

# SPIRAL

CARPARK PROVISION			
GF PRIVATE CARPARK FOR RESIDENTIAL	27	47	
B1 PRIVATE CARPARK FOR VISITOR	20		



ALL DIMENSIONS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DIMENSIONS.

DWG/TITLE  
B1 FLOOR PLAN

PROJECT  
PROPOSED DEVELOPMENT  
NO.438 CASTLE PEAK ROAD  
TUEN MUN, N.T.

SCALE  
1:200 (AS SHOWN)

DATE  
02/02/2016

DWG NO  
SK71

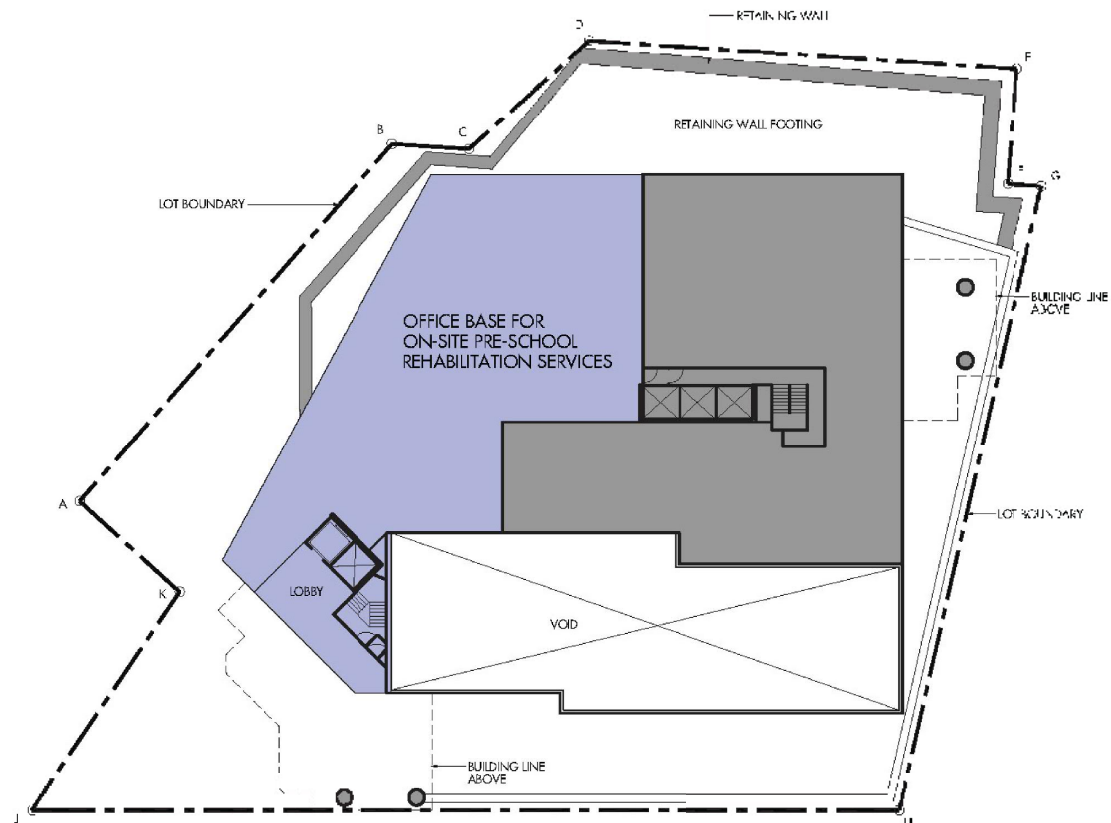
REVISION  
-

參考編號 REFERENCE No. Y/TM/20	繪圖 DRAWING FZ-1
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(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



SPIRAL



ALL DIMENSIONS MUST BE CHECKED AT THE WORK BY THE ENGINEER. IF DO NOT MEET, REWORK THIS DRAWING. IF NOT FOR CONSTRUCTION PURPOSES, THESE DIMENSIONS SHOULD NOT BE USED. THIS DRAWING IS THE PROPERTY OF SPIRAL ARCHITECTS LIMITED AND SPIN HOLDINGS LIMITED. NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SPIRAL ARCHITECTS LIMITED. ALL RIGHTS SHALL BE RETURNED TO SPIRAL ARCHITECTS LIMITED UPON COMPLETION OF THE WORK.

DWG TITLE  
1F FLOOR PLAN

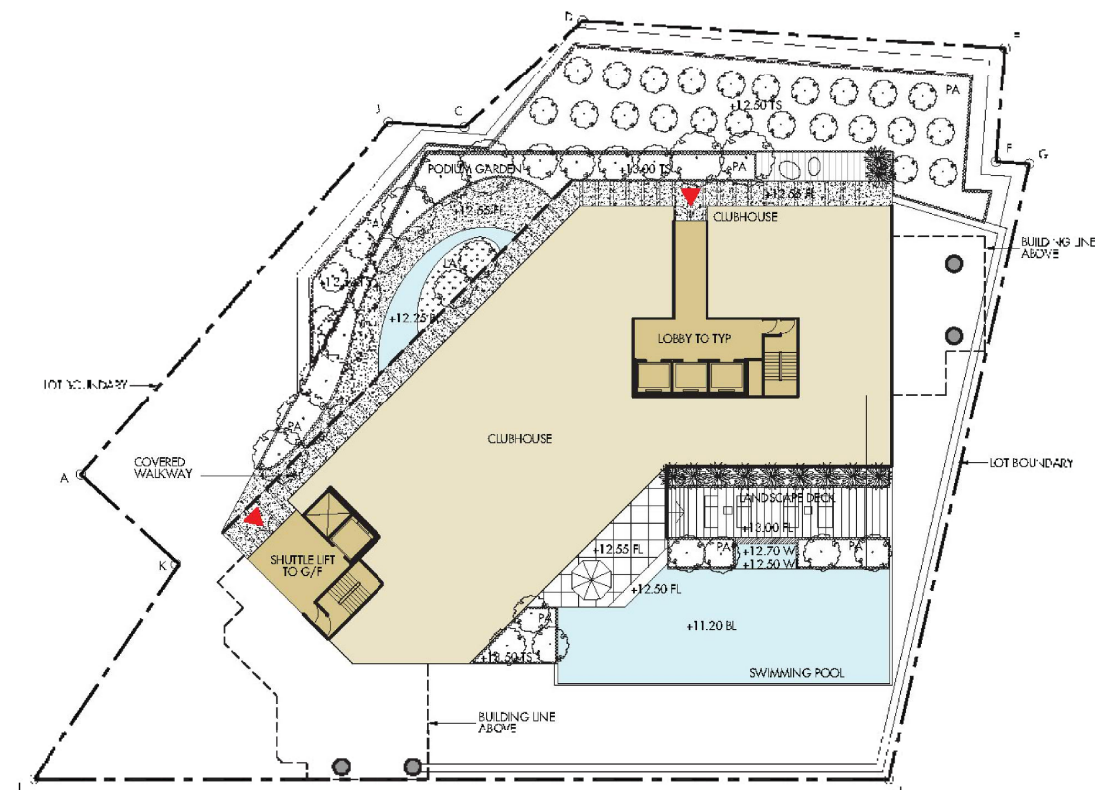
PROJECT	SCALE	4:300 @ A4
PROPOSED DEVELOPMENT NO. 433 CASTLE PEAK ROAD TUEK MUN, N.T.	DATE	04/10/2019
	DWG NO	SK-63
	REVISION	-

參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		FZ-3	

(摘錄自申請人於5. 11. 2019呈交的申請書)

(Extract from Applicant's Submission Dated 5.11.2019)

