

Legend

○ Village Environ of
Yin Kong Village

Plan Based on
Draft Kwu Tung North
Outline Zoning Plan
No. S/KTN/1
exhibited on 20.12.2013

Location Plan

Proposed Rezoning from "Other Specified
Uses (Nature Park)" to "Village Type
Development"

Various Lots and Adjoining Government
Land in DD92, Kwu Tung North,
on draft OZP No. S/KTN/1

Scale 1 : 5000

Plan 1

PlanArch Consultants Ltd.

Revision

Date: 29.1.2014

古洞北分區計劃大綱草圖編號S/KTN/1

Page 3 of 12

R7所提供的繪圖

THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1
DRAWING PROVIDED BY R7

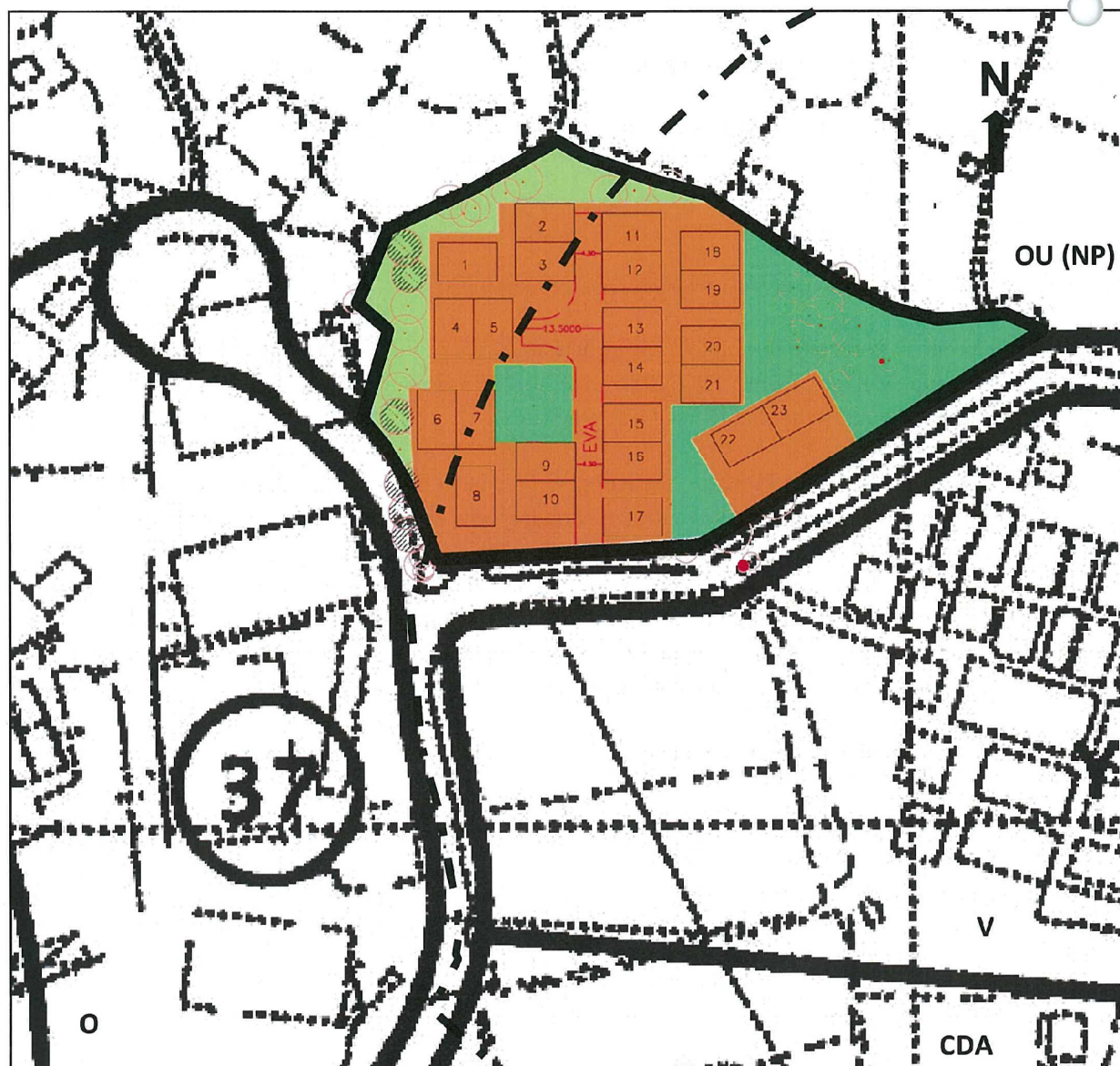
參考編號

REFERENCE No.






R/S/KTN/1-7

繪圖 DRAWING KTN-1a

(來源 Source : R7)



Legend

-  Proposed Small Houses
-  Proposed Local Open Space
-  Proposed Amenity Area
-  Existing and New Tree
-  Village Environ of Yin Kong Village

Base Plan Extracted from Kwu Tung North
OZP No. S/KTN/1

Indicative Layout Plan

Proposed Rezoning from "Other Specified Uses (Nature Park)" to "Village Type Development"

Various Lots and Adjoining Government Land in DD92, Kwu Tung North, on draft OZP No. S/KTN/1

Scale 1 : 1 000

Plan 3

PlanArch Consultants Ltd.

Revision Date: 6.2.2014

古洞北分區計劃大綱草圖編號S/KTN/1

R7所提供的繪圖

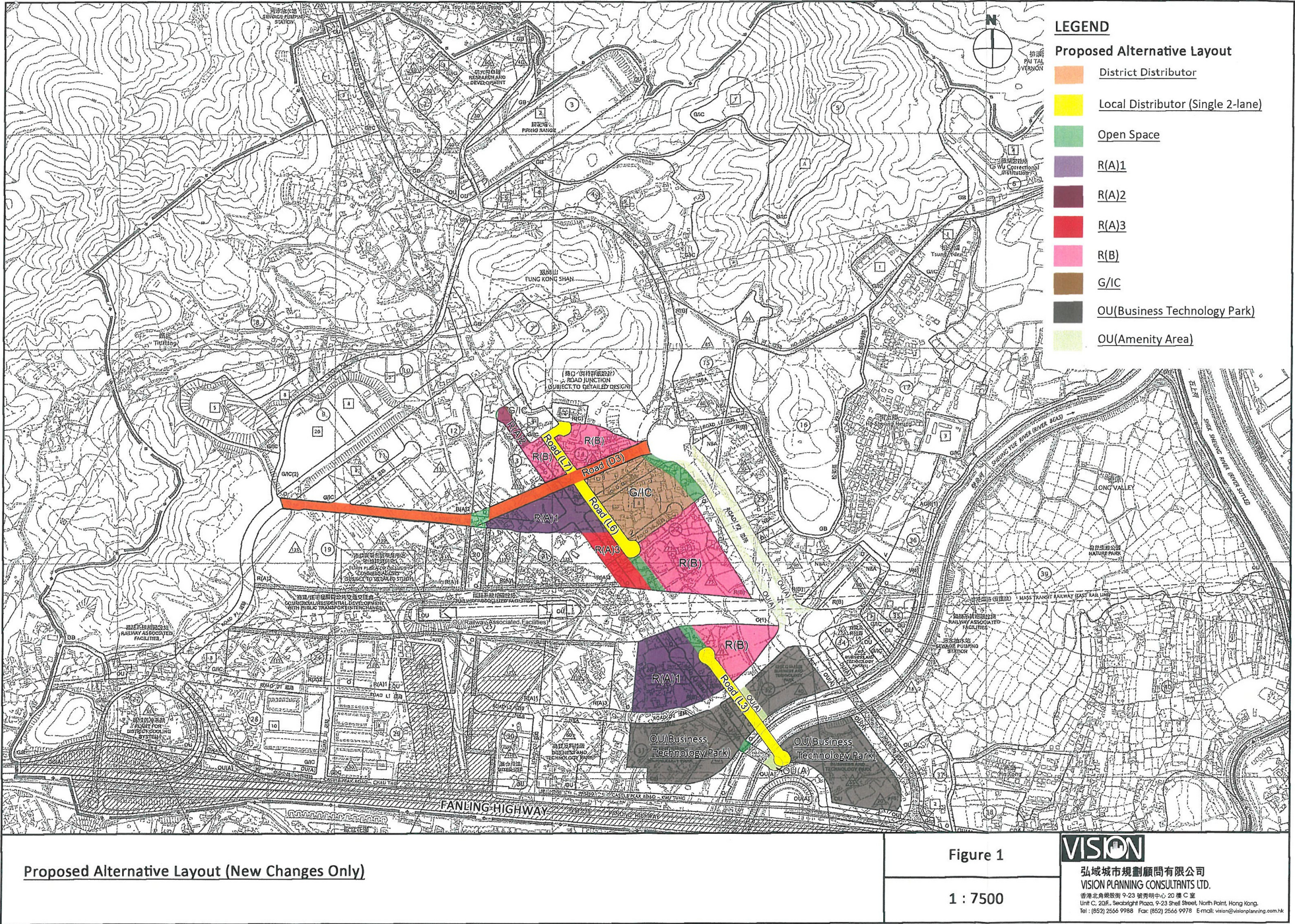
THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1
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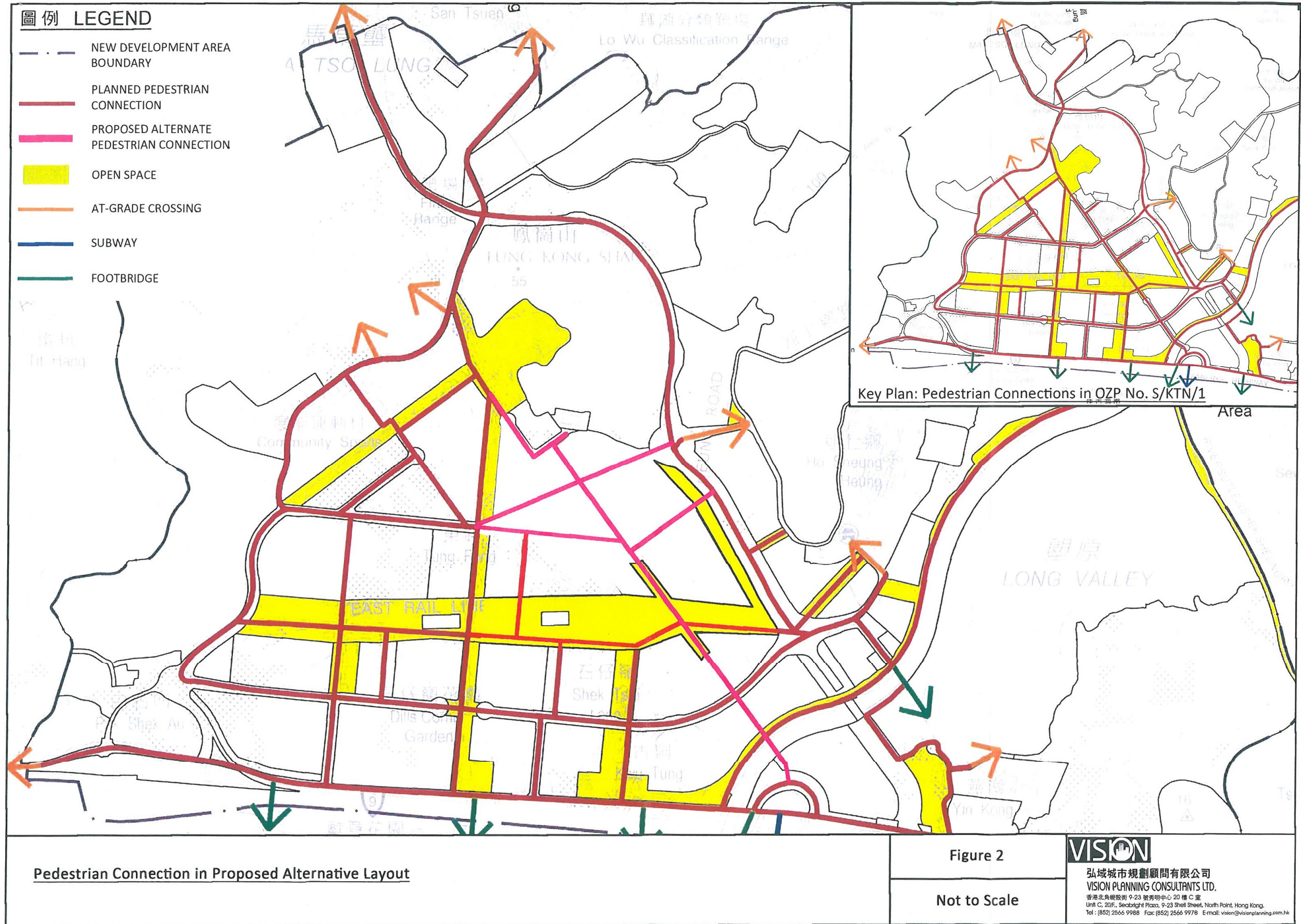
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REFERENCE No. R/S/KTN/1-7

