

KTA
Kenneth To & Associates Ltd.
杜立基建築顧問有限公司
TEL: 343 1234 1234
FAX: 343 1234 1234
WWW.KENNETHTO.COM.HK

Site Location Plan

Proposed "Flat" and Minor Relaxation of
GFA Restriction in "Commerical" Zone,
Tin Shui Wai Town Lot No. 4,
Tin Shui Wai, N.T.

Scale: ~~1:5000~~

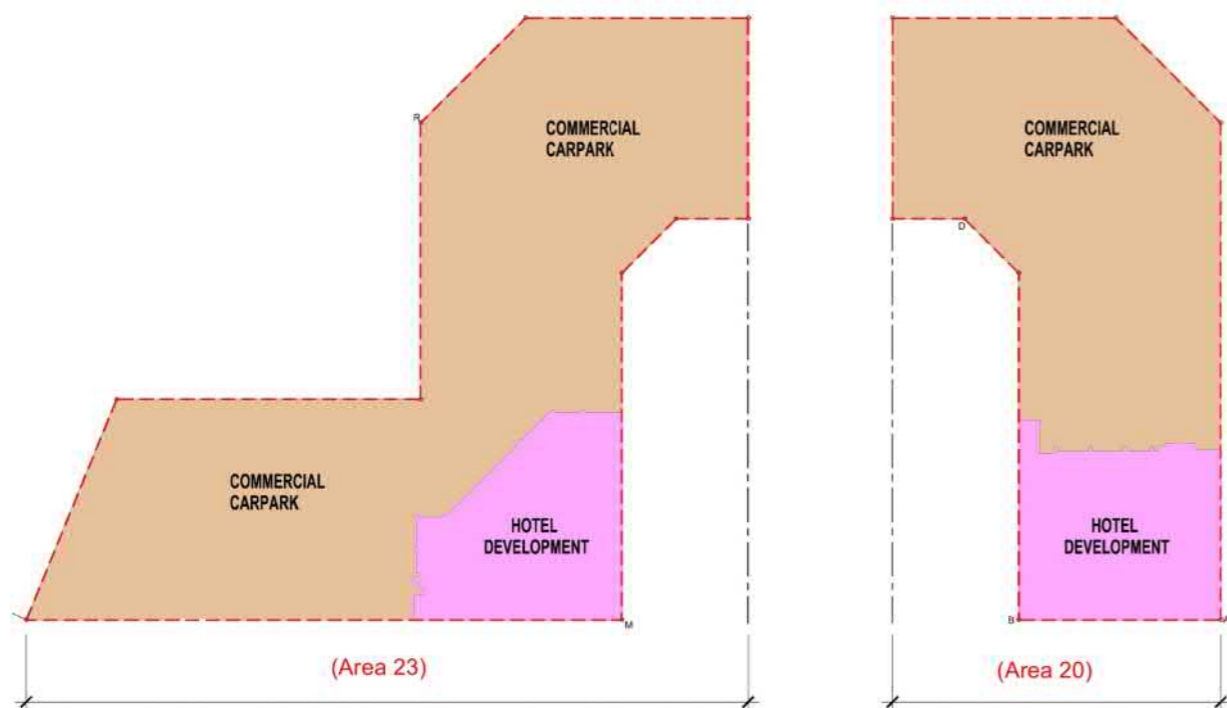
Based on Outline Zoning Plan No. S/TSW/14

Date: 31 October 2018

參考編號 REFERENCE No. A/TSW/72	繪圖 DRAWING A-1
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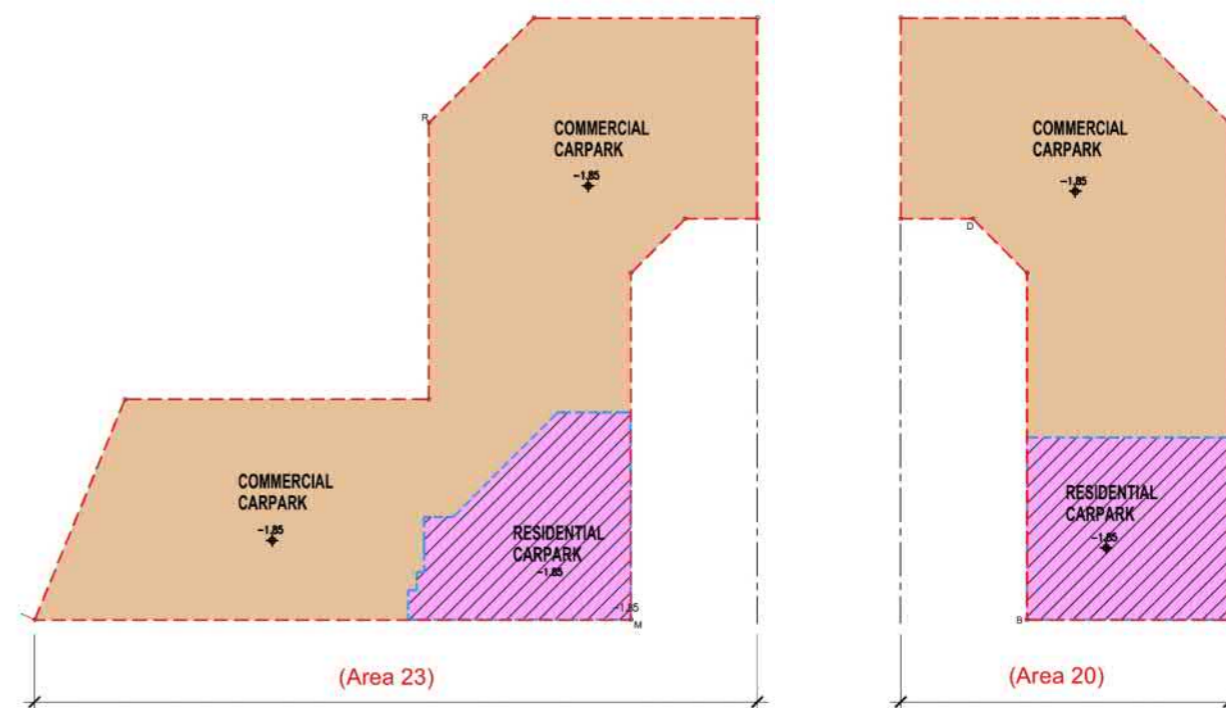
(摘錄自申請人於16. 11. 2020提交的申請書)
(Extract from Applicant's
Submission Dated 16.11.2020)

