

MASTER LAYOUT PLAN

S.D. REF. NO.
P.B. NO.

ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN, UNLESS OTHERWISE SPECIFIED. IN ALL CASES, THE DIMENSIONS OF THE BUILDING SHALL BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS. ALL DIMENSIONS OF THE BUILDING SHALL BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS. ALL DIMENSIONS OF THE BUILDING SHALL BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS.

IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT 1986, AND THE BUILDING (CONSTRUCTION) REGULATIONS 1987, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.

J	16/11/2017			
H	16/11/2017			
G	17/02/2017			
F	17/04/2017			
E	17/04/2017			
D	17/04/2017			
C	17/04/2017			
B	17/04/2017			
A	17/04/2017			

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT "A" DD210, HO CHUNG, SAI KUNG

PLAN

MASTER LAYOUT PLAN

SCALE

T.K.TSUI & ASSOCIATES LTD.

CHARTERED ENGINEERS & ARCHITECTS (REGISTERED PROFESSIONAL SURVEYORS)
PROPERTY DEVELOPMENT CONSULTANT

PAUL S.K. TSUI

REGISTERED PROFESSIONAL SURVEYOR

AUTHORIZED PERSON

DRAWN

ERIC

CHECKED

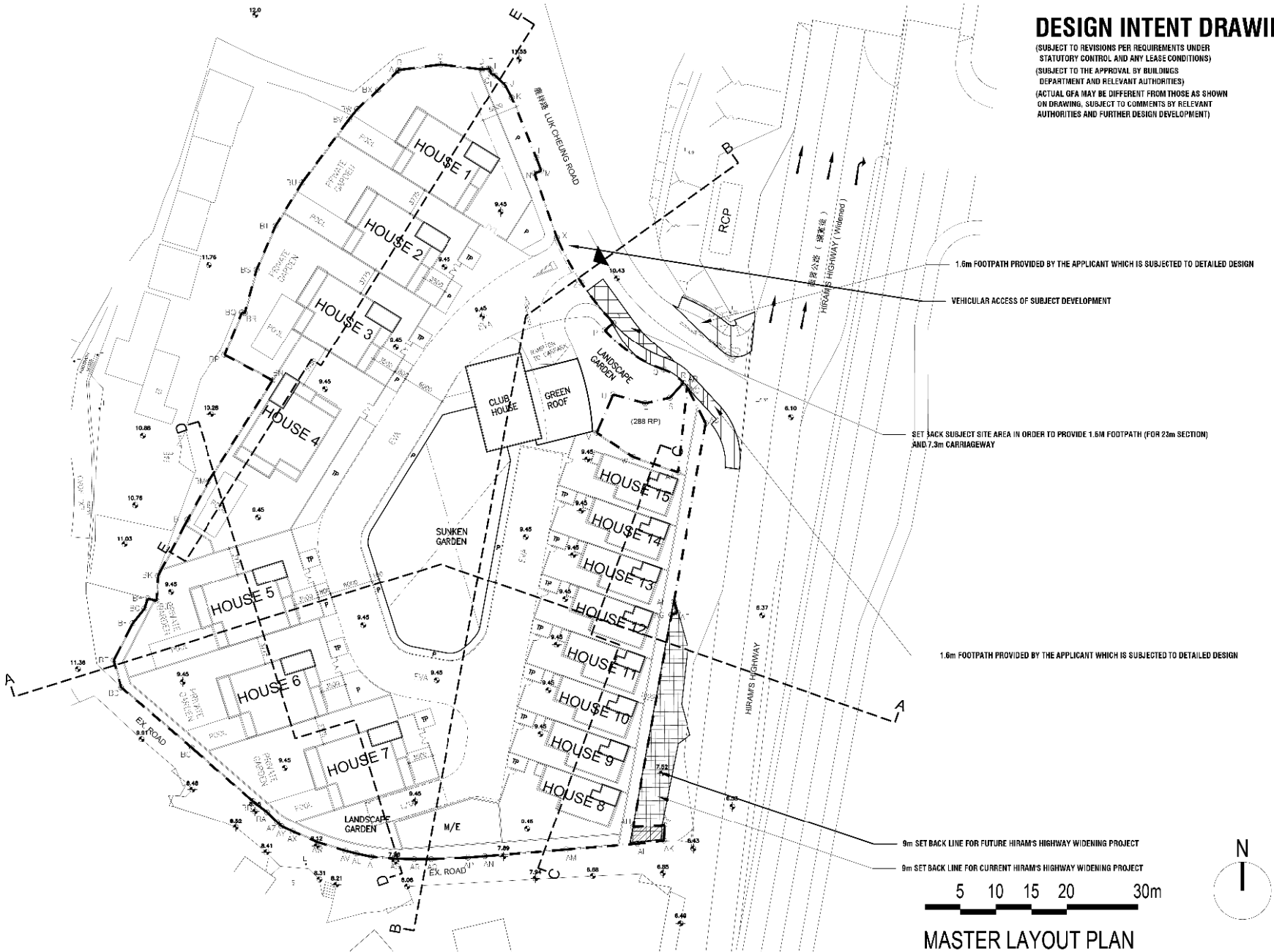
PAT

DRAWING NO.

A-4

PREP. APPROVAL

A/SK-HC/271



PROPOSED RESIDENTIAL DEVELOPMENT IN DD210, HO CHUNG, SAI KUNG, HK

