

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/SK-SKT/4**  
**关于申请编号 Y/SK-SKT/4 而只作指示用途的拟议发展计划的概括发展规范**

Application No. 申请编号	Y/SK-SKT/4		
Location/address 位置／地址	Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories 新界西贡沙下丈量约份第 221 约多个地段及毗连政府土地		
Site area 地盘面积	<u>Application Site Area 申请地盘面积</u> About 约 12,689 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 1,995 sq. m 平方米)		
	<u>Development Site Area 发展地盘面积</u> About 约 12,613 sq. m 平方米		
Plan 图则	Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6 西贡市分区计划大纲核准图编号 S/SK-SKT/6		
Zoning 地带	"Village Type Development" 「乡村式发展」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Village Type Development" to "Residential (Group B) 6" and to amend the Notes of the zone applicable to the site 把申请地点由「乡村式发展」地带改划为「住宅(乙类)6」地带及修订适用于申请地点土地用途地带的《注释》		
Gross floor area and/or plot ratio 总楼面面积及／或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	About 约 18,920	Not more than 不多於 1.5
	Non-domestic 非住用	-^	-^
No. of block 幢数	Domestic 住用	Houses 屋宇: 14 Residential Towers 住宅大楼: 3	
	Non-domestic 非住用	Clubhouse 会所: 1	
	Composite 综合用途	-	

^Clubhouse floor area of about 939 sq. m and Public Vehicle Park of 120 spaces are proposed to be exempted from gross floor area, plot ratio and site coverage calculations 约 939 平方米会所楼面面积及容纳 120 个车位的公众停车场拟议豁免纳入总楼面面积、地积比率及上盖面积计算当中

Building height/No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		Houses 屋宇: Residential Tower 住宅大楼 (Tower 1): Residential Tower 住宅大楼 (Tower 2): Residential Tower 住宅大楼 (Tower 3):	Not more than 不多於 21.6 mPD 米(主水平基准上) 20.6 mPD 米(主水平基准上) 45.1 mPD 米(主水平基准上) 41.6 mPD 米(主水平基准上)
		Houses 屋宇: Residential Tower 住宅大楼 (Tower 1): Residential Tower 住宅大楼 (Tower 2): Residential Tower 住宅大楼 (Tower 3):	Not more than 不多於 3 Storey(s) 层 3 Storey(s) 层 10 Storey(s) 层 9 Storey(s) 层
		(Exclude 2 Storeys of basement 不包括 2 层地库)	
	Non-domestic 非住用	-	m 米
		Clubhouse 会所:	Not more than 不多於 18.1 mPD 米(主水平基准上)
		Clubhouse 会所: (Exclude 1 Storey of basement 不包括 1 层地库)	Not more than 不多於 2 Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	Not more than 不多於 44%		
No. of units 单位数目	Houses 屋宇: 14 Residential Towers 住宅大楼: 154 (Total 合共: 168)		
Open space 休憩用地	Private 私人	Not less than 不少於 488	sq. m 平方米
	Public 公众	-	sq. m 平方米

No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数	254
	Private Car Parking Spaces 私家车车位	132
	Motorcycle Parking Spaces 电单车车位	2
	Public Vehicle Park with 公众停车场包括 100 Private Car Parking Spaces 私家车车位 (Include 包括 2 Disabled Parking Spaces 残疾人士停车位) 10 Light Goods Vehicle Parking Spaces 轻型货车泊车位 10 Coach Parking Spaces 旅游巴士泊车位	120
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	3

\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	Chinese 中文	English 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Site Context and Constraints Map 申请地点现状及限制图</u></b>		
<b><u>Aerial Photo showing the Archaeological Survey Methods 显示考古调查方法的航摄照片</u></b>		
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Water Supply Impact Assessment 供水影响评估</u></b>		
<b><u>Land Contamination Assessment 土地污染评估</u></b>		
<b><u>Tree Preservation and Landscape Proposals 树木保护及园景设计建议</u></b>		
<b><u>Preliminary Archaeological Impact Assessment 初步考古影响评估</u></b>		
<b><u>Proposed Amendments to the Notes and Explanatory Statement of Outline Zoning Plan 分区计划大纲图《注释》及《说明书》的拟议修订</u></b>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



路口 (有待詳細設計)  
ROAD JUNCTION  
(SUBJECT TO DETAILED DESIGN)

建議的道路  
(形式及路線有待詳細設計)  
PROPOSED ROAD  
(FORM AND ALIGNMENT  
SUBJECT TO DETAILED DESIGN)

商業及與旅遊業  
有關的用途  
(包括酒店) (C)  
COMMERCIAL  
AND TOURISM  
RELATED USES  
(INCLUDING HOTEL) (2)

與海灘有關的消閒用途  
BEACH RELATED  
LEISURE USES

西貢海  
SAI KUNG HOI  
(INNER PORT SHELTER)

申請地點  
Application Site

商業及與旅遊業  
有關的用途  
(包括酒店) (C)  
COMMERCIAL  
AND TOURISM  
RELATED USES  
(INCLUDING HOTEL) (1)

商業及與旅遊業  
有關的用途  
(包括公眾停車場)  
COMMERCIAL  
AND TOURISM  
RELATED USES  
(WITH PUBLIC  
VEHICLE PARK)

沙角尾  
SHA KOK MEI

公共車輛總站  
PUBLIC  
TRANSPORT  
TERMINUS

與商業、文化及康樂有關的用途  
(包括公眾停車場)  
COMMERCIAL, CULTURAL  
AND RECREATIONAL  
RELATED USES  
(WITH PUBLIC  
VEHICLE PARK)

市鎮廣場與康樂  
社區及商業用途  
TOWN SQUARE  
WITH  
RECREATIONAL  
COMMUNITY AND  
COMMERCIAL  
USES

西貢鄧肇堅運動場  
Sai Kung Tang Shiu Kin  
Sports Ground

公共車輛總站  
PUBLIC  
TRANSPORT  
TERMINUS

碼頭  
PIER

DESIGN)

與文化/文物

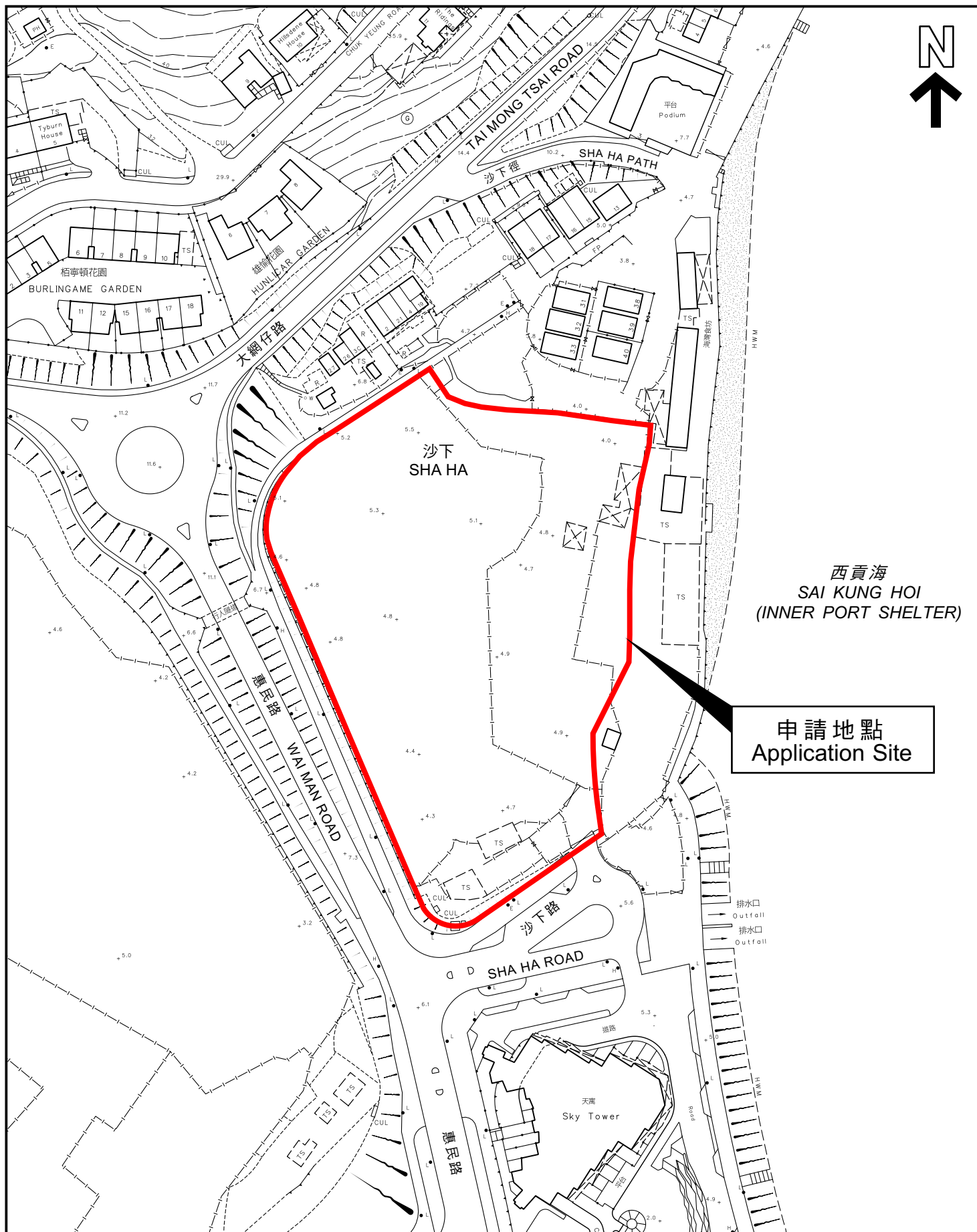
本摘要圖於2023年7月12日擬備，  
所根據的資料為於2013年6月4日  
核准的分區計劃大綱圖編號S/SK-SKT/6  
EXTRACT PLAN PREPARED ON 12.7.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-SKT/6 APPROVED ON 4.6.2013

## 位置圖 LOCATION PLAN

SCALE 1 : 5 000 比例尺  
米 100 0 100 200 米  
METRES

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
Y/SK-SKT/4



西貢海  
SAI KUNG HOI  
(INNER PORT SHELTER)

申請地點  
Application Site

排水口  
Outfall  
排水口  
Outfall

本摘要圖於2023年7月12日擬備，  
所根據的資料為測量圖編號8-SW-6D，  
8-SW-7C，8-SW-11B，8-SW-12A  
EXTRACT PLAN PREPARED ON 12.7.2023  
BASED ON SURVEY SHEETS  
No. 8-SW-6D, 8-SW-7C, 8-SW-11B,  
8-SW-12A

## 平面圖 SITE PLAN

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

Y/SK-SKT/4

## EXECUTIVE SUMMARY

This Supporting Planning Statement is submitted for the Proposed Amendment to the Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6 (“the OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from “Village Type Development” (“V”) to a tailor-made “(Residential (Group B)6)” (“R(B)6”) zone at various lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories (“the Application Site”) to facilitate a residential development (“the Proposed Amendment”).

