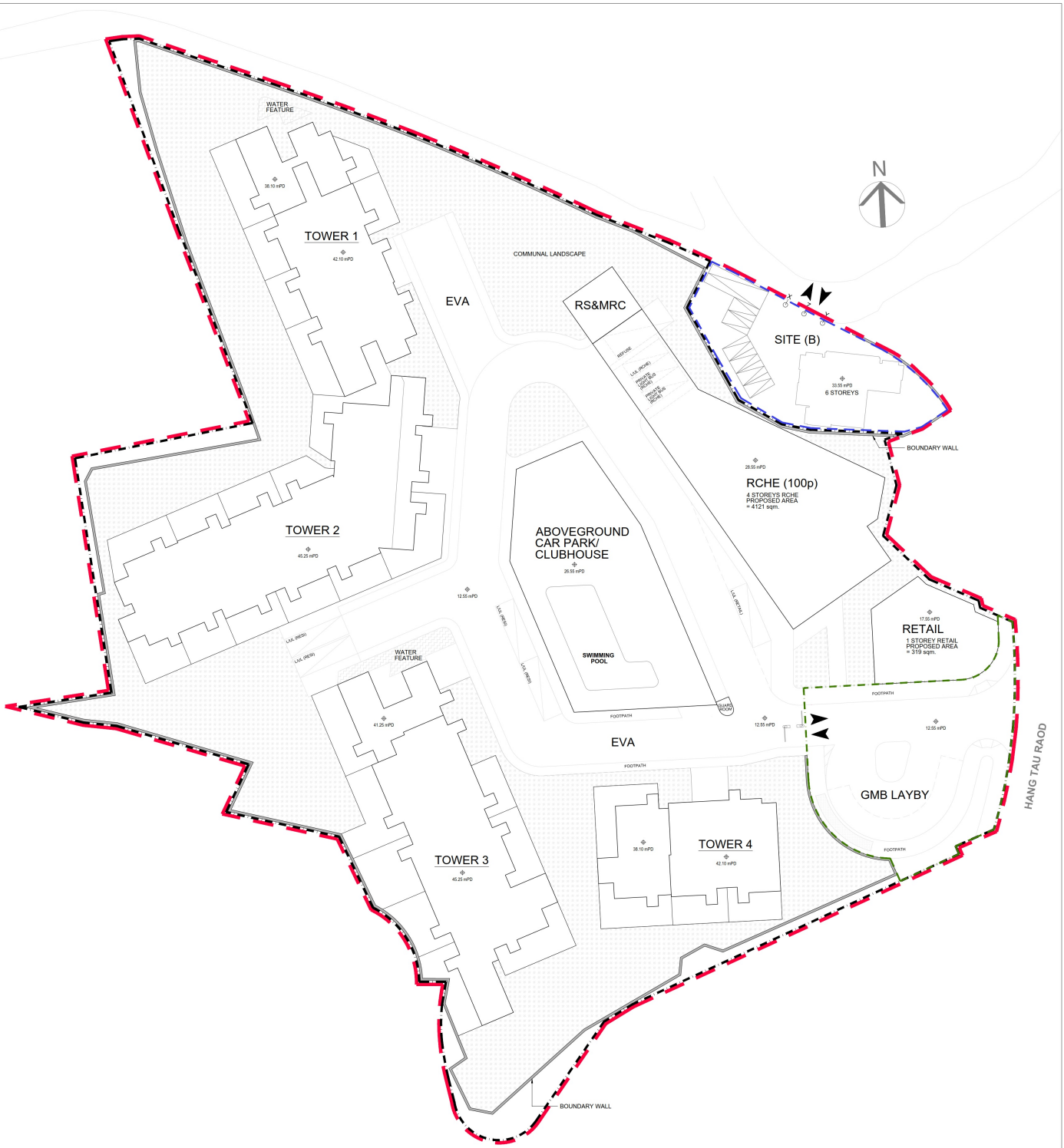


LEGEND

- CDA Zone Boundary
- Application Site Boundary
- Site (B) Boundary
- Surrender Area

MASTER LAYOUT PLAN

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

(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 1



B1/F FLOOR PLAN

LEGEND

- CDA Zone Boundary
- Application Site Boundary
- Site (B) Boundary
- Surrender Area

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

(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 2



FIRST FLOOR PART PLAN

GROUND FLOOR PLAN

LEGEND

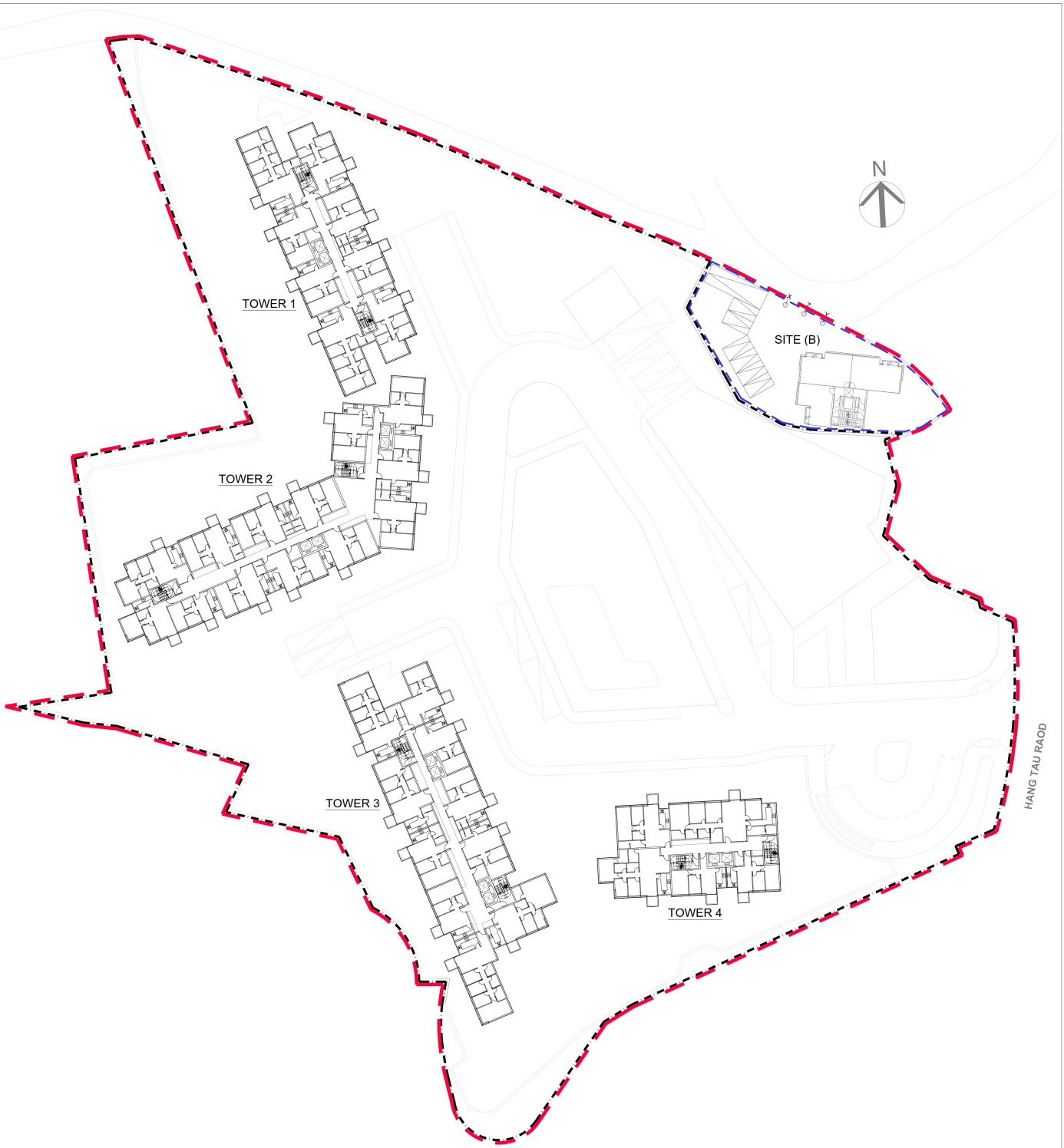
- CDA Zone Boundary
- Application Site Boundary
- Site (B) Boundary
- Surrender Area

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

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(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 3



LEGEND

- CDA Zone Boundary
- Application Site Boundary
- Site (B) Boundary

TYPICAL FLOOR PLAN (1/F to 7/F)

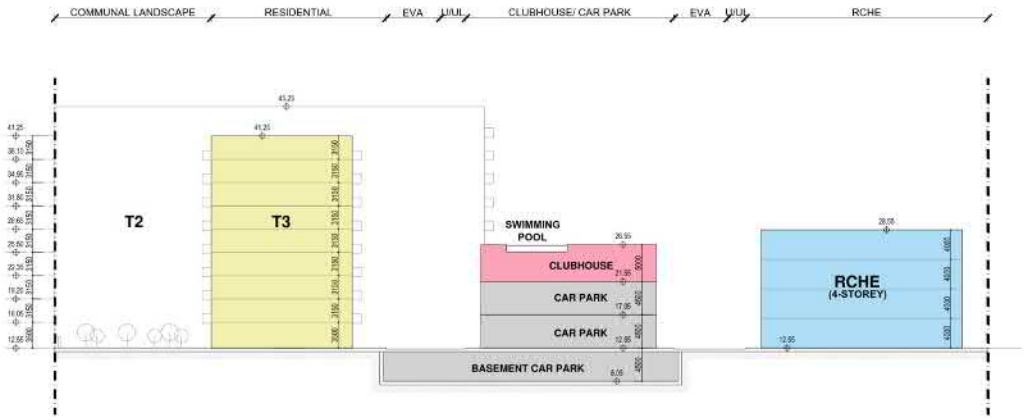
Master Layout Plan for Residential Development at Various Lots
in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" zone
Hang Tau Tai Po, Kwu Tung South, New Territories

LWK +PARTNERS

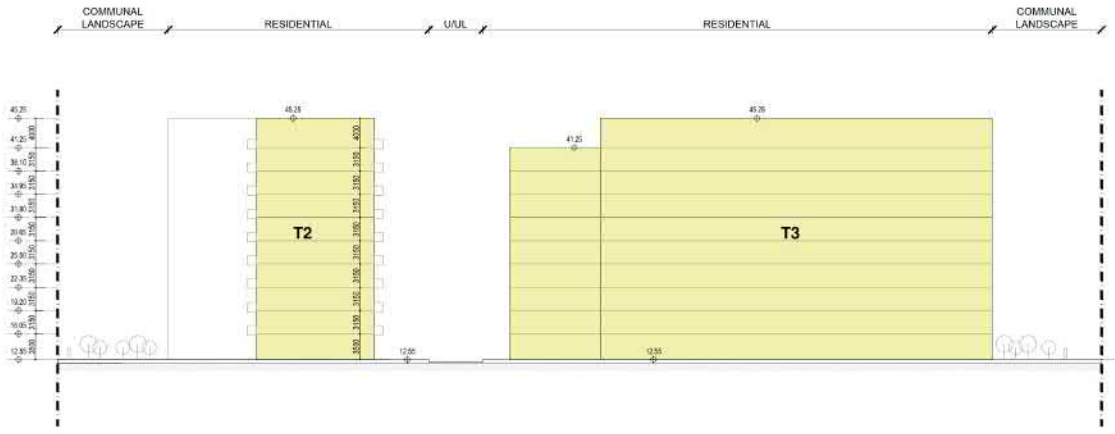
(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 4





