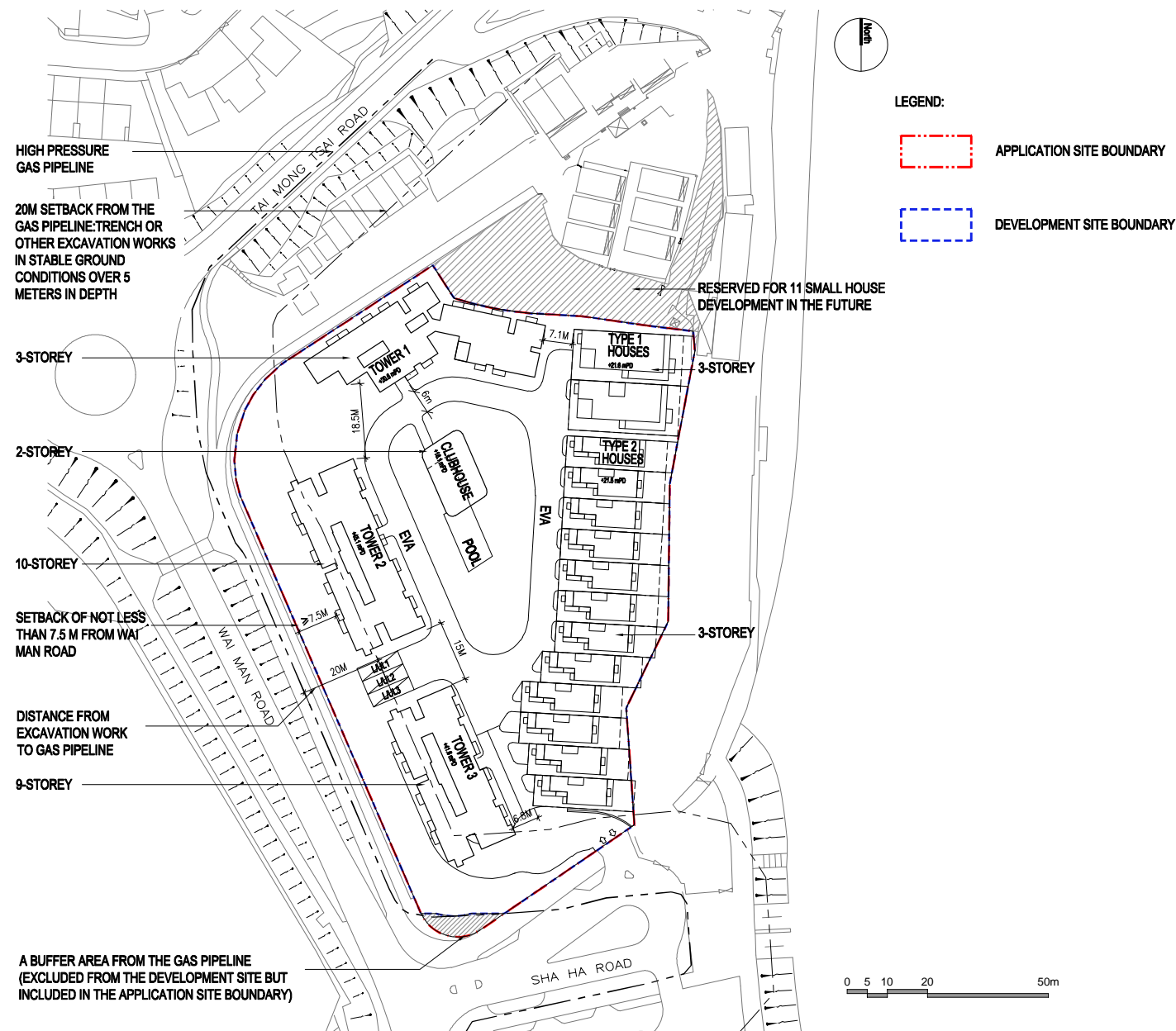


Master Layout Plan



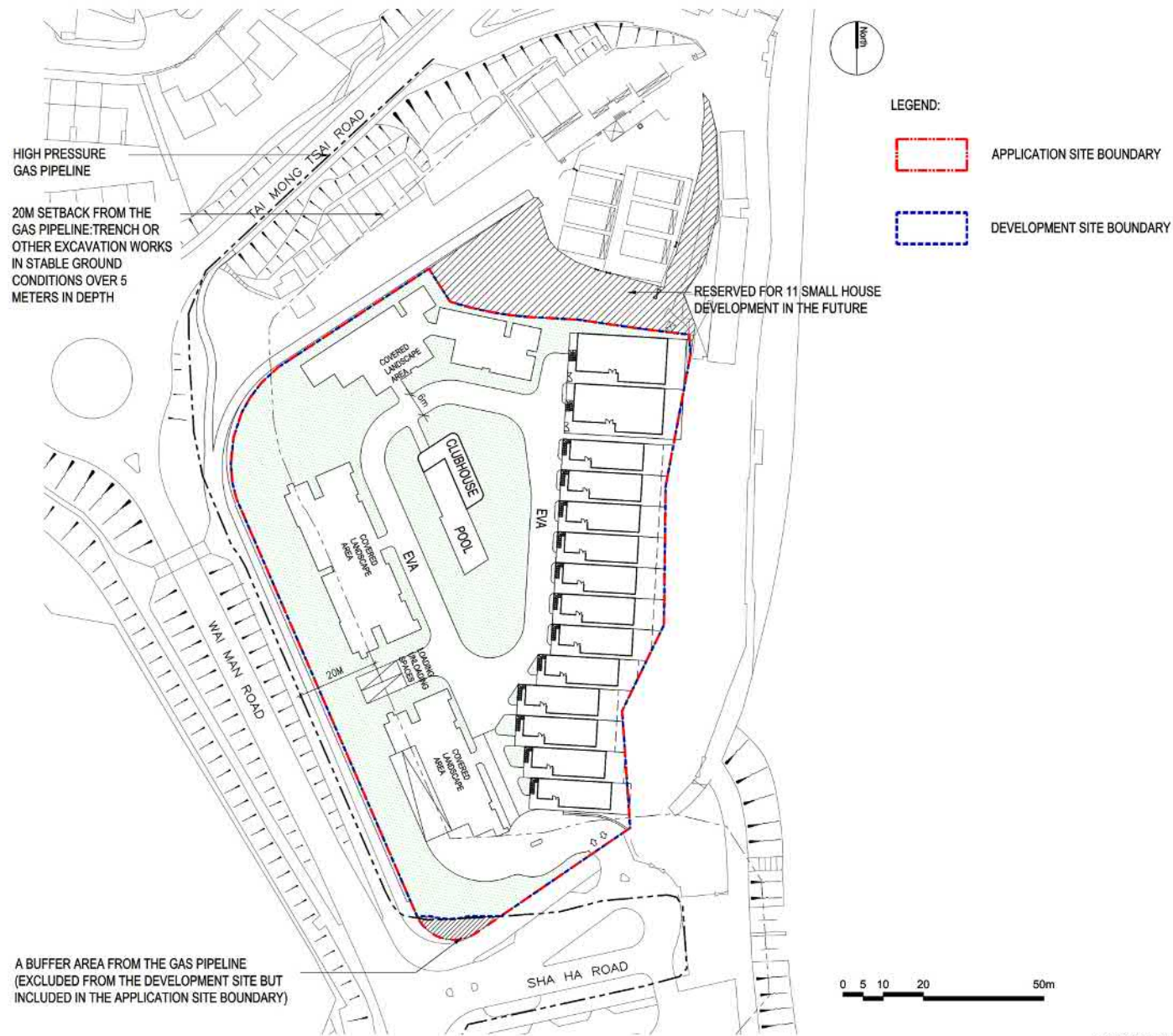
Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

(資料來源：申請人於 07.09.2023 呈交的資料)
(Source : Applicant's Submission of 07.09.2023)

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-1

G/F Layout Plan



Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

1:1000 @ A0

Aedas

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號 REFERENCE No. Y/SK-SKT/4	繪圖 DRAWING Z-2
