

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/TWW/122**  
**關於申請編號 A/TWW/122 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/TWW/122		
Location/address 位置／地址	Lot 94 in D.D. 388 and adjoining Government Land, Castle Peak Road – Tsing Lung Tau, New Territories 新界青山公路青龍頭段丈量約份第 388 約地段第 94 號和毗連政府土地		
Site area 地盤面積	About 約 3,306 sq. m 平方米 (Includes Government Land of about 包括政府土地約 1,402 sq. m 平方米)		
Plan 圖則	Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19 荃灣西部分區計劃大綱核准圖編號 S/TWW/19		
Zoning 地帶	"Residential (Group B)" 「住宅(乙類)」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential Development (Flat) 擬議略為放寬地積比率限制，以作准許的住宅發展（分層住宅）		
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	About 約 8,330	Not more than 不多於 2.52
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度／ 層數	Domestic 住用	-	m 米
		Not more than 不多於 60	mPD 米(主水平基準上)
		15 1 storey of 層 1 storey of 層	Storey(s) 層 Exclude 不包括 Basement 地庫 Lobby 大堂
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	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 17.5 %		
No. of units 單位數目	165 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 446	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		46
	Private Car Parking Spaces (including 1 accessible car parking space) 私家車車位 (包括 1 個無障礙泊車位)		44
	Motorcycle Parking Spaces 電單車車位		2
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		2
	Heavy Goods Vehicle Spaces 重型貨車車位		2

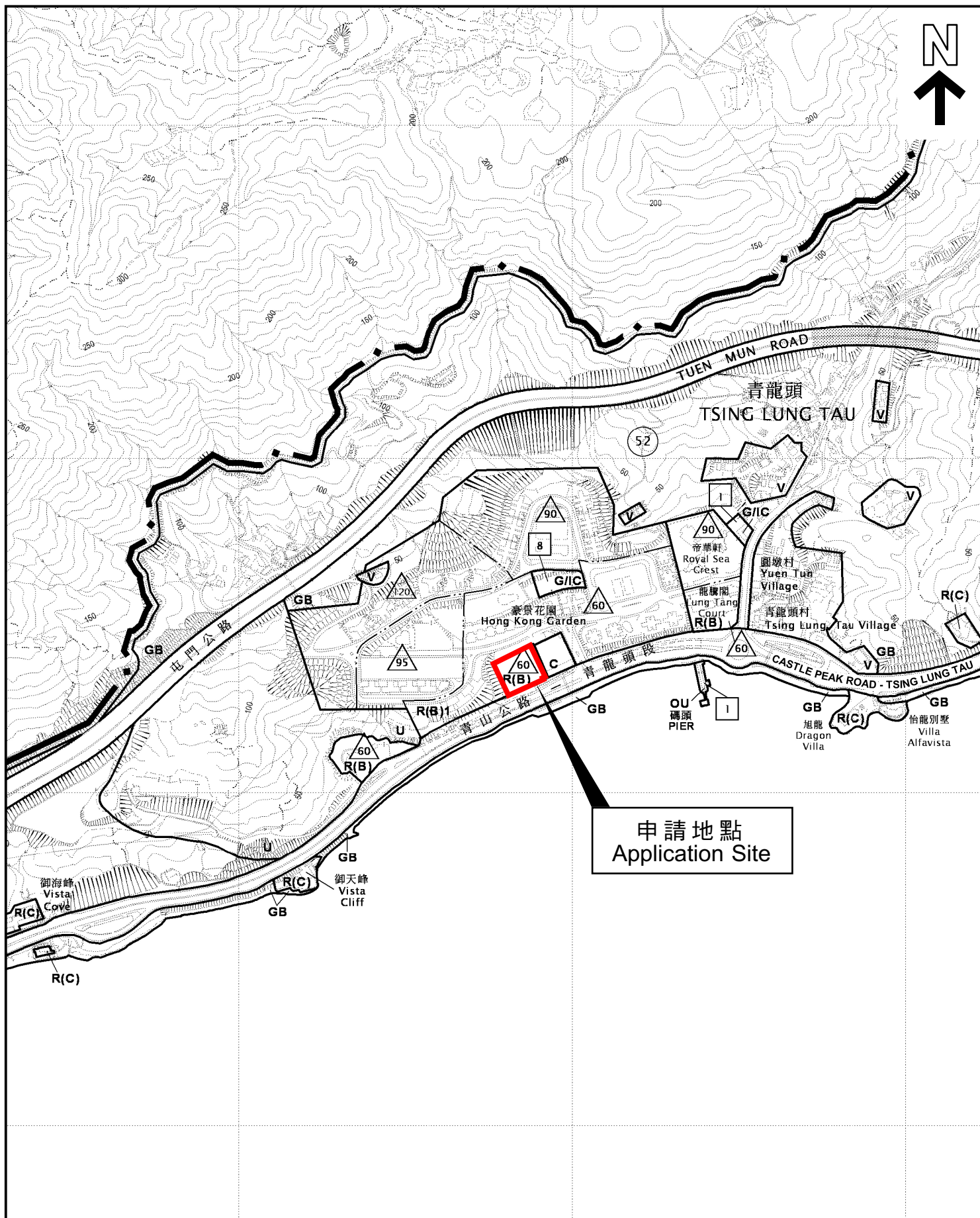
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided 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.

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
<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 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 checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and <del>or water</del> <del>pollutions</del> land contamination) 環境評估（噪音、空氣及／或水的污染 土地污染）	<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"/>
<b><u>Air Ventilation Assessment (Expert Evaluation) 空氣流通評估報告（專家評估報告）</u></b>		
<b><u>Landscape proposal, tree preservation and removal proposal 園境方案及樹木保護和移除方案</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.

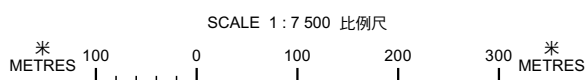
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



