關乎申請編號 A/TWW/116 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/TWW/116

因應於 2019 年 7 月 26 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 26.07.2019

(a)	申請編號 Application no.	A/TWW/116		
(b)	位置／地址 Location/Address	荃灣西汀九丈量約份第 399 約地段第 162 號餘段（部分）和毗鄰政府土地 Lot 162RP (Part) in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West		
(c)	地盤面積 Site area	約 About 579.9 平方米 m^2（包括政府土地約 Includes Government Land of about 151.3 平方米 m^2）		
(d)	圖則 Plan	荃灣西部分區計劃大綱核准圖編號 S/TWW/19 Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19		
(e)	地帶 Zoning	「住宅(丙類)」及「鄉村式發展」 "Residential (Group C)" and "Village Type Development"		
(f)	申請用途／發展 Applied Use/ Development	擬議以 0.75 倍地積比率作屋宇發展 Proposed House Development at Plot Ratio of 0.75		
(g)	總樓面面積及／或地積比率 Total floor area and/or plot ratio		平方米 m^2	地積比率 Plot ratio
		住用 Domestic	約 About 434.9	約 About 0.75
		非住用 Non-domestic	-	-
(h)	幢數 No. of block	住用 Domestic	不超過 Not Exceeding 1	
		非住用 Non-domestic	-	
		綜合用途 Composite	-	
(i)	建築物高度／層數 Building height/ No. of storeys	住用 Domestic	不超過 Not Exceeding 12.7 米 m 不超過 Not Exceeding 37.7 米(主水平基準以上)mPD 3 層 storey(s)	
		非住用 Non-domestic	- 米 m - 米(主水平基準以上)mPD - 層 storey(s)	
		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	約 About 40.7 %		
(k)	單位數目 No. of units	-		
(l)	休憩用地 Open Space	- 私人 Private	309 平方米 m^2	
		- 公眾 Public	- 平方米 m^2	

(m) 停車位及上落客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces	2

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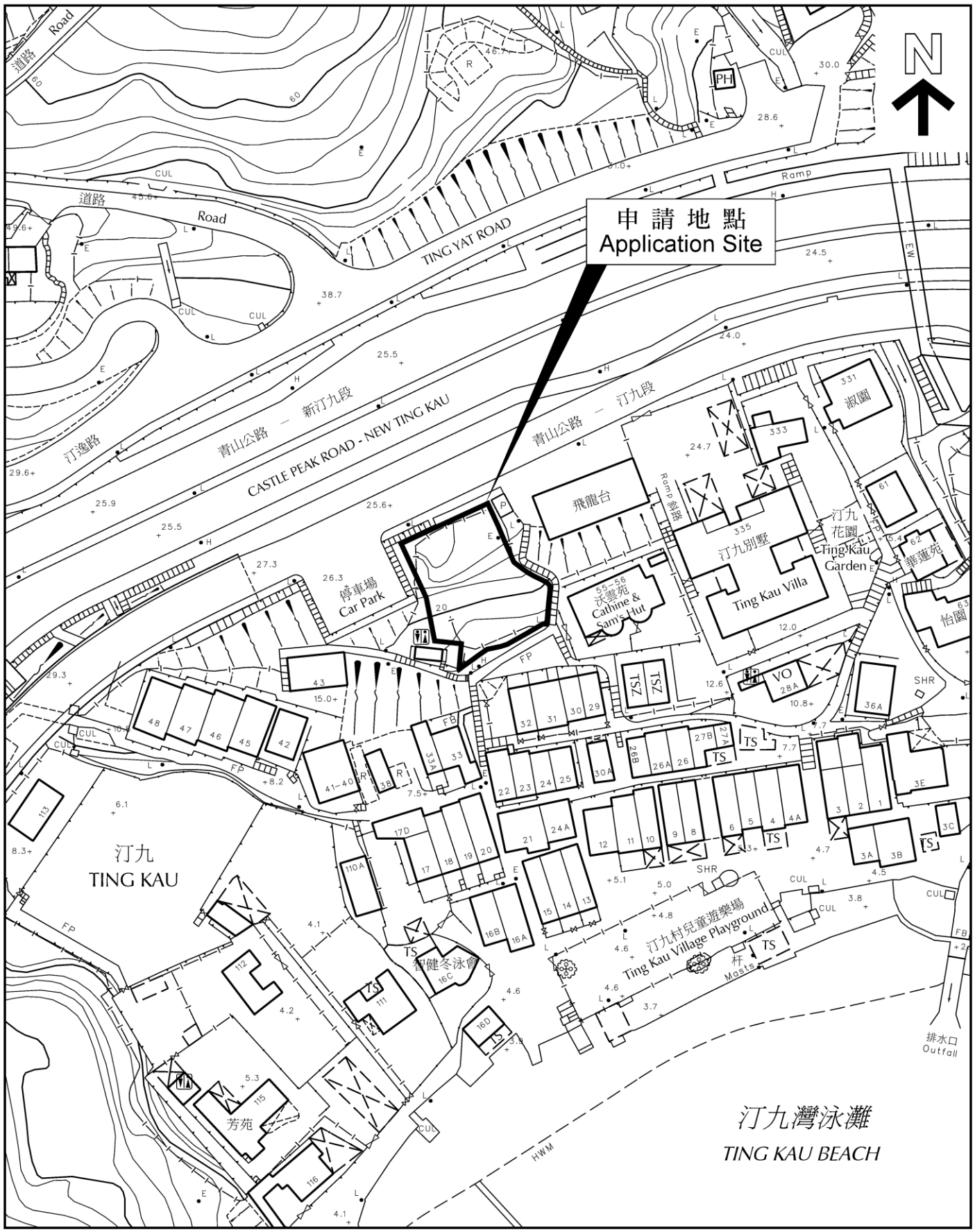
A/TWW/116



