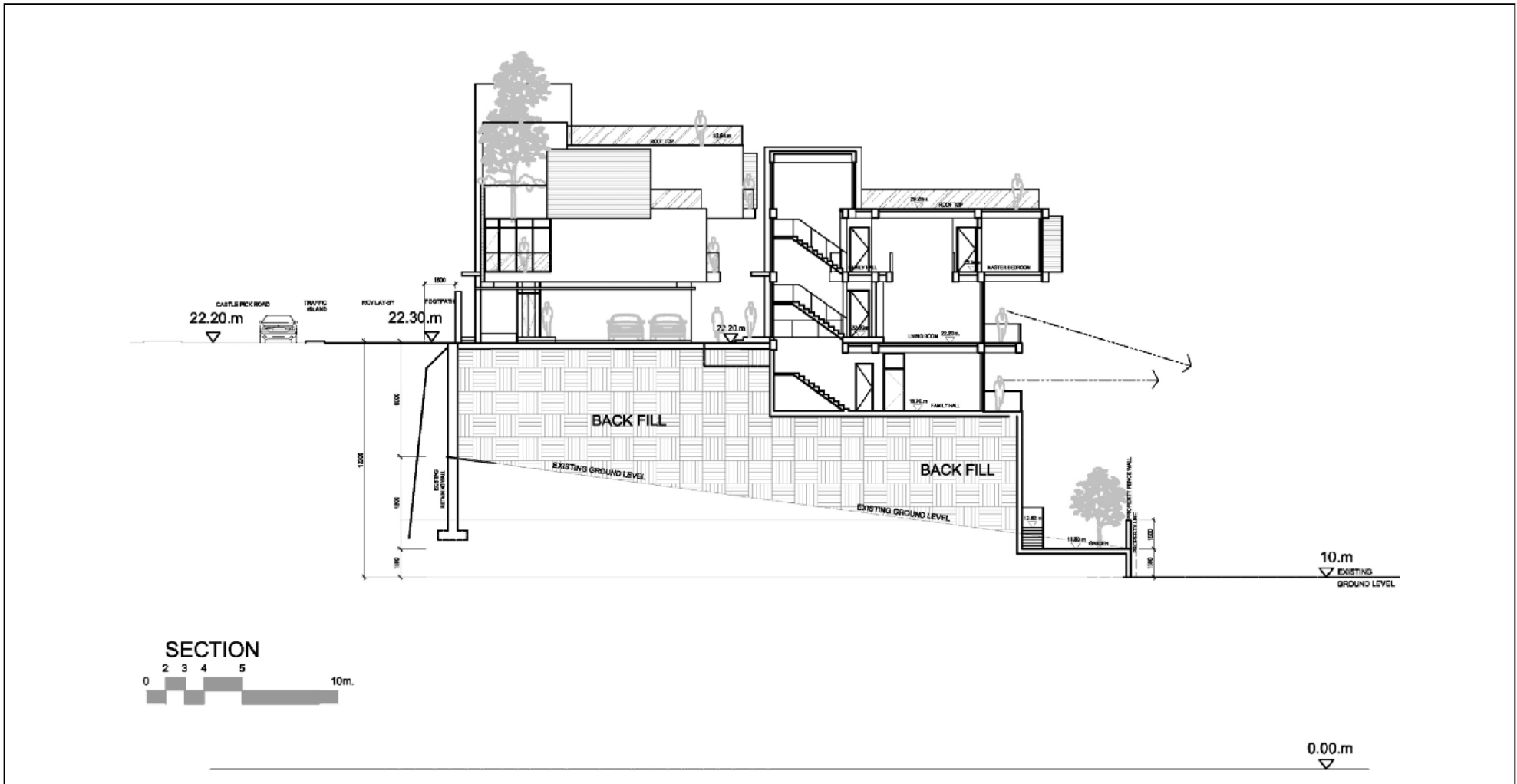


總發展藍圖長切面圖  
 MASTER LAYOUT PLAN LONG SECTION

參考編號 REFERENCE No.	繪圖 DRAWING
A/TWW/110	FA-3

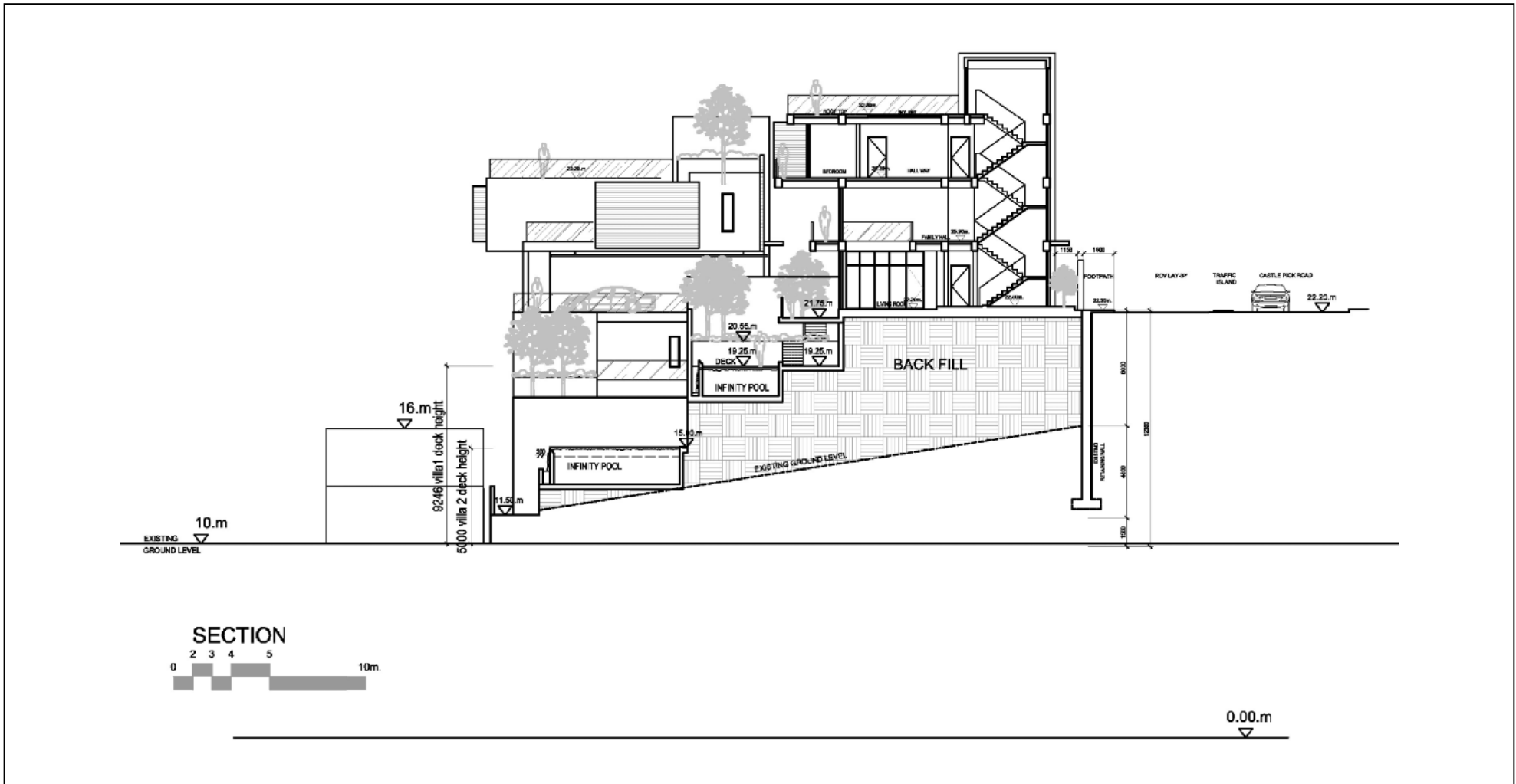
(來源：附錄 F-IVg)  
 (Source : Appendix F-IVg)



總發展藍圖切面圖A-A  
 MASTER LAYOUT PLAN SECTION A-A

參考編號 REFERENCE No.	繪圖 DRAWING
A/TWW/110	FA-4

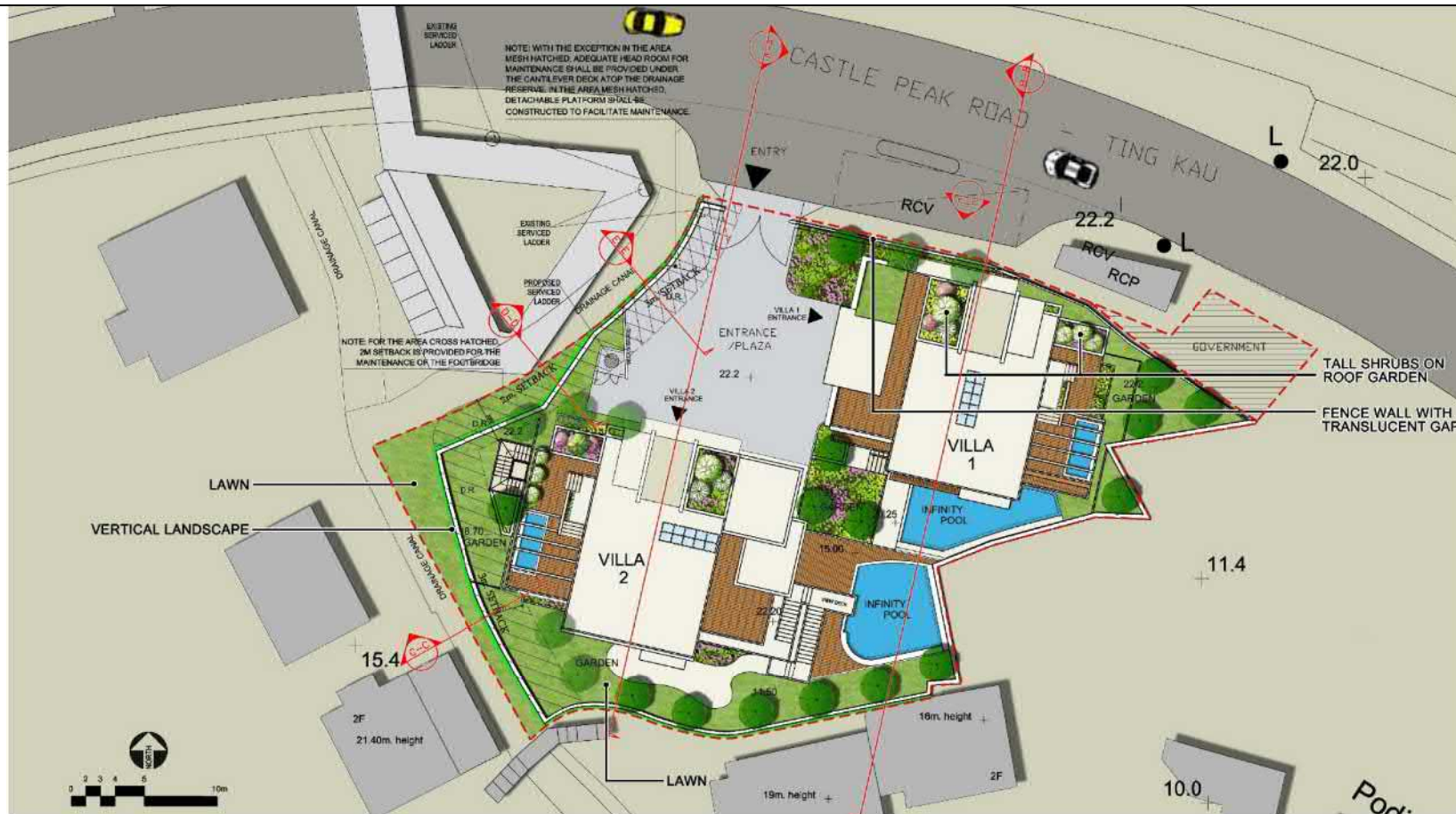
(來源：附錄 F-IVg)  
 (Source : Appendix F-IVg)



總發展藍圖切面圖B-B  
 MASTER LAYOUT PLAN SECTION B-B

參考編號 REFERENCE No. A/TWW/110	繪圖 DRAWING FA-5
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(來源：附錄 F-IVg)  
 (Source : Appendix F-IVg)



NOTE: WITH THE EXCEPTION IN THE AREA MESH HATCHED, ADEQUATE HEAD ROOM FOR MAINTENANCE SHALL BE PROVIDED UNDER THE CANTILEVER DECK ATOP THE DRAINAGE RESERVE. IN THE AREA MESH HATCHED, DETACHABLE PLATFORM SHALL BE CONSTRUCTED TO FACILITATE MAINTENANCE.

NOTE: FOR THE AREA CROSS HATCHED, 2M SETBACK IS PROVIDED FOR THE MAINTENANCE OF THE FOOTBRIDGE.

NOTE:  
 1. SOIL DEPTH EXCLUDING DRAINAGE LAYER FOR TREE IS 1.2m;  
 2. SOIL DEPTH EXCLUDING DRAINAGE LAYER FOR SHRUB IS 0.6m;  
 3. SOIL DEPTH EXCLUDING DRAINAGE LAYER FOR GROUNDCOVER AND LAWN ARE 0.3m;  
 4. IRRIGATION POINTS TO BE PROVIDED IN A SPACING THAT NOT MORE THAN 20m APART.

