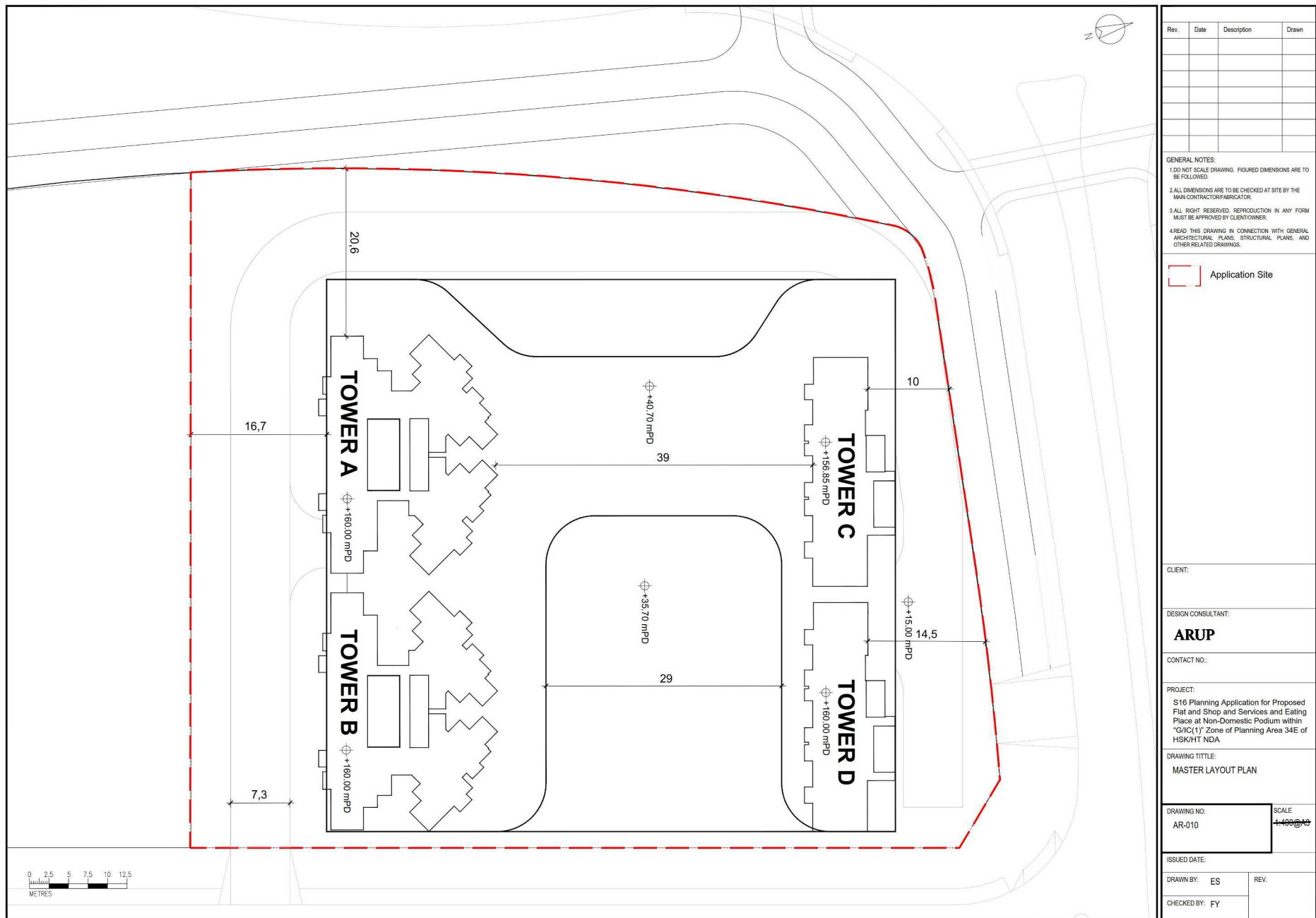
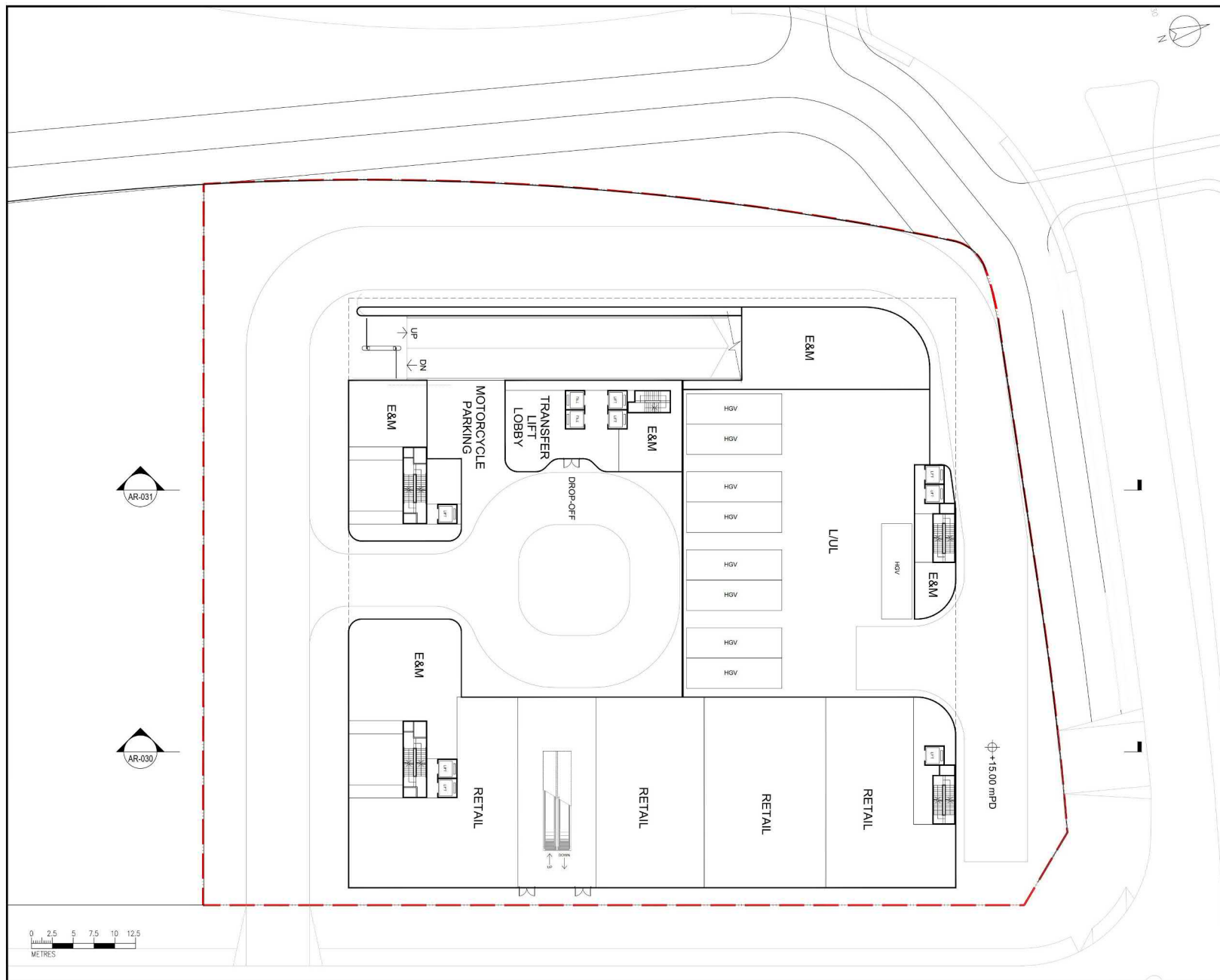




