

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TW/18**  
**關於申請編號 Y/TW/18 而只作指示用途的擬議發展計劃的概括發展規範**

Revised broad development parameters in view of  
the further information received on 18.7.2023  
因應於 2023 年 7 月 18 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	Y/TW/18		
Location/address 位置／地址	Lot Nos. 164 RP, 175 and 232 RP (Part) in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan 荃灣油柑頭丈量約份第 354 約地段第 164 號餘段、第 175 號及第 232 號餘段（部分）和毗連政府土地		
Site area 地盤面積	About 約 6,043 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 487 sq. m 平方米)		
Plan 圖則	<u>Section 12A application 第 12A 條申請</u> Approved Tsuen Wan Outline Zoning Plan No. S/TW/35 荃灣分區計劃大綱核准圖編號 S/TW/35		
	<u>Further information received 接獲進一步資料</u> Draft Tsuen Wan Outline Zoning Plan No. S/TW/36 荃灣分區計劃大綱草圖編號 S/TW/36		
Zoning 地帶	<u>Section 12A application 第 12A 條申請</u> “Green Belt” 「綠化地帶」		
	<u>Further information received 接獲進一步資料</u> “Green Belt” 「綠化地帶」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Green Belt" to "Residential (Group B) 9" and amend the Notes of the zone applicable to the site 把申請地點由「綠化地帶」改劃為「住宅(乙類)9」地帶及修訂適用於申請地點土地用途地帶的《註釋》		
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	Not more than 不多於 24,172	About 約 4
	Non-domestic 非住用  (Social Welfare Facilities 社會福利設施)	About 約 3,021.5	About 約 0.5
No. of block 幢數	Domestic 住用	2	

	Non-domestic 非住用	-	
	Composite 綜合用途	1	
Building height/No. of storeys 建築物高度／層數	Domestic 住用	85.4 - 90	m 米
		Not more than 不多於 175.4 - 180	mPD 米(主水平基準上)
		Not more than 不多於 26 - 27	Storey(s) 層 Exclude 不包括 Basement 地庫 1
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途 (Domestic cum Social Welfare Facilities 住用及社會福利設施)	90	m 米
		Not more than 不多於 180	mPD 米(主水平基準上)
		27	Storey(s) 層 Exclude 不包括 Basement 地庫 1
		1	
Site coverage 上蓋面積	Not more than 不多於 100% (Non-domestic 非住用) (Below 15m 以下) Not more than 不多於 66.6% (Domestic 住用) (Below 15m 以下) Not more than 不多於 33.3% (Domestic 住用) (15m and above 以上)		
No. of units 單位數目	518 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 1,550	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		100
	Private Car Parking Spaces 私家車車位		92
	Motorcycle Parking Spaces 電單車車位		6
	Light Bus Parking Spaces 輕型巴士泊車位		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		5
	Heavy Goods Vehicle Spaces 重型貨車車位		3
	Shared Loading/Unloading Space for Private Light Bus and Ambulance / Other Vehicles of the Development 私人小巴及救護車或發展內其他車輛共用上落客車位		1
	Pick-up/Drop-off Space for Residential Shuttle Bus 居民穿梭巴士上落客車位		1

