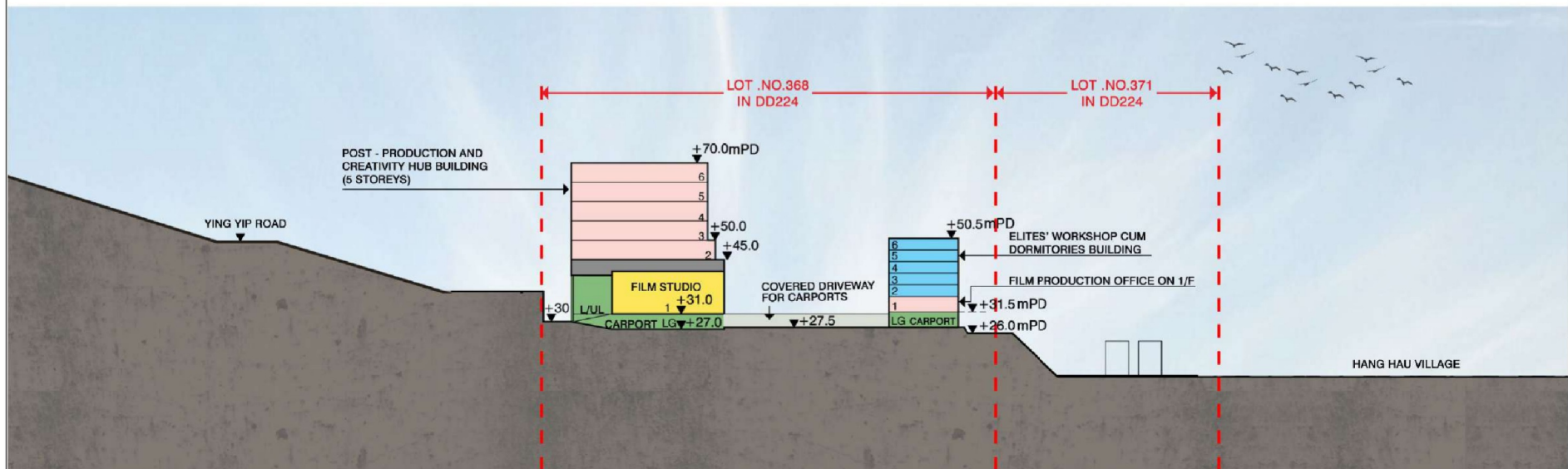


PROPOSED SECTIONS AA'



PROPOSED SECTIONS BB'

Project: Proposed Redevelopment Proposal at CDA Site Area 92, Lot No.368 in DD224, Clear Water Bay, Sai Kung
Drawing Title: Sections

Date: Nov 2023
Drawing No: 2-04

Revision: C

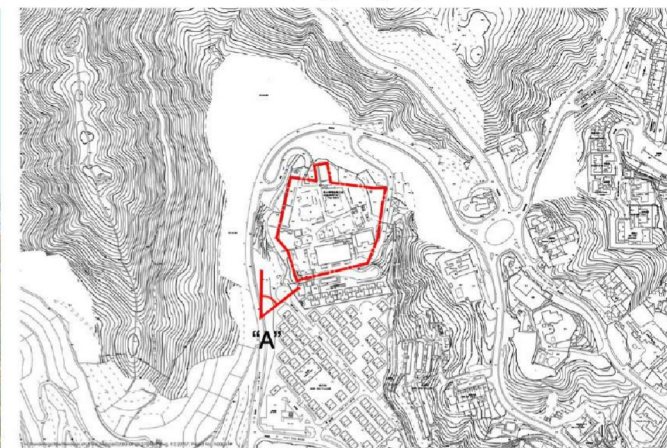


Bauhinia Culture Holdings Limited

參考編號
REFERENCE No.
M/TKO/23/13

繪圖 DRAWING
2

View at street level from Ying Yip Road (+20.8 mPD) towards the Site, representing views from the pedestrians and vehicular travellers along Ying Yip Road

