



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

lw&partners
architects



(資料來源:申請人於 1. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 1.12.2021)

參考編號
REFERENCE No.
Y/NE-KTS/13

繪圖 DRAWING
Z-1



TYPICAL FLOOR PLAN (Site A)

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

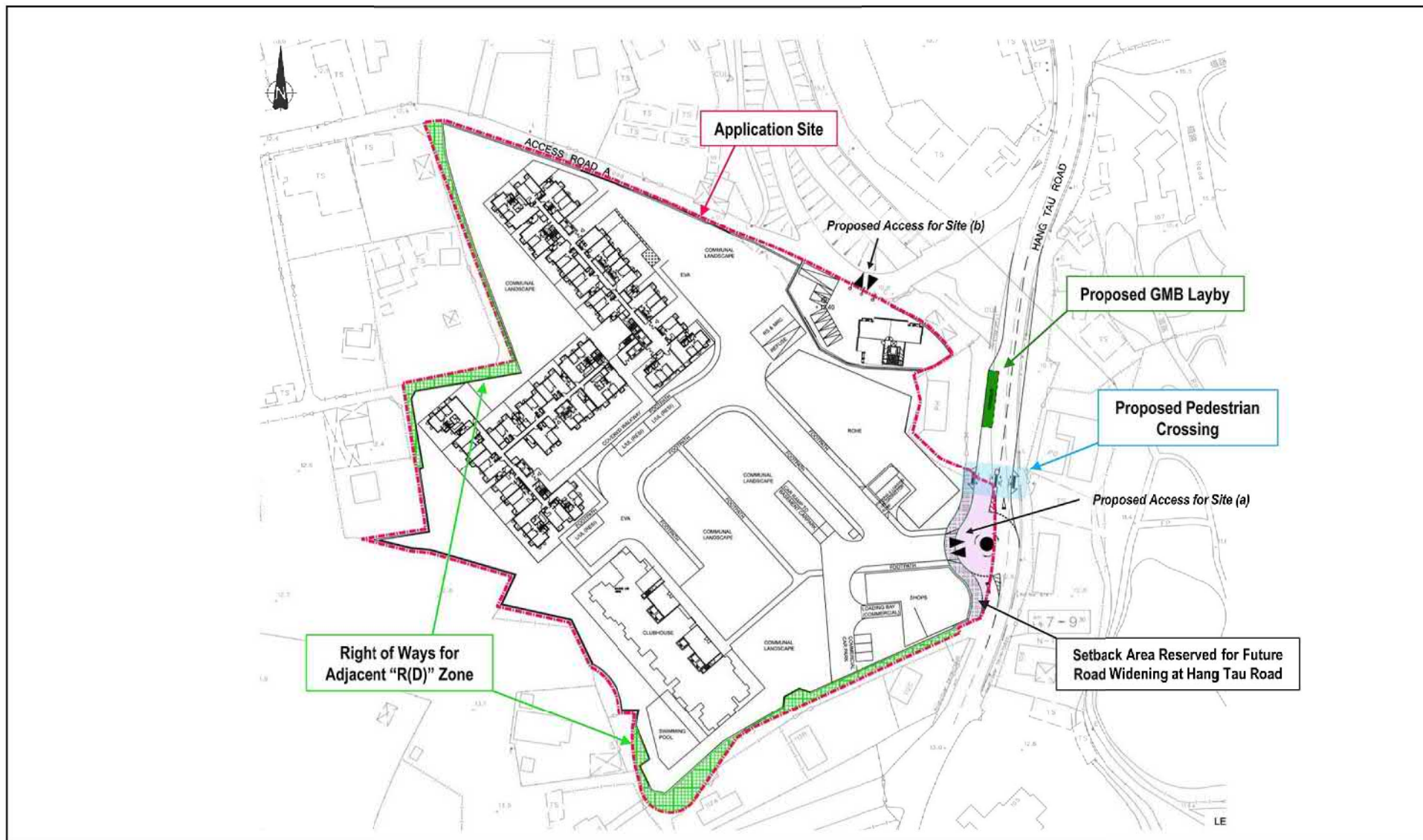
lwk&partners
architects



(資料來源:申請人於 1. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 1.12.2021)

