

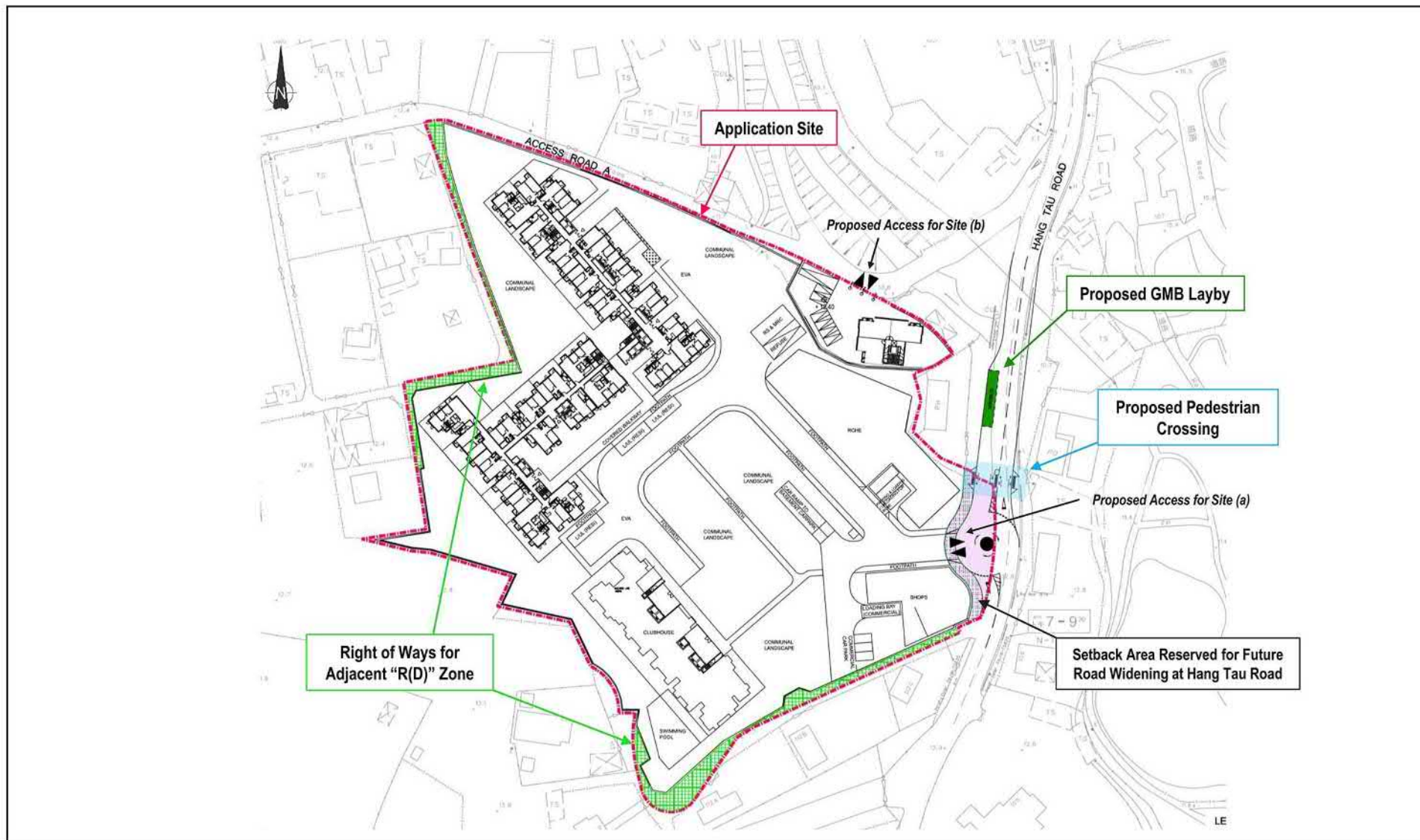
Master Layout Plan for Residential Development at Various Lots  
in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" zone  
Hang Tau Tai Po, Kwu Tung South, New Territories

**lwk&partners**  
architects



參考編號  
REFERENCE No.  
R/S/NE-KTS/19

繪圖 DRAWING  
H-1a



**Project:**  
Section 12A Planning Application for  
Proposed Amendments to the Kwu Tung South Outline Zoning Plan for  
Residential Development at Various Lots in D.D. 92 and D.D. 94 and Adjoining  
Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South,  
New Territories

**Title:**  
Traffic Arrangement & Right of Ways Plan

**Figure**  
6

**Scale:**  
N/A

**Date:**  
Nov 2021

Pro Plan Asia Ltd.



