

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)	GFA / UNIT (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	: 2,986 sqm
REED ZONE	: 9,083 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 :	17,278 sqm (33.83% 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

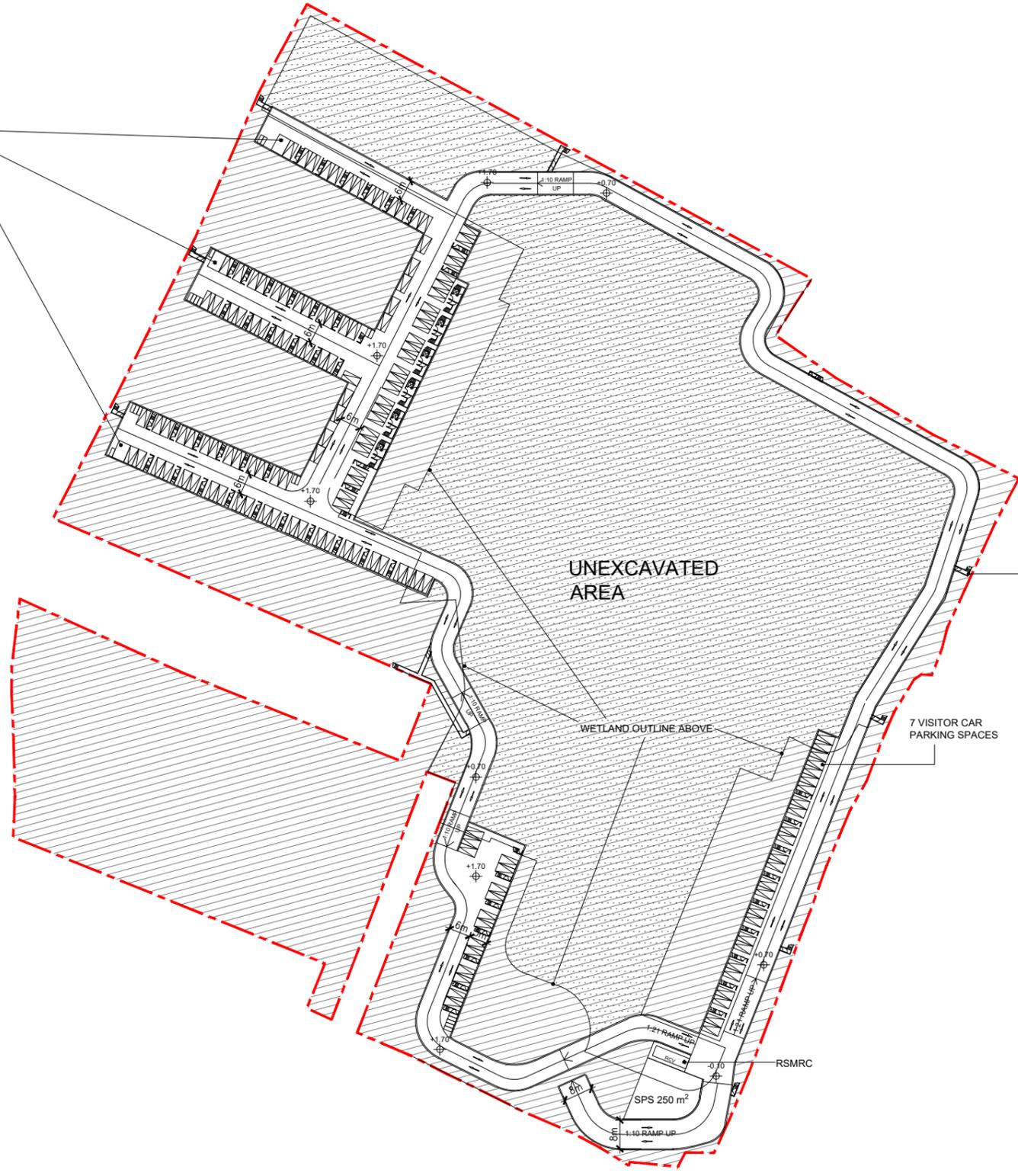
LIST OF HOUSING UNITS

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



Figure 11c

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		
			0	
		SUB-TOTAL	0	
		TOTAL	110	193
			MOTORCYCLE PARKING SPACES	TOTAL
	LOADING / UNLOADING BAY	TOTAL		2