(摘錄自申請人於 17.11.2025 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 17.11.2025)

參考編號
REFERENCE No.
A/HSK/585

繪圖 DRAWING
A-1



Rev.	Date	Description	Drawn
GENERAL NOTES: 1.DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED. 2.ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR/FABRICATOR. 3.ALL RIGHT RESERVED. REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLIENT/OWNER. 4.READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS.			
Application Site			
CLIENT:			
DESIGN CONSULTANT: ARUP			
CONTACT NO.:			
PROJECT: S16 Planning Application for Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within "GIC(1)" Zone of Planning Area 34E of HSK/HT NDA			
DRAWING TITLE: GROUND FLOOR LAYOUT			
DRAWING NO: AR-011			SCALE 1:100 @ A2
ISSUED DATE:			
DRAWN BY: ES		REV.	
CHECKED BY: FY			

(摘錄自申請人於 17.11.2025 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 17.11.2025)

參考編號
REFERENCE No.
A/HSK/585

繪圖 DRAWING
A-2



Rev.	Date	Description	Drawn

GENERAL NOTES:
1.DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2.ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR/FABRICATOR.
3.ALL RIGHT RESERVED. REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLIENT/OWNER.
4.READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS.

 Application Site

CLIENT:

DESIGN CONSULTANT:
ARUP

CONTACT NO.:

PROJECT:
S16 Planning Application for Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within "GIQ(1)" Zone of Planning Area 34E of HSK/HT NDA

