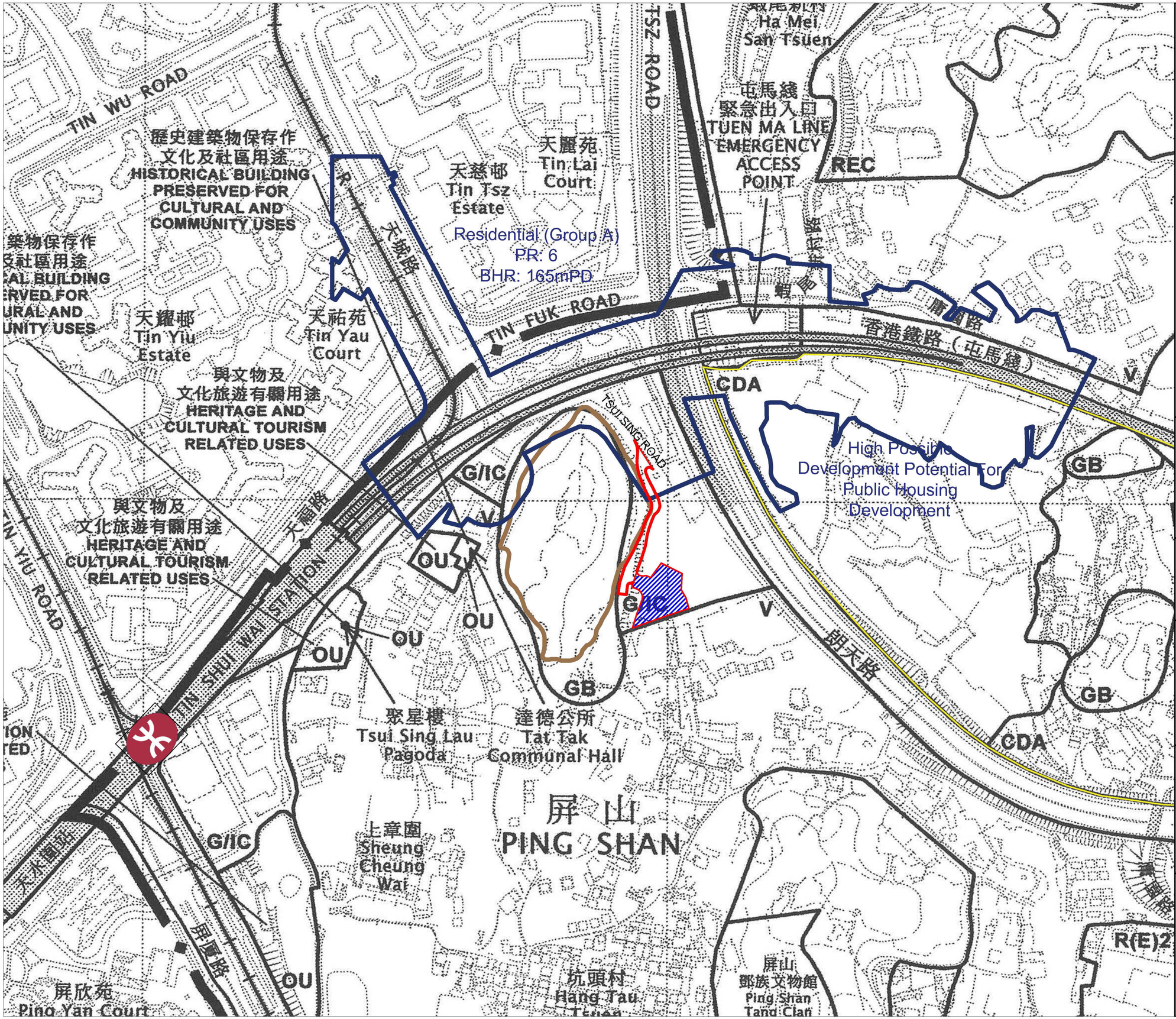


N

LEGEND

- Development Site
- Application Site
- MTR Railway Protection Area
- Permitted Burial Ground Boundary

SCALE: 1:5000 @A4

PROJECT

Proposed Composite Social Welfare Facility (RCHE) and Residential Institution (Senior Hostel) Development

