**List of Approval Conditions**

**Application No. A/DPA/SK-CWBN/12-1**

| | | |
|---|---|---|
| Application Site | : | Lot No.898 in D.D. 227, Tai Po Tsai, Sai Kung |
| Subject of Application | : | Proposed Comprehensive Residential Development under Application No. A/DPA/SK-CWBN/12-1 |
| Date of Approval | : | 14.11.2008 |
| Approval Conditions | : | (a) the submission and implementation of a revised Master Layout Plan to take into account the approval conditions (b) to (e) below to the satisfaction of the Director of Planning or of the TPB; |
| | | (b) the submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the TPB; |
| | | (c) the submission and implementation of environmental mitigation proposals (including traffic noise and odour impact assessments) within the site to the satisfaction of the Director of Environmental Protection or of the TPB; |
| | | (d) the provision of a drainage reserve and drainage facilities and the submission and implementation of drainage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB; |
| | | (e) the design and provision of an emergency vehicular access for the Tai Po Tsai villagers, as proposed by the applicant, to the satisfaction of the Director of Fire Services or of the TPB; |
| | | (f) the submission of sewage impact assessment and the provision of sewerage facilities to the satisfaction of the Director of Environmental Protection or of the TPB; |
| | | (g) the design and implementation of junction improvement works of the Clear Water Bay Road and University Road to the satisfaction of the Commissioner for Transport or of the TPB; |
| | | (h) the design and formation of the proposed Agreed Village Compensation Area for Small House developments, as proposed by the applicant, to the satisfaction of the Director of Civil Engineering or of the TPB; |

(i) the submission and implementation of proposed measures to minimize the visual impact on the surrounding area to the satisfaction of the Director of Planning or of the TPB; and

(j) the submission of an implementation programme to the satisfaction of the Director of Planning or of the TPB.

**Proposed Comprehensive Residential Development at Lot 898 in DD227 (Previously known as various Lots in DD227 and DD229 and adjoining Government land), Tai Po Tsai, Sai Kung Under Application No. TPB/A/DPA/SK-CWBN/12-1**

**Major Development Parameters**

| | **Major Development Parameters** |
|---|---|
| **Site Area** | 66,800m² (about) |
| **Plot Ratio:-** | |
| *Domestic* | 1.47 |
| *Non-Domestic* | 0.0299 |
| **GFA:-** | |
| *Domestic* | 98,222.413 m² |
| *Non-Domestic* | 1,997.944 m² |
| **No. of Blocks:-** | 27 nos. domestic blocks (i.e. residential)<br>1 no. non-domestic block (i.e. retail) |
| **No. of Storeys:-** | 4 to 7 (excluding basement(s)) |
| **Building Height:-** | 13.5m to 24m (excluding basement(s)) |
| **No. of units** | 680 nos. |
| **Average Flat Size** | 144.4m² (approx.) |
| **Site Coverage** | Not more than 40% |
| **Car Parking Spaces:-** | |
| *Private Cars* | 723 nos. (residential)<br>52 nos. (visitors)<br>52 nos. (non- residential) |
| *Bicycle* | 17 nos. |
| *Motor-cycle* | 76 nos. |
| *Loading/Unloading Bays* | 8 nos. (residential)<br>3 nos. (non- residential) |
| **Club House** | 3,436.407 m²<br>(Not more than 3.5% of domestic GFA) |
| **Population** | 1,768 (PPF 2.6) |
| **Schedule of Population Intake** | 2017 |

Planning Application No :
A/DPA/SK-CWBN/12-1

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零八年十一月十四日批准本總綱發展藍圖。

I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 14. 11. 2008.

signed Ms Bernadette Linn 簡漢荃
Chairman, Town Planning Board 城市規劃委員會主席 簽署




| | |
|---|---|
| 6 | NO. OF STOREY (INCLUDING ENTRANCE HALL ABOVE CARPARK) |
| 142.9 | LOWEST RESIDENTIAL FLOOR / GROUND LEVEL |
| 147.0 | MAIN ROOF LEVEL |

| | | |
|---|---|---|
| TOTAL SITE AREA | = | 66800 s.m. (APPROX.) |
| PLOT RATIO PROPOSED | = | 1.5 |
| TOTAL GFA | = | 100200 s.m. |

TOTAL DOMESTIC AND NON-DOMESTIC DEVELOPMENT GFA:

| | |
|---|---|
| TOTAL DOMESTIC DEVELOPMENT GFA | 98200 s.m. (P.R. = 1.47) APPROX. |
| TOTAL NON-DOMESTIC DEVELOPMENT GFA | 2000 s.m. (P.R. = 0.03) APPROX. |
| TOTAL DOMESTIC AND NON-DOMESTIC DEVELOPMENT GFA | 100200 s.m. (P.R. = 1.50) APPROX. |
| TOTAL NOS. OF RESIDENTIAL FLAT UNITS | 680 UNITS |

TOTAL SITE COVERAGE

| |
|---|
| NOT MORE THAN 40% FOR DOMESTIC AND NON-DOMESTIC USES COMBINED. |
| CLUB HOUSE, REFUSE CHAMBER, TRANSFORMER ROOM, FILTRATION PLANT ROOM AND ALL E/M ROOMS TO BE NON-ACCOUNTABLE FOR SITE COVERAGE CALCULATION |

CARPARKING SCHEDULE

| | |
|---|---|
| TOTAL NO. OF PARKING FOR RESIDENTIAL USE (2.5m x 5m) | = NOT MORE THAN 745 |
| TOTAL NO. OF PARKING FOR VISITOR (2.5m x 5m) | = NOT MORE THAN 52 |
| TOTAL NO. OF PARKING FOR NON-RESIDENTIAL USE (2.5m x 5m) | = NOT MORE THAN 52 |
| BICYCLE PARKING USE (1m x 2m) | = 17 |
| MOTOR CYCLE PARKING (1m x 2m) | = NOT MORE THAN 76 |
| LOADING & UNLOADING BAY FOR RESIDENTIAL BLOCK (3.5m x 11m) | = 8 |
| LOADING & UNLOADING BAY FOR NON-RESIDENTIAL BLOCK (3.5m x 11m) | = 3 GVS (1 LGV & 2 HGVS) |

**Figure 4.1 Master Layout Plan**

WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS

PROPOSED RESIDENTIAL DEVELOPMENT AT
TAI PO TSAI, SAI KUNG, NEW TERRITORIES

SCALE 1:2000
DWG NO: S60-01g
DATE: OCT 2014

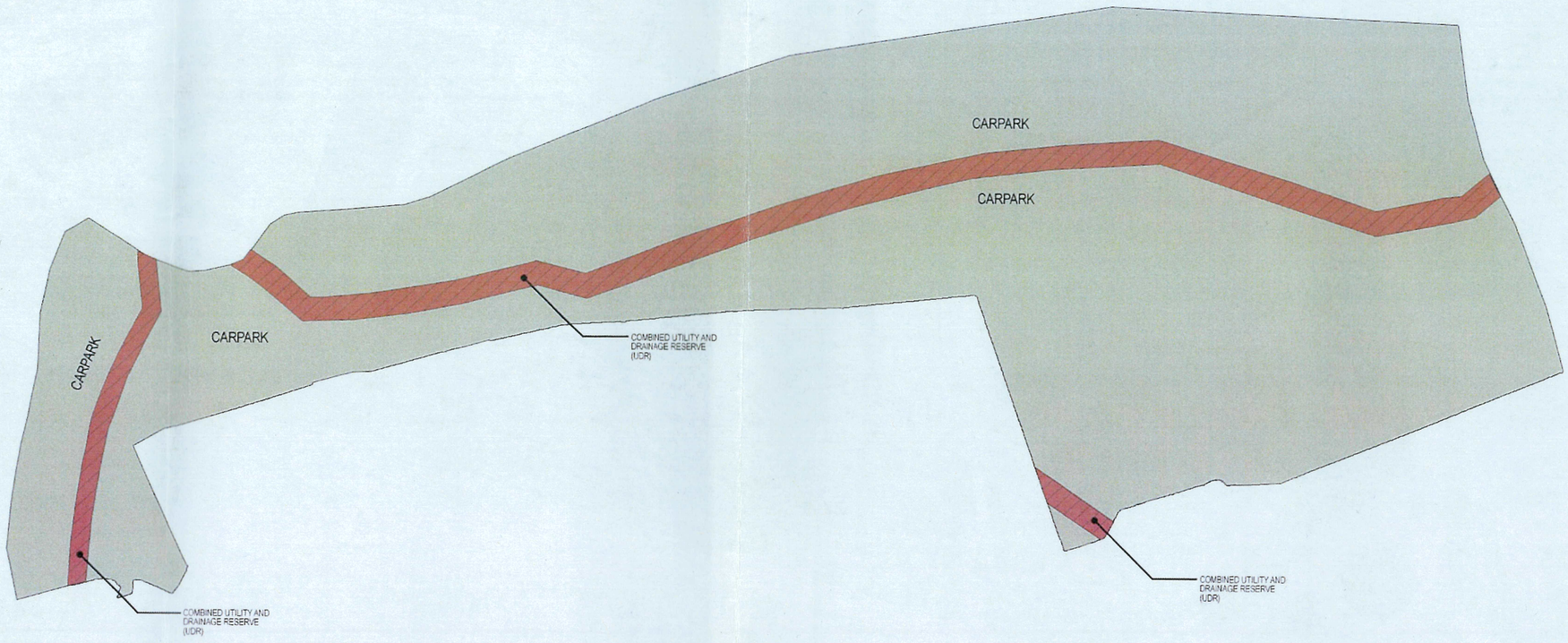
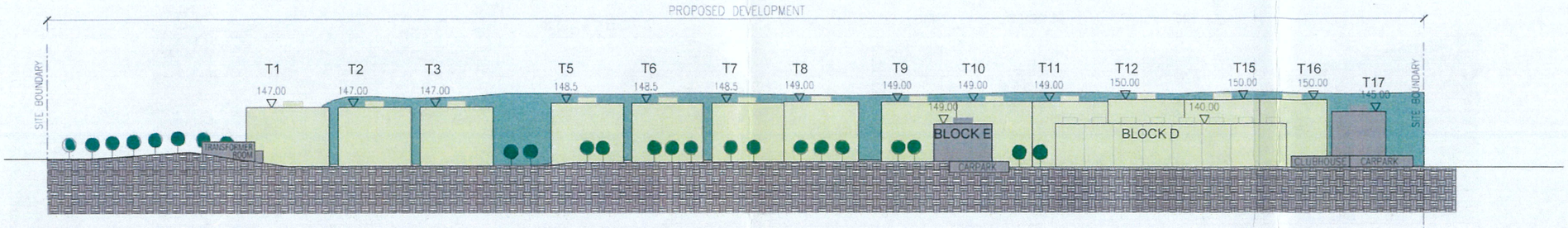



