





**Appendix A –
Revised Indicative Master Layout Plan,
Floor Plans, Section Plans
and Development Schedule**



Legend

- | | |
|-------------------------------------------------------------------------------------|---------------------------------------|
|  | Application Site Boundary |
|  | Development Site Boundary |
|  | Drainage Reserve |
|  | Reserved Site for Public Facilities |
|  | Formation Site for Village Housing |
|  | Formation of the Future Public Roads |
|  | Covered Walkway |
|  | Residential |
|  | Private Garden |
|  | Landscape Area (Covered or Uncovered) |
|  | Podium |
|  | EVA / Driveway |
|  | Management Facility |

Title	Indicative Master Layout Plan	Checked	DH	Drawn	PW
		Rev	0	Date	Sep 2025
		Scale		Figure 3.1	

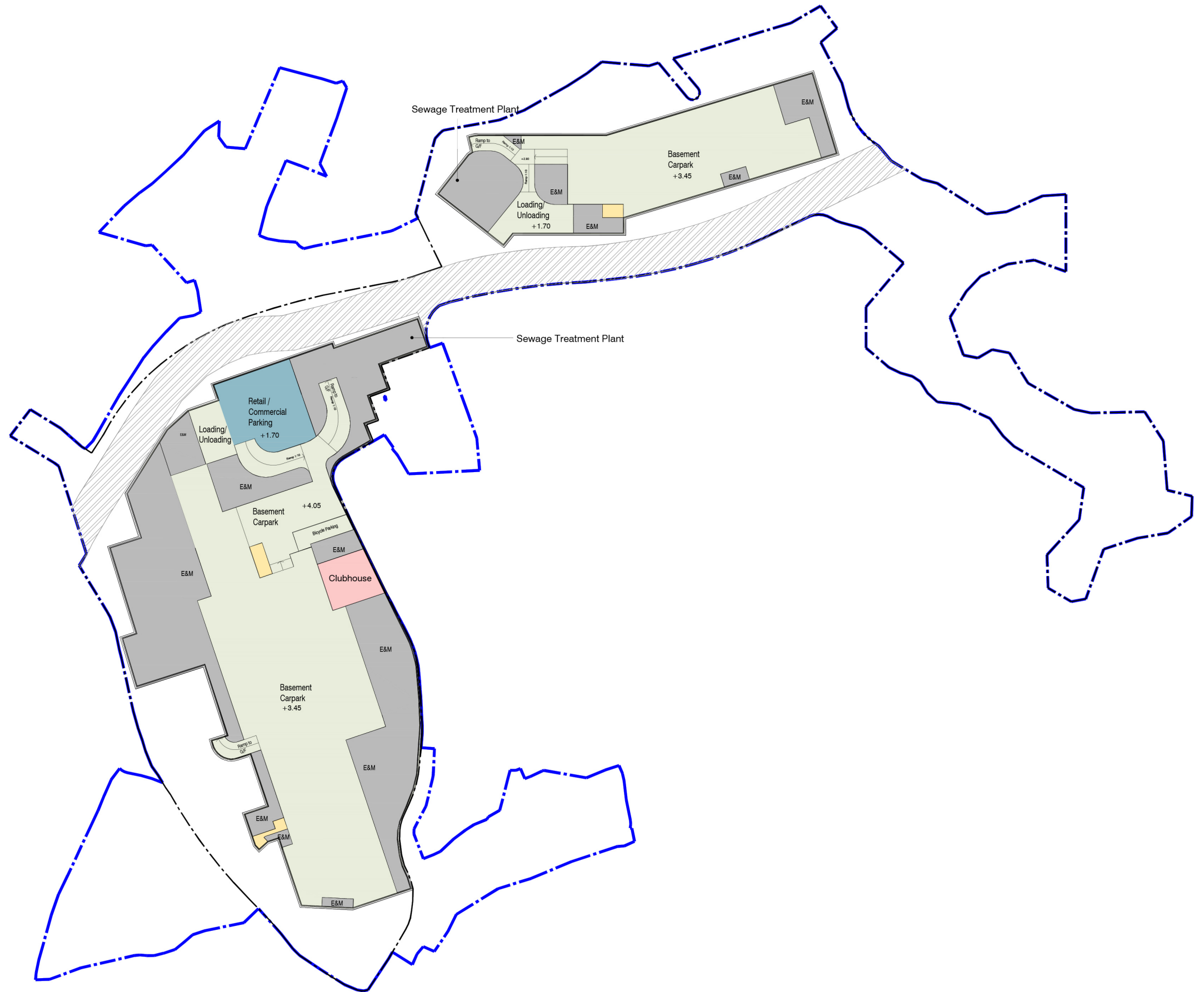


Note:

- Retail / Commercial use includes 'Shop and Services', 'Eating Place', 'School' (nursery / kindergarten / language, computer, commercial or tutorial schools / technical institutes / other types of schools providing interests and hobby related courses for subjects such as arts, ballet and etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'.
- The carparking layout is for indicative purpose only and is subject to detailed design

Legend

- Application Site Boundary
- Development Site Boundary
- Drainage Reserve
- Clubhouse
- Retail / Commercial Parking
- Carpark / Driveway
- E&M & Circulation Area
- Residential Lobby / Carpark Lobby



Title

Indicative Basement Plan

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale		Figure 3.2	

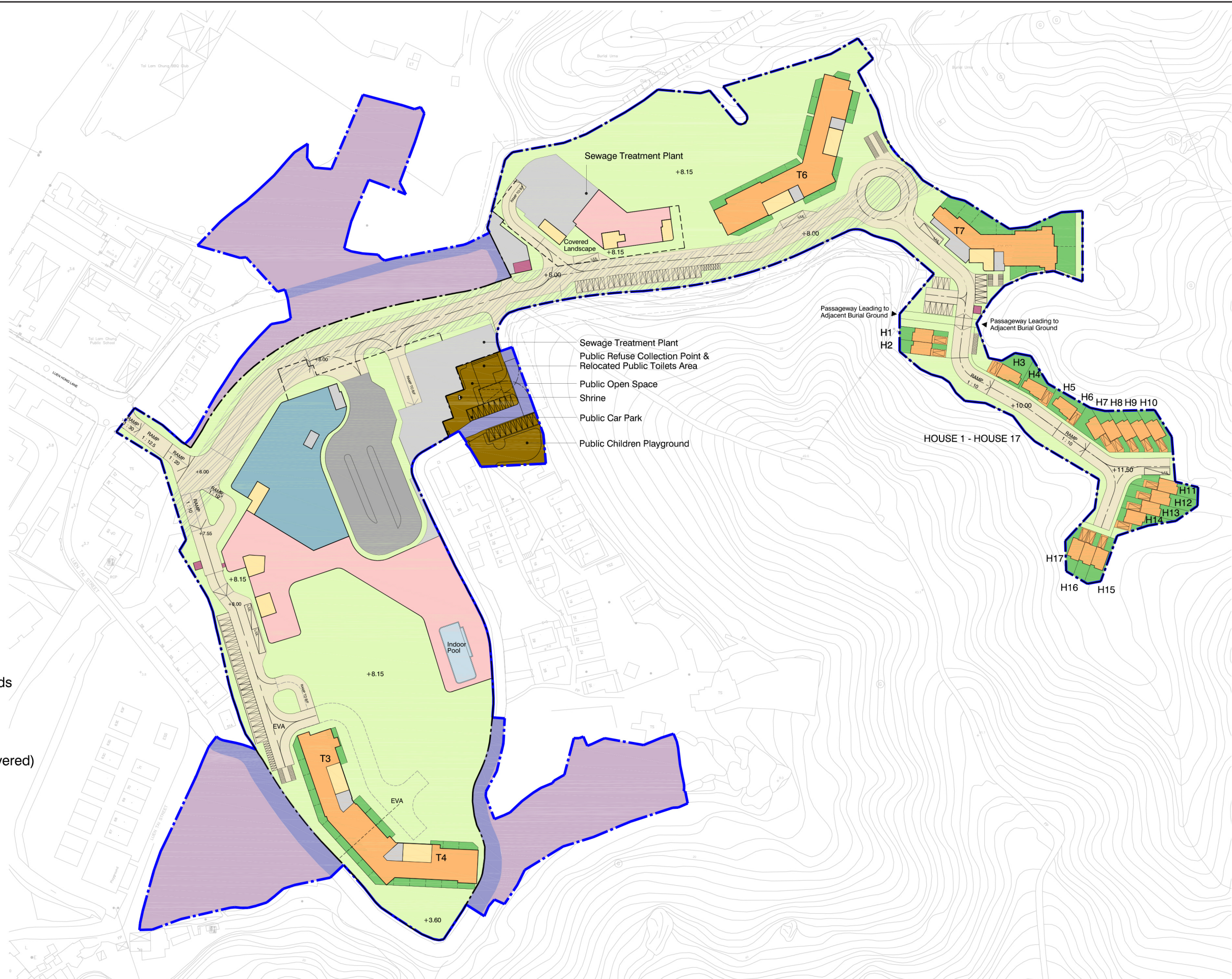


Note:

- Retail / Commercial use includes 'Shop and Services', 'Eating Place', 'School' (nursery / kindergarten / language, computer, commercial or tutorial schools / technical institutes / other types of schools providing interests and hobby related courses for subjects such as arts, ballet and etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'.
