2024年 12月 27日
此文件在_____收到，城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This application is received on 27 DEC 2024.
The Town Planning Board will formally acknowledge
the date of receipt of this application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

(i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及

(iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

\# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

240379 29/12 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-TLS/66
	Date Received 收到日期	27 DEC 2024

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

(☐Mr. 先生 /☐Mrs. 夫人 /☐Miss 小姐 /☐Ms. 女士 /☑Company 公司 /☐Organisation 機構)

Brilliant Genius Limited 雋傑有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐Mr. 先生 /☐Mrs. 夫人 /☐Miss 小姐 /☐Ms. 女士 /☑Company 公司 /☐Organisation 機構)

Vision Planning Consultants Limited 弘域城市規劃顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot No. 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 1,572 sq.m 平方米 ☑About 約 ☐Gross floor area 總樓面面積 ..... sq.m 平方米 ☐About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... sq.m 平方米 ☐About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/10
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)1" ("R(C)1")
(f)	Current use(s) 現時用途	'Flat' (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☑ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☐ is not a "current land owner"#.
並不是「現行土地擁有人」#。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s) "#.
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... "current land owner(s)"#.
已取得 ..... 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has notified ..... "current land owner(s)"#
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於_____(日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____(日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

☐ Type (i) 第(i)類 Change of use within existing building or part thereof 更改現有建築物或其部分內的用途

☐ Type (ii) 第(ii)類 Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程

☐ Type (iii) 第(iii)類 Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置

☑ Type (iv) 第(iv)類 Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制

☑ Type (v) 第(v)類 Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one「✓」.
註 1： 可在多於一個方格內加上「✓」號
Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2： 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類用途

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用)
(Please use separate sheets if the space provided is insufficient)
(如所提供的空間不足，請另頁說明)

Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ..... m 米 ☐About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途／發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale
性質及規模

☐ Public utility installation 公用事業設施裝置

☐ Utility installation for private project 私人發展計劃的公用設施裝置

Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate
請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制**並填妥於第(v)部分的擬議用途/發展及發展細節** –

☐	Plot ratio restriction 地積比率限制	From 由 ..... to 至 .....
☐	Gross floor area restriction 總樓面面積限制	From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
☑	Site coverage restriction 上蓋面積限制	From 由 .....30.....% to 至 .....about 34.034..... %
☑	Building height restriction 建築物高度限制	From 由 .....18.....m 米 to 至 .....about 21.2..... m 米 From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上) From 由 ..... storeys 層 to 至 ..... storeys 層
☐	Non-building area restriction 非建築用地限制	From 由 .....m to 至 ..... m
☐	Others (please specify) 其他（請註明）	.....

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Residential Redevelopment with Minor Relaxation of Building Height and Site Coverage Restrictions (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....2,357..... sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	.....1.5.....	☑About 約
Proposed site coverage 擬議上蓋面積	.....34.034..... %	☑About 約
Proposed no. of blocks 擬議座數	.....2.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....6..... storeys 層 ☑ include 包括 1 storeys of basements 層地庫 ☐ exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) .....21.2..... m 米	☐About 約 ☑About 約

☑ Domestic part 住用部分

GFA 總樓面面積	2,357 sq. m 平方米	☑About 約
number of Units 單位數目	14	
average unit size 單位平均面積	168.36 sq. m 平方米	☑About 約
estimated number of residents 估計住客數目	38	

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆	..... sq. m 平方米	☐About 約
☐ hotel 酒店	..... sq. m 平方米	☐About 約
	(please specify the number of rooms 請註明房間數目)	
☐ office 辦公室	..... sq. m 平方米	☐About 約
☐ shop and services 商店及服務行業	..... sq. m 平方米	☐About 約

☐ Government, institution or community facilities 政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地	..... sq. m 平方米	☐ Not less than 不少於
☐ public open space 公眾休憩用地	..... sq. m 平方米	☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	Please refer to the attachment. .....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

L/UL Bay, Landscape Area, EVA .....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

End of 2028

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Ka Shue Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 26 Motorcycle Parking Spaces 電單車車位 3 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 1 Others (Please Specify) 其他 (請列明)
	No 否	☐

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☑ Please provide details 請提供詳情 Please refer to the attached Planning Statement.
	No 否	☐
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☑ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 ..... 12.1 sq.m 平方米 ☑About 約 Depth of filling 填土厚度 ..... 1 ..... m 米 ☑About 約 ☑ Excavation of land 挖土 Area of excavation 挖土面積..... 1,572 sq.m 平方米 ☑About 約 Depth of excavation 挖土深度 ..... 2.46 .....m 米 ☑About 約
	No 否	☐

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？			
	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☑	No 不會 ☐
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
	_____		
	_____		

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)
請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

Please refer to the attached Planning Statement.

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

Kim On CHAN ..... Managing Director .....

Name in Block Letters 姓名（請以正楷填寫） Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☐ Member 會員 / ☑ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☑ RPP 註冊專業規劃師 RPP No. 29
Others 其他 .....

on behalf of 代表 Vision Planning Consultants Limited .....

☑ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 24 DEC 2024 ..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料:

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量 _____

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量 _____

Total number of niches 龕位總數 _____

Total number of single niches
單人龕位總數 _____

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用) _____

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用) _____

Number of single niches (residual for sale)
單人龕位數目 (待售) _____

Total number of double niches
雙人龕位總數 _____

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用) _____

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用) _____

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用) _____

Number of double niches (residual for sale)
雙人龕位數目 (待售) _____

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別)

_____

Number. of niches (sold and fully occupied)
龕位數目 (已售並全部佔用) _____

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用) _____

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用) _____

Number of niches (residual for sale)
龕位數目 (待售) _____

Proposed operating hours 擬議營運時間 _____

_____

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：
- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目;
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot No. 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories
Site area 地盤面積	1,572 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/10
Zoning 地帶	"Residential (Group C)1" Zone
Applied use/ development 申請用途/發展	Residential Development

		sq.m 平方米	Plot Ratio 地積比率
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	2,357 ☑ About 約 ☐ Not more than 不多於	1.5 ☑About 約 ☐Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	2	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	21.2 (including 4.8m carpark at LG/F) m 米 ☑ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			6 Storeys(s) 層 ☑ (Not more than 不多於) 1 storey carpark (☑*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☑ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積	34.034 % ☑ About 約	
(v)	No. of units 單位數目	14	
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	29
	Private Car Parking Spaces 私家車車位	26
	Motorcycle Parking Spaces 電單車車位	3
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	
	Medium Goods Vehicle Spaces 中型貨車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	1
	Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☑
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☑
Others (please specify) 其他（請註明）	☐	☑
Location Plan, Lot Index Plan _____		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☑
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☑
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☑
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Landscape Proposal, Junction Assessment Report _____		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Application for Proposed Minor Relaxation of Maximum Building Height and Site Coverage Restrictions in "Residential (Group C)1" Zone at Lot No. 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories

Applicant	:	Brilliant Genius Limited
Project Architect	:	CYS Associates (HK) Ltd.
Planning Consultants	:	Vision Planning Consultants Ltd.
Landscape Consultants	:	URBIS Ltd.
Date of Submission	:	24 December, 2024

CONTENTS

EXECUTIVE SUMMARY

MAIN TEXT

1. THE PURPOSE
2. LEASE ASPECTS
3. THE SITE AND ITS SURROUNDINGS
4. OVERLOOKED TECHNICAL PROBLEMS IN THE PAS
5. ASPIRATIONS FOR HIGH CEILING APARTMENTS
6. SCHEMATIC DEVELOPMENT PROPOSALS
7. NO SIGNIFICANT ADVERSE VISUAL IMPACT
8. SUMMARY OF MAJOR PLANNING MERITS
9. PLANNING JUSTIFICATIONS
10. CONCLUSION

LIST OF TABLES

Table 1	**Summary of Ceiling Heights Previously Proposed in "R(C)" Zones**
Table 2	**Summary of Similar Flat Size Supplies Between 2019 and 2024**
Table 3	**Comparison of Key Development Parameters between the PAS and the Present Scheme**
Table 4	**Summary of Domestic GFA and BH Distributions Per Floor per Tower**
Table 5	**Greening Provision between the PAS and the Present Scheme**

LIST OF FIGURES

Figure 1	**Location of the Subject Site**
Figure 2	**Lot Plan of the Subject Site**
Figure 3	**Lease Plan of the Subject Site**
Figure 4	**Aerial View of the Subject Site**
Figure 5	**The Site and Its Surrounding Conditions**
Figure 6	**Planned Public Sewerage Works in Vicinity of the Site**
Figure 7	**30-Minute Driving Zone from the Site**
Figure 8	**15-Minute Driving Zone from the Site**
Figure 9	**Topographical Survey Records**
Figure 10	**Technical Difficulties (1)**

Figure 11	**Technical Difficulties (2)**
Figure 12	**Technical Difficulties (3)**
Figure 13	**Proposed Technical Solutions**
Figure 14	**Internal Natural Lighting Study (1)**
Figure 15	**Internal Natural Lighting Study (2)**
Figure 16	**G/F Plan of the Present Scheme**
Figure 17	**LG/F Plan**
Figure 18	**Typical Floor Plan (1/F -3/F and 5/F)**
Figure 19	**Roof Plan**
Figures 20 - 22	**Section Diagrams**
Figure 23	**Site Coverage Proposals**
Figure 24	**Building Height Proposals**
Figure 25	**Better Local Ventilation Movement Effect (1)**
Figure 26	**Better Local Ventilation Movement Effect (2)**
Figure 27	**Better Local Visual Amenity and Biodiversity Effects**
Figure 28	**BEAM Plus Certification Criteria**
Figure 29	**Existing Stepped Channels Adjoining the Site**
Figure 30	**Schematic Landscape Master Plan**
Figure 31	**Summary of Key Proposed Development Items and Planning Merits**

LIST OF APPENDICES

Appendix I	**Schedule of Use for "R(C)" Zone**
Appendix II	**Landscape Proposal**
Appendix III	**Planned Public Sewerage Works Announcement**
Appendix IV	**CLP's Electricity Transformer Room Requirements**
Appendix V	**Swept Path Analysis**
Appendix VI	**Traffic Junction Assessment**
Appendix VII	**Drainage Impact Assessments**
Appendix VIII	**Visual Impact Assessment**

EXECUTIVE SUMMARY

This planning application aims to seek a permission of the Town Planning Board (**"TPB"**) for the proposed minor relaxation of maximum building height ("**BH**") and site coverage ("**SC**") restrictions for an upmarket low-rise, low-density residential redevelopment scheme with higher headroom units at Lot No. 1109 RP (part) in D.D. 253 (**"Subject Site"**), 8 Ka Shue Road, Sai Kung, New Territories. The Subject Site falls within "Residential (Group C)1" ("**R(C)1**") zone on the Approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/10 ("**OZP**").

The proposed increase levels in BH and SC are respectively from 18m to 21.2m (or an increase of 17.8%) and from 30% to about 34.034% solely within the Subject Site. The main purpose of the present scheme aims to achieve the following three redevelopment objectives: (i) to resolve the overlooked inter-locking technical problems resulting in unable to comply with the relevant statutory building regulations and CLP Power Hong Kong Limited's requirements being identified in the previous approved scheme under Application No. A/SK-TLS/56 ("**PAS**") [including, but not limited to, the substantial site level differences between Ka Shu Road and the Subject Site, the provision of a high headroom electricity transformer with its stringent vehicular access gradient requirements for delivery of equipment and maintenance purposes, firefighting facilities, Emergency Vehicular Access and other critical building and structural considerations related to the utilisation of the permissible domestic floor area under lease]; (ii) to respond to the recent market aspirations for better living quality in particular the high headroom residential units; and (iii) to take this opportunity to further improve the development scheme where technically feasible.

The present scheme also represents a positive and active response to the Government policy objective in "attracting and retaining talents" to strength the economic growth of Hong Kong. It comprises two 5-storey buildings on top of one storey of basement car park with a total domestic plot ratio of 1.5 complying fully with the OZP stipulations. Upon completion by end 2028, a total of 14 slightly high floor ceiling units will be provided to meet the market expectations for better living quality.

It has been demonstrated that due to the cumulative uniqueness of the Subject Site and having considered the proposed development is compatible with its surrounding development character and natural setting, and no consequential significant adverse or unacceptable impacts due to the proposed development in the local area with respect to traffic, water supply, sewerage, drainage or visual aspects is anticipated, the proposed increase in BH and SC are minor in nature. The proposed ceiling heights are not unreasonable when compared to those currently adopted in high ceiling buildings in the market.

The approval of this application will not set an undesirable precedent case for other applications in the area due to its uniqueness. It will also be a "*quick-win*" project to respond to the Government's policy objective.

內容摘要

本規劃申請旨懇請城市規劃委員會（下簡稱為「**城規會**」）批准位於西貢 嘉澍路 8 號 丈量約份第 253 約地段，第 1109 號餘段（部分）（下簡稱為「**申請地塊**」），一個擬議略為放寬建築物高度和放寬覆蓋率限制的低層低密度樓底高的優質住宅重建發展的規劃申請。申請地塊是屬於「井欄樹分區計劃大綱核准圖」編號 S/SK-TLS/10（下簡稱為「**大綱圖**」）範圍內的「住宅(丙類)1」用途地帶。

擬議放寬建築物高限是由 18 米放寬至 21.2 米(即擬議放寬 17.8%)，而在覆蓋率方面，則由 30% 放寬至大約 34.034%。是次的申請方案主要是希望達致以下三個重建實施目標：(i)解決在早前在申請編號 A/SK-TLS/56 的擬議方案中，忽略了一連串互相影響的技術問題,導致不能符合相關法定建築規例和中華電力公司的要求的問題，當中包括全面了解嘉澍路與申請地塊之間高低差異甚大的關連性，要提供一所有樓底高度要求的電力變壓房和其特定斜度要求的運送設備及維修通道; 消防設施及設備;緊急車輛通道，以及在建築設計和建築結構考慮上，未能夠充分利用在地契許可下的住宅建築面積)；(ii)應對市場對改生活環境質素，特別在樓底高住宅單位的渴求；及(iii) 在技術可行的情況下，進一步優化發展方案。

是次擬議方案也代表正面和積極回應政府就「招商引才」及「留才」為香港創造新發展動力的政策目標。擬議方案包含兩幢五層加一層地下停車場的重建發展，總住宅地積比率也保持大綱圖要求的 1.5 倍。預期在 2028 年尾落成，合共提供 14 個樓底高的住宅單位。

本規劃申請已證實，整合所有申請地點特有的地理環境優勢條件，以及考慮到擬議發展與周邊發展格局和自然環境相容，也不會導致隨之而來的嚴重不良或不可接受的道路交通、供水、污水處理、雨水排放或視覺景觀等影響的前提下，是次擬議放寬建築物高度限制和放寬覆蓋限制尺度要求的性質，是屬於輕微的。相對市場渴求中的高樓底常用規格而言，擬議的樓底高度也不是不合理的。

由於申請地點有其獨特的優勢，批准是次規劃申請，完全不會成為同區其他申請的不良先例。申請發展會成為應對政府政策目標的「速贏」項目。

1 THE PURPOSE

1.1 Vision Planning Consultants Limited has been commissioned by Brilliant Genius Limited ("**the Applicant**"), which is the registered owner of Lot No. 1109 RP in D.D. 253 (the "**Subject Lot**", which has a total land area of 1,719m^2), to prepare and submit this planning application on its behalf. The Subject Site under application is located in portion of the Subject Lot, 8 Ka Shue Road (嘉澍路), Sai Kung, New Territories. It covers a total land area of 1,572m^2, and is about 91.45% of the Subject Lot.

1.2 The Subject Site falls within an area zoned "Residential (Group C)1" (**"R(C)1"**) on the Approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/10 (**"OZP"**) (**Figure 1**). **Figures 1** and **2** show the location plan and the lot plan of the Subject Site respectively.

1.3 The purpose of this planning application aims to seek a permission of the Town Planning Board ("**TPB**") for a proposed minor relaxation of the maximum building height ("**BH**") restriction from 18m to 21.2m (or an increase of about 3.4m or 17.8%) and minor relaxation of maximum site coverage ("**SC**") restriction from 30% to about 34.034% for achieving the following three redevelopment objectives:

(i) to tackle the overlooked inter-locking technical problems resulting in unable to comply with the relevant statutory building regulations and CLP Power Hong Kong Limited's requirements being identified in the previous approved scheme under Application No. A/SK-TLS/56 ("**PAS**") [including, but not limited to, the substantial site level differences between Ka Shue Road and the Subject Site, the provision of a high headroom electricity transformer with its stringent vehicular access gradient requirements for delivery of equipment and maintenance purposes, firefighting facilities, Emergency Vehicular Access and other critical building and structural considerations related to the utilisation of the permissible domestic floor area under lease];

(ii) to respond to the recent market aspirations for better living quality in particular the high headroom residential units; and

(iii) to take this opportunity to further improve the development scheme where technically feasible.

1.4 Under the Notes of the OZP for "R(C)1" zoning, 'Flat' use is always permitted (**Appendix I**). In Remark (a) under the same Notes, it states that: *"No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess*

of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater:" (**Appendix I**)

Sub-area	*Maximum Plot Ratio*	*Maximum Site Coverage*	*Maximum Number of Storeys*	*Maximum Building Height*
R(C)1	*1.5*	*30%*	*5 storeys over one storey of carport*	*18m*

1.5 In Remark (d), it also states: *"Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, GFA, site coverage and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance."* (**Appendix I**).

1.6 The present scheme comprises two 5 storey residential towers on top of one storey of basement car park with a total domestic plot ratio of 1.5. These two development parameters comply fully with the OZP stipulation.

1.7 In view of the above, this planning application is then submitted to realise in practice the three redevelopment objectives outlined in paragraph 1.3 above.

1.8 To facilitate Members of the TPB to consider this planning application, the unique background of the Subject Site, a brief description of the Subject Site and its surroundings, issues on existing statutory BH restriction, general market aspirations for higher headroom units/apartments, a brief introduction of the proposed schematic redevelopment scheme, swept path analysis and traffic junction assessment, drainage impact assessment, visual impact assessment, landscape proposals and land use planning justifications are included in this planning statement.

2 LEASE ASPECTS

2.1 In its letter dated 14 February 2023, the Lands Department ("**LandsD**") confirmed that the Modification Letter ("**ML**") of Lot No. 1109 RP in D.D.253 (i.e. the Subject Lot), has been duly completed and registered in the Land Registry.

2.2 In the Special Conditions imposed on Lot No. 1109 RP in D.D. 253, they include: the compliance with Buildings Ordinance and Town Planning Ordinance; the setting-out of vehicular access points (i.e. between points X and Y through Z (**"'XYZ'"**) as shown **Figure 3**); total parking space requirements for residential, visitors, motorcycle and loading/unloading; total domestic gross floor area ("**GFA**")

of the Lot shall not be less than 1,415m^2 and shall not exceed 2,357m^2; needs to take into account the sustainable building design requirements; and so on.

2.3 For domestic plot ratio calculation, with the total land area of about 1,572m^2 under the present application and the total domestic GFA of 2,357m^2 under lease, the overall resultant plot ratio in the present proposed development is about 1.5 (i.e. complies fully with the OZP stipulation outlined in paragraph 1.4 above).

3 THE SITE AND ITS SURROUNDINGS

3.1 The Subject Lot was originally a portion of the building lot of the Clear Water Bay Apartments ("**CWBA**") (清水灣大廈) development, which was built in 1963 (i.e. over 60 years old) in the middle of the densely vegetated hillslope of Hebe Hill (尖風山) (**Figure 1**). As shown in **Figures 1 - 4**, the Subject Lot is located at the northern end of the CWBA development. At present, the Subject Lot is occupied by one semi-detached tower of 5 storeys **walk-up** residential building, known as Block G and Block H of CWBA (**Figures 2** and **3**). The existing tower contains a total of 8 residential units.

3.2 The Subject Site falls within a portion of the Subject Lot. It covers a total land area of about 1,572m^2. It is surrounded by Ka Shue Road (about 7.5m wide) to its west (**Figure 2**); slope and retaining wall to its north and west (**Figure 3**); a swimming pool under Short Term Tenancy ("**STT**") first granted in 1991 to its east (**Figures 3** and **4**); and Block E and Block F of CWBA to its south (**Figures 2** and **4**). **Figures 4** and **5** show the existing site conditions and surrounding environment.

3.3 In the local wider surrounding context, Ka Shue Road serves exclusively two "R(C)1" residential developments [namely, Hillview Court (曉嵐閣) and CWBA] on its two sides at the northern end (**Figure 5**). It is almost very certain that no new residential land disposal within a catchment radius of 100m from the Subject Site is and will be anticipated in the near future taking into account the surrounding steep green hillslope profile.

3.4 Ka Shue Road does not connect to any local walking path or hiking trail. The upper end of Ka Shue Road is in the middle of the two existing residential developments, as mentioned in paragraph 3.3 above. As shown in **Figure 2**, there is a substantial site level difference of 9.7m between Hillview Court (+238.5mPD) and the Subject Site (+228.8mPD). No residential unit is located directly in front of the Subject Site. The level difference between Ka Shue Road and the Subject Site ranges from about 3.3m at the south to about 7.1m at the north (**Figure 2**). A strip of on-site slope abuts Ka Shue Road (**Figures 2** and **3**).

3.5 At present, no standalone electricity transformer ("**TX**"), drainage system, and sewage disposal facilities are provided within the Subject Site. The results of the recent tree survey (conducted in October 2023) indicates that a total of 15 existing trees are identified within the Subject Site. The location and the species of these surveyed existing trees are in **Appendix II**. No Old and Valuable Tree ("**OVT**"), Champion tree or rare tree species has been recorded within the Subject Site.

3.6 It is understood that the Government has almost completed its committed sewerage pipelines along Ka Shue Road, as shown in Photo No. 7 in **Figure 5**. The alignment of this committed sewerage works is shown in **Figure 6** and has been scheduled to complete in July 2024 (**Appendix III**).

3.7 **Figure 7** shows the district-wide context that could be reached within 30 minutes driving time from the Subject Site. Within the 30-minute driving zone, it covers most of the urban central business district ("**CBD**") areas, 11 universities, 3 Hong Kong Science & Technology Parks ("**HKSTP**"), Hong Kong Cyberport, 8 Country Parks, 5 marina/yacht clubs, 8 public beaches, 4 golf courses, 2 theme parks, 57 hospitals, 4 cruises/cross-boundary ferry termini, 1 high speed train station, etc.

3.8 Even if the driving zone is reduced to 15-minute, the Subject Site can easily access several local essential community facilities, including 8 public hospitals, 137 primary schools, 130 secondary schools, 3 universities, 12 markets/cooked food markets, 6 public swimming pools, 17 public libraries, 21 sports centres and 4 sports grounds (**Figure 8**).

3.9 In sum, the following geographical advantages and special site backgrounds have made the Subject Site **so unique** when compared to other nearby "R(C)" sites in the area:

i. The Subject Site is situated in a secluded location [completely isolated from other local public vehicular access] (**Figures 1** and **4**);
ii. It is located at the end of Ka Shue Road with no other local pedestrian or vehicular connections at all (**Figure 2**);
iii. It is located at the northern end of the CWBA development (**Figure 2**);
iv. It is fully enclosed by existing slope vegetation/trees to its north, east and south-east (**Figures 4** and **5)**;
v. The portion of Hillview Court facing directly to the Subject Site is solely occupied by or used for its clubhouse, swimming pool and EVA, forming an effective visual buffer of looking towards the Subject Site (i.e. insignificant visual impact on Hillview Court residents) (**Figure 2**);

vi. The vehicular entrance point of Hillview Court is located near the upper end of Ka Shue Road at about 235.6mPD (i.e. no visual or traffic impact on Hillview Court residents) (**Figures 3** and **4**);

vii. There is about 9.7m site level difference between the ground level of the Subject Site (at 228.8mPD) and the ground level of Hillview Court (at 238.5mPD) (i.e. natural visual screening site profile) (**Figure 2**);

viii. The level differences between Ka Shue Road and the Subject Site are arranged from about 3.3m in the south to about 7.1m in the north (i.e. natural visual screening site profile) (**Figure 2**);

ix. The Subject Site enjoys exclusively a swimming pool facility (**Figures 4** and **5**);

x. It is highly unlikely that any land disposal programme for new residential development(s) will be proposed within a catchment radius of 100m from the Subject Site in the near future due to the steep slope profile, limited accessibility and natural slope greenery considerations (i.e. no other potential development opportunity nearby the Subject Site); and

xi. The Subject Site can easily reach most of essential and major district and local community, educational, medical, industrial, retail, and major cross-boundary ferry/high-speed train terminal facilities with 30-minute driving zone (i.e. most popular living catchment in town) (**Figures 7** and **8**).

4 OVERLOOKED TECHNICAL PROBLEMS IN THE PAS

Severely Undermined the Function of Topographical Survey

4.1 Soon after the approval of the PAS on 13.12.2019, the Applicant then appointed a new Project Team to prepare a detailed building design to implement the PAS. A topographical survey of the Subject Site and it immediately surrounding area was subsequently conducted thereafter.

4.2 The findings of the topographical survey have revealed that the site level difference between Ka Shue Road and the existing ground levels of the Applicant Site are greater than the expectations (i.e. from about 7.17m in the north and about 3.31m in the south, as shown in **Figure 9**). Such substantial site level differences have resulted in causing practical difficulties for the PAS to comply with in reality: (i) CLP's 'Code of Practice 101 for Distribution Substation Design (Version 15)' (**"CoP 101"**) (**Appendix IV**); and (ii) the relevant Building Regulations.

4.3 **PROPOSALS**: a new set of implementable site formation levels between Ka Shue Road and the Subject Site is unavoidable to resolve all building requirements at the Lower Ground Level ("**LG/F**") to accommodate the specific headroom required by

CLP and other ancillary building facilities, e.g. structural beams, floor slab, cable ducts, E&M zone, driving ramp and provision of car parks required under lease.

Non-Compliance of the Building Regulations for Helical Car Ramp

4.4 Based on the results of the topographical survey, a holistic detailed building design review of the PAS was conducted. As shown in **Figure 10**, multiple concerns and technical difficulties have been identified.

4.5 Insufficient turning radius of the driveway ramp of PAS as shown in **Figure 10**, according to the Access Roads/Driveways of PNAP APP-111[1] 'Design of Car Parks and Loading/Unloading Facilities'. The minimum inner turning radius of a helical ramp should be not less than 3.6m for private cars. Therefore, the PAS scheme is unable to comply with this statutory building requirement.

4.6 The feasibility of a minor revision of the ramp in the PAS was also conducted, however, there will be insufficient headroom to comply with PNAP APP-111 and a reduction of 3 car parking spaces will also be required thereafter. As a result, the whole PAS scheme is unable to comply with the current car parking provision set out in the Hong Kong Planning Standards and Guidelines[2] ("**HKPSG**"), and with a reduction of these 3 carparking spaces, the PAS cannot fulfil the carparking provision requirements stipulated in the Special Conditions under lease.

4.7 **PROPOSALS**: A practically implementable new driving ramp design for the car parking area while complying with the required provision of car parking spaces under lease must be needed, as shown in **Figure 10**.

Non-Compliance of the Building Regulations for Rear End Building Setback

4.8 The schematic Master Layout Plan in the PAS failed to comply with the Building (Planning) Regulations ("**B(P)R**")25(2) to provide a building setback of 1.5m at the rear boundary of the site, as shown in **Figure 11**. It should also be noted that the proposed 5m building separation between Tower 1 ("**T1**") and Tower 2 ("**T2**") (in the PAS) would be unable to achieve as the T1 in the PAS needs to be repositioned to comply with the required provision of 1.5m rear boundary setback as stipulated in B(P)R25 (**Figure 11**).

4.9 **PROPOSALS**: The spatial planning and design of T1 must be needed to ensure the redevelopment scheme can comply with the B(P)R25(2) and, at the same time, to maintain the provision of a minimum of 5m building separation between T1 and T2, as shown in **Figure 11**. Very minor increase in SC will also be required as a result.

[1] https://www.bd.gov.hk/doc/en/resources/codes-and-references/practice-notes-and-circular-letters/pnap/APP/APP111.pdf

[2] https://www.pland.gov.hk/file/tech_doc/hkpsg/sum/pdf/sum_ch8_en.pdf

Non-Compliance of the CoP 101 **(Appendix IV)**

4.10 Upon the approval of the application, the Project Team liaised with CLP regarding the location and technical requirements of the proposed transformer room. Based on the original scheme of the PAS, the feasibility of the proposed new TX Room at G/F in T1 is considered not acceptable as the cable lead-in duct is excessively long (i.e. 29m) and too far away from Ka Shue Road as shown in **Figure 12**.

4.11 Furthermore, in its replies, CLP found the proposed location to be non-compliant with **CoP 101** (**Appendix IV**) and outlined clearly that the proposed development should, among other requirements, comply with the following:

i. Locational requirements for the substation to be located at the periphery of the building (para. 5.1.2 of **CoP 101**);
ii. Minimum headroom of 3.6m (para. 5.1.5 of **CoP 101**);
iii. A concrete slab with thickness of 1m atop the TX room (para. 5.1.7 of **CoP 101**);
iv. Provision of compliant cable trench for cable lead-in (*including invert level of 1,050mm cable trench)* (para. 5.5 of **CoP 101**); and
v. Gentle ramp with gradient of not greater than 1:12 for delivery of a new transformer (para. 5.12 of **CoP 101**).

4.12 **PROPOSALS**: Having considered the specific location requirements set out in CLP's para. 5.1.2 of **CoP 101** in **Appendix IV**, the Project Team then proposed to relocate the new TX Room from G/F of T1 in the PAS to G/F of T2 in the present scheme, as shown in **Figures 12** and **13**.

4.13 A new building height of 4.8m at LG/F is required. It is a bare minimum requirement for fitting the TX room together with other building design considerations (i.e. 1.25m cable draw pit duct including a 0.15m ancillary structure slab is required to connect to the trench of the TX Room at G/F, a 0.5m E&M zone, a 0.6m structural beam and the remaining headroom of 2.45m for the LG/F would only be slightly above the statutory requirements set out in Cap. 123G). Details of the proposed BH at LG/F is in **Figure 13**. When compared to that in the PAS, it represents an increase of 0.8m.

4.14 The new BH of LG/F has already considered the area dedicated to the E&M zone as shown in **Figure 13**. It should be noted that the Soil & Waste pipes serving the two residential towers are routed at high level of LG/F towards Septic Tank Room and require up to 0.8m height to allow for the required fall of the pipes via gravity.

4.15 As shown in **Figure 17**, the Soil & Waste pipes must pass under structural beams (0.6m (H)) of the Planter Areas / Private Garden Areas (1.5m (H)) above, while

preserving the requisite minimum height for Car Parking Area (2.4m) and floor finishing (0.1m), requiring 5.4m in total. Hence the proposed BH of 4.8m at LG/F, as shown in **Figure 13**, and **Figures 20** and **22**), is considered a bare minimal requirement in practice.

4.16 The results of the above multiplying overlooked inter-locking technical problems have demonstrated that the PAS scheme is unable to be implemented simply with minor design amendments in practice. Further increase in BH of the development under the PAS is unavoidable in practice. As shown in **Figure 24**, when compared to the PAS, a very minor increase of the SC in the present scheme is also required (i.e. from 33.911% in the PAS to 34.034% in the present scheme, an increase of 0.123%).

5 ASPIRATIONS FOR HIGH CEILING APARTMENTS

5.1 It is understood that in many overseas cities, throughout the 19th and early 20th centuries, the norm of ceiling heights for homes, offices and other buildings were around 10 to 12 feet (i.e. about 3.05m to 3.66m). **A minimum clear room floor height of 10 feet is being treated as a basic requirement for *'high ceiling'* units/apartments**.

5.2 The post-war homes came with ceiling heights only about 7 to 8 feet (i.e. about 2.13m to 2.44m) for more affordable to heat and cool due to smaller in spatial volume despite they have a little box feeling in general.

5.3 Several practical and functional advantages have been well recognised by many people over the world that high-ceiling homes would help improve and promote internal healthy living quality, particularly in the health and wellbeing (psychological comfort) aspects.

5.4 **Advantages** of high ceiling homes include:

i. Taller or larger windows offer more natural light (good for the residents' health and wellbeing) (some selected high ceiling apartments are attached in **Figures 14** and **15**);
ii. Better airflow and circulation, particularly important in hotter climates, homes with higher ceilings let air circulate more freely inside, giving the rooms a cooler and fresher feel (i.e. airy and breezy), to improve the internal healthy living space;
iii. Greater spatial volume, can give people a lighter, freer, openness and spaciousness feeling. Low ceiling apartments give you a kind of little box

feeling, appearing a bit being cramped, cooped up or claustrophobic feeling (**Figures 14** and **15**);

iv. Excellent acoustic properties (**Figures 14** and **15**);

v. Less hazardous for taller people;

vi. They are elegant, fascinating, luxurious – and open up the room (**Figures 14** and **15**);

vii. In warmer climates, it is easier to cool homes with high ceilings; and

viii. They provide versatility for variety of décor ideas, especially "*go contemporary*", modern, or traditional with pendant lights, or installation of antique chandeliers for an Old-World feel, or enabling placement of tall Christmas tree and associated decorative lightings, or tall Peach Blossoms for Chinese New Year, or hanging Chinese lanterns during Mid-Autumn Festival, etc (**Figures 14** and **15**).

5.5 As one of the international cities in the Asian Region, Hong Kong should encourage supply a greater and better variety of good living quality apartments to improve the quality of living, particularly the high ceiling residential units/apartments. Such strong aspirations are not only in the local market, but also for the overseas homebuyers or users.

5.6 Indeed, among other things, a better healthy living condition is one of the crucial basic considerations for many overseas talented people with families. This is particularly important to those families with children or young family members due to the greater psychological comfort.

5.7 A notional study on natural light penetration effect in different higher headroom units has been conducted as indicated in **Figures 14** and **15**. The results of this notional study have demonstrated that the higher the ceiling, the better and greater the extent of natural light effect can be attained inside the rooms. It should be noted that the internal structural beams on the ceiling top will also create a little box feeling effect, particularly in those lower ceiling rooms (**Figure 15**). Generally, the thickness of the internal structural beams is ranged from 600mm to 800mm (subject to the overall building design requirements). Indeed, these internal structures inevitably reduce the room ceiling height and, in many cases, they will be below BD's minimum headroom requirement (i.e. 2.5m floor height)[3].

5.8 It is unquestionable that most of potential homebuyers or renters of this "R(C)" type residential development are higher income earning groups in the community. Their expectations should not, and cannot, be neglected. The Government of Hong

[3] https://www.bd.gov.hk/doc/en/resources/codes-and-references/practice-notes-and-circular-letters/pnap/APP/APP005.pdf

Kong and the TPB should encourage the private housing suppliers to produce more high ceiling housing units/apartments to meet the market demand in areas where situations permit.

5.9 **Table 1** summarises the adopted ceiling heights in some selected previously redevelopment applications in various "R(C)" zones over the past 10 years since 2014.

Table 1 – Summary of Ceiling Heights Previously Proposed in "R(C)" Zones

Year	Application Nos.	Proposed ceiling heights for domestic use (m) [About]
2022	A/H14/84	4.5* each for G – 2/F (**House**)
	A/K18/342	4.5* for G/F; 3.5 each for 1 – 2/F (**House**)
	A/H18/88	3.5 each for flats; 4.5 with 1.0 transfer plate for studio (**House**)
	A/H17/141	3.5 for G/F; 2.65 each for 1 – 2/F; 2.55 for 3/F (**House**)
2021	A/K4/72	4.2 for G/F*; 3.2 for 1/F; 3.27 for 2/F (**House**)
2020	A/K18/335	4.5 for G/F*; 3.5 for 1/F; 3.5 for 2/F (**House**)
	A/K18/334	3.5 each for flats
2019	A/SK-TLS/56	3.0 each for flats
	A/H17/140	4.2 for G/F*; 3.5 each for 1-2/F; 3.65 for 3/F (**House**)
	A/K18/333	4.2 for G/F; 3.1 for 1/F; 2.8 for 2/F (**House**)
	A/K18/331	4.3 for G/F*; 3.645 for 1/F; 4.5 for 2/F (**House**)
2017	A/TWW/112	4.0 for G/F*; 3.62 for 1/F (**House**)
	A/H7/136	3.5 each for flats
2016	A/K7/112	4.5 for G/F*; 3.5 for 1/F (**House**)
	A/SLC/144	3.5[&] each for 3 storeys; 3.8 [&] each for 2 storeys (**House**)
2015	A/H14/76-1[#]	4.5 for G/F*; 3.5 for 1-2/F (**House**)
2014	A/NE-KTS/377	3.16 [&] each for 3 storeys (**House**)
	A/YL-NTM/310	3[&] each for 3 storeys (**House**)
	A/TWW/109	3.048 each for flats
	A/H17/132	3.5 each for flats
	A/H10/86	3.1 each for flats
	A/K18/307	4.05 for G/F*; 3.9 each for 1-2/F (**House**)

* The proposed ceiling heights for houses which are accepted by BD for the purpose of regulations 23(3)(a) of the Building (Planning) Regulations (B(P)R); [&] By approximation only, based on current information

5.10 Although some of the above listed applications were not approved by the TPB for various reasons, they clearly demonstrate the general market aspiration for higher ceiling residential units/apartments for this type of low-rise, low-density residential development zoning. In view of the above, it is not unreasonable to conclude that there is a strong aspiration for a clear benchmarked floor height of at least 3.5m in this type of residential developments in the market.

5.11 Clearly, such market expectation is not unreasonable due to the targeted homebuyers for the "R(C)" type housing are so different from those urban high-rise, high-density housing developments in town, say "R(A)" and "R(B)" types of housing developments.

5.12 Indeed, most "R(C)" housing developments are generally targeted at "*high-end market*" groups in our society, including representatives (with or without families) of overseas enterprises and talents with high-income earning from overseas. Since 2022, the Government has targeted to trawl for potential representatives of overseas enterprises and talents with higher income earning from overseas with a view to further strengthening the competitiveness of Hong Kong's economic development (i.e. *[…]*, ***more proactive and aggressive in "competing of enterprises" and "competing for talents***").

5.13 Very obviously, living conditions are one of the most fundamental elements to attract people to stay with, particularly those people from overseas. As one of the international cities, reasonable choices of better internal living quality, including higher headroom, like the one under application, should be encouraged where situation permits.

5.14 After further reviewing the unique geographical advantages and the historic background of the Site (as outlined in paragraph 3.9 above), the Applicant would like to take this opportunity to redevelop the Site into a high-end, high-quality with high ceiling private apartment project to meet the needs of the community.

5.15 According to a further desktop review on the supply of high ceiling apartments/units in Hong Kong between 2019 and 2024 (with reference to the Domestic Occupation Permits listed in "Monthly Digest"[4] issued by the Buildings Department and the individual first-hand sales brochures[5]) of all properties with sizes ranged from 900ft^2 to 2,500ft^2, the results of this review indicated that 668 units out of 1,696 total surveyed units (contributing to about 33.93%) were in the form of high ceiling units with floor heights equal to or above 3.25m. **Table 2** summarises the findings of the above review.

Table 2 – Summary of Similar Flat Size Supplies between 2019 and 2024

A	Total supply of similar flat size between 2019 and 2024	**1,696 Units**
B	Units with High Ceiling (above 3.25m) between 2019 and 2024	**668 Units (33.93%)**
C	Average Ceiling Height in (**B**) above	**3.369m**

5.16 In view of the above, the Applicant has decided to propose a floor height of 3.25m for floor between G/F and 3/F) and 3.4m at 5/F (4/F is omitted) in the present scheme to cope with the market demand.

[4] https://www.bd.gov.hk/en/whats-new/monthly-digests/index.html
[5] https://www.srpe.gov.hk/opip/index.htm

6 SCHEMATIC DEVELOPMENT PROPOSALS

The Scheme

6.1 The present scheme represents an all-thought-out redevelopment project to realise in practice the three major design objectives as outlined in paragraph 1.3 above. It is a practically implementable and self-contained redevelopment project with high floor ceiling, and better considerate neighbourhood-friendly design when compared to that in the PAS.

6.2 The proposed redevelopment comprises a total of two 5-storey residential towers [i.e. Tower 1 ("**T1**") and Tower 2 ("**T2**")] on top of one level of basement car park (now in the form of Lower Ground Floor ("**LG/F**")). With a total domestic GFA of 2,357m^2 and the site area of about 1,572m^2, the overall resultant domestic plot ratio of 1.5 will be yielded. These development parameters comply fully with the OZP stipulations as outlined in paragraph 1.4 above.

6.3 **Figures 16 - 19** shows the schematic layouts of the proposed redevelopment scheme from Ground Floor ("**G/F**"), to LG/F, to 1/F - 5/F (4/F is omitted), and to Roof Floor respectively. **Figures 20 - 22** are the schematic Section Diagrams of the proposed scheme in three different cut-lines as shown in **Figure 16**.

6.4 For BH proposals, it has been proven in **Figure 13** that a bare minimum floor height requirement of 4.8m is required for the LG/F to resolve all site constraints while complying with all building and CLP's requirements. To create sufficient floor spaces to accommodate the required car parks, driving ramp, driveways and E&M facilities at LG/F, a transfer plate with a thickness of 1m in each residential tower is proposed under such special site conditions. To tackle the substantial on-site level differences without requiring additional floor height, the portion of transfer plate in Tower 2 will be placed at level above the TX room as shown in **Figure 21**, while the transfer plate in Tower 1 is planned to be below G/F level as shown in **Figure 22**. All major E&M facilities are allocated at G/F of Tower 2 (**Figure 16**).

6.5 To meet the redevelopment objective (ii), i.e. for improving the living quality of the proposed development, two different floor height zones are proposed in the present scheme. They are: 3.25m for the lower zone between G/F and 3/F, and 3.4m for the upper floor (or 5/F) as shown in **Figures 20 - 22**. As a result, the absolute BH of the present scheme measured from the mean site formation of LG/F (i.e. proposed levels ranged from 227mPD to 248.2mPD) will be amounted to 21.2m (**Figures 20 - 22**). Compared to the OZP stipulation, the proposed BH represents an increase of 3.2m (or around 17.8%) (i.e. from 18m in the OZP to 21.2m in the present

scheme). **Figure 24** shows the present BH in comparison with that in the PAS (i.e. represents an increase of 2.2m).

6.6 For site coverage ("**SC"**), to strike the most best practical balance between the site constraints and the building requirements in reality, a slightly increase in SC with a bare minimum requirement of around 34.034% in the present scheme is proposed. It represent an increase of 4.034% when compared to the OZP stipulation (i.e. from 30% to about 34.034%). When this compares to that in the PAS, the present proposed SC is almost the same (i.e. 33.911% in the PAS vs 34.034% in the present scheme, an increase of 0.123%). **Figure 23** is the proposed SC of the present scheme in comparison with that in the PAS.

6.7 **Table 3** compares the key development parameters between the PAS and the present scheme.

Table 3 – Comparison of Key Development Parameters between the PAS and the Present Scheme

Item	**PAS (A)**	**Present Scheme (B)**	**Difference (B)-(A)**
Subject Site Area (m^2)	1,572	1,572	Unchanged
Domestic GFA (m^2)	2,357	2,357	Unchanged
Plot Ratio	1.5	1.5	Unchanged
Site Coverage	About 33.911%	About 34.034%	**+ 0.123%**
No. of Storeys	5 storeys over 1 basement level	5 storeys over 1 basement level	Unchanged
Mean Site Formation Level (mPD)	Tower 1: 227.0[#1] Tower 2: 227.0[#1]	Tower 1: 227.0 Tower 2: 227.0	Tower 1: Unchanged Tower 2: Unchanged
Absolute Building Height[#3] (m)	19[#1]	Tower 1: 21.2 Tower 2: 21.2	**Tower 1: + 2.2m** **Tower 2: + 2.2m**
LG/F (or basement) G/F 1/F 2/F 3/F 5/F	4 3 3 3 3 3	4.8[#3] 3.25 3.25 3.25 3.25 3.4	**+ 0.8m** **+ 0.25m** **+ 0.25m** **+ 0.25m** **+ 0.25m** **+0.4m**
Building Height (mPD)	246[#2]	248.2[#2]	**+ 2.2m**
No. of Blocks	2	2	Unchanged
No of Units	14	14	Unchanged
Average Flat Size	About 160 m^2	About 168.36 m^2	**+8.36 m^2**
Estimated Persons	-	About 38	Not Applicable
Greening Ratio (%)	About 17.98%	About 20.039%	+**11.47**%
Greenery Provision	About 282.6 m^2	About 315.014m^2	**+ 32.414m^2**
Total Parking Space Provisions	27 for private cars (incld.1 for disabled and 2 for visitors) 3 for motorcycles 1 L/UL bay	26 for private cars (incld.1 for disabled and 2 for visitors) [#4] 3 for motorcycles 1 L/UL bay	**- 1**[#4] Unchanged Unchanged

[#1] Based on TPB Paper No. A/SK-TLS/56B; [#2] Up to the main roof level; [#3] Bare minimum floor height requirement; [#4] Provision complies with requirements under lease

6.8 Upon completion of whole redevelopment project by end of 2028, a total 14 high-end, high floor ceiling apartments with flat sizes ranging from 120m^2 to 225m^2 to

cope with various homebuyers' aspirations. The average flat size of the proposed development is about 168.36m^2 GFA.

6.9 Assuming the estimated household size per unit is 2.7, the proposed development will accommodate a total population of 38 persons (i.e. 14 x 2.7 = 37.8, round up to 38).

6.10 **Table 4** summarises the total domestic GFA (about) and BH distributions per floor in each tower.

Table 4 – Summary of Domestic GFA and BH Distribution per Floor Per Tower

	Unit	**Domestic GFA (m^2)**	**BH (m)**
Tower 1*			
LG/F	0	222	4.8
G/F	2	232	3.25
1/F	1	232	3.25
2/F	1	232	3.25
3/F	1	232	3.25
5/F	1	232	3.4
Sub-total	6	1,150 (about)	21.2
Tower 2*			
LG/F	0	0	4.8
G/F	0	39	3.25
1/F	2	292	3.25
2/F	2	292	3.25
3/F	2	292	3.25
5/F	2	292	3.4
Sub-total	8	1,207 (about)	21.2
Total	**14**	**2,357**	**21.2**

* 4/F is omitted

6.11 The present scheme will provide two building setback areas: one is a 2.5m wide setback area alongside Ka Shue Road to enhance the visual and natural wind penetrations and one is a 1.5m wide setback area alongside eastern site boundary solely to comply with B(P)R25 as shown in **Figures 11** and **16**. Compared to that in the PAS, the width of the setback area alongside Ka Shue Road will commit to increase further from 2m in the PAS to 2.5m in the present scheme (**Figure 11**).

6.12 Within this 2.5m wide setback area, at least a portion of 1.5m immediately adjoining Ka Shue Road will be used for landscaping purposes aiming to enhance the visual amenity, the streetscape and the biodiversity of this section of Ka Shue Road. To further enhance the visual and natural wind penetration towards Ka Shue Road, permeable main entrance gate and regular grille above 1.6m street levels of Ka Shue Road are also proposed as shown in **Figures 25 - 27**.

6.13 To ensure a good and sustainable living quality of the proposed development, a minimum building separation of 5m from 1/F up to the Roof Level between T1 and T2 will be maintained in the present scheme, as shown in **Figures 11** and **18**. It is also to fulfil the Special Condition under lease, i.e. "*needs to take into account the sustainable building requirements*" as mentioned in paragraph 2.2 above.

6.14 Besides, to enhance the on-site quality of well-being for end-users and workers, a covered pedestrian walkway is also proposed between these two residential towers as shown in **Figures 18** and **23**.

6.15 The Applicant has actively made an initiative to upgrade the quality of the whole development up to at least a GOLD BEAM Plus Certification instead of UNCLASSIFIED project under the PAS.

6.16 According to Credit Summary_NB v2 of the BEAM Plus (**Figure 28**), the higher the floor ceiling of a domestic unit, the greater the performance of the internal ventilation effect will be resulted in. The proposed high ceiling apartments are also one of the green building considerations to improve the internal living quality in terms well-being. It will very logical to deduce that the higher the floor ceiling in a domestic room, the greater and wider natural daylight penetration will also be resulted in to save energy consumption. Tinted window glasses can be applied when necessary.

Internal Traffic Arrangements

6.17 The main vehicular ingress/egress point is provided in accordance with 'XYZ' points set out under lease, i.e. at the south-western corner of the Subject Site (**Figures 3**, **11** and **16**). The on-site EVA alignment is proposed as shown in **Figure 16**. One loading/unloading ("**L/UL**") bay is planned at the western end of the Subject Site at G/F (**Figure 16**). A total of 26 car-parking spaces and 3 motorcycle parking spaces are proposed at the LG/F in accordance with the requirements set out in the HKPSG and that under lease (**Figure 17**). When compared to that in the PAS, the present proposed parking provision is one space short (**Table 3** above). A swept path analysis of the proposed development is attached in **Appendix V**.

6.18 Compared to the existing development, the proposed scheme will generate only an additional of 6 residential units (i.e. from 8 units in the existing development to 14 units in the present scheme). Such a minor increase in the number of residential units will unlikely result in any significant adverse traffic impact on the local road system under normal circumstances.

6.19 The results of a detailed junction assessment of Clear Water Bay Road/Ka Shue Road have demonstrated that the proposed scheme is acceptable and will not cause any significant traffic impact on that junction from the traffic engineering point of view (**Appendix VI**).

Sewerage Arrangements

6.20 As mentioned in paragraph 3.6 above, a set of new sewerage mains along Ka Shue Road is planned to complete by end July 2024 (**Appendix III**), and having considered the proposed redevelopment scheme will be completed by end 2028, it is anticipated that the Applicant will be able to connect the on-site sewerage system directly to the new sewerage mains by that time. Compared to the existing on-site development, which contains a total of 8 residential units, the present development will produce only an additional 6 residential units in the area. No significant adverse sewerage impact due to the proposed development is anticipated. Details of the sewerage connection will be carried out at the detailed design stage.

6.21 If the committed public sewer system alongside Ka Shue Road will not be available for connection for any reasons, an interim on-site septic system with a septic tank at LG/F (at part of the Clubhouse) has already taken into account in the present scheme for contingency purpose. Technical details of this interim on-site sewerage system will be submitted timely to relevant Government departments for approval when necessary.

On-Site Drainage Arrangements

6.22 The proposed on-site drainage alignments will be very similar to those in the existing development area. All surface runoffs will be collected by on-site U-channels via drainage manholes and eventually discharge into the two nearby stepped channels, as shown in **Figure 29**. No on-site drainage system is proposed to connect to that running along Ka Shue Road. A Drainage Impact Assessment ("**DIA**") of the proposed development is in **Appendix VII**. The results of the DIA have indicated that no significant drainage impact on the two exiting stepped channels is anticipated.

Greenery Proposals

6.23 As mentioned in paragraph 3.5 above, a total of 15 existing trees are surveyed within the Subject Site. As these on-site surveyed existing trees will conflict with the proposed development, they must be felled. Details of the tree felling and tree compensatory proposals are in **Appendix II**. The Landscape Master Plan of the proposed development is shown in **Figure 30**.

6.24 In greenery coverage, it has been estimated that a total of 20.039% (or an extent of 315.014m^2) of the site area are proposed for greenery purposes. Drawing No.

SMC1-GP-02 in the Landscape Proposal attached in **Appendix II** compares the proposed greening provision between the PAS and the present scheme. **Table 5** below summary the greening provisions in these two schemes.

Table 5 – Greening Provision between the PAS and the Present Scheme

	PAS (A)	Present Scheme (B)	Difference (B)-(A)
Proposed Greenery Provision within the Subject Site (m^2)	282.6	315.014	**+32.414 (or about +11.47%)**
Greening Ratio (%)	17.977	20.039	**+2.062 (or about +11.47%)**

7. NO SIGNIFICANT ADVERSE VISUAL IMPACT

7.1 The results of the Visual Impact Assessment ("**VIA**") (**Appendix VIII**) have demonstrated that two out of five selected public viewing points are moderately adverse, two are slightly adverse and the remaining one is negligible. The overall resultant BH of the proposed development will be 248.2mPD. Compared to the existing maximum BH level of Hillview Court at 253.7mPD, it represents about 4.7m lower than its adjoining development profile.

7.2 With the provision of extensive building setbacksfurther building setback, retention of 5m building separation and landscaping treatments along Ka Shue Road and rooftop planings will reduce the perceived building bulk, soften building edge and mitigate the potential; visual impact of the present scheme. Tthe results the above VIA have been proved that the present proposed minor relaxation of BH and SC restrictions at the Subject Site is not incompatible with it surrounding physical setting. No significant adverse visual impact on the local area is anticipated due to the present development. Indeed, the whole redevelopment project will blend in well with the existing surrounding development character and settings.

8. SUMMARY OF MAJOR PLANNING MERITS

8.1 To commit to the provision of a minimum of 5m building separation as proposed in the PAS, the present scheme has made the best effort to retain this building separation from 1/F to roof level between T1 and T2 for the natural wind movements through the proposed development onto its surrounding areas while complying with the statutory building minimum regulations (**Figure 11**) and, at the same time, to offer additional building setback from Ka Shue Road (**Figure 11**) (i.e. by sacrificing a market desirable internal domestic floor layouts in T1 and T2;

8.2 To commit to offer a greater and better roadside ventilation, greening and biodiversity by making the best use of the 1.5m wide roadside setback area alongside Ka Shue Road for provision of extensive landscaping treatments to be managed and

maintained by the future management of the proposed development (**Figures 25 - 27**);

8.3 To commit to further enhancement of the natural wind penetration onto Ka Shue Road without jeopardising the privacy of the on-site residential units with windows fronting Ka Shue Road, by providing grilles at the upper portion of the joining areas between boundary wall partitions (i.e. portion above 1.6m from ground level of Ka Shue Road) will be in the form of grille as shown in **Figures 25 - 27**).

8.4 To commit to offer further enhancement on the local biodiversity in the area by providing selected various plant species which could provide foods and shelter for the local wildlife/ecosystem within the Subject Site (**Figure 27**).

8.5 To commit to make the best effort to initiate to upgrade the quality of building development at least up to a GOLD BEAM Plus Certification instead of UNCLASSIFIED project under the PAS.

9 PLANNING JUSTIFICATIONS

In-Line with Primarily Planning Intention

9.1 In the Notes of the OZP for "R(C)" zoning, it states: *"this zone is intended primarily for low-rise, low-density residential developments […]"* (**Appendix I**). The proposed development conforms with the general development character of "*5 storeys over one storey of carport*" as stipulated in the Notes of the OZP. Therefore, the present proposed development scheme is fully in-line with the primary land use planning intention of the "R(C)" zone under the OZP.

Relaxation of BH for Technical Needs and for Better Living Quality

9.2 After a thorough review of the site constraints, and the practical building design requirements being overlooked in the PAS as outlined in paragraph 4 above, it is realised that a bare minimum BH requirement of 4.8m for the LG/F is unavoidable to balance all practical difficulties confronting the project in reality.

9.3 With this bare minimum BH requirement for the LG/F, the BHR set out in the OZP (i.e. 18m) is unable to accommodate the permissible plot ratio of 1.5 under the special site circumstances in the present scheme taking into account a transfer plate with a thickness of 1m and a normal thickness of 0.15m floor slab on each domestic floor are unavoidable.

9.4 In light of the above, and having considered the unusual uniqueness of the Subject Site (paragraph 3.9 above) and soaring demand for better living quality, particularly for high ceiling apartments in the community (paragraph 5 above), the Applicant has

decided to take this opportunity to propose two different floor heights to cope with the market aspirations (i.e., 3.25m for floors between G/F and 3/F, and 3.4m for 5/F (4/F is omitted). Although the overall increase in BH is considered minor in nature, this will contribute a significant and meaningful improvement to the primarily living quality for all end-users of the development at the end of the day.

Suitable Location for the Proposed Development

9.5 As highlighted in paragraph 3.9 above, the Subject Site enjoys unique geographical advantages for the proposed development. All these unique conditions have made the Subject Site so exceptional from other "R(C)" sites, particularly in terms of visual appearance to the public viewing points (**Appendix VIII**).

9.6 The present planning application is mainly a redevelopment of an existing old residential building. With the provision of additional 6 residential units, it is not anticipated that the proposed redevelopment scheme will result in overtaxing of the existing and planned basic infrastructure facilities (i.e. water supply, drainage or sewerage capacity) in the area.

9.7 The results of the VIA (**Appendix VIII** and paragraph 7.1 above) have demonstrated that the proposed development at the Subject Site will not result in any significant visual impact on selected medium to long range public viewing points in the area. The proposed development is not incompatible with its surrounding development setting in the area.

Insignificant Increase in SC

9.8 Compared to the PAS, the present proposed increases in SC represent an increase of 0.123% (i.e. 33.911% in the PAS vs 34.034% in the present scheme, as shown in **Figure 23**). This is a very minor increase to the PAS, but such an increase will contribute a significant improvement to all end-users of the proposed development as far as the quality of overall well-being is concerned. It is considered a minor in nature and should be supported by the Government departments and the TPB from the sustainable building design standpoint.

Responsive Echo to Government Policy Objective

9.9 In 2022 Policy Address, it states that ***"Hong Kong is one of the most competitive economies in the world. It also serves as an important gateway connecting the Mainland with global markets. We must be more proactive and aggressive in "competing for enterprises" and "competing for talents""*** (Paragraph 25).

9.10 In 2023 Policy Address, it further states: *"[…]* ***The Government will introduce a mechanism to facilitate companies domiciled overseas […] for re-domiciliation to***

Hong Kong […]" (Paragraph 55) and *"[…]* **the Government will endeavour to trawl for and retain talents *[…]"*** (Paragraph 57).

9.11 All these policy objectives are supportive. However, among other things, better living conditions remain one of the most essential and fundamental considerations for these high-income earning groups to continue to stay longer and to continue to create strong impetus for our growth. The present proposed higher headroom apartments with various unit sizes, although limited, will no doubt offer a meaningful solution to tackle the aspiration for better psychological comfort. This is particularly important for those talents with young family members.

9.12 It is unquestionable that such a basic community hardware element (higher headroom living rooms) for attracting and retaining local and overseas' talents is a must among other things. The present proposed development will be completed in about 3 years upon approval of this planning application. Therefore, it will become a "*quick-win*" project to facilitate the captioned strategic policy objective.

Reasonable Ceiling Heights

9.13 As mentioned in paragraph 5.1 above, the norm of higher headroom is generally ranged from 10 feet (about 3.05m) to 12 feet (about 3.66m), and the minimum clear room height for higher headroom units/apartments is 10 feet.

9.14 **Figures 20 - 22** shows that the proposed floor heights are only 3.25m and 3.4m respectively for floors from 1/F to 3/F and (5/F). In practice, these floor heights should include a thickness of 150mm floor slab and 600mm internal structural beams, as shown in **Figures 14** and **15**. The net clear floor to ceiling height in units between 1/F and 3/F are only 3.1m without internal structural beam and 2.5m with internal structural beam. For 5/F, the clear floor to ceiling height is only 3.25m without beam and 2.65m with internal structural beam.

9.15 **Table 2** above has summarised the general ceiling heights for flats/apartments with sizes ranged from 900ft^2 to 2,500ft^2 in the past five years between 2019 to 2024. With an average flat size over 1,800ft^2, the present proposed floor heights of 3.25m for floors between G/F and 3/F, and 3.4m for 5/F are not unreasonable. In fact, the results of the VIA have demonstrated that the proposed BH represent an increase of 3.2m under the OZP stipulation and only 2.2m when compared to that in the PAS. No significant adverse or unacceptable visual impact is anticipated on the local. Therefore, this is considered minor in nature.

Setting No Undesirable Precedent

9.16 It has been demonstrated that due to the uniqueness of the Subject Site, as outlined in paragraph 3.9 above, and being demonstrated that no significant adverse impact due to the proposed development in the area with respect to traffic, drainage, sewerage, water supply or visual aspects, the proposed increases in BH and SC at the Subject Site are minor in nature. The proposed 5 storeys over one storey of basement car park are basically the same development character in its surrounding development nearby.

9.17 In view of the above, the approval of the present proposed development with higher headroom living environment compared to those regular units in town, will not result in setting an undesirable precedent case for other planning application in the area. It is understood that each application will have its own individual merits and such merits will be assessed by the TPB on an individual basis.

9.18 As mentioned in paragraph 5 above, the Government of Hong Kong and the TPB should encourage private housing suppliers to produce better quality of apartments with higher headroom to meet the soaring market demand in the community where situations permit.

Further Enhancements to Local Living Quality

9.19 As mentioned in paragraph 1.3 above, the primarily intention of this planning application is solely aimed to realise the three redevelopment objectives at the Subject Site. The present scheme represents the most balanced option, among others, to realise the above mentioned three redevelopment objectives in reality. It is also the intention of the Applicant to implement this redevelopment project as early as possible to cope with the needs of the community.

9.20 Upon completion of this redevelopment project by end of 2028, a series of achievable planning gains or planning merits, as outlined in paragraph 8 above, will be realised to enhance the local living quality in terms of visual, natural wind movements and biodiversity of the local ecosystem at no cost to the Government or the local community. **Figure 31** summarises the key proposed development items and planning merits of the present scheme

10 CONCLUSION

10.1 The present application aims to seek the permission of TPB for proposed minor relaxation of the BH and SC restrictions respectively from 18m to 21.2m (i.e. an increase of 3.2m or 17.8%) and from 30% to 34.034% (or an increase of 4.034%) in "R(C)1" zone at Lot No. 1109 RP (part) in D.D. 253, 8 Ka Shue Road, Sai Kung.

10.2 Apart from the proposed changes in BH and SC, the overall permissible GFA under lease, the plot ratio restriction of 1.5 and the 5 storeys over one storey of carport comply fully with the OZP stipulations. Upon completion by end 2028, the proposed redevelopment scheme will provide a total of 14 "R(C)" flats with an average flat size of 168.36m^2.

10.3 The present application aims to achieve three implementation objectives: (i) to resolve the overlooked inter-locking technical problems in the PAS resulting in unable to comply with the building regulations and the specific requirements set out by the CLP; (ii) to cope with the market aspirations for better living quality in particular the high floor ceiling apartments; and (iii) to further improve the quality of the development scheme in a good neighbourhood planning manner.

10.4 It has been demonstrated that due to the cumulative uniqueness of the Subject Site, as outlined in paragraph 3.9 above, and having considered the nature of the proposed development, the present proposed increase levels of BH and SC are minor in nature; the proposed development has been proved compatible with its surrounding development character and natural setting; no significant adverse or unacceptable impact due to the proposed development on the local area with respect to traffic, water supply, sewerage or visual aspects is anticipated; and the proposed floor heights are not unreasonable when compared to those commonly adopted for flat sizes ranged from 900ft^2 to 2,500ft^2 between 2019 and 2024.

10.5 The approval of this application will not set an undesirable precedent case for other applications in the area due to its uniqueness. It will be a *"quick-win"* project to actively and positively to echo the Government's policy objective and the needs of the community.

10.6 A series of committed planning merits, as outline in paragraph 8 above, will also be provided in the local community upon completion of this unique redevelopment project.

10.7 In view of the above, we respectfully request Members of the TPB to give favourable consideration to and approve the present application so as to allow the Applicant to implement this special redevelopment project to meet the needs of the community.

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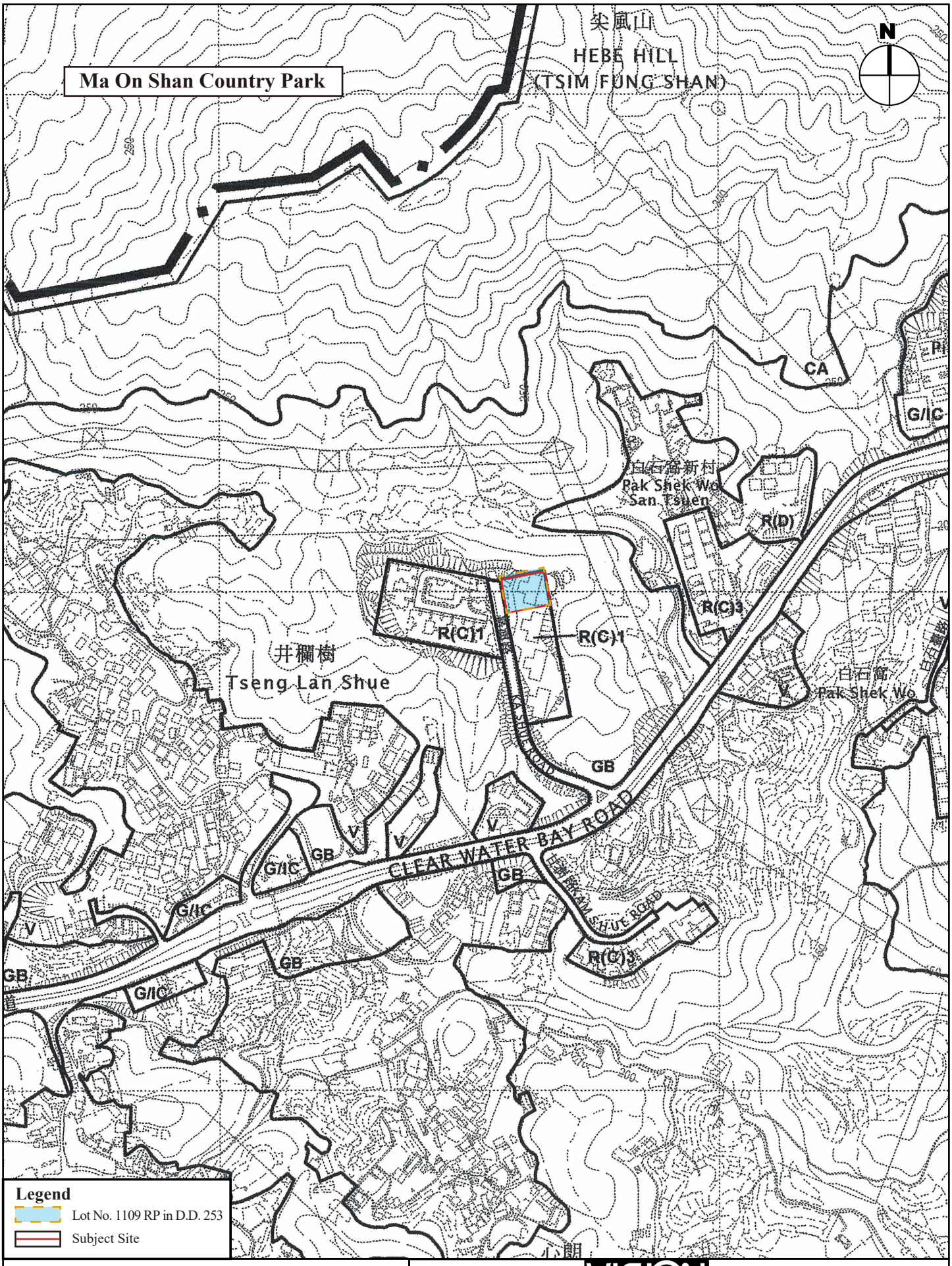
24 December 2024

Figures



Location of the Subject Site

(Extract from the Approved Tseng Lan Shue OZP No. S/SK-TLS/10)

Figure 1

1: 5 000

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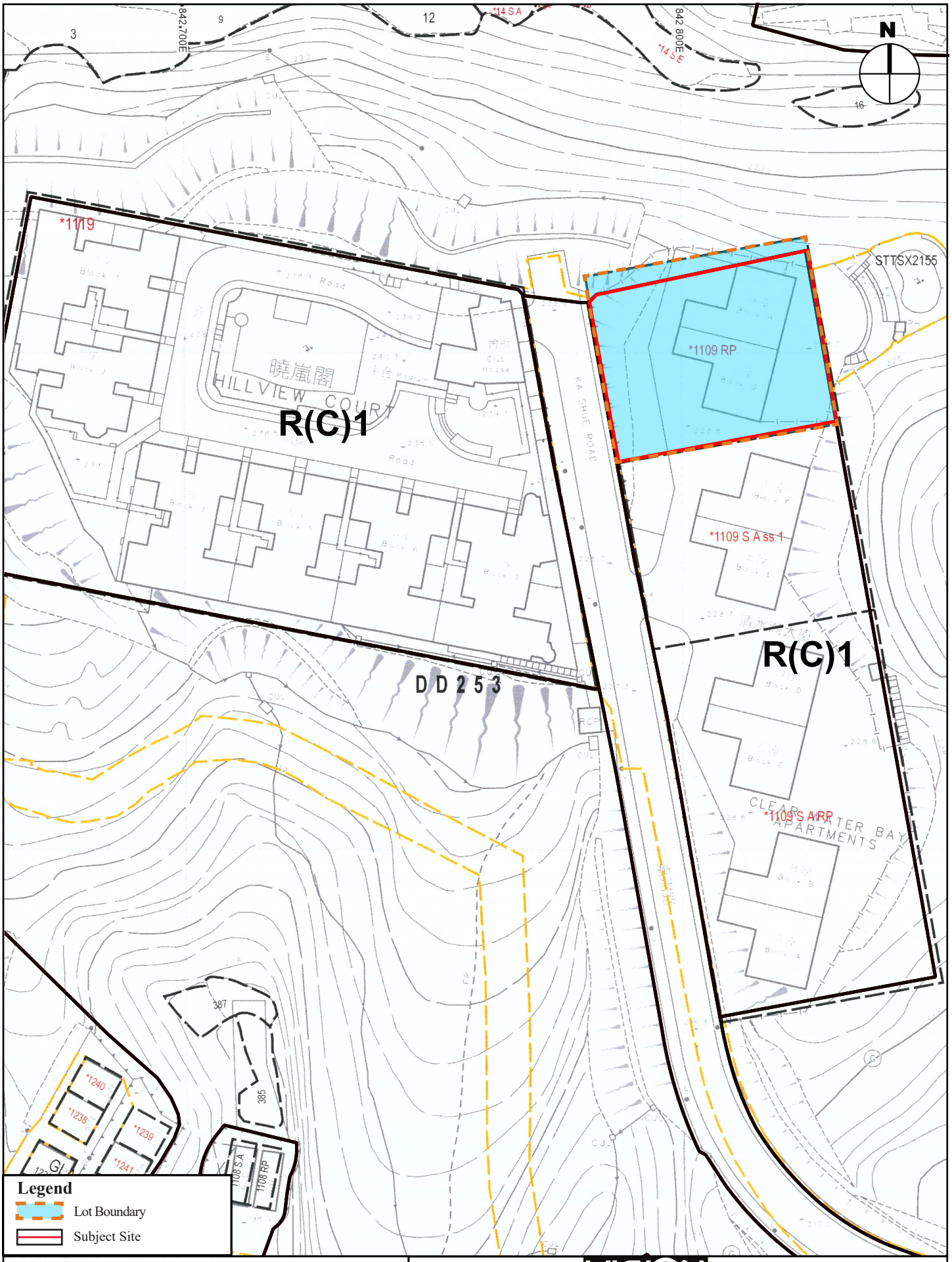

Lot Plan of the Subject Site

(Extract from the Lot Index Plan No. ags_S00000125284_0001)

Figure 2

1: 500

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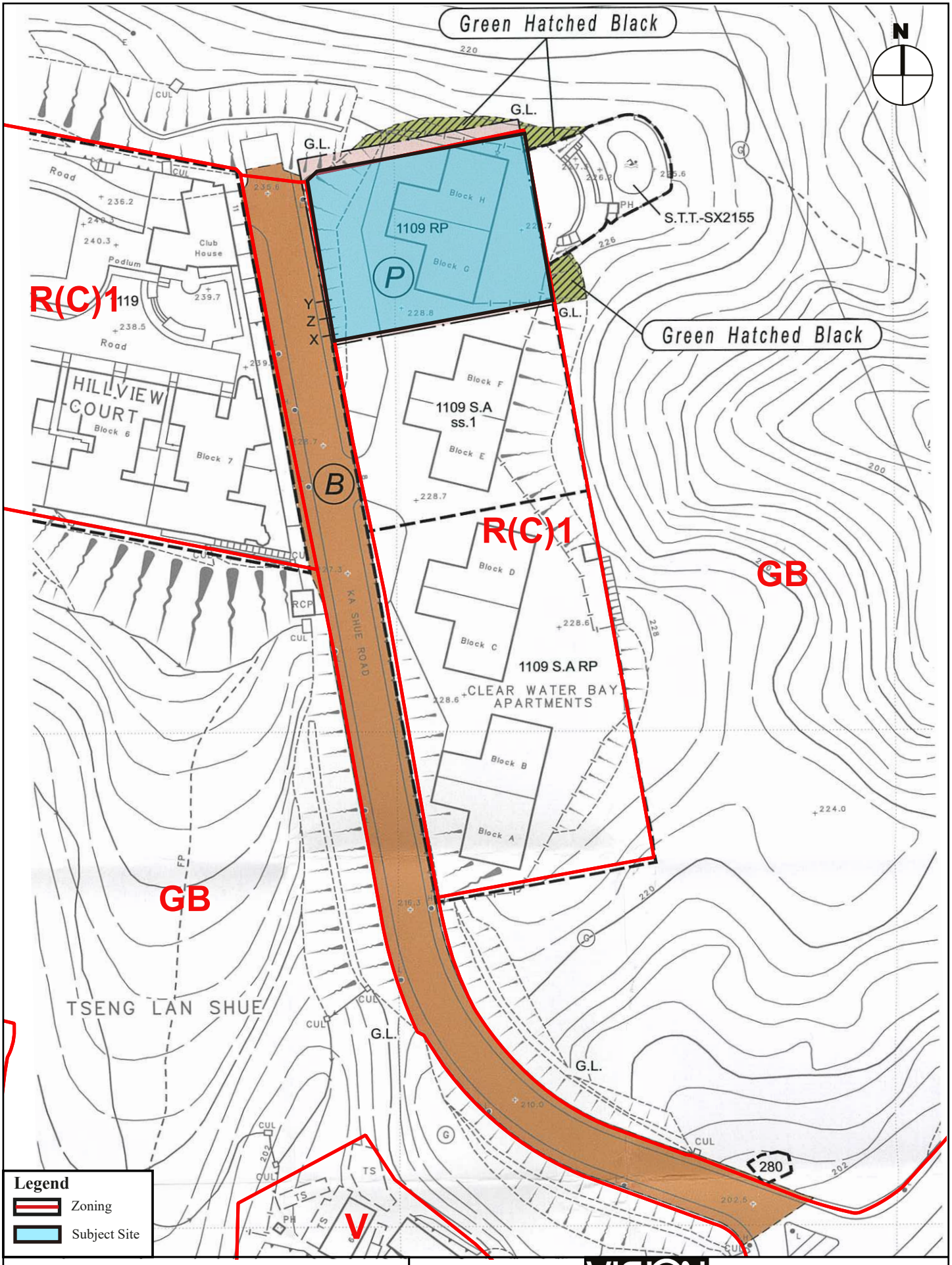

Lease Plan of the Subject Site

(Extract from the Modification of LOT No. 1109 RP in Demarcation District No. 253, Plan No. SKM9086a)

Figure 3

1: 1 000

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Aerial View of the Subject Site

(Extract from E195240C, dated 1st March 2023, taken by the Survey and Mapping Office, Lands Department, The Government of the HKSAR)

Figure 4

N.T.S.