DRAWING TITLE:
FIRST FLOOR LAYOUT

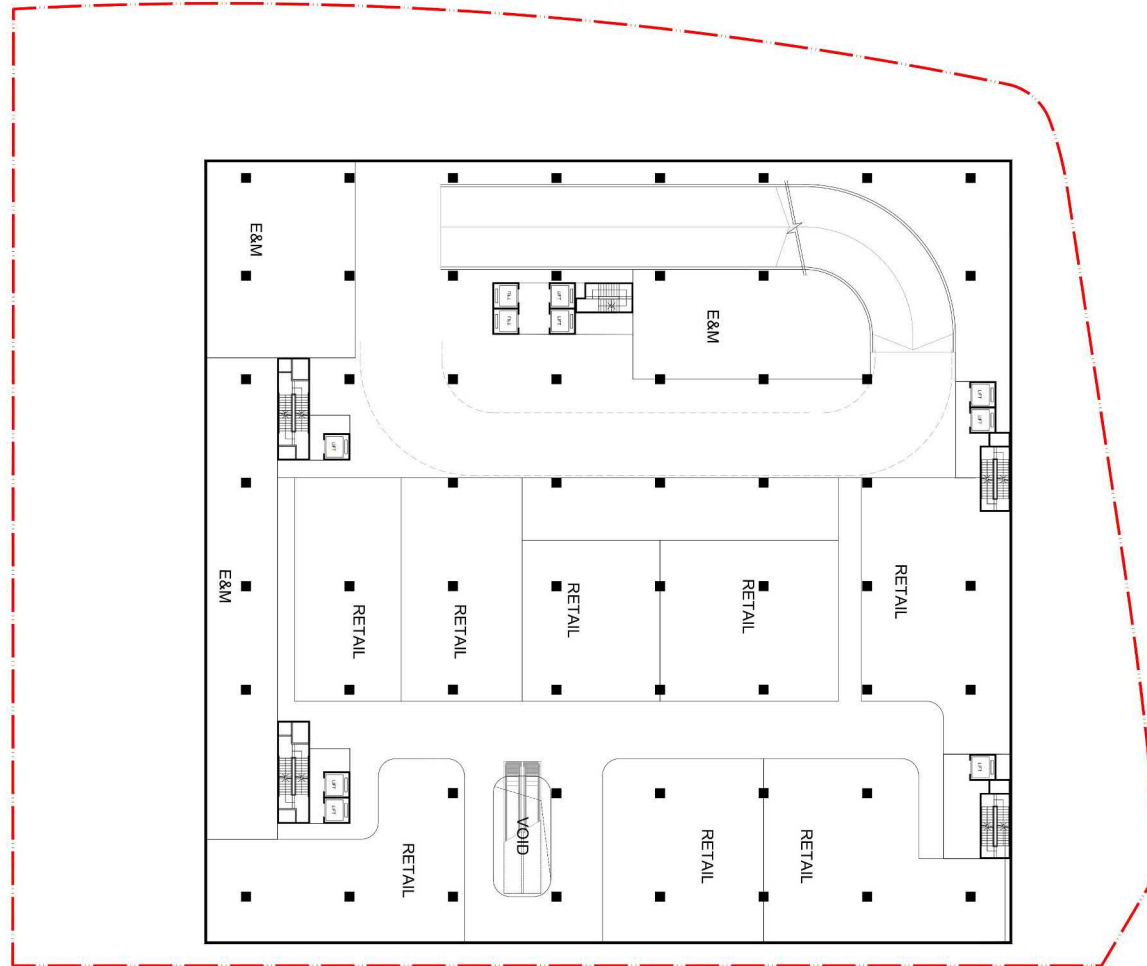
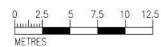
DRAWING NO:
AR-012

SCALE
1:100 @ A3

ISSUED DATE:

DRAWN BY: ES REV.

CHECKED BY: FY



(摘錄自申請人於 26. 9. 2025 呈交的申請書)
(Extract from Applicant's
Submission of 26.9.2025)

參考編號 REFERENCE No. A/HSK/585	繪圖 DRAWING A-3
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Rev.	Date	Description	Drawn

GENERAL NOTES:
1.DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2.ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR/FABRICATOR.
3.ALL RIGHT RESERVED. REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLIENT/OWNER.
4.READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS.

 Application Site

CLIENT:

DESIGN CONSULTANT:
ARUP

CONTACT NO.:

PROJECT:
S16 Planning Application for Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within "G1/C(1)" Zone of Planning Area 34E of HSK/HT NDA

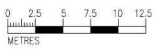
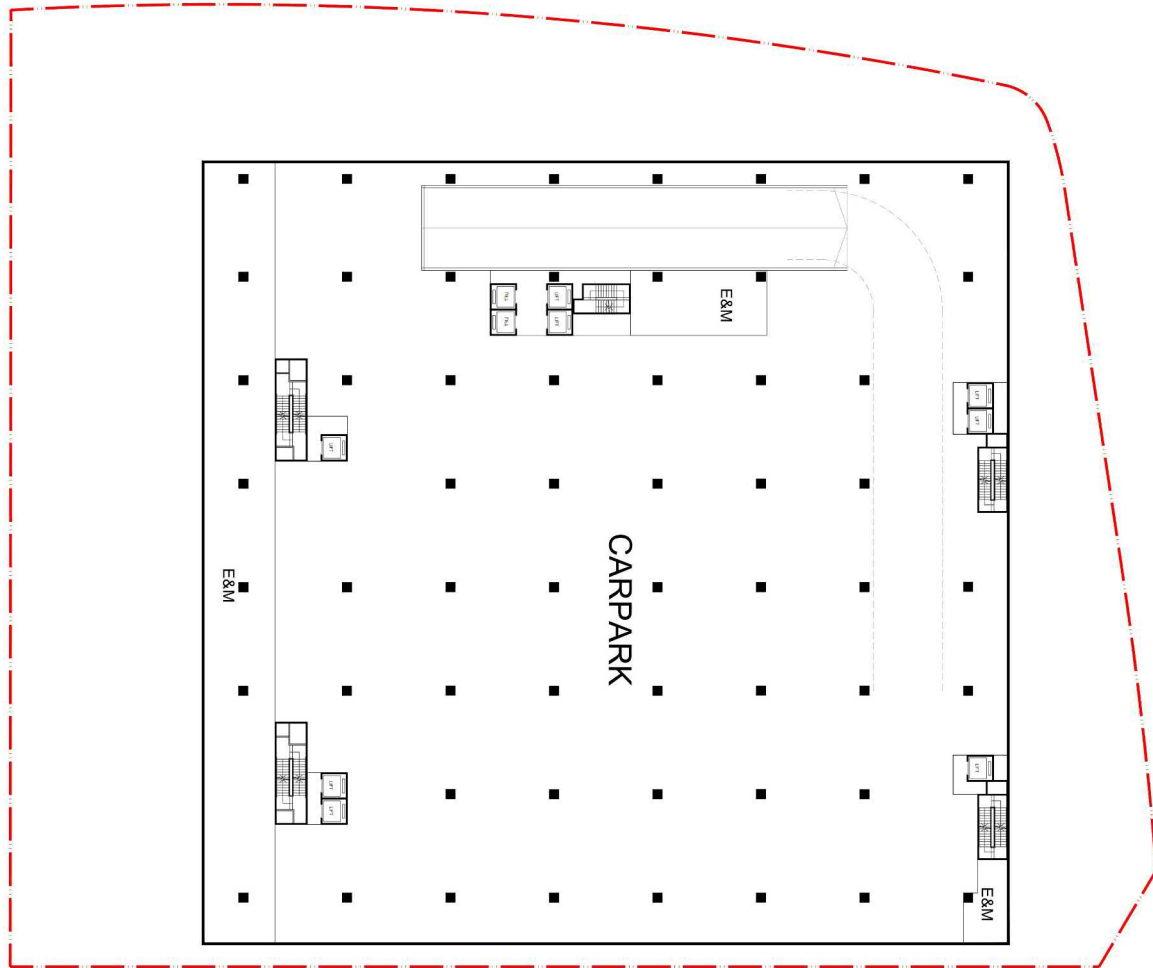
DRAWING TITLE:
SECOND & THIRD FLOOR LAYOUT

