Kwu Tung North
New Development Area
(KTN NDA)

Fanling North
New Development Area
(FLN NDA)

Fanling/Sheung Shui
New Town

Fak Shek Au Interchange

Lung Yuen Tau Interchange

So Kwun Po Road
(Kai Leng) Roundabout

CZP Boundary
First Stage Works
Advance Works
Remaining Phase
Planned Housing Sites in KTN and FLN NDAs

Implementation Plan of FLN and KTN NDAs

Project:
Kwu Tung North and Fanling North New Development Areas’s 16 Planning Application
for Minor Rezoning of Development Restrictions (Plot Ratio and/or Building Height
Restriction) for B2 Public Housing Sites and Inclusion of Two Pieces of Land as
‘Road’ on Kwu Tung North Outline Zoning Plan in Site K1 for Development

Title:
Implementation Plan of FLN and KTN NDAs

Figure: 1.1.1
Date: Aug 2018

(Area来源: 申请人的提交于24.9.2018)
(Source: Applicant's Submission of 24.9.2018)
AECOM

Title:
Proposed Relaxation of Development Restrictions - Plot Ratio

Project:
Kau Tung North and Fanning North New Development Areas S16 Planning Application for Minor Relaxation of Development Restrictions (Plot Ratio and/or Building Height Restriction) for 8 Public Housing Sites and Inclusion of Two Pieces of Land shown as ‘Road’ on Kau Tung North Outline Zoning Plan in Site K1 for Development.

Figure: 4.14
Date: Aug 2018

Source: Applicant's Submission of 24.9.2018
Indicative Master Layout Plan for K1 and K2

Project:
Kwai Tsing North and Fanling North New Development Area S5/6 Planning Application for Minor Relaxation of Development Restrictions (Plot Ratio and/or Building Height Restriction for R5 Public Housing Sites and inclusion of Two R4 low rise public housing)

Source: Applicant's Submission of 24.9.2018
A/KTN/54

REFERENCE No.

DRAWING A-8

(Source : Applicant's Submission of 24.9.2018)
REFERENCE No. DRAWING A-9

Source: Applicant's Submission of 8.11.2018
Photomontage before proposed changes

Site No. F2
(Proposed residential building)
Building Height
Increased by 10m

Site No. F1
(Proposed residential building)
Building Height
Increased by 5.15m

Ng Tung Nullah
On Kwok Villa

View Point Location

Photomontage after proposed changes
Photomontage before proposed changes

- Site No. K2 (Proposed public housing development)
  - No Change of Building Height

- Site No. K1 (Proposed public housing development)
  - Building Height increased by 10m

- Site No. K5 (Proposed public housing development)
  - Building Height increased by 5m

- Site No. K6 (Proposed public housing development)
  - Building Height increased by 10m

Photomontage after proposed changes

- Ki Lun Shan View Point Location

(Reference: Applicant's Submission of 24.9.2018)
Photomontage before proposed changes

Site No. K3 (Proposed public housing development)
No Change of Building Height

Site No. K1 (Proposed public housing development)
Building Height increased by 10m

Site No. K2 (Proposed public housing development)
No Change of Building Height

Photomontage after proposed changes

Legend:
Kwun Tong North New Development Area (KTN NDP)
Photomontage before proposed changes

Site No. K4 (Proposed public housing development)
No Change of Building Height

Site No. K3 (Proposed public housing development)
No Change of Building Height

Site No. K1 (Proposed public housing development)
Building Height Increased by 10m

Site No. K1 (Proposed public housing development)
Building Height Increased by 10m

Photomontage after proposed changes

View Point Location

Reference: Applicant's Submission of 8.11.2018

Source: Applicant's Submission of 8.11.2018
LOCATION PLAN

Application Sites


REFERENCE No.