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Basement 1 Layout Plan



Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

1:1000

Aedas

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號 REFERENCE No. Y/SK-SKT/4	繪圖 DRAWING Z-3
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Basement 2 Layout Plan



Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

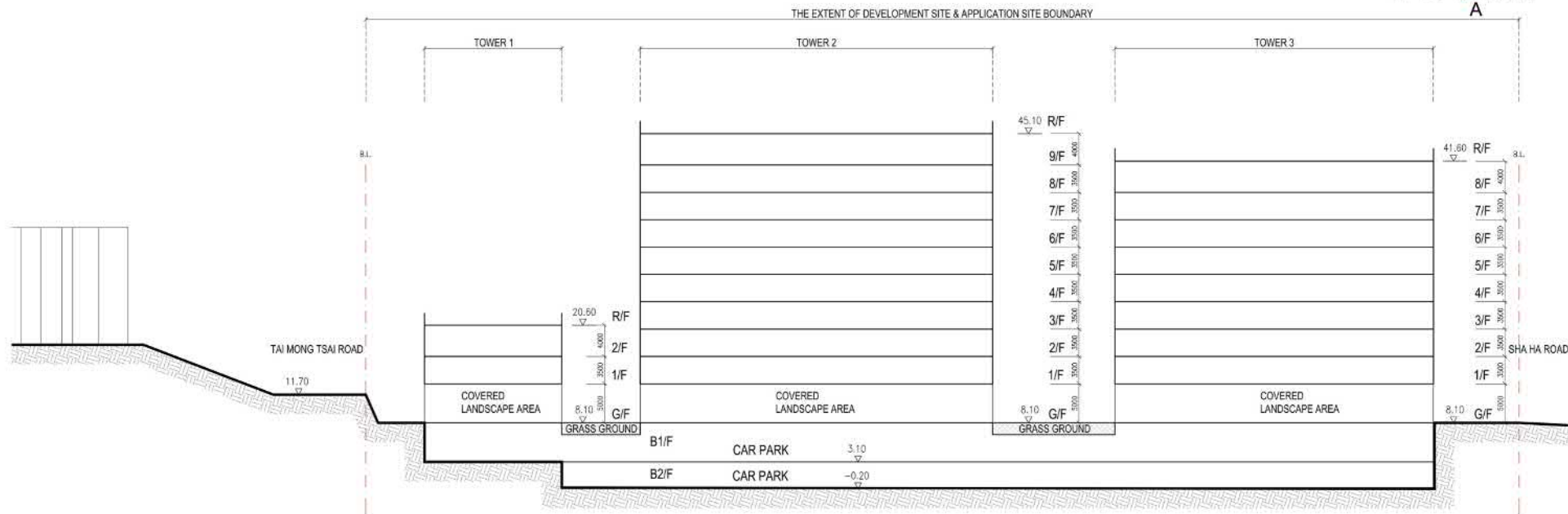
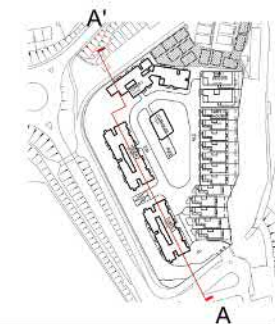
1:1000 @ A3

