

**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**

Revised broad development parameters in view of
the further information received on 14.6.2022
因應於 2022 年 6 月 14 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/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 <i>1 storey of 層</i> <i>1 storey of 層</i>	Storey(s) 層 <i>Exclude 不包括</i> <i>Basement 地庫</i> <i>Lobby 大堂</i>
	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 494	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/lay-bys 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。

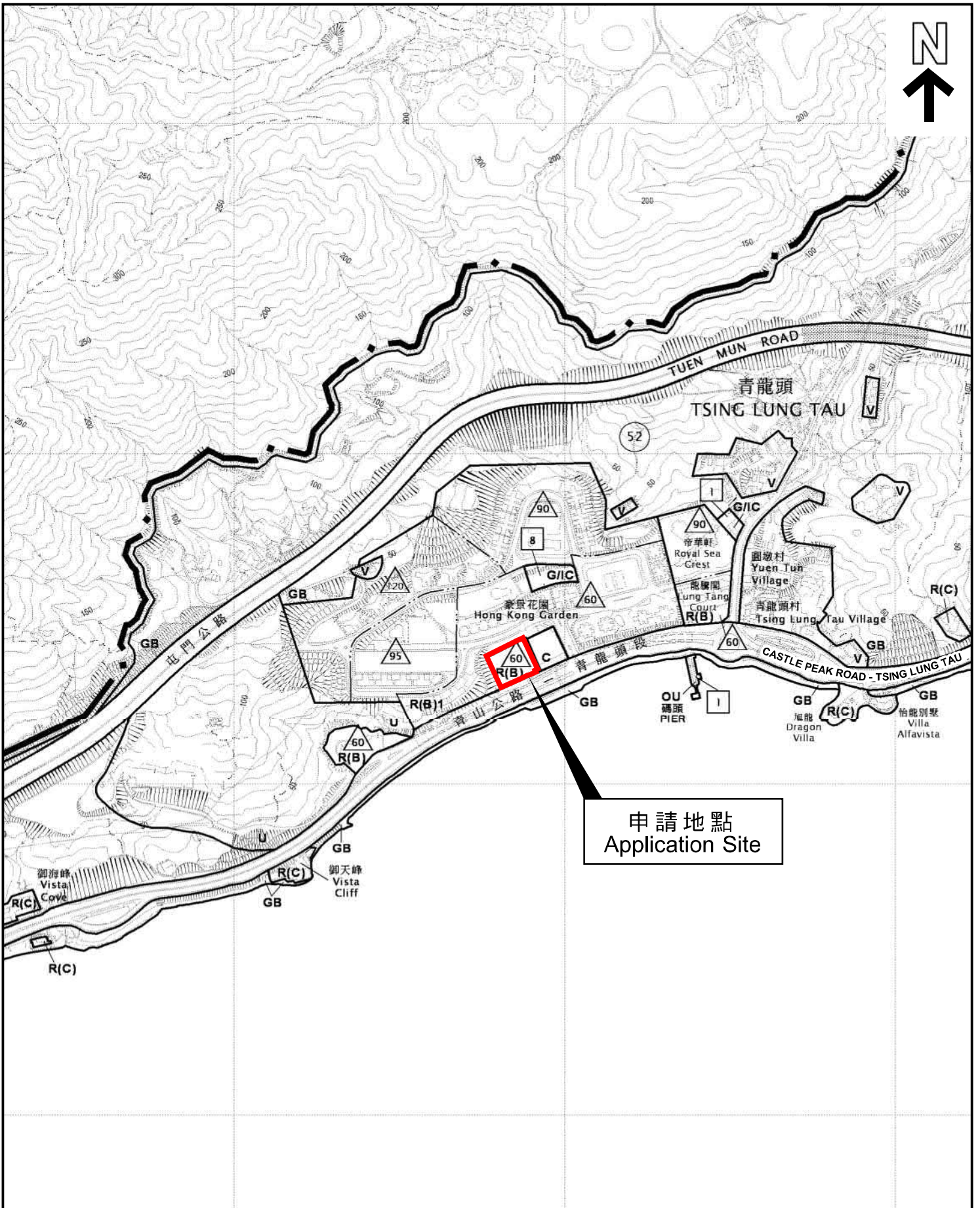
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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
<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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Technical drawings of the proposed footbridge modification 擬議改建行人天橋的技術圖則</u>		
<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 land contamination) 環境評估（噪音、空氣及 或水的污染 土地污染）	<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 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 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>Replacement pages of technical assessments (including Landscape Proposal, Tree Preservation and Removal Proposal, Sewerage Impact Assessment, Drainage Impact Assessment, Air Ventilation Assessment (Expert Evaluation) and Transport Impact Assessment. 技術評估的替代頁（包括：園境方案、樹木保護和移除方案、排污影響評估、排水影響評估、空氣流通評估報告（專家評估報告）及交通影響評估。</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。



