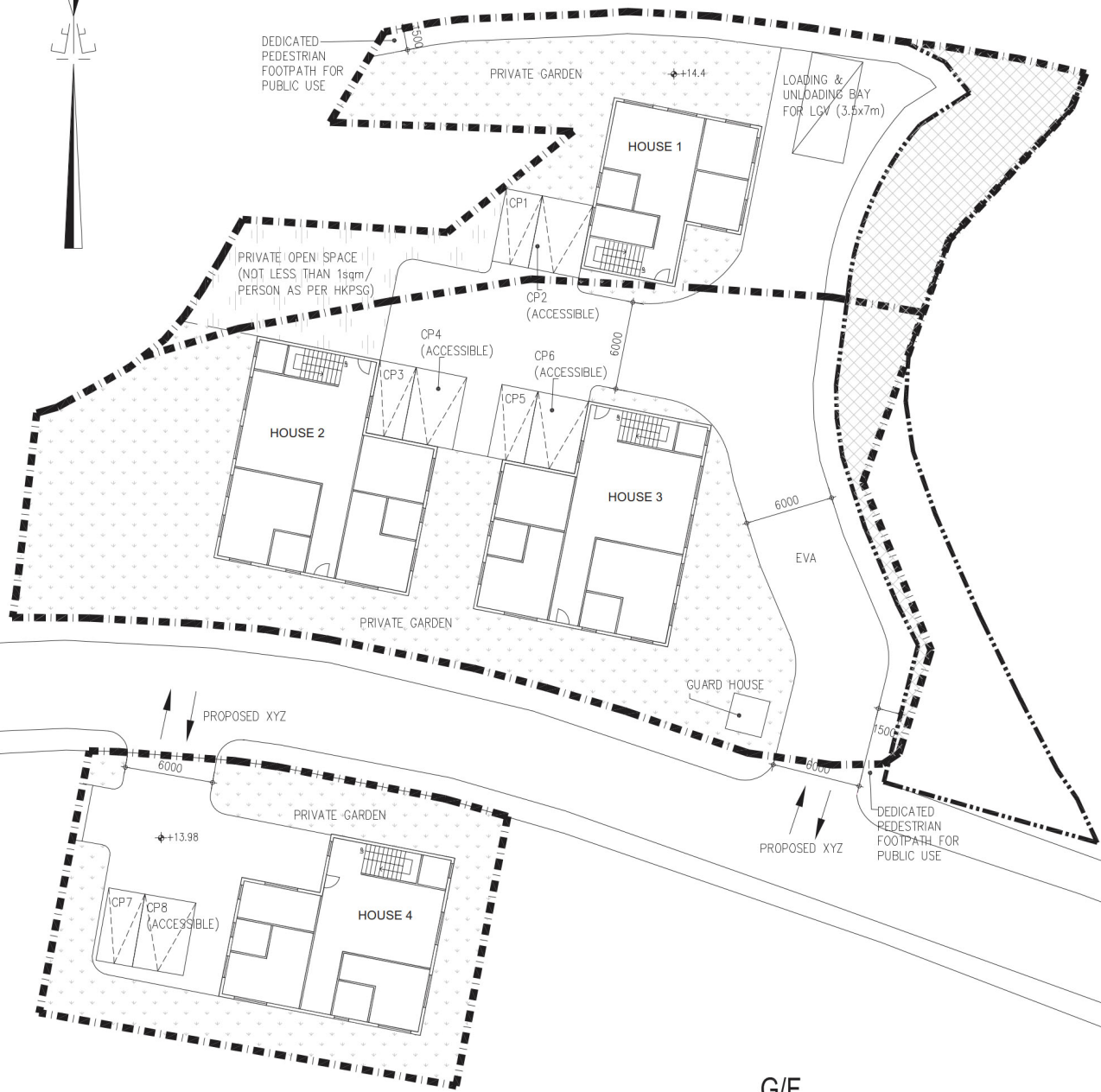




CONSULTANT :



測
建
行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

Section 16 Application for Minor Relaxation of Plot Ratio Restriction for Proposed 'House' use within "Residential Group (D)" zone, "Residential Group (E)" and an area shown as "Road" at various lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

FIGURE :

G/F Layout Plan

DATE

2021.10

DRAWN

RL

CHECKED

RT

SCALE

JOB NO. :

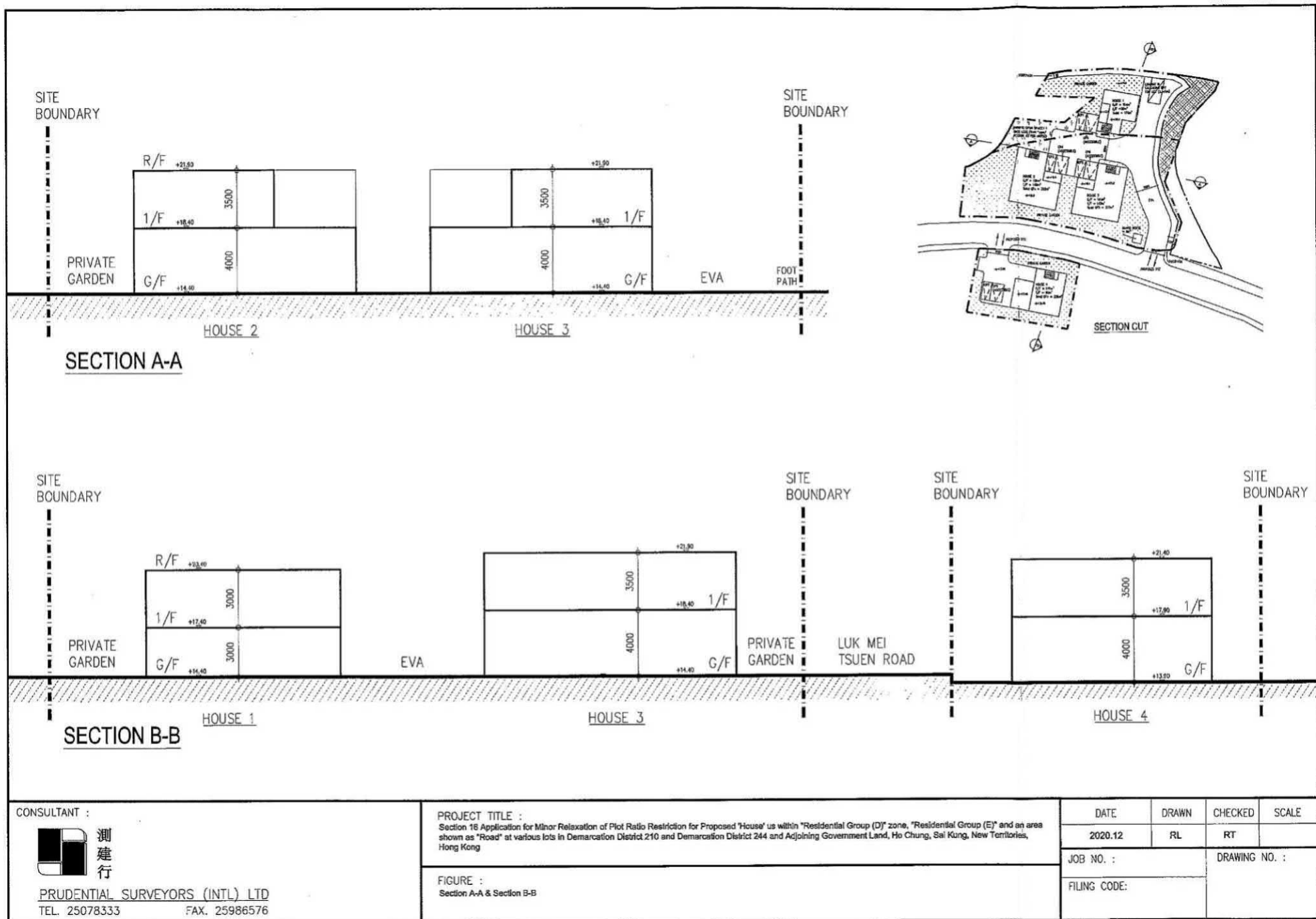
FILING CODE:

DRAWING NO. :

(資料來源：由申請人提供的地下平面圖)
(Source : G/F Floor Layout Plan supplied by the Applicant)

參考編號
REFERENCE No.
A/SK-HC/326

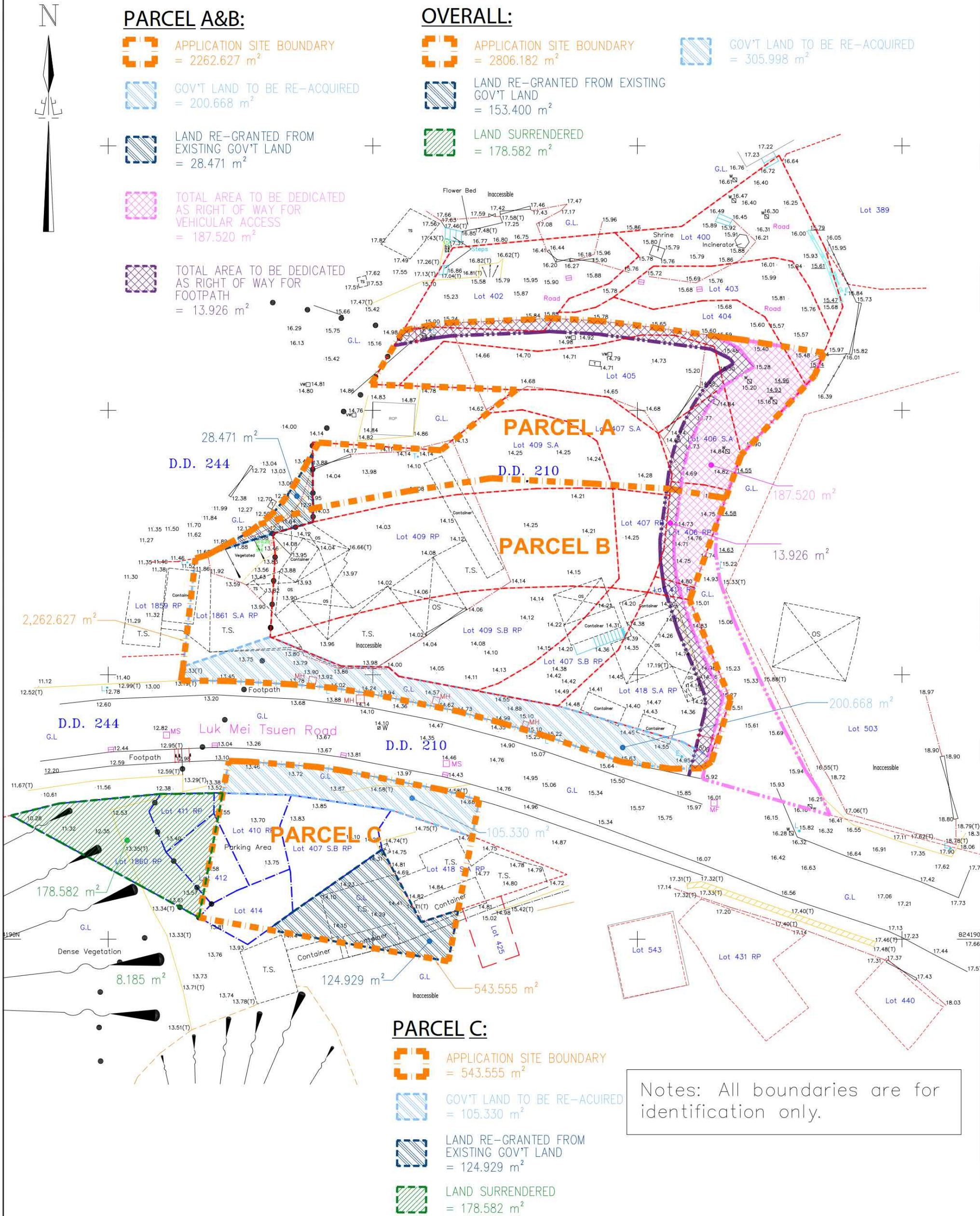
繪圖
DRAWING
A-1



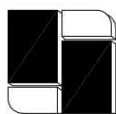
(資料來源：由申請人提供的A-A及B-B的剖視圖)
(Source : Section A-A & Section B-B Plan supplied by the Applicant)

參考編號
REFERENCE No.
A/SK-HC/326

繪圖
DRAWING
A-2



CONSULTANT :



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建
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PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

Planning Statement for Section 16 Application for Minor Relaxation of Plot Ratio Restriction for Proposed 'House' us within "Residential Group (D)" zone, "Residential Group (E)" and an area shown as "Road" at various lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