- All levels, blockings and building structures are subject to detailed design
- No. of storeys marked on plan refers to total no. of storeys above ground, excluding transfer plate

Legend

- Application Site Boundary
- Development Site Boundary
- Drainage Reserve
- Reserved Site for Public Facilities
- Formation Site for Village Housing
- Formation of the Future Public Roads
- Residential
- Private Garden
- Landscape Area (Covered or Uncovered)
- Clubhouse
- Retail / Commercial
- Covered Transport Lay-by
- EVA / Driveway
- E&M
- Management Facility
- Residential Lobby / Carpark Lobby



Title

Indicative Ground Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale	Figure 3.3		



Note:
- All levels, blockings and building structures are subject to detailed design
- No. of storeys marked on plan refers to total no. of storeys above ground

Legend

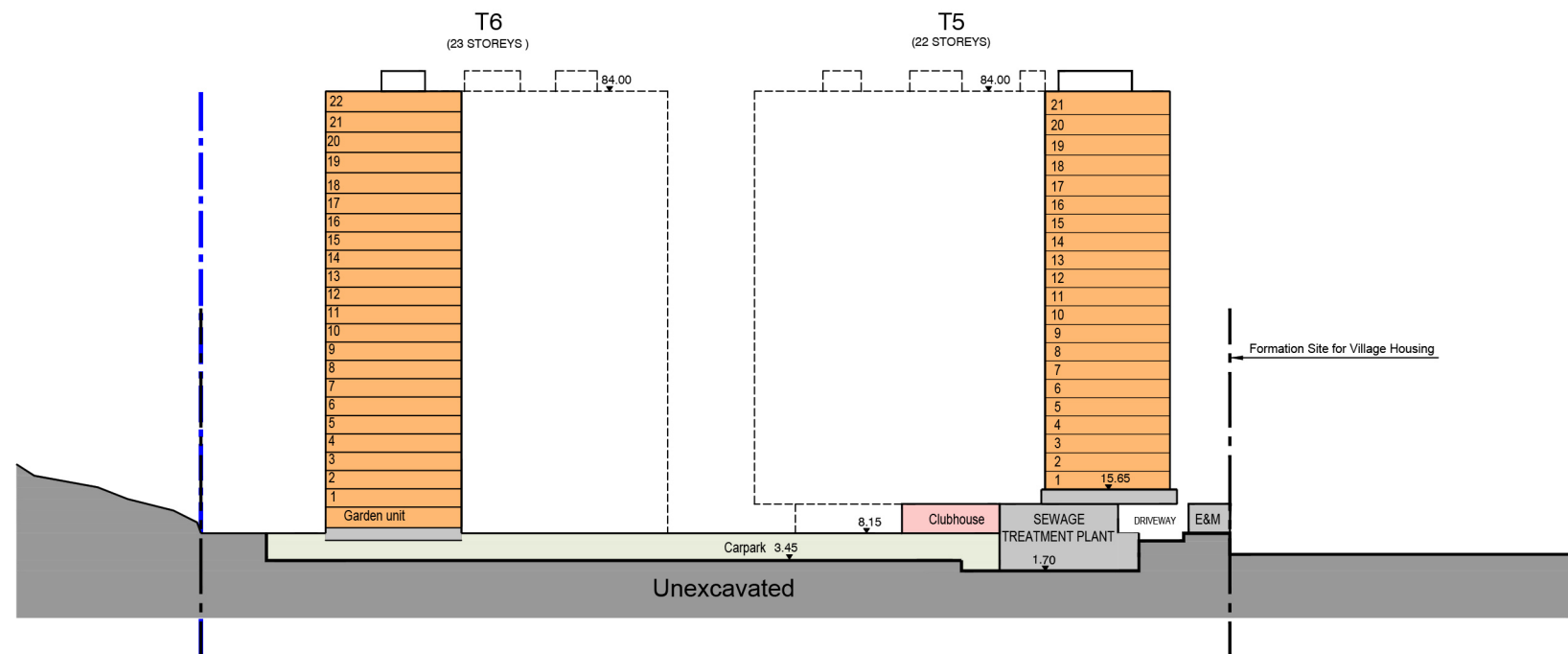
- Application Site Boundary
- Development Site Boundary
- Drainage Reserve
- Residential
- Landscape Area (Covered or Uncovered)
- Clubhouse
- Covered Transport Lay-by
- E&M
- Podium
- Residential Lobby / Carpark Lobby



