

Project:
Kwu Tung North New Development Area
Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for Proposed/Permitted Public and Private Housing Developments, Proposed Shop and Services and Eating Place within Public Housing Developments, and Proposed Public Transport Terminus, Shop and Services and Eating Place within a Private Housing Development

Title:
Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions



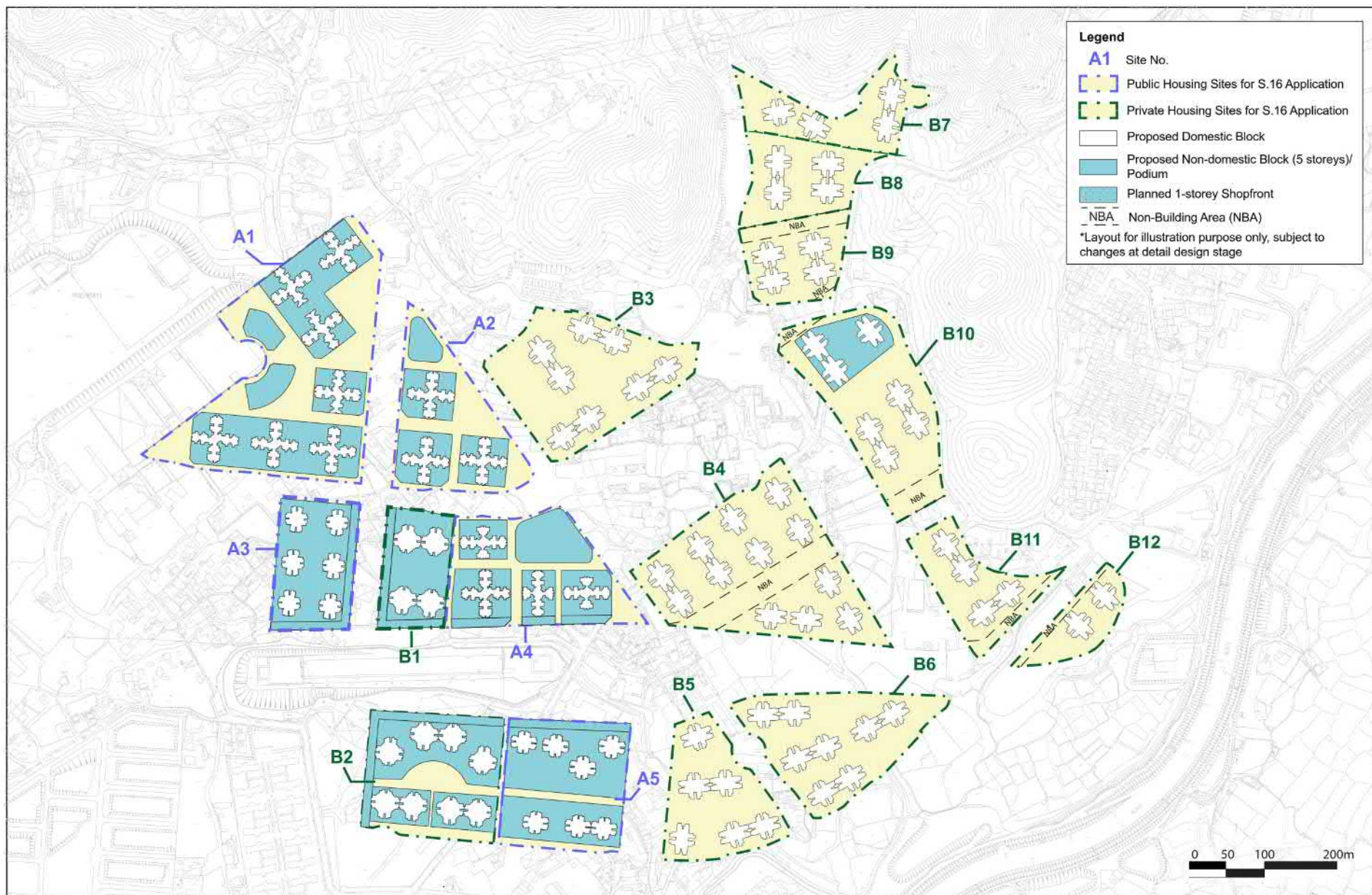
Figure: 3.4
Date: Aug 2022

AECOM

(資料來源：申請人於 16.9.2022 呈交的資料)
(Source: Applicant's Submission of 16.9.2022)

參考編號
REFERENCE No.
A/KTN/93

繪圖 DRAWING
A-1



Project:
Kwu Tung North New Development Area
Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and/or
Building Height Restrictions for Proposed/Permitted Public and Private Housing
Developments, Proposed Shop and Services and Eating Place within Public Housing
Developments, and Proposed Public Transport Terminus, Shop and Services and
Eating Place within a Private Housing Development