**Figure 4.2 Basement Carpark**

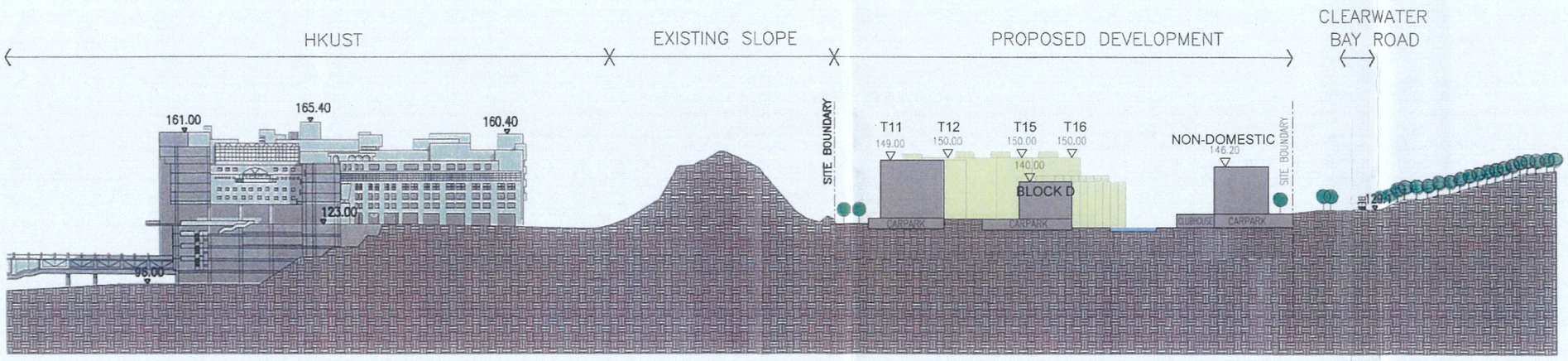
WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS

PROPOSED RESIDENTIAL DEVELOPMENT AT
TAI PO TSAI, SAI KUNG, NEW TERRITORIES

SCALE 1:2000
DWG NO: S60-02g
DATE: OCT 2014




SECTION A-A



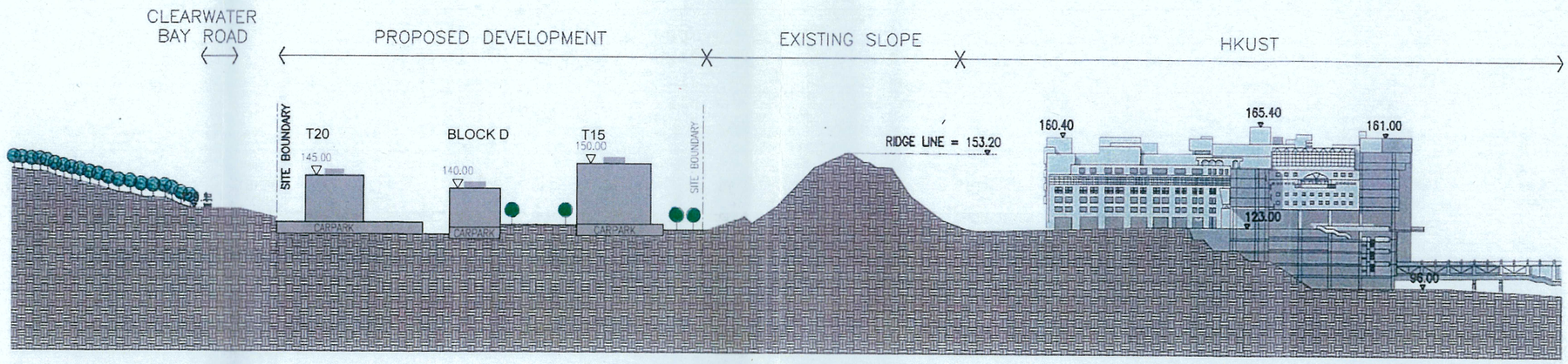

SECTION B-B

**Figure 4.3 Sections A-A & B-B**

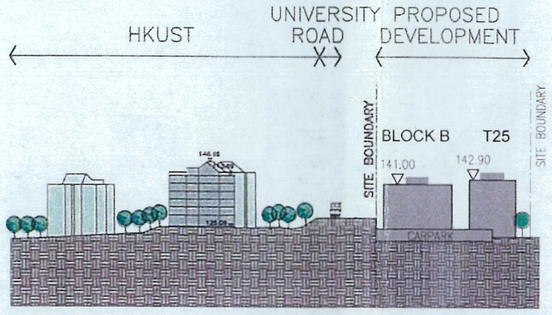
WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS

PROPOSED RESIDENTIAL DEVELOPMENT AT
TAI PO TSAI, SAI KUNG, NEW TERRITORIES

SCALE 1:2000
DWG NO: S60-03g
DATE: OCT 2014




SECTION C-C




SECTION D-D

**Figure 4.4 Sections C-C & D-D**




**LEGEND:**

- Application Boundary
- Drainage Reserve
- Proposed Architectural Scheme
- Transplanted and Retained Trees
- Proposed Buffer Planting
- Proposed Tree Planting
- Proposed Swimming Pool
- Proposed Shrub and Groundcover Planting

N

0m 10m 20m 30m 60m

SCALE . 1:1500

# PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 227 AND 229, TAI PO TSAI, SAI KUNG

## Landscape Master Plan

Dwg. No. : LMP-01 Rev. S

Date : OCT 2016
(A3-size)

axxa group

**PRELIMINARY DEVELOPMENT PROGRAMME**

(UPDATED 23.6.2016)

**PROGRAMME**

**Project: Approved Comprehensive Residential Development at various Lots in DD227 & DD229 and adjoining Government land, Tai Po Tsai, Sai Kung (TPB/A/DPA/SK-CWBN/12-1) (Renamed as Lot 898 in D.D.227 with the execution of the Land Grant)**

| WORKS | YEAR / MONTH |
|---|---|
| LAND MATTER/ LEASE/ EXECUTION OF LEASE | |
| MLP/ LANDSCAPE PLAN/ DDH UNDER LEASE | |
| BUILDING PLAN SUBMISSION | |
| SITE FORMATION | |
| DRAINAGE CONSTRUCTION | |
| INFRASTRUCTURE/ ACCESS ROAD | |
| BUILDING WORKS | |

