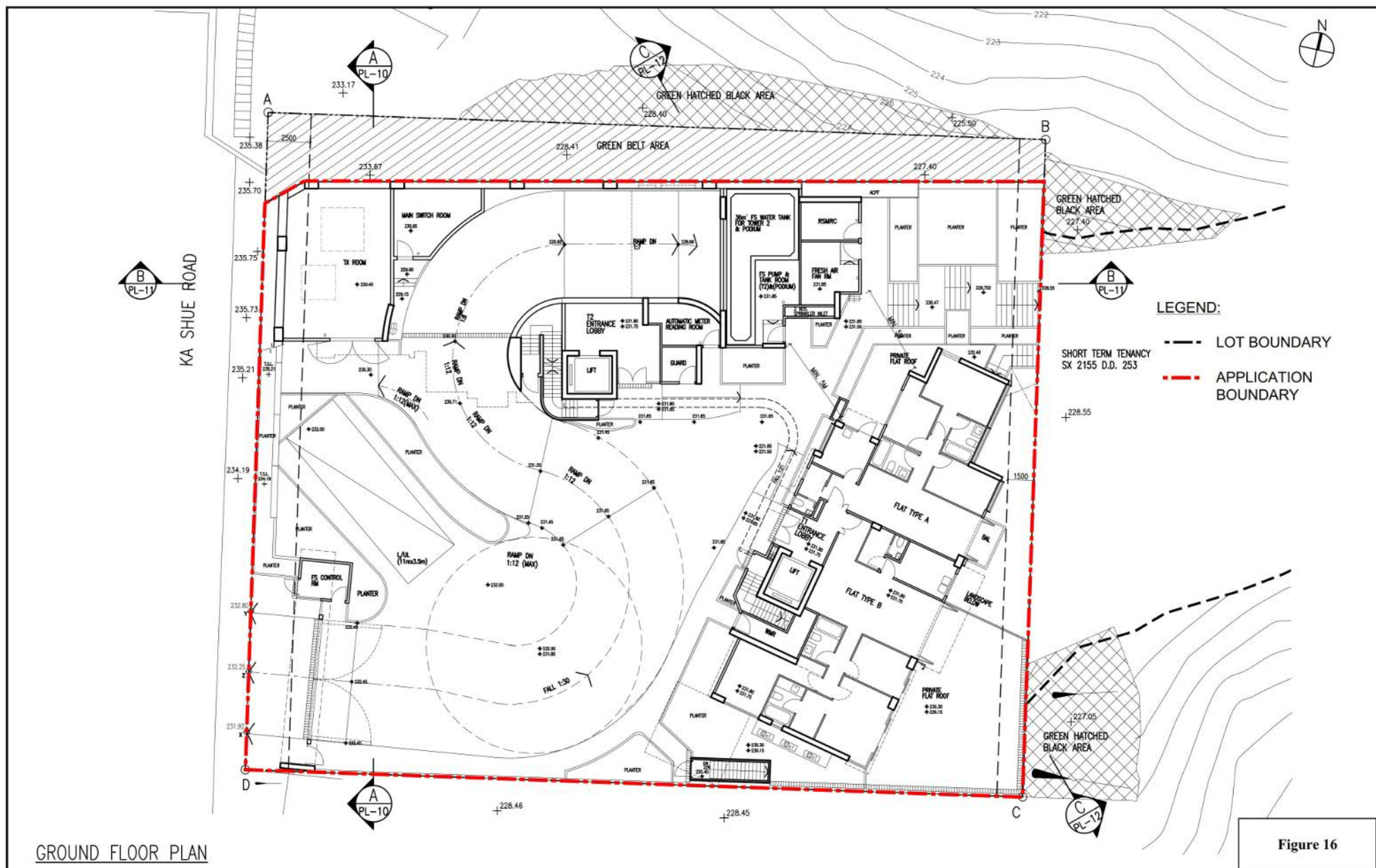
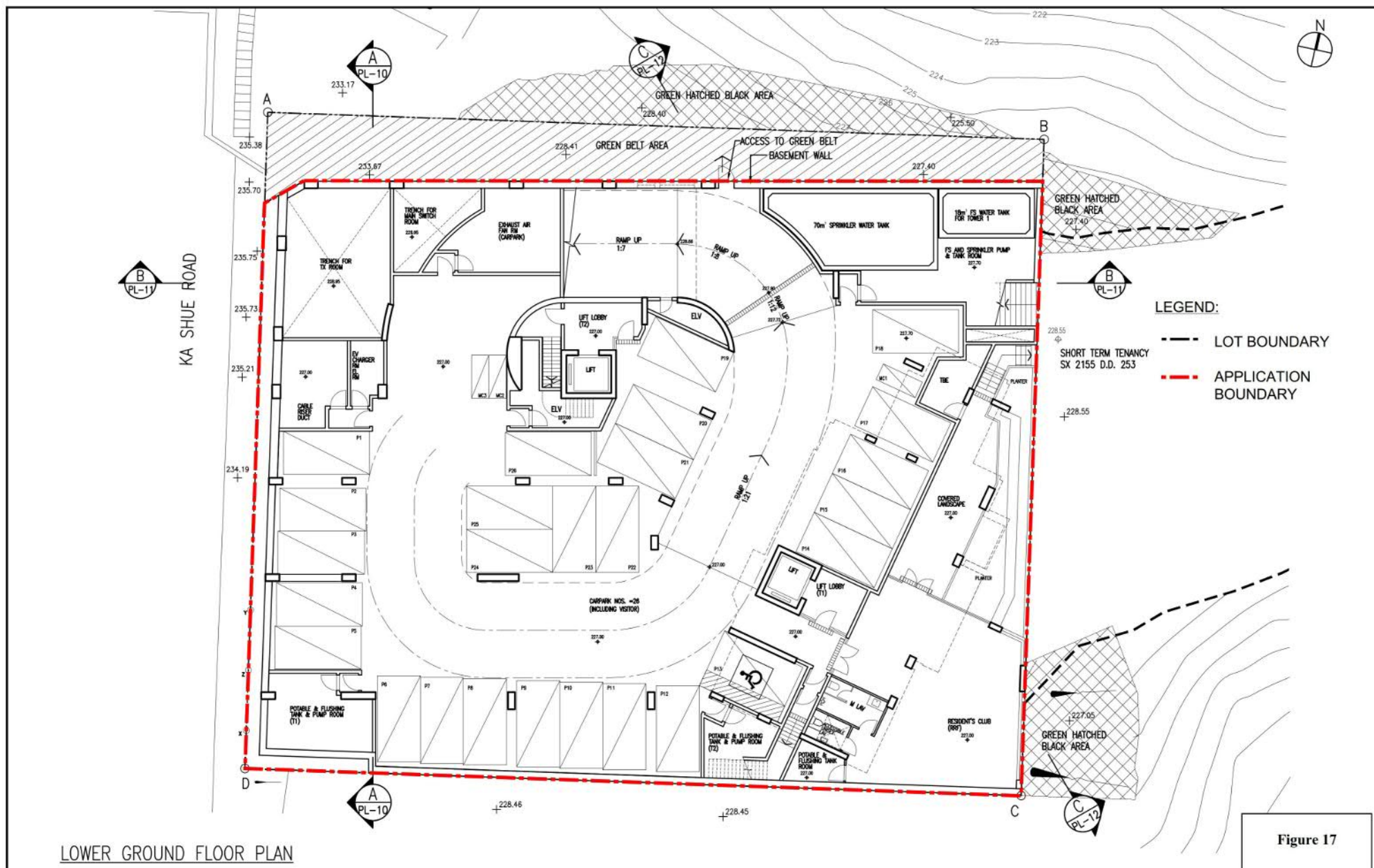




C Y S Associates (H K) Ltd. Architects & Urban Designers. 20TH FLOOR • GENESIS • NOS. 33-35 WONG CHUK HANG ROAD • HONG KONG TEL: 2858 6993 • FAX: 2858 9083 2858 9396 • E-MAIL: cys@cysarch.com.hk	CYS PROJECT Proposed Residential Development at Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, 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 A 30/9/2024 MINOR AMENDMENT	APP. DESIGNED JC APPROVED KC DATE AUG, 2024	DRAWN LWH CHECKED JC SCALE	PROJECT NO : 23-546 DRAWING NO : PL-03 CAD REF : S4L01-01 FOR PLUMBING	REV. A

(資料來源：申請人於 27.12.2024 呈交的資料)
(Source : Applicant's Submission of 27.12.2024)

