Broad Development Parameters of the Applied Use/Development in respect of Application No. A/TWW/124 關乎申請編號 A/TWW/124 的擬議用途/發展的概括發展規範

Application No. 申請編號		A/TWW/124			
Location/address 位置/地址	Lot 162RP (Part) in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West 荃灣西汀九丈量約份第 399 約地段第 162 號餘段(部分)和毗鄰政府土地				
Site area 地盤面積	About 約 579.9 sq. m 平方米 (Includes Government Land of about 包括政府土地約 151.3 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 C)" and "Village Type Development" 「住宅(丙類)」及「鄉村式發展」				
Applied use/ development 申請用途/發展	Proposed House	House with Minor Relaxation of Plot Ratio and Building Height Restrictions 擬議屋宇並略為放寬地積比率及建築物高度限制			
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 434.92	About 約 0.75		
	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.	Domestic	10.525	m 米		

of storeys 建築物高度/ 層數	住用	34	mPD米(主水平基準上)		
		3	Storey(s) 層		
		1	Include 包括 Basement 地庫		
	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	About 約 39%				
No. of units 單位數目	2 Flats 住宅單位				
Open space 休憩用地	Private 私人	-	sq. m 平方米		
	Public 公眾	-	sq. m 平方米		
No. of parking	Total no. of vehicle spaces 停車位總數			5	
spaces and loading					
/ unloading spaces	Private Car Parking Spaces 私家車車位 5				
停車位及上落客貨					
車位數目					

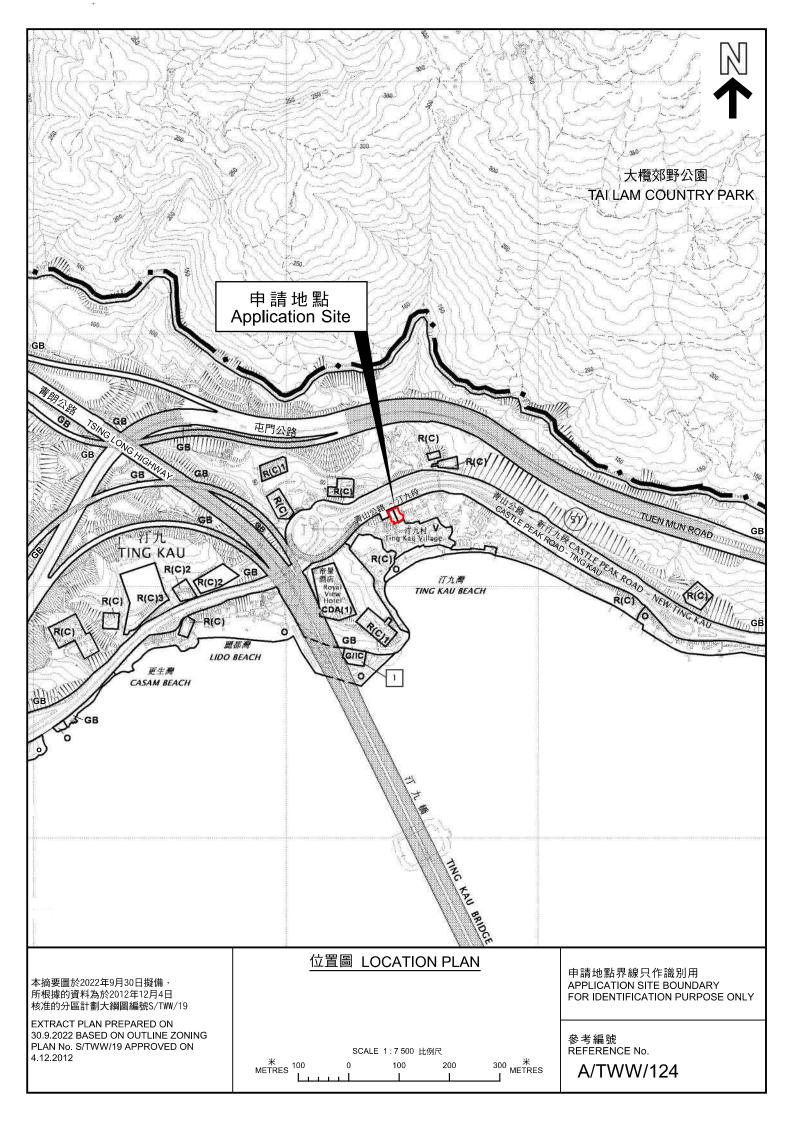
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員會概不負責。若有任何 疑問,應查閱申請人提交的文件。

