

KTA
Kenneth To & Associates Ltd.
杜立基規劃顧問有限公司
PLANNING AND DEVELOPMENT CONSULTANTS

Site Location Plan

Proposed Minor Relaxation of Plot Ratio Restriction for the Public Housing Sites (Dedicated Rehousing Estate) in Planning Areas 8 (Part) and 10 of Hung Shui Kiu New Development Area S16 Planning Application

Scale: ~~1:7500~~

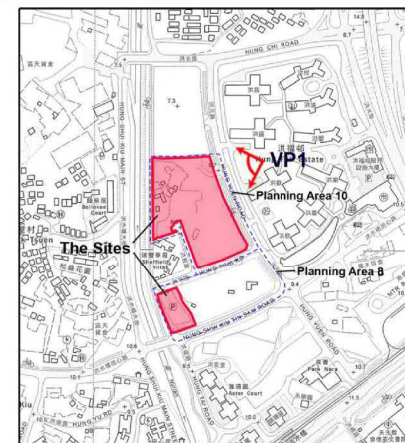
Based on Outline Zoning Plan No. S/HSK/2

Date: 6 August 2020

(摘錄自申請人於 16. 9. 2020 呈交的申請書)
(Extract from Applicant's Submission of 16.9.2020)

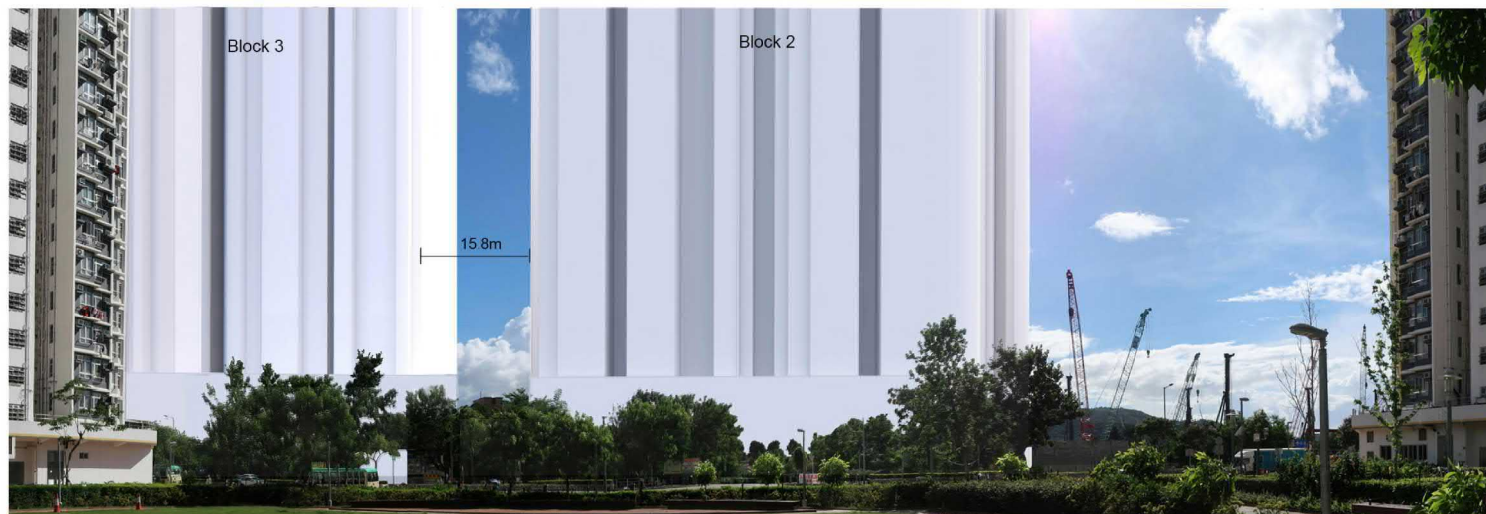
參考編號 REFERENCE No. A/HSK/253	繪圖 DRAWING A-1
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Planning Area 8



Key Plan

Existing Condition



Proposed Development



Viewpoint 1 - Footpath/Jogging Trail at the Lawn Area in between Hung Shing House and Hung Foon House of Hung Fuk Estate

Proposed Public Housing Development at Planning Areas 8 (Part) and 10 in Hung Shui Kiu / Ha Tsuen New Development Area (S16 Planning Application)

Figure 6.1

Visual Impact Assessment

Date: 24 August 2020

(摘錄自申請人於 16. 9. 2020 提交的申請書)
(Extract from Applicant's Submission of 16.9.2020)

參考編號
REFERENCE No.
A/HSK/253

繪圖 DRAWING
A-3



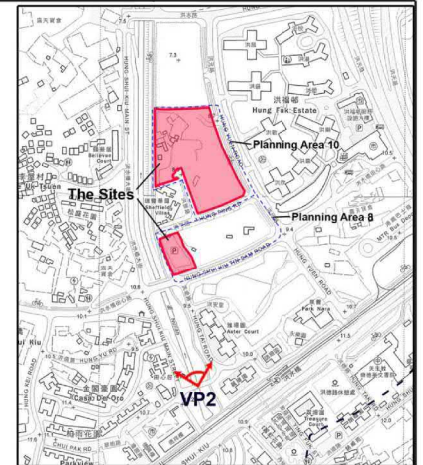
Existing Condition



Conforming Scheme



Proposed Scheme



Key Plan

	<p>Viewpoint 2 - Hung Tai Road Crossing at Drainage Channel</p>	<p>Proposed Public Housing Development at Planning Areas 8 (Part) and 10 in Hung Shui Kiu / Ha Tsuen New Development Area (S16 Planning Application)</p>	<p>Figure 6.2</p>
		<p>Visual Impact Assessment</p>	<p>Date: 24 August 2020</p>

