

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TW/19**
關乎申請編號 Y/TW/19 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 25.10.2023
因應於 2023 年 10 月 25 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/19		
Location/address 位置/地址	Lots 1177 S.A RP, 1181 and 1205 in D.D. 453, Fu Yung Shan, Tsuen Wan 荃灣芙蓉山丈量約份第 453 約地段第 1177 號 A 分段餘段、第 1181 號及第 1205 號		
Site area 地盤面積	About 約 11,574 sq. m 平方米		
Plan 圖則	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	"Green Belt" and "Village Type Development" 「綠化地帶」及「鄉村式發展」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Green Belt" and "Village Type Development" 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」及「鄉村式發展」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
	Maximum 最大	About 約 34,722	About 約 3
	Domestic 住用	About 約 29,322	About 約 2.53
	Non-domestic 非住用	About 約 5,400	About 約 0.47
No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		135.7 - 146	mPD 米(主水平基準上)
		19 - 21	Storey(s) 層
		2	<i>Exclude</i> 不包括 <i>Basement</i> 地庫
	Non-domestic 非住用	-	m 米
		80	mPD 米(主水平基準上)
		7	Storey(s) 層
		1	<i>Exclude</i> 不包括 <i>Basement</i> 地庫
	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 33 %		
No. of units 單位數目	608 Flats 住宅單位 328 Beds in RCHE 安老院舍床位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,456	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		142
	Private Car Parking Spaces 私家車車位		135
	Motorcycle Parking Spaces 電單車車位		7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6
	Loading / unloading bays 上落客貨車位		3
	Pick-up / Drop-off lay-by 停車處		2
Shuttle bus lay-by 穿梭巴士停車處		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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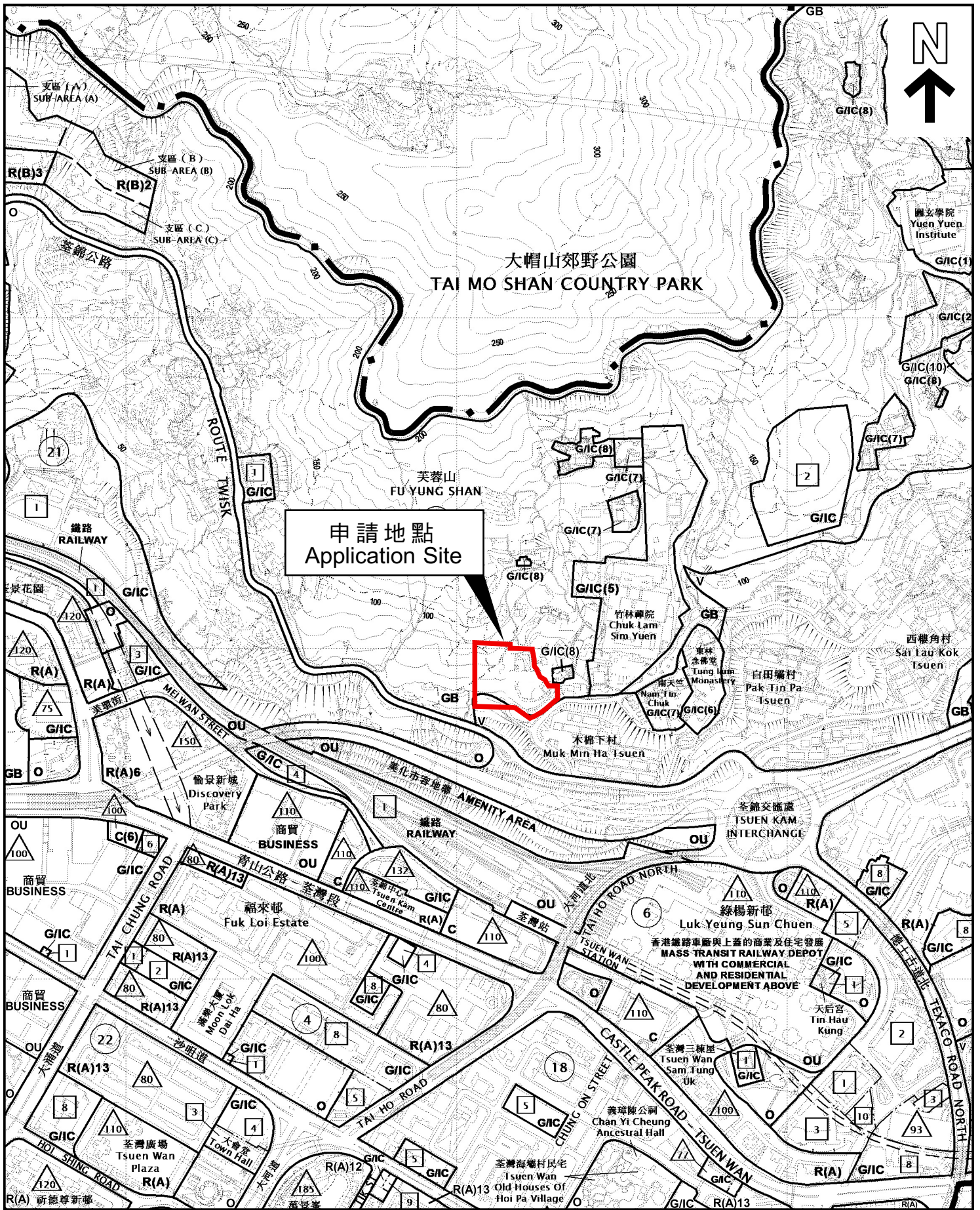
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 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"/>
<u>Reports 報告書</u>		
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 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" 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"/>
<u>Revised Ecological Impact Assessment 經修訂的生態影響評估</u>		
<u>Revised Geotechnical Planning Review Report 經修訂的土力規劃檢討報告</u>		