- KEY:
-  SHRUBS PLANTING ON FLAT ROOF
  -  LAWN
  -  SWIMMING POOL/WATER FEATURE
  -  NEW TREE PLANTINGS
  -  GROUNDCOVER/SHRUB PLANTING
  -  AREA FOR VERTICAL LANDSCAPE

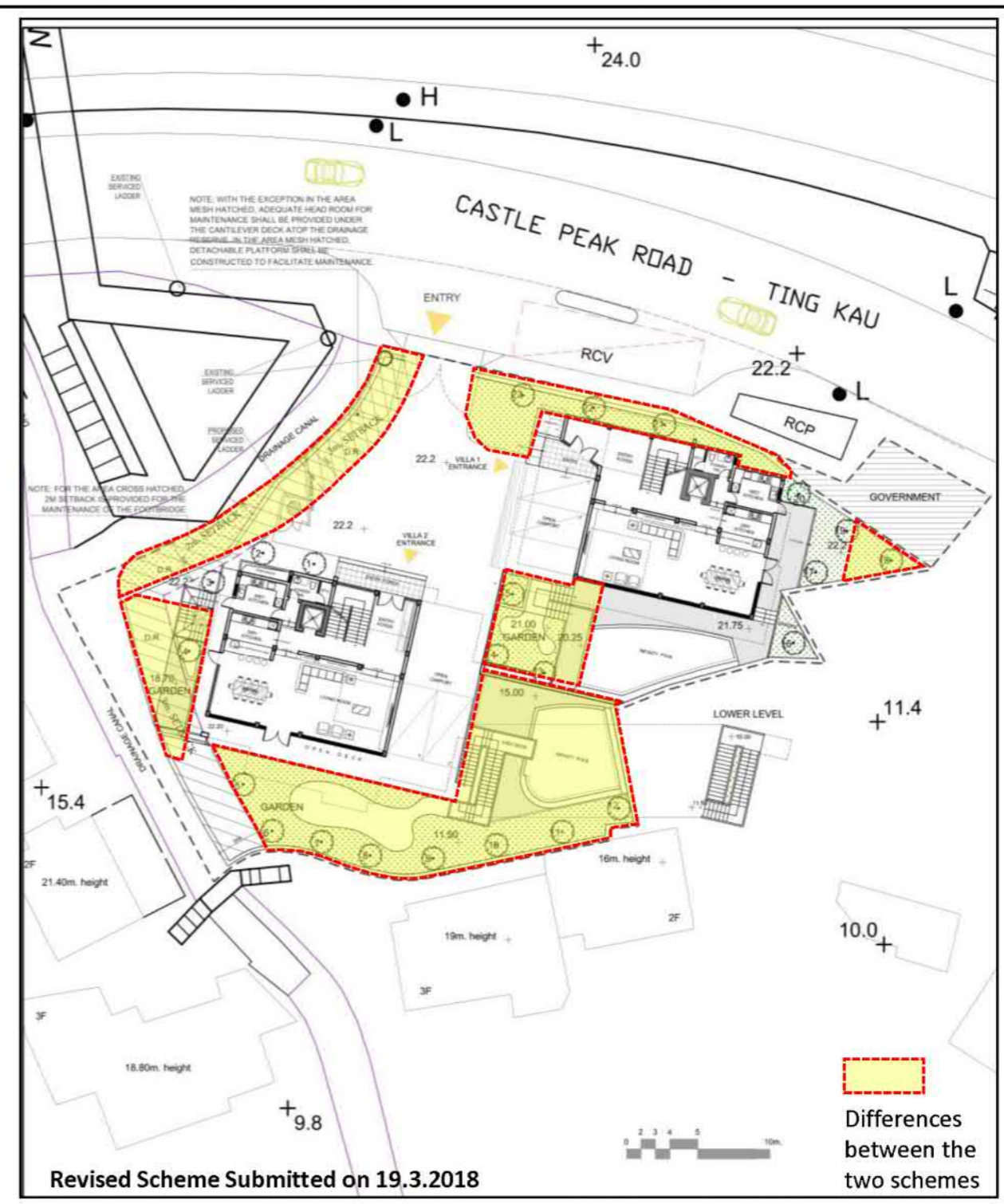
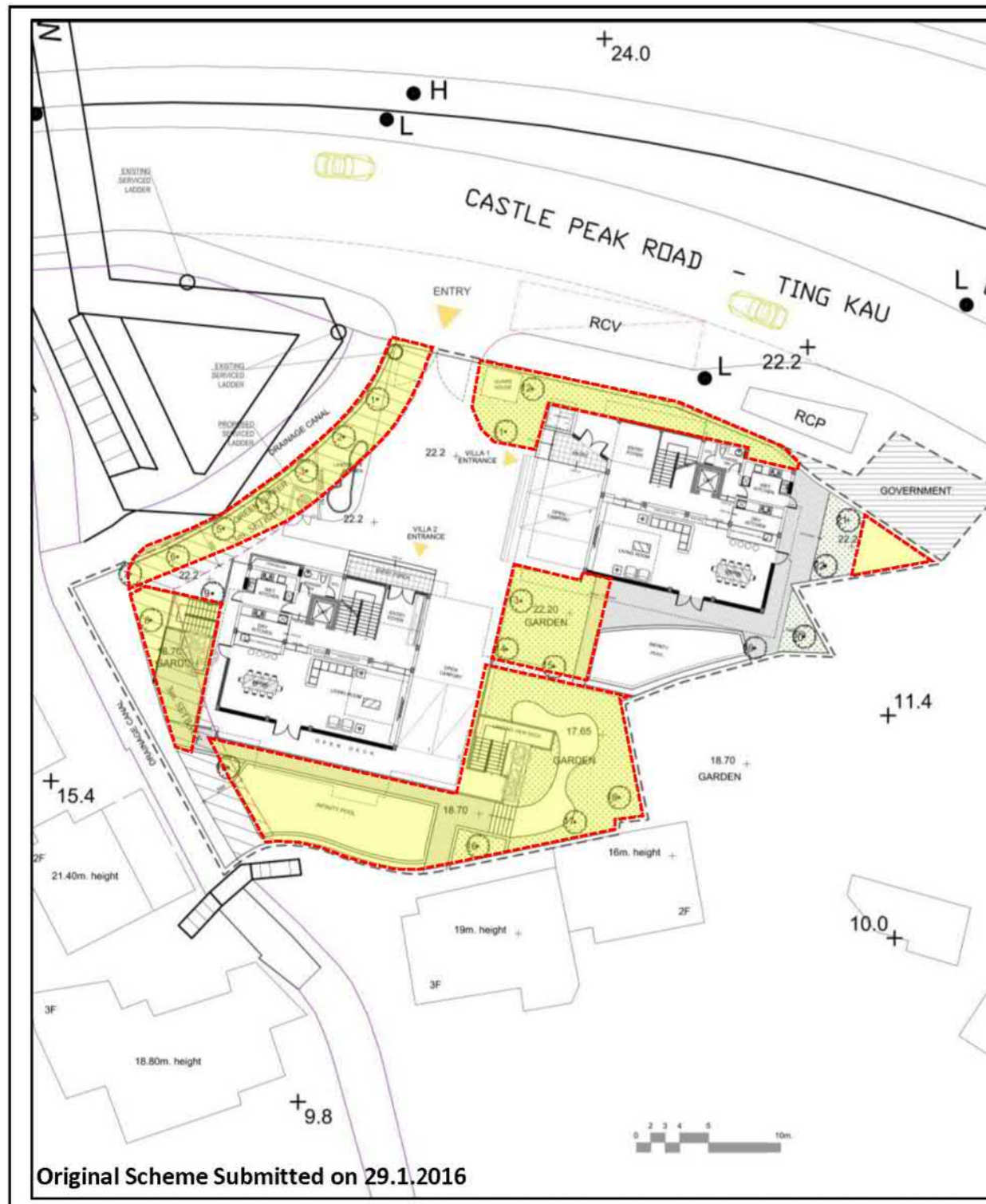
Project: Proposed "House" Development with Plot Ratio of 0.75in "R(C)" Zone at Various Lots and Adjoining Government Land in DD 399, Ting Kau, Tsuen Wan

**MASTER LANDSCAPE PLAN**  
 Updated on 2017.11.25

## 園境平面總圖 MASTER LANDSCAPE PLAN

參考編號 REFERENCE No. A/TWW/110	繪圖 DRAWING FA-6
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(來源：附錄 F-IVg)  
 (Source : Appendix F-IVg)



**Project:**  
Proposed House Development at Plot Ratio of 0.75 at Lots No. 210, 212, 213, 214, 215RP, 215SA, 230, 231RP, 234, 235, 427 in DD 399 and adjoining Government Land, Ting Kau, Tsuen Wan (Application No. A/TWW/110 under Section 16 of the Town Planning Ordinance)

**Title:**  
Comparison Drawing to Show the Differences between the Original Scheme Submitted on 29.1.2016 and the Revised Scheme Submitted dated 19.3.2018

Ref.: ADCL/PLG-10086-L020/F004

**Figure:**  
4

**Scale:**  
N/A

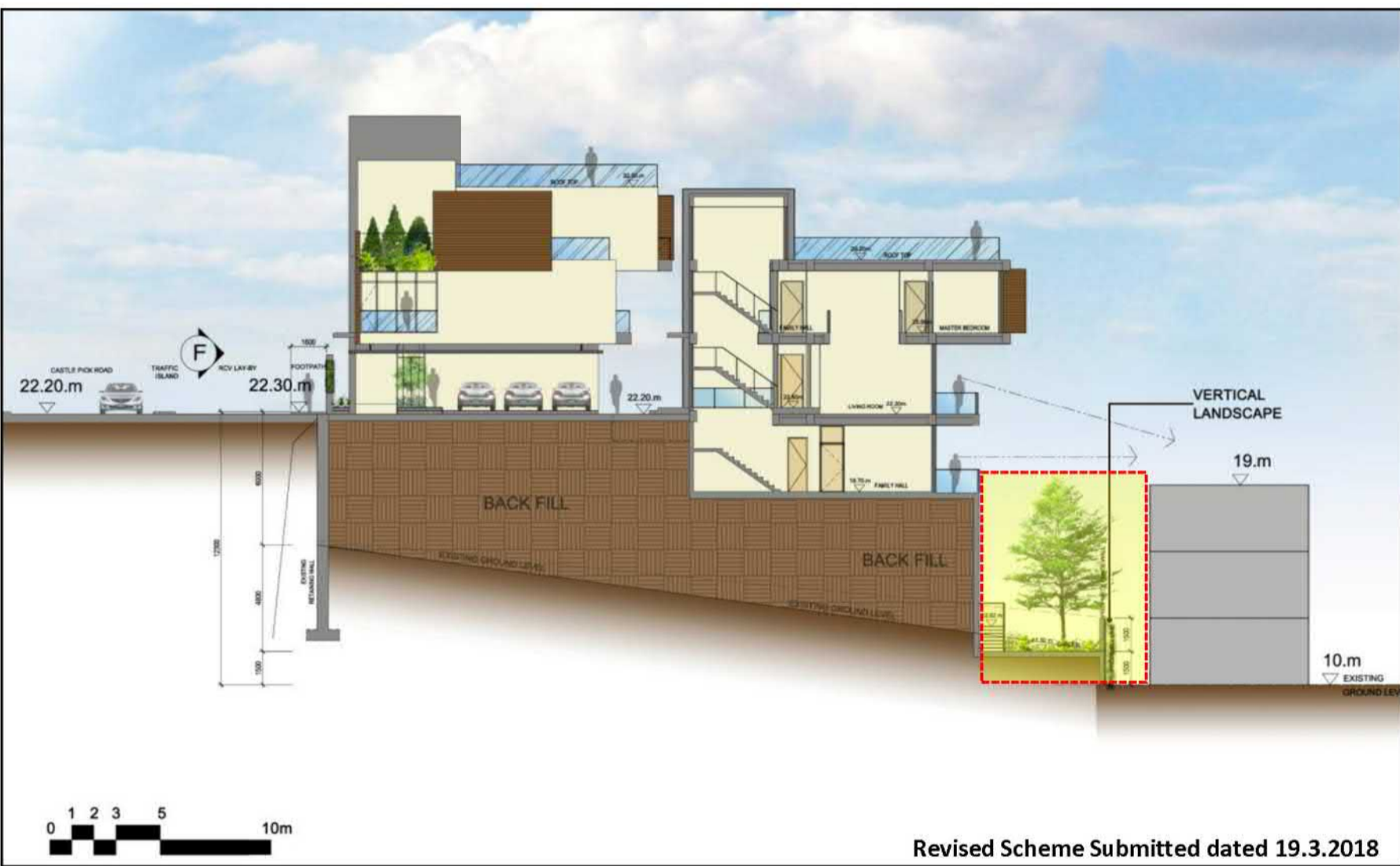
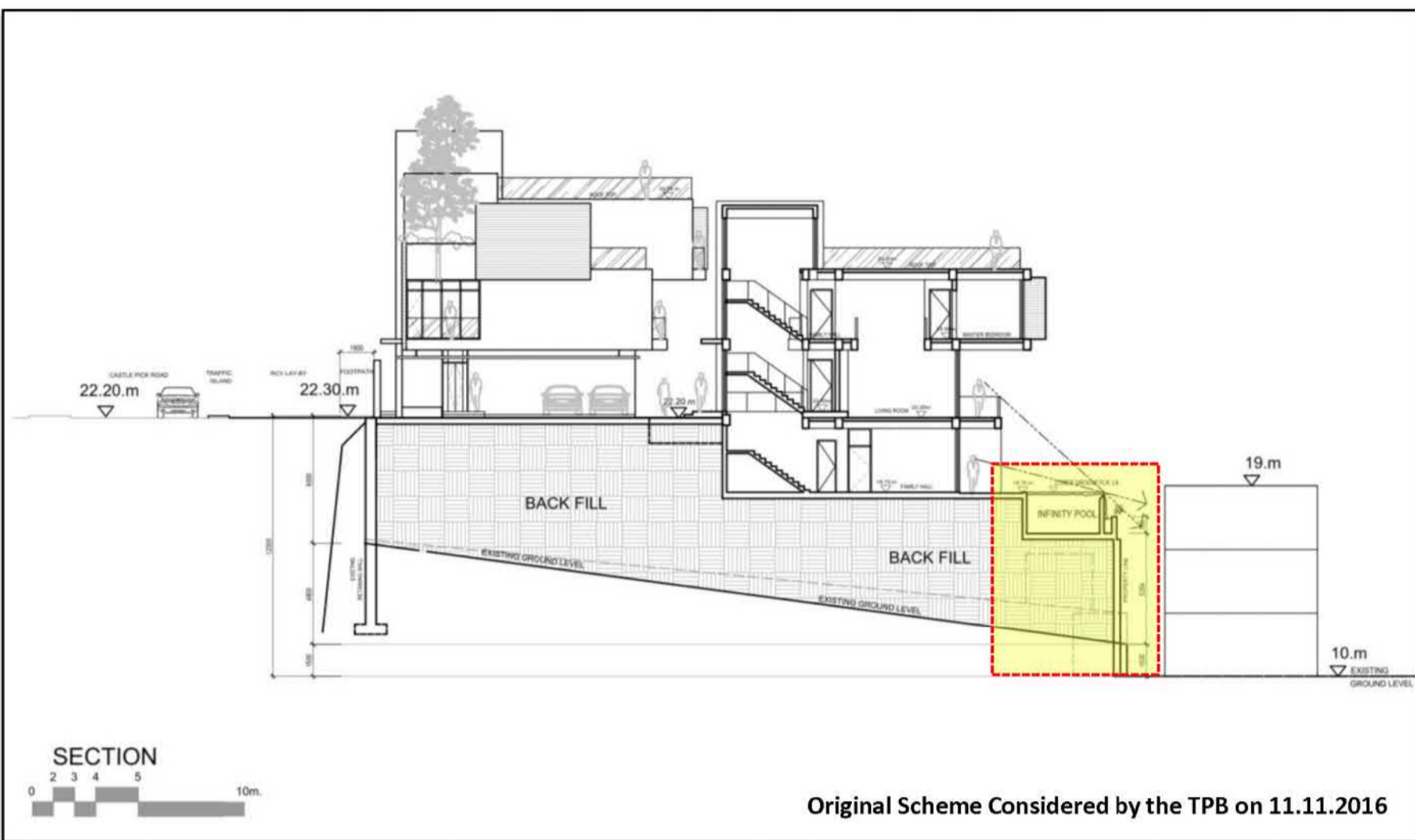
**Date:**  
11 Sep 2018