參考編號
REFERENCE No.
Y/NE-KTS/13

繪圖 DRAWING
Z-2



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

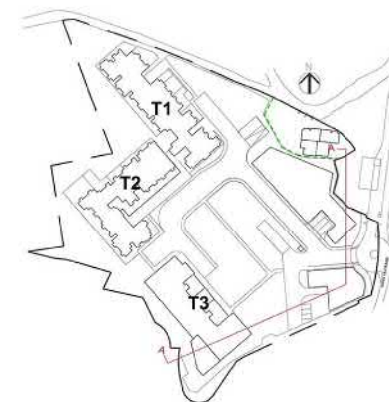
Pro Plan Asia Ltd.



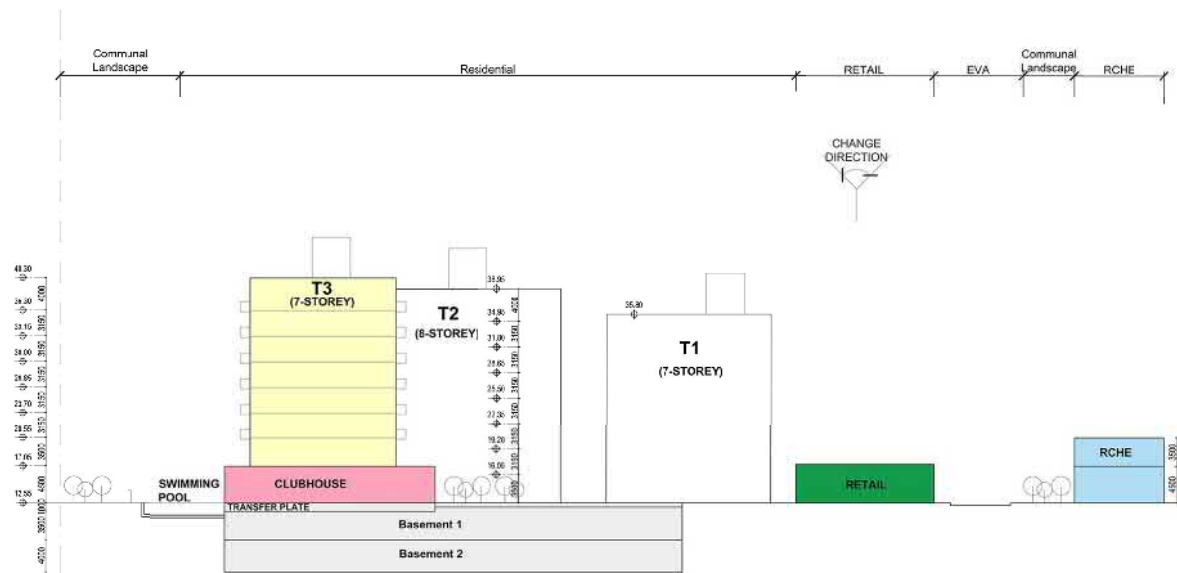
(資料來源:申請人於 1.12.2021 呈交的資料)
(Source : Applicant's Submission of 1.12.2021)

參考編號
REFERENCE No.
Y/NE-KTS/13

繪圖 DRAWING
Z-3



Sub-area Boundary
Line for CDA Zone



SCHEMATIC SECTION A

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
a r c h i t e c t s

(資料來源:申請人於 1. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 1.12.2021)