DRAWING NO: AR-014	SCALE: 1:100 @ A4
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ISSUED DATE:

DRAWN BY: ES	REV:
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CHECKED BY: FY	
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(摘錄自申請人於 26. 9. 2025 呈交的申請書)
(Extract from Applicant's
Submission of 26.9.2025)

參考編號 REFERENCE No. A/HSK/585	繪圖 DRAWING A-4
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Rev.	Date	Description	Drawn

GENERAL NOTES:
1.DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2.ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR/FABRICATOR.
3.ALL RIGHT RESERVED. REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLIENT/OWNER.
4.READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS.

 Application Site

CLIENT:

DESIGN CONSULTANT:
ARUP

CONTACT NO.:

PROJECT:
S16 Planning Application for Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within "GIC(1)" Zone of Planning Area 34E of HSK/HT NDA

DRAWING TITLE:
FOURTH FLOOR LAYOUT

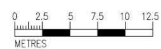
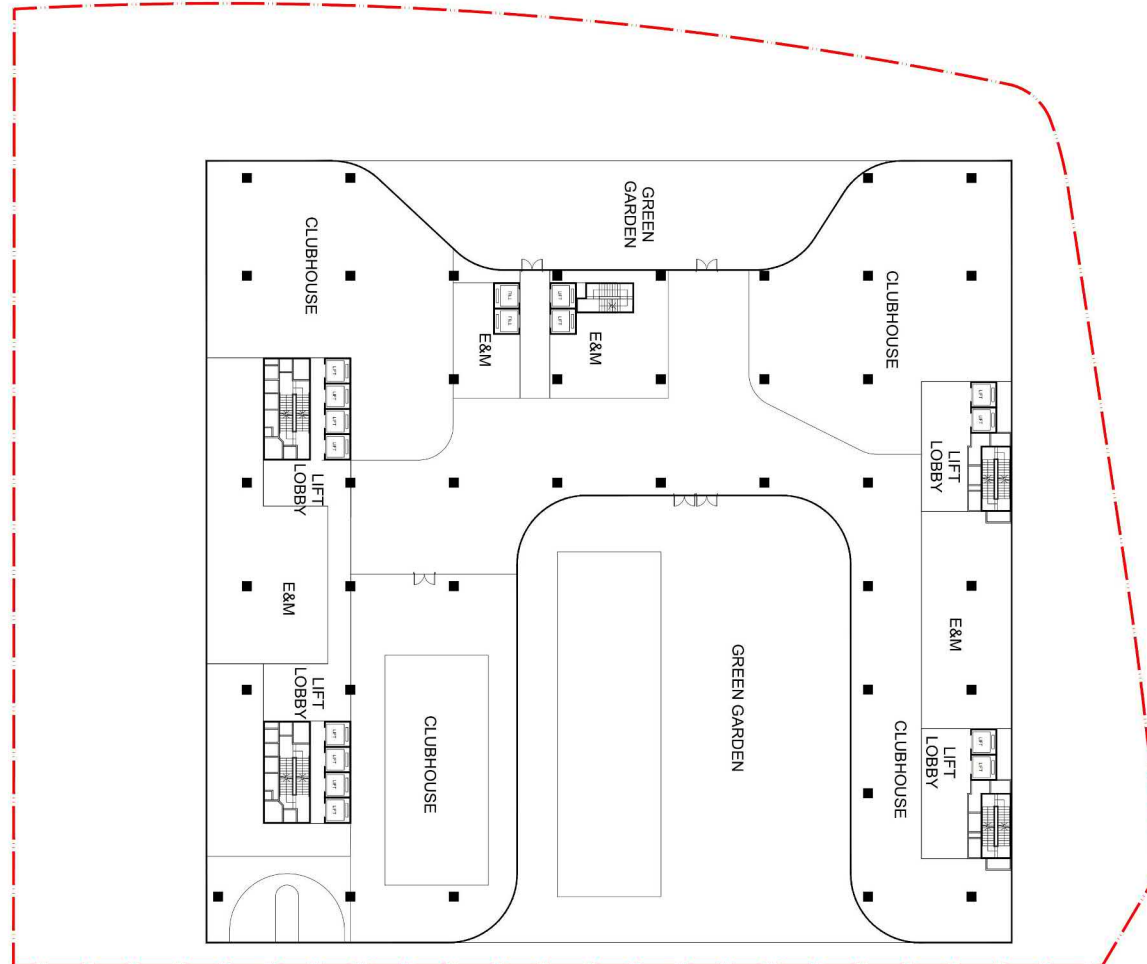
DRAWING NO:
AR-015

