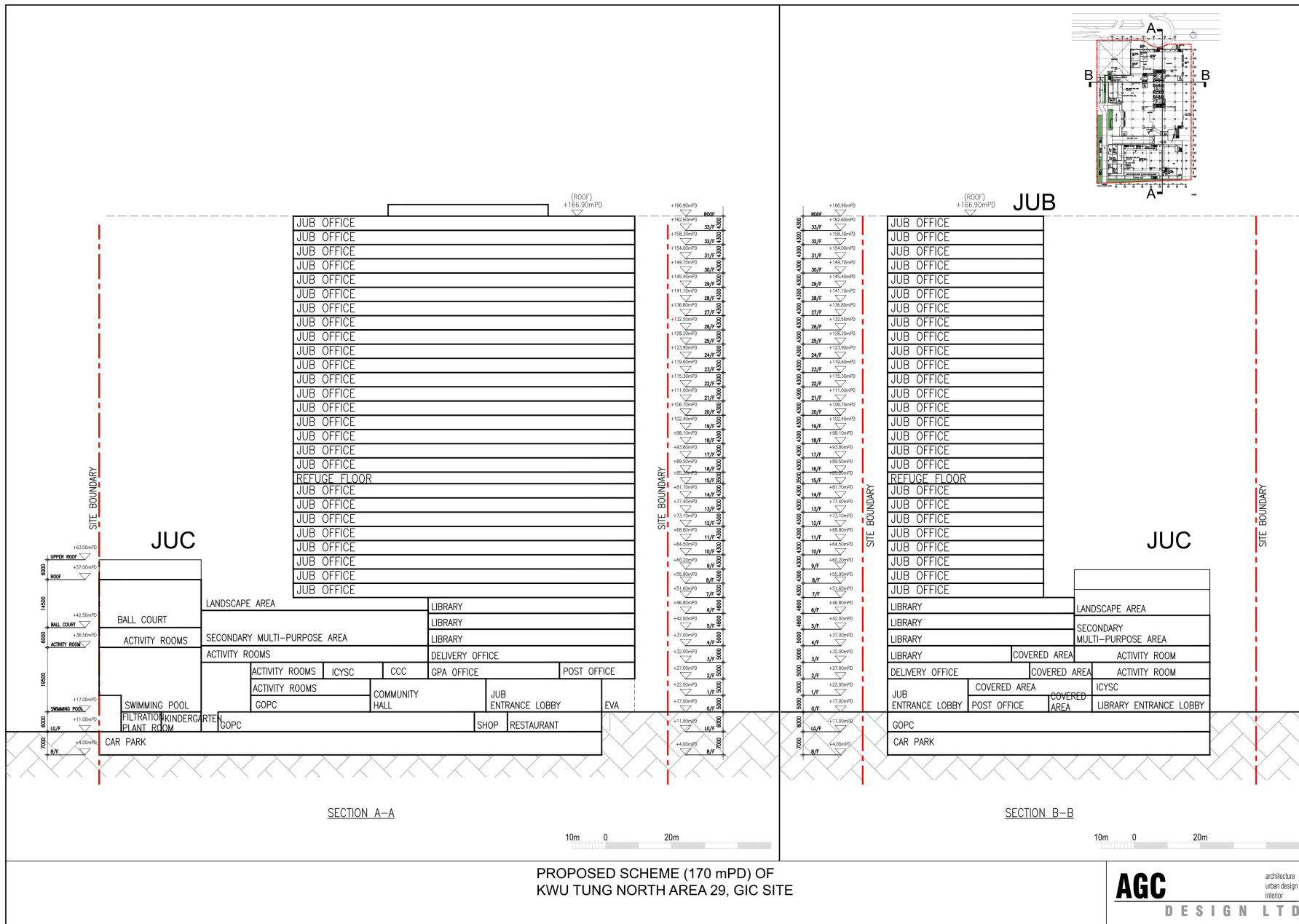


(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 2

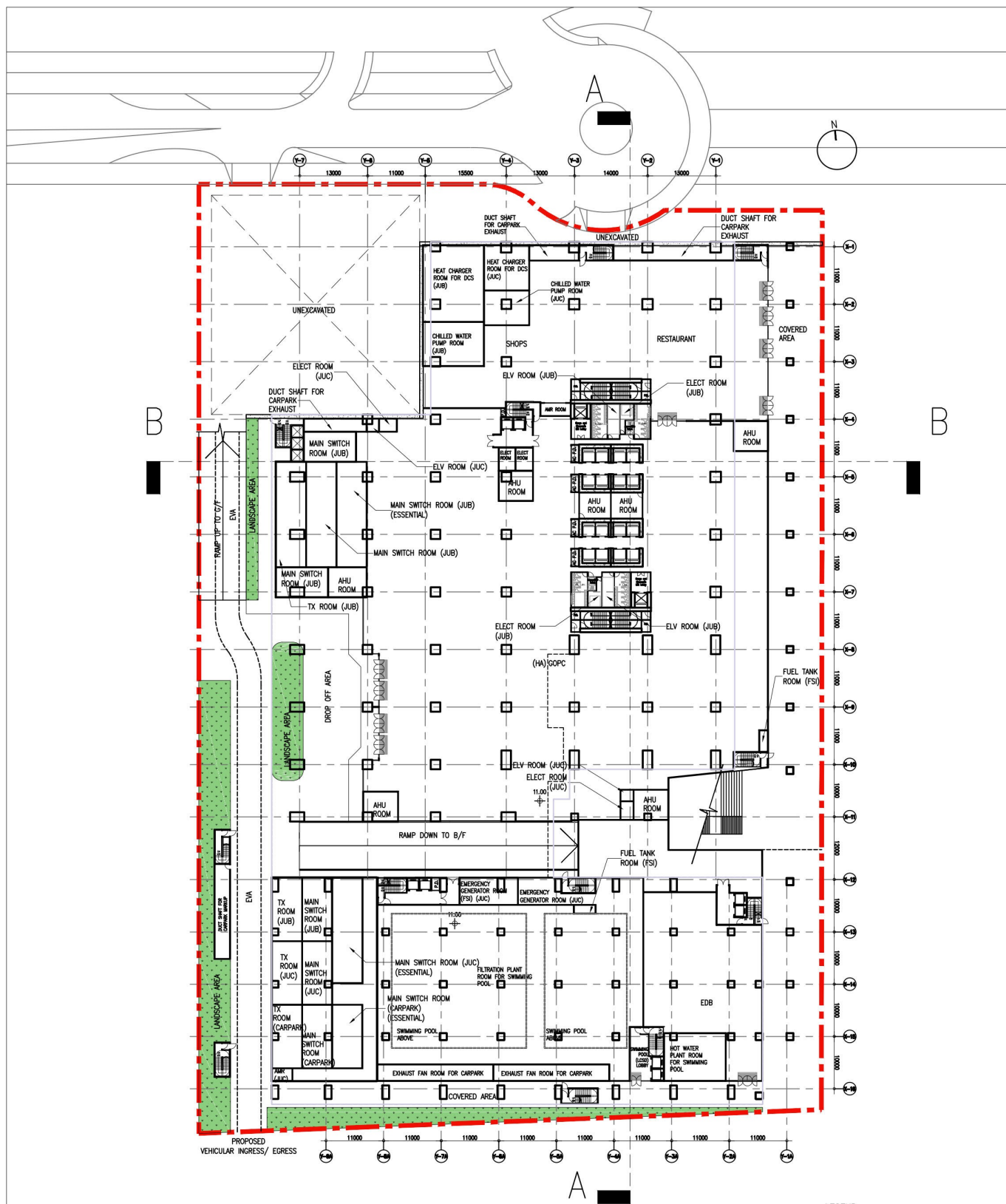




(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 3



LEGEND

--- DEVELOPMENT SITE BOUNDARY

LANDSCAPE AREA

青山公路 — 古洞段

CASTLE PEAK ROAD — CHAU TAU

粉嶺公路

FANLING HIGHWAY

10m 0 20m

LG/F PLAN

DEVELOPMENT OF KWU TUNG  
NORTH AREA 29, GIC SITE  
PLANNING PROPOSAL

1:1000@A4

AGC

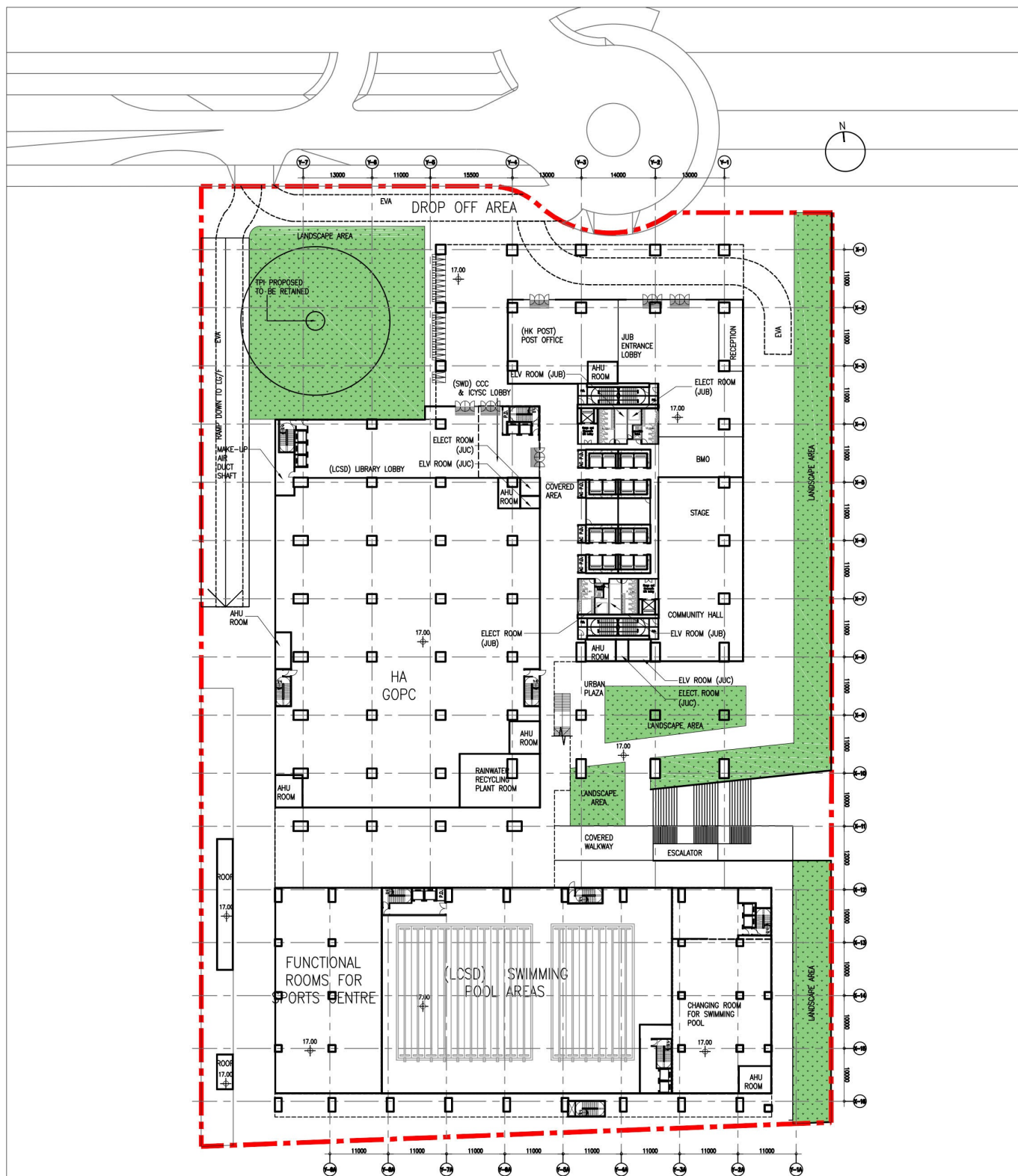
architecture  
urban design  
interior

DESIGN LTD

(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 4a



# LEGEND

--- DEVELOPMENT SITE BOUNDARY

LANDSCAPE AREA

EXISTING-RETAINED TREES

青山公路 — 古洞段

CASTLE PEAK ROAD — CHAU TAU

粉嶺公路

FANLING HIGHWAY

10m 0 20m

G/F PLAN

DEVELOPMENT OF KWU TUNG  
NORTH AREA 29, GIC SITE  
PLANNING PROPOSAL

1:1000 @ A4

**AGC**

architecture  
urban design  
interior

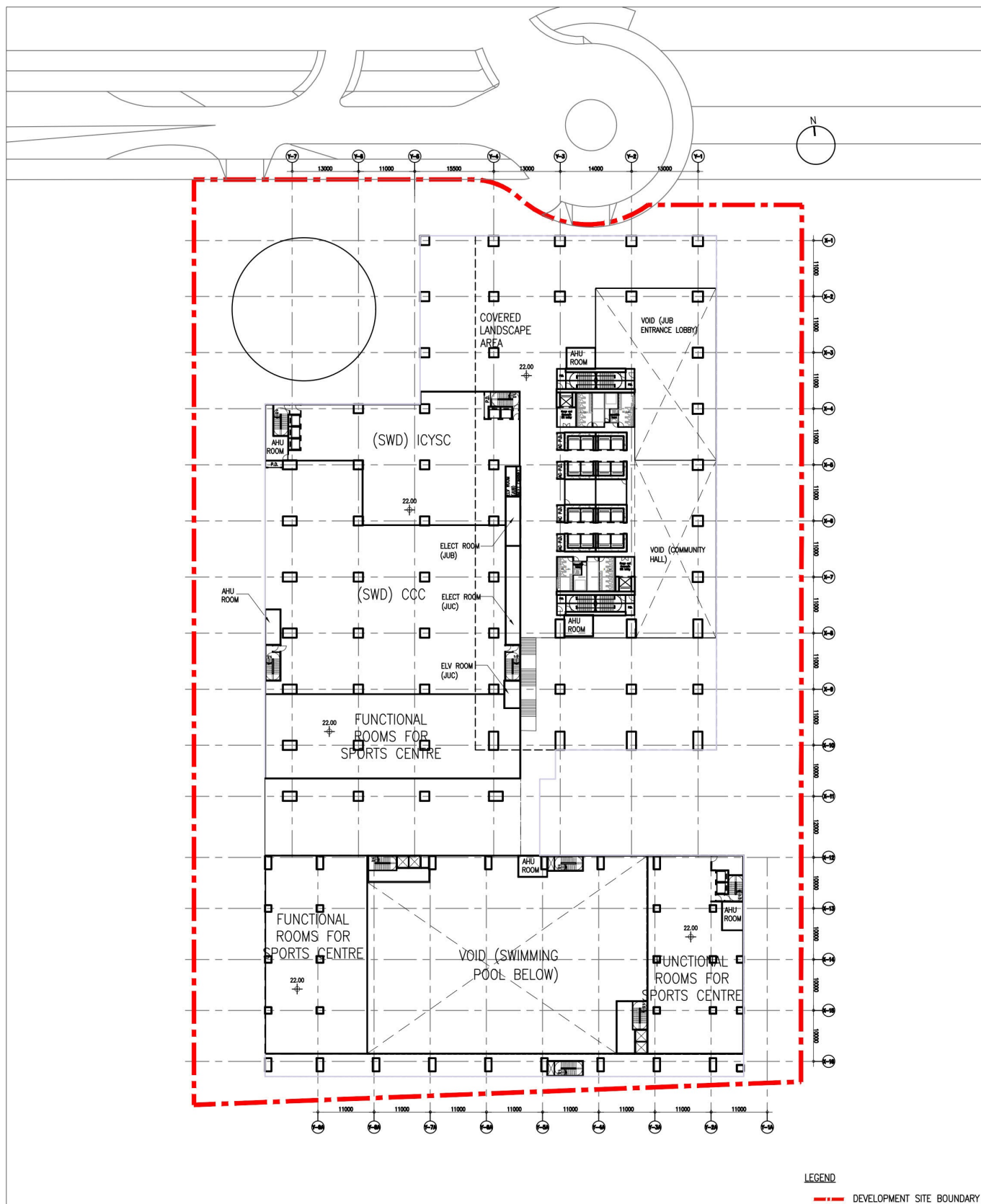
DESIGN LTD

(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 4b





青山公路 — 古洞段

CASTLE PEAK ROAD — CHAU TAU

粉嶺公路

FANLING HIGHWAY