參考編號
REFERENCE No.
Y/NE-KTS/13

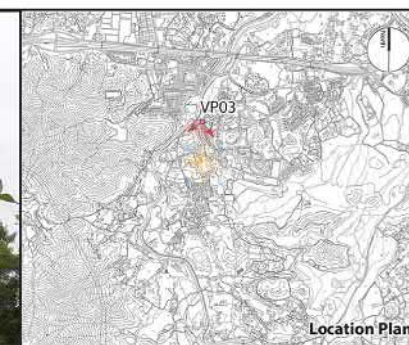
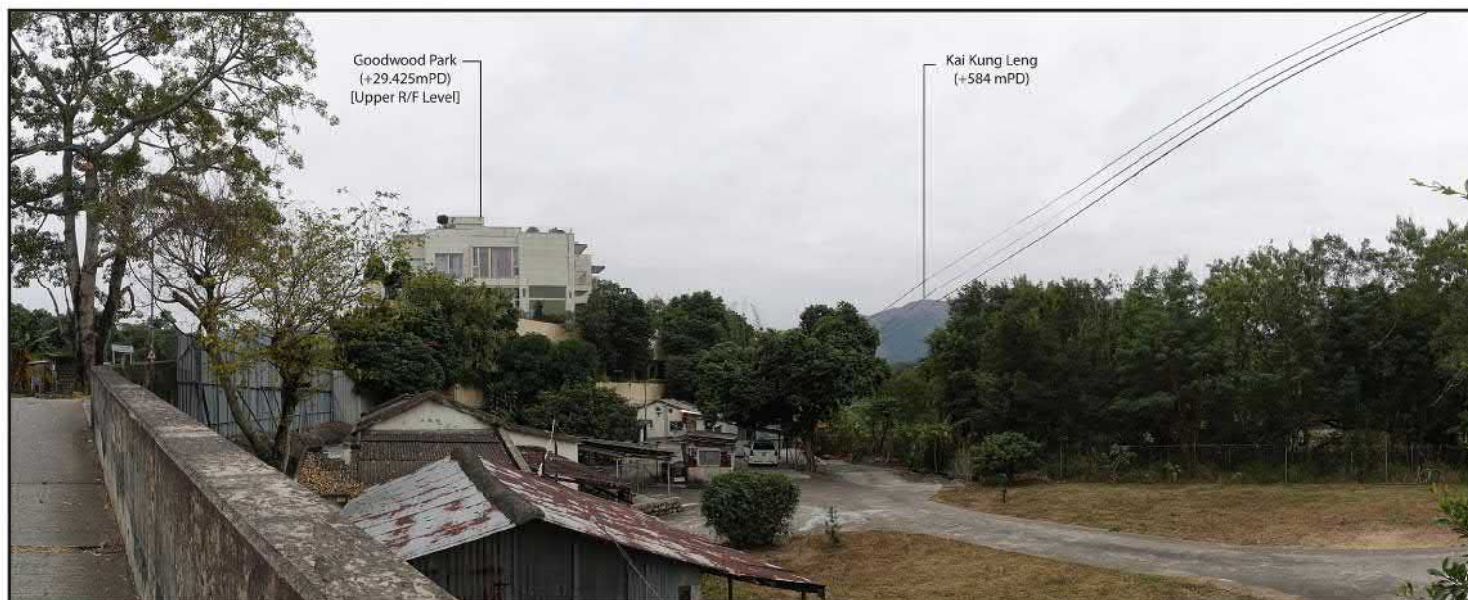
繪圖 DRAWING
Z-4



(資料來源:申請人於 1. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 1.12.2021)