- HOTEL DEVELOPMENT
- COMMERCIAL CAR PARK AREAS



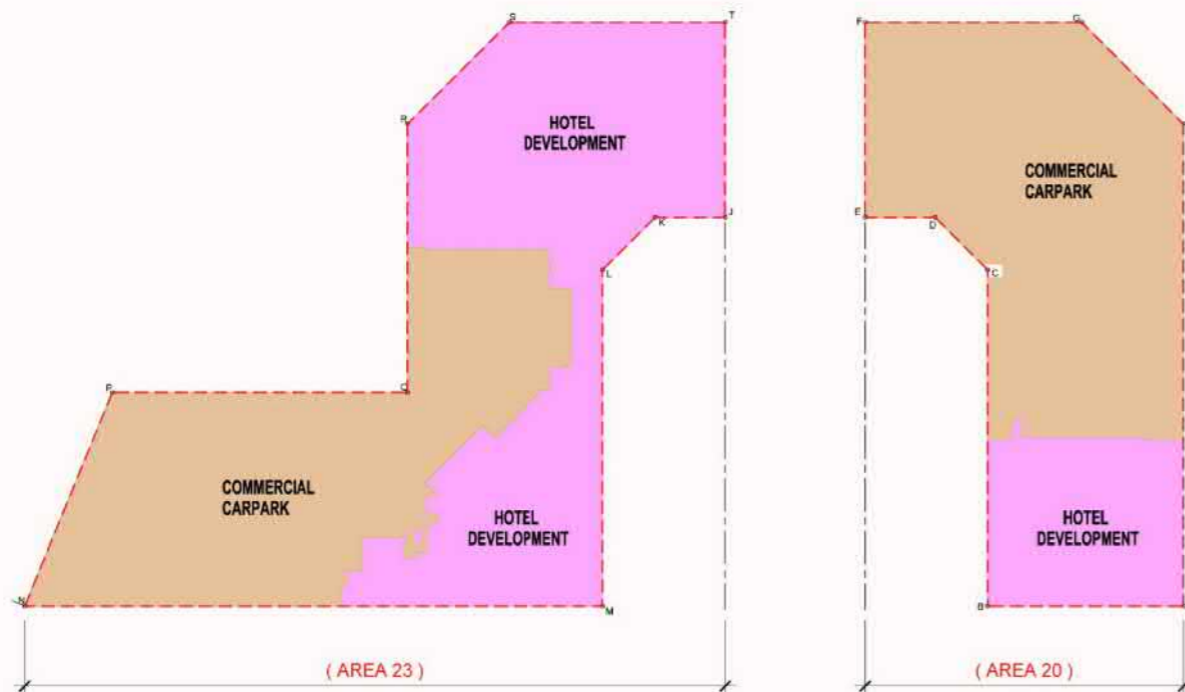
EXISTING LAYOUT

- APPLICATION SITE BOUNDARY
- RESIDENTIAL DEVELOPMENT
- COMMERCIAL CAR PARK AREAS



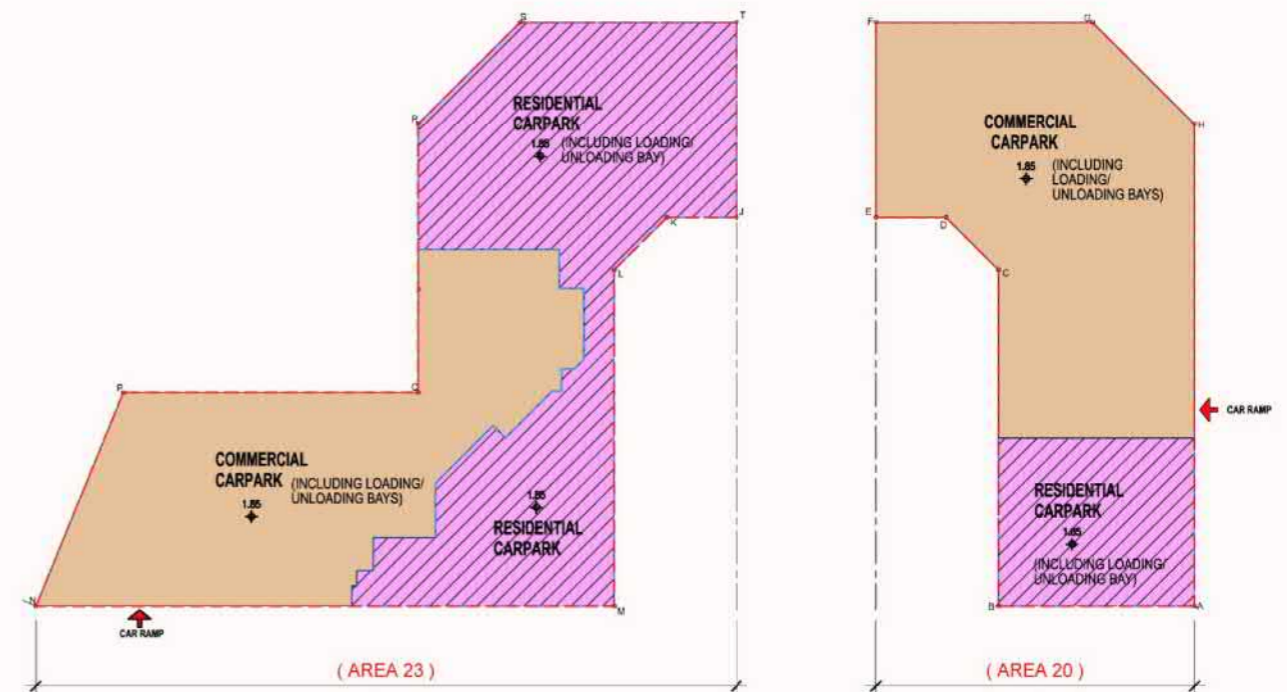
PROPOSED SCHEME

- HOTEL DEVELOPMENT
- COMMERCIAL CAR PARK AREAS



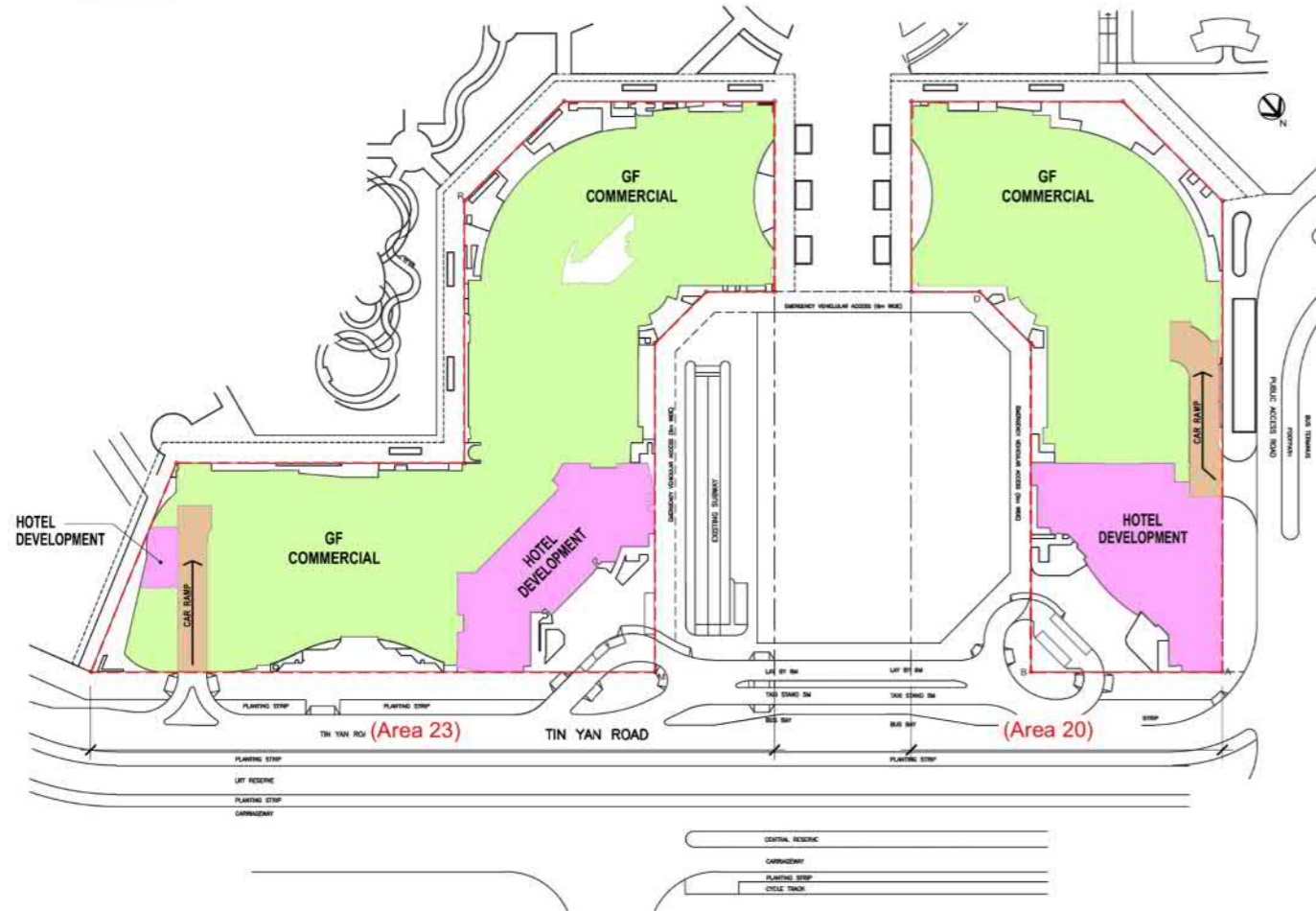
EXISTING LAYOUT

- APPLICATION SITE BOUNDARY
- RESIDENTIAL DEVELOPMENT
- COMMERCIAL CAR PARK AREAS



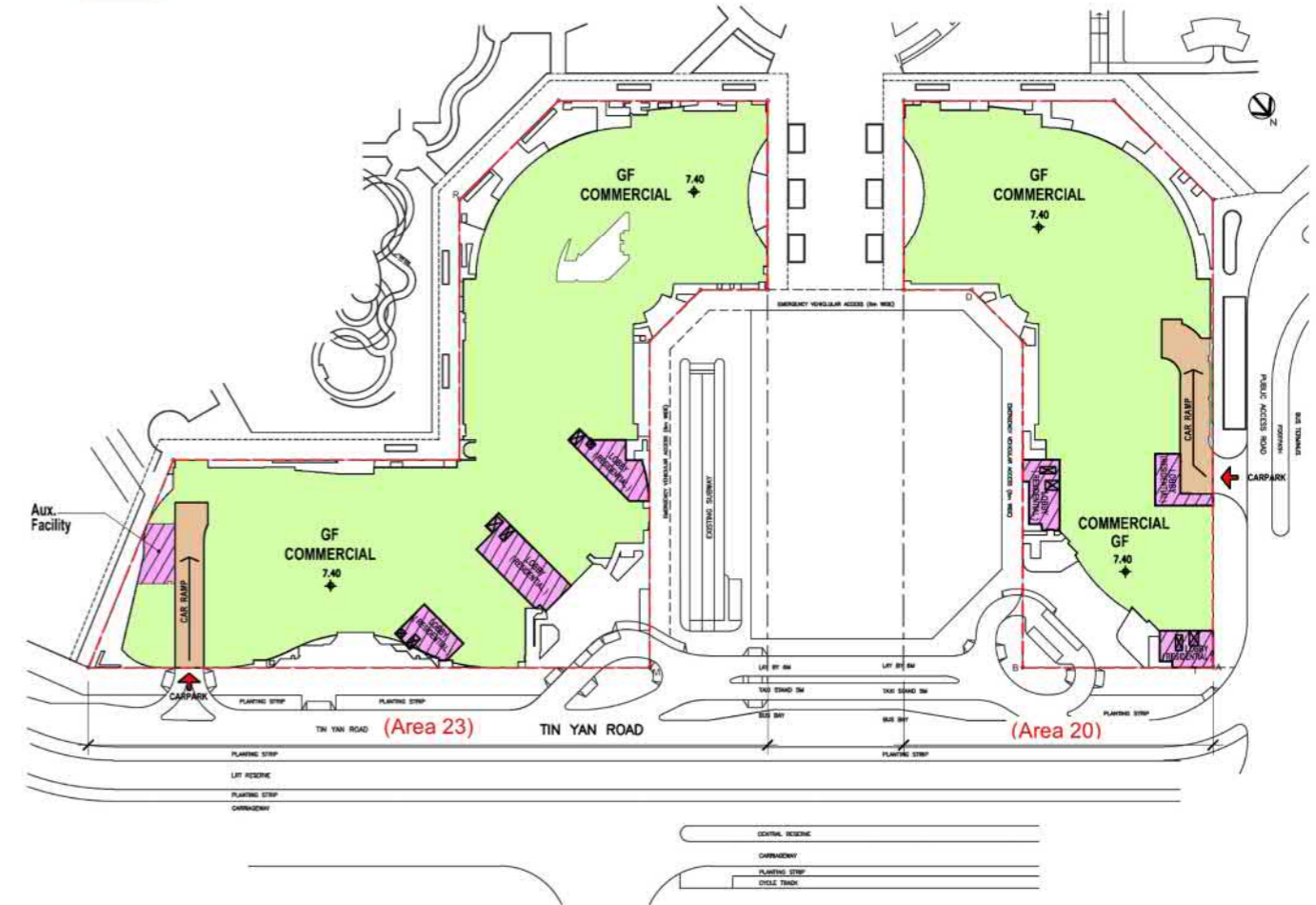
PROPOSED SCHEME

- HOTEL DEVELOPMENT
