

Figure No. GP-001	Scale -	Figure Title Basement Floor Plan
ARUP	Date April 2025	Source

(資料來源：申請人於 11.04.2025 呈交的資料)
(Source : Applicant's Submission of 11.04.2025)

參考編號
REFERENCE No.
A/SK-HC/364

繪圖
DRAWING
A-1

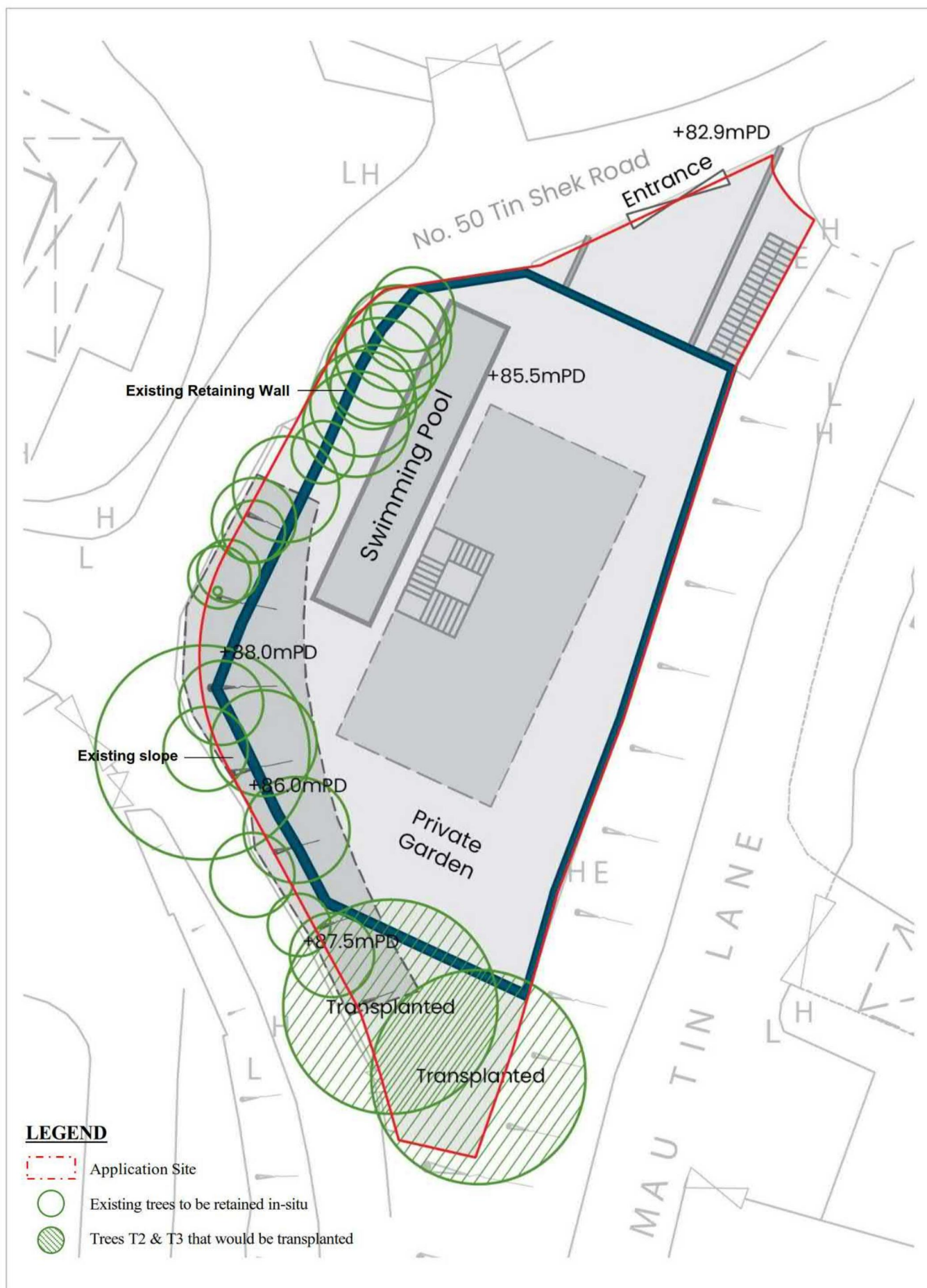


Figure No.	Scale	Figure Title
GP-002	-	Ground Floor Plan
ARUP	Date	Source
	April 2025	