APPLICANT

Joint Great Properties Limited

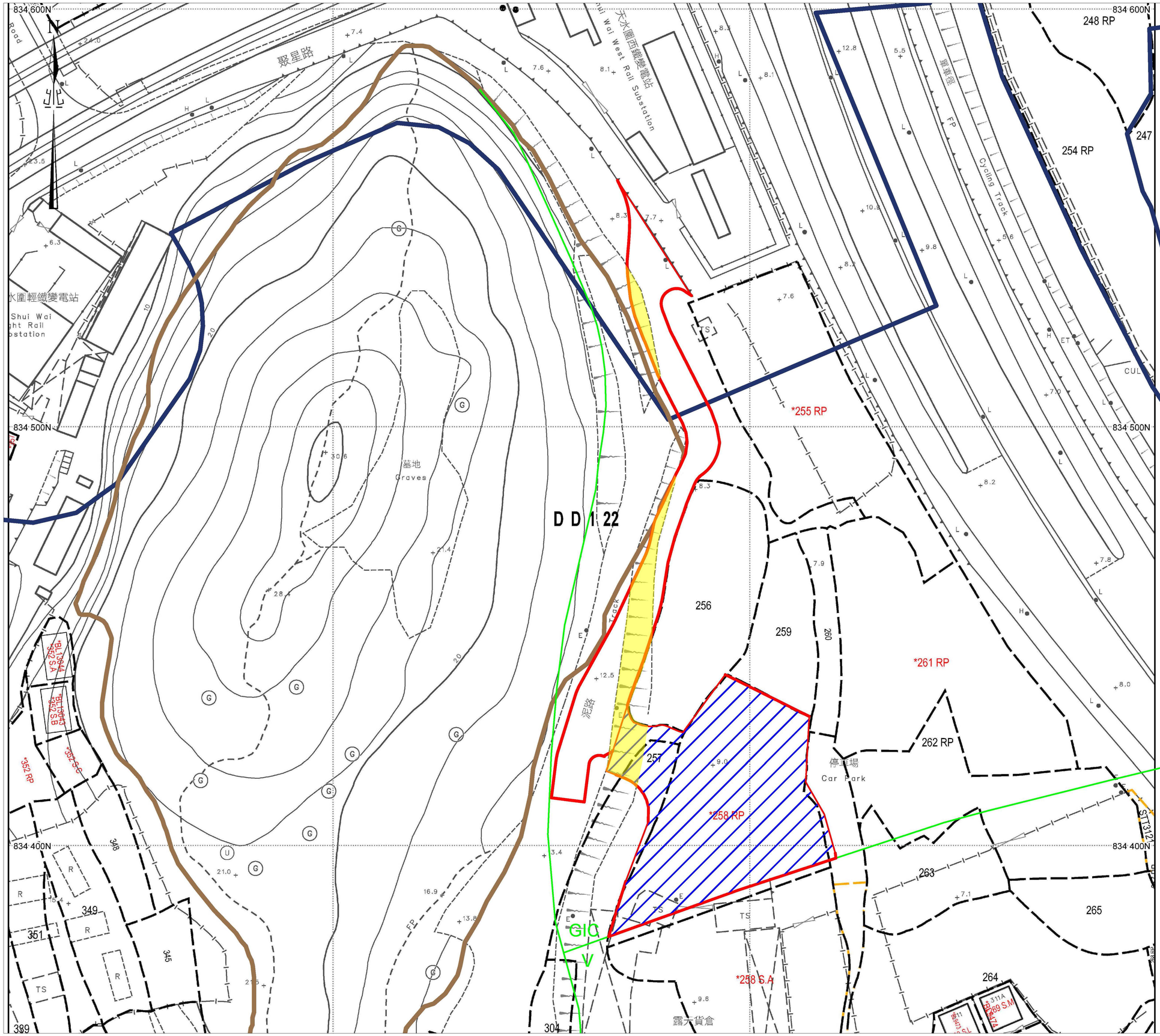
TOWN PLANNER

DeSPACE (International) Limited

ARCHITECT

MINOR 細 CREATIVE 作室

TITLE	FIGURE NO.
Location Plan	1



LEGEND

- Development Site
- Application Site
- MTR Railway Protection Area
- Permitted Burial Ground Boundary
- Zoning Boundary
- Slope Features

SCALE: 1:1000 @A4

PROJECT

Proposed Composite Social Welfare Facility (RCHE) and Residential Institution (Senior Hostel) Development

APPLICANT

Joint Great Properties Limited

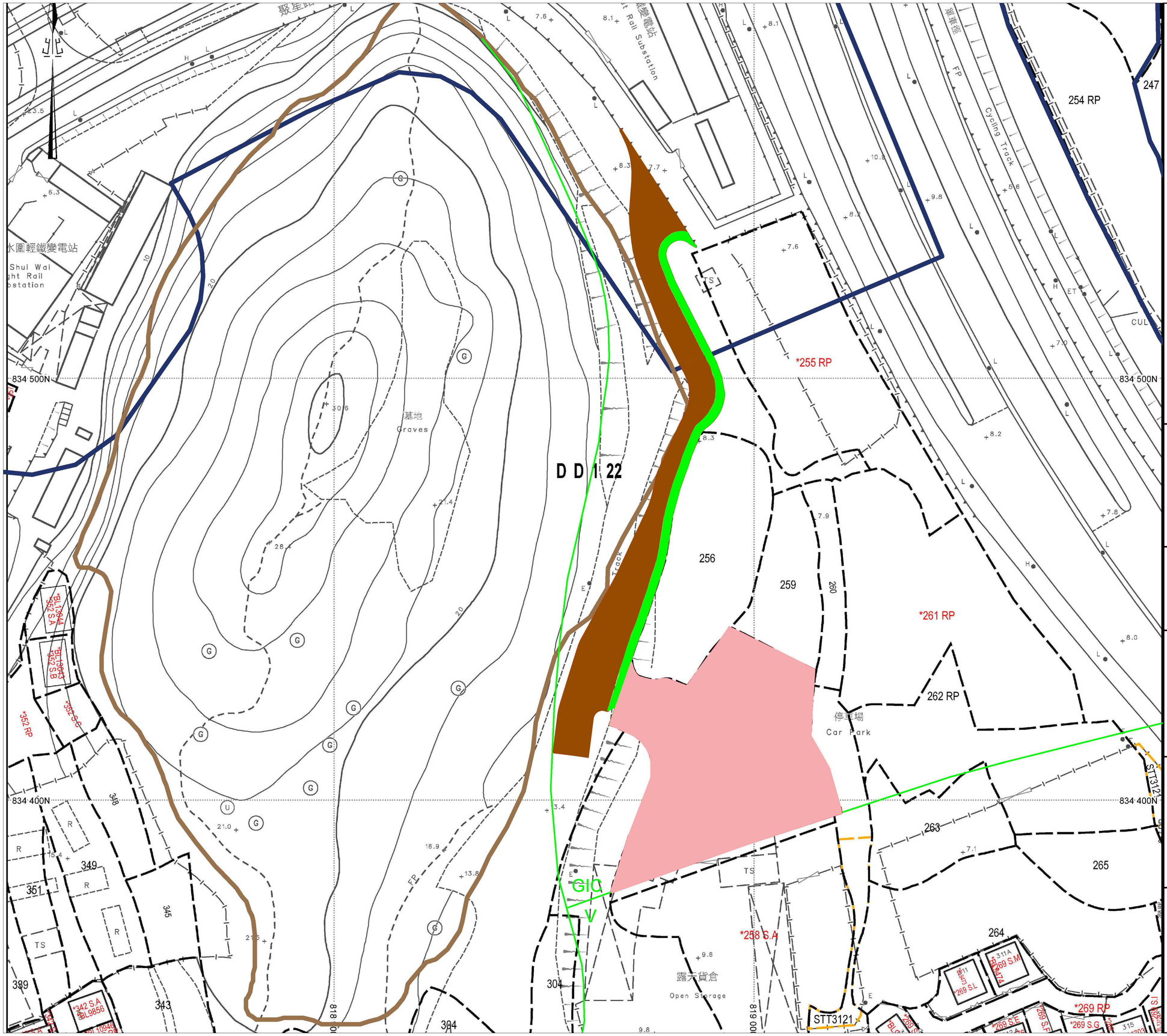
TOWN PLANNER

DeSPACE (International) Limited

ARCHITECT

MINOR 細 CREATIVE 作室

TITLE	FIGURE NO.
Site Plan	2



LEGEND

- Pink Area
- Green Area
- Brown Area
- MTR Railway Protection Area
- Permitted Burial Ground Boundary
- Zoning Boundary

