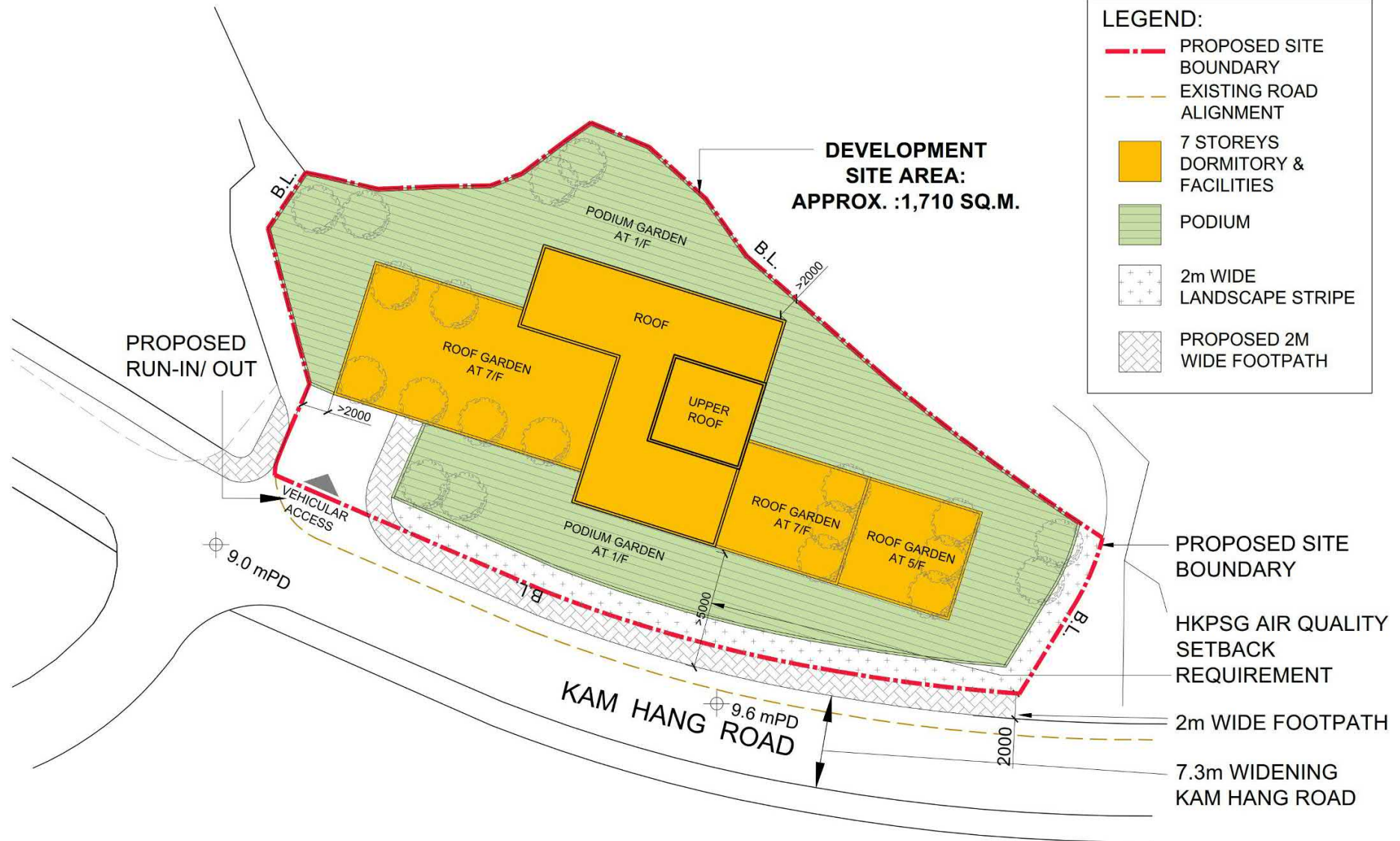


LEGEND:

- PROPOSED SITE BOUNDARY
- - - EXISTING ROAD ALIGNMENT
- 7 STOREYS DORMITORY & FACILITIES
- PODIUM
- + 2m WIDE LANDSCAPE STRIPE
- + PROPOSED 2M WIDE FOOTPATH



CHIH Design Ltd

INDICATIVE MASTER LAYOUT PLAN

PROPOSED RCHE DEVELOPMENT AT LOT 953RP PART OF D.D.92 AND ADJOINING GOVERNMENT LAND, KAM HANG ROAD, KWU TUNG SOUTH

JOB NO.: 2106PA
DATE: 29 JUNE, 2022 (REV.B)
SCALE: 1:400 (A4)

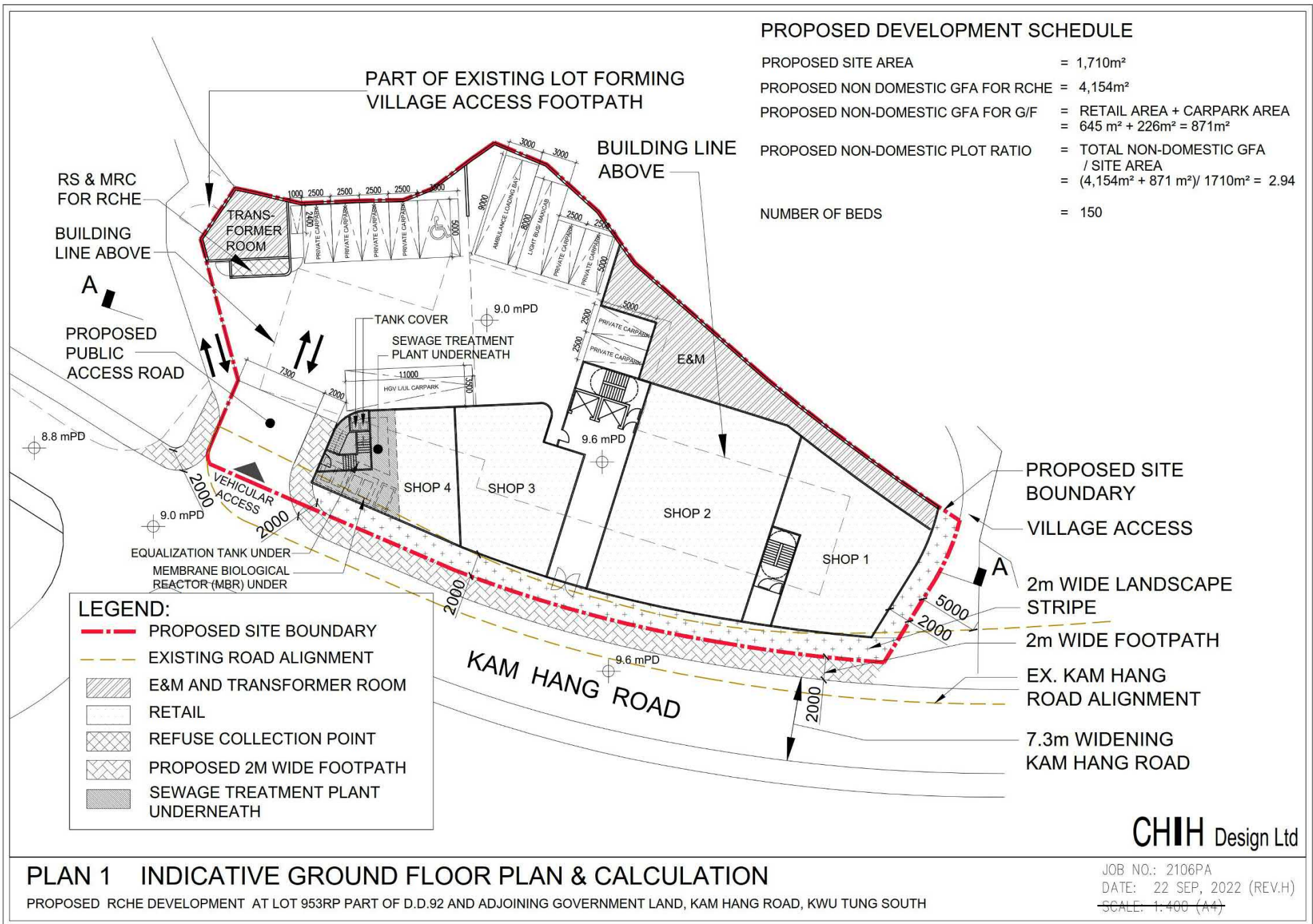
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/16

