

- Application Site Boundary
- Residential Lobbies
- M&E
- Carpark

Note

- All levels, blockings and building structures are subject to detailed design.
- No. of storeys marked on plan refers to total no. of storeys above ground



Remark: The carparking layout is for indicative purpose only and is subject to detailed design.

SPIRAL

Title

Indicative Basement Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2022
Scale	N/A		Figure 3.4

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

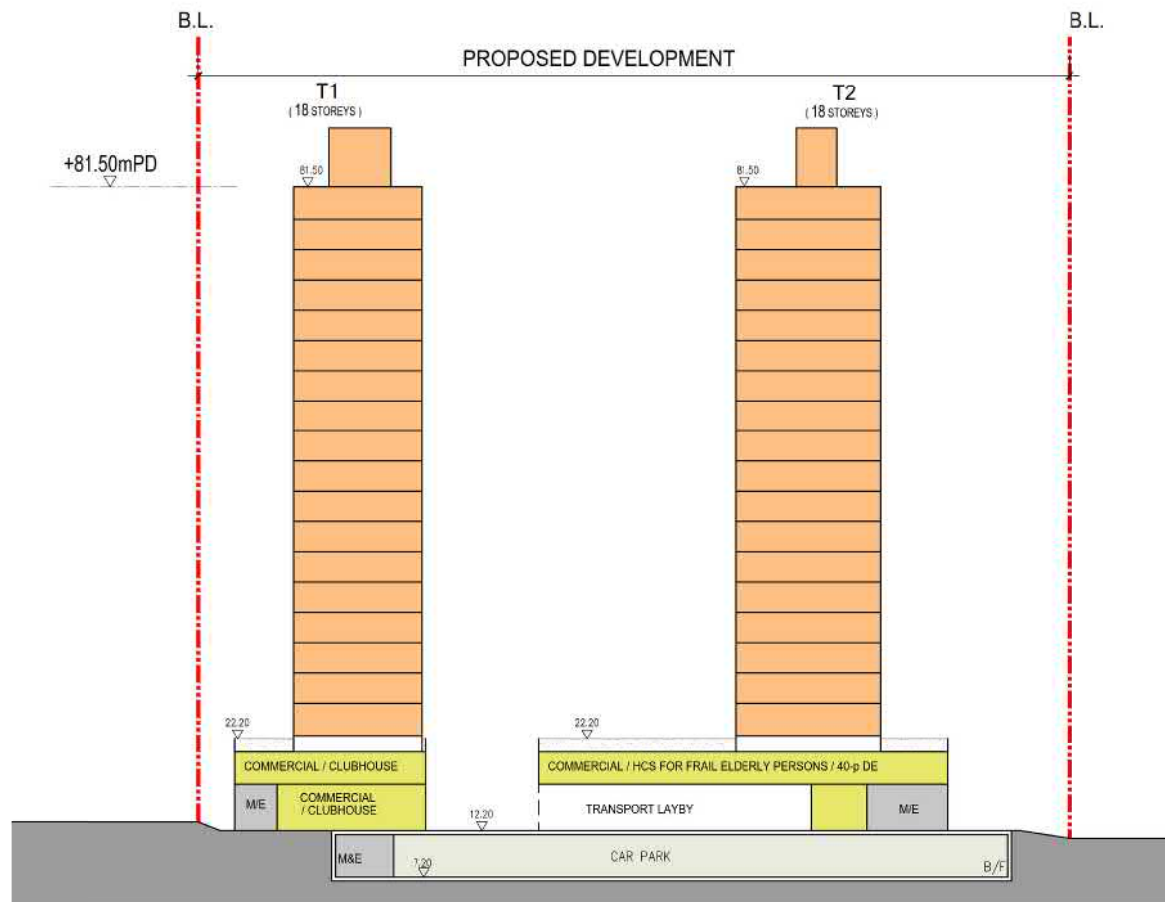
繪圖 DRAWING
A-2



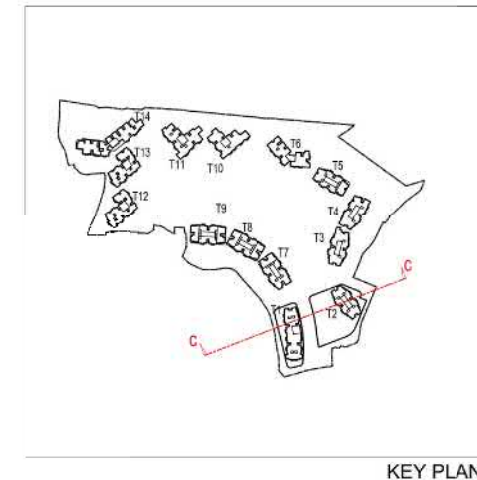
(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-3



SECTION C-C



KEY PLAN

- Application Site Boundary
- Residential
- Carpark
- Commercial / Club House / M/E / Centre for Home Care Services (HCS) for Frail Elderly Persons (2-team size kitchen-based) ("HCS for Frail Elderly Persons") / 40-place Day Care Centre for the Elderly ("40-p DE")
- M/E

Note

- All levels, blockings and building structures are subject to detailed design.
- No. of storeys marked on plan refers to total no. of storeys above ground

