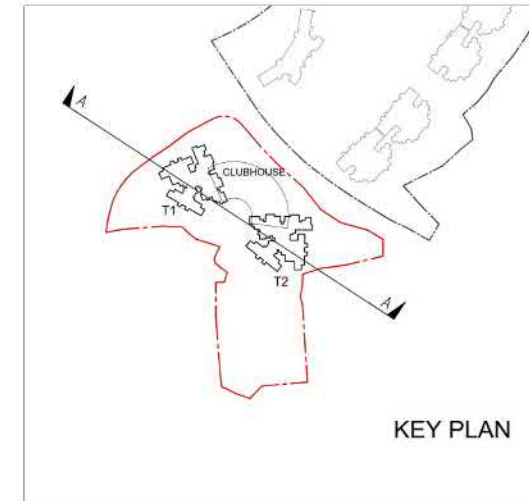
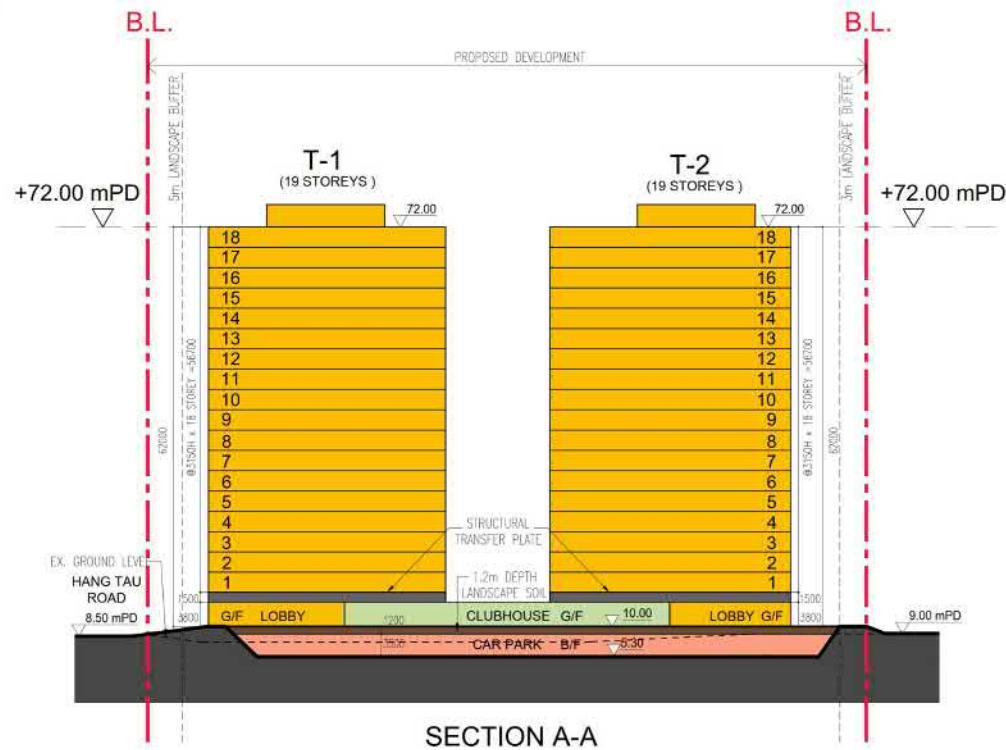


LEGEND

- Application Site Boundary
- 19 storeys height building block
- Clubhouse
- Carpark
- 1.2m depth landscape soil



INDICATIVE SECTION A-A FOR SITE B (REV.B)

REZONING APPLICATION AT KAM HANG ROAD, KWU TUNG SOUTH

CHIH Design Ltd.

JOB NO.: 2106PA
DATE: 20 SEP, 2023
SCALE: 1:750 (A3)

(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.

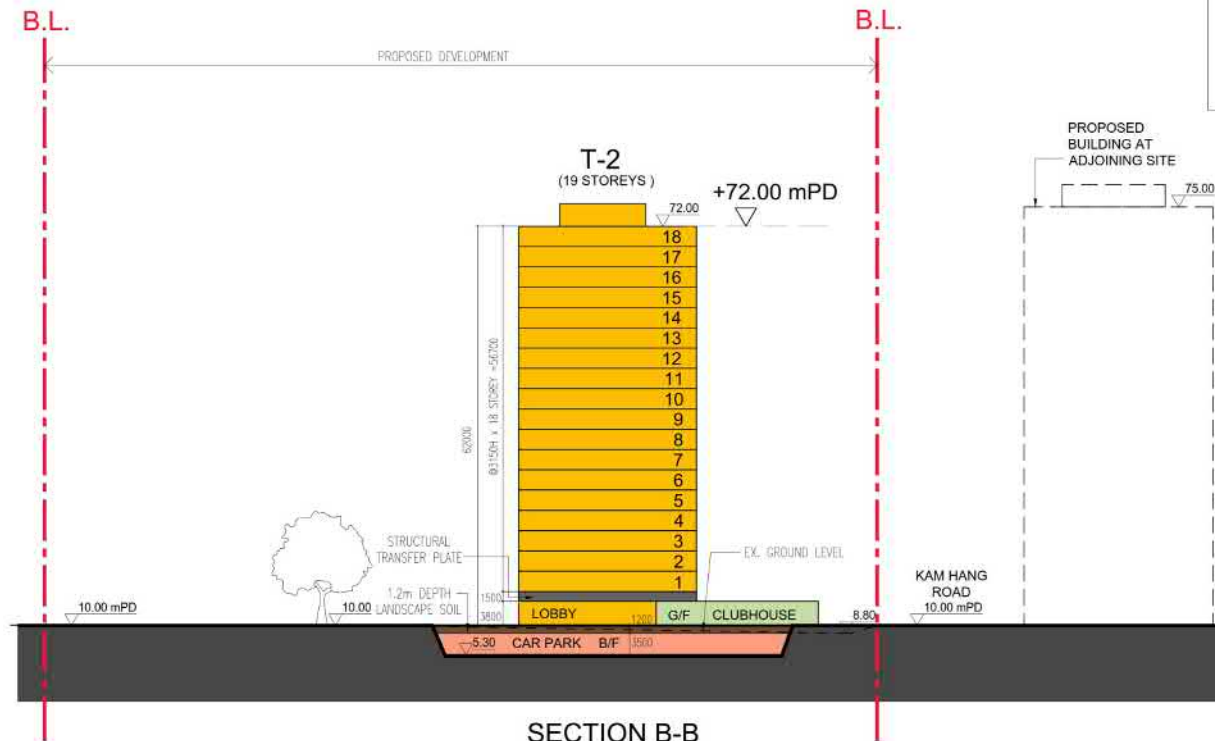
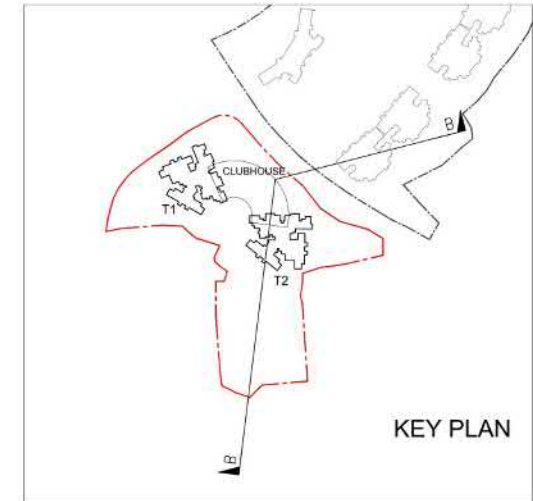
Y/NE-KTS/17

繪圖 DRAWING

Z-2

LEGEND

- Application Site Boundary
- 19 storeys height building block
- Clubhouse
- Carpark
- 1.2m depth landscape soil



INDICATIVE SECTION B-B FOR SITE B (REV.B)

REZONING APPLICATION AT KAM HANG ROAD, KWU TUNG SOUTH

CHIH Design Ltd.

