

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/TW/538**

**关于申请编号 A/TW/538 的拟议用途/发展的概括发展规范**

Revised broad development parameters in view of

the further information received on 6.6.2024

因应于 2024 年 6 月 6 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	A/TW/538		
Location/address 位置/地址	Lot Nos. 1211 R.P. (Part) and 1215 R.P. (Part) and adjoining Government Land in D.D. 451, Lo Wai, Tsuen Wan 荃湾老围丈量约份第 451 约地段第 1211 号余段（部分）及第 1215 号余段（部分）和毗连政府土地		
Site area 地盘面积	About 约 2,519.8 sq. m 平方米 (Includes Government Land of about 包括政府土地约 172.2 sq. m 平方米)		
Plan 图则	Section 16 application 第 16 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		
	Further information received 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	Section 16 application 第 16 条申请 "Village Type Development" 「乡村式发展」		
	Further information received 接获进一步资料 "Village Type Development" 「乡村式发展」		
Applied use/ development 申请用途/发展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) 拟议社会福利设施（安老院舍）		
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
	Domestic 住用	-	-
	Non-domestic 非住用	Not more than 不多於 12,000	About 约 4.76
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 综合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建筑物高度/ 层数	住用	-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	Not more than 不多於 36.03	m 米
		Not more than 不多於 120	mPD 米(主水平基准上)
		8	Storey(s) 层
	Composite 综合用途	2	Exclude 不包括 Basement 地库
		-	m 米
		-	mPD 米(主水平基准上)
			-
Site coverage 上盖面积	80 %		
No. of units 单位数目	260 Beds 床位		
Open space 休憩用地	Private 私人	631.3	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		32
	Private Car Parking Spaces 私家车车位		30
	Light Bus Space 小型巴士车位		1
	Ambulance Parking Space 救护车车位		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		1
	Light Goods Vehicle Spaces 轻型货车车位		1

\* 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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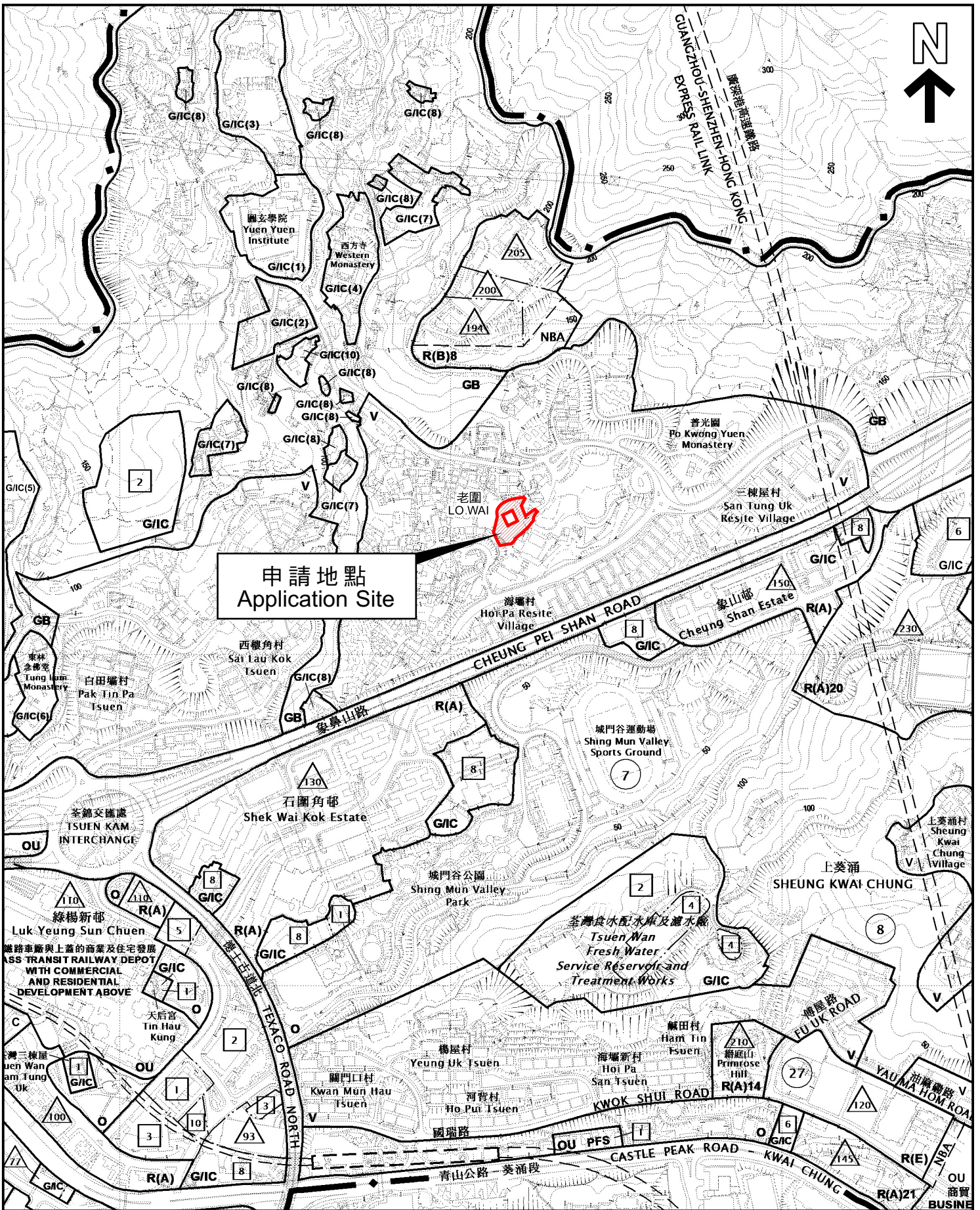
**Submitted Plans, Drawings and Documents 提交的图则、绘图及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
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 type="checkbox"/>
<b><u>Reports 报告书</u></b>		
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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input checked="" 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 comments 回应部门意见</u> ,		
<u>Updated Geotechnical Planning Review Report 更新的土力规划检讨报告</u>		
<u>Updated Sewerage Plan 更新的排污图则</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。對於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。



