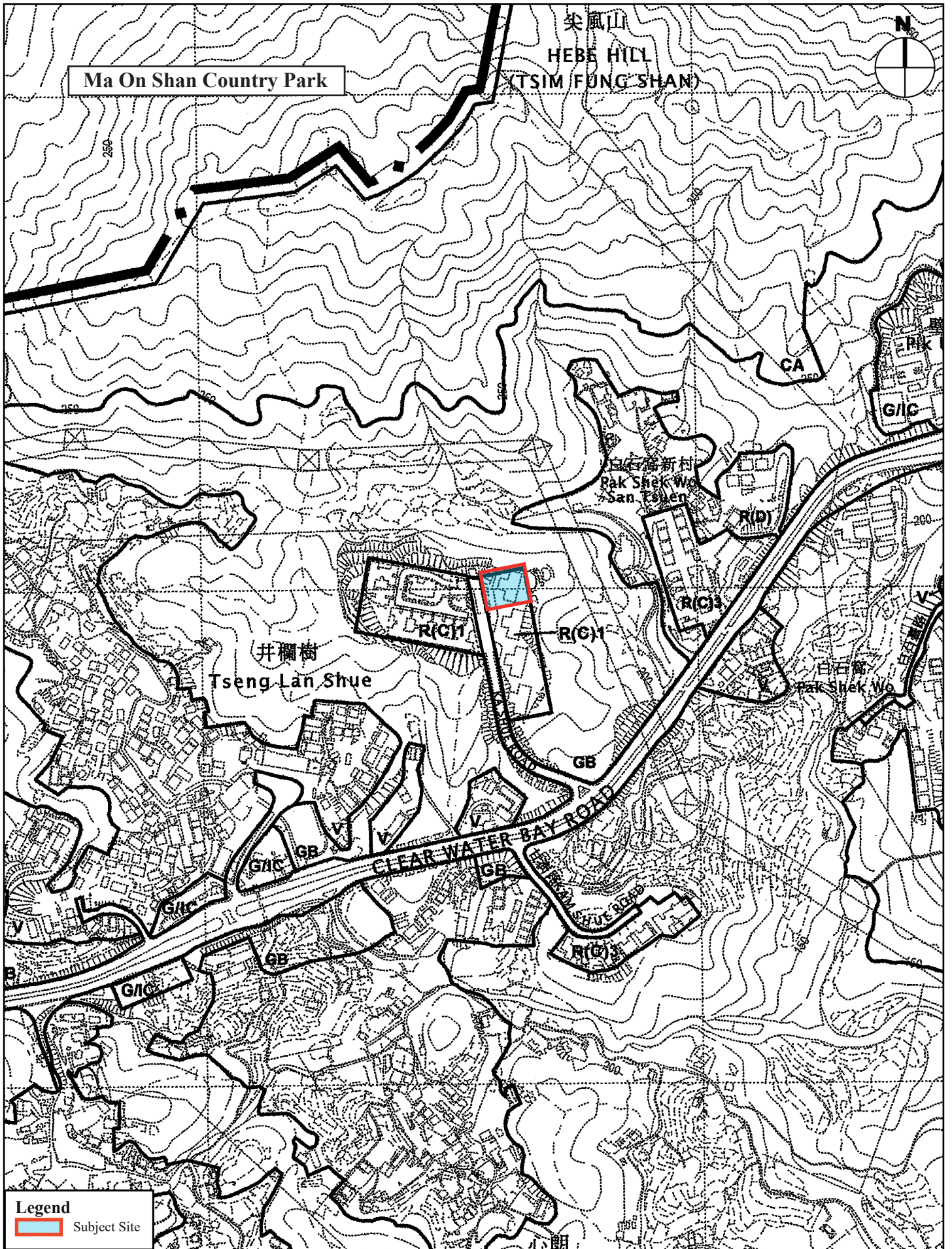



Figures



Legend

 Subject Site

Location of the Subject Site

(Extract from the Approved Tseng Lan Shue
OZP No. S/SK-TLS/10)