Indicative Master Layout Plan of the Application Sites



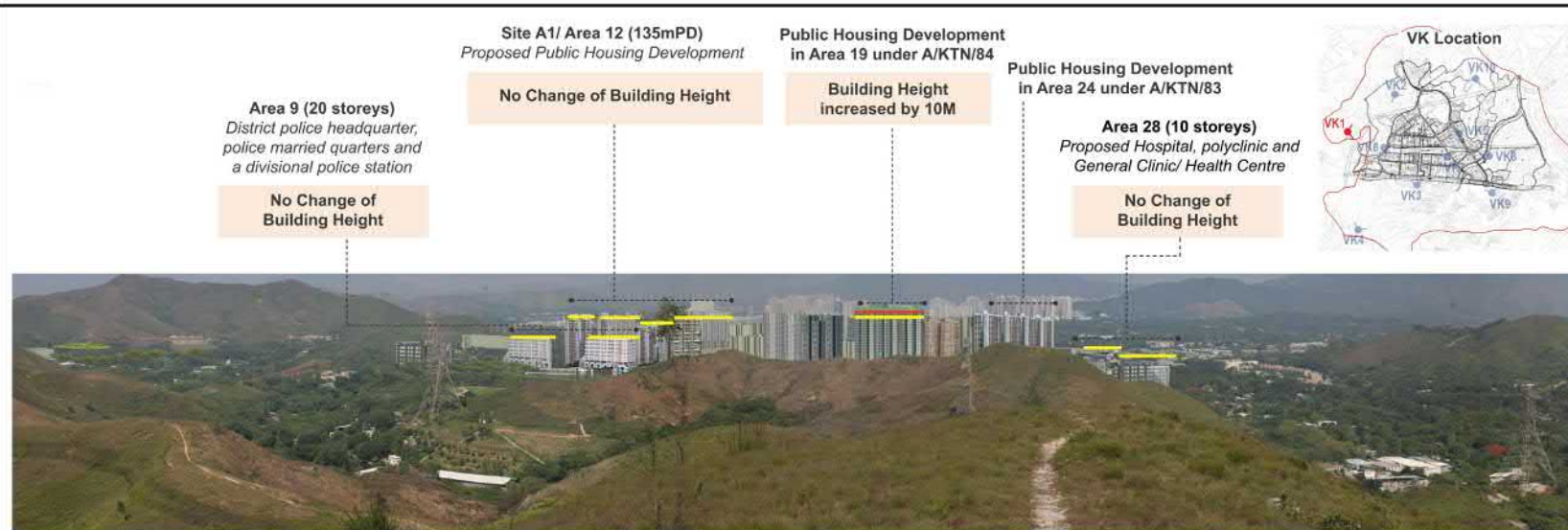
Date: Aug 2022

AECOM

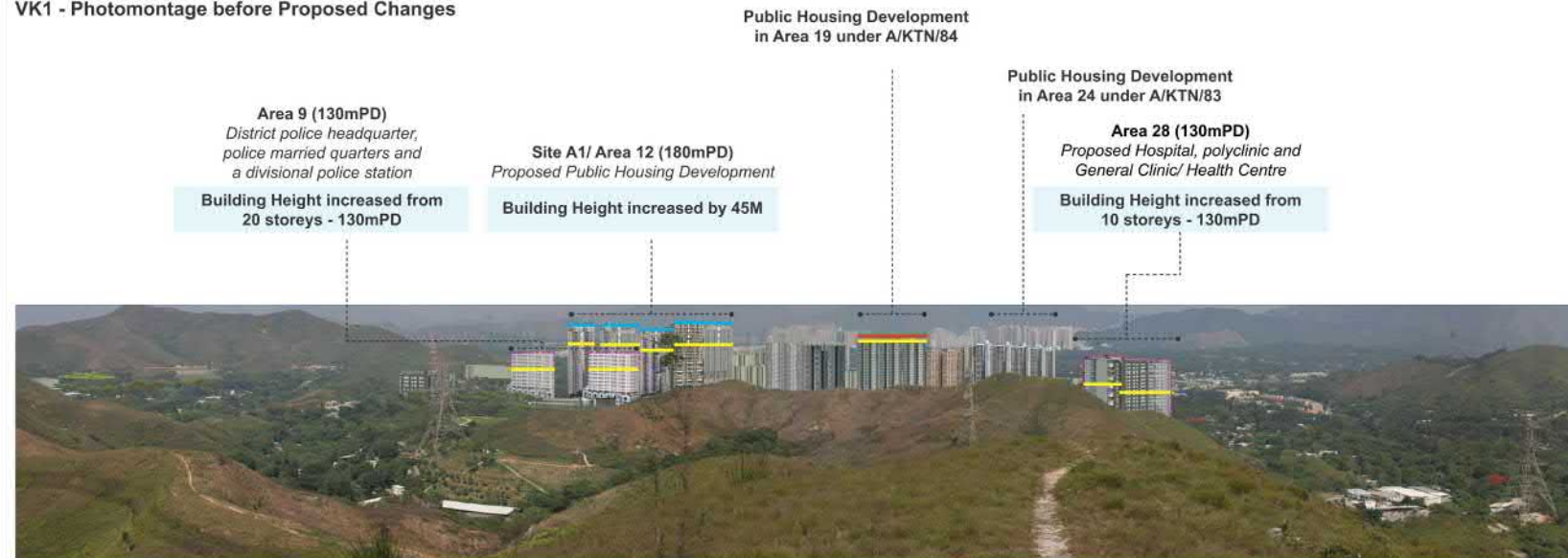
(資料來源：申請人於 5.9.2022 呈交的資料)
(Source: Applicant's Submission of 5.9.2022)

參考編號
REFERENCE No.
A/KTN/93

繪圖 DRAWING
A-2



VK1 - Photomontage before Proposed Changes



VK1 - Photomontage after Proposed Changes

- BUILDING HEIGHT RESTRICTION UNDER OZP
- BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/54
- BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/84
- PROPOSED BUILDING HEIGHT RELAXATION UNDER S16 APPLICATION
- PROPOSED BUILDING HEIGHT RELAXATION UNDER OZP AMENDMENT
- BUILDING HEIGHT CHANGES BETWEEN OZP RESTRICTION & APPLICATION NO. A/KTN/54

PROPOSED BUILDING HEIGHT CHANGES BETWEEN OZP RESTRICTION & THE PROPOSED DEVELOPMENT (S16 + OZP AMENDMENT)

AECOM

PROJECT
DEVELOPMENT OF
KWU TUNG NORTH
NEW DEVELOPMENT
AREA, REMAINING
PHASE - DESIGN
AND CONSTRUCTION

CLIENT
土木工務發展局
Civil Engineering and
Development Department

CONSULTANT
AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS
CYLLBERG

ISSUE/REVISION				
NO.	DATE	DESCRIPTION	BY	CHK.

STATUS

SCALE
1:1000
DIMENSION UNIT
METRE

KEY PLAN

PROJECT NO.
60624717
CONTRACT NO.
CE 19/2019 (CE)

SHEET TITLE
PHOTOMONTAGE FROM
VIEWPOINT VK1

SHEET NUMBER
60624717/S16/FIGURE 3.1

(資料來源：申請人於 16.9.2022 呈交的資料)
(Source: Applicant's Submission of 16.9.2022)

參考編號
REFERENCE No.
A/KTN/93

繪圖 DRAWING
A-3

ISSUE/REVISION			
NO.	DATE	DESCRIPTION	CHK.