FIGURE :

Figure 4.1 Proposed Surrender and Regrant of Land

DATE

DRAWN

CHECKED

SCALE

2021.10

RL

RT

NTS

JOB NO. :

DRAWING NO. :

FILING CODE:

參考編號

REFERENCE No.
A/SK-HC/326

繪圖

DRAWING
A-3

(資料來源：由申請人提供的擬議交回及重批土地圖)
(Source : Proposed Surrender and Regrant Plan supplied by the Applicant)



LEGEND

PARCEL A:

SITE BOUNDARY
= 792.2m²

PARCEL B:

SITE BOUNDARY
= 1470.4 m²

PARCEL C:

SITE BOUNDARY
= 543.6 m²

	DECKING		PAVING		WATER FEATURE
	PROPOSED SHRUBS		LAWN		PROPOSED TREE (7 nos.)
	PAVING		PAVING		GREEN NOISE BARRIER

CONSULTANT :



測
建
行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

Landscape Proposal For Section 16 Application for Minor Relaxation of Plot Ratio Restriction for Proposed "House" use within "Residential Group(D)" zone, "Residential Group(E)" and an area shown as "Road" at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

FIGURE :

Figure 1 Landscape Master Plan

DATE DRAWN CHECKED SCALE

2021.10 SC RT

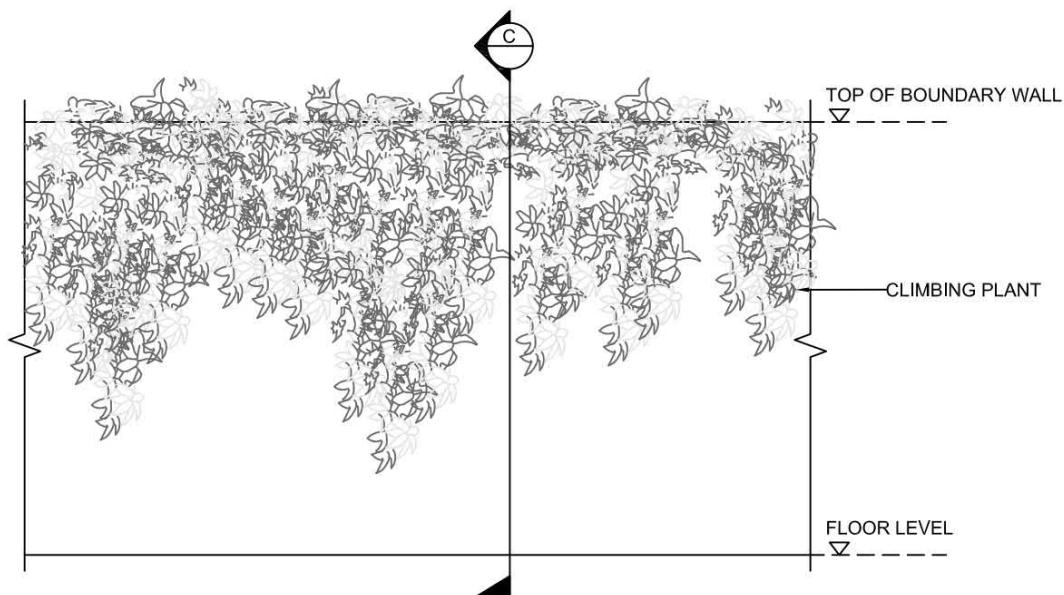
JOB NO. : DRAWING NO. :

FILING CODE:

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

參考編號
REFERENCE No.
A/SK-HC/326

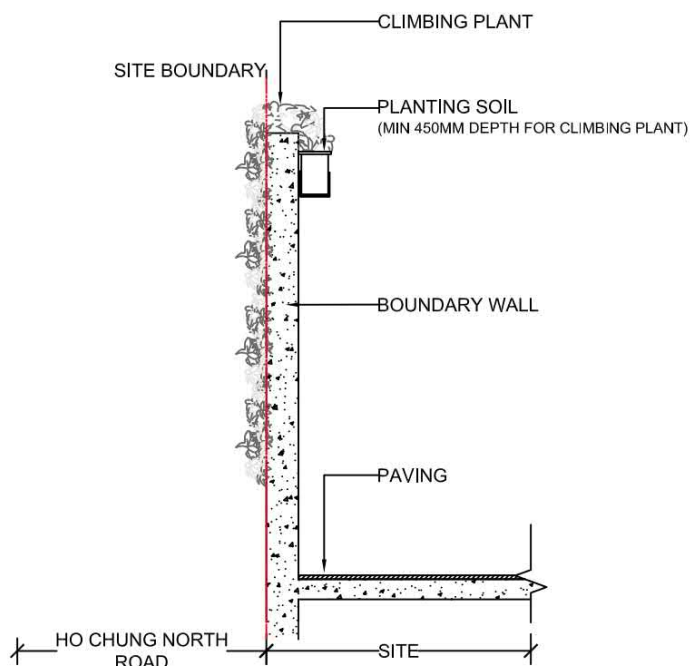
繪圖
DRAWING
A-4



A TYPICAL ELEVATION OF GREEN NOISE BARRIER
NOT TO SCALE



B REFERENCE IMAGE OF GREEN NOISE BARRIER
SOURCE : <https://3dbaza.com/virginia-creeper-4-112506>



C SECTION OF GREEN NOISE BARRIER
NOT TO SCALE

CONSULTANT :



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PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE:

Landscape Proposal For Section 16 Application for Minor Relaxation of Plot Ratio Restriction for Proposed 'House' use within "Residential Group(D)" zone, "Residential Group(E)" and an area shown as 'Road' at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

FIGURE:

Figure 2 Proposed Green Noise Barrier

DATE DRAWN CHECKED SCALE

2021.05 SC RL N.T.S

JOB NO. :

DRAWING NO. :

FILING CODE:

參考編號

REFERENCE No.