# 位置圖 LOCATION PLAN

本摘要圖於2022年4月26日擬備，  
所根據的資料為於2012年12月4日  
核准的分區計劃大綱圖編號S/TWW/19

EXTRACT PLAN PREPARED ON  
26.4.2022 BASED ON OUTLINE ZONING  
PLAN No. S/TWW/19 APPROVED ON  
4.12.2012

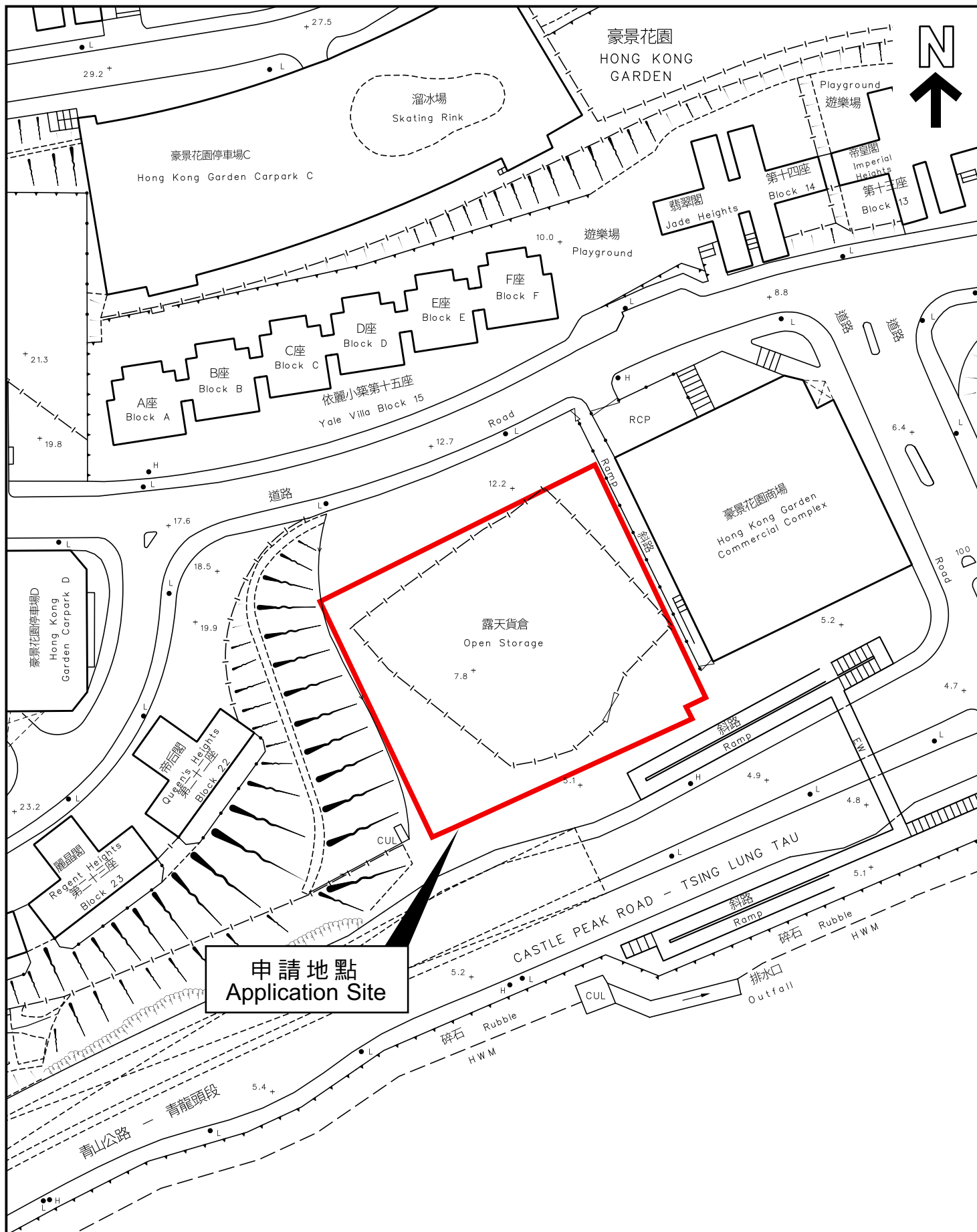


申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

A/TWW/122





# 平面圖 SITE PLAN

本摘要圖於2022年4月26日擬備，  
所根據的資料為測量圖編號6-SW-25B

EXTRACT PLAN PREPARED ON  
26.4.2022 BASED ON SURVEY SHEET  
No. 6-SW-25B

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/TWW/122

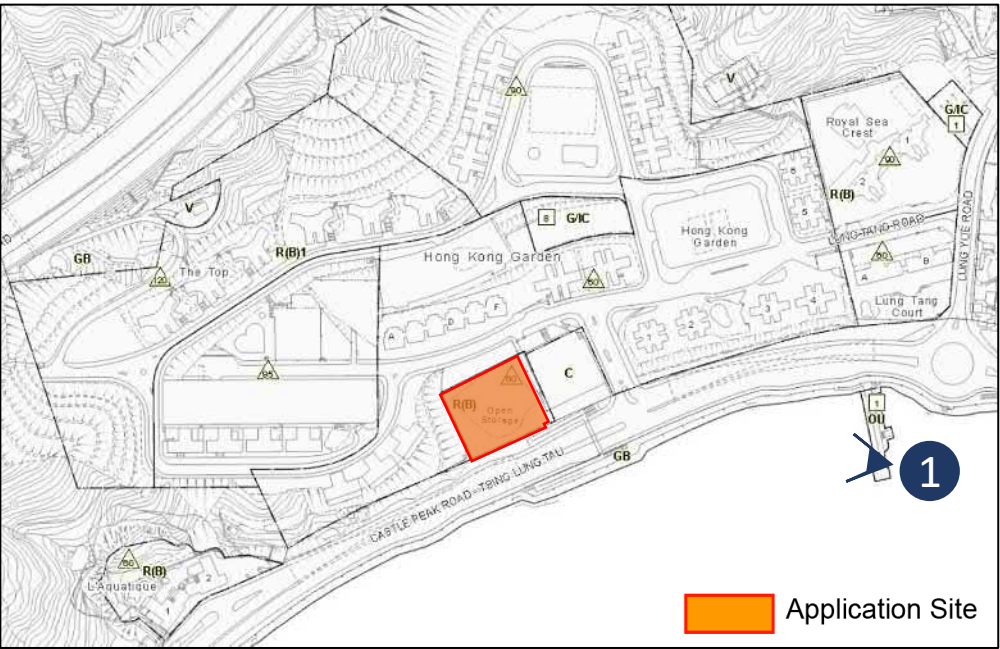
## EXECUTIVE SUMMARY

- E.1 This Section 16 Planning Application is submitted on behalf of Loi Hing Investment Company Limited (the Applicant) to seek permission from the Town Planning Board (the TPB) for proposed minor relaxation of plot ratio restriction for permitted residential development (flat) at Lot 94 in D.D. 388 and adjoining Government Land, Castle Peak Road – Tsing Lung Tau, New Territories (the Application Site). The Application Site falls within an area zoned “Residential (Group B)” (“R(B)”) on the Approved Tsuen Wan West Outline Zoning Plan (the OZP) No. S/TWW/19. According to the Notes of the OZP, ‘Flat’ is Column 1 use of the “R(B)” zone and is always permitted. As stipulated on the OZP, any proposed development at the Application Site is subject to a building height restriction of 60mPD. The Application Site is also subject to a maximum PR of 2.1 and site coverage of 17.5% for height of buildings over 33m.
- E.2 With a site area of about 3,306 sq.m, the proposed residential development at the Application Site is intended for two adjoining 15-storey residential towers plus 1-storey basement for car park and 1-storey of ground-floor for lobby, recreational facilities and other ancillary facilities, with a building height of about 60mPD. The proposed building height of 60mPD and site coverage of not more than 17.5% will not exceed the development restrictions as stipulated under the Notes for the “R(B)” zone. To further enhance the utilization the Site for the permitted residential development (flat use), a minor relaxation of plot ratio from 2.10 to not more than 2.52 (about 20% increase) is applied under this Application.
- E.3 The following development justifications and merits in support of this planning application are listed as follows:
- Aligning with the Government’s policy to intensify residential development for meeting housing needs;
  - Being in line with the planning intention as medium-density residential developments and major development parameters of the subject “R(B)” zone;
  - Being compatible with the surrounding context with stepped building height profile with prevailing building height restriction maintained;
  - Providing planning and design merits including setback area, special considerations in building disposition/layout respecting local environment and air ventilation, sustainable and environmental-friendly design and potential design enhancement to the existing footbridge, etc.;
  - Developing an abandon site to enhance quality of the area;
  - Being in line with precedent decision of similar applications in surrounding area approved by the TPB;
  - Proposed relaxation of plot ratio is minor in nature and acceptable. There are precedents for similar applications within the same planning and policy context; and
  - Resulting in no adverse or insurmountable impacts.
- E.4 In light of the planning justifications, merits and absence of any insurmountable impacts evidenced in this Supporting Planning Statement, we sincerely seek favourable consideration from the TPB to give its support to this Section 16 Planning Application.

## 行政摘要

- E.1 根據第 16 條城市規劃條例，我司代表 Loi Hing Investment Company Limited (下稱「申請人」)向城市規劃委員會(下稱「城規會」)呈交規劃申請書(下稱「申請」)，擬議為位於新界青龍頭青山公路青龍頭段丈量約份第 388 約地段第 94 號和毗連政府土地(下稱「申請地點」)申請略為放寬最高地積比率限制作經常准許的分層樓宇用途。申請地點座落於〈荃灣西部分區計劃大綱核准圖編號 S/TWW/19〉(下稱「大綱核准圖」)的「住宅(乙類)」地帶，其中「分層樓宇」屬第一欄，為經常准許的用途。申請地點的建築物高度限制為主水平基準上 60 米。對於高度達 33 米以上的建築物，其地積比率及上蓋面積限制分別為 2.1 倍及 17.5%。
- E.2 申請地盤面積為約 3,306 平方米。擬議發展為兩座相連的住宅樓宇，樓高十五層，地下擬用作大堂、康樂設施及其他附屬設施，並設一層地庫擬用作停車位。擬議發展建築物高度不超過主水平基準上 60 米，上蓋面積不多於 17.5%，並不超出大綱核准圖內「住宅(乙類)」地帶的相關發展限制。為善用土地，申請人擬議略為放寬最高地積比率限制作經常准許的分層樓宇用途，由 2.10 倍放寬至不超過 2.52 倍(約百分之 20)。
- E.3 擬議發展具備以下充分理據的支持：
- 與增加土地房屋供應量的政策相符；
  - 符合「住宅(乙類)」地帶的規劃意向和主要發展參數，作中低密度住宅發展；
  - 擬議發展與鄰近環境相容，符合梯級式建築高度概念和現行建築高度限制；
  - 提供規劃及設計增益，例如建築物後移、在建築物位置及佈局上作出特別考慮以尊重當區環境及通風、可持續及環境友善設計及改善現有行人天橋的可能設計等；
  - 開發現時閒置土地，有助改善地區環境；
  - 符合城規會批准鄰近地區內類似申請的先例決定；
  - 略為放寬的地積比率為輕微及可接受，並有具相同規劃及政策背景的類似申請作為先例；及
  - 本申請已進行需要的技術評估，確定了本發展項目將不會造成負面影響。
- E.4 基於上述支持理據及此補充規劃文件內的詳述資料，懇請城規會委員對是項申請作出正面的考慮。





