



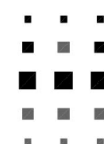
### DEVELOPMENT SCHEDULE - PORTION 1

SITE AREA	: 17990.901 S.M.	CLUBHOUSE GFA (EXEMPTED) : 223.78+ 208 S.M. = 431.78 S.M.
PLOT RATIO	: 0.4 + MINOR RELAXATION PLOT RATIO : 0.08	CLUBHOUSE SITE COVERAGE (EXEMPTED) : 1.2%
PERMITTED G.F.A.	8635.63 S.M.	
ACTUAL TOTAL G.F.A.	= 8635.63 S.M. (PR: 0.48)	
- Houses (38 nos.)		
DOMESTIC SITE COVERAGE	: 22%	
-Required communal greenery	= 17990.901 x 20% = 3598.180 s.m.	

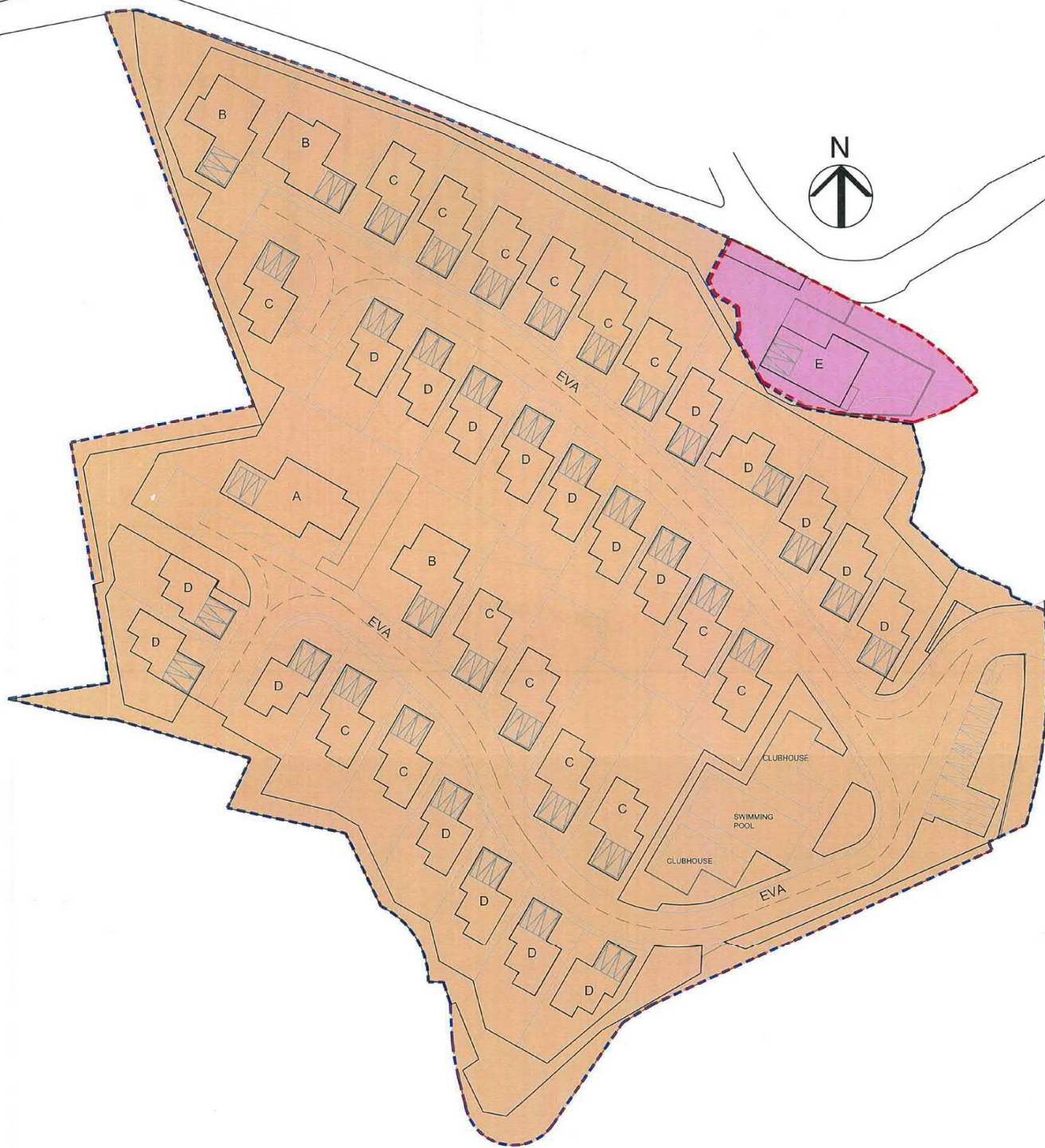
Master Layout Plan for Low Rise Residential Development  
with Minor Relaxation of Plot Ratio and Site Coverage in "CDA" Zone  
Hang Tau Tai Po, Kwu Tung South, New Territories

Jan 2019

**lwk&partners**  
a r c h i t e c t s







#### LEGEND

- Phase 1 development
- Phase 2 development
- Phase 1 development boundary
- Phase 2 development boundary