# SPIRAL



- LEGEND:
- GRANITE PAVING
  - PLANTING AREA
  - LAWN AREA
  - PEDESTRIAN ENTRANCE



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DWG TITLE  
2/F FLOOR PLAN

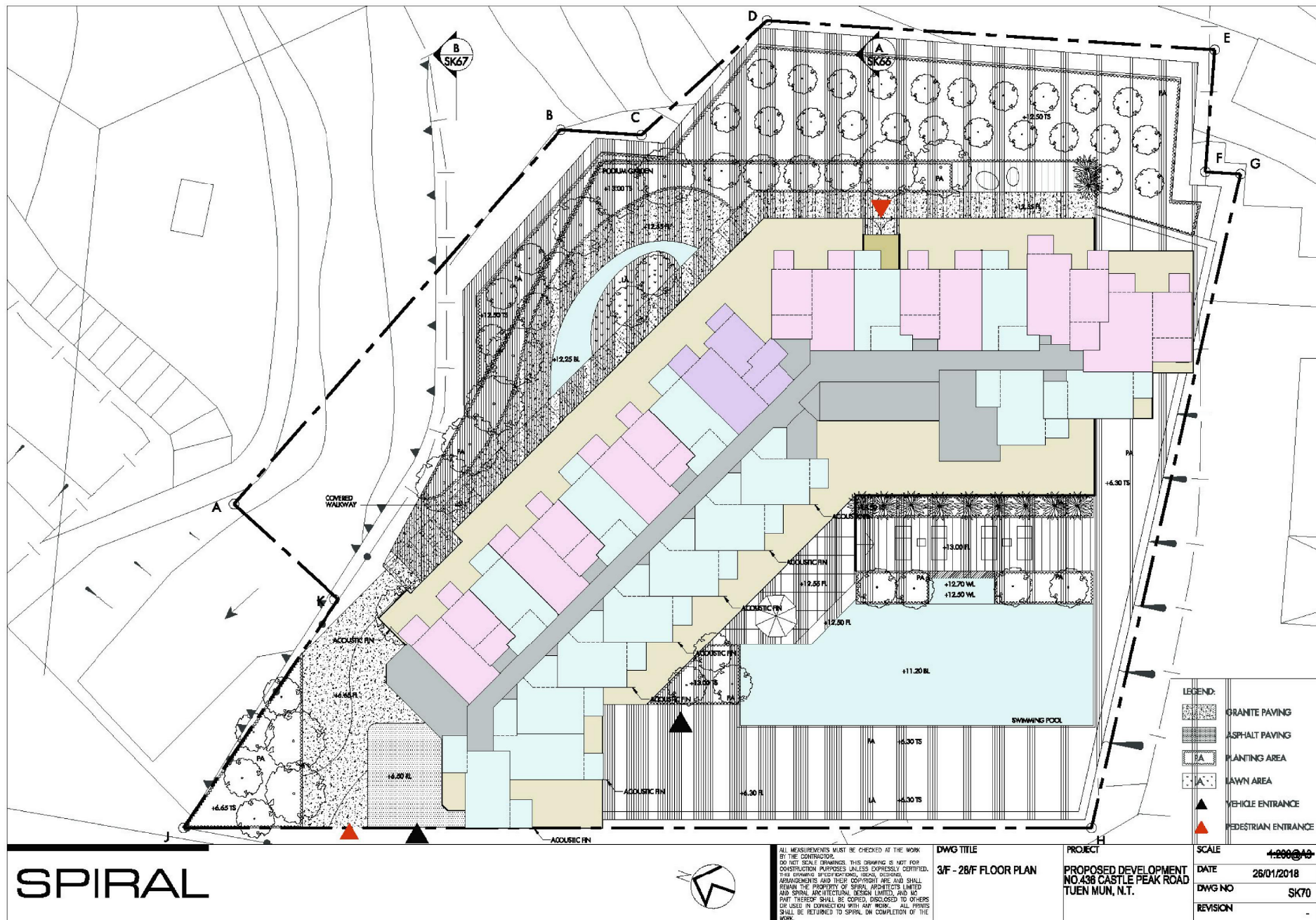
PROJECT	SCALE
PROPOSED DEVELOPMENT NO. 433 CASTLE PEAK ROAD TUEN MUN, N.T.	1:1000
DATE	23/01/2018
DWG NO	SK69
REVISION	-

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
FZ-4

(摘錄自申請人於5.11.2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



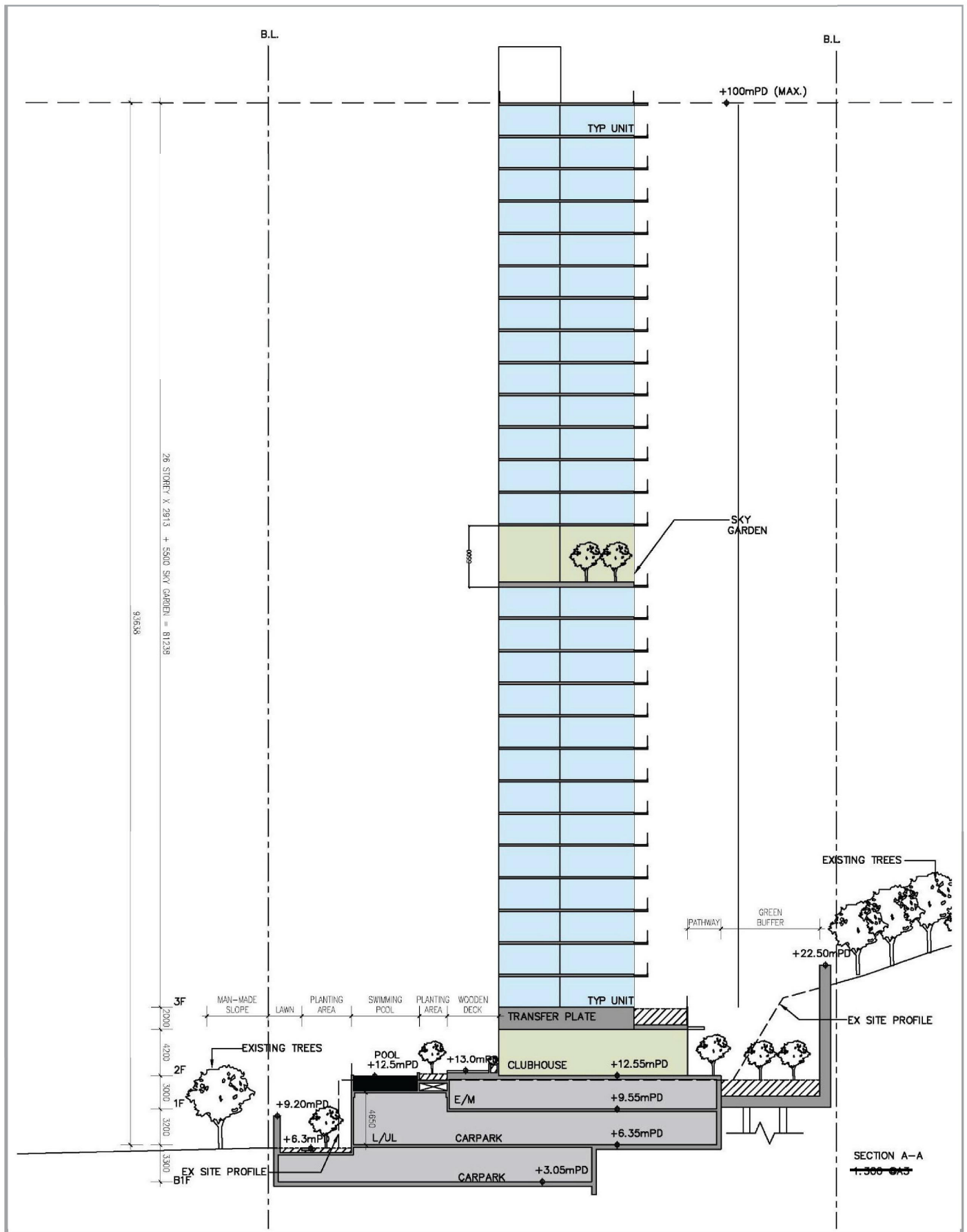


X:\J75 S12 LOT 977 IN DD 131\DESIGN\SK70 - 3F-28F FLOOR PLAN.dwg, SK68, 8/2/2018 12:09:04, 1:1, SPIRAL-05, SPIRAL-05

參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		FZ-5	

(摘錄自申請人於5. 11. 2019呈交的申請書)

(Extract from Applicant's  
Submission Dated 5.11.2019)



ARUP

Figure Title  
Section A-A

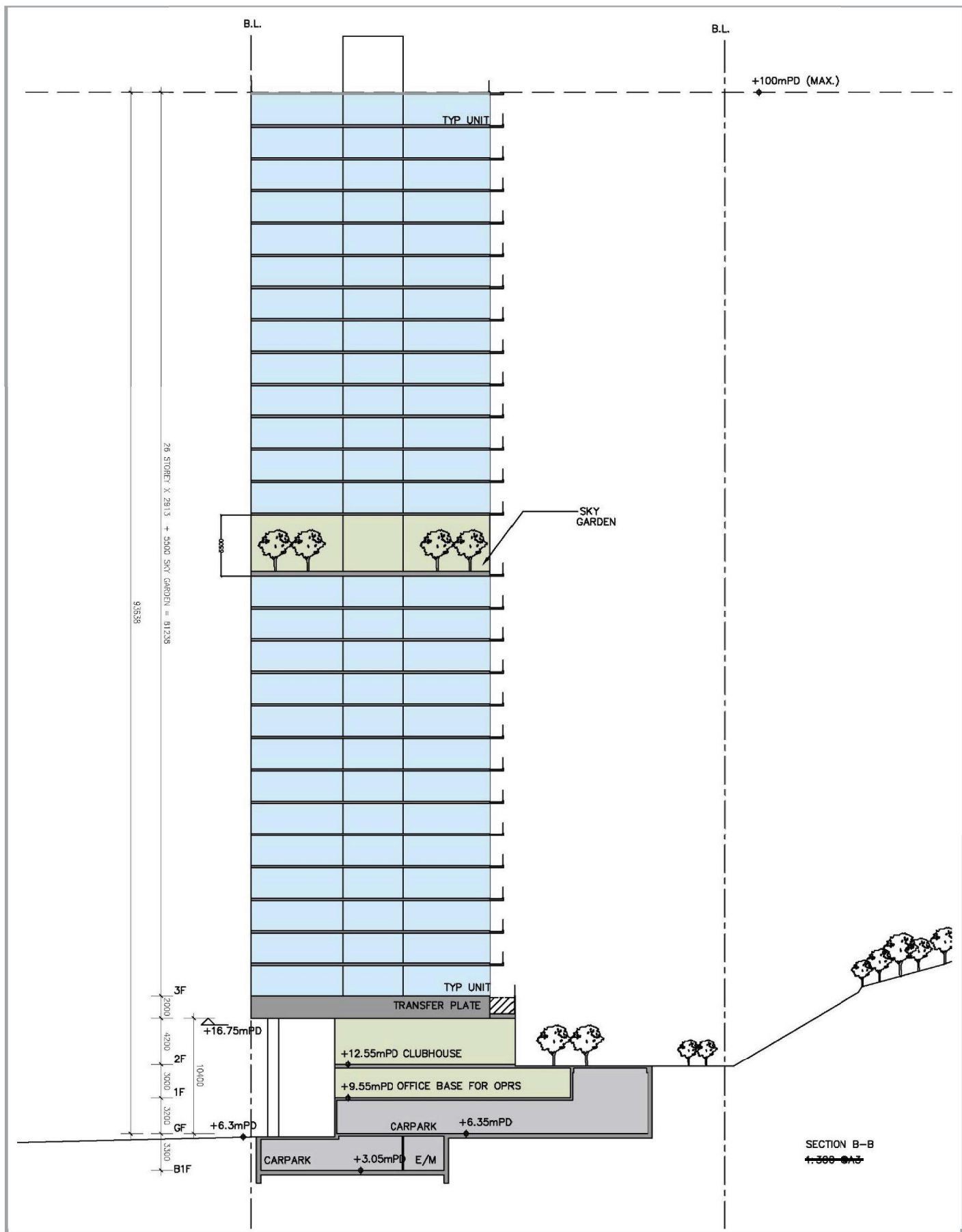
Source  
/

Date  
Dec 2018

Figure No.  
SK66

參考編號 REFERENCE No. 繪圖 DRAWING  
Y/TM/20 FZ-6

(摘錄自申請人於5.11.2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



ARUP

Figure Title

Section B-B

Source

/

Date

Dec 2018

Figure No.

