

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METERS ABOVE HONG KONG PRINCIPAL DATUM.
3. THE PROPOSED BUILDING LAYOUT IS FOR INDICATIVE PURPOSE AT EFS STAGE ONLY WHICH IS SUBJECT TO FURTHER DEVELOPMENT IN SUBSEQUENT STAGES.

PROJECT
項目

**ENGINEERING
FEASIBILITY STUDY
FOR DEVELOPMENTS IN
TIN SHUI WAI AREA 14**



土木工程拓展署
Civil Engineering and
Development Department

AECOM Asia Company Ltd.
www.aecom.com

VR	DATE	DESCRIPTION	CHK
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解反

比例	代碼單位
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KEY PLAN

170 中国书画函授大学肇庆分校建校二十周年纪念册

DEVELOPMENT IN TIN SHUI

100

繪圖 DRAWING
2a

參考編號
REFERENCE No.
M/TM/24/1

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METERS ABOVE HONG KONG PRINCIPAL DATUM.
3. THE PROPOSED BUILDING LAYOUT IS FOR INDICATIVE PURPOSE AT EFS STAGE ONLY WHICH IS SUBJECT TO FURTHER DEVELOPMENT IN SUBSEQUENT STAGES.

PROJECT
設計

**ENGINEERING
FEASIBILITY STUDY
FOR DEVELOPMENTS IN
TIN SHUI WAI AREA 14**



土木工程拓展署
Civil Engineering and
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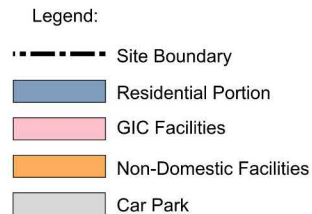
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0 1000 METRES

60667362 CE 23/2020

SHEET 2 OF 3

Appendix A



SECTION B - B

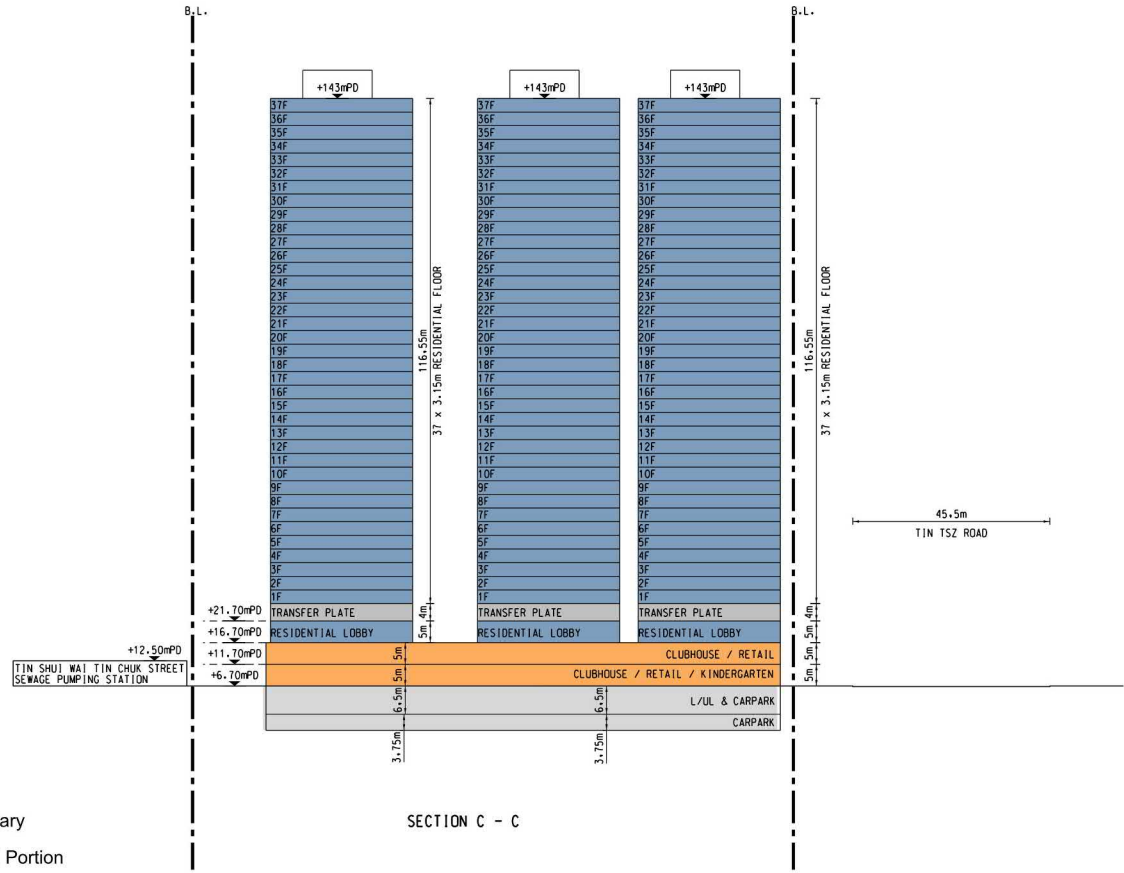
參考編號
REFERENCE No.
M/TM/24/1

繪圖 DRAWING
2b

ISO: A1 (94mm x 84mm) Approved: Checked: Designer: Project Management Initials: 2026/07/21 10:49:00

Legend:

- Site Boundary
- Residential Portion
- Non-Domestic Facilities
- Car Park



NOTES:

- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
- ALL LEVELS ARE APPROXIMATE VALUES AND IN METERS ABOVE HONG KONG PRINCIPAL DATUM.
- THE PROPOSED BUILDING LAYOUT IS FOR INDICATIVE PURPOSE AT EFS STAGE ONLY, WHICH IS SUBJECT TO FURTHER DEVELOPMENT IN SUBSEQUENT STAGES.

AECOM

PROJECT

ENGINEERING
FEASIBILITY STUDY
FOR DEVELOPMENTS IN
TIN SHUI WAI AREA 14

CLIENT

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SCALE DIMENSION UNIT
1:1000 METRES

KEY PLAN

PROJECT NO. AGREEMENT NO.
60667362 CE 23/2020

SHEET TITLE

NOTIONAL SCHEME FOR
DEVELOPMENT IN TIN SHUI
WAI AREA 14 - SECTION

SHEET NUMBER

Appendix A

參考編號
REFERENCE No.
M/TM/24/1

繪圖 DRAWING
2c

ISO A1 594mm x 841mm
Approved:
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Designed:
Project Management Initials:
Prel File by: Jmg2
Date: 12/2/2022
Drawing No: 60667362-01/02/03/04/05/06/07/08/09

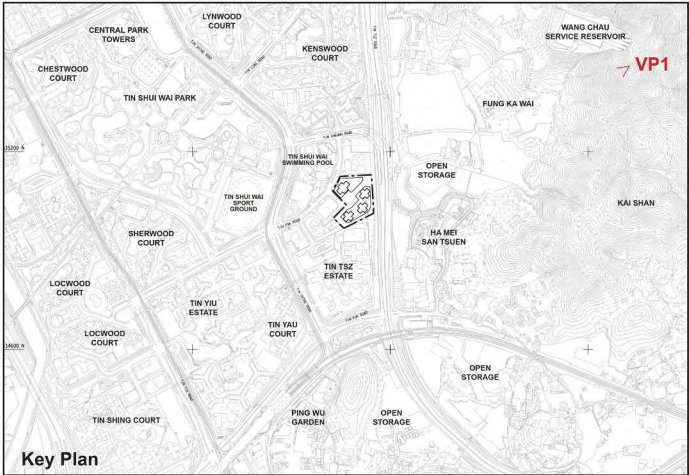
NOTE: THE DESIGN LAYOUT SHOWN ON THE PHOTOMONTAGE ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN BY THE FUTURE PRIVATE DEVELOPER.



