



CYS
architects

Title

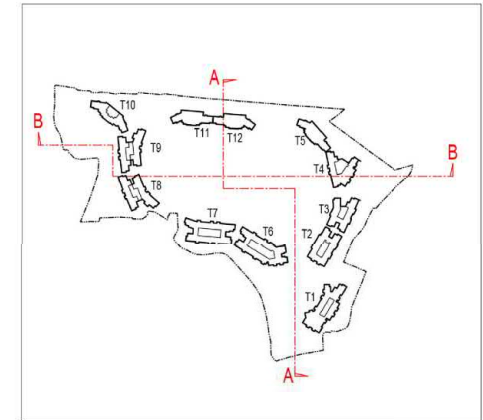
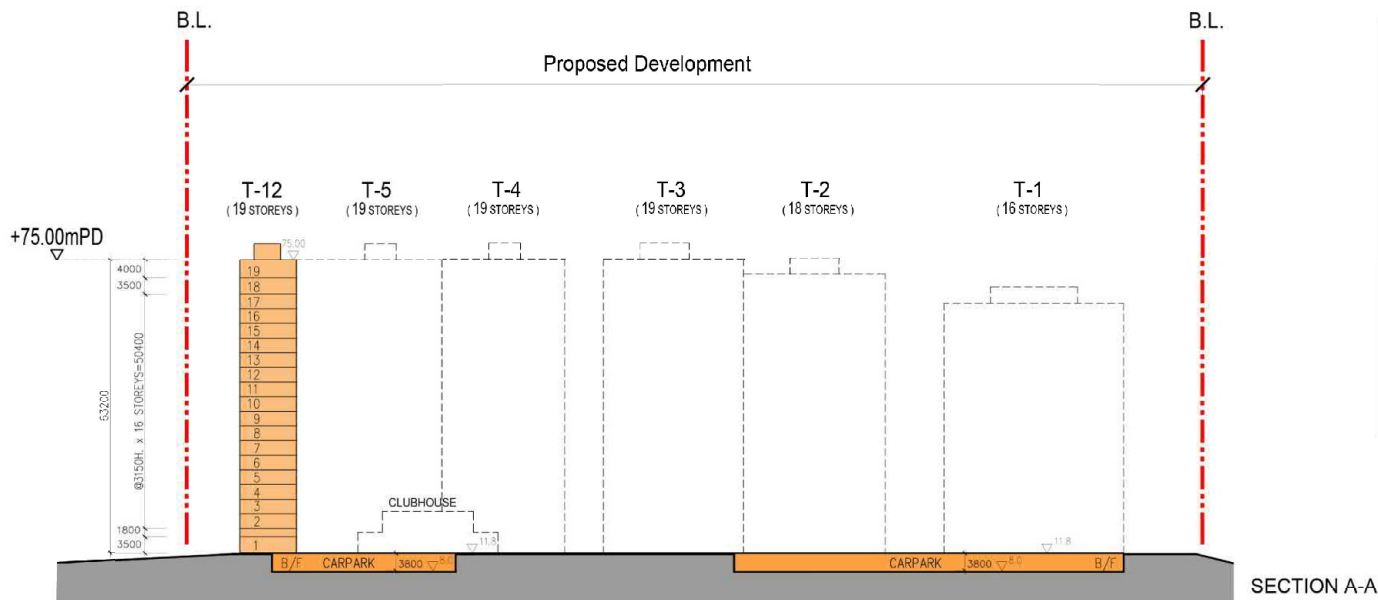
Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2019
Scale	N/A	Figure	2.1

參考編號
REFERENCE No.
Y/NE-KTS/12

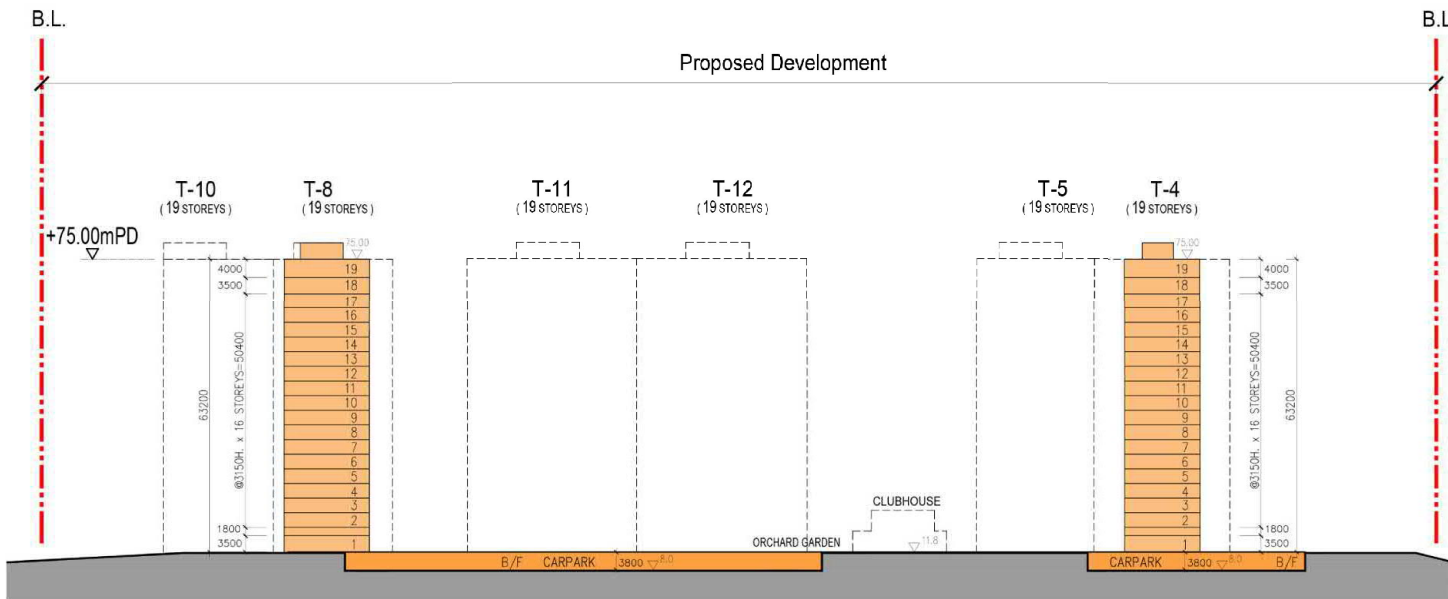
繪圖 DRAWING
Z-1

(資料來源: 申請人於 18. 7. 2019 呈交的資料)
(Source : Applicant's Submission of 18.7.2019)



KEY PLAN

SECTION A-A



- - - Application Site Boundary
- Residential
- Carpark

Note
 - All levels, blockings and building structures are subject to detailed design.
 - No. of storeys marked on plan refers to total no. of storeys above ground

