

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

Revised broad development parameters in view of  
the further information received on 18.11.2019  
因应于 2019 年 11 月 18 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	A/TWW/116		
Location/address 位置/地址	Lot 162RP (Part) in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West 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		
Site area 地盘面积	About 约 579.9 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 151.3 sq. m 平方米)		
Plan 图则	Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19 荃湾西部分区计划大纲核准图编号 S/TWW/19		
Zoning 地带	"Village Type Development" and "Residential (Group C)" 「乡村式发展」及「住宅(丙类)」		
Applied use/ development 申请用途/发展	Proposed House Development at Plot Ratio of 0.75 拟议以 0.75 倍地积比率作屋宇发展		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	About 约 434.9	About 约 0.75
	Non-domestic 非住用	-	-
No. of block 幢数	Domestic 住用	1	
	Non-domestic 非住用	-	
	Composite 综合用途	-	
Building height/No.	Domestic	Not more than 不多於 12.7	m 米

of storeys 建筑物高度/ 层数	住用	Not more than 不多於 37.7	mPD 米(主水平基准上)
		3	Storey(s) 层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Site coverage 上盖面积	About 约 40.7 %	
No. of units 单位数目	-		
Open space 休憩用地	Private 私人	309	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数		2
	Private Car Parking Spaces 私家车车位		2

\* 有关资料是为方便市民大众参考而提供。对于所载资料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。

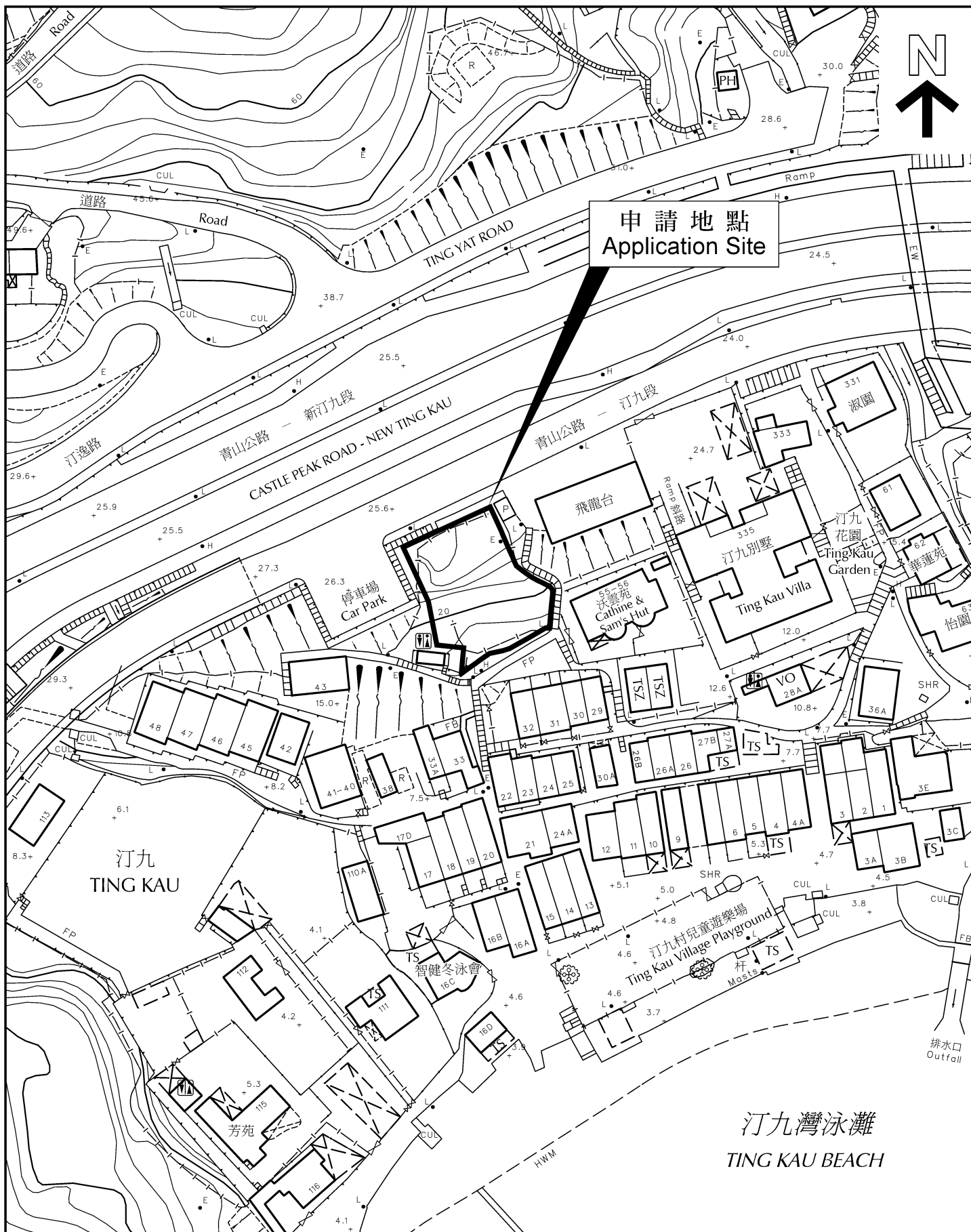
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>经修改的车辆通道建议及行车路线分析</u>		
<b><u>Revised vehicular access proposal and swept path analysis</u></b>		
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>回应部门意见 Responses to departmental comments</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料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。