參考編號  
REFERENCE No.  
R/S/NE-KTS/19

繪圖 DRAWING  
H-1b

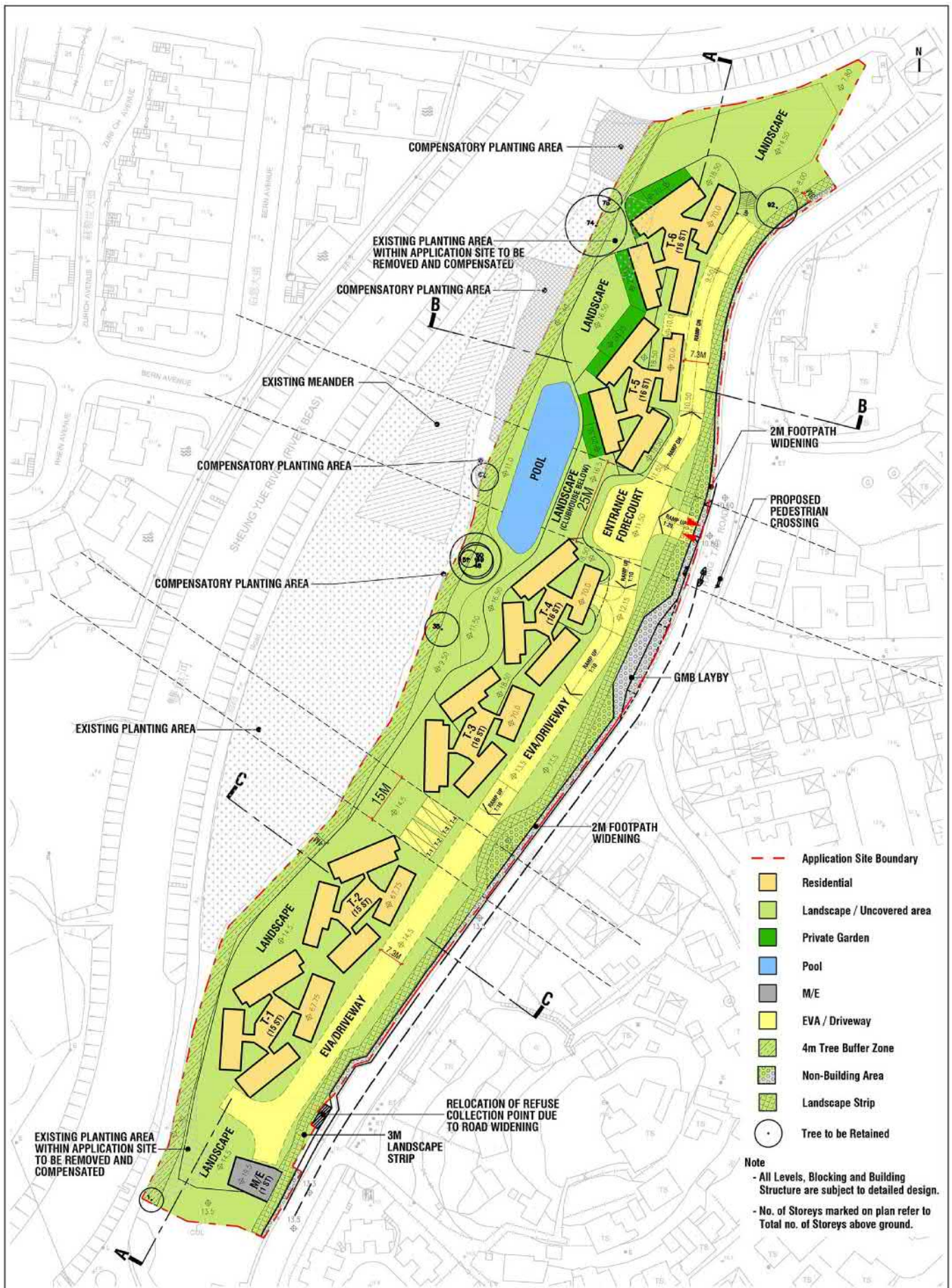




參考編號  
REFERENCE No.  
R/S/NE-KTS/19

繪圖 DRAWING  
H-1c