SK67

Scale

1:300 @ 1/3

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
FZ-7

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





ARUP

Figure Title  
Landscape Master Plan (Overall)

Figure No.

Date  
SEP 2018

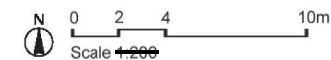
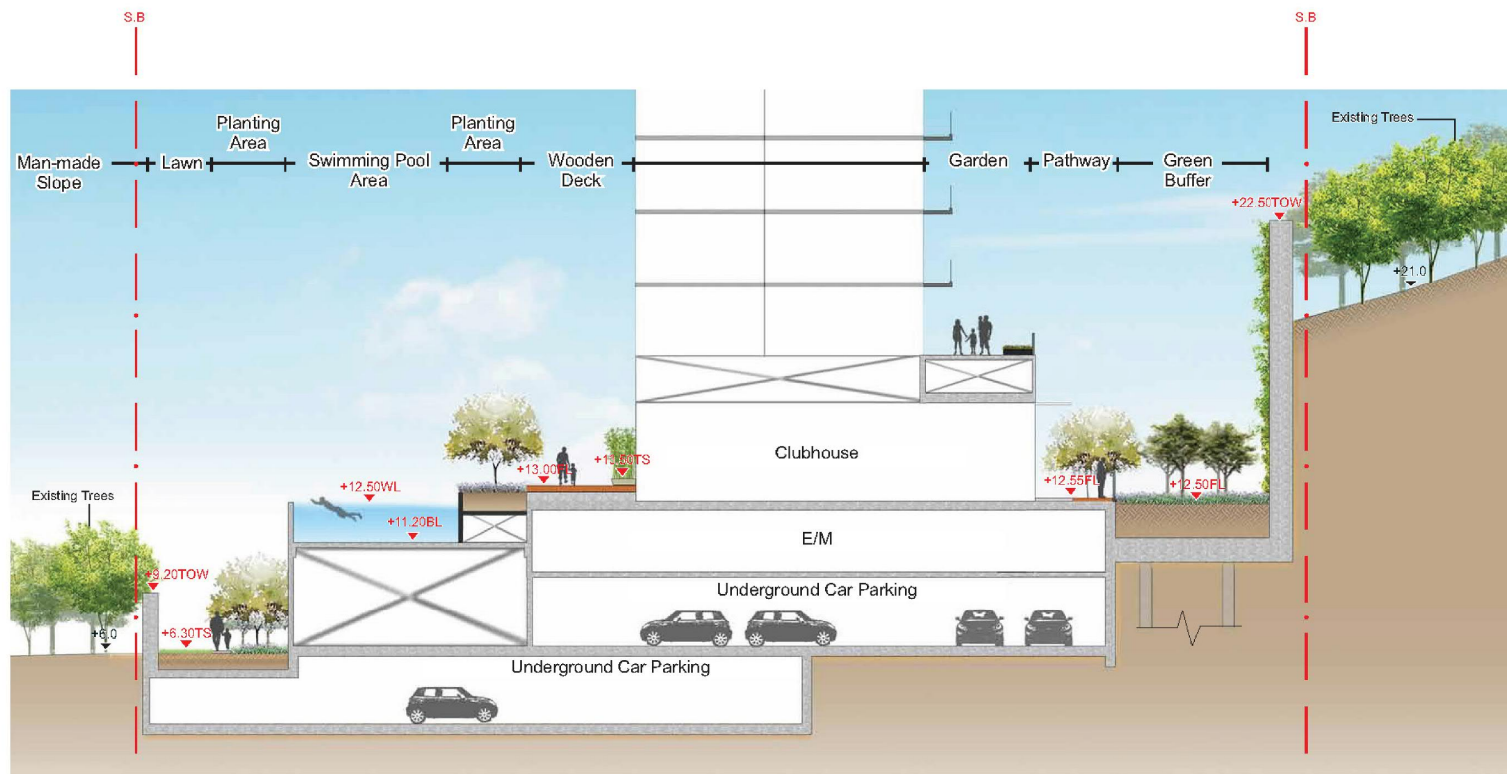
Scale  
1:200

Figure No.  
LMP\_001

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
FZ-8

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



ARUP

Figure Title  
Typical Section AA'

Source

Date  
SFP 23.3

Scale  
1:200

Figure No.  
LMP\_002

參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		FZ-9	

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





The total open space area is not less than 1,615 sqm.

ARUP

Figure Title

Calculation of Open Space

Service

Date

SEP 2010

Figure No.

COS\_001

Scale

NTS

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
FZ-10

(摘錄自申請人於5. 11. 2019呈交的申請書)

(Extract from Applicant's  
Submission Dated 5.11.2019)



Tuen Mun Town Plaza Block 8



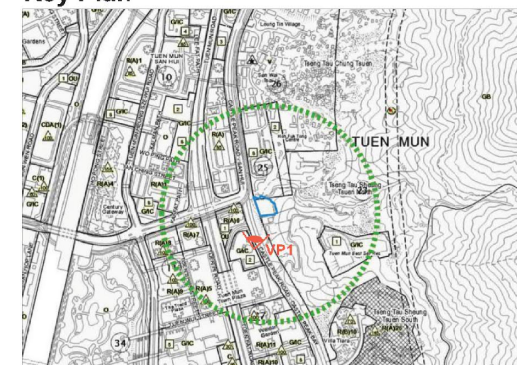
WITH APPROVED SCHEME

Tuen Mun Town Plaza Block 8



WITH INDICATIVE SCHEME

Key Plan



ARUP

Viewing Point 1: Castle Peak Road by the Entrance of Hong Kong Society for the Promotion of Virtue

Source

Date

Dec 2017

Figure No.

3

Scale

Not to Scale

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
FZ-11

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





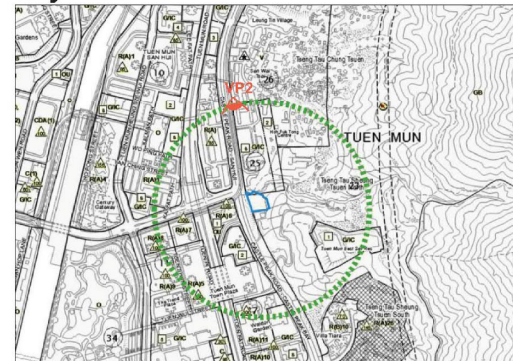
## WITH APPROVED SCHEME

\*The Approved Scheme is not visible from this Viewing Point.



## WITH INDICATIVE SCHEME

### Key Plan



ARUP

Viewing Point 2: Hoh Fuk Tong LRT Station

Source

Date  
Dec: 2017

Figure No.

4

Scale  
Not to Scale

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
FZ-12

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)

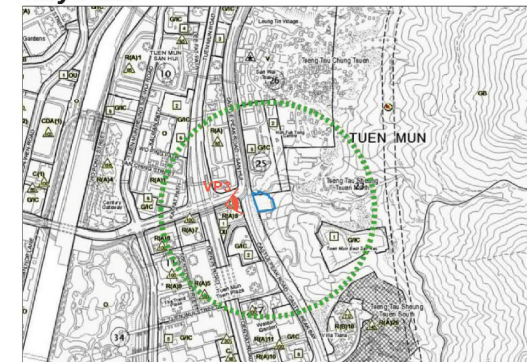


WITH APPROVED SCHEME



WITH INDICATIVE SCHEME

### Key Plan



ARUP

Region: HK  
Viewing Point 3: Pui To LRT Station

Source

Date  
Dec. 2017

Figure No.