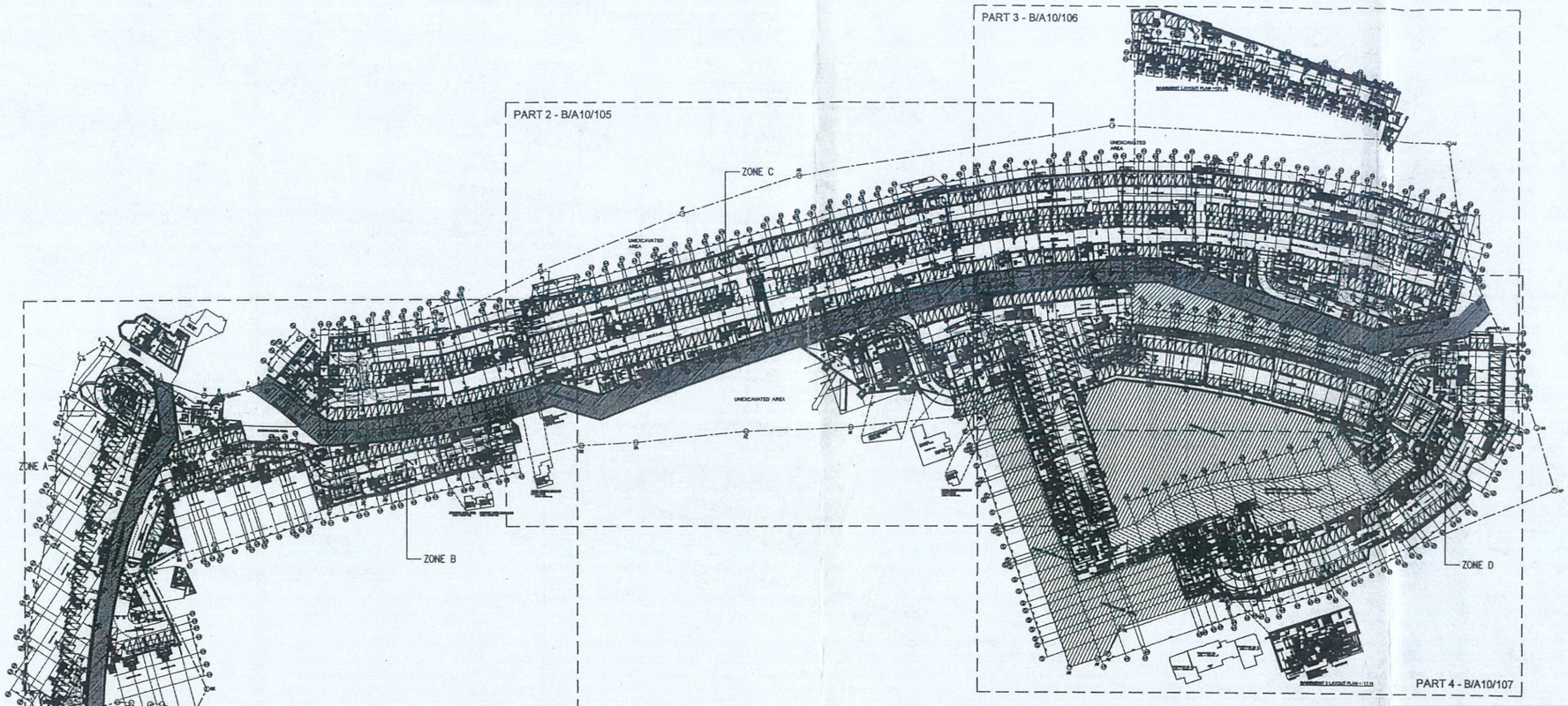
Year 1/ 2008 | Year 2/ 2009 | Year 3/ 2010 | Year 4/ 2011 | Year 5/ 2012 | Year 6/ 2013 | Year 7/ 2014 | Year 8/ 2015 | Year 9/ 2016 | Year 9/ 2017

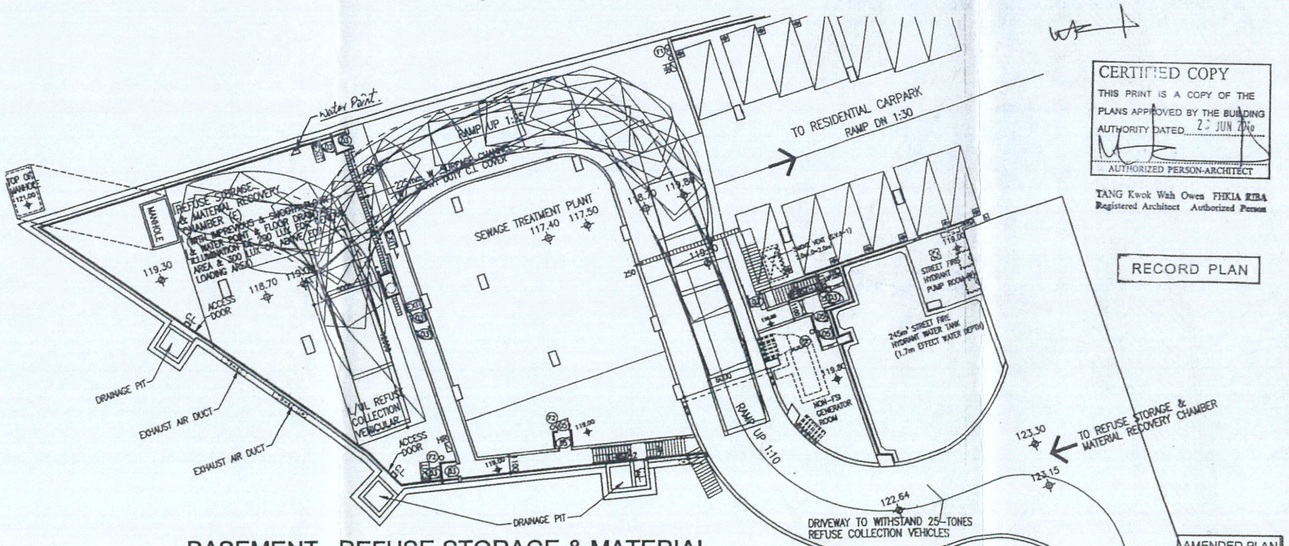
1 2 3 4 5 6 7 8 9 10 11 12 (repeated for each year)

**Approval of Planning Application No. A/DPA/SK-CWBN/12-1:** 28 Nov 2015

**Target CC Date:** Dec 2016

**Target OP Date:** July 2016




BASEMENT - REFUSE STORAGE & MATERIAL RECOVERY CHAMBER +118.70 1:200

B.D. REFERENCE NUMBER:

2/9229/10

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Plan Approved
Senior Building Surveyor
for BUILDING AUTHORITY
28 JUN 2016

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AUTHORIZED PERSON-ARCHITECT

TANG Kwok Wah Owen FHKIA RIBA
Registered Architect Authorized Person

RECORD PLAN

| NO. | DATE | REVISIONS | DRAWN | CHECKED |
|---|---|---|---|---|
| 07 | 06/16 | AMENDMENT | PTL | SK |
| 06 | 12/15 | AMENDMENT | PTL | SK |
| 05 | 02/15 | AMENDMENT | PTL | SK |
| 04 | 05/14 | AMENDMENT | PTL | SK |
| 03 | 01/14 | AMENDMENT | PTL | SK |
| 02 | 10/13 | AMENDMENT | PTL | SK |
| 01 | 03/13 | RE-SUBMISSION | PTL | SK |

TANG Kwok Wah Owen FHKIA RIBA
Registered Architect Authorized Person

WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
16th Floor, Cityplaza 3, Taikoo Shing, Hong Kong
T 852-2803 8888 F 852-2513 1728 www.wongtung.com

PROJECT:

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG, N.T., LOT 898 IN D.D.227

TITLE:

MASTER BASEMENT KEY PLAN

AMENDED PLAN

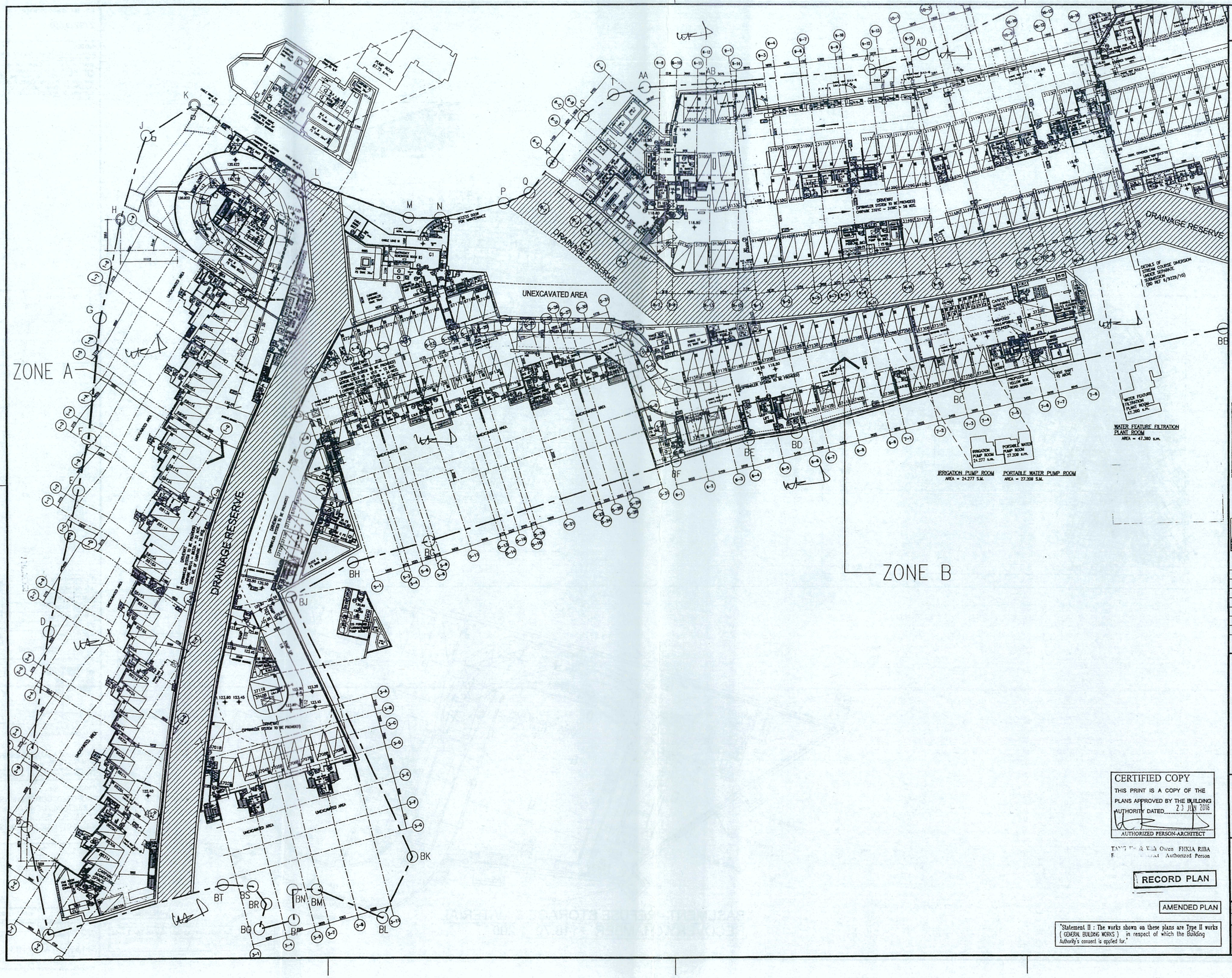
"Statement II : The works shown on these plans are Type II works ( GENERAL BUILDING WORKS ) in respect of which the Building Authority's consent is applied for."

| DATE: | SCALE: |
|---|---|
| 09/2012 | 1:1000 |

| DRAWN: | CHECKED: | DESIGNED: | REVIEWED: |
|---|---|---|---|
| (WCK) | (CAS) | (SK) | (OT) |

| JOB NO. | DRAWING NO. | REV. NO. |
|---|---|---|
| 31160 | B/A10/103 | (07) |

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B.D. REFERENCE NUMBER:
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LEGEND :

- CARPARK W/ E.V. CHARGER
- MOTOR CYCLE PARKING W/ E.V. CHARGER
- CARPARK: 2.5M(W) X 5.0M(L) X 2.4M(H) MIN. HEADROOM
- ACCESSIBLE PARKING SPACE: 3.5M(W) X 5.0M(L) X 2.4M(H) MIN. HEADROOM
- MOTOR CYCLE PARKING: 1.0M(W) X 2.4M(L) X 2.3M(H) MIN. HEADROOM
- BICYCLE PARKING

| | |
|---|---|
| 3XXX | RESIDENTIAL CAR PARKING SPACE |
| 8XXX | RESIDENTIAL CAR PARKING SPACE |
| VXX | RESIDENTIAL VISITOR CAR PARKING SPACE |
| CXX | NON-RESIDENTIAL CAR PARKING SPACE |
| MXX | MOTOR CYCLE PARKING SPACE |
| BXX | BICYCLE PARKING SPACE |

Plan Approved
Arvin Jinzhi
Senior Building Surveyor
for BUILDING AUTHORITY
23 JUN 2016

KEY PLAN

| NO. | DATE | REVISIONS | APPD | CHKD | DRAWN |
|---|---|---|---|---|---|
| 07 | 06/16 | AMENDMENT | PYL | SK | GT |
| 06 | 12/15 | AMENDMENT | PYL | SK | GT |
| 05 | 02/15 | AMENDMENT | PYL | SK | GT |
| 04 | 05/14 | AMENDMENT | PYL | SK | GT |
| 03 | 01/14 | AMENDMENT | PYL | SK | GT |
| 02 | 10/13 | AMENDMENT | PYL | SK | GT |
| 01 | 03/13 | RE-SUBMISSION | PYL | SK | GT |

TANG Kwok Wah Owen FHKIA RIBA
Registered Architect Authorized Person

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Registered Architect Authorized Person

RECORD PLAN

AMENDED PLAN

"Statement II : The works shown on these plans are Type II works ( GENERAL BUILDING WORKS ) in respect of which the Building Authority's consent is applied for."

PROJECT:
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG, N.T., LOT 898 IN D.D.227

TITLE:
BASEMENT
PART PLAN 1

| DATE: 09/2012 | SCALE: 1:300 | | |
|---|---|---|---|
| DRAFTED: (WCK) | CHECKED: (CKS) | DESIGNED: (SK) | REVIEWED: (GT) |
| JOB NO. 31160 | DRAWING NO. B/A10/104 | REV. NO. (07) | |

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- MOTOR CYCLE PARKING W/ E.V. CHARGER
- CARPARK — 2.5M(W) X 5.0M(L) X 2.4M(H) MIN. HEADROOM
- ACCESSIBLE PARKING SPACE — 3.5M(W) X 5.0M(L) X 2.4M(H) MIN. HEADROOM
- MOTOR CYCLE PARKING — 1.0M(W) X 2.4M(L) X 2.3M(H) MIN. HEADROOM
- BICYCLE PARKING

3XXX RESIDENTIAL CAR PARKING SPACE
8XXX RESIDENTIAL CAR PARKING SPACE
VXX RESIDENTIAL VISITOR CAR PARKING SPACE
CXX NON-RESIDENTIAL CAR PARKING SPACE
MXX MOTOR CYCLE PARKING SPACE
BXX BICYCLE PARKING SPACE

Plan Approved
HUNG Lingkei
Senior Building Surveyor
for BUILDING AUTHORITY
28 JUN 2016

ZONE C
UNEXCAVATED AREA
UNEXCAVATED AREA
DRAINAGE RESERVE
DRAINAGE RESERVE
AE AF AG AX AY AZ BA BB
RAMP UP 1 : 65
RAMP UP 1 : 119
RAMP UP 1:20
DRIVEWAY
DRIVEWAY
DETAILS OF STREAM COURSE DIVERSION UNDER SEPARATE SUBMISSION (BD REF 9/9229/10)
WATER FEATURE FILTRATION PLANT ROOM
AREA = 47.380 s.m.
WATER FEATURE FILTRATION PLANT ROOM
AREA = 20.330 s.m.
PUMP ROOM
SEWAGE TREATMENT PLANT PUMP ROOM
81.504 s.m.
RAINWATER STORAGE TANK
143.916 s.m.
RAINWATER PUMP ROOM (E)
STREET FIRE HYDRANT PUMP ROOM (E)
53200L RAINWATER STORAGE TANK
E.M.R.(E)
W.M.C.(E)
RAINWATER RECYCLE PLANT RM
SEWAGE TREATMENT PLANT PUMP ROOM
39241 39231 39220
4650 2920 5300 3925 4150 8490 2850
117.50 117.80
100

LANDSCAPE AREA 124.30
124.90
REFUSE STORAGE & MATERIAL RECOVERY CHAMBER (E)
5600
BASEMENT 118.70
119.00
SECTION OF REFUSE STORAGE & MATERIAL RECOVER CHAMBER SECTION E 1:150

RAINWATER STORAGE TANK & RAINWATER RECYCLE PLANT ROOM 1:150

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Registered Architect Authorized Person

RECORD PLAN
AMENDED PLAN

"Statement II : The works shown on these plans are Type II works ( GENERAL BUILDING WORKS ) in respect of which the Building Authority's consent is applied for."

