Broad Development Parameters of the Applied Use/Development in respect of Application No. A/TW/515
關乎申請編號 A/TW/515 的擬議用途/發展的概括發展規範

因應於 2020 年 5 月 7 日和 5 月 8 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 7.5.2020 and 8.5.2020

Application No. 申請編號	A/TW/515		
Location/address 位置／地址	Tsuen Wan Town Lots 126, 137, 160 and 363, and adjoining Government Land, Tsuen Wan, New Territories 新界荃灣荃灣市地段第 126 號、第 137 號、第 160 號及第 363 號和毗連政府土地		
Site area 地盤面積	About 約 11,318 sq. m 平方米 (Includes Government Land of about 包括政府土地約 806.73 sq. m 平方米)		
Plan 圖則	Approved Tsuen Wan Outline Zoning Plan No. S/TW/33 荃灣分區計劃大綱核准圖編號 S/TW/33		
Zoning 地帶	"Comprehensive Development Area (3)" 「綜合發展區(3)」		
Applied use/ development 申請用途/發展	Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions (Amendments to Approved Scheme) 擬議綜合住宅發展及略為放寬地積比率和建築物高度限制 （修訂已核准的發展計劃）		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 55,670.45	About 約 5.296
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	5	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度／層數	住用	Not more than about 不多於約 113.5	mPD 米(主水平基準上)
		30 (in Site A 在 A 地盤內) 24 (in Sites B, C & D 在 B, C 和 D 地盤內)	Storey(s) 層
		1 *1* *1 (in Site A 在 A 地盤內)* *1 (in Sites B, C & D 在 B, C 和 D 地盤內)*	*Exclude 不包括* *Carport 停車間* *Entrance Lobby/Clubhouse 入口大堂/會所* *Refuge Floor 防火層* *Refuge Floor cum Sky Garden 防火層連空中花園*
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than about 不多於約 40 %		
No. of units 單位數目	1,200 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 3,362	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		154
	Private Car Parking Spaces 私家車車位		141
	Motorcycle Parking Spaces 電單車車位		13
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		5
	Light Goods Vehicle Spaces 輕型貨車車位		5

* 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.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

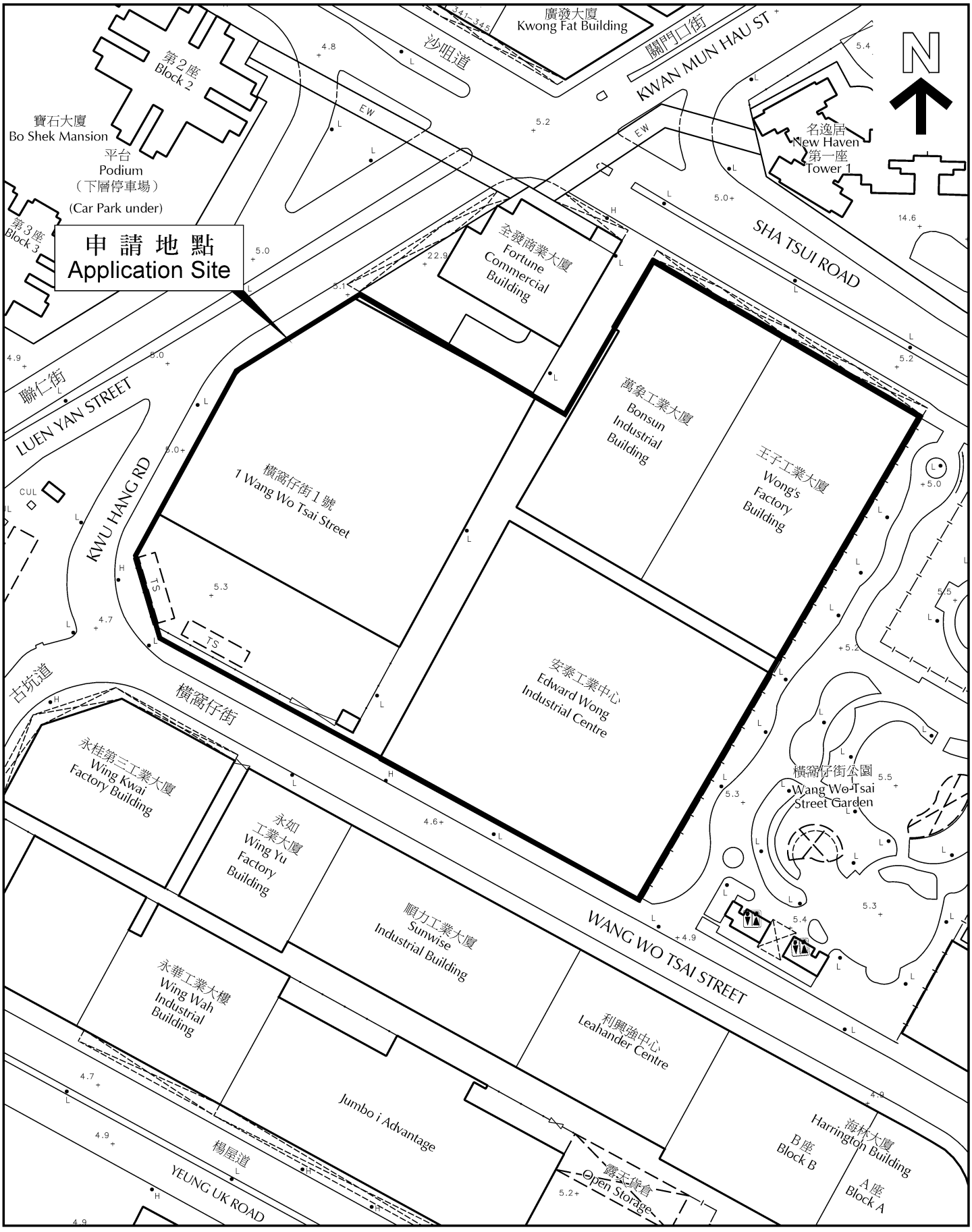
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☑
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Reports 報告書		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☑
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☑
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Replacement pages of sewerage impact assessment 排污影響評估的替代頁		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

