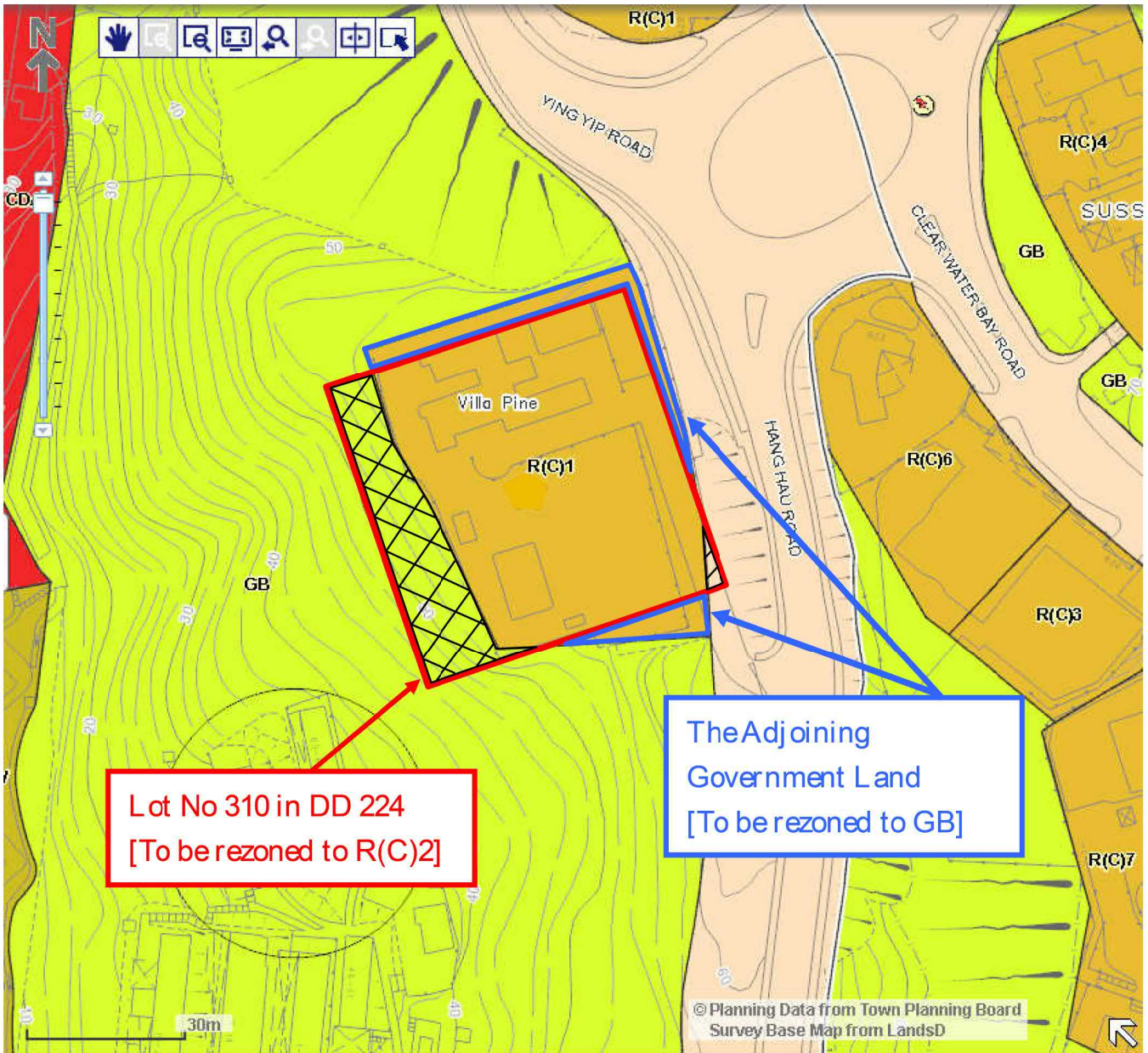


Planning Application No.: Y/TKO/5  
 Lot No. 310 in D.D. 224 and the Adjoining Government Land  
Rezoning Proposal



\* The Application Site comprises **The Lot** and **The Adjoining Government Land**.



Pink Hatched Black Area

Proposed Non-Building Area (will be surrendered, upon requested by relevant government department)



Green Cross Hatched Black Area

Proposed Non-Building Area and trees will be preserved (will not be surrendered)

(資料來源：由申請人提供的改劃建議)  
 (Source : Rezoning Proposal supplied by the Applicant)

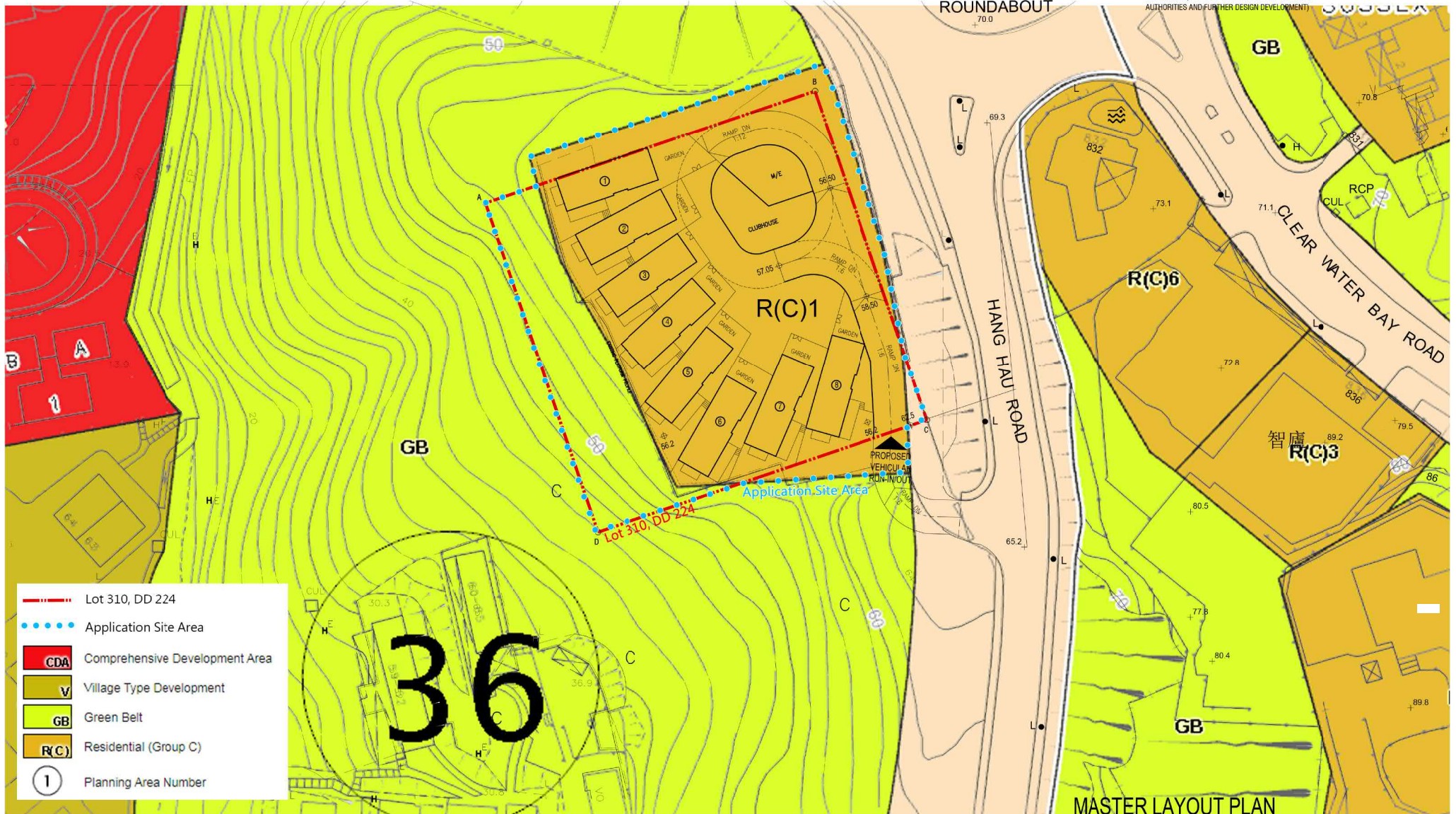
參考編號 REFERENCE No. Y/TKO/5	繪圖 DRAWING Z-1
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2020-08-24  
PRELIMINARY

DESIGN INTENT DRAWING

(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER STATUTORY CONTROL AND ANY LEASE CONDITIONS)  
(SUBJECT TO THE APPROVAL BY BUILDINGS DEPARTMENT AND RELEVANT AUTHORITIES)  
(ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)



- Lot 310, DD 224
- Application Site Area
- CDA Comprehensive Development Area
- V Village Type Development
- GB Green Belt
- R(C) Residential (Group C)
- 1 Planning Area Number

FEASIBILITY STUDY FOR RESIDENTIAL DEVELOPMENT  
LOT NO. 310 IN DEMARCATION DISTRICT NO.224, HANG HAU ROAD, SAI KUNG, HK

MASTER LAYOUT PLAN

C Y S Associates (H K) Ltd.  
Architects & Urban Designers. **CYS**

36TH FLOOR • HONG KONG PLAZA • 186 CONNAUGHT ROAD WEST • HONG KONG  
TEL: 2858 6603 • FAX: 2858 0083 2858 9386 • E-MAIL: cys@cysarch.com.hk