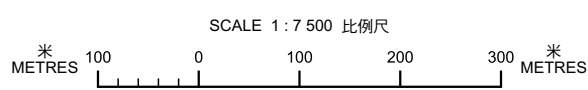


申請地點  
Application Site

本摘要圖於2024年6月14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 14.6.2024 BASED ON OUTLINE ZONING PLAN No. S/TW/37 APPROVED ON 6.2.2024

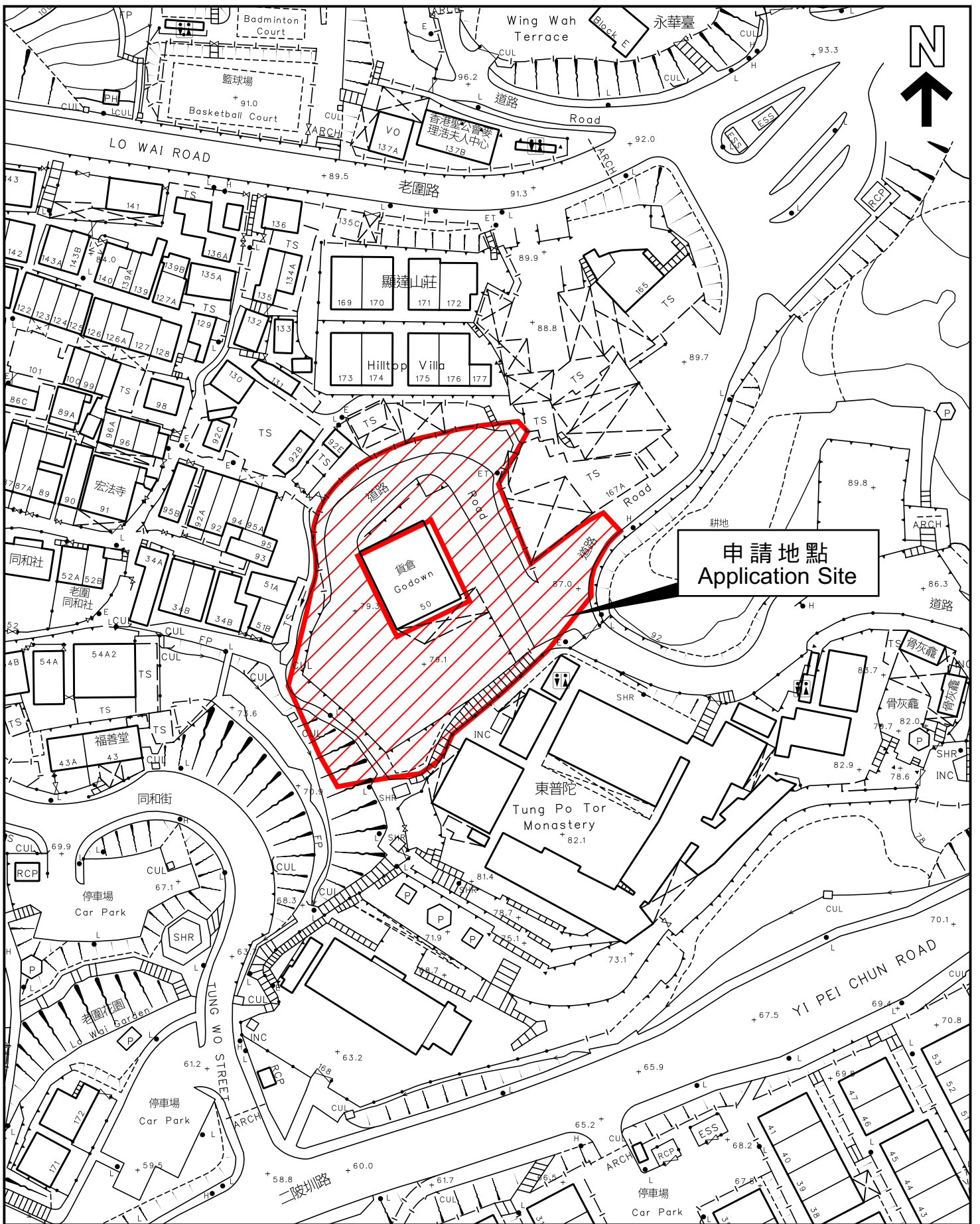
位置圖 LOCATION PLAN



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

參考編號  
REFERENCE No.  
A/TW/538





申請地點  
Application Site

本摘要圖於2024年6月14日擬備，  
所根據的資料為測量圖編號7-SW-11D  
EXTRACT PLAN PREPARED ON  
14.6.2024 BASED ON SURVEY SHEET  
No. 7-SW-11D

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.  
A/TW/538

申請編號 **Application No. : A/TW/538**

**備註 Remarks**

The applicant provided responses to departmental comments and submitted revised Transport Impact Assessment, updated Geotechnical Planning Review Report, updated sewerage plan and architectural drawings.

