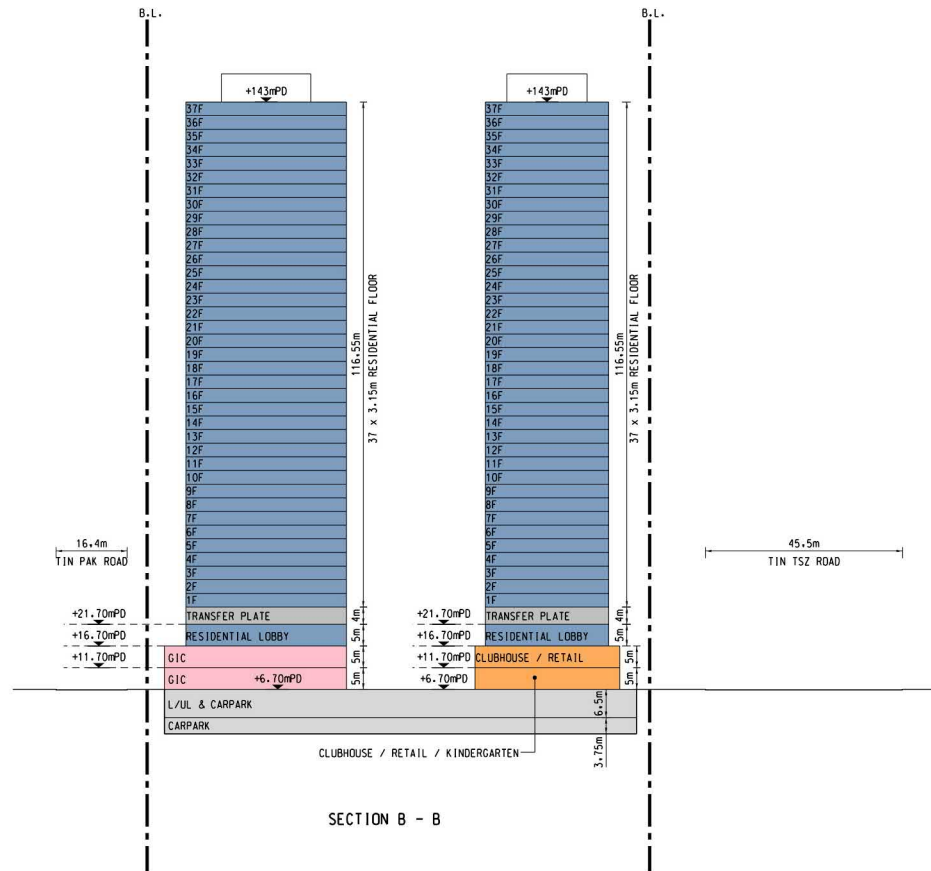


1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METERS ABOVE HONG KONG PRINCIPAL DATUM.
3. THE PROPOSED BUILDING LAYOUT IS FOR INDICATIVE PURPOSE AT EFS STAGE ONLY WHICH IS SUBJECT TO FURTHER DEVELOPMENT IN SUBSEQUENT STAGES.

