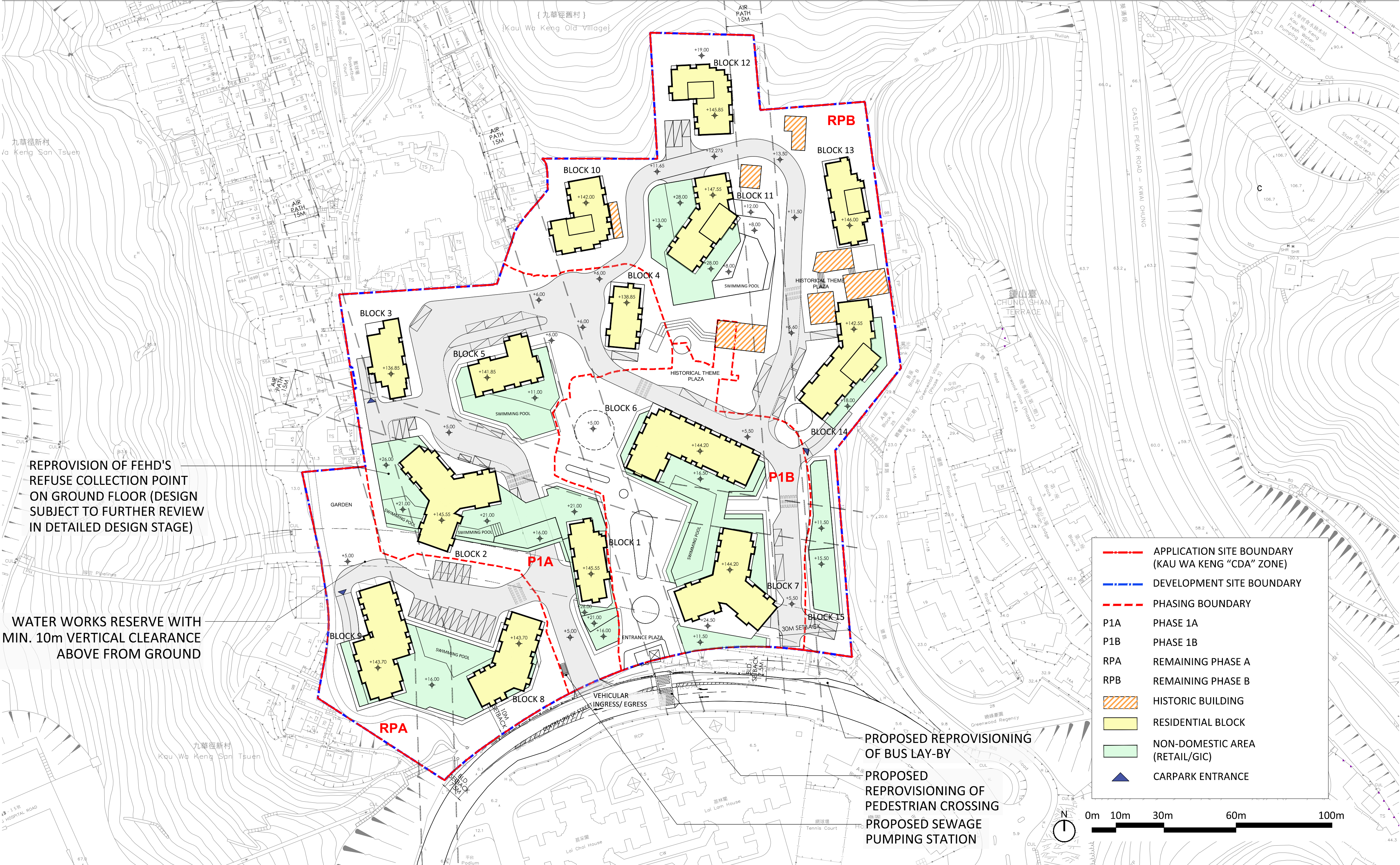


Appendix B

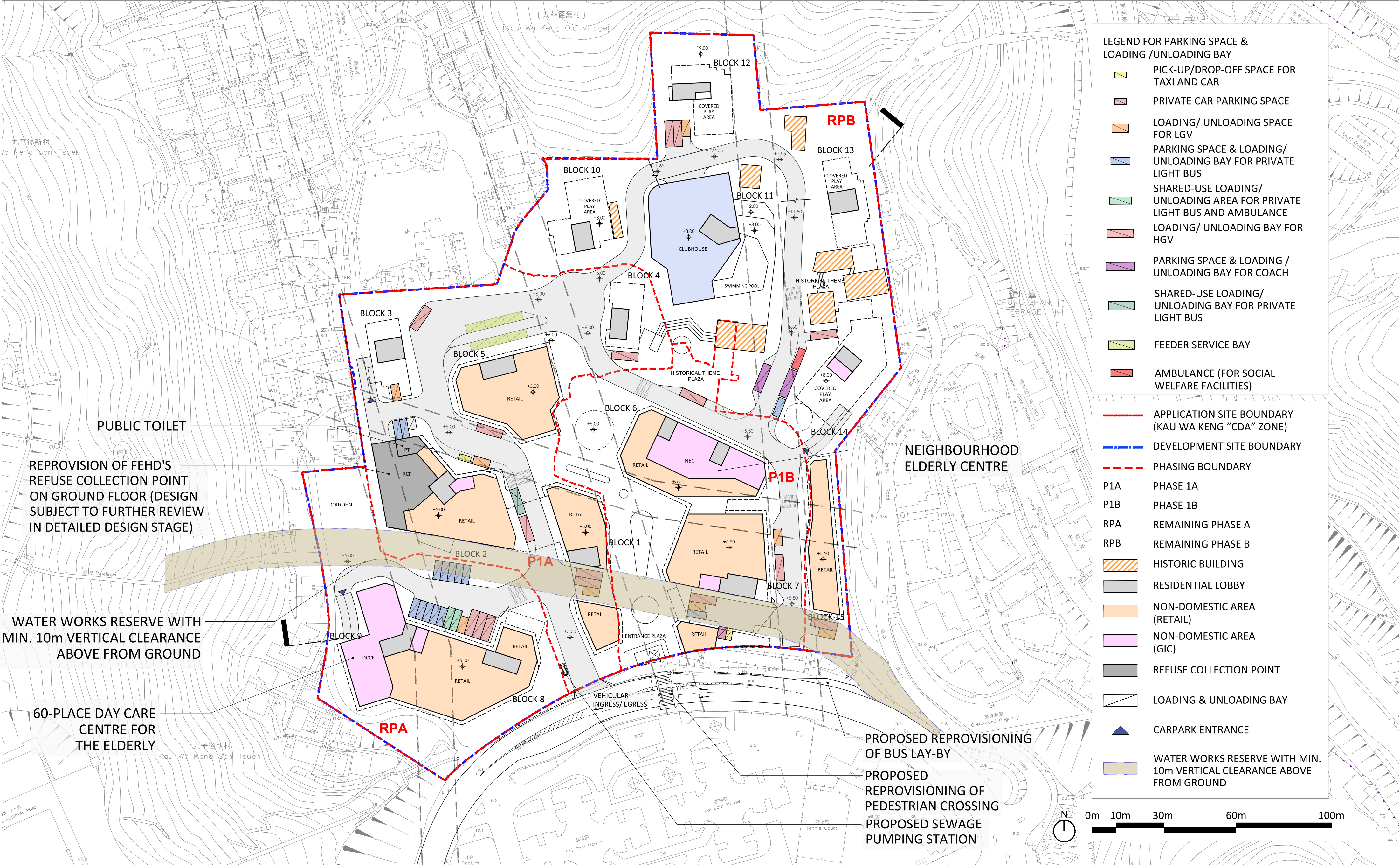
Revised Master Layout Plan

MASTER LAYOUT PLAN OF KAU WA KENG



GROUND FLOOR LAYOUT PLAN

1:500@A0 1:1000@A2

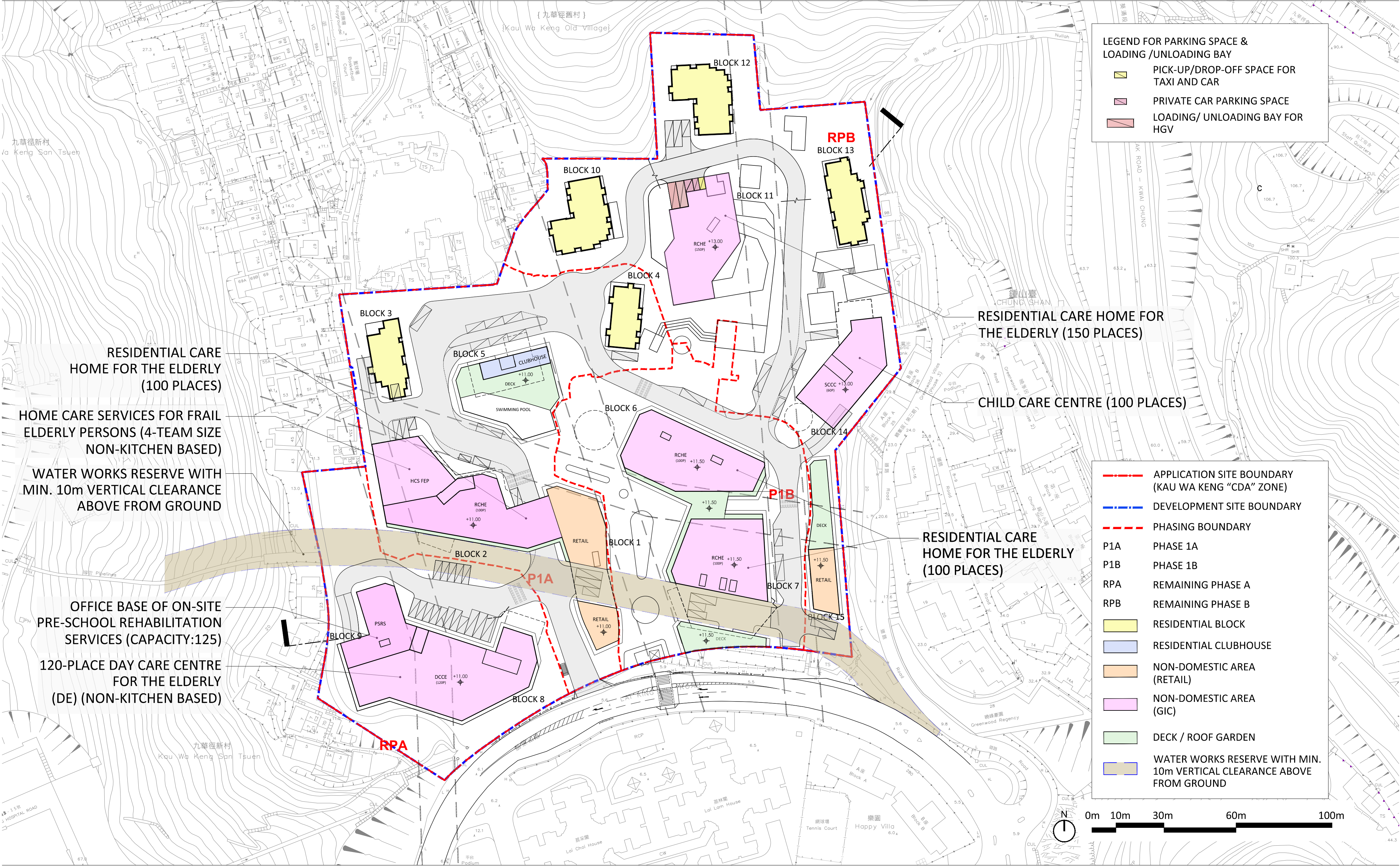


PROPOSED COMPREHENSIVE DEVELOPMENT INCLUDING FLATS, RETAIL AND COMMUNITY FACILITIES AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE AT VARIOUS LOTS IN S.D.4 AND ADJOINING GOVERNMENT LAND, KAU WA KENG, KWAI CHUNG
18 NOVEMBER 2025