- COMMERCIAL DEVELOPMENT
- CAR PARK COMMON AREAS



EXISTING LAYOUT

- APPLICATION SITE BOUNDARY
- RESIDENTIAL DEVELOPMENT
- COMMERCIAL DEVELOPMENT
- CAR PARK COMMON AREAS



PROPOSED SCHEME

Tin Shui Wai, Town Lot No. 4 (Comparison Plan)

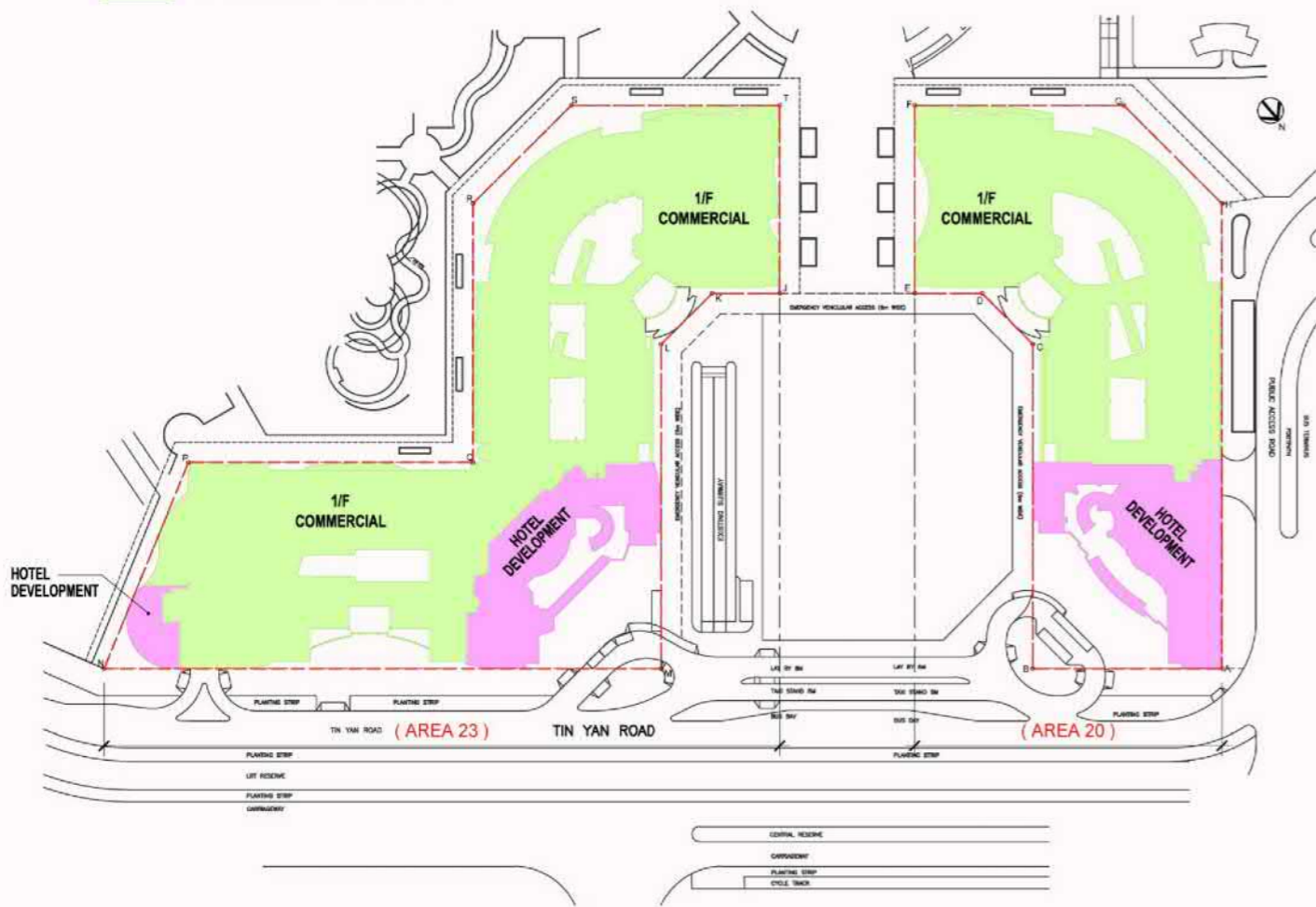
G / F PLAN

SCALE ~~1:2000 @ A3~~
Date : November 2018

參考編號 REFERENCE No. A/TSW/72	繪圖 DRAWING A-4
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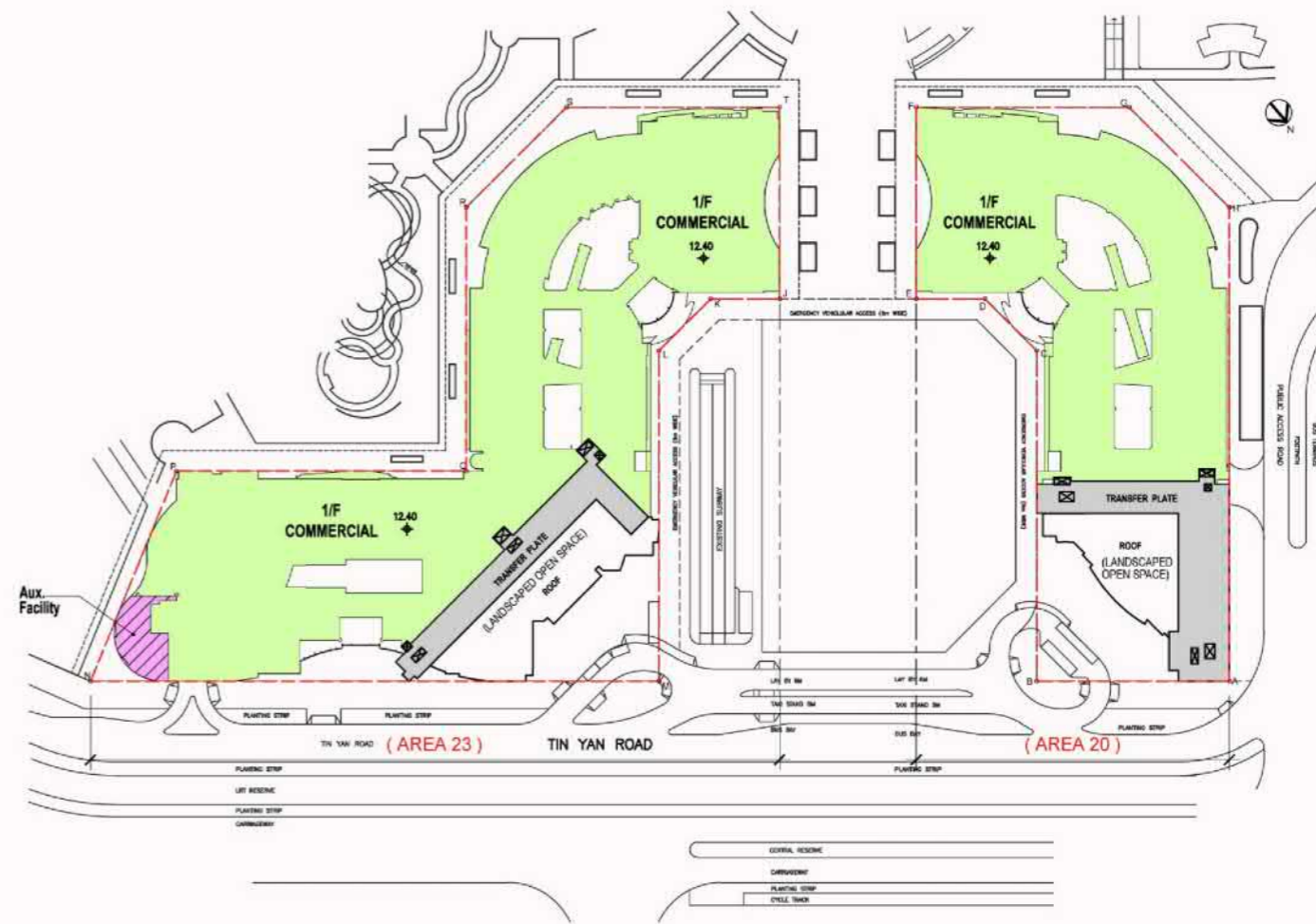
(Extract from Applicant's Submission Dated 16.11.2020)

