

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

關於申請編號 A/TW/538 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of

the further information received on 6.6.2024

因應於 2024 年 6 月 6 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	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 荃灣老圍丈量約份第 451 約地段第 1211 號餘段（部分）及第 1215 號餘段（部分）和毗連政府土地		
Site area 地盤面積	About 約 2,519.8 sq. m 平方米 (Includes Government Land of about 包括政府土地約 172.2 sq. m 平方米)		
Plan 圖則	Section 16 application 第 16 條申請 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		
	Further information received 接獲進一步資料 Approved Tsuen Wan Outline Zoning Plan No. S/TW/37 荃灣分區計劃大綱核准圖編號 S/TW/37		
Zoning 地帶	Section 16 application 第 16 條申請 "Village Type Development" 「鄉村式發展」		
	Further information received 接獲進一步資料 "Village Type Development" 「鄉村式發展」		
Applied use/ development 申請用途/發展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) 擬議社會福利設施（安老院舍）		
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	-	-
	Non-domestic 非住用	Not more than 不多於 12,000	About 約 4.76
No. of block 幢數	Domestic 住用	-	-
	Non-domestic 非住用	1	-
	Composite 綜合用途	-	-
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 36.03	m 米
		Not more than 不多於 120	mPD 米(主水平基準上)
		8	Storey(s) 層
	Composite 綜合用途	2	Exclude 不包括 Basement 地庫
		-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	80 %		
No. of units 單位數目	260 Beds 床位		
Open space 休憩用地	Private 私人	631.3	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		32
	Private Car Parking Spaces 私家車車位		30
	Light Bus Space 小型巴士車位		1
	Ambulance Parking Space 救護車車位		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		1
	Light Goods Vehicle Spaces 輕型貨車車位		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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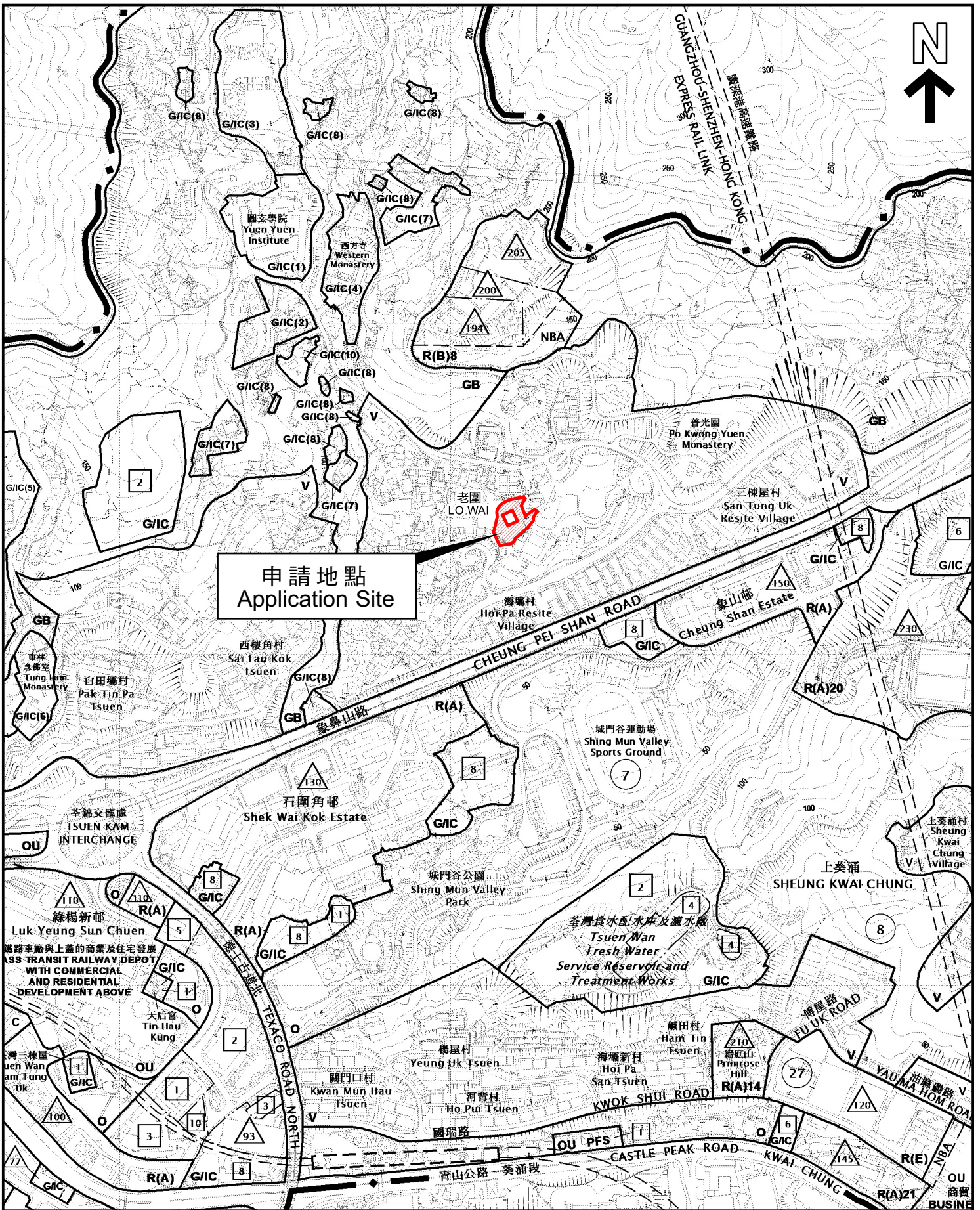
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 checked="" 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"/>
<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 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"/>
<u>Responses to departmental comments 回應部門意見</u>		
<u>Updated Geotechnical Planning Review Report 更新的土力規劃檢討報告</u>		
<u>Updated Sewerage Plan 更新的排污圖則</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。

