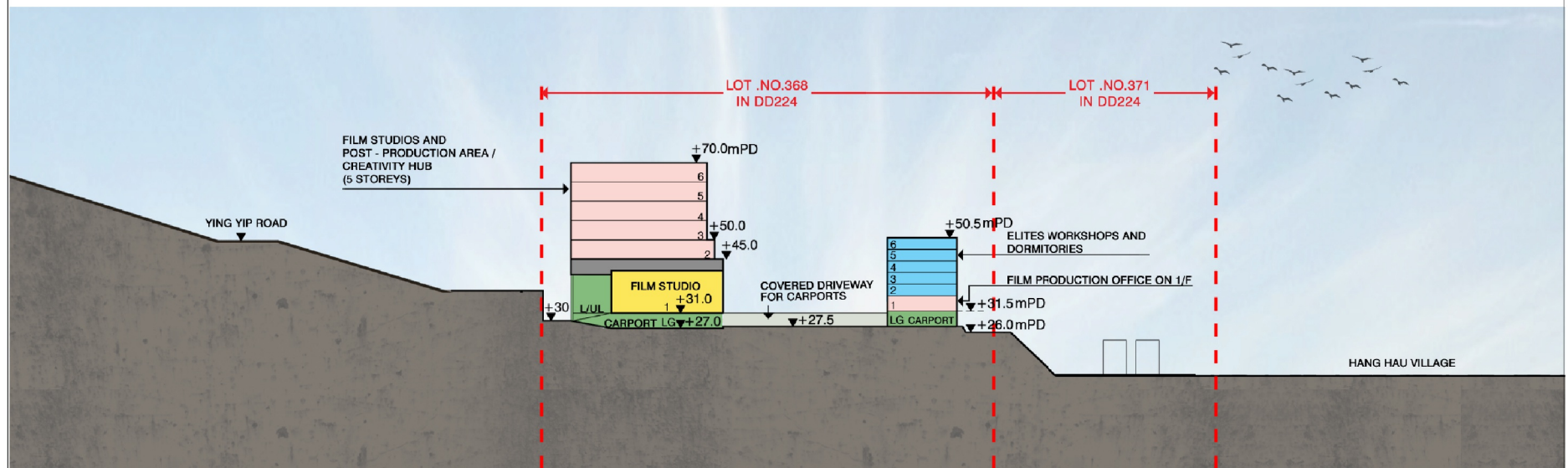


PROPOSED SECTIONS AA'



PROPOSED SECTIONS BB'

Project: Proposed Comprehensive Development at CDA Site Area 92, Lot No.368 in DD224, Clear Water Bay, Sai Kung	Date: Sep 2023	Revision: C	DLN ADL Bauhinia Culture Holdings Limited
Drawing Title: Sections	Drawing No: 2-04		

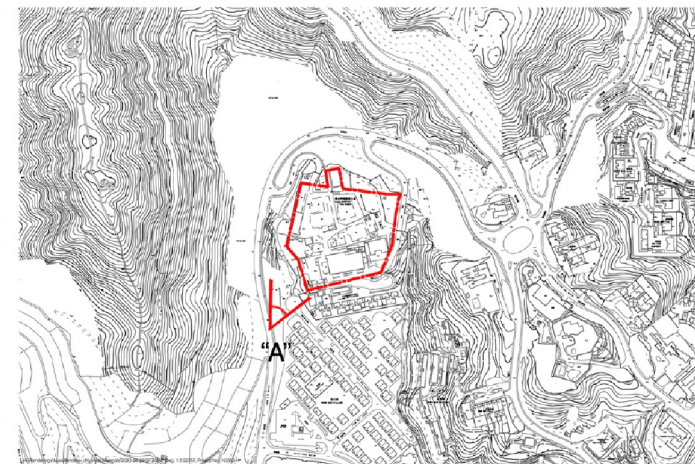
(資料來源：鄉郊及新市鎮規劃小組委員會文件第9/23)  
(Source: RNTPC Paper No. 9/23)

參考編號  
REFERENCE No.  
R/S/TKO/29-1

繪圖 DRAWING  
H-2



View at street level from Ying Yip Road (+20.8 mPD) towards the Site, representing views from the pedestrians and vehicular travellers along Ying Yip Road