# A/TWW/116



## 申請編號 Application No. : A/TWW/116

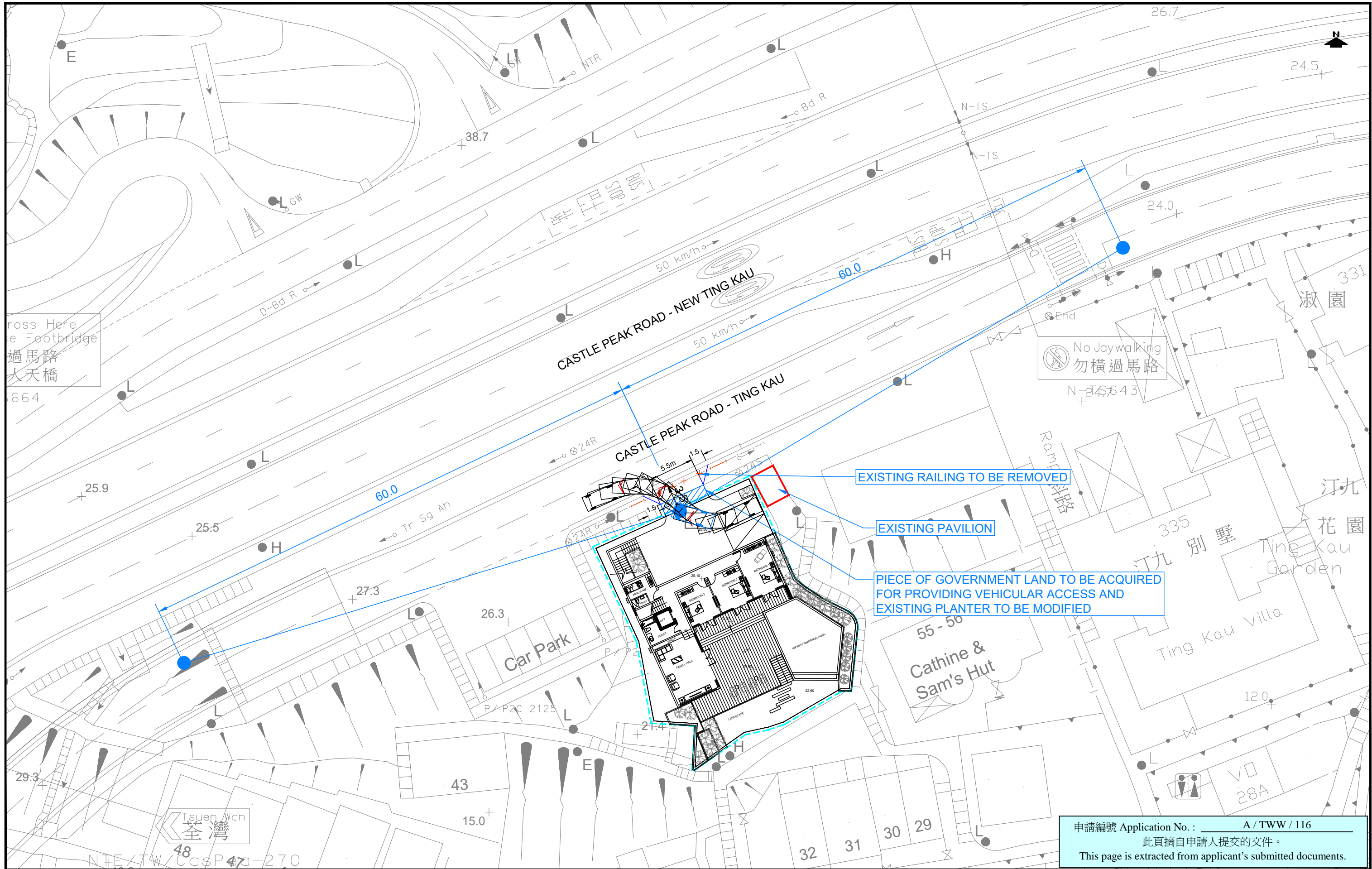
### 備註 Remarks

申請人就收到的部門意見作出回應，並提交經修改的車輛通道建議、總綱發展藍圖/樓宇平面圖及行車路線分析。

The applicant provided responses to departmental comments and submitted revised vehicular access proposal, master layout/ floor plans and swept path analysis.

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.



申請編號 Application No. :                      A / TWW / 116  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