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。

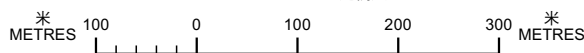


本摘要圖於2023年11月2日擬備，
所根據的資料為於2023年4月28日
展示的分區計劃大綱圖編號S/TW/36

EXTRACT PLAN PREPARED ON
2.11.2023 BASED ON OUTLINE ZONING
PLAN No. S/TW/36 EXHIBITED ON
28.4.2023

位置圖 LOCATION PLAN

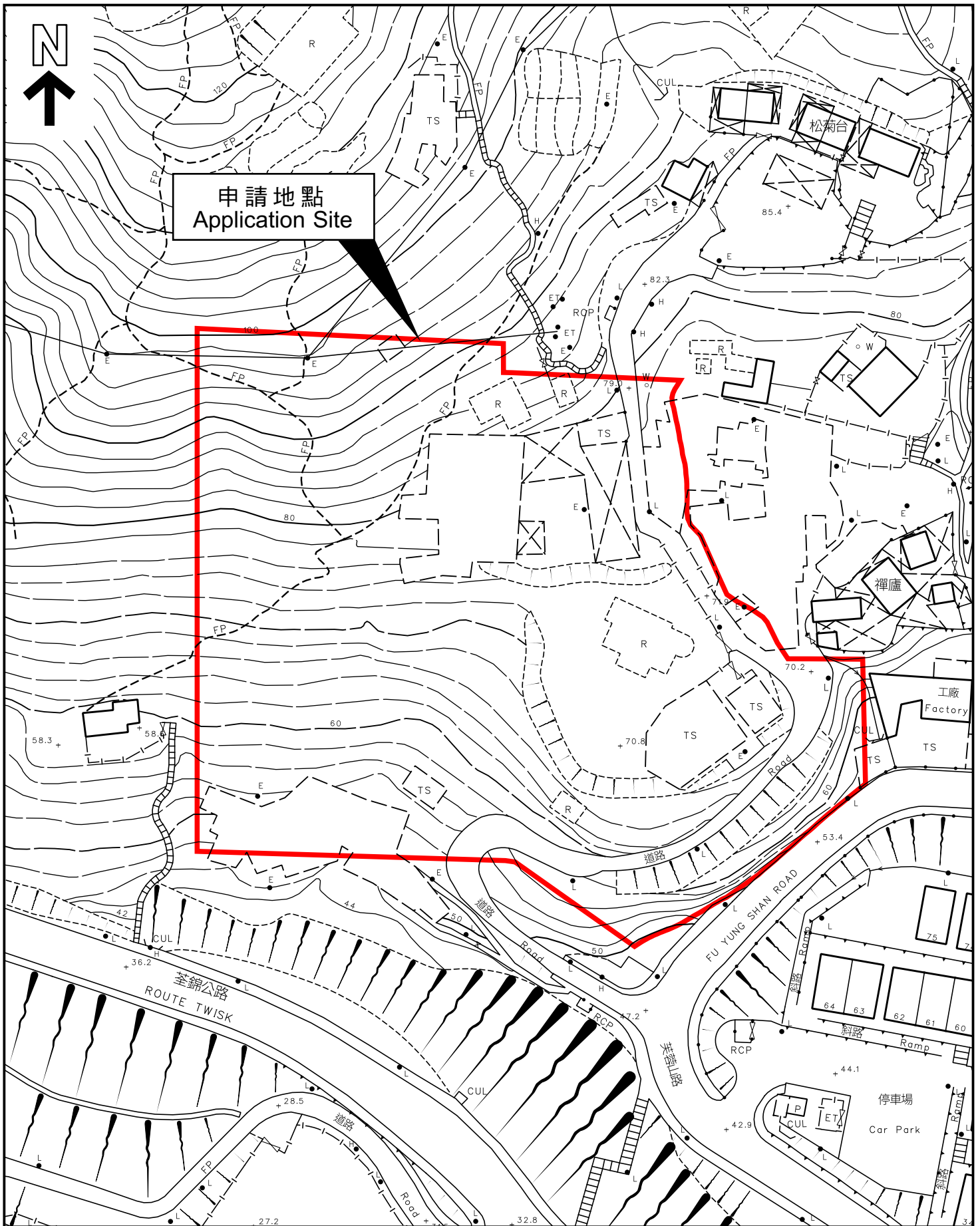
SCALE 1:7 500 比例尺



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/19



本摘要圖於2023年11月2日擬備，
所根據的資料為測量圖編號6-SE-15D 及 20B
和 7-SW-11C 及 16A

EXTRACT PLAN PREPARED ON
2.11.2023 BASED ON SURVEY SHEETS
No. 6-SE-15D & 20B AND 7-SW-11C & 16A

平面圖 SITE PLAN

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/19

申請編號 **Application No. : Y/TW/19**

備註 Remarks

申請人回應部門意見，並提交經修訂的樓宇平面圖、環境評估、交通影響評估、生態影響評估、土力規劃檢討報告，以及更新的排水影響評估和排污影響評估。

The applicant provided responses to departmental comments, and submitted revised floor plans, Environmental Assessment, Traffic Impact Assessment, Ecological Impact Assessment, Geotechnical Planning Review Report, and updated Drainage Impact Assessment and Sewerage Impact Assessment

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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LEGEND

- - - APPLICATION SITE BOUNDARY
- - - LOT BOUNDARY
- - - EXISTING ROAD
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY



申請編號 Application No. : Y/TW/19
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Typical Floor Layout Plan
1:500

LEGEND

- - - APPLICATION SITE BOUNDARY
- - - LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LP LOADING / UNLOADING
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- ↑↓ VEHICULAR INGRESS / EGRESS



PARKING PROVISION FOR T1 & T2	
G/F & PODIUM	
CAR PARKING SPACE = 10 (DISABLED CAR PARKING SPACE = 0)	
HEAVY GOODS VEHICLE LOADING / UNLOADING BAY = 2	

THIS PLAN SHOWS
 THE 1ST FLOOR PLAN
 OF RCHE

申請編號 Application No. : Y/TW/19
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G/F & Podium Plan
 1:500



LEGEND

- - - APPLICATION SITE BOUNDARY
- - - LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LP LOADING / UNLOADING
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- ↑ ↓ VEHICULAR INGRESS / EGRESS



PARKING PROVISION FOR T1 & T2	
B1	
CAR PARKING SPACE = 51	
DISABLED CAR PARKING SPACE = 1	

PARKING PROVISION FOR RCHE	
G/F & PODIUM	
CAR PARKING SPACE = 7	
DISABLED CAR PARKING SPACE = 1	
LIGHT GOODS VEHICLE LOADING / UNLOADING BAY (SHARE-USED WITH AMBULANCE) = 1	
SHUTTLE BUS LAY-BY = 1	

申請編號 Application No. : Y/TW/19
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THIS PLAN SHOWS THE GROUND FLOOR PLAN OF RCHE

Basement 1 Carpark Plan
1:500



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LEGEND

- - - APPLICATION SITE BOUNDARY
- - - LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LP LOADING / UNLOADING
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- ↕ VEHICULAR INGRESS / EGRESS

PARKING PROVISION FOR T1 & T2
B2
CAR PARKING SPACE = 64
DISABLED CAR PARKING SPACE = 1
MOTORCYCLE PARKING SPACE = 7



申請編號 Application No. : Y/TW/19

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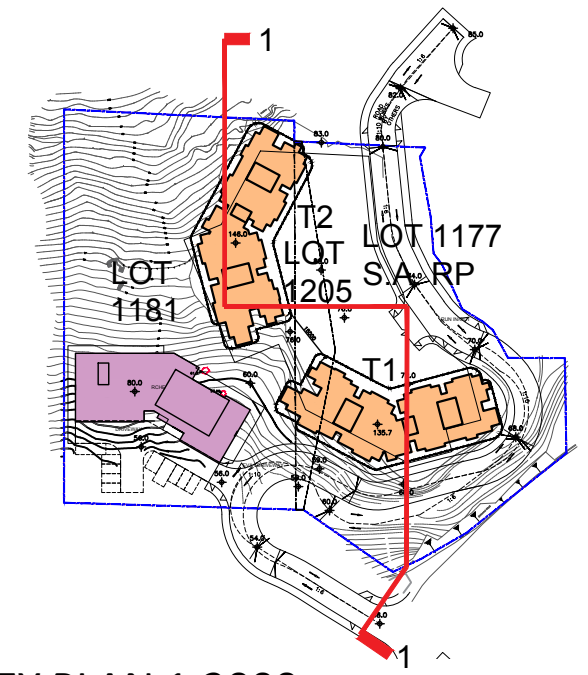
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THIS PLAN SHOWS
THE GROUND FLOOR
PLAN OF RCHE

