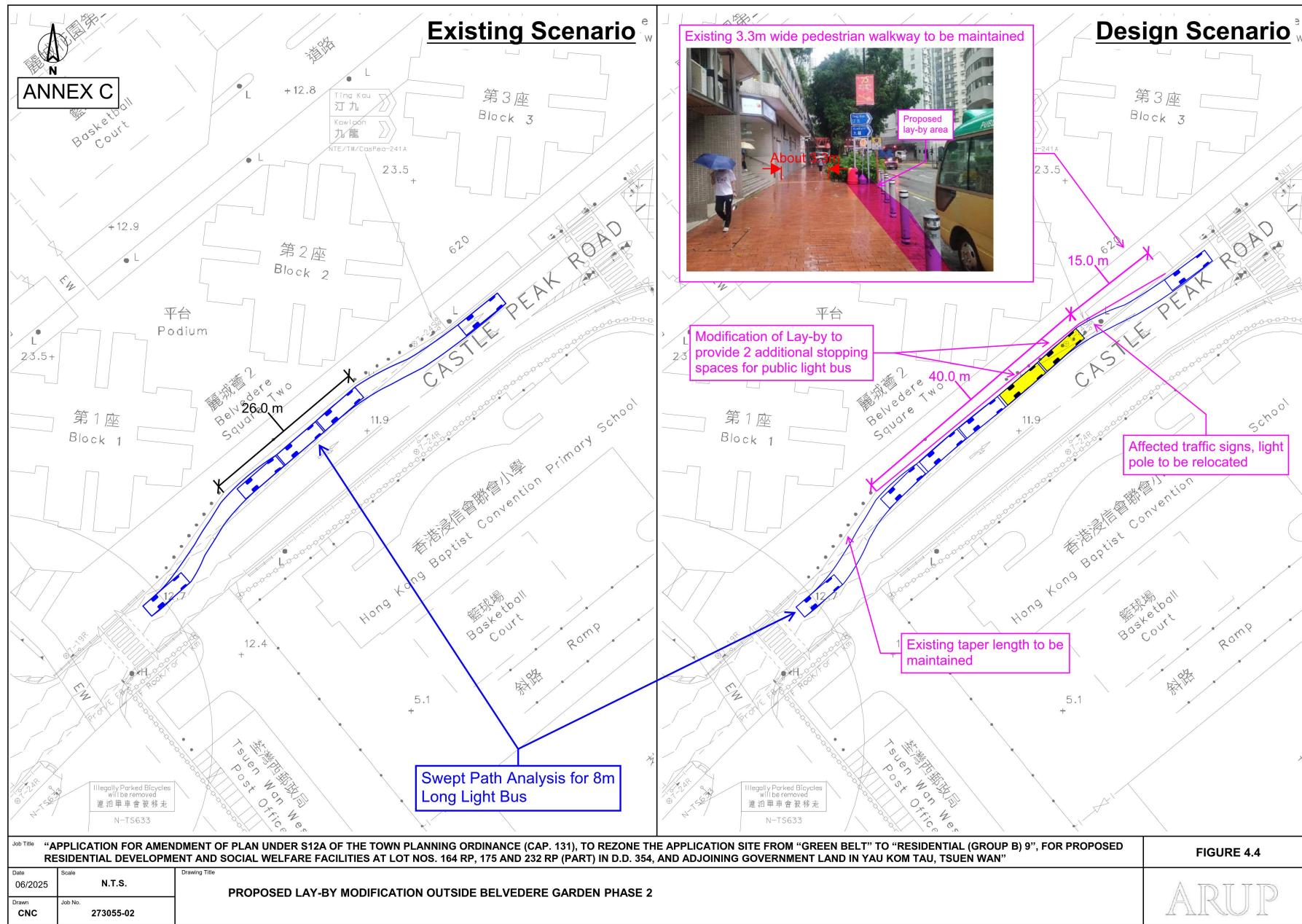
(Planning Application No. Y11W18)
Landscape Section 01
Dwg. No. : 2022301-SEC-01d
Scale : 1:1000 (A3-size)
Date : JAN 2024



H PLUS

參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING



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"