(資料來源：申請人於 11.04.2025 呈交的資料)
(Source : Applicant's Submission of 11.04.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/SK-HC/364	A-2



Figure No. GP-003	Scale -	Figure Title First Floor Plan
ARUP	Date April 2025	Source

(資料來源：申請人於 11.04.2025 呈交的資料)
(Source : Applicant's Submission of 11.04.2025)

參考編號 REFERENCE No. A/SK-HC/364	繪圖 DRAWING A-3
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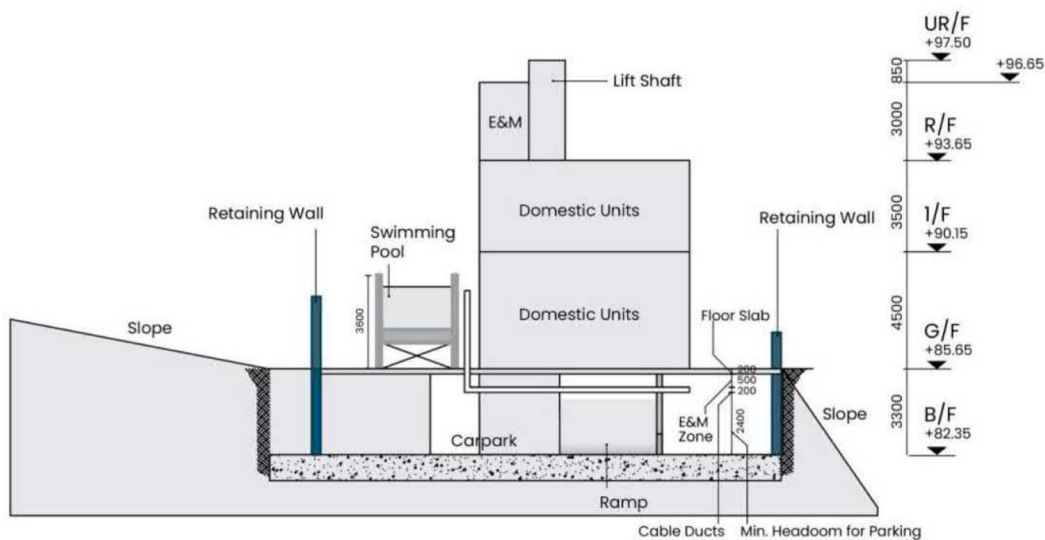
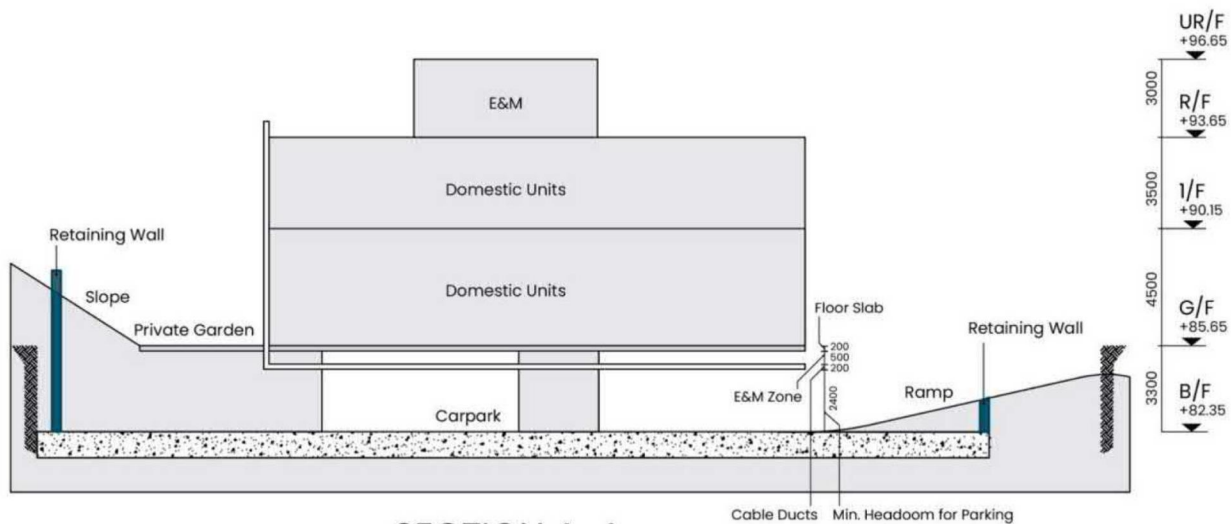