SECTION B-B

CYS
architects

Title

Indicative Section Plan – Section A-A & Section B-B

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2019
Scale	N/A		Figure 2.2

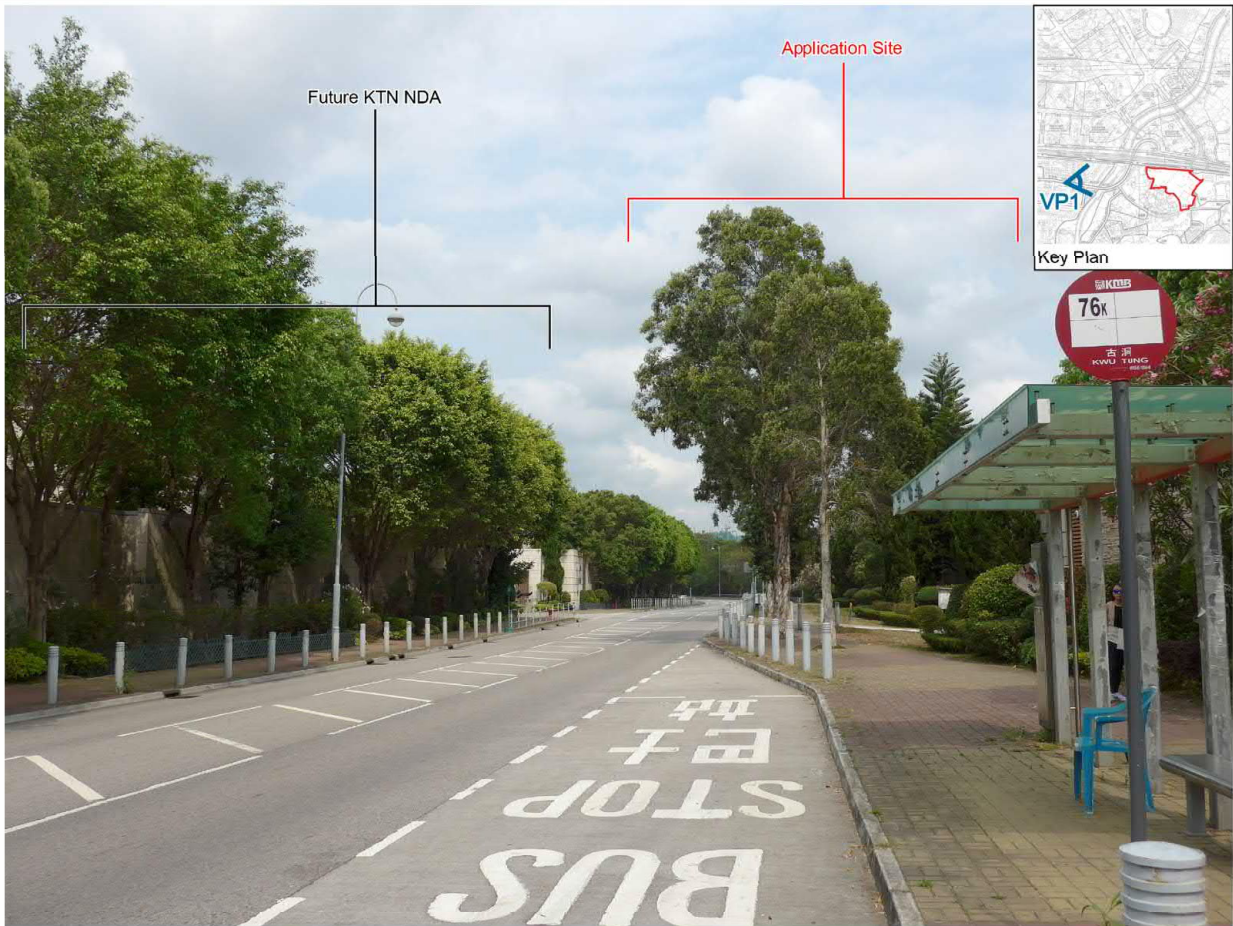
(資料來源: 申請人於 18. 7. 2019 呈交的資料)
 (Source : Applicant's Submission of 18.7.2019)

參考編號 REFERENCE No. Y/NE-KTS/12	繪圖 DRAWING Z-2
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參考編號 REFERENCE No. Y/NE-KTS/12	繪圖 DRAWING Z-3
--------------------------------------	-------------------

(資料來源:申請人於 7. 12. 2018 呈交的資料)
 (Source : Applicant's Submission of 7.12.2018)



Existing Condition



Proposed Scheme

**llewelyn
d Davies**

Title

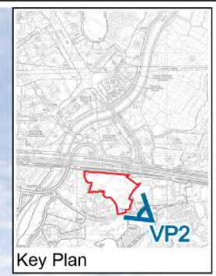
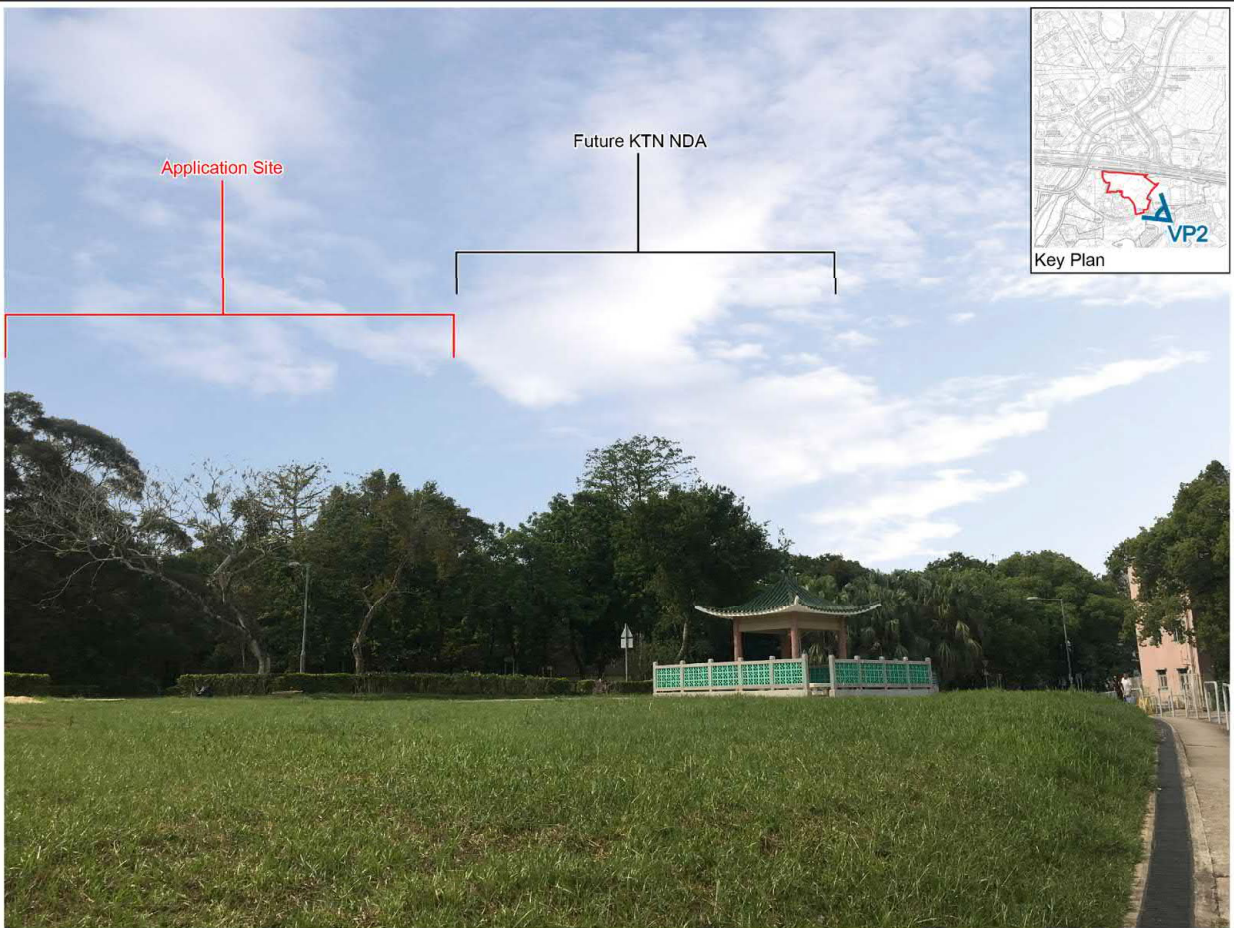
Photomontage - VP1 - Bus Stop at Kwu Tung Road

