

茲證明城市規劃委員會已根據城市規劃條例第13(3)條的規定而於
二零零三年十二月五日批准本總圖發展範圍。

I hereby certify, as required under S.44(3) of the Town Planning Ordinance, that this
Master 1/zout Plan was approved by the Town Planning Board on 5/12/2003.

signed  楊立門
Chairman, Town Planning Board 城市規劃委員會主席 簽署

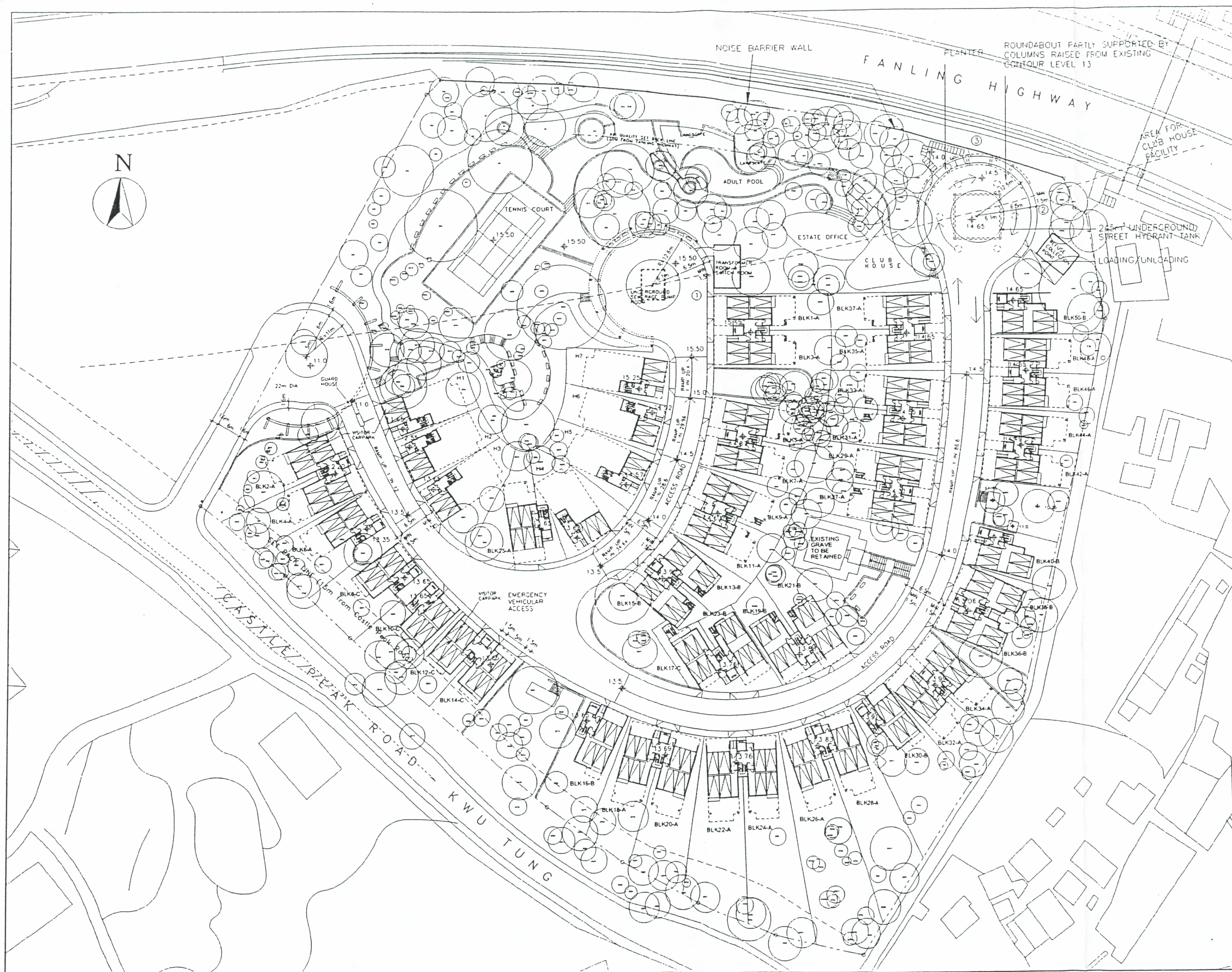
signed Mr. Raymond Young
Chairman, Town Planning Board

H/D REF FSD REF CAD REF		
6 ALL DIMENSIONS ARE IN MILLIMETER (EXCEPT OTHERWISE NOTED) 7 DO NOT SCALE DRAWING 8 ALL MEASUREMENTS SHOULD BE TAKEN ON SITE THE USER MUST BE AWARE THAT THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.		
F	04-2005	ADD OF INFO.
E	01-2005	MINOR AMENDMENT
D	11-2003	ADDITION OF INFO.
C	09-2003	MINOR AMENDMENT
B	10-2002	MINOR AMENDMENT
A		GENERAL REVISION
REV	DATE	AMENDMENT