DRAWING NO.: MLP-SK01\01-R10

FIRST FLOOR LAYOUT PLAN

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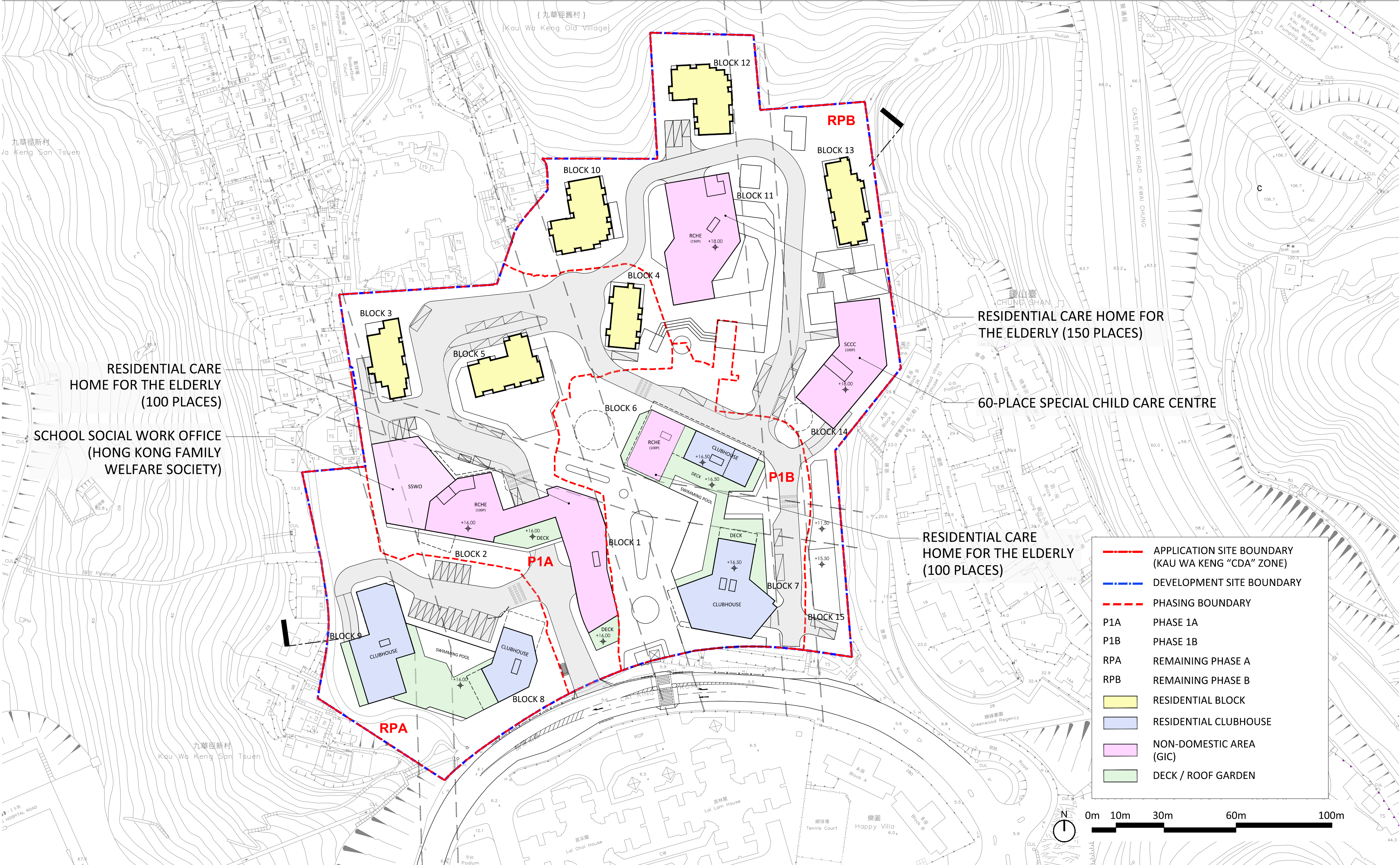


PROPOSED COMPREHENSIVE DEVELOPMENT INCLUDING FLATS, RETAIL AND COMMUNITY FACILITIES AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE AT VARIOUS LOTS IN S.D.4 AND ADJOINING GOVERNMENT LAND, KAU WA KENG, KWAI CHUNG
18 NOVEMBER 2025

DRAWING NO.: MLP-SK01\02-R9

SECOND FLOOR LAYOUT PLAN

1:500@A0 1:1000@A2



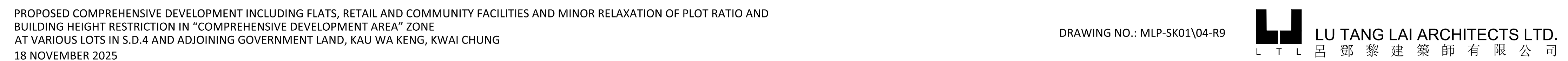
PROPOSED COMPREHENSIVE DEVELOPMENT INCLUDING FLATS, RETAIL AND COMMUNITY FACILITIES AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION IN “COMPREHENSIVE DEVELOPMENT AREA” ZONE
AT VARIOUS LOTS IN S.D.4 AND ADJOINING GOVERNMENT LAND, KAU WA KENG, KWAI CHUNG
18 NOVEMBER 2025