- HOTEL DEVELOPMENT
- COMMERCIAL DEVELOPMENT



EXISTING LAYOUT

- APPLICATION SITE BOUNDARY
- RESIDENTIAL DEVELOPMENT
- COMMERCIAL DEVELOPMENT



PROPOSED SCHEME

- HOTEL DEVELOPMENT
- COMMERCIAL DEVELOPMENT

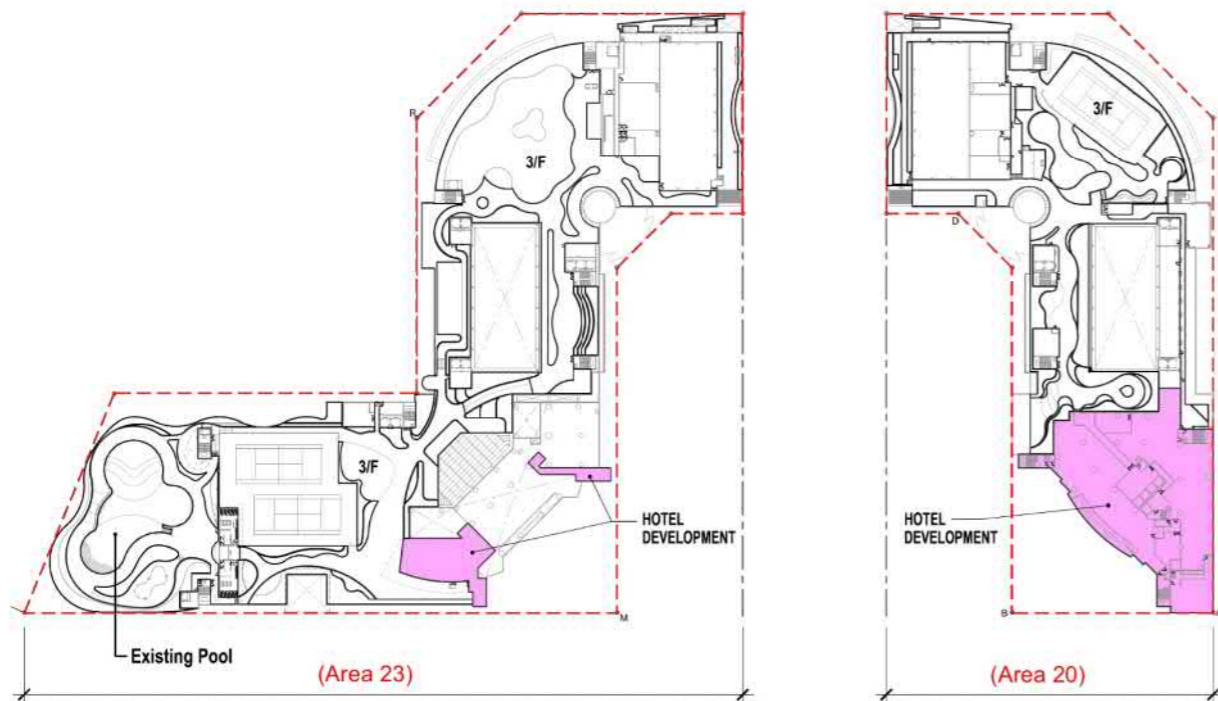


- APPLICATION SITE BOUNDARY
- RESIDENTIAL DEVELOPMENT
- COMMERCIAL DEVELOPMENT





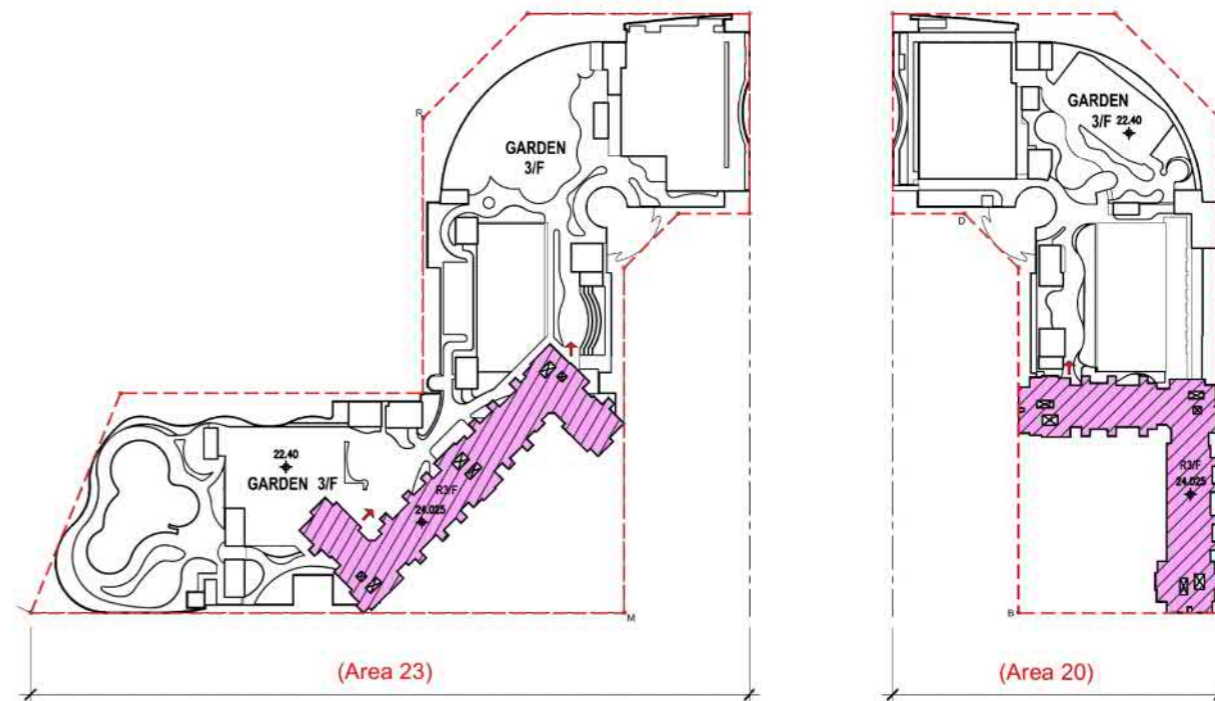
2 / F PLAN (for Commercial) and R1/F and R2/F PLAN (for Residential)

