Appendix 1

ARCHITECTURAL DRAWINGS

SIU LEK YUEN ROAD

EMERGENCY ACCESS

Shatin Industrial Centre
Block A-B

CLUBHOUSE ROOF
+23.0

FLAT ROOF
+25.9

SWIMMING
POOL

TOP ROOF
+132.0

RESIDENTIAL
TOWER
+127.0

CLUBHOUSE
LANDSCAPE
AREA
+18.0

FLAT ROOF
+25.9

TOP ROOF
+132.0

RESIDENTIAL
TOWER
+127.0

FLAT ROOF
+25.9

TOP ROOF
+132.0

+127.0

16–18

YUEN HONG CIRCUIT

VEHICLE ACCESS

YUEN SHUN CIRCUIT

LEGEND

- REZONING SITE BOUNDARY
- RESIDENTIAL
- E&M
- LANDSCAPE AREA / PLANTER
- SWIMMING POOL
- FOOTPATH

INDICATIVE MASTER LAYOUT PLAN

RONALD LU & PARTNERS
ARCHITECTS | PLANNERS | INTERIOR DESIGNERS
Ronald Lu & Partners (Hong Kong) Ltd.
羅元祥建築師事務所(香港)有限公司

PROPOSED AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 FROM "INDUSTRIAL (1)" ZONE TO "RESIDENTIAL (GROUP A)10" ZONE AT NOS. 8-14 SIU LEK YUEN ROAD, SHA TIN, NEW TERRITORIES (STTL NOS. 196 AND 276)

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SIU LEK YUEN ROAD

EMERGENCY ACCESS

Shatin Industrial Centre
Block A-B

RETAIL / EATING PLACE

E&M

1:7 RAMP UP TO CARPARK

+6.0

CARPARK

RESIDENTIAL LOBBY

RESIDENTIAL LOBBY

RCP

E&M

+6.0

BUILDING LINE ABOVE

RESIDENTIAL LOBBY

RETAIL / EATING PLACE

E&M

+6.0

16–18

YUEN HONG CIRCUIT

VEHICLE ACCESS

YUEN SHUN CIRCUIT

LEGEND

- REZONING SITE BOUNDARY
- RETAIL / EATING PLACE
- FOOTPATH
- E&M
- RCP
- RESIDENTIAL LIFT CORE/ LOBBY
- CARPARK AND RAMP
- LANDSCAPE AREA / PLANTER