SPIRAL

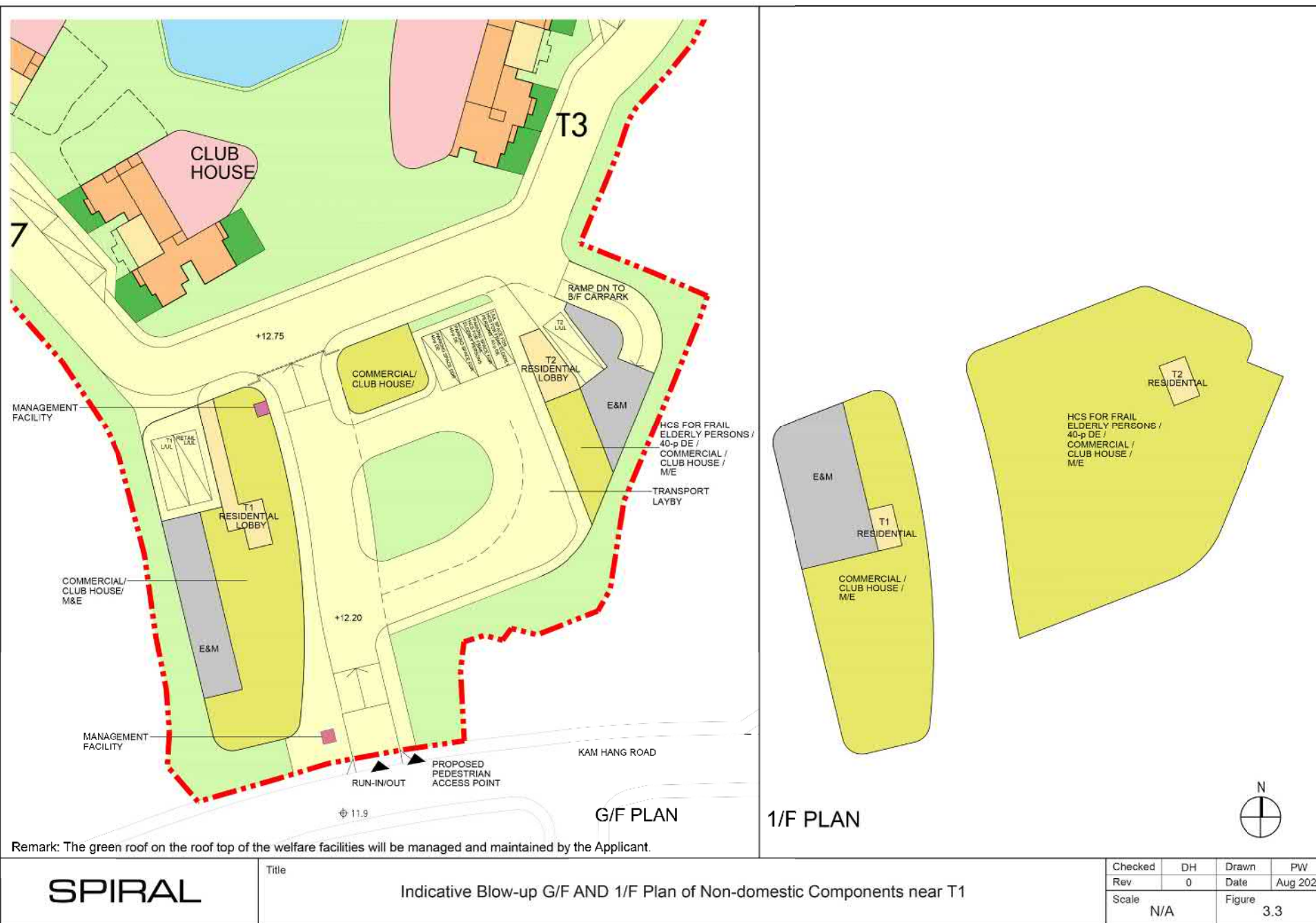
ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR. DO NOT SCALE DRAWINGS. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY NOTED. THIS DRAWING SPECIFICATIONS, IDEAS, DESIGNS, ARRANGEMENTS AND THEIR COPYRIGHT ARE AND SHALL REMAIN THE PROPERTY OF SPIRAL ARCHITECTS LIMITED. AND SPIRAL ARCHITECTS LIMITED, DESIGN LIMITED, AND NO PART HEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK. ALL PRINTS SHALL BE RETURNED TO SPIRAL ON COMPLETION OF THE WORK.

DWG TITLE	PROJECT	SCALE
DIAGRAMMATIC SECTIONS PLANNING PROPOSAL (+81.50mPD)	KWU TUNG - KAM HANG RD LOT NO. 2579 DD92	1:500
	DATE	08/06/2022
	DWG NO	SK02C
	REVISION	

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-5



(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

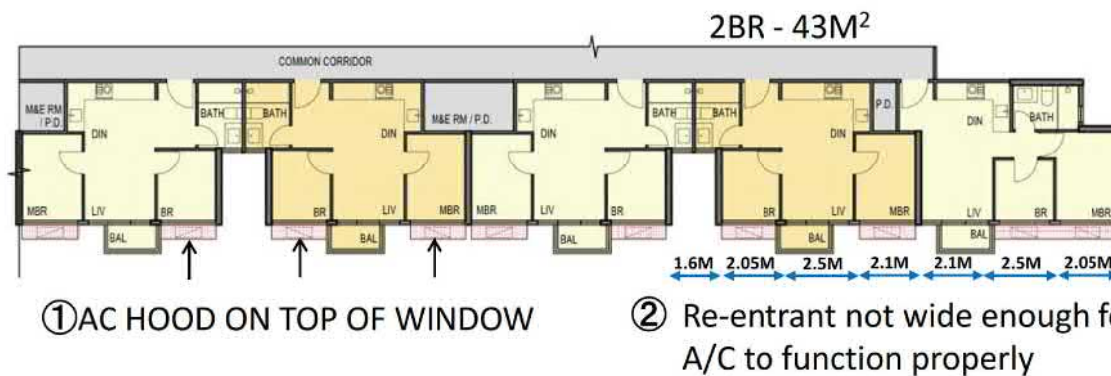
繪圖 DRAWING
A-6

JUSTIFICATION – 3.25m TYPICAL FLOOR TO FLOOR HEIGHT

- ① For Smaller Flat Size unit with limited Frontage, AC is located in A/C Hood on top of window.
- ② 1.6m wide (0.8m per Unit) Re-entrant for bathroom is not Wide enough for A/C to function properly

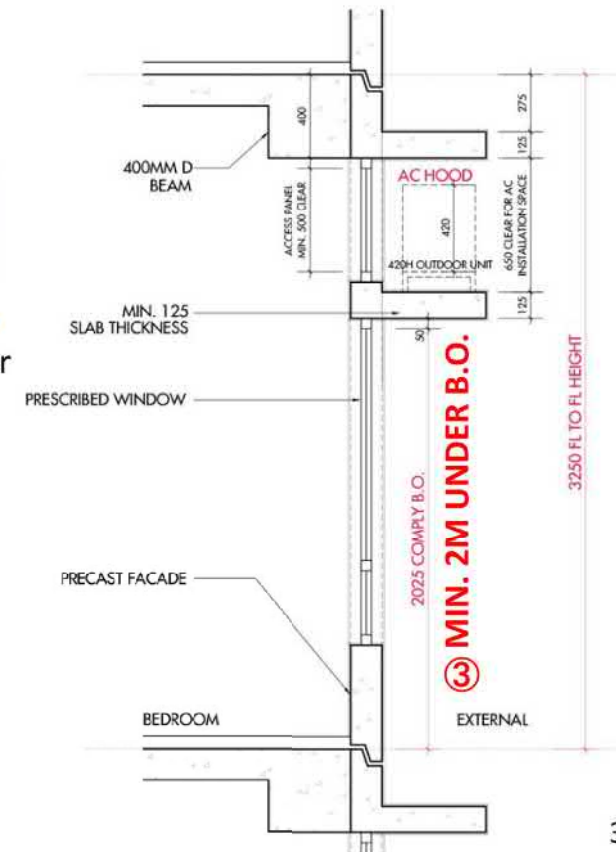
To accommodate A/C Hood on top of window

③ 3250mm FL to FL Height is Minimum



③ Floor to Floor Height Calculation

2025m	Top of window glazing
+ 50mm	Depth of window frame
+ 125mm	Bottom Slab thickness of AC Hood
+ 650mm	AC Hood height
+ 400mm	Depth of Beam
= 3250mm	



36

Kwu Tung - Kam Hang Road Lot No. 2579 DD92

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-7



(資料來源:申請人於 17.8.2022 呈交的資料)
 (Source : Applicant's Submission of 17.8.2022)

參考編號
 REFERENCE No.
 A/NE-KTS/506

繪圖 DRAWING
 A-8

LEGEND

- APPLICATION SITE BOUNDARY
- PRIVATE GARDEN
- COMMUNAL PRIVATE OPEN SPACE
(not less than 6,991 sqm
to be provided for the anticipated population of 6,991)

SECTION 16 PLANNING APPLICATION FOR PROPOSED COMPREHENSIVE DEVELOPMENT AT LOT NO. 2579 IN D.D. 92, TO THE SOUTH OF CASTLE PEAK ROAD – KWU TUNG SECTION NEAR KAM TSIN, SHEUNG SHUI, THE NEW TERRITORIES

COMMUNAL PRIVATE OPEN SPACE & PRIVATE GARDEN DEMARCATION PLAN (+81.5mPD)

