

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TW/19**
关于申请编号 Y/TW/19 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of
the further information received on 5.6.2024
因应於 2024 年 6 月 5 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	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 荃湾芙蓉山丈量约份第 453 约地段第 1177 号 A 分段余段、第 1181 号及第 1205 号		
Site area 地盘面积	About 约 11,574 sq. m 平方米		
Plan 图则	<u>Section 12A application</u> 第 12A 条申请 Draft Tsuen Wan Outline Zoning Plan No. S/TW/36 荃湾分区计划大纲草图编号 S/TW/36		
	<u>Further information received</u> 接获进一步资料 Approved Tsuen Wan Outline Zoning Plan No. S/TW/37 荃湾分区计划大纲核准图编号 S/TW/37		
Zoning 地带	<u>Section 12A application</u> 第 12A 条申请 "Green Belt" and "Village Type Development" 「绿化地带」及「乡村式发展」		
	<u>Further information received</u> 接获进一步资料 "Green Belt" and "Village Type Development" 「绿化地带」及「乡村式发展」		
Proposed Amendment(s) 拟议修订	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 把申请地点由「绿化地带」及「乡村式发展」地带改划为「住宅(乙类)9」地带及修订适用于申请地点土地用途地带的《注释》		
Gross floor area and/or plot ratio 总楼面面积及/或地积比率		sq. m 平方米	Plot ratio 地积比率
	Maximum 最大	About 约 34,722	About 约 3
	Domestic 住用	About 约 29,322	About 约 2.53
	Non-domestic 非住用	About 约 5,400	About 约 0.47
No. of block	Domestic	2	

幢数	住用	
	Non-domestic 非住用	1
	Composite 综合用途	-
Building height/No. of storeys 建筑物高度/层数	Domestic 住用	- m 米
		135.7 - 146 mPD 米(主水平基准上)
		19 - 21 Storey(s) 层
	Non-domestic 非住用	2 <i>Exclude</i> 不包括 <i>Basement</i> 地库
		- m 米
		80 mPD 米(主水平基准上)
	Composite 综合用途	7 Storey(s) 层
		1 <i>Exclude</i> 不包括 <i>Basement</i> 地库
		- m 米
	Site coverage 上盖面积	- mPD 米(主水平基准上)
		- Storey(s) 层
		-
No. of units 单位数目	Not more than 不多於 33 %	
Open space 休憩用地	608 Flats 住宅单位 328 Beds in RCHE 安老院舍床位	
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Private 私人	Not less than 不少於 2,456 sq. m 平方米
	Public 公众	- sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数	150
	Private Car Parking Spaces 私家车车位	143
	Motorcycle Parking Spaces 电单车车位	7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数	4
	Loading / unloading bays 上落客货车位	3
	Pick-up / Drop-off lay-by 停车处	1
	Shuttle bus lay-by 穿梭巴士停车处	

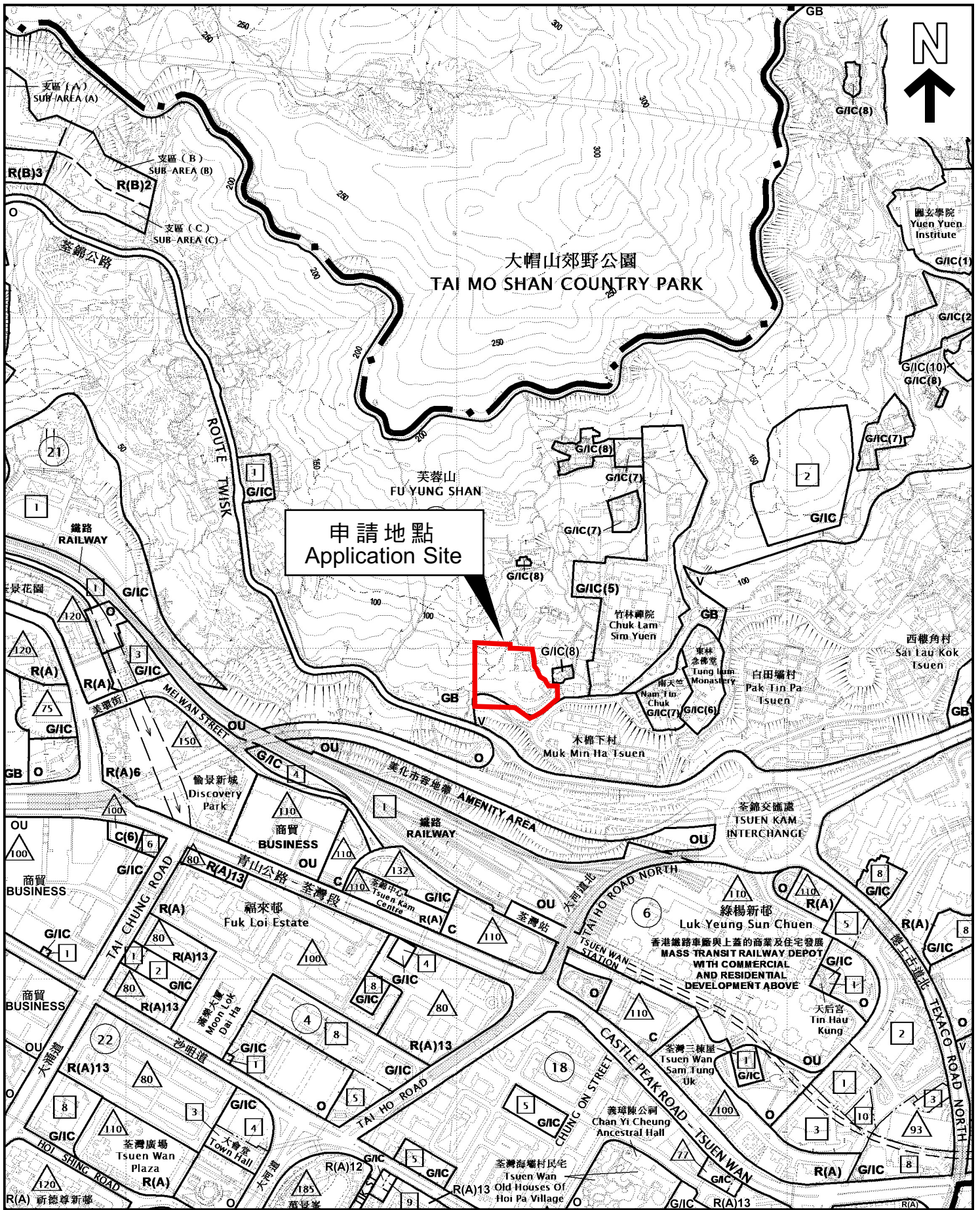
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Replacement Pages of Landscape Proposal 园境设计图的替换页</u>		
<u>Revised Swept Path Analysis 经修订的行车线分析图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Responses to departmental and public comments 回应部门及公众意见</u>		
<u>Replacement Pages of Traffic Impact Assessment and Visual Impact Assessment 交通影响评估及视觉影响评估的替换页</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