JOB NO.: 2106PA
DATE: 20 SEP, 2023
SCALE: 1:750 (A3)

(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/17

繪圖 DRAWING

Z-3



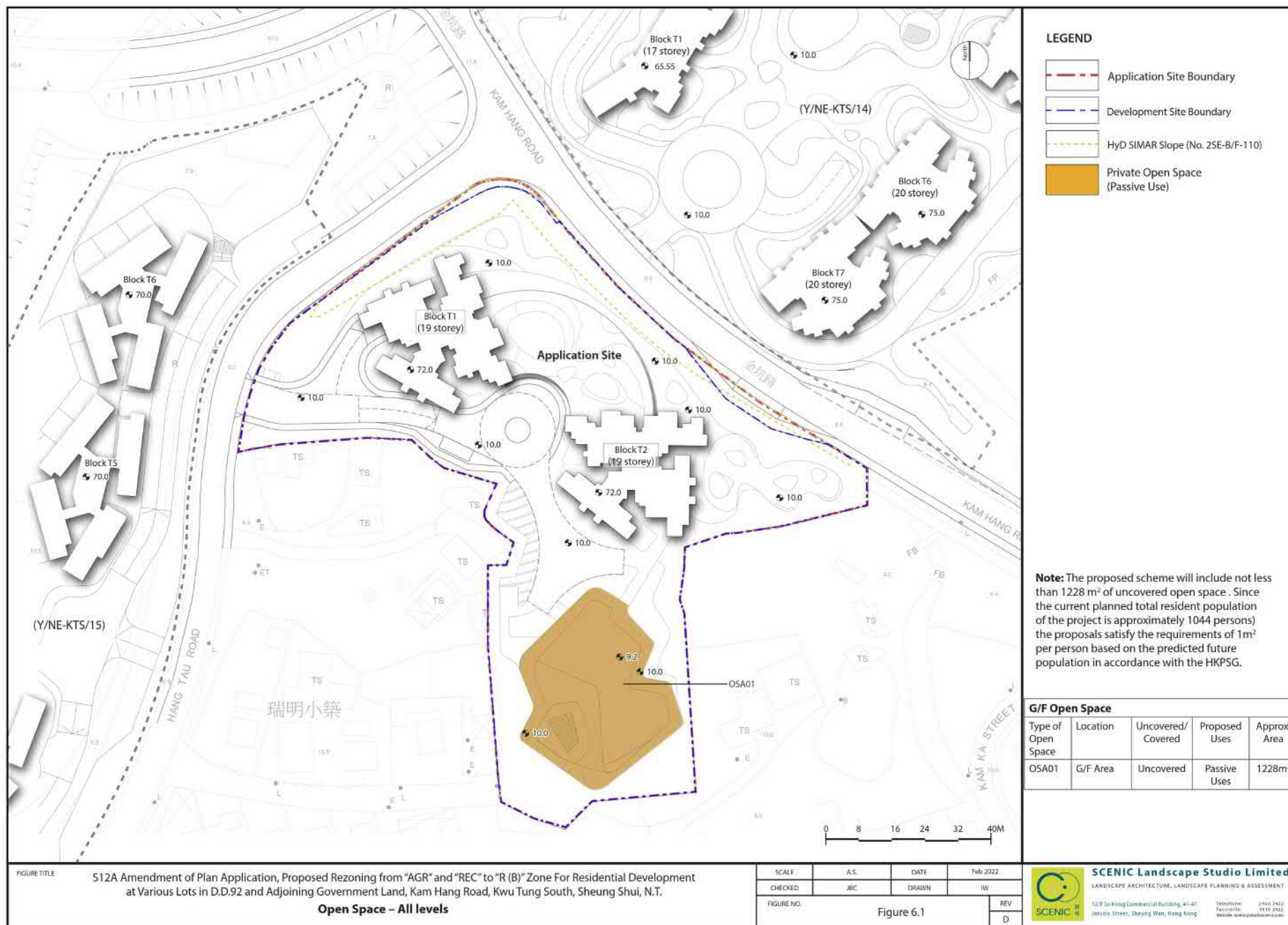
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/17

繪圖 DRAWING

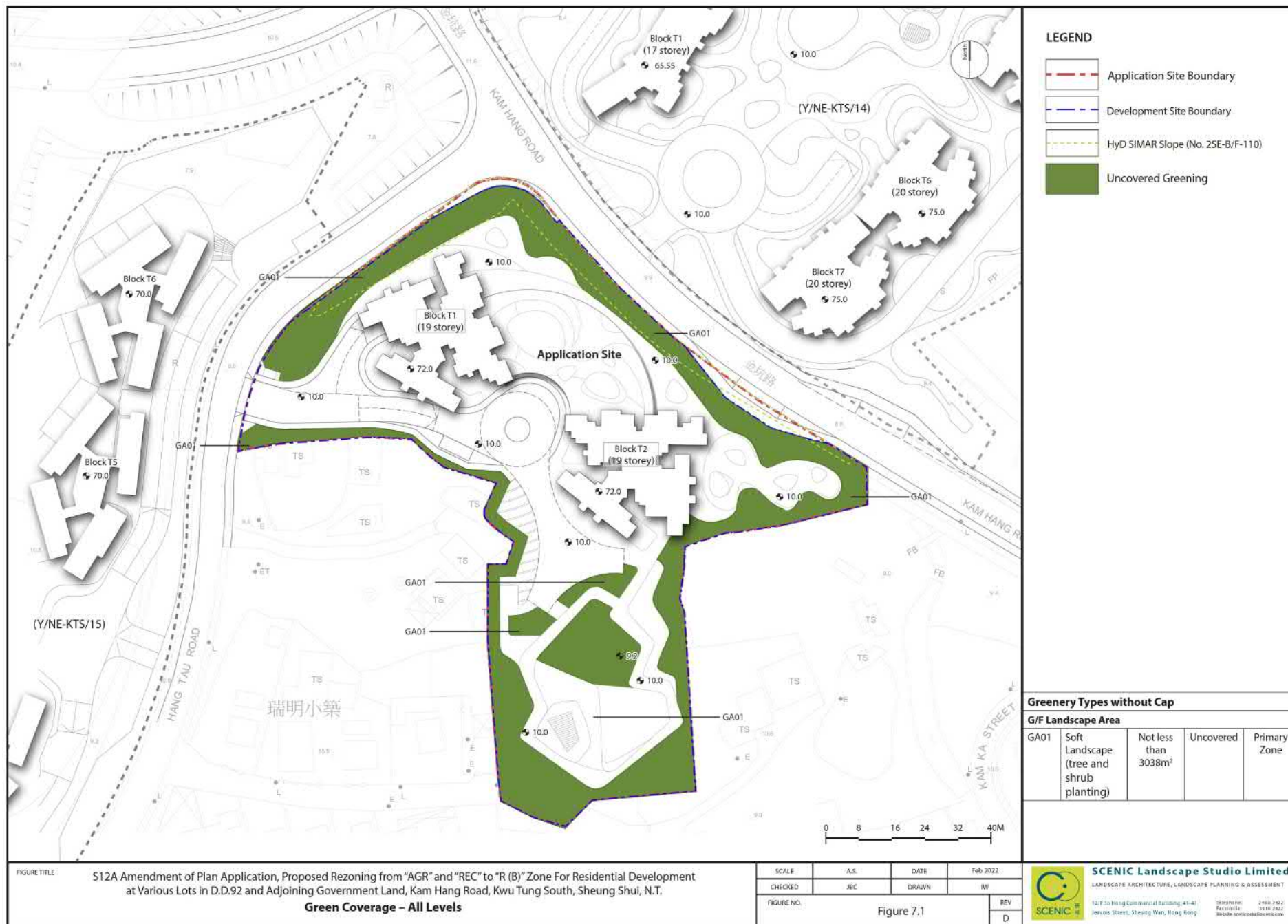
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(資料來源：申請人於 19.10.2023 呈交的資料)
 (Source: Applicant's Submission of 19.10.2023)