Existing Condition



VP 1 with Proposed Development



Key Plan

AECOM

PROJECT
10/1
ENGINEERING
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FOR DEVELOPMENTS IN
TIN SHUI WAI AREA 14

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SCALE
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DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
10/1
60667362
AGREEMENT NO.
10/1
CE 23/2020

SHEET TITLE

PHOTOMONTAGE - VP 1
VIEW AT KAI SHAN LOOKING
SOUTH-WEST

SHEET NUMBER

FIGURE 10.2

參考編號
REFERENCE No.
M/TM/24/1

繪圖 DRAWING
4a

ISO A1 (841mm x 594mm) Approved: Checked: Designed: Project Management Initials: 12/2/2022 P:\Ref by Ling P\60667362\60667362\DWG\A1\TM24\1\VP2.dwg (SHEET) 12/2/2022 9:00

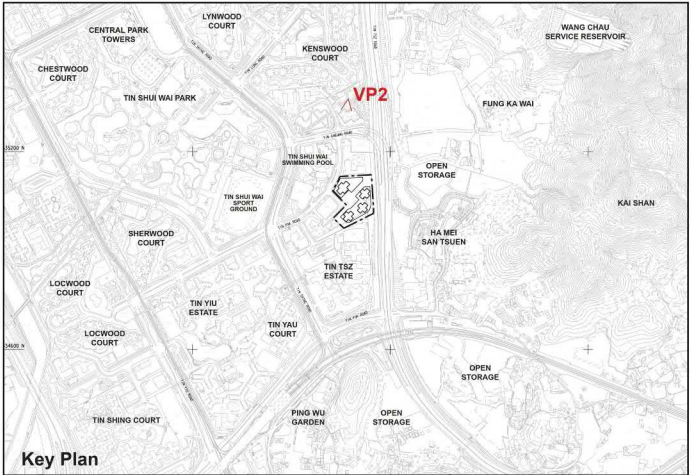
NOTE: THE DESIGN LAYOUT SHOWN ON THE PHOTOMONTAGE ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN BY THE FUTURE PRIVATE DEVELOPER.



Existing Condition



VP 2 with Proposed Development



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10/1/2022
ENGINEERING
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FOR DEVELOPMENTS IN
TIN SHUI WAI AREA 14

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10/1/2022
土木 工程 拓展 署
Civil Engineering and
Development Department

CONSULTANT
10/1/2022
AECOM Asia Company Ltd.
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STATUS

SCALE
1:1000
DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60667362
AGREEMENT NO.
CE 23/2020

SHEET TITLE

PHOTOMONTAGE - VP 2
VIEW INSIDE TIN PAK ROAD
PARK LOOKING SOUTH

SHEET NUMBER
FIGURE 10.3

參考編號
REFERENCE No.
M/TM/24/1

繪圖 DRAWING
4b

ISO A1 (841mm x 594mm)
Approved:
Checked:
Designed:
Project Management Initials:
12/2/2022
PHE File by: JINGZ
DRAWN BY: JINGZ
CHECKED BY: JINGZ
DATE: 12/2/2022
SHEET NO. 4c of 4c

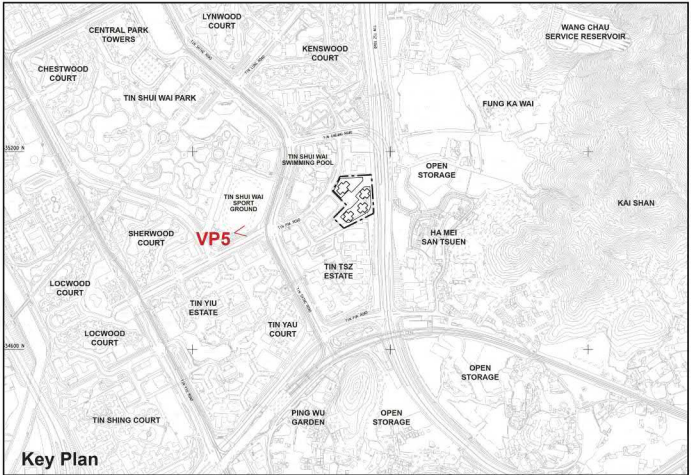
NOTE: THE DESIGN LAYOUT SHOWN ON THE PHOTOMONTAGE ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN BY THE FUTURE PRIVATE DEVELOPER.



Existing Condition



VP 5 with Proposed Development



Key Plan

AECOM

PROJECT
10/1
ENGINEERING
FEASIBILITY STUDY
FOR DEVELOPMENTS IN
TIN SHUI WAI AREA 14

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Civil Engineering and
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CONSULTANT
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10/1

ISSUE/REVISION
10/1

IR	DATE	DESCRIPTION	CHK
10/1	11/10/2021	11/10/2021	10/1

STATUS
10/1

SCALE
1:1000
DIMENSION UNIT
METRES

KEY PLAN
10/1

PROJECT NO.
10/1
60667362
AGREEMENT NO.
10/1
CE 23/2020

SHEET TITLE
10/1

PHOTOMONTAGE - VP 5
VIEW AT RUNNING TRACK INSIDE
TIN SHUI WAI SPORTS GROUND
LOOKING EAST

SHEET NUMBER
10/1
FIGURE 10.6

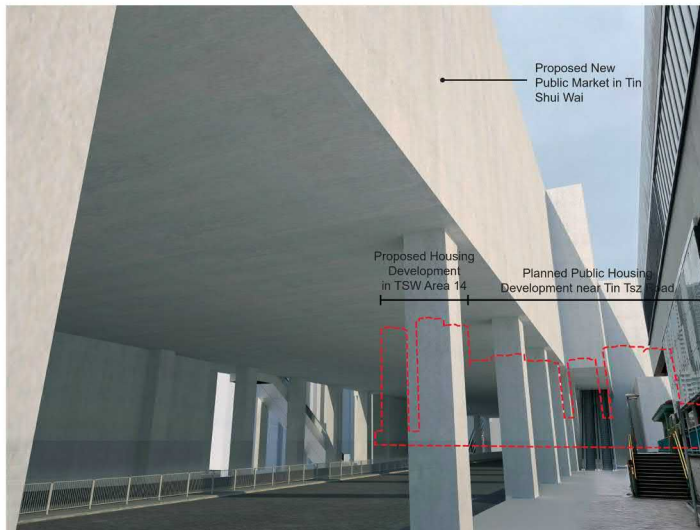
參考編號
REFERENCE No.
M/TM/24/1

繪圖 DRAWING
4c

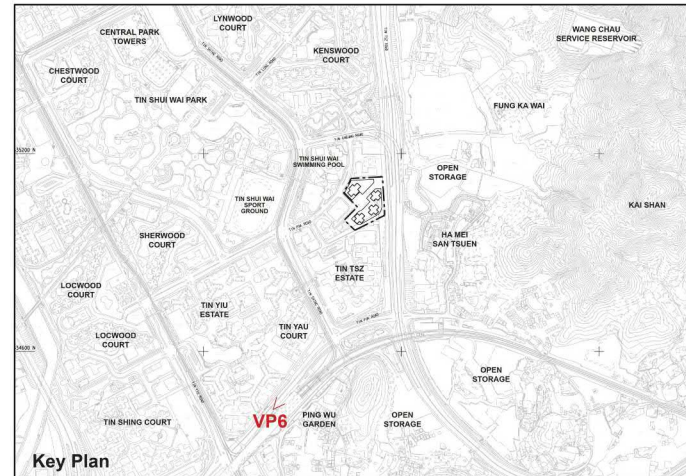
NOTE: THE DESIGN LAYOUT SHOWN ON THE PHOTOMONTAGE ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN BY THE FUTURE PRIVATE DEVELOPER.



Existing Condition



VP 6 with Proposed Development



PROJECT
1811

ENGINEERING
FEASIBILITY STUDY
FOR DEVELOPMENTS IN
TIN SHUI WAI AREA 14

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美利

 土木工程拓展署
Civil Engineering and
Development Department

CONSULTANT
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SUB-CONSULTANTS
公和工程顧問有限公司

ISSUE/REVISION

VR	DATE	DESCRIPTION	CH

STATUS

SCALE 比例
DIMENSION UNIT 尺寸單位
METRES 公尺

KEY PLAN
索引图

PROJECT NO. _____ AGREEMENT N. _____

60667362 CE 23/202

SHEET TITLE
BUILT CLASS

PHOTOMONTAGE - VP 6

VIEW FROM TIN SHUI WAI
STATION/TIN SHUI WAI LIGHT
RAIL STATION

SHEET NUMBER

FIGURE 10.7

Proposed Housing Development in TSW Area 14

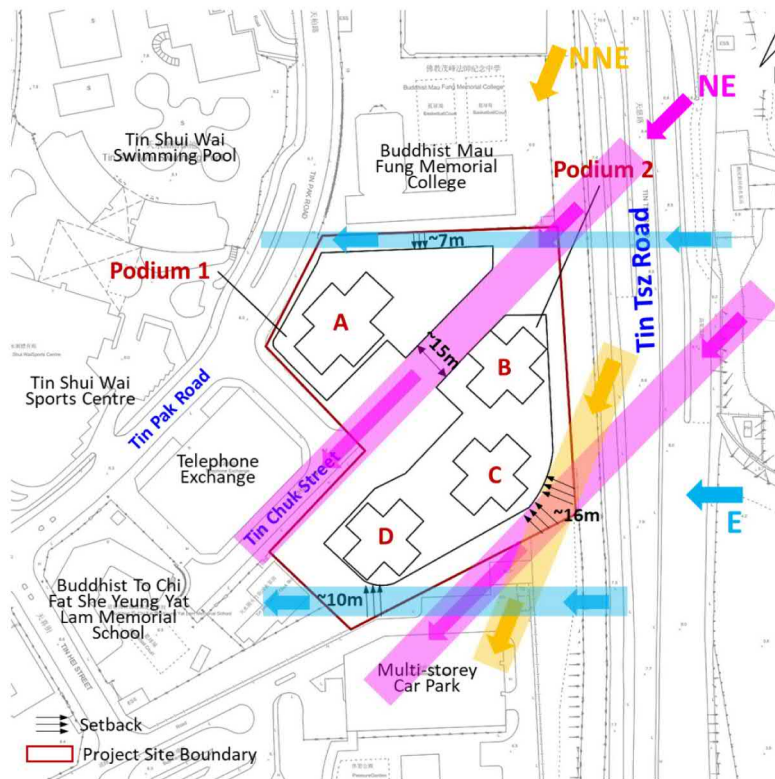
Planned Public Housing Development near Tin Tsz Road

