

1. Total Site Area	About 1,782.8m ²
Site A	About 891.4m ²
Site B	About 891.4m ²
2. Total No. of Blocks	4 (1 Main House & 1 E&M Room & Guard Room in Each Site)
3. Proposed Plot Ratio	Not more than 0.48
4. Total Domestic GFA	About 855.74m ²
Site A	About 427.87m ² (including about 6m ² for Guard Room)
Site B	About 427.87m ² (including about 6m ² for Guard Room)
5. Total Site Coverage	About 29.5%
Main House	About 24.5% (each site)
E&M Room & Guard Room	About 5% (each site)
6. Proposed Building Height	Not more than 9m
7. Total Landscape Area	About 372m ² (about 20.87% > 20%)
Site A	About 186m ²
Site B	About 186m ²

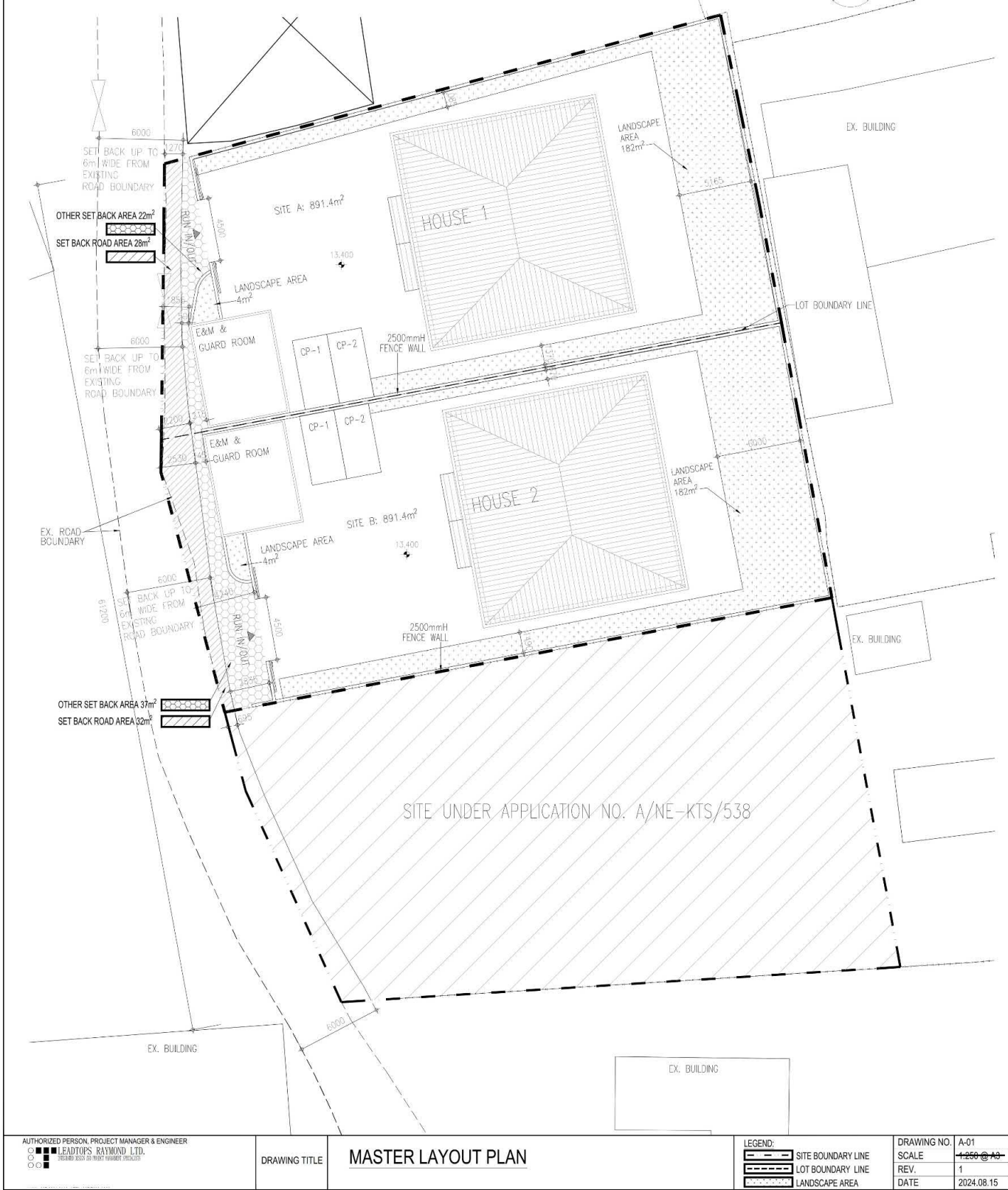


Figure 6 - Schematic Master Layout Plan

(摘錄自申請人於 15. 8. 2024 呈交的申請書)
(Extract from Applicant's
Submission of 15.8.2024)