Figure No. GP-004	Scale -	Figure Title Diagrammatic Section
ARUP	Date April 2025	Source

(資料來源：申請人於 11.04.2025 呈交的資料)
(Source : Applicant's Submission of 11.04.2025)

參考編號
REFERENCE No.
A/SK-HC/364

繪圖
DRAWING
A-4



Figure No.	Scale	Figure Title
-	-	Updated Excavation Plan
ARUP	Date	Source
	April 2025	

(資料來源：申請人於 11.04.2025 呈交的資料)
(Source : Applicant's Submission of 11.04.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/SK-HC/364	A-5



LEGEND

- Application Site
- Existing Retaining Wall
- Existing Trees to be retained in-situ
- Trees T2 & T3 that would be transplanted
- Remaining Developable Area for House Redevelopment
- A steep gradient of 1:4 at the entrance to the Application Site

- 1** The existing entrance to the Application Site is narrow with about 5m wide and does not provide adequate space for vehicles manoeuvring into the Site. Existing parking and manoeuvring needs to be provided off-site on Tin Shek Road, posing congestion and safety concerns for pedestrians.
- 2** The topography at the northern part of the Application Site, with a steep gradient of 1:4, is not in compliance with the requirement of 1:6 to 1:10 stated in PNAP APP-111, hindering safe manoeuvring and parking. In order to provide a safe access connecting Tin Shek Road to the House redevelopment (i.e. max gradient of 1:6), a 19m long ramp will be required on G/F to serve the 5 no. of required car parking spaces. As a result, the remaining area will be inadequate for house redevelopment, making it efficient to divert vehicular ramp and parking at basement level.
- 3** The existing slope at the southwestern part of the Application Site further reduces developable area of the Application Site. It is recommended to minimize encroachment and impact to the existing slope to avoid slope failure along Tin Shek Road. Minimal intervention to the existing slope create further constraint to the developable area of the Site.
- 4** The existing boundary wall and retaining wall in the Application Site will be retained in-situ. Keeping the retaining wall with the exiting trees intact would ensure slope stability, maintaining public safety and landscape amenity on Tin Shek Road.



Figure No. 2.5	Scale -	Figure Title Site Constraints Plan
ARUP	Date April 2025	Source iB1000 & iC1000 Digital Topographic Map TOPO



LEGEND



Retained Trees



Transplanted Trees



Swimming Pool



Gravel paving



Wood Deck



Lawn



Planting area

DRAWING TITLE
Landscape Master Plan - G/F

Note:
[1] All development parameters shown are indicative only.

DATE
Feb 2025

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FIGURE NO.

SCALE AND ORIENTATION

JOB TITLE

Lot 214 and ext to 214 in D.D. 219 Sai Kung

ARUP

(資料來源：申請人於 11.04.2025 呈交的資料)
(Source : Applicant's Submission of 11.04.2025)