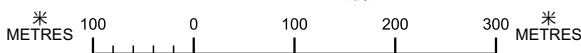
申請地點
Application Site

本摘要圖於2024年6月12日擬備，
所根據的資料為於2024年2月6日
核准的分區計劃大綱圖編號S/TW/37

EXTRACT PLAN PREPARED ON
12.6.2024 BASED ON OUTLINE ZONING
PLAN No. S/TW/37 APPROVED ON
6.2.2024

位置圖 LOCATION PLAN

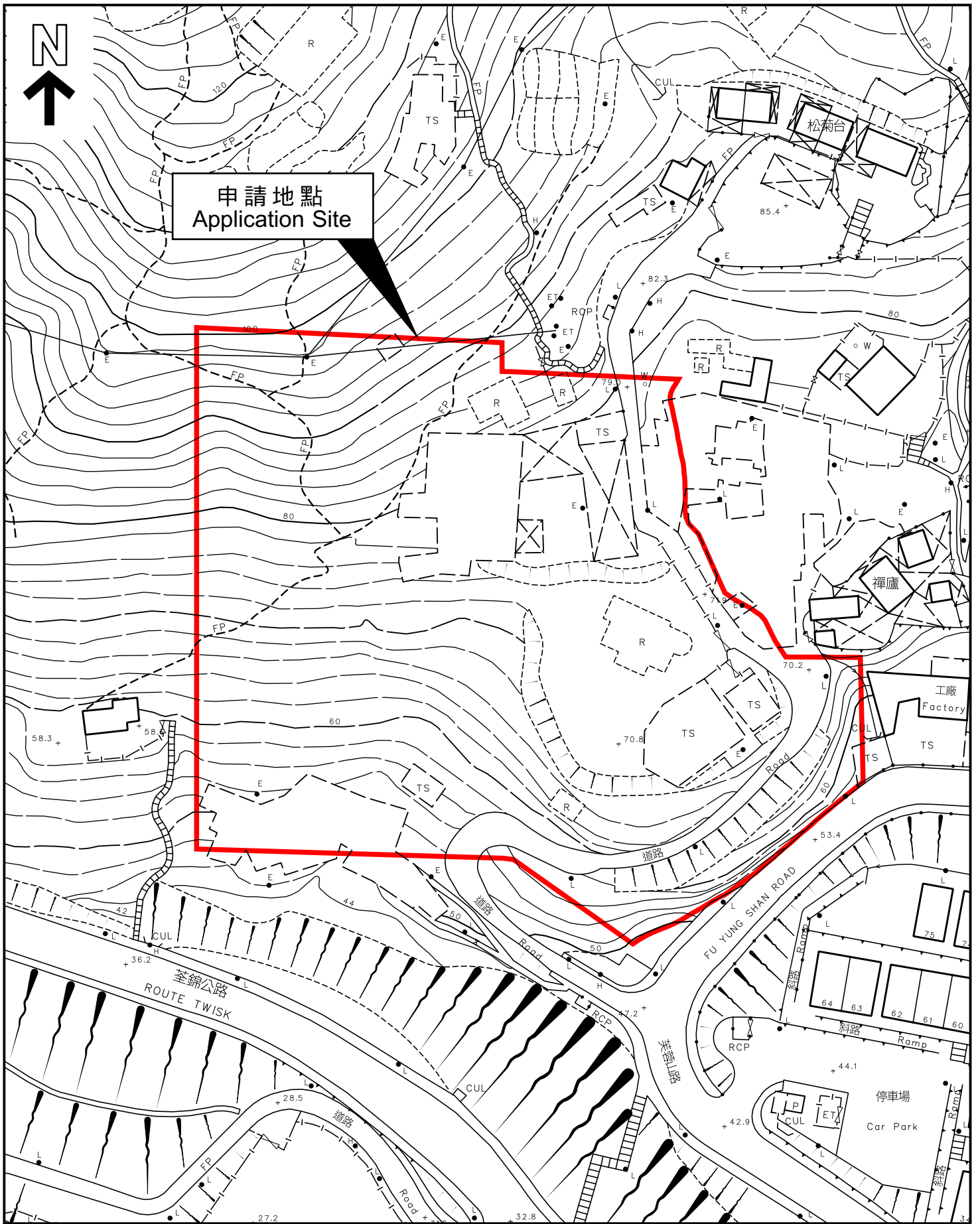
SCALE 1:7 500 比例尺



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



申請地點
Application Site

本摘要圖於2024年6月12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
12.6.2024 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

The applicant provided responses to departmental and public comments, and submitted revised environmental assessment, swept path analysis and architectural drawings, as well as replacement pages of Traffic Impact Assessment, Visual Impact Assessment and Landscape Proposal.

申請人回應部門及公眾意見，並提交經修訂的環境評估、行車線分析圖和建築圖則，以及交通影響評估、視覺影響評估和園景設計圖的替換頁。

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
 31 MAY 2024

姓名	日期

建筑是人类历史文明进程的见证

LAY-BY FOR RCV

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

THIS PLAN SHOWS THE 1ST FLOOR PLAN OF RCHE

申請編號 Application No. : Y / TW / 19

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建筑是人类历史文明进程的见证

LAY-BY FOR RCV

G/F & Podium Plan
1:500







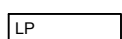


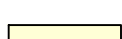

31 MAY 2024



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



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



PARKING PROVISION FOR T1 & T2	
B1	
CAR PARKING SPACE = 50 (INCLUDING 1 ACCESSIBLE CAR PARKING SPACE & 10 CAR PARKING SPACES FOR PUBLIC USE)	

PARKING PROVISION FOR RCHE	
G/F & PODIUM	
CAR PARKING SPACE = 8 (INCLUDING 1 ACCESSIBLE CAR PARKING SPACE)	
LIGHT GOODS VEHICLE LOADING / UNLOADING BAY (SHARE-USED WITH AMBULANCE) = 1	
SHUTTLE BUS LAY-BY = 1	

THIS PLAN SHOWS
 THE GROUND FLOOR
 PLAN OF RCHE

申請編號 Application No. : Y / TW / 19
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姓名	日期

建筑是人类历史文明进程的见证

LAY-BY FOR RCV

Basement 1 Carpark Plan
 1:500
 31 MAY 2024

LEGEND

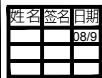
- - - APPLICATION SITE BOUNDARY
- - - LOT BOUNDARY
- RESIDENTIAL
- RESIDENTIAL CARE HOME FOR ELDERLY
- CAR RAMP
- E & M / CARPARK
- LP
- LANDSCAPE ON GRADE
- DRIVEWAY
- RECREATIONAL FACILITIES (CLUB HOUSE)
- ↑↓ VEHICULAR INGRESS / EGRESS