參考編號 REFERENCE No. A/SK-TLS/66	繪圖 DRAWING A-1
---	----------------------



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 6993 • FAX: 2858 9083 2858 9396 • E-MAIL: cys@cysarch.com.hk

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

DRAWING TITLE
SECTION 16 APPLICATION
— LOWER GROUND FLOOR PLAN

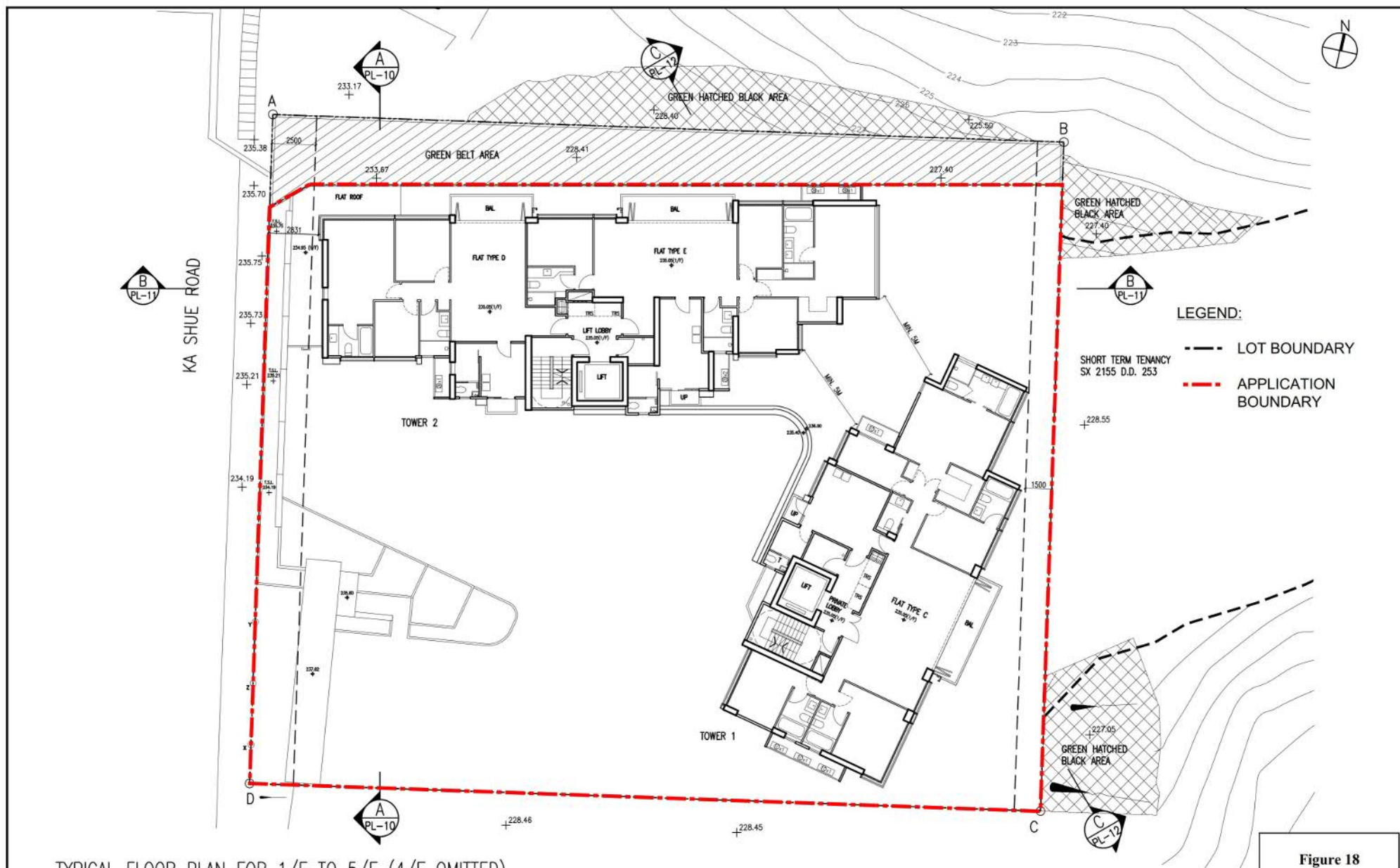
DO NOT SCALE DRAWING. FIGURED
DIMENSIONS ARE TO BE FOLLOWED.
COPYRIGHT OF THIS DRAWING
IS RESERVED BY ARCHITECT.

NO.	DATE	REVISION	APP.	DESIGNED	DRAWN	PROJECT NO :	REV.
A	30/9/2024	MINOR AMENDMENT		JC	LWH	23-546	A
				APPROVED	CHECKED		
				KC	JC	DRAWING NO : PL-02	
				DATE	SCALE	CAD REF : S4L3F-07 FOR PLUMBING	
				AUG, 2024			

(資料來源：申請人於 27.12.2024 呈交的資料)
(Source : Applicant's Submission of 27.12.2024)

參考編號
REFERENCE No.
A/SK-TLS/66

繪圖
DRAWING
A-2



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

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 6993 • FAX: 2858 9083 2858 9396 • 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	DRAWN	PROJECT NO :	REV.
				JC	LWH	23-546	
				APPROVED	CHECKED		
				KC	JC	DRAWING NO : PL-04	
				DATE	SCALE	CAD REF : S4L3F-07 FOR PLUMBING	
				AUG, 2024			

(資料來源：申請人於 27.12.2024 呈交的資料)
(Source : Applicant's Submission of 27.12.2024)

參考編號
REFERENCE No.
A/SK-TLS/66

繪圖
DRAWING
A-3

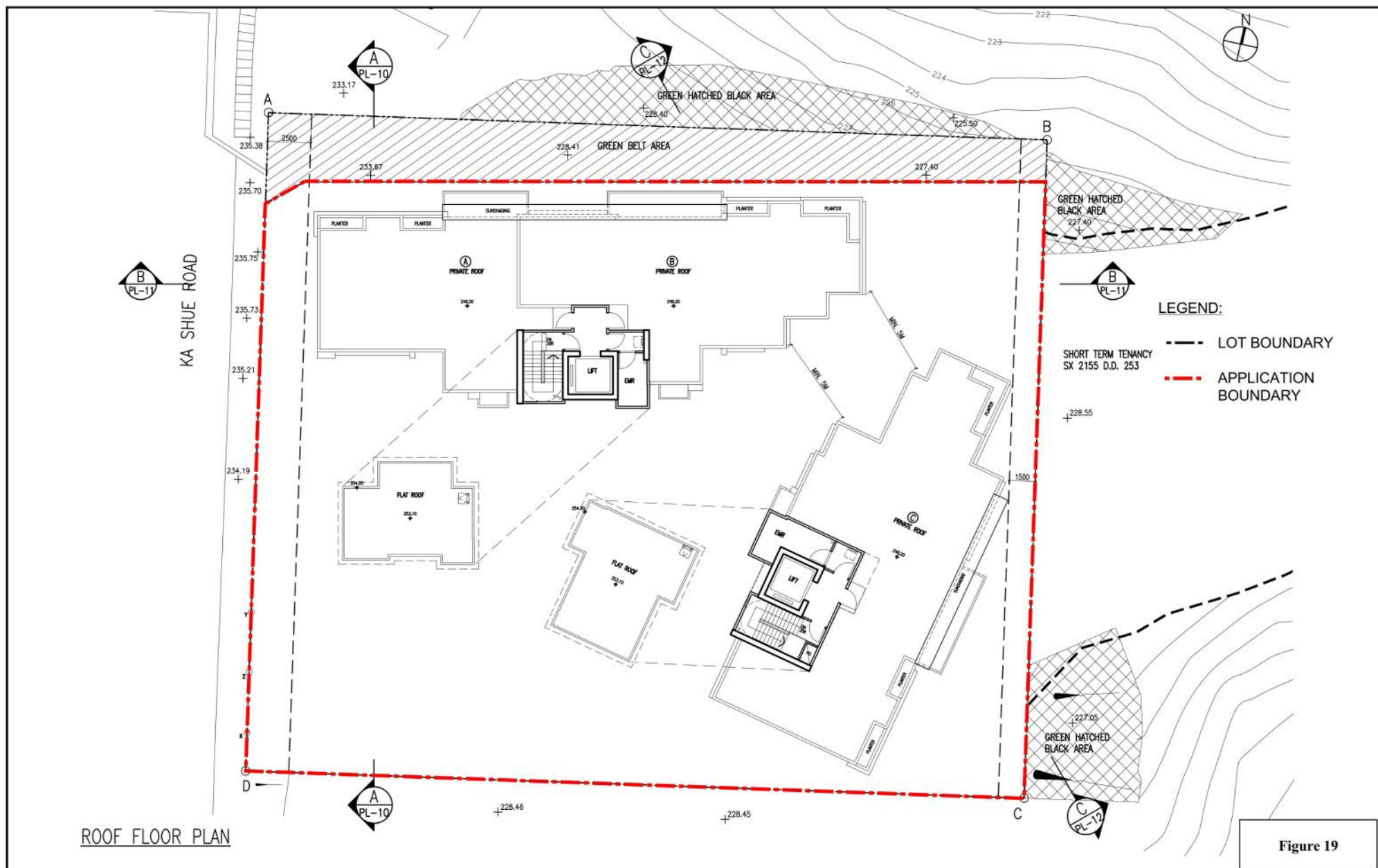


Figure 19

C Y S Associates (H K) Ltd.
Architects & Urban Designers.
20TH FLOOR • GENESIS • NOS. 33-35 WONG CHUK HANG ROAD • HONG KONG
TEL: 2858 6993 • FAX: 2858 9083 2858 9396 • E-MAIL: cys@cysarch.com.hk