Application Site

Key Plan

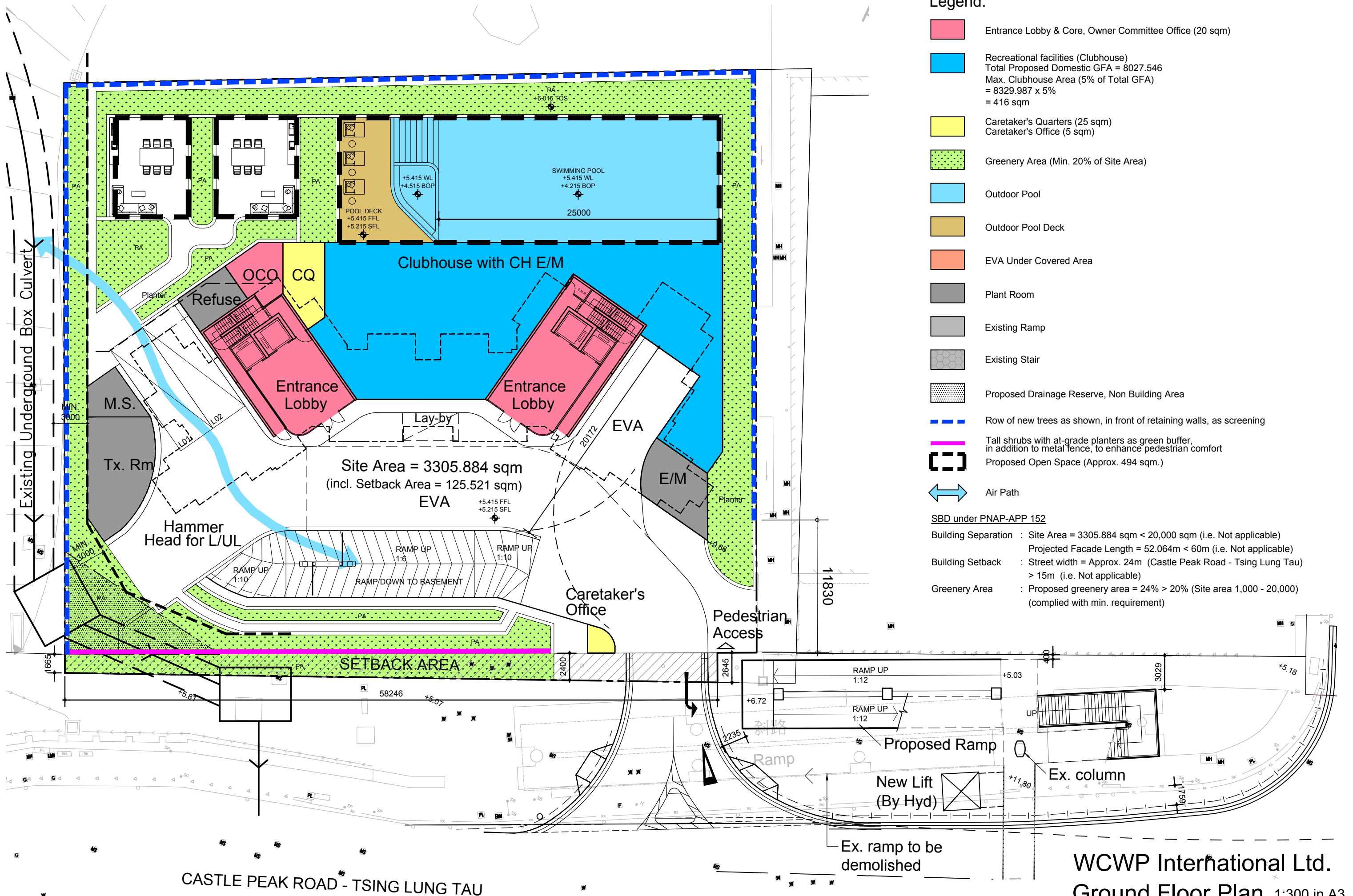
Existing Condition



With Proposed Development (Also OZP Compliant Scenario in terms of BHR and SC)



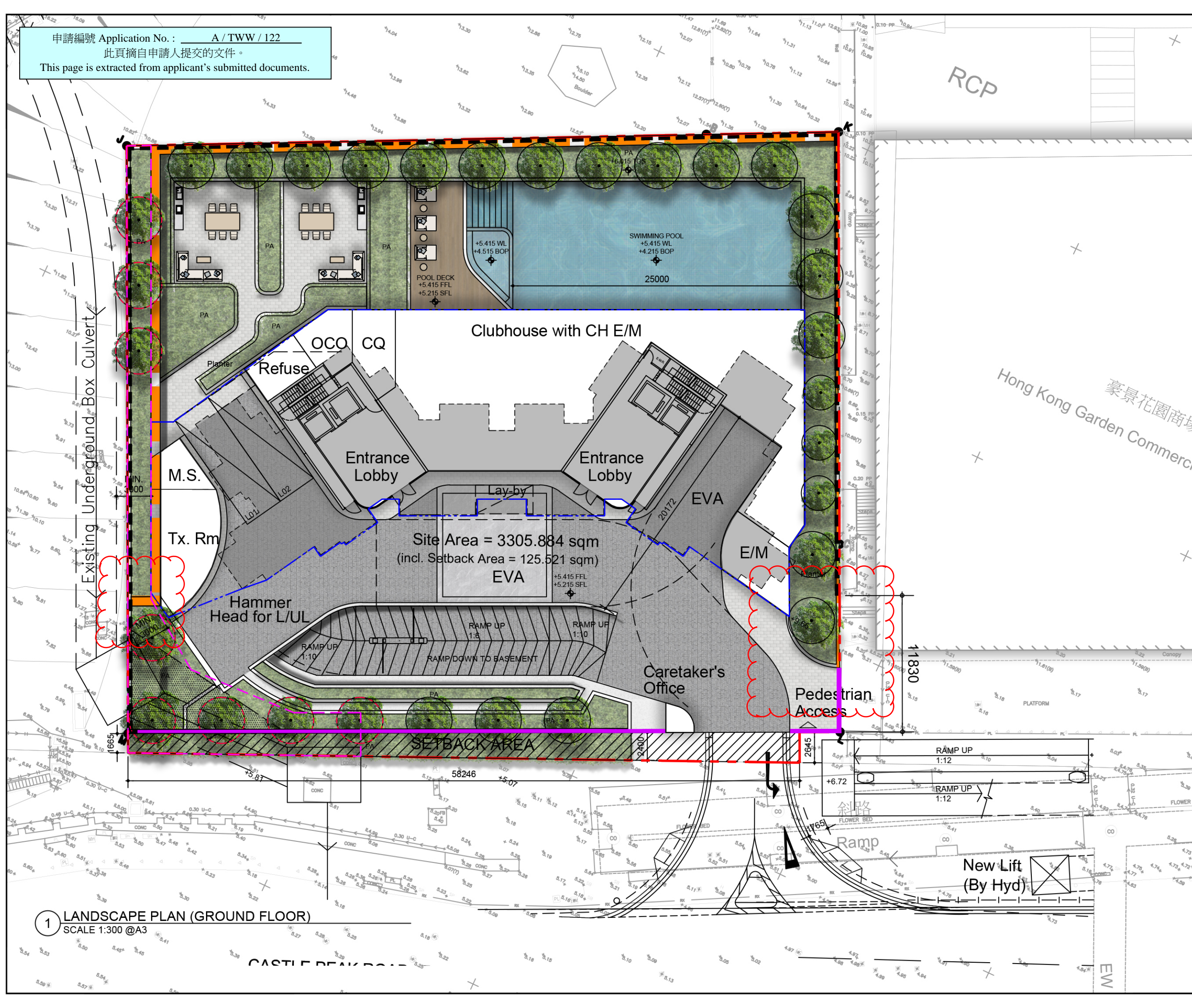




**WCWP International Ltd.**  
**Ground Floor Plan 1:300 in A3**  
9 June 2022



申請編號 Application No. : A / TWW / 122  
此頁摘自申請人提交的文件。  
This page is extracted from applicant's submitted documents.



- | Rev.   | Date | Amendment | Purpose  |
|--------|------|-----------|--|
| ---    |      |           | NEW PROPOSED SITE BOUNDARY   |
| ---    |      |           | DRAINAGE RESERVE AREA<br>MIN. 3M OFFSET FROM EXISTING<br>UNDERGROUND BOX CULVERT |
| ---    |      |           | BUILDING LINE  |
| +XX.XX |      |           | EXISTING LEVEL   |
|        |      |           | PROPOSED NEW TREE IN<br>CLOSED-BOTTOM PLANTER<br>WITHIN DRAINAGE RESERVE AREA    |
|        |      |           | PROPOSED NEW TREE  |
| +XX.XX |      |           | PROPOSED NEW LEVEL   |
|        |      |           | RETAINING WALL /<br>SOLID FENCE WALL   |
| ---    |      |           | METAL FENCING  |
|        |      |           | HARD PAVING FOR CAR AND<br>PEDESTRIAN  |
|        |      |           | WOOD DECK  |
|        |      |           | OUTDOOR FURNITURE  |
|        |      |           | PLANTING AREA  |

Drawing Purposes  
**GOVERNMENT SUBMISSION**  
- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Architect / Engineers  
- Do not take measurements directly from this drawing.  
- Check and verify all dimensions on site.