(摘錄自申請人於 16. 9. 2020 呈交的申請書)
 (Extract from Applicant's Submission of 16.9.2020)

<p>參考編號 REFERENCE No. A/HSK/253</p>	<p>繪圖 DRAWING A-4</p>
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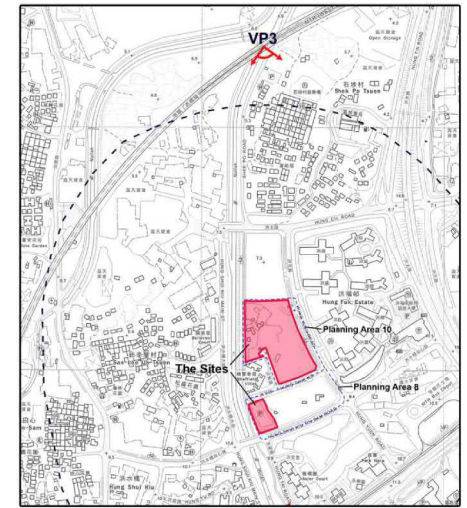
Existing Condition



Conforming Scheme



Proposed Scheme



Key Plan



Viewpoint 3 - Planned Regional Park
in Hung Shui Kiu / Ha Tsuen New Development Area

Proposed Public Housing Development at
Planning Areas 8 (Part) and 10 in
Hung Shui Kiu / Ha Tsuen
New Development Area
(S16 Planning Application)

Figure 6.3

Visual Impact Assessment

Date: 24 August 2020

(摘錄自申請人於 16. 9. 2020 呈交的申請書)
(Extract from Applicant's
Submission of 16.9.2020)

參考編號
REFERENCE No.
A/HSK/253

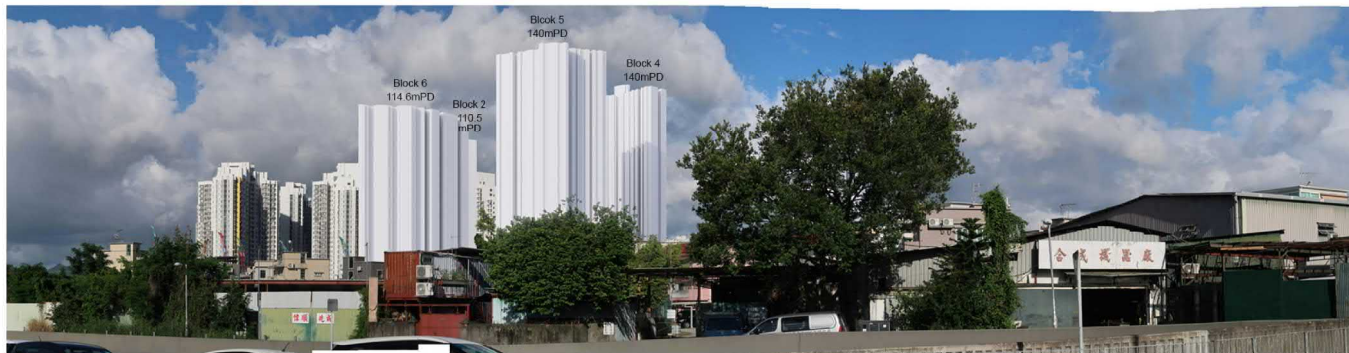
繪圖 DRAWING
A-5



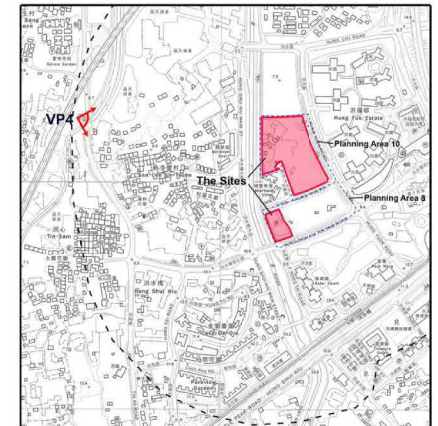
Existing Condition



Conforming Scheme



Proposed Scheme



Key Plan



Viewpoint 4 - Planned District Open Space near Tin Ha Road

Proposed Public Housing Development at Planning Areas 8 (Part) and 10 in Hung Shui Kiu / Ha Tsuen New Development Area (S16 Planning Application)

Figure 6.4

Visual Impact Assessment

Date: 24 August 2020

(摘錄自申請人於 16. 9. 2020 呈交的申請書)
(Extract from Applicant's Submission of 16.9.2020)