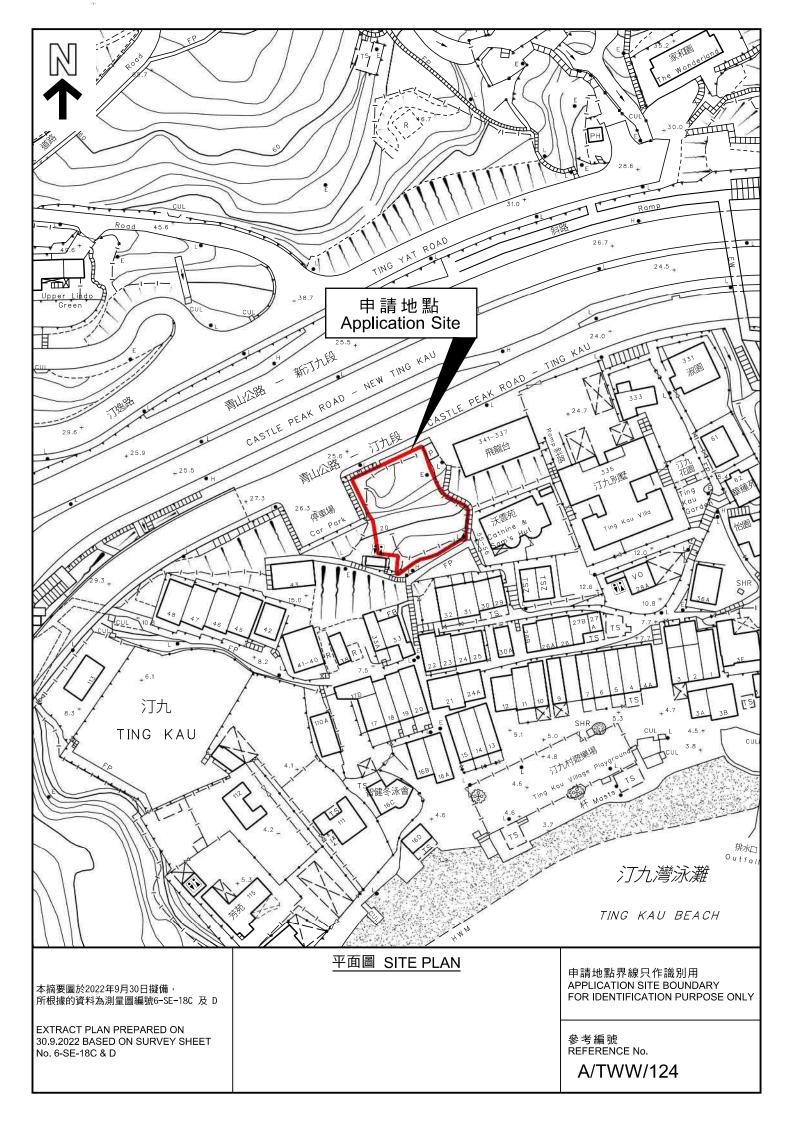
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	Chinese	English
	<u>eminese</u> 中文	<u>Eligiisii</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		V V
Sectional plan(s) 截視圖		\checkmark
Elevation(s) 立視圖		\checkmark
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		\checkmark
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		V V
Others (please specify) 其他 (請註明)		\checkmark
Vertical greening plan 垂直綠化設計圖		
Reports 報告書		
Planning Statement / Justifications 規劃綱領 / 理據		\checkmark
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空		
氟及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		\checkmark
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		\checkmark
Risk Assessment 風險評估		
Others (please specify) 其他 (請註明)		$\mathbf{\nabla}$
Traffic Noise and Air Quality Impact Assessment Report 交通噪音及空氣質素影響		
評估		
Geotechnical Planning Review Report 岩土規劃檢討報告		
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。





Executive Summary for Proposed Low-rise Low-density Residential Development with a Maximum Plot Ratio of 0.75 at Lot 162RP (Part) and Its Adjoining Government Land in D.D. 399, Ting Kau, Tsuen Wan West

The subject site is suitable for a Low-rise Low-density Residential Development, which partly lies within an area zoned as Residential (Group C) "R(C)" and partly within a Village Type Development "V" zone on the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19 (OZP).

The application site is currently vacant. The proposed development consists of two 3-storey houses including carpark in basement. The applicant intends to develop the subject site with a maximum plot ratio of 0.75 in "R(C)" zone and apply for Column 2 use, "House (not elsewhere specified) in the part of "V" zone. Also, a minor relaxation of building height to about 10.525m in "V" zone. A Traffic Noise and Air Quality Impact Assessment Report is done to prove that the noise impact from Castle Peak Road on the proposed development is acceptable as required in the OZP.