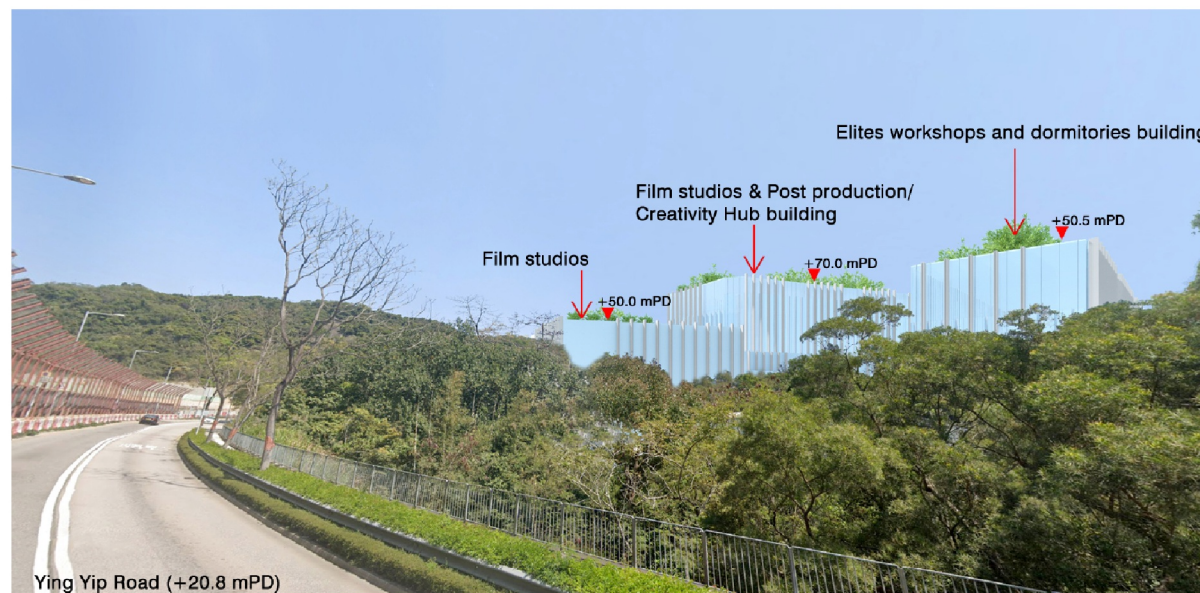


## Key Plan

Viewpoint "A"

Viewpoint Elevation: + 20.8 mPD

## Existing Condition



Project: Proposed Comprehensive Development at CDA Site Area 92, Lot No.368 in DD224, Clear Water Bay, Sai Kung  
Drawing Title: Photomontages – Viewpoint "A"

Date: Sep 2023

Drawing No: 2-05

Revision: C



Bauhinia Culture  
Holdings Limited

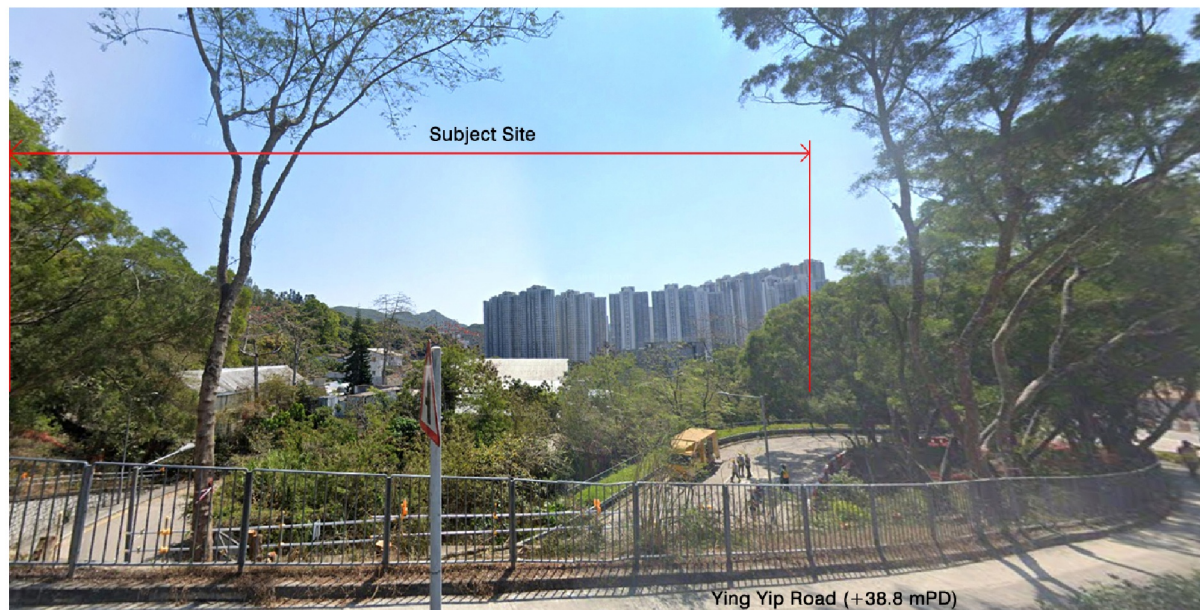
(資料來源：鄉郊及新市鎮規劃小組委員會文件第9/23)  
(Source: RNTPC Paper No. 9/23)

