

wetland restoration area. The overall land-use proportion of these two development components is around 52:48, i.e. about 26,370m² (approximately 52%) being allocated for house development and about 24,700m² (approximately 48%) being planned for wetland habitat purposes.

- 3.2 The present proposed development is being formulated in a comprehensive development scheme approach. There is a total of 90 private housing units with building heights ranged from 2 storeys to 4 storeys (**Plans 3a – 7a**). As shown in **Plan 3a**, a row of six 4-storey (above ground level) housing blocks is planned to be centralised at the middle of the Subject Site surrounding by 2- and 3-storey houses with a view to keep away from the existing open storage activities to its west. The remaining 2- and 3-storeys housing blocks will be located in the south-western and eastern sides of the Subject Site to allow adequate design flexibility for the proposed wetland area.
- 3.3 For provision of on-site carparking facilities, partly are planned in the form of carports for housing cluster at the southwestern side (**Plan 4a**) and partly are proposed at the basement level (**Plan 7a**). One 2-storey and one 3-storey (2-storey above ground with 1-storey basement) clubhouses are planned on the two sides of the main entrance point (**Plan 3a**).
- 3.4 Compared to the maximum permissible building height of 6 storeys including car park stipulated in the Notes of the OZP, the overall development profile of the proposed scheme by adopting 2- to 3-storey (above ground) houses surrounding a short row of 4-storey (above ground) houses represents the most compatible arrangement with its surrounding development settings in the area, in terms of visual effect.

4. SELECTION OF PUBLIC VIEWING POINTS

- 4.1 To assess the possible visual impact of the proposed development at this piece of wide flat land area of the Nam Sang Wai area, a total of 11 initial visually sensitive public viewing points ("VPs") were selected at the early assessment stage (i.e. 10 of them represent the local context and 1 for the district context) (**Plan 8a**). As the topography at this part of the Nam Sang Wai area is relatively flat and being surrounded by brownfield activities, it is rather difficult to locate any other meaningful public VPs in the local- or district-wide context.
- 4.2 However, after site inspections, only seven of them (i.e. VP2, VP4, VP5, VP6, VP9, VP10 and VP11) (**Plan 8a**) are considered appropriate for this VIA as the others cannot view the

SITE AREA : 51,073 sqm
 PLOT RATIO : 0.4
 GFA : RESIDENTIAL: 20,427 sqm
 CLUBHOUSE: 1021 sqm
 (5% of total GFA and to be exempted)

TYPE OF UNIT	GFA / UNIT (sqm)	(sqft)	NUMBER OF UNITS	GFA (sqm)
A-UPPER	229	2,465	6	1,374
A-LOWER	246	2,648	6	1,476
B	334	3,595	24	8,016
C	196	2,110	25	4,900
D	184	1,981	2	368
E	159	1,711	27	4,293
TOTAL : 90				20,427

WETLAND AREA (PHASE I DEVELOPMENT) : 24,702 sqm (48.37% OF SITE AREA)

COMMON GREENERY AREA BREAKDOWN

UNCOVERED HORIZONTAL PA	: 3,060 sqm
REED ZONE	: 8,990 sqm
GRASS PAVER	: 5,458 x 0.5 = 2,729 sqm
VERTICAL GREENERY (ASSUME HEIGHT OF 2.5M)	: 992m x 2.5m = 2,480 sqm
TOTAL :	17,259 sqm (33.79% OF SITE AREA)

- 2.5M TALL WOODEN TRELLIS ABOVE 2.5 M TALL FENCE WALL
- 2.5M TALL WOODEN TRELLIS
- TREE PIT AT PRIVATE GARDEN
- ▨ EVA

LIST OF HOUSING UNITS

A# (DUPLEX)	B	C	D	E & Ea*
Includes A-UPPER & A-LOWER				*Units with fixed clear glazing for bird-hide purpose
4 STOREYS + BASEMENT (BLDG HEIGHT: 14.5M ABOVE GROUND)	3 STOREYS + BASEMENT (BLDG HEIGHT: 13.5M ABOVE GROUND)	3 STOREYS (BLDG HEIGHT: 12.5 M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)
PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT	PHASE II DEVELOPMENT	PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT



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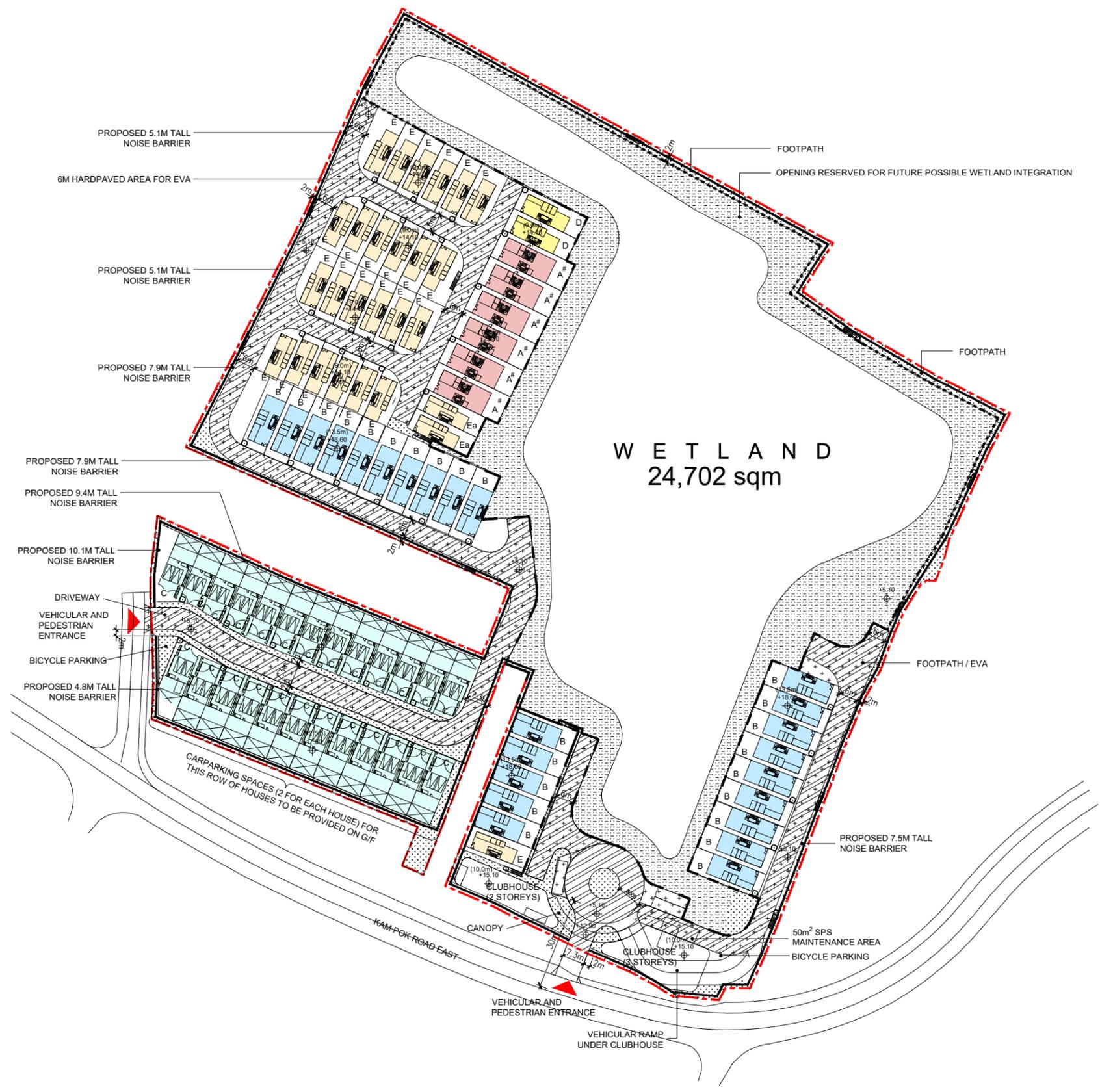
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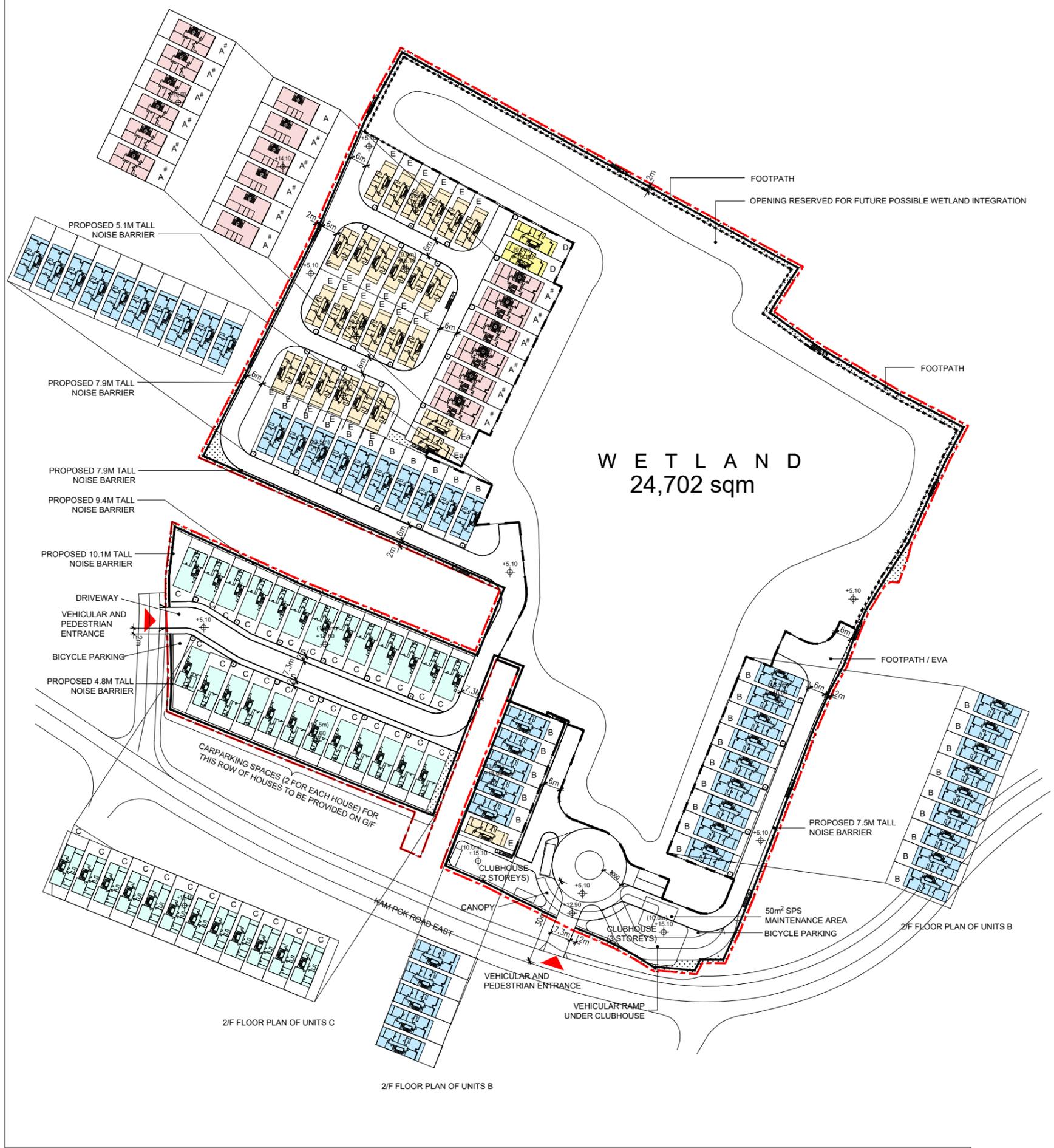
COMMON GREENERY AREA BREAKDOWN