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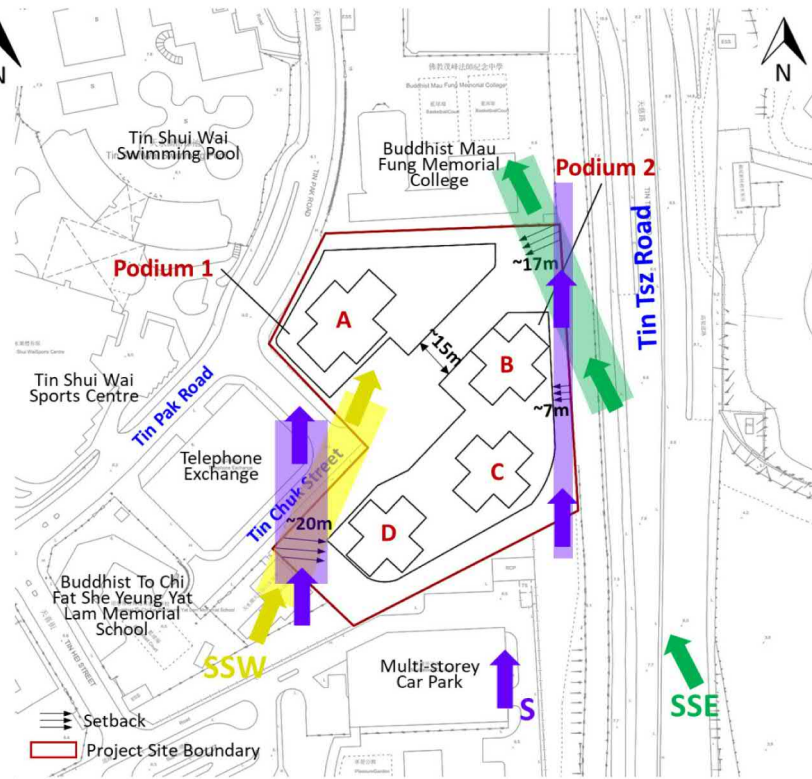
Key Plan

繪圖 DRAWING
4e

ISO A1 (56mm x 84mm)
Approved:
Checked:
Designed:
Project Management Initials:
Rev'd By: JWS
Date: 21/11/2023
Path: P:\PROJECTS\2023\230607\230607\230607\REPORT\REPORT_105.dgn



Merit Design Features in the Proposed Development Layout under Annual Prevailing Wind Directions



Merit Design Features in the Proposed Development Layout under Summer Prevailing Wind Directions

AECOM

PROJECT
ENGINEERING
FEASIBILITY STUDY
FOR DEVELOPMENTS IN
TIN SHUI WAI AREA 14

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IR	DATE	DESCRIPTION	CHK
01	11/11/2023	Issue for Design	JWS

STATUS

SCALE 1:1000 DIMENSION UNIT METRES

KEY PLAN

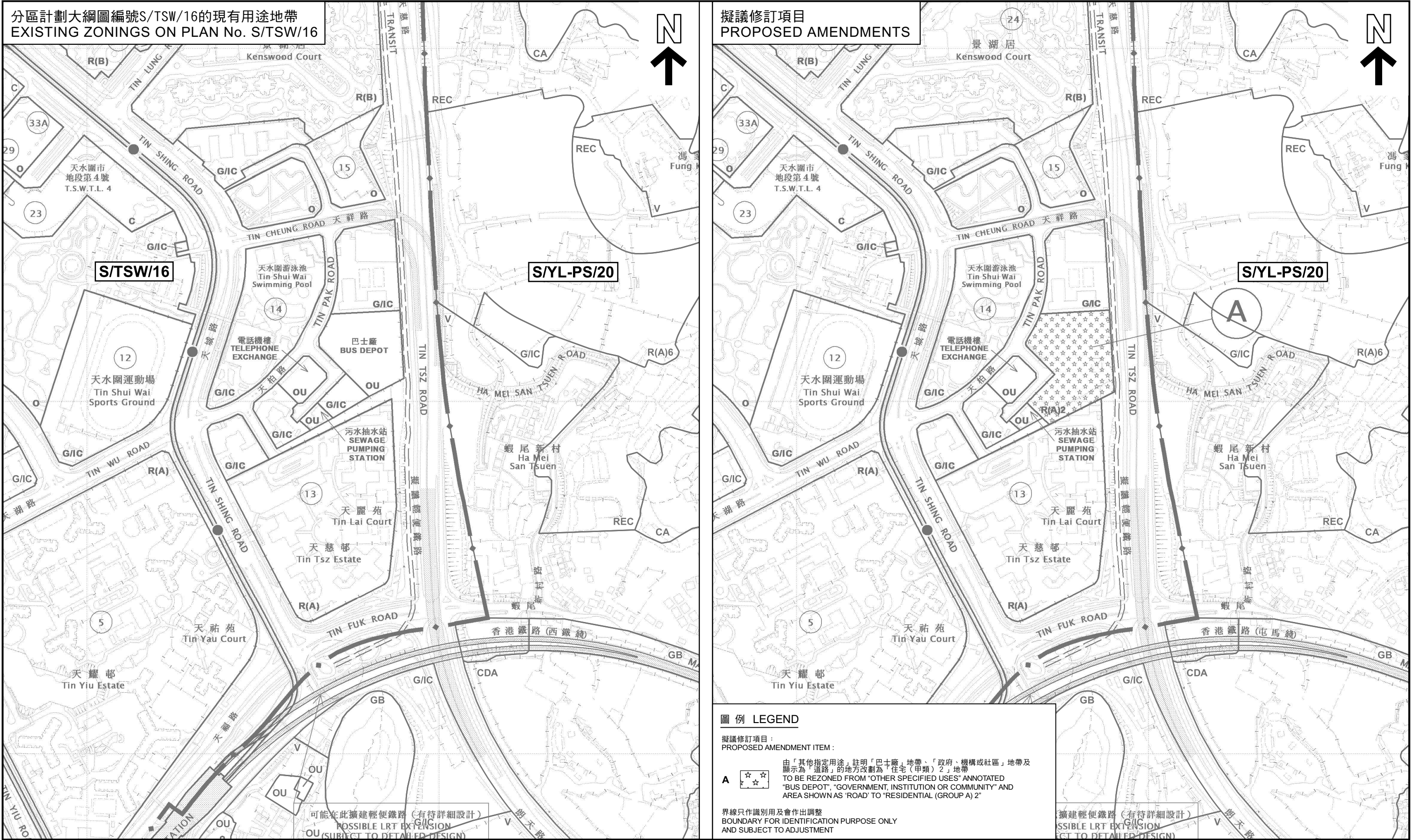
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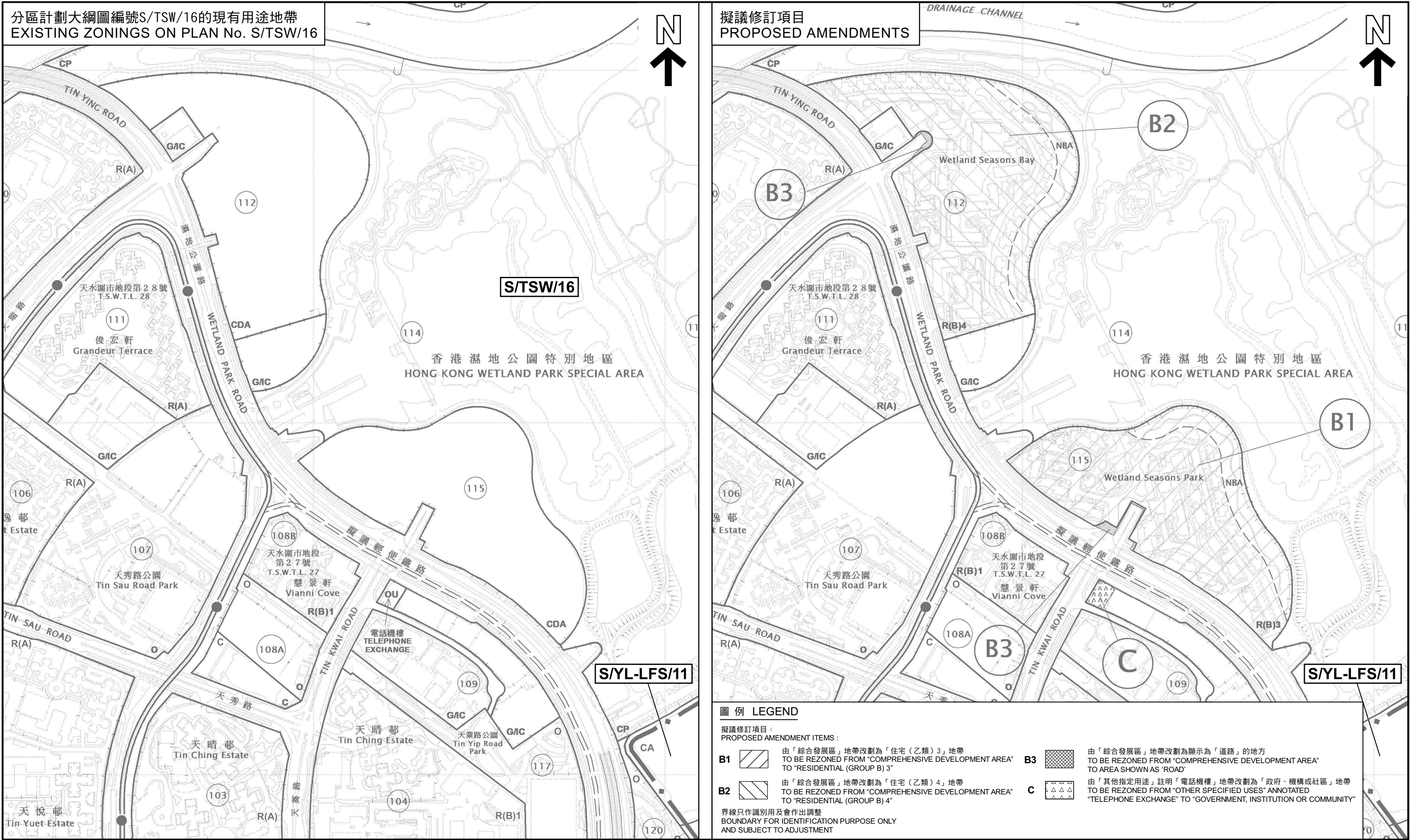
SHEET TITLE
MERIT DESIGNS FEATURES IN
THE PROPOSED DEVELOPMENT
LAYOUT

