

| Rev. | Description | Drawn | Checked | Approved | Date |
|------|---------------------|-------|---------|----------|---------|
| 1 | PLANNING SUBMISSION | LHK | LHK | LHK | 19-2025 |
| 2 | PLANNING SUBMISSION | LHK | LHK | LHK | 19-2025 |

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| 1 | | | | | |
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| F.S.D. Ref. | |
| E.L.D. Ref. | |
| Drawn: HKD | Date: 11-2025 |
| Checked: JHK | Date: 11-2025 |
| Approved: JHY | Date: 11-2025 |
| Cap File No. | |



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Project Title
PROPOSED INTERNATIONAL SCHOOL DEVELOPMENT AT KWU TUNG SOUTH

Drawing Title
FULL PHASE - MASTER LAYOUT PLAN

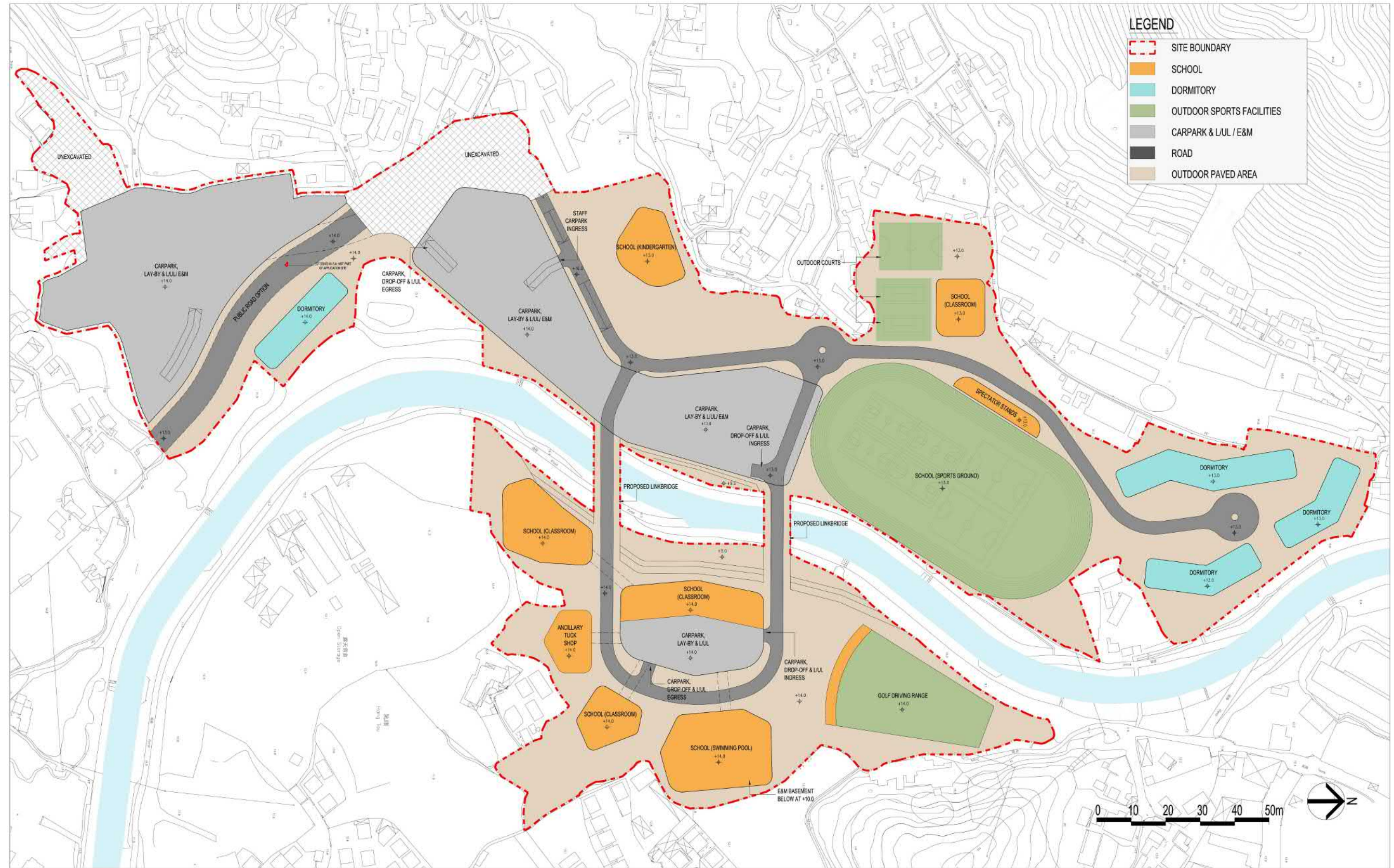
Drawing Purpose

Project No. 25018NT
 Scale 1:1000
 Issue Date NOV 2025
 Drawing No. A/GBP_01

(摘錄自申請人於28.4.2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 28.4.2026)

參考編號
REFERENCE No. Y/NE-KTS/18

繪圖
DRAWING Z - 1



| Rev. | Description | Drawn | Checked | Approved | Date |
|------|---------------------|-------|---------|----------|---------|
| 1 | PLANNING SUBMISSION | LHK | LHK | LHK | 19-2025 |
| 2 | PLANNING SUBMISSION | LHK | LHK | LHK | 19-2025 |

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| Checked | JHK | 11-2025 |
| Approved | JHY | 11-2025 |
| Cap File No. | | |



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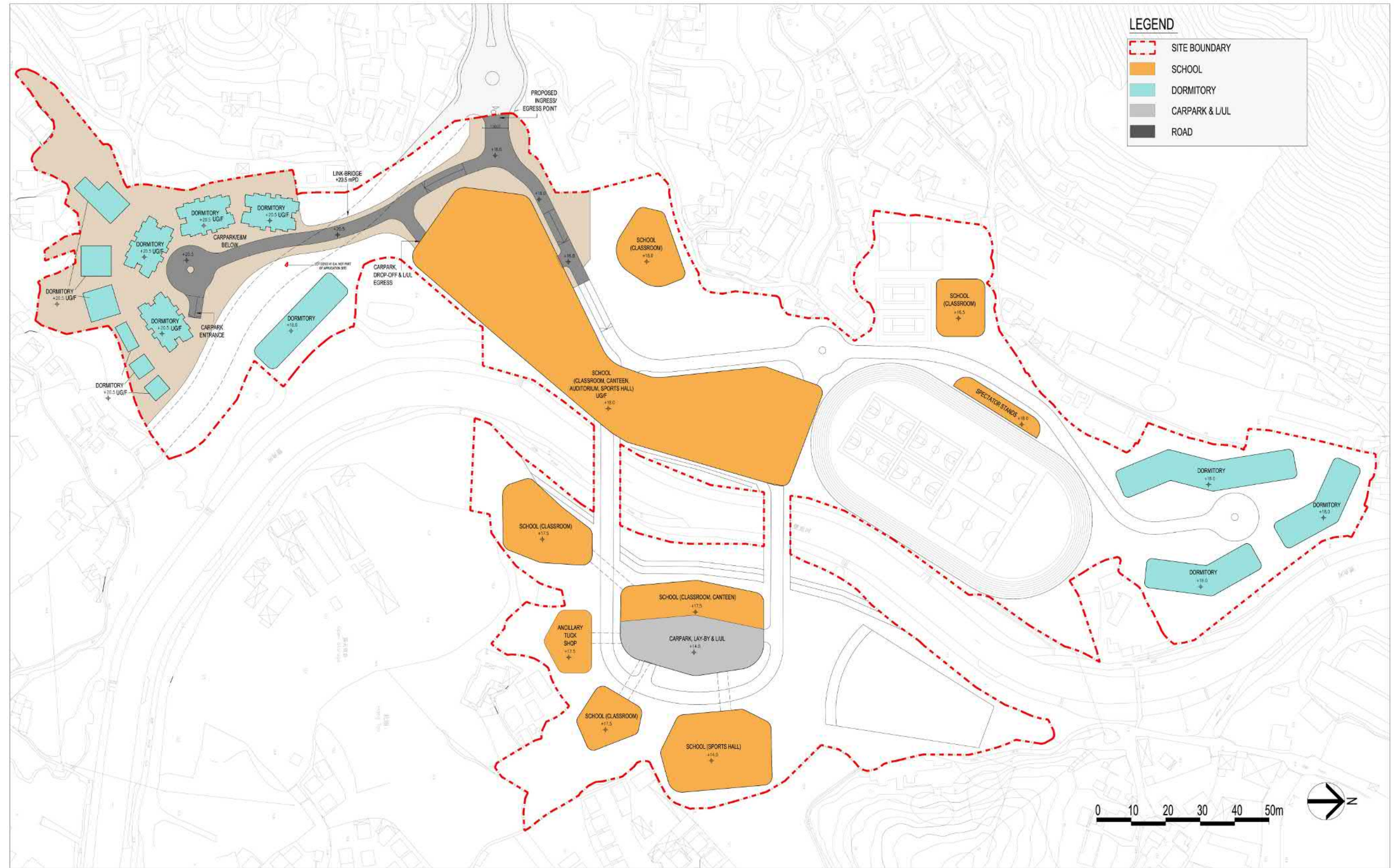
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| Project Title | Drawing Title |
| | FULL PHASE - GROUND FLOOR PLAN |
| Project No. | Scale |
| 25018NT | 1:1000 |
| Issue Date | Issue Date |
| NOV 2025 | |
| Drawing No. | |
| A/GP_02 | |

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| Drawing Purpose |
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REFERENCE No.
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繪圖
DRAWING
Z - 2



| Rev. | Description | Drawn | Checked | Approved | Date |
|------|---------------------|-------|---------|----------|---------|
| 1 | PLANNING SUBMISSION | LHK | LHK | LHK | 18-2025 |
| 2 | PLANNING SUBMISSION | LHK | LHK | LHK | 19-2025 |

| Rev. | Description | Drawn | Checked | Approved | Date |
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| 1 | | | | | |
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| Approved: JHY | Date: 11-2025 |
| Cap File No. | |



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|---------------|-------------------------------|-----------------|
| Project Title | Drawing Title | Drawing Purpose |
| | FULL PHASE - FIRST FLOOR PLAN | |
| Project No. | Scale | Issue Date |
| 25018NT | 1:1000 | NOV 2025 |
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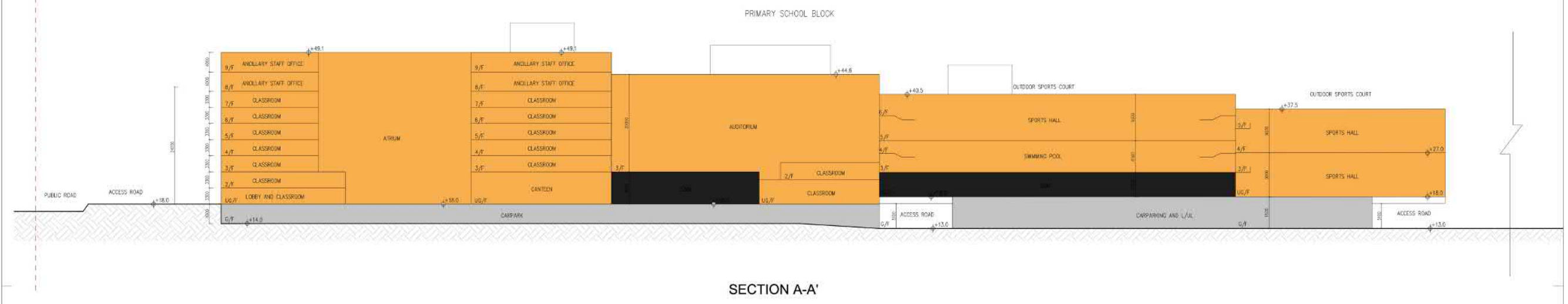
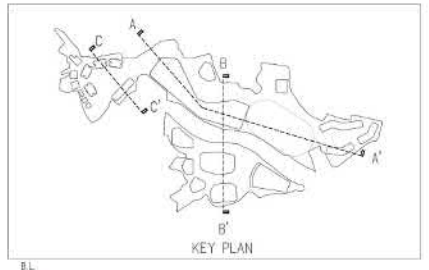
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 (Extract from Applicant's Further Information Submitted on 28.4.2026)

參考編號
 REFERENCE No.
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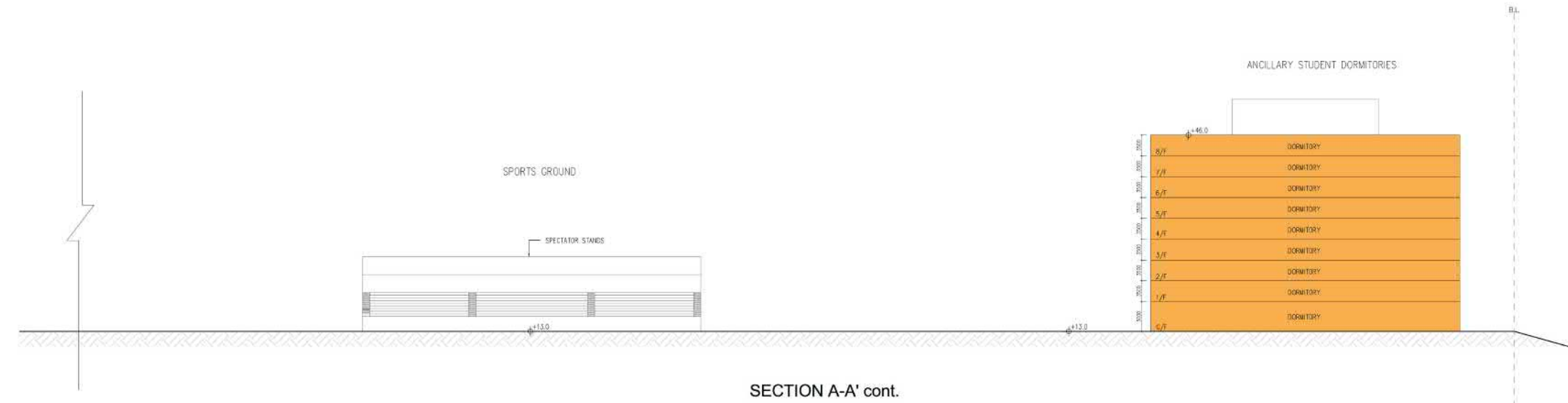
繪圖
 DRAWING
 Z-3

LEGEND

| | |
|--|---------------------------|
| | SITE BOUNDARY |
| | SCHOOL |
| | DORMITORY |
| | OUTDOOR SPORTS FACILITIES |
| | CARPARK & LUL |
| | E&M |



SECTION A-A'



SECTION A-A' cont.