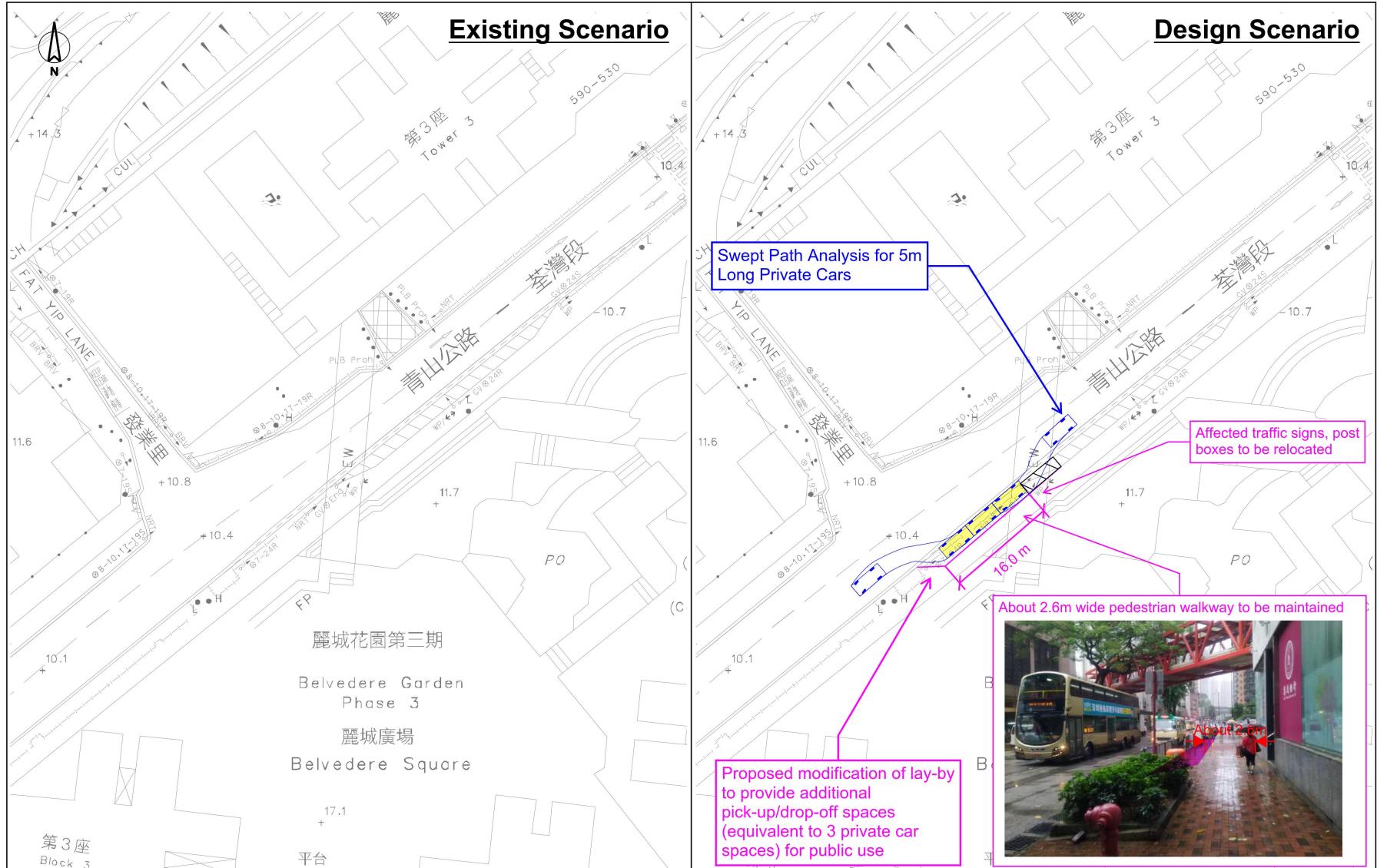
FIGURE 4.4

RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT LOT NO. 104 RP. 110 AND 102 RP. (PART) IN B.D. 304,
PROPOSED LAY-BY MODIFICATION OUTSIDE BELVEDERE GARDEN PHASE 2

ARUP

參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING
2e



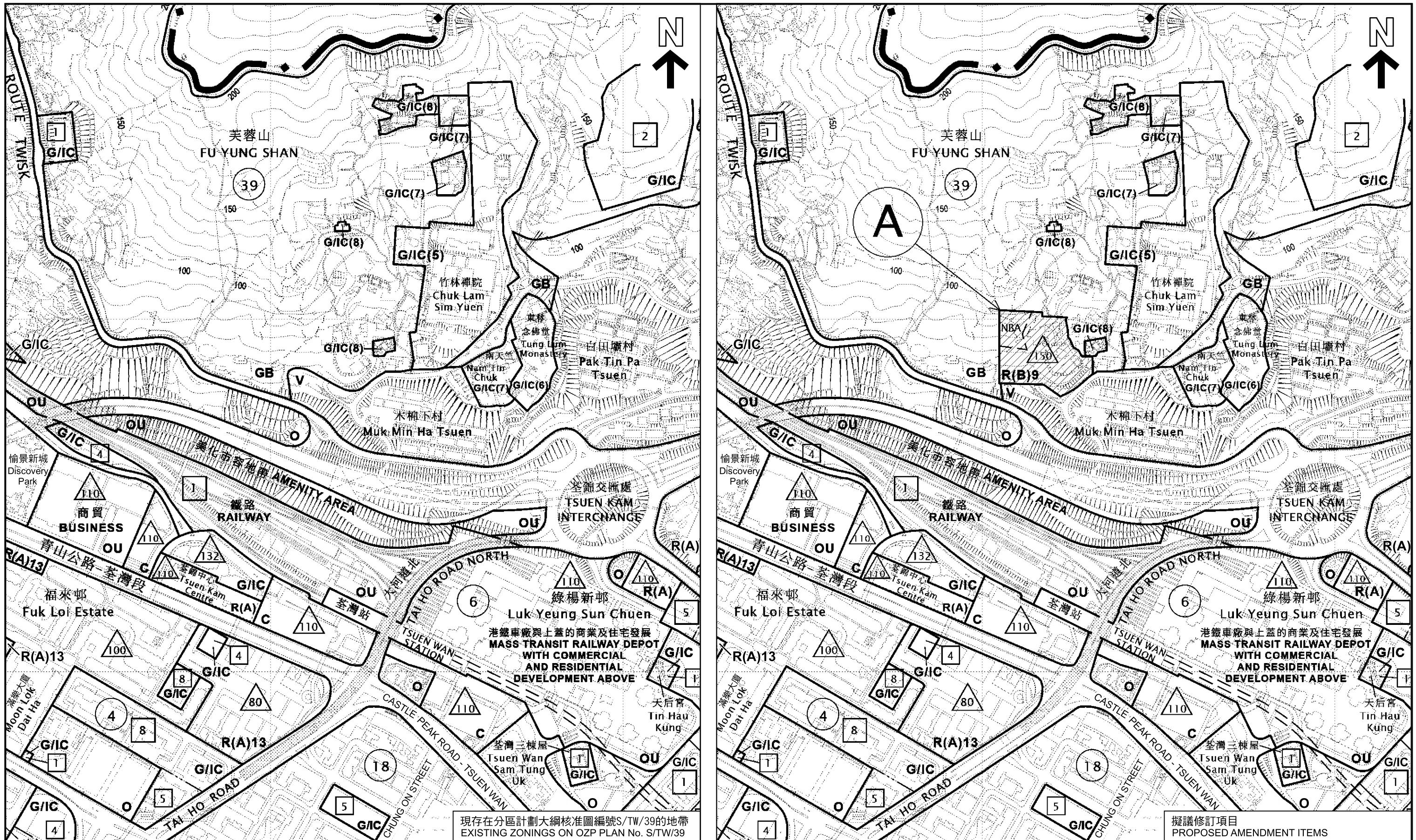
Job Title "APPLICATION FOR AMENDMENT OF PLAN UNDER S12A OF THE TOWN PLANNING ORDINANCE (CAP. 131), TO REZONE THE APPLICATION SITE FROM "GREEN BELT" TO "RESIDENTIAL (GROUP B) 9", FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN"

FIGURE 4.5

Date 06/2025	Scale N.T.S.	Drawing Title PROPOSED LAY-BY MODIFICATION OUTSIDE BELVEDERE GARDEN PHASE 3
Drawn CNC	Job No. 273055-02	

參考編號
REFERENCE No.
M/TW/25/16

繪圖 DRAWING
2f



分區計劃大綱圖上現有與擬議用途地帶的比較 COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

荃灣分區計劃大綱核准圖編號 S/TW/39 的擬議修訂

(項目 A)