申請人回應部門意見，並提交經修訂的交通影響評估，以及更新的土力規劃檢討報告、排污圖則及建築圖則。

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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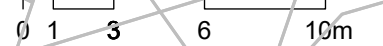
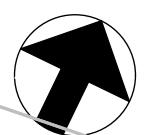
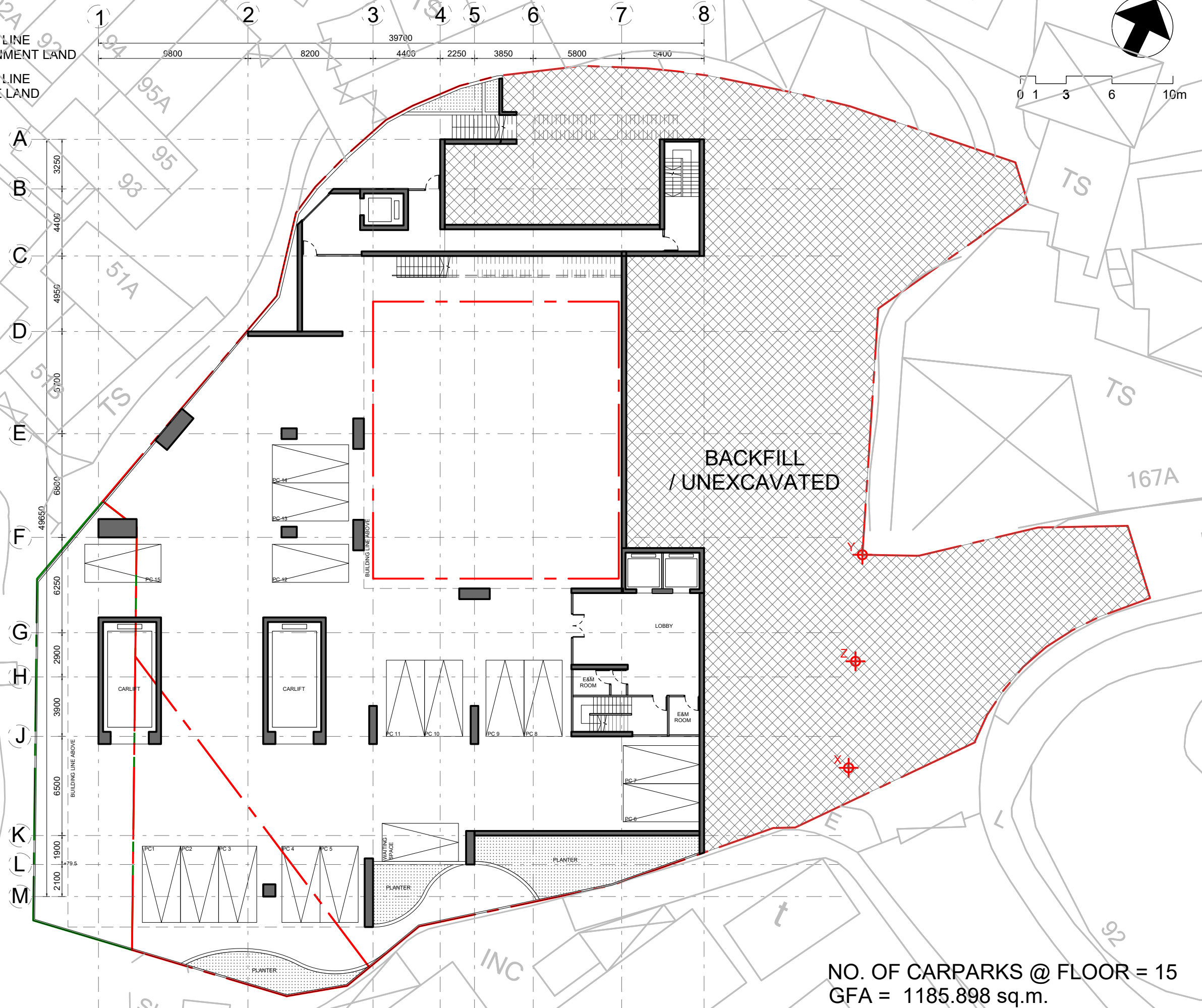






LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



PROJECT NO. **HK-A22002**

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AMENDMENT PARTICULARS

Revision	Description	Date
△	DESIGN	20230711
△	DESIGN	20230809
△	SUBMISSION	20230815
△	SUBMISSION	20231021
△	SUBMISSION	20240217
△	SUBMISSION	20240418
△	SUBMISSION	20240507
△	SUBMISSION	20240514
△	SUBMISSION	20240603

TOWN PLANNER :

E-mail : [despaceinternational@gmail.com](mailto:despaceinternational@gmail.com)  
Tel : 2493 3626

ARCHITECT :

**MINOR 細 CREATIVE 作畫**

E-mail : [info@minorcreative.com](mailto:info@minorcreative.com)

