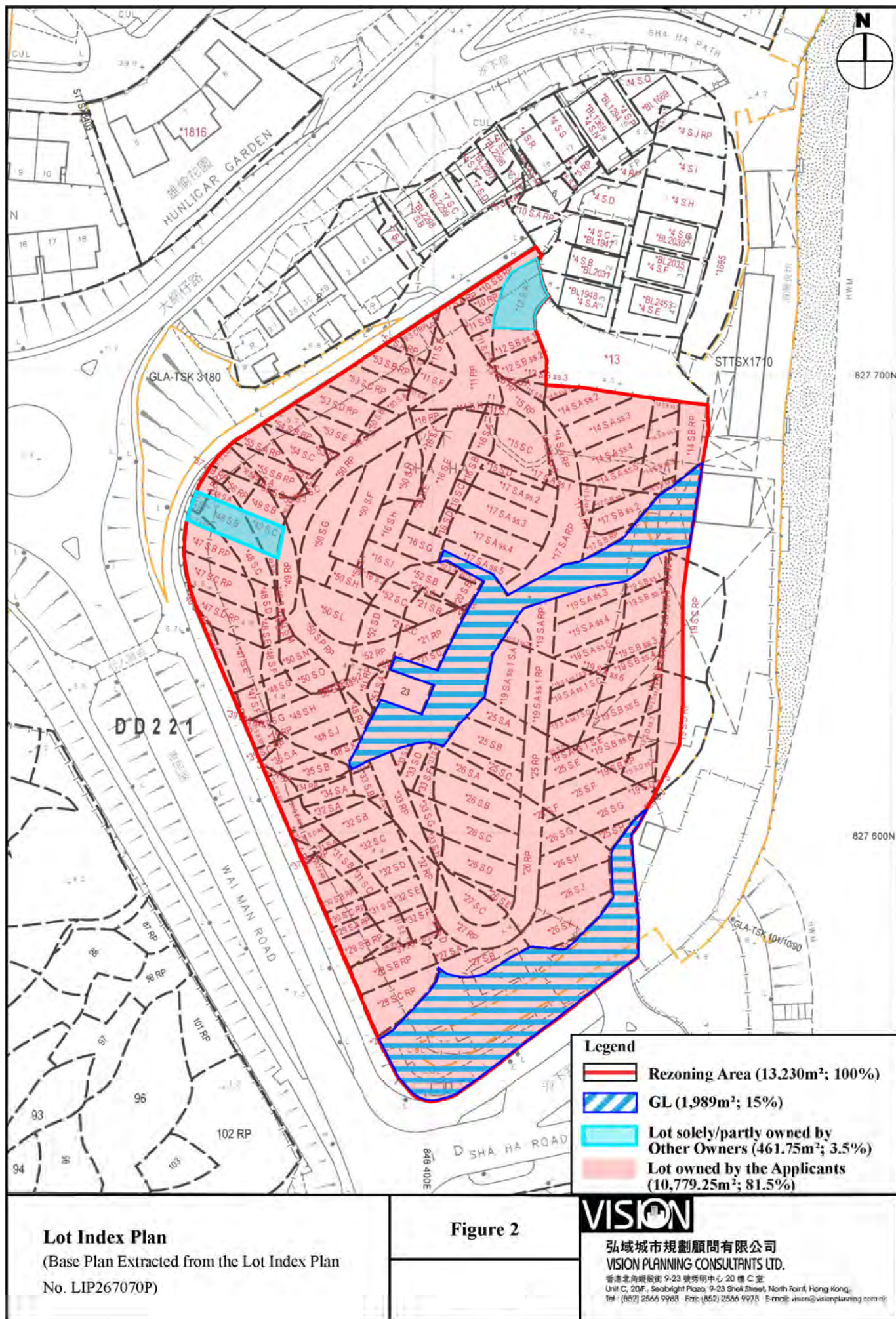




(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-1

Master Layout Plan

23-Dec-20

SITE AREA = 13230 m²

GREENERY AREA = 2444 m²

CLUBHOUSE G.F.A.