參考編號
REFERENCE No.
A/HSK/253

繪圖 DRAWING
A-6



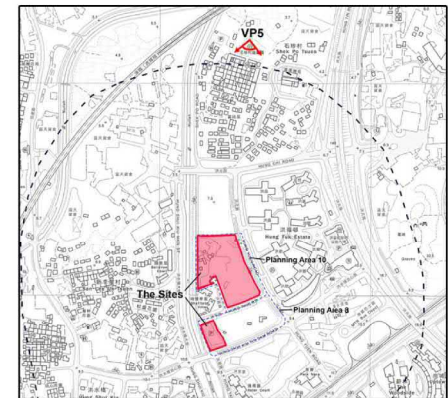
Existing Condition



Conforming Scheme



Proposed Scheme



Key Plan



Viewpoint 5 - Shek Po Tsuen Playground

Proposed Public Housing Development at Planning Areas 8 (Part) and 10 in Hung Shui Kiu / Ha Tsuen New Development Area (S16 Planning Application)

Figure 6.5

Visual Impact Assessment

Date: 24 August 2020

(摘錄自申請人於 16. 9. 2020 呈交的申請書)
(Extract from Applicant's Submission of 16.9.2020)

參考編號
REFERENCE No.
A/HSK/253

繪圖 DRAWING
A-7



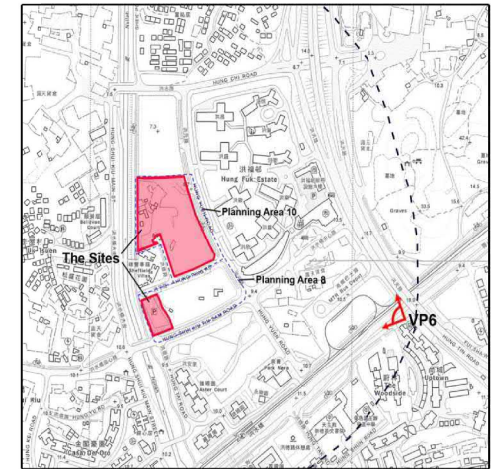
Existing Condition



Conforming Scheme



Proposed Scheme



Key Plan



Viewpoint 6 - Bus Stops outside Uptown along
Castle Peak Road - Hung Shui Kiu

Proposed Public Housing Development at
Planning Areas 8 (Part) and 10 in
Hung Shui Kiu / Ha Tsuen
New Development Area
(S16 Planning Application)

Figure 6.6

Visual Impact Assessment

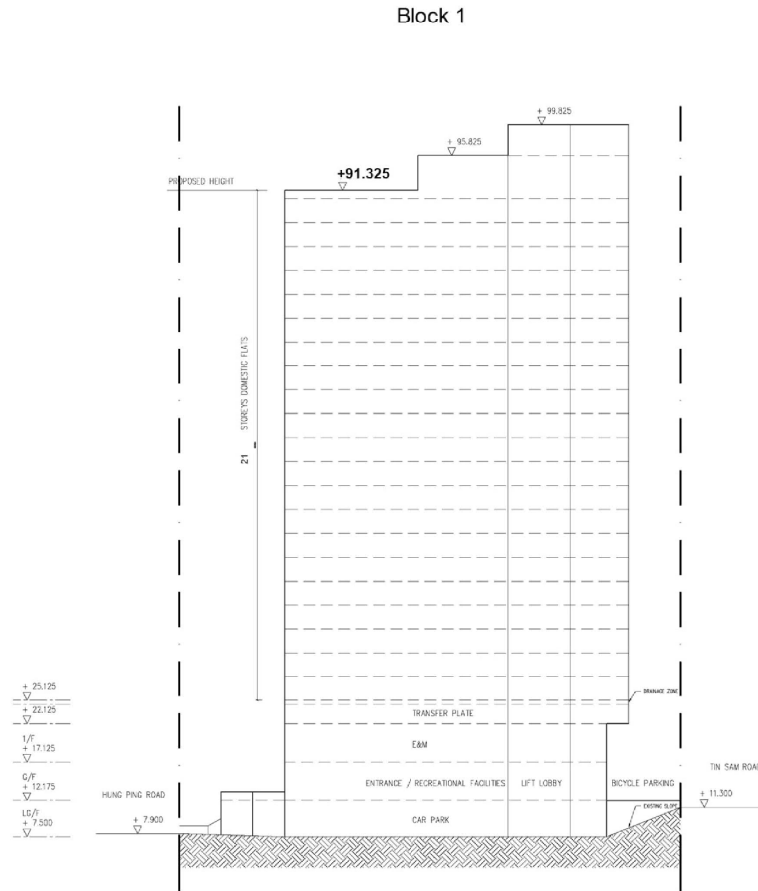
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(摘錄自申請人於 16. 9. 2020 呈交的申請書)
(Extract from Applicant's
Submission of 16.9.2020)