Developer  
CHINACHEM AGENCIES LIMITED

Project  
LOT NO.94 IN D.D.388 AND ADJOINING  
GOVERNMENT LAND, CASTLE PEAK ROAD  
- TSING LUNG TAU, NEW TERRITORIES

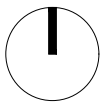
Drawing Title  
**LANDSCAPE PLAN  
(GROUND FLOOR)**

Job No.	Drawing No.	Revision No.
HKA-01062	LP_01	-
Scale	Date	CAD Ref.
1:300(A3)	OCT 2021	LP_01
Drawn	Checked	Approved
LL	SL	SL
Authorized Person - Architect		

Consultant Logo  
  
**Oriental Landscapes Limited**  
東方綠化有限公司

1 LANDSCAPE PLAN (GROUND FLOOR)  
SCALE 1:300 @A3

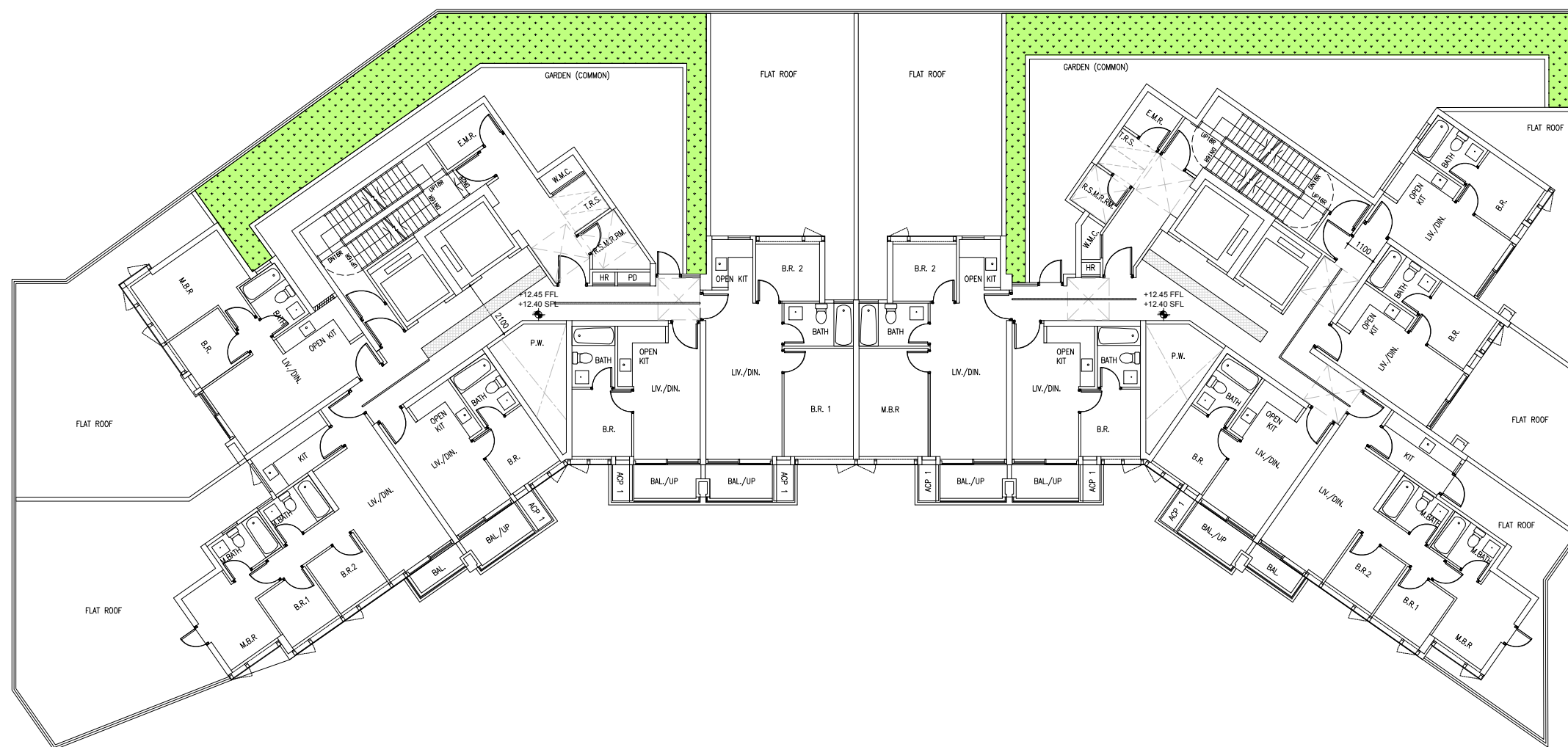




Legend:



Greenery Area (Min. 20% of Site Area)



SETBACK AREA (APPROX. 125.521 sqm)

First Floor Plan

1:200

申請編號 Application No. : A / TWW / 122

此頁摘自申請人提交的文件。

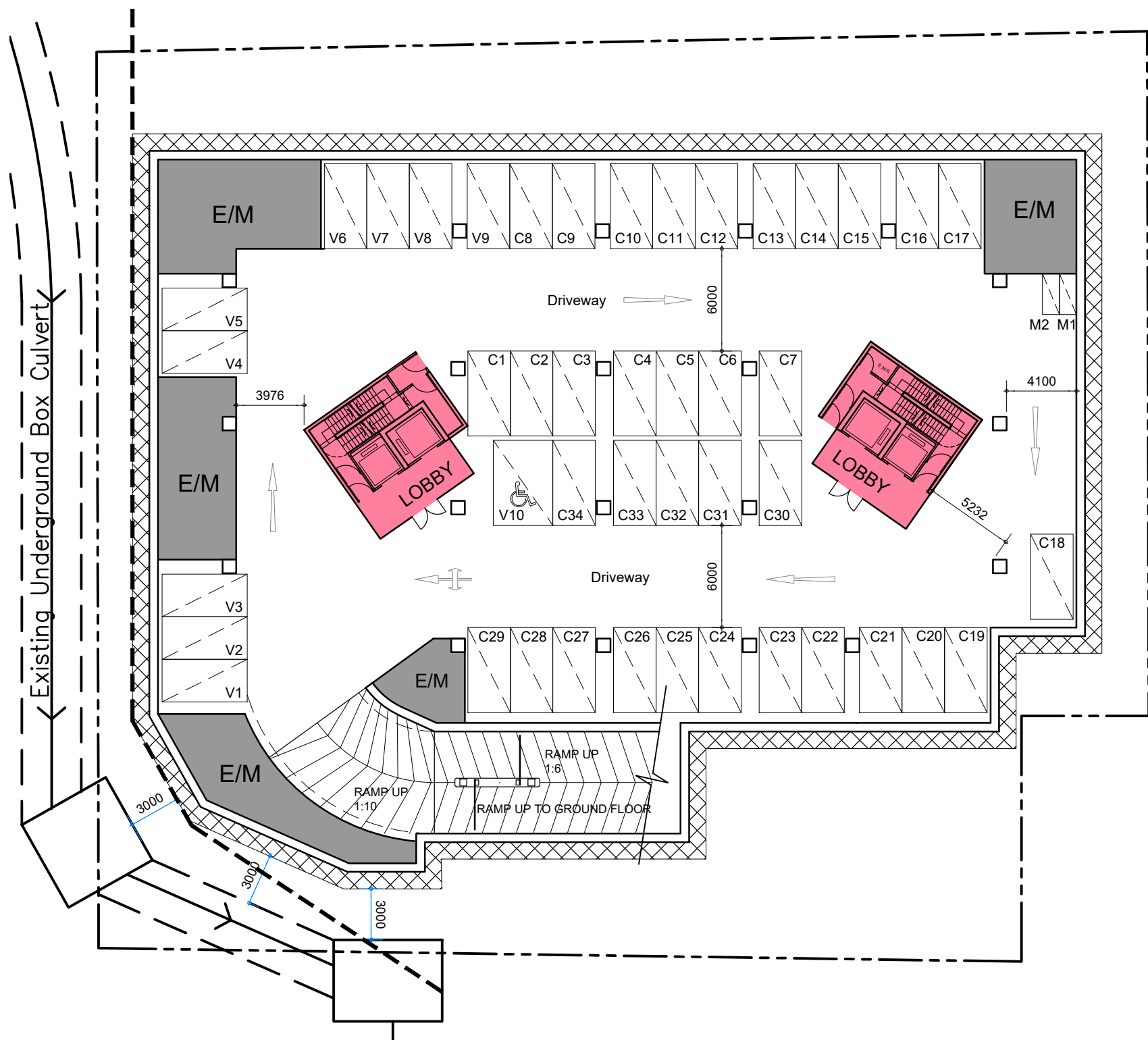
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WCWP International Ltd.