**CYS**

Title

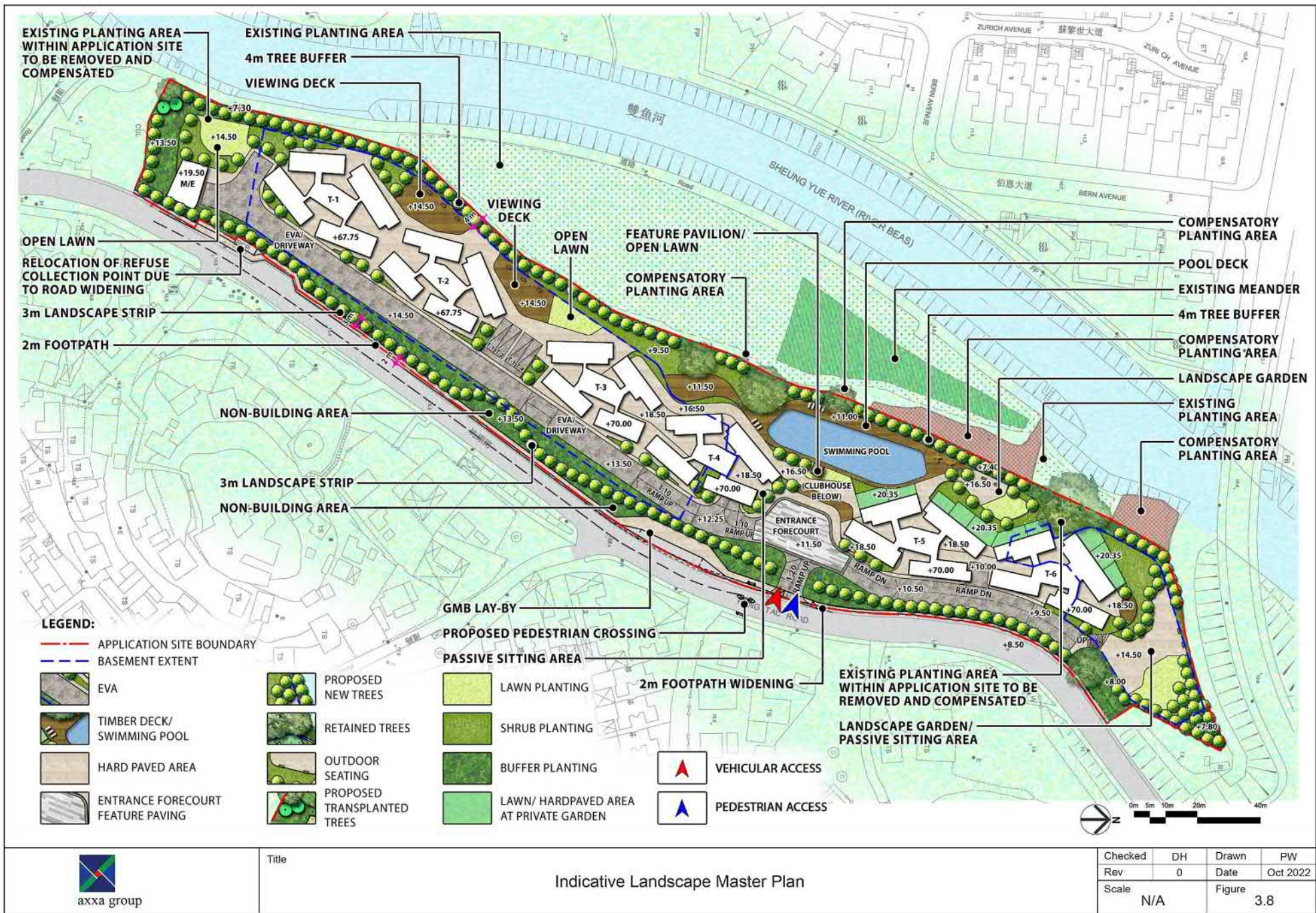
Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	1	Date	Oct 2022
Scale	1:4000		Figure
			3.1