參考編號
 REFERENCE No.
 Y/NE-KTS/17

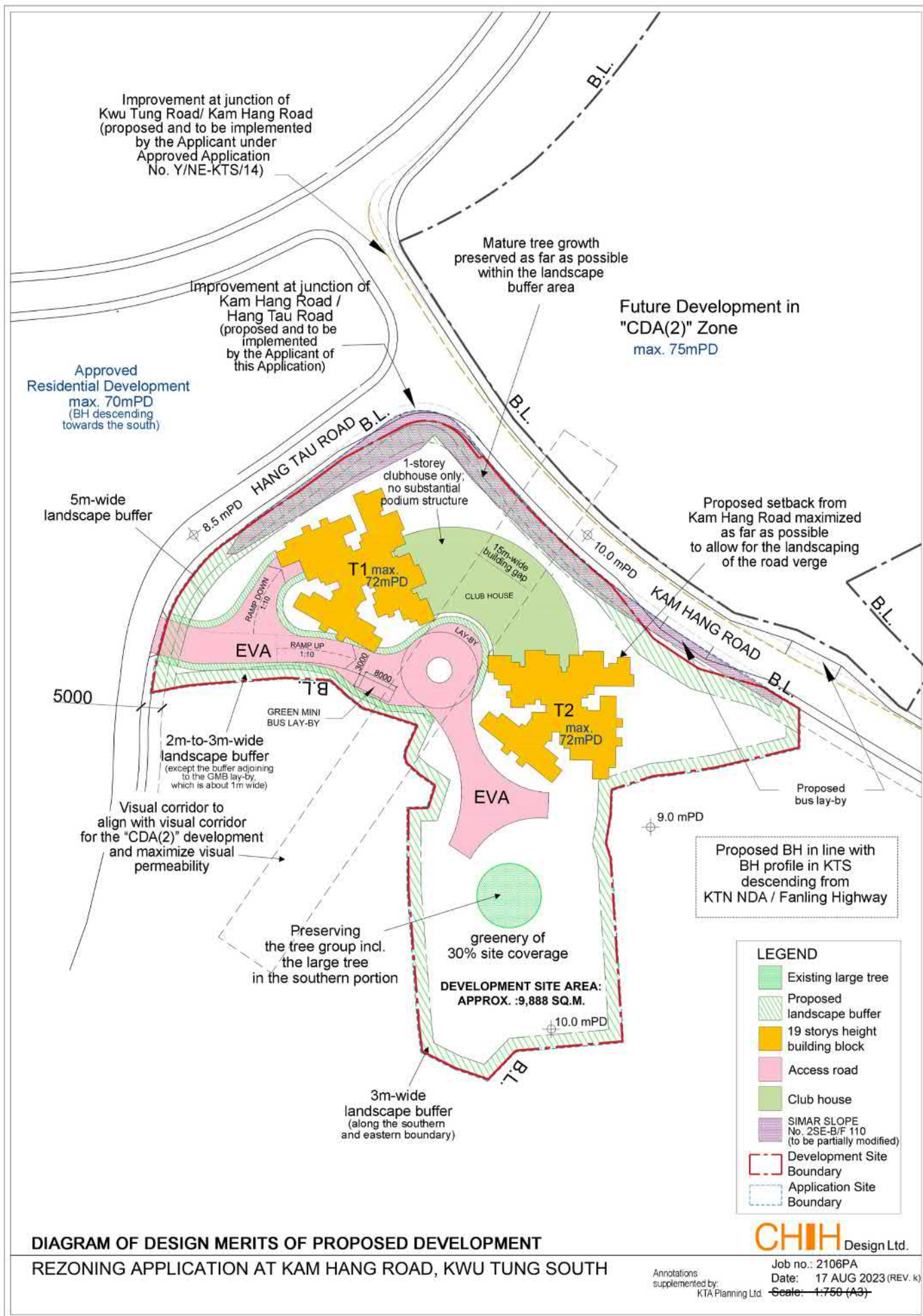
繪圖
 DRAWING
 Z-5



(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/17

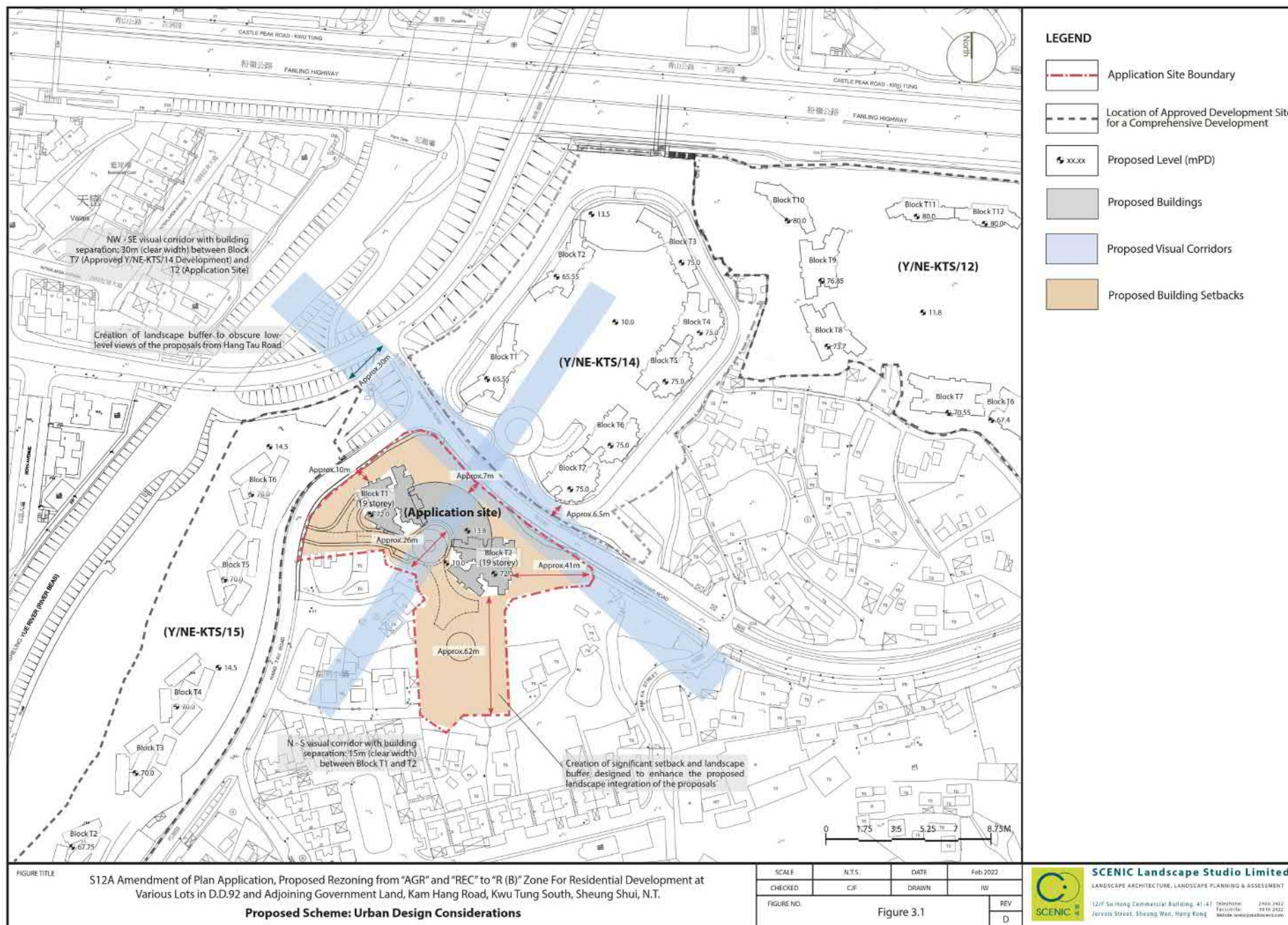
繪圖
 DRAWING
 Z-6



(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/17

繪圖 DRAWING
Z-7



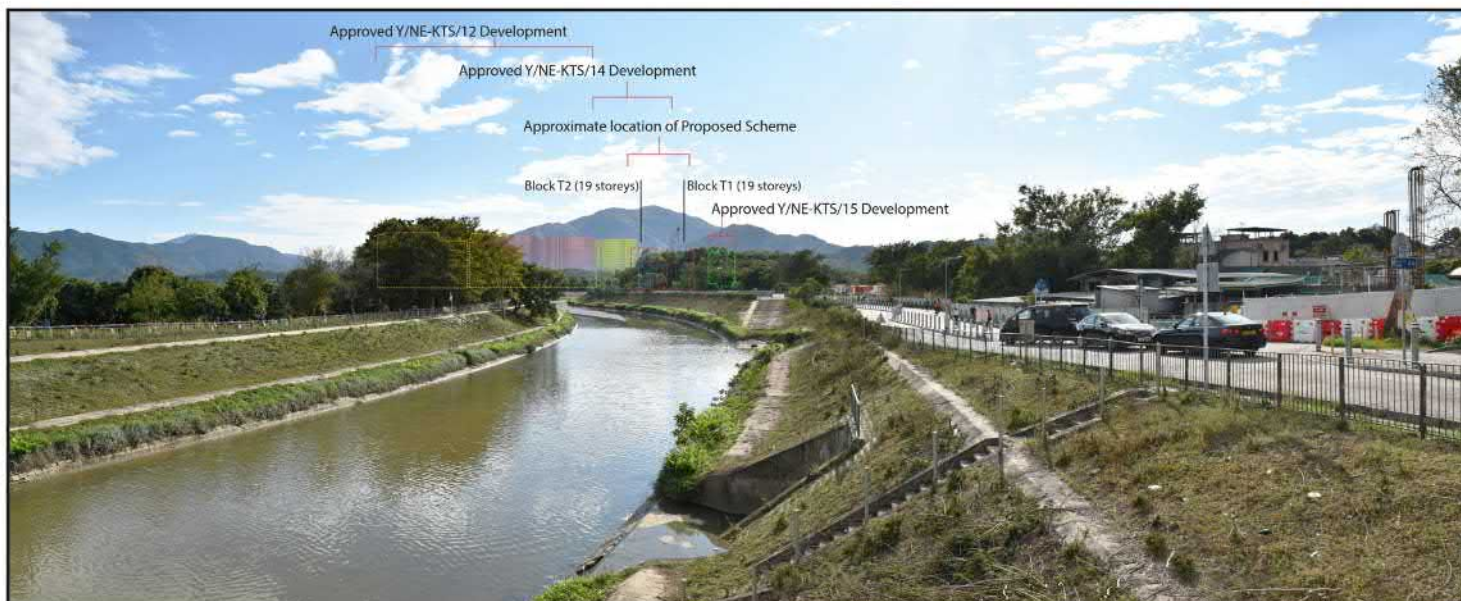
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/17

繪圖 DRAWING

Z-8



Vantage Point 01: View looking south west from footbridge over River Beas (Sheung Yue River near Ho Sheung Heung) (Proposed Scheme and Approved Developments)



Vantage Point 01: View looking south west from footbridge over River Beas (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 01 (VP01)

Vantage point elevation: +7.6mPD
Viewing distance: 1209.6m
Maximum height of Proposed Development: +72.0mPD

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 "AGR" and "REC" to "R (B)" Zone For Residential Development at Various Lots in D.D.92 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	I/W
FIGURE NO.	Figure 7.3		
		REV	C

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F Sai Hong Commercial Building, 41-43 Telephone: 2460 2422
Jervois Street, Sheung Wan, Hong Kong Fax: 2510 2422
Website: www.scenicstudio.com.hk