THIS PLAN SHOWS
 THE GROUND FLOOR
 PLAN OF RCHE

申請編號 Application No. : Y / TW / 19

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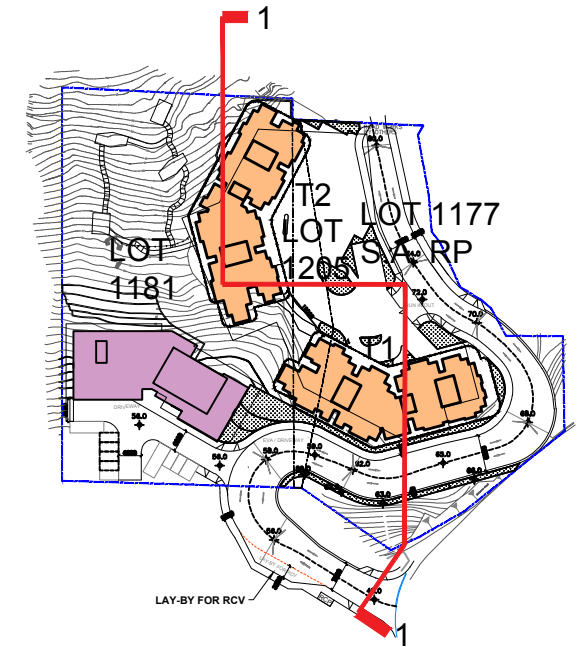
建筑是人类历史文明进程的见证

LAY-BY FOR RCV

PARKING PROVISION FOR T1 & T2	
B2	
CAR PARKING SPACE = 75	(INCLUDING 1 ACCESSIBLE CAR PARKING SPACE)
MOTORCYCLE PARKING SPACE = 7	

