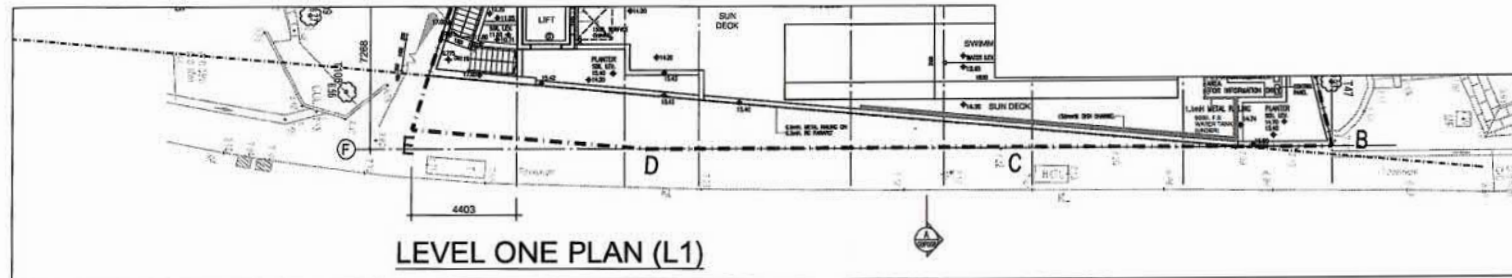
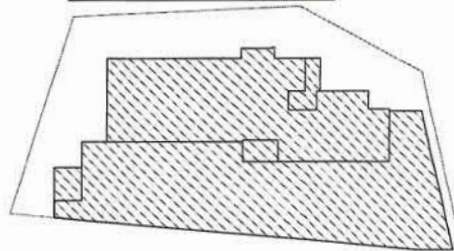


APPROVED PLAN



SITE COVERAGE CALCULATION

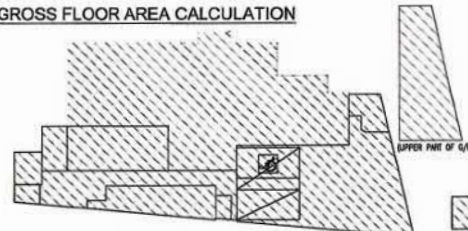


SITE COVERAGE DIAGRAM

SITE COVERAGE AREA CALCULATIONS

GK TOTAL SITE COVERAGE AREA = 154,480m²

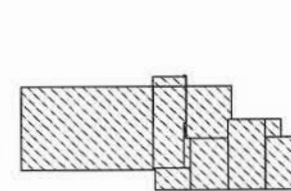
GROSS FLOOR AREA CALCULATION



GFA DIAGRAM FOR GROUND FLOOR (G/F)

GFA CALCULATION FOR GROUND FLOOR

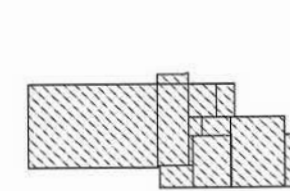
G/F GFA = 6,210 m²



GFA DIAGRAM FOR LEVEL 1 (L1)

GFA CALCULATION FOR LEVEL 1

LEVEL 1 GFA = 146,136 m²



GFA DIAGRAM FOR LEVEL 2 (L2)

GFA CALCULATION FOR LEVEL 2

LEVEL 2 GFA = 146,370 m²

DEVELOPMENT PARAMETERS (FOR OZP)

- A. ZONE: NCS
- B. SITE AREA : 618 m²
- C. HEIGHT OF BUILDING : ~3.0 m (MAXIMUM)
- D. PERMITTED SITE COVERAGE : ~35% (MAXIMUM)
- E. PERMITTED PLOT RATIO : ~0.5 (MAXIMUM)

HEIGHT OF BUILDING (FOR OZP)

MEAN FORMATION LEVEL : 13.45 mPD
 PITCH ROOF TOP LEVEL : 22.40 mPD
 ACTUAL HEIGHT OF BUILDING : ~22.40mPD - 13.45mPD
 ~9m O.K. (UNDER OZP)

GROSS FLOOR AREA CALCULATION (FOR OZP)

GROUND FLOOR (G/F) GFA : 6,210 s.m.
 LEVEL 1 (L1) GFA : 146,136 s.m.
 LEVEL 2 (L2) GFA : 146,370 s.m.
 TOTAL GROSS FLOOR AREA : 6,210 + 146,136 + 146,370
 = 300,616 s.m.
 ACTUAL PLOT RATIO : 300,616 / 618
 = 0.486
 < 0.5 O.K. (UNDER OZP)

SITE COVERAGE CALCULATION (FOR OZP)

ACTUAL SITE COVERAGE AREA : 6,210 + 146,370 = 154,480 s.m.
 ACTUAL SITE COVERAGE : 154,480 / 618
 = 24.997 %
 < 35% O.K. (UNDER OZP)

LEGEND:

FIGURE NO. 1

SCALE:

DATE: 18.10.23

FIGURE TITLE:

APPROVED PLAN & CALCULATION

LOCATION:

LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.