SCHEMATIC SECTION A



LEGEND

CDA Zone Boundary

Application Site Boundary

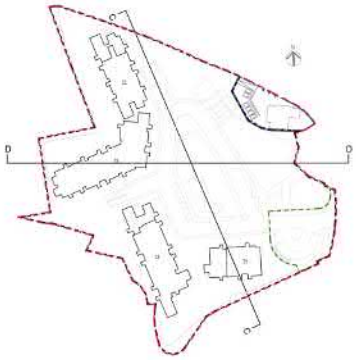
SCHEMATIC SECTION B

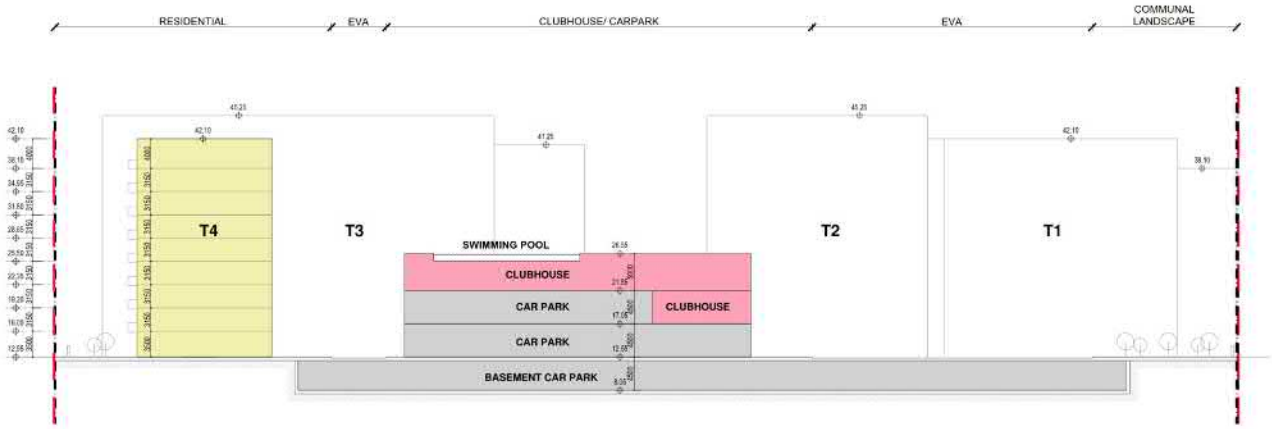
Master Layout Plan for Residential Development at Various Lots
in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" zone
Hang Tau Tai Po, Kwu Tung South, New Territories

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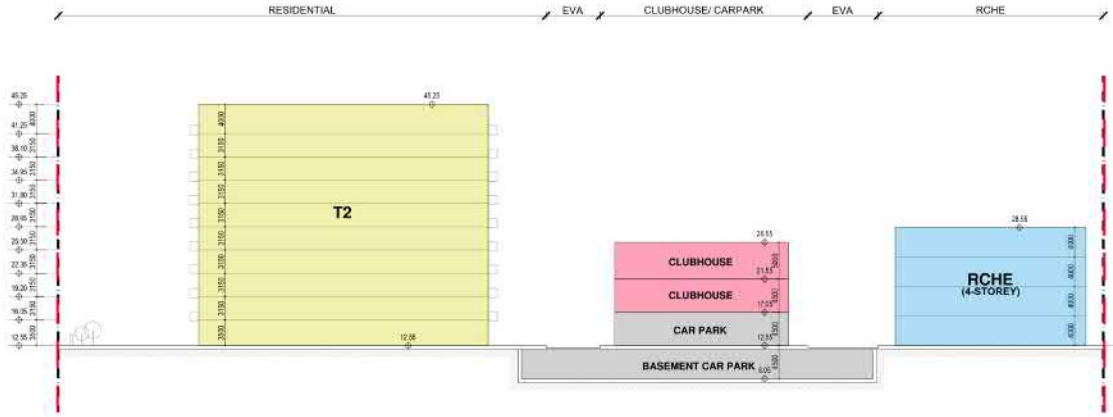
(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 5a





SCHEMATIC SECTION C



SCHEMATIC SECTION D

LEGEND

CDA Zone Boundary

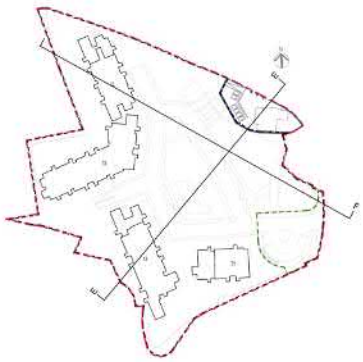
Application Site Boundary

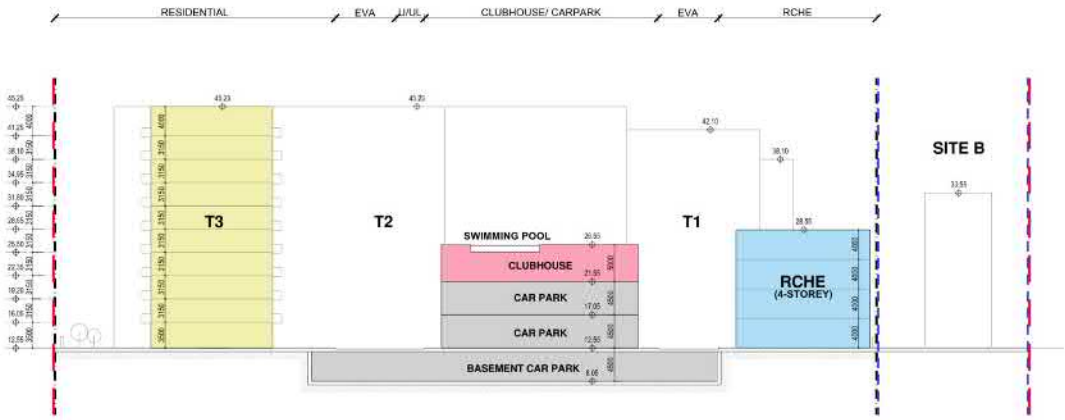
Master Layout Plan for Residential Development at Various Lots
in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" zone
Hang Tau Tai Po, Kwu Tung South, New Territories

LWK +PARTNERS

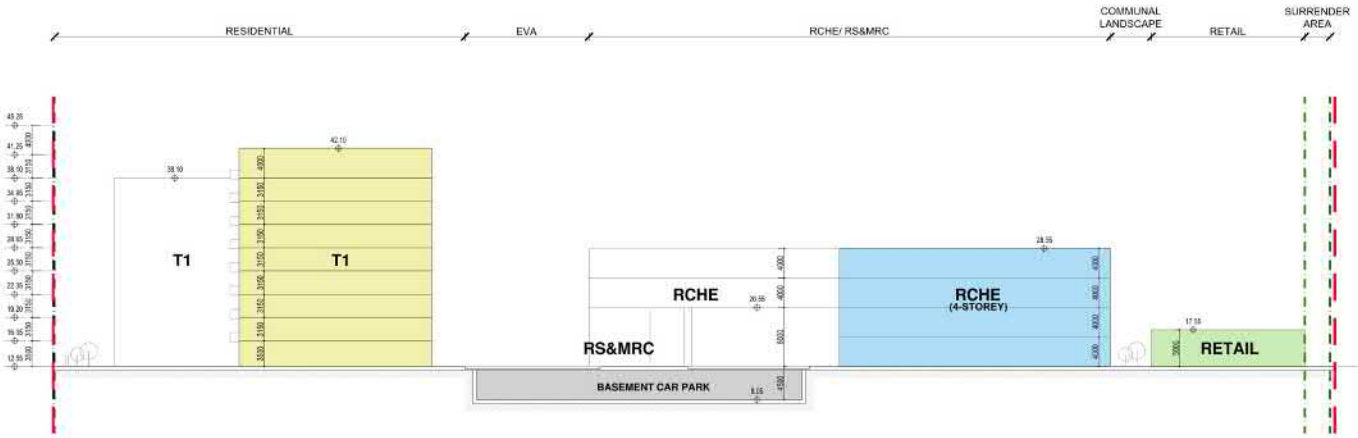
(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 5b





SCHEMATIC SECTION E



SCHEMATIC SECTION F

LEGEND

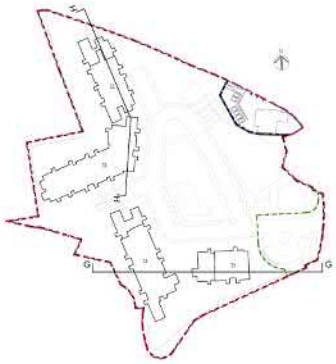
- CDA Zone Boundary
- Application Site Boundary
- Site (B) Boundary
- Surrender Area

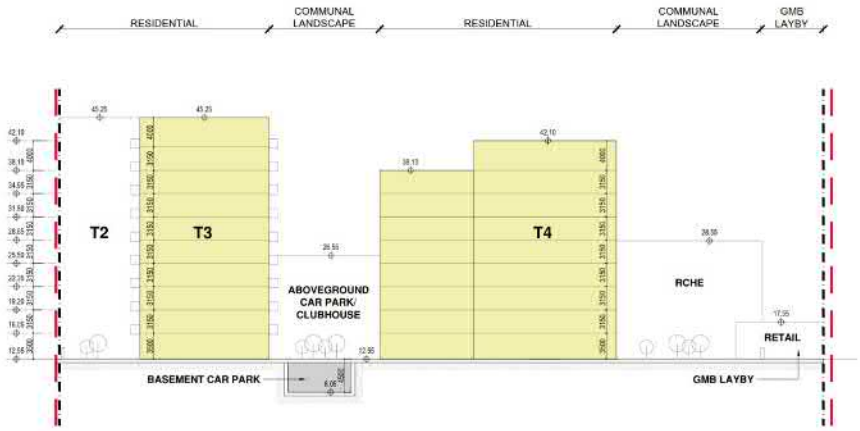
Master Layout Plan for Residential Development at Various Lots
in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" zone
Hang Tau Tai Po, Kwu Tung South, New Territories

LWK +PARTNERS

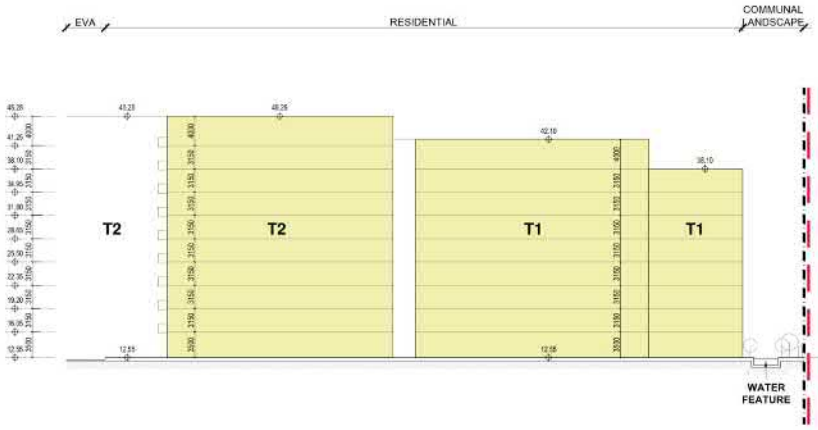
(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 5c





SCHEMATIC SECTION G



LEGEND

CDA Zone Boundary

Application Site Boundary

SCHEMATIC SECTION H

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

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(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 5d



FIGURE TITLE

S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Landscape Master Plan – All Levels