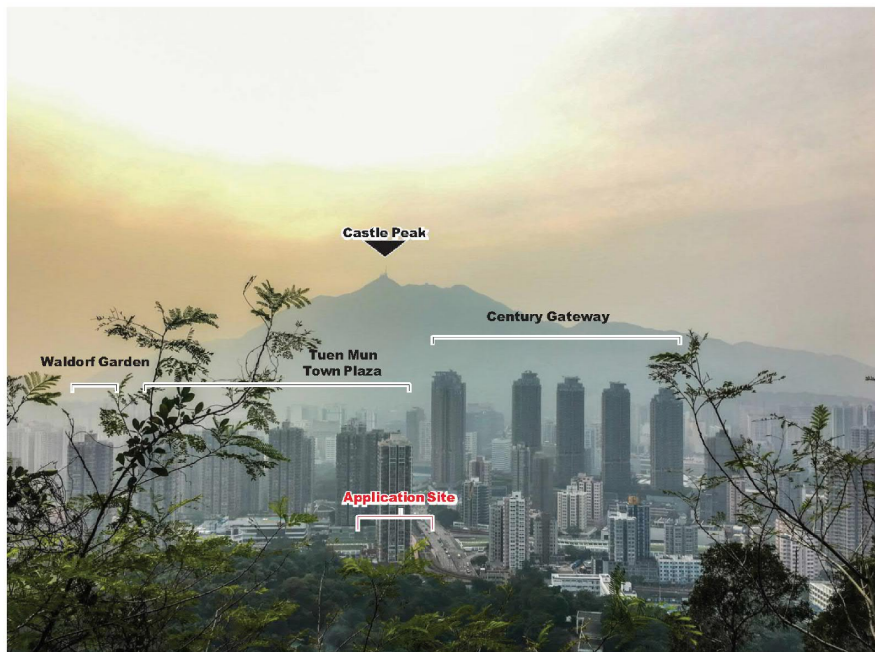
5

Not to Scale

參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		FZ-13	

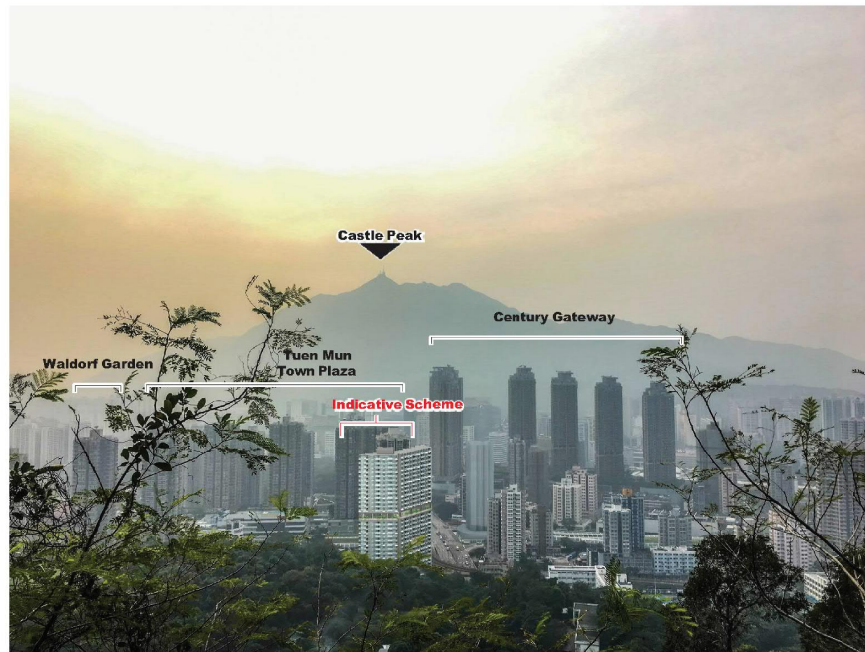
(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





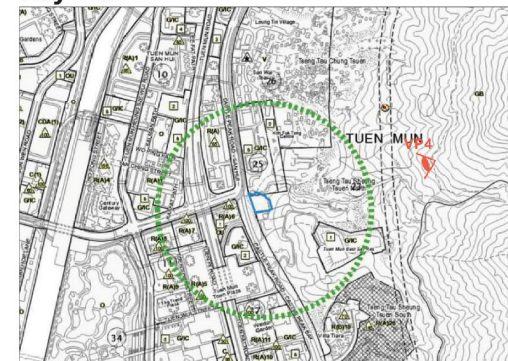
## WITH APPROVED SCHEME

\*The Approved Scheme is not visible from this Viewing Point.



## WITH INDICATIVE SCHEME

### Key Plan



ARUP

Project Title

Viewing Point 4: An Area of Sitting on Tuen Mun Trail Section 1

Source

Date

Dec 2017

Figure No.

6

Notes

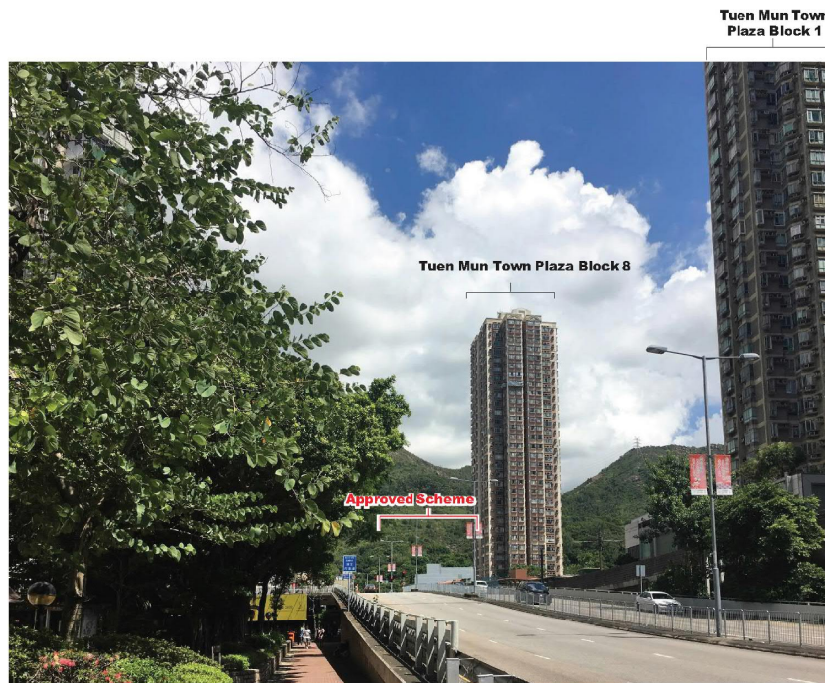
Not to Scale

參考編號 REFERENCE No.  
Y/TM/20

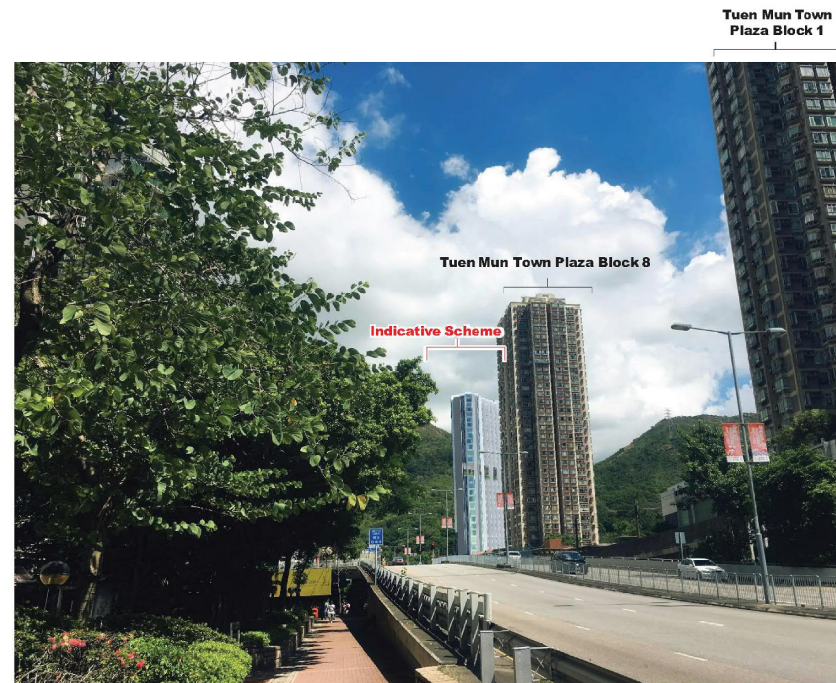
繪圖 DRAWING  
FZ-14

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



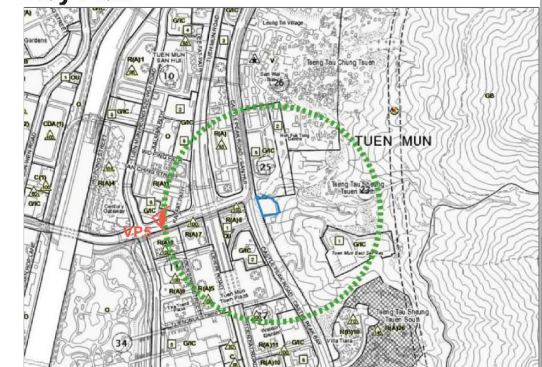


WITH APPROVED SCHEME



WITH INDICATIVE SCHEME

Key Plan



ARUP

Viewing Point 5: Pui To Road near Deacon Chiu Park

參考編號	REFERENCE No.	繪圖	DRAWING
	Y/TM/20		FZ-15

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



Tuen Mun Town Plaza Block 2



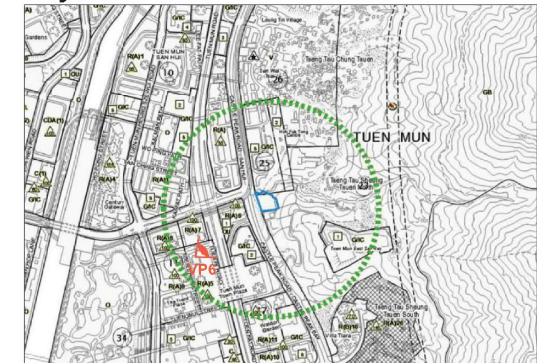
WITH APPROVED SCHEME

Tuen Mun Town Plaza Block 2



WITH INDICATIVE SCHEME

Key Plan



ARUP

Figure No.

Viewing Point 6: Public Open Space at Tuen Mun Town Plaza

Scale

Date

Dec 20 '7

Figure No.