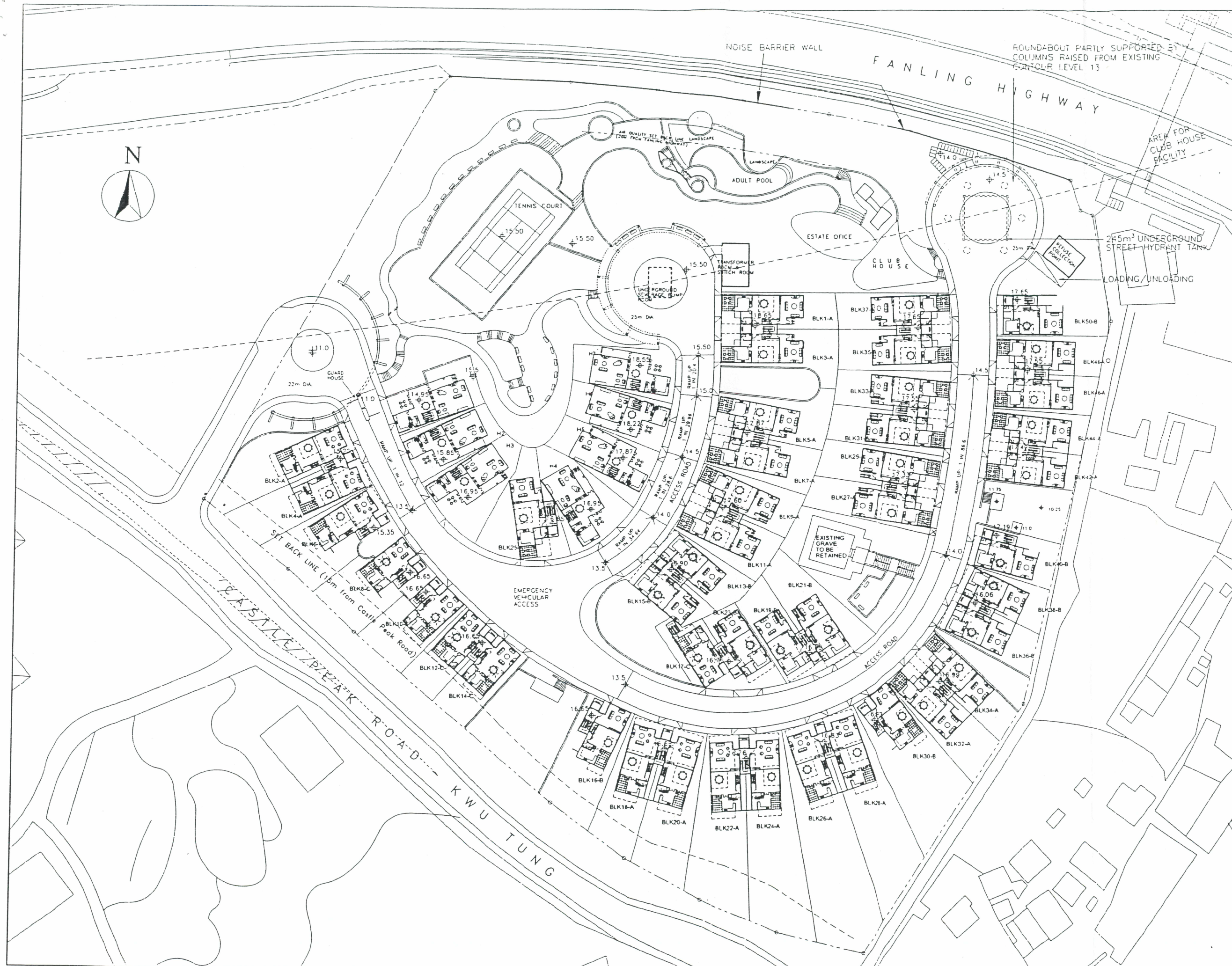


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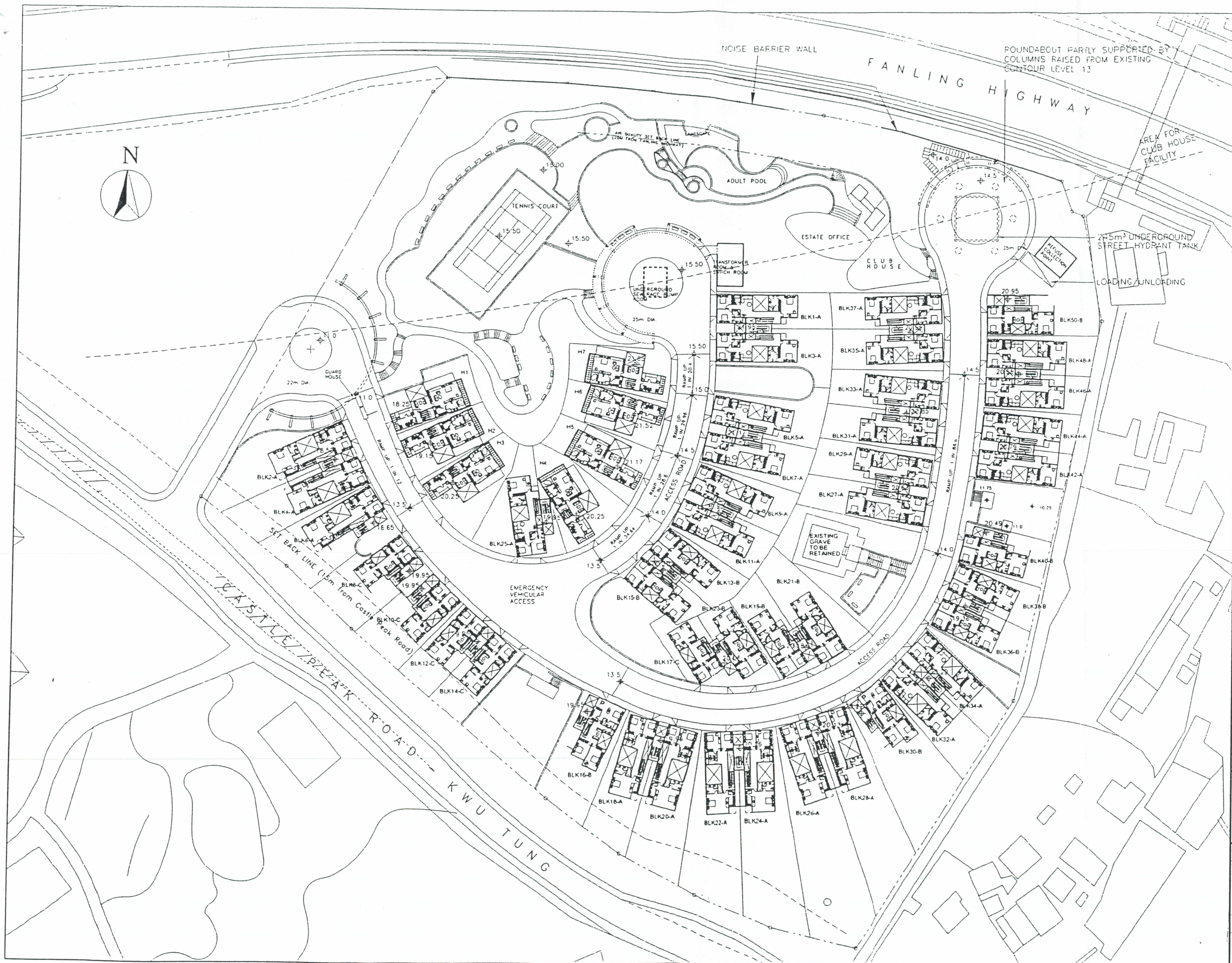
PROJECT PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT, WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS, (MASTER LAYOUT PLAN SUBMISSION), LOT SSL 2RP IN D092, SHEUNG SHUI	
JOB NO 1045	
DRAWING TITLE MASTER LAYOUT PLAN KEY PLAN	
SCALE 1:800	DATE 8/2001
DRAWING NO SK1-00	REV F



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PROJECT PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT, WITH MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS. (MASTER LAYOUT PLAN SUBMISSION), LOT SSL 2RP IN DD92, SHEUNG SHUI	
JOB NO	1045
DRAWING TITLE	MASTER LAYOUT PLAN GROUND FLOOR
SCALE	1:800
DATE	8/2001
DRAWING NO	REV
SK1-01	D



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D	04-2005	ADD OF INFO
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JOB NO. 1045		
DRAWING TITLE MASTER LAYOUT PLAN FIRST FLOOR		
SCALE	1:800	DATE 8/2001
DRAWING NO.	REV	
SK1-02		D



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A	10-2002	MINOR AMENDMENT

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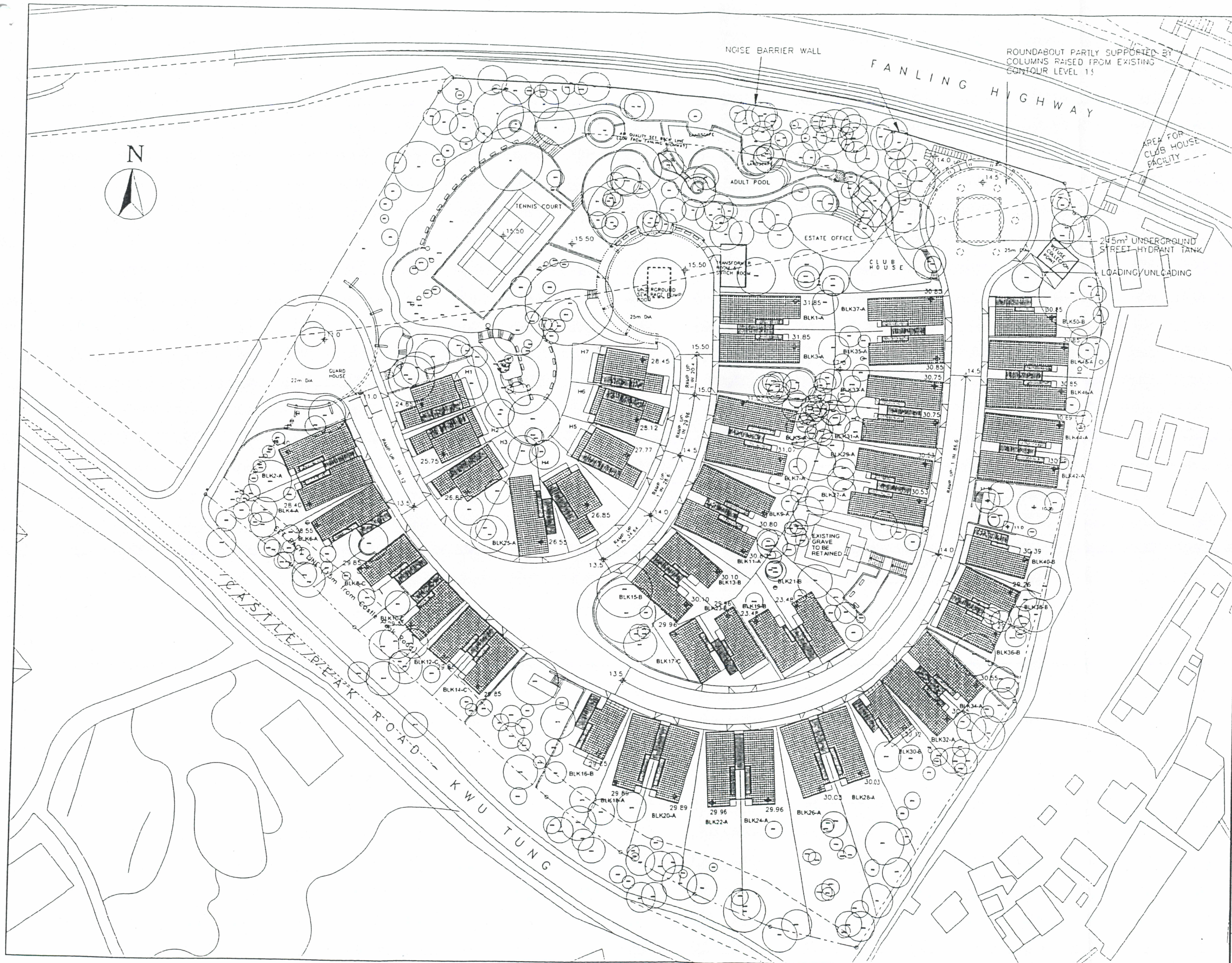
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 LOT SSL 2RP IN DD92, SHEUNG SHUI