SCALE: 1:1000 @A4

PROJECT

Proposed Composite Social Welfare Facility (RCHE) and Residential Institution (Senior Hostel) Development

APPLICANT

Joint Great Properties Limited

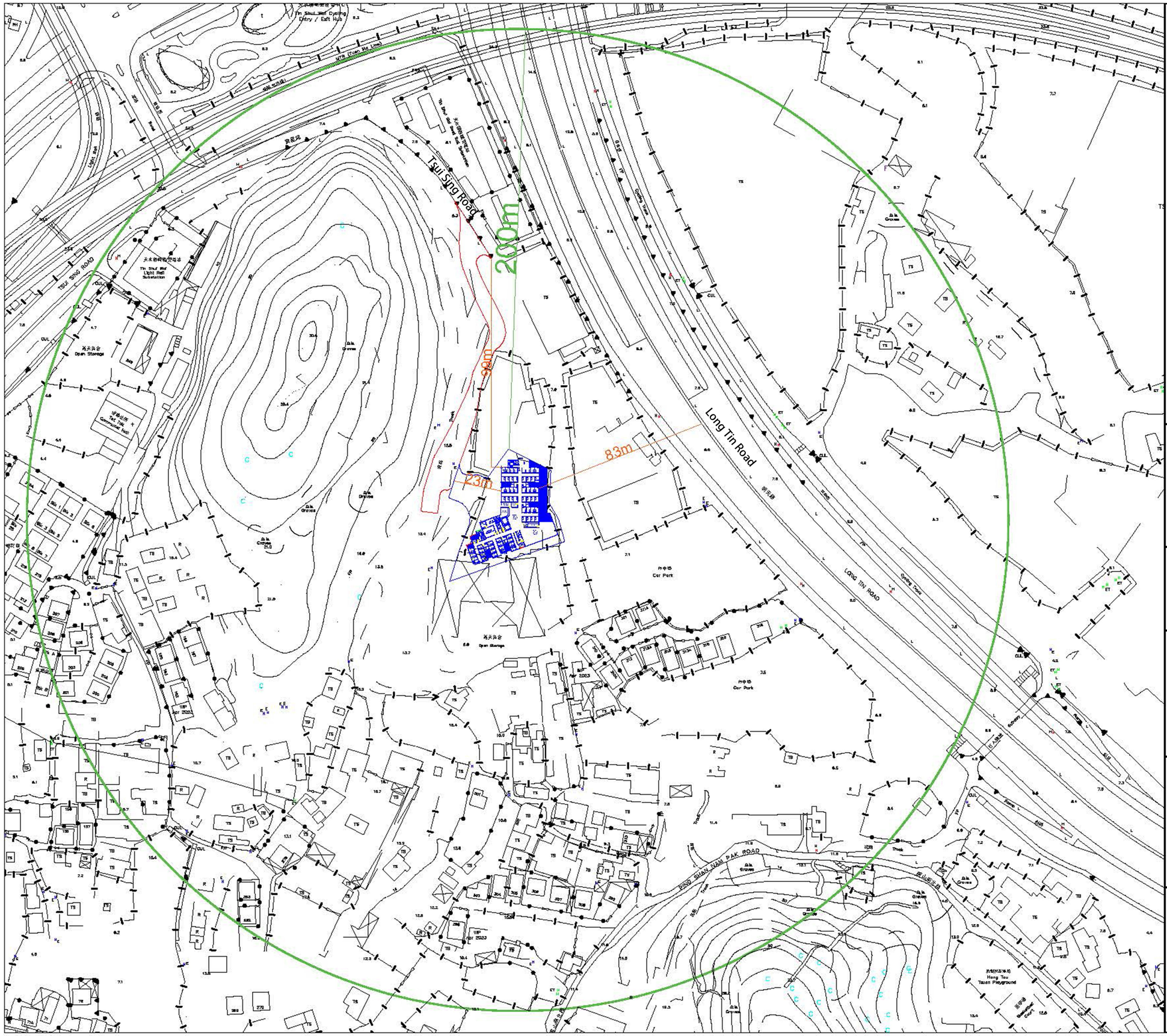
TOWN PLANNER

DeSPACE (International) Limited

ARCHITECT

MINOR 細 CREATIVE 作室

TITLE	FIGURE NO.
Proposed Regrant Plan	3



LEGEND

N

- Development Site
- Proposed New Vehicular Access
- 200m Study Area
- Buffer Distance

SCALE: 1:2500 @A4

PROJECT

Proposed Composite Social Welfare Facility (RCHE) and Residential Institution (Senior Hostel) Development

