

ARUP

Appendix B

Revised Master Layout Plan

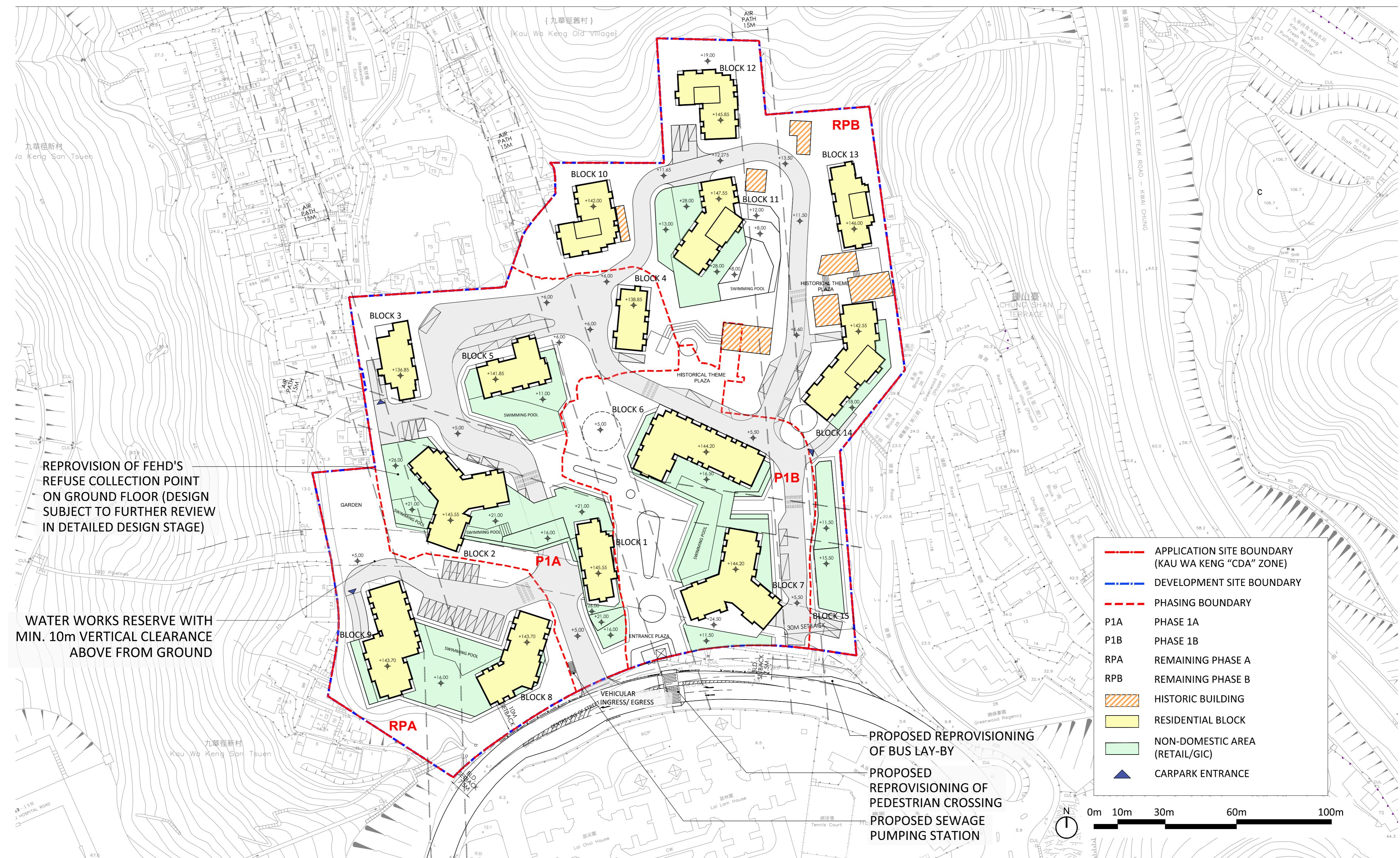
Application for Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in "Comprehensive Development Area" Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung

MASTER LAYOUT PLAN OF KAU WA KENG

PROPOSED COMPREHENSIVE DEVELOPMENT INCLUDING FLATS, RETAIL AND COMMUNITY FACILITIES AND MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTION IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE
AT VARIOUS LOTS IN S.D.4 AND ADJOINING GOVERNMENT LAND, KAU WA KENG, KWAI CHUNG
18 NOVEMBER 2025

MASTER LAYOUT PLAN (DOMESTIC PR:6 NON-DOMESTIC PR:0.5)

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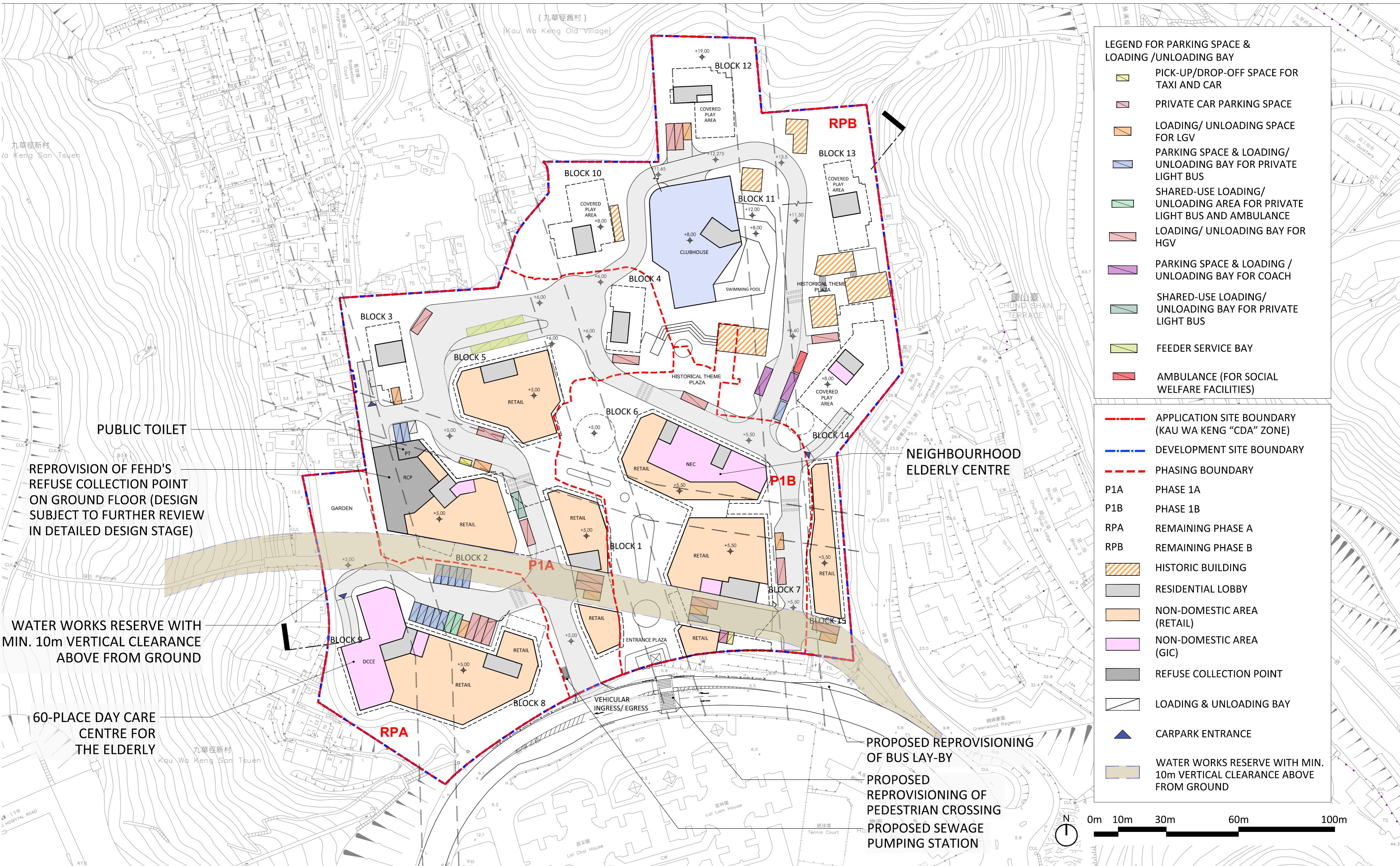