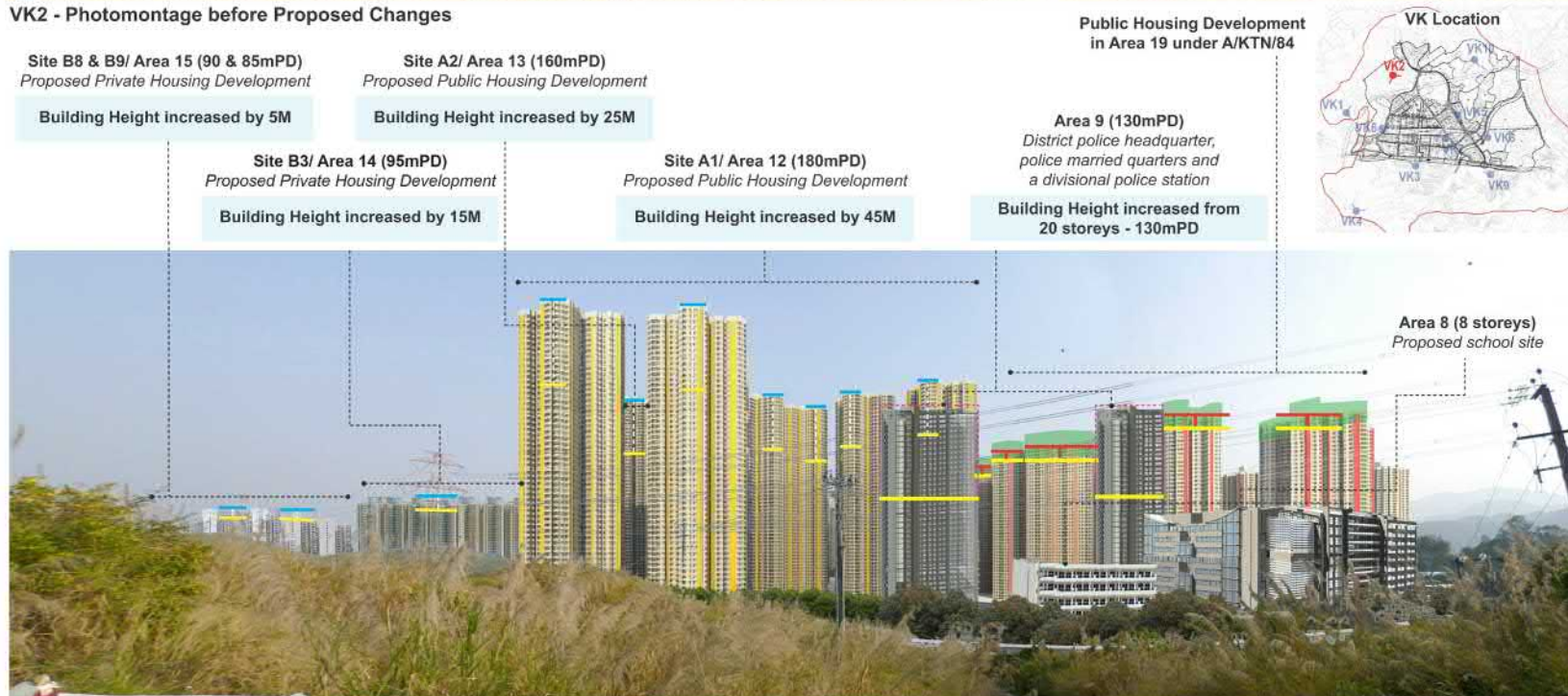
STATUS			
NO.	DATE	DESCRIPTION	CHK.

SCALE	DIMENSION UNIT
1:1000	METRE
KEY PLAN	

PROJECT NO.	CONTRACT NO.
60624717	CE 19/2019 (CE)
SHEET TITLE	
PHOTOMONTAGE FROM VIEWPOINT VK2	
SHEET NUMBER	
60624717/16/FIGURE 3.2	



VK2 - Photomontage before Proposed Changes



VK2 - Photomontage after Proposed Changes

- BUILDING HEIGHT RESTRICTION UNDER OZP
- BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/54
- BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/84
- PROPOSED BUILDING HEIGHT RELAXATION UNDER S16 APPLICATION
- PROPOSED BUILDING HEIGHT RELAXATION UNDER OZP AMENDMENT

BUILDING HEIGHT CHANGES BETWEEN OZP RESTRICTION & APPLICATION NO. A/KTN/54

PROPOSED BUILDING HEIGHT CHANGES BETWEEN OZP RESTRICTION & THE PROPOSED DEVELOPMENT (S16 + OZP AMENDMENT)

(資料來源：申請人於 16. 9. 2022 呈交的資料)
(Source: Applicant's Submission of 16.9.2022)

參考編號
REFERENCE No.
A/KTN/93

繪圖 DRAWING
A-4



VK7 - Photomontage before Proposed Changes



VK7 - Photomontage after Proposed Changes

- BUILDING HEIGHT RESTRICTION UNDER OZP
- BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/54
- PROPOSED BUILDING HEIGHT RELAXATION UNDER S16 APPLICATION

BUILDING HEIGHT CHANGES BETWEEN OZP RESTRICTION & APPLICATION NO. A/KTN/54

PROPOSED BUILDING HEIGHT CHANGES BETWEEN OZP RESTRICTION & THE PROPOSED DEVELOPMENT (S16 + OZP AMENDMENT)



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PROJECT
DEVELOPMENT OF
KWU TUNG NORTH
NEW DEVELOPMENT
AREA, REMAINING
PHASE - DESIGN
AND CONSTRUCTION

CLIENT
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Civil Engineering and
Development Department

CONSULTANT
AECOM Asia Company Ltd.
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SUB-CONSULTANTS
CYLBERNET

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE	DIMENSION UNIT
1:1000	METRE
KEY PLAN	

PROJECT NO.
60624717

CONTRACT NO.
CE 19/2019 (CE)

SHEET TITLE
PHOTOMONTAGE FROM
VIEWPOINT VK7

SHEET NUMBER
60624717/S16/FIGURE 3.7

參考編號
REFERENCE No.

A/KTN/93

繪圖 DRAWING

A-5

(資料來源：申請人於 16. 9. 2022 呈交的資料)
(Source: Applicant's Submission of 16.9.2022)



VK8 - Photomontage before Proposed Changes



VK8 - Photomontage after Proposed Changes

PROPOSED BUILDING HEIGHT CHANGES BETWEEN OZP RESTRICTION & THE PROPOSED DEVELOPMENT (S16 + OZP AMENDMENT)

- BUILDING HEIGHT RESTRICTION UNDER OZP
- BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/54
- PROPOSED BUILDING HEIGHT RELAXATION UNDER S16 APPLICATION
- PROPOSED BUILDING HEIGHT RELAXATION UNDER OZP AMENDMENT
- BUILDING HEIGHT CHANGES BETWEEN OZP RESTRICTION & APPLICATION NO. A/KTN/54



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PROJECT
DEVELOPMENT OF
KWU TUNG NORTH
NEW DEVELOPMENT
AREA, REMAINING
PHASE - DESIGN
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Development Department

CONSULTANT
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PCLBARRIE

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

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SCALE
1:1000
DIMENSION UNIT
METRE

KEY PLAN
S16

PROJECT NO.
60624717
CONTRACT NO.
CE 19/2019 (CE)