Master Layout Plan for Low Rise Residential Development  
with Minor Relaxation of Plot Ratio and Site Coverage in "CDA" Zone  
Hang Tau Tai Po, Kwu Tung South, New Territories

Oct 2018

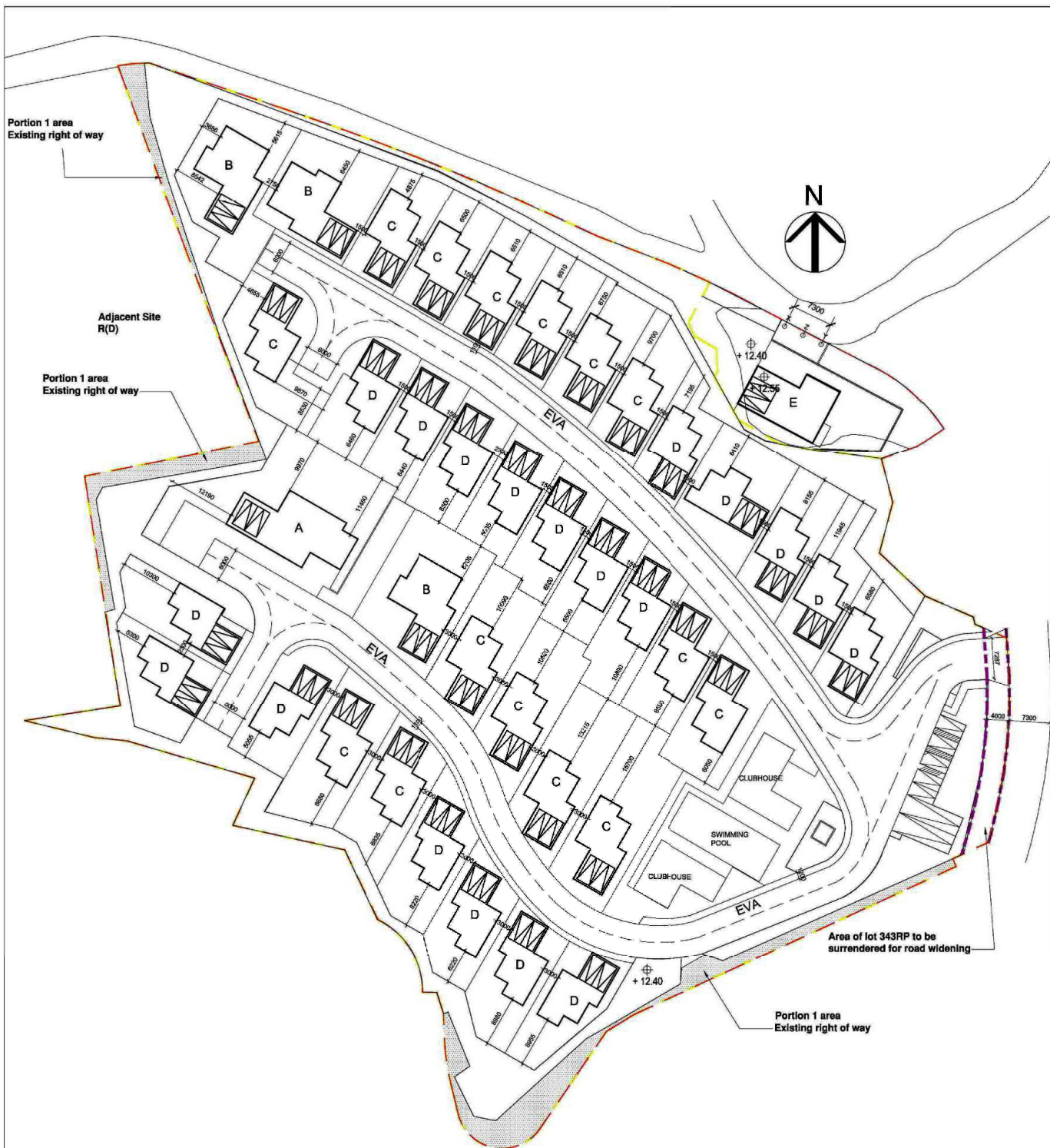
**lwk&partners**  
architects



(資料來源:申請人於 28. 11. 2018 呈交的資料)  
(Source : Applicant's Submission of 28.11.2018)

參考編號  
REFERENCE No.  
A/NE-KTS/465

繪圖 DRAWING  
A-2



# LEGEND

- CDA Zone Boundary
- Setback for Road Widening
- Existing Right of Way
- Portion 1 Boundary

Location of Existing Right-of-way

**lwk&partners**  
architects



Mar 2019

(資料來源:申請人於 24.5.2019 呈交的資料)  
(Source : Applicant's Submission of 24.5.2019)

參考編號  
REFERENCE No.  
A/NE-KTS/465

繪圖 DRAWING  
A-3





FIGURE TITLE

Master Layout Plan for Low Rise Residential Development with Minor Relaxation of Plot Ratio and Site Coverage in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Landscape Master Plan – All Levels

(資料來源:申請人於 6.3.2019 呈交的資料)  
 (Source : Applicant's Submission of 6.3.2019)