SCALE
1:100 @ A5

ISSUED DATE:

DRAWN BY: ES REV:

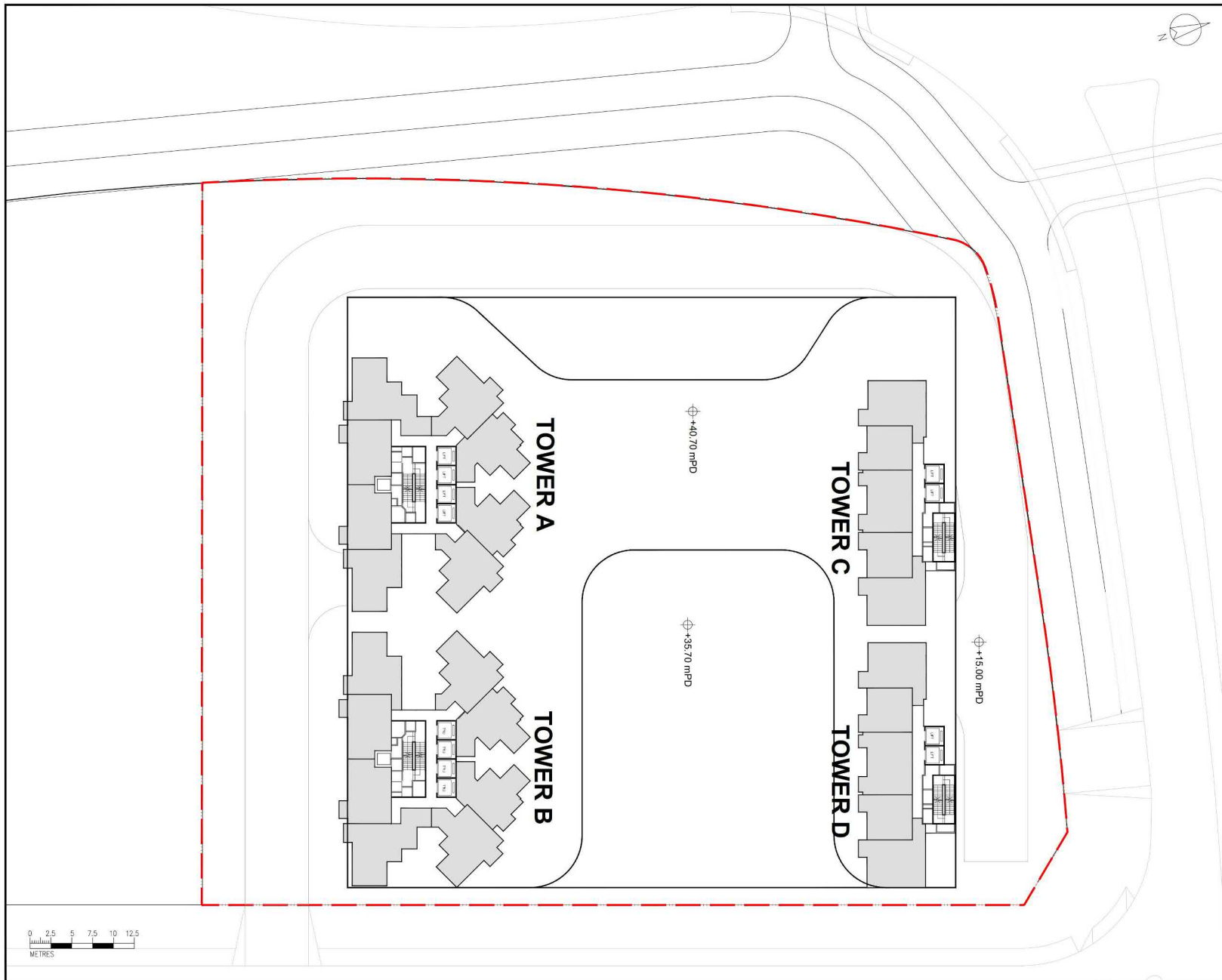
CHECKED BY: FY



(摘錄自申請人於 26. 9. 2025 呈交的申請書)
(Extract from Applicant's
Submission of 26.9.2025)