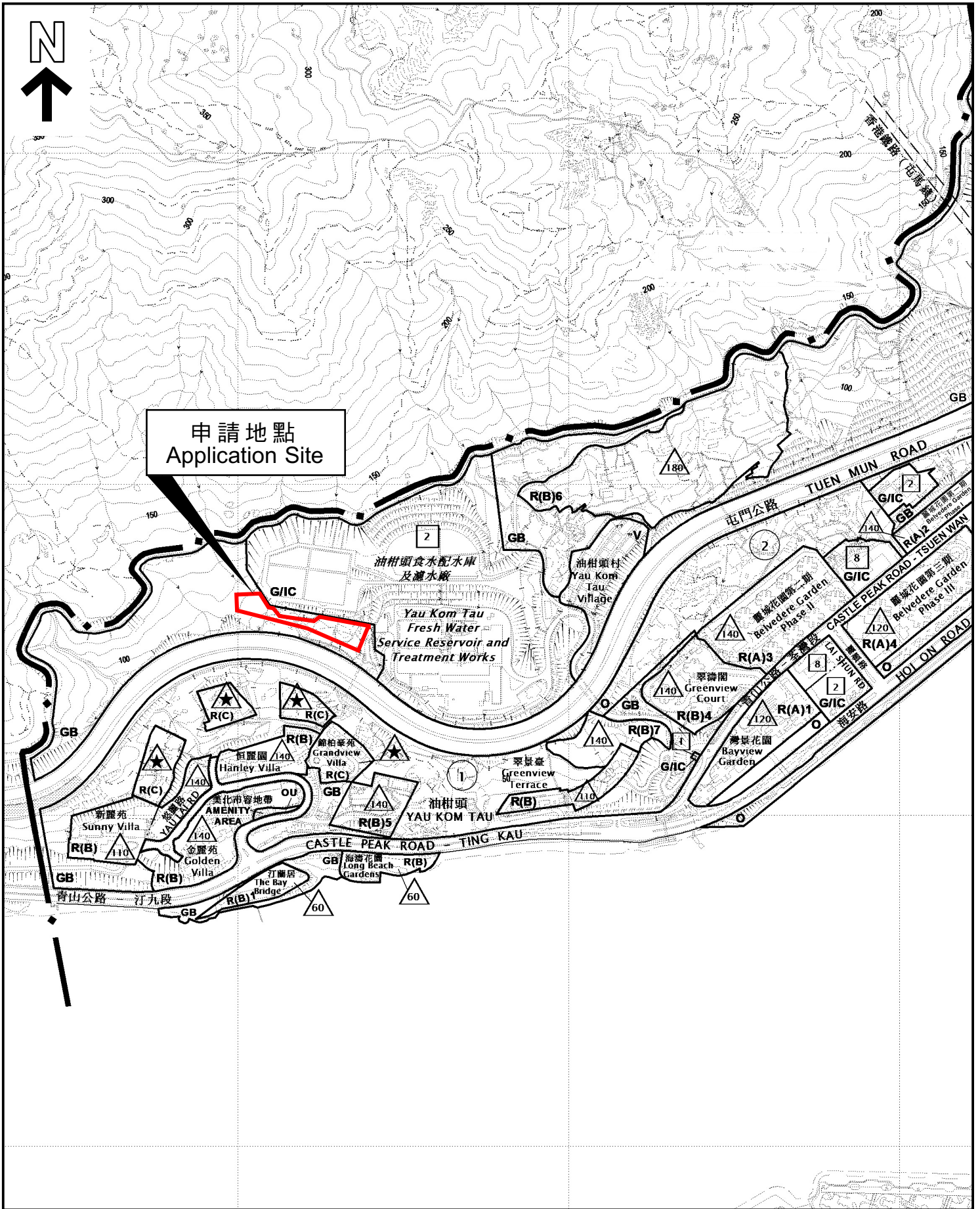
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 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 checked="" 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 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 checked="" type="checkbox"/>
<b><u>Replacement Pages of Landscape Master Plan 園境設計總圖的替代頁</u></b>		
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" 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>Updated Air Ventilation Assessment - Expert Evaluation 更新的空氣流通專家評估</u></b>		
<b><u>Replacement Pages of Tree Preservation and Removal Proposal 樹木保育及移除建議的替代頁</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。



申請地點  
Application Site

位置圖 LOCATION PLAN

本摘要圖於2023年7月25日擬備，  
所根據的資料為於2023年4月28日  
展示的分區計劃大綱圖編號S/TW/36

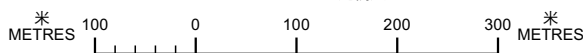
EXTRACT PLAN PREPARED ON  
25.7.2023 BASED ON OUTLINE ZONING  
PLAN No. S/TW/36 EXHIBITED ON  
28.4.2023

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

參考編號  
REFERENCE No.