PROPOSED AMENDMENTS TO APPROVED TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(ITEM A)

本摘要圖於2026年1月15日擬備，所根據的資料為於2025年7月8日核准的分區計劃大綱圖編號S/TW/39

**EXTRACT PLAN PREPARED ON 15.1.2026 BASED ON
OUTLINE ZONING PLAN No. S/TW/39 APPROVED ON 8.7.2025**

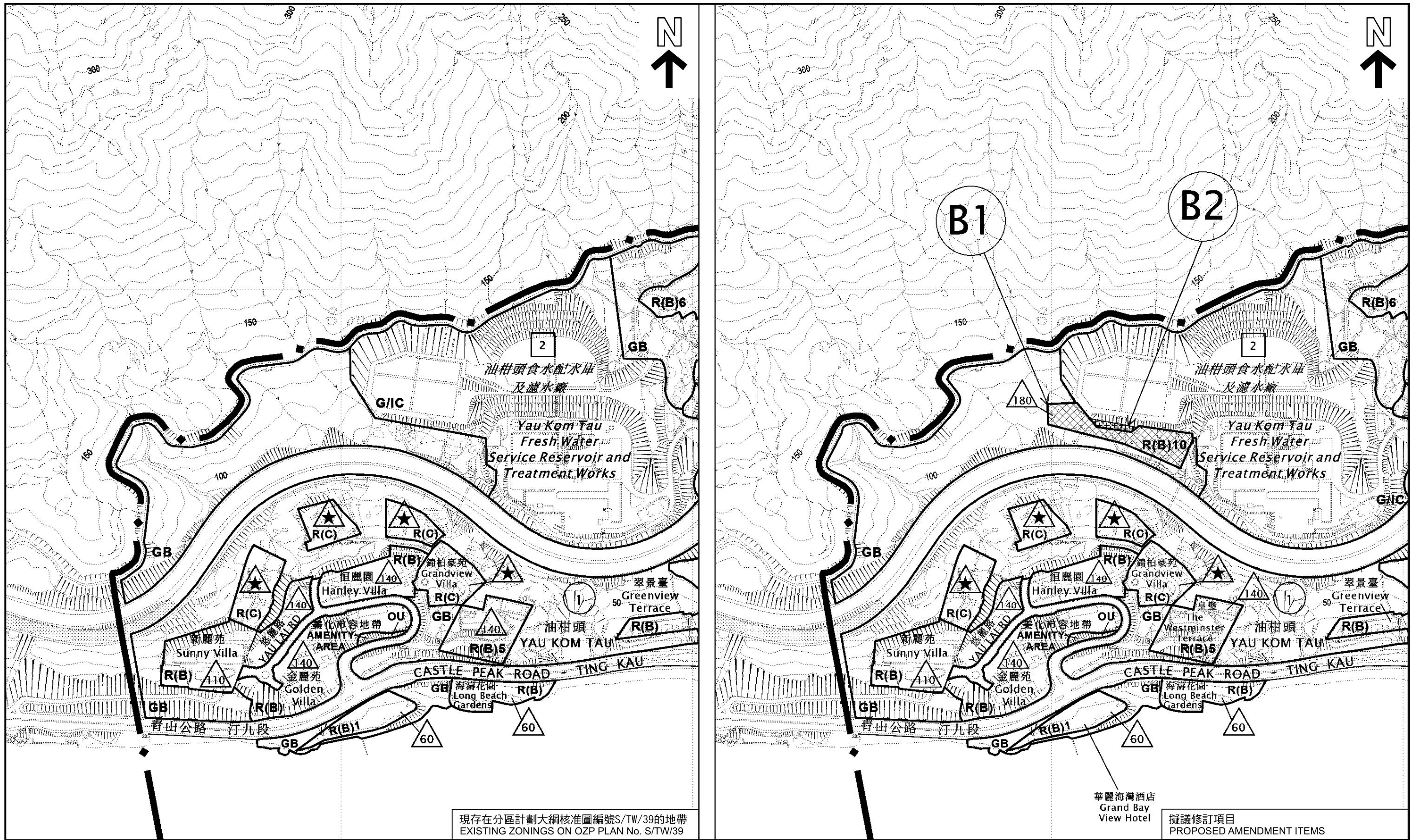
SCALE 1 : 5 000 比例尺



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN 1a



本摘要圖於2026年1月15日擬備，所根據的資料為
於2025年7月8日核准的分區計劃大綱圖編號S/TW/39

EXTRACT PLAN PREPARED ON 15.1.2026 BASED ON
OUTLINE ZONING PLAN No. S/TW/39 APPROVED ON 8.7.2025

分區計劃大綱圖上現有與擬議用途地帶的比較 COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

荃灣分區計劃大綱核准圖編號 S/TW/39 的擬議修訂

(項目 B1 及 B2)

PROPOSED AMENDMENTS TO APPROVED TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39

(ITEMS B1 & B2)

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 300 400 米 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
1b