SHEET TITLE
PHOTOMONTAGE FROM
VIEWPOINT VK8

SHEET NUMBER
60624717/S16/FIGURE 3.8

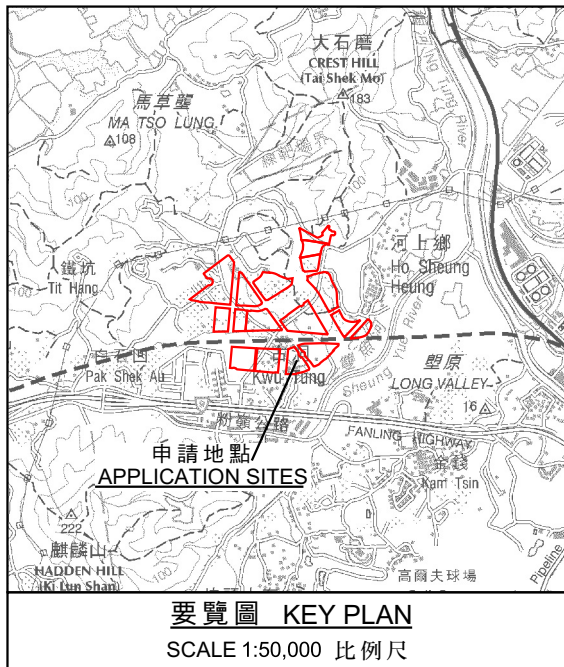
參考編號
REFERENCE No.

A/KTN/93

繪圖 DRAWING

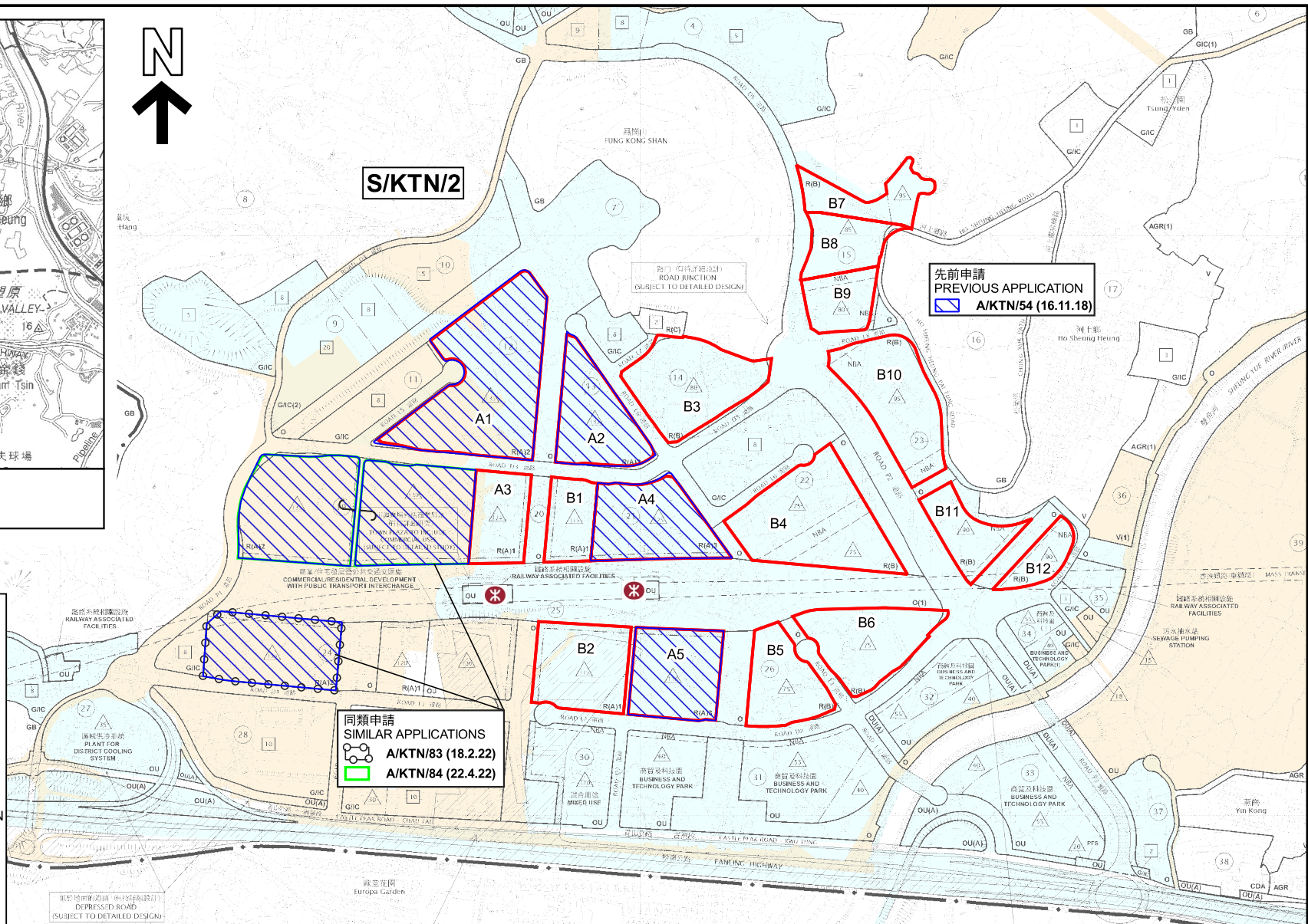
A-6

(資料來源：申請人於 16.9.2022 呈交的資料)
(Source: Applicant's Submission of 16.9.2022)



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITES (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
- A/KTN/84 (22.4.22) 申請編號
APPLICATION NUMBER



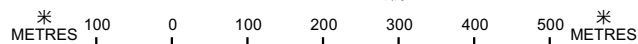
位置圖 LOCATION PLAN

擬議略為放寬地積比率及/或建築物高度限制，以作擬議/准許的公營及私營房屋發展，及在公營房屋發展內作擬議商店及服務行業及食肆用途，和在一私營房屋發展內作擬議公共車輛總站、商店及服務行業及食肆用途

PROPOSED MINOR RELAXATION OF PLOT RATIO AND/OR BUILDING HEIGHT RESTRICTIONS FOR PROPOSED/PERMITTED PUBLIC AND PRIVATE HOUSING DEVELOPMENTS, AND PROPOSED SHOP AND SERVICES AND EATING PLACE WITHIN PUBLIC HOUSING DEVELOPMENTS, AND PROPOSED PUBLIC TRANSPORT TERMINUS, SHOP AND SERVICES AND EATING PLACE WITHIN A PRIVATE HOUSING DEVELOPMENT