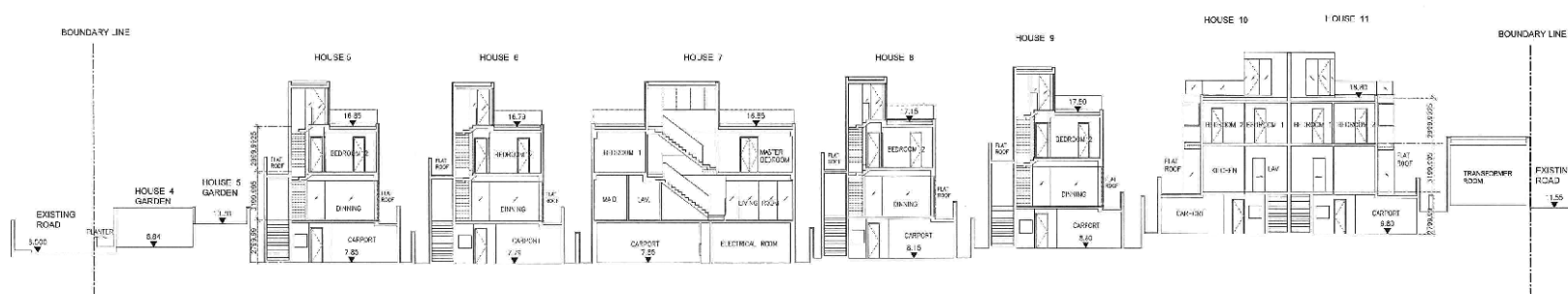
A/SK-HC/316

C Y S Associates (H K) Ltd.
Architects & Urban Designers.

CYS

(申請編號A/SK-HC/271及A/SK-HC/316的總綱發展藍圖之比較)
(Master Layout Plan Comparison of Applications No. A/SK-HC/271 and A/SK-HC/316)

參考編號 REFERENCE No. A/SK-HC/316	繪圖 DRAWING A-1
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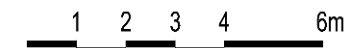
[illegible]

The site plan illustrates the layout of the proposed development. Key features include:

- Buildings:** A 2-story building on the left with a 3200' x 18.80' footprint, containing a BEDROOM and LIV/DIN. A CLUBHOUSE building in the center. A 2-story building on the right with a 3200' x 16.80' footprint, containing a BEDROOM and LIV/DIN.
- Landscaping:** GARDEN, POOL, LANDSCAPE GARDEN, and COVERED LANDSCAPE areas are shown.
- Infrastructure:** A DRIVEWAY, CARPARK, and EXISTING SITE PROFILE are indicated.
- Adjacent Features:** ADJACENT LOT to the west, BL (Boundary Line) to the north, and HIRAW'S HIGHWAY to the east.
- Dimensions:** Various dimensions are provided for building footprints, setbacks, and site areas.
- Other Labels:** EVA, STRUCTURE & W/E, 1103H PARAPET WALL, and MARINA COVE are also labeled.