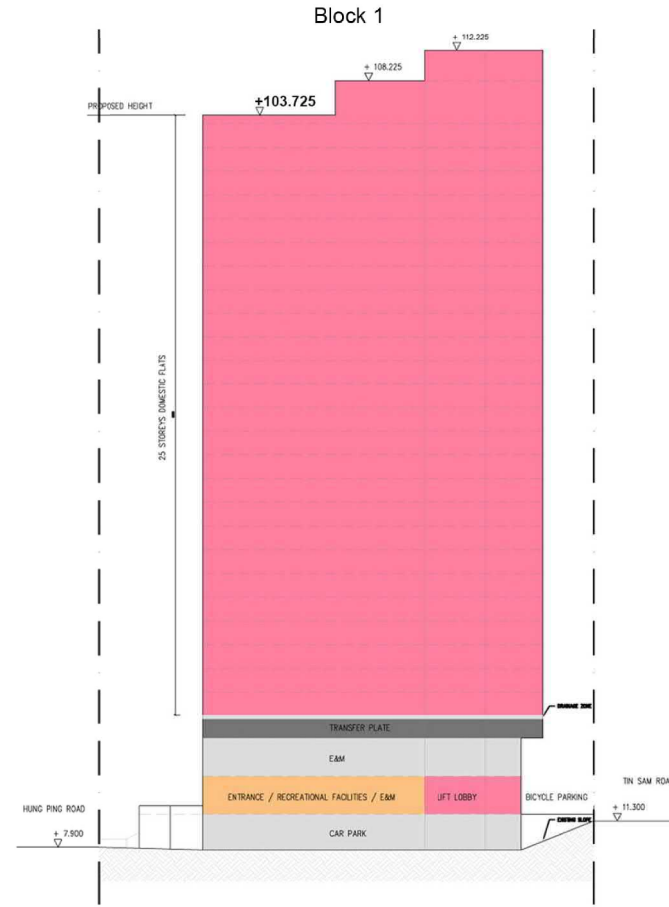
參考編號 REFERENCE No. A/HSK/253	繪圖 DRAWING A-8
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LEGEND

- DOMESTIC
- ENTRANCE / RECREATIONAL FACILITIES / E&M
- TRANSFER PLATE
- E/M /CARPARK



Conforming Scheme
(Plot Ratio of 5.5)

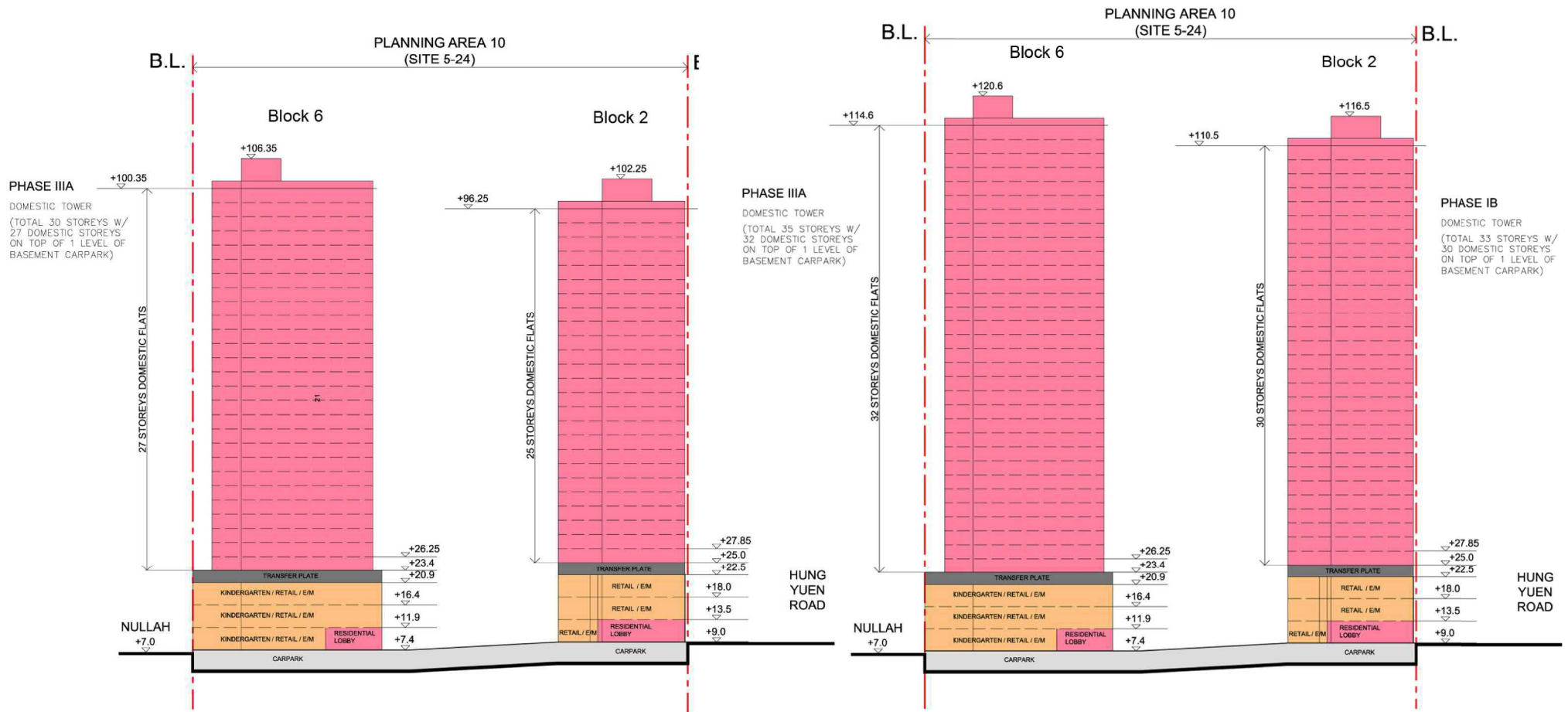


Indicative Development Scheme
(Plot Ratio of 6.5)

Comparison of Conforming Scheme and Indicative Development Scheme

(摘錄自申請人於 16. 9. 2020 提交的申請書)
(Extract from Applicant's Submission of 16.9.2020)