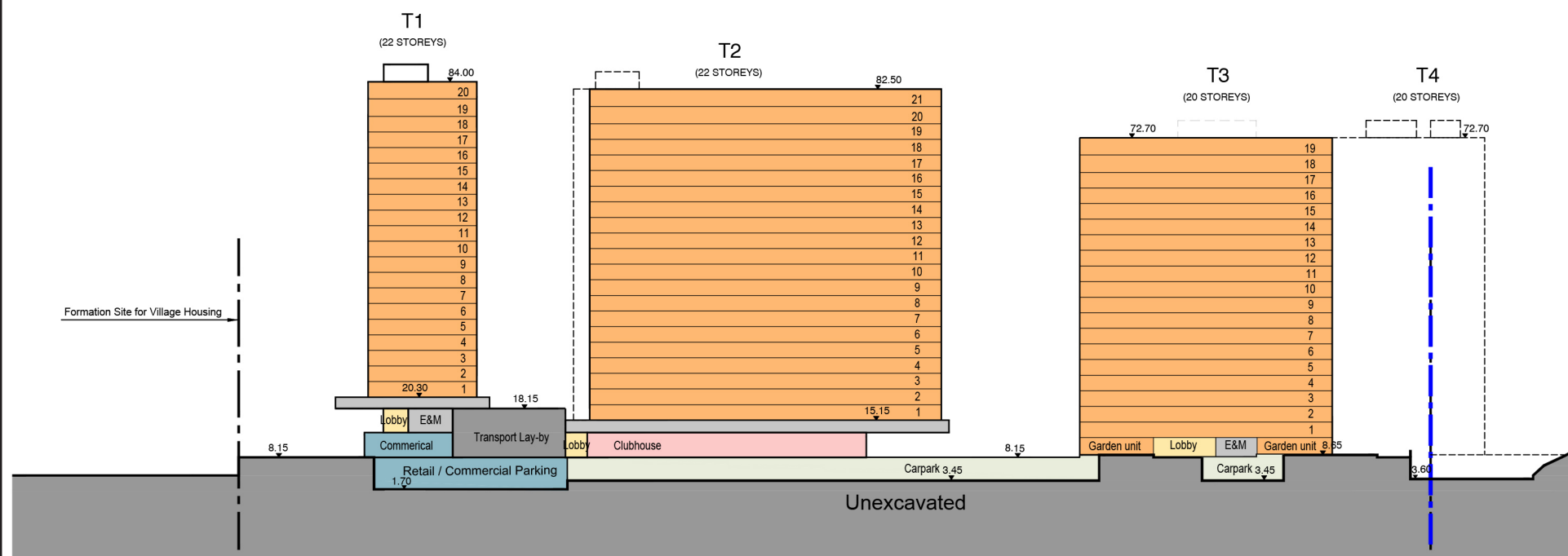
Title

Indicative First Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale		Figure 3.4	