J:\Feas\Hong Kong\2018-03\Sa Kung\_Hang Hau\_Road\PI\Sa\_Kung\_Plan\_20200820

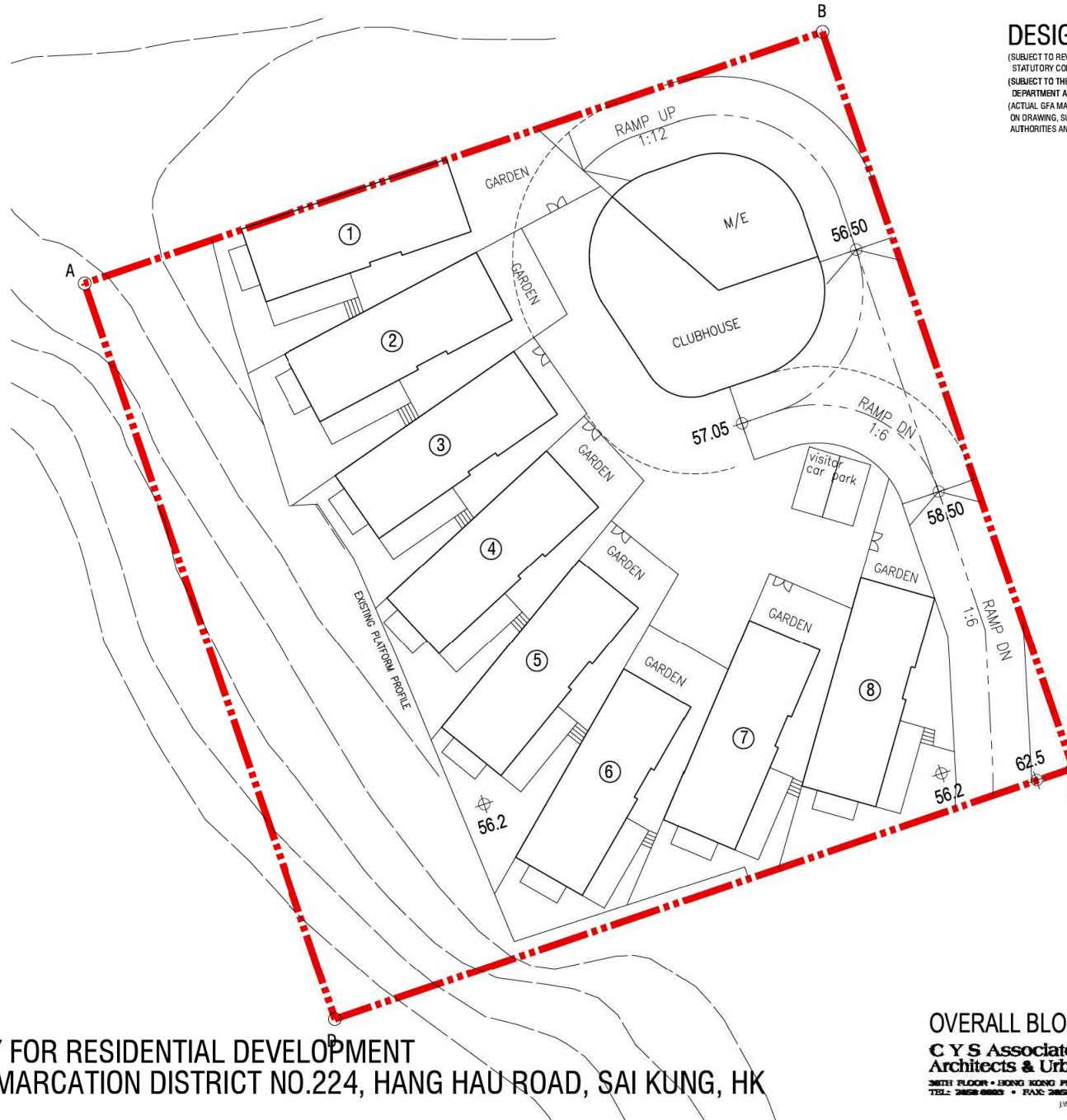
(資料來源：由申請人提供的總綱發展藍圖)  
(Source : Master Layout Plan supplied by the Applicant)

參考編號 REFERENCE No. Y/TKO/5	繪圖 DRAWING Z-2
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2019-22-03  
PRELIMINARY

### DESIGN INTENT DRAWING

(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER STATUTORY CONTROL AND ANY LEASE CONDITIONS)  
(SUBJECT TO THE APPROVAL BY BUILDINGS DEPARTMENT AND RELEVANT AUTHORITIES)  
(ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)



FEASIBILITY STUDY FOR RESIDENTIAL DEVELOPMENT  
LOT NO. 310 IN DEMARCATION DISTRICT NO.224, HANG HAU ROAD, SAI KUNG, HK

### OVERALL BLOCK PLAN

**C Y S Associates (H K) Ltd.**  
Architects & Urban Designers. **CYS**

36TH FLOOR • HONG KONG PLAZA • 118 CONNAUGHT ROAD WEST • HONG KONG  
TEL: 2828 6887 • FAX: 2828 2828 • EMAIL: cys@hkcys.com.hk

[\\sea\hkg\kmg\2018-03\sai\_kung\_hau\_road\y\saikung-plan\_20190322\_]

(資料來源：由申請人提供的總樓面位置圖)  
(Source : Overall Block Plan supplied by the Applicant)

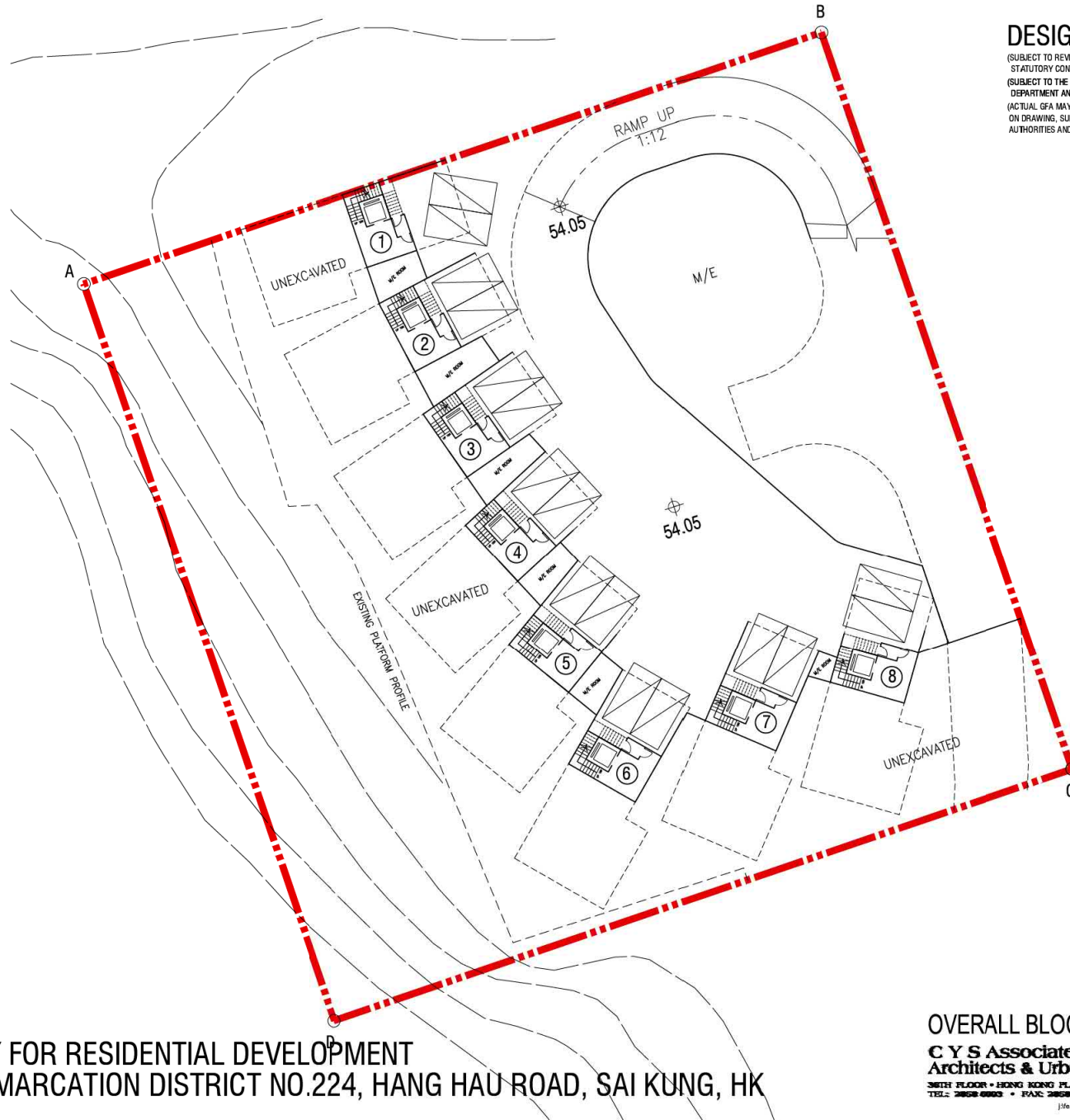
參考編號 REFERENCE No. Y/TKO/5	繪圖 DRAWING Z-3
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2019-22-03  
PRELIMINARY

### DESIGN INTENT DRAWING

(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER STATUTORY CONTROL AND ANY LEASE CONDITIONS)  
(SUBJECT TO THE APPROVAL BY BUILDINGS DEPARTMENT AND RELEVANT AUTHORITIES)  
(ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)



FEASIBILITY STUDY FOR RESIDENTIAL DEVELOPMENT  
LOT NO. 310 IN DEMARCATION DISTRICT NO.224, HANG HAU ROAD, SAI KUNG, HK

### OVERALL BLOCK PLAN

**C Y S Associates (H K) Ltd.**  
**Architects & Urban Designers.** **CYS**  
36TH FLOOR • HONG KONG PLAZA • 286 CONNAUGHT ROAD WEST • HONG KONG  
TEL: 2862 8993 • FAX: 2862 9093 2862 9096 • E-MAIL: cys@cysarch.com.hk  
:\Meas\hong kong\2019-03\saai kung\_hang hau\_road\p\saai\_kung\_plan\_20190322.j

(資料來源：由申請人提供的總樓面位置圖)  
(Source : Overall Block Plan supplied by the Applicant)