繪圖 DRAWING KTN-1b

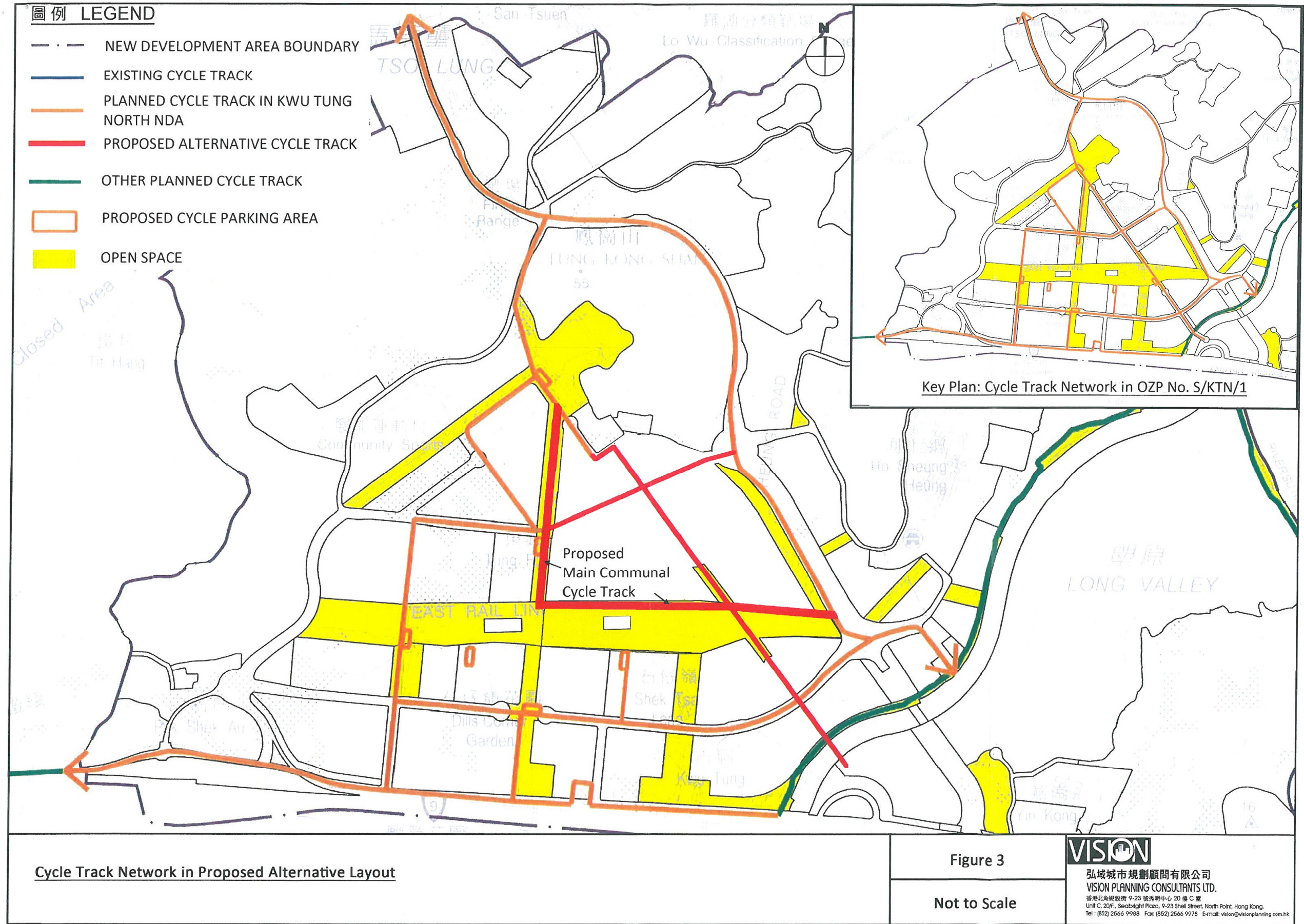
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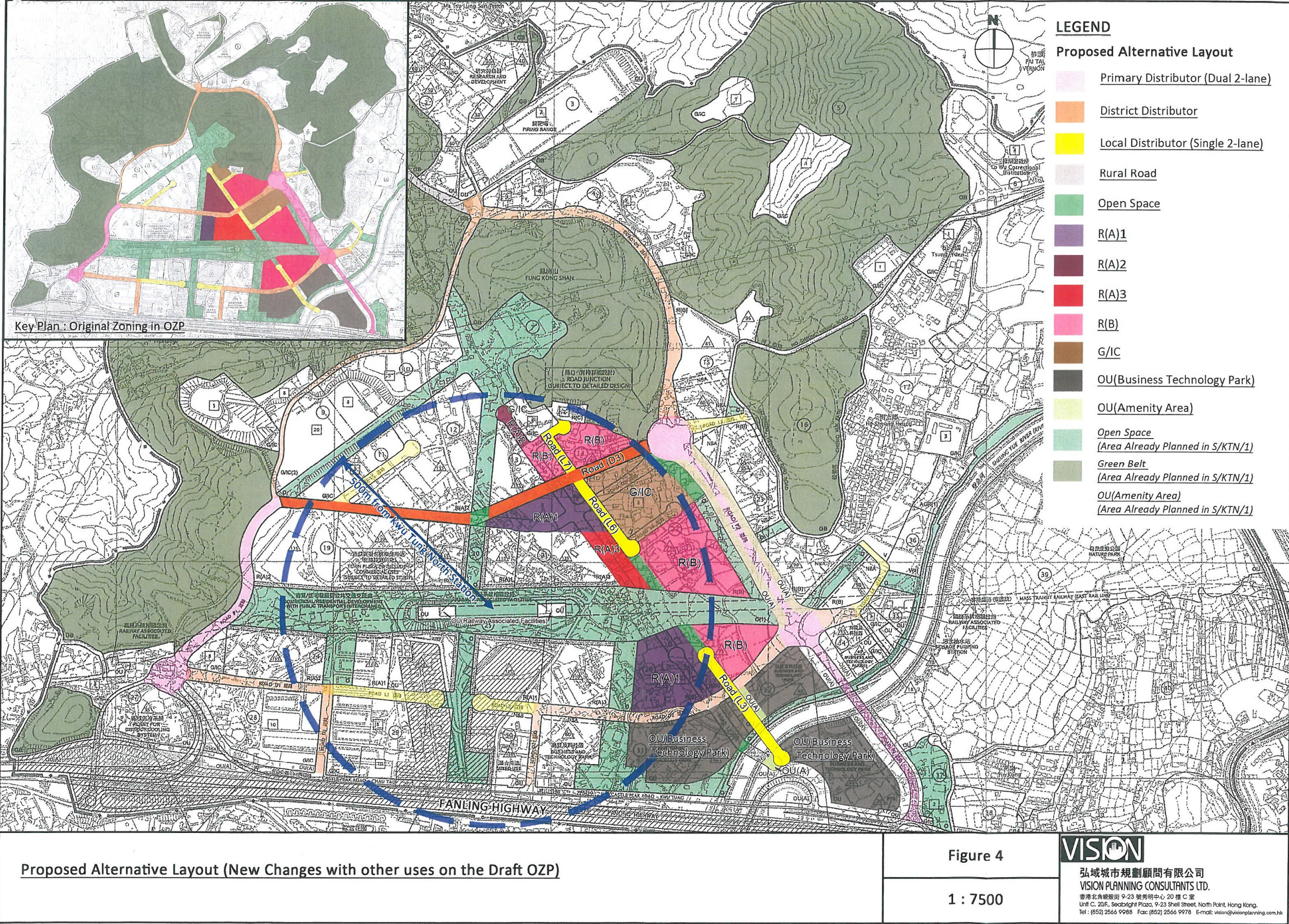
古洞北分區計劃大綱草圖編號S/КТN/1
R8所提供的繪圖
THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/КТN/1
DRAWING PROVIDED BY R8



古洞北分區計劃大綱草圖編號S/KTN/1
R8所提供的繪圖
THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1
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古洞北分區計劃大綱草圖編號S/KTN/1
R8所提供的繪圖
THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1
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古洞北分區計劃大綱草圖編號S/KTN/1
R8所提供的繪圖
THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1
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Representation to Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1
Appendix 1: Proposed amendments generally indicated on the Draft Plan

PR: 5 Proposed Plot Ratio
△10.5 Proposed Building Height in mPD



古洞北分區計劃大綱草圖編號S/KTN/1
R9所提供的繪圖

THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1
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參考編號
REFERENCE No.

R/S/KTN/1-9

繪圖 DRAWING KTN-3

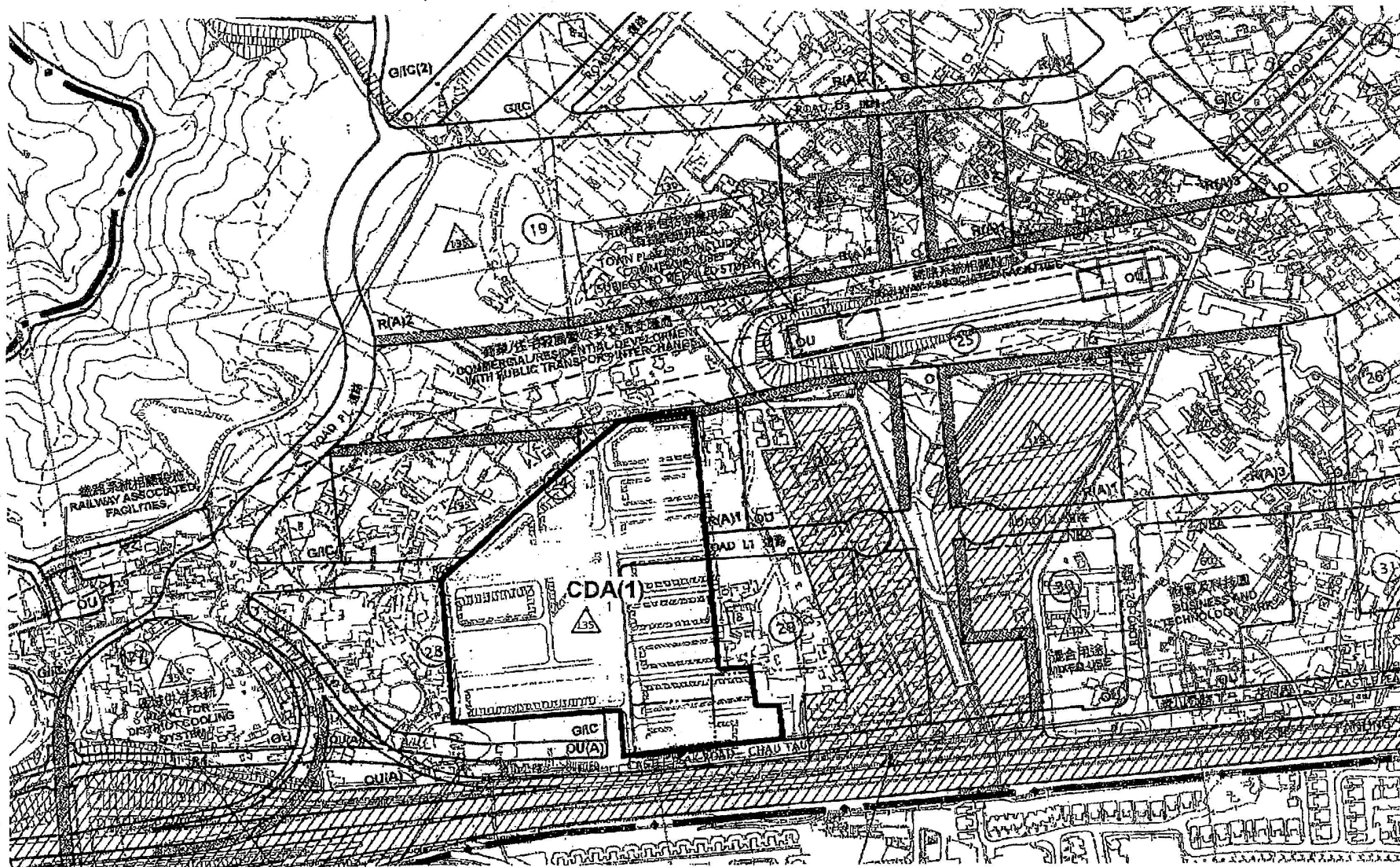


Figure 2: Option 1 - Comprehensive Development Area

古洞北分區計劃大綱草圖編號S/KTN/1

R10所提供的繪圖

THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1

DRAWING PROVIDED BY R10

參考編號
REFERENCE No. R/S/KTN/1-10

繪圖 DRAWING KTN-4a

(來源 Source : R10)