APPLICANT

Joint Great Properties Limited

TOWN PLANNER

DeSPACE (International) Limited

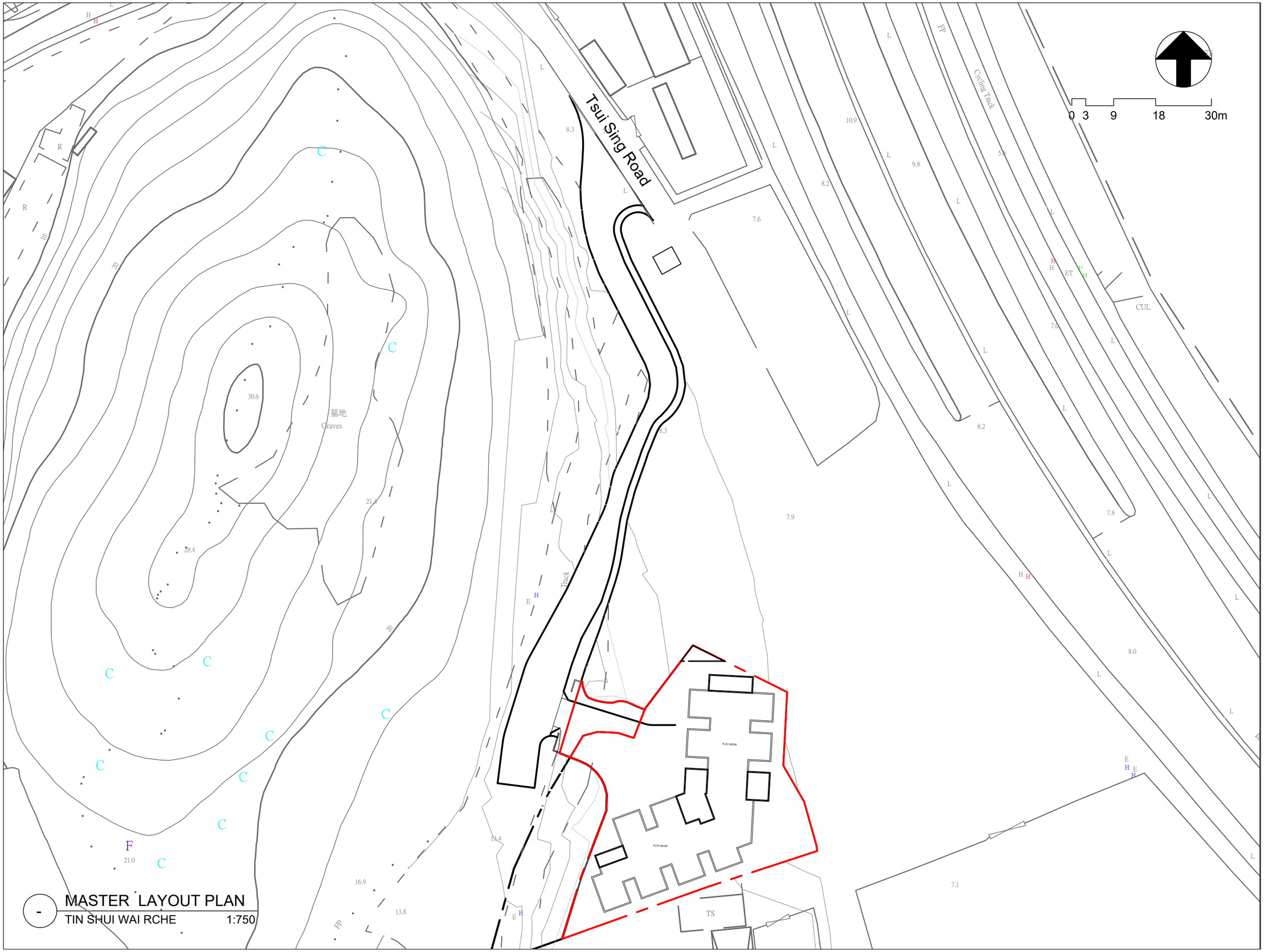
ARCHITECT

MINOR 細 CREATIVE 作室

TITLE	FIGURE NO.
200m Study Area and Buffer Distance to Nearby Roads	4

Appendix 2

Development Scheme



MASTER LAYOUT PLAN
TIN SHUI WAI RCHE 1:750

PROJECT NO.
項目編號： HK-A22001

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A	DESIGN	20220317
B	DESIGN	20220320
C	DESIGN	20220402
D	DESIGN	20220406
E	SUBMISSION	20221012
F	DESIGN	20230702
G	DESIGN	20230720
H	DESIGN	20230809
I	DESIGN	20230818

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PROJECT NAME
項目名稱：

PROPOSED COMPOSITE "SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY)" (RCHE) AND "RESIDENTIAL INSTITUTION" (SENIOR HOSTEL) DEVELOPMENT ON A SITE CURRENTLY ZONED AS "GOVERNMENT, INSTITUTIONAL OR COMMUNITY" (G/IC) IN LOT NOS. 257 (PART), 258 RP (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 122, PING SHAN, YUEN LONG

DRAWING TITLE
圖紙名稱：

MASTER LAYOUT PLAN

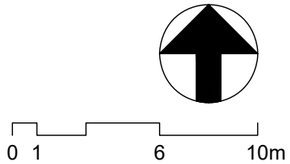
DESIGN IN CHARGE
設計負責人：
KL

DWG NO.
圖紙編號：
P-000

SCALE
比例： 1:750@A3

DATE
日期： 20230818

GFA of CARPARK = 1468.5sq.m.