DRAWING NO.: MLP-SK01\03-R9



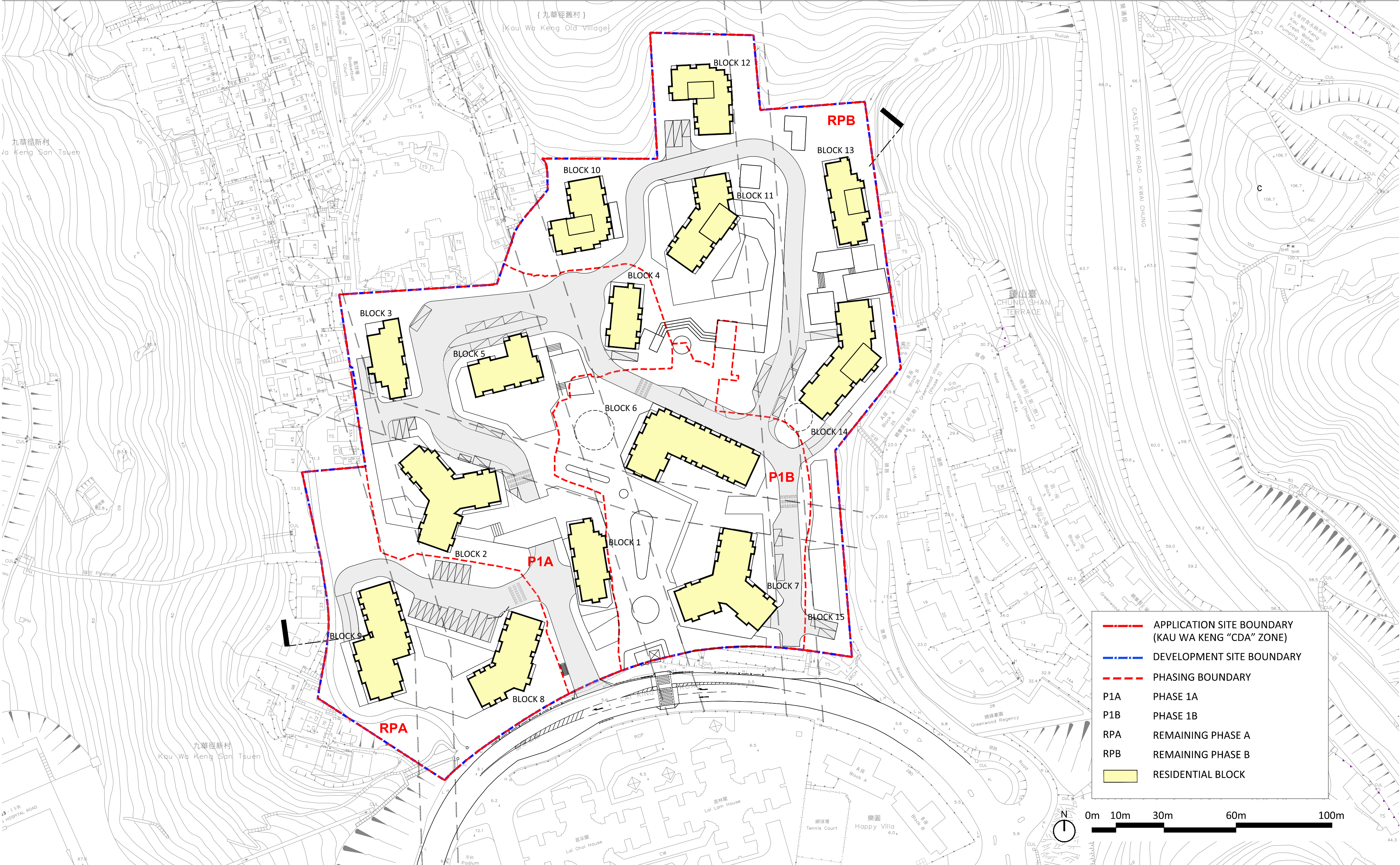
LU TANG LAI ARCHITECTS LTD.
呂 鄧 黎 建 築 師 有 限 公 司