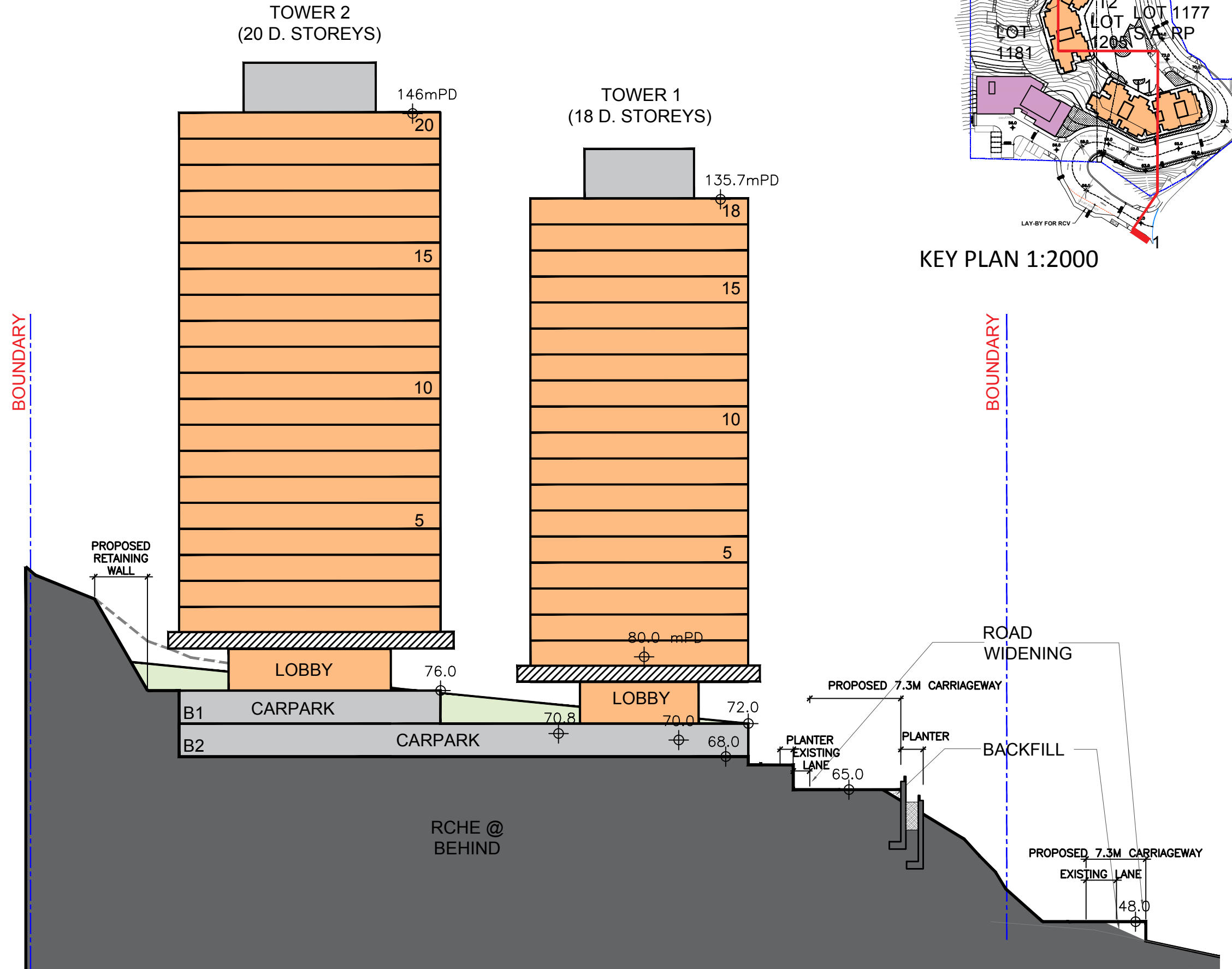


Basement 2 Carpark Plan
 1:500
 31 MAY 2024



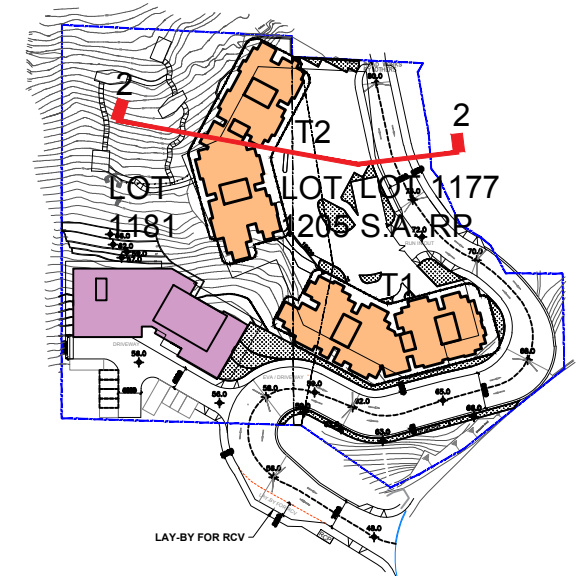
LEGEND

- 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



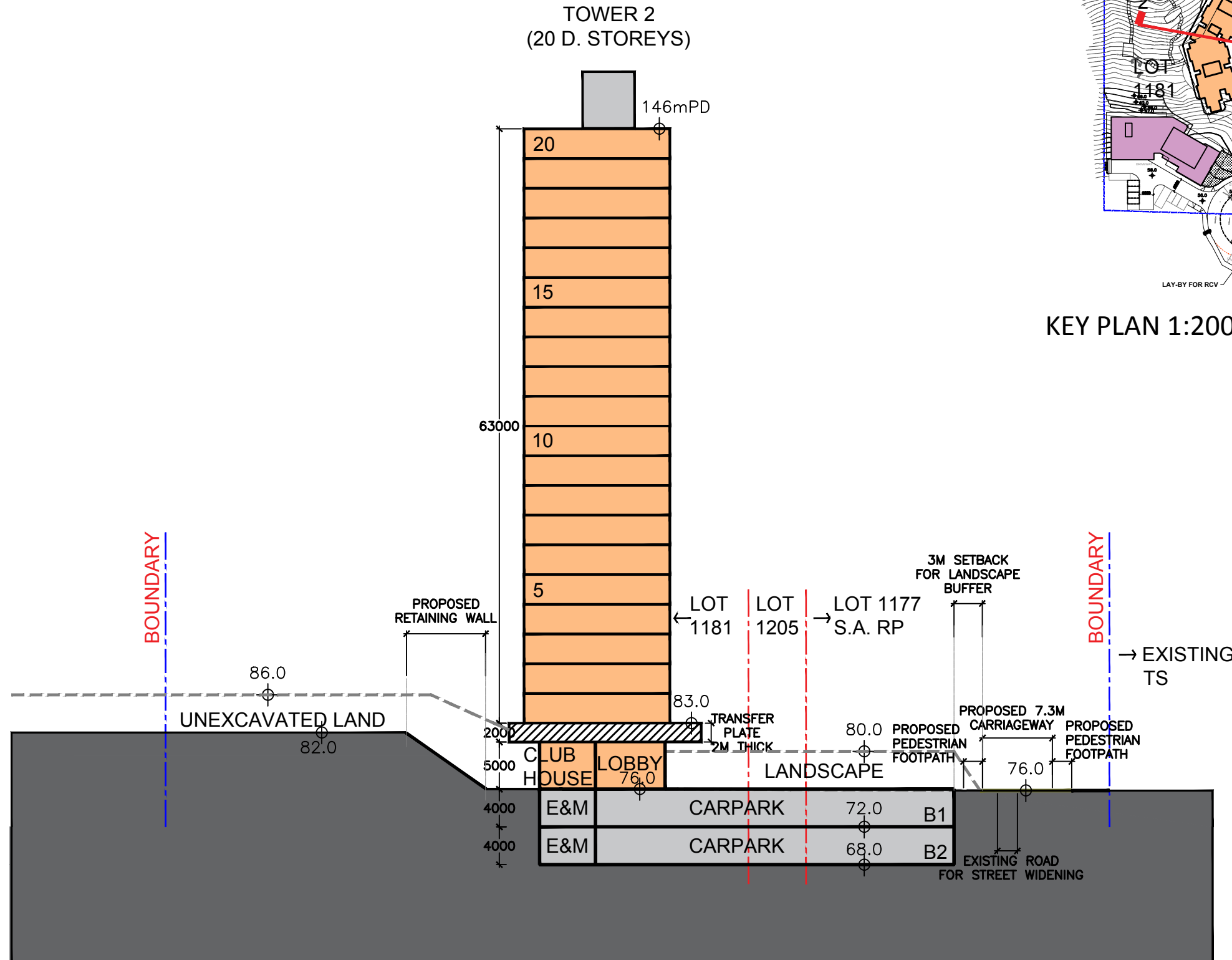
Section 1-1
 1:500
 31 MAY 2024

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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
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- ↕ VEHICULAR INGRESS / EGRESS



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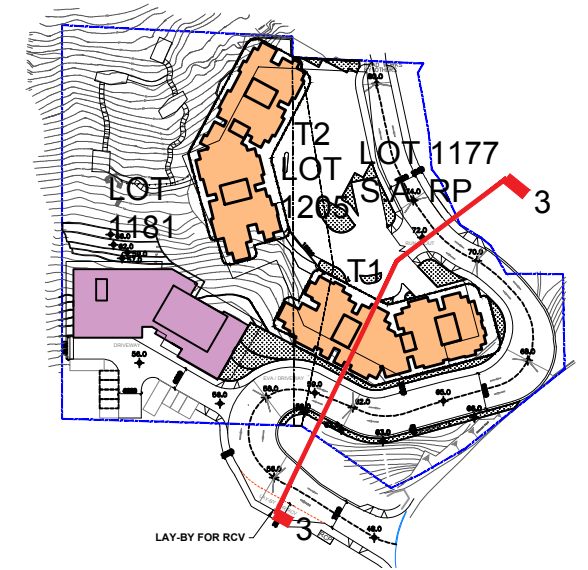
姓名 簽名 日期
DB/21