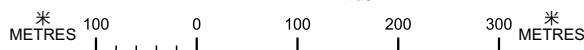


本摘要圖於2024年6月14日擬備，
所根據的資料為於2024年2月6日
核准的分區計劃大綱圖編號S/TW/37

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

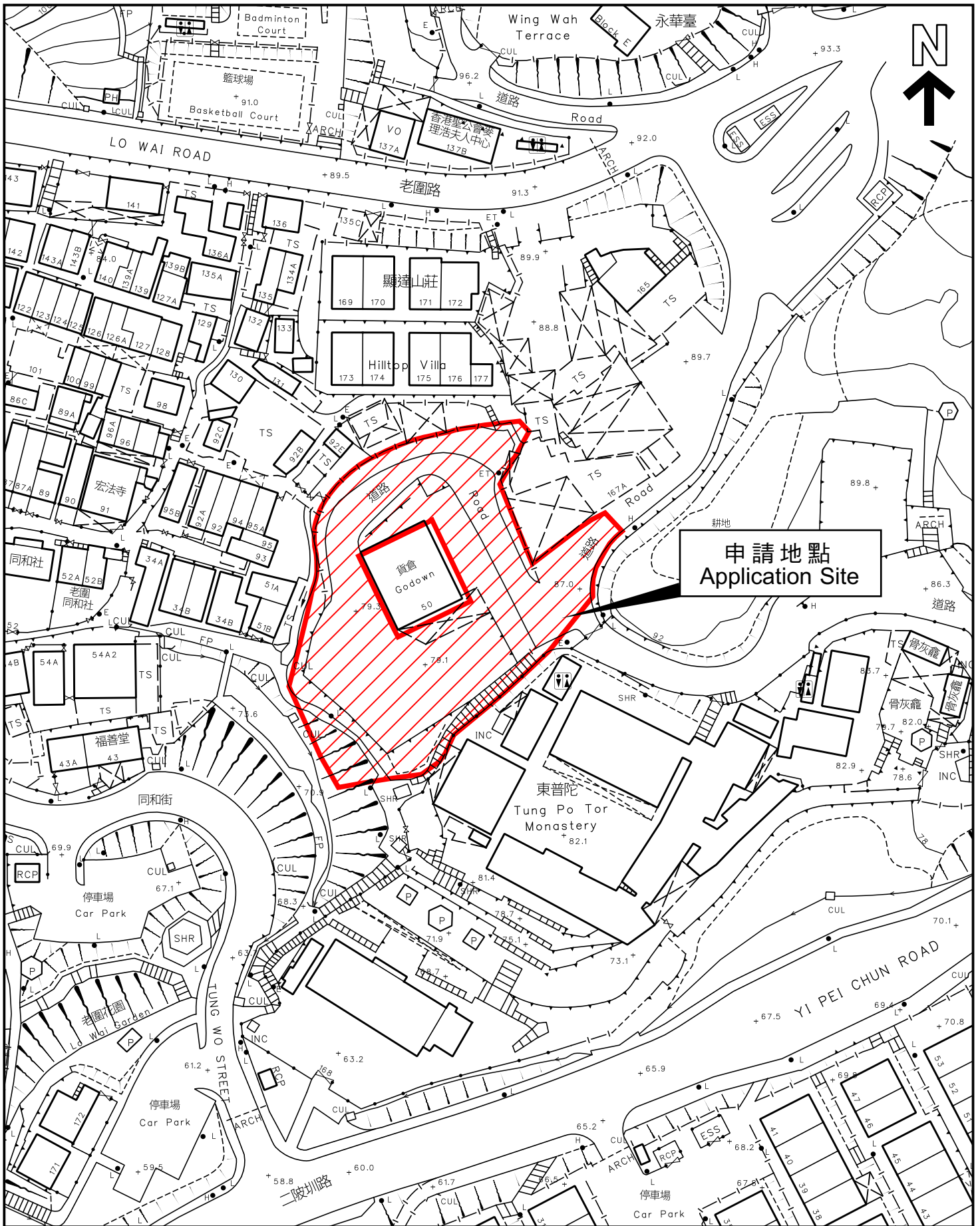
SCALE 1:7 500 比例尺



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

參考編號
REFERENCE No.

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.

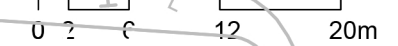
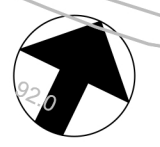
申請人回應部門意見，並提交經修訂的交通影響評估，以及更新的土力規劃檢討報告、排污圖則及建築圖則。

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

TOWN PLANNER :

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

ARCHITECT :