N
申請地點
Application Site
TING YAT ROAD
CASTLE PEAK ROAD - NEW TING KAU
青山公路 — 新汀九段
青山公路 — 汀九段
汀逸路
道路 Road
飛龍台
汀九別墅
Ting Kau Villa
汀九花園
Ting Kau Garden
淑園
華蓮苑
怡園
沃雲苑
Cathine & Sam's Hut
停車場
Car Park
汀九
TING KAU
智健冬泳會
汀九村兒童遊樂場
Ting Kau Village Playground
芳苑
汀九灣泳灘
TING KAU BEACH
排水口
Outfall
HWM

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，並修改了擬議車輛出入通道及提交全新的合成照片、經修訂的行車路線分析及樓宇平面圖。

The applicant provided responses to departmental comments by revising the proposed run-in and submitting new photomontages, revised swept path analysis and floor plans.

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This page is extracted from applicant's submitted documents.

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CASTLE PEAK ROAD - NEW TING KAU

CASTLE PEAK ROAD - TING KAU

60.0

50 km/h

EXISTING RAILING TO BE REMOVED

EXISTING PAVILION

PIECE OF GOVERNMENT LAND TO BE ACQUIRED FOR PROVIDING VEHICULAR ACCESS AND EXISTING PLANTER TO BE MODIFIED

Car Park

Cathine & Sam's Hut

Ting Kau Villa

Ting Kau Garden

No Jaywalking 勿橫過馬路

Cross Here Use Footbridge 過馬路 人天橋

Tsuen Wan 荃灣

淑園

汀九別墅

花園

PROJECT NO. 40286	PROJECT TITLE PROPOSED LOW-DENSITY RESIDENTIAL DEVELOPMENT AT LOT 162RP (PART) IN DD399 AND ADJOINING GOVERNMENT LAND, TING KAU, N.T.		DRAWING NO. FIGURE T1	REV. A
DESIGNED GWL	DATE JUL 2019	DRAWING TITLE PROPOSED ACCESS ARRANGEMENT		
DRAWN CLL	SCALE 1:400@A3			
CHECKED SLN			LLA 顧問有限公司 Consultancy Limited	