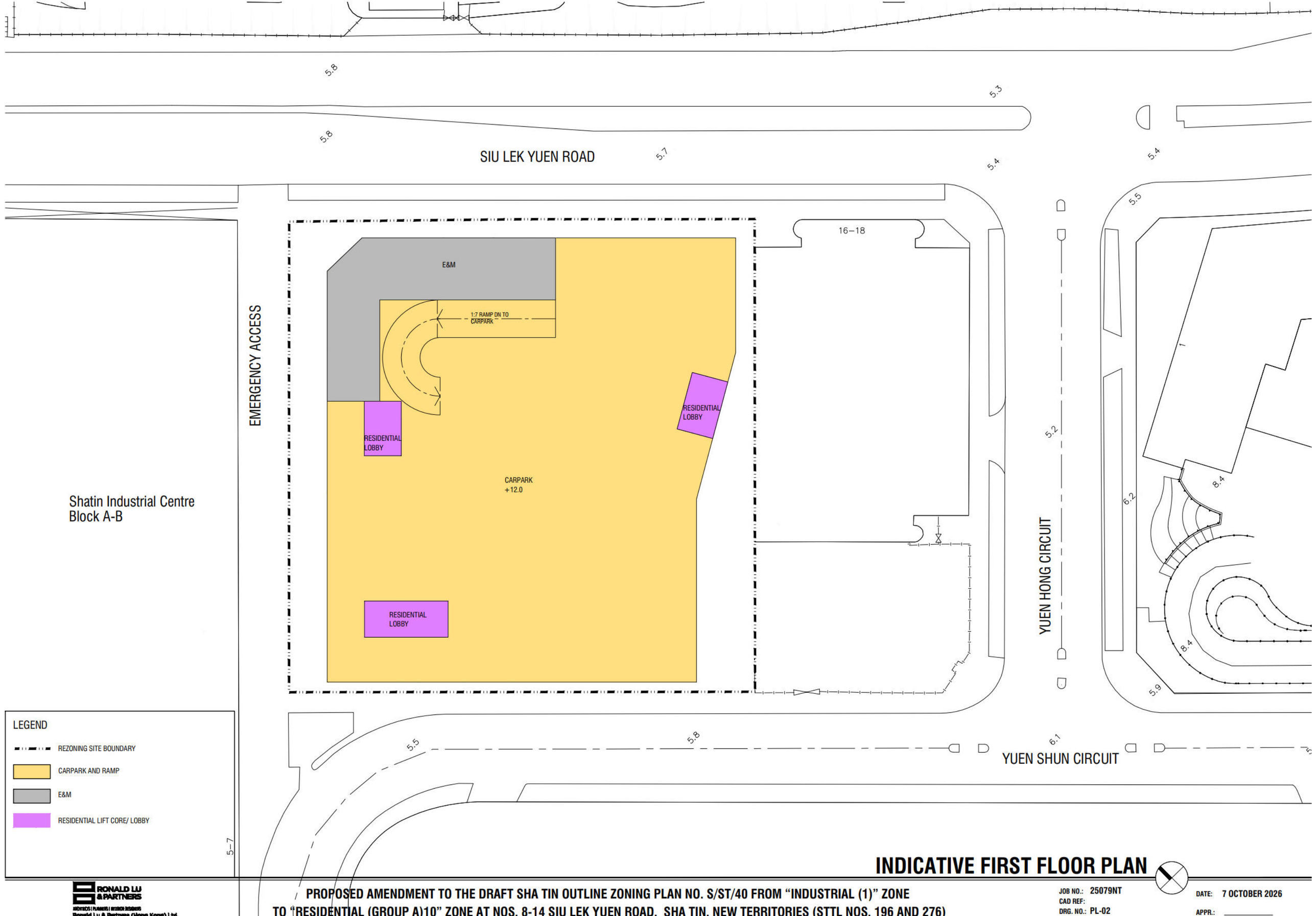
INDICATIVE GROUND FLOOR PLAN

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Shatin Industrial Centre
Block A-B