參考編號 REFERENCE No. Y/TKO/5	繪圖 DRAWING Z-4
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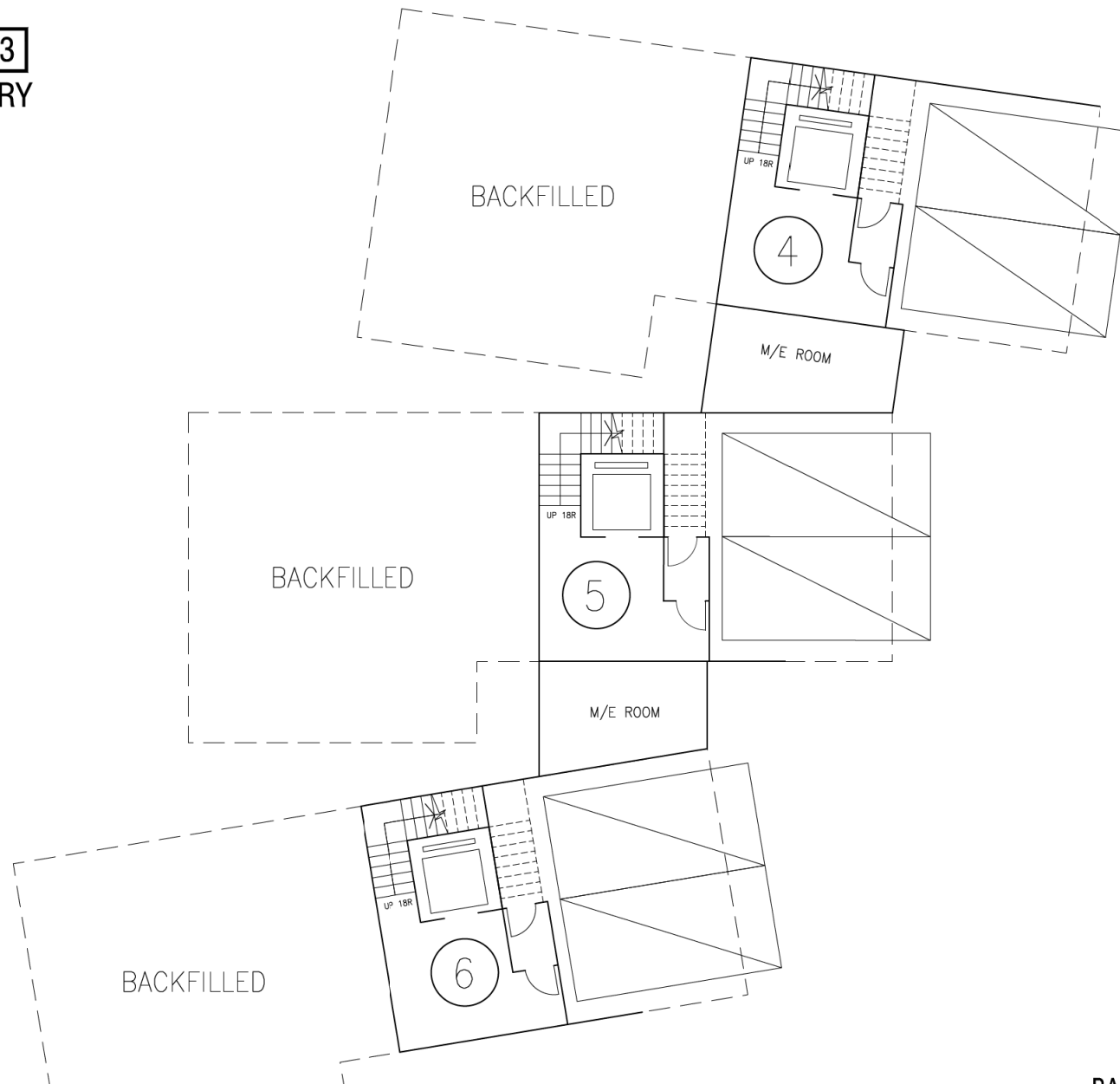


2019-22-03

PRELIMINARY

### DESIGN INTENT DRAWING

(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER STATUTORY CONTROL AND ANY LEASE CONDITIONS)  
(SUBJECT TO THE APPROVAL BY BUILDINGS DEPARTMENT AND RELEVANT AUTHORITIES)  
(ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)



### BASEMENT FLOOR PLAN

**C Y S Associates (H K) Ltd.** **CYS**  
Architects & Urban Designers.

36TH FLOOR • HONG KONG PLAZA • 188 CONNAUGHT ROAD WEST • HONG KONG  
TEL: 2852-6963 • FAX: 2852-6963 2852-6968 • E-MAIL: cys@cysarch.com.hk

\\fsal\hongkong\2018-03\sal\_kung\_hau\_road\p\sal\_kung-plan\_20190322.j

FEASIBILITY STUDY FOR RESIDENTIAL DEVELOPMENT  
LOT NO. 310 IN DEMARCATION DISTRICT NO.224, HANG HAU ROAD, SAI KUNG, HK

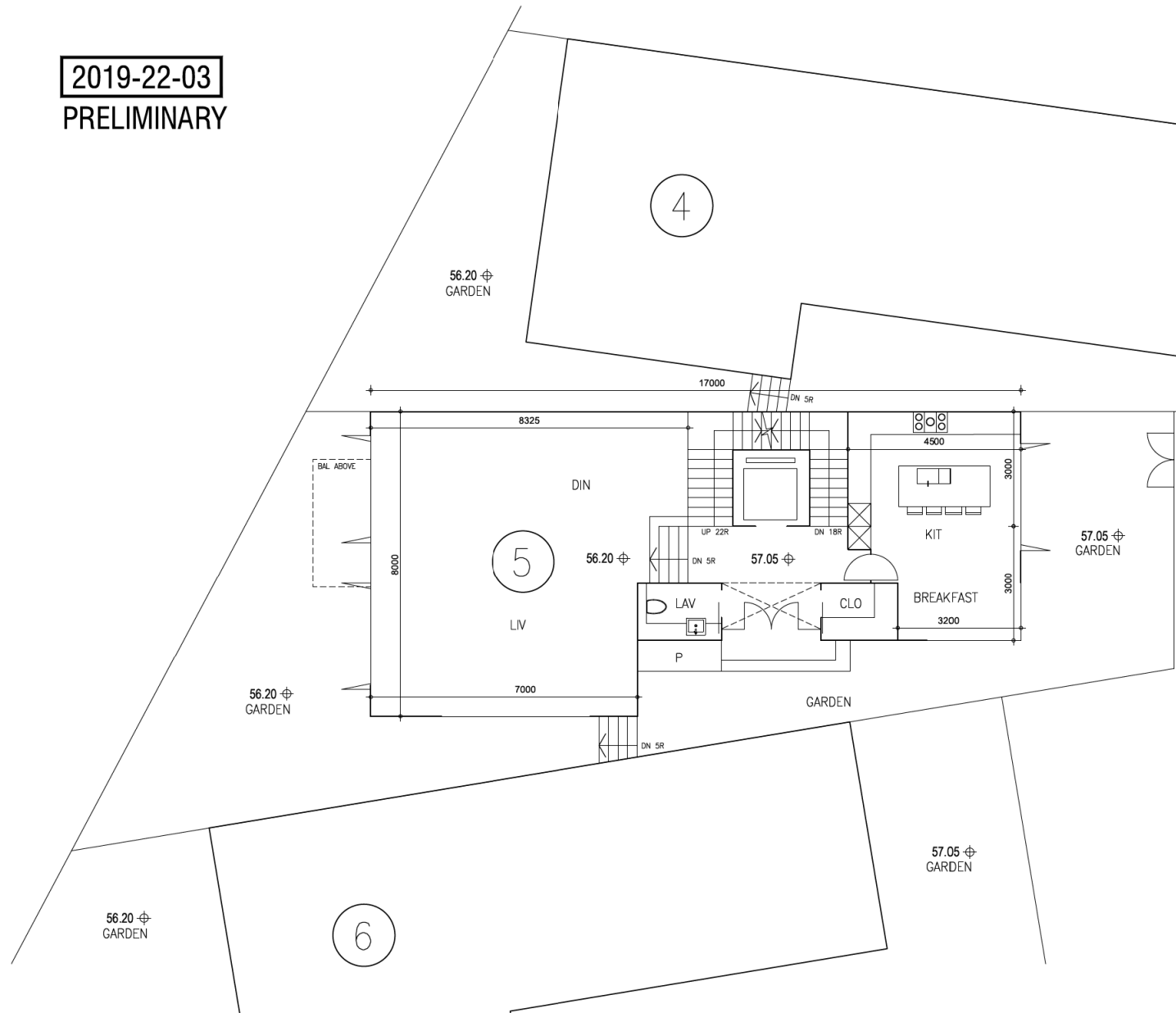
(資料來源：由申請人提供的地庫樓層圖)  
(Source : Basement Floor Plan supplied by the Applicant)

參考編號 REFERENCE No. Y/TKO/5	繪圖 DRAWING Z-5
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2019-22-03  
PRELIMINARY

DESIGN INTENT DRAWING

(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER STATUTORY CONTROL AND ANY LEASE CONDITIONS)  
(SUBJECT TO THE APPROVAL BY BUILDINGS DEPARTMENT AND RELEVANT AUTHORITIES)  
(ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)



FEASIBILITY STUDY FOR RESIDENTIAL DEVELOPMENT  
LOT NO. 310 IN DEMARCATION DISTRICT NO.224, HANG HAU ROAD, SAI KUNG, HK

GROUND FLOOR PLAN

C Y S Associates (H K) Ltd.  
Architects & Urban Designers. **CYS**

36TH FLOOR • HONG KONG PLAZA • 185 CONNAUGHT ROAD WEST • HONG KONG  
TEL: 2828 6888 • FAX: 2828 0083 2828 0398 • E-MAIL: cys@cysarch.com.hk

[file:///hongkong/2018-03/a/kung\_hang\_hau\_road/ty/sai\_kung\_plan\_20180222.j

(資料來源：由申請人提供的地面樓層圖)  
(Source : Ground Floor Plan supplied by the Applicant)

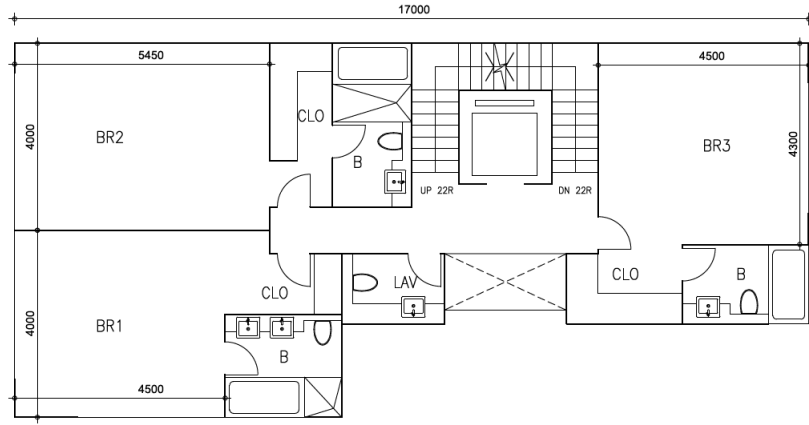
參考編號 REFERENCE No. Y/TKO/5	繪圖 DRAWING Z-6
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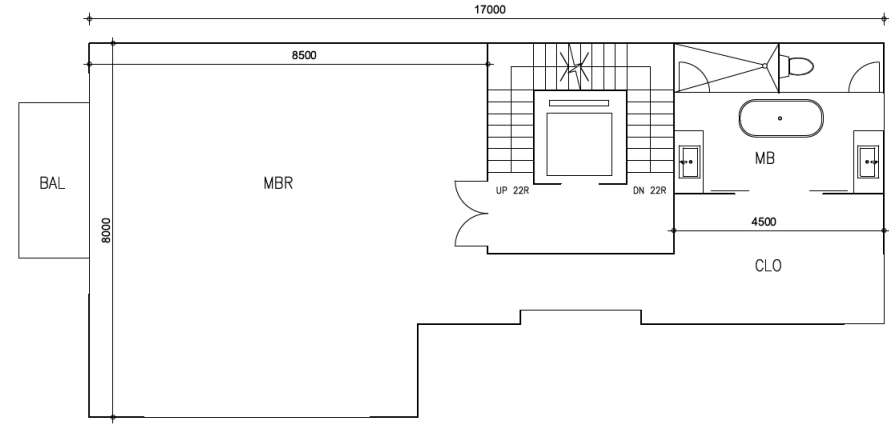
2019-22-03  
PRELIMINARY