參考編號
REFERENCE No.
A/NE-KTS/541

繪圖
DRAWING
A - 1

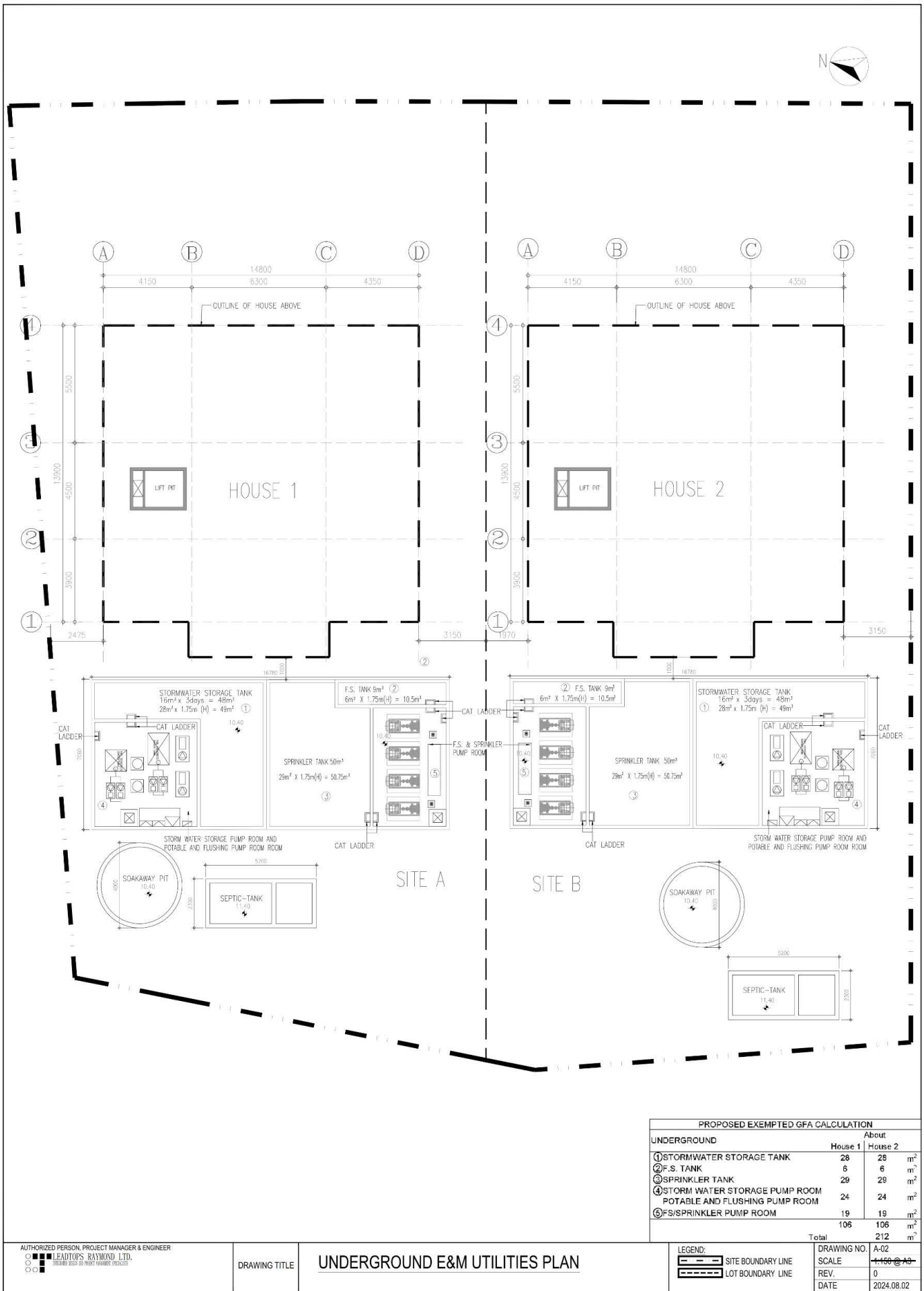


Figure 7 - Underground E&M Utilities Plan

(摘錄自申請人於 15. 8. 2024 呈交的申請書)
 (Extract from Applicant's
 Submission of 15.8.2024)