參考編號
REFERENCE No.
Y/NE-KTS/13

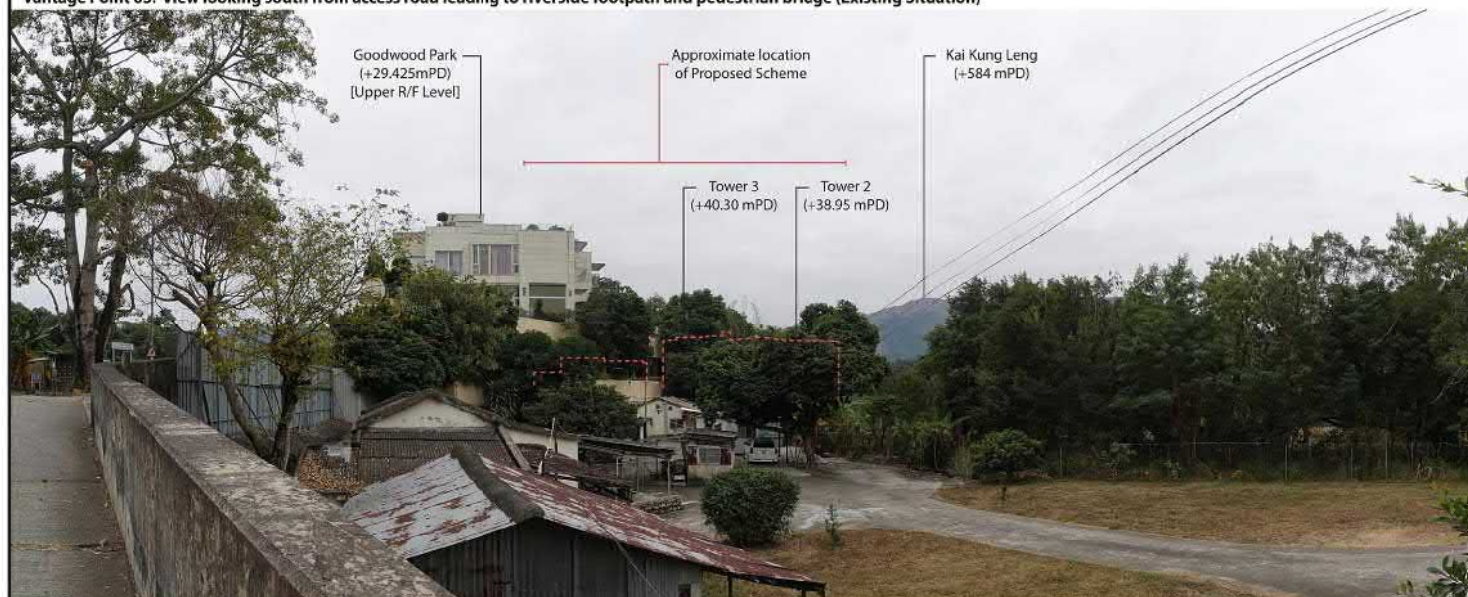
繪圖 DRAWING
Z-5



Vantage Point 03 (VP03)

Vantage point elevation: +13mPD
Viewing distance: 280m
Maximum building height of Proposed Scheme: +40.30mPD at R/F

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



Vantage Point 03: View looking south from access road leading to riverside footpath and pedestrian bridge (Proposed Scheme - Year 10 with Mitigation)

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

DATE	DATE	DATE	DATE
CHECKED	JBC	DRAWN	AL
FIGURE NO.	Figure 7.4		REV/
			C

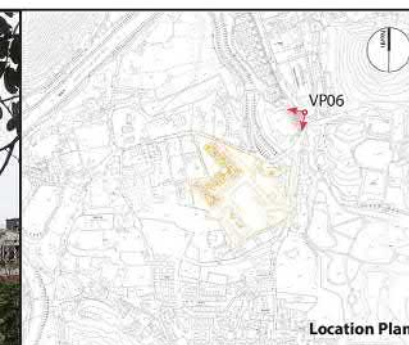
SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 61-67 Telephone: 3468 2422
Jeremia Street, Sheung Wan, Hong Kong Fax: 3468 2422
Website: www.scenicstudio.com

(資料來源:申請人於 1. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 1.12.2021)