Y/TW/18

SCALE 1:7 500 比例尺







申請地點  
Application Site

油柑頭二號  
配水庫(有蓋)  
Yau Kom Tau  
No.2 Fresh Water Service Reservoir  
(covered)

油柑頭食水主配水庫  
Yau Kom Tau  
Fresh Water  
Primary Service  
Reservoir

濾水池  
Filter Bed

濾水池  
Filter Bed

濾水池  
Filter Bed

屯門公路

屯門公路

TUEN MUN ROAD

TUEN MUN ROAD

油柑頭  
YAU KOM TAU

恒麗園  
Hanley Villa

新怡豪苑  
Grandview Villa

平面圖 SITE PLAN

本摘要圖於2023年7月25日擬備，  
所根據的資料為測量圖  
編號6-SE-19A, B, C 及 D

EXTRACT PLAN PREPARED ON  
25.7.2023 BASED ON SURVEY SHEETS  
No. 6-SE-19A, B, C & D

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

參考編號  
REFERENCE No.

Y/TW/18

**申請編號 Application No. : Y/TW/18**

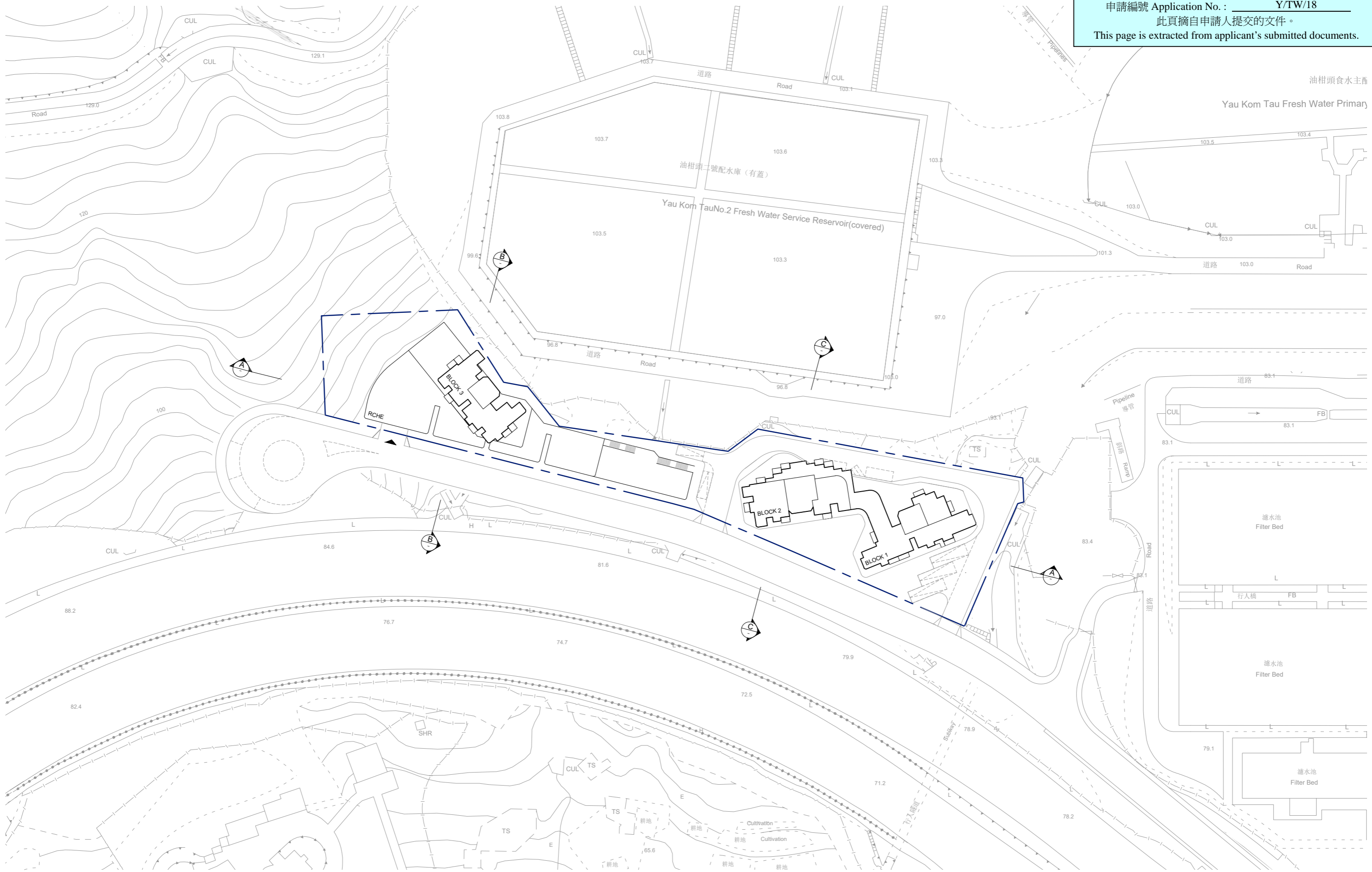
**備註 Remarks**

申請人回應公眾及部門意見，並提交更新的交通影響評估、環境評估、空氣流通專家評估及建築繪圖，以及園境設計總圖及樹木保育及移除建議的替代頁。

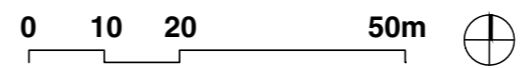