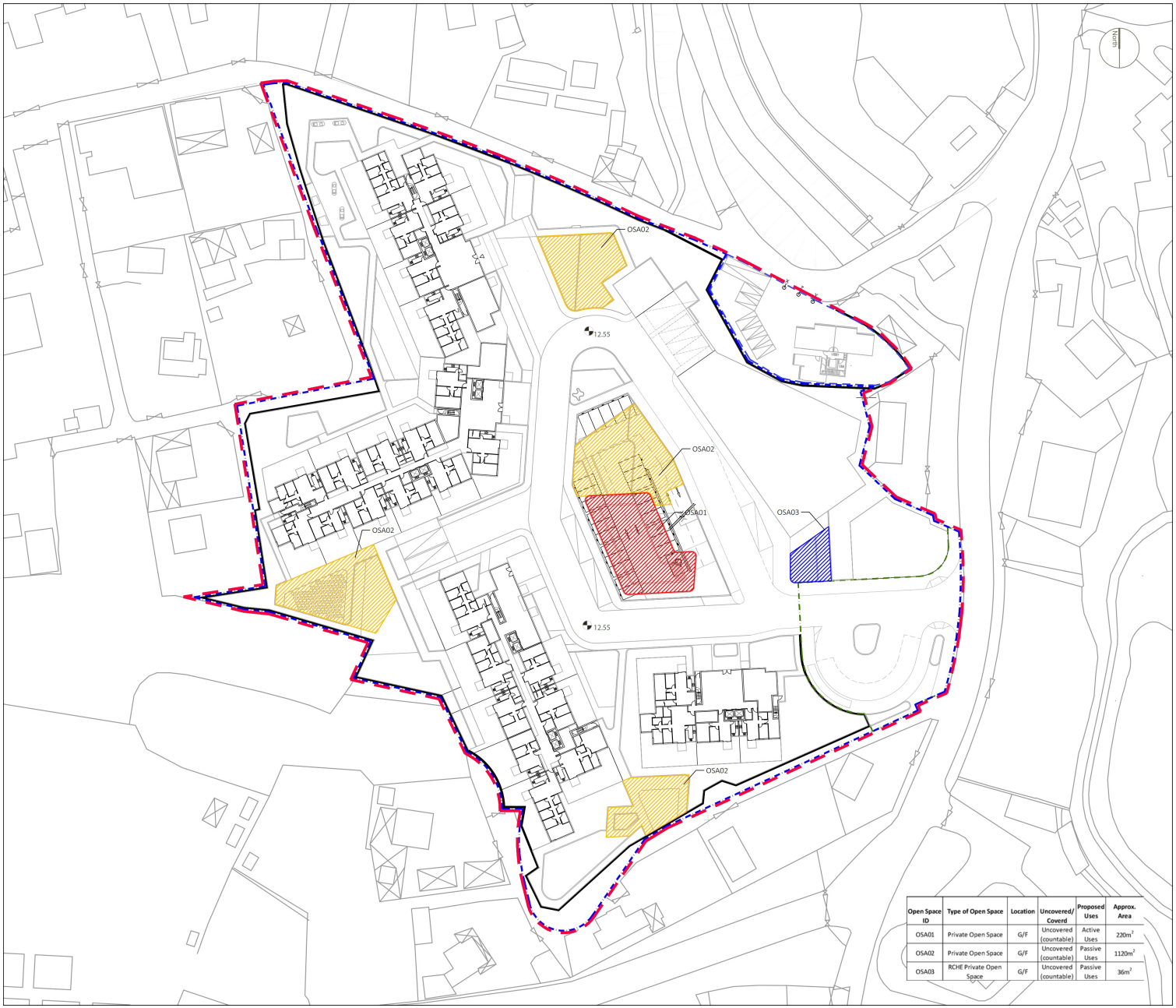
SCALE	N.T.S.	DATE	Nov 2026
CHECKED	CJF	DRAWN	DN
FIGURE NO.	Figure 4.1	REV	J

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號
REFERENCE No.
A/NE-KTS/581

繪圖
DRAWING
A - 6



Open Space ID	Type of Open Space	Location	Uncovered/ Coverd	Proposed Uses	Approx. Area
OSA01	Private Open Space	G/F	Uncovered (countable)	Active Uses	220m²
OSA02	Private Open Space	G/F	Uncovered (countable)	Passive Uses	1120m²
OSA03	RCHE Private Open Space	G/F	Uncovered (countable)	Passive Uses	36m²

SCENIC landscape studio limited
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong Telephone: +852 2468 2422
Email: scenic@studioscenic.com Fax: +852 3016 2422

Legend

- CDA ZONE SITE BOUNDARY
- APPLICATION SITE BOUNDARY
- 3.40 EXISTING LEVEL
- 12.55 PROPOSED LEVEL
- PROPOSED SCHEME
- OSA01: PRIVATE OPEN SPACE(ACTIVE)
- OSA02: PRIVATE OPEN SPACE(PASSIVE)
- OSA03: RCHE PRIVATE OPEN SPACE(PASSIVE)

General notes

Rev.	Date	Description	Inital
G	08/10/2026	GENERAL REVISION	DN
F	30/06/2026	GENERAL REVISION	DN
E	02/03/2026	GENERAL REVISION	DN
D	22/01/2026	GENERAL REVISION	DN

Revision

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	DN		
Checked by:	CJF		
Approved by:	JBC		

Project Title:
S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung Sout

Drawing Title:
OPEN SPACE - ALL LEVELS - SITE(A)

Drawing Number:		Revision:
FIGURE 6.1		G
Project Number:	Scale:	Date:
PPCP035	~~1:800@A3~~	08/10/2026

(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 7



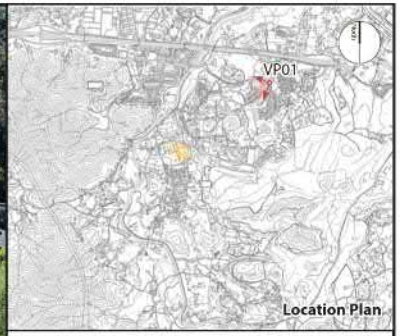
Viewing Point 01: View looking south from public open space at junction of Kam Tsin South Road and Kam Tsin Road (Existing Situation)



Viewing Point 01: View looking south from public open space at junction of Kam Tsin South Road and Kam Tsin Road (Approved Scheme)



Viewing Point 01: View looking south from public open space at junction of Kam Tsin South Road and Kam Tsin Road (Proposed Scheme)



Viewing Point 01 (VP01)

Viewing point elevation: +17mPD
Viewing distance: 890m
Maximum building height of Proposed Scheme: +45.25mPD 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 Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.2		REV A

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(摘錄自申請人於 19.8.2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8a



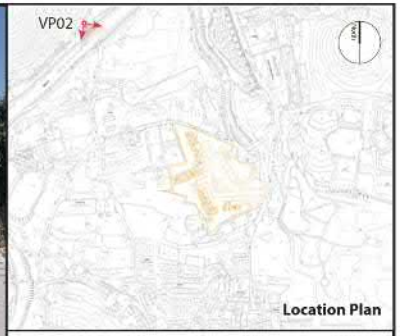
Viewing Point 02 : View looking south east from Kwu Tung Hang Village Rest Area (Existing Situation)



Viewing Point 02 : View looking south east from Kwu Tung Hang Village Rest Area (Approved Scheme)



Viewing Point 02 : View looking south east from Kwu Tung Hang Village Rest Area (Proposed Scheme)



Viewing Point 02 (VP02)

Viewing point elevation: +12mPD
Viewing distance: 230m
Maximum building height of Proposed Scheme: +45.25mPD 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 Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.3	REV	A

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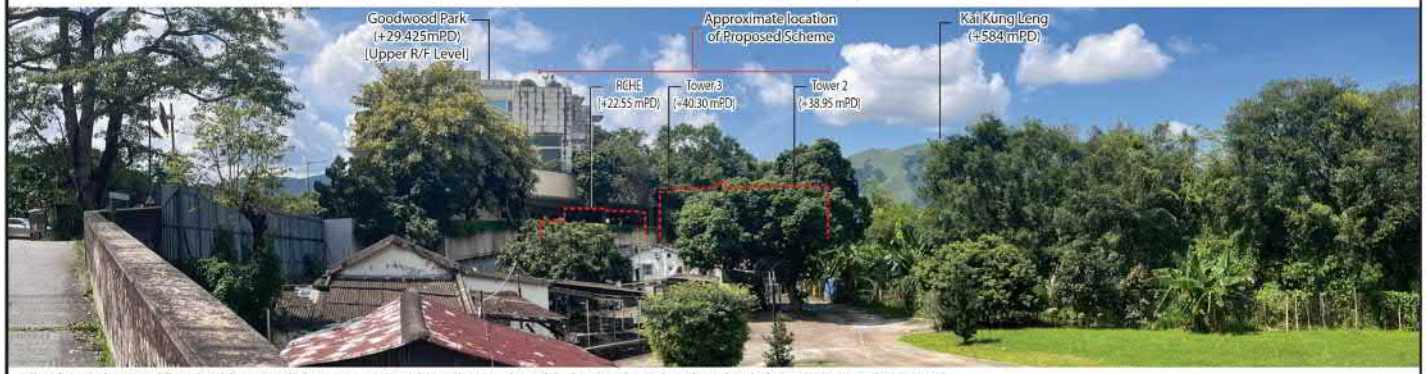
[redacted]

(摘錄自申請人於 19. 8. 2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8b



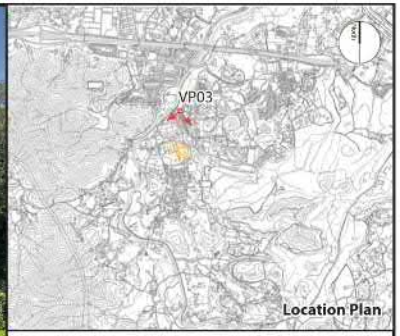
Viewing Point 03: View looking south from access road leading to riverside footpath and pedestrian bridge (Existing Situation)



Viewing Point 03: View looking south from access road leading to riverside footpath and pedestrian bridge (Approved Scheme)



Viewing Point 03: View looking south from access road leading to riverside footpath and pedestrian bridge (Proposed Scheme)



Viewing Point 03 (VP03)

Viewing point elevation: +13mPD
Viewing distance: 280m
Maximum building height of Proposed Scheme: +45.25mPD 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 Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.4		REV A

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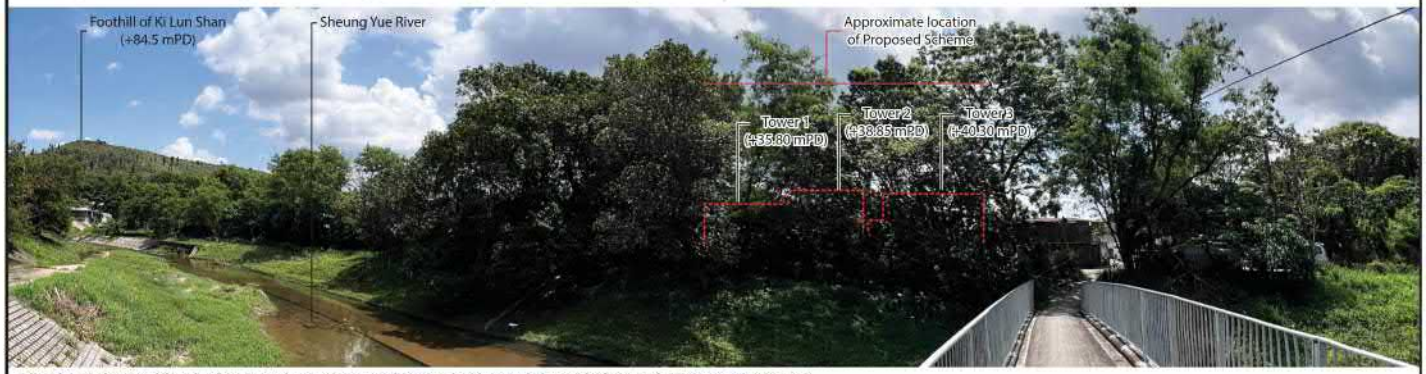
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(摘錄自申請人於 19. 8. 2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

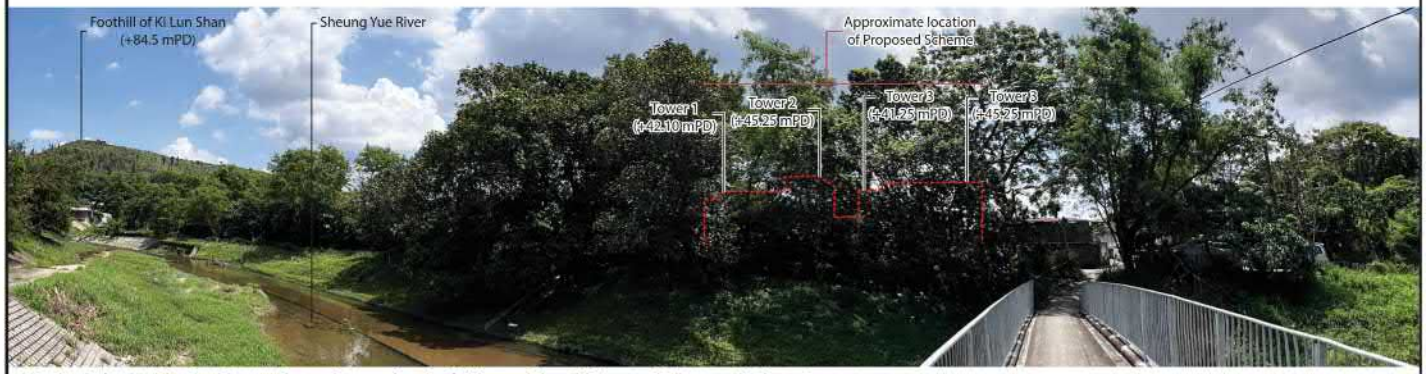
參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8c