繪圖 DRAWING

Z-1



LEGEND:

- PROPOSED SITE BOUNDARY
- EXISTING ROAD ALIGNMENT

VERTICAL GREENERY

>2000

PODIUM GARDEN AT 1/F

FACILITIES

OFFICE

>2000

SICK BAY/
NURSE STATION

DORMI-TORY

DORMI-TORY

DORMI-TORY

DORMI-TORY

DORMI-TORY

DORMI-TORY

DORMI-TORY

DORMI-TORY

DORMI-TORY

KAM HANG ROAD

>5000

PODIUM GARDEN AT 1/F

2000

PROPOSED SITE BOUNDARY

HKPSG AIR QUALITY SETBACK REQUIREMENT

2m WIDE FOOTPATH

7.3m WIDENING KAM HANG ROAD

CHIH Design Ltd

PLAN 2 INDICATIVE TYPICAL FLOOR PLAN of 1/F to 4/F

PROPOSED RCHE DEVELOPMENT AT LOT 953RP PART OF D.D.92 AND ADJOINING GOVERNMENT LAND, KAM HANG ROAD, KWU TUNG SOUTH

JOB NO.: 2106PA
DATE: 10 JUN, 2022 (REV.D)
SCALE: 1:400 (A4)

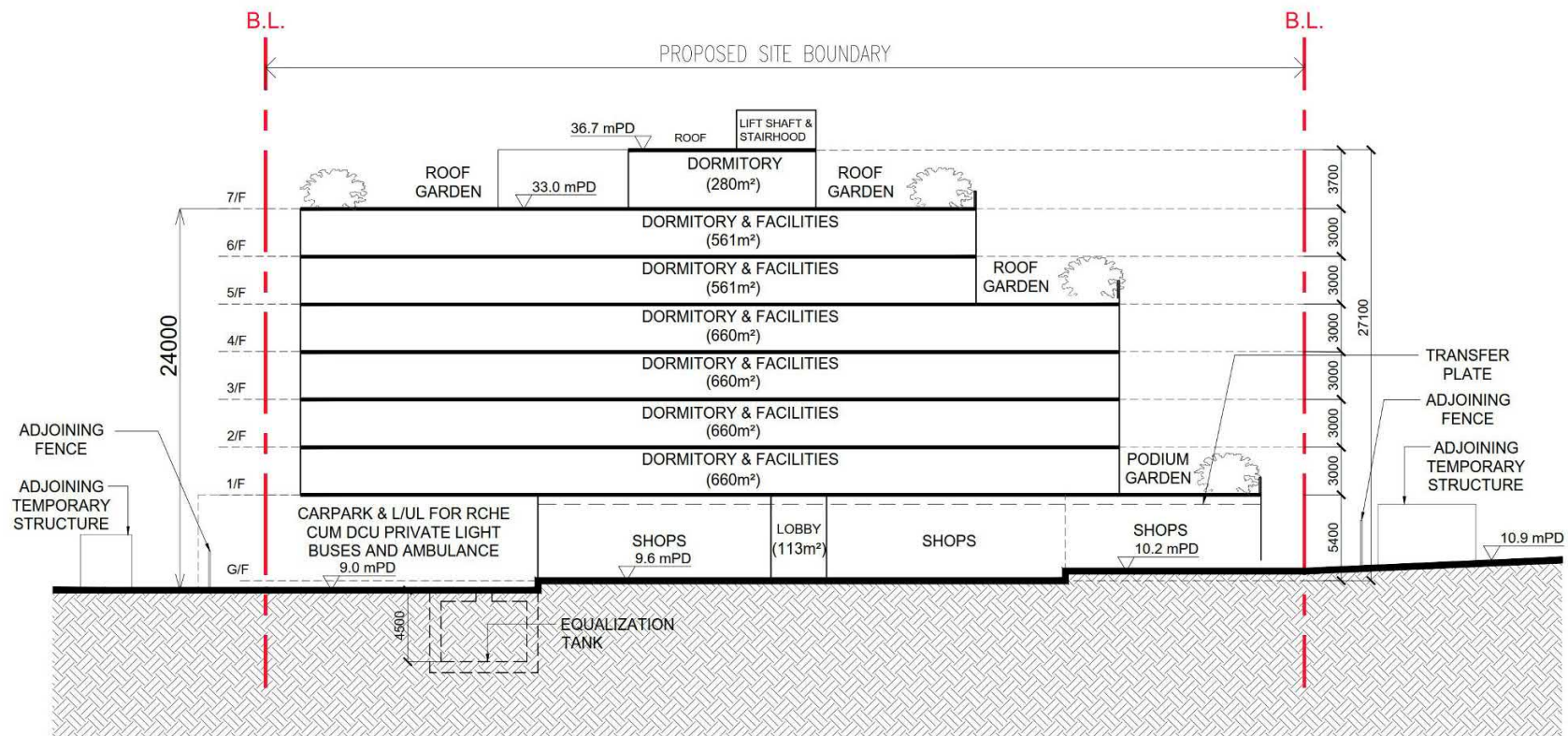
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/16

繪圖 DRAWING

Z-3



CHIH Design Ltd

INDICATIVE SECTION

PROPOSED RCHE DEVELOPMENT AT LOT 953RP PART OF D.D. 92 AND ADJOINING GOVERNMENT LAND, KAM HANG ROAD, KWU TUNG SOUTH

JOB NO.: 2106PA
DATE: 10 OCT, 2023 (REV.E)
SCALE: 1:400 (A4)