Appendix A



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  
项目

**CLIENT**

CONSULTANT  
工程顾问公司

**SUB-CONSULTANTS**  
安洲工程顧問公司

ISSUE/REVISION

STATUS  
76/2

## KEY PLAN

PROJECT NO. \_\_\_\_\_ AGREEMENT NO. \_\_\_\_\_

60667362 CE 23/2020

**SHEET TITLE**  
R005 22-18

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

**SHEET NUMBER**

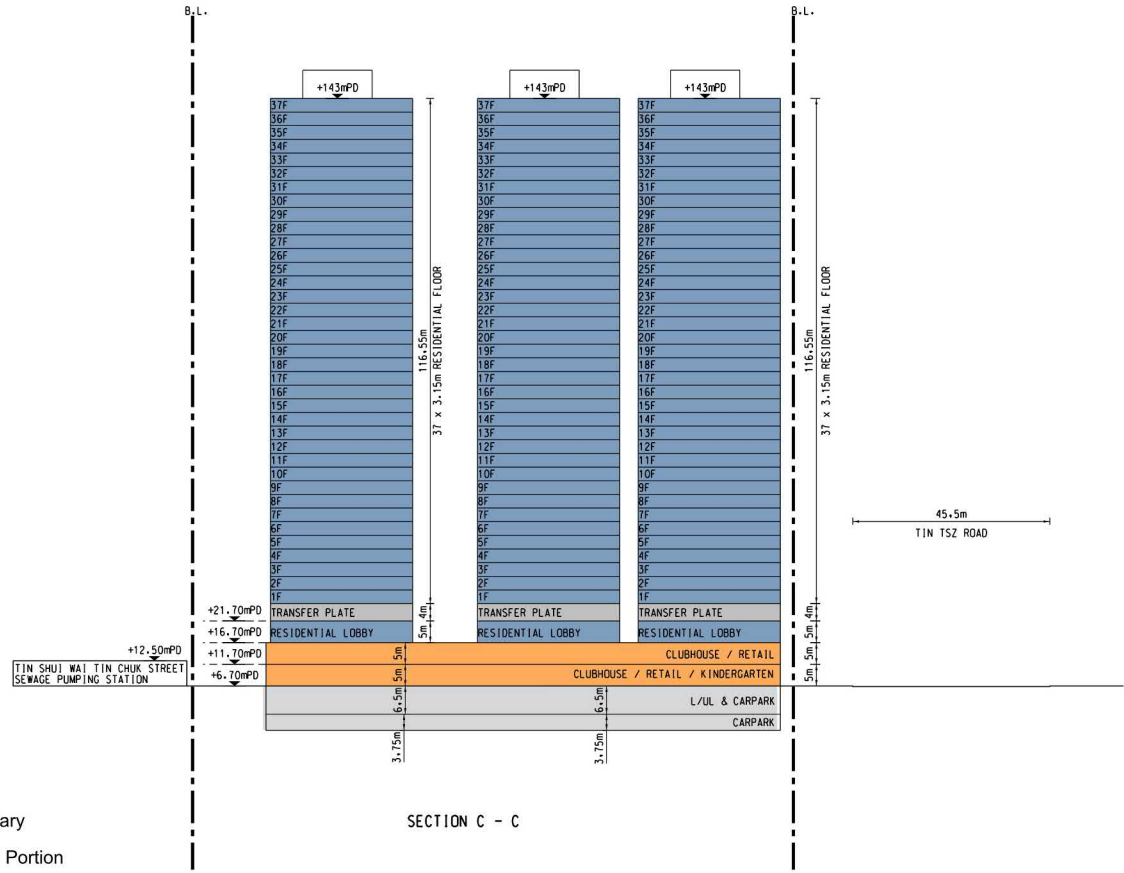
Appendix A

繪圖 DRAWING  
H-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:

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.

AECOM

PROJECT

ENGINEERING  
FEASIBILITY STUDY  
FOR DEVELOPMENTS IN  
TIN SHUI WAI AREA 14

CLIENT

土木工程拓展署  
Civil Engineering and  
Development Department

CONSULTANT

AECOM Asia Company Ltd.  
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK
1/1	11/11	11/11	11/11