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.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。

A/TW/515


申請地點
Application Site
第2座
Block 2
寶石大廈
Bo Shek Mansion
平台
Podium
（下層停車場）
(Car Park under)
第3座
Block 3
廣發大廈
Kwong Fat Building
沙咀道
關門口街
KWAN MUN HAU ST
名逸居
New Haven
第一座
Tower 1
SHA TSUI ROAD
全發商業大廈
Fortune
Commercial
Building
萬象工業大廈
Bonsun
Industrial
Building
王子工業大廈
Wong's
Factory
Building
橫窩仔街1號
1 Wang Wo Tsai Street
安泰工業中心
Edward Wong
Industrial Centre
聯仁街
LUEN YAN STREET
KWU HANG RD
古坑道
橫窩仔街
永桂第三工業大廈
Wing Kwai
Factory Building
永如
工業大廈
Wing Yu
Factory
Building
順力工業大廈
Sunwise
Industrial Building
永華工業大樓
Wing Wah
Industrial
Building
利興強中心
Leahander Centre
WANG WO TSAI STREET
橫窩仔街公園
Wang Wo Tsai
Street Garden
Jumbo i Advantage
楊屋道
YEUNG UK ROAD
露天貯倉
Open Storage
海林大廈
Harrington Building
B座
Block B
A座
Block A
N