參考編號
 REFERENCE No.
 A/NE-KTS/541

繪圖
 DRAWING
 A - 2

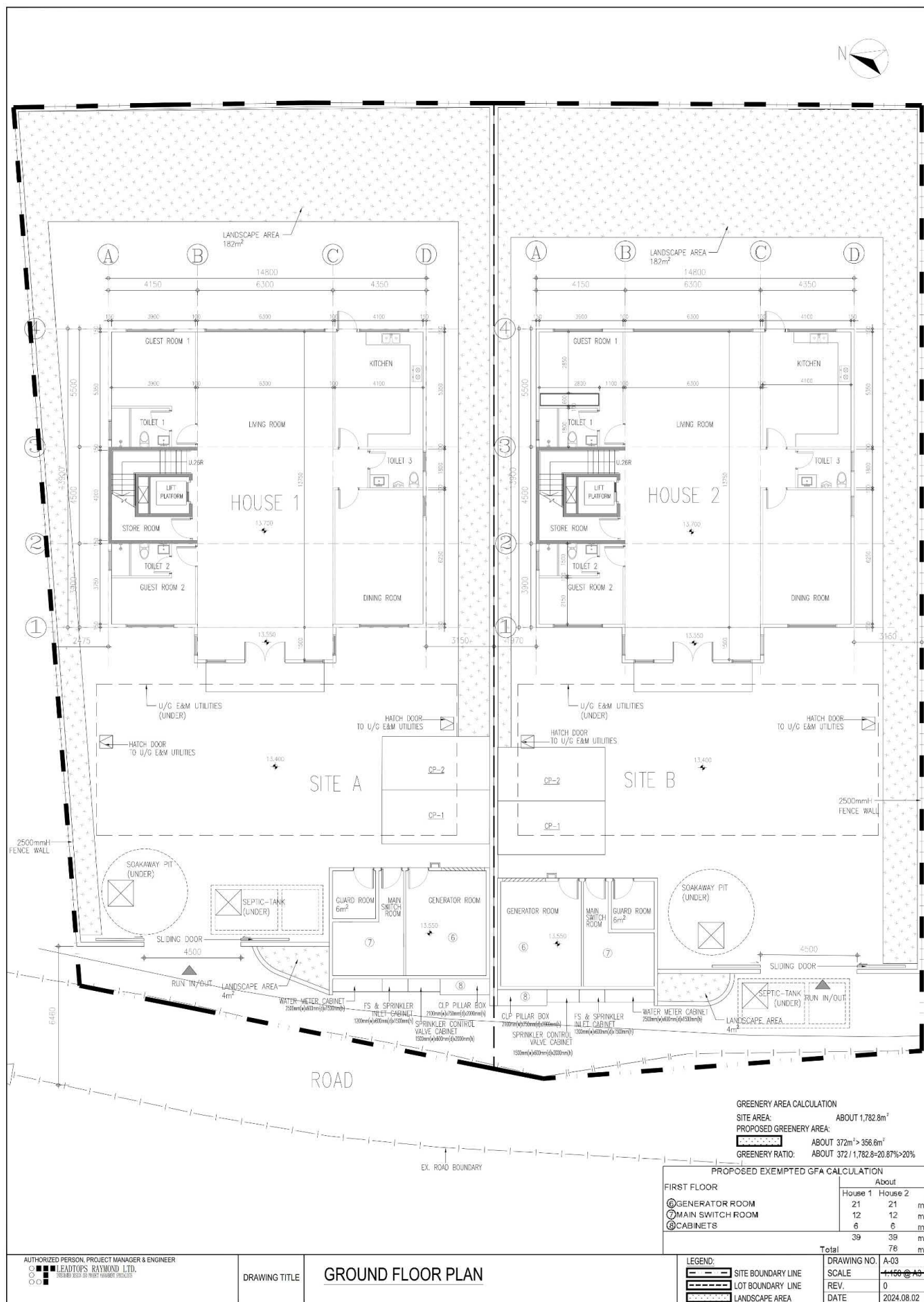
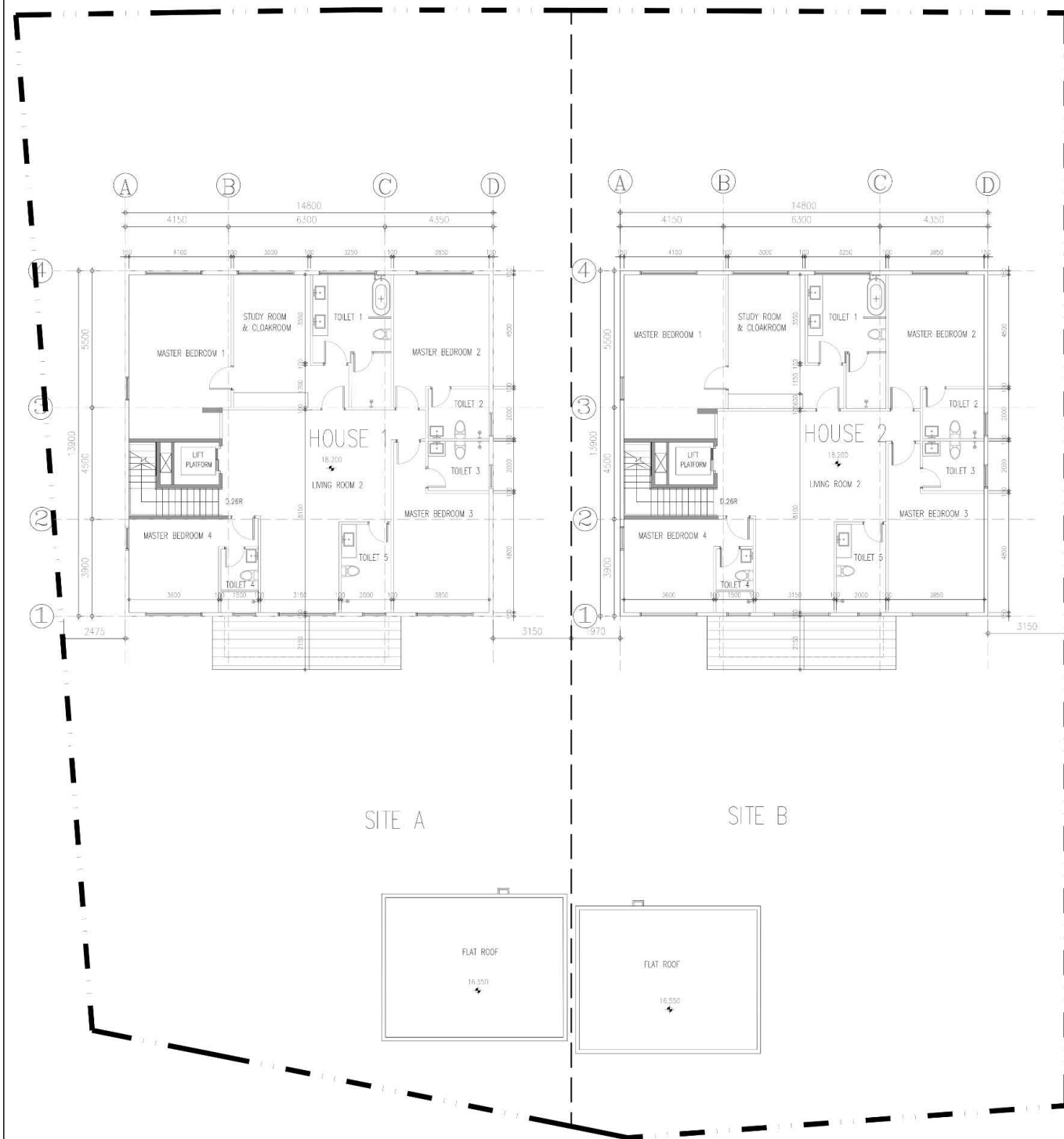