比較圖  
COMPARISON DRAWING

參考編號 REFERENCE No. A/TWW/110	繪圖 DRAWING FA-7
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(來源：附錄 F-IVg)  
(Source : Appendix F-IVg)



 Differences between the two schemes

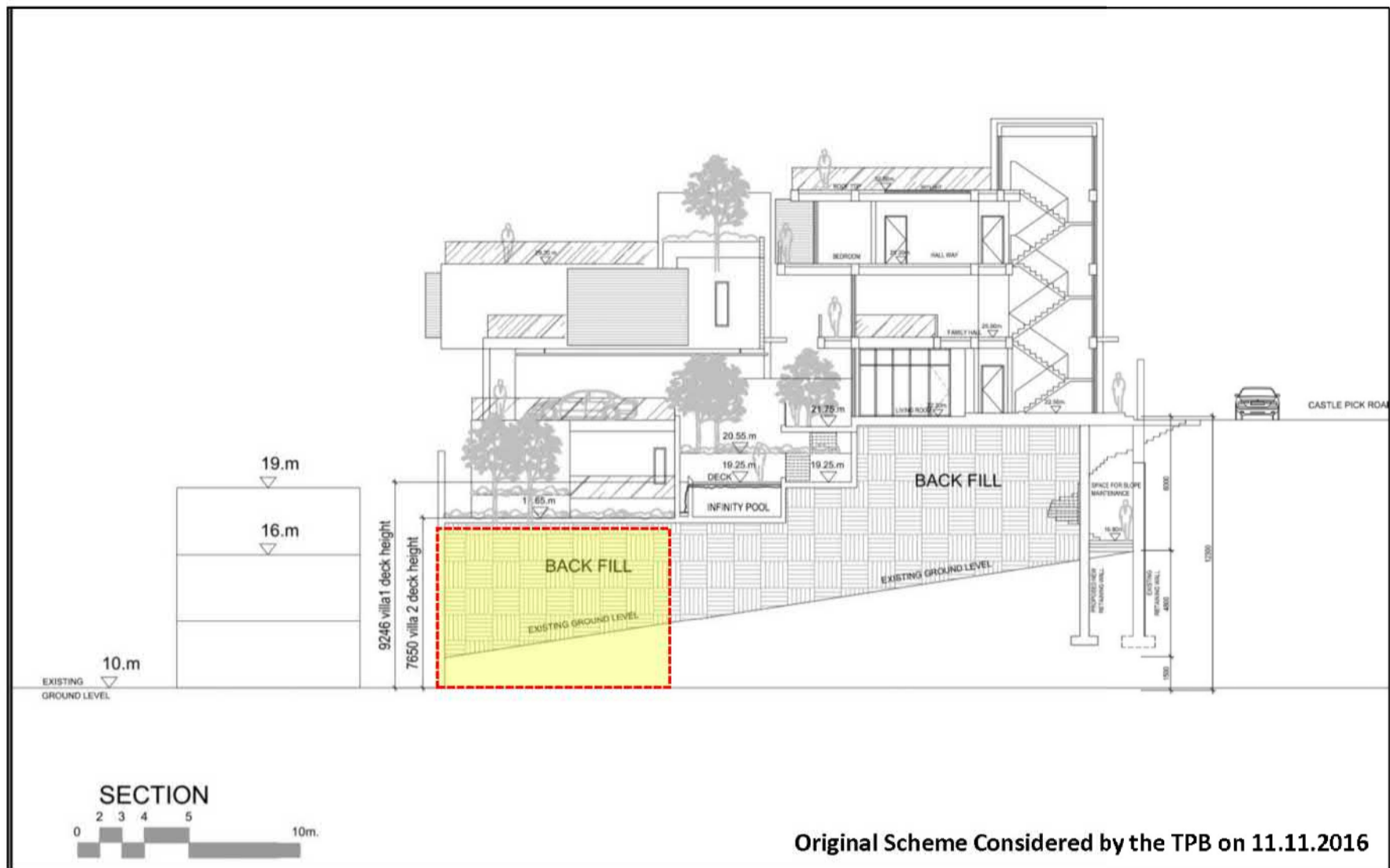
<p><b>Project:</b> Proposed House Development at Plot Ratio of 0.75 at Lots No. 210, 212, 213, 214, 215RP, 215SA, 230, 231RP, 234, 235, 427 in DD 399 and adjoining Government Land, Ting Kau, Tsuen Wan (Application No. A/TWW/110 under Section 16 of the Town Planning Ordinance)</p> <p>Ref.: ADCL/PLG-10086-L020/F001</p>	<p><b>Title:</b> Comparison Drawing to Show the Differences between the Original Scheme Considered by the Town Planning Board on 11.11.2016 and the Revised Scheme Submitted dated 19.3.2018</p>	<p><b>Figure:</b> 1</p> <p><b>Scale:</b> N/A</p> <p><b>Date:</b> 11 Sep 2018</p>	 <p>AIKON DEVELOPMENT CONSULTANCY LTD.</p>
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比較圖  
**COMPARISON DRAWING**

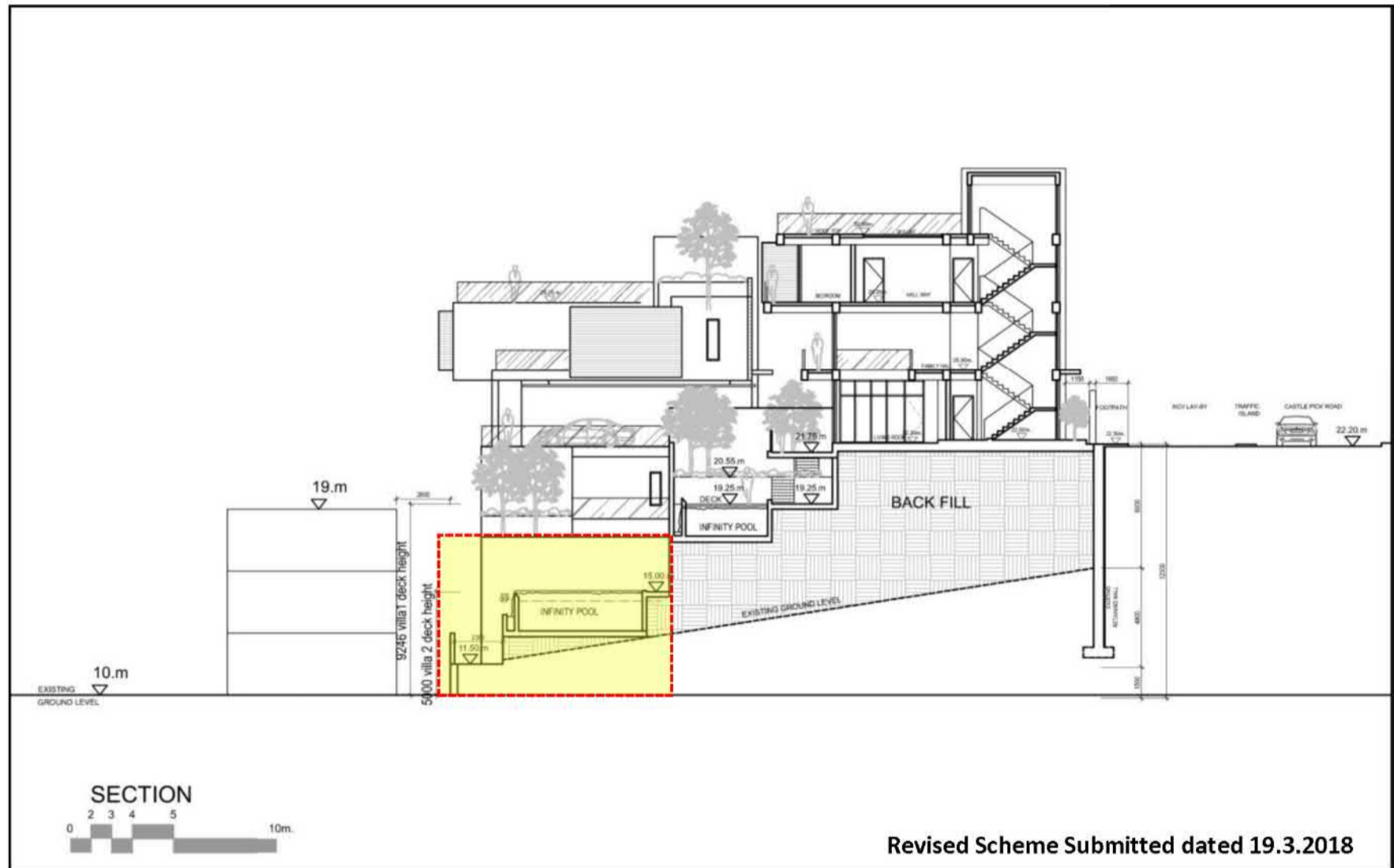
<p>參考編號 REFERENCE No. A/TWW/110</p>	<p>繪圖 DRAWING FA-8</p>
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(來源：附錄 F-IVg)  
(Source : Appendix F-IVg)







Original Scheme Considered by the TPB on 11.11.2016



Revised Scheme Submitted dated 19.3.2018

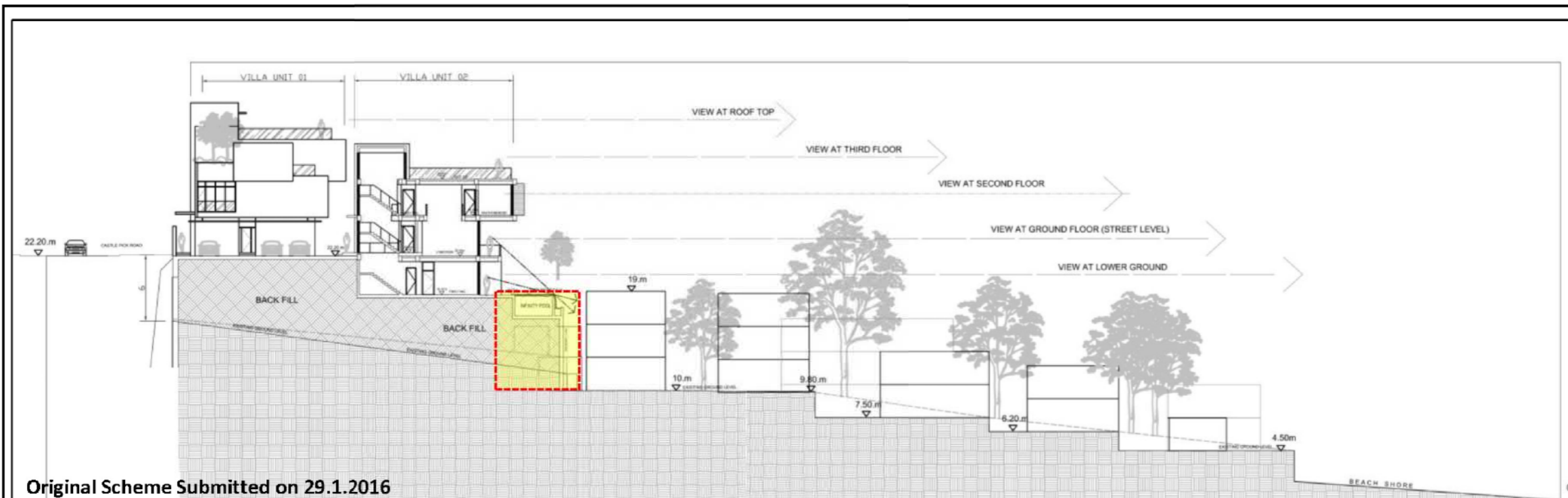
 Differences between the two schemes

<p><b>Project:</b> Proposed House Development at Plot Ratio of 0.75 at Lots No. 210, 212, 213, 214, 215RP, 215SA, 230, 231RP, 234, 235, 427 in DD 399 and adjoining Government Land, Ting Kau, Tsuen Wan (Application No. A/TWW/110 under Section 16 of the Town Planning Ordinance)</p> <p><i>Ref.: ADCL/PLG-10086-L020/F002</i></p>	<p><b>Title:</b> Comparison Drawing to Show the Differences between the Original Scheme Considered by the Town Planning Board on 11.11.2016 and the Revised Scheme Submitted dated 19.3.2018</p>	<p><b>Figure:</b> 2</p> <p><b>Scale:</b> N/A</p> <p><b>Date:</b> 11 Sep 2018</p>	 <p>AIKON DEVELOPMENT CONSULTANCY LTD.</p>
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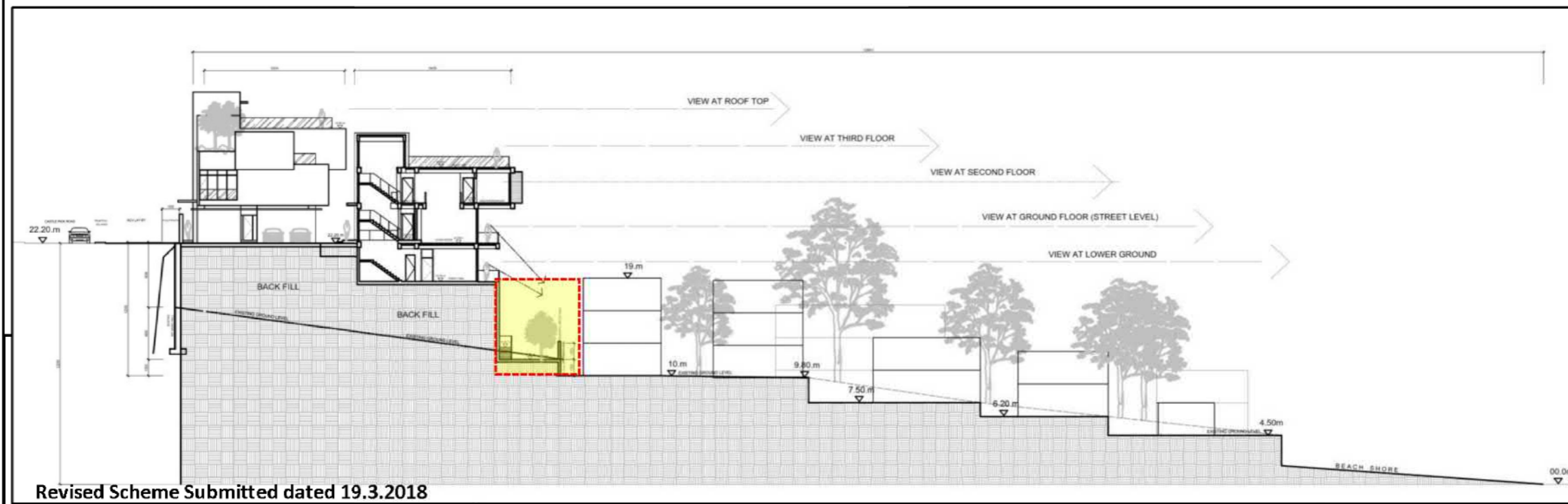
比較圖  
COMPARISON DRAWING