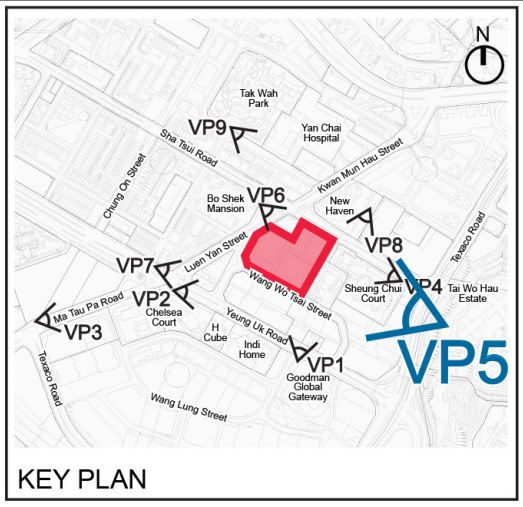
申請編號 Application No. : A/TW/515

備註 Remarks

申請人就部門及公眾意見作出回應，並提交經修訂的交通影響和環境評估，排污影響評估的替代頁，以及經修訂的合成照片。

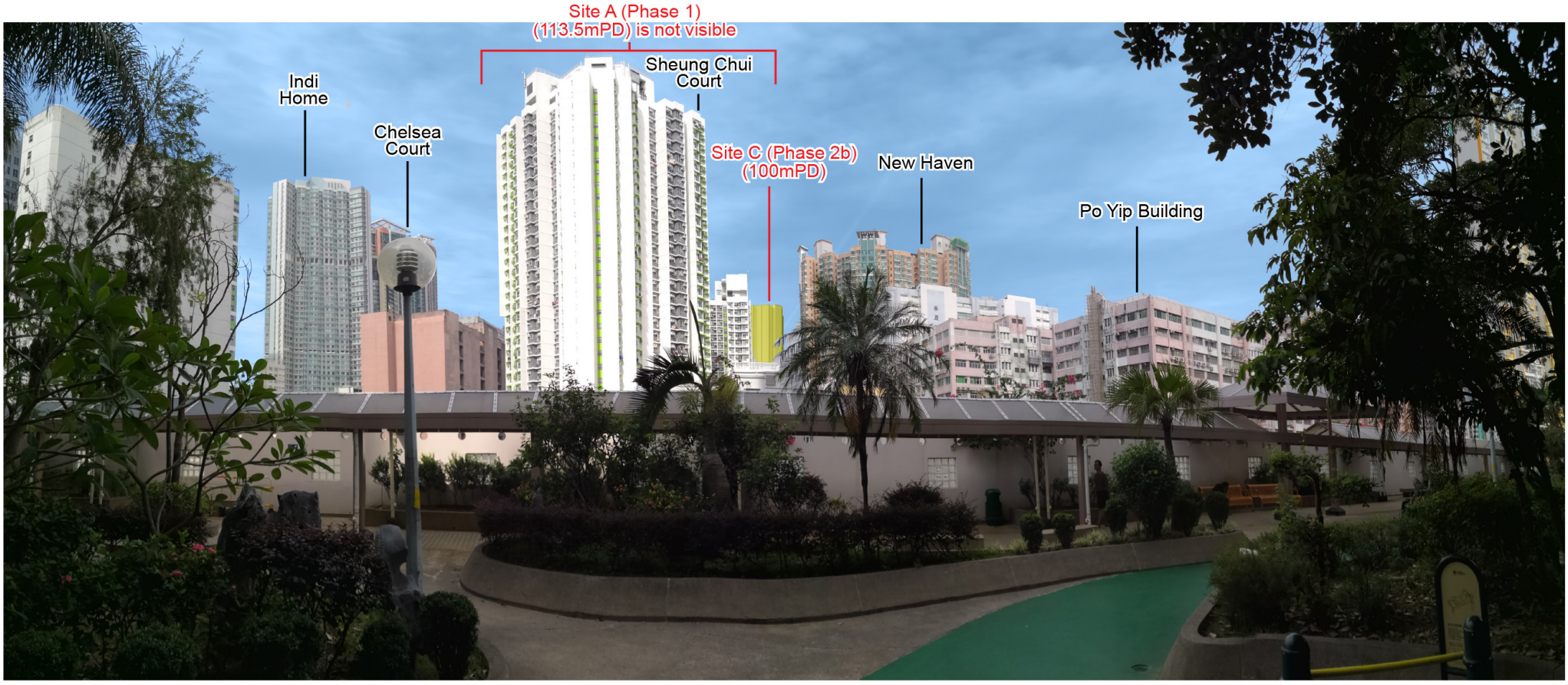
The applicant provided responses to departmental and public comments with revised traffic impact and environmental assessments, replacement pages for sewerage impact assessments, and revised photomontages.

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.