PREPARED BY

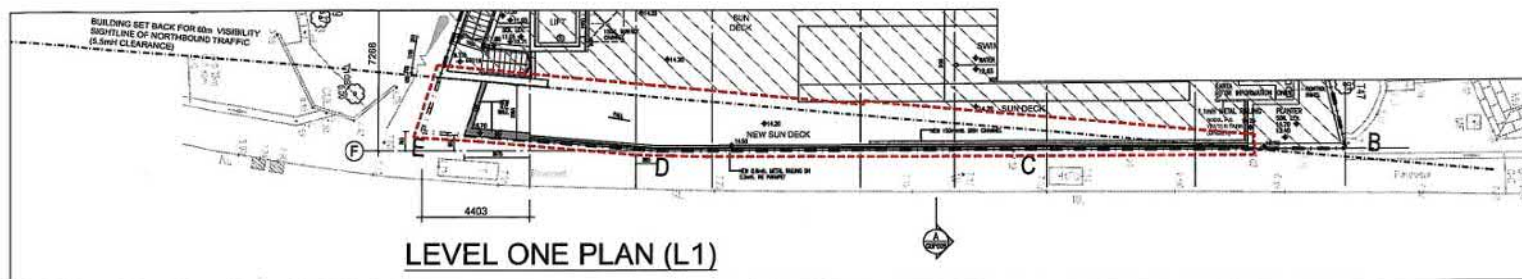
LEADERS RAYMOND LTD.

(資料來源：申請人於 22.11.2023 呈交的資料)
 (Source : Applicant's Submission of 22.11.2023)

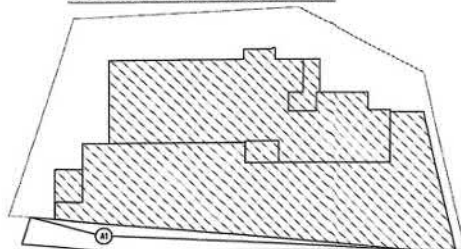
參考編號
 REFERENCE No.
 A/SK-PK/291

繪圖
 DRAWING
 A-1

PROPOSED NEW SUN DECK PLAN



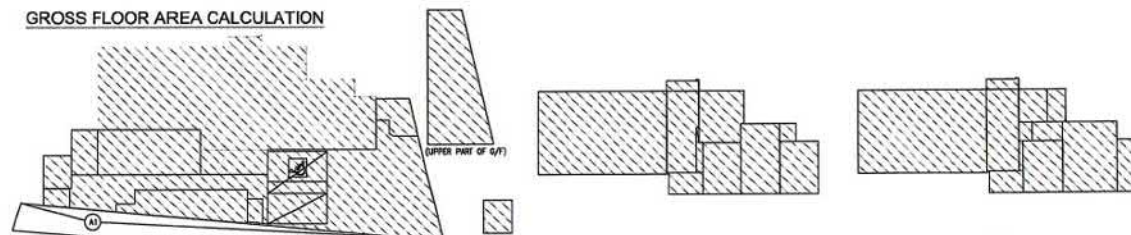
SITE COVERAGE CALCULATION



SITE COVERAGE AREA CALCULATIONS

EX. TOTAL SITE COVERAGE AREA	= 154,480 m ²
NEW SUN DECK	= 44,152 m ²
NEW SITE COVERAGE	= 198,632 m ²

GROSS FLOOR AREA CALCULATION



GFA CALCULATION FOR GROUND FLOOR

G/F GFA	= 50,310 m ²
NEW SUN DECK	= 44,152 m ²
NEW GROUND FLOOR (G/F) GFA	= 50,382 m ²

GFA DIAGRAM FOR LEVEL 1 (L1)

GFA CALCULATION FOR LEVEL 1

LEVEL 1 GFA	= 146,136 m ²
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GFA DIAGRAM FOR LEVEL 2 (L2)

GFA CALCULATION FOR LEVEL 2

LEVEL 2 GFA	= 148,270 m ²
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DEVELOPMENT PARAMETERS (FOR OZP)

- A. ZONE: R232
- B. SITE AREA : 618 m²
- C. HEIGHT OF BUILDING : ~8.9 m (MAXIMUM)
- D. PERMITTED SITE COVERAGE : ~15% (MAXIMUM)
- E. PERMITTED PLOT RATIO : ~0.5 (MAXIMUM)

HEIGHT OF BUILDING (FOR OZP)

NEW FORMATION LEVEL :	13.40 mPD
RIDGE ROOF TOP LEVEL :	23.40 mPD
ACTUAL HEIGHT OF BUILDING	~22.40mPD - 13.40mPD
	= 9m OK (UNDER OZP)

GROSS FLOOR AREA CALCULATION (FOR OZP)

GROUND FLOOR (G/F) GFA	: 50,310 s.m.
LEVEL 1 (L1) GFA	: 146,136 s.m.
LEVEL 2 (L2) GFA	: 148,270 s.m.
TOTAL GROSS FLOOR AREA	= 50,382 + 146,136 + 148,270
	= 344,788 s.m.
ACTUAL PLOT RATIO	= 344,788 / 618
	= 0.558
	> 0.5 NOT OK (UNDER OZP)

SITE COVERAGE CALCULATION (FOR OZP)

ACTUAL SITE COVERAGE AREA	: 5,310 + 148,270 = 154,480 s.m.
NEW SUN DECK	: 44,152 s.m.
TOTAL	= 198,632 s.m.
ACTUAL SITE COVERAGE	= 198,632 / 618
	= 32.141 %
	> 25% NOT S.K. (UNDER OZP)

LEGEND:

	PROPOSED NEW SUN DECK
	NON-CHANGE AREA

FIGURE NO. 2

SCALE:

DATE: 18.10.23

FIGURE TITLE:

PROPOSED NEW SUN DECK PLAN & CALCULATION

LOCATION:

LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.