<p>參考編號 REFERENCE No. A/TWW/110</p>	<p>繪圖 DRAWING FA-9</p>
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(來源：附錄 F-IVg)  
(Source : Appendix F-IVg)



Original Scheme Submitted on 29.1.2016



Revised Scheme Submitted dated 19.3.2018

 Differences between the two schemes

**Project:**  
Proposed House Development at Plot Ratio of 0.75 at Lots No. 210, 212, 213, 214, 215RP, 215SA, 230, 231RP, 234, 235, 427 in DD 399 and adjoining Government Land, Ting Kau, Tsuen Wan (Application No. A/TWW/110 under Section 16 of the Town Planning Ordinance)

**Title:**  
Comparison Drawing to Show the Differences between the Original Scheme Submitted on 29.1.2016 and the Revised Scheme Submitted dated 19.3.2018

*Ref.: ADCL/PLG-10086-L020/F003*

**Figure:**  
3

**Scale:**  
N/A

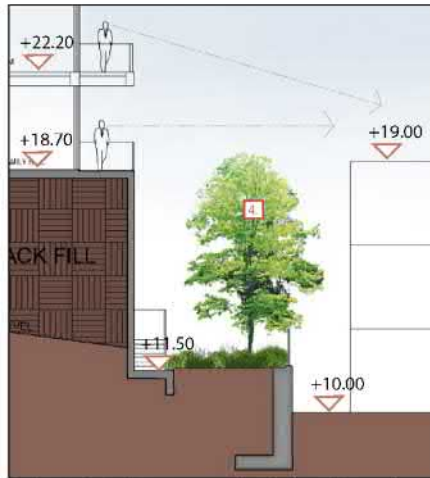
**Date:**  
11 Sep 2018



比較圖  
COMPARISON DRAWING

參考編號 REFERENCE No. A/TWW/110	繪圖 DRAWING FA-10
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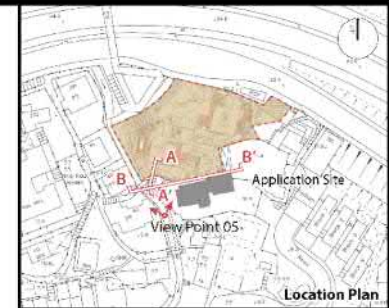
(來源：附錄 F-IVg)  
(Source : Appendix F-IVg)



Section A-A' Section at proposed set back retaining wall



View Point 05: Proposed mitigation measure at entrance to house 65



Location Plan

- LEGEND**
- Section Line
  - Typical Levels
  - Proposed Greening (Trailing & Climbing Plants)
  - Indicative Treatment to Retaining Wall
  - Indicative Outline of house 65 in front of the site
  - Indicative garden tree planting

In appraising the visual impact of the proposed retaining wall on the existing neighbourhood and in particular House 65 the potential for mitigation measures has also been considered.

As described on Figure 1, the back wall of the house is relatively less sensitive than the western and eastern sides of the property, where entrance and outdoor yard spaces are located. The alignment of the proposed retaining wall is responsive to this context, where the wall is set back from these more sensitive areas. As illustrated, the proposed retaining wall also has a stepped height profile in elevation, helping to break down the scale of this structure.

A series of mitigation measures are illustrated to help blend the proposed wall into the existing context. A primary mitigation measure is that the proposed garden is terraced in order to reduce the required height of the retaining wall. In particular, as shown in Section A-A, the major level change is set back from the boundary adjacent to the entrance area of House 65. At other less prominent sections of the wall there is also the introduction of planters into the wall structure. This is associated with the use of vertical greening (climbing plants) and the use of panels of different cladding materials as a means to breakdown the scale of the wall structure and help blend in with its surroundings. The effect of these measure on views from relevant vantage points are illustrated on Figures 11 to 15. These demonstrate the principals of the approach to mitigation whilst the exact details of finishes and landscape treatments would be the subject of detail design.



Elevation B-B' Proposed Mitigation Measures along retaining wall elevation

FIGURE TITLE  
Proposed "House" Development with Plot Ratio of 0.75 in "R(C)" Zone at Various Lots and Adjoining Government Land in DD 399, Ting Kau, Tsuen Wan  
**Potential Mitigation Measures**

SCALE	NT/S	DATE	May 2018
CHECKED	C/P	DRAWN	GZ
FIGURE NO	Figure 13		
REV	D		

**Scenic Landscape Studio Limited**  
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & MANAGEMENT  
Rm 2018, 200-202, 204 Queen's Road Central, Sheung Wan, Hong Kong  
Tel: +852 2511 1122  
Fax: +852 2511 1123  
www.scenicstudio.com

# 合成照片 PHOTOMONTAGE

參考編號 REFERENCE No. A/TWW/110	繪圖 DRAWING FA-11
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(來源：附錄 F-IVg)  
(Source : Appendix F-IVg)



視覺影響評估(有紓減措施) VISUAL APPRAISAL (WITH MITIGATION)



視覺影響評估(無紓減措施) VISUAL APPRAISAL (WITHOUT MITIGATION)

合成照片的比較  
 COMPARISON OF PHOTOMONTAGES

參考編號 REFERENCE No.	繪圖 DRAWING
A/TWW/110	FA-12

(來源：附錄 F-IVg)  
 (Source : Appendix F-IVg)



視覺影響評估(有紓減措施) VISUAL APPRAISAL (WITH MITIGATION)



視覺影響評估(無紓減措施) VISUAL APPRAISAL (WITHOUT MITIGATION)

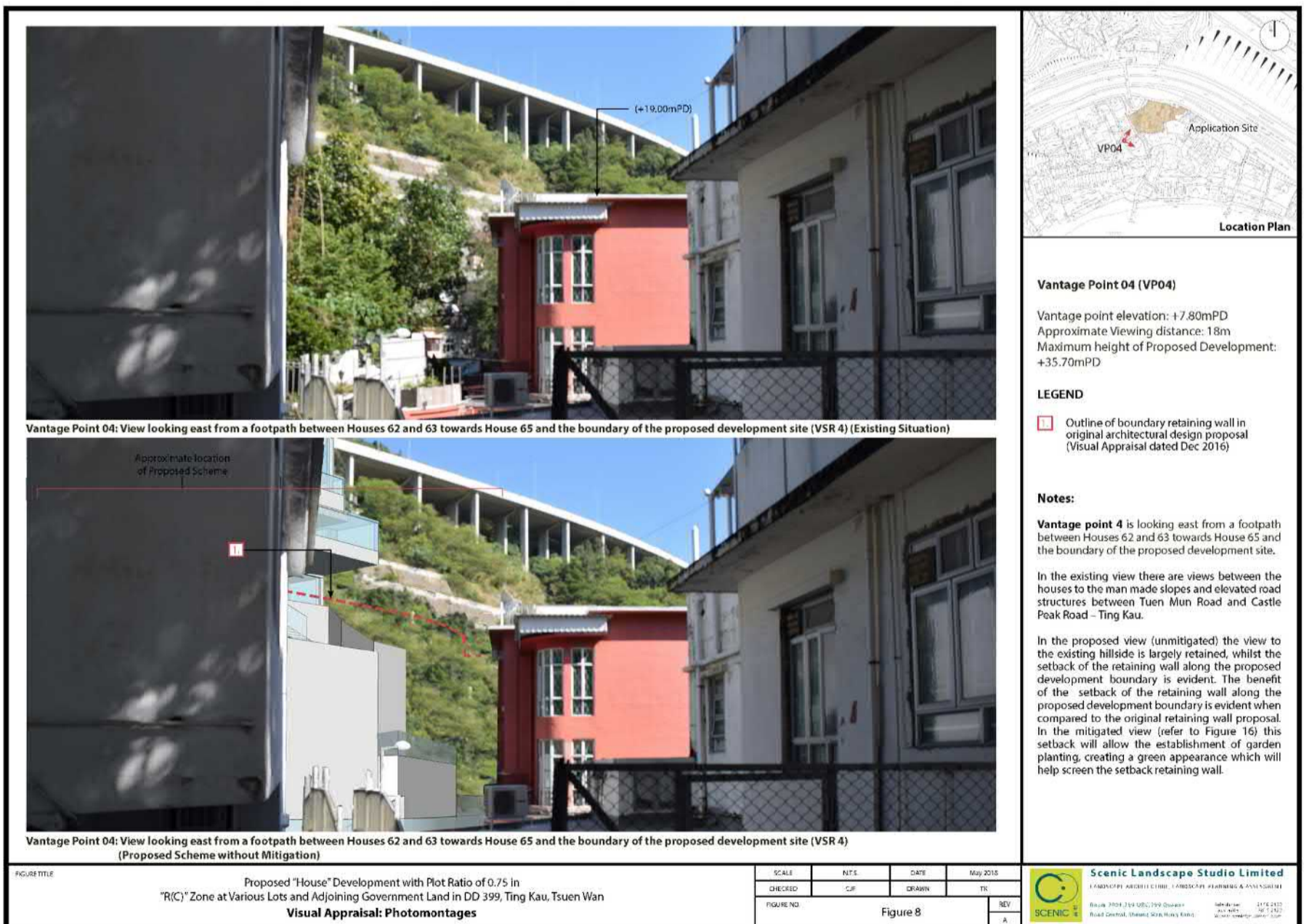
合成照片的比較  
 COMPARISON OF PHOTOMONTAGES

參考編號 REFERENCE No.	繪圖 DRAWING
A/TWW/110	FA-13

(來源：附錄 F-IVg)  
 (Source : Appendix F-IVg)



視覺影響評估(有紓減措施) VISUAL APPRAISAL (WITH MITIGATION)



視覺影響評估(無紓減措施) VISUAL APPRAISAL (WITHOUT MITIGATION)

合成照片的比較  
COMPARISON OF PHOTOMONTAGES

參考編號 REFERENCE No.	繪圖 DRAWING
A/TWW/110	FA-14

(來源：附錄 F-IVg)  
(Source : Appendix F-IVg)



視覺影響評估(有紓減措施) VISUAL APPRAISAL (WITH MITIGATION)

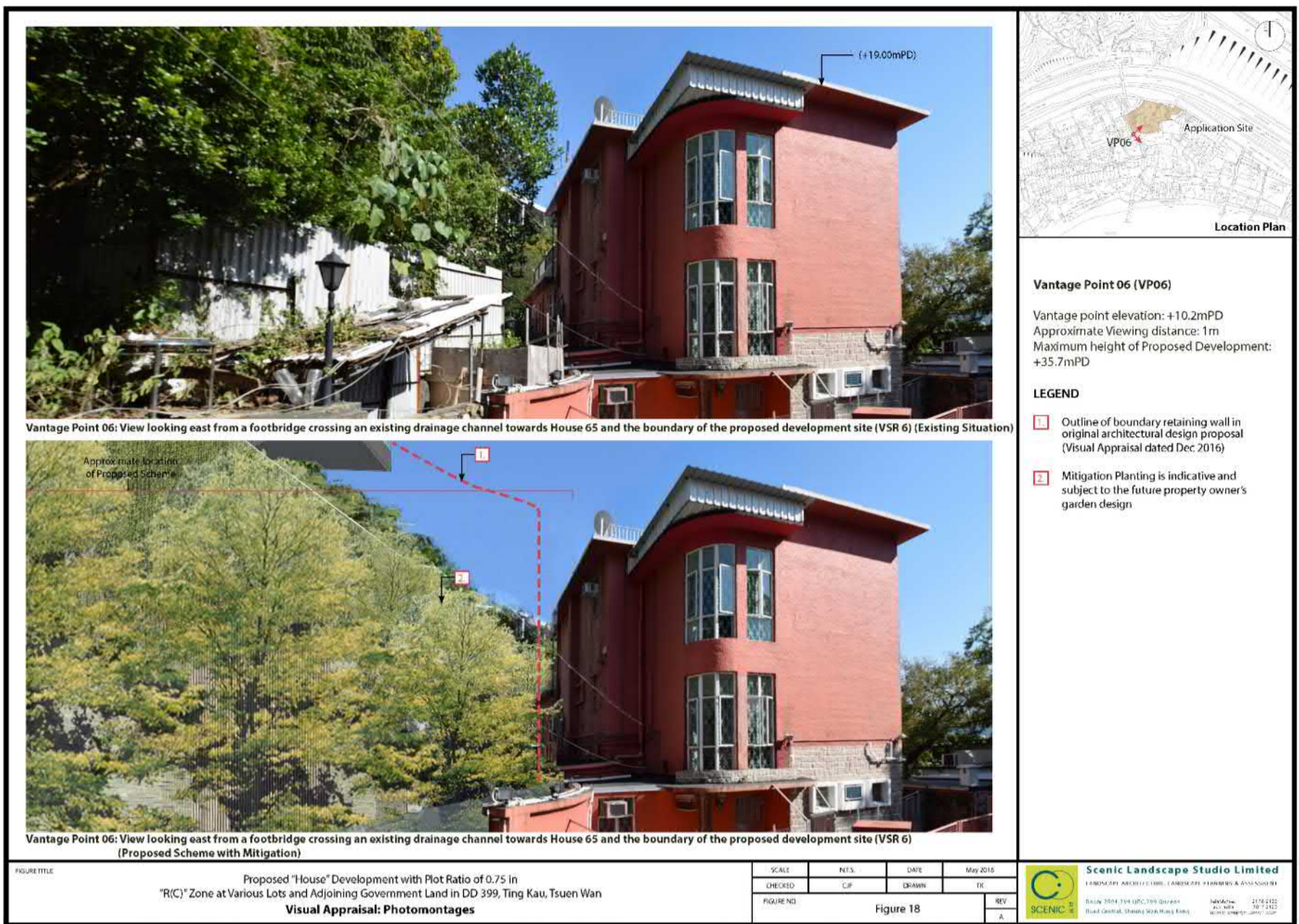


視覺影響評估(無紓減措施) VISUAL APPRAISAL (WITHOUT MITIGATION)

