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REVISION

PROJECT
 APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" ZONE AT TSUN WAN INLAND LOT NO. 46 S.C., NOS. 46-48 PAK TIN PAR STREET, TSUN WAN, NEW TERRITORIES

TITLE
 1ST FLOOR GREENING PLAN

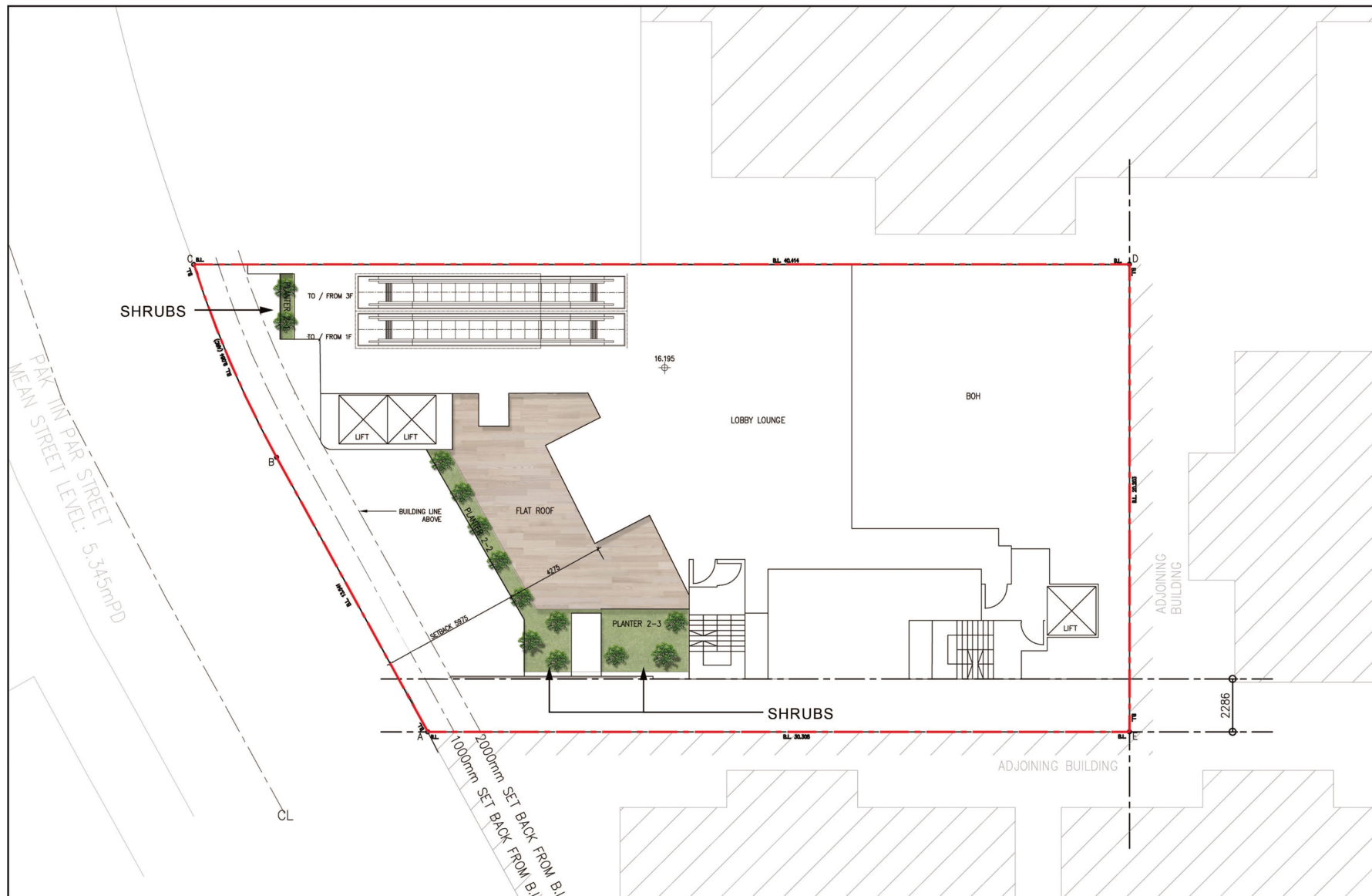
DRAWN
 RC
 SCALE
 1:100
 JOB NO.
 2520

CHECKED
 NH
 DATE
 01-09-25
 DRAWING NO.
 2520-DWG-G02

參考編號
 REFERENCE No.
 A/TW/546

繪圖 DRAWING
 A-2

(來源：附錄 Ia)
 (Source : Appendix Ia)