8

Scale

Not to Scale

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
FZ-16

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





## WITH APPROVED SCHEME

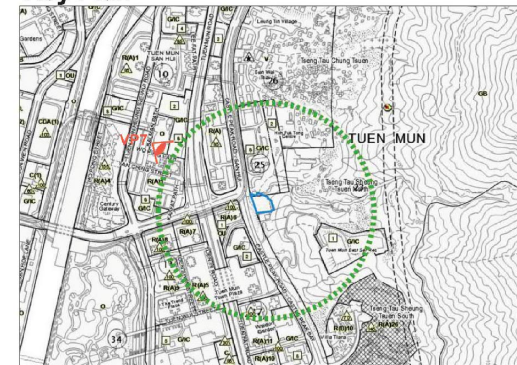
\*The Approved Scheme is not visible from this Viewing Point.



## WITH INDICATIVE SCHEME

\*The Indicative Scheme is not visible from this Viewing Point.

### Key Plan



ARUP

Figure Title  
Viewing Point 7: Yan Oi Town Square

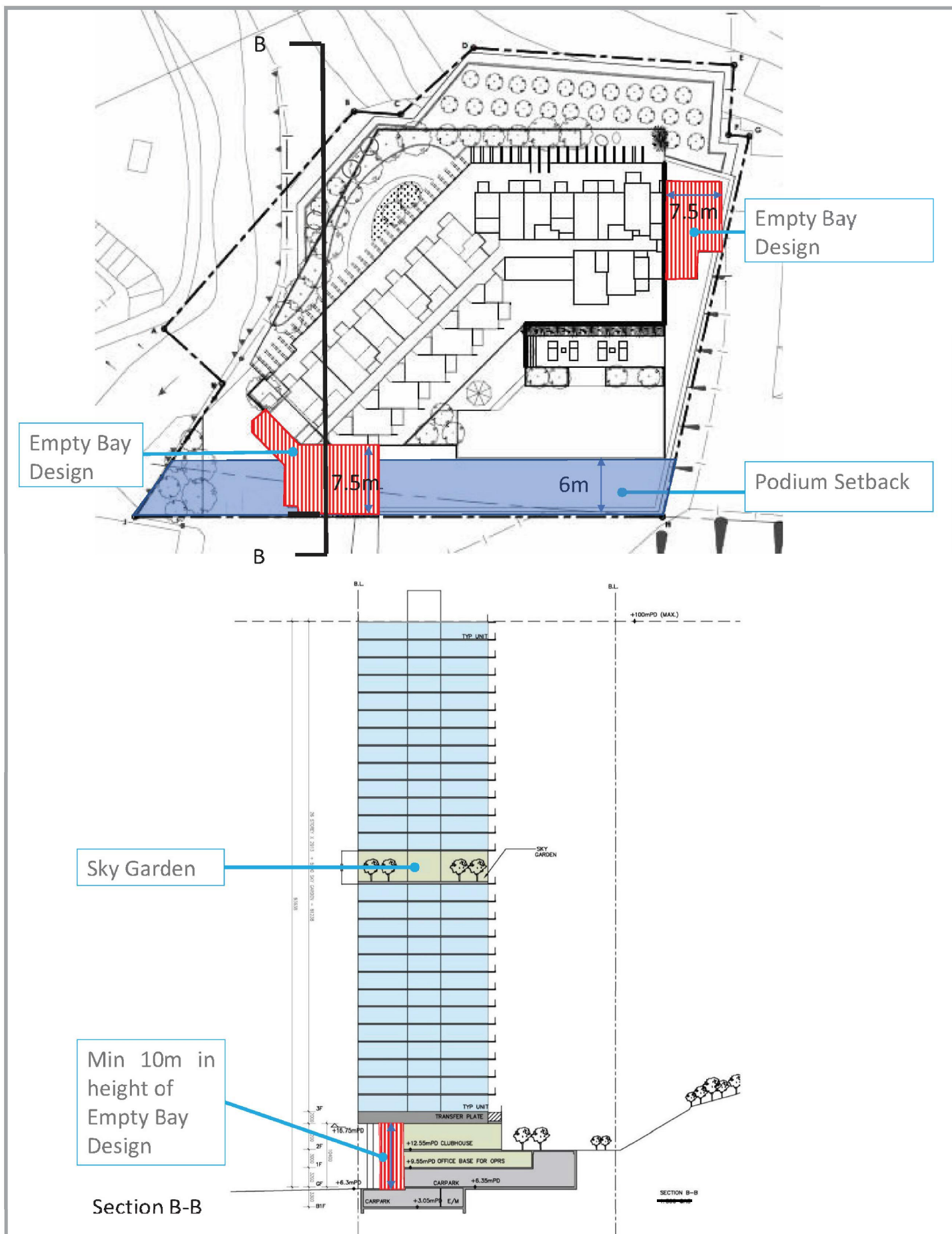
Source

Date  
Dec: 2017  
Scale  
Not to Scale

Figure No.  
9

參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		FZ-17	

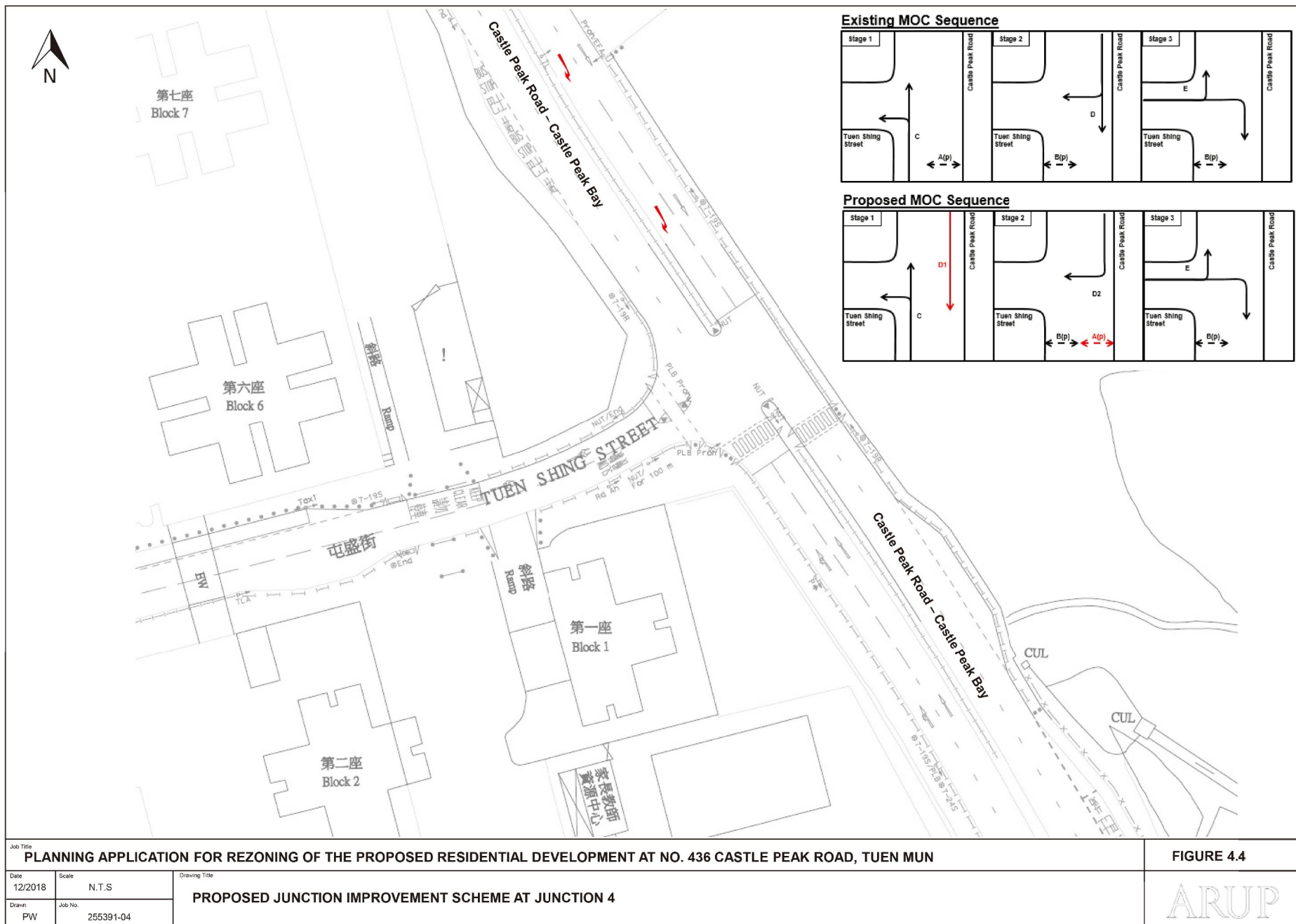
(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		FZ-18	