Checked	DH	Drawn	PW
Rev	1	Date	Sep 2019
Scale	N/A	Figure	5.1

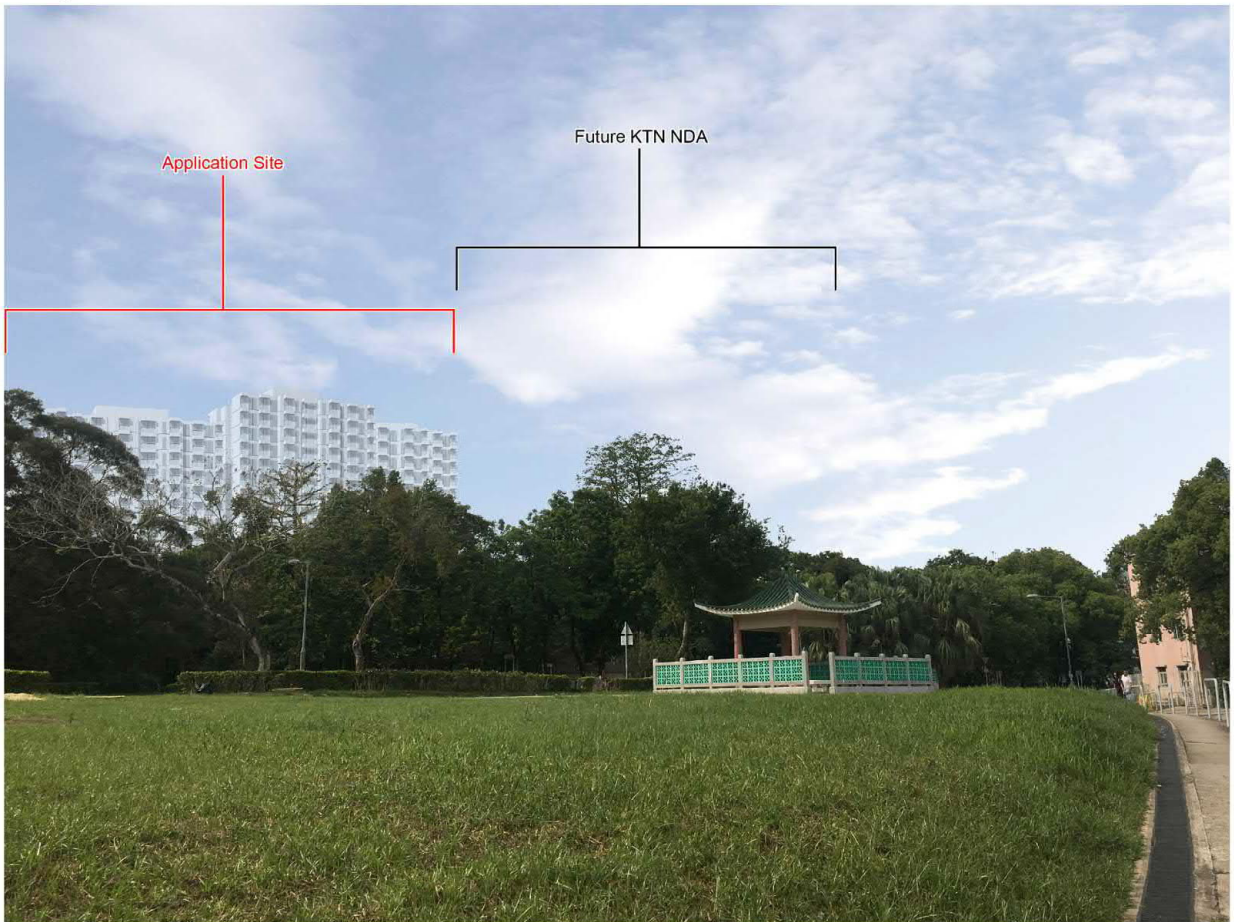
(資料來源:申請人於 12.9.2019 呈交的資料)
(Source : Applicant's Submission of 12.9.2019)

參考編號
REFERENCE No.
Y/NE-KTS/12

繪圖 DRAWING
Z-4



Existing Condition



Proposed Scheme



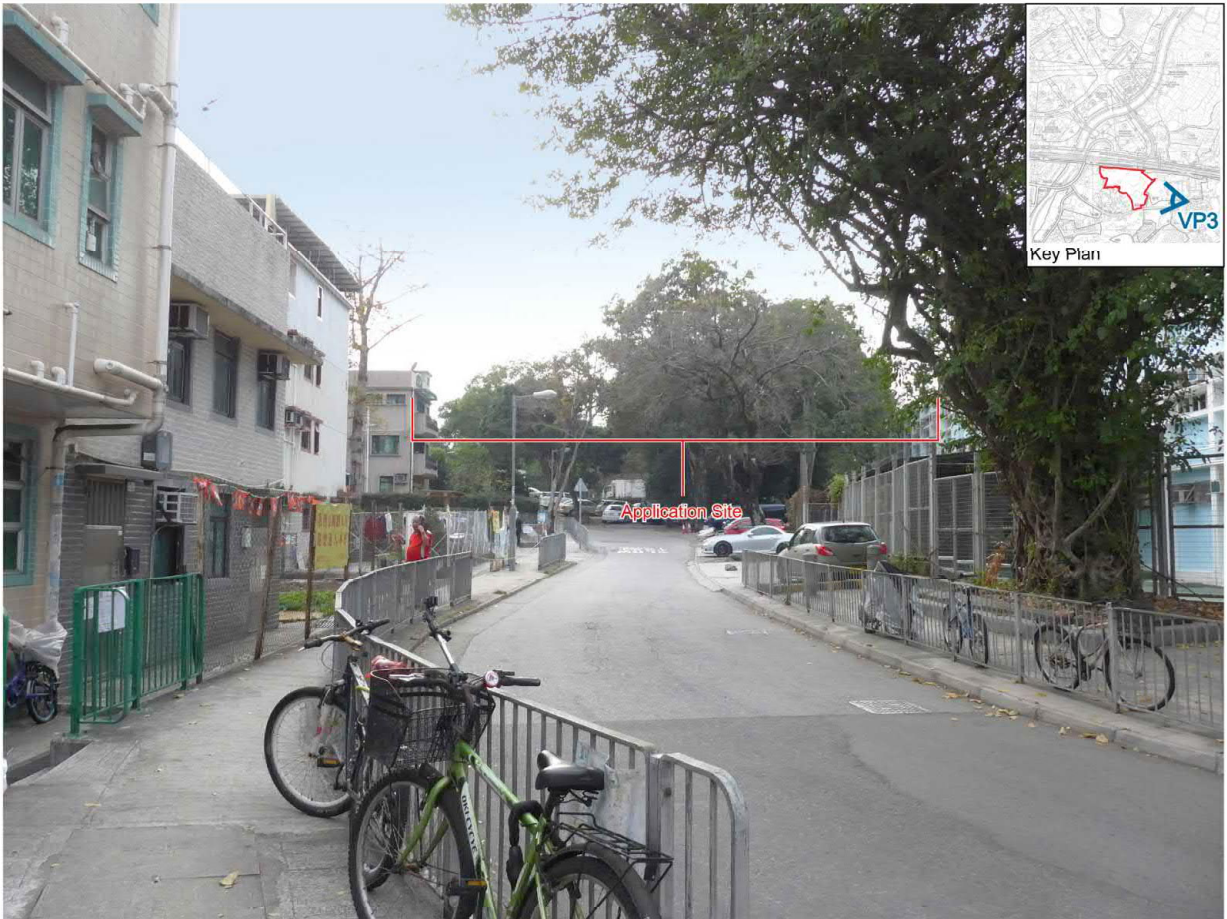
Title	Photomontage - VP2 - Existing Open Space near Kam Tsin Road			
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Checked	DH	Drawn	PW
Rev	1	Date	Sep 2019
Scale	N/A	Figure	5.2