參考編號  
 REFERENCE No.  
 A/NE-KTS/465

繪圖 DRAWING  
 A-4





Perspective View



Horizontal Articulation of Boundary Wall



#### LEGEND



Viewpoint

- 1. 2.5M Height Boundary Wall With Mix of Textured Paint and Natural Stone / Homogeneous Tile Finish
- 2. Wall Set Back to Allow Vertical Greening (Climbing Plants on Frame)

FIGURE TITLE

Master Layout Plan for Low Rise Residential Development with Minor Relaxation of Plot Ratio and Site Coverage in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

#### Landscape Perspectives

SCALE	N.T.S.	DATE	Apr 2019
CHECKED	CJF	DRAWN	NL
FIGURE NO.	Figure 4.4		REV
			A

**Scenic Landscape Studio Limited**  
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

Room 2004, CentreMark, 299 Queens Road Central, Sheung Wan, Hong Kong

Telephone: 2468 2422  
 Fax: 2468 2422  
 Website: www.sceniclandscape.com

(資料來源: 申請人於 24.5.2019 呈交的資料)  
 (Source : Applicant's Submission of 24.5.2019)

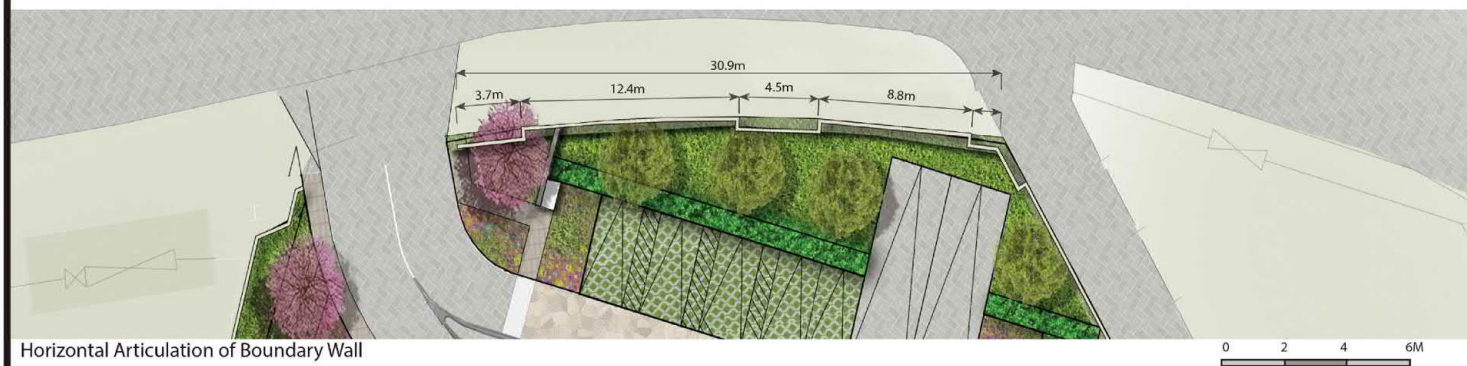
參考編號  
 REFERENCE No.  
 A/NE-KTS/465

繪圖 DRAWING  
 A-5





Perspective View



Horizontal Articulation of Boundary Wall



#### LEGEND



Viewpoint

1. 2.5M Height Boundary Wall With Mix of Textured Paint and Natural Stone / Homogeneous Tile Finish

2. Wall Set Back to Allow Vertical Greening (Climbing Plants on Frame)

FIGURE TITLE

Master Layout Plan for Low Rise Residential Development with Minor Relaxation of Plot Ratio and Site Coverage in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

#### Landscape Perspectives

SCALE	N.T.S.	DATE	Apr 2019
CHECKED	CJF	DRAWN	NL
FIGURE NO.	Figure 4.5		
REV	A		



**Scenic Landscape Studio Limited**  
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

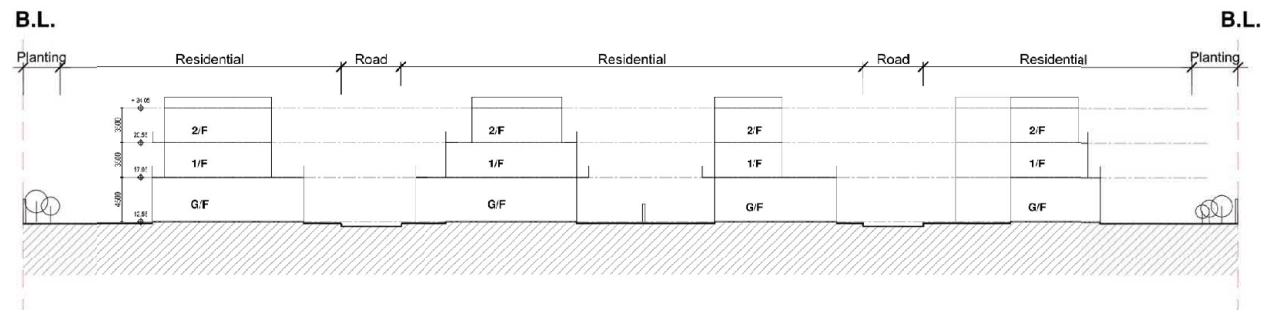
Room 2004, CentreMark 299 Queens Road Central, Sheung Wan, Hong Kong  
Telephone: 2460 2422  
Facsimile: 3516 2422  
Website: scenicstudio.com