參考編號 REFERENCE No. A/SK-HC/316	繪圖 DRAWING A-2
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(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER
STATUTORY CONTROL AND ANY LEASE CONDITIONS)
(SUBJECT TO THE APPROVAL BY BUILDINGS
DEPARTMENT AND RELEVANT AUTHORITIES)
(ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN
ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT
AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)



C Y S Associates (H K) Ltd.
Architects & Urban Designers.

CYS

c. $\Delta_{\text{mean}}(\Delta_{\text{mean}}(\Delta_{\text{node}})) \approx 0.03$ sec: average flow, volume

繪圖
DRAWING
A-3

(資料來源：由申請人提供的樓層圖)
(Source : Floor Plan supplied by the Applicant)



(資料來源：由申請人提供的園境設計總圖)
(Source : Landscape Master Plan supplied by the Applicant)

參考編號
REFERENCE No.
A/SK-HC/316

繪圖
DRAWING
A-4

SCENIC landscape studio limited

12/F So Hong Commercial Building, 41-47 Jervois Street,
Sheung Wan, Hong Kong Telephone: +852 2468 2422
Email: scenic@studioscenic.com Fax: +852 3016 2422

Legend

-  SITE BOUNDARY
-  EXISTING LEVEL
-  PROPOSED SCHEME
-  PROPOSED ROAD WIDENING SCHEME BY OTHERS
-  PROPOSED LEVEL
-  EXISTING TREE OUTSIDE SITE (EXC) (DHD) (FROM SURV-Y)
-  EXISTING TREE TO BE FELLED
-  EXISTING DEAD TREE TO BE FELLED
-  MISSING TREE TO BE COMPENSATED

General notes

Rev	Date	Description	Initial
A	2019/12/13	CENTRAL REVISION	AI

Designed by:	Name:	Signed:	Date:
Drawn by:	CJF		
Checked by:	CI		
Approved by:	JBC		
	CJF		