MINOR 細 CREATIVE 作畫
 ■ E-mail : info@minorcreative.com

PROJECT NAME

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

DRAWING TITLE

SITE MAP

DESIGN IN CHARGE

KL

SCALE : **1:500**

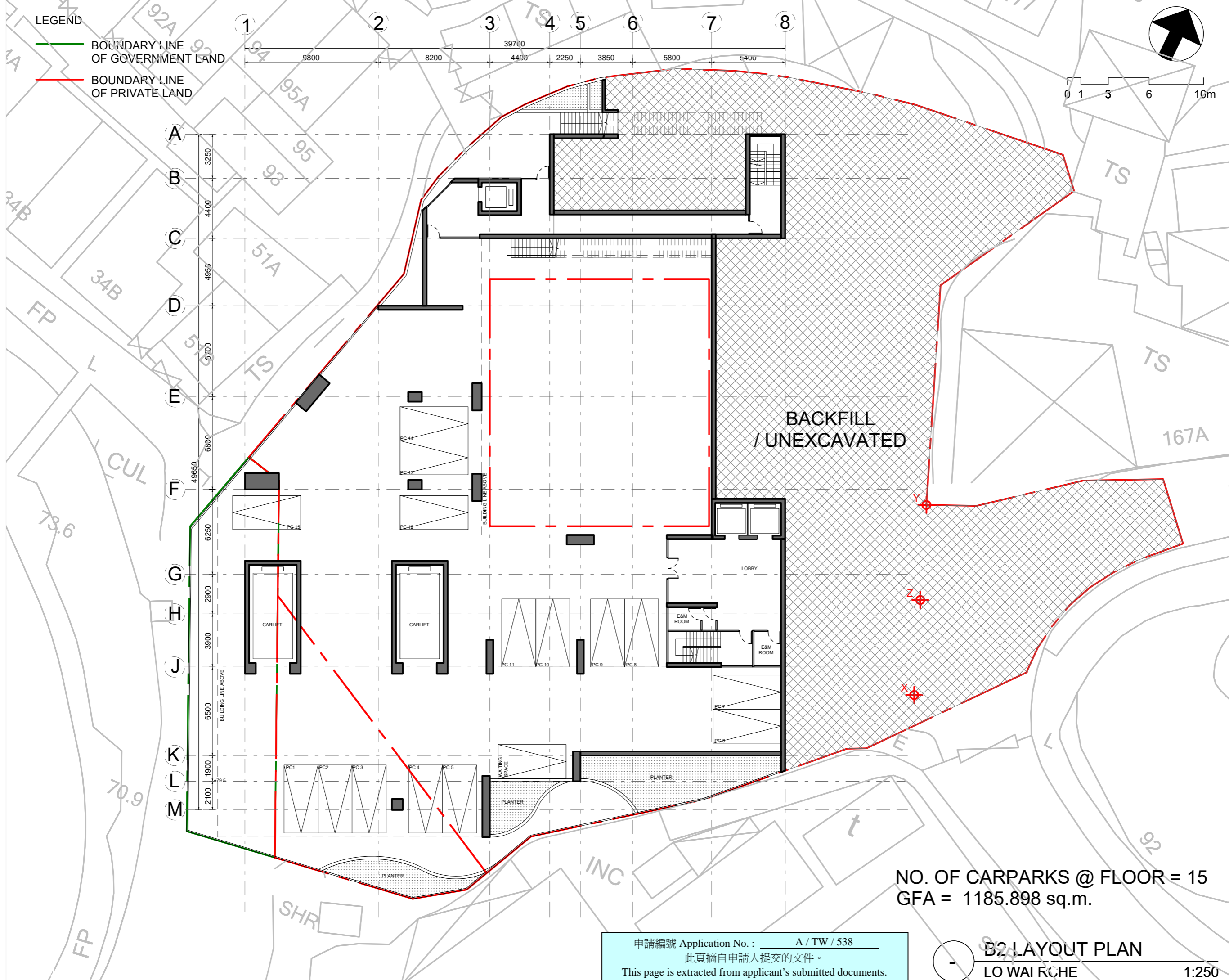
DATE : **20240603**

DWG NO.

P-100

SITE PLAN
LO WAI RCHE
 1:500

LEGEND
 ——— BOUNDARY LINE OF GOVERNMENT LAND
 ——— BOUNDARY LINE OF PRIVATE LAND



0 1 3 6 10m

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△	SUBMISSION	20240507
△	SUBMISSION	20240514
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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

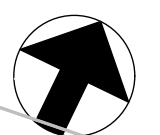
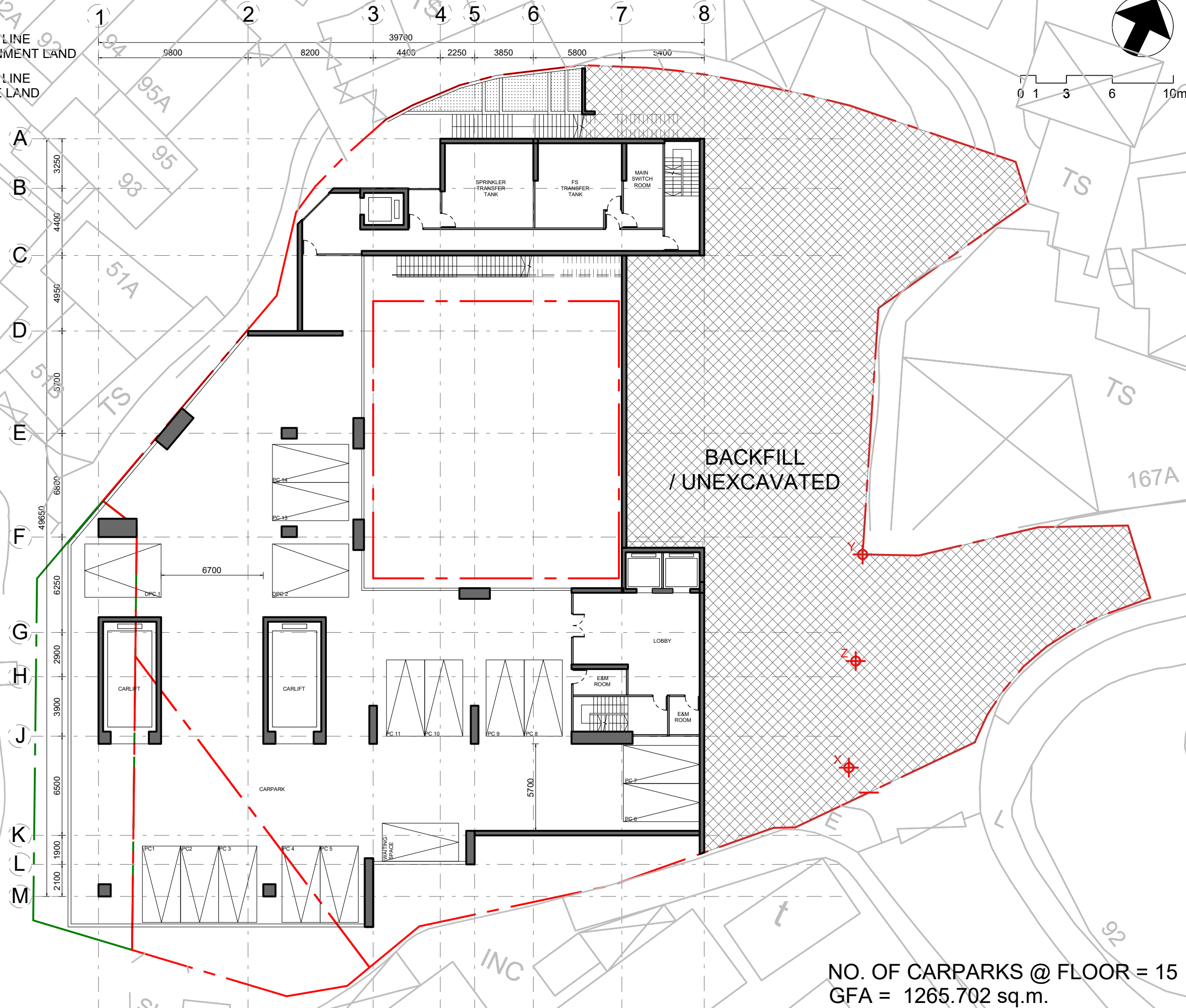
NO. OF CARPARKS @ FLOOR = 15
 GFA = 1185.898 sq.m.