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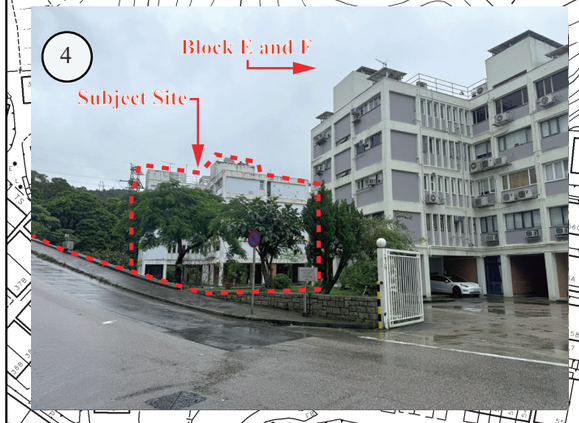







The Site and its Surroundings

(Base Plan Extracted from Government Survey Sheet Nos. 11-NE-9C and 11-NE-9D)

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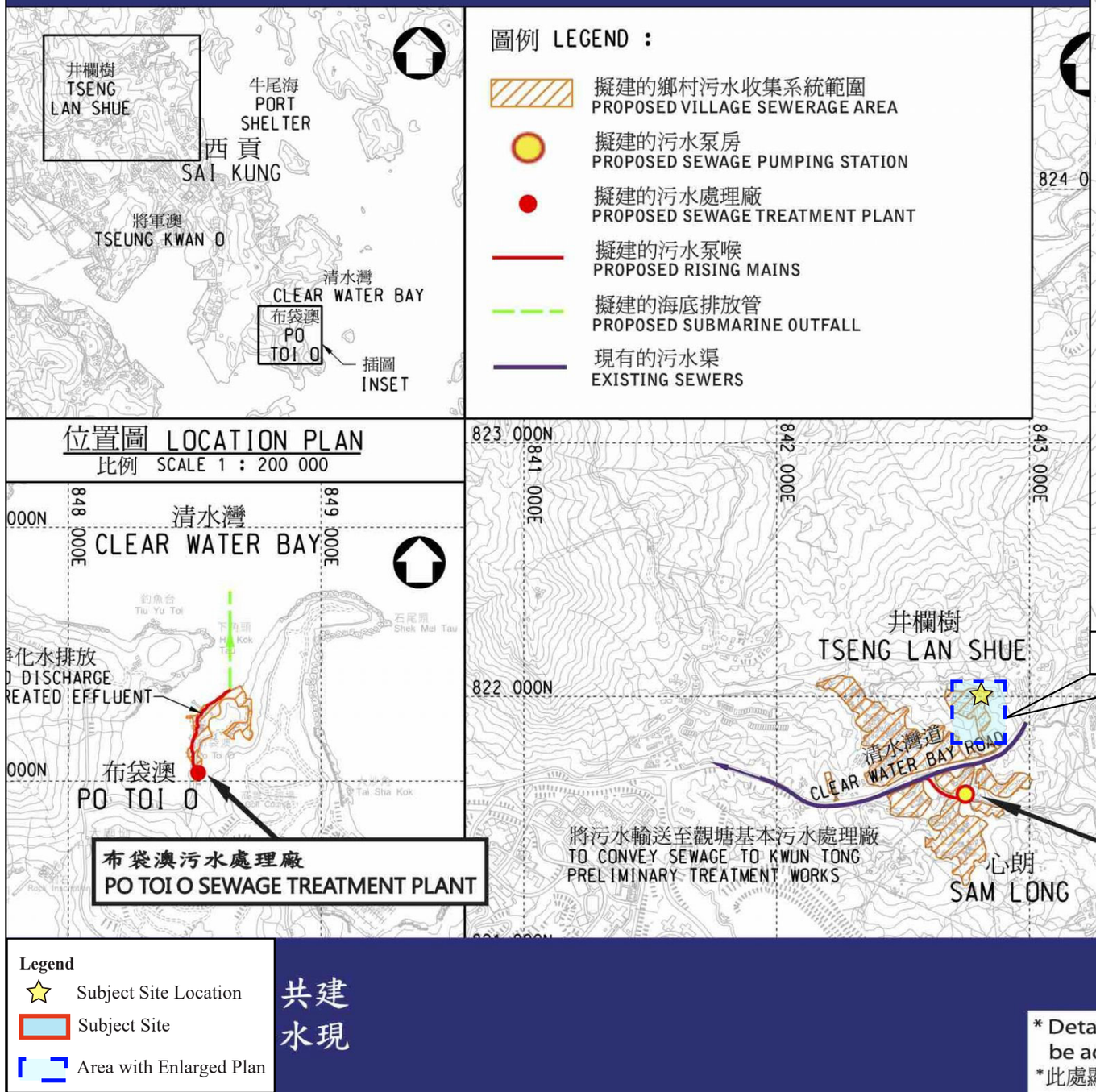
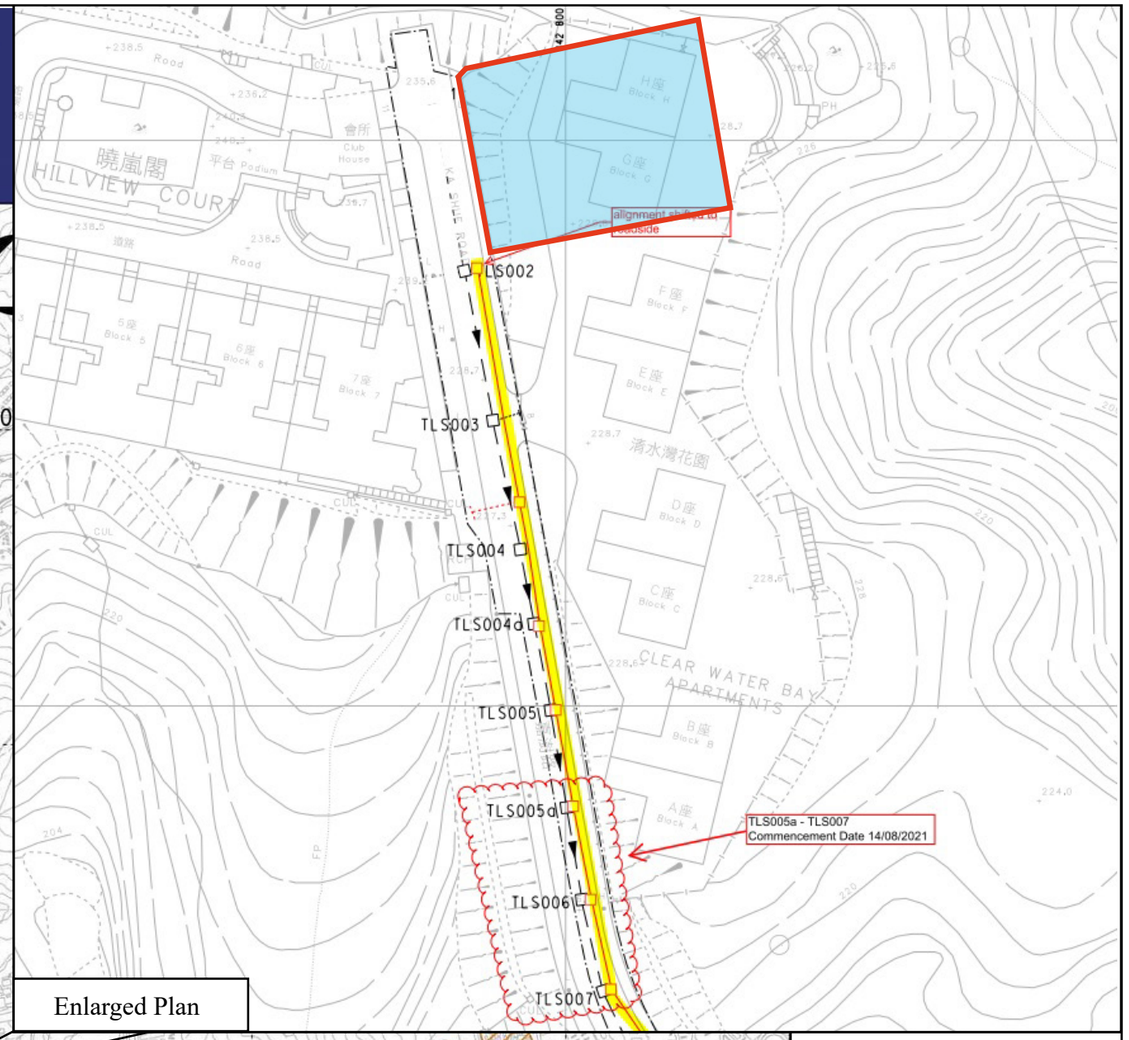
Figure 5

1: 1 500



位置圖 LOCATION PLAN

比例 SCALE 1 : 200 000



Legend

- Subject Site Location
- Subject Site
- Area with Enlarged Plan

共建
水現

* Details shown herewith are for reference only, they may need to be adjusted to suit the arrangement of individual households.
*此處顯示的詳細信息僅供參考，可能需要進行調整以適合個別業主安排。

Planned Public Sewerage Works in Vicinity of the Site

(Extracted from Provision of Sewerage in Sai Kung, Drainage Services Department Contract No. DC/2019/09, Project Scope 1)
(https://dc201909.com/wp-content/uploads/2021/04/New-Version-of-Newsletterresize-1.pdf)

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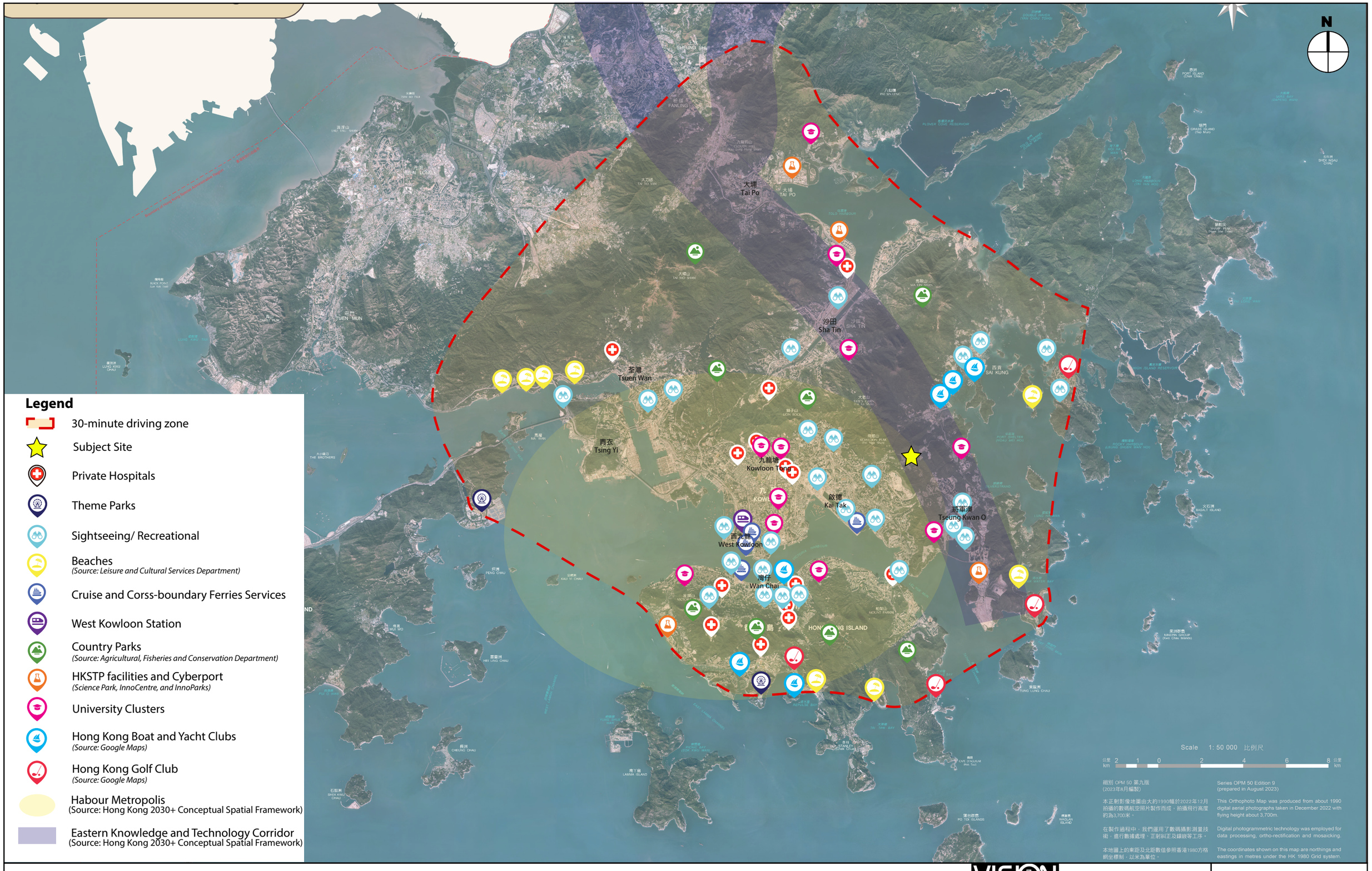
Figure 6

For indicative purpose only



30-Minute Driving Zone from the Site

(Extracted from Orthophoto Map Series OPM 50 Edition 9 (prepared in August 2023))

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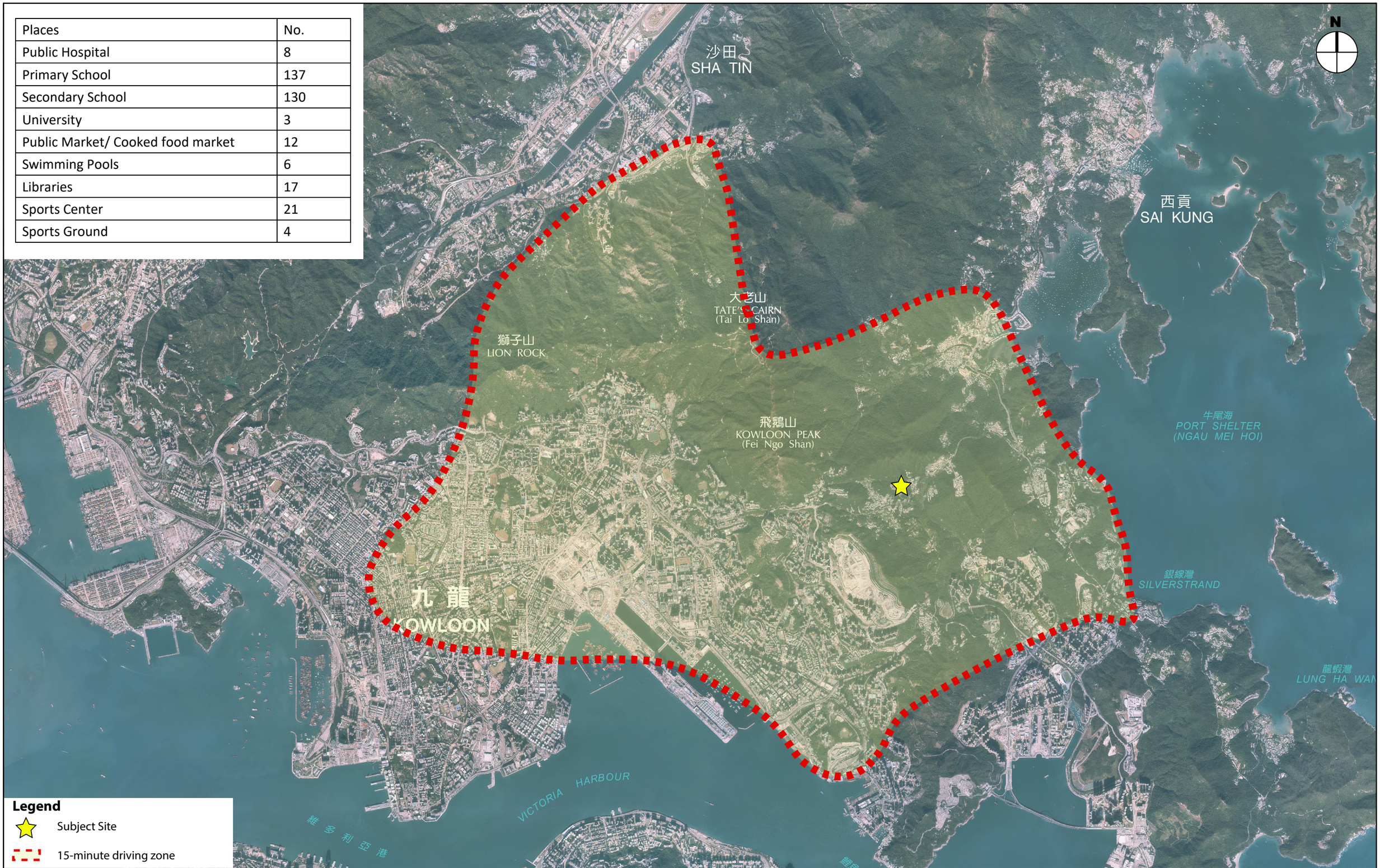
Figure 7

Places	No.
Public Hospital	8
Primary School	137
Secondary School	130
University	3
Public Market/ Cooked food market	12
Swimming Pools	6
Libraries	17
Sports Center	21
Sports Ground	4



15-Minute Driving Zone from the Site

(Extracted from Orthophoto Map Series OPM 50 Edition 9 (prepared in August 2023))

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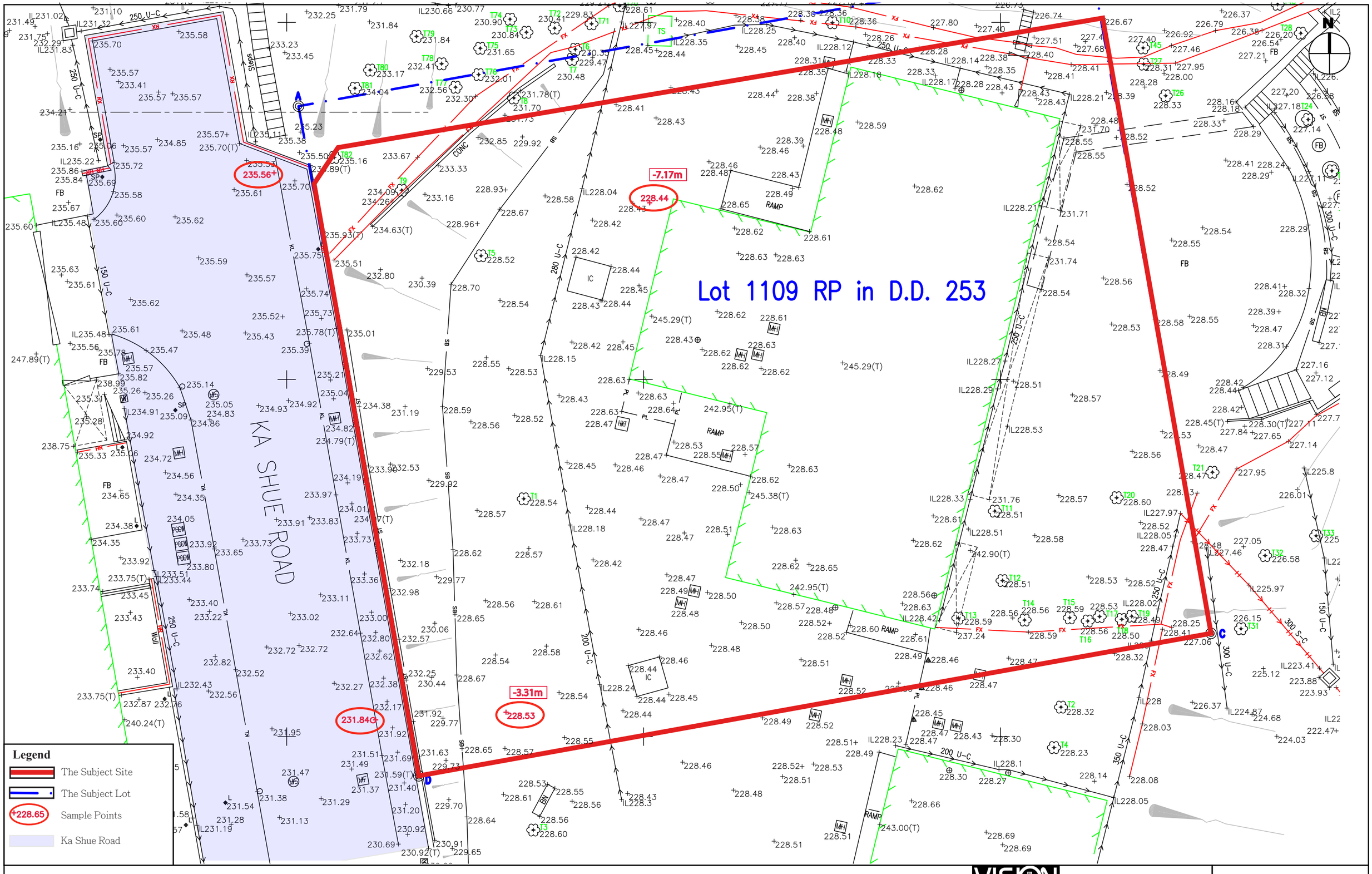
Figure 8



Topographic Difference between the Subject Site and Ka Shue Road

(Extracted from Plan No. 9557/01 provided by Sam Mak & Associates Surveyors (HK) Ltd.)

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Figure 9

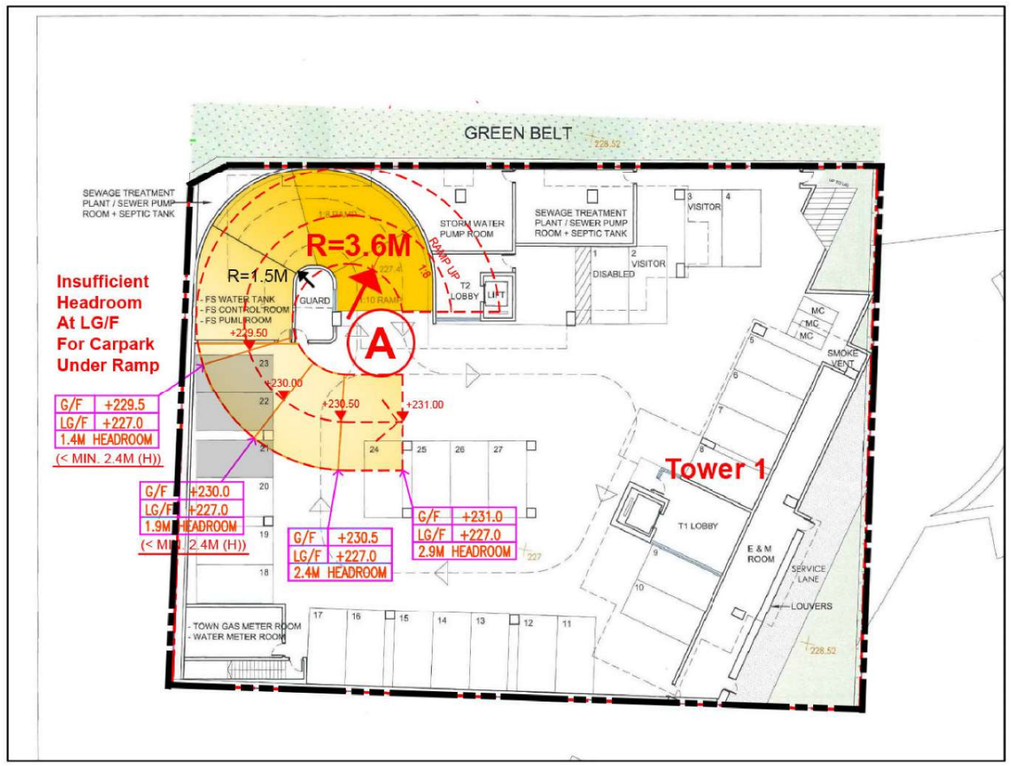
N. T. S.

Technical Difficulties (1)

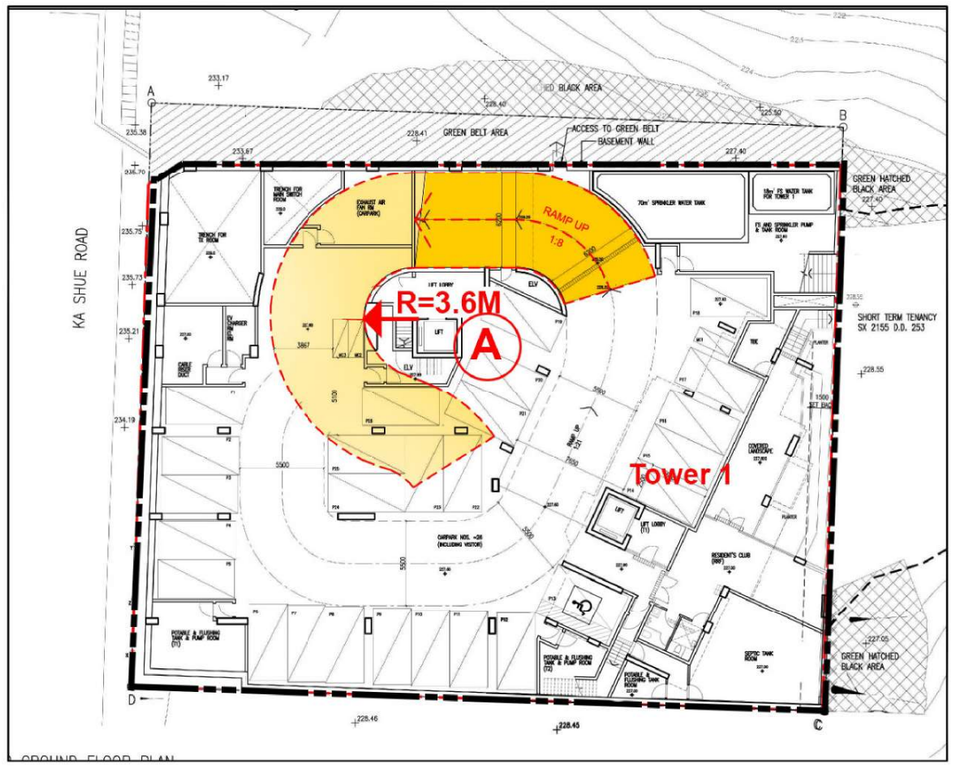
Figure 10

Insufficient Inner Turning Radius;
Car Running Into Opposite Lane Of Ramp

PAS (A/SK-TLS/56)



PRESENT SCHEME



A. Insufficient Inner Turning Radius At Ramp

The Provided Inner Turning Radius is 1.5M, Less than Min. Turning Radius Required For Private Car (3.6M)

Following Correct Ramp Radius in Red Dotted Line, the Structure Adversely Affects the Headroom of Car-parking Area Below, Leading To Insufficient Headroom Resulting In Reduction Of 3 Nos Carparking Spaces

Provided Car Parking	PAS	Present Scheme
Total Carpark	27-3 = 24	26

A. Sufficient Inner Turning Radius At Ramp

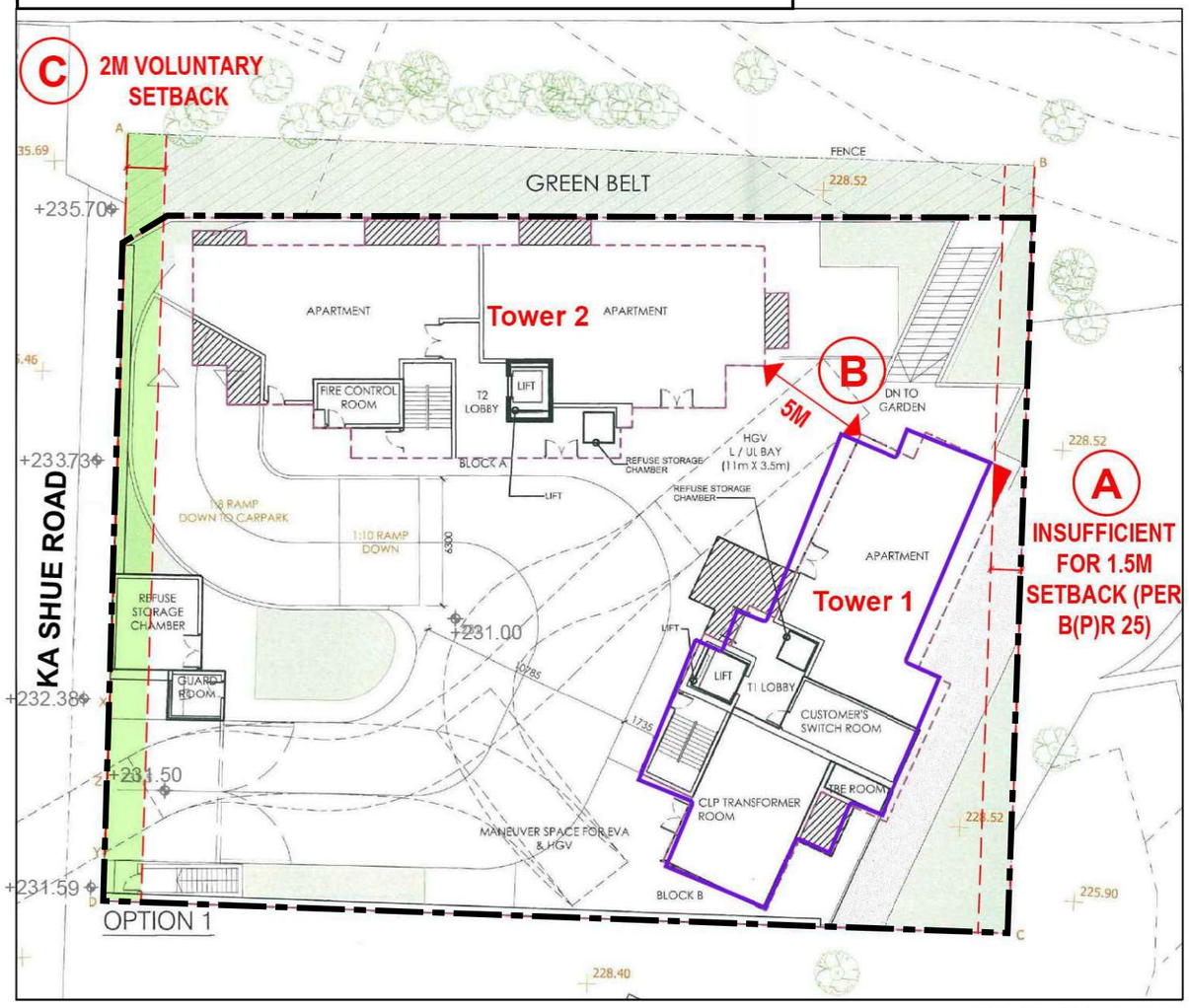
Now Complies With APP-111 (Min. Inner Radius 3.6M Provided).

Technical Difficulties (2)

Figure 11

FURTHER SETBACK FROM 2M TO 2.5M

PAS (A/SK-TLS/56)



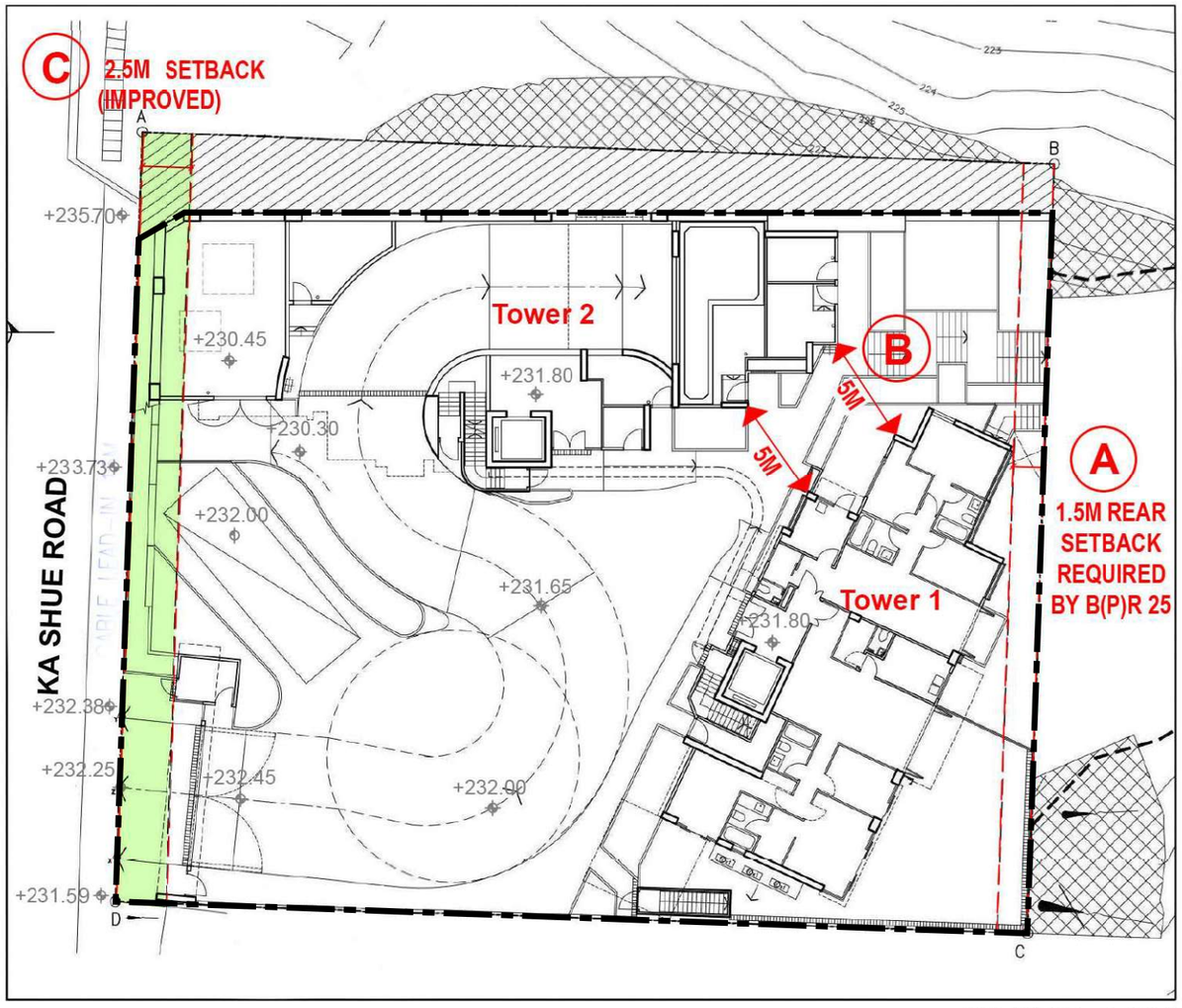
GF PLAN 1:300

A. Not Comply With B(P)R25 ,
Setback Minimum Of 1.5M From Rear Boundary Needed

B. If Building Shifted ,5M Building Separation Between Buildings Cannot Be Achieved

C. 2M Setback Provided In Previous Scheme

PRESENT SCHEME



GF PLAN 1:300

A. Complies With B(P)R25 ,
1.5M Rear Boundary Setback Provided.

B. 5M Building Separation Maintained, By Revising the Building Shape and Internal Layout of Apartments

C. 2.5M Setback Provided

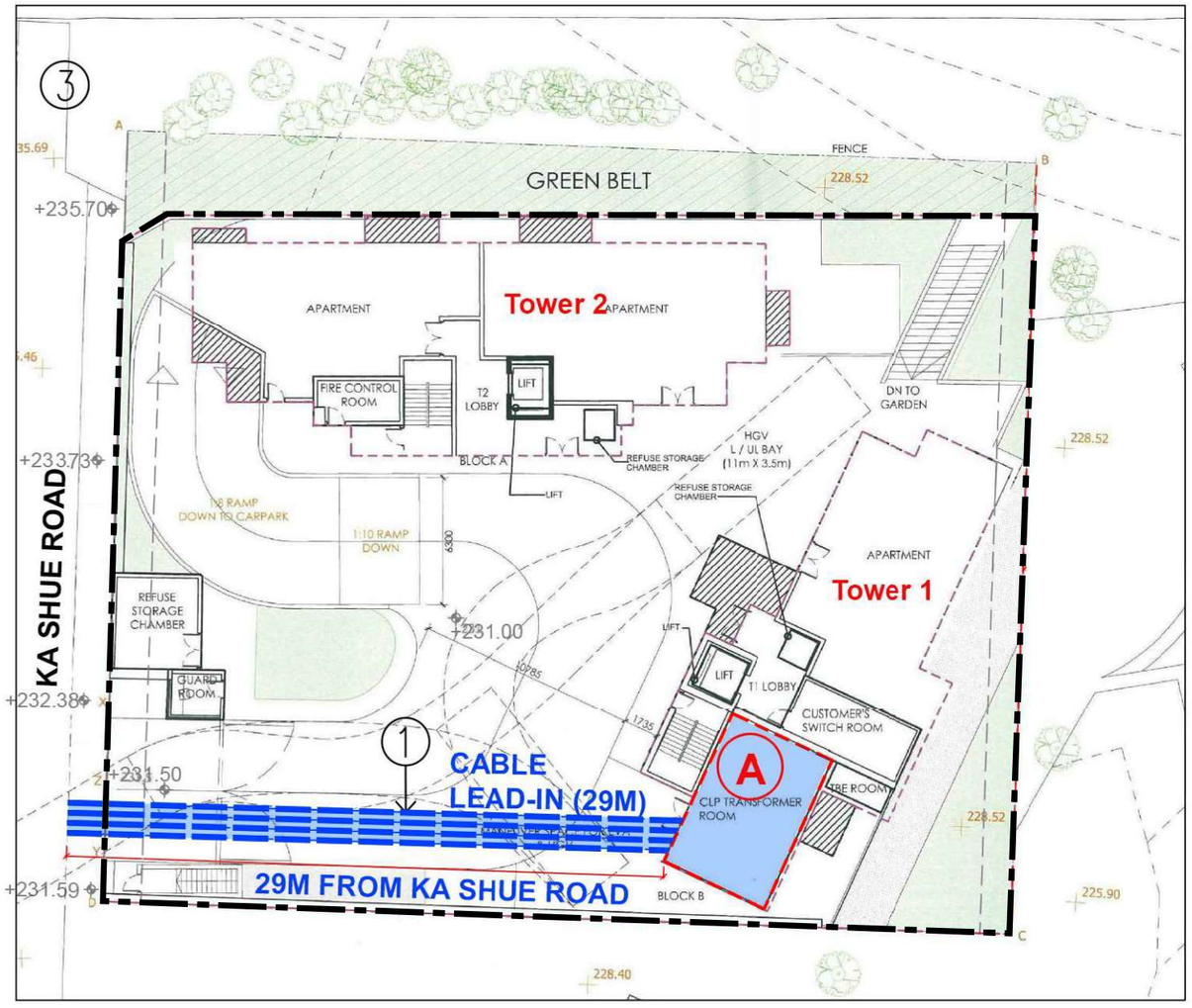
Technical Difficulties (3)

Figure 12

Solutions To Meeting CLP's Requirements

1. **The Relocation Of The Transformer Room**
2. **The Increased Height Of The LG/F**
3. **The Revised Levels Of The Transformer Room Ceiling Slab, And The Raised Level Of 1/F Residential Flats.**

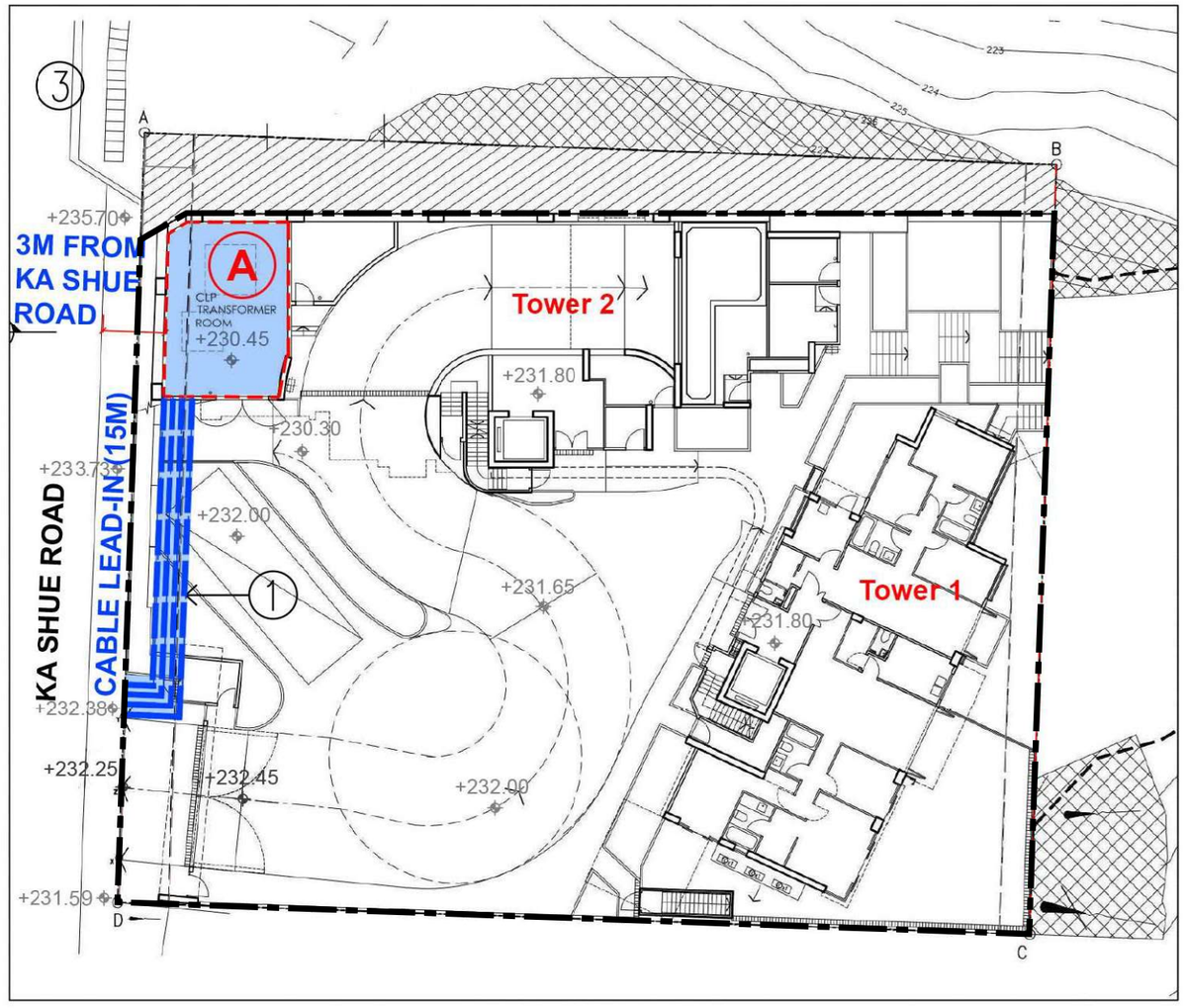
PAS (A/SK-TLS/56)



CLP Prefers The Location Of A New Transformer Room Nearest Possible To Public Road ;
And Shortest Possible Length Of Cable Lead-in

A.Cable Lead-in Is 29M Long And Away From Ka Shue Road , Not Preferred By CLP.

PRESENT SCHEME



A.Cable Lead-in Is Only 15M Long And Only 3M Away From Ka Shue Road , Preferred By CLP.

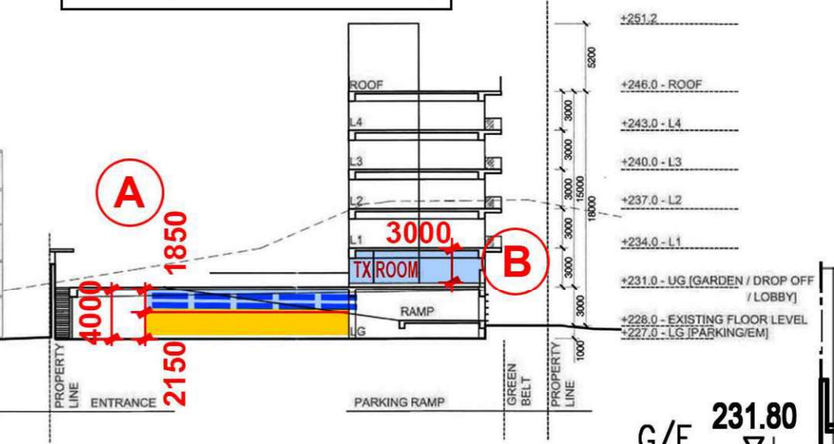
Proposed Technical Solutions

Figure 13

Solutions To Meeting CLP's Requirements:

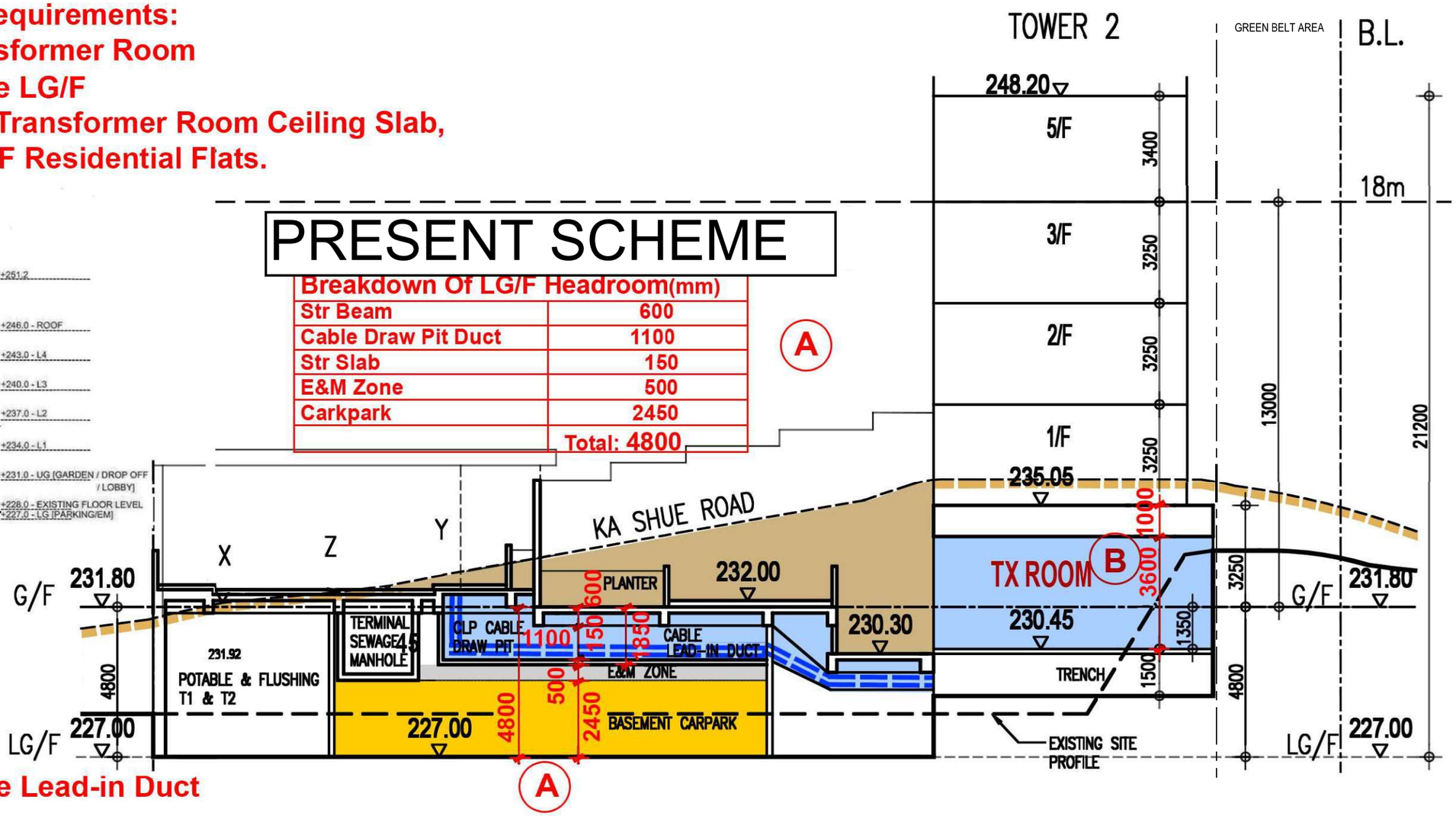
1. The Relocation Of The Transformer Room
2. The Increased Height Of The LG/F
3. The Revised Levels Of The Transformer Room Ceiling Slab, And The Raised Level Of 1/F Residential Flats.

PAS (A/SK-TLS/56)



PRESENT SCHEME

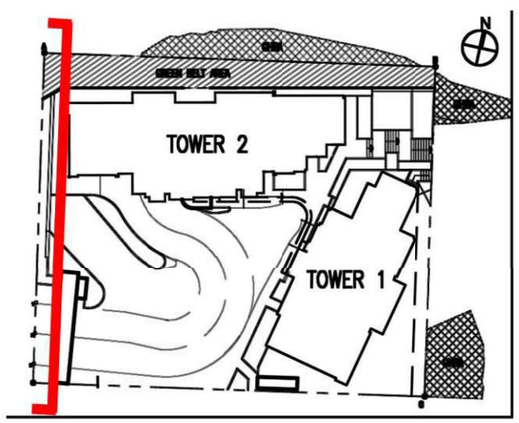
Breakdown Of LG/F Headroom(mm)	
Str Beam	600
Cable Draw Pit Duct	1100
Str Slab	150
E&M Zone	500
Carkpark	2450
	Total: 4800



CLP Requires 1.1M Deep Cable Lead-in Duct

A. 4M High LG/F resulted In Only 2.15M High For Carparking Space; Not Comply Under Lease

A. Proposed 4.8M High LG/F ,Enables Min 2.45M High For Carparking Space, Comply Under Lease



CLP Requires Minimum 3.6M High Transformer Room Together With 1.0M Thick Reinforced Concrete Slab Above, Separating From Water Borne / Bathrooms Or Kitchen Of Residential Flats Above.

B. 3M High Transfromer Room Not Comply With CLP Requirement

B. 3.6M High And 1.0M Thick Slab Complies With CLP Requirement

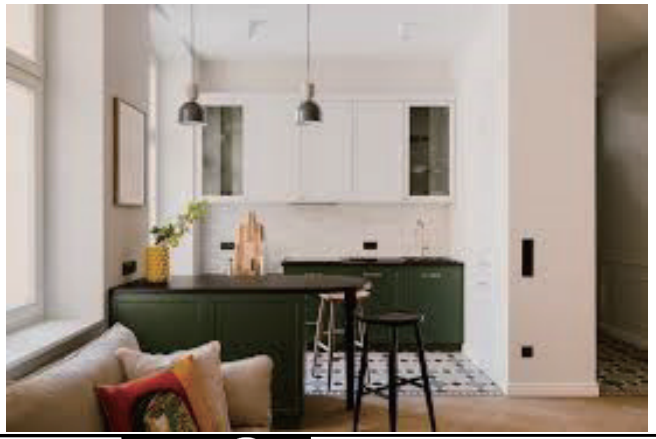


Existing Condition of the Development









Interior Impression with increased Building Height

Internal Natural Lighting Study (1)

(TL: Interior Impression extracted from https://www.houzz.com/photos/query/high-ceiling-apartment)
(TR: https://www.apartmentratings.com/renters-library/making-the-most-of-high-ceilings.html)
(BL: https://www.thenordroom.com/high-ceilings-modern-design-london-apartment/)
(BR:https://www.whitemad.pl/en/flat-with-high-ceil ing-in-a-tenement-house-in-poznan/)

Figure 14

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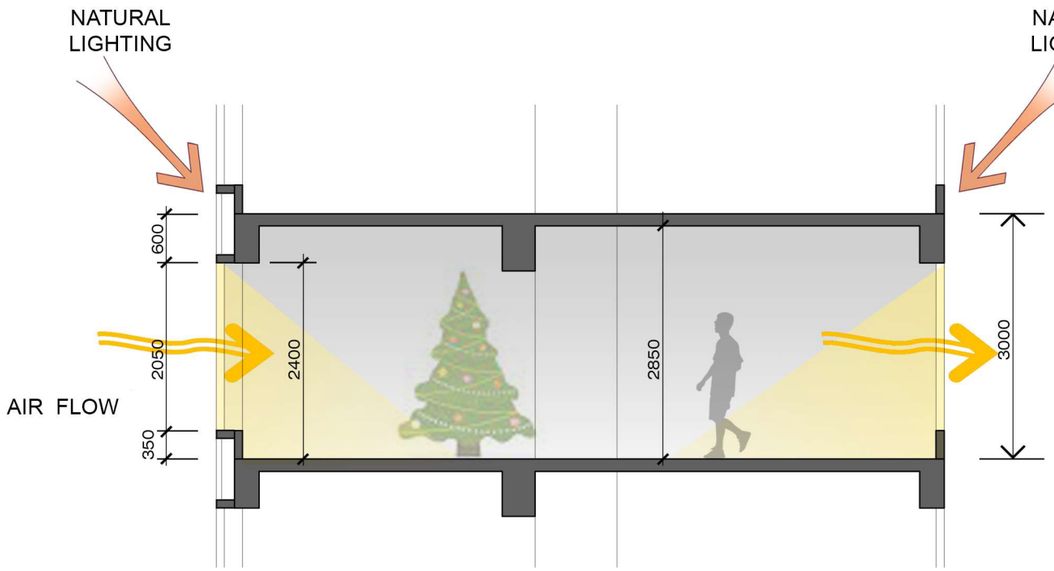
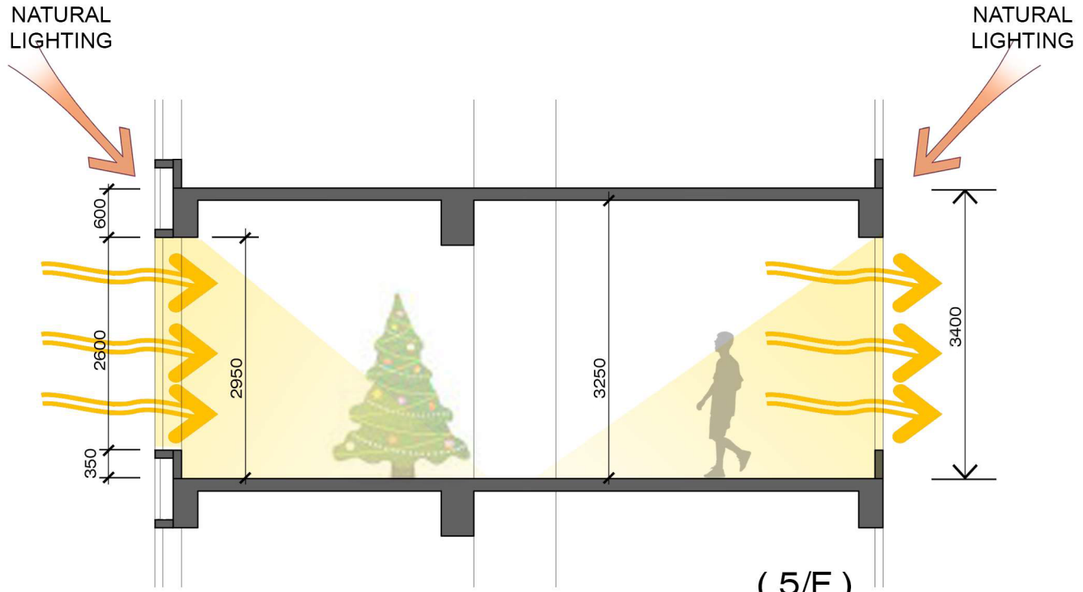
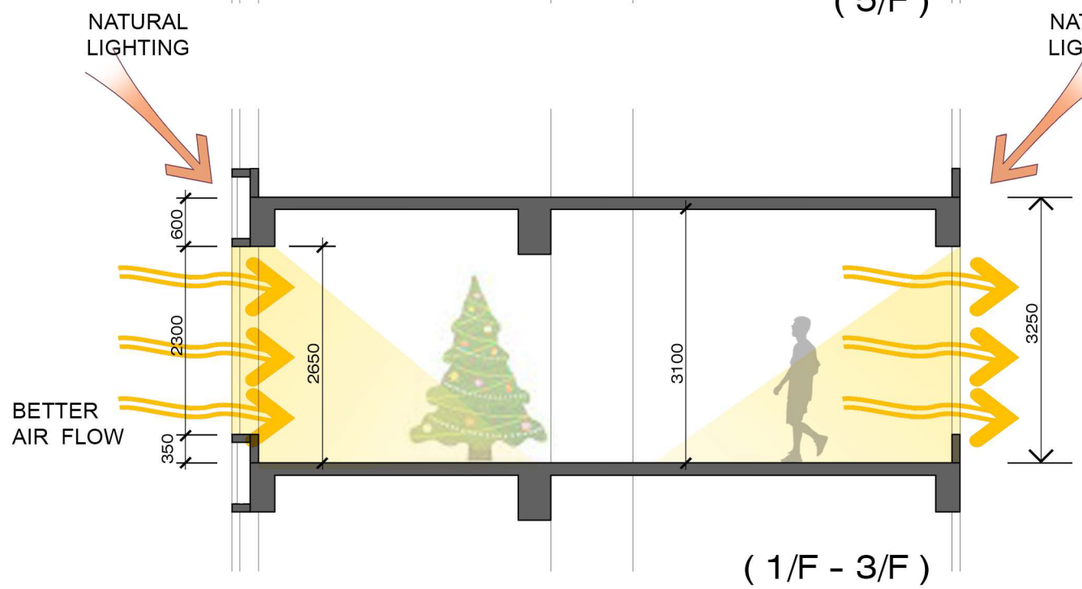


* TOP OF WINDOW ONLY 2400, WHICH IS LESS THAN 2500

PREVIOUSLY APPROVED SCHEME
(APPLICATION No. A / SK-TLS/56)



(5/F)



(1/F - 3/F)

- ENHANCE BETTER NATURAL LIGHTING
- BETTER AIR FLOW IMPROVE CROSS VENTICATION

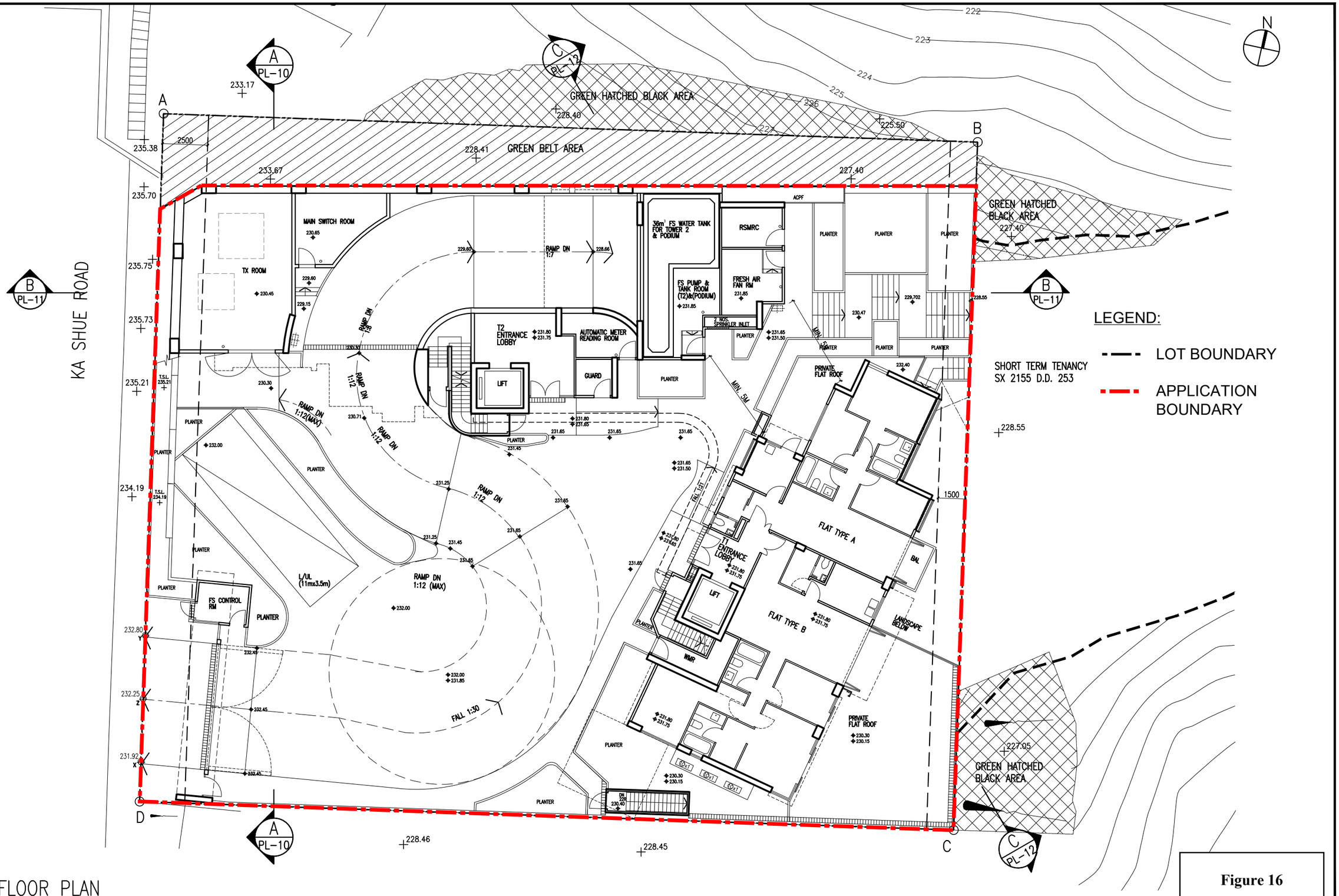
PROPOSED SCHEME

Internal Natural Lighting Study (2)

PROPOSED RESIDENTIAL RE-DEVELOPMENT AT NO.8 KA SHUE ROAD, SAI KUNG, HK

Figure 15

CYS



GROUND FLOOR PLAN

Figure 16

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PROJECT
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories

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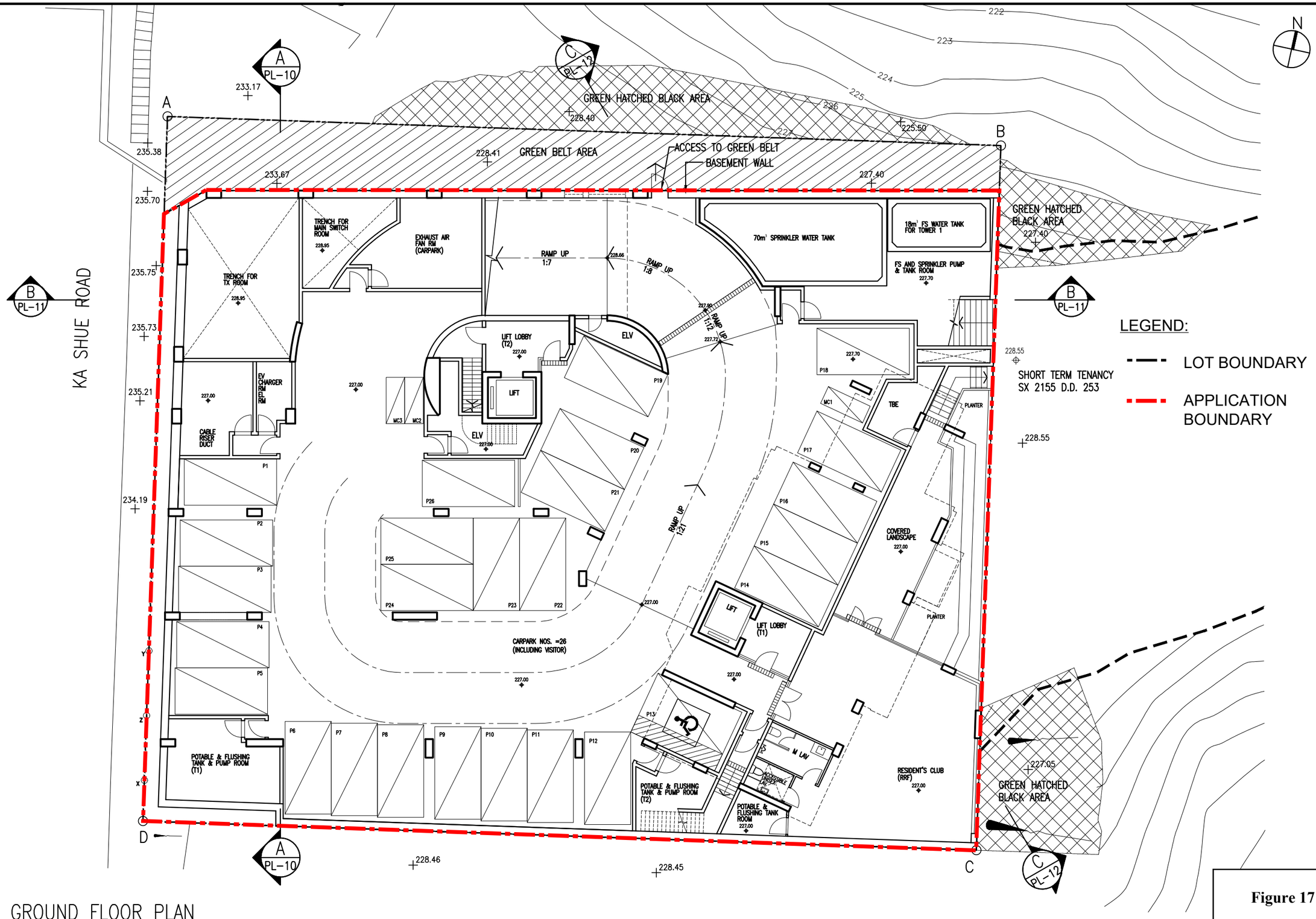
KC	JC
DATE	SCALE
AUG, 2024	1:200

PROJECT NO : 23-546 REV. A
DRAWING NO : PL-03
CAD REF : 546_GF-RF FOR PLAND_20241213

V:\CYSCAD\23-546 Ka Shue Road Sai Kung\BDA\Scheme for PlanD



LOWER GROUND FLOOR PLAN

Figure 17

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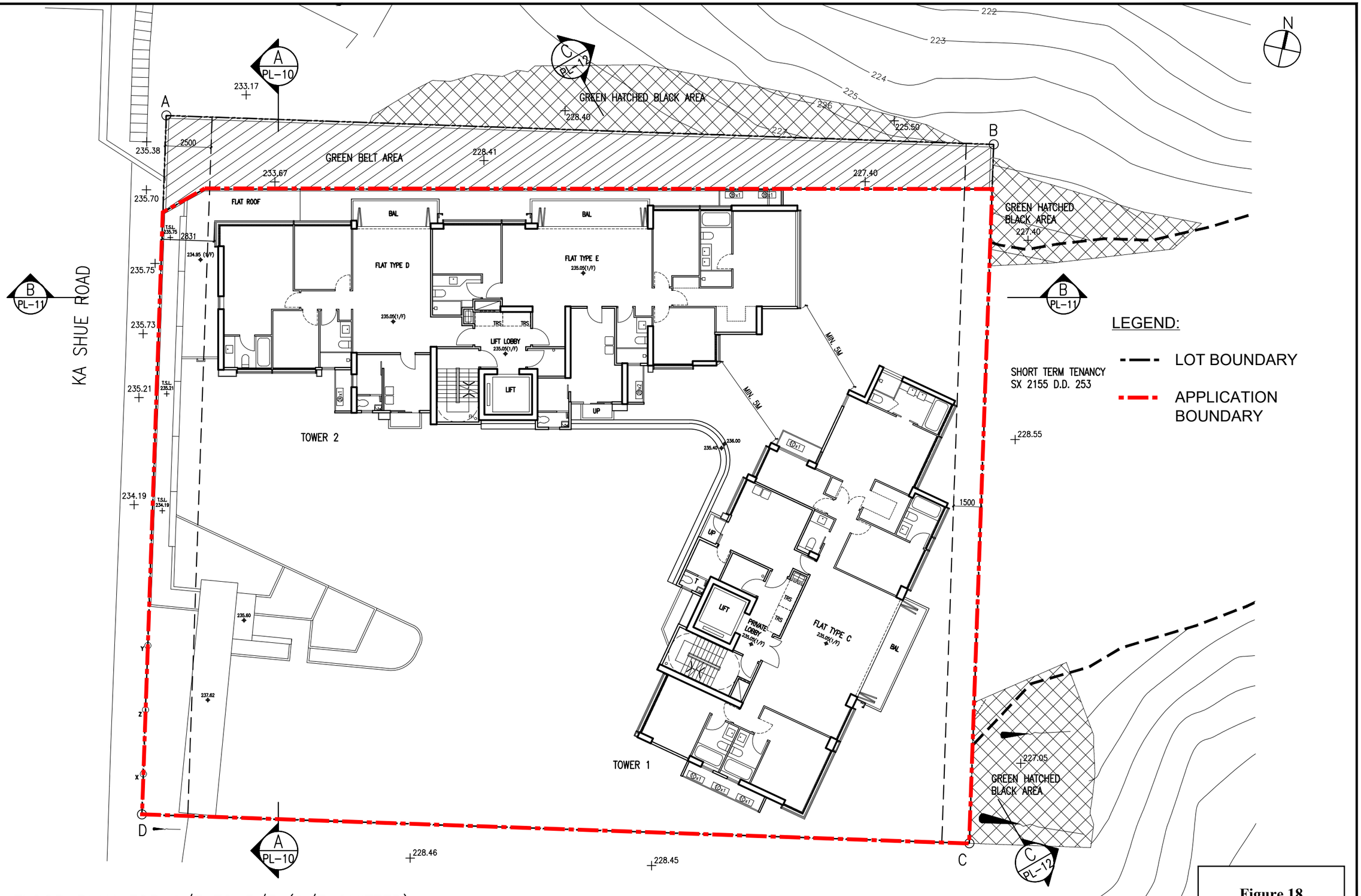
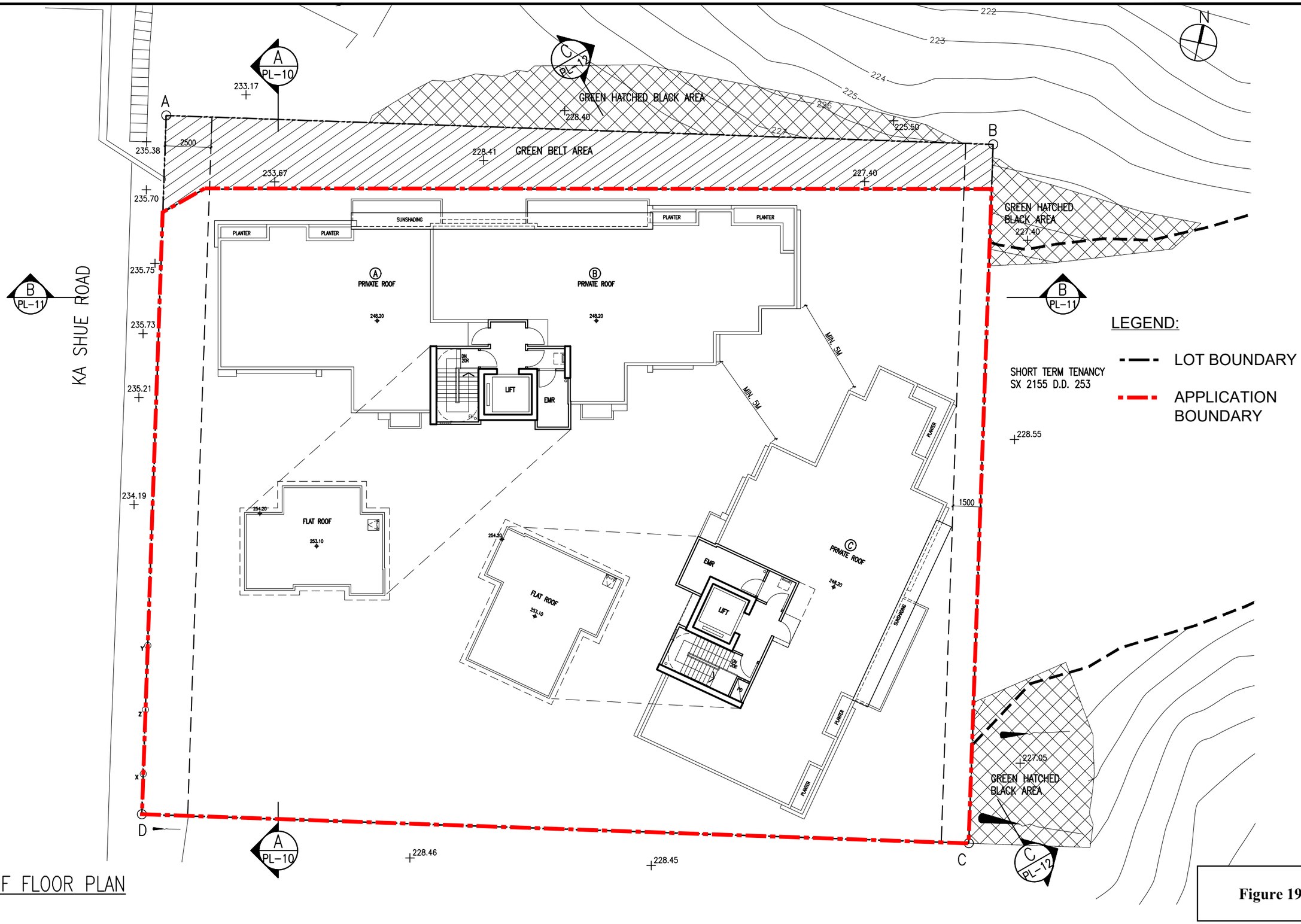


TYPICAL FLOOR PLAN FOR 1/F TO 5/F (4/F OMITTED)

Figure 18

C Y S Associates (H K) Ltd. Architects & Urban Designers. CYS 20TH FLOOR • GENESIS • NOS. 33-35 WONG CHUK HANG ROAD • HONG KONG TEL: 2858 6693 • FAX: 2858 9083 2858 9366 • E-MAIL: cys@cysarch.com.hk	PROJECT Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories DRAWING TITLE SECTION 16 APPLICATION – TYPICAL FLOOR PLAN	DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED. COPYRIGHT OF THIS DRAWING IS RESERVED BY ARCHITECT.	NO. / DATE / REVISION / APP. DESIGNED JC · DRAWN LWH APPROVED KC · CHECKED JC DATE AUG, 2024 · SCALE 1:200	PROJECT NO : 23-546 · REV. DRAWING NO : PL-04 CAD REF : 546_GF-RF FOR PLAND_20241213

V:\CYSCAD\23-546 Ka Shue Road Sai Kung\BDA\Scheme for PlanD



ROOF FLOOR PLAN

Figure 19

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PROJECT NO :	REV.
23-546	
DRAWING NO : PL-05	
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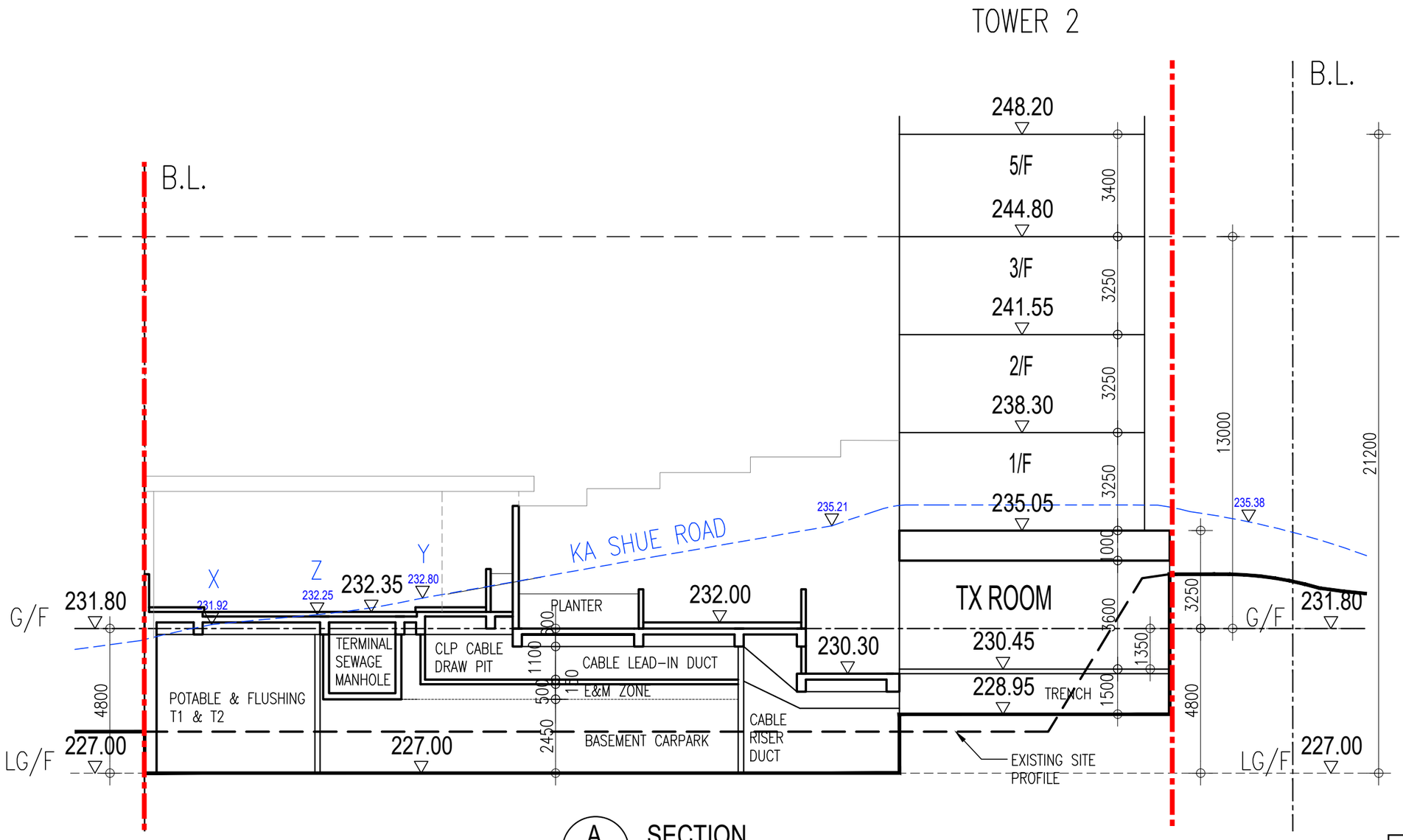
APPLICATION BOUNDARY



A SECTION

Figure 20

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DATE AUG, 2024	SCALE 1:150

PROJECT NO : 23-546 | REV.

DRAWING NO : PL-10

CAD REF : SECTIONS FOR S16

V:\CYSCAD\23-546 Ka Shue Road Sai Kung\BDA\Scheme for PlanD

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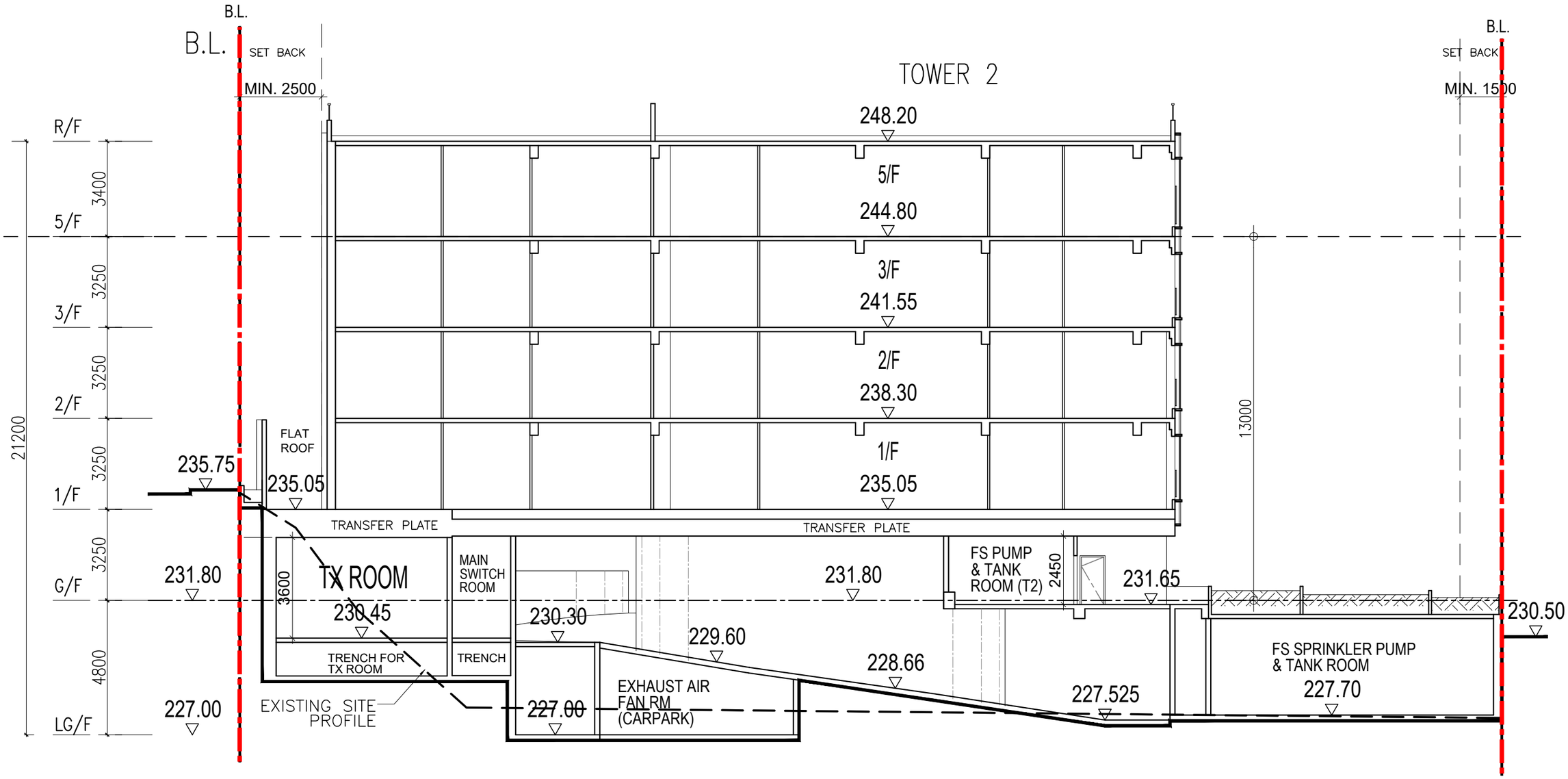
APPLICATION BOUNDARY



B SECTION

Figure 21

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MAY, 2024	1:150		

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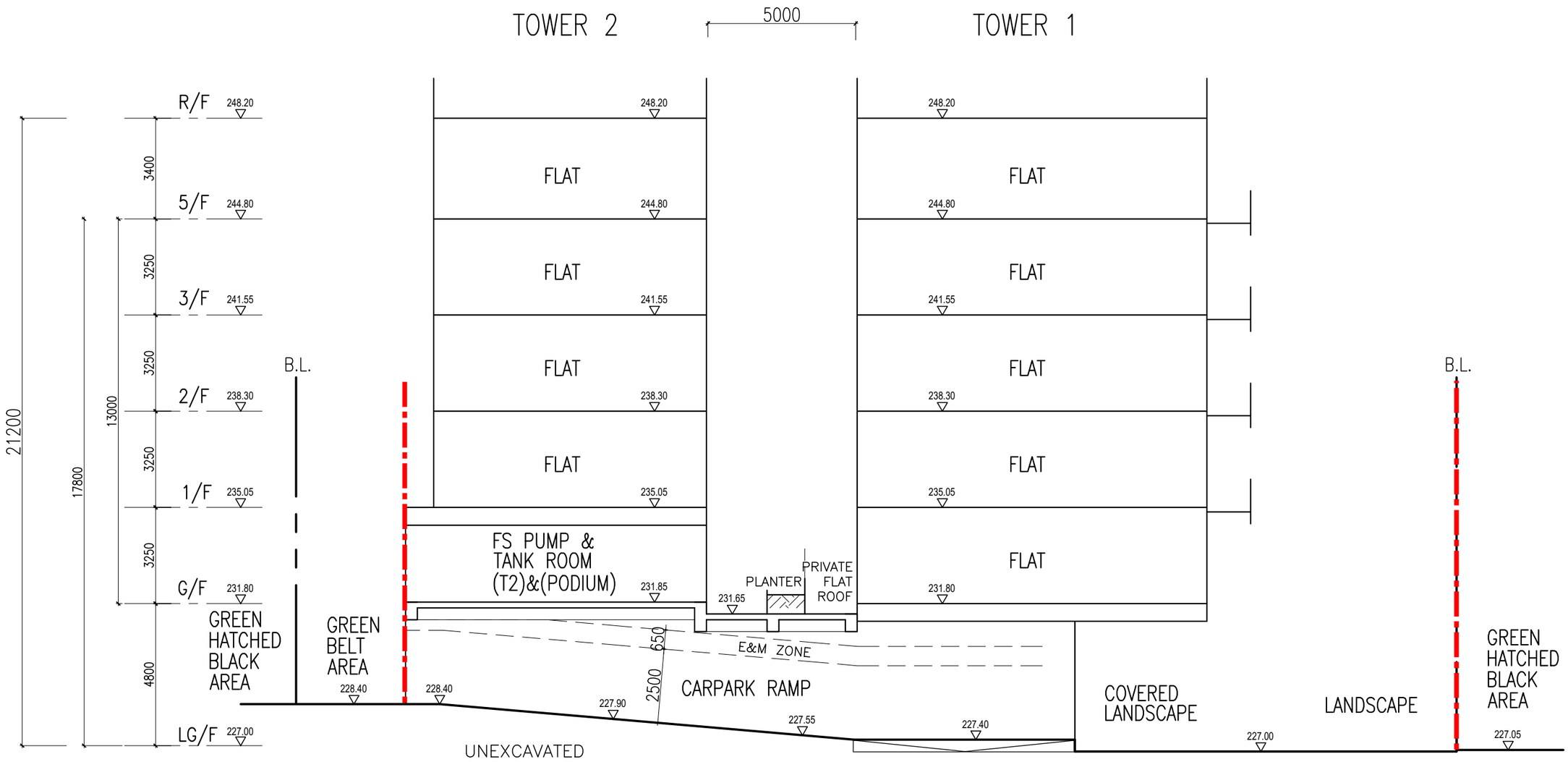
LOT BOUNDARY

APPLICATION BOUNDARY



SECTION C

C SECTION

Figure 22

C Y S Associates (H K) Ltd.
Architects & Urban Designers.
CYS
20TH FLOOR • GENESIS • NOS. 33-35 WONG CHUK HANG ROAD • HONG KONG
TEL: 2858 6693 • FAX: 2858 9083 2858 9366 • E-MAIL: cys@cysarch.com.hk

PROJECT
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories

DRAWING TITLE
SECTION 16 APPLICATION
- SECTION

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NO.	DATE	REVISION	APP.