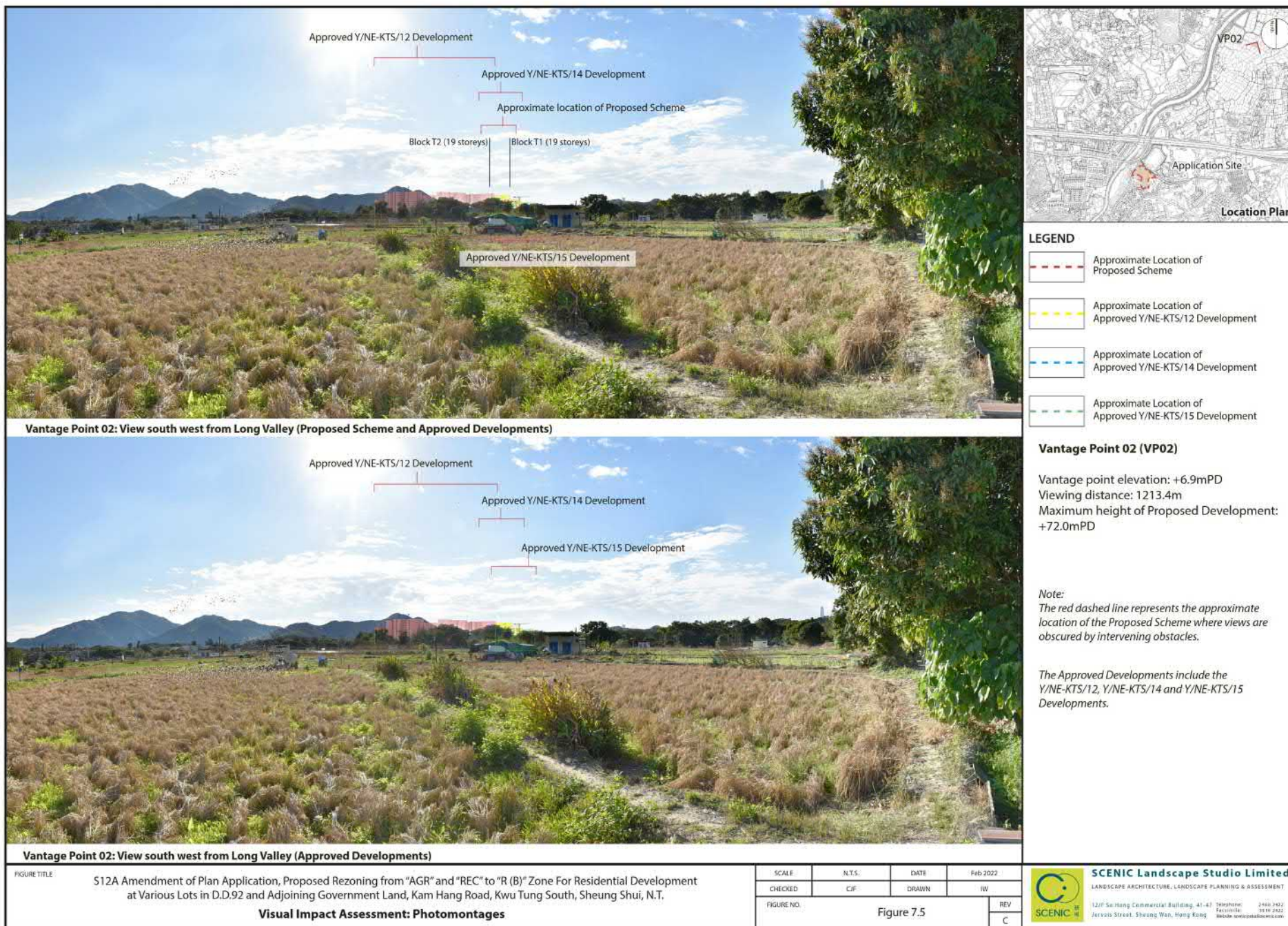
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/17

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/17

繪圖 DRAWING

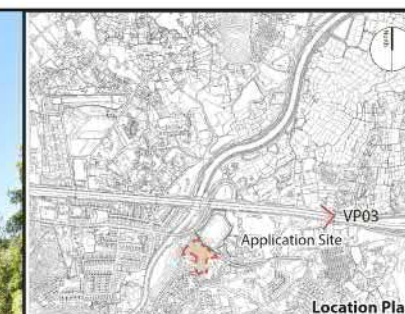
Z-10



Vantage Point 03: View west from footbridge adjacent to Yin Kong over New Territories Circular Road (Fanling Highway) (Proposed Scheme and Approved Developments)



Vantage Point 03: View west from footbridge adjacent to Yin Kong over New Territories Circular Road (Fanling Highway) (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: +15.0mPD
Viewing distance: 656.7m
Maximum height of Proposed Development: +72.0mPD

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 "AGR" and "REC" to "R (B)" Zone For Residential Development at Various Lots in D.D.92 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:	I/W
FIGURE NO.	Figure 7.7		
		REV:	C

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12/F Sai Hong Commercial Building, 41-43 Telephone: 3460 3422
Jervois Street, Sheung Wan, Hong Kong. Fax: 3460 3422
Website: www.scenicstudio.com.hk

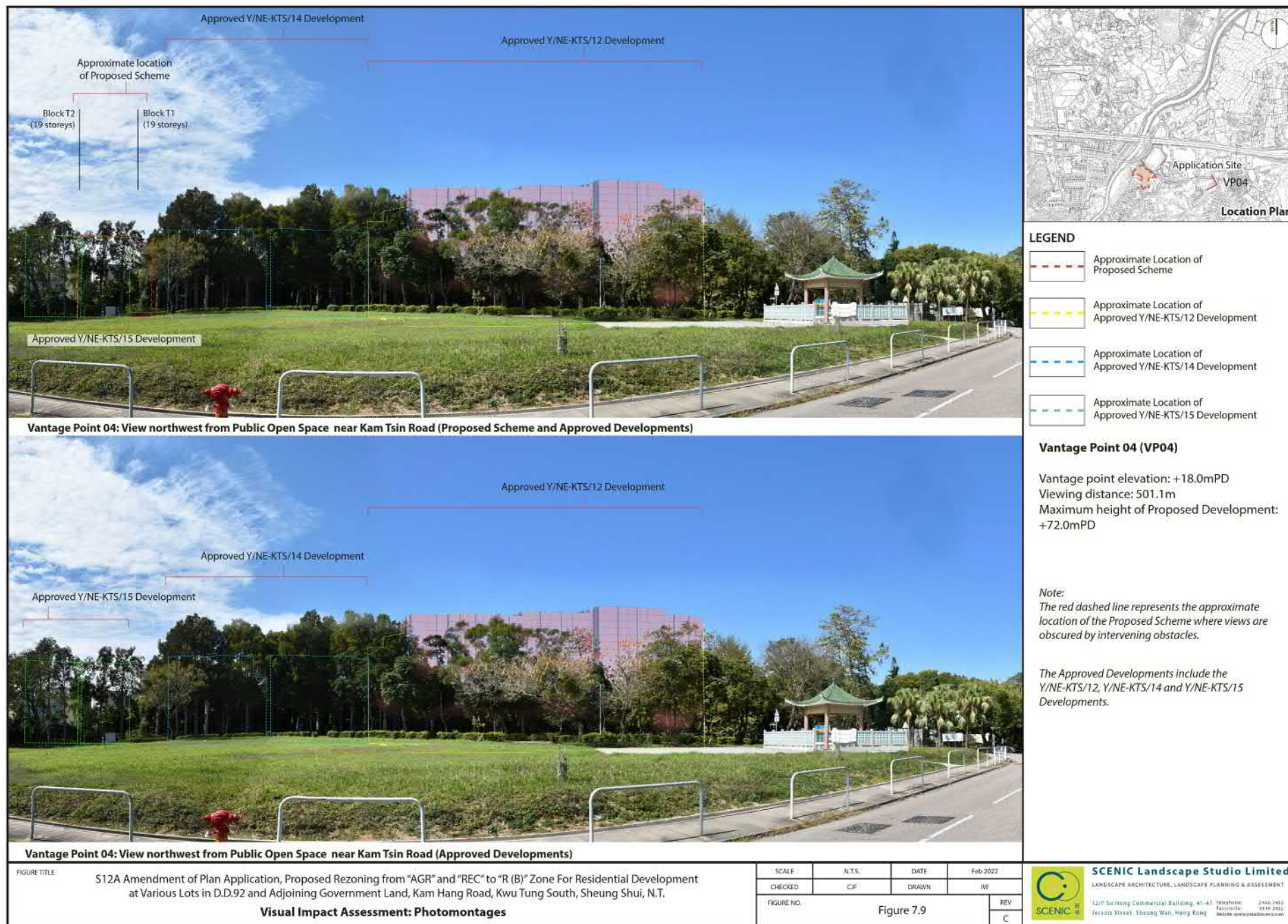
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/17