1/F	=	207 m ²
G/F	=	207 m ²
B/F	=	351 m ²
TOTAL	=	765 m²

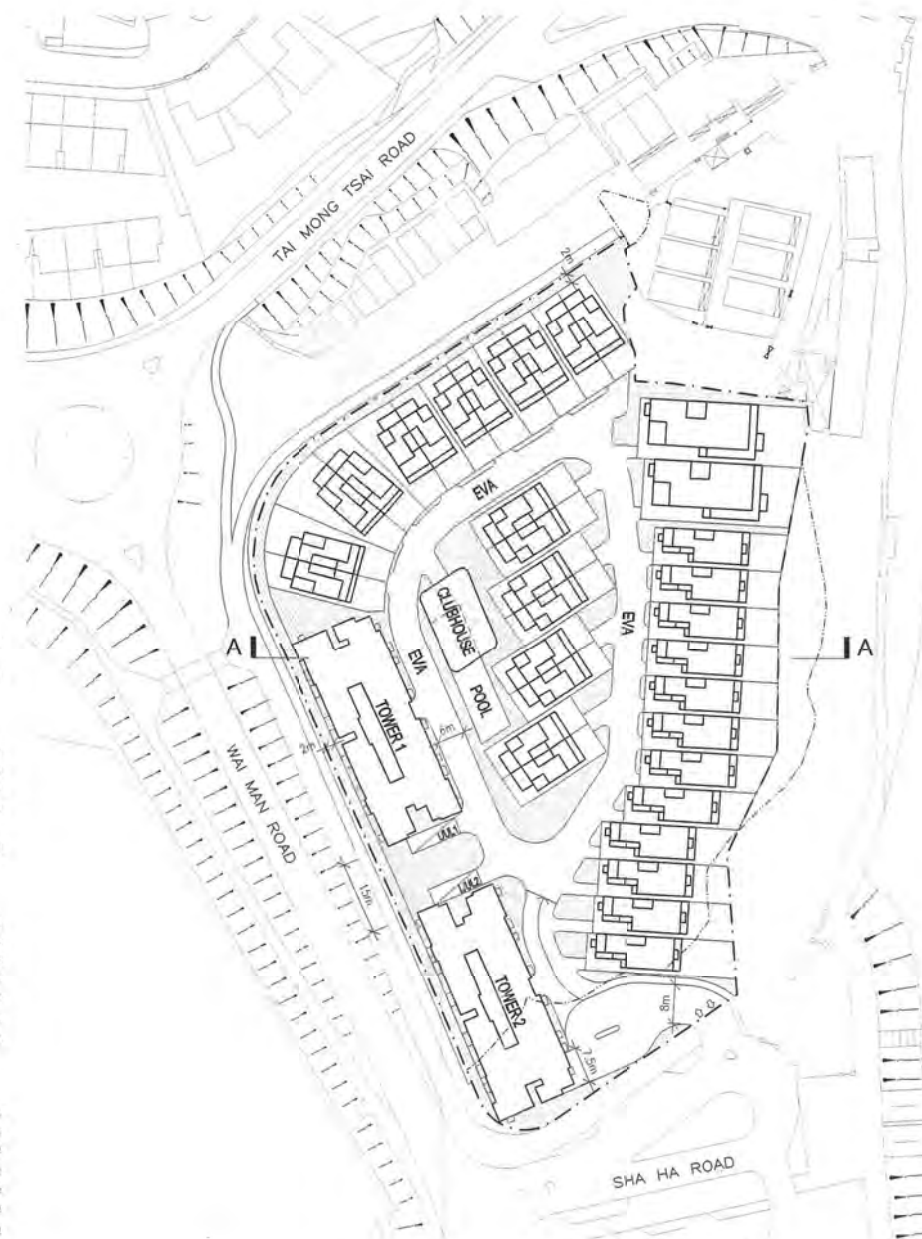
CLUBHOUSE SITE COVERAGE = 207 m²

G.F.A.

TYPE 1	=	641 x 2	=	1282 m ²
TYPE 2	=	286 x 12	=	3432 m ²
TYPE 3	=	202 x 4	=	808 m ²
TYPE 4	=	182 x 16	=	2912 m ²
TOWER	=	720 x 6 x 2	=	8640 m ²
G/F TOWER LOBBY	=	62 x 2	=	124 m ²
TOTAL	=		=	17198 m²

SITE COVERAGE

TYPE 1	=	236 x 2	=	472 m ²
TYPE 2	=	110 x 12	=	1320 m ²
TYPE 3	=	87 x 4	=	348 m ²
TYPE 4	=	82 x 16	=	1312 m ²
TOWER	=	760 x 2	=	1520 m ²
CLUBHOUSE	=		=	207 m ²
TOTAL	=		=	5179 m²



TYPE 4 182 m²

TYPE 3 202 m²

TYPE 2 286 m²

TYPE 1 641 m²

0 5 10 20 50m

Proposed Residential Development in Sha Ha, Sai Kung (D.D.221)

Figure 5a

Aedas

Indicative Master Layout Plan

\\200178-001\CA03\Drawing\Sketch\20200924_Plan_3\AED-200178-001-FR-01-M.F.dwg

(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-2

G/F Layout Plan

1-Dec-20



Proposed Residential Development in Sha Ha, Sai Kung (D.D.221)