Figure 1

1 : 5 000



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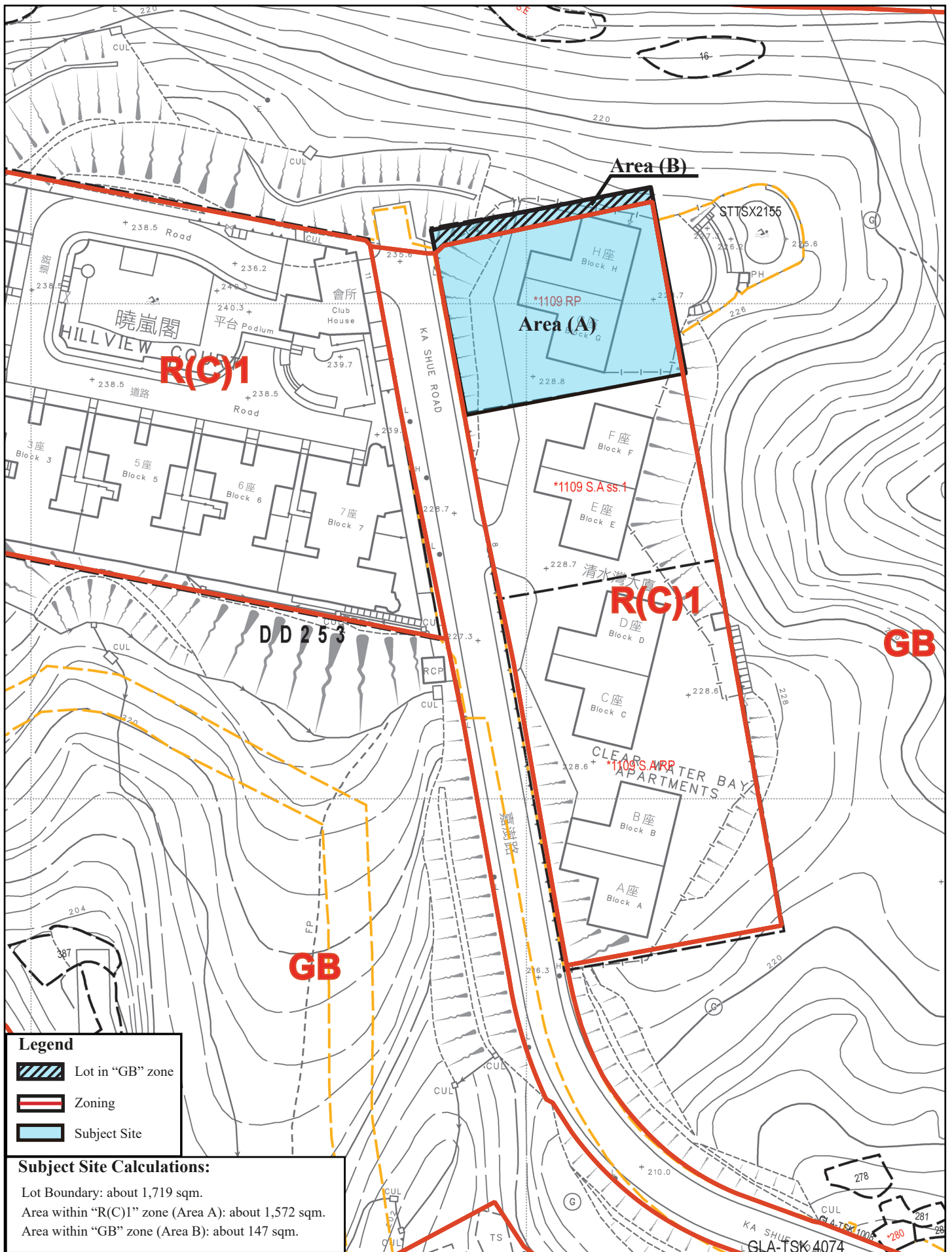
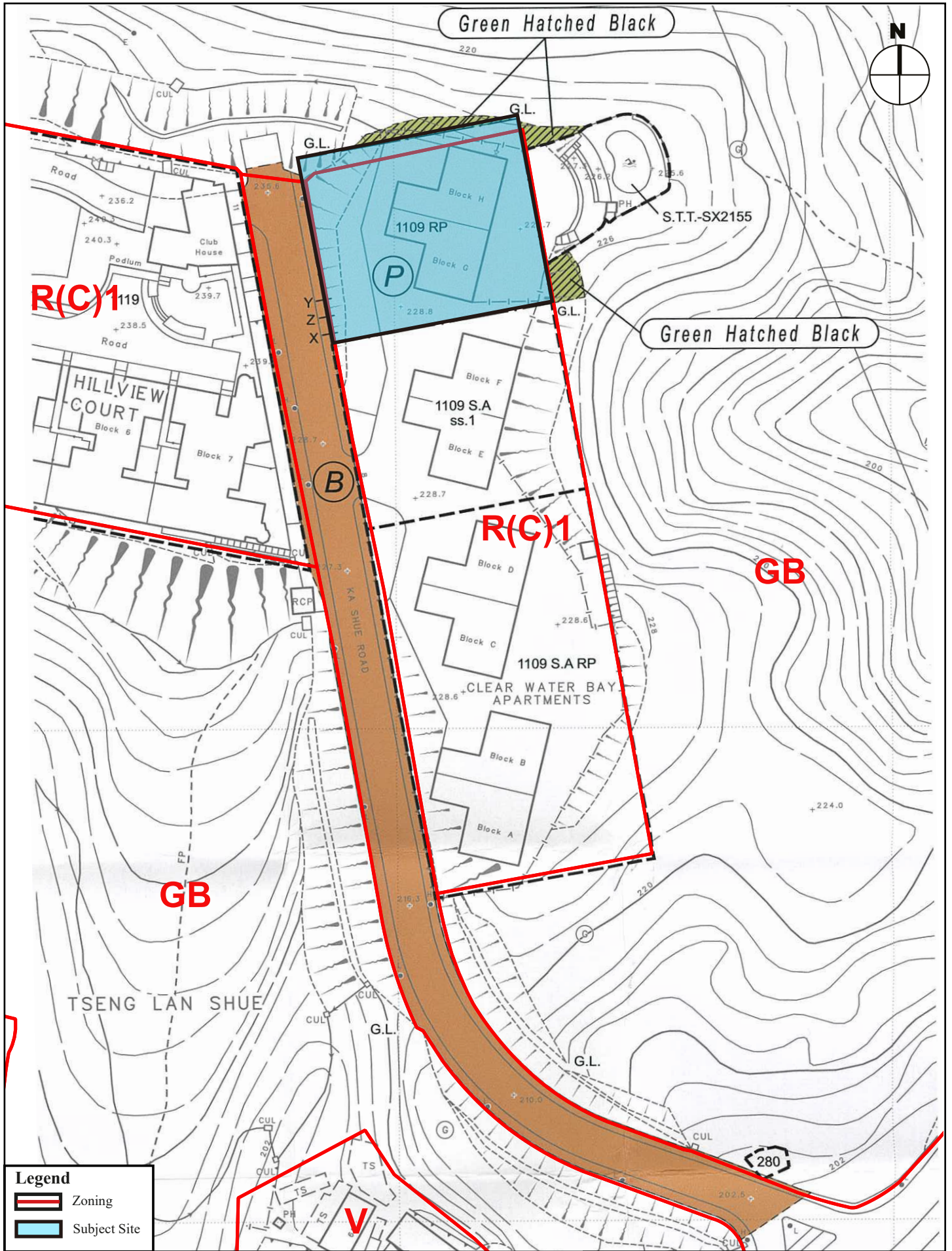


Figure 2

1 : 1 000

Lot Plan of the Subject Site
 (Extract from the Lot Index Plan No. ags_S00000125284_0001)



Lease Plan of the Subject Site

(Extract from the Modification of LOT No. 1109 RP in Demarcation District No. 253, Plan No. SKM9086a)

Figure 3

1 : 1 000



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Legend
 Subject Site

Aerial View of the Subject Site

(Extract from E195240C, dated 1st March 2023, taken by the Survey and Mapping Office, Lands Department, The Government of the HKSAR)