DESIGN INTENT DRAWING

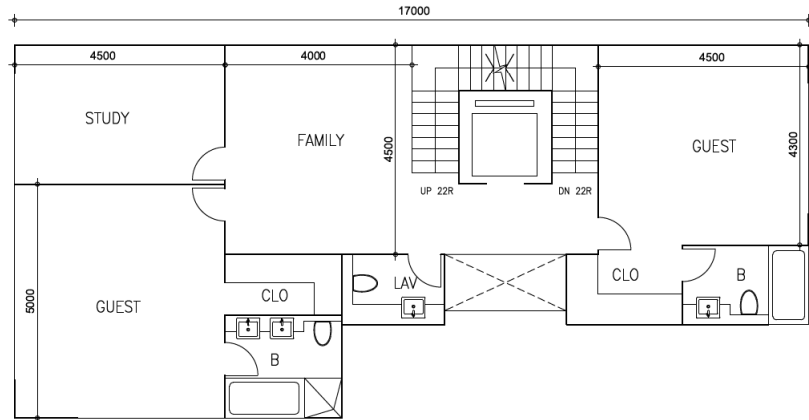
(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER STATUTORY CONTROL AND ANY LEASE CONDITIONS)  
(SUBJECT TO THE APPROVAL BY BUILDINGS DEPARTMENT AND RELEVANT AUTHORITIES)  
(ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)



2/F PLAN



3/F PLAN



1/F PLAN

FEASIBILITY STUDY FOR RESIDENTIAL DEVELOPMENT  
LOT NO. 310 IN DEMARCATION DISTRICT NO.224, HANG HAU ROAD, SAI KUNG, HK

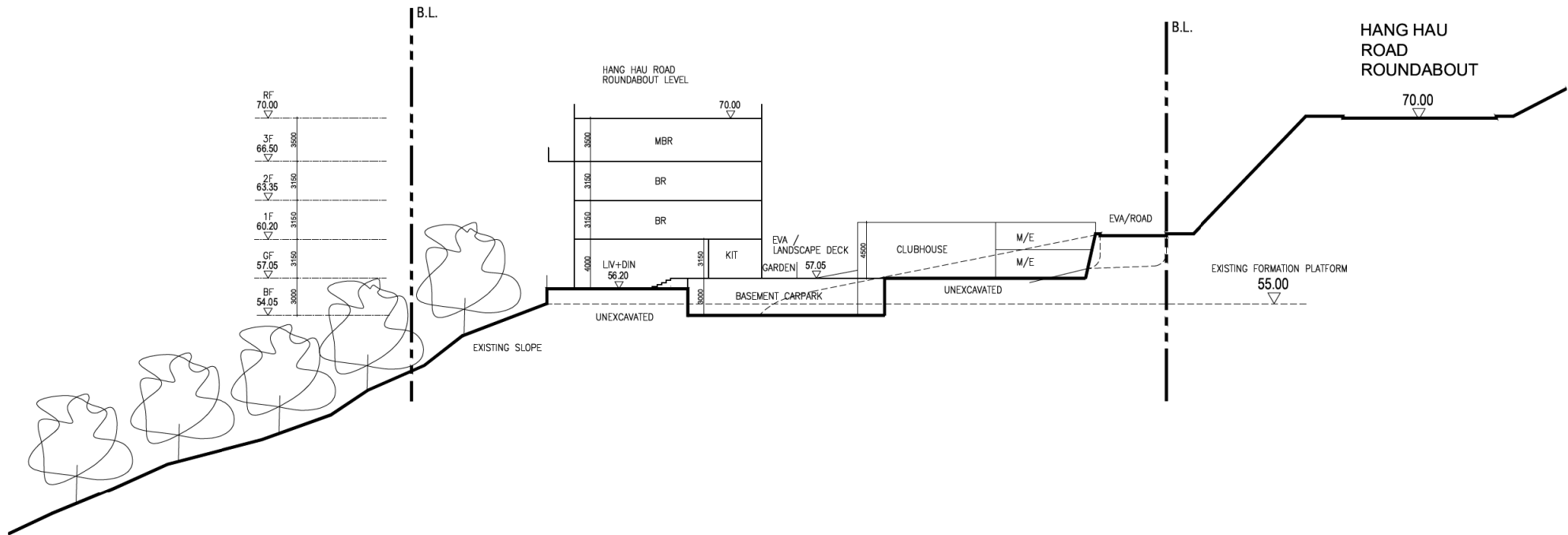
1/F - 3/F FLOOR PLANS

**C Y S Associates (H K) Ltd.**  
Architects & Urban Designers. **CYS**  
38/F FLOOR • HONG KONG PLAZA • 188 CONNAUGHT ROAD WEST • HONG KONG  
TEL: 2828 2828 • FAX: 2828 2828 2828 2828 • E-MAIL: cys@cysarch.com.hk  
J:\feashong kong\2019-03\saikung\_hang\_hau\_road\p\saikung\_plan\_20190322\_1

(資料來源：由申請人提供的1至3樓樓層圖)  
(Source : 1/F-3/F Floor Plans supplied by the Applicant)

參考編號 REFERENCE No. Y/TKO/5	繪圖 DRAWING Z-7
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(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER STATUTORY CONTROL AND ANY LEASE CONDITIONS)  
(SUBJECT TO THE APPROVAL BY BUILDINGS DEPARTMENT AND RELEVANT AUTHORITIES)  
(ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)



SITE AREA : 3716.09m<sup>2</sup>  
 PROPOSED BUILDING HEIGHT : 5 STOREYS INCLUDING CARPARK  
 USE : RESIDENTIAL  
 PROPOSED PLOT RATIO : 1  
 CLASS OF SITE : A

PROPOSED DEVELOPMENT

TOTAL NOS OF HOUSES = 8 @ 464.511m<sup>2</sup> (5000SF)  
 PROPOSED TOTAL GFA = 3716.09m<sup>2</sup> (40000SF)  
 PROPOSED TOTAL SC = 30% (including clubhouse)  
 PROPOSED CLUBHOUSE AREA = 167.22m<sup>2</sup> (4.5% OF TOTAL G.F.A. MAX.)  
 (GFA NON-ACCOUNTABLE)

SCHEMATIC SECTION  
DEVELOPMENT SCHEDULE

**C Y S Associates ( H K ) Ltd.**  
Architects & Urban Designers. **CYS**

36TH FLOOR • HONG KONG PLAZA • 186 CONNAUGHT ROAD WEST • HONG KONG  
 TEL: 2828 0603 • FAX: 2828 0083 2828 0368 • E-MAIL: cys@cysarch.com.hk

[:\feas\hong kong\2019-03\wai\_kung\_hang\_hau\_road\ytsai\_kung\_plan\_20190322.j

FEASIBILITY STUDY FOR RESIDENTIAL DEVELOPMENT  
 LOT NO. 310 IN DEMARCATION DISTRICT NO.224, HANG HAU ROAD, SAI KUNG, HK

(資料來源 : 由申請人提供的概要剖視發展計劃圖)  
 (Source : Schematic Section Development Schedule Plan supplied by the Applicant)

參考編號 REFERENCE No. Y/TKO/5	繪圖 DRAWING Z-8
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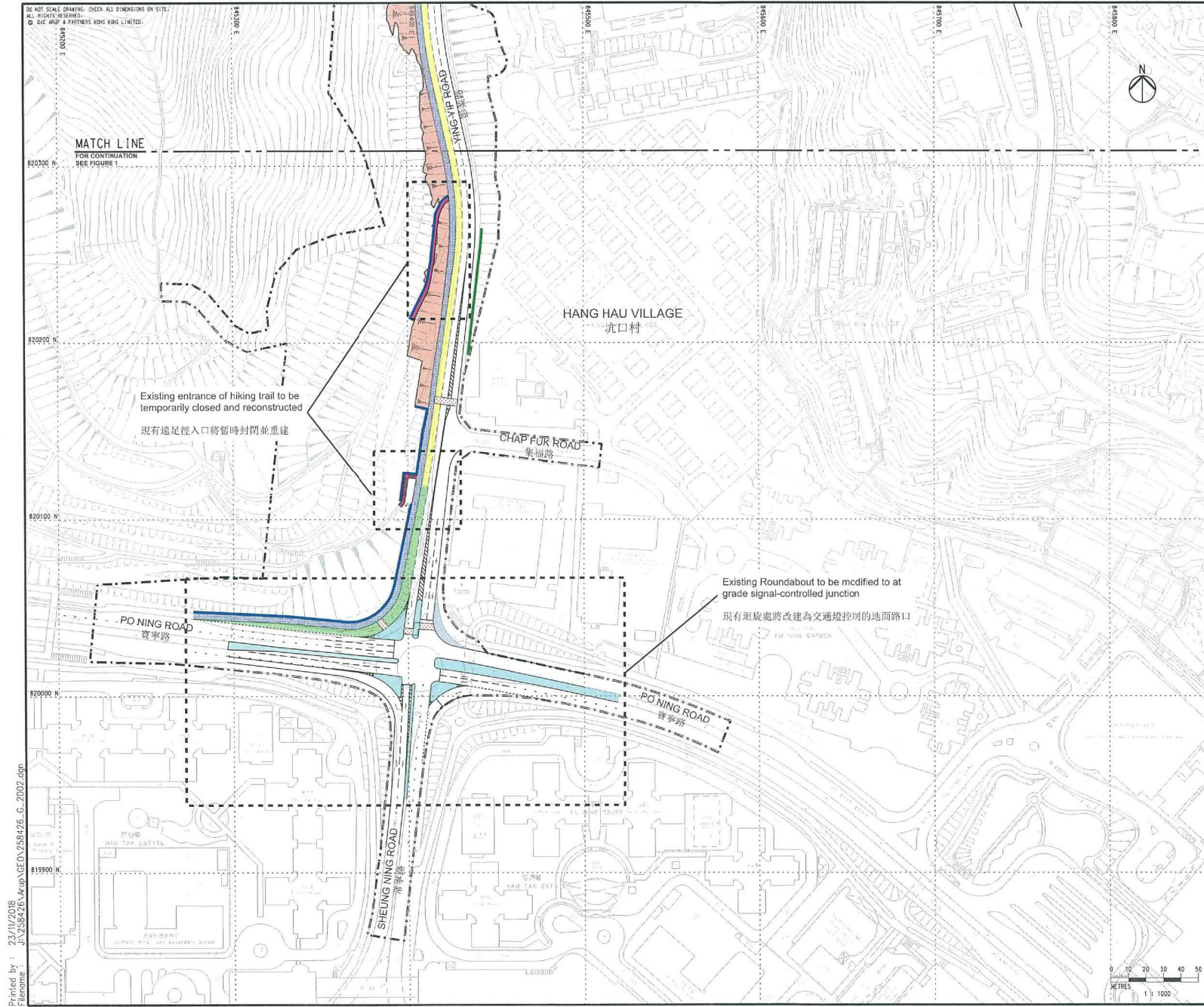