STATUS

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.  
R/S/TSW/17

繪圖 DRAWING  
H-2c





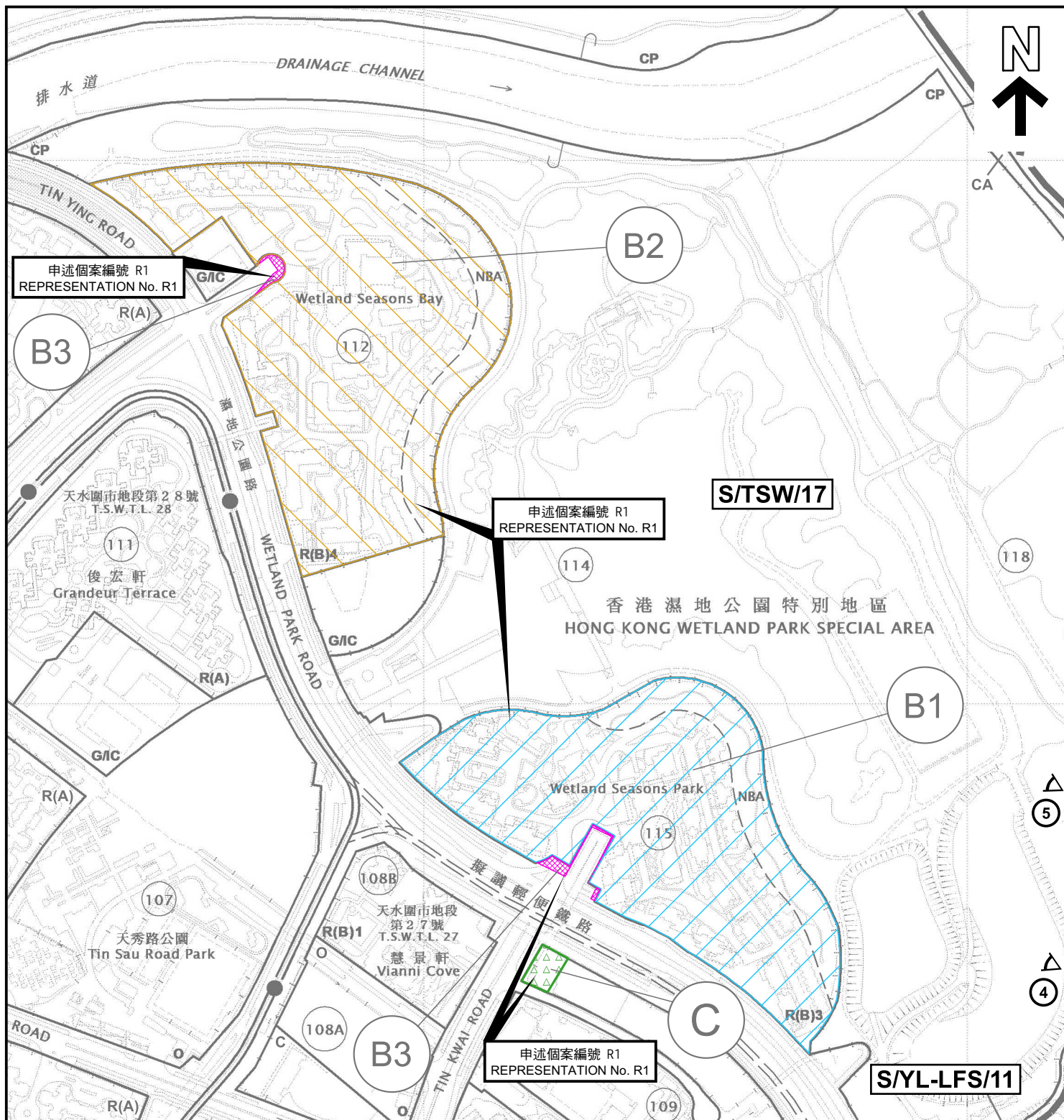
參考編號  
REFERENCE No.  
R/S/TSW/17

繪圖 DRAWING  
H-3









#### 圖例 LEGEND

修訂項目：  
AMENDMENT ITEMS：

- B1**  由「綜合發展區」地帶改劃為「住宅（乙類）3」地帶  
REZONING 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  
REZONING 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  
REZONING 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  
REZONING FROM "OTHER SPECIFIED USES" ANNOTATED "TELEPHONE  
EXCHANGE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

#### 申述地點位置圖 LOCATION PLAN OF REPRESENTATION SITES

就天水圍分區計劃大綱草圖編號S/TSW/17  
提出的申述個案編號R1作出考慮  
CONSIDERATION OF REPRESENTATION No. R1  
TO THE DRAFT TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/17

SCALE 1 : 5 000 比例尺  
100 0 100 200 METRES

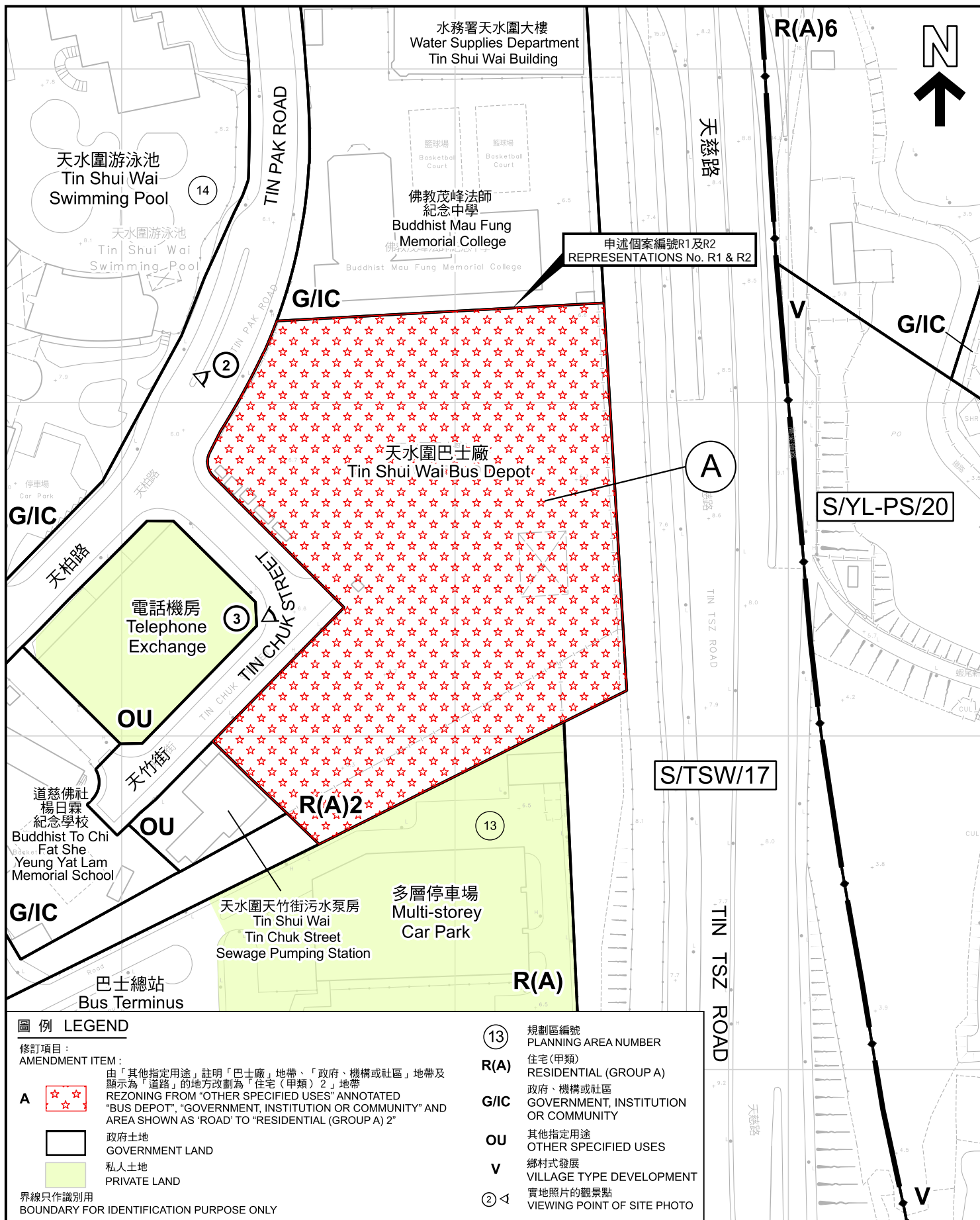
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TSW/17