1:500@A0 1:1000@A2



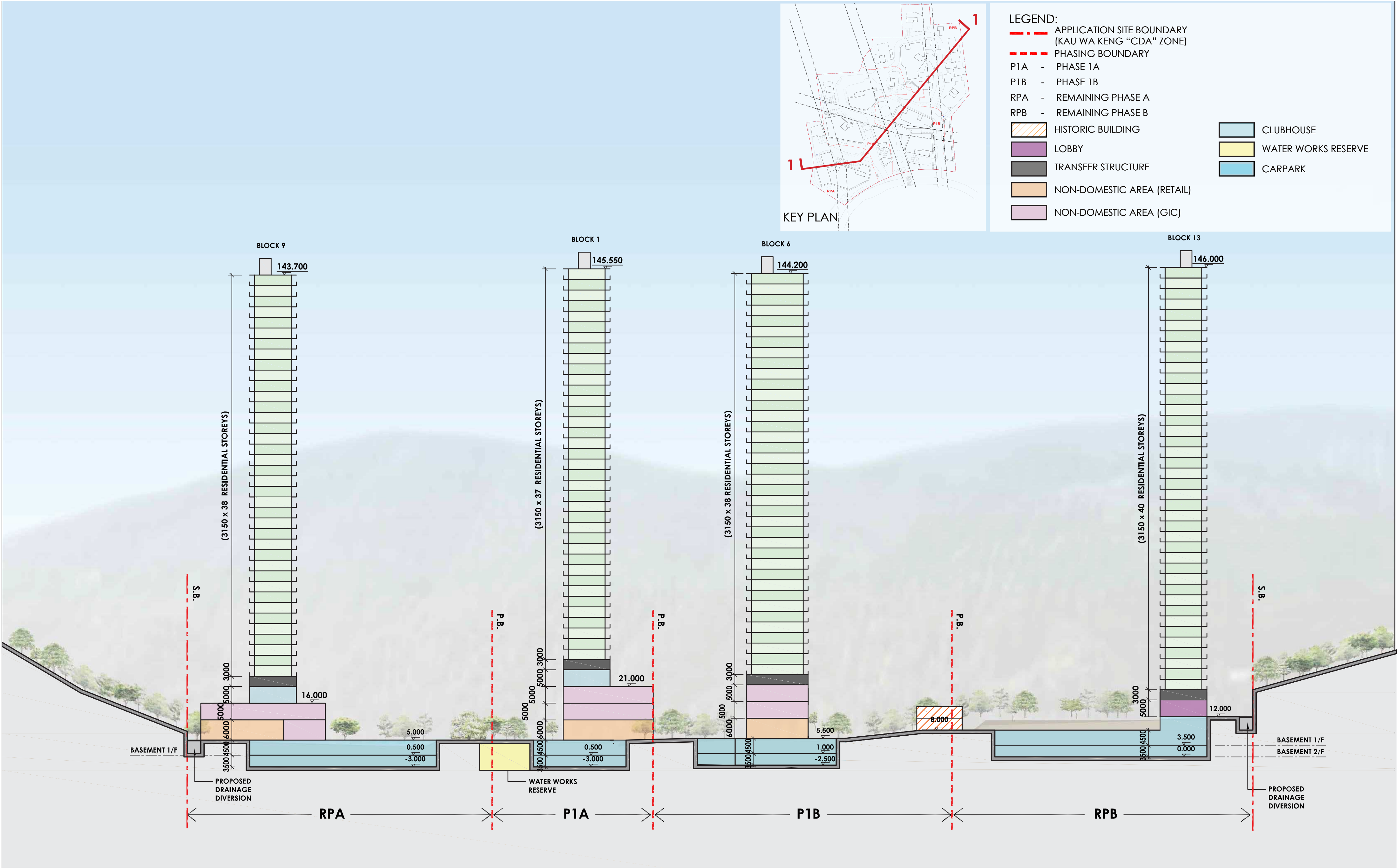
TYPICAL FLOOR LAYOUT PLAN

1:500@A0 1:1000@A2



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

DRAWING NO.: MLP-SK01\05-R9



BASEMENT 2/F FLOOR LAYOUT PLAN

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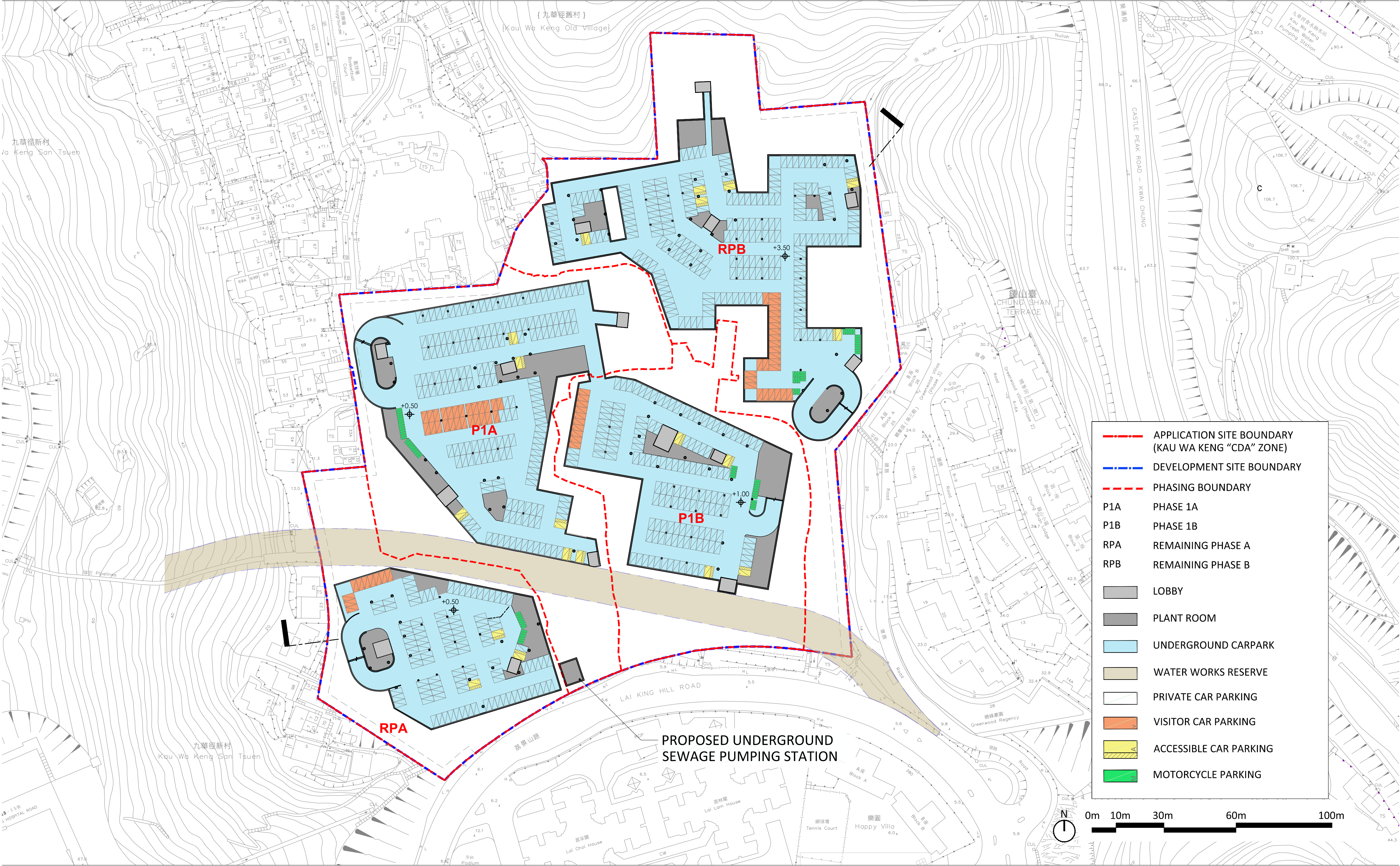