參考編號  
REFERENCE No.  
R/S/NE-KTS/19

繪圖 DRAWING  
H-2a

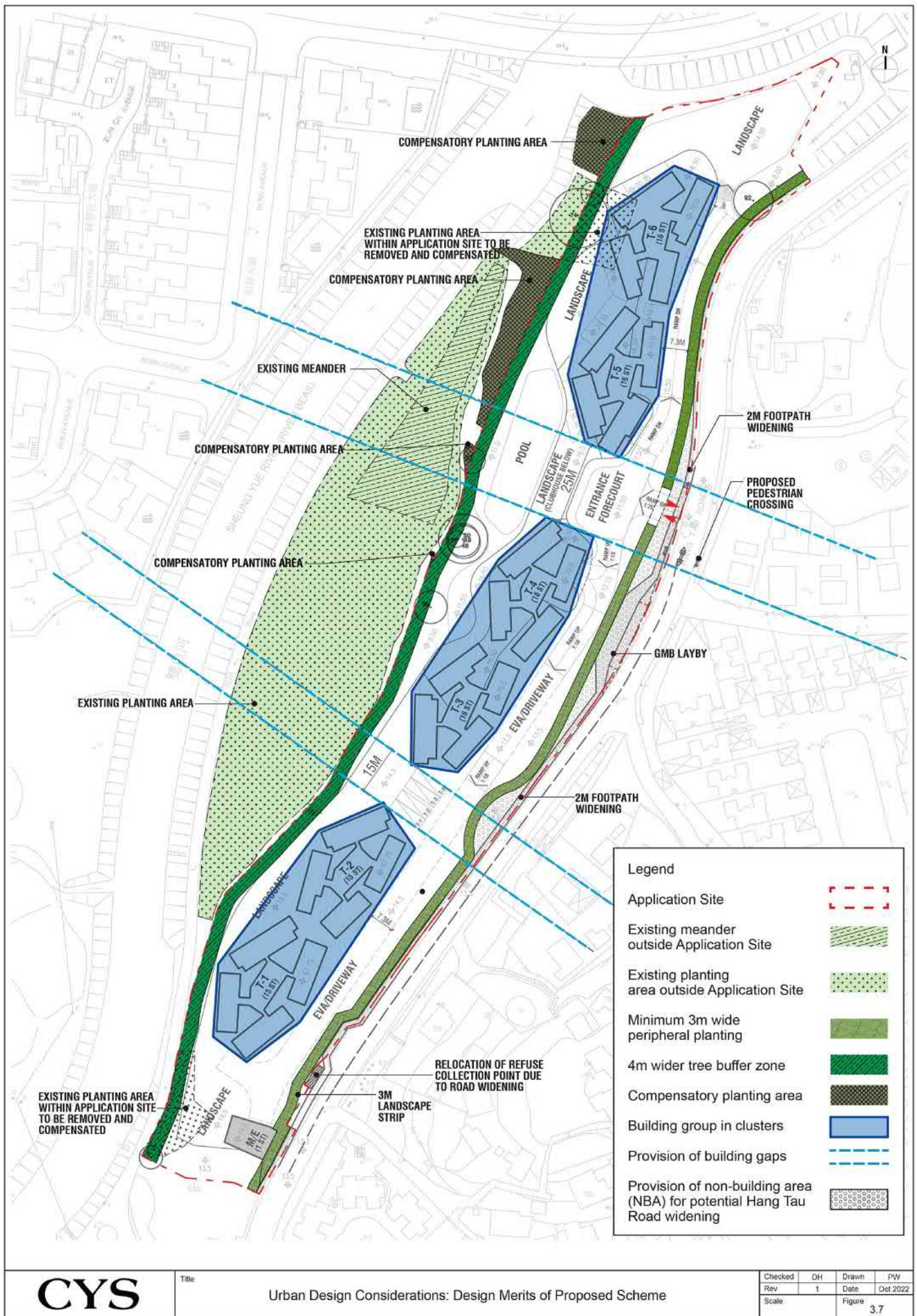




參考編號  
REFERENCE No.  
R/S/NE-KTS/19

繪圖 DRAWING  
H-2b

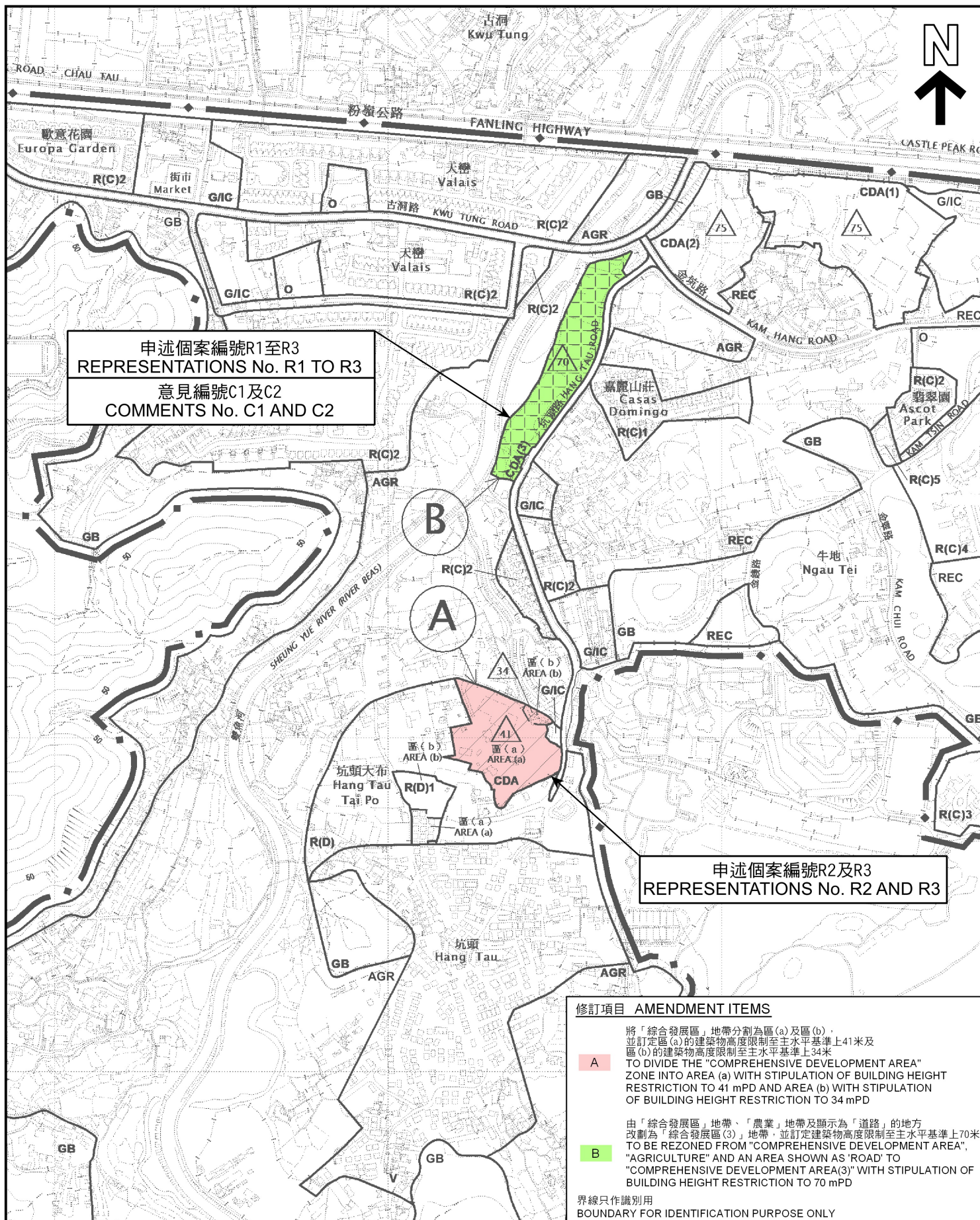




參考編號  
REFERENCE No.  
R/S/NE-KTS/19

繪圖 DRAWING  
H-2c





申述個案編號R1至R3  
REPRESENTATIONS No. R1 TO R3  
意見編號C1及C2  
COMMENTS No. C1 AND C2

申述個案編號R2及R3  
REPRESENTATIONS No. R2 AND R3

#### 修訂項目 AMENDMENT ITEMS

**A** 將「綜合發展區」地帶分為區(a)及區(b)，並訂定區(a)的建築物高度限制至主水平基準上41米及區(b)的建築物高度限制至主水平基準上34米  
TO DIVIDE THE "COMPREHENSIVE DEVELOPMENT AREA" ZONE INTO AREA (a) WITH STIPULATION OF BUILDING HEIGHT RESTRICTION TO 41 mPD AND AREA (b) WITH STIPULATION OF BUILDING HEIGHT RESTRICTION TO 34 mPD