Basement 2 Carpark Plan
1:500

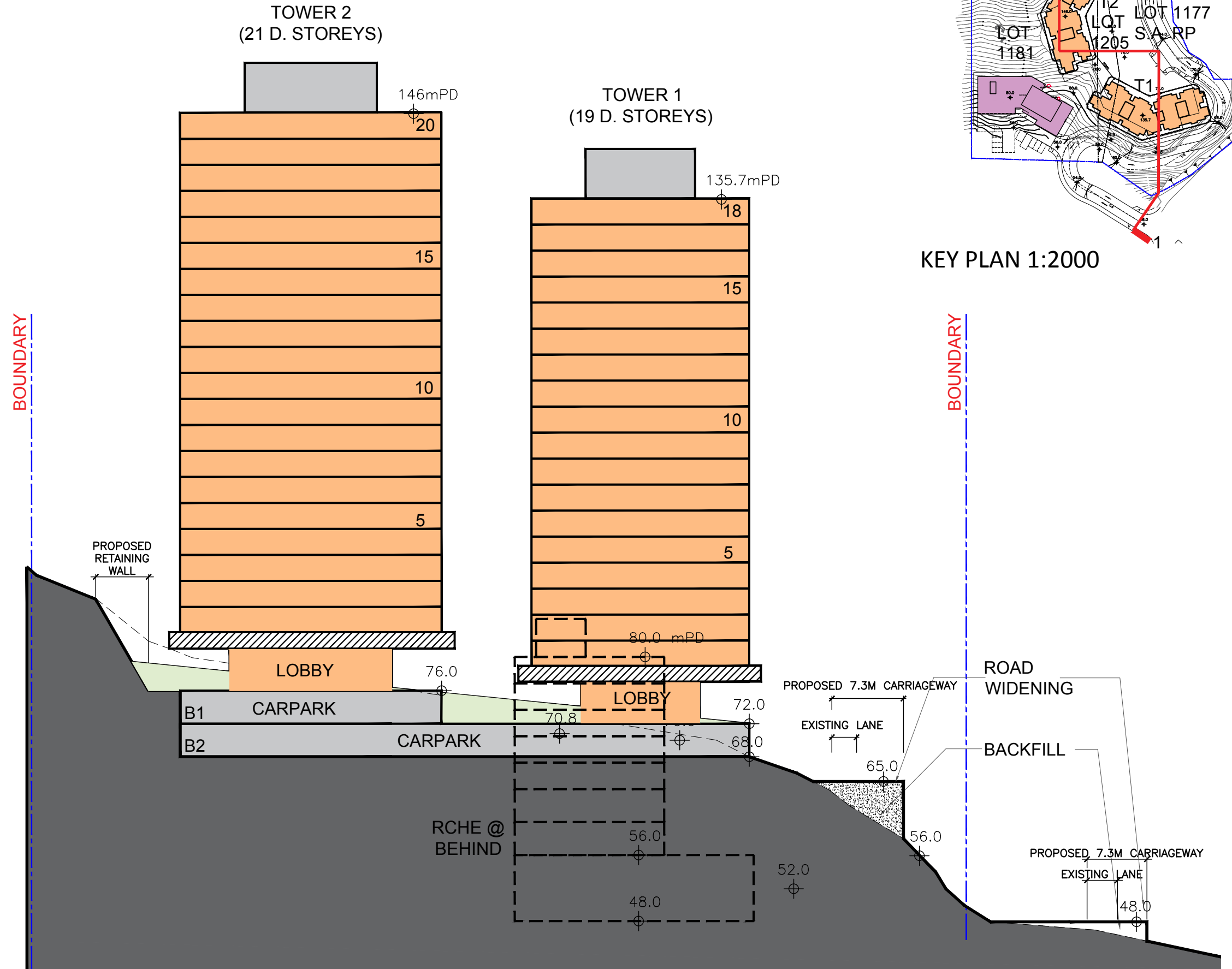


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LEGEND

- APPLICATION SITE BOUNDARY
- LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LOADING / UNLOADING
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- VEHICULAR INGRESS / EGRESS

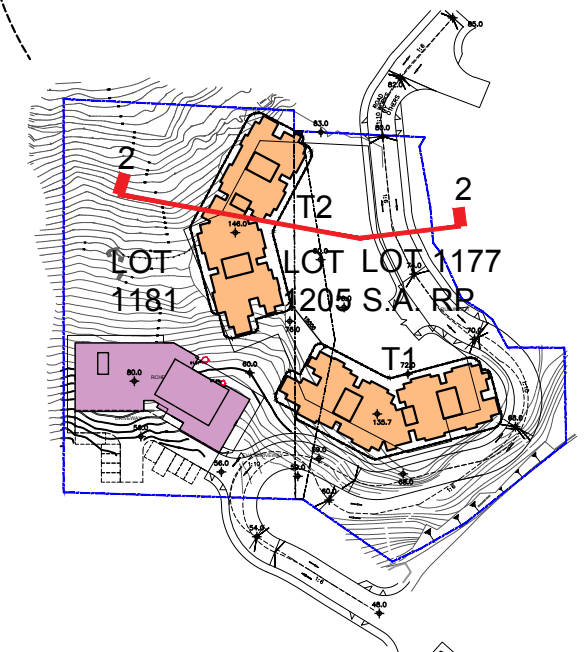


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姓名 簽名 日期
 08/09

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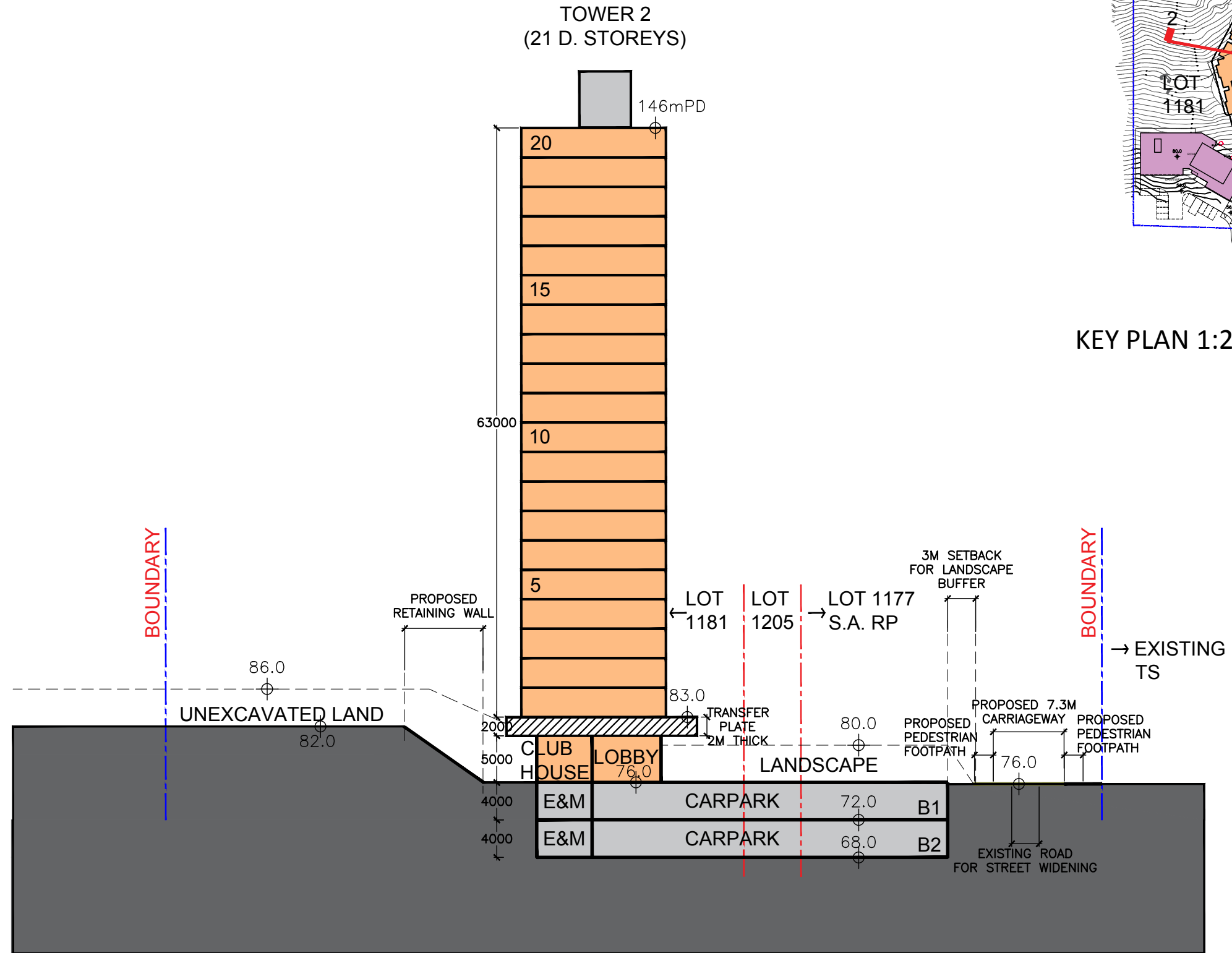
Section 1
 1:500