10m 0 20m

1/F PLAN

DEVELOPMENT OF KWU TUNG  
NORTH AREA 29, GIC SITE  
PLANNING PROPOSAL

1:1000 @ A4

**AGC**

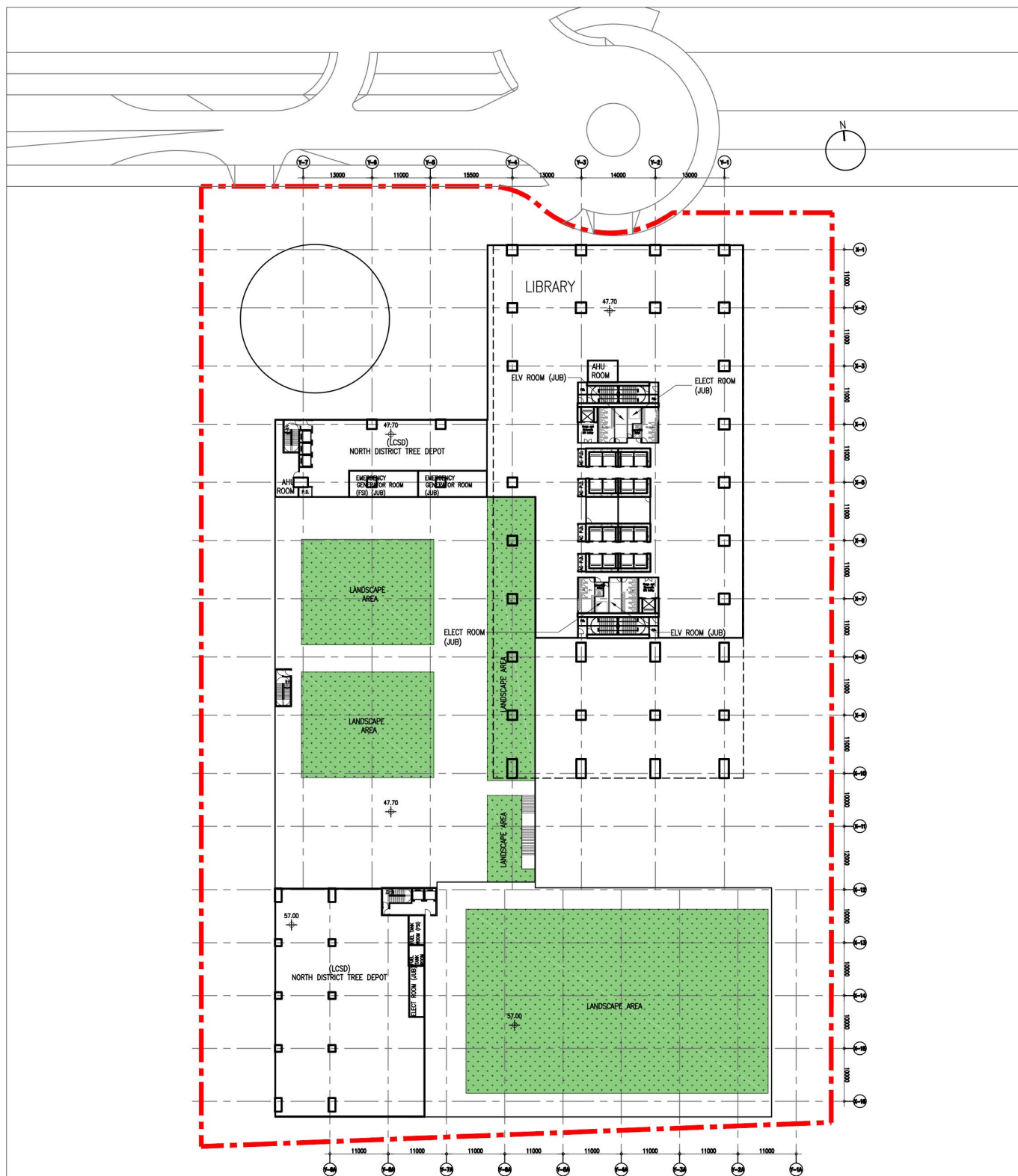
architecture  
urban design  
interior

**DESIGN LTD**

(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 4c



LEGEND

--- DEVELOPMENT SITE BOUNDARY

LANDSCAPE AREA

青山公路 — 古洞段

CASTLE PEAK ROAD — CHAU TAU

粉嶺公路

FANLING HIGHWAY

10m 0 20m

5/F PLAN

DEVELOPMENT OF KWU TUNG  
NORTH AREA 29, GIC SITE  
PLANNING PROPOSAL

1:1000 @ A4

**AGC**

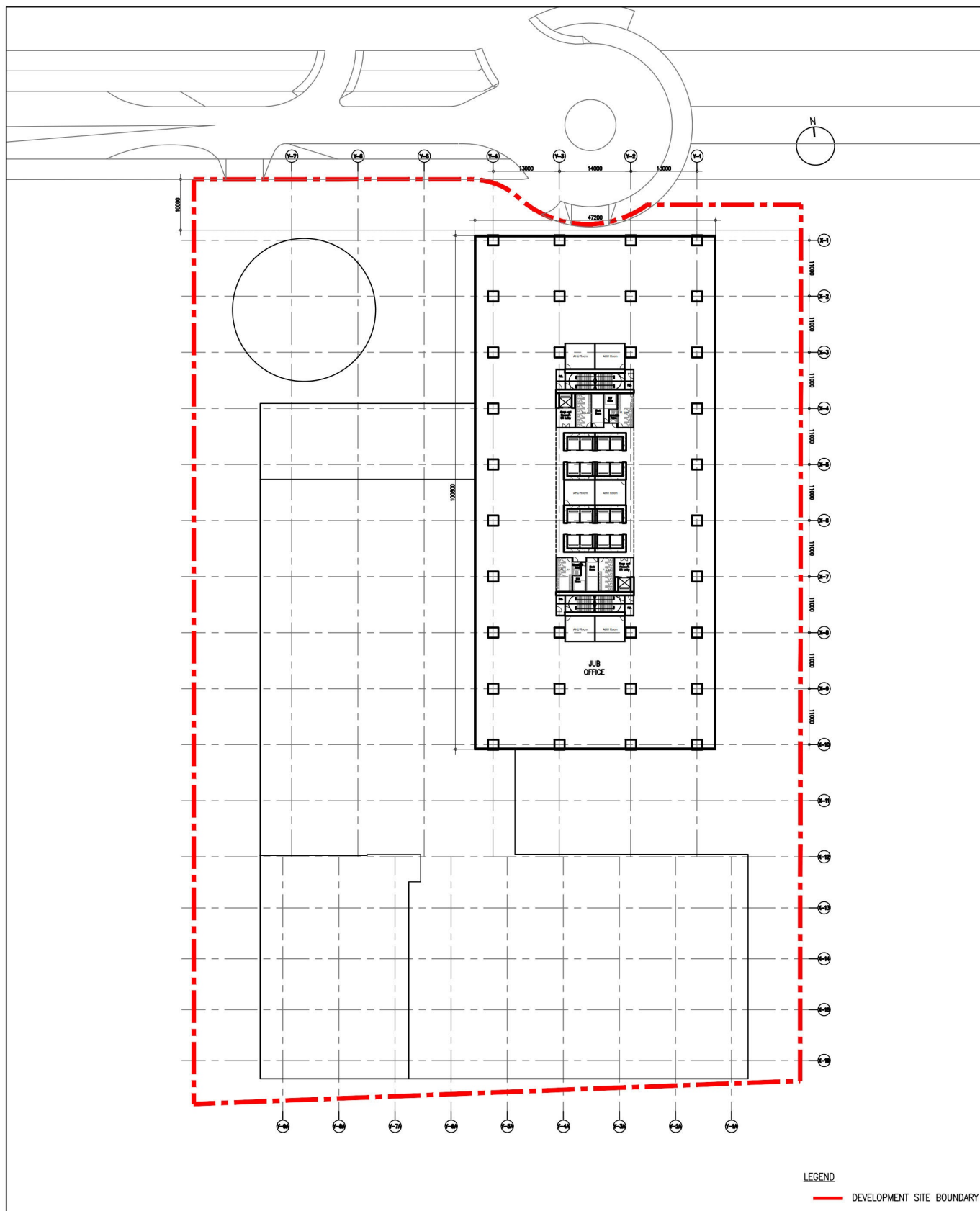
architecture  
urban design  
interior

**DESIGN LTD**

(摘錄自申請人於 3. 6. 2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 4d



青山公路 — 古洞段

CASTLE PEAK ROAD — CHAU TAU

粉嶺公路

FANLING HIGHWAY

10m 0 20m

7-14/F PLAN

DEVELOPMENT OF KWU TUNG  
NORTH AREA 29, GIC SITE  
PLANNING PROPOSAL

**AGC**

architecture  
urban design  
interior

**DESIGN LTD**

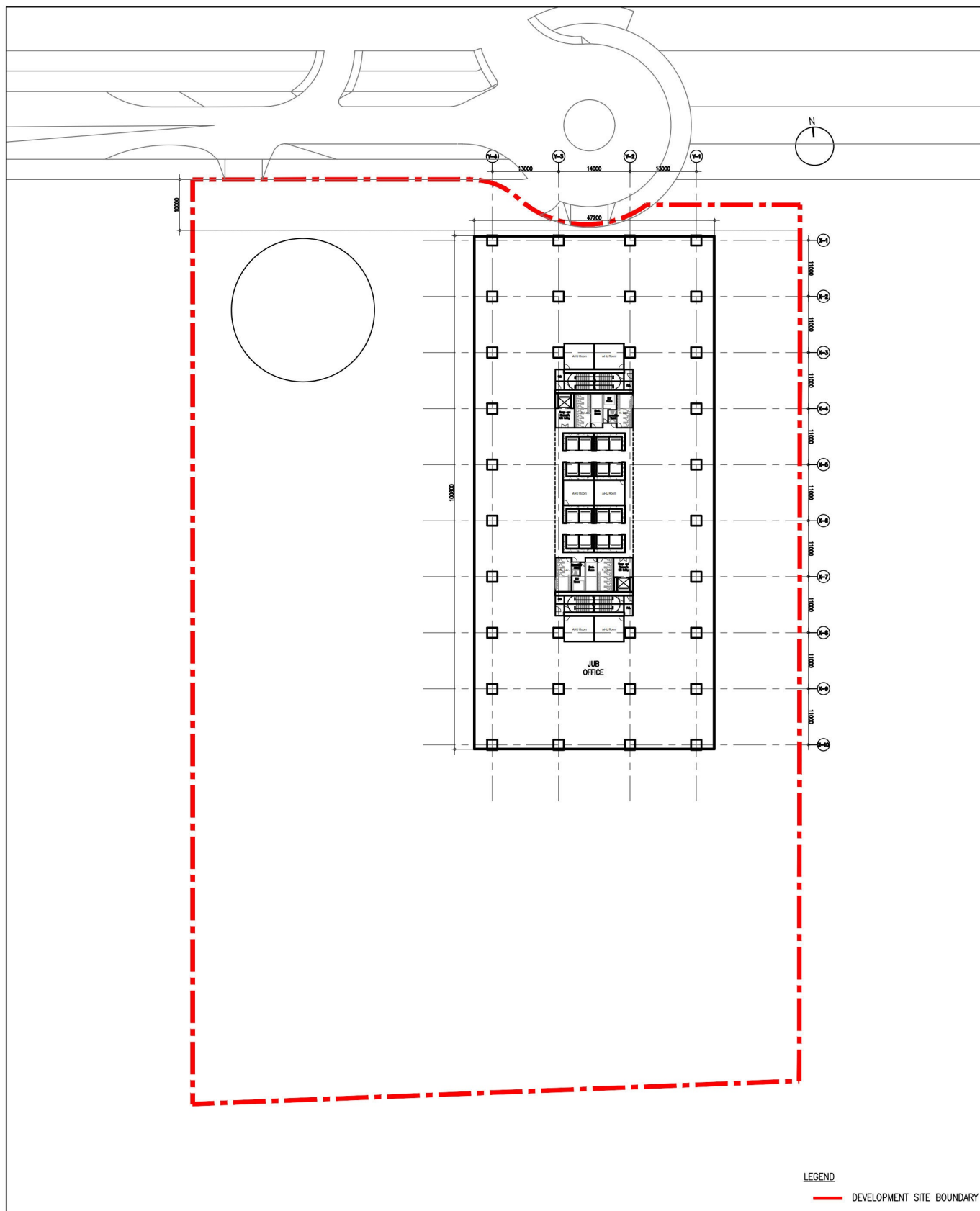
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(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 4e