Figure 8 - Ground Floor Plan

(摘錄自申請人於 15. 8. 2024 呈交的申請書)
 (Extract from Applicant's
 Submission of 15.8.2024)

參考編號
 REFERENCE No.
 A/NE-KTS/541

繪圖
 DRAWING
 A - 3



AUTHORIZED PERSON, PROJECT MANAGER & ENGINEER
LEADTOPS RAYMOND LTD.
REGISTERED ARCHITECT (HONG KONG)

DRAWING TITLE

FIRST FLOOR PLAN

LEGEND:
SITE BOUNDARY LINE
LOT BOUNDARY LINE

DRAWING NO. A-04
SCALE 1:150 @ A3
REV. 0
DATE 2024.08.02

Figure 9 - First Floor Plan

(摘錄自申請人於 15. 8. 2024 呈交的申請書)
(Extract from Applicant's
Submission of 15.8.2024)

參考編號
REFERENCE No.
A/NE-KTS/541

繪圖
DRAWING
A - 4

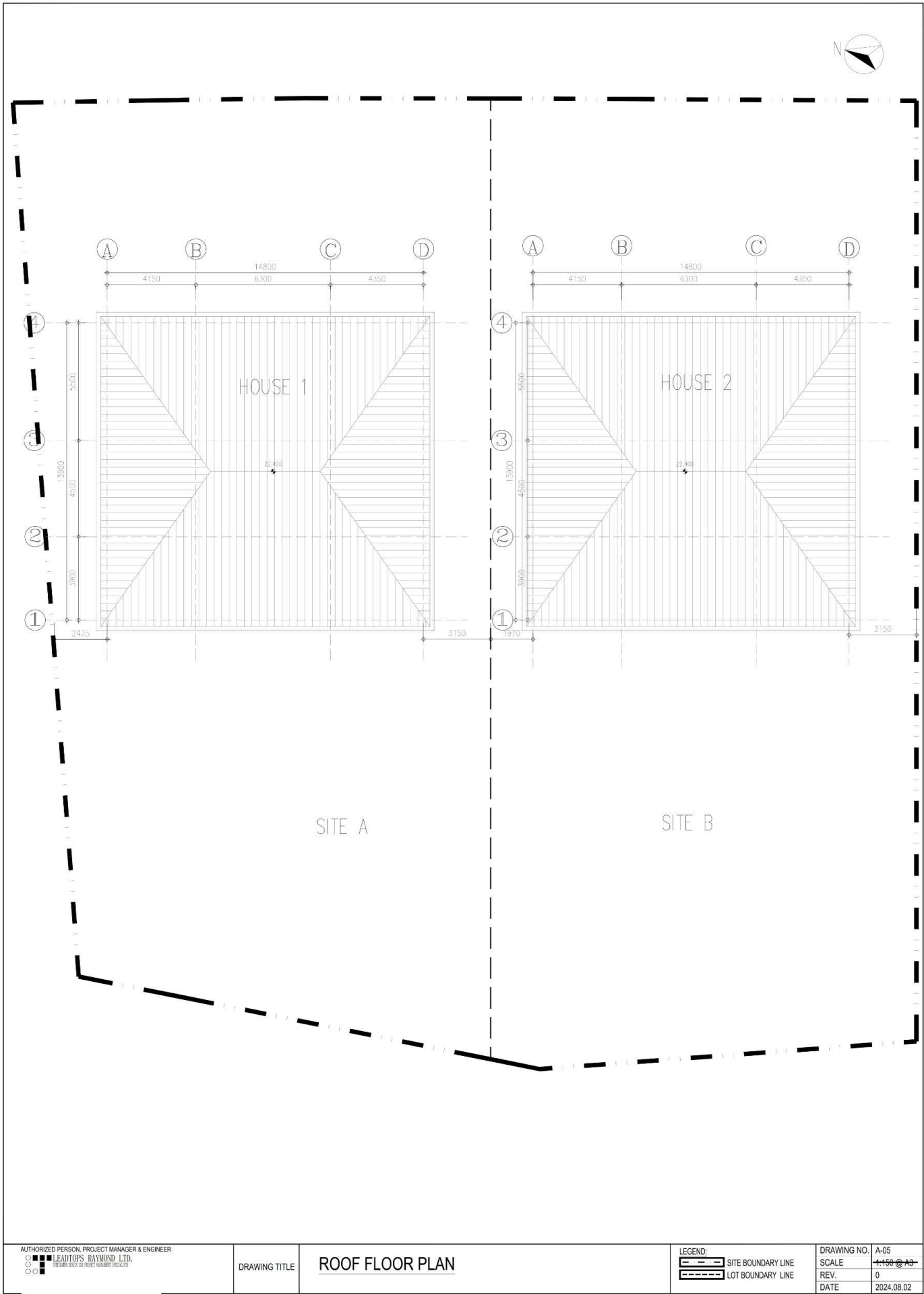
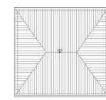