A/SK-HC/326

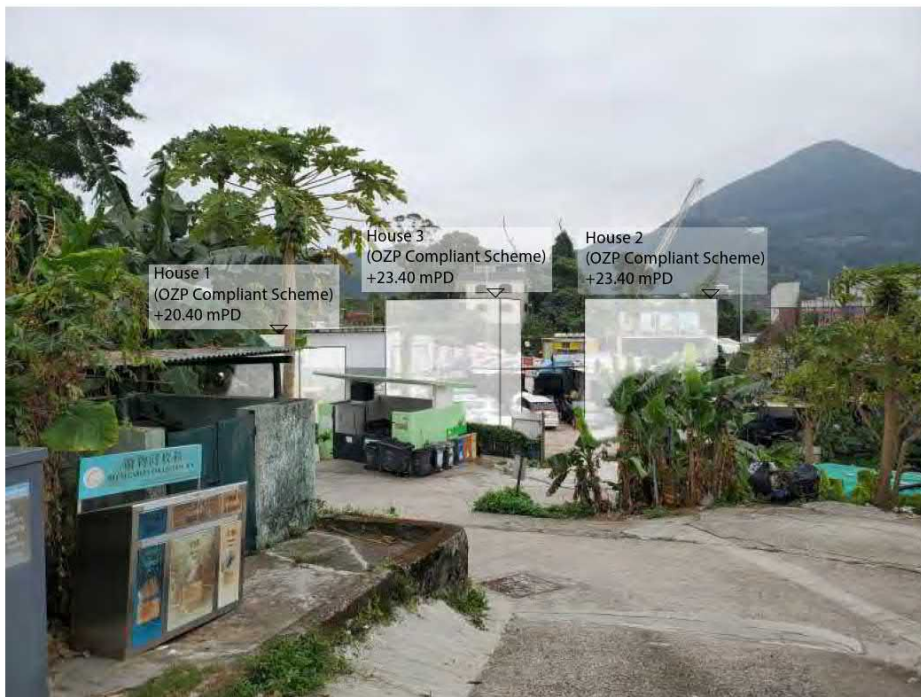
繪圖

DRAWING

A-5

(資料來源：由申請人提供的「綠色隔聲圍牆」的立面圖及剖視圖)

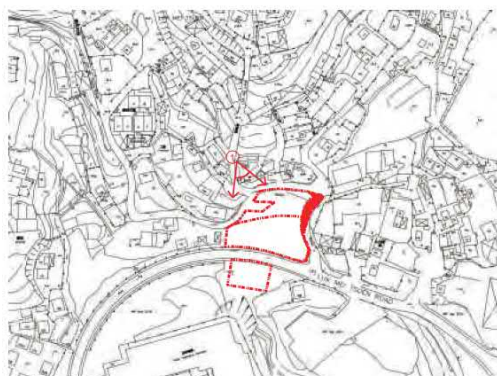
(Source : Elevation and Section of "Green Noise Barrier" Plan supplied by the Applicant)



OZP Compliant Scheme



Proposed Scheme



Key Plan



Existing Condition

CONSULTANT :



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建
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PRUDENTIAL SURVEYORS (INTL) LTD
TEL: 25078333 FAX: 25986576

PROJECT TITLE :

Visual Impact Assessment For Section 16 Application for Minor Relaxation of Plot Ratio Restriction for Proposed 'House' use within "Residential Group(D)" zone, "Residential Group(E)" and an area shown as 'Road' at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

FIGURE :

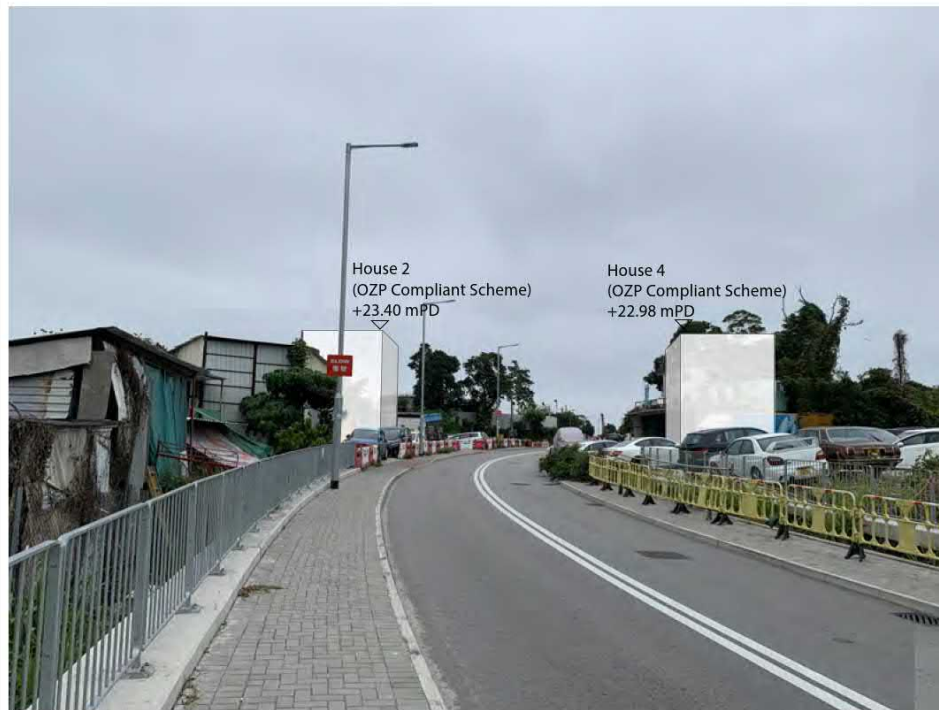
Figure 7.1 Photomontages of OZP compliant scheme and Proposed Scheme of Viewing Point 1

DATE	DRAWN	CHECKED	SCALE
2021.10	SC	RT	NTS
JOB NO. :		DRAWING NO. :	
FILING CODE:			

(資料來源：由申請人提供的合成照片)
(Source : Photomontage supplied by the Applicant)

參考編號
REFERENCE No.
A/SK-HC/326

繪圖
DRAWING
A-6



OZP Compliant Scheme



Proposed Scheme



Key Plan



Existing Condition

CONSULTANT :



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PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

Visual Impact Assessment For Section 16 Application for Minor Relaxation of Plot Ratio Restriction for Proposed 'House' use within "Residential Group(D)" zone, "Residential Group(E)" and an area shown as 'Road' at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

FIGURE :