| Rev. | Description | Drawn | Checked | Approved | Date |
|------|---------------------|-------|---------|----------|---------|
| 1 | PLANNING SUBMISSION | LHK | LHK | LHK | 19-2025 |
| 2 | PLANNING SUBMISSION | LHK | LHK | LHK | 19-2025 |

| Rev. | Description | Drawn | Checked | Approved | Date |
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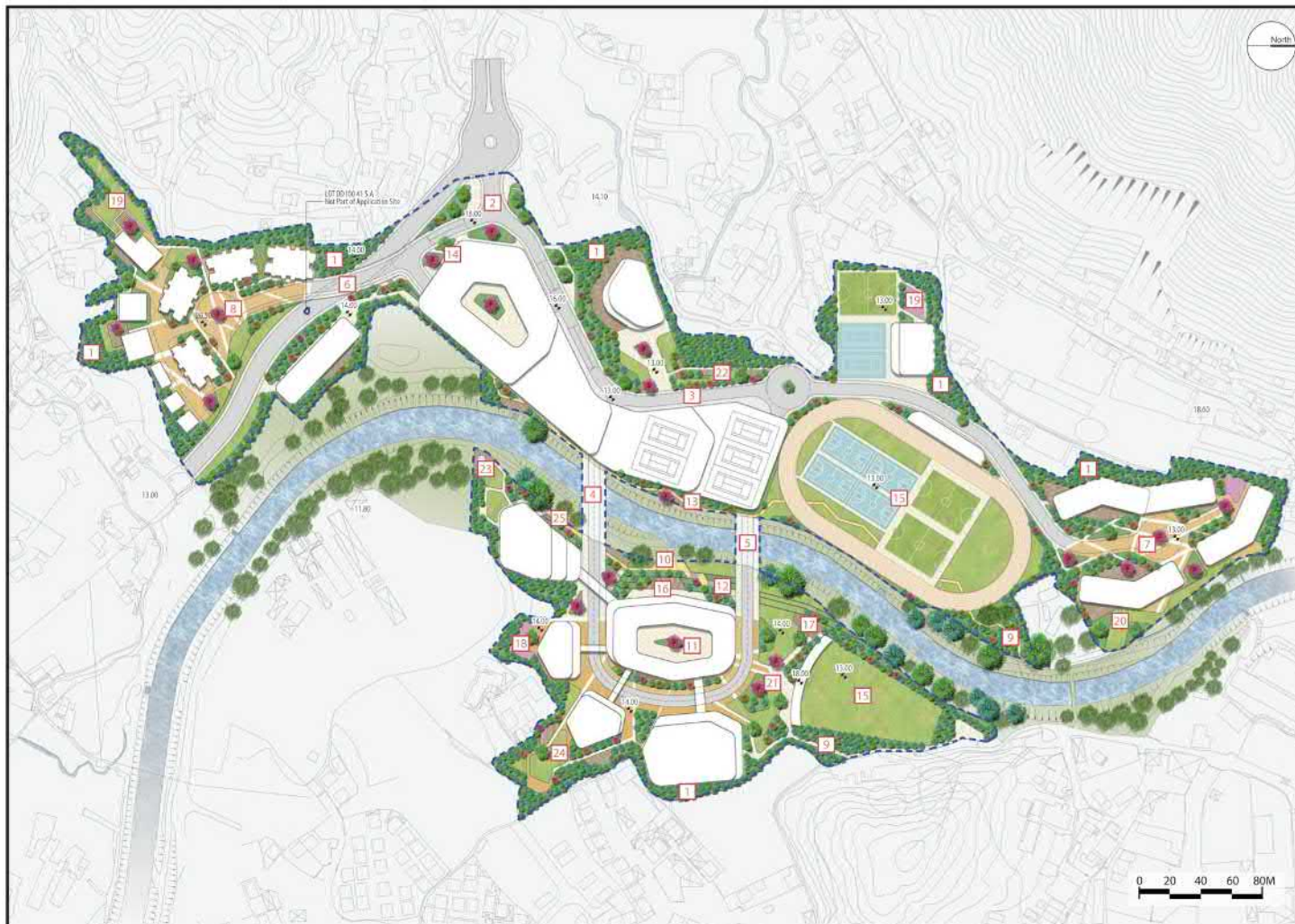
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| Checked | JHK Date: 11-2025 |
| Approved | JHY Date: 11-2025 |
| Cap File No. | 0:\Public\19-2025\25018NT\DRAWING\01\020501-01\sketch\25018NT.dwg |

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






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| Project Title | Drawing Title | Drawing Purpose |
| | SECTION A-A | |
| | Project No. 25018NT | |
| | Scale 1:100 issue date NOV 2025 | |
| | Drawing No. A/GBP_05 | |

(摘錄自申請人於28.4.2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 28.4.2026)

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|--------------------------------------|------------------------|
| 參考編號 REFERENCE No. Y/NE-KTS/18 | 繪圖 DRAWING Z - 4 |
|--------------------------------------|------------------------|



LEGEND

-  Application Site Boundary
-  Existing Levels
-  Proposed Levels
-  Proposed Architectural Scheme
-  Proposed New Tree Planting
-  Proposed Retained Trees
-  Proposed Feature Tree Planting
-  Proposed Lawn
-  Proposed Paving
-  Proposed Timber Deck

LANDSCAPE COMPONENTS


























- | | | | |
|---|--|---|--|
|  Landscape Screen Planting |  Scholar's Plaza |  Central Sports Arena |  Blossom Walk |
|  Main Entrances |  Pedestrian Green Connector |  School Compound Landscape |  Art and Performance Garden |
|  Central Loop Road |  Central Riverside Park |  Pocket Gardens |  Discovery Sculpture Garden |
|  South Bridge |  School Block Atriums |  Children's Play Areas |  Colour Garden |
|  North Bridge |  Central Garden Terraces |  Exercise Garden | |
|  Streetscape Promenade |  Besa River Walk |  Tranquillity Garden | |
|  Academic's Plaza |  Gateway Plaza |  Natural Garden | |

FIGURE TITLE

Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Landscape Master Plan - All Areas

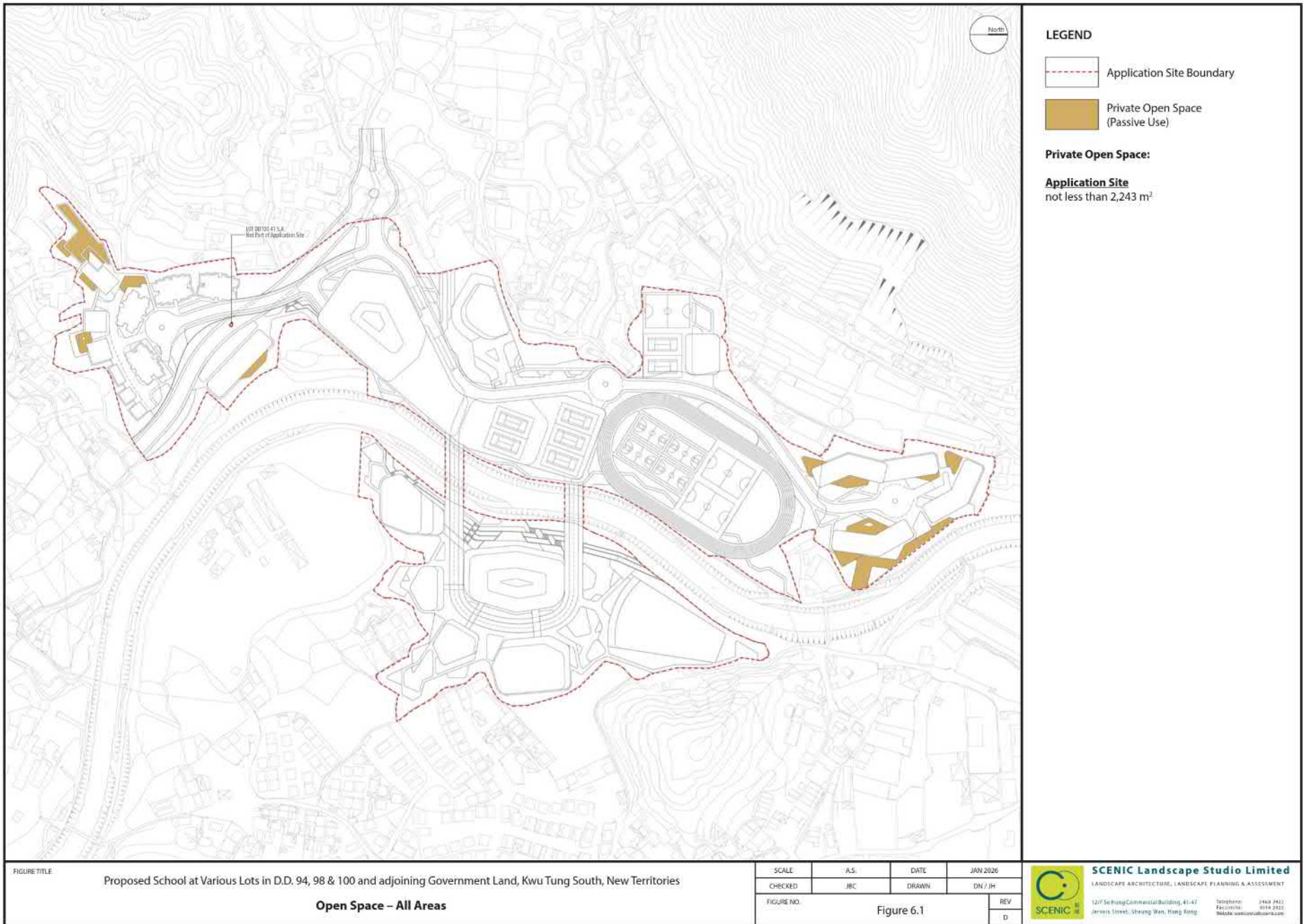
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| SCALE | A.S. | DATE | JAN 2026 |
| CHECKED | JBC | DRAWN | DN/JH |
| FIGURE NO. | Figure 5.1 | | REV B |

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 Fax: 2463 2422 Email: scenic@scenic.com.hk

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 (Extract from Applicant's Further
 Information Submitted on 28.4.2026)

參考編號
 REFERENCE No.
 Y/NE-KTS/18

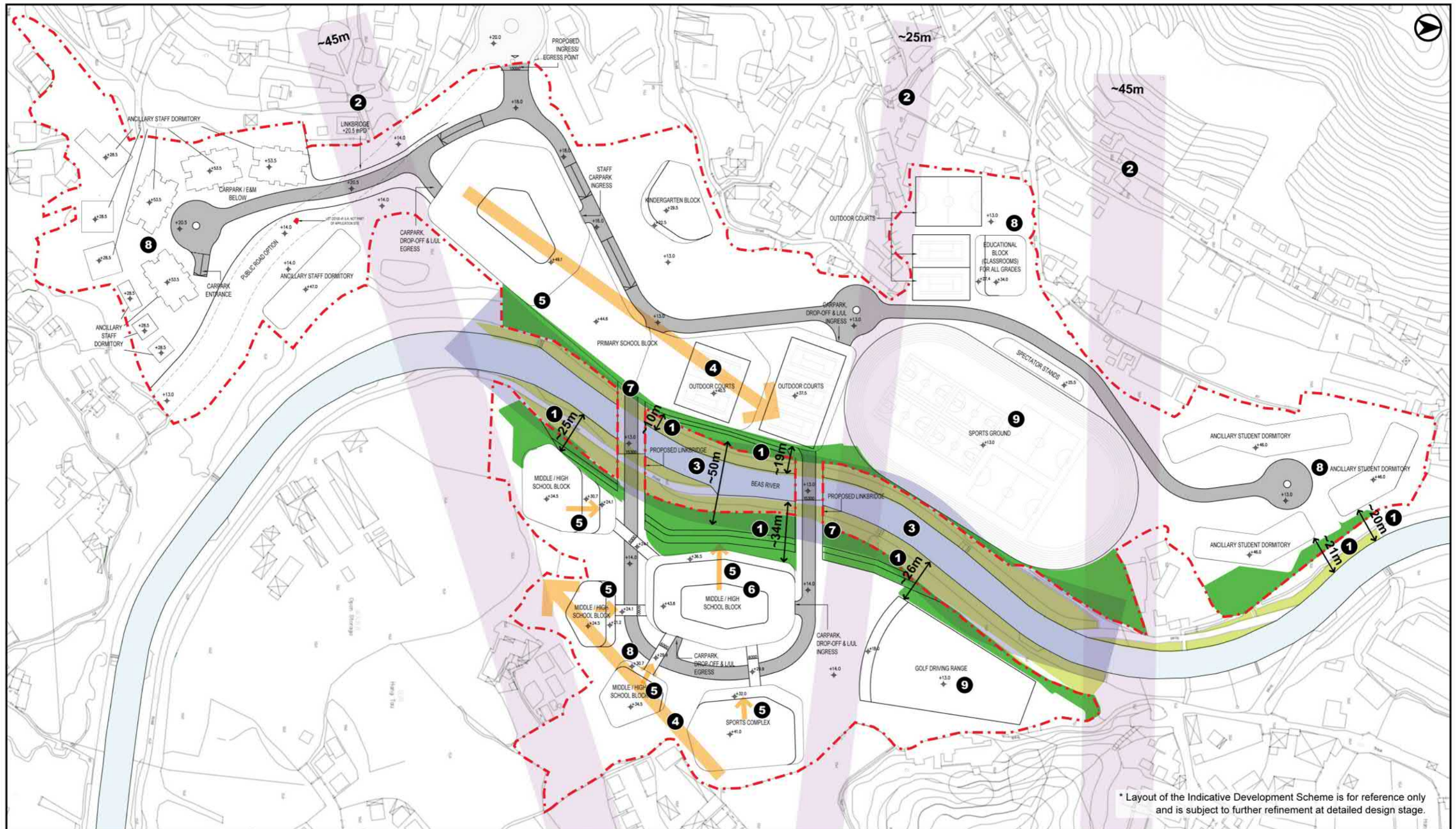
繪圖
 DRAWING
 Z - 7



(摘錄自申請人於28. 4. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 28.4.2026)