Dwg. No.: 2014203-S16-DP-81

DATE: 15 MAR 2022

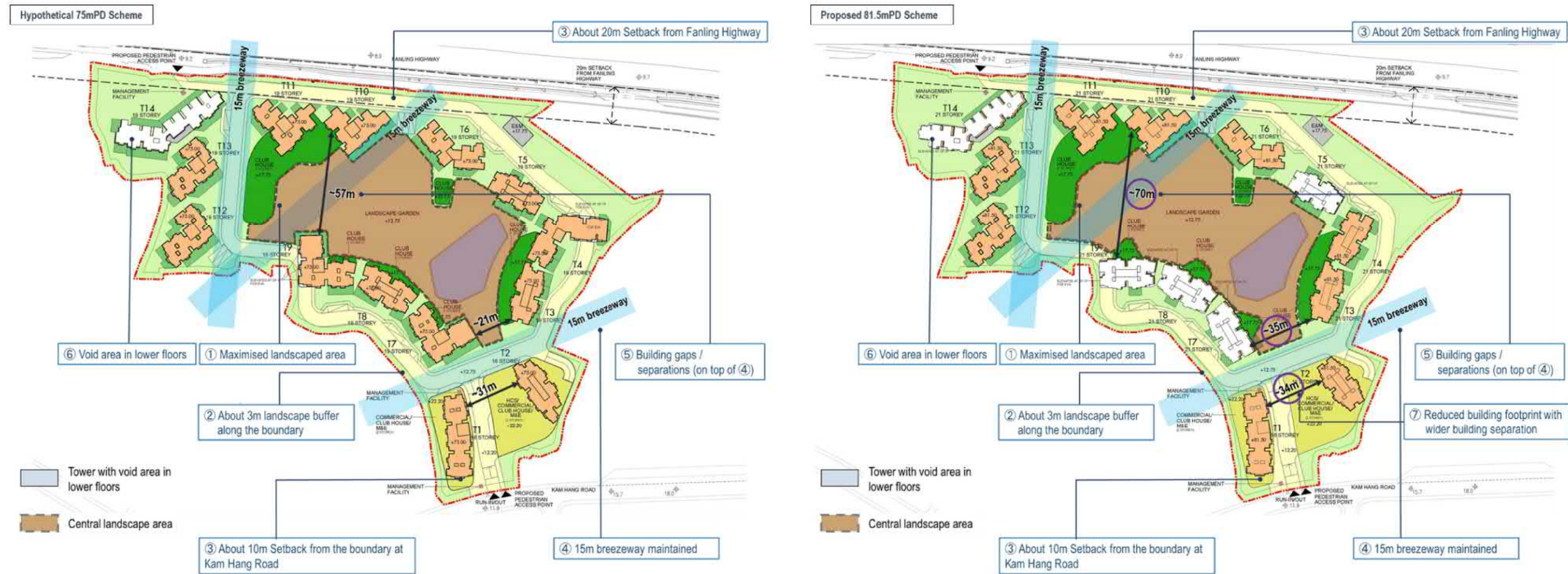
BY: [Signature]

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-9





Comparison of Design Merits between Hypothetical 75mPD & Proposed 81.5mPD Schemes		
Criteria	Hypothetical 75mPD Scheme	Proposed 81.5mPD Scheme
① Central Landscape Garden	√	√√ (larger in size)
② 3m Landscape Buffer	√	√
③ Setback from Roads	√	√
④ 3 nos. of 15m wide breezeways	√	√
⑤ Building gaps / separations (on top of the 3 major breezeways)	√	√√ (wider in gaps due to smaller tower footprint)
⑥ More void areas on ground level / at lower levels	√	√√ (more towers with more void areas)
⑦ Reduced building footprint with wider building separation	×	√ (smaller site coverage due to smaller tower footprint)

Illustration I – Indicative Comparison between Hypothetical 75mPD Scheme and Proposed 81.5mPD Scheme



Approved S12A Application No. Y/NE-KTS/12 (75mPD)



Proposed Scheme (81.5mPD)

**llewelyn
davies**

Title

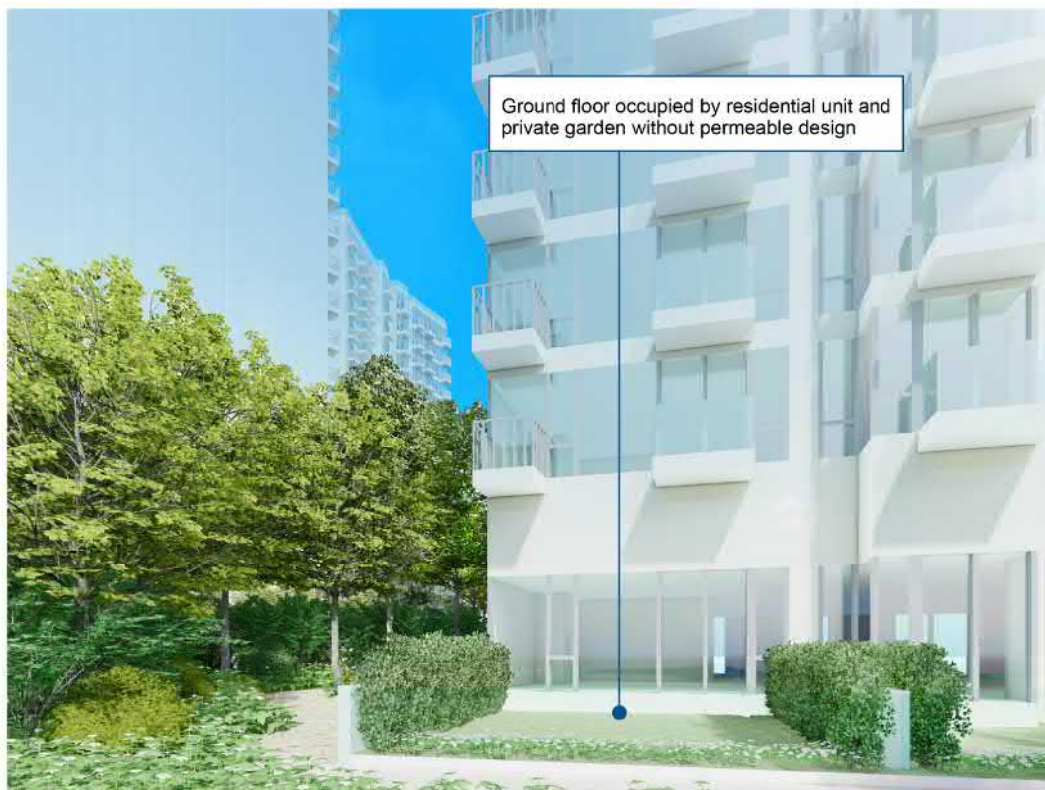
Visual Rendering – Comparison of Visual Performance
between Approved S12A Scheme and Proposed 81.5mPD Scheme

Checked	DH	Drawn	PW
Rev	1	Date	Aug 2022
Scale	N/A		Figure A

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-12



Ground floor occupied by residential unit and private garden without permeable design



KEY PLAN

Approved S12A Application No. Y/NE-KTS/12 (75mPD)



Permeable design allows voids at lower floors for better air ventilation and visual relief



KEY PLAN

Proposed Scheme (81.5mPD)