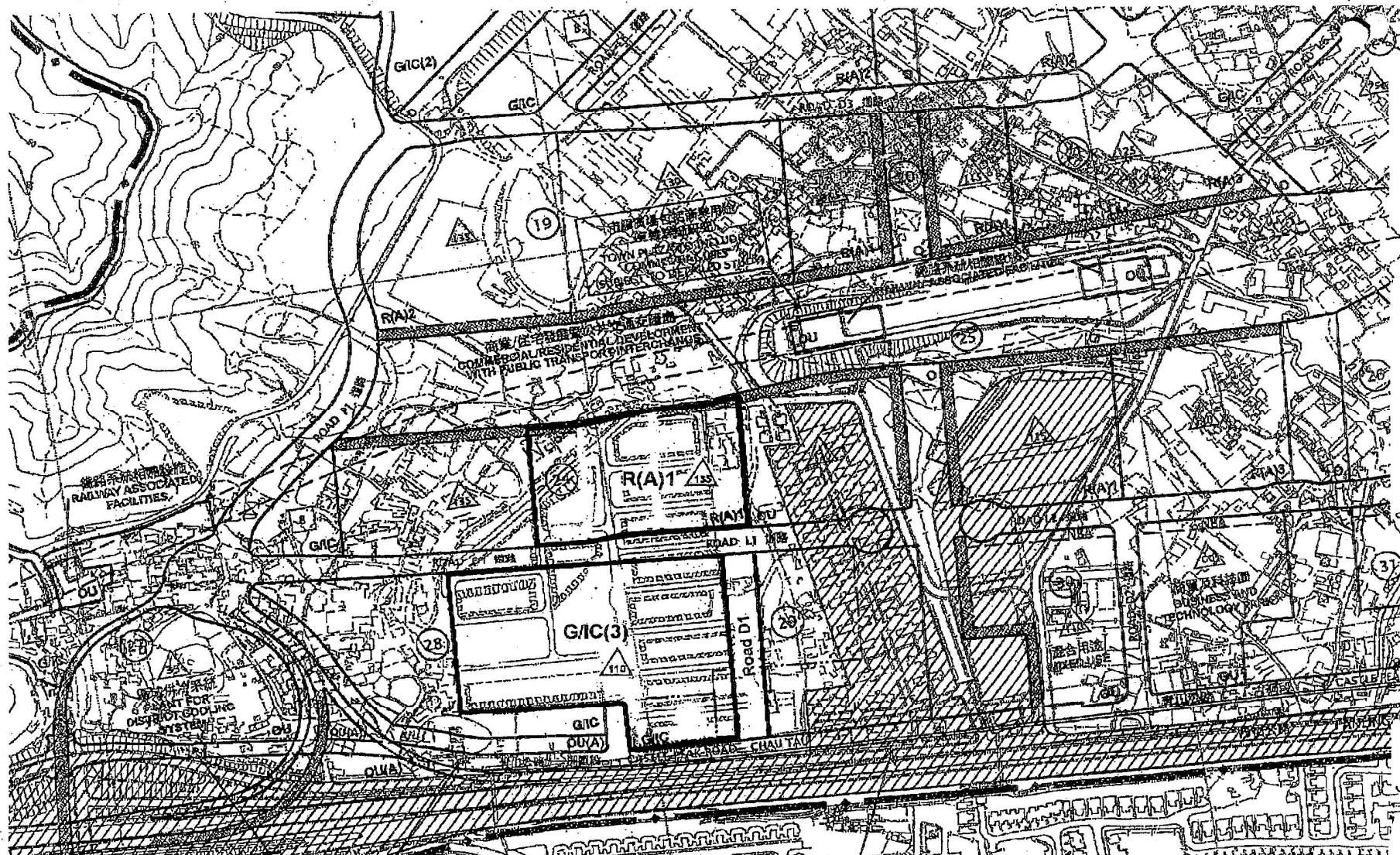


Figure 3: Option 2 - R(A)1 Zone and G/C

古洞北分區計劃大綱草圖編號S/KTN/1

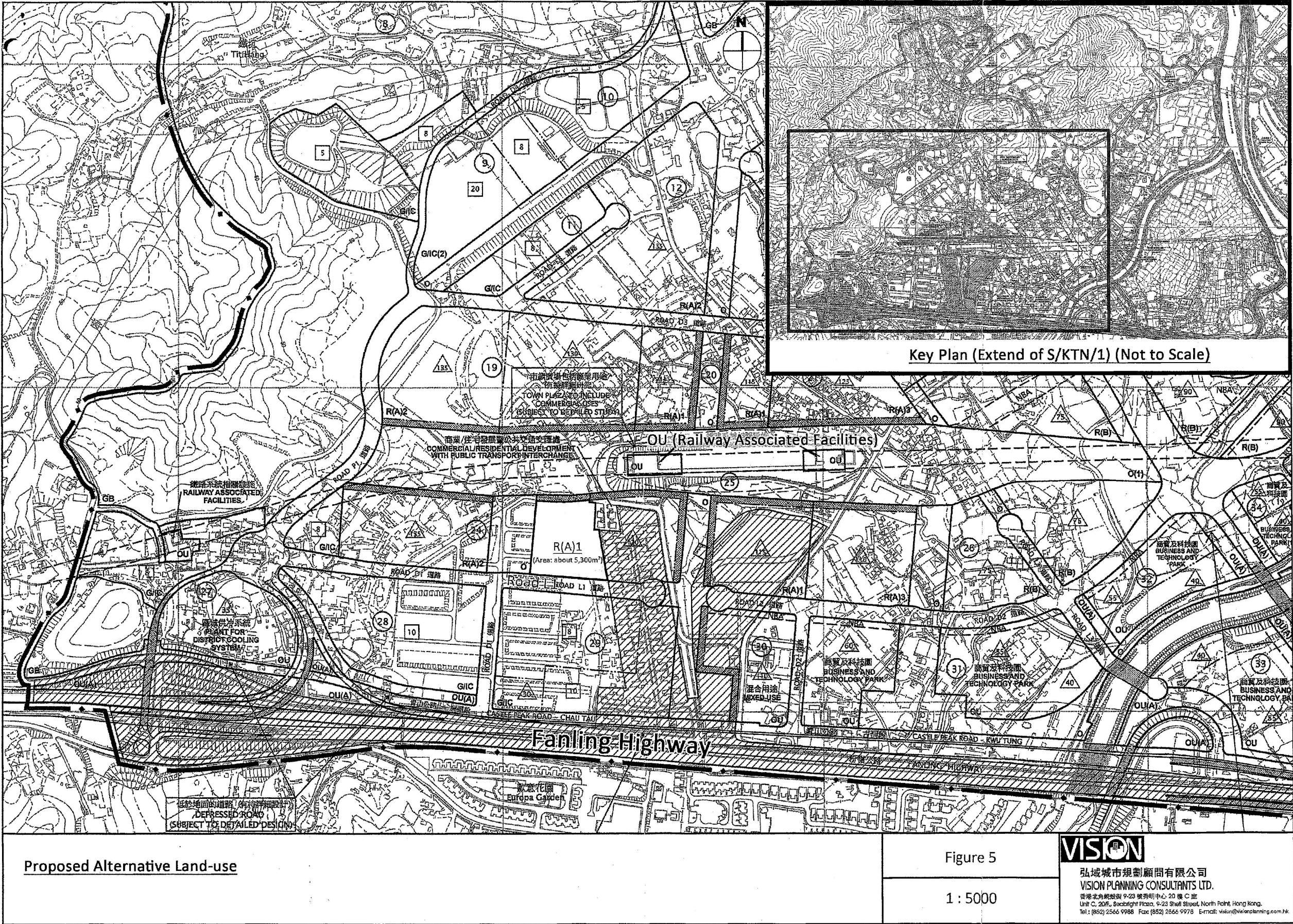
R10所提供的繪圖

THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1
DRAWING PROVIDED BY R10

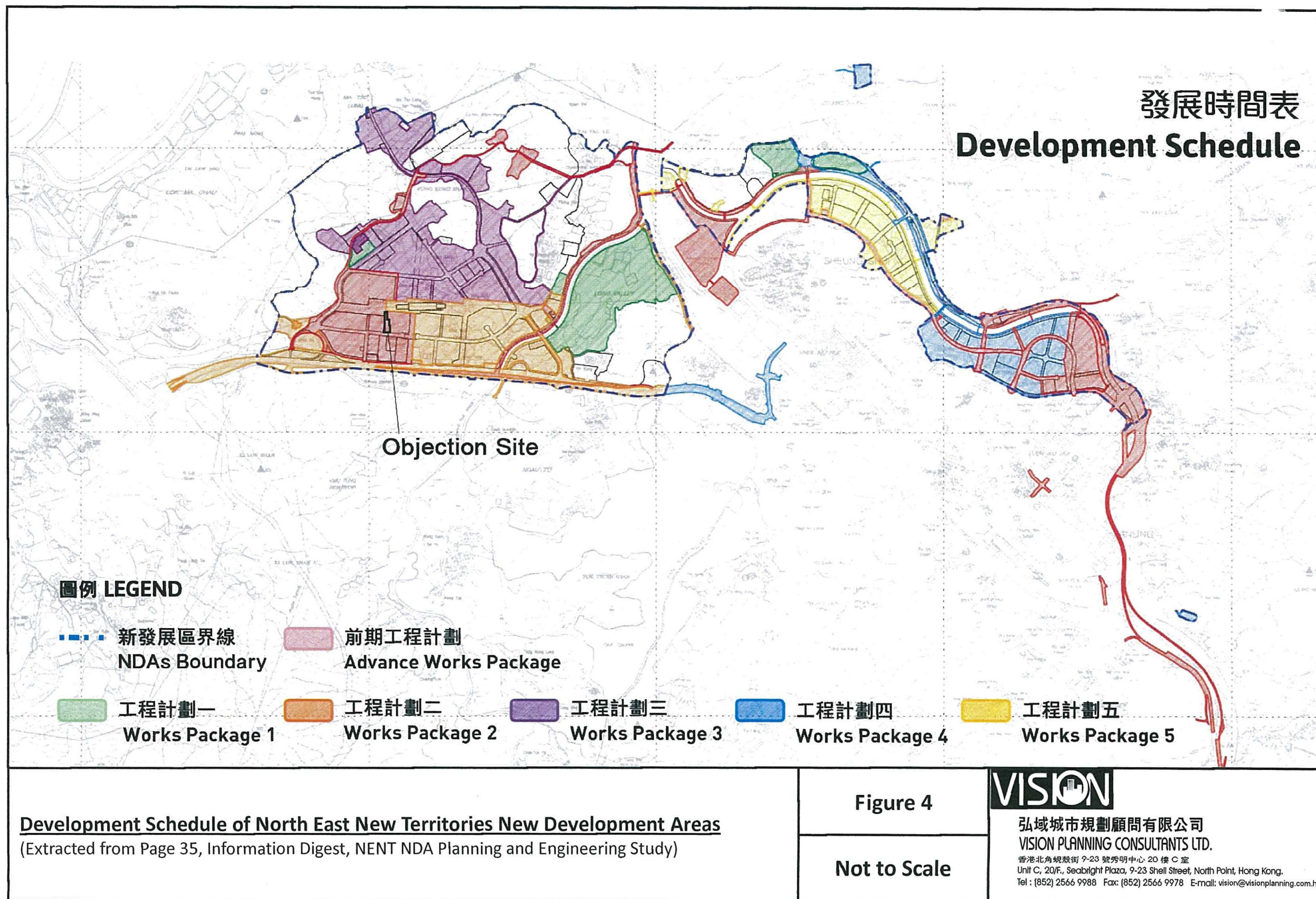
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R/S/KTN/1-10

繪圖 DRAWING KTN-4b



古洞北分區計劃大綱草圖編號S/KTN/1
R20728所提供的繪圖
THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1
DRAWING PROVIDED BY R20728



古洞北分區計劃大綱草圖編號S/KTN/1
R20728所提供的繪圖

THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1
DRAWING PROVIDED BY R20728

參考編號
REFERENCE No. R/S/KTN/1-20728

繪圖 DRAWING KTN-5b

(來源 Source : R20728)