參考編號
REFERENCE No.
Y/NE-KTS/18

繪圖
DRAWING
Z - 8



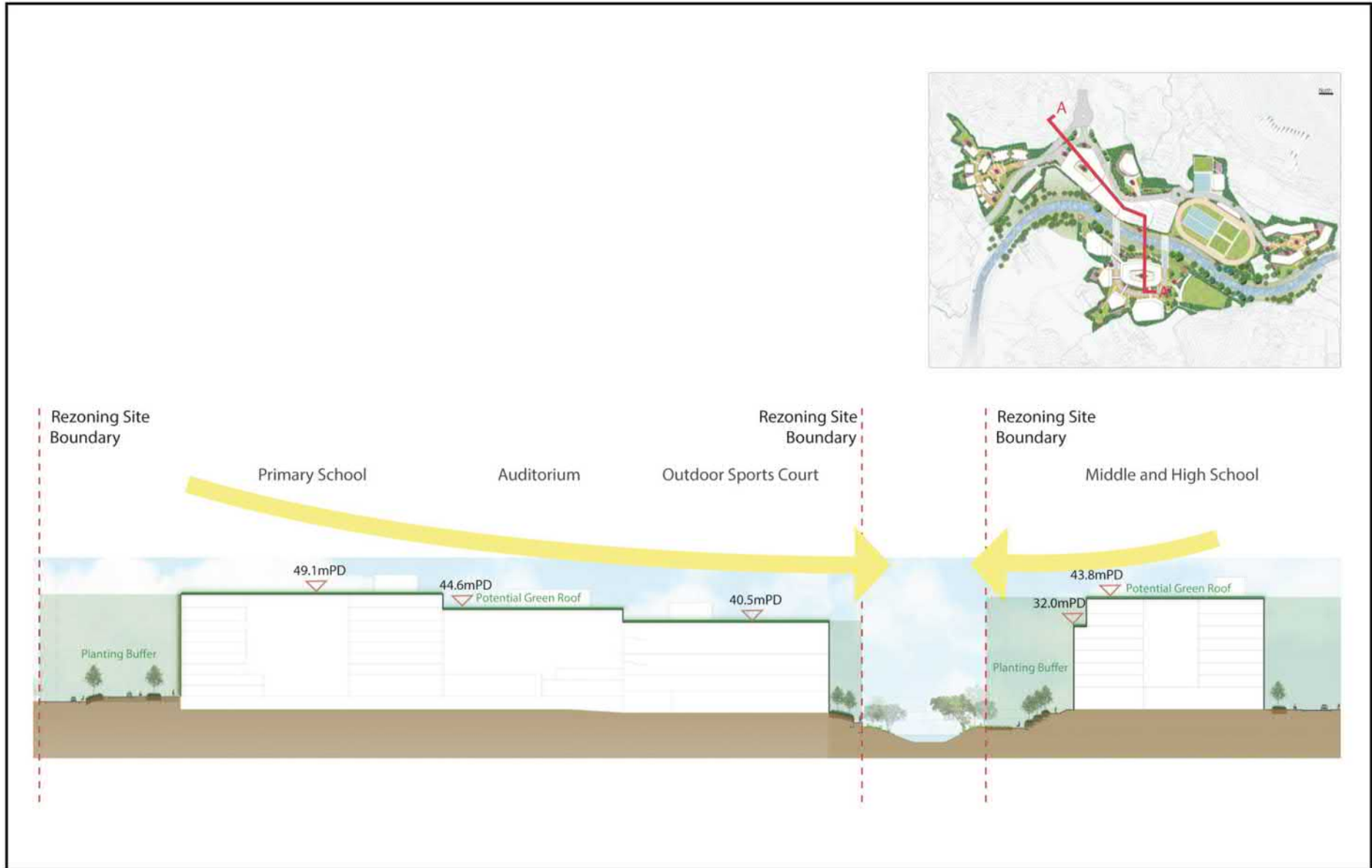
- Legend**
- Rezoning Site
 - Stepped Building Height Concept
 - Building Separation
 - Visual Corridor
 - River Visual Corridor
 - Existing Riverside Vegetation
 - Proposed Planting Buffer along Riverbank
- 1** Building setbacks from two sides of Beas River
 - 2** Three (3) visual corridors to maintain visual access to river and function as building gaps
 - 3** A River Visual Corridor with a minimum of 50m separation distance between two sides of river to maintain visual openness to river and enhance air permeability
 - 4** Stepped building height profile within the campus descending towards the riverbanks, internal circulation routes, and surrounding green landscape
 - 5** Terraced building design to breakdown visual massing
 - 6** Building blocks with dynamic and fluid forms to enhance visual interest
 - 7** Proposed planting buffer areas to integrate with the existing riverside planting and allow better interface with Beas River (Please refer to Figure 5.2)
 - 8** Adoption of building structures with small footprint [except for primary school block]
 - 9** Depositing open-air and low-rise sports facilities at the central part of the site to facilitate wind penetration

FIGURE 5.4 DESIGN MERITS AND PLANNING GAINS OF THE INDICATIVE DEVELOPMENT SCHEME

SYRKTS

(摘錄自申請人於28.4.2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 28.4.2026)

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|--------------------------------------|-------------------------|
| 參考編號 REFERENCE No. Y/NE-KTS/18 | 繪圖 DRAWING Z - 9a |
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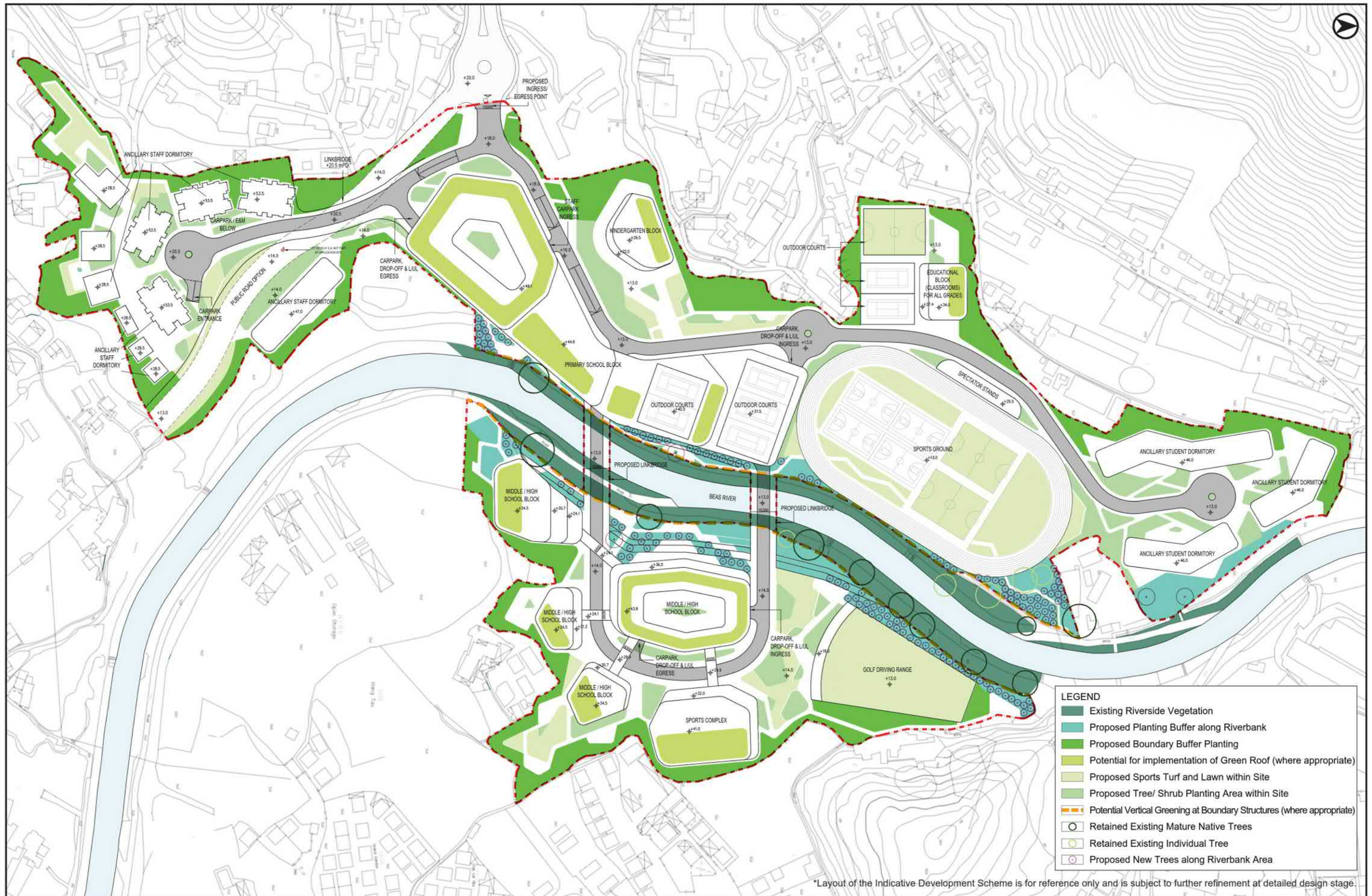


SYRKTS

FIGURE 5.5 STEPPED BUILDING HEIGHT CONCEPT

(摘錄自申請人於28. 4. 2026呈交的進一步資料)
 (Extract from Applicant's Further
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|--------------------------------------|-------------------------|



*Layout of the Indicative Development Scheme is for reference only and is subject to further refinement at detailed design stage.

SYRKTS

FIGURE 5.2 Planting Strategy within the Site

(摘錄自申請人於28. 4. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 28.4.2026)

參考編號
REFERENCE No.
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繪圖
DRAWING
Z - 9c

Hang Tau Tsuen Office

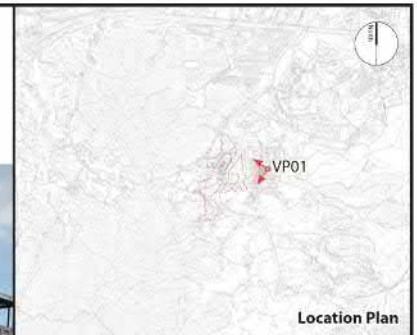


Vantage Point 01: View looking west from Hang Tau Tsuen Hall (Existing Situation)

Approximate location of Proposed Scheme



Vantage Point 01: View looking west from Hang Tau Tsuen Hall (Proposed Scheme)



Location Plan

Vantage Point 01 (VP01)

Vantage point elevation: About +15.5mPD
 Viewing distance: About 220m
 Maximum building height of Proposed Scheme: +53.50mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

| | | | |
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| SCALE | NTS | DATE | Sep 2025 |
| CHECKED | JBC | DRAWN | JH |
| FIGURE NO. | Figure 7.2 | | REV A |

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 (Extract from Applicant's Further Information Submitted on 28.4.2026)

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| 參考編號 REFERENCE No. Y/NE-KTS/18 | 繪圖 DRAWING Z - 10a |
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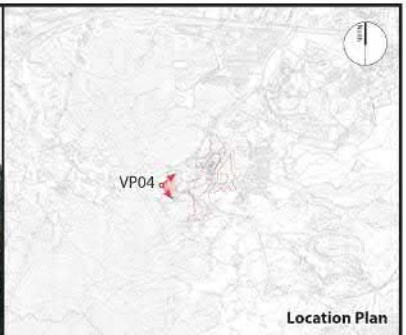


Vantage Point 04: View looking east from Ki Lun Tsuen Playground (Existing Situation)

Approximate location of Proposed Scheme



Vantage Point 04: View looking east from Ki Lun Tsuen Playground (Proposed Scheme)



Location Plan

Vantage Point 04 (VP04)

Vantage point elevation: About +30mPD
 Viewing distance: About 250m
 Maximum building height of Proposed Scheme: +53.50mPD at R/F

Note:
 A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

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| FIGURE TITLE | Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories | | |
| Visual Impact Assessment: Photomontages | | | |

| | | | |
|------------|------------|-------|----------|
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| FIGURE NO. | Figure 7.6 | | REV A |

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Vantage Point 05: View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area (Existing Situation)



Vantage Point 05 (VP05)

Vantage point elevation: About +14mPD
 Viewing distance: About 270m
 Maximum building height of Proposed Scheme: +53.50mPD at R/F



Vantage Point 05: View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area (Proposed Scheme)

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

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|------------|------------|-------|----------|
| SCALE | NTS | DATE | Sep 2025 |
| CHECKED | JBC | DRAWN | JH |
| FIGURE NO. | Figure 7.7 | | REV A |

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Vantage Point 05: View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area (Base Case)



Vantage Point 05: View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area (Proposed Scheme - Base Case)



Location Plan

Vantage Point 05 (VP05)

Vantage point elevation: About +14mPD
 Viewing distance: About 270m
 Maximum building height of Proposed Scheme: +53.50mPD at R/F

Note:

The building layout for the San Tin Technopole Development is based on the Landscape Master Plan contained in the approved EIA for Agreement No. CE 20/2021 (CE) First Phase Development of the New Territories North – San Tin/Lok Ma Chau Development Node – Investigation and the Building Heights from the Draft San Tin Technopole Developments Outline Zoning Plan (S/ STT/1) dated 8th March 2024.

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

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| SCALE | NTS | DATE | Sep 2025 |
| CHECKED | JBC | DRAWN | JH |
| FIGURE NO. | Figure 7.8 | | REV A |

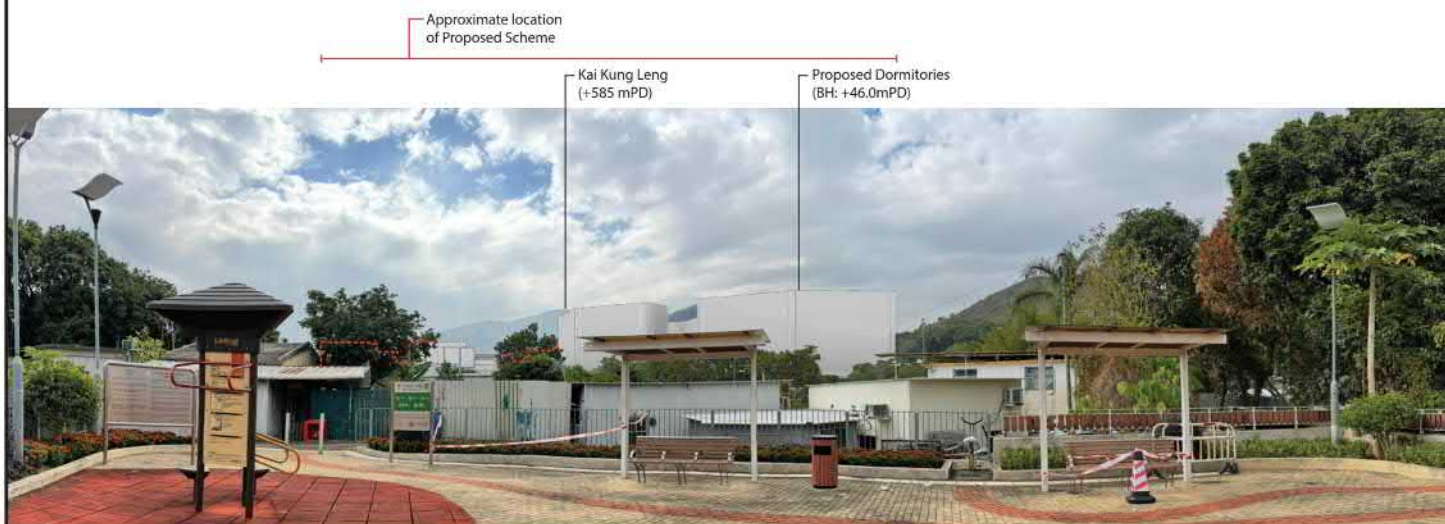
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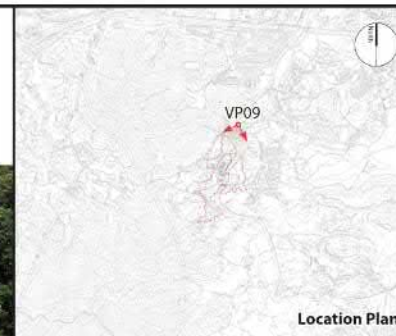
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| 參考編號 REFERENCE No. Y/NE-KTS/18 | 繪圖 DRAWING Z - 10d |
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Vantage Point 09: View looking southwest from Sheung Shui Hang Tau Village Sitting-out Area No. 2 (Existing Situation)