(資料來源:申請人於 24.5.2019 呈交的資料)  
(Source : Applicant's Submission of 24.5.2019)

參考編號  
REFERENCE No.  
A/NE-KTS/465

繪圖 DRAWING  
A-6

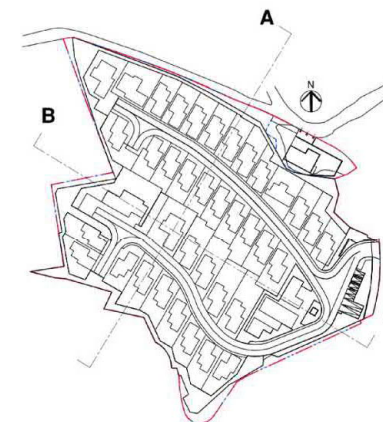




SECTION A



SECTION B



## Proposed Residential Development at Hang Tau Tai Po

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參考編號  
REFERENCE No.  
A/NE-KTS/465

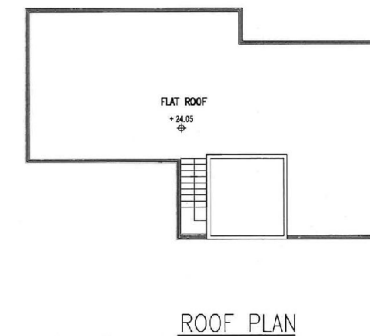
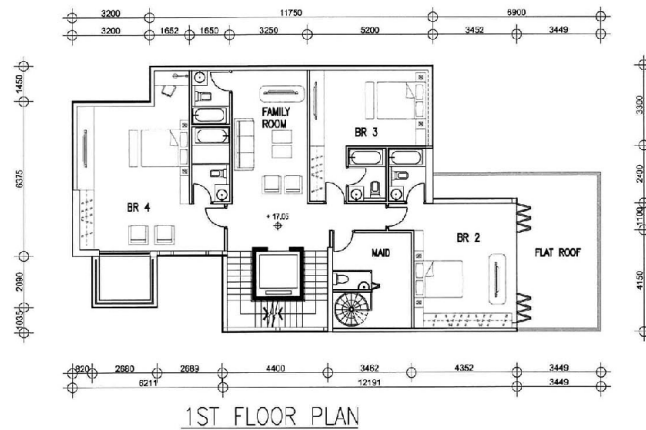
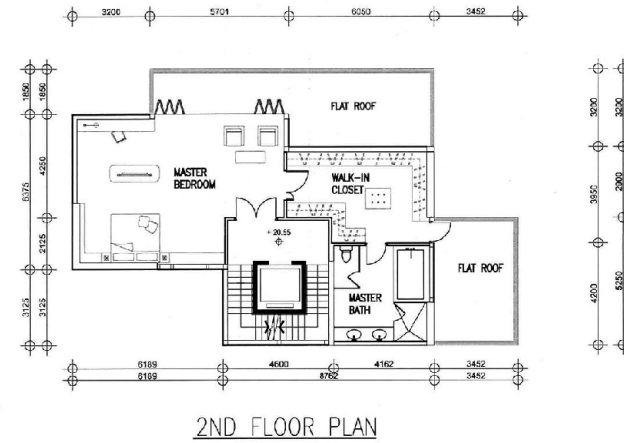
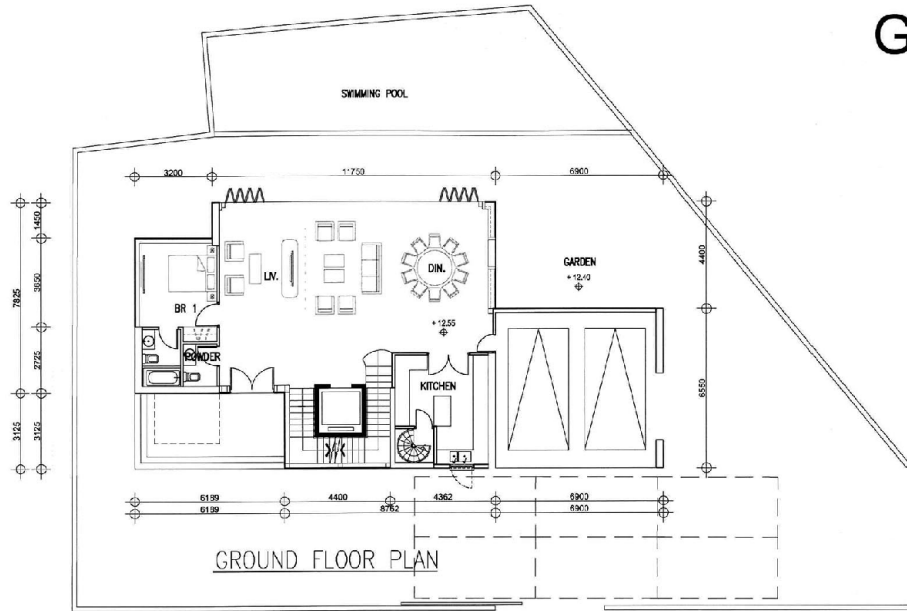
繪圖 DRAWING  
A-7