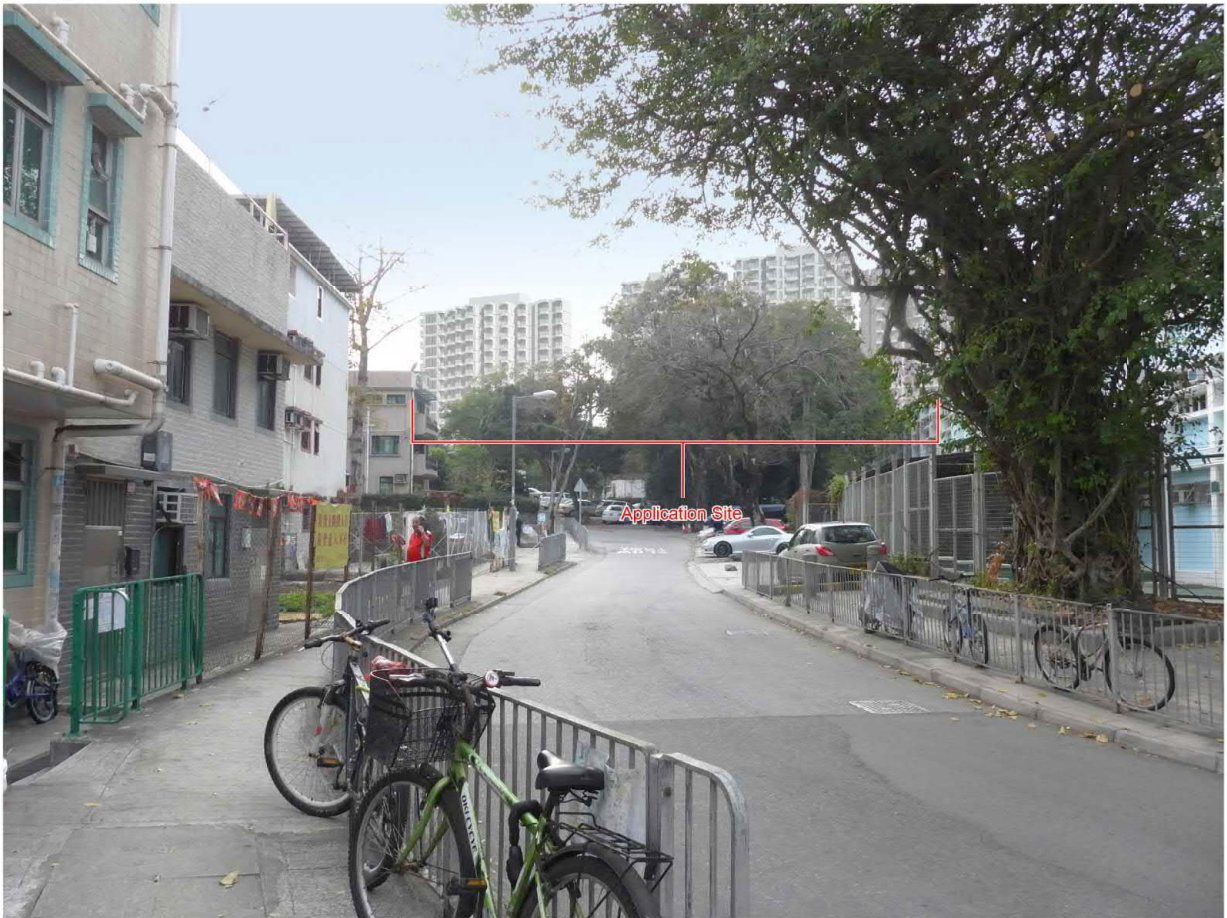
(資料來源:申請人於 12.9.2019 呈交的資料)
 (Source : Applicant's Submission of 12.9.2019)

參考編號
 REFERENCE No.
 Y/NE-KTS/12

繪圖 DRAWING
 Z-5



Existing Condition



Proposed Scheme

**llewelyn
d Davies**

Title

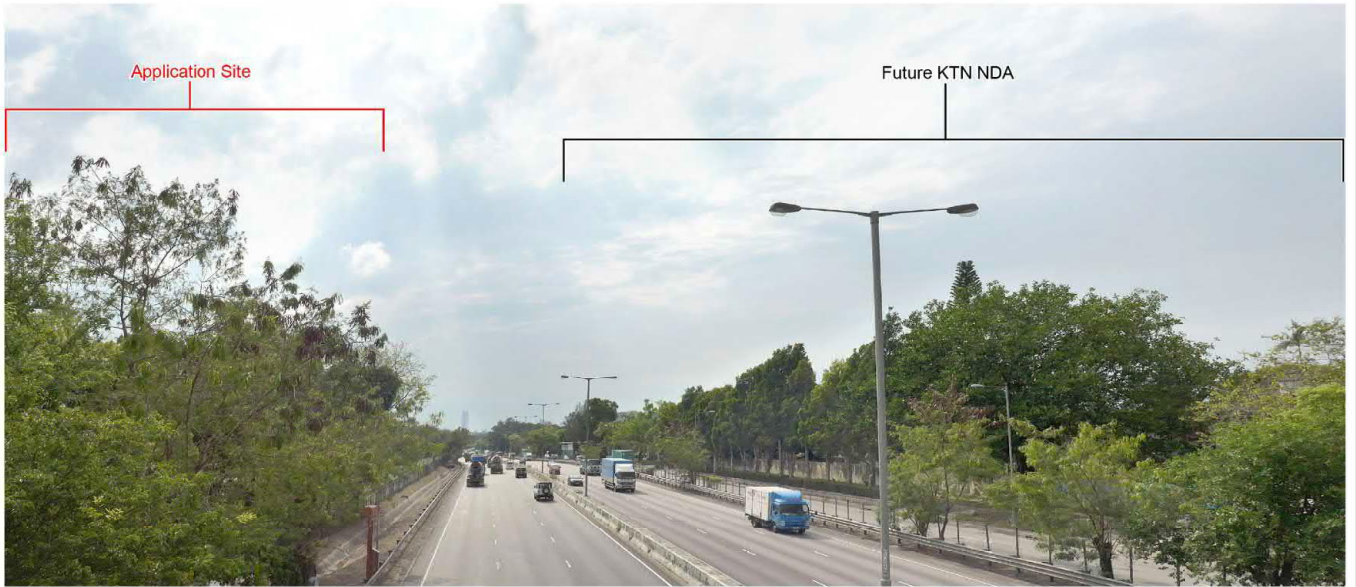
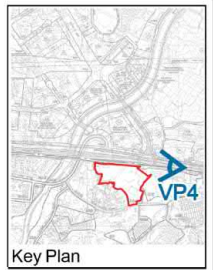
Photomontage - VP3 - Kam Tsin Tsuen

Checked	DH	Drawn	PW
Rev	1	Date	Sep 2019
Scale	N/A	Figure	5.3

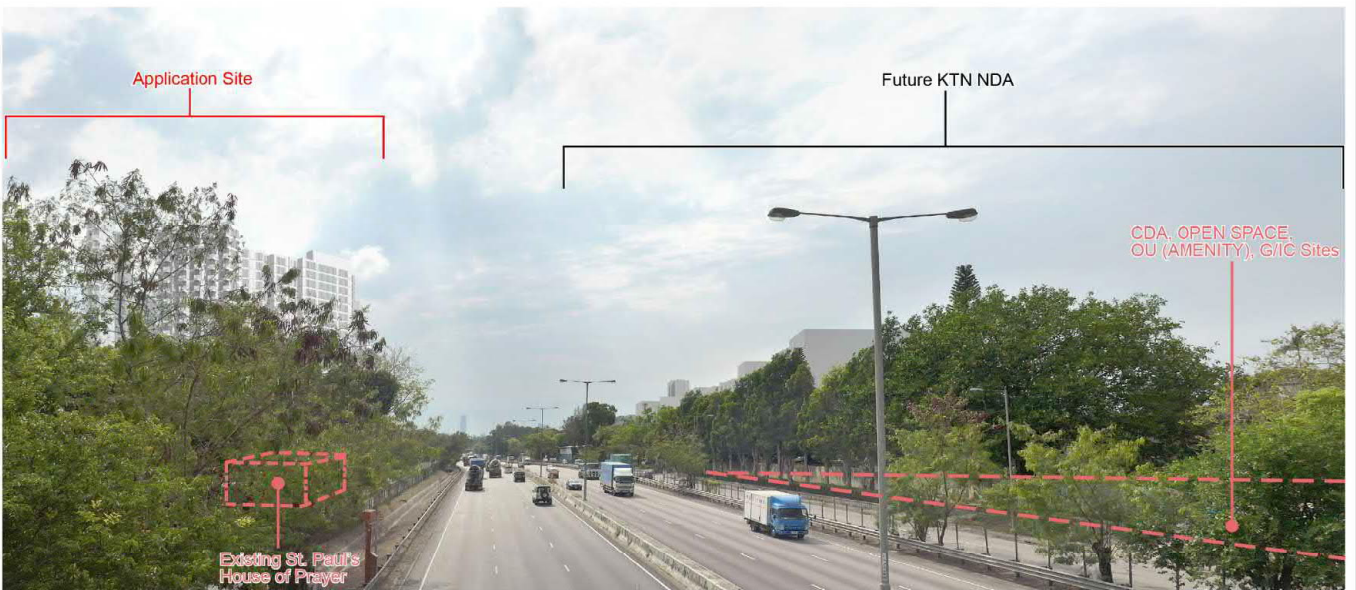
(資料來源: 申請人於 12.9.2019 呈交的資料)
(Source : Applicant's Submission of 12.9.2019)