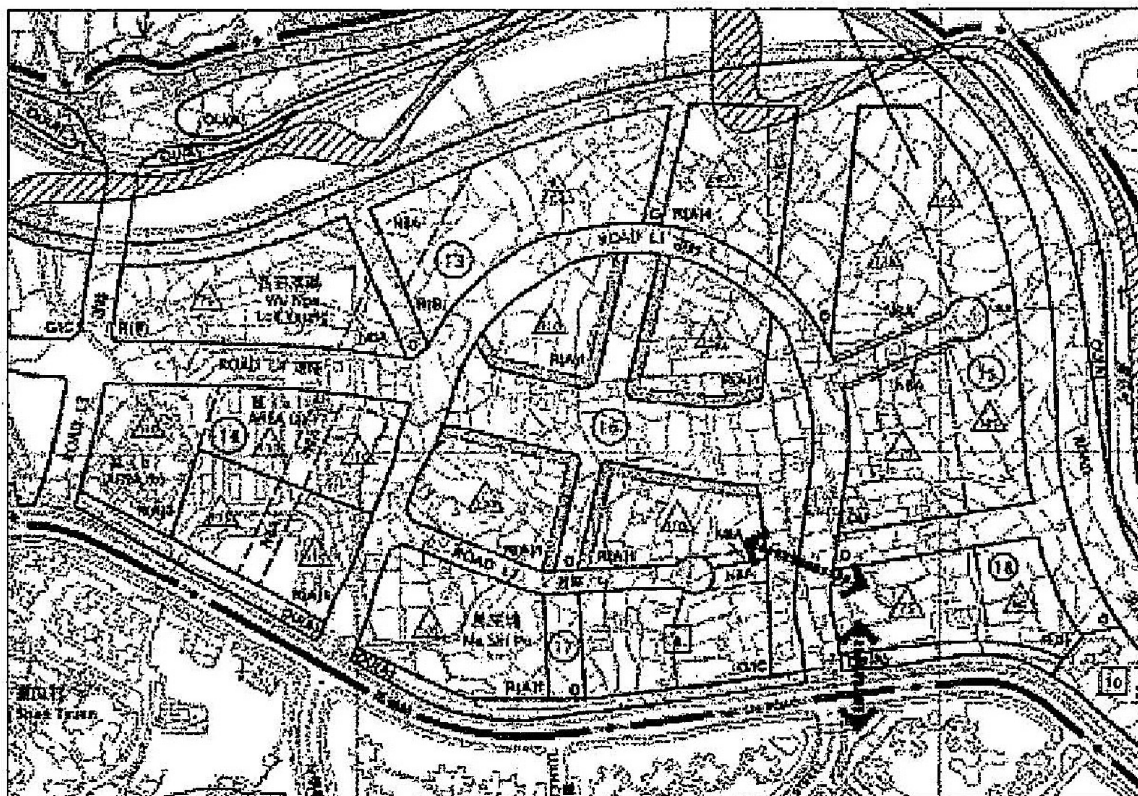


Figure 1: Proposed Connections

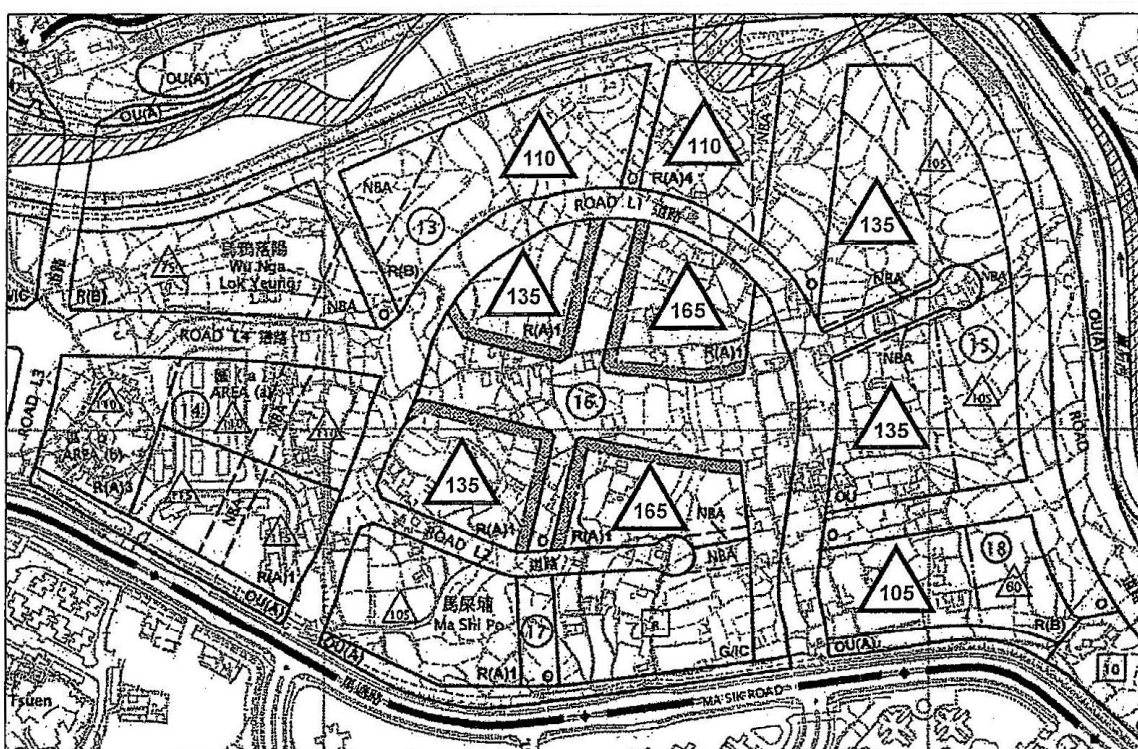


Figure 2: Proposed Building Height

粉嶺北分區計劃大綱草圖編號S/FLN/1

R5所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1

DRAWING PROVIDED BY R5

參考編號
REFERENCE No. R/S/FLN/1-5

繪圖 DRAWING FLN-1

(來源 Source : R5)

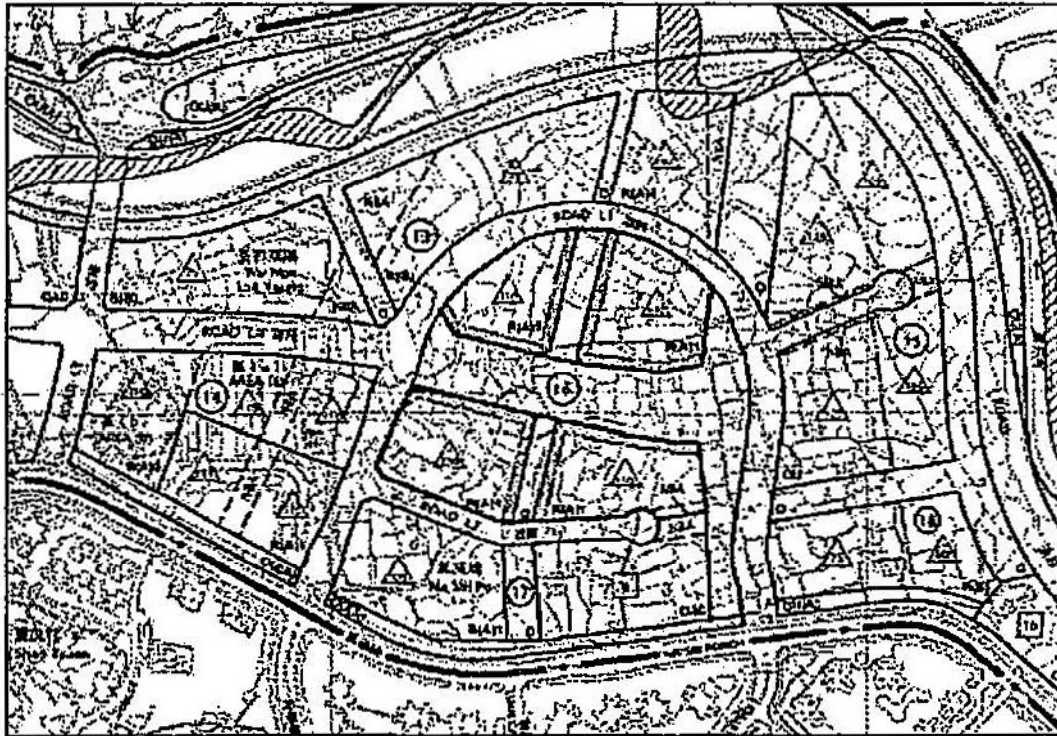


Figure 1: Combined Four RA1 Sites into Two RA1 Sites

粉嶺北分區計劃大綱草圖編號S/FLN/1
R6所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R6

參考編號
REFERENCE No. R/S/FLN/1-6

繪圖 DRAWING FLN-2

(來源 Source : R6)

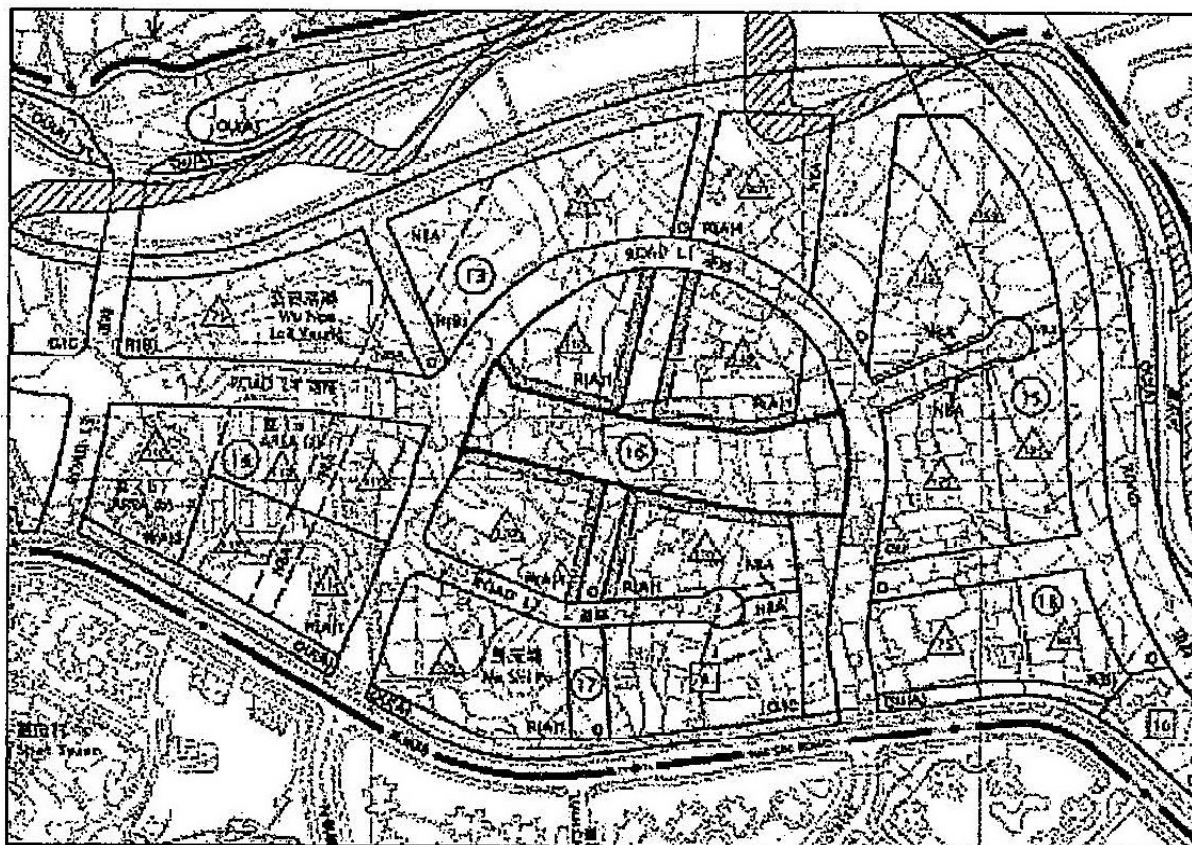


Figure 1: Location of Objection

粉嶺北分區計劃大綱草圖編號S/FLN/1

R7所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1

DRAWING PROVIDED BY R7

參考編號

REFERENCE No.

R/S/FLN/1-7

繪圖

DRAWING FLN-3

(來源 Source : R7)



Figure 2.2 Recommended Consolidation of Northern "R(A)5" & Southern "R(A)6" Housing Sites & Pedestrian Shopping Street in FLN District Centre

粉嶺北分區計劃大綱草圖編號S/FLN/1
R8所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R8

參考編號
REFERENCE No.