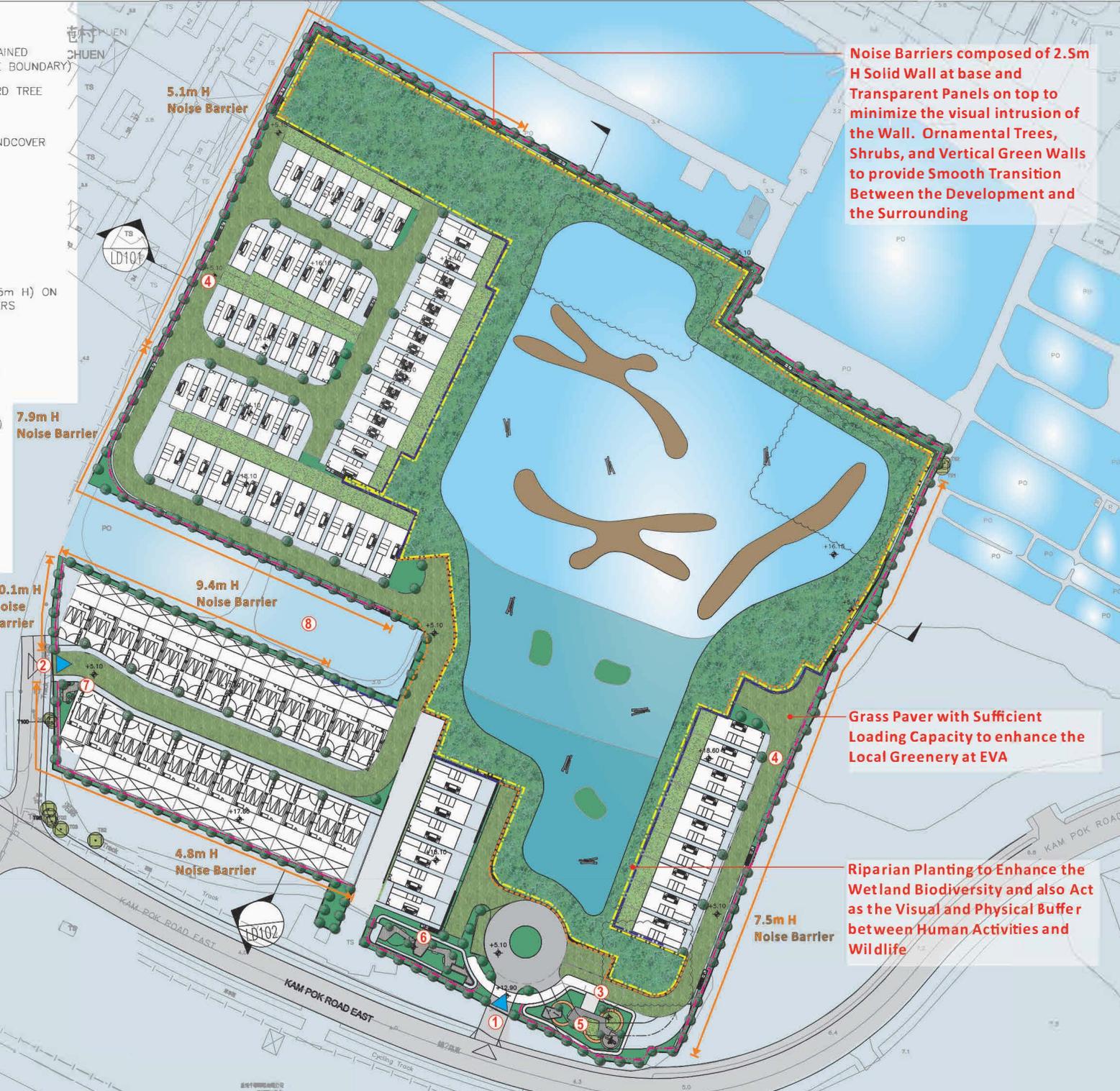
NUMBER OF PRIVATE CAR PARKING SPACES ON G/F: 50

- WETLAND AREA ABOVE
- UNEXCAVATED AREA

Figure 22c

- LEGEND:
- SITE BOUNDARY
 - T01 EXISTING TREE TO BE RETAINED (OUTSIDE APPLICATION SITE BOUNDARY)
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED LAWN
 - PROPOSED SHRUBS/GROUNDCOVER
 - PROPOSED GRASS PAVER
 - PROPOSED REEBED
 - PROPOSED ISLANDS
 - WATER AREA
 - +6.35 PROPOSED LEVEL
 - VERTICAL GREEN WALL (2.5m H) ON FENCE WALL/NOISE BARRIERS REFER TO DWG NO.LD103
 - PARTITION WALL (5.0m H) (2.5m H SOLID WALL + 2.5m H WOODEN TRELIS) REFER TO DWG NO.LD105
 - PARTITION WALL (2.5m H) (2.5m H WOODEN TRELIS) REFER TO DWG NO.LD106
 - BOUNDARY OF WETLAND RESTORATION AREA (WRA)
 - PROPOSED PAVING
 - MAJOR VEHICULAR AND PEDESTRIAN ACCESS

- ① Main Entrance
- ② Secondary Entrance
- ③ Club House
- ④ Footpath/EVA (Grass Pavers)
- ⑤ Roof Top Garden "A"
- ⑥ Roof Top Garden "B"
- ⑦ Sitting Courtyard "C"
- ⑧ Existing Fish Pond



Noise Barriers composed of 2.5m H Solid Wall at base and Transparent Panels on top to minimize the visual intrusion of the Wall. Ornamental Trees, Shrubs, and Vertical Green Walls to provide Smooth Transition Between the Development and the Surrounding

Grass Paver with Sufficient Loading Capacity to enhance the Local Greenery at EVA

Riparian Planting to Enhance the Wetland Biodiversity and also Act as the Visual and Physical Buffer between Human Activities and Wildlife

PROJECT :
 PLANNING APPLICATION FOR PROPOSED COMPREHENSIVE DEVELOPMENT SCHEME TO INCLUDE WETLAND RESTORATION PROPOSED IN "OU(CDWRA)" ZONE AT NORTH OF KAM POK ROAD EAST, POK WAI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE :
 LANDSCAPE MASTER PLAN (OVERALL)

PROJECT No. C1920

DRAWING No. LMP01

SCALE : 1:1200

DATE OF ISSUE : NOV 2022

CAD FILENAME : C1920-LMP01

Figure 28c

D	GENERAL AMENDMENT	21/03/24
C	GENERAL AMENDMENT	07/12/23
B	GENERAL AMENDMENT	14/07/23
A	GENERAL AMENDMENT	09/05/23

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
- DO NOT SCALE DRAWING FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 - COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 - ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 - READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

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