A planning application of the same site was approved by the Town Planning Board with conditions on 20 February 2004. The applicant didn't start the residential development in 2004 after approval by the Board because of personal reasons. It has now lapsed. The applicant would like to submit a new planning application for the proposed development.

The whole residential development fully conforms with the Government's general planning intention in keeping the low-rise and low-density development characteristic in "R(C)" zone of Ting Kau.

The applicant is not an indigenous villager and has no power to apply for a Small House development. Nevertheless, the physical constraints and cost implications will make it an unattractive site to Ting Kau villagers. It is highly unlikely the proposed development would cause any adverse impact on the supply of Small House sites at Ting Kau in "V" zone although the Site would take away some 275m² of land from it.

In view of the above points, the applicant hopes the Board can give favourable consideration and grant approval for this development.

<u>在荃灣西汀九丈量約份第399約地段部分162RP及毗鄰政府土地擬建低層及低密</u>度的住宅發展的行政撮要

現址適合發展低層及低密度的住宅。根據荃灣西部份分區計劃大網核准圖編號 S/TWW/19,上址土地用途包含住宅(丙類)及鄉村式發展。

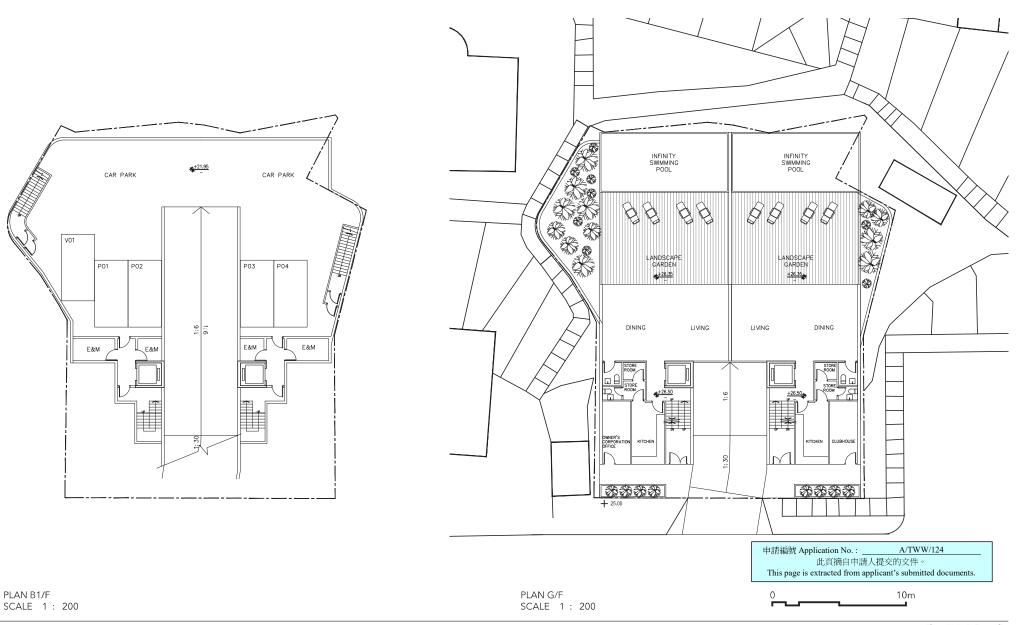
上述地址現為空地。擬建發展兩棟三層房屋,包括地庫停車位。申請人擬將現址 住宅(丙類)用途的最高地積比率增至0.75倍,及將屬於鄉村式發展的土地部份 申請第二欄用途:屋宇(未另有列明者)。另外,亦會申請將鄉村式發展土地部份 的屋宇高度略為放寬為大約10.525米。因應荃灣西部份分區計劃大網核准圖編號 S/TWW/19要求,申請人一併提交交通噪音及空氣質素評估報告,證明青山公路 的嗓音對擬建發展計劃的影響是可接受的。

城市規劃委員會曾於二零零四年二月二十日批准上述土地的規劃申請,並附帶條件。申請人於申請批准後因個人原因未有開始住宅發展項目工程。當年的規劃申請現已失效。申請人現在重新提交規劃申請。