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REVISION

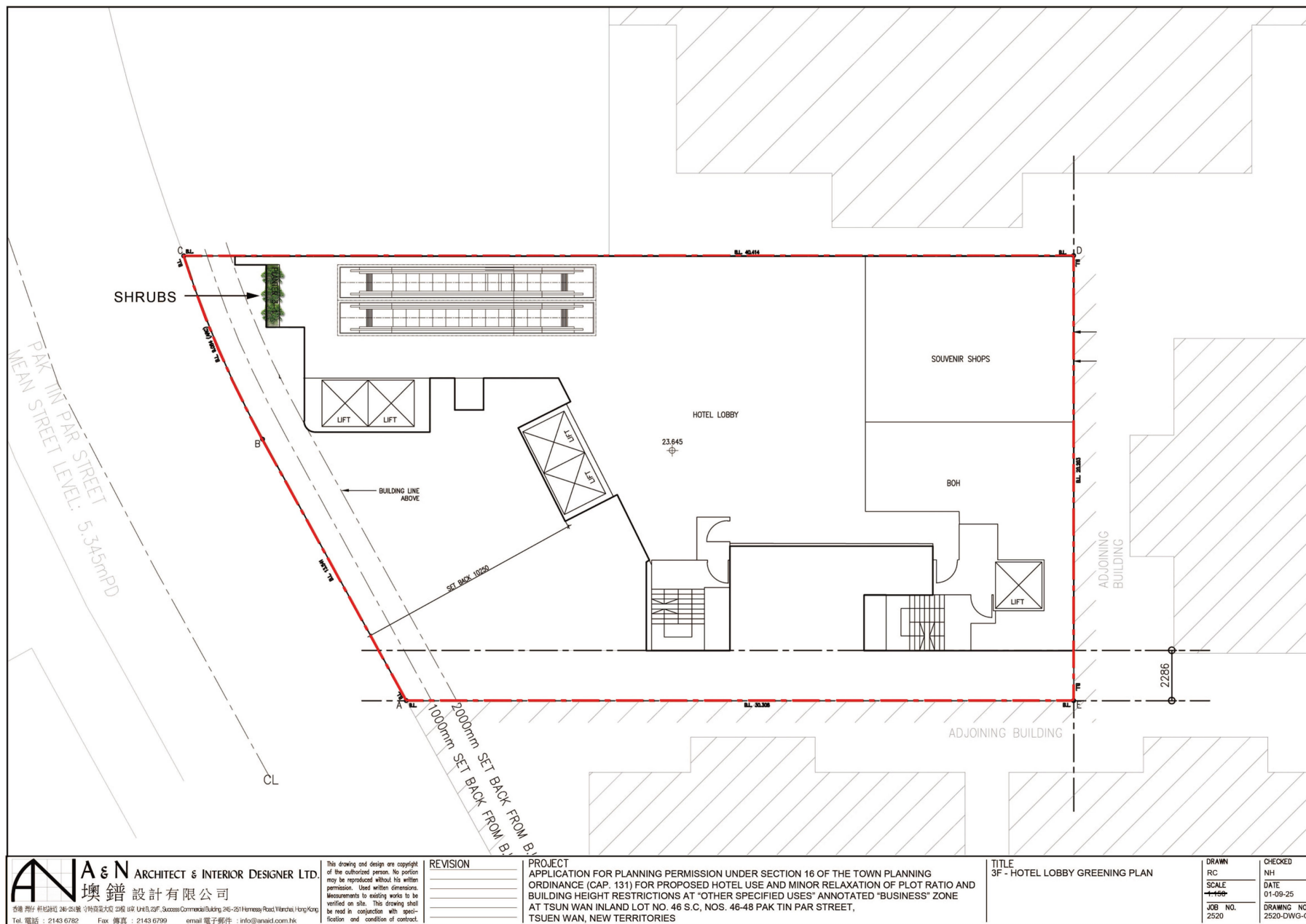
PROJECT
 APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" ZONE AT TSUN WAN INLAND LOT NO. 46 S.C. NOS. 46-48 PAK TIN PAR STREET, TSUEN WAN, NEW TERRITORIES

TITLE
 2ND FLOOR GREENING PLAN

DRAWN RC	CHECKED NH
SCALE 1:100	DATE 01-09-25
JOB NO. 2520	DRAWING NO. 2520-DWG-G03

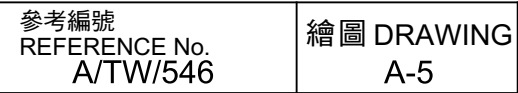
參考編號 REFERENCE No. A/TW/546	繪圖 DRAWING A-3
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(來源：附錄 Ia)
 (Source : Appendix Ia)

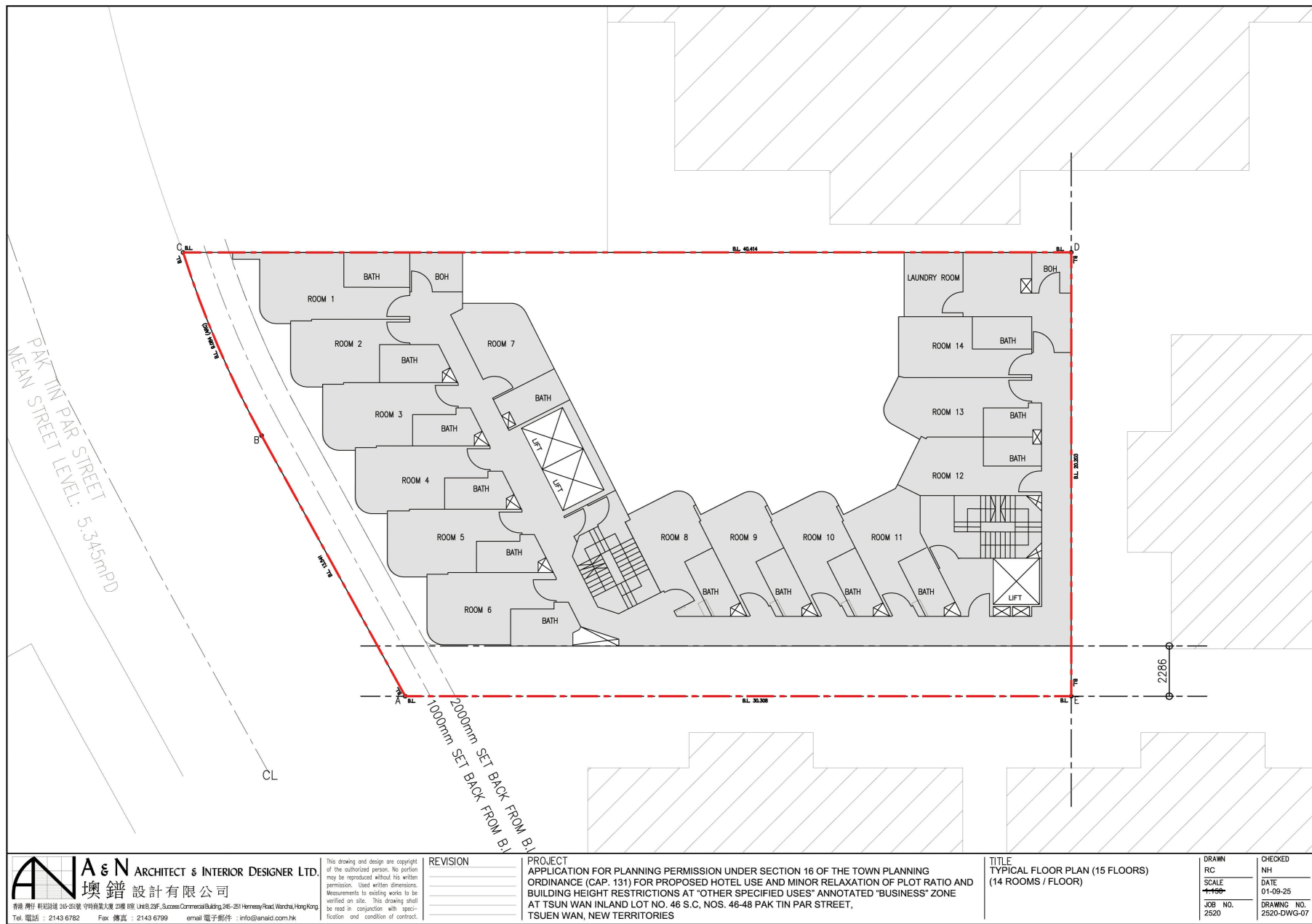


參考編號 REFERENCE No. A/TW/546	繪圖 DRAWING A-4
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(來源：附錄 Ia)
(Source : Appendix Ia)