位置圖 LOCATION PLAN

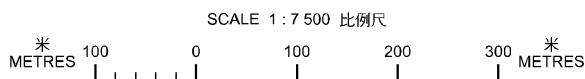
本摘要圖於2022年4月26日擬備，
所根據的資料為於2012年12月4日
核准的分區計劃大綱圖編號S/TWW/19

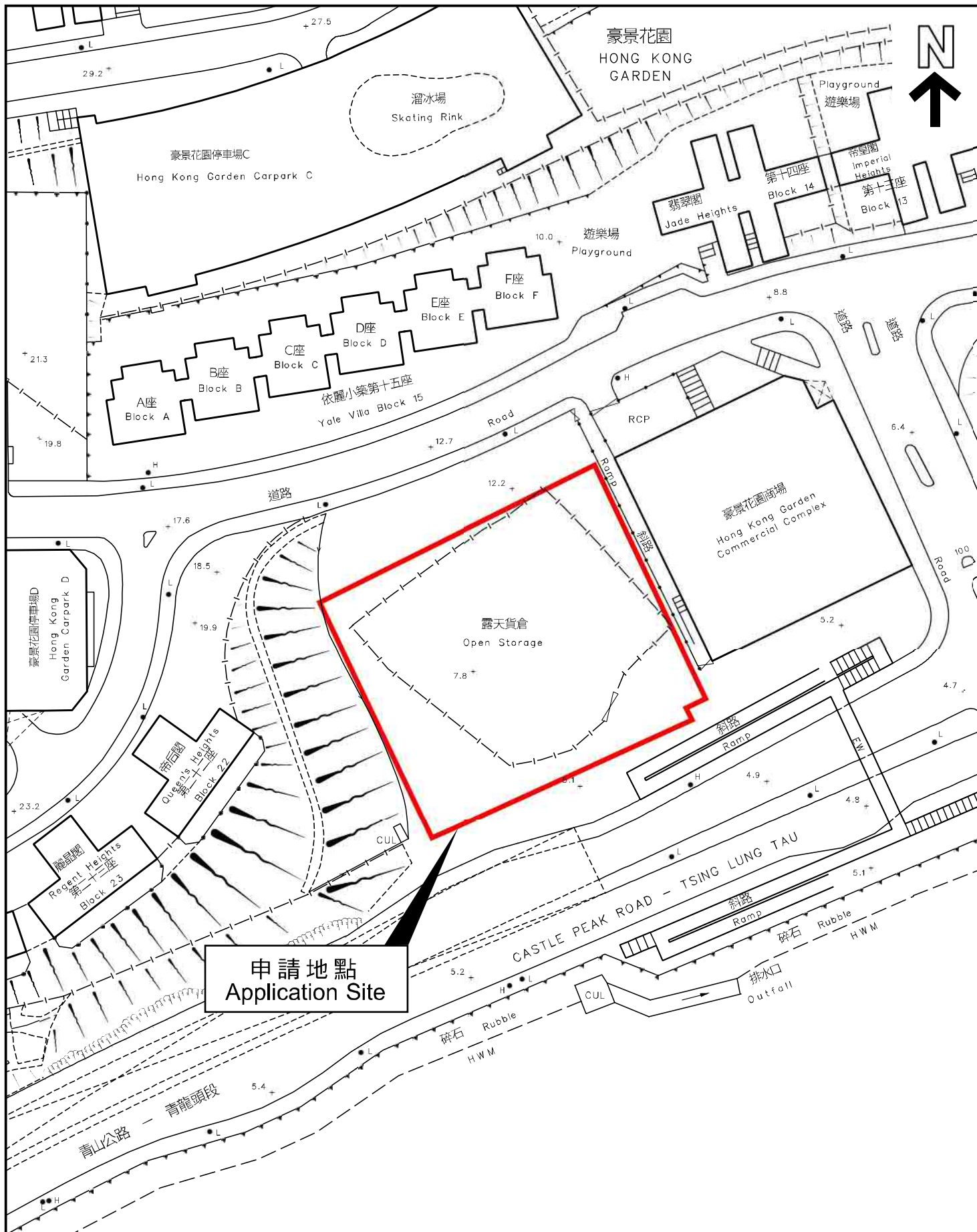
EXTRACT PLAN PREPARED ON
26.4.2022 BASED ON OUTLINE ZONING
PLAN No. S/TWW/19 APPROVED ON
4.12.2012