青山公路 — 古洞段

CASTLE PEAK ROAD — CHAU TAU

粉嶺公路

FANLING HIGHWAY

10m 0 20m

16-33/F PLAN

DEVELOPMENT OF KWU TUNG  
NORTH AREA 29, GIC SITE  
PLANNING PROPOSAL

**AGC**

architecture  
urban design  
interior

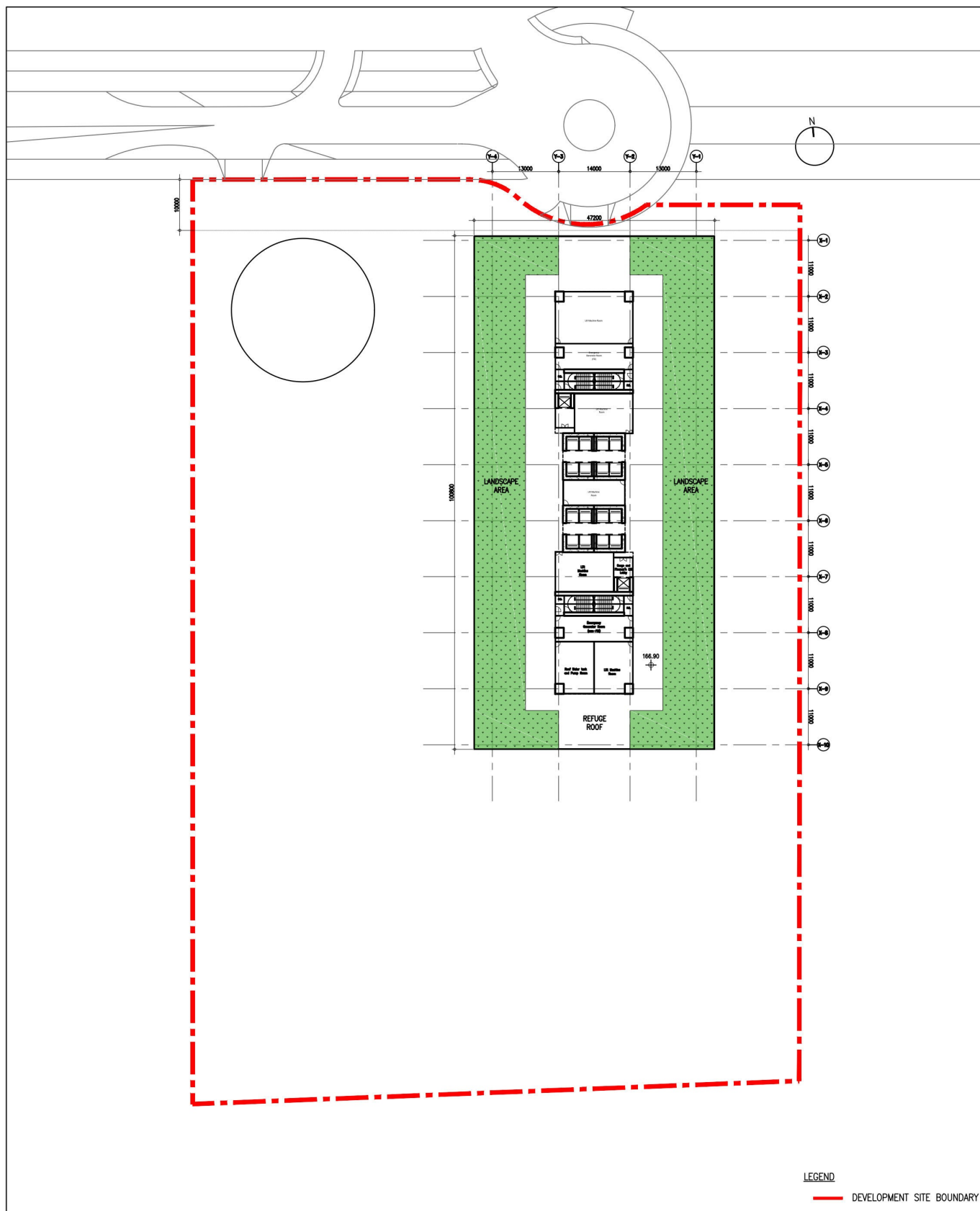
**DESIGN LTD**

1:1000 @ A4

(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 4f



青山公路 — 古洞段

CASTLE PEAK ROAD — CHAU TAU

粉嶺公路

FANLING HIGHWAY

10m 0 20m

R/F PLAN

DEVELOPMENT OF KWU TUNG  
NORTH AREA 29, GIC SITE  
PLANNING PROPOSAL

**AGC**

architecture  
urban design  
interior

**DESIGN LTD**

1:1000 @ A4

(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 4g

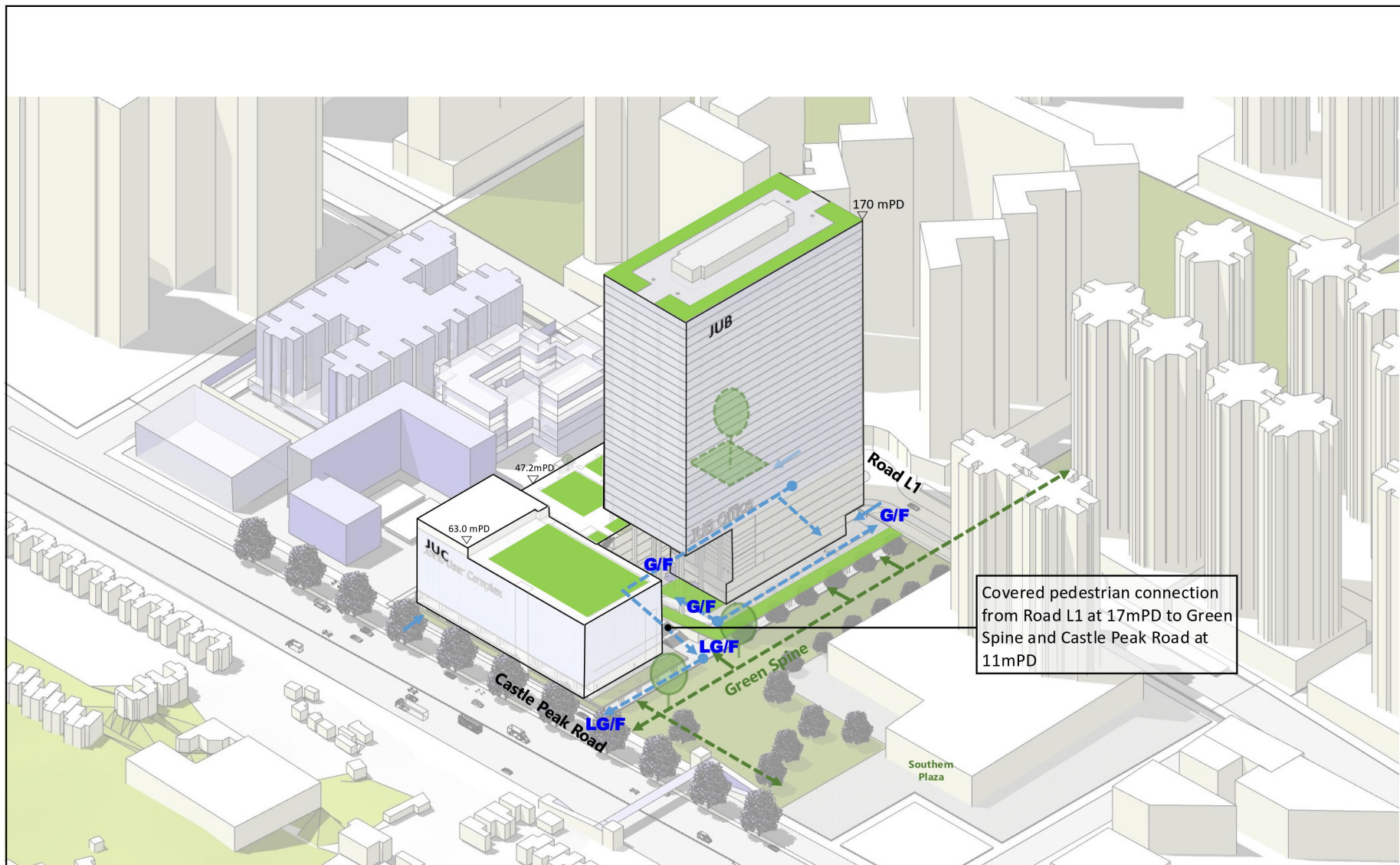


FIGURE 4.7

CONNECTIVITY DIAGRAM  
OF PROPOSED SCHEME

SOURCE:  
ARCHITECTURAL SERVICES  
DEPARTMENT

(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 5



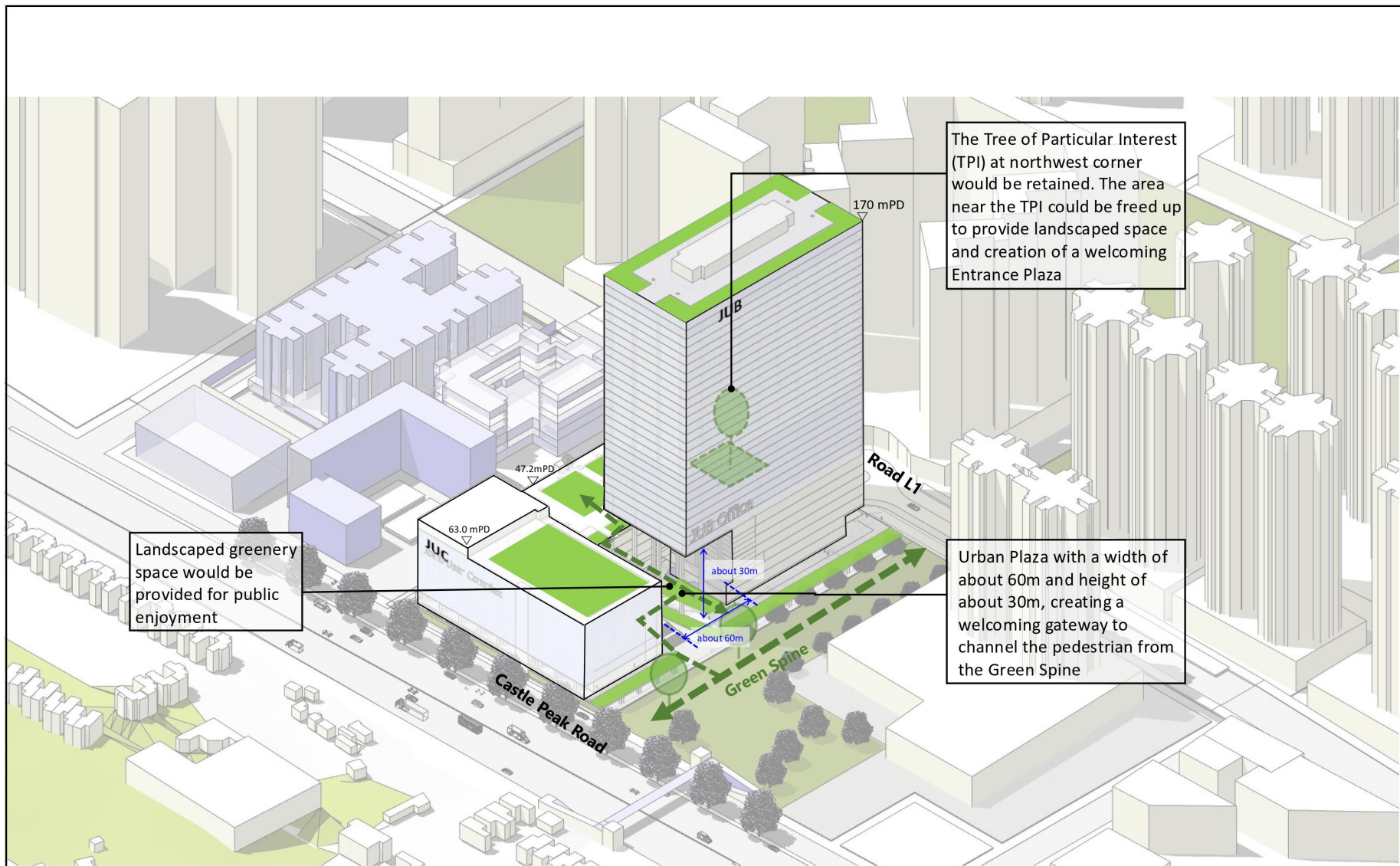