(資料來源:申請人於 6.3.2019 呈交的資料)  
(Source : Applicant's Submission of 6.3.2019)



# HUS-A

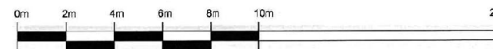
G.F.A. = 475.63 m<sup>2</sup> = 5119.64 ft<sup>2</sup>



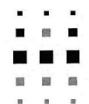
Proposed Residential Development at Hang Tau Tai Po

Scale 1:200 in A3

Oct 2018



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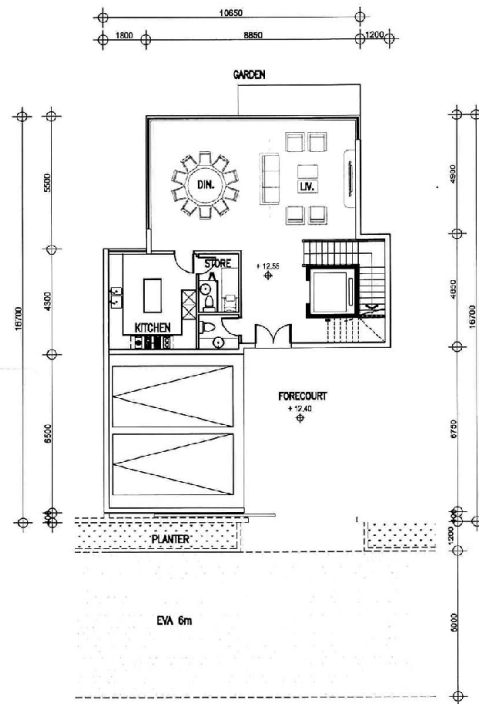
(資料來源:申請人於 28.11.2018 呈交的資料)  
(Source : Applicant's Submission of 28.11.2018)

參考編號  
REFERENCE No.  
A/NE-KTS/465

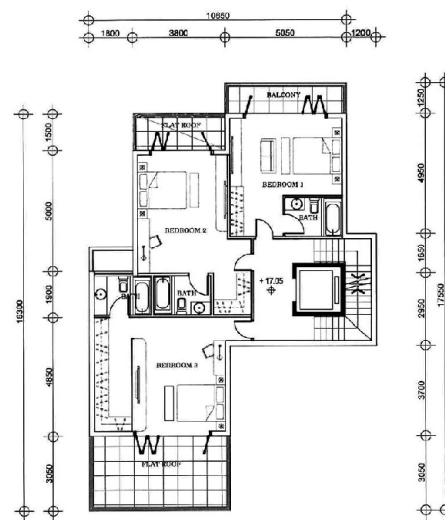
繪圖 DRAWING  
A-8

# HUS-B

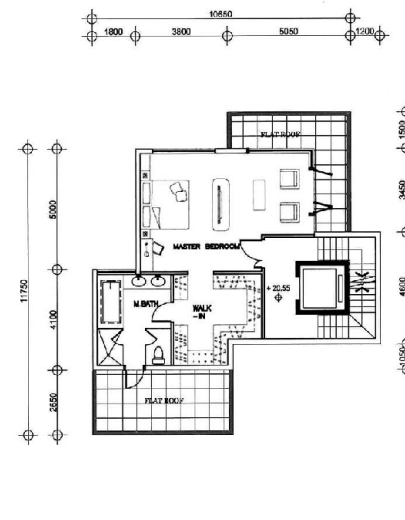
G.F.A. = 336 m<sup>2</sup> = 3616.67 ft<sup>2</sup>



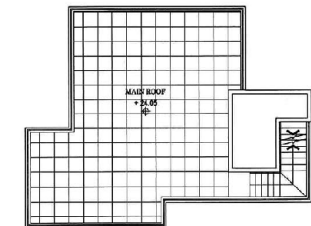
GROUND FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN

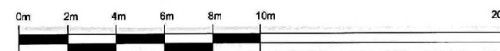


ROOF PLAN

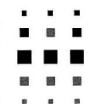
Proposed Residential Development at Hang Tau Tai Po

Scale 1:200 in A3

Oct 2018



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(資料來源:申請人於 28. 11. 2018 呈交的資料)  
(Source : Applicant's Submission of 28.11.2018)