Despite the Application Site has been designated as “V” zone for nearly 18 years, there has been no Small Houses approved nor application in progress as of today. Currently, the Application Site is being used a temporary open-air car park and occupied by some temporary structures, which demonstrates a wastage of precious land for housing development. Taken into consideration of the changing planning circumstance in the Sha Ha area to a more urbanized context, as well as to in line with the Government’s all along aspiration for increasing housing supply where private initiative is regarded as an important pillar of support, the Applicant, who owns over 98% of private lots within the Application Site, is proactive in reviewing the development potential of the Application Site to contribute to housing supply while achieving multiple planning benefits.

The Application Site, with an area of about 12,689m<sup>2</sup>, does not cover the entire “V” zone. A portion of land to the north of Application Site is proposed to remain as “V” zone to reserve adequate land for long-term small house development. Within the Application Site, a Development Site of about 12,613m<sup>2</sup> is delineated to minimize interface issue with the high-pressure underground town gas transmission pipeline.

An Indicative Scheme has been formulated to demonstrate the feasibility of the Proposed Amendment. The disposition of building blocks and the development intensity in the Indicative Scheme has fully considered the technical constraints in the Application Site, including the high-pressure gas pipeline running along Tai Mong Tsai Road and Wai Man Road. The proposed development intensity is also fully compatible with the surrounding environment with a maximum plot ratio (“PR”) of 1.5 (based on the Development Site) and a stepped building height (“BH”) descending from 10 storeys to 3 storeys (excluding basements) towards the waterfront. The Indicative Scheme proposes 3 residential towers and 14 houses, yielding a total of 168 residential units on the Application Site. A Public Vehicle Park with 120 parking spaces (including 100nos. for private cars, 10nos. for LGVs, and 10nos. for coach) will be provided to meet the parking demands of the wider community. The PVP and ancillary parking of the Indicative Scheme will be provided at basement levels to avoid bulky above-ground structures.

Moreover, as a major part of the Application Site falls within the Sha Ha Site of Archaeological Interest (“SHSAI”), a Preliminary Archaeological Impact Assessment has been carried out which concluded that an archaeological survey will be carried out prior to and during construction phase in consultation with the Antiquities and Monuments Office.

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In summary, the following planning merits could be achieved with the Proposed Amendment:

- Responding to the Changing Planning Circumstances in a Timely Manner by Optimising the Long-wasted Development Potential at Developable Land;
- Taking Local Villagers' Needs into Considerations and Providing Additional Housing Units with the Long-wasted Land Resources without Jeopardizing Future Small House Demand in Sha Ha Village;
- Echoing with the Government's Prevailing Policy and Directives in Increasing Housing Supply;
- Providing Additional Public Car Parking Spaces for the Local Community;
- Overcoming Specific Development Constraints at the Application Site;
- Promoting Integration with the Surrounding Neighbourhood with Compatible Development Intensity, Stepped Building Profile, and Sensible Building Design;
- Improving the Overall Landscape Amenity for Quality Living Environment;
- Resulting in No Adverse Impact to the Surrounding Environment; and
- Setting a Desirable Precedent for Optimising Development Opportunities in Housing Supply.

The Application has demonstrated Applicant's genuine intention and commitment in taking forward the Indicative Scheme at the Application Site. In light of the planning merits and justifications put forward in the Supporting Planning Statement, we sincerely seek the favourable consideration from the Town Planning Board to give its support to this Section 12A Application.

## 行政摘要

（內文如與英文版本有任何差異，應以英文版本為準）

本規劃綱領根據《城市規劃條例》（第 131 章）第 12A 條，就位於新界西貢沙下丈量約份第 221 約內多個地段和毗連政府土地（「申請地點」），擬議修訂西貢市分區計劃大綱草圖編號 S/SK-SKT/6，將申請地點由「鄉村式發展」地帶改劃為特製的「住宅（乙類）6」地帶，以作住宅發展（「擬議修訂」）。

儘管申請地點已被規劃作為「鄉村式發展」地帶接近 18 年，至今在申請地點中仍未有任何小型屋宇進行申請或獲得正式許可。目前，申請地點正用作臨時露天停車場，以及被一些臨時搭建物佔用，浪費了寶貴的土地資源作房屋發展。因應沙下愈趨城市化的規劃情況，並同時配合政府的倡議，增加本港私人住宅項目供應，以滿足長遠房屋供應的願景和目標。申請人擁有申請地點內超過 98% 的私人地段，現正積極檢視土地的發展潛力，希望藉是次擬議修訂，能促進房屋供應，同時實現多項規劃效益。

申請地點面積約 12,689 平方米。部分位於申請地點以北的土地擬保留為現有的「鄉村式發展」地帶而沒有被納入作是次申請地點，以預留足夠土地作長遠的小型屋宇發展。是次申請在會在申請地點內劃出一個約 12,613 平方米的「發展地點」，以減少地下高壓煤氣輸送管道與擬議住宅發展的鄰接問題。

本規劃申請亦提出一個指示性方案，以展示擬議修訂的可行性。指示性方案中建議的建築物位置和方位，以及發展密度充分考慮申請地點的技術限制，當中包括沿大網仔路及惠民路鋪設的地下高壓煤氣輸送管道。擬議發展密度亦與周邊環境相容，指示性方案的地積比率為 1.5（以「發展地點」面積作計算），同時，地帶內建築物的高度會採納梯級式設計，由 10 層向東面的海邊遞減至 3 層（不包括地庫）。指示性方案中包括 3 座住宅大樓和 14 棟獨立屋宇，可提供 168 個住宅單位。另外亦會提供 120 個泊車位（包括 100 個私家車泊車位、10 個小型貨車泊車位及 10 個旅遊巴士泊車位）的公共停車場，以滿足當區對泊車位的需求。為了避免指示性方案中的公共停車場和附屬泊車位位於地庫，以避免在地面發展龐大的建築群。

除此之外，由於申請地點位於沙下具考古研究價值地點的範圍內，申請人就是次申請進行了初步考古影響評估。當中建議需要在施工前和施工期間諮詢古物古蹟辦事處，並進行考古調查。

總括而言，是次擬議修訂可以實現以下規劃增益：

- 善用長期荒廢土地的發展潛力，適時回應規劃情況的轉變；
- 在不影響沙下村未來小型屋宇需求的情況下，考慮當地村民的需要，利用長期荒廢的土地資源作額外房屋供應；

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June 2023

Page iii

申請編號 Application No. : Y/SK-SKT/4

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

- 響應政府在增加房屋供應方面的現行政策和方向；
- 提供額外的公共停車位，滿足社區需要；
- 回應並克服申請地點內的發展限制；
- 透過合適的發展密度、梯級式建築設計和相容的建築設計特色，使擬議修訂與周邊的社區融合；
- 改善整體景觀設施，以營造優質的居住環境；
- 不會周邊環境帶來負面影響；
- 為優化發展潛力作房屋供應創立良好先例。

申請人衷心希望並承諾會透過是次規劃申請，在申請地點內參考指示性方案作住宅發展。基於本規劃綱領所闡述的理據和規劃增益，我們懇請城市規劃委員會支持是次規劃申請。

### RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Library	Government Use (not elsewhere specified)
<i>Public Vehicle Park</i> <i>(excluding container vehicle)</i> <i>(on land designated "R(B)6" only)</i>	Hospital
Residential Institution	Hotel
School (in free-standing purpose-designed building only)	Institutional Use (not elsewhere specified)
Utility Installation for Private Project	Market
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Rural Committee/Village Office
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

### Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

### Remarks

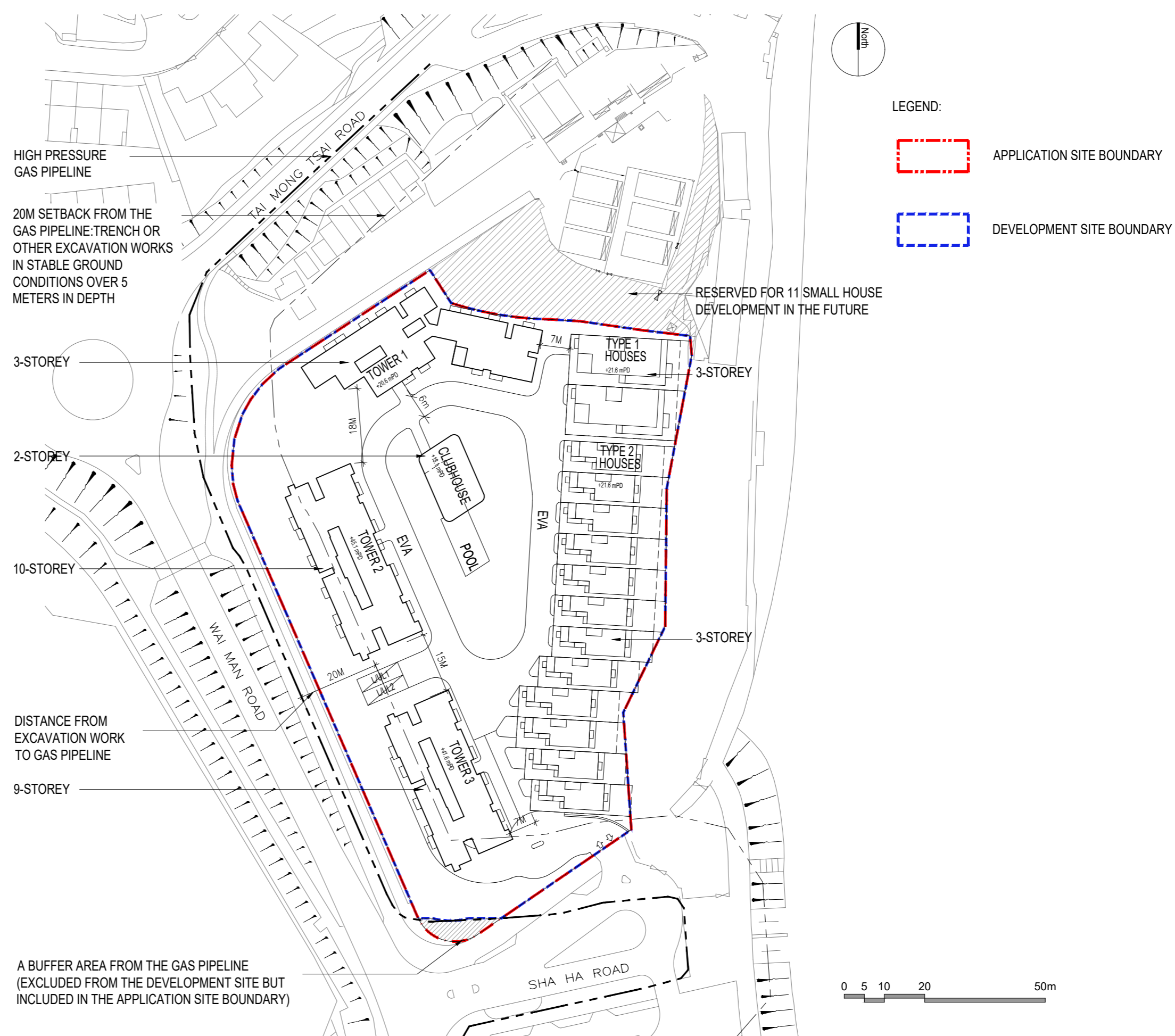
- (a) On land designated "Residential (Group B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 50,300m<sup>2</sup>, a maximum site coverage of 40% and a maximum building height of 13 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.

(please see next page)

**RESIDENTIAL (GROUP B) (cont'd)****Remarks (cont'd)**

- (b) On land designated “Residential (Group B)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 18,000m<sup>2</sup>, a maximum site coverage of 40% and a maximum building height of 5 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group B)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 11,000m<sup>2</sup>, a maximum site coverage of 40% and a maximum building height of 4 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.
- (d) On land designated “Residential (Group B)4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2, a maximum site coverage of 40% and a maximum building height of 8 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (e) On land designated “Residential (Group B)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.4, a maximum site coverage of 40% and a maximum building height of 5 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (f) *On land designated “Residential (Group B)6”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5 and a maximum building height of 10 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater. A public vehicle park shall be provided.*
- (g) In determining the maximum gross floor area/plot ratio/site coverage for the purposes of paragraphs (a) to (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (h) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/plot ratio/site coverage/building height restrictions stated in paragraphs (a) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

