

**LOCATION PLAN
APPLICATION SITE
TSUEN NAM ROAD, TAI WAI**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

Figure 1

**DATE :
12. 7. 2024**

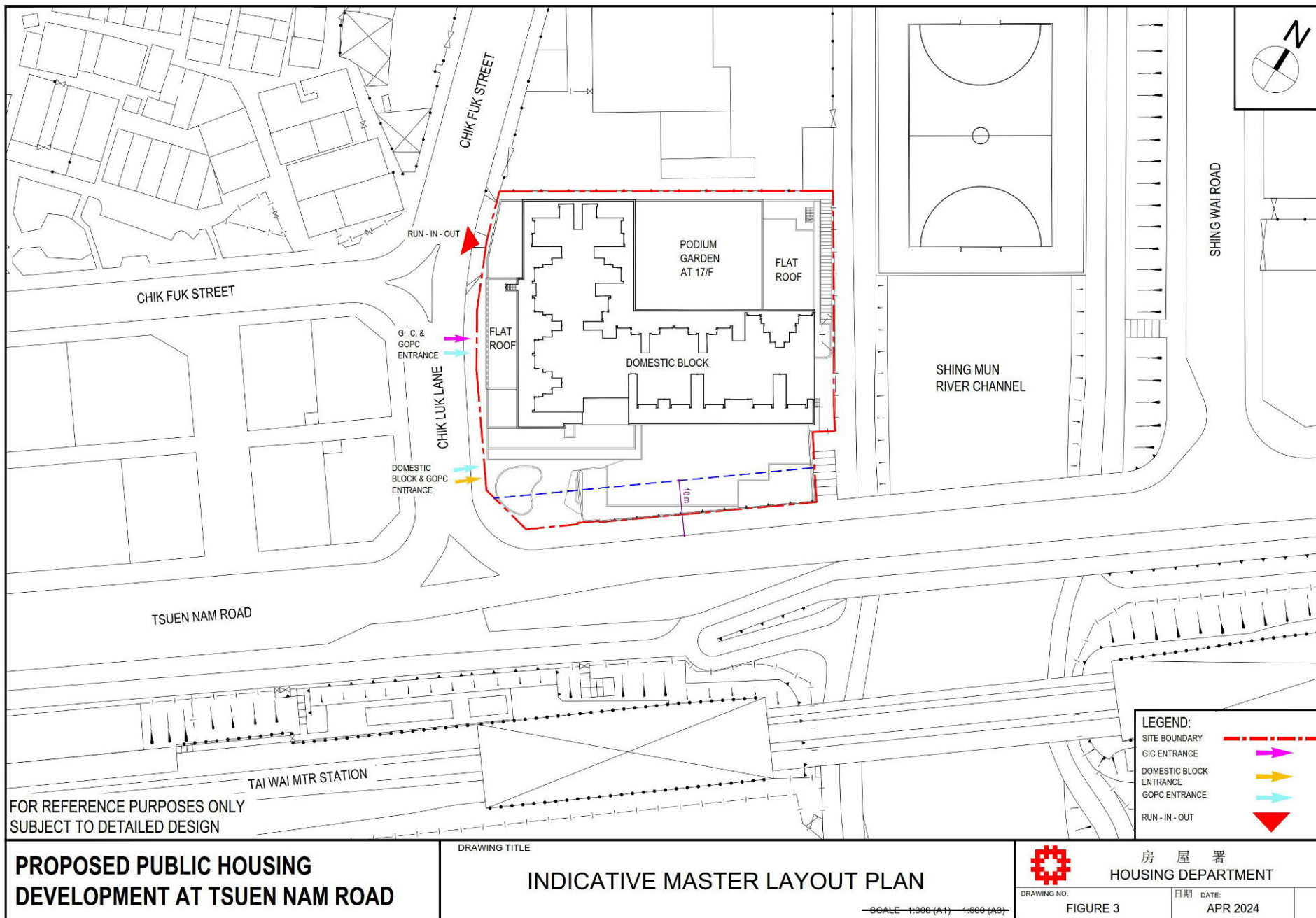
BASE EXTRACTED FROM OZP No. S/ST/38

24_0543ST_Figure1

參考編號
REFERENCE No. **A/ST/1030**

繪圖 **DRAWING A-1**

(來源:申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)



參考編號
REFERENCE No. A/ST/1030

繪圖 DRAWING A-3

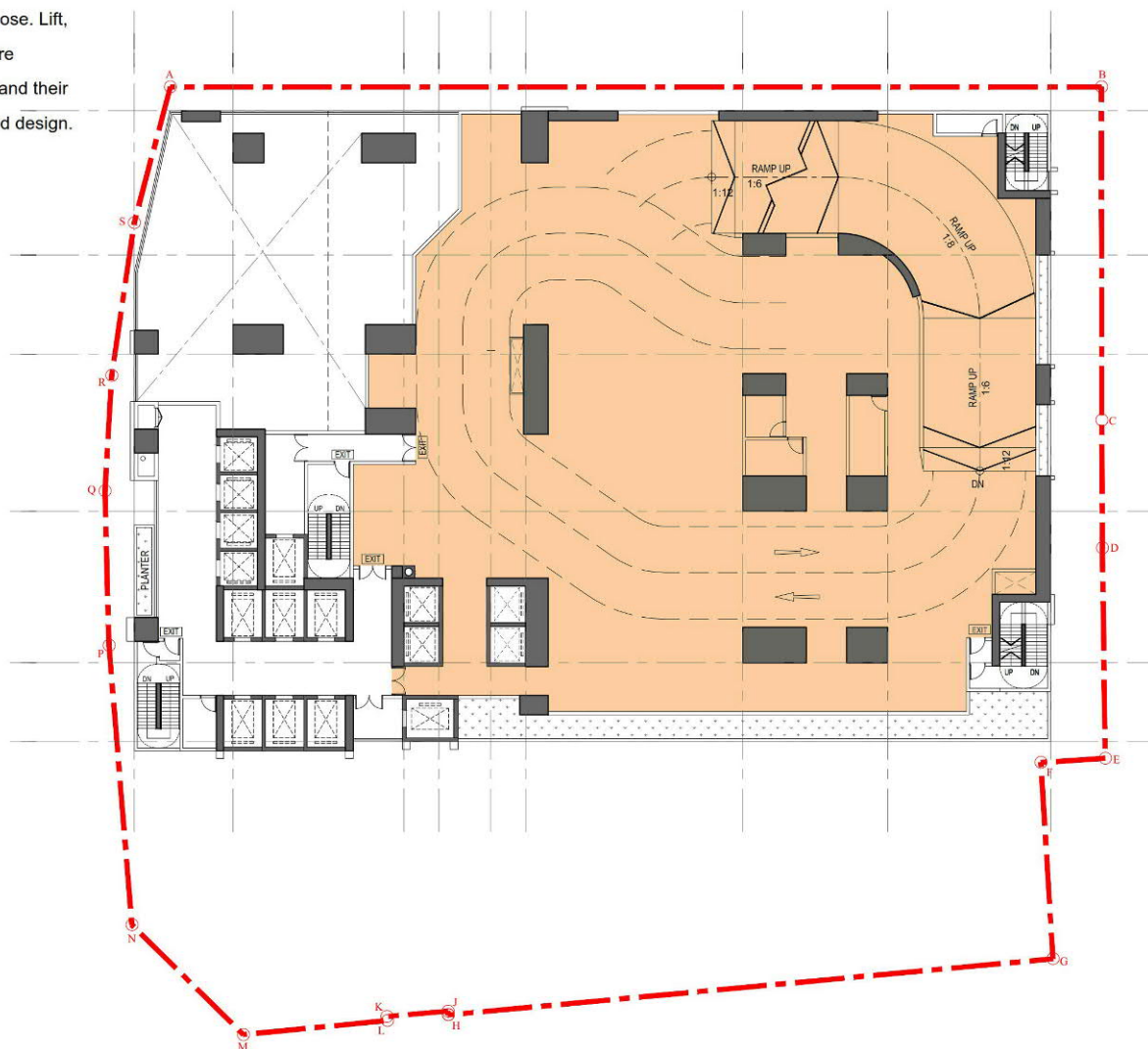
(來源: 申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)

SUBJECT TO DETAILED DESIGN

This typical layout is for illustrative purpose. Lift, E&M and other ancillary facilities, etc. are **NOT PART OF** the current application, and their location are subject to change in detailed design.