參考編號
REFERENCE No.
Y/NE-KTS/12

繪圖 DRAWING
Z-6



Existing Condition



Proposed Scheme

**llewelyn
davies**

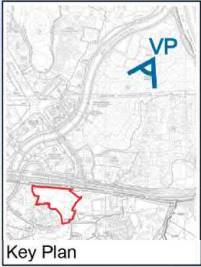
Title Photomontage - VP4 - Connecting Footbridge over Fanling Highway near St Paul's House of Prayer

Checked	DH	Drawn	PW
Rev	1	Date	Sep 2019
Scale	N/A	Figure	5.4

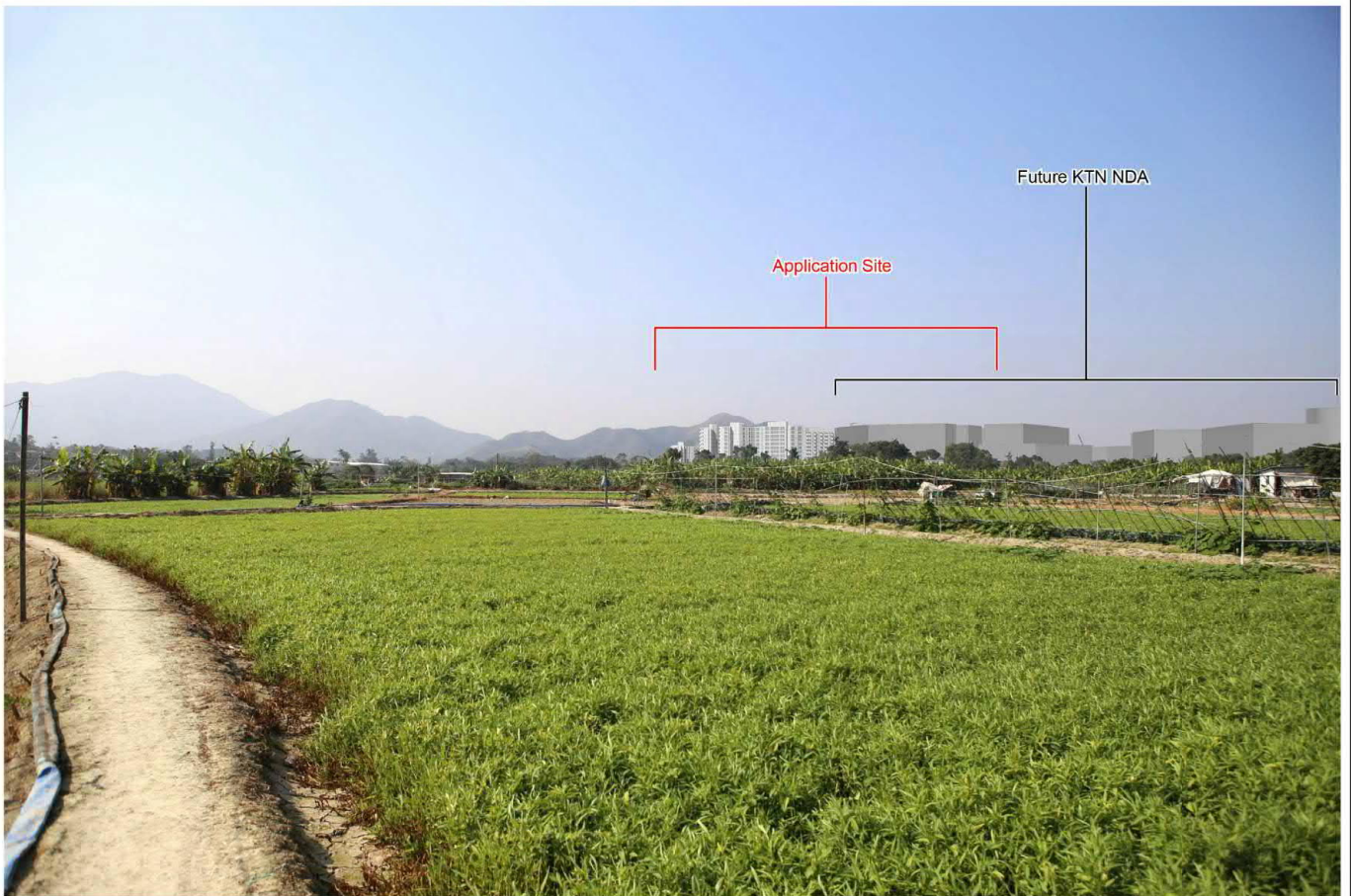
(資料來源: 申請人於 12. 9. 2019 提交的資料)
(Source : Applicant's Submission of 12.9.2019)

參考編號
REFERENCE No.
Y/NE-KTS/12

繪圖 DRAWING
Z-7



Existing Condition



Proposed Scheme

**llewelyn
davies**

Title

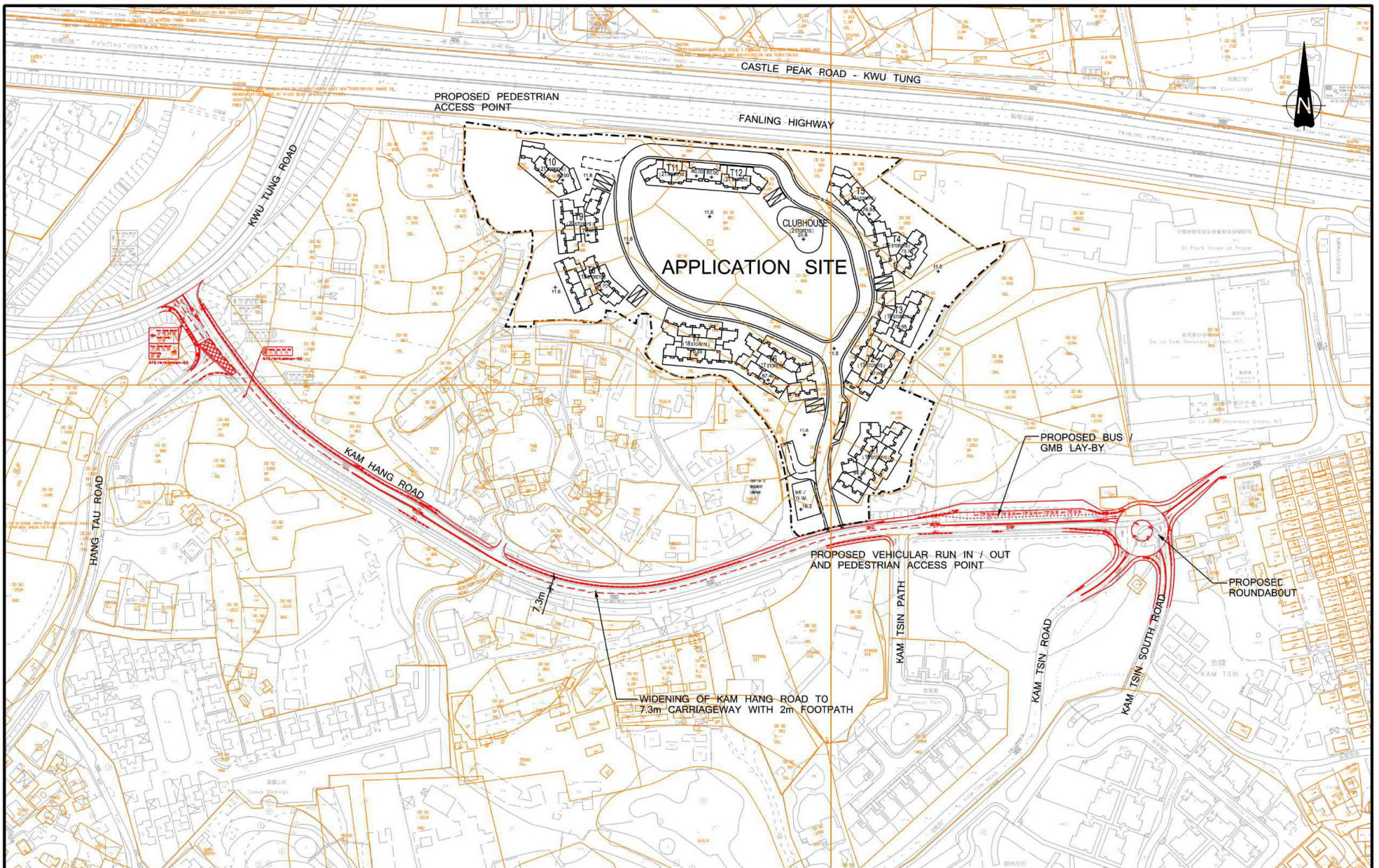
Photomontage – View from Biodiversity Zone of
Future Long Valley Nature Park