參考編號

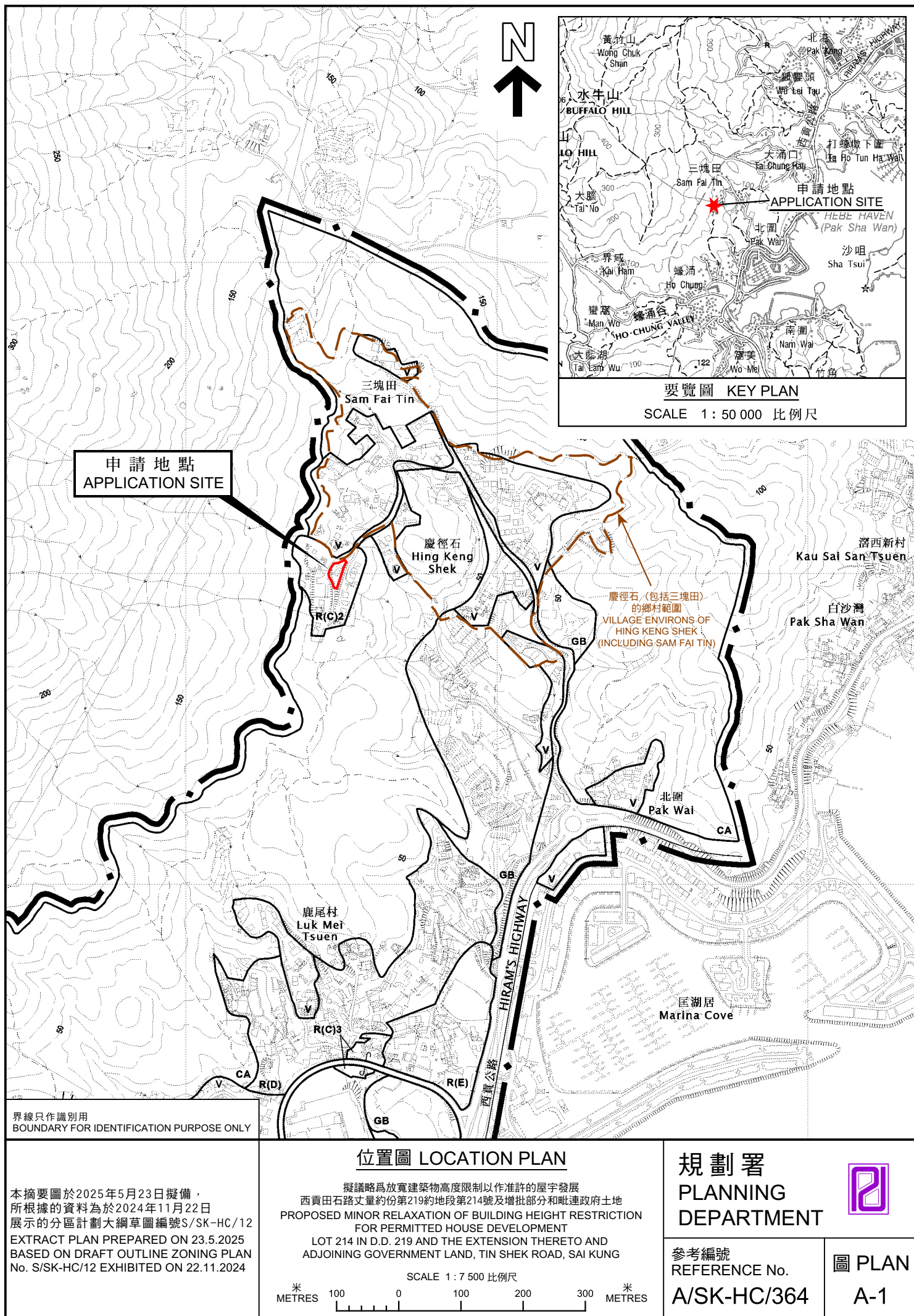
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