Vantage Point 09: View looking southwest from Sheung Shui Hang Tau Village Sitting-out Area No. 2 (Proposed Scheme)



Location Plan

Vantage Point 09 (VP09)

Vantage point elevation: +14.8mPD
 Viewing distance: About 160m
 Maximum building height of Proposed Scheme: +53.50mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

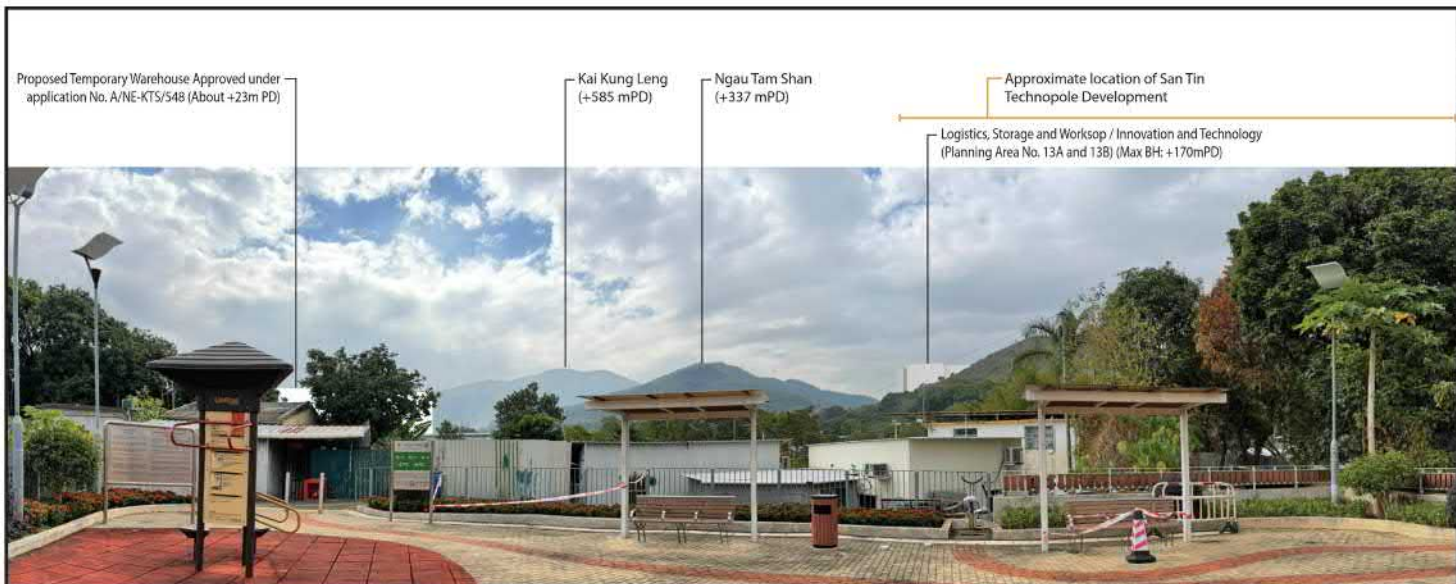
Visual Impact Assessment: Photomontages

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| SCALE | NTS | DATE | Jan 2026 |
| CHECKED | JBC | DRAWN | JH |
| FIGURE NO. | Figure 7.13 | | REV |

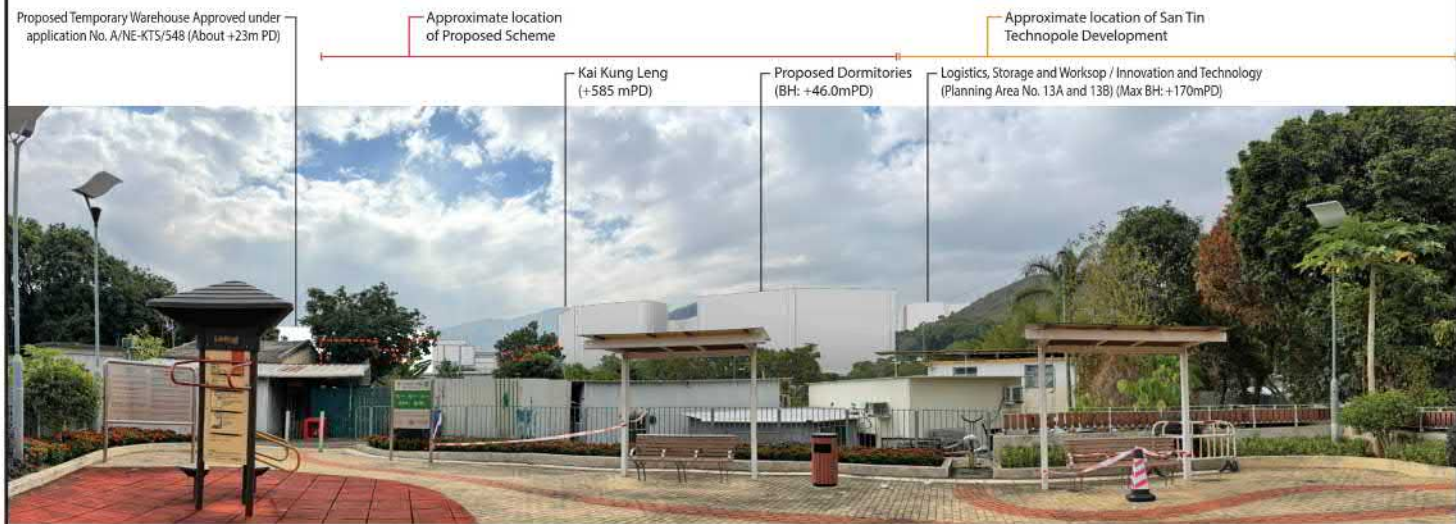
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 (Extract from Applicant's Further Information Submitted on 28.4.2026)

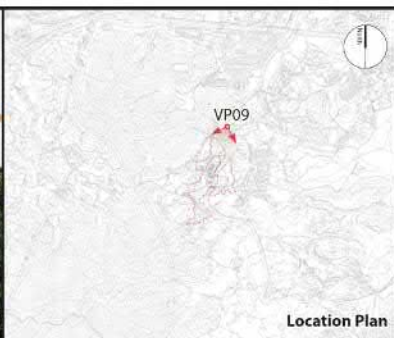
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| 參考編號 REFERENCE No. Y/NE-KTS/18 | 繪圖 DRAWING Z - 10e |
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Vantage Point 09: View looking southwest from Sheung Shui Hang Tau Village Sitting-out Area No. 2 (Base Case)



Vantage Point 09: View looking southwest from Sheung Shui Hang Tau Village Sitting-out Area No. 2 (Proposed Scheme - Base Case)



Vantage Point 09 (VP09)

Vantage point elevation: +14.8mPD
 Viewing distance: About 160m
 Maximum building height of Proposed Scheme: +53.50mPD at R/F

Note:

The building layout for the San Tin Technopole Development is based on the Landscape Master Plan contained in the approved EIA for Agreement No. CE 20/2021 (CE) First Phase Development of the New Territories North – San Tin/Lok Ma Chau Development Node – Investigation and the Building Heights from the Draft San Tin Technopole Developments Outline Zoning Plan (S/STT/1) dated 8th March 2024.

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

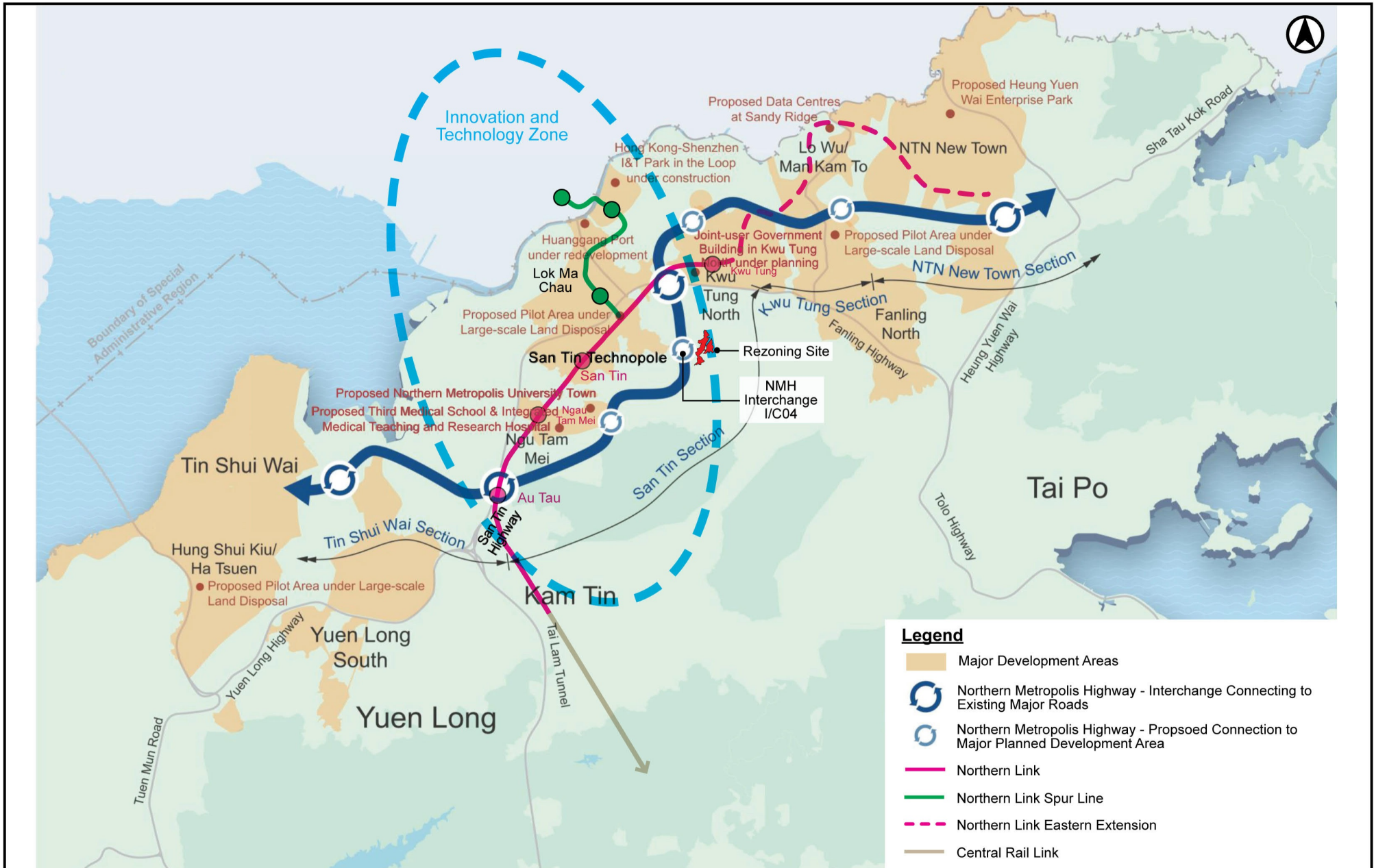
Visual Impact Assessment: Photomontages

| | | | |
|------------|-------------|-------|----------|
| SCALE | NTS | DATE | Jan 2026 |
| CHECKED | JBC | DRAWN | JH |
| FIGURE NO. | Figure 7.14 | | REV |
| | | | |

SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
 12/F Su Hong Commercial Building, 41-43 Telokwane Street, Sheung Wan, Hong Kong Telephone: (854) 2422 Fax: (854) 2522 Website: www.scenicstudio.com.hk

(摘錄自申請人於28. 4. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 28.4.2026)

| | |
|--------------------------------------|--------------------------|
| 參考編號 REFERENCE No. Y/NE-KTS/18 | 繪圖 DRAWING Z - 10f |
|--------------------------------------|--------------------------|

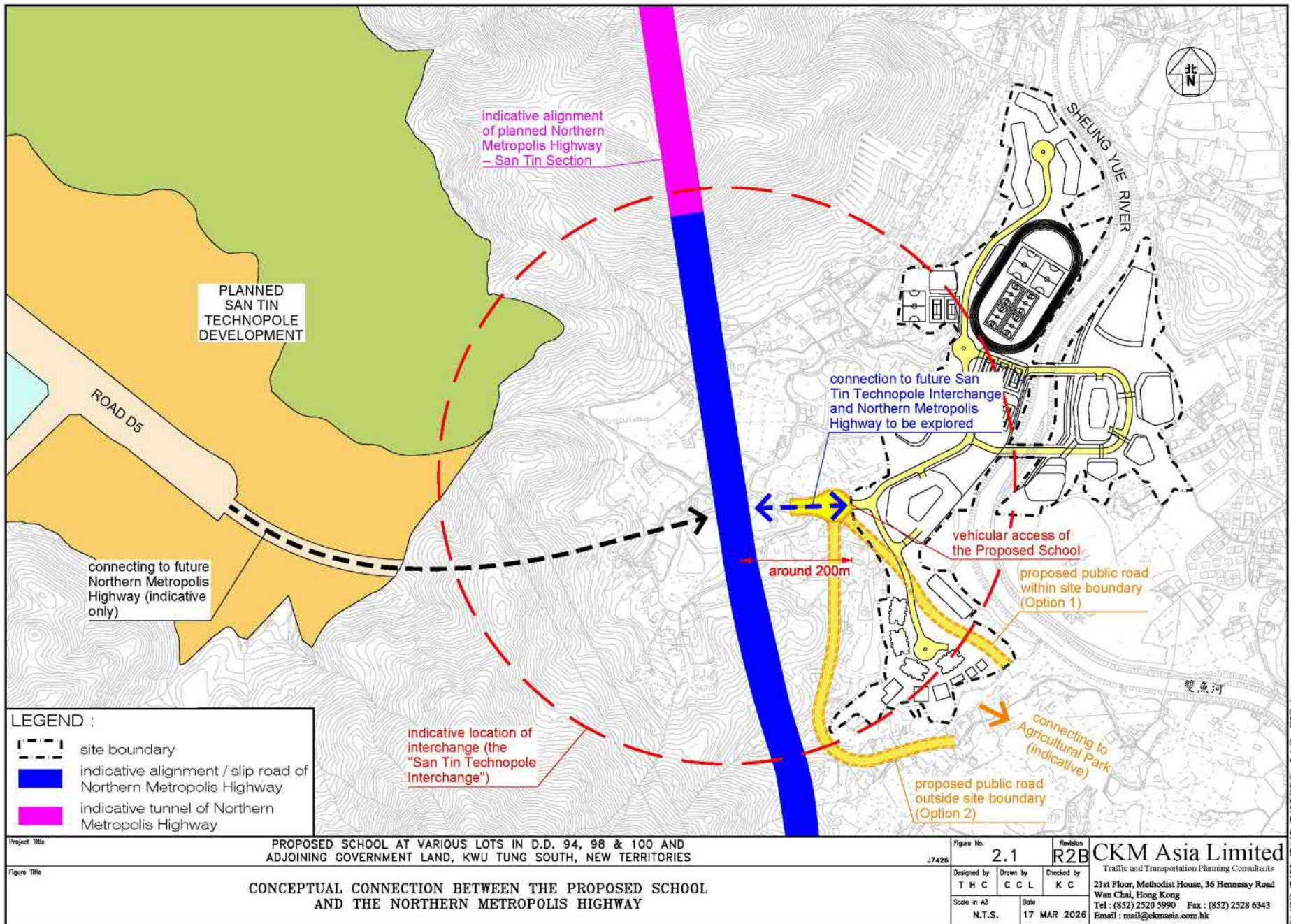


SYRKTS

FIGURE 6.1 INDICATIVE LOCATION OF REZONING SITE IN THE NORTHERN METROPOLIS

(摘錄自申請人於28. 4. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 28.4.2026)

| | |
|--------------------------------------|-------------------------|
| 參考編號 REFERENCE No. Y/NE-KTS/18 | 繪圖 DRAWING Z - 11 |
|--------------------------------------|-------------------------|