KEY PLAN

| NO. | DATE | REVISIONS | APPD | CHECKED | DESIGNED | DRAWN |
|---|---|---|---|---|---|---|
| 07 | 06/16 | AMENDMENT | PTL | PTL | SK | ES |
| 06 | 12/15 | AMENDMENT | PTL | PTL | SK | ES |
| 05 | 02/15 | AMENDMENT | PTL | PTL | SK | ES |
| 04 | 05/14 | AMENDMENT | PTL | PTL | SK | ES |
| 03 | 01/14 | AMENDMENT | PTL | PTL | SK | ES |
| 02 | 10/13 | AMENDMENT | PTL | PTL | SK | ES |
| 01 | 03/13 | RE-SUBMISSION | PTL | PTL | SK | ES |

TANG Kwok Wah Owen FHKIA RIBA
Registered Architect Authorized Person

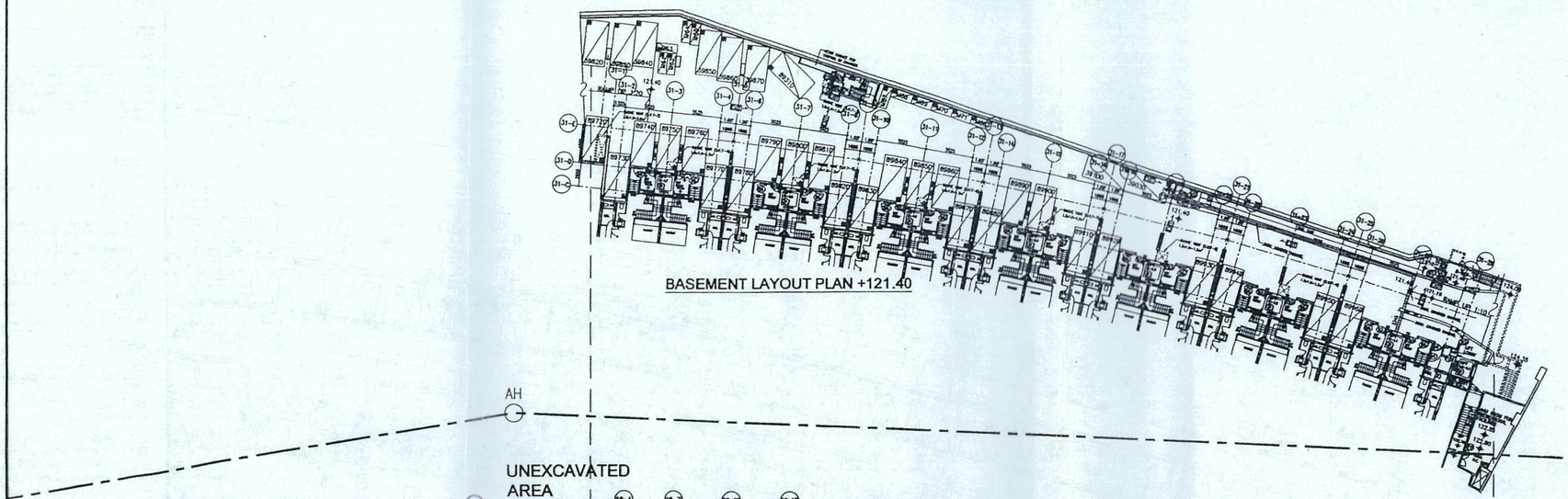
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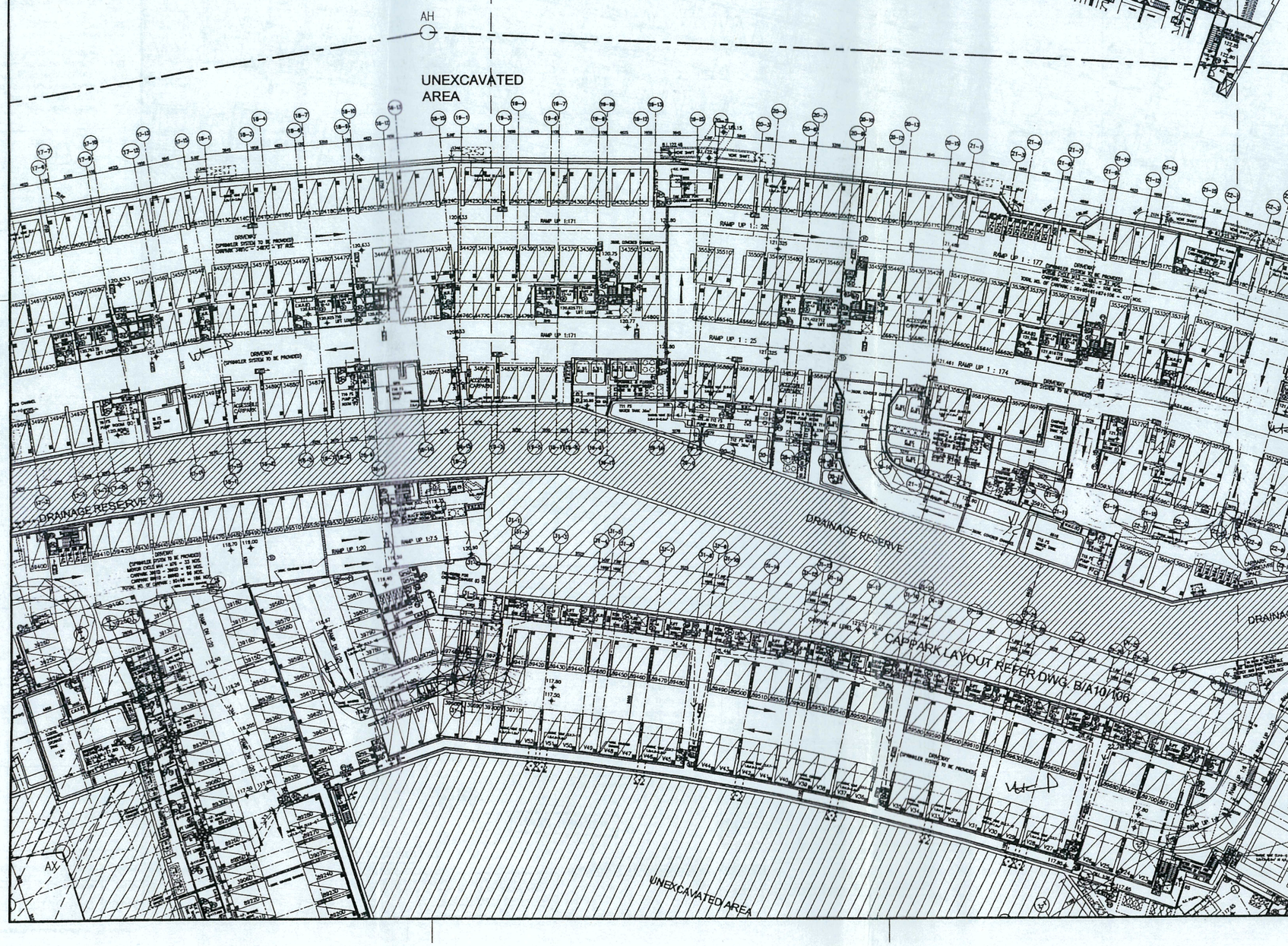
PROJECT:
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG, N.T., LOT 898 IN D.D.227

TITLE:
BASEMENT
PART PLAN 2

| DATE: 09/2012 | SCALE: 1:300 | |
|---|---|---|
| DRAWN: (WCK) | CHECKED: (CHS) | DESIGNED: (SK) |
| JOB NO. 31160 | DRAWING NO. B/A10/105 | REV. NO. (07) |

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AUTHORIZED PERSON-ARCHITECT

TANG Kwok Wih Owen FHKIA RIBA
Registered Architect Authorized Person

RECORD PLAN

AMENDED PLAN

"Statement II : The works shown on these plans are Type II works ( GENERAL BUILDING WORKS ) in respect of which the Building Authority's consent is applied for."

B.D. REFERENCE NUMBER:
2/9229/10

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| | |
|---|---|
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Plan Approval
TSANG Ling-ki
Senior Building Surveyor
for BUILDING AUTHORITY
28 JUN 2016

KEY PLAN

| NO. | DATE | REVISIONS | ARCHITECT | P/L | S/E | M/E |
|---|---|---|---|---|---|---|
| 07 | 06/16 | AMENDMENT | | P/L | S/E | M/E |
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| 02 | 10/13 | AMENDMENT | | P/L | S/E | M/E |
| 01 | 03/13 | RE-SUBMISSION | | P/L | S/E | M/E |

TANG Kwok Wih Owen FHKIA RIBA
Registered Architect Authorized Person

WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
18th Floor, Cityplaza 3, Taikoo Shing, Hong Kong
T 852-2803 5888 F 852-2513 1728 www.wongtung.com

PROJECT:
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG, N.T., LOT 898 IN D.D.227

TITLE:
BASEMENT PART PLAN 3

| DATE: 09/2012 | SCALE: 1:300 | | |
|---|---|---|---|
| DRAWN: (WCK) | CHECKED: (CAS) | DESIGNED: (SK) | REVIEWED: (OT) |
| JOB NO. 31160 | DRAWING NO. B/A10/106 | | REV. NO. (07) |

I:\31160\Drawing\Current\CSP\REV 04\BA0103-BA10107_BASEMENT.dwg

DRAINAGE RESERVE

DRAINAGE RESERVE

DRAINAGE RESERVE

CARPARK LAYOUT REFER DWG. B/A10/106

UNEXCAVATED AREA

RECREATIONAL FACILITIES LAYOUT
REFER TO DWG NO. B/A10/118

UNEXCAVATED AREA

UNEXCAVATED AREA

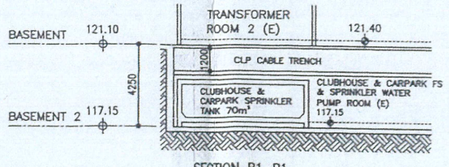
ZONE D

TRANSFORMER RM. A
AREA = 152.734 m²

TRANSFORMER RM. C
AREA = 91.255 m²

TRANSFORMER RM. B
AREA = 86.292 m²

BASEMENT 2 LAYOUT PLAN +117.15




SECTION B1–B1
OF BASEMENT 2 1:150

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AUTHORIZED PERSON-ARCHITECT

TANG Kwok Wah Owen FHKIA RIBA
Registered Architect Authorized Person

RECORD PLAN | AMENDED PLAN

"Statement II : The works shown on these plans are Type II works ( GENERAL BUILDING WORKS ) in respect of which the Building Authority's consent is applied for."