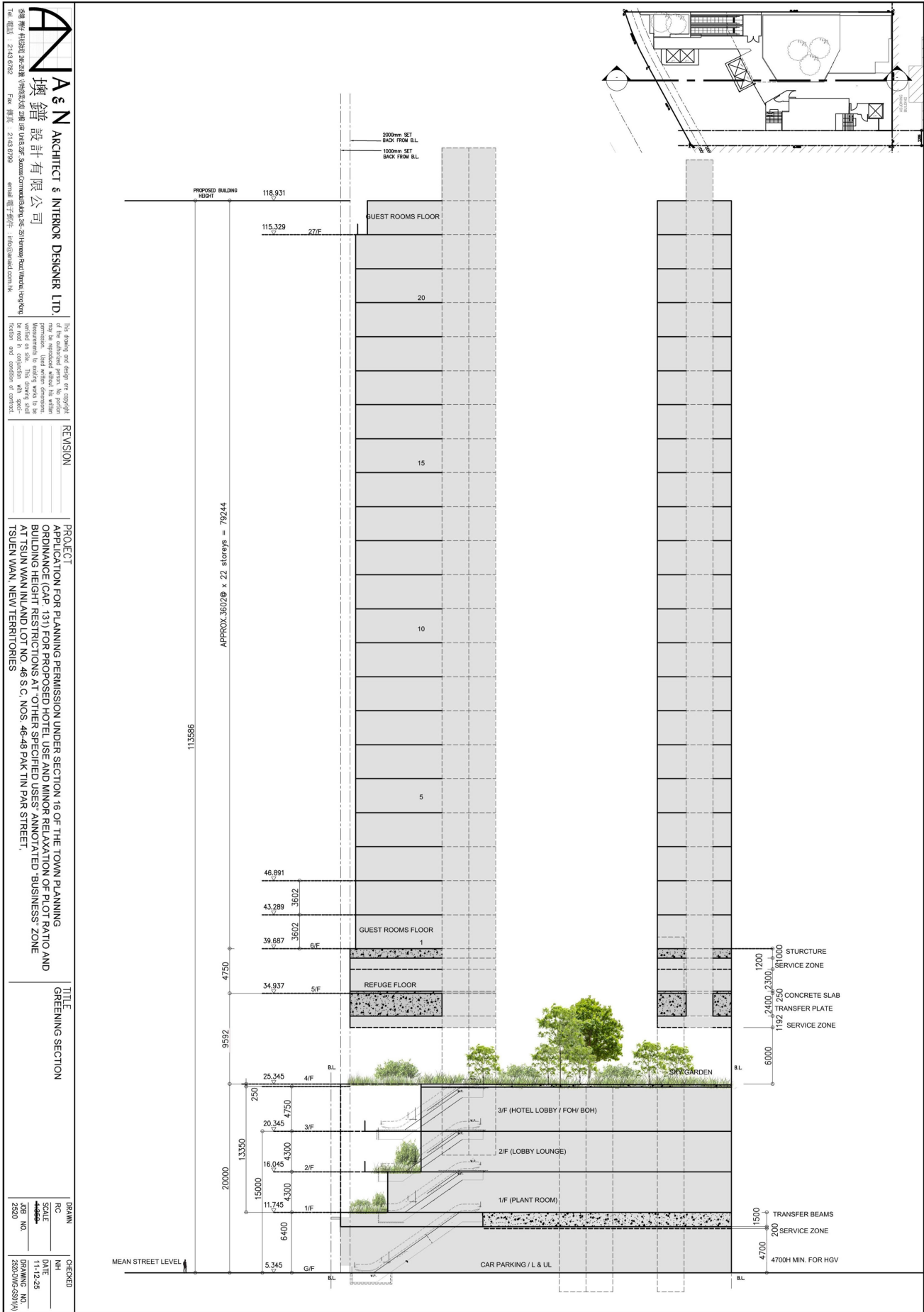
(來源：附錄 Ia)
(Source : Appendix Ia)



參考編號
 REFERENCE No.
 A/TW/546

繪圖 DRAWING
 A-6

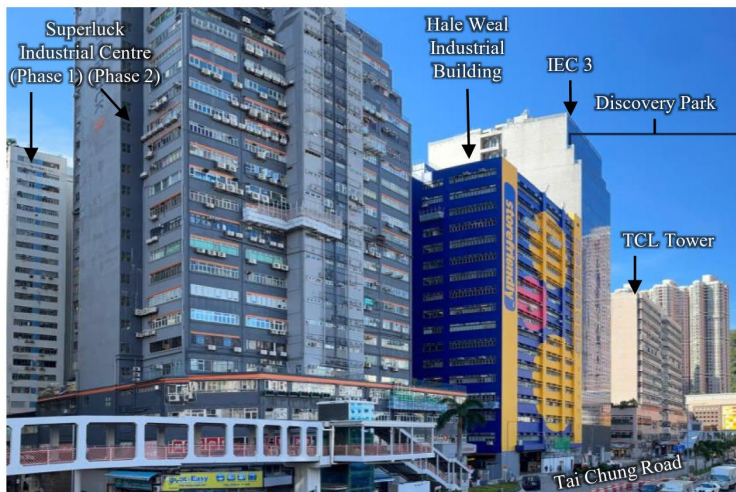
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 (Source : Appendix Ia)