PROJECT NAME

PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN

DRAWING TITLE

**B2 LAYOUT PLAN**

DESIGN IN CHARGE	DWG NO.
KL	P-101
SCALE	1:250
DATE	20240603

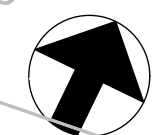
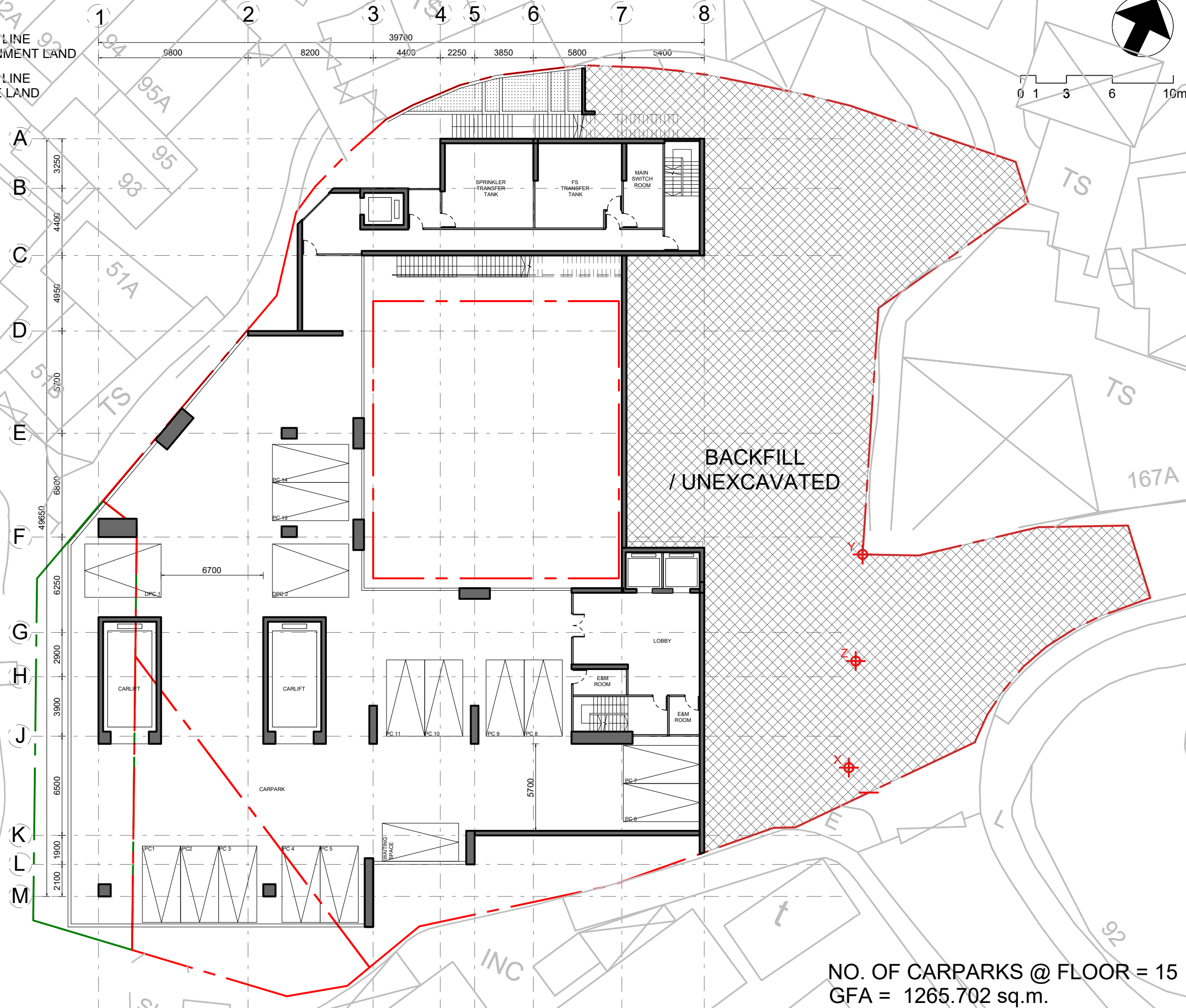
NO. OF CARPARKS @ FLOOR = 15  
GFA = 1185.898 sq.m.

申請編號 Application No. : A / TW / 538  
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**B2 LAYOUT PLAN**  
LO WAI RCHE  
1:250

LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



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△	DESIGN	20230528
△	DESIGN	20230703
△	DESIGN	20230711
△	DESIGN	20230809
△	SUBMISSION	20230815
△	SUBMISSION	20231021
△	SUBMISSION	20240217
△	SUBMISSION	20240418
△	SUBMISSION	20240603

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PROJECT NAME

PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN

DRAWING TITLE

**B1 LAYOUT PLAN**

DESIGN IN CHARGE	DWG NO.
KL	P-102
SCALE	1:250
DATE	20240603

NO. OF CARPARKS @ FLOOR = 15  
 GFA = 1265.702 sq.m.

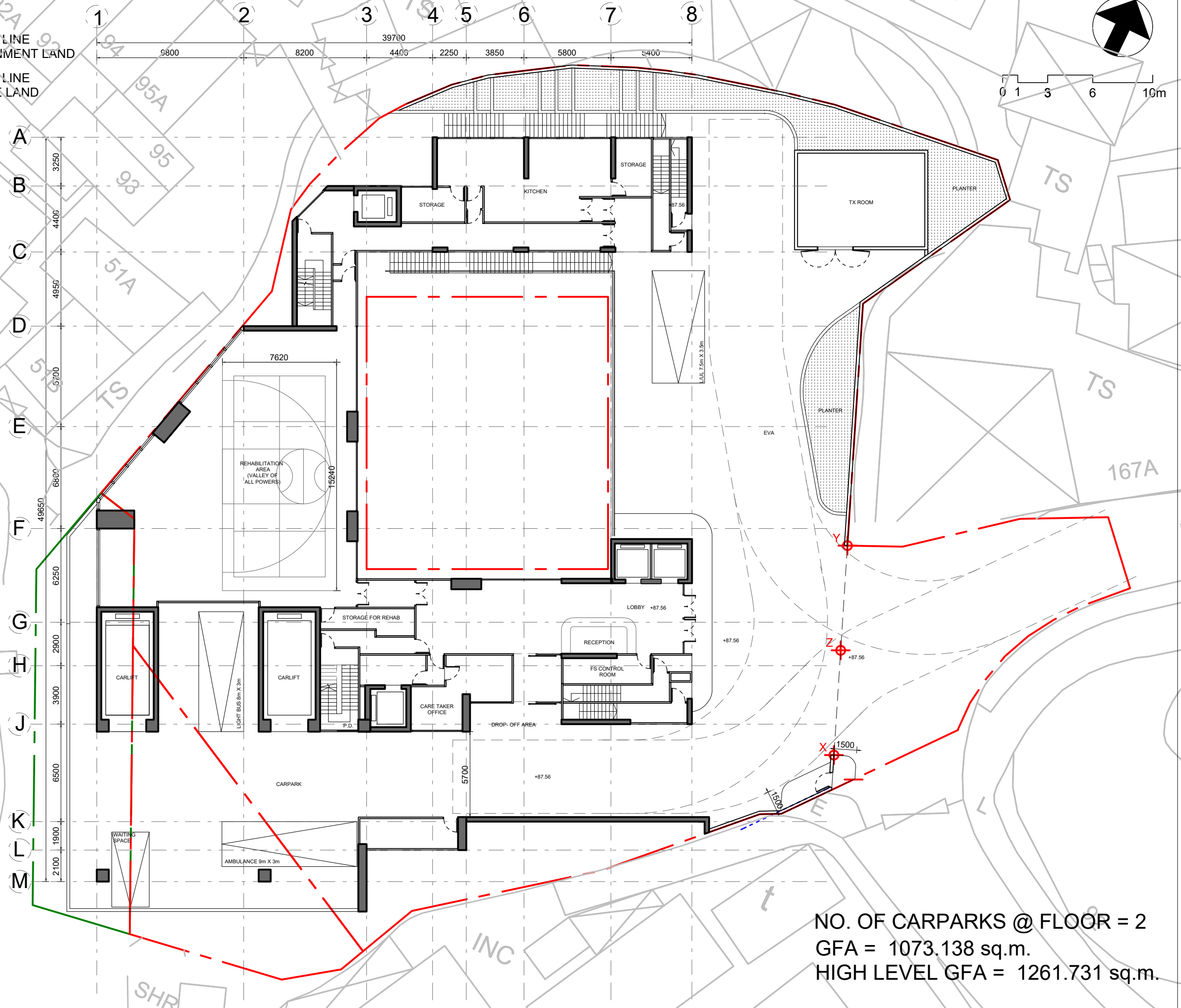
申請編號 Application No. :           A / TW / 538            
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**B1 LAYOUT PLAN**  
 LO WAI RCHE  
 1:250



LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



PROJECT NO. <b>HK-A22002</b>		
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AMENDMENT PARTICULARS		
Revision	Description	Date
△	DESIGN	20230528
△	DESIGN	20230703
△	DESIGN	20230711
△	DESIGN	20230809
△	SUBMISSION	20230815
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△	SUBMISSION	20240603
TOWN PLANNER :		
<p>■ E-mail : despaceinternational@gmail.com</p> <p>■ Tel : 2493 3626</p>		
ARCHITECT :		
<b>MINOR 細 CREATIVE 作畫</b>		
<p>■ E-mail : info@minorcreative.com</p>		
PROJECT NAME		
<p>PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERY (RCHE) AT LO WAI, TSUEN WAN</p>		
DRAWING TITLE		
<b>G/F LAYOUT PLAN</b>		
DESIGN IN CHARGE	DWG NO.	
KL	P-103	
SCALE	DATE	
1:250	20240603	

NO. OF CARPARKS @ FLOOR = 2  
 GFA = 1073.138 sq.m.  
 HIGH LEVEL GFA = 1261.731 sq.m.

申請編號 Application No. :           A / TW / 538            
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**G/F LAYOUT PLAN**  
 LO WAI RCHE  
 1:250



LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



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PROJECT NAME

PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN

DRAWING TITLE

1/F LAYOUT PLAN

DESIGN IN CHARGE : KL

DWG NO. : P-104

SCALE : 1:250

DATE : 20240603

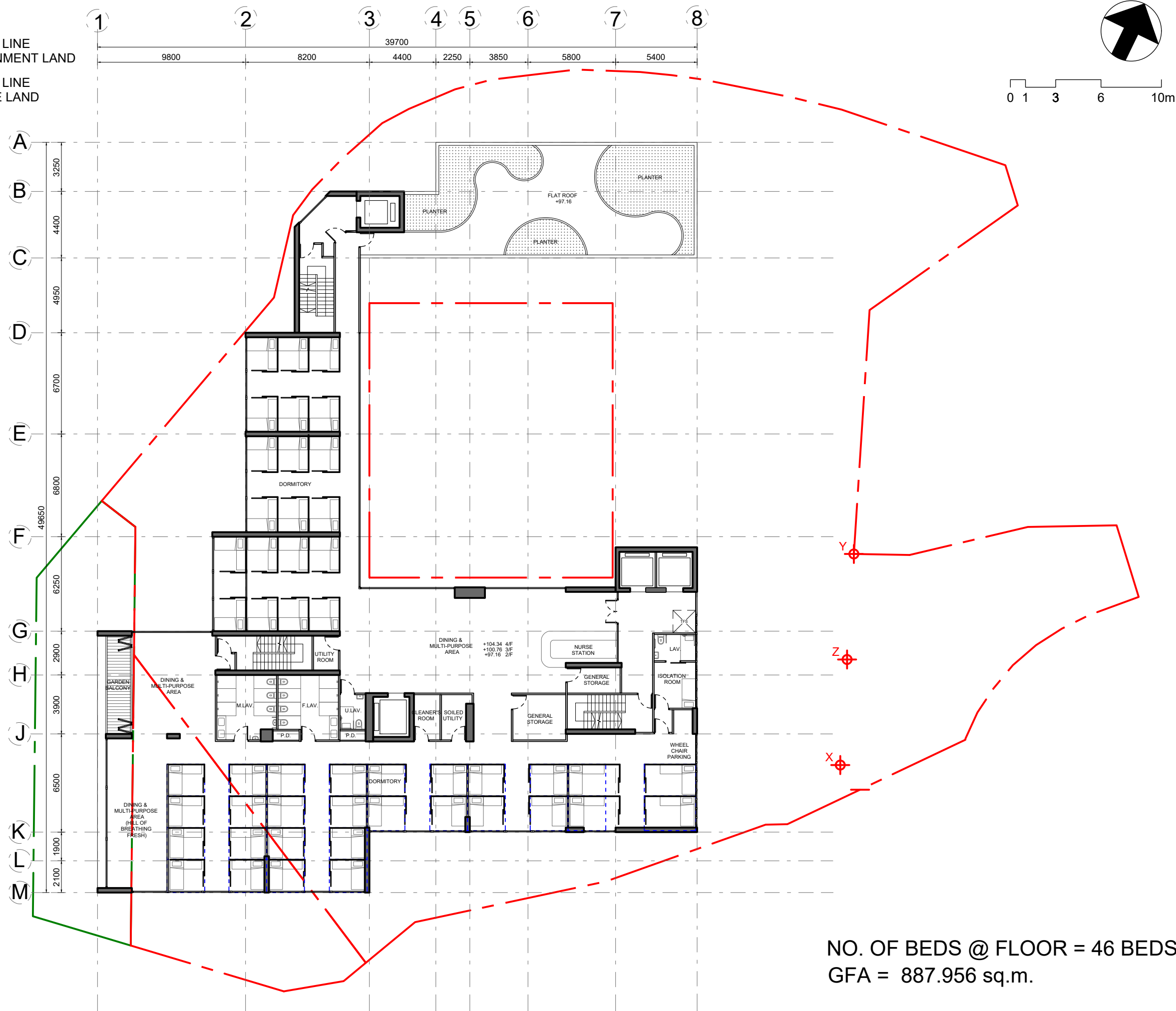
NO. OF BEDS @ FLOOR = 48 BEDS  
GFA = 1033.169 sq.m.