參考編號
REFERENCE No.
Y/NE-KTS/13

繪圖 DRAWING
Z-6



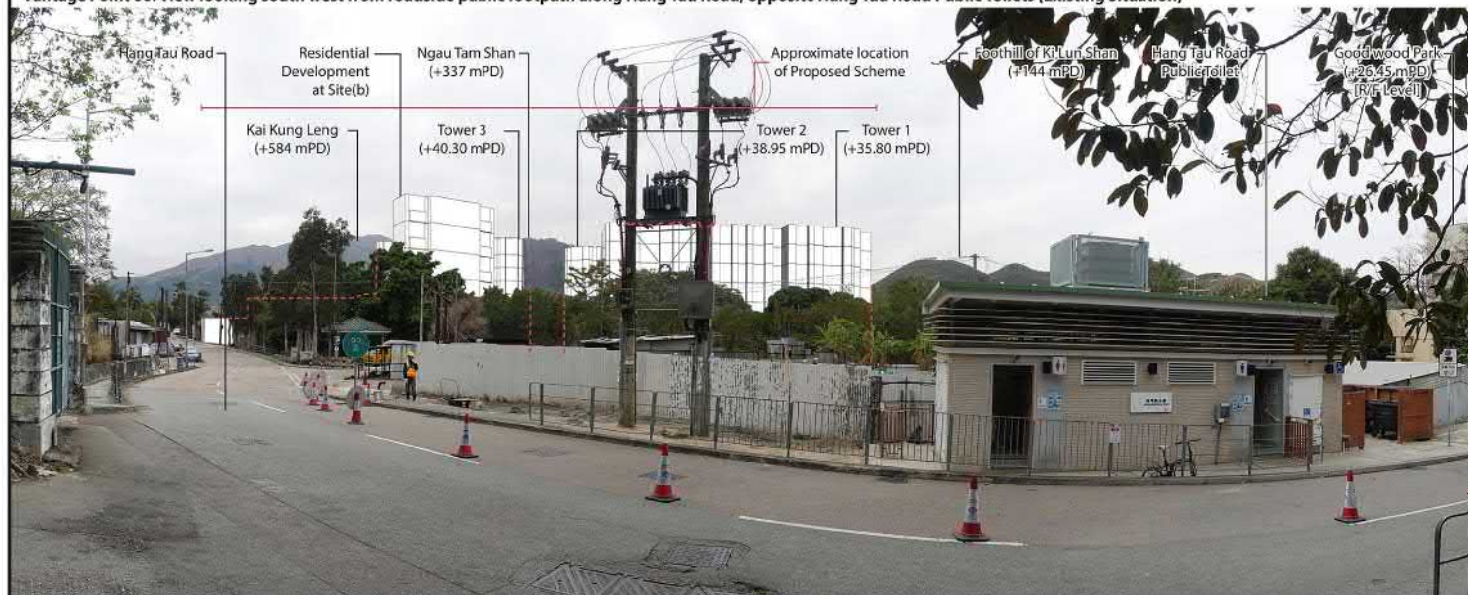
Vantage Point 06 (VP06)

Vantage point elevation: +13mPD

Viewing distance: 105m

Maximum building height of Proposed Scheme: +40.30mPD at R/F

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



Vantage Point 06: View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets (Proposed Scheme - Year 10 with Mitigation)

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	A: C	DATE	Sept. 2021
CHECKED	JBC	DRAWN	AL
FIGURE NO.	Figure 7.7		REV D

SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
 12/F So Hong Commercial Building, 61-67 Telephone: 3468 2422
 Jervais Street, Sheung Wan, Hong Kong Fax: 3468 2422
 Website: scenicstudio.com.hk

(資料來源: 申請人於 1. 12. 2021 呈交的資料)
 (Source : Applicant's Submission of 1.12.2021)

參考編號
 REFERENCE No.
 Y/NE-KTS/13

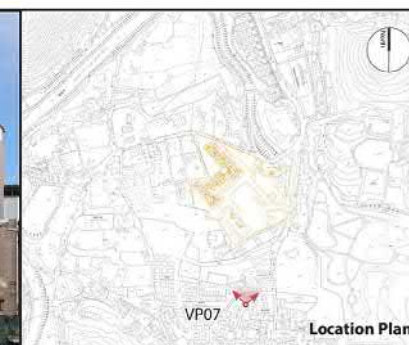
繪圖 DRAWING
 Z-7



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



Vantage Point 07: View looking north from minibus stop adjacent to Golf View Gardens (Proposed Scheme - Year 10 with Mitigation)