參考編號 REFERENCE No. A/HSK/253	繪圖 DRAWING A-9
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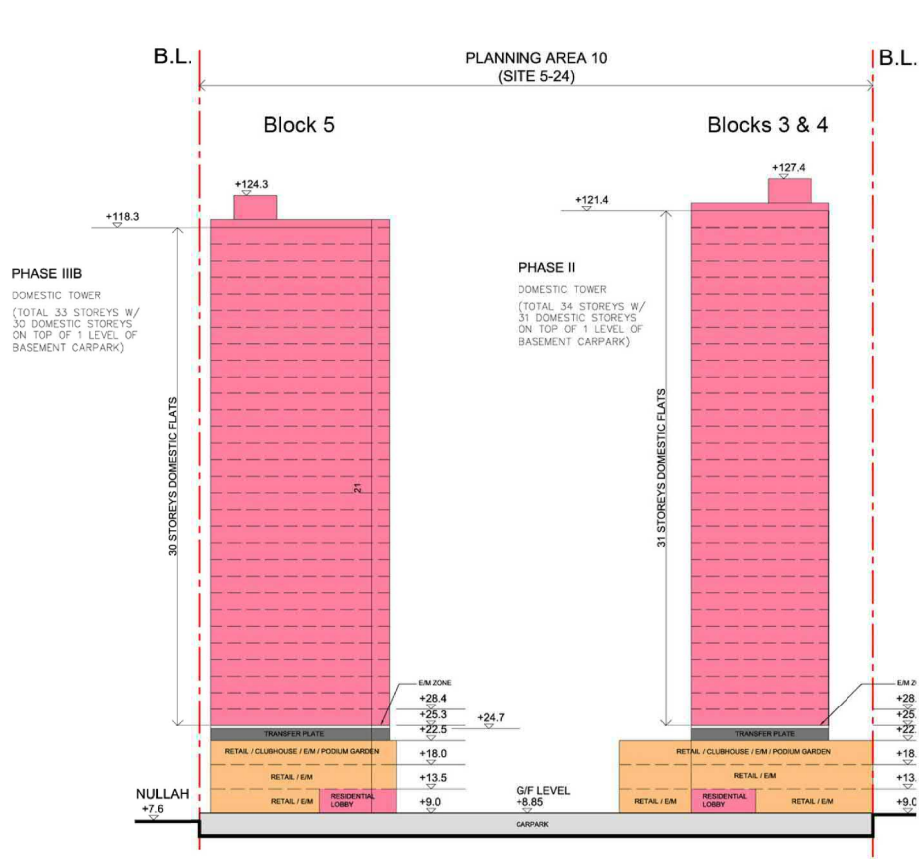
Conforming Scheme
(Domestic Plot Ratio of 5.5)

Indicative Development Scheme
(Domestic Plot Ratio of 6.5)

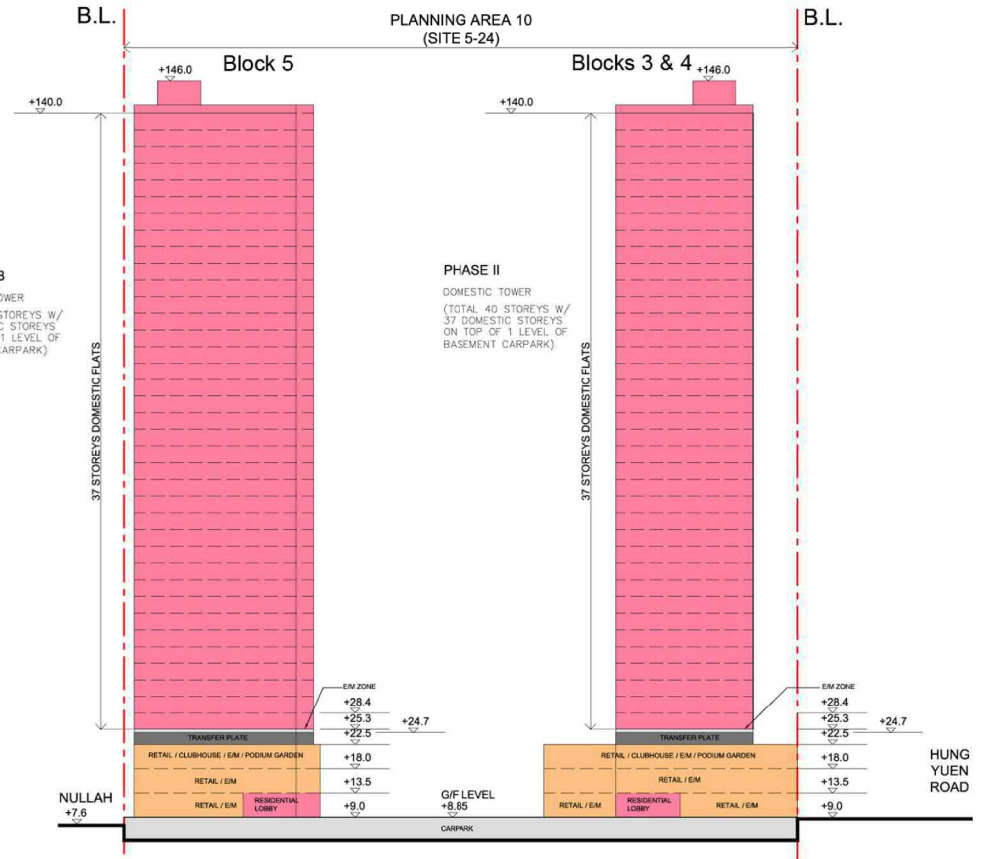
Comparison of Conforming Scheme and Indicative Development Scheme