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**1/F LAYOUT PLAN**  
LO WAI RCHE  
1:250

LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



NO. OF BEDS @ FLOOR = 46 BEDS  
GFA = 887.956 sq.m.

PROJECT NO. **HK-A22002**

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△	SUBMISSION	20230815
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PROJECT NAME

PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN

DRAWING TITLE

2-4/F LAYOUT PLAN

DESIGN IN CHARGE

KL

DWG NO.

P-105

SCALE

1:250

DATE

20240603

申請編號 Application No. :           A / TW / 538          

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**2/F-4/F LAYOUT PLAN**  
LO WAI RCHE

1:250

LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



NO. OF BEDS @ FLOOR = 37 BEDS  
GFA = 887.956 sq.m.

PROJECT NO. HK-A22002

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ARCHITECT :

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E-mail : info@minorcreative.com

PROJECT NAME

PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERY (RCHE) AT LO WAI, TSUEN WAN

DRAWING TITLE

5/F-6/F LAYOUT PLAN

DESIGN IN CHARGE

KL

SCALE

1:250

DATE

20240603

DWG NO.

P-106

申請編號 Application No. : A / TW / 538

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5/F-6/F LAYOUT PLAN

LO WAI RCHE

1:250



LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



GFA = 666.874 sq.m.

PROJECT NO. **HK-A22002**

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PROJECT NAME

PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN

DRAWING TITLE

7/F LAYOUT PLAN

DESIGN IN CHARGE

KL

SCALE : 1:250

DATE : 20240603

DWG NO.

P-106

申請編號 Application No. : A / TW / 538

此頁摘自申請人提交的文件。

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**7/F LAYOUT PLAN**  
LO WAI RCHE

1:250

LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



PROJECT NO. **HK-A22002**

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△	SUBMISSION	20240418
△	SUBMISSION	20240603

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E-mail : despaceinternational@gmail.com  
Tel : 2493 3626

ARCHITECT :

**MINOR 細 CREATIVE 存業**

E-mail : info@minorcreative.com

PROJECT NAME

PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN

DRAWING TITLE

R/F LAYOUT PLAN

DESIGN IN CHARGE

KL

DWG NO.

P-106

SCALE

1:250

DATE

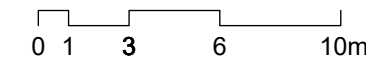
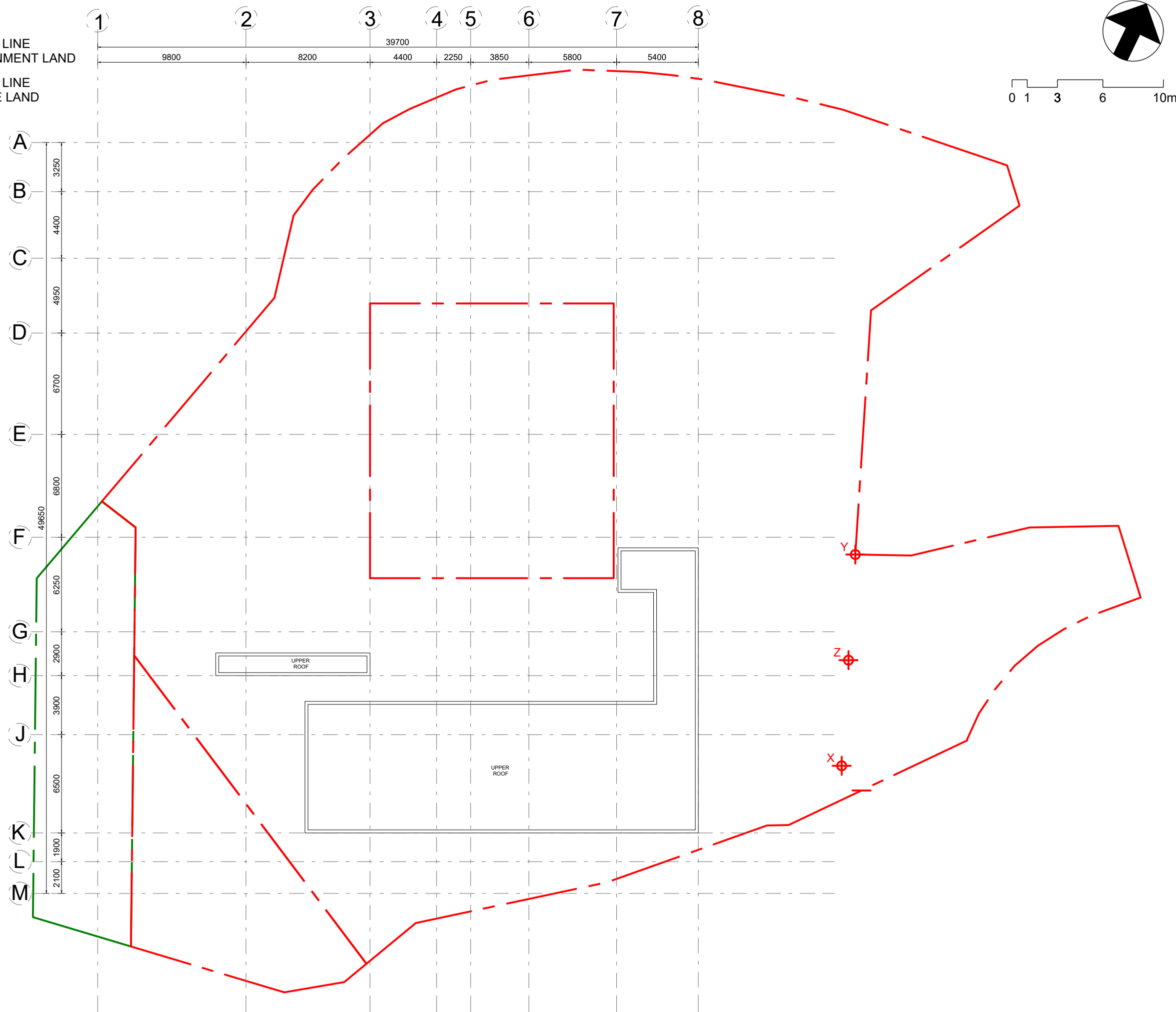
20240603

申請編號 Application No. :           A / TW / 538            
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**R/F LAYOUT PLAN**  
LO WAI RCHE  
1:250

LEGEND

- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND



PROJECT NO. **HK-A22002**

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This drawing should not be used as construction drawings without approval.