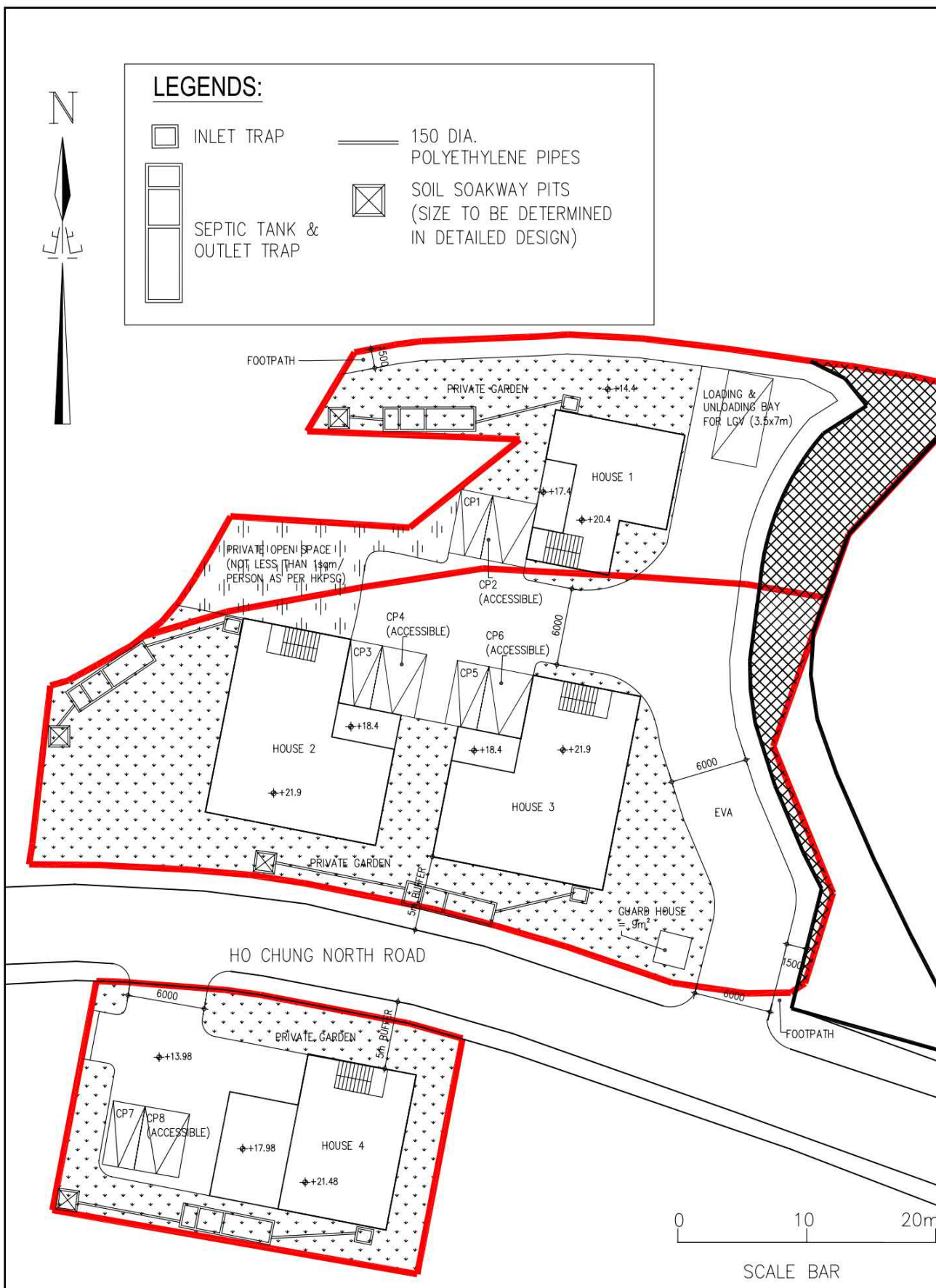
Figure 7.4 Photomontages of OZP Compliant Scheme and Proposed Scheme of Viewing Point 4

DATE	DRAWN	CHECKED	SCALE
2021.10	SC	RT	N.T.S
JOB NO. :		DRAWING NO. :	
FILING CODE:			

(資料來源：由申請人提供的合成照片)
(Source : Photomontage supplied by the Applicant)