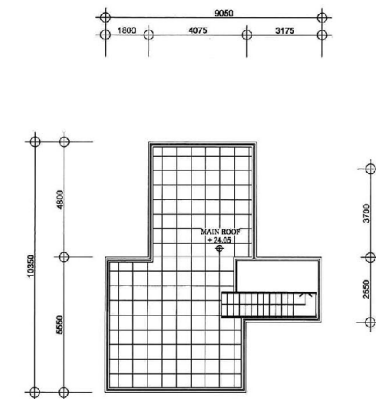
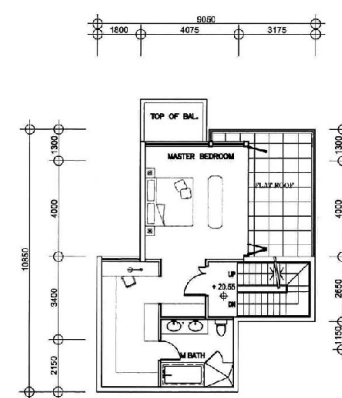
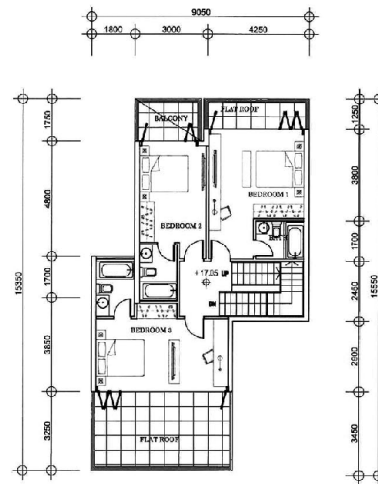
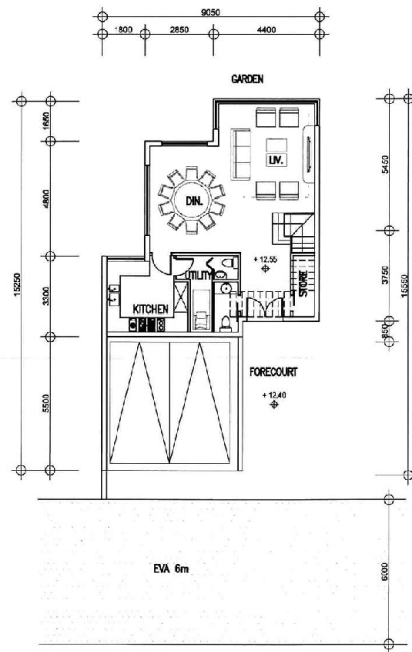
參考編號  
REFERENCE No.  
A/NE-KTS/465

繪圖 DRAWING  
A-9



# HUS-C

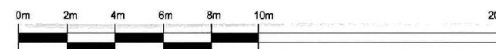
G.F.A. = 241.2 m<sup>2</sup> = 2596.26 ft<sup>2</sup>



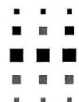
Proposed Residential Development at Hang Tau Tai Po

Scale 1:200 in A3

Oct 2018



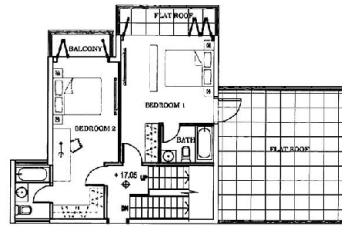
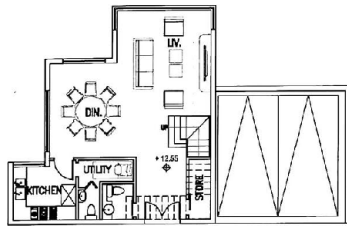
**lwk&partners**  
architects



(資料來源: 申請人於 28. 11. 2018 呈交的資料)  
(Source : Applicant's Submission of 28.11.2018)

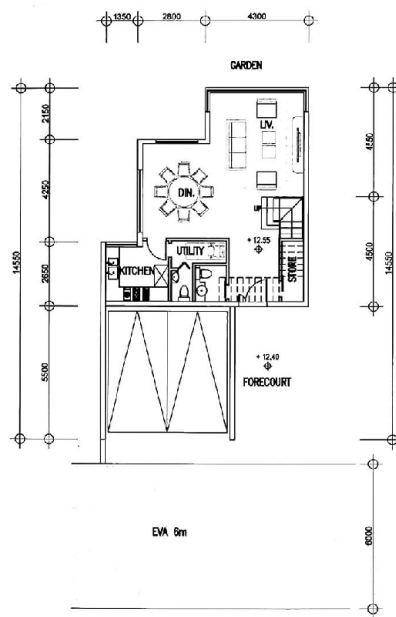
參考編號  
REFERENCE No.  
A/NE-KTS/465

繪圖 DRAWING  
A-10

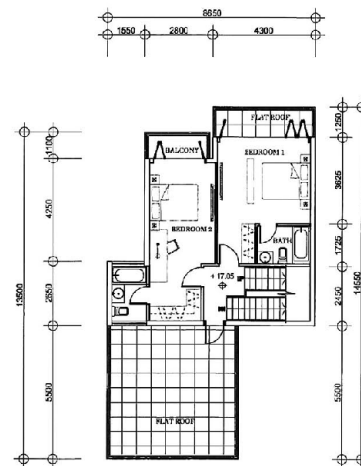


HUS-D

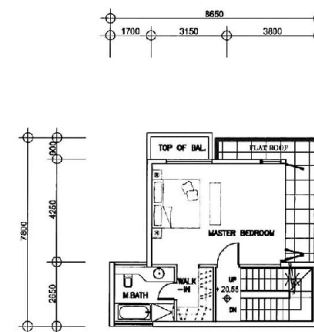
G.F.A. = 186 m<sup>2</sup> = 2002.09 ft<sup>2</sup>