參考編號  
REFERENCE No.  
R/S/TKO/29-1

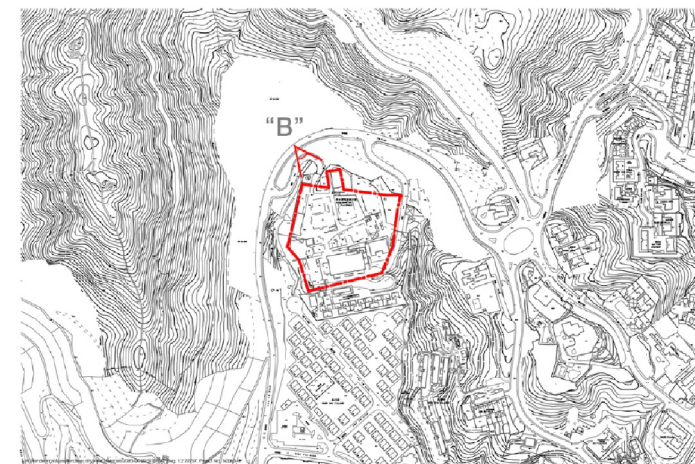
繪圖 DRAWING  
H-3a



View at street level from Ying Yip Road (+38.8 mPD) towards the Site, at the proposed bus stop



Existing Condition



Key Plan  
Viewpoint "B"  
Viewpoint Elevation: + 38.8 mPD

Project: Proposed Comprehensive Development at CDA Site Area 92, Lot No.368 in DD224, Clear Water Bay, Sai Kung  
Drawing Title: Photomontages – Viewpoint "B"

Date: Sep 2023  
Drawing No: 2-06

Revision: C



Bauhinia Culture  
Holdings Limited

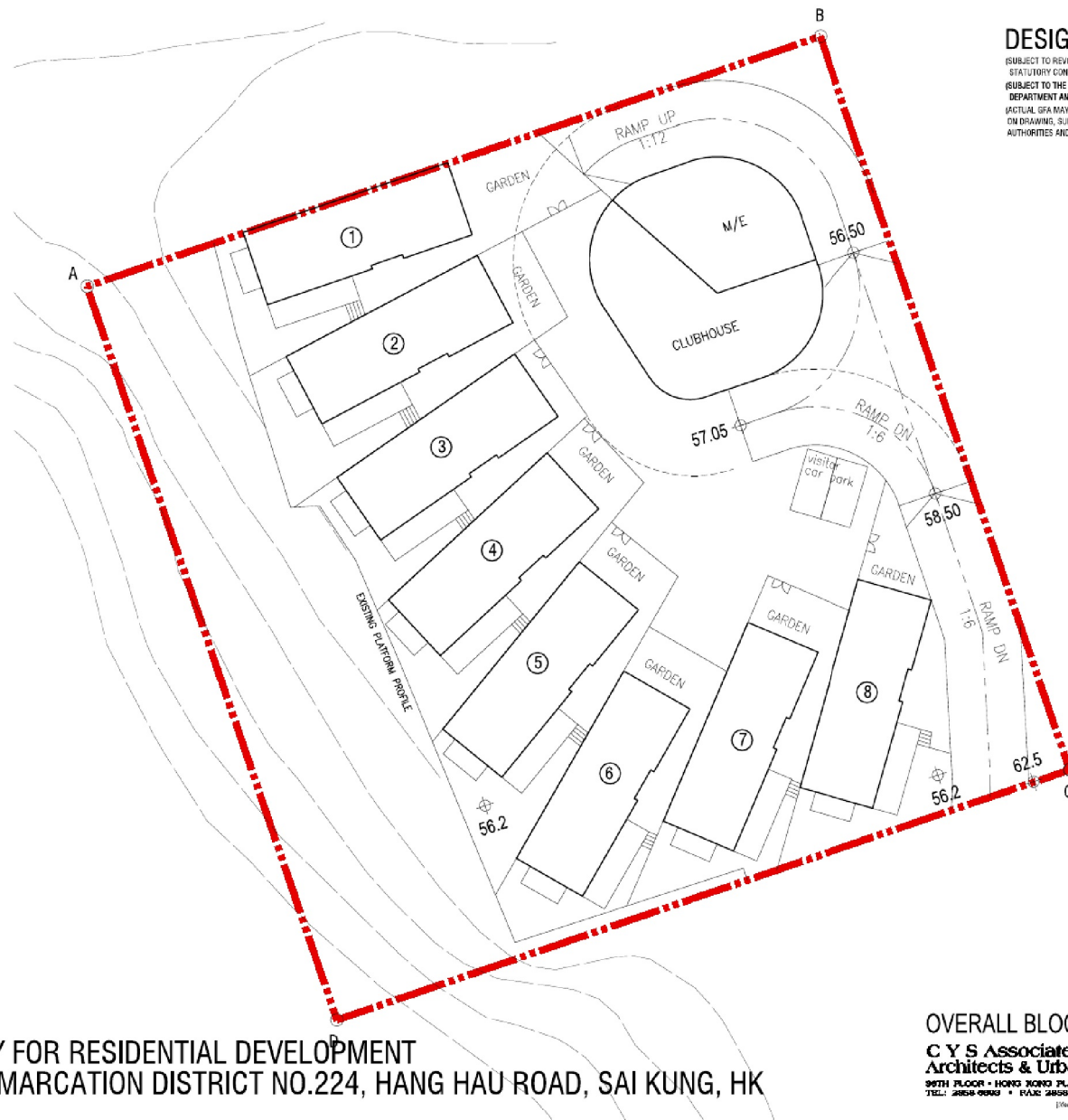
(資料來源：鄉郊及新市鎮規劃小組委員會文件第9/23)  
(Source: RNTPC Paper No. 9/23)

