

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/NE-KTS/565**

**關於申請編號 A/NE-KTS/565 的擬議用途/發展的概括發展規範**

Revised broad development parameters in view of  
the further information received on 8.12.2025 and 11.12.2025

因應於 2025 年 12 月 8 日及 2025 年 12 月 11 日

接獲的進一步資料而修訂的概括發展規範

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |                    |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
| Application No.<br>申請編號                                   | A/NE-KTS/565                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                    |
| Location/address<br>位置／地址                                 | Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and Adjoining Government Land (new Lot to be known as Lot 2644 in D.D. 92), Kwu Tung South, Sheung Shui, New Territories<br>新界上水古洞南丈量約份第 92 約地段第 1027 號、第 1029 號、第 1030 號、第 1034A 號、第 1034B 號、第 1039 號（部分）、第 1040 號、第 1042 號餘段、第 1043 號餘段、第 1044 號餘段（部分）、第 1045 號、第 1047 號、第 2233 號（部分）、第 2251 號 A 分段餘段、第 2256 號餘段、第 2315 號（部分）及第 2316 號餘段（部分）及毗連政府土地（新地段將命名為丈量約份第 92 約地段第 2644 號） |                |                    |
| Site area<br>地盤面積                                         | About 約 19,591 sq. m 平方米 (Includes Government Land of about 包括政府土地約 5,272 sq. m 平方米)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                    |
| Plan<br>圖則                                                | Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22<br>古洞南分區計劃大綱核准圖編號 S/NE-KTS/22                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |                    |
| Zoning<br>地帶                                              | "Comprehensive Development Area (3)"<br>「綜合發展區(3)」                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |                    |
| Applied use/<br>development<br>申請用途/發展                    | Proposed Residential Development with Minor Relaxation of Plot Ratio Restriction<br>擬議住宅發展並略為放寬地積比率限制                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                    |
| Gross floor area<br>and/or plot ratio<br>總樓面面積及／<br>或地積比率 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | sq. m<br>平方米   | Plot ratio<br>地積比率 |
|                                                           | Domestic<br>住用                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | About 約 39,400 | About 約 2.012      |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | -              | -                  |
| No. of block<br>幢數                                        | Domestic<br>住用                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3              |                    |
|                                                           | Non-domestic<br>非住用                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | -              |                    |
|                                                           | Composite<br>綜合用途                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | -              |                    |
| Building height/No.                                       | Domestic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | - m 米          |                    |

|                                                                                |                                                                                          |                                   |                            |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------|----------------------------|
| of storeys<br>建築物高度／<br>層數                                                     | 住用                                                                                       | Not more than 不多於 70              | mPD 米(主水平基準上)              |
|                                                                                |                                                                                          | Not more than 不多於 16 <sup>#</sup> | Storey(s) 層                |
|                                                                                | Non-domestic<br>非住用                                                                      | 1                                 | Exclude 不包括<br>Basement 地庫 |
|                                                                                |                                                                                          | -                                 | m 米                        |
|                                                                                |                                                                                          | -                                 | mPD 米(主水平基準上)              |
|                                                                                |                                                                                          | -                                 | Storey(s) 層                |
|                                                                                | Composite<br>綜合用途                                                                        | -                                 | m 米                        |
|                                                                                |                                                                                          | -                                 | mPD 米(主水平基準上)              |
|                                                                                |                                                                                          | -                                 | Storey(s) 層                |
| Site coverage<br>上蓋面積                                                          | Not more than 不多於 100% (below 15m 15 米以下)<br>Not more than 不多於 33.33% (above 15m 15 米以上) |                                   |                            |
| No. of units<br>單位數目                                                           | About 約 1,062                                                                            |                                   |                            |
| Open space<br>休憩用地                                                             | Private 私人                                                                               | Not less than 不少於 2,868           | sq. m 平方米                  |
|                                                                                | Public 公眾                                                                                | -                                 | sq. m 平方米                  |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停車位及上落客貨<br>車位數目 | Total no. of vehicle spaces 停車位總數                                                        |                                   | 253                        |
|                                                                                | Private Car Parking Spaces 私家車車位                                                         |                                   | 171                        |
|                                                                                | Motorcycle Parking Spaces 電單車車位                                                          |                                   | 11                         |
|                                                                                | Bicycle Parking Spaces 單車泊車位                                                             |                                   | 71                         |
|                                                                                | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數                      |                                   | 4                          |
|                                                                                | Loading/Unloading Spaces 上落客貨車位                                                          |                                   | 3                          |
|                                                                                | GMB Lay-by 小巴上落停車處                                                                       |                                   | 1                          |

<sup>#</sup> 不包括 1 層地庫及轉換層。

Excluding 1 storey of basement and transfer plate.