KEY PLAN

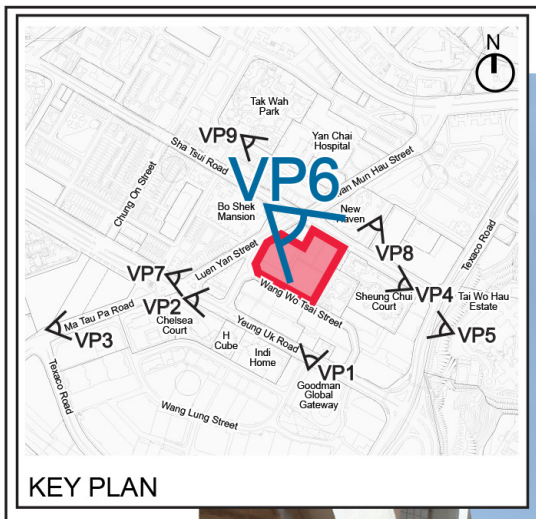
Approved Scheme (under Application No. A/TW/452)



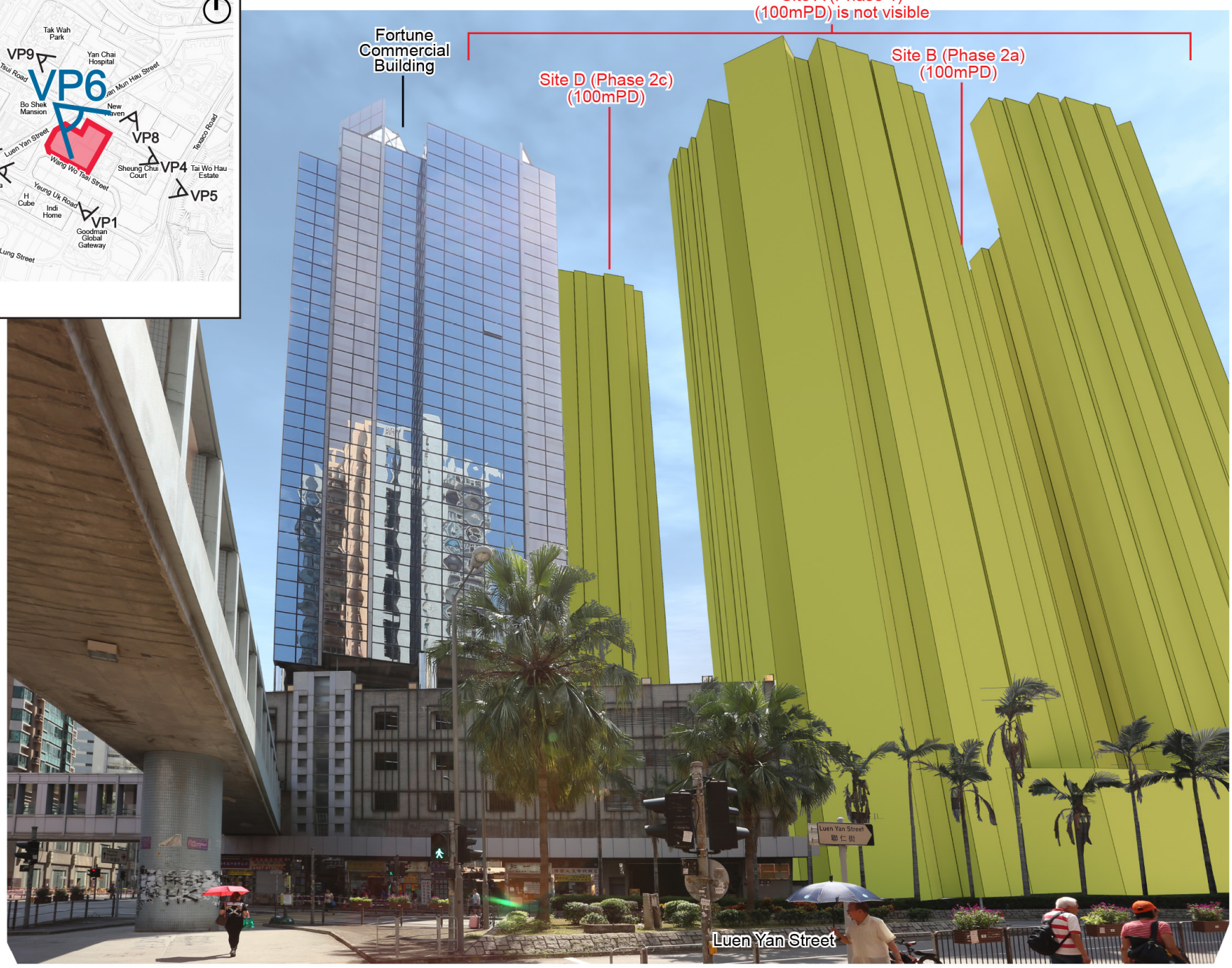
Proposed Scheme

申請編號 Application No. : A/TW/515
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