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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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

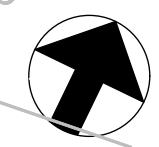
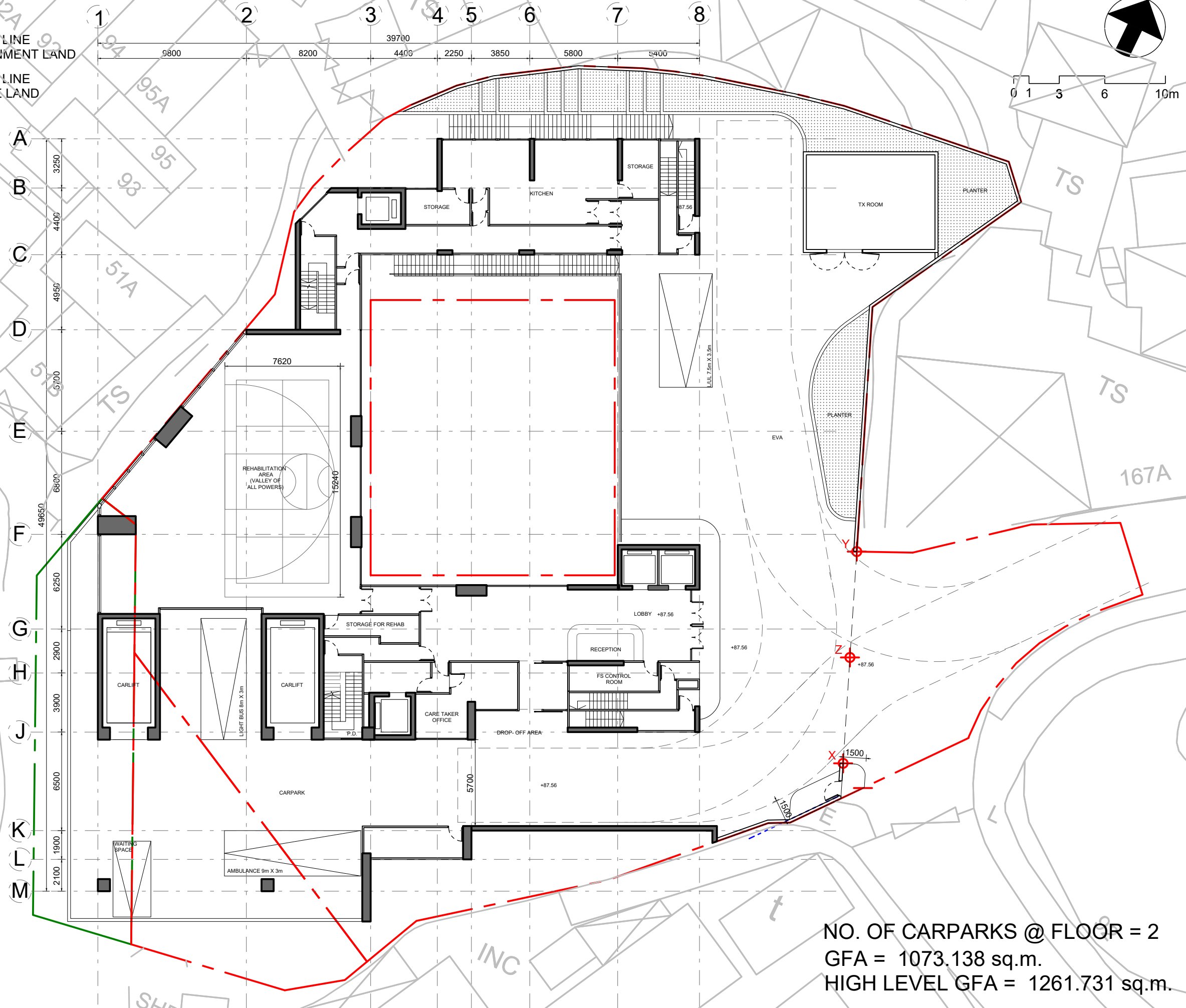
NO. OF CARPARKS @ FLOOR = 15
 GFA = 1265.702 sq.m.