LEGEND

- REZONING SITE BOUNDARY
- CARPARK AND RAMP
- E&M
- RESIDENTIAL LIFT CORE/ LOBBY

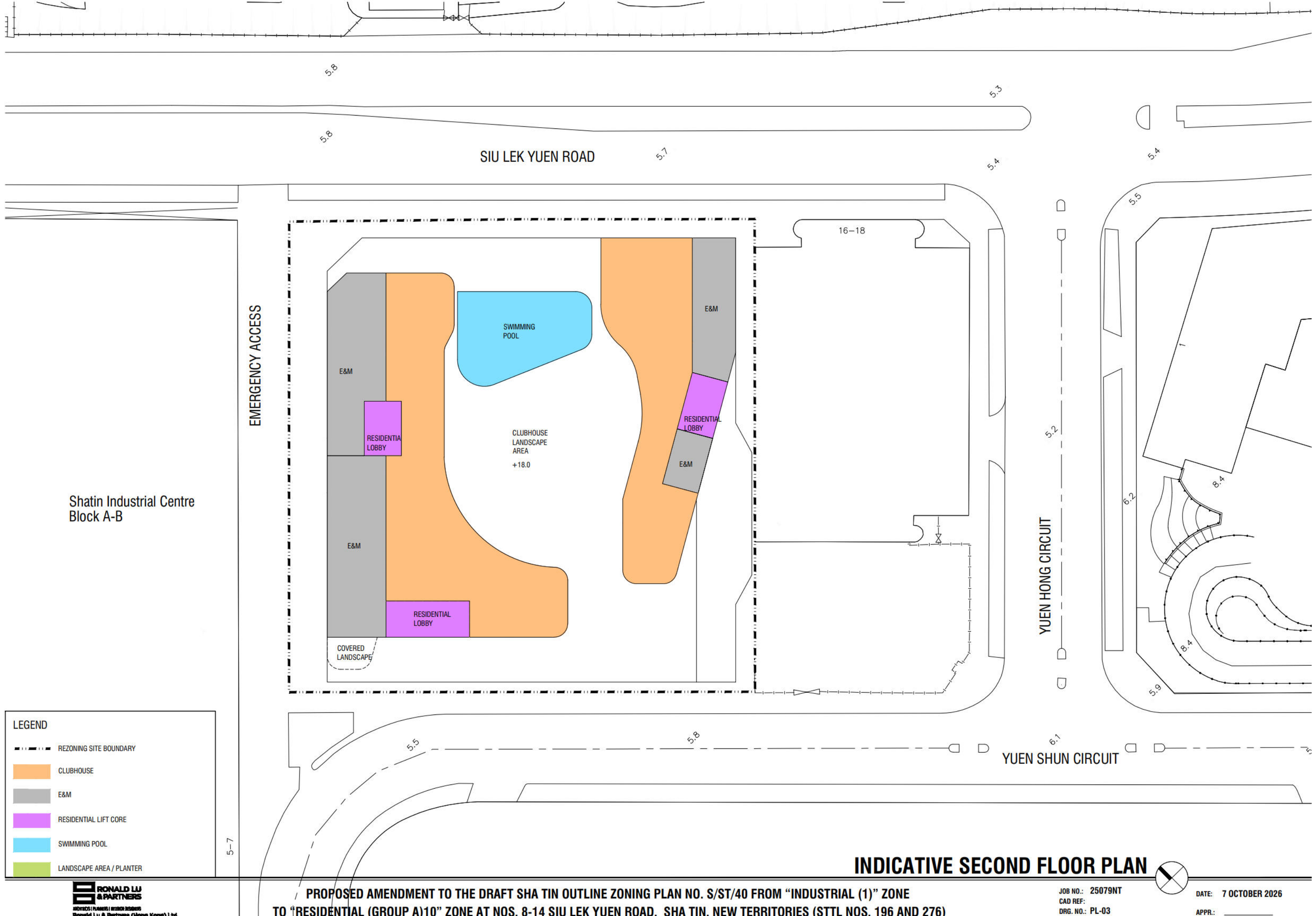
INDICATIVE FIRST FLOOR PLAN

PROPOSED AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 FROM "INDUSTRIAL (1)" ZONE TO "RESIDENTIAL (GROUP A)10" ZONE AT NOS. 8-14 SIU LEK YUEN ROAD, SHA TIN, NEW TERRITORIES (STTL NOS. 196 AND 276)

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INDICATIVE SECOND FLOOR PLAN

PROPOSED AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 FROM "INDUSTRIAL (1)" ZONE TO "RESIDENTIAL (GROUP A)10" ZONE AT NOS. 8-14 SIU LEK YUEN ROAD, SHA TIN, NEW TERRITORIES (STTL NOS. 196 AND 276)

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SIU LEK YUEN ROAD

EMERGENCY ACCESS

RESIDENTIAL TOWER 1

RESIDENTIAL TOWER 2

16–18

YUEN HONG CIRCUIT

YUEN SHUN CIRCUIT

Shatin Industrial Centre
Block A-B

LEGEND

- REZONING SITE BOUNDARY
- RESIDENTIAL
- RESIDENTIAL LIFT CORE

INDICATIVE TYPICAL FLOOR PLAN (3/F - 34/F)

PROPOSED AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 FROM "INDUSTRIAL (1)" ZONE TO "RESIDENTIAL (GROUP A)10" ZONE AT NOS. 8-14 SIU LEK YUEN ROAD, SHA TIN, NEW TERRITORIES (STTL NOS. 196 AND 276)

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LEGEND

- REZONING SITE BOUNDARY
- RETAIL / EATING PLACE
- E&M
- RESIDENTIAL LIFT CORE/ LOBBY
- CARPARK AND RAMP
- CLUBHOUSE
- LANDSCAPE AREA / PLANTER
- SWIMMING POOL
- RESIDENTIAL



INDICATIVE SECTION A

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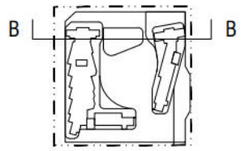
PROPOSED AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 FROM "INDUSTRIAL (1)" ZONE TO "RESIDENTIAL (GROUP A)10" ZONE AT NOS. 8-14 SIU LEK YUEN ROAD, SHA TIN, NEW TERRITORIES (STTL NOS. 196 AND 276)

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LEGEND

- REZONING SITE BOUNDARY
- RETAIL / EATING PLACE
- E&M
- RESIDENTIAL LIFT CORE/ LOBBY
- CARPARK AND RAMP
- CLUBHOUSE
- LANDSCAPE AREA / PLANTER
- SWIMMING POOL
- RESIDENTIAL