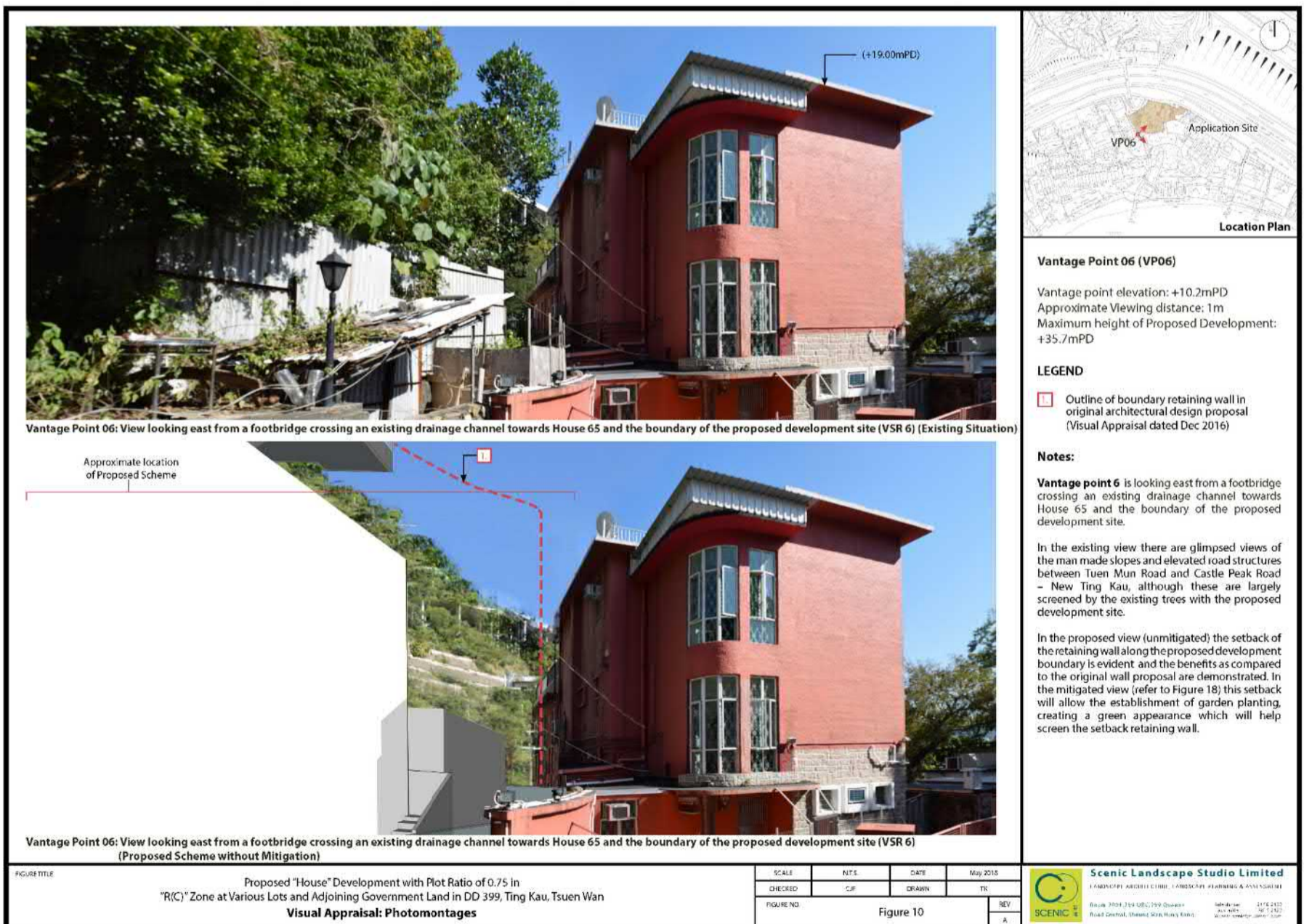
合成照片的比較  
 COMPARISON OF PHOTOMONTAGES

參考編號 REFERENCE No.	繪圖 DRAWING
A/TWW/110	FA-15

(來源：附錄 F-IVg)  
 (Source : Appendix F-IVg)



視覺影響評估(有紓減措施) VISUAL APPRAISAL (WITH MITIGATION)



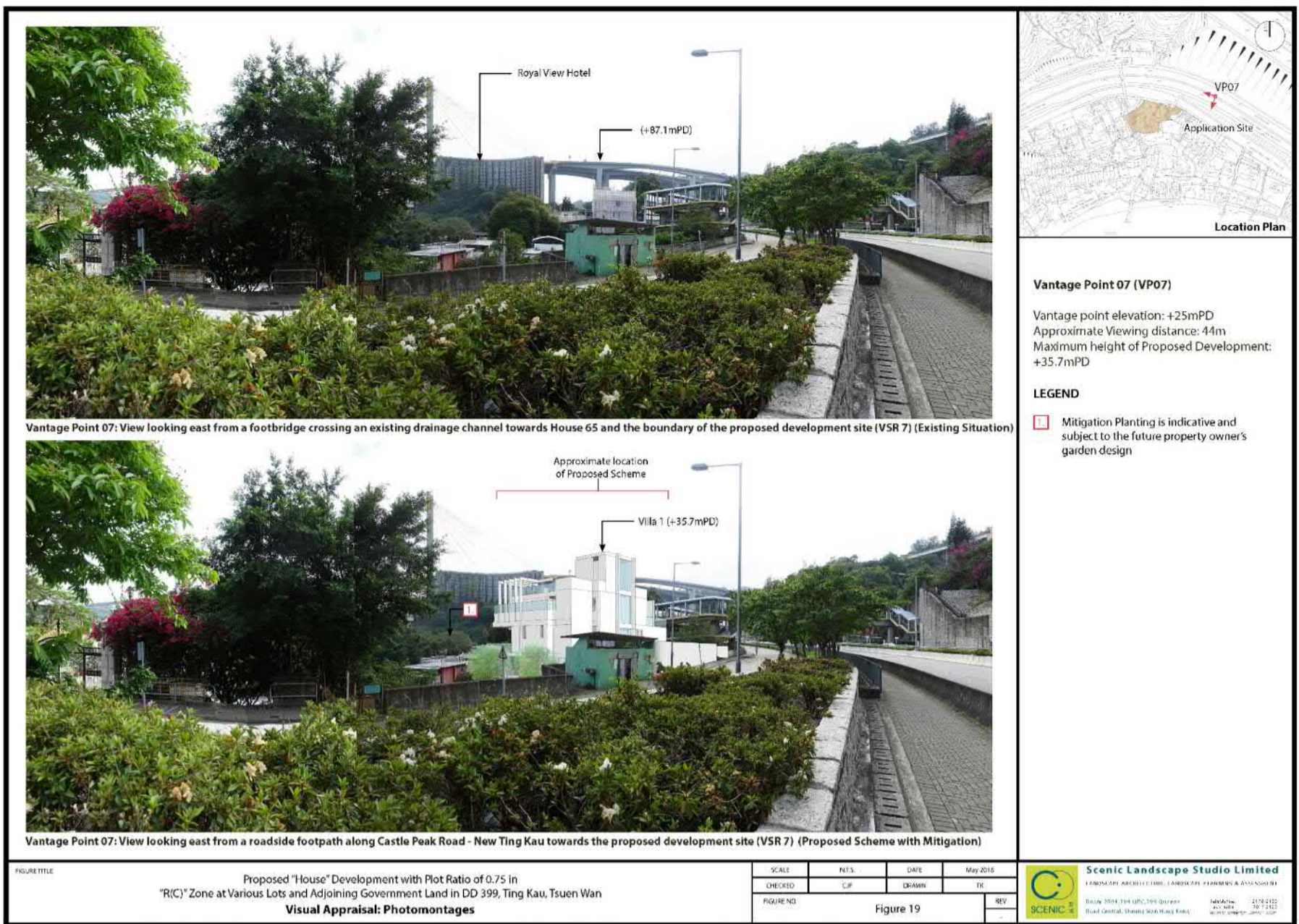
視覺影響評估(無紓減措施) VISUAL APPRAISAL (WITHOUT MITIGATION)

合成照片的比較  
COMPARISON OF PHOTOMONTAGES

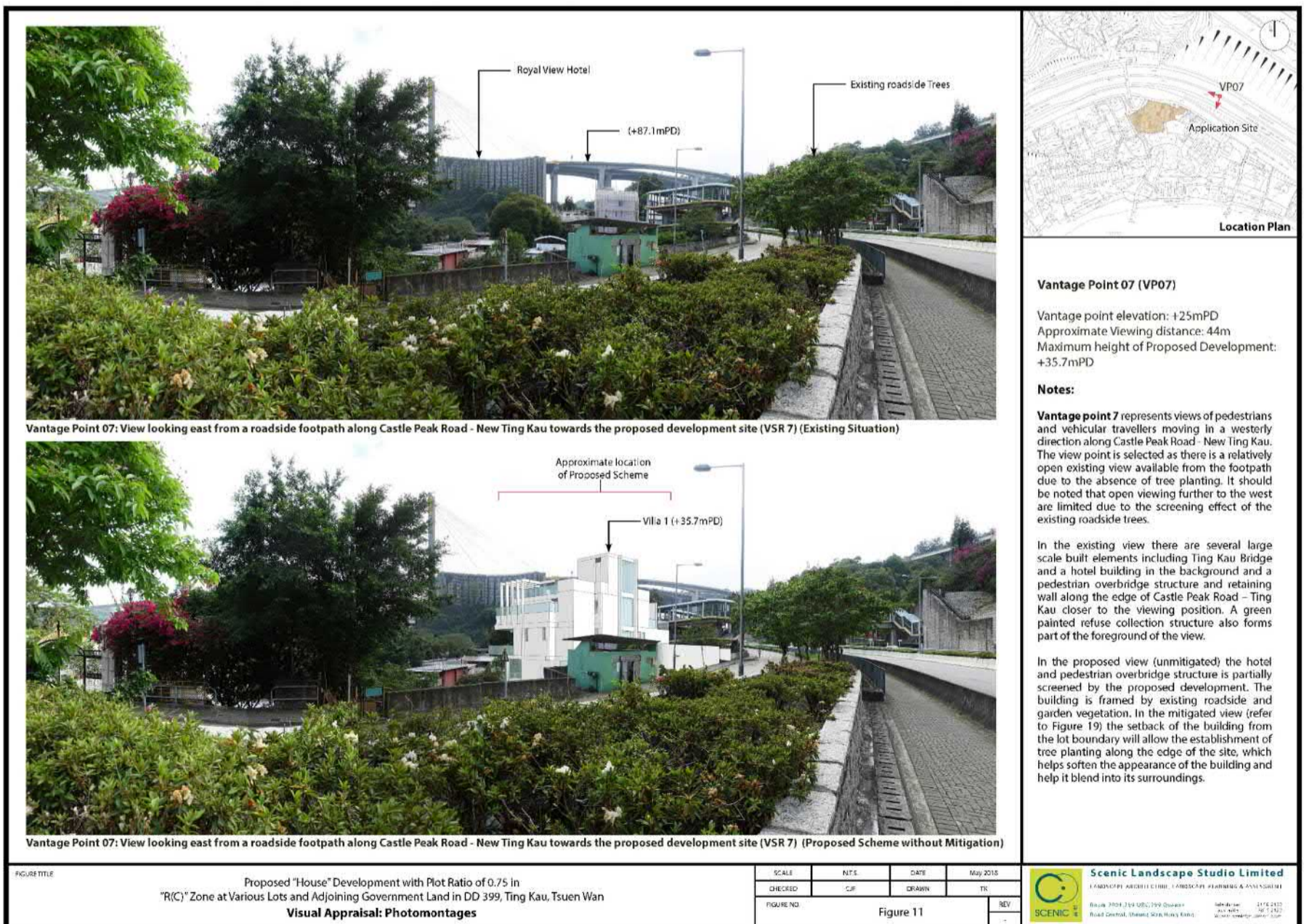
參考編號 REFERENCE No.	繪圖 DRAWING
A/TWW/110	FA-16

(來源：附錄 F-IVg)  
(Source : Appendix F-IVg)





視覺影響評估(有紓減措施) VISUAL APPRAISAL (WITH MITIGATION)

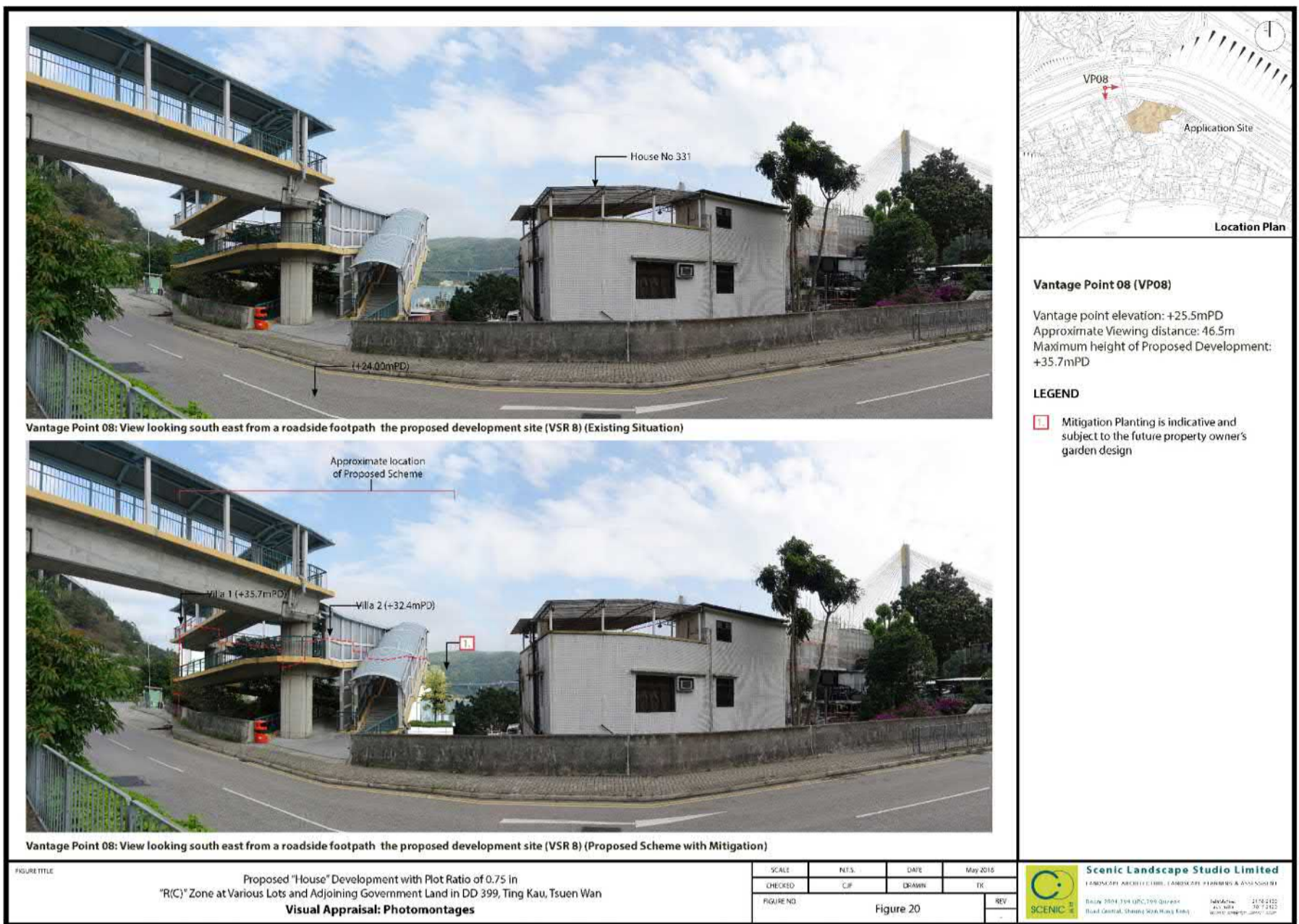


視覺影響評估(無紓減措施) VISUAL APPRAISAL (WITHOUT MITIGATION)