**llewelyn
davies**

Title

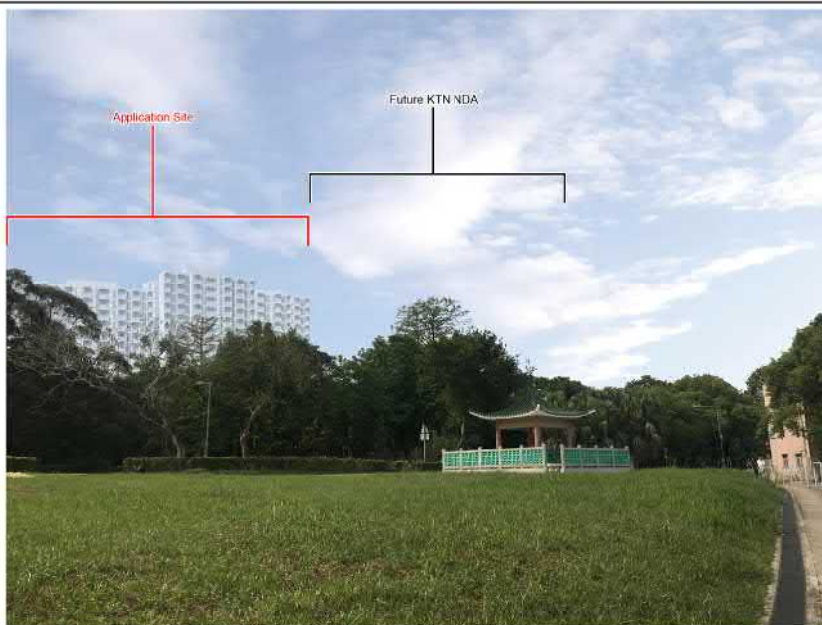
Visual Rendering – Comparison of Ground Level Design
between Approved S12A Scheme and Proposed 81.5mPD Scheme

Checked	DH	Drawn	PW
Rev	1	Date	Aug 2022
Scale	N / A	Figure	B

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

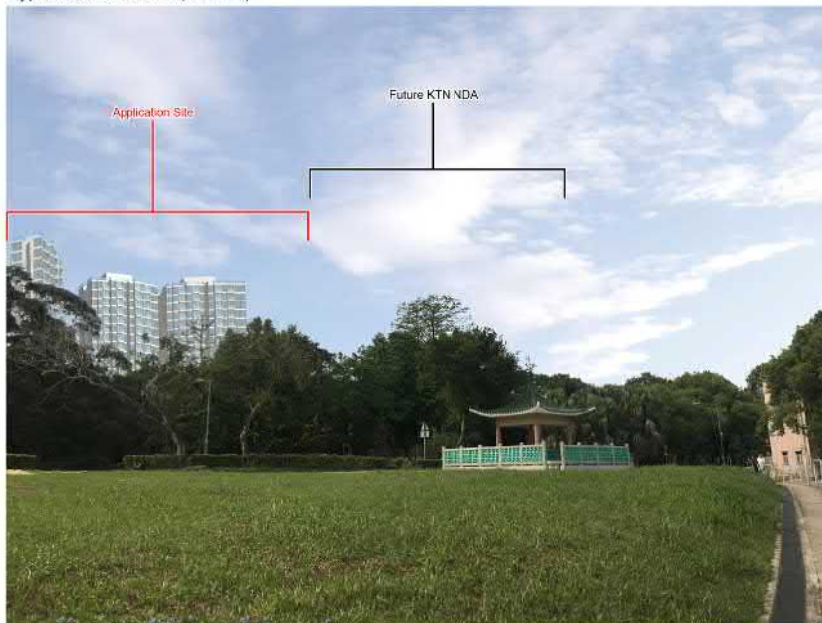
繪圖 DRAWING
A-13



Previous Scheme under Rezoning Application No. Y/NE-KTS/12



Hypothetical Scheme (75mPD)



Proposed Scheme (81.5mPD)



Key Plan

**llewelyn
d Davies**

Title
Photomontage - VP2 - Existing Open Space near Kam Tin Road

Checked	DH	Drawn	PW
Rev	1	Date	Aug 2022
Scale	N/A	Figure	5.2

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-14



Previous Scheme under Rezoning Application No. Y/NE-KTS/12



Hypothetical Scheme (75mPD)



Proposed Scheme (81.5mPD)