KEY LOCATION PLAN

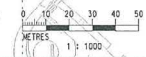
**LEGEND 圖例**

- Site Boundary 施工界限
- Proposed Slope Works 擬建斜坡
- Proposed Footpath 擬建行人路
- Proposed Carriageway 擬建行車道
- Proposed Climbing Lane 擬建爬坡車道
- Proposed Central Median/ Traffic Island 擬建中央分隔帶/安全島
- Proposed Retaining Wall 擬建擋土牆
- Proposed Noise Barrier 擬建隔音屏障
- Proposed Hiking Trail 擬建遠足徑
- Proposed Pedestrian Crossing 擬建行人過路處

Rev	Description	HRW	XX/18
Constant			
<b>ARUP</b>			
工程名稱 將軍澳公營房屋發展之工地平整及基礎設施工程			
PROJECT TITLE SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT TSEUNG KWAN O			
圖則名稱 影業路以西北的公營房屋發展之工地平整及基礎設施工程 - 平面圖 (兩張之第二張)			
DRAWING TITLE PROPOSED LAYOUT PLAN OF HOUSING DEVELOPMENT SITE AT NORTHWEST OF YUNG YIP ROAD (SHEET 2 OF 2)			
Drawing no.	Figure 2		Rev. -
Drawn	Date	Checked	Approved
HRW	11/18	KC	SYC
Scale	Status PRELIMINARY		
COPYRIGHT RESERVED			



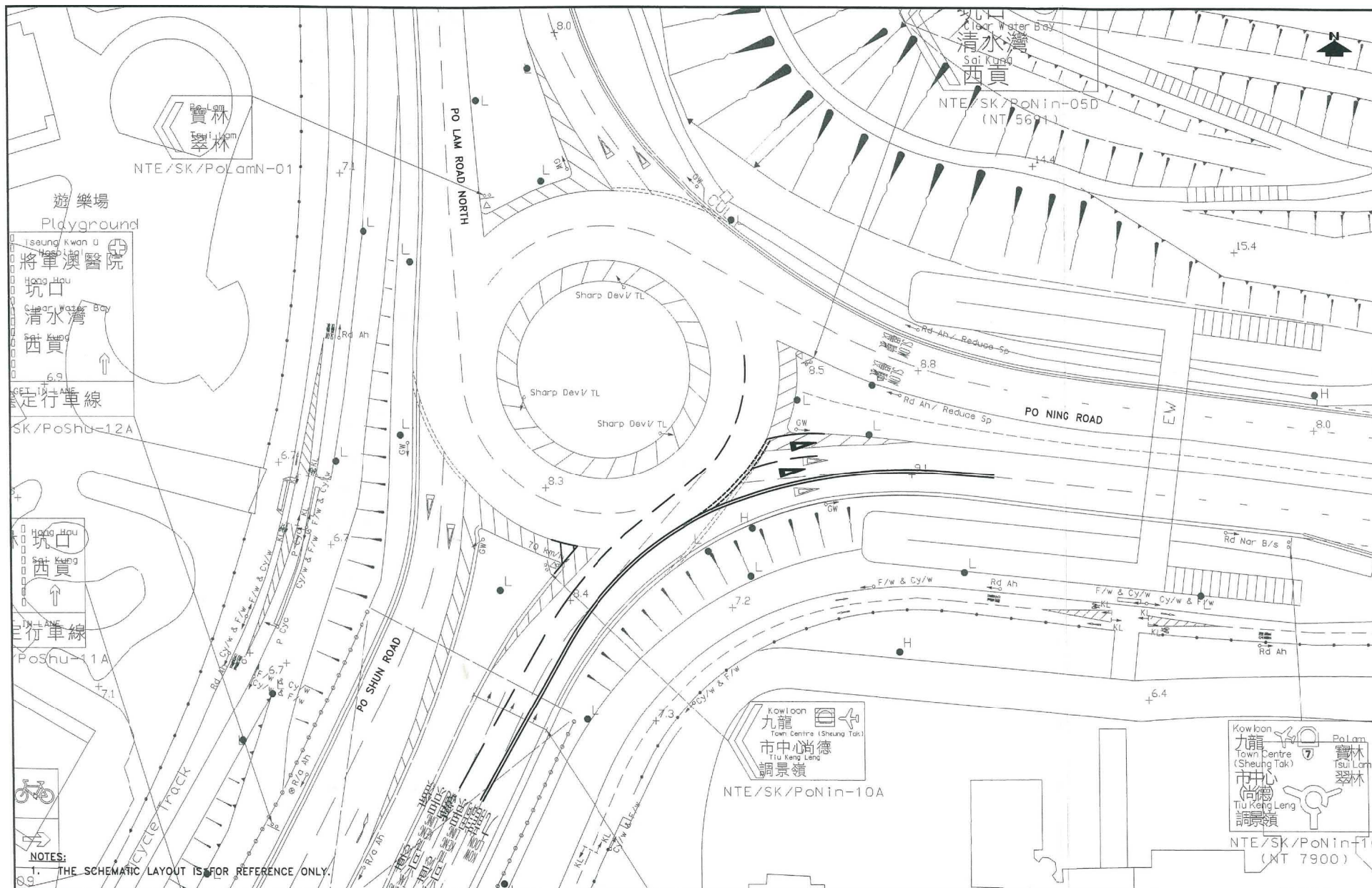
Printed by : 23/11/2018  
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(資料來源：由申請人提供的概要路口交匯處發展藍圖)  
 (Source : Schematic Junction Layout Plan supplied by the Applicant)

參考編號 REFERENCE No. Y/TKO/5	繪圖 DRAWING Z-10
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NOTES:  
1. THE SCHEMATIC LAYOUT IS FOR REFERENCE ONLY.

PROJECT NO. <b>40496</b>		PROJECT TITLE PROPOSED REZONING OF RESIDENTIAL DEVELOPMENT AT LOT NO.310 IN DEMARCATION DISTRICT NO.224, HANG HAU ROAD, SAI KUNG		DRAWING NO. APPENDIX 4	REV. -
DESIGNED HCS	DATE JUL 2018	DRAWING TITLE SCHEMATIC JUNCTION LAYOUT OF J/O PO NING ROAD/ PO SHUN ROAD/ PO LAM ROAD NORTH			
DRAWN CLL	SCALE	<div style="text-align: right;"> <b>顧問有限公司</b>            Consultancy Limited         </div>			
CHECKED SLN					

FILE: G:\PROJECT\40496\DATA\DWG\APPENDIX4.DWG PLOT SCALE: 1:1

(資料來源：由申請人提供的概要路口交匯處發展藍圖)  
(Source : Schematic Junction Layout Plan supplied by the Applicant)

參考編號 REFERENCE No. Y/TKO/5	繪圖 DRAWING Z-11
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Viewing Point 2  
Po Hong Park