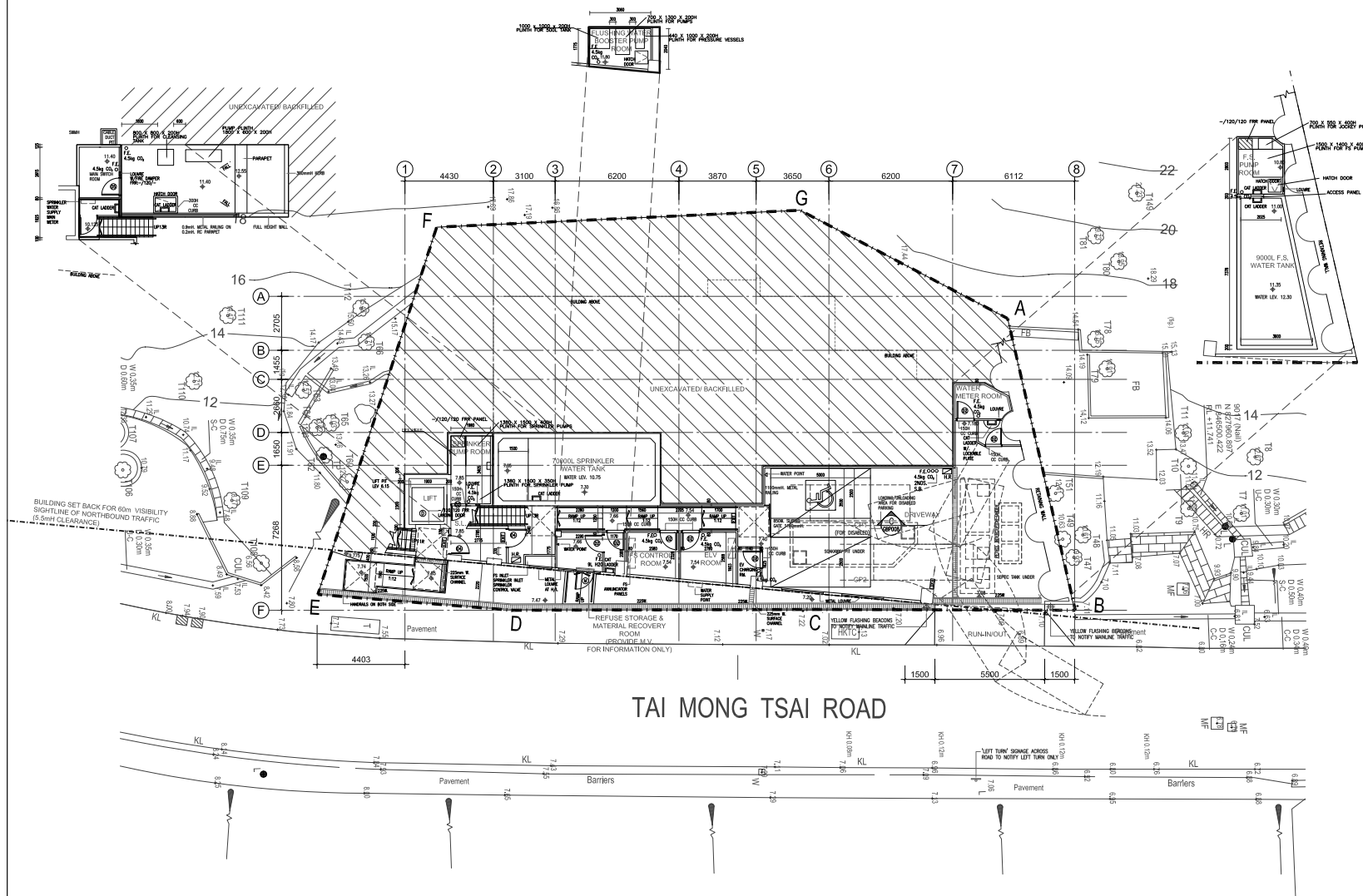
PREPARED BY

WLEADTOPS RAYMOND LTD.
8 So

(資料來源：申請人於 22.11.2023 呈交的資料)
(Source : Applicant's Submission of 22.11.2023)

參考編號
REFERENCE No.
A/SK-PK/291

繪圖
DRAWING
A-2



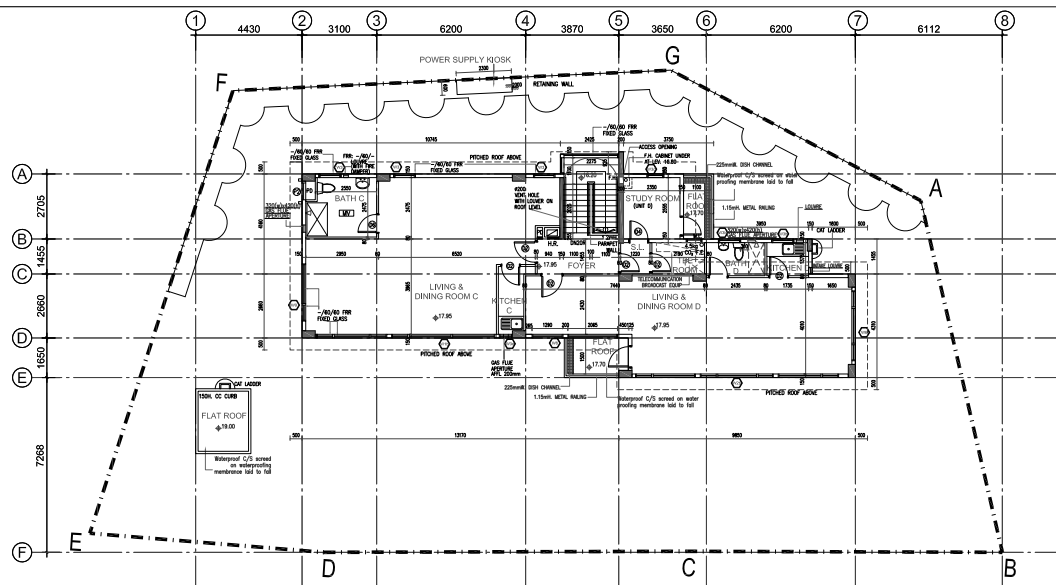
GROUND FLOOR PLAN

LEGEND:	FIGURE NO.	4	FIGURE TITLE: GROUND FLOOR PLAN	LOCATION: LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.	PREPARED BY LEADTOPS RAYMOND LTD. [Redacted]
	SCALE:				
	DATE:	01.12.23			