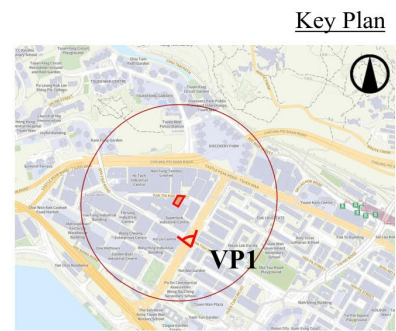
參考編號
REFERENCE No.
A/TW/546

繪圖 DRAWING
A-7

(來源：附錄 Ia)
(Source : Appendix Ia)



Existing Condition



Approved Scheme under Application No. A/TW/529

(Image extracted from VIA of the Application No. A/TW/529)



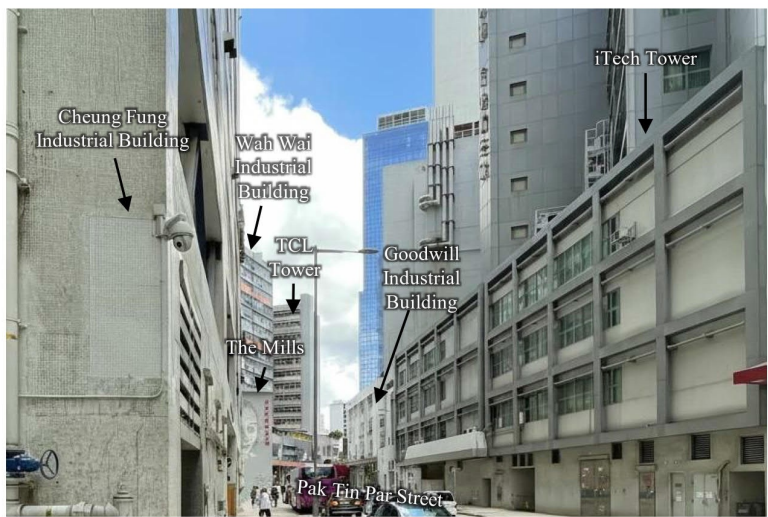
Proposed Development

<i>Figure No.</i> 3	<i>Scale</i> -	<i>Figure Title</i> Viewing Point 1 - Footbridge across Tai Chung Road near the intersection with Sha Tsui Road
ARUP	<i>Date</i> September 2025	<i>Source</i> Photomontage for illustrative purpose only

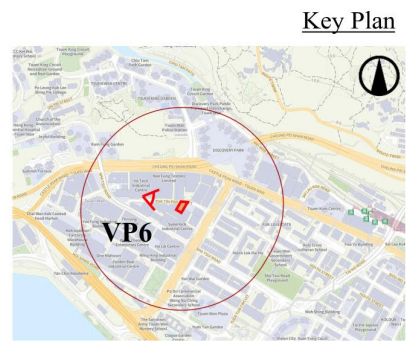
參考編號
REFERENCE No.
A/TW/546

繪圖 DRAWING
A-8

(來源：附錄 Ia)
(Source : Appendix Ia)

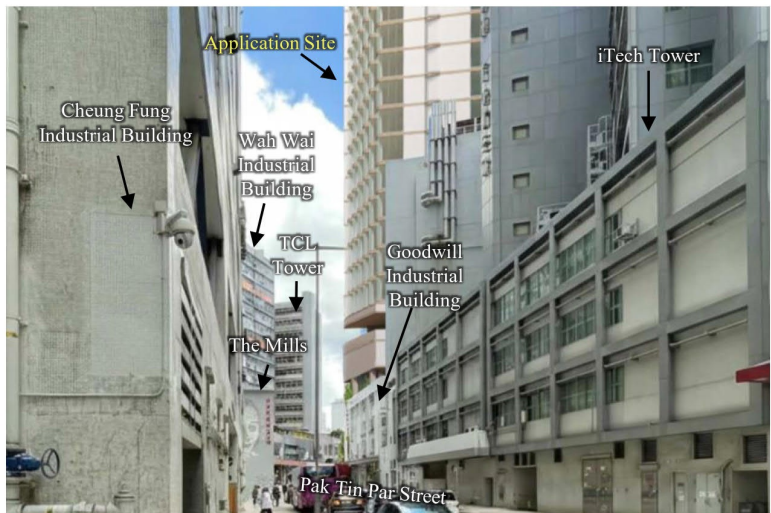


Existing Condition



Approved Scheme under Application No. A/TW/529

(Image extracted from VIA of the Application No. A/TW/529)



Proposed Development

Figure No.	Scale	Figure Title
8	-	Viewing Point 6 - On-street loading/unloading area along Pak Tin Par Street
ARUP	Date September 2025	Source Photomontage for illustrative purpose only

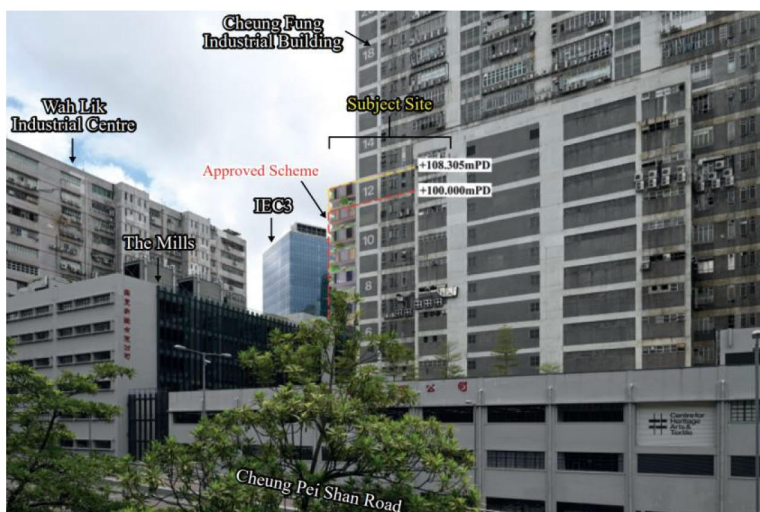
參考編號
REFERENCE No.
A/TW/546

繪圖 DRAWING
A-9

(來源：附錄 Ia)
(Source : Appendix Ia)