本摘要圖於2026年1月7日擬備
EXTRACT PLAN PREPARED ON 7.1.2026

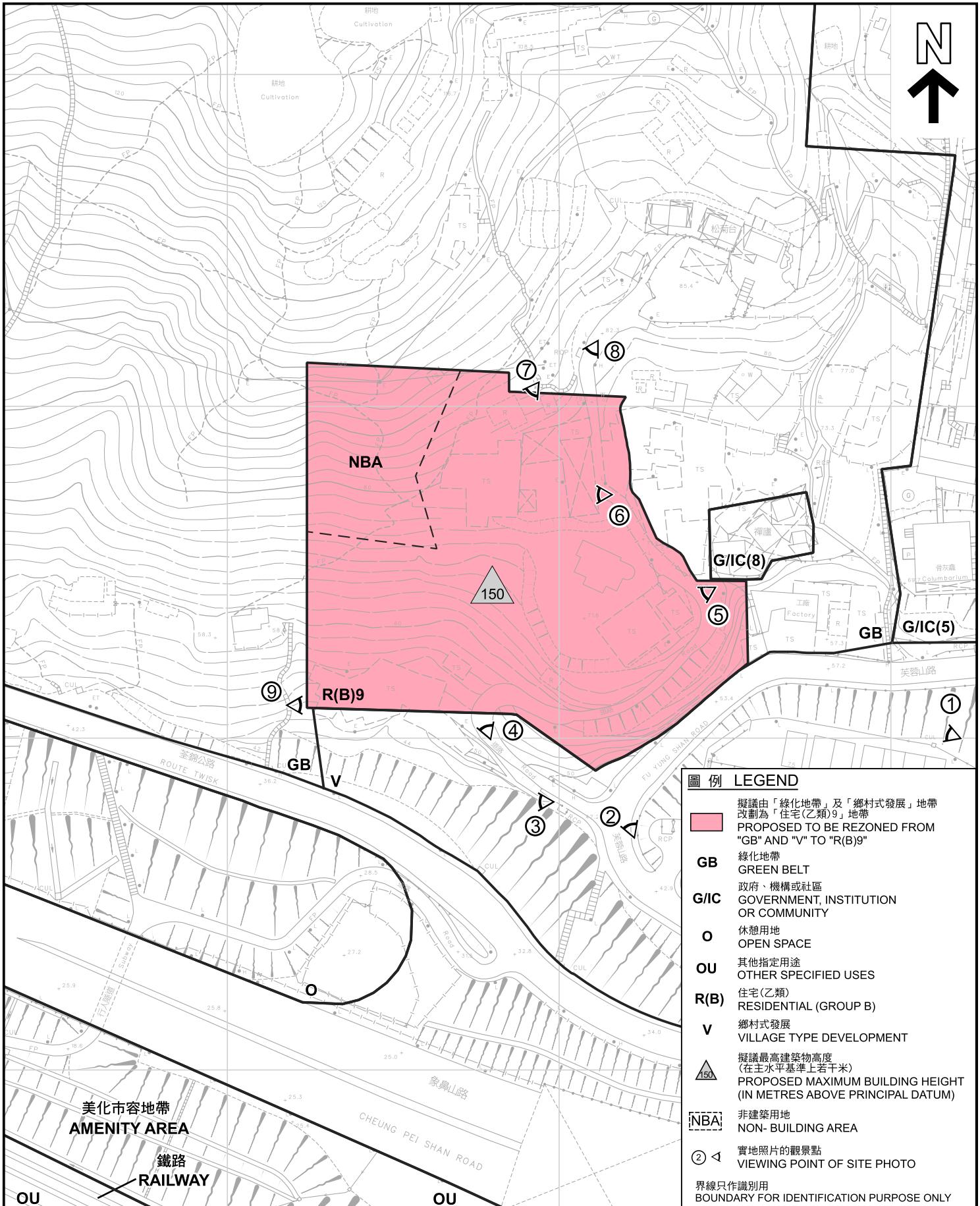
特定「其他指定用途」地帶及「政府、機構或社區(9)」地帶的位置
荃灣分區計劃大綱核准圖編號 S/TW/39 的擬議修訂 (其他修訂)
LOCATIONS OF SPECIFIC "OTHER SPECIFIED USES" ZONES AND "GOVERNMENT, INSTITUTION OR COMMUNITY (9)" ZONE
PROPOSED AMENDMENTS TO APPROVED TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39 (OTHER AMENDMENTS)

SCALE 1:5000 比例尺
METRES 100 0 100 200 300 400 METRES

規畫署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
1c



圖例 LEGEND

	擬議由「綠化地帶」及「鄉村式發展」地帶 改劃為「住宅(乙類)9」地帶 PROPOSED TO BE REZONED FROM "GB" AND "V" TO "R(B)9"
GB	綠化地帶 GREEN BELT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
	休憩用地 OPEN SPACE
	其他指定用途 OTHER SPECIFIED USES
R(B)	住宅(乙類) RESIDENTIAL (GROUP B)
	鄉村式發展 VILLAGE TYPE DEVELOPMENT
	擬議最高建築物高度 (在主水平基準上若干米) PROPOSED MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
	非建築用地 NON-BUILDING AREA
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

平面圖 SITE PLAN

荃灣分區計劃大綱核准圖編號S/TW/39的擬議修訂
(項目A)

PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(ITEM A)

SCALE 1:1 500 比例尺
METRES 25 0 25 50 METRES

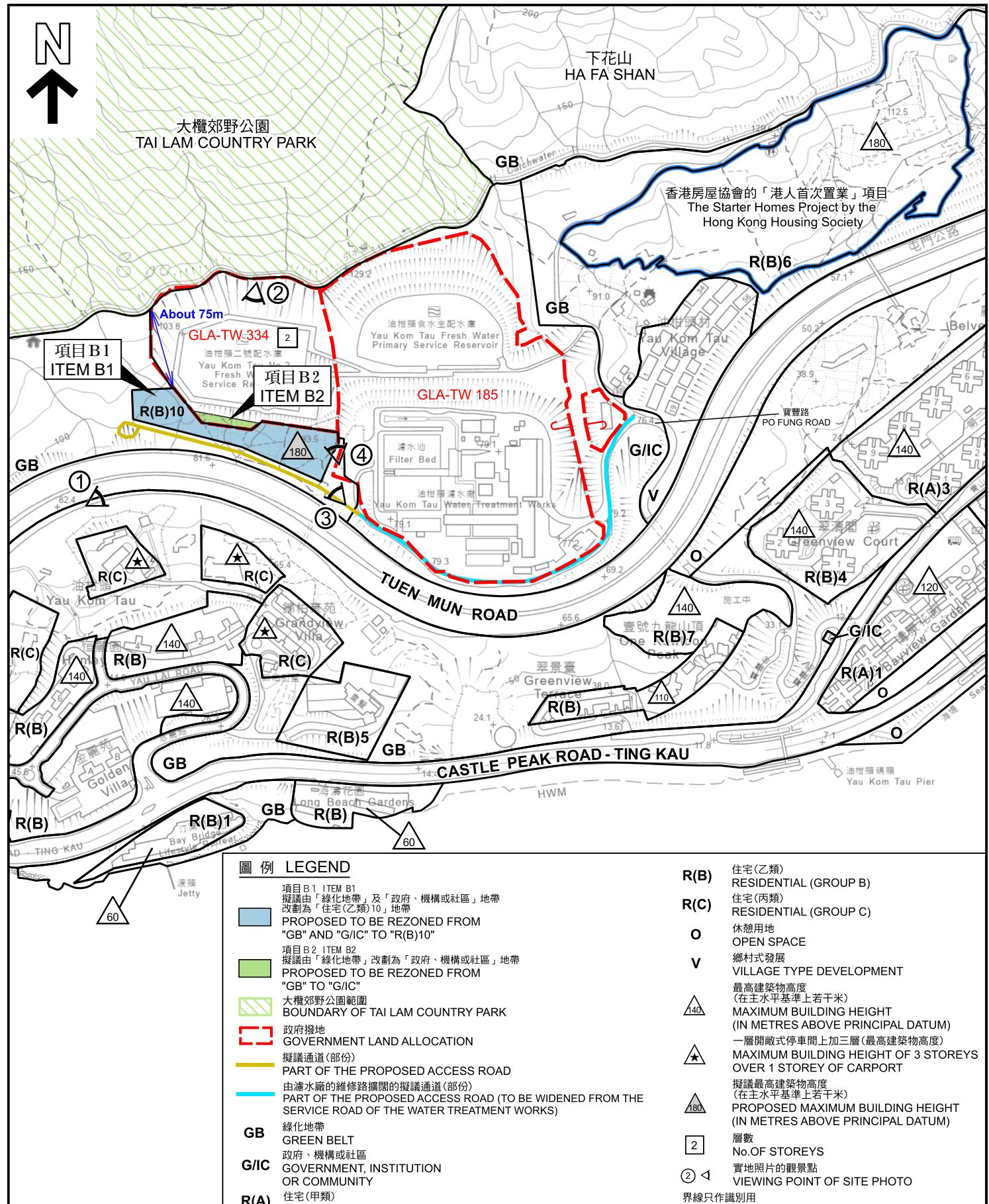
本摘要圖於2025年12月10日擬備，
所根據的資料為測量圖編號
6-SE-15D, 7-SW-11C
6-SE-20B 和7-SW-16A
EXTRACT PLAN PREPARED ON
10.12.2025 BASED ON SURVEY SHEETS
No. 6-SE-15D, 7-SW-11C, 6-SE-20B
AND 7-SW-16A