JOB NO 1045

DRAWING TITLE
 MASTER LAYOUT PLAN
 SECOND FLOOR

SCALE 1:800 DATE 8/2001

DRAWING NO SK1-03
 REV D



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FSD REF
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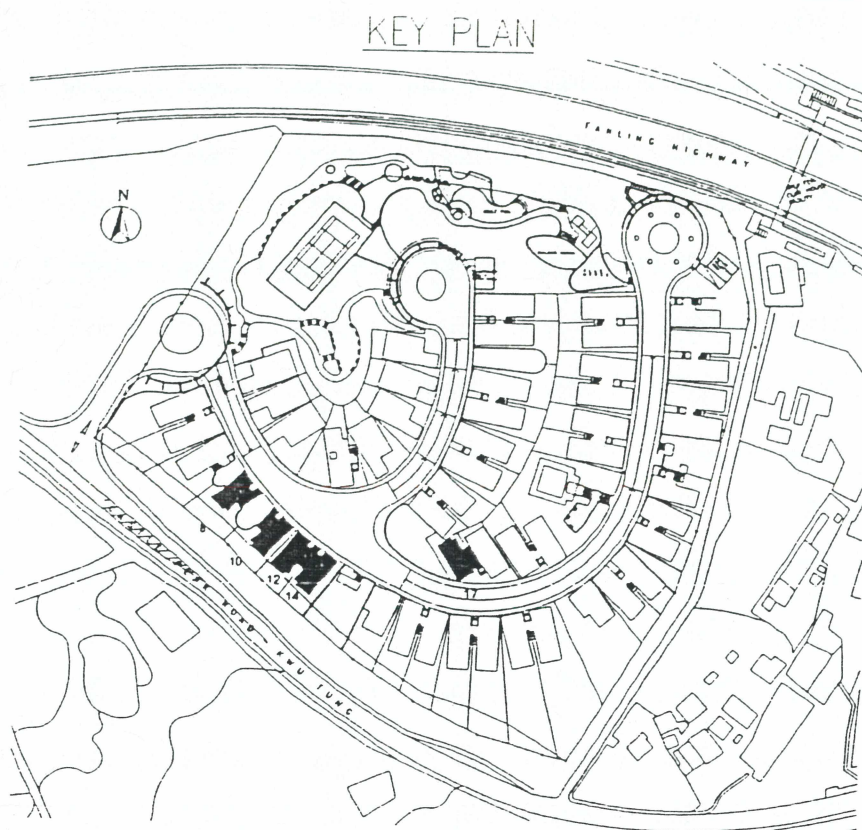
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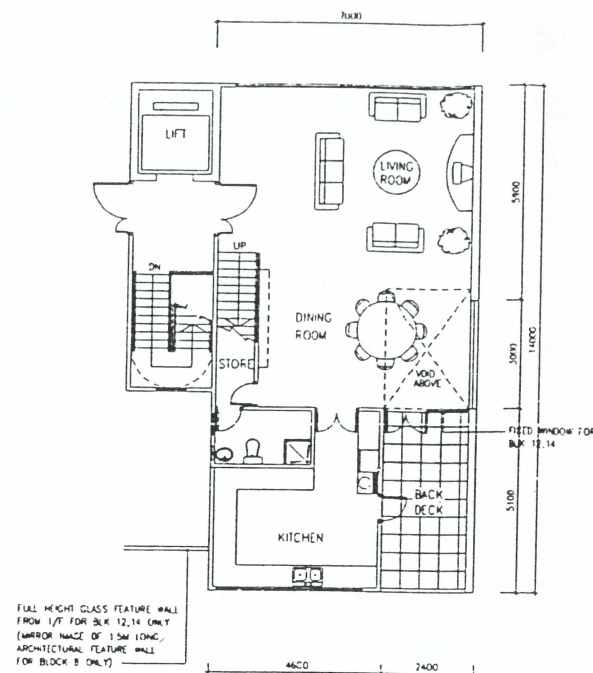
DRAWING TITLE
MASTER LAYOUT PLAN
ROOF PLAN

SCALE 1:800 DATE 8/2001

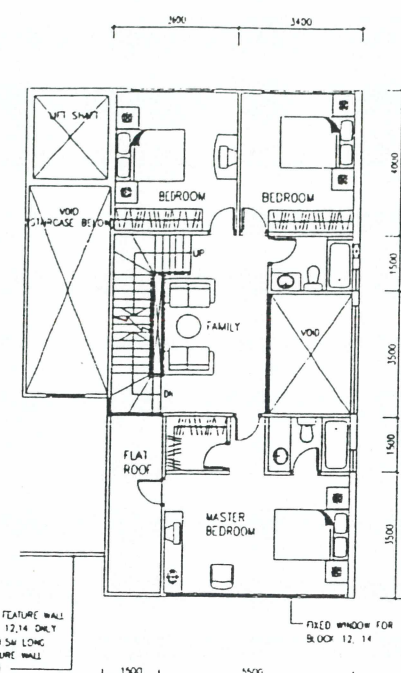
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SK1-04 D



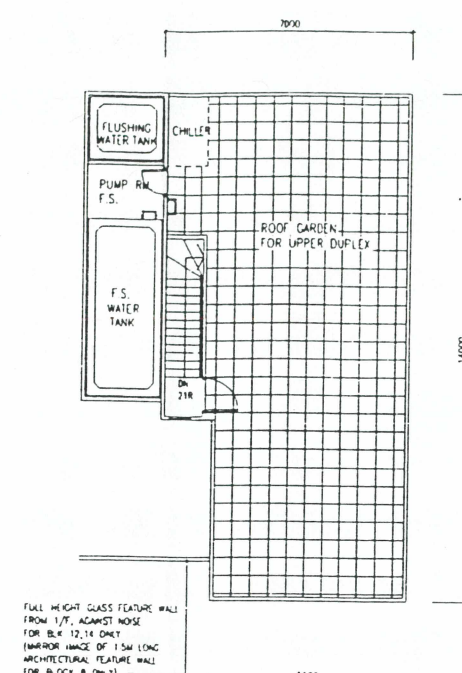
UPPER DUPLEX



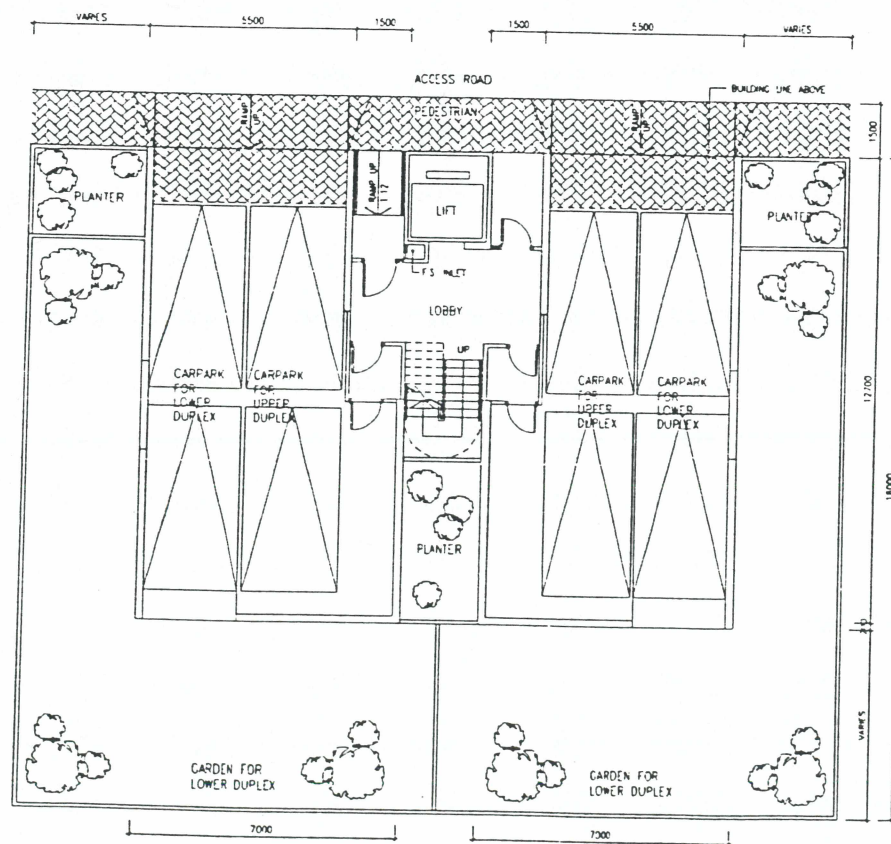
THIRD FLOOR PLAN



FOURTH FLOOR PLAN

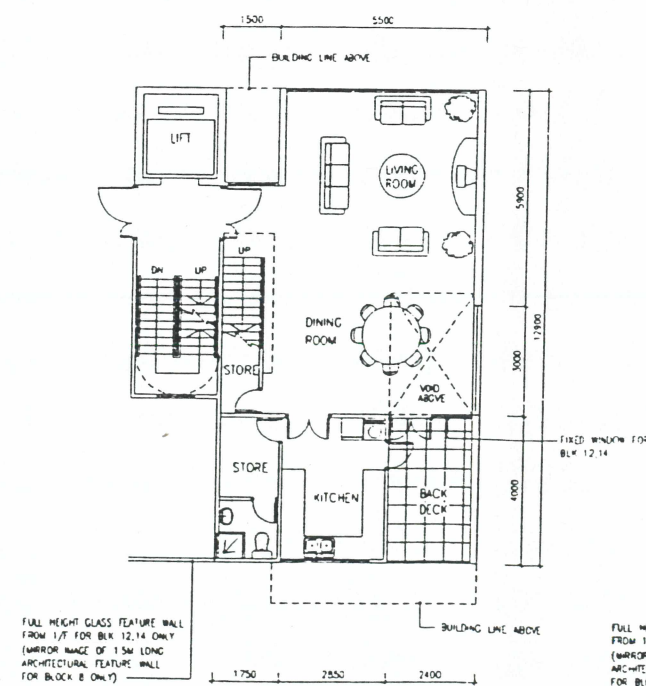


ROOF PLAN

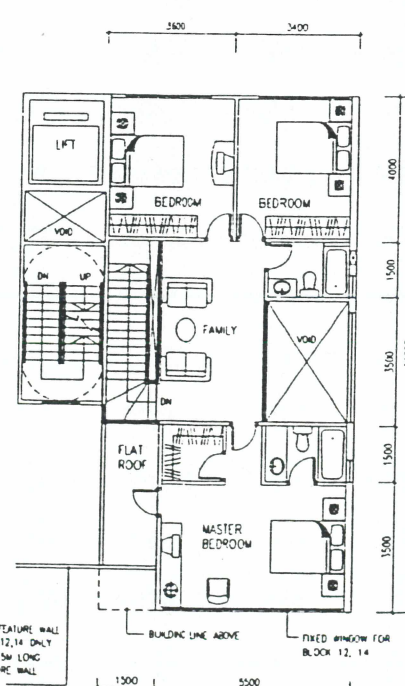


GROUND FLOOR PLAN

LOWER DUPLEX



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DUPLEX BLOCK
(14M LENGTH,
FRONT ENTRY)

[FOR BLOCK 10 & 14]

[MIRROR IMAGE FOR
BLOCK 8, 12, & 17]