Project title:
Proposed Residential Development at DD201
Ho Chung, Sai Kung

Drawing Title:
TRFF RECOMMENDATION PLAN

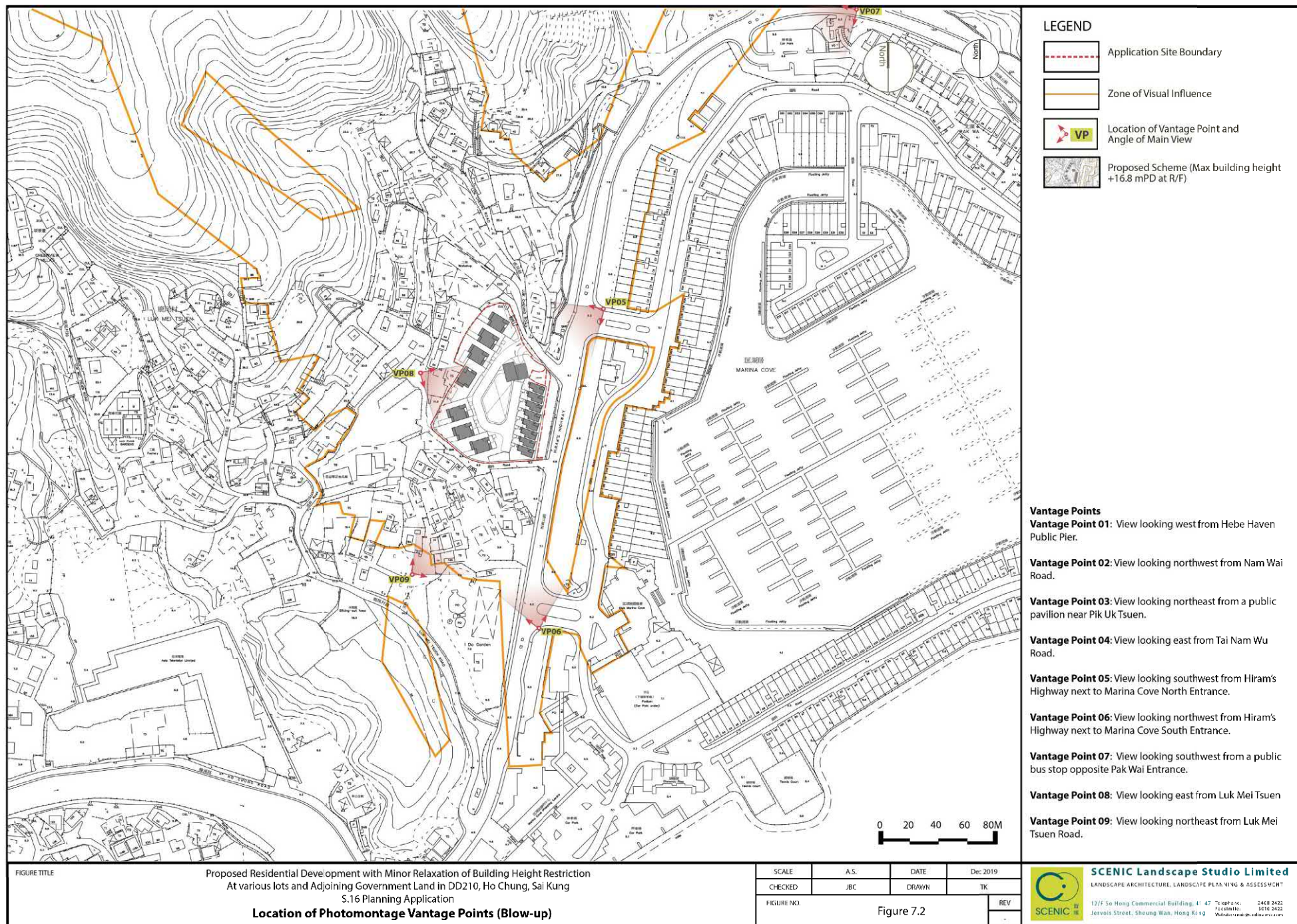
Drawing Number: CI/PO01 TR001	Rev: A
Project Number: CI/PO02	Scale: Date: 02/07/2019



(資料來源：由申請人提供的樹木建議圖)
(Source : Tree Recommendation Plan supplied by the Applicant)