Figure 10 - Roof Floor Plan

(摘錄自申請人於 15. 8. 2024 呈交的申請書)
(Extract from Applicant's
Submission of 15.8.2024)

參考編號 REFERENCE No. A/NE-KTS/541	繪圖 DRAWING A - 5
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FRONT ELEVATION

KEY PLAN

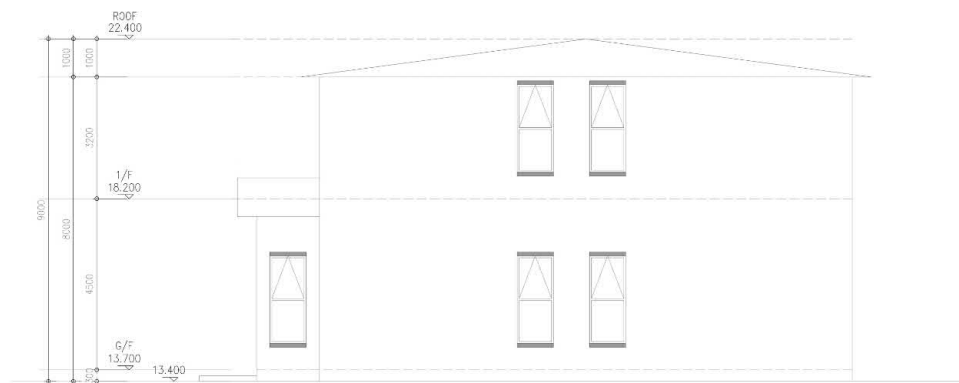


TYPICAL FRONT ELEVATION



SIDE ELEVATION

KEY PLAN



TYPICAL SIDE ELEVATION

AUTHORIZED PERSON, PROJECT MANAGER & ENGINEER
LEADTOPS RAYMOND LTD.
REGISTERED ARCHITECT (HONG KONG)

DRAWING TITLE

TYPICAL FRONT ELEVATION & SIDE ELEVATION

LEGEND:

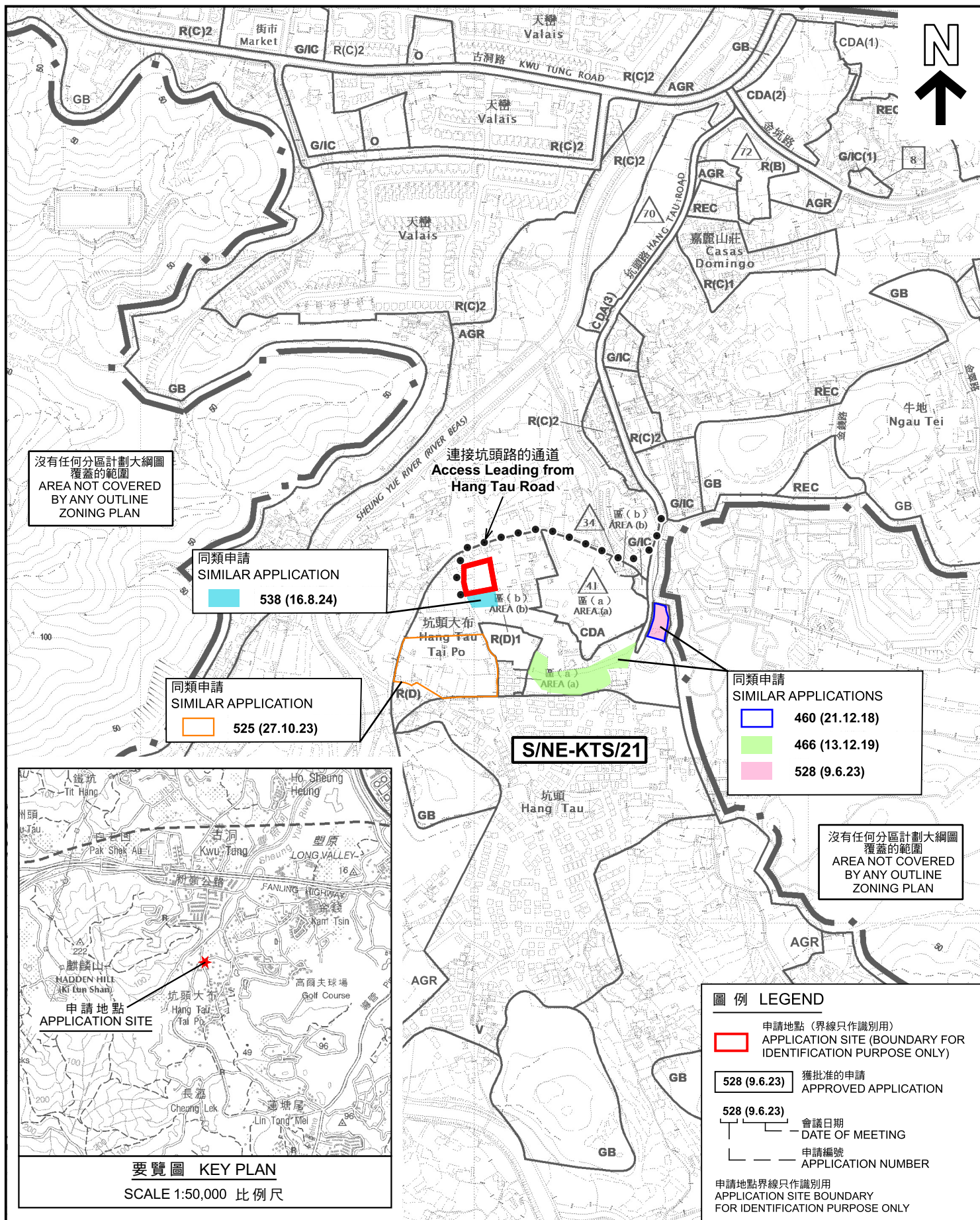
DRAWING NO.	A-06
SCALE	1:150 @ A3
REV.	0
DATE	2024.08.02

