

List of Approval Conditions

Application No. A/SK-HC/124-2

- Application Site : Various Lots in D.D. 214 and D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung
- Subject of Application : Proposed Comprehensive Residential Development in "Comprehensive Development Area" zone
- Date of Approval : 19.1.2022
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan taking into account conditions (b) to (j) below to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (c) the submission of a revised traffic impact assessment to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (d) the car parking facilities and loading/unloading facilities within the application site shall be provided to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (e) the design and construction of the vehicular access to the application site to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (f) the provision of water supplies and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
 - (g) the design and provision of sewage treatment facilities/sewerage connections to the application site to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
 - (h) the submission of a revised noise impact assessment and the provision of noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
 - (i) the submission of a drainage impact assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

COMMON GREENERY (SOFT LANDSCAPE)

 EVA

PEDESTRIAN PAVEMENT (HARD LANDSCAPE)

HOUSE (3-STOREY)

GUARD HOUSE

SWIMMING POOL

E&M

DEVELOPMENT AREA OF PHASE 1

DEVELOPMENT AREA OF PHASE 2
(FOR INFORMATION ONLY)



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零二二年一月十九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 19. 1. 2022.

signed Vic Yau
Chairman, Town Planning Board

丘卓恆
城市規劃委員會主席 簽署

MLP-SUBMISSION

NUMBER / YEAR	DATE / YEAR	AMENDMENT / YEAR
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PROPOSED RESIDENTIAL DEVELOPMENT

AT LOT NO 2195 IN D.D. 244,
HO CHUNG SAL KUNG

DRAWING / 題名

MASTER LAYOUT PLAN

SCALE / 比例 1: 750 A3

DATE / 日期	DRAWING NUMBER / 圖號
18/10/2021	105-000

18/10/2021 MLP-002

[illegible]

DESIGNED / 设计	CHECKED / 审核	APPROVED / 批准
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**THE MLP WILL BE SUBJECT TO CHANGE TO
INCORPORATE THE REQUIREMENTS OF
THE APPROVAL CONDITIONS**

NOTE : THE PROPOSED DEVELOPMENT WILL BE COMPRISED OF ONLY PHASE 1.

-  CLUBHOUSE (RECREATIONAL FACILITIES) (WITH GREEN ROOF AND VERTICAL GREEN)
-  COMMON GREENERY (SOFT LANDSCAPE)
-  BASEMENT EXTENT
-  E&M
-  SOIL BACKFILLED

 DEVELOPMENT AREA OF PHASE 1

 DEVELOPMENT AREA OF PHASE 2 (FOR INFORMATION ONLY)



MLP-SUBMISSION

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目
PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT NO 2195 IN D.D. 244,
HO CHUNG, SAI KUNG

DRAWING / 圖名

BASEMENT CARPARK
LAYOUT PLAN

SCALE / 比例
1: 750 A3

DATE / 日期
18/10/2021

JOB NUMBER / 工程編號
5898

DRAWING NUMBER / 圖號
MLP-003

DESIGNED / 設計

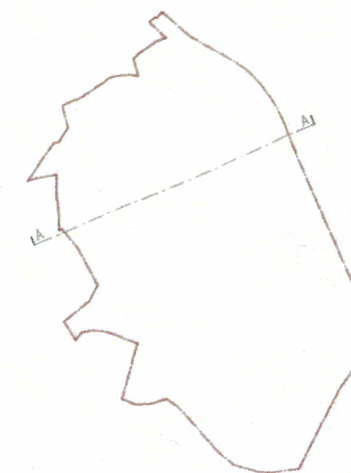
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NOTE : THE PROPOSED DEVELOPMENT WILL BE COMPRISED OF ONLY PHASE 1.