The applicant provided responses to departmental and public comments, and submitted updated Traffic Impact Assessment, Environmental Assessment, Expert Evaluation on Air Ventilation Assessment and architectural drawings; and replacement pages of the Landscape Master Plan and Tree Preservation and Removal Proposal.

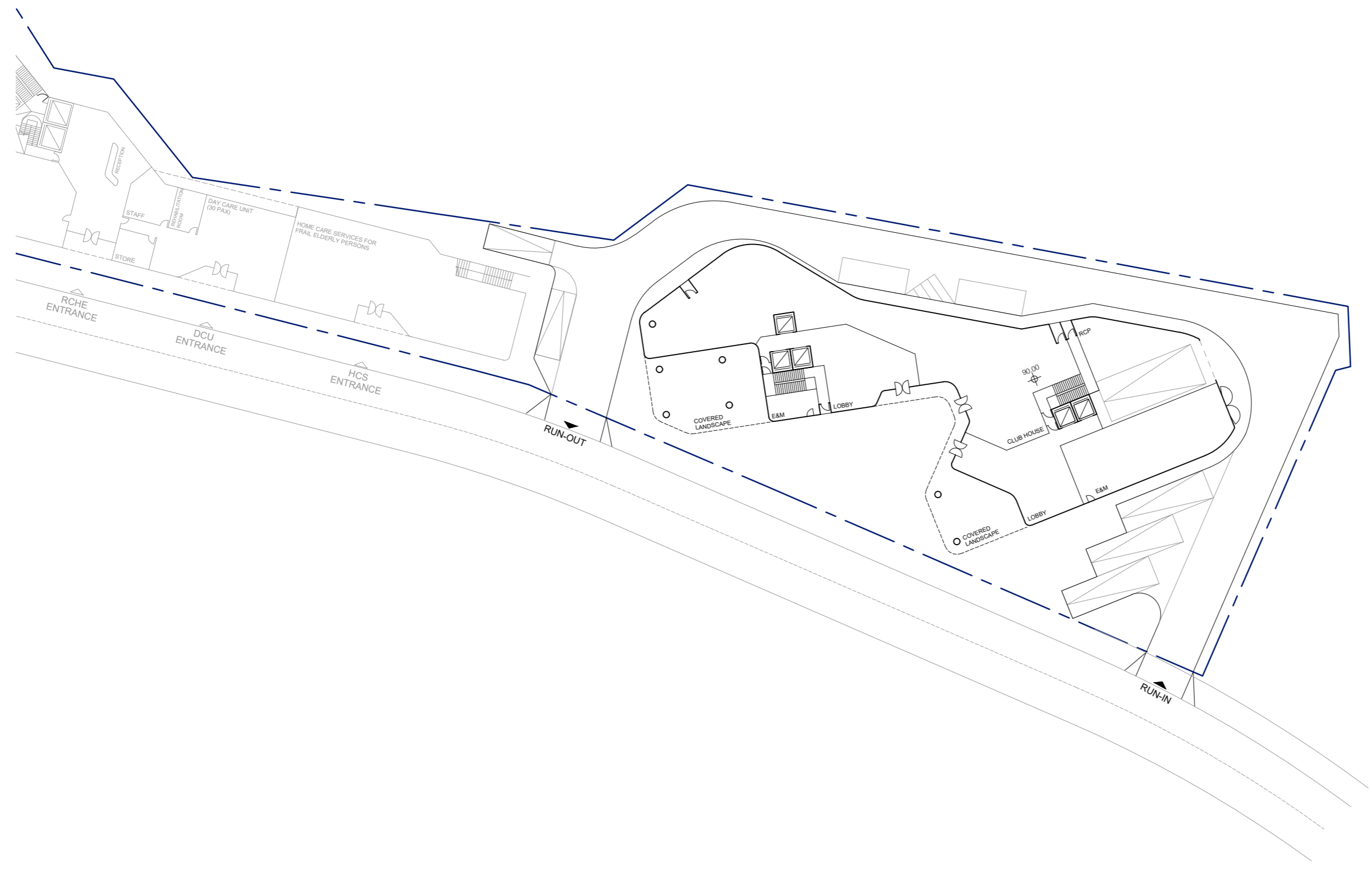
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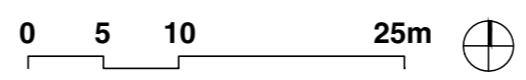