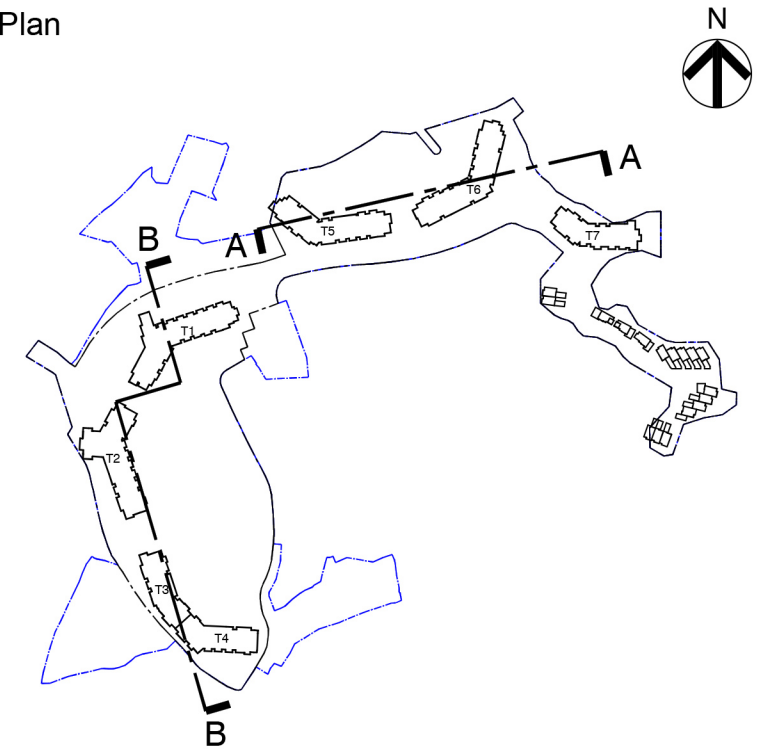


Section A-A



Section B-B

Key Plan



Note:

- All levels, blockings and building structures are subject to detailed design
- No. of storeys marked on plan refers to total no. of storeys above ground, excluding transfer plate.

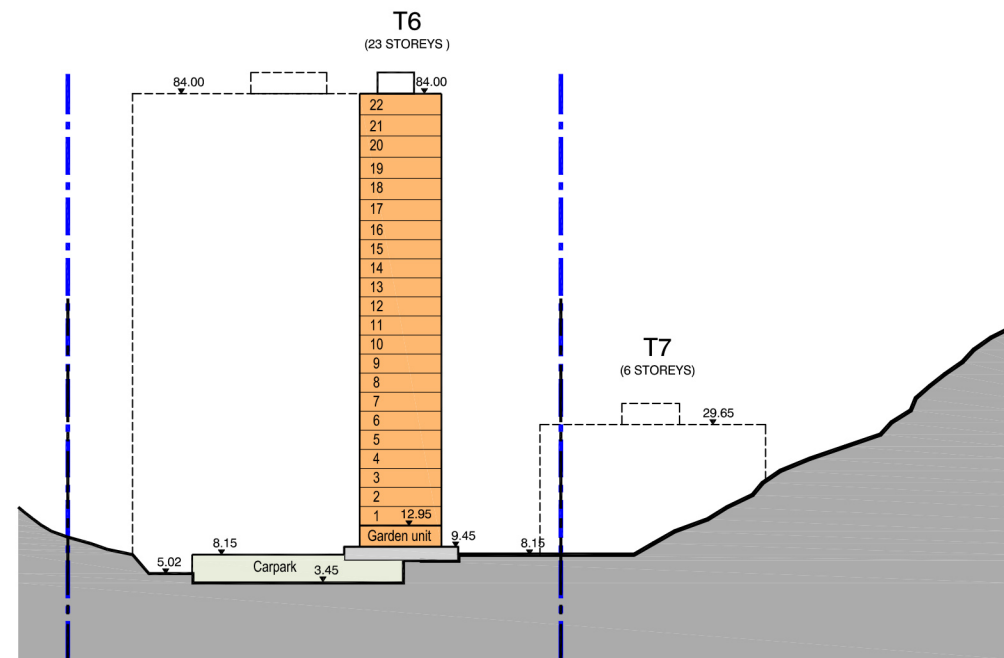
Legend

- Application Site Boundary
- Development Site Boundary
- Residential
- Clubhouse
- Retail / Commercial
- Covered Transport Lay-by
- E&M / Transfer Plate
- Carpark
- Residential Lobby / Carpark Lobby