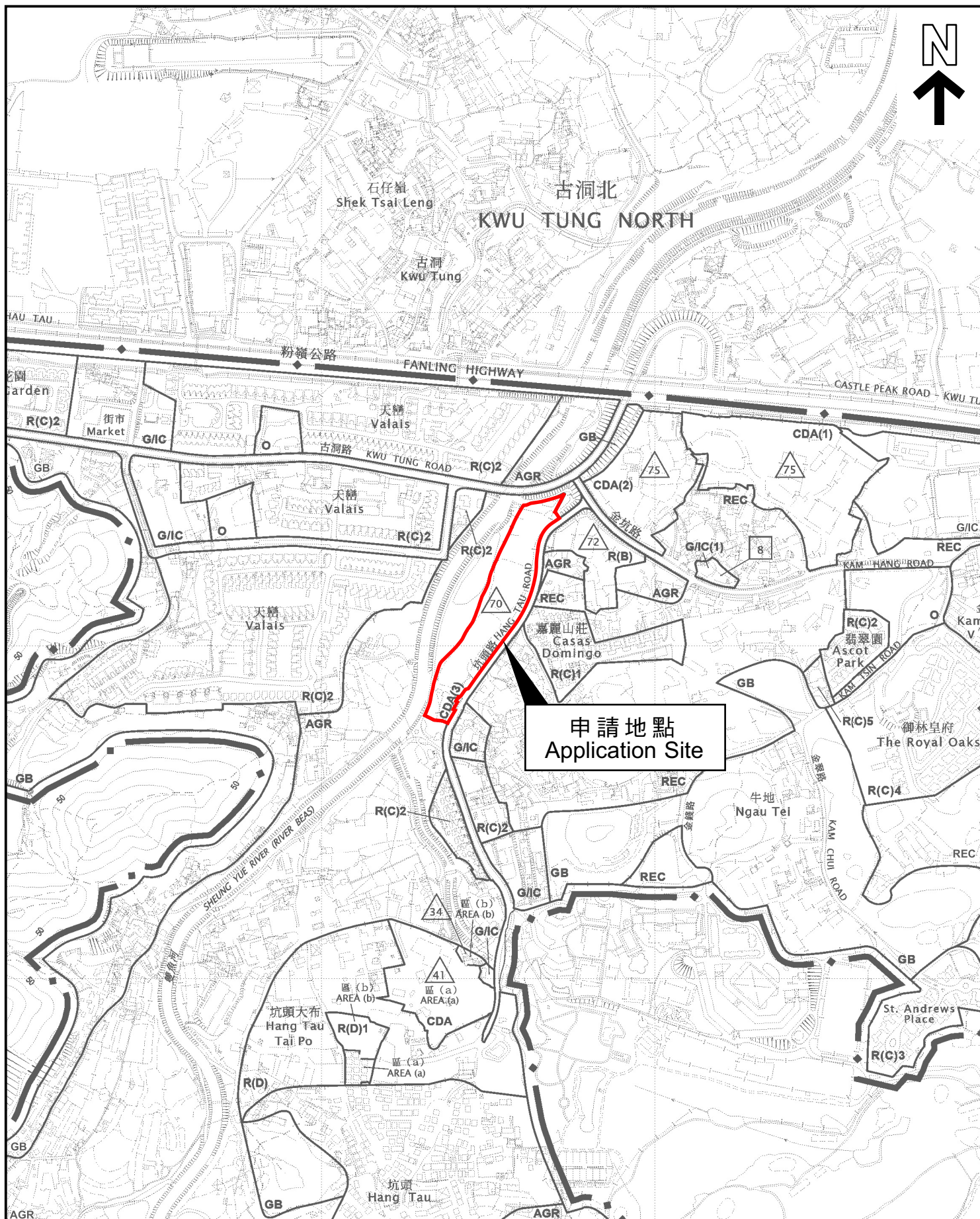
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                              |                          |                                     |
|----------------------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                                  | Chinese<br>中文            | English<br>英文                       |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>                                           |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Block plan(s) 樓宇位置圖                                                              | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖                                                              | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖                                                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Illustrative diagrams 說明圖解</u>                                                |                          |                                     |
| <b><u>Reports 報告書</u></b>                                                        |                          |                                     |
| Planning Statement / Justifications 規劃綱領 / 理據                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估                                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估                                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估                                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估                                                             | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Replacement pages of the planning statement 規劃綱領的替代頁</u>                      |                          |                                     |
| <u>Revised Environmental assessment 經修定的環境評估</u>                                 |                          |                                     |
| <u>Revised Traffic impact assessment 經修定的交通影響評估</u>                              |                          |                                     |
| <u>Revised Drainage impact assessment 經修定的排水影響評估</u>                             |                          |                                     |
| <u>Revised Sewerage impact assessment 經修定的排污影響評估</u>                             |                          |                                     |
| <u>Revised Water Supply Impact assessment 經修定的供水影響評估</u>                         |                          |                                     |
| <u>Responses to Departmental Comments 回應部門的意見</u>                                |                          |                                     |
| <u>Responses to Public Comments 回應公眾人士的意見</u>                                    |                          |                                     |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                            |                          |                                     |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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本摘要圖於2025年12月18日擬備，  
所根據的資料為於2025年2月11日  
核准的分區計劃大綱圖編號S/NE-KTS/22  
EXTRACT PLAN PREPARED ON  
18.12.2025 BASED ON OUTLINE ZONING  
PLAN No. S/NE-KTS/22 APPROVED ON  
11.2.2025