FIGURE 4.6

GREENERY & PUBLIC SPACE DIAGRAM  
OF PROPOSED SCHEME

SOURCE:  
ARCHITECTURAL SERVICES  
DEPARTMENT

(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 6

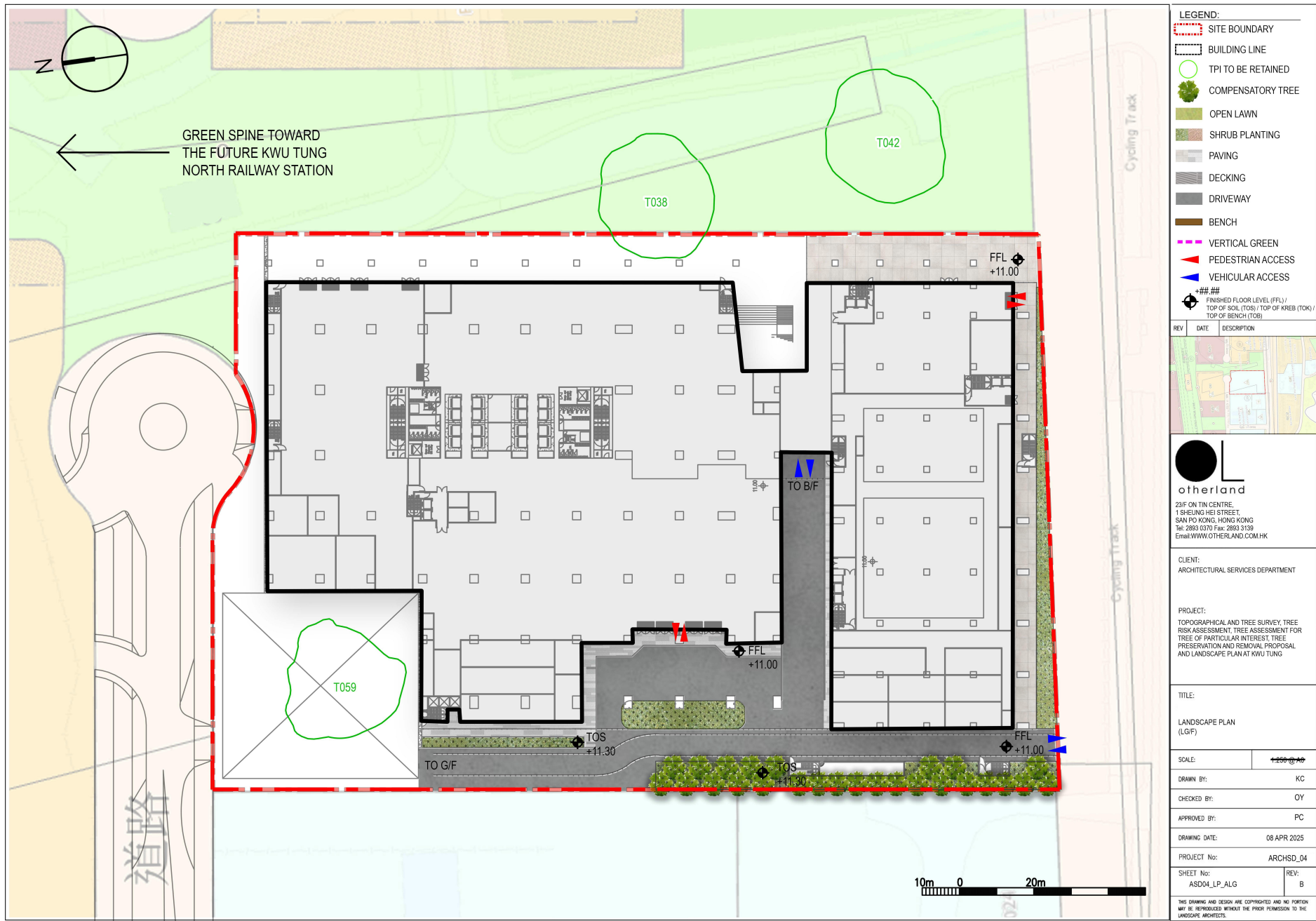


(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 7a





(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 7b





(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 7c



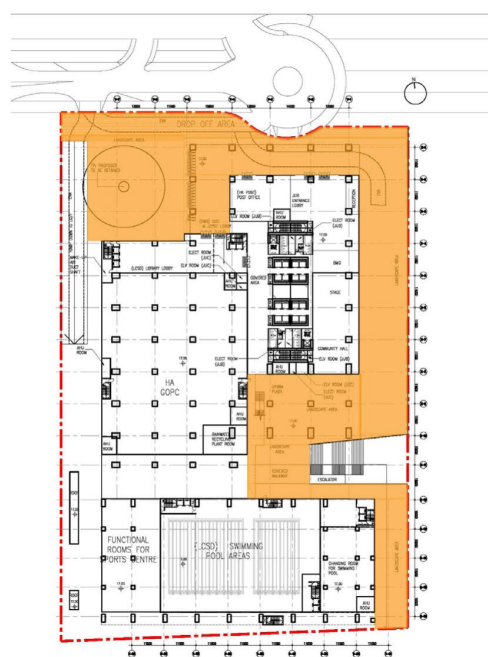
(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
 (Extract from Applicant's Further  
 Information Submitted on 3.6.2025)

參考編號  
 REFERENCE No.  
 A/KTN/105

繪圖  
 DRAWING  
 A - 8



LG/F



G/F



1/F

LEGEND

--- APPLICATION SITE

OPEN SPACE AREA

OPEN SPACE: ABOUT 10,000m<sup>2</sup>  
(PROVIDED IN LG/F, G/F & 1/F)

FIGURE 4.10

OPEN SPACE DEMARCATIION PLAN  
OF PROPOSED SCHEME

SOURCE:  
AGC DESIGN LTD.