參考編號
REFERENCE No.
A/SK-HC/326

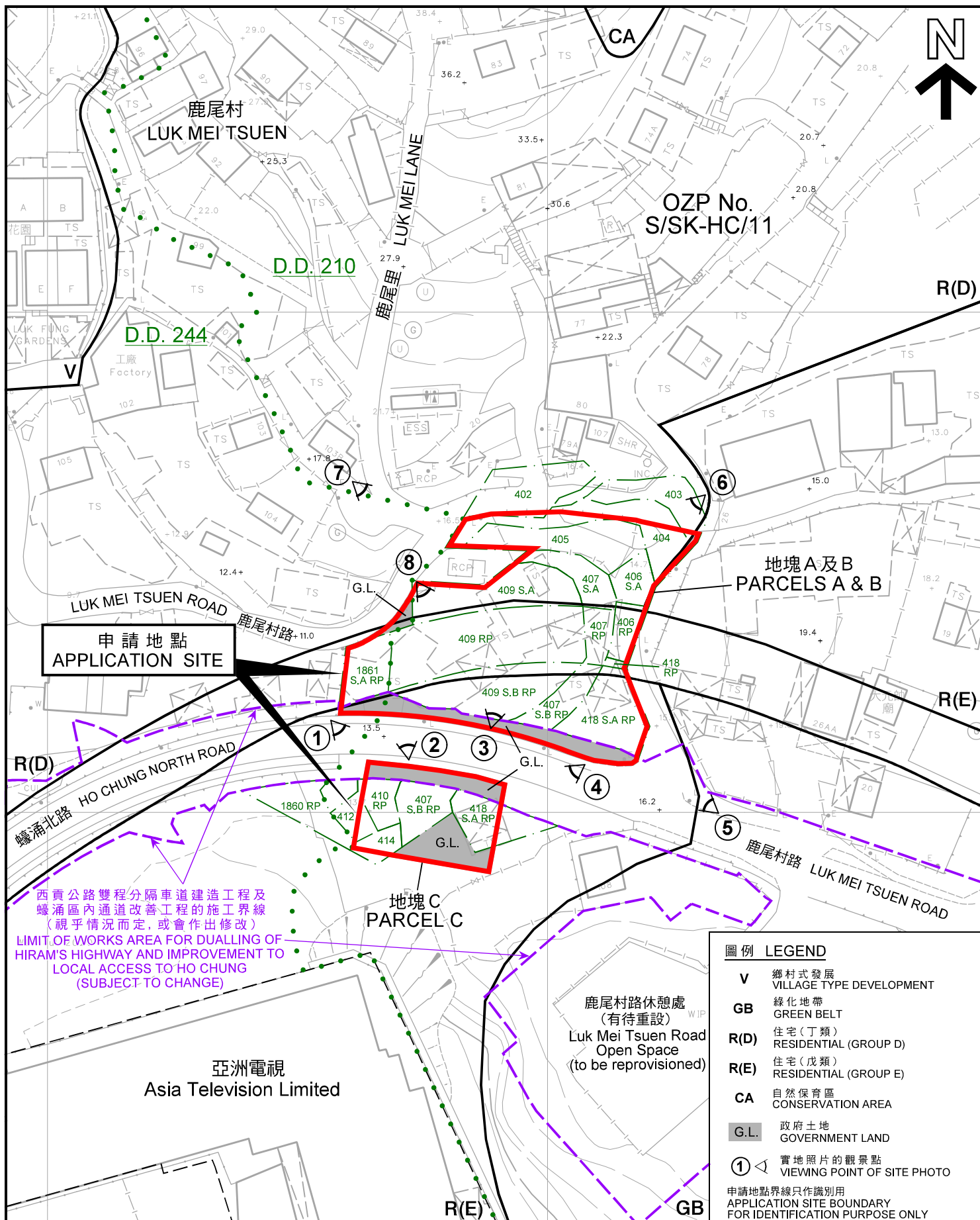
繪圖
DRAWING
A-7



 TROIKA ENGINEERING LIMITED Consulting Engineers Flat D, 10 th Floor, European Asian Bank Building 749 Nathan Road, Kowloon Tel : (852) 23950828 Fax : (852) 23956332 Email: info@troika.net Web : www.troika.net	Title: PROPOSED SEWERAGE LAYOUT PLAN	Scale: AS SHOWN
Project Title: PLANNING APPLICATION UNDER SECTION 16 OF TOWN PLANNING ORDINANCE FOR PROPOSED HOUSES WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION ON VARIOUS LOTS IN DD 210 AND 244 AND ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG, N.T. - SIA	Drawn: SY Check: HYN	Date: 16-08-2021 Revision: B

(資料來源：由申請人提供的排污系統布局圖)
 (Source : Sewerage Layout Plan supplied by the Applicant)

參考編號 REFERENCE No. A/SK-HC/326	繪圖 DRAWING A-8
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平面圖 SITE PLAN

擬議屋宇並略為放寬地積比率限制
西貢蠔涌丈量約份第210及244約多個地段及毗連政府土地
PROPOSED HOUSES WITH
MINOR RELAXATION OF PLOT RATIO RESTRICTION
VARIOUS LOTS IN D.D. 210 AND 244 AND
ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG

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

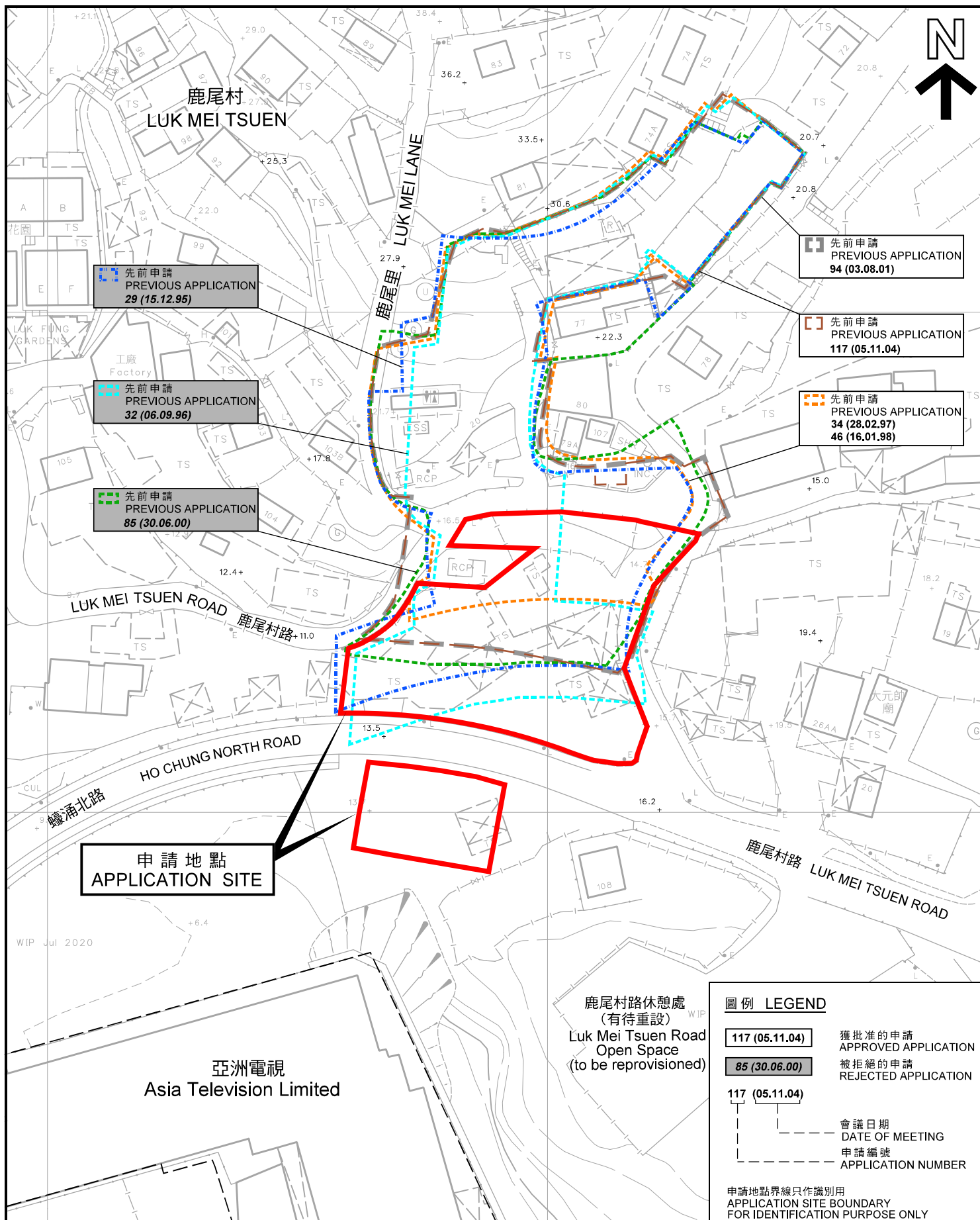
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-HC/326