LEGEND:

SITE BOUNDARY ———
PVP PORTION (UNDER CURRENT APPLICATION) ■■■■■



FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN

**PROPOSED PUBLIC HOUSING
DEVELOPMENT AT TSUEN NAM ROAD**

DRAWING TITLE

INDICATIVE TYPICAL LAYOUT PLAN – PUBLIC VEHICLE PARK

SCALE 1:150 (A1) 1:300 (A3)



房屋署
HOUSING DEPARTMENT

FIGURE 4

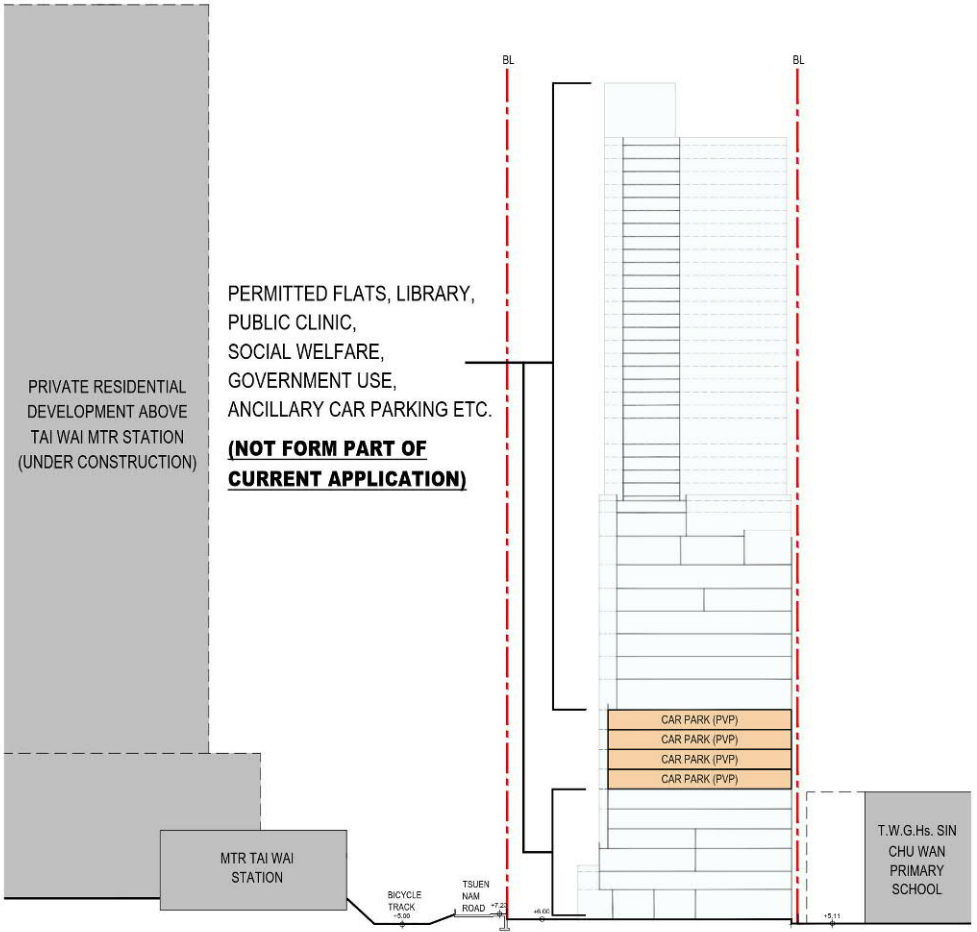
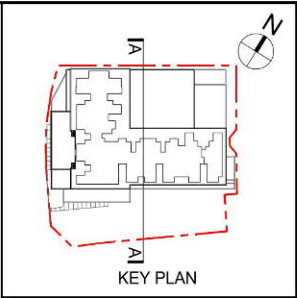
APR 2024

參考編號

REFERENCE No. A/ST/1030

繪圖 DRAWING A-4

(來源: 申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)



FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN

LEGEND
PROPOSED PVP
(UNDER CURRENT APPLICATION)

**PROPOSED PUBLIC HOUSING
DEVELOPMENT AT TSUEN NAM ROAD**

DRAWING TITLE

INDICATIVE SECTION PLAN

SCALE 1:150 (A1) 1:300 (A3)



房屋署
HOUSING DEPARTMENT

FIGURE 5

APR 2024

參考編號 REFERENCE No.	A/ST/1030	繪圖 DRAWING A-5
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(來源: 申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)

Appendix D - Ground Floor Layout Plan for Subject Development

SUBJECT TO DETAILED DESIGN

This typical layout is for illustrative purpose. Lift, E&M and other ancillary facilities, etc. are NOT PART OF the current application, and their location are subject to change in detailed design.



FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN

PROPOSED PUBLIC HOUSING
DEVELOPMENT AT TSUEN NAM ROAD

DRAWING TITLE

INDICATIVE G/F LAYOUT PLAN

SCALE 1:150 (A1) 1:300 (A3)