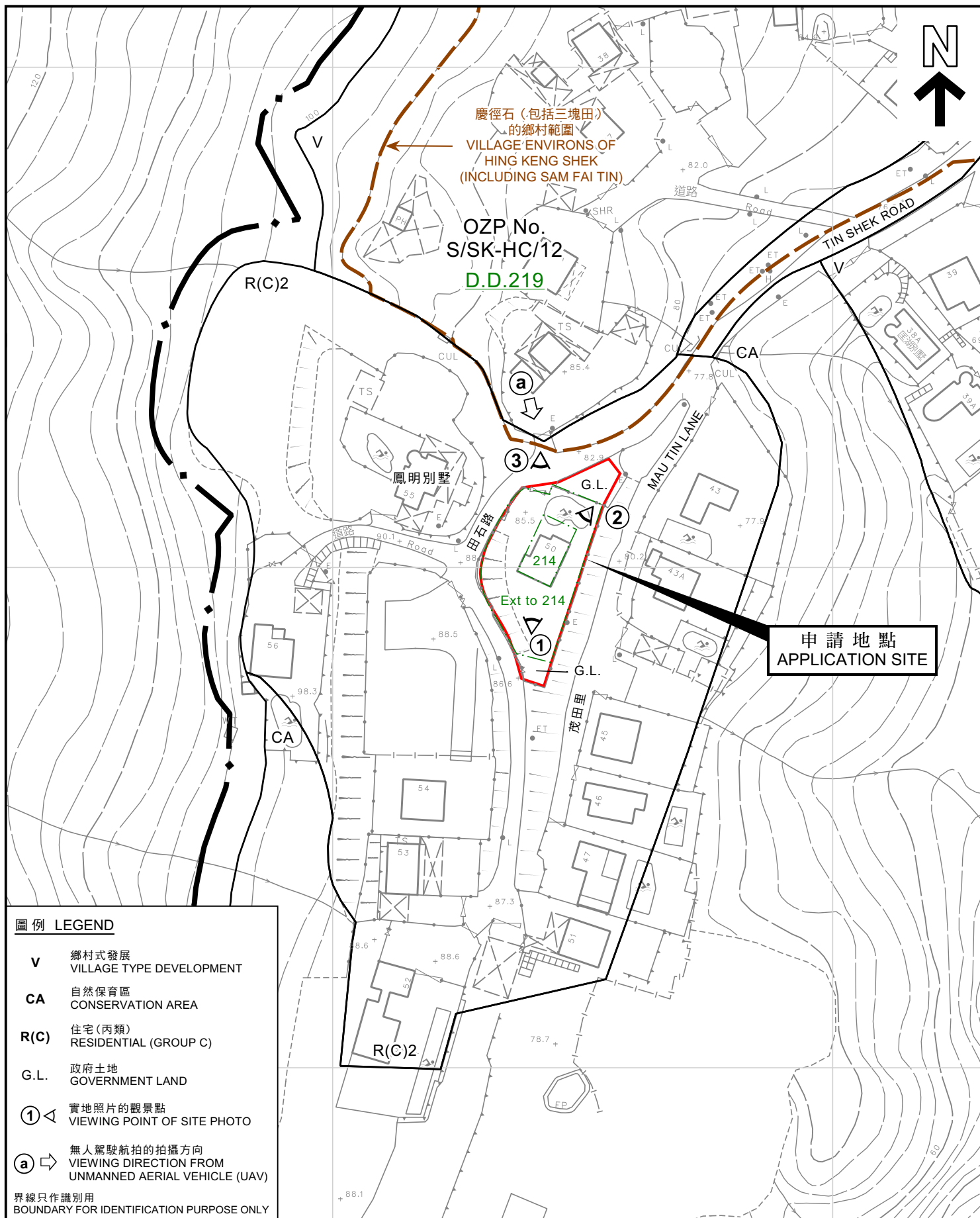
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繪圖