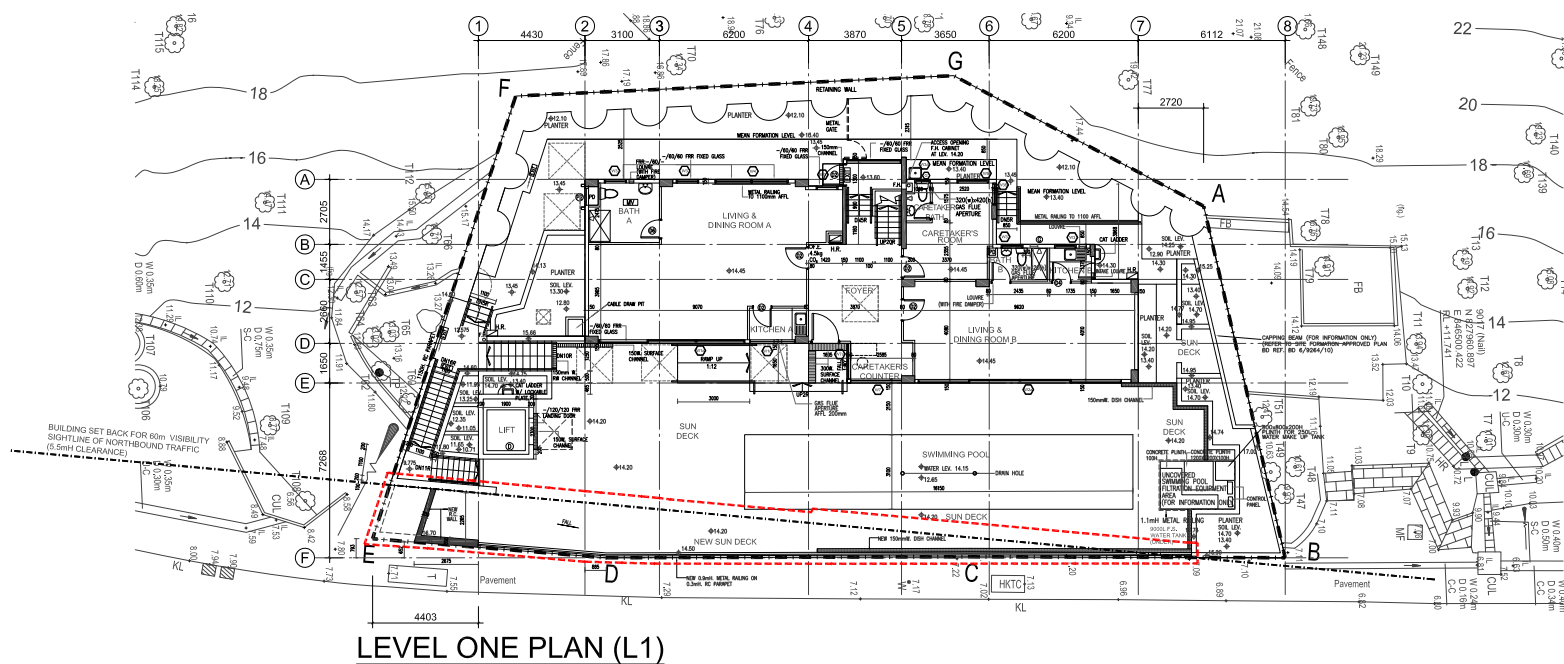
(資料來源：申請人於 22.11.2023 呈交的資料)
(Source : Applicant's Submission of 22.11.2023)

參考編號
REFERENCE No.
A/SK-PK/291

繪圖
DRAWING
A-3



LEVEL TWO PLAN (L2)