**BLOCK PLAN SK-2** 12 JULY 2023  
 PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT  
 LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING  
 GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN

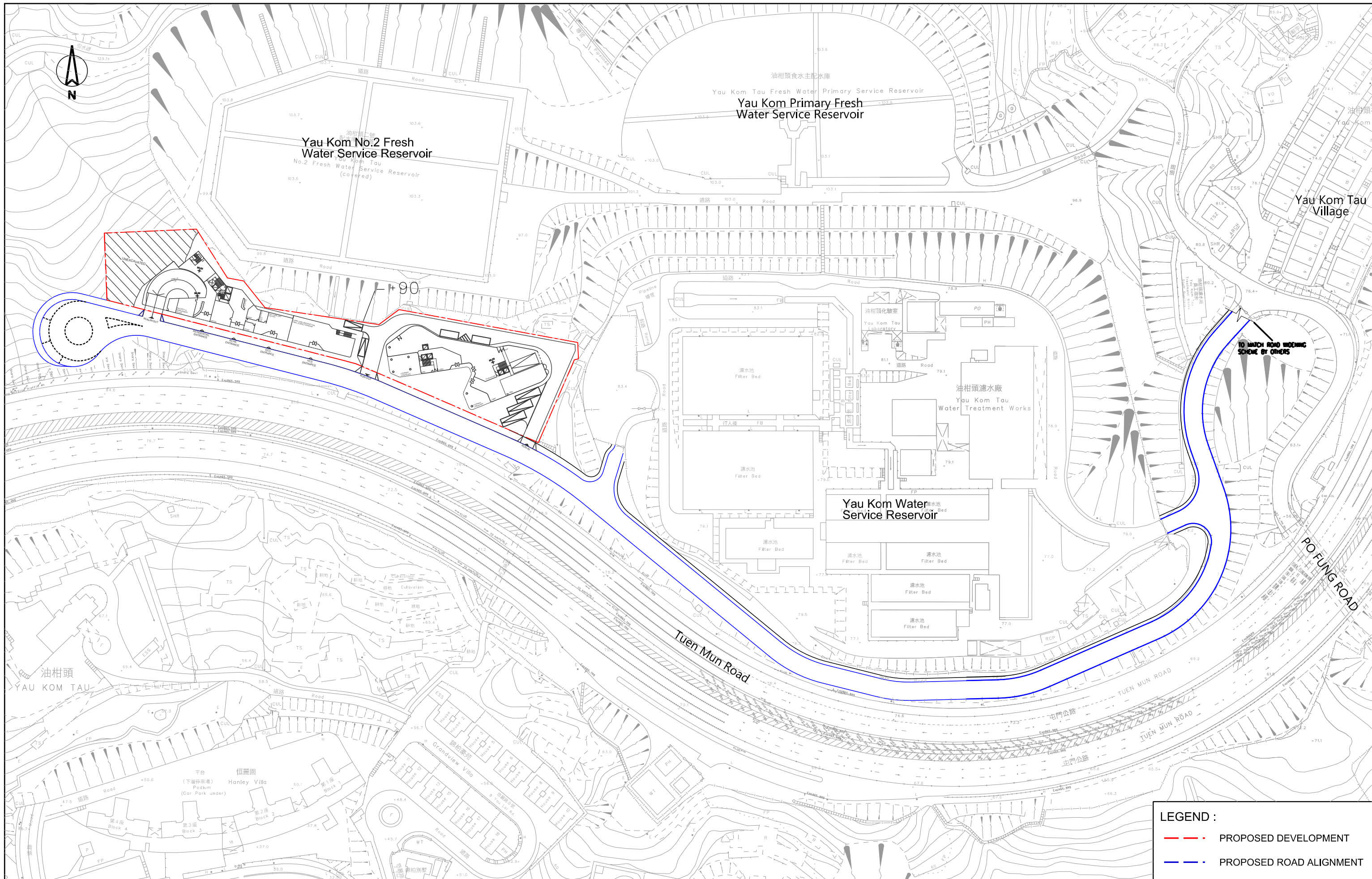




**GROUND FLOOR PLAN (BLOCK 1 & 2) SK-6** 12 JULY 2023  
PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT  
LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING  
GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN







<b>LEGEND :</b>	
	PROPOSED DEVELOPMENT
	PROPOSED ROAD ALIGNMENT

Job Title **“APPLICATION FOR AMENDMENT OF PLAN UNDER S12A OF THE TOWN PLANNING ORDINANCE (CAP. 131), TO REZONE THE APPLICATION SITE FROM “GREEN BELT” TO “RESIDENTIAL (GROUP B) 9”, FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN”**