繪圖 DRAWING

Z-11



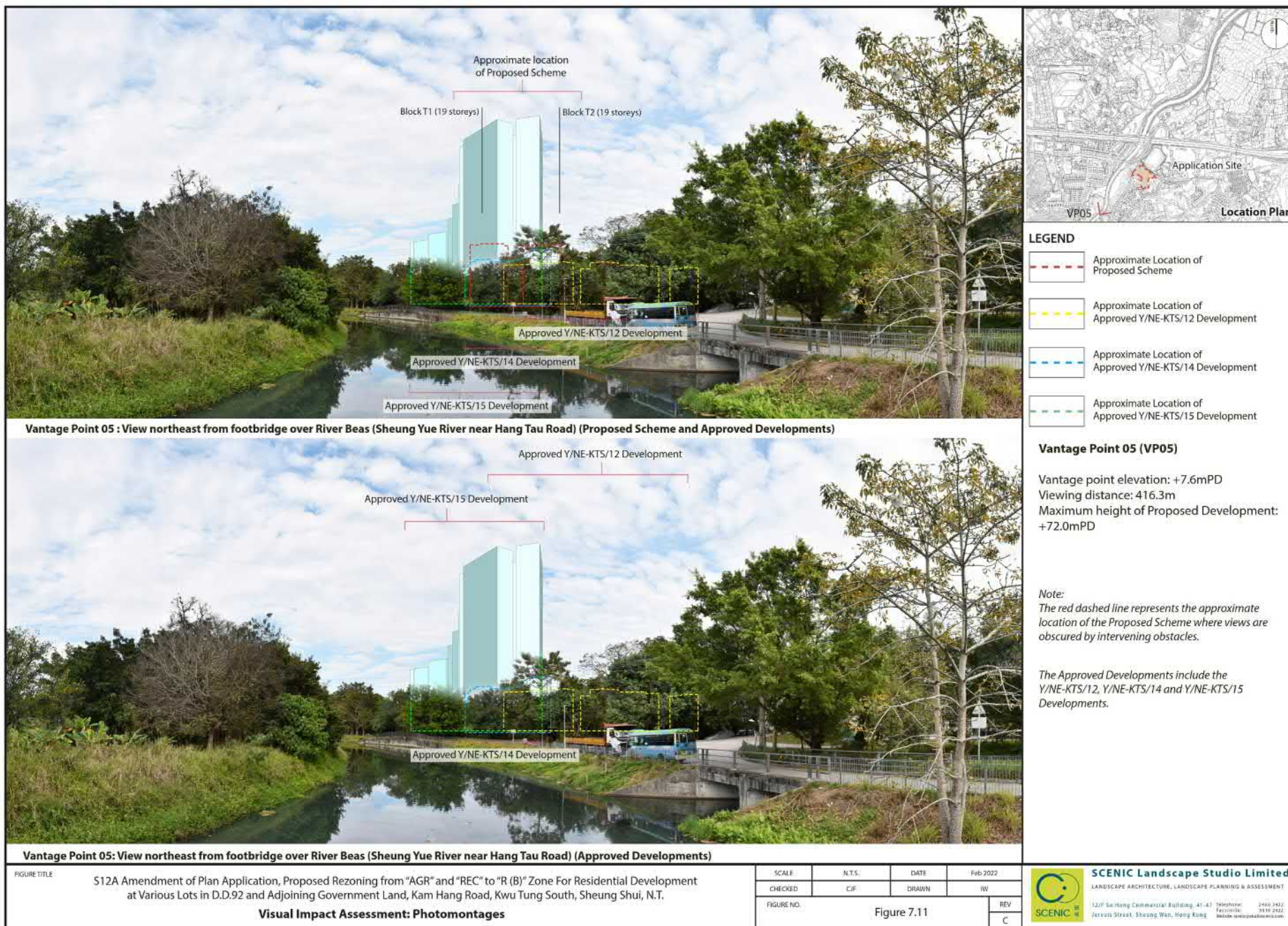
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/17