參考編號
REFERENCE No.
A/HSK/585

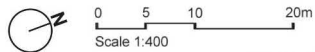
繪圖 DRAWING
A-5



Rev.	Date	Description	Drawn
GENERAL NOTES: 1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED. 2. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR/FABRICATOR. 3. ALL RIGHT RESERVED. REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLIENT/OWNER. 4. READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS.			
Application Site			
CLIENT:			
DESIGN CONSULTANT: ARUP			
CONTACT NO.:			
PROJECT: S16 Planning Application for Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within "G1/C(1)" Zone of Planning Area 34E of HSK/HT NDA			
DRAWING TITLE: TYPICAL FLOOR LAYOUT			
DRAWING NO: AR-020			SCALE 1:100 @ A3
ISSUED DATE:			
DRAWN BY: ES		REV:	
CHECKED BY: FY			

(摘錄自申請人於 17.11.2025 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 17.11.2025)

參考編號 REFERENCE No. A/HSK/585	繪圖 DRAWING A-6
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LEGEND

- APPLICATION SITE BOUNDARY
- VEHICULAR ENTRANCE
- BUILDING ENTRANCE
- NEW TREE
- TREE PIT WITH SEATING
- STEPPING STONE
- TIMBER DECK
- PLAY EQUIPMENT
- BENCH



LEGEND

DRAWING TITLE
Landscape Master Plan - Overall

DATE
SEP 2025
DRAWN
AS
CHECKED
CY
APPROVED
CY

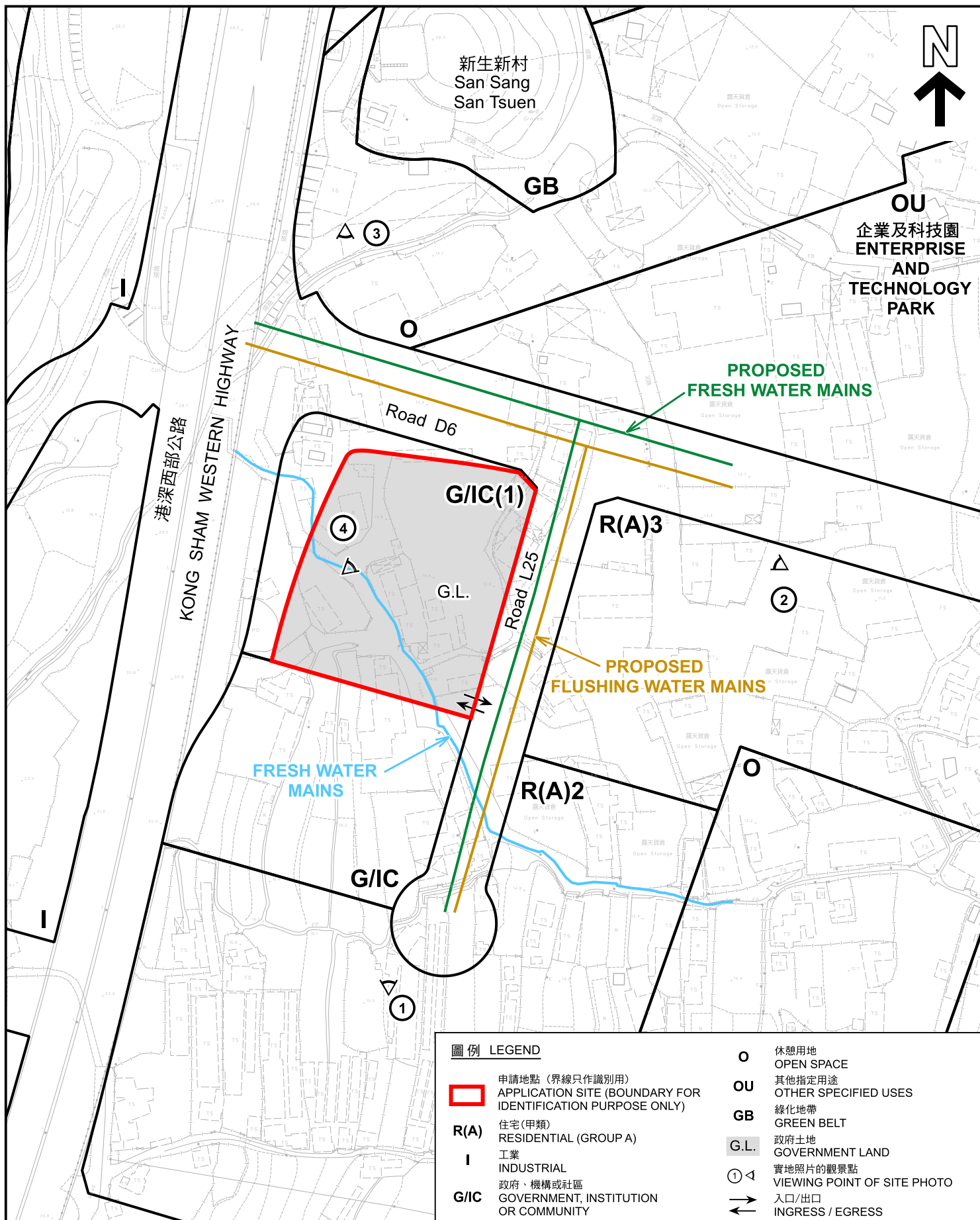
FIGURE NO.
1.2a
SCALE AND ORIENTATION
1:400 @ A3
JOB TITLE
Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within "Government, Institution or Community (1)" Zone of Planning Area 34E of Hung Shui Kiu/ Ha Tsuen New Development Area

ARUP

(摘錄自申請人於 14. 11. 2025 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.11.2025)

參考編號
REFERENCE No.
A/HSK/585

繪圖 DRAWING
A-8



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)

I

工業
INDUSTRIAL

G/IC

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

GB

綠化地帶
GREEN BELT

G.L.