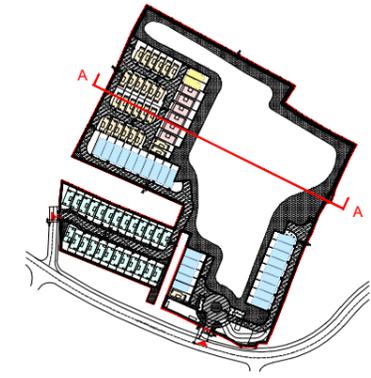
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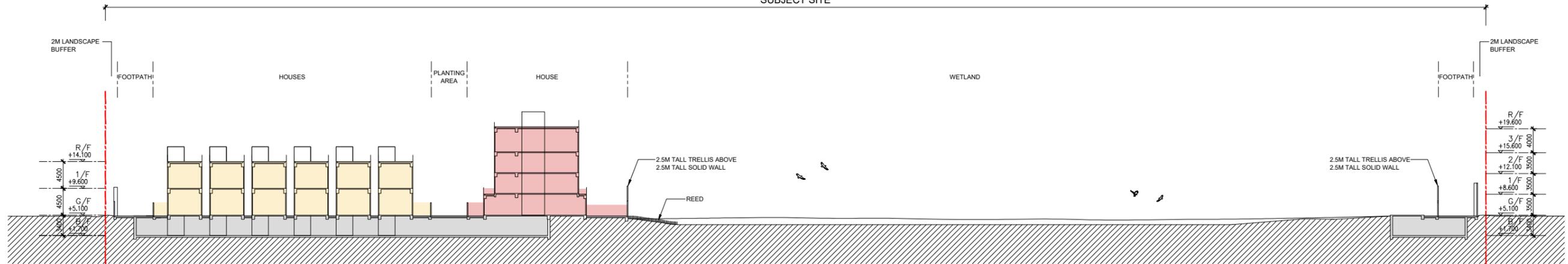
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PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT	PHASE II DEVELOPMENT	PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT





SUBJECT SITE



ARCHITECT



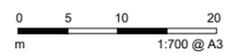
香港國際建築師事務所
ATELIER GLOBAL LIMITED
 香港灣仔譚臣道141號大業大廈25樓
 25F, Tai Yip Building, 141 Thomson Rd., Wan Chai, Hong Kong
 T: +852 25421111 F: +852 25472199
 E: info@atelier-global.com

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
 KAM POK ROAD EAST, NAM SANG WAI, N.T.