參考編號  
REFERENCE No.  
R/S/TKO/29-1

繪圖 DRAWING  
H-3b



2019-22-03  
PRELIMINARY



# DESIGN INTENT DRAWING

(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER  
STATUTORY CONTROL AND ANY LEASE CONDITIONS)  
(SUBJECT TO THE APPROVAL BY BUILDINGS  
DEPARTMENT AND RELEVANT AUTHORITIES)  
(ACTUAL SDA MAY BE DIFFERENT FROM THOSE AS SHOWN  
ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT  
AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)

FEASIBILITY STUDY FOR RESIDENTIAL DEVELOPMENT  
LOT NO. 310 IN DEMARCATION DISTRICT NO.224, HANG HAU ROAD, SAI KUNG, HK

## OVERALL BLOCK PLAN

**C Y S Associates (H K) Ltd.**  
**Architects & Urban Designers.** **CYS**  
907H FLOOR • HONG KONG PLAZA • 108 CONNAUGHT ROAD WEST • HONG KONG  
TEL: 2858 0888 • FAX: 2858 9083 2858 9399 • 3444111 cys@cysarch.com.hk  
[\\realhong\hong\2019-22\hai tung\_hang\_hau\_ready\real\_hung\plan\_20190322]

(資料來源：S12A申請編號Y/TKO/5的文件)  
(Source: S12A paper for Y/TKO/5)