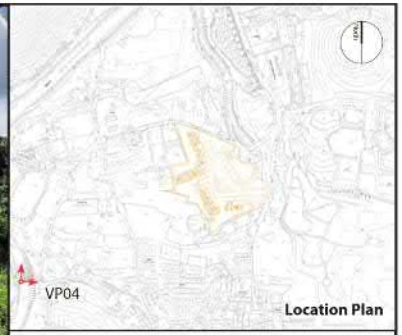
Viewing Point 04: View looking north east from pedestrian bridge and riverside footpath (Existing Situation)



Viewing Point 04: View looking north east from pedestrian bridge and riverside footpath (Approved Scheme)



Viewing Point 04: View looking north east from pedestrian bridge and riverside footpath (Proposed Scheme)



Viewing Point 04 (VP04)

Viewing point elevation: +12mPD
Viewing distance: 295m
Maximum building height of Proposed Scheme: +45.25mPD 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 Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.5	REV	A

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[redacted]

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(Extract from Applicant's Submission of 19.8.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8d



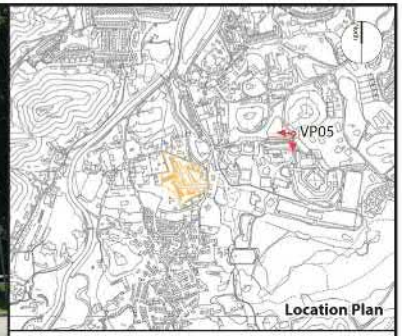
Viewing Point 05: View looking south west from entrance of HKJC Beas River Country Club (Existing Situation)



Viewing Point 05: View looking south west from entrance of HKJC Beas River Country Club (Approved Scheme)



Viewing Point 05: View looking south west from entrance of HKJC Beas River Country Club (Proposed Scheme)



Viewing Point 05 (VP05)

Viewing point elevation: +30mPD
Viewing distance: 350m
Maximum building height of Proposed Scheme: +45.25mPD 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 Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.6	REV	A

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LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

[redacted]

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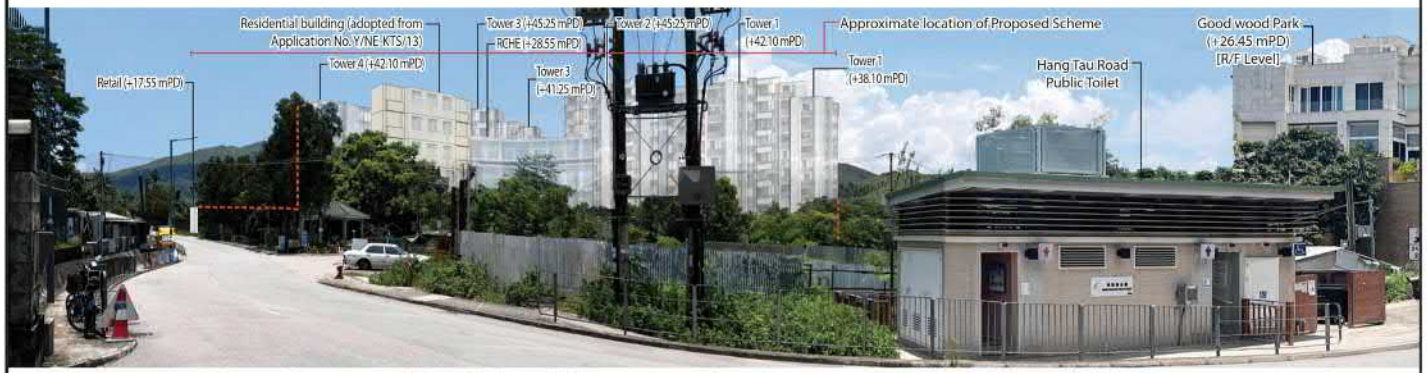
參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8e



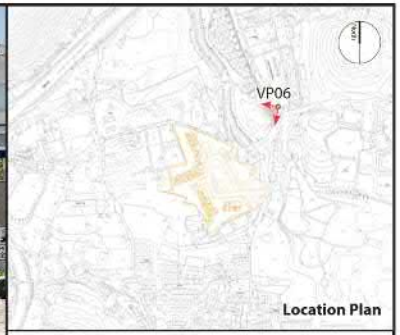
Viewing Point 06 : View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets (Existing Situation)



Viewing Point 06 : View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets Course (Approved Scheme)



Viewing Point 06 : View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets (Proposed Scheme)



Viewing Point 06 (VP06)

Viewing point elevation: +13mPD
Viewing distance: 105m
Maximum building height of Proposed Scheme: +45.25mPD 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.

The facade of nearby future development is shown for context and indicative only.

FIGURE TITLE: Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Jun 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.7	REV	B

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(摘錄自申請人於 19. 8. 2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8f



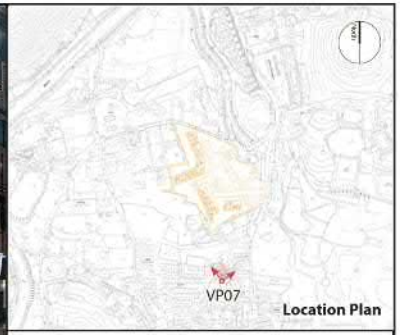
Viewing Point 07 : View looking north from minibus stop adjacent to Golf View Garden (Existing Situation)



Viewing Point 07 : View looking north from minibus stop adjacent to Golf View Garden (Approved Scheme)



Viewing Point 07 : View looking north from minibus stop adjacent to Golf View Garden (Proposed Scheme)



Viewing Point 07 (VP07)

Viewing point elevation: +15mPD
Viewing distance: 100m
Maximum building height of Proposed Scheme: +45.25mPD 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.

The facade of the nearby future development is shown for context and indicative only.

FIGURE TITLE: Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Jun 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.8		REV C

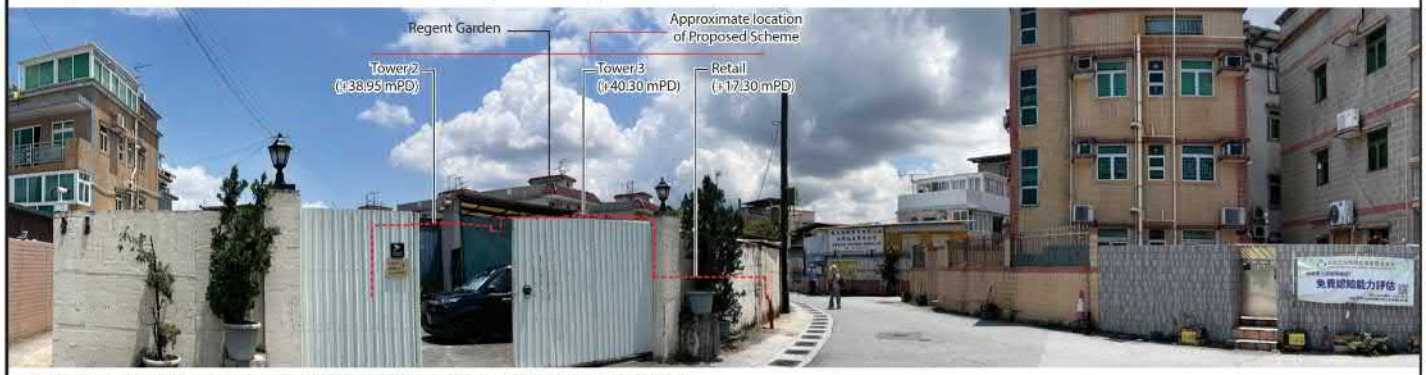
SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

(摘錄自申請人於 19. 8. 2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

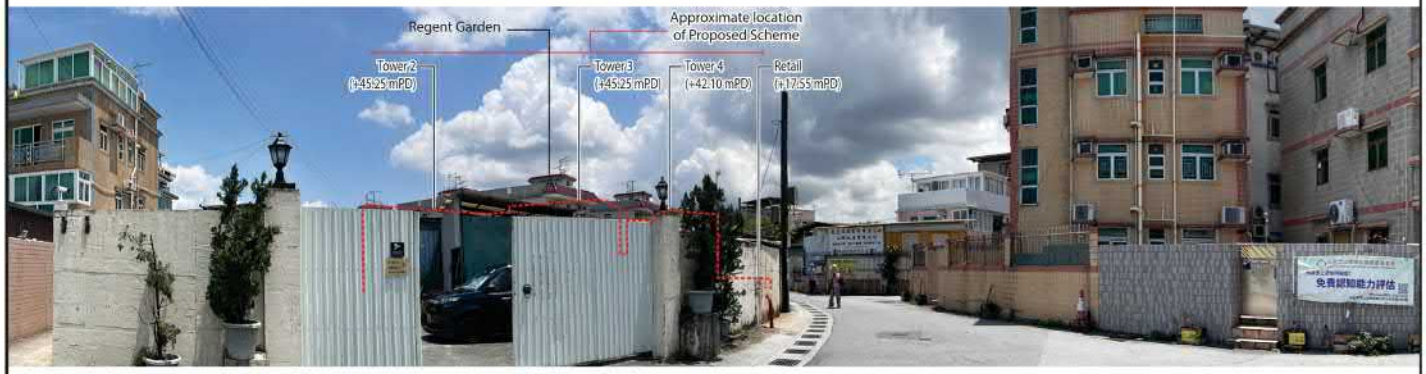
參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8g



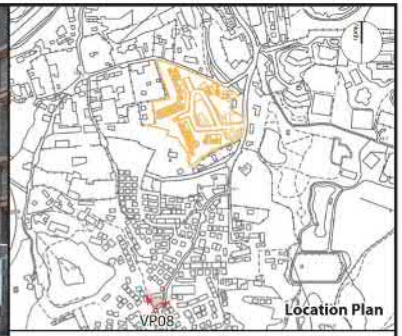
Viewing Point 08 : View looking north from Hang Tau Tsuen Village Hall (Existing Situation)`



Viewing Point 08 : View looking north from Hang Tau Tsuen Village Hall (Approved Scheme)



Viewing Point 08 : View looking north from Hang Tau Tsuen Village Hall (Proposed Scheme)



Viewing Point 08 (VP08)

Viewing point elevation: +15mPD
Viewing distance: 270m
Maximum building height of Proposed Scheme: +45.25mPD 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 Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.9	REV	A

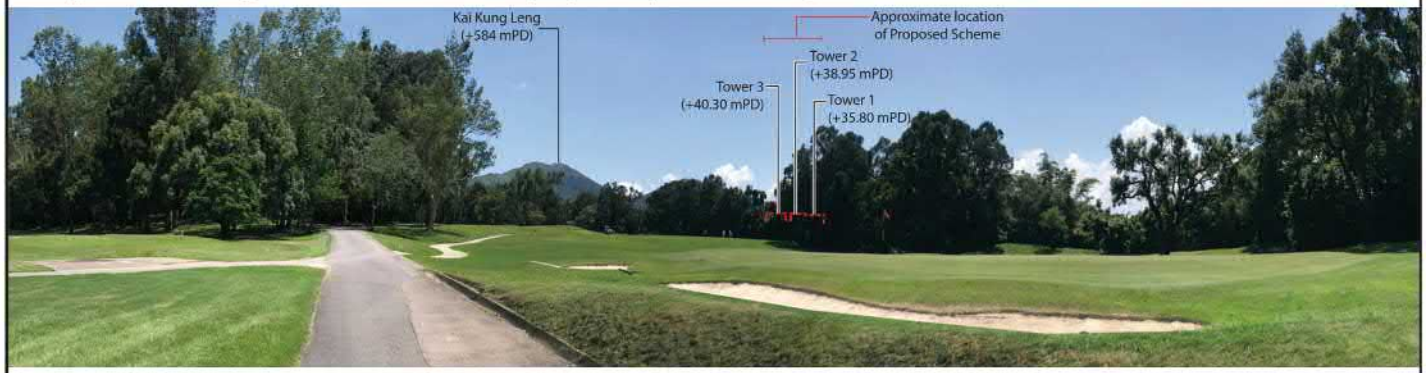
SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