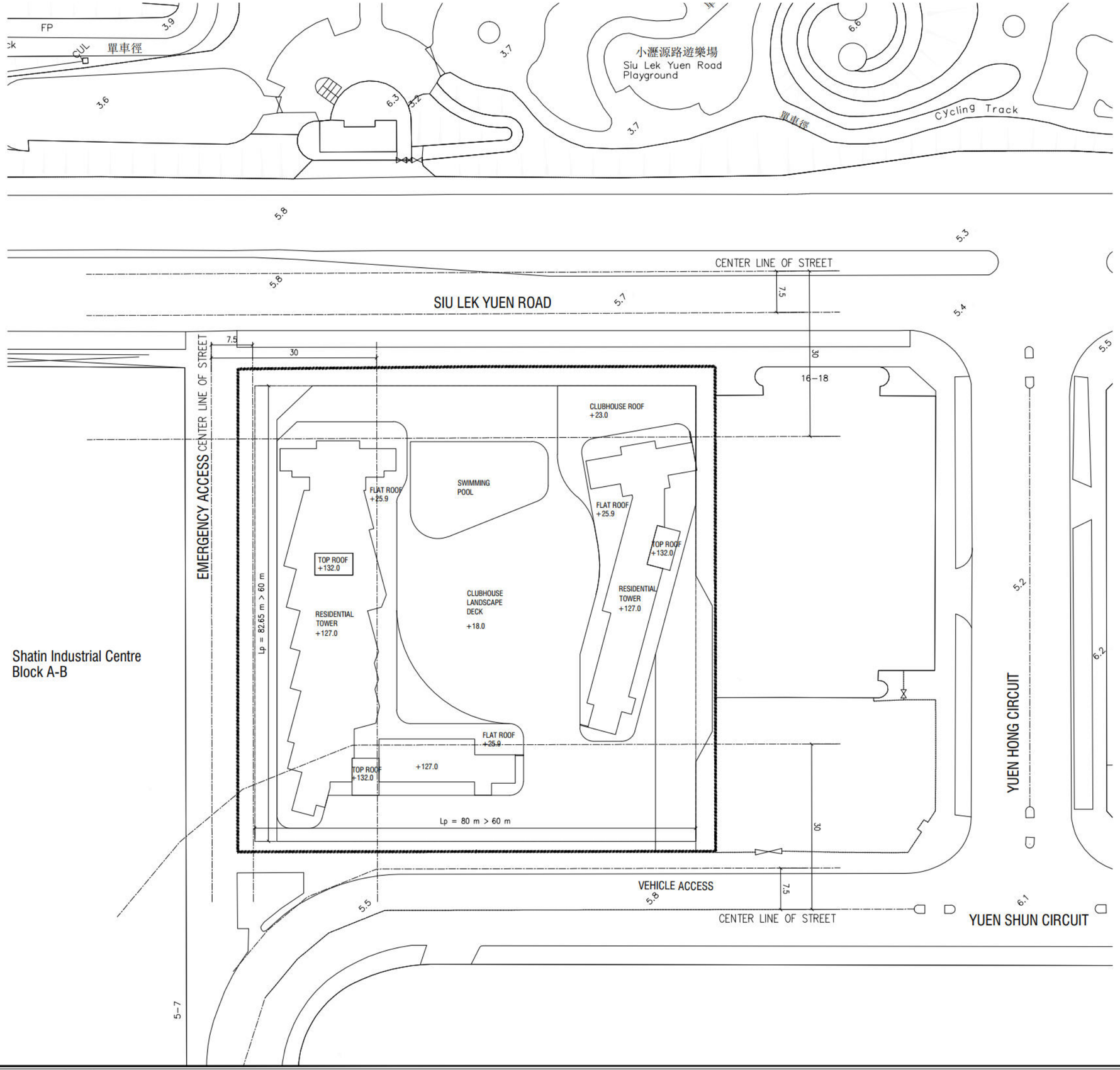
INDICATIVE SECTION B

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PROPOSED AMENDMENT TO THE DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 FROM "INDUSTRIAL (1)" ZONE
TO "RESIDENTIAL (GROUP A)10" ZONE AT NOS. 8-14 SIU LEK YUEN ROAD, SHA TIN, NEW TERRITORIES (STTL NOS. 196 AND 276)

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Shatin Industrial Centre
Block A-B

SUSTAINABLE BUILDING GUIDELINES (SBDG)

SITE AREA = 7613.478 < 20000 m²
BUILDING HEIGHT = 127.000 – 6.000 m
= 121.000 m
MEAN STREET LEVEL OF YUEN SHUN CIRCUIT = (5.5 + 5.8) / 2 = 5.650 mPD
MEAN STREET LEVEL OF EMERGENCY ACCESS = (5.8 + 5.8) / 2 = 5.800 mPD
MEAN STREET LEVEL OF SIU LEK YUEN ROAD = (5.7 + 5.8) /2 = 5.750 mPD