# Master Layout Plan

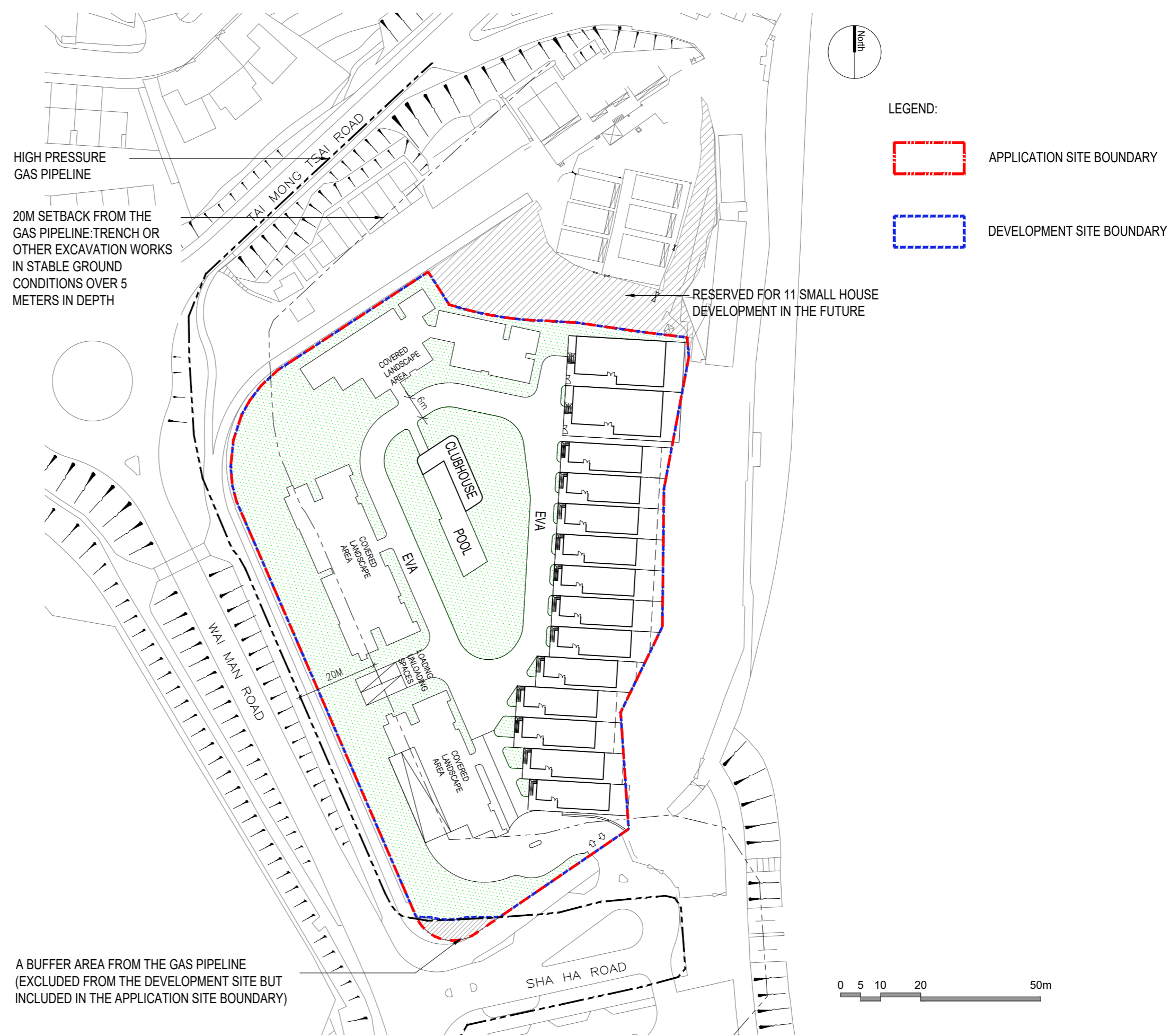


Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

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+ +

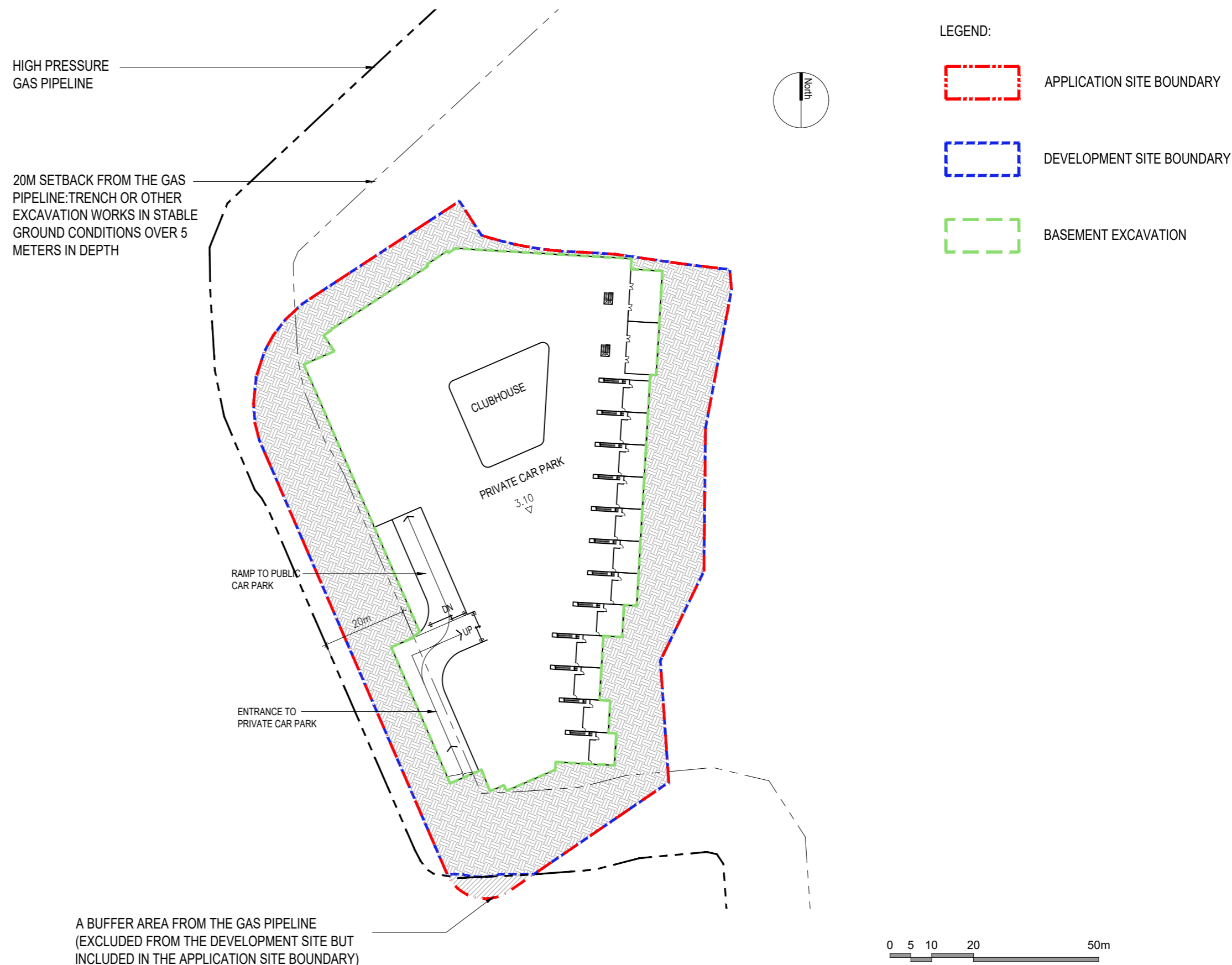
Aedas

G/F Layout Plan

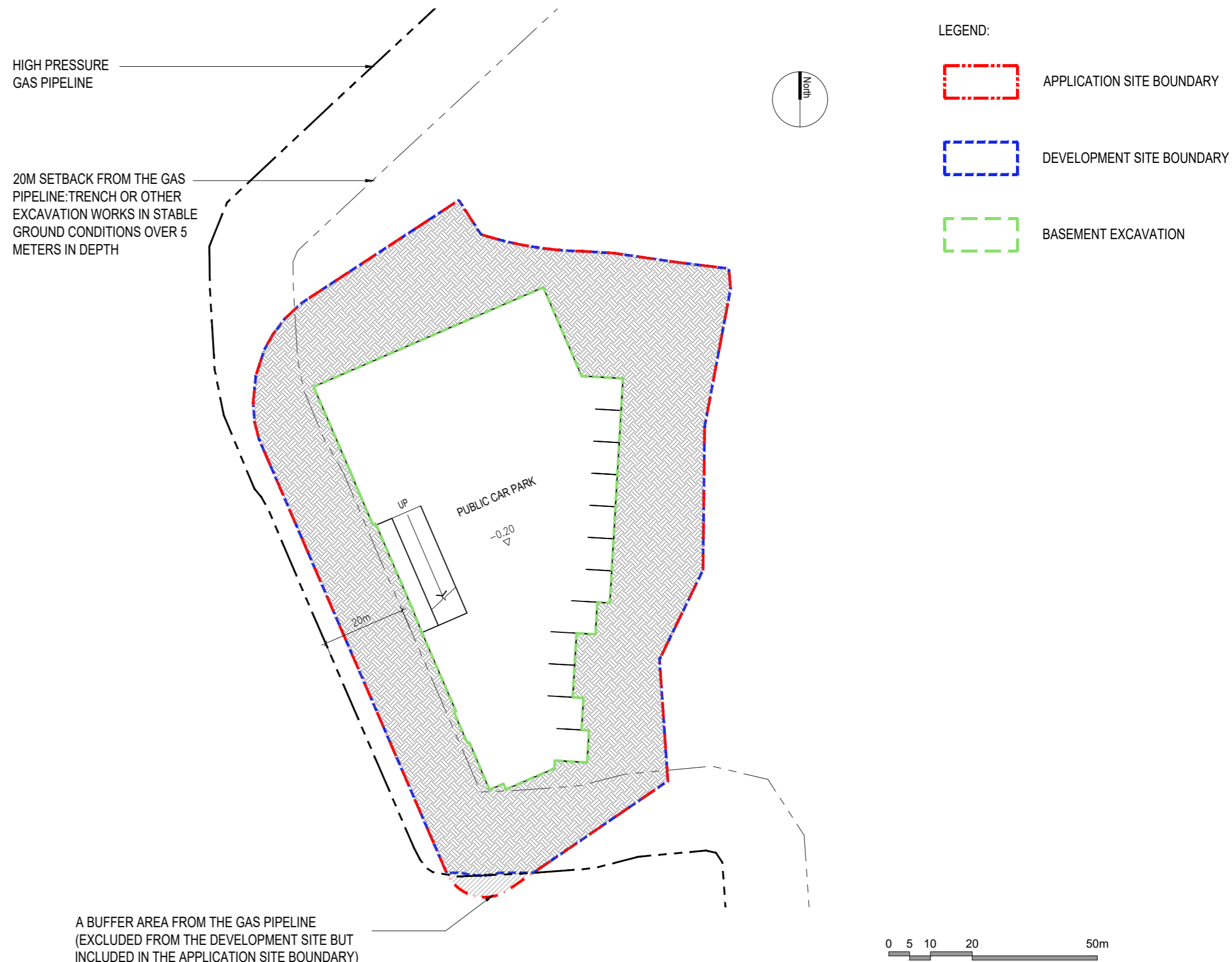


Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

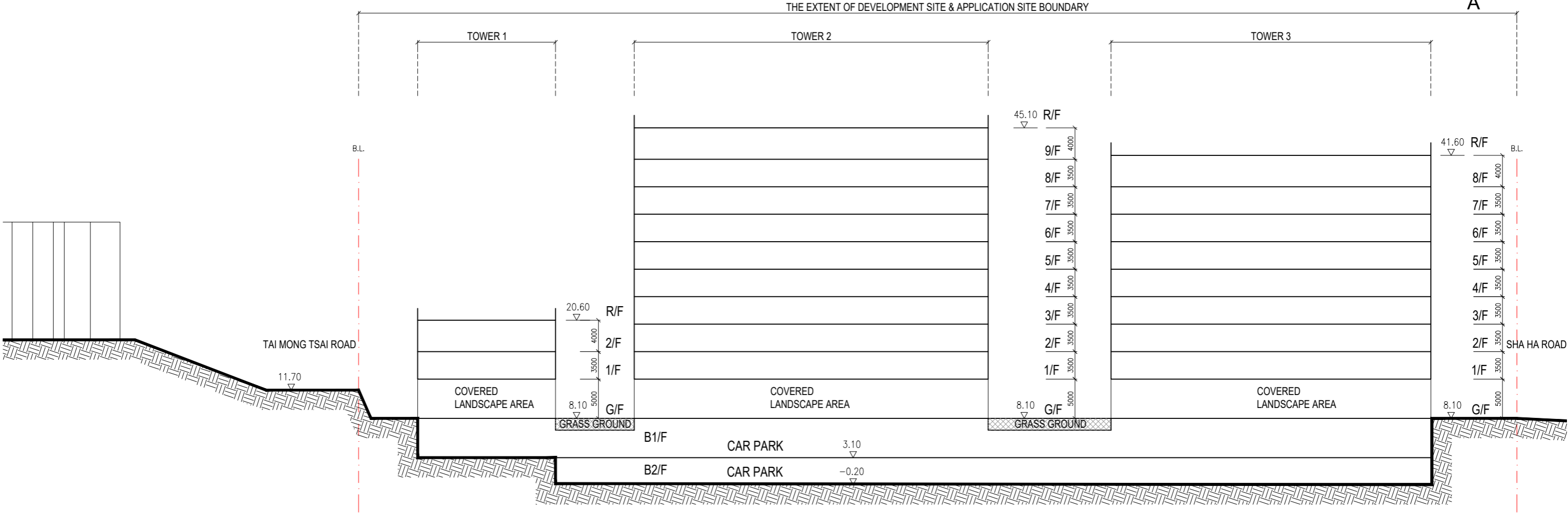
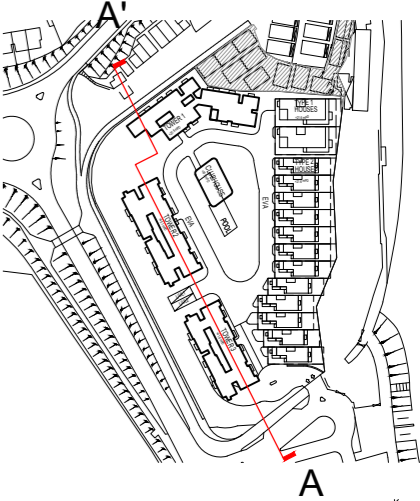
# Basement 1 Layout Plan