First Floor Plan

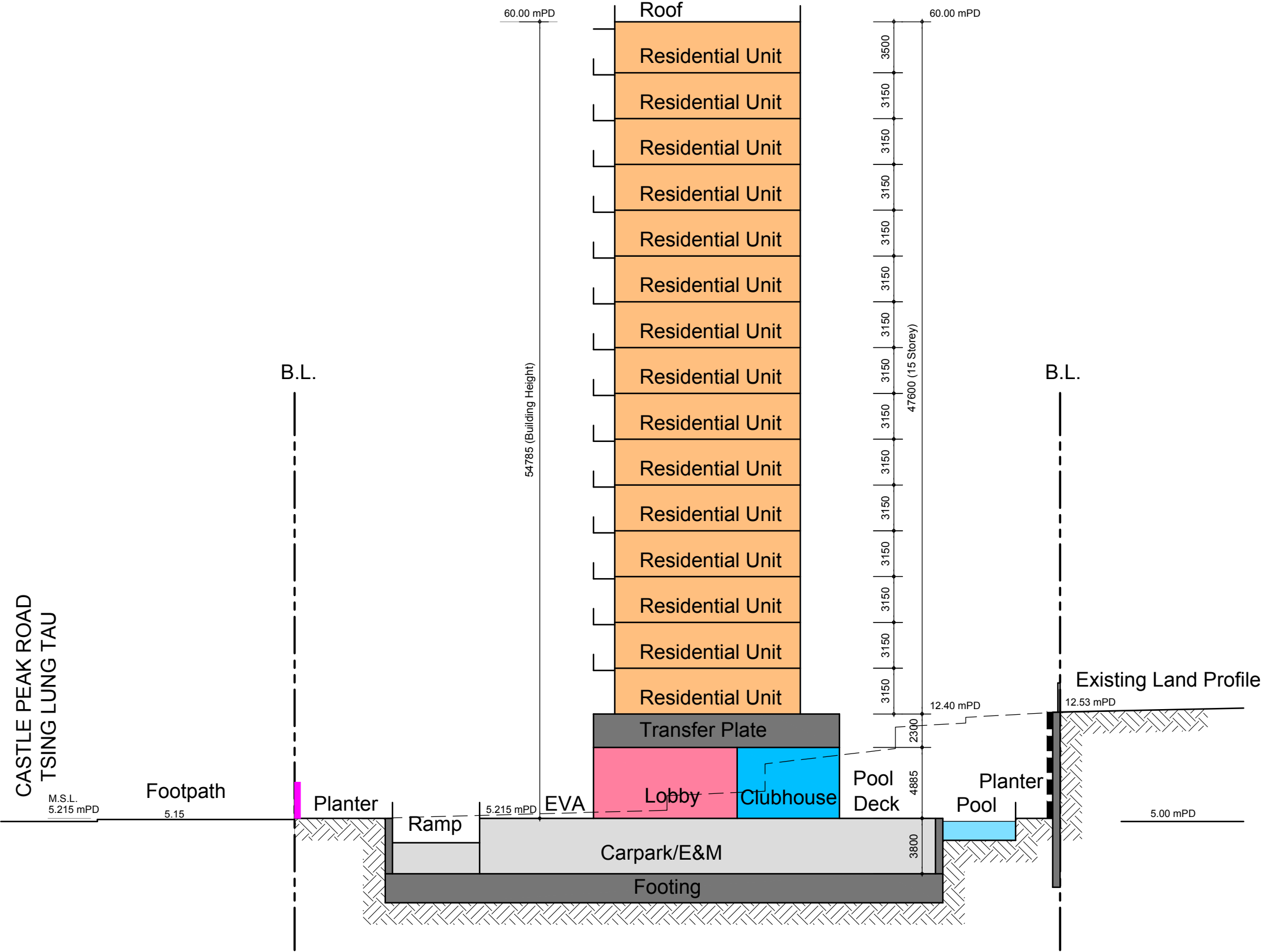
1:200 in A3

9 June 2022

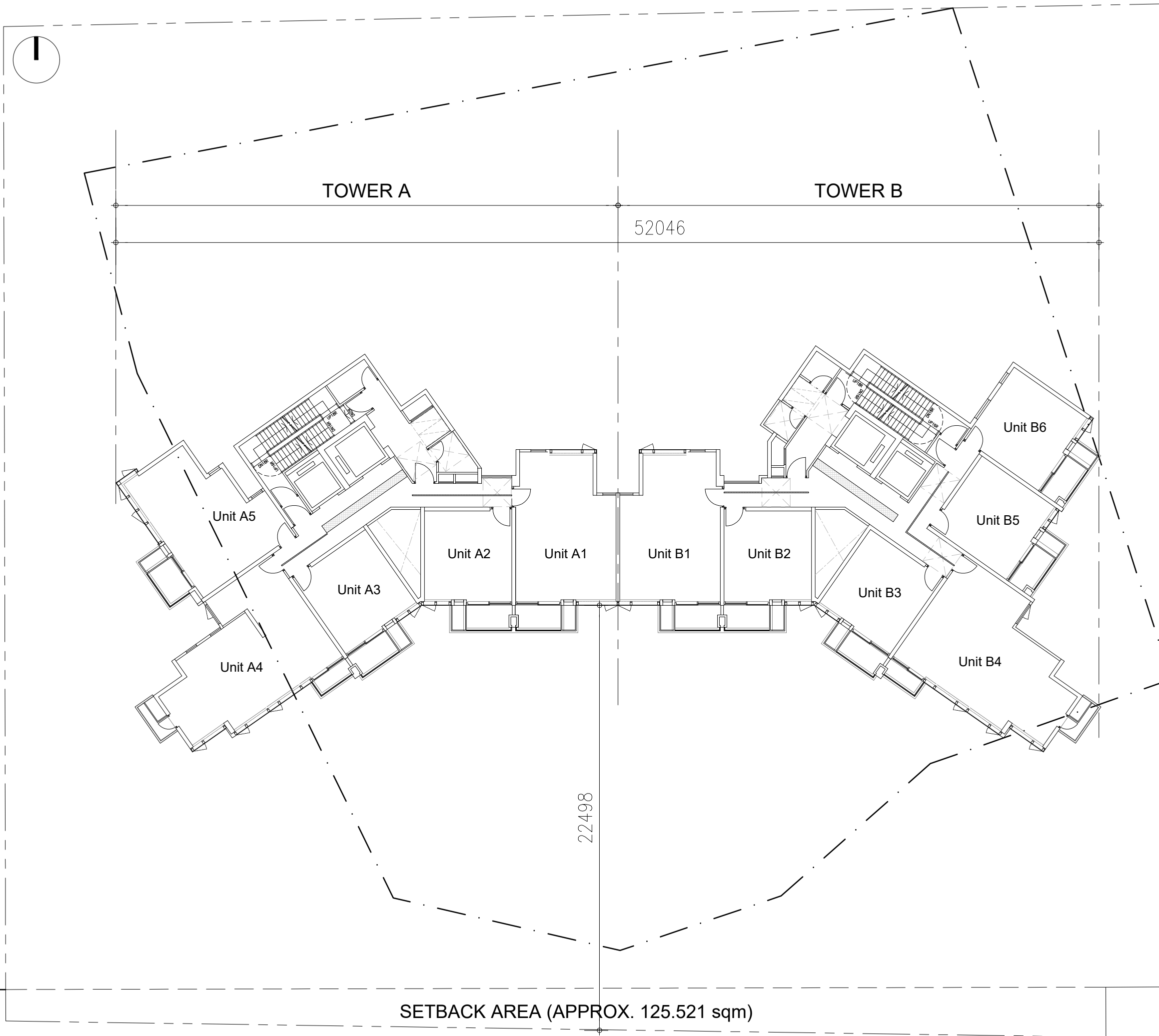


Legend:

- Entrance Lobby
- Plant Room
- Lateral Support and Basement Screen Wall



- Legend:
- Entrance Lobby
  - Residential Unit
  - Clubhouse
  - Outdoor Pool
  - Carpark
  - Row of new trees as shown, in front of retaining walls, as screening
  - Tall shrubs with at-grade planters as green buffer, in addition to metal fence, to enhance pedestrian comfort



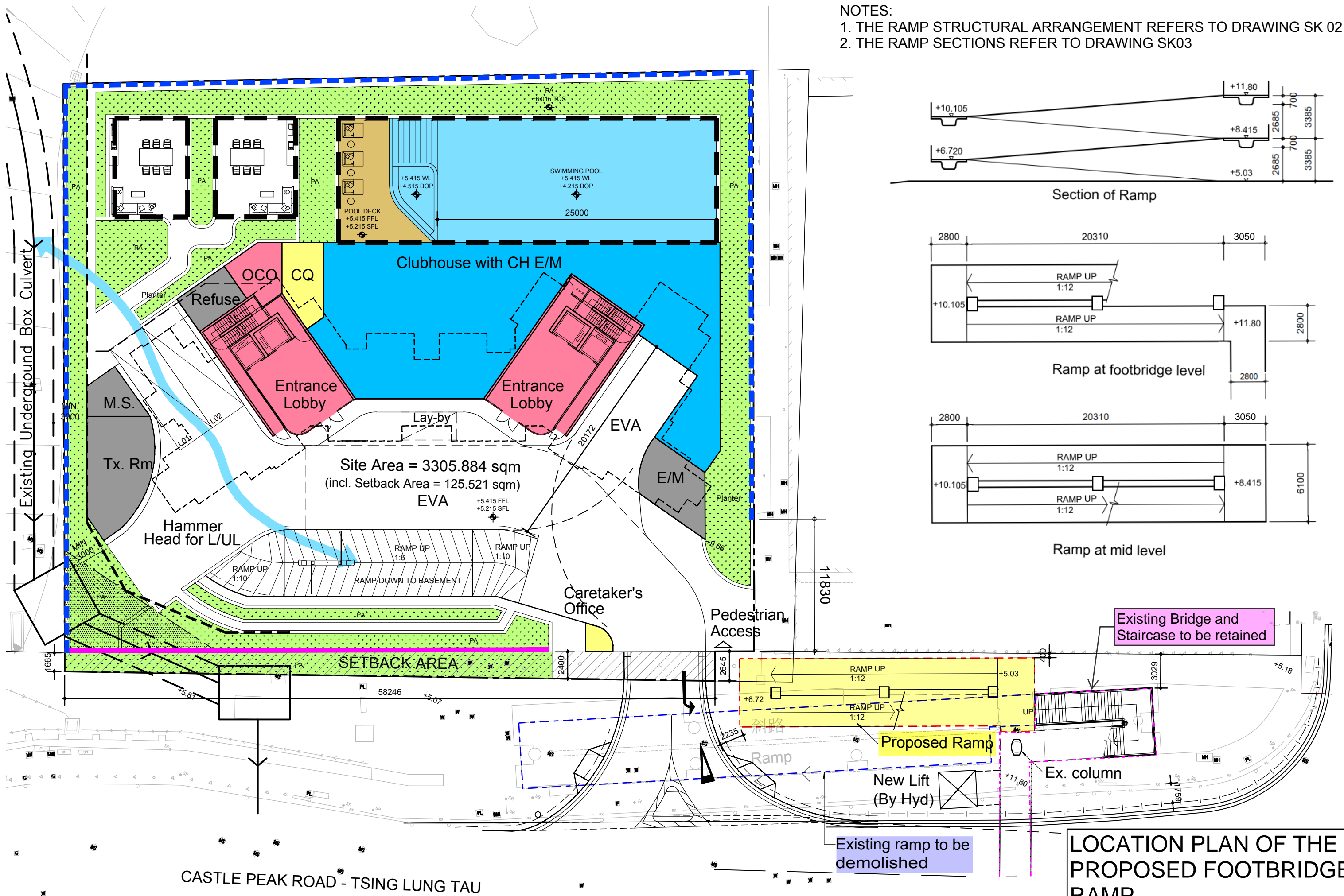
SETBACK AREA (APPROX. 125.521 sqm)