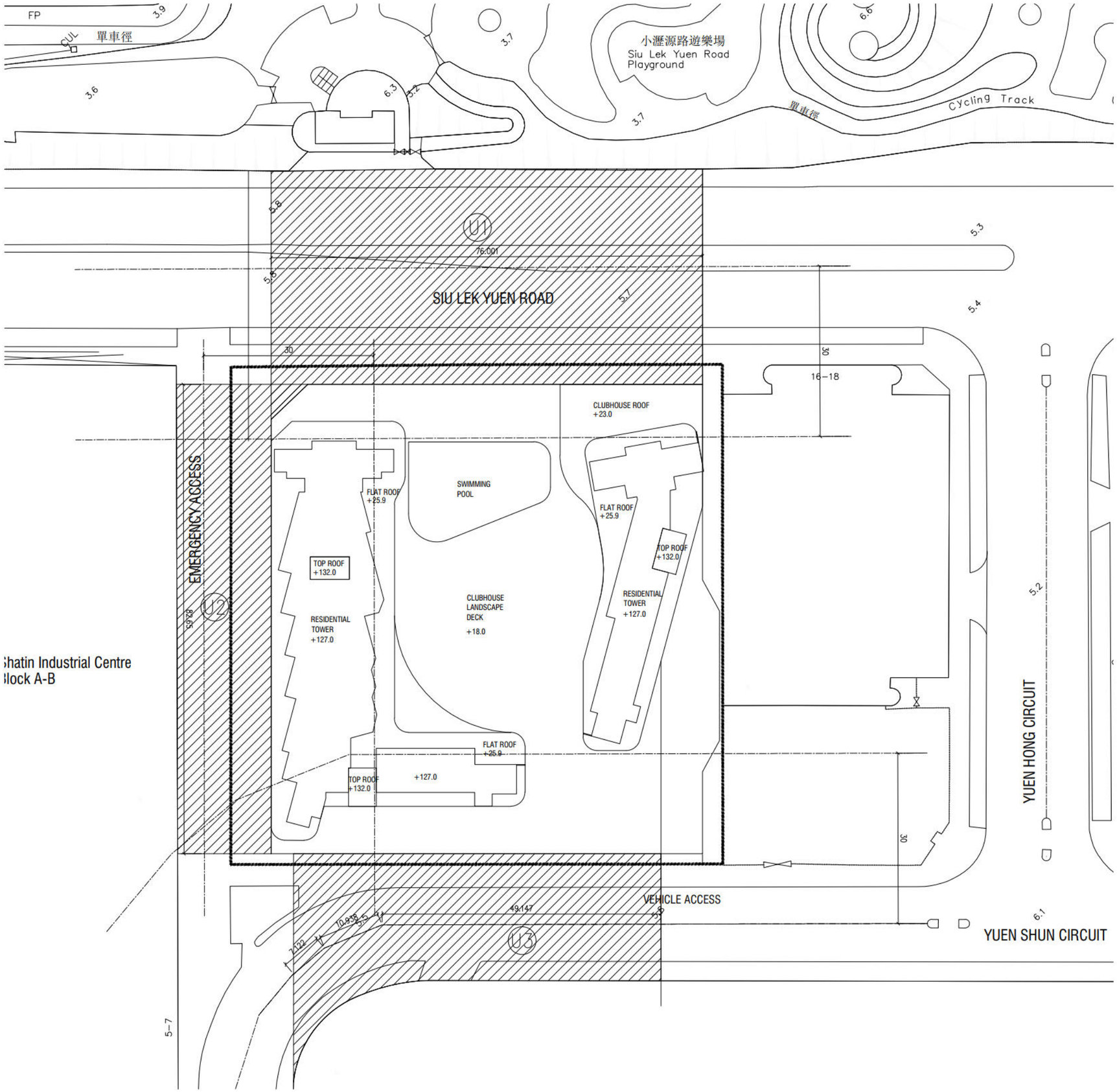
SBD CALCULATION

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Shatin Industrial Centre
Block A-B

MEAN WIDTH OF STREET CANYON (U)

U = STREET CANYON AREA / LENGTH

U1 = 2896.292 / 76.000 = 38.109 m

U2 = 1390.244 / 82.700 = 16.811 m

U3 = 1543.646 / 67.100 = 23.005 m