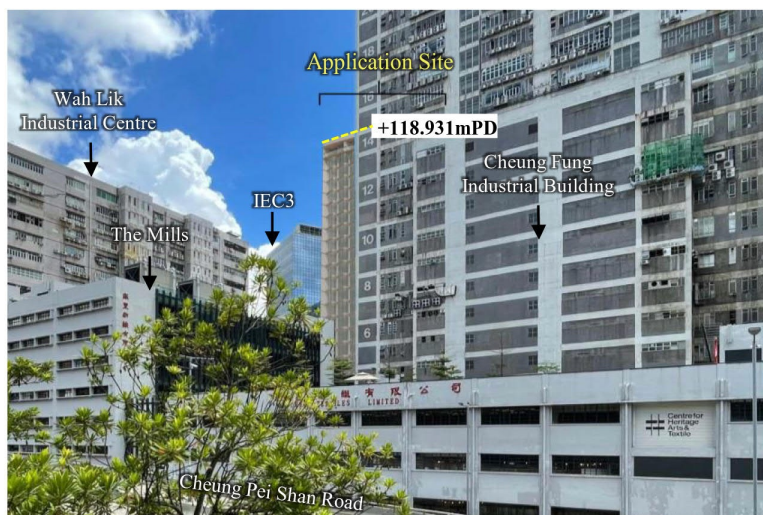


Existing Condition



Approved Scheme under Application No. A/TW/529

(Image extracted from VIA of the Application No. A/TW/529)



Proposed Development

Figure No.	Scale	Figure Title
9	-	Viewing Point 7 - Pavilion along Cheung Pei Shan Road
ARUP	Date September 2025	Source Photomontage for illustrative purpose only

參考編號
REFERENCE No.
A/TW/546

繪圖 DRAWING
A-10

(來源：附錄 Ia)
(Source : Appendix Ia)

① 1m Full-Height Setback

1m voluntary full-height setback along Pak Tin Par Street is proposed with further setback at the eastern portion of the G/F to enhance pedestrian experience.

② Canopy

A 1m wide canopy above G/F is proposed for weather protection.

③ 2m Setback for the Tower

For the tower portion, 2m setback is proposed along Pak Tin Par Street to improve visual amenity and natural ventilation.

④ Terracing Podium Design

Terracing podium design abutting Pak Tin Par Street is proposed with a setback of about 5.98m at 1/F and 10.25m at 2/F and 3/F to enhance visual permeability from street level to the landscaped sky garden at 4/F, natural ventilation and provide sufficient headroom for vegetation growth.

⑤ Curved Façade Design

Curved building façade design is adopted to soften the building edges and create visual interest.



⑥ Ample Greenery Provision

About 26.76% of greenery coverage is proposed at lower floors to create visual amenity, enhance thermal comfort and maximise public visual enjoyment at street level. The corner and peripheral planters at the lower floors also soften building edges.

⑦ Landscaped Sky Garden

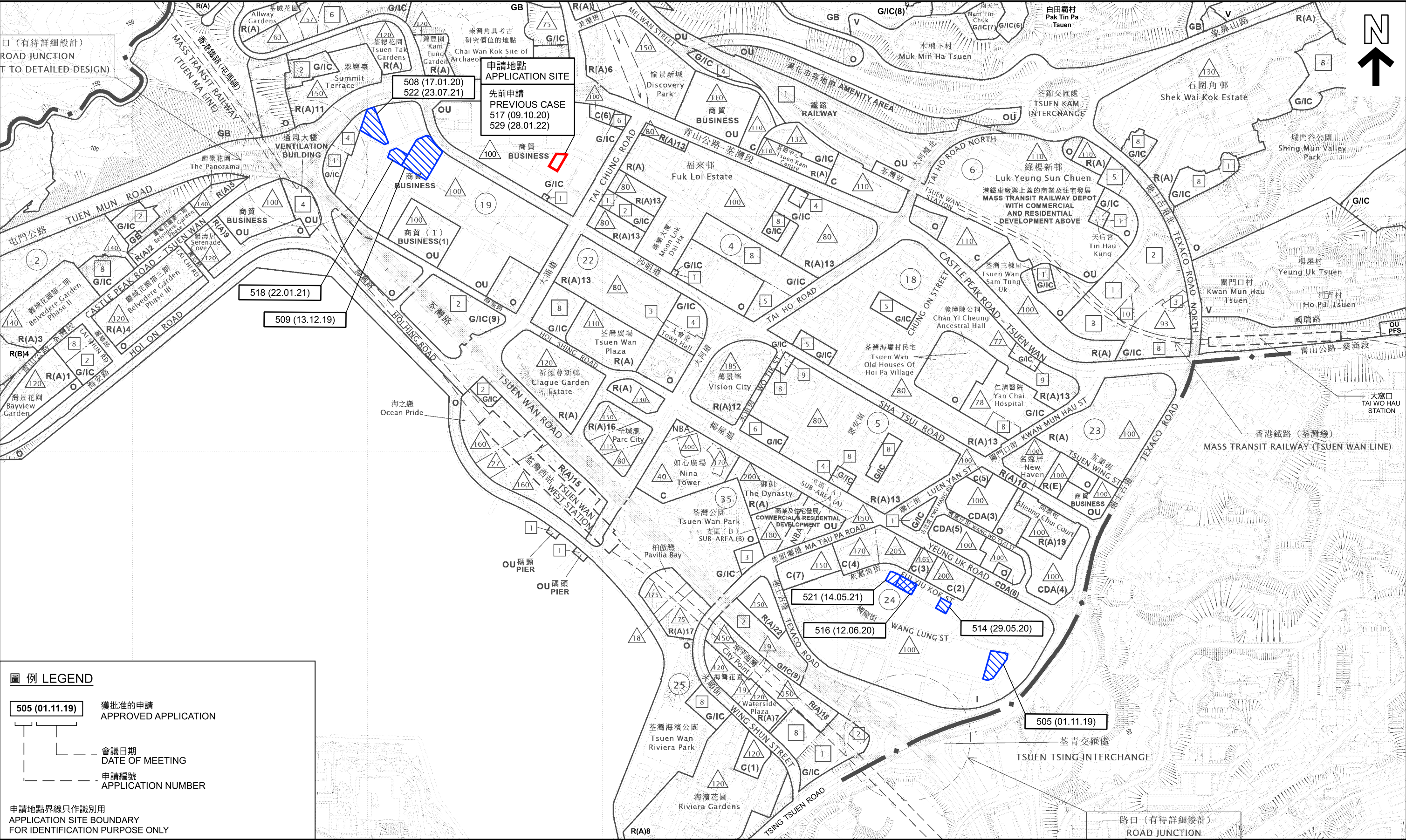
Ample greenery is also proposed at the landscaped sky garden at 4/F visible from street level to enhance visual amenity.