KEY PLAN 1:2000

LEGEND

- - - APPLICATION SITE BOUNDARY
- - - LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LP LOADING / UNLOADING
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- ↕ VEHICULAR INGRESS / EGRESS

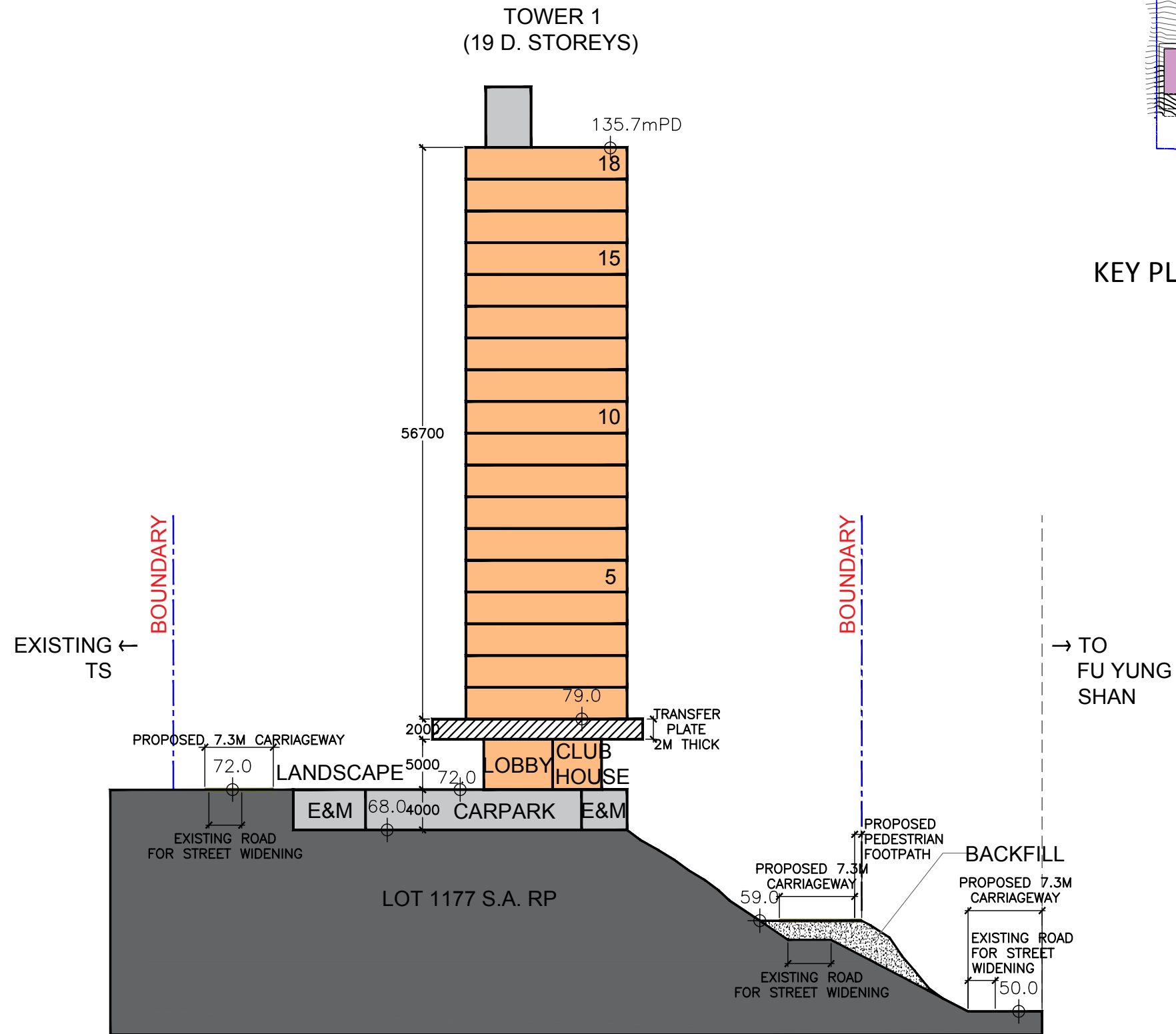
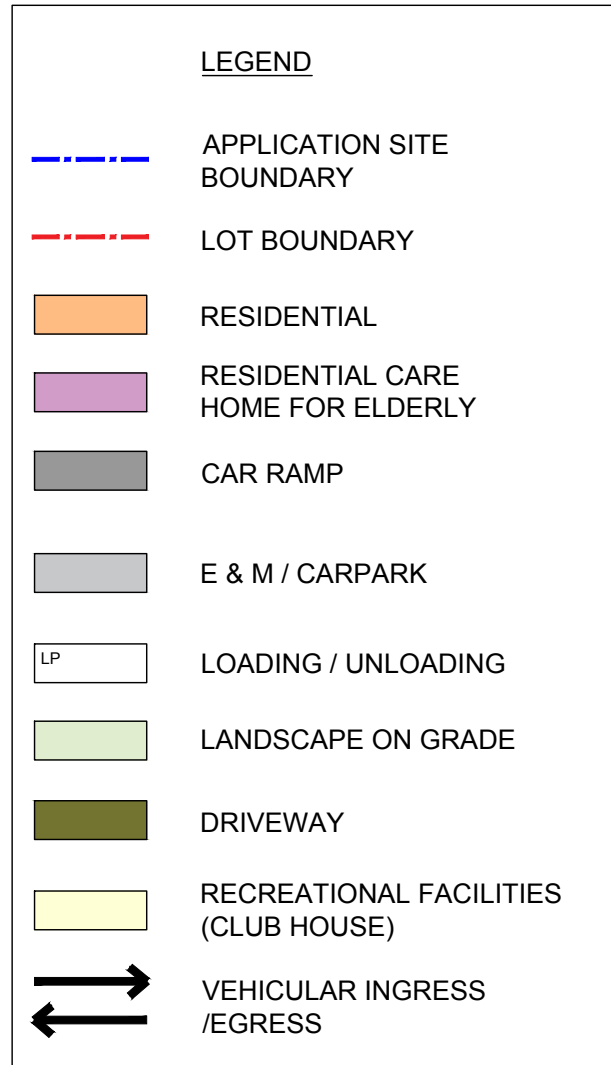
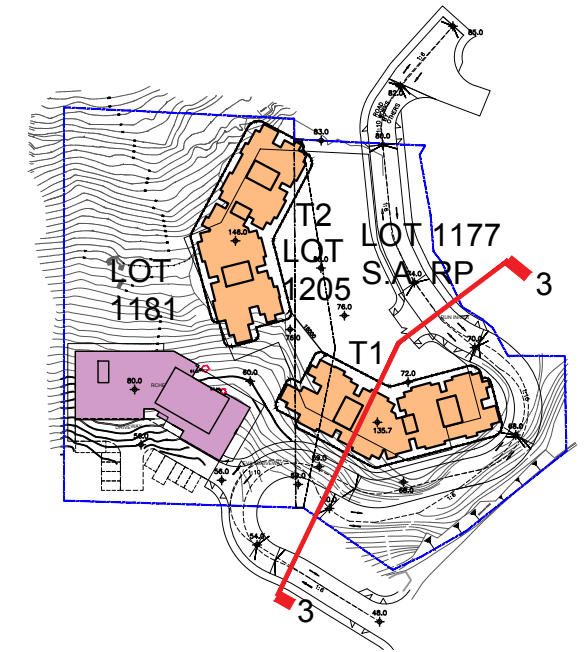