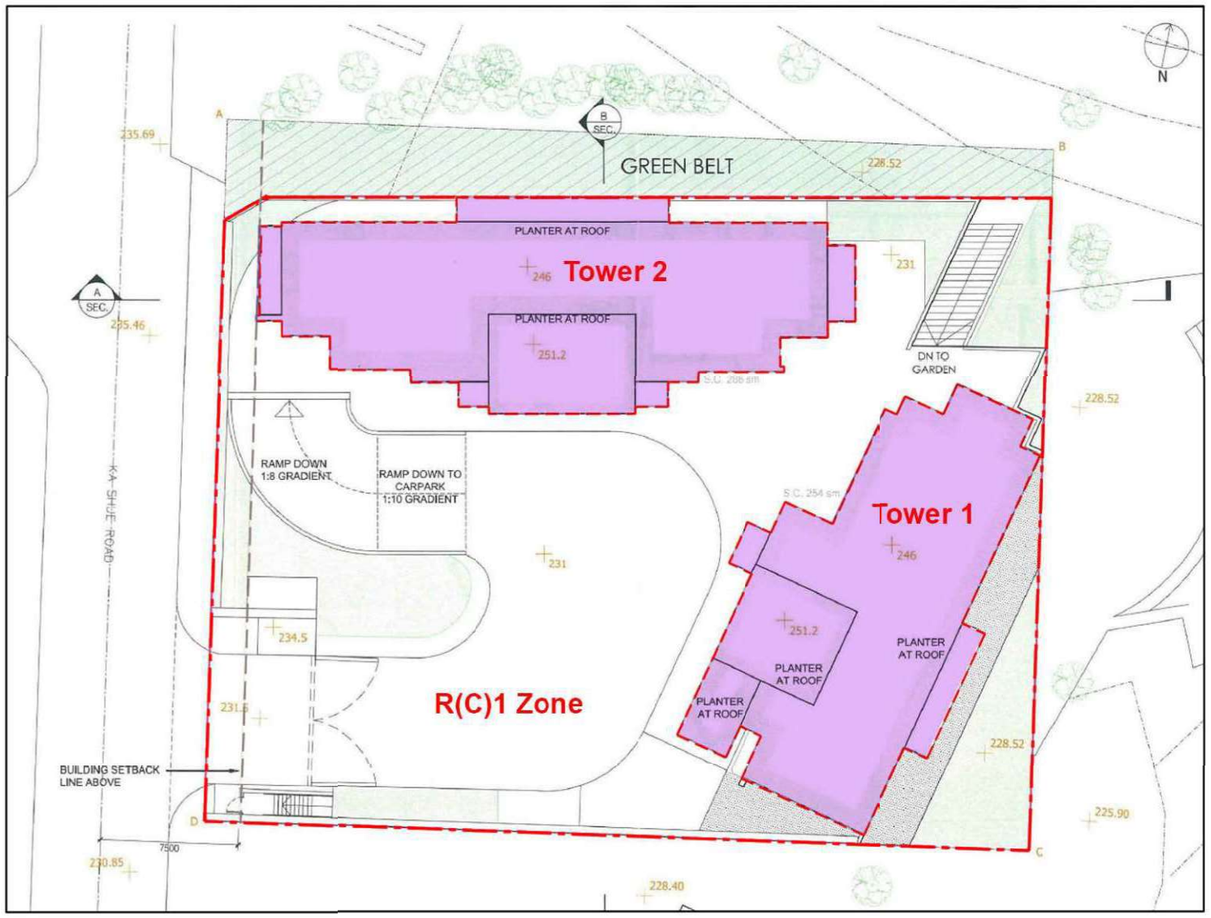
DESIGNED	DRAWN	PROJECT NO :	REV.
JC	LWH	23-546	
APPROVED	CHECKED	DRAWING NO : PL-12	
KC	JC		
DATE	SCALE	CAD REF : SECTIONS FOR S16	
MAY, 2024	1:150		

Site Coverage Proposals

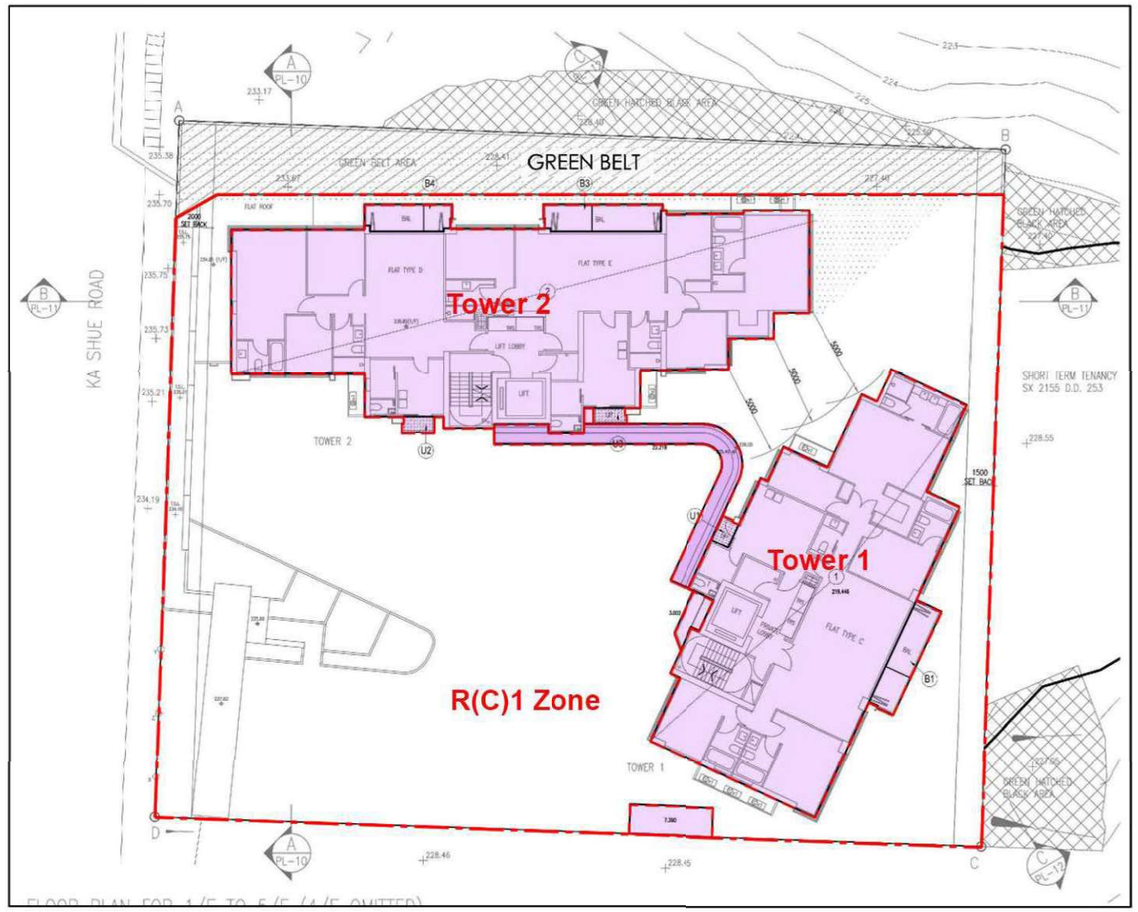
Slight Increase in Site Coverage to Provide Users' Friendly Covered Pedestrian Walkway Between Tower 1 And Tower 2

Figure 23

PAS (A/SK-TLS/56)



PRESENT SCHEME



PAS	Present Scheme	Difference
33.911%	34.034%	+0.123%

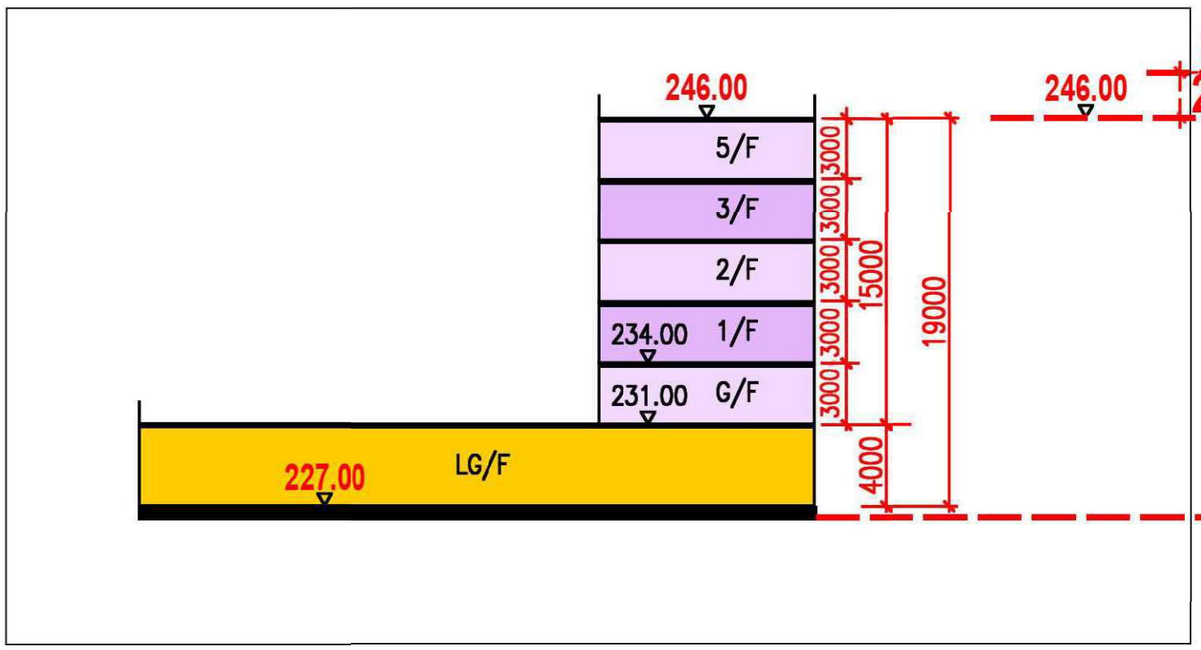
Proposed Slight Increase in Domestic Site Coverage By 0.123% To Provide Users' Friendly Pedestrian Connectivity with Cover Between Tower 1 And Tower 2, So As To Improve the On-Site Well-Being / Livelihood of The Development. (BEAM PLUS)

Building Height Proposals

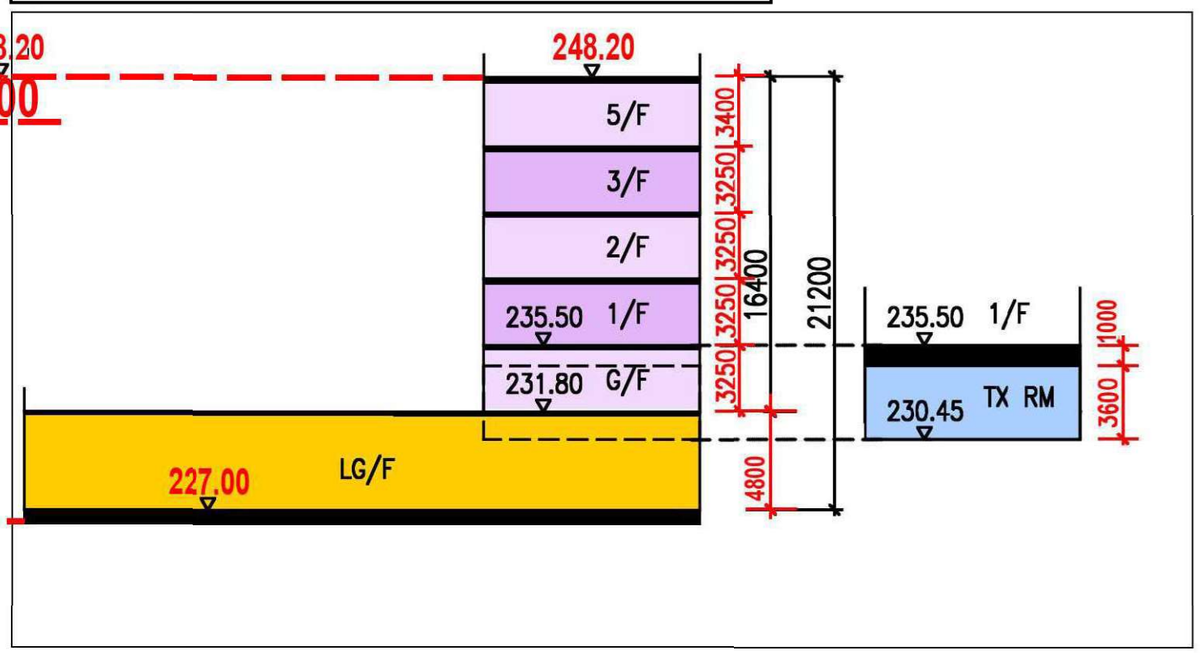
Figure 24

**Due To Technical Difficulties 1 , 2 & 3 On Transformer Room ,
Together With Proposed Relaxation Of Heights ,
Current Submission Proposes Total Increase
Of 2.2M In Overall Building Height**

PAS (A/SK-TLS/56)



PRESENT SCHEME



Floor to Floor Height (m)			Difference (m)
(A)		(B)	(B) - (A)
3.00	5/F	3.40	0.40
3.00	3/F	3.25	0.25
3.00	2/F	3.25	0.25
3.00	1/F	3.25	0.25
3.00	G/F	3.25	0.25
4.00	LG/F	4.80	0.80
	Total		2.20

**Total Increase
In Overall
Building Height
=0.8+(0.25x4)+0.4=2.2M**

Comparision Of Building Heights

Figure 25

Better Local Ventilation Movement Effect (1)

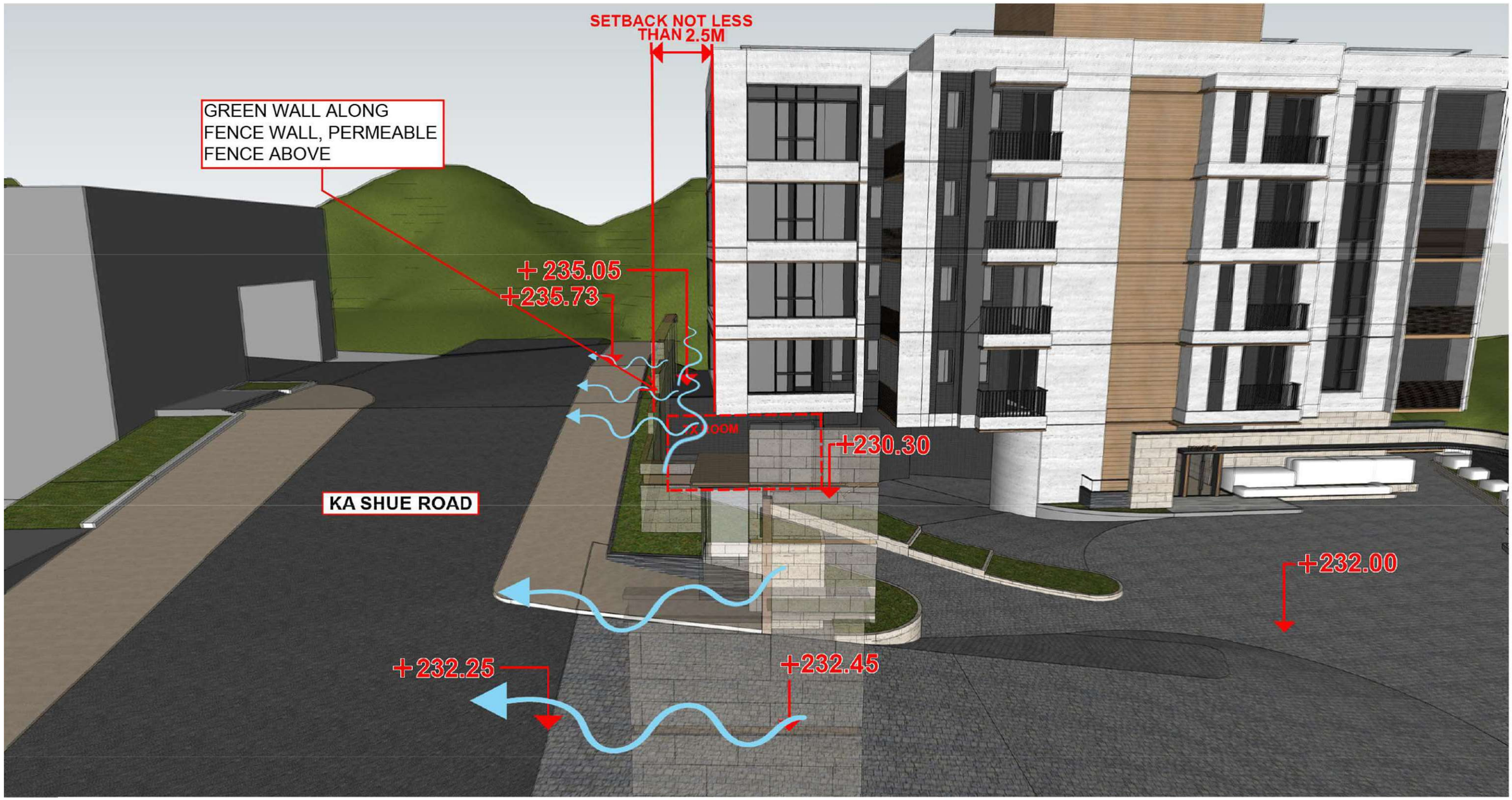
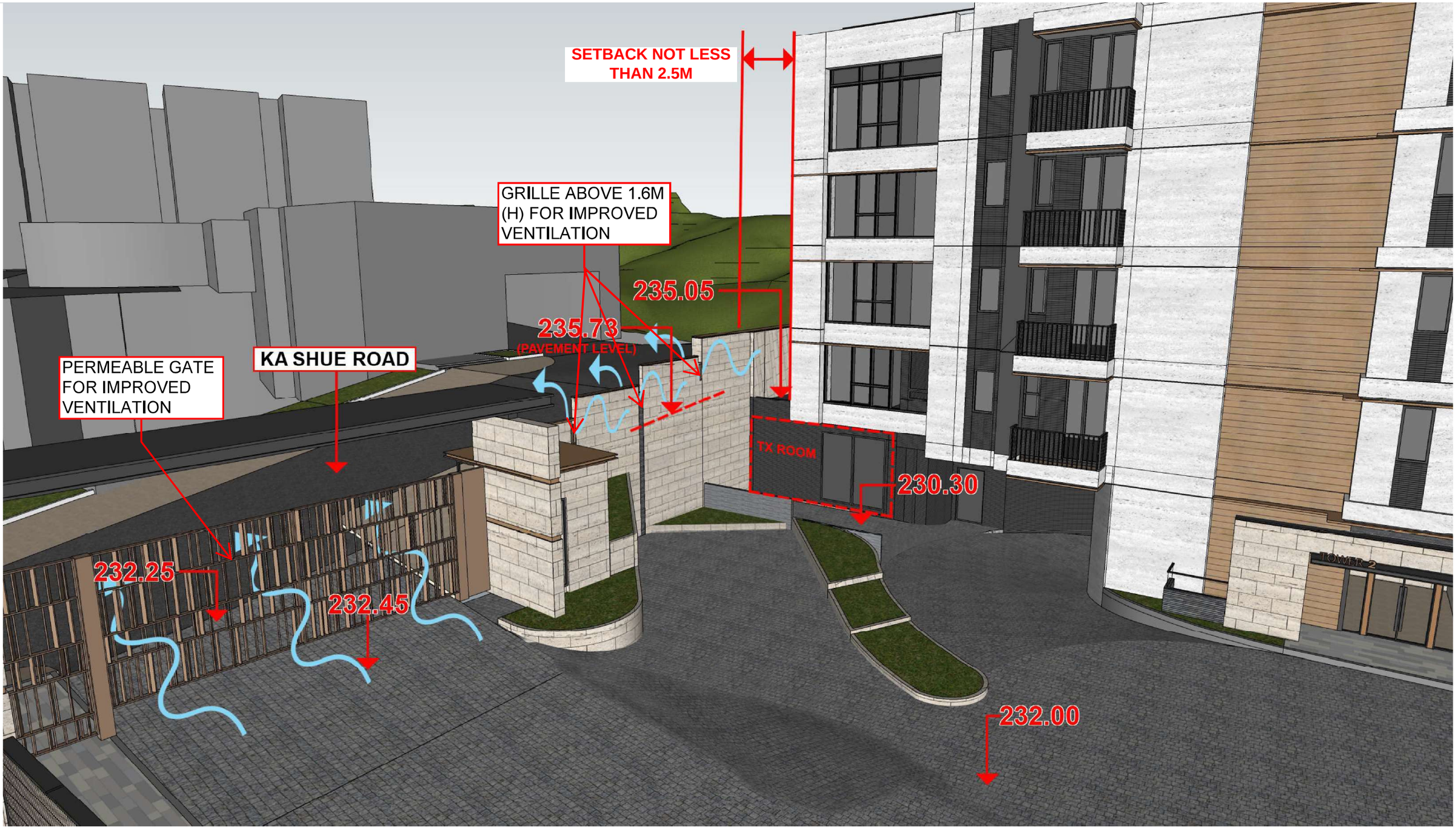


Figure 26

Better Local Ventilation Movement Effect (2)



Better Local Visual Amenity and Biodiversity Effects

Figure 27

Artist Impression of the Building Setback from Ka Shue Road



After

Before

BEAM Plus Certification Criteria

Figure 28

Proposed Relaxation Of Flats Floor Height Would Enhance Natural Cross Ventilation And Achieve Higher Grade Of Beamplus Sustainability

Credit Summary_NB v2.0E

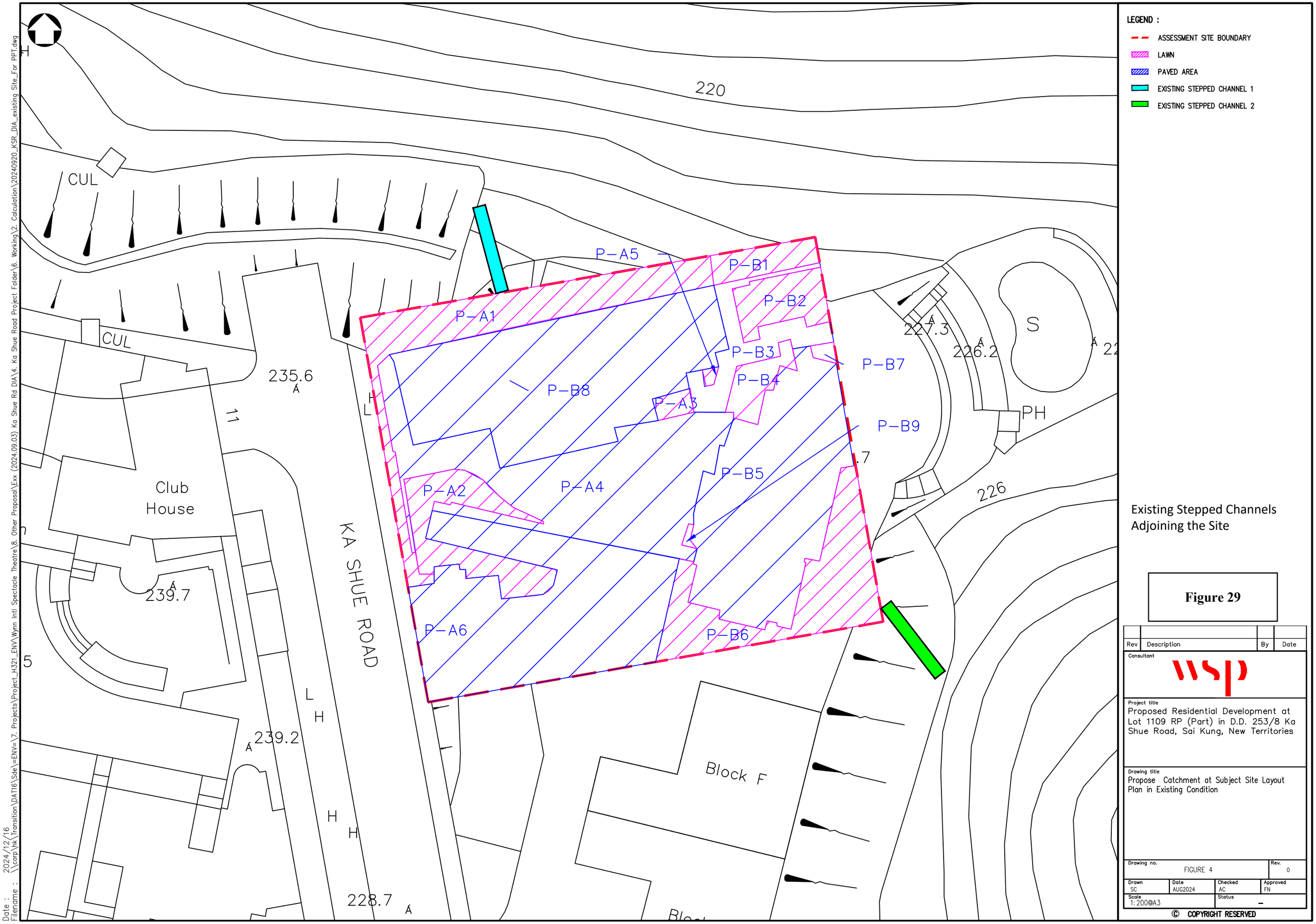
ATKINS

	Section	Credit Requirement	Extent of Application	Credit Attainable	Credit Applicable	Credit Anticipated	Credit Possible
HWB 4	Enhanced Ventilation	(a) Fresh Air Provision 1.1 Fresh air provision in normally occupied spaces 1 credit for demonstrating that all normally occupied spaces in the building are provided with increased ventilation.	All buildings	1	Y	0	1
		1.2 Fresh air provision in not normally occupied spaces 1 credit for demonstrating that all not normally occupied spaces in the building are provided with adequate ventilation.		1	Y	0	0
		1.3 On-site measurements 1 **ADDITIONAL** BONUS credit for conducting on-site measurements to verify the ventilation performance for all normally occupied spaces.		1B	Y	0 B	0 B
		(b) Exhaust air 1 credit for the provision of an adequate ventilation system for spaces where significant indoor pollution sources are generated.		1	Y	1	0
HWB 11	Daylight	2 BONUS credits for demonstrating at least 55% of the total area of the studied normally occupied spaces achieves spatial Daylight Autonomy$_{300/50\%}$ (sDA$_{300/50\%}$) and no more than 10% of the same area receives Annual Sunlight Exposure100,250 (ASE1000, 250).	Residential, office and education buildings.	2B	Y	0 B	0 B

DWG: SKA–10

PAS	Present Scheme
UNCLASSIFIED	GOLD

Comparsion Of Beam Plus



LEGEND :

- ASSESSMENT SITE BOUNDARY
- LAWN
- PAVED AREA
- EXISTING STEPPED CHANNEL 1
- EXISTING STEPPED CHANNEL 2

Existing Stepped Channels Adjoining the Site

Figure 29

Rev	Description	By	Date

Consultant

wsp

Project title
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253/8 Ka Shue Road, Sai Kung, New Territories

Drawing title
Propose Catchment at Subject Site Layout Plan in Existing Condition

Drawing no.			Rev.
FIGURE 4			0
Drawn	Date	Checked	Approved
SC	AUG2024	AC	FN
Scale		Status	
1:200@A3		-	

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Date : 2024/12/16
Filename : \\corp.hk\Transition\DAT16\Sde\=ENV=\7. Projects\Project_H321_ENV\Wynn Intl Spectacle Theatre\8. Other Proposal\Exx (2024.09.03) Ka Shue Rd DIA\4. Ka Shue Road Project Folder\6. Working\2. Calculation\20240920_KSR_DIA_existing Site_For PPT.dwg



Figure 30

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
C	12/24	RESUBMISSION	DA	DC	TO
B	11/24	RtC	DA	DC	TO
A	09/24	RESUBMISSION	DA	DC	TO
0	07/24	FIRST SUBMISSION	DA	DC	TO

Job Title
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories

Drawing Title
Schematic Landscape Master Plan

Drawing No. SMC1-LMP-01

Scale 1:200 @ A3

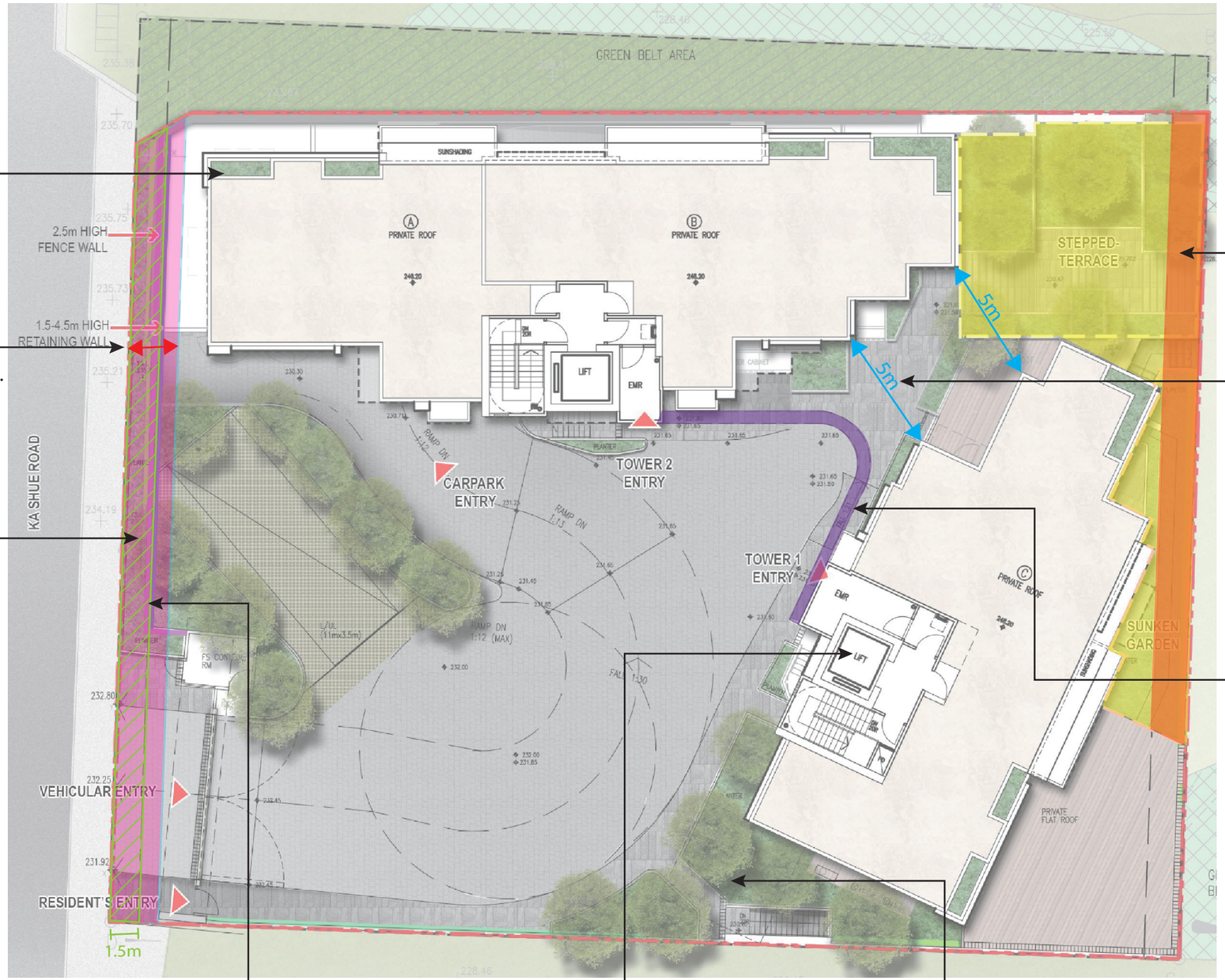
Drawn by	Checked by	Approved by	Date	Job. No.
DA	DC	TO	JUN 2024	SMC1

Urbis Limited
Planning, Urban Design, Landscape, Golf & Environmental Consultants
Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

Rooftop greening is proposed to enhance the visual quality and compatibility of the Proposed Scheme with its surroundings.

2.5m Building setback from Ka Shue Road to allow better air ventilation and sufficient sunlight.

Lush planting are proposed along the public pedestrian path (i.e. Ka Shue Road) to enhance the visual interest of pedestrian and soften the hardlines of bounday wall.



1.5m rear-end setback to comply with B(P)R25(2) with landscape treatment to create interesting landscape profile and enhance visual amenity of the adjoining retaining walls to offer greater softened elements.

5m building gap for better ventilation of neighborhood and minimize wall effect.

Covered walkway to enhance residents comfort.

Permeable gate for improved air ventilation. Grille above 1.6m fence wall for improved ventilation along Ka Shue Road.

Barrier free access and fire fighting facilities to improve the living condition of the residents.

Selection of native and exotic plant species that will enhance biodiversity. Compensatory Tree ratio of 1:1.4 is proposed.

N

LEGEND:

- LOT BOUNDARY
- APPLICATION BOUNDARY
- NEW TREE
- PLANTING AREA
- PEDESTRIAN PAVING
- DRIVEWAY PAVING
- PRIVATE DECK
- GRASSCRETE

Summary of Key Proposed Development Items and Planning Merits

(Extracted from the indicative Landscape Master Plan, provided by URBIS Limited)

VISION
弘域城市規劃顧問有限公司
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Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

Figure 31

N. T. S.

Appendix I

Schedule of Use for "R(C)" Zone

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project Social Welfare Facility (on land designated "R(C)7" only)	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee /Village Office School Shop and Services Social Welfare Facility (not elsewhere specified) Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater:

Sub-area	Maximum Plot Ratio	Maximum Site Coverage		Number of Storeys	Building Height
R(C)1	1.50	30%		5 storeys over one storey of carport	18m
R(C)2	0.75	37.5%		2 storeys over one storey of carport	9m
			or		
	0.75	25%		3 storeys over one storey of carport	12m
R(C)3	0.60	30%		2 storeys over one storey of carport	9m
R(C)4	0.50	25%		2 storeys over one storey of carport	9m
R(C)5	0.40	20%		2 storeys over one storey of carport	9m
R(C)6	0.25	12.5%		2 storeys over one storey of carport	9m

(b) On land designated "Residential (Group C)7", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 23,466m^2 in Areas (a) and (b), and a maximum building height of 7 storeys (24m) in Area (a), or the GFA and height of the existing building, whichever is the greater. Besides, any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may be disregarded.

(c) In determining the relevant maximum plot ratio, GFA, and site coverage for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, GFA, site coverage and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks

(e) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix II

Landscape Proposal

PROPOSED RESIDENTIAL DEVELOPMENT AT

LOT 1109 RP (Part) IN D.D. 253, 8 KA SHUE ROAD,

SAI KUNG, NEW TERRITORIES

LANDSCAPE PROPOSAL

(Rev. B)

Document No. SMC1-DOC003

Revision	Issue Date	Description
0	8 Aug 2024	First Issue
A	Oct 2024	Revised submission
B	Dec 2024	Resubmission

Prepared by : Diana Aguado — 18 December 2024 **Date**

Checked by : Dennis Cristobal — 18 December 2024 **Date**

Approved for issue by: Tim Osborne — 18 December 2024 **Date**

Prepared by: URBIS Limited
on behalf of Brilliant Genius Ltd.

TABLE OF CONTENTS

1 INTRODUCTION 1
1.1 Background 1
1.2 Purpose and Content of this Report 1

2 EXISTING SITE CONDITIONS 1
2.1 Description of Site / General Neighbourhood 1
2.2 Existing Trees 1
2.3 Tree Removal Application 1

3 LANDSCAPE PROPOSAL 2
3.1 Description of Landscape Design Concept 2
3.2 Landscape Elements 2
3.3 Landscape Hardworks Schedule 2
3.4 Landscape Softworks Design 3
3.5 Soil Depth, Water Supply and Drainage 4
3.6 The Greenery Area 4

4 MAINTENANCE 4

APPENDICES

APPENDIX A – Location Plan and Site Photographs

Drawing No.:	Drawing Title:	Rev.
SMC1-EC-01	Location Plan and Site Photographs - Keyplan	0
SMC1-EC-02	Site Photographs	0

APPENDIX B – Landscape Drawings

Drawing No.:	Drawing Title:	Rev.
SMC1-LMP-01	Landscape Master Plan	C
SMC1-LMP-02	Landscape Master Plan Comparison	B
SMC1-LSE-01	Landscape Section-Elevation	B
SMC1-GP-01	Greenery Calculation Plan	B
SMC1-DE-01	Typical Planter Details	A
SMC1-DE-02	Typical Planter Details 02	A
SMC1-TP-01	Tree Planting Plan (Within Lot)	B
SMC1-TP-02	Tree Planting Plan Comparison	A
SMC1-TS-02	Tree Survey Plan Comparison	A
SMC1-TR-02	Tree Felling Plan Comparison	A
SMC1-GP-02	Greenery Calculation Plan Comparison	B

APPENDIX C – Maintenance Schedule and Tree Assessment Schedule Comparison

1 INTRODUCTION

1.1 Background

1.1.1 URBIS Limited is employed by Brilliant Genius Limited to provide landscape consultancy services for the proposed residential redevelopment (the Project).

1.1.2 The proposed residential redevelopment is located at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories.

1.1.3 The Lot is falls within a "Residential (Group C) 1" ("R(C)1") zone on the Approved Tseng Lan Shue Outline Zoning Plan (OZP) No. S/SK-TLS/10.

1.2 Purpose and Content of this Report

1.2.1 This Landscape Proposal Submission is submitted as part of the Section 16 Planning Submission for minor relaxation of maximum building height and site coverage restrictions. It is prepared in accordance with Joint Practice Note No.3, PNAP APP-152 and the lease conditions.

2 Existing site conditions

2.1 Description of Site / General Neighbourhood

2.1.1 Photographs of the existing site condition are provided in Drawings SMC1-EC-01 to EC-02 attached in **Appendix A**.

2.1.2 The proposed redevelopment comprises two residential towers, a clubhouse, car park facilities and multi-level landscape areas.

2.1.3 The Application Site area is approximately 1,572 m^2 and is situated mainly on a flat land surrounded by vegetated slopes to its southeast and north,a residential compound, known as Hillview Court, to its west and the remaining 6 residential buildings of Clear Water Bay Apartments to its south. Ka Shue Road mainly serves two residential developments on its two sides at its northern end (i.e. Hillview Court and Clear Water Bay Apartments, including the Project Site).

SIMAR Slopes

2.1.4 There are 4 SIMAR slope figures located within the Lot, namely, 11NE-B/C109-2 and 11NE-B/F287-2 to the north, 11NE-B/F126-2 to the east and 11NE-B/F128-1 to the south.

2.1.5 There is no natural stream or similar features within or around the lot boundary.

2.2 Existing Trees

2.2.1 A Tree Survey based on the Topographic Survey was prepared by Sam Mak & Associates Surveyors (HK) Limited in October 2023 and a horticultural Tree Survey was then undertaken by URBIS Limited, on 17 October 2023.

2.2.2 There is no existing tree included in the Register of Old and Valuable Trees within, or adjacent to, the Lot, nor any rare tree species has been surveyed that are potentially registrable in accordance with the criteria set out in DEVB TC(W) No. 05/2020.

2.2.3 No Champion tree as per 'Champion Trees in Urban Hong Kong' published by Urban Council Hong Kong in 1994 has been identified within the site.

2.3 Tree Preservation and Removal Proposal

2.3.1 A Tree Preservation and Removal Proposal (TPRP) in accordance with the development scheme under Application No. A/SK-TLS/56 ("previous application scheme") was approved on January 2020. The current application scheme is very similar to that in the previous application scheme (refer to Drawing: SMC1-TP-01 and SMC1-TP-02). Comparison of Tree Survey Plans, Tree Felling Plans and Tree Compensatory Plans between the previous application scheme and the current application scheme are provided in Drawings SMC1-TS-02, SMC1-TR-02, SMC1-TP-02 in **Appendix B** for easy reference.

2.3.2 The previous application scheme under Application No. A/SK-TLS/56 Tree Survey conducted on 13 March 2017 included 12 nos. of existing trees within the application boundary. A new tree survey was conducted on 17 October 2023 for the submission of the Tree Protection and Removal Proposal (TPRP) for the current application scheme. It was found that 6 nos. out of the 12 nos. existing trees within Lot in the previous Tree Survey are no longer on site. 9 nos. of new trees are identified and included in the new tree survey for the current application scheme. In total, 15 nos. of existing trees within the application site are included in the current application scheme.

2.3.3 The previous application scheme under Application No. A/SK-TLS/56 TPRP proposed the felling of 12 nos. of existing trees within the application boundary. In the current application scheme, 15 nos. of existing trees are proposed to be felled within the application boundary. A comparison table of tree condition from previous tree survey and current tree survey are provided in **Appendix C**.

2.3.4 The previous application scheme under Application No. A/SK-TLS/56 TPRP proposed a total of 21 nos. of compensatory trees. In the current application scheme, the same number of compensatory trees is proposed which is still more than 1:1 compensation ratio in terms of quantity.

2.3.5 In summary, the current application scheme, a total of 15 nos. of existing trees within Lot will be affected, of which 15 nos. are to be felled.

2.3.6 The proposed felling of 15 nos. of trees will be compensated by planting a total of 21 heavy standard new trees.

Table 2.1 Summary of Tree Felling and Compensatory Recommendations

Location	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	Existing	Retain (w/o prune)	Retain & Prune	Fell	Transplant	Proposed Compensatory Planting	Total After Compensatory Planting (2)+(3)+(5)+(6)
Lot Area	15	0	0	15	0	21	21

3 LANDSCAPE PROPOSAL

3.1 Description of Landscape Design Concept

3.1.1 The landscape design concept is to create an 'outdoor living room' setting with modern, lush, elegant landscape style which is visually pleasing and still functional.

3.1.2 Landscape Design Proposals are illustrated in the Landscape Plans (Drawing: SMC1-LMP-01) attached in **Appendix B**.

3.1.3 The landscape design aims to provide a quality landscape setting for the proposed development and to achieve the following specific design objectives:

a) To create a distinctive landscape which responds to the existing context, the architectural scheme proposals and the users;

b) Integrate the proposed redevelopment from a landscape and visual perspective with the existing woodland and planned landscape design;

c) Address issues of new tree planting and retaining existing tree within the site boundary;

d) To present an attractive appearance for the development when viewed from adjacent public areas;

e) To ensure the proposed development is integrated into the surrounding areas;

f) To create attractive and usable landscape spaces within the Lot; and

g) Maximize opportunities for greening measures with the use of wide variety of trees, shrubs and providing lawn areas within the proposed landscape.

3.2 Landscape Elements

3.2.1 The proposed residential redevelopment comprises 2 towers with basement parking and EVA access. The landscape areas are located at the ground floor and lower ground floor. Private planters are also provided on the rooftops.

Street Landscape

3.2.2 The landscape functions to help integrate the development with its surroundings. With a steep level changes along Ka Shue Road Road, the planting areas are designed to flow along with the path. Multi-level planters will help to soften the visual amenity of surrounding high retaining walls.

3.2.3 Lush planting shall be provided along the public pedestrian path to enhance the visual interests of pedestrian and soften the hardlines of the boundary wall.

3.2.4 The lush greening is also to blend with the existing natural vegetation areas to the north and east of the site. The area within the "GB" Zone is proposed to serve as a green buffer area for the whole development.

Main Entrance and Driveway Plaza

3.2.5 The access into the site is one of the focal points of the development and will be designed to provide an attractive entry experience, where both hard and soft landscape elements are incorporated to create a unique approach.

3.2.6 The internal access road also serves as an EVA road leading to the two towers' main entrances and basement carpark. The road shall have interesting paving treatment. Feature trees are provided to highlight certain areas and enhance the visual interest of the people as they enter the development. The feature trees are a mix of deciduous and evergreen to give a year-round visual interest.

3.2.7 Lush greening are provided infront of the two towers to create an appealing an colorful foreground at each tower entrance. There shall be a wide variety of native and exotic species creating biodiversity such as the trees *Liquidambar formosana, Jacaranda mimosifolia, Handroathus chrysanthus and Terminalia mantaly 'tricolour'* which creates focal points and feature flowers.

Stepped-Terrace Garden and Sunken Garden

3.2.8 The level difference between the Ground Floor and Lower Ground Floor will be connected by the stepped-terrace garden with an attempt to create an interesting landscape profile. The proposed multi-level planters also aim to enhance the visual amenity of the adjoining retaining walls so as to offer greater softened elements.

3.2.9 The landscape will function as a focal point for leisure experience for residents by providing them an outdoor home environment for social interaction and an opportunity to blend in well with the surrounding nature setting.

3.2.10 The Sunken Garden is a hidden gem that the residents can enjoy a relaxing and tranquil private space.

3.2.11 Accent plants with smaller structure are proposed to create interesting focal points and visual appeal even with the limited space. Plants with the variety of flower colours and leaf textures will also be used to ensure year-round visual interest.

3.3 Landscape Hardworks Schedule

3.3.1 Descriptions of the general hardscape finishes are provided in ***Table 3.1.***

Table 3.1 General Landscape Hardworks Elements and Materials

Area/ Location	Landscape Hardworks
EVA/ Driveway	Natural granite stone or similar
General Paving	Natural granite stone or similar

Area/ Location	Landscape Hardworks
Fence walls	Metal Cladding /Natural granite stone/Texture Paint or similar
Retaining / Planter Walls	Natural granite stone /Texture Paint or similar

Lighting

3.3.2 The lighting concept for the landscape areas shall be designed to contribute to the quality of the development at night views providing an aesthetically pleasing ambiance highlighting landscape elements such as big trees, accent plants and feature wall. All landscape areas shall be provided with sufficient lux level to fulfil minimum requirement to create a safe use of the landscape space even during night time.

3.4 Landscape Softworks Design

Planting Design

3.4.2 Selection of plant species that provide food and shelter for local wildlife, including pollinators such as butterflies, bees and birds is prioritize to promote biodiversity and assisting people to reconnect with nature. Some examples of this plant species are *Acanthopanax trifoliatus, Brunfelsia calcina, Camellia japonica, Dianella ensifolia and Gardenia jasminoides*. Other species are listed in the Planting palette in Table 3.2

3.4.3 The planting will comprise native and ornamental species of trees, shrubs and ground cover to create an attractive and comfortable environment for the residents.

3.4.4 Six existing surveyed trees within the GB zone to be retained in-situ.

3.4.5 New tree planting shall be planted at strategic location maximize their visual quality and healthy growth conditions. A mixture of native and exotic species will be used.

3.4.6 Plants with different leaf texture are proposed for the landscape areas to create lush and luxurious natural landscape ambience while harmoniously blending with the surrounding existing landscape setting.

3.4.7 Weeping shrubs and climbers will be planted in edge of planters at multi-level planters and retaining walls to maximize softening effect.

3.4.8 Shade tolerant plant species shall be added at various shaded areas throughout the development to maximize the visual greening and lessen the hard surfaces eg. under balcony, covered areas etc..

3.4.9 An indicative choice of plant species is provided in ***Table 3.2***

Table 3.2 Planting Palette

Plant Type	Selected Plant Species	Spacing
Trees	*Brachychiton acerifolius* *Caesalpinia ferrea* *Garcinia subelliptica* *Handroanthus chrysanthus* *Jacaranda mimosifolia*	As shown (with min. 4000mm)
	*Liquidambar formosana^* *Michelia alba* *Podocarpus macrophyllus^* *Saraca dives* *Terminalia mantaly cv. Tricolour* *Viburnum odorratissimum^*	
Specimen Shrubs	*Camellia japonica* *Caesalpinia pulcherrima* *Syzygium hancei^* *Tabernaemontana divaricate*	As shown (with min. 1000mm)
Mass Shrub Planting	*Acanthopanax trifoliatus^* *Agapanthus africanus* *Allium tuberosum* *Brunfelsia calcina* *Buxus microphylla^* *Clerodendrum fornatum^* *Dianthus caryophyllus* *Dianella ensifolia^* *Gardenia jasminoides^* *Hosta spp.* *Liriope spicata^* *Jasminum sambac* *Juniferus spp.#* *Ligustrum sinense* *Lorepetalum chinesis* *Pennisetum alopecuroides* *Plumbago auriculata* *Rosa chinensis* *Rhodomyrtus tomentosa^* *Salvia japonica^* *Sarcandra glabra^* *Tabernaemontana divaricata* *Tibouchina heteromalla* *Verbena bonariensis*	250mm – 500mm
Groundcovers:	*Arachis pintoi #* *Asparagus densiflorus myersii* *Asparagus cochichinensis^* *Hedera helix #* *Kalimeris indica* *Nephrolepis hirsutula^*	150mm – 250mm

Plant Type	Selected Plant Species	Spacing
	*Ophiopogon japonicus^* *Phyllanthus myrtifolius #* *Pilea cadierie* *Zephyranthes candida*	
Climbers	*Lonicera japonica^* *Pyrostegia venusta* *Trachelospermum jasminoides^*	300mm

^Native Species
#Weeping Shrubs

Plant Stock Size

3.4.10 "Heavy Standard" sized trees will be selected for most new tree planting. Mass planted shrubs will be 300mm to 900mm tall and groundcover plants will be 100mm to 300mm tall at the time of planting depending on species.

Planting Spacing

3.4.11 Plant spacing will vary according to the species and stock size selected and shall be subject to design development. Trees will be located generally as indicated on the Landscape Master Plan. Generally, trees will be spaced at a minimum 4m. Shrubs and groundcover plants will be spaced subject to the plant stock size but spacing shall ensure that an immediate overall foliage effect is achieved. Typically, the spacing for shrubs will be between 250 to 500mm and for the ground covers, 150 to 250mm.

3.5 Soil Depth, Water Supply and Drainage

3.5.1 All tree planting will be provided with a minimum 1200mm soil depth.

3.5.2 Shrub planting shall be provided with a minimum 600mm soil depth.

3.5.3 Ground cover planting shall be provided with a minimum 300mm soil depth.

3.5.4 Planting will generally be watered manually. The proposed irrigation system for the landscape area will be manually operated water points located at a 20m hose radius that will cover all the soft landscaped area of the site.

3.5.5 Planting areas over structure shall be drained by proprietary modular drainage cells, filter fabrics and planter drains. On grade planting shall be free-draining, and additional surface drains and subsoil drains will be provided where necessary.

3.5.6 All structure beneath planting areas shall be of impervious construction and calculation of the imposed load on structure will consider the anticipated loads of soil, planting, drainage layer, protective screed, etc.

3.6 The Greenery Area

3.6.1 The design proposal maximize the green area opportunities after the consideration of the functional requirements particularly the vehicular and pedestrian circulation which includes the EVA. Drawing no. SMC1-GP-01 in ***Appendix B*** of this Report illustrates the greenery area diagram. A total of about 315.014 sqm. **(20%)** of the total site area is provided for greenery. More than 50% of the total greenery area is located in the G/F. The calculation is based on the uncovered area of trees, shrubs, groundcovers and vertical green planting in the primary zone.

3.6.2 All calculations and proposed green areas satisfy the requirements in both JPN No. 3, PNAP APP-152 and lease conditions. All Greenery Areas are designed as communal area and accessible by occupants of the development.

4 MAINTENANCE

4.1.1 Maintenance for hard landscape elements in communal areas shall be carried out by the Property Management of the development.

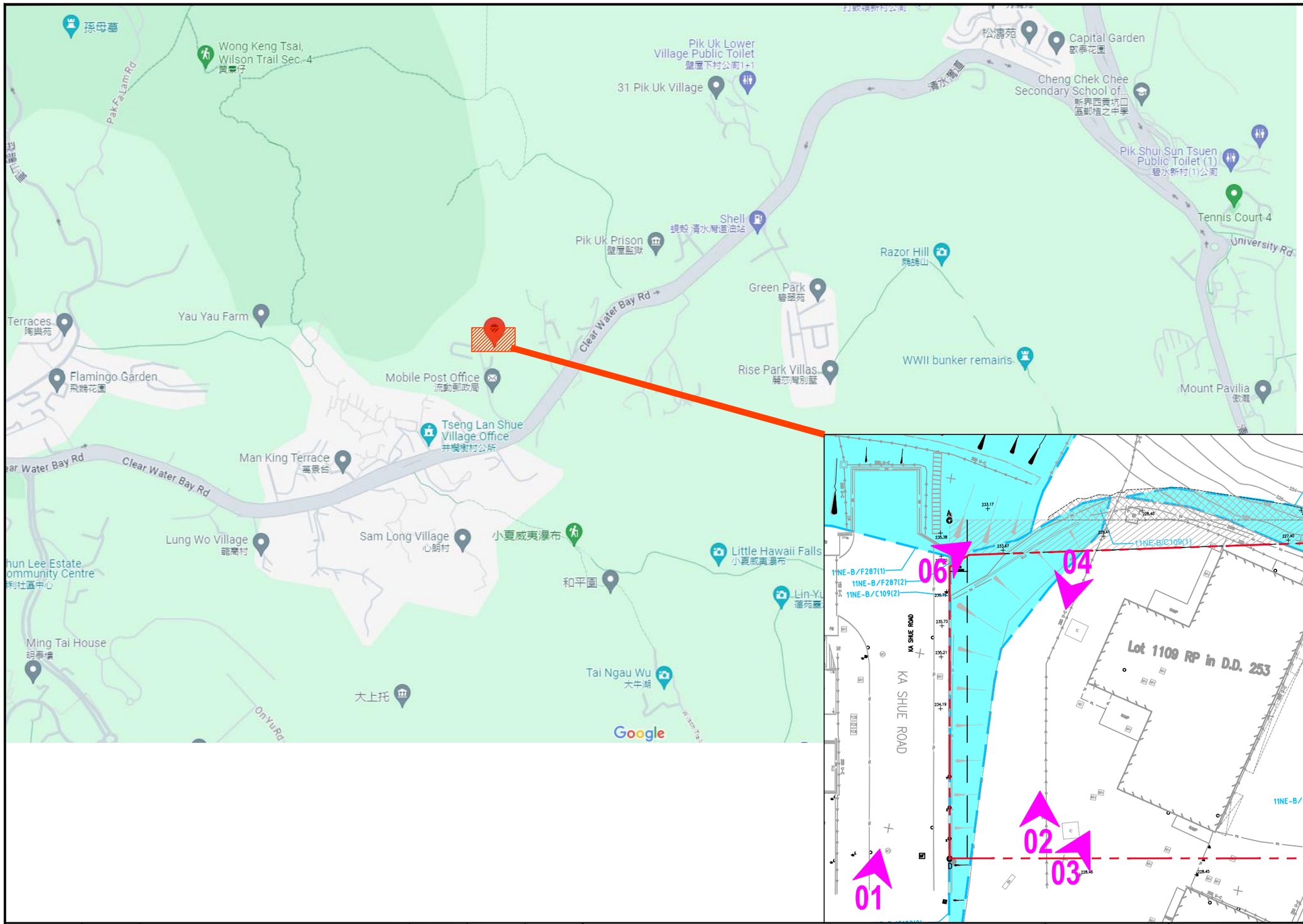
4.1.2 To ensure proper establishment of planting, establishment works for the soft landscape area will be undertaken by a soft landscape contractor for a minimum period of 12 months after Practical Completion. Thereafter, the planting will be maintained by the Property Management of the development. The Project Client undertakes to manage and maintain the communal landscape area in a sustainable manner, and to pass on such requirement to any future manager.

4.1.3 A Maintenance Schedule for tree, shrubs and groundcovers is provided in ***Appendix C***. This Maintenance Schedule covers all activities to be carried out throughout all months of each year, including Tree Risk Assessment. Maintenance works for soft landscape areas includes but is not limited to periodic inspections, horticultural maintenance such as watering, weeding, fertilization, etc.

4.1.4 To facilitate proper tree management within the Lot, the Maintenance Schedule also clarifies that regular periodic inspections will be carried out on all trees and tree risk assessments shall be carried out at appropriate times when necessary to identify any defects to trees, to recommend and carry out pruning and other remedial actions, and to ensure the trees do not pose a risk to people within or adjacent to the Lot.

Appendix A

Location Plan and Site Photographs



Amendment No.	Date	Description	Drawn by	Checked by	Approved by
0	06/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES

Drawing Title
LOCATION PLAN AND SITE PHOTOGRAPHS KEYPLAN

Drawing No. SMC1-EC-01

Scale NTS @A3

Drawn by	Checked by	Approved by	Date	Job. No.
DA	DC	TO	JUN 2024	SMC1

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VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
0	06/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES

Drawing Title
SITE PHOTOGRAPHS

Drawing No. SMC1-EC-02

Scale NTS @A3

Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1

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Appendix B

Landscape Drawings



Amendment No.	Date	Description	Drawn by	Checked by	Approved by
C	12/24	RESUBMISSION	DA	DC	TO
B	11/24	RtC	DA	DC	TO
A	09/24	RESUBMISSION	DA	DC	TO
0	07/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES

Drawing Title
LANDSCAPE MASTERPLAN

Drawing No. SMC1–LMP–01

Scale 1:200 @ A3

Drawn by	Checked by	Approved by	Date	Job. No.
DA	DC	TO	JUN 2024	SMC1

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LANDSCAPE MASTERPLAN FROM PREVIOUS APPLICATION A/SK-TLS/56
(APPROVAL DATE 03 JANUARY 2020)



CURRENT APPLICATION SCHEME

NORTH

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
B	12/24	RESUBMISSION	DA	DC	TO
A	11/24	RESUBMISSION	DA	DC	TO
0	09/24	RESUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES

Drawing Title
LANDSCAPE MASTERPLAN COMPARISON

Drawing No. SMC1-LMP-02

Scale 1:300 @ A3

Drawn by	Checked by	Approved by	Date	Job. No.
DA	DC	TO	JUN 2024	SMC1

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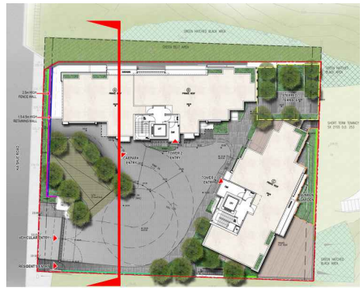

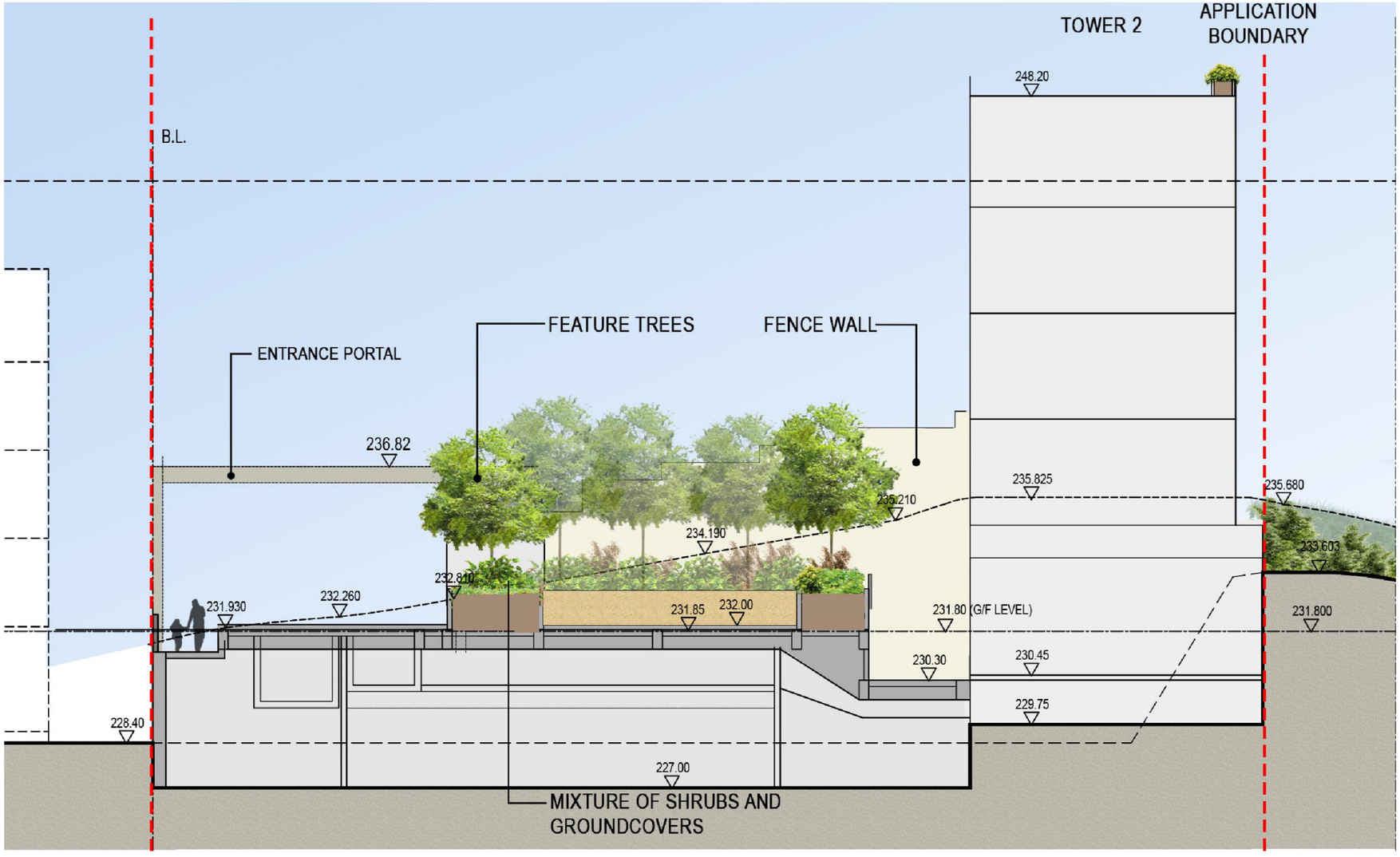

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
B	12/24	RESUBMISSION	DA	DC	TO
A	10/24	RESUBMISSION	DA	DC	TO
0	06/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES

Drawing Title
LANDSCAPE SECTION–ELEVATION

Drawing No. SMC1–LSE–01

Scale 1:200 @ A3

Drawn by	Checked by	Approved by	Date	Job. No.
DA	DC	TO	JUN 2024	SMC1

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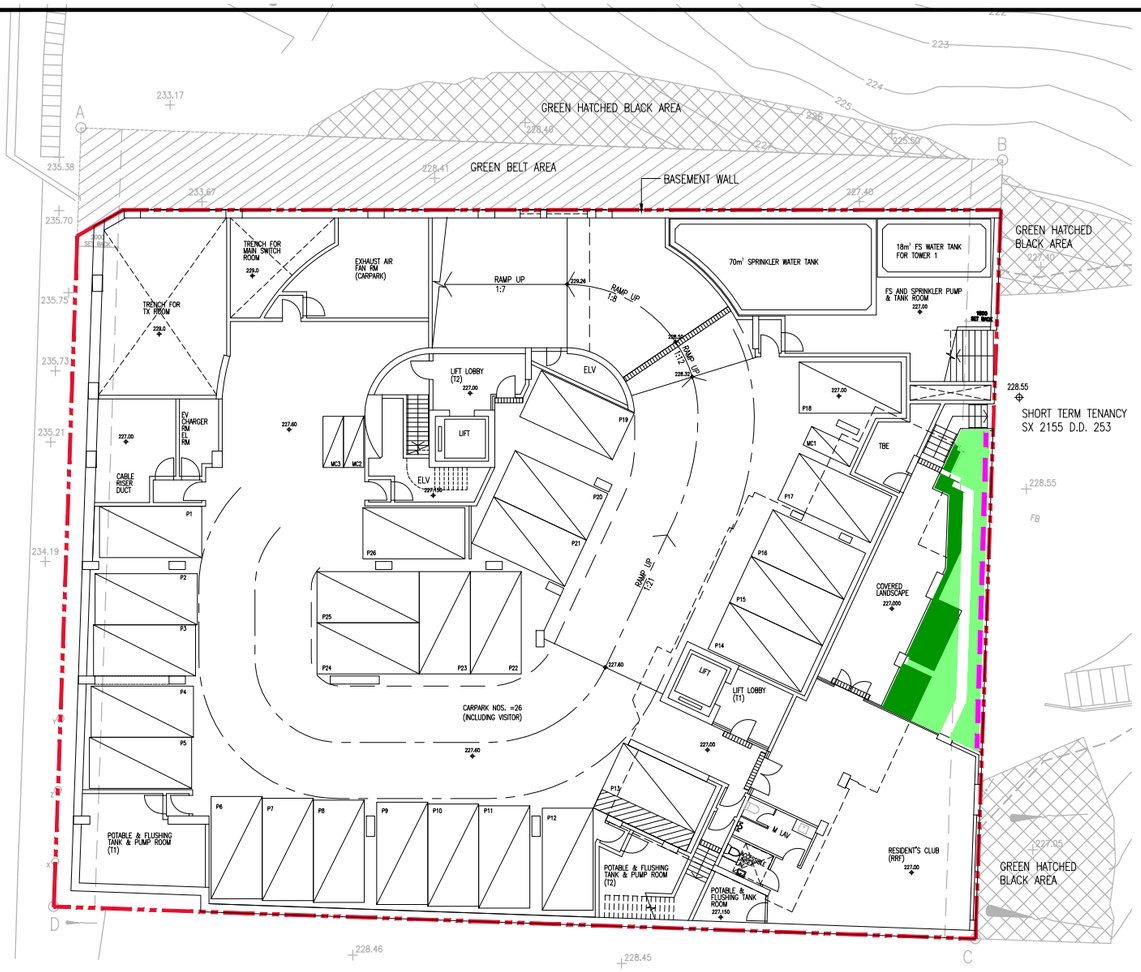

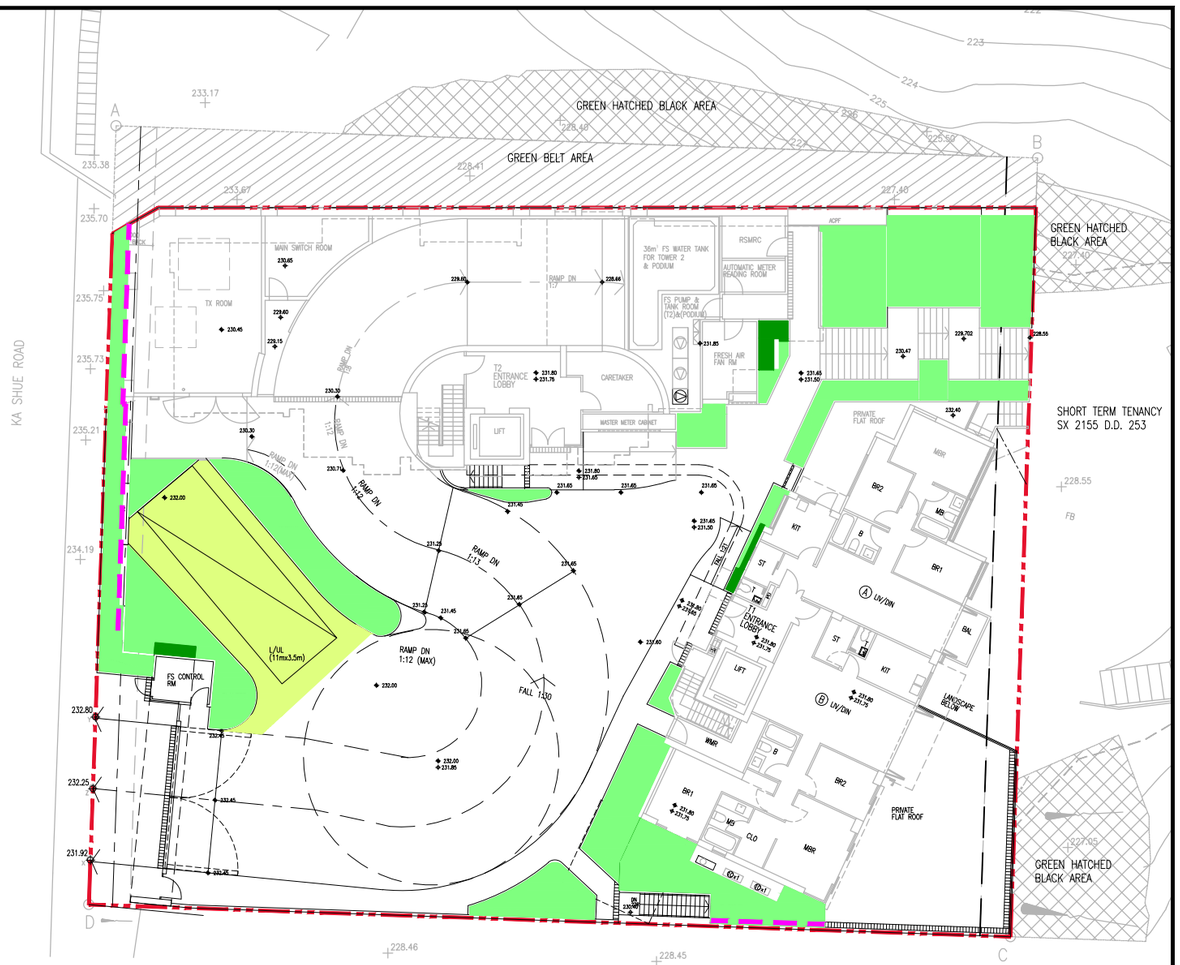

A PLAN - LOWER GROUND FLOOR
SCALE 1:300

B PLAN - GROUND FLOOR
SCALE 1:300

NORTH

SCALE 1 : 300
0 2 4 6 8 10m

SITE AREA: 1572sqm REQUIRED GREEN: 314.40 sqm (20%)

GREENERY CALCULATION TABLE

	UNCOVERED GREEN	COVERED GREEN (50% Reduction)	GRASSPAVERS (50% Reduction)	VERTICAL GREEN	TOTAL
LOWER GROUND FLOOR	20.062sqm	11.7sqm x 50% = 5.85sqm		15m(L) x 1m(H) = 15sqm	40.912sqm
GROUND FLOOR	175.54sqm	4.284sqm x 50% = 2.142sqm	67.54sqm x 50% = 33.77sqm	20m(L) x 2.5m(H) = 50sqm	274.102sqm
				5.5m(L) x 2.3m(H) = 12.65sqm	
SUBTOTAL	195.602sqm	7.992sqm	33.77sqm	77.65sqm	315.014sqm

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
A	10/24	RESUBMISSION	DA	DC	TO
0	06/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES

Drawing Title
GREENERY CALCULATION PLAN

Drawn by DA | Checked by DC | Approved by TO | Date JUN 2024

Drawing No. SMC1-GP-01

Scale 1:300 @ A3

Job. No. SMC1

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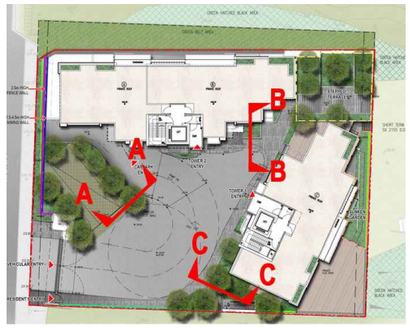
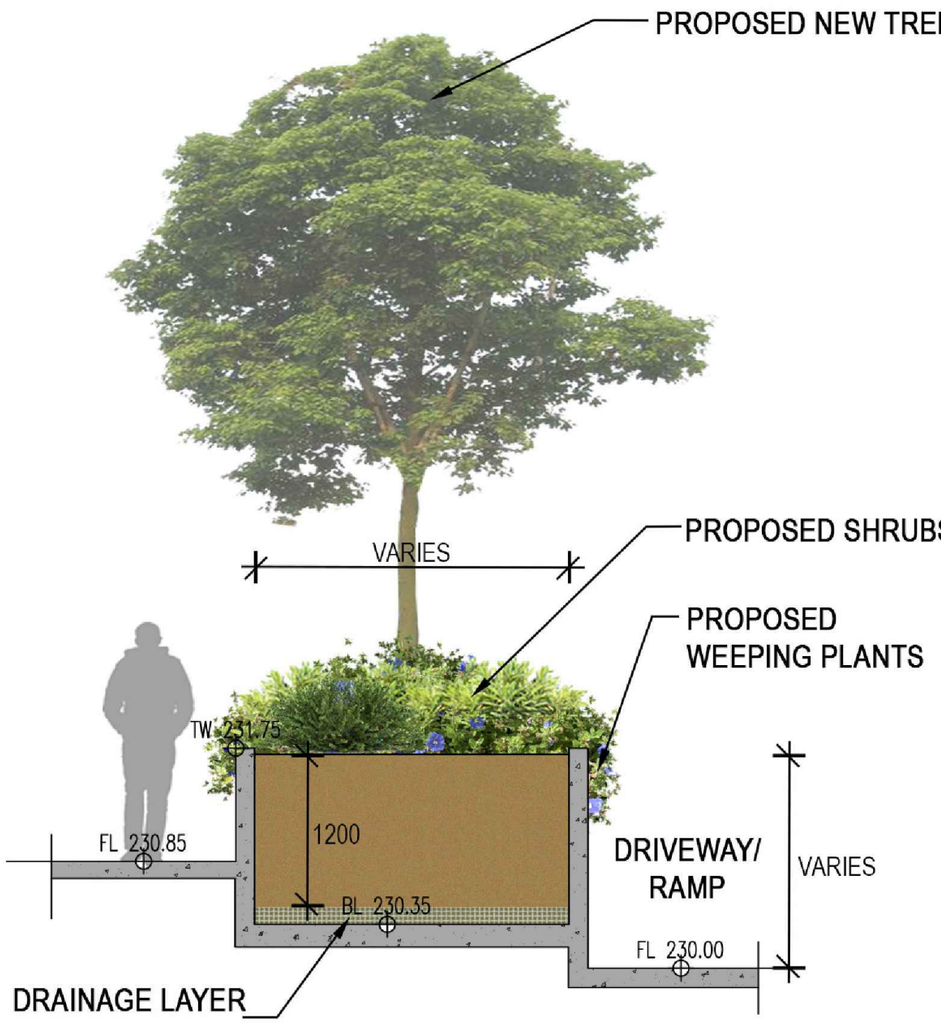
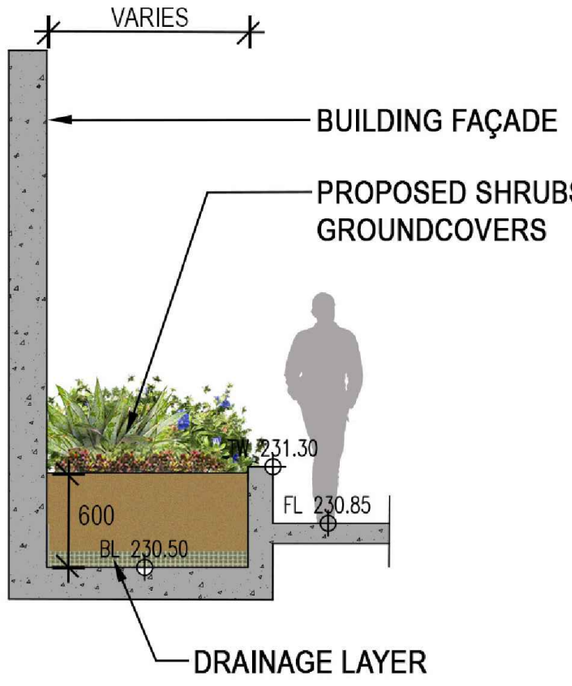


KEYPLAN



SECTION A



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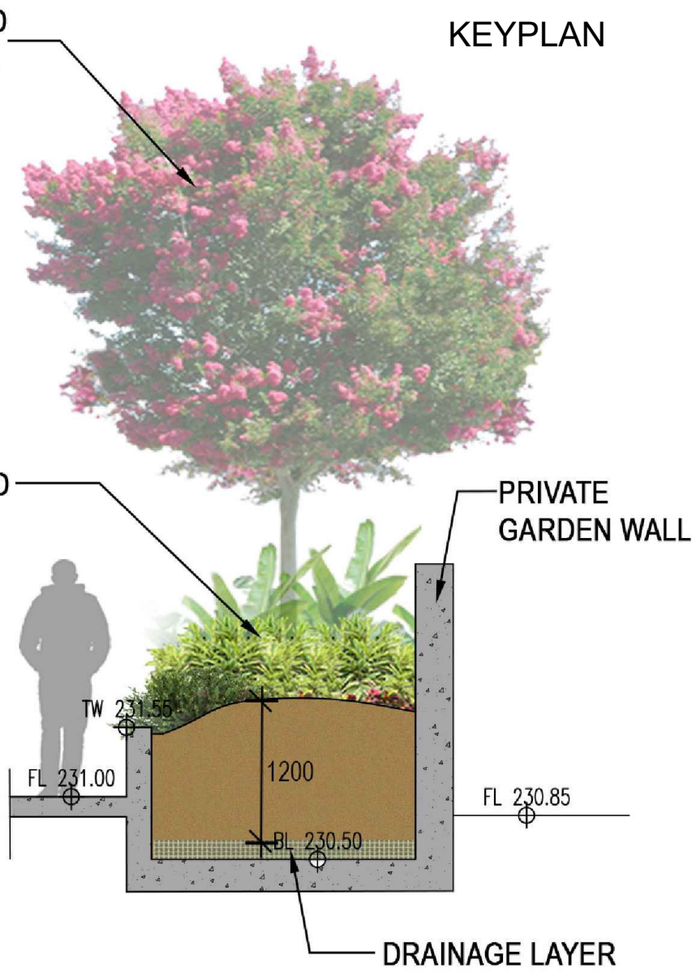

SECTION C

SCALE 1 : 50

0 1 2 3m

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
A	12/24	RESUBMISSION	DA	DC	TO
0	06/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES

Drawing No.
SMC1-DE-01

Drawing Title
TYPICAL PLANTER DETAILS

Scale
NTS @A3

Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1

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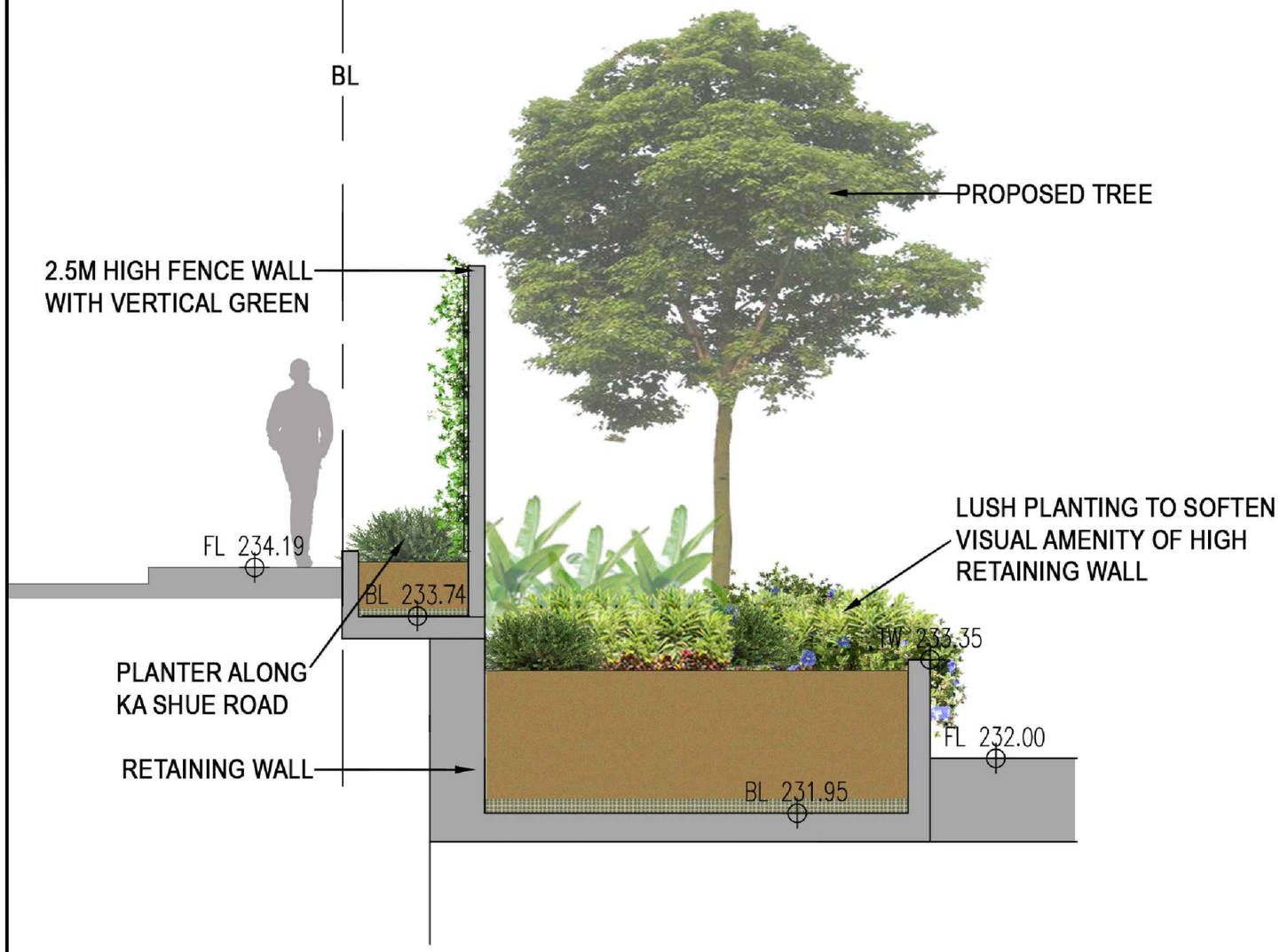

SECTION D

SCALE 1 : 50

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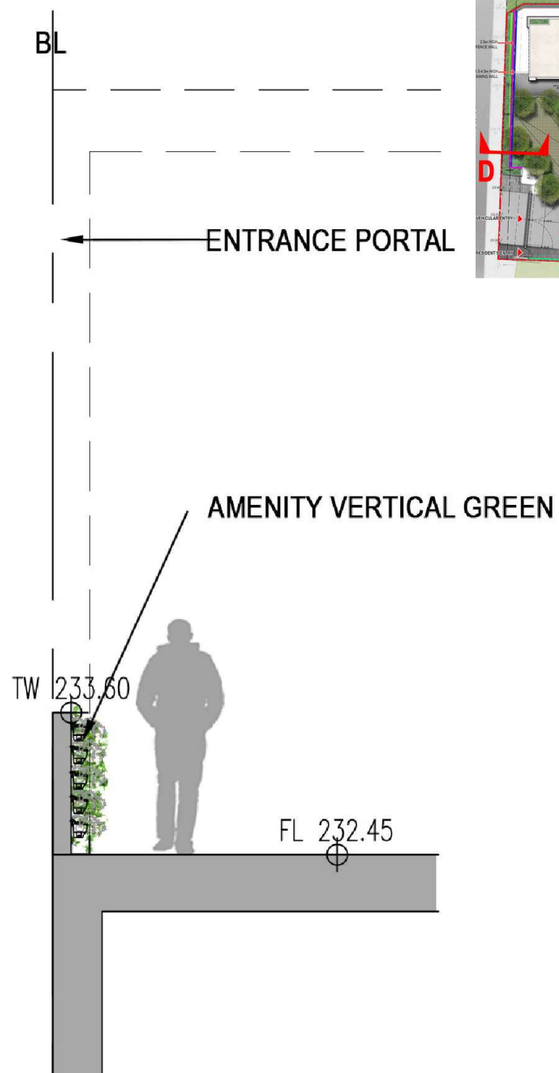

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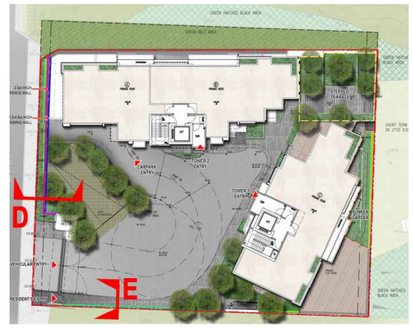

KEYPLAN

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
A	12/24	RESUBMISSION	DA	DC	TO
0	09/24	RESUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES

Drawing Title
TYPICAL PLANTER DETAILS 02

Drawing No. SMC1-DE-02

Scale NTS @A3

Drawn by DA | Checked by DC | Approved by TO | Date JUN 2024 | Job. No. SMC1

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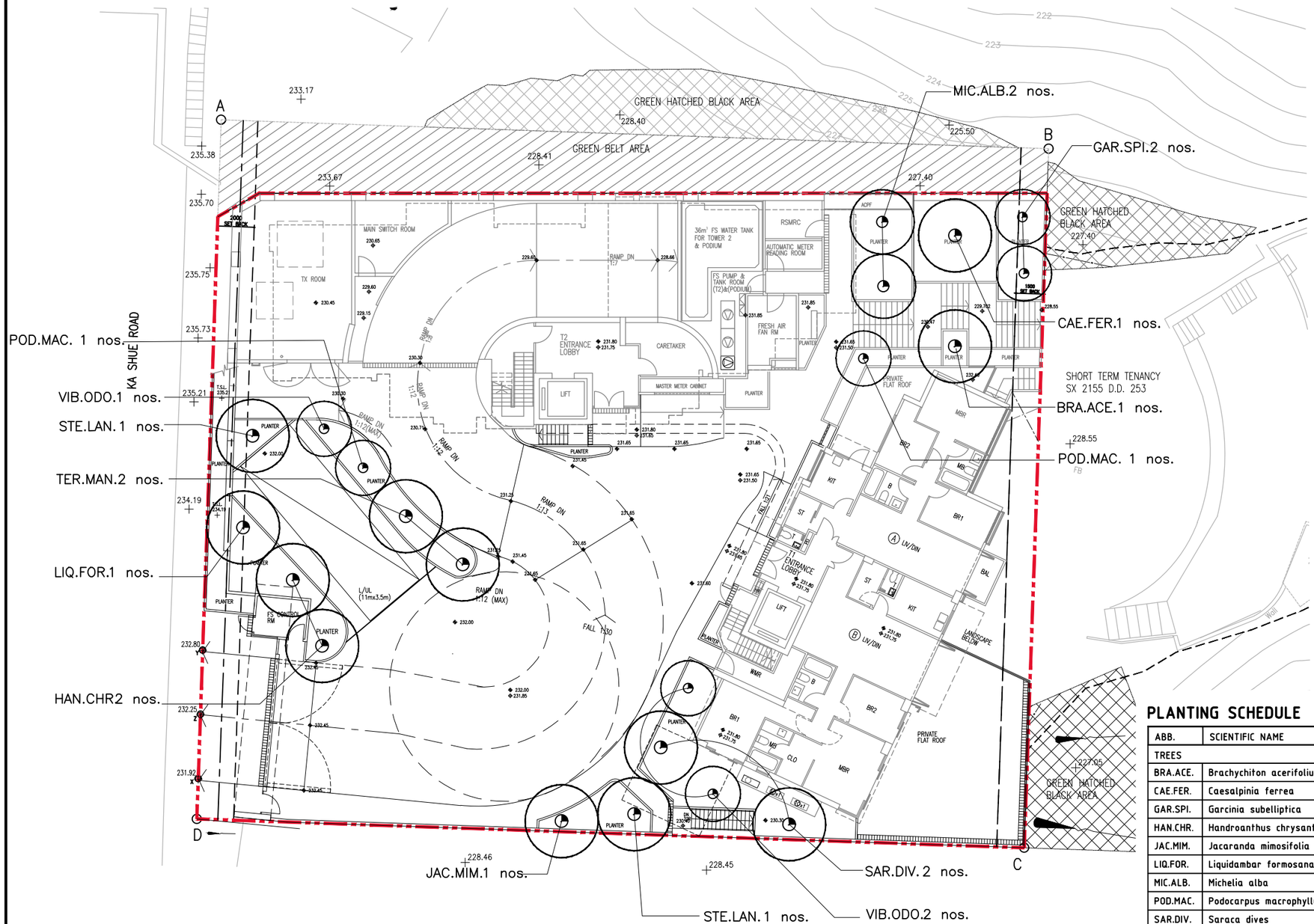

PLANTING SCHEDULE

ABB.	SCIENTIFIC NAME	CHINESE NAME	NATIVE/EXOTIC	SPACING(MM)	SIZE (MM)	DBH	REMARKS	QTY
TREES					W x H	(MM)		
BRA.ACE.	Brachychiton acerifolius	槭葉蘋婆	EXOTIC	MIN. 4000	3000 X 4000	80	DECIDUOUS	1
CAE.FER.	Caesalpinia ferrea	巴西鐵木	EXOTIC	MIN. 4000	3000 X 4000	80	FEATURE	1
GAR.SPI.	Garcinia subelliptica	福木	EXOTIC	MIN. 2500	1500 X 2500	80		2
HAN.CHR.	Handroanthus chrysanthus	黃鐘木(風鈴木)	EXOTIC	MIN. 4000	3000 X 4000	80		2
JAC.MIM.	Jacaranda mimosifolia	藍花楹	EXOTIC	MIN. 4000	3500 X 5000	80	FEATURE	1
LIQ.FOR.	Liquidambar formosana	楓香	NATIVE	MIN. 4000	3000 X 5000	80	DECIDUOUS	1
MIC.ALB.	Michelia alba	白蘭	EXOTIC	MIN. 4000	3000 X 4000	80		2
POD.MAC.	Podocarpus macrophyllus	羅漢松	NATIVE	MIN. 2500	1500 X 2500	80		2
SAR.DIV.	Saraca dives	中國無憂花	EXOTIC	MIN. 4000	3000 X 4000	80		2
STE.LAN.	Sterculia lanceolata	假蘋婆	NATIVE	MIN. 4000	3000 X 4000	80		2
TER.MAN.	Terminalia mantaly cv. 'Tricolour'	小葉欖仁	EXOTIC	MIN. 4000	3000 X 4000	80		2
VIB.ODO.	Viburnum odoratissimum	珊瑚樹	NATIVE	MIN. 4000	3000 X 4000	80		3
TOTAL								21

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
B	DEC 2024	RESUBMISSION	AL	DA	TO
A	JUL 2024	LP SUBMISSION	AL	DA	TO
0	MAR 2024	FIRST SUBMISSION	AL	DA	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES

Drawing Title
TREE PLANTING PLAN (WITHIN LOT)

Drawing No. SMC1-TP-01

Scale 1:250 @ A3

Drawn by DA | Checked by DC | Approved by TO | Date JUN 2024 | Job. No. SMC1

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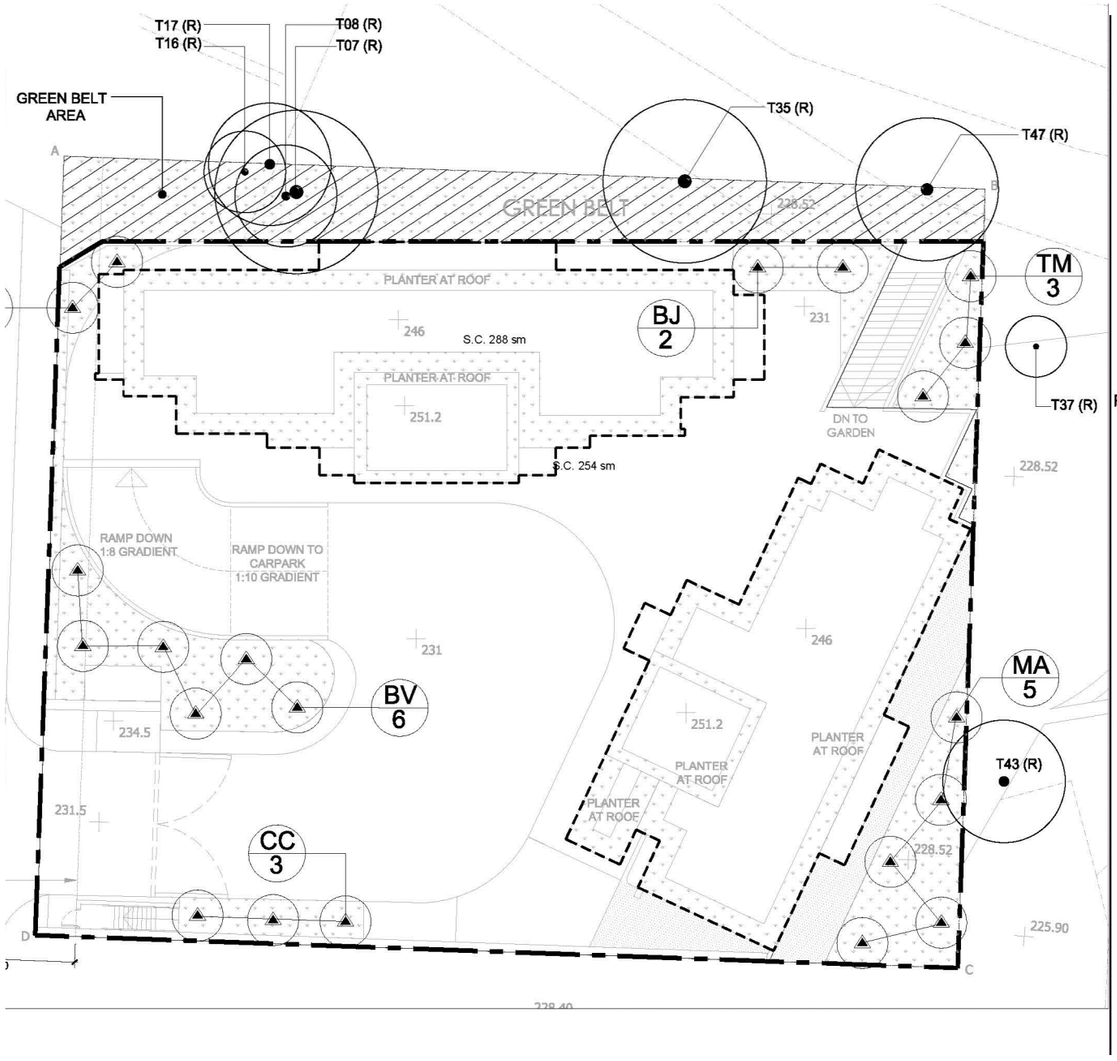

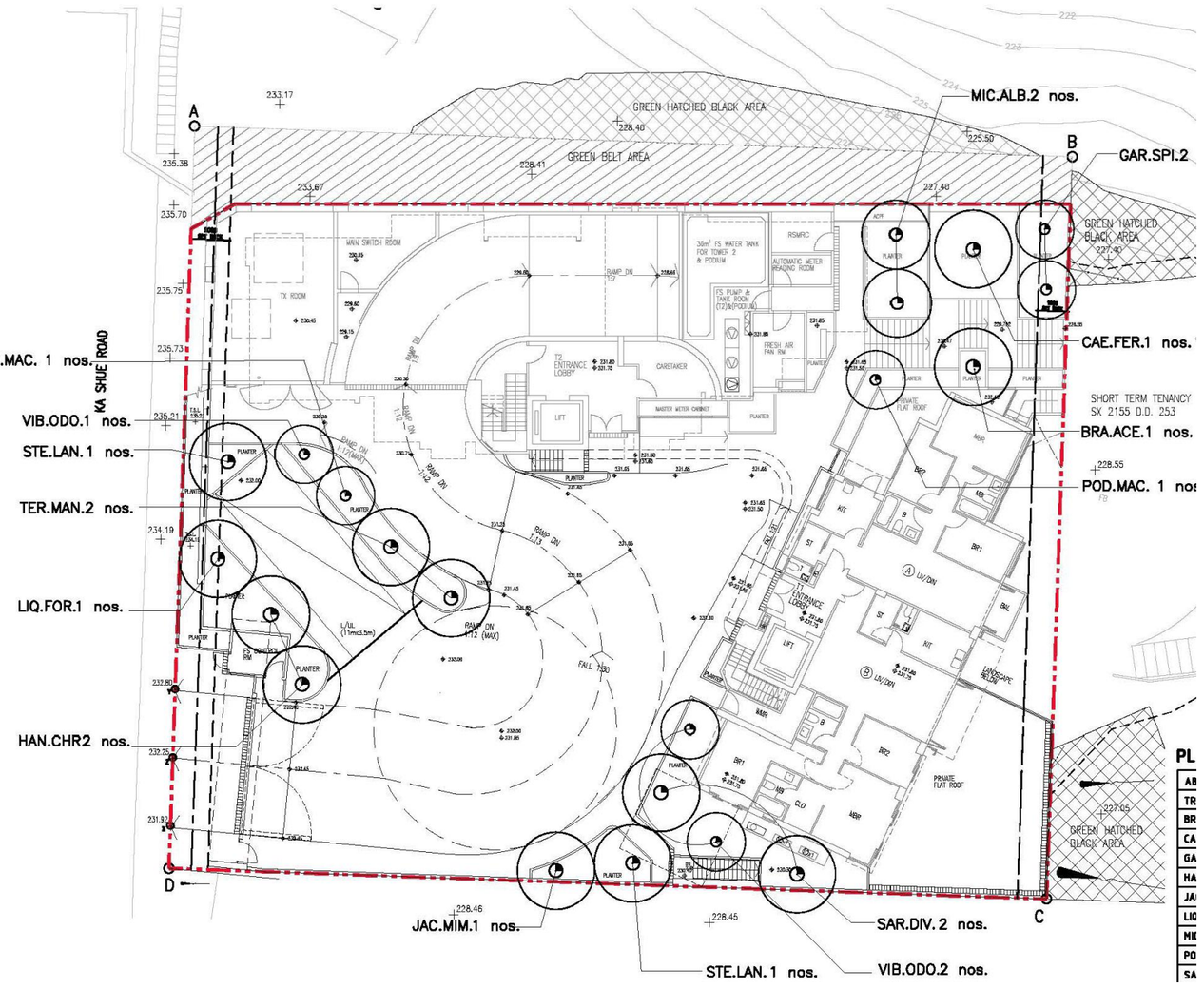

TOTAL PROPOSED COMPENSATORY TREES: 21nos.