 HOTEL DEVELOPMENT

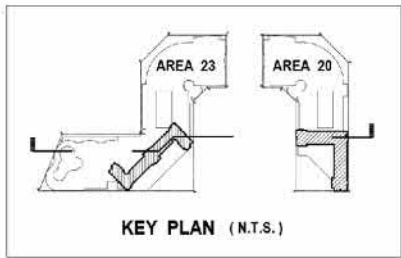


EXISTING LAYOUT

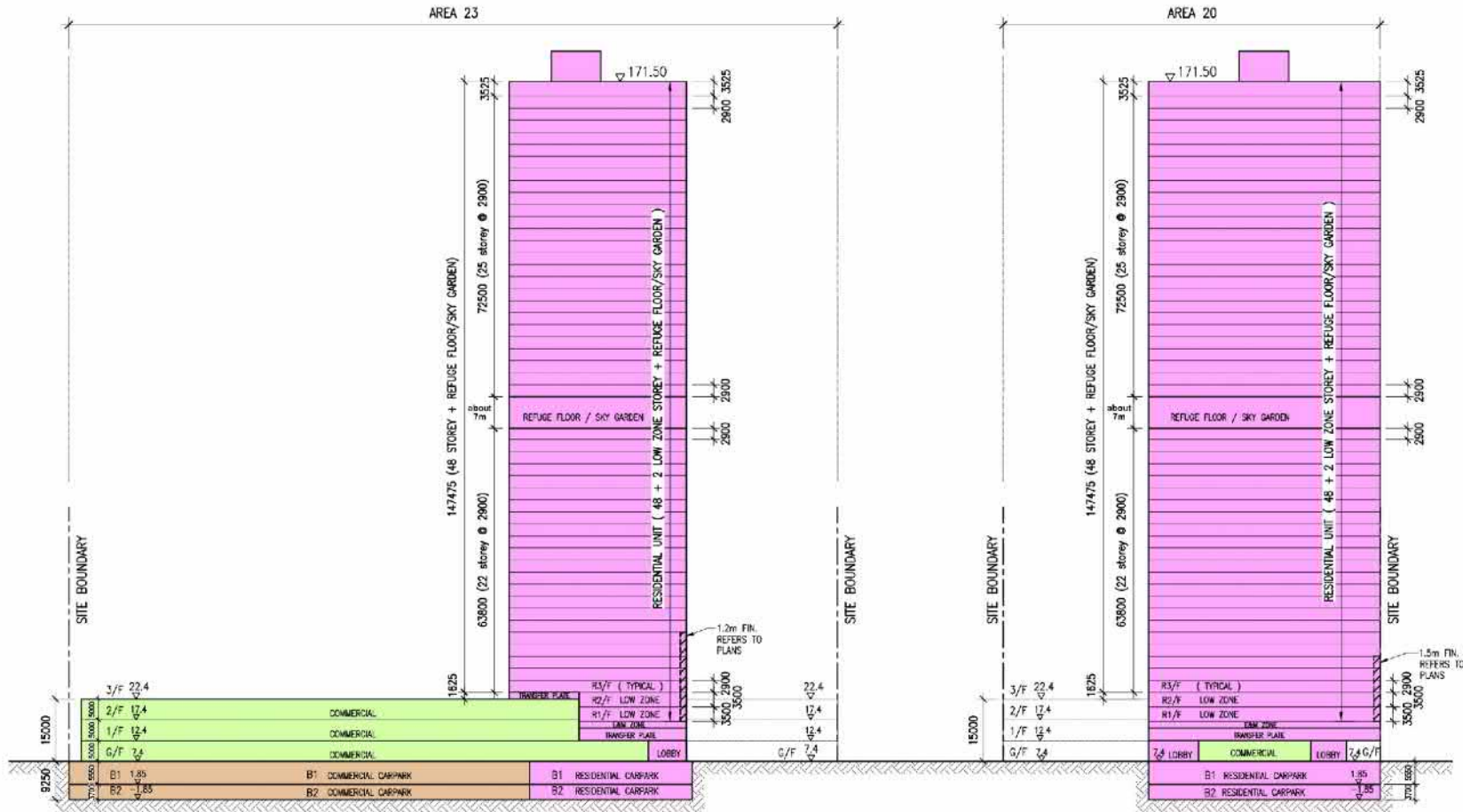
 APPLICATION SITE BOUNDARY
 RESIDENTIAL DEVELOPMENT



PROPOSED SCHEME



- RESIDENTIAL DEVELOPMENT / CAR PARK AREAS
- COMMERCIAL DEVELOPMENT
- COMMERCIAL CAR PARK AREAS



Tin Shui Wai, Town Lot No. 4







SITE SECTION

SCALE Date : Oct. 2020

參考編號 REFERENCE No.	繪圖 DRAWING
A/TSW/72	A-8

(摘錄自申請人於16. 11. 2020呈交的申請書)
 (Extract from Applicant's
 Submission Dated 16.11.2020)


LEGEND:

-  Application Site Boundary Site Area: 27,900m²
-  Retained Trees (154 nos.)
-  New Trees (85 nos.)
-  New Feature Trees (6 nos.)
-  Shrub /Groundcover Planting
-  Lawn

Podium Garden 3F

-  1 Swimming Pool and Pool Deck
-  2 Tennis Court
-  3 Children's Play Area
-  4 Sitting-out Area
-  5 Artificial Lawn

Courtyard Garden 1F

-  6 Leisure Lawn & Sitting-out area

Ground Floor

-  7 Entrance Plaza



Proposed 'Flat' and Permitted Commercial Development with Minor Relaxation of Gross Floor Area Restriction in "Commercial" ("C") Zone, Tin Shui Wai Town Lot No.4

Landscape Plan – Combined

SCALE	AS SHOWN	DATE	JAN 2020
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.1		REV

ADI ADI LIMITED
 LANDSCAPE ARCHITECTURE, DESIGN AND MASTER PLANNING
 FOR ABOVE OR WATER BUILDING, 18 SHIPHAR STRADE WAI, HONG KONG
 香港上環干諾道中18號海濱中心18樓

參考編號 REFERENCE No. 繪圖 DRAWING
 A/TSW/72 A-9

(摘錄自申請人於16. 11. 2020提交的申請書)
 (Extract from Applicant's
 Submission Dated 16.11.2020)



Proposed 'Flat' and Permitted Commercial Development with Minor Relaxation of Gross Floor Area Restriction in "Commercial" ("C") Zone, Tin Shui Wai Town Lot No.4
Open Space Framework

SCALE	AS SHOWN	DATE	MAY 2020
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 2		REV A

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 11/F BANCOR BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 香港中環德輔道西18號11樓

參考編號 REFERENCE No. 繪圖 DRAWING
 A/TSW/72 A-10

(摘錄自申請人於16. 11. 2020提交的申請書)
 (Extract from Applicant's
 Submission Dated 16.11.2020)

LEGEND:

-  Application Site Boundary
-  Uncover Planting Area
-  Vertical Greening

Note:
Not less than 8,370m² required (i.e. 30% of Site Area)



Proposed 'Flat' and Permitted Commercial Development with Minor Relaxation
of Gross Floor Area Restriction in "Commercial" ("C") Zone, Tin Shui Wai Town Lot No.4

Green Coverage

SCALE	AS SHOWN	DATE	JAN 2020
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 3		REV

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BARRACADE BUILDING, 18 BURNHAM STRAND WEST, HONG KONG
電話 2821 1111 傳真 2821 1112
www.adi.com.hk

參考編號 REFERENCE No. 繪圖 DRAWING
A/TSW/72 A-11

(摘錄自申請人於16. 11. 2020提交的申請書)
**(Extract from Applicant's
Submission Dated 16.11.2020)**



Figure 4.1 Artist's Impression of the Proposed Development

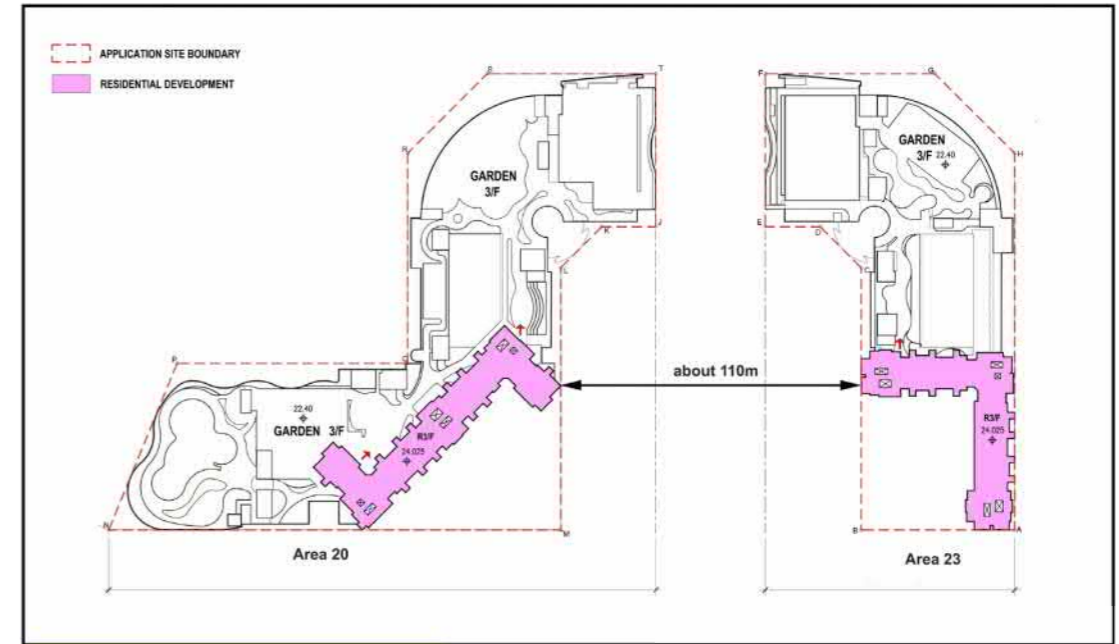


Figure 4.3 Building Separation

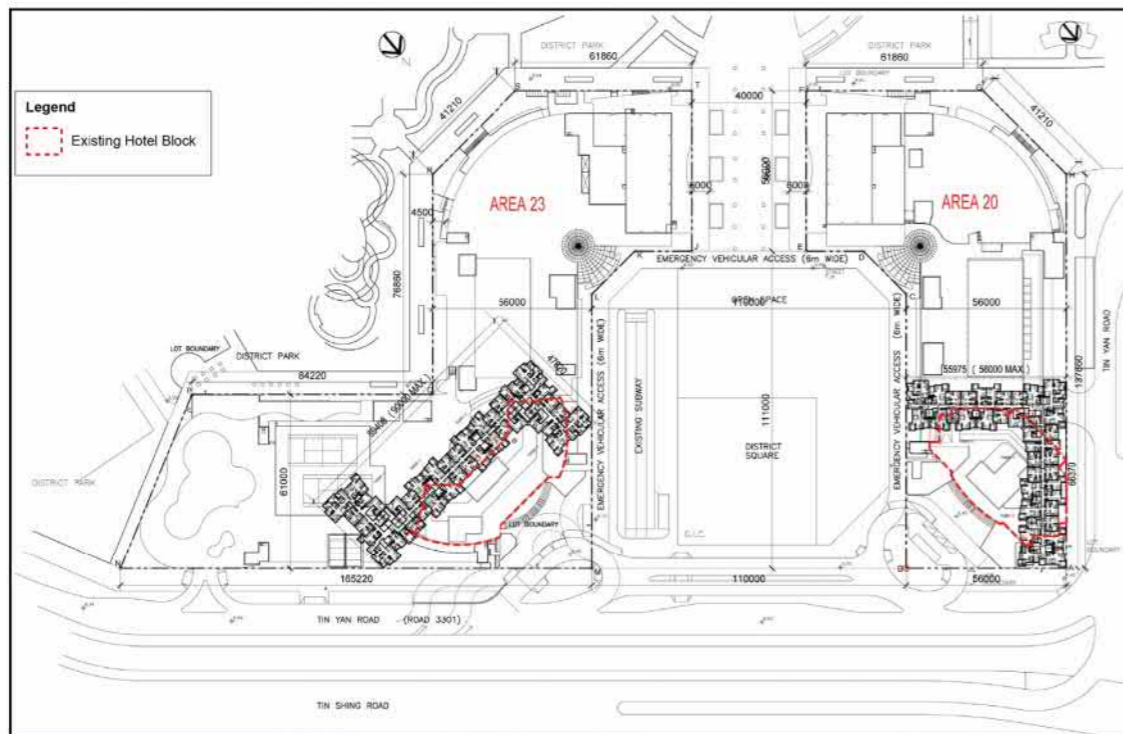
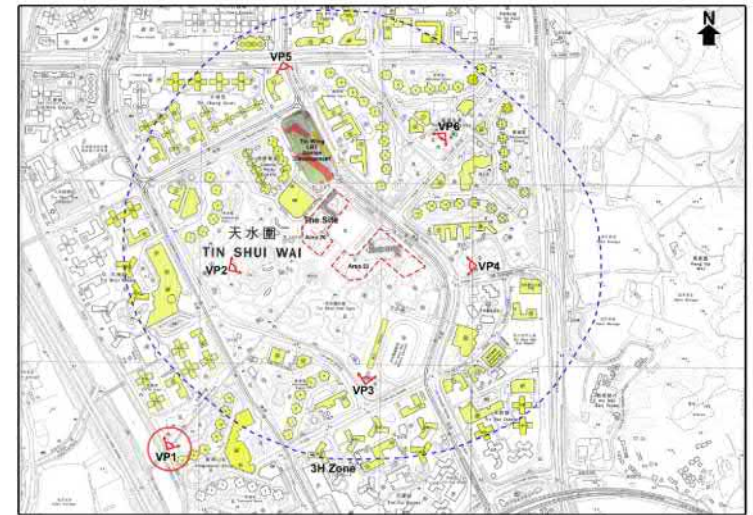