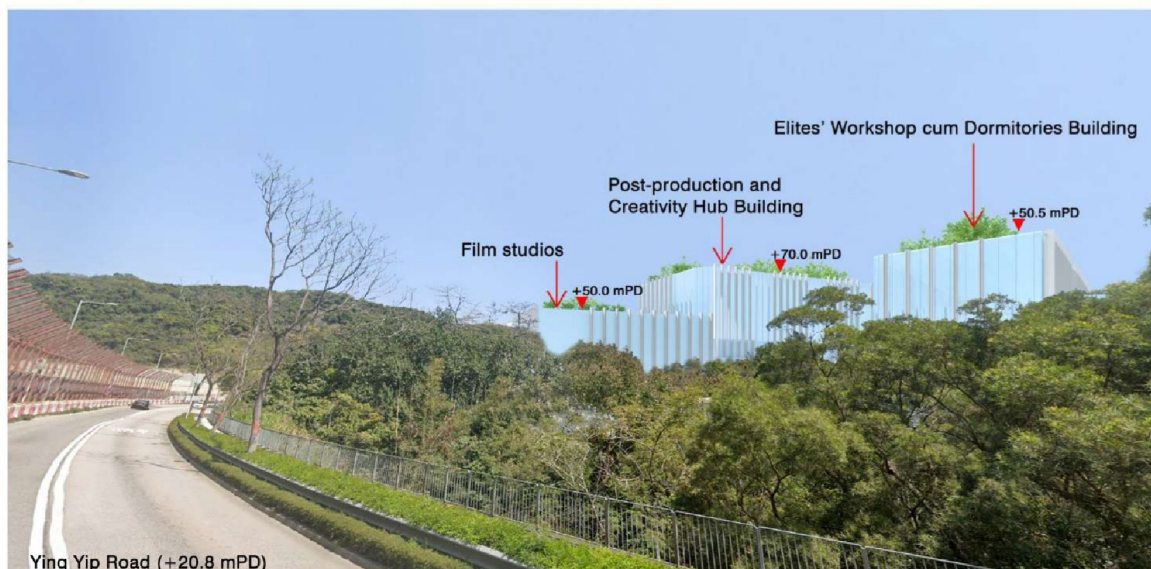


Key Plan

Viewpoint "A"

Viewpoint Elevation: + 20.8 mPD

Existing Condition



Project: Proposed Redevelopment Proposal at CDA Site Area 92, Lot No.368 in DD224, Clear Water Bay, Sai Kung
Drawing Title: Photomontages – Viewpoint "A"

Date: Nov 2023
Drawing No: 2-05

Revision: C

DLN **ADL** Bauhinia Culture Holdings Limited

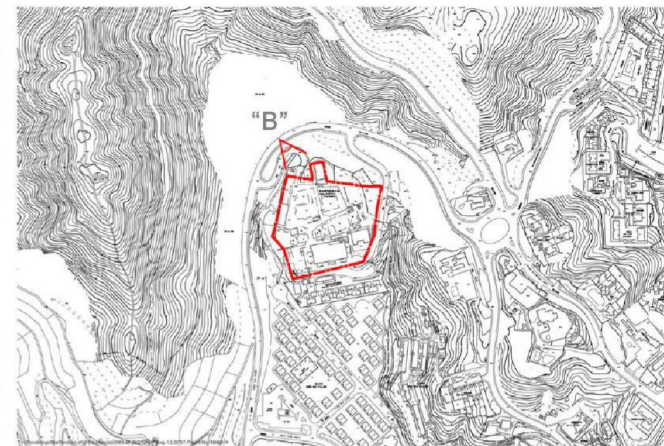
參考編號
REFERENCE No.
M/TKO/23/13

繪圖 DRAWING
3

View at street level from Ying Yip Road (+38.8 mPD) towards the Site, at the proposed bus stop



Existing Condition



Key Plan
Viewpoint "B"
Viewpoint Elevation: + 38.8 mPD

Project: Proposed Redevelopment Proposal CDA Site Area 92, Lot No.368 in DD224, Clear Water Bay, Sai Kung
Drawing Title: Photomontages – Viewpoint "B"

Date: Nov 2023
Drawing No: 2-06

Revision: C



Bauhinia Culture
Holdings Limited

參考編號
REFERENCE No.
M/TKO/23/13

繪圖 DRAWING
4



2019-22-03
PRELIMINARY



DESIGN INTENT DRAWING

(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER
STATUTORY CONTROL AND ANY LEASE CONDITIONS)
(SUBJECT TO THE APPROVAL BY BUILDINGS
DEPARTMENT AND RELEVANT AUTHORITIES)
(ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN
ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT
AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)