TOTAL PROPOSED COMPENSATORY TREES: 21nos.

TREE COMPENSATORY PLAN FROM PREVIOUS APPLICATION SCHEME A/SK-TLS/56 (APPROVAL DATE 03 JANUARY 2020)

CURRENT APPLICATION SCHEME

NORTH

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
A	12/24	RESUBMISSION	DA	DC	TO
0	09/24	RESUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES

Drawing Title
TREE COMPENSATORY PLAN COMPARISON

Drawing No. SMC1-TP-02

Scale 1:300 @ A3

Drawn by	Checked by	Approved by	Date	Job. No.
DA	DC	TO	JUN 2024	SMC1

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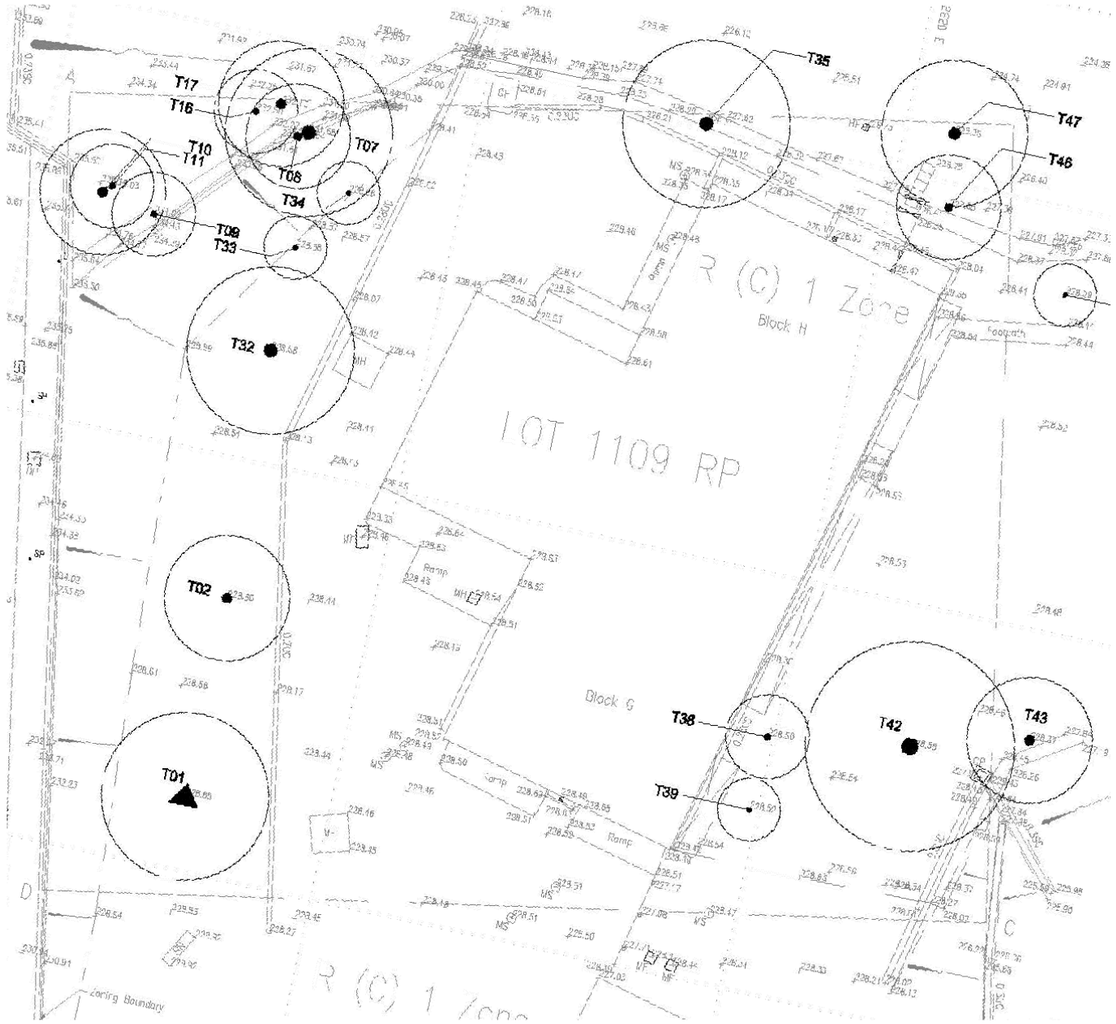
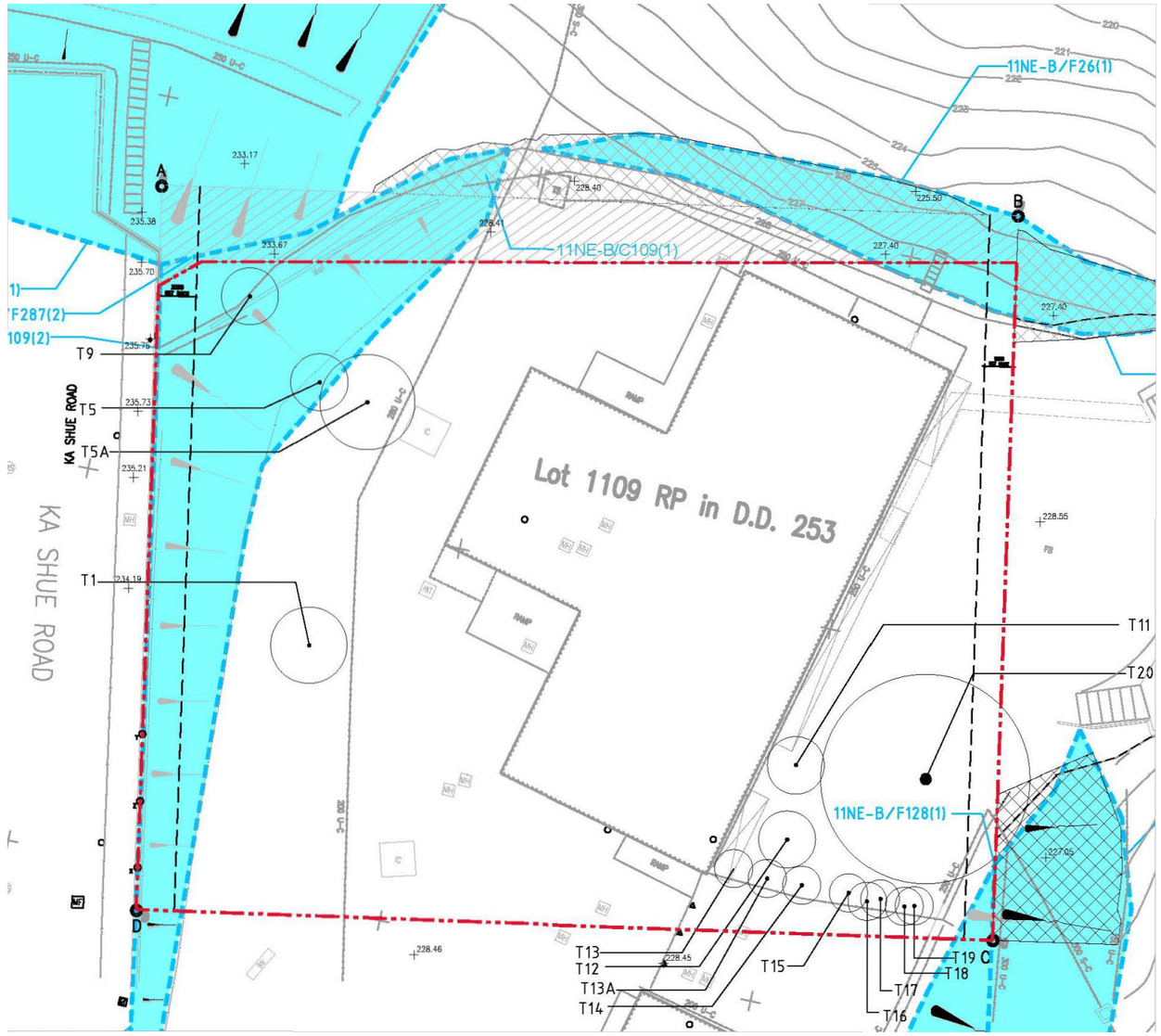


TREE SURVEY CONDUCTED ON 13 MARCH 2017
TOTAL TREES SURVEYED: 12nos. WITHIN APPLICATION BOUNDARY

TREE SURVEY PLAN FROM PREVIOUS APPLICATION SCHEME A/SK-TLS/56
(APPROVAL DATE 03 JANUARY 2020)



TREE SURVEY CONDUCTED ON 17 OCTOBER 2023
TOTAL TREES SURVEYED: 15nos. WITHIN APPLICATION BOUNDARY
(6 OF WHICH ARE INCLUDED IN PREVIOUS SURVEY AND 9 ARE NEW TREES)

CURRENT APPLICATION SCHEME

NORTH

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
A	12/24	RESUBMISSION	DA	DC	TO
0	09/24	RESUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES

Drawing Title
TREE SURVEY PLAN COMPARISON

Drawing No. SMC1-TS-02

Scale 1:300 @ A3

Drawn by	Checked by	Approved by	Date	Job. No.
DA	DC	TO	JUN 2024	SMC1

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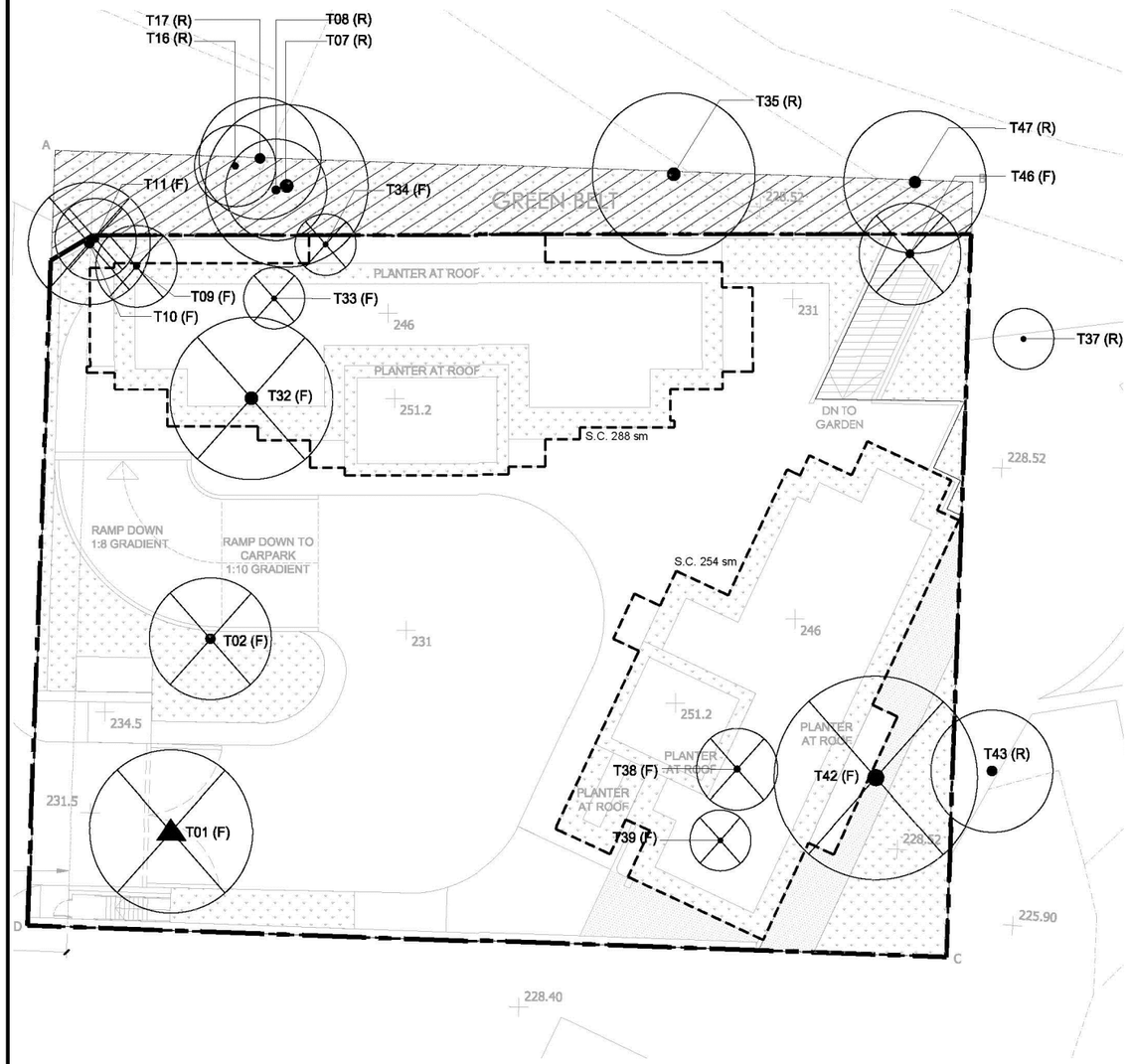
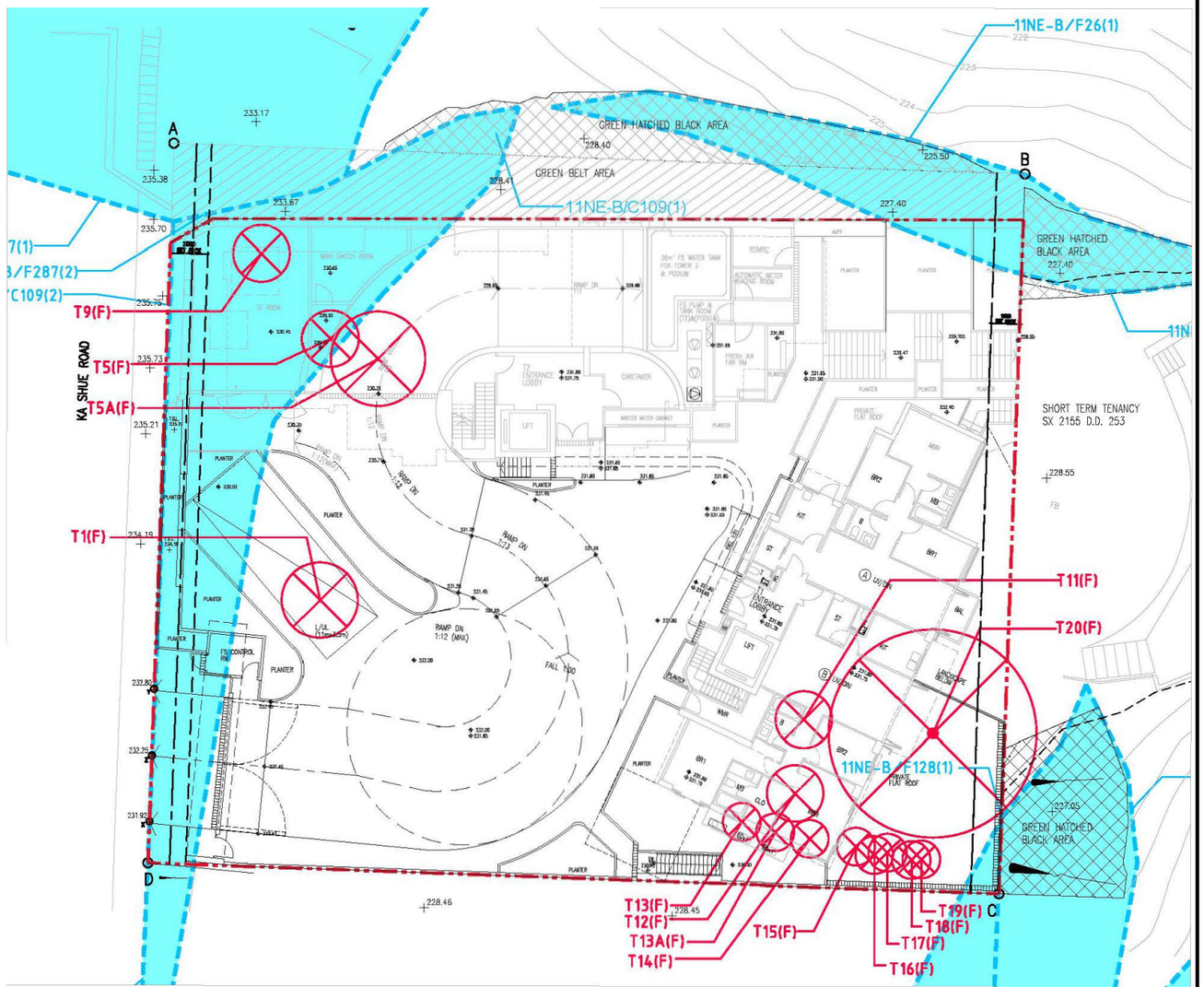




TOTAL PROPOSED TREES TO BE FELLED: 12nos.

TOTAL PROPOSED TREES TO BE FELLED: 15nos.

TREE FELLING PLAN FROM PREVIOUS APPLICATION SCHEME A/SK-TLS/56
(APPROVAL DATE 03 JANUARY 2020)

CURRENT APPLICATION SCHEME

NORTH

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
A	12/24	RESUBMISSION	DA	DC	TO
0	09/24	RESUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES

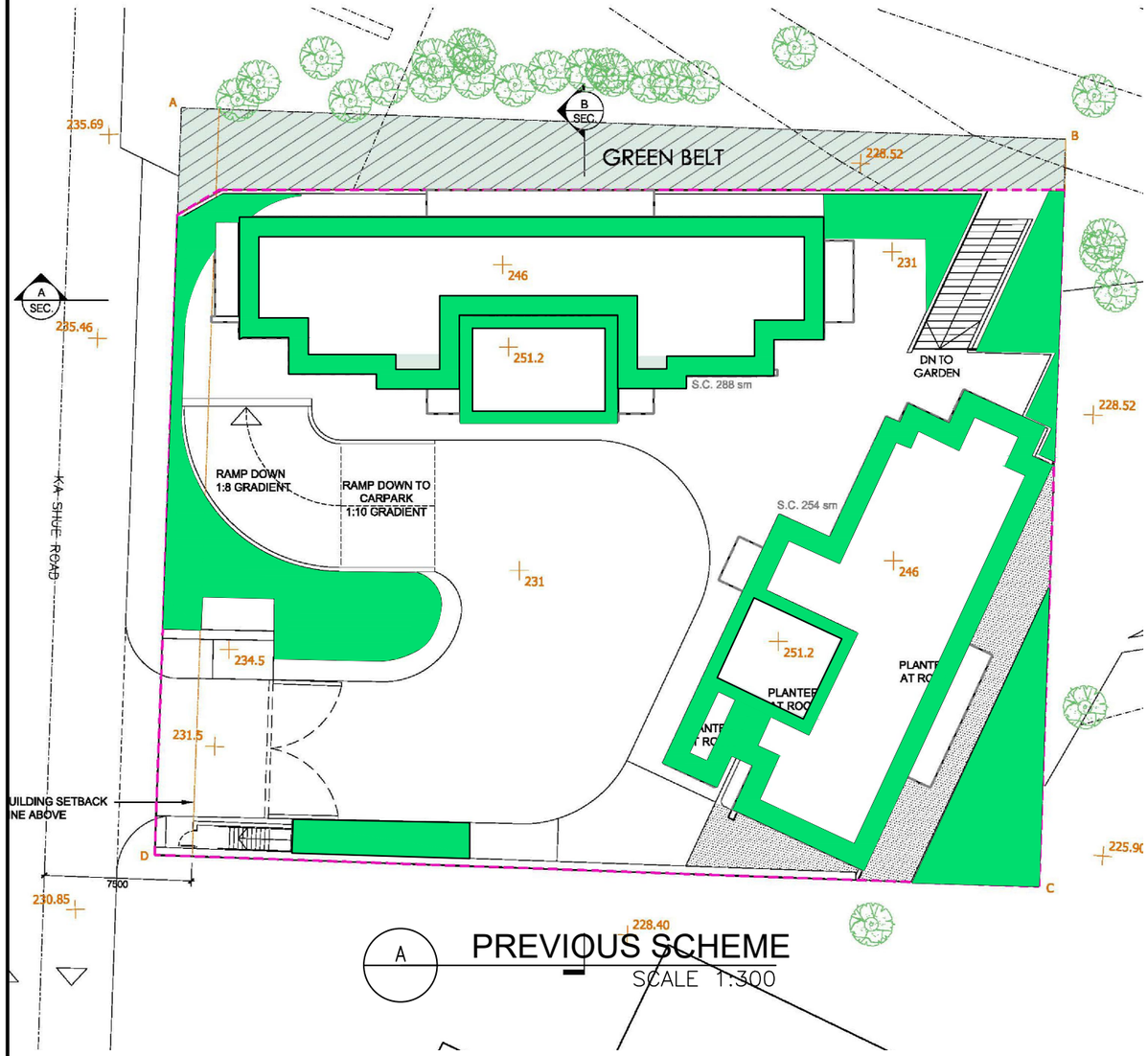
Drawing Title
TREE FELLING PLAN COMPARISON

Drawing No. SMC1-TR-02

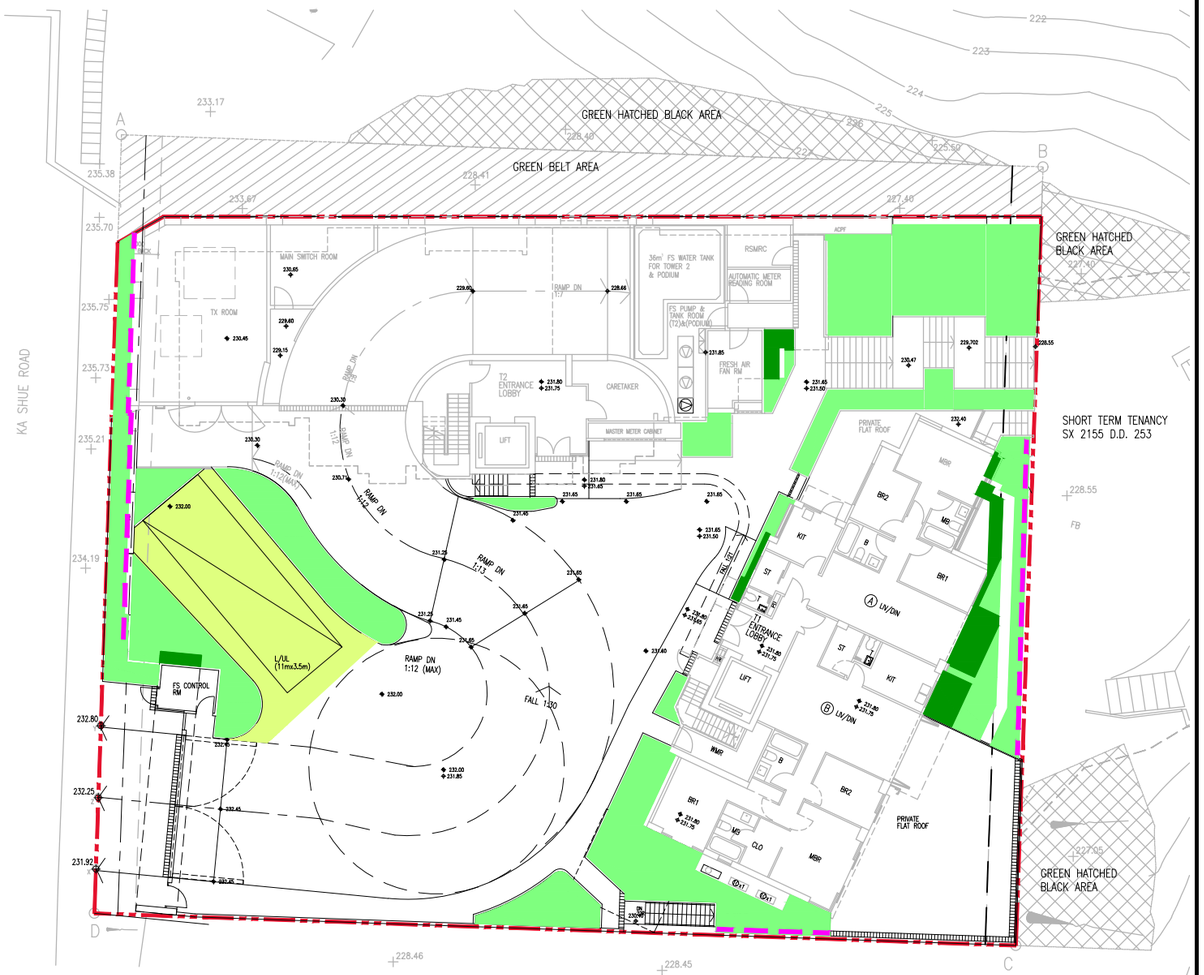
Scale 1:300 @ A3

Drawn by	Checked by	Approved by	Date	Job. No.
DA	DC	TO	JUN 2024	SMC1

Urbis Limited
Planning, Urban Design, Landscape, Golf & Environmental Consultants
Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662



A PREVIOUS SCHEME
SCALE 1:300



B CURRENT SCHEME
SCALE 1:300

PROVIDED GREENERY FROM PREVIOUS APPLICATION A/SK-TLS/56:
282.60 sqm. (EXCLUDING THE GREEN BELT ZONE)

PROVIDED GREENERY IN CURRENT APPLICATION SCHEME:
315.014 sqm. (EXCLUDING THE GREEN BELT ZONE)

NORTH

SCALE 1 : 300
0 2 4 6 8 10m

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
B	12/24	RESUBMISSION	DA	DC	TO
A	10/24	RESUBMISSION	DA	DC	TO
0	06/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES

Drawing Title
GREENERY CALCULATION PLAN

Drawing No. SMC1-GP-02

Scale 1:300 @ A3

Drawn by DA | Checked by DC | Approved by TO | Date JUN 2024 | Job. No. SMC1

Urbis Limited
Planning, Urban Design, Landscape, Golf & Environmental Consultants
Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

Appendix C

Maintenance Schedule and Tree Assessment Schedule Comparison

Maintenance Schedule for the Landscape Softworks within the Lot

Urbis Limited

	Objective	Works Description	Suggested Frequency											
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.0	Record keeping	Take quaterly date-imprinted, colour, photographic records to show all conditions of trees including full views and close-ups of wounds and defects. Record keeping includes monitoring trees and soil. Records shall be kept for below regular checking works item 1.6, 1.8, 1.11 and 1.12.	√	-	-	√	-	-	√	-	-	√	-	-
1.1	Leaf picking and ground cleaning	Ensure areas beneath tree crowns are free of foreign matters harmful to trees or undesirable for users. Root collars must be kept clear from leaf and litter to ensure they stay dry and fungus-free.	√	√	√	√	√	√	√	√	√	√	√	√
1.2	Watering	Watering to maintain a moist soil adequate for healthy growth. Watering to be carefully calibrated with rainfall, watering is not required on days when rainfall is sufficient to moisten the soil.	Anticipated daily		As required (At most daily except during heavy rainfall)								Anticipated daily	
1.3	Weeding	All planted areas shall be kept free from weeds. Any unwanted plants including *Mikania micrantha* are noxious weeds and shall be removed.	√	√	√	√	√	√	√	√	√	√	√	√
1.4	Fertilization	Fertilization should be carried out in Spring and Fall to provide added nutrient at times of seasonal plant growth. Slow release fertilizer should be applied. It should be granular NPK chemical fertilizer with a minimum four (4) month release period at 32ºC with the following formula: 14 - 18 parts N (Nitrogen) 7 - 14 parts P2O5 (Available Phosphoric Acid) 12 - 16 parts K2O (Soluble Potash) max. 2 parts MgO (Magnesium Oxide) plus other trace elements Application should be adjusted at a rate of 200 gm per heavy standard tree.	-	-	√	-	-	-	-	√	-	-	-	-
1.5	Soil amelioration	Soil amelioration includes inspection of the soil beneath tree crowns to ensure its composition is suitable for growth. Where necessary aeration, adding soil conditioner, adding soil mix, should be done to ensure soil remains friable.	-	-	√	-	-	-	-	√	-	-	-	-
1.6	Checking tree stability	Tree stability should be checked quarterly to ensure trees are standing firm. Checking tree stability is especially important for tall and transplanted trees. Gently push against the trunk by hand to see if the tree sways. Ensure tree is well-secured by staking or anchoring should tree be found not yet taking root in new soil. Checking should be done on ad-hoc basis after strong winds, black rainstorm or typhoon.	√	-	-	√	-	-	√	-	-	√	-	-
1.7	Staking & tie maintenance and removal	Loosen tree ties and adjust stakes to accommodate growth. Ensure tree trunks and branches are not girdled by ties. Trunks and branch barks shall be healthy and free from damage due to tree ties. Stakes shall be adjusted to ensure they are secure and do not cause nuisance to users.	√	√	√	√	√	√	√	√	√	√	√	√
1.8	Checking branch health	Branch health should be checked quaterly. This is to ensure that problem branches with defect such as wounds, loose bark, cracks, fungal fruiting bodies, stubs and dead branches are identified. Adhoc checking may be carried out after inclement weather.	√	-	-	√	-	-	√	-	-	√	-	-
1.9	Pruning	Pruning should be carried out one to two times per year to maintain regular tree vigor since pruning is an effective cultural control tactic for plant pests. Localized pest infestations on plants can be controlled by removing and destroying infested portions of the plant. Crowning cleaning of dead and dying branches removes breeding and feeding sites for certain pests. Crown thinning and raising improve air circulation and light penetration, which can decrease the severity of numerous fungal diseases. Problem branches identified during regular checking shall be removed. Adhoc pruning may be carried out after inclement weather should damaga be found.	As required											
1.10	Mulch maintenance	As required to keep mulching layer at thinkness of 50mm.	As requested											
1.11	Pest and disease control	Maintain vigilance at all times when carrying out maintenance for pest and disease. Have experience personnel specifically carry out pest and disease inspection monthly and during know periods of outbreak. Once identified, eradication should be carried out immediately and no later than 7 days of identification.	√	√	√	√	√	√	√	√	√	√	√	√
1.12	Tree inspection following adverse weather events	To be carried out within 24 hours after Tropical typhoon T8, Black Rainstorm, or local severe weather. Results of inspection with photos as necessary should be recorded. Where branches, trunks, or entire trees are found affected by recent event, remedial works should be carried out immediately.	As required											
1.13	Tree Risk Assessment	Tree Risk Assessment is a defined method of determining risk of tree failure on targets. Tree risk assessment shall be carried out in accordance with 'Guidelines for Tree Risk Assessment and Management Arrangement on an Area Basis and on a Tree Basis' promulgated by Tree Management Office, Greening, Landscape and Tree Management Section of DEVB. Maintenance personnel shall be familiar with the requirement of this assessment and shall carry out Tree Risk Assessments regularly and at appropriate times to facilitate proper tree management with the Lot.	As appropriate											

Note:

1 All maintenance works listed above should be carried out by experienced and qualified personnel having suitable training in aboricultural works.

2 Above maintenance works schedule applies on a regular basis under normal circumstances. Events may occur such as inclement weather or change in the planting environment, microclimate, and/or adjacent constructions which may require additional or adhoc care. These changes should be monitored by experienced and qualified personnel to determine appropriate adjustments to the Maintenance Schedule.

Tree Assessment Summary Comparison Table

Address 8 Ka Shue Road, Sai Kung, New Territories
Lot 1109 RP in D.D. 253
Prepared by Cozy Leung (HK-1930A) on
Field Survey was conducted/updated on 17 October 2023
To be read in conjunction with drawing nos. SMC1-TR1 / SMC1-TR2 rev. A
rev.
rev.

Tree ID Number in Previous S16 TPRP (2017)	Tree ID Number in current application scheme (2024)	Species		2017 TPRP Form (Good/ Average/ Poor)	2024 Scheme Form (Good/ Average/ Poor)	2017 TPRP Health Condition (Good/ Average/ Poor)	2024 Scheme Health Condition (Good/ Average/ Poor)	2017 TPRP Structural Condition (Good/ Average/ Poor)	2024 Scheme Structural Condition (Good/ Average/ Poor)	2017 TPRP Suitability for Transplanting (High/ Medium/ Low)	2024 Scheme Suitability for Transplanting (High/ Medium/ Low)	Recommendation in previous S16 TPRP (2017) (Retain / Prune / Fell)	Recommendation in current application scheme (2024) (Retain / Prune / Fell)	Remarks (e,g, justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø, X depth in mm), and any other on-site conditions, etc,)
		Scientific name	Chinese name											
T2	T1	*Ficus elastica*	印度榕	Average	Poor	Average	Average	Average	Average	Medium	Low	Fell	Fell	Large wound on trunk, dead branches, severely pruned
T34	T5	*Ligustrum sinense*	山指甲	Poor	Poor	Poor	Average	Poor	Average	Low	Low	Fell	Fell	Mutiple trunks, wound on trunk
T33	T5A	*Ligustrum sinense*	山指甲	Poor	Poor	Poor	Average	Poor	Average	Low	Low	Fell	Fell	Mutiple trunks, decayed wound on base trunk
	T9	*Machilus chekiangensis*	浙江潤楠		Poor		Average		Average		Low		Fell	On slope, leaning
T38	T11	*Dracaena reflexa*	百合竹	Poor	Poor	Poor	Average	Poor	Average	Medium	Low	Fell	Fell	Multiple trunks, trunk damgage, embedded by concrete curbs
T39	T12	*Plumeria rubra*	雞蛋花	Average	Poor	Average	Average	Average	Average	Medium	Low	Fell	Fell	Co-dominant trunks, climber on tree, leaning, stub, dead branch, wound on stem near first order branch union
	T13	*Itea chinensis*	鼠刺		Poor		Average		Average		Low		Fell	Decayed wound on trunk, co-dominant trunks, close to fence, crooked trunk, close to adjacent trees
	T13A	*Itea chinensis*	鼠刺		Poor		Average		Average		Low		Fell	Co-dominant trunks, close to fence, crooked trunk, close to adjacent trees
	T14	*Itea chinensis*	鼠刺		Poor		Average		Average		Low		Fell	Decayed wound on trunk, hanger, close to fence, crooked trunk, close to adjacent trees
	T15	*Itea chinensis*	鼠刺		Poor		Average		Average		Low		Fell	Abnormal bark crack on trunk, close to fence, crooked trunk, close to adjacent trees
	T16	*Itea chinensis*	鼠刺		Poor		Average		Average		Low		Fell	Decayed wound on branch, leaning, close to fence, crooked trunk, close to adjacent trees
	T17	*Itea chinensis*	鼠刺		Poor		Average		Average		Low		Fell	Co-dominant trunks, decayed wound on branch, close to fence, crooked trunk, close to adjacent trees
	T18	*Itea chinensis*	鼠刺		Average		Average		Average		Low		Fell	Decayed wound on branch, close to fence, crooked trunk, close to adjacent trees
	T19	*Itea chinensis*	鼠刺		Poor		Average		Average		Low		Fell	Co-dominant stems, decayed wound on branch, close to fence, crooked trunk, close to adjacent trees
T42	T20	*Delonix regia*	鳳凰木	Average	Poor	Poor	Average	Poor	Poor	Low	Low	Fell	Fell	Root damage, dieback twigs, dead branches, co-dominant branches, co-dominant and crooked trunks with cracked included bark, exposed roots, abnormal bark crack near abnormal hole on the joint union above included bark, large tree
T01		*Delonix regia*	鳳凰木	n/a		n/a		n/a		n/a		Fell	n/a	No longer on site (Tree felled during typhoon)
T07		*Machilus chekiangensis*	浙江潤楠	Average		Average		Average		Low		Retain	n/a	No longer on site
T09		*Ormosia emarginata*	凹葉紅豆	Poor		Average		Average		Low		Fell	n/a	No longer on site
T11		*Machilus chekiangensis*	浙江潤楠	Average		Average		Average		Low		Fell	n/a	No longer on site
T32		*Jacaranda mimosifolia*	藍花楹	Poor		Average		Poor		Low		Fell	n/a	No longer on site
T46		*Vuburnum odorratissimum*	珊瑚樹	Poor		Poor		Poor		Low		Fell	n/a	No longer on site

(Adapted from *Guidance Notes on Tree Preservation and Removal Proposals for Building Development in Private Projects* of LAO PN No. 2/2020)

Appendix III

Planned Public Sewerage Works Announcement

DSD awarded Contract No. DC/2019/09 "Provision of Village Sewerage in Sai Kung"

24 July 2020

The Drainage Services Department (DSD) signed a works contract of about $800 million with China Geo-Engineering Corporation on 24 July 2020.

The works include provision of public sewerage in Wong Chuk Wan, Wo Mei, Heung Chung, Tseng Lan Shue, Sam Long, Tai Po Tsai and Po Toi O in Sai Kung. This 48-month works contract has commenced on the same date.



The Assistant Director/Sewage Services, Mr Walter LEUNG Wing-yuen (second right), the Principal Project Coordinator/Special Duty, Mr CHOI Chun Ming (first right) of DSD, and the Managing Director, Mr DONG Jibo (second left), the Director, Mr LEE Chi Tong (first left) of China Geo-Engineering Corporation attended the contract signing ceremony

Appendix IV

CLP's Electricity Transformer Room Requirements

michelleng@visionplanning.com.hk

寄件者: Chan, Sally Suet Lei <suetlei.chan@clp.com.hk>
寄件日期: 2024年5月17日星期五 上午 11:18
收件者: Leung, Roget Kwai-Hay
副本: Chow, Terence Siu-Hung
主旨: RE: Electrical Supply Application at 8 Ka Shue Road Sai Kung
附件: 20240516 Ka Shu Tx Room layout_GF_Comment.pdf

Dear Mr. Leung,

As per the provided drawings, the proposed delivery route from loading area to transformer room are 1:12 gradient (fulfil the COP101 requirement).
The equipment needs to change the delivery direction near the TX room, so please consider the delivery path near TX room to be flat and same level to TX room.
For this delivery path, permanent anchors should be provided by customer for assisting equipment delivery. The exact quantity and location of anchor are subjected to the site inspection before delivery. Please coordinate with construction team on site.

Moreover, the level of the cable draw pit is not fulfilled the requirement in COP101. Also, the PVC cable ducts at LG/F H/L should be concrete surround. Please review and revise.
Please kindly provide the AutoCAD for our further study for transformer room design and cable bending radius issue.

Thank you very much.

Best Regards,
Sally Chan

Planning & Design - East & West Region
CLP Power Hong Kong Limited
Tel: (852) 2678 1824

Information Classification: *PROPRIETARY*

From: Leung, Roget Kwai-Hay <Roget.Leung@wsp.com>
Sent: Thursday, May 16, 2024 2:32 PM
To: Chan, Sally Suet Lei <suetlei.chan@clp.com.hk>
Cc: Chow, Terence Siu-Hung <Terence.Chow@wsp.com>
Subject: RE: Electrical Supply Application at 8 Ka Shue Road Sai Kung

External email: Please pay attention and check whether the sender is trustworthy before clicking any links and opening any attachments.

Dear Ms Chan,

Consider to delivery of transformer route, please find transformer room layout with delivery for your perusal.
Should you have any queries, please contact me at 2963 7711. Thank you for your attention.

Regards,

Roget Leung

T+ 852 2963-7711
F+ 852 2856-9902

From: Chan, Sally Suet Lei <suetlei.chan@clp.com.hk>
Sent: Wednesday, April 24, 2024 2:39 PM
To: Leung, Roget Kwai-Hay <Roget.Leung@wsp.com>
Cc: Chow, Terence Siu-Hung <Terence.Chow@wsp.com>
Subject: Electrical Supply Application at 8 Ka Shue Road Sai Kung

Dear Mr. Leung,

According to the substation layout received (letter Ref.: 2502591A-AU-15165/23), there is a 1.45m floor level difference between substation and loading area. The ramp for plant delivery path cannot fulfil 1:12 gradient, so the electrical equipment cannot deliver to the proposed substation.
Please consider and design other location for substation and loading area which fulfil the requirement in COP101.

Should you have any further queries, please do not hesitate to contact me.

Best Regards,
Sally Chan

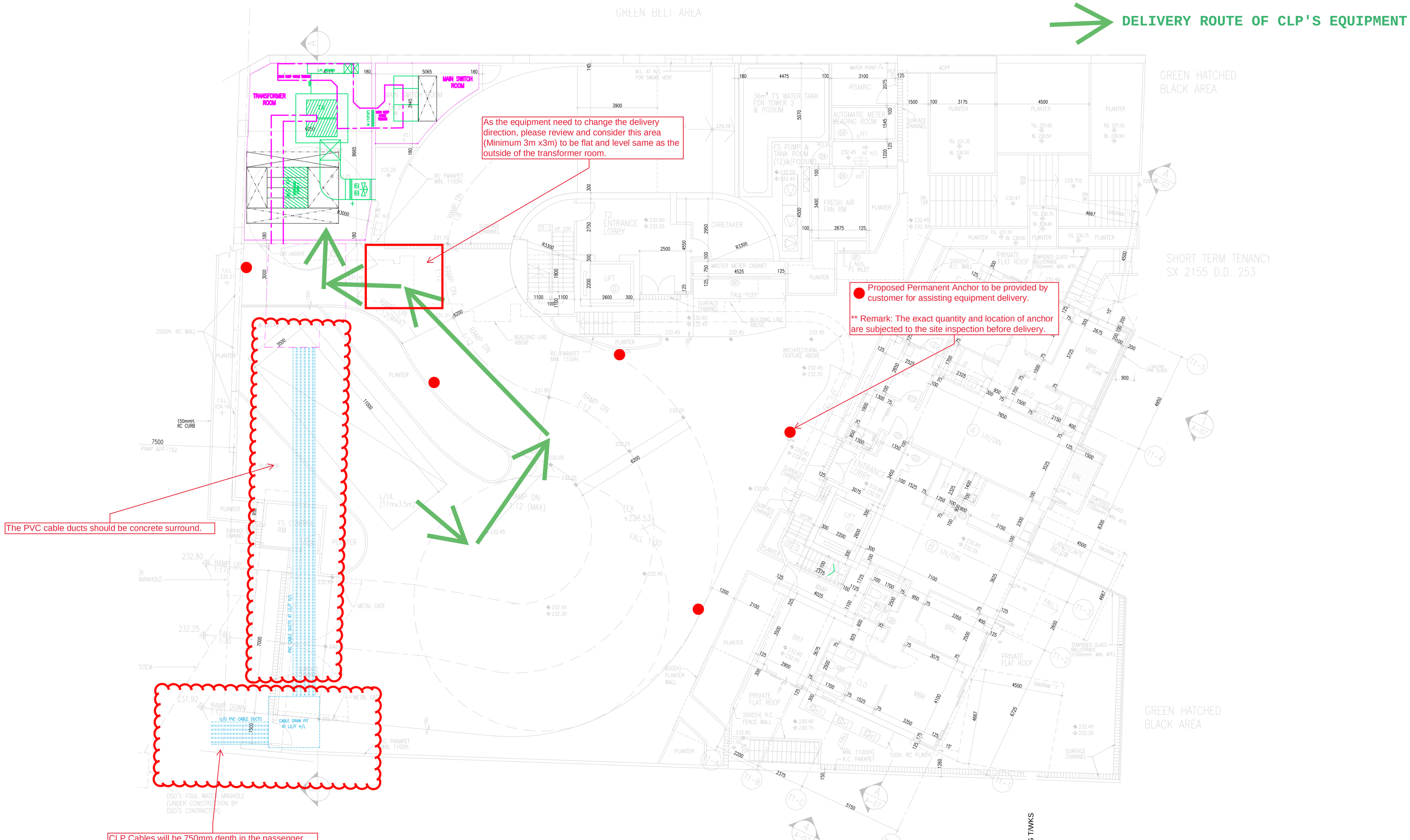
Planning & Design - East & West Region
CLP Power Hong Kong Limited
Tel: (852) 2678 1824

Information Classification: *PROPRIETARY*

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

-LAEmHhHzdJzBITWfa4Hgs7pbKI

DELIVERY ROUTE OF CLP'S EQUIPMENT



TRANSFORMER ROOM AND CABLE DUCT LAYOUT PLAN - G/F

SCALE: 1:100@A1

DATE: 16 May 2024

RFHV:SW BD Repl.@PAK KONG TMWKS

michelleng@visionplanning.com.hk

寄件者: Chan, Sally Suet Lei <suetlei.chan@clp.com.hk>
寄件日期: 2024年4月24日星期三 下午 2:39
收件者: Leung, Roget Kwai-Hay
副本: Chow, Terence Siu-Hung
主旨: Electrical Supply Application at 8 Ka Shue Road Sai Kung
附件: 2502591A-AU-15165_23.pdf; 20231218 LGF PLAN LAYOUT WITH SUBSTATION.pdf; 20231218 GF PLAN LAYOUT WITH SUBSTATION.pdf

Dear Mr. Leung,

According to the substation layout received (letter Ref.: 2502591A-AU-15165/23), there is a 1.45m floor level difference between substation and loading area. The ramp for plant delivery path cannot fulfil 1:12 gradient, so the electrical equipment cannot deliver to the proposed substation.
Please consider and design other location for substation and loading area which fulfil the requirement in COP101.

Should you have any further queries, please do not hesitate to contact me.

Best Regards,
Sally Chan

Planning & Design - East & West Region
CLP Power Hong Kong Limited
Tel: (852) 2678 1824

Information Classification: *PROPRIETARY*

Our Ref. 2502591A-AU-15165/23
By Hand

18 December 2023

CLP Power Hong Kong Limited
East and West Region
3/F East and West Region Office
1 To Wah Road
Jordan, Kowloon

Dear Sir,

RESIDENTIAL DEVELOPMENT AT 8 KA SHUE ROAD, SAI KUNG
ELECTRICAL SUPPLY APPLICATION

We are the Building Services Consultant for the captioned project. The target project completion date is Q3 of 2027. Based on our preliminary electrical loading estimation, 1 no. 1,500kVA transformer is required for the development.

We enclosed herewith the following supplementary information for your reference: -

1. Site location plan – A3 size);
2. A full set of architectural layout plans of the development with detail of substation
3. Preliminary electrical loading estimation

We will provide the schematic diagram of LV system and transformer room layout plans at later stage in Auto-cad format for your preparation of detailed transformer room arrangement.

Your early response would be very much appreciated. Should you have any queries, please do not hesitate to contact undersigned at 2963 7663 or our Mr Roget Leung at 2963 7711.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
WSP (Asia) Limited

Terence Chow
Project Manager, Building MEP, China Region

c.c.	Double One Limited	-	Ms Claudia Tang / Mr Dave Yan	(w/e)
	CYS	-	Mr. James Cheung / Mr. Hassan Yuen	(w/e)

TC/RKL/cl
Encl.

7/F One Kowloon
1 Wang Yuen Street
Kowloon Bay, Hong Kong

香港九龍灣宏遠街1號
一號九龍7字樓

T+ 852 2579-8899
F+ 852 2856-9902
wsp.com

LANDSCAPED

GREEN HATCHED BLACK

2m SET BACK

6000

8545

MAIN SWITCH ROOM 229.40

TX

TX ROOM

1200 DEEP CABLE TRENCH

630 DIA. EXHAUST FAN WITH AIR TRUNK AT HIGH LEVEL & 1000(W) X 1000(H) STAINLESS STEEL LOUVRE AT LOW LEVEL

3047

150H RC CURB

FALL

1100H PARAPET WALL

RAMP DN 1:7

+229.00RAMP DN 1:7

+228.00

+229.40

+230.00

+230.60

RAMP DN 1:10

+230.85

B.L. ABOVE

FP

T2 LOBBY

LIFT

231.00

PL

FS PUMP & TANK ROOM T1

RSMRR

AMR (T1)

AMR (T2)

VRV (T1)

M / E

+227.20

+227.00

+227.40

PL

DN

FB

10 x ø150 +2 x ø75 UPVC DUCTS IN 2 LAYERS AT LG H/L

METAL RAILING

LAND SCAPED

HV CABLE RISER DUCT BELOW

HGV L / UL BAY (11m x 3.5m) FOR LOADING & UNLOADING Tx.

VEHICULAR ACCESS MINIMUM REQUIREMENTS:-

LORRY DIMENSION : 11.5m(L) X 2.7m(W)
TURNING RADIUS OF VEHICULAR : 10m
HEADROOM FOR LOADING LORRY MOVEMENT : 4.6m

HEADROOM FOR UNLOADING AREA : 5.5m
WEIGHT FOR THE LOADED LORRY : 36000kg
WEIGHT FOR THE 1.5MVA TRANSFORMER : 9000kg
PLANT DELIVERY ACCESS : 3m(W) X 2.8m(H)

3000(L) X 3000(W) X 2000(D) DRAW PIT

ENLARGE LANDSCAPE AREA TO MATCH S16 SCHEME

LANDSCAPED

10 x ø150 +2 x ø75 UPVC DUCTS IN 2 LAYERS EXTEND TO SITE BOUNDARY

FS CONTROL RM / GUARD

SWING GATE

RAMP DN 1:30

ENTRANCE PORTAL ABOVE DOTTED

CABLE PIT

KA SHUE ROAD

T1 RESIDENTIAL FLATS (2 FLATS AT G/F)

FP

PL

LANDSCAPED BELOW

GREEN HATCHED BLACK

BBQ Grill

BR1

BR2

MBR

MB

K

DIN

LIV

LOB

WE

PD

ST

BAL ABOVE

GARDEN

G/F PLAN

SCALE 1:150 @ A3
DATE 27/11/2023

LANDSCAPE

BASEMENT WALL

GREEN HATCHED BLACK

2m SET BACK

TRENCH FOR TX ROOM

TRENCH FOR MAIN SWITCH ROOM

1200 DEEP CABLE TRENCH

300 DEEP CABLE TRENCH

CARETAKER

RAMP UP 1:7

RAMP UP 1:12

FS PUMP & TANK ROOM T2

SPRINKLER PUMP & TANK ROOM

PLANTER ABOVE

1100H PARAPET WALL

EXHAUST AIR FAN RM CARPARK

T2 LOBBY

EV CHARGER RM EL RM

10 x ø150 +2 x ø75 UPVC DUCTS IN 2 LAYERS AT H/L

LOW HEADROOM ~2400

MC 1

FRESH AIR FAN RM CARPARK

CABLE RISER DUCT

MC 2

TBE

HV CABLE RISER DUCT

UL ABOVE

10 x ø150 +2 x ø75 UPVC DUCTS IN 2 LAYERS AT H/L

3000(L) X 3000(W) X 2000(D) DRAW PIT AT H/L

BASEMENT CARPARK = 27nos. (Including Visitor)

MC 3

10 x ø150 +2 x ø75 UPVC DUCTS IN 2 LAYERS EXTEND TO SITE BOUNDARY

CRANK BEAM / WALL 3

LOW HEADROOM ZONE FOR CABLE LEAD IN ~2400

T1 LOBBY

RESIDENTS CLUB (RRF)

DISABLED

UP

VRV (T2)

POTABLE & FLUSHING T1 & T2

LANDSCAPE

GREEN HATCHED BLACK

BBQ Grill

KA SHUE ROAD

LG PLAN

SCALE 1:150 @ A3

DATE 27/11/2023

Extract from CLP's Code of Practice 101 for Distribution Substation Design

5. ARCHITECTURAL/CIVIL DESIGN

5.1 General Requirements

5.1.1 All substations shall comply with the Hong Kong Electricity Ordinance (Cap. 406), the Hong Kong Buildings Ordinance (Cap. 123) and the "Fire Services Requirements for Consumer Substations using Oil Filled Transformers and Switchgear in Buildings" (latest version of NP 101), Part X of FSD Circular Letter no. 4/96, Part X.2 of FSD Circular Letter no. 5/98 and the related Codes of Practice on Fire Services.

5.1.2 Substations shall be situated at the periphery of the building and be accessible at all times. For the substations on ground level, the access route should be directly from open air (non-covered area). Such area should be vertically uncovered and unobstructed. In case the periphery is covered by the canopy of the building, the direct distance from the entry of the substation to the non-covered area should not exceed 2.5m. The permanent access to the substation shall be of adequate height, width and of sufficient strength to accommodate the size and weight of both the transformer and the conveying vehicle. The minimum width for plant delivery shall not be less than 3 meters taking into consideration the size of the major electrical plant such as transformers and switchgear being used.

5.1.3 For substation location exposing to the risk of flooding such as near an inclined road, slope and sea front, or locating at low principal datum (PD) level, less than 4.4mPD at Victoria Harbour or 5.5mPD at Tolo Harbour, the following anti-flooding measures shall be considered to prevent flooding of the substation:-

Description	Anti-Flooding Measures
New substation near inclined road, slope, sea front or located below the level of public street	Developer should change the location of substation from ground floor to upper floor or, retain the ground floor location with provision of one basement level below the substation, associate drainage system, sump pump facilities and flood gates subject to approval by CLP Power.
New substation outside pavement level reach **4.4mPD** at Victoria Harbour or **5.5mPD** at Tolo Harbour	Not required

Extract from CLP's Code of Practice 101 for Distribution Substation Design

Description	Anti-Flooding Measures
New substation outside pavement level reach between **3.8 ~ 4.4mPD** at Victoria Harbour or **4.9 ~ 5.5mPD** at Tolo Harbour	Install sump pump and a high water level detector facilities and flood gates. 600mm Flood gates should be installed in substation to prevent water ingress from door or low level louvre.
New substation outside pavement level below **3.8mPD** at Victoria Harbour or **4.9mPD** at Tolo Harbour	Developer should raise the substation floor level/change the location of substation from ground floor to upper floor

5.1.4 The layout shall be designed to be adequate for the lifetime of the substation and the ultimate quantities of electrical equipment to be installed such that any civil work in the substation can be avoided or will be minimal when additional electrical equipment is necessary to install.

5.1.5 The substation minimum clear headroom shall be:

- 3.3m above ground for substation without transformer.
- 3.6m above ground for substation with transformer and 630mm diameter exhaust fan.
- 3.8m above ground for substation with transformer and 800mm diameter exhaust fan.

The recommended maximum ceiling height is 4m but subjected to the required clearance of lifting hoist on the ceiling if provided.

5.1.6 The substation ceiling and customer main switchroom ceiling shall be of suitable waterproof construction to prevent water leakage. No water pipe, drainage pipe or customer's installation shall be located in the substation or located in and passing through any part of and inside the ceiling slab of the substation. Decorative structure / add-on material applied on the ceiling surface of the substation will not be allowed.

5.1.7 To avoid water seepage / leakage into the substation from the floors above the substation, double slab ceiling with waterproofing construction and drainage system or equivalent design shall be constructed by the building owner / customer of the substation. The double slab ceiling or equivalent design shall first be agreed with CLP Power and shall be approved by the Authorized Person (AP) (as defined under the Buildings Ordinance) of the developer and/or the building owner of the substation.

The developer and / or the building owner of the substation is recommended to follow the standard requirement of double slab, which headroom of 1000mm under slab and 600mm underneath beam. However, in case the developer has encountered specific site difficulties and with substantiation provided such as:

1) site constraint;
2) height restriction;
3) tight construction programme.

The following alternative solutions will also be accepted by CLP:-

i) Transfer slab with minimum thickness of 1000mm;
ii) minimum 600mm under slab

There shall be no left in timber formwork inside the void after casting the concrete to avoid breeding of organisms.

Other alternative arrangements proposed such as light weight ceiling / non-structural double slab with water proofing are required to be substantiated by the developer with life time performance not worse than double slab design for CLP consideration.

5.1.8 No civil expansion joint shall be located in any part of the substation.

5.1.9 Not more than 3 transformers shall be accommodated within any one transformer room.

5.1.10 Ground level substations should be at least 150mm higher than the outside (pavement) level to reduce the risk of flooding.

5.1.11 Substation walls shall be made of reinforced concrete or concrete block of BS 6073 Part A with a compressive strength of not less than 20N/mm^2. The wall and the ceiling should be cement and sand plastered. Two coats of liquid applied waterproofing coating and two coats of light grey epoxy dustproof coating should be applied at bottom 1500mm high of the wall. Above 1500mm height, the wall and the ceiling should be finished with one coat of liquid prepolymer sealing and two finishing coats of white acrylic resin based coating in glossy finish.

5.1.12 The substation floor should be cement and sand rendered with trowelled smooth finish and painted with one coat of polyurethane sealer and two coats of grey epoxy dustproof coating.

5.1.13 When single core cables are used for the connection between the 11kV/LV transformer LV terminals and the customer's switchgear, the customer main switchroom should be immediately adjacent to, above

Extract from CLP's Code of Practice 101 for Distribution Substation Design

or below the substation. Cable sealing to 2-hour fire resistance rating (FRR) by 'Multi-Cable Transit' (MCT) system shall be used.

5.1.14 The openings for cable inlet shall be properly sealed by CLP Power so as to prevent water ingress into the substation and be of 2-hour FRR construction. The method of sealing shall be referred to CLP Power's duct sealing standard.

5.1.15 For laying of temporary supply cables from the substation, a 150mm x150mm through wall opening at high level on the perimeter wall of the substation shall be provided. The opening shall be sealed by removable stainless steel cover with waterproof gasket. The cover shall be fitted on both inside and outside of the substation.

5.1.16 All external steelwork shall be stainless steel of the low carbon type, Grade 316L (Japanese SUS 316L or US AISI 316L). This specification applies to all doors, door frames, louvres, rat guards, etc. The stainless steel substation door should not be painted to avoid maintenance due to aging of the painting.

5.1.17 Internal steelwork (air trunking hangers, chequer plate, etc.) should be hot dip galvanised and finished with one coat of calcium plumbate or zinc phosphate primer and two finishing coats of grey synthetic paint.

5.1.18 Adequate ventilation to open air by means of permanent installation which is completely segregated from ventilation system of the main building should be provided.

5.1.19 A recess for sump pump in the deepest cable trench shall be constructed for placing the sump pump to extract water in the cable trench when necessary.

5.1.20 No storage of transformer insulant or switchgear insulant is allowed in the distribution substation or customer main switchroom.

5.1.21 The typical distribution substation layouts in this Code of Practice should be used whenever possible.

5.1.22 Black/Yellow colour stripes shall be painted on the edge/step where floor level change.

5.1.23 When stair is built for accessing the substation, handrailing shall be installed along the stair and the stair nosing (the front edge of the stair step) should use durable yellow colour tile or shall be painted by durable yellow colour reflective paint.

5.1.24 Adequate exit signage and emergency lights in compliance with the relevant BD, FSD regulations shall be provided along the emergency exit route of distribution substation.

Extract from CLP's Code of Practice 101 for Distribution Substation Design

5.5 Cable Trenches, Cable Ducts and Draw Pits

The cross-sectional areas of cable trenches shall not be reduced by ground beams or other civil structures. Power cables of different voltages should be segregated in different cable trenches. The invert level of cable trenches at the boundary of a substation should be 1050mm (if trench depth is 1200mm) below pavement level. If ground beams are present at the boundary of a substation, the clearance under the beams shall be 500mm minimum. A recess inside the cable trench should be constructed for placing the sump pump at the lowest level of the trench.

The cable trench steel chequer plates shall be marked with numbers (left to right and clockwise convention) to avoid being misplaced. Proper supports such as a removable angle iron should be provided at the bends and tee-points.

5.5.1 HV Cable Trenches

HV cable trenches shall be generally 1200mm deep.

5.5.1.1 800mm wide for 11kV switchgear panels;

5.5.1.2 600mm wide for 11kV cables from 11kV switchgear to transformers; the final section which leads to the transformer HV terminal could be 300mm wide.

5.5.2 LV Cable Trenches

5.5.2.1 LV cable trenches should generally be 800mm wide x 1200mm deep.

5.5.2.2 Trench for LV single core cables from the transformers to customer main switchroom should be 1000mm wide x 1200mm deep for 4 MCT's. The maximum length of this section of trench is limited to 20m.

5.5.3 Pilot Cable Trench

A short trench 400mm wide x 1000mm deep should be extended to where the pilot cable marshalling boxes are installed.

5.5.4 Trenches, Cable Ducts and Draw Pits Construction

Except cable trenches inside the substation, all cable trenches, cable ducts and draw pits outside the substation are required to fully fill up with sand or sifted soil or sand bags at all time after cabling by CLP Power is completed.

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Extract from CLP's Code of Practice 101 for Distribution Substation Design

5.11 Requirements for Vehicular Access

5.11.1 In general, the minimum requirements for vehicular access shall be :

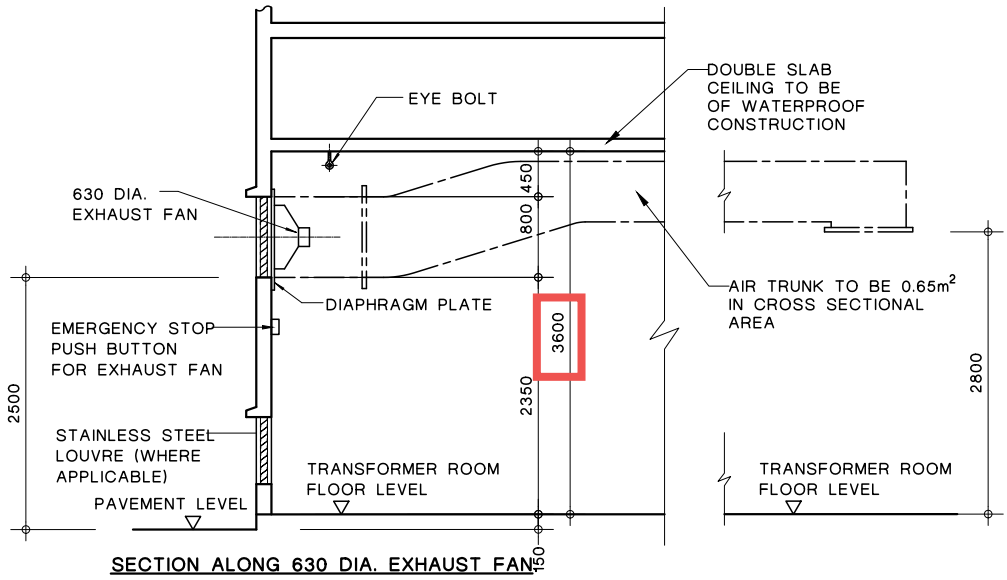
Lorry dimension	11.5m (L) x 2.7m (W)
Turning radius of vehicular	10m
Headroom for loaded lorry movement	4.6m
Headroom for unloading area	5.5m
Weight for the loaded lorry	38000 kg
Weight for the 1.5 MVA transformer	9000 kg
Plant delivery access	3m (W) x 2.8m (H)

5.12 Plant Delivery

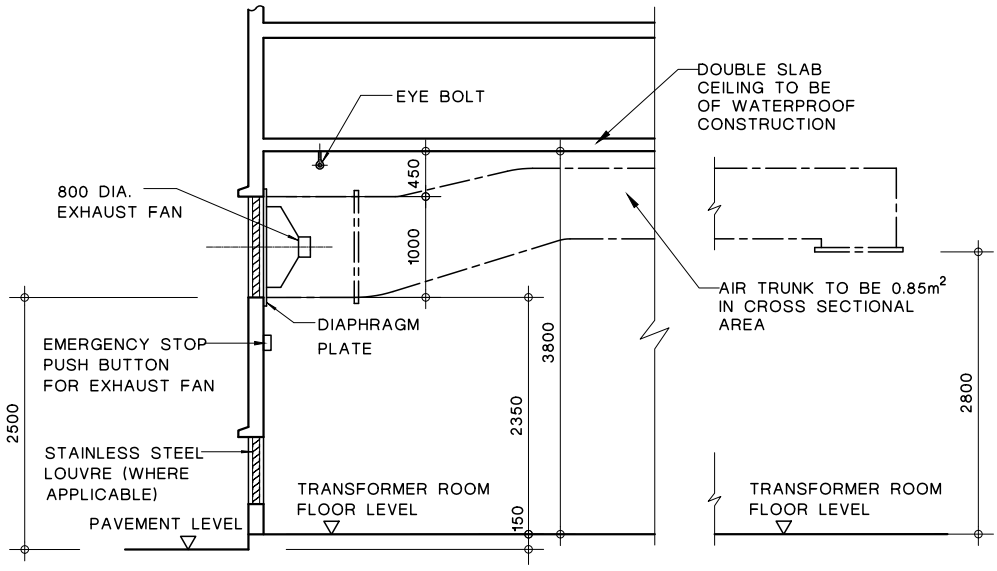
The maximum allowable gradient of ramp for plant delivery shall be in a ratio of 1:12. Level difference between floor inside substation and public pavement should not be greater than 400mm wherever practical.

If there is a ramp at the plant delivery route, a structural steel haulage lug, 20mm diameter mild steel bar with minimum internal radius 80mm, fixing to the external wall structural element with 5000kg horizontal load capacity at the end of a delivery access ramp shall be provided and maintained by the building owner. Appropriate safe load test (horizontal load) certificate by an accredited testing laboratory, and shop drawing with structural calculation shall be submitted to confirm its safety.

Extract from CLP's Standard Drawings



SECTION ALONG 630 DIA. EXHAUST FAN



SECTION ALONG 800 DIA. EXHAUST FAN

NOTES:

1. WATERROOFING SHALL BE APPLIED TO THE SLAB BETWEEN THE CEILING OF THE SUBSTATION AND THE VOID.
2. DRAIN SHALL BE PROVIDED IN THE VOID TO DRAIN AWAY WATER LEAKED INTO THE VOID.
3. NO DRAIN OR OTHER WATER SERVICES PIPE SHALL RUN INTO OR CONCEAL IN THE CEILING SLAB OF THE SUBSTATION.

F	DIMENSION UPDATED	E	AIR TRUNK UPDATED	D	GENERAL AMENDMENT

CLP 中電

REVS.	16.08.07	08.01.10	26.04.12	06.06.14	23.02.17	10.06.20					
	A	B	C	D	E	F	G	H	J	K	L
INITIAL	K.C.C.	K.C.C.	K.C.C.	H.T.YU	H.T.YU	H.T.YU					

DRAWN:	S. C. TO	DATE:	23-07-2002
CHECKED:	K. C. CHENG	APPROVED:	K. W. WONG
SCALE:	1 : 75 (mm)	SHEET(S) IN SET:	

TITLE :

TYPICAL SECTIONS OF TRANSFORMER ROOM AT EXHAUST FAN POSITION (NOT DIRECTLY ABOVE SUBSTATION DOOR) (SHEET 1 OF 3)

ASSET MANAGEMENT

DRG. NO. TCOP10250DE33010207FA

INFORMATION CLASS: PROPRIETARY

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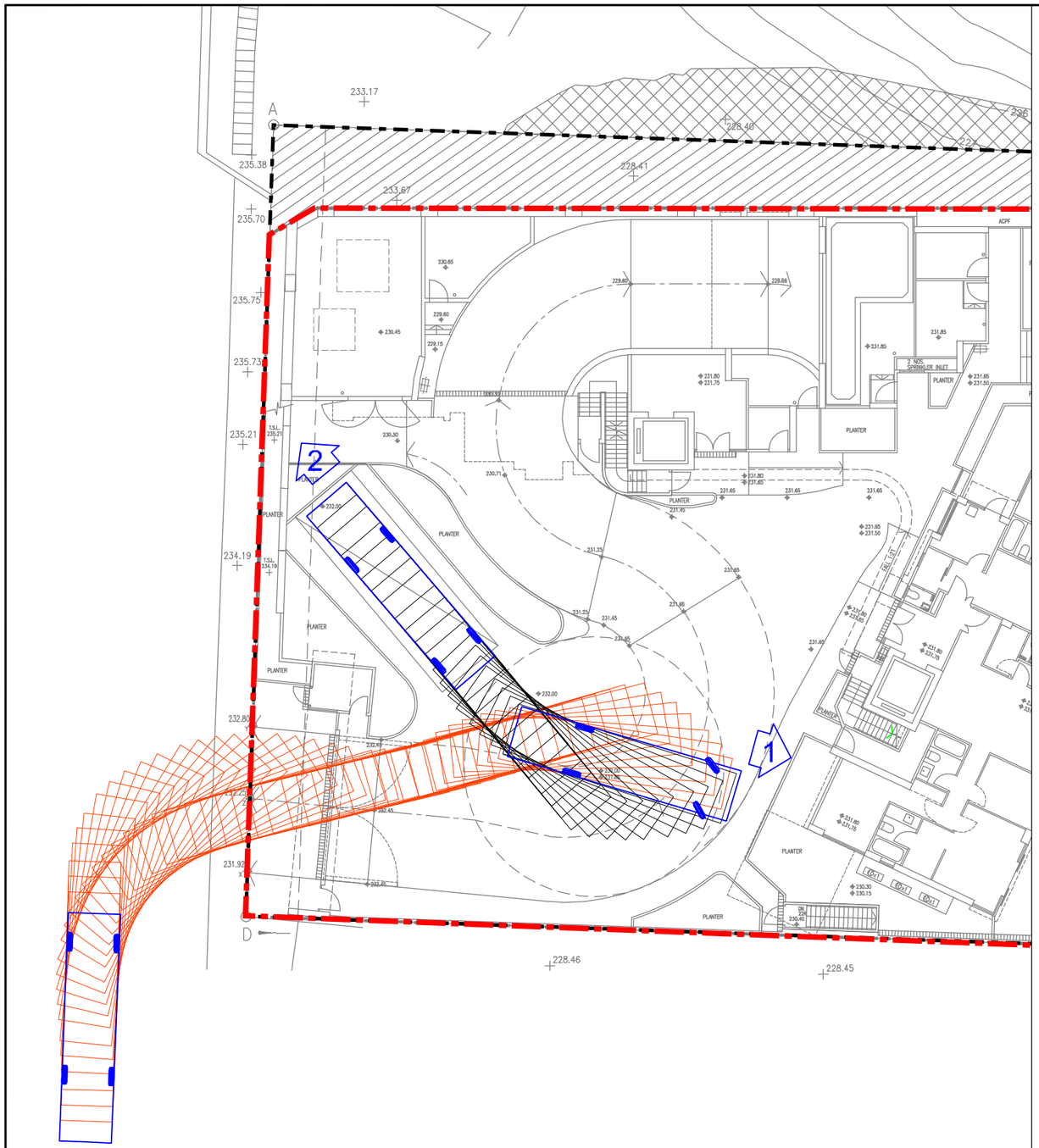
Appendix V

Swept Path Analysis



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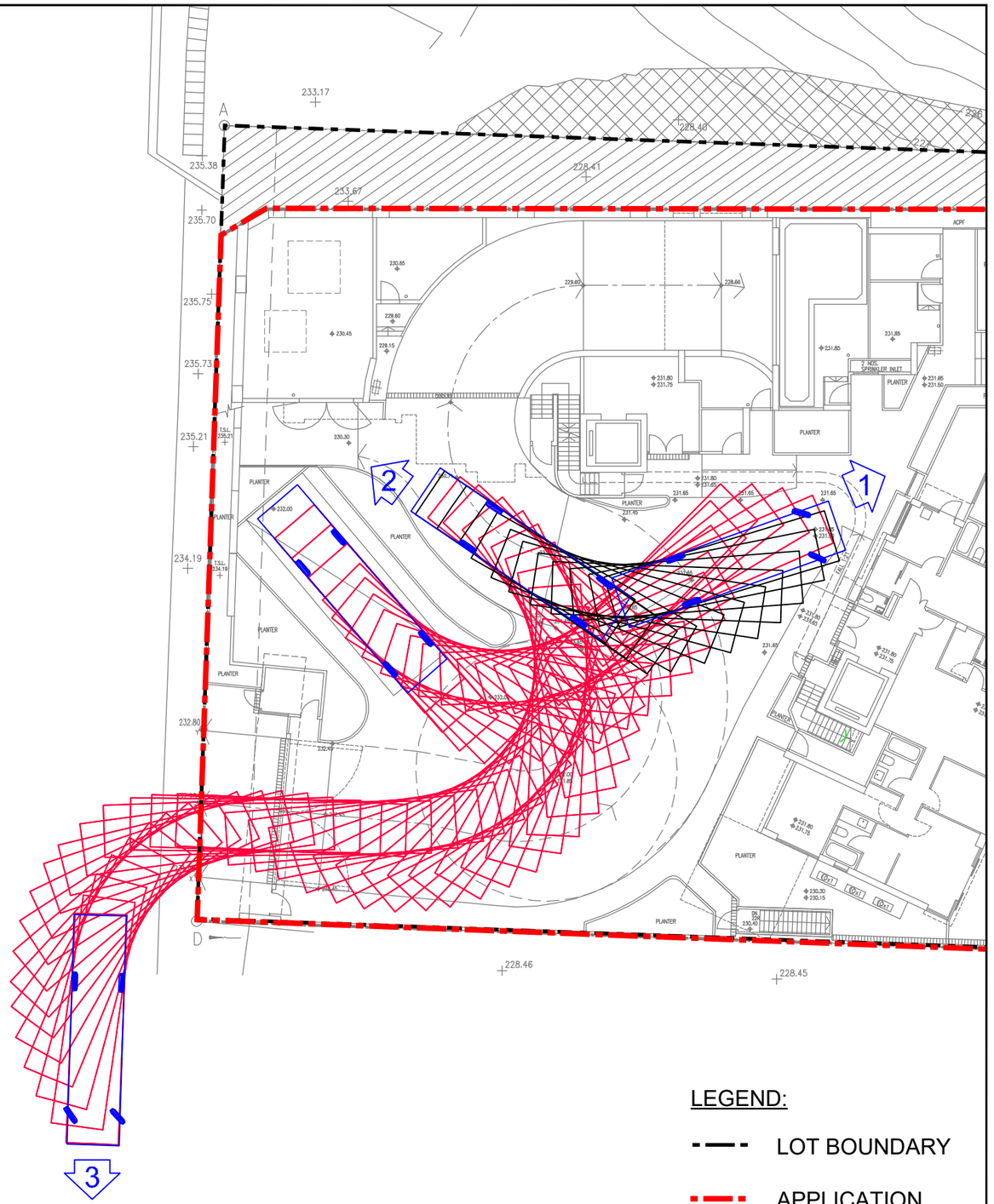

LEGEND:

LOT BOUNDARY

APPLICATION BOUNDARY

OUT

HWSPB 何華
Traffic & Transportation Consultants
Ho Wang SPB Limited

Project Title: TRAFFIC ENGINEERING CONSULTANCY SERVICES – RESIDENTIAL REDEVELOPMENT AT 8 KA SHUE ROAD, SAI KUNG, TSEUNG KWAN O		Scale: 1 : 250	Date: DEC 2024	Figure No.: 1
Figure Title: SWEPT PATH ANALYSIS OF A 11m HGV IN AND OUT OF THE L/UL BAY		Project No.: J1732	CAD Ref.: J1732/SWP13/F01/2024-12-16	Rev.: –

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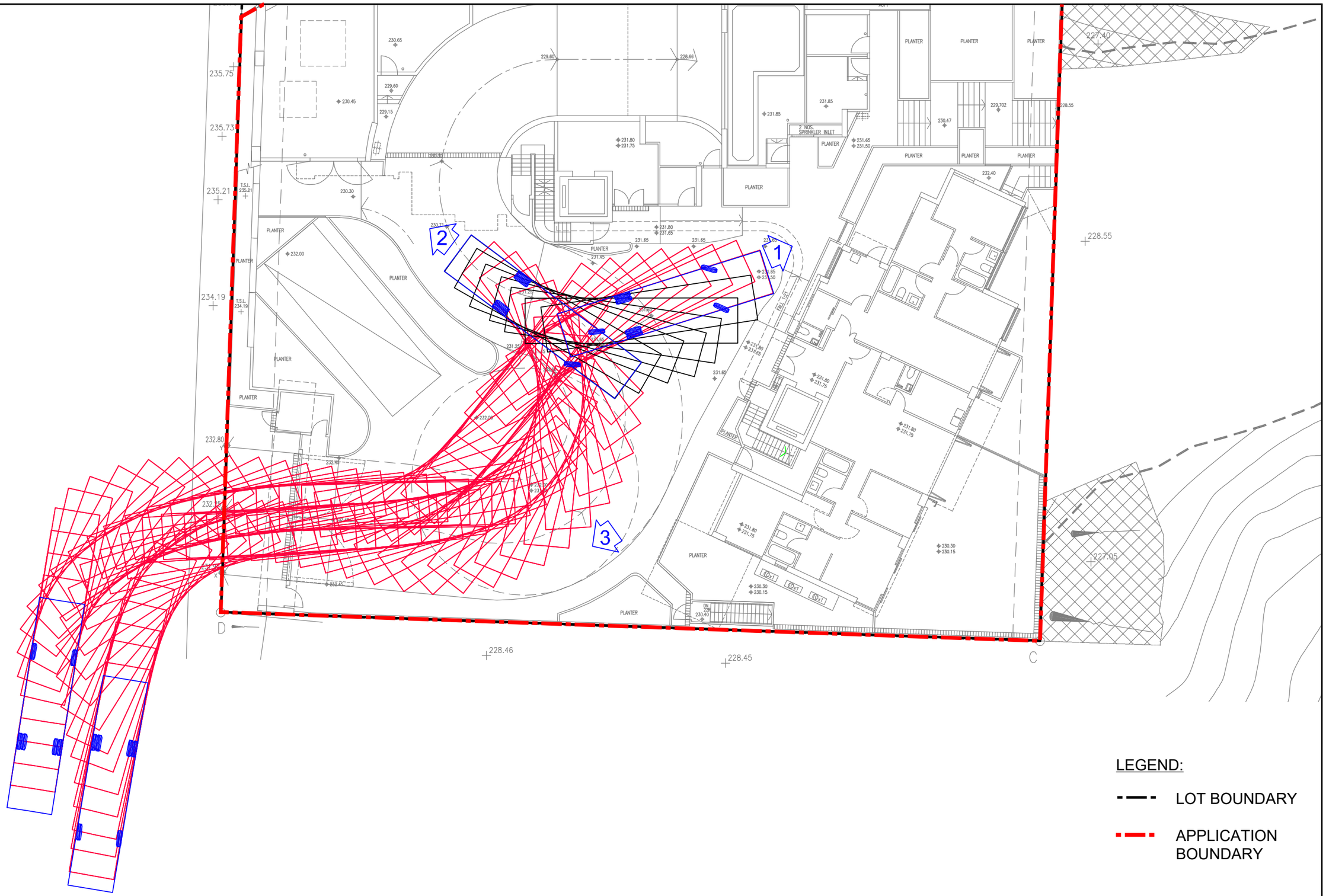

LEGEND:

- LOT BOUNDARY
- APPLICATION BOUNDARY

HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited

Project Title: TRAFFIC ENGINEERING CONSULTANCY SERVICES – RESIDENTIAL REDEVELOPMENT AT 8 KA SHUE ROAD, SAI KUNG, TSEUNG KWAN O	Scale: 1 : 200	Date: DEC 2024	Figure No.: 2
Figure Title: SWEPT PATH ANALYSIS OF A 11.7m FIRE ENGINE IN AND OUT OF THE L/UL BAY	Project No.: J1732	CAD Ref.: J1732/SWP13/F02/2024-12-16	Rev.: –

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Appendix VI

Traffic Junction Assessment

Residential Redevelopment at 8 Ka Shue Road, Sai Kung, Tseung Kwan O, New Territories, Hong Kong

Junction Assessment Report

December 2024



Ho Wang SPB Limited
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HWSPB 何黃
Traffic & Transportation Consultants

Residential Redevelopment at 8 Ka Shue Road, Sai Kung, Tseung Kwan O, New Territories, Hong Kong

Junction Assessment Report

December 2024

CONTENTS

1. INTRODUCTION

2. EXISTING TRAFFIC CONDITION

3. FUTURE TRAFFIC CONDITION

4. TRAFFIC IMPACT ASSESSMENT

5. SUMMARY AND CONCLUSION

TABLES

Table 2.1 2024 Existing Junction Performance

Table 3.1 AADT at Counting Stations in the Vicinity of the Site [Extracted from ATC (2017 to 2022)]

Table 3.2 Growth Rate of Southeast New Territories by 2019-based TPEDM Planning Data

Table 3.3 Summary of Future Planned / Committed Developments in the Vicinity of the Site

Table 4.1 Estimated Vehicular Traffic Generations

Table 4.2 2031 Reference and Design Junction Performance

FIGURE

Figure 1.1 Site Location Plan

APPENDIX

Appendix A Junction Capacity Analysis

1. INTRODUCTION

1.1 Background

1.1.1 The application site is located at Lot 1109 R.P. (part) in D.D. 253, 8 Ka Shue Road, Sai Kung as shown in **Figure 1.1**.