Aedas

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號 REFERENCE No. Y/SK-SKT/4	繪圖 DRAWING Z-4
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Schematic Section



SECTION A-A

0 5 10 15 25m

1:500 @ A-A

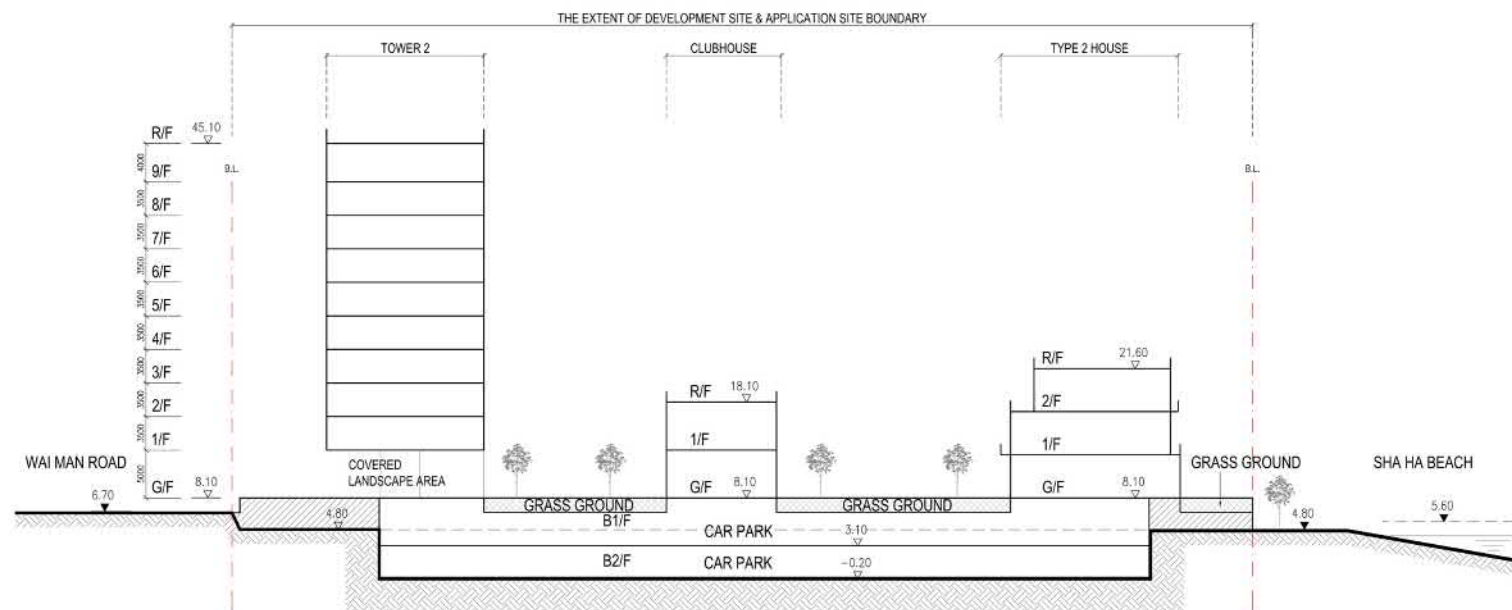
Aedas

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號 REFERENCE No. Y/SK-SKT/4	繪圖 DRAWING Z-5
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Schematic Section



