

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/TWW/127**  
**關於申請編號 A/TWW/127 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/TWW/127		
Location/address 位置/地址	No. 293 Castle Peak Road - Ting Kau (Lot No. 407 in D.D. 399), Ting Kau, Tsuen Wan West 荃灣西汀九青山公路汀九段 293 號(丈量約份第 399 約地段第 407 號)		
Site area 地盤面積	About 約 1,215.3 sq. m 平方米		
Plan 圖則	Draft Tsuen Wan West Outline Zoning Plan No. S/TWW/20 荃灣西部分區計劃大綱草圖編號 S/TWW/20		
Zoning 地帶	"Residential (Group C)" 「住宅(丙類)」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted House Development 擬議略為放寬地積比率限制以作准許的屋宇發展		
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 911.475	About 約 0.75
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	7.62	m 米
		14.52	mPD 米(主水平基準上)
		2	Storey(s) 層
	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 不多於 66.6 %		

No. of units 單位數目	1 House 屋宇		
Open space 休憩用地	Private 私人	-	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	-		

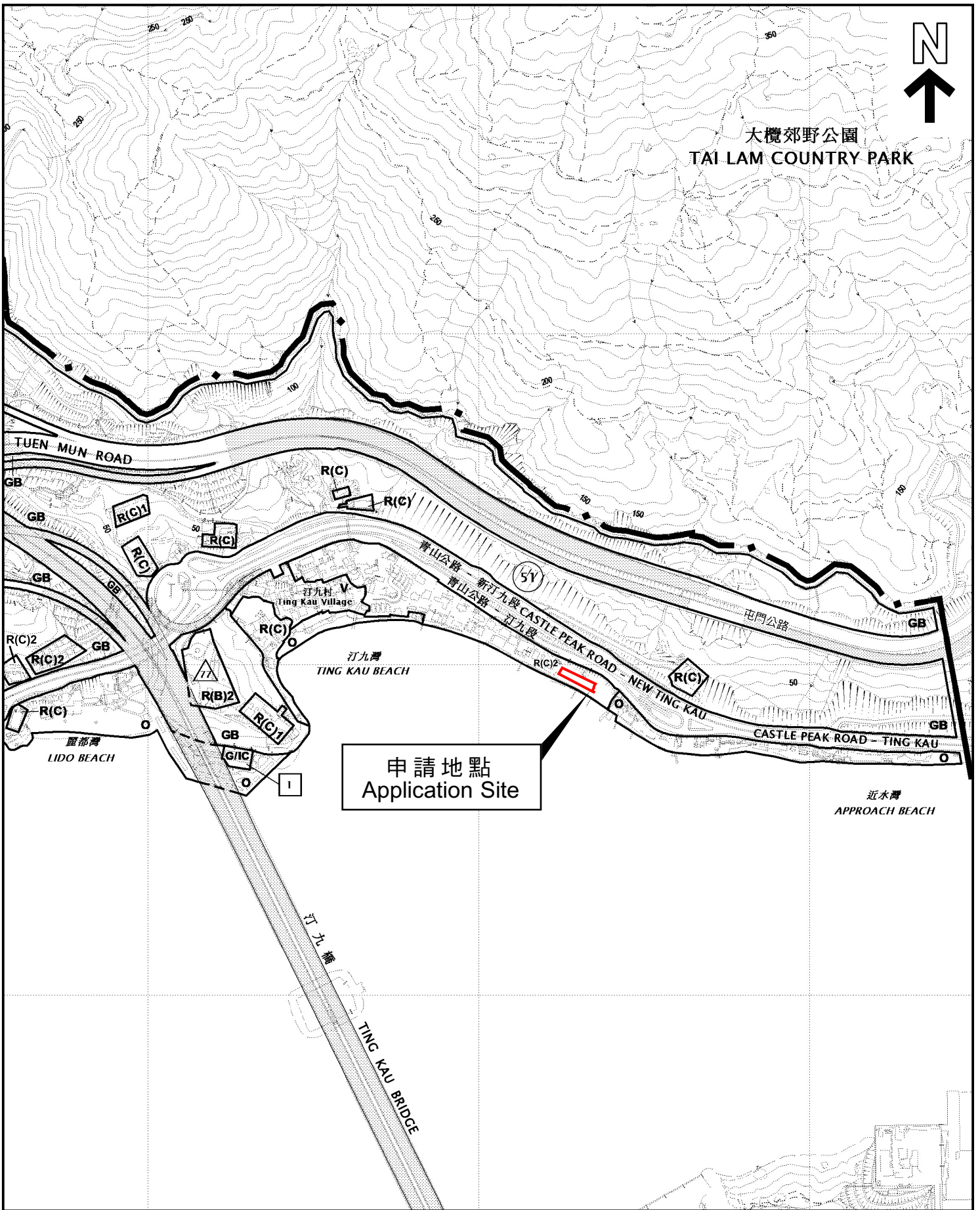
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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.