政府土地
GOVERNMENT LAND

①

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

↔

入口/出口
INGRESS / EGRESS

平面圖 SITE PLAN

擬議分層住宅及非住用平台內作擬議商店及服務行業和食肆
洪水橋/廈村新發展區規劃區第34E區的政府土地
PROPOSED FLAT AND SHOP AND SERVICES AND
EATING PLACE AT NON-DOMESTIC PODIUM
GOVERNMENT LAND AT PLANNING AREA 34E
OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

SCALE 1:2 000 比例尺

米 40 0 40 米
METRES



規劃署

Planning Department

參考編號

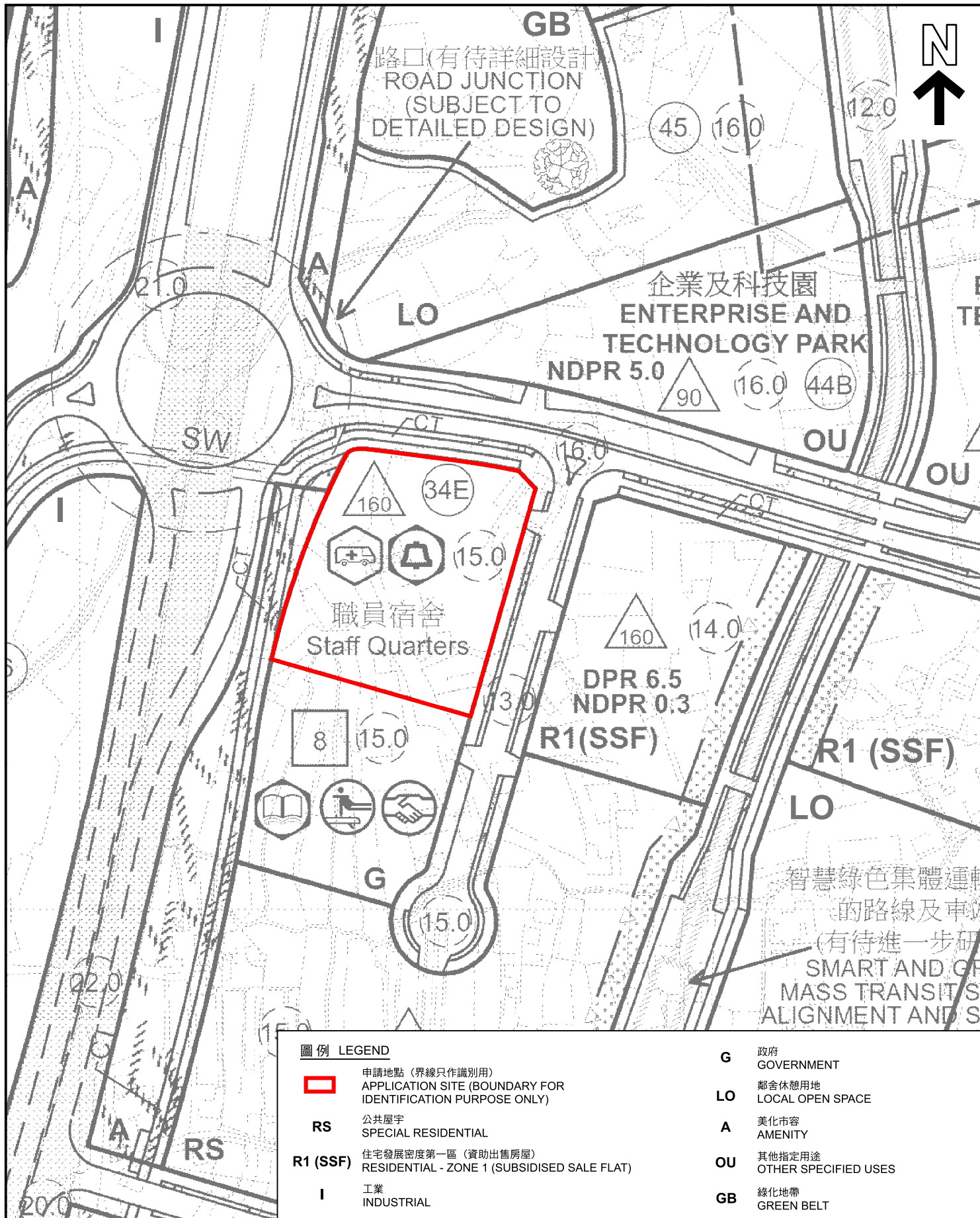
REFERENCE No.

