

关乎申请编号 A/TWW/116 的拟议用途/发展的概括发展规范
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/TWW/116

因应于 2019 年 1 月 23 日及 2 月 13 日接获的进一步资料而修订的概括发展规范
 Revised broad development parameters in view of
 the further information received on 23.01.2019 and 13.02.2019

(a) 申请编号 Application no.	A/TWW/116		
(b) 位置 / 地址 Location/Address	荃湾西汀九丈量约份第 399 约地段第 162 号余段 (部分) 和 毗邻政府土地 Lot 162RP (Part) in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West		
(c) 地盘面积 Site area	约 About 579.9 平方米 m ² (包括政府土地约 Includes Government Land of about 151.3 平方米 m ²)		
(d) 图则 Plan	荃湾西部分区计划大纲核准图编号 S/TWW/19 Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19		
(e) 地带 Zoning	「乡村式发展」及「住宅(丙类)」 "Village Type Development" and "Residential (Group C)"		
(f) 申请用途 / 发展 Applied Use/ Development	拟议以 0.75 倍地积比率作屋宇发展 Proposed House Development at Plot Ratio of 0.75		
(g) 总楼面面积 及 / 或地积比率 Total floor area and/or plot ratio		平方米 m ²	地积比率 Plot ratio
	住用 Domestic	约 About 434.9	约 About 0.75
	非住用 Non-domestic	-	-
(h) 幢数 No. of block	住用 Domestic	不超过 Not Exceeding 1	
	非住用 Non-domestic	-	
	综合用途 Composite	-	
(i) 建筑物高度 / 层数 Building height/ No. of storeys	住用 Domestic	不超过 Not Exceeding 12.7 米 m 不超过 Not Exceeding 37.7 米(主水平基准以上) mPD 3 层 storey(s)	
	非住用 Non-domestic	- 米 m - 米(主水平基准以上) mPD - 层 storey(s)	
	综合用途 Composite	- 米 m - 米(主水平基准以上) mPD - 层 storey(s)	
(j) 上盖面积 Site coverage	约 About 40.7 %		
(k) 单位数目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	309 平方米 m ²	
	- 公众 Public	- 平方米 m ²	

(m) 停车位及上落 客货车位数目 No. of parking spaces and loading/ unloading spaces	- 私家车车位 Private Car Parking Spaces	2
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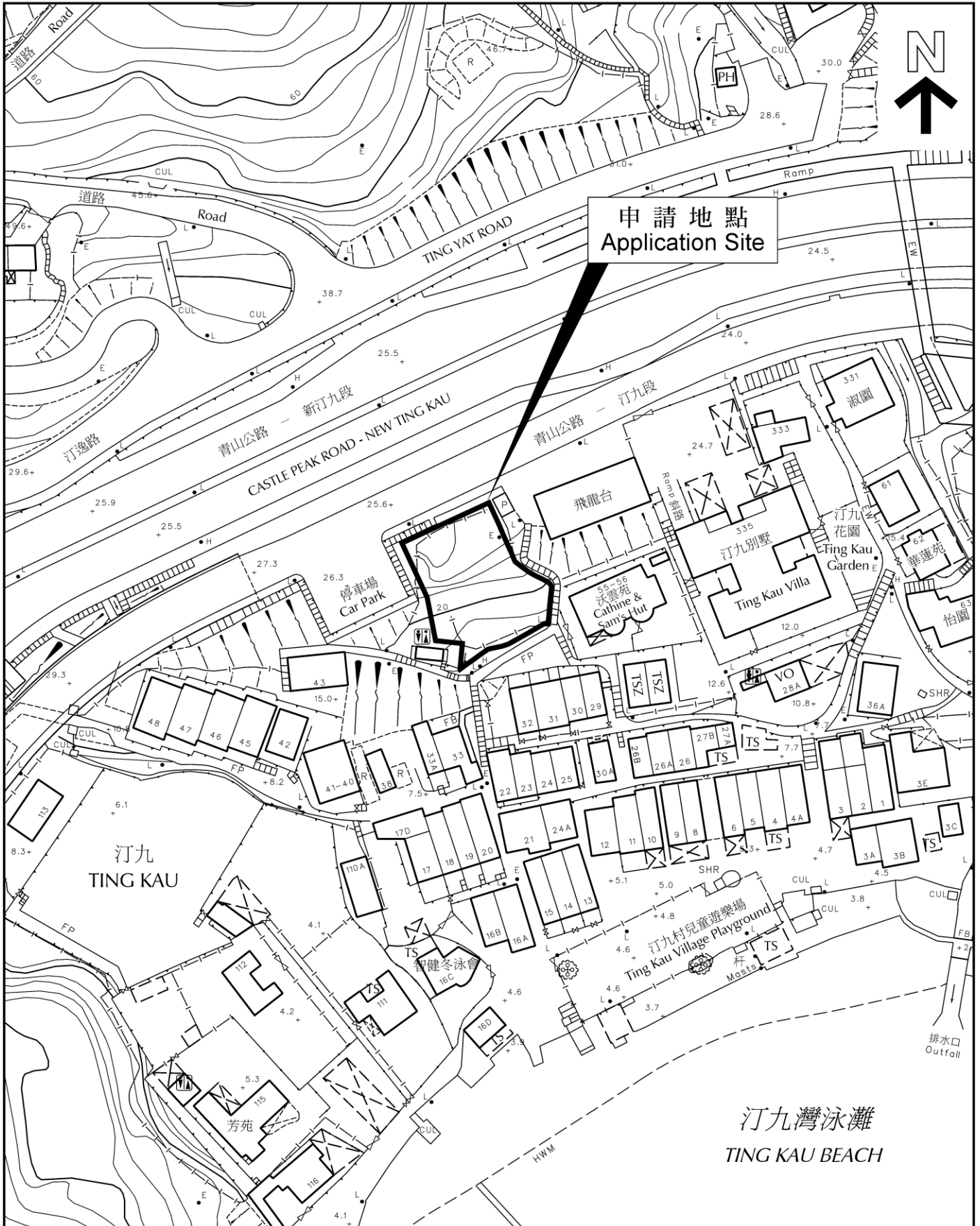
* 有关资料是为方便市民大众参考而提供。对于所载数据在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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.