Figure 11 - Elevations

(摘錄自申請人於 15. 8. 2024 呈交的申請書)
(Extract from Applicant's
Submission of 15.8.2024)

參考編號
REFERENCE No.
A/NE-KTS/541

繪圖
DRAWING
A - 6



位置圖 LOCATION PLAN

擬議屋宇發展及略為放寬地積比率
新界古洞南坑頭大布丈量約份第92約地段第1120號A分段(部分)、
丈量約份第94約地段第408號B分段第1小分段A分段及
第408號B分段第1小分段B分段
PROPOSED HOUSES DEVELOPMENT AND
MINOR RELAXATION OF PLOT RATIO RESTRICTION
LOT 1120 S.A (PART) IN D.D. 92,
LOTS 408 S.B ss.1 S.A AND 408 S.B ss.1 S.B IN D.D. 94,
HANG TAU TAI PO, KWU TUNG SOUTH, NEW TERRITORIES
SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-KTS/541

圖 PLAN
A-1

本摘要圖於2024年9月4日擬備，
所根據的資料為於2024年5月31日展示的分區計劃大綱圖編號S/NE-KTS/21
EXTRACT PLAN PREPARED ON 4.9.2024
BASED ON OUTLINE ZONING PLAN
No. S/NE-KTS/21 EXHIBITED ON 31.5.2024



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

擬議屋宇發展及略為放寬地積比率
新界古洞南坑頭大布丈量約份第92約地段第1120號A分段（部分）、
丈量約份第94約地段第408號B分段第1小分段A分段及
第408號B分段第1小分段B分段
PROPOSED HOUSES DEVELOPMENT AND
MINOR RELAXATION OF PLOT RATIO RESTRICTION
LOT 1120 S.A (PART) IN D.D. 92,
LOTS 408 S.B ss.1 S.A AND 408 S.B ss.1 S.B IN D.D. 94,
HANG TAU TAI PO, KWU TUNG SOUTH, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-KTS/541

圖 PLAN
A-3

本摘要圖於2024年8月20日擬備，
所根據的資料為地政總署於2023年2月23日
拍得的航攝照片編號 E185666C
EXTRACT PLAN PREPARED ON 20.8.2024
BASED ON AERIAL PHOTO No.
E185666C TAKEN ON 23.2.2023
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

擬議屋宇發展及略為放寬地積比率
新界古洞南坑頭大布丈量約份第92約地段第1120號A分段（部分）、
丈量約份第94約地段第408號B分段第1小分段A分段及
第408號B分段第1小分段B分段
PROPOSED HOUSES DEVELOPMENT AND
MINOR RELAXATION OF PLOT RATIO RESTRICTION
LOT 1120 S.A (PART) IN D.D. 92,
LOTS 408 S.B ss.1 S.A AND 408 S.B ss.1 S.B IN D.D. 94,
HANG TAU TAI PO, KWU TUNG SOUTH, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-KTS/541

圖 PLAN
A-4a

本圖於2024年9月10日擬備，所根據的
資料為攝於2024年8月16日的實地照片
PLAN PREPARED ON 10.9.2024
BASED ON SITE PHOTOS
TAKEN ON 16.8.2024



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

實地照片 SITE PHOTOS

擬議屋宇發展及略為放寬地積比率
新界古洞南坑頭大布丈量約份第92約地段第1120號A分段（部分）、
丈量約份第94約地段第408號B分段第1小分段A分段及
第408號B分段第1小分段B分段
PROPOSED HOUSES DEVELOPMENT AND
MINOR RELAXATION OF PLOT RATIO RESTRICTION
LOT 1120 S.A (PART) IN D.D. 92,
LOTS 408 S.B ss.1 S.A AND 408 S.B ss.1 S.B IN D.D. 94,
HANG TAU TAI PO, KWU TUNG SOUTH, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-KTS/541

圖 PLAN
A-4b

本圖於2024年9月10日擬備，所根據的
資料為攝於2024年8月16日的實地照片
PLAN PREPARED ON 10.9.2024
BASED ON SITE PHOTOS
TAKEN ON 16.8.2024