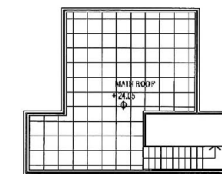
GROUND FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN

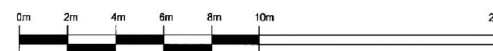


ROOF PLAN

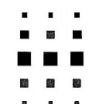
Proposed Residential Development at Hang Tau Tai Po

Scale 1:200 in A3

Oct 2018



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(資料來源:申請人於 28. 11. 2018 呈交的資料)  
(Source : Applicant's Submission of 28.11.2018)

參考編號  
REFERENCE No.  
A/NE-KTS/465

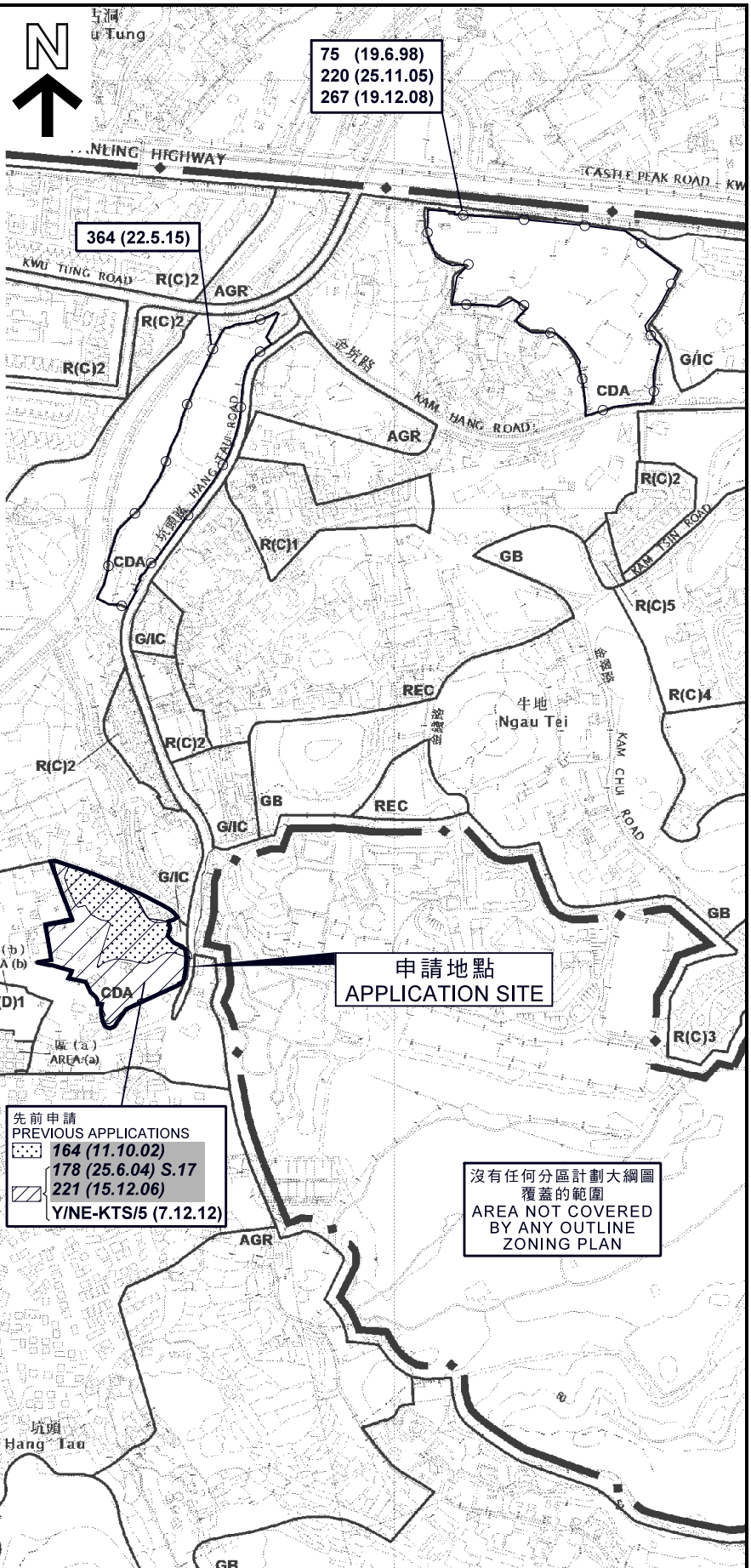
繪圖 DRAWING  
A-11





### 要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



沒有任何分區計劃大綱圖  
覆蓋的範圍  
AREA NOT COVERED  
BY ANY OUTLINE  
ZONING PLAN

申請地點  
APPLICATION SITE

先前申請  
PREVIOUS APPLICATIONS  
164 (11.10.02)  
178 (25.6.04) S.17  
221 (15.12.06)  
Y/NE-KTS/5 (7.12.12)

沒有任何分區計劃大綱圖  
覆蓋的範圍  
AREA NOT COVERED  
BY ANY OUTLINE  
ZONING PLAN

### 圖例 LEGEND

- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 75 (19.6.98) 獲批准的申請  
APPROVED APPLICATION
- 164 (11.10.02) 被拒絕的申請  
REJECTED APPLICATION
- 75 (19.6.98) 會議日期  
DATE OF MEETING
- 申請編號  
APPLICATION NUMBER