SECTION B' - B

0 5 10 15 25m

1:500 @ A6

Aedas

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號 REFERENCE No. Y/SK-SKT/4	繪圖 DRAWING Z-6
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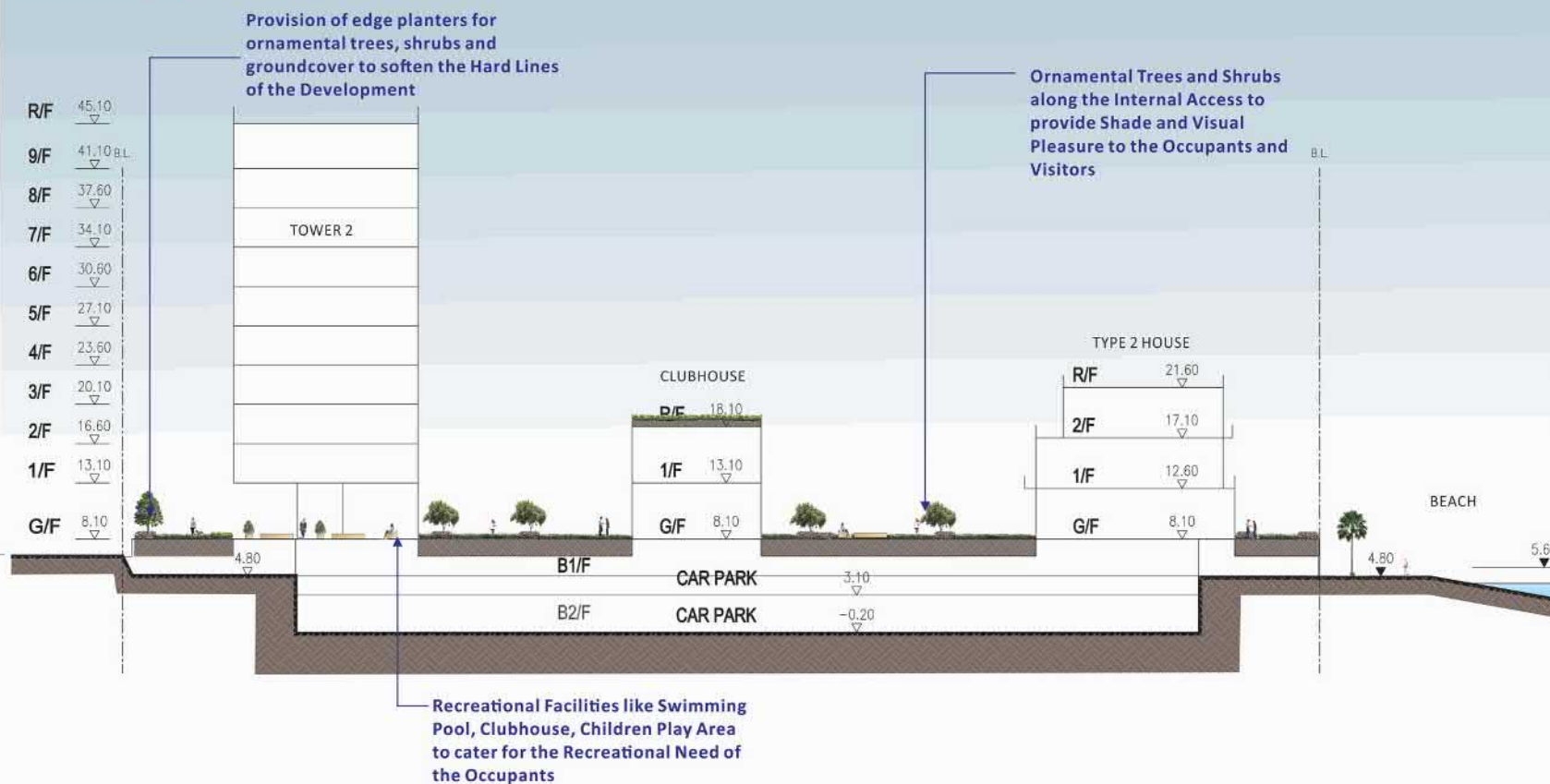
(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-7



Key Plan



PROJECT :
APPLICATION FOR AMENDMENT OF
PLAN UNDER SECTION 12A OF THE
TOWN PLANNING ORDINANCE (CAP. 131)
FOR PROPOSED RESIDENTIAL
DEVELOPMENT AT VARIOUS LOTS IN
D.D. 221 AND ADJOINING GOVERNMENT
LAND, SHA HA, SAI KUNG,
NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. : C2041

DRAWING No. : LD101

SCALE : 1:100

DATE OF ISSUE : SEP. 2022

CAD FILENAME : C2041-LD101

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.
 2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 4. 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 PONT COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL.: 2868 0980 FAX.: 2868 2203
香港灣仔羅便遜道5-11號
信和商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-8



ARUP

Figure Title	Source	Date	Figure No.
Site Context & Constraints Map	GeoInfo Map	June 2023	1.2
		Scale	
		As shown	

(資料來源：申請人於 06.07.2023 呈交的資料)
(Source : Applicant's Submission of 06.07.2023)

參考編號 REFERENCE No. Y/SK-SKT/4	繪圖 DRAWING Z-9
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Existing Condition



Indicative Scheme



Key Plan



Application Site

Development Site

Assessment Area
(3H = 37m x 3 = about 111m)