⑧ Building Setback and Greenery facing the Right-of-Way

The building setback and greenery along the ROW enhances visual amenity, lighting and natural ventilation along the ROW.

⑨ Realisation of Green Building Design

Green roof at the landscaped sky garden is proposed to mitigate heat island effect and reduce solar heat gain to improve indoor thermal comfort and enhance building energy efficiency. The use of recycled water for irrigation and BEAM certification would be explored at the detailed design stage.



505 (01.11.19)

獲批准的申請
APPROVED APPLICATION

會議日期
DATE OF MEETING

申請編號
APPLICATION NUMBER

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

本摘要圖於2026年1月16日擬備，
所根據的資料為於2025年7月8日
核准的分區計劃大綱圖編號S/TW/39

EXTRACT PLAN PREPARED ON 16.1.2026
BASED ON OUTLINE ZONING PLAN No.
S/TW/39 EXHIBITED ON 8.7.2025

位置圖 LOCATION PLAN

擬議酒店並略為放寬地積比率及建築物高度限制
荃灣白田壩街46-48號

PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
46-48 PAK TIN PAR STREET, TSUEN WAN

SCALE 1:7 500 比例尺

米 100 0 100 200 300 400 500 600 700 米

METRES

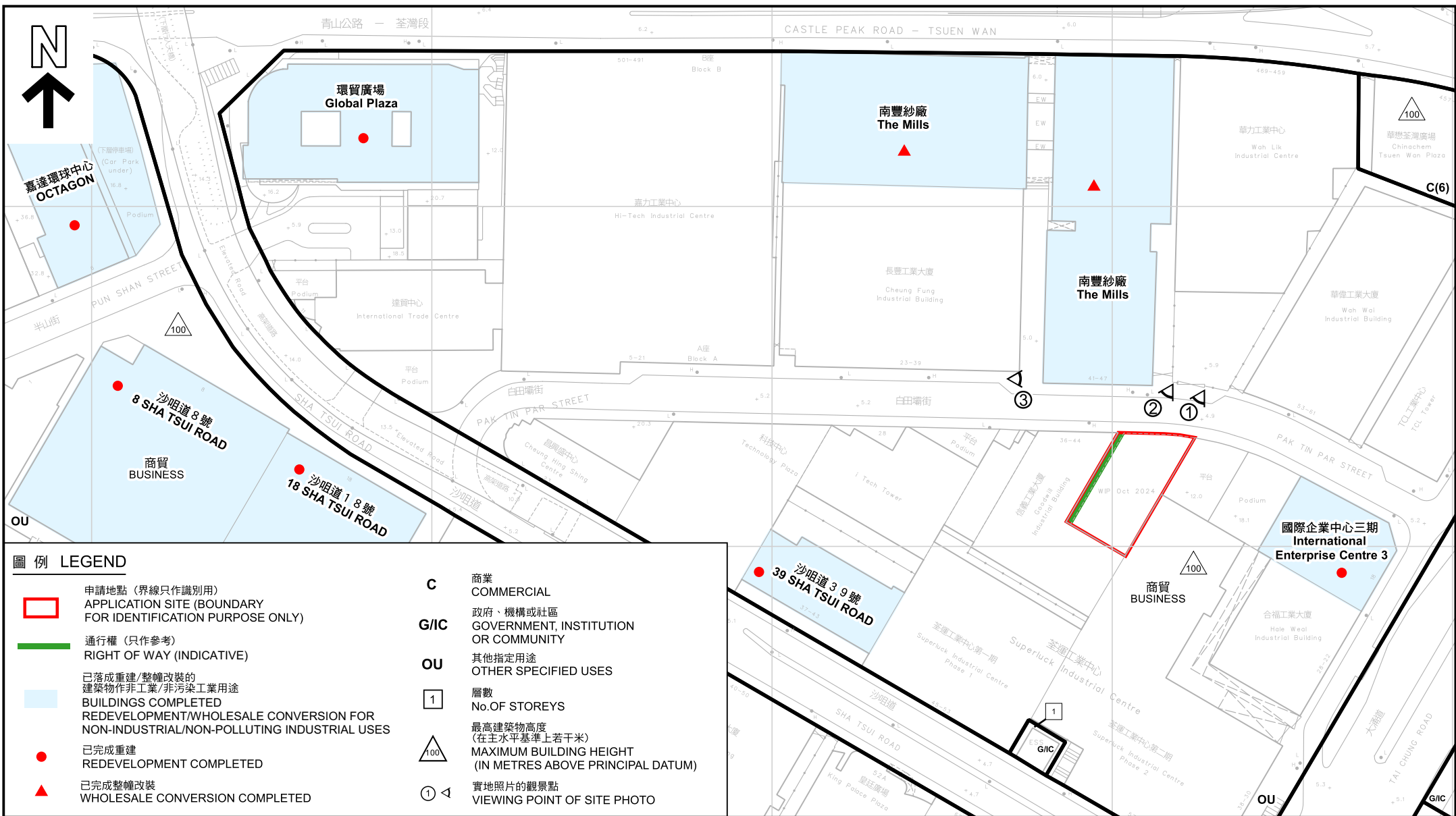
規劃署
Planning Department

參考編號
REFERENCE No.