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

DRAWING TITLE
SECTION 16 APPLICATION
— ROOF FLOOR PLAN

DO NOT SCALE DRAWING. FIGURED
DIMENSIONS ARE TO BE FOLLOWED.
COPYRIGHT OF THIS DRAWING
IS RESERVED BY ARCHITECT.

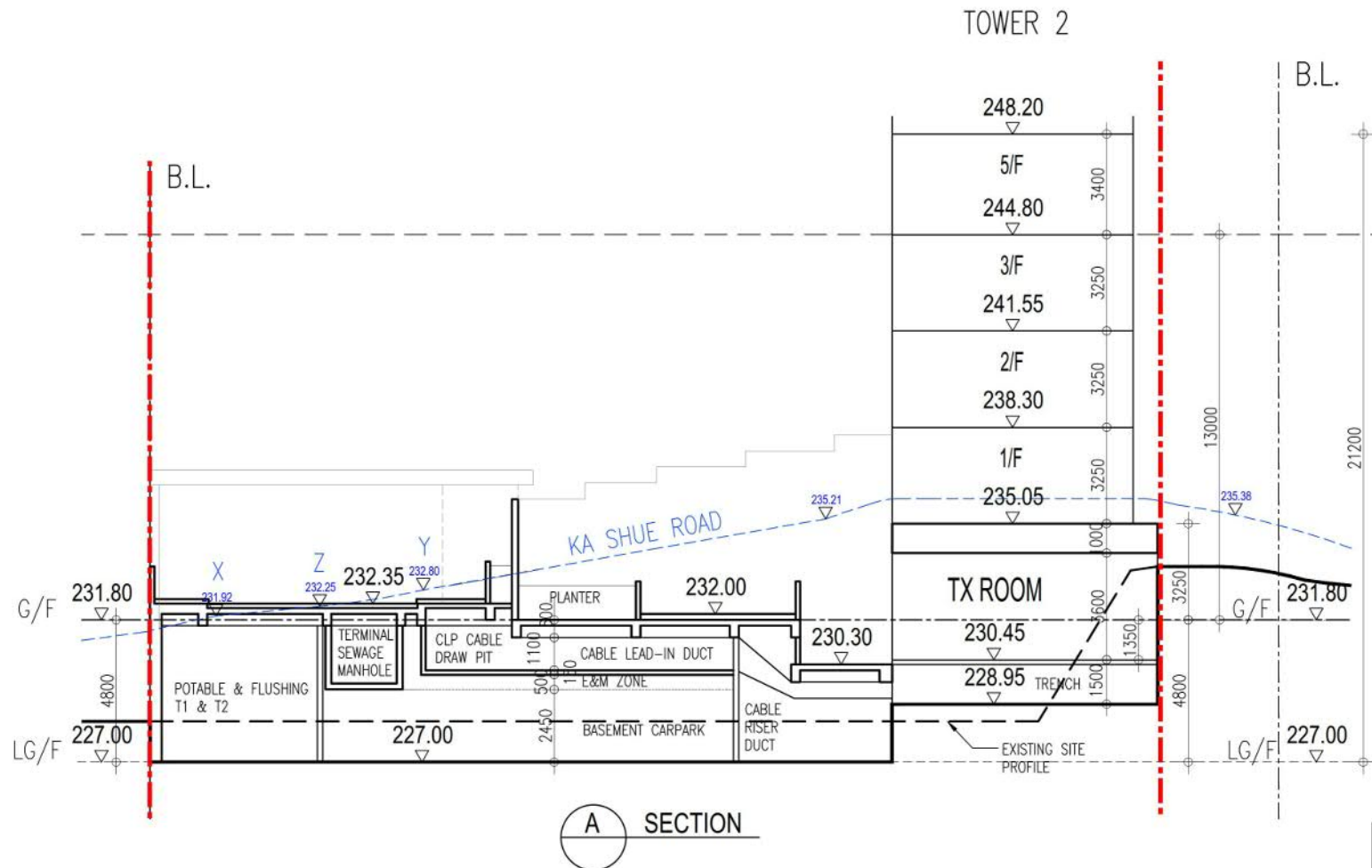
NO.	DATE	REVISION	APP.	DESIGNED	DRAWN	PROJECT NO :	REV.
				JC	LWH	23-546	
				APPROVED	CHECKED		
				KC	JC	DRAWING NO : PL-05	
				DATE	SCALE	CAD REF :	
				MAY, 2024		24L167-01 FOR PLUMBING	

(資料來源：申請人於 27.12.2024 呈交的資料)
(Source : Applicant's Submission of 27.12.2024)

參考編號
REFERENCE No.
A/SK-TLS/66

繪圖
DRAWING
A-4

 LOT BOUNDARY
 APPLICATION BOUNDARY



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 6893 • FAX: 2858 9083 2858 9366 • E-MAIL: cys@cysarch.com.hk

DRAWING TITLE
SECTION 16 APPLICATION
- SECTION

NO.	DATE	REVISION

APP.	DESIGNED JC	DRAWN LWH
	APPROVED KC	CHECKED JC
	DATE AUG. 2024	SCALE [REDACTED]

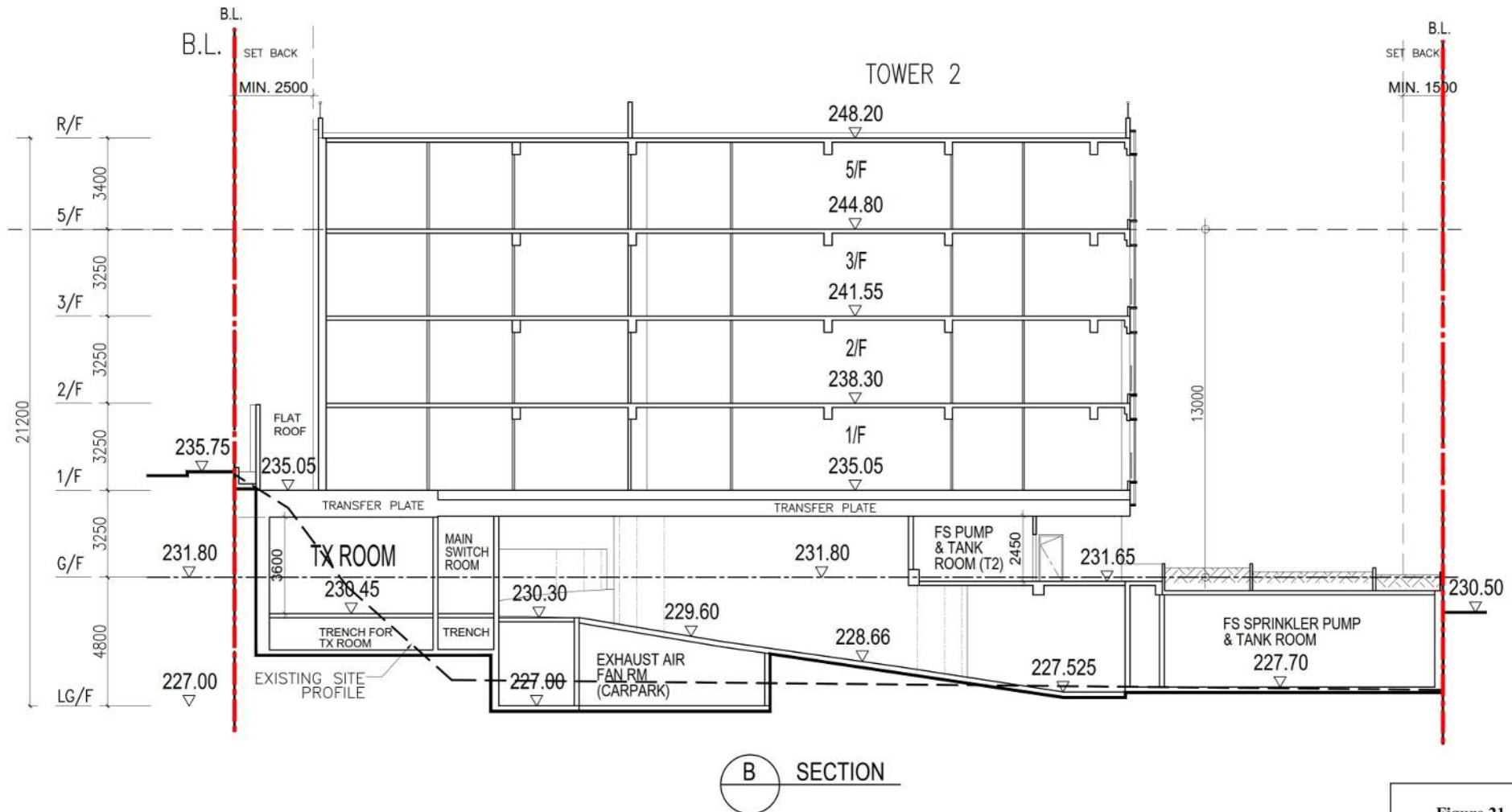
PROJECT NO :	REV.
23-546	
DRAWING NO : PL-10	
CAD REF : SECTIONS FOR D16	