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



位置圖 LOCATION PLAN

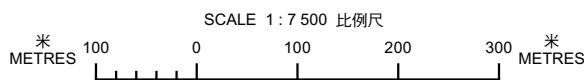
本摘要圖於2023年5月10日擬備，  
所根據的資料為於2022年12月16日  
展示的分區計劃大綱圖編號S/TWW/20

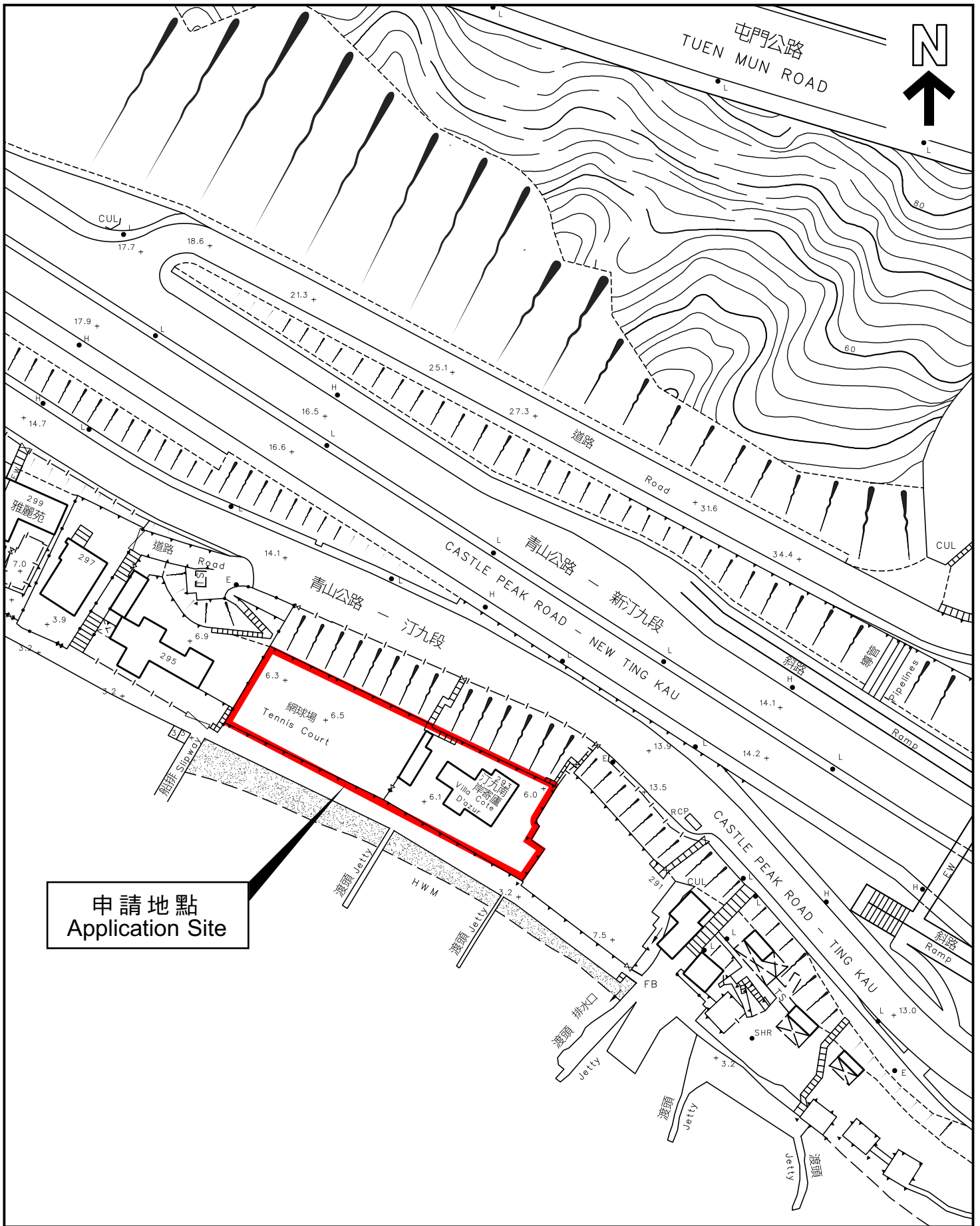
EXTRACT PLAN PREPARED ON  
10.5.2023 BASED ON OUTLINE ZONING  
PLAN No. S/TWW/20 EXHIBITED ON  
16.12.2022