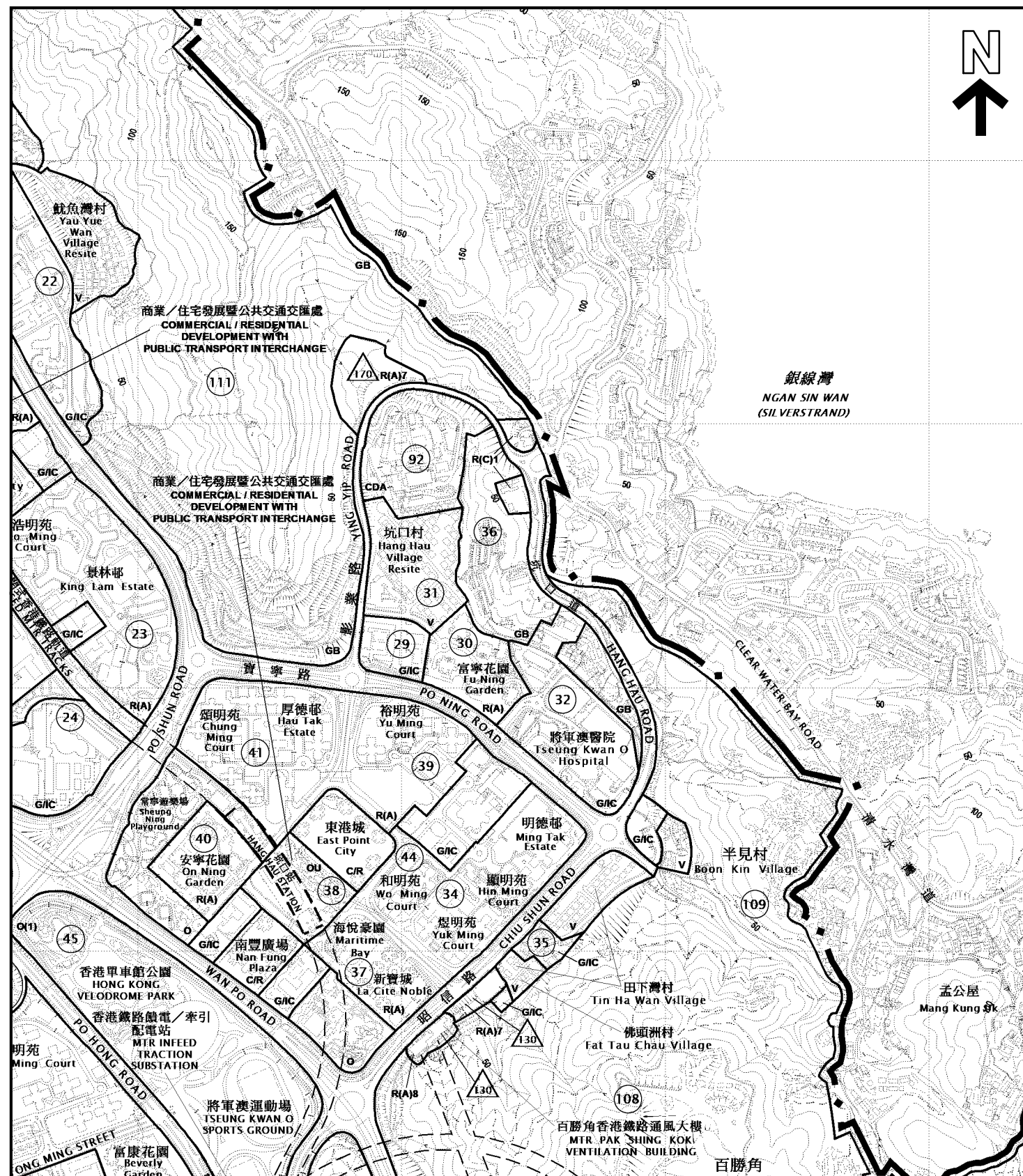
FEASIBILITY STUDY FOR RESIDENTIAL DEVELOPMENT
LOT NO. 310 IN DEMARCATION DISTRICT NO.224, HANG HAU ROAD, SAI KUNG, HK