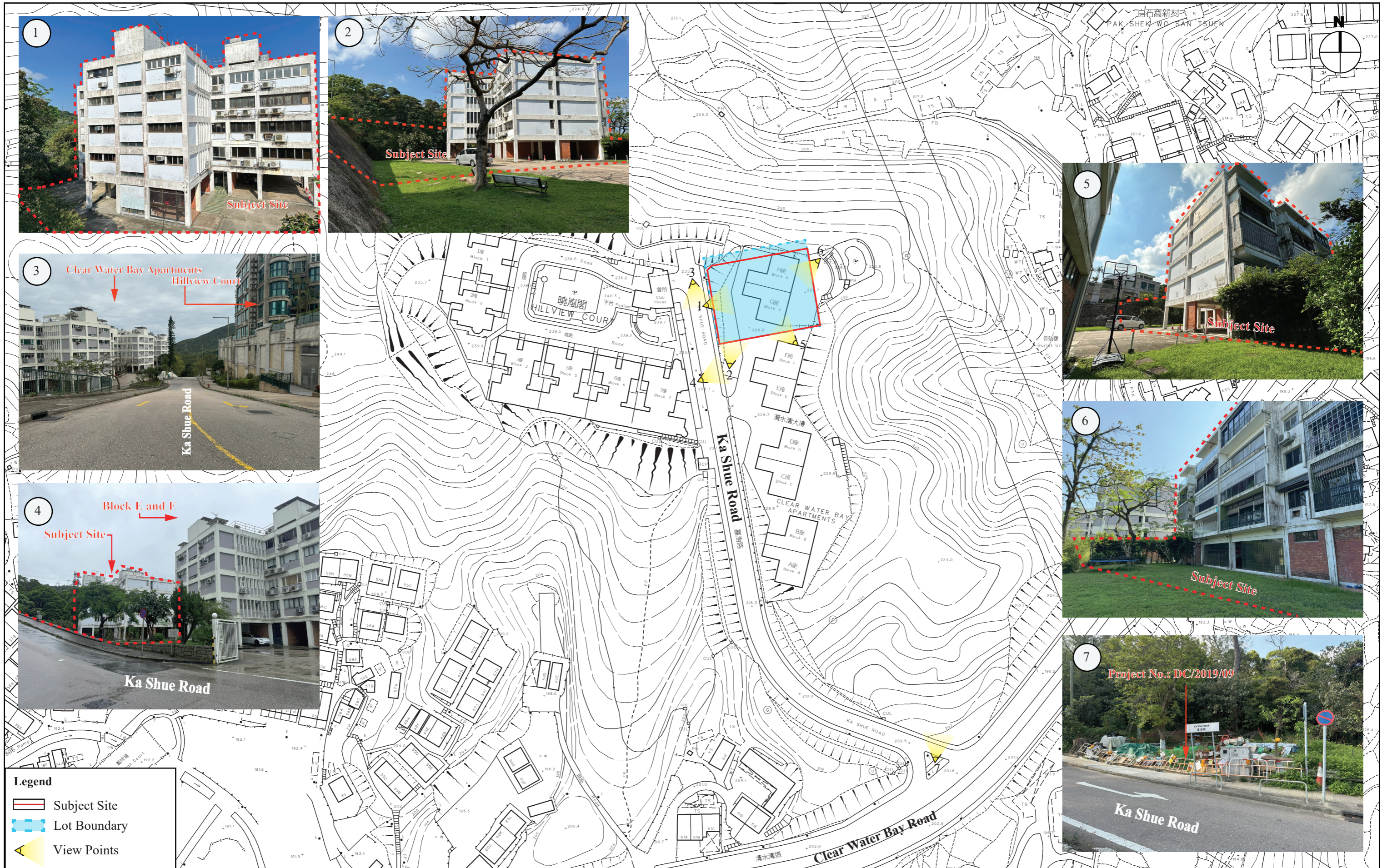
Figure 4

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The Site and Its Surrounding Conditions

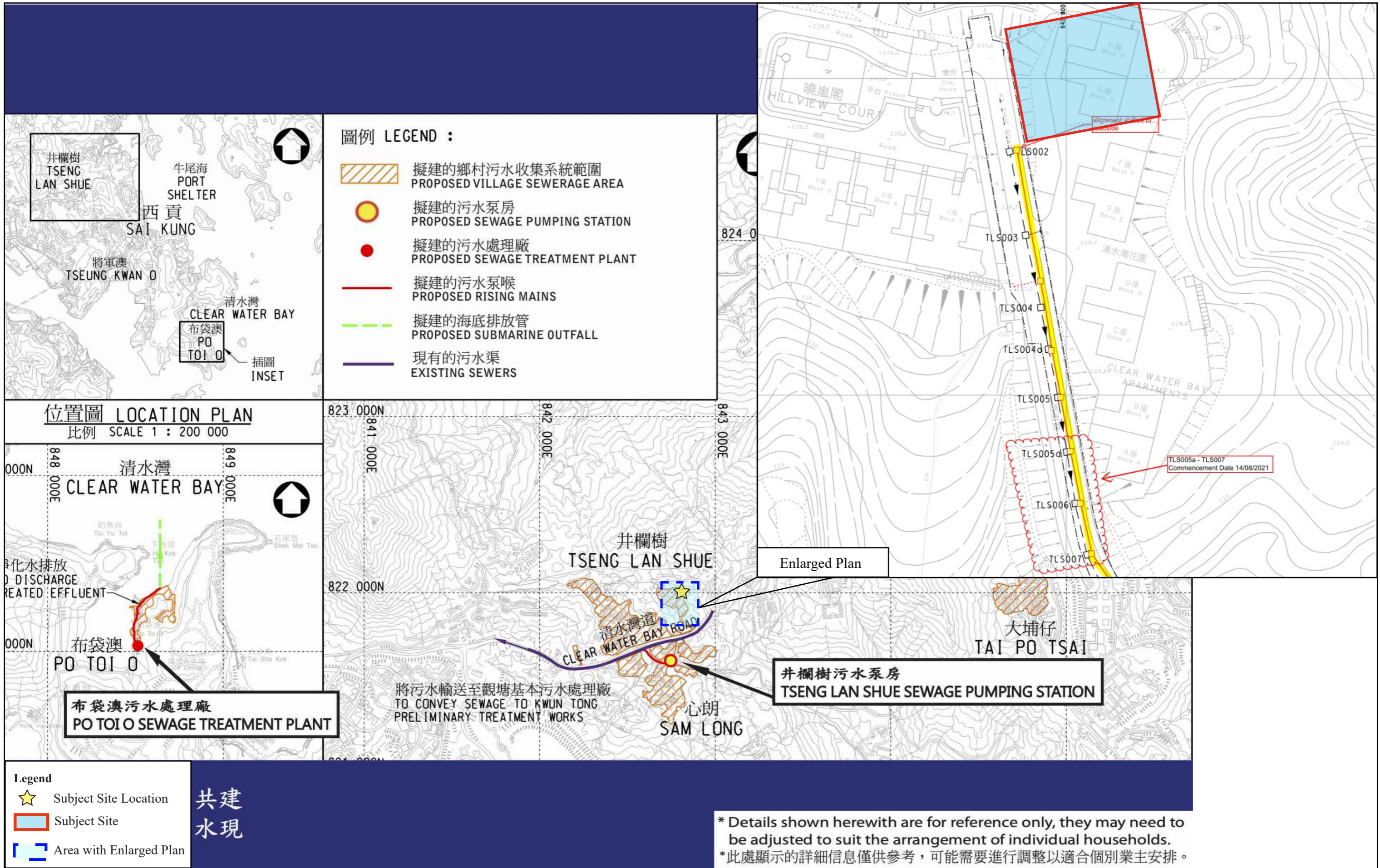
(Base Plan Extracted from Government Survey Sheet Nos. 11-NE-9C and 11-NE-9D)