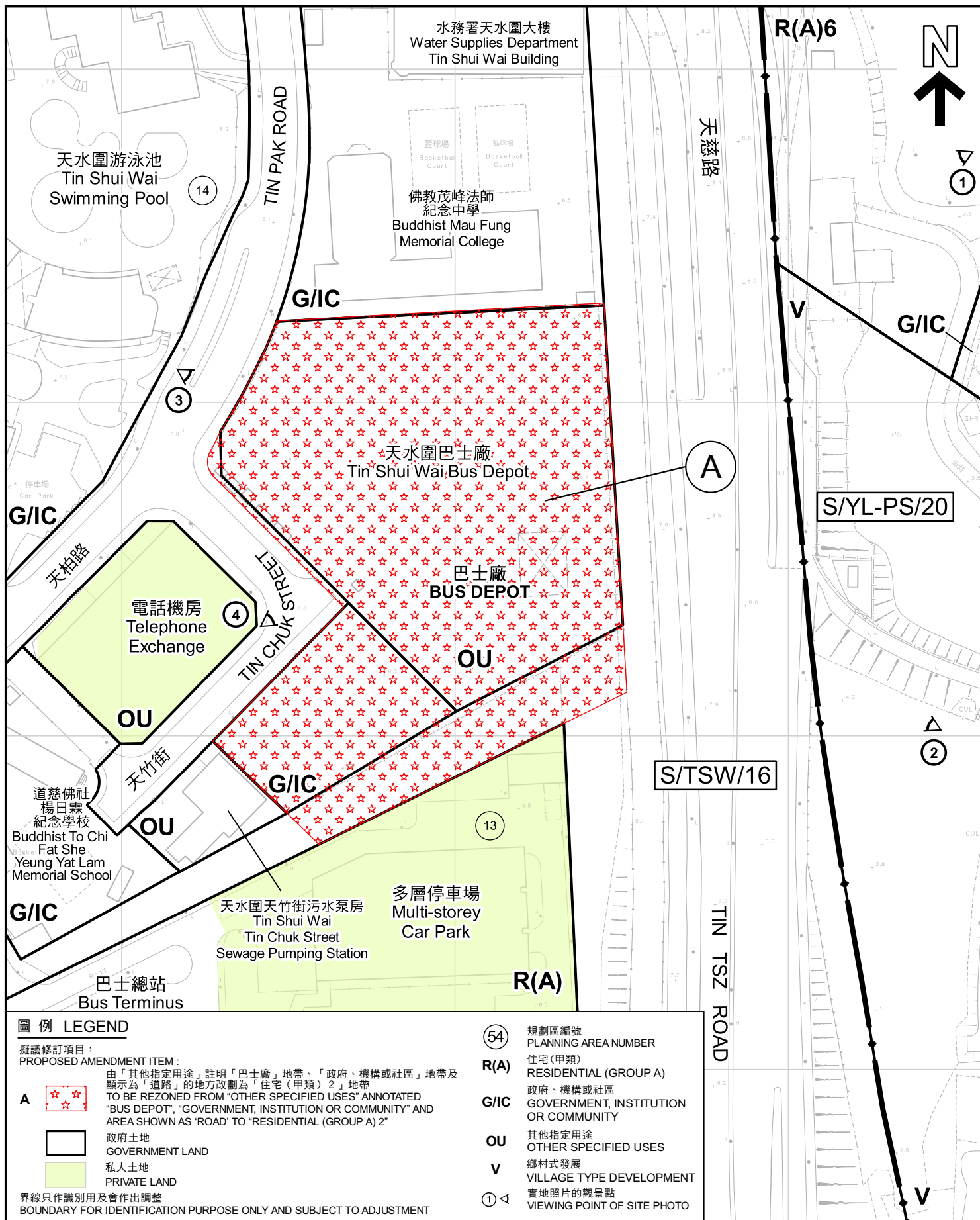
SHEET NUMBER
FIGURE 11.2

參考編號
REFERENCE No.
M/TM/24/1

繪圖 DRAWING
6







圖例 LEGEND

擬議修訂項目：

PROPOSED AMENDMENT ITEM:

A



由「其他指定用途」註明「巴士廠」地帶、「政府、機構或社區」地帶及顯示為「道路」的地方改劃為「住宅（甲類）2」地帶
TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "BUS DEPOT", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP A) 2"



政府土地
GOVERNMENT LAND



私人土地
PRIVATE LAND

界線只作識別用及會作出調整
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

54

規劃區編號
PLANNING AREA NUMBER

R(A)

住宅（甲類）
RESIDENTIAL (GROUP A)

G/IC

政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

OU

其他指定用途
OTHER SPECIFIED USES

V

鄉村式發展
VILLAGE TYPE DEVELOPMENT

①

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2024年1月26日擬備，所根據的資料為測量圖編號 6-NW-3D
EXTRACT PLAN PREPARED ON 26.1.2024 BASED ON SURVEY SHEET No. 6-NW-3D

平面圖 SITE PLAN

擬就天水圍分區計劃大綱核准圖

編號 S/TSW/16 作出修訂
(項目A)

PROPOSED AMENDMENTS
TO THE APPROVED TIN SHUI WAI
OUTLINE ZONING PLAN No. S/TSW/16
(ITEM A)