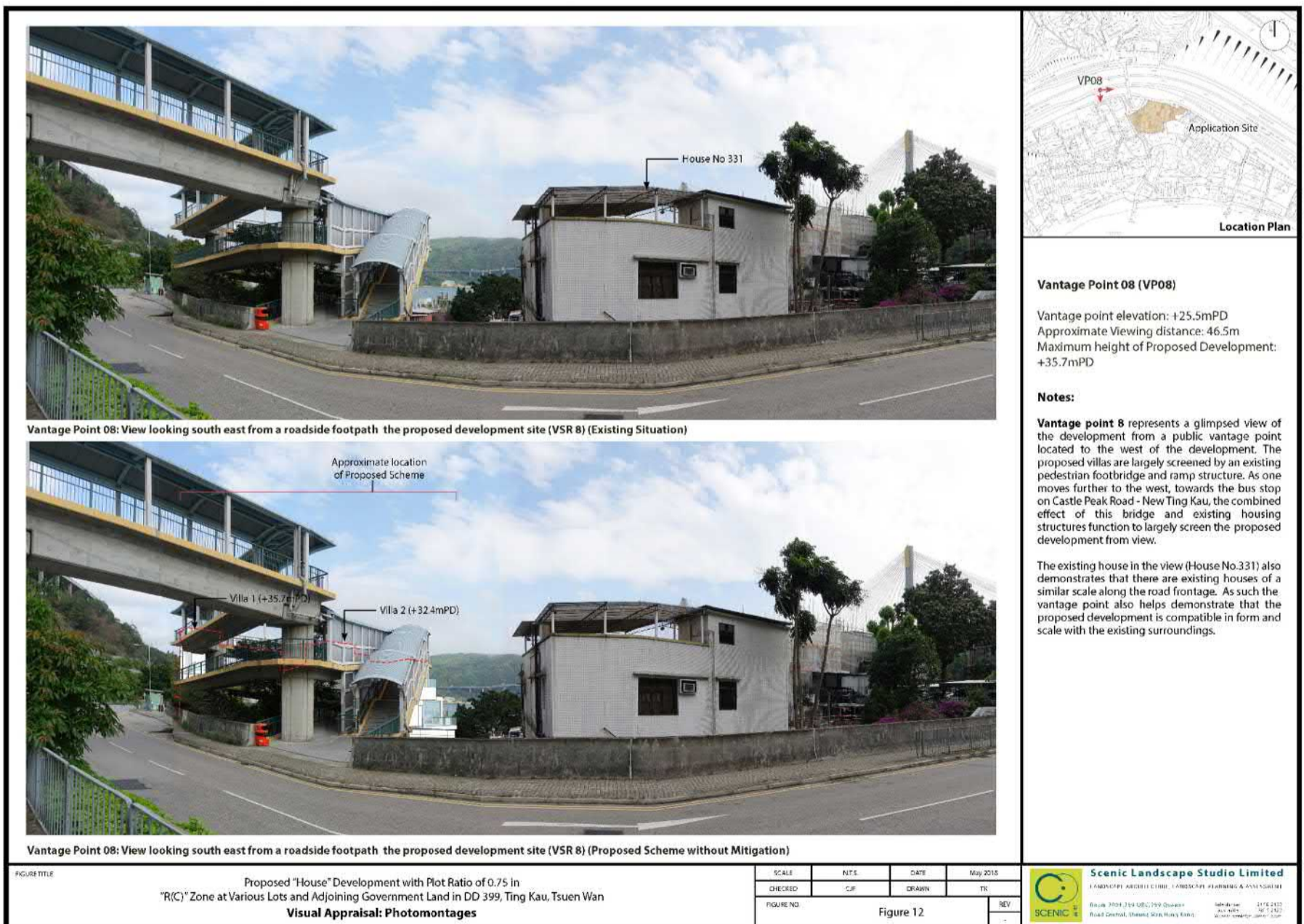
合成照片的比較  
**COMPARISON OF PHOTOMONTAGES**

參考編號 REFERENCE No.	繪圖 DRAWING
A/TWW/110	FA-17

(來源：附錄 F-IVg)  
 (Source : Appendix F-IVg)



視覺影響評估(有紓減措施) VISUAL APPRAISAL (WITH MITIGATION)

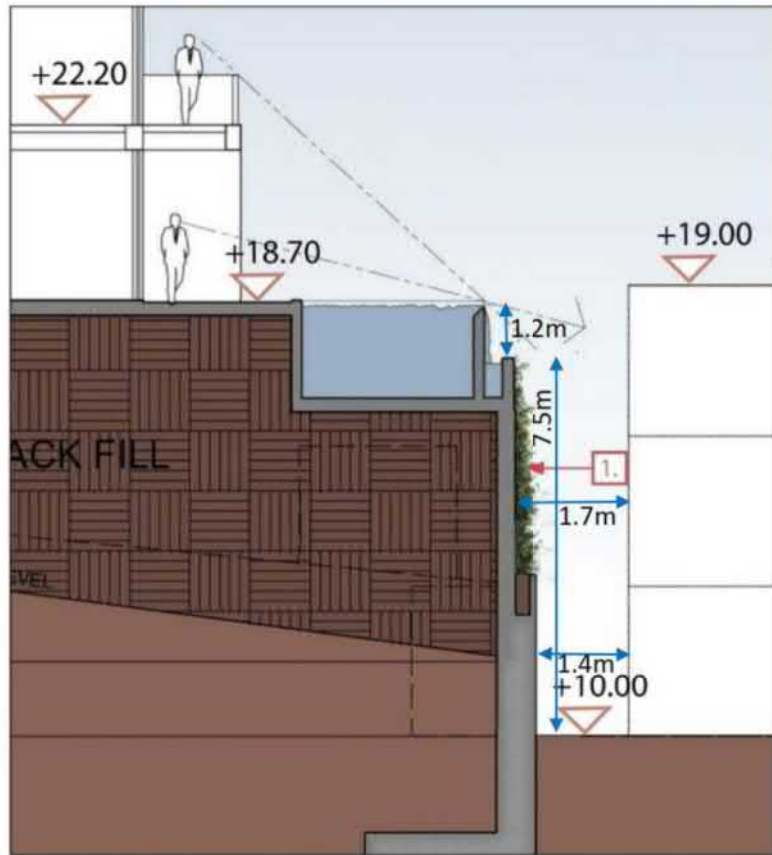


視覺影響評估(無紓減措施) VISUAL APPRAISAL (WITHOUT MITIGATION)

合成照片的比較  
COMPARISON OF PHOTOMONTAGES

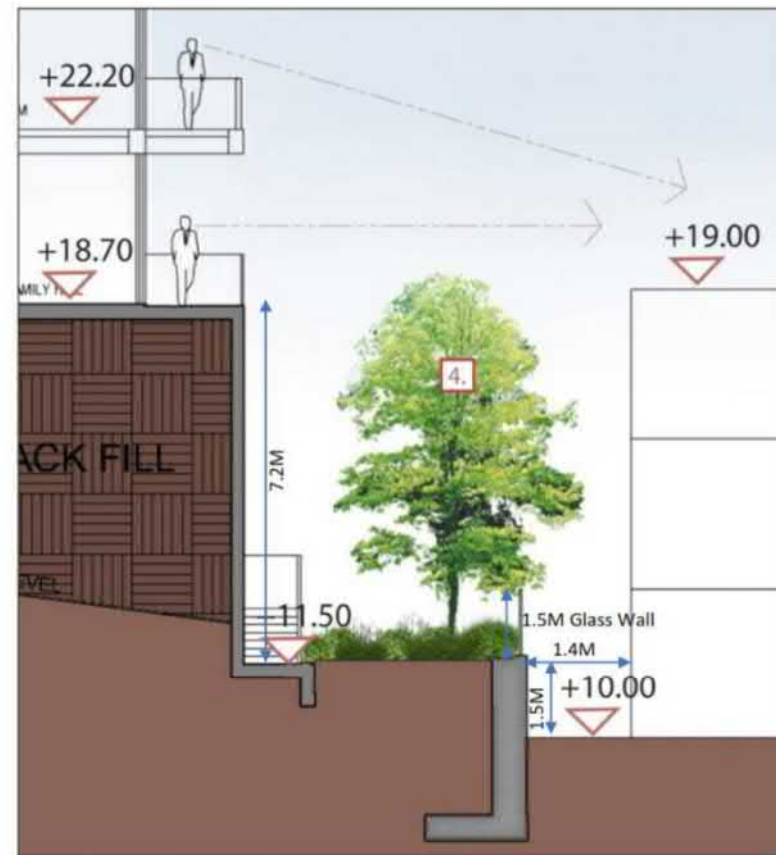
參考編號 REFERENCE No.	繪圖 DRAWING
A/TWW/110	FA-18

(來源：附錄 F-IVg)  
(Source : Appendix F-IVg)



Section A-A' Section at proposed retaining wall

Original Section 16 Scheme  
(Considered by the TPB on 11.11.2016)



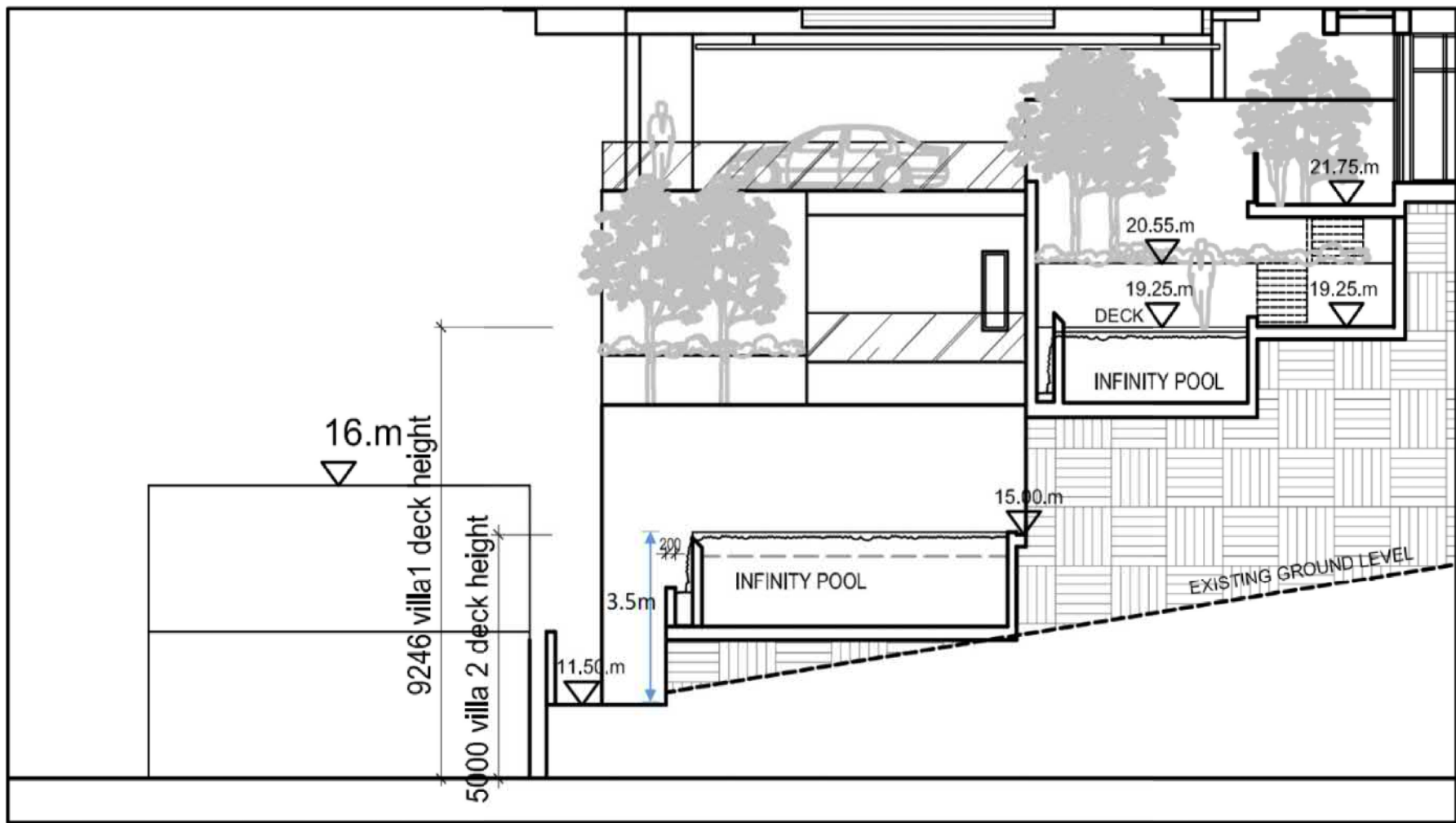
Section A-A' Section at proposed set back retaining wall