(摘錄自申請人於 19. 8. 2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

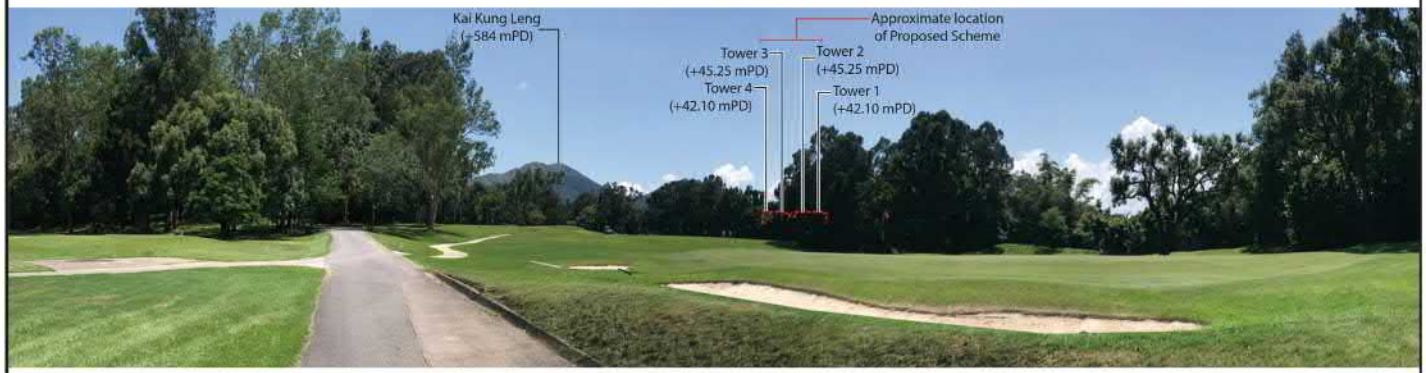
參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8h



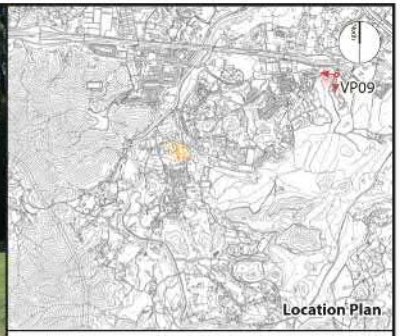
Viewing Point 09 : View looking south west from access road to Fanling Lodge at Fanling Golf Course (Existing Situation)



Viewing Point 09 : View looking south west from access road to Fanling Lodge at Fanling Golf Course (Approved Scheme)



Viewing Point 09 : View looking south west from access road to Fanling Lodge at Fanling Golf Course (Proposed Scheme)



Viewing Point 09 (VP09)

Viewing point elevation: +11 mPD
Viewing distance: 1425m
Maximum building height of Proposed Scheme: +45.25mPD 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 Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH

FIGURE NO. Figure 7.10 REV A

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(摘錄自申請人於 19. 8. 2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8i



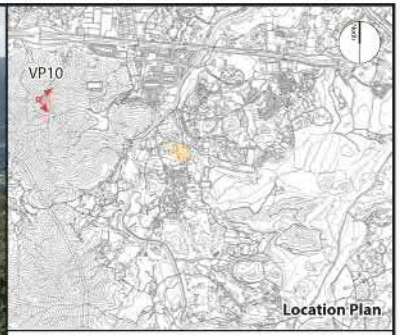
Viewing Point 10 : View looking east towards the site from Hadden Hill (Existing Situation)



Viewing Point 10 : View looking east towards the site from Hadden Hill (Approved Scheme)



Viewing Point 10 : View looking east towards the site from Hadden Hill (Proposed Scheme)



Viewing Point 10 (VP10)

Viewing point elevation: +178mPD
Viewing distance: 1250m
Maximum building height of Proposed Scheme: +45.25mPD 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.

The building layout for the Kwu Tung North New Development Area (KTN NDA) is based on the Recommended Outline Development Plan (RODP) contained in the approved EIA for Agreement No. CE 61/2007 (CE) North East New Territories New Development Areas Planning and Engineering Study - Investigation. The Building Heights are from Kwu Tung North Outline Zoning Plan (S/KTN/4) dated 19th September 2023.

FIGURE TITLE: Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Jun 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.11	REV	C

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[redacted]

(摘錄自申請人於 19. 8. 2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8j



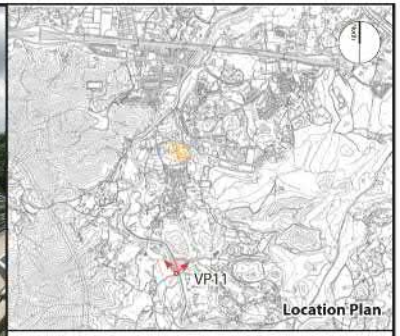
Viewing Point 11 : View looking north from Riverside footpath near Cheung Lek Village (Existing Situation)



Viewing Point 11 : View looking north from Riverside footpath near Cheung Lek Village (Approved Scheme)



Viewing Point 11 : View looking north from Riverside footpath near Cheung Lek Village (Proposed Scheme)



Viewing Point 11 (VP11)

Viewing point elevation: +16mPD
Viewing distance: 970m
Maximum building height of Proposed Scheme: +45.25mPD 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 Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.12		REV A

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[redacted]

(摘錄自申請人於 19.8.2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8k



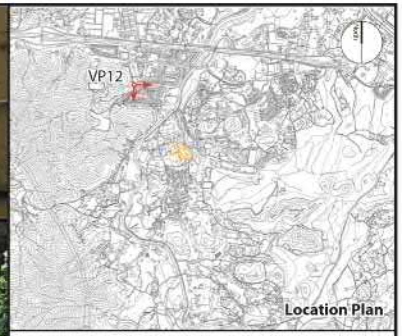
Viewing Point 12 : View looking south east from Kwu Tung South Road (Existing Situation)



Viewing Point 12 : View looking south east from Kwu Tung South Road (Approved Scheme)



Viewing Point 12 : View looking south east from Kwu Tung South Road (Proposed Scheme)



Viewing Point 12 (VP12)

Viewing point elevation: +23mPD
Viewing distance: 600m
Maximum building height of Proposed Scheme: +45.25mPD 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 Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

Visual Impact Assessment: Photomontages

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

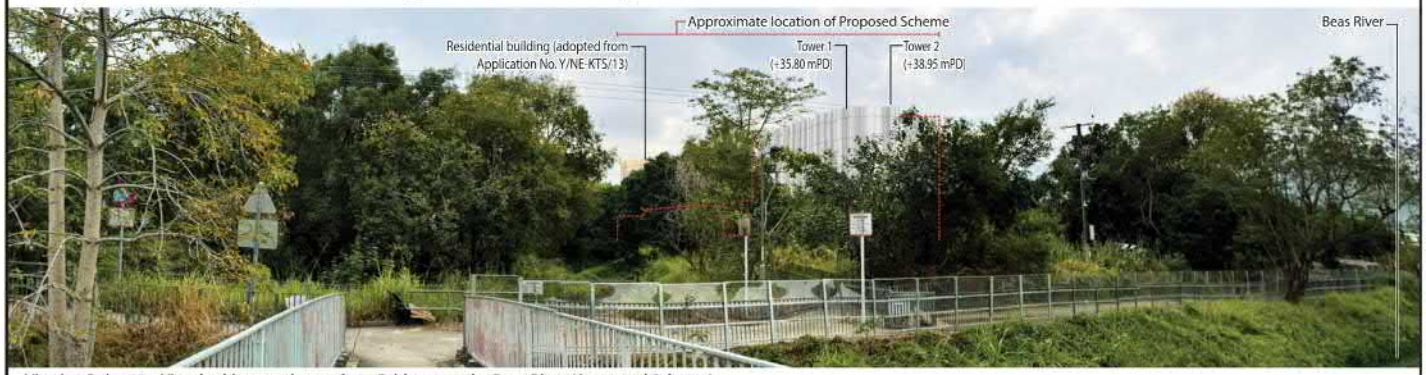
SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
[redacted]

(摘錄自申請人於 19. 8. 2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

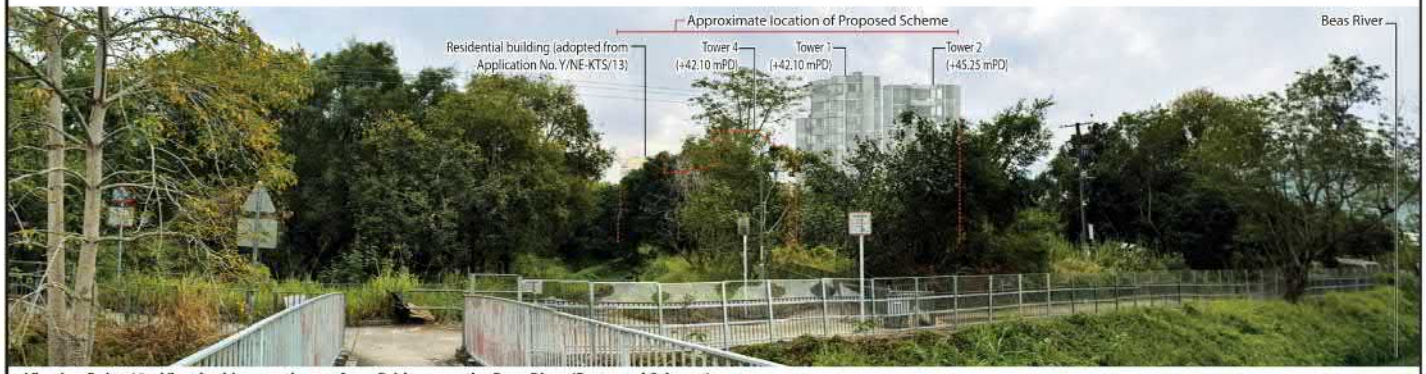
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A/NE-KTS/581	A - 8I



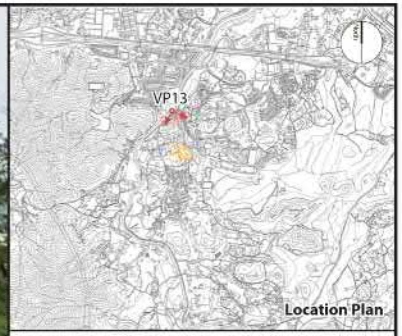
Viewing Point 13 : View looking south-east from Bridge over the Beas River (Existing Situation)



Viewing Point 13 : View looking south-east from Bridge over the Beas River (Approved Scheme)



Viewing Point 13 : View looking south-east from Bridge over the Beas River (Proposed Scheme)



Viewing Point 13 (VP13)

Viewing point elevation: +9.5mPD
Viewing distance: 300m
Maximum building height of Proposed Scheme: +45.25mPD 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 Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities 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