圖 PLAN  
H-1b

本摘要圖於2024年7月8日擬備，  
所根據的資料為於2024年4月12日  
展示的分區計劃大綱圖編號S/TSW/17  
EXTRACT PLAN PREPARED ON 8.7.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/TSW/17 EXHIBITED ON 12.4.2024



#### 圖例 LEGEND

修訂項目：  
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  
REZONING 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

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

13

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

2

實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

#### 平面圖 SITE PLAN

本摘要圖於2024年7月18日擬備，所根據的資料為測量圖編號 6-NW-3D  
EXTRACT PLAN PREPARED ON 18.7.2024 BASED ON SURVEY SHEET No. 6-NW-3D

就天水圍分區計劃大綱草圖編號S/TSW/17  
提出的申述個案編號R1及R2作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 & R2  
TO THE DRAFT TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/17

SCALE 1:1 500 比例尺  
米 25 0 25 50 米  
METRES

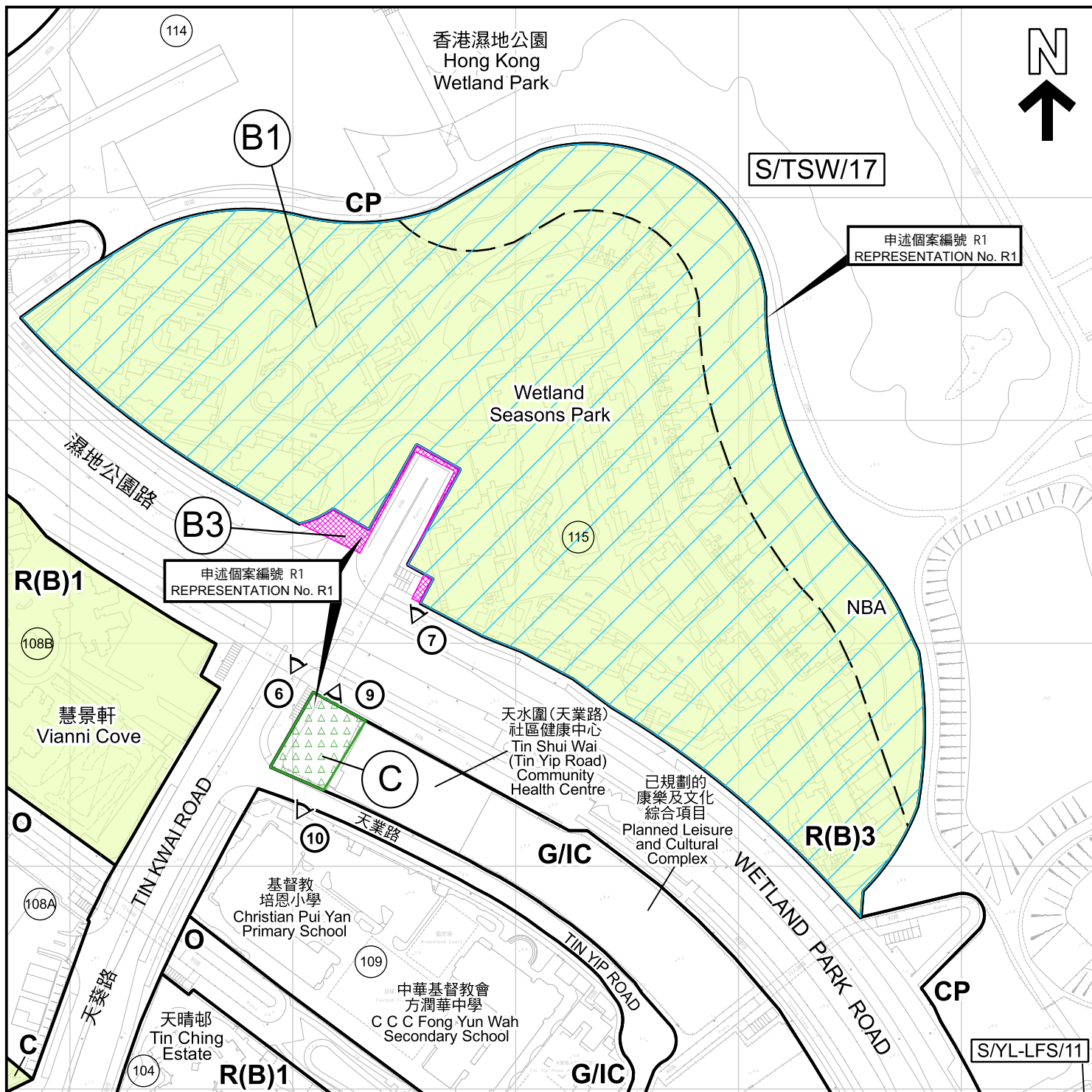
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TSW/17

圖 PLAN  
H-2a





### 圖例 LEGEND

#### 修訂項目:

#### AMENDMENT ITEMS:

- B1** 由「綜合發展區」地帶改劃為「住宅(乙類)3」地帶  
REZONING 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  
REZONING 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  
REZONING FROM "OTHER SPECIFIED USES" ANNOTATED "TELEPHONE EXCHANGE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- NBA** 非建築用地  
NON-BUILDING AREA