OVERALL BLOCK PLAN

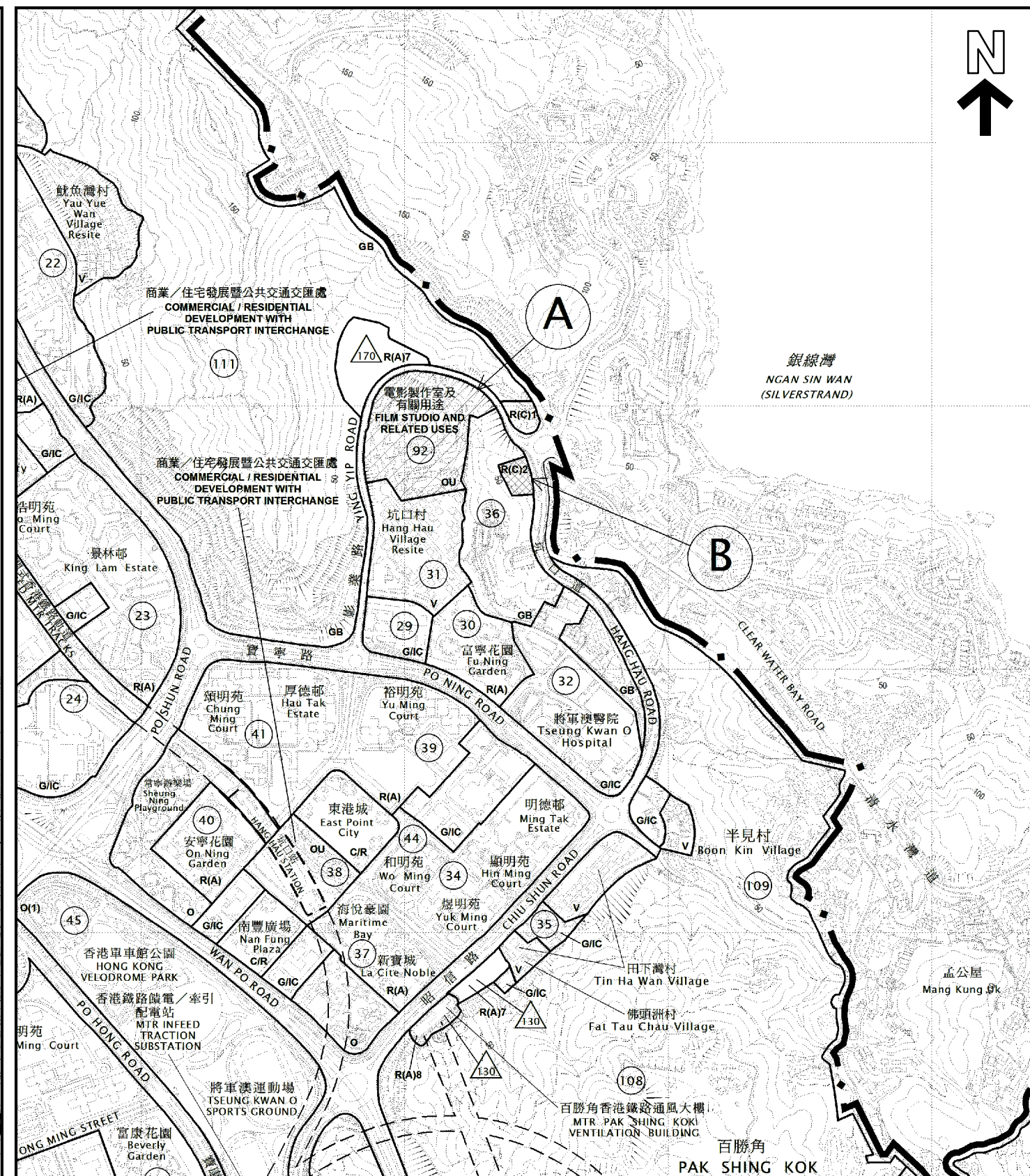
C Y S Associates (H K) Ltd.
Architects & Urban Designers. **CYS**
30TH FLOOR • HONG KONG PLAZA • 108 CONNAUGHT ROAD WEST • HONG KONG
TEL: 2858 0888 • FAX: 2858 0889 2858 0890 • EMAIL: cys@cysarch.com.hk
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參考編號
REFERENCE No.
M/TKO/23/13