參考編號
REFERENCE No.
A/SK-TLS/66

繪圖
DRAWING
A-5

LEGEND:

- LOT BOUNDARY
 --- APPLICATION BOUNDARY



C Y S Associates (H K) Ltd.
 Architects & Urban Designers.
 20TH FLOOR • GENESIS • NOS. 33-35 WONG CHUK HANG ROAD • HONG KONG
 TEL: 2858 6993 • FAX: 2858 9063 2858 0366 • 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

DO NOT SCALE DRAWING. FIGURED
 DIMENSIONS ARE TO BE FOLLOWED.
 COPYRIGHT OF THIS DRAWING
 IS RESERVED BY ARCHITECT.

NO.	DATE	REVISION	APP.	DESIGNED	DRAWN	PROJECT NO :	REV.
				JC	LWH	23-546	
				APPROVED	CHECKED	DRAWING NO : PL-11	
				KC	JC	CAD REF : SECTIONS FOR 16	
				DATE	SCALE		
				MAY, 2024			

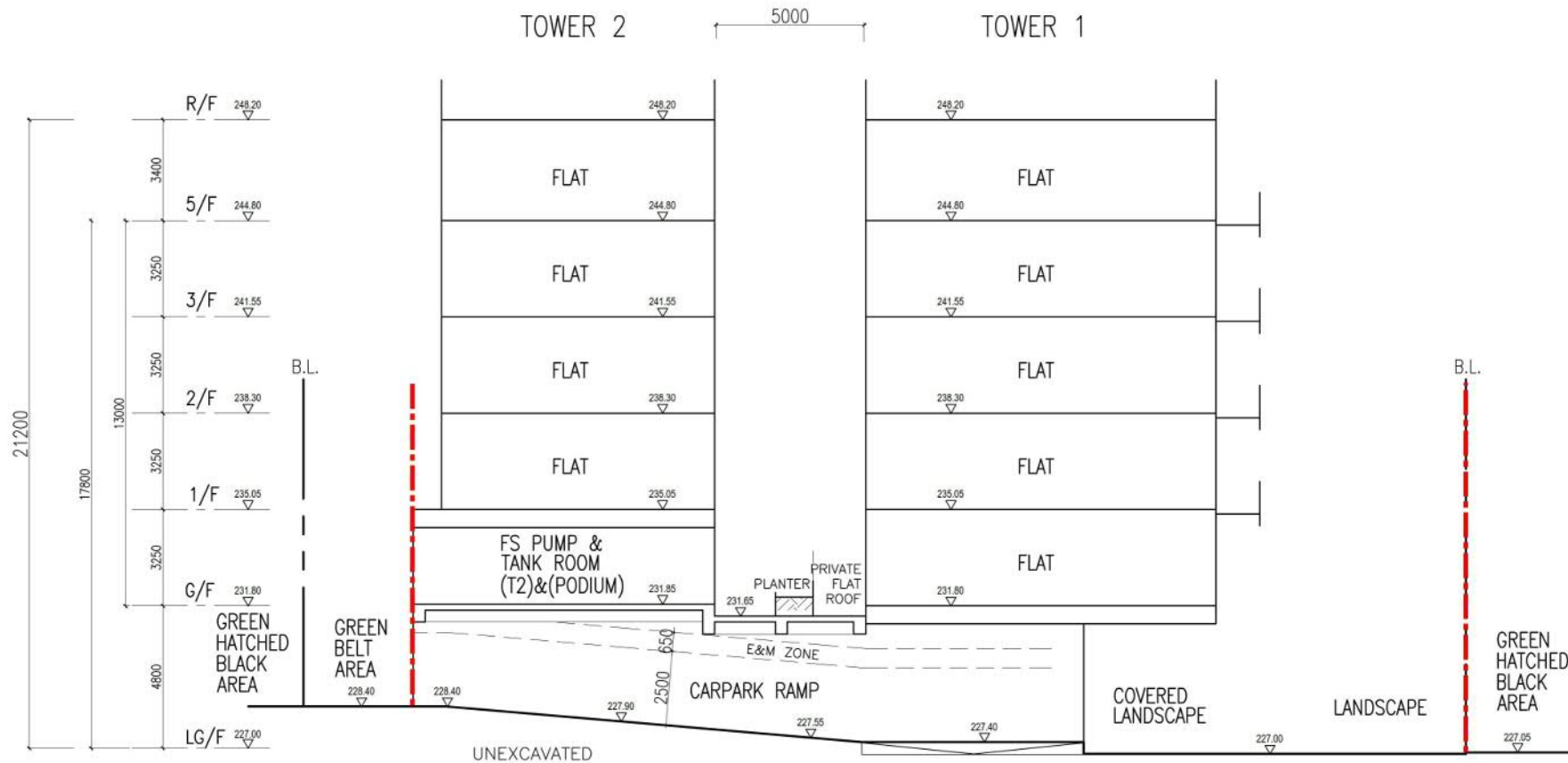
(資料來源：申請人於 27.12.2024 呈交的資料)
 (Source : Applicant's Submission of 27.12.2024)

參考編號
 REFERENCE No.
 A/SK-TLS/66

繪圖
 DRAWING
 A-6

LEGEND:

- LOT BOUNDARY
 --- APPLICATION BOUNDARY



SECTION C

C SECTION

Figure 22

C Y S Associates (H K) Ltd.
 Architects & Urban Designers.
 20TH FLOOR • GENESIS • NOS. 33-35 WONG CHUK HANG ROAD • HONG KONG
 TEL: 2858 6993 • FAX: 2858 9083 2858 9396 • 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

DO NOT SCALE DRAWING. FIGURED
 DIMENSIONS ARE TO BE FOLLOWED.
 COPYRIGHT OF THIS DRAWING
 IS RESERVED BY ARCHITECT.

NO.	DATE	REVISION	APP.	DESIGNED	DRAWN	PROJECT NO :	REV.
				JC	LWH	23-546	
				APPROVED	CHECKED	DRAWING NO : PL-12	
				KC	JC	CAD REF : SECTIONS FOR 316	
				DATE	SCALE		
				MAY, 2024	1:100		

(資料來源：申請人於 27.12.2024 呈交的資料)
 (Source : Applicant's Submission of 27.12.2024)

參考編號
 REFERENCE No.
A/SK-TLS/66

繪圖
 DRAWING
A-7



						Job Title							Drawing No.		 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 8892	
D	01/25	RTC		DA	DC	TO	PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES							SMC1-LMP-01		
C	12/24	RESUBMISSION		DA	DC	TO	Drawing Title LANDSCAPE MASTERPLAN							Scale		
B	11/24	RTC		DA	DC	TO								[REDACTED]		
A	09/24	RESUBMISSION		DA	DC	TO										
O	07/24	FIRST SUBMISSION		DA	DC	TO										
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1	

(資料來源：申請人於 28.01.2025 呈交的資料)
(Source : Applicant's Submission of 28.01.2025)

參考編號
REFERENCE No.
A/SK-TLS/66
繪圖
DRAWING
A-8



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.