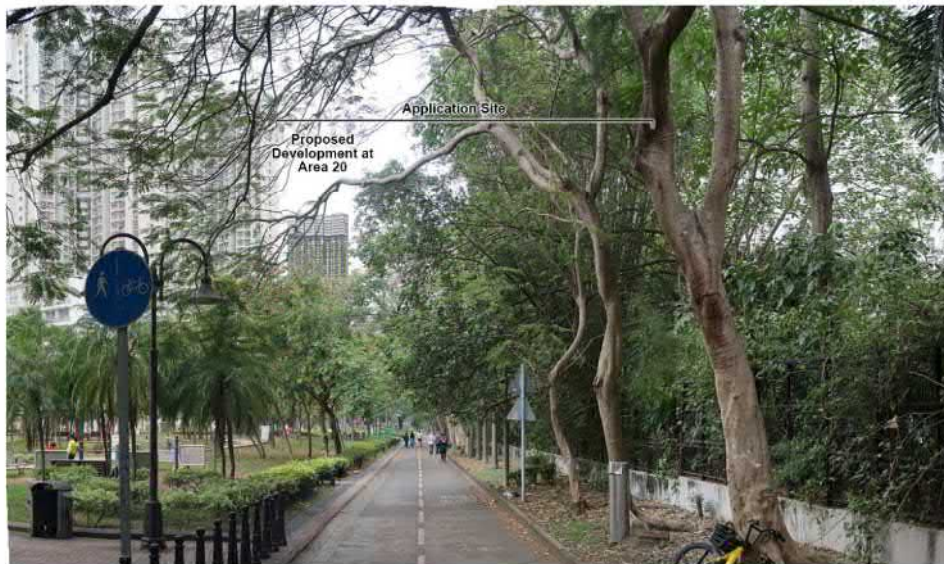
Figure 4.2 Building Setback



Existing Condition



Key Plan



Proposed Development



Viewpoint 1 - Entrance to Tin Shui Road Park at Tin Shui Path

Proposed 'Flat' and Permitted Commercial Development with Minor Relaxation of GFA Restriction in "Commercial" Zone, Tin Shui Wai Town Lot No. 4, Tin Shui Wai, N.T.	Figure 6.1
	Date: 30 October 2020
Visual Appraisal	

參考編號 REFERENCE No. A/TSW/72	繪圖 DRAWING A-13
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(摘錄自申請人於16. 11. 2020提交的申請書)
(Extract from Applicant's Submission Dated 16.11.2020)



Key Plan

Existing Condition



Proposed Development



Viewpoint 2 - Tin Shui Wai Park

Proposed 'Flat' and Permitted Commercial Development with Minor Relaxation of GFA Restriction in "Commercial" Zone, Tin Shui Wai Town Lot No. 4, Tin Shui Wai, N.T.

Figure 6.2

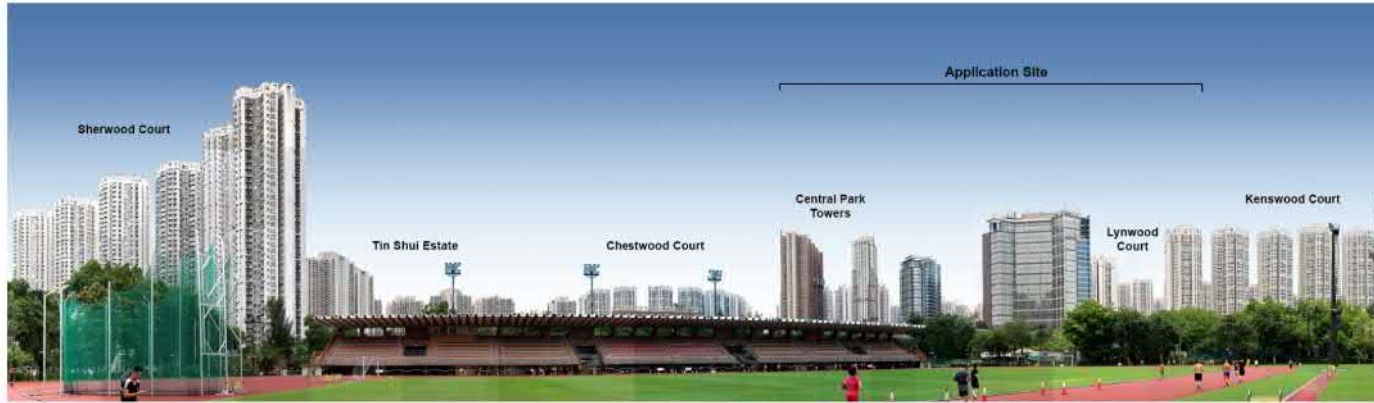
Visual Appraisal

Date: 30 October 2020

參考編號 REFERENCE No. A/TSW/72	繪圖 DRAWING A-14
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(摘錄自申請人於16. 11. 2020呈交的申請書)

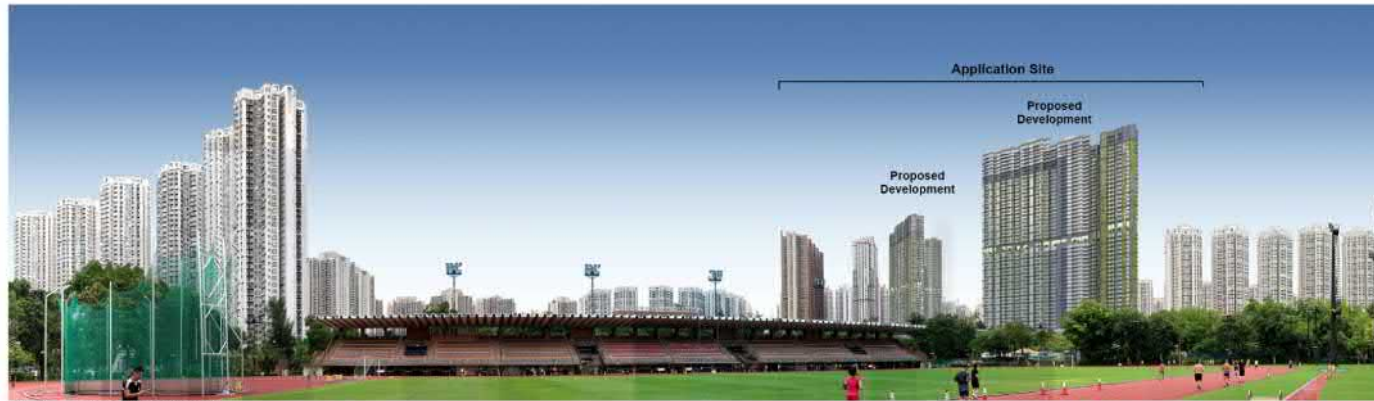
(Extract from Applicant's Submission Dated 16.11.2020)



Existing Condition



Key Plan



Proposed Development



Viewpoint 3 - Tin Shui Wai Sports Ground

Proposed 'Flat' and Permitted Commercial Development with Minor Relaxation of GFA Restriction in "Commercial" Zone, Tin Shui Wai Town Lot No. 4, Tin Shui Wai, N.T.

Visual Appraisal

Figure 6.3

Date: 30 October 2020

參考編號 REFERENCE No. A/TSW/72	繪圖 DRAWING A-15
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(摘錄自申請人於16. 11. 2020提交的申請書)

(Extract from Applicant's Submission Dated 16.11.2020)



Application Site

Kenswood Court

Existing Condition



Key Plan



Application Site

Proposed Development at Area 23

Proposed Development



Viewpoint 4 - Tin Pak Road Park

Proposed 'Flat and Permitted Commercial Development with Minor Relaxation of GFA Restriction in "Commercial" Zone, Tin Shui Wai Town Lot No. 4, Tin Shui Wai, N.T.