房屋署
HOUSING DEPARTMENT

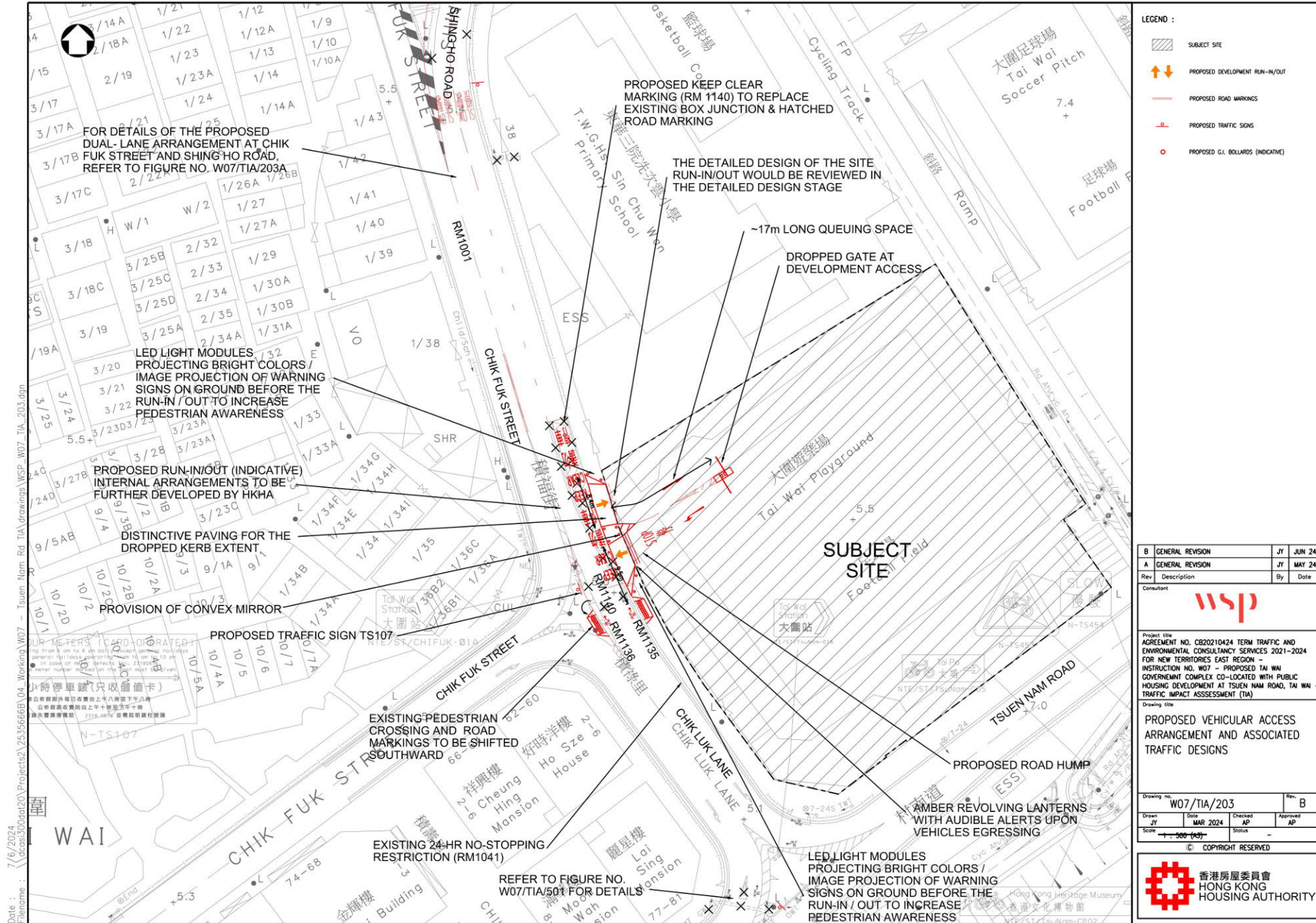
DRAWING NO.
ST52/BC/BL/A/LO-01

日期 DATE:
FEB. 2024

參考編號
REFERENCE No. A/ST/1030

繪圖 DRAWING A-6

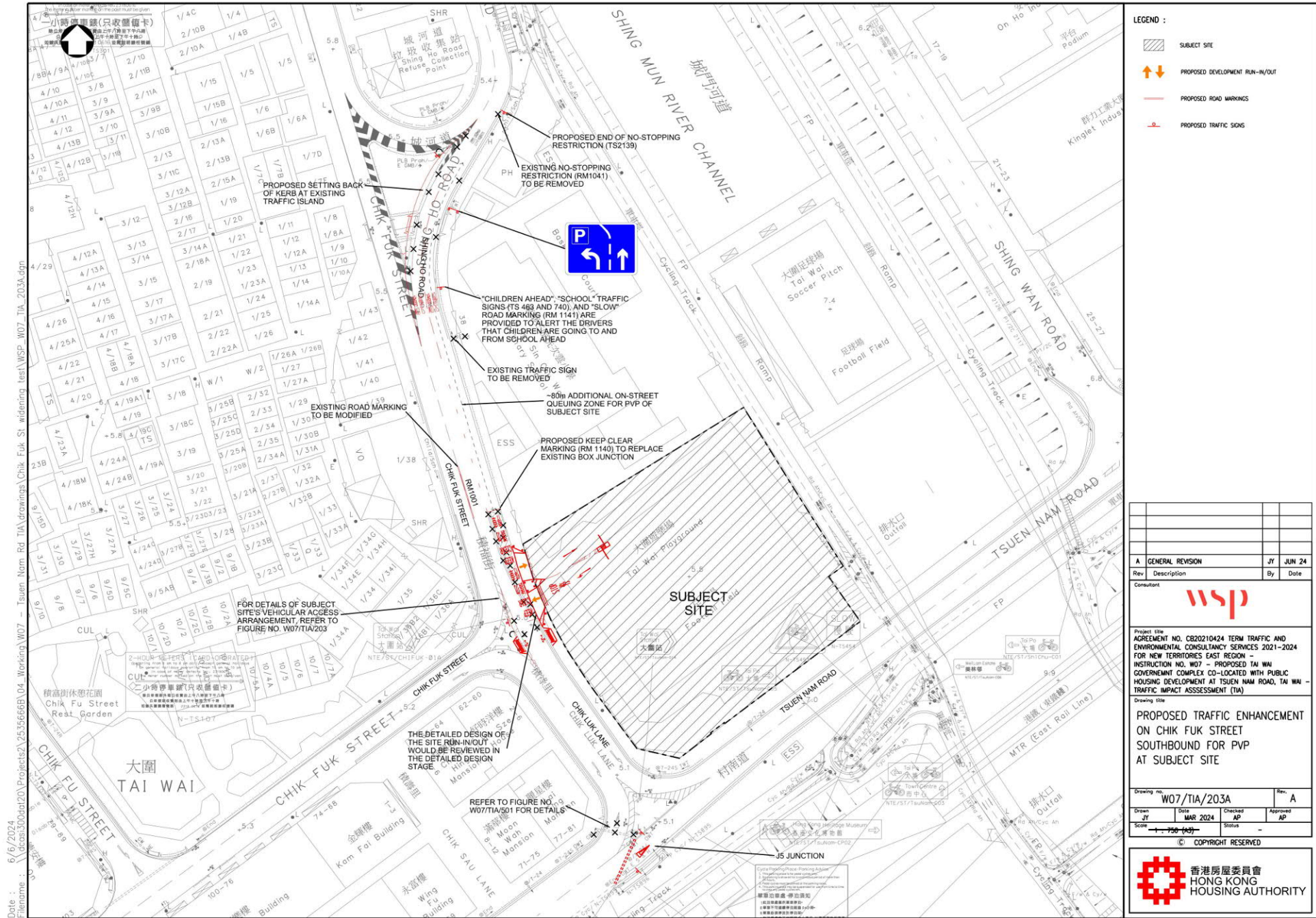
(來源:申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)



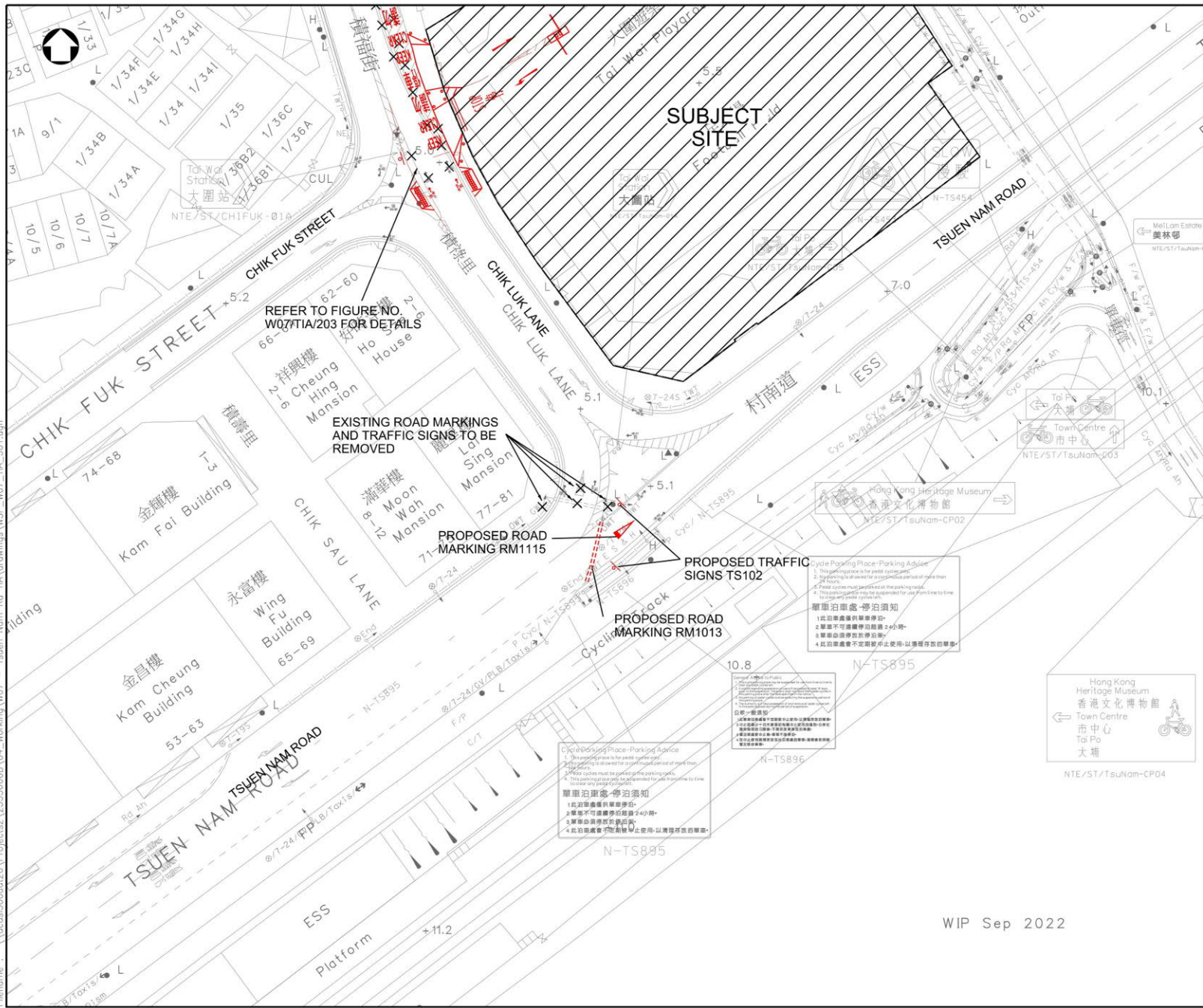
參考編號
REFERENCE No. A/ST/1030

繪圖 DRAWING A-7

(來源:申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED APPLICATION FROM ON 1.8.2024)