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姓名	簽名	日期

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Section 2
1:500





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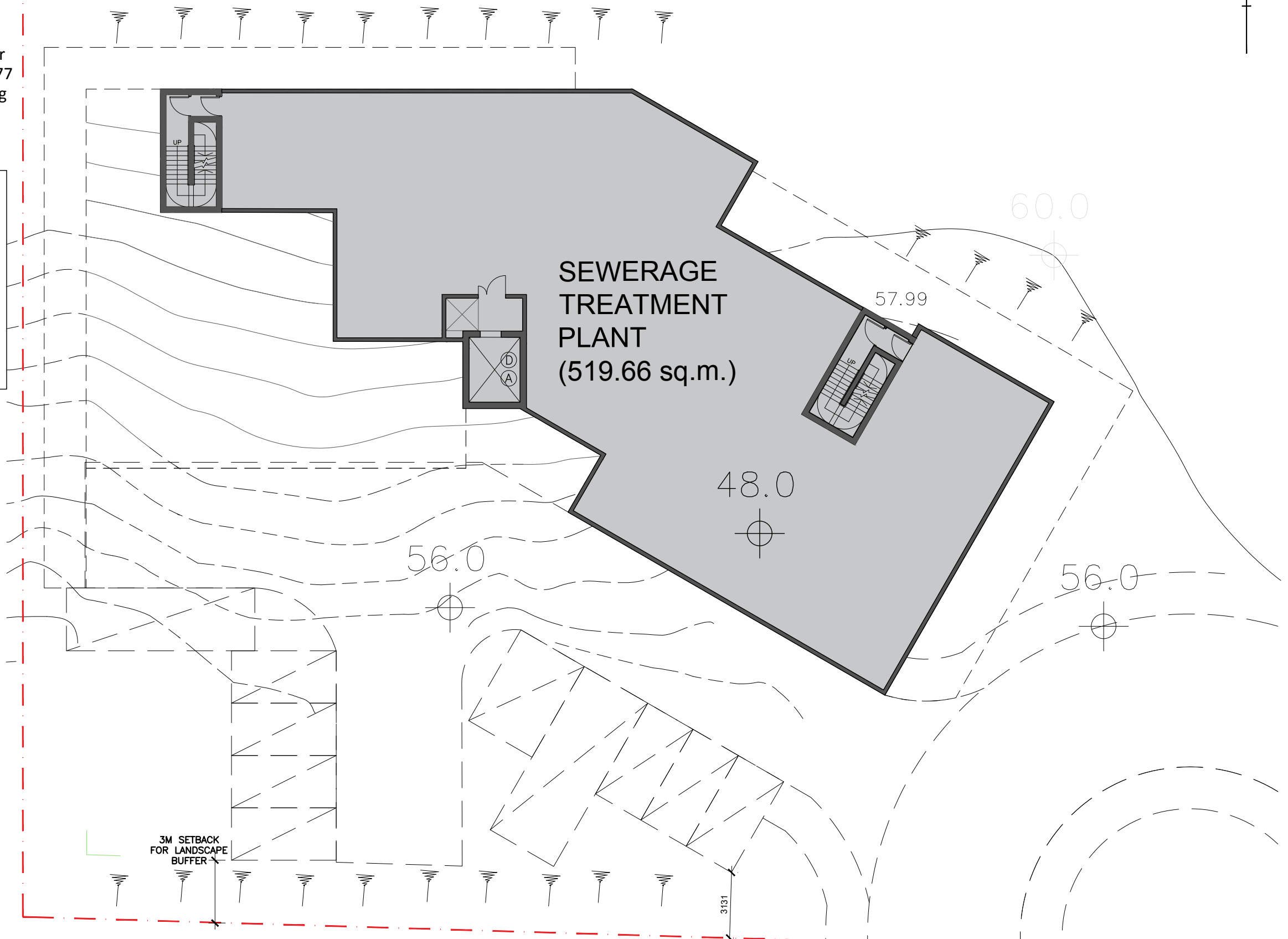
姓名	日期

Planning Application under Section 12A for
the Proposed Development at Lot Nos.1177
S.A. RP, 1205 and 1181 in D.D. 453 Fu Yung
Shan, Tsuen Wan, New Territories.

Scale = AS SHOWN

LEGEND

-  LOT BOUNDARY OF DEVELOPMENT
-  SEWERAGE TREATMENT PLANT



申請編號 Application No. : Y/TW/19
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RCHE Basement Plan
1:200

姓名	日期

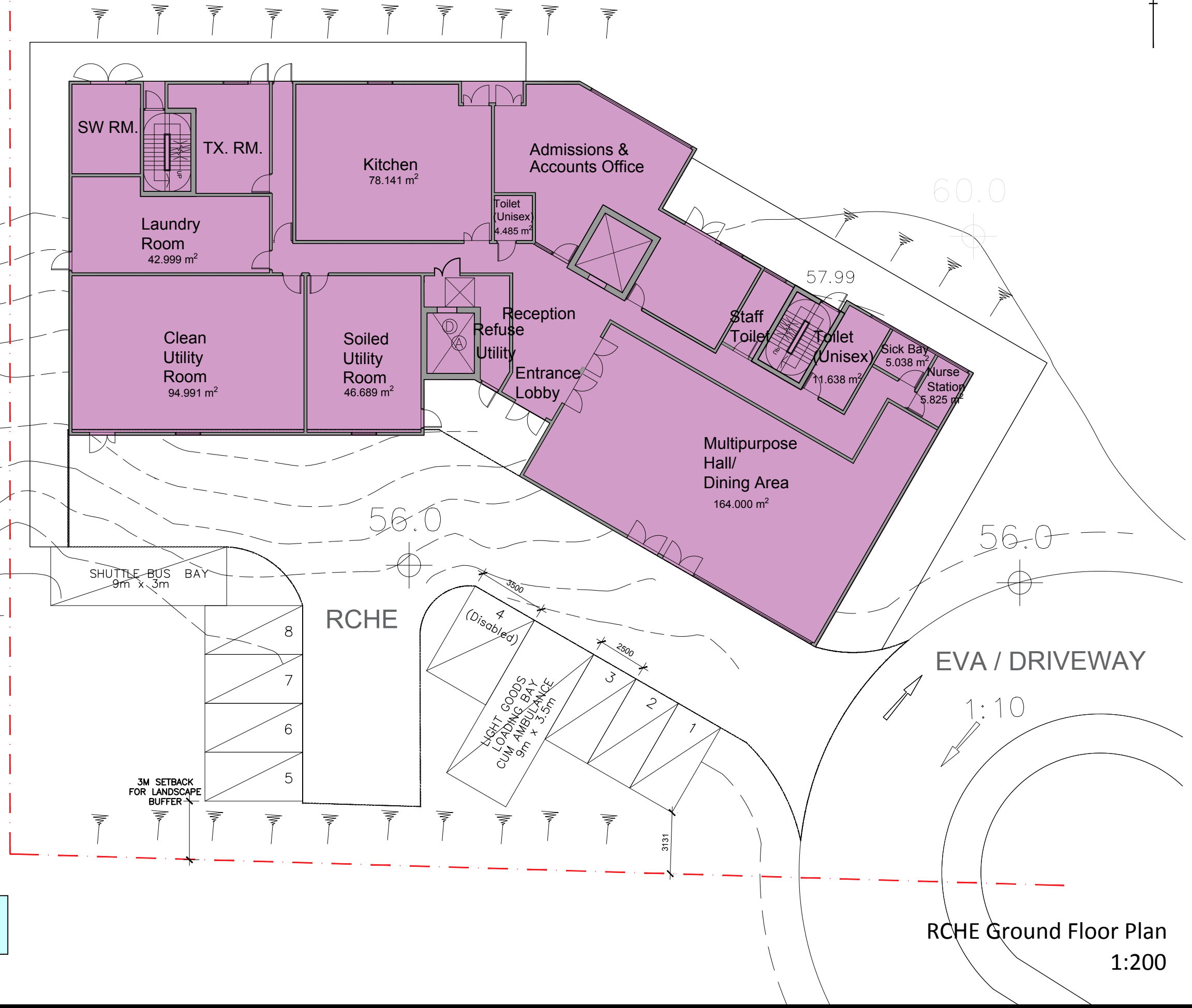
建筑是人类历史文明进程的见证

Planning Application under Section 12A for the Proposed Development at Lot Nos.1177 S.A. RP, 1205 and 1181 in D.D. 453 Fu Yung Shan, Tsuen Wan, New Territories.