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





申請地點
Application Site

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

申請編號 Application No. : A/TWW/122

(於 2022 年 6 月 14 日接獲的進一步資料 Further Information received on 14.6.2022)

備註 Remarks

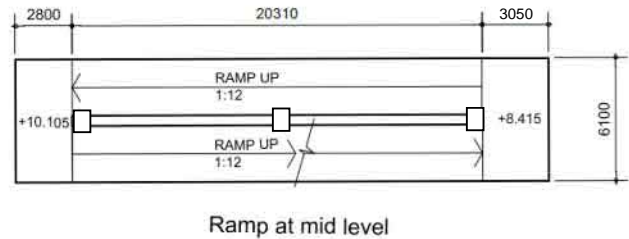
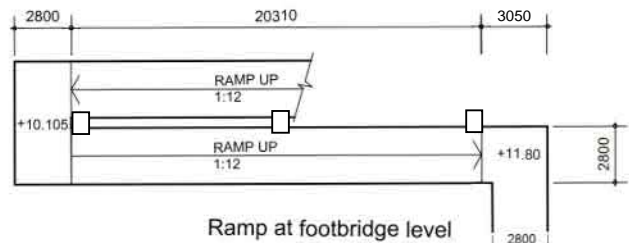
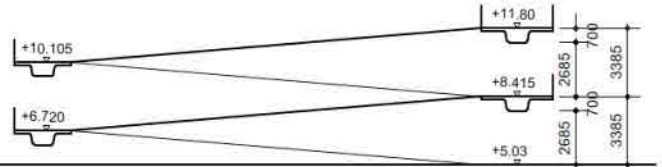
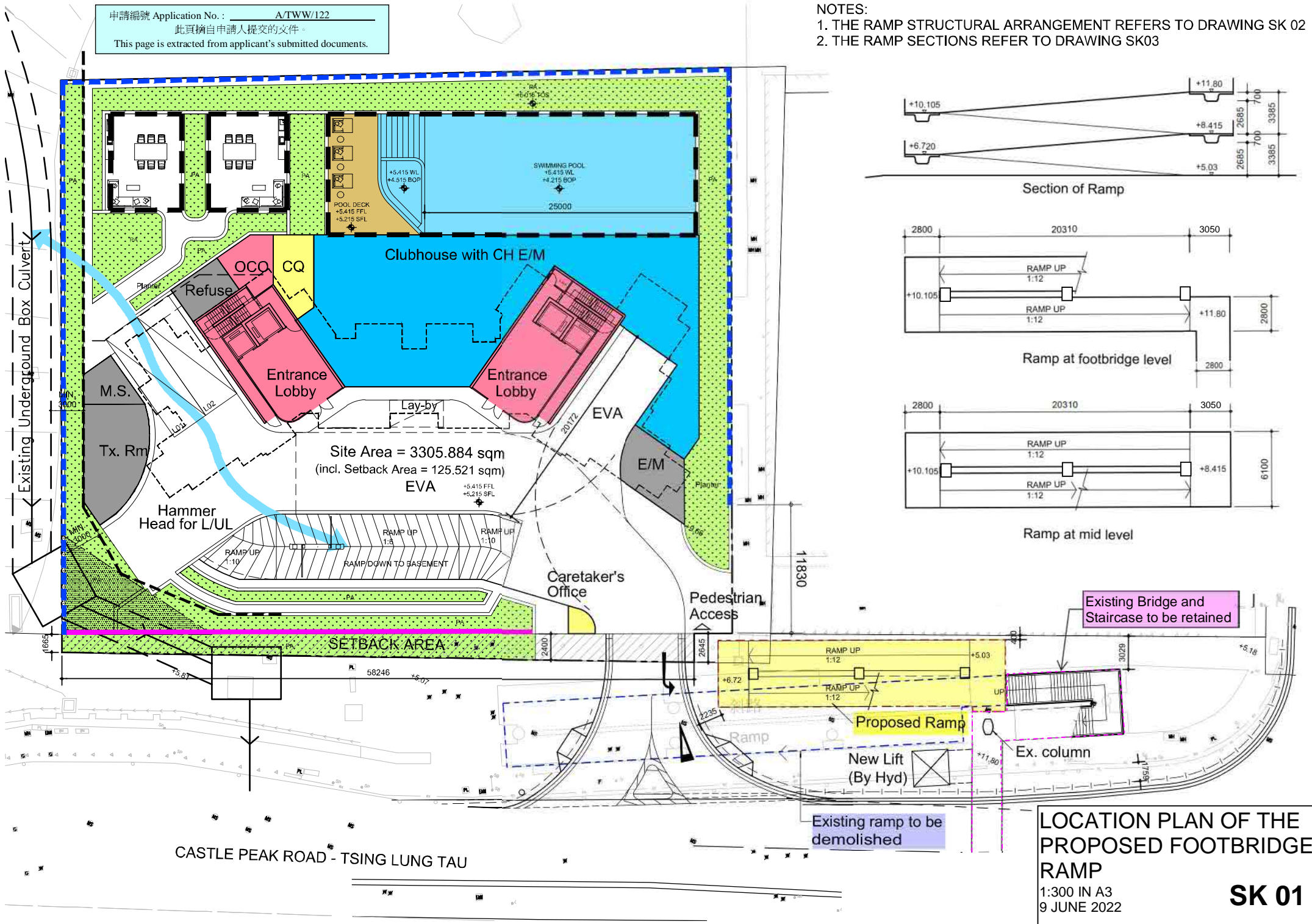
申請人回應部門意見及提交各技術評估的替代頁。另外，申請人亦提交擬議改建行人天橋的技術圖則，並確認申請人會自費進行其工程，然後交還予政府管理及維修。