R/S/FLN/1-8

繪圖 DRAWING FLN-4a

(來源 Source : R8)

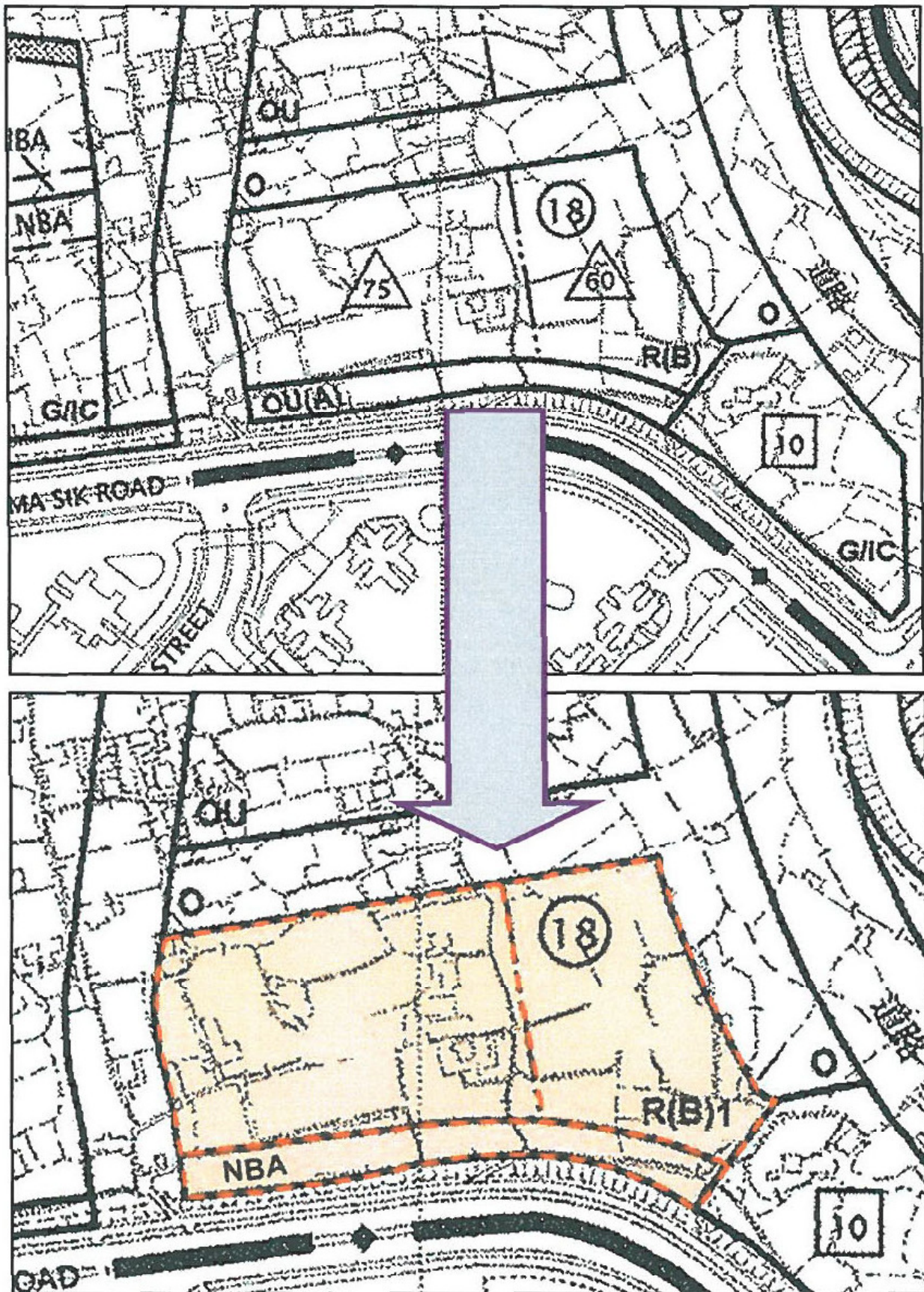


Figure 2.3 Incorporate "OU(A)" into "R(B)" zone & Designate as Non-Building Area (NBA) Landscape Amenity

粉嶺北分區計劃大綱草圖編號S/FLN/1
R8所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R8

參考編號
REFERENCE No.

R/S/FLN/1-8

繪圖 DRAWING FLN-4b

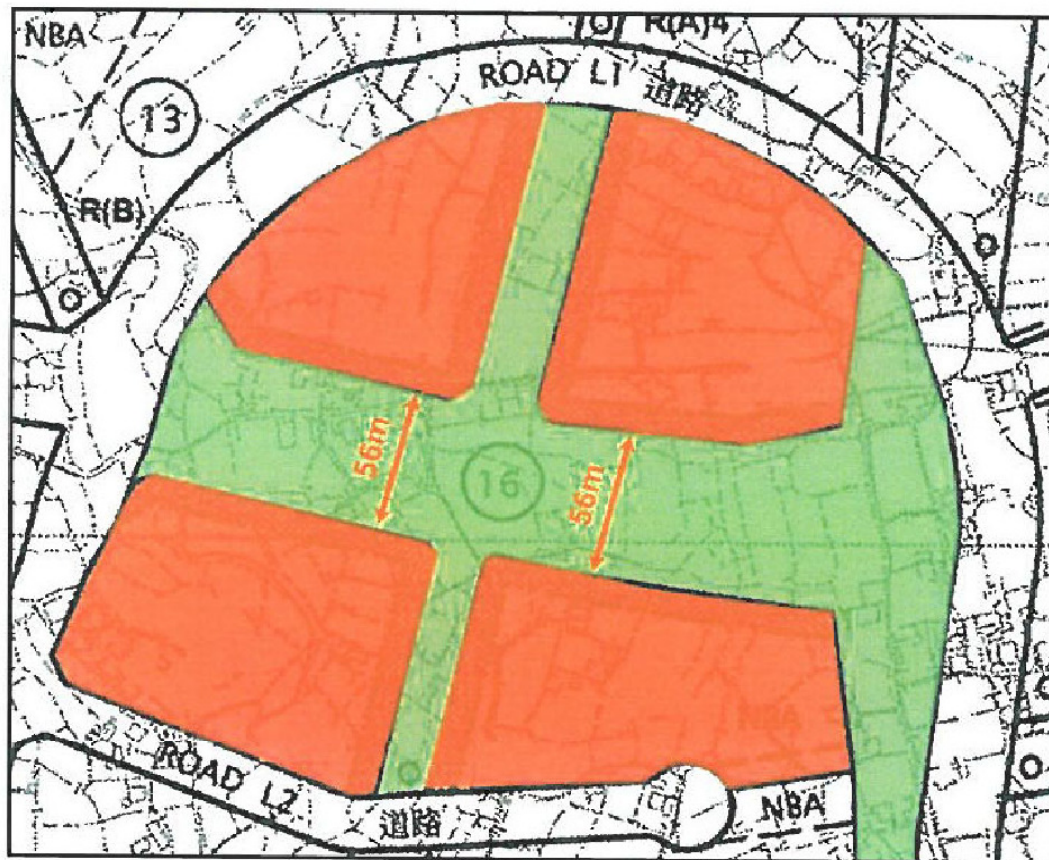


Figure 3.1 The draft OZP's wide separation of commercial activities into four zones in the District Centre undermines the key urban design objectives of vibrancy, identity and connectivity



Figure 3.2 Consolidation of the draft OZP's four separate commercial areas into logical zones interlinked by designated 'pedestrian areas' fulfils the OZP's urban design intentions

粉嶺北分區計劃大綱草圖編號S/FLN/1
R8所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R8

參考編號
REFERENCE No.

R/S/FLN/1-8

繪圖 DRAWING FLN-4c

(來源 Source : R8)

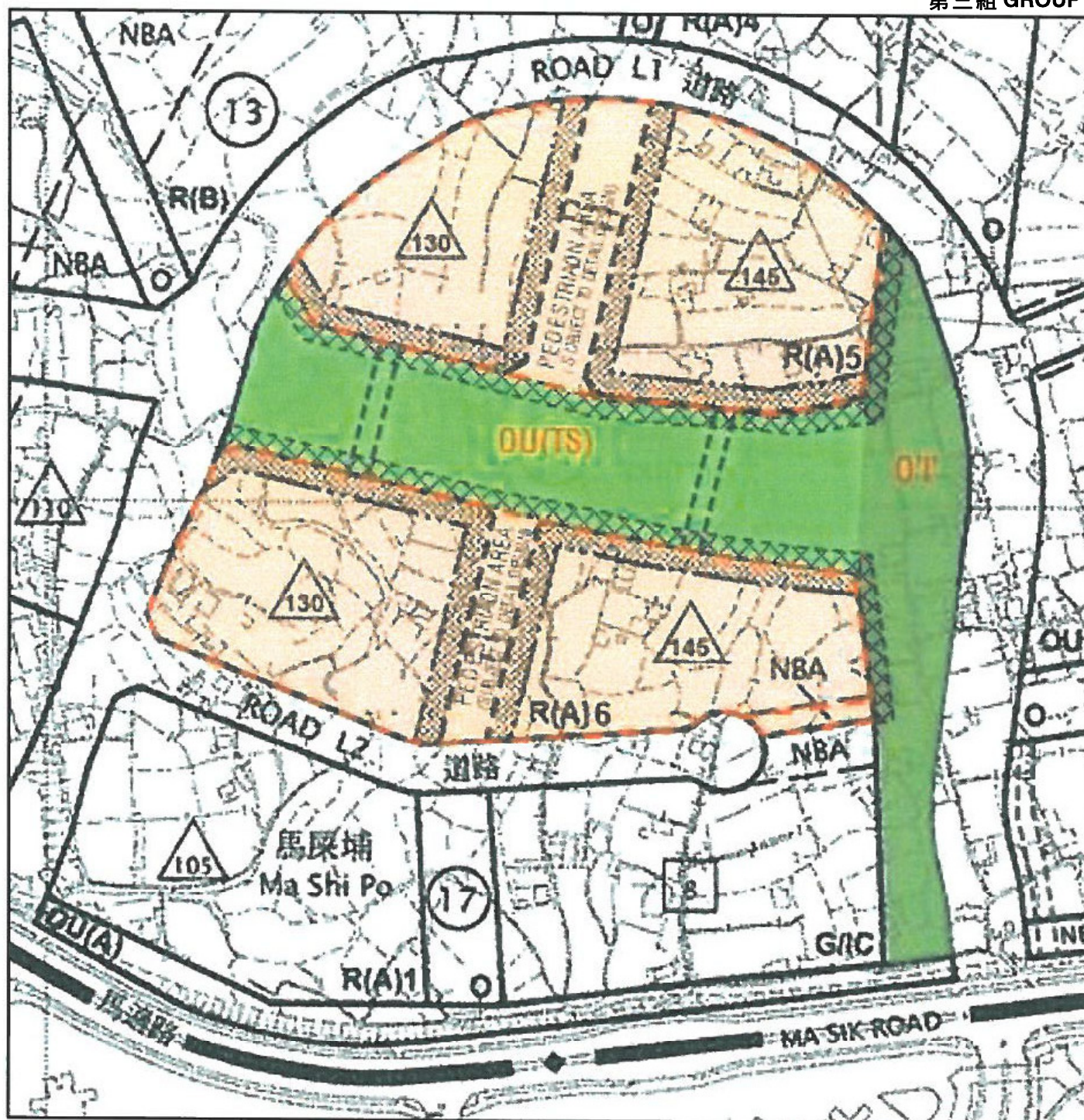


Figure 3.3 Rezoning the District Centre "O" to "OU(Town Square)" to provide greater use flexibility & connections to enhance 'vibrancy'.

粉嶺北分區計劃大綱草圖編號S/FLN/1

R8所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1

DRAWING PROVIDED BY R8

參考編號

REFERENCE No.

R/S/FLN/1-8

繪圖

DRAWING FLN-4d

(來源 Source : R8)

Proposed Notes for "OU(TS)" in S/FLN/1

DRAFT**OTHER SPECIFIED USES**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Town Square with Open Space for Recreation and Community Uses and Underground for Commercial Uses and Car Park" only</u>	
Government Use (not elsewhere specified)	Elevated Walkway
Library	Railway Vent Shaft and/or Other Structure above Ground Level other than Entrance
Market	
Park and Garden	
Pavilion	In addition, the following uses are at the basements only:
Pedestrian Area	Broadcasting, Television and/or film studio
Place of Recreation, Sports or Culture	Commercial Bathhouse/Massage Establishment
Playground/Playing Field	Eating Place
Promenade	Educational Institution
Public Convenience	Exhibition or Convention Hall
Public Transport Terminus or Station (excluding open-air terminus or station)	Institutional Use (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Market
School (in free-standing purpose-designed building only)	Off-course Betting Centre
Sitting Out Area	Office
Utility Installation for Private Project	Petrol Filling Station
Visitor Centre	Place of Entertainment
	Private Club
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Showroom
	Social Welfare Facilities
	Training Centre
	Utility Installation not Ancillary to the Specified Use

Planning Intention

"This zone is intended for the provision of a "Town Square" with public open space for recreation and community activities at ground level and underground for commercial uses and car park. At grade, it serves as green corridors linking up major activity nodes. The underground commercial uses enhance the vibrancy and connectivity of the District Centre subject to the approval of the Town Planning Board by way of a planning application under section 16 of the Ordinance."

Figure 3.4 Draft Notes for "OU(Town Square)" Zone

粉嶺北分區計劃大綱草圖編號S/FLN/1
R8所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R8

參考編號

REFERENCE No.