# Basement 2 Layout Plan



Schematic Section



SECTION A'-A

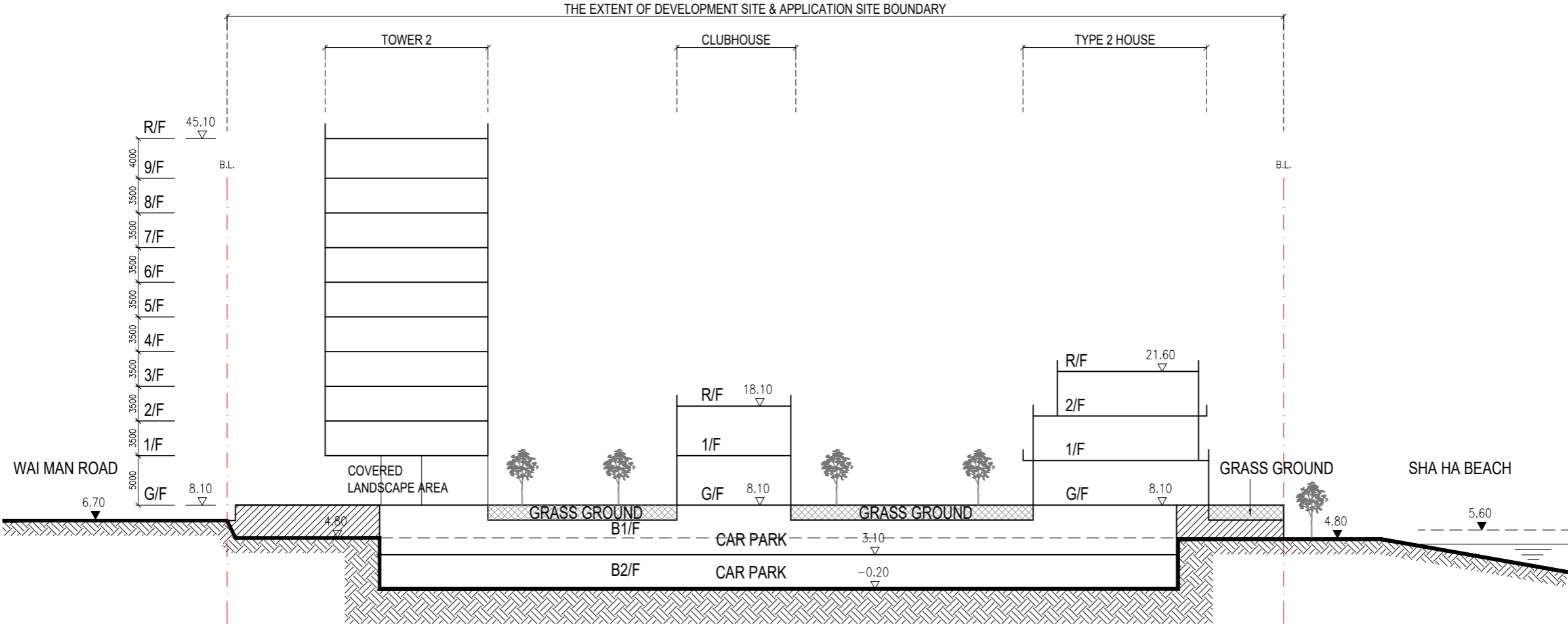
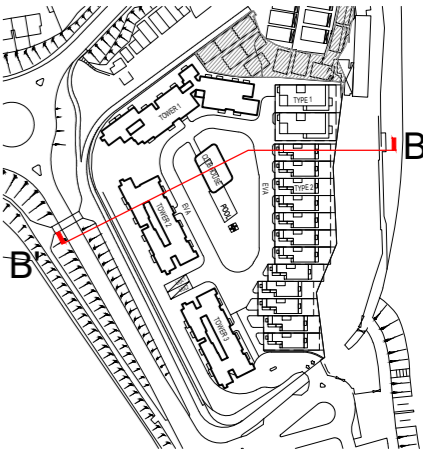


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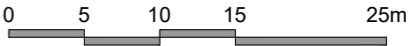
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

Aedas

Schematic Section

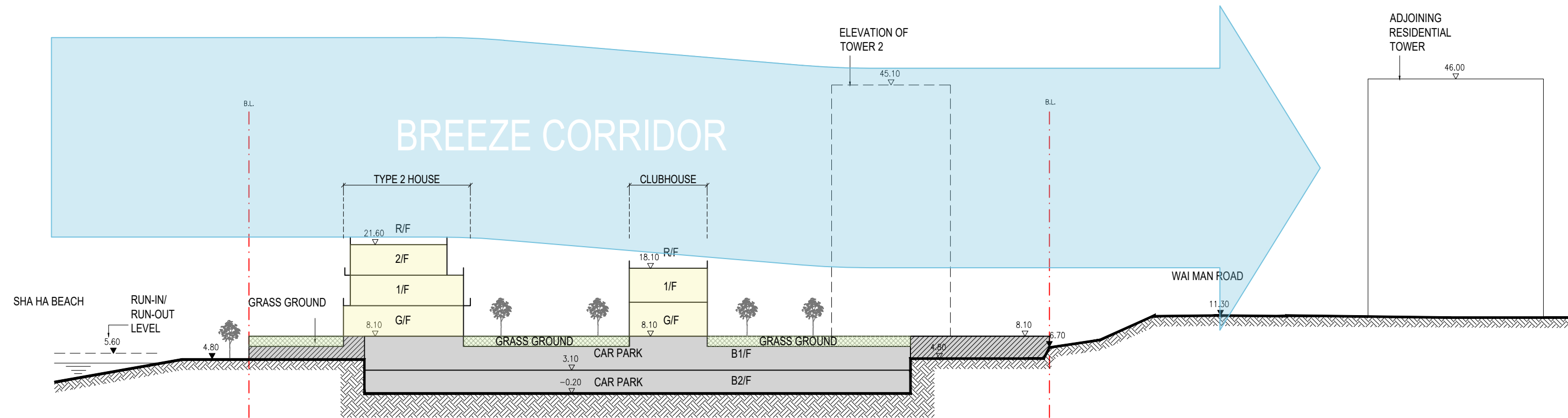
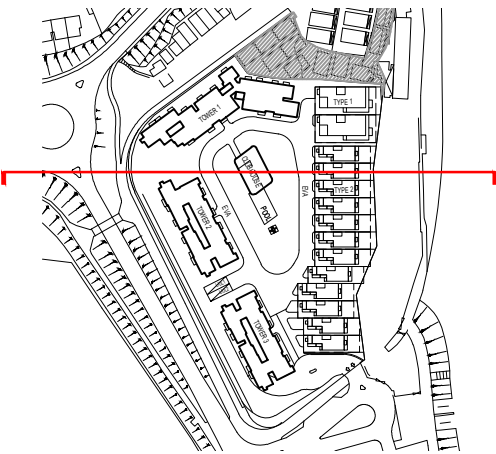


SECTION B' - B



1:500 @ A3

Schematic Section



BREEZE CORRIDOR SECTION DIAGRAM



1:600 @ A3



PROJECT :  
APPLICATION FOR AMENDMENT OF  
PLAN UNDER SECTION 12A OF THE  
TOWN PLANNING ORDINANCE (CAP. 131)  
FOR PROPOSED RESIDENTIAL  
DEVELOPMENT AT VARIOUS LOTS IN  
D.D. 221 AND ADJOINING GOVERNMENT  
LAND, SHA HA, SAI KUNG,  
NEW TERRITORIES

DRAWING TITLE :  
LANDSCAPE MASTER PLAN  
(OVERALL VIEW)

PROJECT No. C2041

DRAWING No. LMP01

SCALE : 1:700

DATE OF ISSUE : SEP 2022

CAD FILENAME : C2041-LMP01

Recreational Facilities including  
swimming pool, children play area,  
meandering path to cater for the  
recreational need of the occupants  
and visitors

Tree Planting along the internal  
access to provide shade and visual  
amenity to the occupants and  
visitors

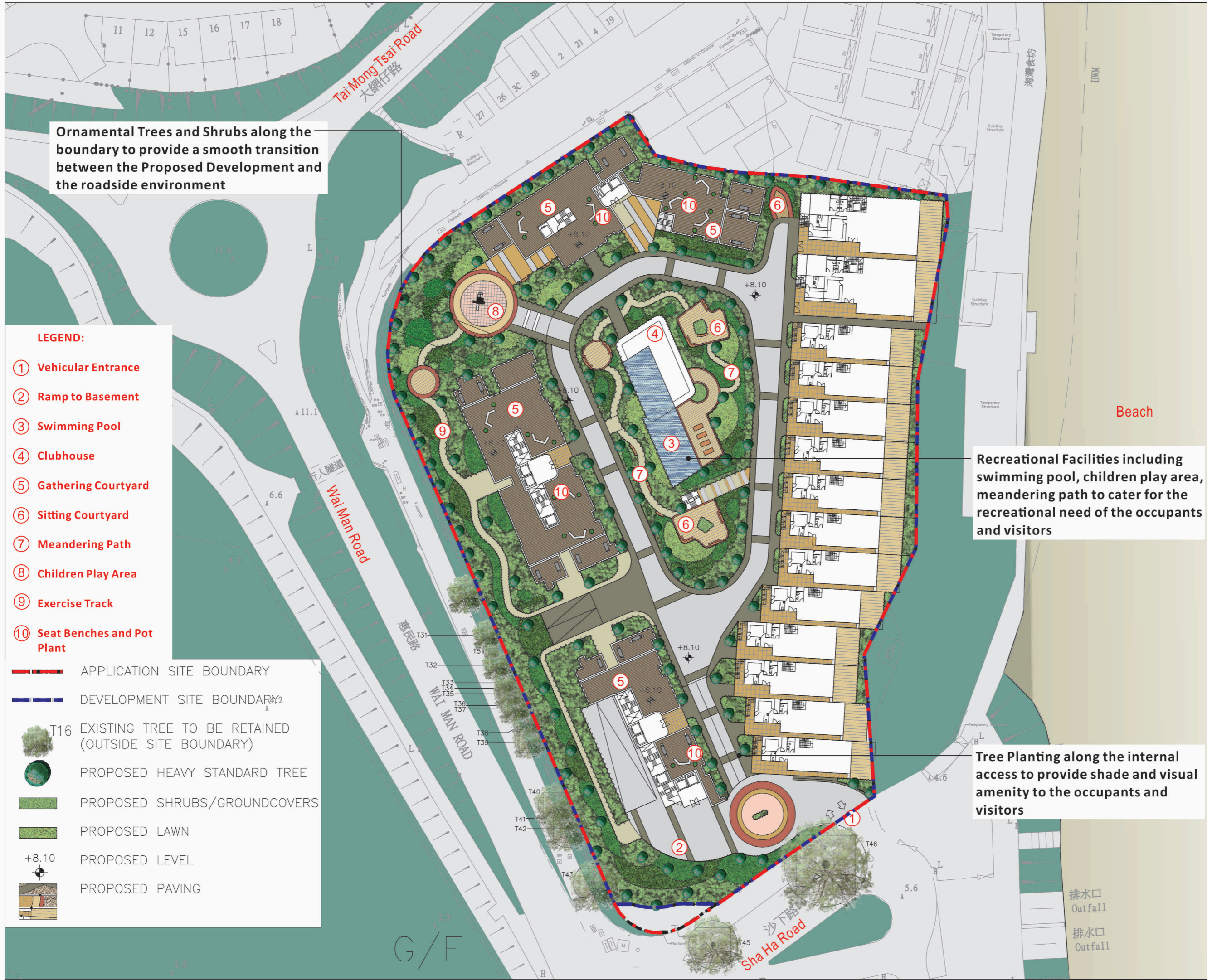
REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- 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