VP07

Location Plan

Vantage Point 07 (VP07)

Vantage point elevation: +15mPD

Viewing distance: 100m

Maximum building height of Proposed Scheme:
+40.30mPD at R/F

FIGURE TITLE Proposed Amendments to the Approved Kow 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, Kow Tung South, New Territories

Visual Impact Assessment: Photomontages

DATE	DATE	DATE	DATE
CHECKED	JBC	DRAWN	AL
FIGURE NO.	Figure 7.8		REV/ C

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 61-67, Telephone: 3488 2422
Jerrell Street, Sheung Wan, Hong Kong Fax: 3488 2422
Website: scenicstudio.com.hk

(資料來源:申請人於 1. 12. 2021 呈交的資料)
(Source : Applicant's Submission of 1.12.2021)

參考編號
REFERENCE No.
Y/NE-KTS/13

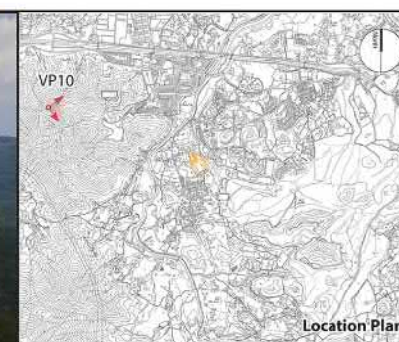
繪圖 DRAWING
Z-8



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



Vantage Point 10: View looking east towards the site from Hadden Hill (Proposed Scheme - Year 10 with Mitigation)



Location Plan

Vantage Point 10 (VP10)

Vantage point elevation: +178mPD

Viewing distance: 1250m

Maximum building height of Proposed Scheme: +40.30mPD at R/F

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, Hong Tau Tai Po, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