Date : 6/6/2024
Filename : d:\cs\300da\20\Projects\2\2535666B\04_Working\W07 - Tsuen Nam Rd TIA drawings\WSP_W07_TIA_501.dgn



LEGEND :

- PROPOSED ROAD MARKINGS
- PROPOSED TRAFFIC SIGNS

B	GENERAL REVISION	JY	JUN 24
A	GENERAL REVISION	JY	MAY 24
Rev	Description	By	Date

Consultant
wsp

Project title
AGREEMENT NO. CB20210424 TERM TRAFFIC AND ENVIRONMENTAL CONSULTANCY SERVICES 2021-2024 FOR NEW TERRITORIES EAST REGION - INSTRUCTION NO. W07 - PROPOSED TAI WAI GOVERNMENT COMPLEX CO-LOCATED WITH PUBLIC HOUSING DEVELOPMENT AT TSUEN NAM ROAD, TAI WAI - TRAFFIC IMPACT ASSESSMENT (TIA)

Drawing title
PROPOSED JUNCTION IMPROVEMENT SCHEME AT TSUEN NAM ROAD/ CHIK LUK LANE (J5)

Drawing no.	W07/TIA/501	Rev.	B
Drawn	TY	Date	MAR 2023
Checked	AP	Approved	JF
Scale	1:500 (A3)	Status	

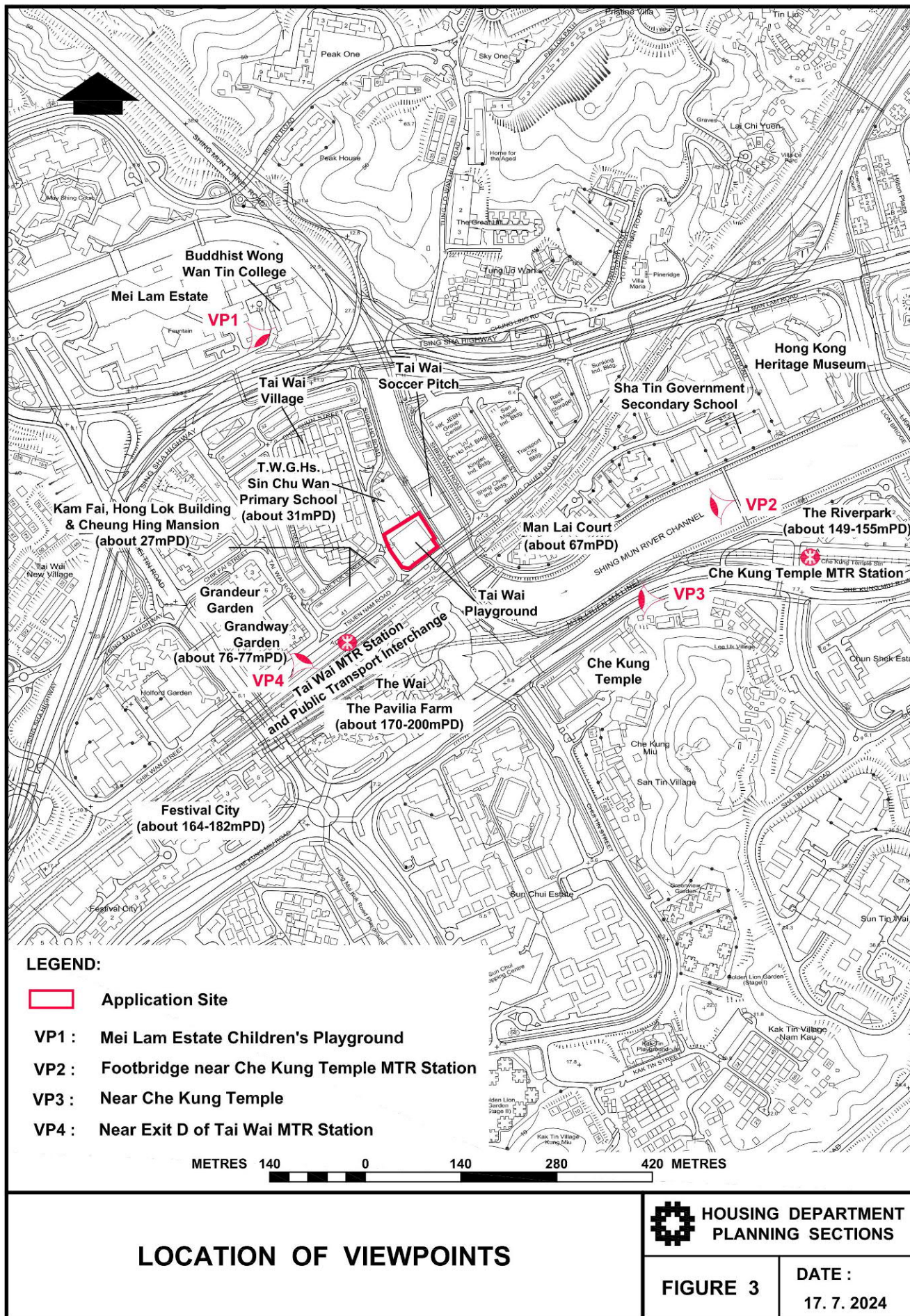
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參考編號
REFERENCE No. A/ST/1030

繪圖 DRAWING A-9

(來源: 申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED APPLICATION FROM ON 1.8.2024)



BASE EXTRACTED FROM SHT. No. 7-SW-D

24_0556ST_VP

參考編號

REFERENCE No. A/ST/1030

繪圖 DRAWING A-11a

(來源: 申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)

Existing Condition

**Buddhist Wong
Wan Tin College
(about 27mPD)**

**The Pavilia Farm
(Under Construction)
(about 170-200mPD)**



Photomontage

**Buddhist Wong
Wan Tin College
(about 27mPD)**

**The Pavilia Farm
(Under Construction)
(about 170-200mPD)**

**Indicative Scheme
not more than 175 mPD**



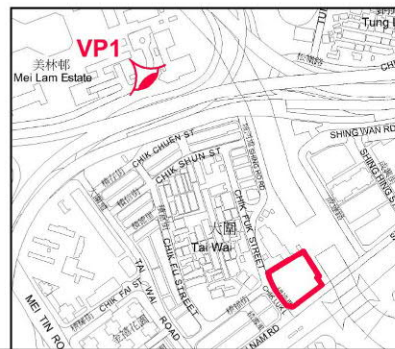
LEGEND:

OVERALL DEVELOPMENT



**PROPOSED PVP
(UNDER CURRENT APPLICATION)**

(FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN)



**VIEWPOINT 1
(VIEW FROM MEI LAM ESTATE
CHILDREN'S PLAYGROUND)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

FIGURE 4

DATE :
19. 4. 2024

24_0296ST_VP1

參考編號

参考編號
REFERENCE No. A/ST/1030

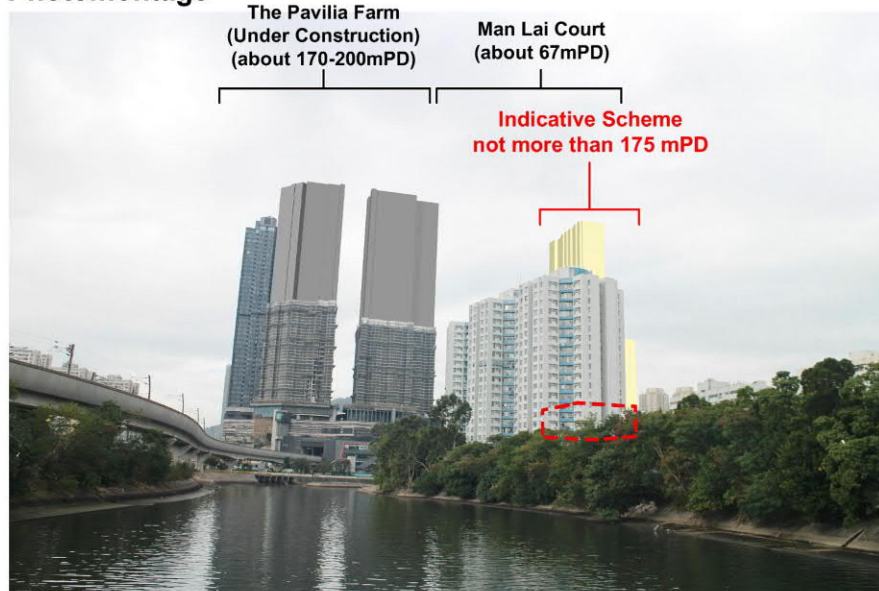
繪圖 DRAWING A-11b

(來源:申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)