A/TW/546

圖 PLAN

A-1



平面圖 SITE PLAN

本摘要圖於2026年1月28日擬備，所根據的資料為測量圖編號6-SE-20B

EXTRACT PLAN PREPARED ON 28.1.2026
BASED ON SURVEY SHEET No. 6-SE-20B

擬議酒店並略為放寬地積比率及建築物高度限制
荃灣白田壩街46-48號

PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
46-48 PAK TIN PAR STREET, TSUEN WAN

SCALE 1:1500 比例尺
米 25 0 25 50 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/TW/546

圖 PLAN
A-2



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

本圖於2026年1月21日擬備，
所根據的資料為攝於
2025年10月30日的實地照片
PLAN PREPARED ON 21.1.2026
BASED ON SITE PHOTOS
TAKEN ON 30.10.2025

實地照片 SITE PHOTOS

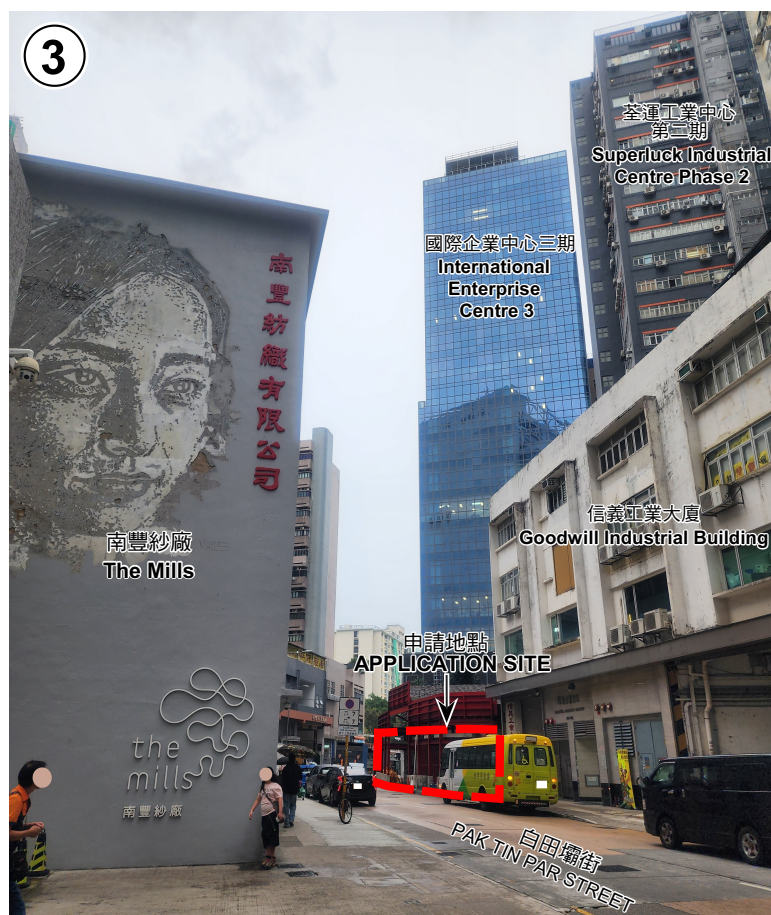
擬議酒店並略為放寬地積比率及建築物高度限制
荃灣白田壩街46-48號
PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
46-48 PAK TIN PAR STREET, TSUEN WAN



規劃署
Planning Department

參考編號
REFERENCE No.
A/TW/546

圖 PLAN
A-3



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

實地照片 SITE PHOTOS

本圖於2026年1月21日擬備，
所根據的資料為攝於
2025年10月21日的實地照片
PLAN PREPARED ON 21.1.2026
BASED ON SITE PHOTOS
TAKEN ON 21.10.2025

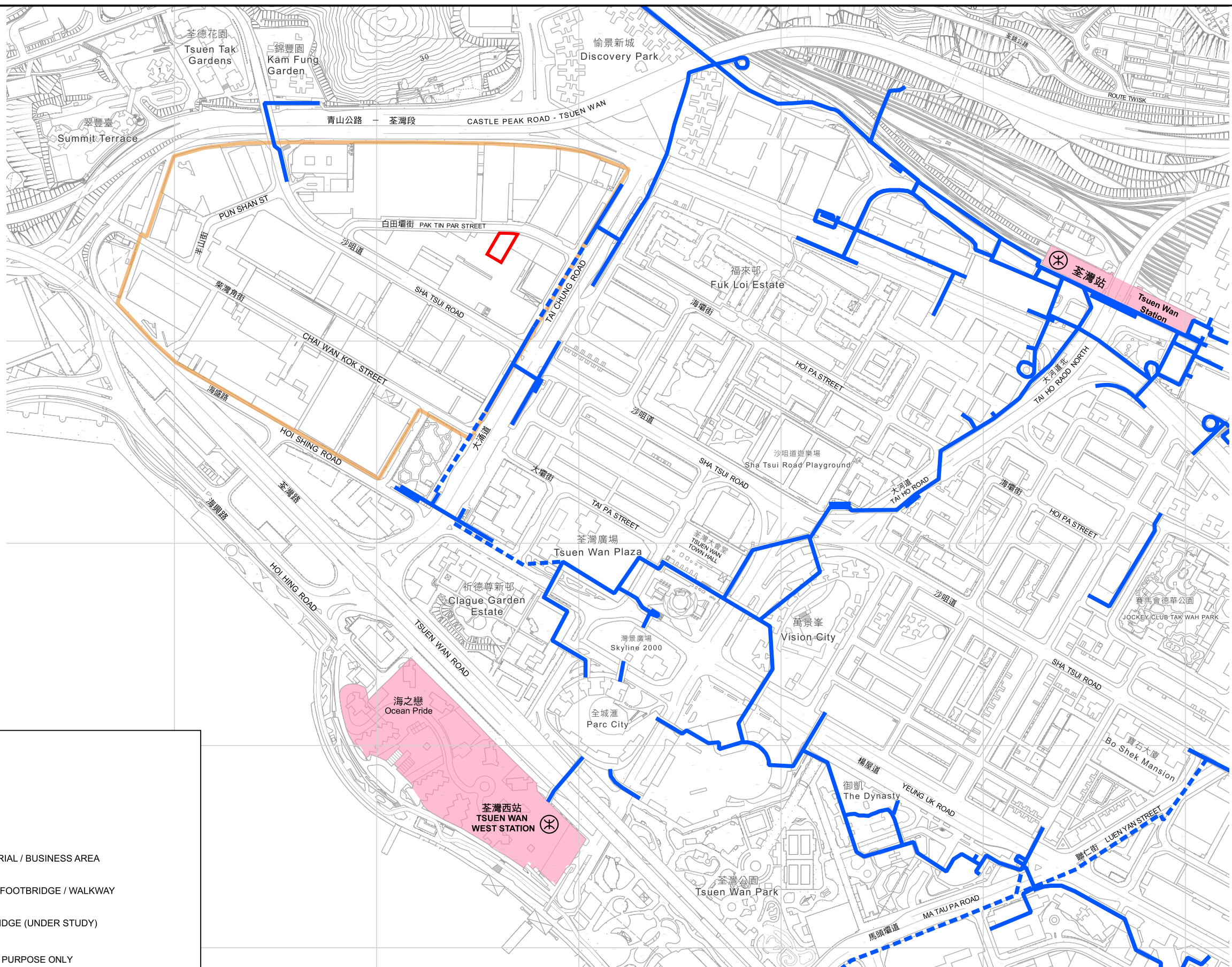
擬議酒店並略為放寬地積比率及建築物高度限制
荃灣白田壩街46-48號
PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
46-48 PAK TIN PAR STREET, TSUEN WAN