Figure 8
Indicative G/F Layout Plan

Aedas

C:\200178-00\CA\05\Drawing\Sketch\20200924_Plan_Study\AED-200178-00-P-01.dwg

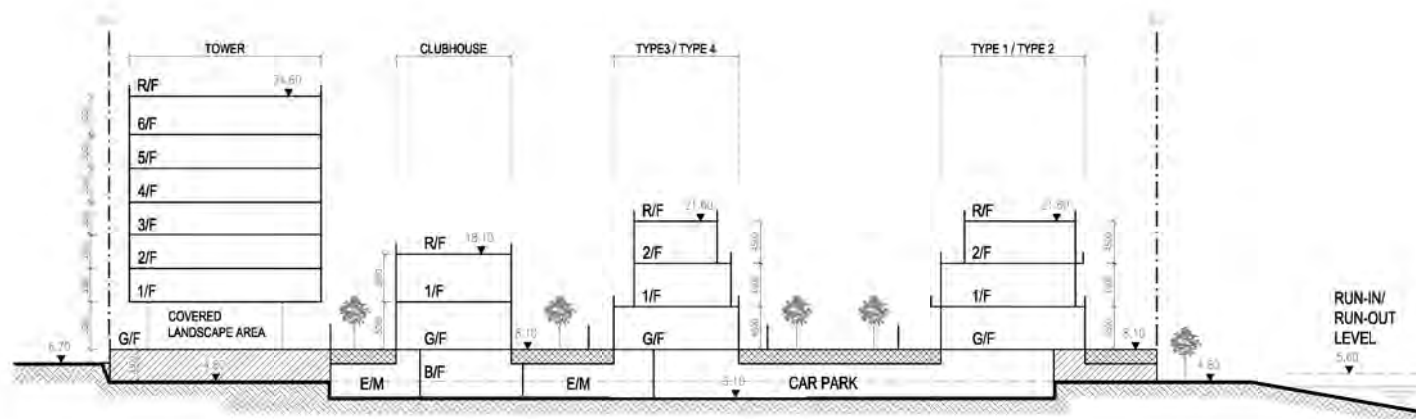
(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-4

Schematic Section

30-Nov-20



SECTION A - A

0 5 10 15 25m

Proposed Residential Development in Sha Ha, Sai Kung (D.D.221)

G:\202178-425\CA001\Drawing\Sketch\20200924_Plan_Study\AED-201178-00-5-Section.dwg

Figure 6
Indicative Section Diagram

Aedas

(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-5



ELEVATION A



ELEVATION B

0 10 20 30 50m

Proposed Residential Development in Sha Ha, Sai Kung (D.D.221)

Figure 14
Indicative Elevation Plans

Aedas

(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-6



(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-7



PROJECT : REZONING APPLICATION FROM "VILLAGE TYPE DEVELOPMENT" ZONE TO A LOW-RISE AND LOW-DENSITY RESIDENTIAL ZONE AT VARIOUS LOTS IN D.B.221 AND ADJOINING GOVERNMENT LAND AT THE JUNCTION OF WAI MAN ROAD AND SHA HA ROAD, NEW TERRITORIES		
DRAWING TITLE : LANDSCAPE MASTER PLAN (G/F)		
PROJECT No. C20#1		
DRAWING No. LMP12		
SCALE :		
DATE OF ISSUE : SEP 2020		
CAD FILENAME : C041-LMP02		
REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	
NOTES :		
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.		
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LanDes LANDES LIMITED 藝設設計有限公司 FLAT A, 17/F, SHUN HING COMMERCIAL BUILDING, 5-11 THOMSON ROAD, HONG KONG TEL: 2868 0980 FAX: 2868 2203 香港灣仔軒尼街5-11號 信和商業大廈17樓A室 電話: 2868 0980 傳真: 2868 2203		

Figure 16

Indicative Landscape Master Plan (G/F)

(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-8



KEY PLAN
SCALE

PROJECT :
REZONING APPLICATION FROM "VILLAGE
TYPE DEVELOPMENT" ZONE TO A
LOW-RISE AND LOW-DENSITY
RESIDENTIAL ZONE AT VARIOUS LOTS
IN D.D.221 AND ADJOINING
GOVERNMENT LAND AT THE JUNCTION
OF WAI MAN ROAD AND SHA HA ROAD
SHA HA, SAI KUNG, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C2041

DRAWING No. LD101

SCALE :

DATE OF ISSUE : SEP 2020

CAD FILENAME : C041-LD101

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
- DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 - COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
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 - READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
景藝設計有限公司

FLAT A, 17/F,
SHUN PING COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL: 2868 0980 FAX: 2868 2203
香港灣仔軒尼街5-11號,
俊匯商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