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



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.

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
VISION PLANNING CONSULTANTS LTD.
香港北角銀禧街9-23號形時中心20樓C室
Unit C, 20/F., Seaview Plaza, 9-23 Shui Street, North Point, Hong Kong.
Tel: (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

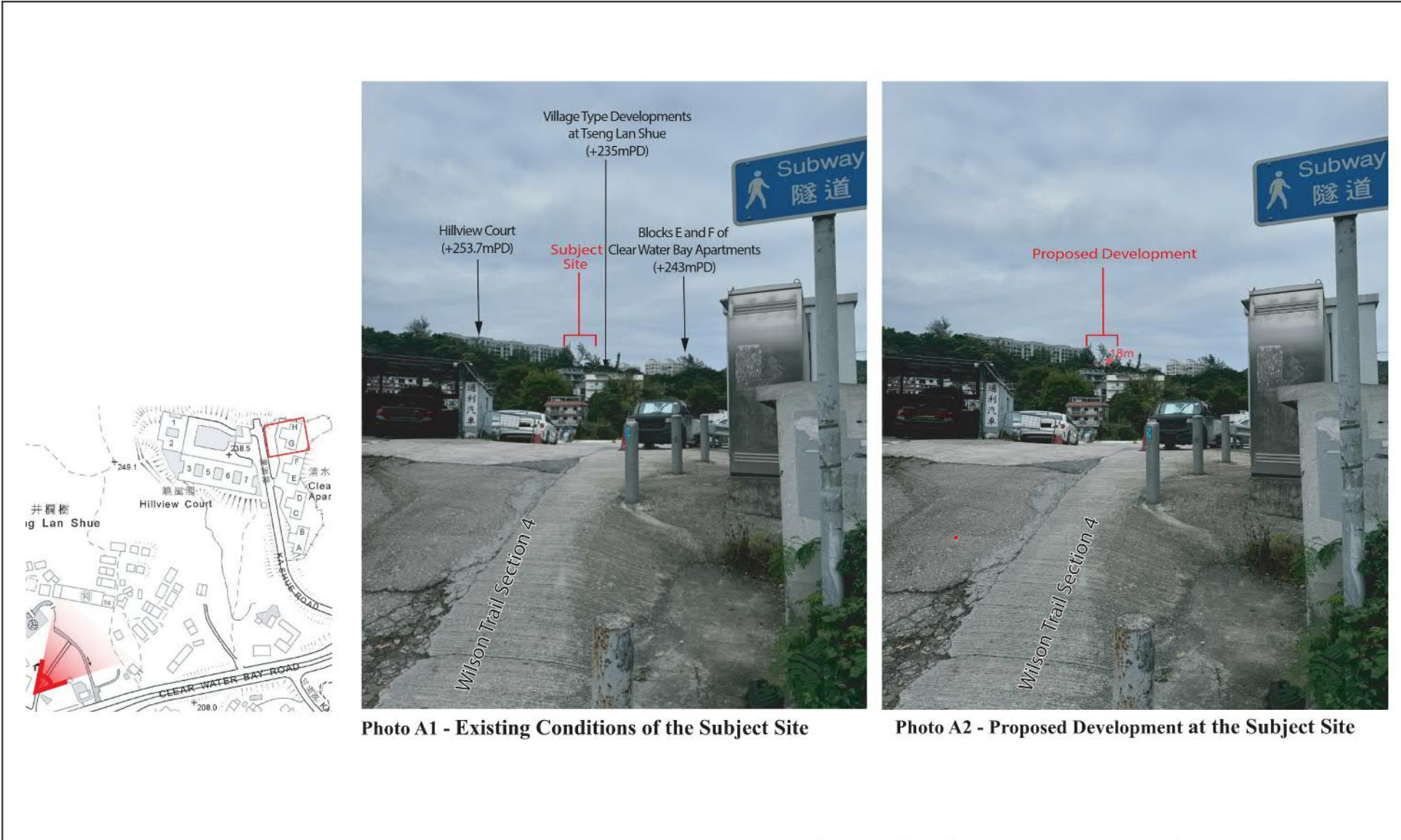
Figure 31a

N. T. S.

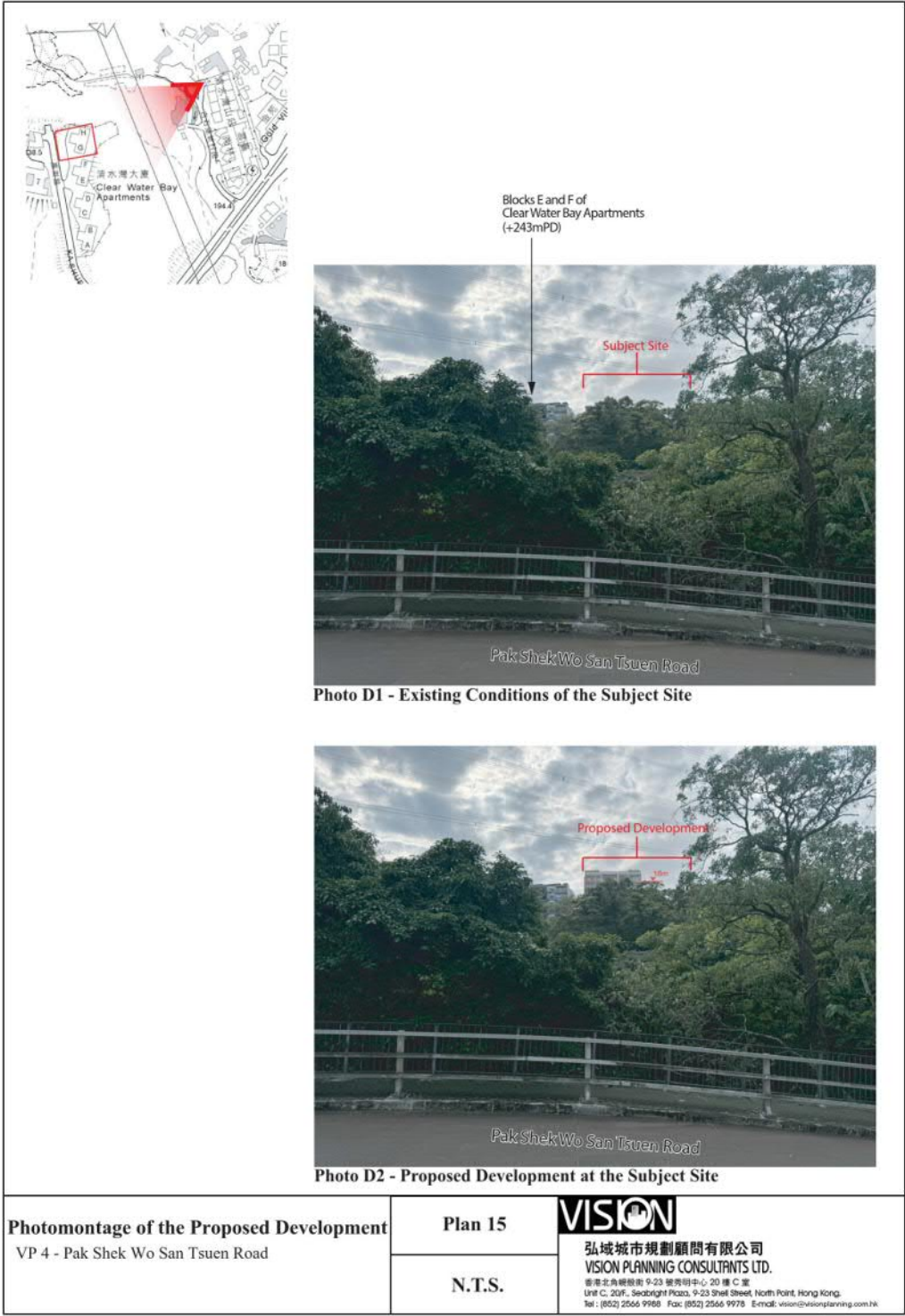
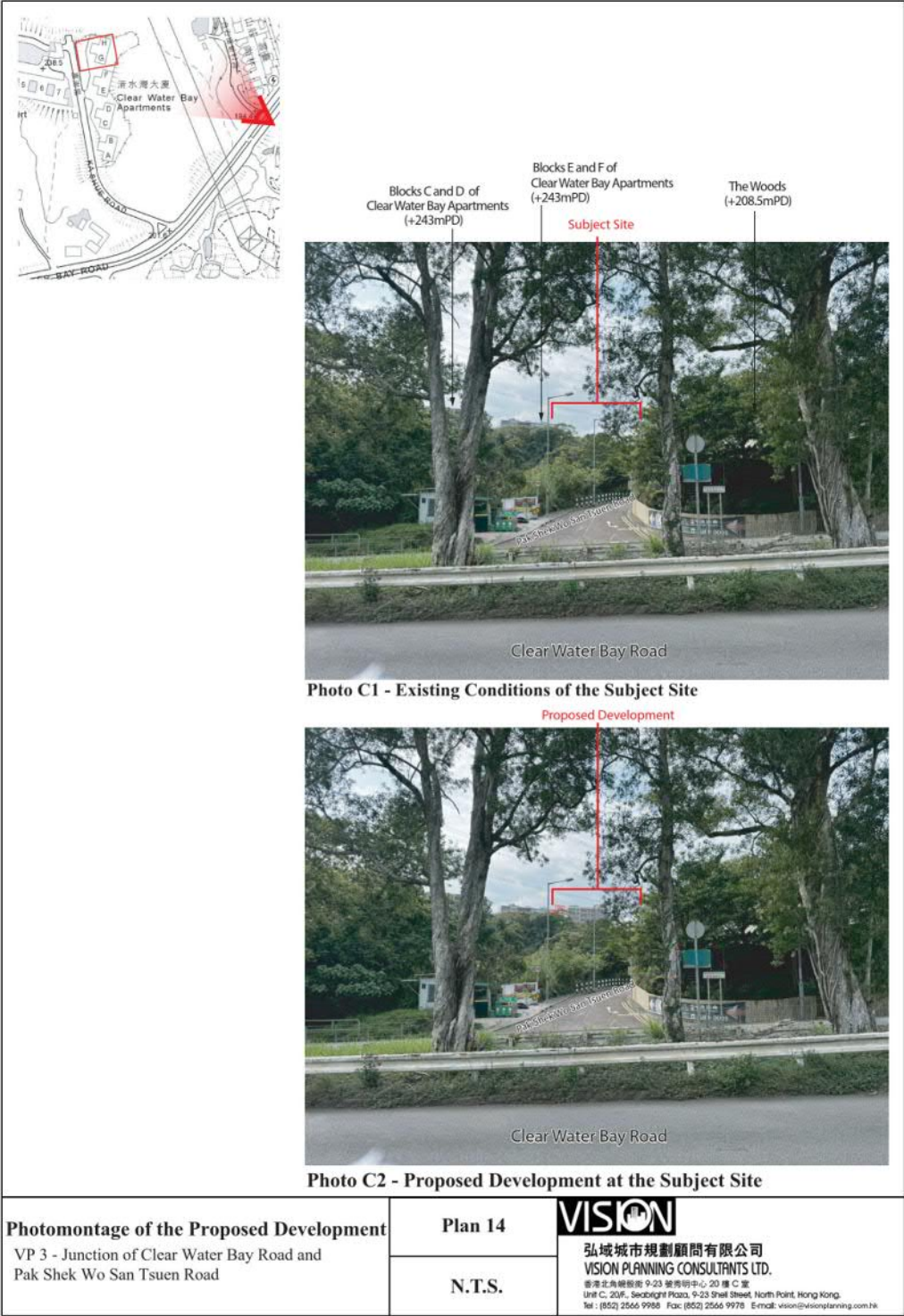
(資料來源：申請人於 28.01.2025 呈交的資料)
(Source : Applicant's Submission of 28.01.2025)