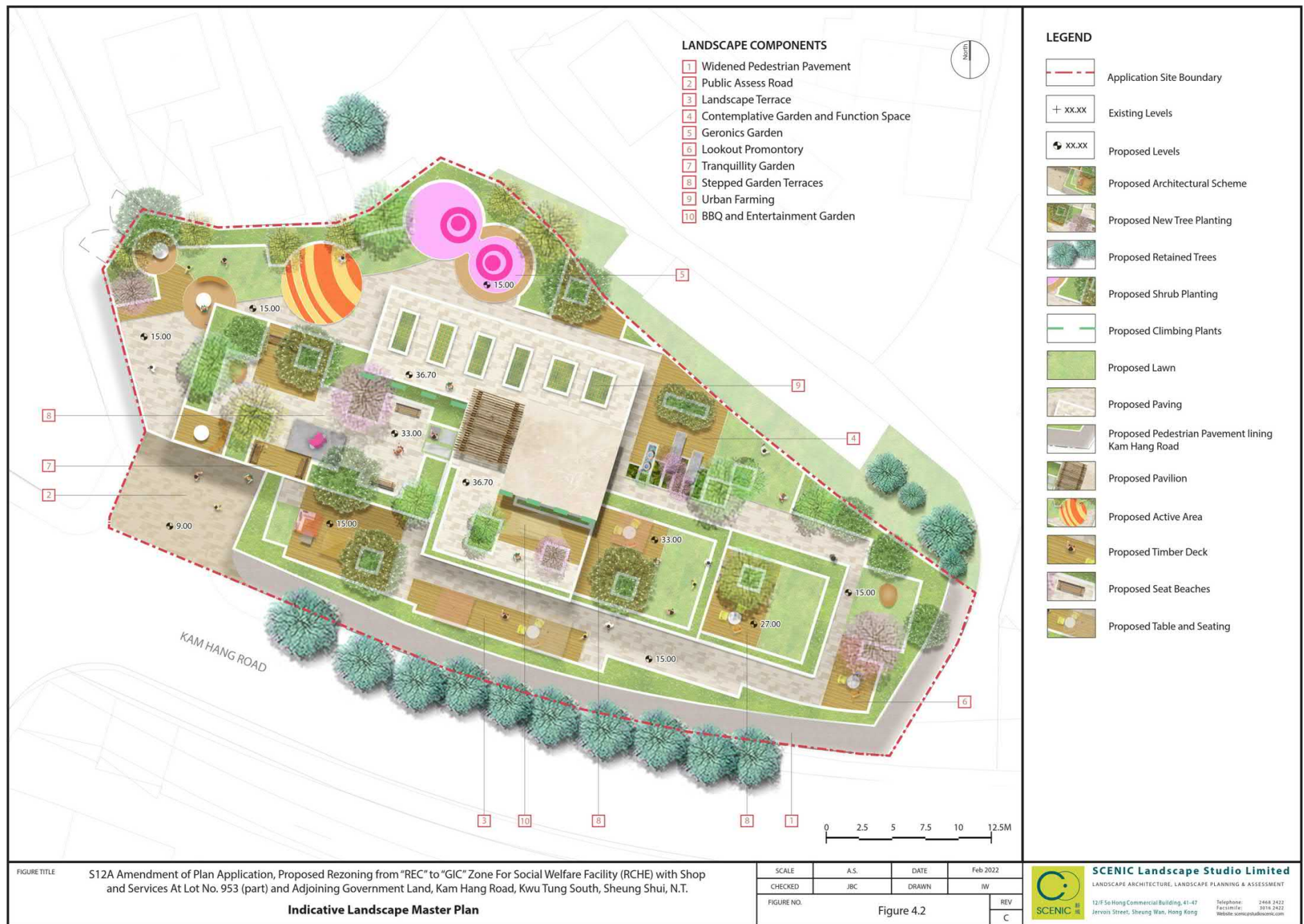
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/16

繪圖 DRAWING

Z-4



(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/16

繪圖 DRAWING

Z-5



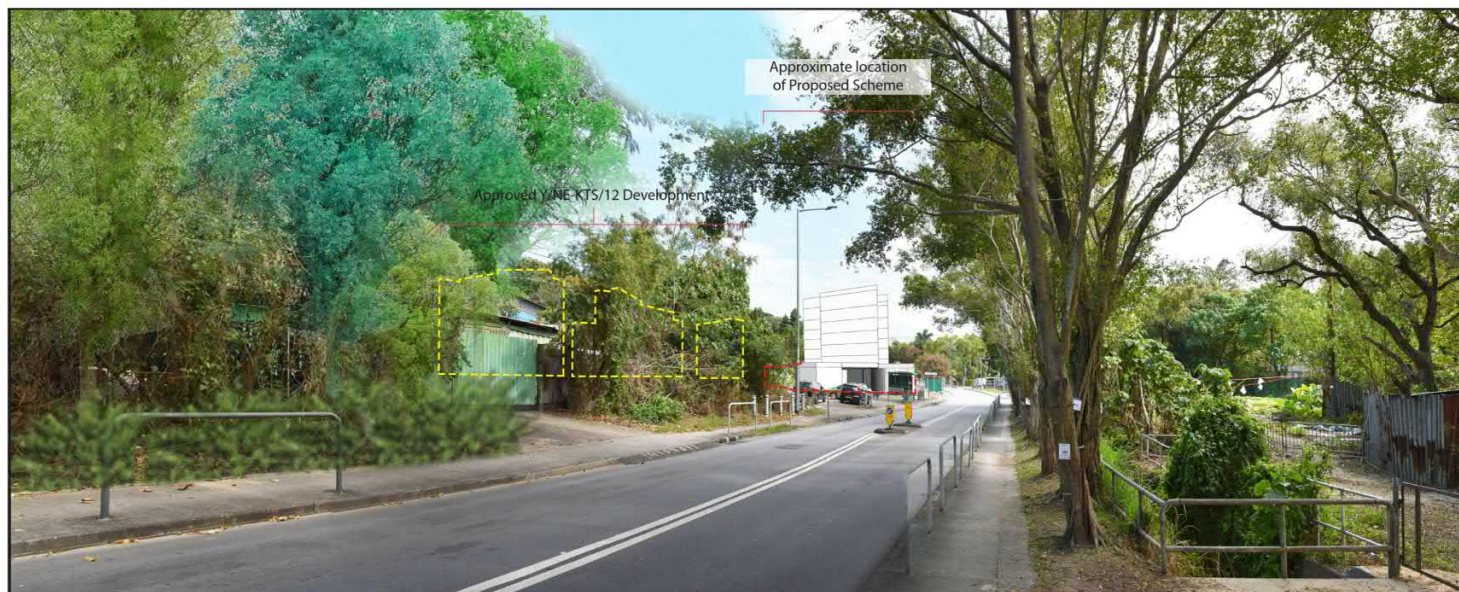
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/16

繪圖 DRAWING

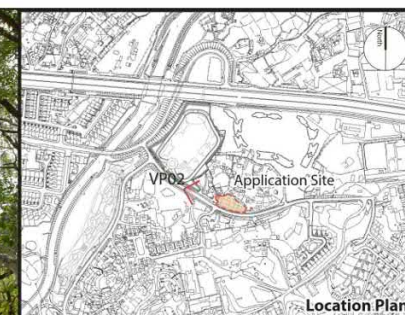
Z-6



Vantage Point 02: View looking south east along Kam Hang Road (Proposed Scheme and Approved Developments)



Vantage Point 02: View looking south east along Kam Hang Road (Approved Developments)



LEGEND

- Approximate Location of Proposed Scheme
- Approximate Location of Approved Y/NE-KTS/12 Development
- Approximate Location of Approved Y/NE-KTS/14 Development
- Approximate Location of Approved Y/NE-KTS/15 Development

Vantage Point 02 (VP02)

Vantage point elevation: +9.0mPD

Viewing distance: 86.0m

Maximum height of Proposed Development: +36.7mPD

Note:

The red dashed line represents the approximate location of the Proposed Scheme where views are obscured by intervening obstacles.

The Approved Developments include the Y/NE-KTS/12, Y/NE-KTS/14 and Y/NE-KTS/15 Developments.

FIGURE TITLE

S12A Amendment of Plan Application, Proposed Rezoning from "REC" to "GIC" Zone For Social Welfare Facility (RCHE) with Shop and Services At Lot No. 953 (part) and Adjoining Government Land, Kam Hang Road, Kwu Tung South, Sheung Shui, N.T.