A/TWW/116

因應於2019年2月13日接獲的進一步資料而修訂的位置圖

Revised location plan in view of further information received on 13 Feb 2019



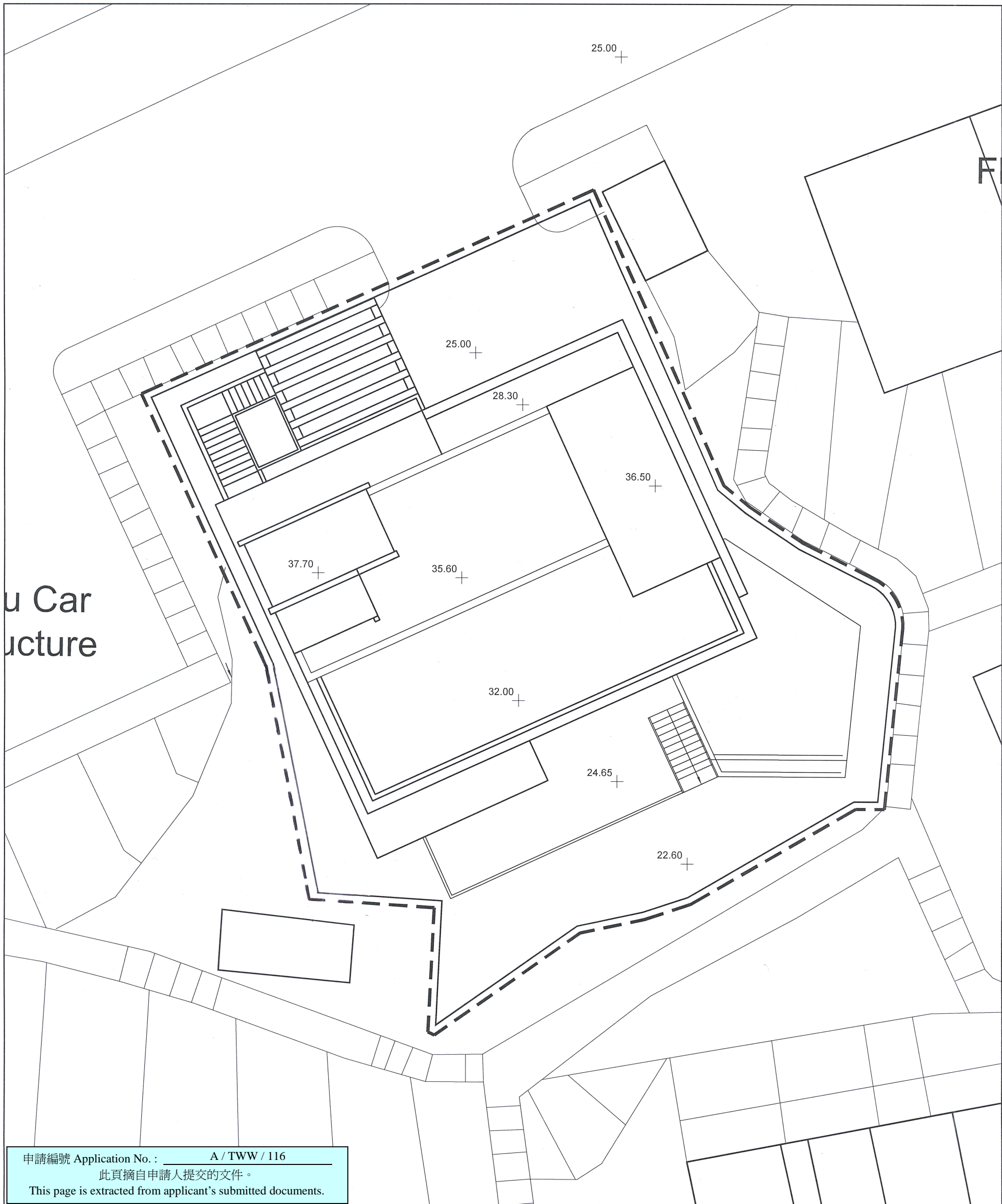
備註 Remarks

申請人就收到的部門意見作出回應，更新了地盤界線及其他相關發展參數，並提交全新的岩土工程規劃檢討報告、建築繪圖、經修訂的技術評估及繪圖，包括排污影響評估、交通噪音及空氣質素影響評估、位置及土地業權圖及平面圖。


The applicant provided responses to departmental comments by revising the site boundary and updating relevant development parameters. New Geotechnical Planning Review Report, Architectural Drawings, revised technical assessments and drawings including Sewerage Impact Assessment, Traffic Noise and Air Quality Impact Assessment, Location and Land Ownership Plan and Site Plan are also submitted.

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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 This page is extracted from applicant's submitted documents.

				ARCHITECT :  PLT Planning & Architecture Limited		TITLE OF ARCHITECT'S PLAN : ROOF MASTER LAYOUT PLAN					
				PROJECT NO. : 201523 Ting Kau Villa 1		DATE : 2017-04-11	DRAWN BY :	CHECKED BY :	APPROVED BY :	SIZE :	SCALE :
		AUTHOR :	PLAN :	STAGE :	PHASE :	LEVEL :	ZONE :	NUMBER :	ALTERNATIVE :	INDEX :	
REV:	DATE:	BY:	DESCRIPTION:								



陰香 *Cinnamomum burmanni*



樟樹 *Cinnamomum camphora*



水石榕 *Elaeocarpus hainanensis*



秋楓 *Bischofia javanica*



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KEY:

- NEW TREE PLANTINGS
- LAWN
- VERTICAL LANDSCAPE AREA