LANDES LIMITED  
景藝設計有限公司

FLAT A, 17/F,  
SHUN PONT COMMERCIAL BUILDING,  
5-11 THOMSON ROAD, HONG KONG  
TEL.: 2868 0980 FAX.: 2868 2203  
香港灣仔譚臣道5-11號  
信邦商業大廈17樓A室  
電話: 2868 0980  
傳真: 2868 2203



PROJECT :  
APPLICATION FOR AMENDMENT OF  
PLAN UNDER SECTION 12A OF THE  
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FOR PROPOSED RESIDENTIAL  
DEVELOPMENT AT VARIOUS LOTS IN  
D.D. 221 AND ADJOINING GOVERNMENT  
LAND, SHA HA, SAI KUNG,  
NEW TERRITORIES

DRAWING TITLE :  
LANDSCAPE MASTER PLAN  
(G/F)

PROJECT No. C2041

DRAWING No. LMP02

SCALE : 1:700

DATE OF ISSUE : SEP 2022

CAD FILENAME : C2041-LMP02

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DESIGN BY :	TEL	
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電話: 2868 0980  
傳真: 2868 2203

申請編號 Application No. : Y/SK-SKT/4

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This page is extracted from applicant's submitted documents.



Key Plan

PROJECT :  
APPLICATION FOR AMENDMENT OF  
PLAN UNDER SECTION 12A OF THE  
TOWN PLANNING ORDINANCE (CAP. 131)  
FOR PROPOSED RESIDENTIAL  
DEVELOPMENT AT VARIOUS LOTS IN  
D.D. 221 AND ADJOINING GOVERNMENT  
LAND, SHA HA, SAI KUNG,  
NEW TERRITORIES

DRAWING TITLE :  
LANDSCAPE SECTION

PROJECT No. C2041

DRAWING No. LD101

SCALE : 1:100

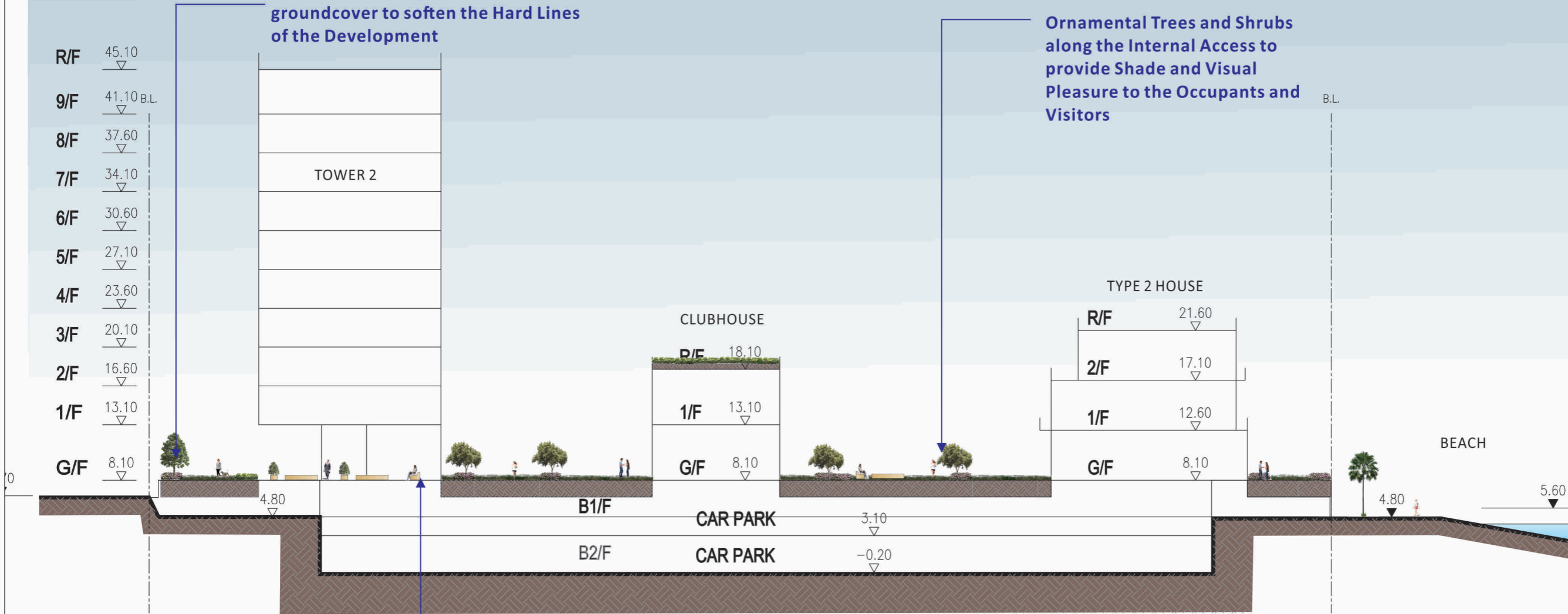
DATE OF ISSUE : SEP 2022

CAD FILENAME : C2041-LD101

Provision of edge planters for  
ornamental trees, shrubs and  
groundcover to soften the Hard Lines  
of the Development

Ornamental Trees and Shrubs  
along the Internal Access to  
provide Shade and Visual  
Pleasure to the Occupants and  
Visitors

Recreational Facilities like Swimming  
Pool, Clubhouse, Children Play Area  
to cater for the Recreational Need of  
the Occupants



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

- NOTES :
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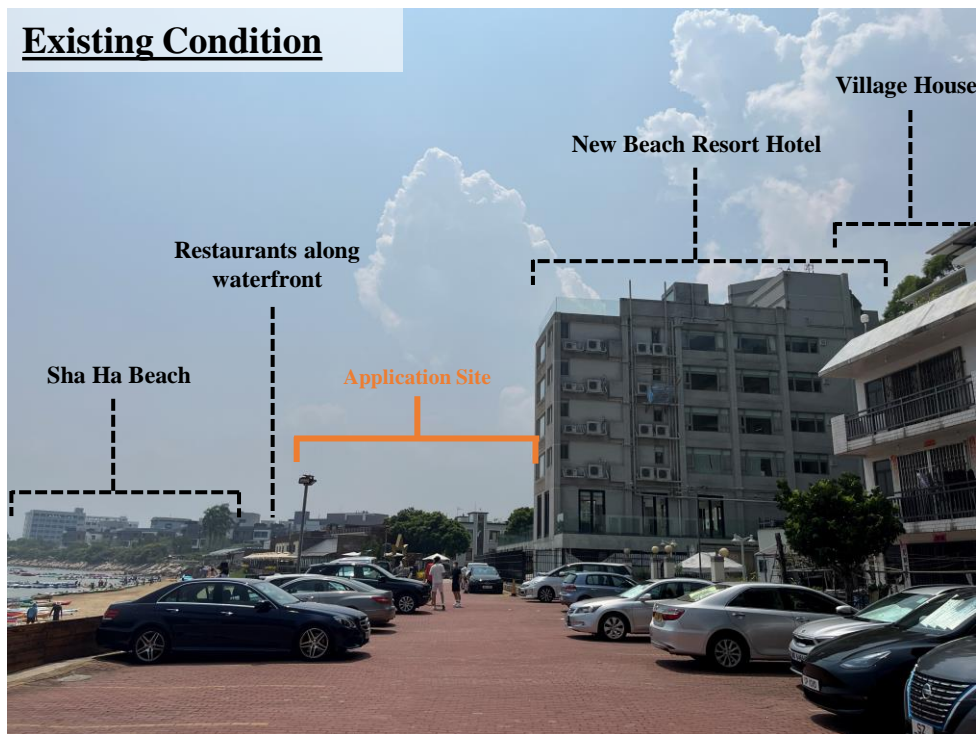
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香港灣仔譚臣道5-11號  
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申請編號 Application No. : Y / S K - S K T / 4