PROPOSED COMPREHENSIVE DEVELOPMENT INCLUDING FLATS, RETAIL AND COMMUNITY FACILITIES AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE AT VARIOUS LOTS IN S.D.4 AND ADJOINING GOVERNMENT LAND, KAU WA KENG, KWAI CHUNG
21 FEBRUARY 2025

DRAWING NO.: MLP-SK03\01-R6

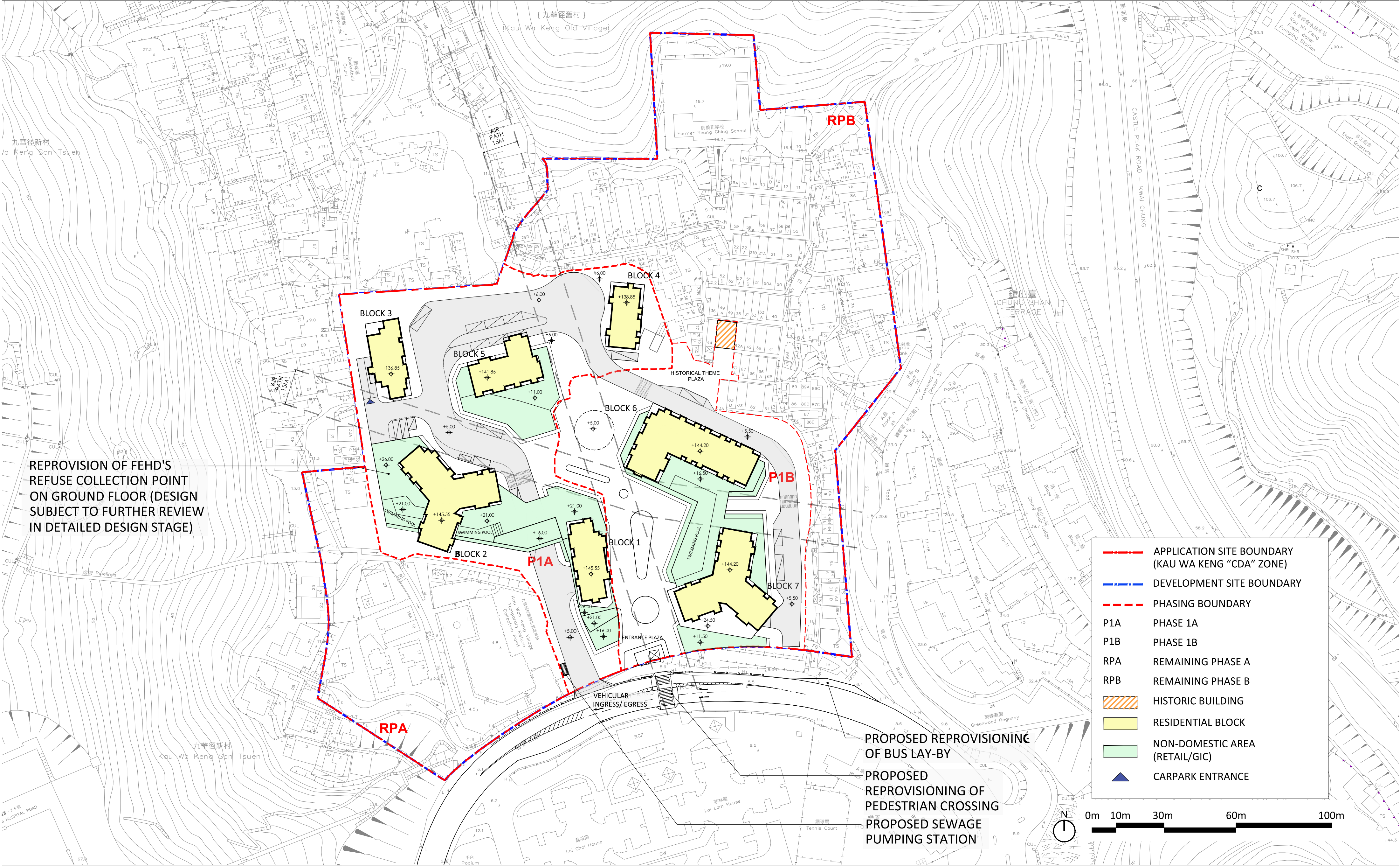
BASEMENT 1/F FLOOR LAYOUT PLAN

1:500@A0 1:1000@A2