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

政府土地  
GOVERNMENT LAND

私人土地  
PRIVATE LAND

115 規劃區編號  
PLANNING AREA NUMBER

**R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)

**G/IC** 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

6 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

### 平面圖 SITE PLAN

本摘要圖於2024年8月7日擬備，所根據的資料為測量圖編號 6-NW-3D  
EXTRACT PLAN PREPARED ON 7.8.2024 BASED ON SURVEY SHEET No. 6-NW-3D

就天水圍分區計劃大綱草圖編號S/TSW/17  
提出的申述個案編號R1作出考慮  
CONSIDERATION OF REPRESENTATION No. R1  
TO THE DRAFT TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/17

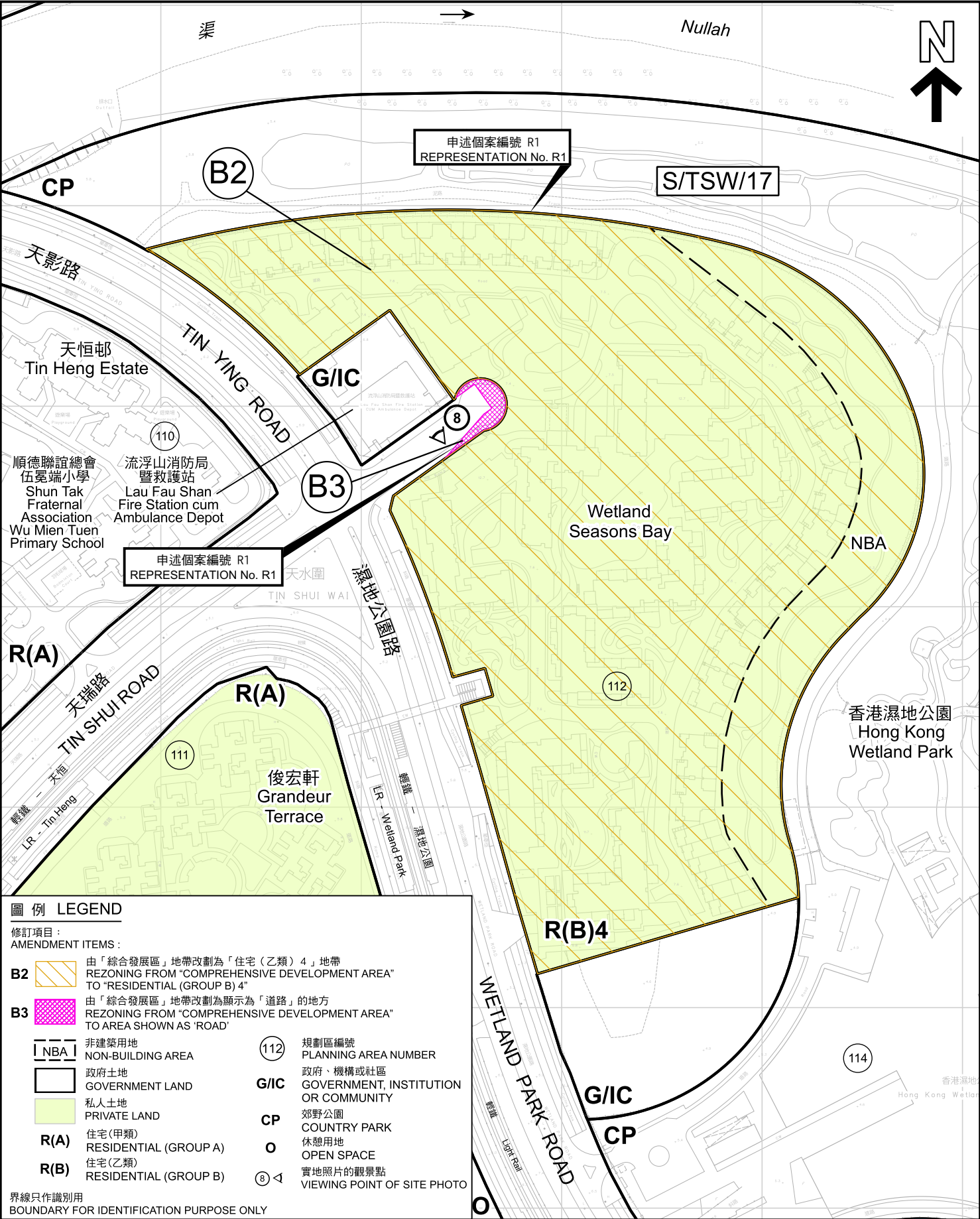
SCALE 1 : 2 500 比例尺  
米 50 0 50 100 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TSW/17

圖 PLAN  
H-2b



圖例 LEGEND

修訂項目:

AMENDMENT ITEMS:

**B2** 由「綜合發展區」地帶改劃為「住宅(乙類)4」地帶  
REZONING 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  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" TO AREA SHOWN AS "ROAD"

**NBA** 非建築用地  
NON-BUILDING AREA

**政府土地**  
GOVERNMENT LAND

**私人土地**  
PRIVATE LAND

**R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)

**R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)

**112** 規劃區編號  
PLANNING AREA NUMBER

**G/I/C** 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

**8** 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

本摘要圖於2024年7月15日擬備，所根據的資料為測量圖編號 2-SW-23A 及 23C  
EXTRACT PLAN PREPARED ON 15.7.2024 BASED ON SURVEY SHEETS No. 2-SW-23A & 23C