VARIOUS LOTS IN D.D. 95 AND ADJOINING GOVERNMENT LAND, KWU TUNG NORTH, NEW TERRITORIES

SCALE 1:10 000 比例尺



規劃署
PLANNING
DEPARTMENT

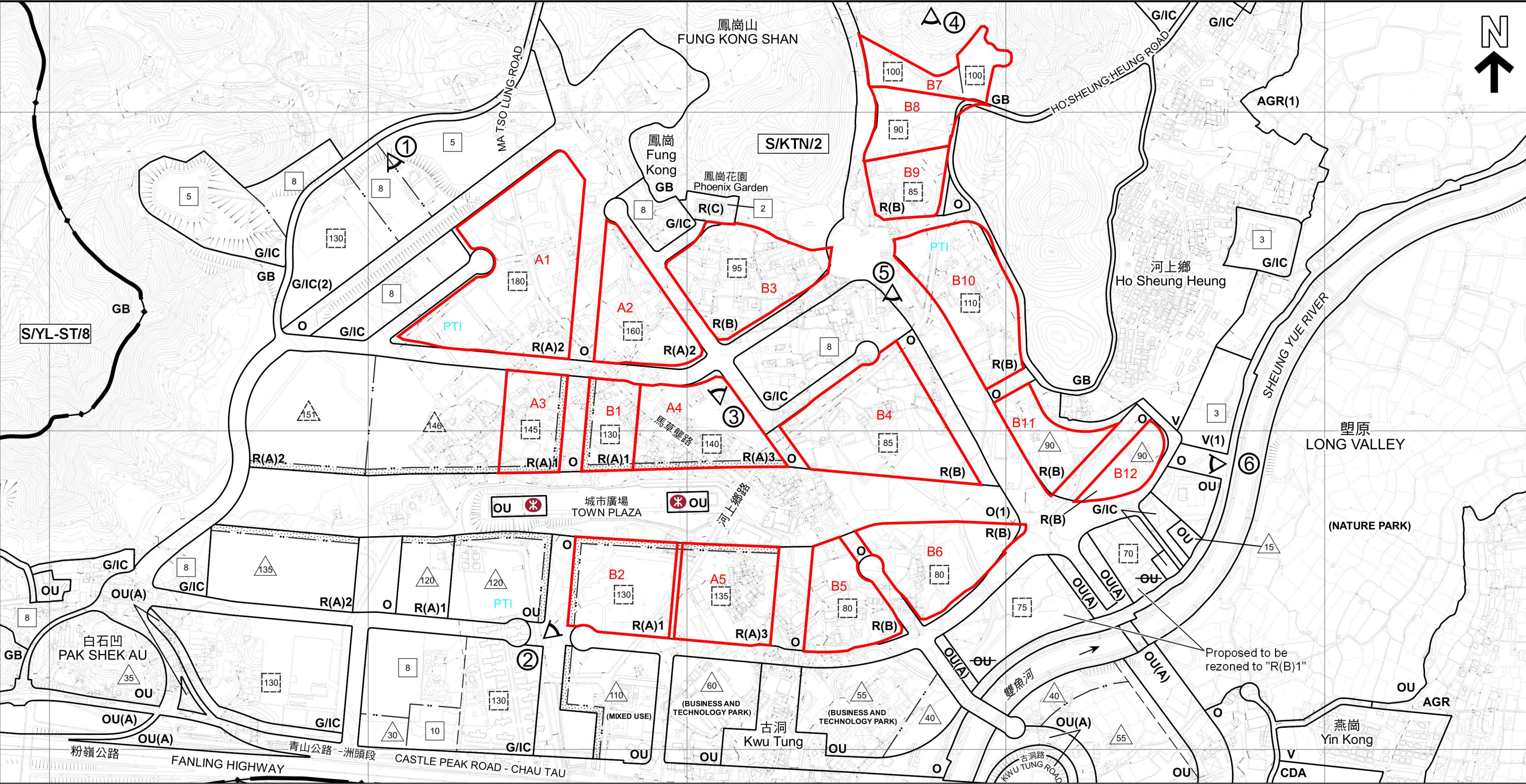


參考編號
REFERENCE No.
A/KTN/93

圖 PLAN
A-1

本摘要圖於2022年9月16日擬備，
所根據的資料為於2015年6月16日
核准的分區計劃大綱圖編號S/KTN/2

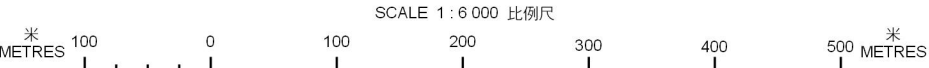
EXTRACT PLAN PREPARED ON
16.9.2022 BASED ON OUTLINE ZONING
PLAN No. S/KTN/2 APPROVED ON
16.6.2015



圖例 LEGEND		以下建築物高度限制為主水平基準上若干米 BUILDING HEIGHT RESTRICTION BELOW IN METRES ABOVE PRINCIPAL DATUM (mPD)	
	申請地點 (界線只作識別用) APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)		在分區計劃大綱圖上建築物高度限制 BUILDING HEIGHT RESTRICTION ON OZP
	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA		在第16條規劃申請獲批的建築物高度 BUILDING HEIGHT APPROVED UNDER S.16 APPLICATION
	住宅 (甲類) RESIDENTIAL (GROUP A)		擬議建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTION
	住宅 (乙類) RESIDENTIAL (GROUP B)		
	住宅 (丙類) RESIDENTIAL (GROUP C)		
	鄉村式發展 VILLAGE TYPE DEVELOPMENT		
	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY		
	休憩用地 OPEN SPACE		
	其他指定用途 OTHER SPECIFIED USES		
	其他指定用途 (美化市容地帶) OTHER SPECIFIED USES (AMENITY)		
	其他指定用途 (商業及科技園) OTHER SPECIFIED USES (BUSINESS AND TECHNOLOGY PARK)		
	農業 AGRICULTURE		
	綠化地帶 GREEN BELT		
	擬議鐵路入口 PROPOSED MTR ENTRANCE		
	公共交通交匯處/總站 PUBLIC TRANSPORT INTERCHANGE/TERMINUS		
	梯級式平台 TERRACED PODIUM		
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO		
	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)		

本摘要圖於2022年9月16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 16.9.2022
BASED ON SURVEY SHEET No. 2-SE-4A, 4B, 4C, 4D, 5A, 5B, 5C, 5D, 9A, 9B, 10A AND 10B