Existing condition



Proposed scheme









# Viewing Point 5

## Poolside Garden out side Tsueng Kwan O hospital



Existing condition

Application Site



Proposed scheme

Application Site





# Viewing Point 6

## Hang Hau Village



Existing condition



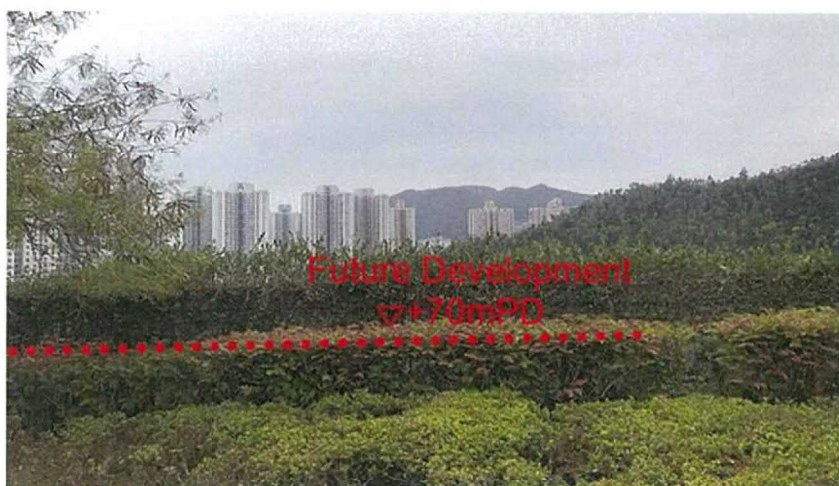
Proposed scheme



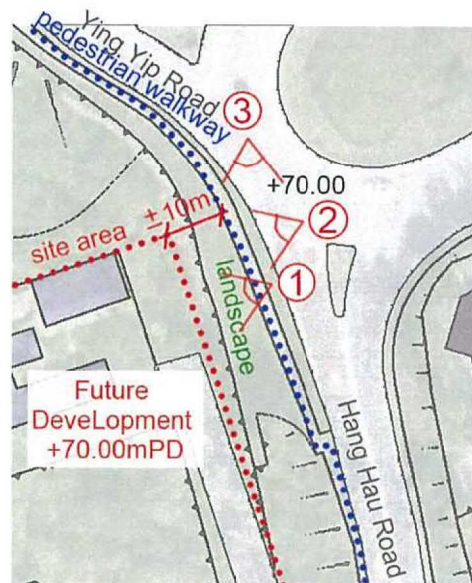


Viewing Point 8

Roundabout at Hang Hau Road and Ying Yip Road



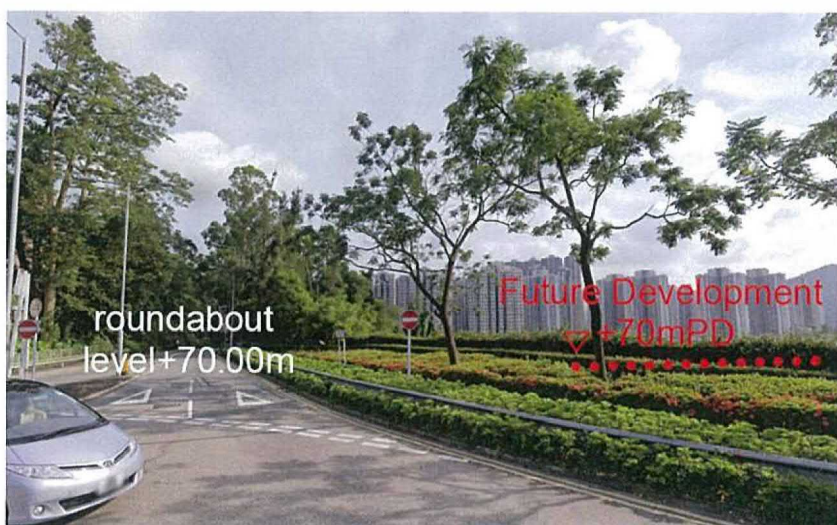
VIEW 1



Description plan

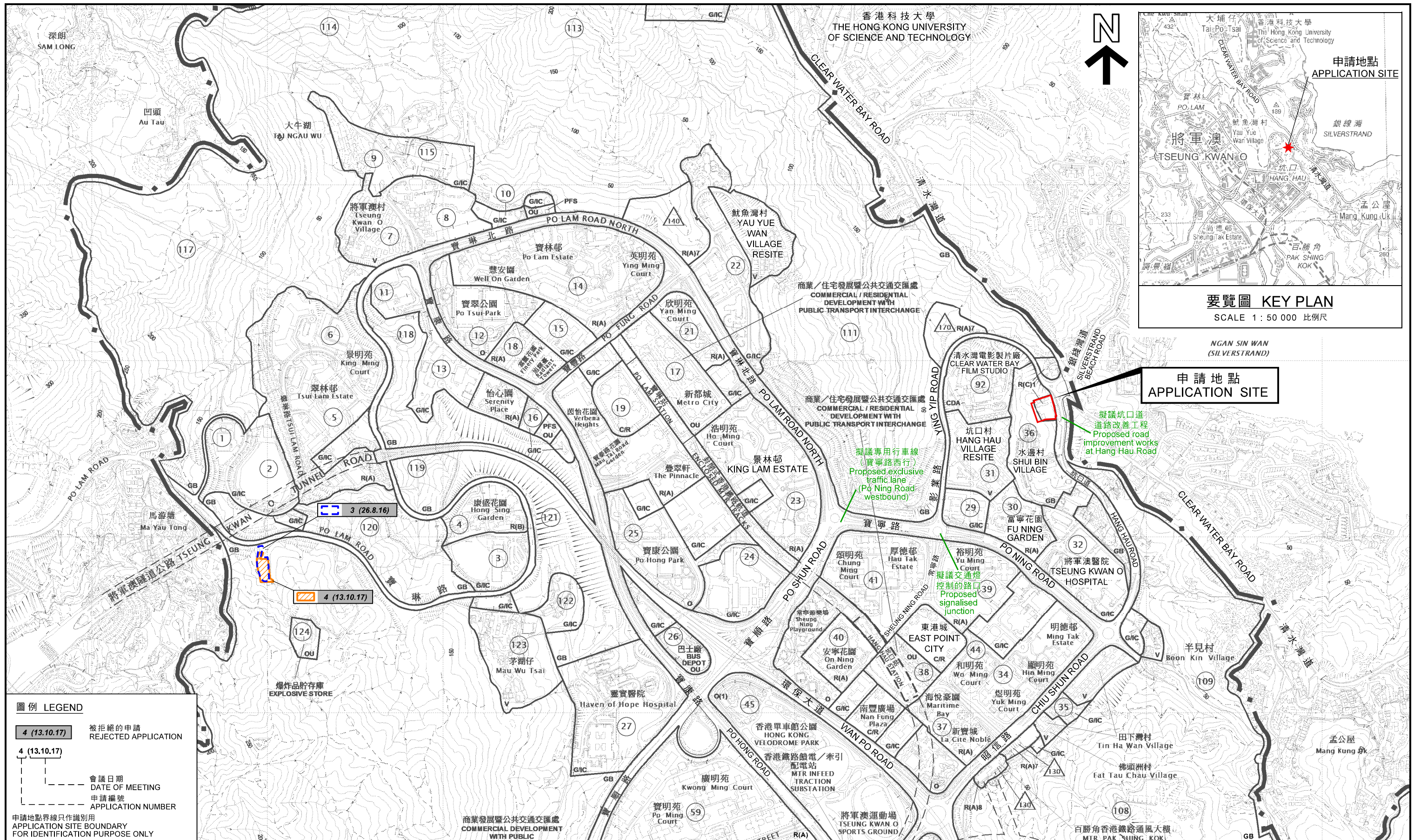


VIEW 2



VIEW 3





**位置圖 LOCATION PLAN**

把「住宅(丙類)1」地帶、「綠化地帶」及「道路」  
改劃為「住宅(丙類)2」地帶及「綠化地帶」  
西貢坑口丈量約份第224約地段第310號及毗連政府土地  
TO REZONE FROM "RESIDENTIAL (GROUP C) 1", "GREEN BELT" AND "ROAD"  
TO "RESIDENTIAL (GROUP C) 2" AND "GREEN BELT"  
LOT 310 IN D.D. 224 AND ADJOINING GOVERNMENT LAND, HANG HAU ROAD, SAI KUNG

SCALE 1 : 10 000 比例尺  
米 200 0 200 400 米  
METRES

本摘要圖於2020年9月8日擬備，  
所根據的資料為於2020年6月19日  
展示的分區計劃大綱草圖編號S/TKO/27  
EXTRACT PLAN PREPARED ON 8.9.2020  
BASED ON DRAFT OUTLINE ZONING PLAN  
No. S/TKO/27 EXHIBITED ON 19.6.2020

規劃署  
PLANNING  
DEPARTMENT

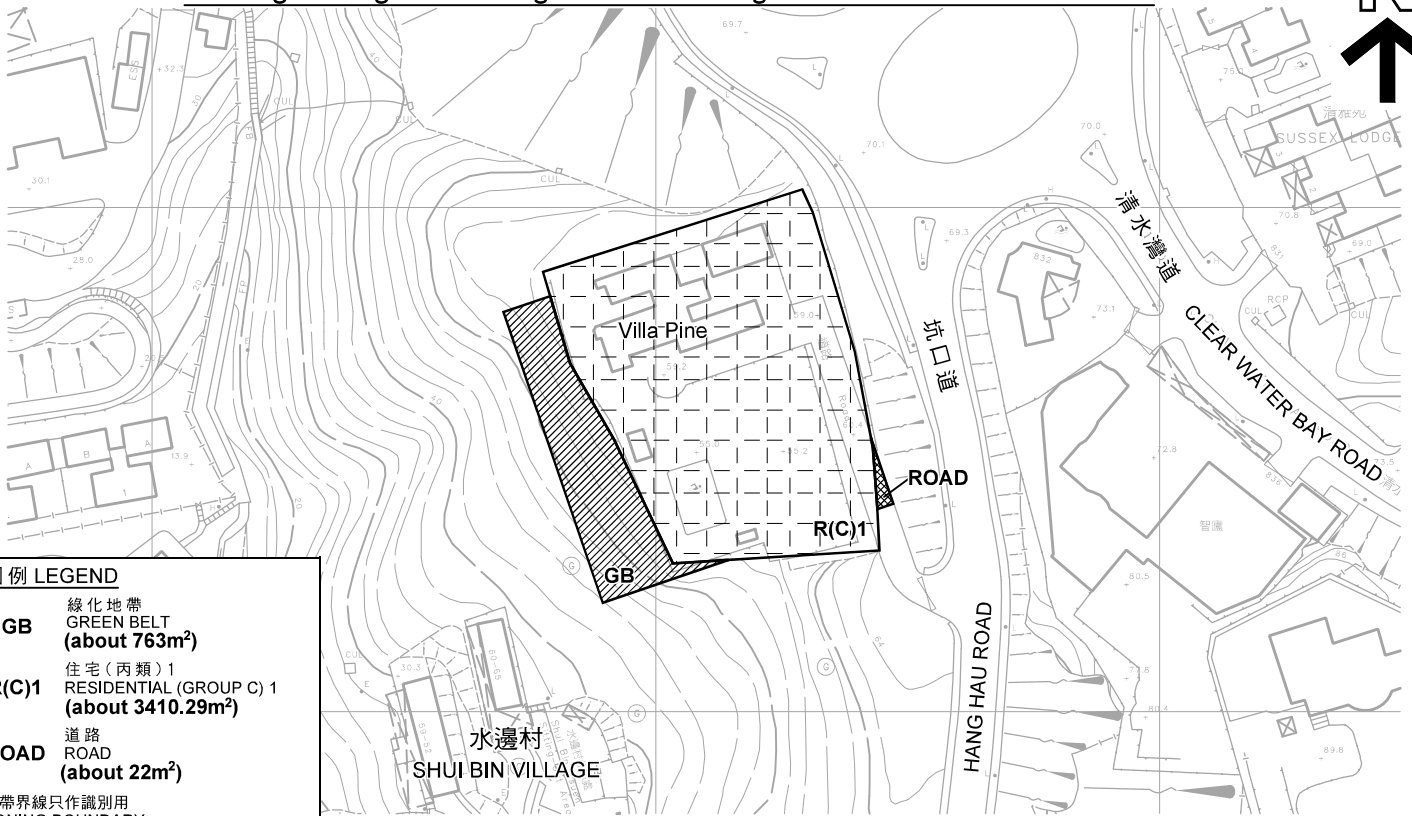


參考編號  
REFERENCE No.  
Y/TKO/5

圖 PLAN  
Z-1



根據分區計劃大綱草圖編號S/TKO/27的現有用途地帶  
Existing Zonings According to Draft Tseung Kwan O OZP No. S/TKO/27