The applicant provided responses to departmental comments and submitted replacement pages of relevant technical assessments. The applicant also submitted technical drawings of the proposed footbridge modification and confirm the works will be carried out by the applicant at his own cost and will be handed to the Government for management and maintenance.

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

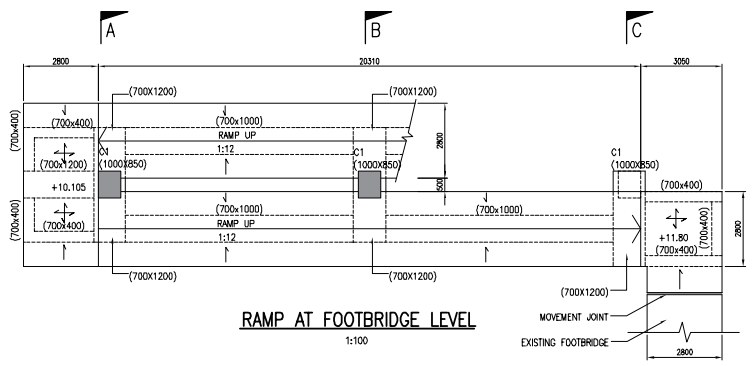


Existing Bridge and Staircase to be retained

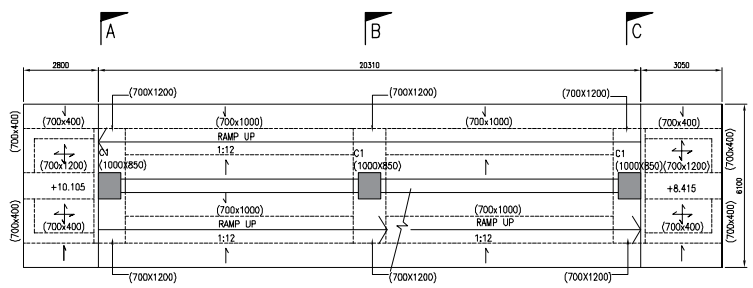
Existing ramp to be demolished

LOCATION PLAN OF THE PROPOSED FOOTBRIDGE RAMP
 1:300 IN A3
 9 JUNE 2022
SK 01

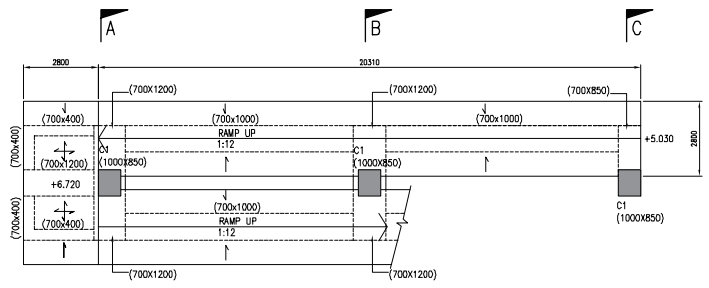
PATH: C:\Users\Wong\SI\OneDrive - AECOM\Desktop\Castle Peak Road\Study TO Castle Peak Road\Bridge\Prelim Sketch\Framing\Footbridge Framing Plan And Details V1.dwg
 Project Management Index: Designer: IW Checker: CY Approved: SN ISO A1 594mm x 841mm



RAMP AT FOOTBRIDGE LEVEL
1:100



RAMP AT MID LEVEL
1:100



RAMP AT LOW LEVEL
1:100

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.