Existing Condition



Photomontage



LEGEND:

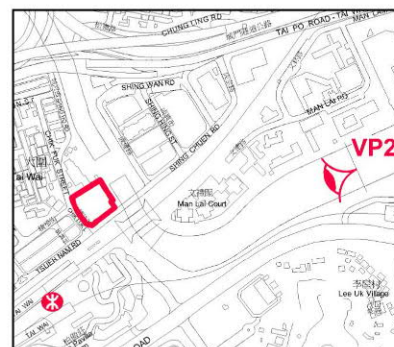


OVERALL DEVELOPMENT



PROPOSED PVP
(UNDER CURRENT APPLICATION)

(FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN)



VIEWPOINT 2
(VIEW FROM FOOTBRIDGE NEAR
CHE KUNG TEMPLE MTR STATION)



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 5

DATE :
19. 4. 2024

24_0296ST_VP2

參考編號

REFERENCE No. A/ST/1030

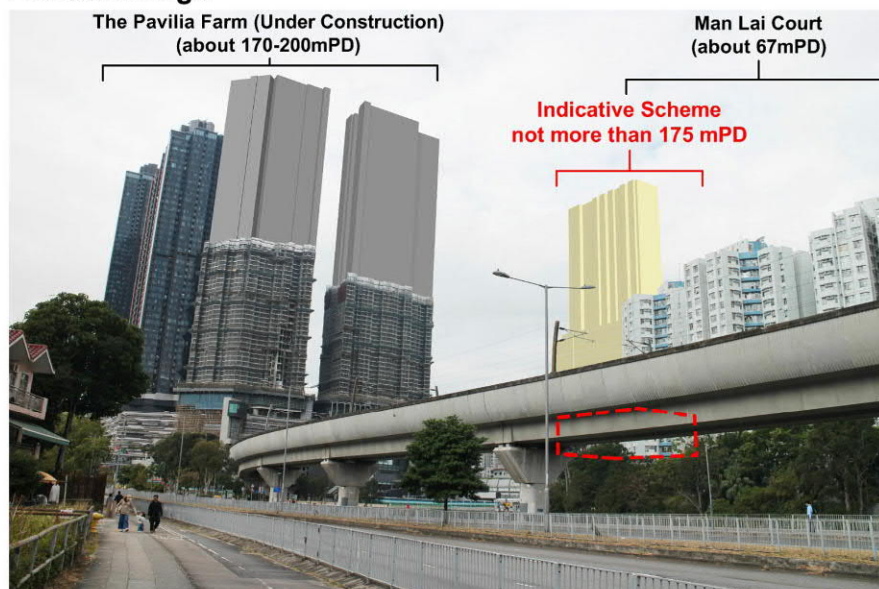
繪圖 DRAWING A-11c

(來源:申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)

Existing Condition



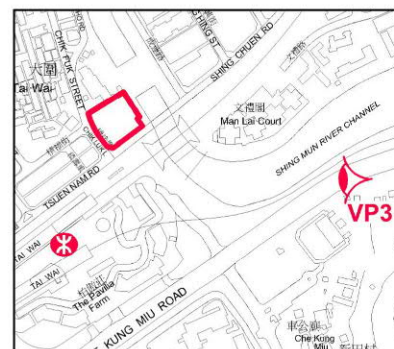
Photomontage



LEGEND:

- OVERALL DEVELOPMENT
- PROPOSED PVP
(UNDER CURRENT APPLICATION)

(FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN)



VIEWPOINT 3 (VIEW FROM NEAR CHE KUNG TEMPLE)



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 6

DATE :
19. 4. 2024

24_0296ST_VP3

參考編號
REFERENCE No. A/ST/1030

繪圖 DRAWING A-11d

(來源:申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)

Existing Condition

Grandway Garden
(about 76-77mPD)

Tin Po Building
(about 27mPD)

Tai On Building
(about 27mPD)



Tai Wai MTR Station

Photomontage

Grandway Garden
(about 76-77mPD)

Tin Po Building
(about 27mPD)

Tai On Building
(about 27mPD)

**Indicative Scheme
not more than 175 mPD**



Tai Wai MTR Station

LEGEND:

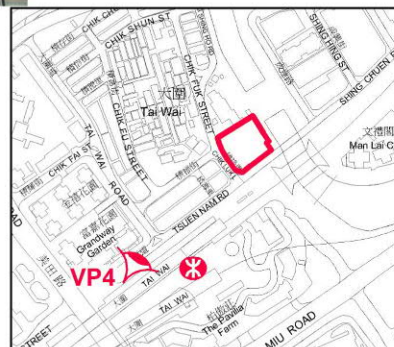


OVERALL DEVELOPMENT



PROPOSED PVP
(UNDER CURRENT APPLICATION)

(FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN)



**VIEWPOINT 4
(VIEW FROM NEAR EXIT D OF
TAI WAI MTR STATION)**



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 7

DATE :
19. 4. 2024

24_0296ST_VP4

參考編號

REFERENCE No. A/ST/1030

繪圖 DRAWING A-11e

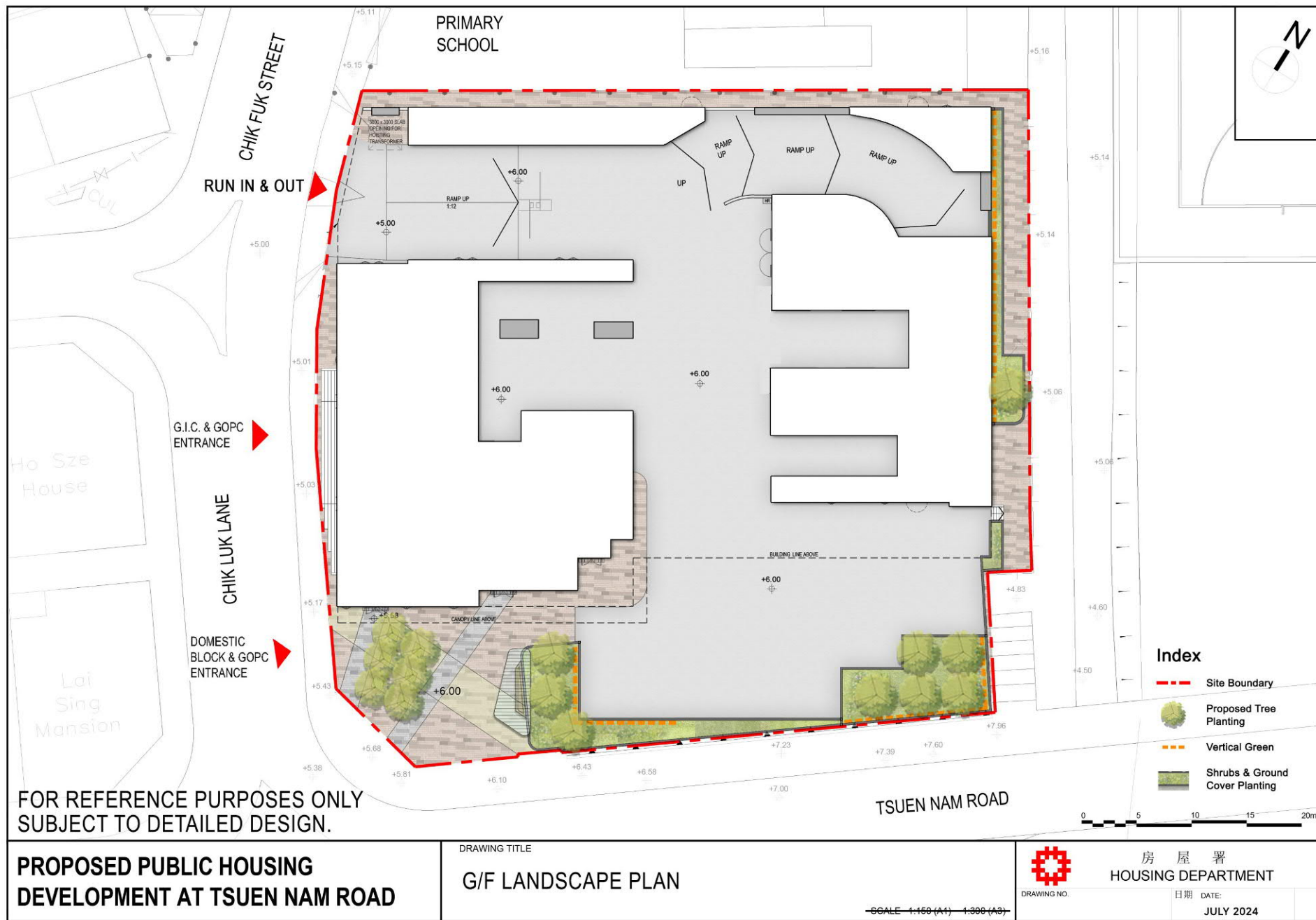
(來源:申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)