參考編號
REFERENCE No.
A/SK-HC/316

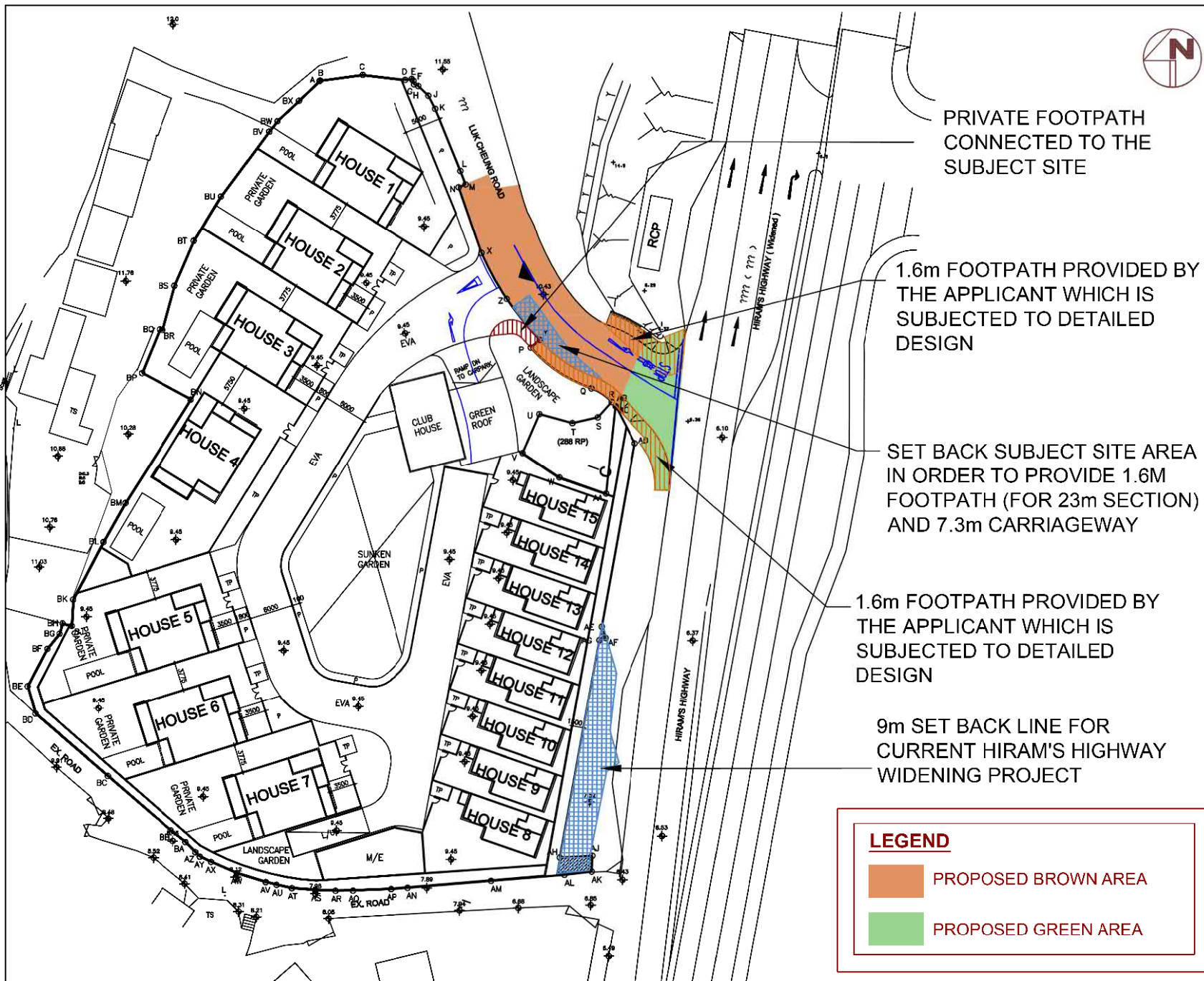
繪圖
DRAWING
A-5



(資料來源：由申請人提供的合成照片瞭望點圖)
(Source : Location of Photomontage Vantage Points Plan supplied by the Applicant)

參考編號
REFERENCE No.
A/SK-HC/316

繪圖
DRAWING
A-6



Traffic Impact Assessment for Section 16 Application for Residential Development at various lots in DD210 and adjoining government land, Ho Chung, Sai Kung, N.T.

TRAFFIC ARRANGEMENT AT DEVELOPMENT ACCESS (WITH HIRAM'S HIGHWAY IMPROVEMENT STAGE 1 - CONTRACT NO. HY / 2014 / 16

FIGURE 5.1

Scale :