規劃署
Planning Department

參考編號
REFERENCE No.
A/TW/546

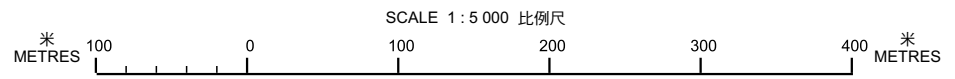
圖 PLAN
A-4



- 圖例 LEGEND
- 申請地點
APPLICATION SITE
 - 香港鐵路站
MTR STATION
 - 柴灣角工貿區
CHAI WAN KOK INDUSTRIAL / BUSINESS AREA
 - 現有行人天橋 / 通道
EXISTING PEDESTRIAN FOOTBRIDGE / WALKWAY
 - 行人天橋(研究階段)
PESEDETRIAN FOOTBRIDGE (UNDER STUDY)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

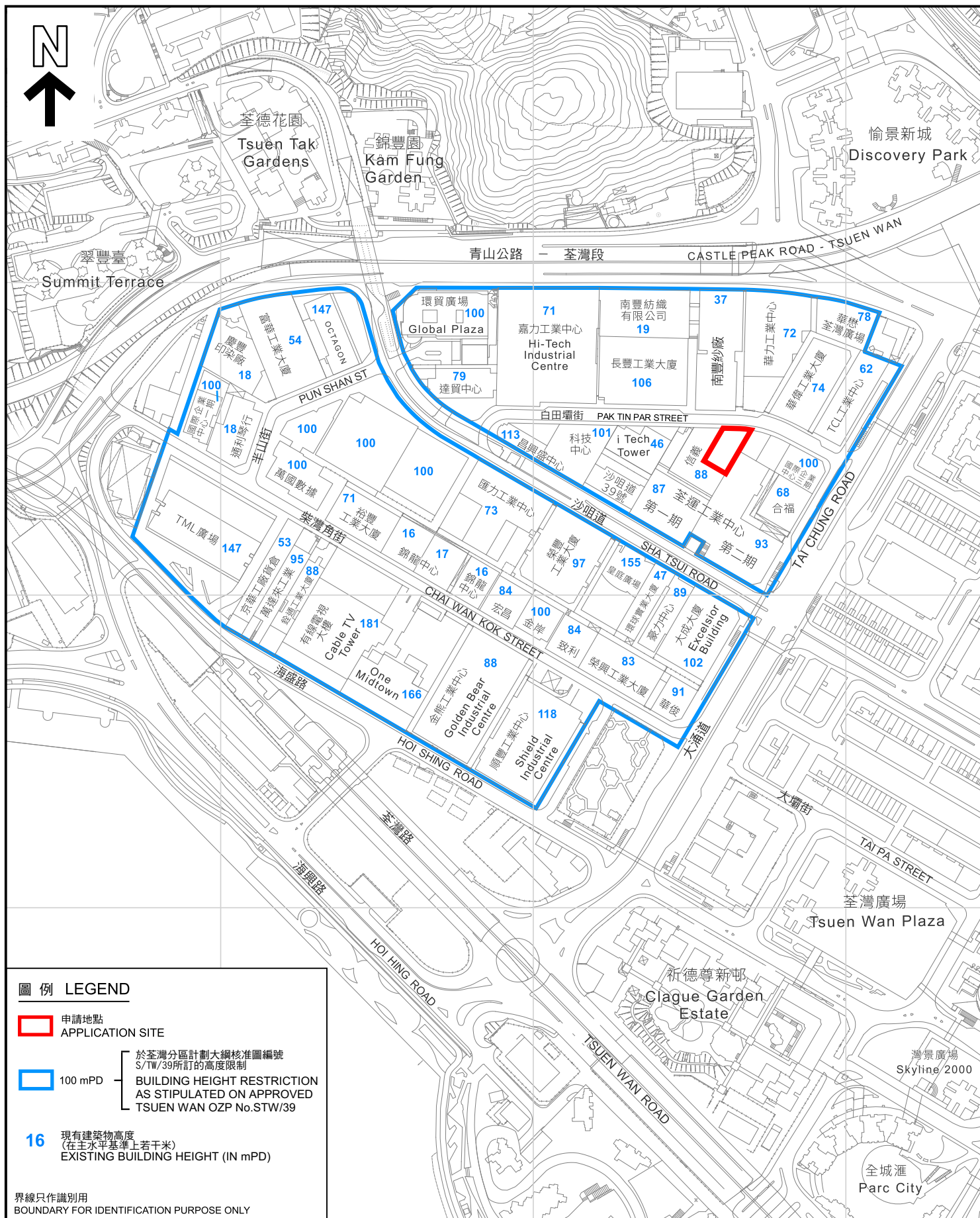
荃灣行人通道網絡
PEDESTRIAN ACCESS NETWORK



參考編號
REFERENCE No.
A/TW/546

圖 PLAN
A-5

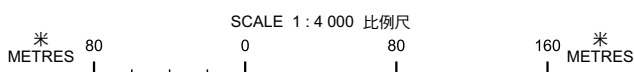
本圖於2026年1月21日擬備
PLAN PREPARED ON 21.1.2026



位置圖 LOCATION PLAN

荃灣角工貿區內現有建築物高度
HEIGHT OF EXISTING BUILDINGS IN
CHAI WAN KOK INDUSTRIAL / BUSINESS AREA

本摘要圖於2026年1月21日擬備，
所根據的資料為測量圖編號
6-SE-20A/B/C/D和15C/D
EXTRACT PLAN PREPARED ON
21.1.2026 BASED ON SURVEY SHEET
No. 6-SE-20A/B/C/D and 15C/D



規劃署
Planning Department

參考編號
REFERENCE No.
A/TW/546

圖 PLAN
A-6