參考編號
REFERENCE No. A/ST/1030

繪圖 DRAWING A-12a

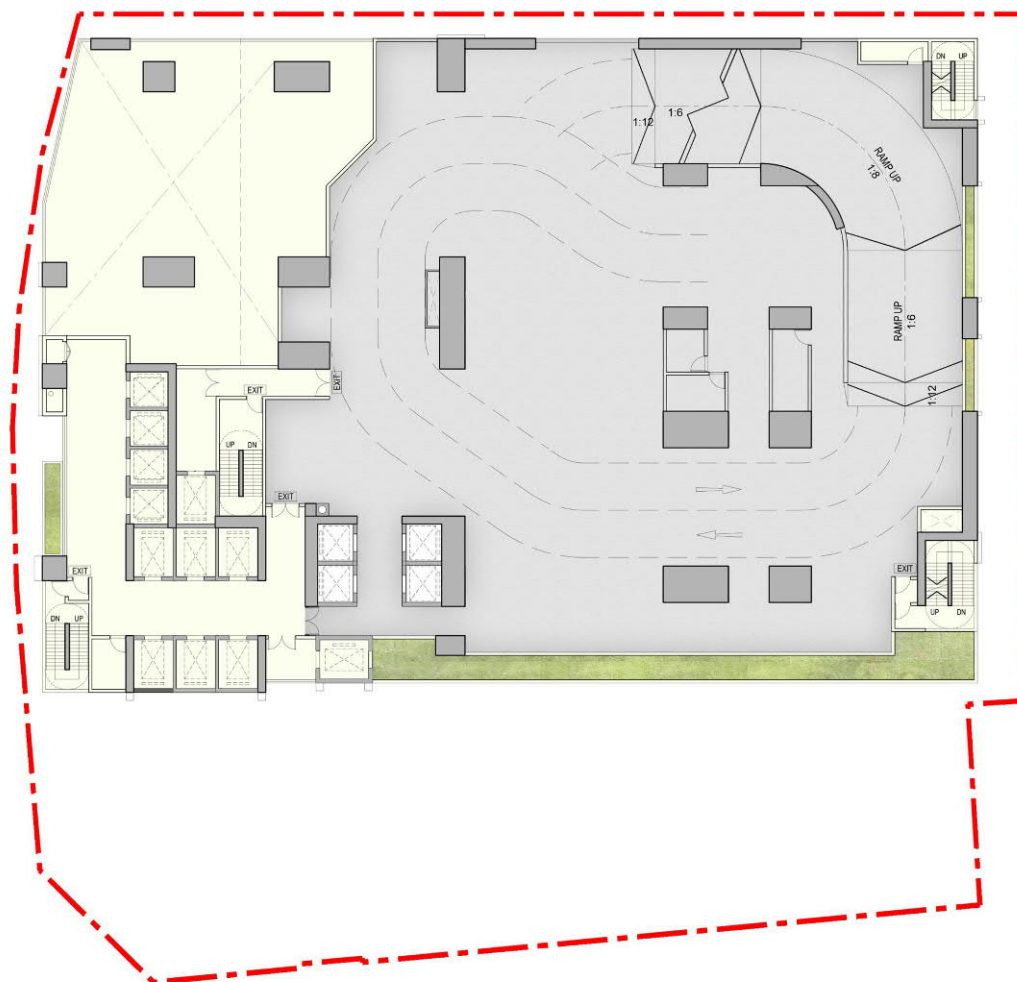
(來源: 申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)



參考編號
REFERENCE No. A/ST/1030

繪圖 DRAWING A-12b

(來源: 申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)



Index

--- Site Boundary

Shrubs & Ground
Cover Planting

0 5 10 15 20m

FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN.

PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN NAM ROAD

DRAWING TITLE

INDICATIVE TYPICAL LANDSCAPE PLAN-PUBLIC VEHICLE PARK

SCALE 1:150 (A1) 1:300 (A3)



DRAWING NO.

房屋署
HOUSING DEPARTMENT

日期 DATE:
JULY 2024

參考編號

REFERENCE No. A/ST/1030

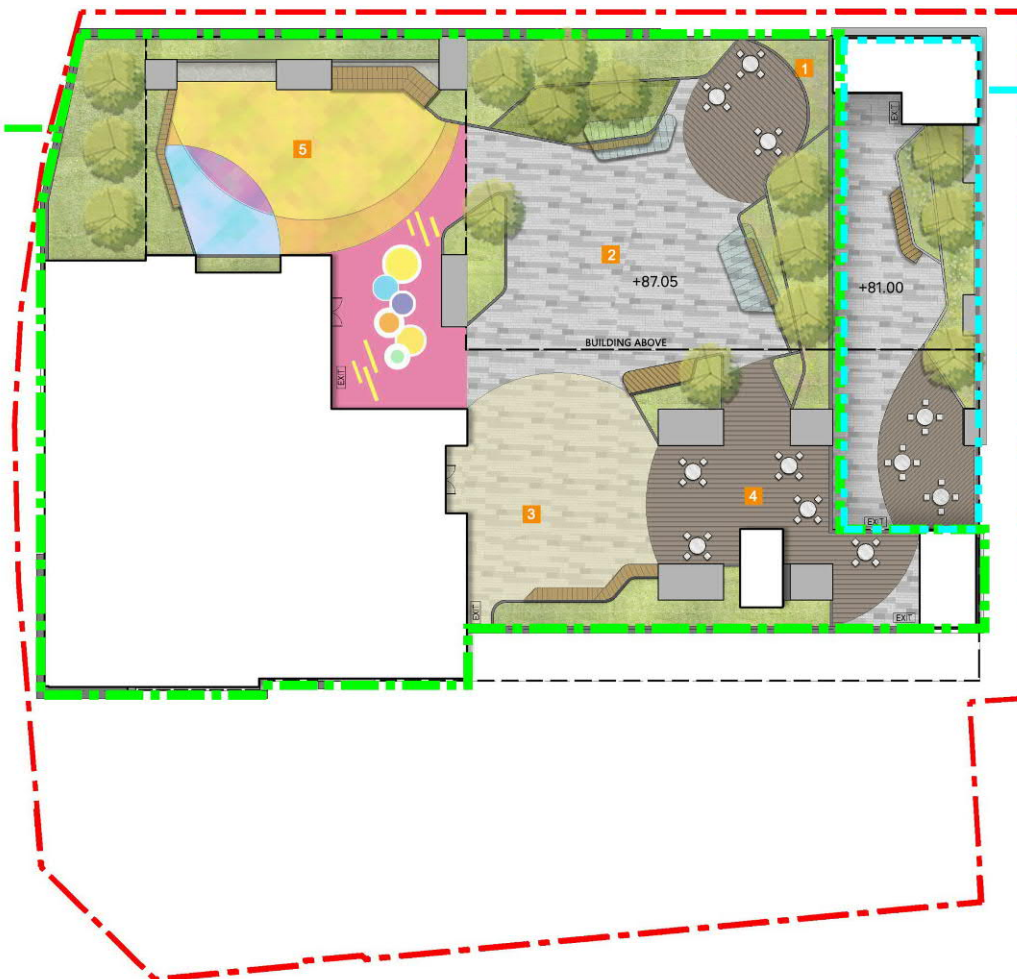
繪圖 DRAWING A-12c

(來源: 申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)



BUILDING LINE OF 17/F

BUILDING LINE OF 16/F



Index

- Site Boundary
- Proposed Tree Planting
- Shrubs & Ground Cover Planting
- Table with chair
- Pavilion
- Seat Bench
- 1 Viewing Point
- 2 Atrium
- 3 Entrance Lobby
- 4 Garden Lounge
- 5 Indoor Children Play & Fitness Area

0 5 10 15 20m

FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN.