(摘錄自申請人於 16. 9. 2020 呈交的申請書)
(Extract from Applicant's
Submission of 16.9.2020)

參考編號 REFERENCE No. A/HSK/253	繪圖 DRAWING A-10
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Conforming Scheme
(Domestic Plot Ratio of 5.5)

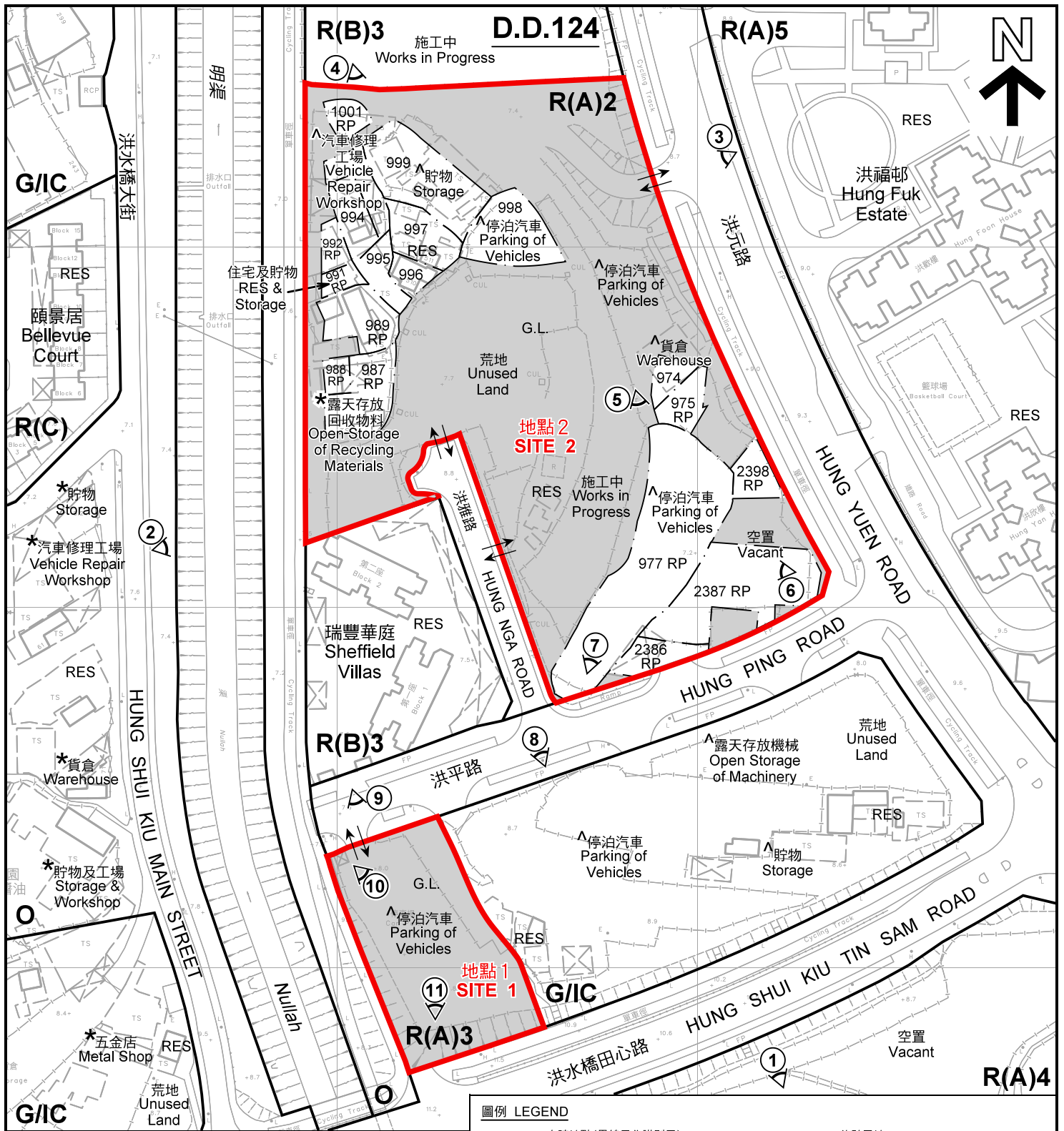


Indicative Development Scheme
(Domestic Plot Ratio of 6.5)

Comparison of Conforming Scheme and Indicative Development Scheme

(摘錄自申請人於 16. 9. 2020 呈交的申請書)
(Extract from Applicant's
Submission of 16.9.2020)

參考編號 REFERENCE No. A/HSK/253	繪圖 DRAWING A-11
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註釋 Notes:

- (1) 2020年9月25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 25.9.2020
- (2) * 土地用途跟1993年6月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 Jun 1993
- (3) ^ 土地用途跟1993年6月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 Jun 1993

圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B) 住宅(乙類)
RESIDENTIAL (GROUP B)
- R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)
- G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- 休憩用地
OPEN SPACE
- G.L. 政府土地
GOVERNMENT LAND
- RES 住用構築物
RESIDENTIAL STRUCTURES
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 入口/出口
INGRESS / EGRESS

平面圖 SITE PLAN

擬議略為放寬地積比率限制，以作公共房屋用地(專用安置屋邨)
 洪水橋及厦村規劃區第8區(部分)及第10區
 (洪水橋丈量約份第124約內多個地段和毗連政府土地)

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
 THE PUBLIC HOUSING SITES (DEDICATED REHOUSING ESTATE)
 HUNG SHUI KIU AND HA TSUEN PLANNING AREAS 8 (PART) AND 10
 (VARIOUS LOTS IN D.D.124 AND
 ADJOINING GOVERNMENT LAND, HUNG SHUI KIU)

SCALE 1:1 500 比例尺

米 20 0 20 40 60 米
 METRES

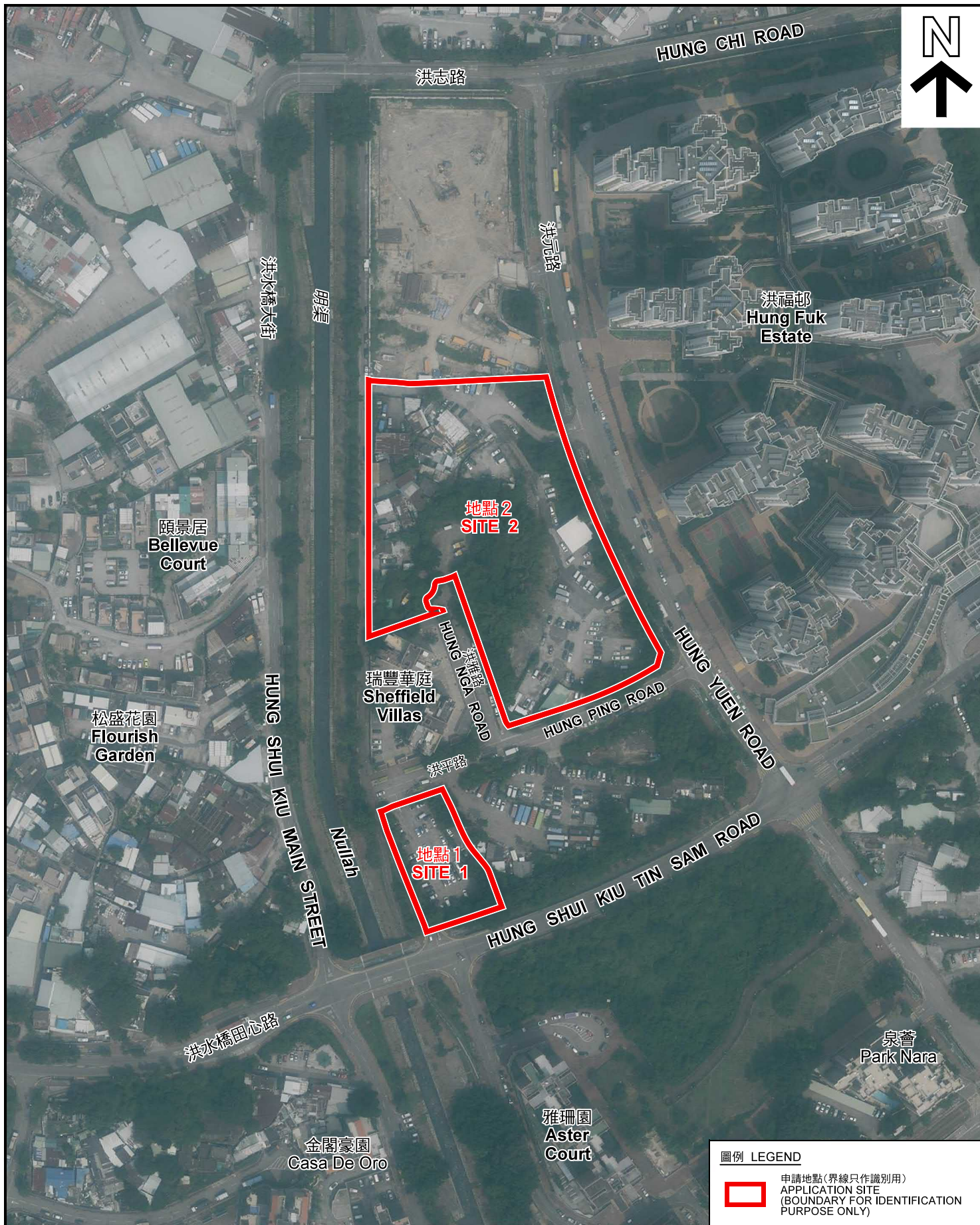
本摘要圖於2020年10月29日擬備，所根據的資料為測量圖編號 6-NW-12B 及 6-NW-12D
 EXTRACT PLAN PREPARED ON 29.10.2020
 BASED ON SURVEY SHEETS No.
 6-NW-12B & 6-NW-12D