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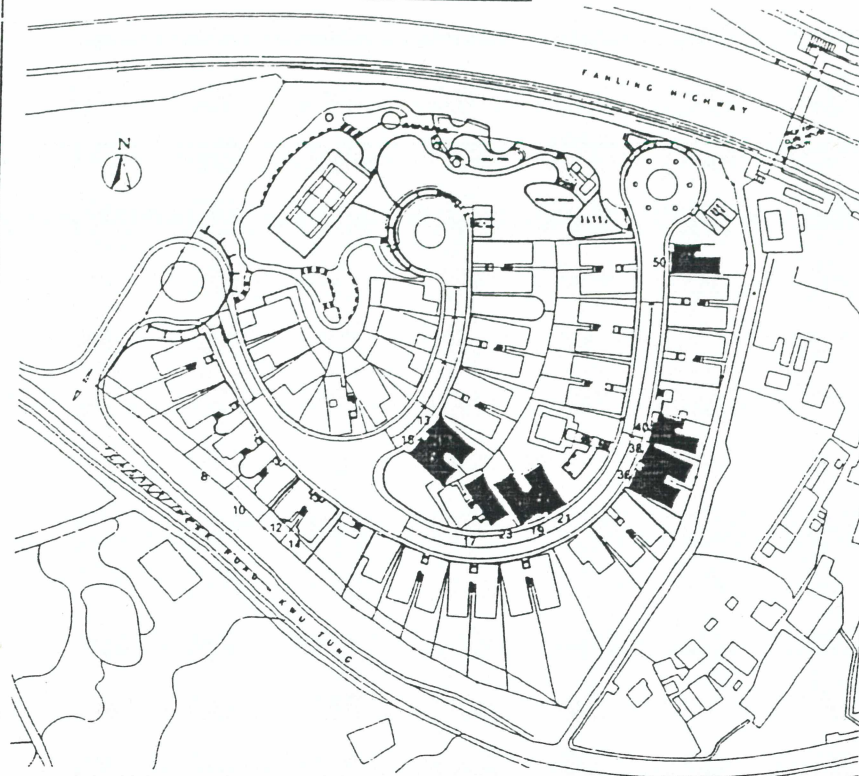
C	01-2005	MINOR AMENDMENT
B	09-2003	KEYPLAN REVISED
A	10-2002	MINOR AMENDMENT
REV	DATE	AMENDMENT

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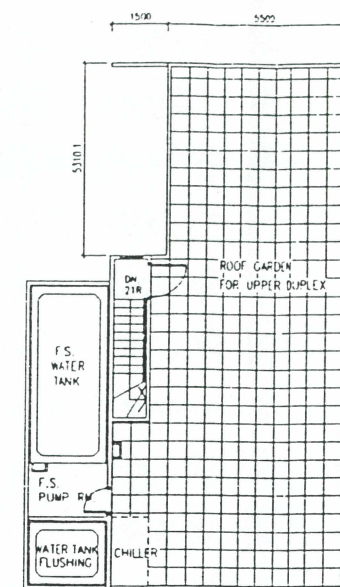
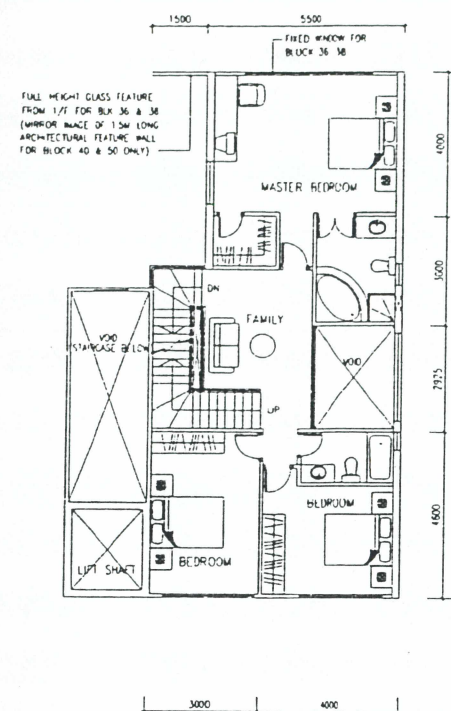
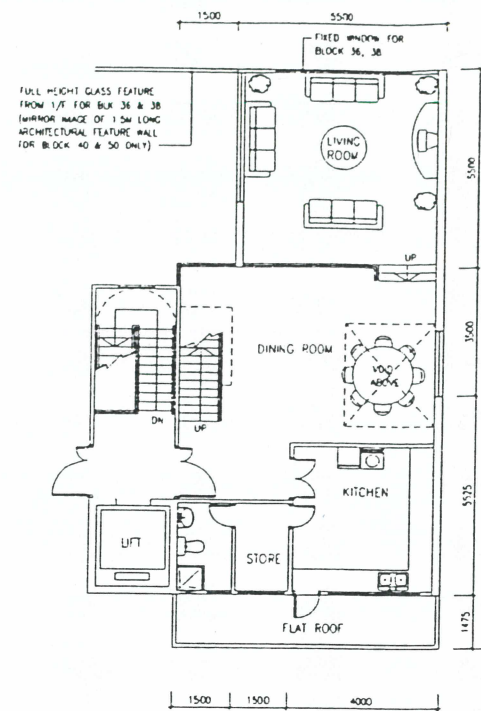
PROJECT
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BUILDING HEIGHT RESTRICTIONS,
(MASTER LAYOUT PLAN SUBMISSION),
LOT SSL 2RP IN DD92, SHEUNG SHUI

JOB NO	1045
DRAWING TITLE	DUPLEX BLOCK UNIT PLAN TYPE C (14M LENGTH, FRONT ENTRY)
SCALE	1:200
DATE	8/2001
DRAWING NO	REV
SK2-01	C

KEY PLAN



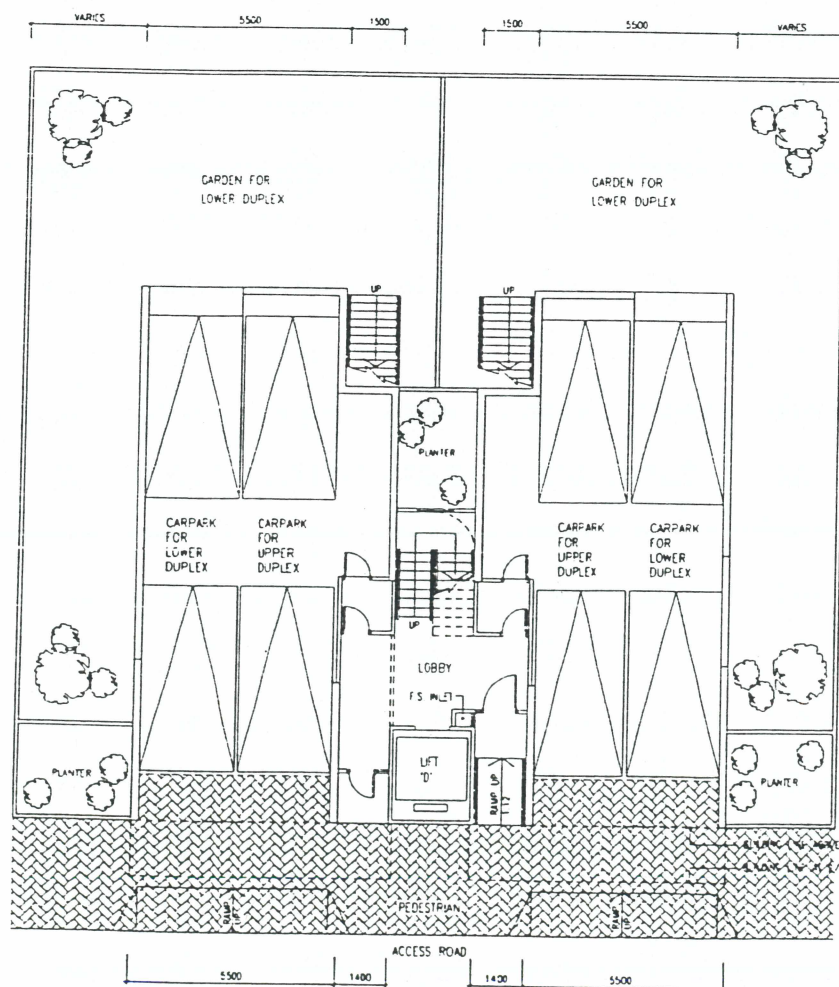
UPPER DUPLEX



THIRD FLOOR PLAN

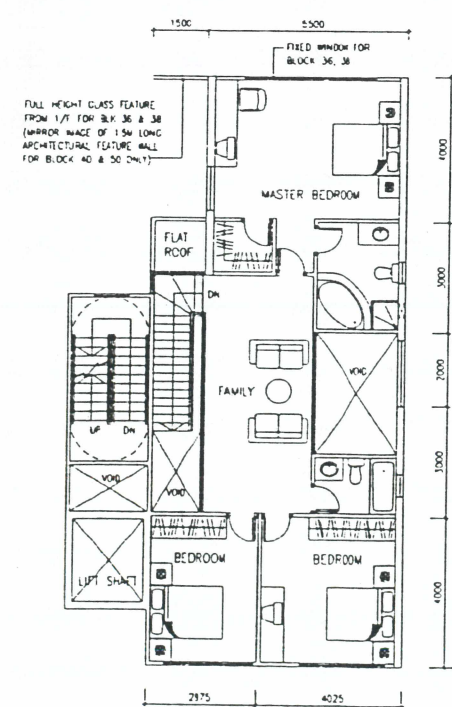
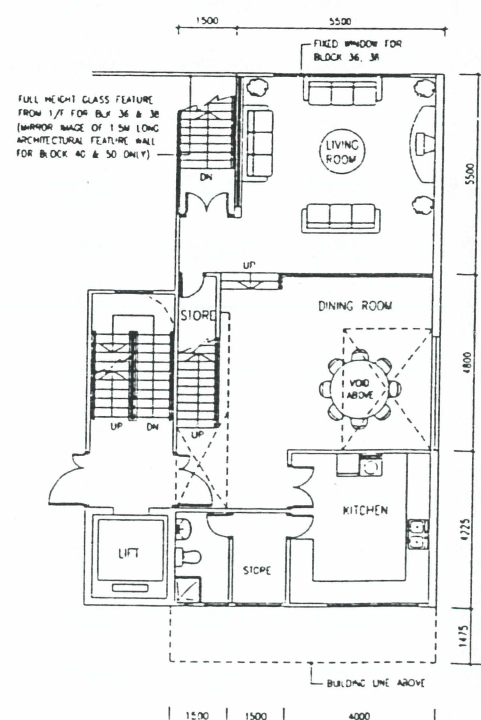
FOURTH FLOOR PLAN