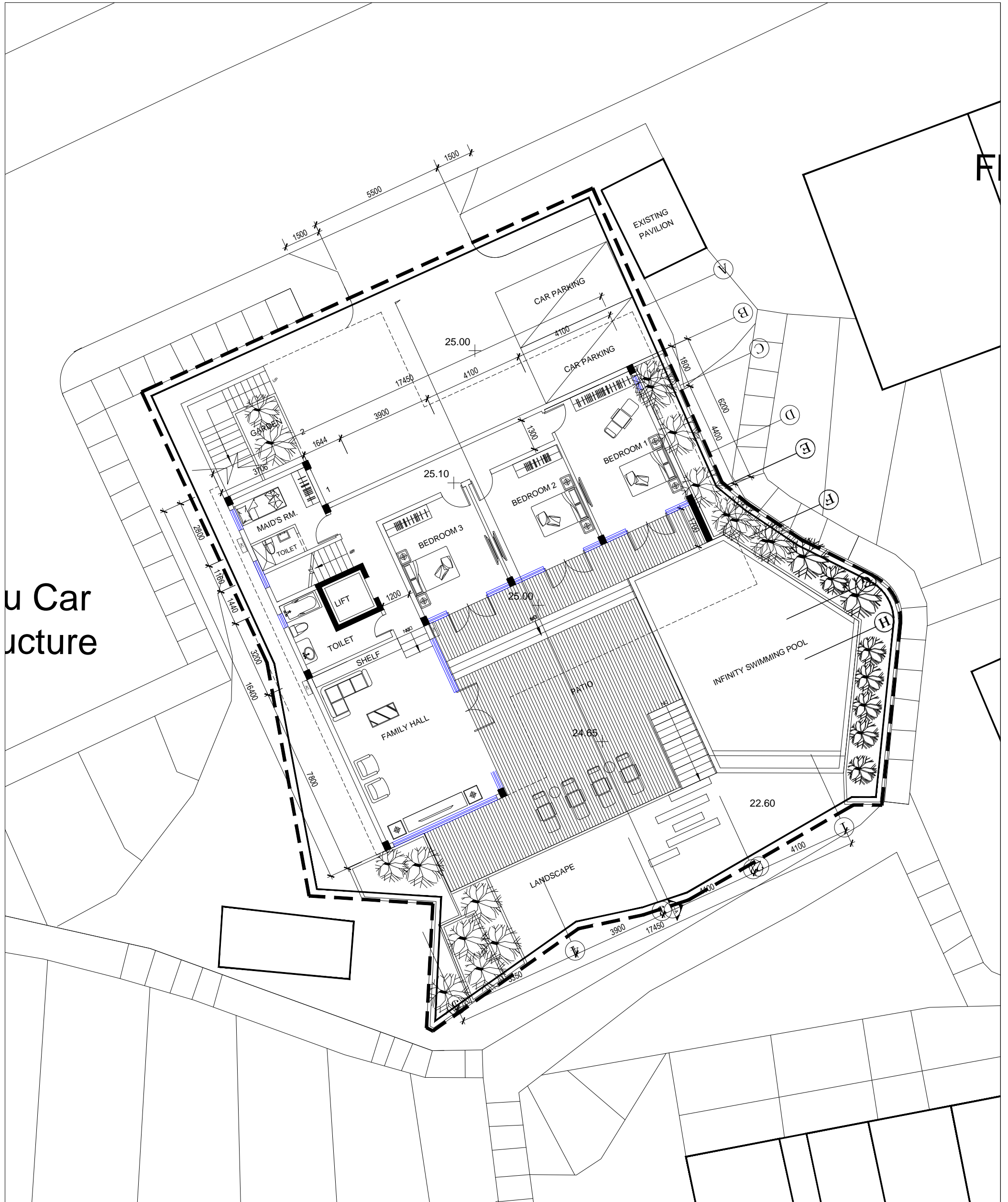
PROJECT NO.	40286	
DESIGNED	GWL	DATE SEP 2019
DRAWN	CLL	SCALE 1:400@A3
CHECKED	SLN	

PROJECT TITLE  
 PROPOSED LOW-DENSITY RESIDENTIAL DEVELOPMENT AT LOT 162RP (PART) IN DD399 AND ADJOINING GOVERNMENT LAND, TING KAU, N.T.