Key Plan

**llewelyn
d Davies**

Title

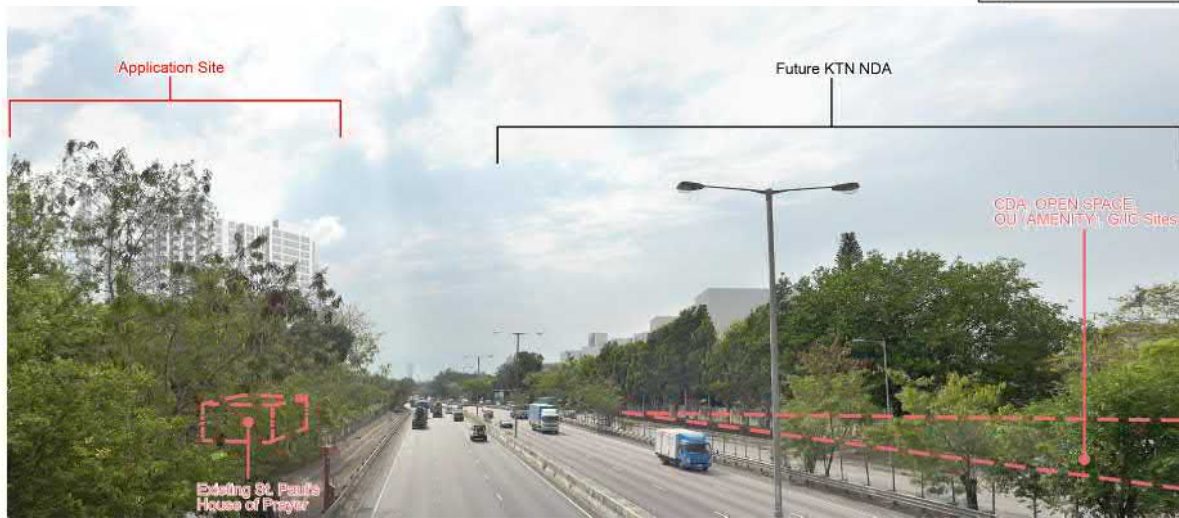
Photomontage - VP3 - Kam Tsin Tsuen

Checked	DH	Drawn	PW
Rev	1	Date	Aug 2022
Scale	N / A	Figure	5.3

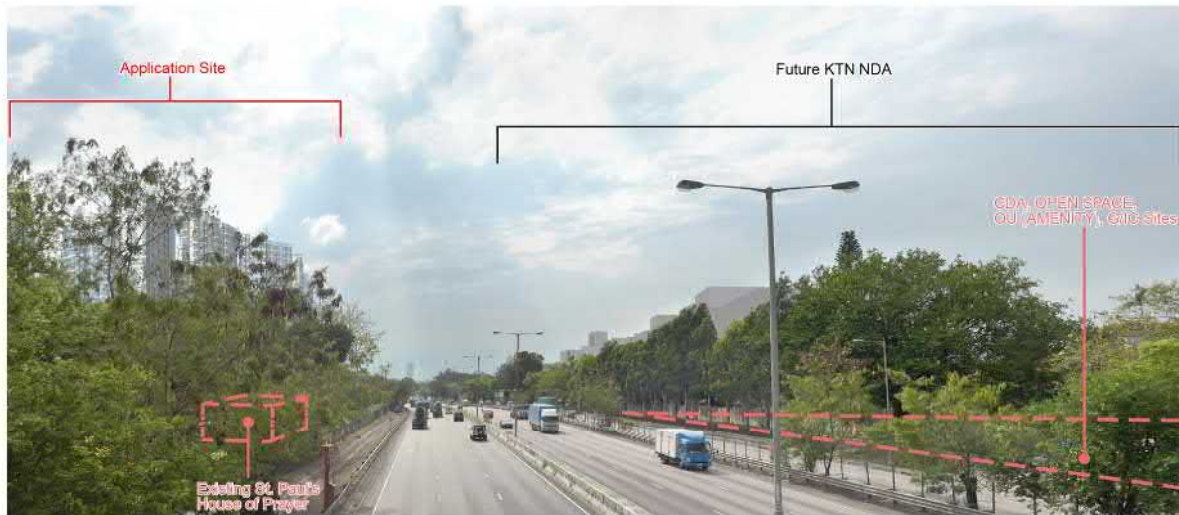
(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

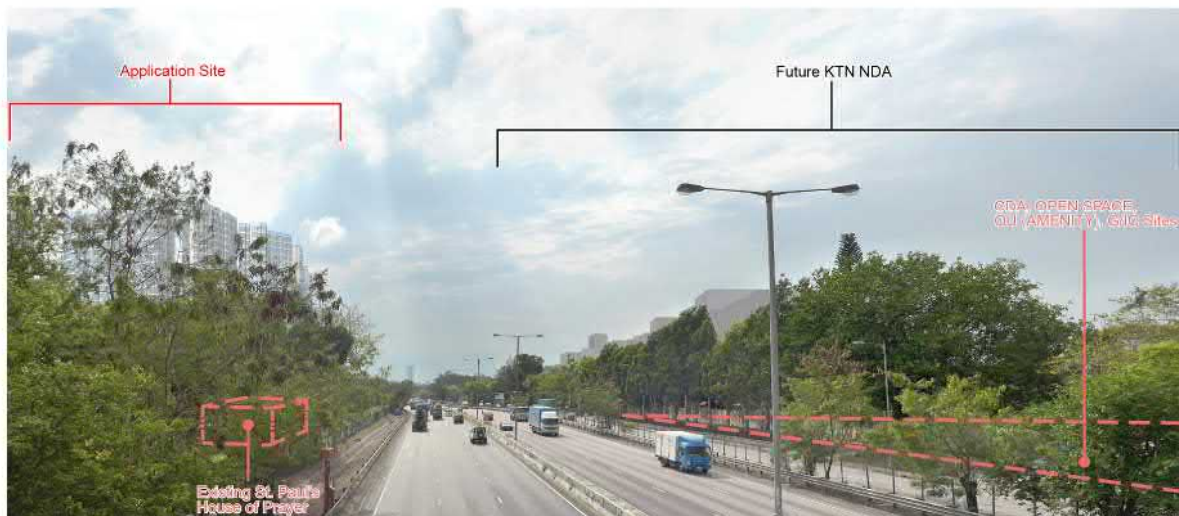
繪圖 DRAWING
A-15



Previous Scheme under Rezoning Application No. Y/NE-KTS/12



Hypothetical Scheme (75mPD)



Proposed Scheme (81.5mPD)

**llewelyn
d Davies**

Title Photomontage - VP4 - Connecting Footbridge over Fanling Highway
near St Paul's House of Prayer

Checked	DH	Drawn	PW
Rov	1	Date	Aug 2022
Scale	N/A	Figure	5.4

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-16



Previous Scheme under Rezoning Application No. Y/NE-KTS/12



Hypothetical Scheme (75mPD)



Proposed Scheme (81.5mPD)



Key Plan

**llewelyn
d Davies**

Title:

Photomontage - VP5 - Yin Kong Playground

Checked	DH	Drawn	PW
Rev	1	Date	Aug 2022
Scale	N / A	Figure	5.5

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-17



Previous Scheme under Rezoning Application No. Y/NE-KTS/12



Hypothetical Scheme (75mPD)



Proposed Scheme (81.5mPD)



Key Plan

**llewelyn
davies**

Title

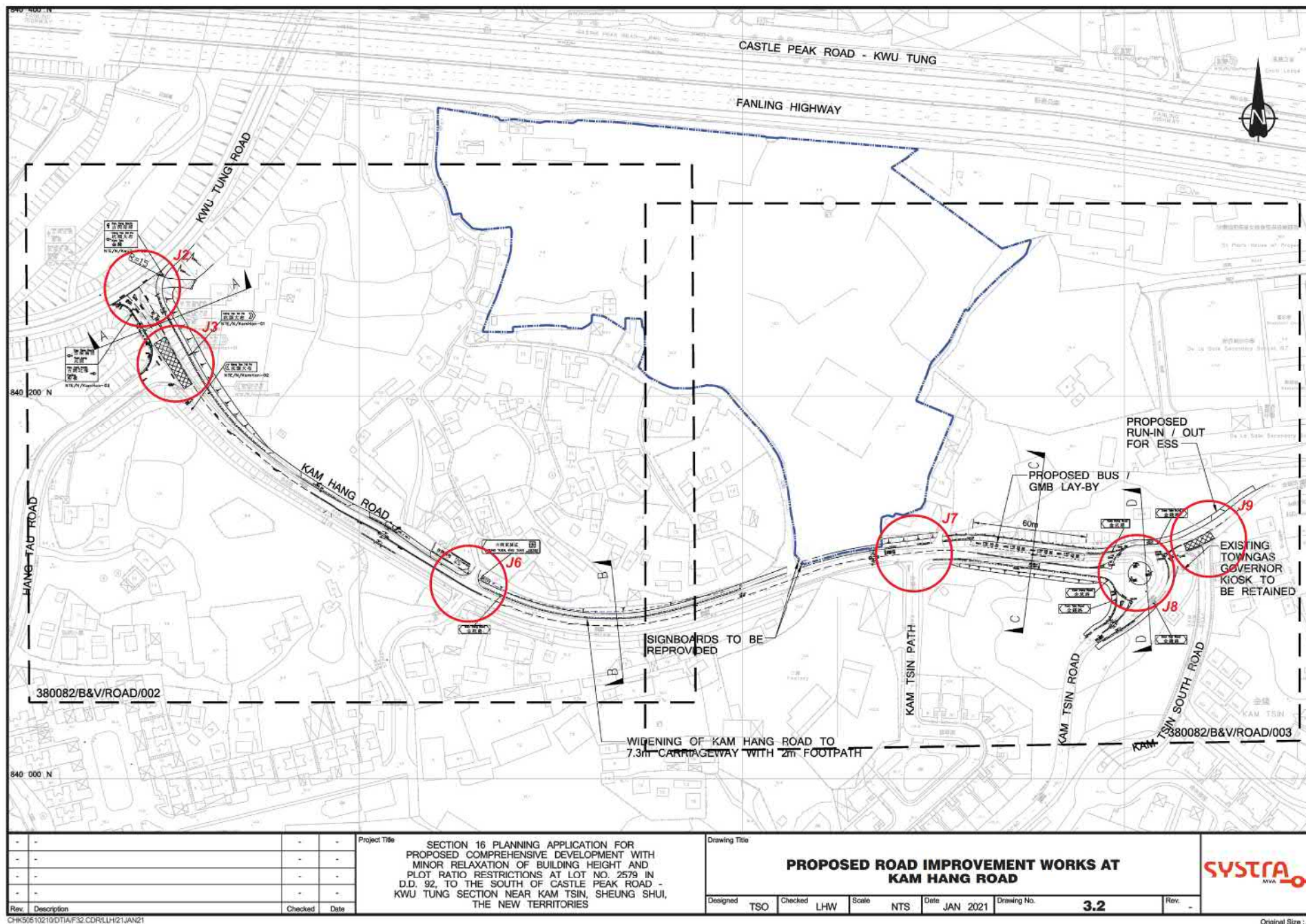
Photomontage - VP6 - Future Visitor Centre at Long Valley