AMENDMENT PARTICULARS

Revision	Description	Date
△	DESIGN	20230528
△	DESIGN	20230703
△	DESIGN	20230711
△	DESIGN	20230809
△	SUBMISSION	20230815
△	SUBMISSION	20231021
△	SUBMISSION	20240217
△	SUBMISSION	20240418
△	SUBMISSION	20240603

TOWN PLANNER :

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Tel : 2493 3626

ARCHITECT :

**MINOR CREATIVE** 細 存 業  
E-mail : [info@minorcreative.com](mailto:info@minorcreative.com)

PROJECT NAME

PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN

DRAWING TITLE

UR/F LAYOUT PLAN

DESIGN IN CHARGE : KL

DWG NO. : P-109

SCALE : 1:250

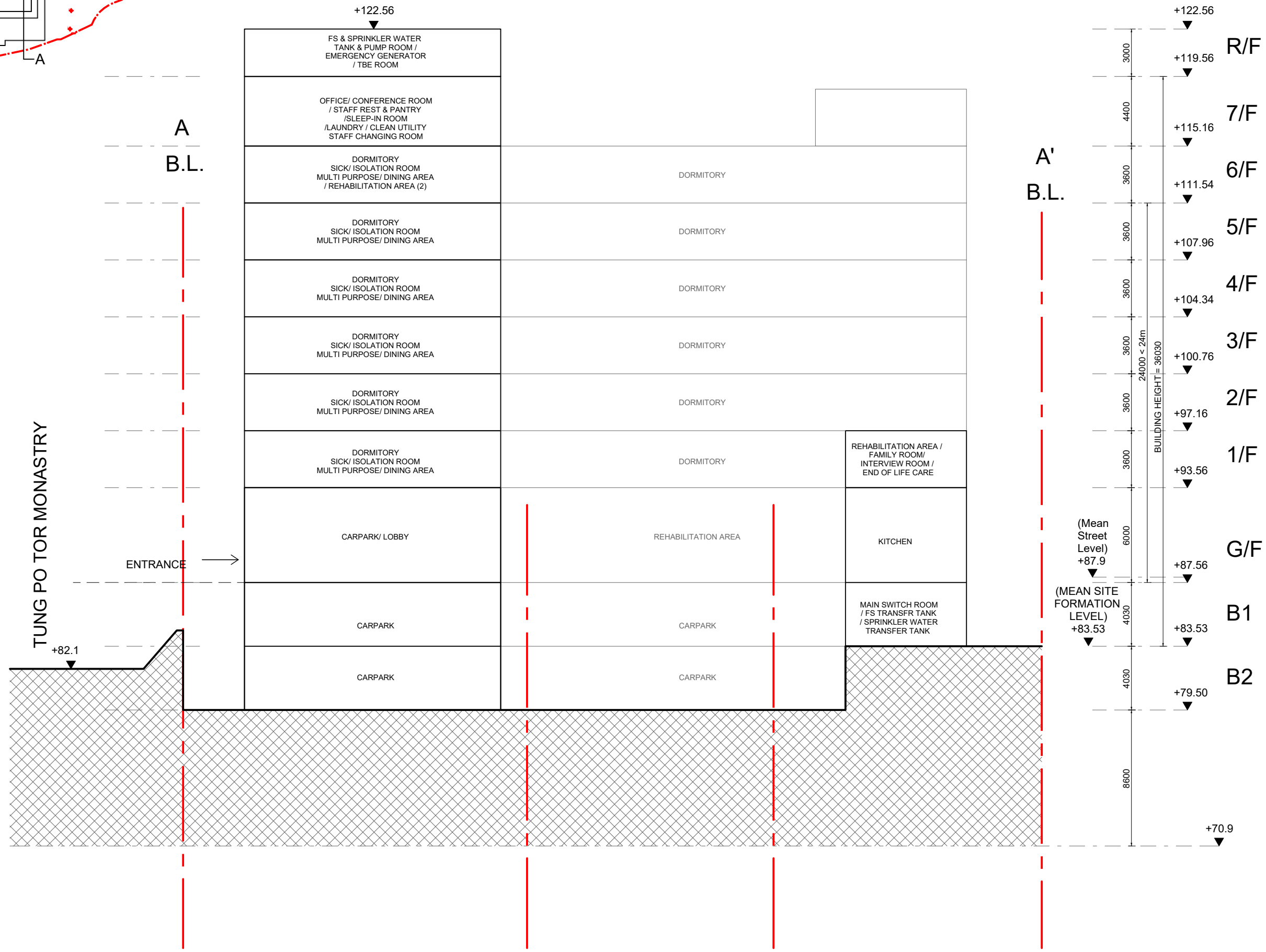
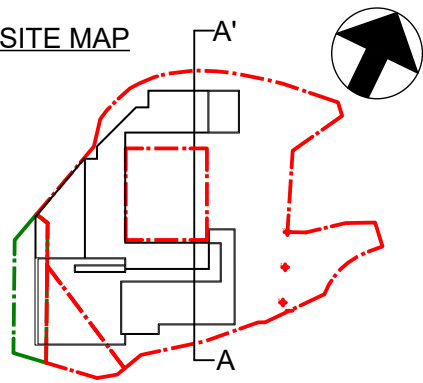
DATE : 20240603

