

**關乎申請編號 A/TW/505 的擬議用途/發展的概括發展規範**  
**Broad Development Parameters of the Applied Use/Development**  
**in respect of Application No. A/TW/505**

因應於 2019 年 6 月 19 日及 6 月 20 日接獲的進一步資料而修訂的概括發展規範  
 Revised broad development parameters in view of  
 the further information received on 19.06.2019 and 20.06.2019

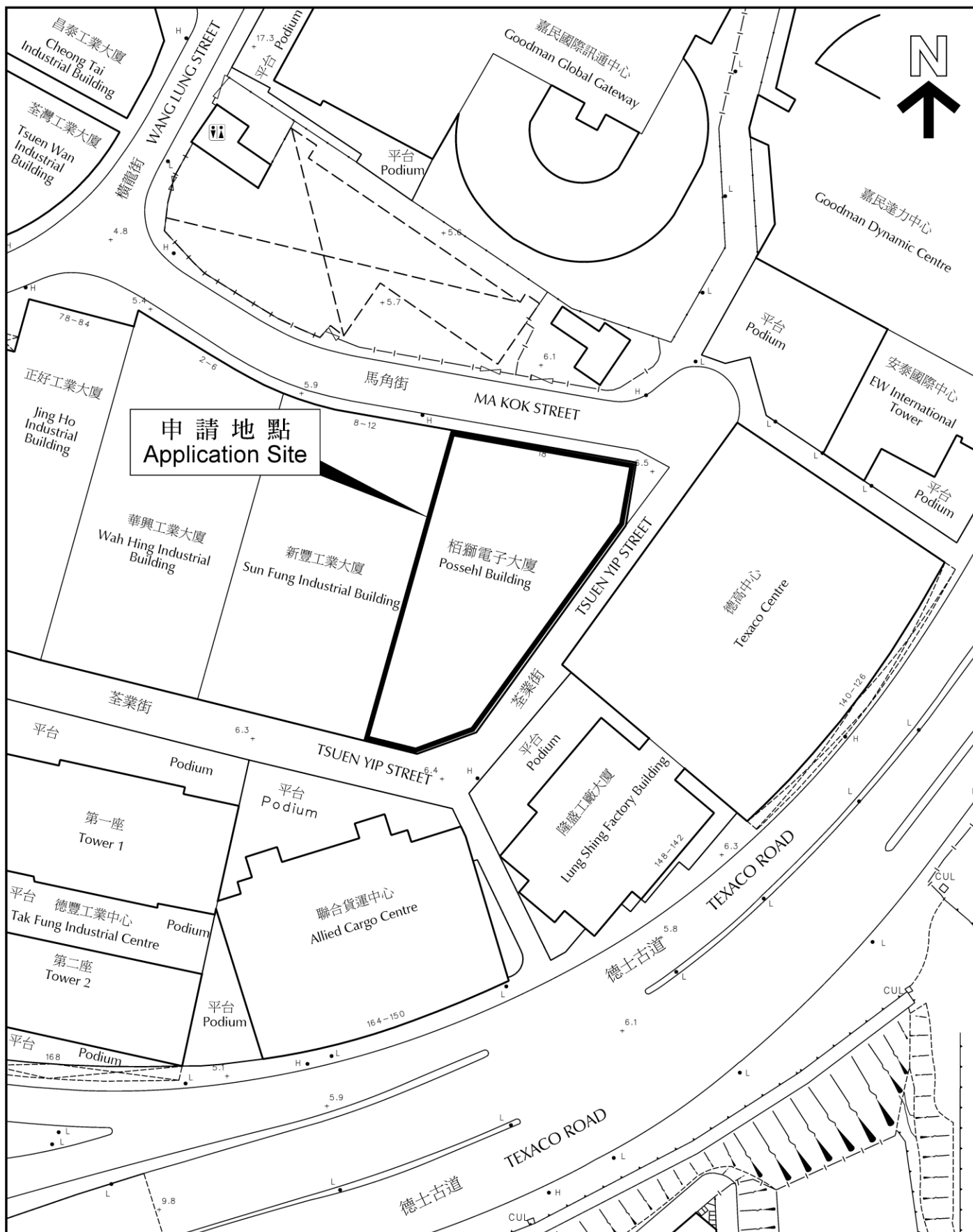
(a) 申請編號 Application no.	A/TW/505		
(b) 位置/地址 Location/Address	荃灣馬角街 14-18 號荃灣市地段第 128 號 Tsuen Wan Town Lot 128, 14-18 Ma Kok Street, Tsuen Wan		
(c) 地盤面積 Site area	約 About 1,858.05 平方米 m <sup>2</sup>		
(d) 圖則 Plan	荃灣分區計劃大綱核准圖編號 S/TW/33 Approved Tsuen Wan Outline Zoning Plan No. S/TW/33		
(e) 地帶 Zoning	「工業」 "Industrial"		
(f) 申請用途/發展 Applied Use/ Development	擬議略為放寬地積比率，以作准許的工業樓宇重建 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Building Redevelopment		
(g) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m <sup>2</sup>	地積比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	約 About 21,181.77	不多於 Not more than 11.4
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	1	
	綜合用途 Composite	-	
(i) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m	
		- 米(主水平基準以上)mPD	
		- 層 storey(s)	
	非住用 Non-domestic	- 米 m	
約 About 84.48 米(主水平基準以上)mPD 23 層 storey(s) 2 地庫 Basement 包括 including			
綜合用途 Composite	- 米 m		
	- 米(主水平基準以上)mPD		
	- 層 storey(s)		
(j) 上蓋面積 Site coverage	58%-100 %		
(k) 單位數目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m <sup>2</sup>	
	- 公眾 Public	- 平方米 m <sup>2</sup>	
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/	- 私家車車位 (包括 1 暢通易達泊車位) Private Car Parking Spaces (incl. 1 Accessible Car Parking Space)	22	
	- 電單車車位 Motorcycle Parking Spaces	2	

unloading spaces	- 輕型貨車上落客貨車位 Light Goods Vehicle Loading/Unloading Spaces	20
	- 重型貨車上落客貨車位 Heavy Goods Vehicle Loading/Unloading Spaces	11
	- 貨櫃車上落客貨車位 Container Vehicle Loading/Unloading Space	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.