參考編號
REFERENCE No.
A/SK-TLS/66

繪圖
DRAWING
A-9



Photomontage of the Proposed Development VP 1 - Wilson Trail Section 4	VISION 弘域城市規劃顧問有限公司 VISION PLANNING CONSULTANTS LTD. 香港北角維多利亞道9-23號維多利亞中心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	Plan 12
		N. T. S.





清水灣大廈
Clear Water Apartments

238.5

6 7

Subject Site

Blocks E and F of
Clear Water Bay Apartments
(+243mPD)



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	VISION 弘域城市規劃顧問有限公司 VISION PLANNING CONSULTANTS LTD. 香港北角蝦殼街 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.	



清水灣大廈
Clear Water Apartments

238.5

6 7

Subject Site

Blocks E and F of
Clear Water Bay Apartments
(+243mPD)

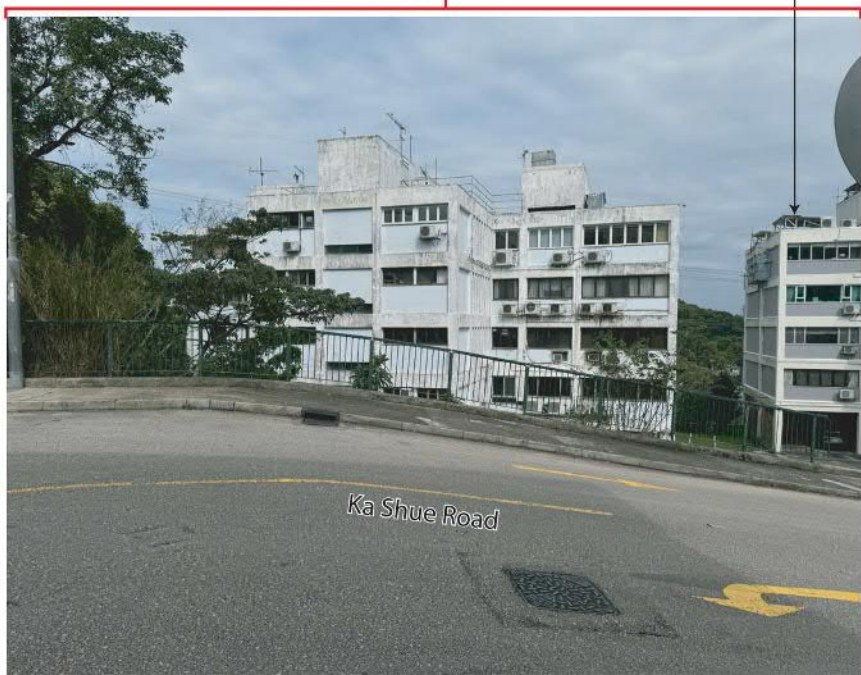


Photo E1 - Existing Conditions of the Subject Site



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	VISION 弘域城市規劃顧問有限公司 VISION PLANNING CONSULTANTS LTD. 香港北角蝦殼街 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.	

(資料來源：申請人於 27.12.2024 呈交的資料)
(Source : Applicant's Submission of 27.12.2024)