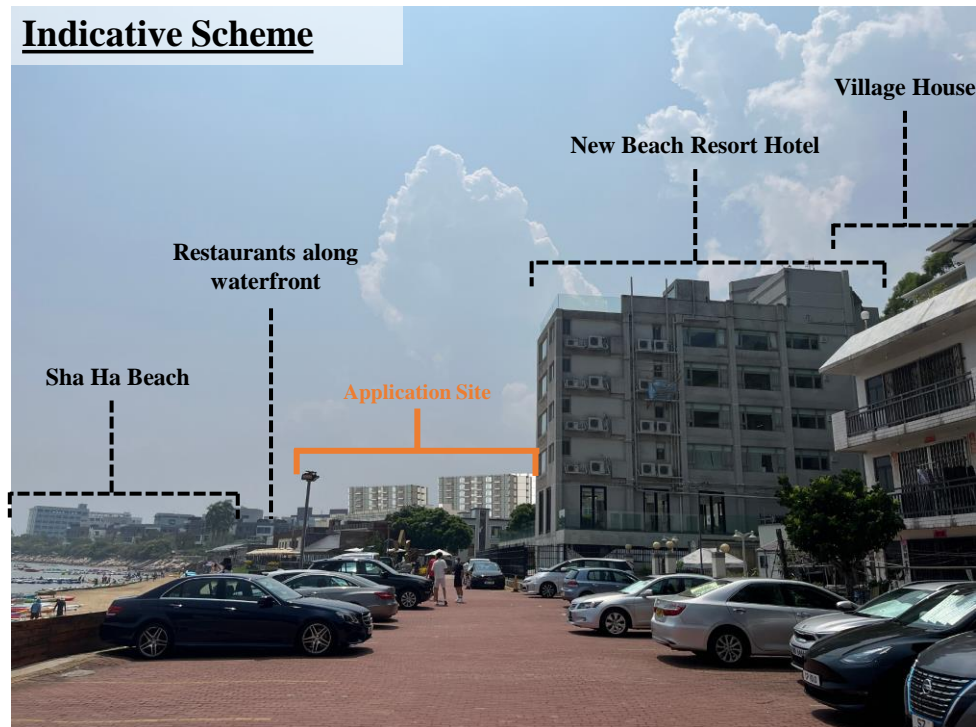
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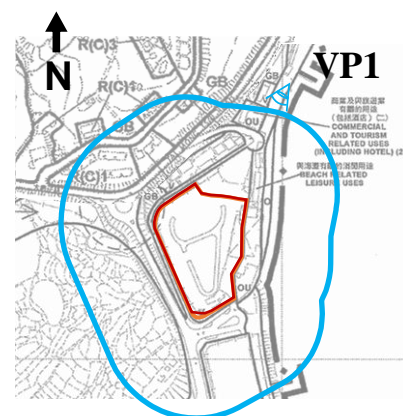
## Existing Condition



## Indicative Scheme



## Key Plan



Application Site

Development Site

Assessment Area  
(3H = 37m x 3 = about 111m)

Viewing Point

ARUP

Figure Title  
**Viewing Point 1: Open-air Car Park  
adjacent to the New Beach Resort Hotel**

Source  
Site Photo

Date May 2023  
Scale As shown

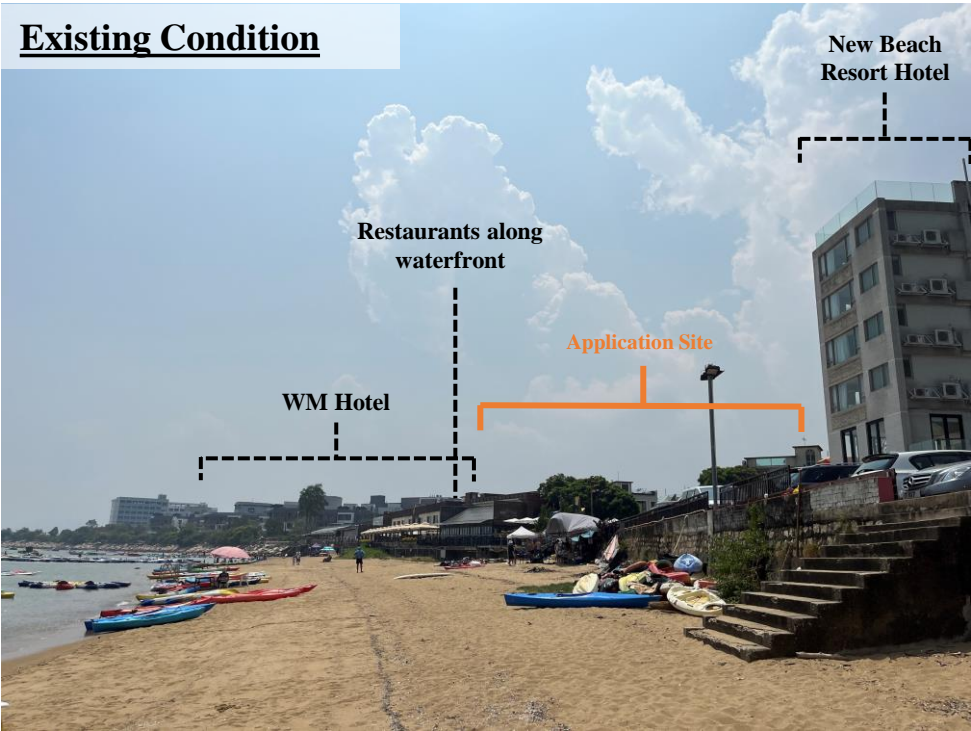
Figure No.  
3

申請編號 Application No. : Y / S K - S K T / 4

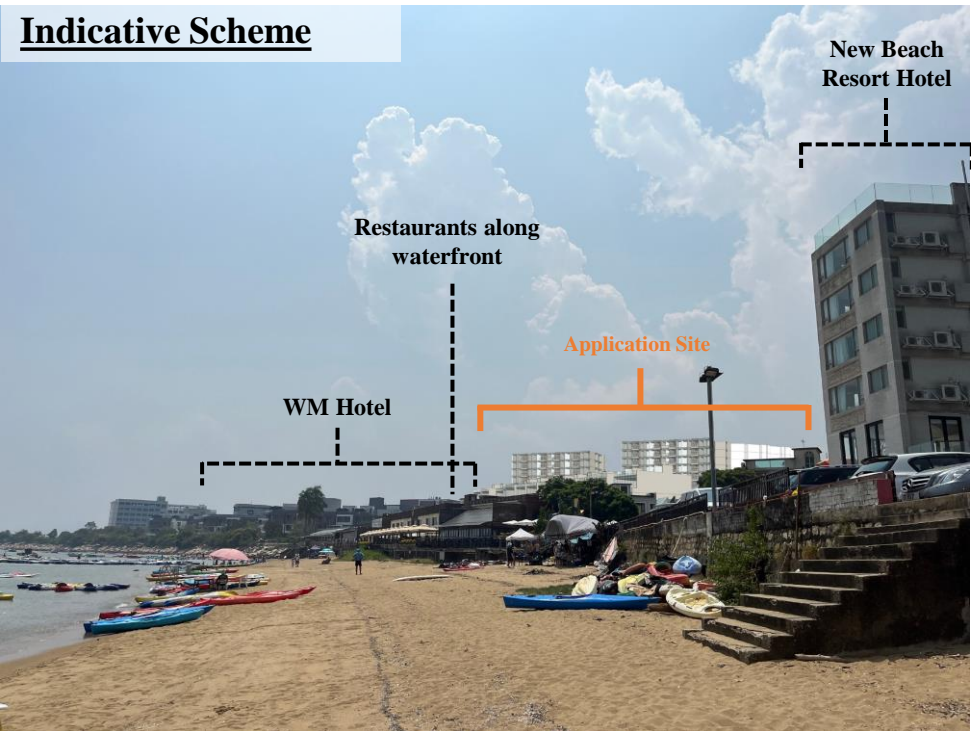
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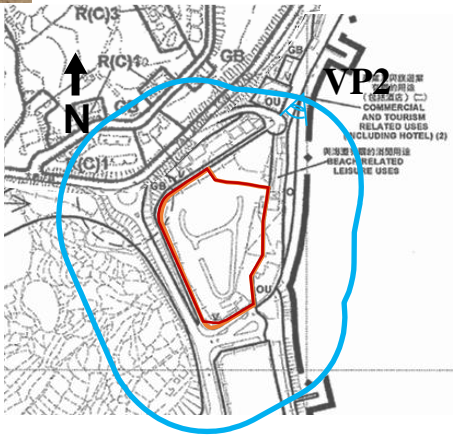
Existing Condition