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Feb 2022
CHECKED	C/J	DRAWN	IW
FIGURE NO.	Figure 7.5		
		REV	
		C	

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

(資料來源：申請人於 19.10.2023 呈交的資料)
 (Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/16

繪圖 DRAWING

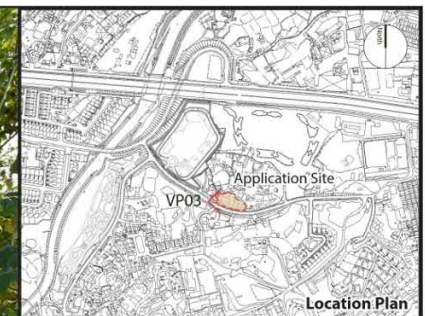
Z-7



Vantage Point 03: View looking east from Kam Hang Road (Proposed Scheme and Approved Developments)



Vantage Point 03: View looking east from Kam Hang Road (Approved Developments)



LEGEND

- Approximate Location of Proposed Scheme
- Approximate Location of Approved Y/NE-KTS/12 Development
- Approximate Location of Approved Y/NE-KTS/14 Development
- Approximate Location of Approved Y/NE-KTS/15 Development

Vantage Point 03 (VP03)

Vantage point elevation: +9.4mPD

Viewing distance: 63.0m

Maximum height of Proposed Development: +36.7mPD

Note:

The red dashed line represents the approximate location of the Proposed Scheme where views are obscured by intervening obstacles.

The Approved Developments include the Y/NE-KTS/12, Y/NE-KTS/14 and Y/NE-KTS/15 Developments.

FIGURE TITLE

S12A Amendment of Plan Application, Proposed Rezoning from "REC" to "GIC" Zone For Social Welfare Facility (RCHE) with Shop and Services At Lot No. 953 (part) and Adjoining Government Land, Kam Hang Road, Kwu Tung South, Sheung Shui, N.T.

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Feb 2022
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.7		
		REV	C



SCENIC Landscape Studio Limited

LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Telephone: 2468 2422
Jervois Street, Sheung Wan, Hong Kong Facsimile: 2016 2422
Website: www.scenicstudio.com

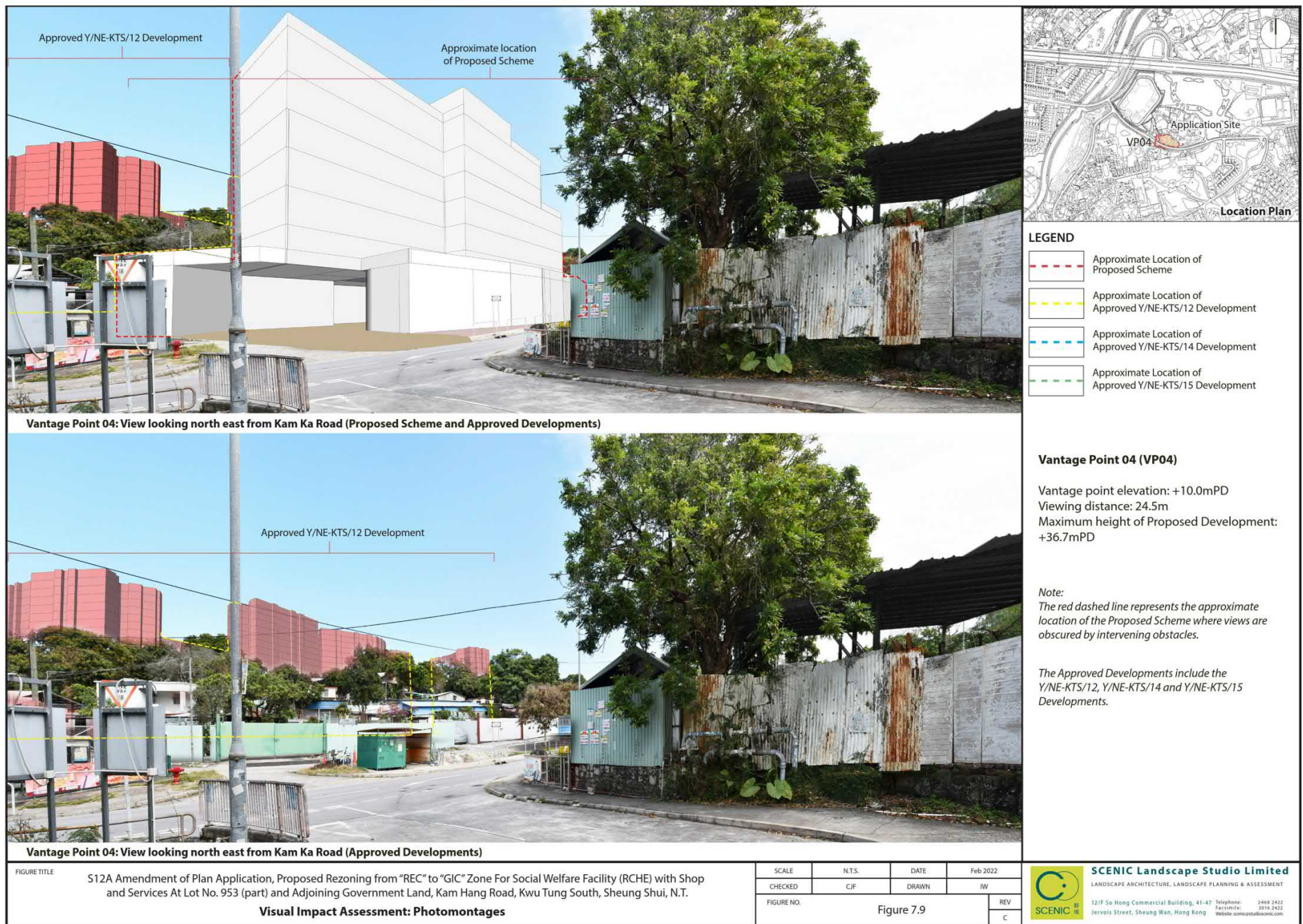
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/16