**PROPOSED PUBLIC HOUSING
DEVELOPMENT AT TSUEN NAM ROAD**

DRAWING TITLE

16/F & 17/F LANDSCAPE PLAN



房屋署
HOUSING DEPARTMENT

DRAWING NO.

日期 DATE:
JULY 2024

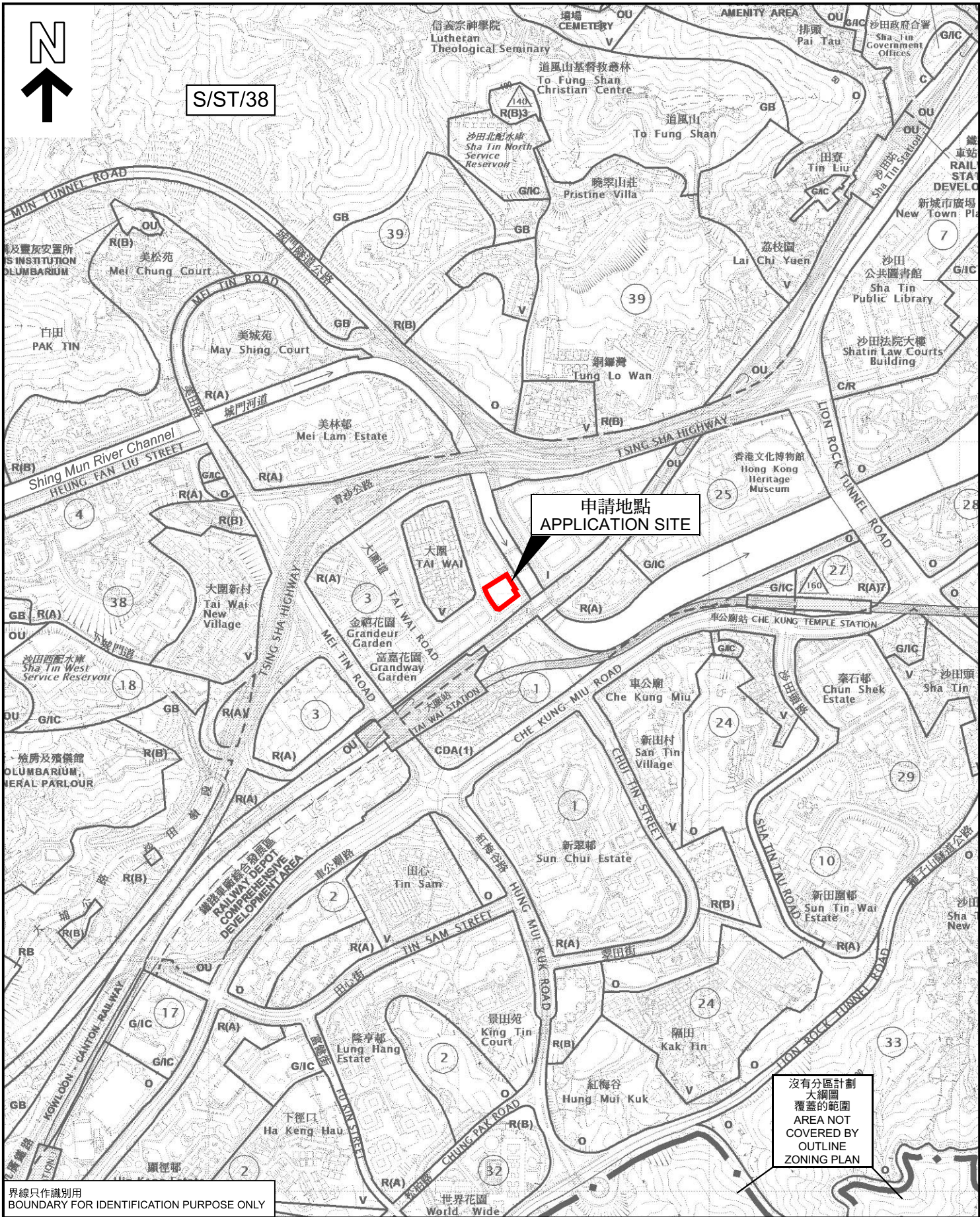
SCALE 1:150 (A1) 1:300 (A3)

參考編號

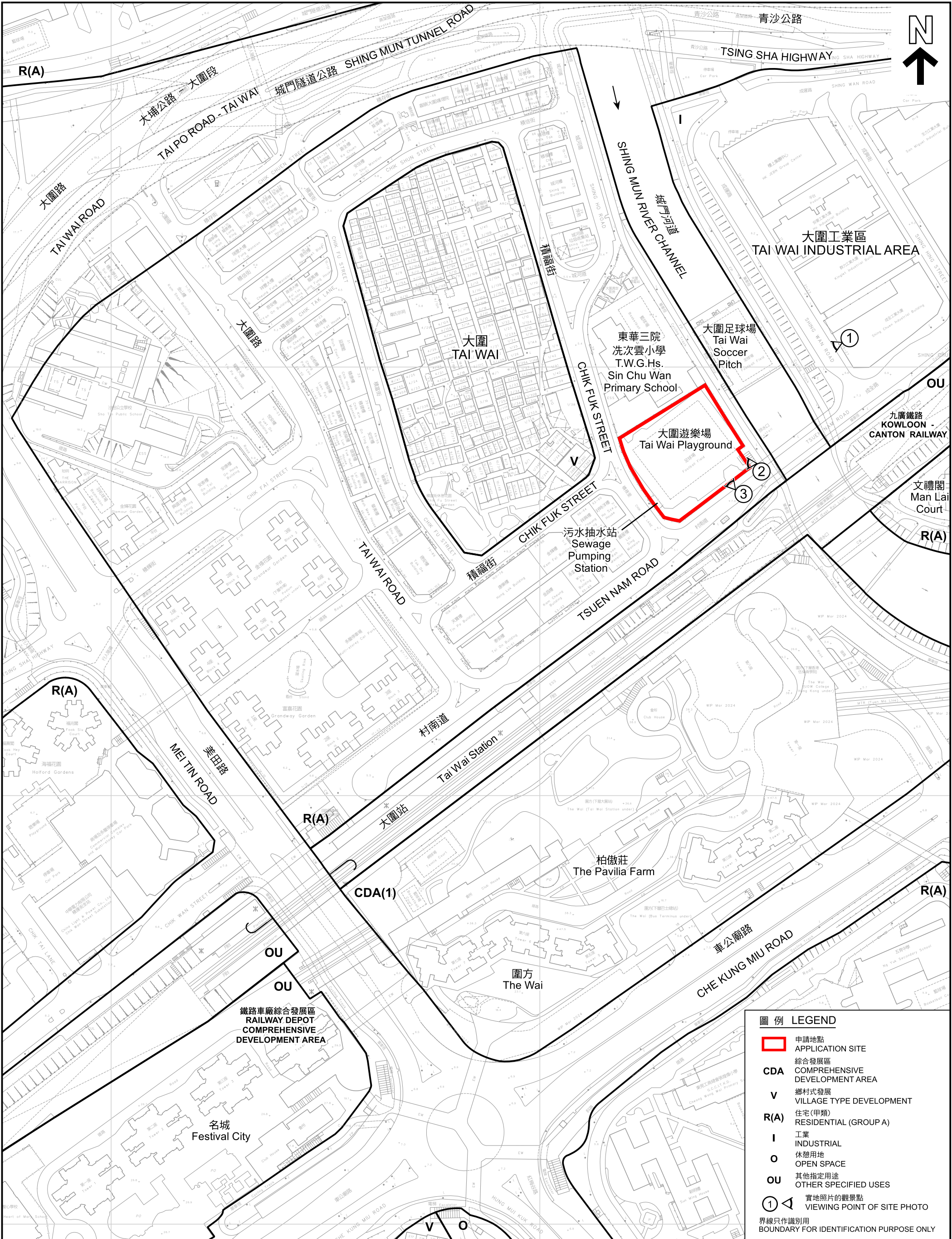
REFERENCE No. **A/ST/1030**

繪圖 **DRAWING A-12d**

(來源: 申請人於2024年8月1日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FROM ON 1.8.2024)