NO.	DATE	DESCRIPTION	CHK

NO.	DATE	DESCRIPTION	CHK

SCALE A1 AS SHOWN
DIMENSION UNIT MILLIMETER

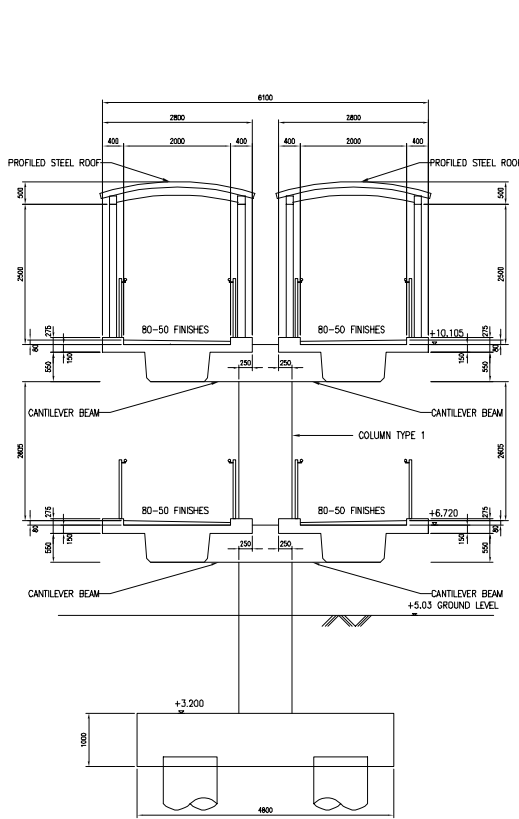
KEY PLAN SK01

PROJECT NO. 091000
CONTRACT NO. 091000

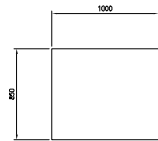
SHEET TITLE
 FOOTBRIDGE RAMP STRUCTURAL ARRANGEMENT

SHEET NUMBER
 SK 02

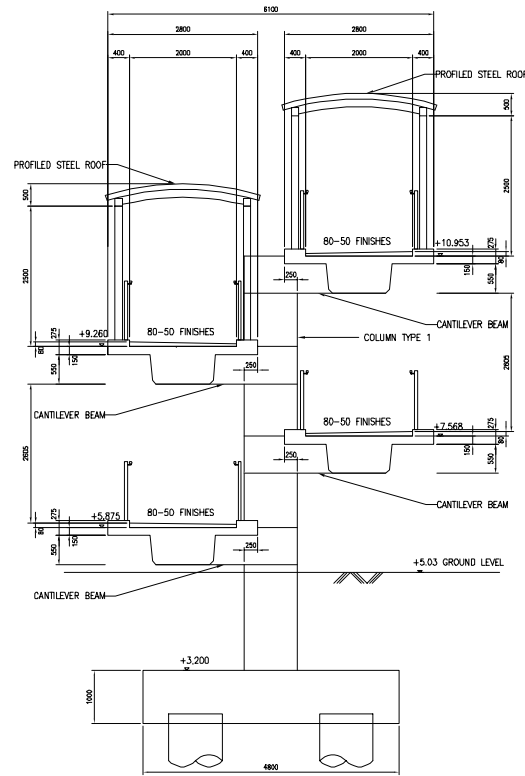
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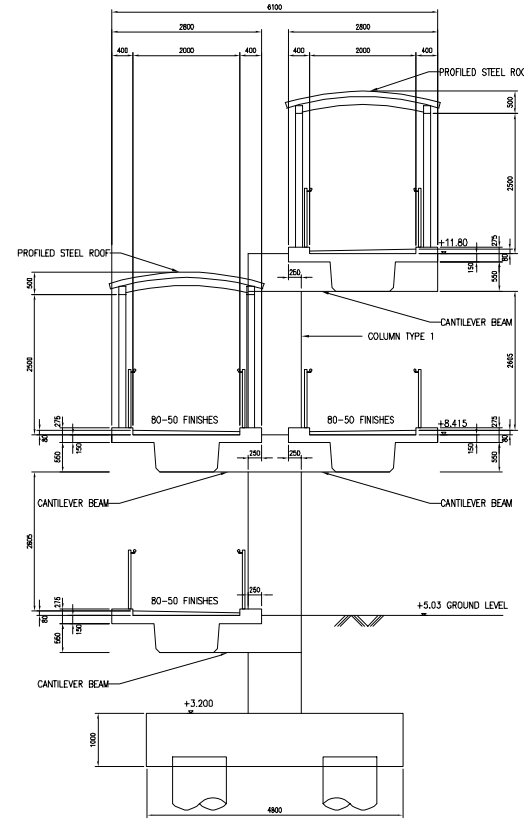
SECTION A
1:50



COLUMN PROFILE TYPE 1 (C1)
1:25



SECTION B
1:50



SECTION C
1:50

NO	DATE	DESCRIPTION	CHK

STATUS

SCALE
A1 AS SHOWN

DIMENSION UNIT
MILLIMETER

KEY PLAN

PROJECT NO.