繪圖 DRAWING

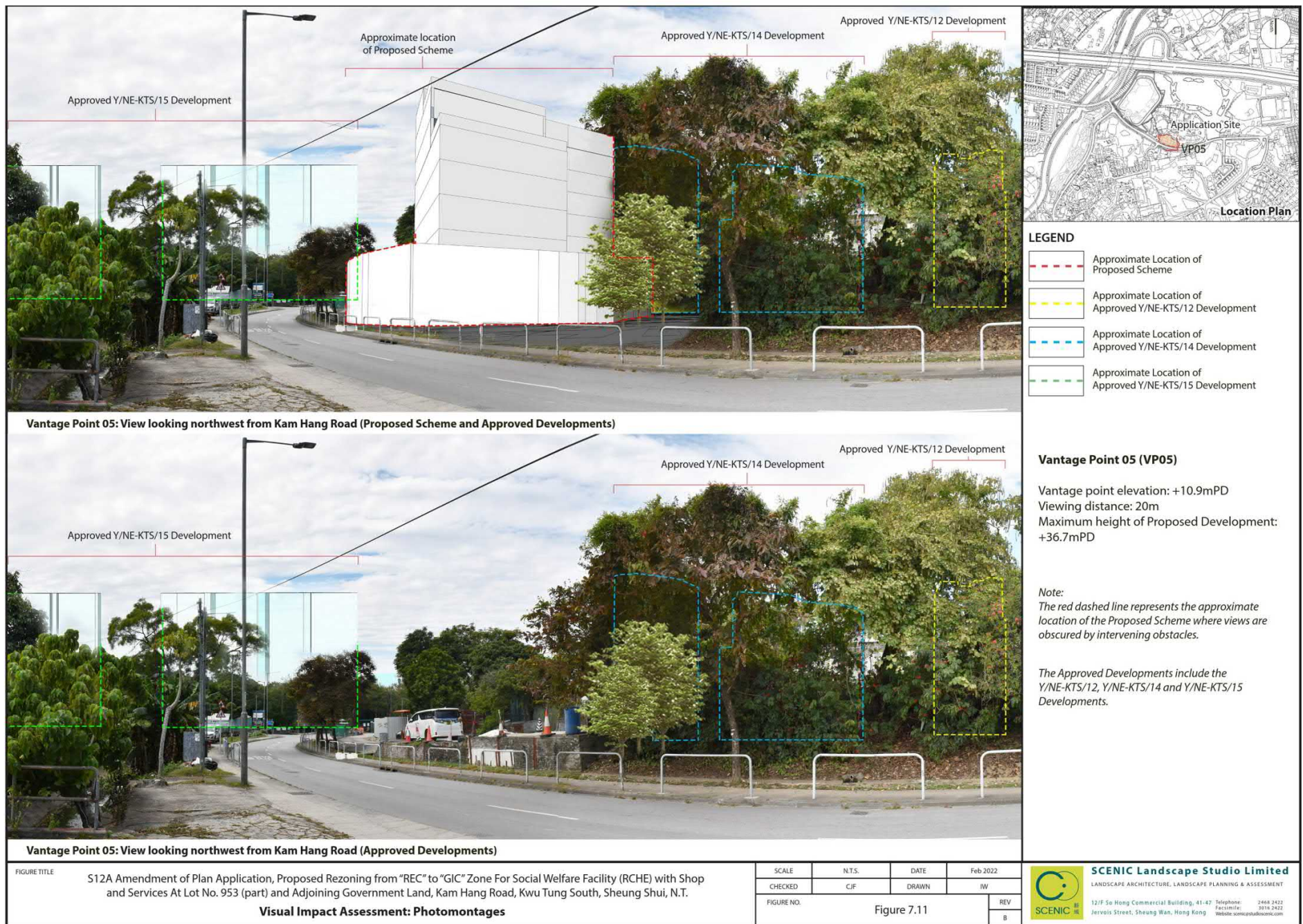
Z-8



(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.
Y/NE-KTS/16

繪圖 DRAWING
Z-9



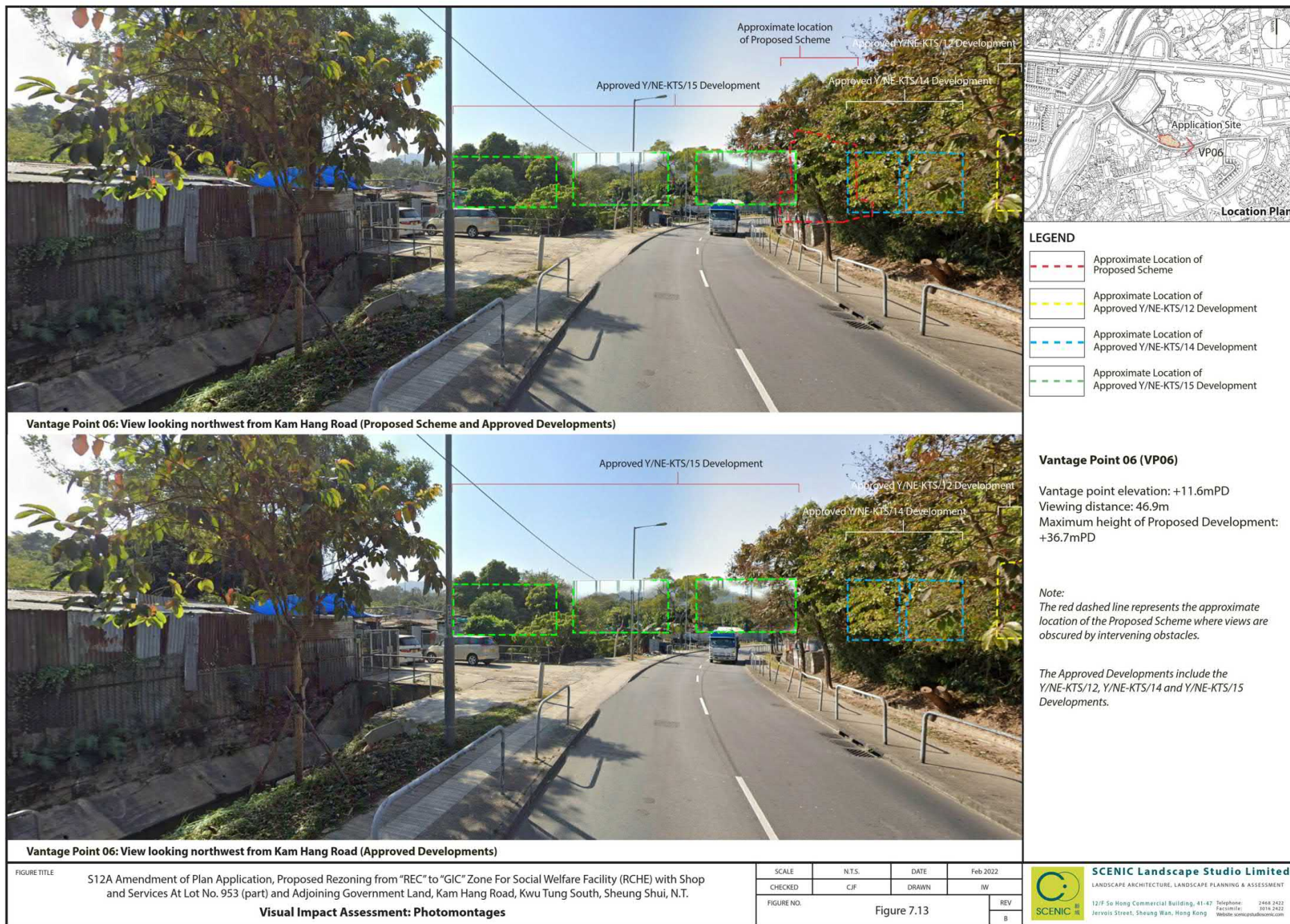
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/16

繪圖 DRAWING

Z-10



(資料來源：申請人於 19.10.2023 呈交的資料)
 (Source: Applicant's Submission of 19.10.2023)

參考編號
 REFERENCE No.

Y/NE-KTS/16

繪圖 DRAWING

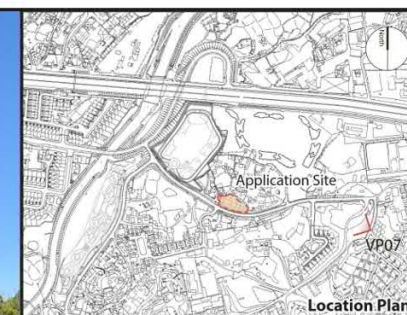
Z-11



Vantage Point 07: View looking northwest from Public Open Space near Kam Tsin Road (Proposed Scheme and Approved Developments)



Vantage Point 07: View looking northwest from Public Open Space near Kam Tsin Road (Approved Developments)



LEGEND

- Approximate Location of Proposed Scheme
- Approximate Location of Approved Y/NE-KTS/12 Development
- Approximate Location of Approved Y/NE-KTS/14 Development
- Approximate Location of Approved Y/NE-KTS/15 Development

Vantage Point 07 (VP07)

Vantage point elevation: +18.0mPD
Viewing distance: 315.2m
Maximum height of Proposed Development: +36.7mPD

Note:
The red dashed line represents the approximate location of the Proposed Scheme where views are obscured by intervening obstacles.

The Approved Developments include the Y/NE-KTS/12, Y/NE-KTS/14 and Y/NE-KTS/15 Developments.

FIGURE TITLE

S12A Amendment of Plan Application, Proposed Rezoning from "REC" to "GIC" Zone For Social Welfare Facility (RCHE) with Shop and Services At Lot No. 953 (part) and Adjoining Government Land, Kam Hang Road, Kwu Tung South, Sheung Shui, N.T.