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B1 LAYOUT PLAN
 LO WAI RCHE
 1:250

LEGEND

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



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TOWN PLANNER :		
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ARCHITECT :		
MINOR 細 CREATIVE 作畫		
■ E-mail	: info@minorcreative.com	
PROJECT NAME		
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERY (RCHE) AT LO WAI, TSUEN WAN		
DRAWING TITLE		
G/F LAYOUT PLAN		
DESIGN IN CHARGE	DWG NO.	
KL	P-103	
SCALE	1:250	
DATE	20240603	

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

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G/F LAYOUT PLAN
 LO WAI RCHE
 1:250

LEGEND

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



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

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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

申請編號 Application No. : A / TW / 538

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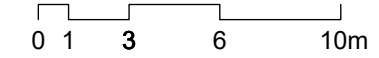
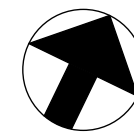
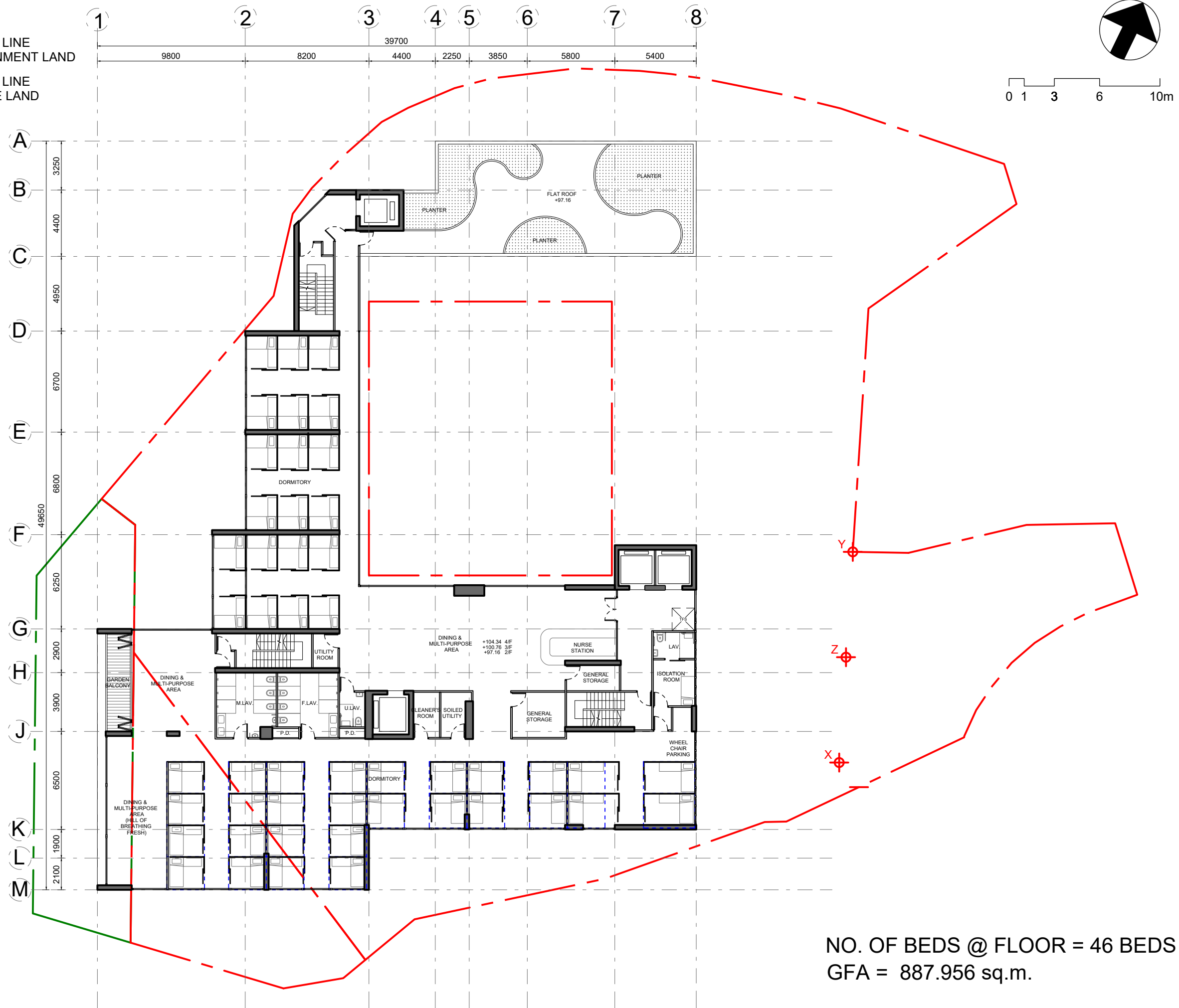
1/F LAYOUT PLAN

LO WAI RCHE

1:250

LEGEND

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



PROJECT NO. **HK-A22002**

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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

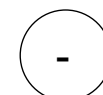
1:250

DATE

20240603

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

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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△	SUBMISSION	20240603

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ARCHITECT :

MINOR 細 CREATIVE 存堂

E-mail : info@minorcreative.com

PROJECT NAME

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

DRAWING TITLE

5/F-6/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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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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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 :

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

ARCHITECT :

MINOR 細 CREATIVE 存堂

E-mail : info@minorcreative.com

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

DWG NO.