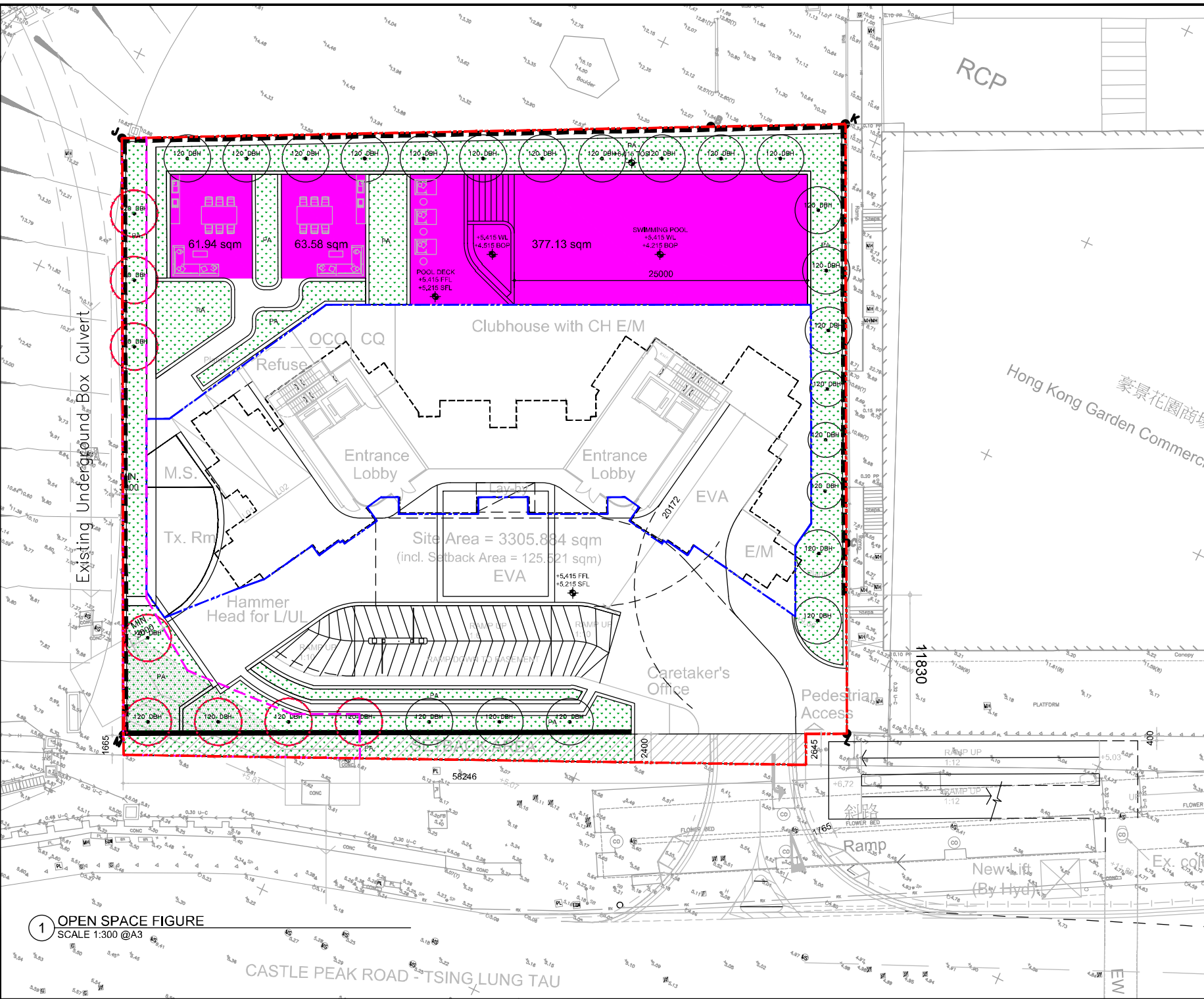
CONTRACT NO.

SHEET TITLE
FOOTBRIDGE RAMP SECTION

SHEET NUMBER
SK 03

申請編號 Application No. : A/TWW/122
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Rev. Date	Amendment	Purpose
LEGEND		
	NEW PROPOSED SITE BOUNDARY	
	DRAINAGE RESERVE AREA MIN. 3M OFFSET FROM EXISTING UNDERGROUND BOX CULVERT	
	BUILDING LINE	
	PROPOSED NEW TREE IN CLOSED-BOTTOM PLANTER WITHIN DRAINAGE RESERVE AREA	
	PROPOSED NEW TREE	
	PROPOSED NEW LEVEL	
	PRIVATE OPEN SPACE (TOTAL AREA: 502.65)	

Drawing Purposes

GOVERNMENT SUBMISSION

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 - 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
OPEN SPACE FIGURE

Job No.	Drawing No.	Revision No.
HKA-01062	LP_02	-
Scale	Date	CAD Ref.
1:300(A3)	OCT 2021	LP_02
Drawn	Checked	Approved
LL	SL	SL