ROOF PLAN



GROUND FLOOR PLAN

LOWER DUPLEX



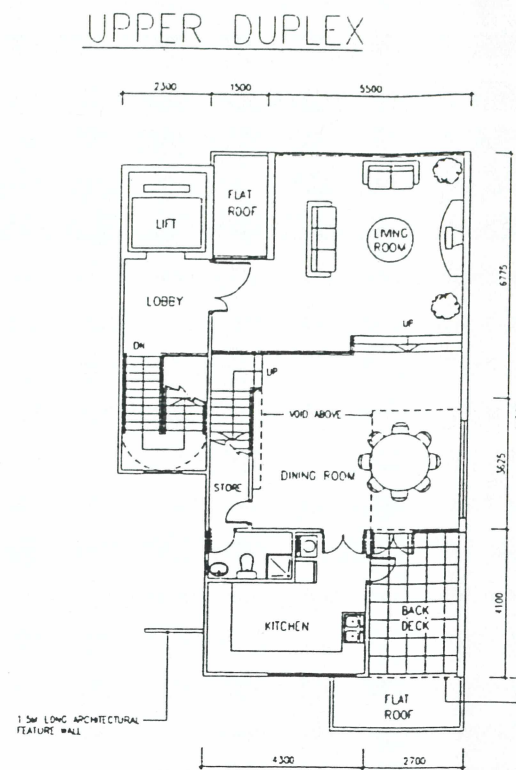
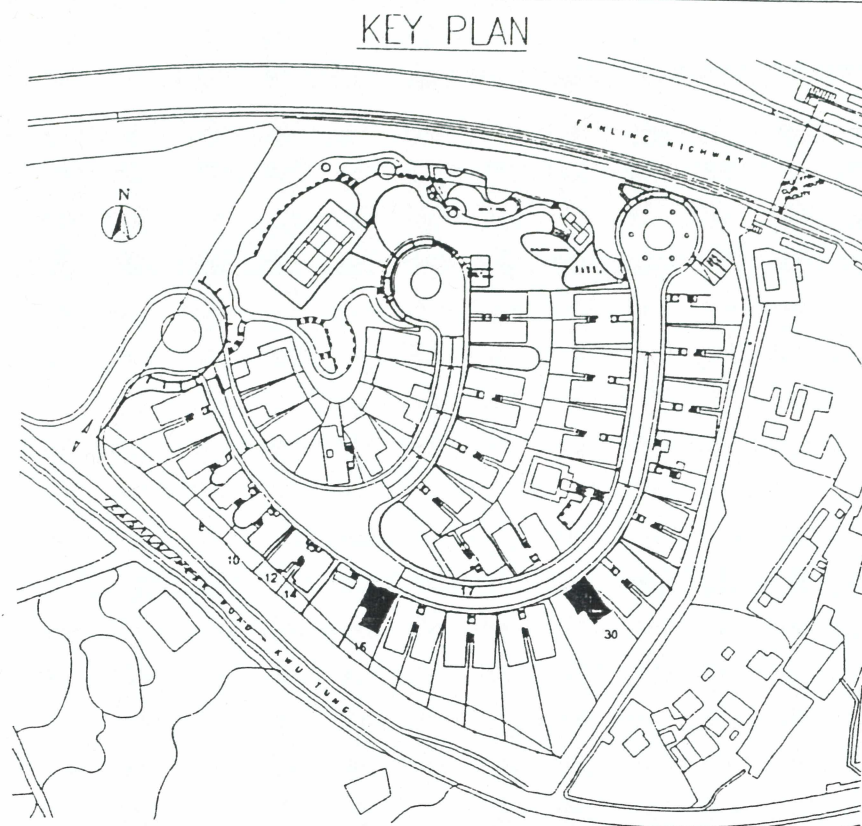
FIRST FLOOR PLAN

SECOND FLOOR PLAN

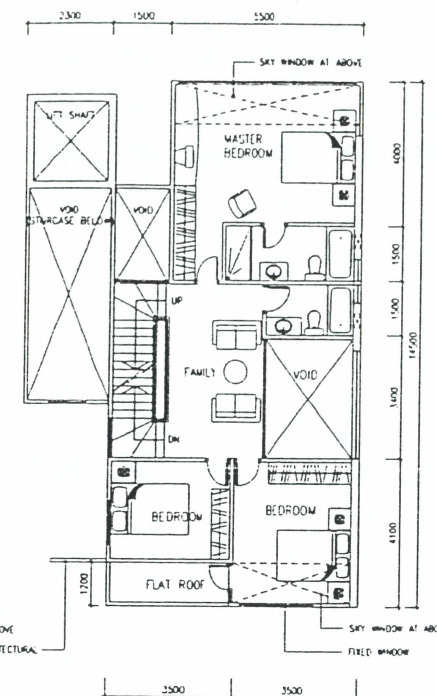
DUPLEX BLOCK
(16M LENGTH,
BACK ENTRY)

[MIRROR IMAGE FOR BLOCK 13, 19,
36, 40 & 50]

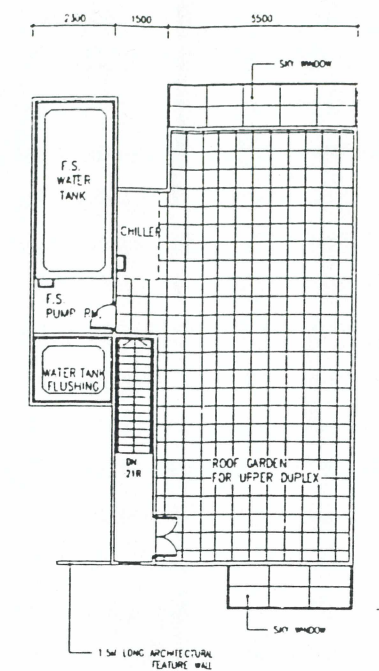
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JOB NO	1045	
DRAWING TITLE	DUPLEX BLOCK UNIT PLAN TYPE B (16M LENGTH, BACK ENTRY)	
SCALE	1:200	DATE 8/2001
DRAWING NO.	REV	
SK2-02		C



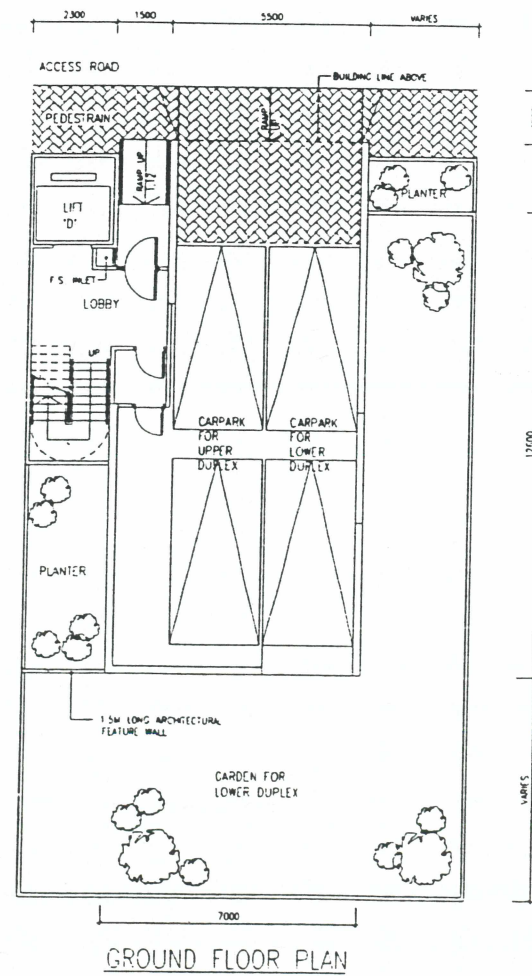
THIRD FLOOR PLAN



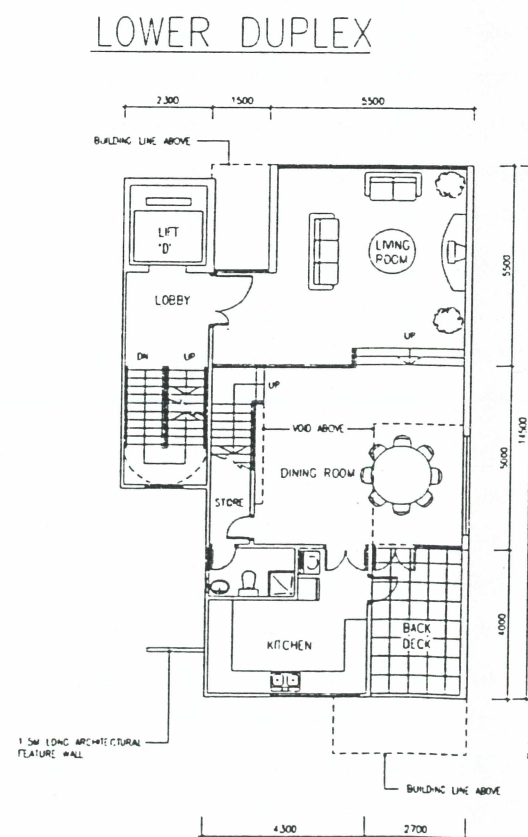
FOURTH FLOOR PLAN



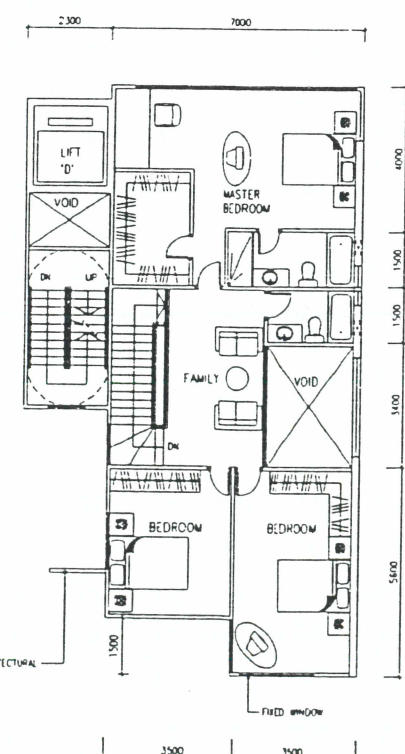
ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