B.D. REFERENCE NUMBER:
2/9229/10

NOTES
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LEGEND :

- CARPARK W/ E.V. CHARGER
- MOTOR CYCLE PARKING W/ E.V. CHARGER
- XXXX CARPARK — 2.5M(W) X 5.0M(L) X 2.4M(H) MIN. HEADROOM
- XXXX ACCESSIBLE PARKING SPACE — 3.5M(W) X 5.0M(L) X 2.4M(H) MIN. HEADROOM
- XXX MOTOR CYCLE PARKING — 1.0M(W) X 2.4M(L) X 2.3M(H) MIN. HEADROOM
- XXX BICYCLE PARKING

| | |
|---|---|
| 3XXX | RESIDENTIAL CAR PARKING SPACE |
| 8XXX | RESIDENTIAL CAR PARKING SPACE |
| VXX | RESIDENTIAL VISITOR CAR PARKING SPACE |
| CXX | NON-RESIDENTIAL CAR PARKING SPACE |
| MXX | MOTOR CYCLE PARKING SPACE |
| BXX | BICYCLE PARKING SPACE |

Plan Approved
WONG Ling-chi
Senior Building Surveyor
for BUILDING AUTHORITY
28 JUN 2016

KEY PLAN

| NO. | DATE | REVISIONS | DRAWN | CHECKED | APPROVED |
|---|---|---|---|---|---|
| 07 | 06/16 | AMENDMENT | PYL | SK | LT |
| 06 | 12/15 | AMENDMENT | PYL | SK | LT |
| 05 | 02/15 | AMENDMENT | PYL | SK | LT |
| 04 | 05/14 | AMENDMENT | PYL | SK | LT |
| 03 | 01/14 | AMENDMENT | PYL | SK | LT |
| 02 | 10/13 | AMENDMENT | PYL | SK | LT |
| 01 | 03/13 | RE-SUBMISSION | PYL | SK | LT |

TANG Kwok Wah Owen FHKIA RIBA
Registered Architect Authorized Person

WONG TUNG & PARTNERS LIMITED
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45th Floor, Cityplaza 3, Taikoo Shing, Hong Kong
T 852-2803 5888 F 852-2513 1728 www.wongtung.com

PROJECT:
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG, N.T., LOT 898 IN D.D.227

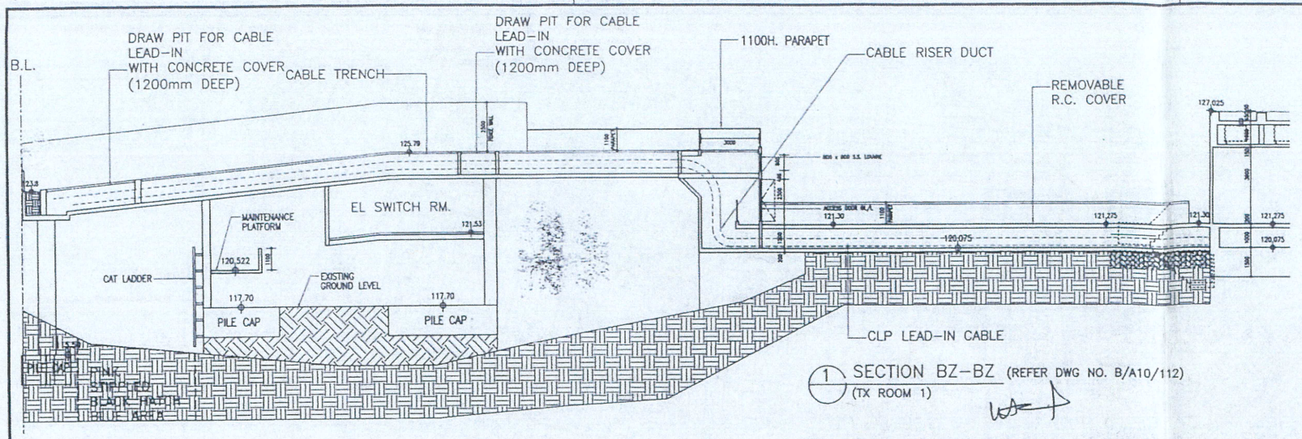
TITLE:
BASEMENT PART PLAN 4

| DATE: | SCALE: |
|---|---|
| 09/2012 | 1:300 |

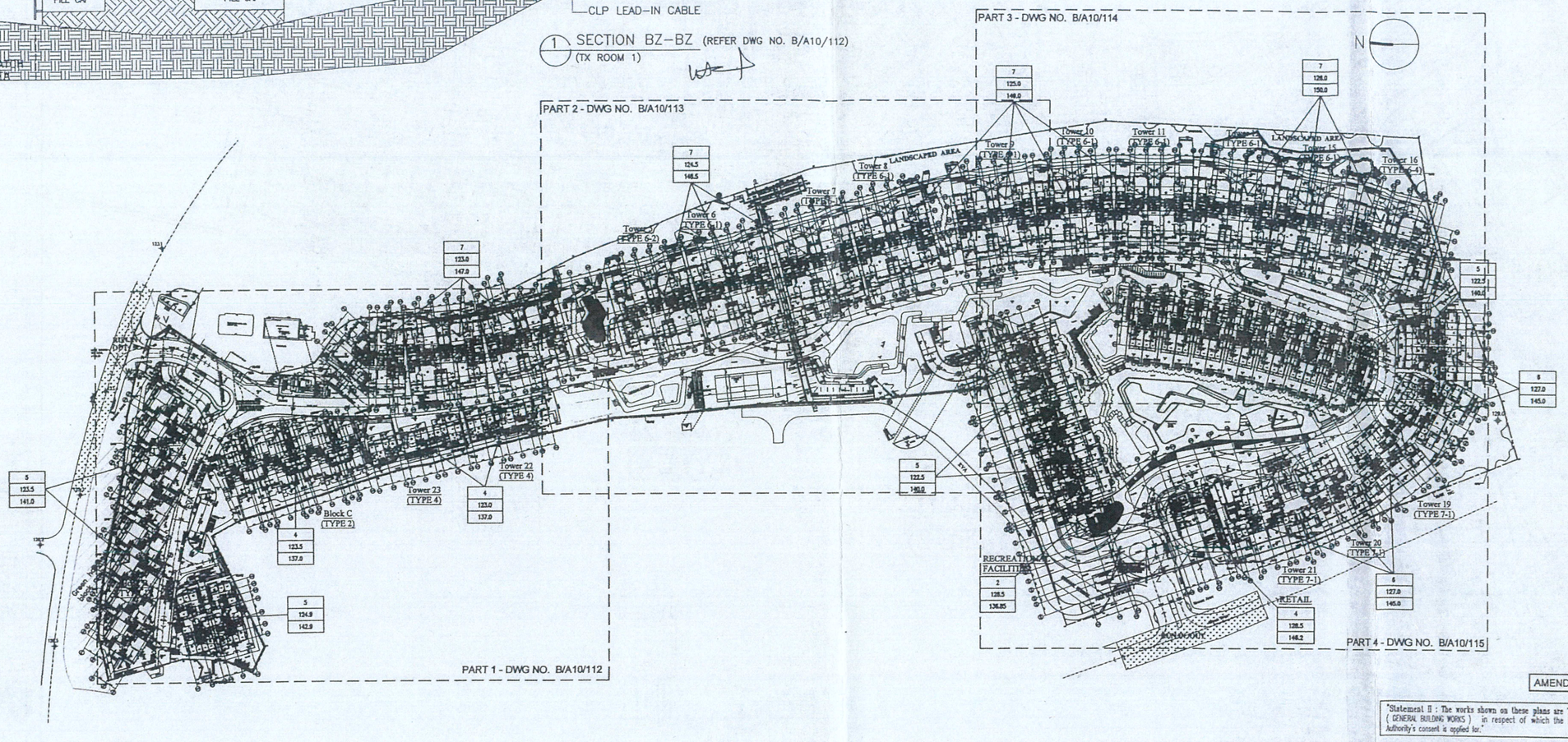
| DRAFTED: | CHECKED: | DESIGNED: | REVIEWED: |
|---|---|---|---|
| (WCK) | (CAS) | (SK) | (LT) |

| JOB NO. | DRAWING NO. | REV. NO. |
|---|---|---|
| 31160 | B/A10/107 | (07) |

I:\31160\Drawing\Current\GBP\REV 04\BA10103-BA10107_SEGMENT.dwg




1 SECTION BZ–BZ (REFER DWG NO. B/A10/112)
(TX ROOM 1)




RECEIVED BY
2016 JUN -3 P 5:00
R.C.D.F.
BUILDING...