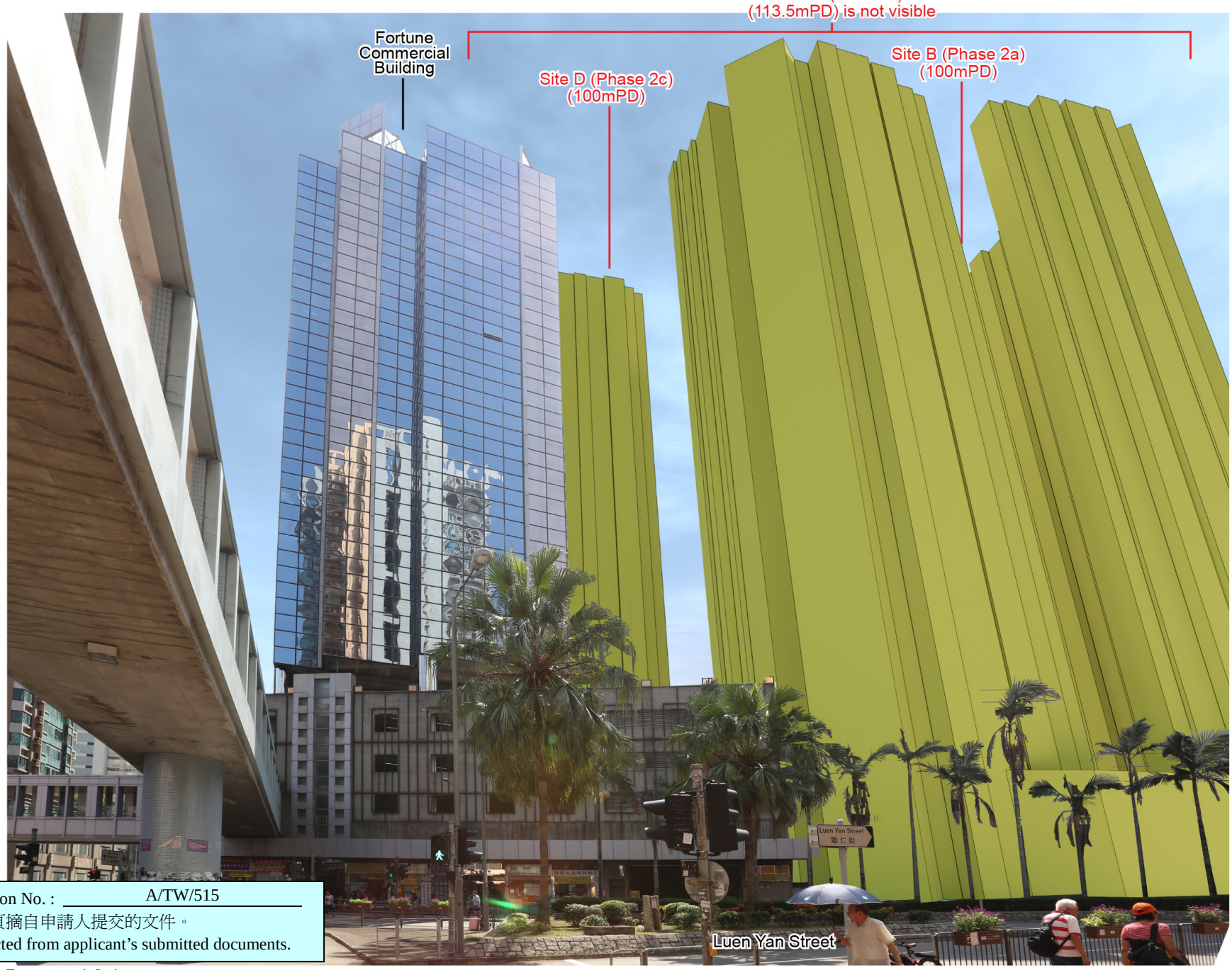
llewelyn davies	Title: Photomontages – Viewing from VP5 - Tai Wo Hau Estate	Checked	DH	Drawn PW
		Rev	1	Date May 2020
		Scale N / A		Figure 5.5