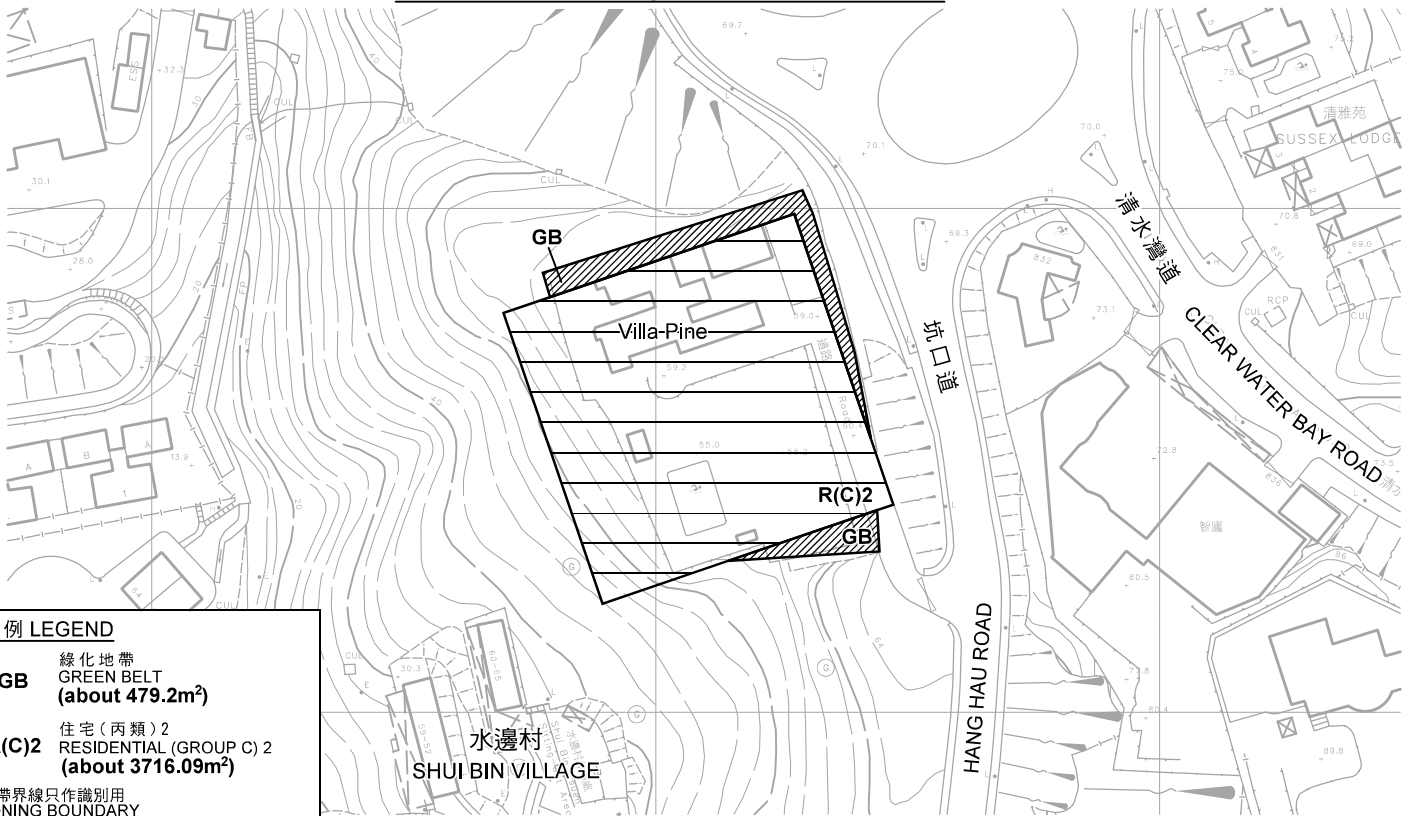


圖例 LEGEND

- GB** 綠化地帶  
GREEN BELT  
(about 763m<sup>2</sup>)
- R(C)1** 住宅(丙類)1  
RESIDENTIAL (GROUP C) 1  
(about 3410.29m<sup>2</sup>)
- ROAD** 道路  
ROAD  
(about 22m<sup>2</sup>)

地帶界線只作識別用  
ZONING BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

擬議改劃為「住宅(丙類)2」地帶及「綠化地帶」  
Proposed Rezoning to "R(C)2" and "GB"



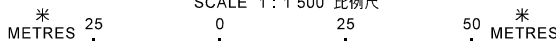
圖例 LEGEND

- GB** 綠化地帶  
GREEN BELT  
(about 479.2m<sup>2</sup>)
- R(C)2** 住宅(丙類)2  
RESIDENTIAL (GROUP C) 2  
(about 3716.09m<sup>2</sup>)

地帶界線只作識別用  
ZONING BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

現有及擬議改劃比較  
COMPARISON OF EXISTING  
AND PROPOSED LAND USE ZONINGS

把「住宅(丙類)1」地帶、「綠化地帶」及「道路」  
改劃為「住宅(丙類)2」地帶及「綠化地帶」  
西貢坑口道丈量約份第224約地段第310號及毗連政府土地  
TO REZONE FROM "RESIDENTIAL (GROUP C) 1", "GREEN BELT" AND "ROAD"  
TO "RESIDENTIAL (GROUP C) 2" AND "GREEN BELT"  
LOT 310 IN D.D. 224 AND ADJOINING GOVERNMENT LAND,  
HANG HAU ROAD, SAI KUNG  
SCALE 1 : 1 500 比例尺



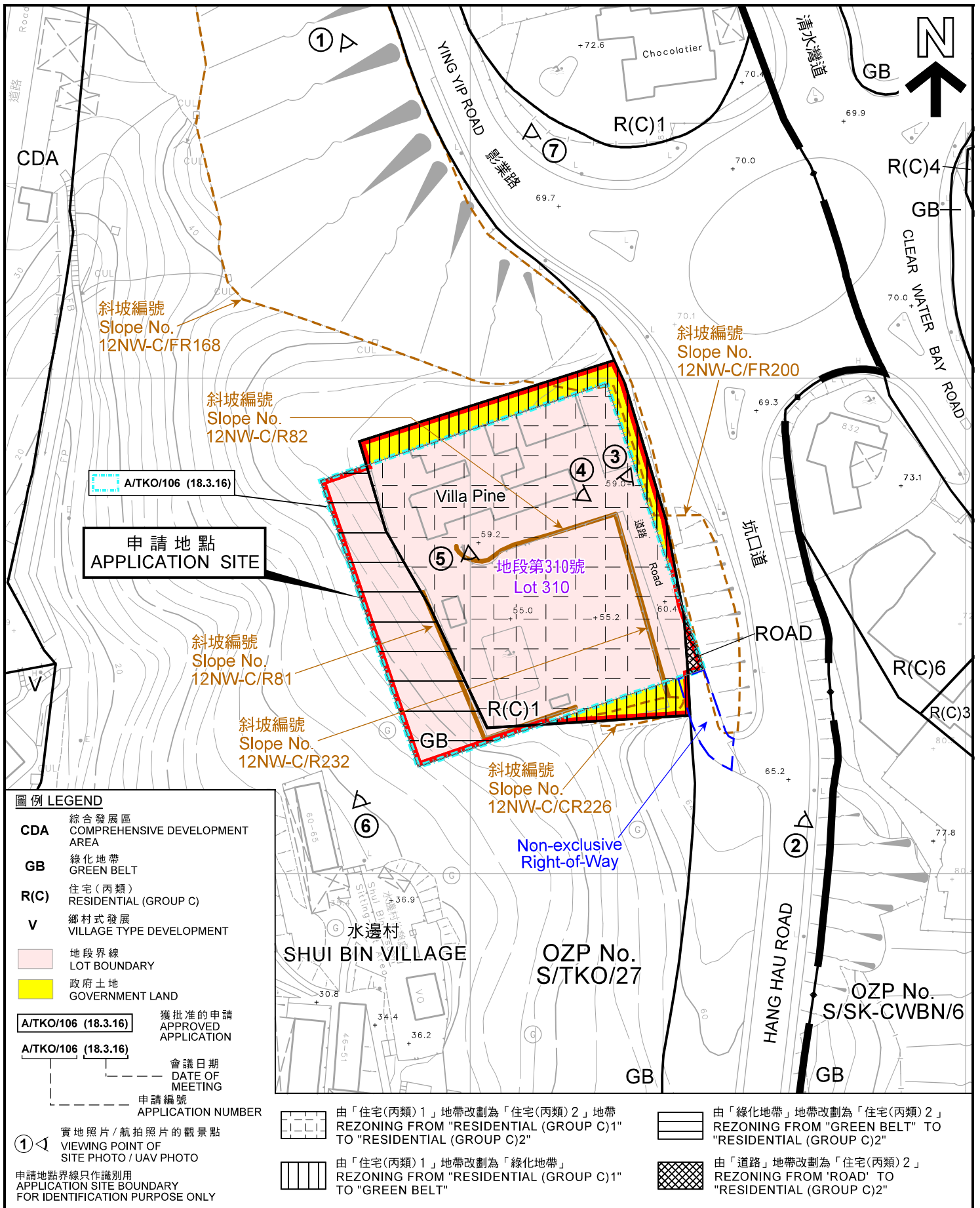
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TKO/5

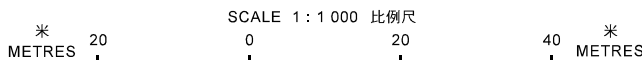
圖 PLAN  
Z-2

本摘要圖於2020年9月8日擬備，  
所根據的資料為測量圖編號  
12-NW-11C、11D、16A和16B  
EXTRACT PLAN PREPARED ON 8.9.2020  
BASED ON SURVEY SHEETS No.  
12-NW-11C, 11D, 16A & 16B



**平面圖 SITE PLAN**

把「住宅(丙類)1」地帶、「綠化地帶」及「道路」改劃為「住宅(丙類)2」地帶及「綠化地帶」  
西貢坑口道丈量約份第224約地段第310號及毗連政府土地  
TO REZONE FROM "RESIDENTIAL (GROUP C) 1", "GREEN BELT" AND "ROAD" TO "RESIDENTIAL (GROUP C) 2" AND "GREEN BELT"  
LOT 310 IN D.D. 224 AND ADJOINING GOVERNMENT LAND, HANG HAU ROAD, SAI KUNG



**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
Y/TKO/5

圖 PLAN  
Z-3

本摘要圖於2020年9月8日擬備，所根據的資料為測量圖編號12-NW-11C、11D、16A和16B  
EXTRACT PLAN PREPARED ON 8.9.2020 BASED ON SURVEY SHEETS No. 12-NW-11C, 11D, 16A & 16B





**圖例 LEGEND**

- CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- GB** 綠化地帶  
GREEN BELT
- CA** 自然保育區  
CONSERVATION AREA