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**UR/F LAYOUT PLAN**  
LO WAI RCHE  
1:250



SITE MAP



**SCHEMATIC SECTION**  
LO WAI RCHE 1:250

PROJECT NO. : <b>HK-A22002</b>		
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△	DESIGN	20230809
△	SUBMISSION	20230815
△	SUBMISSION	20231021
△	SUBMISSION	20240217
△	SUBMISSION	20240418
△	SUBMISSION	20240603
TOWN PLANNER :		
<ul style="list-style-type: none"> <li>E-mail : despaceinternational@gmail.com</li> <li>Tel : 2493 3626</li> </ul>		
ARCHITECT :		
<p><b>MINOR 細 CREATIVE 存查</b></p> <ul style="list-style-type: none"> <li>E-mail : info@minorcreative.com</li> </ul>		
PROJECT NAME		
<p>PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN</p>		
DRAWING TITLE		
<p><b>SCHEMATIC SECTION AA'</b></p>		
DESIGN IN CHARGE	DWG NO.	
KL		
SCALE	E-101	
1:250		
DATE	20240603	

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LEGEND

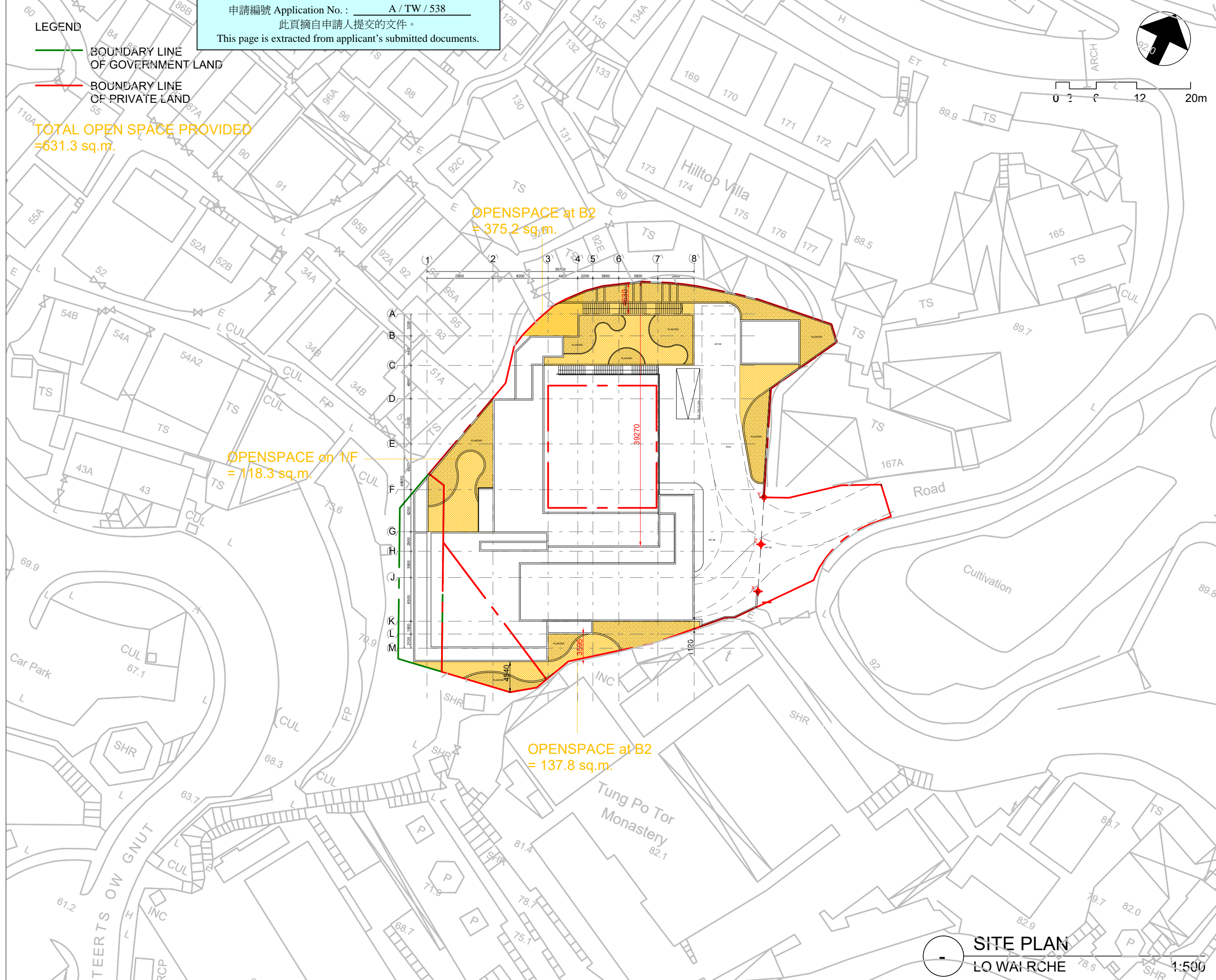
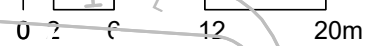
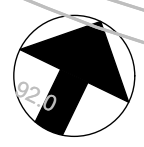
- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND

TOTAL OPEN SPACE PROVIDED  
 =631.3 sq.m.

OPENSACE at B2  
 = 375.2 sq.m.

OPENSACE on 1/F  
 = 118.3 sq.m.

OPENSACE at B2  
 = 137.8 sq.m.



PROJECT NO. **HK-A22002**

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△	SUBMISSION	20231021
△	SUBMISSION	20240217
△	SUBMISSION	20240603
△		
△		
△		
△		

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ARCHITECT :

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PROJECT NAME

PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LO WAI, TSUEN WAN

DRAWING TITLE

OPEN SPACE

DESIGN IN CHARGE : KL

DWG NO. : OS-101

SCALE : 1:250

DATE : 20240603

**SITE PLAN**  
 LO WAI RCHE 1:500