Date : JAN 2021

Rev. : E

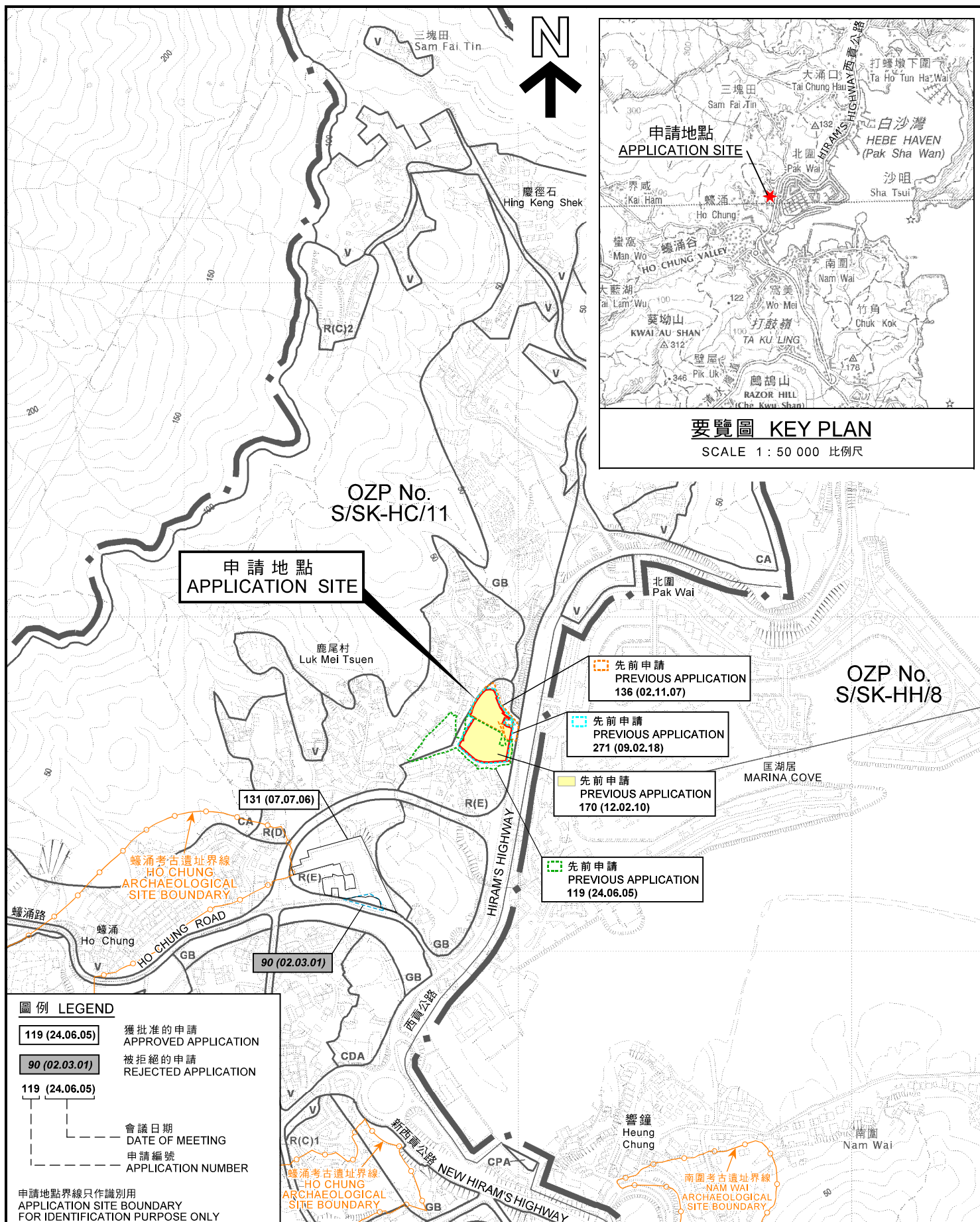
AXON
CONSULTANCY
<http://www.axonhk.com>

X:\PROJECT\30713 RESIDENTIAL DEVELOPMENT AT DD210, HO CHUNG, SAI KUNG\DATA\DRAWING\FIGURE 5.1.DWG

(資料來源：由申請人提供的交通安排圖)
(Source : Traffic Arrangement Plan supplied by the Applicant)