參考編號  
REFERENCE No.  
R/S/TKO/29-1

繪圖 DRAWING  
H-4



# Viewing Point 6

## Hang Hau Village



Existing condition

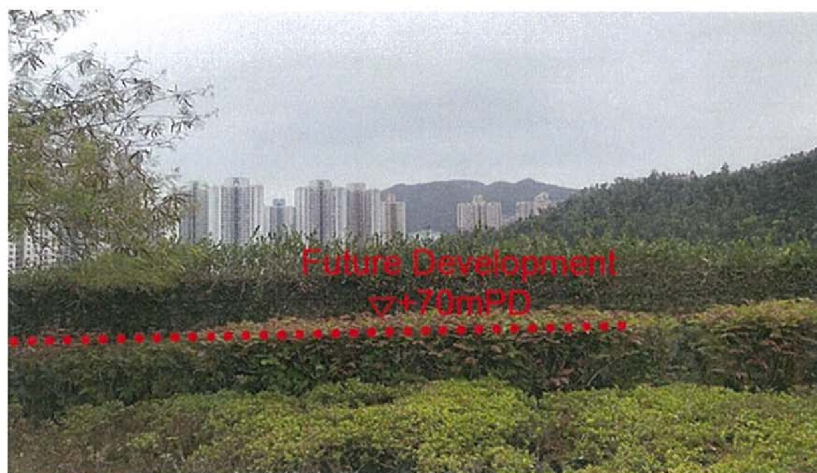


Proposed scheme

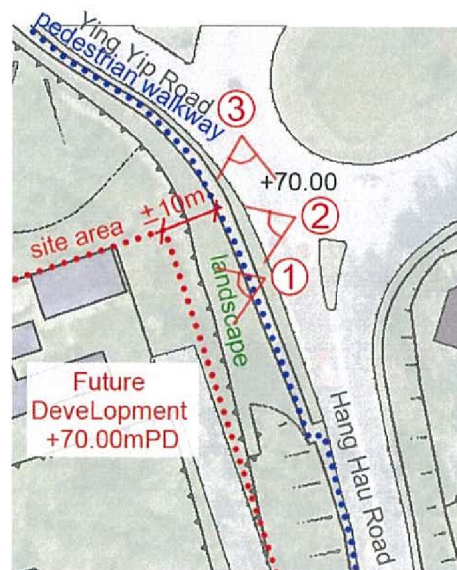




Roundabout at Hang Hau Road and Ying Yip Road



VIEW 1



Description plan



VIEW 2



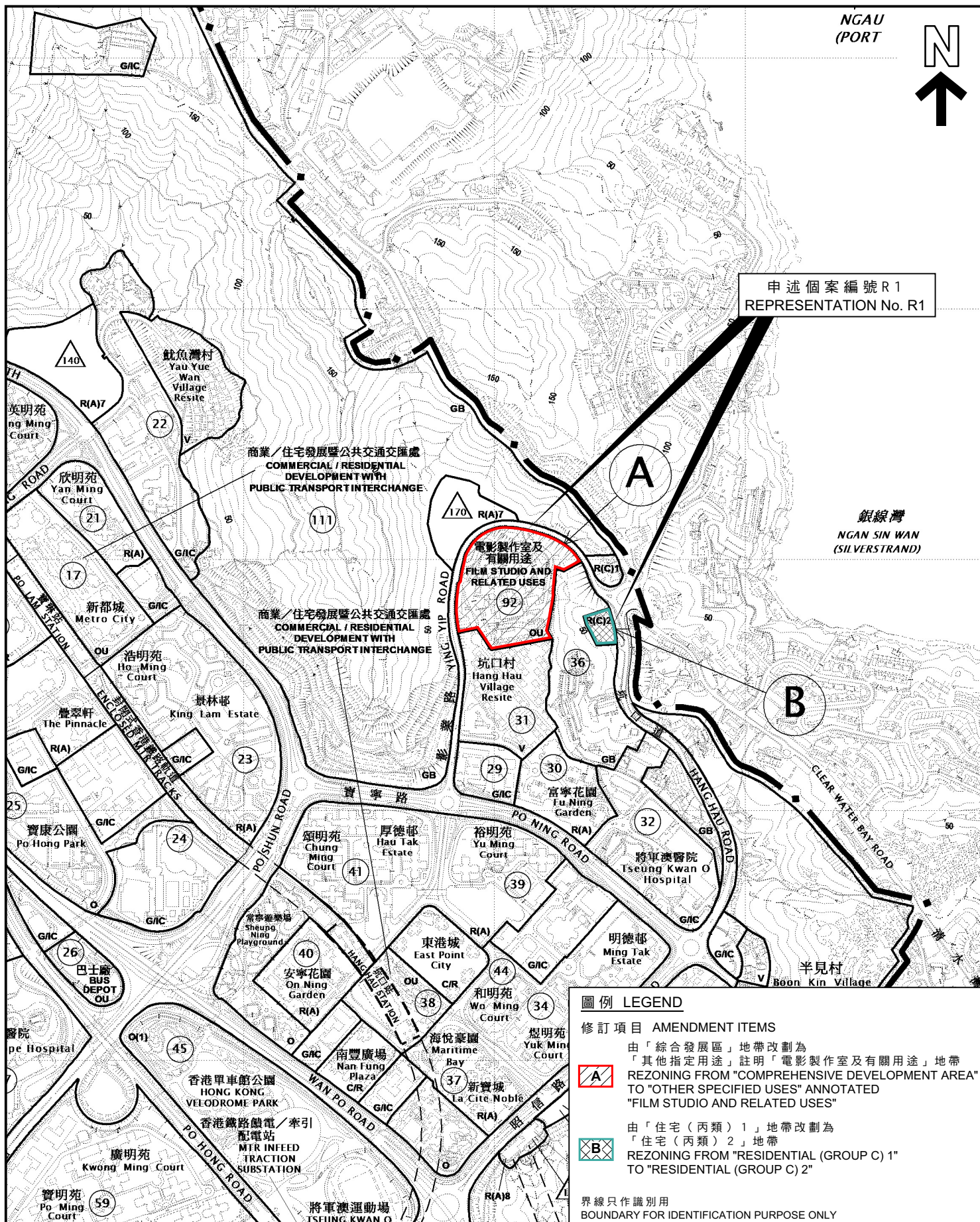
VIEW 3



NGAU  
(PORT)



申述個案編號 R 1  
REPRESENTATION No. R1



### 位置圖 LOCATION PLAN

就將軍澳分區計劃大綱草圖編號 S/TKO/29  
提出的申述個案編號 R1 作出考慮  
CONSIDERATION OF REPRESENTATION No. R1  
TO THE DRAFT TSEUNG KWAN O  
OUTLINE ZONING PLAN No. S/TKO/29

SCALE 1: 10 000 比例尺

米 100 0 100 200 300 400 500 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