FILE. G:\PROJECT\40286\DATA\DWG\SITEC\LAYOUT 20190311\FIGURET1A.DWG PLOT SCALE : 1 = 1

申請編號 Application No. : A / TWW / 116
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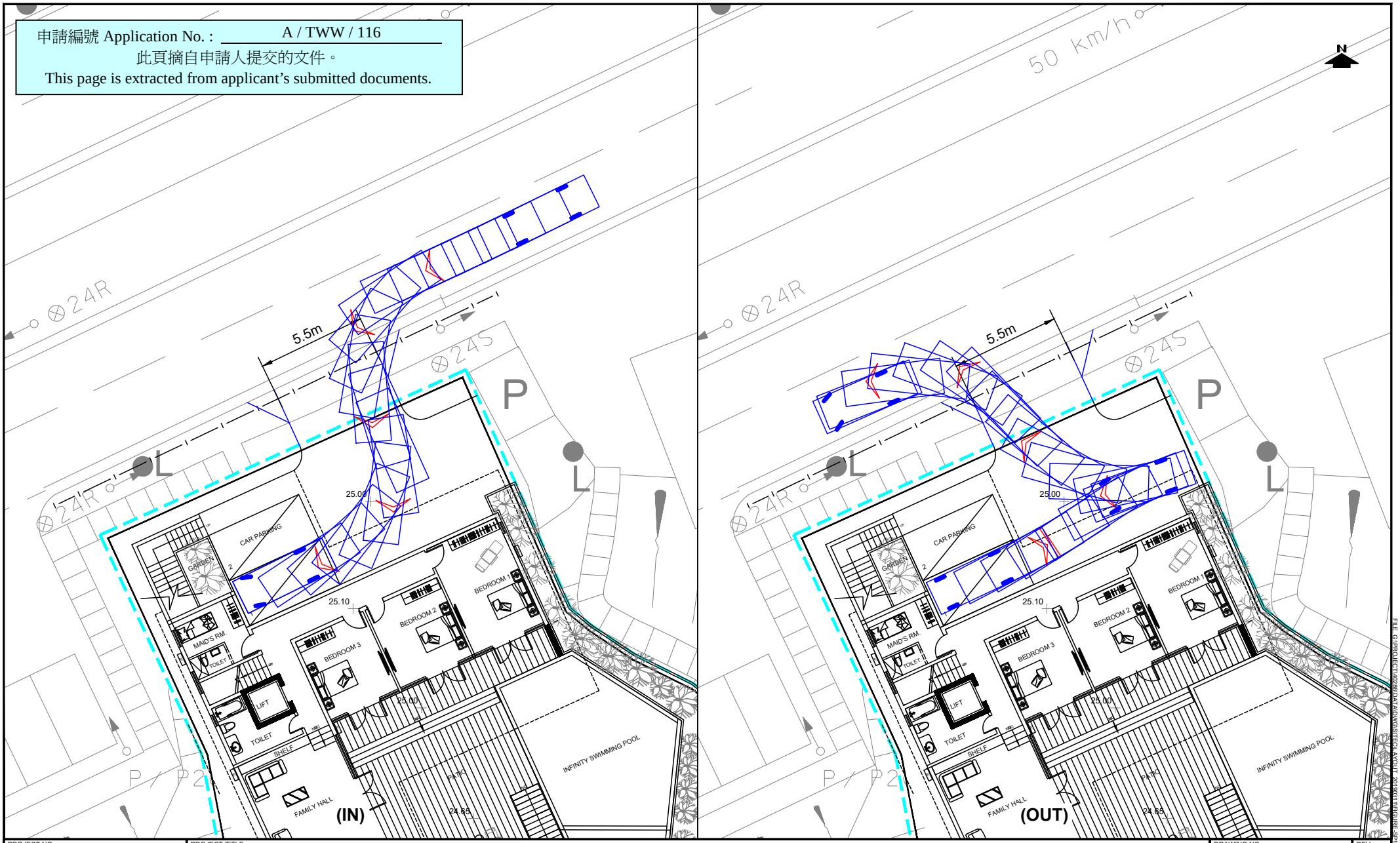