R/S/FLN/1-8

繪圖 DRAWING FLN-4e

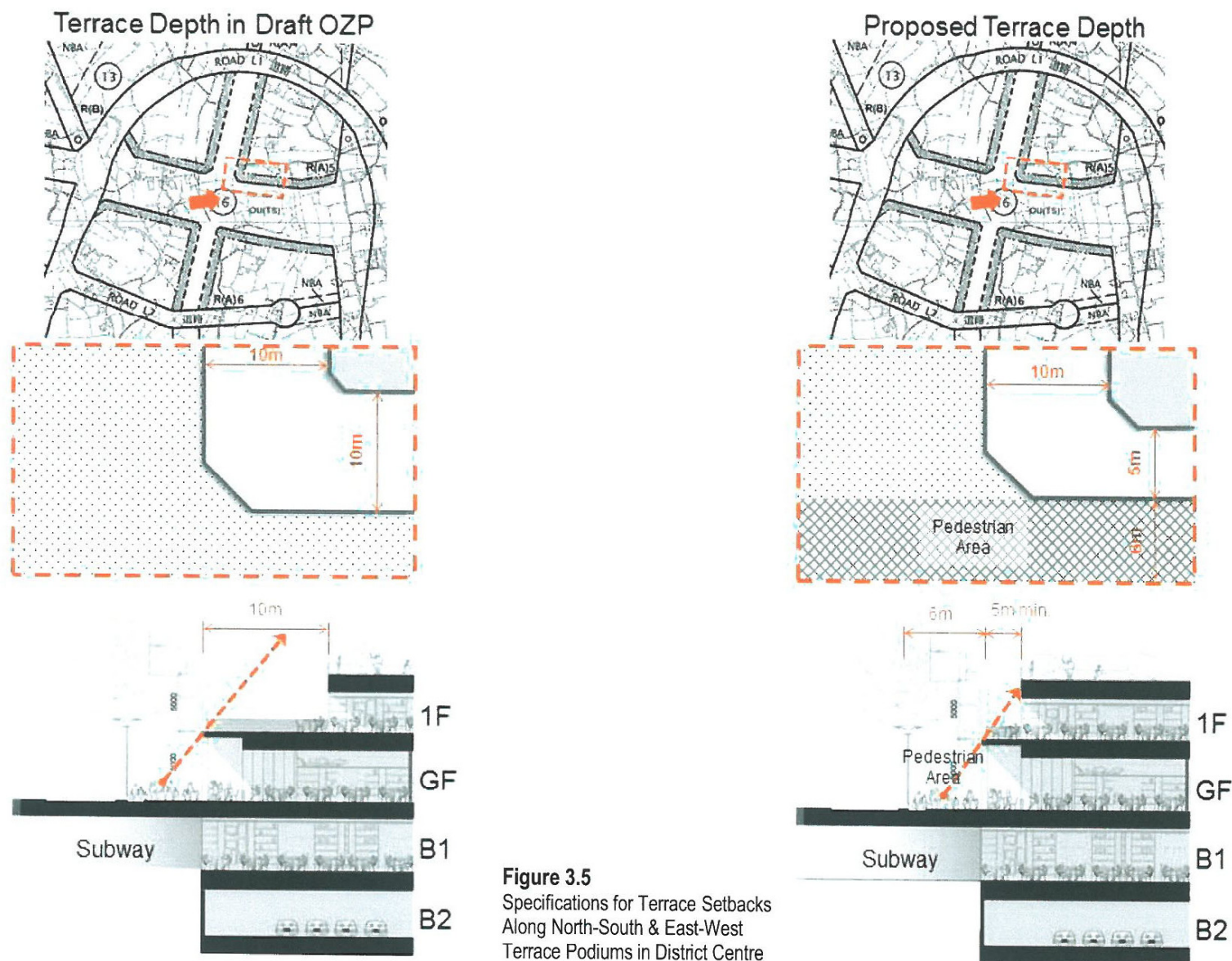


Figure 3.5
Specifications for Terrace Setbacks
Along North-South & East-West
Terrace Podiums in District Centre

粉嶺北分區計劃大綱草圖編號S/FLN/1
R8所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R8

參考編號
REFERENCE No.

R/S/FLN/1-8

繪圖 DRAWING FLN-4f

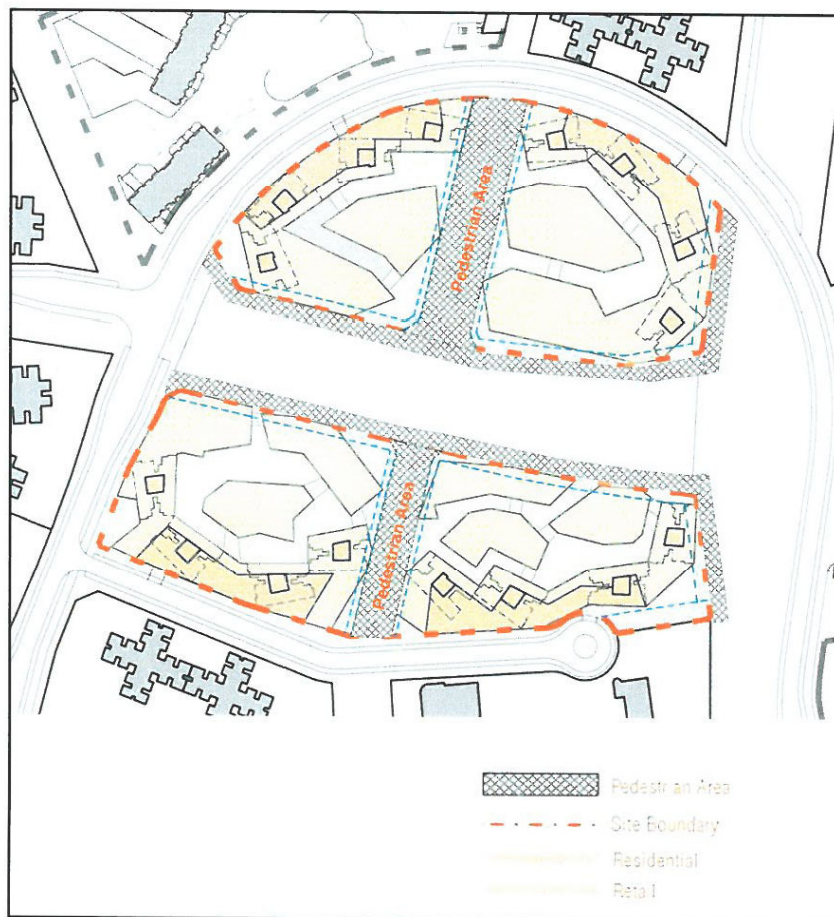


Figure 3.6 District Centre Sites showing Designated 'Pedestrian Areas' fronting Commercial Areas

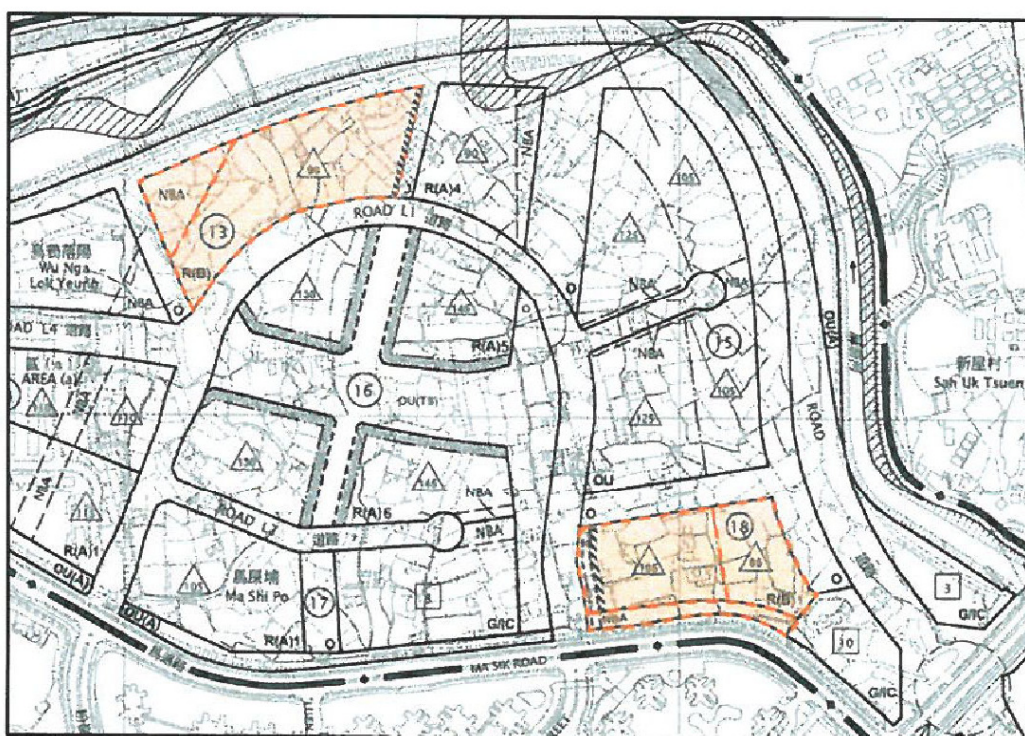


Figure 3.7 Location of "R(B)" Zones on Key Pedestrian Routes

粉嶺北分區計劃大綱草圖編號S/FLN/1
R8所提供的繪圖

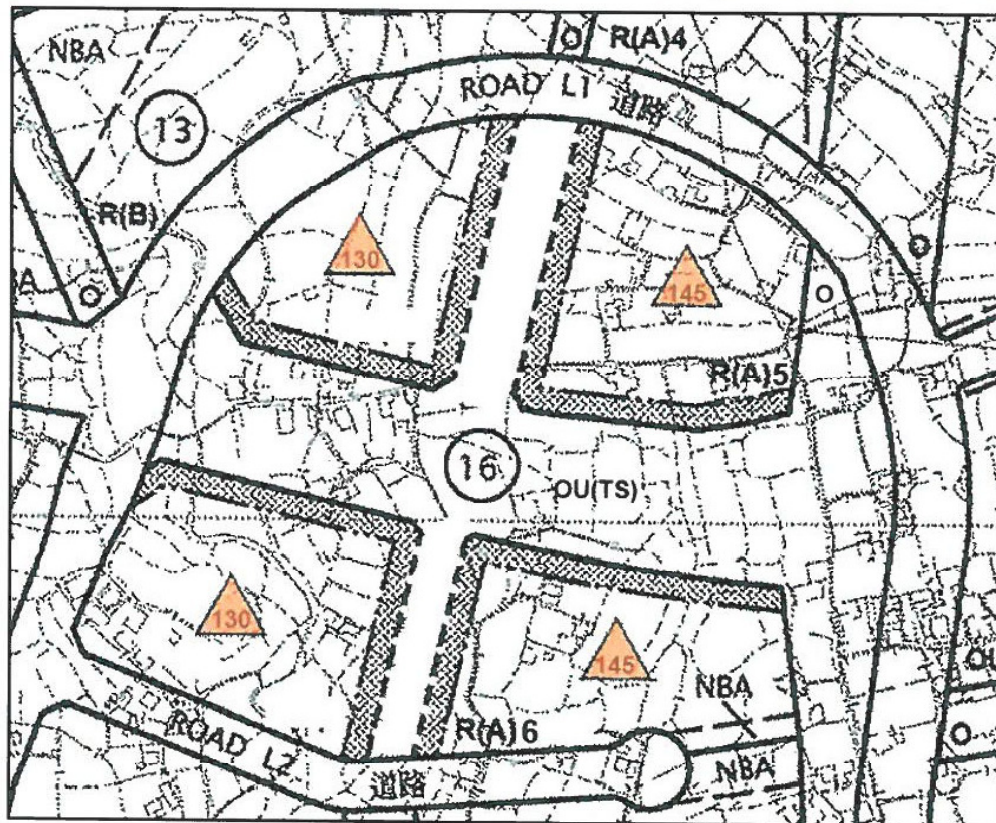
THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R8

參考編號
REFERENCE No.

R/S/FLN/1-8

繪圖 DRAWING FLN-4g

(來源 Source : R8)



粉嶺北分區計劃大綱草圖編號S/FLN/1
R8所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R8

參考編號
REFERENCE No.