1.1.2 The application site is currently occupied by a residential building with 8-units (namely Block G and Block H) of Clear Water Bay Apartments. In 2018, a Traffic Impact Assessment (TIA) study was carried out to support a Section 16 planning application (No. A/SK-TLS/56) ("previous approved application") for 14 residential flats. That application was approved with conditions by the Town Planning Board (TPB) on 13 December 2019.

1.1.3 A fresh Section 16 planning application for proposed minor relaxation of site coverage and building height restrictions for 14 residential units. There is no increase in GFA/No. of flats compared to those in the previously approved application.

1.1.4 In September 2024, a junction assessment is being conducted to support this application. Ho Wang SPB Limited is commissioned by Brilliant Genius Limited (the Applicant) as the traffic consultant to undertake this Junction Assessment.

1.1.5 This report focuses on the presentation and elaboration of the followings:-

- present the peak hour traffic survey result at 07:30-19:30 and 17:00-19:00 on a typical weekday;
- forecast the future traffic flows;
- presents the vehicular traffic generation/attraction of the proposed development; and
- assess the traffic impact due to the development.

1.2 Structure of this Traffic Impact Assessment Report

1.2.1 Following this introductory chapter, this report comprises of the following chapters:

Chapter 2 – Existing Traffic Condition
Chapter 3 – Future Traffic Condition
Chapter 4 – Traffic Impact Assessment
Chapter 5 – Summary and Conclusion

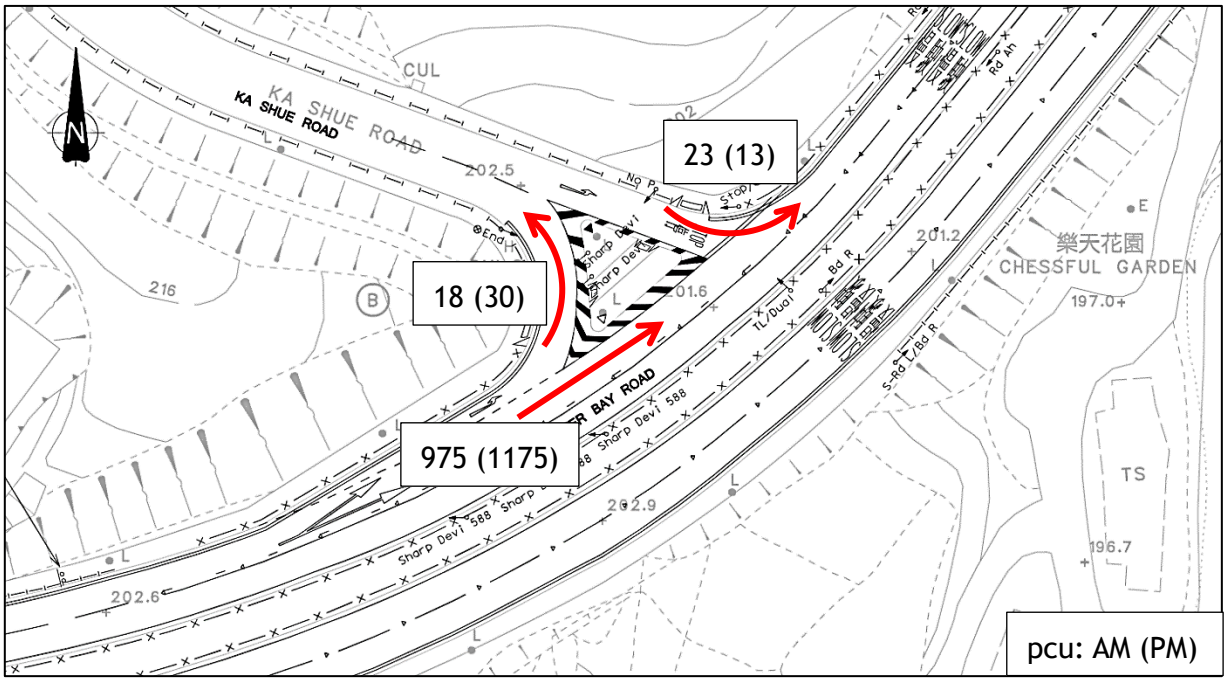
2. EXISTING TRAFFIC CONDITION

2.1 Traffic Count Survey

2.1.1 A traffic survey was undertaken at the junction of Clear Water Bay Road / Ka Shue Road on a typical day during the AM and PM peak hours (07:30-19:30 and 17:00-19:00) in September 2024 (with fine weather condition) to collect the most up-to-date traffic data at this junction for the traffic analysis.

2.2 2024 Observed Traffic Flows

2.2.1 The surveyed traffic data have indicated that the AM peak hour and PM peak hour are from 08:15 to 09:15 and 18:00 to 19:00 respectively. The 2024 surveyed traffic flows for AM and PM peak hours at the junction of Clear Water Bay Road / Ka Shue Road are presented below.



2.3 2024 Existing Junction Capacity Assessment

2.3.1 The junction capacity analysis for the concerned junction during the critical AM and PM peak periods in 2024 has been assessed and the results of the junction capacity analysis are summarized in **Table 2.1**.

Table 2.1 2024 Existing Junction Performance

Junction Location	Junction Type	AM Peak	PM Peak
Clear Water Bay Road / Ka Shue Road	Priority (DFC)	0.04	0.03

2.3.2 The results of the junction performance have concluded that the concerned junction is operating with adequate junction capacity during the AM and PM peak periods under the existing traffic condition.

3. FUTURE TRAFFIC CONDITION

3.1 Design Year for Traffic Impact Assessment

3.1.1 The tentative completion year of the redevelopment will be 2028. Hence, the design year 2031 is adopted for traffic assessment [i.e. 3 years upon redevelopment].

3.2 Forecast Methodology for Future Traffic Condition

3.2.1 Traffic Forecast can be developed by means of the following data:

- Historical traffic flow growth factor derived from Annual Traffic Census data
- 2019-based Territorial Population and Employment Data Matrix (TPEDM) extracted from publicly available planning data

3.2.2 These approaches are considered valid under the condition of no major highway infrastructure planned within close vicinity of the application site during the forecasting horizon of 2026. According to the latest highway infrastructure assumption, there are no highway improvements that are likely to affect the validity of using trend growth approach for traffic forecasting.

Historical trend growth trend from the Annual Traffic Census (ATC)

3.2.3 The relevant Annual Average Daily Traffic (AADT) data from 2017 to 2022 in the vicinity of the Site are summarized in **Table 3.1**.

Table 3.1 AADT at Counting Stations in the Vicinity of the Site [Extracted from ATC (2017 to 2022)]

Stn No.	Road	Between		2017	2018	2019	2020	2021	2022
5017	Clear Water Bay Road	On Sau Rd	Hiram's Highway	26,910	28,450	28,980	28,900	29,100	27,720
Average Growth Rate (% p. a.)					5.72%	1.86%	-0.28%	0.69%	-4.74%
Overall Growth Rate (% p.a.) from 2017 to 2022				**+0.59%**					
Overall Growth Rate (% p.a.) from 2017 to 2021				**+1.98%**					

3.2.4 After reviewing the ATC from 2017-2022, there is an overall growth of +0.59% p.a. in Clear Water Bay Road. In view that 2022 affected by COVID19 has a dramatic negative annual growth of -4.74%, the overall annual growth rate of +1.98% p.a. from 2017 to 2021 is then adopted for traffic forecast as conservative.

2019-based Territorial Population and Employment Data Matrix (TPEDM) publicly available planning data

3.2.5 The population and employment data of the Planning Data District are extracted from the 2019-based TPEDM issued by the Planning Department's website. The estimation of the growth rates from 2019 to 2026 in Southeast New Territories are summarized in **Table 3.2**.

Table 3.2 Growth Rate of Southeast New Territories by 2019-based TPEDM Planning Data

District	2019	2026	2031	2019-2026 Growth Rate (%) p.a.	2026-2031 Growth Rate (%) p.a.
Southeast New Territories	96,150	93,550	87,850	-0.39%	-1.25%

3.2.6 According to the 2019-based TPEDM, the future population and employment will decrease between 2019 and 2031 in the Southeast New Territories.

3.2.7 After reviewing the above ATC AADT traffic data and future planning data forecast from TPEDM, a **+1.98% p.a.** growth is adopted for conservative.

3.3 Traffic Generated / Attracted by the Adjacent Committed Developments

3.3.1 In addition to the growth rate derived above, the committed and planned developments in the vicinity of the Site that are likely to be occupied with in-take by year 2031 will also be taken into consideration for the future traffic forecast.

3.3.2 The committed developments in the vicinity of the Site are summarized in **Table 3.3**.

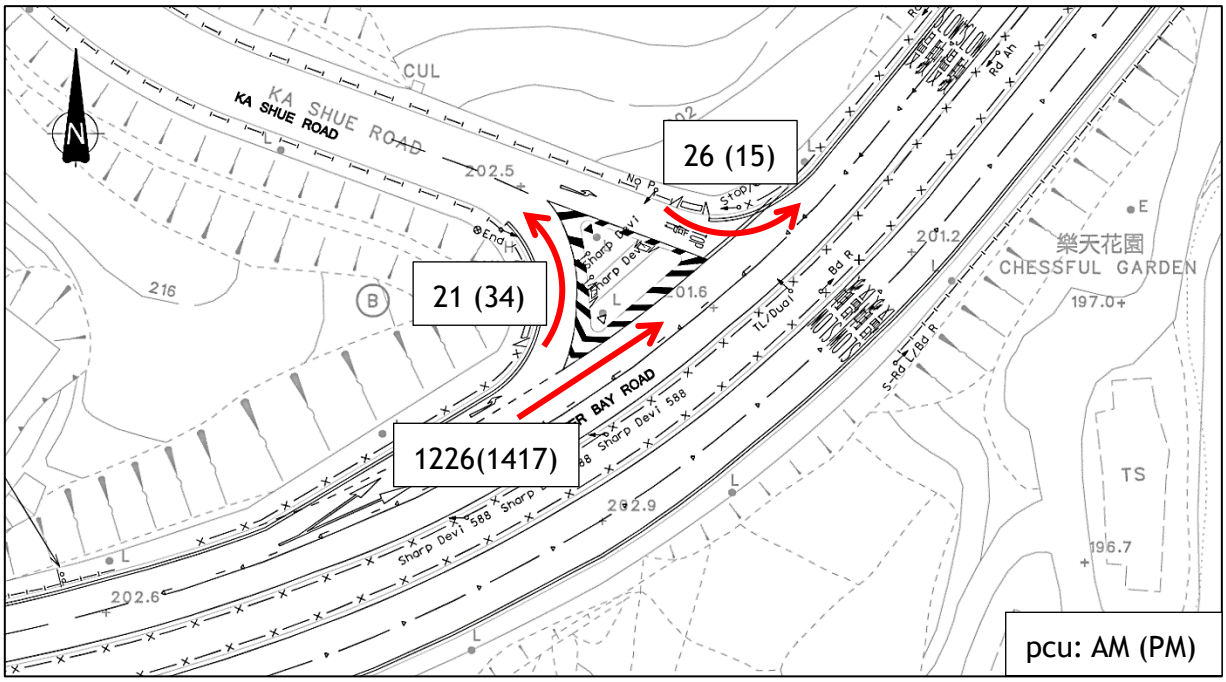
Table 3.3 Summary of Future Planned / Committed Developments in the Vicinity of the Site

Planned Development	
1	Anderson Road Quarry Site (ARQ)
2	Proposed Primary School at Site KT2a at On Sau Road
3	Proposed Primary School at Site KT2c at On Yan Street
4	Tai Sheung Tok Transfer Station
5	Joint Cavern Development at Anderson Road Quarry Site
6	Development of Community Health Centre Building at Anderson Road
7	Fire Station Cum Ambulance Depot with Departmental Quarters at Anderson Road

3.3.3 The resultant 2031 Reference traffic flows are derived as follows:

2024 Existing Traffic Flows x $(1+1.98\%)^{(2031-2024)}$ + Traffic Generations from Adjacent planned / committed developments.

3.3.4 The 2031 reference traffic flows for AM and PM peak periods are presented below.



4. TRAFFIC IMPACT ASSESSMENT

4.1 Proposed Development Traffic Generations

4.1.1 The estimated trip generations for the proposed Development Scheme based on the adopted trip rates are summarized in **Table 4.1**.

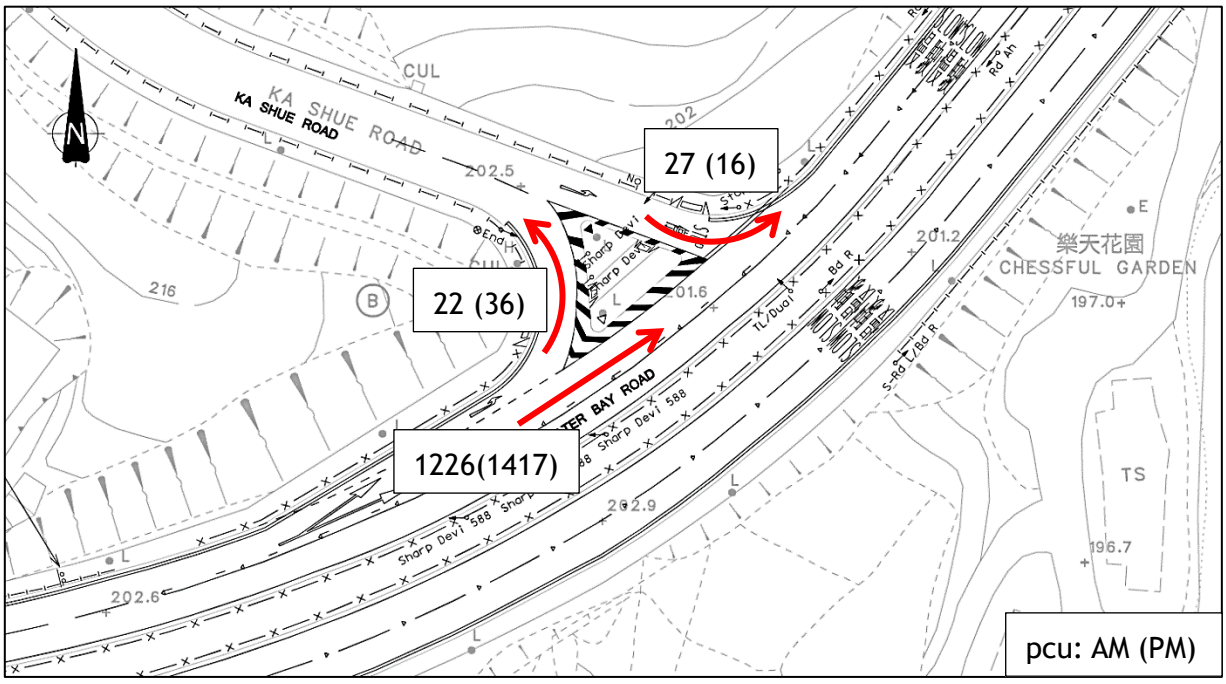
Table 4.1 Estimated Vehicular Traffic Generations

Component		AM Peak		PM Peak	
		Generation	Attraction	Generation	Attraction
Existing (8 Flats)	Adopted Trip Rates (1) (pcu/hr/flat)	0.2772	0.1769	0.1635	0.2394
	Estimated Vehicular Trips (pcu/hr)	**3**	**2**	**2**	**2**
Proposed (14 Flats)	Adopted Trip Rates (1) (pcu/hr/flat)	0.2772	0.1769	0.1635	0.2394
	Estimated Vehicular Trips (pcu/hr)	**4**	**3**	**3**	**4**
Net Difference		**+1**	**+1**	**+1**	**+2**

Note (1): Mean trip rate for private housing: low-density / R(C) of average flat size 180m^2 in TPDM Vol. 1, Ch.3, Appendix, Table 1.

4.1.2 The proposed development will generate and attract with additional 2 (i.e. 1+1) pcus in the AM peak hour and 3 (i.e. 1+2) pcus in the PM peak hour respectively, which are considered minimal.

4.1.3 The 2031 design traffic flows are derived by adding the 2031 reference traffic flows onto the development traffic as shown below.



4.2 Junction Capacity Performance

4.2.1 The junction performance for Clear Water Bay Road / Ka Shue Road junction based on the 2031 reference and 2031 design scenarios are summarized in **Table 4.1**.

Table 4.2 2031 Reference and Design Junction Performance

Junction Location	2031 Reference		2031 Design	
	AM Peak	PM Peak	AM Peak	PM Peak
Clear Water Bay Road / Ka Shue Road	0.05	0.03	0.05	0.03

4.2.2 The results of the junction performance have demonstrated that the concerned junction can operate with adequate junction capacity in both 2031 reference and 2031 design scenarios and no junction capacity problem is anticipated.

5. SUMMARY AND CONCLUSION

5.1 In September 2024, a junction assessment for Clear Water Bay Road / Ka Shue Road has been conducted to support the proposed minor relaxation of site coverage and building height restrictions for permitted residential development.

5.2 A traffic survey was undertaken on a normal weekday in September 2024 to collect the most up-to-date traffic data.

5.3 The results of the junction performance have demonstrated that the concerned junction is operating with adequate junction capacity during the AM and PM peak periods in 2024 (existing condition).

5.4 The tentative completion year of the redevelopment will be 2028. Hence, Year 2031 (Completion year + 3 years) is adopted for the junction assessment.

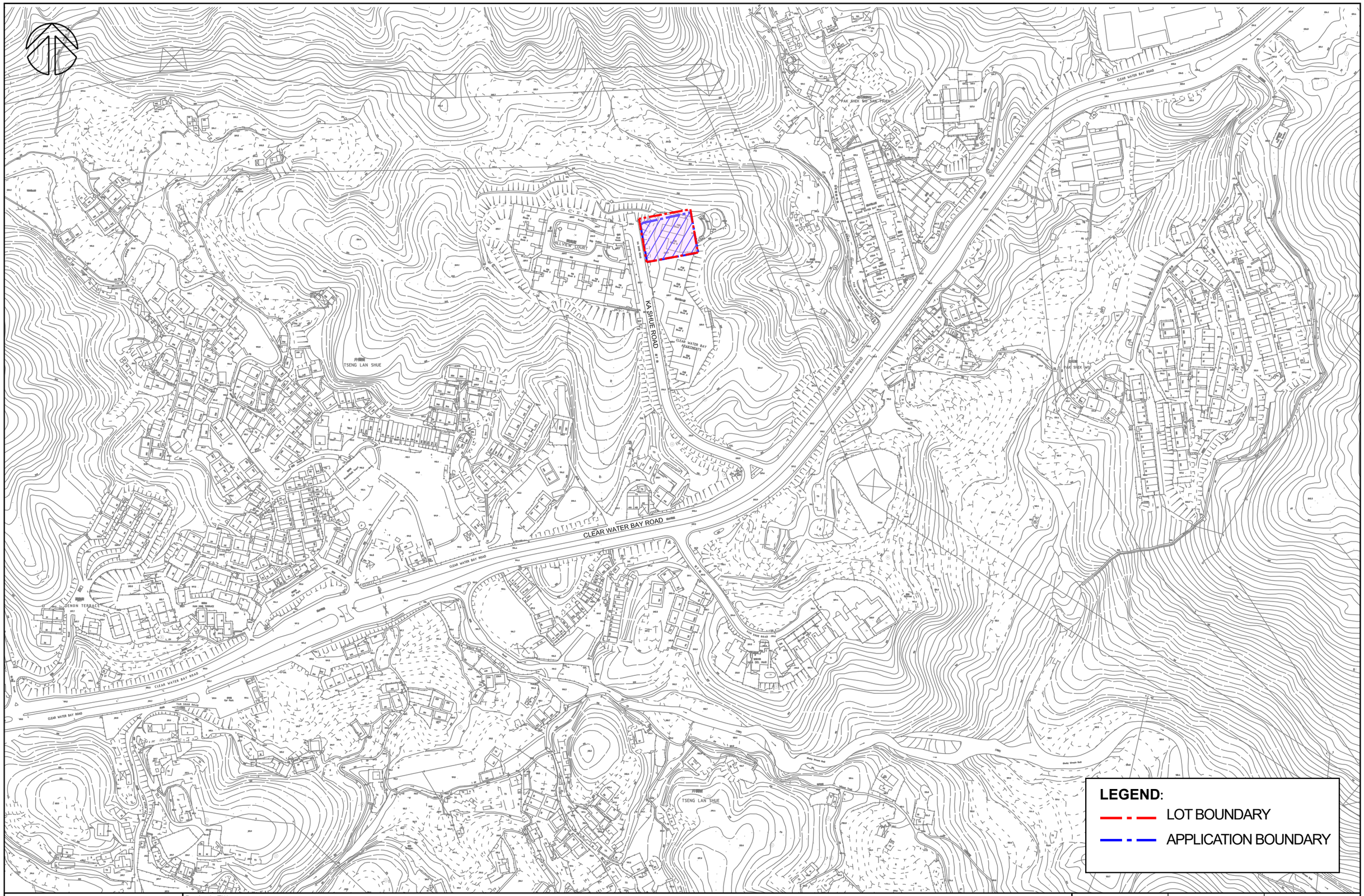
5.5 The proposed development will generate and attract with additional 2 pcus in the AM peak hour and 3 pcus in the PM peak hour respectively, which are considered minimal.

5.6 A +1.98% p.a. growth rate together with the planned / committed developments in the vicinity of the Site have been taken into consideration in the traffic forecast from 2024 to 2031.

5.7 The results of the junction performance have indicated that the concerned junction can operate with adequate junction capacity in both 2031 reference and 2031 design scenarios.

5.8 The proposed development will not cause any significant traffic impact onto the Clear Water Bay Road / Ka Shue Road junction and is therefore supported from the traffic engineering point of view.

FIGURE



HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: TRAFFIC ENGINEERING CONSULTANCY SERVICES – RESIDENTIAL REDEVELOPMENT AT 8 KA SHUE ROAD, SAI KUNG, TSEUNG KWAN O, NEW TERRITORIES, HONG KONG	Scale: 1 : 3000	Date: SEP 2024 / Figure No.: 1.1
	Figure Title: SITE LOCATION PLAN	Project No.: J1732	CAD Ref.: J1732/TIA/F11A/2024-12-19 / Rev.: B

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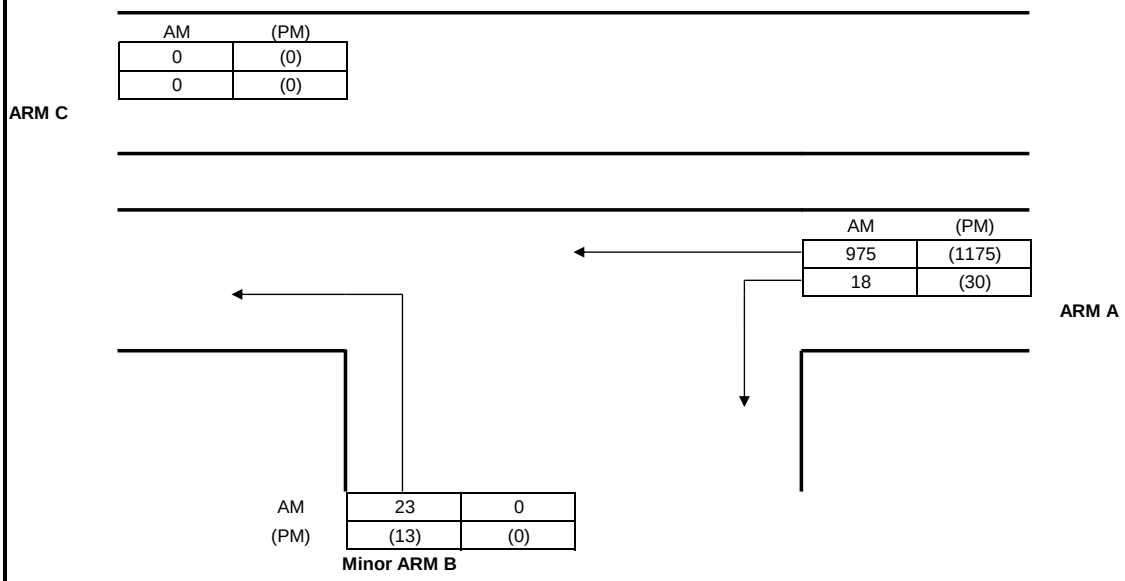
APPENDIX A

Junction Capacity Analysis

Simplified Priority Junction Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Traffic Engineering Consultancy Servies - Residential Redevelopment at 8 Ka Shue Road, Sai Kung, Tsuen Kwan O				
Junction:	Clear Water Bay Road / Ka Shue Road			Ref. No.:	2024 Exi
Scheme:	2024 Existing			Ref. No.:	
Year:	2024	Job No.:	J1732	Rev.:	-
ARM A:	Clear Water Bay Road				
ARM B:	Ka Shue Road				
ARM C:					



GEOMETRY

Major road width	W	14.60	Lane widths	w(b-a)	0.00
Central Reserve width	Wcr	0.00		w(b-c)	4.00
2 Lane Minor Arm (Y/N)		N		w(c-b)	0.00
Visibilities	Vr(b-a)	0	Calculated	D	0.53
	Vl(b-a)	0		E	0.96
	Vr(b-c)	42		F	0.59
	Vr(c-b)	0		Y	0.50

ANALYSIS

			AM PEAK	(PM) PEAK
TRAFFIC FLOWS	q(c-a)		0	0
	q(c-b)		0	0
	q(a-b)		18	30
	q(a-c)		975	1175
	q(b-a)		0	0
	q(b-c)		23	13
	f		1.00	1.00
		Factor		
CAPACITIES	Q(b-a)	1	240	220
	Q(b-c)	1	545	510
	Q(c-b)	1	331	309
	Q(b-ac)	1	545	510
RFC's	b-a		0.000	0.000
	b-c		0.042	0.025
	c-b		0.000	0.000
	b-ac		0.042	0.025
Worst RFC			**0.042**	**0.025**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

T.P.D.M.V.2.4
Appendix 1

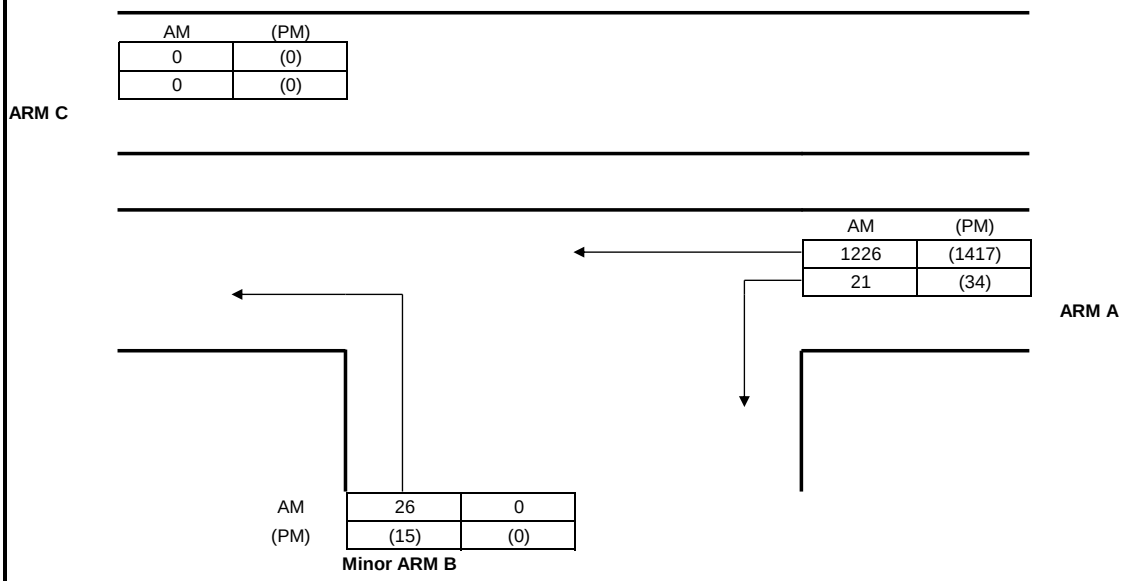
Capacity of combined streams
- in accordance with TPDM V2.4

Calculated by:	SL	Date:	Sep-24	Checked by:	TA

Simplified Priority Junction Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Traffic Engineering Consultancy Servies - Residential Redevelopment at 8 Ka Shue Road, Sai Kung, Tsuen Kwan O				
Junction:	Clear Water Bay Road / Ka Shue Road			Ref. No.:	2031 Ref
Scheme:	2031 Reference			Ref. No.:	
Year:	2031	Job No.:	J1732	Rev.:	-
ARM A:	Clear Water Bay Road				
ARM B:	Ka Shue Road				
ARM C:					



GEOMETRY					
Major road width	W	14.60	Lane widths	w(b-a)	0.00
Central Reserve width	Wcr	0.00		w(b-c)	4.00
2 Lane Minor Arm (Y/N)		N		w(c-b)	0.00
Visibilities	Vr(b-a)	0	Calculated	D	0.53
	Vl(b-a)	0		E	0.96
	Vr(b-c)	42		F	0.59
	Vr(c-b)	0		Y	0.50

ANALYSIS				
			AM PEAK	(PM) PEAK
TRAFFIC FLOWS	q(c-a)		0	0
	q(c-b)		0	0
	q(a-b)		21	34
	q(a-c)		1226	1417
	q(b-a)		0	0
	q(b-c)		26	15
	f		1.00	1.00
		Factor		
CAPACITIES	Q(b-a)	1	215	197
	Q(b-c)	1	501	467
	Q(c-b)	1	305	283
	Q(b-ac)	1	501	467
RFC's	b-a		0.000	0.000
	b-c		0.052	0.032
	c-b		0.000	0.000
	b-ac		0.052	0.032
Worst RFC			**0.052**	**0.032**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

T.P.D.M.V.2.4
Appendix 1

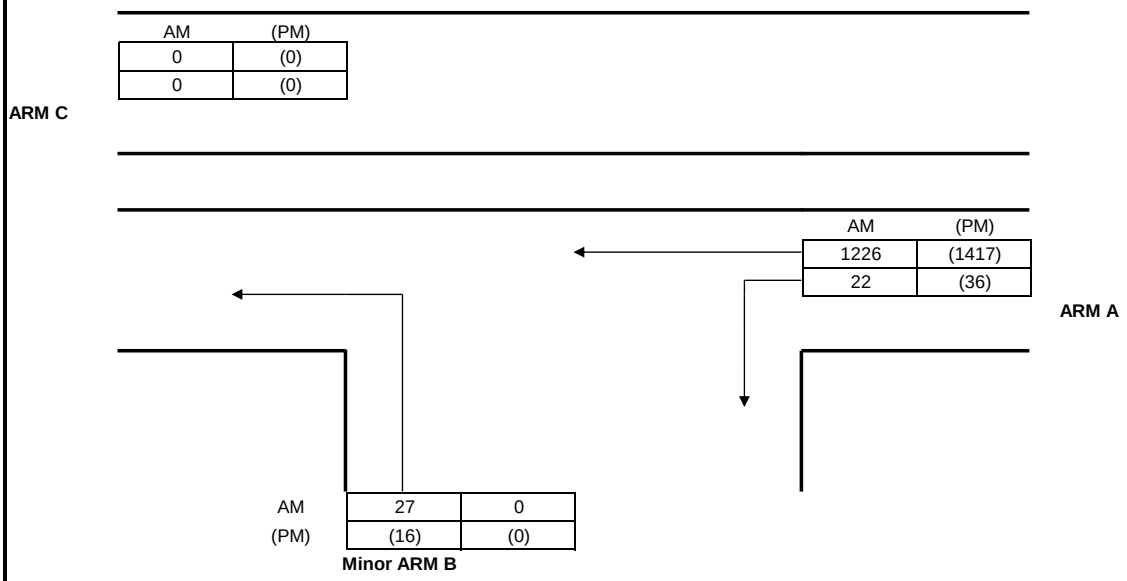
Capacity of combined streams
- in accordance with TPDM V2.4

Calculated by:	SL	Date:	Sep-24	Checked by:	TA

Simplified Priority Junction Capacity Calculation

Ho Wang SPB Limited
Traffic & Transportation Consultants

Job Title:	Traffic Engineering Consultancy Servies - Residential Redevelopment at 8 Ka Shue Road, Sai Kung, Tsuen Kwan O				
Junction:	Clear Water Bay Road / Ka Shue Road			Ref. No.:	2031 Des
Scheme:	2031 Design			Ref. No.:	
Year:	2031	Job No.:	J1732	Rev.:	-
ARM A:	Clear Water Bay Road				
ARM B:	Ka Shue Road				
ARM C:					



GEOMETRY					
Major road width	W	14.60	Lane widths	w(b-a)	0.00
Central Reserve width	Wcr	0.00		w(b-c)	4.00
2 Lane Minor Arm (Y/N)		N		w(c-b)	0.00
Visibilities	Vr(b-a)	0	Calculated	D	0.53
	Vl(b-a)	0		E	0.96
	Vr(b-c)	42		F	0.59
	Vr(c-b)	0		Y	0.50

ANALYSIS				
			AM PEAK	(PM) PEAK
TRAFFIC FLOWS	q(c-a)		0	0
	q(c-b)		0	0
	q(a-b)		22	36
	q(a-c)		1226	1417
	q(b-a)		0	0
	q(b-c)		27	16
	f		1.00	1.00
		Factor		
CAPACITIES	Q(b-a)	1	215	196
	Q(b-c)	1	501	467
	Q(c-b)	1	304	283
	Q(b-ac)	1	501	467
RFC's	b-a		0.000	0.000
	b-c		0.054	0.034
	c-b		0.000	0.000
	b-ac		0.054	0.034
Worst RFC			**0.054**	**0.034**

Where Vl and Vr are visibility distances to the left or right of the respective streams

D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))

E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))

F = (1+0.094(w(c-b)-3.65))(1+0.0009(Vr(c-b)-120))

Y = 1-0.0345W

f = proportion of minor traffic turning left

Q (b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a)

T.P.D.M.V.2.4
Appendix 1

Capacity of combined streams
- in accordance with TPDM V2.4

Calculated by:	SL	Date:	Sep-24	Checked by:	TA

Appendix VII

Drainage Impact Assessment

DRAINAGE IMPACT ASSESSMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP (PART) IN D.D. 253/8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES

DRAINAGE IMPACT ASSESSMENT

DECEMBER 16, 2024

CONFIDENTIAL

DRAINAGE IMPACT ASSESSMENT FOR Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253/8 Ka Shue Road, Sai Kung, New Territories

CONFIDENTIAL

DRAINAGE IMPACT ASSESSMENT

DATE: DECEMBER 16, 2024

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ISSUE/REVISION	FIRST ISSUE	REVISION 1	REVISION 2	
Remarks				
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Signature				
Checked by	Austin Chan	Austin Chan	Austin Chan	
Signature				
Authorised by	Fred Ng	Fred Ng	Fred Ng	
Signature				
Project number				
File reference				

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1 INTRODUCTION 5
1.1 Background 5
1.2 Application Site and its Environs 5
1.3 Project description 5
2 ASSESSMENT CRITERIA AND METHODOLOGY ... 6
2.1 General 6
2.2 Methodology 6
3 DRAINAGE IMPACT ASSESSMENT 8
3.1 Before Development 8
3.2 After Development 8
3.3 ASSESSMENT FINDINGS 9
4 CONCLUSIONS 10

TABLES

TABLE 3-1 SUMMARY OF CATCHMENT CHARACTERISTICS BEFORE DEVELOPMENT 8
TABLE 3-2 SUMMARY OF CATCHMENT CHARACTERISTICS AFTER DEVELOPMENT 9
TABLE 3-3 ESTIMATED PEAK RUNOFF OF THE EXISTING CONDITION AND PROPOSE DEVELOPMENT 9

FIGURES

FIGURE 1 LOCATION OF THE PROJECT
FIGURE 2 EXISTING CATCHMENT AT SUBJECT SITE LAYOUT PLAN
FIGURE 3 LOCATIONS OF EXISTING CATCHMENT AREAS AND STEPPED CHANNEL IN EXISTING CONDITION
FIGURE 4 PROPOSE CATCHMENT AT SUBJECT SITE LAYOUT PLAN
FIGURE 5 LOCATIONS OF CATCHMENT AREAS AND STEPPED CHANNEL AFTER DEVELOPMENT

APPENDICES

APPENDIX A MASTER LAYOUT PLAN OF PROPOSED DEVELOPMENT
APPENDIX B DRAINAGE IMPACT ASSESSMENT CALCULATIONS

1 INTRODUCTION

1.1 BACKGROUND

1.1.1 The applicant proposes to redevelop the Application Site at Lot 1109 RP (Part) in D.D. 253,8 Ka Shue Road, Sai Kung, New Territories with minor relaxation of building height and site coverage restrictions. The Application Site falls within “Residential (Group C) 1” zone on the approved Tseng Lan Shue Outline Zoning Plan (OZP) No. S/SK-TLS/10.

1.1.2 The Applicants commissioned WSP (Asia) Limited (WSP) as the Consultant to carry out a Drainage Impact Assessment (DIA) for the proposed development under this planning application.

1.2 APPLICATION SITE AND ITS ENVIRONS

1.2.1 The Application Site covers an area of approximately 1,572m^2 and is situated in Sai Kung, New Territories. The proposed development site is bounded by Ka Shue Road.

1.2.2 The existing topography of the Project Site is predominantly flat, with a slight slope. The highest point is located in the middle of the site at +228.8mPD, gently sloping down to approximately +228.7mPD near Clear Water Bay Apartments Blocks F and E, and further descending to +220mPD at the northern edge of the site. The Application Site is surrounded by existing old buildings and areas of greenery. For the location of subject site, please refer to **Figure 1.**

1.3 PROJECT DESCRIPTION

1.3.1 The proposed development consists of two residential towers with soft landscape.

1.3.2 The proposed development's ground level will feature a combination of greenery and concrete paving. The ratio of paved to unpaved areas will remain largely consistent with the existing site layout.

1.3.3 The master layout plan is shown in **Appendix A.**

2 ASSESSMENT CRITERIA AND METHODOLOGY

2.1 GENERAL

2.1.1 The aim of this study is to assess the changes to runoff from the Application Site as a result of the proposed development and the potential impacts on the existing drainage system.

2.2 METHODOLOGY

Catchment Area

2.2.1 The catchment areas for the purpose of this DIA have been defined and details could be referred to Sections 3.

Storm Return Period

2.2.2 According to DSD's "*Stormwater Drainage Manual – Fifth Edition January 2018 (SDM)"*, the category of stormwater drainage system of the site is classified as "Urban Drainage Branch Systems", so 1 in 50-year storm return period was adopted in this assessment. Effect of rainfall increase and sea level rise due to climate change by end of 21st Century are taken into account by adding 16% and 12.1% to the surface runoff from the proposed development in accordance with the Table 28 and Table 31 SDM Corrigendum No. 1/2022, respectively.

Sea Tidal Effect

2.2.3 The proposed project site is not subject to sea tidal effect and therefore sea level is not considered in the DIA.

Basic Formulation of Rational Method

2.2.4 Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2(a) of SDM which is to estimate the stormwater runoff as shown below:

$$Q_p = 0.278CiA$$

where Q_p = Peak runoff in m^3/s
C = Runoff coefficient (dimensionless)
i = Rainfall intensity in mm/hr
A = Catchment area in km^2

Time of Concentration

2.2.5 The time of concentration of urban area is assumed as 5 minutes as a conservative approach.

Runoff Intensity

2.2.6 The rainfall intensity is referenced from the Section 4.3.2 of SDM (Fifth Edition) and its Corrigendum 1/2024 which is to estimate the Intensity-Duration-Frequency (IDF) Relationship. The design storm return period is 50 years, the values of a, b and c are 505.5, 3.29 and 0.355, respectively.

$$i = \frac{a}{(t_d + b)^c}$$

where i = Extreme mean intensity in mm/hr

t_d = Duration in minutes ($t_d < 240$)
a, b, c = Storm constants given in SDM Table 3a.

- **Runoff Coefficient**

2.2.7 According to surface characteristics of the catchments, the runoff coefficient for paved area and unpaved area is 0.95 and 0.30 respectively.

-

2.2.8 Colebrook-White Equation is used in hydraulic design for pipe flow.

$$V = -\sqrt{32gRs}\, log\left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRs}}\right)$$

where
V = Mean velocity (m/s)
g = Gravitational acceleration (m/s^2)
R = Hydraulic radius (m)
D = Pipe diameter (m)
k_s = Equivalent sand roughness (m)
v = Kinematic viscosity of fluid (m^2/s)
s = Frictional slope (energy gradient due to frictional loss)

2.2.9 Manning's Equation is used in hydraulic design for open channel flow.

$$V = \frac{Ar^{1/6}(rs)^{1/2}}{n}$$

where
V = Mean velocity (m/s)
A = Cross sectional area of flow (m^2)
s = Frictional slope (Energy gradient due to frictional loss)
r = Hydraulic radius (m)
n = Manning coefficient of roughness

3 DRAINAGE IMPACT ASSESSMENT

3.1 BEFORE DEVELOPMENT

3.1.1 The Application Site is currently occupied by a residential building and characterized by a combination of concrete surfaces and greenery area.

3.1.2 The assessment area has been divided into Catchment A (including A1 to A3) and Catchment B (B1 to B4) based on their unique boundaries and topographical features. The characteristics of the Catchment A and Catchment B are shown in **Figure 2** and summarised in **Table 3-1**.

3.1.3 According to the site observations, the existing drainage system for the Application Site will be collected by the on-site U-channels and eventually discharge to two stepped channels as shown in **Figure 3**. The runoff from Catchment A would be discharged to the Stepped Channel 1, whereas the runoff from Catchment B will be discharged into Stepped Channel 2.

Table 3-1 Summary of Catchment Characteristics Before Development

Catchment	Sub-Catchment	Runoff coefficient (C)	Total Area (m^2)	Estimated Runoff [1] (m^3/s)	Receiving Stepped Channel
A	A1	0.95	317.9	0.049	Existing Stepped Channel 1
	A2	0.30	143.8		
	A3	0.95	302.7		
B	B1	0.95	642.41	0.054	Existing Stepped Channel 2
	B2	0.30	56.78		
	B3	0.30	221.88		
	B4	0.30	15.46		

Note[1] :The estimated runoff would be included 16% climate change factor as conservative.

3.2 AFTER DEVELOPMENT

3.2.1 After development, there is no major change on the landscape characteristic (i.e. combination of concrete surface and greenery area).

3.2.2 The catchment of the assessment area has been re-defined into Catchment P-A (including P-A1 to P-A6) and Catchment P-B (P-B1 to P-B9).The characteristics of the Catchment P-A and Catchment P-B are shown in **Figure 4** and summarised in **Table 3-2.**

3.2.3 The Application Site will follow the existing drainage system. The collected surface runoff would be discharged to the existing stepped channels as shown in **Figure 5**. The runoff from Catchment P-A would be discharged to the Stepped Channel 1, whereas the runoff from Catchment P-B will be discharged into Stepped Channel 2.

Table 3-2 Summary of Catchment Characteristics After Development

Catchment	Sub-Catchment	Runoff coefficient (C)	Total Area (m^2)	Estimated Runoff [1] (m^3/s)	Receiving Stepped-Channel
P-A1	P-A1	0.30	144.6	0.048	Existing Stepped Channel 1
	P-A2	0.30	74.1		
	P-A3	0.30	8.4		
	P-A4	0.95	264.9		
	P-A5	0.30	1.9		
	P-A6	0.95	314.8		
P-B1	P-B1	0.30	28.4	0.053	Existing Stepped Channel 2
	P-B2	0.30	42.9		
	P-B3	0.95	55.2		
	P-B4	0.30	24.9		
	P-B5	0.95	249.0		
	P-B6	0.30	131.3		
	P-B7	0.30	3.7		
	P-B8	0.95	343.7		
	P-B9	0.30	1.6		

Note[1] :The estimated runoff would be included 16% climate change factor as conservative.

3.3 ASSESSMENT FINDINGS

3.3.1 Base on the catchment area as mentioned in **Table 3-1** and **Table 3-2,** the runoff from the proposed development before and after development was estimated based on the return periods of 50 years as detailed in **Appendix B**.

3.3.2 **Table 3-3** presents a comparative analysis of the estimated peak runoff under existing and proposed development conditions. For Existing Stepped Channel 1, the peak runoff is projected to decrease marginally from 0.049m^3/s to 0.048m^3/s, while for Existing Stepped Channel 2, it is expected to reduce slightly from 0.054m^3/s to 0.053m^3/s. These calculations, based on a 50-year return period, demonstrate that the proposed development will not lead to an increase in peak runoff. Hence, no significant adverse impact is anticipated due to the proposed development on the existing drainage system.

Table 3-3 Estimated Peak Runoff of the Existing Condition and Propose Development

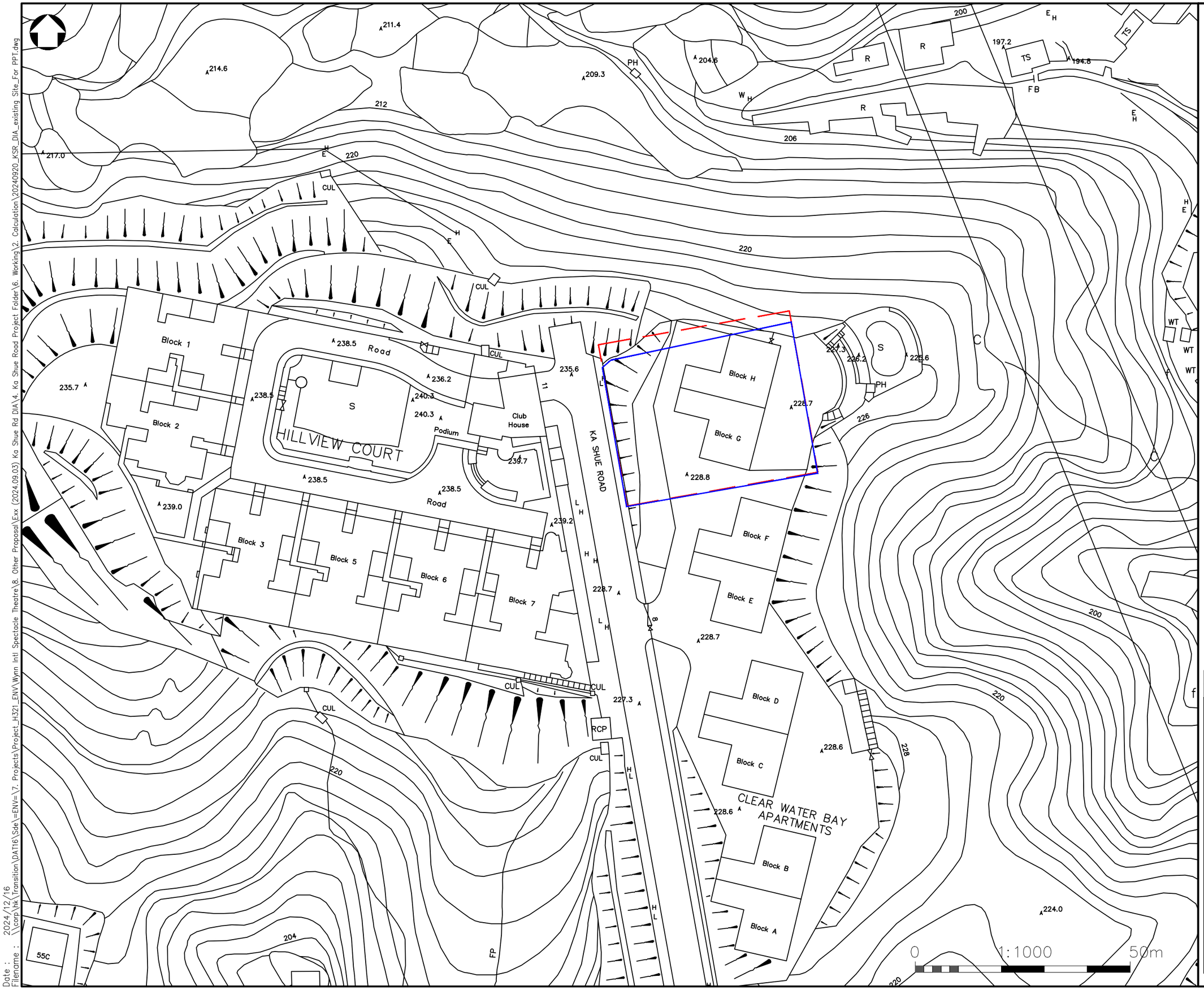
	Estimate Peak Runoff (m^3/s)		
	Existing Condition	After Development	Increasement ?
Existing Stepped Channel 1	0.049	0.048	No
Existing Stepped Channel 2	0.054	0.053	No

4 CONCLUSIONS

4.1.1 Based on the calculation, no additional runoff due to the proposed development is anticipated. The proposed development will follow the existing drainage system, and hence no adverse drainage impact from the Application Site is anticipated.

4.1.2 Routine inspection and desilting the drainage facilities within the proposed development and mitigation measures should be carried out during the operation periods to enhance drainage performance without blockage by debris or silting materials being washing down from the proposed development underground drainage system.

Figures



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Rev	Description	By	Date

Consultant

wsp

Project title
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253/8 Ka Shue Road, Sai Kung, New Territories

Drawing title
LOCATION OF THE PROJECT

Drawing no.		Rev.
FIGURE 1		0
Drawn: SC	Date: AUG2024	Checked: AC	Approved: FN
Scale: 1:200@A3		Status: -	

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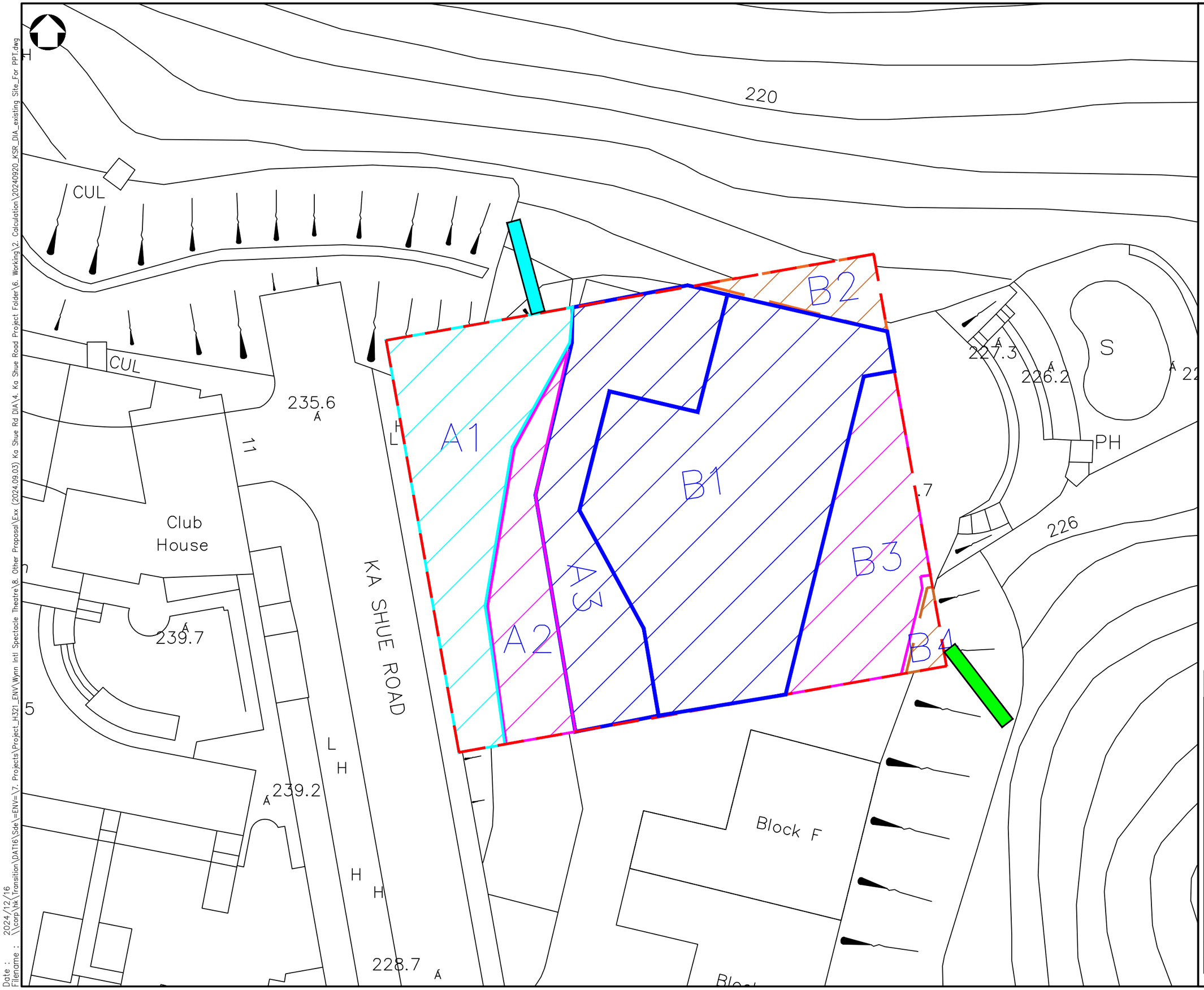

Rev	Description	By	Date

Consultant

wsp

Project title
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253/8 Ka Shue Road, Sai Kung, New Territories

Drawing title
Existing Catchment at Subject Site Layout Plan

Drawing no.	Rev.
FIGURE 2	0

Drawn	Date	Checked	Approved
SC	AUG2024	AC	FN

Scale	Status
1:200@A3	-

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Date : 2024/12/16
Filename : \\corp\hk\Transition\DAT16\Sde\=ENV=\7. Projects\Project_H321_ENV\Wynn Intl Spectacle Theatre\8. Other Proposal\Exx (2024.09.03) Ka Shue Rd DIA\4. Ka Shue Road Project Folder\6. Working\2. Calculation\20240920_KSR_DIA_existing Site_For PPT.dwg



Rev | Description | By | Date

Consultant

wsp

Project title
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253/8 Ka Shue Road, Sai Kung, New Territories

Drawing title
Locations of Existing Catchment Areas and Stepped Channel in Existing Condition

Drawing no.		Rev.
FIGURE 3		0
Drawn: SC	Date: AUG2024	Checked: AC	Approved: FN
Scale: 1:200@A3	Status: -	

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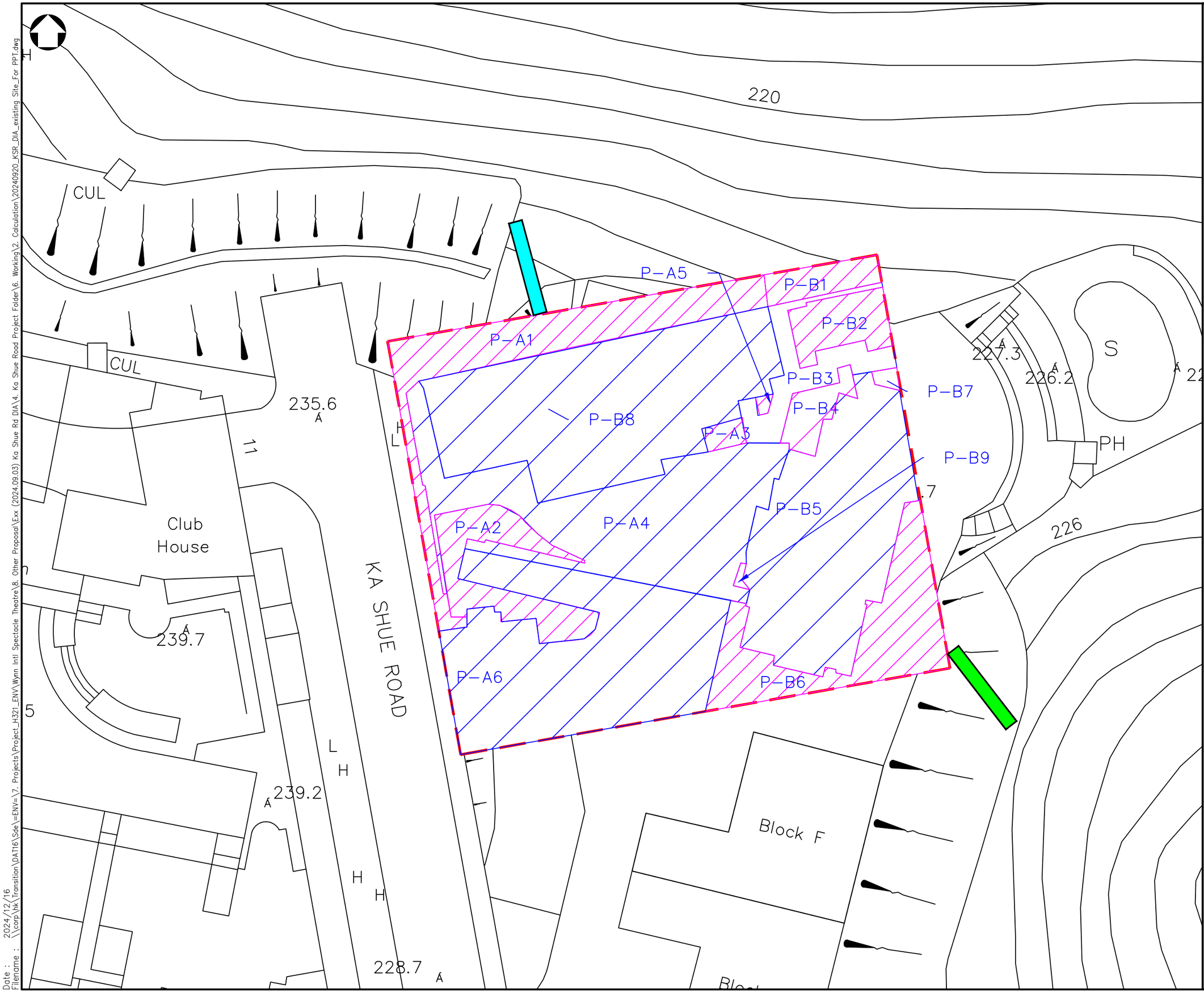
Date : 2024/12/16
Filename : \\corp\hk\Transition\DAT16\Sde\=ENV=\7. Projects\Project_H321_ENV\Wynn Intl Spectacle Theatre\8. Other Proposal\Exx (2024.09.03) Ka Shue Rd DIA\4. Ka Shue Road Project Folder\6. Working\2. Calculation\20240920_KSR_DIA_existing Site_For PPT.dwg



LEGEND :

- ASSESSMENT SITE BOUNDARY
- LAWN
- PAVED AREA
- EXISTING STEPPED CHANNEL 1
- EXISTING STEPPED CHANNEL 2

Rev	Description	By	Date

Consultant

wsp

Project title

Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253/8 Ka Shue Road, Sai Kung, New Territories

Drawing title

Propose Catchment at Subject Site Layout Plan in Existing Condition

Drawing no.			Rev.
FIGURE 4			0
Drawn	Date	Checked	Approved
SC	AUG2024	AC	FN
Scale		Status	
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Date : 2024/12/16
Filename : \\corp\hk\Transition\DAT16\Sde\=ENV=\7. Projects\Project_H321_ENV\Wynn Intl Spectacle Theatre\8. Other Proposal\Exx (2024.09.03) Ka Shue Rd DIA\4. Ka Shue Road Project Folder\6. Working\2. Calculation\20240920_KSR_DIA_existing Site_For PPT.dwg



LEGEND :

- ASSESSMENT SITE BOUNDARY
- ANTICIPATED STORMWATER AREA FLOW TO EXISTING STEP CHANNEL 1
- ANTICIPATED STORMWATER AREA FLOW TO EXISTING STEP CHANNEL 2
- EXISTING STEPPED CHANNEL 1
- EXISTING STEPPED CHANNEL 2

Rev	Description	By	Date

Consultant

wsp

Project title

Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253/8 Ka Shue Road, Sai Kung, New Territories

Drawing title

Locations of Catchment Areas and Stepped Channel After Development

Drawing no.	Rev.
FIGURE 5	0

Drawn	Date	Checked	Approved
SC	AUG2024	AC	FN

Scale	Status
1:200@A3	-

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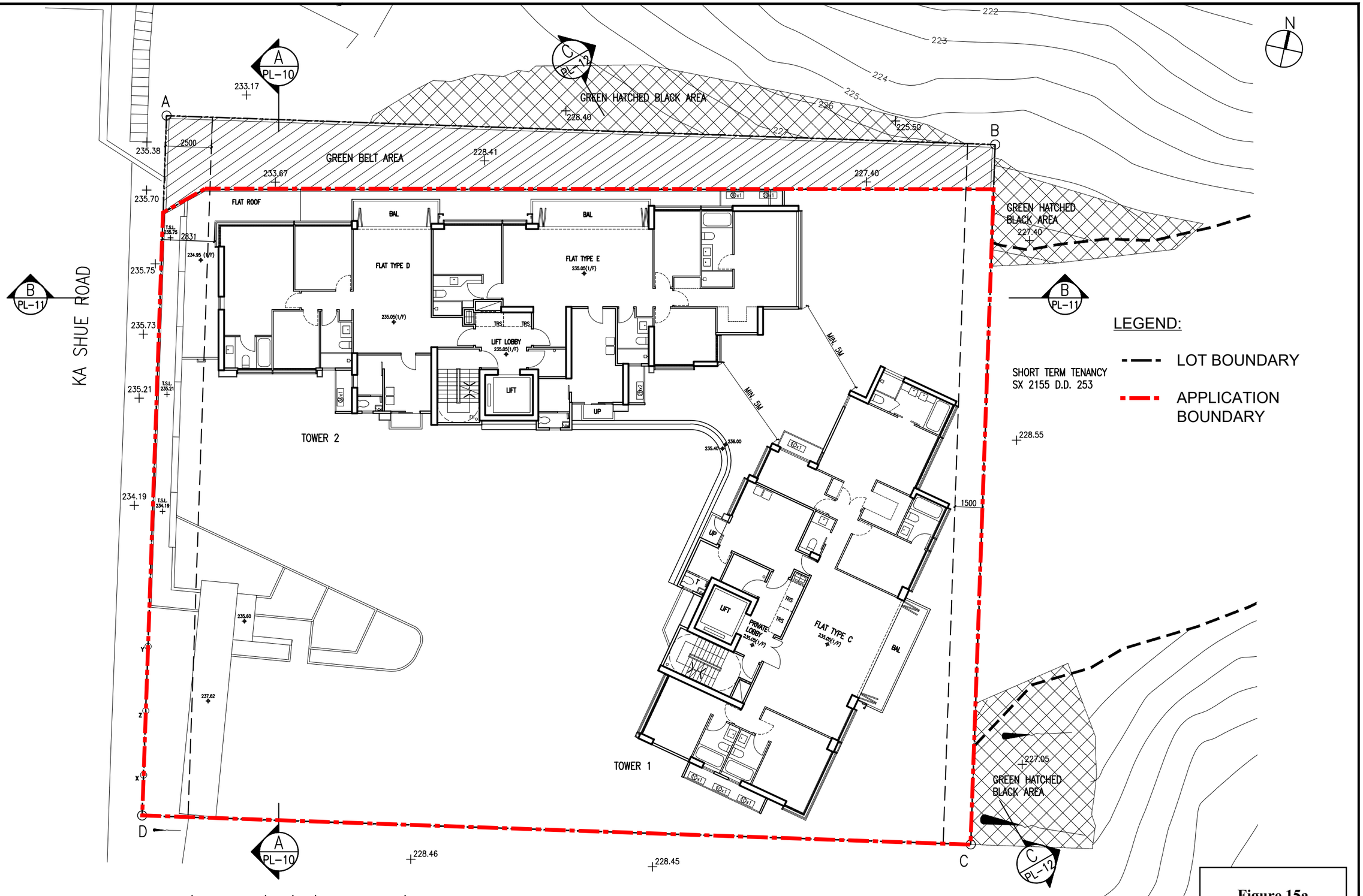
Date : 2024/12/16
Filename : \\corp\hk\Transition\DA116\Sde\=ENV=\7. Projects\Project_H321_ENV\Wynn Intl Spectacle Theatre\8. Other Proposal\Ex (2024.09.03) Ka Shue Rd DIA\4. Ka Shue Road Project Folder\6. Working\2. Calculation\20240920_KSR_DIA_existing Site_For PPT.dwg

Appendix A Master Layout Plan of Proposed Development



TYPICAL FLOOR PLAN FOR 1/F TO 5/F (4/F OMITTED)

Figure 15a

C Y S Associates (H K) Ltd.
Architects & Urban Designers.
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PROJECT
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories

DRAWING TITLE
SECTION 16 APPLICATION
– TYPICAL FLOOR PLAN

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NO.	DATE	REVISION	APP.

DESIGNED	DRAWN	PROJECT NO :	REV.
JC	LWH	23-546	
APPROVED	CHECKED	DRAWING NO : PL-04	
KC	JC		
DATE	SCALE	CAD REF : 546_GF-RF FOR PLAND_20241213	
AUG, 2024	1:200		

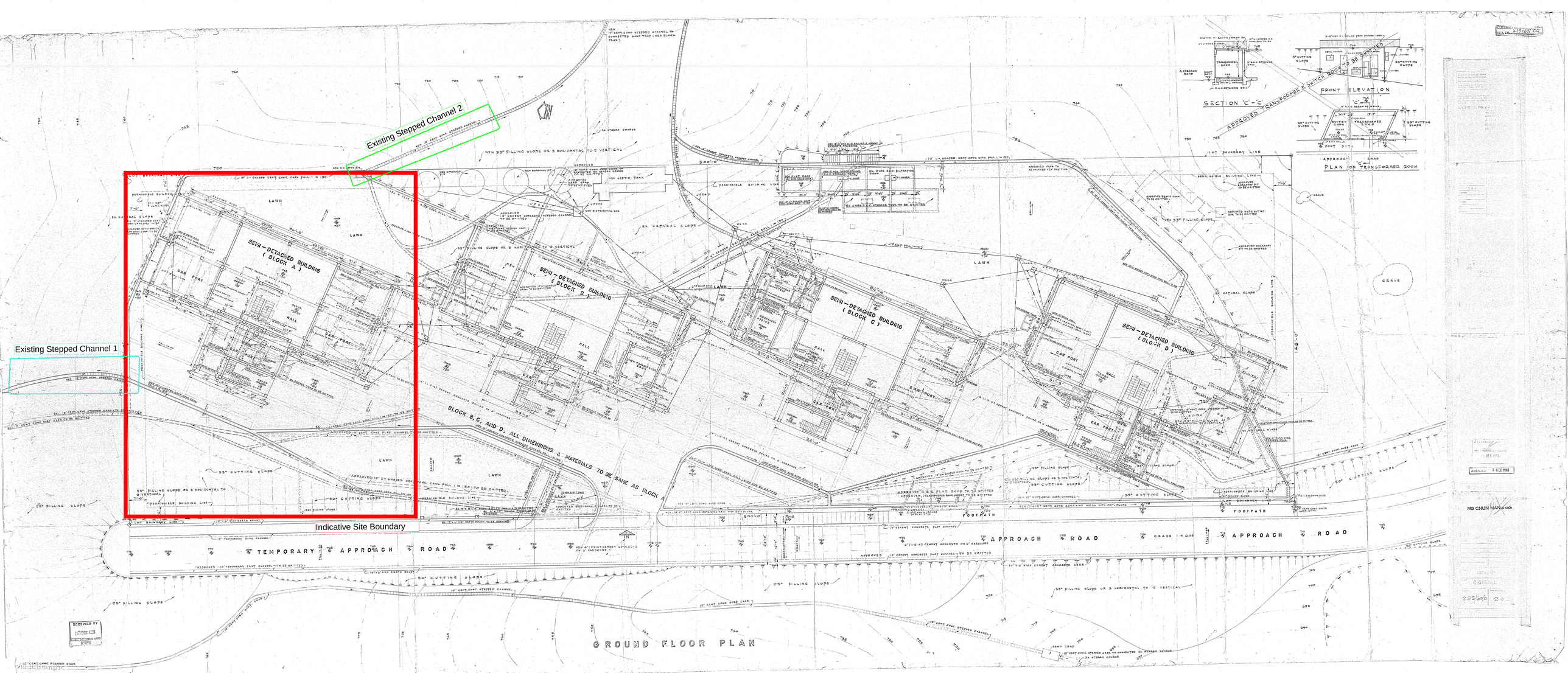
V:\CYSCAD\23-546 Ka Shue Road Sai Kung\BDA\Scheme for PlanD

Appendix B Drainage Impact Assessment Calculations

Appendix B - Drainage Impact Assessment Calculations

Scenario	Catchment Location	Catchment Area (A), m^2	Time of Concentration (mins)	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Climate Change Factor	Peak runoff, m^3/s
				a	b	c					
Exisitng - Catchment A	A1	317.9	5	505.5	3.29	0.355	238.6	0.95	302.0	16%	0.023
-	A2	143.8	5	505.5	3.29	0.355	238.6	0.30	43.2	16%	0.003
-	A3	302.7	5	505.5	3.29	0.355	238.6	0.95	287.6	16%	0.022
Total Runoff of Existing condition to Existing Stepped-Channel 1											**0.049**
Proposed - Catchment A	P-A1	144.6	5	505.5	3.29	0.355	238.6	0.30	43.4	16%	0.003
-	P-A2	74.1	5	505.5	3.29	0.355	238.6	0.30	22.2	16%	0.002
-	P-A3	8.4	5	505.5	3.29	0.355	238.6	0.30	2.5	16%	0.000
-	P-A4	264.9	5	505.5	3.29	0.355	238.6	0.95	251.7	16%	0.019
-	P-A5	1.9	5	505.5	3.29	0.355	238.6	0.30	0.6	16%	0.000
-	P-A6	314.8	5	505.5	3.29	0.355	238.6	0.95	299.0	16%	0.023
Total Runoff of After Development to Existing Stepped-Channel 1											**0.048**

Scenario	Catchment Location	Catchment Area (A), m^2	Time of Concentration (mins)	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Climate Change Factor	Peak runoff, m^3/s
				a	b	c					
Exisitng - Catchment B	B1	642.4	5	505.5	3.29	0.355	238.6	0.95	610.3	16%	0.047
-	B2	56.8	5	505.5	3.29	0.355	238.6	0.30	17.0	16%	0.001
-	B3	221.9	5	505.5	3.29	0.355	238.6	0.30	66.6	16%	0.005
-	B4	15.5	5	505.5	3.29	0.355	238.6	0.30	4.6	16%	0.000
Total Runoff of Existing condition to Existing Stepped-Channel 2											**0.054**
Proposed - Catchment B	P-B1	28.4	5	505.5	3.29	0.355	238.6	0.30	8.5	16%	0.001
-	P-B2	42.9	5	505.5	3.29	0.355	238.6	0.30	12.9	16%	0.001
-	P-B3	55.2	5	505.5	3.29	0.355	238.6	0.95	52.5	16%	0.004
-	P-B4	24.9	5	505.5	3.29	0.355	238.6	0.30	7.5	16%	0.001
-	P-B5	249.0	5	505.5	3.29	0.355	238.6	0.95	236.6	16%	0.018
-	P-B6	131.3	5	505.5	3.29	0.355	238.6	0.30	39.4	16%	0.003
-	P-B7	3.7	5	505.5	3.29	0.355	238.6	0.30	1.1	16%	0.000
-	P-B8	343.7	5	505.5	3.29	0.355	238.6	0.95	326.5	16%	0.025
-	P-B9	1.6	5	505.5	3.29	0.355	238.6	0.30	0.5	16%	0.000
Total Runoff of After Development to Stepped U-Channel 2											**0.053**


Existing Stepped Channel 2
Existing Stepped Channel 1
Indicative Site Boundary
SEMI-DETACHED BUILDING (BLOCK A)
SEMI-DETACHED BUILDING (BLOCK B)
SEMI-DETACHED BUILDING (BLOCK C)
SEMI-DETACHED BUILDING (BLOCK D)
BLOCK B, C, AND D, ALL DIMENSIONS & MATERIALS TO BE SAME AS BLOCK A
LAWN
CAR PORT
HALL
TEMPORARY APPROACH ROAD
APPROACH ROAD
FOOTPATH
GROUND FLOOR PLAN
SECTION 'C'-'C'
FRONT ELEVATION
PLAN OF TRANSFORMER ROOM
APPROVED TRANSFORMER & SWITCH ROOM TO BE OMITTED
NG CHUN MAN & ARCH

Appendix VIII

Visual Impact Assessment

Application for Proposed Minor Relaxation of Maximum Building Height and Site Coverage Restrictions in "Residential (Group C)1" Zone at Lot No. 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories

Visual Impact Assessment

Applicant	:	Brilliant Genius Ltd.
Planning Consultant	:	Vision Planning Consultants Ltd.
Date of Submission	:	December 2024

CONTENTS

MAIN TEXT

1. **INTRODUCTION**
2. **SURROUNDING LOCAL CONTEXT**
3. **THE ASSESSMENT**
4. **CONCLUSION**

LIST OF PLANS

Plan 1 - Location of the Subject Site
Plan 2 - Lot Plan of the Subject Site
Plan 3 - Ground Floor Plan
Plan 4 - Typical Floor Plan for 1/F to 5/F (4/F omitted)
Plan 5 - Section A
Plan 6 - Section B
Plan 7 - Section C
Plan 8 - Landscape Masterplan
Plan 9 - Surrounding Building Heights
Plan 10 - Key Plan of Selected Public Viewing Points
Plan 11 - Unselected Viewing Points
Plan 12 - Photomontage of the Proposed Development at VP 1
Plan 13 - Photomontage of the Proposed Development at VP 2
Plan 14 - Photomontage of the Proposed Development at VP 3
Plan 15 - Photomontage of the Proposed Development at VP 4
Plan 16 - Photomontage of the Proposed Development at VP 5

1. Introduction

1.1. This report on Visual Impact Assessment ("**VIA**") is prepared in accordance with the *'Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board'* ("**TPB PG-No. 41**") in support of a s.16 planning application for proposed minor relaxation of building height ("**BH**") restriction from 18m to 21.2m (or at +248.2mPD, measured from the mean site formation level of the basement floor of the building) and site coverage ("**SC**") restriction from 30% to about 34.034% for a proposed redevelopment scheme (the "**Proposed Scheme**") at Lot No. 1109 RP (Part) in D. D. 253 (the "**Subject Site**"), 8 Ka Shue Road, Sai Kung (**Plan 1**).

1.2. Compared to the previously approved Planning Application No. A/SK-TLS/56 (the "**PAS**"), they represent an increase of 2.2m in BH (i.e. from 19m to 21.2m) and 0.123% in SC (i.e. from 33.911% to 34.034%) respectively.

1.3. The Subject Site falls within "Residential (Group C)1" zone on the Approved Tseng Lan Shue Outline Zoning Plan ("**OZP**") No. S/SK-TLS/10 (**Plan 1** and **Plan 2**).

1.4. The main purpose of the present scheme aims to achieve the following three redevelopment objectives:

(i) to tackle the overlooked inter-locking technical issues resulting in unable to comply with the relevant statutory building regulations and CLP Power Hong Kong Limited's requirements being identified in the previous approved scheme under Application No. A/SK-TLS/56 ("**PAS**") [including, but not limited to, the provision of a high headroom electricity transformer with its stringent vehicular access gradient requirements for delivery of equipment and maintenance purposes, firefighting facilities, Emergency Vehicular Access and other critical building and structural considerations related to the utilisation of the permissible domestic floor area under lease];

(ii) to respond to the recent market aspirations for high headroom residential units; and

(iii) to take this opportunity to improve the development scheme where technically feasible.

1.5. The Proposed Scheme comprises two 5-storey buildings on top of one storey of basement car park (with overall resultant BH of 21.2m or +248.2mPD). Various possible mitigation measures have been taken into account in the Proposed Scheme to blend in well with its surrounding natural setting, including the provision of further building setbacks, retaining 5m building separation between buildings, multi-level landscaping treatments to enhance both visual amenity and local biodiversity, and special boundary wall design to enhance the nature wind penetration onto Ka Shue Road.

1.6. The G/F plan, typical floor plan for domestic floors, section diagrams and Landscape Master Plan of the Proposed Scheme are attached respectively in **Plans 3** to **8**. Details of floor layout plans, reasons for the proposed BH and SC under application, and planning justifications for the Proposed Scheme are briefly outlined in the Planning Statement. The overall resultant BH of the Proposed Scheme is at 21.2m or +248.2mPD. A best possible achievable building separation between Tower 1 and Tower 2 is 5m (from 1/F up to the Roof Level) (**Plan 7**).

1.7. The key major planning merits will be achieved in the Proposed Scheme are outlined as below.

(i) To commit the provision of a minimum of 5m building separation as proposed in the PAS, the present scheme has made the best effort to retain this building separation from 1/F to roof level between T1 and T2 for the natural wind movements through the proposed development onto its surrounding areas while complying with the statutory building utilisation regulations (**Figure 11 in the Planning Statement**) and, at the same time, to offer additional building setback along Ka Shue Road (**Figure 11 in the Planning Statement**) (i.e. by sacrificing a market desirable internal domestic floor layouts in T1 and T2);

(ii) To commit offer a greater and better roadside ventilation, greening and biodiversity by making the best use of the 2.5m wide roadside setback area alongside Ka Shue Road for provision of extensive landscaping treatments to be managed and maintained by the future management of the proposed development (**Figures 25 – 27 in the Planning Statement**);

(iii) To commit further enhancement of the natural wind penetration onto Ka Shue Road without jeopardising the privacy of the on-site residential units with windows fronting Ka Shue Road, by providing grilles the upper portion of the joining areas between boundary wall partitions (i.e. portion above 1.6m from ground level of Ka Shue Road) will be in the form of grille as shown in **Figures 25 – 27 in the Planning Statement**);

(iv) To commit to offer further enhancement on the local biodiversity in the area by providing selected various plant species which could provide foods and shelter for the local wildlife/ecosystem within the Subject Site (**Figure 27 in the Planning Statement**); and

(v) To committed make the best effort to initiate to upgrade the quality of building development at least up to a GOLD BEAM Plus Certification instead of UNCLASSIFIED project under the PAS.

2. Surrounding Local Context

2.1. The general physical setting in the vicinity of the Subject Site is shown in **Plan 9**. The Subject Site is located at the northeast of Ka Shue Road, Sai Kung. The surrounding visual context of the Subject Site is dominated by low-rise and low-density residential neighbourhoods accessible via Ka Shue Road, and vegetated slopes.

2.2. A group of low-rise and low-density residential developments (village type developments at Tseng Lan Shue, Hillview Court, Clearwater Bay Knoll, Cloud Court, The Woods and Pak Shek Wo San Tsuen) with BHs ranging from about +194.4mPD to +253.7mPD are located in the vicinity of the Subject Site, as shown in **Plan 9**. The absolute BH of the Proposed Scheme above ground is only 21.2m (or +248.2mPD), it blends in well with is surrounding physical developments, particularly when compared to the BH level in Hillview Court (at +252.9mPD to +253.7mPD) **(Plan 9**). Therefore, the Proposed Scheme is not incompatible with its surrounding development profile in terms of the local BH setting.

3. The Assessment

3.1. At an early assessment stage, a total of seven visually sensitive public viewing points ("**VPs**") were identified in the local- and district-wide contexts (**Plan 10**). However, after site visit, only five are considered appropriate for this VIA, as the Proposed Scheme cannot be viewed from two unselected VPs because they are either screened off or filtered completely by existing vegetation or structures. The identified Visual Envelope of the Proposed Scheme is shown in **Plan 10**.

3.2. The existing visual conditions of the two unselected VPs (i.e. VP A and VP B) are shown in **Plan 11**. Photomontages of the Proposed Scheme at the five selected VPs (i.e. VP 1 – VP 5), as illustrated in **Plans 12 – 16**, are produced to facilitate this assessment.

VP 1 – Wilson Trail Section 4 (Plan 12)

3.3. VP 1 is located about 368m southwest of the Subject Site at Wilson Trail Section 4 (**Plan 10**).

Visual Elements & Visual Sensitivity

3.4. Photo A1 in **Plan 12** shows the existing conditions of VP 1. The main public viewers at this VP are travellers along Wilson Trail Section 4 and recreational users of the pavilion of Tseng Lan Shue. It represents a long viewing distance from the Subject Site.

3.5. Visual elements at this VP primarily comprise street/roadside plantings and street furniture in the foreground; open-air carpark and village type developments at Tseng Lan Shue and dense vegetation/roadside trees in the middle ground; whereas Hillview Court, Blocks E and F of Clear Water Bay Apartments and the open sky view form the background of the Subject Site. Having considered the transient nature of travellers and recreational users at this VP and the existing dense vegetation/roadside trees and presence of village type developments at Tseng Lan Shue, the visual sensitivity at this VP is **low**.