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
2a



本摘要圖於2026年1月16日擬備，
所根據的資料為HP5C地形圖編號
6-SE-D

EXTRACT PLAN PREPARED ON
16.1.2026 BASED ON HP5C
TOPOGRAPHIC MAP No. 6-SE-D

荃灣分區計劃大綱核准圖編號S/TW/39的擬議修訂
(項目 B1 及 B2)
PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(ITEMS B1 & B2)

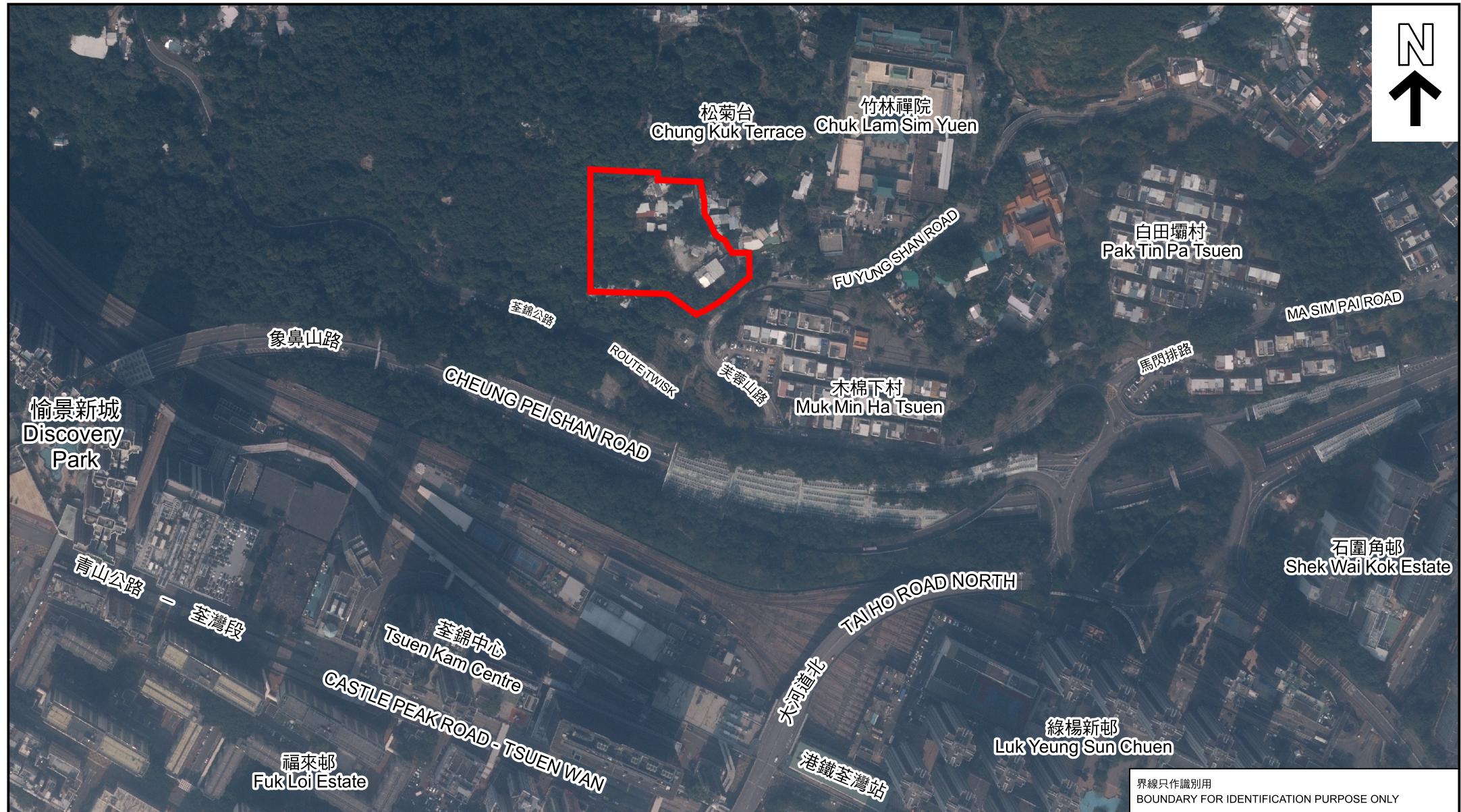
SCALE 1: 5 000 比例尺
METRES 100 0 100 200 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
2b