P-106

SCALE

1:250

DATE

20240603

申請編號 Application No. : A / TW / 538
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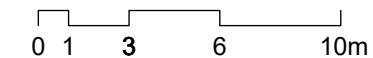
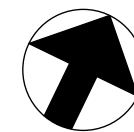


7/F LAYOUT PLAN
LO WAI RCHE

1:250

LEGEND

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



PROJECT NO. **HK-A22002**

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TOWN PLANNER :

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**

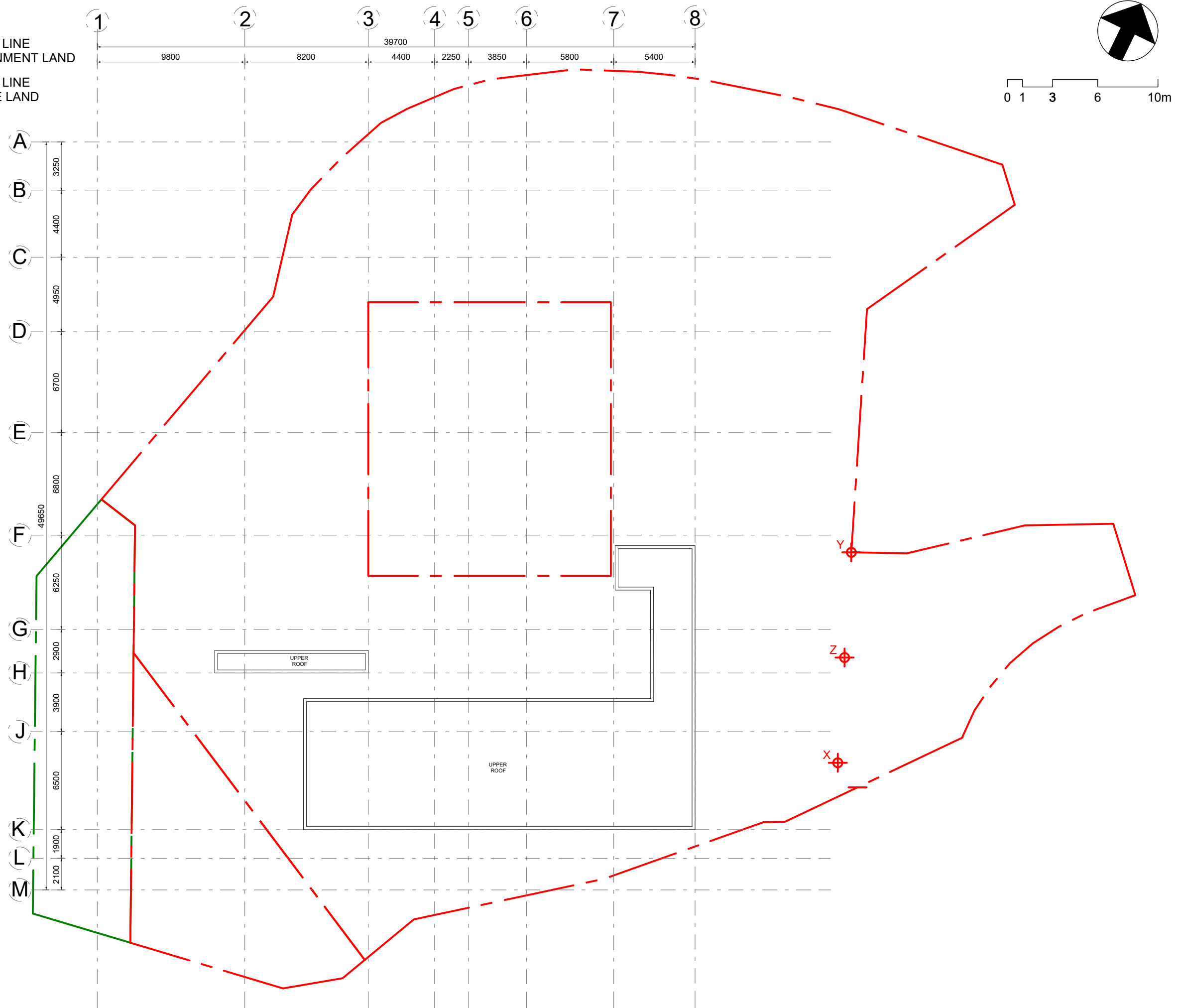
DATE : **20240603**

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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△	SUBMISSION	20240418
△	SUBMISSION	20240603

TOWN PLANNER :

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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