就天水圍分區計劃大綱草圖編號S/TSW/17 提出的申述個案編號R1作出考慮  
CONSIDERATION OF REPRESENTATION No. R1 TO THE DRAFT TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/17

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.  
R/S/TSW/17


圖 PLAN  
H-2c





圖例 LEGEND

修訂項目：  
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  
REZONING 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  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年7月10日擬備，所根據的資料為地政總署於2023年2月24日拍得的航攝照片編號 E186980C  
EXTRACT PLAN PREPARED ON 10.7.2024 BASED ON AERIAL PHOTO No. E186980C TAKEN ON 24.2.2023 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就天水圍分區計劃大綱草圖編號S/TSW/17提出的申述個案編號R1及R2作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 & R2 TO THE DRAFT TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/17

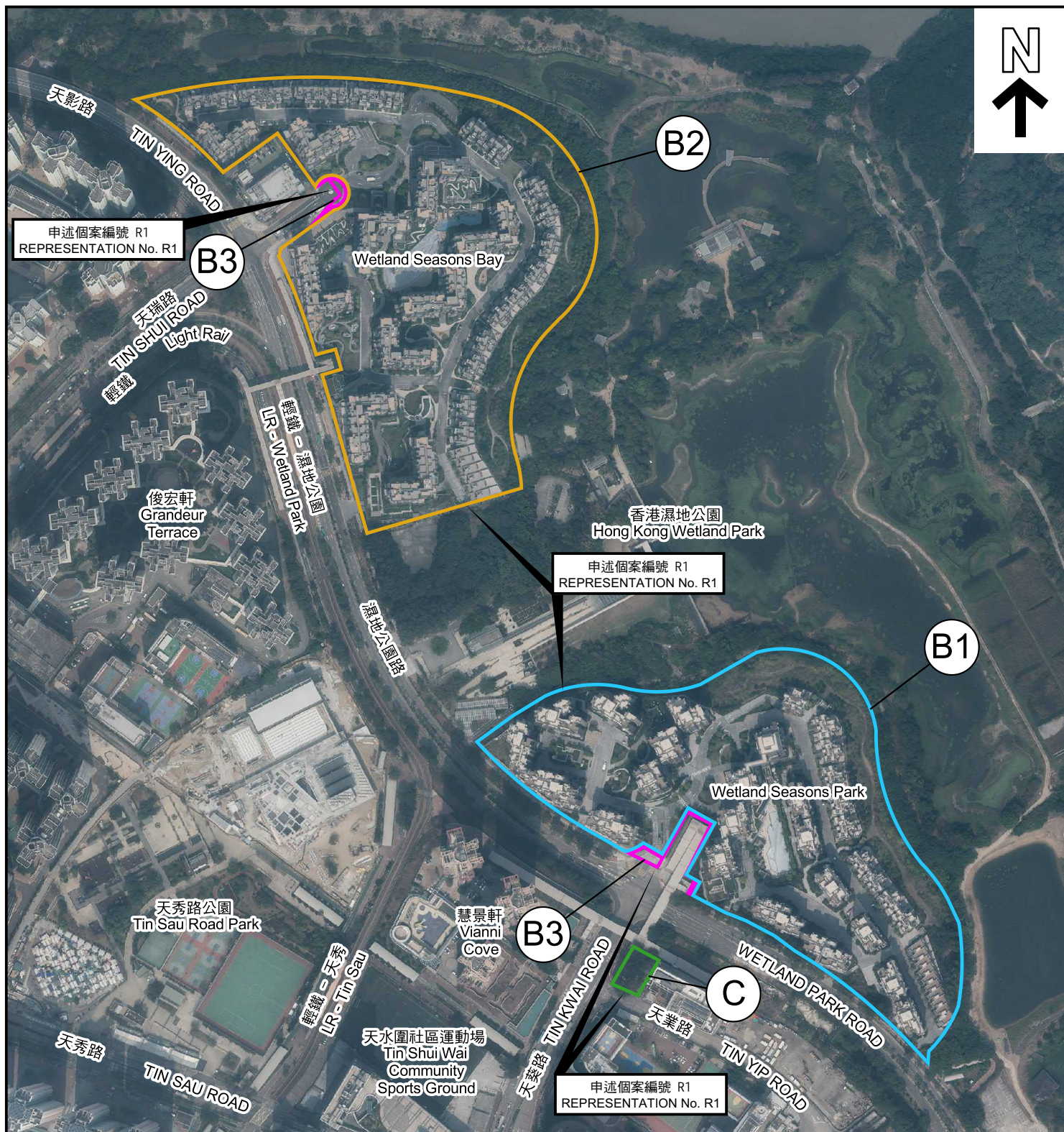
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TSW/17

圖 PLAN  
H-3a





# 圖例 LEGEND

修訂項目：

AMENDMENT ITEMS:

- B1**  由「綜合發展區」地帶改劃為「住宅(乙類)3」地帶  
REZONING 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  
REZONING 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  
REZONING 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  
REZONING FROM "OTHER SPECIFIED USES" ANNOTATED "TELEPHONE EXCHANGE" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年7月10日擬備，所根據的資料為地政總署於2023年2月24日拍得的航攝照片編號E186623C、E186624C、E186625C、E187021C、E187022C及E187023C  
EXTRACT PLAN PREPARED ON 10.7.2024 BASED ON AERIAL PHOTOS No. E186623C, E186624C, E186625C, E187021C, E187022C & E187023C TAKEN ON 24.2.2023  
BY LANDS DEPARTMENT

## 航攝照片 AERIAL PHOTO

就天水圍分區計劃大綱草圖編號S/TSW/17提出的申述個案編號R1作出考慮  
CONSIDERATION OF REPRESENTATION No. R1 TO THE DRAFT TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/17

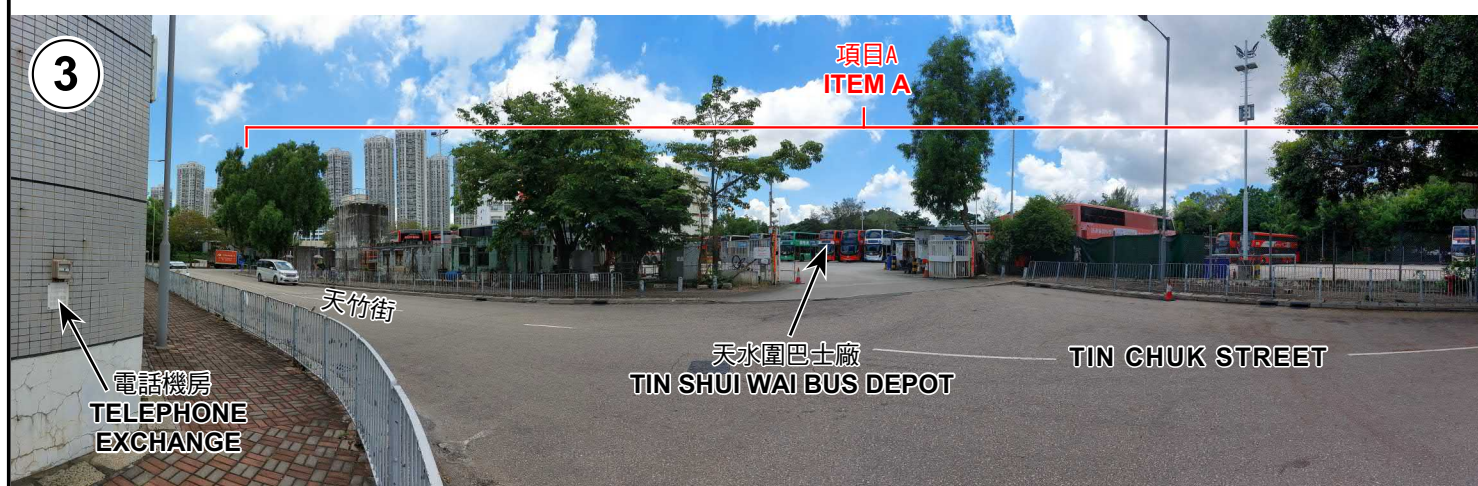
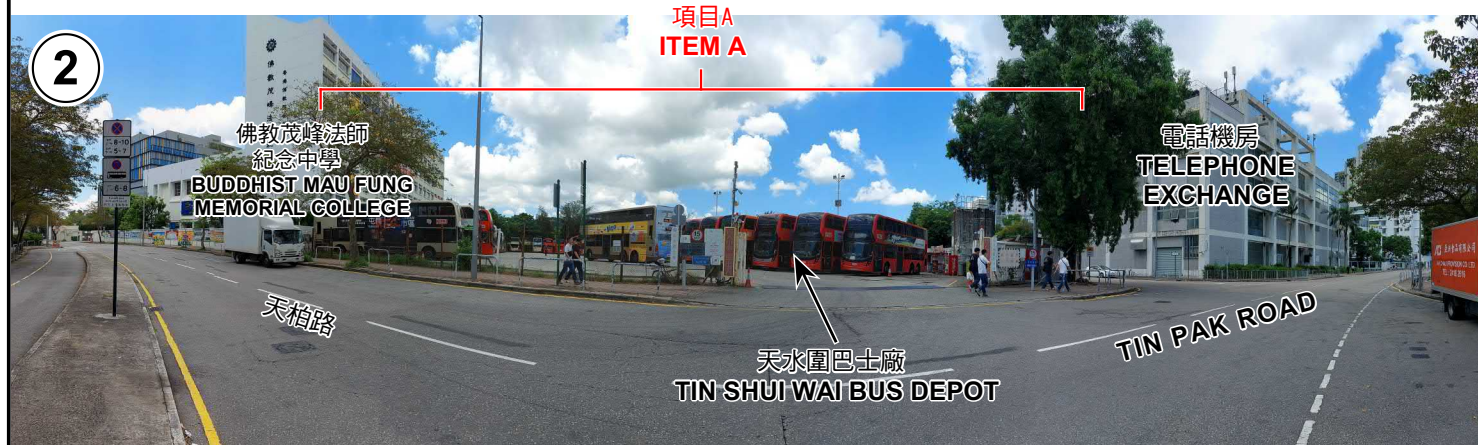
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TSW/17