Checked	DH	Drawn	P/W
Rev	1	Date	Aug 2022
Scale	N/A	Figure	5.6

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-18



CHK50510210TIAF32.CDR\LH21JAN21

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-19

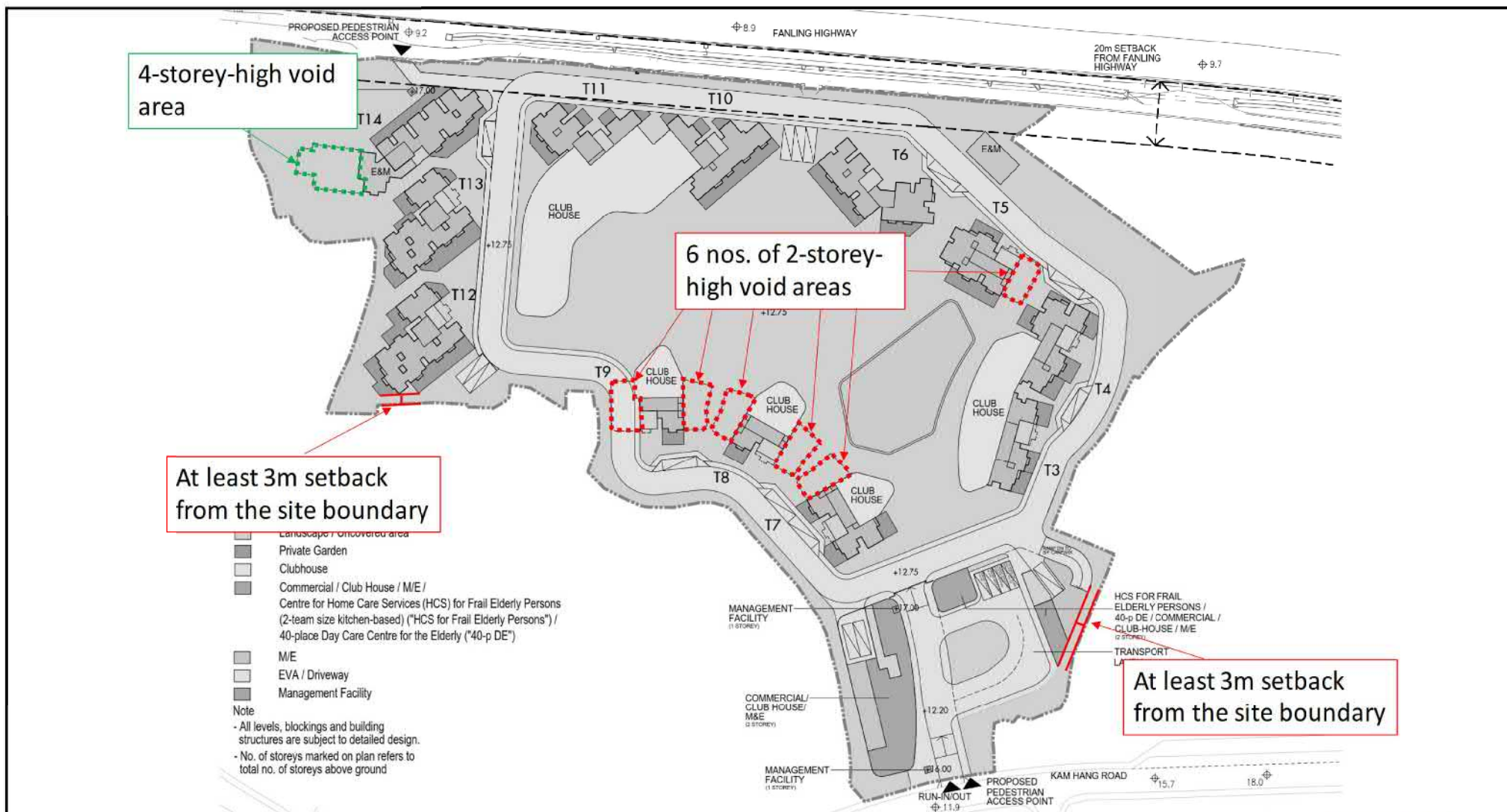


Figure: 9b

Title: Mitigation Measure Provided in the Proposed 81.5mPD Scheme (Ground Floor)

Project: Section 16 Planning Application for Proposed Comprehensive Development with Minor Relaxation of Building Height and Plot Ratio Restrictions at Lot No. 2579 in D.D.92, to the South of Castle Peak Road - Kwu Tung Section near Kam Tsin, Sheung Shui