Current Scheme

護土牆切面A-A  
SECTION OF RETAINING WALL A - A

參考編號 REFERENCE No.	繪圖 DRAWING
A/TWW/110	FA-19a

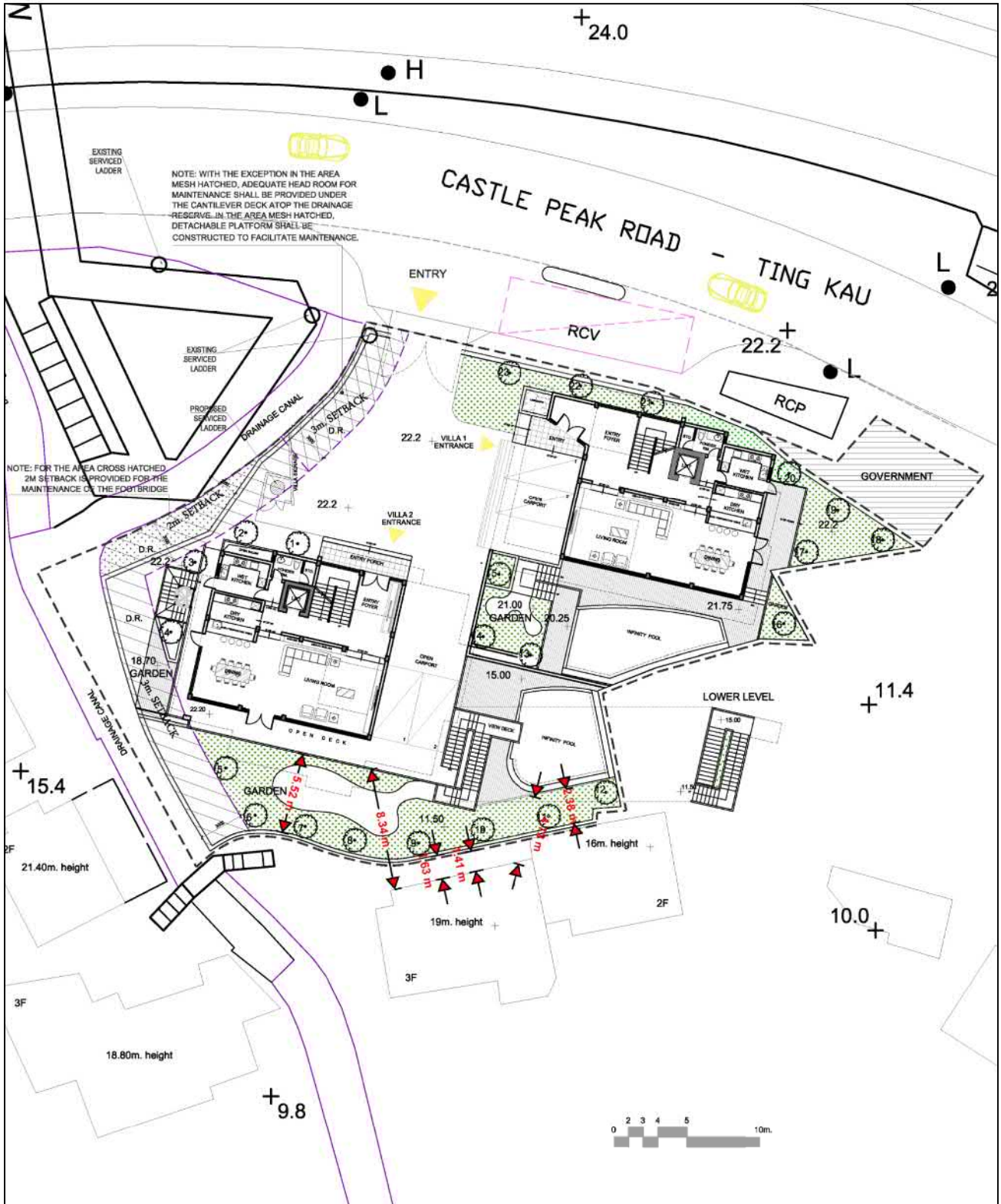
(來源：附錄 F-IVi)  
(Source : Appendix F-IVi)



護土牆切面B-B  
SECTION OF RETAINING WALL B - B

參考編號 REFERENCE No.	繪圖 DRAWING
A/TWW/110	FA-19b

(來源：附錄 F-IVi)  
(Source : Appendix F-IVi)



擬議發展的後退距離

DISTANCE OF SET BACK OF PROPOSED DEVELOPMENT

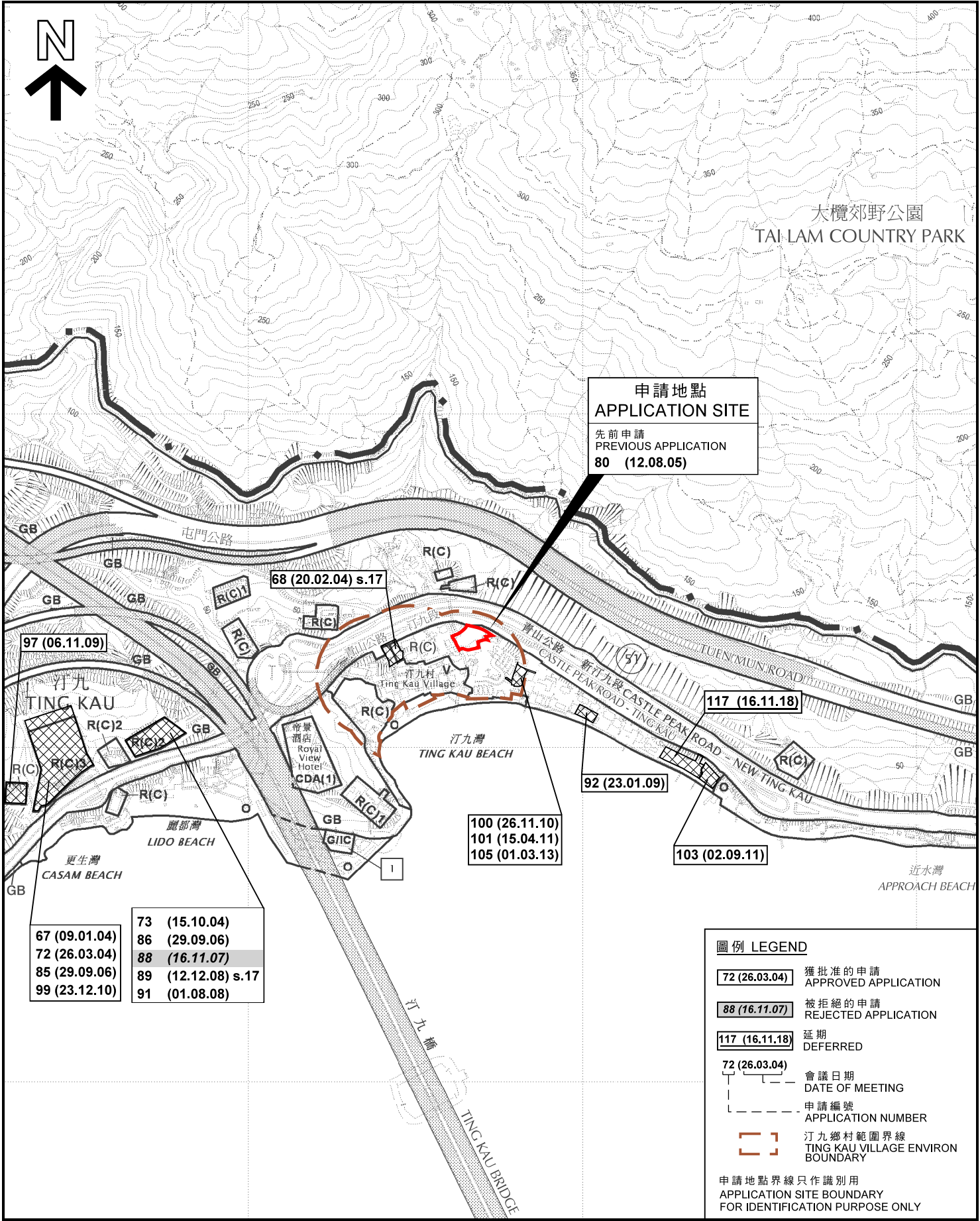
參考編號 REFERENCE No. A/TWW/110	繪圖 DRAWING FA-20
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(來源：附錄 F-IVh)  
(Source : Appendix F-IVh)



大欖郊野公園  
TAI-LAM COUNTRY PARK

申請地點  
APPLICATION SITE  
先前申請  
PREVIOUS APPLICATION  
80 (12.08.05)



67 (09.01.04)	73 (15.10.04)
72 (26.03.04)	86 (29.09.06)
85 (29.09.06)	88 (16.11.07)
99 (23.12.10)	89 (12.12.08) s.17
	91 (01.08.08)

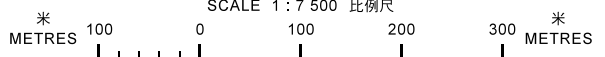
**圖例 LEGEND**

- 72 (26.03.04) 獲批准的申請  
APPROVED APPLICATION
- 88 (16.11.07) 被拒絕的申請  
REJECTED APPLICATION
- 117 (16.11.18) 延期  
DEFERRED
- 72 (26.03.04) 會議日期  
DATE OF MEETING
- 72 (26.03.04) 申請編號  
APPLICATION NUMBER
- 72 (26.03.04) 汀九鄉村範圍界線  
TING KAU VILLAGE ENVIRON BOUNDARY

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

**位置圖 LOCATION PLAN**

擬議以0.75倍地積比率作屋宇發展  
荃灣汀九丈量約份第399約地段第210號、第212號、第213號、第214號  
第215號A分段、第215號餘段、第230號、第231號餘段、第234號  
第235號及第427號和毗連政府土地  
PROPOSED HOUSE DEVELOPMENT AT PLOT RATIO OF 0.75  
LOTS 210, 212, 213, 214, 215 S.A, 215 RP, 230, 231 RP  
234, 235 AND 427 IN D.D. 399, AND ADJOINING  
GOVERNMENT LAND, TING KAU, TSUEN WAN

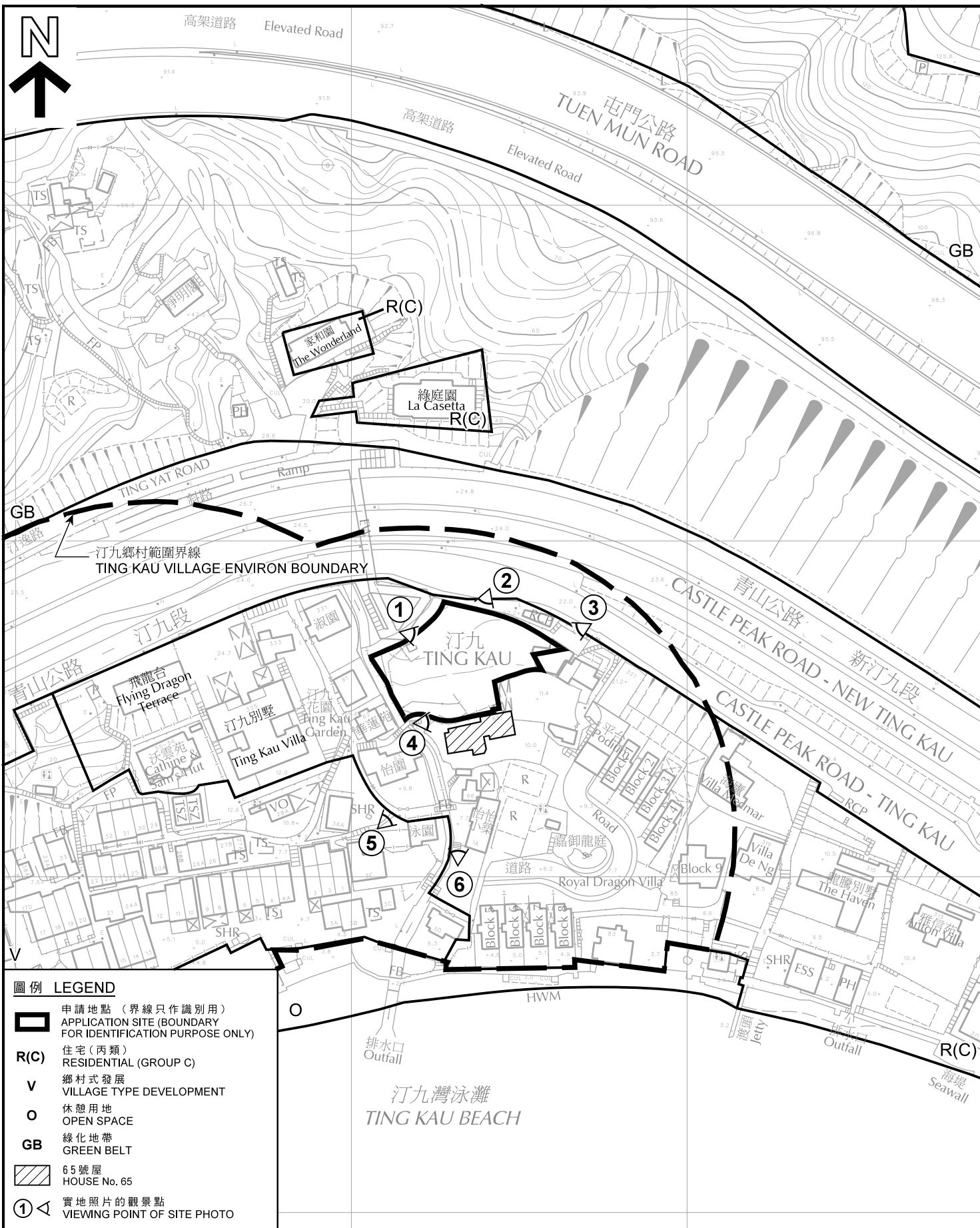


本摘要圖於2018年12月19日擬備，所根據的資料為於2012年12月4日核准的分區計劃大綱圖編號 S/TWW/19  
EXTRACT PLAN PREPARED ON 19.12.2018  
BASED ON OUTLINE ZONING PLAN No.  
S/TWW/19 APPROVED ON 4.12.2012




規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
A/TWW/110

圖 PLAN  
FA-1



**圖例 LEGEND**

-  申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(C)** 住宅 (丙類)  
RESIDENTIAL (GROUP C)
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- O** 休憩用地  
OPEN SPACE
- GB** 綠化地帶  
GREEN BELT
-  65號屋  
HOUSE No. 65
-  實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

本摘要圖於2019年1月10日擬備，所根據的資料為測量圖編號 6-SE-18A、B、C 和 D  
EXTRACT PLAN PREPARED ON 10.1.2019 BASED ON SURVEY SHEETS No. 6-SE-18A, B, C & D

**平面圖 SITE PLAN**

擬議以0.75倍地積比率作屋宇發展  
荃灣汀九丈量約份第399約地段第210號、第212號、第213號、第214號  
第215號A分段、第215號餘段、第230號、第231號餘段、第234號  
第235號及第427號和毗連政府土地  
PROPOSED HOUSE DEVELOPMENT AT PLOT RATIO OF 0.75  
LOTS 210, 212, 213, 214, 215 S.A, 215 RP, 230, 231 RP  
234, 235 AND 427 IN D.D. 399, AND ADJOINING  
GOVERNMENT LAND, TING KAU, TSUEN WAN