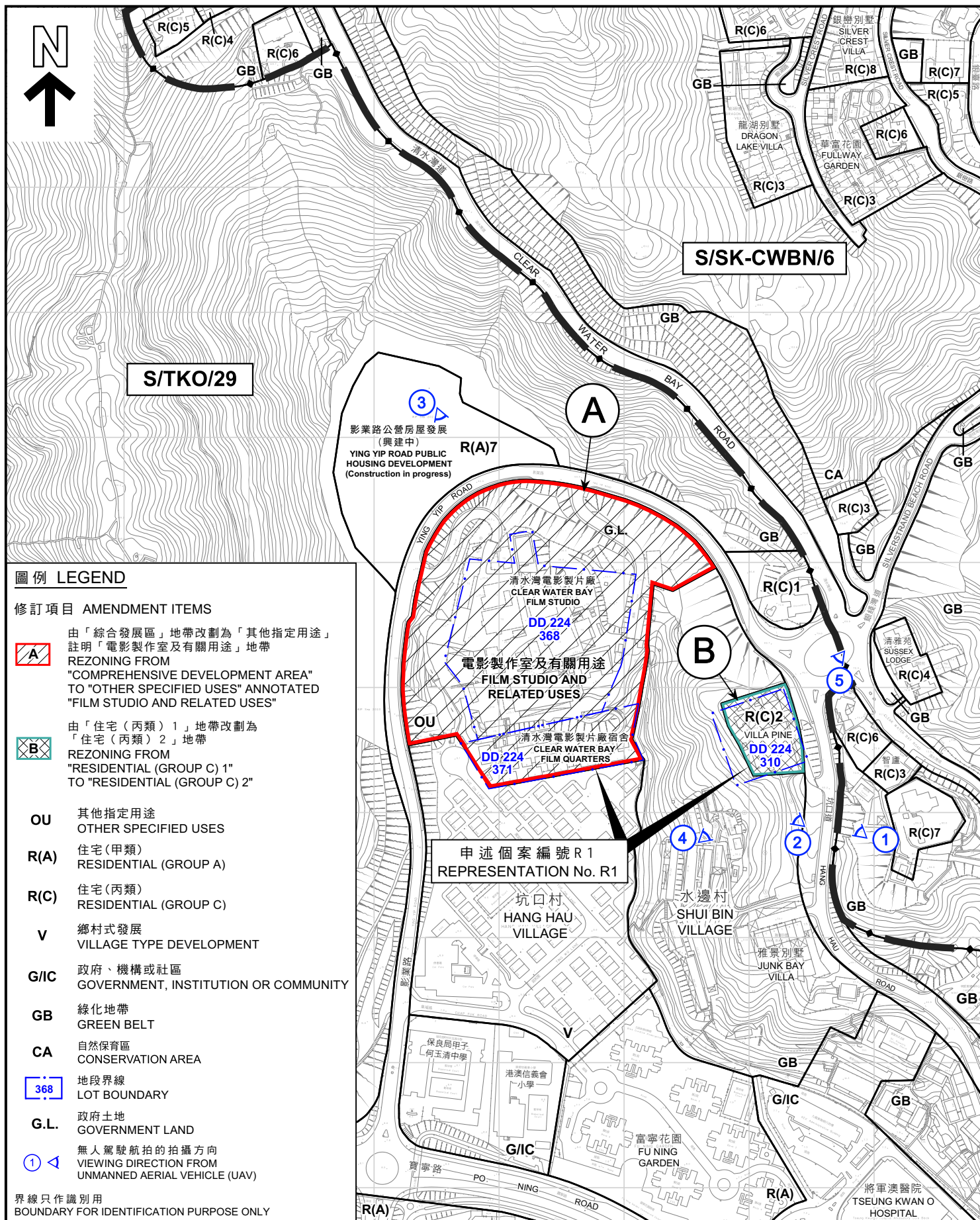


參考編號  
REFERENCE No.  
R/S/TKO/29-1

圖 PLAN  
H-1

本摘要圖於2024年3月19日擬備，  
所根據的資料為於2023年12月29日  
展示的分區計劃大綱草圖編號 S/TKO/29  
EXTRACT PLAN PREPARED ON 19.3.2024  
BASED ON DRAFT OUTLINE ZONING PLAN  
No. S/TKO/29 EXHIBITED ON 29.12.2023





## 圖例 LEGEND

### 修訂項目 AMENDMENT ITEMS

- A** 由「綜合發展區」地帶改劃為「其他指定用途」註明「電影製作室及有關用途」地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "OTHER SPECIFIED USES" ANNOTATED "FILM STUDIO AND RELATED USES"
- B** 由「住宅（丙類）1」地帶改劃為「住宅（丙類）2」地帶  
REZONING FROM "RESIDENTIAL (GROUP C) 1" TO "RESIDENTIAL (GROUP C) 2"

- OU** 其他指定用途  
OTHER SPECIFIED USES
- R(A)** 住宅（甲類）  
RESIDENTIAL (GROUP A)
- R(C)** 住宅（丙類）  
RESIDENTIAL (GROUP C)
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT
- CA** 自然保育區  
CONSERVATION AREA
- 368** 地段界線  
LOT BOUNDARY
- G.L.** 政府土地  
GOVERNMENT LAND
- ①** 無人駕駛航拍的拍攝方向  
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 平面圖 SITE PLAN

就將軍澳分區計劃大綱草圖編號S/TKO/29  
提出的申述個案編號R1作出考慮  
CONSIDERATION OF REPRESENTATION No. R1  
TO THE DRAFT TSEUNG KWAN O  
OUTLINE ZONING PLAN No. S/TKO/29

SCALE 1:4 000 比例尺  
米 80 0 80 160 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TKO/29-1