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18 NOVEMBER 2025

DRAWING NO.: MLP-SK01-R13

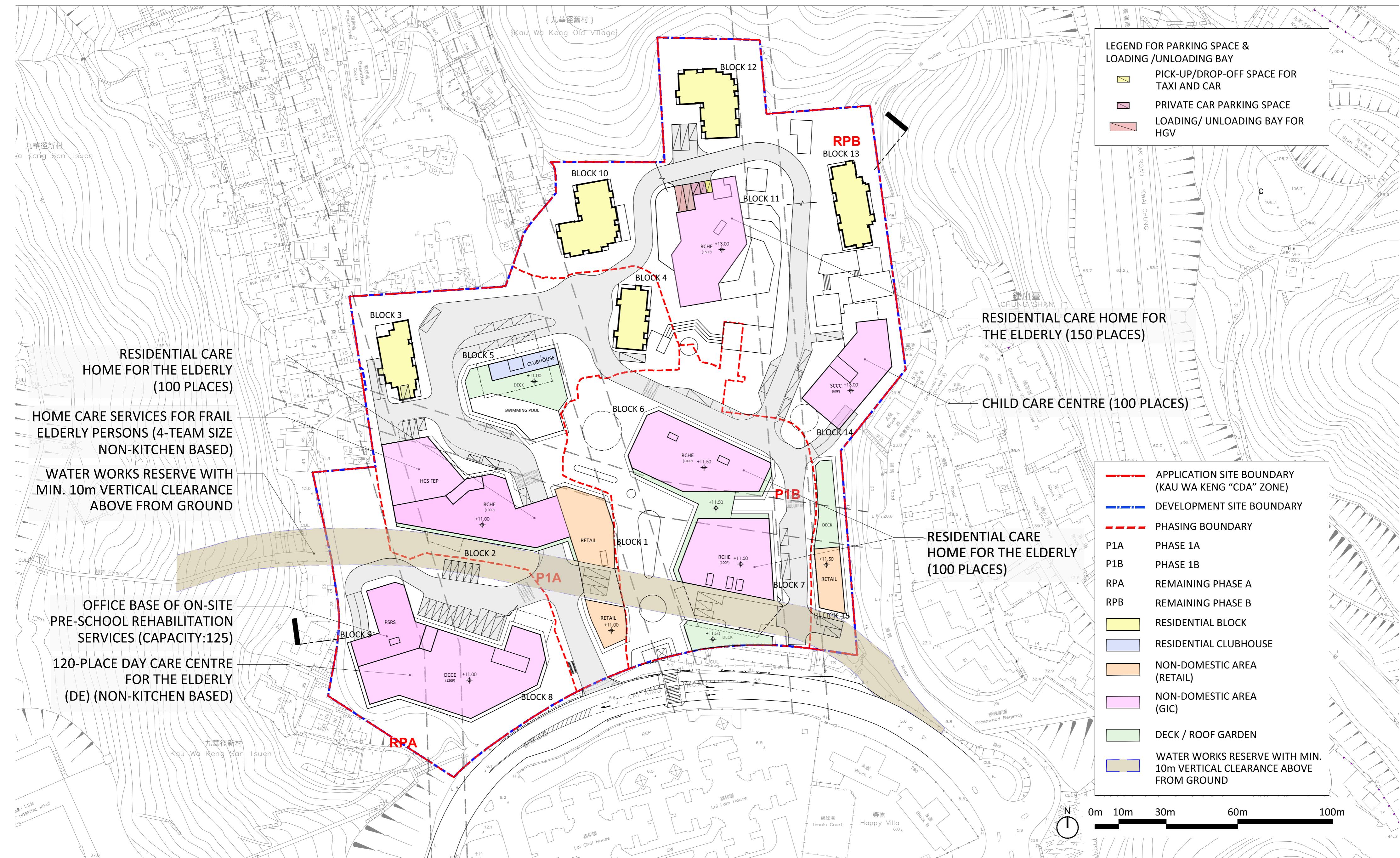
GROUND FLOOR LAYOUT PLAN

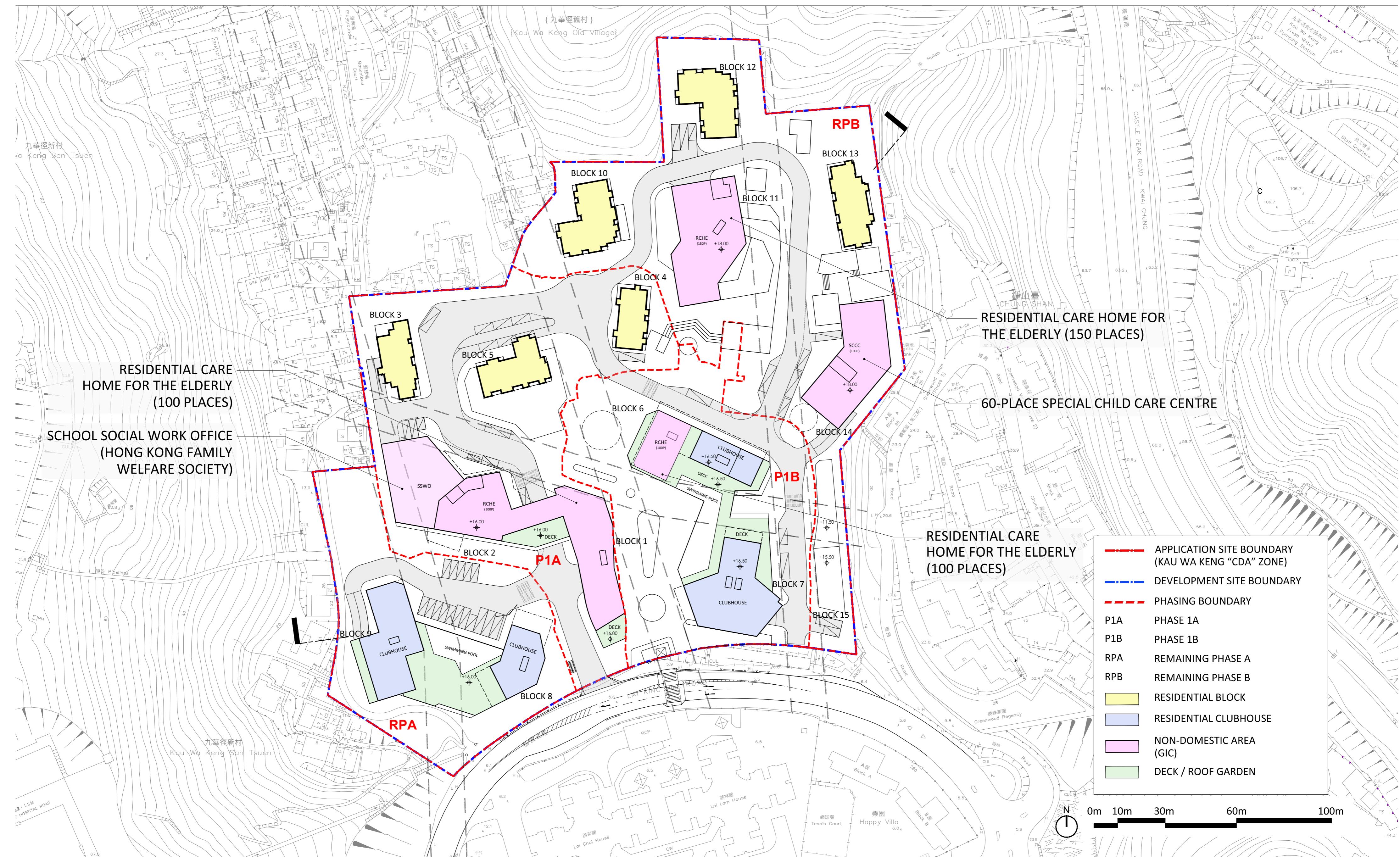
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18 NOVEMBER 2025