**B** 由「綜合發展區」地帶、「農業」地帶及顯示為「道路」的地方改劃為「綜合發展區(3)」地帶，並訂定建築物高度限制至主水平基準上70米  
"AGRICULTURE" AND AN AREA SHOWN AS "ROAD" TO "COMPREHENSIVE DEVELOPMENT AREA(3)" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION TO 70 mPD

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 位置圖 LOCATION PLAN

就古洞南分區計劃大綱草圖編號S/NE-KTS/19  
提出的申述個案編號R1至R3及意見編號C1及C2作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R3 AND  
COMMENTS No. C1 AND C2 TO THE  
DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/19

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.  
R/S/NE-KTS/19

圖 PLAN  
H-1

本摘要圖於2023年10月26日擬備，  
所根據的資料為於2023年5月12日  
展示的分區計劃大綱圖編號S/NE-KTS/19  
EXTRACT PLAN PREPARED ON 26.10.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTS/19 EXHIBITED ON 12.5.2023





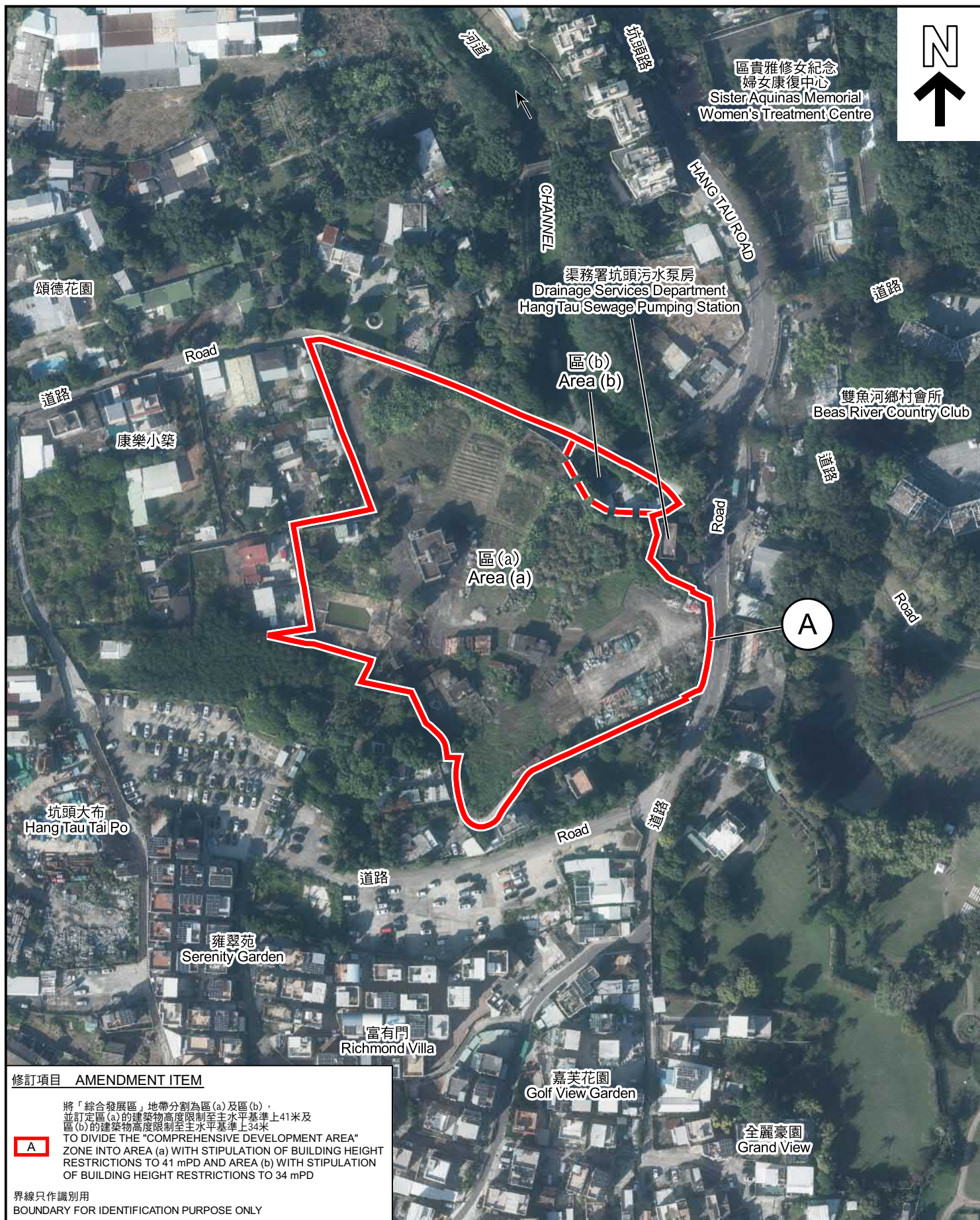












#### 修訂項目 AMENDMENT ITEM

將「綜合發展區」地帶分割為區(a)及區(b)，  
並訂定區(a)的建築物高度限制至主水平基準上41米及  
區(b)的建築物高度限制至主水平基準上34米  
TO DIVIDE THE "COMPREHENSIVE DEVELOPMENT AREA"  
ZONE INTO AREA (a) WITH STIPULATION OF BUILDING HEIGHT  
RESTRICTIONS TO 41 mPD AND AREA (b) WITH STIPULATION  
OF BUILDING HEIGHT RESTRICTIONS TO 34 mPD

A

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 航攝照片 AERIAL PHOTO

就古洞南分區計劃大綱草圖編號S/NE-KTS/19  
提出的申述個案編號R2及R3作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R2 AND R3  
TO THE DRAFT KWU TUNG SOUTH  
OUTLINE ZONING PLAN No. S/NE-KTS/19

本摘要圖於2023年11月8日擬備，所根據的資料為地政總署於2022年12月18日拍得的航攝照片編號E174120C及E174121C

EXTRACT PLAN PREPARED ON 8.11.2023  
BASED ON AERIAL PHOTOS No.E174120C  
AND E174121C TAKEN ON 18.12.2022  
BY LANDS DEPARTMENT

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/19

圖 PLAN  
H-3a





#### 修訂項目 AMENDMENT ITEM

**B**

由「綜合發展區」地帶、「農業」地帶及顯示為「道路」的地方改劃為「綜合發展區(3)」地帶，並訂定建築物高度限制至主水平基準上70米  