R/S/FLN/1-8

繪圖 DRAWING FLN-4h

(來源 Source : R8)

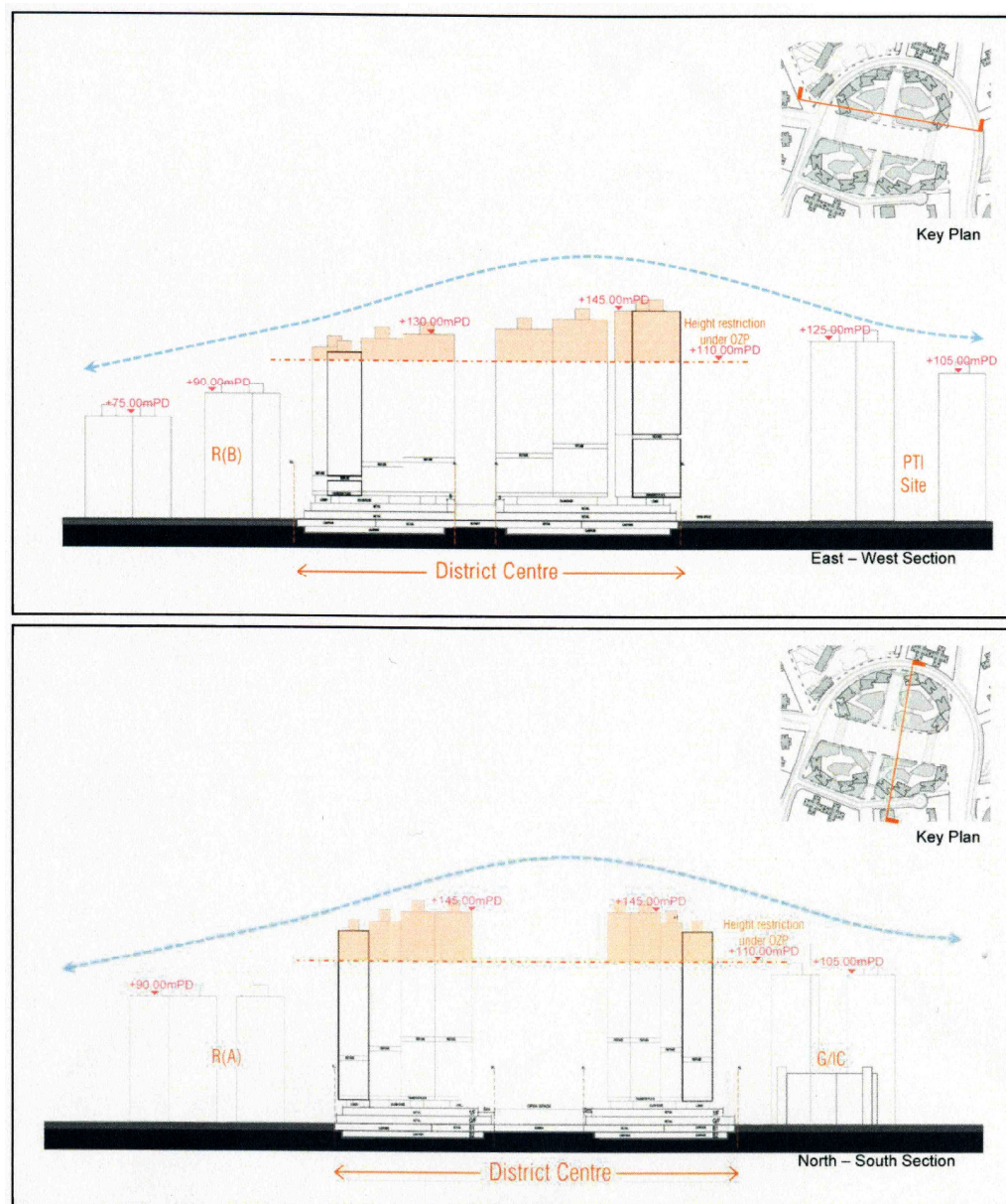


Figure 4.1. Stepped Profile of Amended Building Heights in District Centre "R(A)" sites

粉嶺北分區計劃大綱草圖編號S/FLN/1
R8所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R8

參考編號
REFERENCE No.

R/S/FLN/1-8

繪圖 DRAWING FLN-4i

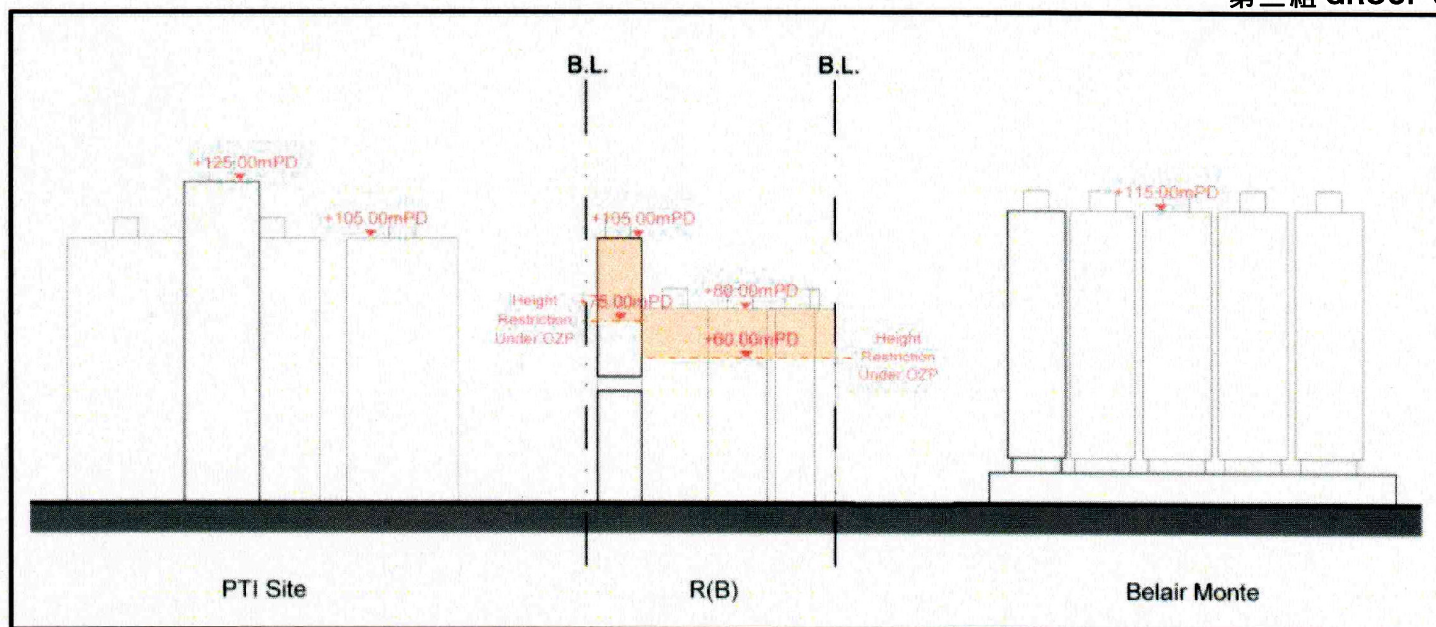


Figure 4.2. Stepped Profile of Amended Building Heights in “R(B)” Zone, Area 18

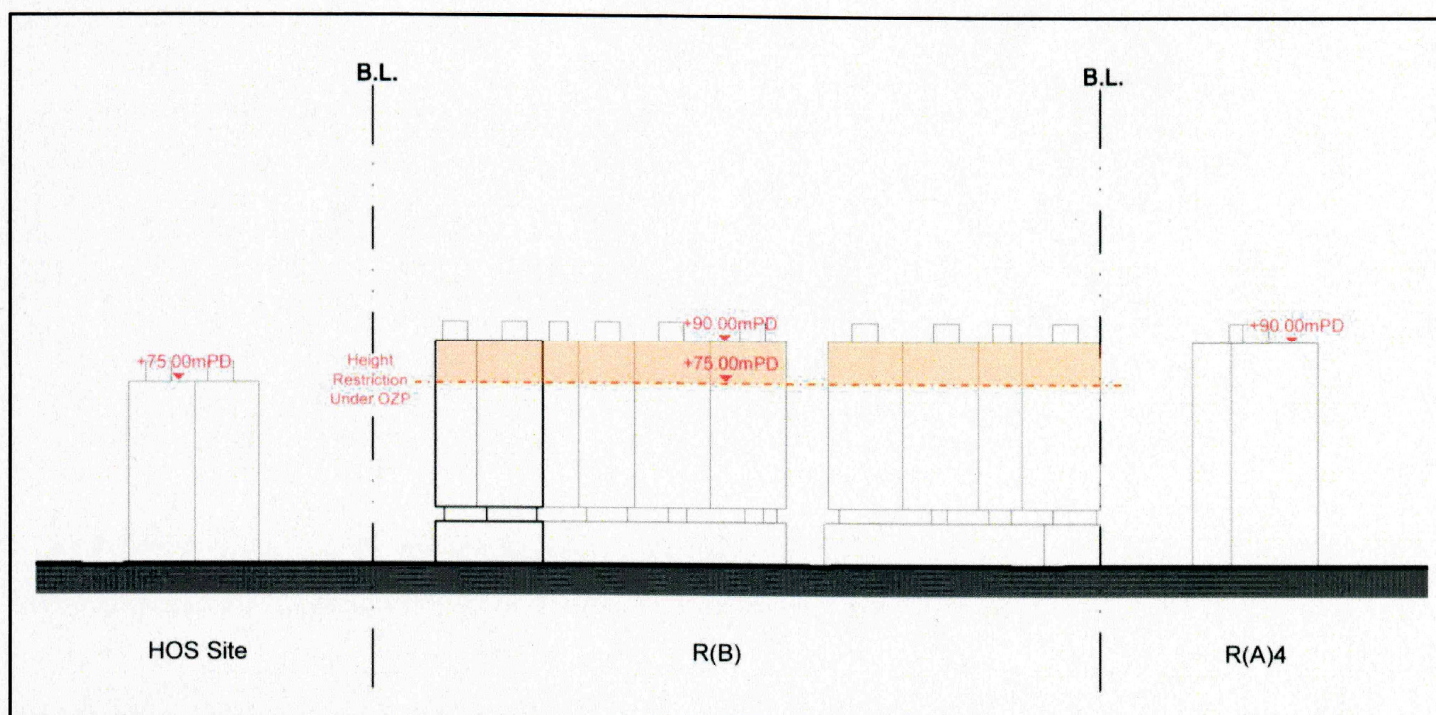


Figure 4.3. Stepped Profile of Amended Building Heights in R(B) Zone, Area 13

粉嶺北分區計劃大綱草圖編號S/FLN/1
R8所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R8

參考編號
REFERENCE No. R/S/FLN/1-8

繪圖 DRAWING FLN-4j

(來源 Source : R8)