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

A/TWW/127





申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2023年5月10日擬備，  
所根據的資料為測量圖編號6-SE-18D

EXTRACT PLAN PREPARED ON  
10.5.2023 BASED ON SURVEY SHEET  
No. 6-SE-18D

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

A/TWW/127

## 申請摘要

申請人 Columbus Properties Ltd. 擬就《城市規劃條例》第 16 條向城市規劃委員會(下稱「城規會」)申請略為放寬在荃灣汀九青山公路 293 號的地積比率作經常准許之「屋宇」用途。申請地點位於荃灣西部分區規劃大綱草圖(下稱「大綱草圖」)編號 S/TWW/20 的「住宅(丙類)」地帶內，地積比率限制為 0.4 倍。在大綱草圖的註釋的備註部份例明「如根據〈城市規劃條例〉第 16 條向城規會提出申請，或可獲准把最高地積比率，由 0.4 倍最多增至 0.75 倍，但必須採取措施，以減輕青山公路的噪音對擬議發展計劃的影響，而有關措施必須符合城規會的要求」。

擬議住宅發展符合「住宅(丙類)」地帶的規劃意向及發展限制。交通噪音影響評估結果顯示擬議發展將不會受任何交通噪音影響。

擬議住宅發展將與鄰近位於「住宅(丙類)」地帶內的低密度住宅發展相協調。申請地點面向汀九灣泳灘及汀九橋，及被綠化環境包圍著。因此，非常適合作高質素住宅發展。

基於以上各點，是次申請應從規劃及技術角度上獲城規會支持。

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此頁摘自申請人提交的文件。

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## Executive Summary

The Applicant, Columbus Properties Ltd., is seeking approval from the Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance for the minor relaxation of plot ratio restriction for the permitted house development at No. 293 Castle Peak Road, Ting Kau, Tsuen Wan (“the Site”). The Site is located in an area zoned “Residential (Group C)” (“R(C)”) on the Draft Tsuen Wan West Outline Zoning Plan (“Draft OZP”) No. S/TWW/20 and is subjected to a plot ratio restriction of 0.4. It is stated in the “Remarks” of the Statutory Notes of the Draft OZP that *“The maximum plot ratio of 0.4 may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, be increased to a maximum plot ratio of 0.75 provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Town Planning Board”*.

The Proposed Development will continue to be in-line with the planning intention and development restrictions of the “R(C)” zoning. The qualitative TNIA revealed that the Proposed Development will not be subjected to any adverse traffic noise impact.

The Proposed Development will be compatible with the adjacent low-rise residential development within various “R(C)” zones in the vicinity. The Site fronts onto Ting Kau Beach with the view of Ting Kau Bridge and is surrounded by ample greenery. Hence, the Site is highly suitable for high quality residential development.