繪圖 DRAWING
6



將軍澳分區計劃大綱核准圖編號S/TKO/28
THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/28



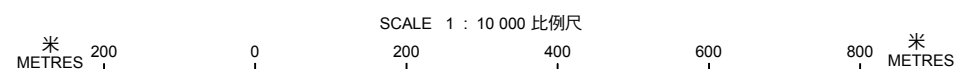
將軍澳分區計劃大綱核准圖編號S/TKO/28的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/28

**(A) (B) 擬議修訂項目
PROPOSED AMENDMENT ITEMS**

本摘要圖於2023年10月27日擬備，
所根據的資料為於2021年6月1日
核准的分區計劃大綱圖編號S/TKO/28
EXTRACT PLAN PREPARED ON 27.10.2023
BASED ON OUTLINE ZONING PLAN No.
S/TKO/28 APPROVED ON 1.6.2021

位置圖 LOCATION PLAN

將軍澳分區計劃大綱核准圖編號S/TKO/28的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/28

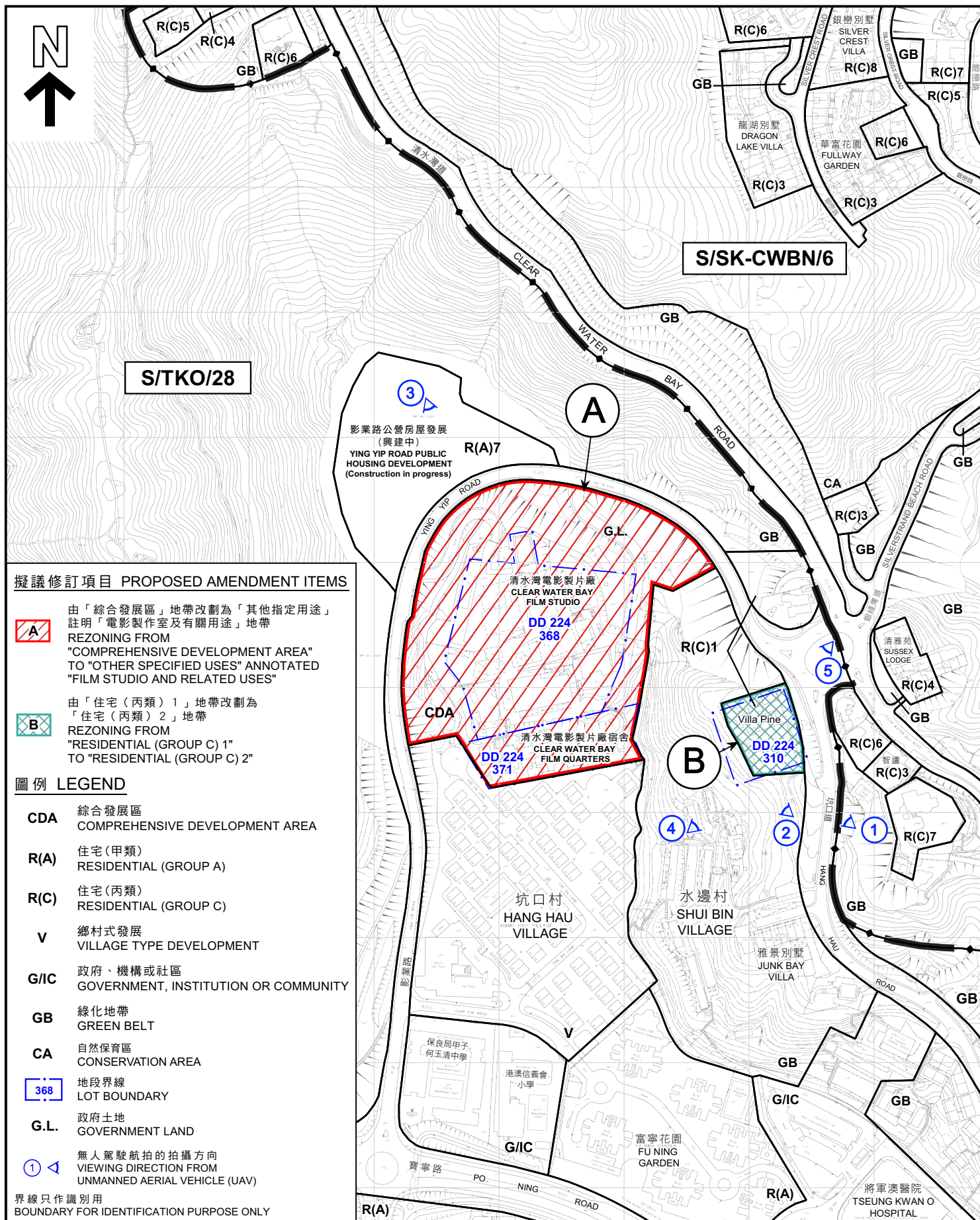


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/IsS/TKO/13

PLAN
1





影業路公營房屋發展
(興建中)
YING YIP ROAD PUBLIC
HOUSING DEVELOPMENT
(Construction in progress)

清水灣電影製片廠
CLEAR WATER BAY
FILM STUDIO

清水灣電影製片廠宿舍
CLEAR WATER BAY
FILM QUARTERS

Villa Fine
雅景別墅
JUNK BAY VILLA

坑口村
HANG HAU
VILLAGE

水邊村
SHUI BIN
VILLAGE

富寧花園
FUNGING
GARDEN

擬議修訂項目 PROPOSED AMENDMENT ITEMS



由「綜合發展區」地帶改劃為「其他指定用途」
註明「電影製作室及有關用途」地帶
REZONING FROM