RAMBOLL

Drawn by: WT

Checked by: SLo

Rev.: 4.0

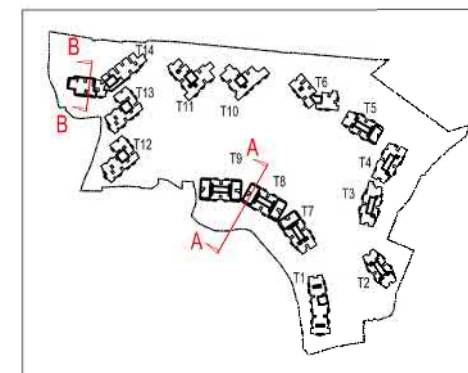
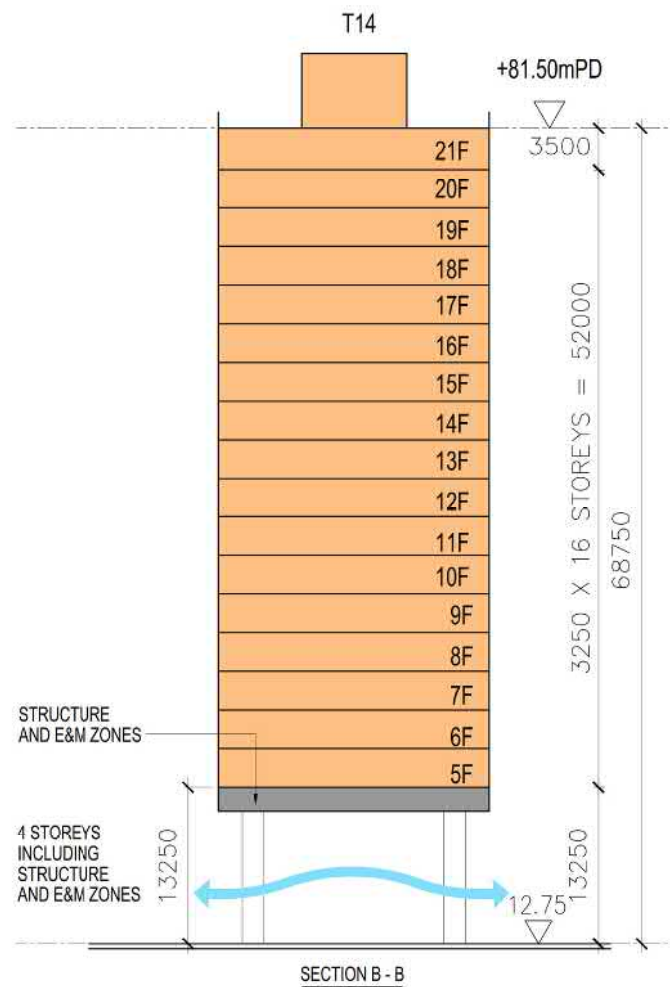
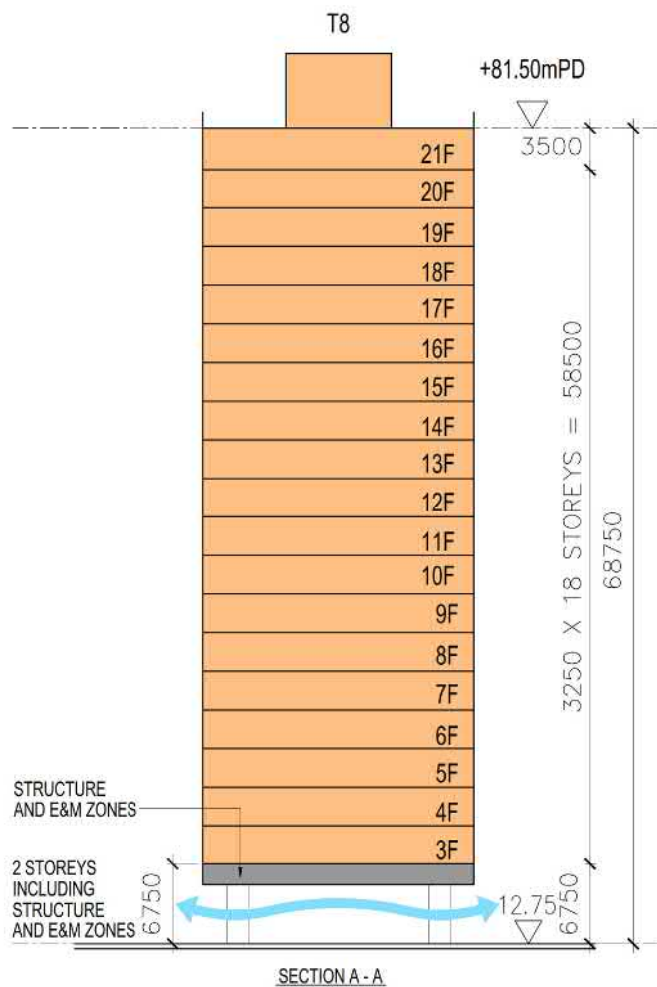
Date: Apr 2022

Q:\Projects\SHKKTSS4EI01\05 Assessments\04 AVA\20220125_Result\Figure 10a_BS-Annual.doc