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Figure 5

1: 1 500



Planned Public Sewerage Works in Vicinity of the Site

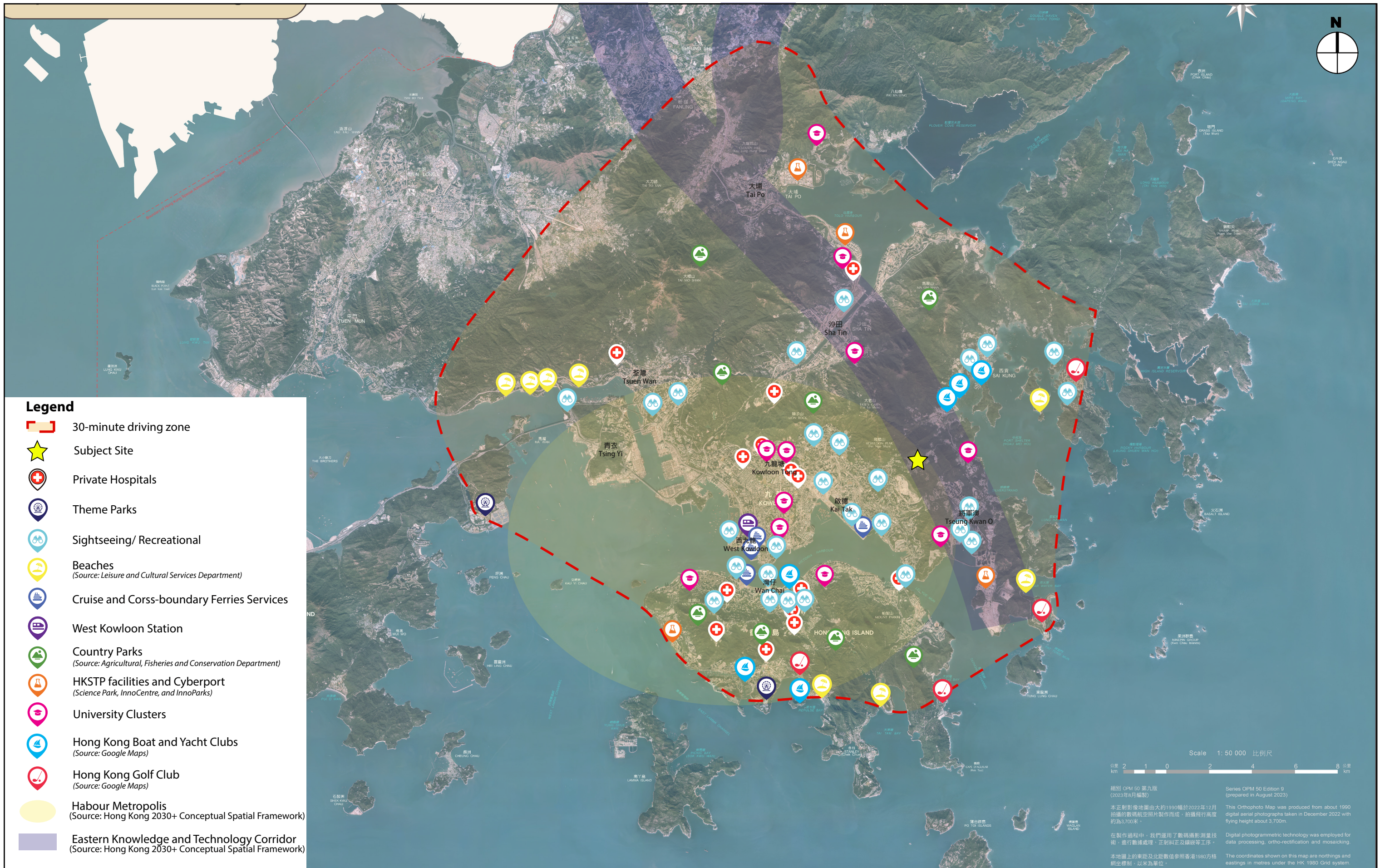
(Extracted from Provision of Sewerage in Sai Kung, Drainage Services Department Contract No. DC/2019/09, Project Scope 1)
(<https://dc201909.com/wp-content/uploads/2021/04/New-Version-of-Newsletter-size-1.pdf>)



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Figure 6

For indicative purpose only



30-Minute Driving Zone from the Site

(Extracted from Orthophoto Map Series OPM 50 Edition 9 (prepared in August 2023))

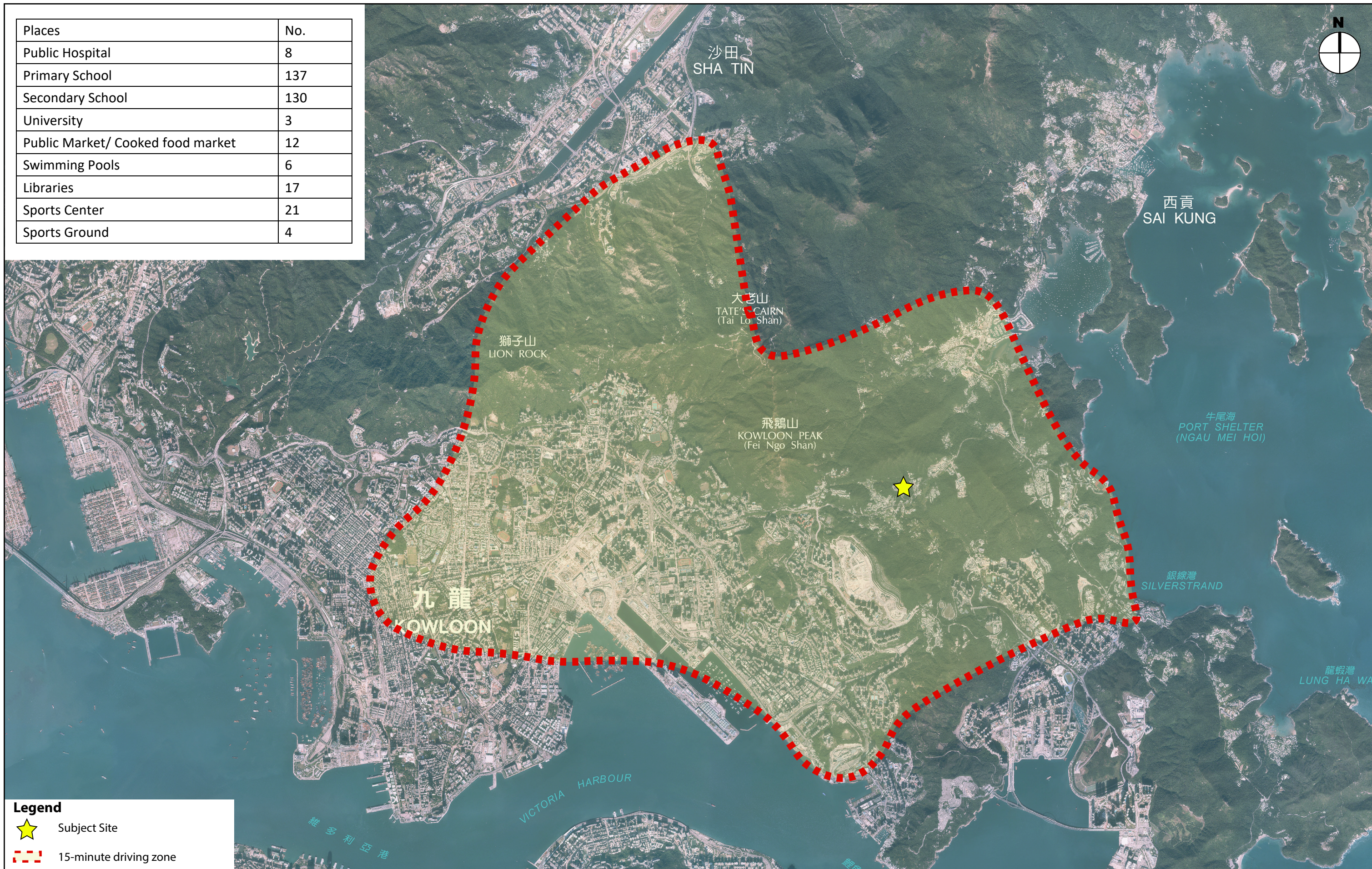


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Figure 7

Places	No.
Public Hospital	8
Primary School	137
Secondary School	130
University	3
Public Market/ Cooked food market	12
Swimming Pools	6
Libraries	17
Sports Center	21
Sports Ground	4



Legend

★ Subject Site

--- 15-minute driving zone

15-Minute Driving Zone from the Site

(Extracted from Orthophoto Map Series OPM 50 Edition 9 (prepared in August 2023))