Viewing Point

ARUP

Viewing Point 1: Open-air Car Park adjacent to the New Beach Resort Hotel

Site Photo

Date Aug 2023

Scale As shown

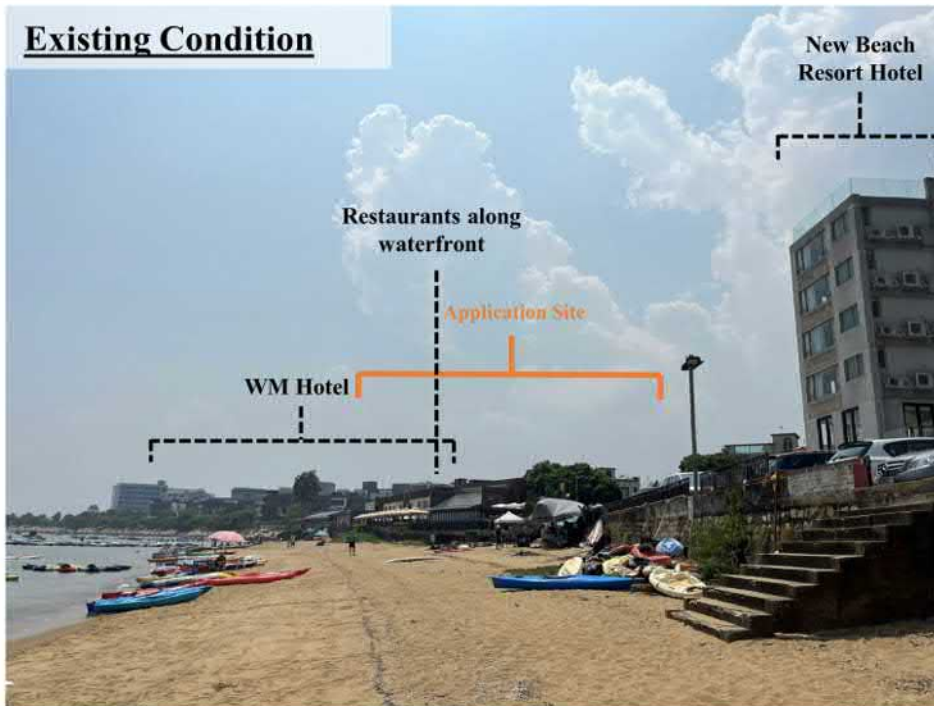
Figure No. 3

(資料來源：申請人於 07.09.2023 呈交的資料)
(Source : Applicant's Submission of 07.09.2023)