B/F LAYOUT PLAN

TIN SHUI WAI RCHE 1:250

PROJECT NO. 項目編號： HK-A22001

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I	DESIGN	20230818

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DRAWING TITLE 圖紙名稱：

B/F LAYOUT PLAN

DESIGN IN CHARGE 設計負責人：

KL

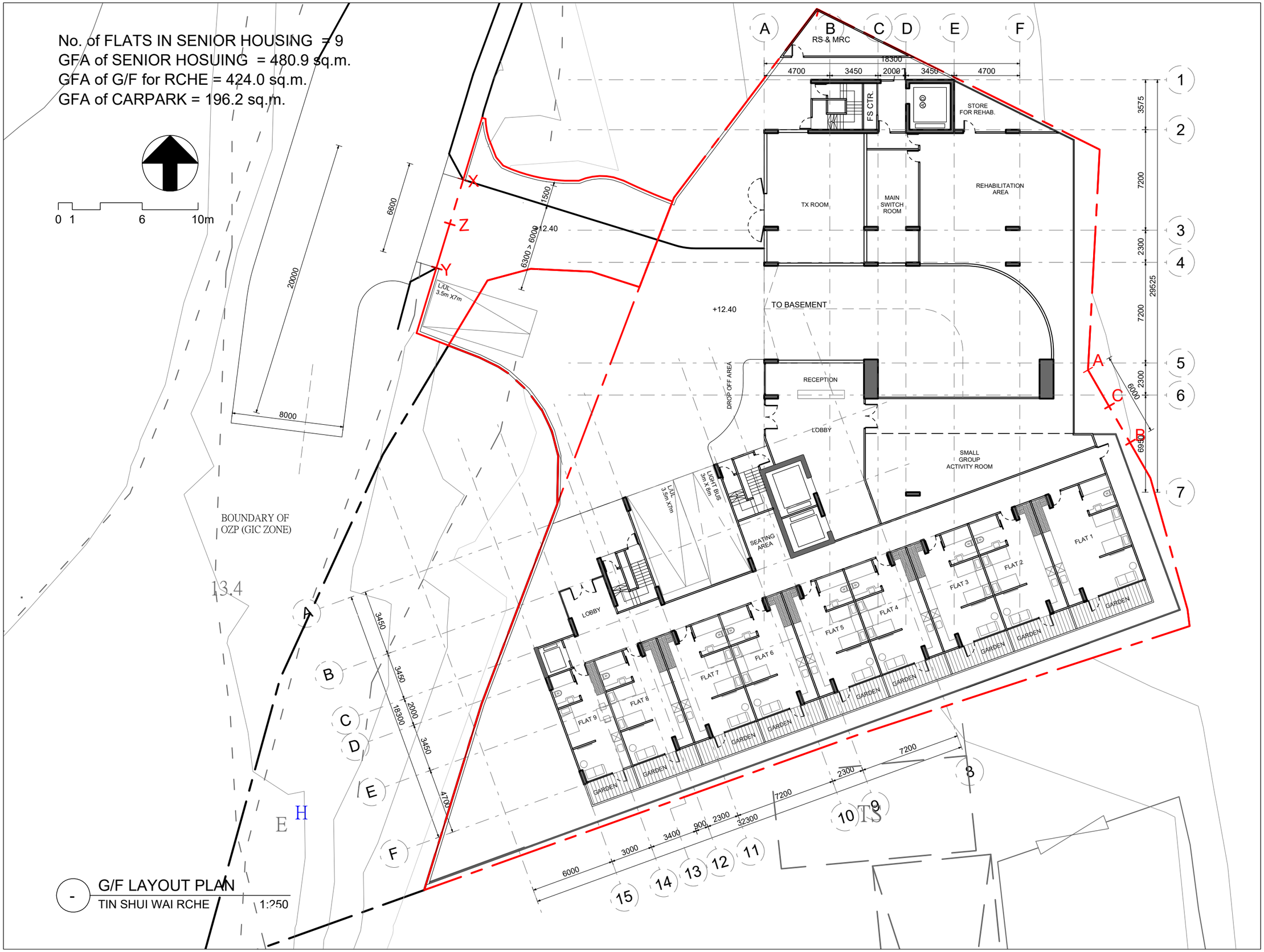
DWG NO. 圖紙編號：

P-100

SCALE 比例： 1:250@A3

DATE 日期： 20230818

No. of FLATS IN SENIOR HOUSING = 9
GFA of SENIOR HOSUING = 480.9 sq.m.
GFA of G/F for RCHE = 424.0 sq.m.
GFA of CARPARK = 196.2 sq.m.



G/F LAYOUT PLAN
TIN SHUI WAI RCHE 1:250

PROJECT NO. 項目編號： HK-A22001

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E-mail 電郵：info@minorcreative.com

PROJECT NAME 項目名稱：

PROPOSED COMPOSITE "SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY)" (RCHE) AND "RESIDENTIAL INSTITUTION" (SENIOR HOSTEL) DEVELOPMENT ON A SITE CURRENTLY ZONED AS "GOVERNMENT, INSTITUTIONAL OR COMMUNITY" (G/IC) IN LOT NOS. 257 (PART), 258 RP (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 122, PING SHAN, YUEN LONG

DRAWING TITLE 圖紙名稱：

G/F LAYOUT PLAN

DESIGN IN CHARGE 設計負責人：
KL

DWG NO. 圖紙編號：
P-101

SCALE 比例： 1:250@A3

DATE 日期： 20230809

No. of Beds = 60

GFA of 1/F for RCHE = 1002.8 sq.m.

0 1 6 10m

1/F LAYOUT PLAN

TIN SHUI WAI RCHE 1:250

PROJECT NO. 項目編號： HK-A22001

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DRAWING TITLE 圖紙名稱：

1/F LAYOUT PLAN

DESIGN IN CHARGE 設計負責人：

KL

DWG NO. 圖紙編號：

P-102

SCALE 比例： 1:250@A3

DATE 日期： 20230809

No. of Beds = 68
Total No. of Beds = 340
GFA of 2/F-6/F for RCHE = 1002.8 sq.m.

0 1 6 10m

- 2/F-6/F LAYOUT PLAN
TIN SHUI WAI RCHE 1:250

PROJECT NO. 項目編號： HK-A22001

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DRAWING TITLE
圖紙名稱：

2/F-6/F LAYOUT PLAN

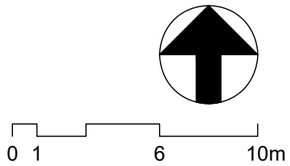
DESIGN IN CHARGE
設計負責人：
KL

DWG NO.
圖紙編號：
P-103

SCALE
比例： 1:250@A3

DATE
日期： 20230818

GFA of 7/F for RCHE = 1002.8 sq.m.