LEGEND :

| | |
|--|---|
| | site boundary |
| | indicative alignment / slip road of Northern Metropolis Highway |
| | indicative tunnel of Northern Metropolis Highway |

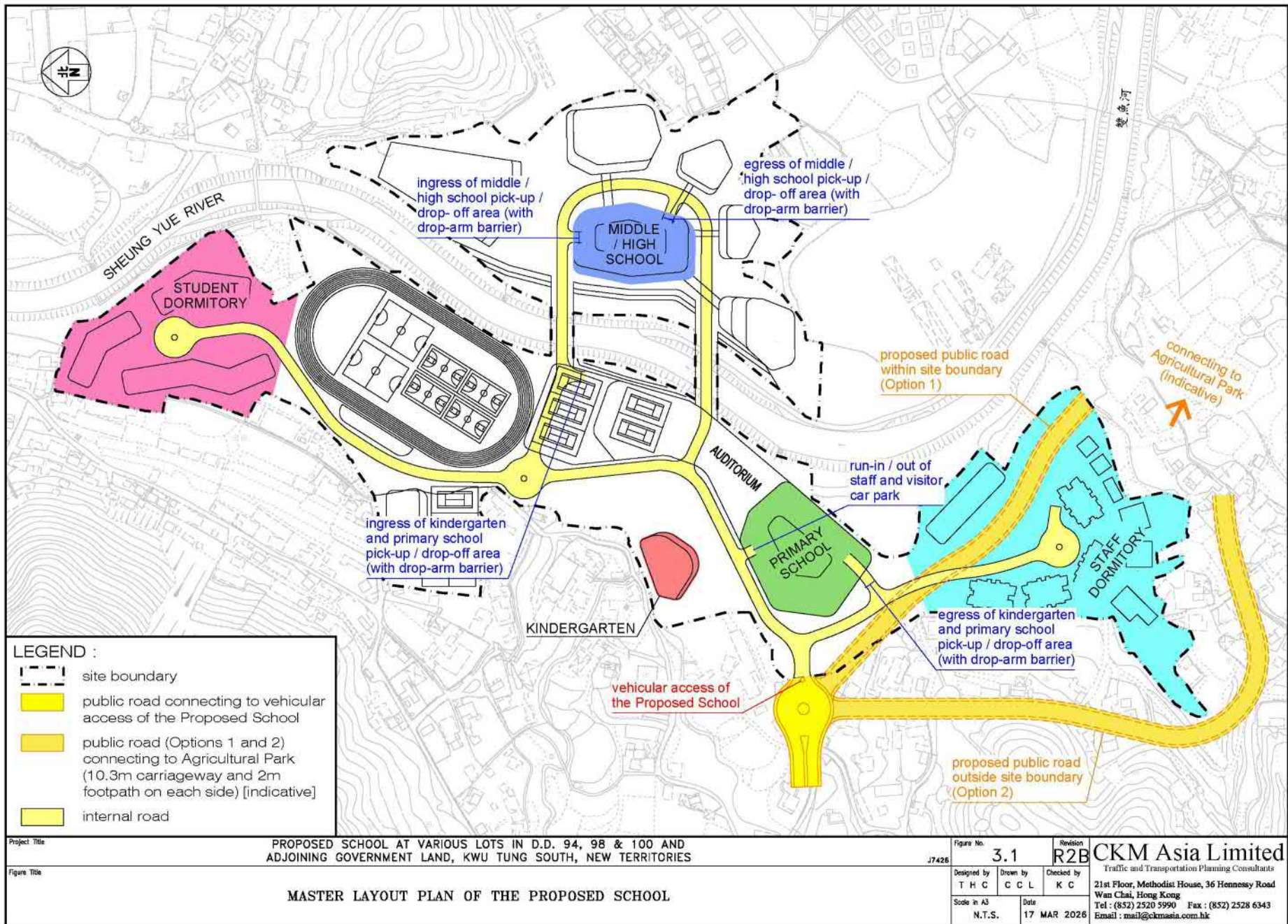
Project Title: PROPOSED SCHOOL AT VARIOUS LOTS IN D.D. 94, 98 & 100 AND ADJOINING GOVERNMENT LAND, KWU TUNG SOUTH, NEW TERRITORIES

Figure Title: CONCEPTUAL CONNECTION BETWEEN THE PROPOSED SCHOOL AND THE NORTHERN METROPOLIS HIGHWAY

| | | | |
|--------------------|------------------|---------------|--|
| Figure No. J7426 | 2.1 | Revision R2B | CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road Wan Chai, Hong Kong Tel: (852) 2520 5990 Fax: (852) 2528 6343 Email: mail@ckmasia.com.hk |
| Designed by THC | Drawn by CCL | Checked by KC | |
| Scale in A3 N.T.S. | Date 17 MAR 2026 | | |

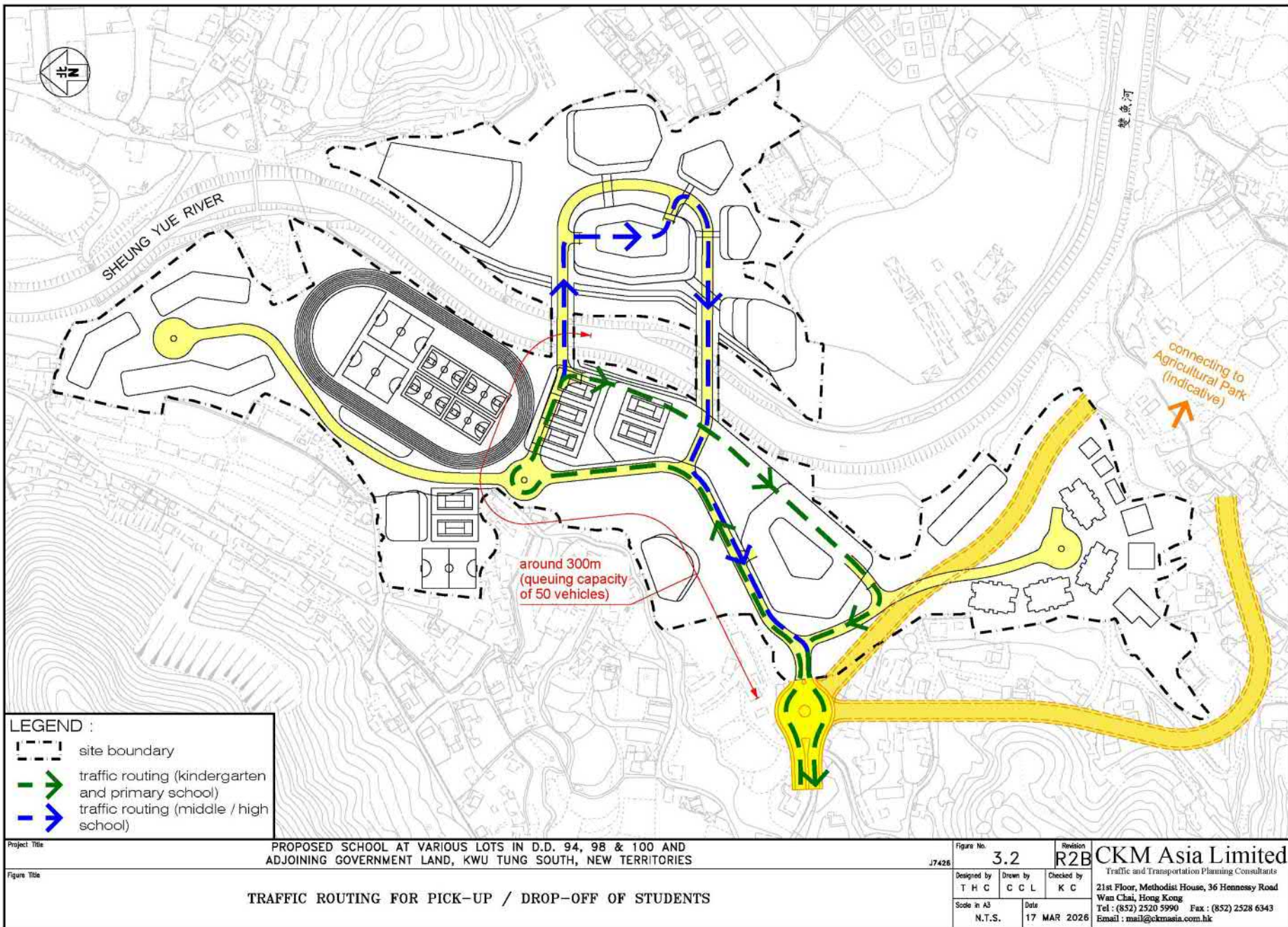
(摘錄自申請人於28. 4. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 28.4.2026)

| | |
|--------------------------------------|-------------------------|
| 參考編號 REFERENCE No. Y/NE-KTS/18 | 繪圖 DRAWING Z - 12 |
|--------------------------------------|-------------------------|



(摘錄自申請人於28. 4. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 28.4.2026)

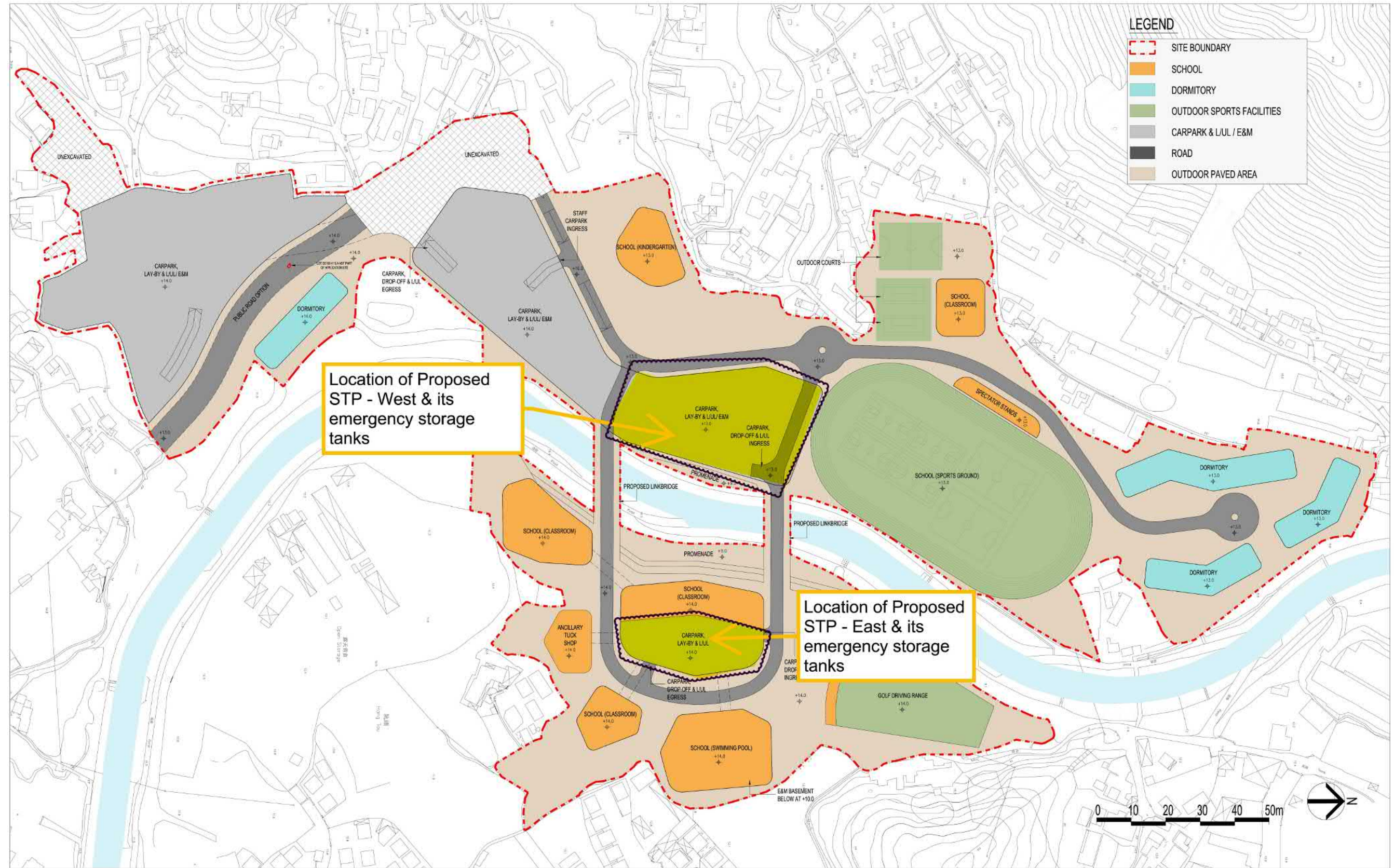
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|--------------------------------------|-------------------------|



(摘錄自申請人於28. 4. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 28.4.2026)

參考編號
REFERENCE No.
Y/NE-KTS/18

繪圖
DRAWING
Z - 14



| Rev. | Description | Drawn | Checked | Approved | Date |
|------|---------------------|-------|---------|----------|---------|
| 1 | PLANNING SUBMISSION | LHK | LHK | LHK | 19-2025 |
| 2 | PLANNING SUBMISSION | LHK | LHK | LHK | 19-2025 |

| Rev. | Description | Drawn | Checked | Approved | Date |
|------|-------------|-------|---------|----------|------|
| 1 | | | | | |
| 2 | | | | | |

Check all measurements on site. Do not scale off drawings.
 This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect.
 This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

| R.D. Ref. | F.S.D. Ref. | E.L.D. Ref. |
|---------------|---------------|-------------|
| | | |
| Drawn: HKD | Date: 11-2025 | |
| Checked: JHK | Date: 11-2025 | |
| Approved: JHY | Date: 11-2025 | |