A/KTN/54

PLANNING DEPARTMENT

S/SFSS/22

S/FLN/2

S/NE-KTS/16

S/FSS/22

KTN NDAS and inclusion of 2 'Road' areas in Site K1 for development

PROPOSED MINOR RELAXATION OF PR/BH RESTRICTIONS FOR 8 SITES IN FLN AND


APPLICATION SITES

SCALE 1:15,000

SCALE 1:90,000

APPLICATION SITES

KEY PLAN


A - 1a
Extract Plans prepared on 5.10.2018
Based on Outline Zoning Plan
No. S/FLN/2 Approved on 16.6.2015

Location Plan

Legend

Application Sites (boundary per identification purpose only)

Planning Department

Reference No.
A/KTN/54

Plan
A-1b
申請地點 APPLICATION SITES

申請地點（商標及牛頭角）
APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

公交專線及商業用地
PUBLIC CYCLE TRACK AND FOOTPATH

商業/住宅商場及公共運輸設施
COMMERCIAL/RESIDENTIAL DEVELOPMENT WITH PUBLIC TRANSPORT INTERCHANGE

נהנונג ניווי ניווי
Proposed minor relaxation of Pr/Bl restrictions for 8 Sites in FLN and KTN Nos.8 and inclusion of 2 'Road' areas in Site K1 for development


位置圖 LOCATION PLAN

規劃署 DEPARTMENT

關鍵圖 KEY PLAN
S/C 1:50,000
Legend

- Application Site (Boundary for Identification Purpose Only)
- Residential (Group A)
- Residential (Group B)
- Open space
- Other specified uses
- Other specified uses (amenity area)
- Road

Site Plan

Provisional minor relaxation of PR/BH restrictions for 8 sites in FM and KTN NoAs and inclusion of 2 road areas in Site K1 for development

Various Lots in D.O.51, D.O.83, D.O.95 and D.O.96 and
Adjoining government land in Fanling North and Kwu Tung North

Scale: 1:2,000

Planning Department

Reference No.
A/KTN/54

Plan
A-2a
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

R(A)
RESIDENTIAL (GROUP A)

R(B)
RESIDENTIAL (GROUP B)

G/IC
GOVERNMENT, INSTITUTION OR COMMUNITY

O
OPEN SPACE

OU(A)
其他指定用途（美化市容地帶）
OTHER SPECIFIED USES (AMENITY AREA)

ROAD
道路

平面圖 SITE PLAN

擬議為放寬5個地點的地積比率／建築物高度限制及
把兩條顯示為「道路」的用地納入地點K1作發展

F2

R(B)

WU NGA LOK YEUNG

R(A)3

R(A)1

ROAD

NG TUNG RIVER (RIVER INDUS)

马屎埔

马适路污水泵房

马适路

乌鸦落阳

KTN NDAs AND INCLUSION OF 2 'ROAD' AREAS IN SITE K1 FOR DEVELOPMENT

ADJOINING GOVERNMENT LAND IN FANLING NORTH AND KWU TUNG NORTH

PROPOSED MINOR RELAXATION OF PR/BH RESTRICTIONS FOR 8 SITES IN FLN AND
KTN NDAS AND INCLUSION OF 2 ROAD AREAS IN SITE K1 FOR DEVELOPMENT


REFERENCES No.

A/KTN/54

© PLANNING DEPARTMENT
ADJOINING GOVERNMENT LAND IN FANLING NORTH AND KWU TUNG NORTH
VARIOUS LOTS IN D.D.51, D.D.83, D.D.95 AND D.D.96 AND KTN NDAs AND INCLUSION OF 2 'ROAD' AREAS IN SITE K1 FOR DEVELOPMENT

PROPOSED MINOR RELAXATION OF PR/BH RESTRICTIONS FOR 8 SITES IN FLN AND KTN

N TUNG RIVER (RIVER INDUS)
AERIAL PHOTO

PROPOSED MINOR RELAXATION OF FRBH RESTRICTIONS FOR 8 SITES IN FLN AND KTN, INCLUSION OF 2 ROAD AREAS IN SITE K1 FOR DEVELOPMENT