建筑是人类历史文明进程的见证

Section 2-2

1:500

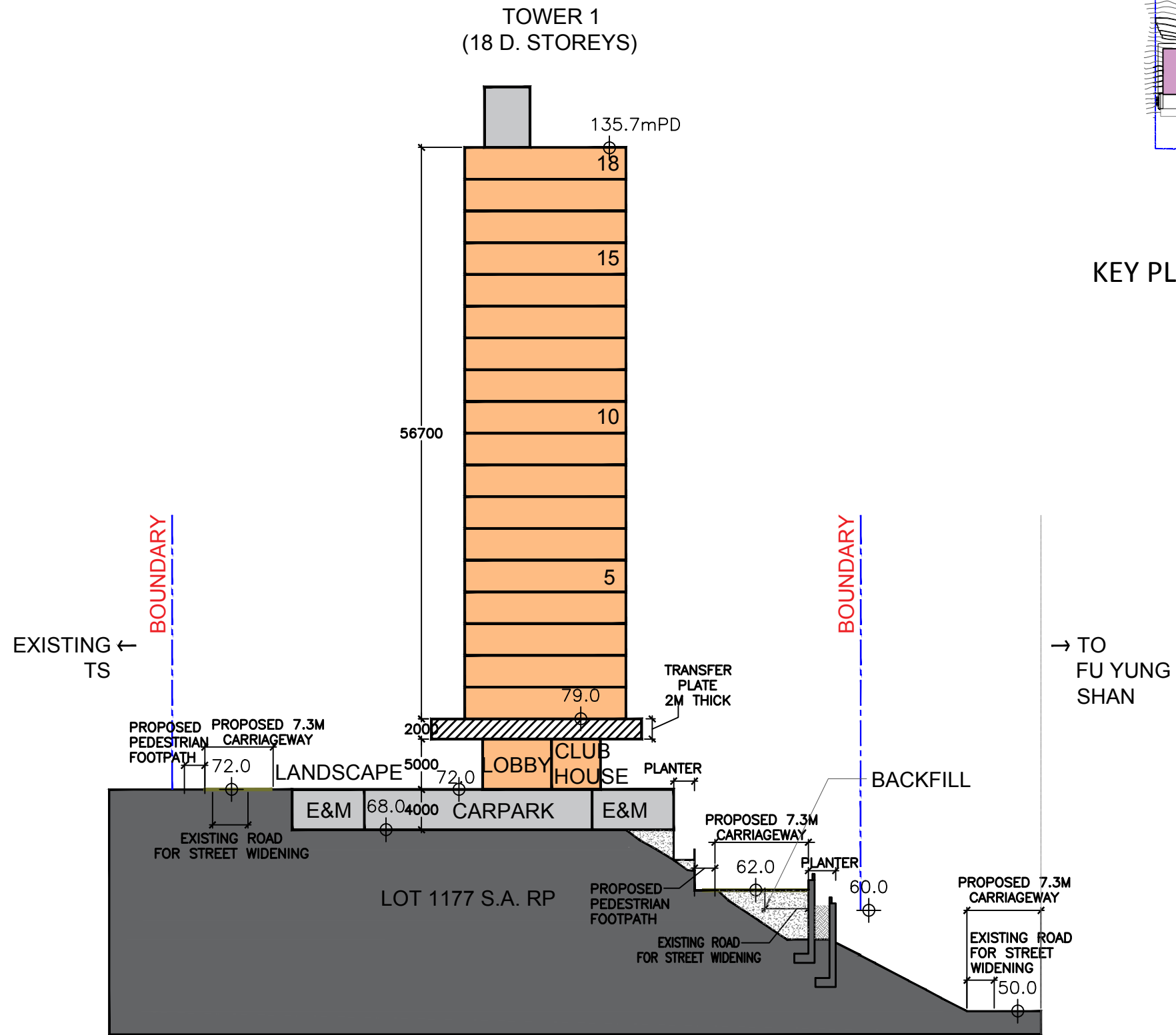
31 MAY 2024



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



申請編號 Application No. : Y / TW / 19

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姓名	簽名	日期
		08/21

建筑是人类历史文明进程的见证

Section 3-3

1:500

31 MAY 2024

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



Total unit / floor : 16 nos

1 Bedroom Unit : 8 nos.

2 Bedroom Unit : 6 nos.

3 Bedroom Unit : 2 nos.

Bathroom

申請編號 Application No. : Y / TW / 19

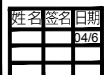
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(T1)
Typical Flat Layout Plan

1:200

31 MAY 2024



建筑是人类历史文明进程的见证



Total unit / floor : 16 nos

1 Bedroom Unit : 7 nos.

2 Bedroom Unit : 6 nos.

3 Bedroom Unit : 3 nos.

Bathroom

申請編號 Application No. : Y / TW / 19

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姓名	日期
04/8	

建筑是人类历史文明进程的见证

(T2)
Typical Flat Layout Plan



1:200

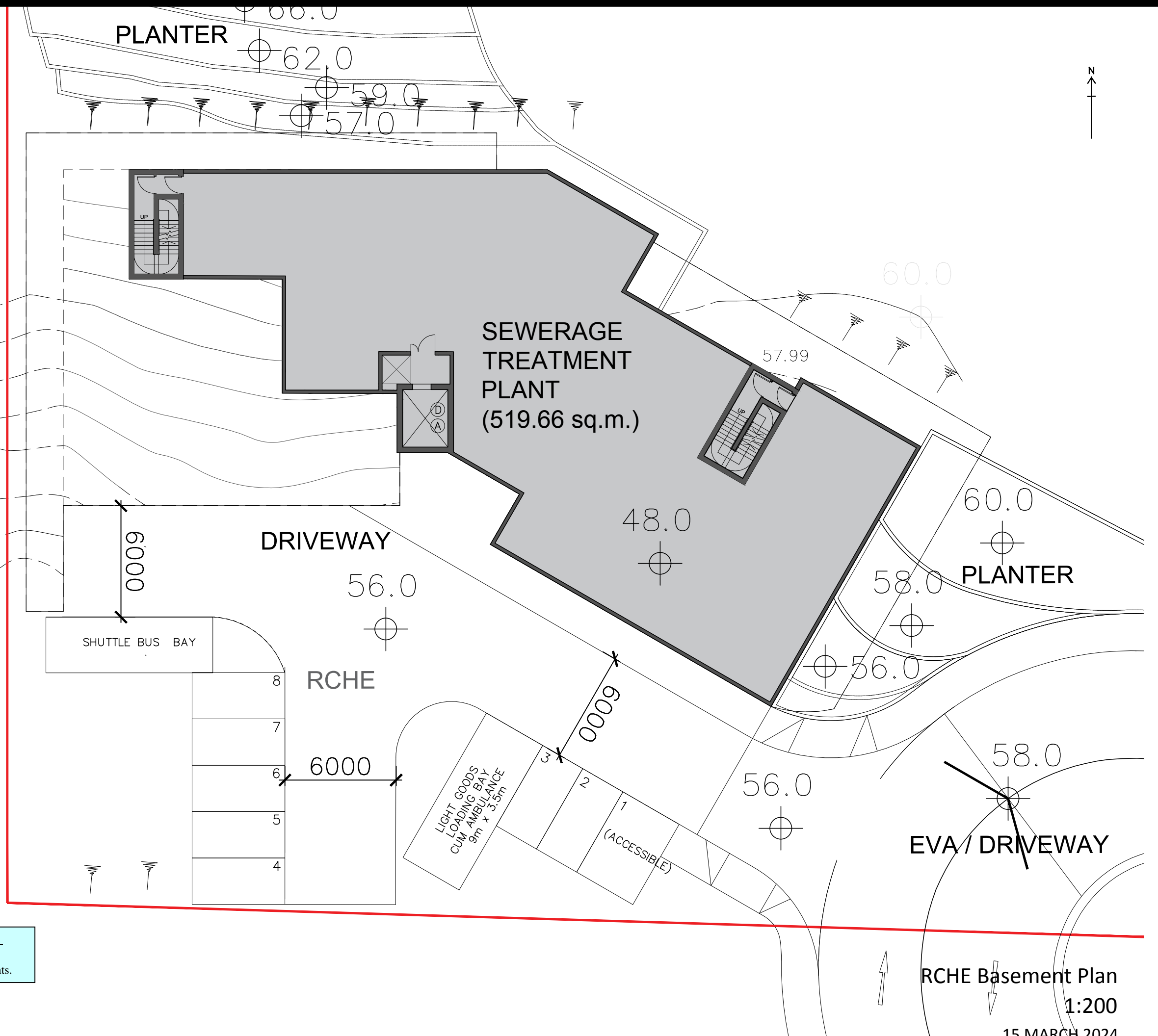
31 MAY 2024

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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姓名	日期