"COMPREHENSIVE DEVELOPMENT AREA"
TO "OTHER SPECIFIED USES" ANNOTATED
"FILM STUDIO AND RELATED USES"



由「住宅（丙類）1」地帶改劃為
「住宅（丙類）2」地帶
REZONING FROM
"RESIDENTIAL (GROUP C) 1"
TO "RESIDENTIAL (GROUP C) 2"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

將軍澳分區計劃大綱核准圖
編號 S / TKO / 28 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TSEUNG KWAN O
OUTLINE ZONING PLAN No. S/TKO/28

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TKO/23/13

圖 PLAN
3

本摘要圖於2023年11月24日擬備，
所根據的資料為地政總署於2022年12月8日
拍得的航攝照片編號E167306C
EXTRACT PLAN PREPARED ON 24.11.2023
BASED ON AERIAL PHOTO No. E167306C
TAKEN ON 8.12.2022
BY LANDS DEPARTMENT

1

清水灣電影製片廠宿舍
Clear Water Bay Film Quarters

清水灣電影製片廠
CLEAR WATER BAY FILM STUDIO



水邊村
SHUI BIN VILLAGE

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2023年11月2日擬備，所根據的
資料為攝於2023年08月17日的實地照片
PLAN PREPARED ON 2.11.2023
BASED ON SITE PHOTOS
TAKEN ON 17.08.2023

將軍澳分區計劃大綱核准圖
編號 S / T K O / 28 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TSEUNG KWAN O
OUTLINE ZONING PLAN No. S/TKO/28