圖 PLAN  
H-2

本摘要圖於2024年3月18日擬備，  
所根據的資料為測量圖編號  
12-NW-11C, 11D, 16A及16B  
EXTRACT PLAN PREPARED ON 18.3.2024  
BASED ON SURVEY SHEETS No.  
12-NW-11C, 11D, 16A & 16B





影業路公營房屋發展  
(興建中)  
YING YIP ROAD PUBLIC  
HOUSING DEVELOPMENT  
(Construction in progress)

A

清水灣電影製片廠  
CLEAR WATER BAY  
FILM STUDIO

清水灣電影製片廠宿舍  
CLEAR WATER BAY  
FILM QUARTERS

B

VILLA  
PINE

申述個案編號 R1  
REPRESENTATION No. R1

坑口村  
HANG HAU  
VILLAGE

水邊村  
SHUI BIN  
VILLAGE

雅景別墅  
JUNK BAY VILLA

富寧花園  
FUNGING  
GARDEN

## 圖例 LEGEND

### 修訂項目 AMENDMENT ITEMS



由「綜合發展區」地帶改劃為「其他指定用途」  
註明「電影製作室及有關用途」地帶  
REZONING FROM  
"COMPREHENSIVE DEVELOPMENT AREA"  
TO "OTHER SPECIFIED USES" ANNOTATED  
"FILM STUDIO AND RELATED USES"



由「住宅（丙類）1」地帶改劃為  
「住宅（丙類）2」地帶  
REZONING FROM  
"RESIDENTIAL (GROUP C) 1"  
TO "RESIDENTIAL (GROUP C) 2"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 航攝照片 AERIAL PHOTO

就將軍澳分區計劃大綱草圖編號 S/TKO/29  
提出的申述個案編號 R1 作出考慮  
CONSIDERATION OF REPRESENTATION No. R1  
TO THE DRAFT TSEUNG KWAN O  
OUTLINE ZONING PLAN No. S/TKO/29

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TKO/29-1

圖 PLAN  
H-3

本摘要圖於2024年3月22日擬備，  
所根據的資料為地政總署於2022年12月8日  
拍得的航攝照片編號E167306C  
EXTRACT PLAN PREPARED ON 22.3.2024  
BASED ON AERIAL PHOTO No. E167306C  
TAKEN ON 8.12.2022  
BY LANDS DEPARTMENT



1

清水灣電影製片廠宿舍  
CLEAR WATER BAY FILM QUARTERS

清水灣電影製片廠  
CLEAR WATER BAY FILM STUDIO



水邊村  
SHUI BIN VILLAGE

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2024年03月22日擬備，所根據的資料為攝於2023年08月17日的實地照片  
PLAN PREPARED ON 22.03.2024  
BASED ON SITE PHOTOS  
TAKEN ON 17.08.2023

就將軍澳分區計劃大綱草圖編號S/TKO/29  
提出的申述個案編號R1作出考慮  
CONSIDERATION OF REPRESENTATION No. R1  
TO THE DRAFT TSEUNG KWAN O  
OUTLINE ZONING PLAN No. S/TKO/29

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TKO/29-1

圖 PLAN  
H-4a



2



3



界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2024年03月22日擬備，所根據的資料為攝於2023年08月17日的實地照片  
PLAN PREPARED ON 22.03.2024  
BASED ON SITE PHOTOS  
TAKEN ON 17.08.2023

就將軍澳分區計劃大綱草圖編號S/TKO/29  
提出的申述個案編號R1作出考慮  
CONSIDERATION OF REPRESENTATION No. R1  
TO THE DRAFT TSEUNG KWAN O  
OUTLINE ZONING PLAN No. S/TKO/29