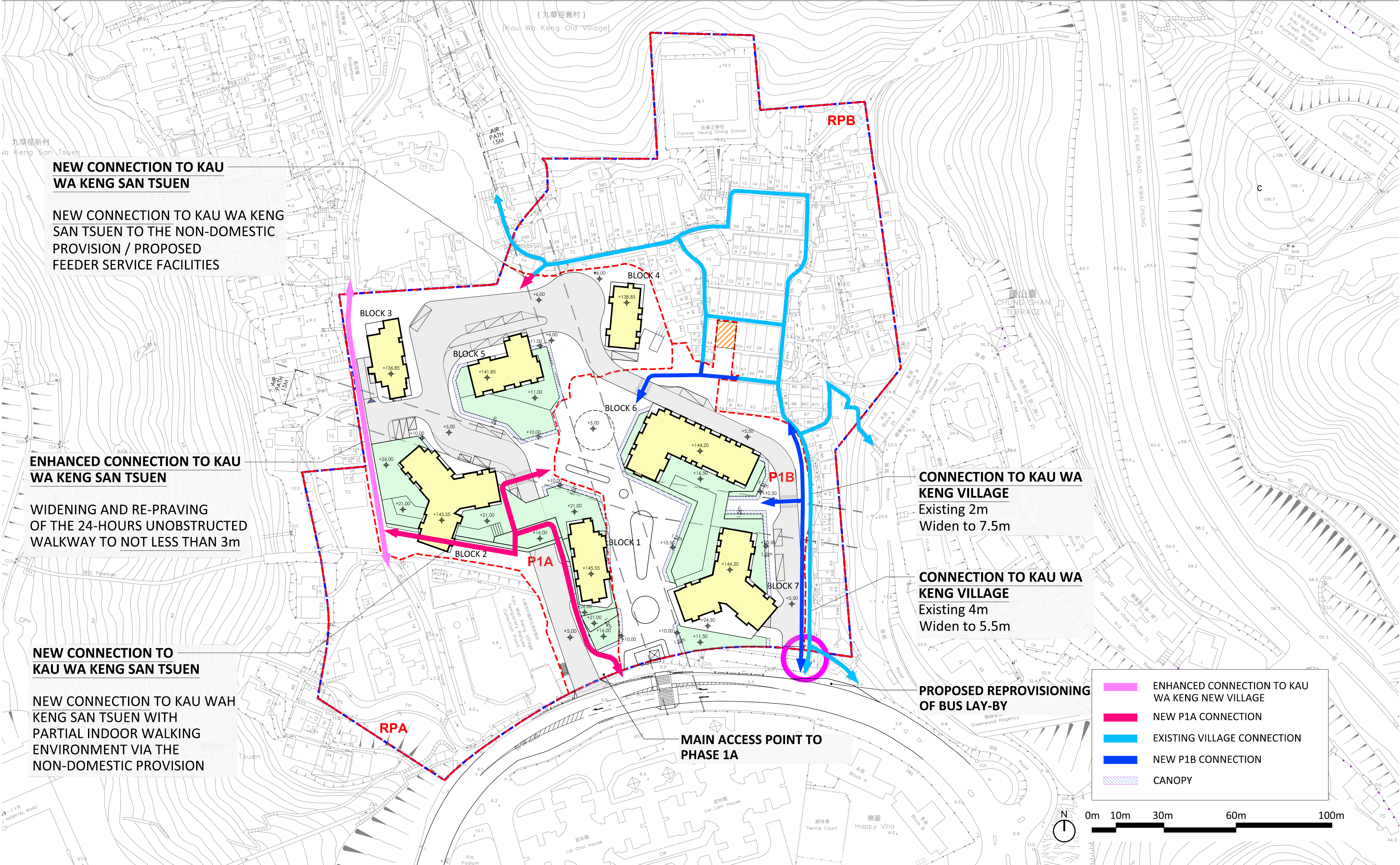


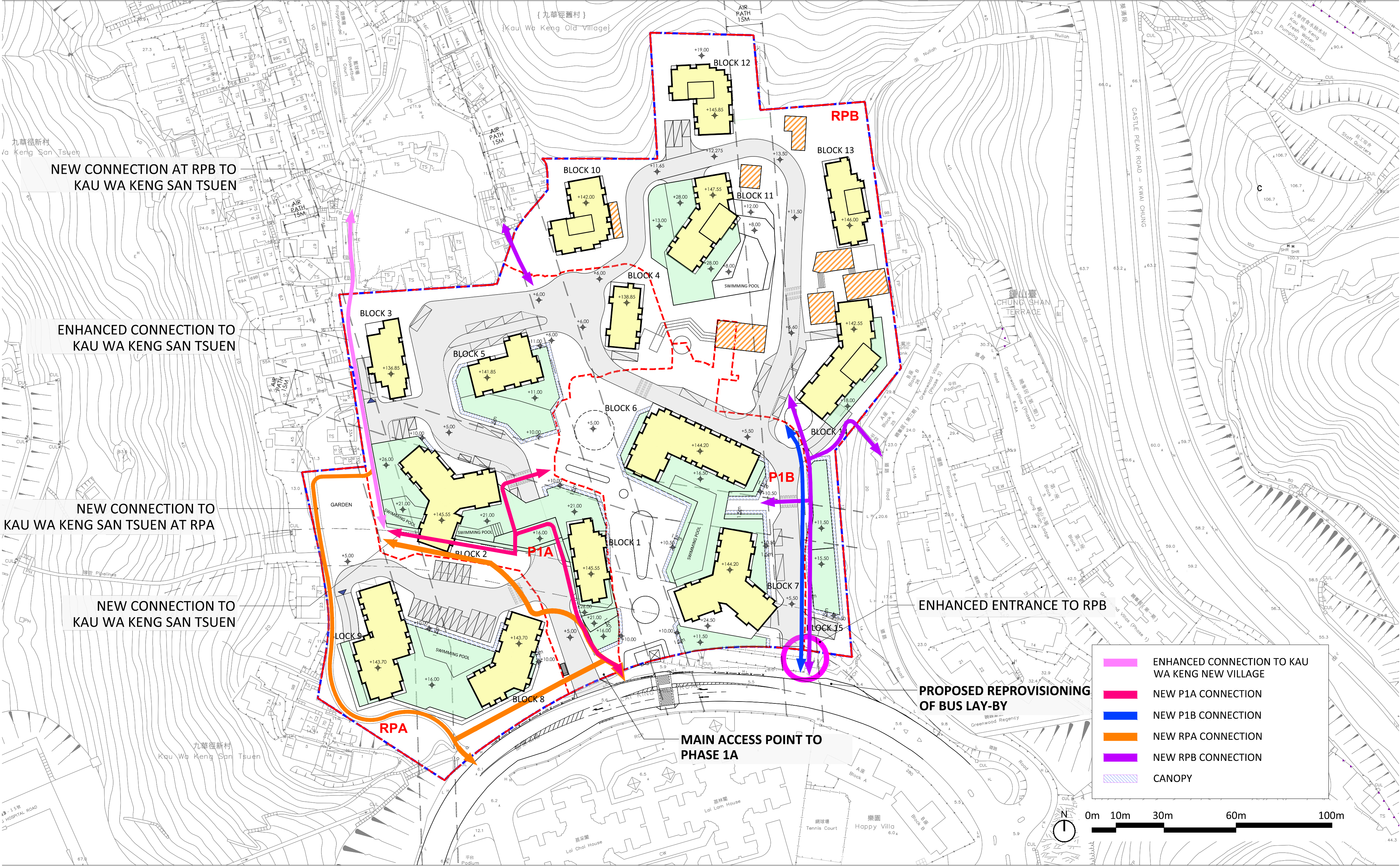
PROPOSED COMPREHENSIVE DEVELOPMENT INCLUDING FLATS, RETAIL AND COMMUNITY FACILITIES AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION IN “COMPREHENSIVE DEVELOPMENT AREA” ZONE AT VARIOUS LOTS IN S.D.4 AND ADJOINING GOVERNMENT LAND, KAU WA KENG, KWAI CHUNG
21 FEBRUARY 2025