(摘錄自申請人於 3. 6. 2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 9



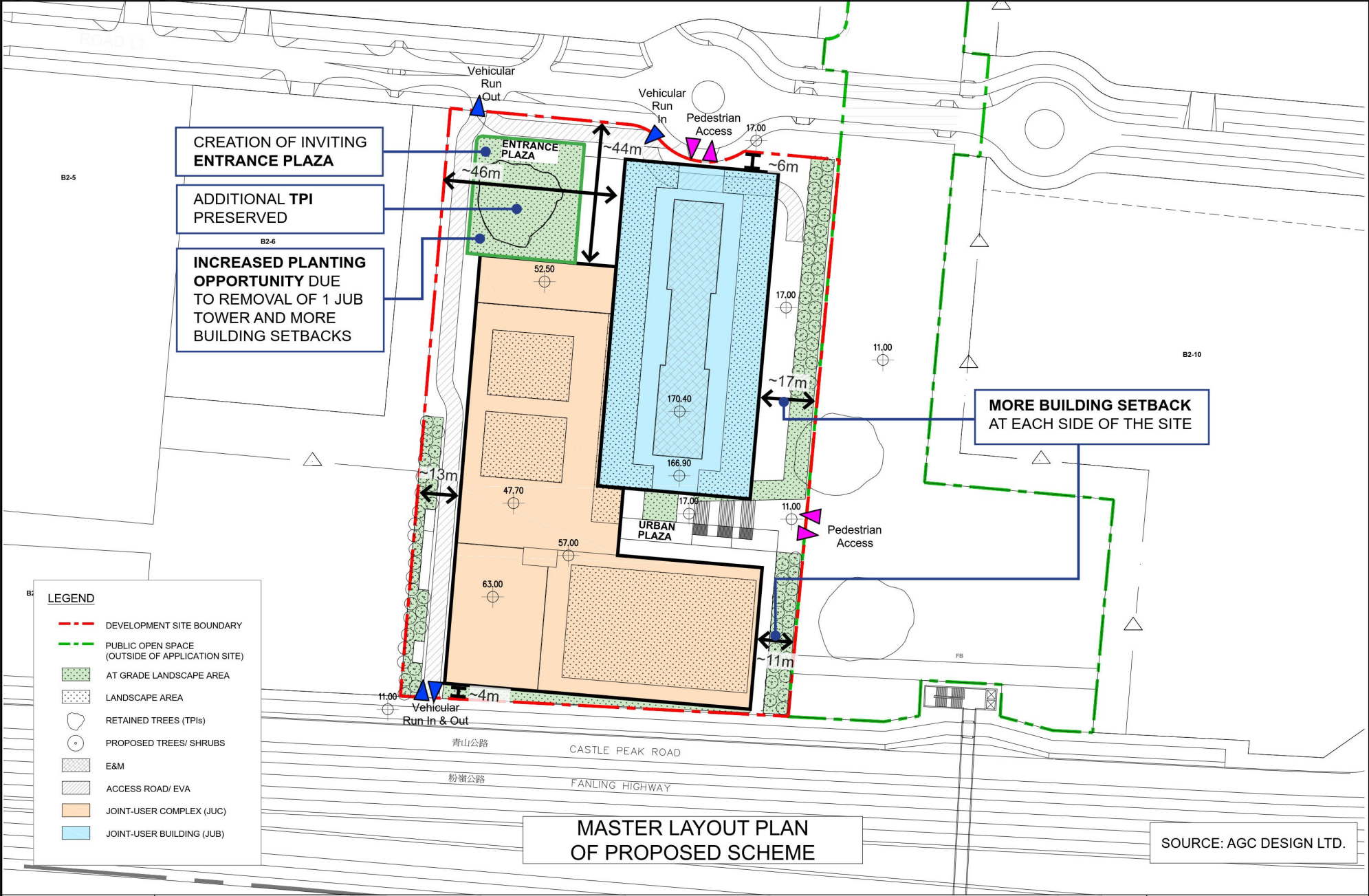
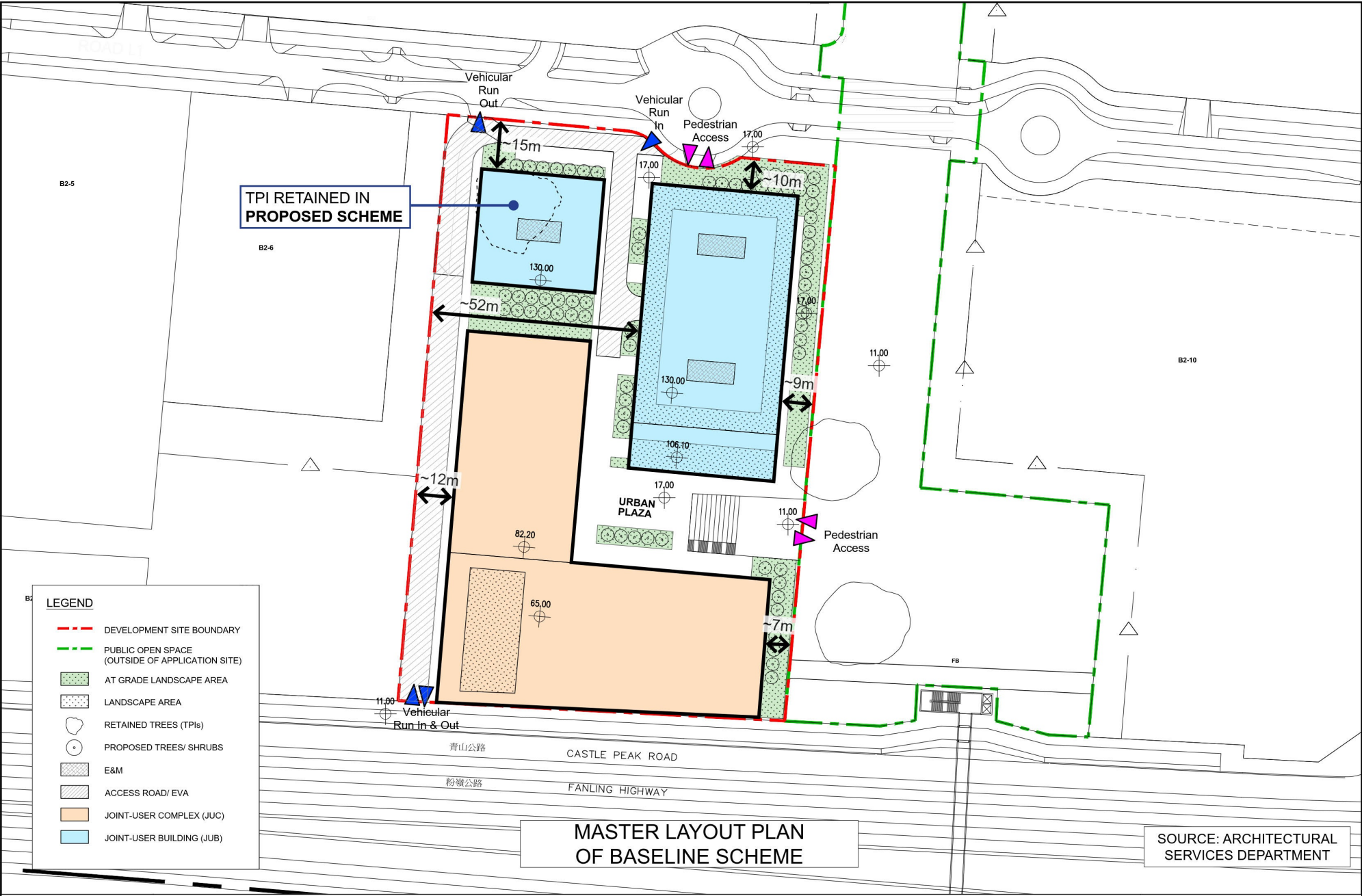
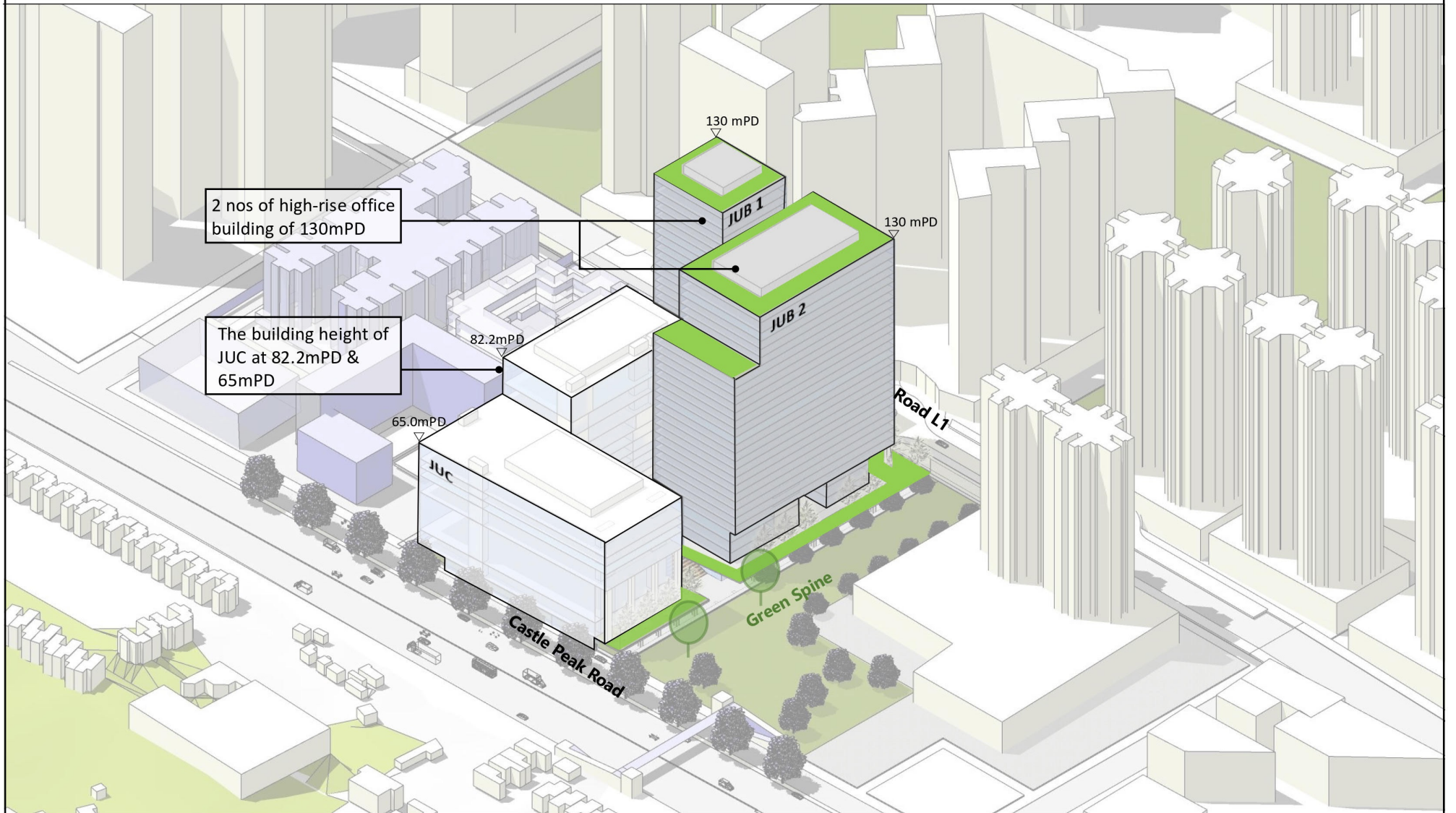