呂元祥建築師事務所

| | |
|---------------|--------------------------------|
| Project Title | Drawing Title |
| | FULL PHASE - GROUND FLOOR PLAN |
| Project No. | Scale |
| 25018NT | 1:1000 |
| Issue Date | Drawing No. |
| NOV 2025 | A/GBP_02 |

| |
|-----------------|
| Drawing Purpose |
| |

(摘錄自申請人於28. 4. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 28.4.2026)

參考編號
 REFERENCE No.
 Y/NE-KTS/18

繪圖
 DRAWING
 Z - 15

LEGEND:

- EXISTING CATCHPIT
- THE APPLICATION SITE
- EXISTING DRAINAGE PIPE/ CHANNEL
- PROPOSED CATCHPIT
- PROPOSED MANHOLE
- RC. 500 PROPOSED 500mm RECTANGULAR CHANNEL
- RC. 900 PROPOSED 900mm RECTANGULAR CHANNEL
- RC. 1100 PROPOSED 1100mm RECTANGULAR CHANNEL
- RC. 1300 PROPOSED 1300mm RECTANGULAR CHANNEL
- DIA. 1200 PROPOSED 1200mm DIAMETER STORMWATER DRAIN
- DIA. 1350 PROPOSED 1350mm DIAMETER STORMWATER DRAIN
- DIA. 1650 PROPOSED 1650mm DIAMETER STORMWATER DRAIN
- DIA. 1800 PROPOSED 1800mm DIAMETER STORMWATER DRAIN
- PROPOSED OUTLET
- DISCHARGE OF CATCHMENT AREA WITHIN PROPOSED DEVELOPMENT

| CATCHMENT | AREA (m ²) |
|-----------|------------------------|
| C1 | 99045 |
| C2 | 122826 |
| C3 | 211950 |
| C4 | 164692 |
| C5 | 7603 |
| C6 | 46806 |
| C7 | 12500 |
| C8 | 39500 |
| C9 | 40000 |
| C10 | 35300 |

| Initial | Date | Checked | Date |
|---------|------|---------|------|
| | | | |

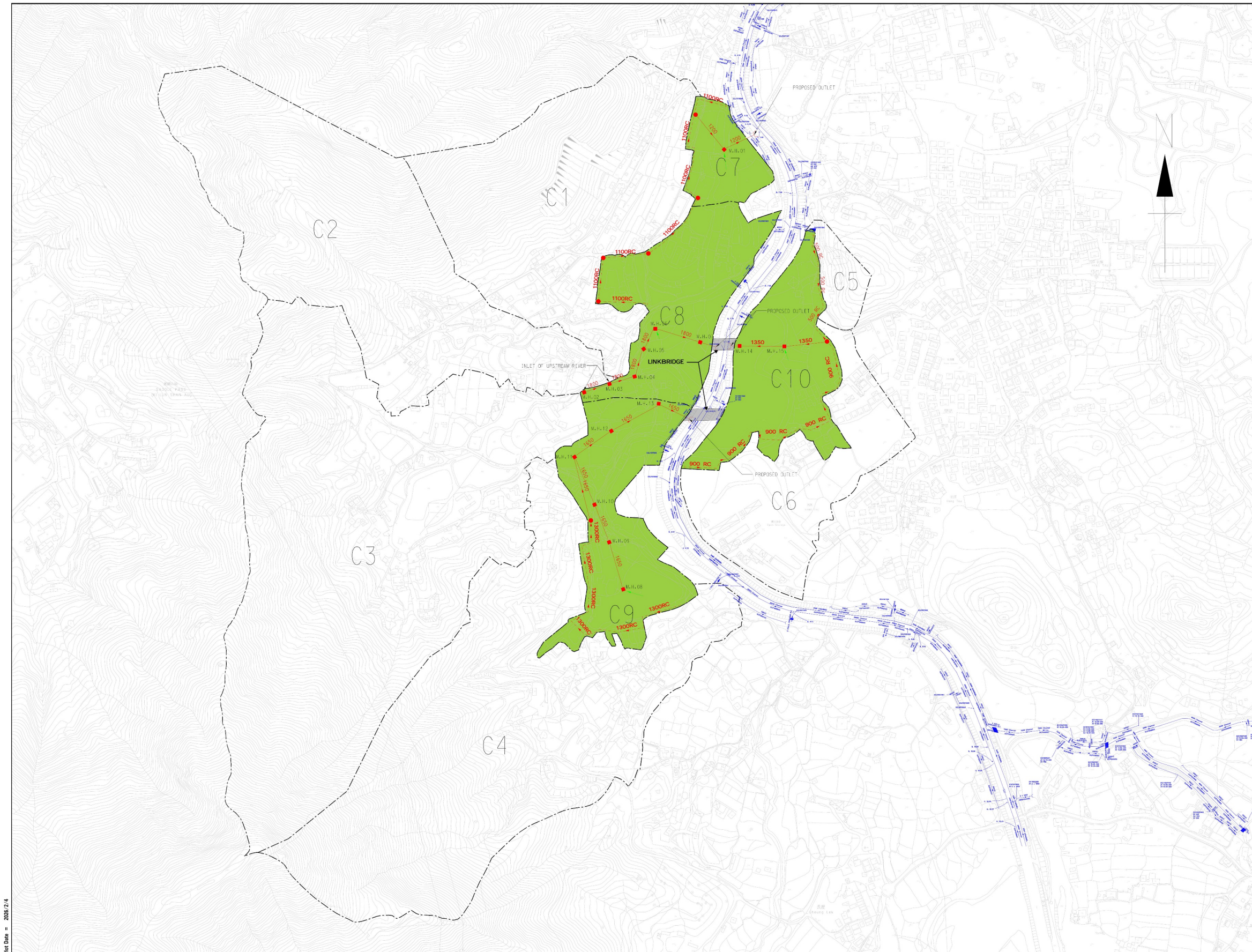
Project

S16 APPLICATION FOR PROPOSED INTERNATIONAL SCHOOL IN KWU TUNG SOUTH

Title

PROPOSED DRAINAGE SYSTEMS

Figure No. K4 **Scale** A3-1-5000



Plot Date = 2026.7.4

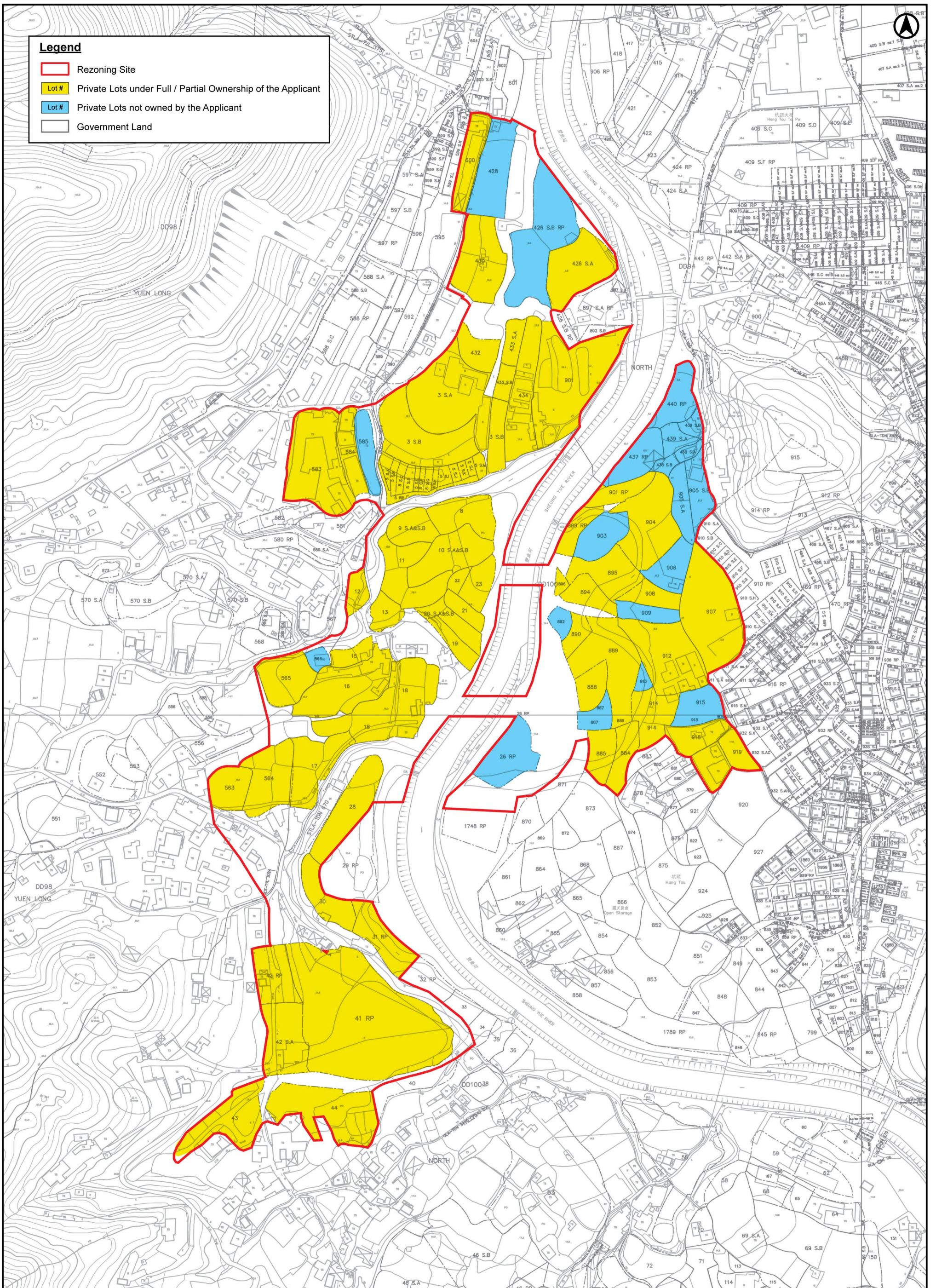
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CAD FILE: Y:\Daily Work\20251230G\DGN\K4.dgn

(摘錄自申請人於28. 4. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 28.4.2026)

參考編號
REFERENCE No.
Y/NE-KTS/18

繪圖
DRAWING
Z - 16



Legend

- Rezoning Site
- Lot # Private Lots under Full / Partial Ownership of the Applicant
- Lot # Private Lots not owned by the Applicant
- Government Land

SYRKT5

FIGURE 2.4 LAND OWNERSHIP PLAN
SCALE 1 : 2,500

(摘錄自申請人於28.4.2026呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 28.4.2026)

| | |
|--|---------------------------------------|
| 參考編號 REFERENCE No. Y/NE-KTS/18 | 繪圖 DRAWING Z - 17 |
|--|---------------------------------------|

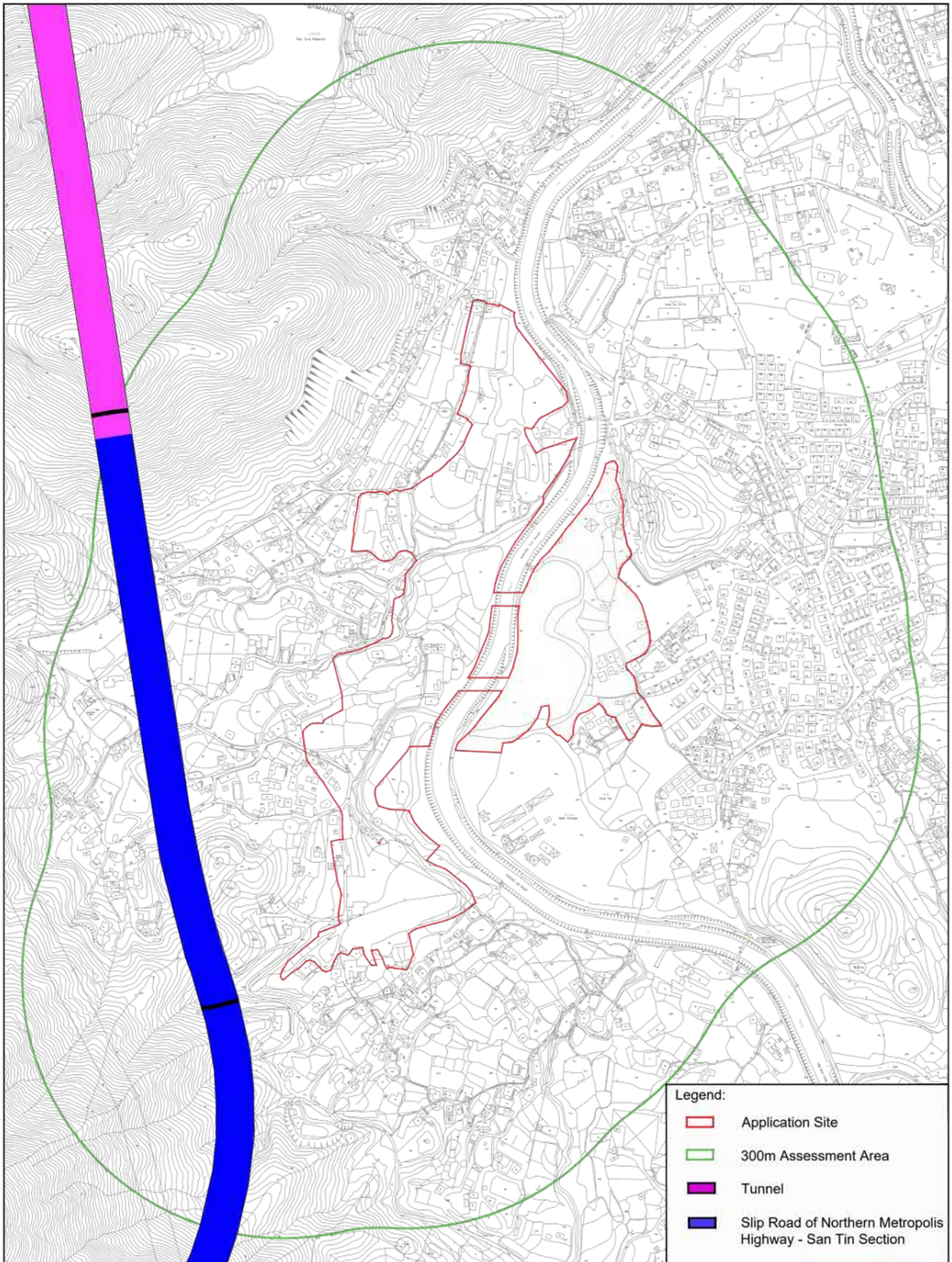


Figure: 2.2

Title: Location of Transport Infrastructure - San Tin Section of Northern Metropolis Highway