MAX. PERMISSIBLE CONTINUOUS PROJECTED FACADE LENGTH (Lp)

MAX. PERMISSIBLE Lp1 =5 x 38.109 U1 = 190.545

MAX. PERMISSIBLE Lp2 =5 x 16.811 U2 = 84.055 > 82.700 m (PROPOSED Lp) i.e.OK

MAX. PERMISSIBLE Lp2 =5 x 23.005 U3 = 115.025

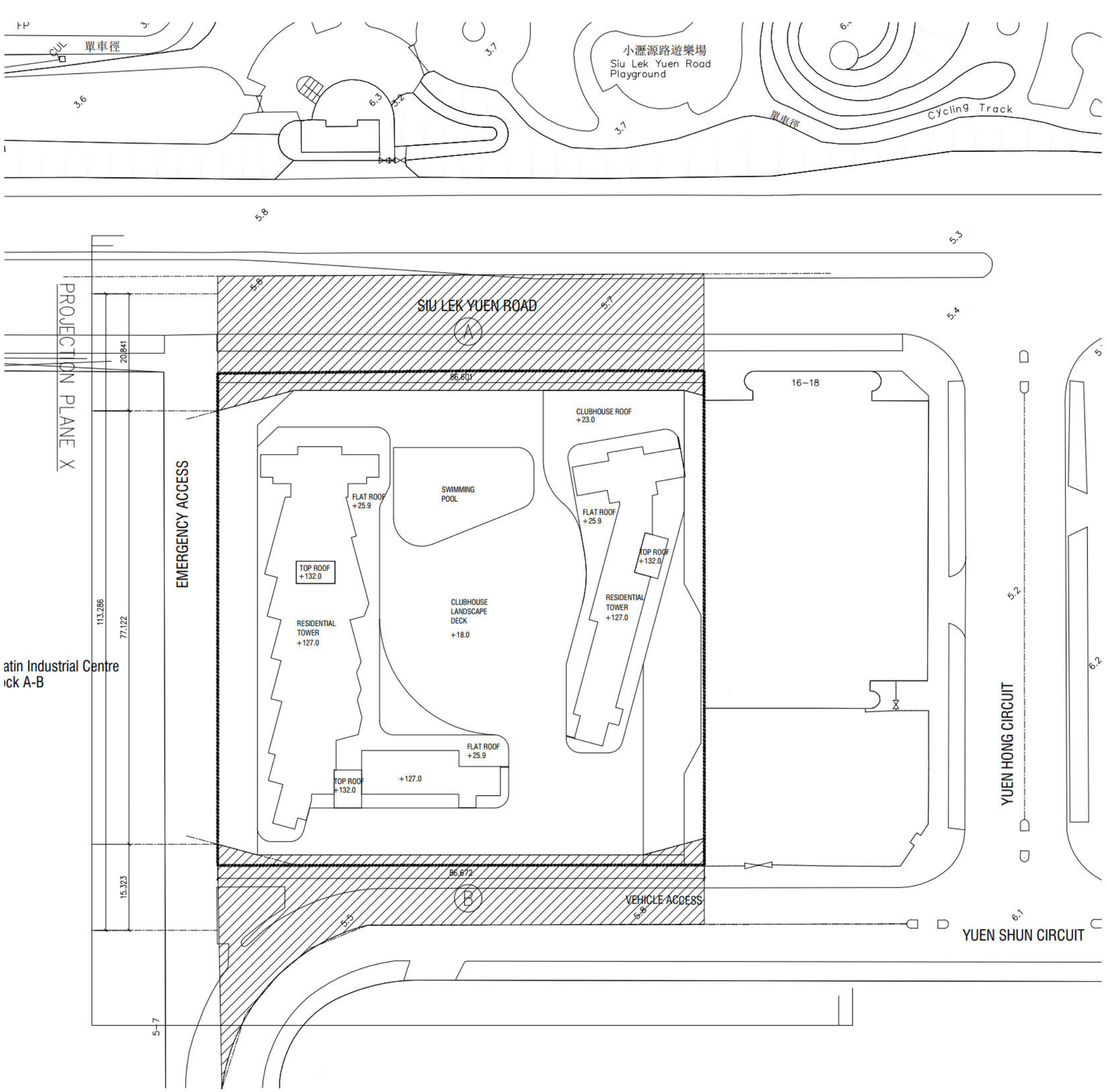
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atin Industrial Centre
ıck A-B