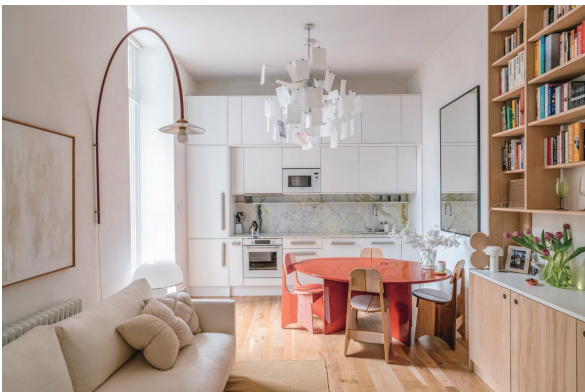
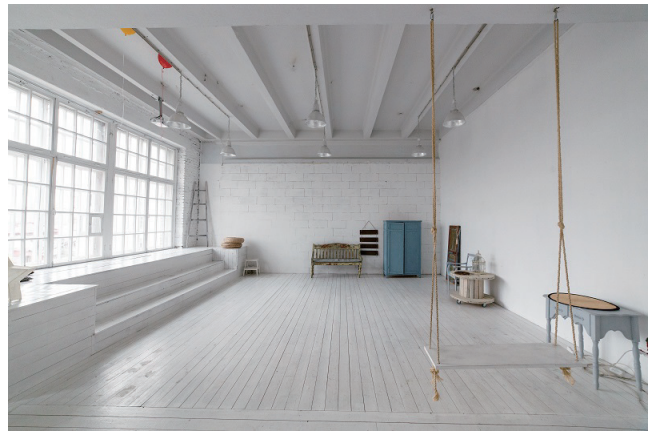


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Figure 8



Existing Condition of the Development



Interior Impression with increased Building Height

Internal Natural Lighting Study (1)

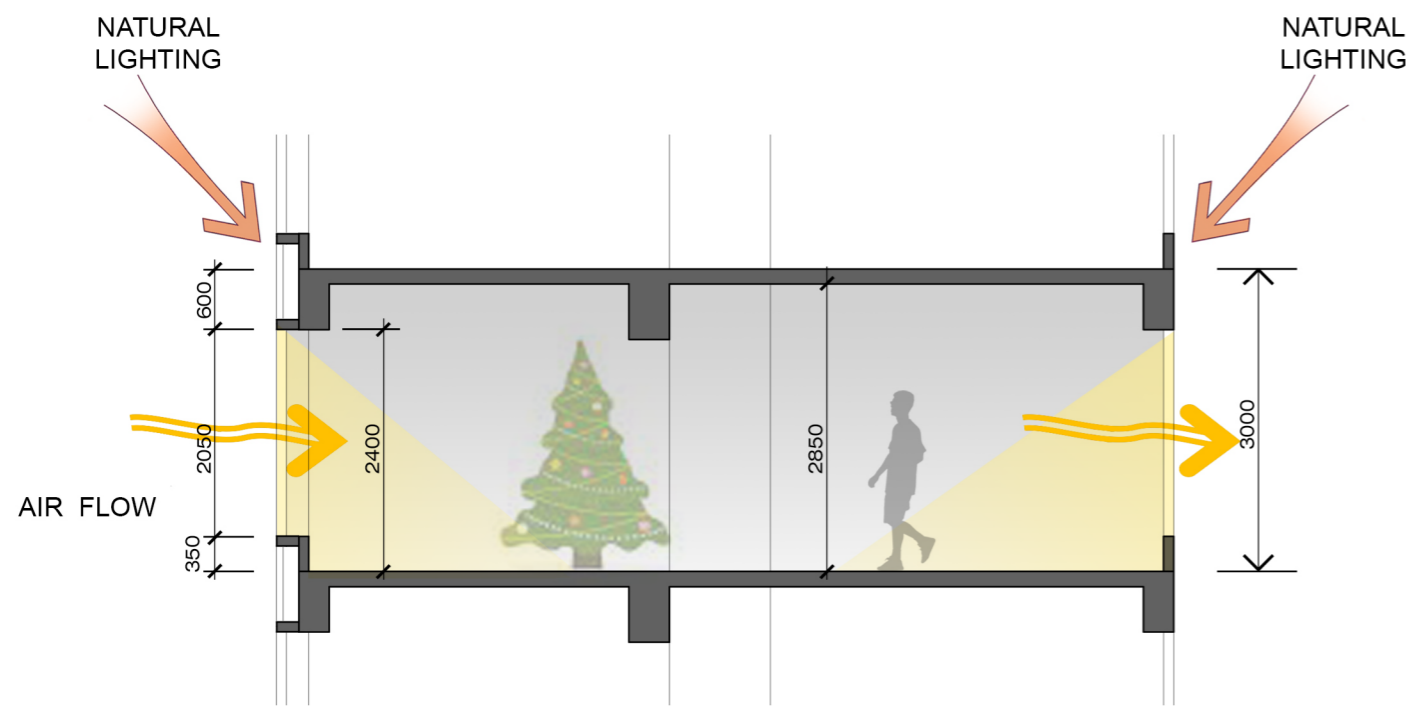
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 (TR: <https://www.apartmentratings.com/renters-library/making-the-most-of-high-ceilings.html>)
 (BL: <https://www.thenordroom.com/high-ceilings-modern-design-london-apartment/>)
 (BR: <https://www.whitemad.pl/en/flat-with-high-ceiling-in-a-tenement-house-in-poznan/>)

Figure 9



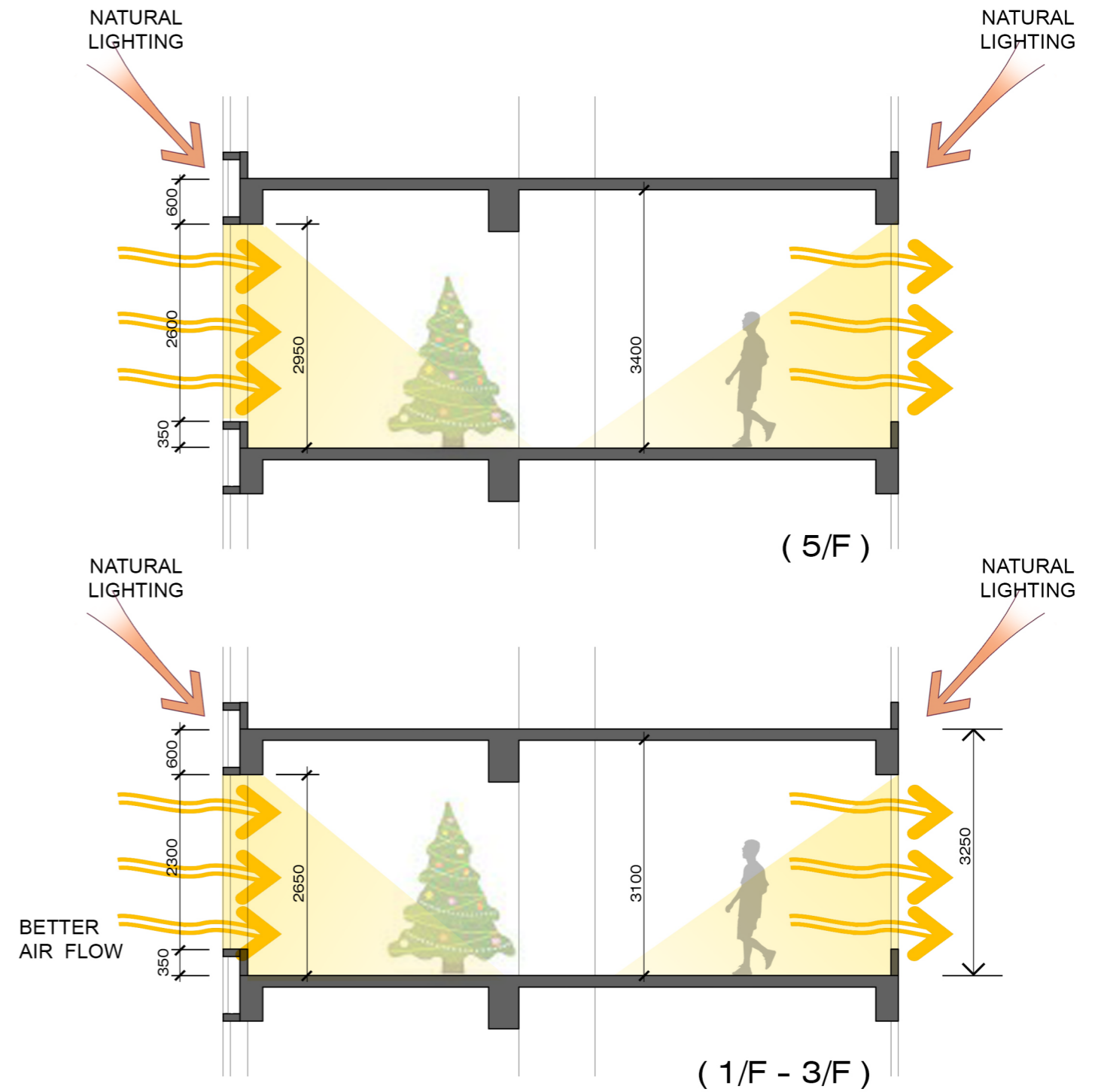
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* TOP OF WINDOW ONLY 2400, WHICH IS LESS THAN 2500