Project: Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories



Drawn by: TL

Checked by: TC

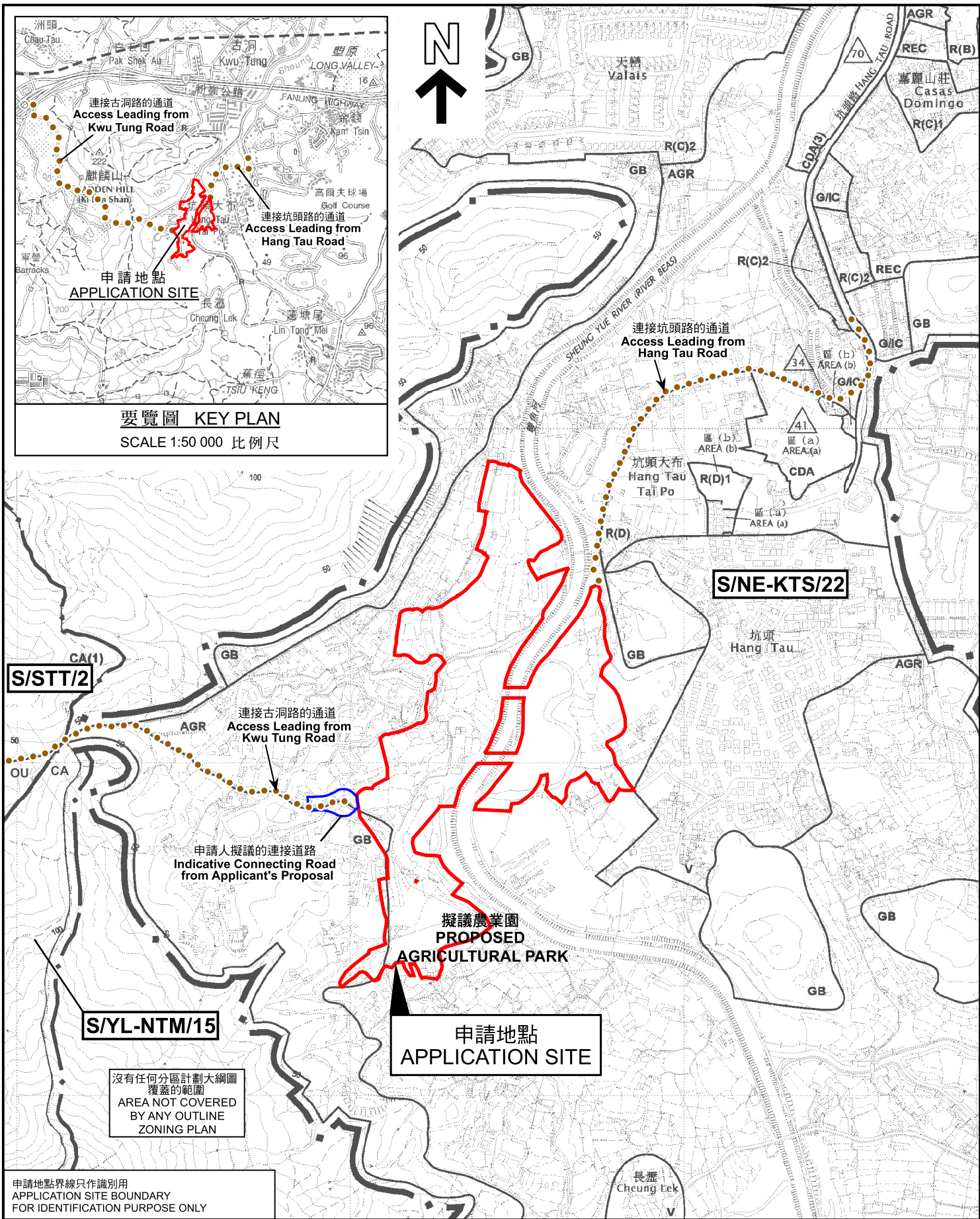
Rev.: 1.1

Date: Jan 2026

Q:\Projects\HENKTSISEI00\05 Assessments\01 Air\AirNoise_251003.dwg

(摘錄自申請人於28. 4. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 28.4.2026)

| | |
|--------------------------------------|-------------------------|
| 參考編號 REFERENCE No. Y/NE-KTS/18 | 繪圖 DRAWING Z - 18 |
|--------------------------------------|-------------------------|

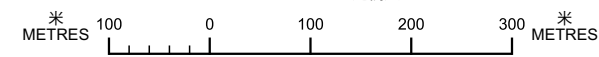


要覽圖 KEY PLAN
SCALE 1:50 000 比例尺

位置圖 LOCATION PLAN

把申請地點由「農業」及「綠化地帶」地帶改劃為「政府、機構或社區」地帶
 TO REZONE THE APPLICATION SITE FROM "AGRICULTURE" AND "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY" VARIOUS LOTS IN D.D.94, D.D.98 AND D.D.100 AND ADJOINING GOVERNMENT LAND, KWU TUNG SOUTH, NEW TERRITORIES

SCALE 1:7 500 比例尺



參考編號
REFERENCE No.
Y/NE-KTS/18

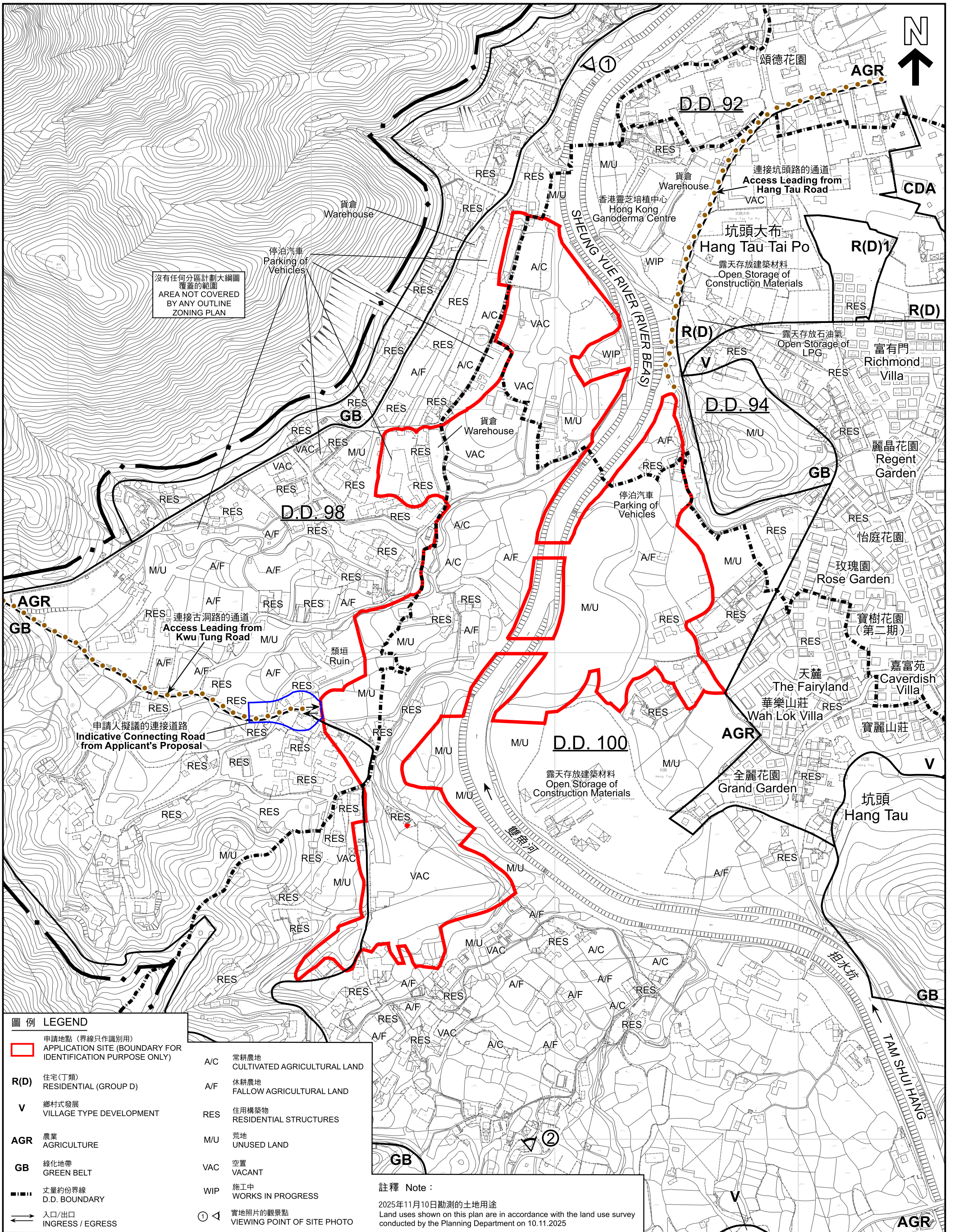
圖 PLAN
Z-1

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

本摘要圖於2026年4月17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
17.4.2026 BASED ON OUTLINE ZONING
PLAN No. S/NE-KTS/22 APPROVED ON
11.2.2025

沒有任何分區計劃大綱圖
覆蓋的範圍
AREA NOT COVERED
BY ANY OUTLINE
ZONING PLAN



沒有任何分區計劃大綱圖覆蓋的範圍
AREA NOT COVERED BY ANY OUTLINE ZONING PLAN

圖例 LEGEND

| | | | |
|-------------|---|-----|---|
| | 申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | A/C | 常耕農地 CULTIVATED AGRICULTURAL LAND |
| R(D) | 住宅(丁類) RESIDENTIAL (GROUP D) | A/F | 休耕農地 FALLOW AGRICULTURAL LAND |
| V | 鄉村式發展 VILLAGE TYPE DEVELOPMENT | RES | 住用構築物 RESIDENTIAL STRUCTURES |
| AGR | 農業 AGRICULTURE | M/U | 荒地 UNUSED LAND |
| GB | 綠化地帶 GREEN BELT | VAC | 空置 VACANT |
| | 丈量約份界線 D.D. BOUNDARY | WIP | 施工中 WORKS IN PROGRESS |
| | 入口/出口 INGRESS / EGRESS | | 實地照片的觀景點 VIEWING POINT OF SITE PHOTO |

註釋 Note :
2025年11月10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 10.11.2025

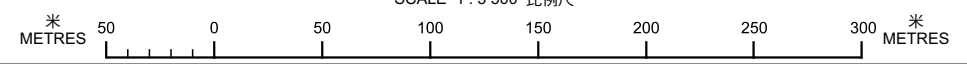
本摘要圖於2026年4月17日擬備，所根據的資料為測量圖編號
2-SE-9C、9D、10C、14A、14B、14C、14D、15A及15C
EXTRACT PLAN PREPARED ON 17.4.2026 BASED ON SURVEY SHEET No. 2-SE-9C, 9D, 10C, 14A, 14B, 14C, 14D, 15A & 15C

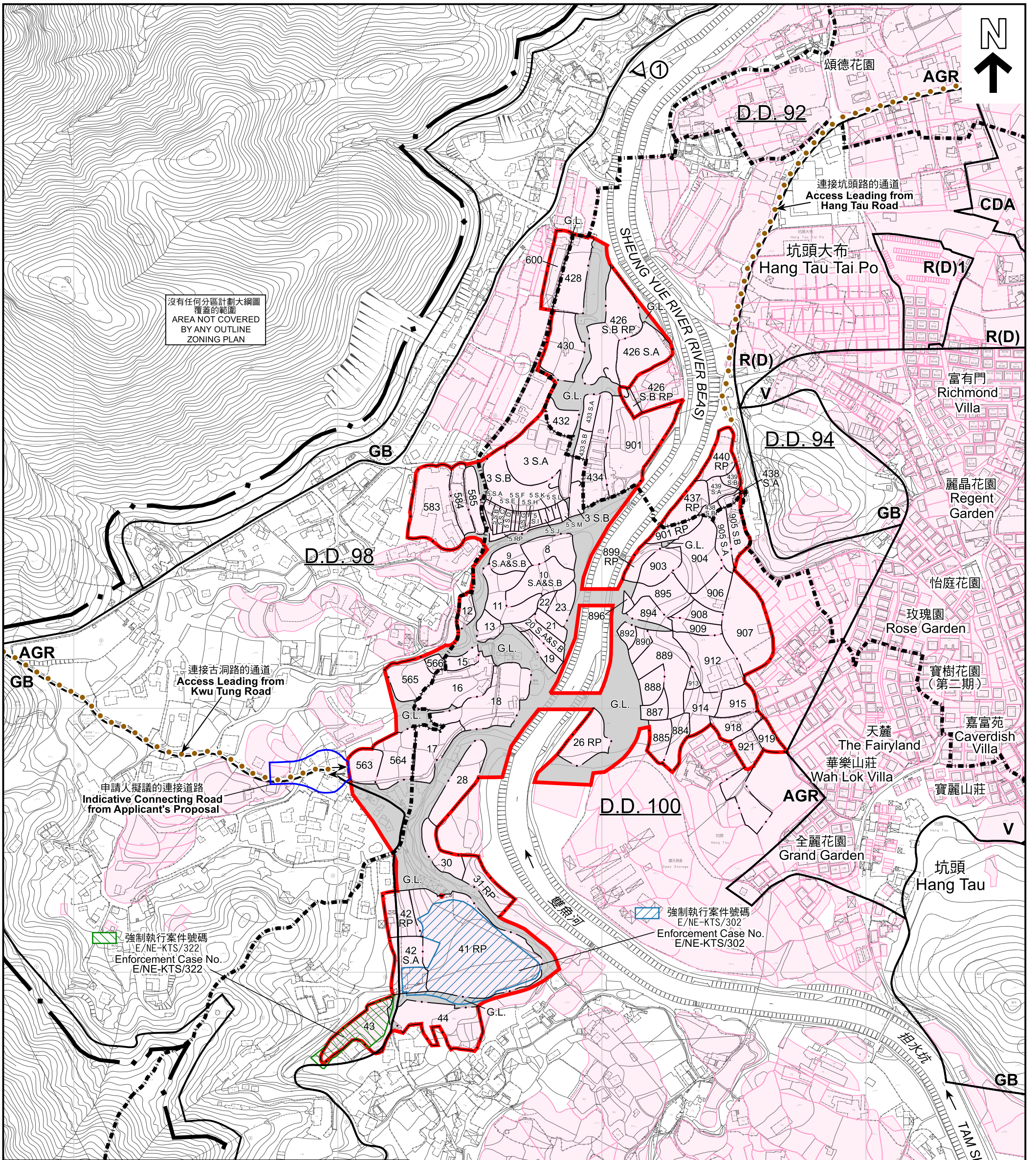
平面圖 SITE PLAN
把申請地點由「農業」及「綠化地帶」地帶改劃為「政府、機構或社區」地帶
TO REZONE THE APPLICATION SITE FROM "AGRICULTURE" AND "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY" VARIOUS LOTS IN D.D.94, D.D.98 AND D.D.100 AND ADJOINING GOVERNMENT LAND, KWU TUNG SOUTH, NEW TERRITORIES
SCALE 1 : 3 500 比例尺