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-20



INDICATIVE SECTIONS OF VOID AREA
UNDERNEATH RESIDENTIAL TOWER T8 AND T14

NOTE : SUBJECT TO DETAILED DESIGN AND FOR ILLUSTRATIVE PURPOSE ONLY

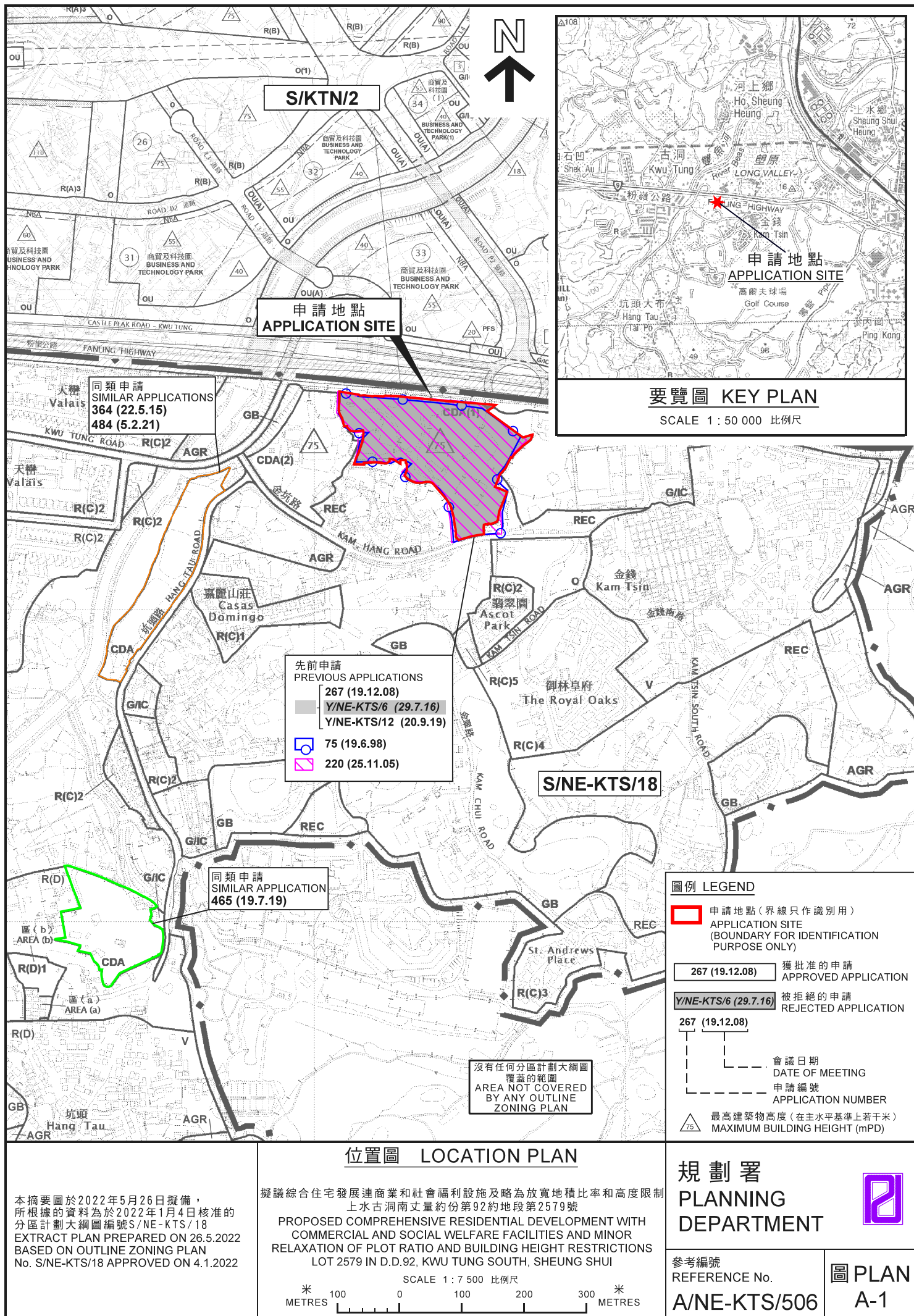
SPIRAL

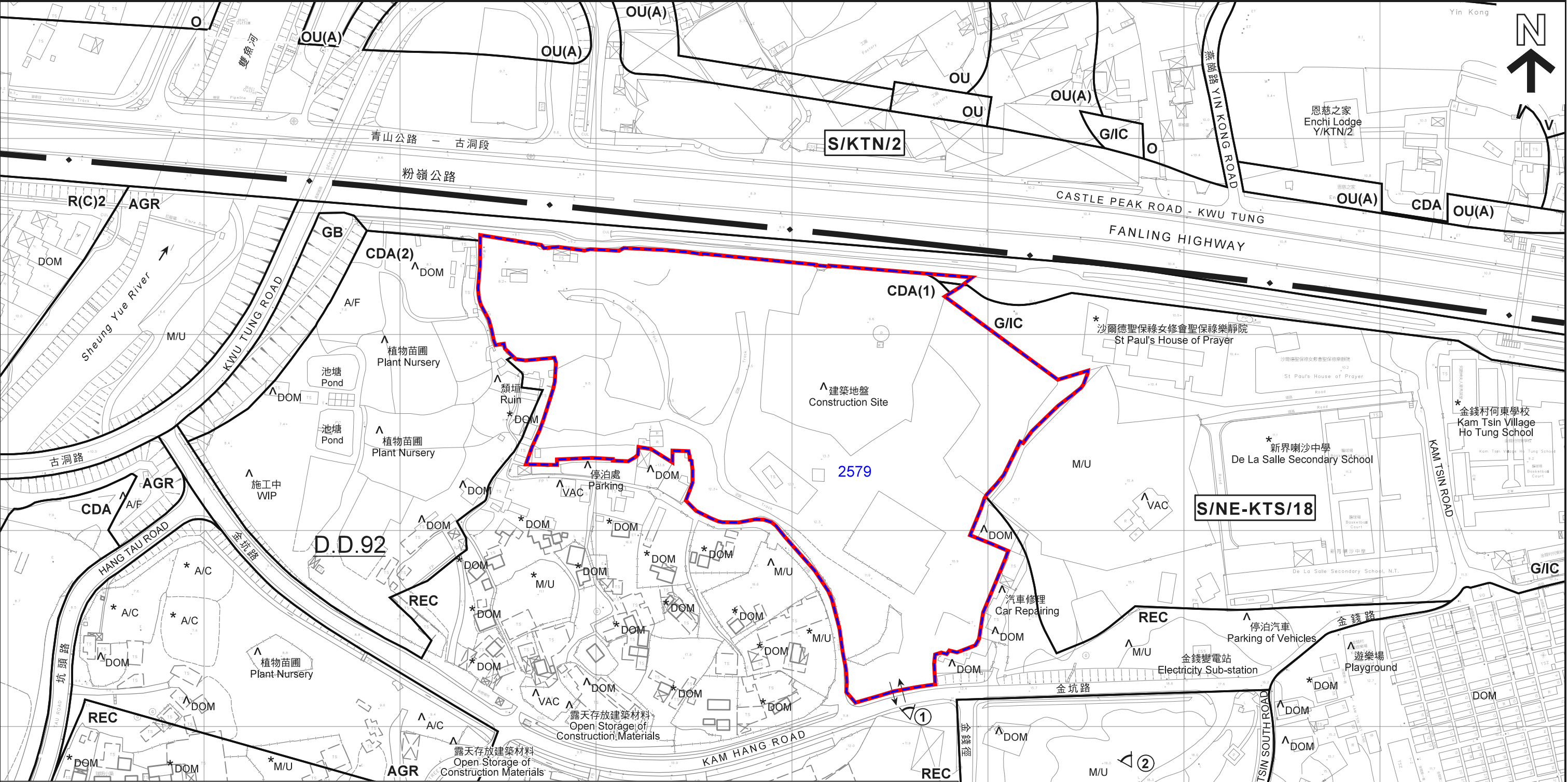
S268 ■ DIAGRAMMATIC SECTIONS T8 AND T14 ■ 220816

(資料來源:申請人於 17.8.2022 呈交的資料)
(Source : Applicant's Submission of 17.8.2022)

參考編號
REFERENCE No.
A/NE-KTS/506

繪圖 DRAWING
A-21

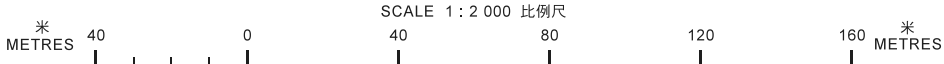




圖例 LEGEND			
<div></div>	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	OU(A)	其他指定用途 (美化市容地帶) OTHER SPECIFIED USES (AMENITY AREA)
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA	OU	其他指定用途 OTHER SPECIFIED USES
R(C)	住宅 (丙類) RESIDENTIAL (GROUP C)	REC	康樂 RECREATION
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	AGR	農業 AGRICULTURE
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	GB	綠化地帶 GREEN BELT
O	休憩用地 OPEN SPACE	A/C	常耕農地 ACTIVE AGRICULTURAL LAND
		A/F	休耕農地 FALLOW AGRICULTURAL LAND
		DOM	住用構築物 DOMESTIC STRUCTURE
		M/U	荒地 UNUSED LAND
		VAC	空置 VACANT
		↔	入口 / 出口 INGRESS / EGRESS
		①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議綜合住宅發展連商業和社會福利設施及略為放寬地積比率和高度限制
上水古洞南丈量約份第92約地段第2579號
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT WITH
COMMERCIAL AND SOCIAL WELFARE FACILITIES AND
MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
LOT 2579 IN D.D.92, KWU TUNG SOUTH, SHEUNG SHUI



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/NE-KTS/506

圖 PLAN
A-2

本摘要圖於2022年8月22日擬備，
所根據的資料為測量圖編號
2-SE-10A、10B、10C 及 10D
EXTRACT PLAN PREPARED ON 22.8.2022
BASED ON SURVEY SHEETS No.
2-SE-10A, 10B, 10C & 10D



圖例 LEGEND

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

航攝照片 AERIAL PHOTO

擬議綜合住宅發展連商業和社會福利設施及
略為放寬地積比率和高度限制
上水古洞南丈量約份第92約地段第2579號
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT WITH
COMMERCIAL AND SOCIAL WELFARE FACILITIES AND MINOR
RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
LOT 2579 IN D.D.92, KWU TUNG SOUTH, SHEUNG SHUI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-KTS/506

圖 PLAN
A-3

本摘要圖於2022年6月10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E125461C
EXTRACT PLAN PREPARED ON 10.6.2022
BASED ON AERIAL PHOTO No. E125461C
TAKEN ON 14.1.2021 BY
LANDS DEPARTMENT



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

實地照片 SITE PHOTOS

擬議綜合住宅發展連商業和社會福利設施及
略為放寬地積比率和高度限制
上水古洞南丈量約份第92約地段第2579號

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT WITH
COMMERCIAL AND SOCIAL WELFARE FACILITIES AND MINOR
RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
LOT 2579 IN D.D.92, KWU TUNG SOUTH, SHEUNG SHUI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-KTS/506

圖 PLAN
A-4

本摘要圖於2022年7月19日擬備，
所根據的資料為攝於2022年1月7日
及2022年4月11日的實地照片
PLAN PREPARED ON 19.7.2022
BASED ON SITE PHOTOS
TAKEN ON 7.1.2022 & 11.4.2022