MEAN SEPARATING DISTANCE
LOW ZONE, MIDDLE ZONE & HIGH ZONE (UNDER PNAP APP–152)

AREA (A) = 1804.868 s.m.
LENGTH (La) = 86.601 m
(Sa) = AREA (A) / LENGTH (La)
= 1804.868 / 86.601
= 20.841 > 7.5 m

AREA (B) = 1328.094 s.m.
LENGTH (Lb) = 86.672 m
(Sb) = AREA (A) / LENGTH (Lb)
= 1328.094 / 86.672
= 15.323 > 7.5 m

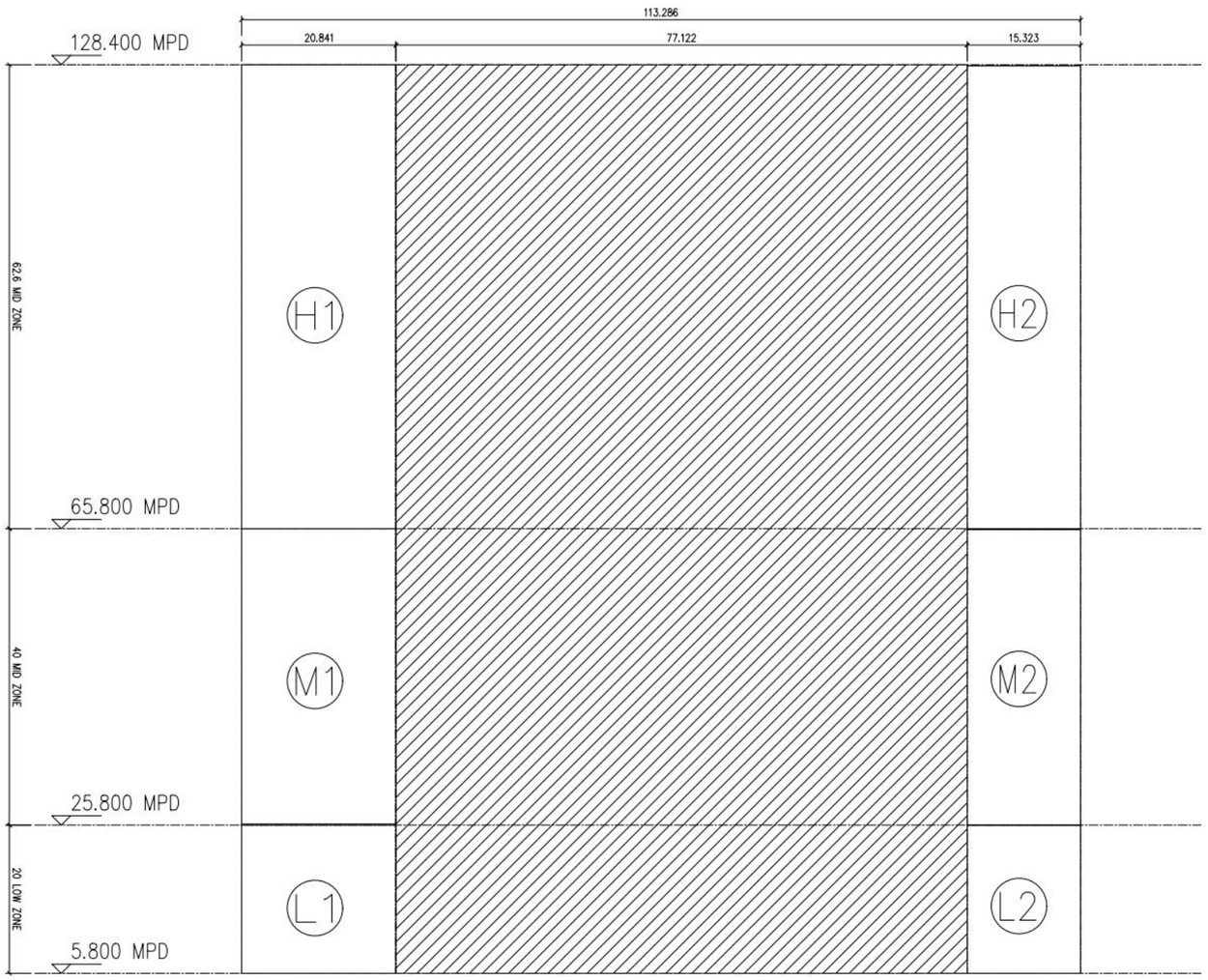
SBD CALCULATION

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FOR LOW ZONE :

REQUIRED PERMEABILITY (P) OF BUILDING = 20% (SITE AREA ≤ 20,000m², REGARDLESS OF THE LENGTH OF BUILDINGS)
AREA OF THE ASSESSMENT ZONE = 113.286 x 20.000 = 2265.720 m²

AREA OF INTERVENING SPACES (I.S.) :

(L1) = 419.883
(L2) = 306.460

SUB-TOTAL = 726.343 m²

PERMEABILITY (P) OF BUILDING PROVIDED = 726.343 / 2265.720 x 100% = 32.058% < 20 % (i.e. COMPLIED)

FOR MID ZONE :

REQUIRED PERMEABILITY (P) OF BUILDING = 20 % (SITE AREA < 20,000m², REGARDLESS OF THE LENGTH OF BUILDINGS)
AREA OF THE ASSESSMENT ZONE = 113.286 x 40.000 = 4531.440 m²

AREA OF INTERVENING SPACES (I.S.) :

(M1) = 833.640
(M2) = 610.668

SUB-TOTAL = 1444.308 m²

PERMEABILITY (P) OF BUILDING PROVIDED = 1444.308 / 4531.440 x 100 % = 31.873 % > 20 % (i.e. COMPLIED)

FOR HIGH ZONE :

REQUIRED PERMEABILITY (P) OF BUILDING = 20 % (SITE AREA < 20,000m², REGARDLESS OF THE LENGTH OF BUILDINGS)
AREA OF THE ASSESSMENT ZONE = 113.286 x 62.600 = 7091.704 m²

AREA OF INTERVENING SPACES (I.S.) :