建筑是人类历史文明进程的见证

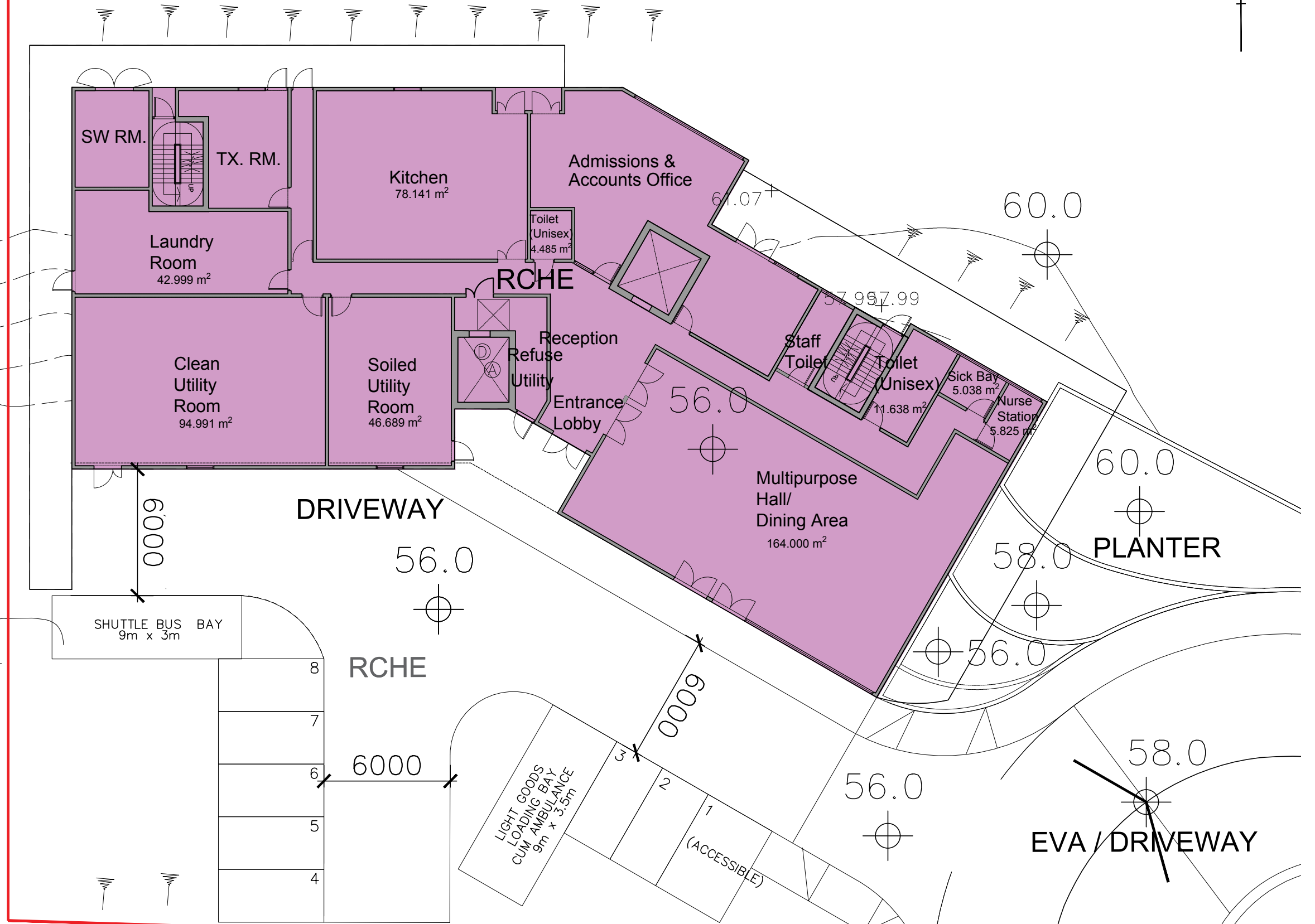
RCHE Basement Plan
1:200
15 MARCH 2024

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

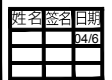
-  LOT BOUNDARY OF DEVELOPMENT
-  RESIDENTIAL CARE HOME FOR ELDERLY



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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建筑是人类历史文明进程的见证

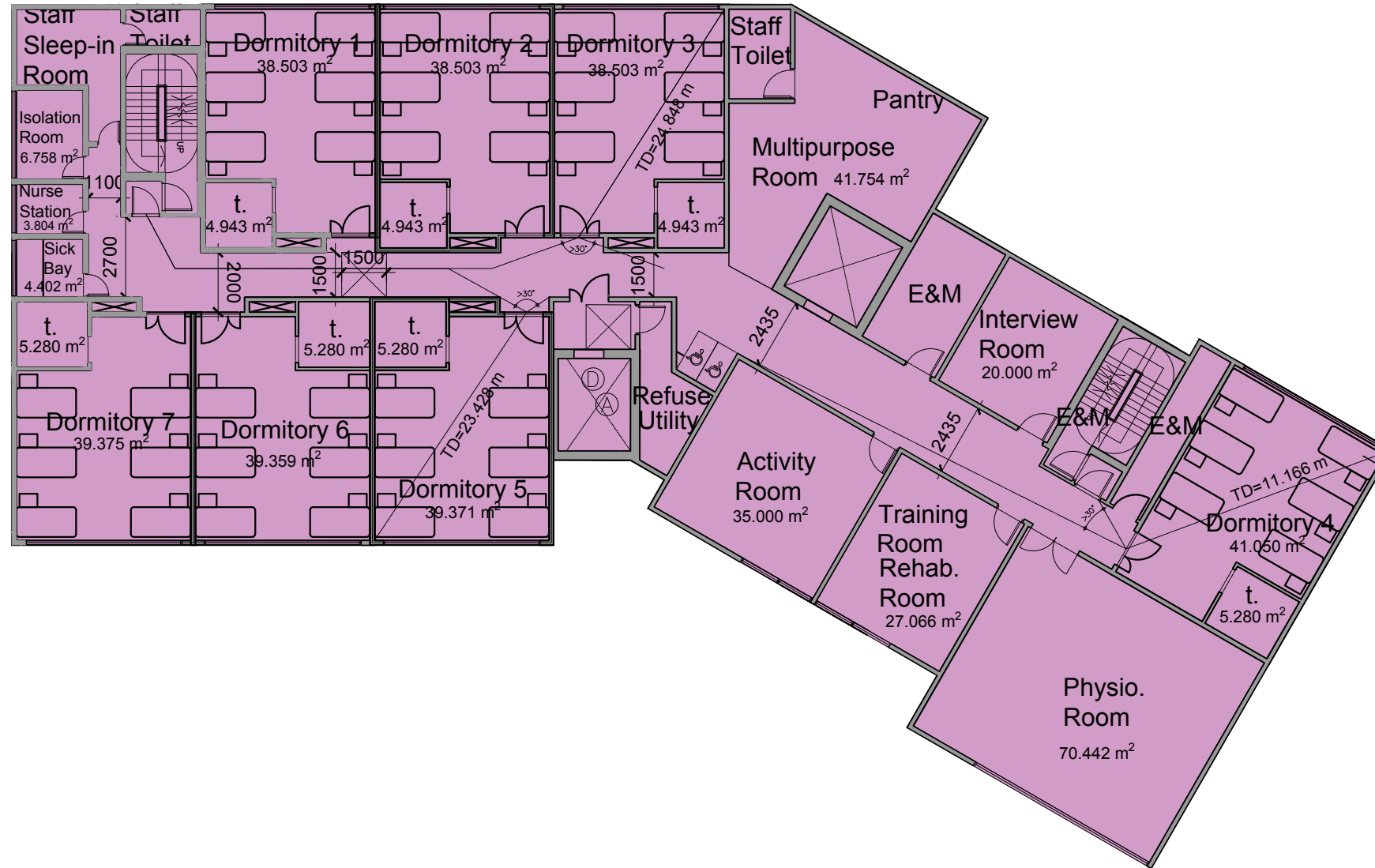
RCHE Ground Floor Plan
 1:200
 31 MAY 2024