Figure 6.4

Visual Appraisal

Date: 30 October 2020

參考編號 REFERENCE No. A/TSW/72	繪圖 DRAWING A-16
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(摘錄自申請人於16. 11. 2020提交的申請書)
(Extract from Applicant's Submission Dated 16.11.2020)



Existing Condition



Key Plan



Proposed Development



Viewpoint 5 - Footbridge at Tin Wah Road

Proposed 'Flat' and Permitted Commercial Development with Minor Relaxation of GFA Restriction in "Commercial" Zone, Tin Shui Wai Town Lot No. 4, Tin Shui Wai, N.T.

Visual Appraisal

Figure 6.5

Date: 30 October 2020

參考編號 REFERENCE No. A/TSW/72	繪圖 DRAWING A-17
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(摘錄自申請人於16. 11. 2020呈交的申請書)

(Extract from Applicant's Submission Dated 16.11.2020)



Existing Condition



Key Plan



Proposed Development

KTA
Kenneth To & Associates Ltd.
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Viewpoint 6 - Dragon Park

Proposed 'Flat' and Permitted Commercial Development with Minor Relaxation of GFA Restriction in "Commercial" Zone, Tin Shui Wai Town Lot No. 4, Tin Shui Wai, N.T.

Figure 6.6

Visual Appraisal

Date: 30 October 2020

參考編號 REFERENCE No. A/TSW/72	繪圖 DRAWING A-18
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(摘錄自申請人於16. 11. 2020呈交的申請書)

(Extract from Applicant's Submission Dated 16.11.2020)

ARTIST'S IMPRESSION



Existing Condition



參考編號 REFERENCE No.	繪圖 DRAWING
A/TSW/72	A-19

(摘錄自申請人於16. 11. 2020呈交的申請書)
(Extract from Applicant's
Submission Dated 16.11.2020)

ARTIST'S IMPRESSION



Existing Condition



參考編號 REFERENCE No. A/TSW/72	繪圖 DRAWING A-20
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(摘錄自申請人於16. 11. 2020呈交的申請書)
(Extract from Applicant's
Submission Dated 16.11.2020)

ARTIST'S IMPRESSION

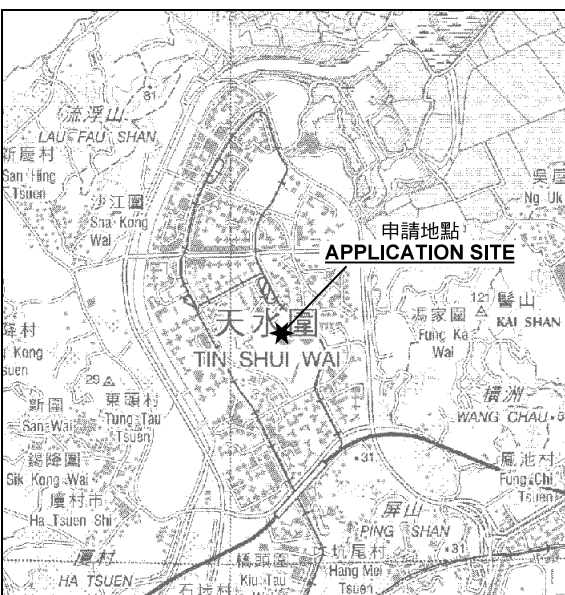
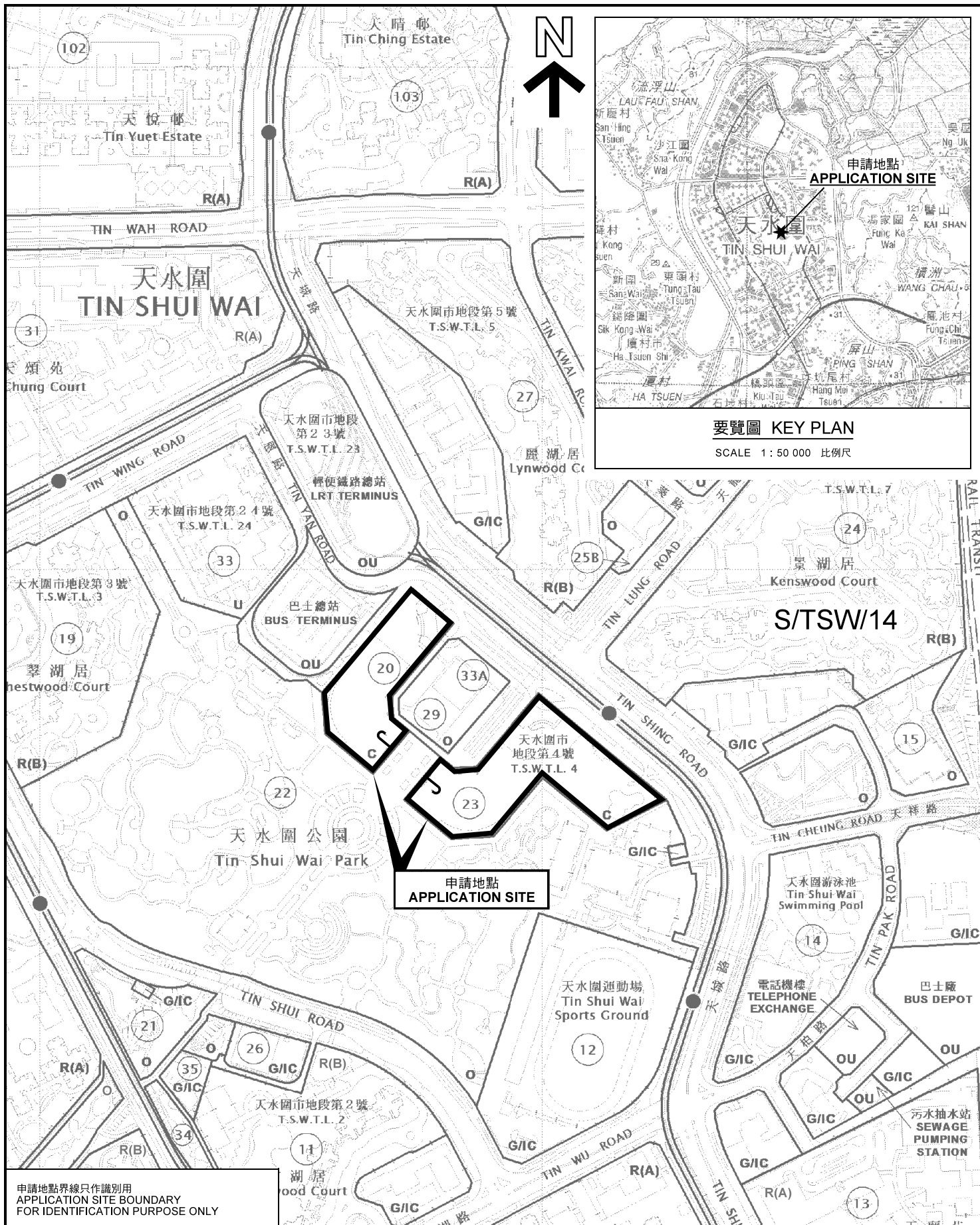


Existing Condition



參考編號 REFERENCE No. A/TSW/72	繪圖 DRAWING A-21
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(摘錄自申請人於16. 11. 2020呈交的申請書)
(Extract from Applicant's
Submission Dated 16.11.2020)



要覽圖 KEY PLAN
SCALE 1 : 50 000 比例尺

申請地點
APPLICATION SITE

S/TSW/14

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

位置圖 LOCATION PLAN

擬議分層住宅及
已准許的商業用途並略為放寬總樓面面積限制
天水圍市地段第4號
PROPOSED FLAT AND PERMITTED COMMERCIAL DEVELOPMENT
WITH MINOR RELAXATION OF GROSS FLOOR AREA RESTRICTION
TIN SHUI WAI TOWN LOT NO.4