Checked	DH	Drawn	PW
Rev	1	Date	Sep 2019
Scale	N/A	Figure	B

(資料來源: 申請人於 12.9.2019 提交的資料)
(Source : Applicant's Submission of 12.9.2019)

參考編號
REFERENCE No.
Y/NE-KTS/12

繪圖 DRAWING
Z-8



Rev.	Description	Checked	Date
B	TD'S COMMENT INCORPORATED	LHW	06AUG19
A	TD'S COMMENT INCORPORATED	LHW	20JUN19

Project Title
 SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENT TO KWU TUNG SOUTH OUTING ZONING PLAN IN SUPPORT OF PRIVATE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D.92 AND ADJOINING GOVERNMENT LAND TO THE SOUTH OF CASTLE PEAK ROAD - KWU TUNG SECTION NEAR KAM TSIN, SHEUNG SHUI, THE NEW TERRITORIES

Drawing Title INDICATIVE MASTER LAYOUT PLAN AND PROPOSED ROAD IMPROVEMENT WORKS				SYSTRA MVA	
Designed	CHA	Checked	LHW	Scale	1:2000(A3)
Date	MAR 2019	Drawing No.	5	Rev.	B

CHK50323101TA:FE12-B.DGN/CPW/06AUG19

(資料來源:申請人於 19.8.2019 呈交的資料)
 (Source : Applicant's Submission of 19.8.2019)

參考編號 REFERENCE No. Y/NE-KTS/12	繪圖 DRAWING Z-9
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Figure: 2

Title: Mitigation Measure Provided in the Proposed Scheme

Project: Proposed Amendments to the Kwu Tung South Outline Zoning Plan in Support of Private Residential Development at Various Lots in D.D. 92 and Adjoining Government Land, to the South of Castle Peak Road- Kwu Tung Section near Kam Tsin, Sheung Shui, the New Territories

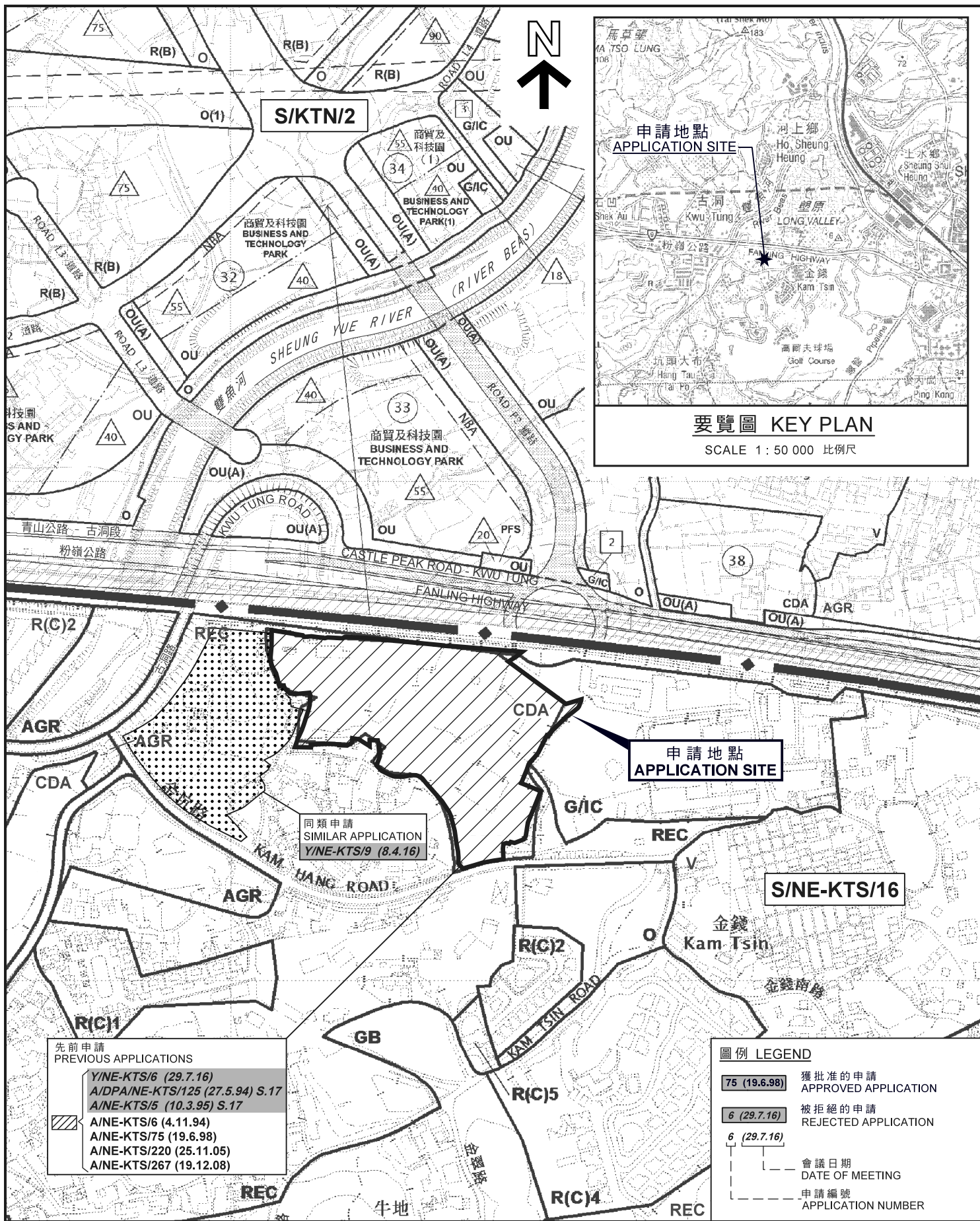
RAMBOLL

Drawn by: EC
 Checked by: SL
 Rev.: 1.0
 Date: July 18

(資料來源: 申請人於 18.4.2019 呈交的資料)
 (Source : Applicant's Submission of 18.4.2019)

參考編號
 REFERENCE No.
 Y/NE-KTS/12

繪圖 DRAWING
 Z-10



要覽圖 KEY PLAN
SCALE 1 : 50 000 比例尺

先前申請
PREVIOUS APPLICATIONS

Y/NE-KTS/6 (29.7.16)
A/DPA/NE-KTS/125 (27.5.94) S.17
A/NE-KTS/5 (10.3.95) S.17
A/NE-KTS/6 (4.11.94)
A/NE-KTS/75 (19.6.98)
A/NE-KTS/220 (25.11.05)
A/NE-KTS/267 (19.12.08)

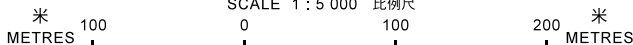
圖例 LEGEND

75 (19.6.98)	獲批准的申請 APPROVED APPLICATION
6 (29.7.16)	被拒絕的申請 REJECTED APPLICATION
6 (29.7.16)	會議日期 DATE OF MEETING
6 (29.7.16)	申請編號 APPLICATION NUMBER

位置圖 LOCATION PLAN

把「綜合發展區」、「康樂」、「政府、機構或社區」、「道路」地帶改劃為「綜合發展區(1)」地帶
 上水丈量約份第92約地段第2579號
 TO REZONE THE APPLICATION SITE FROM
 "COMPREHENSIVE DEVELOPMENT AREA", "RECREATION",
 "GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"
 TO "COMPREHENSIVE DEVELOPMENT AREA (1)"
 LOT 2579 IN D.D. 92, SHEUNG SHUI

SCALE 1 : 5 000 比例尺



本摘要圖於2019年9月11日擬備，
 所根據的資料為於2015年6月16日核准的
 分區計劃大綱圖編號S/KTN/2及於
 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 11.9.2019
 BASED ON OUTLINE ZONING PLANS
 No. S/KTN/2 APPROVED ON 16.6.2015 AND
 S/NE-KTS/16 APPROVED ON 30.1.2018