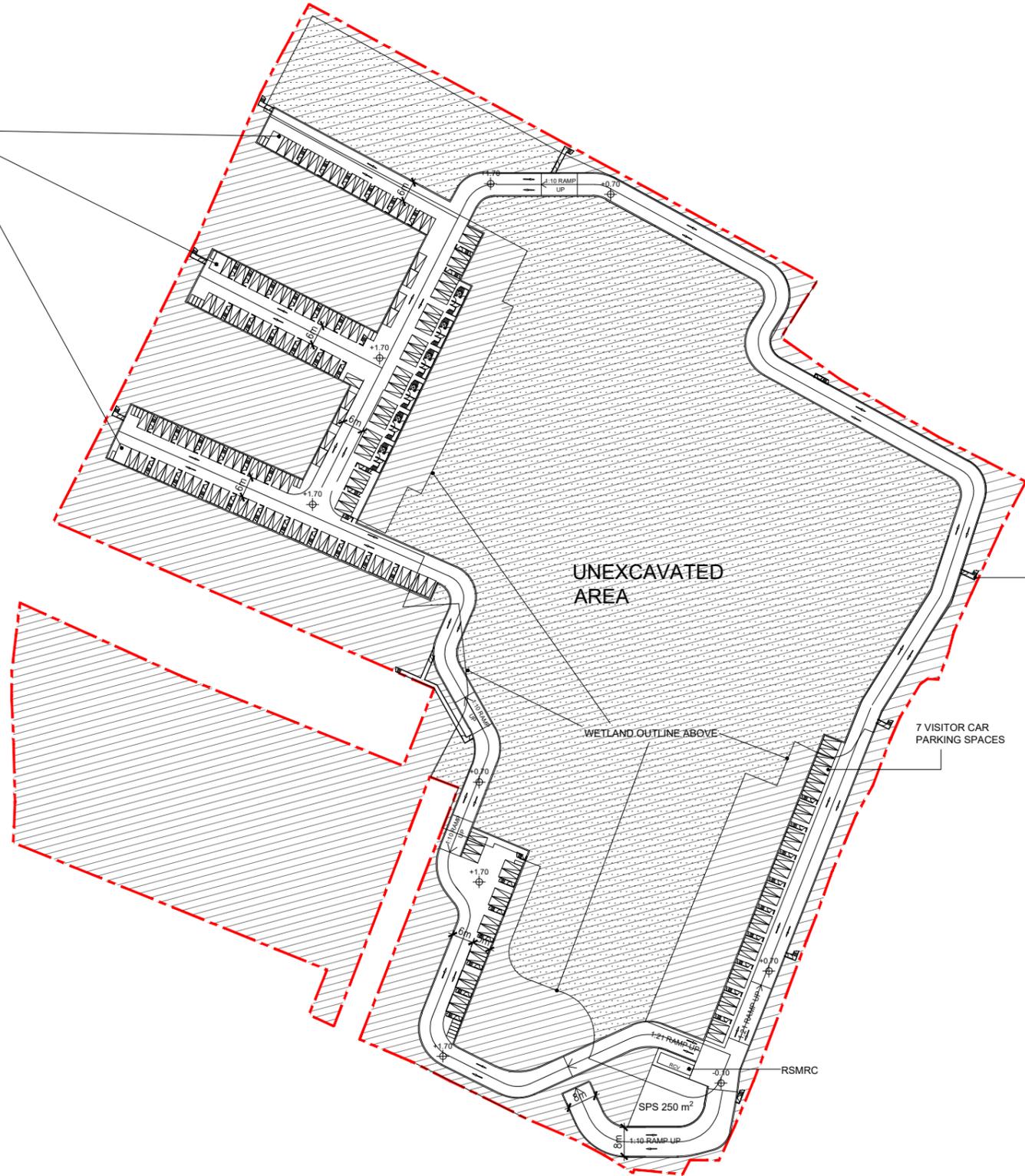
DRAWING TITLE

SECTION A-A



Plan 6a

3 VISITOR
ACCESSIBLE CAR
PARKING SPACES



BASEMENT CARPARK
STAIRCASE

UNEXCAVATED
AREA

WETLAND OUTLINE ABOVE

7 VISITOR CAR
PARKING SPACES

RSMRC

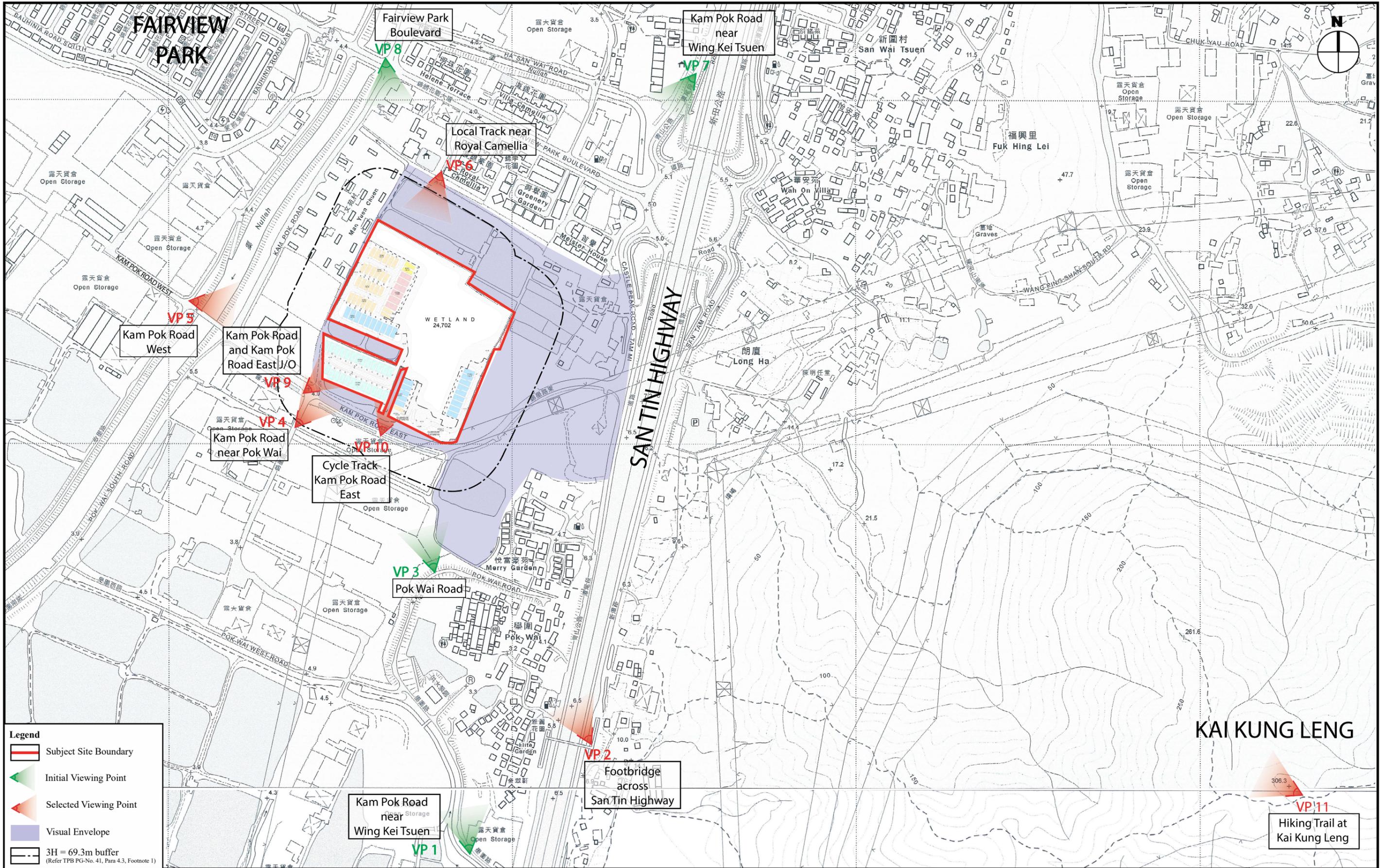
SPS 250 m²

NUMBER OF PRIVATE CAR PARKING SPACES = 153 (BASEMENT) + 50 (G/F)
NUMBER OF VISITOR CAR PARKING SPACES = 7 + 3 (ACCESSIBLE PARKING)

DEVELOPMENT SCHEDULE	INTERNAL TRANSPORT FACILITIES	USE	HKPSG / LEASE REQUIREMENT	
			MIN.	MAX.
RESIDENTIAL - TOTAL GFA : 20,427 M ² - ACTUAL PLOT RATIO : 0.40 - TOTAL NO. OF UNITS : 90 (i) FLAT SIZE BETWEEN 130 160 M ² : 27 NOS. (ii) FLAT SIZE OVER 160 M ² : 63 NOS. - NO. OF HOUSES : 90 ASSUMING ONE HOUSE FOR EVERY FLAT	PRIVATE CAR PARKING SPACES	PRIVATE HOUSING		
		(i) RESIDENTIAL UNITS FLAT SIZE BETWEEN 130-160 M ²	28	49
		(ii) RESIDENTIAL UNITS FLAT SIZE OVER 160 M ²	82	144
		SUB-TOTAL	110	193
		REQUIRED ACCESSIBLE CAR PARKING SPACES	2	3
		VISITOR HOUSES		
		SUB-TOTAL	0	0
		TOTAL	110	193
	MOTORCYCLE PARKING SPACES	TOTAL	1	2
	LOADING / UNLOADING BAY	TOTAL		2

NUMBER OF PRIVATE CAR PARKING SPACES ON G/F: 50

- WETLAND AREA ABOVE
- UNEXCAVATED AREA



Legend

- Subject Site Boundary
- ▶ Initial Viewing Point
- ▶ Selected Viewing Point
- Visual Envelope
- 3H = 69.3m buffer
(Refer TPB PG-No. 41, Para 4.3, Footnote 1)

Key Plan of Selected Public Viewing Points
(Extracted from the Government Survey Sheets Nos. 2-SE-C and 6-NE-A)



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 Unit C, 20/F., Seabright Plaza, 9-23 Sheil Street, North Point, Hong Kong.
 Tel : (852) 2566 9988 Fax: (852) 2566 9978 Email: vision@visionplanning.com.hk