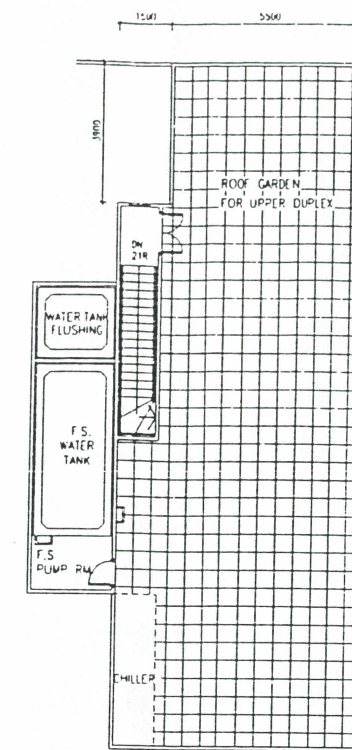
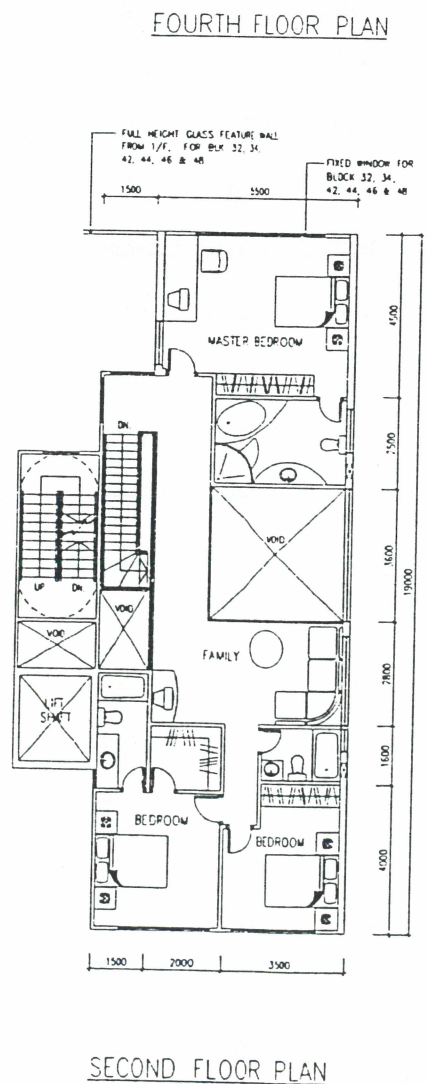
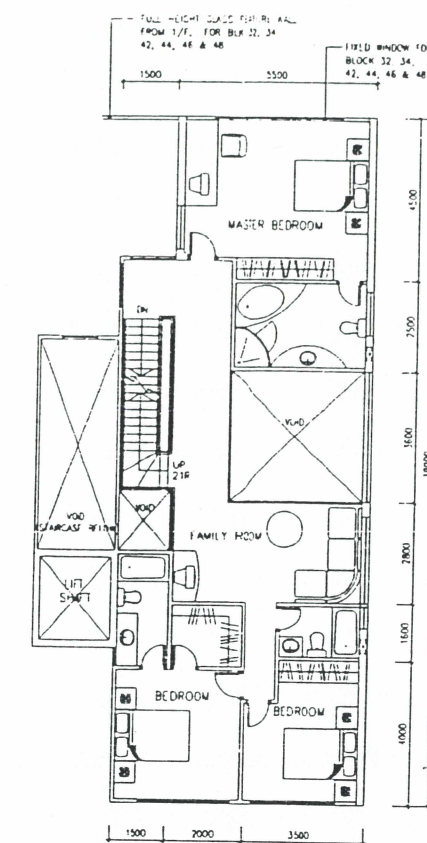
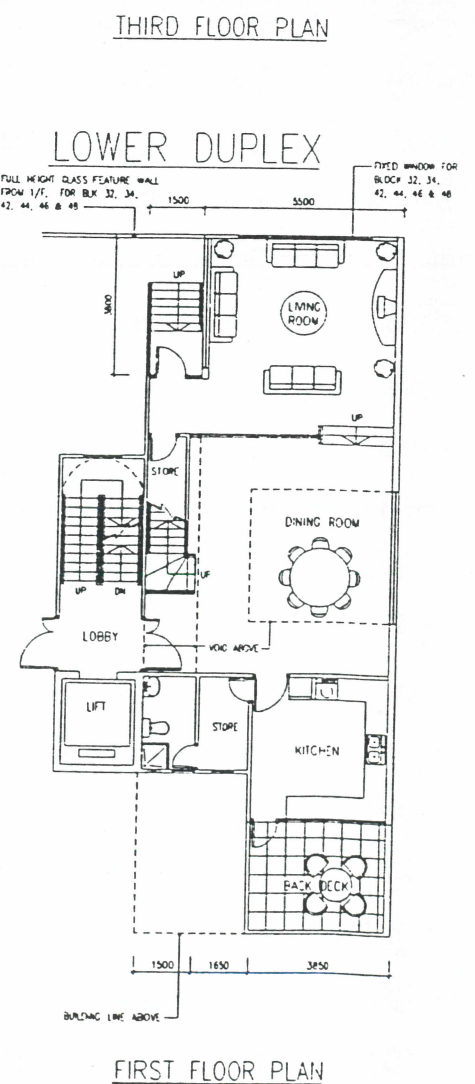
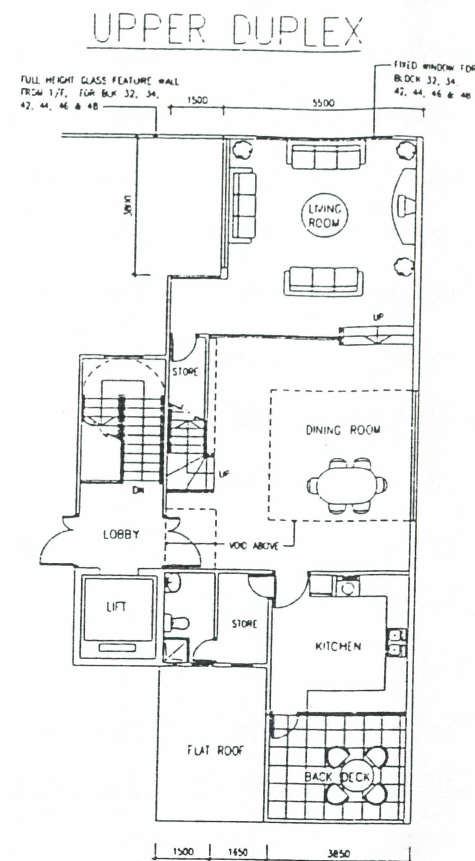
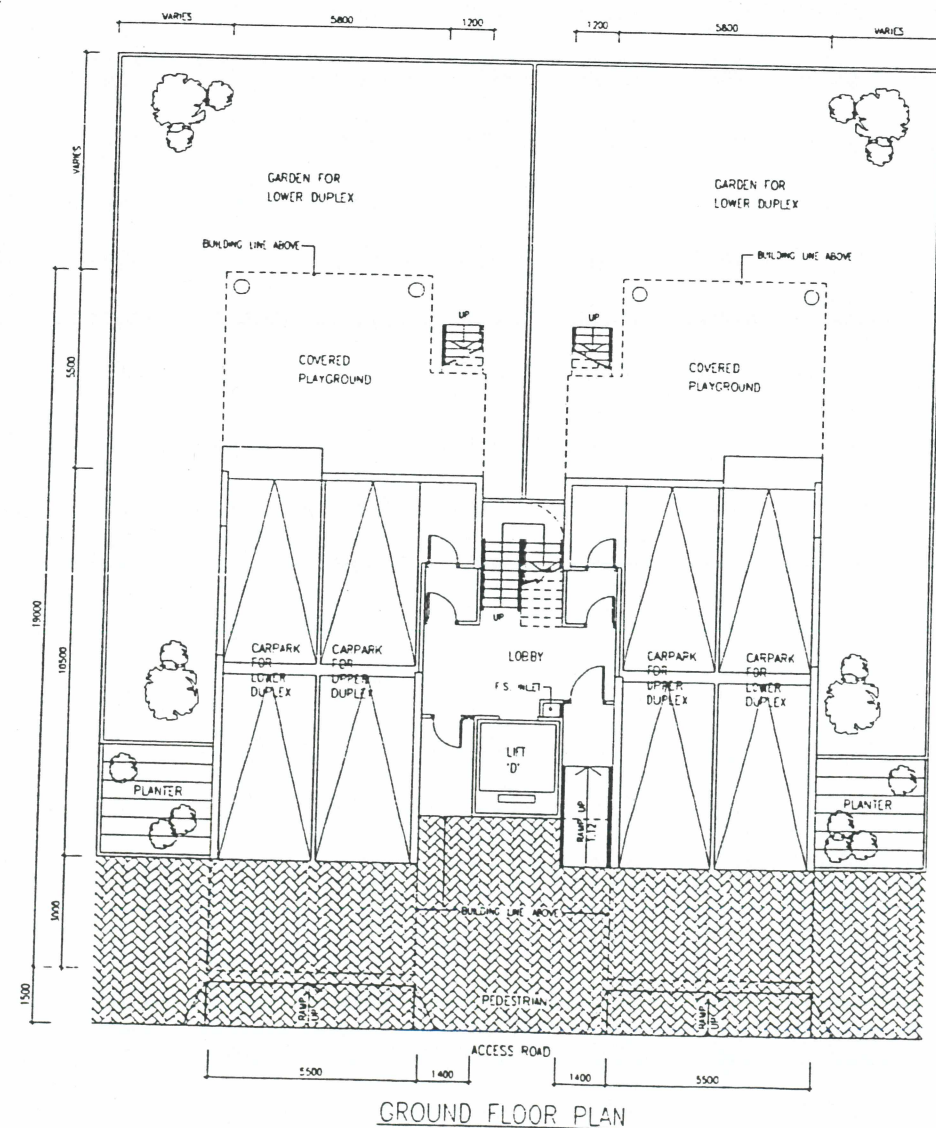
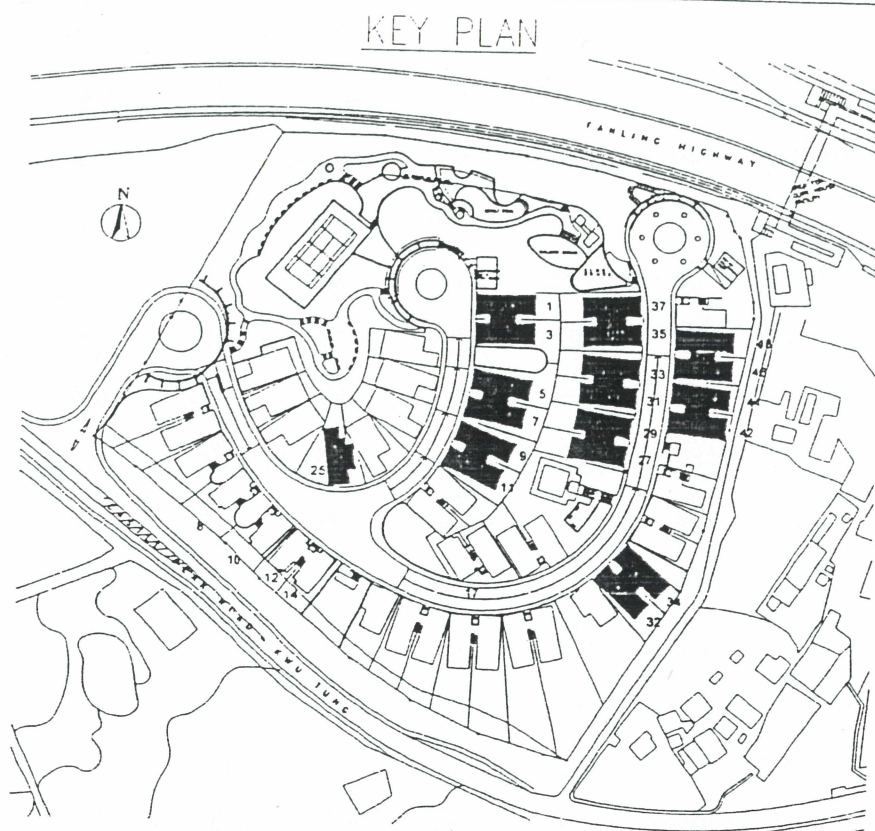