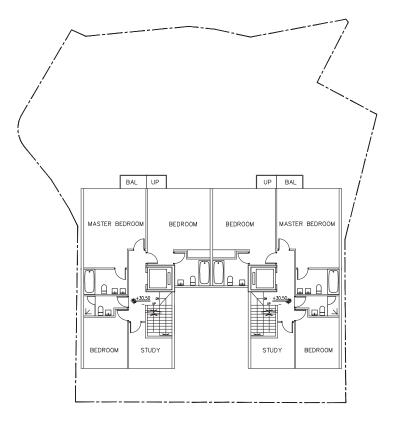
擬建發展完全符合住宅(丙類)地帶的政府規劃意向,維持汀九低層低密度的發展特質。

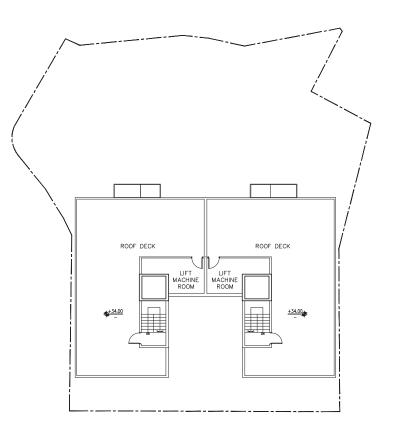
申請人不是原居村民及沒有權力於上址發展小型屋宇。儘管如此,因受到地形限制及潛在成本影響,該土地對汀九村民吸引力較低。雖然擬建發展項目將會佔用 大約275平方米鄉村式發展土地,但其並不會對汀九小型屋宇土地供應造成任何 不利影響。

總括以上各點,希望城規委員會給予批准進行此項發展。



TING KAU SITE C SCHEME FOR S16 26 MAY 2022

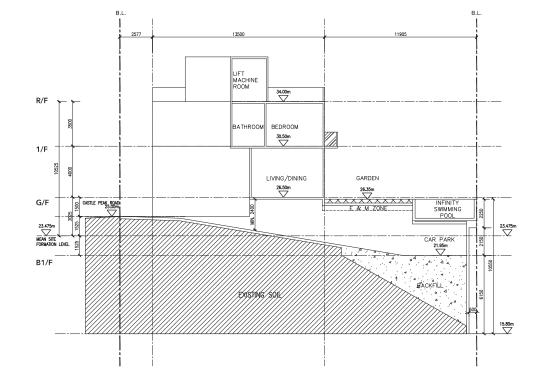






10m

PLAN 1/F	PLAN R/F	0
SCALE 1 : 200	SCALE 1 : 200	



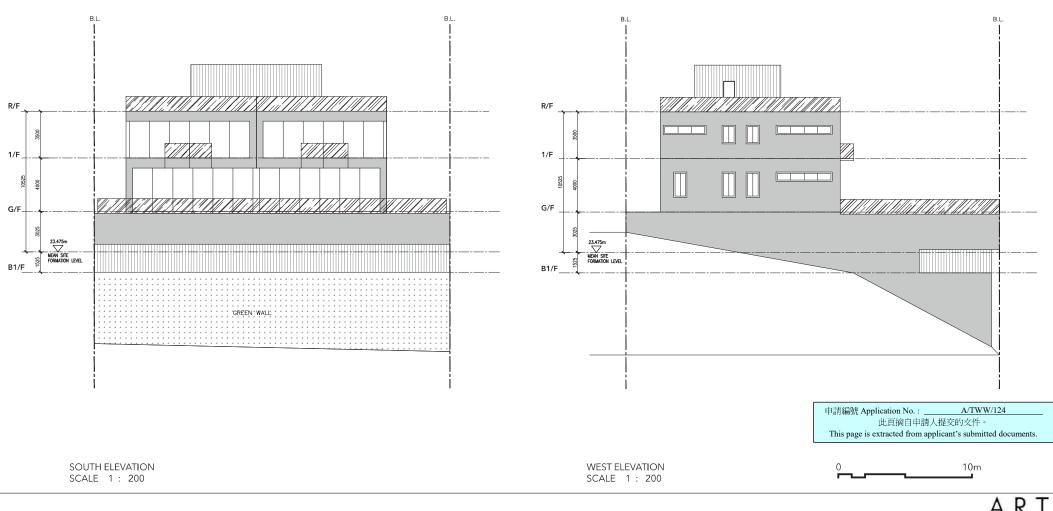
申請編號 Application No.: <u>A/TWW/124</u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.

SECTION SCALE 1 : 200

0

10m

TING KAU SITE C SCHEME FOR S16 6 OCTOBER 2022



VIEW 01 - BIRD EYE VIEW (AFTER)

THE REAL PROPERTY OF

BELGAN

1.111

BRABBASE

BOLD BE LA SAN

iii ii

1

申請編號 Application No. : <u>A/TWW/124</u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.

AT IT IF

- Yr - 94

VIEW 02 - BIRD EYE VIEW (AFTER) 申請編號 Application No. : <u>A/TWW/124</u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.

A REAL PROPERTY.

PROPOSED HOUSE DEVELOPMENT AT TING KAU, LOT NO. 496 IN DD 399

26 MAY 2022