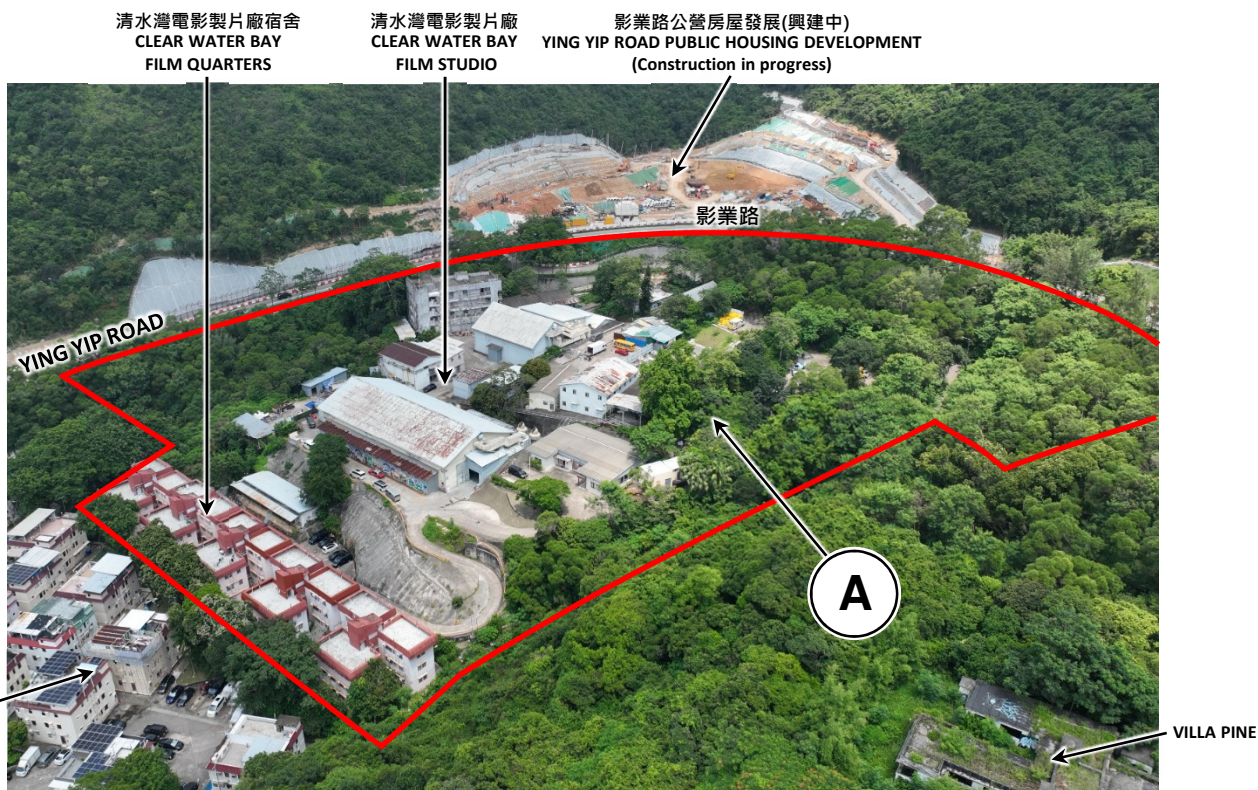
規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TKO/23/13

圖 PLAN
4a

2



3



界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2023年11月2日擬備，所根據的
資料為攝於2023年08月17日的實地照片
PLAN PREPARED ON 2.11.2023
BASED ON SITE PHOTOS
TAKEN ON 17.08.2023

將軍澳分區計劃大綱核准圖
編號S/TKO/28的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TSEUNG KWAN O
OUTLINE ZONING PLAN No. S/TKO/28