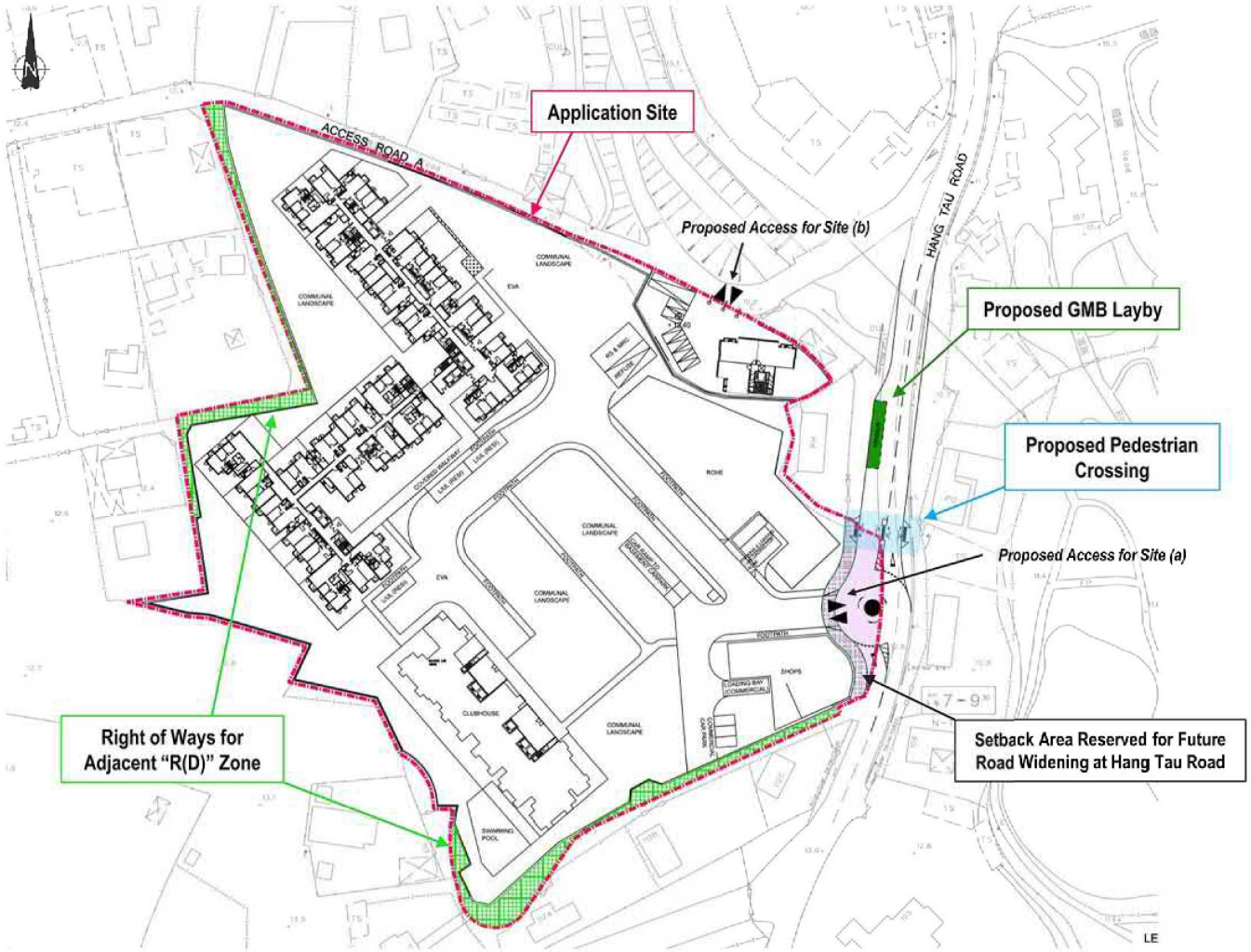
Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Jun 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.14	REV	A

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(摘錄自申請人於 19. 8. 2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

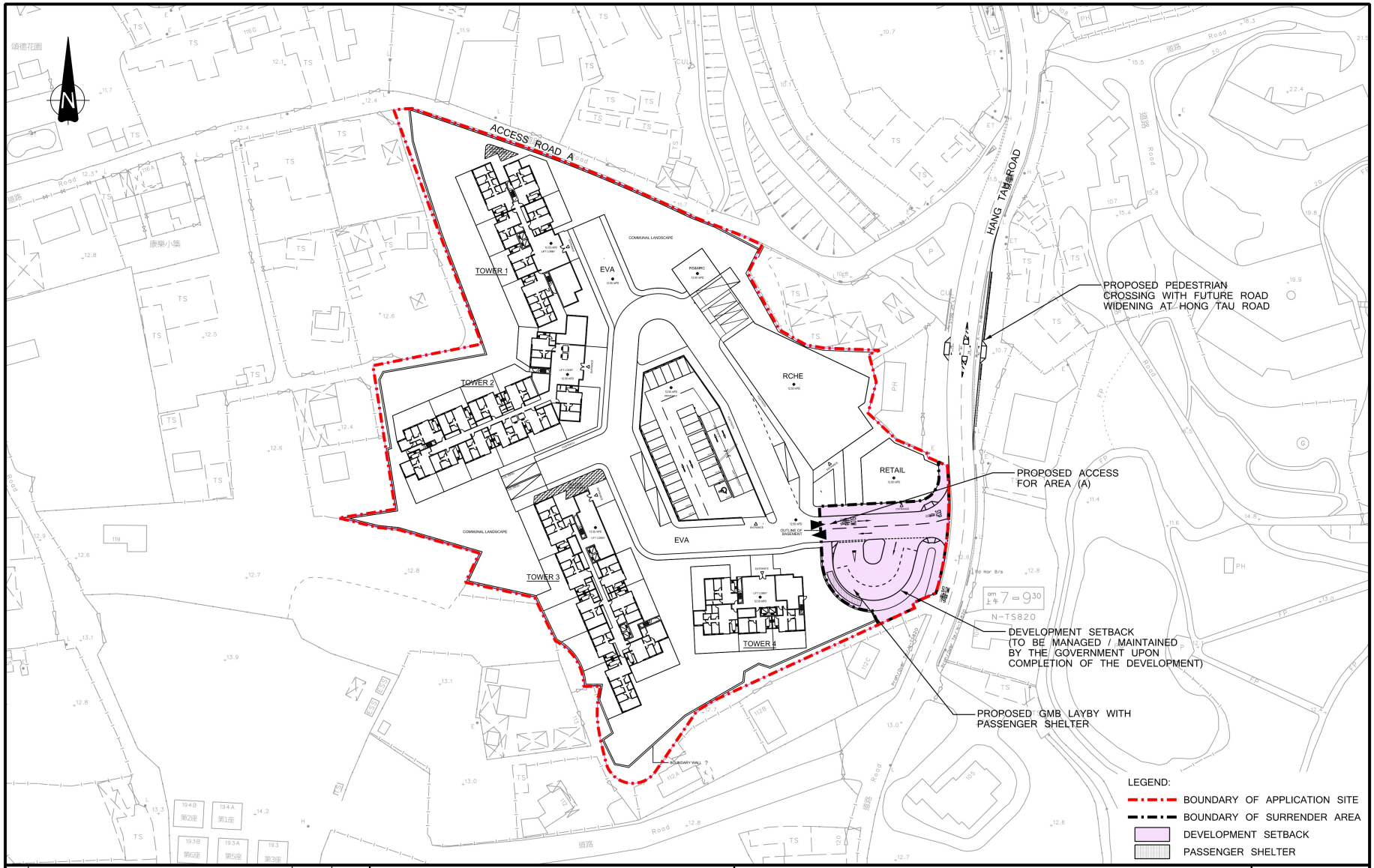
參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 8m



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.** PPA 亞洲先創

(摘錄自申請人於 19. 8. 2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

參考編號 REFERENCE No. A/NE-KTS/581	繪圖 DRAWING A - 9



3310\TIA2\F21-A.dgn

Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
A	MINOR AMENDMENT	CHC	30SEP26

Project Title

SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION FOR COMPREHENSIVE DEVELOPMENT IN HANG TAU TAI PO, KWU TUNG SOUTH

Drawing Title

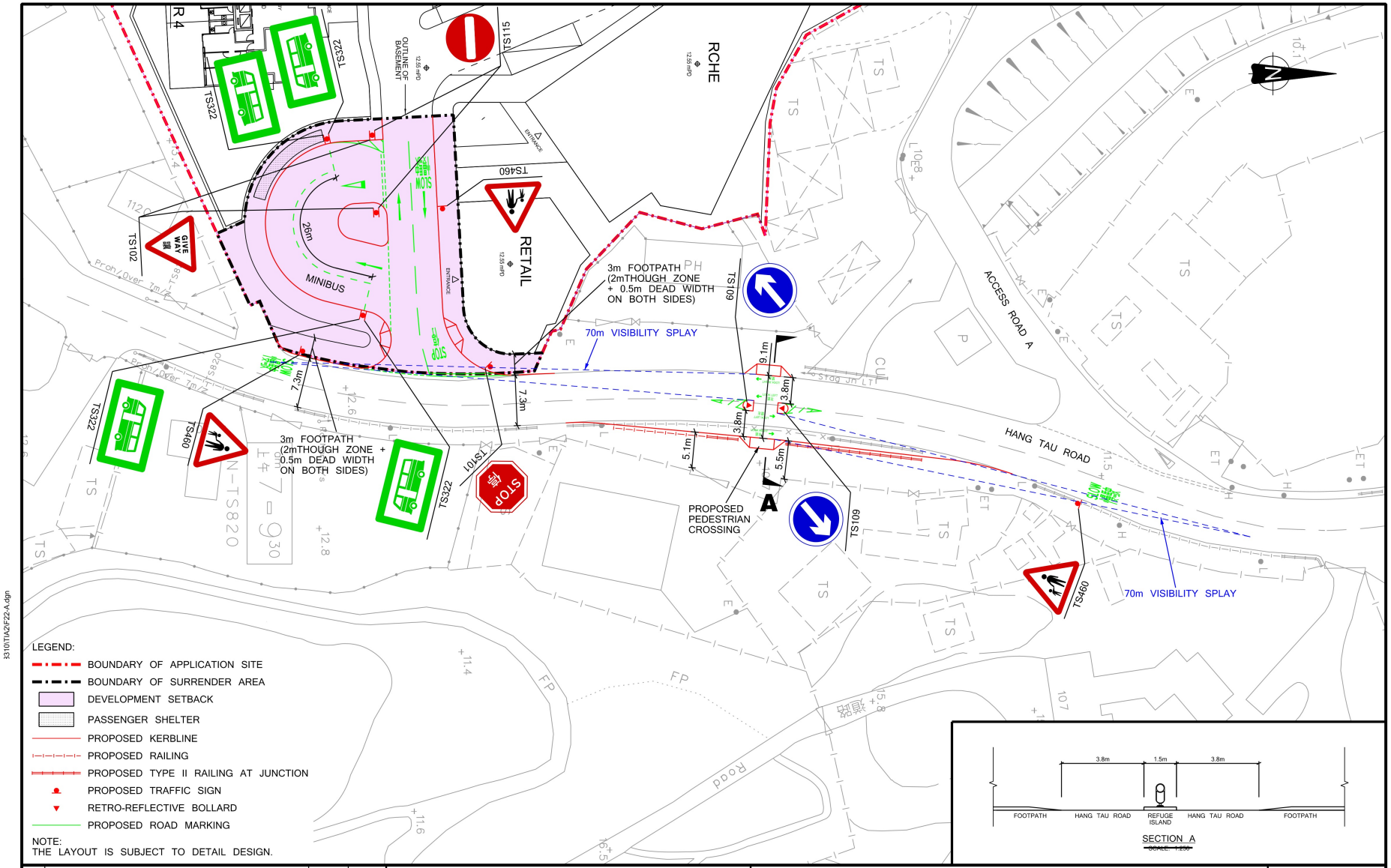
PROPOSED MASTER LAYOUT PLAN AND ACCESS ARRANGEMENT

Designed	Checked	Scale	Date	Drawing No.	Rev.
CNM	CHC	~~1:1000(A3)~~	JUN 2026	**2.1**	A

SYSTRA MVA

(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 10



3310\TIA2\F22-A.dgn

Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
A	MINOR AMENDMENT	CHC	30SEP26

Project Title

SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION FOR COMPREHENSIVE DEVELOPMENT IN HANG TAU TAI PO, KWU TUNG SOUTH