**PROPOSED ACCESS ARRANGEMENT**

DRAWING NO. **FIGURE T1** REV. **B**

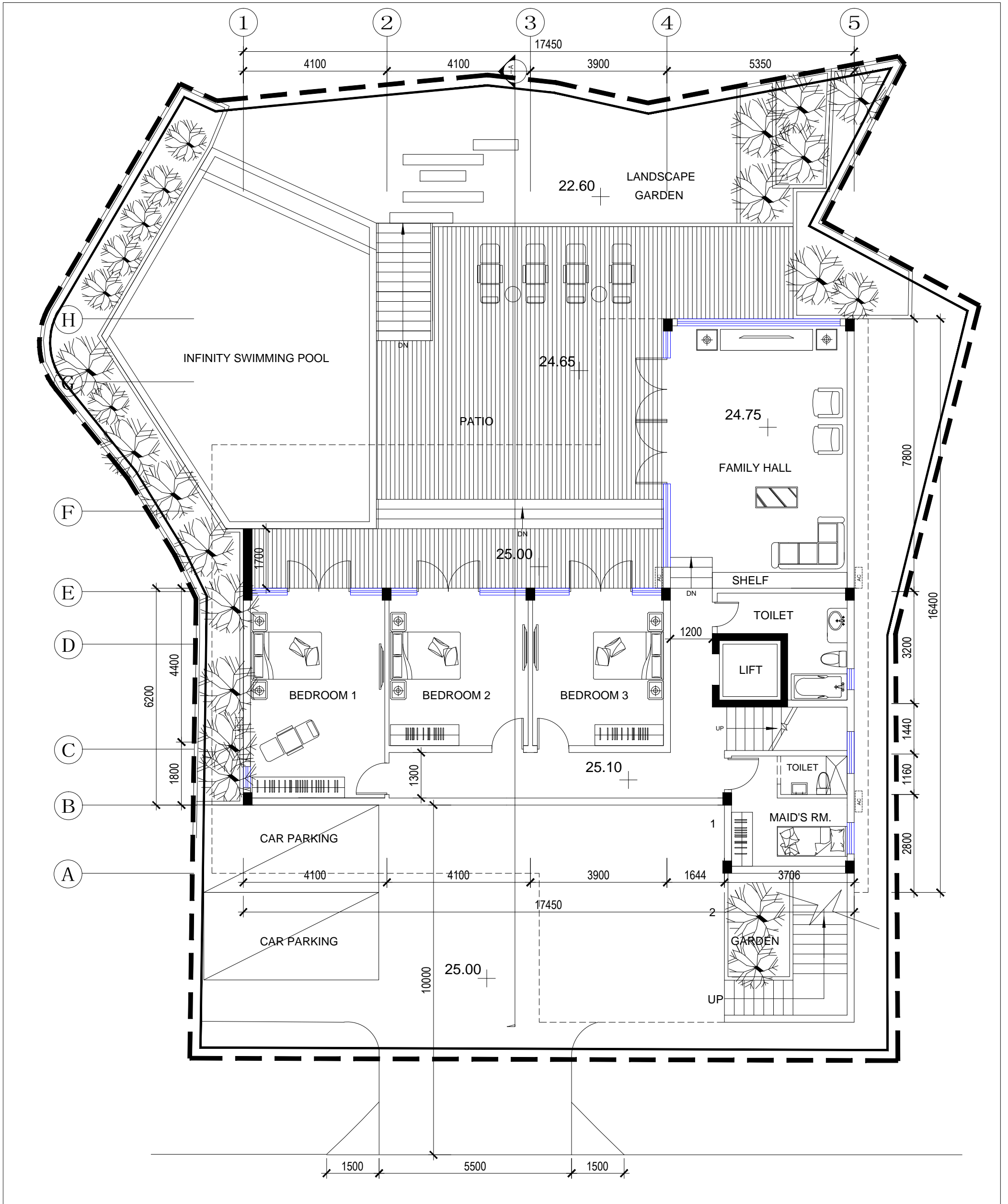
**LLA** 顧問有限公司  
 Consultancy Limited




u Car  
ucture

ARCHITECT :				TITLE OF ARCHITECT'S PLAN :					
 PLT Planning & Architecture Limited				<b>GROUND MASTER LAYOUT PLAN</b>					
PROJECT NO. :				DATE :	DRAWN BY :	CHECKED BY :	APPROVED BY :	SIZE :	SCALE :
201523 Ting Kau Villa 1				2019-11-11					
AUTHOR :	PLAN :	STAGE :	PHASE :	LEVEL :	ZONE :	NUMBER :	ALTERNATIVE :	INDEX :	
REV:	DATE:	BY:	DESCRIPTION:						

申請編號 Application No. :                      A / TWW / 116  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



				ARCHITECT :  PLT Planning & Architecture Limited		TITLE OF ARCHITECT'S PLAN : <h2 style="text-align: center;">GROUND FLOOR LEVEL</h2>						
				PROJECT NO. : 201523 Ting Kau Villa 1		DATE : 2019-11-11	DRAWN BY :	CHECKED BY :	APPROVED BY :	SIZE : A3	SCALE : 1:100	
				AUTHOR :	PLAN :	STAGE :	PHASE :	LEVEL :	ZONE :	NUMBER :	ALTERNATIVE :	INDEX :
REV:	DATE:	BY:	DESCRIPTION:									

申請編號 Application No. :           A / TWW / 116            
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



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)

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.