規 劃 署  
PLANNING  
DEPARTMENT

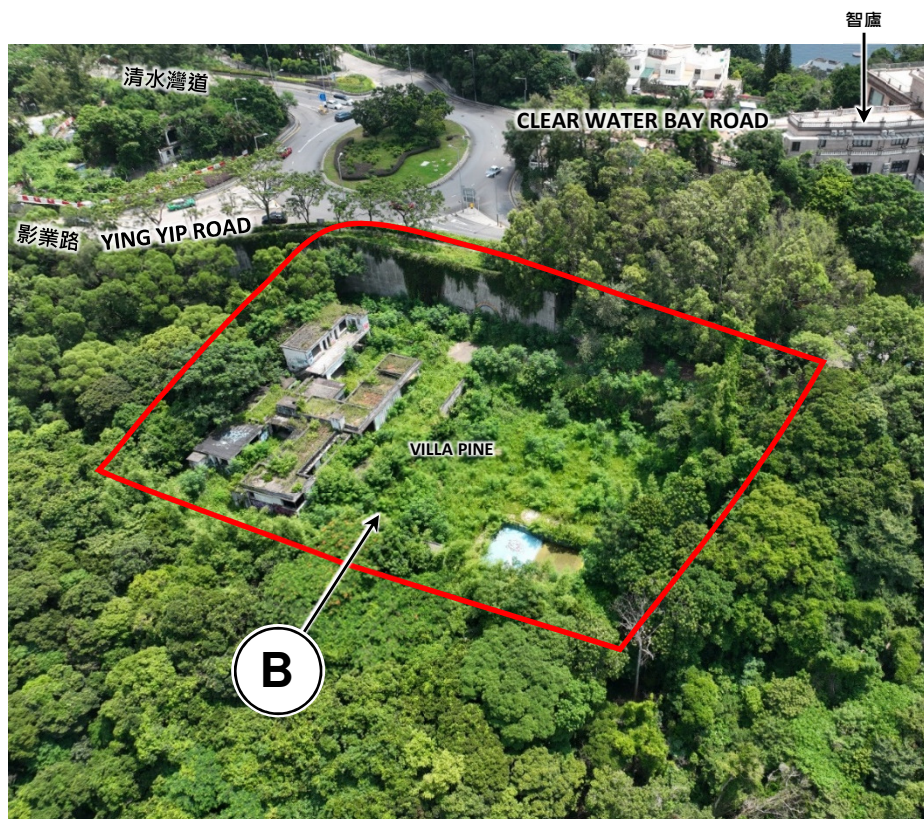


參考編號  
REFERENCE No.  
R/S/TKO/29-1

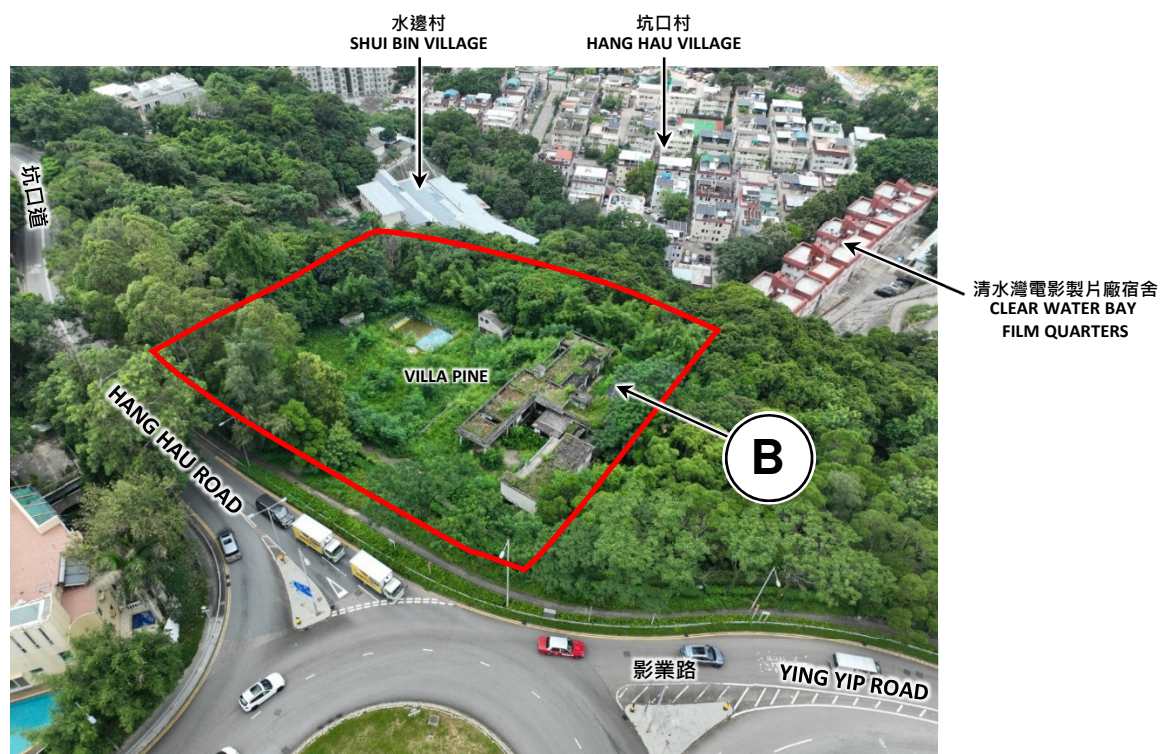
圖 PLAN  
H-4b



4



5



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

就將軍澳分區計劃大綱草圖編號S/TKO/29  
提出的申述個案編號R1作出考慮  
CONSIDERATION OF REPRESENTATION No. R1  
TO THE DRAFT TSEUNG KWAN O  
OUTLINE ZONING PLAN No. S/TKO/29

規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/TKO/29-1

圖 PLAN  
H-4c

本圖於2024年03月22日擬備，所根據的  
資料為攝於2023年08月17日的實地照片  
PLAN PREPARED ON 22.03.2024  
BASED ON SITE PHOTOS  
TAKEN ON 17.08.2023