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

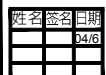
Note:

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

申請編號 Application No. : Y / TW / 19

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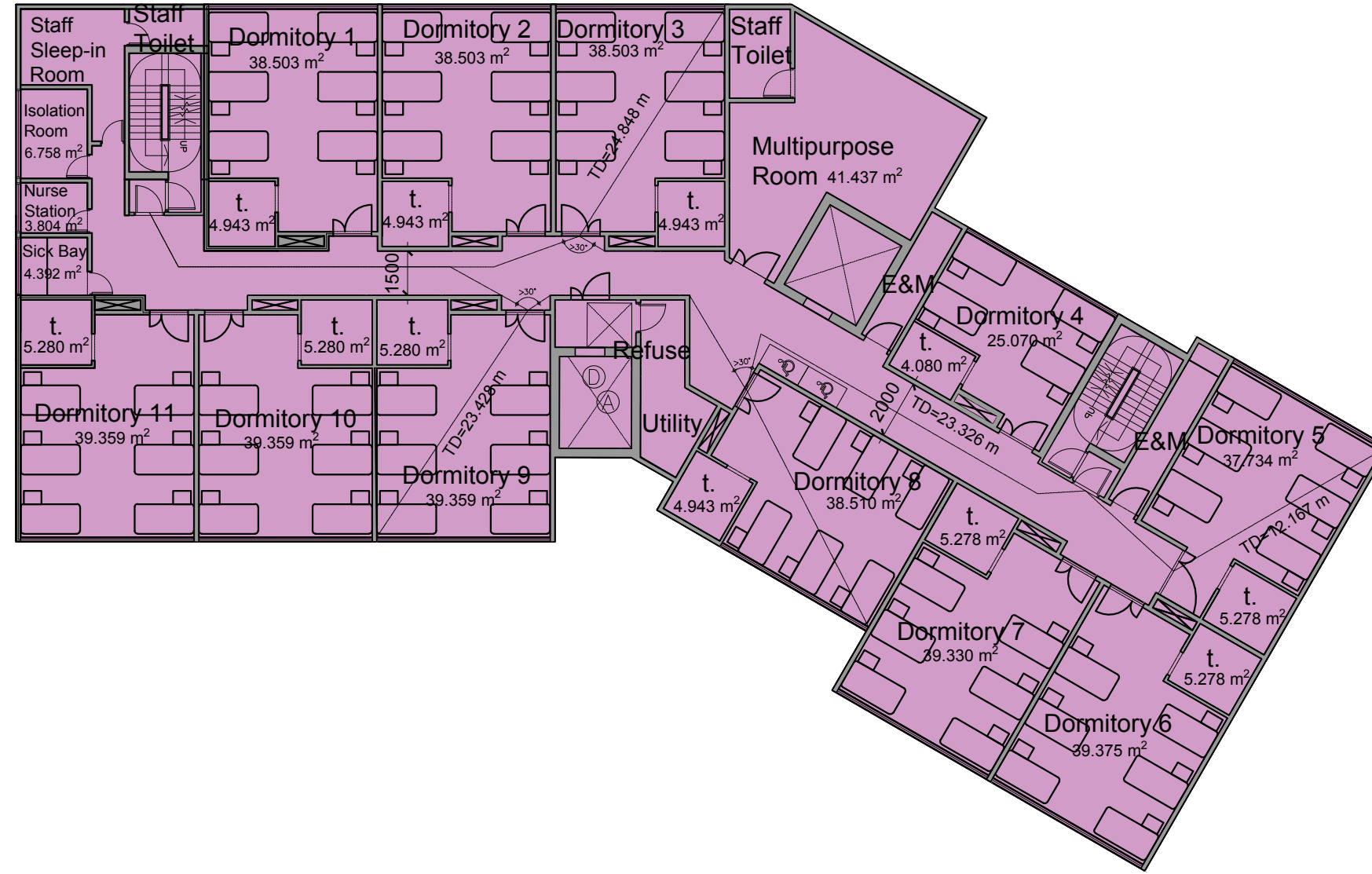


建筑是人类历史文明进程的见证

RCHE 1st Floor Plan

1:200

31 MAY 2024



LEGEND

— LOT BOUNDARY OF DEVELOPMENT

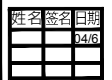
RESIDENTIAL CARE HOME FOR ELDERLY

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	m ²

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]