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA", "AGRICULTURE" AND AN AREA SHOWN AS "ROAD" TO "COMPREHENSIVE DEVELOPMENT AREA(3)" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION TO 70 mPD

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 航攝照片 AERIAL PHOTO

就古洞南分區計劃大綱草圖編號S/NE-KTS/19  
提出的申述個案編號R1至R3及意見編號C1及C2作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R3 AND  
COMMENTS No. C1 AND C2 TO THE  
DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/19

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/19

圖 PLAN  
H-3b

本摘要圖於2023年10月26日擬備，所根據的資料為地政總署於2022年12月18日拍得的航攝照片編號E174527C  
EXTRACT PLAN PREPARED ON 26.10.2023  
BASED ON AERIAL PHOTO No. E174527C  
TAKEN ON 18.12.2022  
BY LANDS DEPARTMENT





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BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

就古洞南分區計劃大綱草圖編號S/NE-KTS/19  
提出的申述個案編號R1至R3及意見編號C1及C2作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R3 AND  
COMMENTS No. C1 AND C2 TO THE  
DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/19

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/19

圖 PLAN  
H-4a

本圖於2023年11月8日擬備，  
所根據的資料為攝於  
2023年10月26日的實地照片  
PLAN PREPARED ON 8.11.2023  
BASED ON SITE PHOTOS  
TAKEN ON 26.10.2023



3



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

就古洞南分區計劃大綱草圖編號S/NE-KTS/19  
提出的申述個案編號R1至R3及意見編號C1及C2作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R3 AND  
COMMENTS No. C1 AND C2 TO THE  
DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/19

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/NE-KTS/19

圖 PLAN  
H-4b

本圖於2023年11月8日擬備，  
所根據的資料為攝於  
2023年10月26日的實地照片  
PLAN PREPARED ON 8.11.2023  
BASED ON SITE PHOTOS  
TAKEN ON 26.10.2023