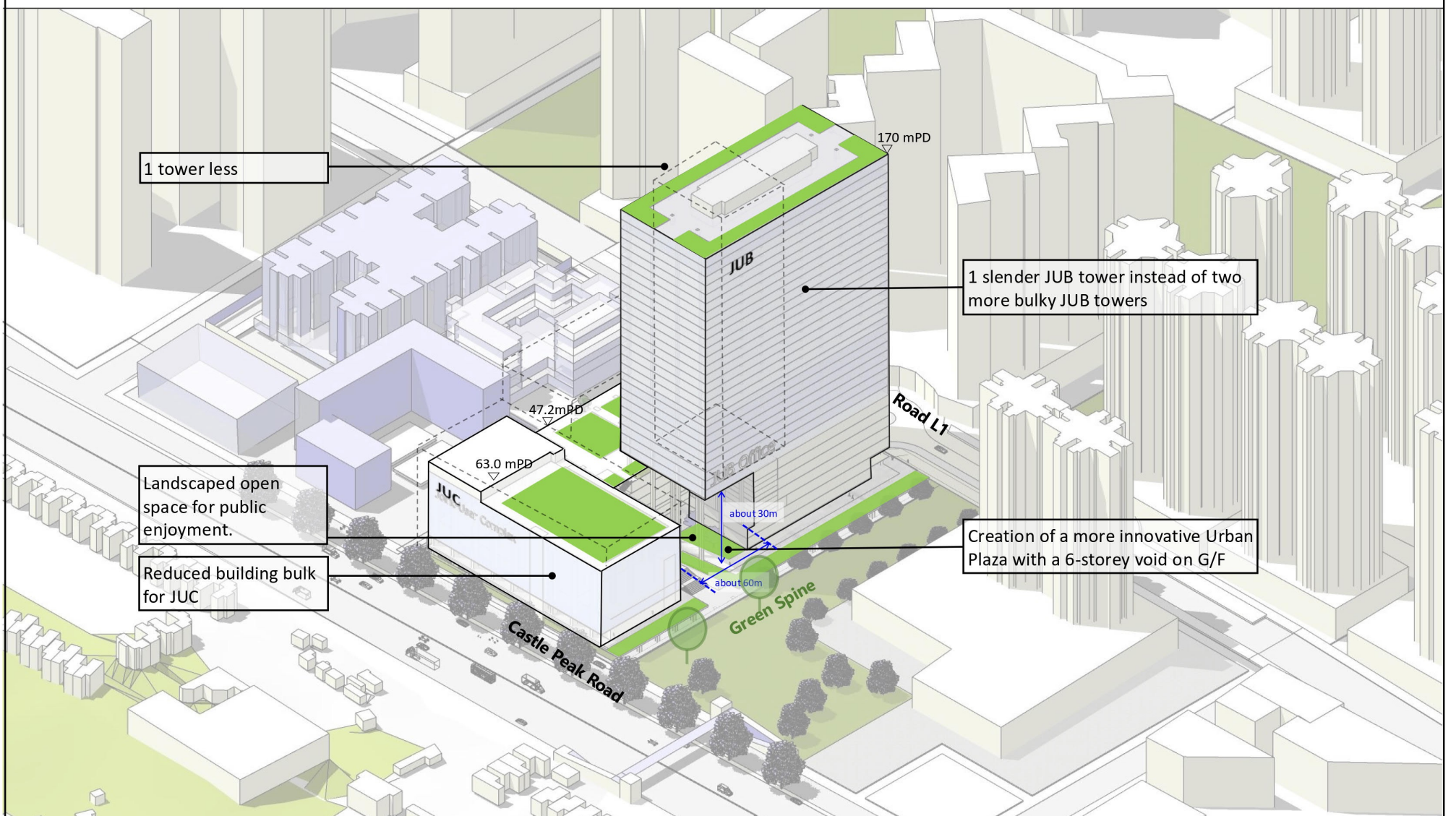
FIGURE 4.13

ENHANCEMENT TO THE DEVELOPMENT SCHEME (1)





BUILDING MASSING DIAGRAM  
OF BASELINE SCHEME



BUILDING MASSING DIAGRAM  
OF PROPOSED SCHEME

FIGURE 4.14

ENHANCEMENT TO THE  
DEVELOPMENT SCHEME (2)



## BASELINE SCHEME



## PROPOSED SCHEME



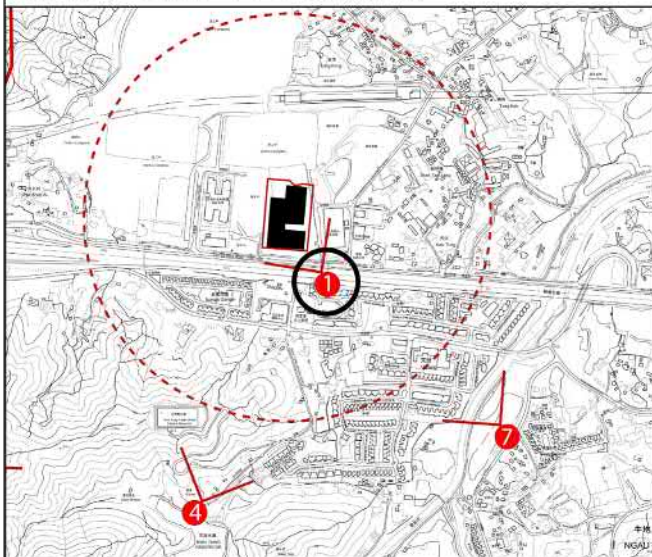
PROJECT
S.16 APPLICATION FOR BUILDING HEIGHT RELAXATION FOR JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING, AT AREA 29, KWU TUNG NORTH
FIGURE NO.
FIGURE 3.3
DRAWING TITLE
BUILDING RENDERINGS

(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 11

## VIEW POINT 1 LOCATION



## BASELINE SCHEME PHOTOMONTAGE



## EXISTING VIEW



## PROPOSED SCHEME PHOTOMONTAGE



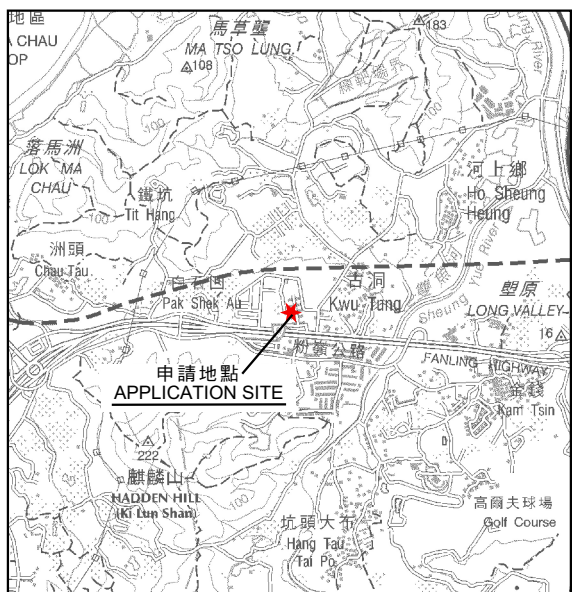
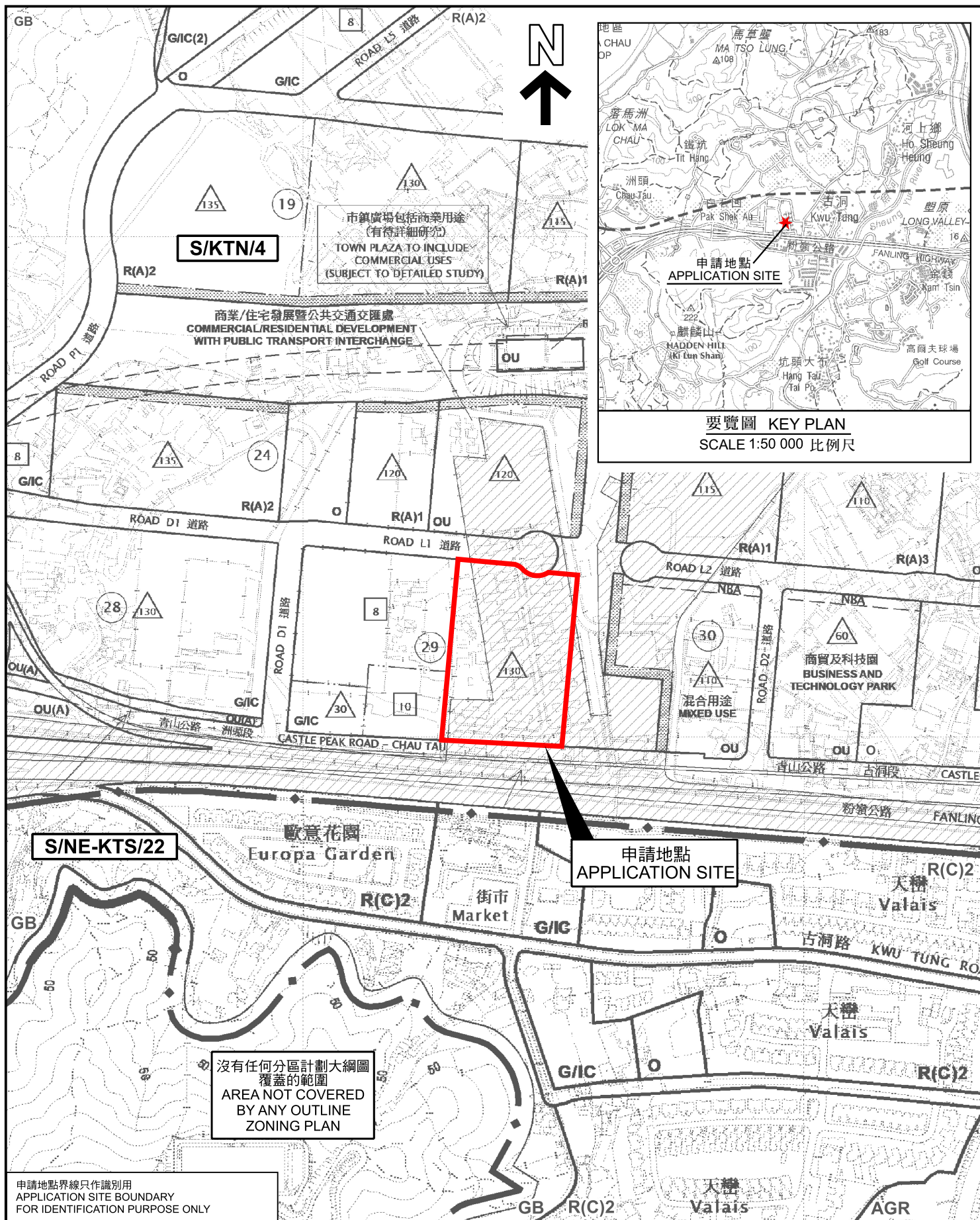
PROJECT
S.16 APPLICATION FOR BUILDING HEIGHT RELAXATION FOR JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING, AT AREA 29, KWU TUNG NORTH
FIGURE NO. FIGURE 4.1
DRAWING TITLE VIEW POINT 1 - FOOTBRIDGE CROSSING FANLING HIGHWAY NEAR VALAIS & EUROPA GARDEN
LEGEND
29 Planning Area No.
Baseline/Proposed BHR of Application Site
Approved BHR Relaxation under Planning Application A/KTN/93
URBAN DESIGN & PLANNING CONSULTANTS 31 MARCH 2025

(摘錄自申請人於 3.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further Information Submitted on 3.6.2025)

參考編號  
REFERENCE No.  
A/KTN/105

繪圖  
DRAWING  
A - 12





要覽圖 KEY PLAN  
SCALE 1:50 000 比例尺

### 位置圖 LOCATION PLAN

本摘要圖於2025年6月2日擬備，  
所根據的資料為於2023年9月19日  
核准的分區計劃大綱圖編號S/KTN/4  
EXTRACT PLAN PREPARED ON 2.6.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/KTN/4 APPROVED ON 19.9.2023

擬議略為放寬建築物高度限制，以作准許聯用綜合大樓及聯用辦公室大樓  
新界古洞北第29區（部分）  
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR  
PERMITTED JOINT-USER COMPLEX AND  
JOINT-USER GENERAL OFFICE BUILDING  
AREA 29 (PART), KWU TUNG NORTH, NEW TERRITORIES