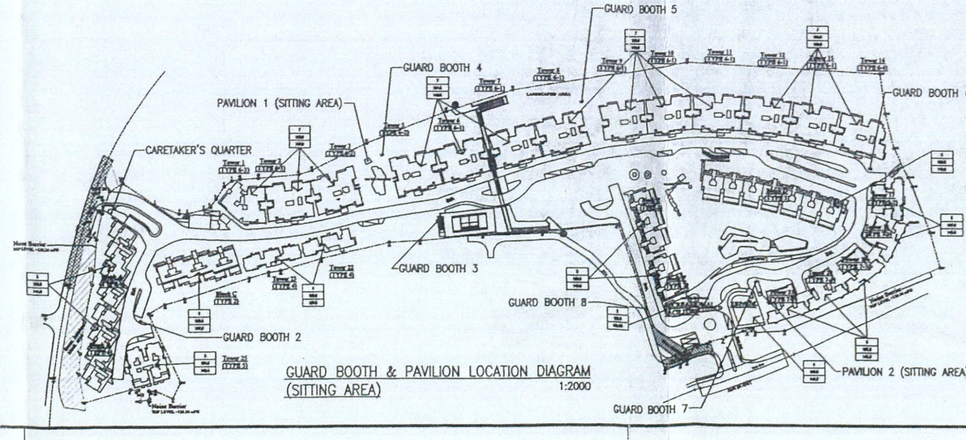
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AUTHORIZED PERSON-ARCHITECT

TANG Kwok Wah Owen FHKIA RIBA
Registered Architect Authorized Person

RECORD PLAN

AMENDED PLAN

"Statement II : The works shown on these plans are Type II works ( GENERAL BUILDING WORKS ) in respect of which the Building Authority's consent is applied for."




GUARD BOOTH & PAVILION LOCATION DIAGRAM (SITTING AREA) 1:2000

B.D. REFERENCE NUMBER:
2/9229/10

NOTES
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LEGEND :
3.5M(W) X 11.0M(L) X 4.7M(H) MIN. HEADROOM
LOADING / UNLOADING
TX RESIDENTIAL LOADING / UNLOADING BAY
RX NON-RESIDENTIAL LOADING / UNLOADING BAY
BICYCLE PARKING
BXX BICYCLE PARKING SPACE

Plan Approved
Senior Building Surveyor
for BUILDING AUTHORITY
28 JUN 2016

| NO. | DATE | REVISIONS | ARCHITECT | STRUCTURAL ENGINEER | BUILDING SERVICES ENGINEER | REGISTERED LANDSCAPE ARCHITECT |
|---|---|---|---|---|---|---|
| 07 | 06/16 | AMENDMENT | PYL | PYL | SK | SS |
| 06 | 12/15 | AMENDMENT | PYL | PYL | SK | SS |
| 05 | 02/15 | AMENDMENT | PYL | PYL | SK | SS |
| 04 | 05/14 | AMENDMENT | PYL | PYL | SK | SS |
| 03 | 01/14 | AMENDMENT | PYL | PYL | SK | SS |
| 02 | 10/13 | AMENDMENT | PYL | PYL | SK | SS |
| 01 | 03/13 | RE-SUBMISSION | PYL | PYL | SK | SS |

TANG Kwok Wah Owen FHKIA RIBA
Registered Architect Authorized Person

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18th Floor, Cityplaza 3, Taikoo Shing, Hong Kong
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PROJECT:
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG, N.T., LOT 898 IN D.D.227

TITLE:
GROUND FLOOR LAYOUT PLAN

| DATE: 09/2012 | SCALE: 1:1000 | | |
|---|---|---|---|
| DRAFTED: (WCK) | CHECKED: (CAS) | DESIGNED: (SK) | REVIEWED: (OT) |
| JOB NO. 31160 | DRAWING NO. B/A10/111 | | REV. NO. (07) |

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RUN IN
OUT

NOISE BARRIER
TOP LEVEL
+128.20

Brown Area

Block A
(TYPE 1)

Block B
(TYPE 1)

Block C
(TYPE 2)

Tower 23
(TYPE 4)

Tower 22
(TYPE 4)

Tower 3
(TYPE 6-2)

Tower 2
(TYPE 6-3)

Tower 1
(TYPE 6-3)

Block D
(TYPE 5)

| 4 |
|---|
| 123.5 |
| 137.0 |

| 4 |
|---|
| 123.0 |
| 137.0 |

| 5 |
|---|
| 124.9 |
| 142.9 |

SECTION 25A

SECTION AZ

B.D. REFERENCE NUMBER:
2/9229/10

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LEGEND :

XXXX — 3.5M(W) X 11.0M(L) X 4.7M(H) MIN. HEADROOM
LOADING / UNLOADING

TX RESIDENTIAL LOADING / UNLOADING BAY
RX NON-RESIDENTIAL LOADING / UNLOADING BAY

BICYCLE PARKING

BICYCLE PARKING SPACE

Plan Approved
HONG Ling-chi
Senior Building Surveyor
for BUILDING AUTHORITY
28 JUN 2016

KEY PLAN

| NO. | DATE | REVISIONS | DRAFTED | CHECKED | DESIGNED | REVIEWED |
|---|---|---|---|---|---|---|
| 07 | 06/16 | AMENDMENT | PYL | PYL | PK | |
| 06 | 12/15 | AMENDMENT | PYL | PYL | PK | DS |
| 05 | 02/15 | AMENDMENT | PYL | PYL | PK | DS |
| 04 | 05/14 | AMENDMENT | PYL | PYL | PK | DS |
| 03 | 01/14 | AMENDMENT | PYL | PYL | PK | DS |
| 02 | 10/13 | AMENDMENT | PYL | PYL | PK | DS |
| 01 | 03/13 | RE-SUBMISSION | PYL | PYL | PK | DS |

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PROJECT:
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG, N.T., LOT 898 IN D.D.227

TITLE:
GROUND FLOOR
PART PLAN 1

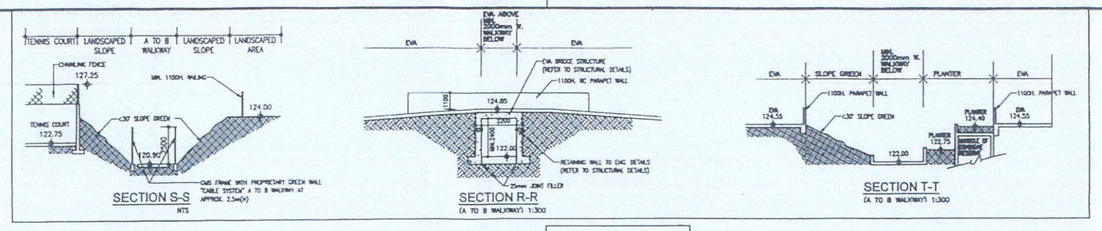
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AUTHORIZED PERSON-ARCHITECT

RECORD PLAN

AMENDED PLAN

"Statement II : The works shown on these plans are Type II works ( GENERAL BUILDING WORKS ) in respect of which the Building Authority's consent is applied for."

| DATE: 09/2012 | SCALE: 1:300 | | |
|---|---|---|---|
| DRAFTED: (WCK) | CHECKED: (CAS) | DESIGNED: (SK) | REVIEWED: (OT) |
| JOB NO. 31160 | DRAWING NO. B/A10/112 | REV. NO. (07) | |




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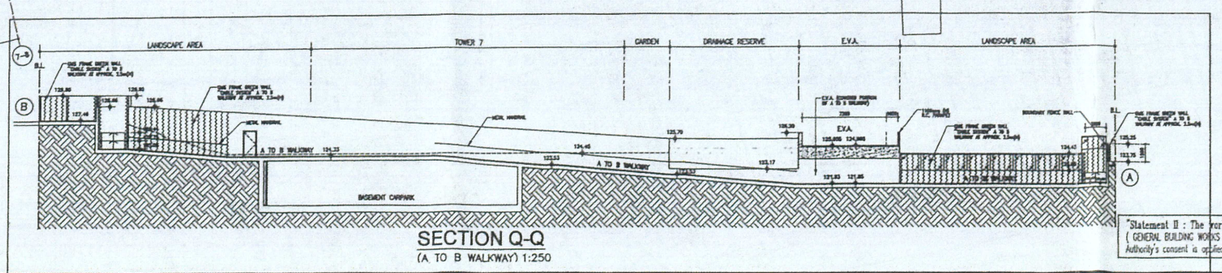
RECORD PLAN

| 7 |
|---|
| 124.5 |
| 148.5 |

149.0

LANDSCAPED AREA

Tower 5 (TYPE 6-2)
Tower 6 (TYPE 6-1)
Tower 7 (TYPE 6-1)
Tower 8 (TYPE 6-1)
Tower 9 (TYPE 6-1)




SECTION Q-Q
(A TO B WALKWAY) 1:250

| 5 |
|---|
| 122.5 |
| 140.0 |

AMENDED PLAN

"Statement II : The works shown on these plans are Type II works ( GENERAL BUILDING WORKS ) in respect of which the Building Authority's consent is applied for."