周邊地區的建築物高度
BUILDING HEIGHT OF SURROUNDING AREA

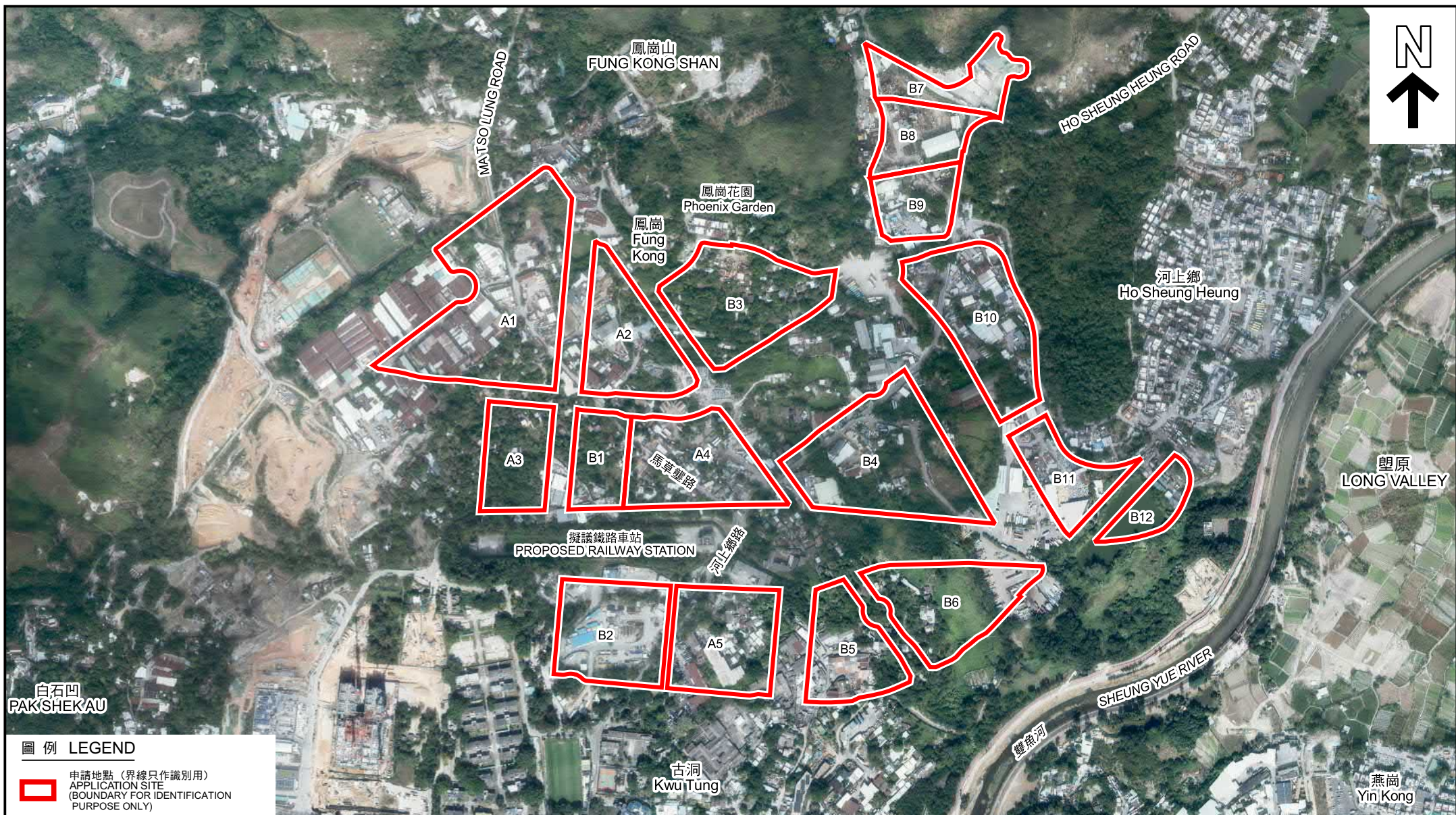


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參考編號
REFERENCE No.
A/KTN/93

圖 PLAN
A-2



本摘要圖於2022年9月13日擬備，所根據的資料為地政總署於2021年1月14日拍得的航攝照片編號E125073C、2021年12月1日拍得的航攝照片編號E141899C、E141901C、E141903C、E141904C及於2021年12月29日拍得的航攝照片編號E144612C、E144614C、E144616C、E144618C、E144620C、E144640C、E144642C、E144644C、E144646C及E144648C

EXTRACT PLAN PREPARED ON 13.9.2022 BASED ON AERIAL PHOTO No.E125073C TAKEN ON 14.1.2021, E141899C, E141901C, E141903C, E141904C TAKEN ON 1.12.2021, E144612C, E144614C, E144616C, E144618C, E144620C, E144640C, E144642C, E144644C, E144646C AND E144648C TAKEN ON 29.12.2021

BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議略為放寬地積比率及/或建築物高度限制，以作擬議/准許的公營及私營房屋發展，及在公營房屋發展內作擬議商店及服務行業及食肆用途，和在一私營房屋發展內作擬議公共車輛總站、商店及服務行業及食肆用途

新界古洞北丈量約份第95約多個地段及毗連政府土地

PROPOSED MINOR RELAXATION OF PLOT RATIO AND/OR BUILDING HEIGHT RESTRICTIONS, AND PROPOSED SHOP AND SERVICES AND EATING PLACE WITHIN PUBLIC HOUSING DEVELOPMENTS, AND PROPOSED PUBLIC TRANSPORT TERMINUS, SHOP AND SERVICES AND EATING PLACE WITHIN A PRIVATE HOUSING DEVELOPMENT