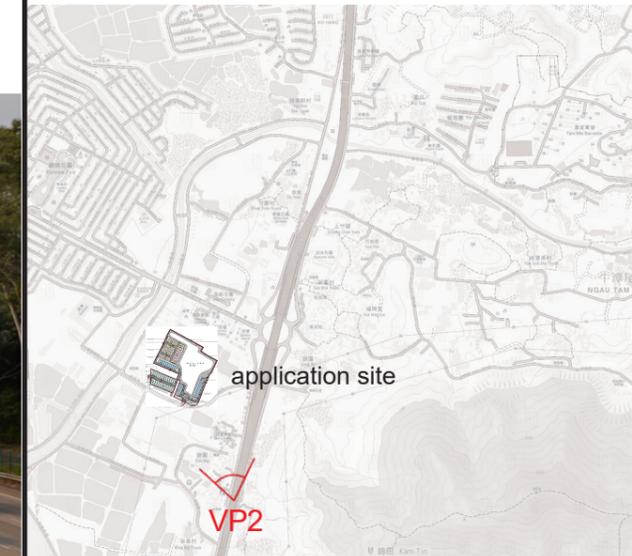
Plan 8a

1 : 5 000

①



VP2: View looking towards the Subject Site from footbridge across San Tin Highway (Existing Situation)



Location Plan

Viewing Point 2 (VP2) Plan 10a

②

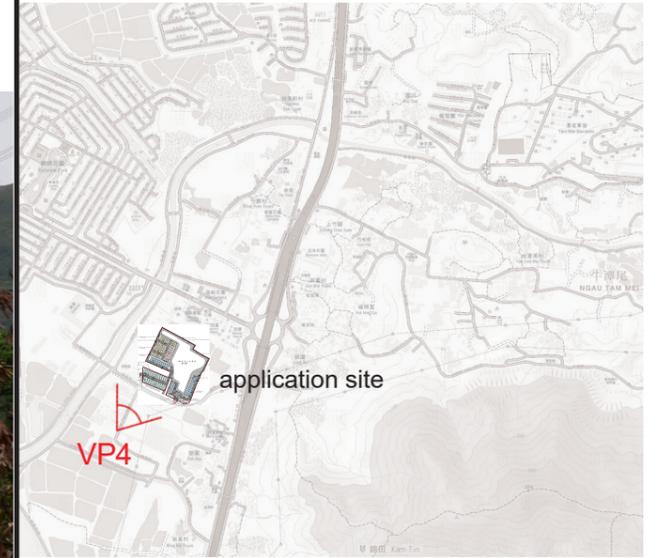


VP2: View looking towards the subject site from footbridge across San Tin Highway (with Proposed Scheme)

①



VP4: View looking towards the Subject Site from Kam Pok Road (Existing Situation)



Location Plan

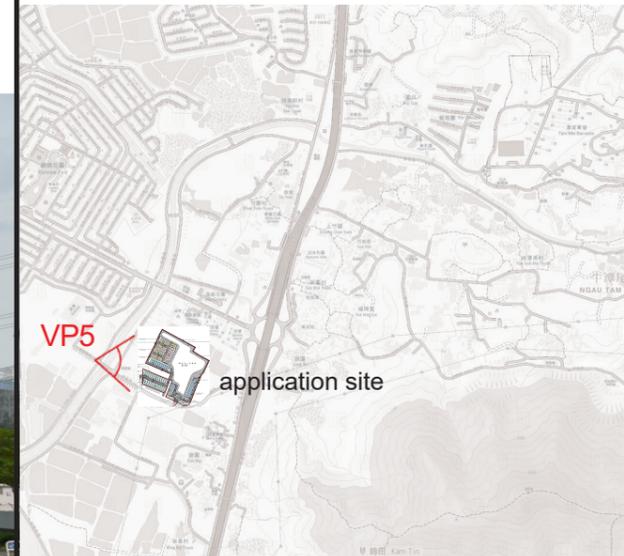
Viewing Point 4 (VP4) Plan 11a

②



VP4: View looking towards the Subject Site from Kam Pok Road (with Proposed Scheme)