Drawing Title

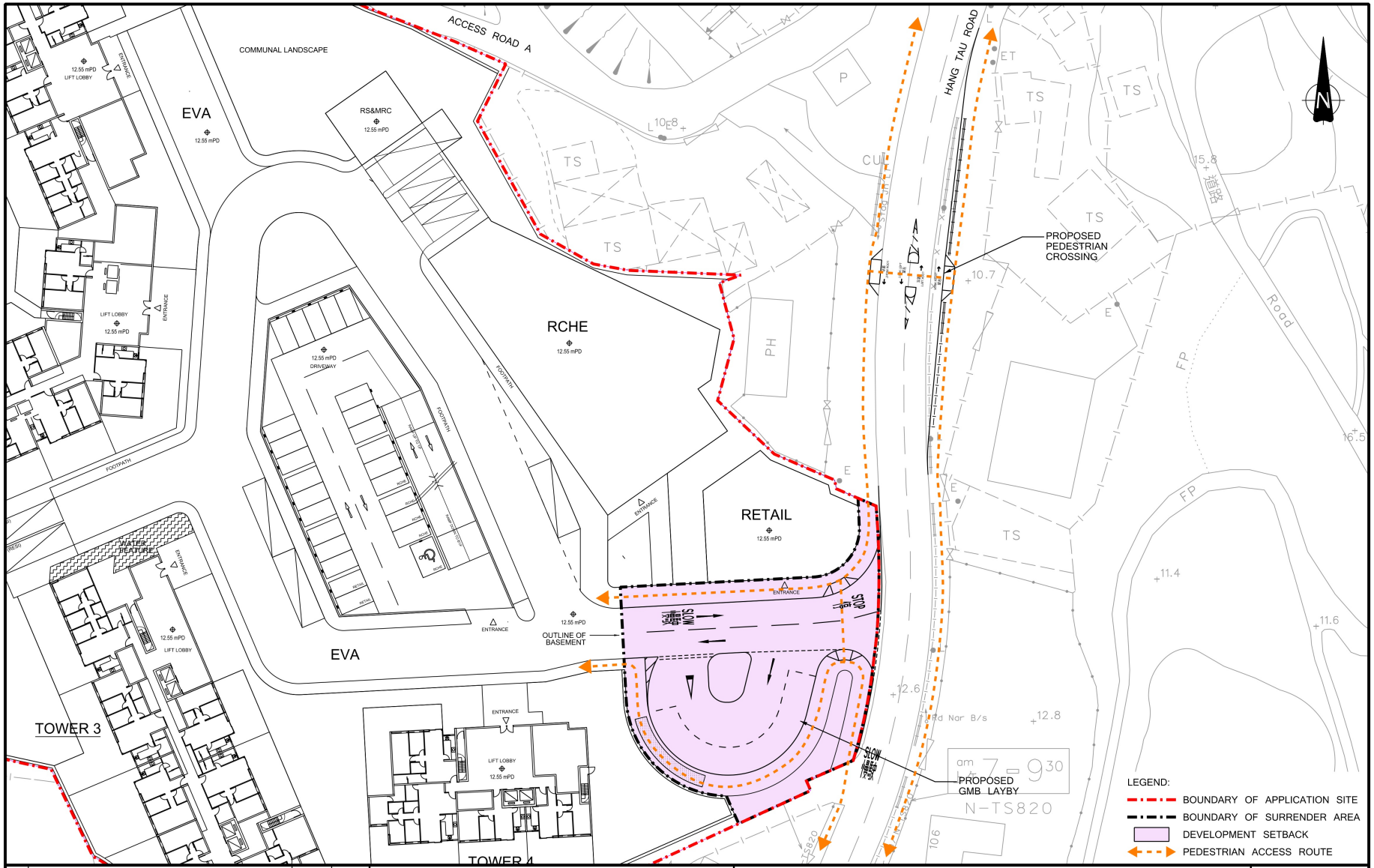
PROPOSED ROAD WIDENING SCHEME AT HANG TAU ROAD

Designed	Checked	Scale	Date	Drawing No.	Rev.
CNM	CHC	~~1:500(A3)~~	JUN 2026	**2.2**	A

SYSTRA MVA

(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 11



Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project Title

SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION FOR COMPREHENSIVE DEVELOPMENT IN HANG TAU TAI PO, KWU TUNG SOUTH

Drawing Title

PROPOSED TRAFFIC AND PEDESTRIAN ARRANGEMENT

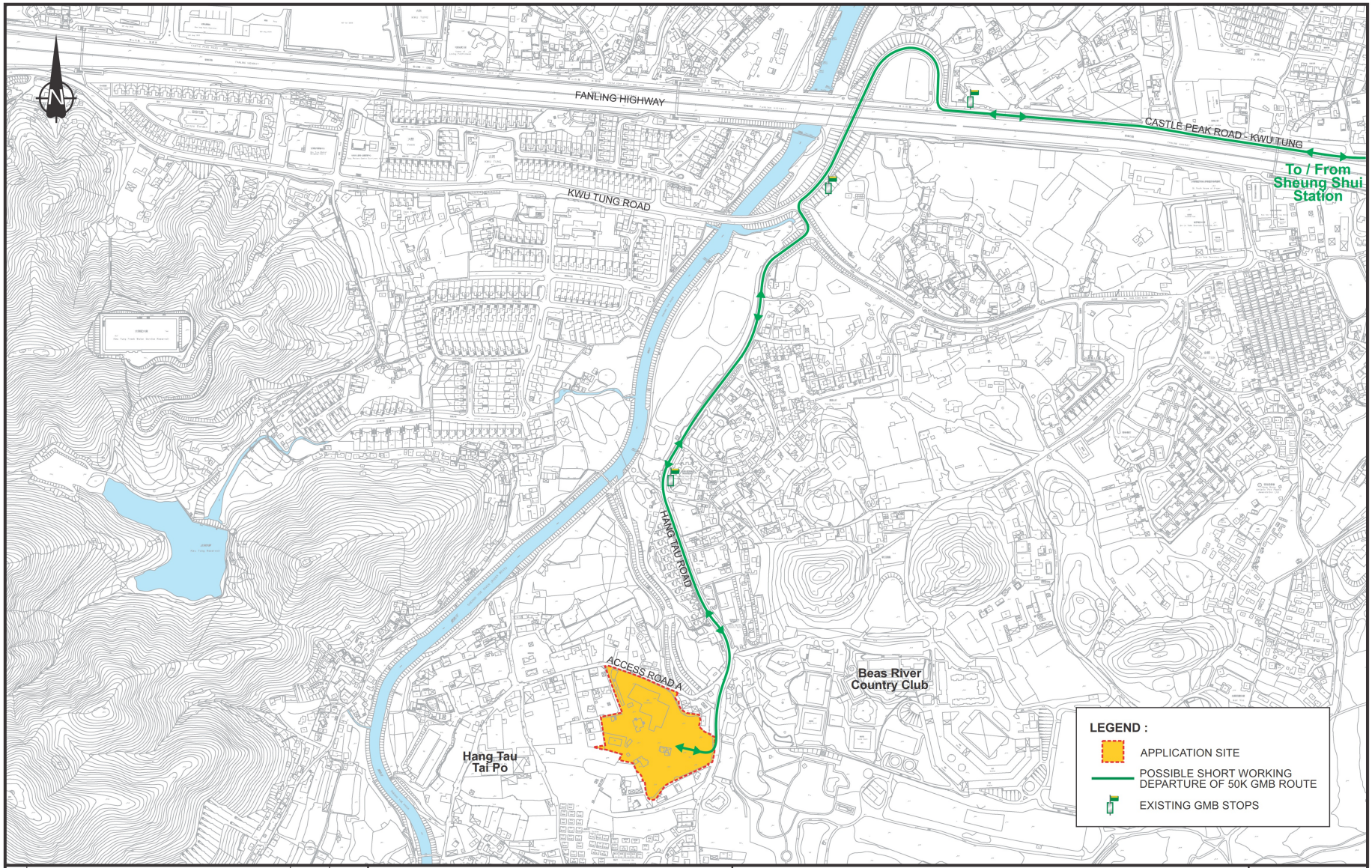
Designed	Checked	Scale	Date	Drawing No.	Rev.
CNM	CHC	~~1:500(A3)~~	JUN 2026	**2.3**	-

SYSTRA MVA

3310\TIA2\F23.dgn

(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 12



Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project Title

SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION FOR COMPREHENSIVE DEVELOPMENT IN HANG TAU TAI PO, KWU TUNG SOUTH

Drawing Title

POSSIBLE GMB SERVICE ENHANCEMENT

Designed	Checked	Scale	Date	Drawing No.	Rev.
TCW	CHC	NTS	JUN 2026	2.4	-

SYSTRA MVA

(摘錄自申請人於 19.8.2026 呈交的申請書)
(Extract from Applicant's Submission of 19.8.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 13