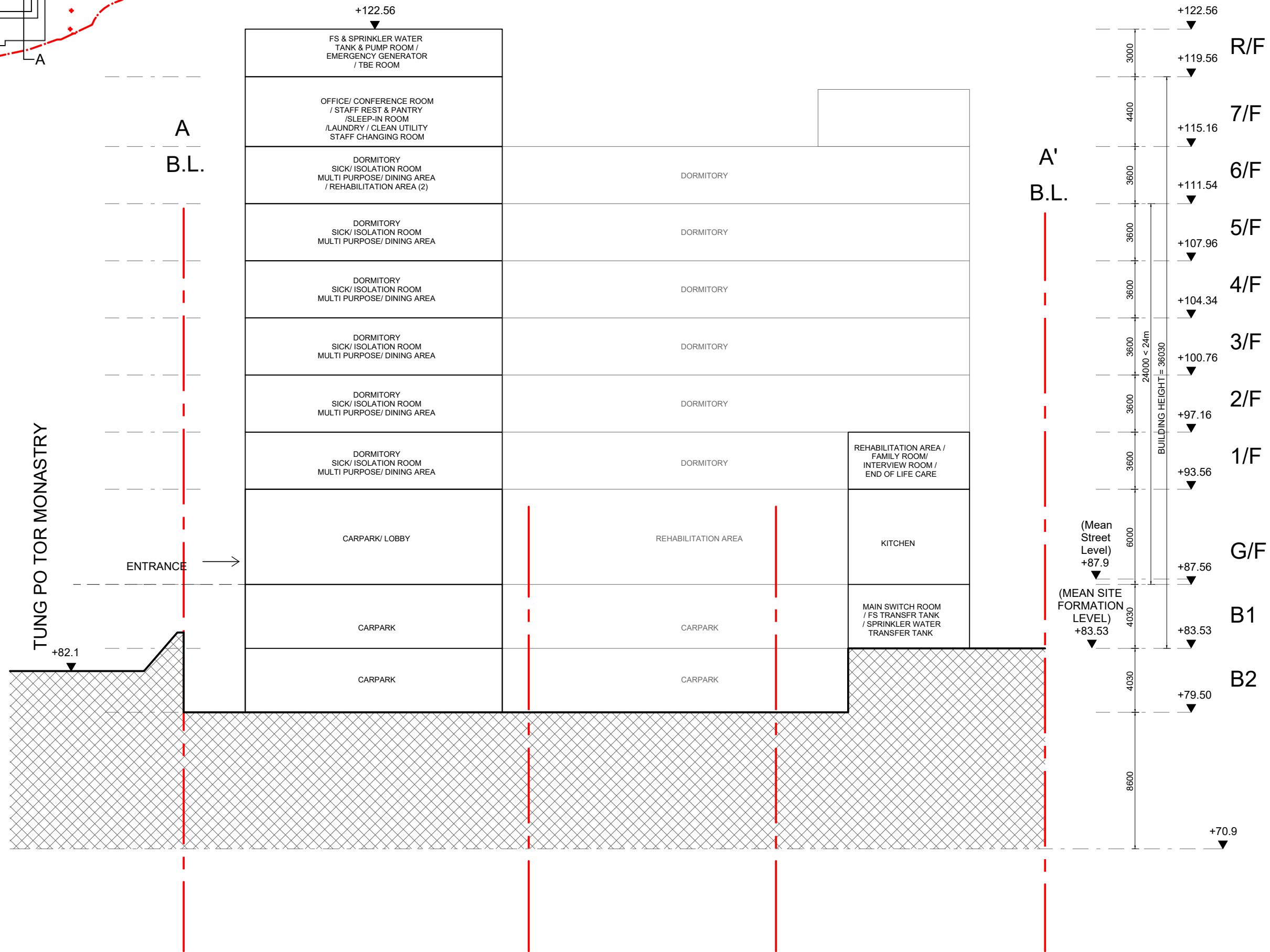
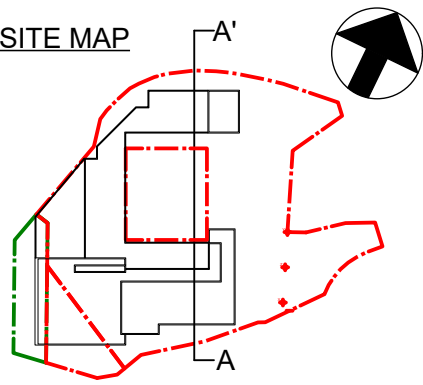
SCALE : 1:250

DATE : 20240603

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UR/F LAYOUT PLAN
LO WAI RCHE
1:250

SITE MAP

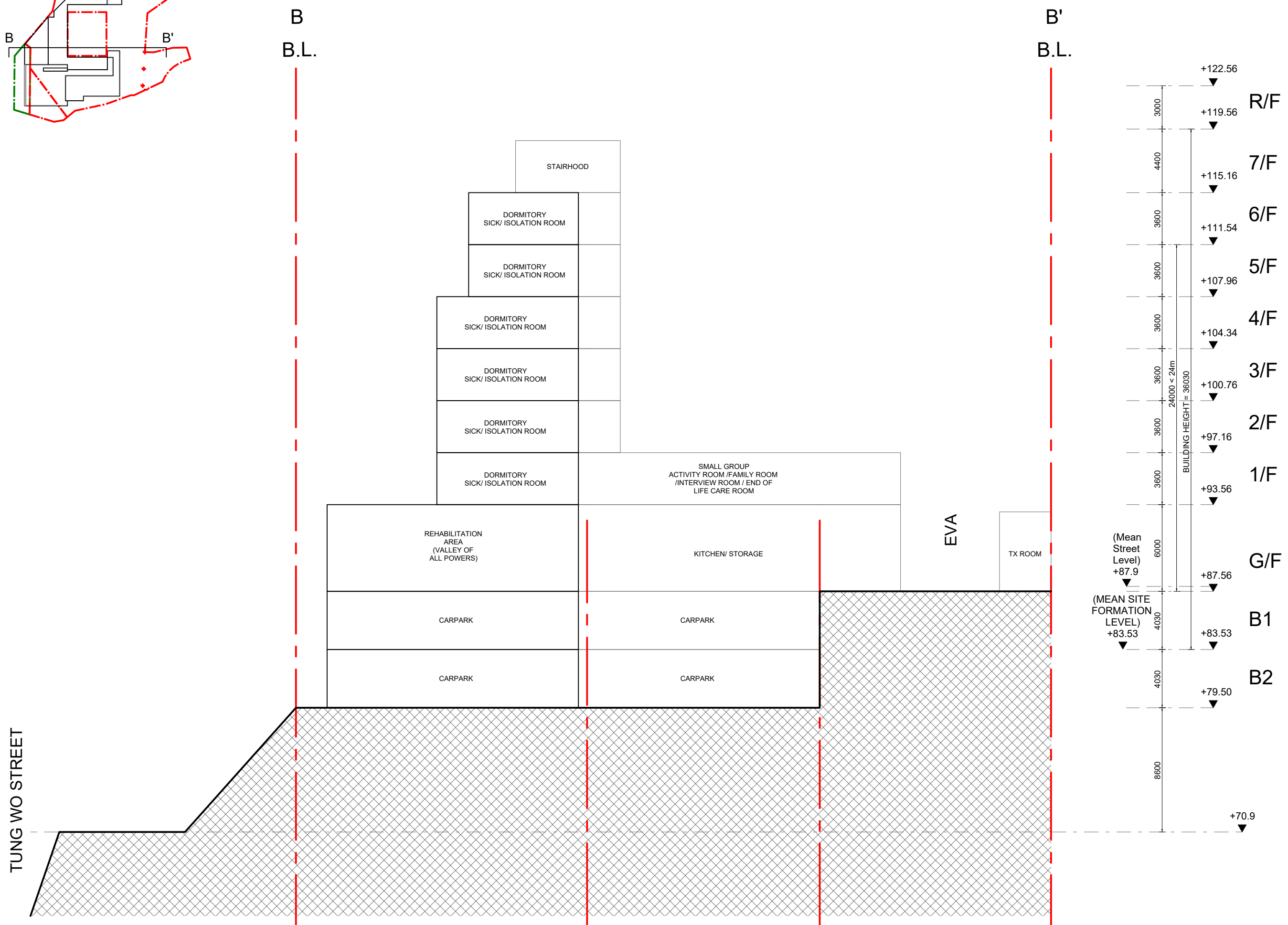
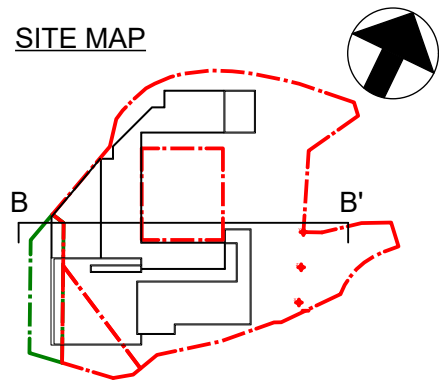