參考編號
REFERENCE No.
A/SK-HC/316

繪圖
DRAWING
A-10



位置圖 LOCATION PLAN

擬議屋宇並略為放寬建築物高度限制
西貢蠔涌丈量約份第 210 約多個地段及毗連政府土地

PROPOSED HOUSES WITH
MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
VARIOUS LOTS IN D.D. 210 AND
ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG

SCALE 1:7 500 比例尺

METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT

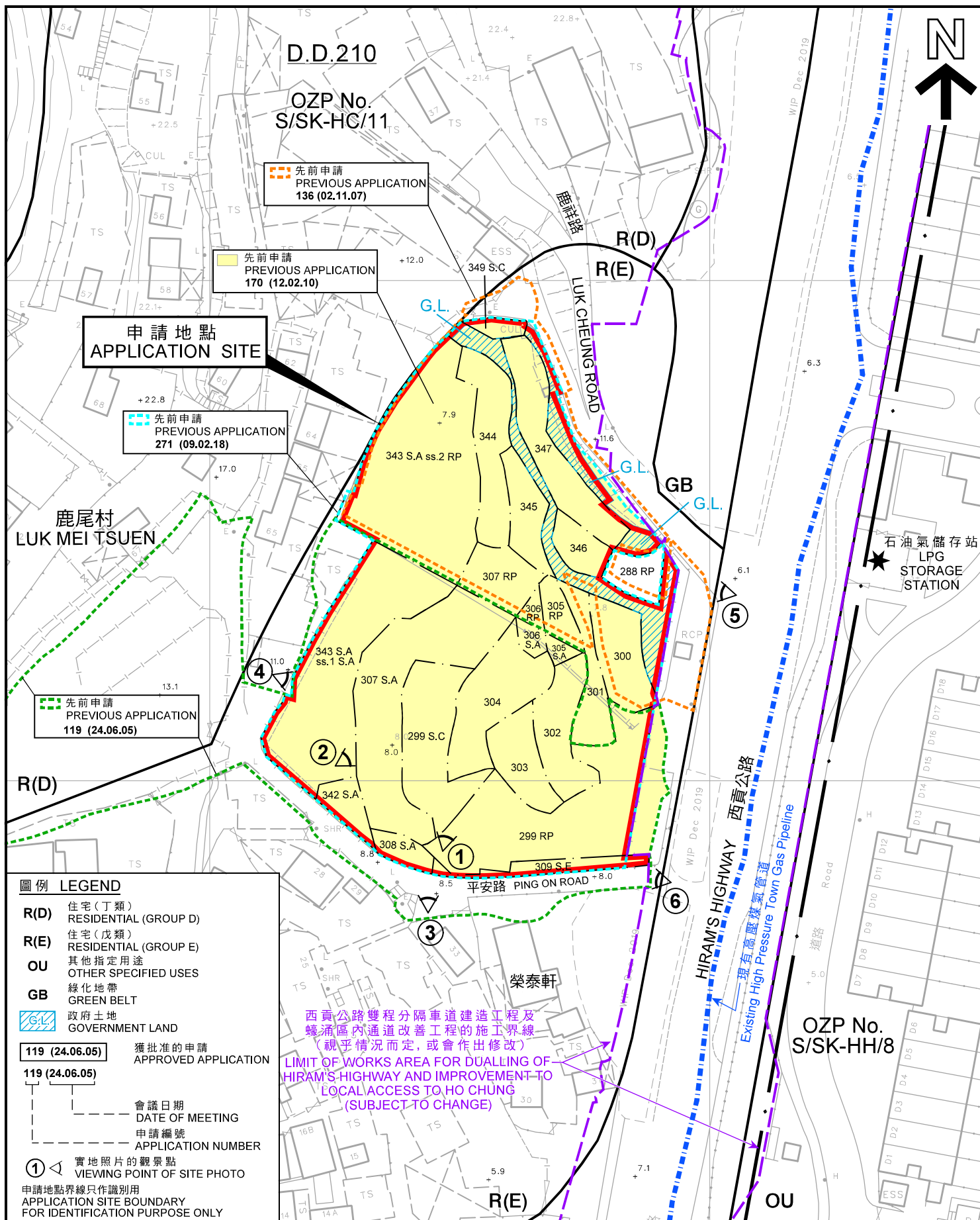


參考編號
REFERENCE No.
A/SK-HC/316

PLAN
A-1

本摘要圖於2021年3月25日擬備，
所根據的資料為
於2014年3月11日核准的分區計劃大綱圖
編號S/SK-HC/11

EXTRACT PLAN PREPARED ON 25.3.2021
BASED ON OUTLINE ZONING PLAN
No. S/SK-HC/11 APPROVED ON 11.3.2014



平面圖 SITE PLAN

本摘要圖於2021年3月25日擬備，
所根據的資料為測量圖編號
7-SE-25C

EXTRACT PLAN PREPARED ON 25.3.2021
BASED ON SURVEY SHEET No.
7-SE-25C

擬議屋宇並略為放寬建築物高度限制
西貢蟻涌丈量約份第210約多個地段及毗連政府土地

PROPOSED HOUSES WITH
MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
VARIOUS LOTS IN D.D. 210 AND
ADJOINING GOVERNMENT LAND, HO CHUNG, 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/316

圖 PLAN
A-2



申請地點
APPLICATION SITE

鹿尾村
LUK MEI TSUEN

冠益華記
食品廠

鹿尾村路

LUK MEI TSUEN ROAD

平安路 PING ON ROAD

榮泰軒

坪頂 LUK CHEUNG ROAD

HIRAM'S HIGHWAY

西貢公路

匡湖居
Marina Cove

匡湖居遊艇會
Club Marina Cove

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

本摘要圖於2021年3月25日擬備，所根據的資料為地政總署於2020年4月29日拍得的航攝照片編號E097551C

EXTRACT PLAN PREPARED ON 25.3.2021
BASED ON AERIAL PHOTO No.
E097551C TAKEN ON 29.4.2020
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議屋宇並略為放寬建築物高度限制