SCALE 1:5 000 比例尺  
米 100 0 100 200 米  
METRES

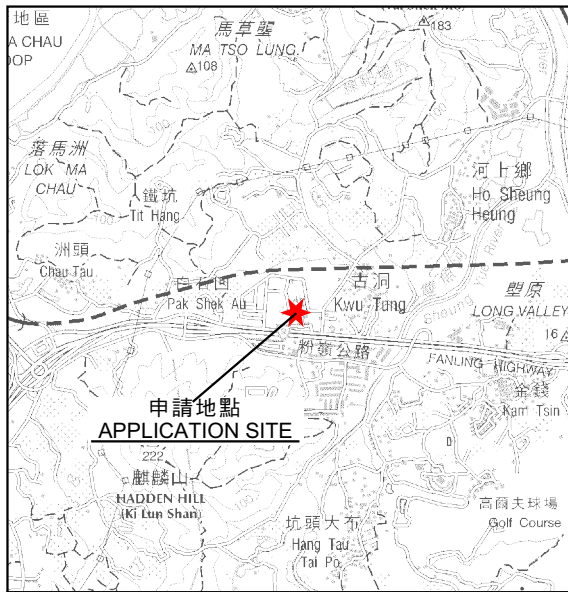
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/KTN/105

圖 PLAN  
A-1a





要覽圖 KEY PLAN

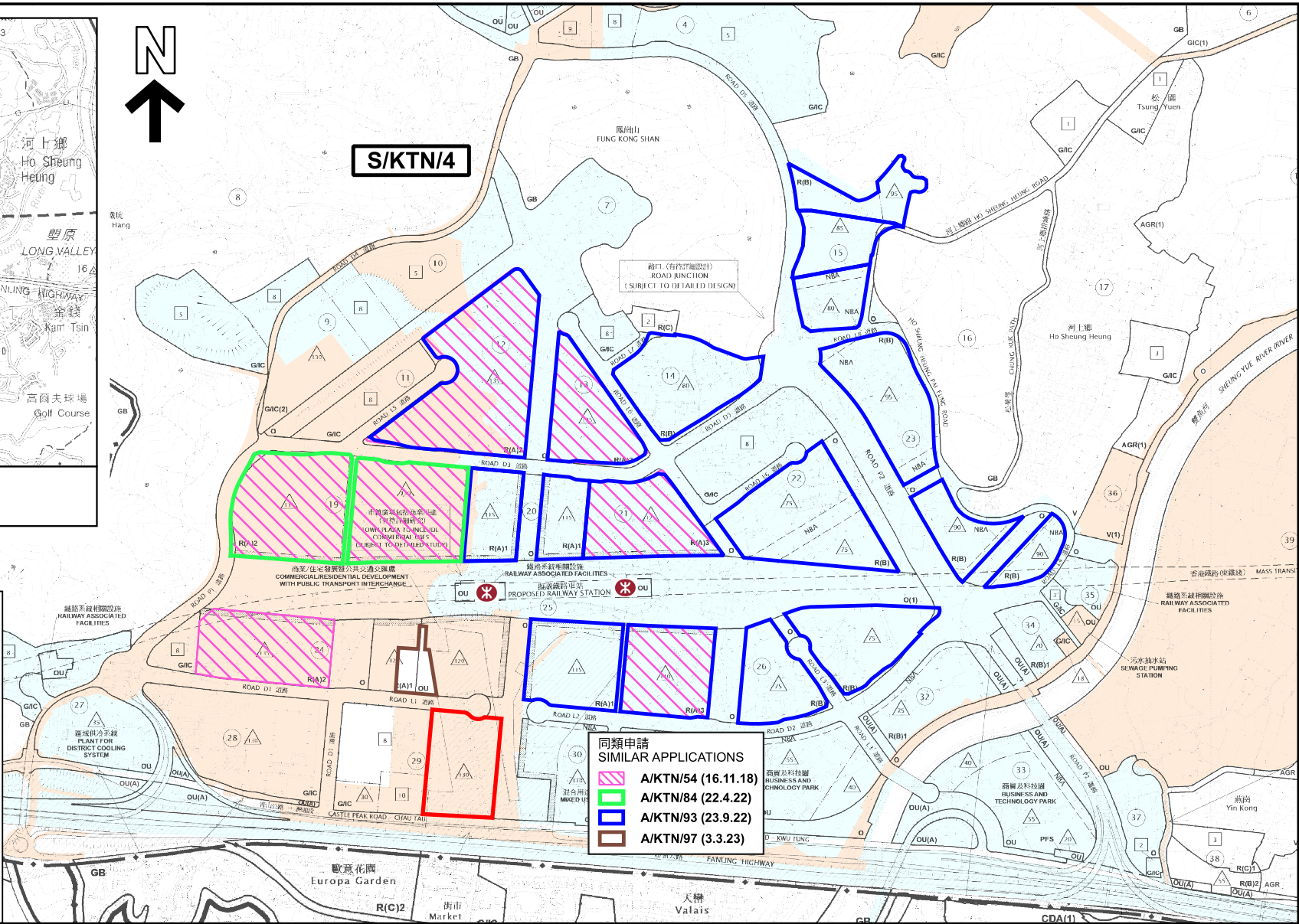
SCALE 1:50,000 比例尺



圖例 LEGEND

- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 古洞北新發展區第一階段項目  
KTN NDA FIRST PHASE
- 古洞北新發展區餘下階段項目  
KTN NDA REMAINING PHASE
- 擬議鐵路入口  
PROPOSED MTR ENTRANCE

- A/KTN/84 (22.4.22) 獲批准的申請  
APPROVED APPLICATION
- A/KTN/84 (22.4.22) 會議日期  
DATE OF MEETING
- 申請編號  
APPLICATION NUMBER

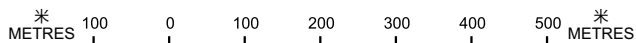


- 同類申請  
SIMILAR APPLICATIONS
- A/KTN/54 (16.11.18)
- A/KTN/84 (22.4.22)
- A/KTN/93 (23.9.22)
- A/KTN/97 (3.3.23)

同類申請 SIMILAR APPLICATIONS

擬議略為放寬建築物高度限制，以作准許聯用綜合大樓及聯用辦公室大樓  
新界古洞北第29區 (部分)  
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR  
PERMITTED JOINT-USER COMPLEX AND  
JOINT-USER GENERAL OFFICE BUILDING  
AREA 29 (PART), KWU TUNG NORTH, NEW TERRITORIES

SCALE 1:10,000 比例尺



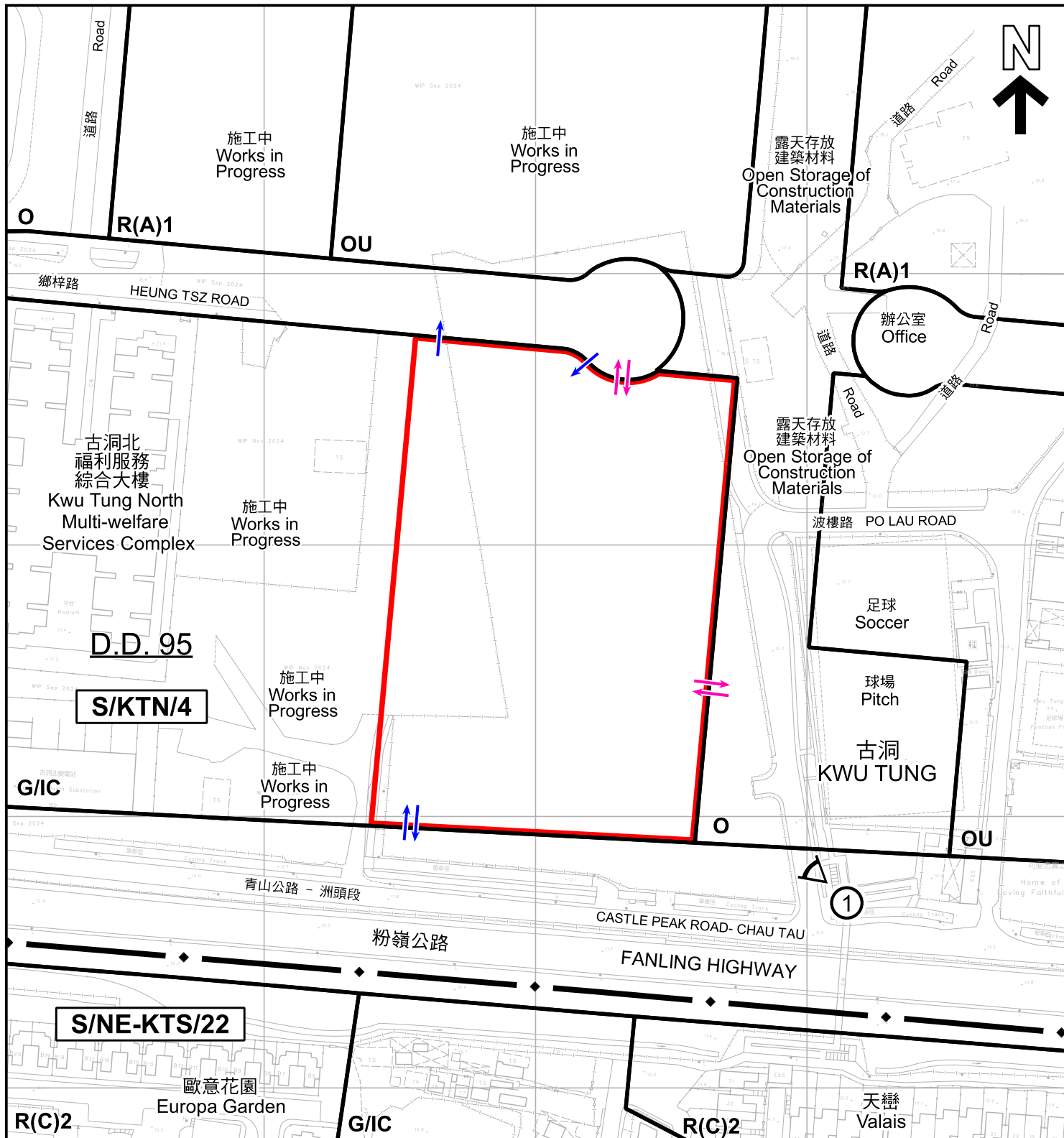
本摘要圖於2025年6月4日擬備，  
所根據的資料為於2023年9月19日  
核准的分區計劃大綱圖編號S/KTN/4  
EXTRACT PLAN PREPARED ON 4.6.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/KTN/4 APPROVED ON 19.9.2023

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/KTN/105

圖 PLAN  
A-1b



圖例 LEGEND

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

R(A) 住宅(甲類)  
RESIDENTIAL (GROUP A)

R(C) 住宅(丙類)  
RESIDENTIAL (GROUP C)

G/I/C 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

O 休憩用地  
OPEN SPACE

OU 其他指定用途  
OTHER SPECIFIED USES

擬議行人出入口  
PROPOSED PEDESTRIAN ACCESS

擬議汽車出入口  
PROPOSED VEHICULAR ACCESS

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

註釋 Note :

2025年4月23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 23.4.2025

平面圖 SITE PLAN

擬議略為放寬建築物高度限制，以作准許聯用綜合大樓及聯用辦公室大樓  
新界古洞北第29區(部分)  
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING AREA 29 (PART), KWU TUNG NORTH, NEW TERRITORIES

SCALE 1:2 000 比例尺

米 40 0 40 80 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/KTN/105

圖 PLAN  
A-2

本摘要圖於2025年6月3日擬備，  
所根據的資料為測量圖編號2-SE-9B  
EXTRACT PLAN PREPARED ON 3.6.2025  
BASED ON SURVEY SHEET No.  
2-SE-9B





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2025年5月19日擬備，所根據的資料為地政總署於2024年3月17日拍得的航攝照片編號 E219413C