Visual Composition

3.6. Upon completion of the Proposed Scheme, the overall visual composition at this VP, as shown in Photo A2 of **Plan 12**, will remain largely dominated by the low-rise, low-density village type developments at Tseng Lan Shue, and the adjacent

residential developments (i.e. Hillview Court and Blocks E and F of Clear Water Bay Apartments) as well as existing dense vegetation/roadside trees. The Proposed Scheme (two 5-storey buildings on top of one storey of basement car park/up to+248.2mPD) will blend in with village houses in Tseng Lan Shue (up to about +235mPDin BH) in the middle ground and background low-rise and low-density residential developments (up to about +253.7mPD) in BH, and is considered not incompatible.

Visual Obstruction & Effect on Visual Resources

3.7. The Proposed Scheme would be largely screened off by existing vegetation, roadside trees and village type developments at Tseng Lan Shue. As only a minor portion of the Proposed Scheme would be visible at this VP, and the Proposed Scheme would not reduce the visual access to the open sky view and would not affect the visual openness of the area.

Effect on Public Viewers

3.8. As a substantial part of the Proposed Scheme would be screened off by existing vegetation/roadside trees and village type developments at Tseng Lan Shue, and as the Proposed Scheme would not result in reduction of the visual access to the open sky view and visual openness at this VP, the magnitude of visual changes at the VP are **negligible**.

Resultant Visual Impact

3.9. Considering the low visual sensitivity and negligible degree of visual changes at this VP, the overall resultant visual impact is **negligible**.

VP 2 – Ka Shue Road (near Block 7 of Hillview Court) (Plan 13)

3.10. VP 2 is located about 22m southwest of the Subject Site outside Block 7 of Hillview Court (**Plan 10**). It represents a short viewing distance from the Subject Site.

Visual Elements & Visual Sensitivity

3.11. Public viewers at this VP primarily consist of road users and transient pedestrians of Ka Shue Road. Visual elements comprise Ka Shue Road at the foreground, roadside planters in the middle ground; as well as Blocks E and F of Clear Water Bay Apartments (about +243mPD) and the open sky view in the background

(Photo B1 in **Plan 13**). Having considered the low-rise and low-density character of this area and the open sky view, visual sensitivity at this VP is **medium**.

Visual Composition

3.12. Visual composition at this VP is characterised by low-rise and low-density residential blocks of the Clear Water Bay Apartments in the backdrop. The Proposed Scheme of only two 5-storey buildings on top of one storey of basement car park (with an overall resultant BH at +248.2mPD) is not incompatible to the adjacent Blocks E and F of Clear Water Bay Apartments (about +243mPD) and Hillview Court (about +253.7mPD).

3.13. To reduce the hardlines of the Proposed Scheme, feasible mitigation measures are proposed, including a building gap (approximately 5m from 1/F up to the Roof level) to reduce wall effect, and enhance the local air ventilation and the visual permeability from Ka Shue Road. The proposed increase of setback area alongside Ka Shue Road from 2m in the PAS to 2.5m wide in the Proposed Scheme with extensive landscape treatments will provide better visual amenity effect when compared to that in the PAS. Trees and shrubs plantings facing Ka Shue Road will also provide green shading and create a pleasant and tranquil walking environment for the neighbourhood.

Visual Obstruction & Effect on Visual Resources

3.14. Although the Proposed Scheme will reduce slightly the visual access to the open sky view and the visual openness at this VP, the proposed landscaping treatments (i.e. greenery fencing) and a 5m building separation as shown in Photo B2 in **Plan 13** will contribute effect to improve the visual amenity and permeability of the Proposed Scheme.

Effect on Public Viewers

3.15. The proposed mitigation measures (i.e. building setback area with minimum width of 2.5m along Ka Shue Road, building gap and landscape treatments) will contribute to effort to mitigate the potential visual impacts of the Proposed Scheme at this VP. Considering the proposed mitigation measures, the magnitude of visual change at this VP due to the Proposed Scheme is **moderate**.

Resultant Visual Impact

3.16. Considering the medium visual sensitivity and moderate degree of visual changes at this close-up VP, the overall resultant visual impact after adoption of the mitigation measures (including the provision of building setback area with minimum width of 2.5m along Ka Shue Road, a 5m building separation and extensive landscape treatments) is **moderately adverse** and thus tolerable.

VP 3 – Junction of Clear Water Bay Road and Pak Shek Wo San Tsuen Road (Plan 14)

3.17. VP 3 is located about 196m southeast of the Subject Site representing public viewers at Clear Water Bay Road and Pak Shek Wo San Tsuen Road (**Plan 10**).

Visual Elements & Visual Sensitivity

3.18. Public viewers primarily consist of road users and pedestrians of Clear Water Bay Road and Pak Shek Wo San Tsuen Road (Photo C1 in **Plan 14**). Visual elements identified at this VP include Clear Water Bay Road and existing tall and dense roadside plantings/trees and railings in the foreground. In the middle ground, roadside trees along Pak Shek Wo San Tsuen Road have already filtered off a large portion of residential developments (i.e. Blocks C, D, E and F of Clear Water Bay Apartments (about +243mPD) as well as The Woods (about +208.5mPD)).

3.19. In the background, the sky view is intervened by tall and dense roadside trees. Having considered the transient nature of road users and pedestrians at this VP, and the Proposed Scheme being largely screened off by roadside trees, the visual sensitivity at this VP is **low**.

Visual Composition

3.20. Visual composition at this VP is dominated by tall and dense roadside plantings/trees and railings along Clear Water Bay Road and Pak Shek Wo San Tsuen Road. The proposed two 5-storey buildings on top of one storey of basement car park (with overall resultant BH of +248.2mPD) are not incompatible with the adjacent Blocks C, D, E and F of Clear Water Bay Apartments (about +243mPD). To mitigate the visual impact of the Proposed Scheme, rooftop greening is proposed (**Plan 8**).

Visual Obstruction & Effect on Visual Resources

3.21. As shown in Photo C2 of **Plan 14**, the Proposed Scheme is largely screened off by tall and dense roadside plantings/trees. Rooftop greening is proposed to enhance the visual quality and compatibility of the Proposed Scheme with its surroundings **(Plan 8**).

Effect on Public Viewers

3.22. Only a minor portion of the Proposed Scheme is visible at this VP as it is largely screened off by tall and dense roadside plantings/trees. As such, the magnitude of visual changes at this VP due to the Proposed Scheme is **slight**.

Resultant Visual Impact

3.23. Considering the low visual sensitivity and slight degree of visual changes, the overall resultant visual impact at this VP after adoption of mitigation measures (i.e. rooftop greening) is **slightly adverse**.

VP 4 – Pak Shek Wo San Tsuen Road (Plan 15)

3.24. VP 4 is located about 140m northeast of the Subject Site at Pak Shek Wo San Tsuen Road near the ingress/egress of Clear Water Bay Knoll and is a medium range VP (**Plan 10**).

Visual Elements & Visual Sensitivity

3.25. Public viewers at this VP are pedestrians and road users of the Pak Shek Wo San Tsuen Road, as well as residents/visitors of Clear Water Bay Knoll, Cloud Court, The Woods and Pak Shek Wo San Tsuen. Visual elements identified at this VP consist of Pak Shek Wo San Tsuen Road and railings in the foreground; tall and dense hillside trees and Blocks E and F of Clear Water Bay Apartments form the middle ground. The open sky view forms the background. Considering the distance between the VP and the Subject Site, and the middle ground being dominated by tall and dense hillside tree, visual sensitivity at this VP is **low**.

Visual Composition

3.26. Visual composition at this VP is dominated by existing tall and dense hillside trees near Pak Shek Wo San Tsuen Road. The proposed two 5-storey buildings on top of one storey of car park (with overall resultant BH of +248.2mPD) are not incompatible to Blocks E and F of Clear Water Bay Apartments (about +243mPD)

when viewed from this VP. Landscape greenery at the rooftop of the Proposed Scheme will enhance the visual quality.

Visual Obstruction & Effect on Visual Resources

3.27. As shown in Photo D2 of **Plan 15**, the Proposed Scheme is largely screened off by tall and dense hillside trees. Rooftop greening is proposed to enhance the visual amenity of the Proposed Scheme.

Effect on Public Viewers

3.28. As the Proposed Scheme will be largely screened off by dense hillside trees which dominate the visual context, the magnitude of visual changes at this VP due to the Proposed Scheme is **slight**.

Resultant Visual Impact

3.29. Having considered the slight degree of visual changes and the low visual sensitivity, the resultant visual impact at this VP due to the Proposed Scheme is **slightly adverse**.

VP 5 – Ka Shue Road (near Hillview Court Club House) (Plan 16)

3.30. VP 5 is located about 13m west of the Subject Site at Ka Shue Road near the entrance of Hillview Court's Club House as a VP of short range (**Plan 10**). This VP offers a close-up view of the Proposed Scheme representing road users and pedestrians at Ka Shue Road and residents of Hillview Court (**Plan 16**).

Visual Elements & Visual Sensitivity

3.31. Public viewers at this VP are road users and pedestrians of Ka Shue Road and residents of Hillview Court. Visual elements identified at this VP consists of Ka Shue Road in the foreground; railings and roadside trees in the middle ground; and Blocks E and F of Clear Water Bay Apartments, mountain backdrop and the open sky view in the background. Considering the short viewing distance and direct view towards the Proposed Scheme, visual sensitivity at this VP is considered **medium**.

Visual Composition

3.32. Visual composition at this VP is characterised by low-rise and low-density residential blocks of the Clear Water Bay Apartments. The proposed two 5-storey buildings over one storey of basement car park (with overall resultant BH of

+248.2mPD) are not incompatible with the adjacent Blocks E and F of Clear Water Bay Apartments (about +243mPD). To reduce the perceived building bulk, soften building edge and mitigate the potential visual impacts of the Proposed Scheme, mitigation measures including setback area with minimum width of 2.5m along Ka Shue Road and landscape treatment are proposed.

Visual Obstruction & Effect on Visual Resources

3.33. Although the Proposed Scheme will slightly reduce visual access to the open sky view and visual access when viewed from this VP, landscape treatments such as fence wall with extensive vertical greening and landscape treatment with enhancement of local biodiversity fronting Ka Shue Road, as shown in Photo E2 of **Plan 16**, will enhance the visual amenity of the Proposed Scheme.

Effect on Public Viewers

3.34. Blocks E and F of the Clear Water Bay Apartments (about +243mPD) are to the immediate east of the Subject Site when viewed from this VP. While the Proposed Scheme will obstruct part of the open sky view, with the mitigation measures and landscaping treatments proposed, the magnitude of visual changes at this VP due to the Proposed Scheme is **moderate**.

Resultant Visual Impact

3.35. Having considered the moderate magnitude of visual change and the medium visual sensitivity, the overall resultant visual impact at this VP due to the Proposed Scheme is **moderately adverse**.

4. Conclusion

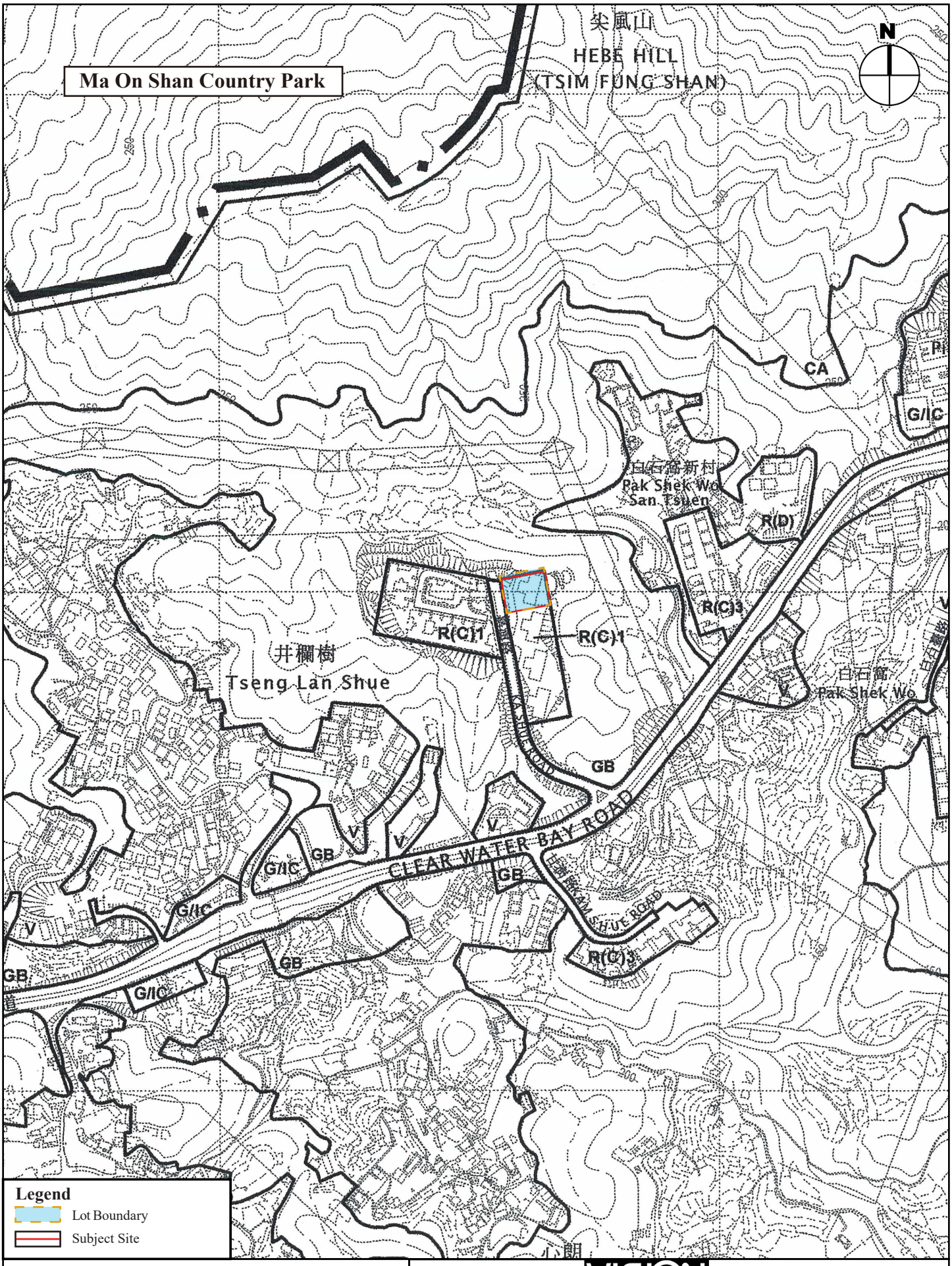
4.1. In view of the above, it can be concluded that the Proposed Scheme (two 5-storey buildings on top of one storey of basement car park) under application with minor relaxation of BH height restriction from 18m to 21.2m (or at +248.2mPD) and SC restriction from 30% to about 34.034%, the Proposed Scheme will not result in any significantly adverse or unacceptable visual impact according to the five selected public VPs.

4.2. The results of this VIA have demonstrated that two out of five selected VPs are moderately adverse, two are slightly adverse and the remaining one is negligible. The mitigation measures including further building setback, retention of 5m

building separation, landscaping treatments along Ka Shue Road and rooftop plantings will reduce the perceived building bulk, soften building edge, and mitigate the potential visual impact of the Proposed Scheme.

VISION PLANNING CONSULTANTS LIMITED

December 2024



Location of the Subject Site

(Extract from the Approved Tseng Lan Shue OZP No. S/SK-TLS/10)

Plan 1

1: 5 000

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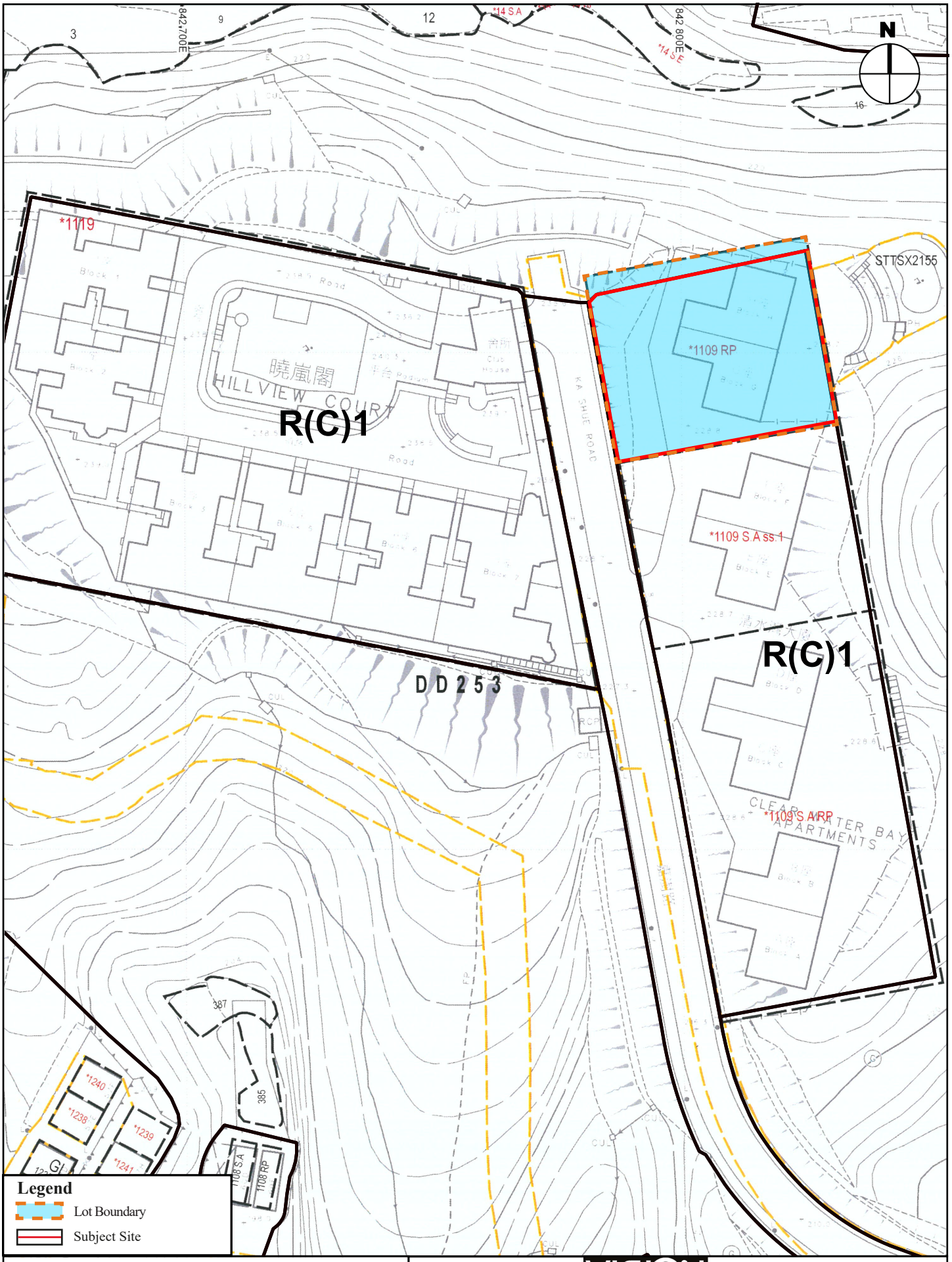

Lot Plan of the Subject Site

(Extract from the Lot Index Plan No. ags_S00000125284_0001)

Plan 2

1: 500

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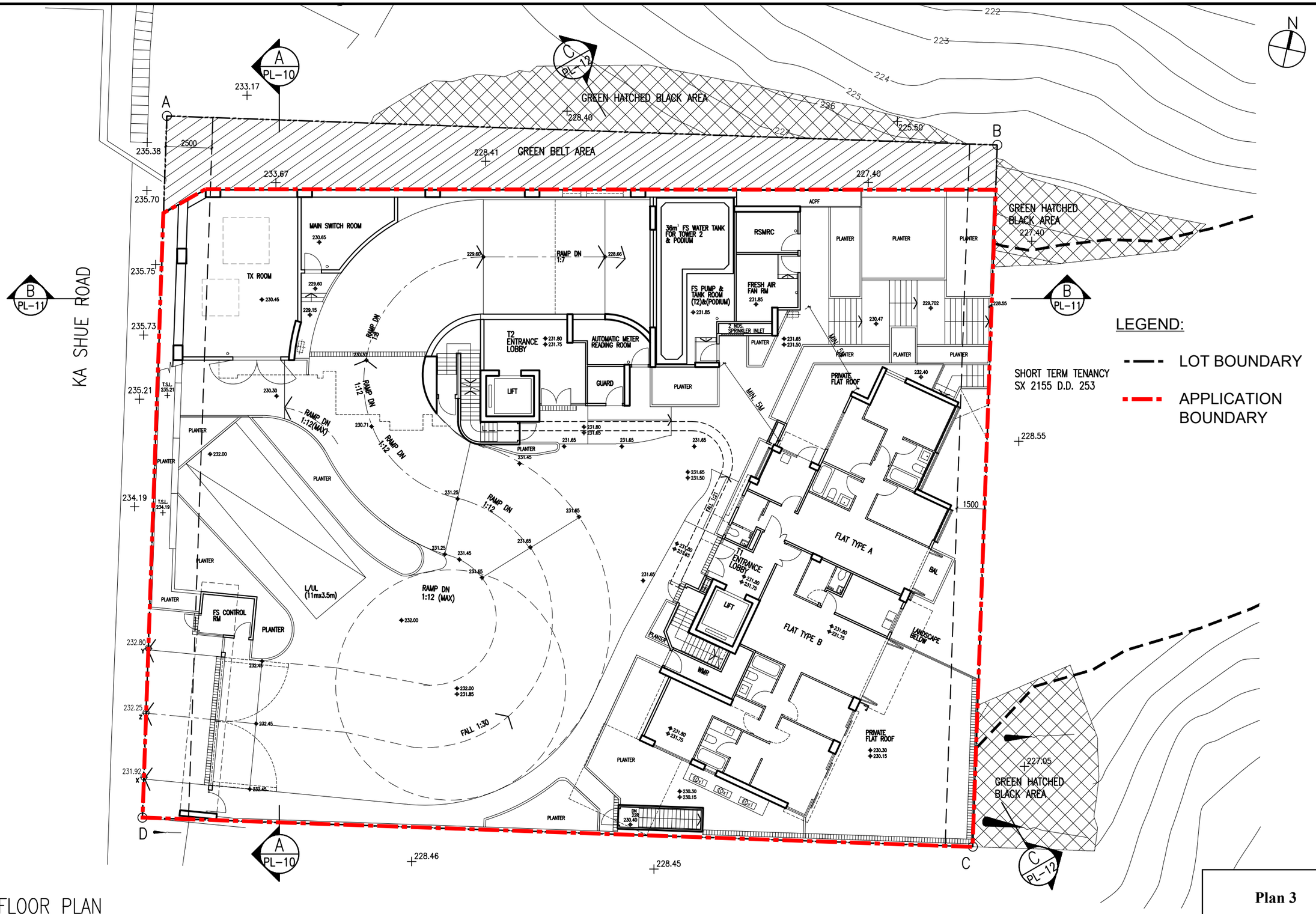
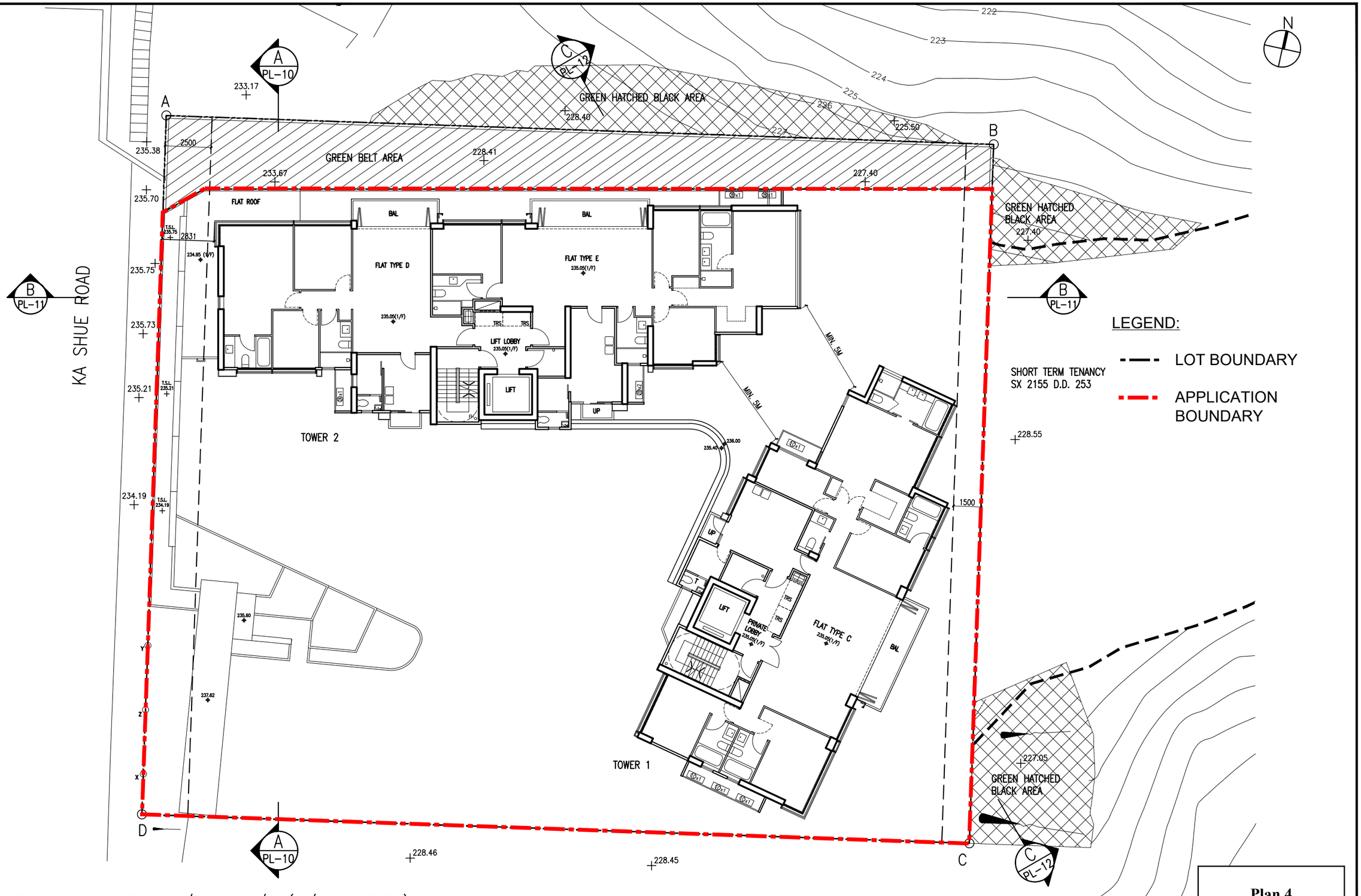


GROUND FLOOR PLAN

Plan 3

C Y S Associates (H K) Ltd. **Architects & Urban Designers.** CYS 20TH FLOOR • GENESIS • NOS. 33-35 WONG CHUK HANG ROAD • HONG KONG TEL: 2858 6693 • FAX: 2858 9083 2858 9366 • E-MAIL: cys@cysarch.com.hk	PROJECT Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories DRAWING TITLE SECTION 16 APPLICATION – GROUND FLOOR PLAN	DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED. COPYRIGHT OF THIS DRAWING IS RESERVED BY ARCHITECT.	NO. / DATE / REVISION / APP. A / 30/9/2024 / MINOR AMENDMENT
DESIGNED JC · DRAWN LWH APPROVED KC · CHECKED JC DATE AUG, 2024 · SCALE 1:200	PROJECT NO : 23-546 · REV. A DRAWING NO : PL-03 CAD REF : 546_GF-RF FOR PLAND_20241213		

V:\CYSCAD\23-546 Ka Shue Road Sai Kung\BDA\Scheme for PlanD



TYPICAL FLOOR PLAN FOR 1/F TO 5/F (4/F OMITTED)

Plan 4

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CYS
20TH FLOOR • GENESIS • NOS. 33-35 WONG CHUK HANG ROAD • HONG KONG
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PROJECT
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories

DRAWING TITLE
SECTION 16 APPLICATION
– TYPICAL FLOOR PLAN

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NO.	DATE	REVISION	APP.

DESIGNED	DRAWN
JC	LWH
APPROVED	CHECKED
KC	JC
DATE	SCALE
AUG, 2024	1:200

PROJECT NO : 23-546 REV.
DRAWING NO : PL-04
CAD REF : 546_GF-RF FOR PLAND_20241213

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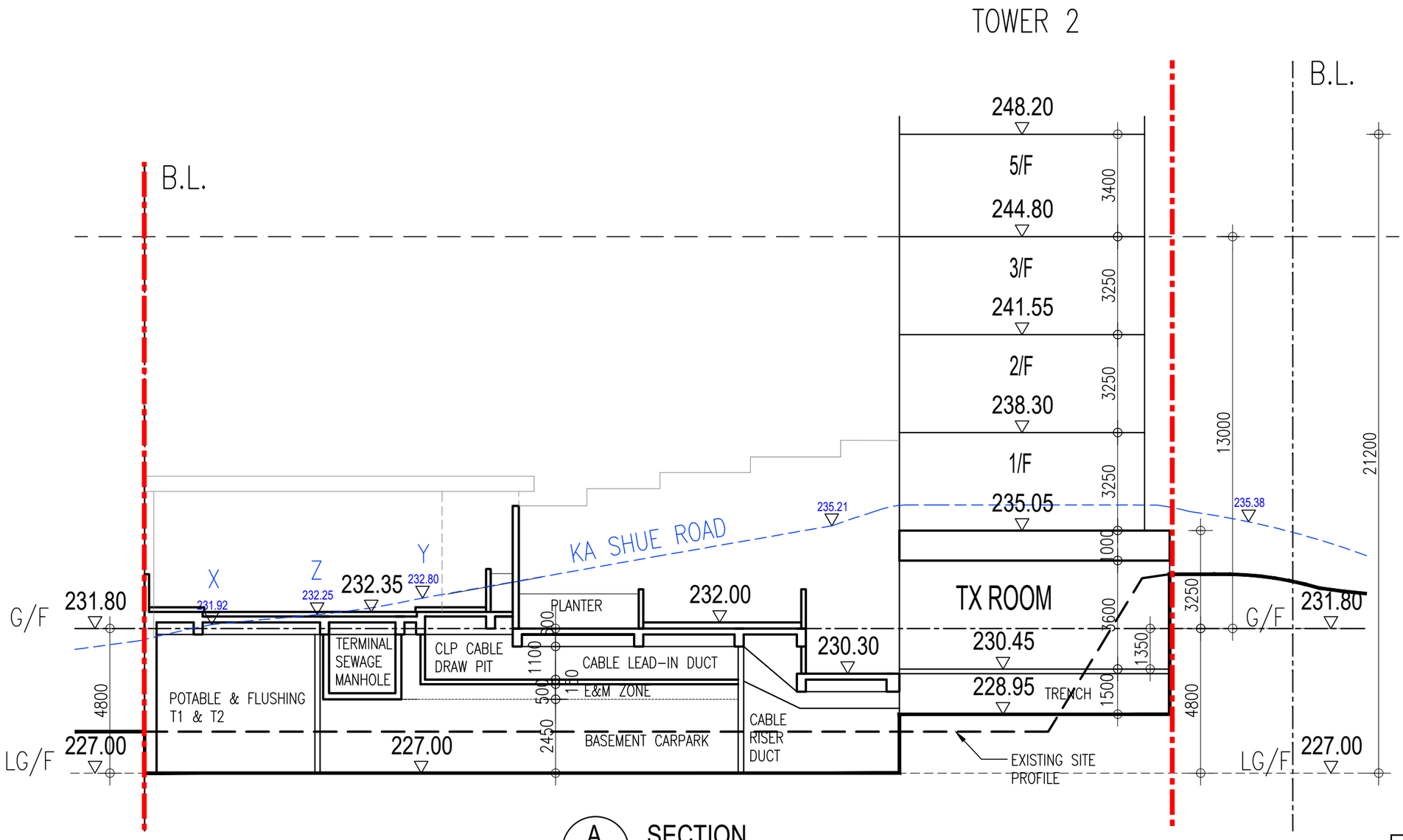
LEGEND:

LOT BOUNDARY

APPLICATION BOUNDARY



A SECTION

Plan 5

C Y S Associates (H K) Ltd.
Architects & Urban Designers.
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PROJECT
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories

DRAWING TITLE
SECTION 16 APPLICATION
- SECTION

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NO.	DATE	REVISION	APP.

DESIGNED JC	DRAWN LWH
APPROVED KC	CHECKED JC
DATE AUG, 2024	SCALE 1:150

PROJECT NO : 23-546 | REV.

DRAWING NO : PL-10

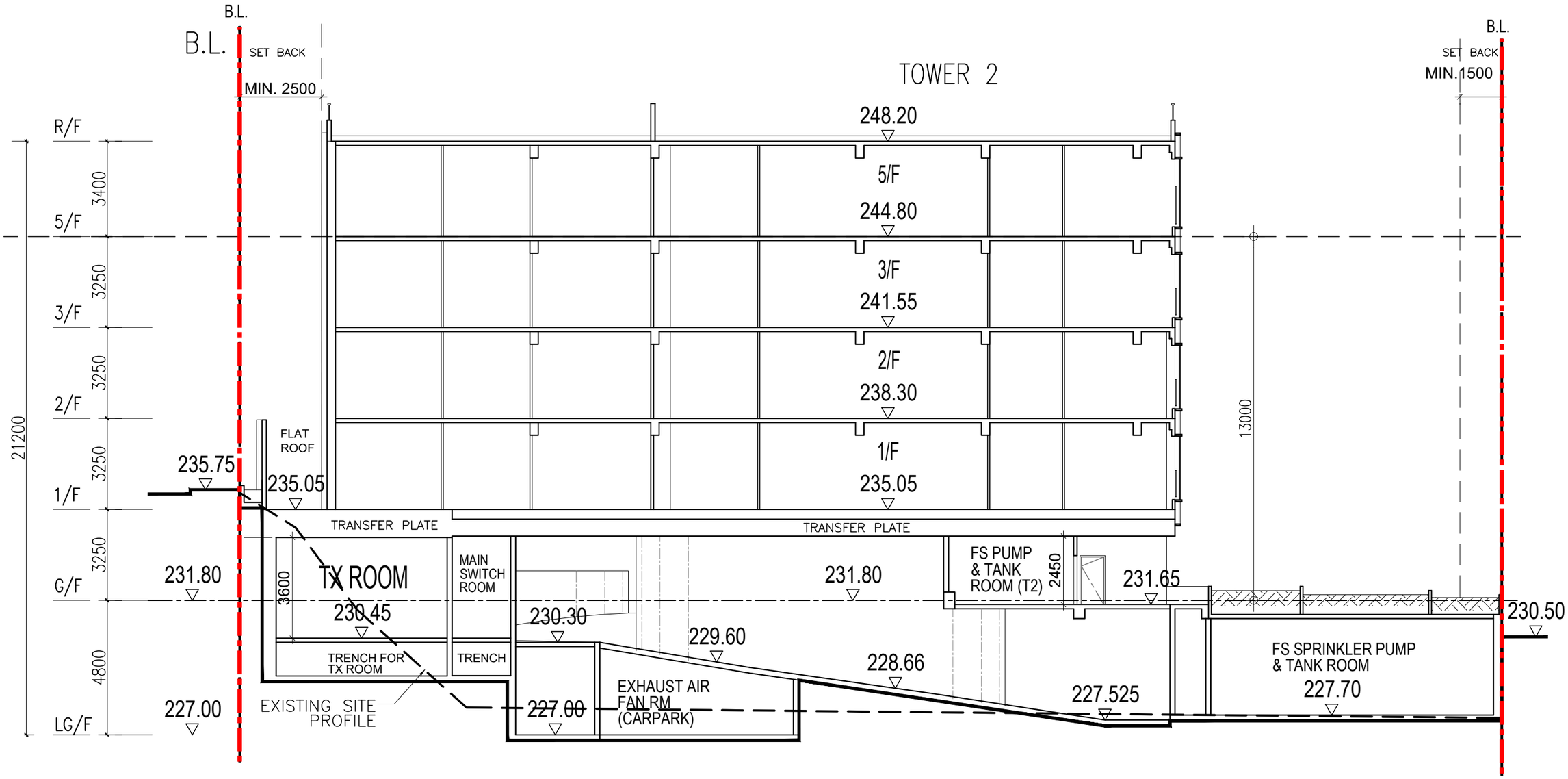
CAD REF : SECTIONS FOR S16

V:\CYSCAD\23-546 Ka Shue Road Sai Kung\BDA\Scheme for PlanD

LEGEND:

LOT BOUNDARY

APPLICATION BOUNDARY



B SECTION

Plan 6

C Y S Associates (H K) Ltd.
Architects & Urban Designers.
CYS
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PROJECT
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories

DRAWING TITLE
SECTION 16 APPLICATION
- SECTION

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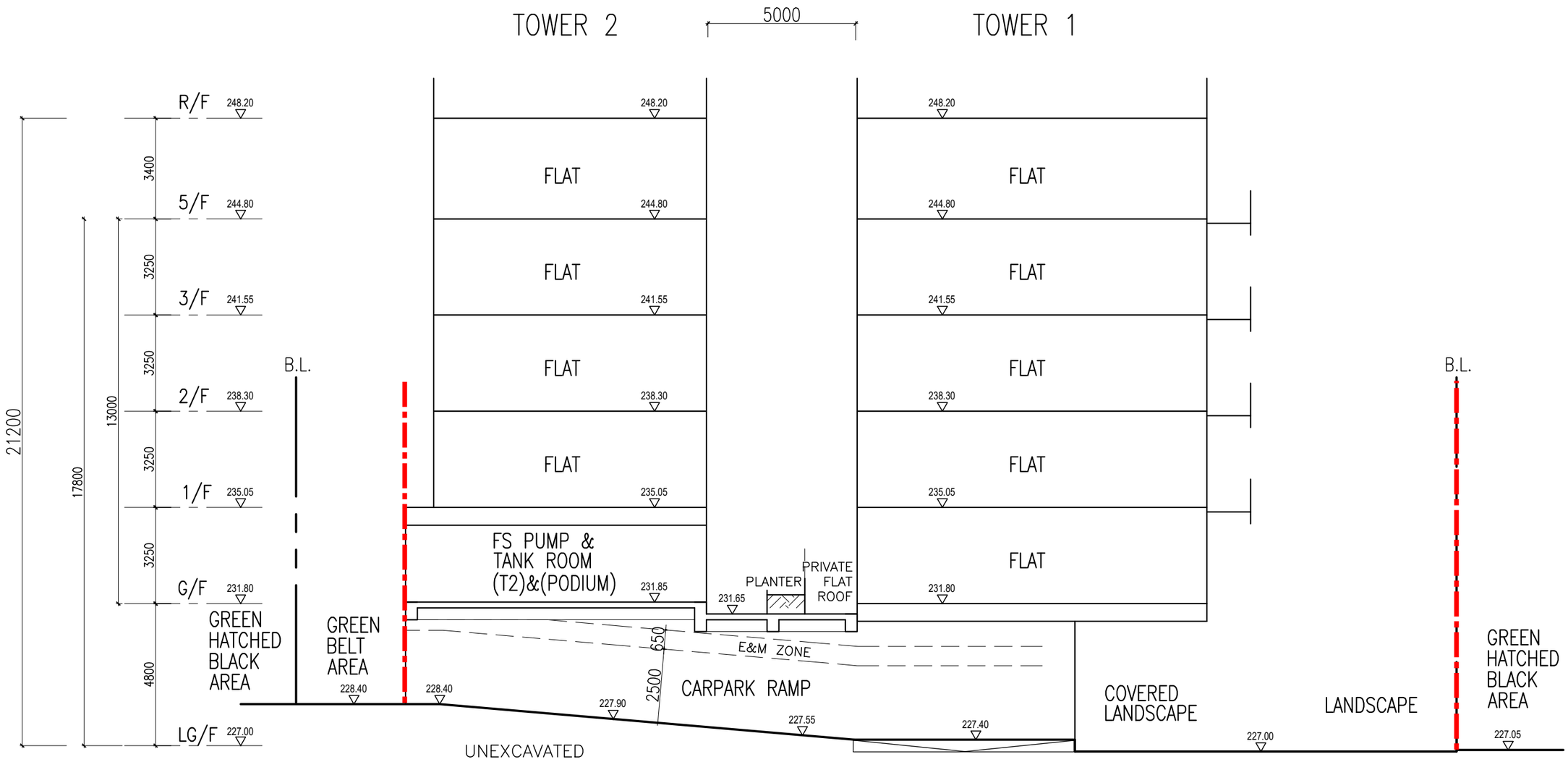
DESIGNED	DRAWN	PROJECT NO :	REV.
JC	LWH	23-546	
APPROVED	CHECKED	DRAWING NO : PL-11	
KC	JC		
DATE	SCALE	CAD REF : SECTIONS FOR S16	
MAY, 2024	1:150		

LEGEND:

LOT BOUNDARY

APPLICATION BOUNDARY



SECTION C

C SECTION

Plan 7

C Y S Associates (H K) Ltd.
Architects & Urban Designers.
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PROJECT
Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories

DRAWING TITLE
SECTION 16 APPLICATION
- SECTION

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NO.	DATE	REVISION	APP.

DESIGNED	DRAWN	PROJECT NO :	REV.
JC	LWH	23-546	
APPROVED	CHECKED	DRAWING NO : PL-12	
KC	JC		
DATE	SCALE	CAD REF : SECTIONS FOR S16	
MAY, 2024	1:150		



Amendment No.	Date	Description	Drawn by	Checked by	Approved by
C	12/24	RESUBMISSION	DA	DC	TO
B	11/24	RtC	DA	DC	TO
A	09/24	RESUBMISSION	DA	DC	TO
0	07/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES

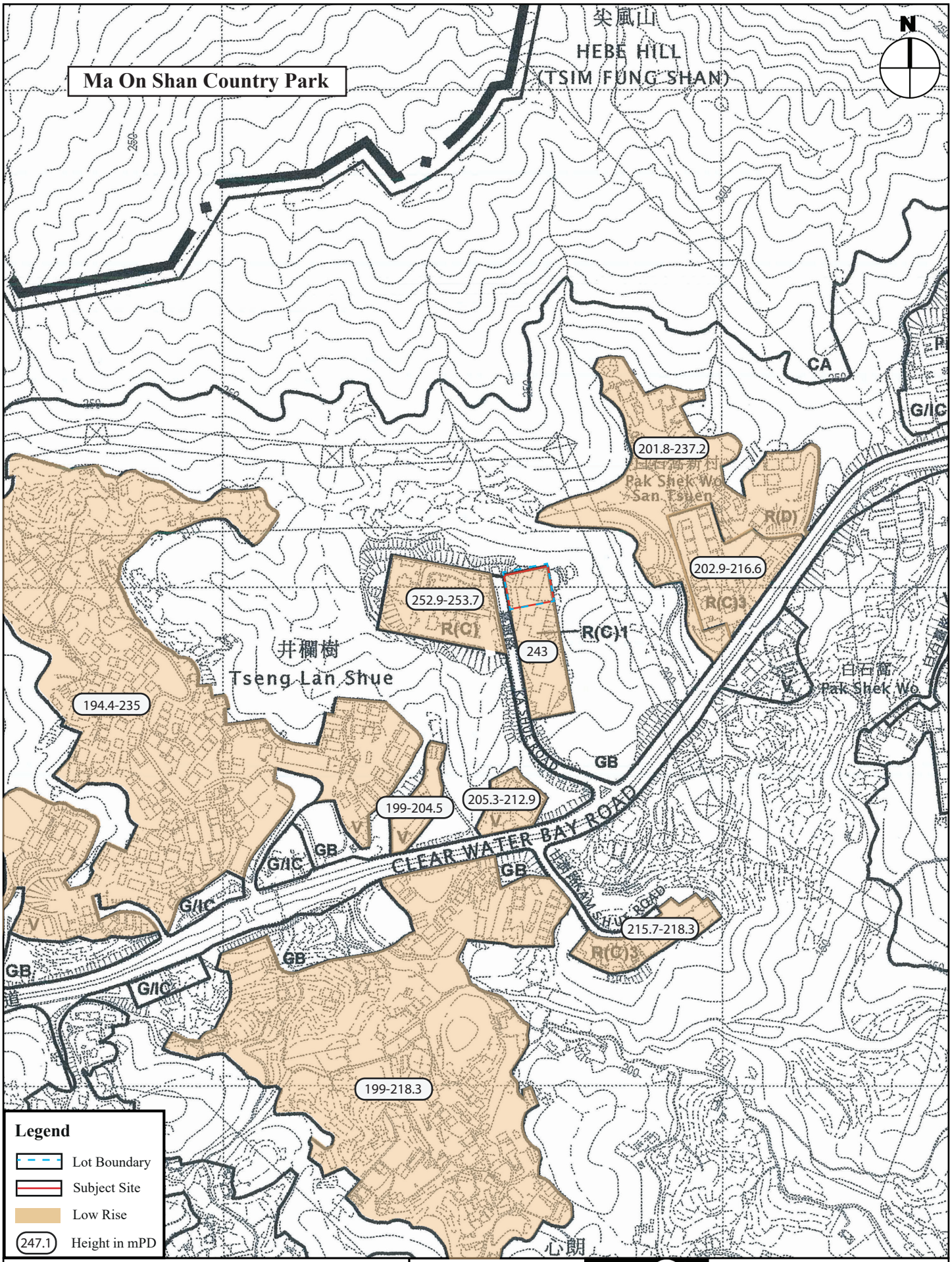
Drawing Title
LANDSCAPE MASTERPLAN

Drawing No. SMC1-LMP-01

Scale 1:200 @ A3

Drawn by	Checked by	Approved by	Date	Job. No.
DA	DC	TO	JUN 2024	SMC1

Urbis Limited
Planning, Urban Design, Landscape, Golf & Environmental Consultants
Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662



Surrounding Building Heights

(Extract from the Approved Tseng Lan Shue OZP No. S/SK-TLS/10)

Plan 9

1: 5 000

VISION
弘域城市規劃顧問有限公司
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香港北角蜆殼街 9-23 號秀明中心 20 樓 C 室
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Key Plan of Selected Public Viewing Points

(Base Plan Extracted from Government Sheet No. 11-NE-9C and 11-NE-9D)

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Plan 10

1: 2 000

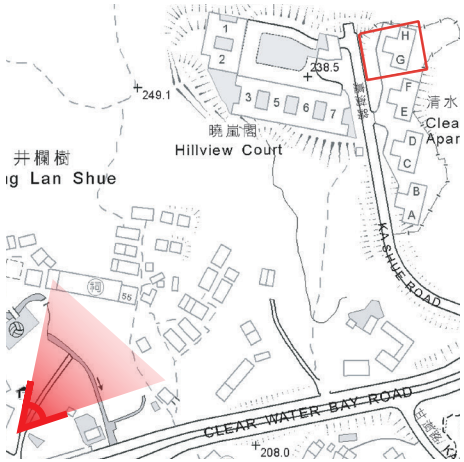


VP A - Pavilion at Tseng Lan Shue



VP B - Village Office at Tseng Lan Shue

Unselected Viewing Points	**Plan 11**	VISION 弘域城市規劃顧問有限公司 VISION PLANNING CONSULTANTS LTD. 香港北角蜆殼街 9-23 號秀明中心 20 樓 C 室 Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong. Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk
	N.T.S.	



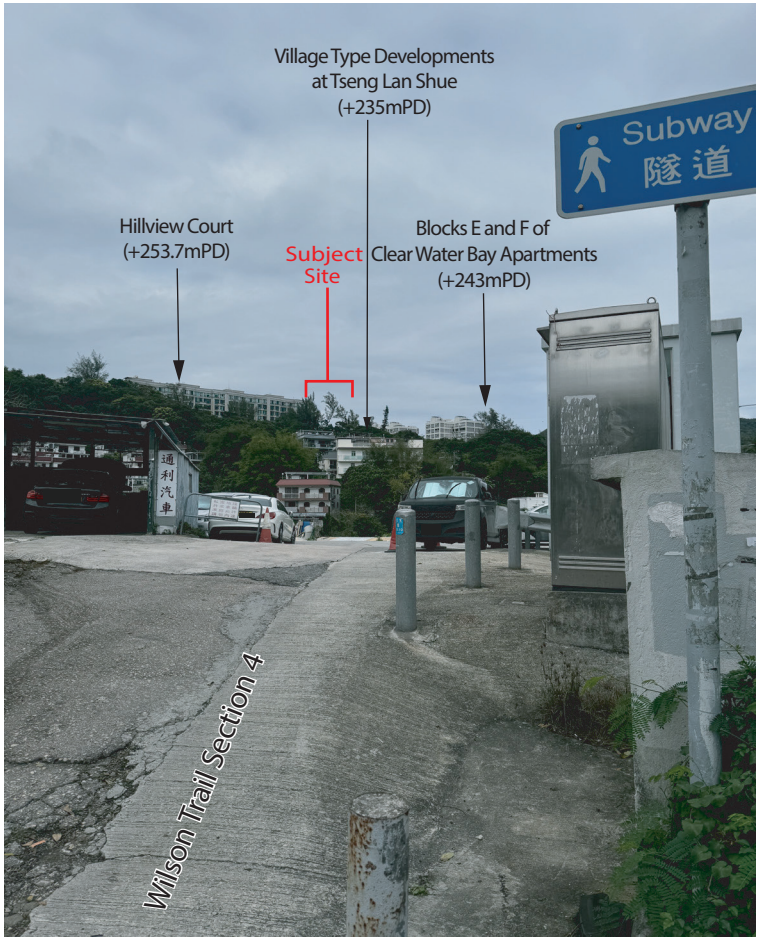


Photo A1 - Existing Conditions of the Subject Site



Photo A2 - Proposed Development at the Subject Site

Photomontage of the Proposed Development

VP 1 - Wilson Trail Section 4

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Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

Plan 12

N. T. S.

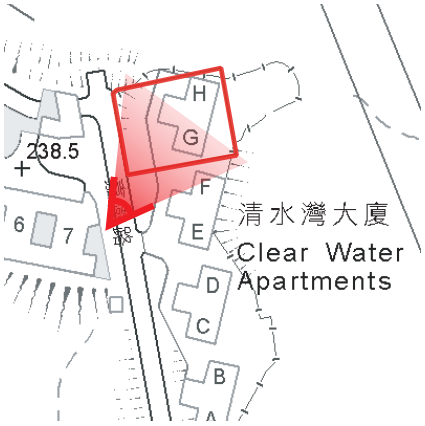



Photo B1 - Existing Conditions of the Subject Site



Photo B2 - Proposed Development at the Subject Site

Photomontage of the Proposed Development VP 2 - Ka Shue Road (near Block 7 of Hillview Court)	**Plan 13** **N.T.S.**	VISION 弘域城市規劃顧問有限公司 VISION PLANNING CONSULTANTS LTD. 香港北角蜆殼街 9-23 號秀明中心 20 樓 C 室 Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong. Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk





Photo C1 - Existing Conditions of the Subject Site



Photo C2 - Proposed Development at the Subject Site

Photomontage of the Proposed Development VP 3 - Junction of Clear Water Bay Road and Pak Shek Wo San Tsuen Road	**Plan 14** **N.T.S.**	VISION 弘域城市規劃顧問有限公司 VISION PLANNING CONSULTANTS LTD. 香港北角蜆殼街 9-23 號秀明中心 20 樓 C 室 Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong. Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk





Photo D1 - Existing Conditions of the Subject Site



Photo D2 - Proposed Development at the Subject Site

Photomontage of the Proposed Development VP 4 - Pak Shek Wo San Tsuen Road	**Plan 15** **N.T.S.**	VISION 弘域城市規劃顧問有限公司 VISION PLANNING CONSULTANTS LTD. 香港北角蜆殼街 9-23 號秀明中心 20 樓 C 室 Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong. Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

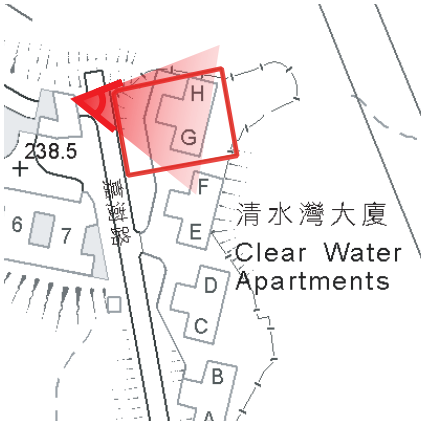



Photo E1 - Existing Conditions of the Subject Site



Photo E2 - Proposed Development at the Subject Site

Photomontage of the Proposed Development VP 5 - Ka Shue Road (near Hillview Court Club House)	**Plan 16** **N.T.S.**	VISION 弘域城市規劃顧問有限公司 VISION PLANNING CONSULTANTS LTD. 香港北角蜆殼街 9-23 號秀明中心 20 樓 C 室 Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong. Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Our Ref.: SK-KSR/PA/BGL/24-06
Date: 28 January, 2025

By Hand and Email
(tpbpd@pland.gov.hk)

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sirs,

Application for Proposed Minor Relaxation of Maximum Building Height and Site Coverage Restrictions in "Residential (Group C)1" Zone at Lot No. 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories (Application No. A/SK-TLS/66)

On behalf of the Applicant, we submit a total of 4 sets of the following Further Information ("**FI**") materials to respond to comments raised by the Transport Department ("**TD**"), the Urban Design & Landscape Section ("**UD&L**") of the Planning Department and the Drainage Services Department ("**DSD**") and relevant replacement pages of Planning Statement (i.e. page 14, Figure 30a and Figure 31a) for the captioned Application for your consideration.

Should you have any queries with regard to the above or require additional copies of the above FI materials, please do not hesitate to contact our Miss Michelle NG, Miss Nora WONG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

c.c:
Client
SKIs DPO (Attn.: Ms Esther LEUNG)
[SK-KSR/PA/BGL/24-06]
KC/NW/mn

香港北角蜆殼街 9-23 號 秀明中心 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9978
Email: vision@visionplanning.com.hk Website: www.visionplanning.com.hk

Table A

Responses-to-Comments ("R-t-C") Table

Table A Applicant's Responses to Departmental Comments

<table>
<tr><th colspan="2">Departmental Comments</th><th>Applicant's Responses</th></tr>
<tr><td>A</td><td colspan="2">Drainage Services Department</td></tr>
<tr><td>1.</td><td>Please provide a drainage layout plan showing flow directions and proposed drainage facilities including U channels, pipelines and outlets.</td><td>Please see Annex B attached.</td></tr>
<tr><td>2.</td><td>The existing drainage system to which the proposed drainage connection is to be made is not maintained by DSD, consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage systems.</td><td>Noted.</td></tr>
<tr><td>B.</td><td colspan="2">Transport Department</td></tr>
<tr><td>1.</td><td>Please provide the calculation of the parking spaces and motorcycle parking space.</td><td>The calculation breakdown of the provision of car parking and motorcycle parking spaces are based on the following flat size s and number in accordance with the standards set out in the HKPSG/ Government Lease of the site for your information and consideration:

<table>
<tr><th>Flat Size (m^2 GFA)</th><th>No. of Units</th></tr>
<tr><td>232</td><td>4</td></tr>
<tr><td>169</td><td>4</td></tr>
<tr><td>123</td><td>4</td></tr>
<tr><td>122</td><td>1</td></tr>
<tr><td>100</td><td>1</td></tr>
<tr><td>TOTAL</td><td>14</td></tr>
</table>
</td></tr>
</table>

Departmental Comments		Applicant's Responses		
		HKPSG Requirement	Lease Requirement	Proposed Provision
		Private Car Parking Provision Residential = Global parking standard x R1 x R2 x R3[(1)] = 6/4 x 4.1 x 1 x 1.1 + 8/4 x 7.0 x 1 x 1.1 = 6.765 + 15.4 = 23 Visitor = To be determined by TD on a case-by-case for residential developments with 75 units or less	Private Car Parking Provision Residential = 6 / 0.99 + 8 / 0.57 [(2)] = 7 + 15 = 22 Flexibility in Parking Provision (Residential) 22 x 5% =1 Additional Flexibility in Parking Provision (Residential) 22 x 5% =1 Total Residential Parking Provision = 22+1+1 = 24 Visitor = 1 car parking space per block with flats less than 30 = 2 Total Parking Provision = 24 + 2 = 26	26 (including 1 disabled car parking)
		Motorcycle Parking Provision = 1 motorcycle parking space per 100 – 150 flats	Motorcycle Parking Provision = 3 spaces shall be provided	3

Departmental Comments		Applicant's Responses
		<table><tr><td>L/UL Provision Minimum 1 goods vehicle L/UL bay for every 800 flats</td><td>L/UL Provision Minimum 1 HGV L/UL bay for every 800 flats</td><td>1 (HGV)</td></tr></table> (1) R1 – Demand Adjustment Ratio: 4.1 for flat size between 100-130m^2 GFA; 7.0 for flat size larger than 160m^2 GFA R2 – Accessibility Adjustment Ratio: 1.0 for outside a 500m radius of rail station R3 – Development Intensity Adjustment Ratio: 1.1 for Plot Ratio between 1.00 to 2.00 (2) One Space for every 0.99 residential unit for residential unit with flat size between 100-130m^2 GFA ; One Space for every 0.57 residential unit for residential unit with flat size larger than 160m^2 GFA
2.	Re. Appendix V, the road marking of Ka Shue Road shall be indicated.	Noted. Enclosed please find an updated swept path analysis (Figure 1 to 3) showing the road marking of Ka Shue Road for your consideration.
C.	**Urban Design and Landscape Unit, Planning Department**	
1.	In order to enhance the biodiversity of the vegetation, the Applicant is suggested to increase the native tree species for the compensatory tree planting.	The Applicant proposes a total of 21 compensatory trees with 12 different trees species. Eight of these compensatory trees are already of a native species (i.e. **38% of the total compensatory trees**).
2.	Existing trees in the Green Belt, which are adjacent to the proposed development, should be indicated on the Landscape Master Plan for reference.	The revised Landscape Master Plan attached shows the existing trees within the "Green Belt" area.
3.	The layout of the proposed vertical greening indicated on the Landscape Master Plan did not tally with the Greenery Calculation Plan.	The proposed amenity vertical greening indicated on the LMP is excluded from the Greening Calculation Plan, additional annotation with respect to this item has been indicated in the revised LMP for clarification.

Departmental Comments		Applicant's Responses
4.	The soil depth of the planter of shrubs and groundcovers (600mm including the drainage layer) indicated on Section B of Dwg. No. SMC1-DE-01 Rev. A is less than the soil depth (minimum 600mm) indicated in Para. 3.5.2 of the Landscape Proposal.	Noted and has been revised in drawing No. SMC1-DE-01, rev B.
	Advisory Remarks	
5.	The Applicant is reminded that the approval of the application under Town Planning Ordinance does not imply the approval of the site coverage of greenery, requirements under APP PNAP-152 and/ or under the lease. The site coverage of greenery calculation should be submitted separately to BD/relevant authority for approval.	Noted.

Annex A

Replacement Pages of Planning Statement

cope with various homebuyers' aspirations. The average flat size of the proposed development is about 168.36m^2 GFA.

6.9 Assuming the estimated household size per unit is 2.7, the proposed development will accommodate a total population of 38 persons (i.e. 14 x 2.7 = 37.8, round up to 38).

6.10 **Table 4** summarises the total domestic GFA (about) and BH distributions per floor in each tower.

Table 4a – Summary of Domestic GFA and BH Distribution per Floor Per Tower

	Unit	**Domestic GFA (m^2)**	**BH (m)**
Tower 1*			
LG/F	0	0	4.8
G/F	2	222	3.25
1/F	1	232	3.25
2/F	1	232	3.25
3/F	1	232	3.25
5/F	1	232	3.4
Sub-total	6	1,150 (about)	21.2
Tower 2*			
LG/F	0	0	4.8
G/F	0	39	3.25
1/F	2	292	3.25
2/F	2	292	3.25
3/F	2	292	3.25
5/F	2	292	3.4
Sub-total	8	1,207 (about)	21.2
Total	**14**	**2,357**	**21.2**

* 4/F is omitted

6.11 The present scheme will provide two building setback areas: one is a 2.5m wide setback area alongside Ka Shue Road to enhance the visual and natural wind penetrations and one is a 1.5m wide setback area alongside eastern site boundary solely to comply with B(P)R25 as shown in **Figures 11** and **16**. Compared to that in the PAS, the width of the setback area alongside Ka Shue Road will commit to increase further from 2m in the PAS to 2.5m in the present scheme (**Figure 11**).

6.12 Within this 2.5m wide setback area, at least a portion of 1.5m immediately adjoining Ka Shue Road will be used for landscaping purposes aiming to enhance the visual amenity, the streetscape and the biodiversity of this section of Ka Shue Road. To further enhance the visual and natural wind penetration towards Ka Shue Road, permeable main entrance gate and regular grille above 1.6m street levels of Ka Shue Road are also proposed as shown in **Figures 25 - 27**.



Figure 30a

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
D	01/25	RtC	DA	DC	TO
C	12/24	RESUBMISSION	DA	DC	TO
B	11/24	RtC	DA	DC	TO
A	09/24	RESUBMISSION	DA	DC	TO
0	07/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES

Drawing Title
LANDSCAPE MASTERPLAN

Drawing No. SMC1-LMP-01

Scale 1:200 @ A3

Drawn by	Checked by	Approved by	Date	Job. No.
DA	DC	TO	JUN 2024	SMC1

Urbis Limited
Planning, Urban Design, Landscape, Golf & Environmental Consultants
Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

Rooftop greening is proposed to enhance the visual quality and its compatibility with the surroundings.

Permeable gate for improved air ventilation. With grille above the 1.6m fence wall for improved ventilation along Ka Shue Road.

Lush planting (including vertical green) are proposed along the public pedestrian path (i.e. Ka Shue Road) to enhance the visual interest of pedestrian.



1.5m rear-end setback to comply with B(P)R with landscape treatment to create interesting landscape profile and enhance visual amenity.

2 separate building blocks to avoid screen-wall effect with a 5m building separation to enhance ventilation in the neighbourhood.

Covered walkway to enhance residents' comfort.

2.5m Building setback from Ka Shue Road to allow better air ventilation and sufficient sunlight.

Selection of native and exotic plant species that will enhance biodiversity. Compensatory tree ratio of 1:1.4 is proposed.

LEGEND:

- LOT BOUNDARY
- APPLICATION BOUNDARY
- TREES
- PLANTING AREA
- PEDESTRIAN PAVING
- DRIVEWAY PAVING
- PRIVATE DECK
- GRASSCRETE
- ROOF-TOP PLANTING
- COVERED WALKWAY
- 1.5m REAR-END SETBACK WITH LANDSCAPE TREATMENT

Summary of Planning and Design Merits

(Extracted from the indicative Landscape Master Plan, provided by URBIS Limited)

VISION
弘域城市規劃顧問有限公司
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Figure 31a

N. T. S.

Annex B

Drainage Layout Plans

GENERAL NOTES

1. THE WHOLE DRAINAGE INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING ORDINANCE AND BUILDINGS (STANDARDS OF SANITARY FITMENTS, PLUMBING, DRAINAGE WORKS AND LATRINES) REGULATIONS AND CHAPTER 123(I) SUBSIDIARY LEGISLATION.

2. UNLESS OTHERWISE STATED, BRANCH PIPE SIZE SHALL BE AS FOLLOWS:

WASTE BRANCH FOR EACH WASH BASIN	ø32mm
WASTE BRANCH FOR EACH KITCHEN/PANTRY/CLEANER SINK	ø40mm
WASTE BRANCH FOR EACH SHOWER	ø50mm
WASTE BRANCH FOR EACH BATH	ø40mm
WASTE BRANCH FOR EACH FLOOR DRAIN IN TOILET	ø50mm
SOIL BRANCH FOR EACH URINAL (FOR UK FIXTURE)	ø40mm
SOIL BRANCH FOR EACH URINAL (FOR US FIXTURE)	ø50mm
SOIL BRANCH FOR EACH WATER CLOSET	ø100mm
VENT BRANCH FOR EACH WATER CLOSET	ø50mm
VENT BRANCH FOR EACH URINAL	ø40mm

3. WHETHER SHOWN ON THE DRAWINGS OR NOT, SUFFICIENT ACCESS SHALL BE PROVIDED BY MEANS OF CLEANING EYES OR OTHER APPROVED METHOD TO ENABLE ALL DRAINAGE PIPES TO BE CLEARED OF ANY OBSTRUCTION. SUCH ACCESS POINTS SHALL BE SITED SO AS TO ALLOW CLEARANCE FOR THE EASY ENTRY OF CLEANING ROD.

4. ALL BENDS IN SOIL PIPES AND WASTE PIPES SHALL HAVE AN OBTUSE ANGLE AND HAVE THE LARGEST PRACTICABLE RADIUS OF CURVATURE. THE BENDS SHALL NOT CHANGE IN ANY WAY OF THE SECTION OF THE PIPE AND A CLEANING EYE SHALL BE PROVIDED AT OR NEAR THE BEND.

5. TYPE & DETAILS OF TRAPS OF VARIOUS SANITARY FITMENTS SHALL BE AS FOLLOW:

SANITARY FITMENT	TYPE OF TRAP	DEPTH OF WATER SEAL
WATER CLOSET	INTEGRAL	50mm
URINAL	UPVC ANTI-SYPHONAGE	80mm
WASH BASIN		
KITCHEN/PANTRY/CLEANER SINK		
BATH TUB (INSIDE FLAT SUNKEN SLAB)	UPVC TOP-ACCESS ANTI-SYPHONAGE TRAP	
FLOOR/ SHOWER DRAIN(INSIDE FLAT SUNKEN SLAB)		
WASHING MACHINE/ DISH WASHER	UPVC ANTI-SYPHONAGE	
FLOOR/ SHOWER DRAIN (EXCEPT INSIDE FLAT SUNKEN SLAB)	BRASS/C.I. RESEALING TRAP	

6. ALL SOIL VENTILATING PIPES AND WASTE VENTILATING PIPES ARE TO BE TERMINATED ABOVE ROOF LEVEL EITHER 1100mm OR 2500mm OR 3000MM AS SPECIFIED IN RELEVANT DRAWINGS.

7. HORIZONTAL VENT PIPES SHALL BE SLIGHTLY INCLINED UPWARD CONNECTED TO VENT STACK.

8. EVERY DRAIN OR SEWER SHALL BE LAID WITH A MINIMUM FALL AS FOLLOWS OR AS INDICATED ON DRAWINGS:

ø100mm & BELOW	AT 1 IN 40
ø150mm	AT 1 IN 70
ø200mm/225mm/250mm	AT 1 IN 100
ø300mm & ABOVE	AT 1 IN 150

9. FACES OF EVERY MANHOLE SHALL BE RENDERED WITH CEMENT MORTAR SO AS TO PROVIDE A SMOOTH AND IMPERVIOUS SURFACE.

10. EVERY DRAINAGE CHANNEL IN A MANHOLE SHALL NOT BE LESS THAN HALF ROUND OF GLAZED EARTHEN WARE OF CEMENT RENDERED AND SHALL HAVE A DIAMETER NOT LESS THAN THAT OF THE LARGEST DRAINAGE INLET INTO AND NOT MORE THAN THAT OF THE OUTLET FROM THE MANHOLE.

11. UNLESS OTHERWISE INDICATED, ALL MANHOLE FRAMES AND COVERS SHALL BE OF AN APPROVED DESIGN CONFORMING TO THE FOLLOWING REQUIREMENTS:

    (a) AREA SUBJECT TO VEHICLE TRAFFIC – HEAVY DUTY TYPE, DOUBLE SEAL AIRTIGHT TYPE

    (b) AREA SUBJECT TO PEDESTRIAN TRAFFIC – MEDIUM DUTY TYPE, DOUBLE SEAL AIRTIGHT TYPE

12. SUPPORT SHALL BE PROVIDED FOR ALL UNDERGROUND DRAINAGE AT AN INTERVAL OF NOT MORE THAN 1500mm.

13. ALL PIPES PASSING THROUGH FIRE PROTECTED AREAS SHALL BE ENCLOSED BY FIRE RATED PROOFING MATERIALS OF APPROPIATE FIRE RATING REQUIRED BY THE MAIN CONTRACTOR.

14. ALL SURFACE CHANNELS SHALL BE PROVIDED WITH GRATING COVER. UNLESS OTHERWISE SPECIFIED ON DRAWING, MATERIAL & TYPE SHALL BE AS FOLLOW:

    (a) AREA SUBJECT TO VEHICLE TRAFFIC – C.I. MATCHING COVER, HEAVY DUTY
    (b) AREA SUBJECT TO PEDESTRIAN TRAFFIC – C.I. MATCHING COVER, MEDIUM DUTY

15. UNLESS OTHERWISE STATED, ALL FLAT CHANNEL SHOULD BE STARTED AT 5mm DEPTH AND LAID ON 1:100 FALL.

16. UNLESS OTHERWISE STATED, ALL SURFACE CHANNEL W/ GRATING SHOULD BE STARTED AT 40mm DEPTH AND LAID ON 1:100 FALL.

17. UNLESS OTHERWISE STATED, ALL CANOPY SHOULD BE LAID WITH A FALL OF 1:75 TOWARDS THE DRAIN OUTLET.

18. ALL CONDENSATE DRAIN SHOULD BE DISCHARGED / CONNECTED TO STORM WATER SYSTEM.

19. WHETHER SHOWN ON THE DRAWINGS OR NOT, ALL DIMENSIONS FOR PETROL INTERCEPTOR SHOULD REFER TO EPD APPROVED STANDARD.

20. EVERY OPENING FOR THE PASSAGE OF PIPES, CONDUITS, WIRES THROUGH A COMPARTMENT WALL OR FLOOR, AND EVERY HOLE IN SUCH A WALL OR FLOOR LEFT AFTER CONSTRUCTION SHOULD BE PROTECTED WITH SUITABLE FORM OF FIRE STOP TO MAINTAIN THE REQUIRED FRP OF THAT WALL OR FLOOR WHERE THE PIPES AND WIRES PASSING THROUGH SUCH A WALL OR FLOOR IS OF COMBUSTIBLE MATERIAL; SUCH MATERIAL SHOULD BE CONTAINED WITHIN AN ENCLOSURE HAVING AN FRP OF NOT LESS THAN THAT OF THE WALL OR FLOOR.

    THOSE SEALING SYSTEM SHOULD COMPLY WITH THE FOLLOWING CRITERIA:–
    (a) THE SEALING SYSTEM SHOULD BE TESTED OR ASSESSED IN ACCORDANCE WITH THE GENERAL PRINCIPLES FOR FIRE RESISTANCE GIVEN IN B.S. 476;
    (b) THE PERFORMANCE OF THE SEALING SYSTEM SHOULD NOT BE AFFECTED BY MOISTURE OR DAMPNESS;
    (c) THE LIFE OF THE SEALING SYSTEM SHOULD NOT BE SHORTER THAN OF THE DUCT, PIPE OR WIRE; AND
    (d) THE SEALING SYSTEM SHOULD BE FIRMLY FIXED.

21. ALL PIPES PASS THROUGH FIRE COMPARTMENT, RUNNING INSIDE STAIRCASE, FS PLANT ROOM, PROTECTED LOBBY AND CORRIDOR SHOULD BE ENCLOSED WITH FRR NOT LESS THAN THAT OF THE STAIRCASE/ LOBBY/ FIRE COMPARTMENT AND COMPLIED WITH CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.

22. ALL F.A.I. SHALL BE COMPLETED WITH MICA FLAP OR OTHER APPROVED MATERIALS.

23. GONDOLA SYSTEM FOR OTHER SYSTEM ACCEPTED UNDER PNAP ADV-14 SHALL BE PROVIDED AS THE PERMANENT ACCESS FACILITIES FOR THE INSPECTION, MAINTENANCE AND REPAIR OF EXTERNAL DRAINAGE PIPES IN ACCORDANCE WITH PNAP ADV-14. ALL DRAINAGE PIPES ENCLOUSED BY EXTERNAL ARCHITECTURAL FEATURES SHALL COMPLY WITH PNAP APP 93, ANNEX 2 OF APPENDIX B.

24. R.C. DETAILS FOR MANHOLE/ SUMP PIT/ PETROL INTERCEPTOR SHALL BE UNDER SEPERATE SUBMISSION.

25. ALL SUNKEN AREA SHALL BE BACKFILLED WITH LIGHT CONCRETE EXCEPT THE AREA UNDER THE BATH TUB.

26. A.P. SHALL BE PROVIDED FOR ALL FD LOCATED AT BOTTOM OF SINK.

27. SETTLEMENT JOINT / EXPANSION JOINT SHALL BE PROVIDED FOR ALL PIPES PASSING VIA BASEMENT WALL AND CONSTRUCTION JOINT RESPECTIVELY, SUBJECTED TO EMPLOYER REPRESENTATIVE'S APPROVAL

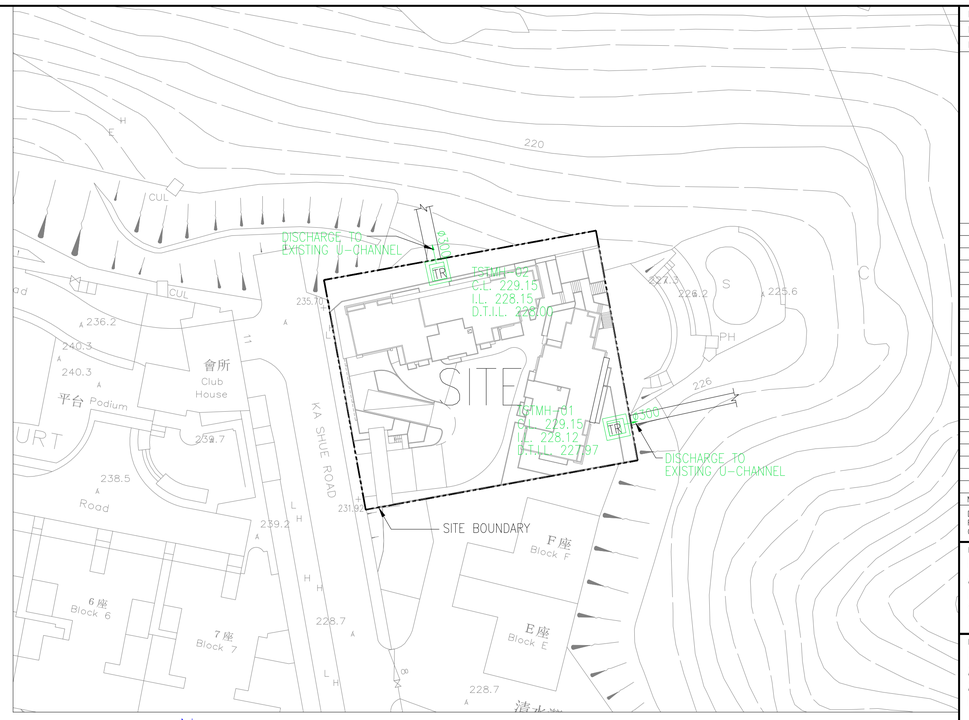
28. WHERE COMMON SOIL/WASTE/RAIN WATER STACKS PASS THROUGH AREAS ON PODIUM/FLAT FLOOR/GARDEN/GROUND FLOOR, ETC. SUCH AREAS SHOULD BE DESIGNATED AS COMMON PARTS IN THE DEED OF MUTUAL COVENANT (DMC) OR FALLING WITHIN THE DEFINITION OF 'COMMON AREAS' UNDER THE BUILDING MANAGEMENT ORDINANCE (BMO), AND BE PROVIDED WITH ADEQUATE ACCESS FOR CARRYING OUT MAINTENANCE WORKS IN ACCORDANCE WITH PNAP APP-93. SUCH 'COMMON PARTS' AREA INDICATED ON THIS DRAINAGE PLANS SUBMISSION. CORRESPONDING BUILDING PLANS SHOWING SUCH DESIGNATION SHOULD BE SUBMITTED AND APPROVED PRIOR TO THE APPLICATION FOR CONSENT TO COMMENCE THE DRAINAGE WORKS.