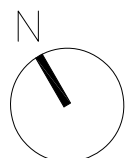
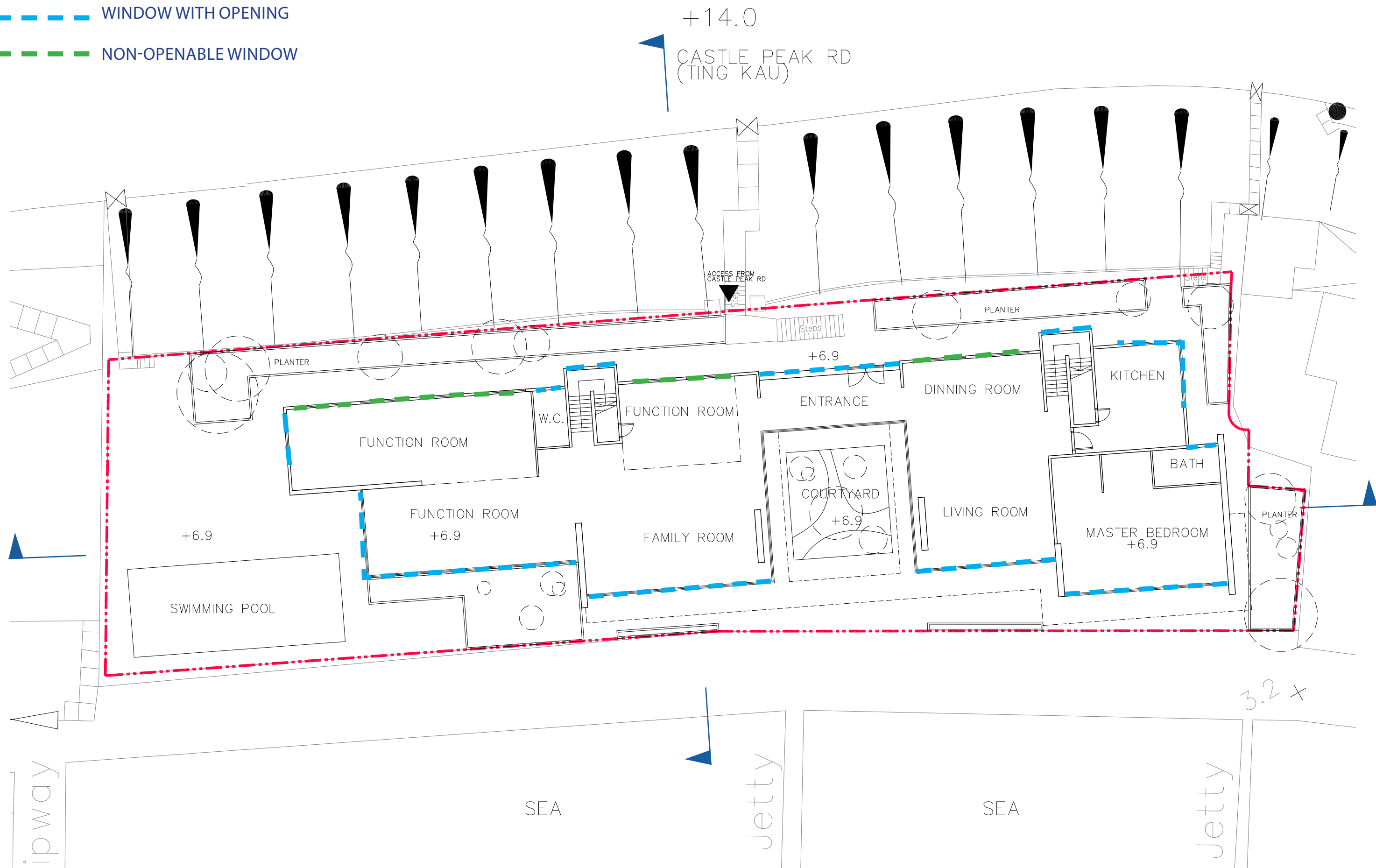
In view of the above, this Planning Application should be supported by the TPB from planning and technical points of view.

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此頁摘自申請人提交的文件。

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- WINDOW WITH OPENING
- NON-OPENABLE WINDOW