KEY PLAN



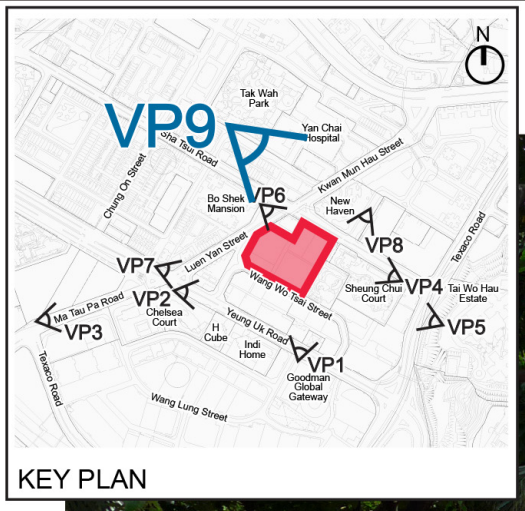
Approved Scheme (under Application No. A/TW/452)



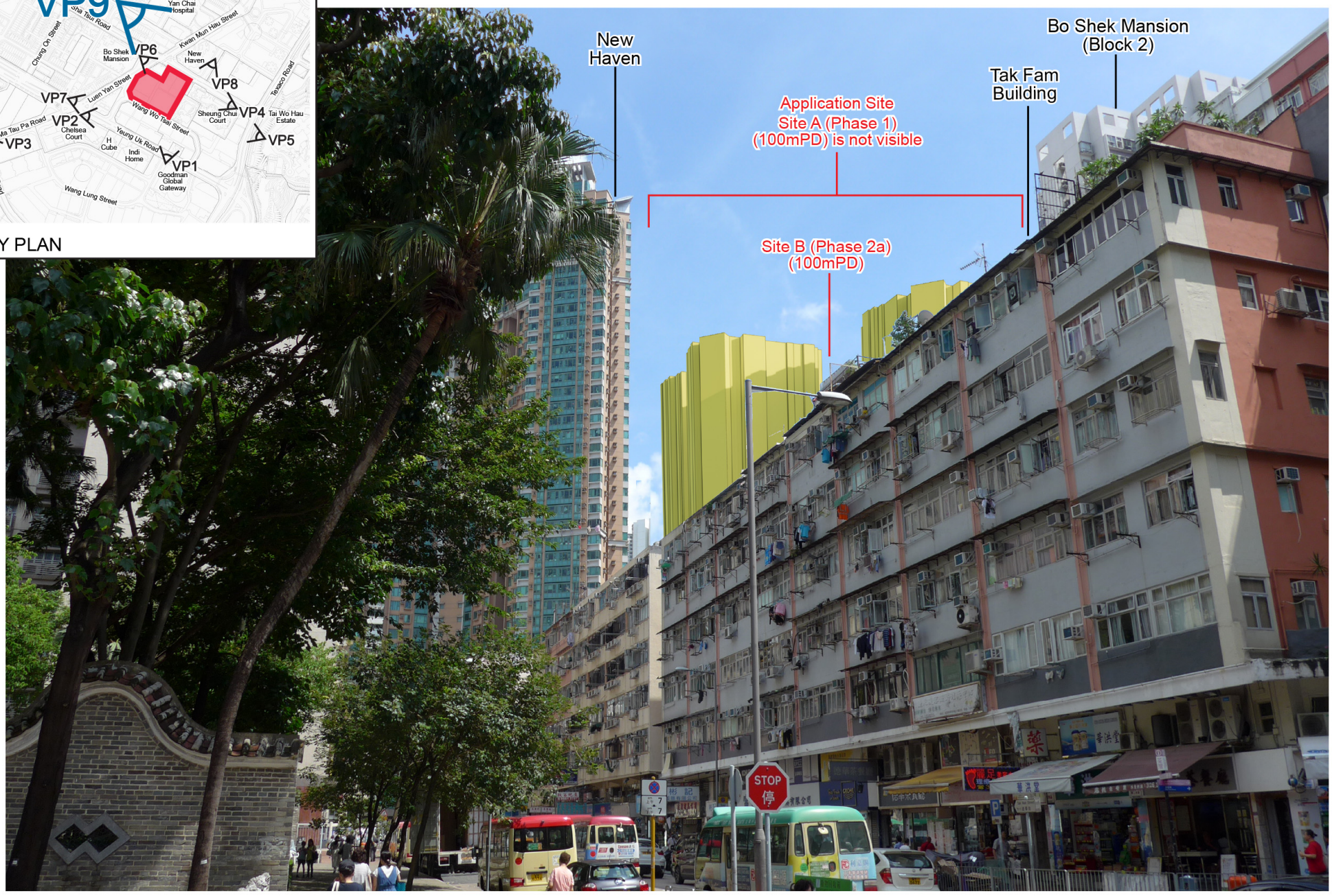
Proposed Scheme

申請編號 Application No. : A/TW/515
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