圖 PLAN  
H-3b





界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 實地照片 SITE PHOTOS

本圖於2024年7月17日擬備，所根據的資料為攝於2024年7月9日的實地照片  
PLAN PREPARED ON 17.7.2024  
BASED ON SITE PHOTOS  
TAKEN ON 9.7.2024

就天水圍分區計劃大綱草圖編號S/TSW/17  
提出的申述個案編號R1及R2作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 & R2  
TO THE DRAFT TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/17

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TSW/17

圖 PLAN  
H-4a



4

天水圍(天業路)  
社區健康中心  
TIN SHUI WAI  
(TIN YIP ROAD)  
COMMUNITY  
HEALTH  
CENTRE

慧景軒  
VIANNI  
COVE

項目B1  
ITEM B1

俊宏軒  
GRANDEUR  
TERRACE

天恒邨  
TIN HENG  
ESTATE

項目B2  
ITEM B2

WETLAND  
SEASONS BAY

WETLAND SEASONS PARK

香港濕地公園  
HONG KONG  
WETLAND PARK

5

俊宏軒  
GRANDEUR  
TERRACE

天恒邨  
TIN HENG  
ESTATE

項目B2  
ITEM B2

WETLAND SEASONS BAY

香港濕地公園  
HONG KONG  
WETLAND PARK

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 實地照片 SITE PHOTOS

本圖於2024年7月15日擬備，所根據的  
資料為攝於2024年7月9日的實地照片  
PLAN PREPARED ON 15.7.2024  
BASED ON SITE PHOTOS  
TAKEN ON 9.7.2024

就天水圍分區計劃大綱草圖編號S/TSW/17  
提出的申述個案編號R1作出考慮  
CONSIDERATION OF REPRESENTATION No. R1  
TO THE DRAFT TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/17

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TSW/17

圖 PLAN  
H-4b



項目B1  
ITEM B1



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2024年7月15日擬備，所根據的資料為攝於2024年7月9日的實地照片  
PLAN PREPARED ON 15.7.2024  
BASED ON SITE PHOTOS  
TAKEN ON 9.7.2024

就天水圍分區計劃大綱草圖編號S/TSW/17  
提出的申述個案編號R1作出考慮  
CONSIDERATION OF REPRESENTATION No. R1  
TO THE DRAFT TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TSW/17

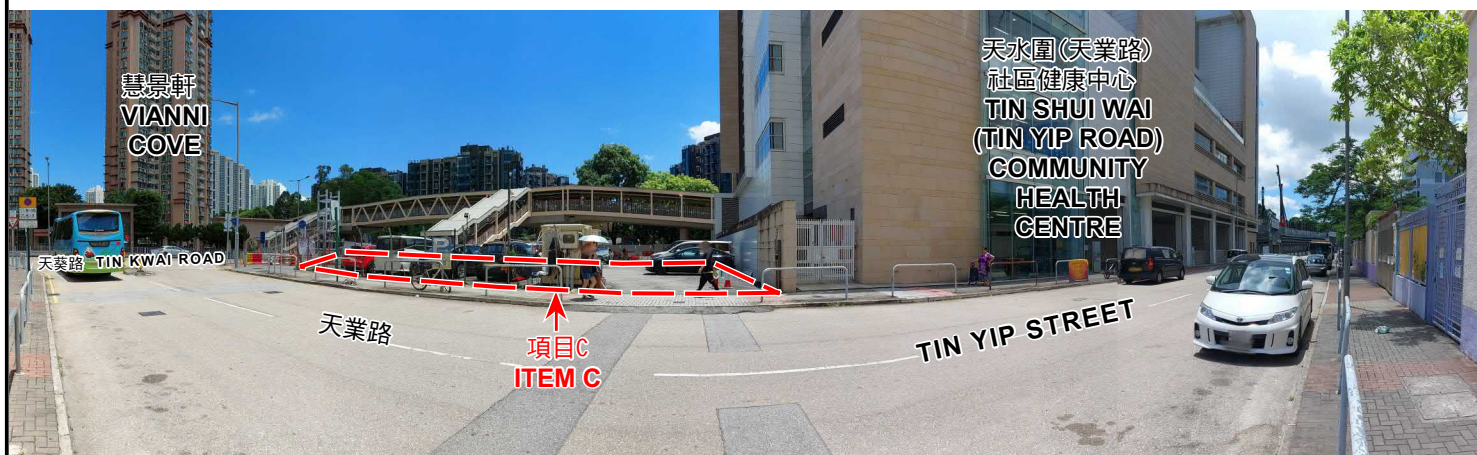
圖 PLAN  
H-4c



9



10



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 實地照片 SITE PHOTOS

本圖於2024年7月19日擬備，所根據的資料為攝於2024年7月9日的實地照片  
PLAN PREPARED ON 19.7.2024  
BASED ON SITE PHOTOS  
TAKEN ON 9.7.2024

就天水圍分區計劃大綱草圖編號S/TSW/17  
提出的申述個案編號R1作出考慮  
CONSIDERATION OF REPRESENTATION No. R1  
TO THE DRAFT TIN SHUI WAI OUTLINE ZONING PLAN No. S/TSW/17

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TSW/17

圖 PLAN  
H-4d