SECOND FLOOR PLAN

DUPLEX BLOCK
(16M LENGTH,
FRONT ENTRY)
[FOR BLOCK 16 & 30]

BD REF	
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A	10-2002 MINOR AMENDMENT
REV	DATE AMENDMENT
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JOB NO	1045
DRAWING TITLE	DUPLEX BLOCK UNIT PLAN TYPE B (16M LENGTH, FRONT ENTRY)
SCALE	1:200
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SK2-33	C


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ROOF PLAN

DUPLUX BLOCK (19M LENGTH, BACK ENTRY)

[FOR BLOCK 3, 7, 11, 29, 32
33, 37, 42 & 46]

[MIRROR IMAGE FOR BLOCK 1, 5
9, 25, 27, 31, 34, 35, 44 & 48]

SD REF	
FSD REF	
CAD REF	

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C	01-2005	MINOR AMENDMENT
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A	10-2002	MINOR AMENDMENT

REV	DATE	AMENDMENT
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PROJECT
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LOT SSL 2RP IN D092, SHEUNG SHUI

JOB NO 1045

DRAWING TITLE
DUPLUX BLOCK UNIT PLAN
TYPE A
(19M LENGTH, BACK ENTRY)

SCALE 1:200 DATE 8/2001

DRAWING NO. REV

SK2-04 C

Architectural floor plan of a restaurant layout. The plan includes the following areas and features:

- FLAT ROOF**: Located at the top of the plan.
- LIFT**: Located in the top left corner.
- LOBBY**: Located below the lift, containing a staircase labeled "DN" (down) and "UP" (up).
- LIVING ROOM**: Located to the right of the lobby, containing sofas and armchairs.
- DINING ROOM**: A large central area containing a round table with chairs. A dashed line indicates a "BUILDING LINE ABOVE" this area.
- UP**: Staircase leading up from the lobby area.
- STORE**: Two storage areas, one near the lobby stairs and another near the kitchen.
- VOD ABOVE**: A label pointing to a dashed line area, likely indicating a void or water feature.
- KITCHEN**: Located at the bottom center, containing a sink, stove, and refrigerator.
- BACK DECK**: Located at the bottom right, adjacent to the kitchen.
- FIXED WINDOW (3-8-21) IN C**: A label pointing to a window on the right side of the plan.

Dimensions (Right Side):

- 1500 (top section)
- 6775 (middle section)
- 11500 (lower middle section)
- 5275 (bottom middle section)
- 4000 (bottom section)

Additional Labels:

- GLASS FEATURE WALL (REFL BLK 6) OF 15M LONG FEATURE WALL ONLY**: Located on the left side of the plan.
- BUILDING LINE ABOVE**: Located at the bottom of the plan.

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

ROOF PLAN

[illegible]

FIRST FLOOR PLAN

SECOND FLOOR PLAN

DUPLEX BLOCK
(19M LENGTH,
FRONT ENTRY)

[FOR BLOCK 4, 20, 24 & 28]
[MIRROR IMAGE FOR
BLOCK 2, 6, 18, 22 & 26]

GROUND FLOOR PLAN

9D REF _____ TSD REF _____ CAD REF _____		
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REV	DATE	AMENDMENT
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JOB NO.	1045	
DRAWING TITLE	DUPLEX BLOCK UNIT PLAN TYPE A (19M LENGTH, FRONT ENTRY)	
SCALE	1:200	DATE 8/2001
DRAWING NO	REV	
SK2-05		C

This floor plan shows a 1000 sq. ft. house with a grid background. The layout includes:

- Top Section:** A large living area (12' x 16') with a fireplace, a dining area (12' x 10'), and a kitchen (10' x 12').
- Left Side:** A bedroom (11' x 12') and a bathroom (5' x 7').
- Right Side:** A bedroom (11' x 12') and a bathroom (5' x 7').
- Bottom Section:** A suite (11' x 12') with a private bathroom (5' x 7') and a closet. A staircase leads up (UP 21R) and down (DN 20R) from this area.
- Dimensions:** The overall width is 19'0" and the depth is 17'0". The suite area is labeled 49'50" and the living area is labeled 5'100".

[illegible]