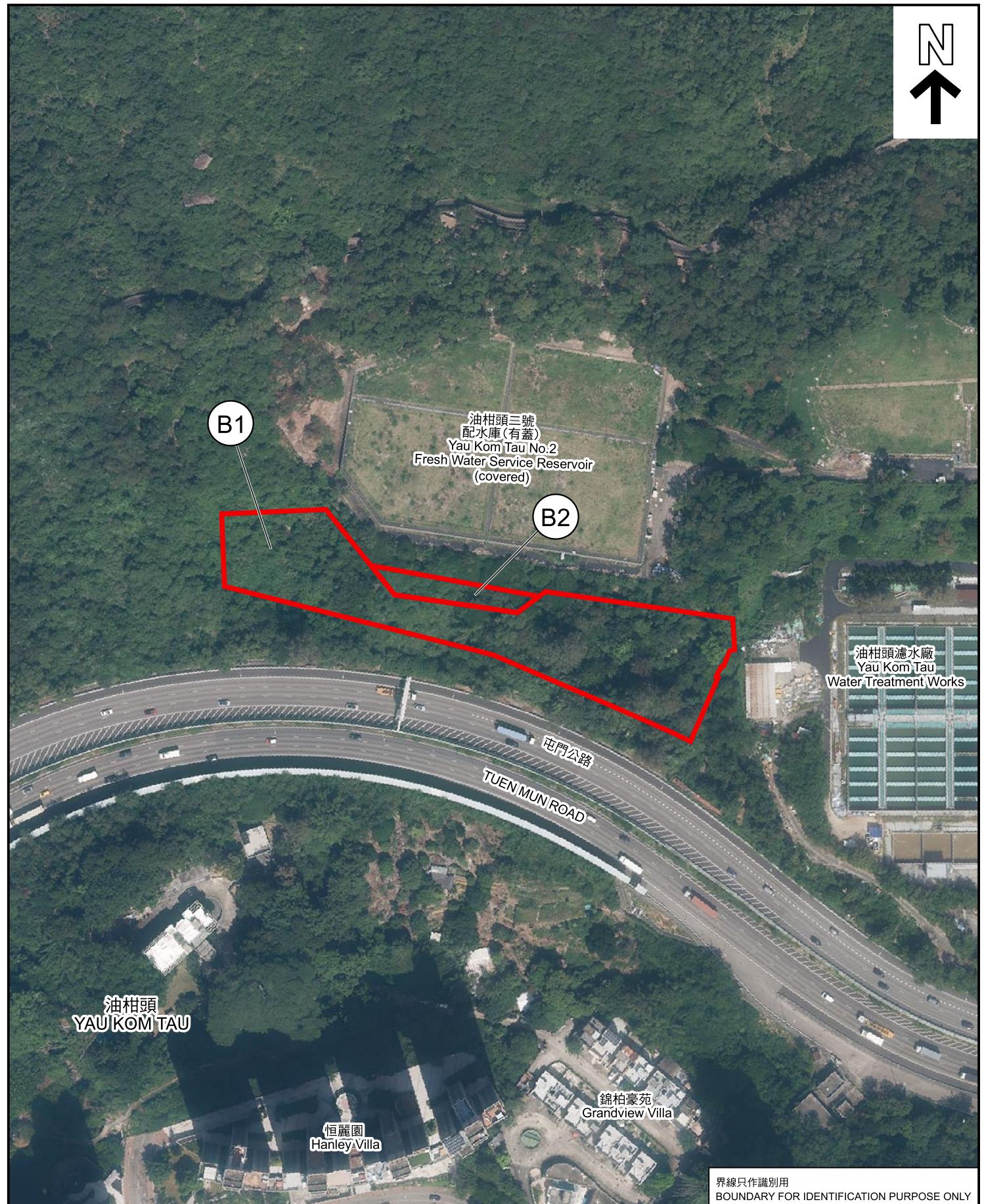


界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年12月16日擬備，所根據的資料為地政總署於2024年12月29日拍得的航攝照片編號E245220C EXTRACT PLAN PREPARED ON 16.12.2025 BASED ON AERIAL PHOTO No.E245220C TAKEN ON 29.12.2024 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO
荃灣分區計劃大綱核准圖編號 S/TW/39 的擬議修訂
(項目A)
PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(ITEM A)

規劃署 Planning Department	參考編號 REFERENCE No. M/TW/25/16	圖 PLAN 3a
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界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

<p>本摘要圖於2025年12月17日擬備，所根據的資料為地政總署於2024年10月22日拍得的航攝照片編號E232534C</p> <p>EXTRACT PLAN PREPARED ON 17.12.2025 BASED ON AERIAL PHOTO No. E232534C TAKEN ON 22.10.2024 BY LANDS DEPARTMENT</p>	<p><u>航攝照片 AERIAL PHOTO</u></p> <p>荃灣分區計劃大綱核准圖編號 S/TW/39 的擬議修訂 (項目 B1 及 B2)</p> <p>PROPOSED AMENDMENTS TO APPROVED TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39 (ITEMS B1 & B2)</p>	<p>規劃署 Planning Department</p>	<p>參考編號 REFERENCE No. M/TW/25/16</p> <p>圖 PLAN 3b</p>
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地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年1月15日擬備，所根據的資料為攝於2025年11月28日及2025年12月10日的實地照片 PLAN PREPARED ON 15.1.2026 BASED ON SITE PHOTOS TAKEN ON 28.11.2025 AND 10.12.2025	實地照片 SITE PHOTOS 荃灣分區計劃大綱核准圖編號 S/TW/39 的擬議修訂 (項目 A) PROPOSED AMENDMENTS TO APPROVED TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39 (ITEM A)	規畫署 Planning Department 參考編號 REFERENCE No. M/TW/25/16	圖 PLAN 4a
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項目A
ITEM A



地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

荃灣分區計劃大綱核准圖編號 S/TW/39 的擬議修訂
(項目 A)
PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(ITEM A)

本圖於2025年12月12日擬備，所根據的
資料為攝於2025年11月28日的實地照片

PLAN PREPARED ON 12.12.2025
BASED ON SITE PHOTOS
TAKEN ON 28.11.2025



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
4b



本圖於2025年12月12日擬備，所根據的資料為攝於2025年11月28日的實地照片

PLAN PREPARED ON 12.12.2025
BASED ON SITE PHOTOS
TAKEN ON 28.11.2025

實地照片 SITE PHOTOS

荃灣分區計劃大綱核准圖編號 S/TW/39 的擬議修訂
(項目 A)

PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(ITEM A)



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
4c



地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

荃灣分區計劃大綱核准圖編號 S/TW/39 的擬議修訂
(項目 A)

PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(ITEM A)