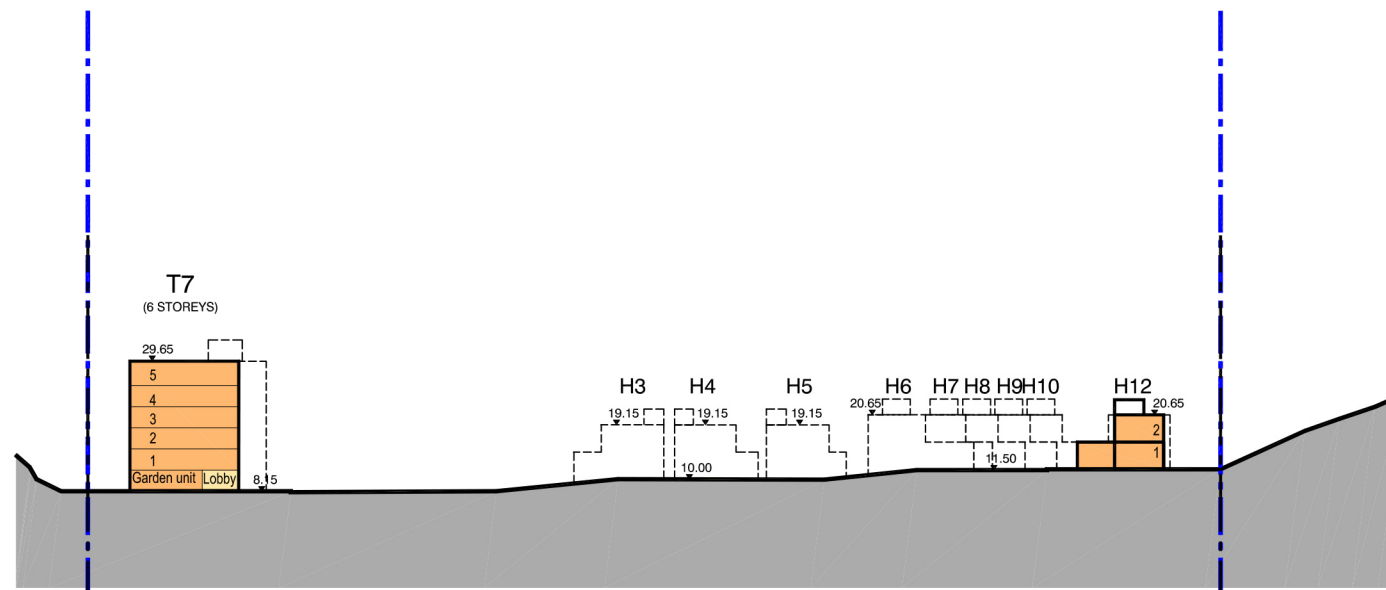
Title

Indicative Sections A-A & B-B Plan

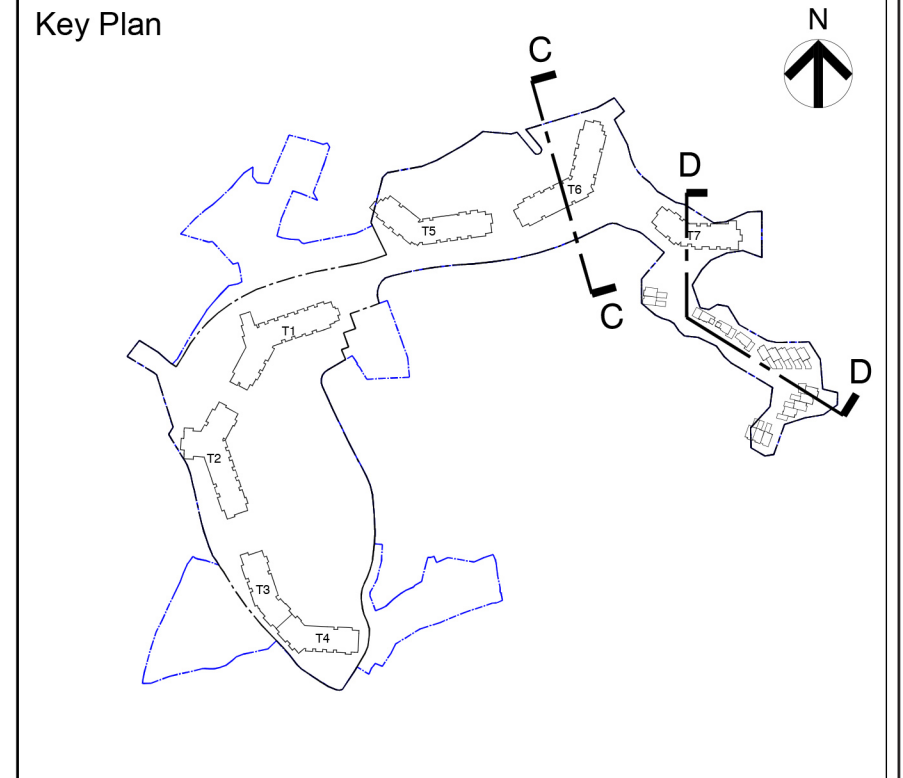
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Rev	0	Date	Sep 2025
Scale		Figure 3.5	