<p>本摘要圖於2024年8月27日擬備， 所根據的資料為於2024年5月28日 核准的分區計劃大綱圖編號S/ST/38 EXTRACT PLAN PREPARED ON 27.8.2024 BASED ON OUTLINE ZONING PLAN No. S/ST/38 APPROVED ON 28.5.2024</p>	<p>位置圖 LOCATION PLAN</p> <p>擬議公眾停車場（貨櫃車除外） 新界大圍村南道與積祿里交界 PROPOSED PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) JUNCTION OF TSUEN NAM ROAD AND CHIK LUK LANE, TAI WAI, NEW TERRITORIES</p> <p>SCALE 1 : 10 000 比例尺</p> <p>米 100 0 100 200 300 400 500 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. A/ST/1030</p> <p>圖 PLAN A-1</p>
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圖例

LEGEND

申請地點

APPLICATION SITE

CDA

綜合發展區

COMPREHENSIVE DEVELOPMENT AREA

V

鄉村式發展

VILLAGE TYPE DEVELOPMENT

R(A)

住宅(甲類)

RESIDENTIAL (GROUP A)

I

工業

INDUSTRIAL

O

休憩用地

OPEN SPACE

OU

其他指定用途

OTHER SPECIFIED USES

①

實地照片的觀景點

VIEWING POINT OF SITE PHOTO

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

擬議公眾停車場 (貨櫃車除外)
新界大圍村南道與積祿里交界
PROPOSED PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE)
JUNCTION OF TSUEN NAM ROAD AND CHIK LUK LANE,
TAI WAI, NEW TERRITORIES

SCALE 1:2 000 比例尺

米 40 0 40 80 120 160 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/ST/1030

圖 PLAN
A-2

本摘要圖於2024年9月16日擬備，
所根據的資料為測量圖編號
7-SW-15C、20A及20C
EXTRACT PLAN PREPARED ON 16.9.2024
BASED ON SURVEY SHEETS No.
7-SW-15C, 20A & 20C



圖例 LEGEND

 申請地點
APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2024年9月5日擬備，
所根據的資料為地政總署
於2023年2月28日拍得的航攝照片
編號E192697C
EXTRACT PLAN PREPARED ON 5.9.2024
BASED ON AERIAL PHOTO No. E192697C
TAKEN ON 28.2.2023 BY
LANDS DEPARTMENT

擬議公眾停車場（貨櫃車除外）
新界大圍村南道與積祿里交界
PROPOSED PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE)
JUNCTION OF TSUEN NAM ROAD AND CHIK LUK LANE,
TAI WAI, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/ST/1030

圖 PLAN
A-3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2024年9月5日擬備，
所根據的資料為攝於2024年8月9日
的實地照片
EXTRACT PLAN PREPARED ON 5.9.2024
BASED ON SITE PHOTO
TAKEN ON 9.8.2024

擬議公眾停車場（貨櫃車除外）
新界大圍村南道與積祿里交界
PROPOSED PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE)
JUNCTION OF TSUEN NAM ROAD AND CHIK LUK LANE,
TAI WAI, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/ST/1030

圖 PLAN
A-4a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2024年8月27日擬備，
所根據的資料為攝於2024年8月9日
的實地照片
EXTRACT PLAN PREPARED ON 27.8.2024
BASED ON SITE PHOTOS
TAKEN ON 9.8.2024

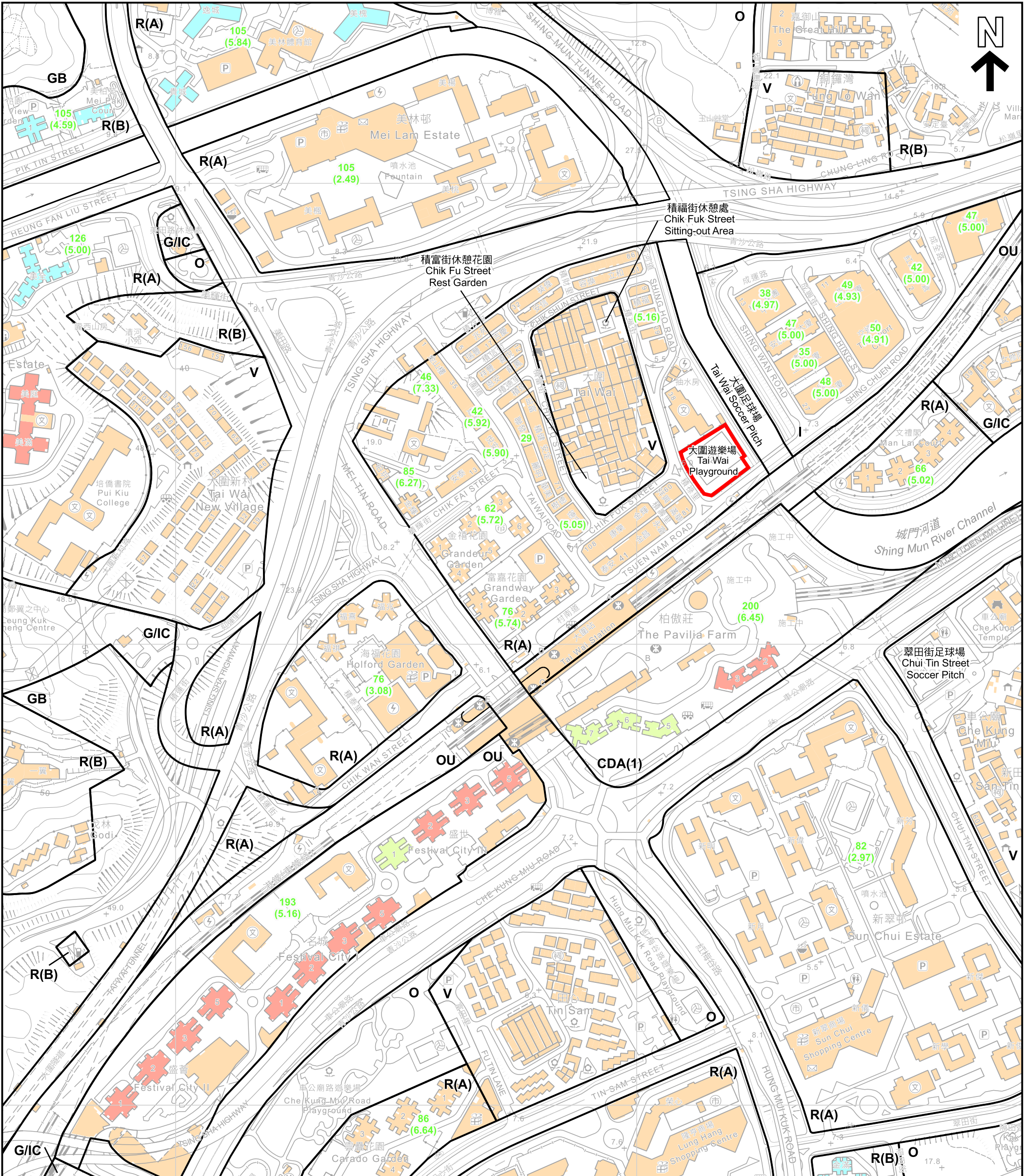
擬議公眾停車場（貨櫃車除外）
新界大圍村南道與積祿里交界
PROPOSED PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE)
JUNCTION OF TSUEN NAM ROAD AND CHIK LUK LANE,
TAI WAI, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/ST/1030

圖 PLAN
A-4b



圖例 LEGEND

申請地點
APPLICATION SITE

建築物高度
(在主水平基準上若干米)
BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

<=100
101-140
141-180
>=181

現有建築物高度 (在主水平基準上若干米)
EXISTING BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

(5.16)
現有地積比率
EXISTING PLOT RATIO

CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

R(B) 住宅(乙類)
RESIDENTIAL (GROUP B)

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

G/I/C 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

I 工業
INDUSTRIAL

O 休憩用地
OPEN SPACE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

申請地點和附近區地的用地
SITE CONTEXT OF APPLICATION SITE AND SURROUNDING AREA

本摘要圖於2024年9月11日擬備，
所根據的資料為組別HP5C編號7-SW-D
EXTRACT PLAN PREPARED ON 11.9.2024
BASED ON HP5C SERIES No. 7-SW-D

擬議公眾停車場 (貨櫃車除外)
新界大圍村南道與積祿里交界
PROPOSED PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE)
JUNCTION OF TSUEN NAM ROAD AND CHIK LUK LANE,
TAI WAI, NEW TERRITORIES

SCALE 1:4 000 比例尺
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/ST/1030

圖 PLAN
A-5