Indicative Scheme

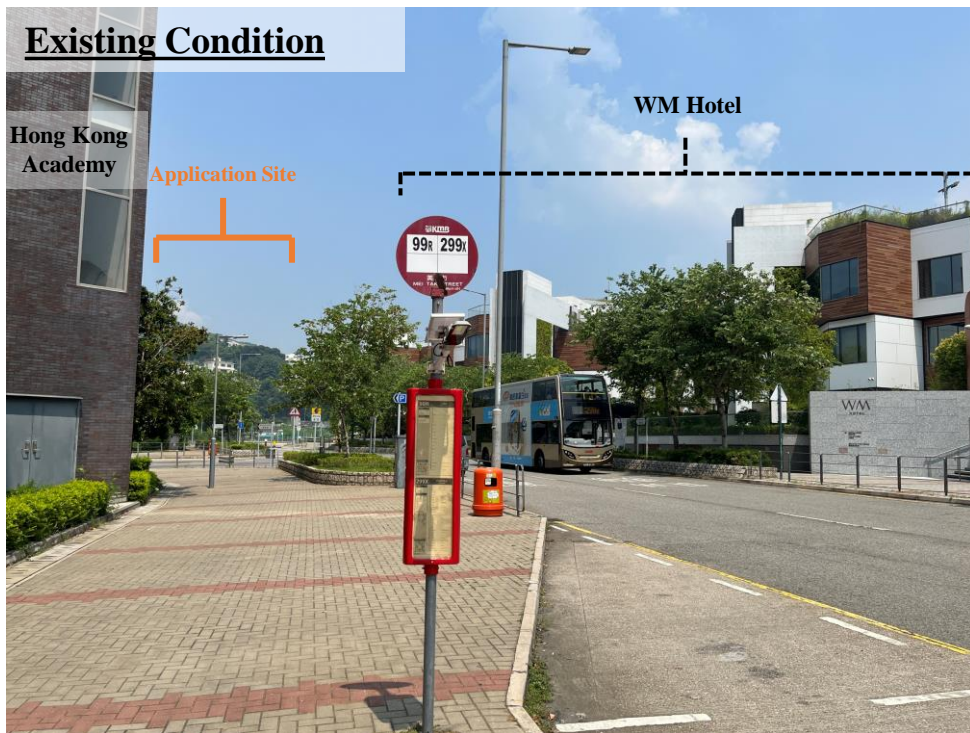


Key Plan

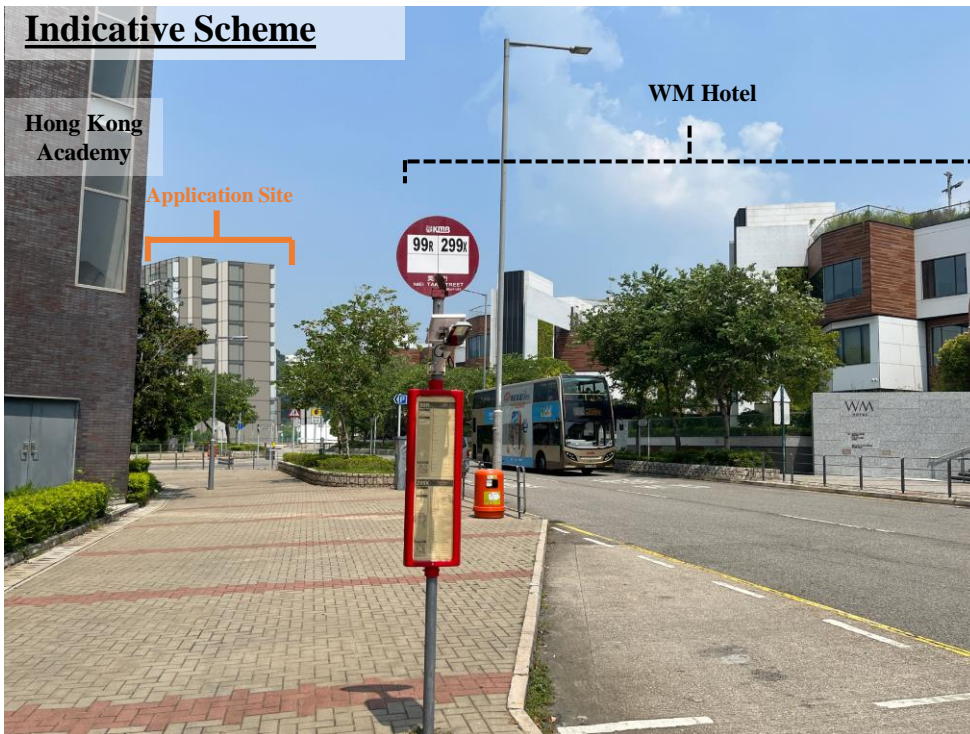


- Application Site
- Development Site
- Assessment Area  
(3H = 37m x 3= about 111m)
- Viewing Point

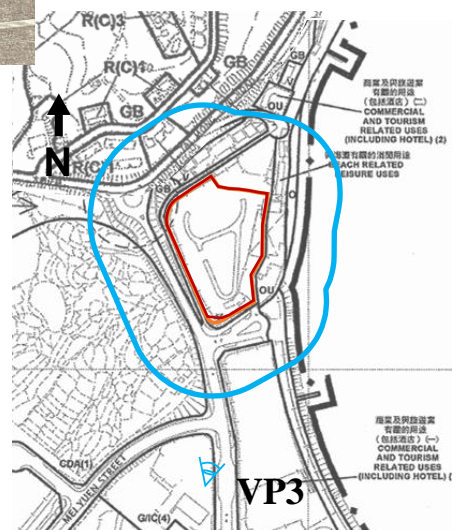
## Existing Condition



## Indicative Scheme



## Key Plan



Application Site

Development Site

Assessment Area  
(3H = 37m x 3= about 111m)

Viewing Point

ARUP

Figure Title  
Viewing Point 3: Bus Stop at Wai Man Road  
northbound near Hong Kong Academy

Source  
Site Photo

Date  
May 2023  
Scale  
As shown

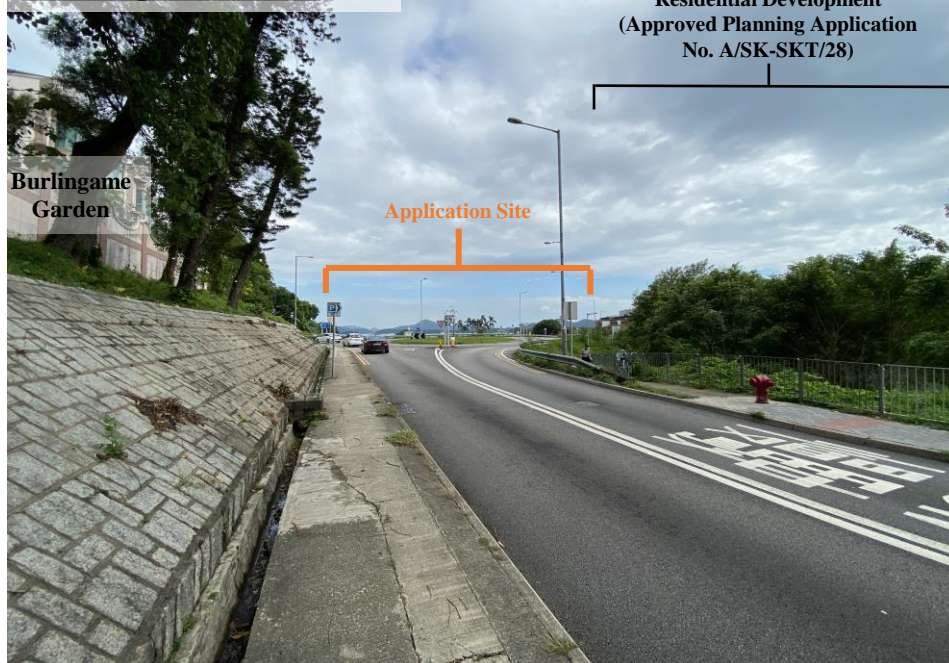
Figure No.  
5

申請編號 Application No. : Y / SK - SK T / 4

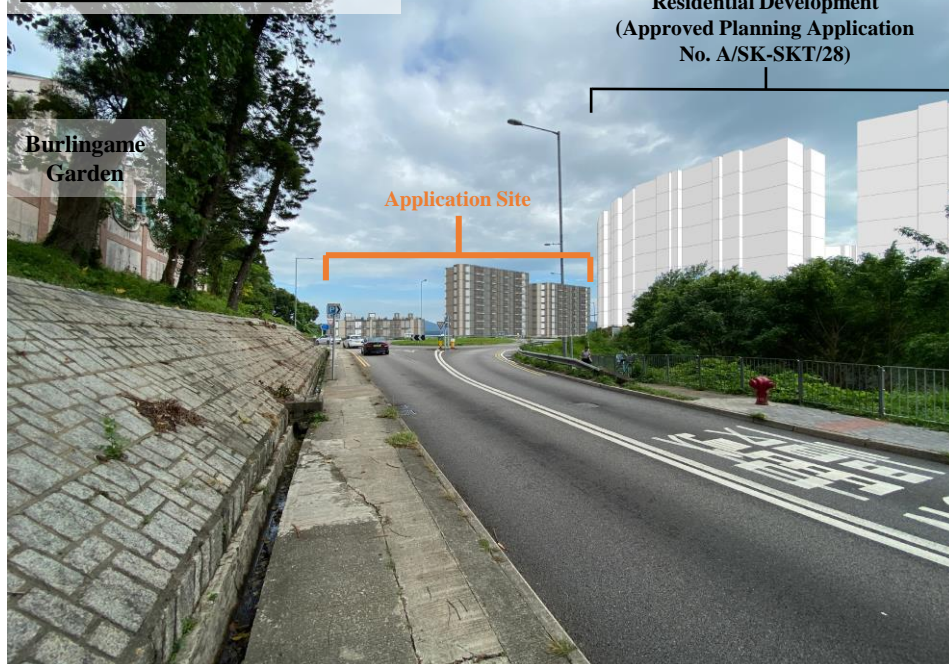
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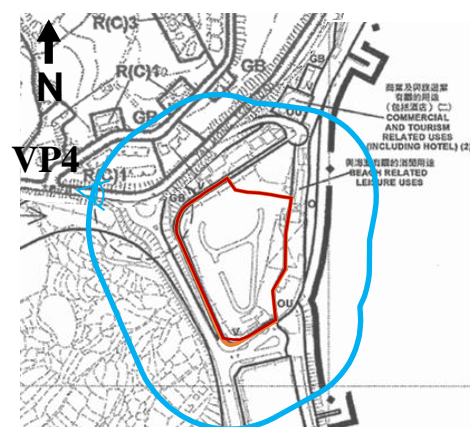
## Existing Condition



## Indicative Scheme



## Key Plan



- Application Site
- Development Site
- Assessment Area  
(3H = 37m x 3= about 111m)
- ◀ Viewing Point



# **LEGEND**

- Application Site
- Development Site
- "Village Type Development" ("V") Zone
- Existing Building Structures
- Delineation of Area of Existing Sha Ha Village (for 2023-2026 Resident Representative Election) (from Homes Affairs Department)
- Village Environs of Sha Ha
- High Pressure Gas Pipeline
- Sha Ha Site of Archaeological Interest Boundary
- Projected Small House Development in the future (Indicative only; Assuming an average flat size about 700 sq. ft. with a footprint size of about 10m x 6.5m)



Figure 9 Aerial photograph showing Study Area and example of how test pit or trench excavations would be positioned along the grid within the Study Area. The area identified for GPR survey is also marked.