- GROUND COVER / SHRUB PLANTING
- SWIMMING POOL / WATER FEATURE

0 1 2 3 5 10m

- NOTE:**
1. SOIL DEPTH EXCLUDING DRAINAGE LAYER FOR TREE IS 1.2m;
 2. SOIL DEPTH EXCLUDING DRAINAGE LAYER FOR SHRUB IS 0.6m;
 3. SOIL DEPTH EXCLUDING DRAINAGE LAYER FOR GROUND COVER AND LAWN ARE 0.3m;
 4. IRRIGATION POINTS TO BE PROVIDED IN A SPACING THAT NOT MORE THAN 20m APART.

申請編號 Application No. : A/TWW/116

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/TWW/68	低層及低密度住宅發展 Low-rise Low-density Residential Development	拒絕 Rejected (7.11.2003) 覆核後在有附帶條件下批給許可 Approved with Conditions on review (20.2.2004)

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申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

	中文 Chinese	英文 English
<u>圖則及繪圖 Plans and Drawings</u>		
總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
經修訂的位置及土地業權圖 Revised Location and Land Ownership Plan		
經修訂的平面圖 Revised Site Plan		
<u>報告書 Reports</u>		
規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境評估（噪音、空氣及／或水的污染） Environmental assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀建議書 Landscape proposal	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
經修訂的排污影響評估 Revised sewerage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
回應部門意見 Responses to departmental comments		
岩土工程規劃檢討報告 Geotechnical Planning Review Report		
經修訂的交通噪音及空氣質素影響評估 Revised Traffic Noise and Air Quality Impact Assessment		

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