DRAWING NO.: MLP-SK01\01-R10





PROPOSED COMPREHENSIVE DEVELOPMENT INCLUDING FLATS, RETAIL AND COMMUNITY FACILITIES AND MINOR RELAXATION OF PLOT RATIO AND
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18 NOVEMBER 2025

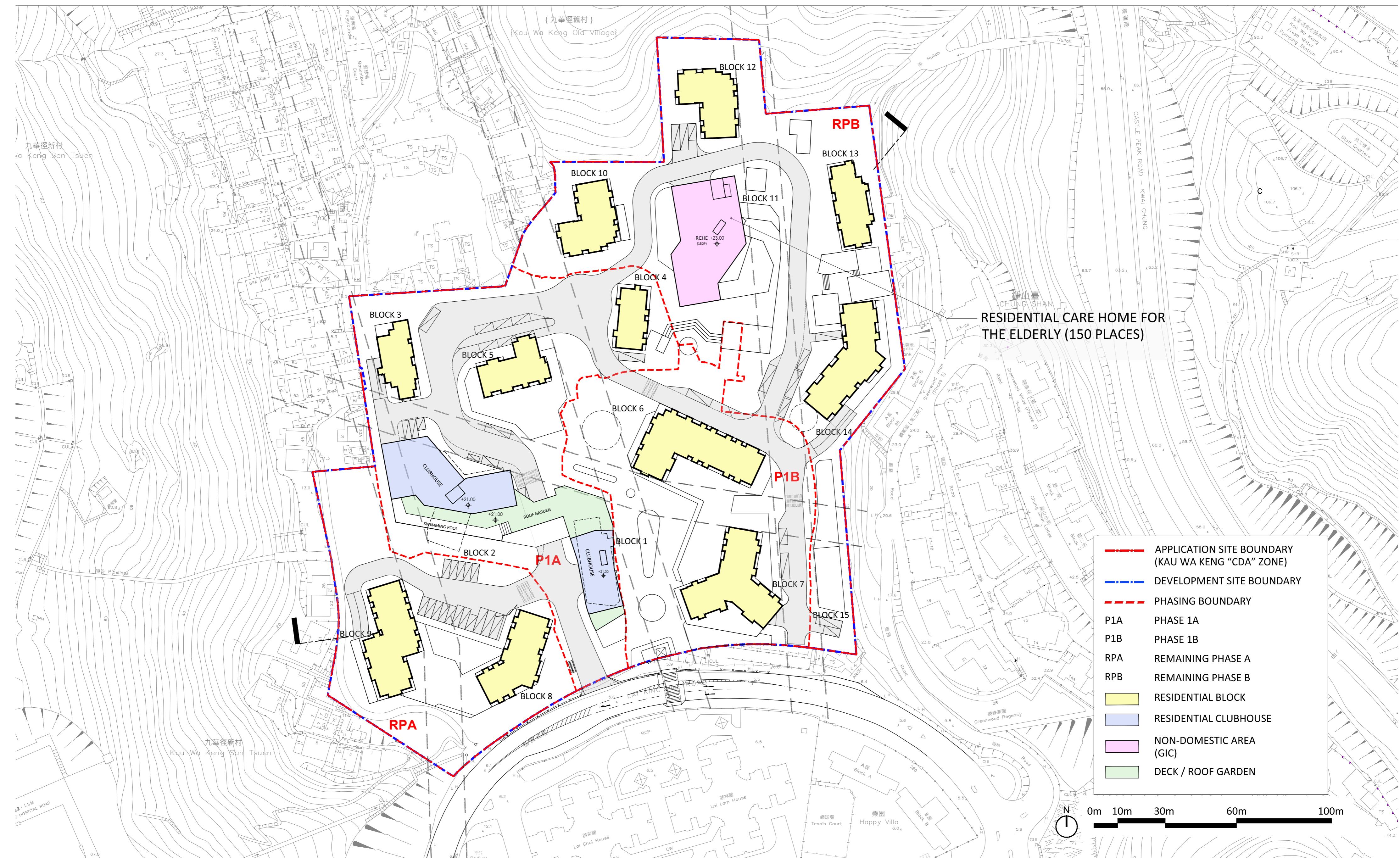
DRAWING NO.: MLP-SK01\03-R9



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THIRD FLOOR LAYOUT PLAN

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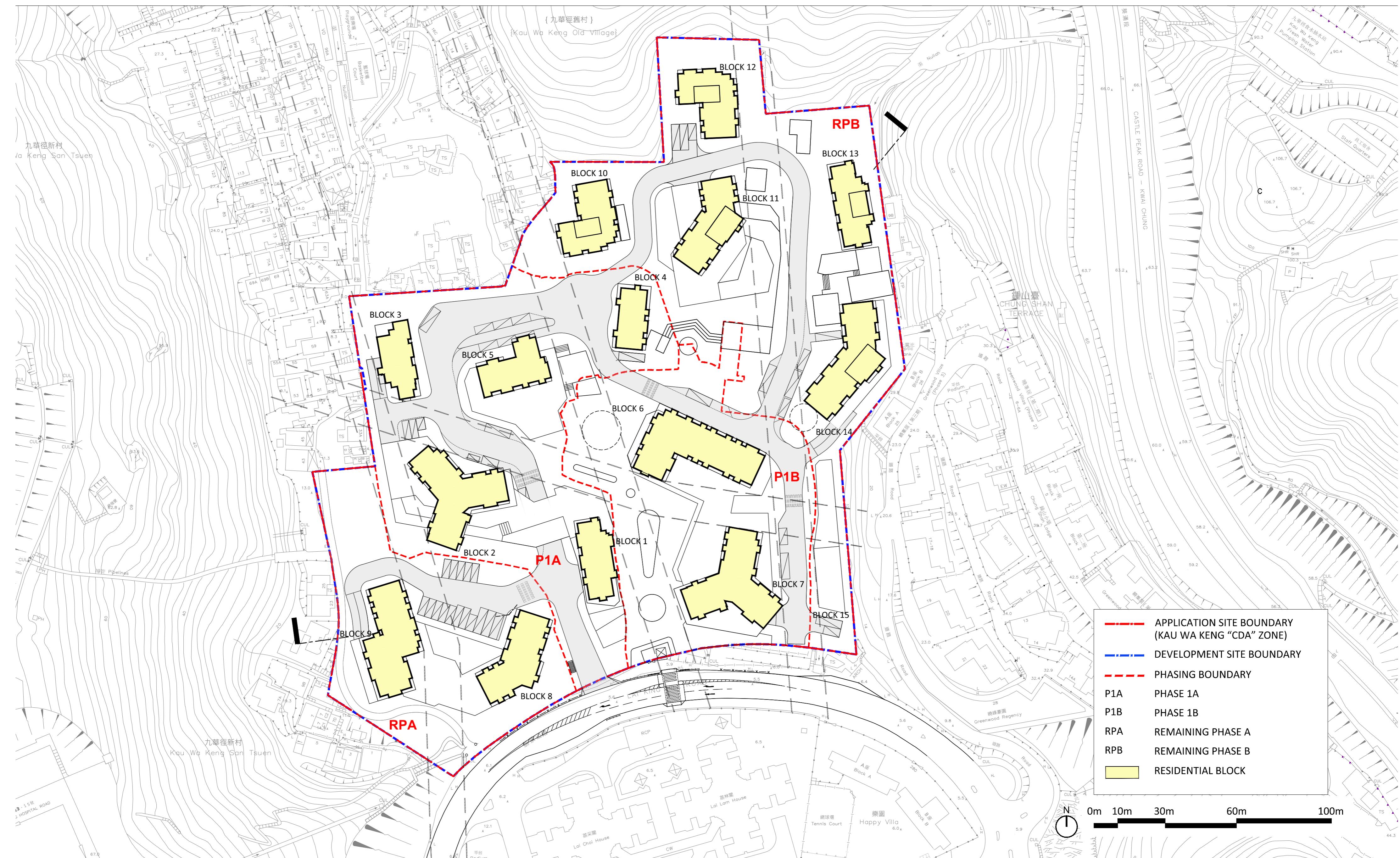