1900 7100

4350

MASTER BEDROOM

7175

2450

KITCHEN

2950

FAMILY

VOID

8000

STORE

7400

LIVE

6500

DECK

UP DOWN

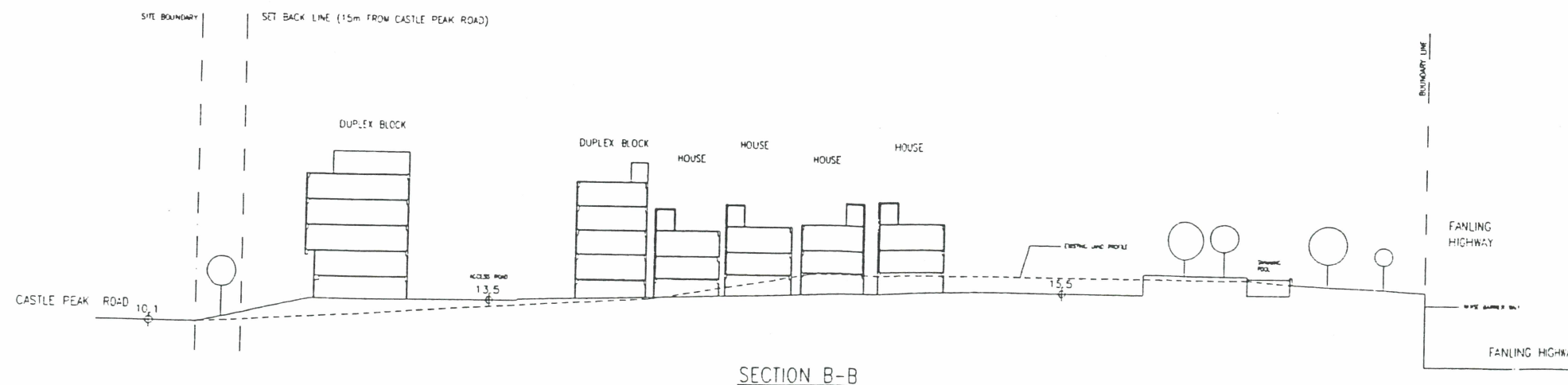
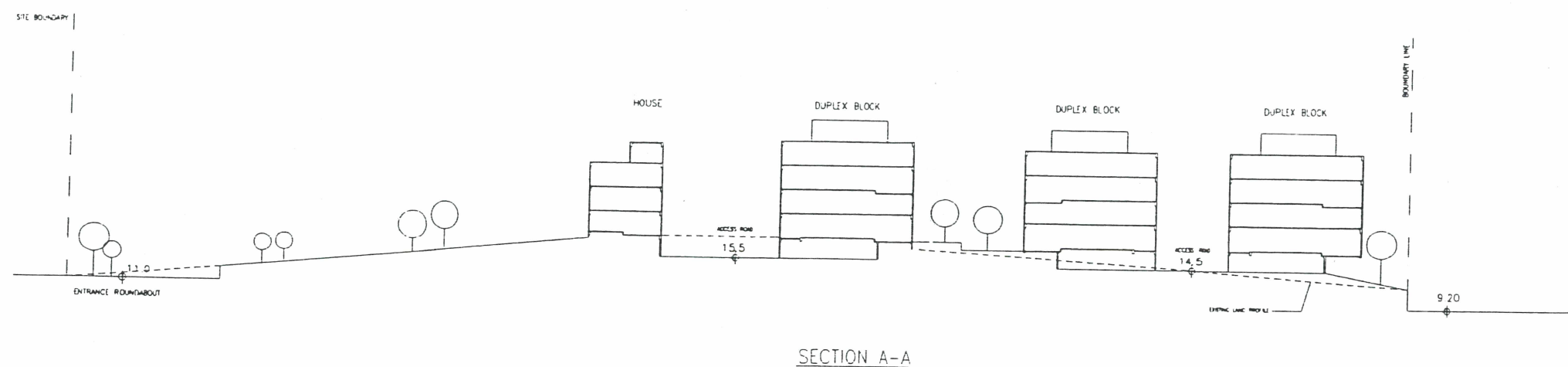
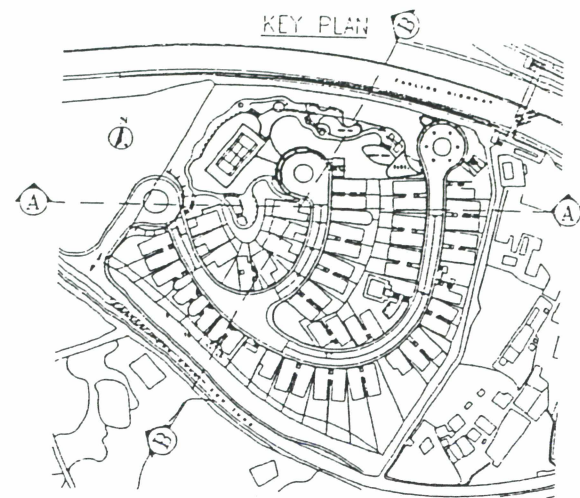
[MIRROR IMAGE FOR H2, H3, H4, H5 & H7 ONLY]

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B	09-2003	KEYPLAN REVISED
A	10-2002	MINOR AMENDMENT
REV	DATE	AMENDMENT

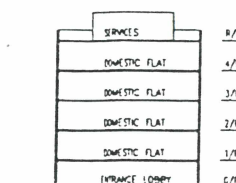
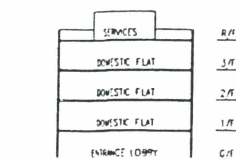
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RESIDENTIAL DEVELOPMENT, WITH MINOR
RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS,
(MASTER LAYOUT PLAN SUBMISSION),
LOT SSL 2RP IN DD92, SHEUNG SHUI

JOB NO	1045
DRAWING TITLE	
HOUSE PLAN [FOR H1 TO H7]	
SCALE	DATE
1:200	8/2001
DRAWING NO	REV
SK2-06	C



H/L REF
 FSD REF
 CAD REF
 1. ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 2. DO NOT SCALE DRAWING
 3. ALL MEASUREMENTS SHOULD BE VERIFIED ON SITE
 THE DIMENSIONS ON THE GENERAL OR PART DRAWING IS NOTED BY THIS DIMENSION IS
 APPROXIMATE. DIMENSIONS MUST BE SHOWN WITH LINE AND IN PRODUCTION OF THE DRAWING
 FOR ANY PART THE DIMENSION CAN BE SHOWN



B	09-2003	KEYPLAN REVISED
A	10-2002	MINOR AMENDMENT
REV	DATE	AMENDMENT


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PROJECT
 PROPOSED COMPREHENSIVE
 RESIDENTIAL DEVELOPMENT, WITH MINOR
 RELAXATION OF PLOT RATIO AND
 BUILDING HEIGHT RESTRICTIONS.
 (MASTER LAYOUT PLAN SUBMISSION).
 LOT SSL 2RP IN DD92, SHEUNG SHUI

JOB NO 1045

DRAWING TITLE

SITE SECTIONS

SCALE 1:800 DATE 8/2001

DRAWING NO REV

SK3-01

E

Job No. : 1045
Dwg No. : P-9
Date : 11-05-2007



- ① Updated Tree Assessment and Revised Landscape Proposal for compliance of PC(b)
- ①^a Report accepted pending implementation (letter from DPO/TPN dated 21.10.2004 refers)
- ② Technical documents for compliance of PCs (a), (c), (d), (e) and (f)
- ②^a Departmental comments received (letters from DPO/STN dated 10.03.2005 refers)
- ③ Technical documents for compliance of PCs (a), (c), (d), (e), and (f)
- ③^a No technical submission required pending implementation (letters from DPO/ STN dated 24.11.2006 and 27.11.2006 refer)
- ④ Revised Implementation Programme (IP) for compliance of PC(f)
- ④^a IP to be revised (letter from DPO/ STN dated 05.01.2007)
- ⑤ Revised IP for compliance of PC (f)
- ⑤^a IP to be revised (letter from DPO/STN dated 06.04.07 refers)
- ⑥ MLP submission with updated IP for compliance of PCs (a) and (f)

1. The MLP and GBP design are based on the previous S16 Planning Applications (Application nos.: A/FSS/110 and A/FSS/152) approved by TPB on 09.04.1999 and 25.04.2003 respectively.
2. The associated Planning Conditions to the approval A/FSS/110 was fully discharged and the MLP was subsequently approved by TPB and deposited at the Land Registry accordingly (Letter from TPB dated 09.11.2000 refers)
3. Notwithstanding, the Approved MLP with the set of approval conditions for the Planning Approval A/FSS/152 was certified by TPB and deposited at the Land Registry on 12.06.2003 (Letter from TPB dated 13.06.2003 refers)
- *4. The approved MLP with the set of approval conditions for the Planning Approval A/FSS/156 was certified by TPB and deposited at the Land Registry on 05.02.2004 (Letter from TPB dated 05.02.2004 refers)

**Proposed Comprehensive Residential Development,
With Minor Relaxation of Plot Ratio and Building Height Restrictions,
(Master Layout Plan Submission). Lot SSL 2RP in DD92, Sheung Shui**

SITE AREA: 29,306 m²

A) RESIDENTIAL ACCOMMODATION

(i) Total 51 numbers of House / Duplex Block:

* House - 7

* Duplex Block Type A (of 19m length) - 28 nos. (with 2 duplexes per block)

* Duplex Block Type B (of 16m length) - 11 nos. (with 2 duplexes per block)

* Duplex Block Type C (of 14m length) - 5 nos. (with 2 duplexes per block)

(ii) Total GFA not to exceed 25,900 m²

(iii) Total no. of flats not to exceed 95 (House - 7 units and Duplex Block - 88 units)

(iv) Total no. of storeys

* House - 3 storeys over 1 storey carport

* Duplex Block (Type A, B and C) - 4 storeys over 1 storey carport.

B) COMMERCIAL ACCOMMODATION

N/A

C) GOVERNMENT/INSTITUTION/COMMUNITY FACILITIES

N/A

D) RECREATION & OPEN SPACE

(i) Open Space (active and passive) not less than 16,000 m²

(ii) Recreational facilities for residents include:

* Resident's Clubhouse 1 no.

* Swimming Pool 1 no.

* Tennis Court 1 no.

* Landscaped Garden/Communal Sitting Areas and Green Spaces

E) PARKING PROVISION

(i) Domestic: not less than 2 spaces per unit, i.e. 190 spaces for both residents and visitors

* of which 5 spaces are provided for visitor car parking as per the advice from Transport Department

(according to HKPSG, a minimum 1.5 car parking spaces for each dwelling is required for R3 type development).

(ii) Motorcycle: 19 spaces in accordance with HKPSG's requirement (on high side of 10 % of the total provision for private cars).

(iii) Loading & Unloading Facilities: 1 loading/unloading bay (11m long) for general use.

F) ANCILLARY FACILITIES

Miscellaneous

(i) Estate Office 1 no.

(ii) Gate House 1 no.

(iii) Transformer and Switch Room 1 no.

(iv) Refuse Collection Point 1 no