SCALE 1 : 1 500 比例尺

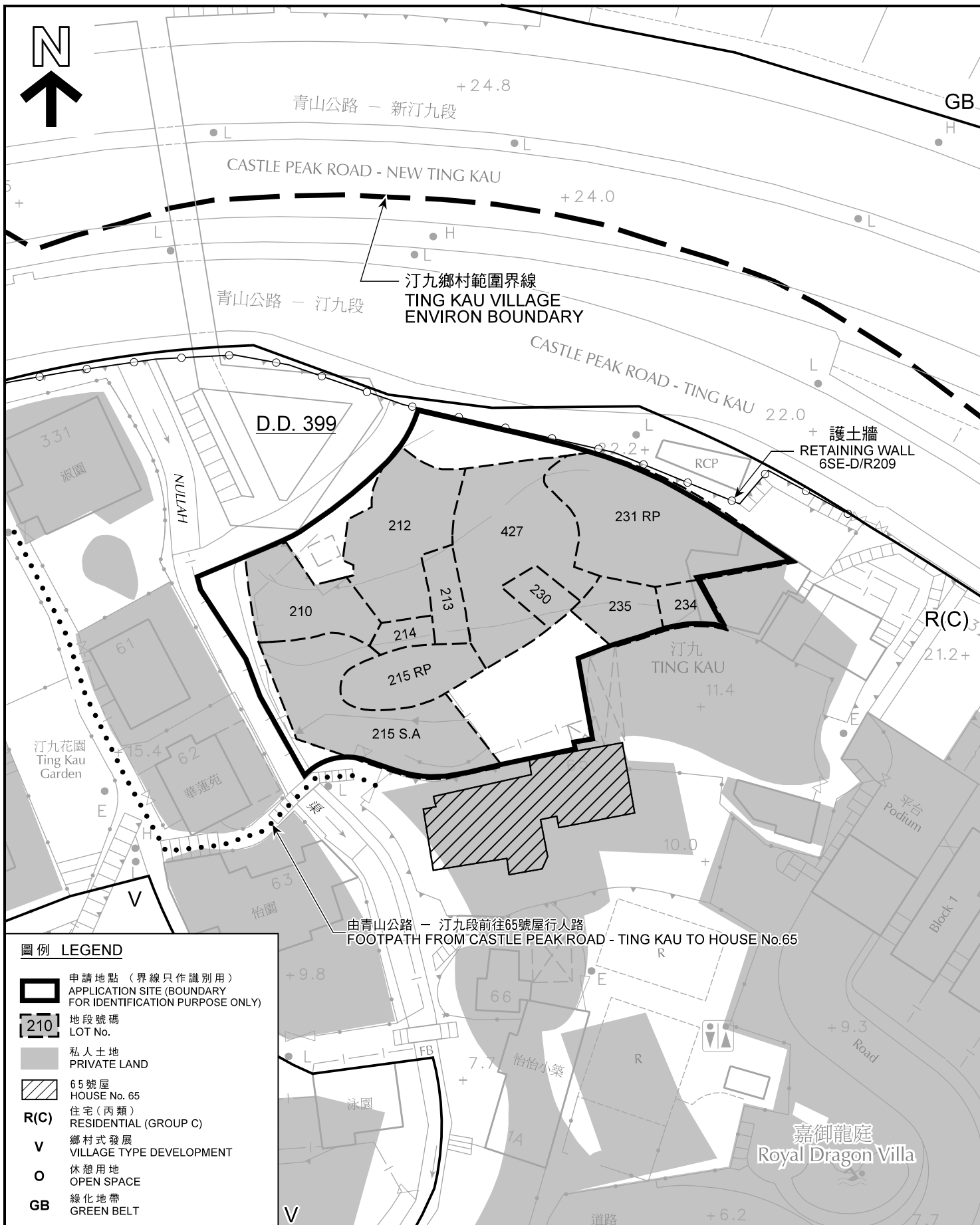
米 METRES 25 0 25 50 米 METRES

**規劃署**  
**PLANNING DEPARTMENT**



參考編號  
REFERENCE No.  
A/TWW/110

**圖 PLAN**  
FA-2



平面圖 SITE PLAN

擬議以0.75倍地積比率作屋宇發展  
 荃灣汀九丈量約份第399約地段第210號、第212號、第213號、第214號  
 第215號A分段、第215號餘段、第230號、第231號餘段、第234號  
 第235號及第427號和毗連政府土地  
 PROPOSED HOUSE DEVELOPMENT AT PLOT RATIO OF 0.75  
 LOTS 210, 212, 213, 214, 215 S.A, 215 RP, 230, 231 RP  
 234, 235 AND 427 IN D.D. 399, AND ADJOINING  
 GOVERNMENT LAND, TING KAU, TSUEN WAN

SCALE 1 : 500 比例尺

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規劃署  
 PLANNING  
 DEPARTMENT



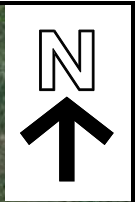
參考編號  
 REFERENCE No.  
 A/TWW/110

圖 PLAN  
 FA-3

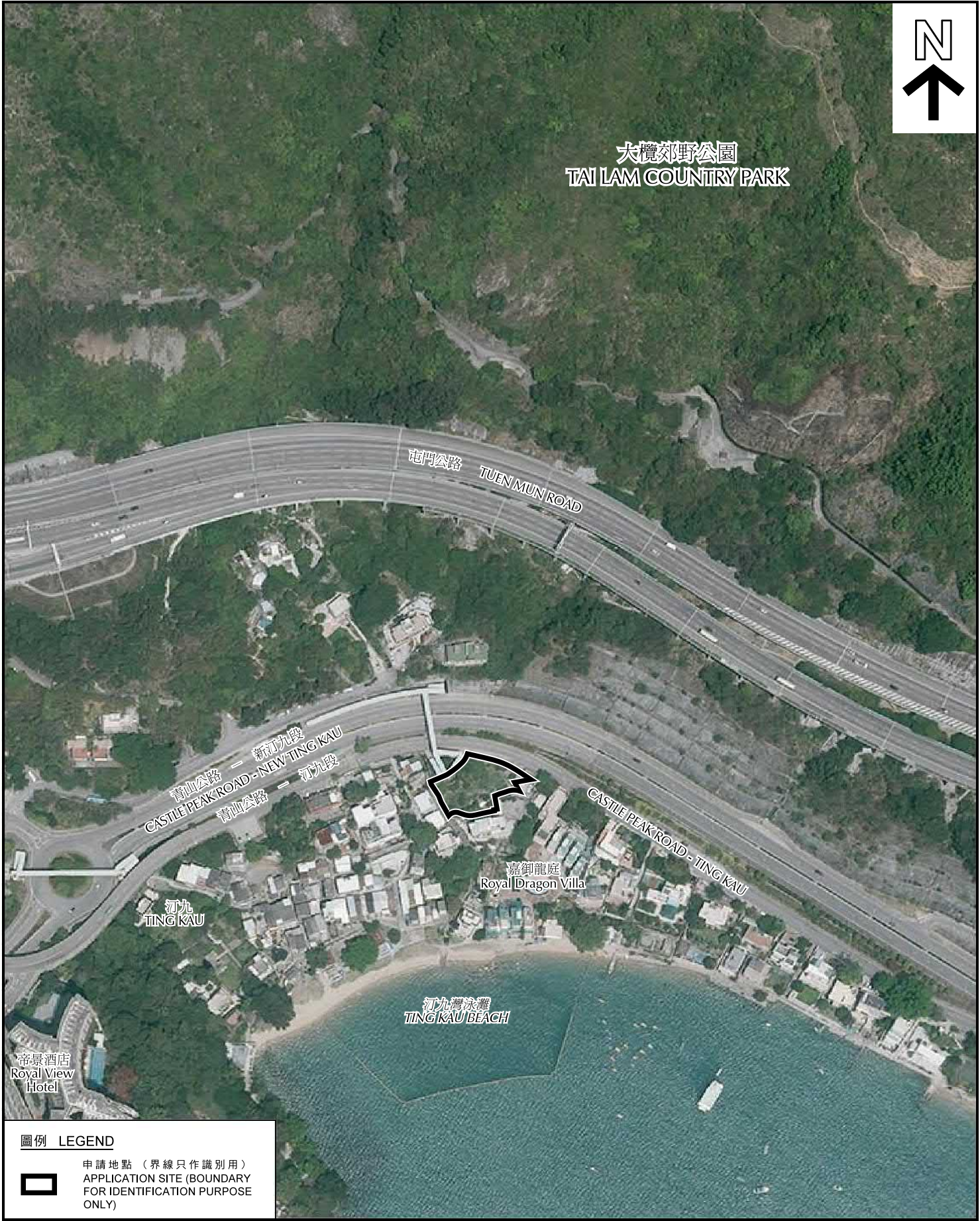
本摘要圖於2019年1月10日擬備，所根據的資料  
 為測量圖編號 6-SE-18D

EXTRACT PLAN PREPARED ON 10.1.2019  
 BASED ON SURVEY SHEET No.  
 6-SE-18D





大欖郊野公園  
TAI LAM COUNTRY PARK



**圖例 LEGEND**

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


本摘要圖於2018年12月19日擬備，所根據的資料為地政總署於2017年4月2日拍得的航攝照片編號 E017635C

EXTRACT PLAN PREPARED ON 19.12.2018 BASED ON AERIAL PHOTO No. E017635C TAKEN ON 2.4.2017 BY LANDS DEPARTMENT

**航攝照片 AERIAL PHOTO**

擬議以0.75倍地積比率作屋宇發展  
荃灣汀九丈量約份第399約地段第210號、第212號、第213號、第214號、第215號A分段、第215號餘段、第230號、第231號餘段、第234號、第235號及第427號和毗連政府土地

PROPOSED HOUSE DEVELOPMENT AT PLOT RATIO OF 0.75  
LOTS 210, 212, 213, 214, 215 S.A, 215 RP, 230, 231 RP, 234, 235 AND 427 IN D.D. 399, AND ADJOINING GOVERNMENT LAND, TING KAU, TSUEN WAN

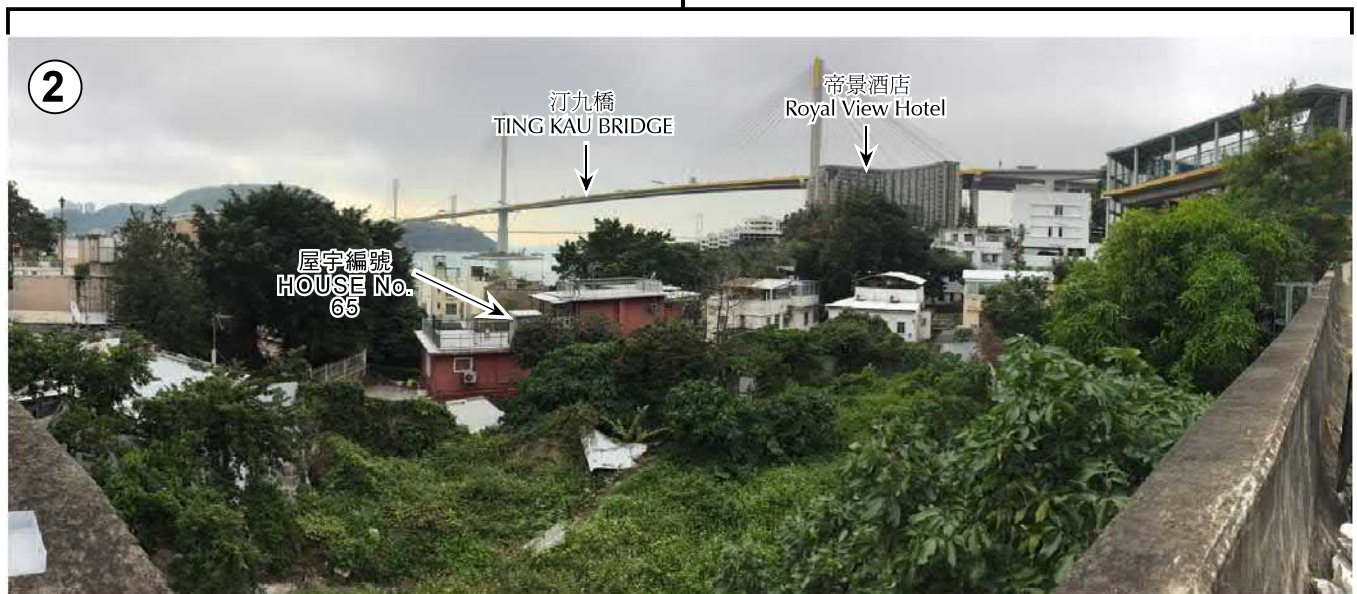
規劃署  
PLANNING DEPARTMENT 

參考編號  
REFERENCE No. A/TWW/110

圖 PLAN  
FA-4



申請地點  
APPLICATION SITE



**實地照片 SITE PHOTOS**

擬議以0.75倍地積比率作屋宇發展  
 荃灣汀九丈量約份第399約地段第210號、第212號、第213號、第214號  
 第215號A分段、第215號餘段、第230號、第231號餘段、第234號  
 第235號及第427號和毗連政府土地  
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 LOTS 210, 212, 213, 214, 215 S.A, 215 RP, 230, 231 RP  
 234, 235 AND 427 IN D.D. 399, AND ADJOINING  
 GOVERNMENT LAND, TING KAU, TSUEN WAN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/TWW/110

圖 PLAN  
FA-5

本圖於2019年1月10日擬備，所根據的資料為攝於2019年1月4日的實地照片

PLAN PREPARED ON 10.1.2019  
BASED ON SITE PHOTOS TAKEN  
ON 4.1.2019



### 實地照片 SITE PHOTOS

擬議以0.75倍地積比率作屋宇發展  
 荃灣汀九丈量約份第399約地段第210號、第212號、第213號、第214號  
 第215號A分段、第215號餘段、第230號、第231號餘段、第234號  
 第235號及第427號和毗連政府土地

PROPOSED HOUSE DEVELOPMENT AT PLOT RATIO OF 0.75  
 LOTS 210, 212, 213, 214, 215 S.A, 215 RP, 230, 231 RP  
 234, 235 AND 427 IN D.D. 399, AND ADJOINING  
 GOVERNMENT LAND, TING KAU, TSUEN WAN

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 A/TWW/110

圖 PLAN  
 FA-6

本圖於2019年1月10日擬備，所根據的資料為攝於2019年1月4日的實地照片

PLAN PREPARED ON 10.1.2019  
 BASED ON SITE PHOTOS TAKEN  
 ON 4.1.2019



**實地照片 SITE PHOTOS**

擬議以0.75倍地積比率作屋宇發展  
 荃灣汀九丈量約份第399約地段第210號、第212號、第213號、第214號  
 第215號A分段、第215號餘段、第230號、第231號餘段、第234號  
 第235號及第427號和毗連政府土地

PROPOSED HOUSE DEVELOPMENT AT PLOT RATIO OF 0.75  
 LOTS 210, 212, 213, 214, 215 S.A, 215 RP, 230, 231 RP  
 234, 235 AND 427 IN D.D. 399, AND ADJOINING  
 GOVERNMENT LAND, TING KAU, TSUEN WAN

規劃署  
**PLANNING  
 DEPARTMENT**



本圖於2019年1月10日擬備，所根據的資料為攝於2019年1月4日的實地照片

PLAN PREPARED ON 10.1.2019  
 BASED ON SITE PHOTOS TAKEN  
 ON 4.1.2019

參考編號  
 REFERENCE No.  
 A/TWW/110

圖 PLAN  
 FA-7