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18 NOVEMBER 2025

DRAWING NO.: MLP-SK01\04-R9

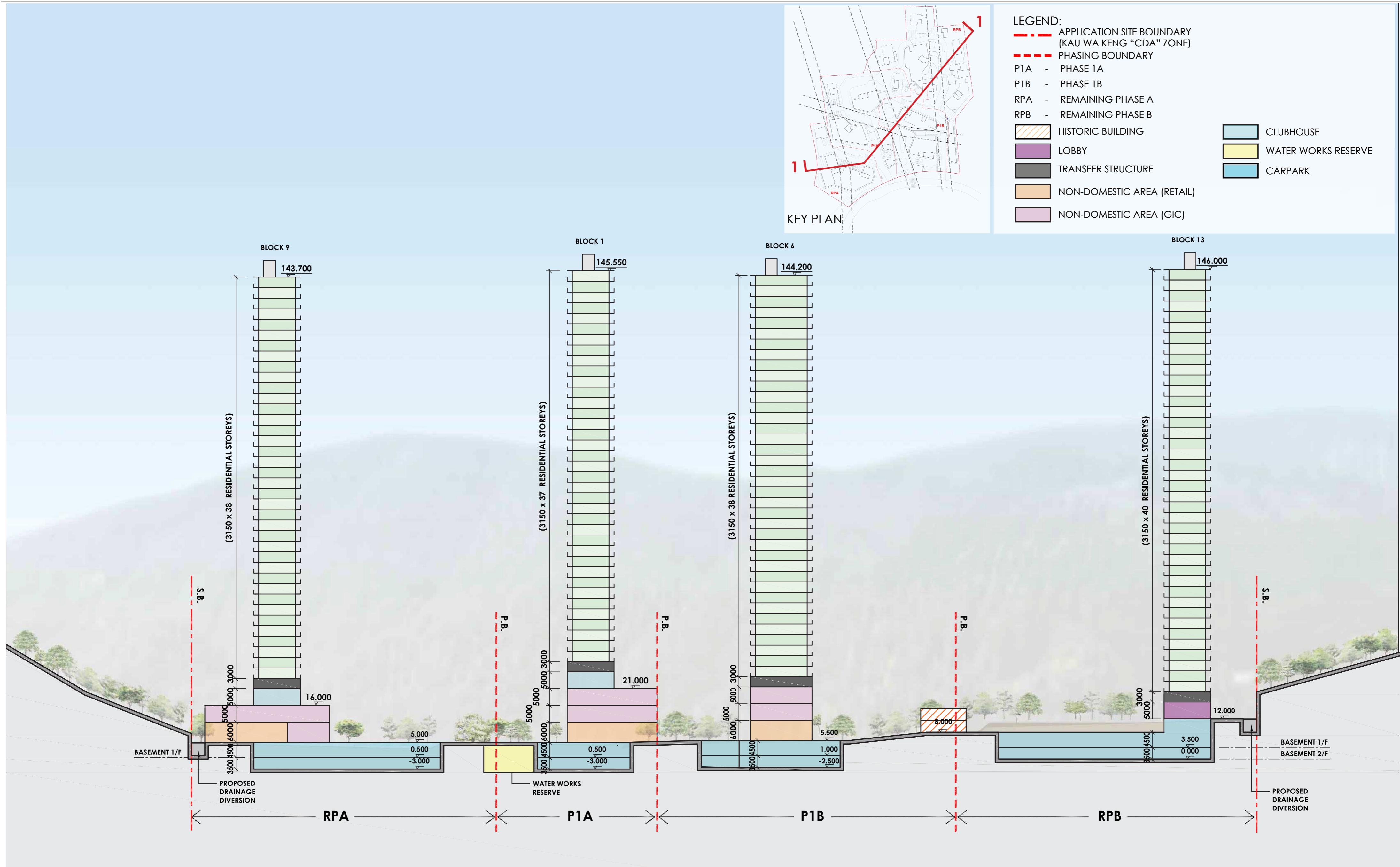
TYPICAL FLOOR LAYOUT PLAN

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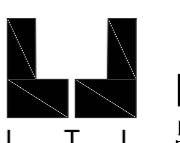
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DRAWING NO.: MLP-SK01\05-R9