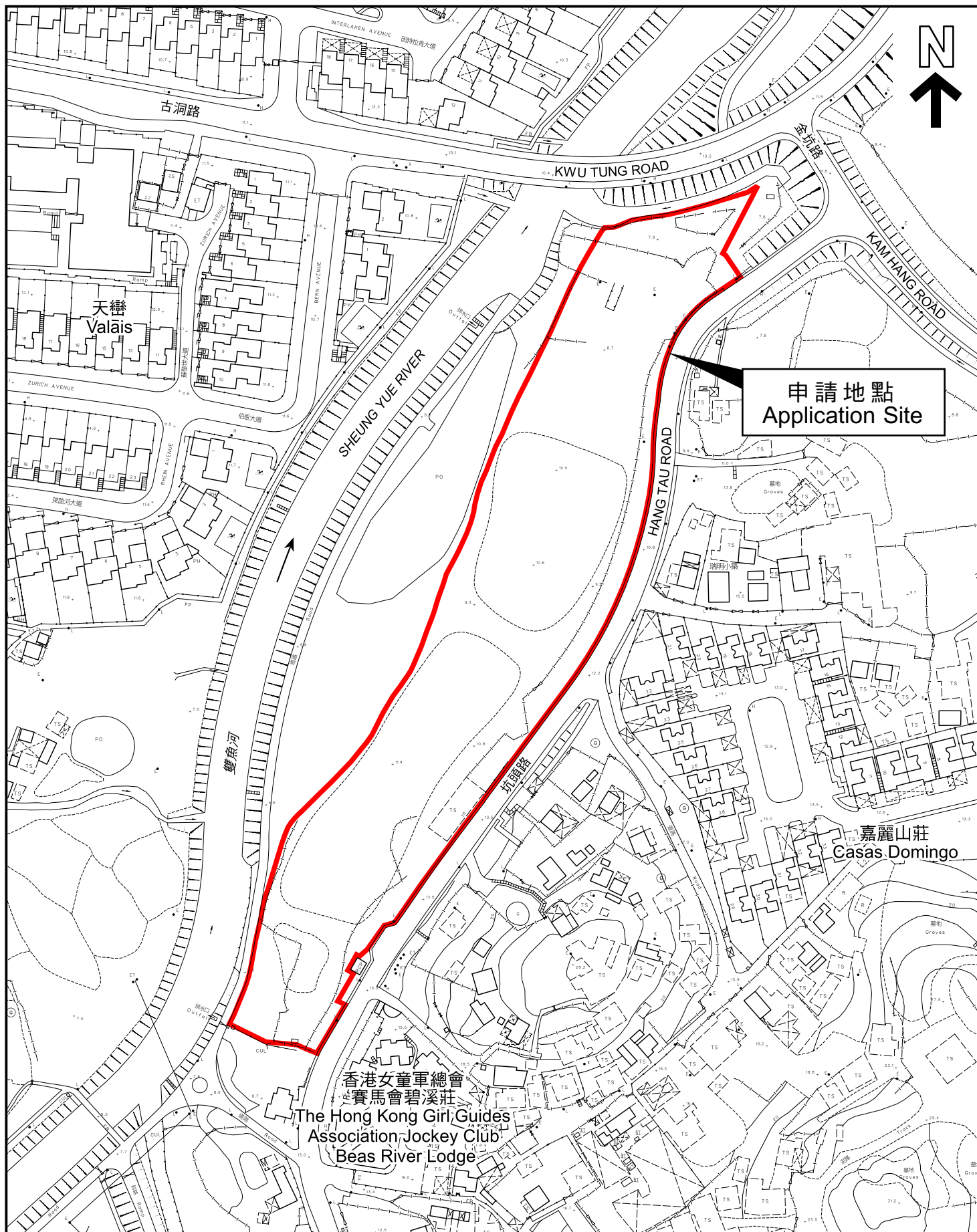
## 位置圖 LOCATION PLAN

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

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

參考編號  
REFERENCE No.

A/NE-KTS/565



本摘要圖於2025年12月18日擬備，  
所根據的資料為測量圖編號  
2-SE-10A 及 10C  
EXTRACT PLAN PREPARED ON  
18.12.2025 BASED ON SURVEY  
SHEETS No. 2-SE-10A & 10C

## 平面圖 SITE PLAN

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

參考編號  
REFERENCE No.

A/NE-KTS/565