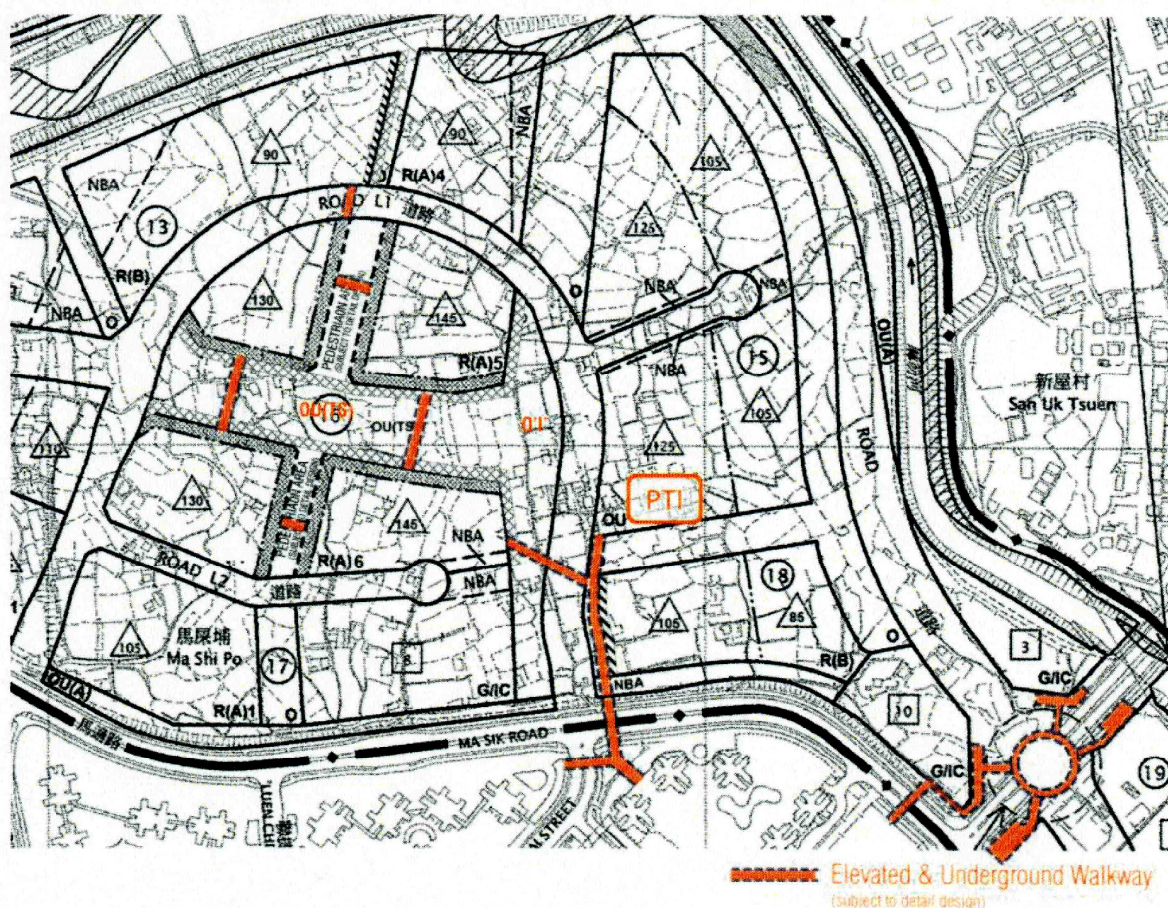


Figure 5.4. Proposed Pedestrian Networks to be noted in Explanatory Statement

粉嶺北分區計劃大綱草圖編號S/FLN/1
R8所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R8

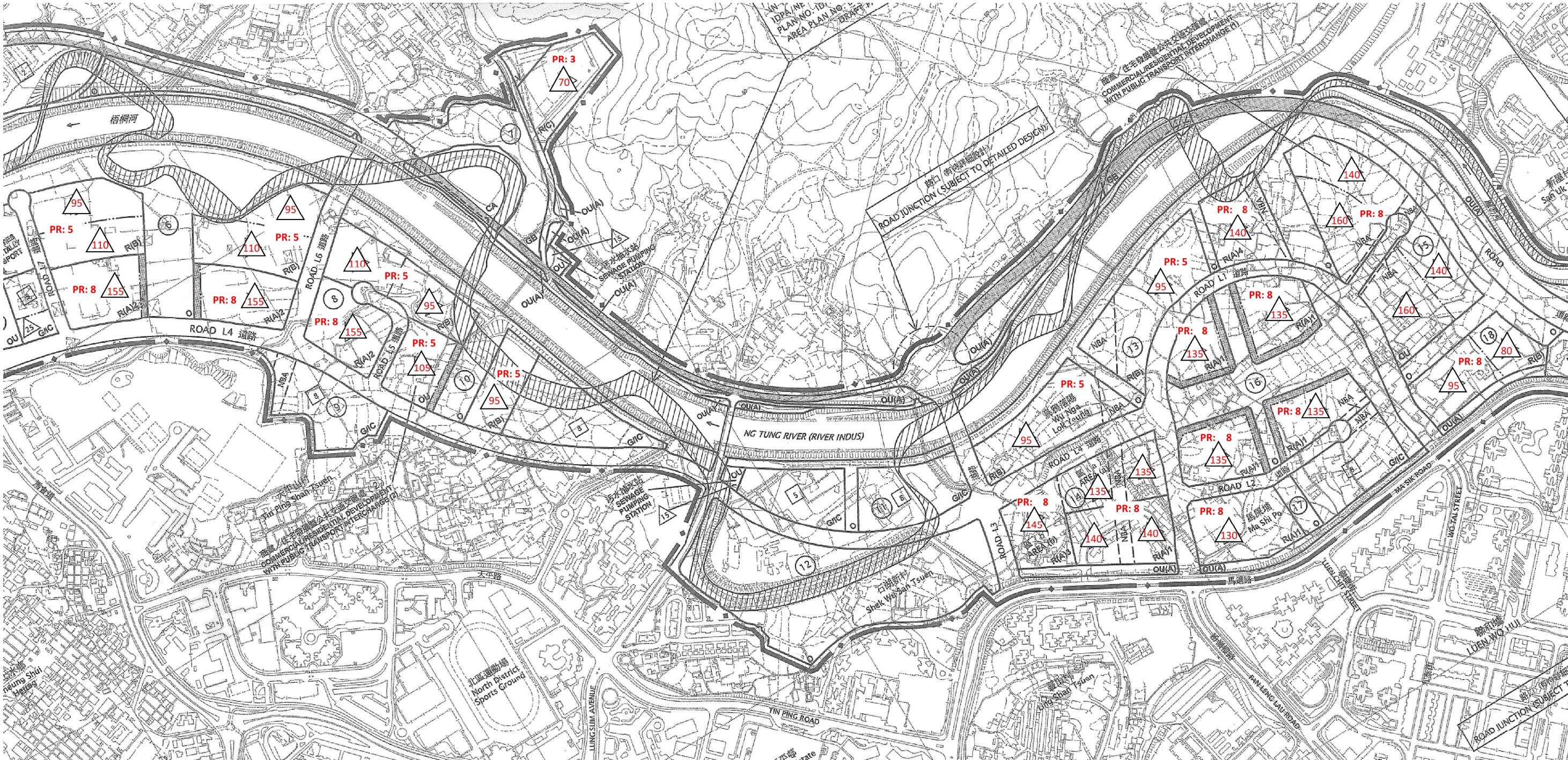
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REFERENCE No. R/S/FLN/1-8

繪圖 DRAWING FLN-4k

(來源 Source : R8)

Representation to Draft Fanling North Outline Zoning Plan No. S/FLN/1
Appendix 1: Proposed amendments generally indicated on the Draft Plan

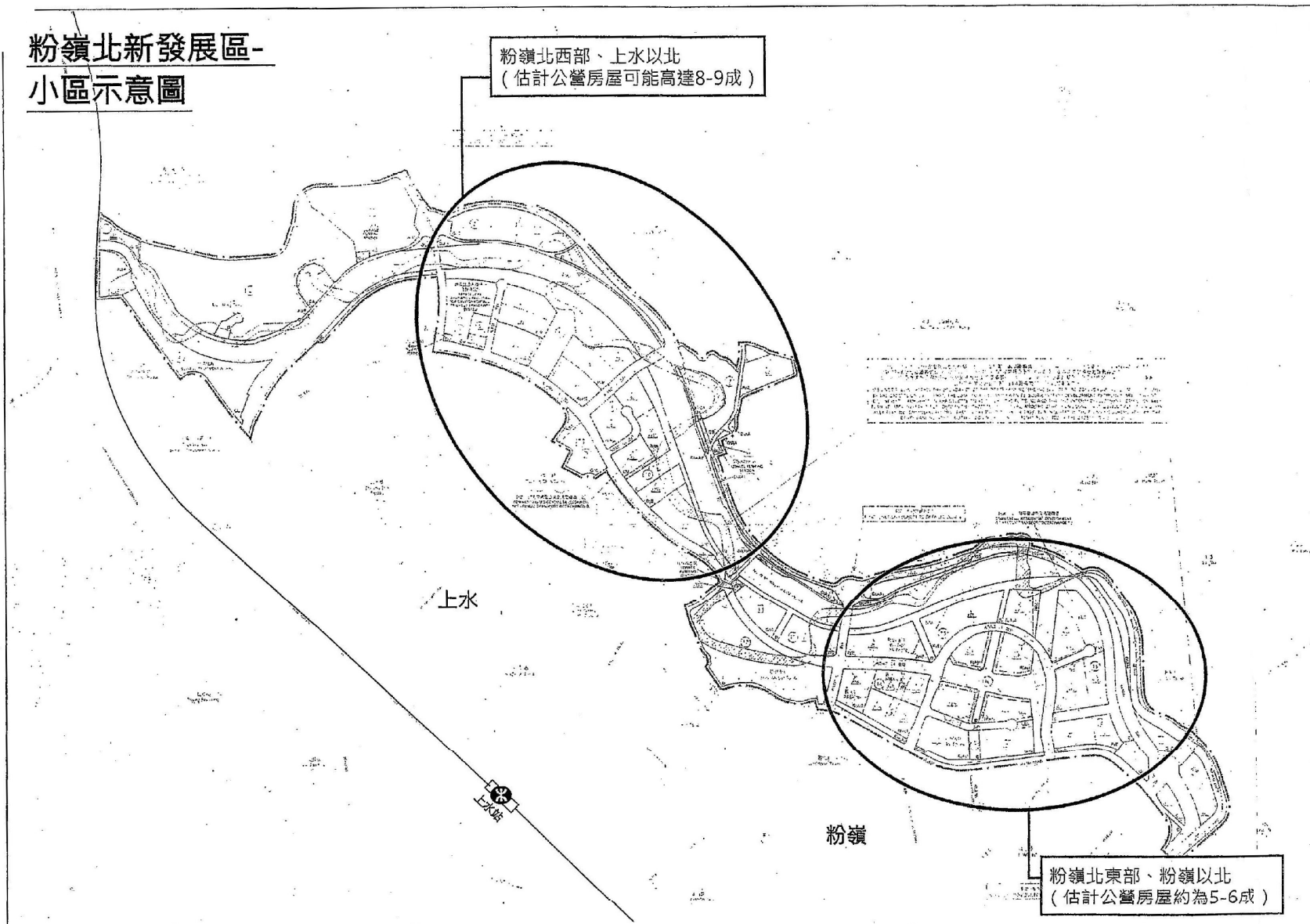
PR: 5 Proposed Plot Ratio
105 Proposed Building Height in mPD



粉嶺北分區計劃大綱草圖編號S/FLN/1
R9所提供的繪圖
THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R9

參考編號 REFERENCE No.	R/S/FLN/1-9	繪圖 DRAWING FLN-5
(來源 Source : R9)		

粉嶺北新發展區- 小區示意圖



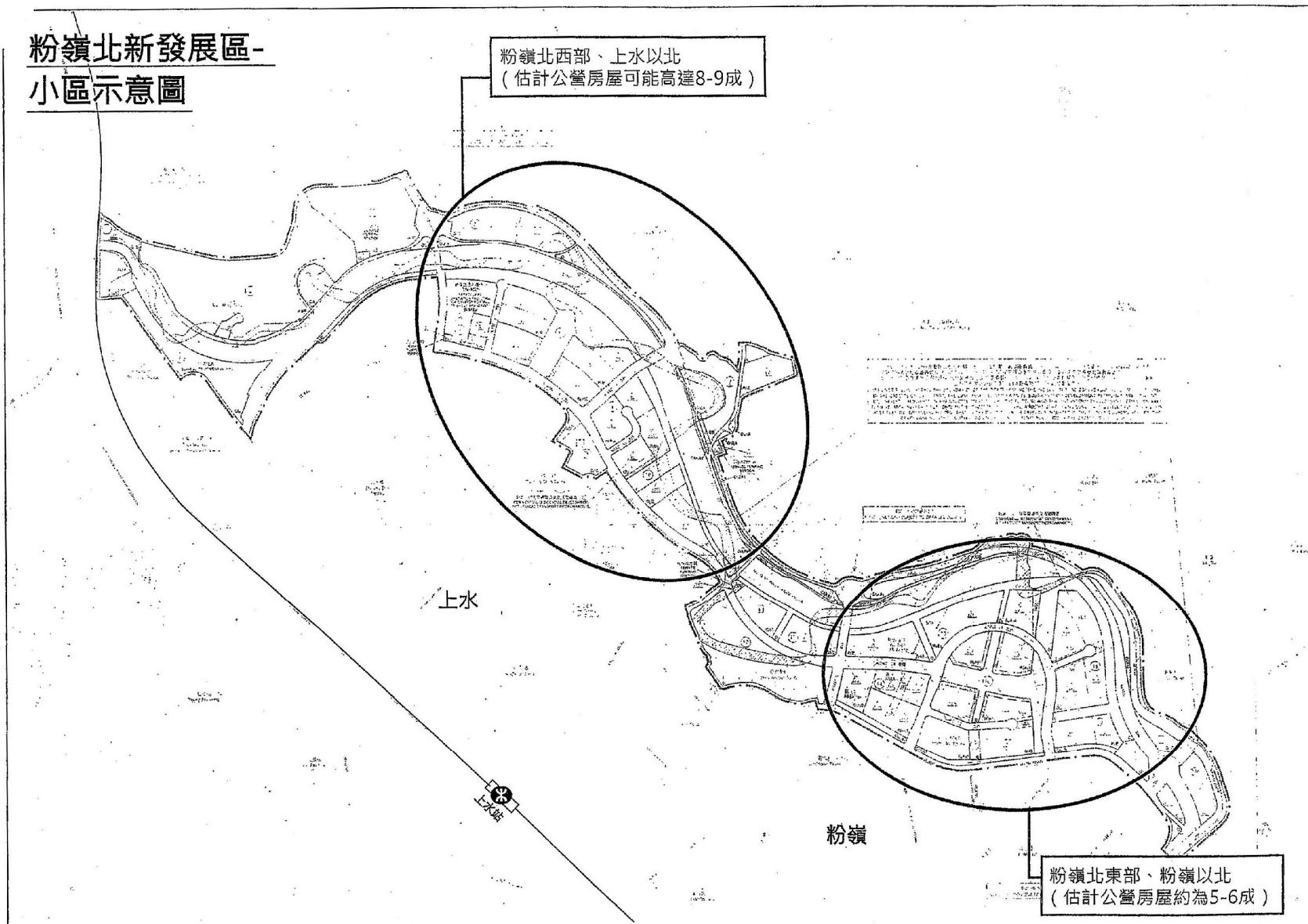
粉嶺北分區計劃大綱草圖編號S/FLN/1
R276所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R276

參考編號
REFERENCE No. R/S/FLN/1-276

繪圖 DRAWING FLN-6

粉嶺北新發展區- 小區示意圖



粉嶺北分區計劃大綱草圖編號S/FLN/1
R301所提供的繪圖

THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1
DRAWING PROVIDED BY R301

參考編號
REFERENCE No. R/S/FLN/1-301

繪圖 DRAWING FLN-7