29. NO DRAINAGE PIPE SHALL BE EMBEDDED IN STRUCTURAL ELEMENT AS STATED IN APP-105.

SYMBOL	ABBREVIATION	DESCRIPTION
—S—	SWP	SOIL & WASTE PIPE
—SP—	SP	SOIL PIPE
—PS—	PSP	PUMPED SOIL & WASTE PIPE
—W—	WP	WASTE PIPE
—PW—	PWP	PUMPED WASTE PIPE
—R—	RWP	RAIN WATER PIPE
—PR—	PRWP	PUMPED RAIN WATER PIPE
- - - - -	VP	VENT PIPE
—CD—	CD	A/C CONDENSATE DRAIN PIPE
- - - - -		SUB-SOIL DRAIN PIPE
	RWO	RAIN WATER OUTLET
	F.D/B.D./ TSD/TFD	FLOOR DRAIN/BATH DRAIN/ TOP ACCESS SHOWER DRAIN/ TOP ACCESS FLOOR DRAIN
	O.T.G.	OPEN TRAPPED GULLY
	B.I.G.T.	BACK INLET GULLY TRAP
	P.D.	PLANTER DRAIN
	VG	VERTICAL GRATING
	F.A.I.	FRESH AIR INLET
		WIRE BALLOON/VENT COWL
W / W	WMH	WASTE WATER MANHOLE
F / F	FMH	FOUL WATER MANHOLE
R / R	STMH	STORMWATER MANHOLE
TF / TF	TFMH	FOUL WATER MANHOLE WITH DISCONNECTING TRAP
TR / TR	TSTMH	STORMWATER MANHOLE WITH DISCONNECTING TRAP
/	PI	PETROL GREASE INTERCEPTOR
		SUBMERSIBLE PUMP SET (1 DUTY, 1 STANDBY)
		RE-SEALING TRAP
		PVC RUNNING P-TRAP
		PVC ANTI-SYPHON BOTTLE TRAP
		WATER CLOSET
		WASH BASIN
		URINAL
		BATH TUB
		SINK
		SHOWER TRAY
		SUNKEN SLAB AREA
		SUNKEN SLAB AREA WITH MASS CONCRETE FILL

GENERAL ABBREVIATION

S	SEWAGE / SOIL
MH	MANHOLE
FFL	FINISHED FLOOR LEVEL
SFL	STRUCTURAL FLOOR LEVEL
CL	COVER LEVEL
IL	INVERT LEVEL
PSWP	PUMPED SOIL AND WASTE PIPE
PWP	PUMPED WASTE PIPE
PRWP	PUMPED RAINWATER PIPE
VRWO	VERTICAL RAINWATER OUTLET
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
AFFL	ABOVE FINISHED FLOOR LEVE



BLOCK PLAN
SCALE 1 : 500

N

DRAWING LIST

DRAWING NO.	TITLE	SCALE
2502591A-DR-001	BLOCK PLAN, LEGENDS, ABBREVIATIONS, PIPEWORK SCHEDULE AND GENERAL NOTES FOR DRAINAGE SYSTEM	NTS@A1
2502591A-DR-101	SOIL AND WASTE DRAINAGE INSTALLATION SCHEMATIC DIAGRAM	NTS@A1
2502591A-DR-201	DRAINAGE LAYOUT PLAN FOR LG/F (UNDERGROUND)	1:100@A1
2502591A-DR-202	DRAINAGE LAYOUT PLAN FOR LG/F (HIGH LEVEL)	1:100@A1
2502591A-DR-203	DRAINAGE LAYOUT PLAN FOR GROUND FLOOR	1:100@A1
2502591A-DR-204	DRAINAGE LAYOUT PLAN FOR 1/F	1:100@A1
2502591A-DR-205	DRAINAGE LAYOUT PLAN FOR 2/F TO 5/F	1:100@A1
2502591A-DR-206	DRAINAGE LAYOUT PLAN FOR R/F	1:100@A1
2502591A-DR-301	DRAINAGE INSTALLATION DETAILS (1)	NTS@A1
2502591A-DR-302	DRAINAGE INSTALLATION DETAILS (2)	NTS@A1

PIPEWORK MATERIAL SCHEDULE

SYSTEM	DESCRIPTION			SIZE	MATERIAL
SOIL & WASTE / SOIL/ WASTE / VENT PIPE	RESIDENTIAL TOWER	ABOVE TRANSFER PLATE	INTERNAL AND PIPE WELL	300mm AND BELOW	EPOXY COATED CAST IRON PIPE TO BS EN 877
			FOR PIPEWORK INSIDE BATH ROOM, KITCHEN, TOILET, AND THE VOID INSIDE THE SUNKEN AREA	ALL	UPVC PIPE TO BS 5255/ BS 4514/BS EN 1329-1 W/ SOLVENT CEMENT JOINT
			EXTERNAL	ALL	UPVC PIPE TO BS 5255/ BS 4514/BS EN 1329-1 W/ SOLVENT CEMENT JOINT
		PIPEWORK PASSING THROUGH TRANSFER PLATE		100mm AND 80mm	DUCTILE IRON PIPE TO BS EN 598, & EPOXY COATED CAST IRON PIPE TO BS EN 877
		BELOW TRANSFER PLATE, PIPEWORK RUNNING THROUGH PODIUM AND BASEMENT FLOORS		300mm AND BELOW	EPOXY COATED CAST IRON PIPE TO BS EN 877
				ABOVE 300mm	DUCTILE IRON PIPE TO BS EN 598
	PODIUM/BASEMENT FLOORS		INTERNAL	300mm AND BELOW	EPOXY COATED CAST IRON PIPE TO BS EN 877
			FOR PIPEWORK INSIDE CHANGING ROOM, TOILETS & PANTRY	ALL	UPVC PIPE TO BS 5255/BS 4514/BS EN 1329-1 W/ SOLVENT CEMENT JOINT
			EXTERNAL	ALL	UPVC PIPE TO BS 5255/BS 4514/BS EN 1329-1 W/ SOLVENT CEMENT JOINT
	UNDERGROUND			100mm AND ABOVE	DUCTILE IRON PIPE TO BS EN 598
	PUMPED DRAINAGE PIPE	ABOVE GROUND		80mm AND ABOVE	DUCTILE IRON PIPE TO BS EN 598
				50mm AND BELOW	UPVC PIPE TO BS 3505 CLASS E OR BSEN 1452 OF EQUIVALENT PRESSURE RATING
		BELOW GROUND		80mm AND ABOVE	DUCTILE IRON PIPE TO BS EN 598
				50mm AND BELOW	UPVC PIPE TO BS 3505 CLASS E OR BSEN 1452 OF EQUIVALENT PRESSURE RATING
STORM	RESIDENTIAL TOWER	ABOVE TRANSFER PLATE	EXTERNAL AREA	ALL	UPVC PIPE TOBS 5255/BS 4514/BSEN 1329-1 W/ SOLVENT CEMENT JOINT
		PIPEWORK PASSING THROUGH TRANSFER PLATE		100mm AND 80mm	DUCTILE IRON PIPE TO BS EN 598
		BELOW TRANSFER PLATE, PIPEWORK RUNNING THROUGH PODIUM AND BASEMENT FLOORS		65mm – 300mm	EPOXY COATED CAST IRON PIPE TO BS EN 877
				ABOVE 300mm	DUCTILE IRON PIPE TO BS EN 598
	PODIUM/BASEMENT FLOORS		INTERNAL AND PIPE WELL	65mm – 300mm	EPOXY COATED CAST IRON PIPE TO BS EN 877
				ABOVE 300mm	DUCTILE IRON PIPE TO BS EN 598
			EXTERNAL	ALL	UPVC PIPE TO BS 5255/BS 4514/BS EN 1329-1 W/ SOLVENT CEMENT JOINT
	UNDERGROUND		CONNECTED TO PUBLIC STORMWATER DRAINAGE SYSTEM	ALL	CONCRETE PIPE TO BS 5911 PART 100 CLASS H
	PUMPED DRAINAGE PIPE	ABOVE GROUND		80mm AND ABOVE	DUCTILE IRON PIPE TO BS EN 598
				50mm AND BELOW	UPVC PIPE TO BS 3505 CLASS E OR BSEN 1452 OF EQUIVALENT PRESSURE RATING
		BELOW GROUND		80mm AND ABOVE	DUCTILE IRON PIPE TO BS EN 598
				50mm AND BELOW	UPVC PIPE TO BS 3505 CLASS E OR BSEN 1452 OF EQUIVALENT PRESSURE RATING
A/C CONDENSATE	RESIDENTIAL TOWER	ABOVE TRANSFER PLATE	EXTERNAL	ALL	UPVC PIPE TOBS 5255/BS 4514/BS EN 1329-1 W/ SOLVENT CEMENT JOINT
			INTERNAL AND PIPE WELL	ALL	EPOXY COATED CAST IRON PIPE TO BS EN877
		PIPEWORK RUNNING THROUGH TRANSFER PLATE		100mm AND BELOW	EPOXY COATED CAST IRON PIPE TO BS EN 877
		BELOW TRANSFER PLATE, PIPEWORK RUNNING PODIUM AND BASEMENT FLOORS		ALL	EPOXY COATED CAST IRON PIPE TO BS EN 877
	PODIUM/ BASEMENT FLOORS	INTERNAL		ALL	EPOXY COATED CAST IRON PIPE TO BS EN 877
		EXTERNAL		ALL	UPVC PIPE TOBS 5255/BS 4514/BS EN 1329-1 W/ SOLVENT CEMENT JOINT

MODIFICATIONS / EXEMPTION GRANTED IN THE CURRENT SUBMISSON

	DESCRIPTION	CONDITION	LOCATION WITH MODIFICATION / EXEMPTION GRANTED	DATE OF MODIFICATION / EXEMPTION GRANTED	PERMIT NO.
				MONTH	
				YEAR	
				REV	
1	(A) BUILDING (STANDARDS OF SANITARY FITMENTS, PLUMBING, DRAINAGE WORKS & LATRINES) REGULATION 29(1) AND 29(2) TO PERMIT THE PROVISION OF CLEANING ACCESS TO BE OTHER THAN CLEANING EYES. (B) BUILDING (STANDARDS OF SANITARY FITMENTS, PLUMBING, DRAINAGE WORKS & LATRINES) REGULATION 44(4) TO PERMIT THE PROTECTION OF CAST IRON PIPES TO BE OTHER THAN ASPHALTIC COATING. (C) BUILDING (STANDARDS OF SANITARY FITMENTS, PLUMBING, DRAINAGE WORKS & LATRINES) REGULATION 50(2) TO PERMIT JOINTING OF CAST IRON TO BE OTHER THAN LEAD CAULKING. (D) BUILDING (STANDARDS OF SANITARY FITMENTS, PLUMBING, DRAINAGE WORKS & LATRINES) REGULATION 48 TO PERMIT DRAINS OR SEWERS TO HAVE A LESSER FALL. (E) BUILDING (STANDARDS OF SANITARY FITMENTS, PLUMBING, DRAINAGE WORKS & LATRINES) REGULATION 44(1) AND 54(1) TO PERMIT THE USE OF DUCTILE IRON PIPES WITH METALLIC COATING FOR THE COVERED DRAIN AND SEWERS.	(a) THE SAID WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE PLANS APPROVED ON 15 FEBRUARY 2023 UNDER BD REF. NO. BD 4/7011/09(F). (b) THE CONDITIONS IMPOSED IN THIS PARAGRAPH ARE TO BE INCORPORATED IN THE SUBSEQUENT AMENDMENT PLANS FOR APPROVAL BEFORE THE APPLICATION FOR AN OCCUPATION PERMIT IS SUBMITTED. (c) A CHECKLIST OF VALID FORMS BD106 IS TO BE SUBMITTED AT THE TIME OF THE APPLICATION FOR AN OCCUPATION PERMIT. (d) THIS PERMIT WILL EXPIRE ON 14 FEBRUARY 2025 IF THE CONSENT TO COMMENCE THE ABOVE WORKS IS NOT OBTAINED ON OR BEFORE THE SPECIFIED DATE OR WHERE SUCH CONSENT HAS BEEN OBTAINED BUT IS DEEMED TO BE REVOKED UNDER SECTION 20(1) OF THE BUILDINGS ORDINANCE AFTER THE SPECIFIED DATE.	WHOLE DEVELOPMENT			

LEGEND: # FIRST GRANTED ✓ STILL APPLICABLE X NOT APPLICABLE

BD REF : 4/9414/23
FSD REF : FP 8/31908
BIM REF :

NO.	DATE	REVISION	APP.
–	2025-01	1ST BD SUBMISSION	

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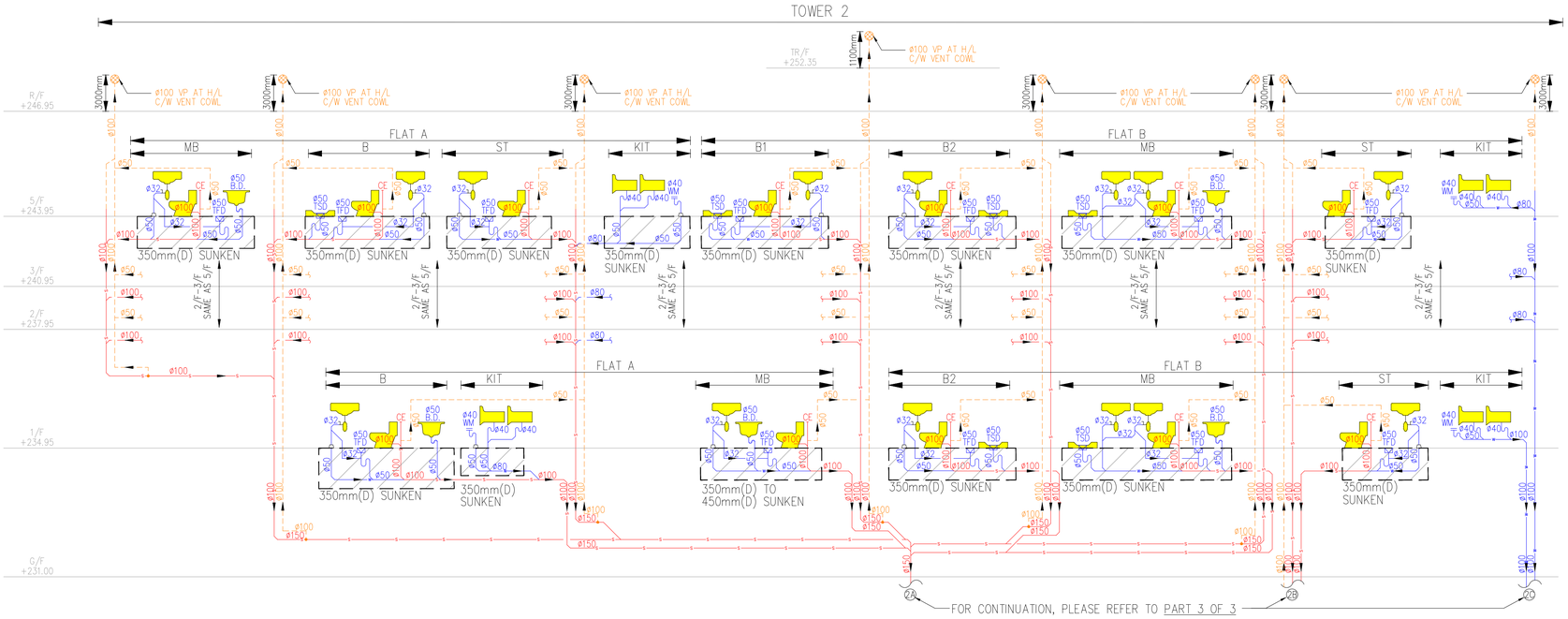
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT KA SHUE ROAD LOT 1109RP IN D.D.253 SAI KUNG, NEW TERRITORIES

DRAWING TITLE
BLOCK PLAN, LEGENDS, ABBREVIATIONS, PIPEWORK SCHEDULE AND GENERAL NOTES FOR DRAINAGE SYSTEM

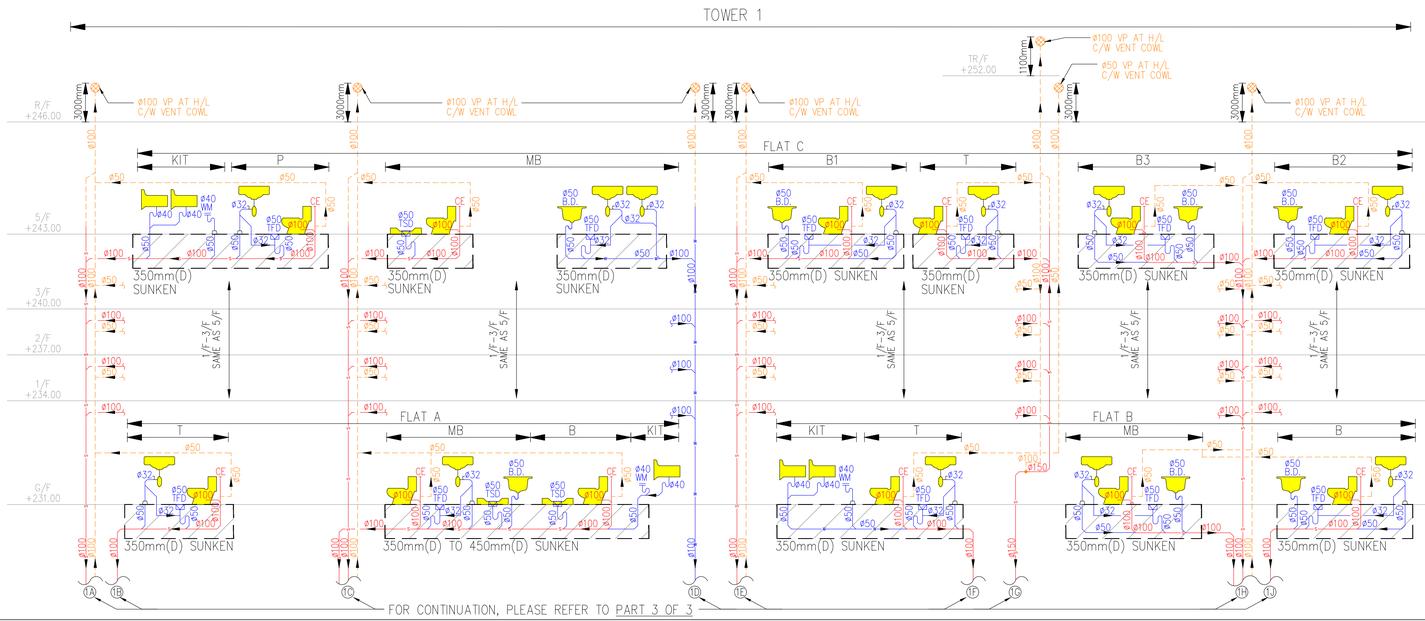
DRAWING NO.	REV. NO.	PROJECT NO.
DR-001	0	2502591A
DESIGNED TCS	CHECKED TCS	SCALE NTS@A1
DRAWN JLTS	APPROVED TTL	DATE JAN, 2025
CAD REF :		

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

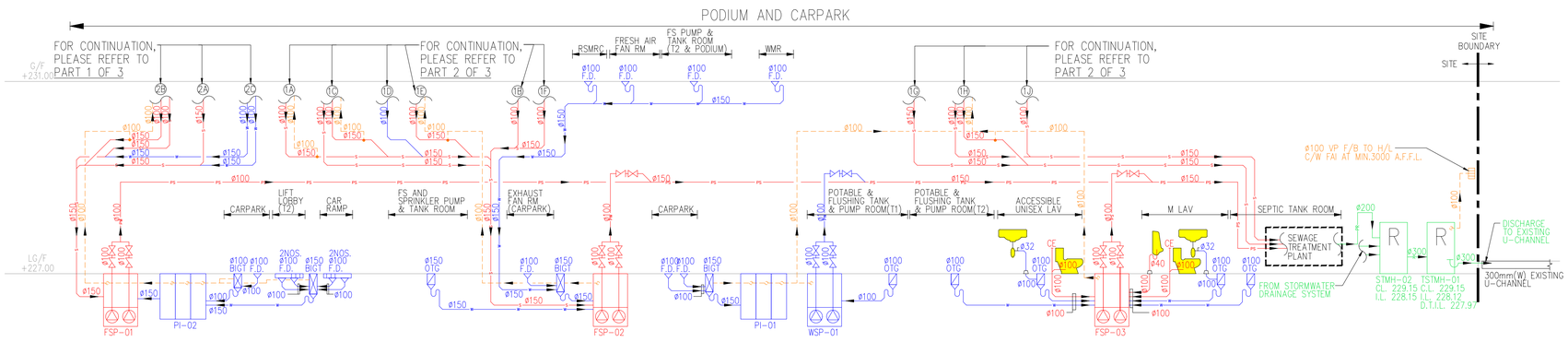
B.D. SUBMISSION
07 JAN 2025



PART 1 OF 3



PART 2 OF 3



PART 3 OF 3

BD REF	: 4/9414/23		
FSD REF	: FP 8/31908		
BIM REF	:		

NO.	DATE	REVISION	APP.
–	2025-01	1ST BD SUBMISSION	

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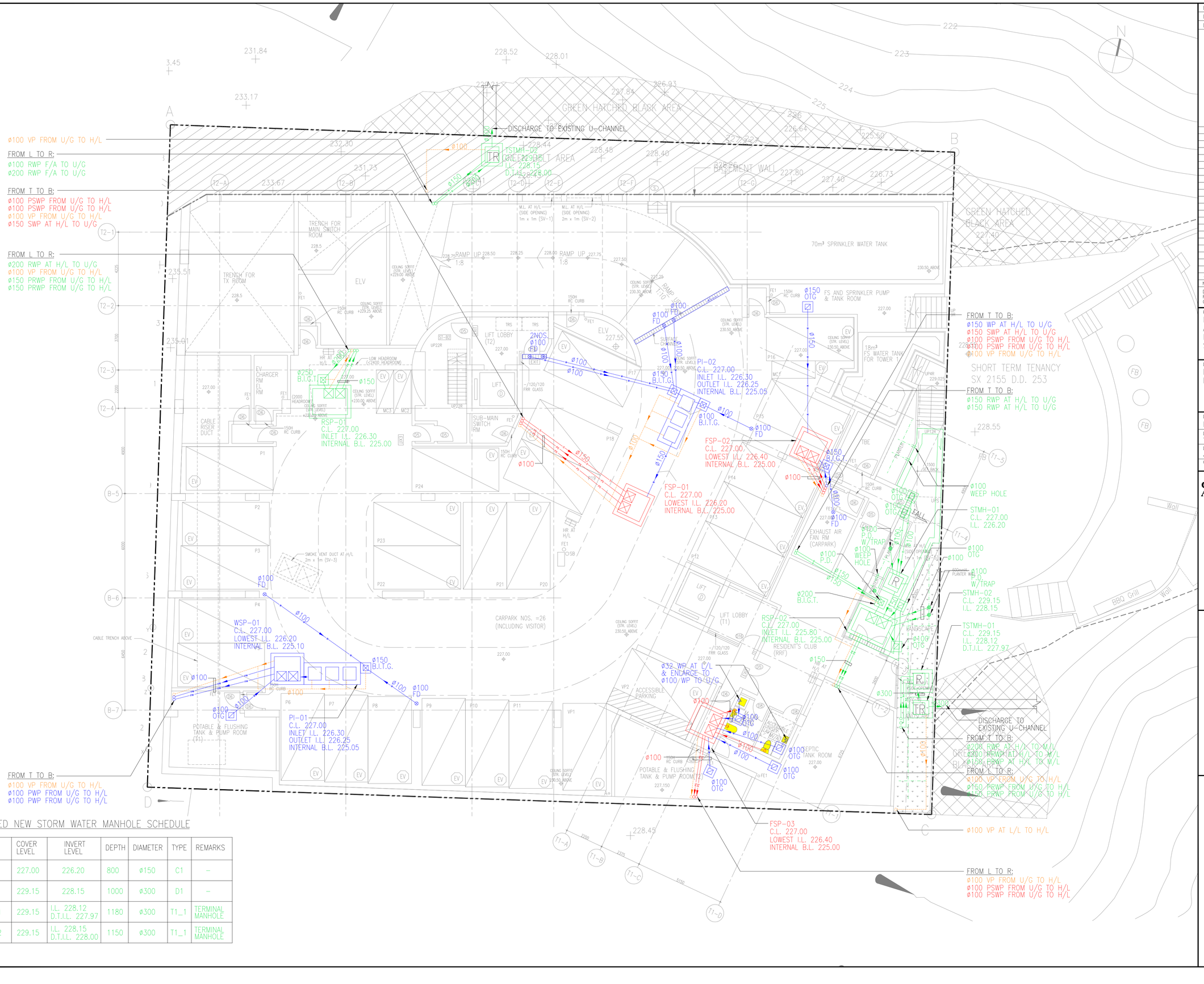
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT KA SHUE ROAD
LOT 1109RP IN D.D.253
SAI KUNG, NEW TERRITORIES

DRAWING TITLE
SOIL AND WASTE DRAINAGE
INSTALLATION SCHEMATIC DIAGRAM

DRAWING NO.	REV. NO.	PROJECT NO.
DR-101	0	2502591A
DESIGNED TCS	CHECKED TCS	SCALE NTS@A1
DRAWN JLTS	APPROVED TTL	DATE JAN, 2025
CAD REF :		

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

B.D. SUBMISSION
07 JAN 2025



PROPOSED NEW STORM WATER MANHOLE SCHEDULE

MANHOLE NUMBER	COVER LEVEL	INVERT LEVEL	DEPTH	DIAMETER	TYPE	REMARKS
STMH-01	227.00	226.20	800	ø150	C1	–
STMH-02	229.15	228.15	1000	ø300	D1	–
TSTMH-01	229.15	I.L. 228.12 D.T.I.L. 227.97	1180	ø300	T1_1	TERMINAL MANHOLE
TSTMH-02	229.15	I.L. 228.15 D.T.I.L. 228.00	1150	ø300	T1_1	TERMINAL MANHOLE

BD REF : 4/9414/23
FSD REF : FP 8/31908
BIM REF :

NO.	DATE	REVISION	APP.
–	2025-01	1ST BD SUBMISSION	

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT KA SHUE ROAD
LOT 1109RP IN D.D.253
SAI KUNG, NEW TERRITORIES

DRAWING TITLE
DRAINAGE LAYOUT PLAN
FOR LG/F (UNDERGROUND)

DRAWING NO.	REV. NO.	PROJECT NO.
DR-201	0	2502591A
DESIGNED TCS	CHECKED TCS	SCALE 1:100@A1
DRAWN JLTS	APPROVED TTL	DATE JAN, 2025
CAD REF :		

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

B.D. SUBMISSION
07 JAN 2025

ø150 SWP F/A TO H/L

ø100 VP FROM U/G TO H/L
C/W FAI AT 3000mm A.F.F.L.

ø250 RWP F/A TO U/G

FROM T TO B:
ø100 VP AT H/L T/A
ø100 SWP F/A TO H/L
ø100 SWP F/A TO H/L
ø100 RWP F/A TO H/L

FROM T TO B:
ø100 PSWP FROM U/G TO H/L
ø100 PSWP FROM U/G TO H/L
ø150 SWP AT H/L TO U/G
ø100 VP FROM U/G TO H/L

FROM L TO R:
ø200 RWP AT H/L TO U/G
ø100 VP FROM U/G TO H/L
ø150 PRWP FROM U/G TO H/L
ø150 PRWP FROM U/G TO H/L

FROM L TO R:
ø100 SWP F/A TO H/L
ø100 VP AT H/L T/A

FROM L TO R:
ø100 RWP F/A TO H/L
ø100 RWP F/A TO H/L
ø150 SWP F/A TO H/L

ø100 RWP F/A TO H/L

FROM T TO B:
ø100 VP FROM U/G TO H/L
ø100 PWP FROM U/G TO H/L
ø100 PWP FROM U/G TO H/L

FROM L TO R:
ø100 RWP F/A TO H/L
ø100 RWP F/A TO H/L
ø100 WP F/A TO H/L
ø100 WP F/A TO H/L
ø100 CDP F/A TO H/L
ø100 CDP F/A TO H/L

ø100 RWP F/A TO H/L

ø100 WP F/A TO H/L

FROM T TO B:
ø100 SWP F/A TO H/L
ø100 VP AT H/L T/A
ø100 RWP F/A TO H/L
ø100 SWP F/A TO H/L
ø100 CDP F/A TO H/L

FROM T TO B:
ø150 WP AT H/L TO U/G
ø150 SWP AT H/L TO U/G
ø100 PSWP FROM U/G TO H/L
ø100 PSWP FROM U/G TO H/L
ø100 VP FROM U/G TO H/L

FROM L TO R:
ø100 SWP F/A T/B
ø100 VP F/B T/A

FROM T TO B:
ø150 RWP AT H/L TO U/G
ø150 RWP AT H/L TO U/G

ø100 RWP F/A TO H/L

ø100 SWP F/A TO H/L
ø100 SWP F/A TO H/L

FROM L TO R:
ø80 RWP F/A TO H/L
ø100 RWP F/A TO H/L
ø100 SWP F/A TO H/L

FROM L TO R:
ø80 RWP F/A TO H/L
ø100 RWP F/A TO H/L
ø100 VP FROM U/G TO H/L
ø150 PRWP FROM U/G TO H/L
ø150 PRWP FROM U/G TO H/L
ø200 RUNNING TRAP

FROM T TO B:
ø250 RWP AT H/L TO M/L
ø200 PRWP AT H/L TO M/L
ø150 PRWP AT H/L TO M/L

FROM SEWAGE TREATMENT PLANT

TO SEWAGE TREATMENT PLANT

ø100 VP FROM U/G TO H/L
C/W FAI AT 3000mm A.F.F.L.

FROM L TO R:
ø100 VP FROM U/G TO H/L
ø100 PSWP FROM U/G TO H/L
ø100 PSWP FROM U/G TO H/L

FROM L TO R:
ø100 RWP F/A TO H/L
ø100 CDP F/A TO H/L

FROM L TO R:
ø100 VP AT H/L T/A
ø100 SWP F/A TO H/L
ø100 SWP F/A TO H/L

GREEN HATCHED BLACK AREA

GREEN BELT AREA

BASEMENT WALL

TRENCH FOR MAIN SWITCH ROOM

TRENCH FOR TX ROOM

ELV

RAMP UP 1:8

RAMP UP 1:10

70m³ SPRINKLER WATER TANK

FS AND SPRINKLER PUMP & TANK ROOM

18m³ FS WATER TANK FOR TOWER 1

SHORT TERM TENANCY
SV 3155, D.D.253

SURFACE CHANNEL

LIFT LOBBY (T2)

LIFT

SUB-MAIN SWITCH RM

EV CHARGER RM
E.L. RM

CABLE RISER DUCT

CARPARK NOS. =26
(INCLUDING VISITOR)

POTABLE & FLUSHING TANK & PUMP ROOM (T1)

POTABLE & FLUSHING TANK & PUMP ROOM(T2)

ACCESSIBLE PARKING

M/C

SEPTIC TANK ROOM

EXHAUST FAN RM (CARPARK)

LIFT LOBBY (T1)

RESIDENT'S CLUB (RRF)

LANDSCAPE

PLANTER

BBQ Grill

Wall

600mmH PLANTER WALL

1500 SET BACK

SMOKE VENT DUCT AT H/L
2m x 1m (SV-3)

M.L. AT H/L (SIDE OPENING)
1m x 1m (SV-1)

M.L. AT H/L (SIDE OPENING)
2m x 1m (SV-2)

M.L. AT H/L (SIDE OPENING)
1m x 1m (SV-5)

M.L. AT H/L (SIDE OPENING)
1m x 1m (SV-4)

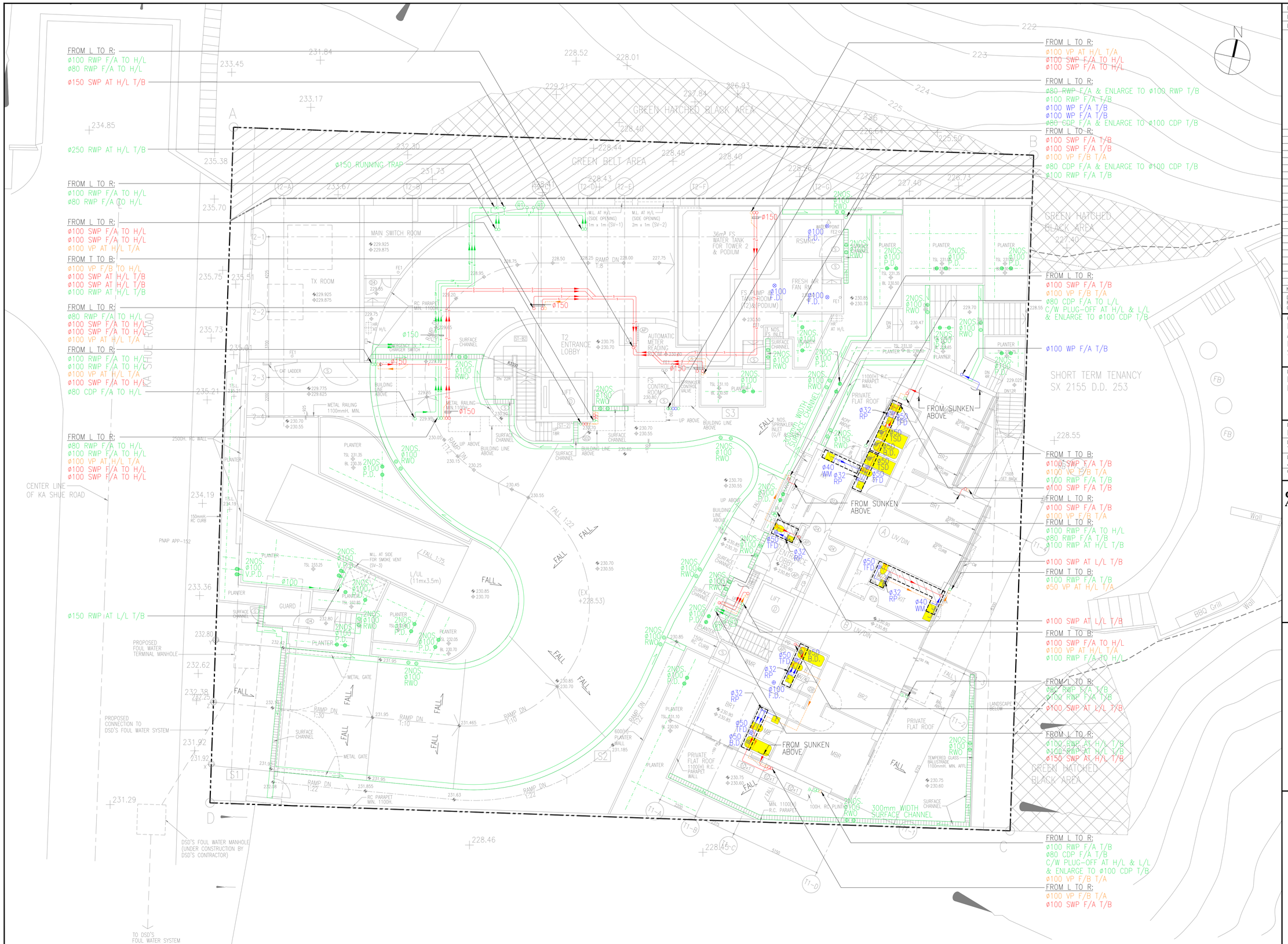
M.L. AT H/L (SIDE OPENING)
1m x 1m (SV-6)

M.L. AT H/L (SIDE OPENING)
1m x 1m (SV-7)

M.L. AT H/L (SIDE OPENING)
1m x 1m (SV-8)

M.L. AT H/L (SIDE OPENING)
1m x 1m (SV-9)

M.L. AT H/L (SIDE OPENING)
1m x 1m



BD REF	: 4/9414/23		
FSD REF	: FP 8/31908		
BIM REF	:		

NOTES

- 450mm SUNKEN SLAB WITH LIGHT WEIGHT CONCRETE BACKFILLED (TYPICAL)
- 350mm SUNKEN SLAB WITH LIGHT WEIGHT CONCRETE BACKFILLED (TYPICAL)
- (R1) ø100 RWP F/A TO H/L

NO.	DATE	REVISION	APP.
–	2025-01	1ST BD SUBMISSION	

DO NOT SCALE DRAWING.
FIGURED DIMENSIONS ARE TO BE FOLLOWED.
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT KA SHUE ROAD LOT 1109RP IN D.D.253 SAI KUNG, NEW TERRITORIES

DRAWING TITLE
DRAINAGE LAYOUT PLAN FOR G/F

DRAWING NO.	REV. NO.	PROJECT NO.
DR-203	0	2502591A
DESIGNED TCS	CHECKED TCS	SCALE 1:100@A1
DRAWN JLTS	APPROVED TTL	DATE JAN, 2025
CAD REF :		

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

B.D. SUBMISSION
07 JAN 2025



BD REF : 4/9414/23
FSD REF : FP 8/31908
BIM REF :

NOTES

450mm SUNKEN SLAB WITH LIGHT WEIGHT CONCRETE BACKFILLED (TYPICAL)

350mm SUNKEN SLAB WITH LIGHT WEIGHT CONCRETE BACKFILLED (TYPICAL)

NO.	DATE	REVISION	APP.
–	2025-01	1ST BD SUBMISSION	

DO NOT SCALE DRAWING.
FIGURED DIMENSIONS ARE TO BE FOLLOWED.
COPYRIGHT OF THIS DRAWING IS RESERVED BY ARCHITECT.

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT KA SHUE ROAD
LOT 1109RP IN D.D.253
SAI KUNG, NEW TERRITORIES

DRAWING TITLE
DRAINAGE LAYOUT PLAN
FOR 1/F

DRAWING NO.	REV. NO.	PROJECT NO.
DR-204	0	2502591A
DESIGNED	CHECKED	SCALE
TCS	TCS	1:100@A1
DRAWN	APPROVED	DATE
JLTS	TTL	JAN, 2025

CAD REF :

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

B.D. SUBMISSION
07 JAN 2025



BD REF : 4/9414/23
FSD REF : FP 8/31908
BIM REF :

NOTES
- 450mm SUNKEN SLAB WITH LIGHT WEIGHT CONCRETE BACKFILLED (TYPICAL)
- 350mm SUNKEN SLAB WITH LIGHT WEIGHT CONCRETE BACKFILLED (TYPICAL)

NO.	DATE	REVISION	APP.
–	2025-01	1ST BD SUBMISSION	

DO NOT SCALE DRAWING.
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT KA SHUE ROAD
LOT 1109RP IN D.D.253
SAI KUNG, NEW TERRITORIES

DRAWING TITLE
DRAINAGE LAYOUT PLAN
FOR TYP/F (2/F - 5/F)

DRAWING NO.	REV. NO.	PROJECT NO.
DR-205	0	2502591A
DESIGNED TCS	CHECKED TCS	SCALE 1:100@A1
DRAWN JLTS	APPROVED TTL	DATE JAN, 2025

CAD REF :

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

B.D. SUBMISSION
07 JAN 2025

BD REF : 4/9414/23
FSD REF : FP 8/31908
BIM REF :

NO.	DATE	REVISION	APP.
–	2025-01	1ST BD SUBMISSION	

DO NOT SCALE DRAWING.
FIGURED DIMENSIONS ARE TO BE FOLLOWED.
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT KA SHUE ROAD
LOT 1109RP IN D.D.253
SAI KUNG, NEW TERRITORIES

DRAWING TITLE
DRAINAGE LAYOUT PLAN
FOR R/F

DRAWING NO.	REV. NO.	PROJECT NO.
DR-206	0	2502591A
DESIGNED TCS	CHECKED TCS	SCALE 1:100@A1
DRAWN JLTS	APPROVED TTL	DATE JAN, 2025

CAD REF :

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

B.D. SUBMISSION
07 JAN 2025

KA SHUE ROAD

GREEN HATCHED BLACK AREA

GREEN BELT AREA

SHORT TERM TENANCY
SX 2155 D.D. 253

PRIVATE ROOF (WATERPROOF)

FLAT ROOF (WATERPROOF)

ø100 RWP AT L/L T/B

ø100 V.G.

ø40 V.G.

ø100 VP F/B TO 3000mm A.F.F.L. C/W WIRE BALLOON

FROM L TO R
ø100 RWP AT L/L T/B
ø100 VP F/B TO 3000mm A.F.F.L.
C/W WIRE BALLOON

FROM T TO B:
ø100 VP F/B TO 3000mm A.F.F.L.
C/W WIRE BALLOON

FROM L TO R
ø100 RWP AT L/L T/B
ø100 VP F/B TO 1100mm A.F.F.L.
C/W WIRE BALLOON

FROM T TO B:
ø100 VP F/B TO 1100mm A.F.F.L.
C/W WIRE BALLOON
ø100 RWP AT L/L T/B

FROM T TO B:
ø100 VP F/B T/A
ø100 RWP AT L/L T/B

FROM T TO B:
ø80 RWP AT L/L T/B
ø100 VP F/B TO 3000mm A.F.F.L.
C/W WIRE BALLOON

FROM T TO B:
ø100 RWP AT L/L T/B
ø50 VP F/B TO 3000mm A.F.F.L.
C/W WIRE BALLOON

ø100 RWP F/A TO L/L

ø100 VP F/B T/A

ø100 VP F/B TO L/L

300mm WIDTH SURFACE CHANNEL

LIFT

EMR

MAINTENANCE ACCESS FOR DAVIT ARM

800mmH. GLASS BALLUSTRADE ON 600mmH. PARAPET WALL

600mmH. PLANTER WALL

MIN. 1150mmH. PARAPET WALL

METAL SUNSHADING

BBQ Grill

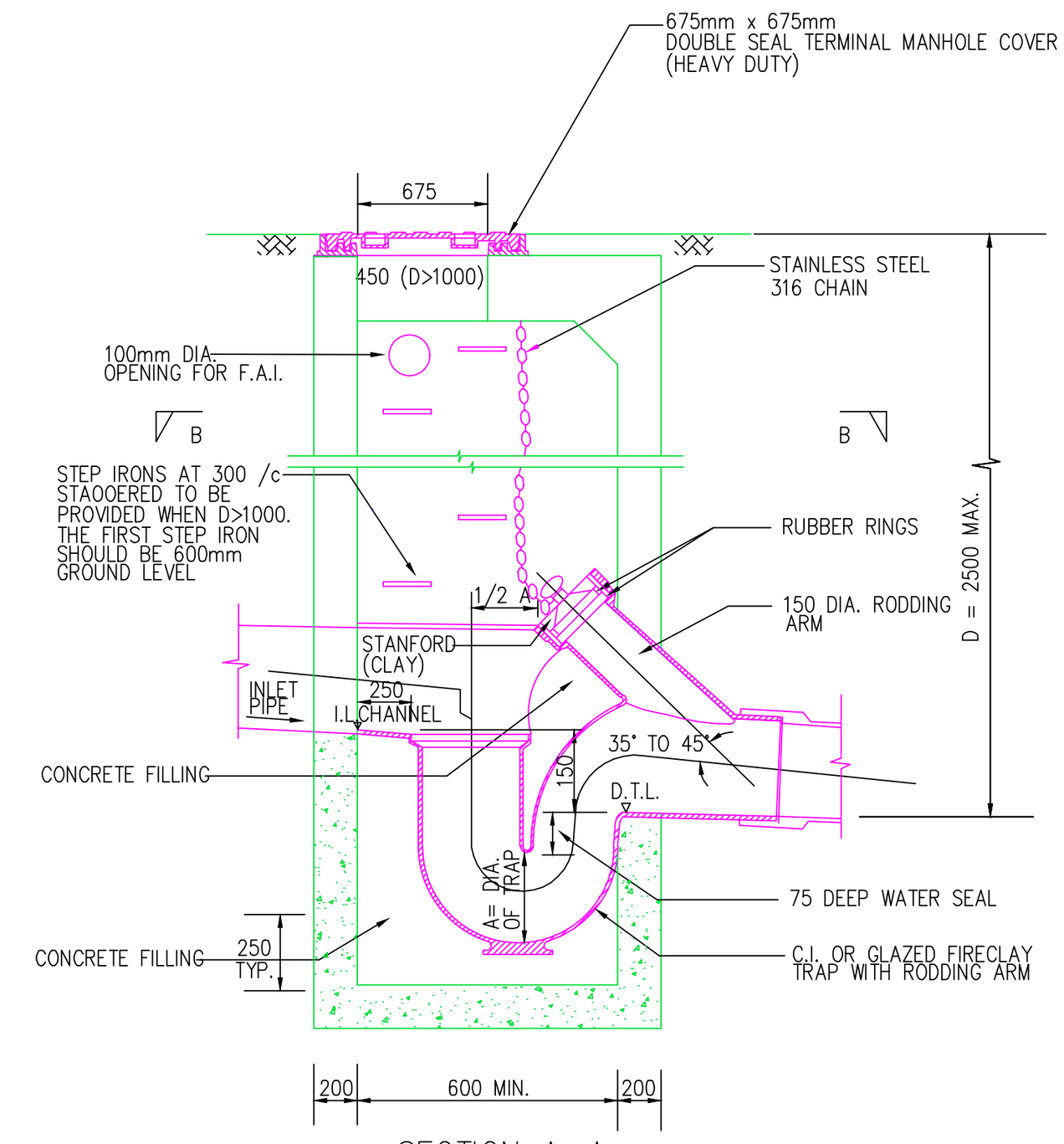
Wall

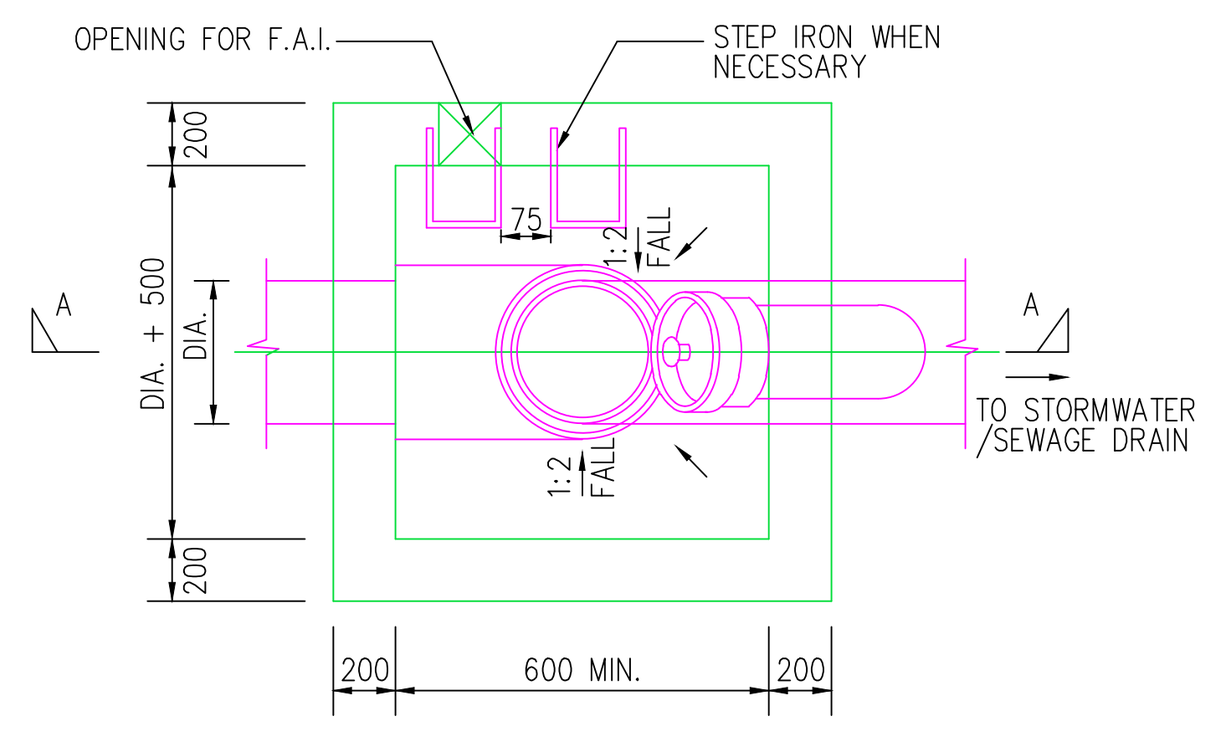
DESIGN CALCULATION OF SOIL & WASTE WATER SUMP PIT

FOUL WATER SUMP PIT SCHEDULE													
SUMP PUMP NO.	SUMP PIT NO.	INFLOW RATE (L/S) Q1	SUMP PIT DIMENSION L x W x H(m) (INTERNAL)	EFFECTIVE WATER DEPTH (m) D	EFFECTIVE WATER VOLUME V=L x W x D (M^3)	FILLING TIME $T1=\frac{V(m^3) \times 1000(lit.)}{Q1(l/s) \times 60(sec.)}$ (MIN)	PUMP DUTY: DISCHARGE FLOW RATE (L/S) Q2	PUMP DUTY: PUMP HEAD (m)	DISCHARGE TIME $T2=\frac{V(m^3) \times 1000(lit.)}{(Q2-Q1) \times 60(sec.)}$ (min)	FREQUENCY OF PUMP OPERATION/HR $T=\frac{60(min)}{T1+T2(min)}$	SUMP PIT LOCATION	QUANTITY (NOS)
WSP-01-01&02	WASTE WATER SUMP PIT WSP-01	5.0 L/S	1.5 x 1.4 x 2.0	0.5	1.05	3.5	6 L/S	10	17.5	2.85	LG/F	2 (1 DUTY, 1 STANDBY)
FSP-01-01&02	FOUL WATER SUMP PIT FSP-01	5.0 L/S	1.5 x 1.4 x 2.0	0.5	1.05	3.5	6 L/S	10	17.5	2.85	LG/F	2 (1 DUTY, 1 STANDBY)
FSP-01-01&02	FOUL WATER SUMP PIT FSP-01	5.0 L/S	1.5 x 1.4 x 2.0	0.5	1.05	3.5	6 L/S	10	17.5	2.85	LG/F	2 (1 DUTY, 1 STANDBY)
FSP-01-01&02	FOUL WATER SUMP PIT FSP-01	5.0 L/S	1.5 x 1.4 x 2.0	0.5	1.05	3.5	6 L/S	10	17.5	2.85	LG/F	2 (1 DUTY, 1 STANDBY)
REFER TO ABOVE CALCULATION, THE FREQUENCY OF PUMP OPERATION WILL NOT BE MORE THAN TEN ON-OFF CYCLE PER HOUR.												

DESIGN CALCULATION OF STORM WATER SUMP PIT

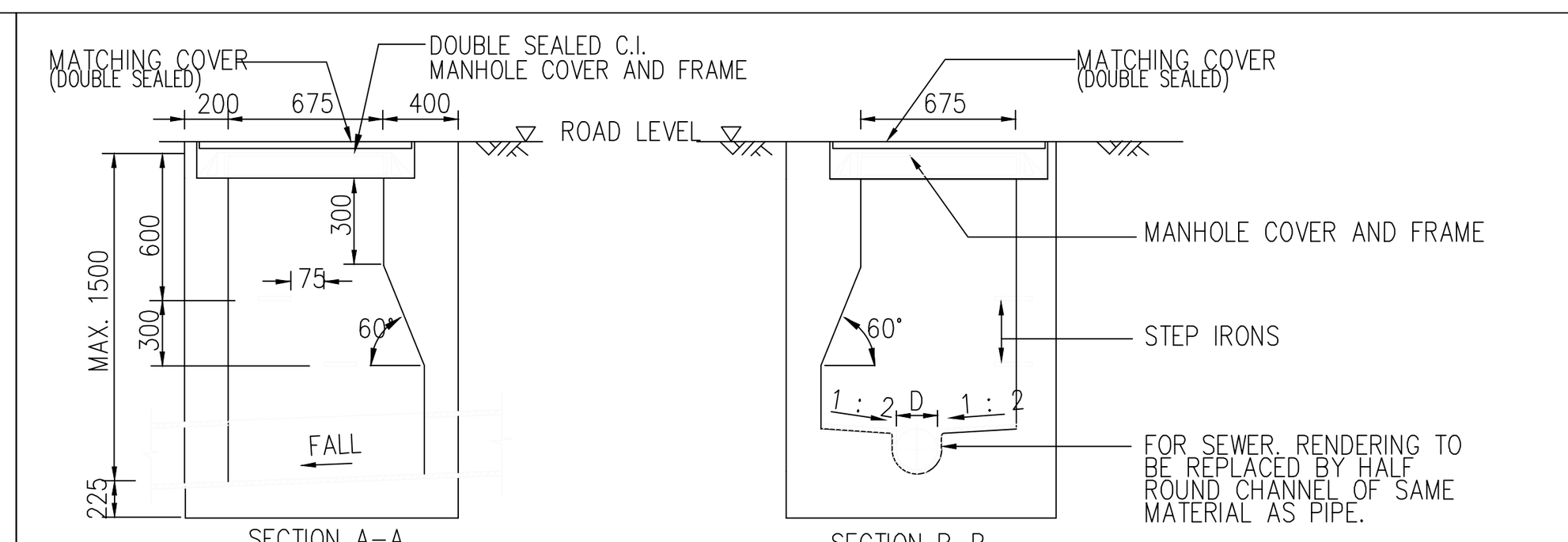
STORM WATER SUMP PIT SCHEDULE												
SUMP PUMP NO.	SUMP PIT NO.	INFLOW RATE (L/S) Q1	SUMP PIT DIMENSION L x W x H(m)	EFFECTIVE WATER DEPTH (m) D	EFFECTIVE WATER VOLUME V=L x W x D (M^3)	FILLING TIME $T1=\frac{V(m^3) \times 1000(lit.)}{Q1(l/s) \times 60(sec.)}$ (MIN)	PUMP DUTY: DISCHARGE FLOW RATE (L/S) Q2	PUMP DUTY: PUMP HEAD (m)	DISCHARGE TIME $T2=\frac{V(m^3) \times 1000(lit.)}{(Q2-Q1) \times 60(sec.)}$ (min)	FREQUENCY OF PUMP OPERATION/HR $T=\frac{60(min)}{T1+T2(min)}$	SUMP PIT LOCATION	QUANTITY (NOS)
RSP-01-01&02	STORM WATER SUMP PIT RSP-01	30.0 L/S	2.0 x 1.5 x 2.0	1	3	1.67	35 L/S	15	10	5.14	LG/F	2 (1 DUTY, 1 STANDBY)
RSP-02-01&02	STORM WATER SUMP PIT RSP-02	30.0 L/S	2.0 x 1.5 x 2.0	0.6	1.8	1	35 L/S	10	6	8.57	LG/F	2 (1 DUTY, 1 STANDBY)
REFER TO ABOVE CALCULATION, THE FREQUENCY OF PUMP OPERATION WILL NOT BE MORE THAN TEN ON-OFF CYCLE PER HOUR.												

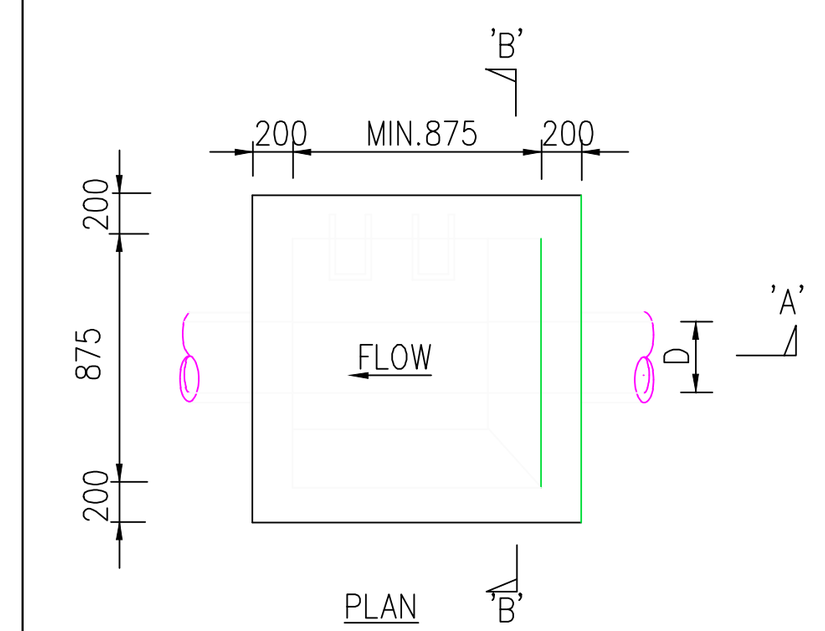




NOTES:
1) ALL DIMENSIONS ARE IN MILLIMETERS.
2) PIPE DIAMETER : (D) EQUAL OR LESS THAN 450mm
3) NORMAL RANGE OF DEPTH : AS SPECIFIED (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
4) USED IN : STORMWATER DRAIN AND SEWER CONNECTIONS
5) JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOID
6) FOUNDATION : SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
7) DIAMETER OF F. A. I. NORMALLY 100mm.
8) REINFORCEMENT SHALL COMPLY WITH BS 4449

DETAIL OF FOUL WATER TERMINAL MANHOL(TYPE T1_1)

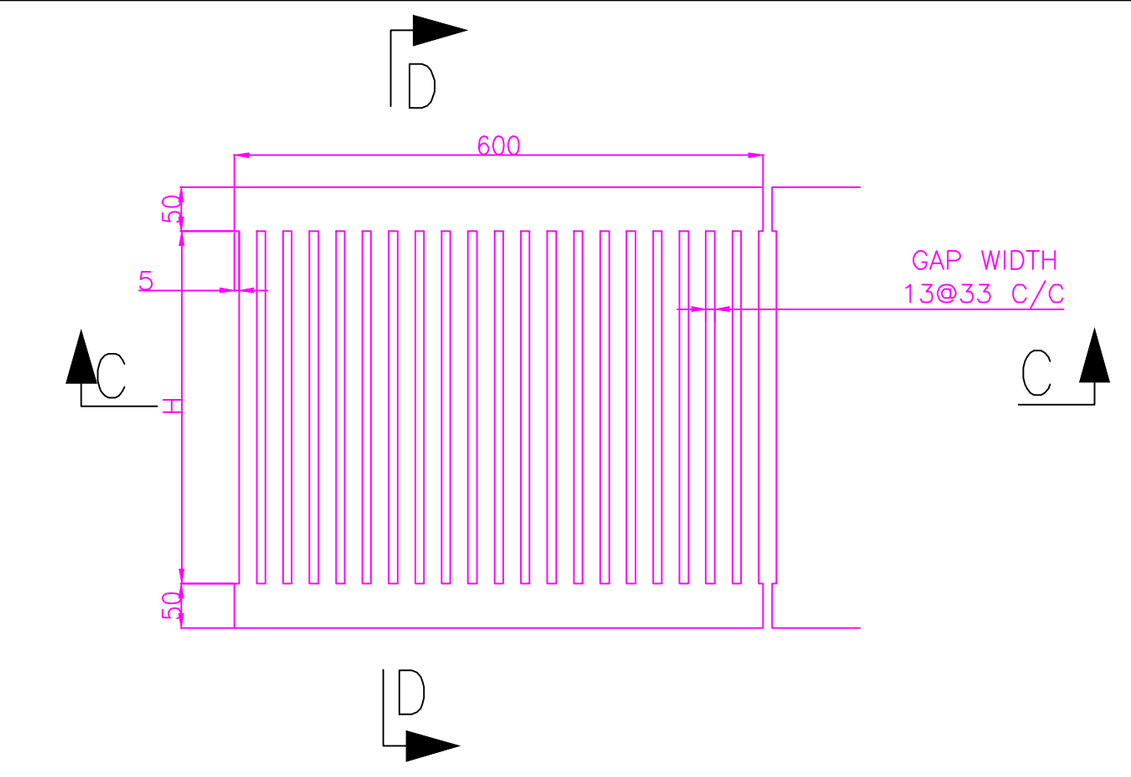




NOTES:
ALL DIMENSIONS IN MILLIMETERS.
PIPE DIAMETER : (D) 150 TO 675 mm
NORMAL RANGE OF DEPTH : 1000 TO 1500 (MEASURED FROM ROAD LEVEL TO LOWEST INVERT.)
USED IN : STORMWATER DRAIN AND SEWER
JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.

TYPICAL MANHOLE DETAIL (TYPE D1)
NOT TO SCALE

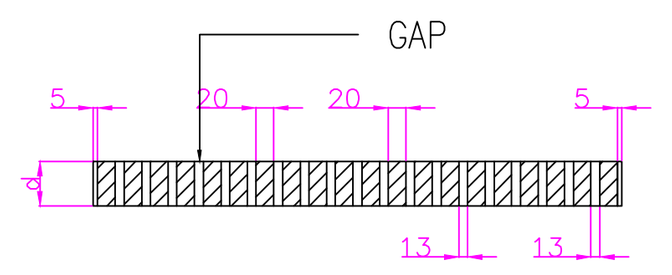
NOTE:
1. ALL REINFOCEMENT DETAILS SHALL BE PROVIDED BY STRUCTURAL ENGINEER AND UNDER SEPARATED COVER.
2. ALL STEEL WORKS ARE FOR REFERENCE ONLY.



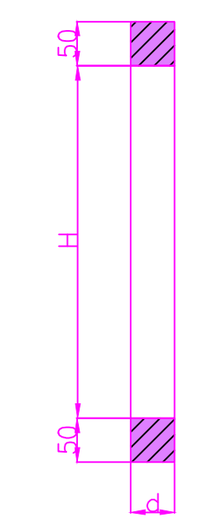
DETAILS OF CAST IRON GRATING
COVER FOR CHANNEL
NOT TO SCALE

TYPES	d	LOCATIONS
MEDIUM DUTY	30	FOOTPATH
HEAVY DUTY	50	VEHICULAR ACCESS

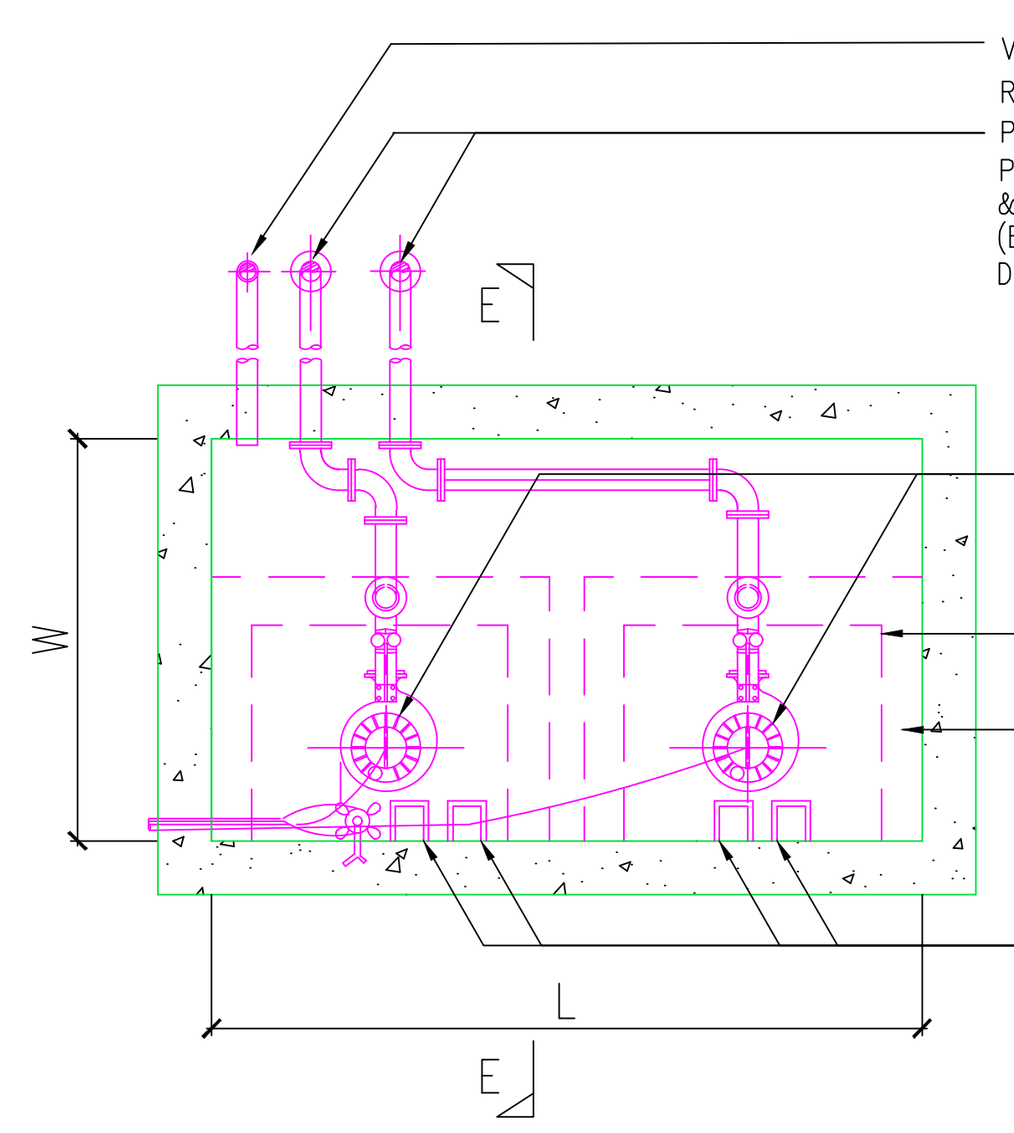
TABLE OF GRATING THICKNESS

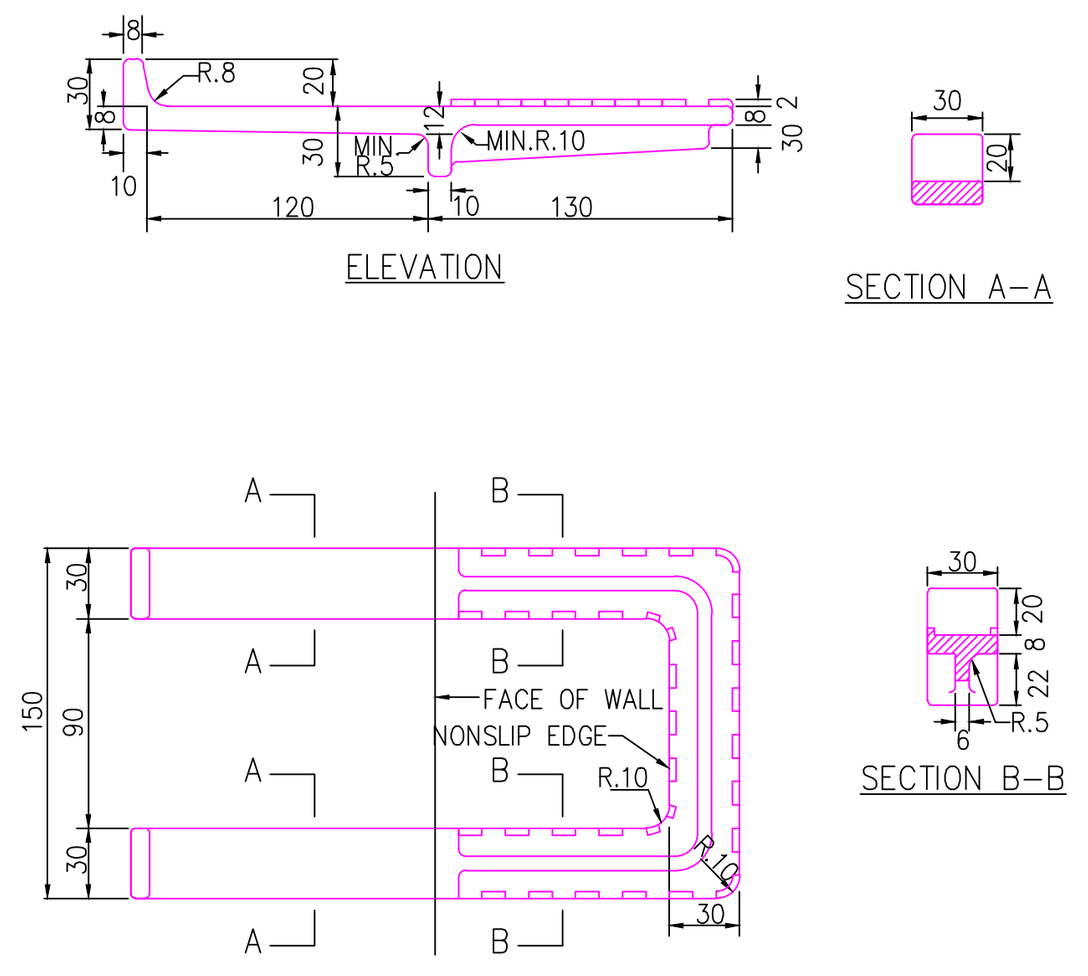


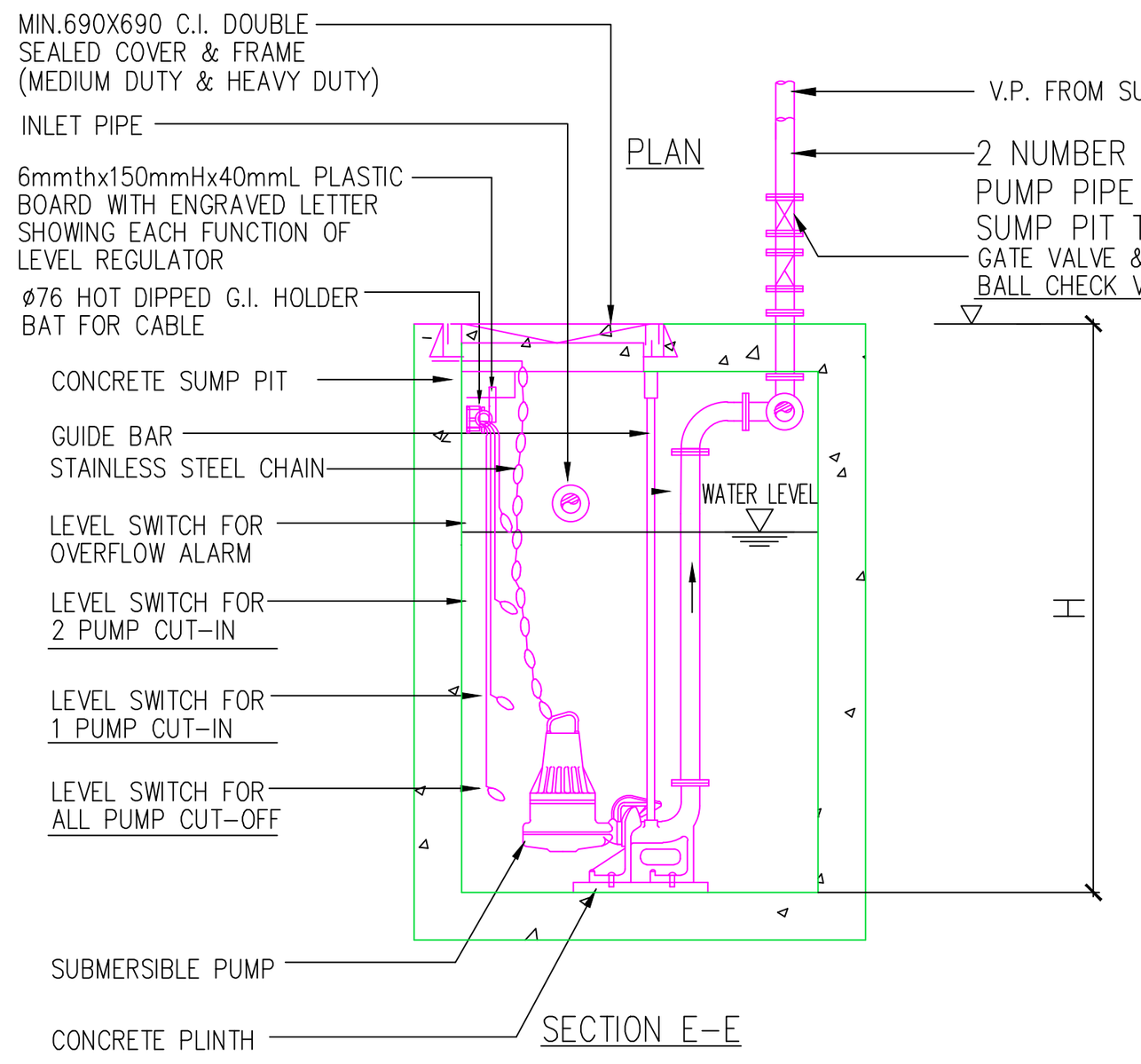
SECTION C-C



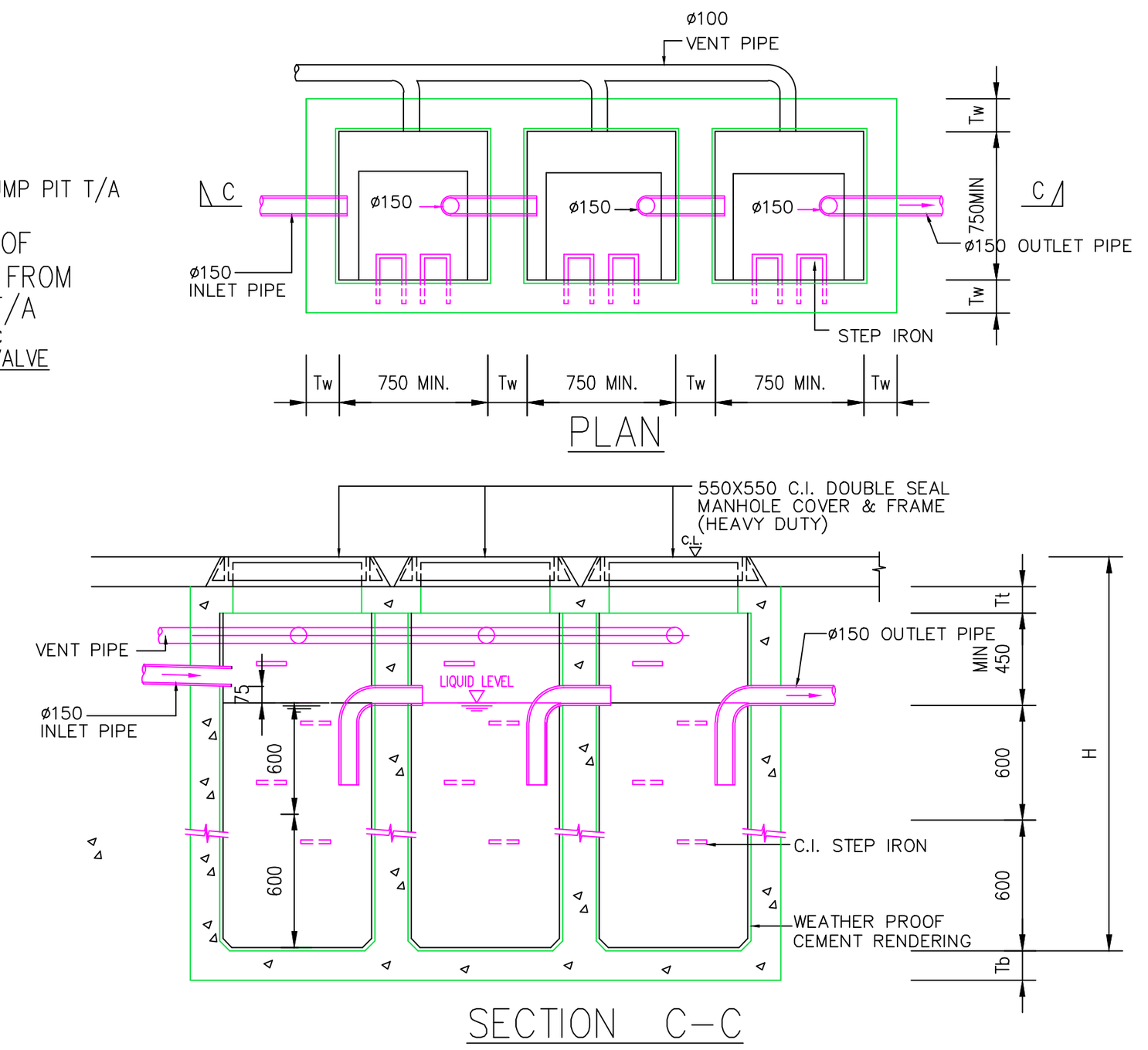
SECTION D-D



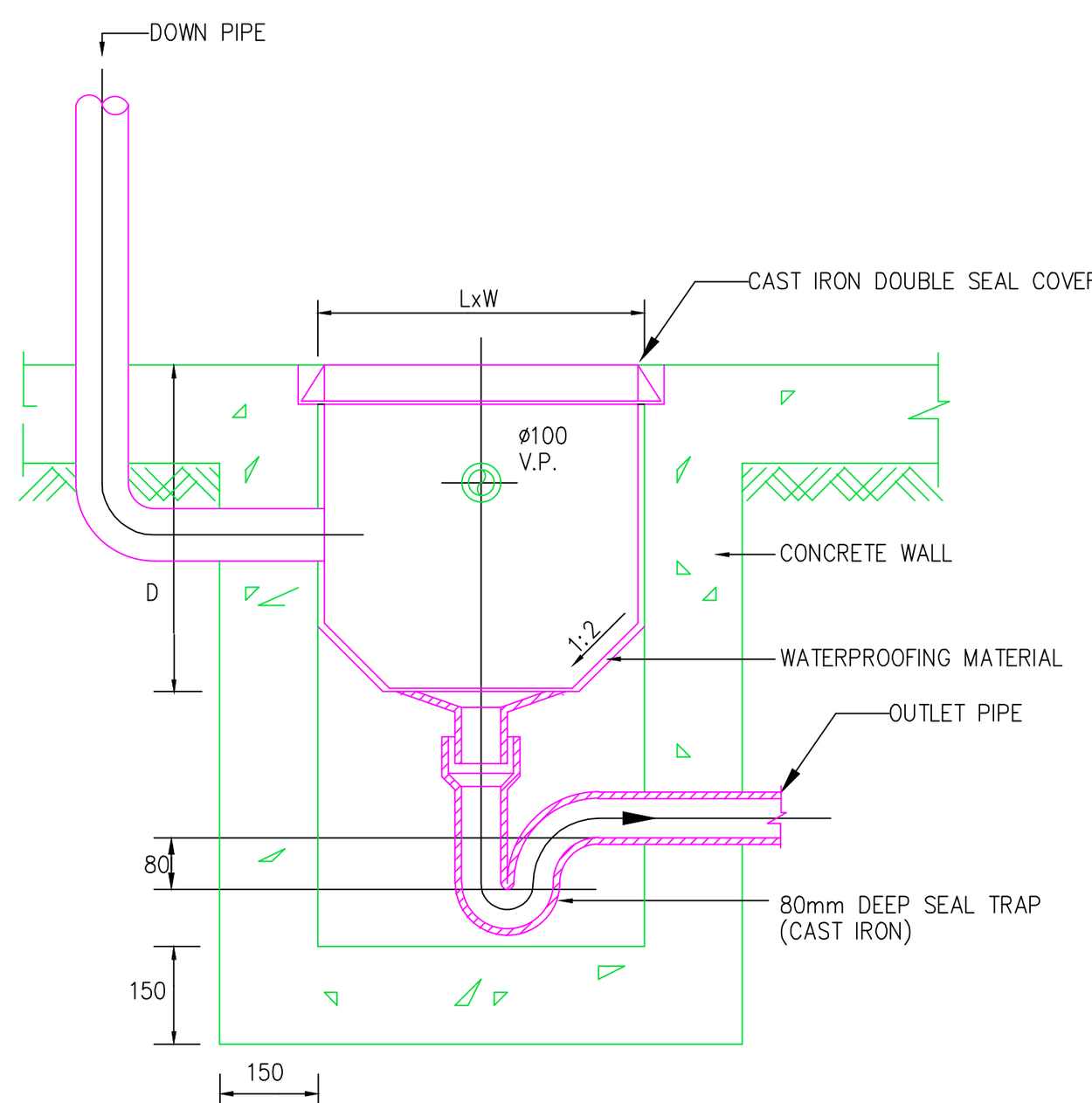




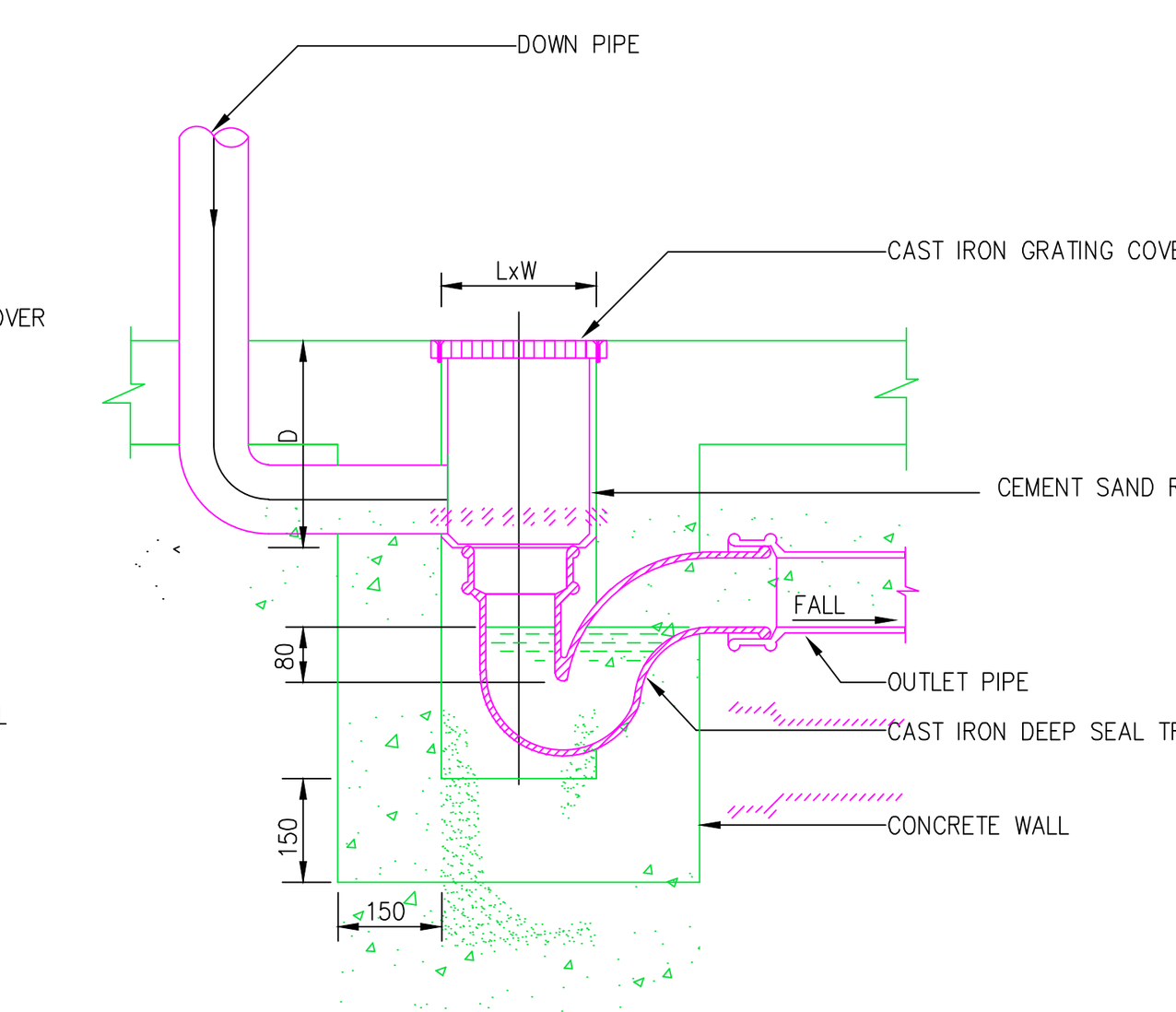
DETAILS OF SUMP PUMP



DETAIL OF R.C. PETROL INTERCEPTOR



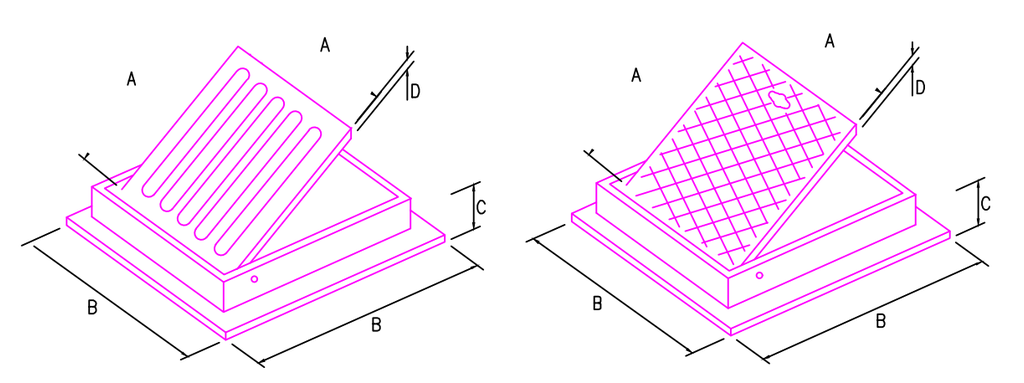
BACK INLET GULLY TRAP (B.I.G.T.)



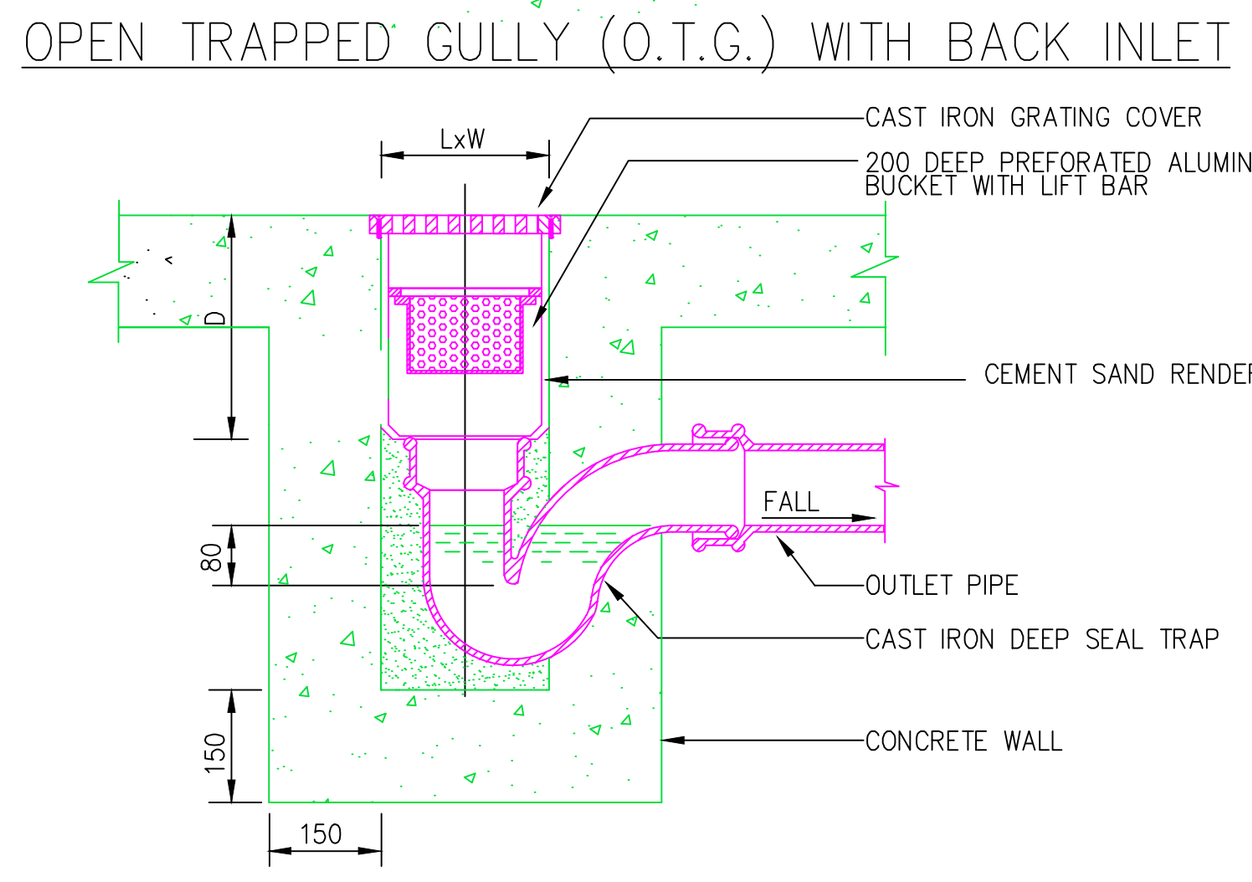
OPEN TRAPPED GULLY (O.T.G.) WITH BACK INLET

SCHEDULE FOR TRAPPED GULLY

DISCHARGE PIPE SIZE(mm)	RAINWATER / WASTE WATER DISPOSAL SYSTEM: L	W	D(min)	MH CLEAR OPENING	GRATING SIZE	COVER SIZE
ø100	200	200	200	150x150	200x200	225X225
ø150	300	300	300	200x200	250X250	300X300
ø200 & ø250	600	600	500	400x400	450X450	500X500
ø300	700	700	600	500x500	550X550	600X600

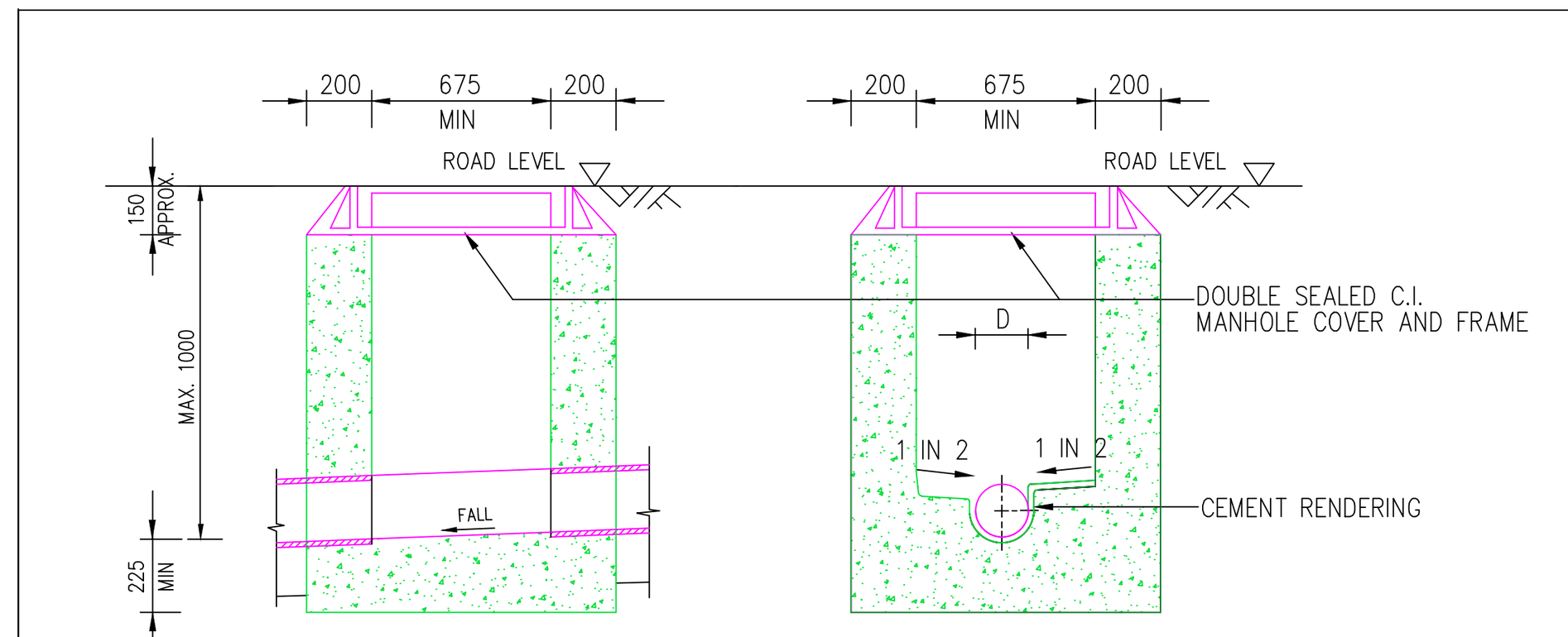


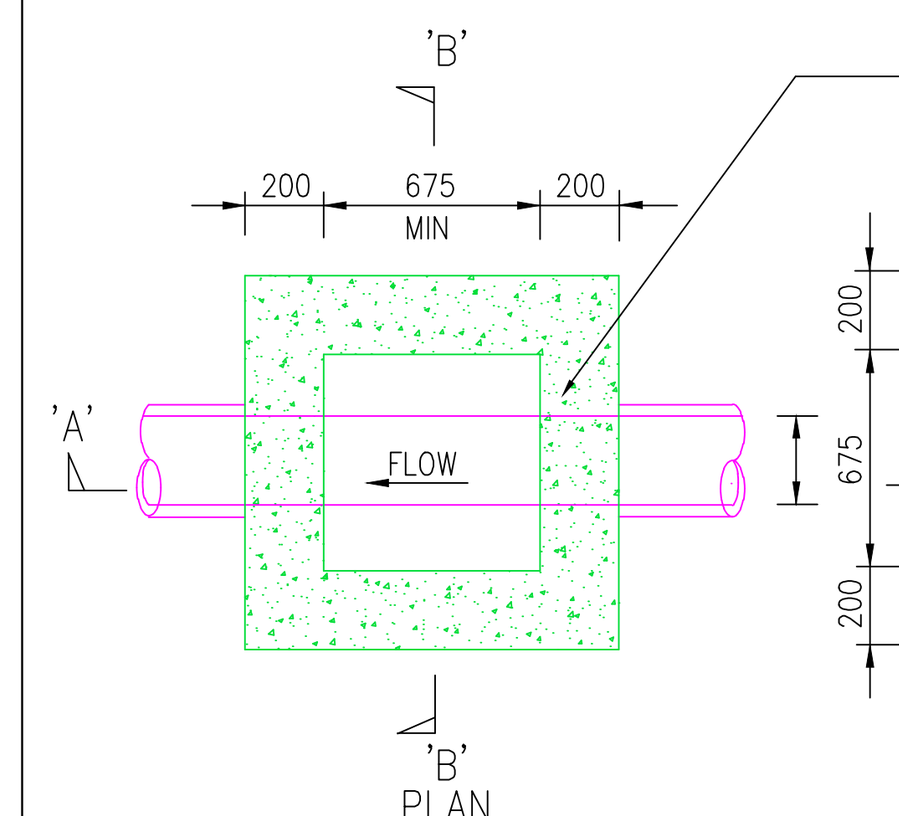
CAST IRON GRATING FOR O.T.G.