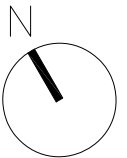
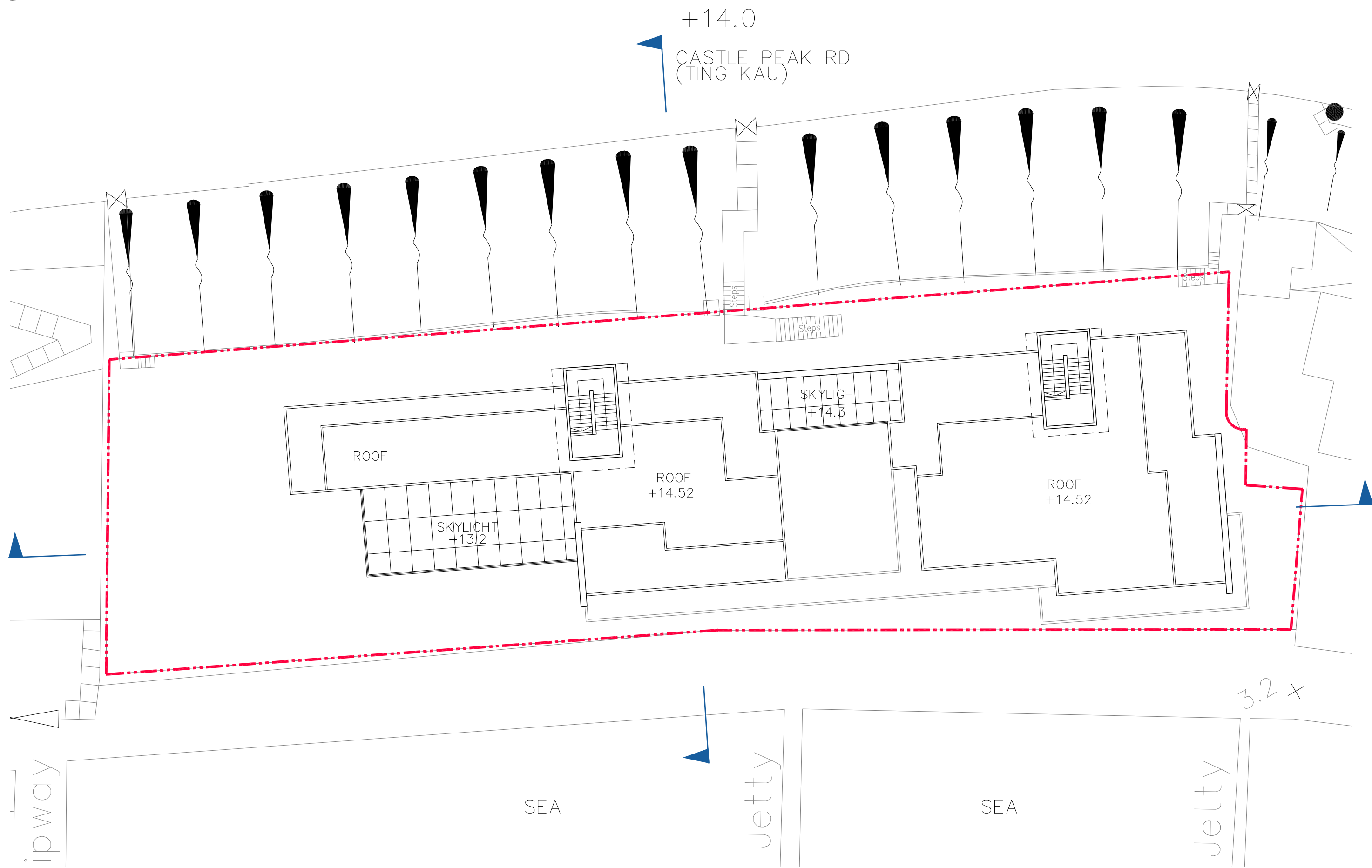