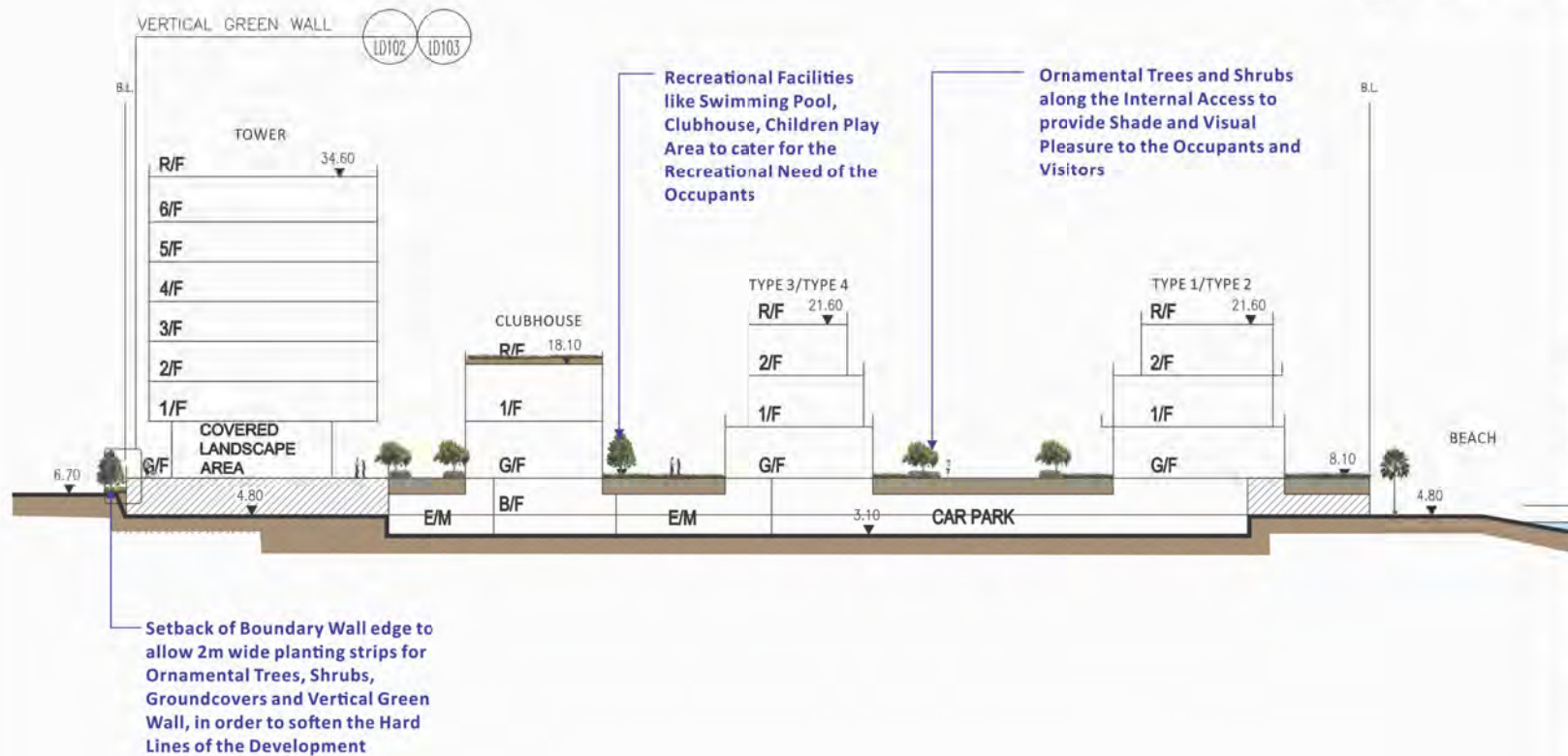


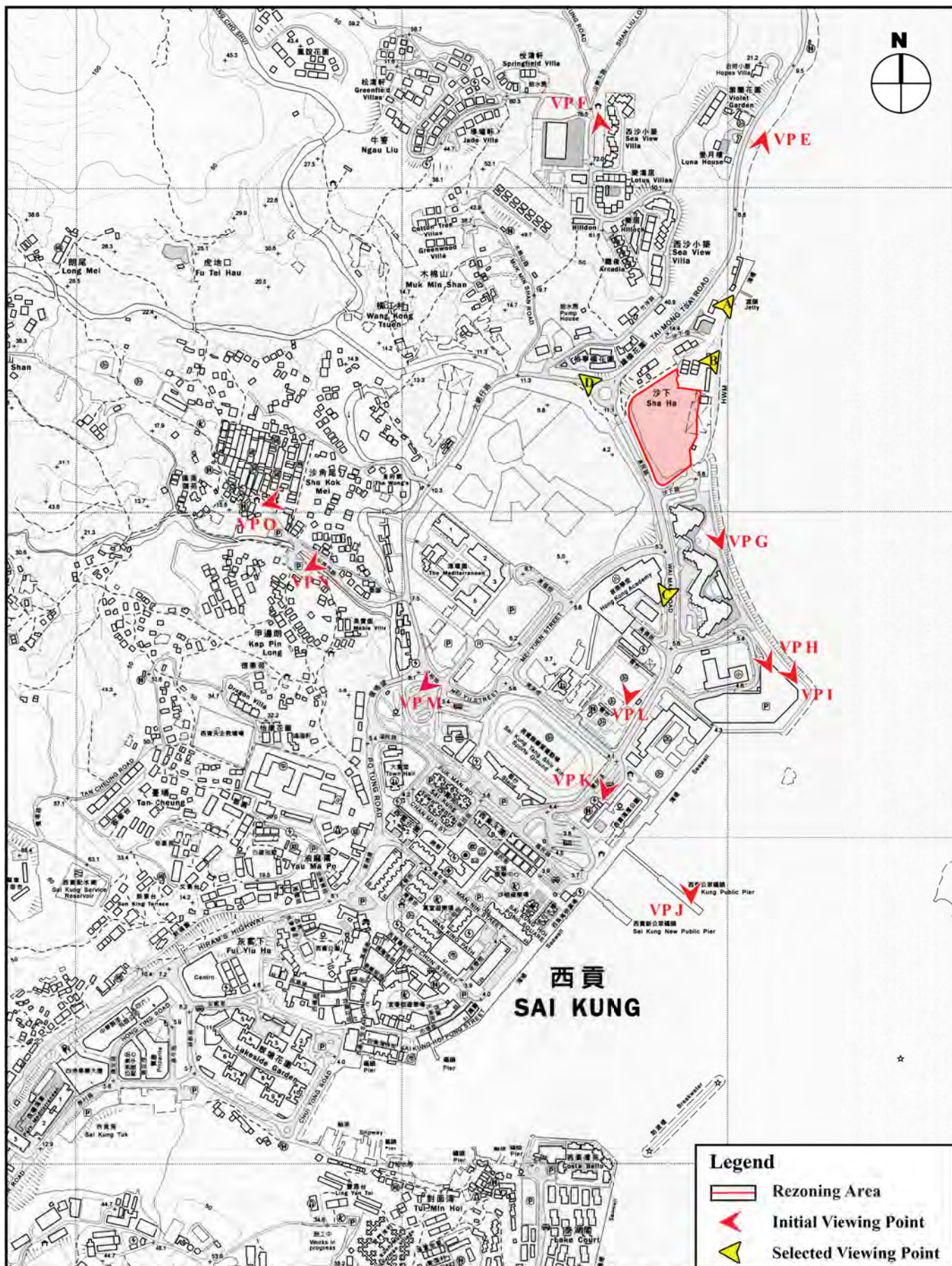
Figure 17

Indicative Landscape Section Diagram

(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-9



Location of Viewing Points
(Extracted from the Government Survey
Sheets No. 8-SW-A and 8-SW-C)

Plan A

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 號寶明中心 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566 9986 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-10

Viewing Point A



Photo A1 Existing Conditions without Proposed Development