DRAWING

A-7





圖例 LEGEND

- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- CA** 自然保育區
CONSERVATION AREA
- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- G.L.** 政府土地
GOVERNMENT LAND
- ①** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- (a)** 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

本摘要圖於2025年5月23日擬備，
所根據的資料為測量圖編號7-SE-25A
EXTRACT PLAN PREPARED ON 23.5.2025
BASED ON SURVEY SHEET No. 7-SE-25A

擬議略為放寬建築物高度限制以作准許的屋宇發展
西貢田石路丈量約份第219約地段第214號及增批部分和毗連政府土地
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
FOR PERMITTED HOUSE DEVELOPMENT
LOT 214 IN D.D. 219 AND THE EXTENSION THERETO AND
ADJOINING GOVERNMENT LAND, TIN SHEK ROAD, SAI KUNG

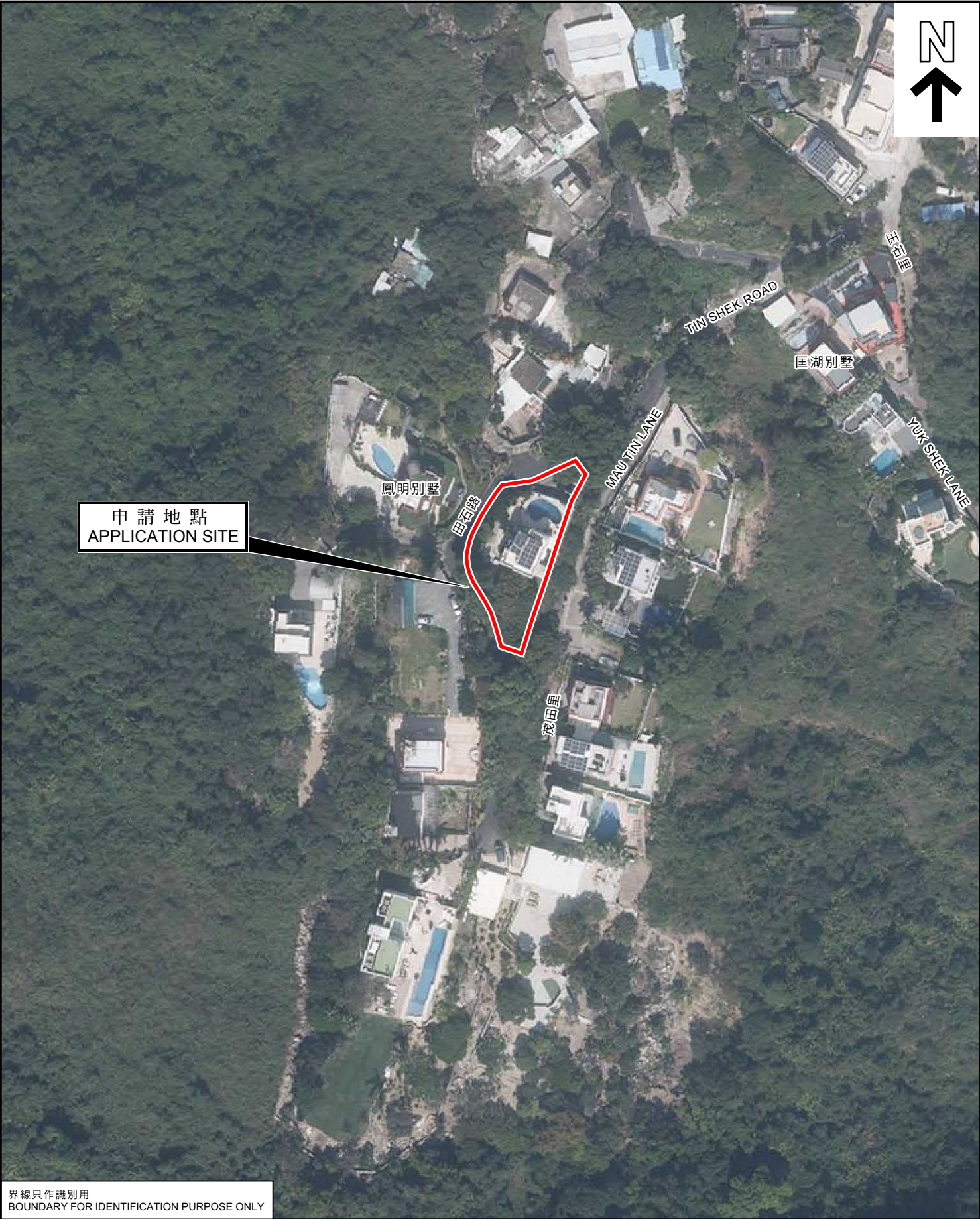
SCALE 1:1 000 比例尺
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-HC/364

圖 PLAN
A-2



申請地點
APPLICATION SITE

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本摘要圖於2025年1月22日擬備，所根據的資料為地政總署於2023年2月28日拍得的航攝照片編號E193712C
EXTRACT PLAN PREPARED ON 22.1.2025
BASED ON AERIAL PHOTO No. E193712C
TAKEN ON 28.2.2023
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議略為放寬建築物高度限制以作准許的屋宇發展
西貢田石路丈量約份第219約地段第214號及增批部分和毗連政府土地
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
FOR PERMITTED HOUSE DEVELOPMENT
LOT 214 IN D.D. 219 AND THE EXTENSION THERETO AND
ADJOINING GOVERNMENT LAND, TIN SHEK ROAD, SAI KUNG