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/17

繪圖 DRAWING

Z-13



(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/17

繪圖 DRAWING

Z-14



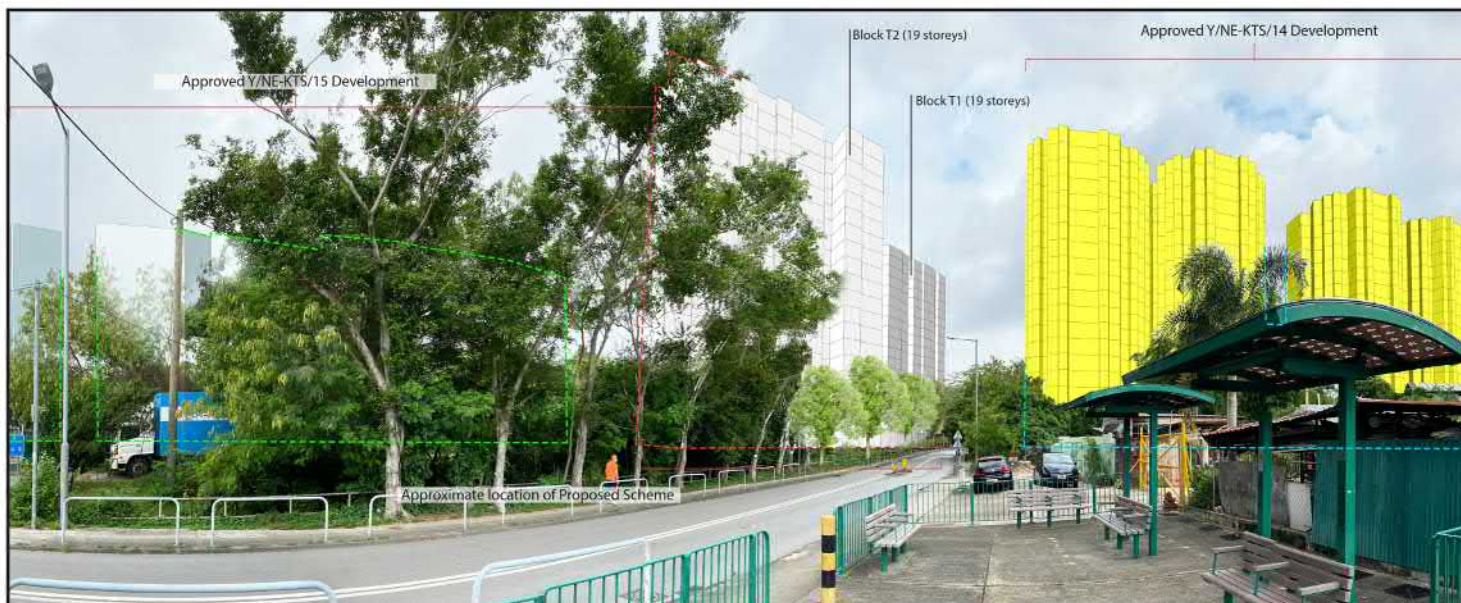
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/17

繪圖 DRAWING

Z-15



Vantage Point 08: View looking west from the Sitting Out Area on Kam Hang Road (Proposed Scheme and Approved Developments)



Vantage Point 08: View looking west from the Sitting Out Area on 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 08 (VP08)

Vantage point elevation: +8.4mPD
Viewing distance: 104.8m
Maximum height of Proposed Development: +72.0mPD

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 "AGR" and "REC" to "R (B)" Zone For Residential Development at Various Lots in D.D.92 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	I/W
FIGURE NO.	Figure 7.17		
		REV	B



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LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
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Website: www.scenicstudio.com

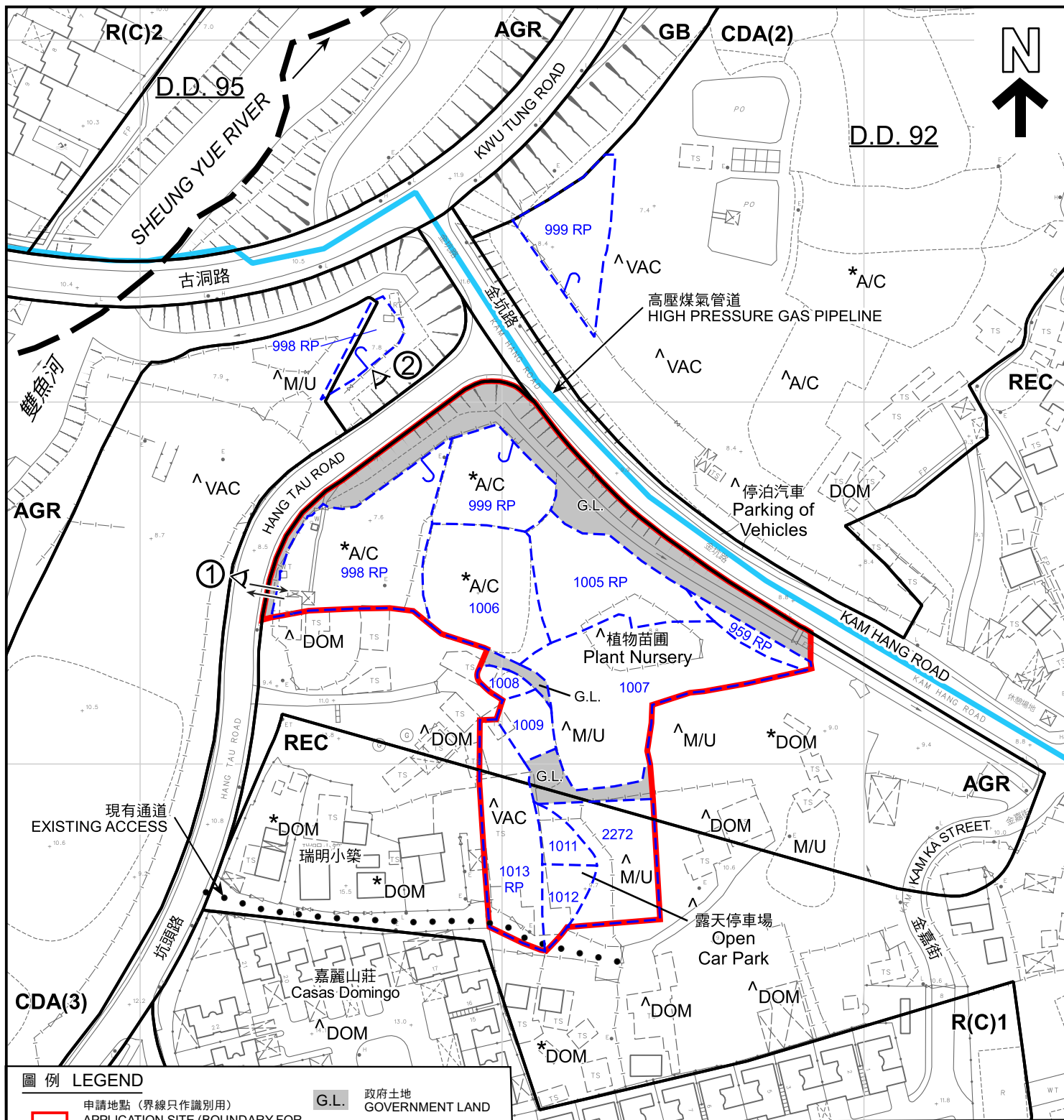
(資料來源：申請人於 19.10.2023 呈交的資料)
(Source: Applicant's Submission of 19.10.2023)

參考編號
REFERENCE No.