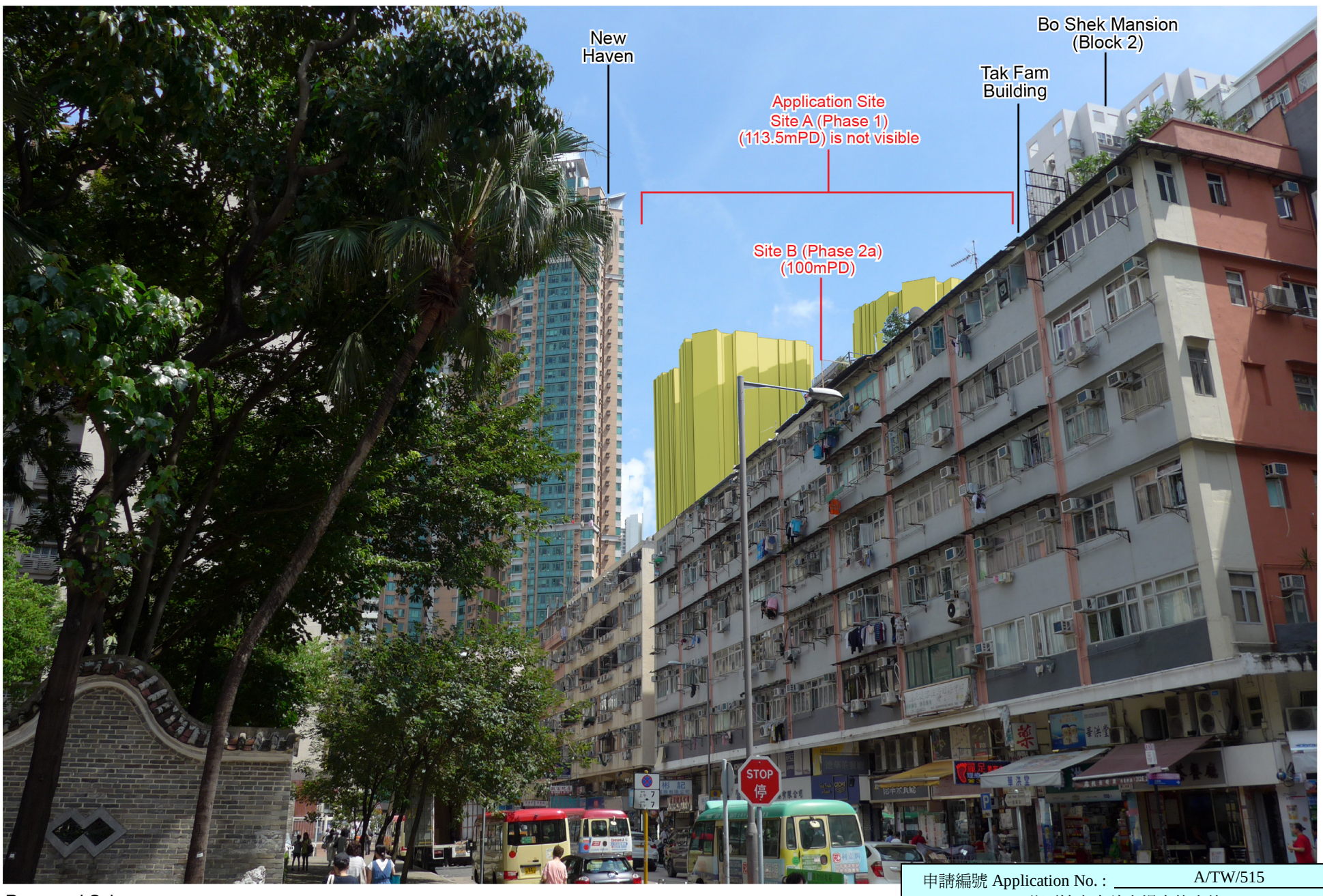
llewelyn davies	Title: Photomontages – Viewing from VP6 - Junction of Sha Tsui Road and Luen Yan Street	Checked	DH	Drawn PW
		Rev	1	Date May 2020
		Scale N / A		Figure 5.6