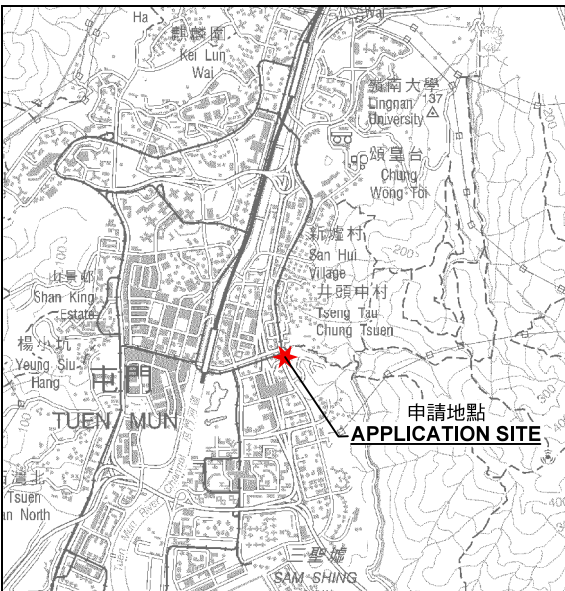
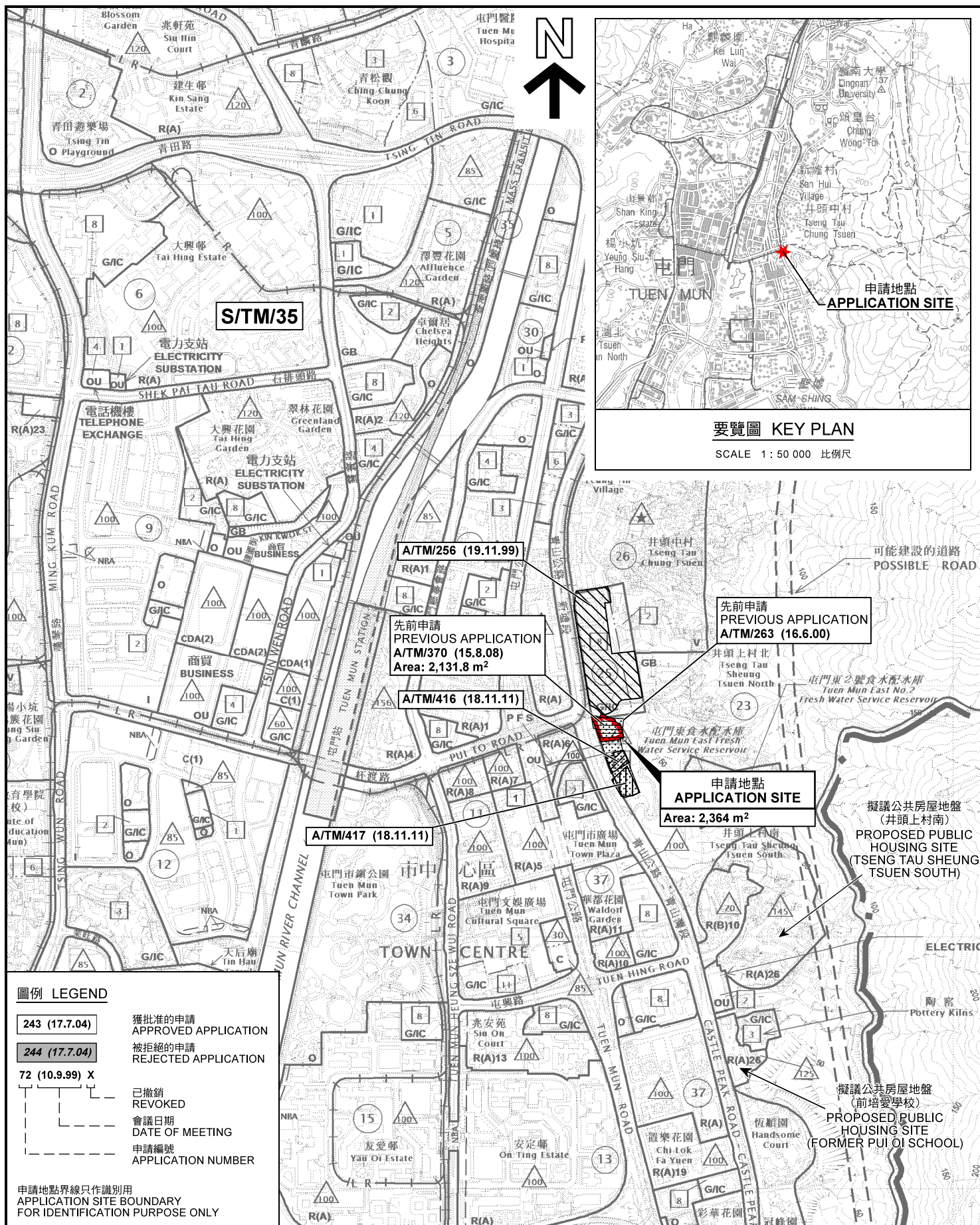
(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		FZ-19	

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺

圖例 LEGEND

- |                       |                                |
|-----------------------|--------------------------------|
| <b>243 (17.7.04)</b>  | 獲批准的申請<br>APPROVED APPLICATION |
| <b>244 (17.7.04)</b>  | 被拒絕的申請<br>REJECTED APPLICATION |
| <b>72 (10.9.99) X</b> | 已撤銷<br>REVOKED                 |
| <b>---</b>            | 會議日期<br>DATE OF MEETING        |
| <b>---</b>            | 申請編號<br>APPLICATION NUMBER     |

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

位置圖 LOCATION PLAN

把申請地點由「綠化地帶」、「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)27」地帶  
新界屯門青山公路 - 青山灣段436號  
TO REZONE THE APPLICATION SITE FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND AN AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP A)27" NO. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY, TUEN MUN, NEW TERRITORIES  
SCALE 1 : 10 000 比例尺

米 200 0 200 400 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

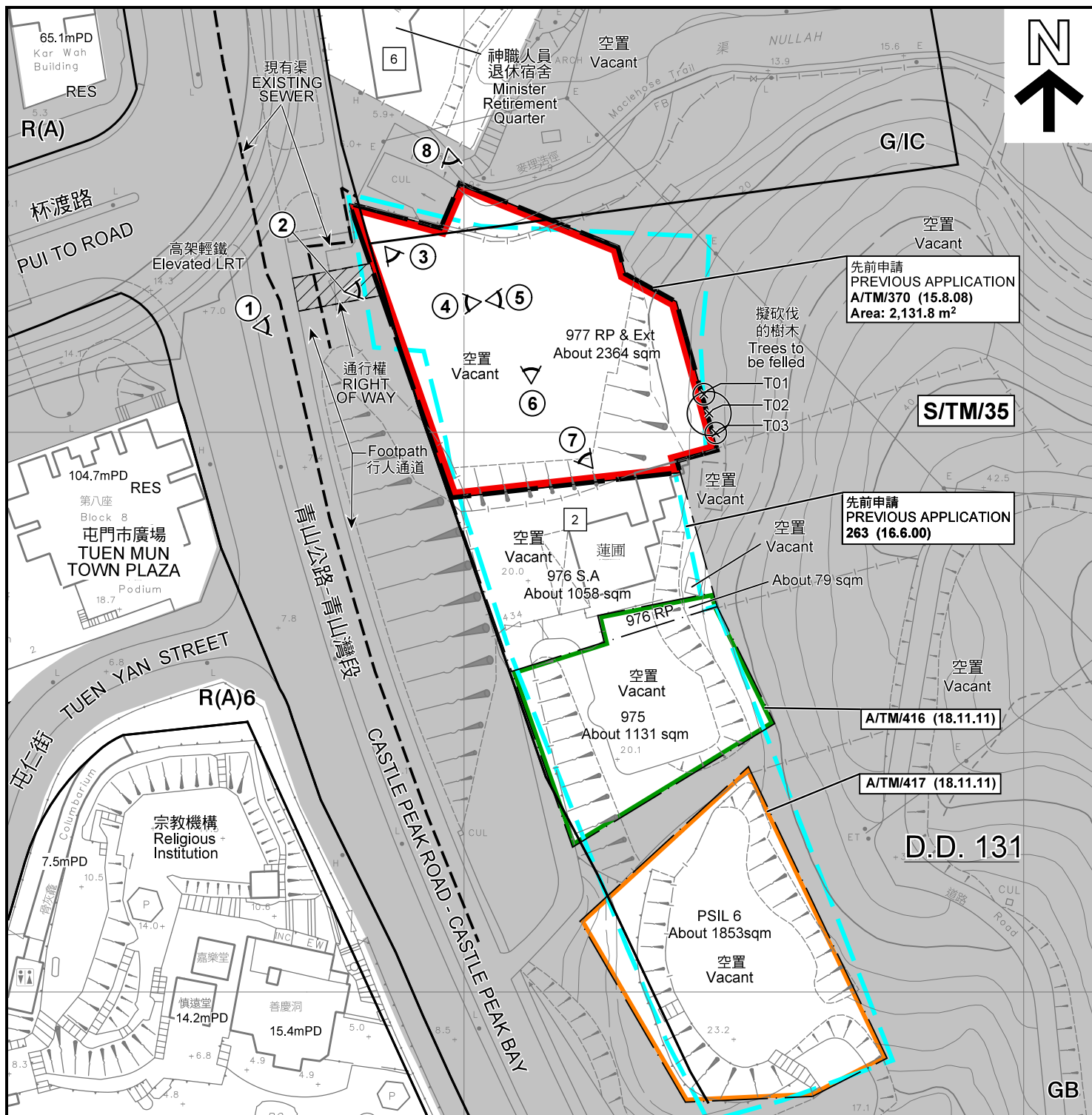


參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
FZ-1

本摘要圖於2022年3月14日擬備，  
所根據的資料為於2018年12月11日  
核准的分區計劃大綱圖編號 S/TM/35  
EXTRACT PLAN PREPARED ON 14.3.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/35 APPROVED ON 11.12.2018





#### 圖例 LEGEND

- 申請地點(界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 政府土地  
GOVERNMENT LAND
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT

- RES** 住用構築物  
RESIDENTIAL STRUCTURES
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- 29mPD 現有最高建築物高度  
(在主水平基準以上若干米)  
EXISTING MAXIMUM BUILDING HEIGHT (in metres above Principal Datum)
- 現有最高建築物高度  
(建築物層數)  
EXISTING MAXIMUM BUILDING HEIGHT (in No. of Storey)

243 (17.7.04)

244 (17.7.04)