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Feb 2022
CHECKED	C/J	DRAWN	IW
FIGURE NO.	Figure 7.15		
		REV	II

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Telephone: 2468 2422
Jervois Street, Sheung Wan, Hong Kong Facsimile: 3076 2422
Website: www.scenicstudio.com

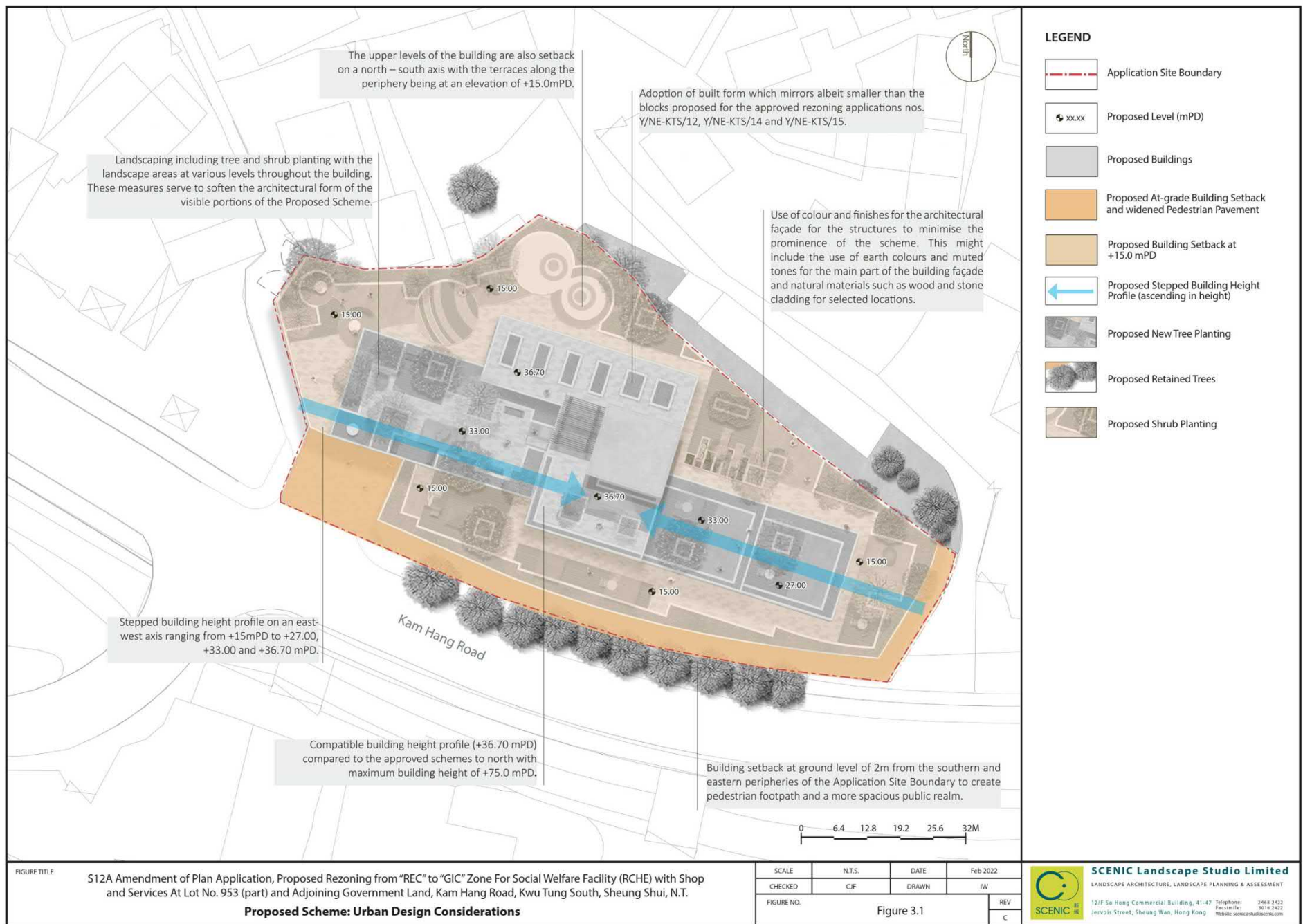
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/16

繪圖 DRAWING

Z-12



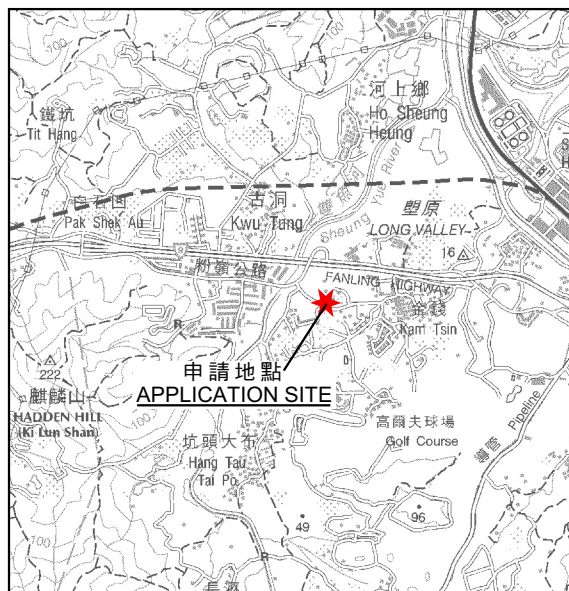
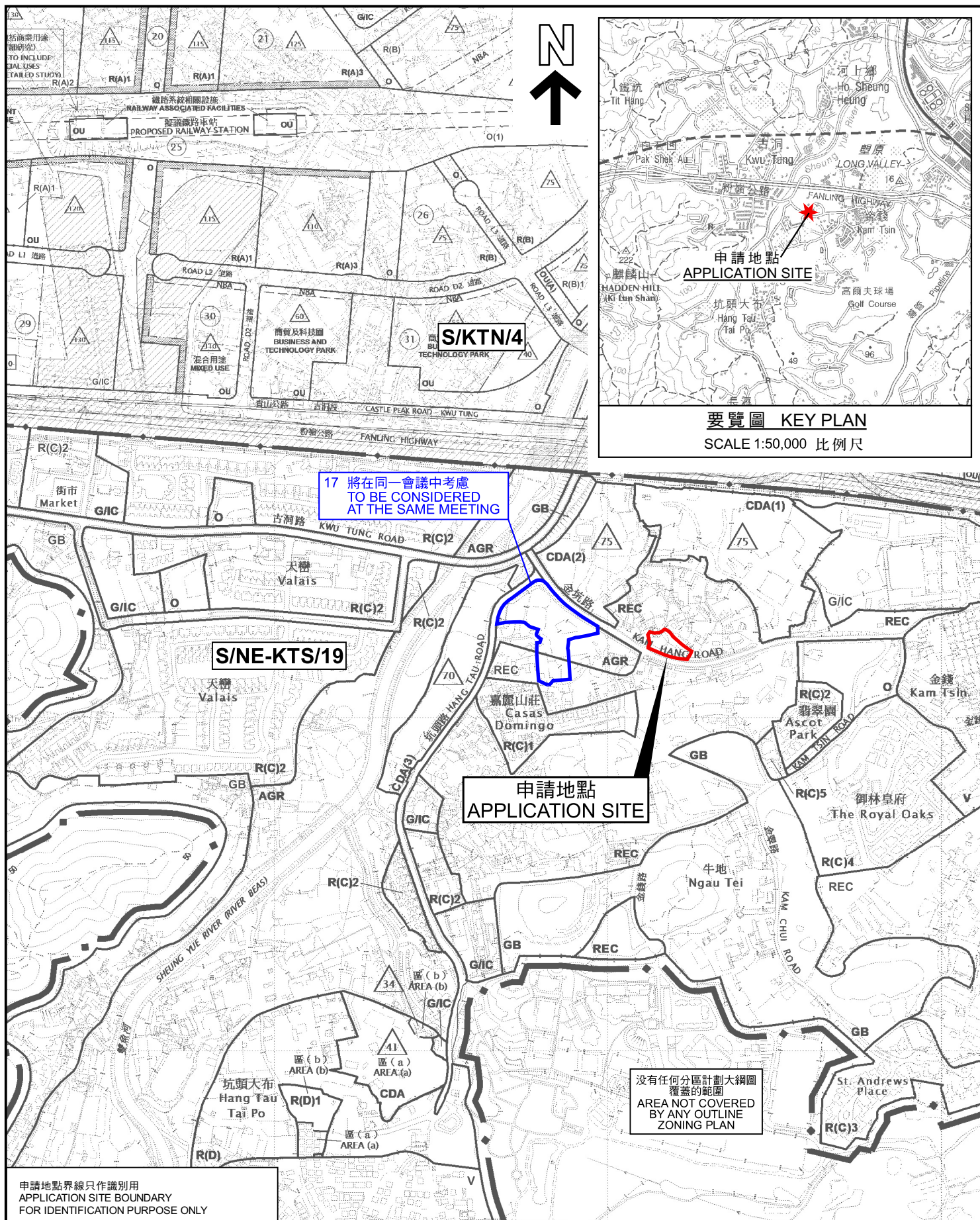
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/16