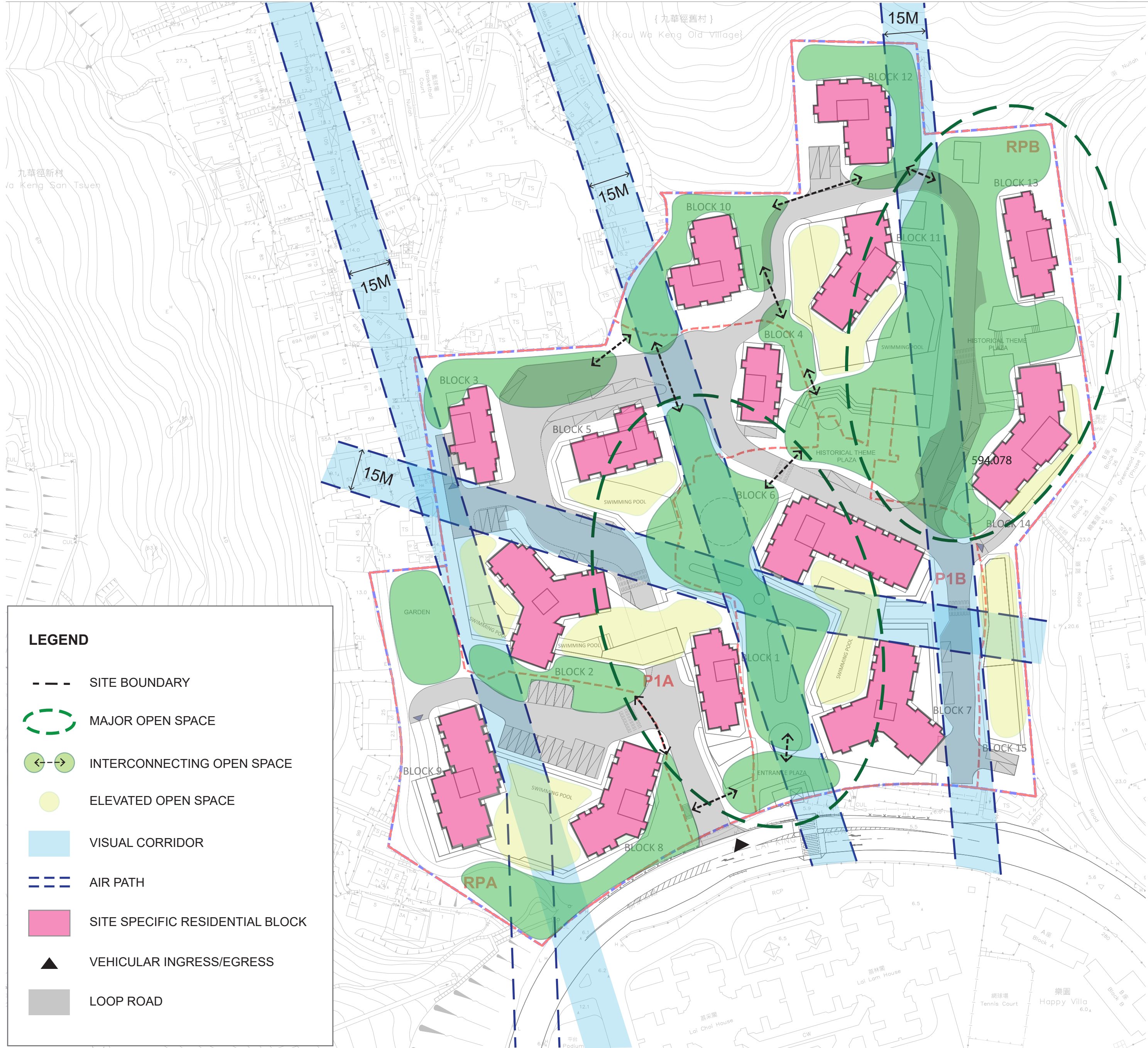
DRAWING NO.: MLP-SK03\02-R6



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







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.