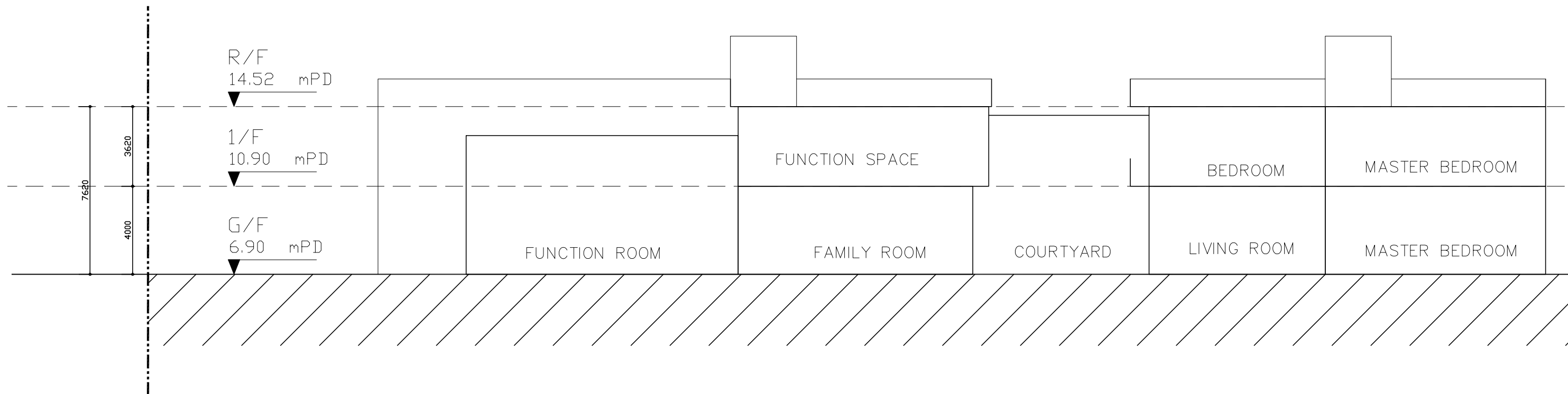


- WINDOW WITH OPENING
- NON-OPENABLE WINDOW

+14.0  
 CASTLE PEAK RD  
 (TING KAU)







## DEVELOPMENT SCHEDULE

SITE AREA: 1,215.3 S.M.  
(LOT NO. 407 in DD139)

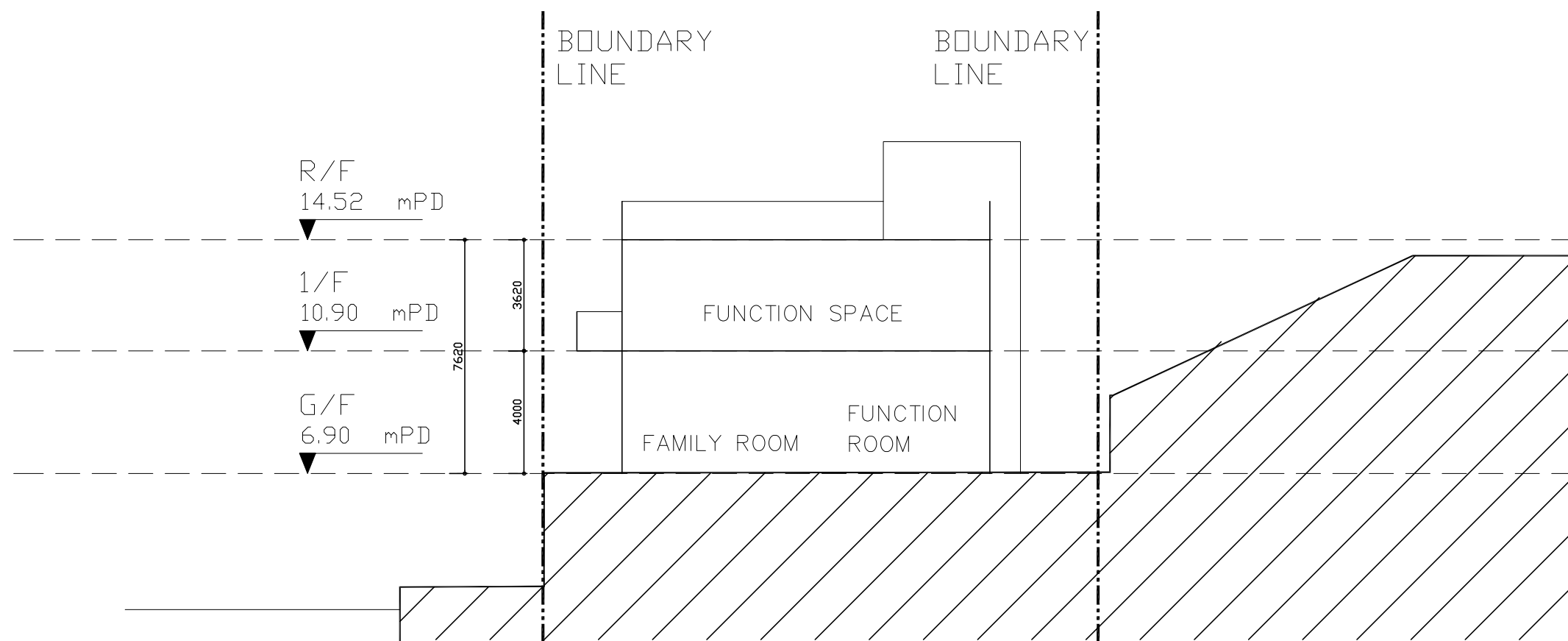
PLOT RATIO: 0.75

GFA: Not more than 911.475 S.M.

NO OF STOREY: 2

BUILDING HEIGHT: 14.52 mPD

SC: Not more than 66.6%



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Section

SCALE 1:200 IN A3