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-10

Existing Condition



Indicative Scheme

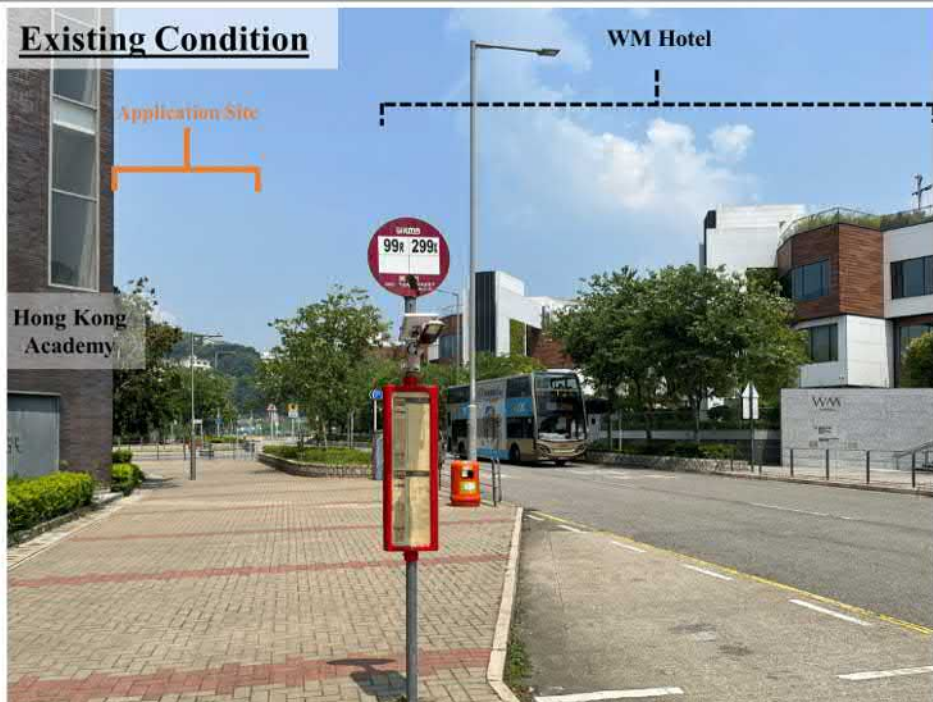


Key Plan

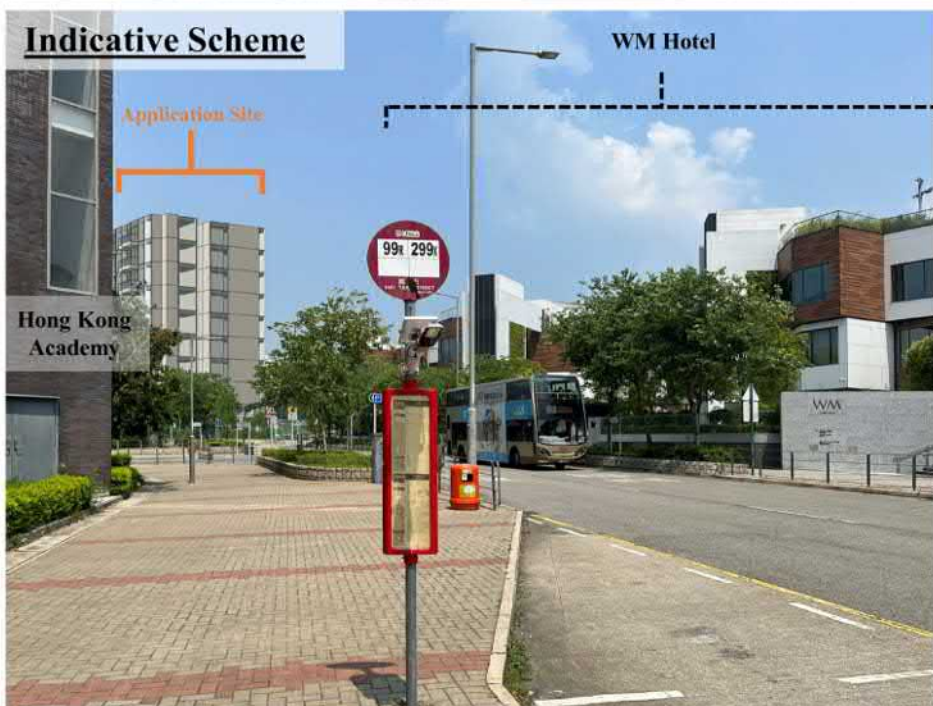
- Application Site
- Development Site
- Assessment Area
(3H = 37m x 3 = about 111m)
- ▶ Viewing Point



Existing Condition



Indicative Scheme



Key Plan



Application Site

Development Site

Assessment Area
(3H = 37m x 3 = about 111m)

Viewing Point

ARUP

Figure Title
**Viewing Point 3: Bus Stop at Wai Man Road
northbound near Hong Kong Academy**

Figure No.
Site Photo

Date
Aug 2023
Scale
As shown

Figure No.
5

(資料來源：申請人於 07.09.2023 呈交的資料)
(Source : Applicant's Submission of 07.09.2023)

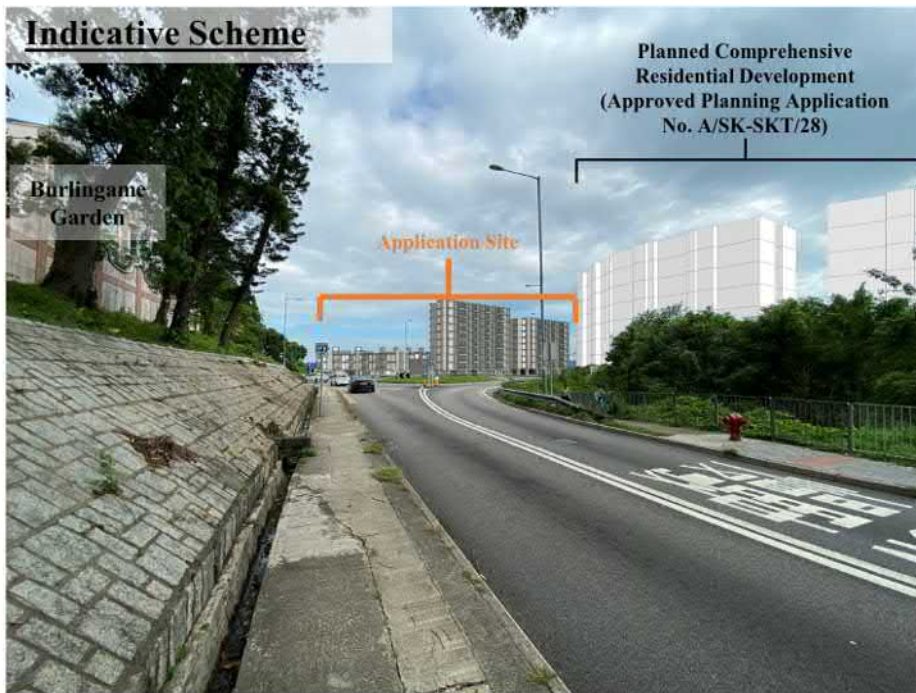
參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-12

Existing Condition



Indicative Scheme



Key Plan



- Application Site
- Development Site
- Assessment Area
(3H = 37m x 3 = about 111m)
- ▶ Viewing Point

ARUP

Figure Title
Viewing Point 4: Tai Mong Tsai Road eastbound near Burlingame Garden