Typical Floor Plan 1:200

WCWP International Ltd.  
Typical Floor Plan 1:200 in A3  
18 March 2022



- NOTES:  
1. THE RAMP STRUCTURAL ARRANGEMENT REFERS TO DRAWING SK 02  
2. THE RAMP SECTIONS REFER TO DRAWING SK03



LOCATION PLAN OF THE  
PROPOSED FOOTBRIDGE  
RAMP

1:300 IN A3  
9 JUNE 2022

SK 01

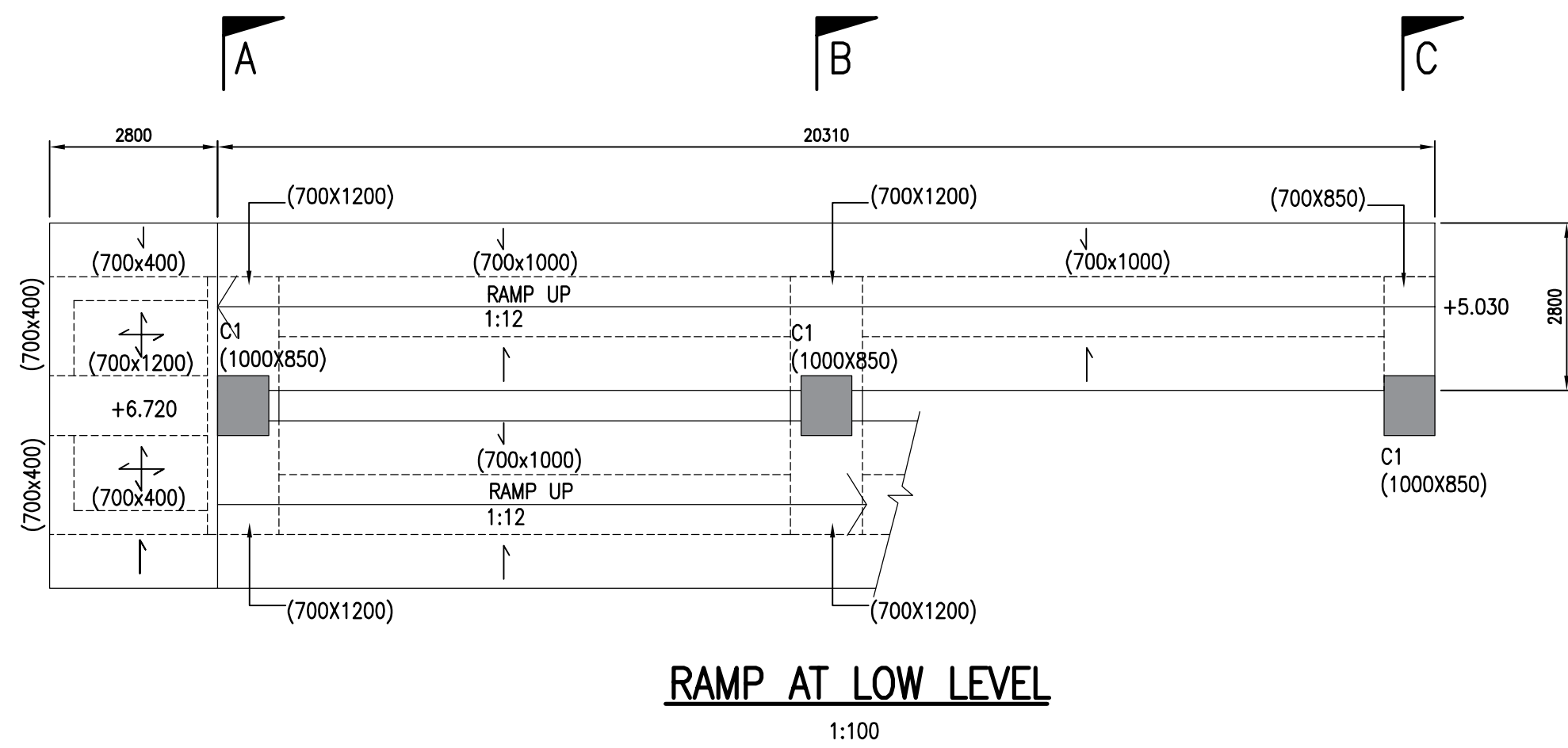
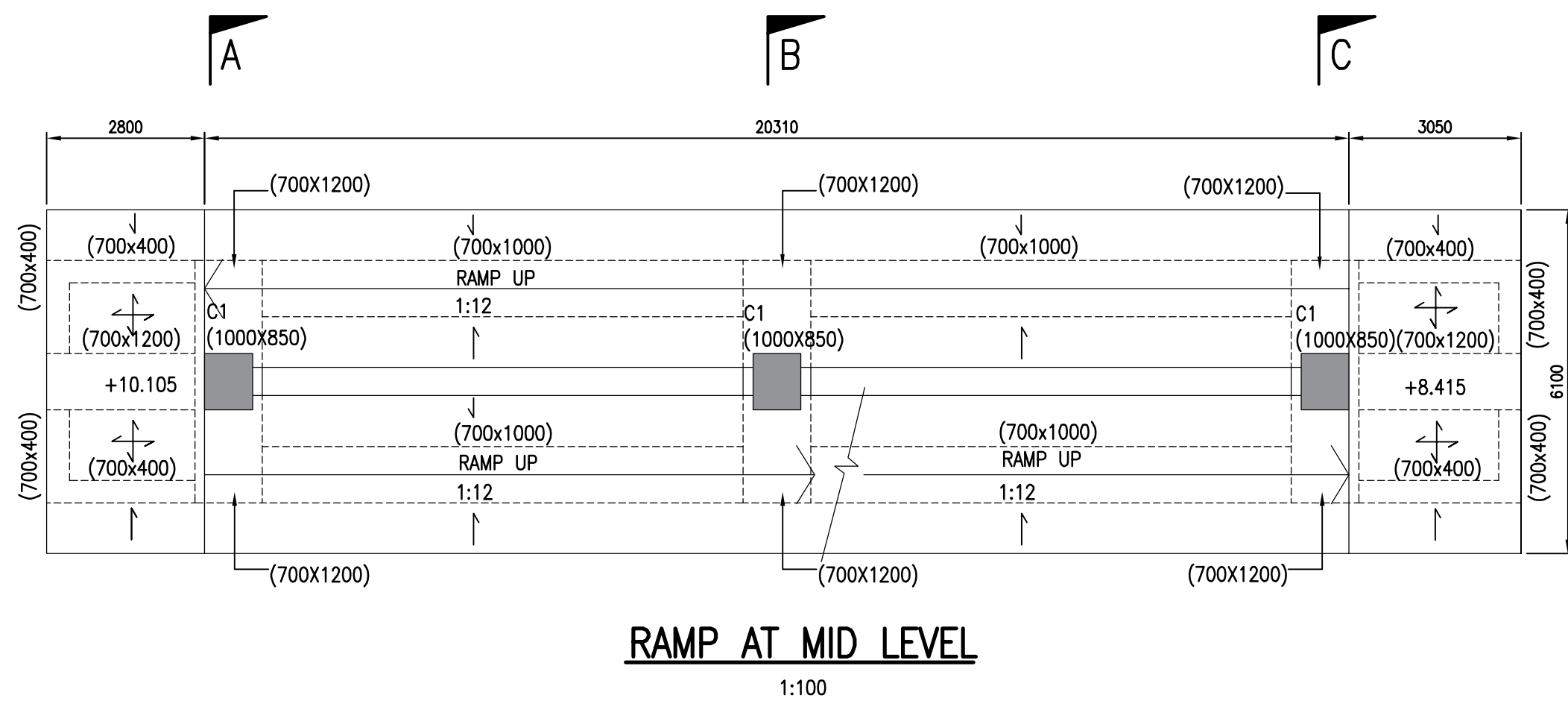
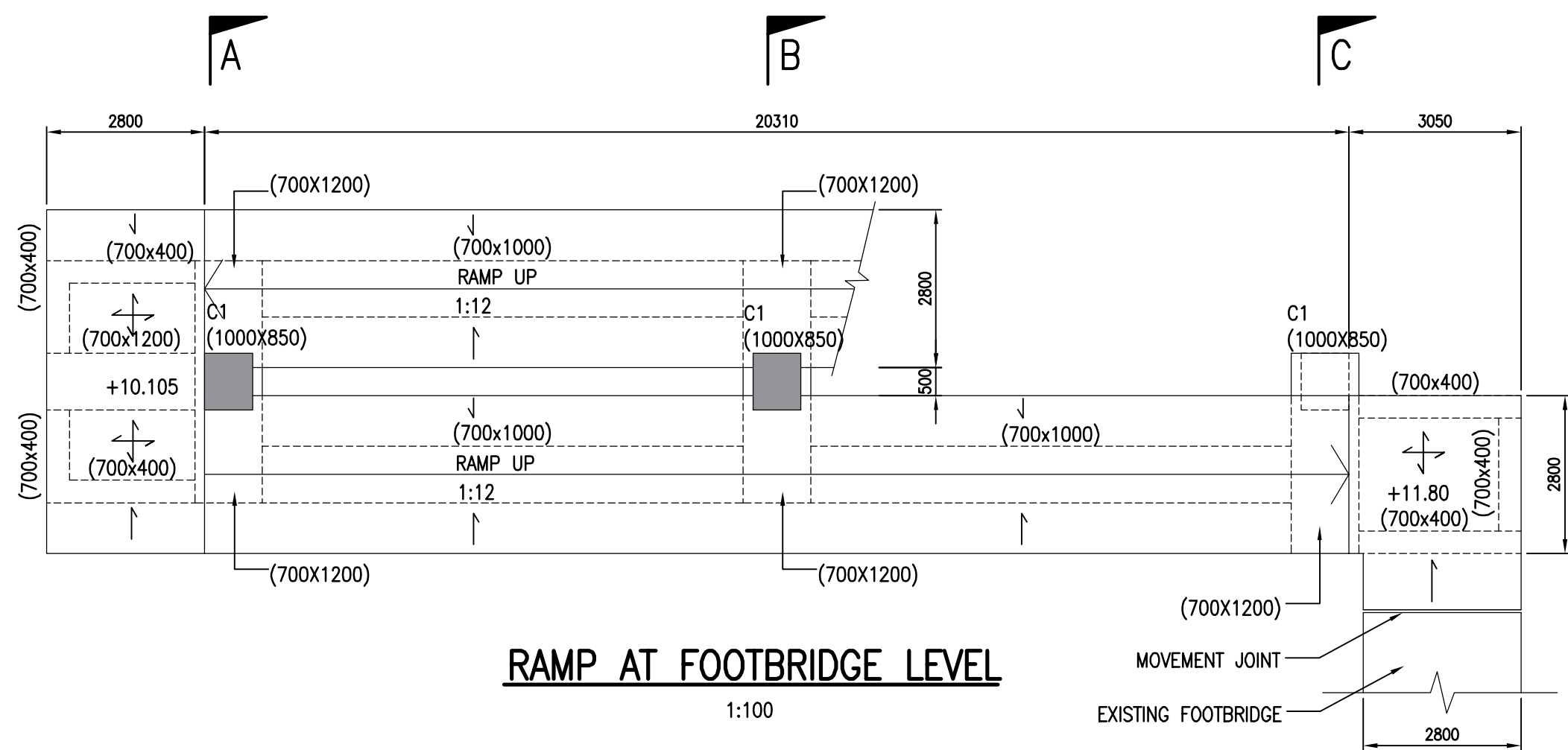
申請編號 Application No. : A / TWW / 122