SCHEMATIC SECTION
LO WAI RCHE 1:250

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

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SITE MAP



SCHMATIC SECTION BB'
LO WAI RCHE 1:250

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TOWN PLANNER :

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PROJECT NAME :

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

DRAWING TITLE :

SCHMATIC SECTION BB'

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

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LEGEND

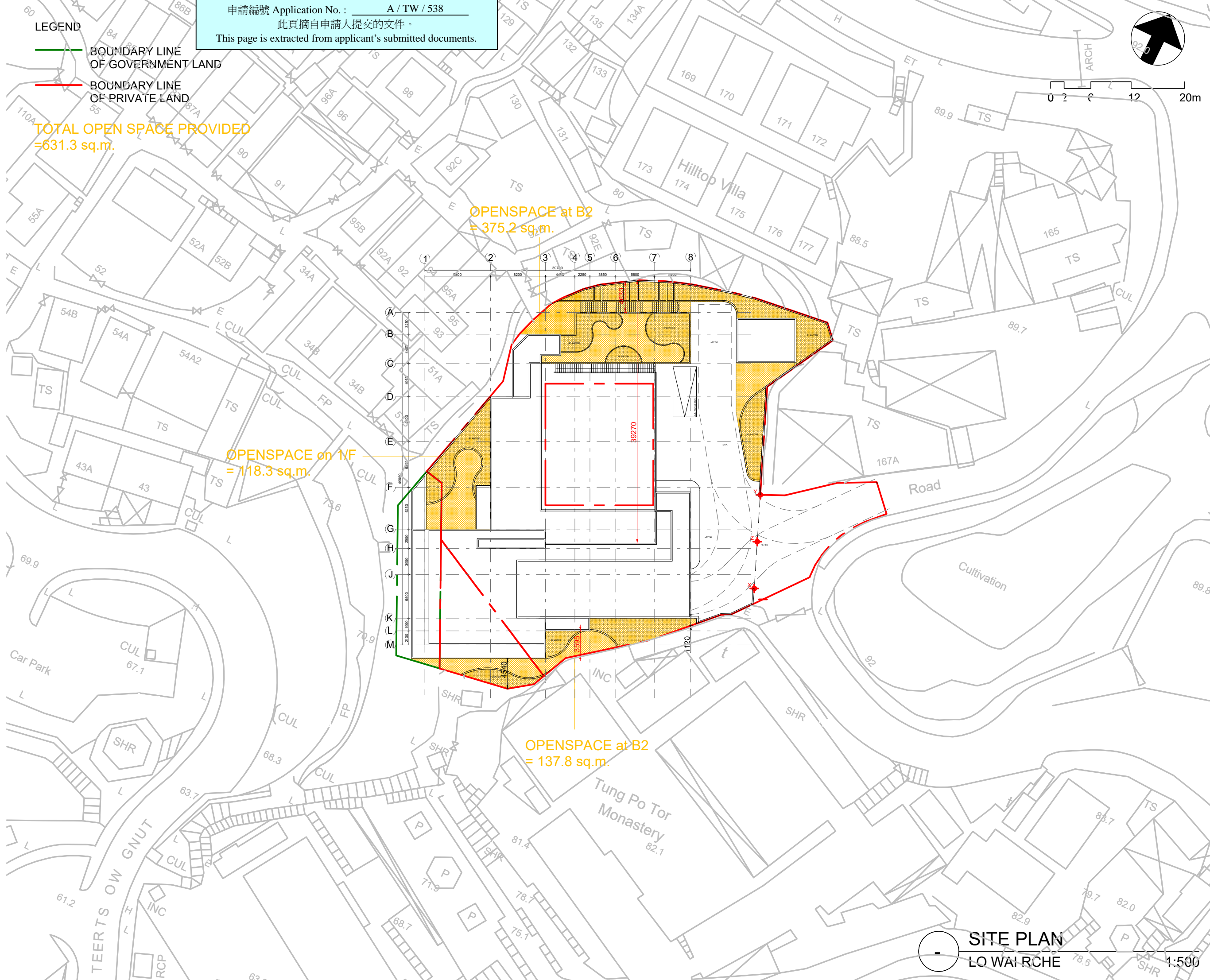
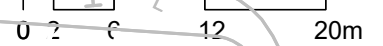
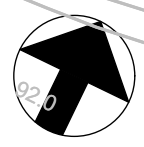
- BOUNDARY LINE OF GOVERNMENT LAND
- BOUNDARY LINE OF PRIVATE LAND

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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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