Section C-C



Section D-D



Note:
 - All levels, blockings and building structures are subject to detailed design
 - No. of storeys marked on plan refers to total no. of storeys above ground

Legend

- Application Site Boundary
- Development Site Boundary
- Residential
- E&M / Transfer Plate
- Carpark
- Residential Lobby / Carpark Lobby

Title

Indicative Sections C-C & D-D Plan

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale		Figure 3.6	

Table 1: Indicative Development Schedule of the Proposed Scheme

The Overall Development	
Total Application Site Area (m ²) (about) ⁽¹⁾	61,127
Total Plot Ratio (about) ⁽²⁾	2.107
• Domestic Plot Ratio ⁽²⁾	2.030
• Non-domestic Plot Ratio ⁽²⁾	0.077
Total GFA (m ²) (not more than) ⁽³⁾	128,768
• Domestic GFA	124,068
○ Private Residential Development	108,468
○ Formation Site for Village Housing ⁽⁴⁾	15,600
• Non-domestic GFA	4,700
○ Retail/commercial facilities ⁽⁵⁾	2,000
○ Privately-operated covered transport layby	2,700
Private Residential Development	
Development Site Area (m ²) (about) ⁽⁶⁾	46,493
Maximum Domestic Site Coverage (above ground) (not more than) ⁽⁷⁾	33.33%
Building Height (to the main roof)	Not more than 84mPD
No. of Storeys ⁽⁸⁾	
• Towers	6 - 23 Storeys (above 1 level of basement carpark)
• Houses	2
No. of Residential Blocks	24
• Towers	7
• Houses	17
No. of Units (about)	2,670
Average Flat Size (m ²) (about)	40.6
Anticipated Population (about) ⁽⁹⁾	7,476
Communal Private Open Space (m ²) (not less than) ⁽¹⁰⁾	7,476
Residents' Clubhouse Facilities	
Clubhouse GFA (m ²) (about) ⁽¹¹⁾	3,500
No. of Storeys	2

Remarks:

- (1) The Total Application Site is formulated largely based on the Pink, Purple, Orange and part of Green Areas of the draft land grant plan under lot to be known as TMTL No. 417 currently under process
 - Pink Area: Private Residential Development (about 46,493m²)
 - Purple Area: Formation Site for Village Housing; Orange Area: Site for Provision of Public Facilities; Green Area: Provision / Modification of Village Road, Pedestrian Access to Wong Uk Tsuen and Pedestrian Route to Burial Ground (about 14,634m² in total)
- (2) Calculated based on Total Application Site area
- (3) Sites reserved for public facilities are exempted from GFA/PR calculation
- (4) In accordance with the draft land grant plan, the Applicant is only responsible for the site formation works for village housing
- (5) Include retail/commercial uses for 'Shop and Services', 'Eating Place', 'School' (nursery / kindergarten / language, computer, commercial or tutorial schools / technical institutes / other types of schools providing interests and hobby related courses for subjects such as arts, ballet and etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses at the retail/commercial portion
- (6) The Development Site is formulated largely based on the Pink Area of the draft land grant plan under lot to be known as TMTL No. 417
- (7) Calculated based on Development Site area
- (8) Excluding transfer plates
- (9) Assuming a Person-Per-Flat ratio of 2.8 as per the 2021 Population Census.
- (10) Not less than 1m² per person according to HKPSG
- (11) The residents' clubhouse GFA of 3,500m² (about 3.2% of the domestic GFA) is exempted from plot ratio calculation