Source
Site Photo

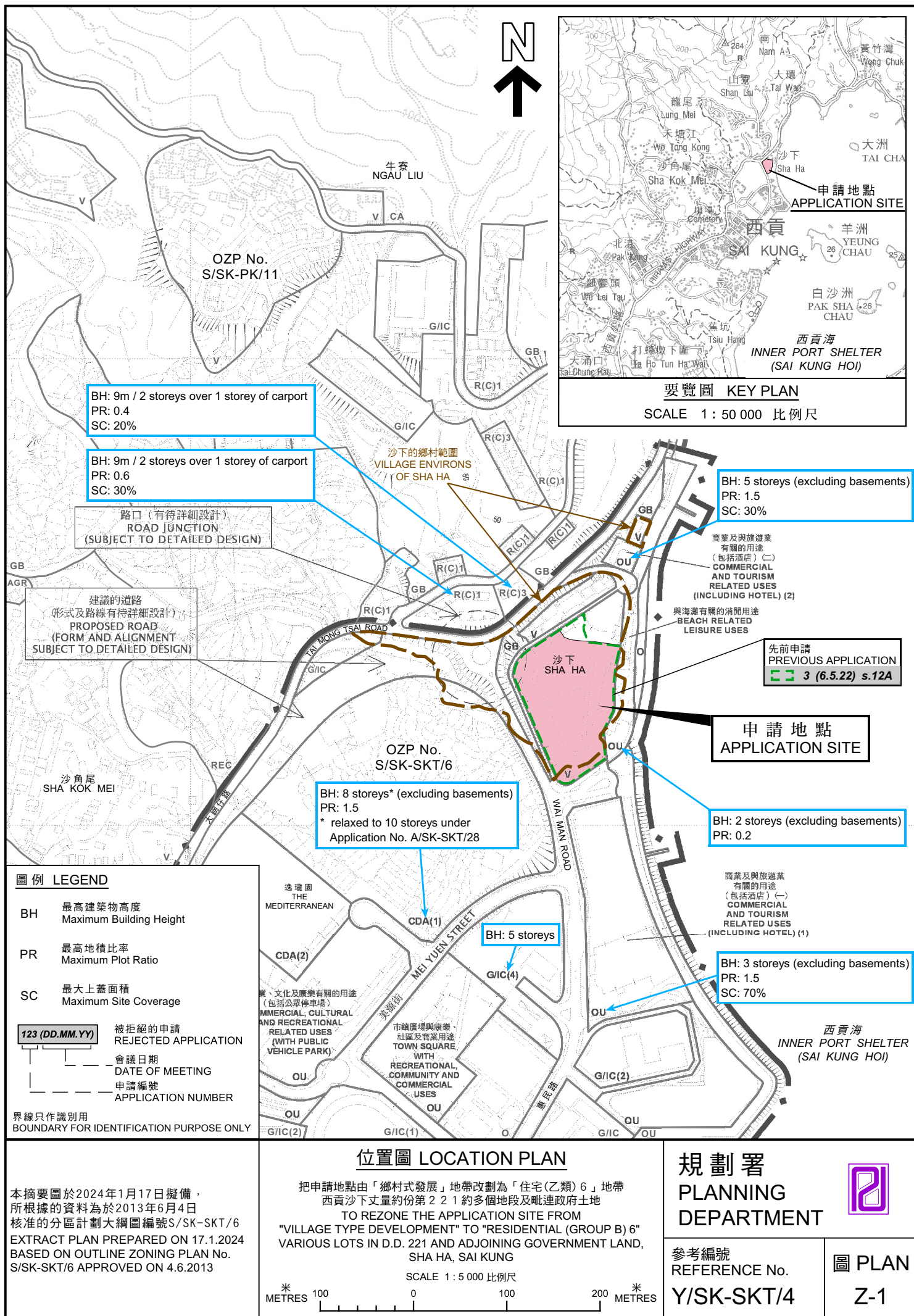
Date
Aug 2023
Scale
As shown

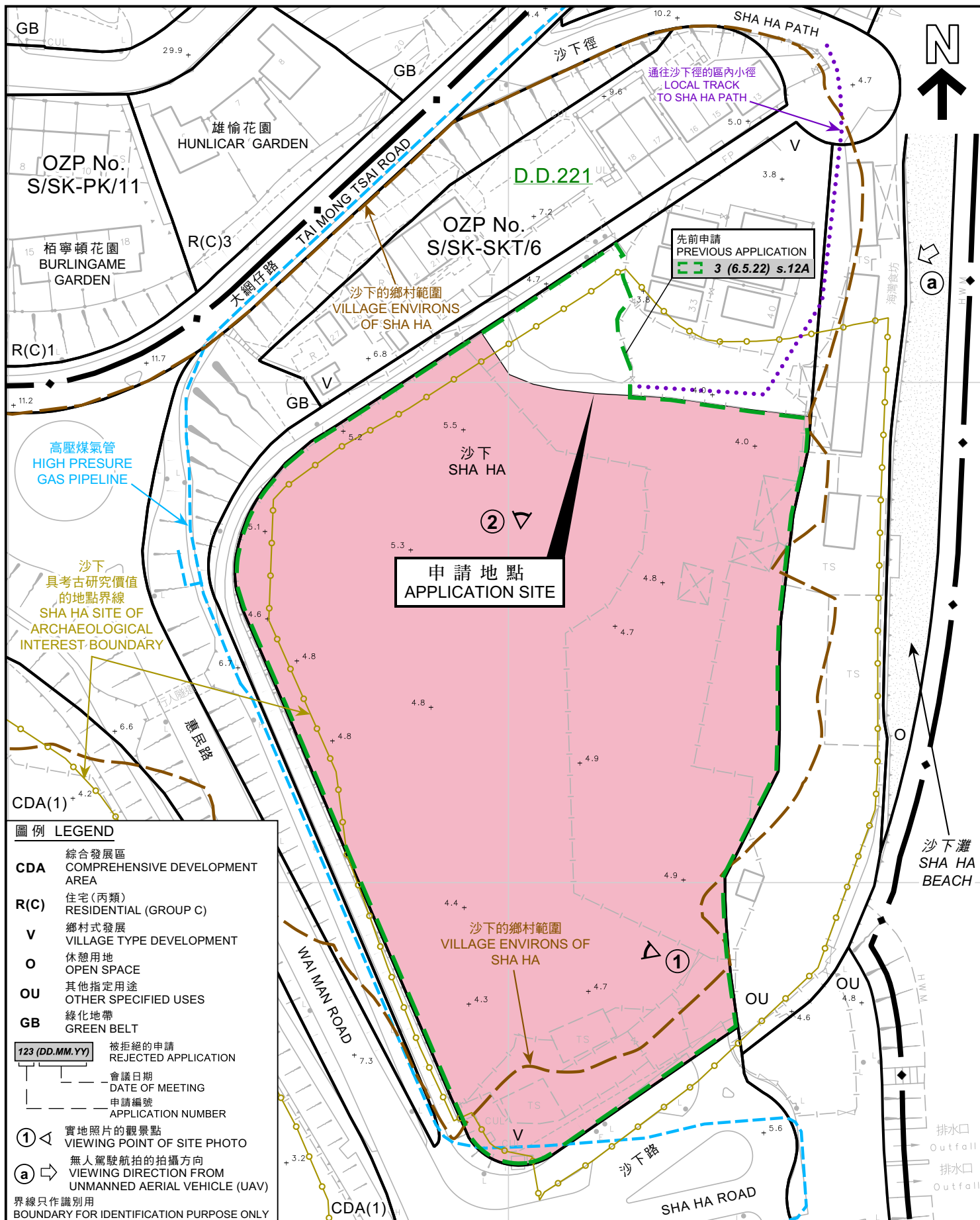
Figure No.
6

(資料來源：申請人於 07.09.2023 呈交的資料)
(Source : Applicant's Submission of 07.09.2023)

參考編號
REFERENCE No.
Y/SK-SKT/4

繪圖
DRAWING
Z-13





圖例 LEGEND

CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA

R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

O 休憩用地
OPEN SPACE

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

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

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

a 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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」地帶
西貢沙下丈量約份第221約多個地段及毗連政府土地

TO 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/4

圖 PLAN
Z-2a

本摘要圖於2024年1月17日擬備，
所根據的資料為測量圖編號
8-SW-6D和11B

EXTRACT PLAN PREPARED ON 17.1.2024
BASED ON SURVEY SHEETS No.
8-SW-6D & 11B



圖例 LEGEND

- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- G.L.** 申請地點內的政府土地
GOVERNMENT LAND WITHIN THE SITE
- 申請地點內的舊批地段
OLD SCHEDULE LOT WITHIN THE SITE
- 申請地點內的舊新批地段
OLD NEW GRANT LOT WITHIN THE SITE
- 已批准的小型屋宇申請
APPROVED SMALL HOUSE APPLICATION

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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」地帶