7/F LAYOUT PLAN

TIN SHUI WAI RCHE 1:250

PROJECT NO. 項目編號： HK-A22001

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DRAWING TITLE 圖紙名稱：

7/F LAYOUT PLAN

DESIGN IN CHARGE 設計負責人：

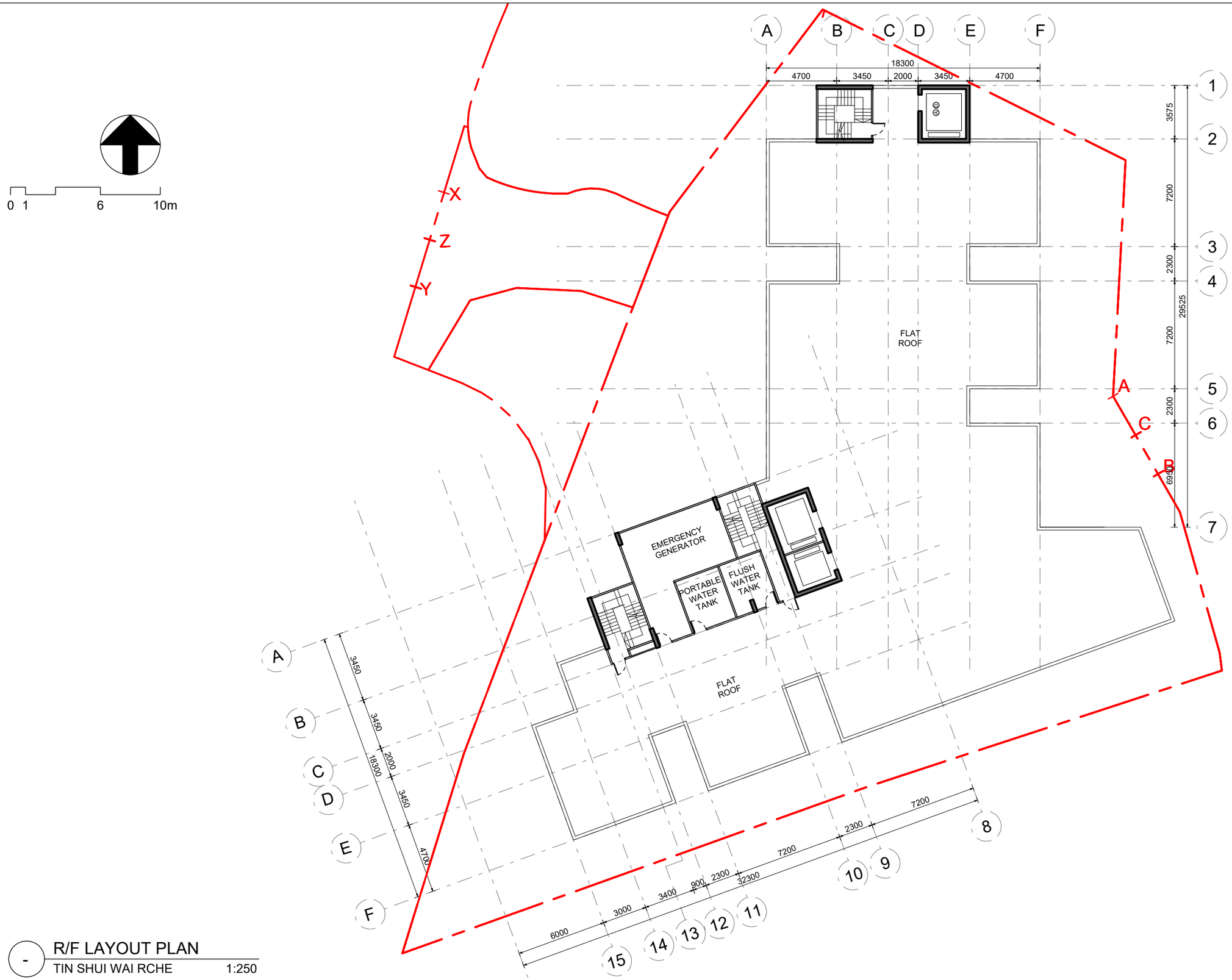
KL

DWG NO. 圖紙編號：

P-104

SCALE 比例： 1:250@A3

DATE 日期： 20230718



- R/F LAYOUT PLAN
TIN SHUI WAI RCHE 1:250

PROJECT NO. 項目編號： HK-A22001

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PROJECT NAME
項目名稱：

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DRAWING TITLE
圖紙名稱：

R/F LAYOUT PLAN

DESIGN IN CHARGE
設計負責人：

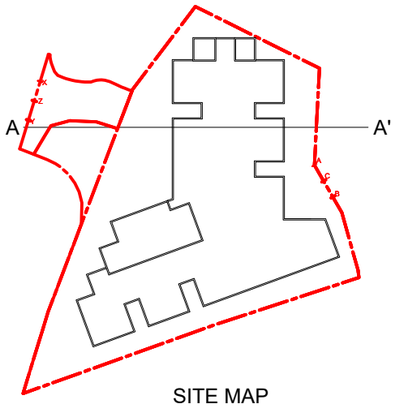
KL

DWG NO.
圖紙編號：

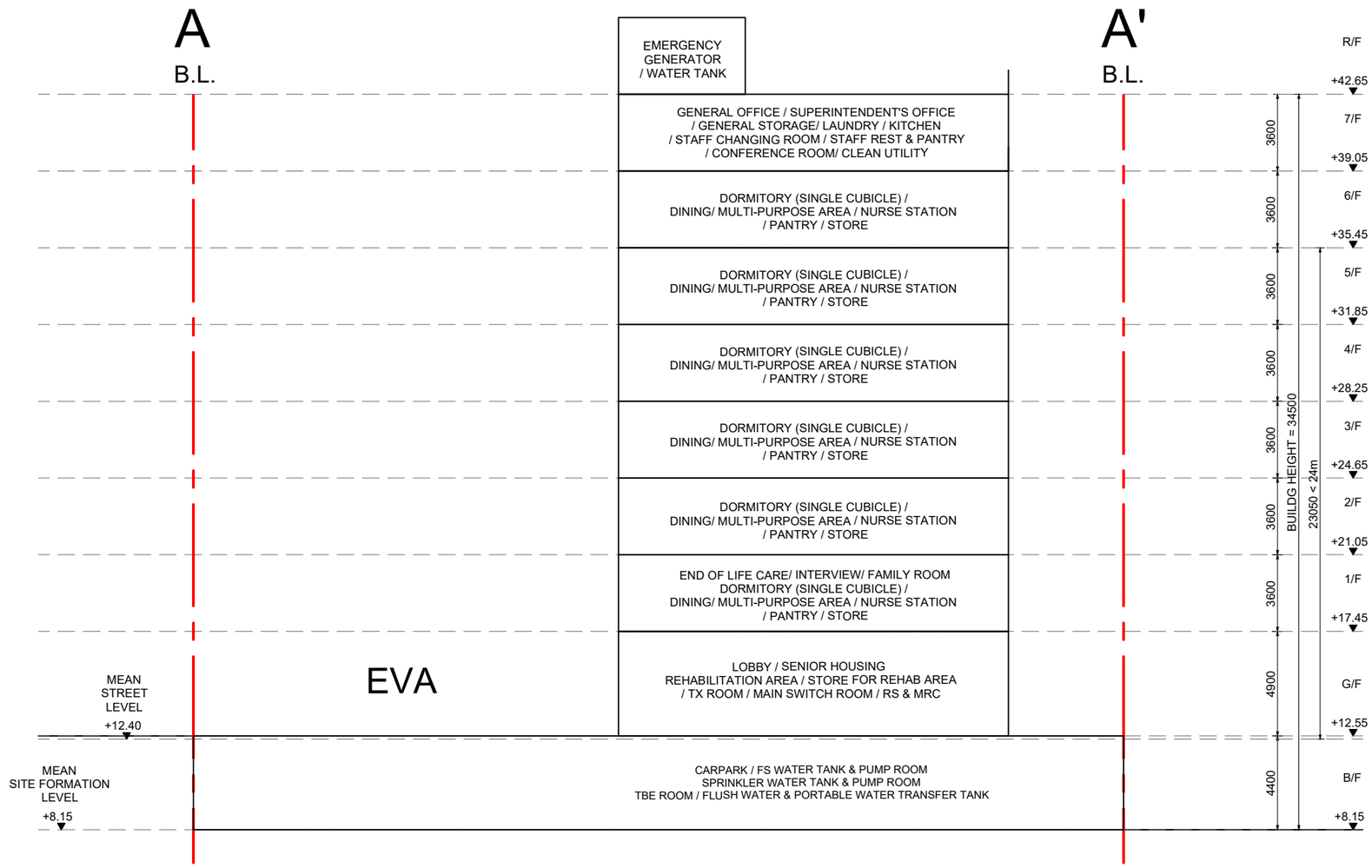
P-105

SCALE
比例： 1:250@A3

DATE
日期： 20230818



SITE MAP



SCHEMATIC SECTION AA'

TIN SHUI WAI RCHE 1:250

PROJECT NO. 項目編號 : HK-A22001

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AMENDMENT PARTICULARS
更改細節 :