KEY PLAN



Approved Scheme (under Application No. A/TW/452)



Proposed Scheme

申請編號 Application No. : A/TW/515
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

llewelyn davies	Title: Photomontages – Viewing from VP9 - Jockey Club Tak Wah Park	Checked	DH	Drawn PW
		Rev	1	Date May 2020
		Scale N / A		Figure 5.9

申請編號 Application No. : A/TW/515

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/TW/192	綜合工業 - 辦公室大廈及略爲放寬地積比率從 9.5 到 9.943 Composite Industrial-Office building and minor plot ratio relaxation from 9.5 to 9.943	在有附帶條件下批給許可 Approved with condition(s) (17.3.1994)
A/TW/211	綜合工業 - 辦公室大廈及略爲放寬地積比率從 9.5 到 9.944 Composite industrial-office building and minor relaxation of plot ratio from 9.5 to 9.944	在有附帶條件下批給許可 Approved with condition(s) (18.11.1994)
A/TW/299	擬議危險品商店 Proposed Dangerous Goods Stores	在有附帶條件下批給許可 Approved with condition(s) (20.4.2001)
A/TW/368	辦公室和商店及服務行業（零售店）發展 Office, and Shop and Services (Retail Shop) Development	拒絕/不同意 Rejected/Not agreed (13.5.2005)
A/TW/424	擬議臨時資訊科技及電訊業（為期 5 年） Proposed Temporary Information Technology and Telecommunications Industries For a Period of 5 Years	在有附帶條件下批給臨時性質的許可 Approved with condition(s) on a temporary basis (17.6.2011)
A/TW/428	擬議宗教機構 (教堂) Proposed Religious Institution (Church)	拒絕/不同意 Rejected/Not agreed (16.12.2011)
A/TW/452	擬議綜合住宅發展 Proposed Comprehensive Residential Development	在有附帶條件下批給許可 Approved with condition(s) (16.1.2015)
A/TW/454	擬議臨時資訊科技及電訊業（為期 5 年） Proposed Temporary Information Technology and Telecommunications Industries For a Period of 5 Years	在有附帶條件下批給臨時性質的許可 Approved with condition(s) on a temporary basis (21.3.2014)
A/TW/456	臨時「資訊科技及電訊業」用途的規劃許可續期（為期 3 年） Renewal of Planning Permission for Temporary "Information Technology and Telecommunications Industries" For a Period of 3 Years	在有附帶條件下批給臨時性質的許可 Approved with condition(s) on a temporary basis (9.5.2014)

A/TW/465	臨時資訊科技及電訊業（數據中心）（為期 3 年） Temporary Information Technology and Telecommunications Industries (Data Centre) for a Period of 3 Years	在有附帶條件下批給臨時性質的許可 Approved with condition(s) on a temporary basis (16.1.2015)
A/TW/472	臨時資訊科技及電訊業（數據中心）和附屬辦公室（為期 3 年） Temporary Information Technology and Telecommunications Industries (Data Centre) and Ancillary Office for a Period of 3 Years	在有附帶條件下批給臨時性質的許可 Approved with condition(s) on a temporary basis (17.7.2015)
A/TW/493	臨時「資訊科技及電訊業（數據中心）」用途的規劃許可續期（為期 3 年） Renewal of Planning Approval for Temporary Information Technology and Telecommunications Industries (Data Centre) for a period of 3 years	在有附帶條件下批給臨時性質的許可 Approved with condition(s) on a temporary basis (12.1.2018)
A/TW/498	臨時資訊科技及電訊業（數據中心）和附屬辦公室的規劃許可續期（為期 3 年） Renewal of Planning Approval for Temporary Information Technology and Telecommunications Industries (Data Centre) for a period of 3 years	在有附帶條件下批給臨時性質的許可 Approved with condition(s) on a temporary basis (15.6.2018)

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.