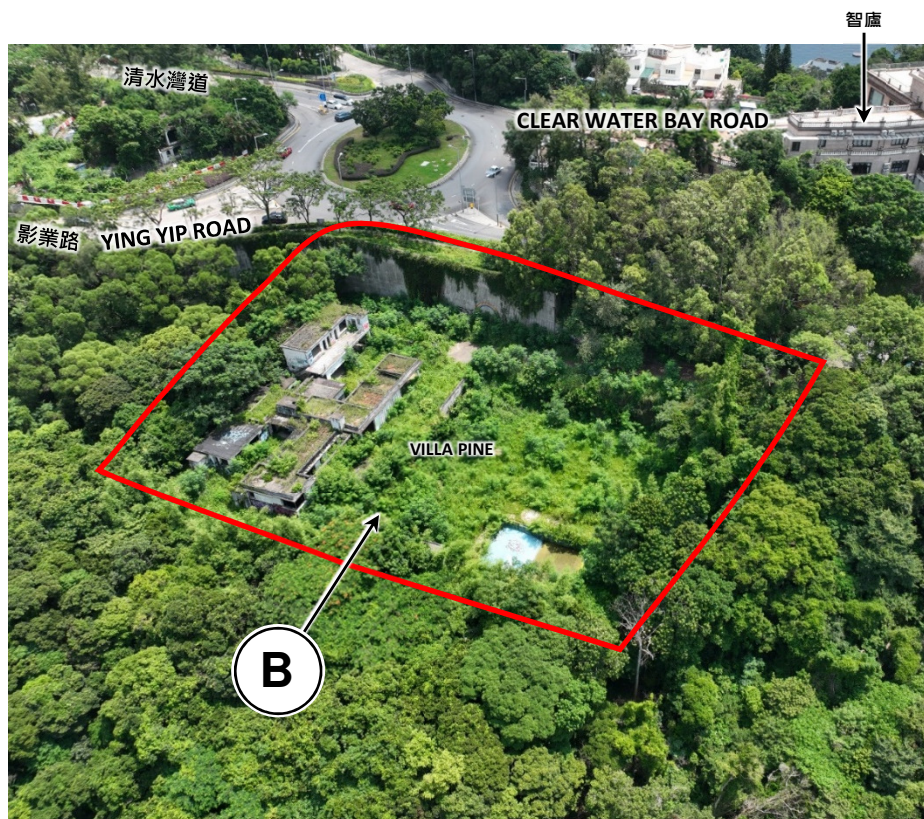
規 劃 署
PLANNING
DEPARTMENT



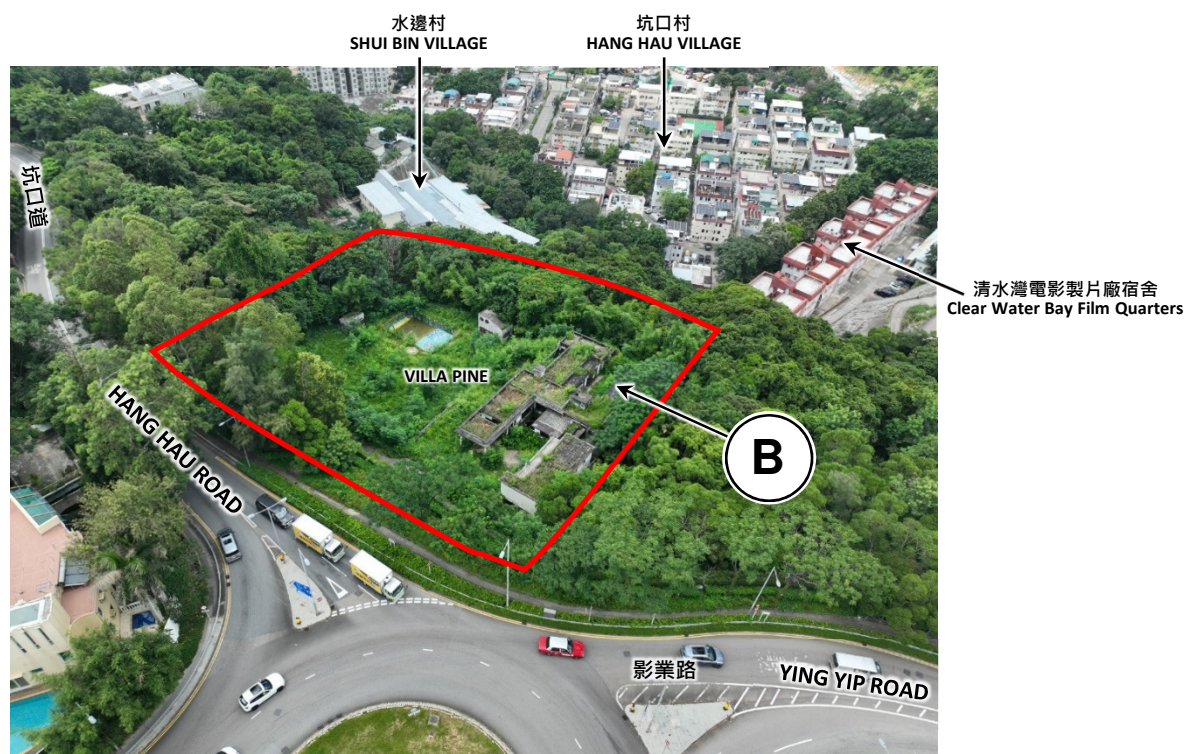
參考編號
REFERENCE No.
M/TKO/23/13

圖 PLAN
4b

4



5



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BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2023年11月2日擬備，所根據的
資料為攝於2023年08月17日的實地照片
PLAN PREPARED ON 2.11.2023
BASED ON SITE PHOTOS
TAKEN ON 17.08.2023

將軍澳分區計劃大綱核准圖
編號S/TKO/28的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TSEUNG KWAN O
OUTLINE ZONING PLAN No. S/TKO/28

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TKO/23/13

圖 PLAN
4c