Photo A2 Existing Conditions with Proposed Development



Photomontage of Proposed Development at Viewing Point A

Plan J

N. T. S.

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 號泰明中心 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Shill Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax : (852) 2566 9978 E-mail: vision@visionplanning.com.hk

(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-11

Viewing Point B



Photo B1 Existing Conditions without Proposed Development

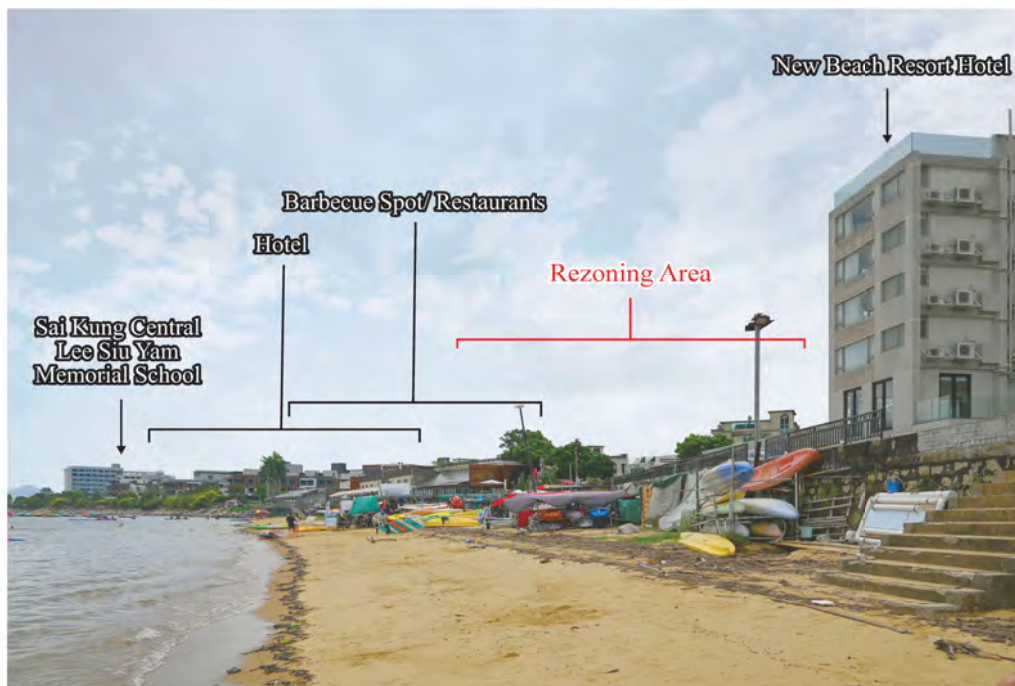
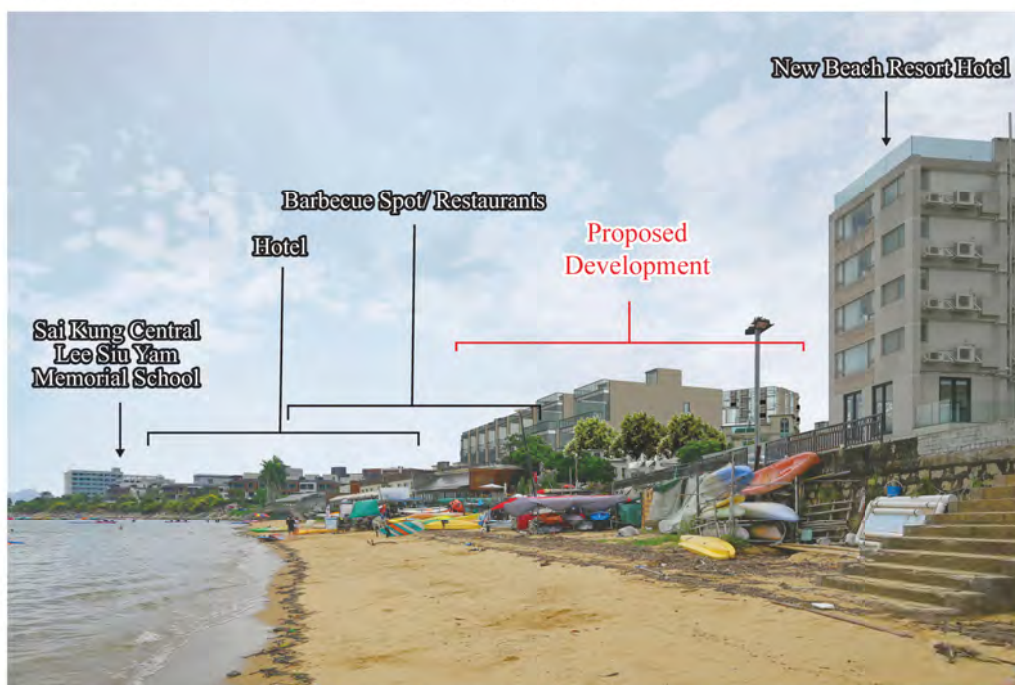