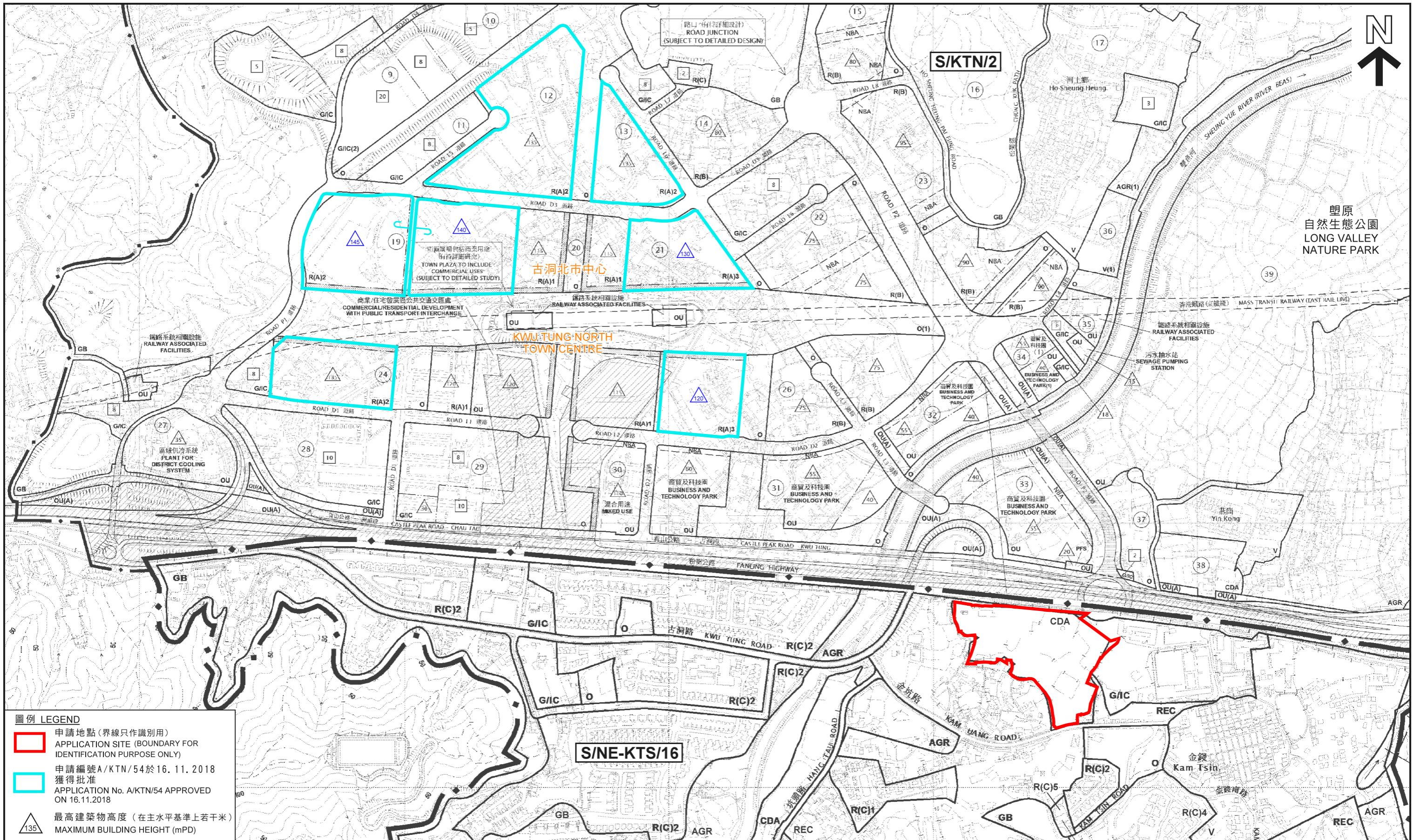
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

Y/NE-KTS/12

圖 PLAN
Z-1a



- 圖例 LEGEND**
- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
 - 申請編號 A/KTN/54 於 16. 11. 2018 獲得批准
APPLICATION No. A/KTN/54 APPROVED ON 16.11.2018
 - 最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (mPD)

位置圖 LOCATION PLAN

把「綜合發展區」、「康樂」、「政府、機構或社區」、「道路」地帶改劃為「綜合發展區(1)」地帶
 上水丈量約份第92約地段第2579號
 TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA", "RECREATION",
 "GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD" TO "COMPREHENSIVE DEVELOPMENT AREA (1)"
 LOT 2579 IN D.D. 92, SHEUNG SHUI



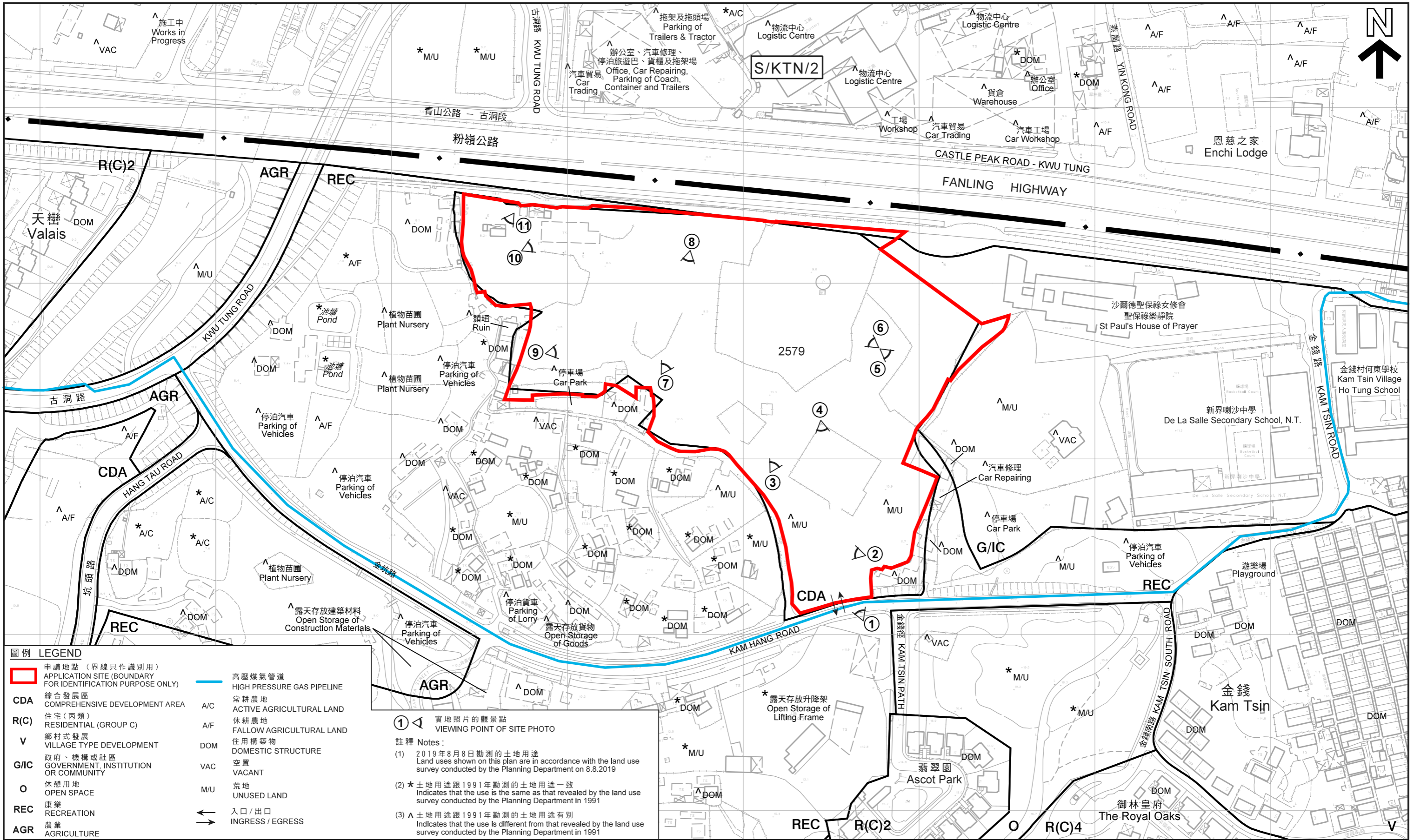
本摘要圖於2019年9月12日擬備，
 所根據的資料為於2015年6月16日核准的
 分區計劃大綱圖編號S/KTN/2及於
 2018年1月30日核准的分區計劃大綱圖
 編號S/NE-KTS/16
 EXTRACT PLAN PREPARED ON 12.9.2019
 BASED ON OUTLINE ZONING PLANS
 No. S/KTN/2 APPROVED ON 16.6.2015 AND
 S/NE-KTS/16 APPROVED ON 30.1.2018