圖 PLAN
A-2a

本摘要圖於2021年10月6日擬備，
所根據的資料為測量圖編號
7-SE-25C
EXTRACT PLAN PREPARED ON 6.10.2021
BASED ON SURVEY SHEET No.
7-SE-25C



先前申請圖 PREVIOUS APPLICATIONS PLAN

擬議屋宇並略為放寬地積比率限制
西貢蠔涌丈量約份第210及244約多個地段及毗連政府土地
PROPOSED HOUSES WITH
MINOR RELAXATION OF PLOT RATIO RESTRICTION
VARIOUS LOTS IN D.D. 210 AND 244 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/326

圖 PLAN
A-2b

本摘要圖於2021年10月6日擬備，
所根據的資料為測量圖編號
7-SE-25C
EXTRACT PLAN PREPARED ON 6.10.2021
BASED ON SURVEY SHEET NO.
7-SE-25C



申請地點
APPLICATION SITE

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

航攝照片 AERIAL PHOTO

本摘要圖於2021年10月6日擬備，所根據的資料為地政總署於2021年1月18日拍得的航攝照片編號E129663C

EXTRACT PLAN PREPARED ON 6.10.2021
BASED ON AERIAL PHOTO No.
E129663C TAKEN ON 18.1.2021
BY LANDS DEPARTMENT

擬議屋宇並略為放寬地積比率限制
西貢蠔涌丈量約份第210及244約多個地段及毗連政府土地
PROPOSED HOUSES WITH
MINOR RELAXATION OF PLOT RATIO RESTRICTION
VARIOUS LOTS IN D.D. 210 AND 244 AND
ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG

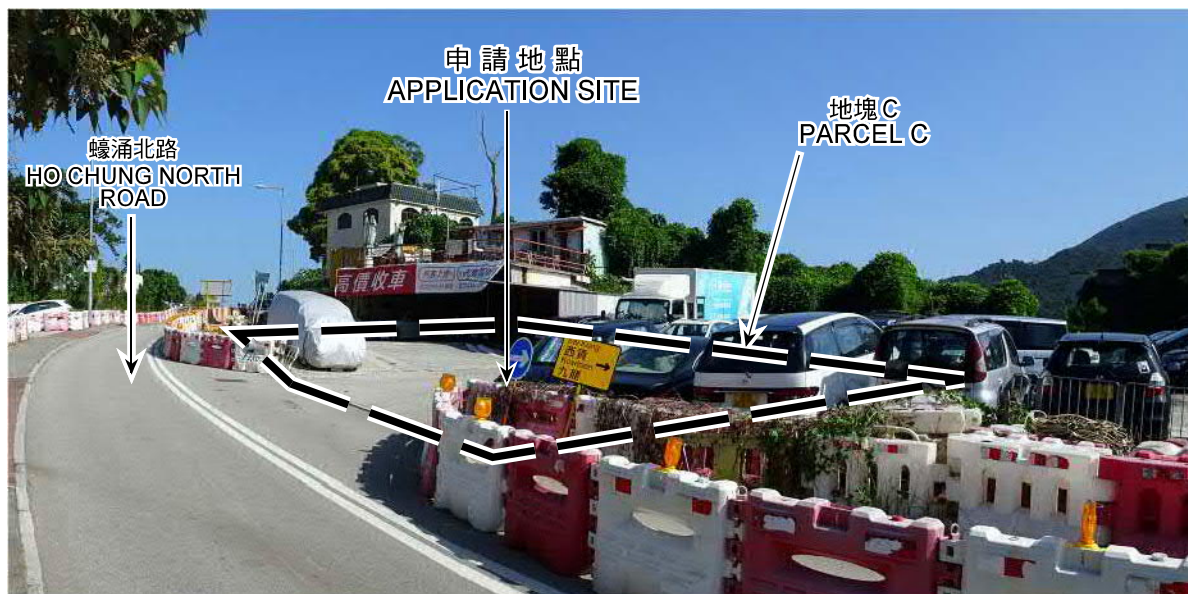
規劃署
PLANNING
DEPARTMENT



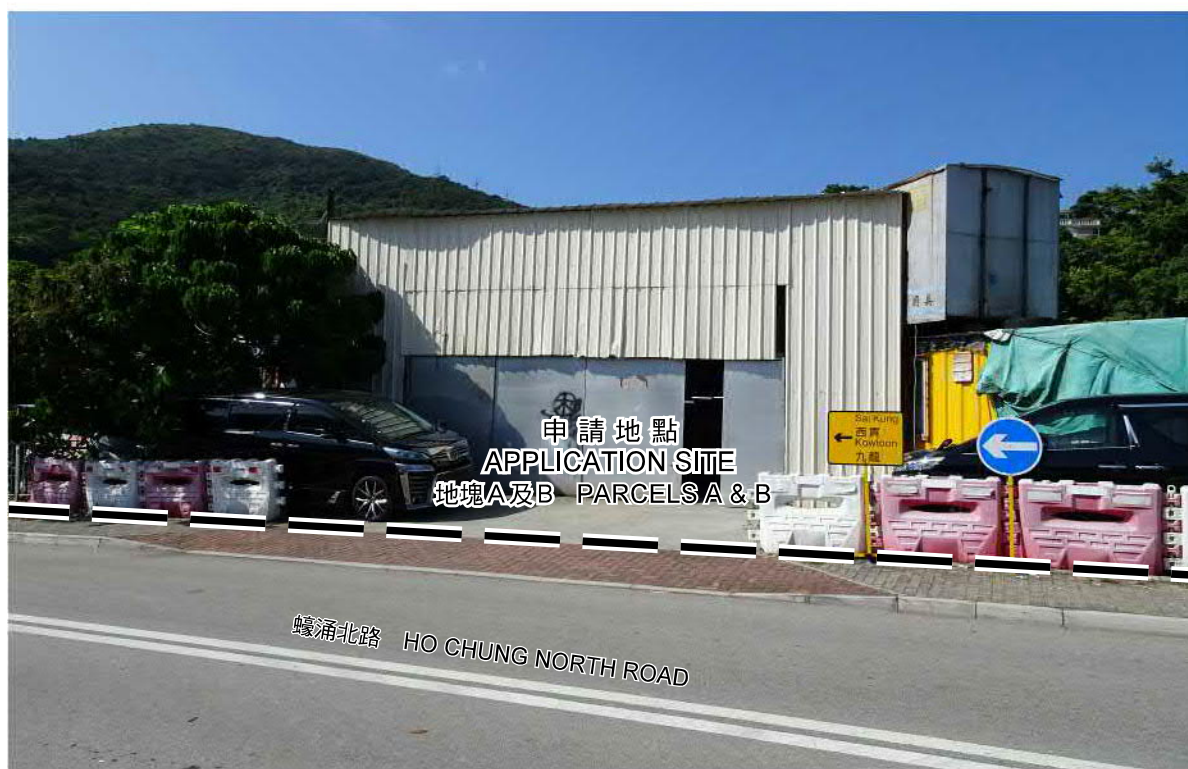
參考編號
REFERENCE No.
A/SK-HC/326

圖 PLAN
A-3

1



2



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

實地照片 SITE PHOTO

擬議屋宇並略為放寬地積比率限制
西貢蠔涌丈量約份第 2 1 0 及 2 4 4 約多個地段及毗連政府土地
PROPOSED HOUSES WITH
MINOR RELAXATION OF PLOT RATIO RESTRICTION
VARIOUS LOTS IN D.D. 210 AND 244 AND
ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-HC/326

圖 PLAN
A-4a

本圖於2021年10月6日擬備，所根據的資料為攝於2021年10月5日的實地照片
PLAN PREPARED ON 6.10.2021 BASED ON
SITE PHOTOS TAKEN ON 5.10.2021

3



4



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

實地照片 SITE PHOTO

擬議屋宇並略為放寬地積比率限制
西貢蠔涌丈量約份第210及244約多個地段及毗連政府土地
PROPOSED HOUSES WITH
MINOR RELAXATION OF PLOT RATIO RESTRICTION
VARIOUS LOTS IN D.D. 210 AND 244 AND
ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-HC/326

圖 PLAN
A-4b

本圖於2021年10月6日擬備，所根據的資料為攝於2021年10月5日的實地照片
PLAN PREPARED ON 6.10.2021 BASED ON
SITE PHOTOS TAKEN ON 5.10.2021

5



6



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

實地照片 SITE PHOTO

擬議屋宇並略為放寬地積比率限制
西貢蠔涌丈量約份第 2 1 0 及 2 4 4 約多個地段及毗連政府土地
PROPOSED HOUSES WITH
MINOR RELAXATION OF PLOT RATIO RESTRICTION
VARIOUS LOTS IN D.D. 210 AND 244 AND
ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG

規劃署
PLANNING
DEPARTMENT

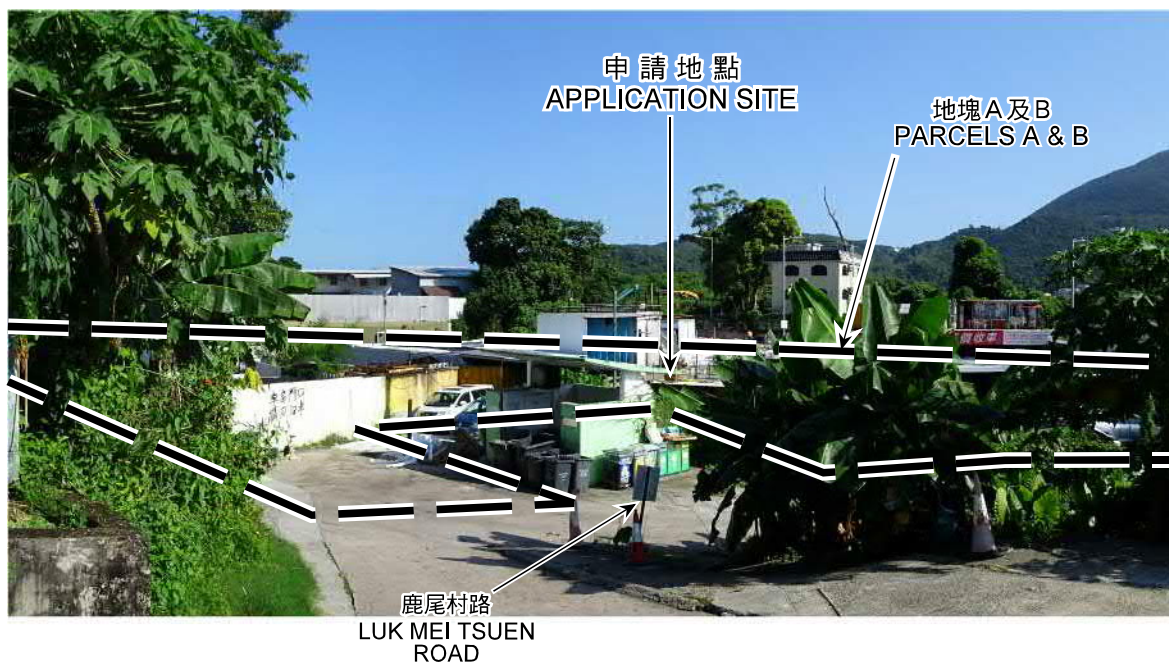


參考編號
REFERENCE No.
A/SK-HC/326

圖 PLAN
A-4c

本圖於2021年10月6日擬備，所根據的資料為攝於2021年10月5日的實地照片
PLAN PREPARED ON 6.10.2021 BASED ON
SITE PHOTOS TAKEN ON 5.10.2021

7



8



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

實地照片 SITE PHOTO

擬議屋宇並略為放寬地積比率限制
西貢蠔涌丈量約份第 2 1 0 及 2 4 4 約多個地段及毗連政府土地
PROPOSED HOUSES WITH
MINOR RELAXATION OF PLOT RATIO RESTRICTION
VARIOUS LOTS IN D.D. 210 AND 244 AND
ADJOINING GOVERNMENT LAND, HO CHUNG, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-HC/326

圖 PLAN
A-4d

本圖於2021年10月6日擬備，所根據的資料為攝於2021年10月5日的實地照片
PLAN PREPARED ON 6.10.2021 BASED ON
SITE PHOTOS TAKEN ON 5.10.2021