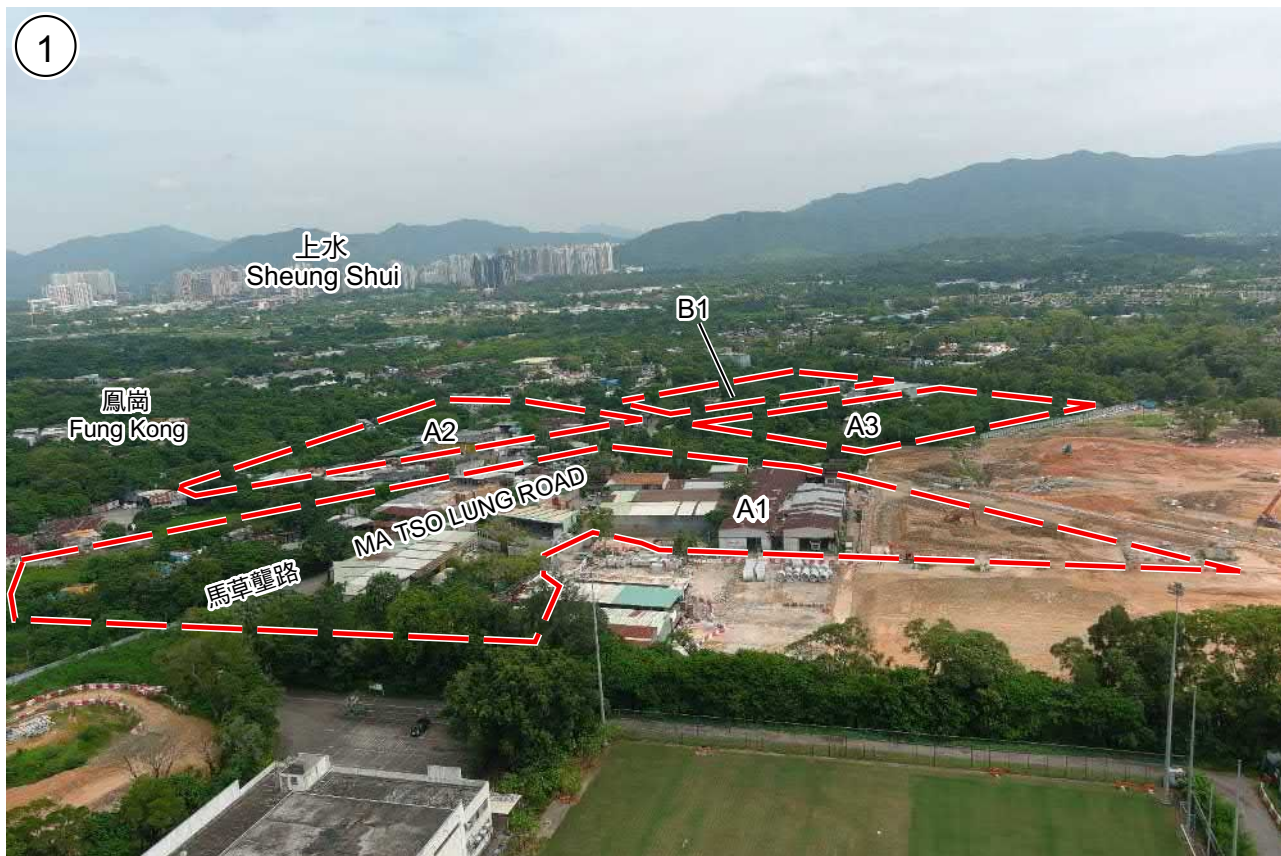
VARIOUS LOTS IN D.D. 95 AND ADJOINING GOVERNMENT LAND, KWU TUNG NORTH, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/KTN/93

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

擬議略為放寬地積比率及/或建築物高度限制，以作擬議/准許的公營及私營房屋發展，
及在公營房屋發展內作擬議商店及服務行業及食肆用途，
和在一私營房屋發展內作擬議公共運輸總站、商店及服務行業及食肆用途
新界古洞北丈量約份第95約多個地段及毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO AND/OR BUILDING HEIGHT RESTRICTIONS
FOR PROPOSED/PERMITTED PUBLIC AND PRIVATE HOUSING DEVELOPMENTS,
AND PROPOSED SHOP AND SERVICES AND EATING PLACE WITHIN
PUBLIC HOUSING DEVELOPMENTS, AND PROPOSED PUBLIC TRANSPORT TERMINUS,
SHOP AND SERVICES AND EATING PLACE WITHIN A PRIVATE HOUSING DEVELOPMENT
VARIOUS LOTS IN D.D. 95 AND ADJOINING GOVERNMENT LAND,
KWU TUNG NORTH, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/KTN/93

圖 PLAN
A-4a

本圖於2022年9月14日擬備，所根據的
資料為攝於2022年9月1日及9月2日的實地
照片
PLAN PREPARED ON 14.9.2022
BASED ON SITE PHOTOS
TAKEN ON 1.9.2022 AND 2.9.2022



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

本圖於2022年9月14日擬備，所根據的
資料為攝於2022年9月1日及9月2日的實地
照片
PLAN PREPARED ON 14.9.2022
BASED ON SITE PHOTOS
TAKEN ON 1.9.2022 AND 2.9.2022