規劃署
 PLANNING DEPARTMENT



參考編號
 REFERENCE No.
 Y/NE-KTS/12

圖 PLAN
 Z-1b



圖例 LEGEND

	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)		高壓煤氣管道 HIGH PRESSURE GAS PIPELINE
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA	A/C	常耕農地 ACTIVE AGRICULTURAL LAND
R(C)	住宅 (丙類) RESIDENTIAL (GROUP C)	A/F	休耕農地 FALLOW AGRICULTURAL LAND
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	DOM	住用構築物 DOMESTIC STRUCTURE
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	VAC	空置 VACANT
O	休憩用地 OPEN SPACE	M/U	荒地 UNUSED LAND
REC	康樂 RECREATION		入口 / 出口 INGRESS / EGRESS
AGR	農業 AGRICULTURE		

註釋 Notes:

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

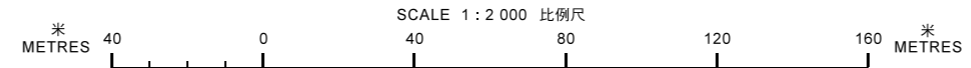
(1) 2019年8月8日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 8.8.2019

(2) * 土地用途跟1991年勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in 1991

(3) ^ 土地用途跟1991年勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in 1991

平面圖 SITE PLAN

把「綜合發展區」、「康樂」、「政府、機構或社區」、「道路」地帶改劃為「綜合發展區(1)」地帶
 上水丈量約份第92約地段第2579號
 TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA",
 "RECREATION", "GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"
 TO "COMPREHENSIVE DEVELOPMENT AREA (1)"
 LOT 2579 IN D.D. 92, SHEUNG SHUI



本摘要圖於2019年9月12日擬備，
 所根據的資料為測量圖編號
 2-SE-10A、10B、10C及10D
 EXTRACT PLAN PREPARED ON 12.9.2019
 BASED ON SURVEY SHEETS No.
 2-SE-10A, 10B, 10C AND 10D

規劃署
 PLANNING DEPARTMENT



參考編號
 REFERENCE No.
 Y/NE-KTS/12

圖 PLAN
 Z-2



圖例 LEGEND


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

本摘要圖於2019年8月13日擬備，
所根據的資料為地政總署
於2018年3月27日拍得的航攝照片
編號E040035C及E040036C
EXTRACT PLAN PREPARED ON 13.8.2019
BASED ON AERIAL PHOTOS No. E040035C
AND E040036C TAKEN ON 27.3.2018 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把「綜合發展區」、「康樂」、「政府、機構或社區」、「道路」地帶改劃為「綜合發展區(1)」地帶
上水丈量約份第92約地段第2579號
TO REZONE THE APPLICATION SITE FROM "COMPREHENSIVE DEVELOPMENT AREA",
"RECREATION", "GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"
TO "COMPREHENSIVE DEVELOPMENT AREA (1)"
LOT 2579 IN D.D. 92, SHEUNG SHUI

**規劃署
PLANNING DEPARTMENT**



參考編號
REFERENCE No.
Y/NE-KTS/12

圖 **PLAN
Z-3**



實地照片 SITE PHOTO

本摘要圖於2019年8月12日擬備，
所根據的資料為攝於
2019年8月8日的實地照片
PLAN PREPARED ON 12.8.2019
BASED ON SITE PHOTOS
TAKEN ON 8.8.2019

把「綜合發展區」、「康樂」、「政府、機構或社區」、
「道路」地帶改劃為「綜合發展區(1)」地帶
上水丈量約份第92約地段第2579號
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA", "RECREATION",
"GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"
TO "COMPREHENSIVE DEVELOPMENT AREA (1)"
LOT 2579 IN D.D. 92, SHEUNG SHUI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-KTS/12

圖 PLAN
Z-4a



申請地點
APPLICATION SITE

5



申請地點
APPLICATION SITE

6



申請地點
APPLICATION SITE

7



申請地點
APPLICATION SITE

8

實地照片 SITE PHOTO

本摘要圖於2019年8月12日擬備，
所根據的資料為攝於
2019年8月8日的實地照片
PLAN PREPARED ON 12.8.2019
BASED ON SITE PHOTOS
TAKEN ON 8.8.2019

把「綜合發展區」、「康樂」、「政府、機構或社區」、
「道路」地帶改劃為「綜合發展區(1)」地帶
上水丈量約份第92約地段第2579號
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA", "RECREATION",
"GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"
TO "COMPREHENSIVE DEVELOPMENT AREA (1)"
LOT 2579 IN D.D. 92, SHEUNG SHUI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-KTS/12

圖 PLAN
Z-4b



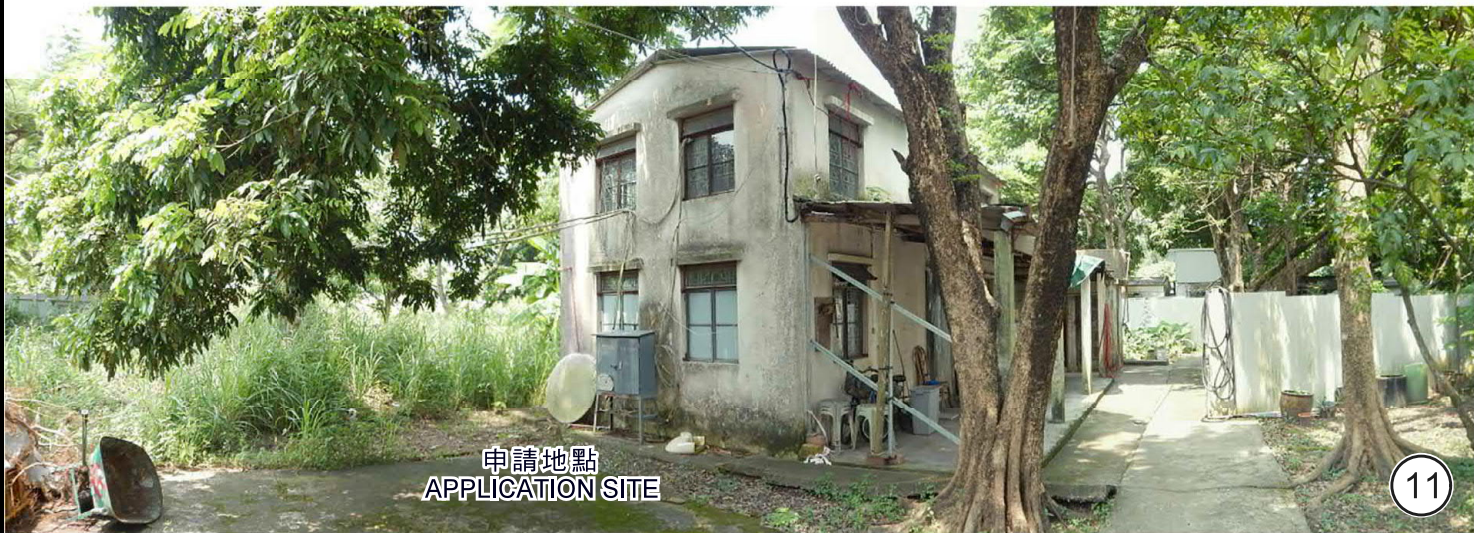
申請地點
APPLICATION SITE

9



申請地點
APPLICATION SITE

10



申請地點
APPLICATION SITE

11

實地照片 SITE PHOTO

本摘要圖於2019年8月12日擬備，
所根據的資料為攝於
2019年8月8日的實地照片
PLAN PREPARED ON 12.8.2019
BASED ON SITE PHOTOS
TAKEN ON 8.8.2019

把「綜合發展區」、「康樂」、「政府、機構或社區」、
「道路」地帶改劃為「綜合發展區(1)」地帶
上水丈量約份第92約地段第2579號
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA", "RECREATION",
"GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"
TO "COMPREHENSIVE DEVELOPMENT AREA (1)"
LOT 2579 IN D.D. 92, SHEUNG SHUI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-KTS/12

圖 PLAN
Z-4c