EXTRACT PLAN PREPARED ON 19.5.2025  
BASED ON AERIAL PHOTO No. E219413C  
TAKEN ON 17.3.2024  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議略為放寬建築物高度限制，以作准許聯用綜合大樓及聯用辦公室大樓  
新界古洞北第29區（部分）  
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR  
PERMITTED JOINT-USER COMPLEX AND  
JOINT-USER GENERAL OFFICE BUILDING  
AREA 29 (PART), KWU TUNG NORTH, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/KTN/105

圖 PLAN  
A-3





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

### 實地照片 SITE PHOTO

擬議略為放寬建築物高度限制，以作准許聯用綜合大樓及聯用辦公室大樓  
新界古洞北第29區（部分）  
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR  
PERMITTED JOINT-USER COMPLEX AND  
JOINT-USER GENERAL OFFICE BUILDING  
AREA 29 (PART), KWU TUNG NORTH, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT

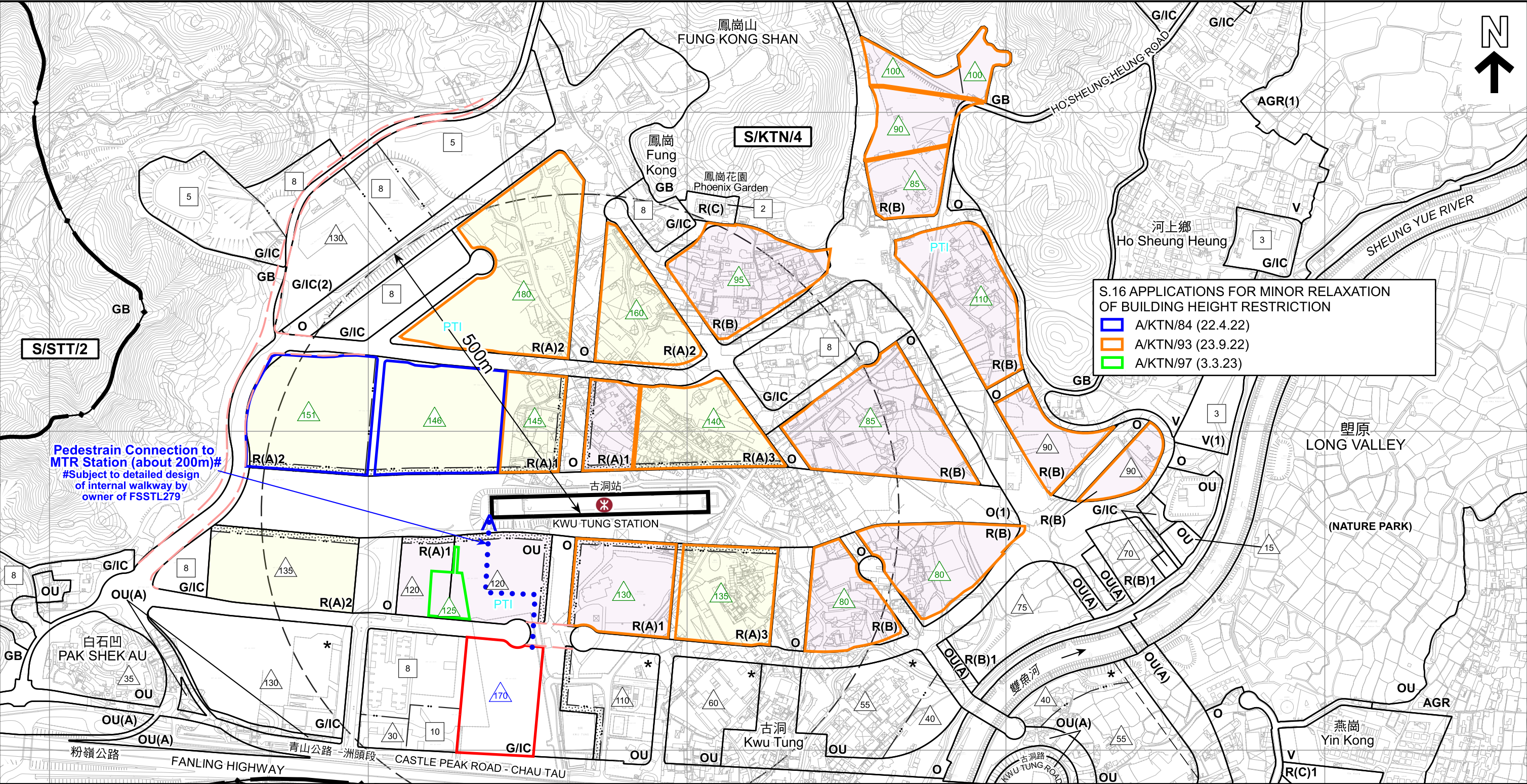


參考編號  
REFERENCE No.  
A/KTN/105

圖 PLAN  
A-4

本圖於2025年6月2日擬備，  
所根據的資料為攝於  
2025年5月15日的實地照片  
PLAN PREPARED ON 2.6.2025  
BASED ON SITE PHOTOS  
TAKEN ON 15.5.2025





圖例 LEGEND		圖例 LEGEND		圖例 LEGEND		圖例 LEGEND	
	申請地點 A/KTN/105 (界線只作識別用) APPLICATION SITE A/KTN/105 (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)		住宅(丙類) RESIDENTIAL (GROUP C)		其他指定用途 OTHER SPECIFIED USES		綠化地帶 GREEN BELT
	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA		鄉村式發展 VILLAGE TYPE DEVELOPMENT		其他指定用途 (美化市容地帶) OTHER SPECIFIED USES (AMENITY AREA)		擬議鐵路入口 PROPOSED MTR ENTRANCE
	住宅(甲類) RESIDENTIAL (GROUP A)		政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY		其他指定用途 (商貿及科技園) OTHER SPECIFIED USES (BUSINESS AND TECHNOLOGY PARK)		公共交通匯處/總站 PUBLIC TRANSPORT INTERCHANGE/TERMINUS
	住宅(乙類) RESIDENTIAL (GROUP B)		休憩用地 OPEN SPACE		農業 AGRICULTURE		私營房屋用地 PRIVATE RESIDENTIAL SITES
							公營房屋用地 PUBLIC RESIDENTIAL SITES
							鐵路車站 RAILWAY STATION
							500米步行範圍 500m WALKING DISTANCE
							獲批道路方案 APPROVED ROAD SCHEME

本摘要圖於2025年6月4日擬備，所根據的資料為測量圖編號2-SE-4A、4B、4C、4D、5A、5B、5C、5D、9A、9B、10A及10B  
EXTRACT PLAN PREPARED ON 4.6.2025 BASED ON SURVEY SHEETS No. 2-SE-4A, 4B, 4C, 4D, 5A, 5B, 5C, 5D, 9A, 9B, 10A AND 10B

古洞北市中心建築物高度  
BUILDING HEIGHT OF KWU TUNG NORTH TOWN CENTRE

SCALE 1:6 000 比例尺

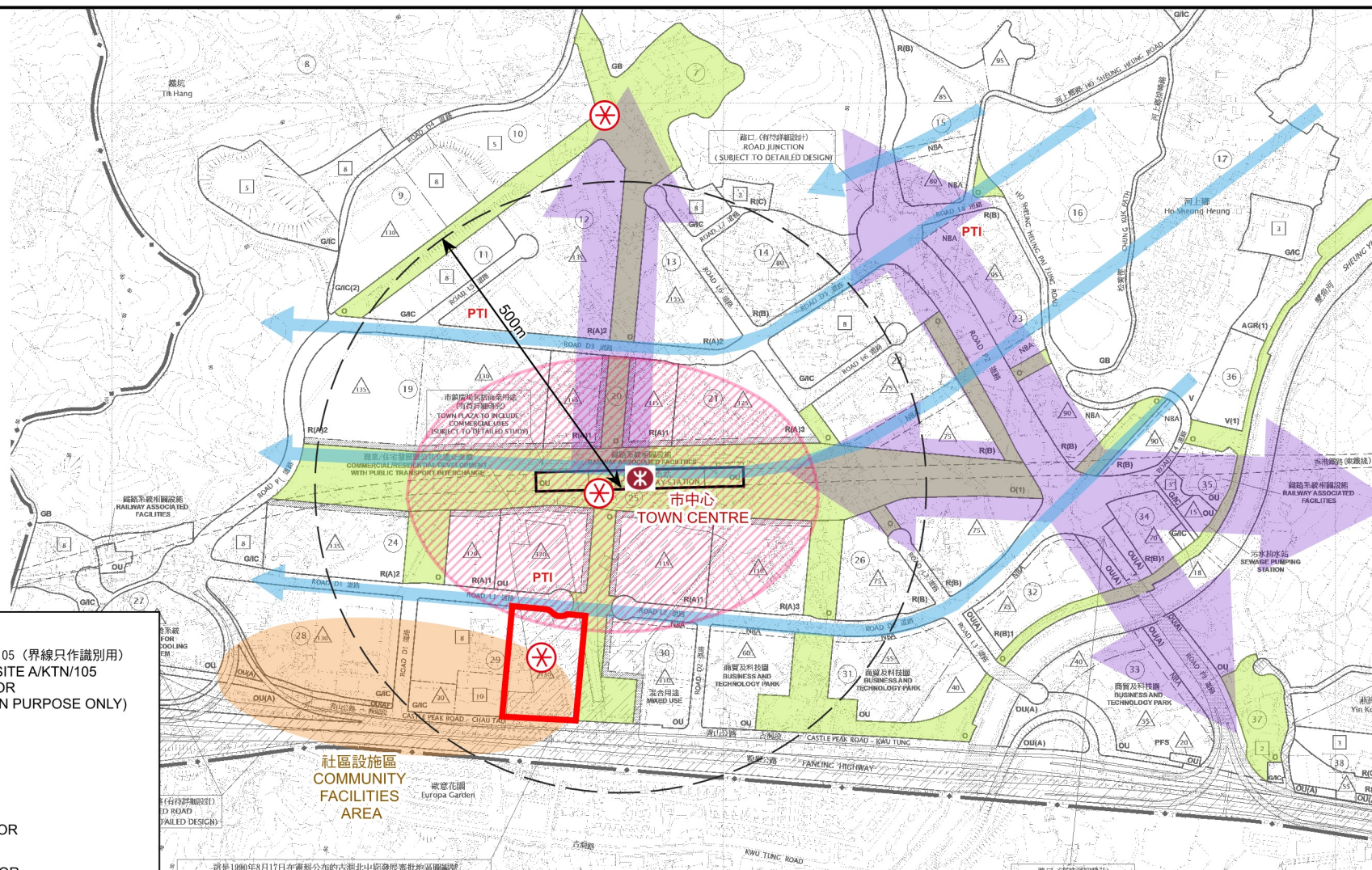
100 0 100 200 300 400 500 METRES

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
A/KTN/105

圖 PLAN  
A-5





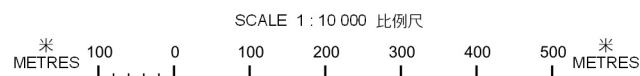
#### 圖例 LEGEND

-  申請地點 A/KTN/105 (界線只作識別用)  
APPLICATION SITE A/KTN/105 (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  休憩用地  
OPEN SPACE
-  地區焦點  
FOCAL POINT
-  觀景廊  
VIEW CORRIDOR
-  通風廊  
WIND CORRIDOR
-  擬議鐵路站500米步行範圍  
RAILWAY STATION 500m WALKING DISTANCE
-  公共交通交匯處  
PUBLIC TRANSPORT INTERCHANGE

本摘要圖於2025年5月29日擬備，  
所根據的資料為於2023年9月19日  
核准的分區計劃大綱圖編號S/KTN/4

EXTRACT PLAN PREPARED ON  
29.5.2025 BASED ON OUTLINE ZONING  
PLAN No. S/KTN/4 APPROVED ON  
19.9.2023

### 城市設計及景觀大綱 URBAN DESIGN AND LANDSCAPE FRAMEWORK



規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/KTN/105

圖 PLAN  
A-6