PREVIOUSLY APPROVED SCHEME
(APPLICATION No. A / SK-TLS/56)



- ENHANCE BETTER NATURAL LIGHTING
- BETTER AIR FLOW IMPROVE CROSS VENTILATION

PRESENT PROPOSED SCHEME

Internal Natural Lighting Study (2)

PROPOSED RESIDENTIAL RE-DEVELOPMENT AT NO.8 KA SHUE ROAD, SAI KUNG, HK

Figure 10



1.

Basic Site Plan Considerations:

Basic Requirements:

- Utilities

- (1). TX Room and Special Vehicular Access Gradient Requirement (Appendix VI)
- (2). FS Water Tank
- (3). FS Pump Room
- (4). FS Control Room

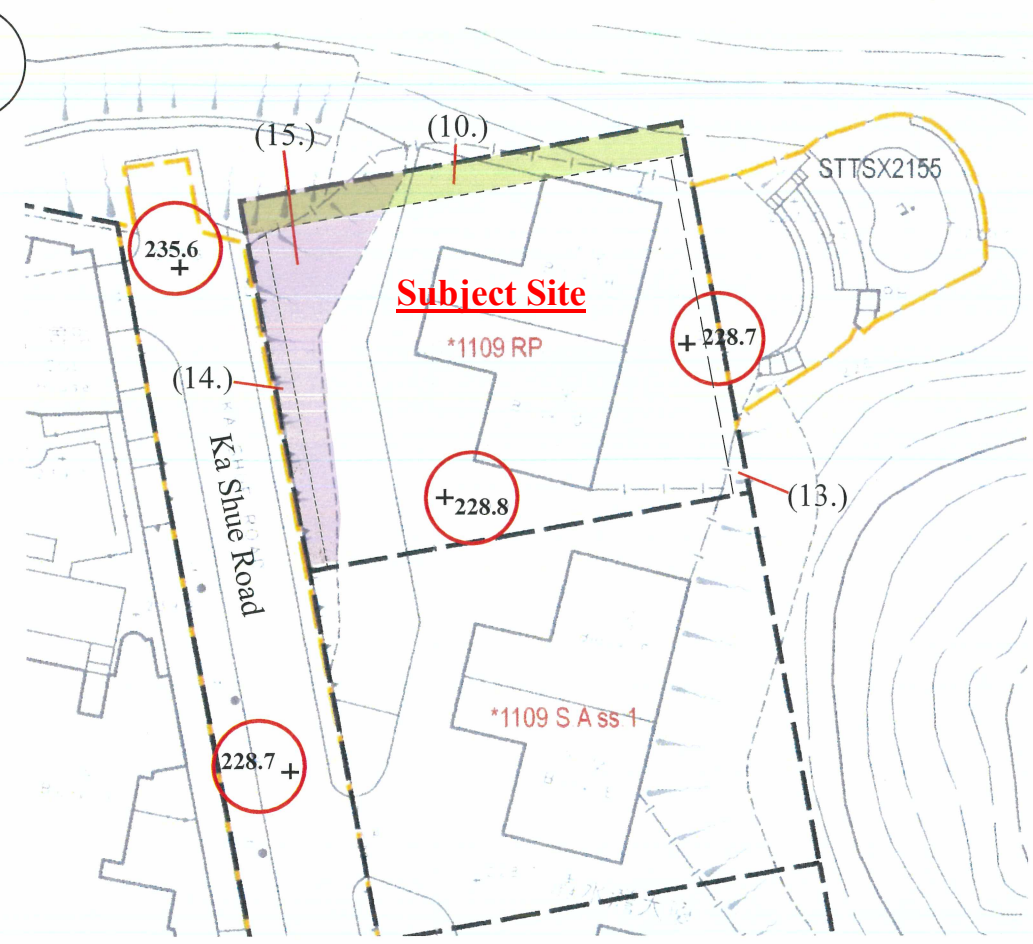