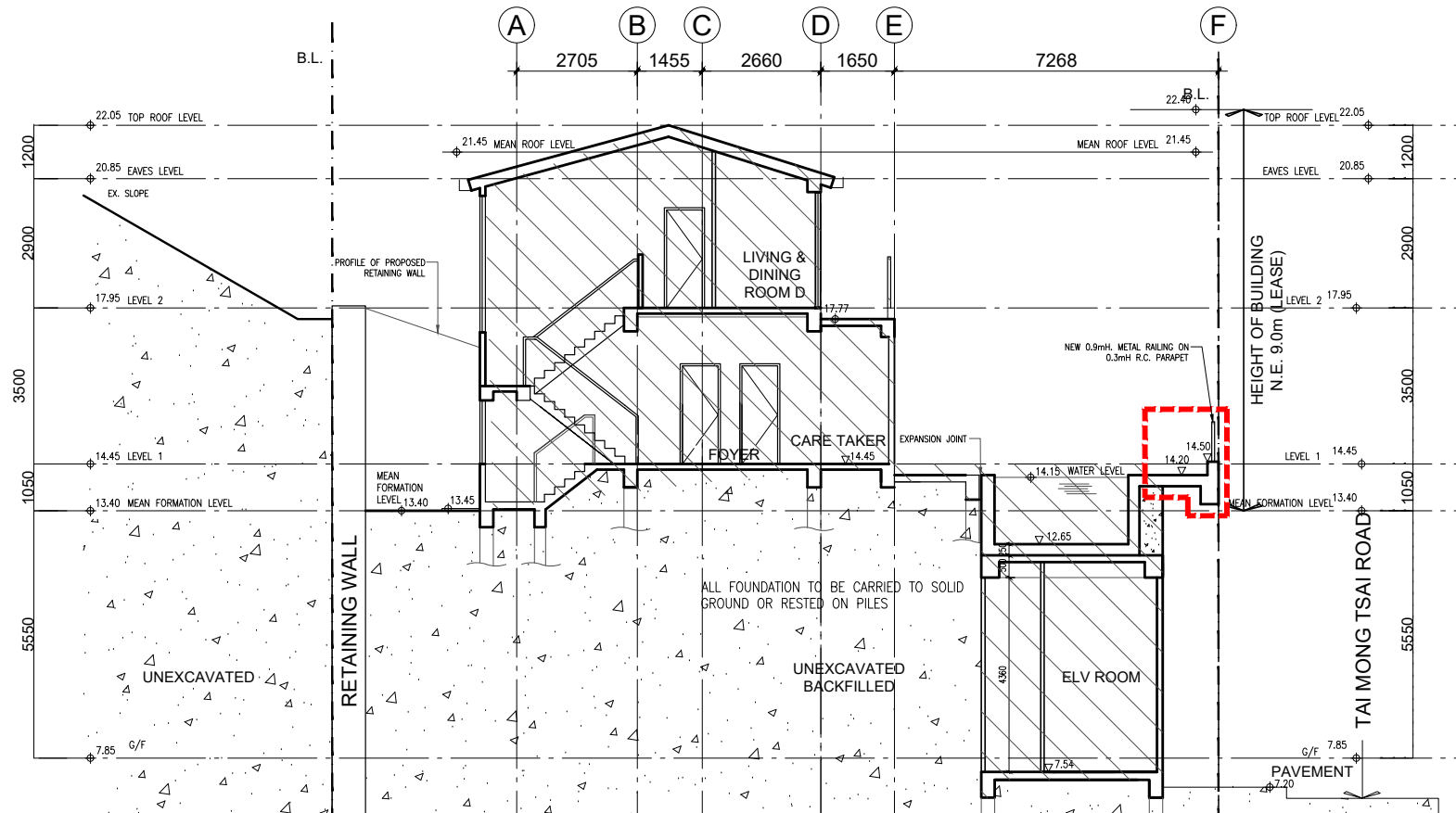
LEVEL ONE PLAN (L1)

LEGEND:  PROPOSED NEW SUN DECK	FIGURE NO. 5 SCALE: DATE: 01.12.23	FIGURE TITLE: LEVEL ONE PLAN & LEVEL TWO PLAN	LOCATION: LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.	PREPARED BY:  LEADTOPS RAYMOND LTD. 10/F, 100, WING LOK STREET, HONG KONG
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(資料來源：申請人於 22.11.2023 呈交的資料)
 (Source : Applicant's Submission of 22.11.2023)