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

**航攝照片 AERIAL PHOTO**

本摘要圖於2020年9月8日擬備，  
所根據的資料為地政總署  
於2019年1月23日拍得的  
航攝照片編號E053829C

EXTRACT PLAN PREPARED ON 8.9.2020  
BASED ON AERIAL PHOTO No. E053829C  
TAKEN ON 23.1.2019  
BY LANDS DEPARTMENT

把「住宅(丙類)1」地帶、「綠化地帶」及「道路」  
改劃為「住宅(丙類)2」地帶及「綠化地帶」  
西貢坑口丈量約份第224約地段第310號及毗連政府土地  
TO REZONE FROM "RESIDENTIAL (GROUP C) 1", "GREEN BELT" AND "ROAD"  
TO "RESIDENTIAL (GROUP C) 2" AND "GREEN BELT"  
LOT 310 IN D.D. 224 AND ADJOINING GOVERNMENT LAND,  
HANG HAU ROAD, SAI KUNG

規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
Y/TKO/5

圖 **PLAN**  
Z-4



1



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年9月8日擬備，所根據的資料為攝於2020年7月13日的航拍照片  
PLAN PREPARED ON 8.9.2020  
BASED ON UAV PHOTO TAKEN ON 13.7.2020

### 實地照片 SITE PHOTO

把「住宅(丙類)1」地帶、「綠化地帶」及「道路」  
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LOT 310 IN D.D. 224 AND ADJOINING GOVERNMENT LAND,  
HANG HAU ROAD, SAI KUNG

規劃署  
PLANNING  
DEPARTMENT

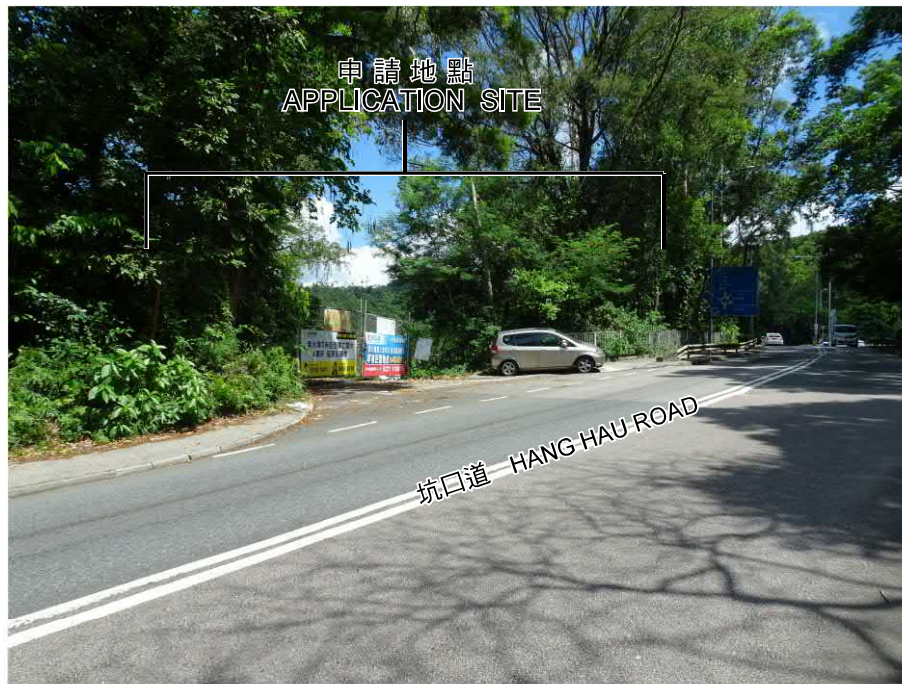


參考編號  
REFERENCE No.  
Y/TKO/5

圖 PLAN  
Z-5a



2



3



本圖於2020年9月8日擬備，所根據的資料為攝於2020年7月13日的實地照片  
 PLAN PREPARED ON 8.9.2020  
 BASED ON SITE PHOTOS TAKEN ON 13.7.2020

**實地照片 SITE PHOTO**

把「住宅(丙類)1」地帶、「綠化地帶」及「道路」  
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 TO REZONE FROM "RESIDENTIAL (GROUP C) 1", "GREEN BELT" AND "ROAD"  
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 LOT 310 IN D.D. 224 AND ADJOINING GOVERNMENT LAND,  
 HANG HAU ROAD, SAI KUNG

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 Y/TKO/5

圖 PLAN  
 Z-5b



4



5



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年9月8日擬備，所根據的資料為攝於2020年7月13日的實地照片  
PLAN PREPARED ON 8.9.2020  
BASED ON SITE PHOTOS TAKEN ON 13.7.2020

### 實地照片 SITE PHOTO

把「住宅(丙類)1」地帶、「綠化地帶」及「道路」  
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LOT 310 IN D.D. 224 AND ADJOINING GOVERNMENT LAND,  
HANG HAU ROAD, SAI KUNG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TKO/5

圖 PLAN  
Z-5c



6



7



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTO**

把「住宅(丙類)1」地帶、「綠化地帶」及「道路」  
改劃為「住宅(丙類)2」地帶及「綠化地帶」  
西貢坑口道丈量約份第224約地段第310號及毗連政府土地  
TO REZONE FROM "RESIDENTIAL (GROUP C) 1", "GREEN BELT" AND "ROAD"  
TO "RESIDENTIAL (GROUP C) 2" AND "GREEN BELT"  
LOT 310 IN D.D. 224 AND ADJOINING GOVERNMENT LAND,  
HANG HAU ROAD, SAI KUNG

本圖於2020年9月8日擬備，所根據的資料為攝於2020年7月13日的航拍照片  
PLAN PREPARED ON 8.9.2020  
BASED ON UAV PHOTOS TAKEN ON 13.7.2020

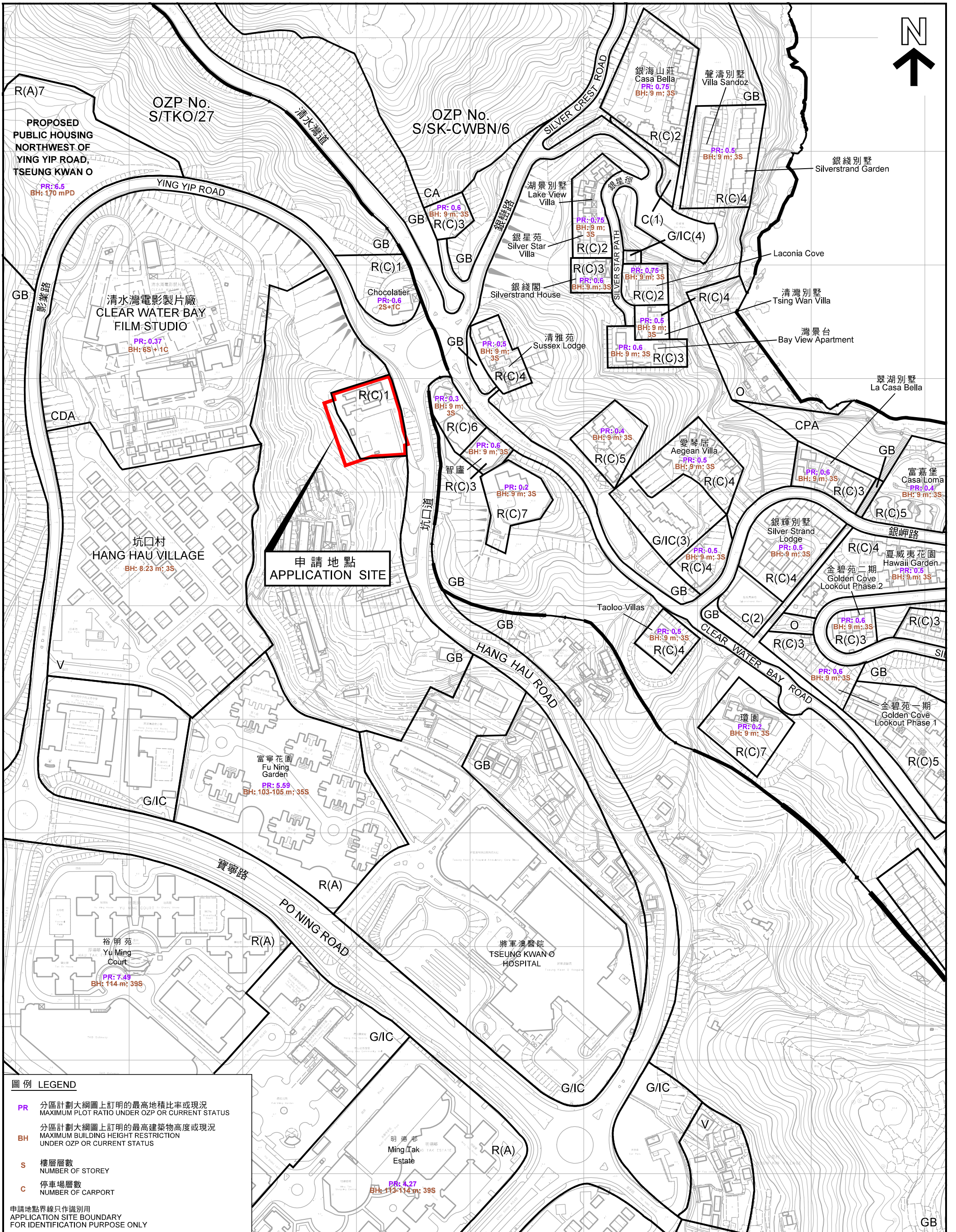
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TKO/5

圖 PLAN  
Z-5d





**圖例 LEGEND**

**PR** 分區計劃大綱圖上訂明的最高地積比率或現況  
MAXIMUM PLOT RATIO UNDER OZP OR CURRENT STATUS

**BH** 分區計劃大綱圖上訂明的最高建築物高度或現況  
MAXIMUM BUILDING HEIGHT RESTRICTION UNDER OZP OR CURRENT STATUS

**S** 樓層層數  
NUMBER OF STOREY

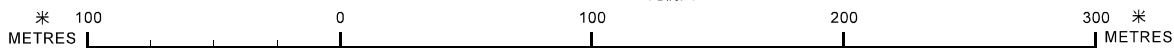
**C** 停車場層數  
NUMBER OF CARPORT

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**周邊發展分析圖 SURROUNDING DEVELOPMENT ANALYSIS PLAN**

把「住宅(丙類)1」地帶、「綠化地帶」及「道路」  
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LOT 310 IN D.D. 224 AND ADJOINING GOVERNMENT LAND,  
HANG HAU ROAD, SAI KUNG

SCALE 1 : 3 000 比例尺



本摘要圖於2020年9月8日擬備，  
所根據的資料為測量圖編號  
12-NW-11C、D、16A、B和17A  
EXTRACT PLAN PREPARED ON 8.9.2020  
BASED ON SURVEY SHEETS No.  
12-NW-11C, D, 16A, B & 17A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TKO/5

圖 PLAN  
Z-6