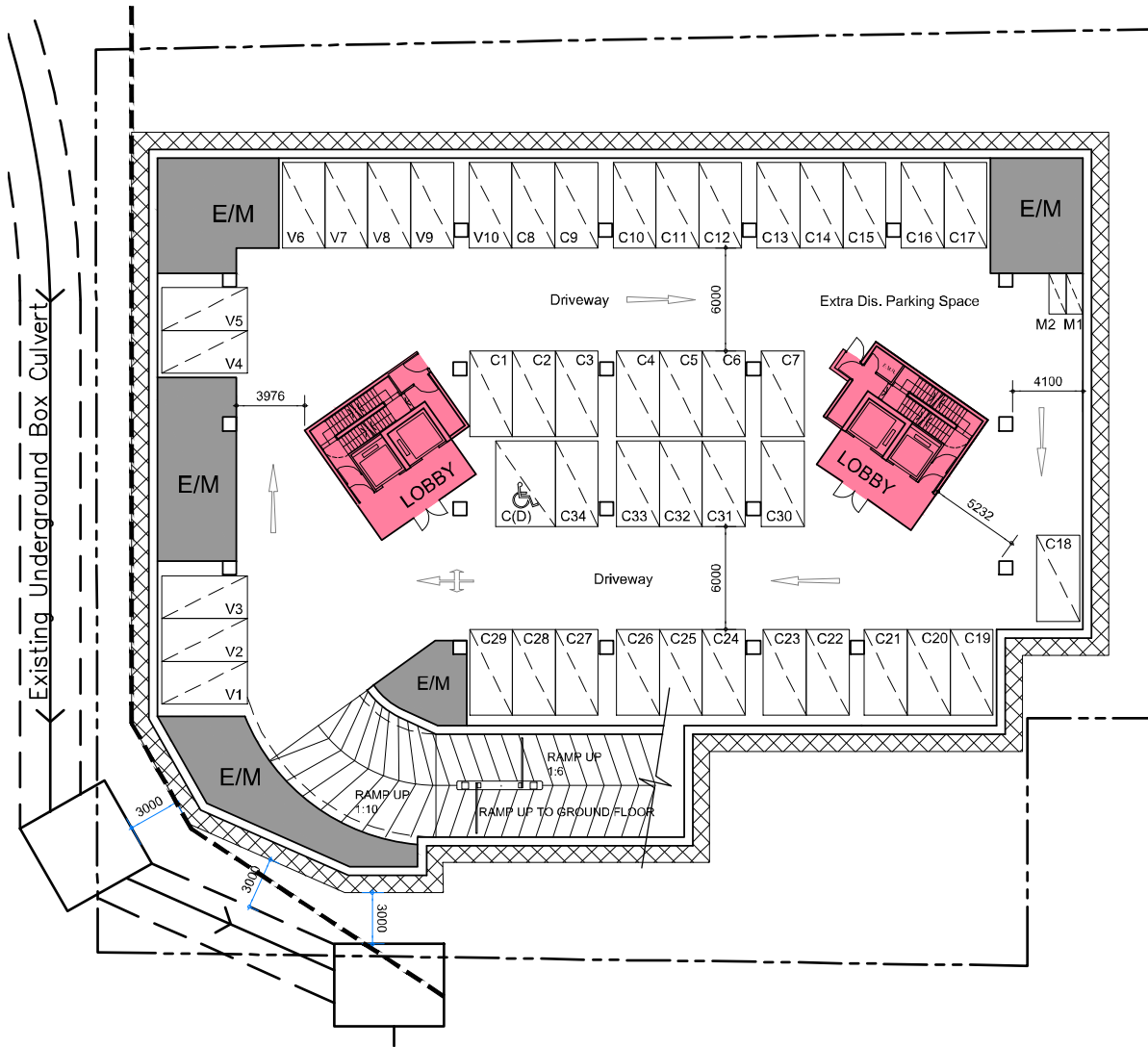
Authorized Person - Architect

Consultant Logo



Oriental Landscapes Limited
 東方綠化有限公司

1 OPEN SPACE FIGURE
 SCALE 1:300 @A3



Legend:

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

WCWP International Ltd.

Basement Plan 1:300 in A3

25 July 2022