-  HOUSE (3-STOREY)
-  BASEMENT EXTENT
-  UNEXCAVATED
-  DEVELOPMENT AREA OF PHASE 1
-  DEVELOPMENT AREA OF PHASE 2 (FOR INFORMATION ONLY)



SECTION MARK KEY PLAN

MLP-SUBMISSION



SITE SECTION A-A

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOT NO 2195 IN D.D. 244,
HO CHUNG, SAI KUNG

DRAWING / 圖名

SITE SECTION

SCALE / 比例
1: 300 A3

DATE / 日期
18/10/2021

DESIGNED / 設計

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LEGEND:

- APPLICATION SITE BOUNDARY
- T10 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- T09 FINAL LOCATION OF TRANSPLANTED TREE
- PROPOSED HEAVY STANDARD TREE
- PROPOSED LAWN
- PROPOSED SHRUB AND GROUNDCOVER
- PROPOSED VERTICAL GREEN WALL
- WATER AREA
- +8.10 PROPOSED LEVEL
- PROPOSED PAVING

LEGEND:

- ① Ingress/ Egress
- ② Ramp to Basement
- ③ Guard House, E&M and Refuse Room
- ④ Arrival Plaza
- ⑤ Clubhouse
- ⑥ Loading/Unloading Bay
- ⑦ Swimming Pool
- ⑧ Pool Deck
- ⑨ Multi-functional Lawn
- ⑩ Staircase to Basement

Recreational Facilities like Swimming Pool, Clubhouse, to cater for the Recreational Need of the Occupants

Setback of Building along boundary to allow planting strips for Ornamental Trees, Shrubs, Groundcovers and Vertical Green Wall, in order to soften the Hard Lines of the Development

Ornamental Trees and Shrubs along the Internal Access to provide Shade and Visual Pleasure to the Occupants and Visitors

Preservation of Existing Trees along Hiram's Highway to retain the Important Landscape Resources on Site and provide Smooth Transition between the Proposed Development and the Road Corridor

PROJECT :
PROPOSED COMPREHENSIVE
RESIDENTIAL DEVELOPMENT IN
"COMPREHENSIVE DEVELOPMENT AREA"
ZONE AT VARIOUS LOTS IN D.D.214
AND D.D.244 AND ADJOINING
GOVERNMENT LAND, HO CHUNG,
SAI KUNG

DRAWING TITLE :
LANDSCAPE MASTER PLAN

PROJECT No. C2134

DRAWING No. LMP01

SCALE : 1:500

DATE OF ISSUE : SEP 2021

CAD FILENAME : C2134-LMP01

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

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 - READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

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CLASS B AMENDMENT TO THE APPROVED COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE IN VARIOUS LOTS IN D.D. 214 AND D.D. 244 AND ADJOINING GOVERNMENT LAND AT HO CHUNG, SAI KUNG, HONG KONG (APPLICATION NO. A/SK-HC/124-2) - DEVELOPMENT PARAMETERS TABLE

	Phase 1 of the Minor Amendment Scheme	Phase 2 of the Minor Amendment Scheme (for reference only)	Total (Phase 1 and 2 of the Minor Amendment Scheme)
Site Area			
- Application Site	7102.0m ²	5,170.4m ²	12272.4m ²
- Development Site	7102.0m ²	5,170.4m ²	12272.4m ²
GFA	Not more than 5,262.0m ²	Not more than 3,877.8m ²	Not more than 9139.8m ²
Plot Ratio	About 0.75	About 0.75	About 0.75
Site Coverage	Not more than 25%	Not more than 25%	Not more than 25%
No. of Units	26	12	38
Height of building	not exceeding 12m	not exceeding 12m	not exceeding 12m
No. of Storeys	Max. 3 storey, with one storey basement	Max. 3 storey, over 1 storey of carport	Max. 3 storey, with one storey basement
Design Population	79	37	116
Parking Provision			
- Residents' carparking spaces	44	18	62
- Visitors' carparking spaces	2	1	3
- Motorcycle parking spaces	1	2	3
- Cycle parking spaces	0	0	0
- Loading/unloading bays	1	1	2
Open Space and Recreational Facilities			
- Private open space	Not less than 79m ² (Approx. 1m ² per person)	Not less than 37m ²	Not less than 116m ²
- Clubhouse	About 263m ²	-	About 263m ²
- Outdoor swimming pool	Yes	-	Yes

Note: The Phase 1 of the Proposed Development is scheduled to completion by 2025