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21 FEBRUARY 2025

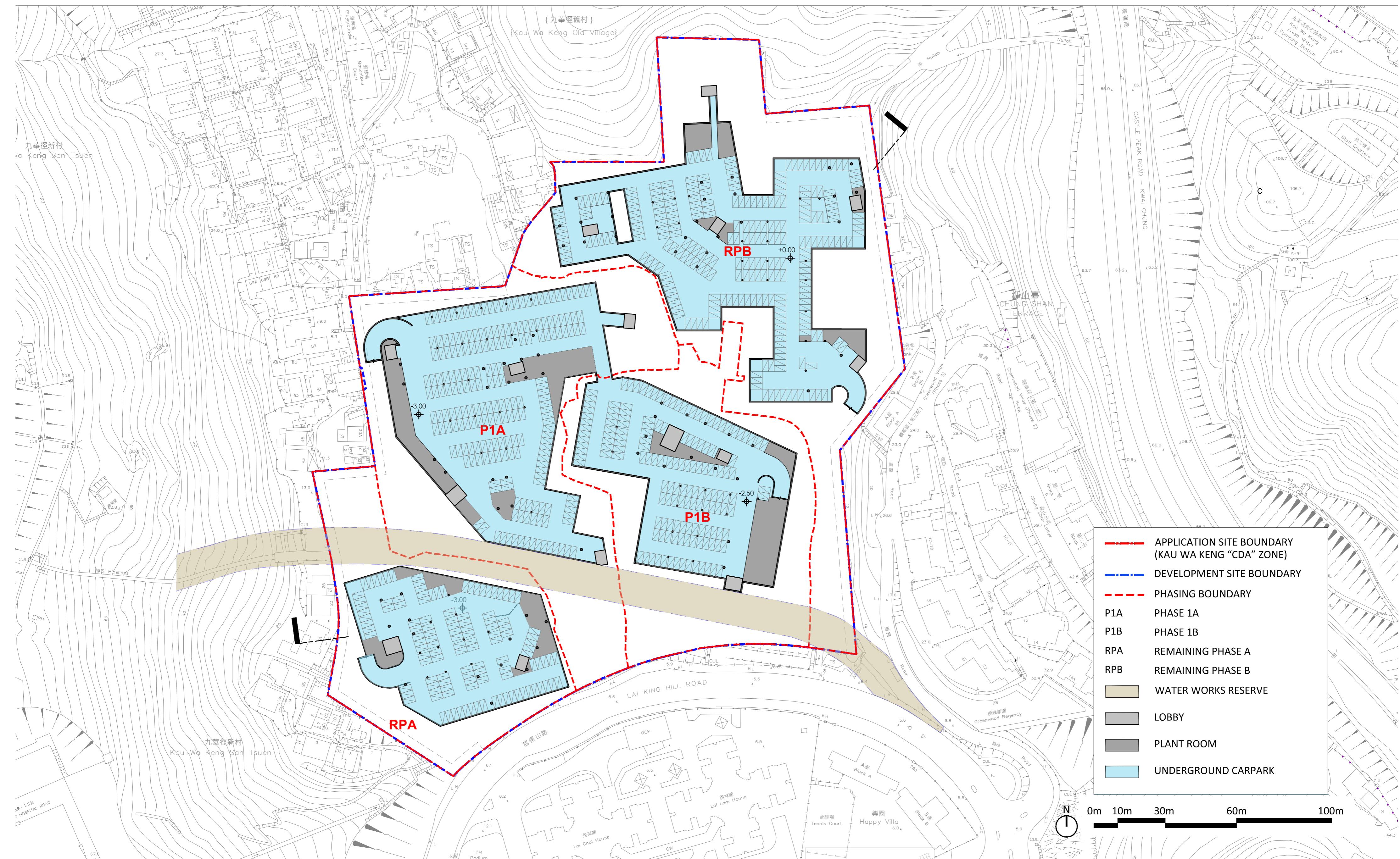
DRAWING NO.: MLP-SK02-R5



呂鄧黎建築師有限公司 LU TANG LAI ARCHITECTS LTD.

BASEMENT 2/F FLOOR LAYOUT PLAN

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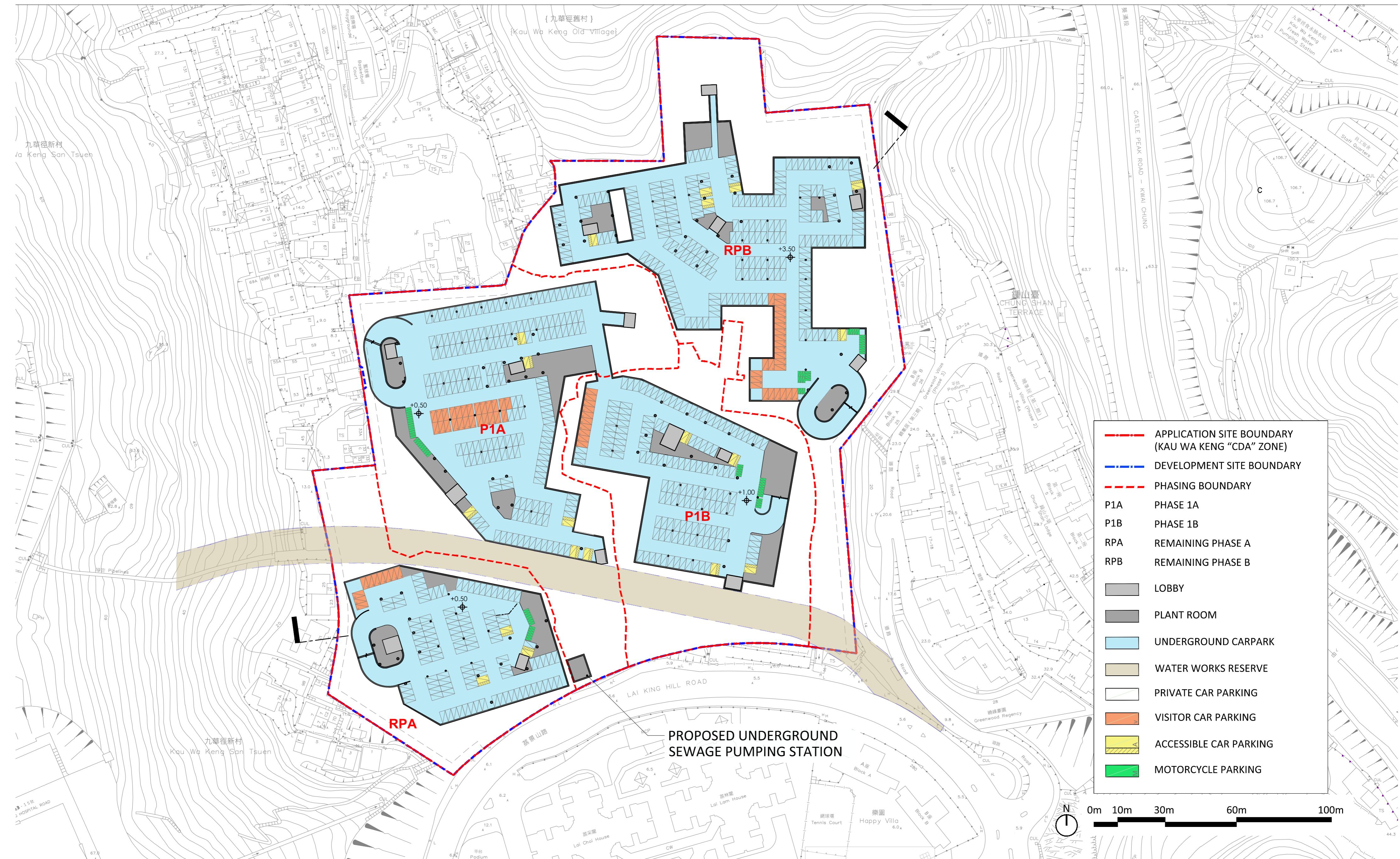