繪圖 DRAWING

Z-13



要覽圖 KEY PLAN
SCALE 1:50,000 比例尺

位置圖 LOCATION PLAN

把申請地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶
古洞南金坑路丈量約份第92約地段
第953號餘段(部分)及毗連政府土地
TO REZONE THE APPLICATION SITE FROM "RECREATION"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)"
LOT NO. 953 RP (PART) IN D.D. 92 AND ADJOINING
GOVERNMENT LAND, KAM HANG ROAD, KWU TUNG SOUTH
SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
METRES

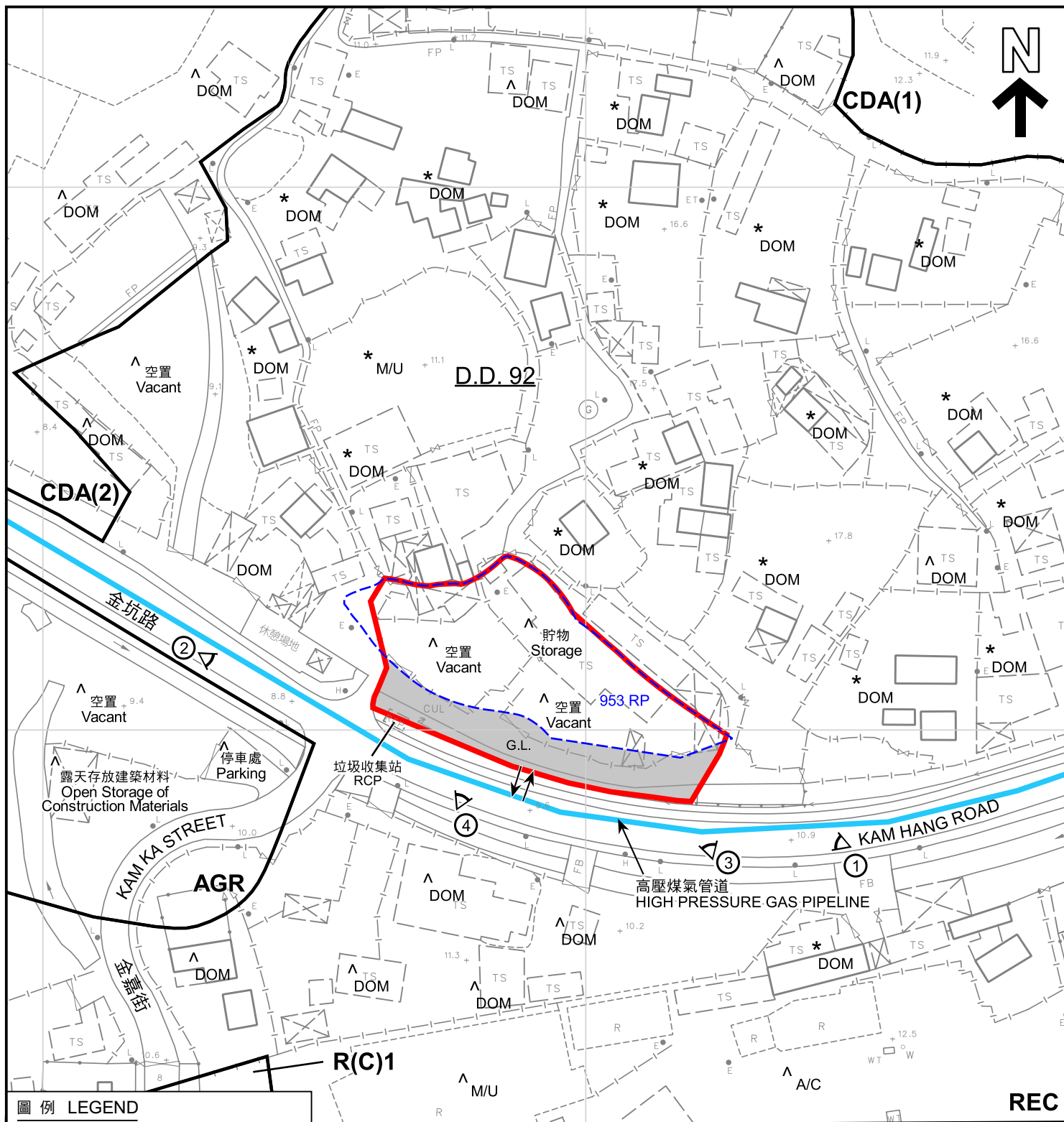
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-KTS/16

圖 PLAN
Z-1

本摘要圖於2023年10月19日擬備，
所根據的資料為於2023年5月12日
展示的分區計劃大綱圖編號S/NE-KTS/19
EXTRACT PLAN PREPARED ON
19.10.2023 BASED ON OUTLINE ZONING
PLAN No. S/NE-KTS/19 EXHIBITED ON
12.5.2023



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)
- REC** 康樂
RECREATION
- AGR** 農業
AGRICULTURE

- ① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 入口/出口
INGRESS / EGRESS
- A/C 常耕農地
CULTIVATED AGRICULTURAL LAND
- DOM 住用構築物
DOMESTIC STRUCTURES
- G.L. 政府土地
GOVERNMENT LAND
- M/U 荒地
UNUSED LAND

註釋 Notes :

- (1) 2023年10月5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 5.10.2023
- (2) * 土地用途跟1991年勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in 1991
- (3) ^ 土地用途跟1991年勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in 1991

本摘要圖於2023年10月18日擬備，
所根據的資料為測量圖編號
2-SE-10A及10C
EXTRACT PLAN PREPARED ON
18.10.2023 BASED ON SURVEY SHEET
No. 2-SE-10A & 10C