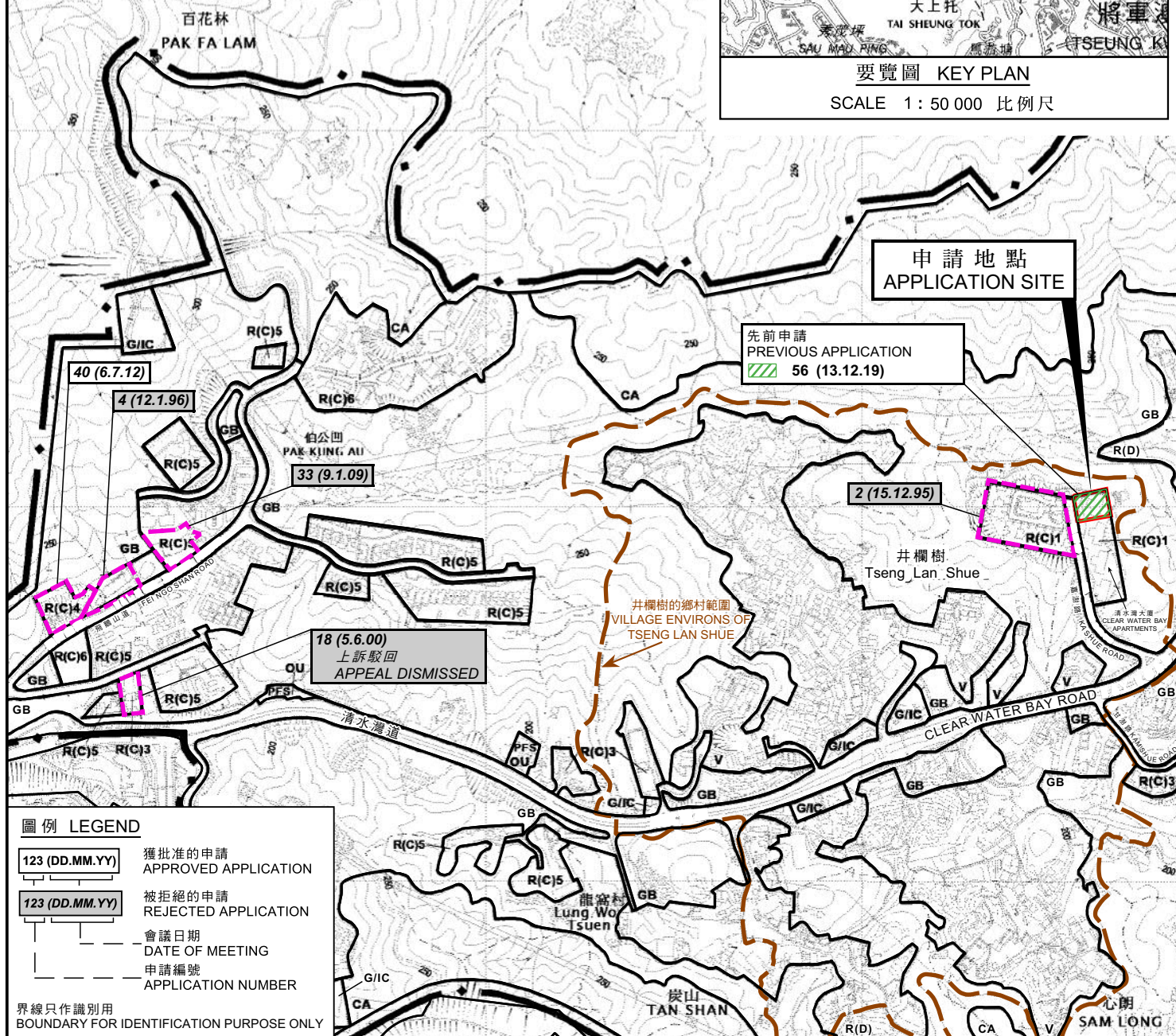
參考編號 REFERENCE No. A/SK-TLS/66	繪圖 DRAWING A-11
--------------------------------------	-----------------------

馬鞍山郊野公園
MA ON SHAN COUNTRY PARK



要覽圖 KEY PLAN

SCALE 1: 50 000 比例尺



圖例 LEGEND

- 123 (DD.MM.YY) 獲批准的申請
APPROVED APPLICATION
- 123 (DD.MM.YY) 被拒絕的申請
REJECTED APPLICATION
- 會議日期
DATE OF MEETING
- 申請編號
APPLICATION NUMBER

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議略為放寬上蓋面積及建築物高度限制，以作准許的住宅發展
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
BUILDING HEIGHT RESTRICTIONS FOR
PERMITTED RESIDENTIAL DEVELOPMENT
LOT 1109 RP (PART) IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG

SCALE 1: 8 000 比例尺

米 100 0 100 200 300 米
METRES

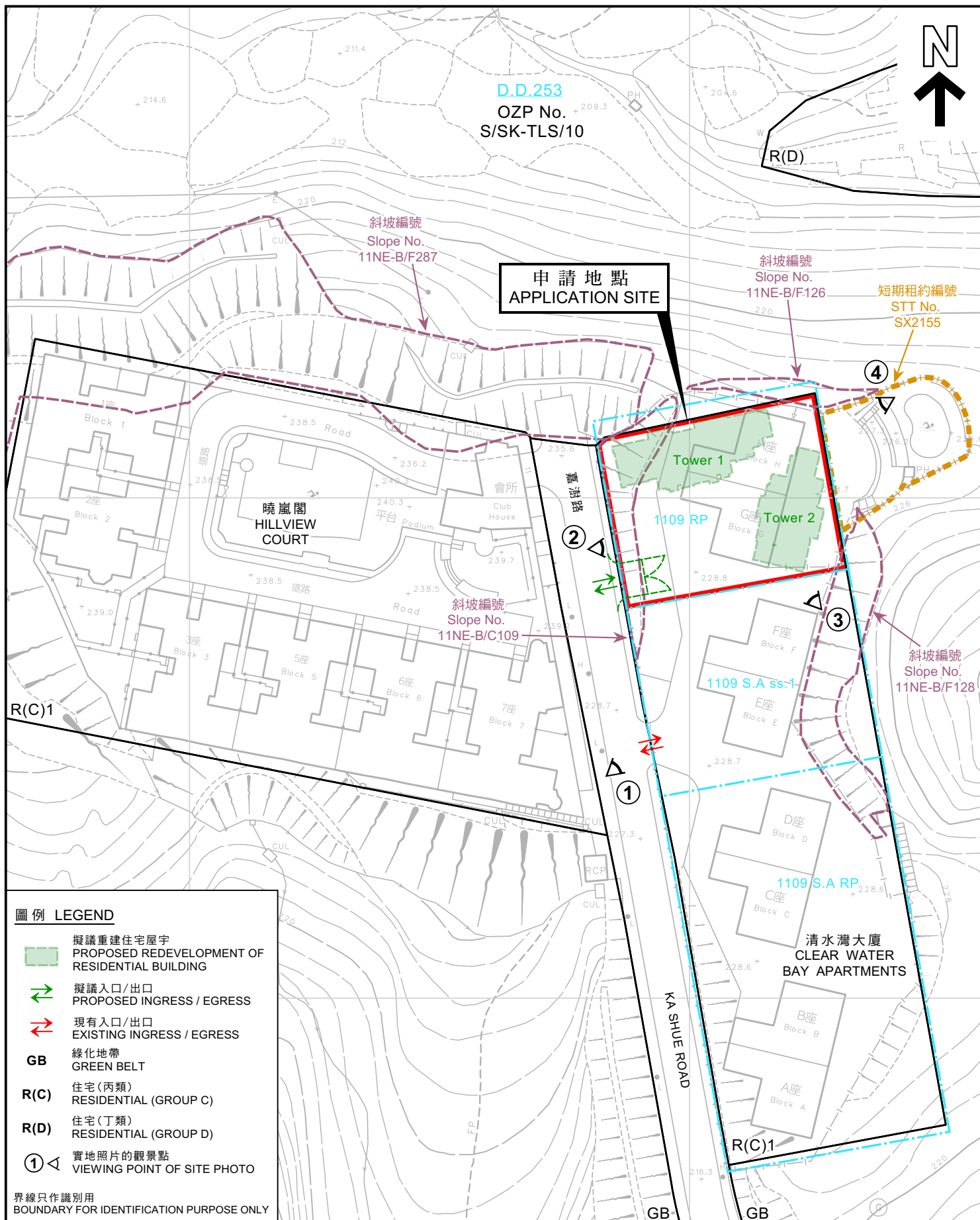
規劃署
PLANNING
DEPARTMENT



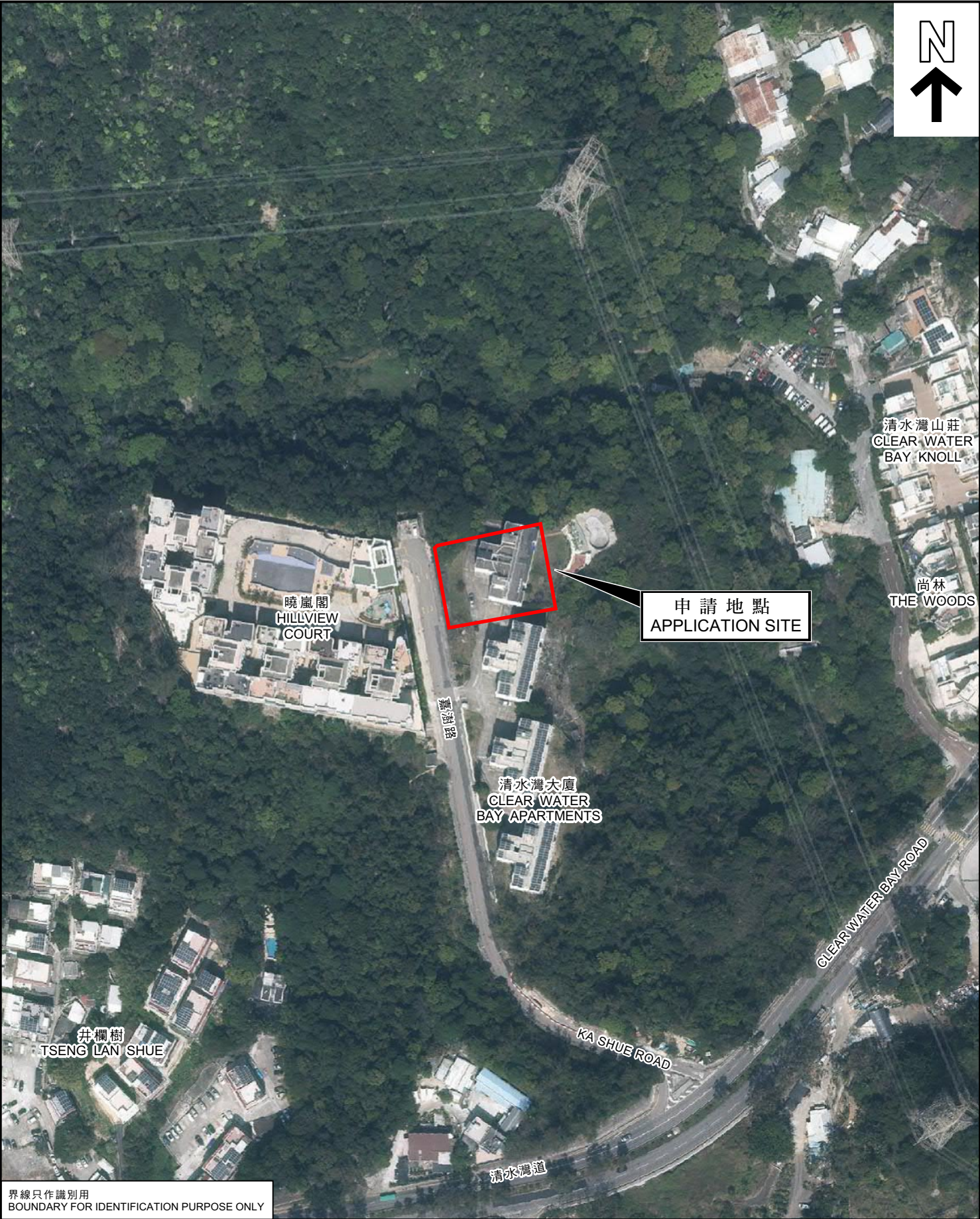
參考編號
REFERENCE No.
A/SK-TLS/66

圖 PLAN
A-1

本摘要圖於2025年1月15日擬備，
所根據的資料為於2023年4月25日
核准的分區計劃大綱圖編號S/SK-TLS/10
EXTRACT PLAN PREPARED ON 15.1.2025
BASED ON OUTLINE ZONING PLAN No.
S/SK-TLS/10 APPROVED ON 25.4.2023



本摘要圖於2025年1月15日擬備， 所根據的資料為測量圖編號 11-NE-9C及9D EXTRACT PLAN PREPARED ON 15.1.2025 BASED ON SURVEY SHEETS No. 11-NE-9C & 9D	平面圖 SITE PLAN 擬議略為放寬上蓋面積及建築物高度限制，以作准許的住宅發展 西貢嘉澍路8號丈量約份第253約地段第1109號餘段(部分) PROPOSED MINOR RELAXATION OF SITE COVERAGE AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED RESIDENTIAL DEVELOPMENT LOT 1109 RP (PART) IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG SCALE 1:1 000 比例尺 米 20 0 20 40 米 METRES	規劃署 PLANNING DEPARTMENT 參考編號 REFERENCE No. A/SK-TLS/66 圖 PLAN A-2
--	---	---



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年1月15日擬備，所根據的資料為地政總署於2023年3月1日拍得的航攝照片編號E195366C
EXTRACT PLAN PREPARED ON 15.1.2025
BASED ON AERIAL PHOTO No.
E195366C TAKEN ON 1.3.2023
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議略為放寬上蓋面積及建築物高度限制，以作准許的住宅發展
西貢嘉樹路8號丈量約份第253約地段第1109號餘段（部分）
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
BUILDING HEIGHT RESTRICTIONS FOR
PERMITTED RESIDENTIAL DEVELOPMENT
LOT 1109 RP (PART) IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG

規劃署
PLANNING
DEPARTMENT

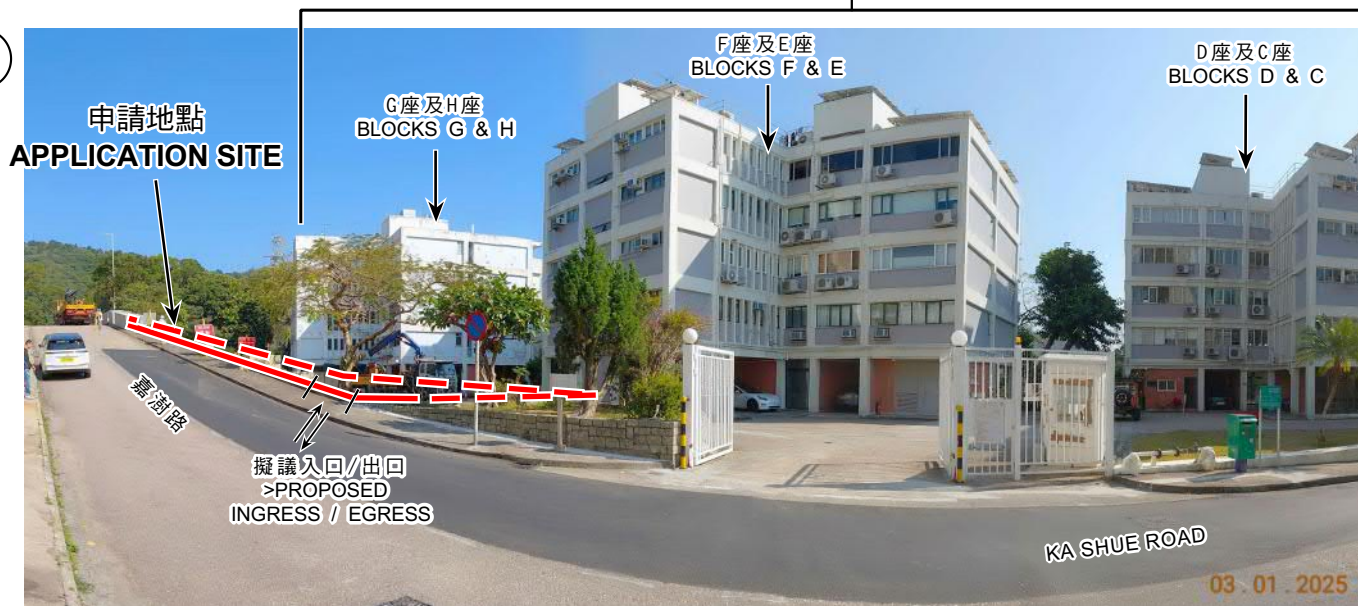


參考編號
REFERENCE No.
A/SK-TLS/66

圖 PLAN
A-3

清水灣大廈
CLEAR WATER BAY APARTMENTS

1



清水灣大廈
CLEAR WATER BAY APARTMENTS

2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2025年1月22日擬備，所根據的資料
為攝於2025年1月3日的實地照片
PLAN PREPARED ON 22.1.2025
BASED ON SITE PHOTOS
TAKEN ON 3.1.2025

擬議略為放寬上蓋面積及建築物高度限制，以作准許的住宅發展
西貢嘉湖路8號丈量約份第253約地段第1109號餘段（部分）
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
BUILDING HEIGHT RESTRICTIONS FOR
PERMITTED RESIDENTIAL DEVELOPMENT
LOT 1109 RP (PART) IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-TLS/66

圖 PLAN
A-4a

3



申請地點
APPLICATION SITE

4



申請地點
APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2025年1月15日擬備，所根據的資料
為攝於2025年1月3日的實地照片
PLAN PREPARED ON 15.1.2025
BASED ON SITE PHOTOS
TAKEN ON 3.1.2025

擬議略為放寬上蓋面積及建築物高度限制，以作准許的住宅發展
西貢嘉澍路8號丈量約份第253約地段第1109號餘段（部分）
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
BUILDING HEIGHT RESTRICTIONS FOR
PERMITTED RESIDENTIAL DEVELOPMENT
LOT 1109 RP (PART) IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/SK-TLS/66

圖 PLAN
A-4b