SCALE 1:1 500 比例尺

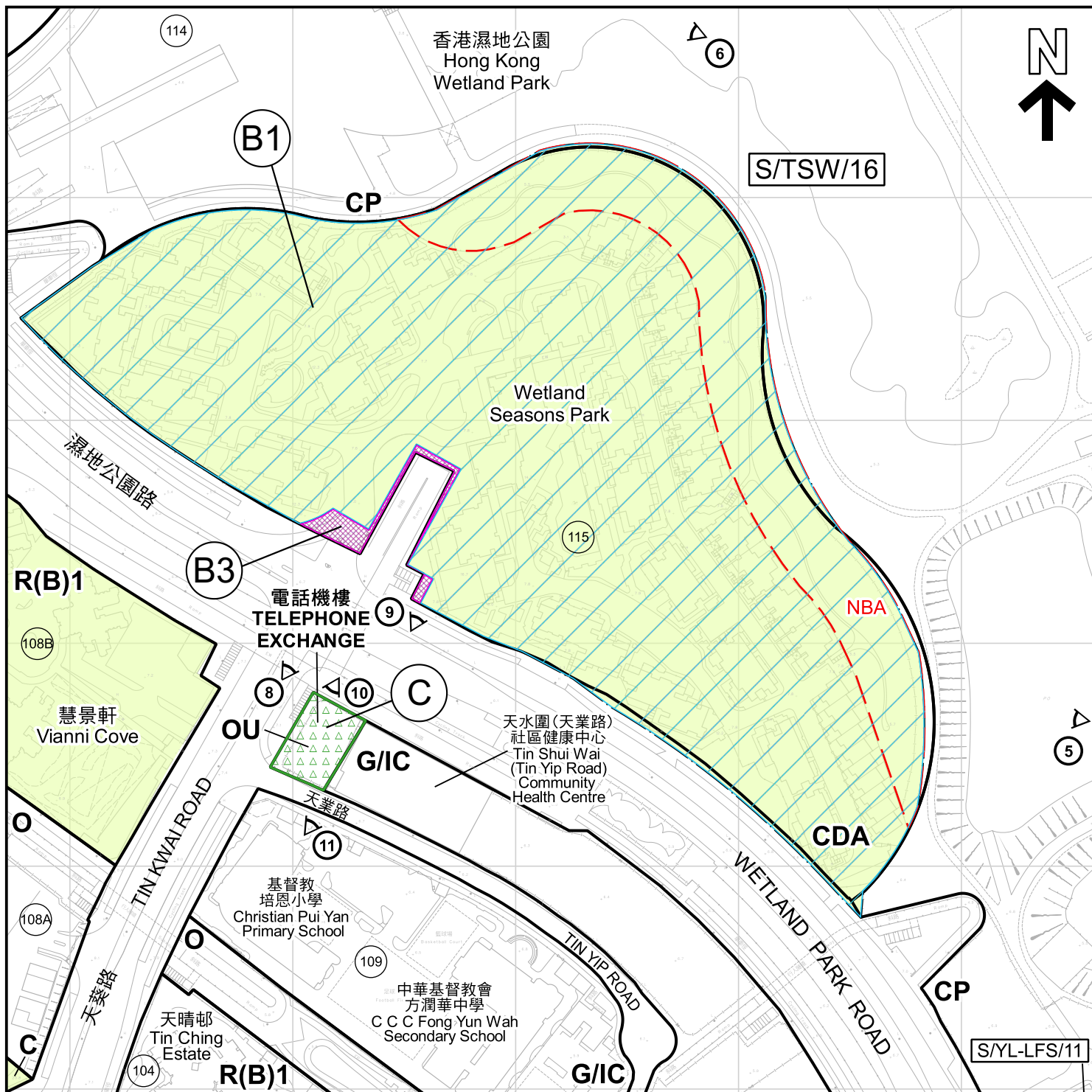
米 25 0 25 50 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/24/1

圖 PLAN
2a



圖例 LEGEND

擬議修訂項目：

PROPOSED AMENDMENT ITEMS:

- B1** 由「綜合發展區」地帶改劃為「住宅(乙類)3」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B) 3"
- B3** 由「綜合發展區」地帶改劃為顯示為「道路」的地方
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO AREA SHOWN AS "ROAD"
- C** 由「其他指定用途」註明「電話機樓」地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "TELEPHONE EXCHANGE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- NBA** 擬議非建築用地
PROPOSED NON-BUILDING AREA

界線只作識別用及會作出調整
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

- G/L** 政府土地
GOVERNMENT LAND
- P/L** 私人土地
PRIVATE LAND
- (54)** 規劃區編號
PLANNING AREA NUMBER
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- OU** 其他指定用途
OTHER SPECIFIED USES
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)

- G/LC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- CA** 自然保育區
CONSERVATION AREA
- CP** 郊野公園
COUNTRY PARK
- C** 商業
COMMERCIAL
- O** 休憩用地
OPEN SPACE
- ①** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬就天水圍分區計劃大綱核准圖

編號 S/TSW/16 作出修訂
(項目 B1、B3 及 C)

PROPOSED AMENDMENTS
TO THE APPROVED TIN SHUI WAI
OUTLINE ZONING PLAN No. S/TSW/16
(ITEMS B1, B3 & C)

SCALE 1 : 2 500 比例尺

米 50 0 50 100 米
METRES

規劃署

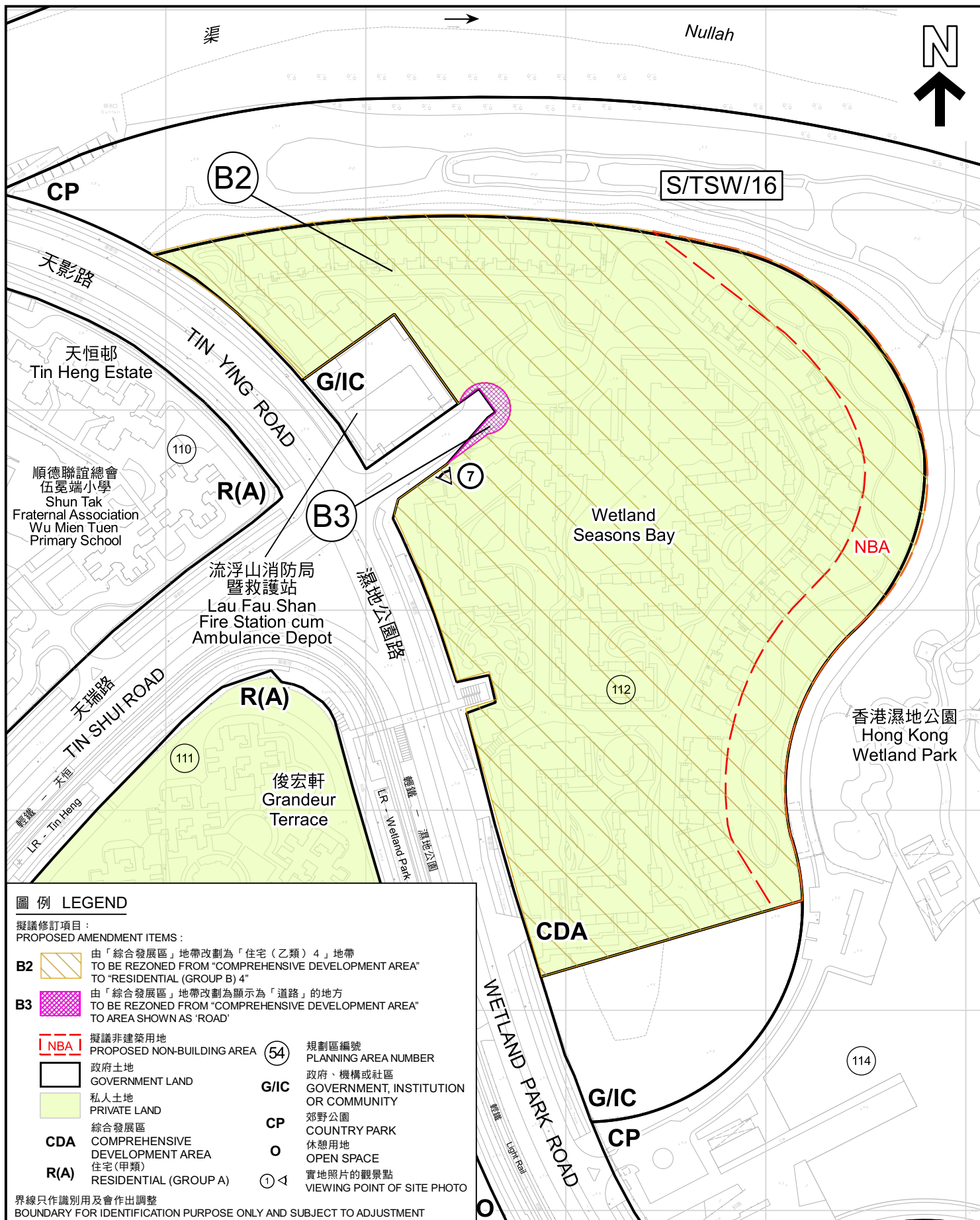
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/24/1

圖 PLAN
2b

本摘要圖於2024年1月26日擬備，所根據的資料為測量圖編號 2-SW-23C 及 23D
EXTRACT PLAN PREPARED ON 26.1.2024
BASED ON SURVEY SHEETS No. 2-SW-23C & 23D



圖例 LEGEND

擬議修訂項目：

PROPOSED AMENDMENT ITEMS:

- B2** 由「綜合發展區」地帶改劃為「住宅（乙類）4」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B) 4"
- B3** 由「綜合發展區」地帶改劃為顯示為「道路」的地方
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO AREA SHOWN AS 'ROAD'
- NBA** 擬議非建築用地
PROPOSED NON-BUILDING AREA
- G/IC** 政府土地
GOVERNMENT LAND
- CP** 私人土地
PRIVATE LAND
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅（甲類）
RESIDENTIAL (GROUP A)
- (54)** 規劃區編號
PLANNING AREA NUMBER
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- CP** 郊野公園
COUNTRY PARK
- O** 休憩用地
OPEN SPACE
- ① <** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用及會作出調整

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

平面圖 SITE PLAN

擬就天水圍分區計劃大綱核准圖

編號 S/TSW/16 作出修訂

(項目 B2 及 B3)

PROPOSED AMENDMENTS

TO THE APPROVED TIN SHUI WAI

OUTLINE ZONING PLAN No. S/TSW/16

(ITEMS B2 & B3)

SCALE 1 : 2 500 比例尺

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METRES

規劃署

PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/TM/24/1

圖 PLAN

2c

本摘要圖於2024年1月26日擬備，所根據的資料為測量圖編號 2-SW-23A 及 23C
EXTRACT PLAN PREPARED ON 26.1.2024
BASED ON SURVEY SHEETS No. 2-SW-23A & 23C



擬議修訂項目：

PROPOSED AMENDMENT ITEM :

A



由「其他指定用途」註明「巴士廠」地帶、「政府、機構或社區」地帶及顯示為「道路」的地方改劃為「住宅（甲類）2」地帶
TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED
"BUS DEPOT", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND
AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP A) 2"

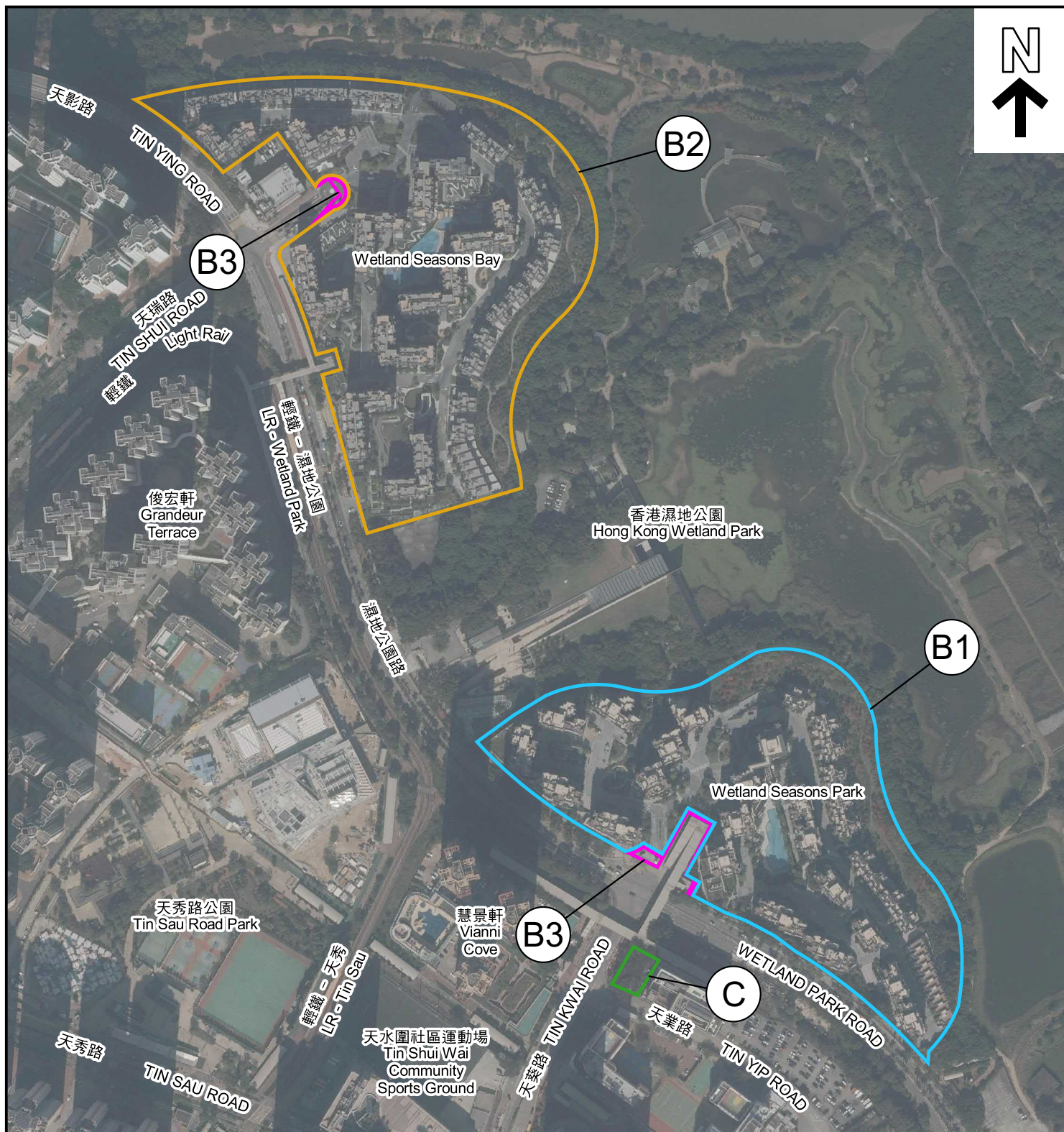
界線只作識別用及會作出調整
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
AND SUBJECT TO ADJUSTMENT

擬就天水圍分區計劃大綱核准圖
編號 S/TSW/16 作出修訂
(項目A)

PROPOSED AMENDMENTS
TO THE APPROVED TIN SHUI WAI
OUTLINE ZONING PLAN No. S/TSW/16
(ITEM A)

PLAN
3a

本摘要圖於2024年1月26日擬備，所根據的資料為地政總署於2022年12月25日拍得的航攝照片編號 E180113C
EXTRACT PLAN PREPARED ON 26.1.2024
BASED ON AERIAL PHOTO No.
E180113C TAKEN ON 25.12.2022
BY LANDS DEPARTMENT




圖例 LEGEND

擬議修訂項目：

PROPOSED AMENDMENT ITEMS:

- B1**  由「綜合發展區」地帶改劃為「住宅（乙類）3」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B) 3"
- B2**  由「綜合發展區」地帶改劃為「住宅（乙類）4」地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP B) 4"

- B3**  由「綜合發展區」地帶改劃為顯示為「道路」的地方
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO AREA SHOWN AS "ROAD"

- C**  由「其他指定用途」註明「電話機樓」地帶改劃為「政府、機構或社區」地帶
TO BE REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "TELEPHONE EXCHANGE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用及會作出調整

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

航攝照片 AERIAL PHOTO

本摘要圖於2024年1月26日擬備，所根據的資料為地政總署於2022年12月25日拍得的航攝照片編號 E179998C
EXTRACT PLAN PREPARED ON 26.1.2024
BASED ON AERIAL PHOTO No. E179998C TAKEN ON 25.12.2022
BY LANDS DEPARTMENT