B.D. REFERENCE NUMBER:
2/9229/10

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A TO B WALKWAY IN ACCORDANCE WITH S.C. 34 OF THE LEASE

LEGEND :

XXXX 3.5M(W) X 11.0M(L) X 4.7M(H) MIN. HEADROOM LOADING / UNLOADING

TX RESIDENTIAL LOADING / UNLOADING BAY
RX NON-RESIDENTIAL LOADING / UNLOADING BAY

XXX BICYCLE PARKING
BXX BICYCLE PARKING SPACE

Plan Approved
CHUNG Ling-cui
Senior Building Surveyor
for BUILDING AUTHORITY
28 JUN 2016

KEY PLAN

| NO. | DATE | REVISIONS | DRAWN | CHECKED |
|---|---|---|---|---|
| 08 | 06/16 | AMENDMENT | PYL | DK |
| 07 | 12/15 | AMENDMENT | PYL | DK |
| 06 | 02/15 | AMENDMENT | PYL | DK |
| 05 | 11/14 | AMENDMENT | PYL | DK |
| 04 | 05/14 | AMENDMENT | PYL | DK |
| 03 | 01/14 | AMENDMENT | PYL | DK |
| 02 | 10/13 | AMENDMENT | PYL | DK |
| 01 | 03/13 | RE-SUBMISSION | PYL | DK |

TANG Kwok Wah Owen FHKIA RIBA
Registered Architect Authorized Person

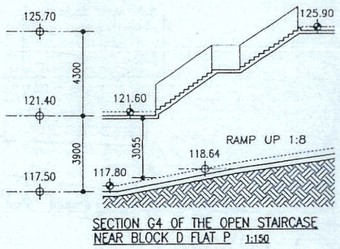
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PROJECT:
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG, N.T., LOT 898 IN D.D.227

TITLE:
GROUND FLOOR PART PLAN 2

| DATE: | SCALE: | |
|---|---|---|
| 09/2012 | 1:300 | |
| DRAWN: (WCK) | CHECKED: (CAS) | DESIGNED: (SK) | REVIEWED: (DT) |
| JOB NO. | DRAWING NO. | REV. NO. |
| 31160 | B/A10/113 | (08) |

I:\31160\Drawing\Current\GBP\REV 04\BA10111-BA10115_GROUND FL.dwg




SECTION G4 OF THE OPEN STAIRCASE NEAR BLOCK D FLAT P 1:150

| 7 |
|---|
| 125.0 |
| 149.0 |

| 7 |
|---|
| 126.0 |
| 150.0 |

| 5 |
|---|
| 122.5 |
| 140.0 |

Tower 9 (TYPE 6-1)

Tower 10 (TYPE 6-1)

Tower 11 (TYPE 6-1)

Tower 12 (TYPE 6-1)

LANDSCAPED AREA

Tower 15 (TYPE 6-1)

Tower 16 (TYPE 6-4)

Tower 17 (TYPE 7-2)

Tower 18 (TYPE 6-1)

Tower 13 (TYPE 3-2)

Tower 14 (TYPE 6-1)

RAMP DN 1:10

RAMP UP 1:20

TO CARPARK

B.D. REFERENCE NUMBER:
2/9229/10

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LOADING / UNLOADING

TX RESIDENTIAL LOADING / UNLOADING BAY
RX NON-RESIDENTIAL LOADING / UNLOADING BAY

BICYCLE PARKING

BXX BICYCLE PARKING SPACE

Plan Approved
CHUNG Lingcon
Senior Building Surveyor
for BUILDING AUTHORITY
28 JUN 2016

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TANG Kwok Wah Owen FHKIA RIBA
Registered Architect Authorized Person

RECORD PLAN

AMENDED PLAN

"Statement II : The works shown on these plans are Type II works ( GENERAL BUILDING WORKS ) in respect of which the Building Authority's consent is applied for."

KEY PLAN

| NO. | DATE | REVISIONS | AMPD | CHKD | CHKD |
|---|---|---|---|---|---|
| 07 | 06/16 | AMENDMENT | P/L | SK | ES |
| 06 | 12/15 | AMENDMENT | P/L | SK | ES |
| 05 | 02/15 | AMENDMENT | P/L | SK | ES |
| 04 | 05/14 | AMENDMENT | P/L | SK | ES |
| 03 | 01/14 | AMENDMENT | P/L | SK | ES |
| 02 | 10/13 | AMENDMENT | P/L | SK | ES |
| 01 | 03/13 | RE-SUBMISSION | P/L | SK | ES |

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PROJECT:
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG, N.T., LOT 898 IN D.D.227

TITLE:
GROUND FLOOR PART PLAN 3

| DATE: | 09/2012 | SCALE: | 1:300 |
|---|---|---|---|
| DRAFTED: (WCK) | CHECKED: (CAS) | DESIGNED: (SK) | REVIEWED: (OT) |
| JOB NO. | DRAWING NO. | | REV. NO. |
| 31160 | B/A10/114 | | (07) |

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B.D. REFERENCE NUMBER:
2/9229/10

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LEGEND :
XXXX 3.5M(W) X 11.0M(L) X 4.7M(H) MIN. HEADROOM
LOADING / UNLOADING
TX RESIDENTIAL LOADING / UNLOADING BAY
RX NON-RESIDENTIAL LOADING / UNLOADING BAY
BICYCLE PARKING
BIX BICYCLE PARKING SPACE

Plan Approved
HUNG Ling-chi
Senior Building Surveyor
for BUILDING AUTHORITY
28 JUN 2016

KEY PLAN

| NO. | DATE | REVISIONS | DRAWN | CHECKED | DESIGNED | REVIEWED |
|---|---|---|---|---|---|---|
| 07 | 06/16 | AMENDMENT | PCL | PCL | PCL | DT |
| 06 | 12/15 | AMENDMENT | PCL | PCL | PCL | DT |
| 05 | 02/15 | AMENDMENT | PCL | PCL | PCL | DT |
| 04 | 05/14 | AMENDMENT | PCL | PCL | PCL | DT |
| 03 | 01/14 | AMENDMENT | PCL | PCL | PCL | DT |
| 02 | 10/13 | AMENDMENT | PCL | PCL | PCL | DT |
| 01 | 03/13 | RE-SUBMISSION | PCL | PCL | PCL | DT |

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Registered Architect Authorized Person

RECORD PLAN | AMENDED PLAN

"Statement II : The works shown on these plans are Type II works ( GENERAL BUILDING WORKS ) in respect of which the Building Authority's consent is applied for."

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ARCHITECTS & PLANNERS
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PROJECT:
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG, N.T., LOT 898 IN D.D.227

TITLE:
GROUND FLOOR PART PLAN 4

| DATE: | SCALE: | |
|---|---|---|
| 09/2012 | 1:300 | |
| DRAFTED: (WCK) | CHECKED: (CAS) | DESIGNED: (TSK) | REVIEWED: (DT) |
| JOB NO. | DRAWING NO. | REV. NO. |
| 31160 | B/A10/115 | (07) |

5 | 122.5 | 140.0

6 | 127.0 | 145.0

2 | 128.5 | 136.85

4 | 128.5 | 146.2

Tower 17 (TYPE 7-2)
Tower 18 (TYPE 7-2)
Tower 19 (TYPE 7-1)
Tower 20 (TYPE 7-1)
Tower 21 (TYPE 7-1)
Block E (TYPE 3)
Block F (TYPE 3)
RECREATIONAL FACILITIES
RETAIL
RUN-IN/OUT
DRAINAGE RESERVE
PUBLIC EVA (IN ACCORDANCE WITH SC 9 OF THE LUES)
Brown Area
Green Area
CARRIAGEWAY/EVA
RAMP DN 1:10
RAMPS UP 1:20
TO CARPARK
SWIMMING POOL
BLOCK E & POTABLE AND FLUSHING WATER PUMP ROOM
CARPARK
GARDEN
BASEMENT

SECTION 19C

TYPICAL SECTION G2 OF THE OPEN STAIRCASE BETWEEN BLOCK E-F 1:150

RECEIVED BY