Photo B2 Existing Conditions with Proposed Development



Photomontage of Proposed
Development at Viewing Point B

Plan K

N. T. S.

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 號泰明中心 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Shill Street, North Point, Hong Kong.
Tel : (852) 2566 9986 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-12

Viewing Point C



Photo C1 Existing Conditions without Proposed Development



Photo C2 Existing Conditions with Proposed Development



Photomontage of Proposed Development at Viewing Point C

Plan L

N. T. S.

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 號美利中心 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Shai Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-13

Viewing Point D

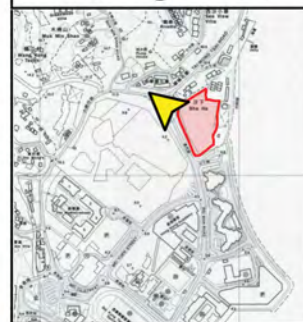


Photo D1 Existing Conditions without Proposed Development



Photo D2 Existing Conditions with Proposed Development



Photomontage of Proposed Development at Viewing Point D

Plan Ma

N. T. S.

VISION

弘域城市規劃顧問有限公司

VISION PLANNING CONSULTANTS LTD.

香港北角觀景街 9-23 號海明中心 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

(資料來源：申請人於 09.09.2021 呈交的資料)
(Source : Applicant's Submission of 09.09.2021)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-14



Bird's Eye View of the Proposed Development
(Aerial Photo No. E076736C taken on 7 Nov 2019)

Figure 19

N.T.S.

VISION

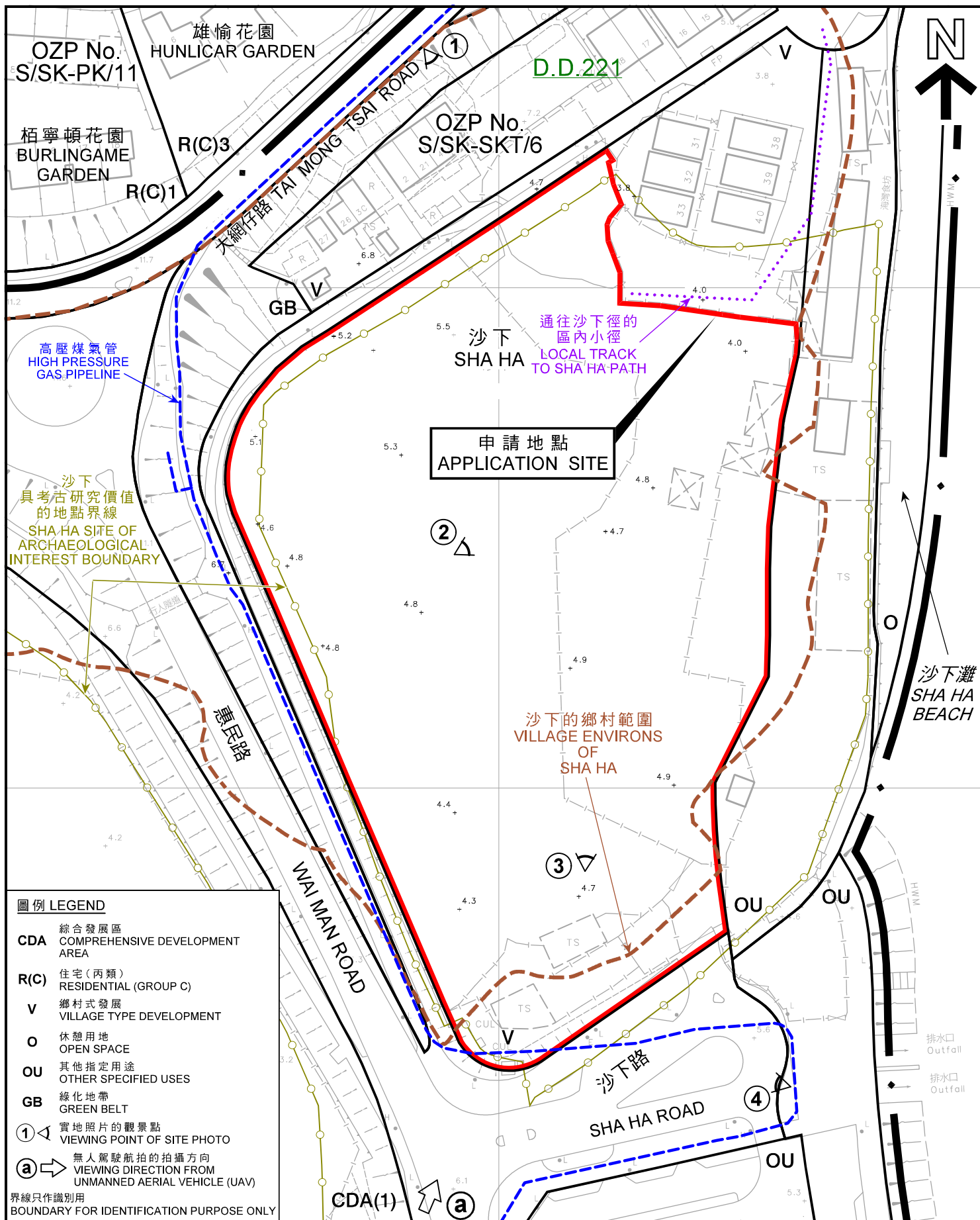
弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.