規劃署
PLANNING
DEPARTMENT



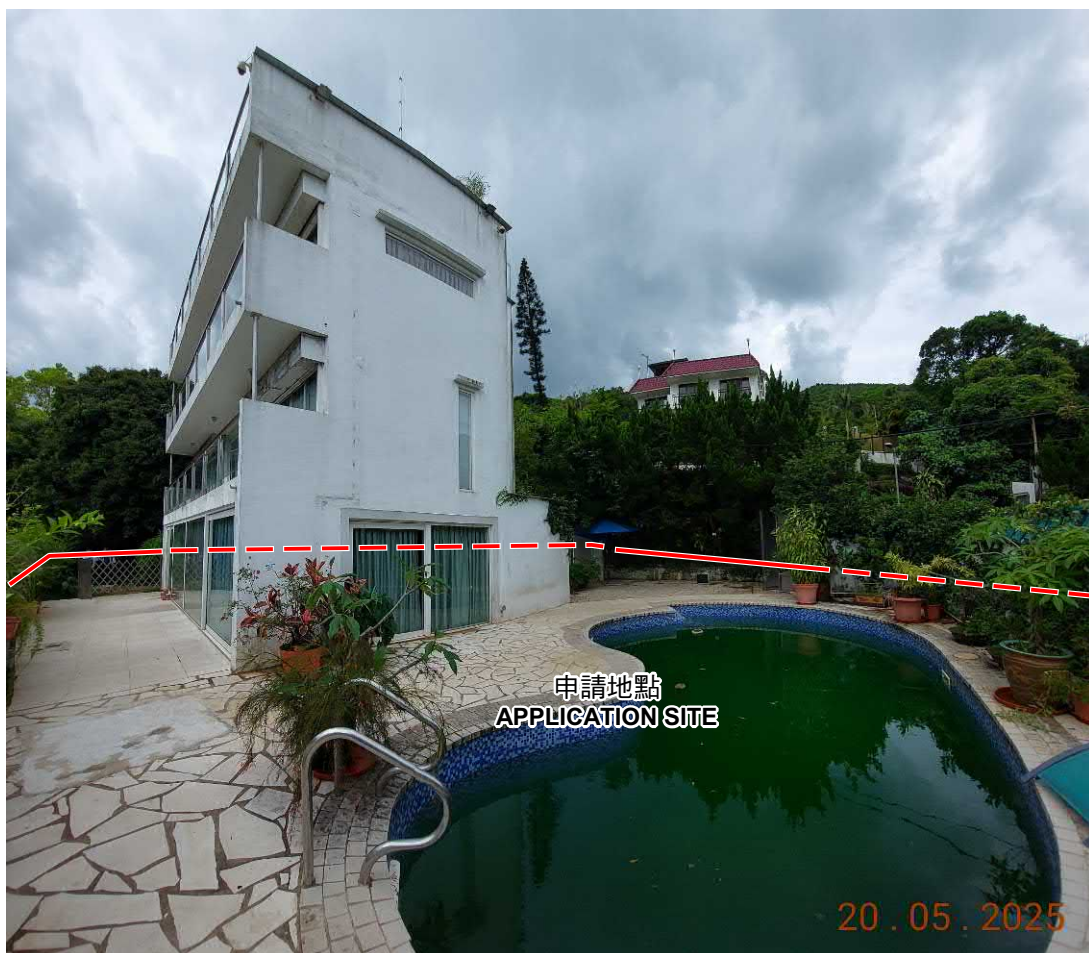
參考編號
REFERENCE No.
A/SK-HC/364

圖 PLAN
A-3

1



2



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實地照片 SITE PHOTO

本圖於2025年5月22日擬備，所根據的資料
為攝於2025年5月20日的實地照片
PLAN PREPARED ON 22.5.2025
BASED ON SITE PHOTOS
TAKEN ON 20.5.2025

擬議略為放寬建築物高度限制以作准許的屋宇發展
西貢田石路丈量約份第219約地段第214號及增批部分和毗連政府土地
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
FOR PERMITTED HOUSE DEVELOPMENT
LOT 214 IN D.D. 219 AND THE EXTENSION THERETO AND
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PLANNING
DEPARTMENT