西貢沙下丈量約份第221約多個地段及毗連政府土地

TO 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/4

圖 PLAN
Z-2b

本摘要圖於2024年1月9日擬備，
所根據的資料為測量圖編號
8-SW-6D和11B

EXTRACT PLAN PREPARED ON 9.1.2024
BASED ON SURVEY SHEETS No.
8-SW-6D & 11B



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年12月22日擬備，所根據的資料為地政總署於2022年4月8日拍得的航攝照片編號E161146C
EXTRACT PLAN PREPARED ON 22.12.2023
BASED ON AERIAL PHOTO No. E161146C
TAKEN ON 8.4.2022
BY LANDS DEPARTMENT

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」地帶
西貢沙下丈量約份第221約多個地段及毗連政府土地
TO 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/4

圖 PLAN
Z-3

1



2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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」地帶
西貢沙下丈量約份第2 2 1 約多個地段及毗連政府土地
TO 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/4

圖 PLAN
Z-4a

本圖於2023年12月22日擬備，所根據的
資料為攝於2023年12月14日的實地照片
PLAN PREPARED ON 22.12.2023
BASED ON SITE PHOTOS
TAKEN ON 14.12.2023

a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2023年12月22日擬備，所根據的資料為攝於2023年12月14日的無人駕駛航拍照片
PLAN PREPARED ON 22.12.2023 BASED ON UNMANNED AERIAL VEHICLE (UAV) PHOTO TAKEN ON 14.12.2023

把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」地帶
西貢沙下丈量約份第221約多個地段及毗連政府土地
TO 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/4

圖 PLAN
Z-4b