- Basic Facilities

- (5). Main Entrance
- (6). EVA
- (7). L/UL
- (8). Greenery
- (9). Clubhouse

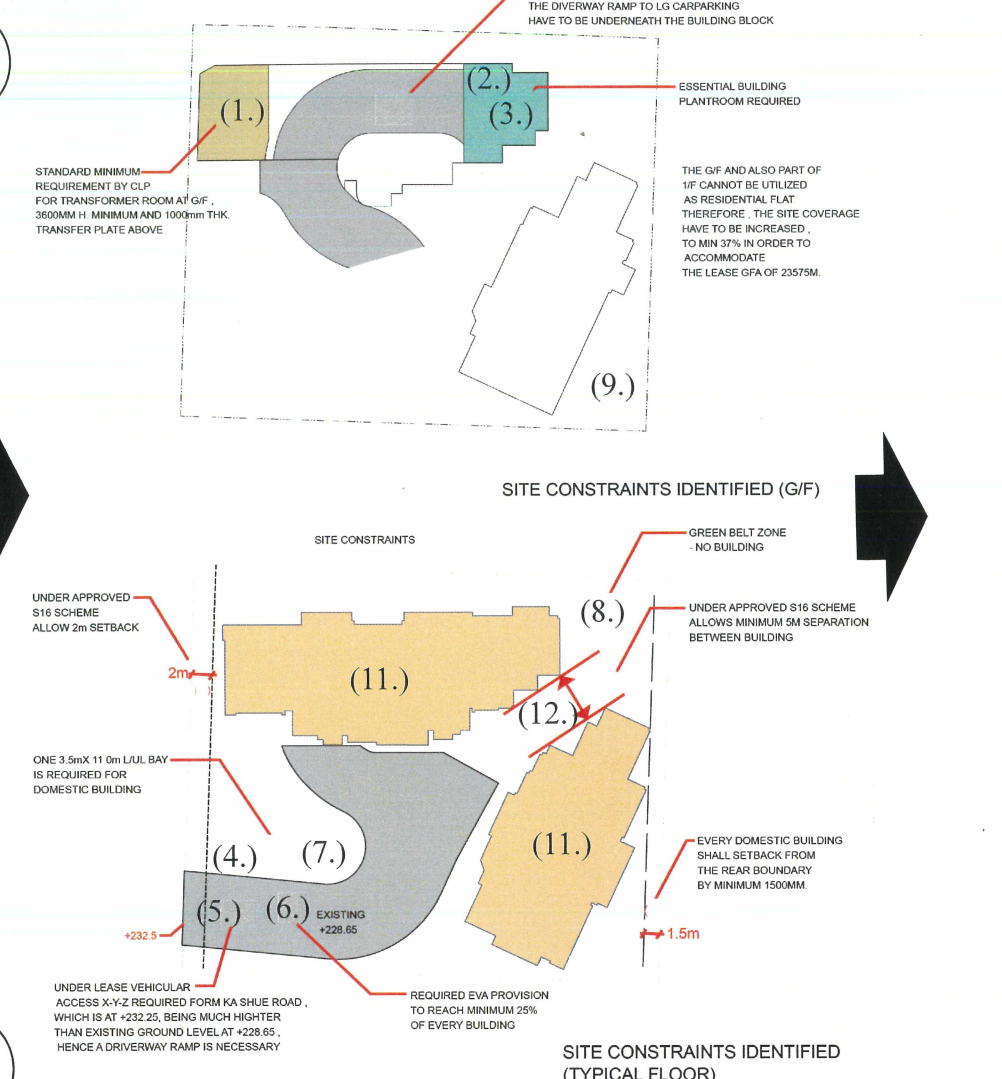
- Building Arrangements

- (10). "Green Belt" Area
- (11). Single-staircase Design to Utilise permissible GFA
- (12). 5m Building Separation
- (13). 1.5m Building Setback for Rear Boundary
- (14). 2m Surface Setback from Ka Shue Road
- (15). Slope cutting works

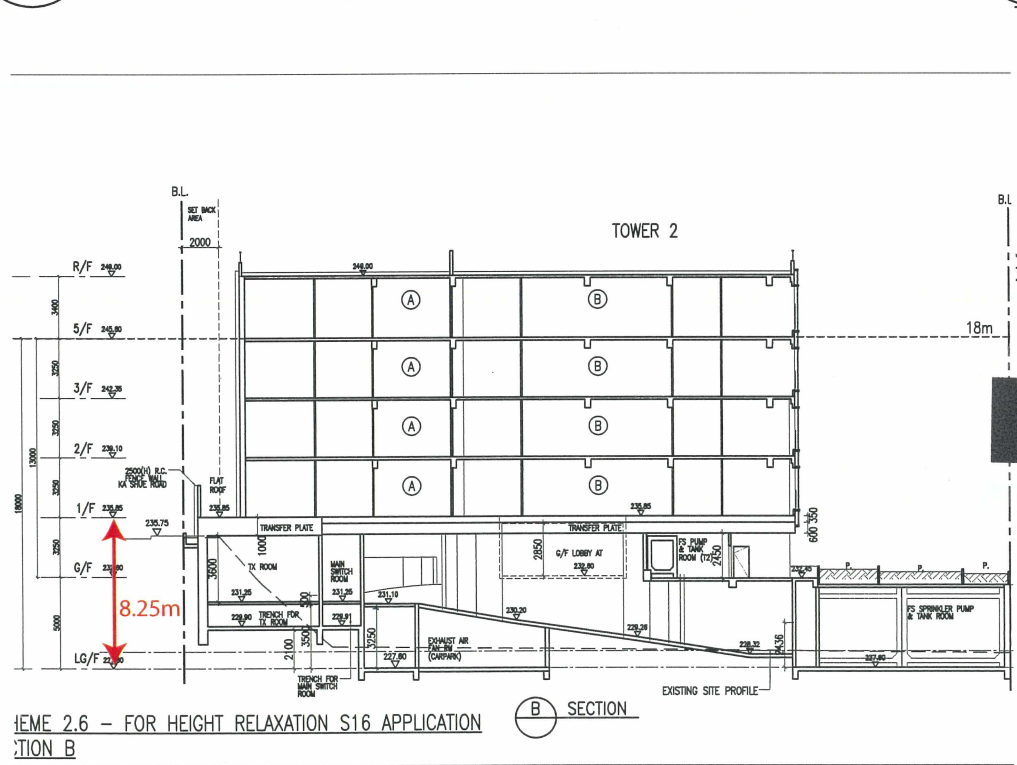
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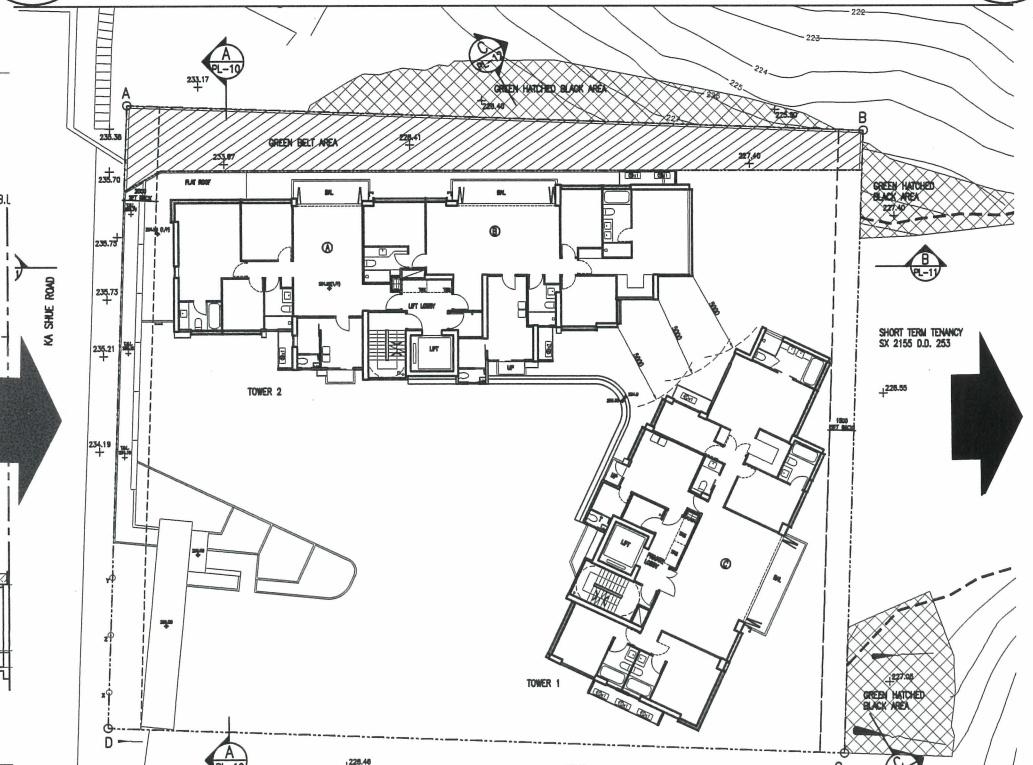