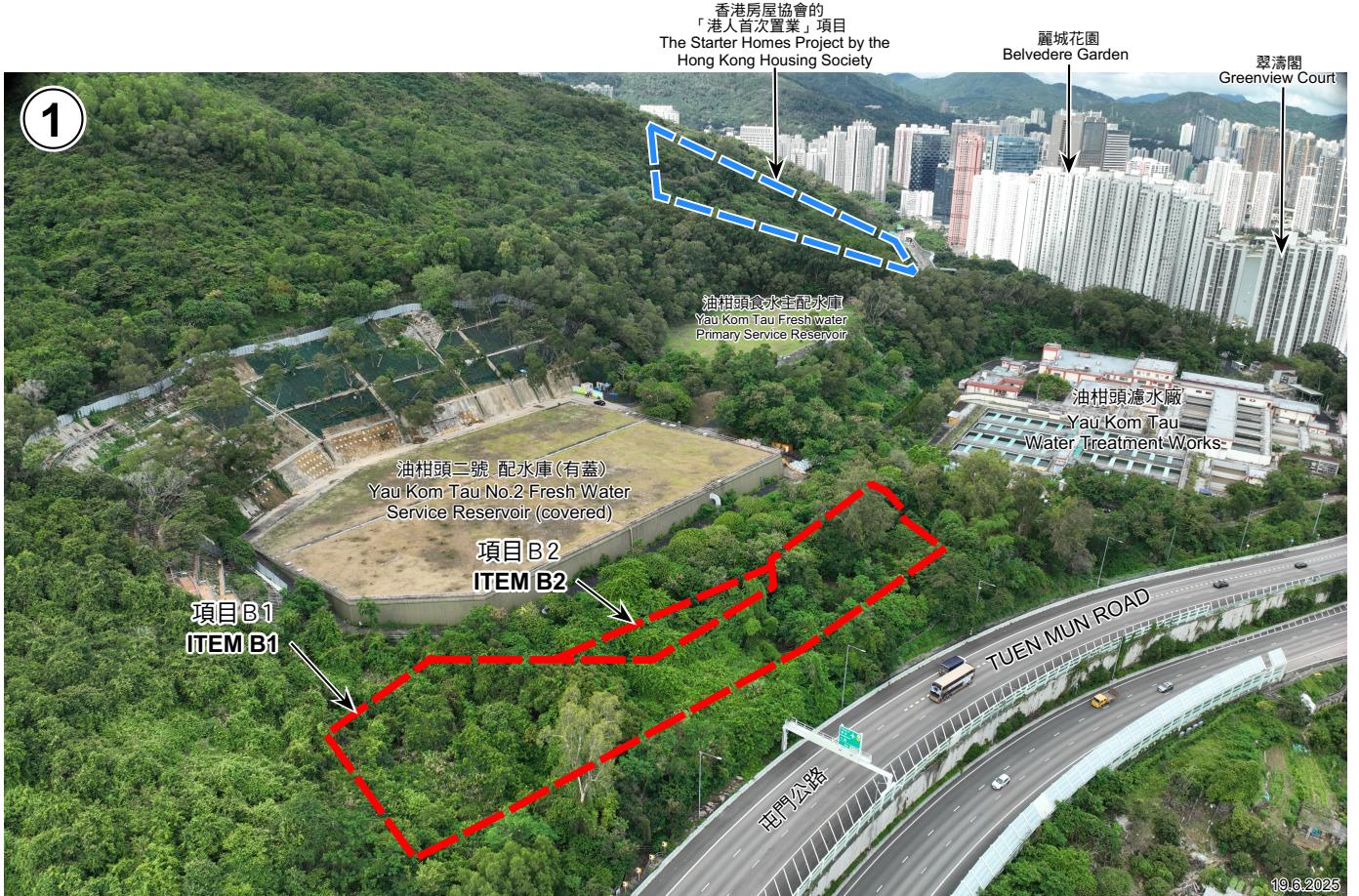
規劃署
Planning Department

本圖於2025年12月12日擬備，所根據的
資料為攝於2025年11月28日的實地照片

PLAN PREPARED ON 12.12.2025
BASED ON SITE PHOTOS
TAKEN ON 28.11.2025

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
4d



地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年1月16日擬備
所根據的資料為攝於2025年6月19日
及2025年9月11的實地照片
PLAN PREPARED ON 16.1.2026
BASED ON SITE PHOTOS TAKEN
ON 19.6.2025 AND 11.9.2025

實地照片 SITE PHOTOS

荃灣分區計劃大綱核准圖編號S/TW/39的擬議修訂
(項目 B1及 B2)

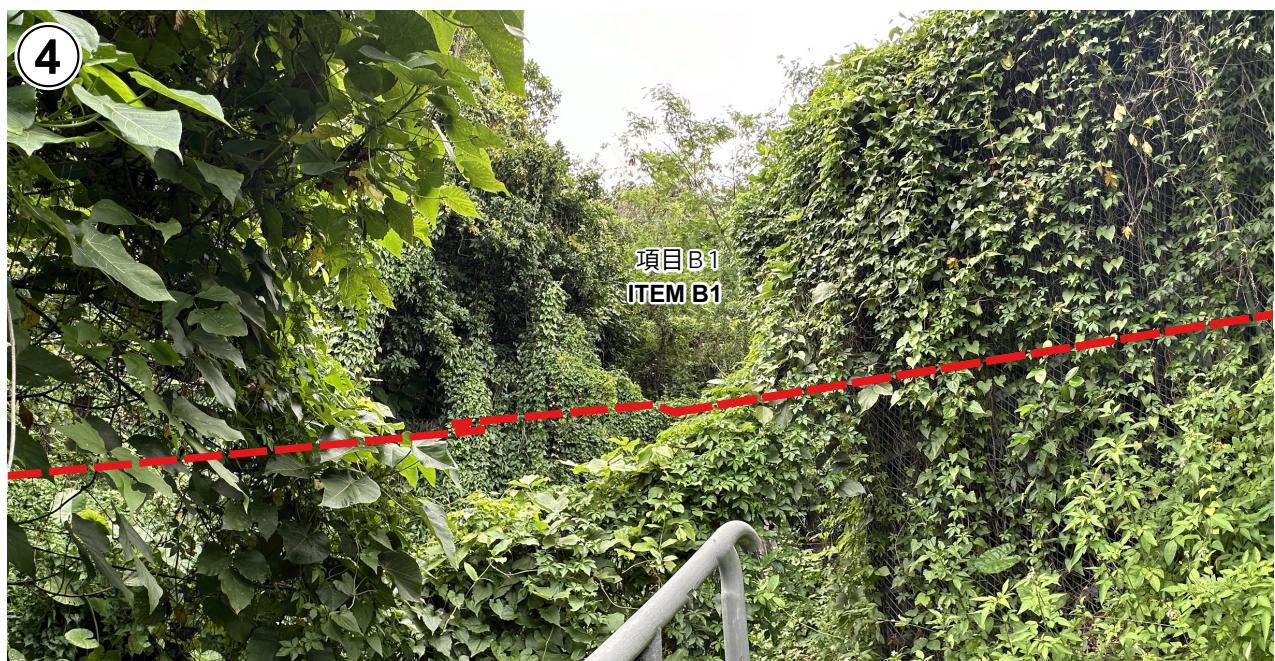
PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(ITEMS B1 & B2)