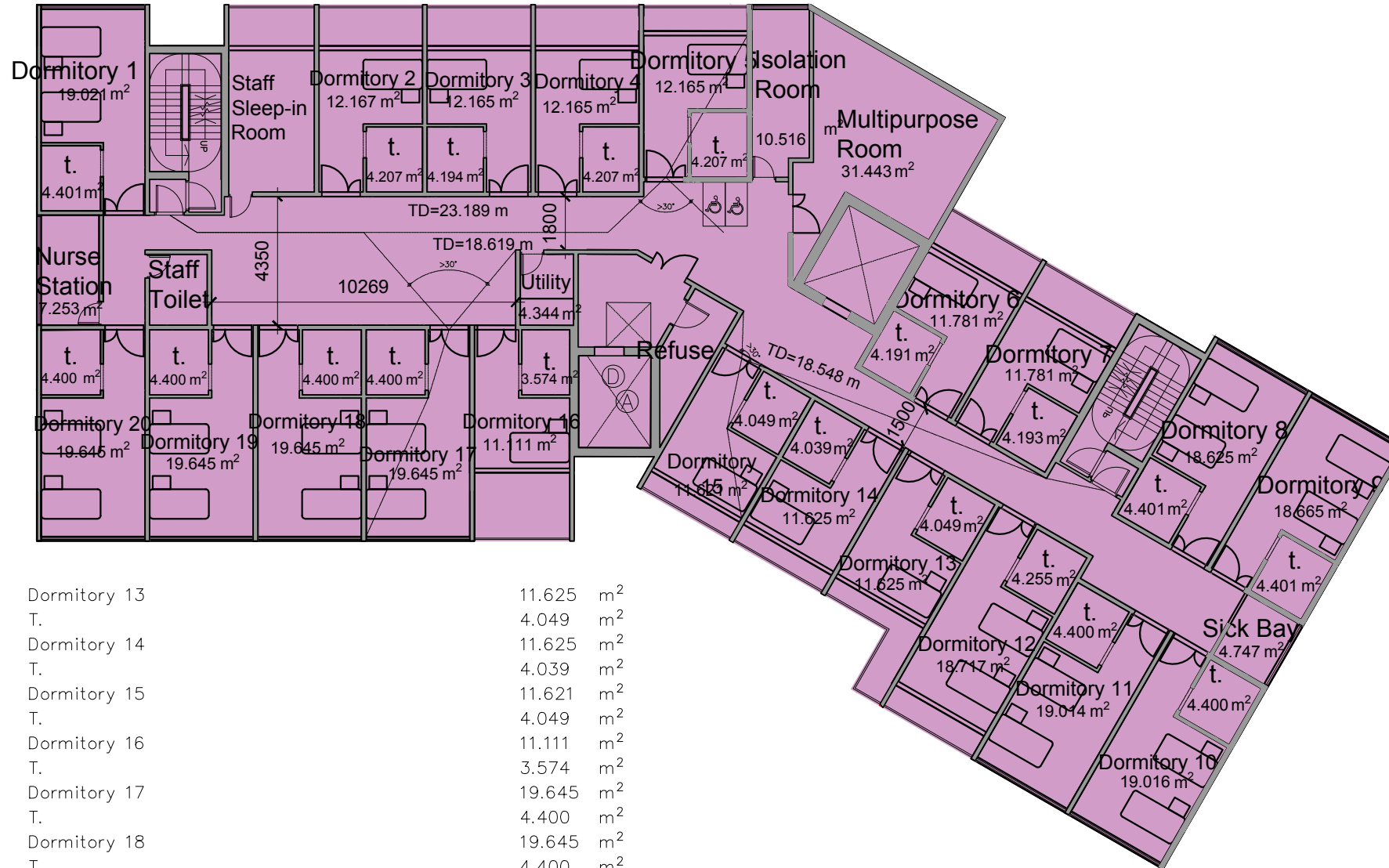
LEGEND

— 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



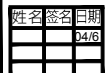
Dormitory 13	11.625	m ²
T.	4.049	m ²
Dormitory 14	11.625	m ²
T.	4.039	m ²
Dormitory 15	11.621	m ²
T.	4.049	m ²
Dormitory 16	11.111	m ²
T.	3.574	m ²
Dormitory 17	19.645	m ²
T.	4.400	m ²
Dormitory 18	19.645	m ²
T.	4.400	m ²
Dormitory 19	19.645	m ²
T.	4.400	m ²
Dormitory 20	19.645	m ²
T.	4.400	m ²
MULTIPURPOSE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

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

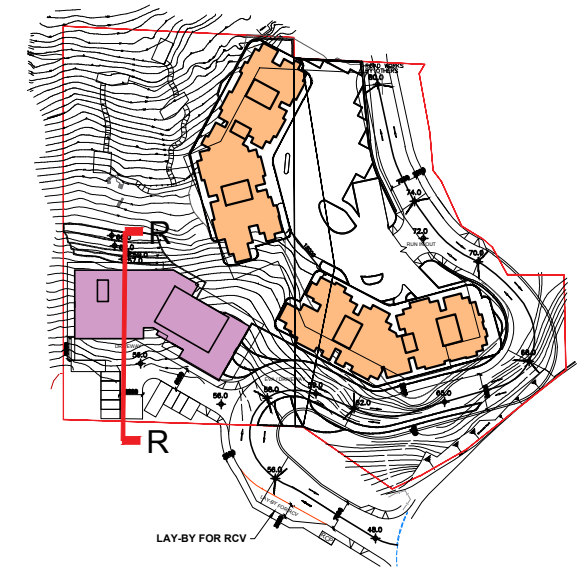
AREA OF FLOOR SPACE PER RESIDENT 10.745 > "MEDIUM AND LOW CARE LAVAL HOMES" REQUIRED 8m²/ RESIDENT

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]



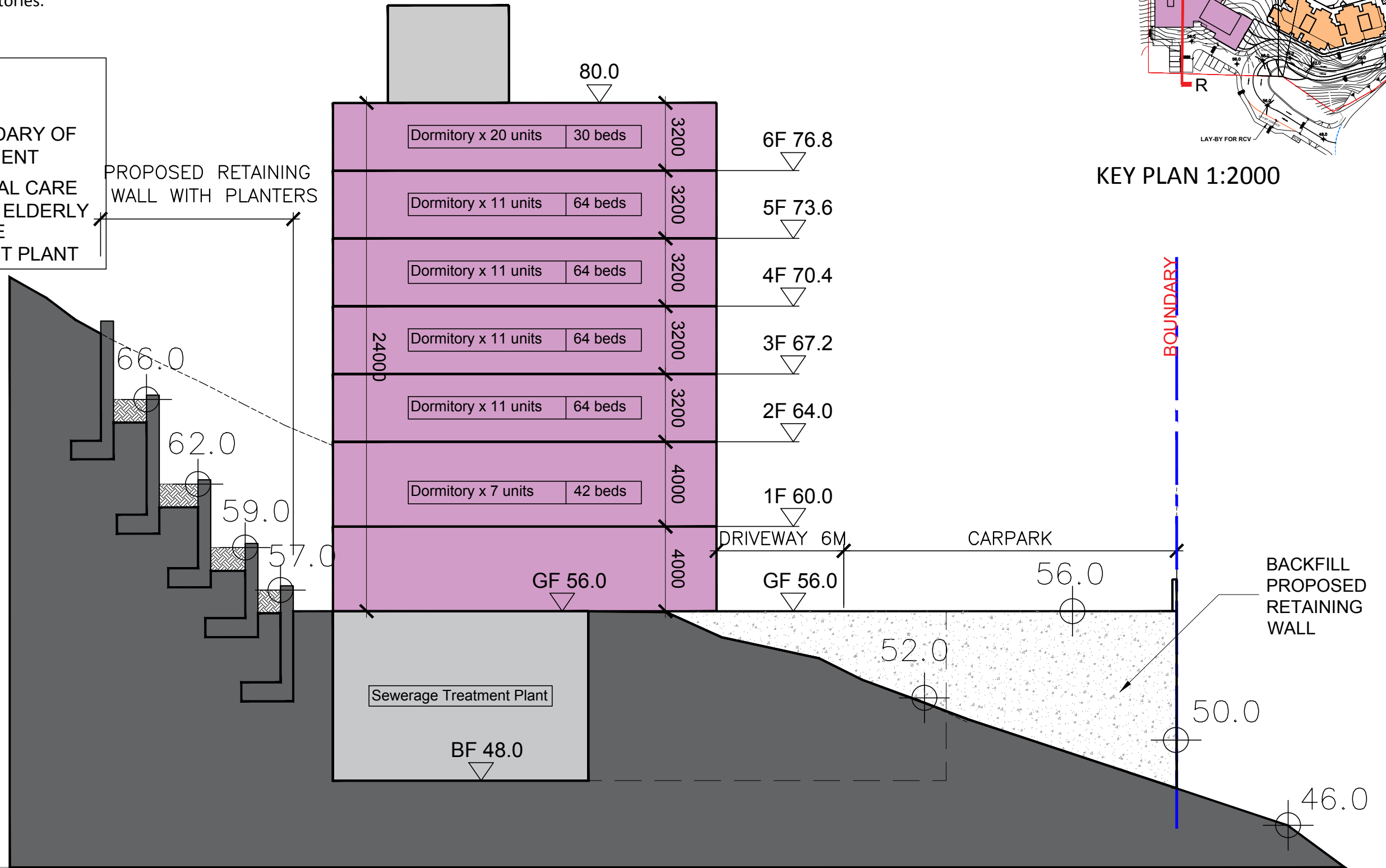
TOTAL GFA approx. 5400 sqm



KEY PLAN 1:2000

LEGEND

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



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RCHE Section R-R
 1:200
 31 MAY 2024

姓名	日期