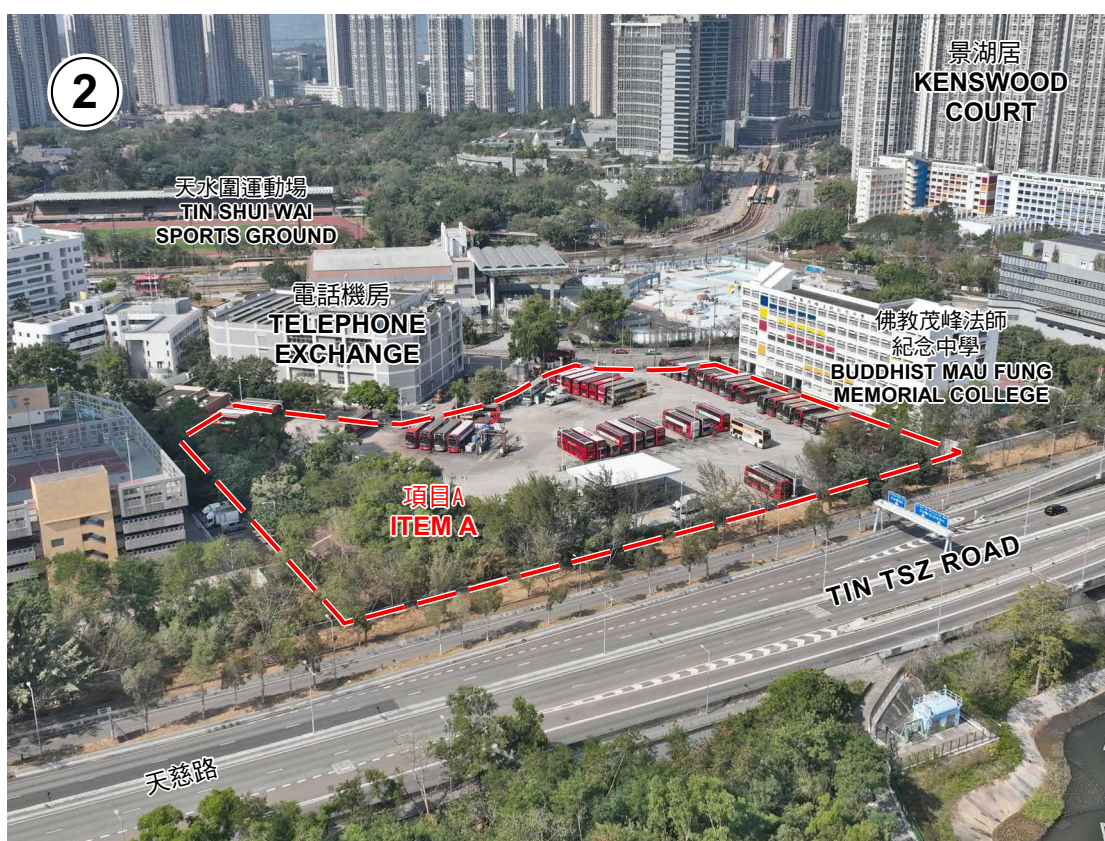
擬就天水圍分區計劃大綱核准圖
編號 S/TSW/16 作出修訂
(項目 B1、B2、B3 及 C)
PROPOSED AMENDMENTS
TO THE APPROVED TIN SHUI WAI
OUTLINE ZONING PLAN No. S/TSW/16
(ITEMS B1, B2, B3 & C)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/24/1

圖 PLAN
3b



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 SITE PHOTOS

本圖於2024年1月26日擬備，所根據的資料為攝於2024年1月16日的實地照片
PLAN PREPARED ON 26.1.2024
BASED ON SITE PHOTOS
TAKEN ON 16.1.2024

擬就天水圍分區計劃大綱核准圖
編號 S/TSW/16 作出修訂
(項目 A)
PROPOSED AMENDMENTS
TO THE APPROVED TIN SHUI WAI
OUTLINE ZONING PLAN No. S/TSW/16
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/24/1

圖 PLAN
4a



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 SITE PHOTOS

本圖於2024年1月26日擬備，所根據的資料為攝於2024年1月16日的實地照片
PLAN PREPARED ON 26.1.2024
BASED ON SITE PHOTOS
TAKEN ON 16.1.2024

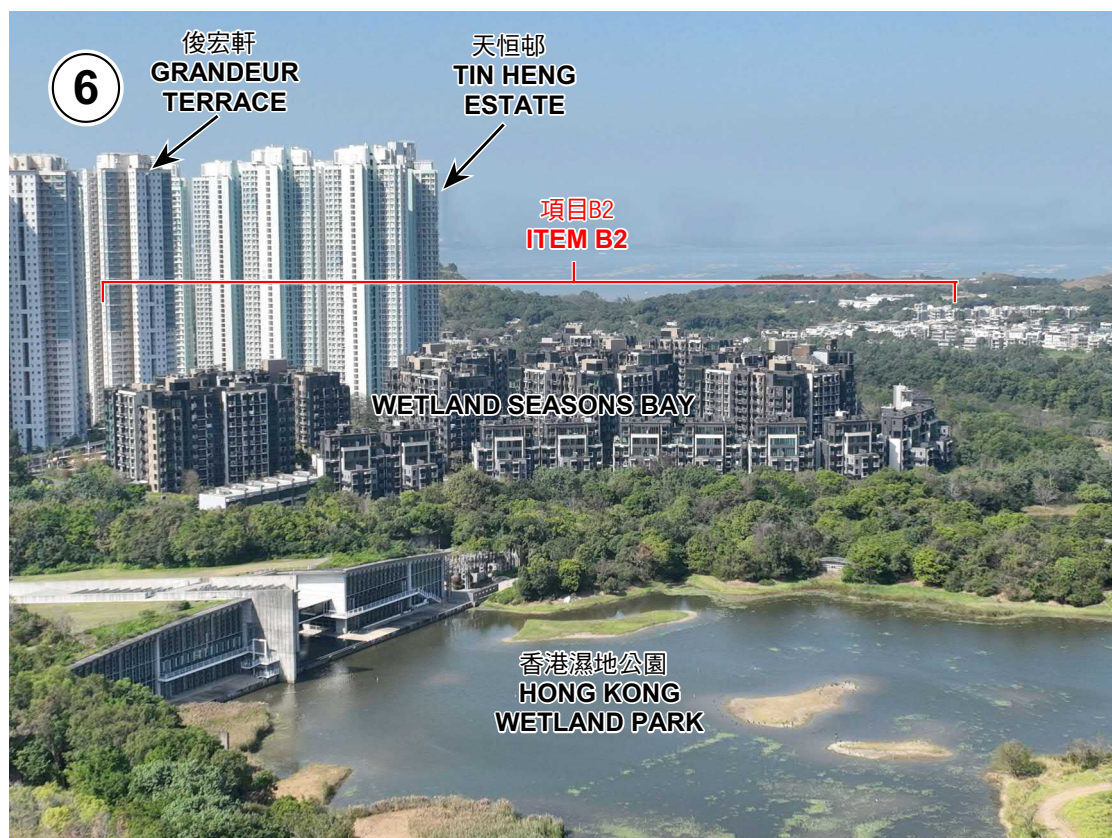
擬就天水圍分區計劃大綱核准圖
編號 S/TSW/16 作出修訂
(項目 A)
PROPOSED AMENDMENTS
TO THE APPROVED TIN SHUI WAI
OUTLINE ZONING PLAN No. S/TSW/16
(ITEM A)

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/24/1

圖 PLAN
4b



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 SITE PHOTOS

本圖於2024年1月26日擬備，所根據的資料為攝於2024年1月16日的實地照片
PLAN PREPARED ON 26.1.2024
BASED ON SITE PHOTOS
TAKEN ON 16.1.2024

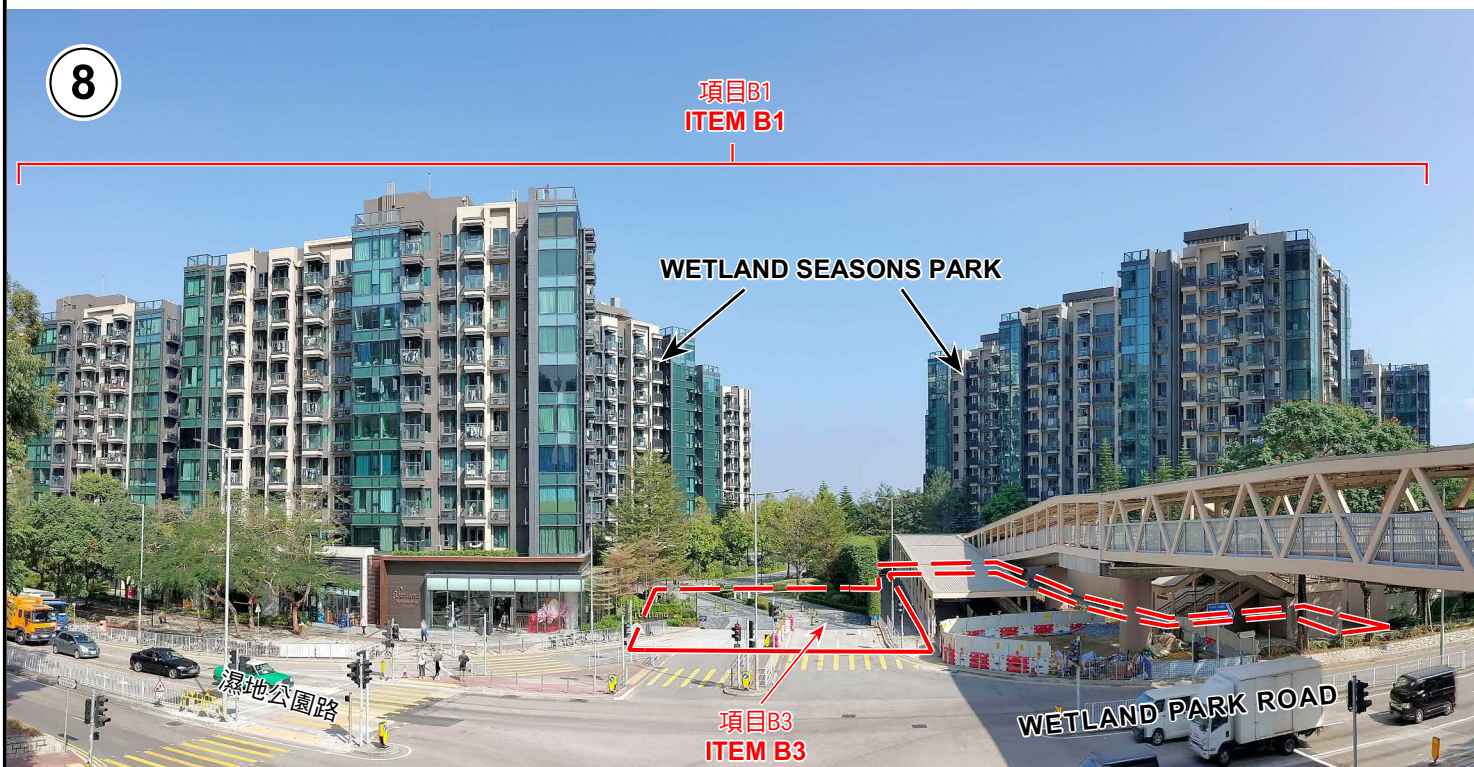
擬就天水圍分區計劃大綱核准圖
編號 S/TSW/16 作出修訂
(項目 B2 及 B3)
PROPOSED AMENDMENTS
TO THE APPROVED TIN SHUI WAI
OUTLINE ZONING PLAN No. S/TSW/16
(ITEM B2 & B3)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/24/1