Y/NE-KTS/17

繪圖 DRAWING

Z-16



圖例 LEGEND

- | | | | |
|-------------|---|-------------|---|
| | 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | G.L. | 政府土地
GOVERNMENT LAND |
| CDA | 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA | DOM | 住宅構築物
DOMESTIC STRUCTURES |
| R(C) | 住宅 (丙類)
RESIDENTIAL (GROUP C) | A/C | 常耕農地
CULTIVATED AGRICULTURAL LAND |
| REC | 康樂
RECREATION | M/U | 荒地
UNUSED LAND |
| AGR | 農業
AGRICULTURE | VAC | 空置
VACANT |
| GB | 綠化地帶
GREEN BELT | ① | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO |
| | | | 入口/出口
INGRESS / EGRESS |

註釋 Notes :

- (1) 2022年11月10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 10.11.2022
- (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9日擬備，
所根據的資料為測量圖編號
2-SE-10A 及 C

EXTRACT PLAN PREPARED ON 9.10.2023
BASED ON SURVEY SHEETS No.
2-SE-10A & C

平面圖 SITE PLAN

把申請地點由「農業」地帶及「康樂」地帶改劃為「住宅(乙類)」地帶
新界古洞南金坑路丈量約份第92約地段第959號餘段、第998號餘段(部分)、
第999號餘段(部分)、第1005號餘段、第1006號至第1009號、第1011號、
第1012號、第1013號餘段及第2272號和毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"AGRICULTURE" AND "RECREATION" TO "RESIDENTIAL (GROUP B)"
LOTS 959 RP, 998 RP (PART), 999 RP (PART), 1005 RP, 1006 TO 1009, 1011, 1012,
1013 RP AND 2272 IN D.D. 92 AND ADJOINING GOVERNMENT LAND,
KAM HANG ROAD, KWU TUNG SOUTH, NEW TERRITORIES
SCALE 1:1 500 比例尺

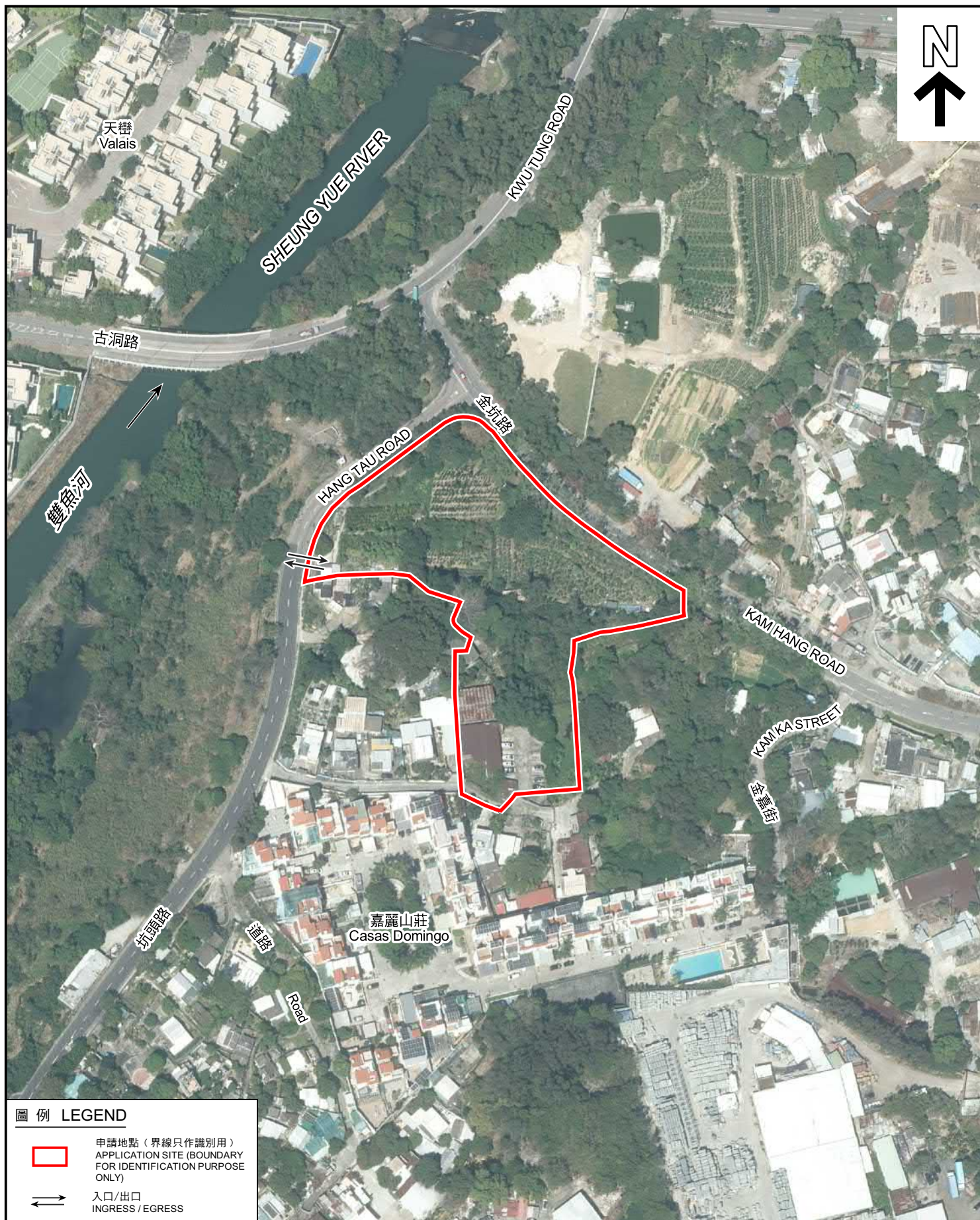
米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-KTS/17

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)
- 入口/出口
INGRESS / EGRESS

航攝照片 AERIAL PHOTO

本摘要圖於2023年10月9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 E152822C
EXTRACT PLAN PREPARED ON 9.10.2023
BASED ON AERIAL PHOTO No.
E152822C TAKEN ON 8.3.2022
BY LANDS DEPARTMENT

把申請地點由「農業」地帶及「康樂」地帶改劃為「住宅(乙類)」地帶
新界古洞南金坑路丈量約份第92約地段第959號餘段、第998號餘段(部分)、
第999號餘段(部分)、第1005號餘段、第1006號至第1009號、第1011號、
第1012號、第1013號餘段及第2272號和毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"AGRICULTURE" AND "RECREATION" TO "RESIDENTIAL (GROUP B)"
LOTS 959 RP, 998 RP (PART), 999 RP (PART), 1005 RP, 1006 TO 1009, 1011, 1012,
1013 RP AND 2272 IN D.D. 92 AND ADJOINING GOVERNMENT LAND,
KAM HANG ROAD, KWU TUNG SOUTH, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-KTS/17

圖 PLAN
Z-3



日期 Date : 5.12.2022



日期 Date : 16.2.2023

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2022年12月5日
及2023年2月16日的實地照片

PLAN PREPARED ON 9.10.2023
BASED ON SITE PHOTOS
TAKEN ON 5.12.2022 AND 16.2.2023

把申請地點由「農業」地帶及「康樂」地帶改劃為「住宅(乙類)」地帶
新界古洞南金坑路丈量約份第92約地段第959號餘段、第998號餘段(部分)、
第999號餘段(部分)、第1005號餘段、第1006號至第1009號、第1011號、
第1012號、第1013號餘段及第2272號和毗連政府土地
TO REZONE THE APPLICATION SITE FROM
"AGRICULTURE" AND "RECREATION" TO "RESIDENTIAL (GROUP B)"
LOTS 959 RP, 998 RP (PART), 999 RP (PART), 1005 RP, 1006 TO 1009, 1011, 1012,
1013 RP AND 2272 IN D.D. 92 AND ADJOINING GOVERNMENT LAND,
KAM HANG ROAD, KWU TUNG SOUTH, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/NE-KTS/17

圖 PLAN
Z-4