香港北角銀禧街 9-23 號秀明中心 20 樓 C 室
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Tel : (852) 2566 9986 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

(資料來源：申請人於 30.12.2020 呈交的資料)
(Source : Applicant's Submission of 30.12.2020)

參考編號
REFERENCE No.
Y/SK-SKT/3

繪圖
DRAWING
Z-15



平面圖 SITE PLAN

本摘要圖於2022年2月7日擬備，
所根據的資料為測量圖編號
8-SW-6D和11B
EXTRACT PLAN PREPARED ON 7.2.2022
BASED ON SURVEY SHEETS No.
8-SW-6D & 11B

把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」
西貢沙下丈量約份第221約多個地段及毗連政府土地
REZONE THE APPLICATION SITE FROM
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP B)6"
VARIOUS LOTS IN D.D. 221 AND ADJOINING GOVERNMENT LAND,
SHA HA, SAI KUNG

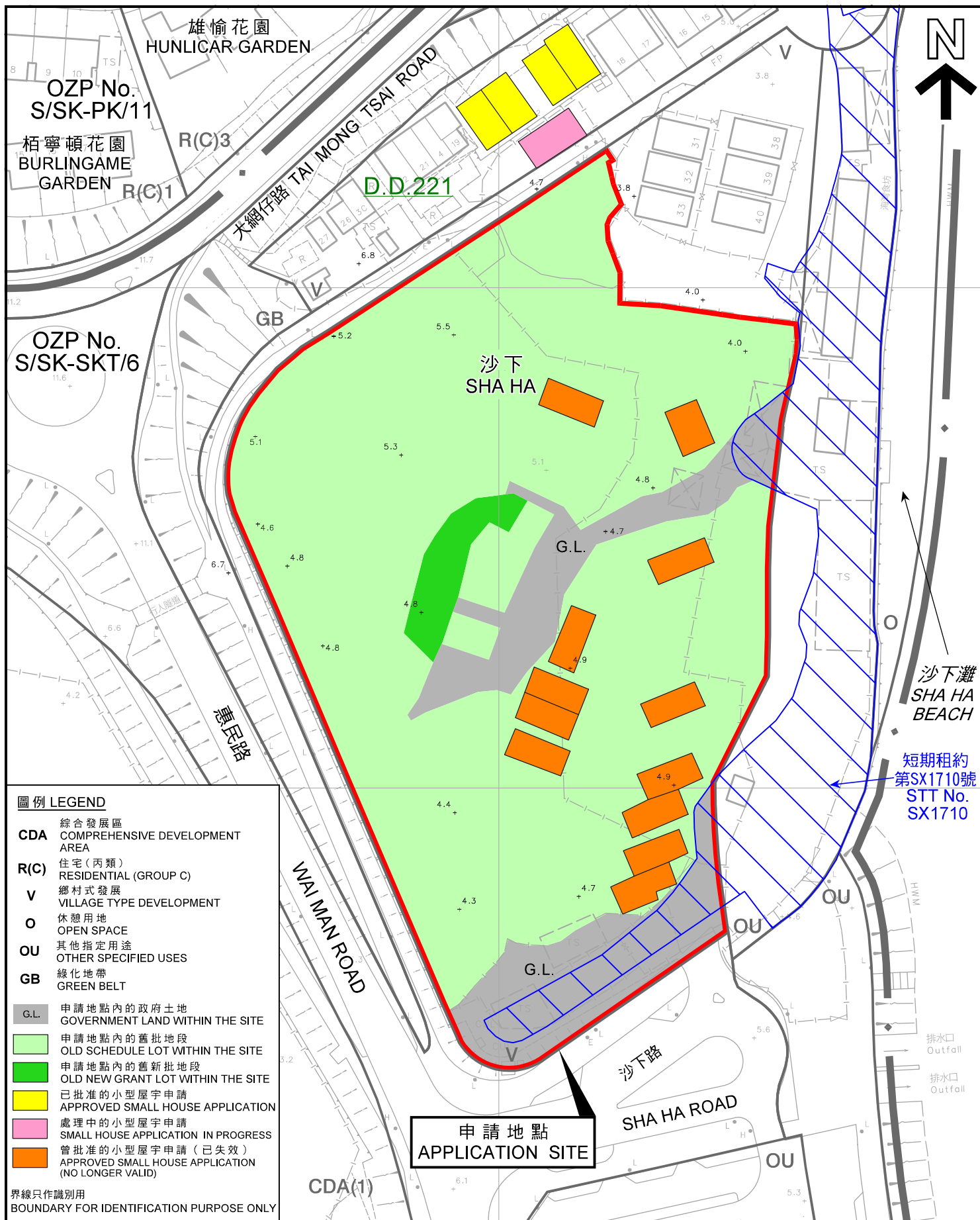
SCALE 1 : 1 000 比例尺
米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-SKT/3