**FIGURE 3.1**

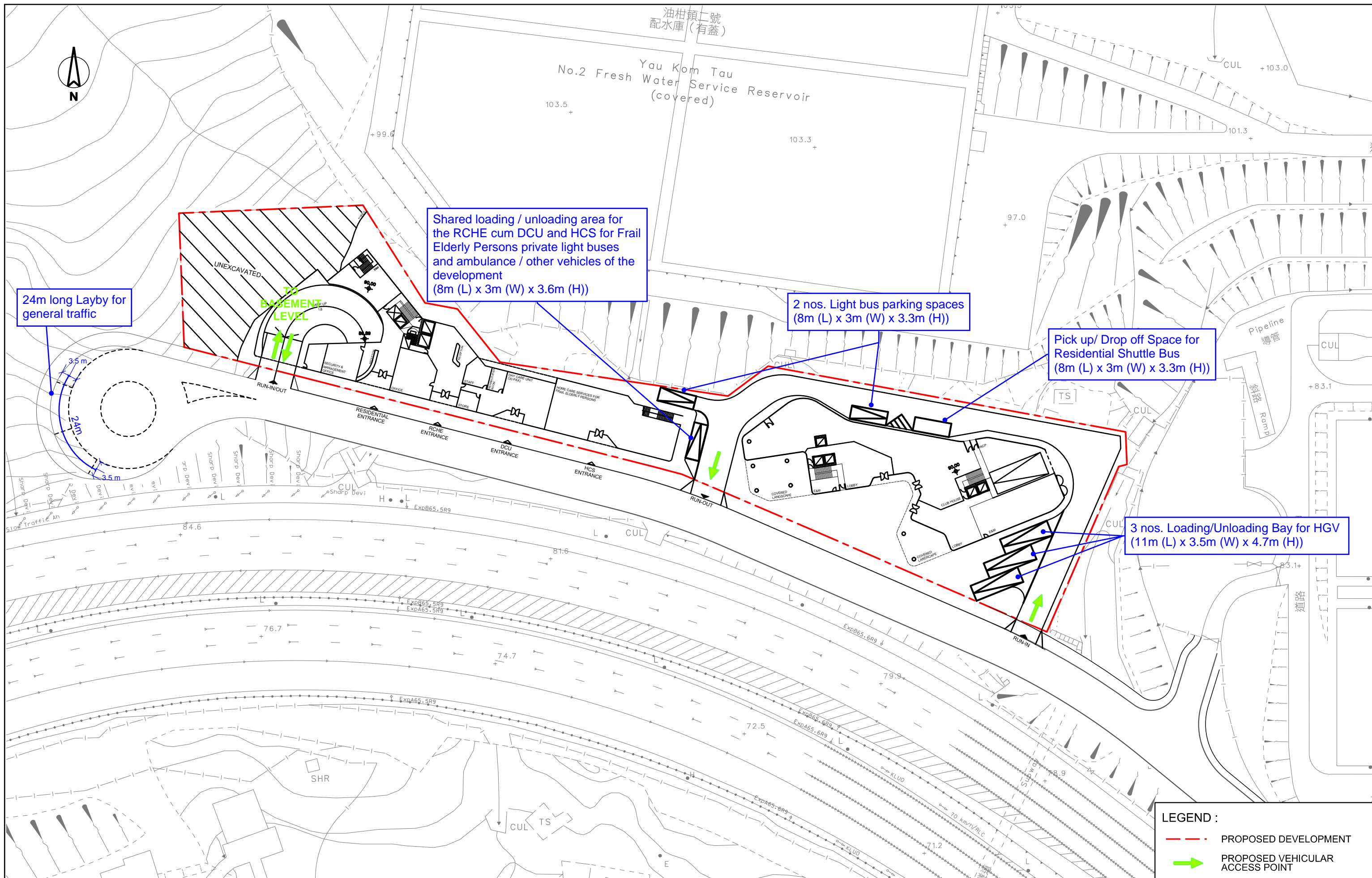
Date 07/2023	Scale <b>N.T.S.</b>
Drawn <b>CNC</b>	Job No. <b>273055-02</b>

Drawing Title  
**PRELIMINARY ROAD ALIGNMENT OF ACCESS ROAD TO THE PROPOSED DEVELOPMENT**

申請編號 Application No. : Y/TW/18  
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**LEGEND :**

- - - PROPOSED DEVELOPMENT
- ➔ PROPOSED VEHICULAR ACCESS POINT

Job Title **“APPLICATION FOR AMENDMENT OF PLAN UNDER S12A OF THE TOWN PLANNING ORDINANCE (CAP. 131), TO REZONE THE APPLICATION SITE FROM “GREEN BELT” TO “RESIDENTIAL (GROUP B) 9”, FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT LOT NOS. 164 RP, 175 AND 232 RP (PART) IN D.D. 354, AND ADJOINING GOVERNMENT LAND IN YAU KOM TAU, TSUEN WAN”**

**FIGURE 3.2**

Date	Scale
07/2023	N.T.S.
Drawn	Job No.
CNC	273055-02

Drawing Title  
**PROPOSED VEHICULAR ACCESS OF PROPOSED DEVELOPMENT AND G/F LAYOUT PLAN**

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