①

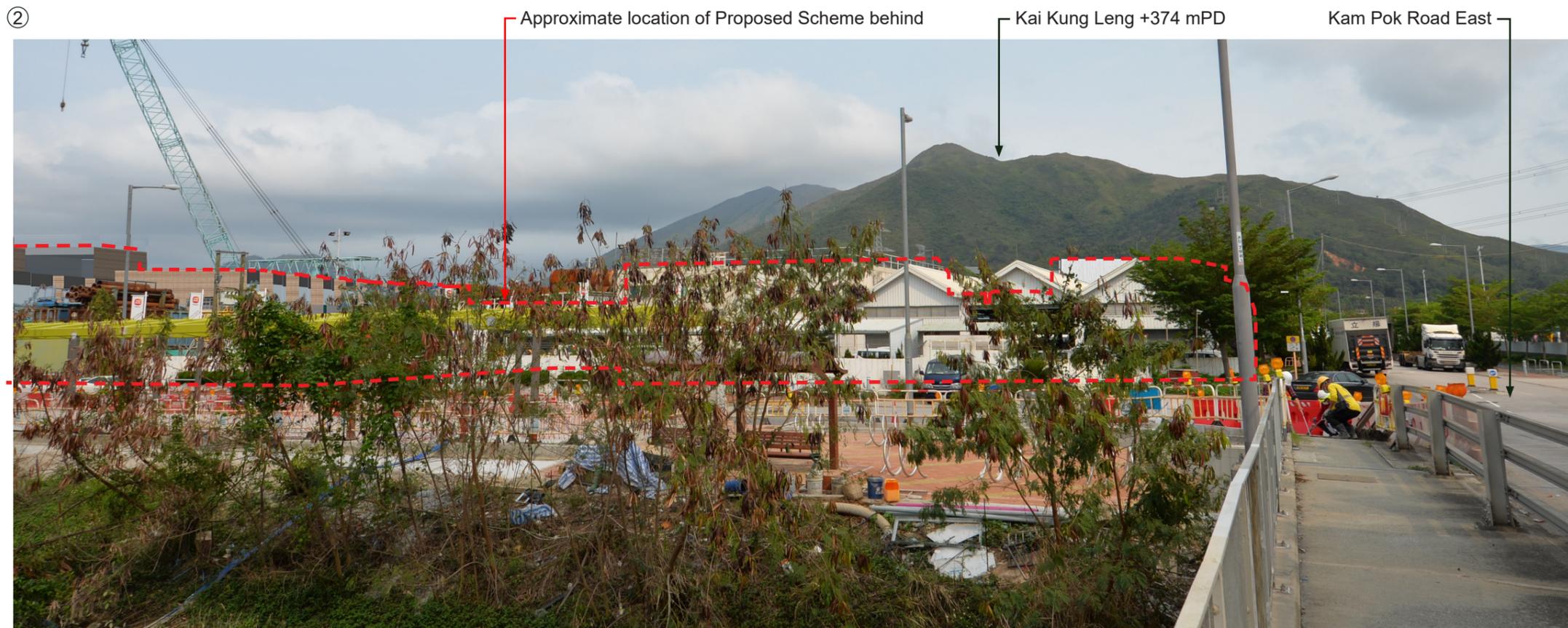


Location Plan

VP5: View looking towards the Subject Site from Kam Pok Road West (Existing Situation)

Viewing Point 5 (VP5) Plan 12a

②



VP5: View looking towards the Subject Site from Kam Pok Road West (with Proposed Scheme)

①



VP6: View looking south from Lake Park beside Royal Camellia (Existing Situation)