A/HSK/585

圖 PLAN

A-2a

本摘要圖於2025年11月6日擬備，所根據的
資料為測量圖編號 6-NW-11B及D
和 6-NW-12A及C
EXTRACT PLAN PREPARED ON 6.11.2025
BASED ON SURVEY SHEETS No.
6-NW-11B&D and 6-NW-12A&C



平面圖 SITE PLAN

擬議分層住宅及非住用平台內作擬議商店及服務行業和食肆
洪水橋/廈村新發展區規劃區第34E區的政府土地
PROPOSED FLAT AND SHOP AND SERVICES AND
EATING PLACE AT NON-DOMESTIC PODIUM
GOVERNMENT LAND AT PLANNING AREA 34E
OF HUNG SHUI KIU/ HA TSUEN NEW DEVELOPMENT AREA

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/HSK/585

圖 PLAN
A-2b

本摘要圖於2025年11月7日擬備，
所根據的資料為於2024年8月20日
採納的發展大綱圖編號 D/HSK/2
EXTRACT PLAN PREPARED ON 7.11.2025
BASED ON OUTLINE DEVELOPMENT PLAN No.
D/HSK/2 ADOPTED ON 20.8.2024



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11月4日擬備，所根據的資料為地政總署於2024年10月10日拍得的航攝照片編號 E230062C
EXTRACT PLAN PREPARED ON 4.11.2025
BASED ON AERIAL PHOTO No.
E230062C TAKEN ON 10.10.2024
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議分層住宅及非住用平台內作擬議商店及服務行業和食肆
洪水橋/廈村新發展區規劃區第34E區的政府土地
PROPOSED FLAT AND SHOP AND SERVICES AND
EATING PLACE AT NON-DOMESTIC PODIUM
GOVERNMENT LAND AT PLANNING AREA 34E
OF HUNG SHUI KIU/ HA TSUEN NEW DEVELOPMENT AREA



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/585

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 PHOTOS

擬議分層住宅及非住用平台內作擬議商店及服務行業和食肆
洪水橋/廈村新發展區規劃區第34E區的政府土地
PROPOSED FLAT AND SHOP AND SERVICES AND
EATING PLACE AT NON-DOMESTIC PODIUM
GOVERNMENT LAND AT PLANNING AREA 34E
OF HUNG SHUI KIU/ HA TSUEN NEW DEVELOPMENT AREA



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/585

圖 PLAN
A-4a

本圖於2025年11月4日擬備，所根據的
資料為攝於2025年10月3日的實地照片
PLAN PREPARED ON 4.11.2025
BASED ON SITE PHOTOS
TAKEN ON 3.10.2025



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

實地照片 SITE PHOTOS

擬議分層住宅及非住用平台內作擬議商店及服務行業和食肆
洪水橋/廈村新發展區規劃區第34E區的政府土地
PROPOSED FLAT AND SHOP AND SERVICES AND
EATING PLACE AT NON-DOMESTIC PODIUM
GOVERNMENT LAND AT PLANNING AREA 34E
OF HUNG SHUI KIU/ HA TSUEN NEW DEVELOPMENT AREA



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/585

圖 PLAN
A-4b

本圖於2025年11月4日擬備，所根據的
資料為攝於2025年10月3日的實地照片
PLAN PREPARED ON 4.11.2025
BASED ON SITE PHOTOS
TAKEN ON 3.10.2025

Pilot Area in Hung Shui Kiu / Ha Tsuen NDA

Area: About 12.5 ha

Carry out site formation works and retain the sites for development and construction of superstructure

Private Housing Sites

- H1 Site area: About 0.67 ha (Note)
Plot ratio: 6 (domestic), 0.5 (non-domestic)
- H2 Site area: About 1.32 ha
Plot ratio: 6 (domestic), 0.5 (non-domestic)

Enterprise and Technology Park Site

- H3 Site area: About 1.05 ha
Plot ratio: 5

Carry out site formation works and then hand back to the Government

Enterprise and Technology Park Sites

- H4 Site area: About 2.16 ha
- H5 Site area: About 2.34 ha

Government, Institution or Community Sites

- H6 Site area: About 0.77 ha
- H7 Site area: About 0.63 ha

Carry out site formation and construction works, then hand back to the Government

Open Space

- H8 Site area: About 1.57 ha

Road / Pedestrian Street

- H9 Site area: About 1.8 ha
- H10 Site area: About 0.21 ha

Note: The area of this private housing site will be subject to the result of a land exchange application under the Enhanced Conventional New Town Approach at an adjoining site.

Legends

- Private Housing
- Enterprise and Technology Park
- Government, Institution or Community
- Open Space
- Road

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11月4日擬備，所根據的資料為洪水橋／厦村新發展區、粉嶺北新發展區以及新田科技城「片區開發」邀請提交意向書的附件A
EXTRACT PLAN PREPARED ON 4.11.2025
BASED ON ANNEX A OF INVITATION FOR EXPRESSION OF INTEREST FOR LARGE-SCALE LAND DISPOSAL IN HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA, FANLING NORTH NEW DEVELOPMENT AREA AND SAN TIN TECHNOPOLE

洪水橋／厦村新發展區「片區開發」 LARGE-SCALE LAND DISPOSAL IN HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

擬議分層住宅及非住用平台內作擬議商店及服務行業和食肆
洪水橋／厦村新發展區規劃區第34E區的政府土地
PROPOSED FLAT AND SHOP AND SERVICES AND EATING PLACE AT NON-DOMESTIC PODIUM GOVERNMENT LAND AT PLANNING AREA 34E OF HUNG SHUI KIU/ HA TSUEN NEW DEVELOPMENT AREA



規劃署
Planning Department

參考編號
REFERENCE No.
A/HSK/585

圖 PLAN
A-5