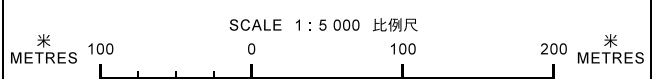
規劃署
PLANNING
DEPARTMENT

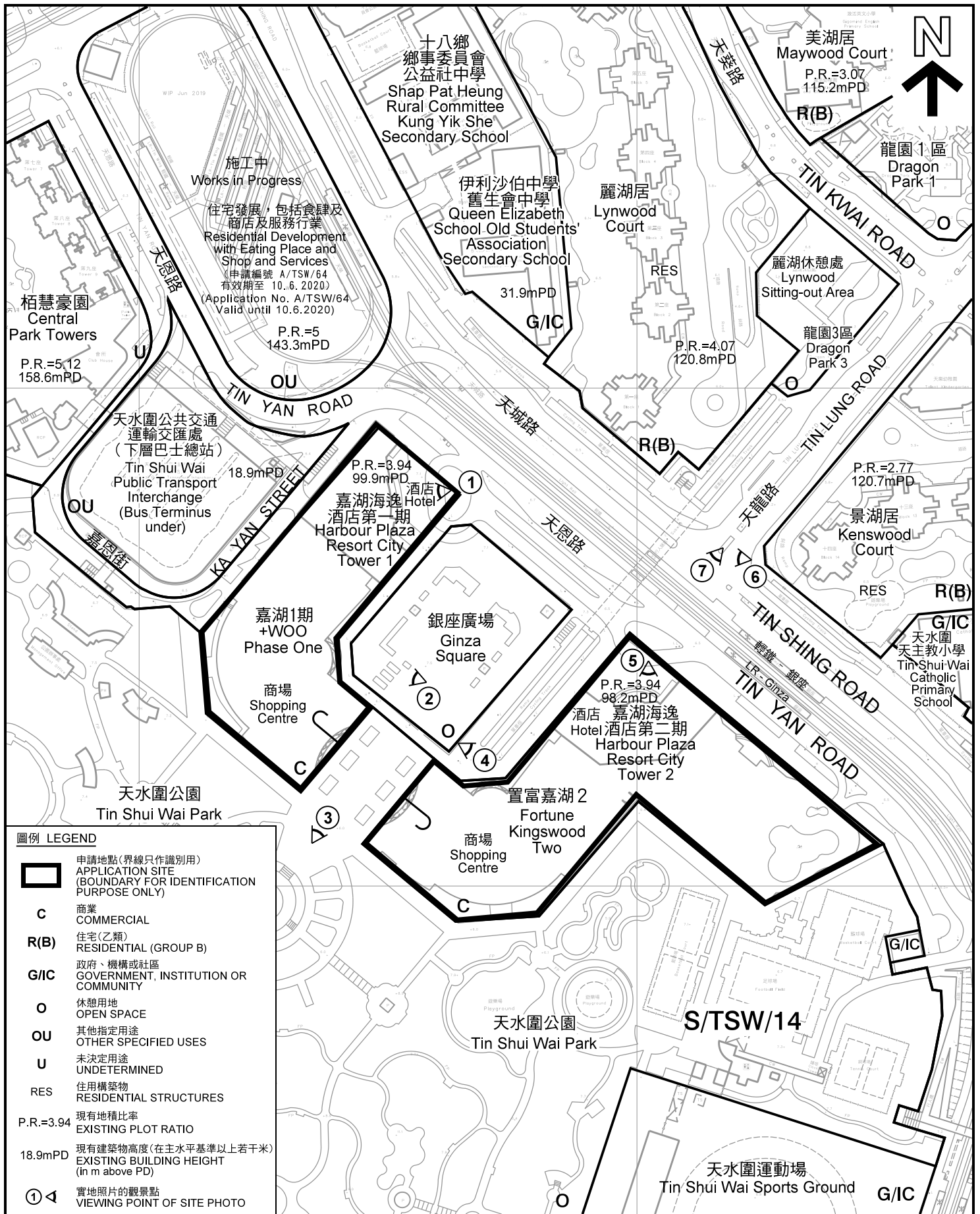


本摘要圖於2020年11月16日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號 S/TSW/14
EXTRACT PLAN PREPARED ON 16.11.2020
BASED ON OUTLINE ZONING PLAN No.
S/TSW/14 APPROVED ON 16.10.2018

參考編號
REFERENCE No.
A/TSW/72

圖 PLAN
A-1





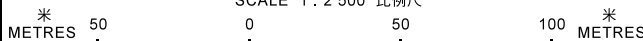
圖例 LEGEND

-  申請地點(界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- C** 商業
COMMERCIAL
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- U** 未決定用途
UNDETERMINED
- RES** 住用構築物
RESIDENTIAL STRUCTURES
- P.R.=3.94 現有地積比率
EXISTING PLOT RATIO
- 18.9mPD 現有建築物高度(在主水平基準以上若干米)
EXISTING BUILDING HEIGHT (in m above PD)
-  實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議分層住宅及
已准許的商業用途並略為放寬總樓面面積限制
天水圍市地段第4號
PROPOSED FLAT AND PERMITTED COMMERCIAL
DEVELOPMENT WITH MINOR RELAXATION OF
GROSS FLOOR AREA RESTRICTION
TIN SHUI WAI TOWN LOT NO.4

SCALE 1: 2 500 比例尺



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TSW/72

圖 PLAN
A-2

本摘要圖於2020年11月18日擬備，所根據的資料為測量圖編號 6-NW-3A 及 6-NW-3C
EXTRACT PLAN PREPARED ON 18.11.2020
BASED ON SURVEY SHEETS No. 6-NW-3A & 6-NW-3C



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2020年11月16日擬備，所根據的資料為地政總署於2019年10月18日拍得的航攝照片編號 E072612C
EXTRACT PLAN PREPARED ON 16.11.2020
BASED ON AERIAL PHOTO No.
E072612C TAKEN ON 18.10.2019
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議分層住宅及
已准許的商業用途並略為放寬總樓面面積限制
天水圍市地段第4號

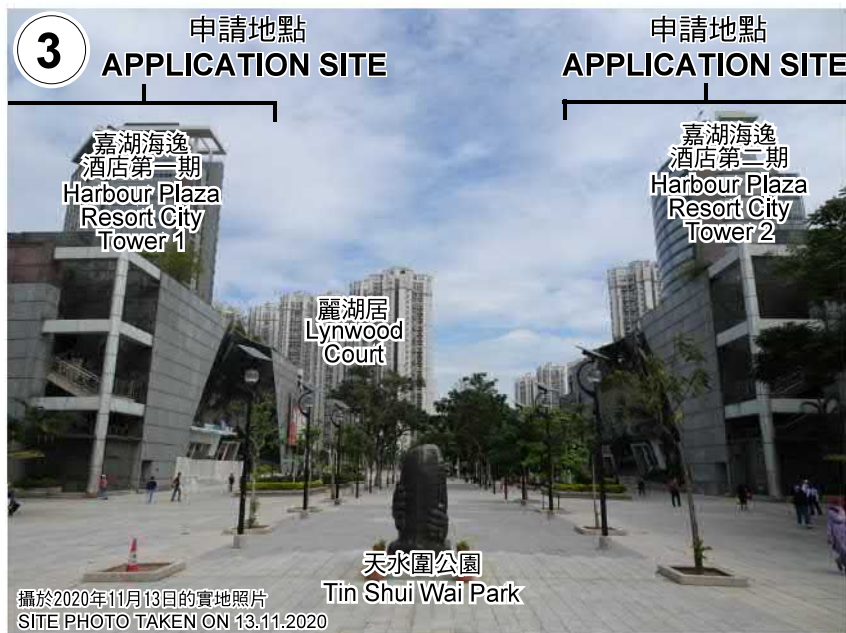
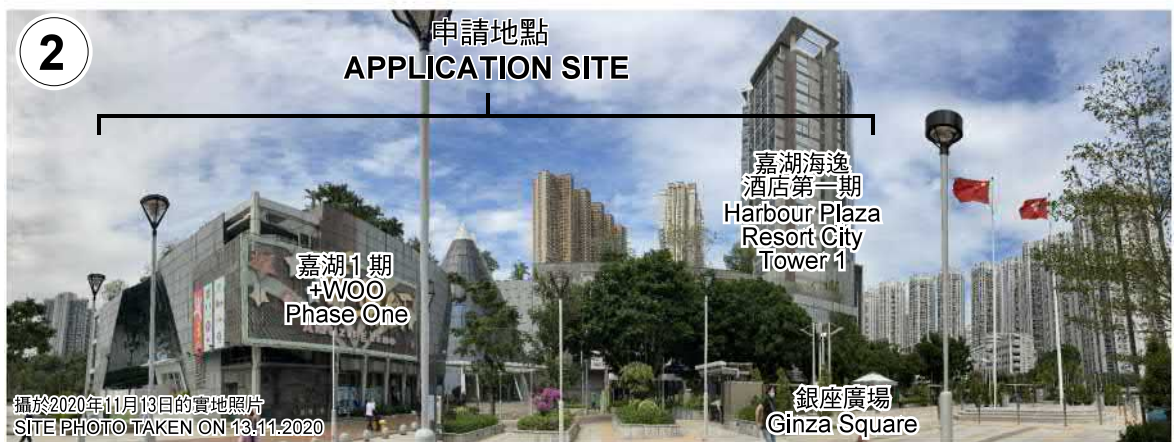
PROPOSED FLAT AND PERMITTED COMMERCIAL DEVELOPMENT
WITH MINOR RELAXATION OF GROSS FLOOR AREA RESTRICTION
TIN SHUI WAI TOWN LOT NO.4

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TSW/72

圖 PLAN
A-3



本圖於2020年11月16日擬備，所根據的資料為攝於2020年11月12日及13日的實地照片
 PLAN PREPARED ON 16.11.2020
 BASED ON SITE PHOTOS
 TAKEN ON 12 & 13.11.2020

實地照片 SITE PHOTO

擬議分層住宅及
 已准許的商業用途並略為放寬總樓面面積限制
 天水圍地段第4號

PROPOSED FLAT AND PERMITTED COMMERCIAL DEVELOPMENT
 WITH MINOR RELAXATION OF GROSS FLOOR AREA RESTRICTION
 TIN SHUI WAI TOWN LOT NO.4

規劃署
**PLANNING
 DEPARTMENT**



參考編號
 REFERENCE No.
A/TSW/72

圖 PLAN
A-4a



本圖於2020年11月16日擬備，所根據的資料為攝於2020年11月12日及13日的實地照片
 PLAN PREPARED ON 16.11.2020
 BASED ON SITE PHOTOS
 TAKEN ON 12 & 13.11.2020

實地照片 SITE PHOTO

擬議分層住宅及
 已准許的商業用途並略為放寬總樓面面積限制
 天水圍市地段第4號

PROPOSED FLAT AND PERMITTED COMMERCIAL DEVELOPMENT
 WITH MINOR RELAXATION OF GROSS FLOOR AREA RESTRICTION
 TIN SHUI WAI TOWN LOT NO.4

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/TSW/72

圖 PLAN
 A-4b