Scale = AS SHOWN

LEGEND

- LOT BOUNDARY OF DEVELOPMENT
- RESIDENTIAL CARE HOME FOR ELDERLY



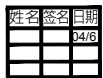
AREA OF FLOOR SPACE:

LAUNDRY ROOM	42.999 m ²
CLEAN UTILITY ROOM	94.991 m ²
KITCHEN	78.141 m ²
SICK BAY	5.038 m ²
NURSE STATION	5.825 m ²
SOILED UTILITY ROOM	46.689 m ²
TOILET (UNISEX)	4.485 m ²
MULTIPURPOSE HALL / DINING AREA	164.000 m ²
TOILET (UNISEX)	11.638 m ²
TOTAL AREA ON G/F	453.806 m²

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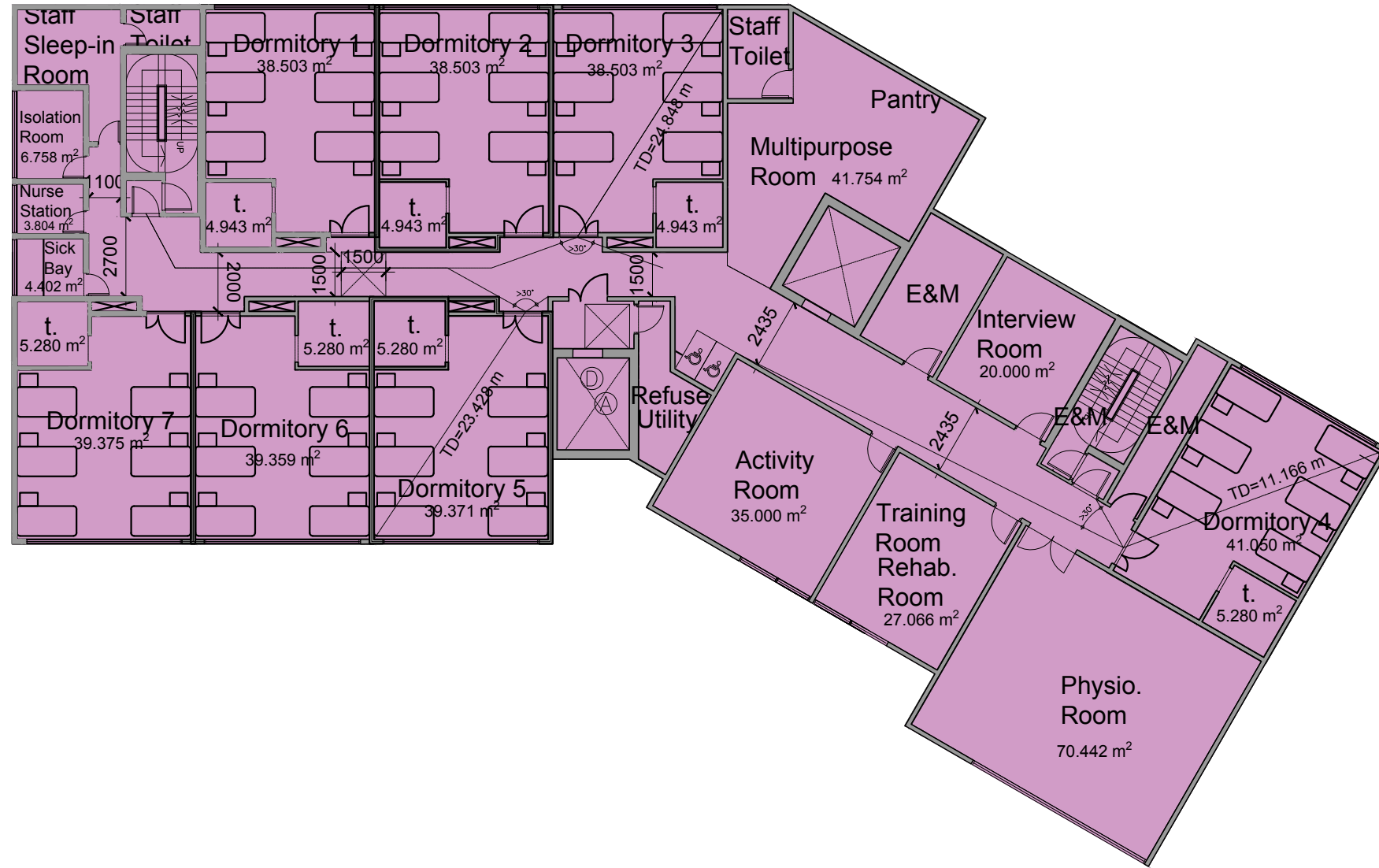
RCHE Ground Floor Plan
1:200



LEGEND

--- LOT BOUNDARY OF DEVELOPMENT

RESIDENTIAL CARE HOME FOR ELDERLY



AREA OF FLOOR SPACE:

ISOLATION ROOM	6.758	m ²
NURSE STATION	3.804	m ²
SICK BAY	4.402	m ²
Dormitory 1	38.503	m ²
T.	4.943	m ²
Dormitory 2	38.503	m ²
T.	4.943	m ²
Dormitory 3	38.503	m ²
T.	4.943	m ²
Dormitory 4	41.050	m ²
T.	5.280	m ²
Dormitory 5	39.371	m ²
T.	5.280	m ²
Dormitory 6	39.359	m ²
T.	5.280	m ²
Dormitory 7	39.375	m ²
T.	5.280	m ²
MULTIPURPOSE ROOM	41.754	m ²
ACTIVITY ROOM	35.000	m ²
INTERVIEW ROOM	20.000	m ²
TRAINING ROOM	27.066	m ²
PHYSIO. ROOM	70.442	m ²
TOTAL AREA ON 1/F	519.839	m²

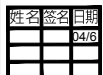
Note:

7 units of Dormitory
42 nos. of beds on 1F

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LEGEND

— LOT BOUNDARY OF DEVELOPMENT

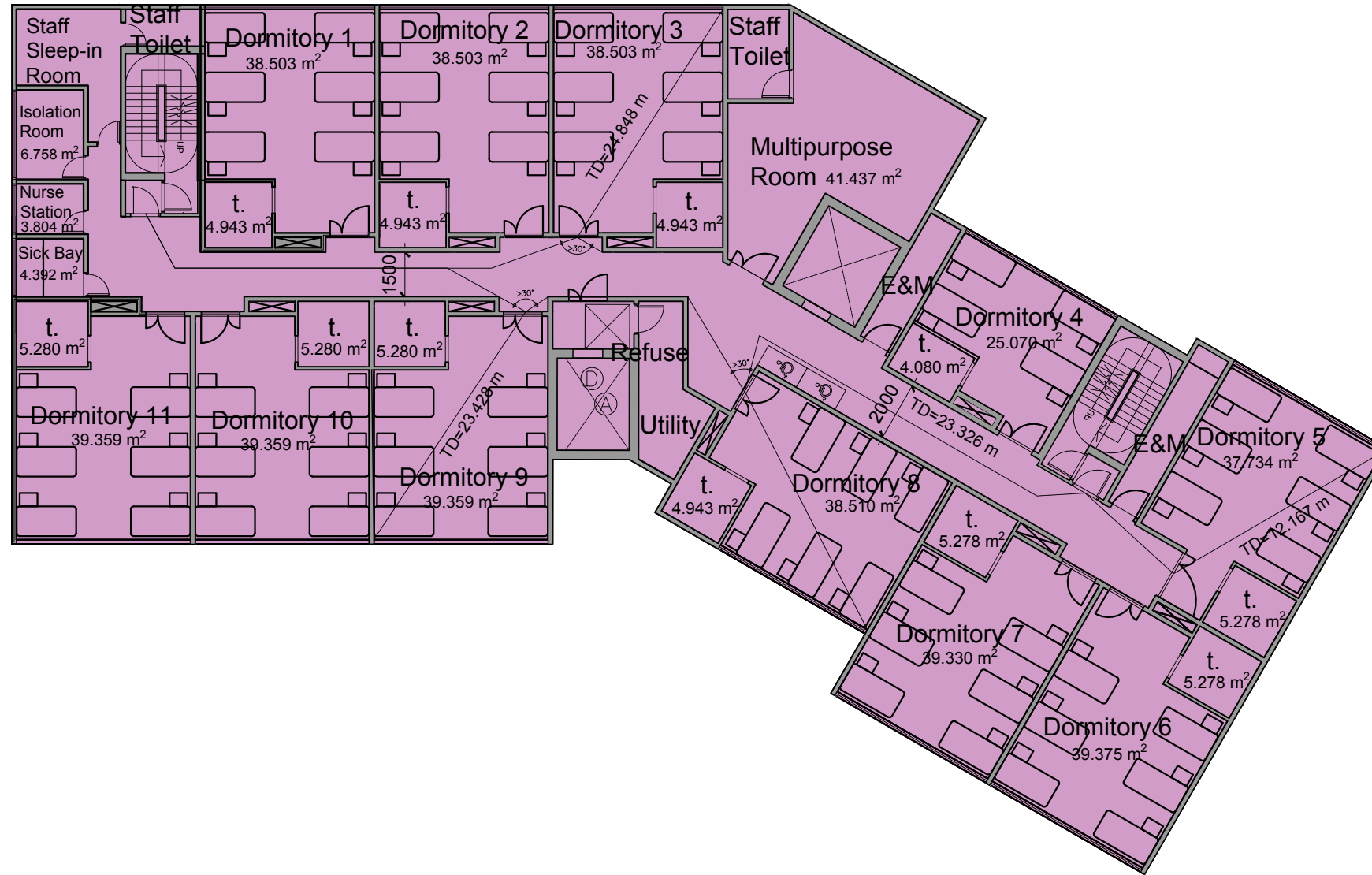
RESIDENTIAL CARE HOME FOR ELDERLY

AREA OF FLOOR SPACE:

ISOLATION ROOM	6.758	m ²
NURSE STATION	3.804	m ²
SICK BAY	4.392	m ²
Dormitory 1	38.503	m ²
T.	4.943	m ²
Dormitory 2	38.503	m ²
T.	4.943	m ²
Dormitory 3	38.503	m ²
T.	4.943	m ²
Dormitory 4	25.070	m ²
T.	4.080	m ²
Dormitory 5	37.734	m ²
T.	5.278	m ²
Dormitory 6	39.375	m ²
T.	5.278	m ²
Dormitory 7	39.375	m ²
T.	5.278	m ²
Dormitory 8	38.510	m ²
T.	4.943	m ²
Dormitory 9	39.359	m ²
T.	5.280	m ²
Dormitory 10	39.359	m ²
T.	5.280	m ²
Dormitory 11	39.359	m ²
T.	5.280	m ²
MULTIPURPOSE ROOM	41.437	m ²
TOTAL AREA ON TYPICAL FLOOR	525.567	m²

525.567 X4 m²

TOTAL AREA ON 2/F-5/F 2102.268 m²



Note:

Dormitory No.4 only has 4 beds.
1 typical level will have 64 beds.
[(10 units x 6 beds) + 4 beds]





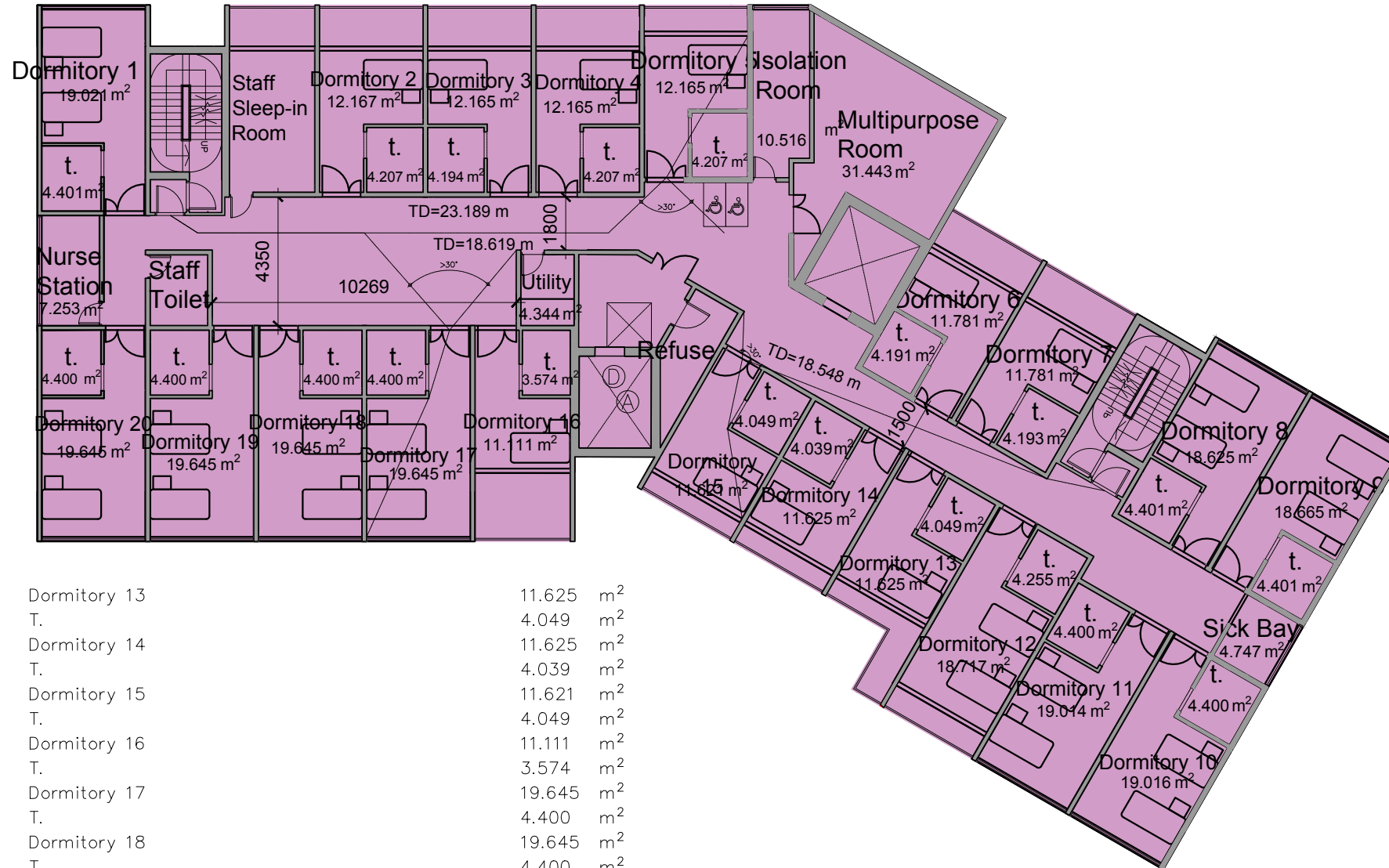
LEGEND

— LOT BOUNDARY OF DEVELOPMENT

RESIDENTIAL CARE HOME FOR ELDERLY

AREA OF FLOOR SPACE:

ISOLATION ROOM	10.516	m ²
NURSE STATION	7.253	m ²
SICK BAY	4.747	m ²
Dormitory 1	19.021	m ²
T.	4.401	m ²
Dormitory 2	12.167	m ²
T.	4.207	m ²
Dormitory 3	12.165	m ²
T.	4.194	m ²
Dormitory 4	12.165	m ²
T.	4.207	m ²
Dormitory 5	12.165	m ²
T.	4.207	m ²
Dormitory 6	11.781	m ²
T.	4.191	m ²
Dormitory 7	11.781	m ²
T.	4.193	m ²
Dormitory 8	18.625	m ²
T.	4.401	m ²
Dormitory 9	18.665	m ²
T.	4.401	m ²
Dormitory 10	19.016	m ²
T.	4.400	m ²
Dormitory 11	19.014	m ²
T.	4.400	m ²
Dormitory 12	18.717	m ²
T.	4.255	m ²



Dormitory 13	11.625	m ²
T.	4.049	m ²
Dormitory 14	11.625	m ²
T.	4.039	m ²
Dormitory 15	11.621	m ²
T.	4.049	m ²
Dormitory 16	11.111	m ²
T.	3.574	m ²
Dormitory 17	19.645	m ²
T.	4.400	m ²
Dormitory 18	19.645	m ²
T.	4.400	m ²
Dormitory 19	19.645	m ²
T.	4.400	m ²
Dormitory 20	19.645	m ²
T.	4.400	m ²
MULTIPURPOSE ROOM	31.443	m ²
TOTAL AREA ON 6/F	448.571	m²

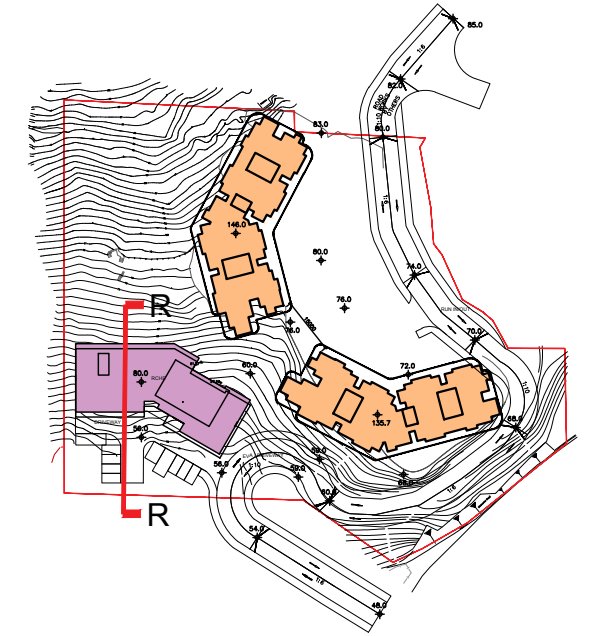
TOTAL AREA OF FLOOR SPACE (G/F – 6/F)	3524.484	m ²
TOTAL NO. OF RESIDENT	328	

AREA OF FLOOR SPACE PER RESIDENT 10.745 > "MEDIUM AND LOW CARE LAVAL HOMES" REQUIRED 8m²/ RESIDENT

Note:

Dormitory No.2-7 & 13-16 have 1 single bed.
 Dormitory No. 1 & 8-12 & 17-20 have 2 single beds.
30 no.s of beds on 6F
 [10 units x 2 single beds + 10 units x 1 single bed]

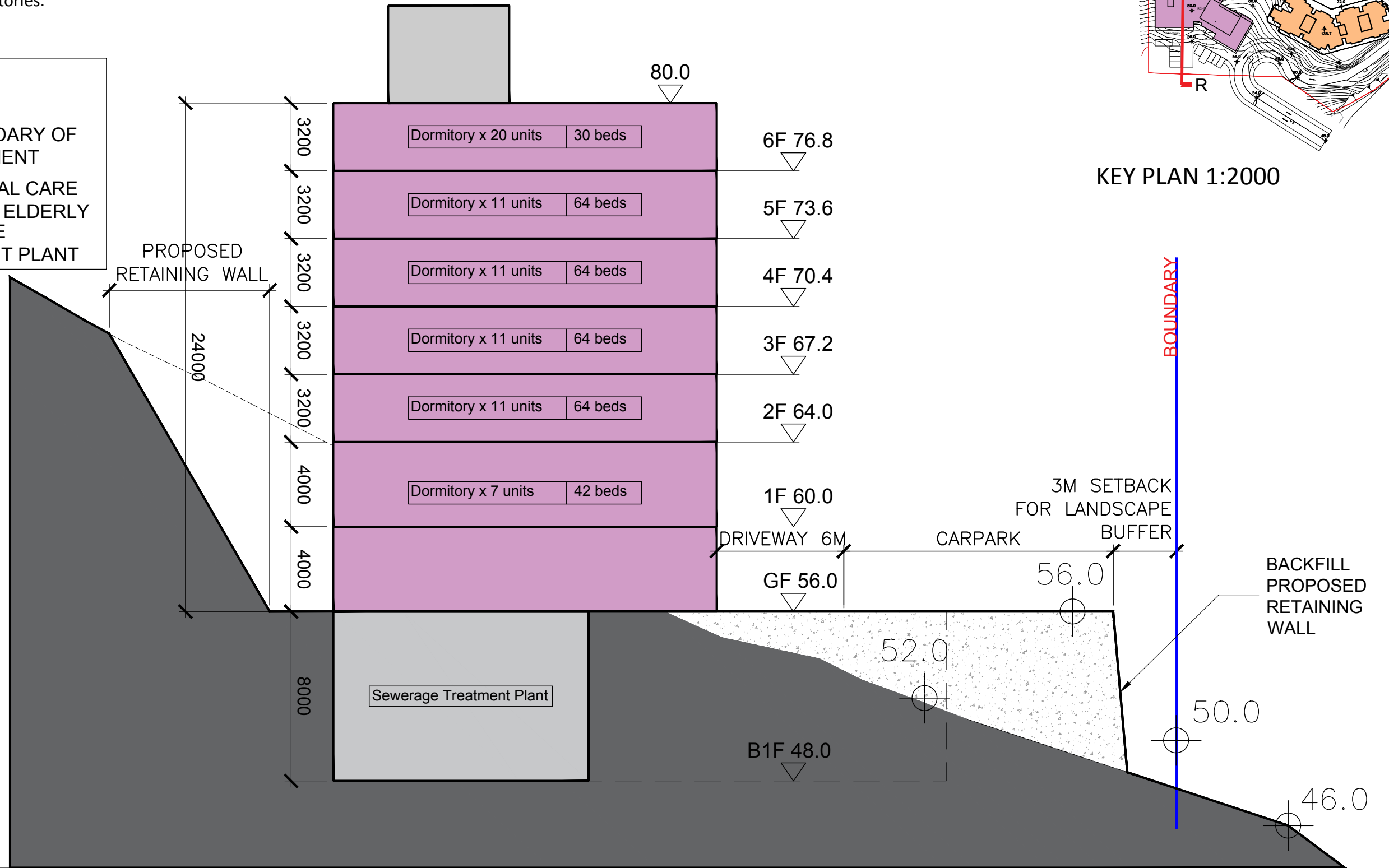
TOTAL GFA approx. 5400 sqm



KEY PLAN 1:2000

LEGEND

- LOT BOUNDARY OF DEVELOPMENT
- RESIDENTIAL CARE HOME FOR ELDERLY
- SEWERAGE TREATMENT PLANT



RCHE Section RR
1:200

申請編號 Application No. : Y/TW/19
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