# A/TW/505



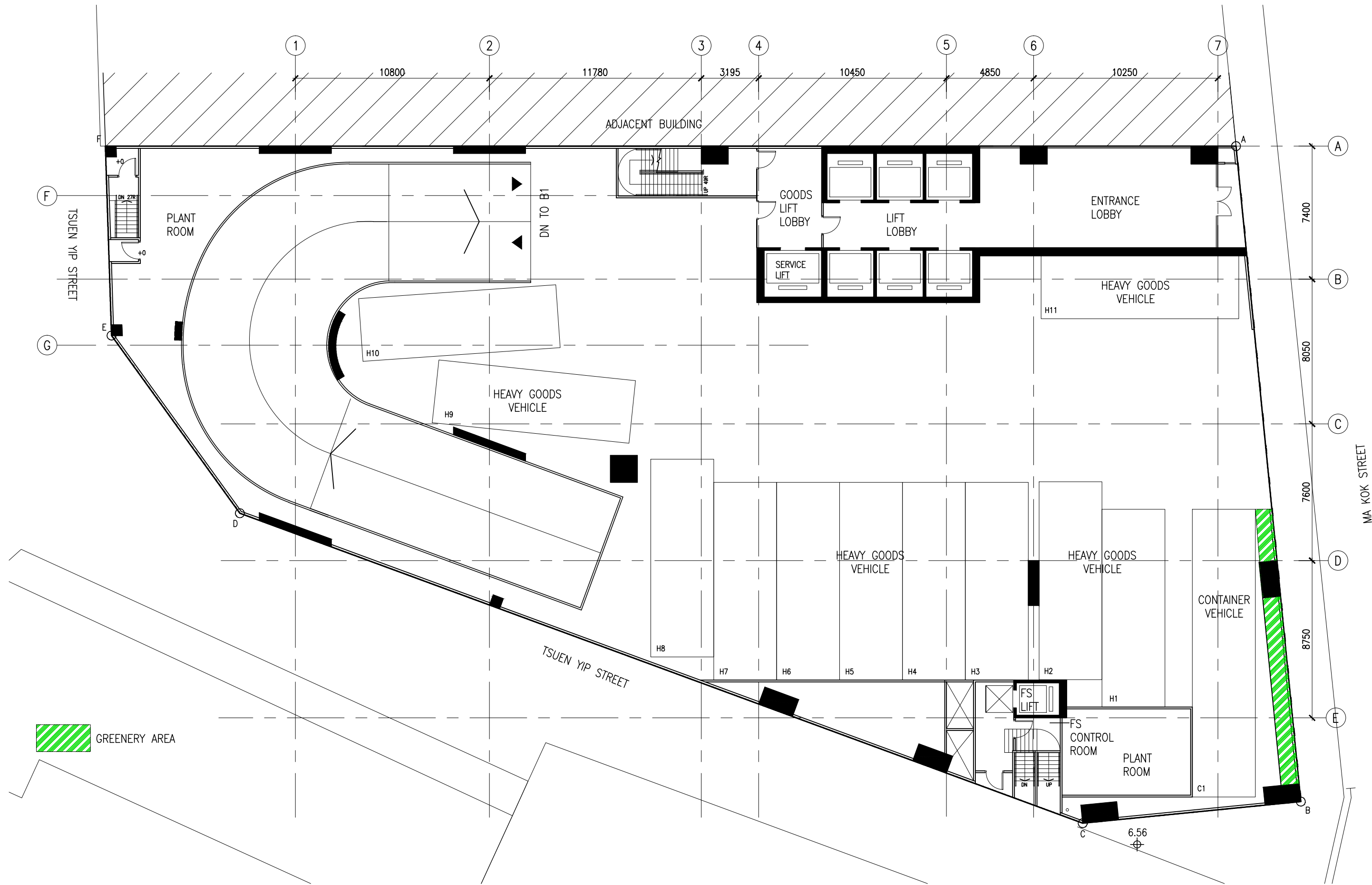
**備註 Remarks**

為回應部門意見，申請人更改了擬議泊車設施，並提交交通影響評估和排污影響評估的補充資料及經修訂的地下布局圖，以顯示更新的泊車設施及新的綠化範圍。

The applicant provided responses to departmental comments by revising the proposed parking provision. Supplementary information to Traffic Impact Assessment and Sewerage Impact Assessment and revised ground floor layout plan indicating the updated parking provision and new greenery area are also submitted.

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 GREENERY AREA

申請編號 Application No. :           A/TW/505            
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

Greenery Area Diagram (G/F) ①  
 1 : 200



申請編號 Application No. : A/TW/505

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)
沒有 Nil		

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申請編號 Application No. : A/TW/505

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

中文 英文  
Chinese English

**圖則及繪圖 Plans and Drawings**

總綱發展藍圖／經修訂的布局設計圖 <del>Master layout plan(s)</del> /Revised 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 type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input 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 type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

**報告書 Reports**

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"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input 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		
交通影響評估的補充資料 Supplementary information to Traffic Impact Assessment		
排污影響評估的補充資料 Supplementary information to Sewerage Impact Assessment		

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