規劃署
Planning Department

參考編號
REFERENCE No.
Y/NE-KTS/18

圖 PLAN
Z-2a





沒有任何分區計劃大綱圖
覆蓋的範圍
AREA NOT COVERED
BY ANY OUTLINE
ZONING PLAN

申請人擬議的连接道路
Indicative Connecting Road
from Applicant's Proposal

強制執行案件號碼
E/NE-KTS/322
Enforcement Case No.
E/NE-KTS/322

強制執行案件號碼
E/NE-KTS/302
Enforcement Case No.
E/NE-KTS/302

圖例 LEGEND

- | | | | |
|--|---|--|---|
| | 申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | | 私人土地 PRIVATE LAND |
| | 住宅 (丁類) RESIDENTIAL (GROUP D) | | 申請地點範圍內的政府土地 GOVERNMENT LAND WITHIN APPLICATION SITE |
| | 鄉村式發展 VILLAGE TYPE DEVELOPMENT | | 丈量約份界線 D.D. BOUNDARY |
| | 農業 AGRICULTURE | | 入口/出口 INGRESS / EGRESS |
| | 綠化地帶 GREEN BELT | | 實地照片的觀景點 VIEWING POINT OF SITE PHOTO |

地段圖 LAND LOT PLAN

把申請地點由「農業」及「綠化地帶」地帶改劃為「政府、機構或社區」地帶
TO REZONE THE APPLICATION SITE FROM "AGRICULTURE" AND "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY" VARIOUS LOTS IN D.D.94, D.D.98 AND D.D.100 AND ADJOINING GOVERNMENT LAND, KWU TUNG SOUTH, NEW TERRITORIES
SCALE 1 : 3 500 比例尺

米 50 0 50 100 150 200 250 300 米 METRES

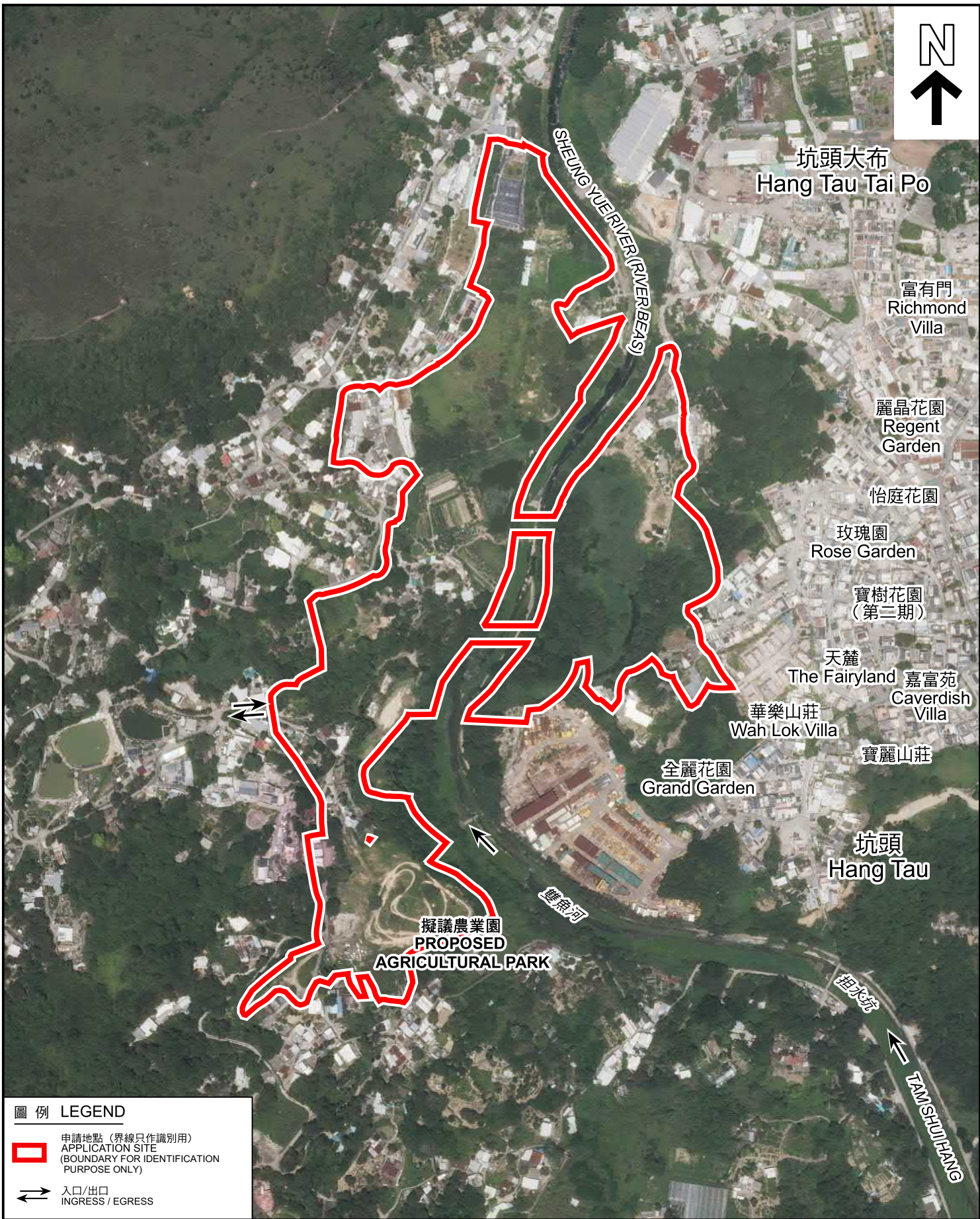
本摘要圖於2026年4月27日擬備，所根據的資料為測量圖編號
2-SE-9C、9D、10C、14A、14B、14C、14D、15A及15C
EXTRACT PLAN PREPARED ON 27.4.2026 BASED ON SURVEY SHEET No. 2-SE-9C, 9D, 10C, 14A, 14B, 14C, 14D, 15A & 15C



規劃署
Planning Department

參考編號
REFERENCE No.
Y/NE-KTS/18

圖 PLAN
Z-2b



坑頭大布
Hang Tau Tai Po

富有門
Richmond
Villa

麗晶花園
Regent
Garden

怡庭花園

玫瑰園
Rose Garden

寶樹花園
(第二期)

天麓
The Fairyland
嘉富苑
Caverdish
Villa

華樂山莊
Wah Lok Villa

寶麗山莊

全麗花園
Grand Garden

坑頭
Hang Tau



擬議農業園
PROPOSED
AGRICULTURAL PARK

雙魚河

担水坑

TAMSHUIHANG

圖例 LEGEND

-  申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
-  入口/出口
INGRESS / EGRESS

航攝照片 AERIAL PHOTO

本摘要圖於2026年4月17日擬備，所根據的資料為地政總署於2025年6月10日拍得的航攝照片編號E257936C
EXTRACT PLAN PREPARED ON 17.4.2026 BASED ON AERIAL PHOTO No. E257936C TAKEN ON 10.6.2025 BY LANDS DEPARTMENT

把申請地點由「農業」及「綠化地帶」地帶改劃為「政府、機構或社區」地帶
TO REZONE THE APPLICATION SITE FROM "AGRICULTURE" AND "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY" VARIOUS LOTS IN D.D.94, D.D.98 AND D.D.100 AND ADJOINING GOVERNMENT LAND, KWU TUNG SOUTH, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/NE-KTS/18

圖 PLAN
Z-3

1



2



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

實地照片 SITE PHOTOS

把申請地點由「農業」及「綠化地帶」地帶改劃為「政府、機構或社區」地帶
 TO REZONE THE APPLICATION SITE FROM "AGRICULTURE" AND "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
 新界古洞南丈量約份第94約、第98約及第100約多個地段和毗連政府土地
 VARIOUS LOTS IN D.D.94, D.D.98 AND D.D.100 AND ADJOINING GOVERNMENT LAND, KWU TUNG SOUTH, NEW TERRITORIES



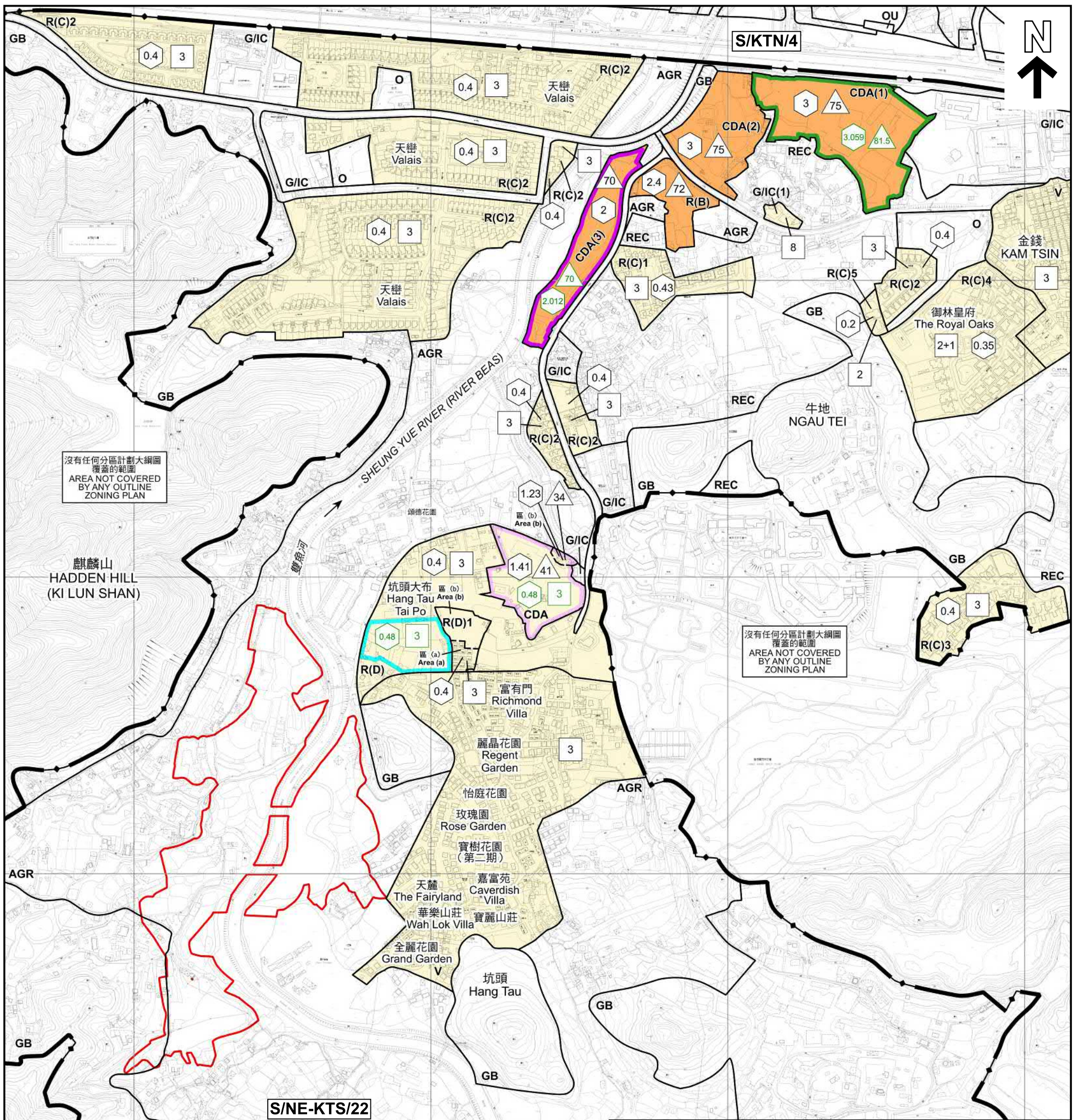
規劃署
Planning Department

本圖於2026年4月1日擬備，所根據的資料為攝於2026年2月20日的實地照片

PLAN PREPARED ON 1.4.2026
 BASED ON SITE PHOTOS
 TAKEN ON 20.2.2026

參考編號
REFERENCE No.
Y/NE-KTS/18

圖 PLAN
Z-4



沒有任何分區計劃大綱圖覆蓋的範圍
AREA NOT COVERED BY ANY OUTLINE ZONING PLAN

沒有任何分區計劃大綱圖覆蓋的範圍
AREA NOT COVERED BY ANY OUTLINE ZONING PLAN

已獲批略為放寬地積比率及 / 或建築物高度限制的第16條規劃申請 (會議日期)
APPROVED S.16 APPLICATIONS FOR MINOR RELAXATION OF PLOT RATIO AND/OR BUILDING HEIGHT RESTRICTION (DATE OF MEETING)

- A/NE-KTS/465 (19.7.2019)
- A/NE-KTS/506 (26.8.2022)
- A/NE-KTS/525 (27.10.2023)
- A/NE-KTS/565 (6.2.2026)

圖例 LEGEND

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

在分區計劃大綱圖上的建築物高度限制
BUILDING HEIGHT RESTRICTION ON OZP

- 50mPD OR BELOW
- 51 - 80mPD

- 0.4 在分區計劃大綱圖上的總地積比率限制
TOTAL PLOT RATIO RESTRICTION ON OZP
- 0.48 在分區計劃大綱圖上申請獲批的總地積比率限制
TOTAL PLOT RATIO RESTRICTION APPROVED UNDER S.16 APPLICATIONS

- 7.5 在分區計劃大綱圖上的建築物高度限制 (在主水平基準上若干米)
BUILDING HEIGHT RESTRICTION ON OZP (IN mPD)
- 81.5 在分區計劃大綱圖上申請獲批的建築物高度限制 (在主水平基準上若干米)
BUILDING HEIGHT RESTRICTION APPROVED UNDER S.16 APPLICATIONS (IN mPD)
- 8 在分區計劃大綱圖上建築物高度限制(樓層數目)
BUILDING HEIGHT RESTRICTION ON OZP (IN NUMBER OF STOREYS)
- 3 在分區計劃大綱圖上申請獲批的建築物高度限制(樓層數目)
BUILDING HEIGHT RESTRICTION APPROVED UNDER S.16 APPLICATIONS (IN NUMBER OF STOREYS)

附近現有及已規劃的發展 EXISTING AND PLANNED DEVELOPMENTS IN THE VICINITY

把申請地點由「農業」及「綠化地帶」地帶改劃為「政府、機構或社區」地帶
 新界古洞南丈量約份第94約、第98約及第100約多個地段和毗連政府土地
 TO REZONE THE APPLICATION SITE FROM "AGRICULTURE" AND "GREEN BELT" TO
 "GOVERNMENT, INSTITUTION OR COMMUNITY"
 VARIOUS LOTS IN D.D.94, D.D.98 AND D.D.100 AND ADJOINING GOVERNMENT LAND,
 KWU TUNG SOUTH, NEW TERRITORIES



參考編號
REFERENCE No.
Y/NE-KTS/18

圖 PLAN
Z-5

本摘要圖於2026年4月27日擬備，所根據的資料為測量圖編號 2-SE-9B, 9D, 10, 14B, 14D, 15, 19B, 20A 及 20B
 EXTRACT PLAN PREPARED ON 27.4.2026
 BASED ON SURVEY SHEETS No. 2-SE-9B, 9D, 10, 14B, 14D, 15, 19B, 20A & 20B