圖 PLAN
Z-2a



平面圖 SITE PLAN

把申請地點由「鄉村式發展」地帶改劃為「住宅（乙類）6」
西貢沙下丈量約份第221約多個地段及毗連政府土地
REZONE THE APPLICATION SITE FROM
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP B)6"
VARIOUS LOTS IN D.D. 221 AND ADJOINING GOVERNMENT LAND,
SHA HA, 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.
Y/SK-SKT/3

圖 PLAN
Z-2b

本摘要圖於2022年1月12日擬備，
所根據的資料為測量圖編號
8-SW-6D和11B
EXTRACT PLAN PREPARED ON 12.1.2022
BASED ON SURVEY SHEETS No.
8-SW-6D & 11B



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

把申請地點由「鄉村式發展」地帶改劃為「住宅（乙類）6」
西貢沙下丈量約份第221約多個地段及毗連政府土地
REZONE THE APPLICATION SITE FROM
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP B)6"
VARIOUS LOTS IN D.D. 221 AND ADJOINING GOVERNMENT LAND,
SHA HA, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-SKT/3

圖 PLAN
Z-3

本摘要圖於2022年1月12日擬備，
所根據的資料為地政總署
於2021年1月18日拍得的
航攝照片編號E127605C
EXTRACT PLAN PREPARED ON 12.1.2022
BASED ON AERIAL PHOTO No. E127605C
TAKEN ON 18.1.2021
BY LANDS DEPARTMENT

1

西貢海
INNER PORT SHELTER
(SAI KUNG HOI)

申請地點
APPLICATION SITE



2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2022年2月7日擬備，所根據的資料為攝於2022年1月27日的實地照片
PLAN PREPARED ON 7.2.2022 BASED ON SITE PHOTOS TAKEN ON 27.1.2022

把申請地點由「鄉村式發展」地帶改劃為「住宅（乙類）6」
西貢沙下丈量約份第2 2 1 約多個地段及毗連政府土地
REZONE THE APPLICATION SITE FROM
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP B)6"
VARIOUS LOTS IN D.D. 221 AND ADJOINING GOVERNMENT LAND,
SHA HA, SAI KUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/SK-SKT/3

圖 PLAN
Z-4a

3



申請地點
APPLICATION SITE

申請地點
APPLICATION SITE

西貢海
INNER PORT SHELTER
(SAI KUNG HOI)

4



沙下路

SHA HA ROAD

實地照片 SITE PHOTO

本圖於2022年1月28日擬備，所根據的資料為攝於2022年1月27日的實地照片
PLAN PREPARED ON 28.1.2022 BASED ON SITE PHOTOS TAKEN ON 27.1.2022

把申請地點由「鄉村式發展」地帶改劃為「住宅（乙類）6」
西貢沙下丈量約份第221約多個地段及毗連政府土地
REZONE THE APPLICATION SITE FROM
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP B)6"
VARIOUS LOTS IN D.D. 221 AND ADJOINING GOVERNMENT LAND,
SHA HA, SAI KUNG

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
Y/SK-SKT/3



圖 PLAN
Z-4b

a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2022年1月28日擬備，所根據的資料為攝於2022年1月27日的無人駕駛航拍照片
PLAN PREPARED ON 28.1.2022 BASED ON UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 27.1.2022

實地照片 SITE PHOTO

把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」
西貢沙下丈量約份第221約多個地段及毗連政府土地
REZONE THE APPLICATION SITE FROM "VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP B)6"
VARIOUS LOTS IN D.D. 221 AND ADJOINING GOVERNMENT LAND, SHA HA, SAI KUNG

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
Y/SK-SKT/3



圖 PLAN
Z-4c