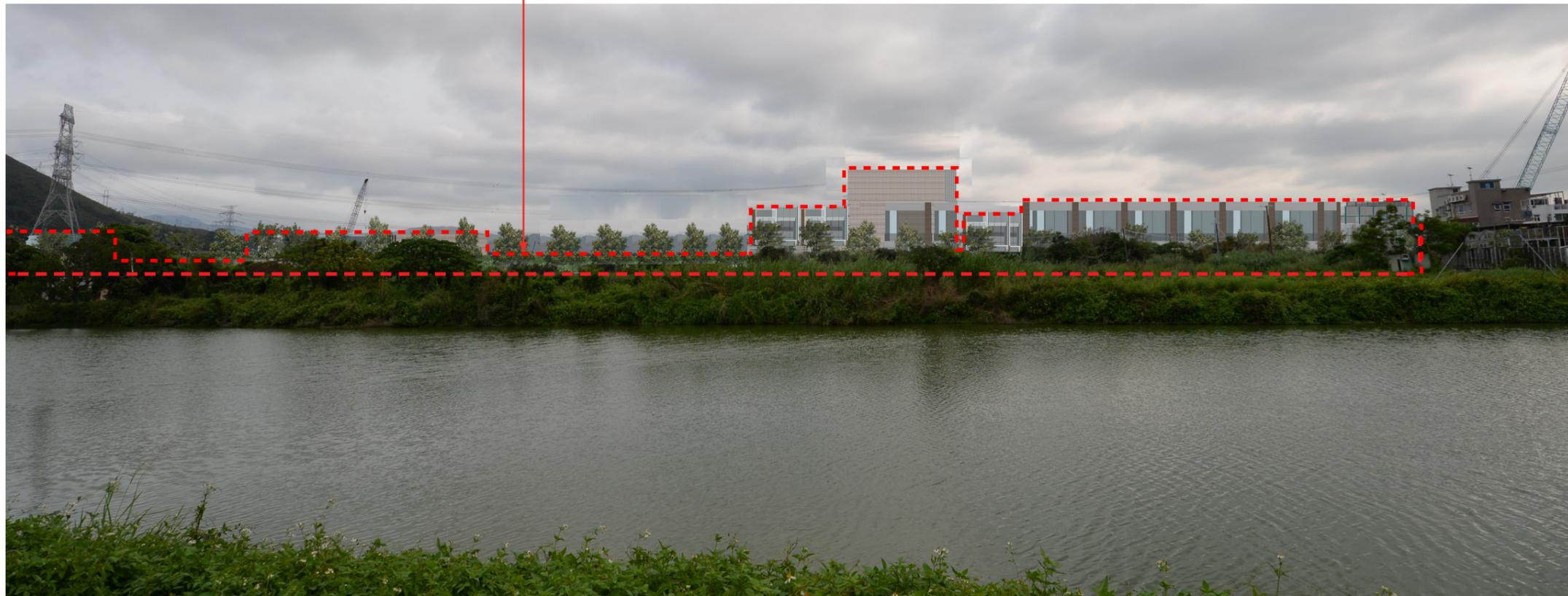


Location Plan

Viewing Point 6 (VP6) Plan 13a

②

Approximate location of Proposed Scheme

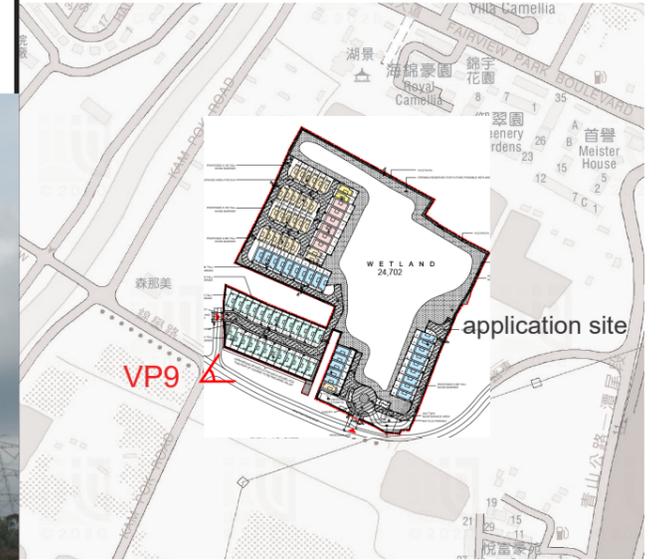


VP6: View looking south from Lake Park beside Royal Camellia (with Proposed Scheme)

①



VP9: View looking at the western entrance from the T-junction of Kam Pok Road and Kam Pok Road East (Existing Situation)



Location Plan

Viewing Point 9 (VP9) Plan 14a

②

Approximate location of Proposed Scheme

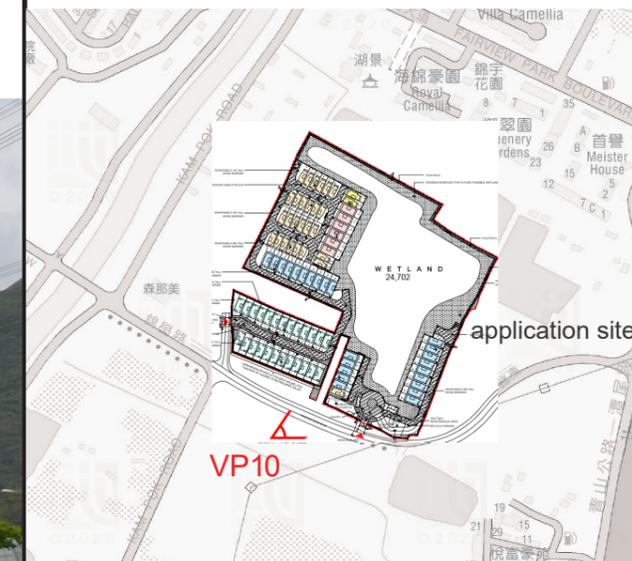


VP9: View looking at the western entrance from the T-junction of Kam Pok Road and Kam Pok Road East (with Proposed Scheme)

①



VP10: View looking at the southern entrance from cycle track along Kam Pok Road East (Existing Situation)



Location Plan

Viewing Point 10 (VP10) Plan 15a

②

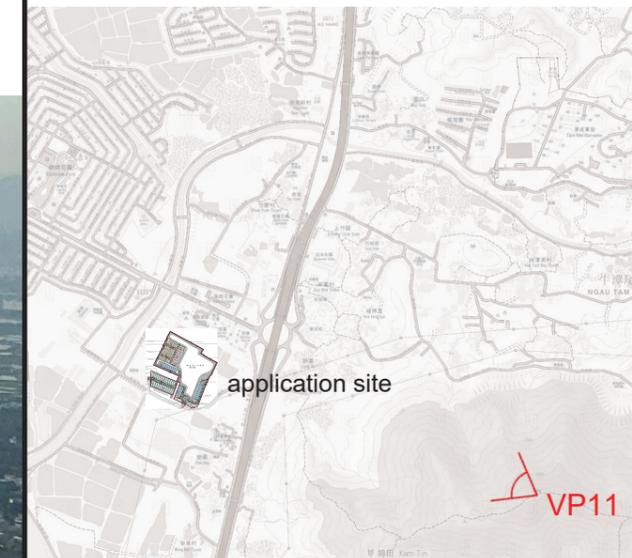


VP10: View looking at the southern entrance from cycle track along Kam Pok Road East (with Proposed Scheme)

①



VP11: View looking towards the Subject Site from Kai Kung Leng (Existing Situation)



Location Plan

Viewing Point 11 (VP11) Plan 16a

②



VP11: View looking towards the Subject Site from Kai Kung Leng (with Proposed Scheme)

San Wai Tsuen