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21 FEBRUARY 2025

DRAWING NO.: MLP-SK03\01-R6

BASEMENT 1/F FLOOR LAYOUT PLAN

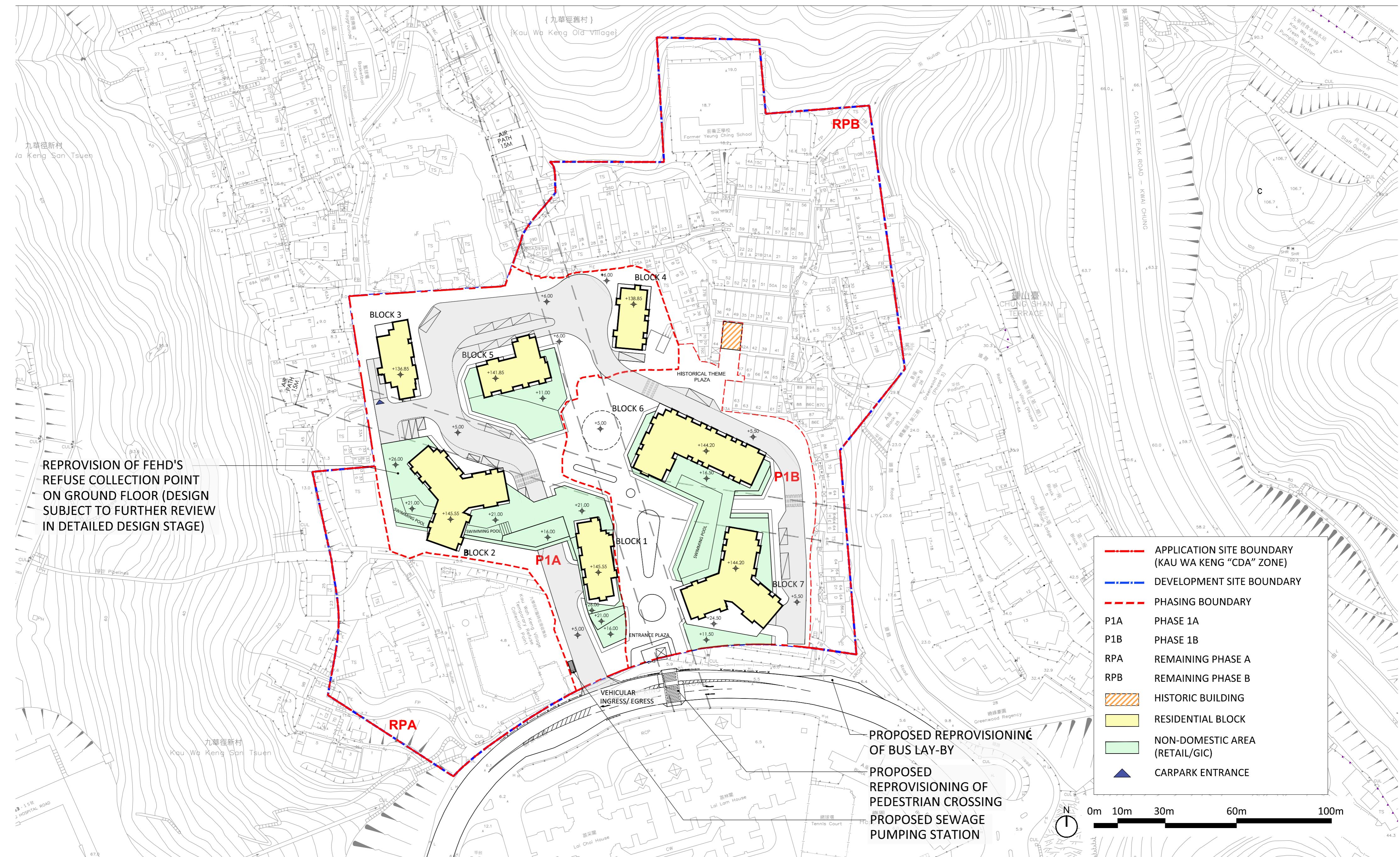
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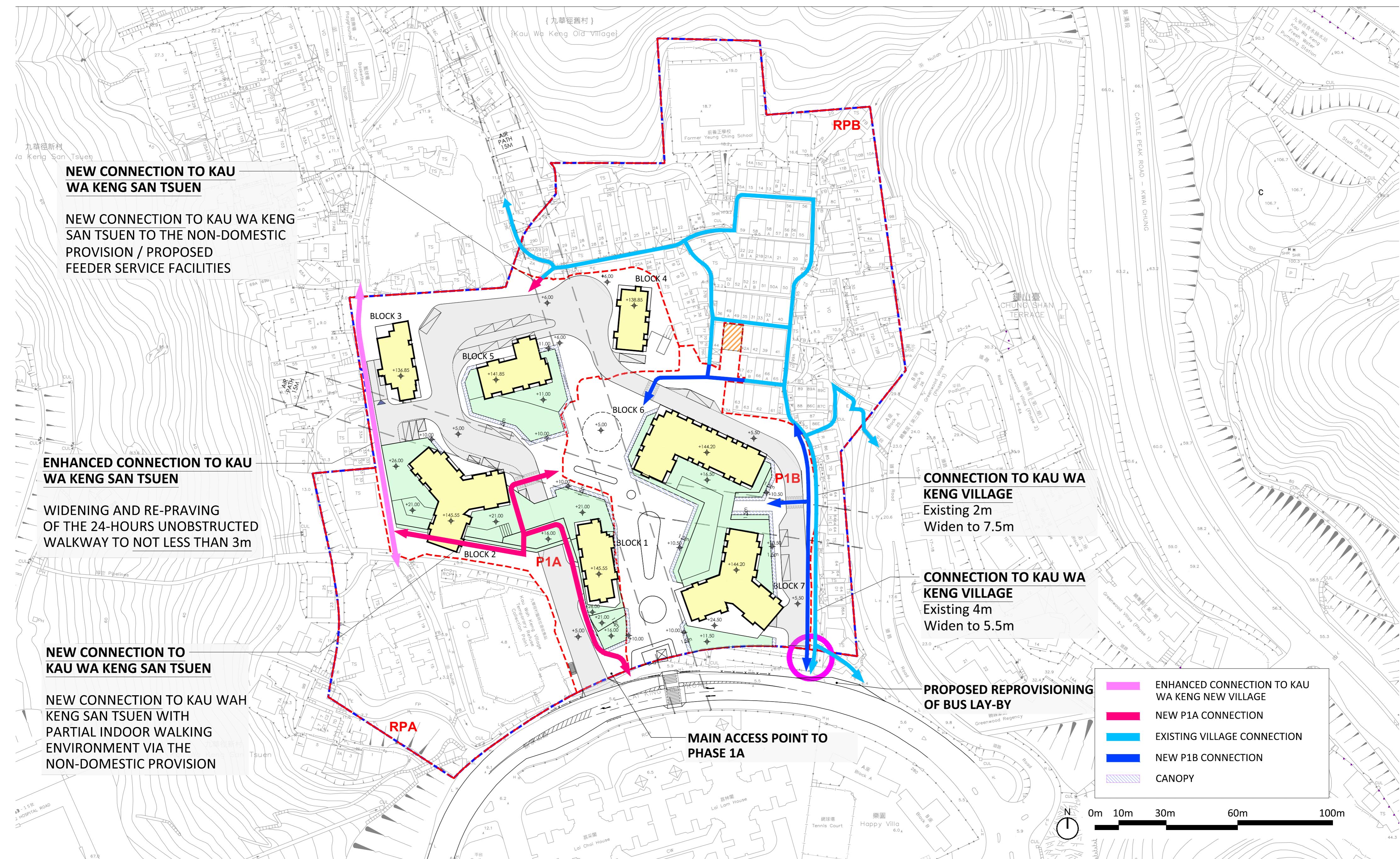