圖 PLAN
4c



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 SITE PHOTOS

本圖於2024年3月8日擬備，所根據的資料為攝於2024年1月16日的實地照片
PLAN PREPARED ON 8.3.2024
BASED ON SITE PHOTOS
TAKEN ON 16.1.2024

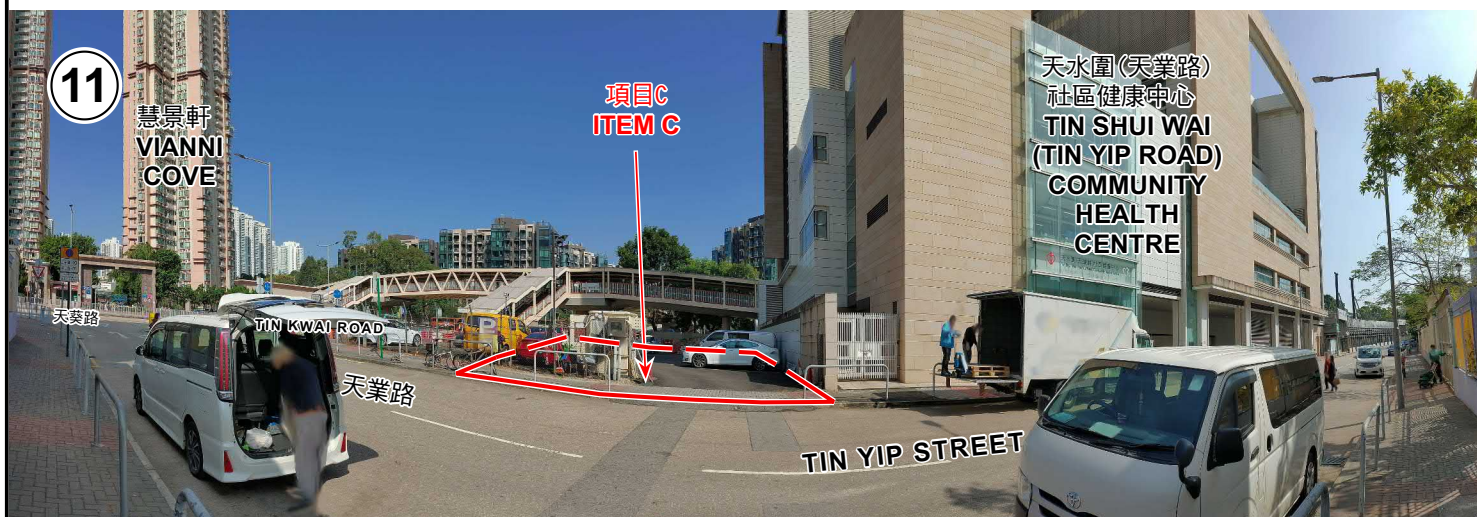
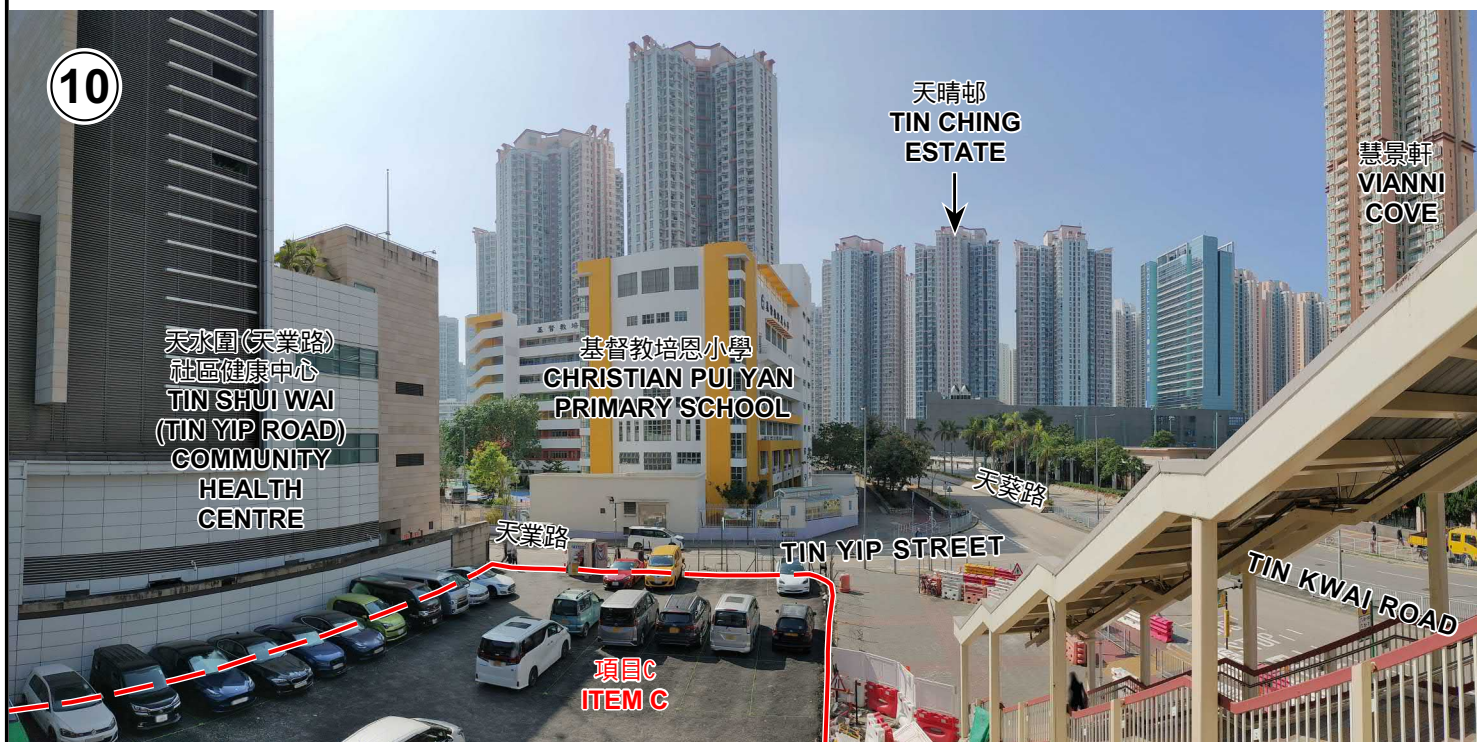
擬就天水圍分區計劃大綱核准圖
編號 S/TSW/16 作出修訂
(項目 B1、B2 及 B3)
PROPOSED AMENDMENTS
TO THE APPROVED TIN SHUI WAI
OUTLINE ZONING PLAN No. S/TSW/16
(ITEM B1, B2 & B3)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/24/1

圖 PLAN
4d



界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

實地照片 SITE PHOTOS

本圖於2024年2月6日擬備，所根據的資料為攝於2024年1月16日的實地照片
PLAN PREPARED ON 6.2.2024
BASED ON SITE PHOTOS
TAKEN ON 16.1.2024

擬就天水圍分區計劃大綱核准圖
編號 S/TSW/16 作出修訂
(項目 C)
PROPOSED AMENDMENTS
TO THE APPROVED TIN SHUI WAI
OUTLINE ZONING PLAN No. S/TSW/16
(ITEM C)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/24/1

圖 PLAN
4e