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**AECOM**

## PROJECT

DD388 LOT 94, CASTLE  
PEAK ROAD - TSING  
LUNG TAU

**CLIENT**  
業主

**CONSULTANT**  
工程顧問公司

AECOM Asia Company Ltd.  
www.aecom.com

## SUB-CONSULTANTS

### ISSUE/REVISION

[illegible]

I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK 複核
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## STATUS

<b>SCALE</b> 比例	<b>DIMENSION UNIT</b> 尺寸單位
A1 AS SHOWN	MILLIMETER

## KEY PLAN

PROJECT NO.  
項目編號

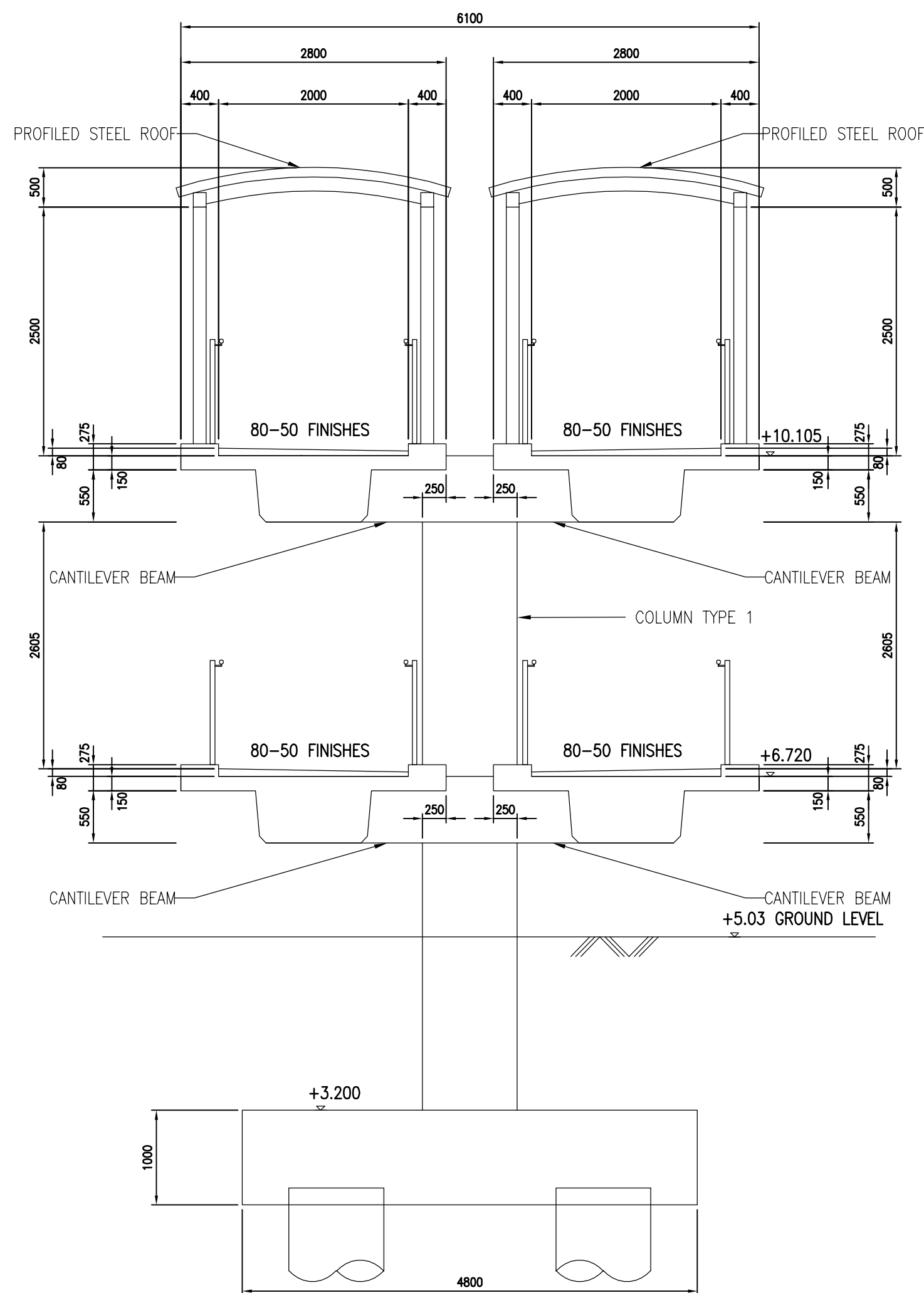
**CONTRACT NO**  
合約編號

**SHEET TITLE**  
圖紙名稱

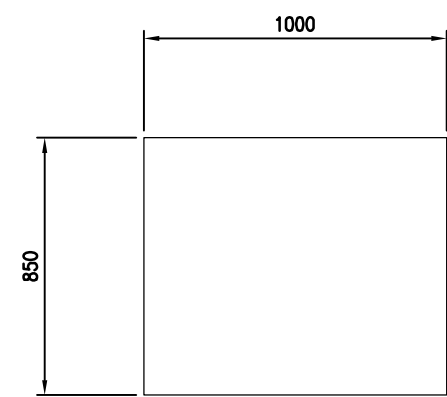
## FOOTBRIDGE RAMP STRUCTURAL ARRANGEMENT