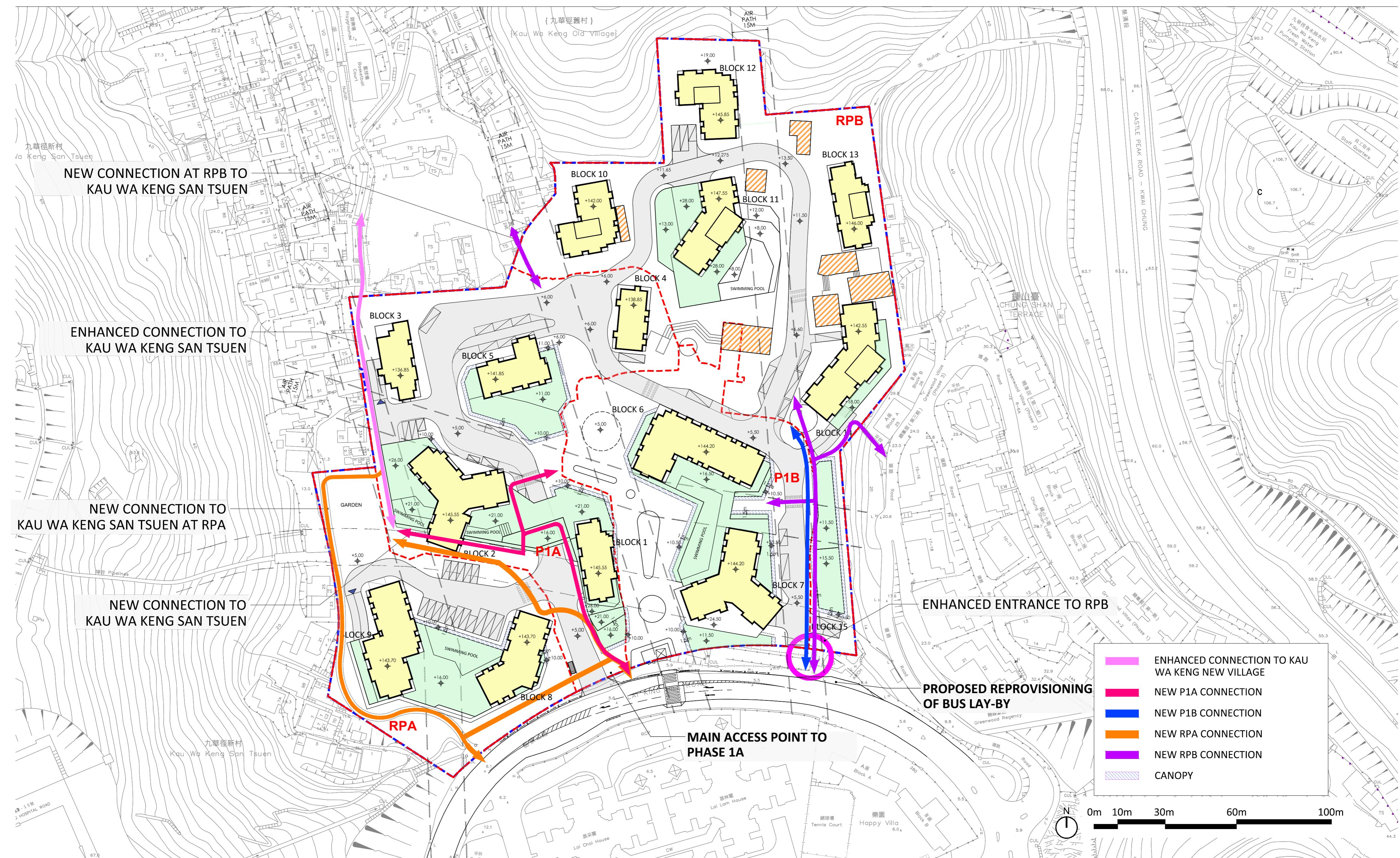
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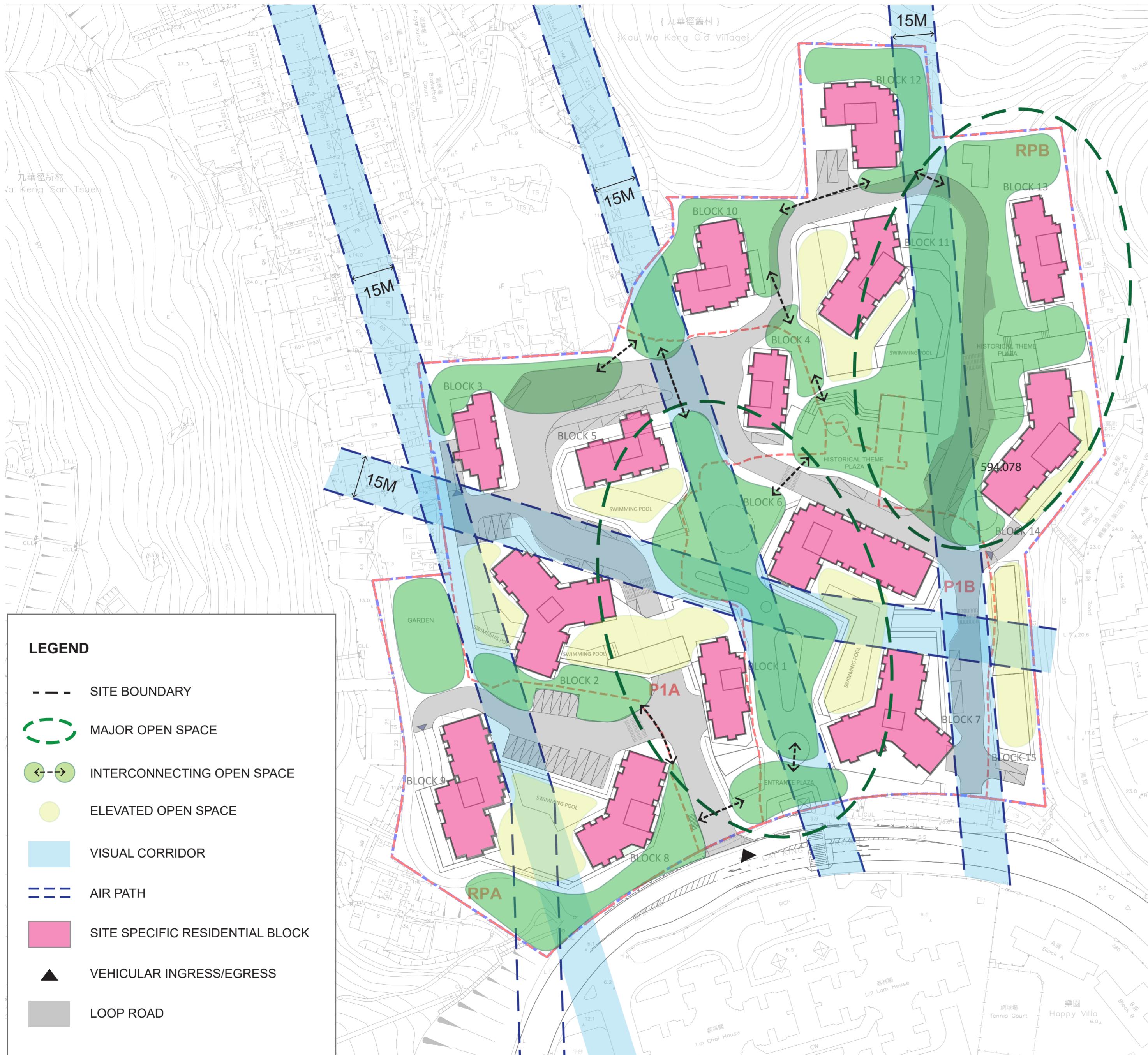
DRAWING NO.: MLP-SK03\02-R6

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DESIGN CONCEPT OF THE CDA MASTER PLAN

Blocking Design

The whole CDA comprises 14 residential blocks grouped within the site and arranged in accordance with a Phased Development strategy. The residential blocks are designed in a site-specific manner with the following design considerations:

- Size, positioning and orientation are determined through optimisation of view opportunities, separation requirements, and energy saving parameters.
- Compliance with SBD principles, RTTV requirements, taking a sustainable approach.
- Mitigation of noise impact through use of setback and orientation of the major façade away from the noise source.

Open Space Provision

2 major open spaces are created by the disposition of the blocks within different phases of development:

- Central open space in Phase 1A and Phase 1B.
- Major open space in Remaining Phase B.

The open spaces are interconnected to form an integrated spatial network providing landscape amenities, and both active and passive recreation facilities for the residents.

Vehicular Access, Loading and Unloading and Car Parking

- A vehicular ingress/ egress point is proposed along Lai King Hill Road.
- All the loading and unloading facilities are provided at ground level. High end vehicular parking is provided underground serving the residential blocks within each phase.

Ventilation, Air Quality and Noise

- Three 15m air path in N-S direction and one in ESE-WNW direction are positioned penetrate vertically and longitudinally across the CDA site through the major open spaces.
- The air path passing through the different phases of the development also serve the purpose of visual corridors to the natural valley land form and the hills beyond.
- The ground floor arrangement of the residential blocks aims to maximize covered open space for enhancement of air movement throughout the development at pedestrian level.