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
5a



地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年12月23日擬備
所根據的資料為攝於
2025年6月19日的實地照片
PLAN PREPARED ON 23.12.2025
BASED ON SITE PHOTOS TAKEN
ON 19.6.2025

實地照片 SITE PHOTOS

荃灣分區計劃大綱核准圖編號S/TW/39的擬議修訂
(項目B1及B2)

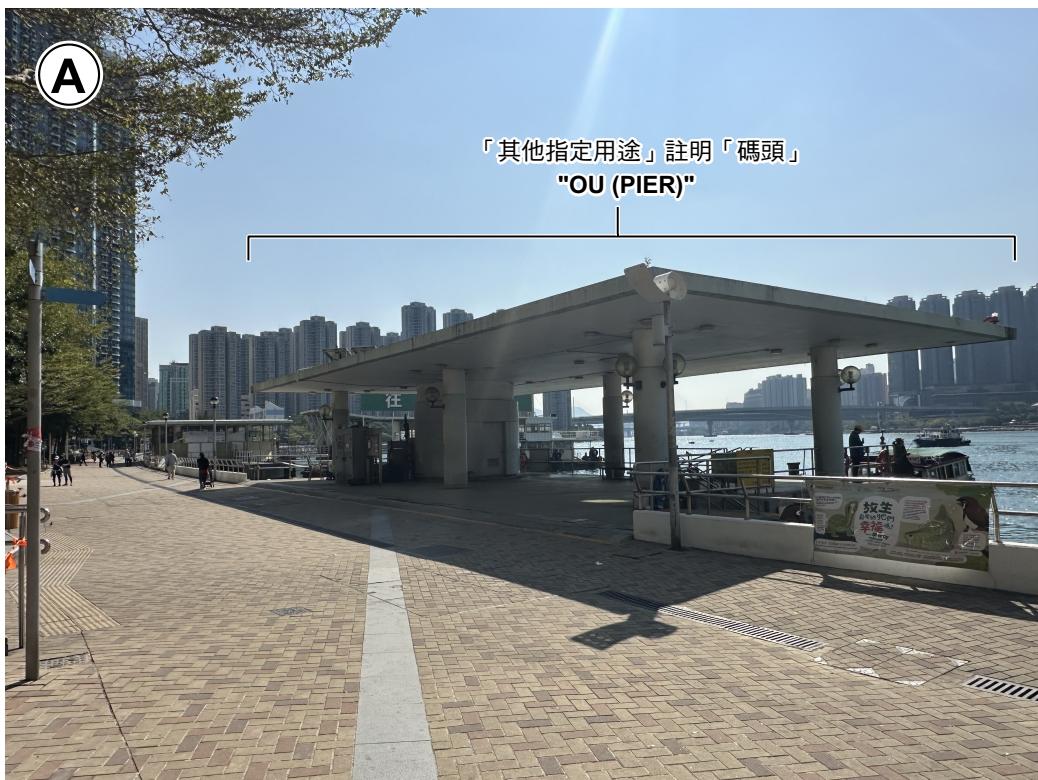
PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(ITEMS B1 & B2)



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
5b



本圖於2026年1月14日擬備
所根據的資料為攝於
2026年1月2日的實地照片
PLAN PREPARED ON 14.1.2026
BASED ON SITE PHOTOS TAKEN
ON 2.1.2026

實地照片（「其他指定用途」註明「碼頭」地帶）
SITE PHOTOS
("OTHER SPECIFIED USE" ANNOTATED "PIER" ZONE)

荃灣分區計劃大綱核准圖編號 S/TW/39 的擬議修訂
(其他修訂)
PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(OTHER AMENDMENTS)



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
6a

「其他指定用途」註明「商業及住宅發展」

"OU (C&R)"



本圖於2026年1月14日擬備
所根據的資料為攝於
2026年1月2日的實地照片
PLAN PREPARED ON 14.1.2026
BASED ON SITE PHOTOS TAKEN
ON 2.1.2026

實地照片（「其他指定用途」註明「商業及住宅發展」地帶）
SITE PHOTOS ("OTHER SPECIFIED USE" ANNOTATED
"COMMERCIAL AND RESIDENTIAL DEVELOPMENT" ZONE)

荃灣分區計劃大綱核淮圖編號 S/TW/39 的擬議修訂
(其他修訂)
PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(OTHER AMENDMENTS)



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
6b



本圖於2026年1月6日擬備
所根據的資料為攝於
2026年1月2日的實地照片
PLAN PREPARED ON 6.1.2026
BASED ON SITE PHOTOS TAKEN
ON 2.1.2026

實地照片（「政府、機構或社區（9）」地帶）
SITE PHOTOS
("GOVERNMENT, INSTITUTION OR COMMUNITY (9)" ZONE)

荃灣分區計劃大綱核淮圖編號 S/TW/39 的擬議修訂
(其他修訂)
PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(OTHER AMENDMENTS)



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
6c-1



本圖於2026年1月6日擬備
所根據的資料為攝於
2026年1月2日的實地照片
PLAN PREPARED ON 6.1.2026
BASED ON SITE PHOTOS TAKEN
ON 2.1.2026

實地照片（「政府、機構或社區(9)」地帶）
SITE PHOTOS
("GOVERNMENT, INSTITUTION OR COMMUNITY (9)" ZONE)

荃灣分區計劃大綱核淮圖編號 S/TW/39 的擬議修訂
(其他修訂)
PROPOSED AMENDMENTS TO APPROVED
TSUEN WAN OUTLINE ZONING PLAN No. S/TW/39
(OTHER AMENDMENTS)



規劃署
Planning Department

參考編號
REFERENCE No.
M/TW/25/16

圖 PLAN
6c-2