72 (10.9.99) X

獲批准的申請  
APPROVED APPLICATION  
被拒絕的申請  
REJECTED APPLICATION

已撤銷  
REVOKED  
會議日期  
DATE OF MEETING  
申請編號  
APPLICATION NUMBER

本摘要圖於2022年3月17日擬備，所根據的資料為測量圖編號 6-SW-6A 和 6-SW-6B  
EXTRACT PLAN PREPARED ON 17.3.2022  
BASED ON SURVEY SHEETS No. 6-SW-6A & 6-SW-6B

#### 平面圖及先前和同類申請 SITE PLAN WITH PREVIOUS AND SIMILAR APPLICATIONS

把申請地點由「綠化地帶」、「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)27」地帶  
新界屯門青山公路 - 青山灣段436號  
TO REZONE THE APPLICATION SITE FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)27" NO. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY, TUEN MUN, NEW TERRITORIES  
SCALE 1 : 1 000 比例尺

米 20 0 20 40 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



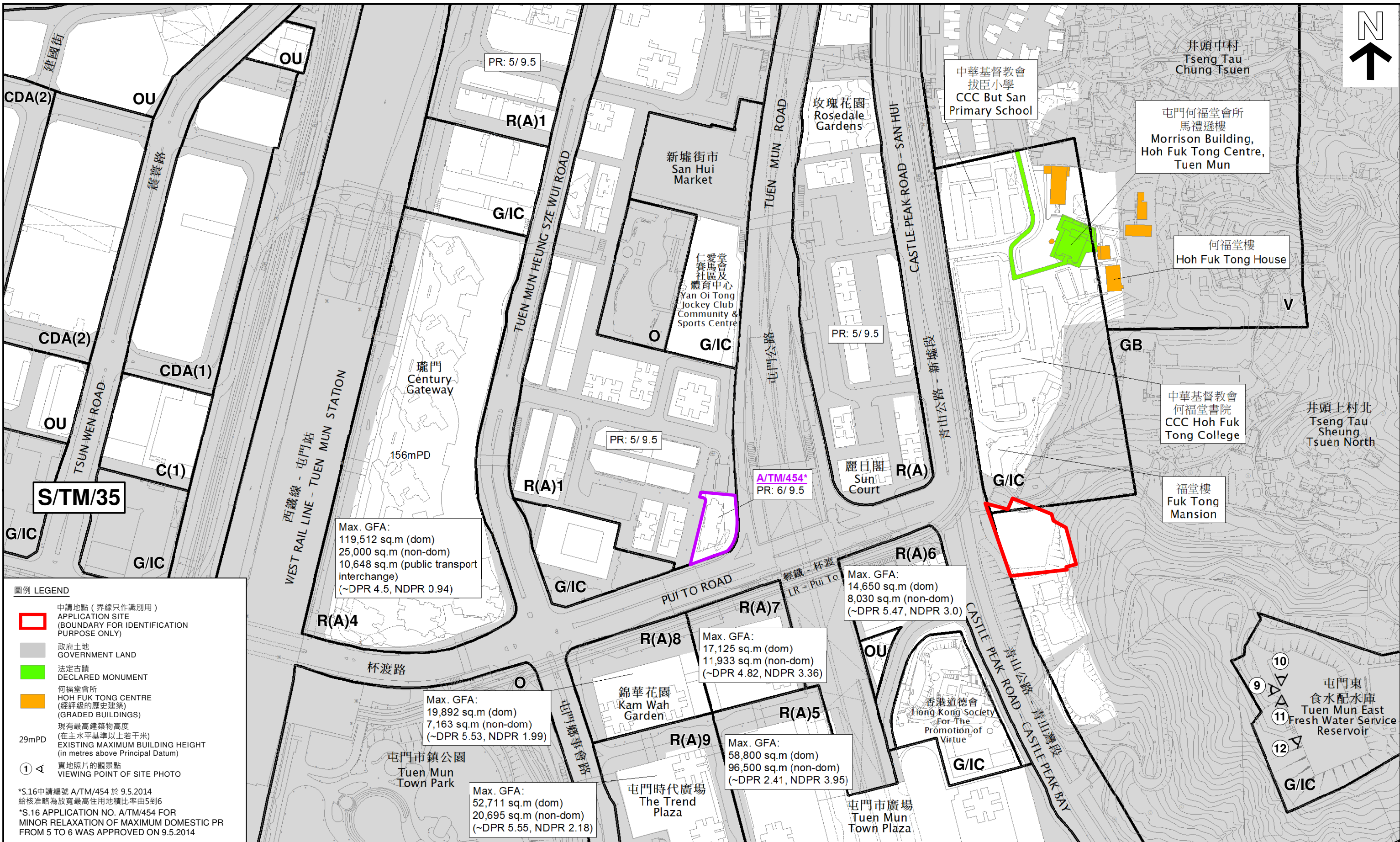
參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
FZ-2









圖例 LEGEND

- 申請地點 (界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)
- 政府土地  
GOVERNMENT LAND
- 法定古蹟  
DECLARED MONUMENT
- 何福堂會所  
HOH FUK TONG CENTRE  
(經評級的歷史建築)  
(GRADED BUILDINGS)
- 現有最高建築物高度  
(在主水平基準以上若干米)  
EXISTING MAXIMUM BUILDING HEIGHT  
(in metres above Principal Datum)
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

\*S.16申請編號 A/TM/454 於 9.5.2014  
給核准略為放寬最高住用地積比率由5到6  
\*S.16 APPLICATION NO. A/TM/454 FOR  
MINOR RELAXATION OF MAXIMUM DOMESTIC PR  
FROM 5 TO 6 WAS APPROVED ON 9.5.2014

平面圖 SITE PLAN

把申請地點由「綠化地帶」、「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)27」地帶  
新界屯門青山公路 - 青山灣段436號

TO REZONE THE APPLICATION SITE FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY"  
AND AN AREA SHOWN AS 'ROAD' TO 'RESIDENTIAL (GROUP A)27'  
NO. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY, TUEN MUN, NEW TERRITORIES

SCALE 1:2 500 比例尺

米 METRES 50 0 50 100 150 200 250 米 METRES

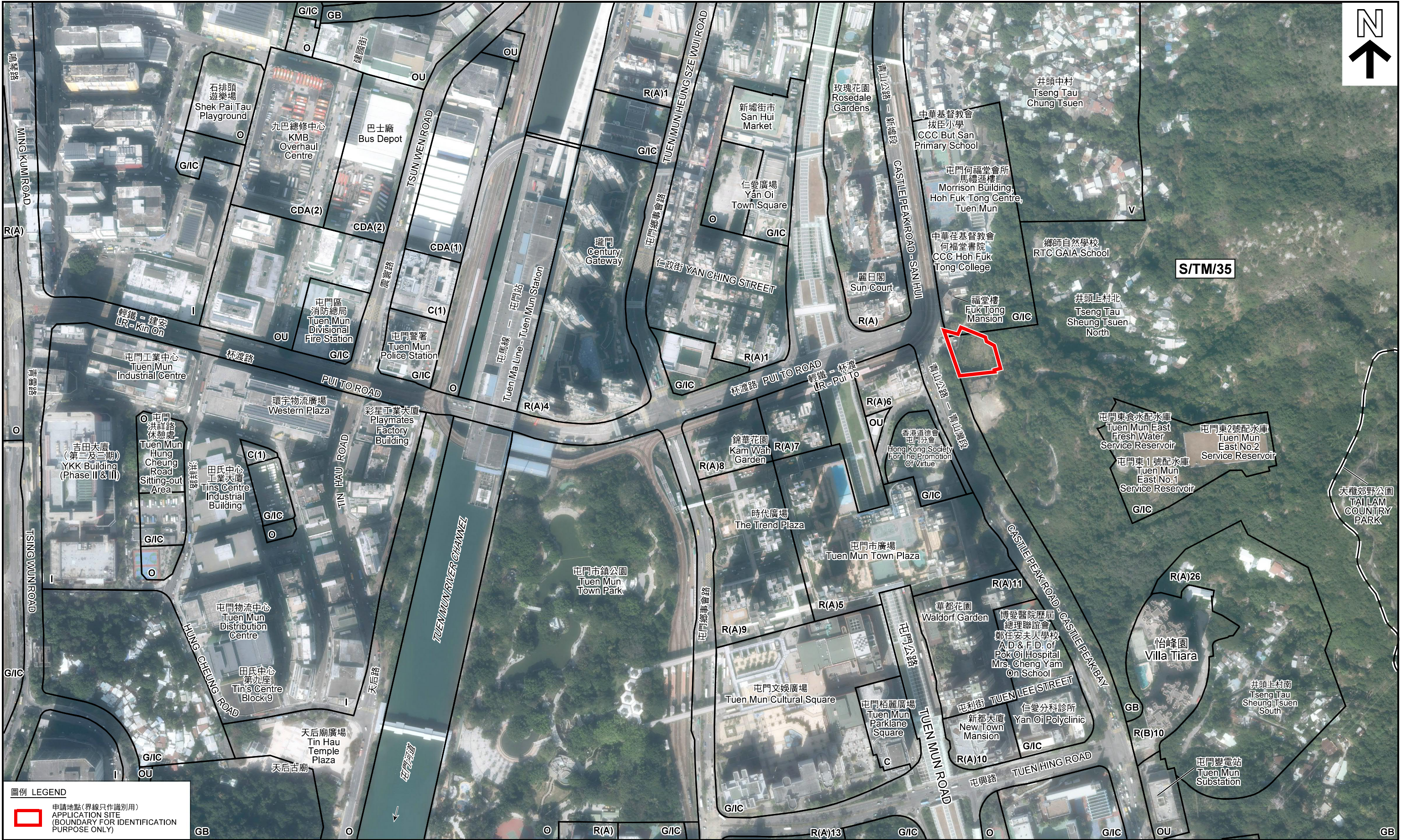
規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
Y/TM/20