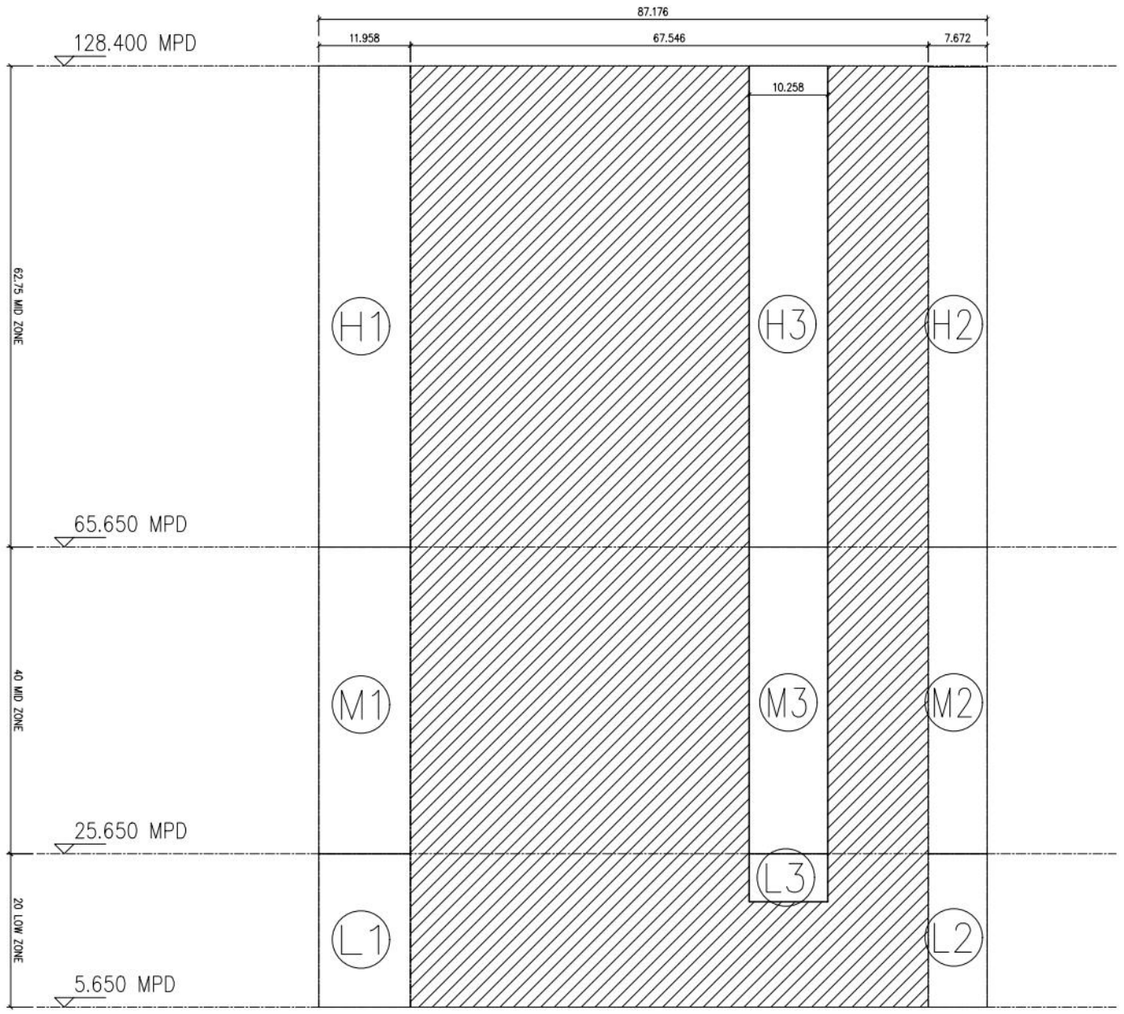
(H1) = 1304.647
(H2) = 956.968

SUB-TOTAL = 2261.615 m²

PERMEABILITY (P) OF BUILDING PROVIDED = 2261.615 / 7091.704 x 100 % = 31.891 % > 33.3%(i.e. COMPLIED)

SBD CALCULATION

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FOR LOW ZONE :

REQUIRED PERMEABILITY (P) OF BUILDING = 20% (SITE AREA ≤ 20,000m², REGARDLESS OF THE LENGTH OF BUILDINGS)
AREA OF THE ASSESSMENT ZONE = 87.176 x 20.000 = 1743.520 m² / 3 x 20 % = 116.235

AREA OF INTERVENING SPACES (I.S.) :

(L1)	=	239.160
(L2)	=	153.440
SUB-TOTAL	=	392.600 m²

AREA OF PERMEABLE ELEMENT (P.E.) :

(L3)	=	64.113
SUB-TOTAL	=	64.113 m²

PERMEABILITY (P) OF BUILDING PROVIDED = (392.600 + 64.113 *) / 1743.520 x 100% = 26.195 % < 20 % (i.e. COMPLIED)
* NOT MORE THAN 1/3 OF THE REQUIRED (P) MAY BE PROVIDED BY PERMEABLE ELEMENTS.

FOR MID ZONE :

REQUIRED PERMEABILITY (P) OF BUILDING = 20 % (SITE AREA < 20,000m², REGARDLESS OF THE LENGTH OF BUILDINGS)
AREA OF THE ASSESSMENT ZONE = 87.176 x 40.000 = 3487.040 m² / 3 x 40 % = 464.939

AREA OF INTERVENING SPACES (I.S.) :

(M1)	=	478.320
(M2)	=	306.880
SUB-TOTAL	=	785.200 m²

AREA OF PERMEABLE ELEMENT (P.E.) :

(M3)	=	410.320
SUB-TOTAL	=	410.320 m²

PERMEABILITY (P) OF BUILDING PROVIDED = (785.200 + 410.320 *) / 3487.040 x 100 % = 34.285 % > 20 % (i.e. COMPLIED)
* NOT MORE THAN 1/3 OF THE REQUIRED (P) MAY BE PROVIDED BY PERMEABLE ELEMENTS.

FOR HIGH ZONE :

REQUIRED PERMEABILITY (P) OF BUILDING = 20 % (SITE AREA < 20,000m², REGARDLESS OF THE LENGTH OF BUILDINGS)
AREA OF THE ASSESSMENT ZONE = 87.176 x 62.750 = 5470.294 m² / 3 x 62.750% =1144.203

AREA OF INTERVENING SPACES (I.S.) :

(H1)	=	750.365
(H2)	=	480.291
SUB-TOTAL	=	1230.656 m²

AREA OF PERMEABLE ELEMENT (P.E.) :

(H3)	=	643.690
SUB-TOTAL	=	643.690 m²

PERMEABILITY (P) OF BUILDING PROVIDED = (1230.656 + 643.690 *) / 5470.294 x 100 % = 34.264 % > 20% (i.e. COMPLIED)
* NOT MORE THAN 1/3 OF THE REQUIRED (P) MAY BE PROVIDED BY PERMEABLE ELEMENTS.

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