Revision 修正版	Description 內容	Date 日期
A	DESIGN	20221221
B	DESIGN	20230702
C	DESIGN	20230720
D	DESIGN	20230809
E	DESIGN	20230818
F		
G		
H		
I		

TOWN PLANNER & SURVEYOR
城市規劃師及測量師 :

DeSPACE (International) Limited

- E-mail 電郵 : despaceinternational@gmail.com
- Tel 電話 : 2493 3626

ARCHITECT 建築師 :

MINOR 細 CREATIVE 作室

- E-mail 電郵 : info@minorcreative.com

PROJECT NAME
項目名稱 :

PROPOSED COMPOSITE "SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY)" (RCHE) AND "RESIDENTIAL INSTITUTION" (SENIOR HOSTEL) DEVELOPMENT ON A SITE CURRENTLY ZONED AS "GOVERNMENT, INSTITUTIONAL OR COMMUNITY" (G/IC) IN LOT NOS. 257 (PART), 258 RP (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 122, PING SHAN, YUEN LONG

DRAWING TITLE
圖紙名稱 :

SCHEMATIC SECTION AA'

DESIGN IN CHARGE
設計負責人 :

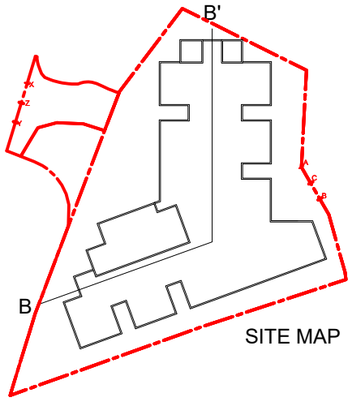
KL

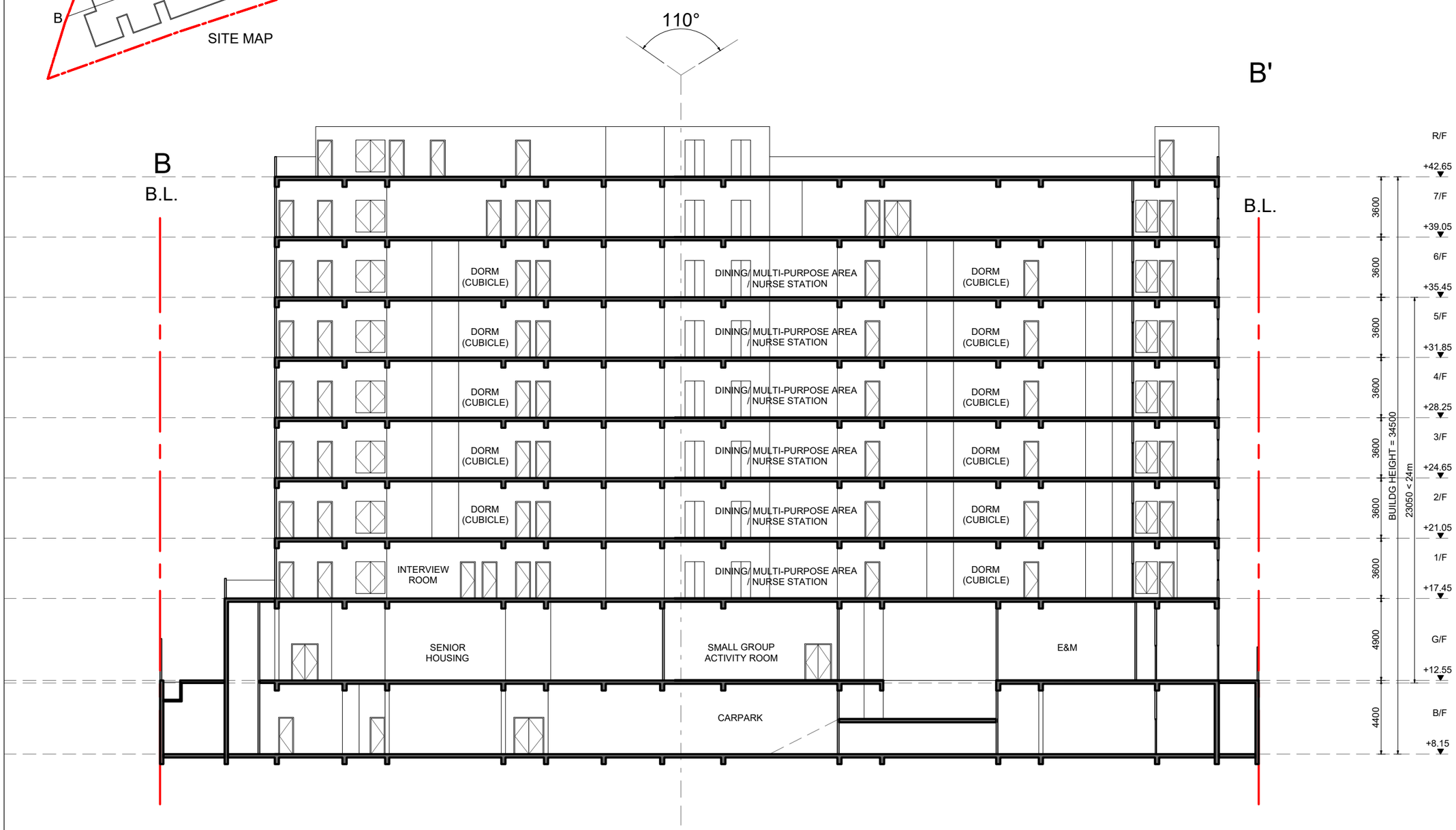
DWG NO.
圖紙編號 :