**SHEET NUMBER**

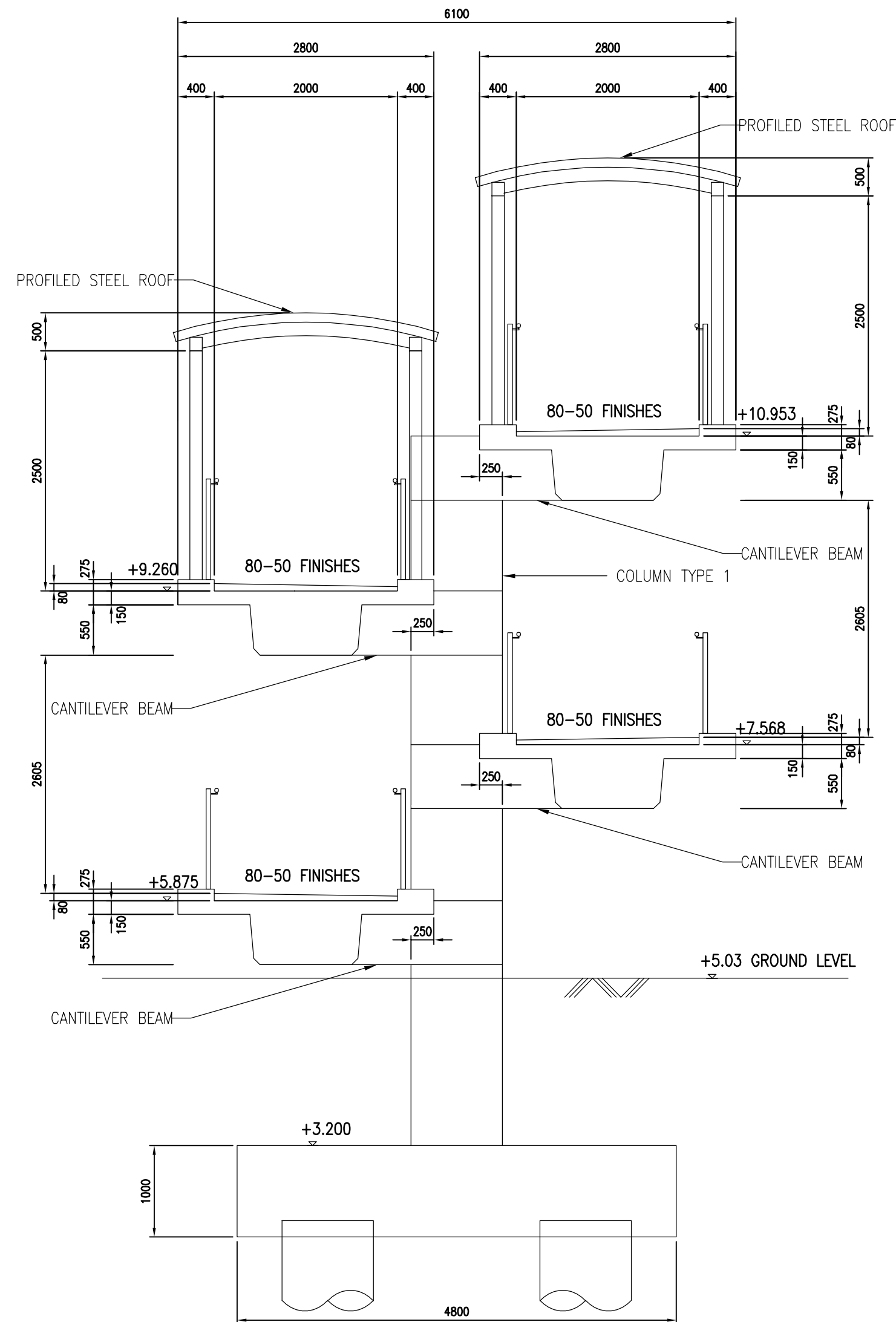
SK 02



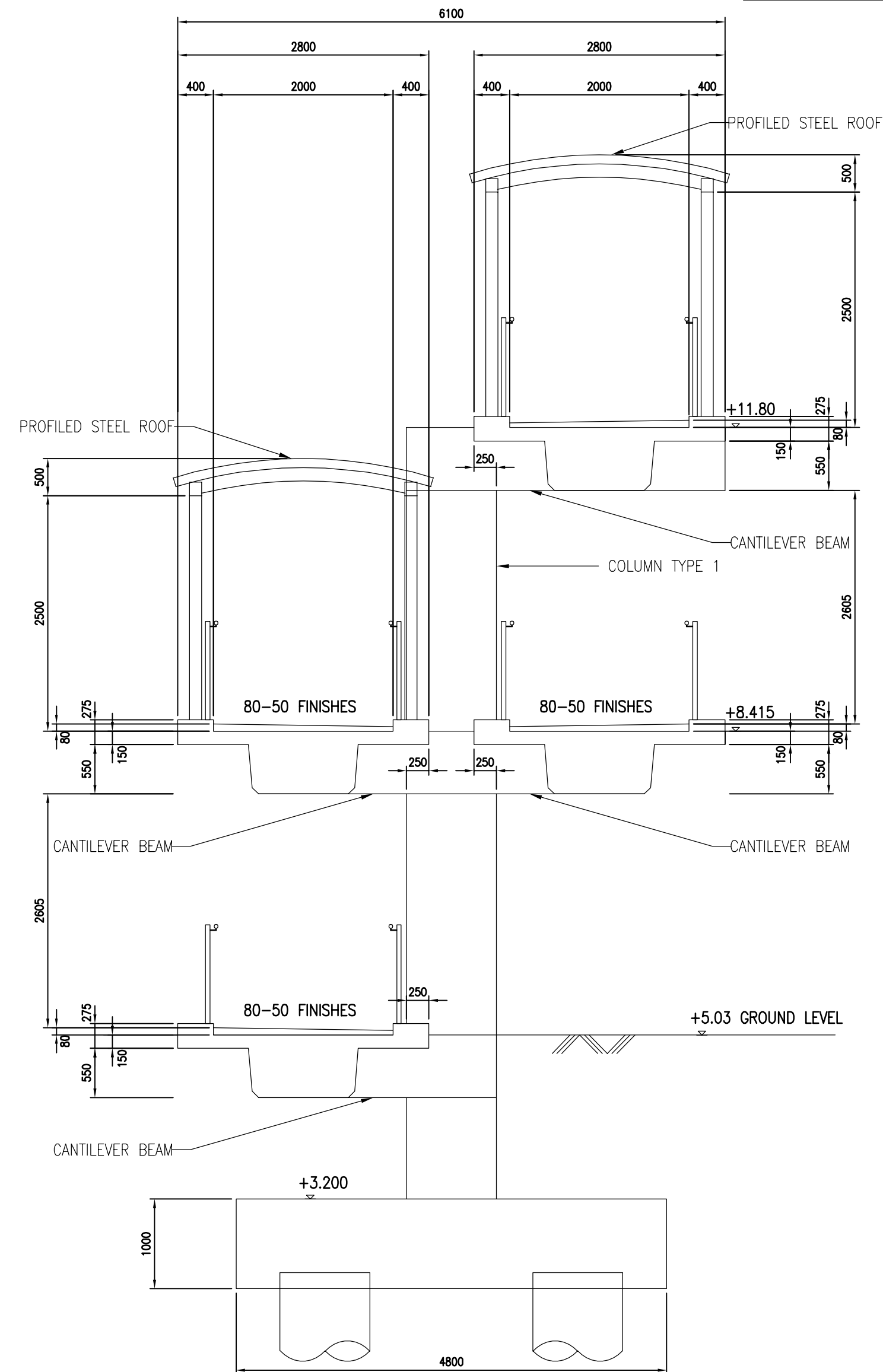
**SECTION A**  
1:50



COLUMN PROFILE TYPE 1 (C1)  
1:25



**SECTION B**  
1:50



**SECTION C**  
1:50

申請編號 Application No. : A / TWW / 122  
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**AECOM**

## PROJECT

DD388 LOT 94, CASTLE  
PEAK ROAD - TSING  
LUNG TAU

**CLIENT**  
業主

**CONSULTANT**  
工程顧問公司

AECOM Asia Company Ltd.  
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**SUB-CONSULTANTS**  
分判工程顧問公司

**ISSUE/REVISION**  
修訂

[illegible]

I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 複核
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## STATUS

**SCALE**  
比例

A1 AS SHOWN

**DIMENSION UNIT**  
尺寸單位

MILLIMETER

## KEY PLAN

PROJECT NO.  
項目編號

**CONTRACT NO.**  
合約編號

**SHEET TITLE**  
圖紙名稱

## FOOTBRIDGE RAMP SECTION

**SHEET NUMBER**

SK 03