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/HSK/253

圖 PLAN
 A-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2020年10月29日擬備，所根據的資料為地政總署於2019年9月29日拍得的航攝照片編號 E066946C
EXTRACT PLAN PREPARED ON 29.10.2020
BASED ON AERIAL PHOTO No.
E066946C TAKEN ON 29.9.2019
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議略為放寬地積比率限制，以作公共房屋用地(專用安置屋邨)
洪水橋及厦村規劃區第8區(部分)及第10區
(洪水橋丈量約份第124約內多個地段和毗連政府土地)
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
THE PUBLIC HOUSING SITES (DEDICATED REHOUSING ESTATE)
HUNG SHUI KIU AND HA TSUEN PLANNING AREAS 8 (PART) AND 10
(VARIOUS LOTS IN D.D.124 AND
ADJOINING GOVERNMENT LAND, HUNG SHUI KIU)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/253

圖 PLAN
A-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

擬議略為放寬地積比率限制，以作公共房屋用地(專用安置屋邨)
 洪水橋及厦村規劃區第8區(部分)及第10區
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 (VARIOUS LOTS IN D.D.124 AND
 ADJOINING GOVERNMENT LAND, HUNG SHUI KIU)

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/HSK/253

圖 PLAN
 A-4a

本圖於2020年10月29日擬備，所根據的資料為攝於2020年9月25日的實地照片
 PLAN PREPARED ON 29.10.2020
 BASED ON SITE PHOTOS
 TAKEN ON 25.9.2020

地點 2
SITE 2



實地照片 SITE PHOTOS

擬議略為放寬地積比率限制，以作公共房屋用地(專用安置屋邨)
 洪水橋及厦村規劃區第8區(部分)及第10區
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 (VARIOUS LOTS IN D.D.124 AND
 ADJOINING GOVERNMENT LAND, HUNG SHUI KIU)

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/HSK/253

圖 PLAN
 A-4b

本圖於2020年10月29日擬備，所根據的資料為攝於2020年9月25日的實地照片
 PLAN PREPARED ON 29.10.2020
 BASED ON SITE PHOTOS
 TAKEN ON 25.9.2020



實地照片 SITE PHOTOS

本圖於2020年10月29日擬備，所根據的資料為攝於2020年9月25日的實地照片
PLAN PREPARED ON 29.10.2020
BASED ON SITE PHOTOS
TAKEN ON 25.9.2020

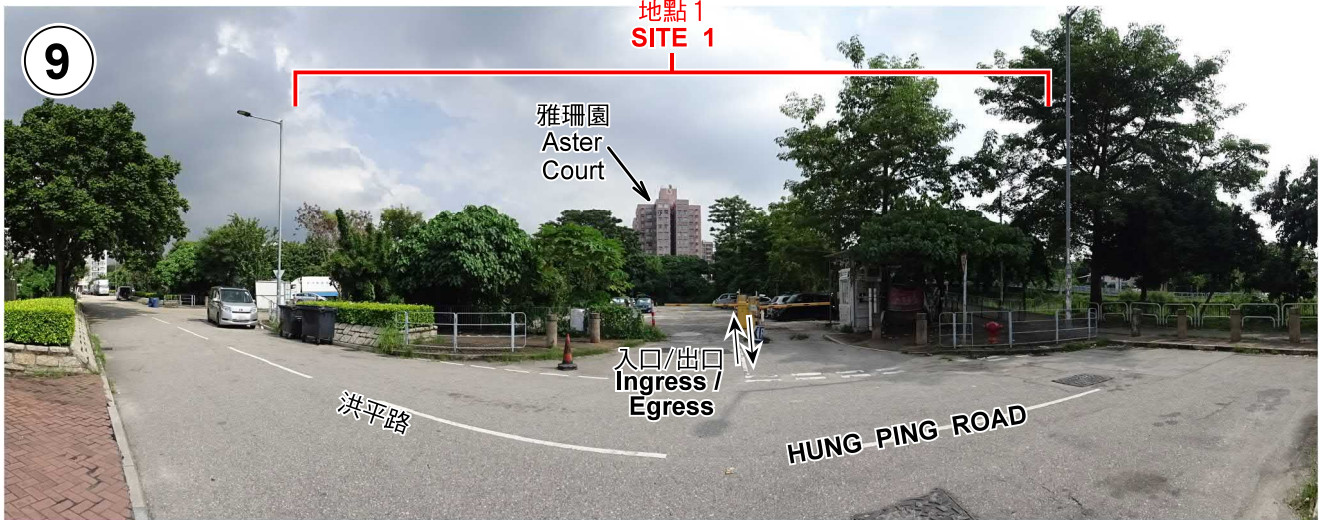
擬議略為放寬地積比率限制，以作公共房屋用地(專用安置屋邨)
洪水橋及厦村規劃區第8區(部分)及第10區
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(VARIOUS LOTS IN D.D.124 AND
ADJOINING GOVERNMENT LAND, HUNG SHUI KIU)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/253

圖 PLAN
A-4c



本圖於2020年10月29日擬備，所根據的資料為攝於2020年9月25日的實地照片
 PLAN PREPARED ON 29.10.2020
 BASED ON SITE PHOTOS
 TAKEN ON 25.9.2020

實地照片 SITE PHOTOS

擬議略為放寬地積比率限制，以作公共房屋用地(專用安置屋邨)
 洪水橋及厦村規劃區第8區(部分)及第10區
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 (VARIOUS LOTS IN D.D.124 AND
 ADJOINING GOVERNMENT LAND, HUNG SHUI KIU)

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/HSK/253

圖 PLAN
 A-4d