參考編號
 REFERENCE No.
 A/SK-PK/291

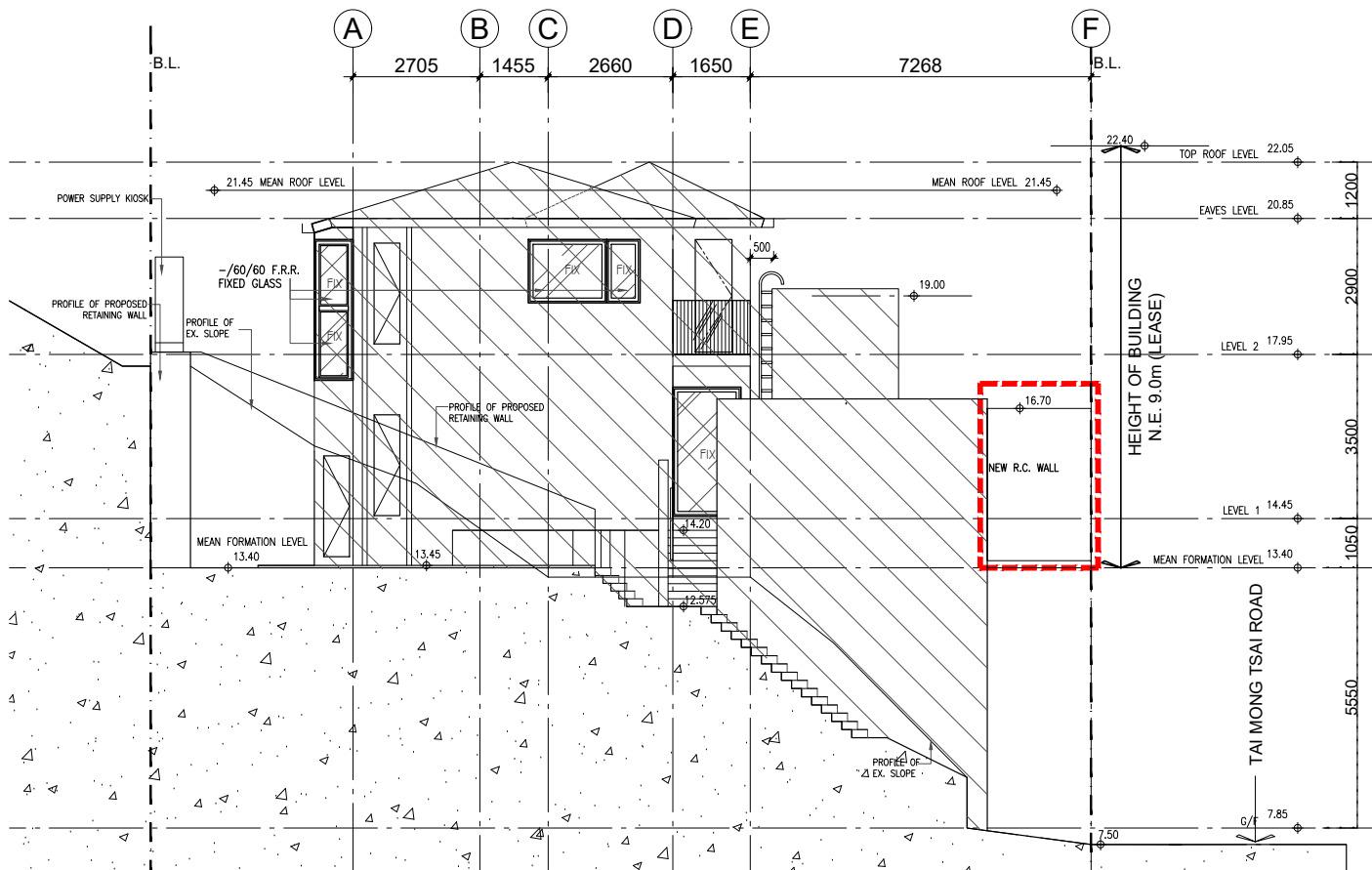
繪圖
 DRAWING
 A-4

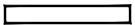


LEGEND: PROPOSED NEW SUN DECK NON-CHANGE AREA	FIGURE NO. 9	FIGURE TITLE:	LOCATION:	PREPARED BY
	SCALE:	SECTION	LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.	LEADTOPS RAYMOND LTD.
	DATE: 03.01.24			

(資料來源：申請人於 03.01.2024 呈交的資料)
(Source : Applicant's Submission of 03.01.2024)

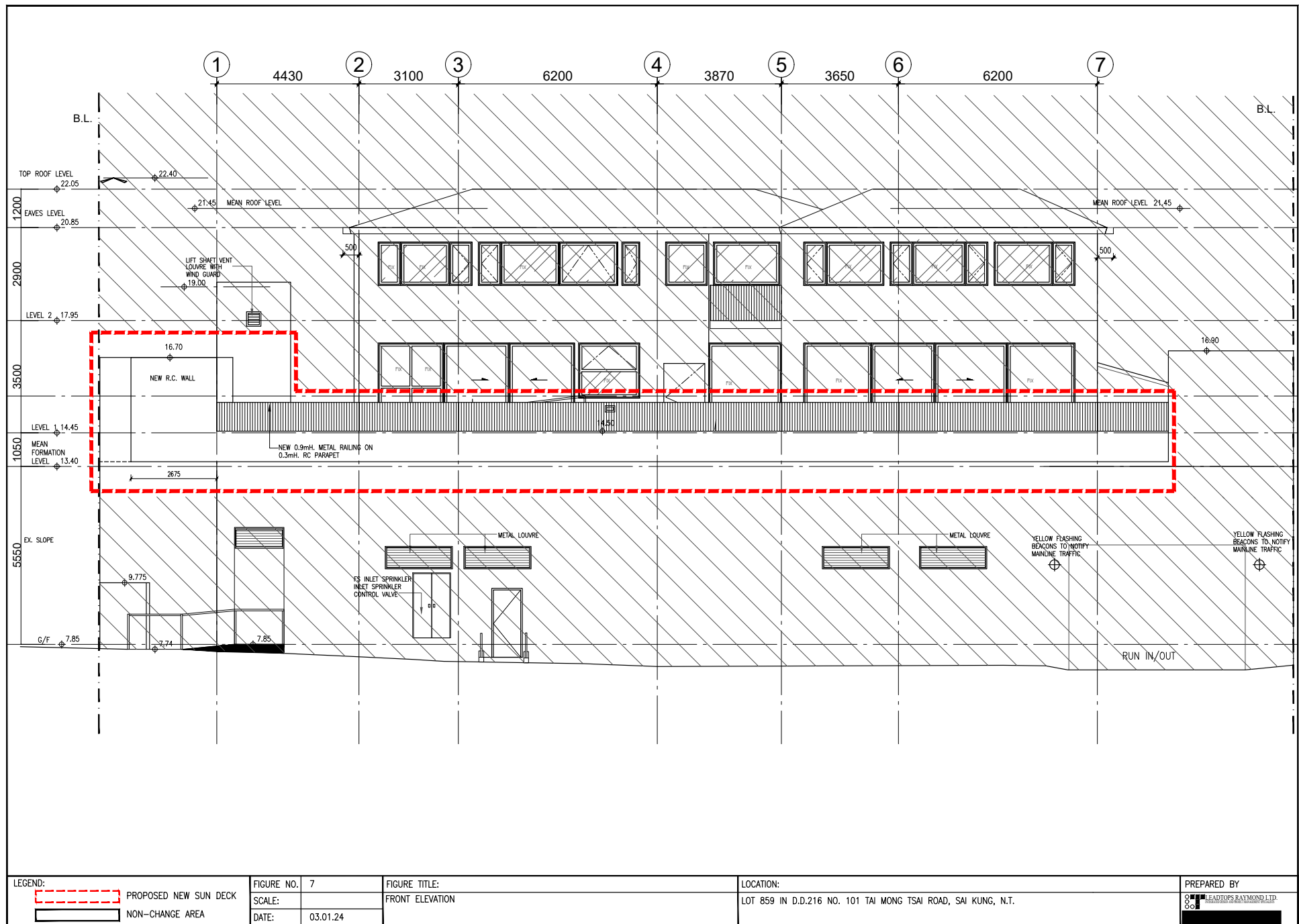
參考編號 REFERENCE No. A/SK-PK/291	繪圖 DRAWING A-5
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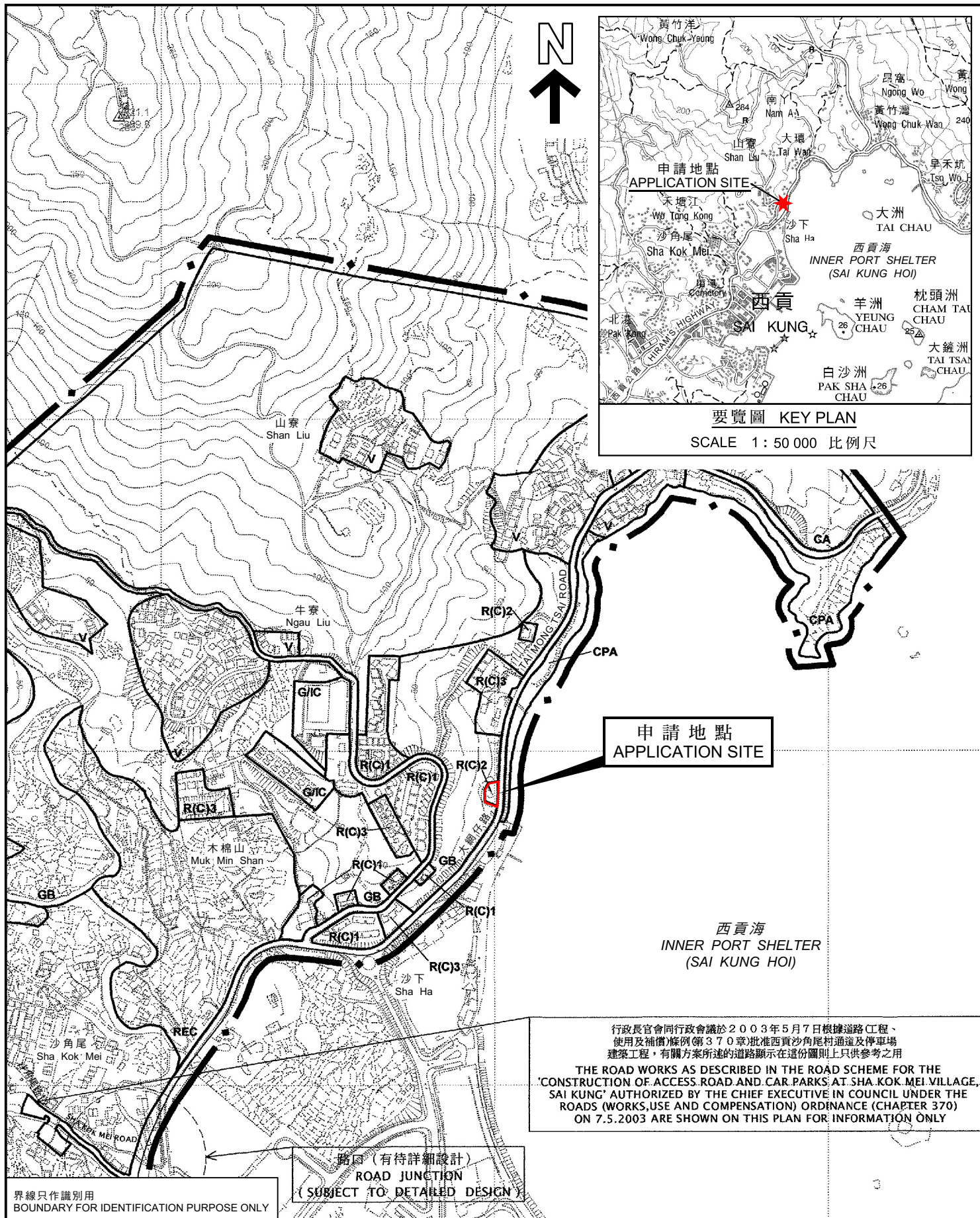
LEGEND:  PROPOSED NEW SUN DECK  NON-CHANGE AREA	FIGURE NO. 8 SCALE: DATE: 03.01.24	FIGURE TITLE: SIDE ELEVATION	LOCATION: LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.	PREPARED BY 
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(資料來源：申請人於 03.01.2024 呈交的資料)
 (Source : Applicant's Submission of 03.01.2024)