Building Height Consideration

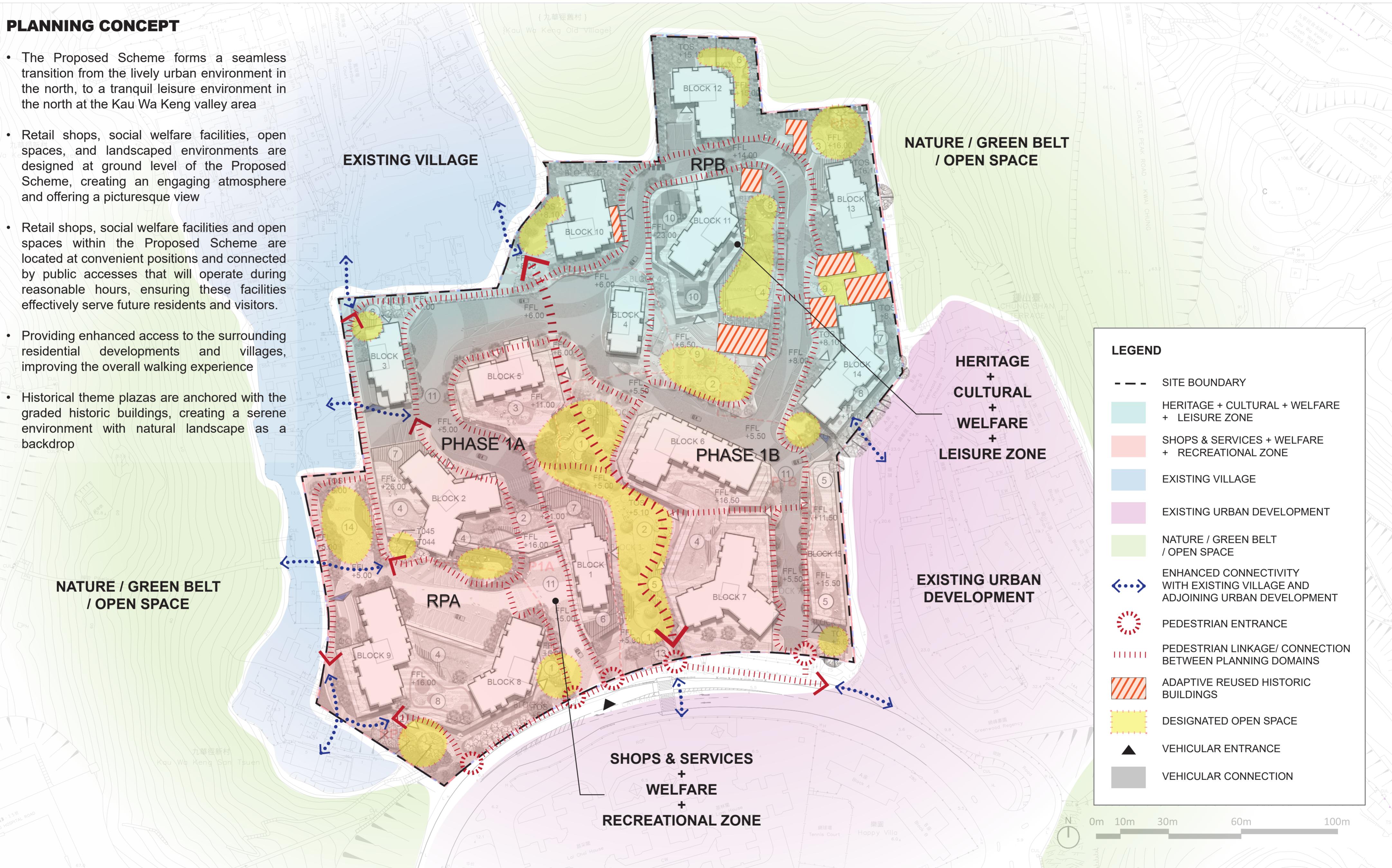
- Due to the introduction of welfare facilities at the podium level, the height of the blocks are increased to 136.85mPD~147.55mPD, from the previous 120mPD of the Approved Scheme.

MASTER LAYOUT PLAN - PLANNING CONCEPT

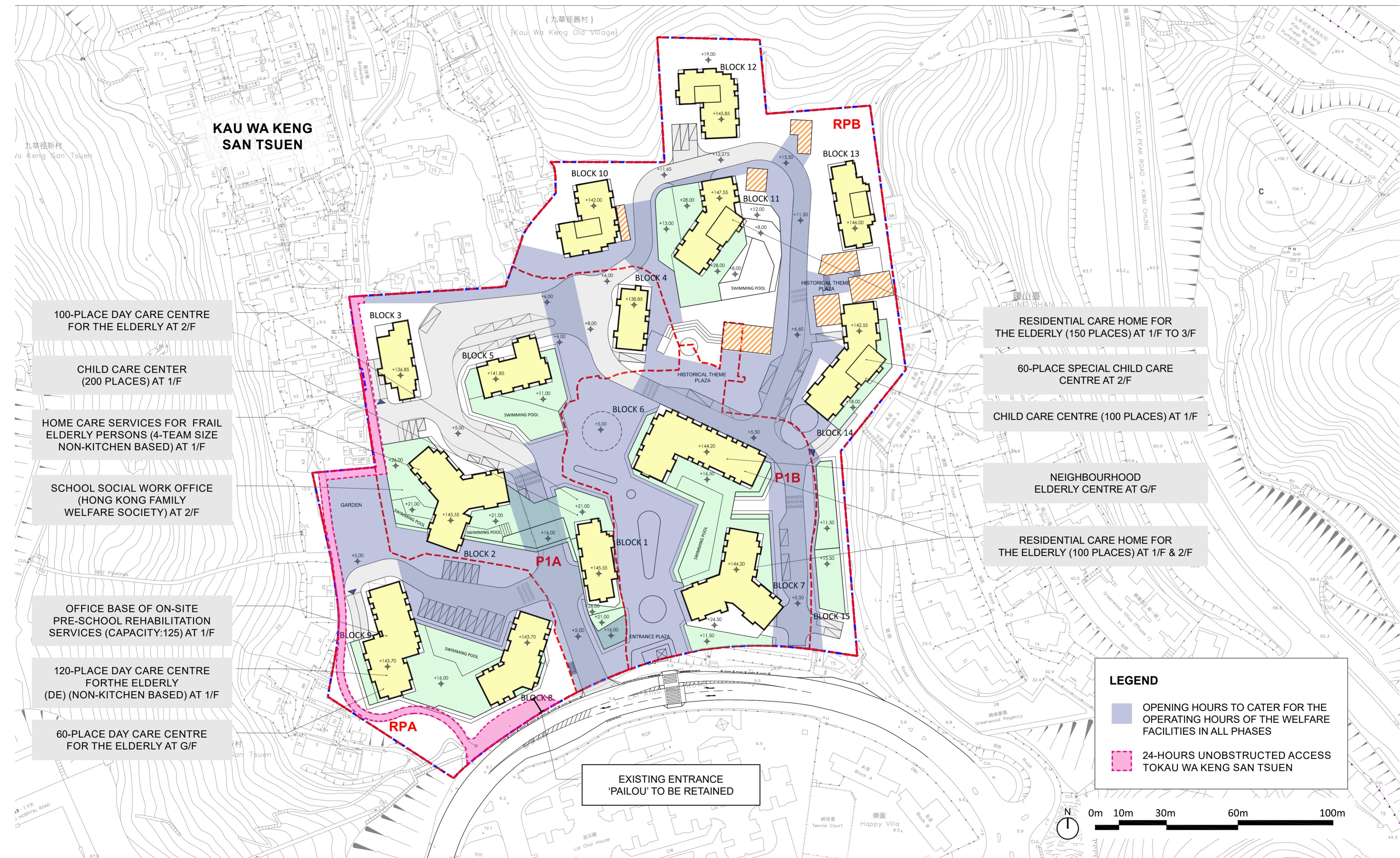
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PLANNING CONCEPT

- The Proposed Scheme forms a seamless transition from the lively urban environment in the north, to a tranquil leisure environment in the south at the Kau Wa Keng valley area
- Retail shops, social welfare facilities, open spaces, and landscaped environments are designed at ground level of the Proposed Scheme, creating an engaging atmosphere and offering a picturesque view
- Retail shops, social welfare facilities and open spaces within the Proposed Scheme are located at convenient positions and connected by public accesses that will operate during reasonable hours, ensuring these facilities effectively serve future residents and visitors.
- Providing enhanced access to the surrounding residential developments and villages, improving the overall walking experience
- Historical theme plazas are anchored with the graded historic buildings, creating a serene environment with natural landscape as a backdrop



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