S-101

SCALE
比例 : 1:250@A3

DATE
日期 : 20230818





SCHEMATIC SECTION BB'

TIN SHUI WAI RCHE 1:250

PROJECT NO. 項目編號 : HK-A22001

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ARCHITECT 建築師 :

MINOR 細 CREATIVE 作室

- E-mail 電郵 : info@minorcreative.com

PROJECT NAME 項目名稱 :

PROPOSED COMPOSITE "SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY)" (RCHE) AND "RESIDENTIAL INSTITUTION" (SENIOR HOSTEL) DEVELOPMENT ON A SITE CURRENTLY ZONED AS "GOVERNMENT, INSTITUTIONAL OR COMMUNITY" (G/IC) IN LOT NOS. 257 (PART), 258 RP (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 122, PING SHAN, YUEN LONG

DRAWING TITLE 圖紙名稱 :

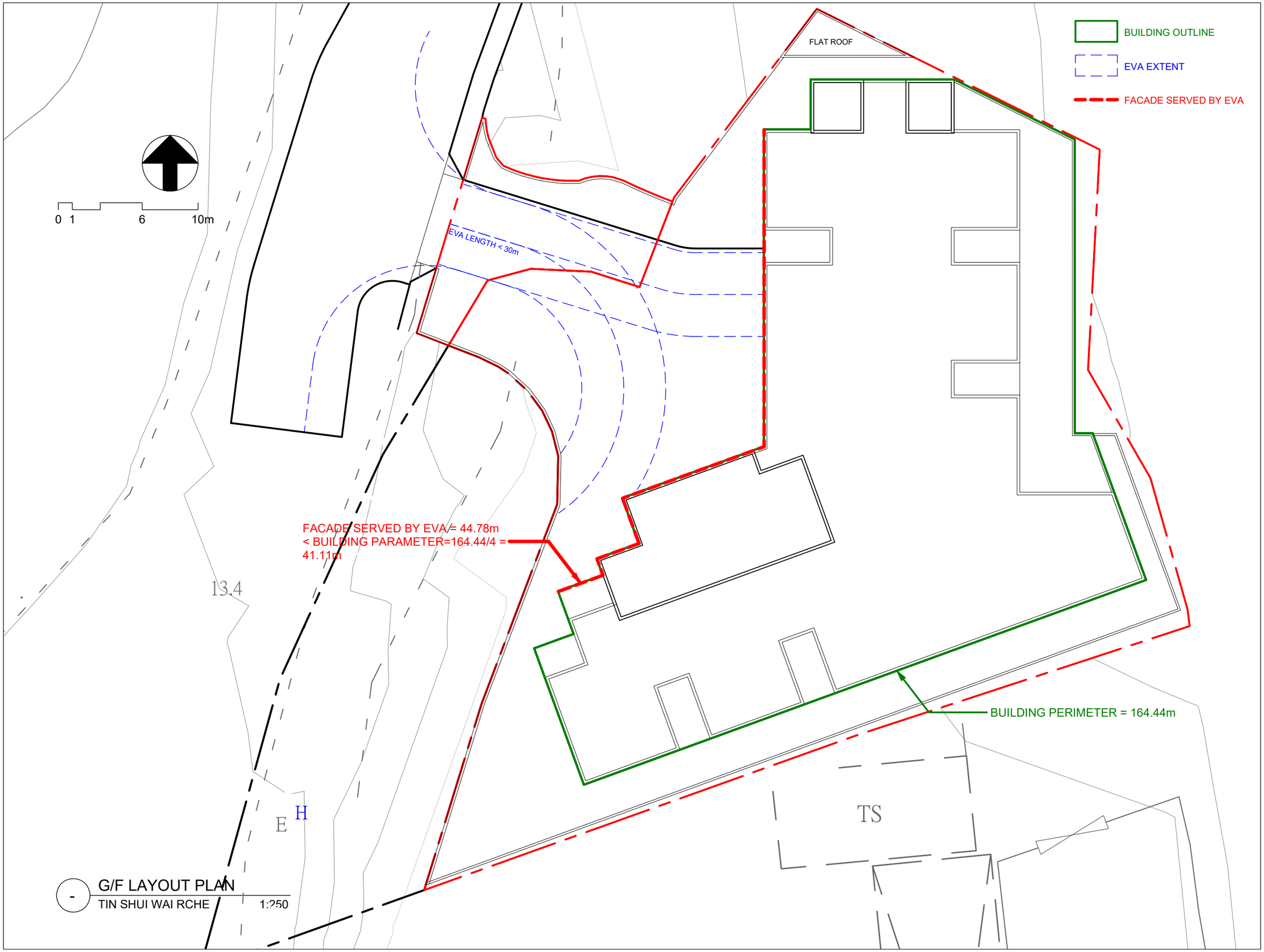
SCHEMATIC SECTION BB'

DESIGN IN CHARGE 設計負責人 : KL

DWG NO. 圖紙編號 : S-102

SCALE 比例 : 1:250@A3

DATE 日期 : 20230907



G/F LAYOUT PLAN
TIN SHUI WAI RCHE 1:250

PROJECT NO. 項目編號 : HK-A22001

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AMENDMENT PARTICULARS
更改細節 :

Revision 修正版	Description 內容	Date 日期
A	DESIGN	20230905
B		
C		
D		
E		
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TOWN PLANNER & SURVEYOR
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PROJECT NAME
項目名稱 :

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DRAWING TITLE
圖紙名稱 :

EVA PLAN

DESIGN IN CHARGE
設計負責人 :
KL

DWG NO.
圖紙編號 :
EVA-101

SCALE
比例 : 1:250@A3

DATE
日期 : 20230905