圖 PLAN  
FZ-2b





本摘要圖於2022年3月14日擬備，所根據的資料為地政總署於2020年12月1日拍得的航攝照片編號 E109888C、E109889C、E109890C、E109891C、E109892C、E109893C 及 E109894C  
EXTRACT PLAN PREPARED ON 14.3.2022  
BASED ON AERIAL PHOTOS No. E109888C, E109889C, E109890C, E109891C, E109892C, E109893C & E109894C  
TAKEN ON 1.12.2020  
BY LANDS DEPARTMENT

**航攝照片 AERIAL PHOTO**  
把申請地點由「綠化地帶」、「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)27」地帶  
新界屯門青山公路 - 青山灣段436號  
TO REZONE THE APPLICATION SITE FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND AN AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP A)27"  
NO. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY, TUEN MUN, NEW TERRITORIES

**規劃署**  
**PLANNING DEPARTMENT**

參考編號 REFERENCE No.  
Y/TM/20

圖 PLAN  
FZ-3





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

### 實地照片 SITE PHOTO

把申請地點由「綠化地帶」、「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)27」地帶  
新界屯門青山公路 - 青山灣段436號  
TO REZONE THE APPLICATION SITE FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)27" NO. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY, TUEN MUN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
FZ-4a

本圖於2022年3月16日擬備，所根據的資料為攝於2022年3月16日的實地照片  
PLAN PREPARED ON 16.3.2022  
BASED ON SITE PHOTOS  
TAKEN ON 16.3.2022





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

### 實地照片 SITE PHOTO

把申請地點由「綠化地帶」、「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)27」地帶  
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TO REZONE THE APPLICATION SITE FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)27" NO. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY, TUEN MUN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
FZ-4b

本圖於2022年3月16日擬備，所根據的資料為攝於2022年3月16日的實地照片  
PLAN PREPARED ON 16.3.2022  
BASED ON SITE PHOTOS  
TAKEN ON 16.3.2022





### 實地照片 SITE PHOTO

把申請地點由「綠化地帶」、「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)27」地帶  
新界屯門青山公路 - 青山灣段436號

TO REZONE THE APPLICATION SITE FROM "GREEN BELT",  
"GOVERNMENT, INSTITUTION OR COMMUNITY" AND  
AN AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP A)27"  
NO. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY,  
TUEN MUN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
FZ-4c

本圖於2022年3月16日擬備，所根據的  
資料為攝於2022年3月16日的實地照片  
PLAN PREPARED ON 16.3.2022  
BASED ON SITE PHOTOS  
TAKEN ON 16.3.2022





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

### 實地照片 SITE PHOTO

把申請地點由「綠化地帶」、「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)27」地帶  
新界屯門青山公路 - 青山灣段436號  
TO REZONE THE APPLICATION SITE FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)27" NO. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY, TUEN MUN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



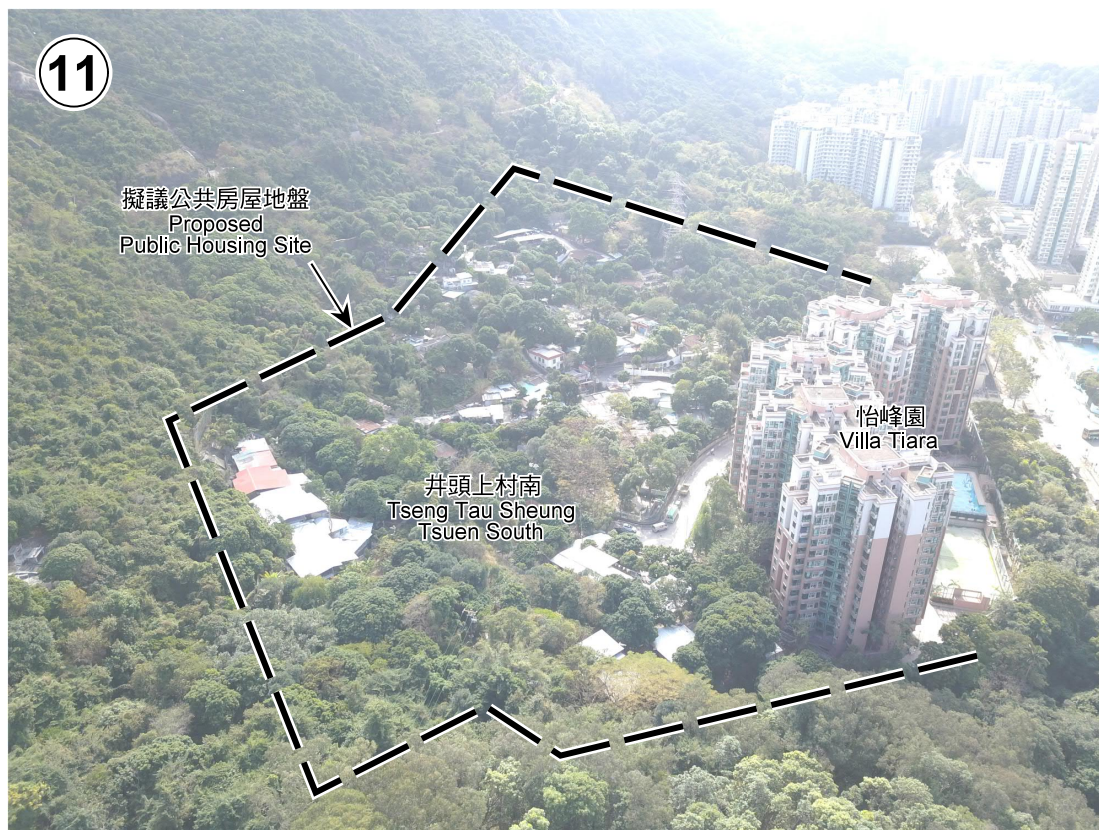
參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
FZ-4d

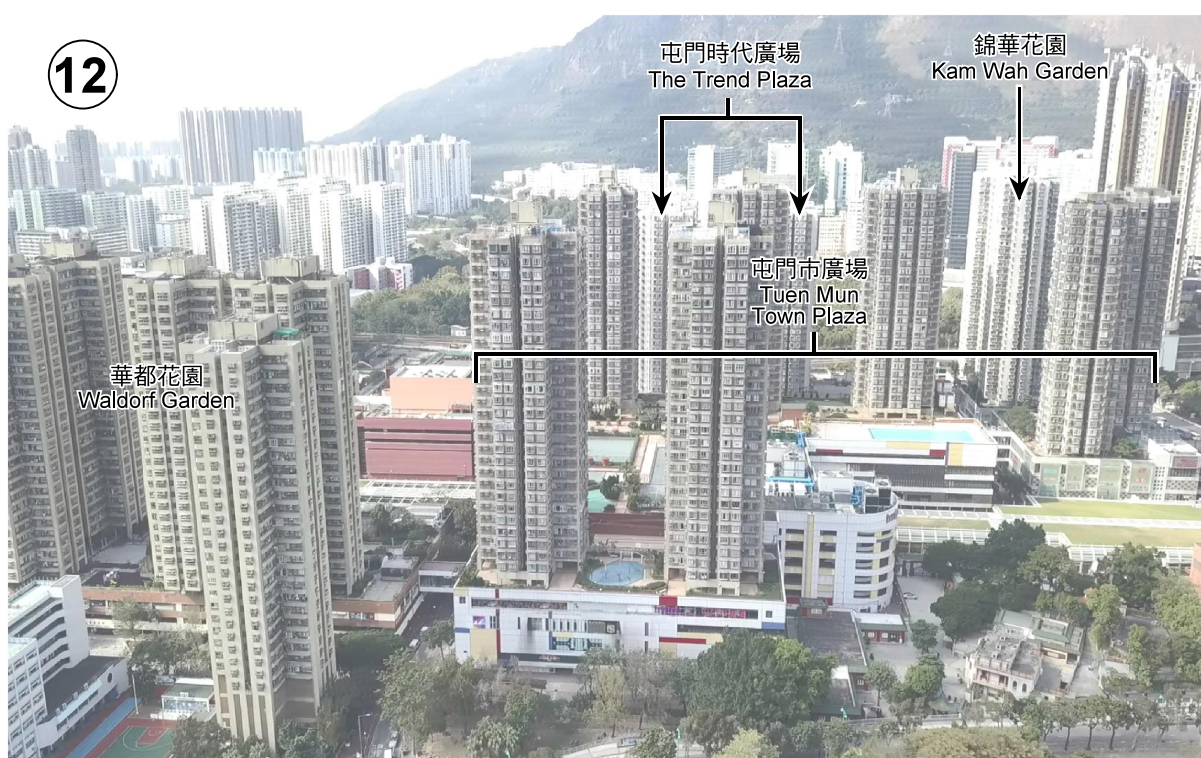
本圖於2022年3月16日擬備，所根據的資料為攝於2020年1月6日的實地照片  
PLAN PREPARED ON 16.3.2022  
BASED ON SITE PHOTOS  
TAKEN ON 6.1.2020



11



12



# 實地照片 SITE PHOTO

把申請地點由「綠化地帶」、「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)27」地帶  
新界屯門青山公路 - 青山灣段436號

TO REZONE THE APPLICATION SITE FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND AN AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP A)27" NO. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY, TUEN MUN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
FZ-4e

本圖於2022年3月16日擬備，所根據的資料為攝於2020年1月6日的實地照片  
PLAN PREPARED ON 16.3.2022  
BASED ON SITE PHOTOS  
TAKEN ON 6.1.2020