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PROPOSED MINOR RELAXATION OF PRBH RESTRICTIONS FOR 8 SITES IN FLN AND KTN NDAs AND INCLUSION OF 2 'ROAD' AREAS IN SITE K1 FOR DEVELOPMENT VARIOUS LOTS IN D.D.51, D.D.83, D.D.95 AND D.D.96 AND ADJOINING GOVERNMENT LAND IN FANLING NORTH AND KWU TUNG NORTH
SITE PHOTO

PLANNING DEPARTMENT

Reference No.: A/KTN/54

Plan: A-4b

Real Photo: Site Photo

Planning Department

Proposed Minor Relaxation of PR/BH Restrictions for 8 Sites in FLN and KTN NDAs and
Inclusion of 2 ‘Road’ Areas in Site K1 for Development
Adjoining Government Land

In Fanling North and Kwu Tung North

Application Site Boundary for Identification Purpose Only
展能運動村
COMMUNITY SPORTS

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

2018年10月4日
TAKEN ON 4.10.2018

Planning
DEPARTMENT

K1

MA TSO LUNG ROAD

PROPOSED MINOR RELAXATION OF PR/BH RESTRICTIONS
FOR 8 SITES IN FLN AND KTN NDAs AND
INCLUSION OF 2 ‘ROAD’ AREAS IN SITE K1 FOR DEVELOPMENT
ADJOINING GOVERNMENT LAND
IN FANLING NORTH AND KWU TUNG NORTH
申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

報議申請放寬8個地點的蓋幅比率／建築物高度限制及
把兩幅顯示為「道路」的用地納入地點K作發展

PROPOSED MINOR RELAXATION OF PR/BH RESTRICTIONS
FOR 8 SITES IN FLN AND KTN NDAs AND
INCLUSION OF 2 'ROAD' AREAS IN SITE K1 FOR DEVELOPMENT

AND ADJOINING GOVERNMENT LAND
IN FANLING NORTH AND KWU TUNG NORTH

规劃署
PLANNING DEPARTMENT

参考編號
REFERENCE No.
A/KTN/54

图 PLAN
A-4d

规划署
PLANNING DEPARTMENT

参考編號
REFERENCE No.
A/KTN/54

图 PLAN
A-4d

规划署
PLANNING DEPARTMENT

参考編號
REFERENCE No.
A/KTN/54

图 PLAN
A-4d
申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片    SITE PHOTO

擬議將為欣囑8個地點的建築比率／建築物高度限制及
附屬地盤為『道路』的用地納入地點K以作發展

一 Bands 51, D D 83, D D 95 AND D D 96 AND
ADJOINING GOVERNMENT LAND
IN FANLING NORTH AND KWU TUNG NORTH

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/KTN/54

5
6

Ma Tso Lung Road
COMMUNITY SPORTS

TUNG KONG

K3

K4

FUNG KONG

MA TSO LUNG ROAD

MATSU LUNG ROAD

TUNG FENG

TUNG FENG
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

2018-10-04 TAKEN ON 4.10.2018
BASED ON SITE PHOTO

MA JI SOILUNG ROAD

FUNG KONG

K5

IN FANLING NORTH AND KWU TUNG NORTH ADJOINING GOVERNMENT LAND
PROPOSED MINOR RELAXATION OF PRBH RESTRICTIONS FOR 8 SITES IN FLN AND KTN NDAs AND ADJOINING GOVERNMENT LAND IN FANLING NORTH AND KWU TUNG NORTH

ホン シュ イー イン グ ROA

HO SHEUNG HEUNG ROAD

HO SHEUNG HEUNG ROAD

MA JI SOILUNG ROAD

FUNG KONG

K6

SHEK TSAILIENG

HOT SHEUNG HEUNG ROAD

UK SHEUNG HEUNG ROAD

TONG KOK

HONG KONG

M ATS O LUNG ROAD

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

본 계획서는 2018년 10월 19일 작성한
2018년 10월 4일의 실제 사진
2018년 10월 19일
2018년 10월 4일의 실제 사진

플랜 입력

REFERENCES No.
A/KTN/54

A-4f

PLANNING DEPARTMENT