參考編號 REFERENCE No. A/SK-PK/291	繪圖 DRAWING A-6
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(資料來源：申請人於 03.01.2024 呈交的資料)
(Source : Applicant's Submission of 03.01.2024)



要覽圖 KEY PLAN
SCALE 1: 50 000 比例尺

申請地點
APPLICATION SITE

西貢海
INNER PORT SHELTER
(SAI KUNG HOI)

行政長官會同行政會議於2003年5月7日根據道路工程、使用及補償條例(第370章)批准西貢沙角尾村通道及停車場建築工程，有關方案所述的道路顯示在這份圖則上只供參考之用

THE ROAD WORKS AS DESCRIBED IN THE ROAD SCHEME FOR THE 'CONSTRUCTION OF ACCESS ROAD AND CAR PARKS' AT SHA KOK MEI VILLAGE, 'SAI KUNG' AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 7.5.2003 ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY

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

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年1月5日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號S/SK-PK/11
EXTRACT PLAN PREPARED ON 5.1.2024
BASED ON OUTLINE ZONING PLAN No.
S/SK-PK/11 APPROVED ON 17.10.2006

位置圖 LOCATION PLAN

擬議略為放寬上蓋面積及地積比率限制以作准許的屋宇用途
西貢大網仔路101號丈量約份第216約地段第859號
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
PLOT RATIO RESTRICTIONS FOR PERMITTED HOUSE DEVELOPMENT
LOT 859 IN D.D. 216, 101 TAI MONG TSAI ROAD, SAI KUNG