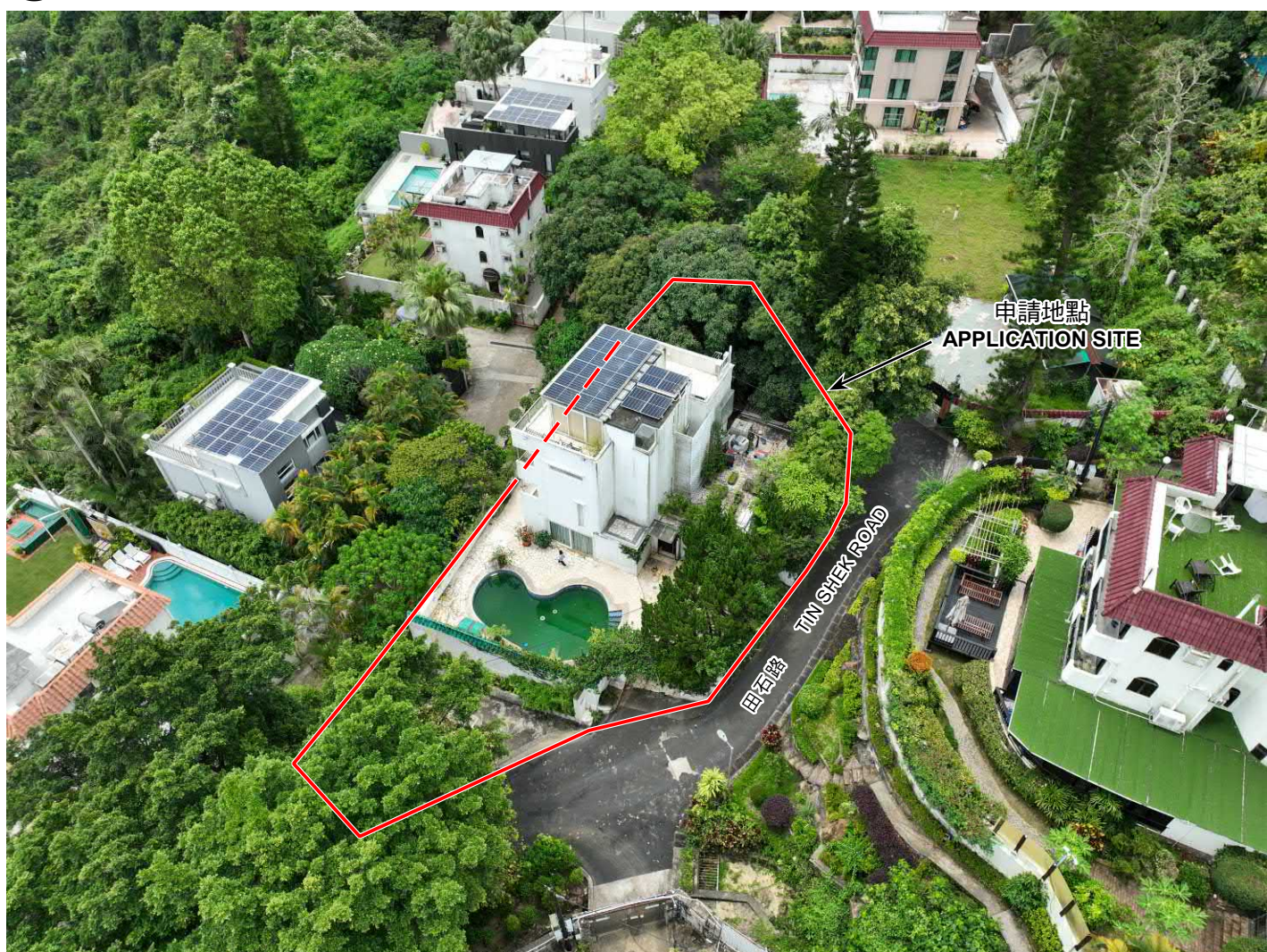
參考編號
REFERENCE No.
A/SK-HC/364

圖 PLAN
A-4a

3



a



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BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2025年5月22日擬備，所根據的資料為攝於2025年5月20日的實地照片(上圖)及攝於2025年5月20日的無人駕駛航拍照片(下圖)
PLAN PREPARED ON 22.5.2025 BASED ON SITE PHOTO TAKEN ON 20.5.2025 (UPPER PHOTO) AND BASED ON UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 20.5.2025 (LOWER PHOTO)

擬議略為放寬建築物高度限制以作准許的屋宇發展
西貢田石路丈量約份第219約地段第214號及增批部分和毗連政府土地
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED HOUSE DEVELOPMENT
LOT 214 IN D.D. 219 AND THE EXTENSION THERETO AND ADJOINING GOVERNMENT LAND, TIN SHEK ROAD, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-HC/364

圖 PLAN
A-4b