PROJECT NO. 40286	PROJECT TITLE: PROPOSED LOW-DENSITY RESIDENTIAL DEVELOPMENT AT LOT 162RP (PART) IN DD399 AND ADJOINING GOVERNMENT LAND, TING KAU, N.T.	DRAWING NO. FIGURE SP1	REV. A
DESIGNED GWL / DRAWN CLL / CHECKED SLN	DATE JUL 2019 / SCALE 1:250	DRAWING TITLE: SWEPT PATH ANALYSIS - PRIVATE CAR	LLA 顧問有限公司 Consultancy Limited

FILE: G:\PROJECT\40286\DATA\DWG\SITEC\LAYOUT_20190311\FIGURE-SP1A.DWG PLOT SCALE : 1 = 1

u Car
ucture

CAR PARKING
GARDEN
MAID'S RM.
TOILET
LIFT
TOILET
SHELF
FAMILY HALL
BEDROOM 3
BEDROOM 2
BEDROOM 1
PATIO
INFINITY SWIMMING POOL
LANDSCAPE
25.00
25.10
25.00
24.65
22.60
1500
5500
1500
10000
4100
17450
4100
3900
1644
3706
1300
1800
6200
4400
2800
1160
1440
3200
16400
7800
1200
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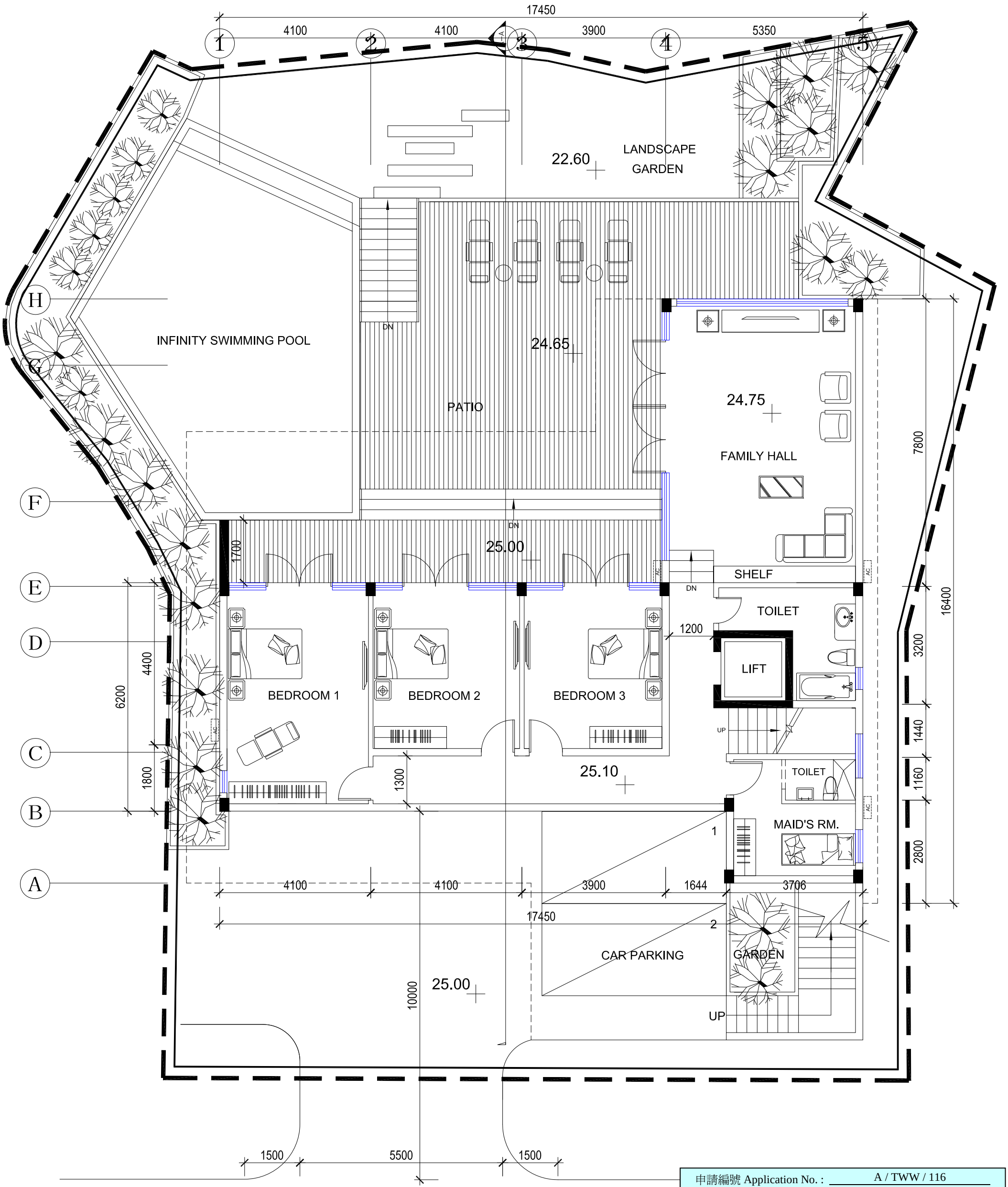
REV:	DATE:	BY:	DESCRIPTION:

ARCHITECT :
柏麟德規劃建築有限公司
PLT Planning & Architecture Limited

TITLE OF ARCHITECT'S PLAN :
GROUND MASTER LAYOUT PLAN

PROJECT NO. :	DATE :	DRAWN BY :	CHECKED BY :	APPROVED BY:	SIZE :	SCALE :
201523 Ting Kau Villa 1	2017-04-11					

AUTHOR:	PLAN:	STAGE:	PHASE:	LEVEL:	ZONE:	NUMBER:	ALTERNATIVE:	INDEX:



申請編號 Application No. : A / TWW / 116

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REV:	DATE:	BY:	DESCRIPTION:

ARCHITECT :

柏麟德規劃建築有限公司
PLT Planning & Architecture Limited

TITLE OF ARCHITECT'S PLAN :

GROUND FLOOR LEVEL 1:100

PROJECT NO. :	DATE :	DRAWN BY :	CHECKED BY :	APPROVED BY:	SIZE :	SCALE :
201523 Ting Kau Villa 1	2017-04-11					

AUTHOR:	PLAN:	STAGE:	PHASE:	LEVEL:	ZONE:	NUMBER:	ALTERNATIVE:	INDEX:

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。
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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
圖則及繪圖 Plans and Drawings		
經修訂的總綱發展藍圖／~~布局設計圖~~ Revised master layout plan(s)/~~Layout plan(s)~~	☐	☑
樓宇位置圖 Block plan(s)	☐	☐
經修訂的樓宇平面圖 Revised floor plan(s)	☐	☑
截視圖 Sectional plan(s)	☐	☐
立視圖 Elevation(s)	☐	☐
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	☐	☑
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	☐	☐
其他（請註明）Others (please specify)	☐	☑
經修訂的擬議通道安排圖 Revised figure showing the proposed access arrangement		
經修訂的行車路線分析圖 Revised figure showing the swept path analysis		
報告書 Reports		
規劃研究 Planning studies	☐	☐
環境評估（噪音、空氣及／或水的污染） Environmental assessment (noise, air and/or water pollutions)	☐	☐
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	☐	☐
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	☐	☐
視覺影響評估 Visual impact assessment	☐	☐
景觀建議書 Landscape proposal	☐	☐
樹木調查 Tree Survey	☐	☐
土力影響評估 Geotechnical impact assessment	☐	☐
排水影響評估 Drainage impact assessment	☐	☐
排污影響評估 Sewerage impact assessment	☐	☐
風險評估 Risk Assessment	☐	☐
其他（請註明）Others (please specify)	☐	☑
回應部門意見 Responses to departmental comments		

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