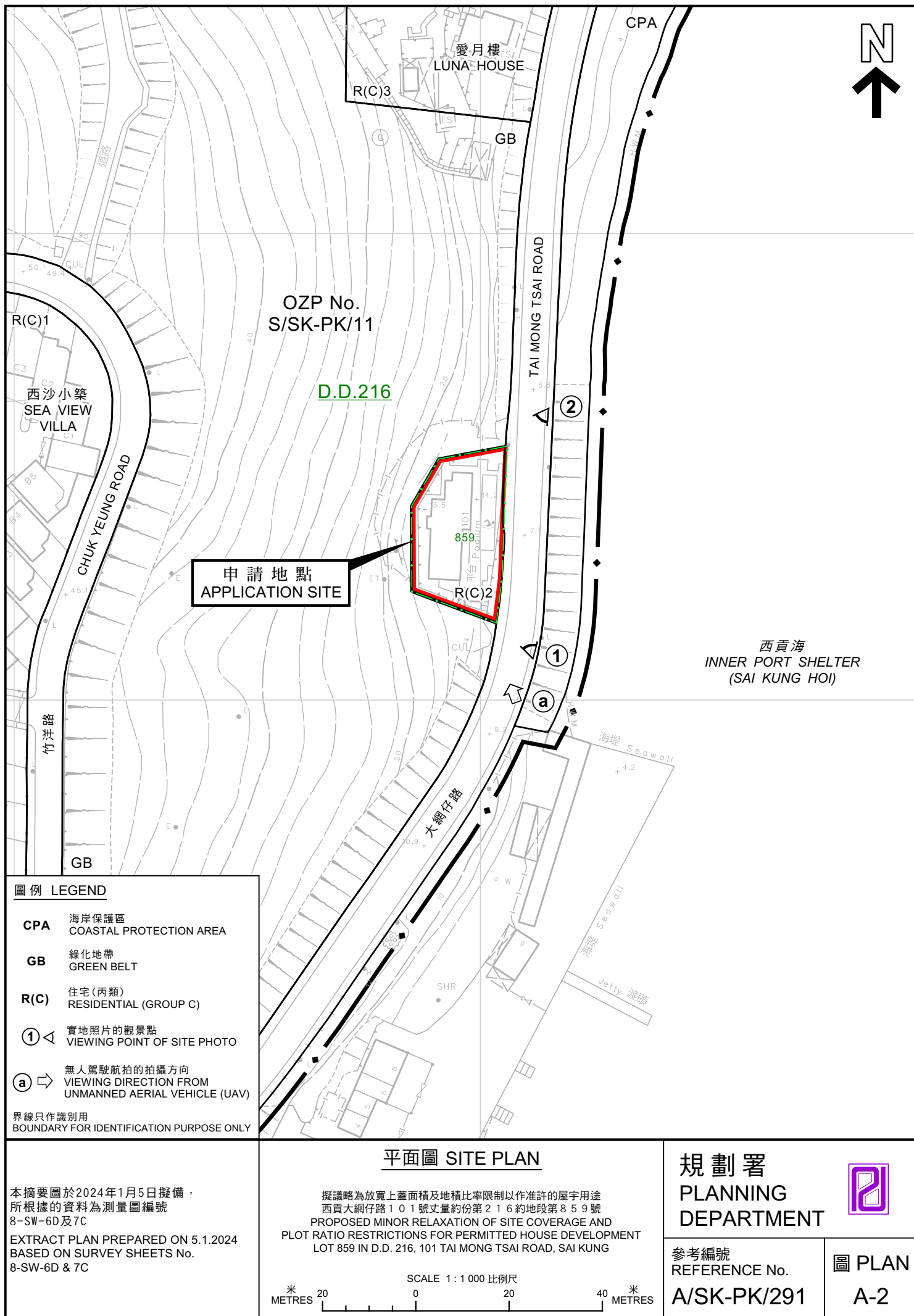
SCALE 1: 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/SK-PK/291

圖 PLAN
A-1





界線只作識別用
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航攝照片 AERIAL PHOTO

本摘要圖於2024年1月5日擬備，所根據的資料為地政總署於2022年12月29日拍得的航攝照片編號E181690C
EXTRACT PLAN PREPARED ON 5.1.2024
BASED ON AERIAL PHOTO No.
E181690C TAKEN ON 29.12.2022
BY LANDS DEPARTMENT

擬議略為放寬上蓋面積及地積比率限制以作准許的屋宇用途
西貢大網仔路101號丈量約份第216約地段第859號
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
PLOT RATIO RESTRICTIONS FOR PERMITTED HOUSE DEVELOPMENT
LOT 859 IN D.D. 216, 101 TAI MONG TSAI ROAD, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-PK/291

圖 PLAN
A-3

1



2



界線只作識別用
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實地照片 SITE PHOTO

本圖於2024年1月5日擬備，所根據的資料為攝於2023年12月15日的實地照片
PLAN PREPARED ON 5.1.2024
BASED ON SITE PHOTOS
TAKEN ON 15.12.2023

擬議略為放寬上蓋面積及地積比率限制以作准許的屋宇用途
西貢大網仔路101號丈量約份第216約地段第859號
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
PLOT RATIO RESTRICTIONS FOR PERMITTED HOUSE DEVELOPMENT
LOT 859 IN D.D. 216, 101 TAI MONG TSAI ROAD, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-PK/291

圖 PLAN
A-4a

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界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2024年1月5日擬備，所根據的資料
為攝於2023年12月15日的無人駕駛航拍照片
PLAN PREPARED ON 5.1.2024 BASED ON
UNMANNED AERIAL VEHICLE (UAV) PHOTO
TAKEN ON 15.12.2023

擬議略為放寬上蓋面積及地積比率限制以作准許的屋宇用途
西貢大網仔路101號丈量約份第216約地段第859號
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
PLOT RATIO RESTRICTIONS FOR PERMITTED HOUSE DEVELOPMENT
LOT 859 IN D.D. 216, 101 TAI MONG TSAI ROAD, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-PK/291

圖 PLAN
A-4b