西貢蠔涌丈量約份第 2 1 0 約多個地段及毗連政府土地
PROPOSED HOUSES WITH
MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
VARIOUS LOTS IN D.D. 210 AND
ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-HC/316

圖 PLAN
A-3

①



②



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

本圖於2021年3月25日擬備，所根據的資料為攝於2021年3月22日的實地照片
PLAN PREPARED ON 25.3.2021 BASED ON SITE PHOTOS TAKEN ON 22.3.2021

實地照片 SITE PHOTO

擬議屋宇並略為放寬建築物高度限制
西貢蠔涌丈量約份第210約多個地段及毗連政府土地
PROPOSED HOUSES WITH
MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
VARIOUS LOTS IN D.D. 210 AND
ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-HC/316

圖 PLAN
A-4a

3



4



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

本圖於2021年3月25日擬備，所根據的資料為攝於2021年3月22日的實地照片
PLAN PREPARED ON 25.3.2021 BASED ON SITE PHOTOS TAKEN ON 22.3.2021

實地照片 SITE PHOTO

擬議屋宇並略為放寬建築物高度限制
西貢蠔涌丈量約份第210約多個地段及毗連政府土地
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VARIOUS LOTS IN D.D. 210 AND
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-HC/316

圖 PLAN
A-4b

5



6



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

本圖於2021年3月25日擬備，所根據的資料為攝於2021年3月22日的實地照片
PLAN PREPARED ON 25.3.2021 BASED ON SITE PHOTOS TAKEN ON 22.3.2021

實地照片 SITE PHOTO

擬議屋宇並略為放寬建築物高度限制
西貢蠔涌丈量約份第210約多個地段及毗連政府土地
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VARIOUS LOTS IN D.D. 210 AND
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規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/SK-HC/316



圖 PLAN
A-4c