實地照片 SITE PHOTOS

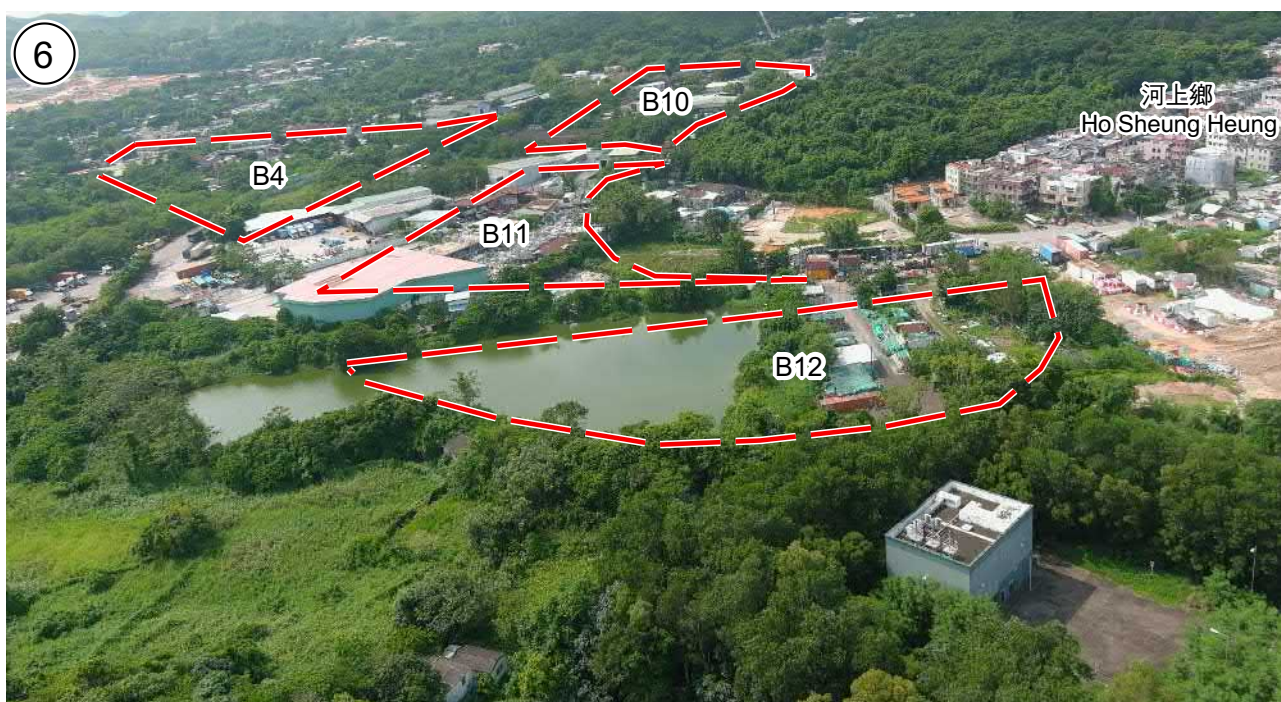
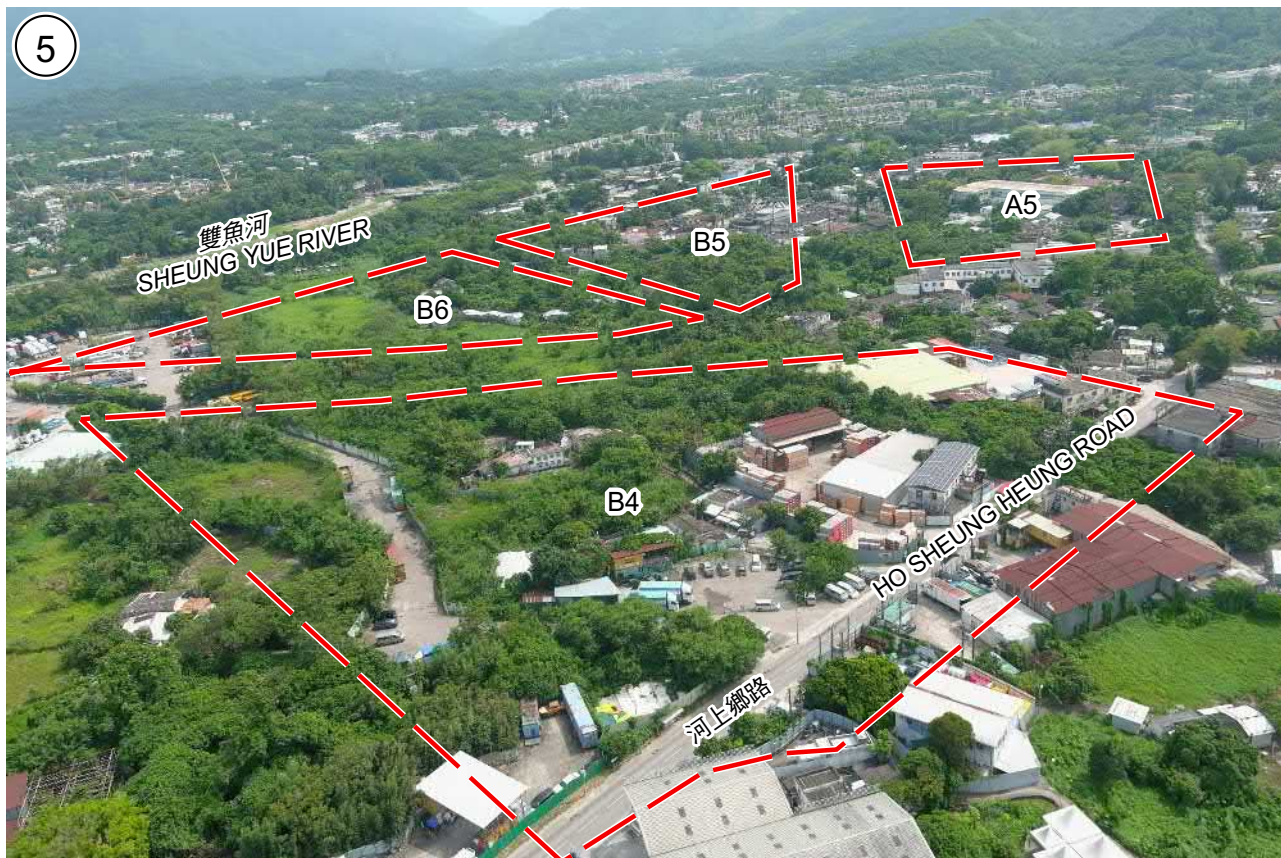
擬議略為放寬地積比率及/或建築物高度限制，以作擬議/准許的公營及私營房屋發展，
及在公營房屋發展內作擬議商店及服務行業及食肆用途，
和在一私營房屋發展內作擬議公共車輛總站、商店及服務行業及食肆用途
新界古洞北丈量約份第95約多個地段及毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO AND/OR BUILDING HEIGHT RESTRICTIONS
FOR PROPOSED/PERMITTED PUBLIC AND PRIVATE HOUSING DEVELOPMENTS,
AND PROPOSED SHOP AND SERVICES AND EATING PLACE WITHIN
PUBLIC HOUSING DEVELOPMENTS, AND PROPOSED PUBLIC TRANSPORT TERMINUS,
SHOP AND SERVICES AND EATING PLACE WITHIN A PRIVATE HOUSING DEVELOPMENT
VARIOUS LOTS IN D.D. 95 AND ADJOINING GOVERNMENT LAND,
KWU TUNG NORTH, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/KTN/93

圖 PLAN
A-4b



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

本圖於2022年9月14日擬備，所根據的
資料為攝於2022年9月1日及9月2日的實地
照片
PLAN PREPARED ON 14.9.2022
BASED ON SITE PHOTOS
TAKEN ON 1.9.2022 AND 2.9.2022

實地照片 SITE PHOTOS

擬議略為放寬地積比率及/或建築物高度限制，以作擬議/准許的公營及私營房屋發展，
及在公營房屋發展內作擬議商店及服務行業及食肆用途，
和在一私營房屋發展內作擬議公共運輸總站、商店及服務行業及食肆用途
新界古洞北丈量約份第95約多個地段及毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO AND/OR BUILDING HEIGHT RESTRICTIONS
FOR PROPOSED/PERMITTED PUBLIC AND PRIVATE HOUSING DEVELOPMENTS,
AND PROPOSED SHOP AND SERVICES AND EATING PLACE WITHIN
PUBLIC HOUSING DEVELOPMENTS, AND PROPOSED PUBLIC TRANSPORT TERMINUS,
SHOP AND SERVICES AND EATING PLACE WITHIN A PRIVATE HOUSING DEVELOPMENT
VARIOUS LOTS IN D.D. 95 AND ADJOINING GOVERNMENT LAND,
KWU TUNG NORTH, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/KTN/93

圖 PLAN
A-4c