SUSPENDED TYPE OPEN TRAPPED GULLY (O.T.G.)

NOTES:
1) HEAVY DUTY CAST IRON GRATING OR DOUBLE SEALED COVER SHALL BE PROVIDED AT THE CARPARK, LOADING/UNLOADING, DRIVEWAY, PLANT ROOM, ETC. AND CHROME PLATED BRASS MATERIAL FOR OTHER AREAS SUCH AS TOILET, CLUB HOUSE AREA, CORRIDOR, ETC.
2) 450x450 CLEAR OPENING MANHOLE COVER OR GRATING SHALL BE PROVIDED FOR 600mm (& OVER) DEEP RAINWATER TRAPPED GULLY.
3) 4NOS. OF FIXING STAINLESS STEEL BOLTS AND SEALED GASKET FOR GULLY COVER OR GRATING SHALL BE PROVIDED FOR SIZE OF 300mmx300mm AND BELOW.

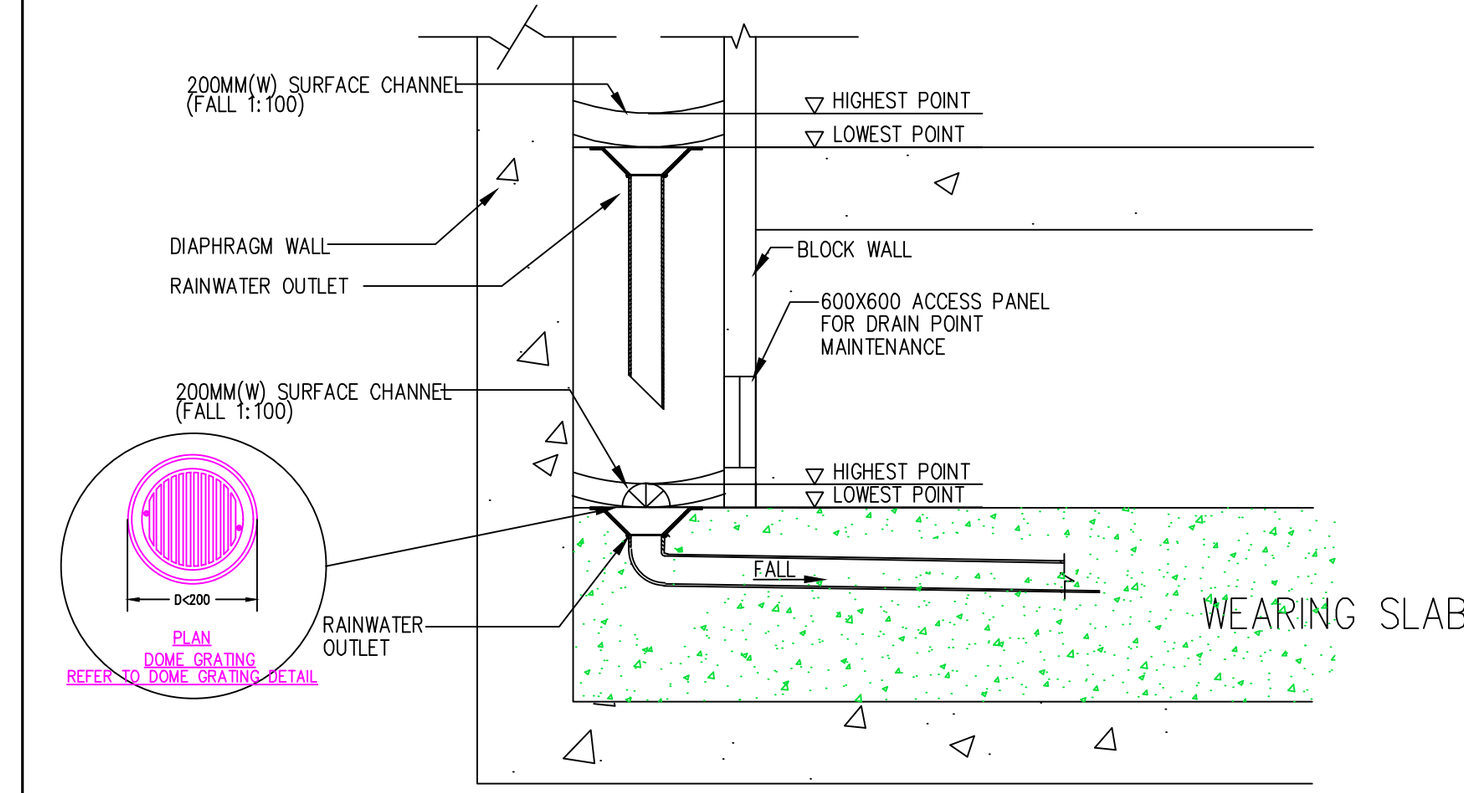




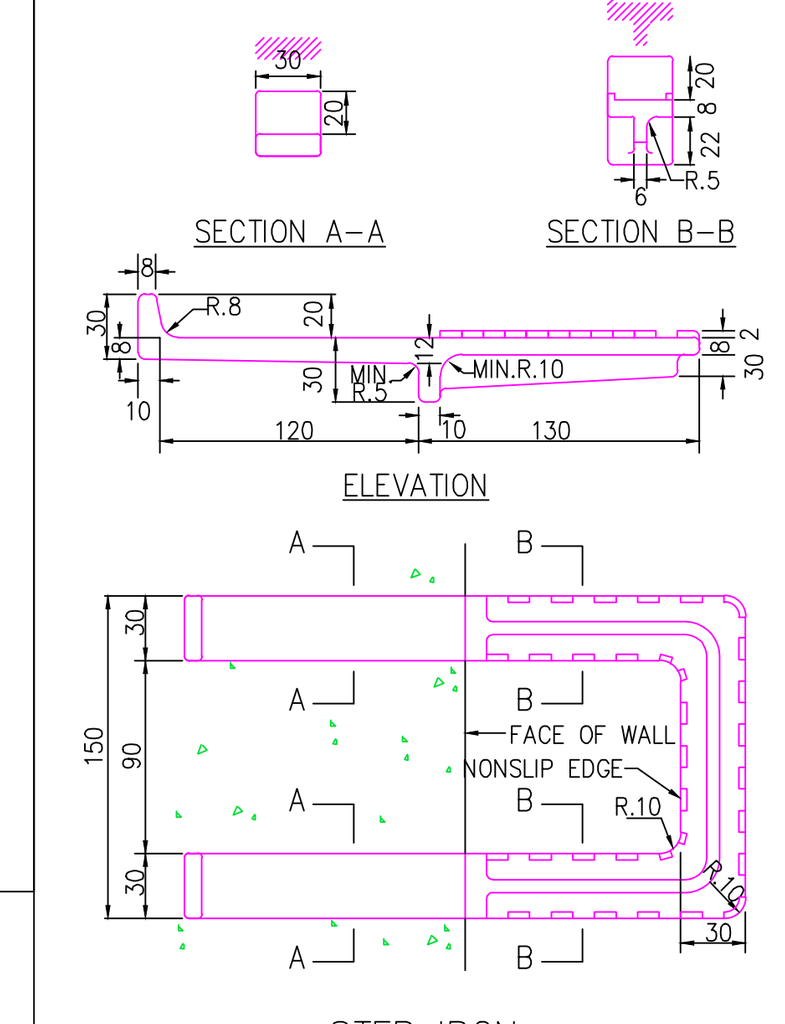
NOTES:
ALL DIMENSIONS IN MILLIMETER
PIPE DIAMETER : (D) 150 TO 300mm
NORMAL RANGE OF DEPTH : MAX. 1000mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
USED IN : STORM AND FOUL DRAIN
JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED

TYPICAL MANHOLE DETAIL (TYPE C1)
NOT TO SCALE

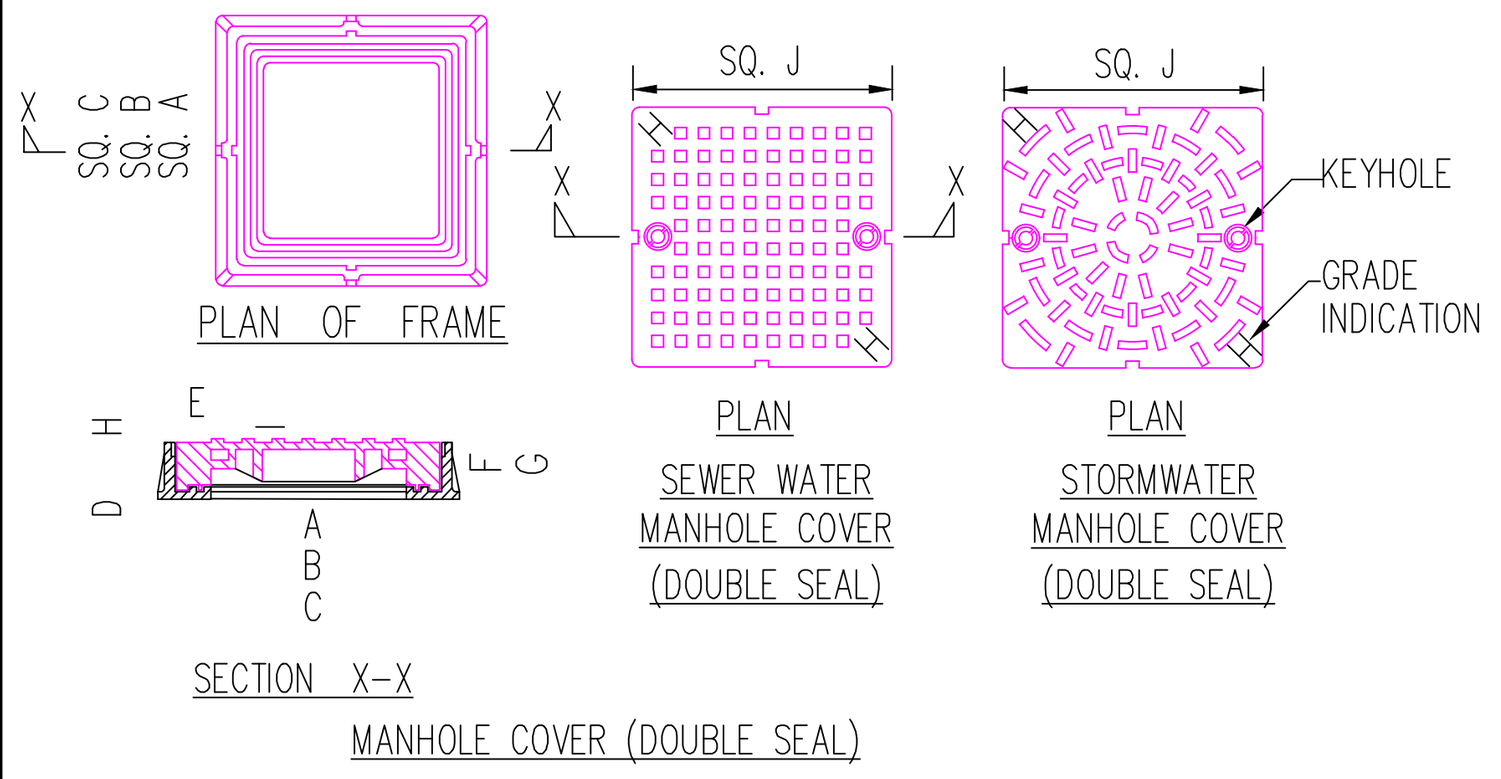
NOTE:
1. ALL REINFOCEMENT DETAILS SHALL BE PROVIDED BY STRUCTURAL ENGINEER AND UNDER SEPARATED COVER.
2. ALL STEEL WORKS ARE FOR REFERENCE ONLY.



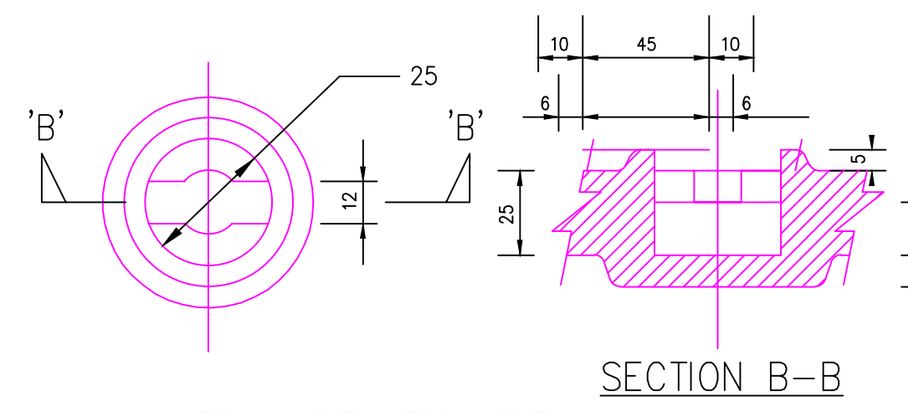
DETAIL OF SEEPAGE WATER DRAINAGE SYSTEM INSIDE CAVITY WALL



STEP IRON
NOT TO SCALE



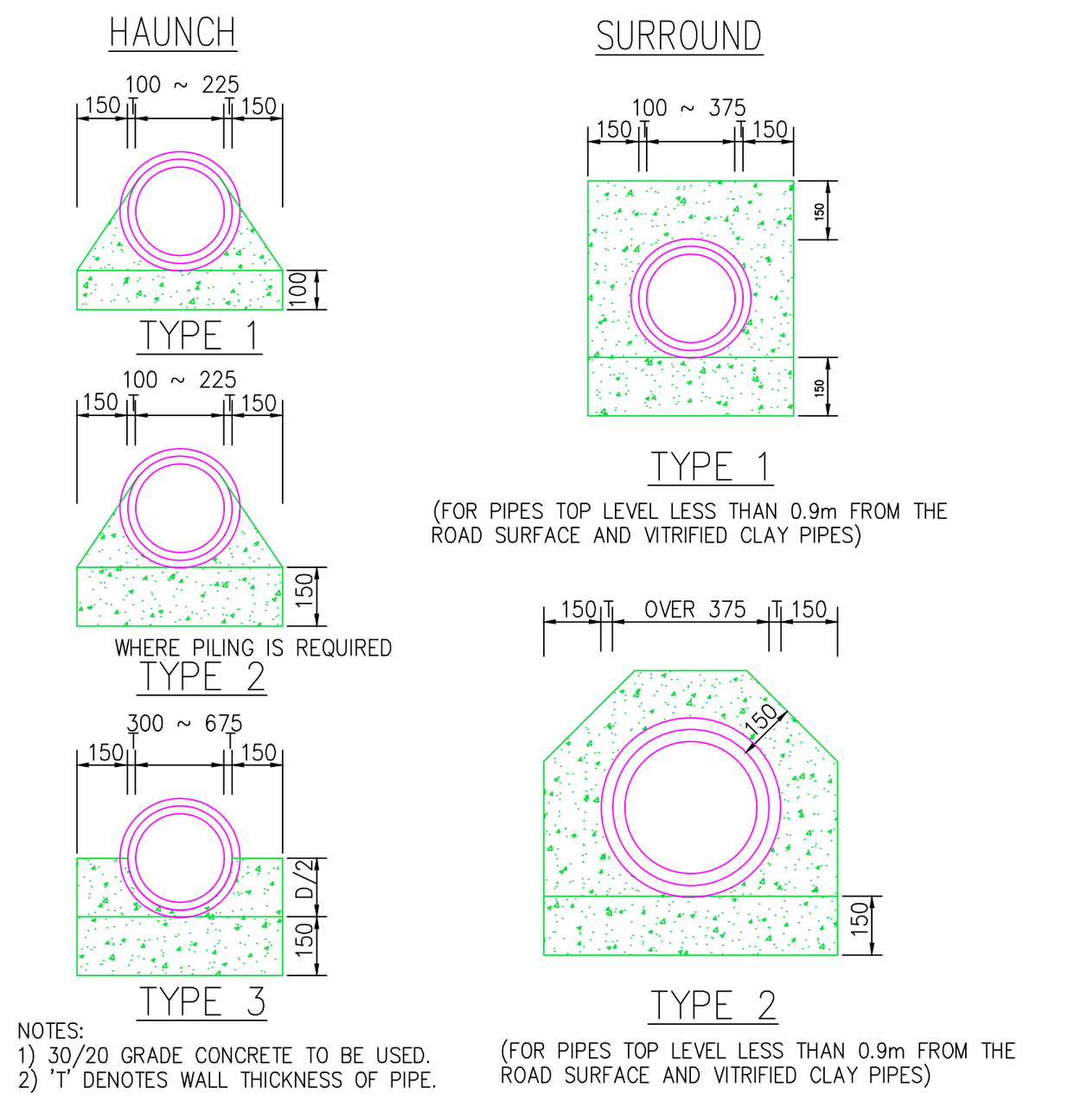
MANHOLE COVER (DOUBLE SEAL)



DIMENSION LETTER		A	B	C	D	E	F	G	H	I	J
DIMENSIONS	H	675	--	1005	16	22	134	150	5	32	831
DIMENSIONS	M	675	--	1005	16	22	109	150	5	22	831

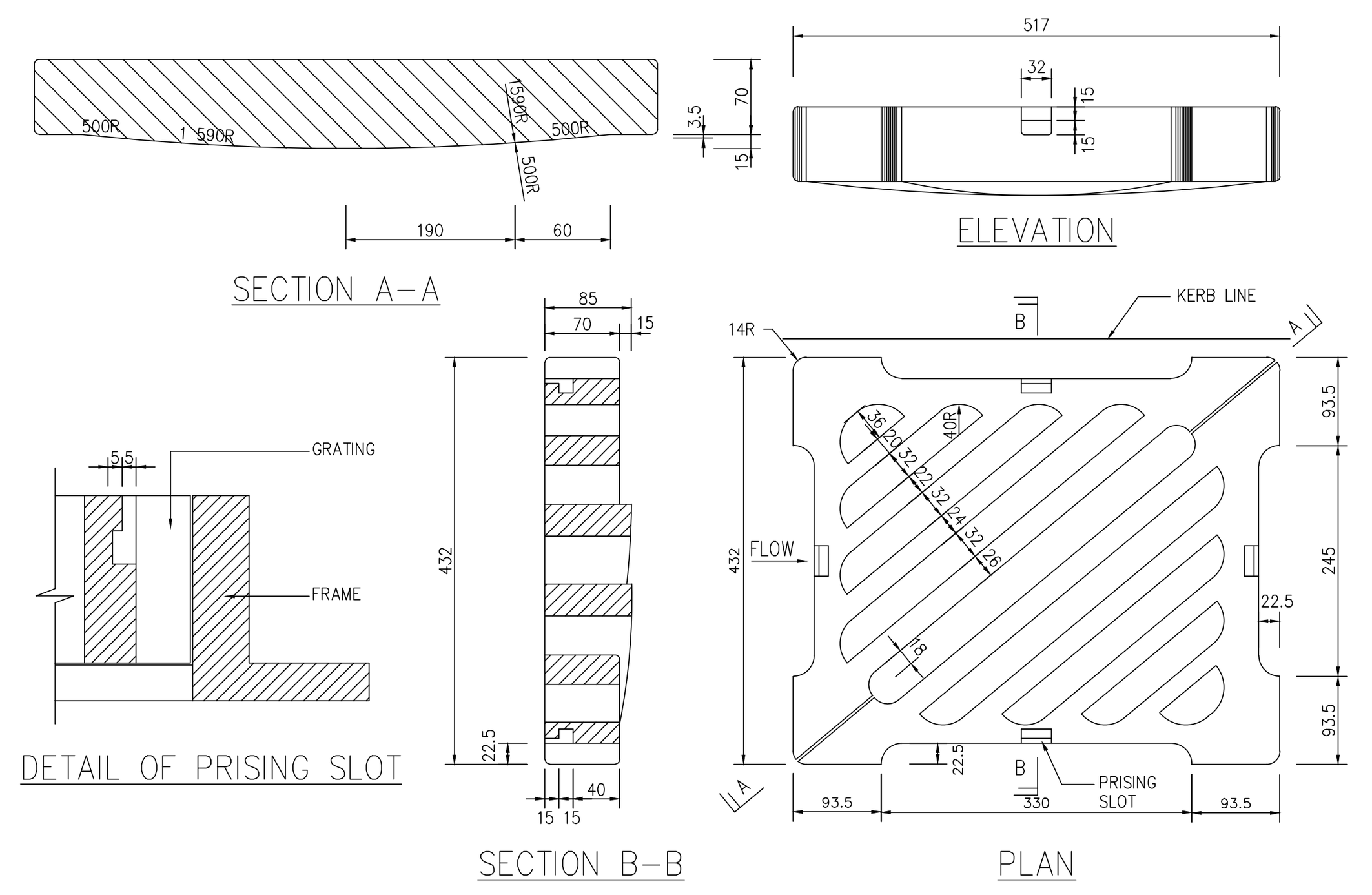
NOTES
H : INDICATES HEAVY DUTY
M : INDICATES MEDIUM DUTY
LOCABLE SECURITY TYPE MANHOLE COVER TO BE PROVIDED AT INMATES AREA

DETAIL OF MANHOLE COVER AND FRAME

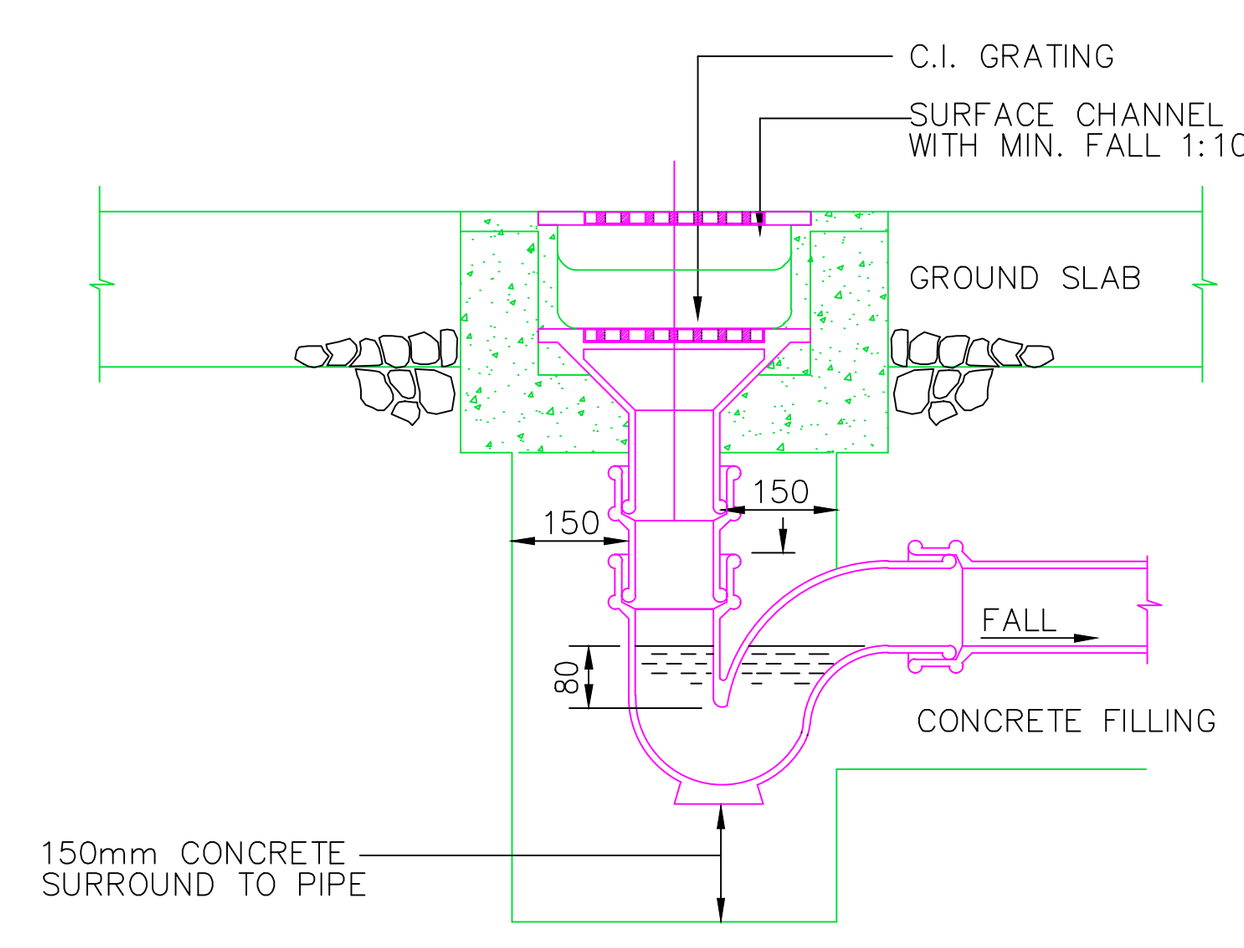


NOTES:
1) 30/20 GRADE CONCRETE TO BE USED.
2) 'T' DENOTES WALL THICKNESS OF PIPE.

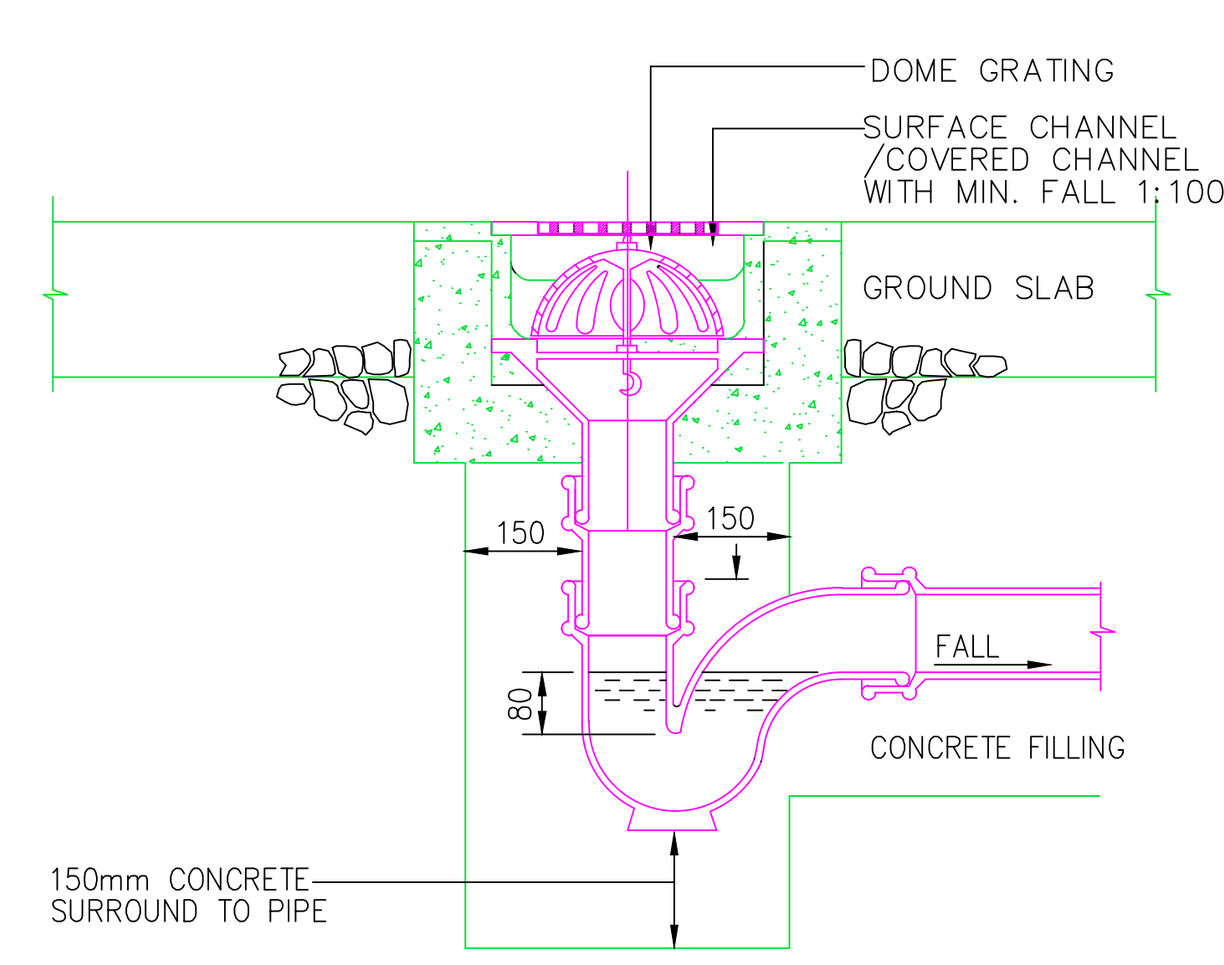
HAUNCH AND SURROUND DETAILS
NOT TO SCALE



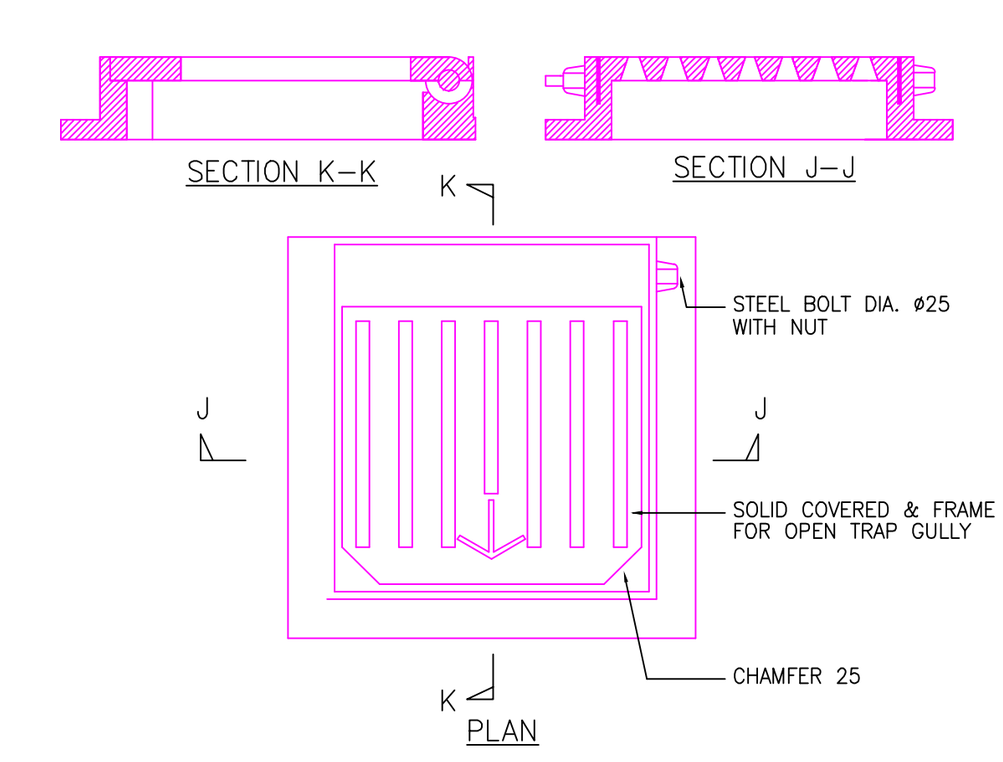
DETAIL OF GRATING FOR ROAD GULLY



TRAPPED GULLY WITH CAST IRON GRATING
FOR WASTE WATER SURFACE CHANNEL
NOT TO SCALE (FOR BELOW GROUND)



TRAPPED GULLY WITH CAST IRON GRATING
FOR RAIN WATER SURFACE CHANNEL
NOT TO SCALE (FOR BELOW GROUND)



DETAIL OF GRATED COVER &
FRAME FOR OPEN TRAP GULLY
NOT TO SCALE

BD REF : 4/9414/23
FSD REF : FP 8/31908
BIM REF :

NO.	DATE	REVISION	APP.
-	2025-01	1ST BD SUBMISSION	

DO NOT SCALE DRAWING.
FIGURED DIMENSIONS ARE TO BE FOLLOWED.
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT KA SHUE ROAD LOT 1109RP IN D.D.253 SAI KUNG, NEW TERRITORIES

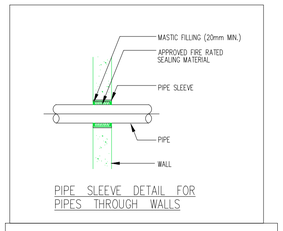
DRAWING TITLE
DRAINAGE INSTALLATION DETAIL I

DRAWING NO.	REV. NO.	PROJECT NO.
DR-301	0	2502591A
DESIGNED: TCS	CHECKED: TCS	SCALE: NTS
DRAWN: JLTS	APPROVED: TTL	DATE: JAN, 2025

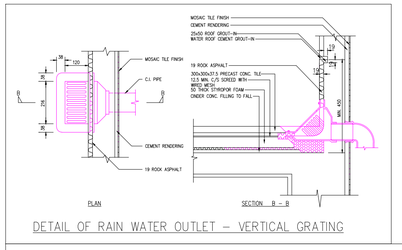
CAD REF :

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

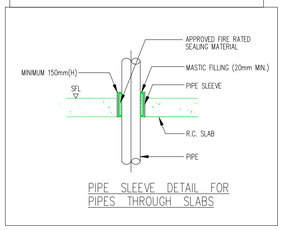
B.D. SUBMISSION
07 JAN 2025



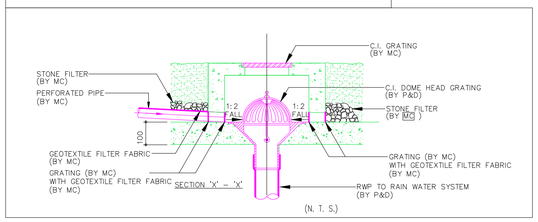
PIPE SLEEVE DETAIL FOR PIPES THROUGH WALLS



DETAIL OF RAIN WATER OUTLET - VERTICAL GRATING



PIPE SLEEVE DETAIL FOR PIPES THROUGH SLABS



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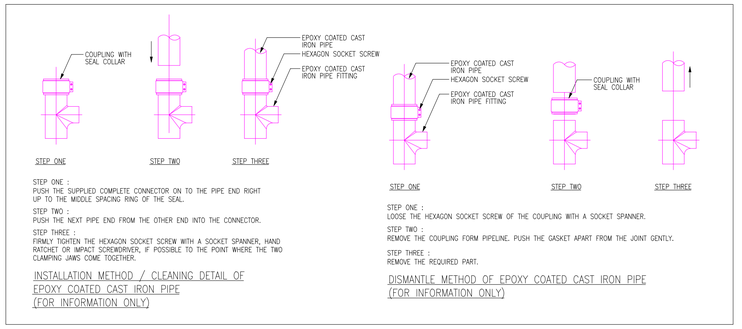
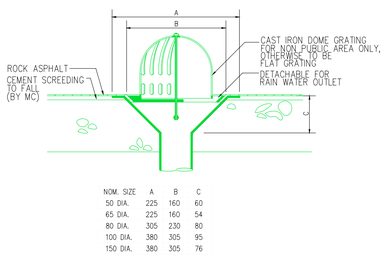
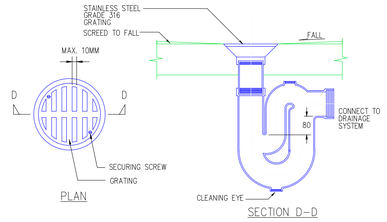




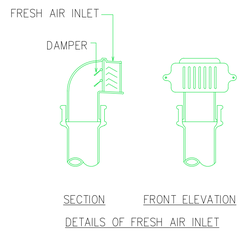
NOM. SIZE	A	B	C
50 DIA.	225	160	60
65 DIA.	225	160	54
80 DIA.	305	230	80
100 DIA.	380	305	95
150 DIA.	380	305	76

DETAIL OF RAIN WATER OUTLET - DOME GRATING
(FOR NON-PUBLIC AREA / INSIDE GUTTER OR CHANNEL)

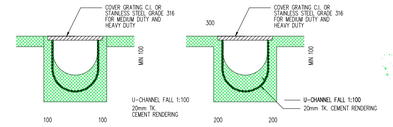
NOTE:
1. INSTALLATION DETAIL OF RAINWATER OUTLET'S SHALL BE SUBMITTED FOR THE APPROVAL OF THE EMPLOYER'S REPRESENTATIVE/ARCHITECT
2. RAINWATER OUTLET SHALL BE:
   - SUPPLY BY P&D
   - CAST IN TO POSITION BY MC FOR UNCONCEALED AREA
   - SET INTO POSITION BY P&D FOR CONCEALED AREA



DETAIL OF RESEALING TYPE FLOOR DRAIN WITH 80mm WATER SEAL FOR ABOVE GROUND (BY P&D)

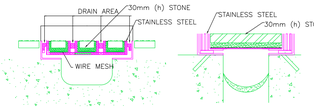


DETAILS OF FRESH AIR INLET (BY P&D)



SECTION OF ON GRADE SURFACE CHANNEL / U-CHANNEL (BY MC)

SECTION OF SUSPENDED SURFACE CHANNEL / U-CHANNEL (BY MC)

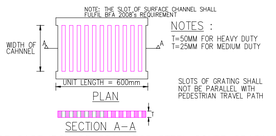


DETAIL OF SURFACE CHANNEL (BY MC) (S.S. MATCHING COVER)

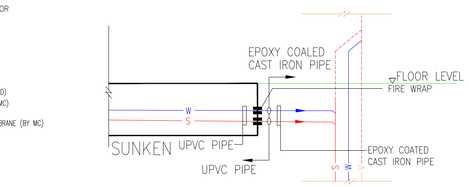




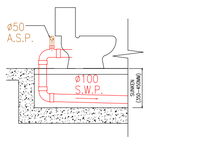
DETAIL OF DISH / FLAT CHANNEL (BY MC)
(N.T.S.)



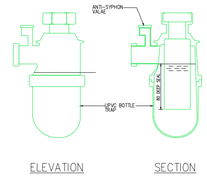
DETAILS OF CAST IRON DR STAINLESS STEEL COVER GRATING (BY MC)



TYPICAL INSTALLATION DETAILS FOR PIPEWORK PASSING FROM SUNKEN TO PIPE DUCT

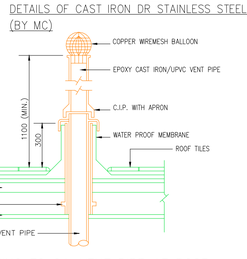


TYPICAL DETAILS FOR A.S.P. CONNECTION FOR W.C. IN SUNKEN
NOT TO SCALE

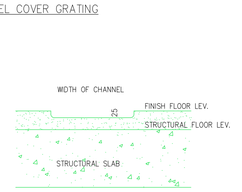


NOTES : 32mm FOR WASH BASIN
40mm FOR SINK & URINAL.

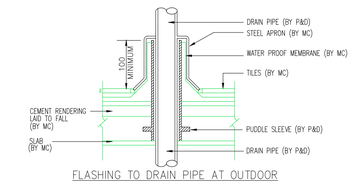
PLASTIC ANTI-SYPHONAGE BOTTLE TRAP FOR WASH BASIN, SINK & URINAL



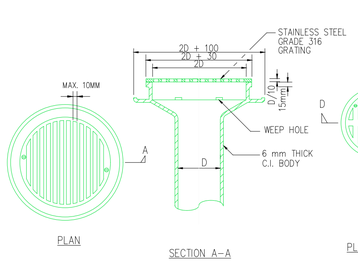
FLASHING TO C.I. VENT PIPE AT ROOF



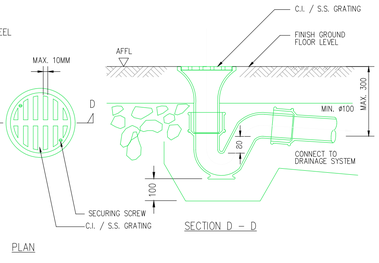
SECTIONAL DETAIL FOR DISHED CHANNEL
NOT TO SCALE



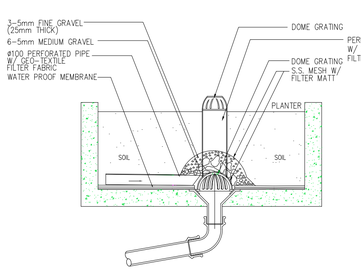
FLASHING TO DRAIN PIPE AT OUTDOOR



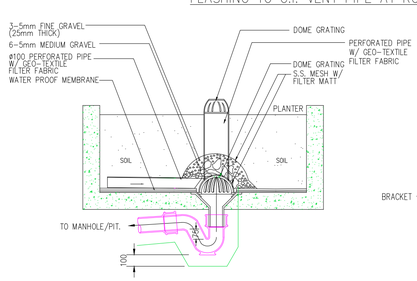
DETAIL OF RAIN WATER OUTLET
(FOR PUBLIC ACCESSED AREA / FLAT ROOF)



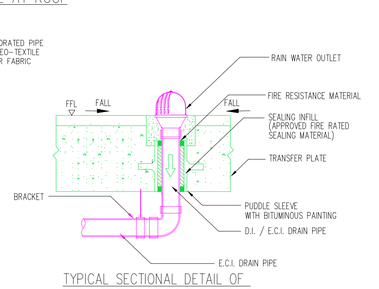
DETAIL OF FLOOR DRAIN (BY MC)
(TRAPPED GULLY CUM FLOOR DRAIN)



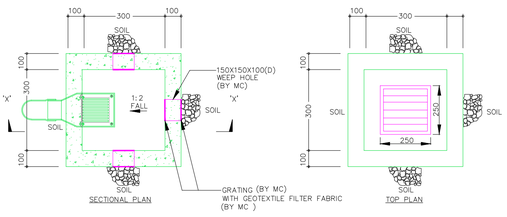
DETAIL OF PLANTER DRAIN (ABOVE GROUND)

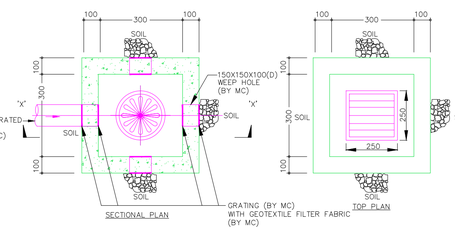


DETAIL OF PLANTER DRAIN W/ TRAP (UNDERGROUND)
NOT TO SCALE

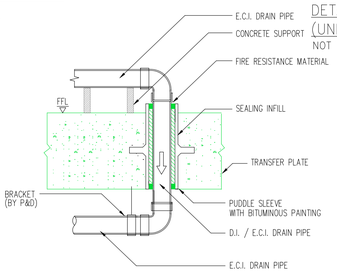


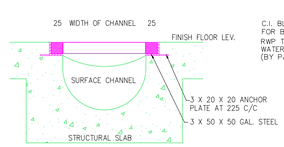
TYPICAL SECTIONAL DETAIL OF RAIN WATER OUTLET PIPE THROUGH TRANSFER PLATE WITH PIPE SLEEVE



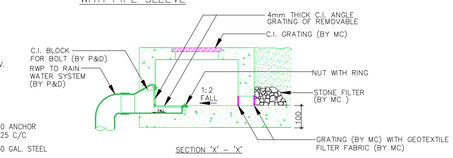


TYPICAL SECTIONAL DETAIL OF DRAIN PIPE THROUGH TRANSFER PLATE/ R/F AND TOP ROOF/F WITH PIPE SLEEVE





SECTIONAL DETAIL CAST IRON GRATING COVER FOR CHANNEL
NOT TO SCALE



(N. T. S.)

DETAIL OF VERTICAL PLANTER DRAIN (ABOVE GROUND)

MATERIAL OF SUBSOIL DRAIN PIPE
PERFORATED PIPE WITH GEOTEXTILE FILTER FABRIC TO BS 4962

BD REF	: 4/9414/23		
FSD REF	: FP 8/31908		
BIM REF	:		
–	2025-01	1ST BD SUBMISSION	
NO.	DATE	REVISION	APP.

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT KA SHUE ROAD LOT 1109RP IN D.D.253 SAI KUNG, NEW TERRITORIES

DRAWING TITLE
DRAINAGE INSTALLATION DETAIL II

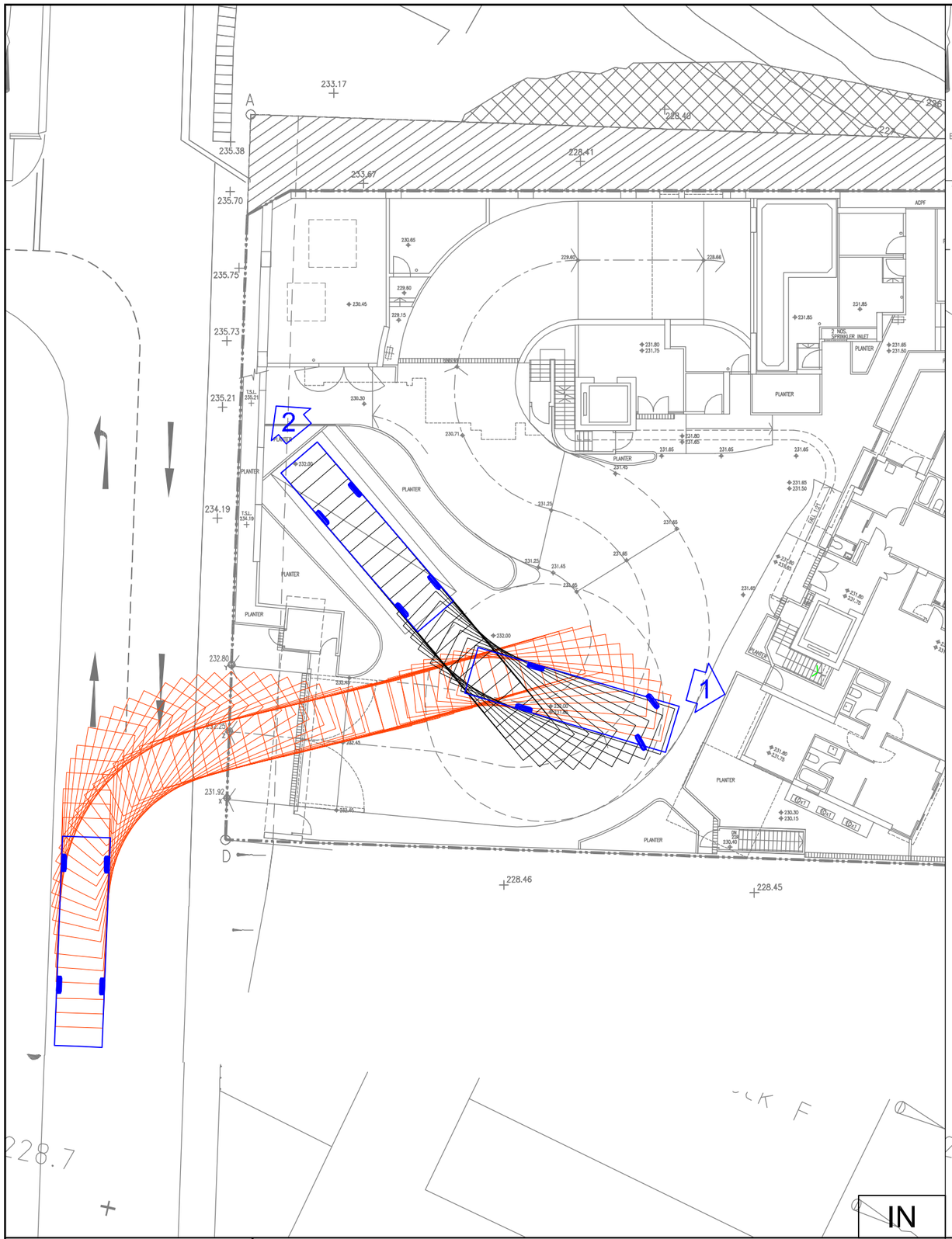
DRAWING NO.	REV. NO.	PROJECT NO.
DR-302	0	2502591A
DESIGNED TCS	CHECKED TCS	SCALE NTS
DRAWN JLTS	APPROVED TTL	DATE JAN, 2025
CAD REF :		

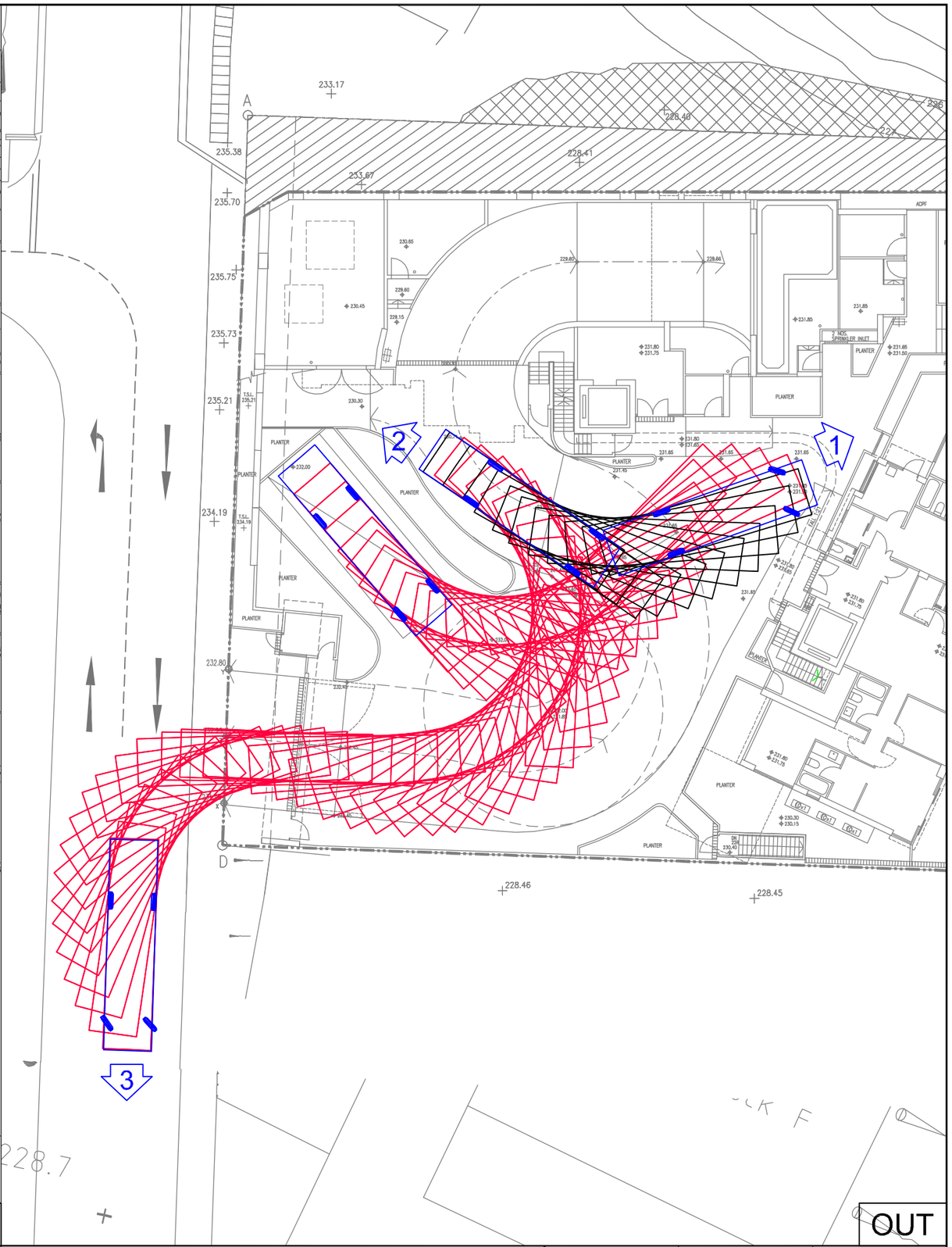
C Y S Associates (H K) Ltd.
Architects & Urban Designers.

B.D. SUBMISSION
07 JAN 2025

Annex C

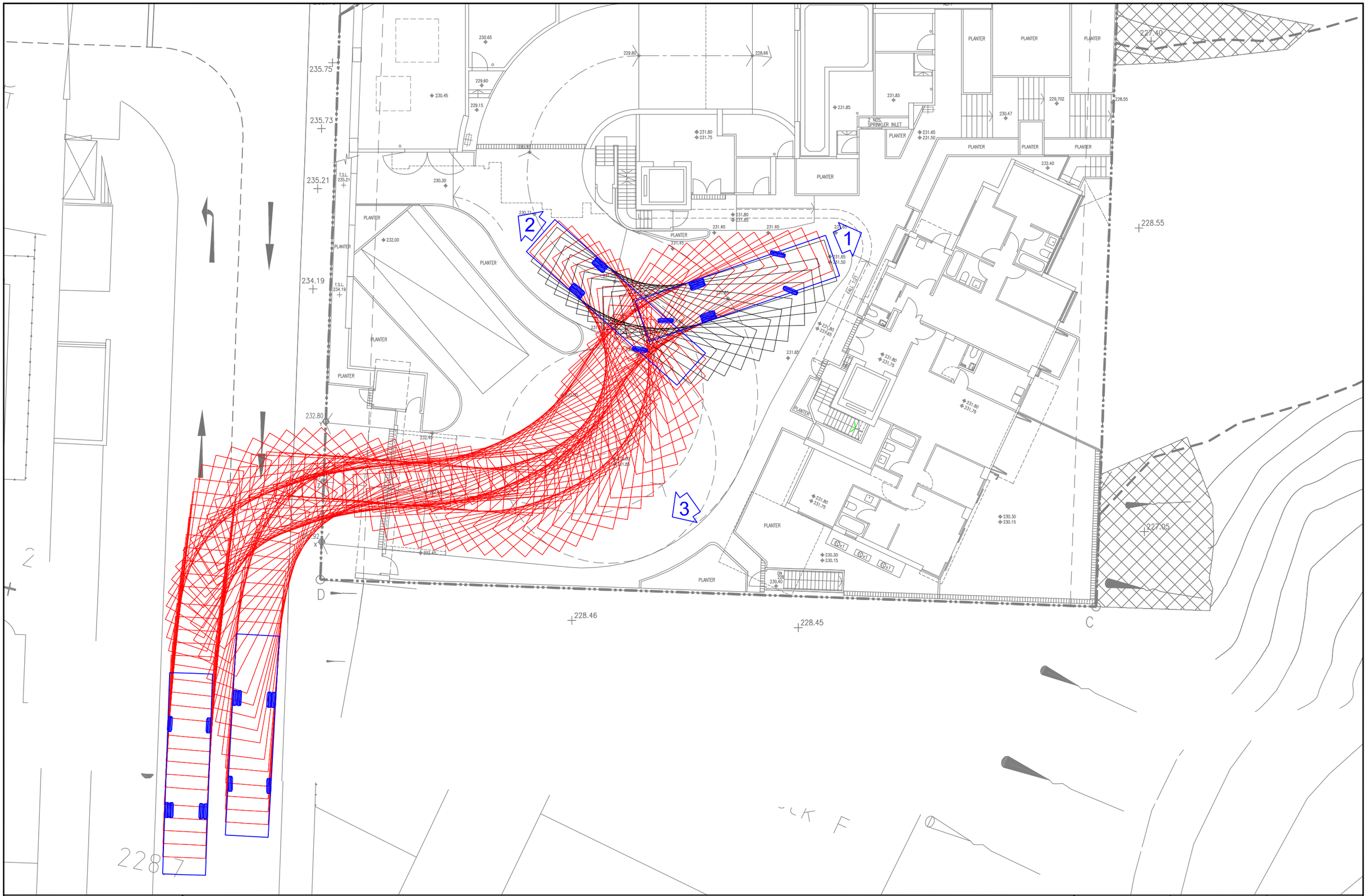
Swept Path Analysis





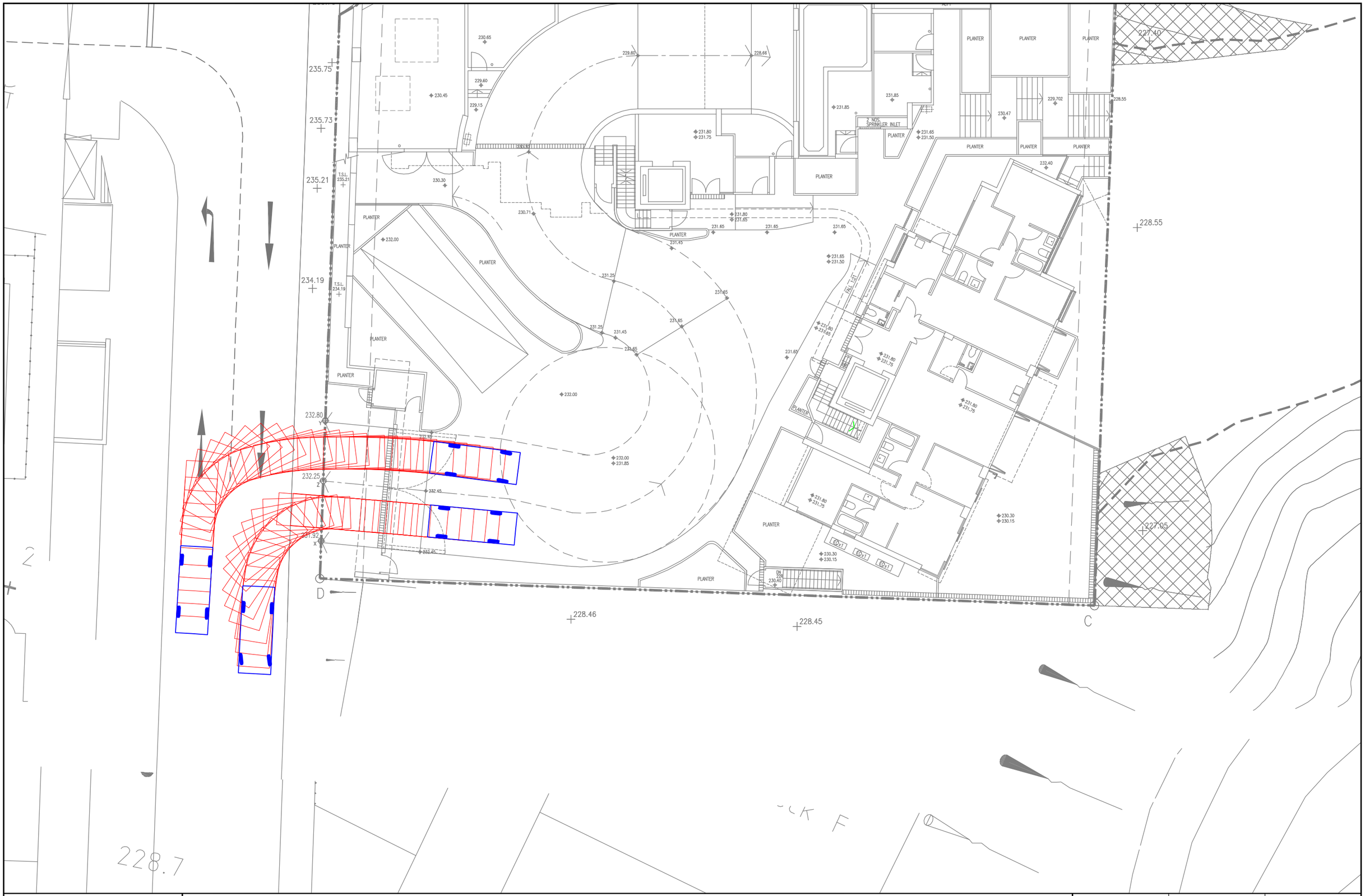
HWSPB 何基 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: TRAFFIC ENGINEERING CONSULTANCY SERVICES – RESIDENTIAL REDEVELOPMENT AT 8 KA SHUE ROAD, SAI KUNG, TSEUNG KWAN O	Scale: 1 : 250	Date: JAN 2025	Figure No.: 1
	Figure Title: SWEPT PATH ANALYSIS OF A 11m HGV IN AND OUT OF THE L/UL BAY	Project No.: J1732	CAD Ref.: J1732/SWP13/F01/2024-12-16	Rev.: –

T:\01I\Mon\2025-01-20\J1732-cad\SWP14 2025-01-20\J1732-SWP14-F01_F02_F03.dwg, 1:1



HWSPB 何浩 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: TRAFFIC ENGINEERING CONSULTANCY SERVICES – RESIDENTIAL REDEVELOPMENT AT 8 KA SHUE ROAD, SAI KUNG, TSEUNG KWAN O	Scale: 1 : 200	Date: JAN 2025	Figure No.: 2
	Figure Title: SWEPT PATH ANALYSIS OF A 11.7m FIRE ENGINE IN AND OUT OF THE L/UL BAY	Project No.: J1732	CAD Ref.: J1732/SWP14/F01-03/2025-01-20	Rev.: –

T:\01(Mon)2025-01-20\J1732-cad\SWP14 2025-01-20\J1732-SWP14-F01_F02_F03.dwg, 1:1



HWSPB 何黃 Traffic & Transportation Consultants Ho Wang SPB Limited	Project Title: TRAFFIC ENGINEERING CONSULTANCY SERVICES – RESIDENTIAL REDEVELOPMENT AT 8 KA SHUE ROAD, SAI KUNG, TSEUNG KWAN O	Scale: 1 : 200	Date: JAN 2025	Figure No.: 3
	Figure Title: SWEPT PATH ANALYSIS OF TWO 5m VEHICLE IN AND OUT	Project No.: J1732	CAD Ref.: J1732/SWP14/F01-03/2025-01-20	Rev.: –

I:\01(Mon)\2025-01-20\J1732-cad\SWP14 2025-01-20\J1732-SWP14-R01_R02_R03.dwg 1:1

Annex D

Replacement Pages of Landscape Proposal



Amendment No.	Date	Description	Drawn by	Checked by	Approved by
D	01/25	RtC	DA	DC	TO
C	12/24	RESUBMISSION	DA	DC	TO
B	11/24	RtC	DA	DC	TO
A	09/24	RESUBMISSION	DA	DC	TO
0	07/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES

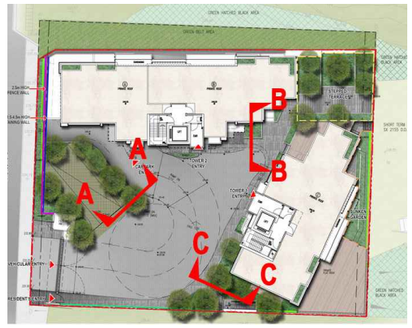
Drawing Title
LANDSCAPE MASTERPLAN

Drawing No. SMC1-LMP-01

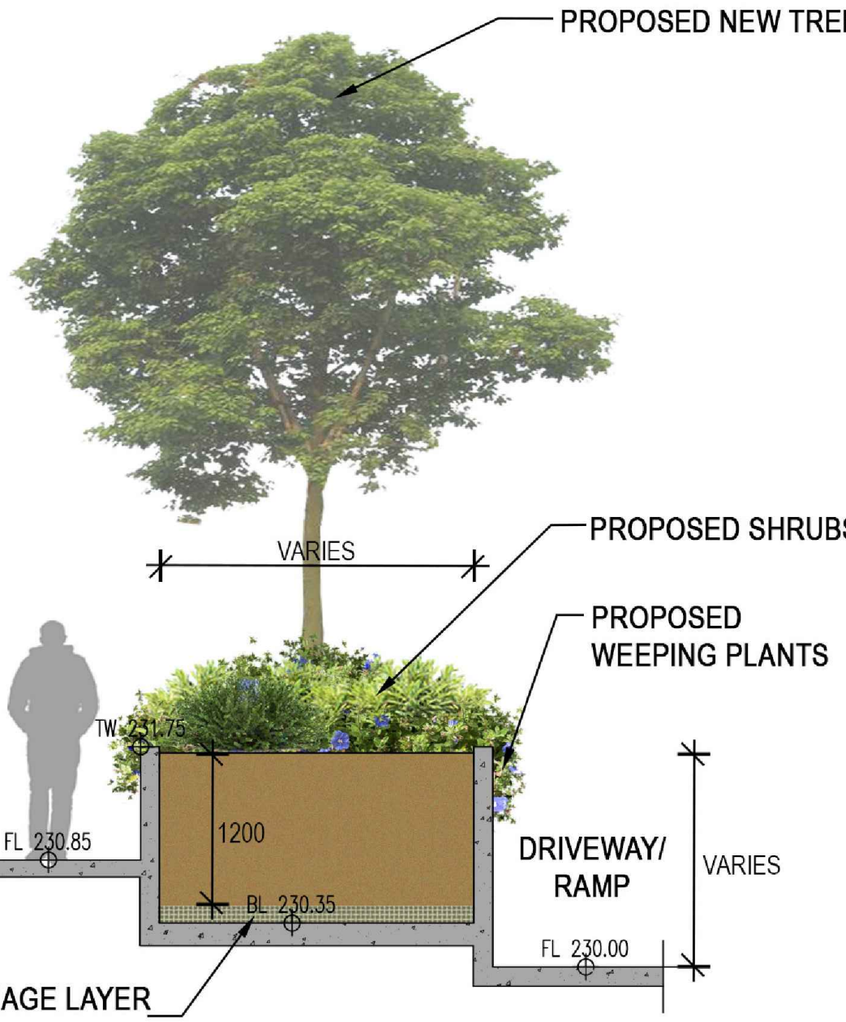
Scale 1:200 @ A3

Drawn by DA | Checked by DC | Approved by TO | Date JUN 2024 | Job. No. SMC1

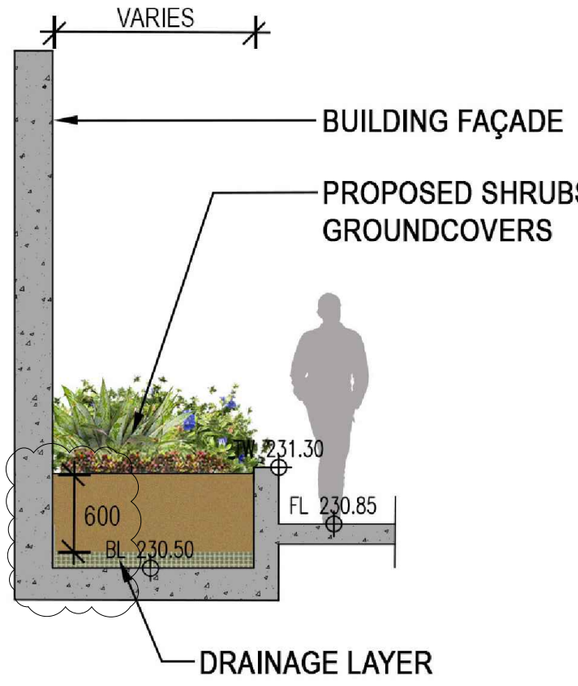
Urbis Limited
Planning, Urban Design, Landscape, Golf & Environmental Consultants
Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662



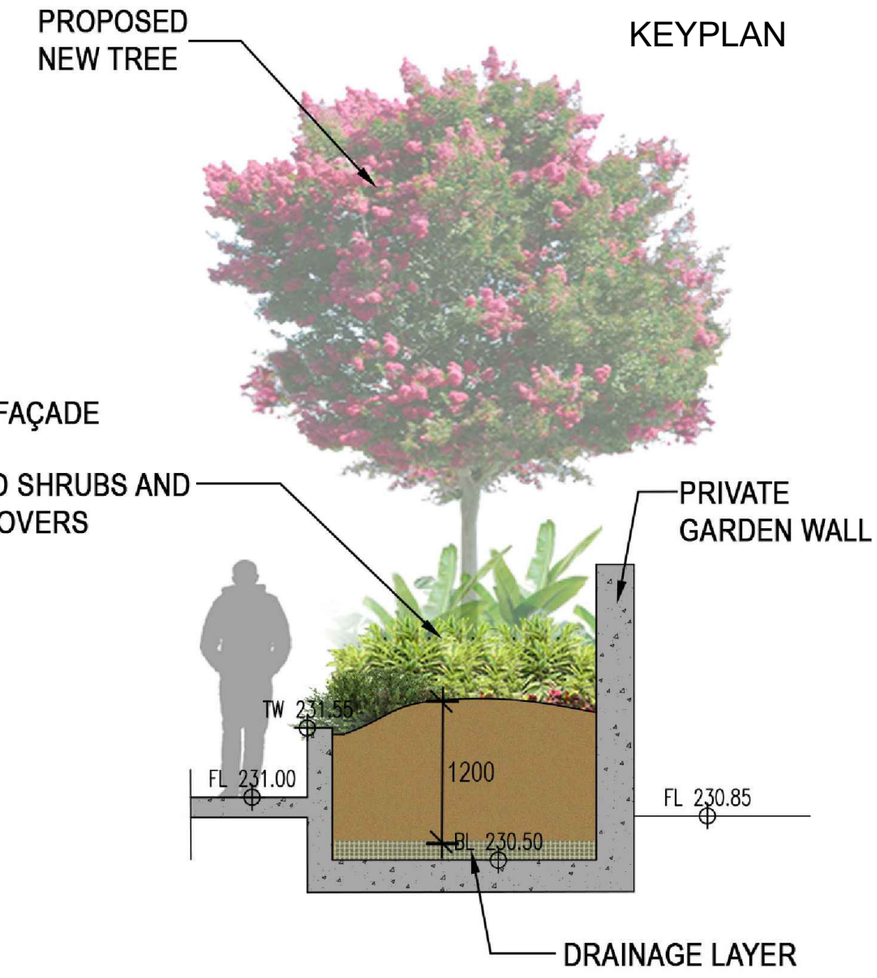
KEYPLAN



SECTION A



SECTION B



SECTION C

SCALE 1 : 50

0 1 2 3m

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
B	01/25	RESUBMISSION	DA	DC	TO
A	12/24	RESUBMISSION	DA	DC	TO
0	06/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES

Drawing Title
TYPICAL PLANTER DETAILS

Drawing No.
SMC1-DE-01

Scale
NTS @A3

Drawn by DA | Checked by DC | Approved by TO | Date JUN 2024 | Job. No. SMC1

Urbis Limited
Planning, Urban Design, Landscape, Golf & Environmental Consultants
Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

Annex E

Replacement Page of Visual Impact Assessment



Amendment No.	Date	Description	Drawn by	Checked by	Approved by
D	01/25	RtC	DA	DC	TO
C	12/24	RESUBMISSION	DA	DC	TO
B	11/24	RtC	DA	DC	TO
A	09/24	RESUBMISSION	DA	DC	TO
0	07/24	FIRST SUBMISSION	DA	DC	TO

Job Title
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES

Drawing Title
LANDSCAPE MASTERPLAN

Drawing No. SMC1-LMP-01

Scale 1:200 @ A3

Drawn by	Checked by	Approved by	Date	Job. No.
DA	DC	TO	JUN 2024	SMC1

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Previous Application

Approved Application

Application No.	Proposed Use(s)	Date of Consideration	Approval Condition
A/SK-TLS/56	Minor Relaxation of Site Coverage and Building Height Restriction for Permitted Residential Development	13.12.2019	(1)

Approval Condition:

(1) The provision fire service installations and water supplies for firefighting

Similar Applications

Approved Applications

Application No.	Use / Development	Zoning	Date of Consideration	Approval Conditions
A/SK-TLS/40	Minor Relaxation of Building Storey and Building Height (BH) for Permitted Residential Development	"R(C)4"	6.7.2012	(1) - (3)

(1) Submission and implementation of a landscape proposal with tree preservation proposal;
(2) Submission of a Natural Terrain Hazards Study and a Geotechnical Planning Review Report; and
(3) Provision of water supplies for firefighting and fire services installations.

Rejected Applications

Application No.	Use / Development	Zoning	Date of Consideration	Rejection Reasons
A/SK-TLS/2	Minor Relaxation of the Height Restriction	"R(C)1"	15.12.1995	(a) to (c)
A/SK-TLS/4	Minor Relaxation of the Height Restriction	"R(C)4"	12.1.1996	(a) to (c)
A/SK-TLS/18	Minor Relaxation of Plot Ratio and Site Coverage Restrictions	"R(C)3"	23.7.1999 (Review)*	(a), (c), (e), (f) & (g)
A/SK-TLS/33	Minor relaxation of BH Restriction	"R(C)5"	9.1.2009	(a) to (d)

*Appeal dismissed by Appeal Board Panel (Town Planning) on 5.6.2000

Rejection Reasons

(a) The relaxation is not considered as minor;
(b) No strong design merits/information to justify the proposed extent of relaxation of the BH;
(c) Set an undesirable precedent for similar applications in the vicinity;
(d) No information to demonstrate that the proposed relaxation of BH would not cause adverse visual and landscaping impacts;
(e) Not in-line with the planning intention of the zoning of the Site to reflect the existing and committed low-density residential developments;
(f) Proposed development is excessive in scale and incompatible with the surrounding environment; and
(g) Insufficient information to demonstrate there would be no adverse traffic impacts.

Recommended Advisory Clauses

(a) to note the comments of District Lands Officer/ Sai Kung, Lands Department (DLO/SK, LandsD) that the applicant is required to ensure all the data including but not limited to the site area stated in the application are correct; as tree removal is involved, the applicant is reminded to submit updated Tree Preservation and Removal Proposal, if required, for approval; and details of the development proposal of the Lot including but not limited to the soil filling and excavation proposal and provision of car parking spaces would be considered at general building plans (GBP) submission stage for checking compliance of the relevant lease requirements.

(b) to note the comments of the Director of Environmental Protection that regarding the provision of public sewer at Ka Shue Road, the applicant could refer to the Drainage Services Department's (DSD) project website (https://www.dsd.gov.hk/TC/Our_Projects/All_Projects/4432DS.html) or liaise with DSD direct. Regarding the design and maintenance of the proposed underground septic tank, if required, shall follow Practice Note for Professional Persons (ProPECC) PN 1/23 and the design and operation of the underground carpark shall follow ProPECC PN 2/96 accordingly.

(c) to note the comments of the Chief Engineer/Mainland South, DSD that the existing drainage system to which the proposed drainage connection is to be made is not maintained by DSD, consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage systems.

(d) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of a formal submission of STT/STW, general building plans or referral of application via relevant licensing authority, as appropriate. Furthermore, the emergency vehicular access (EVA) provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD);

(e) to note the comments of the Chief Building Surveyor/NTE2 & Rail, BD as follows:

i. unless the proposed site abuts on a specified street complying with the requirements under Building (Planning) Regulations (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the Site should be determined by the Building Authority under B(P)R 19(3);

ii. every domestic building within the site shall be provided with an open space complying with the Second Schedule under B(P)R 25;

iii. EVA complying with B(P)R 41D shall be provided for all buildings in the Site;

iv. PNAP APP-2, Hong Kong Planning Standards and Guidelines (HKPSG) and the advice of Commissioner for Transport will be referred to when determining exemption of GFA calculation for aboveground or underground car parking spaces;

v. car parking spaces for persons with a disability should be provided in accordance with the Design Manual: Barrier Free Access 2008, Division 3, Para. 8 and 9;

vi. the applicant's attention is also drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the Sustainable Building Design requirements under PNAP APP-152; and

vii. detailed comments will be given during GBP submission stage.

(f) to note the comments of the Director of Electrical and Mechanical Services that the applicant shall approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within or in the vicinity of the Site. Based on the cable plans and the relevant drawings obtained, if there is underground cable and/or overhead line within or in the vicinity of the Site, the applicant shall carry out the following measures:

i. for the Site within the preferred working corridor of high voltage overhead lines at transmission voltage level 132kV or above as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) published by the Planning Department, prior consultation and arrangement with CLP Power is necessary;

ii. prior to establishing any structure within the Site, the applicant and/or his contractors shall liaise with the electricity supplier and, if necessary, ask CLP Power to divert the underground cable and/or overhead line away from the vicinity of the proposed structure; and

iii. The Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation shall be observed by the applicant when carrying out works in the vicinity of the electricity supply lines.

(g) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that feature nos. 11NE-B/C109, 11NE/B/F287, 11NE-B/F123 and 11E-B/F128 are located within and in the vicinity of the Site. The applicant(s) is reminded to make necessary submissions to the DLO and/or the BA for approval if the geotechnical feature could affect or be affected by the proposed work (if any) in accordance with provisions of the Buildings Ordinance at the development stage;

(h) to note the comments of the Chief Town Planning/Urban Design & Landscape, Planning Department that the approval of the application under Town Planning Ordinance does not imply the approval of the site coverage of greenery, requirements under APP PNAP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD or relevant authority for approval.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2025-01-17 星期五 03:02:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/SK-TLS/64 8 Ka Shue Road, Sai Kung

A/SK-TLS/66

Lot 1109 RP in D.D. 253, 8 Ka Shue Road, Sai Kung

Site area: About 1,572sq.m

Zoning: "Res (Group C) 1"

Applied development: Proposed MR of BH and SC Restrictions for Permitted Flat Use in "Residential (Group C) 1" Zone and Associated Filling and **Excavation of Land in "Green Belt" Zone**

2 Blocks / 14 Units / 26 Vehicle Parking / PR 1.5 / BH 21.2 / SC 34%

Dear TPB Members,

64 withdrawn and back without the GB.

Object to the proposed height, incompatible with the surrounding district and would have a negative impact on the panorama and intrudes over the 'tree line'..

And applicant is still being tricky with regard to the visuals. See Plan 16 where the before and after bear no relationship.

Mary Mulvihill

> **From:** [redacted]
> **To:** tpbpd <tpbpd@pland.gov.hk>
> **Date:** Saturday, 7 September 2024 4:38 AM HKT
>
> A/SK-TLS/64
>
> Lot 1109 RP in D.D. 253, 8 Ka Shue Road, Sai Kung
>
> Site area: About 1,719sq.m
>
> Zoning: "Res (Group C) 1" and "Green Belt"
>
> Applied development: Proposed MR of BH and SC Restrictions for Permitted Flat Use in "Residential (Group C) 1" Zone and Associated Filling and **Excavation of Land in "Green Belt" Zone**

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

2 Blocks / 14 Units / 27 Vehicle Parking / BH 21.4 / SC 34%

Dear TPB Members,

Object to further incursion and excavation of GB zoning.

Members should also refer to the recent discussion on similar scenario in Stanley.

The Chairperson supplemented that a number of "R(C)" zones on OZPs were subject to a combination of development restrictions including PR, BH and SC. There was a fixed three-way relationship among the three parameters to control the built form and development intensity with a view to maintaining the character and amenity of an area.

Also, the detail in the visuals of the current and proposed schemes are different and make it impossible to gauge the impact.

The developer can choose to provide homes with higher ceilings via the simple process of reducing the number of floors. The OZP imposes height restrictions. That every development or redevelopment trots out the same excuses for relaxation makes a mockery of the intention behind the restrictions.

Mary Mulvihill

2

就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**

參考編號 **Reference Number:**	250123-212501-06337
提交限期 **Deadline for submission:**	24/01/2025
提交日期及時間 **Date and time of submission:**	23/01/2025 21:25:01
有關的規劃申請編號 **The application no. to which the comment relates:**	A/SK-TLS/66
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Affric McCarrick

意見詳情
Details of the Comment :

Dear Secretary,
Town Planning Board

Re: Objection to Planning Application No. A/SK-TLS/56
Proposed Minor Relaxation of Maximum Building Height and Site Coverage Restrictions at 8 K a Shue Road, Sai Kung

I am writing to object to the subject planning application for the following reasons:

1. Unjustified Second Request for Building Height Relaxation

The developer is now seeking a further increase in building height to 21.2m, representing a signi ficant 17.8% relaxation from the statutory 18m height restriction. This follows their previous suc cessful application (A/SK-TLS/56) which already allowed for increased building height. The cu mulative effect essentially equates to gaining an additional floor through incremental application s, which fundamentally contradicts the planning intention of height restrictions in the R(C)1 zon e.

2. Viable Alternative Available

The developer's justification for increased ceiling heights (3.25-3.4m) is primarily market-driven rather than technically necessary. Their own planning statement acknowledges this is to "respon d to the recent market aspirations for better living quality" (Section 1.3). A clear alternative exist s - reducing the development to 4 floors while maintaining standard ceiling heights would:

- Keep within the original 18m height restriction
- Match the scale of the existing building
- Still achieve increased density through the two-tower design
- Allow for the 14 proposed units to be accommodated through efficient design

3. Infrastructure and Traffic Impact Concerns

While the application claims minimal impact on infrastructure, the analysis appears incomplete:

- The traffic assessment focuses only on the Clear Water Bay Road junction but does not adequately address increased congestion on Ka Shue Road itself
- The proposed 26 parking spaces (reduced from 27 in previous application) will likely lead to overflow parking on Ka Shue Road
- The planned public sewerage works completion in July 2024 provides no guarantee of capacity for the increased density

4. Security and Construction Disruption

The developer has already commenced demolition works which has:

- Led to increased security concerns, with at least one attempted burglary reported in neighboring properties
- Created significant noise and dust disruption to the neighborhood
- Raised questions about their commitment to considerate construction practices

5. Questionable Market Evidence

The developer's justification for increased ceiling heights relies heavily on general market trends rather than specific local demand evidence. Their comparison table (Table 2) includes developments from very different contexts and price points, making it an unsuitable benchmark.

6. Cumulative Impact

Approving this second relaxation would set a concerning precedent for:

- Encouraging developers to pursue incremental height increases
- Undermining the effectiveness of statutory planning controls
- Potentially inspiring similar applications in other R(C) zones

Conclusion

The proposed height relaxation is neither minor nor necessary. The developer has viable alternatives to achieve their development goals within existing restrictions. Approval would undermine planning intentions and create unnecessary impacts on the neighborhood.

I respectfully request the Town Planning Board to reject this application and require the developer to pursue a compliant scheme within the original height restrictions.

Yours faithfully,