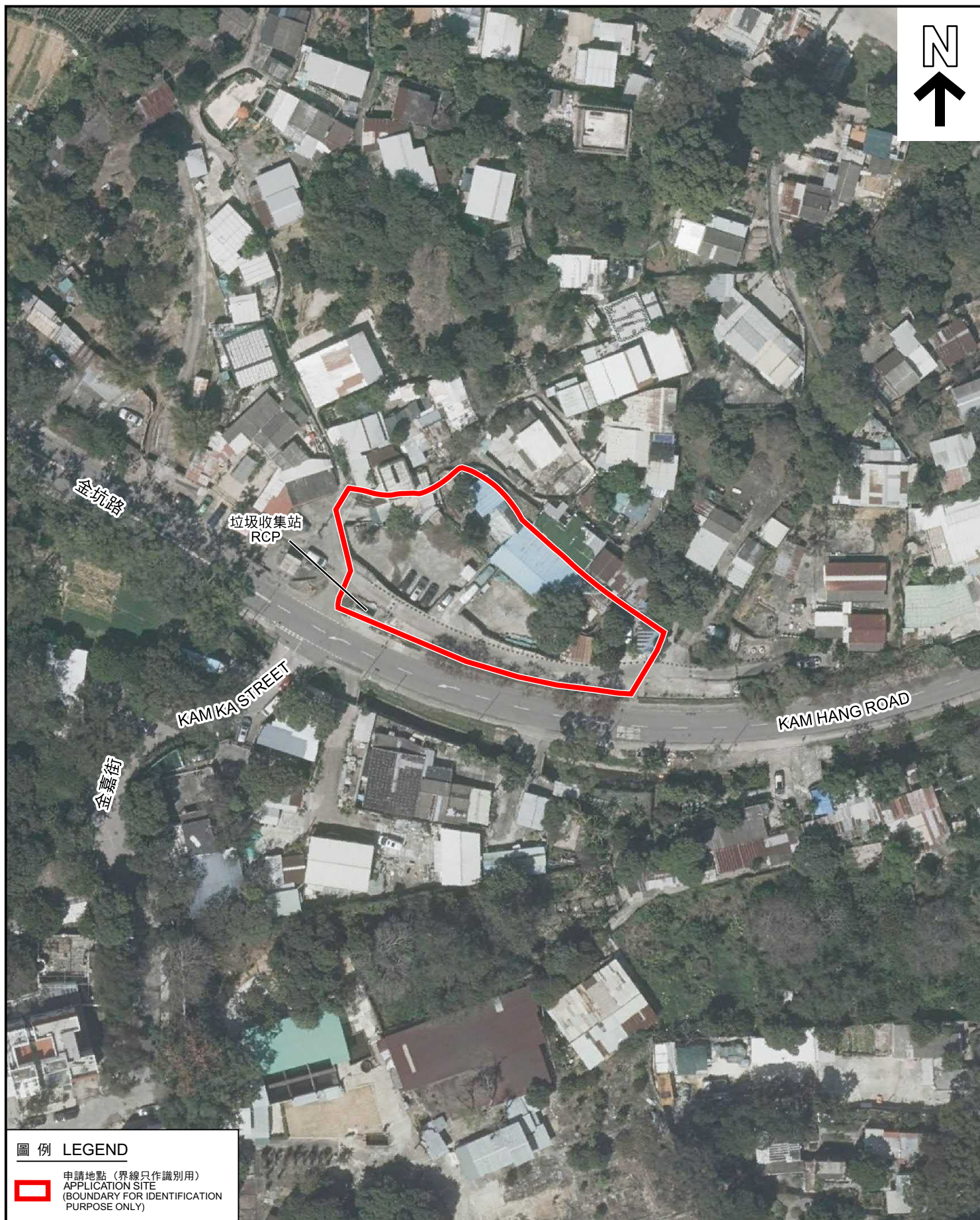
平面圖 SITE PLAN
把申請地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶
古洞南金坑路丈量約份第92約地段
第953號餘段(部分)及毗連政府土地
TO REZONE THE APPLICATION SITE FROM "RECREATION"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)"
LOT NO. 953 RP (PART) IN D.D. 92 AND ADJOINING
GOVERNMENT LAND, KAM HANG ROAD, KWU TUNG SOUTH
SCALE 1:1 000 比例尺

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
Y/NE-KTS/16

圖 PLAN
Z-2



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2023年9月22日擬備，所根據的資料為地政總署於2022年3月8日拍得的航攝照片編號 E153145C

EXTRACT PLAN PREPARED ON
22.9.2023 BASED ON AERIAL PHOTO No.
E153145C TAKEN ON 8.3.2022 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把申請地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶
古洞南金坑路丈量約份第92約地段
第953號餘段(部分)及毗連政府土地

TO REZONE THE APPLICATION SITE FROM "RECREATION"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)"
LOT NO. 953 RP (PART) IN D.D. 92 AND ADJOINING
GOVERNMENT LAND, KAM HANG ROAD, KWU TUNG SOUTH

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-KTS/16

圖 PLAN
Z-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

本圖於2023年10月11日擬備，所根據的資料為攝於2023年10月5日的實地照片
PLAN PREPARED ON 11.10.2023
BASED ON SITE PHOTOS
TAKEN ON 5.10.2023

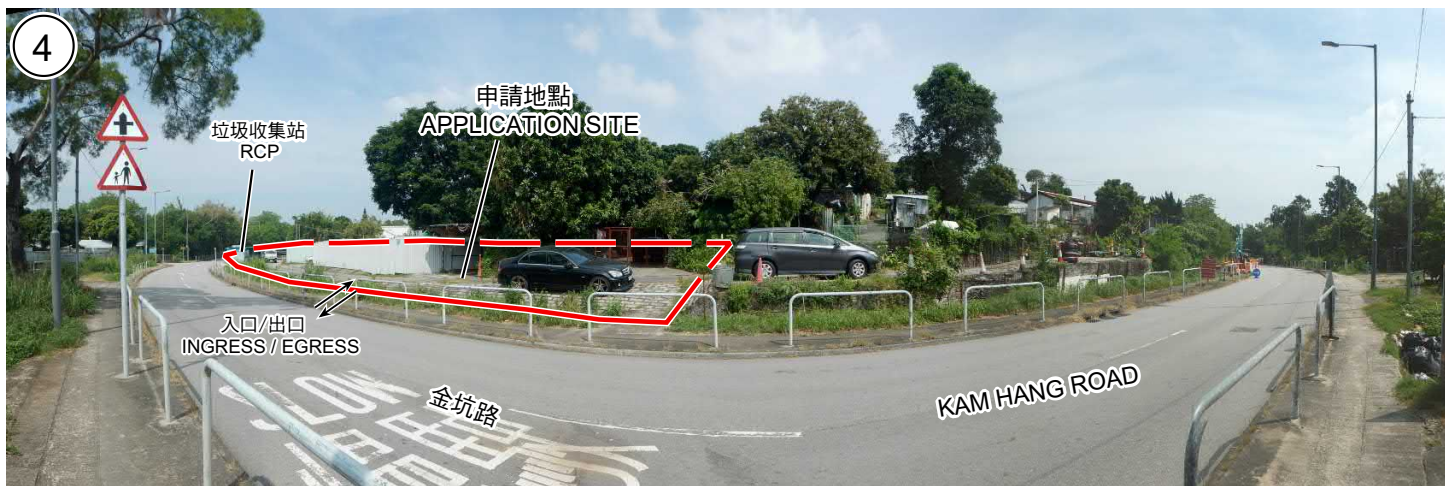
把申請地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶
古洞南金坑路丈量約份第92約地段
第953號餘段(部分)及毗連政府土地
TO REZONE THE APPLICATION SITE FROM "RECREATION"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)"
LOT NO. 953 RP (PART) IN D.D. 92 AND ADJOINING
GOVERNMENT LAND, KAM HANG ROAD, KWU TUNG SOUTH

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-KTS/16

圖 PLAN
Z-4a



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

實地照片 SITE PHOTOS

本圖於2023年10月9日擬備，所根據的資料為攝於2023年10月5日的實地照片
PLAN PREPARED ON 9.10.2023
BASED ON SITE PHOTOS
TAKEN ON 5.10.2023

把申請地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶
古洞南金坑路丈量約份第92約地段
第953號餘段(部分)及毗連政府土地
TO REZONE THE APPLICATION SITE FROM "RECREATION"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)"
LOT NO. 953 RP (PART) IN D.D. 92 AND ADJOINING
GOVERNMENT LAND, KAM HANG ROAD, KWU TUNG SOUTH

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-KTS/16

圖 PLAN
Z-4b