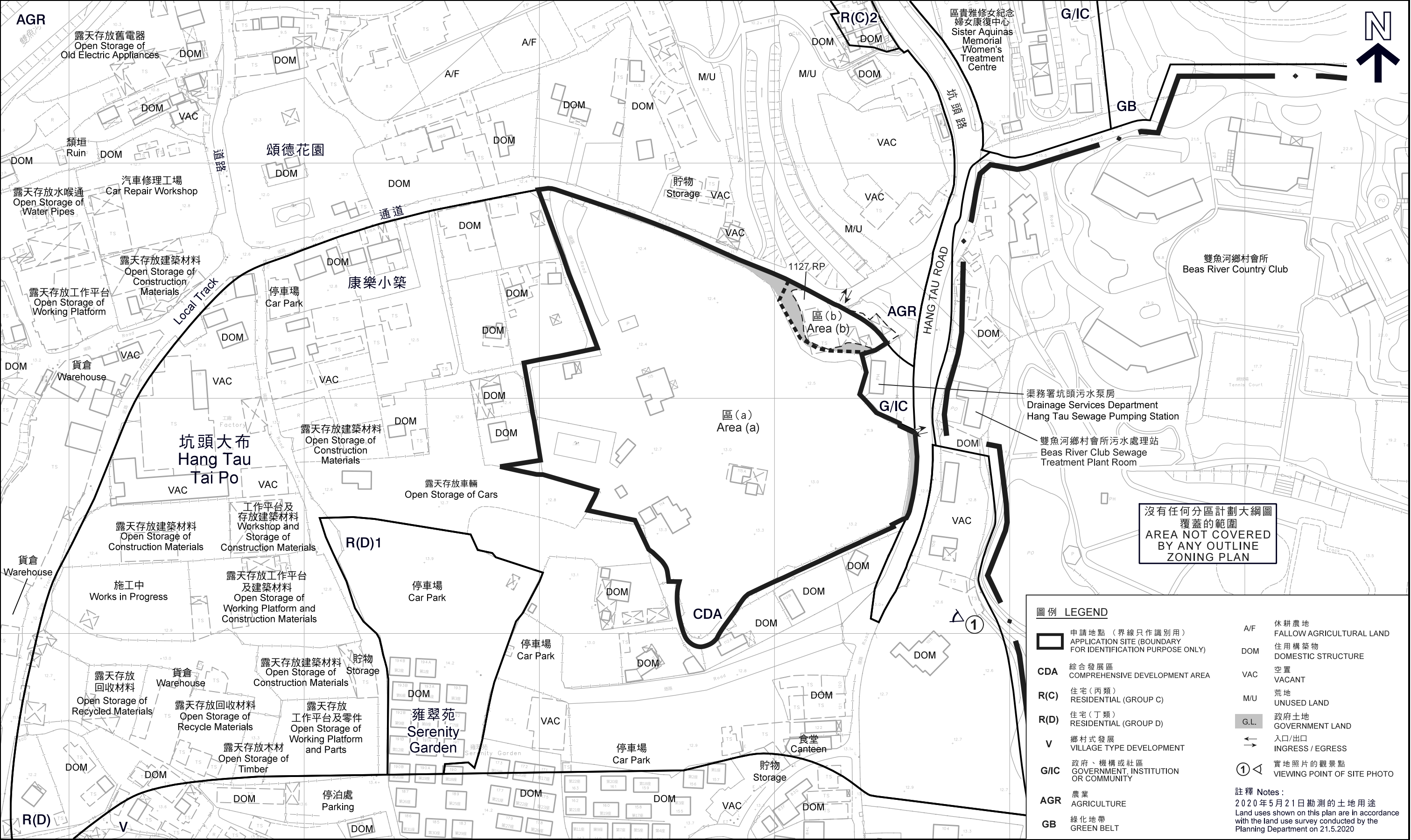
SCALE	A.S.	DATE	Aug 2021
CHECKED	IBC	DRAWN	AL
FIGURE NO.	Figure 7.11		REV
			C

SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE · LANDSCAPE PLANNING & ASSESSMENT
 12/F, So Hong Commercial Building, 41-47 Jervais Street, Sheung Wan, Hong Kong
 Telephone: 3469 2422
 Fax: 3469 2423
 Mobile: 9959 6166

(資料來源: 申請人於 1. 12. 2021 呈交的資料)
 (Source : Applicant's Submission of 1.12.2021)

參考編號
 REFERENCE No.
 Y/NE-KTS/13

繪圖 DRAWING
 Z-9





圖例 LEGEND



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

本摘要圖於2021年11月30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E124793C
EXTRACT PLAN PREPARED ON 30.11.2021
BASED ON AERIAL PHOTO No.
E124793C TAKEN ON 14.1.2021
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

修訂《古洞南分區計劃大綱草圖編號 S/NE-KTS/17》
上「綜合發展區」地帶的註釋
古洞南坑頭大布丈量約份第92約及第94約多幅地段和毗連政府土地
TO AMEND THE NOTES OF THE "COMPREHENSIVE DEVELOPMENT AREA" ZONE
ON THE DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/17
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.
Y/NE-KTS/13

圖 PLAN
Z-3



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

本摘要圖於2021年11月30日擬備，
所根據的資料為攝於
2021年7月16日的實地照片
PLAN PREPARED ON 30.11.2021
BASED ON SITE PHOTO
TAKEN ON 16.7.2021

實地照片 SITE PHOTO

修訂《古洞南分區計劃大綱草圖編號 S/NE-KTS/17》
上「綜合發展區」地帶的註釋
古洞南坑頭大布丈量約份第92約及第94約多幅地段和毗連政府土地
TO AMEND THE NOTES OF THE "COMPREHENSIVE DEVELOPMENT AREA" ZONE
ON THE DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN No. S/NE-KTS/17
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.
Y/NE-KTS/13

圖 PLAN
Z-4