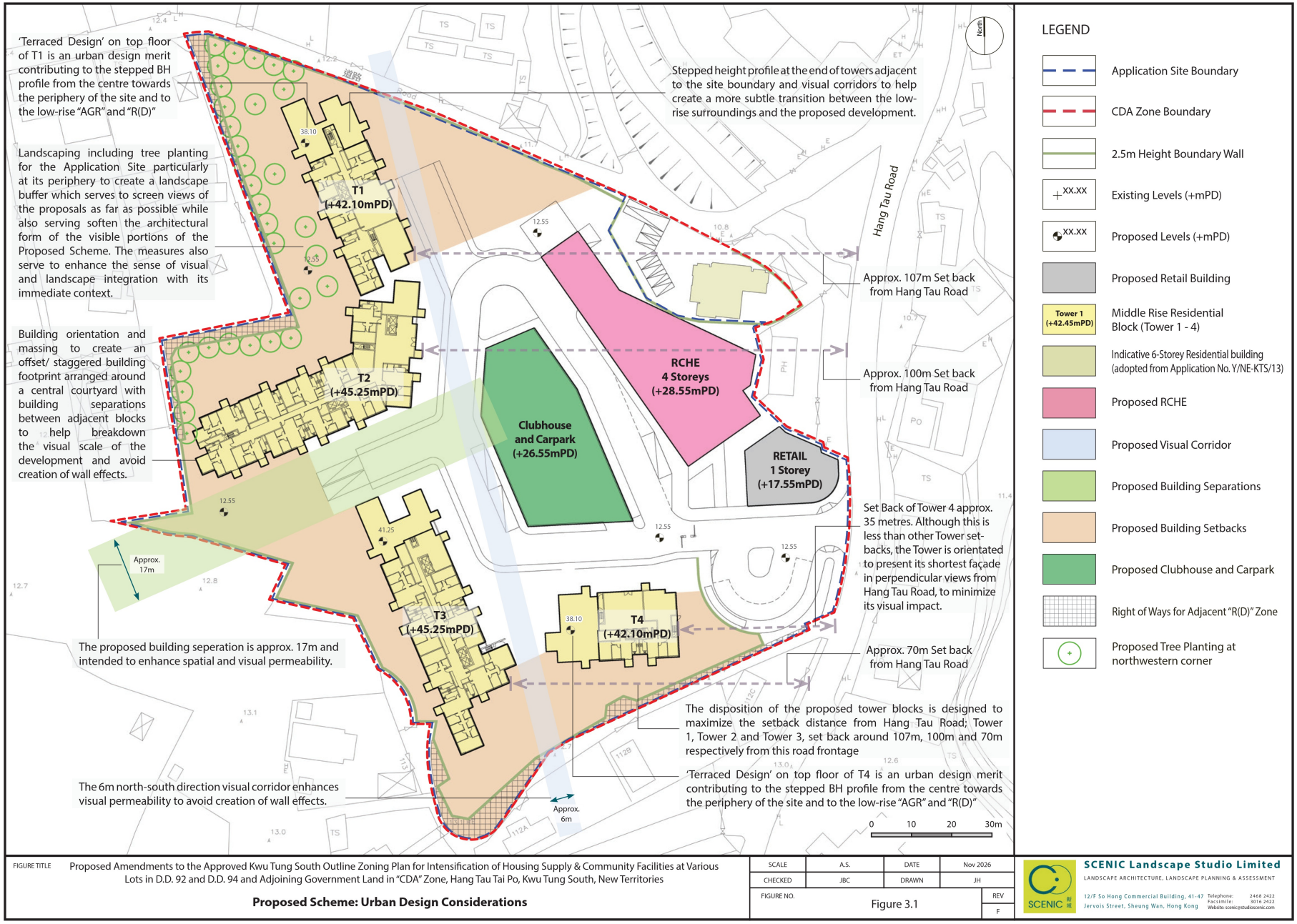


FIGURE TITLE Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

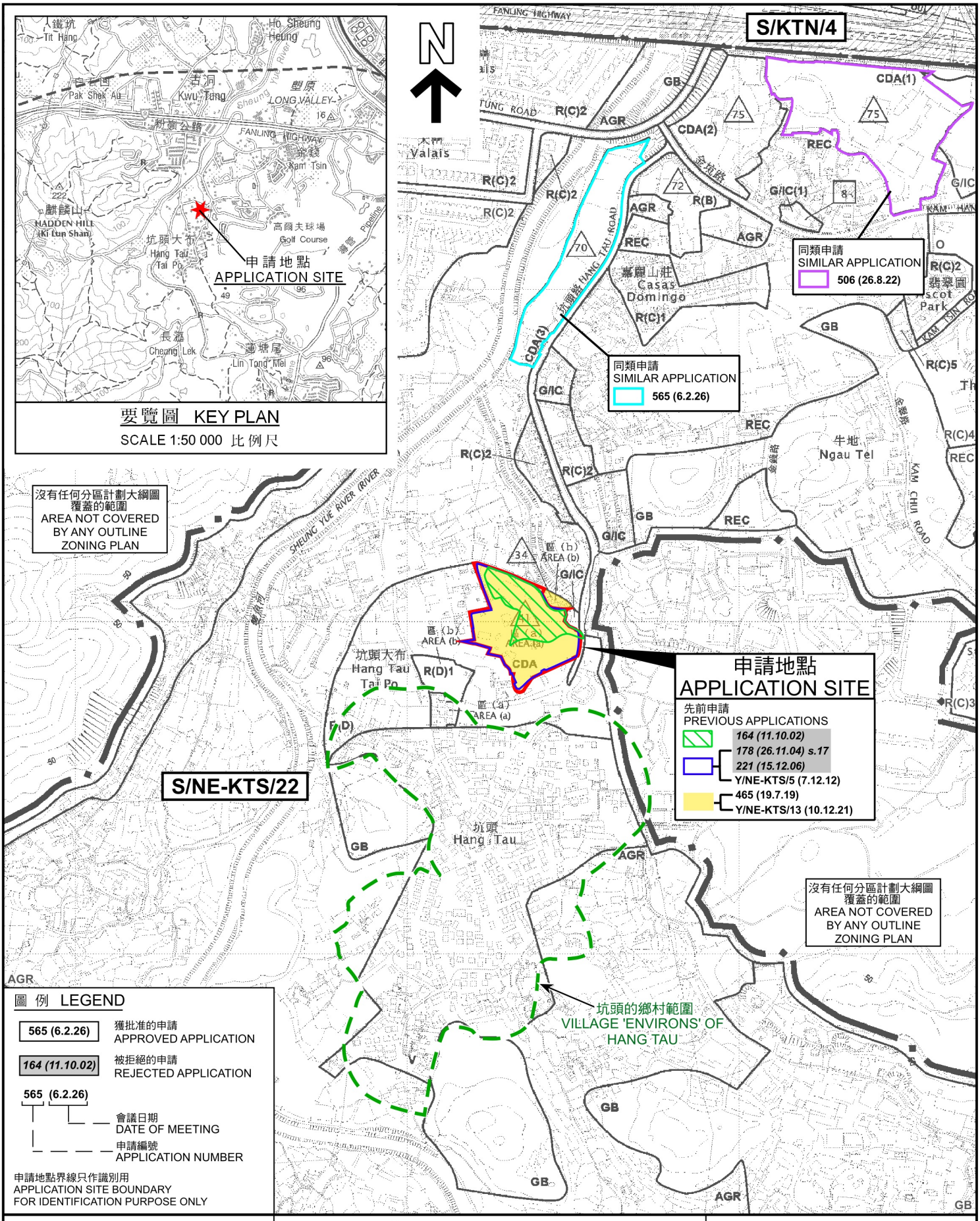
Proposed Scheme: Urban Design Considerations

SCALE	A.S.	DATE	Nov 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 3.1	REV	F

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenicgstudiosceni.com

(摘錄自申請人於18. 11. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.11.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/NE-KTS/581	A - 14



圖例 LEGEND

- 565 (6.2.26) — 獲批准的申請 APPROVED APPLICATION
- 164 (11.10.02) — 被拒絕的申請 REJECTED APPLICATION
- 565 (6.2.26) — 會議日期 DATE OF MEETING / 申請編號 APPLICATION NUMBER

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10月30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 30.10.2026 BASED ON OUTLINE ZONING PLAN No. S/NE-KTS/22 APPROVED ON 11.2.2025

位置圖 LOCATION PLAN

擬議綜合發展（分層住宅、社會福利設施（安老院舍）及商店及服務行業），
並略為放寬地積比率及建築物高度限制
古洞南坑頭大布丈量約份第92約及第94約多個地段和毗連政府土地
PROPOSED COMPREHENSIVE DEVELOPMENT (FLAT, SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AND SHOP AND SERVICES) WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
VARIOUS LOTS IN D.D. 92 AND D.D. 94 AND
ADJOINING GOVERNMENT LAND, HANG TAU TAI PO, KWU TUNG SOUTH

SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-KTS/581

圖 PLAN
A-1

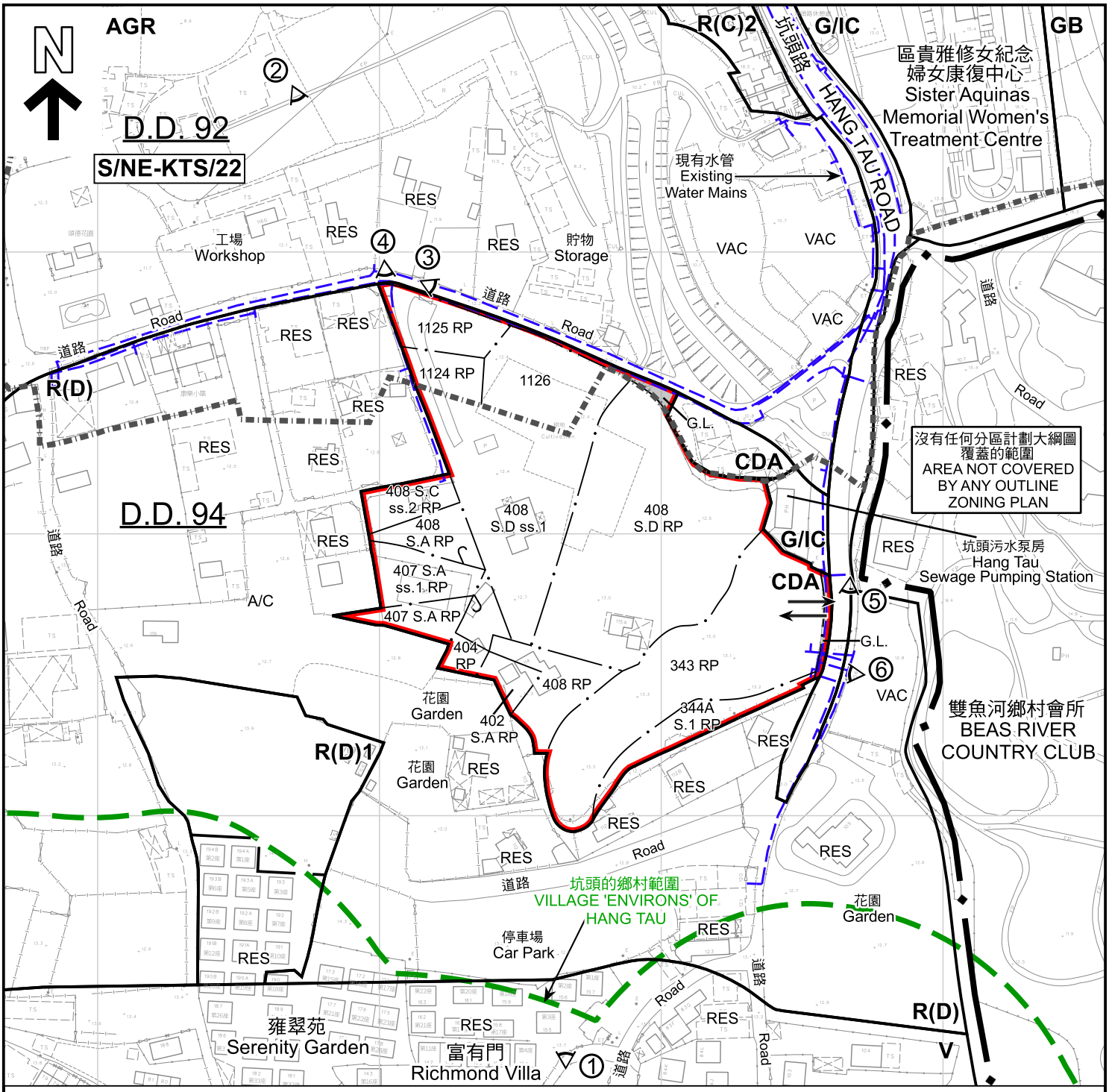


圖 例 LEGEND

- 申請地點（界線只作識別用） APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- **CDA** 綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
- **R(C)** 住宅(丙類) RESIDENTIAL (GROUP C)
- **R(D)** 住宅(丁類) RESIDENTIAL (GROUP D)
- **V** 鄉村式發展 VILLAGE TYPE DEVELOPMENT
- **G/IC** 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- **AGR** 農業 AGRICULTURE
- **GB** 綠化地帶 GREEN BELT
- A/C 常耕農地 CULTIVATED AGRICULTURAL LAND
- RES 住用構築物 RESIDENTIAL STRUCTURES
- VAC 空置 VACANT
- 丈量約份界線 D.D. BOUNDARY
- 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

註釋 Note：

2026年8月27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 27.8.2026

本摘要圖於2026年10月30日擬備，
所根據的資料為測量圖編號2-SE-9D, 10C, 14B及15A
EXTRACT PLAN PREPARED ON 30.10.2026 BASED ON SURVEY SHEETS No. 2-SE-9D, 10C, 14B & 15A

平面圖 SITE PLAN

擬議綜合發展（分層住宅、社會福利設施（安老院舍）及商店及服務行業），
並略為放寬地積比率及建築物高度限制
古洞南坑頭大布丈量約份第92約及第94約多個地段和毗連政府土地
PROPOSED COMPREHENSIVE DEVELOPMENT (FLAT, SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AND SHOP AND SERVICES) WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
VARIOUS LOTS IN D.D. 92 AND D.D. 94 AND
ADJOINING GOVERNMENT LAND, HANG TAU TAI PO, KWU TUNG SOUTH

SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-KTS/581

圖 PLAN
A-2



本摘要圖於2026年10月30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E257938C

EXTRACT PLAN PREPARED ON 30.10.2026 BASED ON AERIAL PHOTO No. E257938C TAKEN ON 10.6.2025 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議綜合發展（分層住宅、社會福利設施（安老院舍）及商店及服務行業），
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VARIOUS LOTS IN D.D. 92 AND D.D. 94 AND
ADJOINING GOVERNMENT LAND, HANG TAU TAI PO, KWU TUNG SOUTH

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-KTS/581

圖 PLAN
A-3







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

本圖於2026年11月9日擬備，
所根據的資料為攝於
2026年9月4日的實地照片

PLAN PREPARED ON 9.11.2026
BASED ON SITE PHOTOS
TAKEN ON 4.9.2026

實地照片 SITE PHOTOS

擬議綜合發展（分層住宅、社會福利設施（安老院舍）及商店及服務行業），
並略為放寬地積比率及建築物高度限制
古洞南坑頭大布丈量約份第92約及第94約多個地段和毗連政府土地
PROPOSED COMPREHENSIVE DEVELOPMENT (FLAT, SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AND SHOP AND SERVICES) WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
VARIOUS LOTS IN D.D. 92 AND D.D. 94 AND
ADJOINING GOVERNMENT LAND, HANG TAU TAI PO, KWU TUNG SOUTH

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-KTS/581

圖 PLAN
A-4a







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

本圖於2026年9月18日擬備，
所根據的資料為攝於
2026年9月4日的實地照片

PLAN PREPARED ON 18.9.2026
BASED ON SITE PHOTOS
TAKEN ON 4.9.2026

實地照片 SITE PHOTOS

擬議綜合發展（分層住宅、社會福利設施（安老院舍）及商店及服務行業），
並略為放寬地積比率及建築物高度限制
古洞南坑頭大布丈量約份第92約及第94約多個地段和毗連政府土地
PROPOSED COMPREHENSIVE DEVELOPMENT (FLAT, SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AND SHOP AND SERVICES) WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
VARIOUS LOTS IN D.D. 92 AND D.D. 94 AND
ADJOINING GOVERNMENT LAND, HANG TAU TAI PO, KWU TUNG SOUTH

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-KTS/581

圖 PLAN
A-4b