### 位置圖 LOCATION PLAN

本摘要圖於2019年7月10日擬備，  
所根據的資料為於2018年1月30日核准的  
分區計劃大綱圖編號S/NE-KTS/16  
EXTRACT PLAN PREPARED ON 10.7.2019  
BASED ON OUTLINE ZONING PLAN  
No. S/NE-KTS/16 APPROVED ON 30.1.2018

擬議低層住宅發展及略為放寬地積比率及上蓋面積限制  
古洞南坑頭大布丈量約份第92約及第94約多幅地段和毗連政府土地  
PROPOSED LOW-RISE RESIDENTIAL DEVELOPMENT AND  
MINOR RELAXATION OF PLOT RATIO AND SITE COVERAGE RESTRICTIONS  
VARIOUS LOTS IN D.D. 92 AND D.D. 94 AND ADJOINING GOVERNMENT LAND,  
HANG TAU TAI PO, KWU TUNG SOUTH

SCALE 1 : 7 500 比例尺  
米 100 0 100 200 300 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

A/NE-KTS/465

圖 PLAN  
A-1













本摘要圖於2019年6月28日擬備，  
所根據的資料為地政總署  
於2017年3月28日拍得的航攝照片  
編號E016363C、E016364C及E016365C  
EXTRACT PLAN PREPARED ON 28.6.2019  
BASED ON AERIAL PHOTO Nos. E016363C,  
E016364C AND E016365C  
TAKEN ON 28.3.2017 BY LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

擬議低層住宅發展及略為放寬地積比率及上蓋面積限制  
古洞南坑頭大布丈量約份第92約及第94約多幅地段和毗連政府土地  
PROPOSED LOW-RISE RESIDENTIAL DEVELOPMENT AND  
MINOR RELAXATION OF PLOT RATIO AND SITE COVERAGE RESTRICTIONS  
VARIOUS LOTS IN D.D. 92 AND D.D. 94 AND ADJOINING GOVERNMENT LAND,  
HANG TAU TAI PO, KWU TUNG SOUTH

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-KTS/465

圖 PLAN  
A-3



申請地點  
APPLICATION SITE



渠務署坑頭污水泵房  
DRAINAGE SERVICES DEPARTMENT  
HANG TAU SEWAGE PUMPING STATION



申請地點  
APPLICATION SITE



實地照片 SITE PHOTO

本圖於2019年7月5日擬備，所根據的資料為攝於2019年7月4日的實地照片  
PLAN PREPARED ON 5.7.2019  
BASED ON SITE PHOTOS  
TAKEN ON 4.7.2019

擬議低層住宅發展及略為放寬地積比率及上蓋面積限制  
古洞南坑頭大布丈量約份第92約及第94約多幅地段和毗連政府土地  
PROPOSED LOW-RISE RESIDENTIAL DEVELOPMENT AND  
MINOR RELAXATION OF PLOT RATIO AND SITE COVERAGE RESTRICTIONS  
VARIOUS LOTS IN D.D. 92 AND D.D. 94 AND ADJOINING GOVERNMENT LAND,  
HANG TAU TAI PO, KWU TUNG SOUTH

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-KTS/465

圖 PLAN  
A-4a





### 實地照片 SITE PHOTO

本圖於2019年7月5日擬備，所根據的資料為攝於2019年7月4日的實地照片  
PLAN PREPARED ON 5.7.2019  
BASED ON SITE PHOTOS  
TAKEN ON 4.7.2019

擬議低層住宅發展及略為放寬地積比率及上蓋面積限制  
古洞南坑頭大布丈量約份第92約及第94約多幅地段和毗連政府土地  
PROPOSED LOW-RISE RESIDENTIAL DEVELOPMENT AND  
MINOR RELAXATION OF PLOT RATIO AND SITE COVERAGE RESTRICTIONS  
VARIOUS LOTS IN D.D. 92 AND D.D. 94 AND ADJOINING GOVERNMENT LAND,  
HANG TAU TAI PO, KWU TUNG SOUTH

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-KTS/465

圖 PLAN  
A-4b





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

### 實地照片 SITE PHOTO

本圖於2019年7月5日擬備，所根據的資料為攝於2019年7月4日的實地照片  
PLAN PREPARED ON 5.7.2019  
BASED ON SITE PHOTOS  
TAKEN ON 4.7.2019

擬議低層住宅發展及略為放寬地積比率及上蓋面積限制  
古洞南坑頭大布丈量約份第92約及第94約多幅地段和毗連政府土地  
PROPOSED LOW-RISE RESIDENTIAL DEVELOPMENT AND  
MINOR RELAXATION OF PLOT RATIO AND SITE COVERAGE RESTRICTIONS  
VARIOUS LOTS IN D.D. 92 AND D.D. 94 AND ADJOINING GOVERNMENT LAND,  
HANG TAU TAI PO, KWU TUNG SOUTH

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-KTS/465

圖 PLAN  
A-4c