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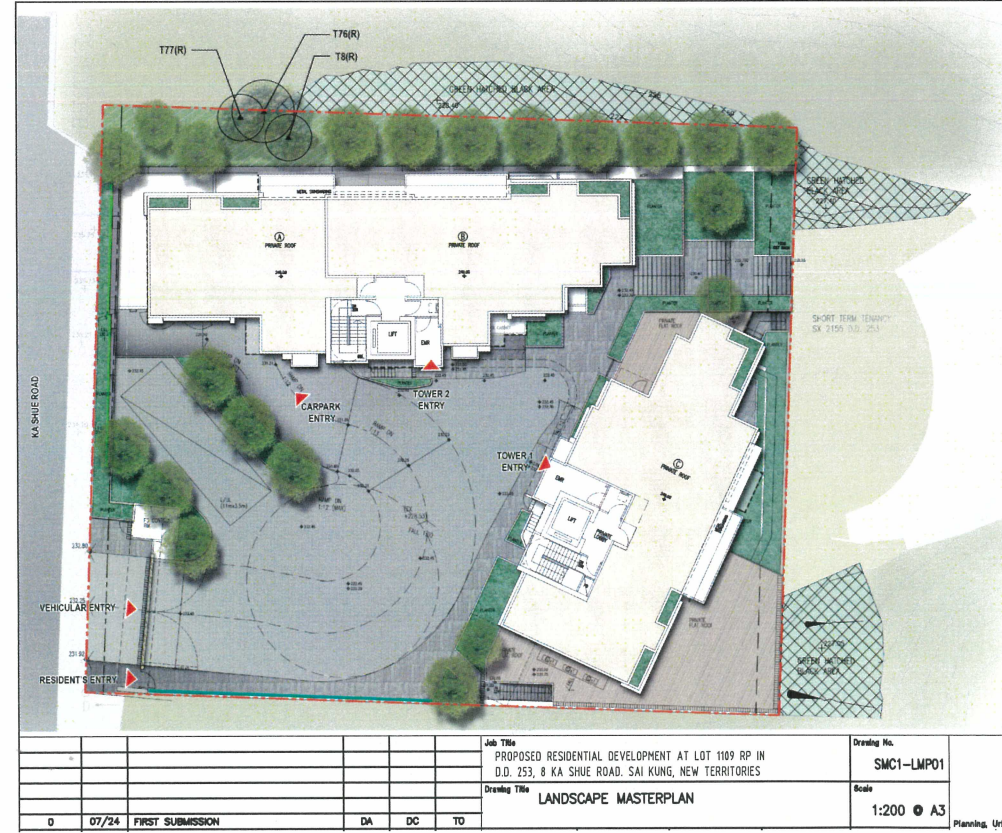
MEMO 2.6 - FOR HEIGHT RELAXATION S16 APPLICATION SECTION B

5.



FOR HEIGHT RELAXATION S16 APPLICATION PLAN

6.



Scheme Formation Diagrams

Figure 11

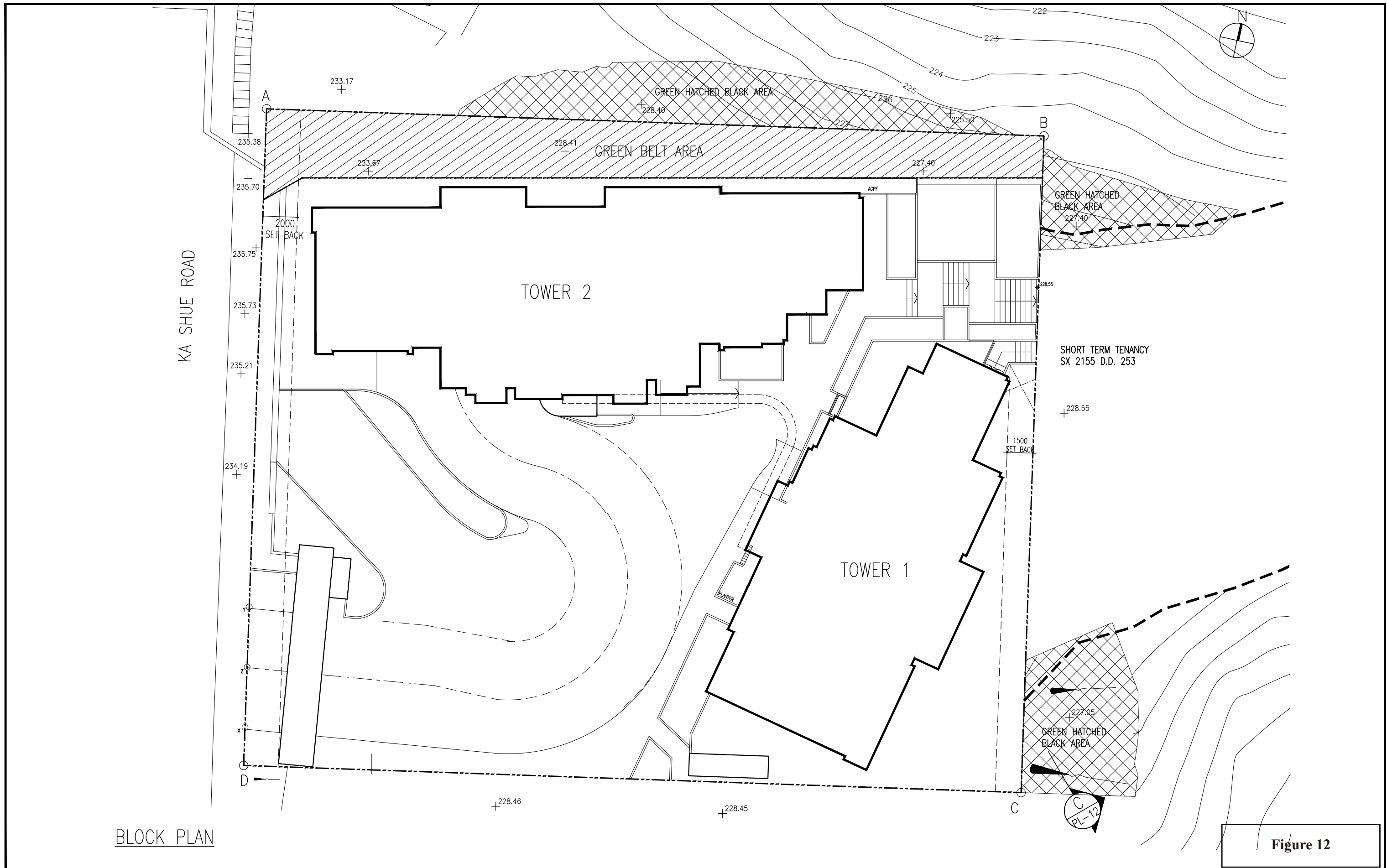


Figure 12

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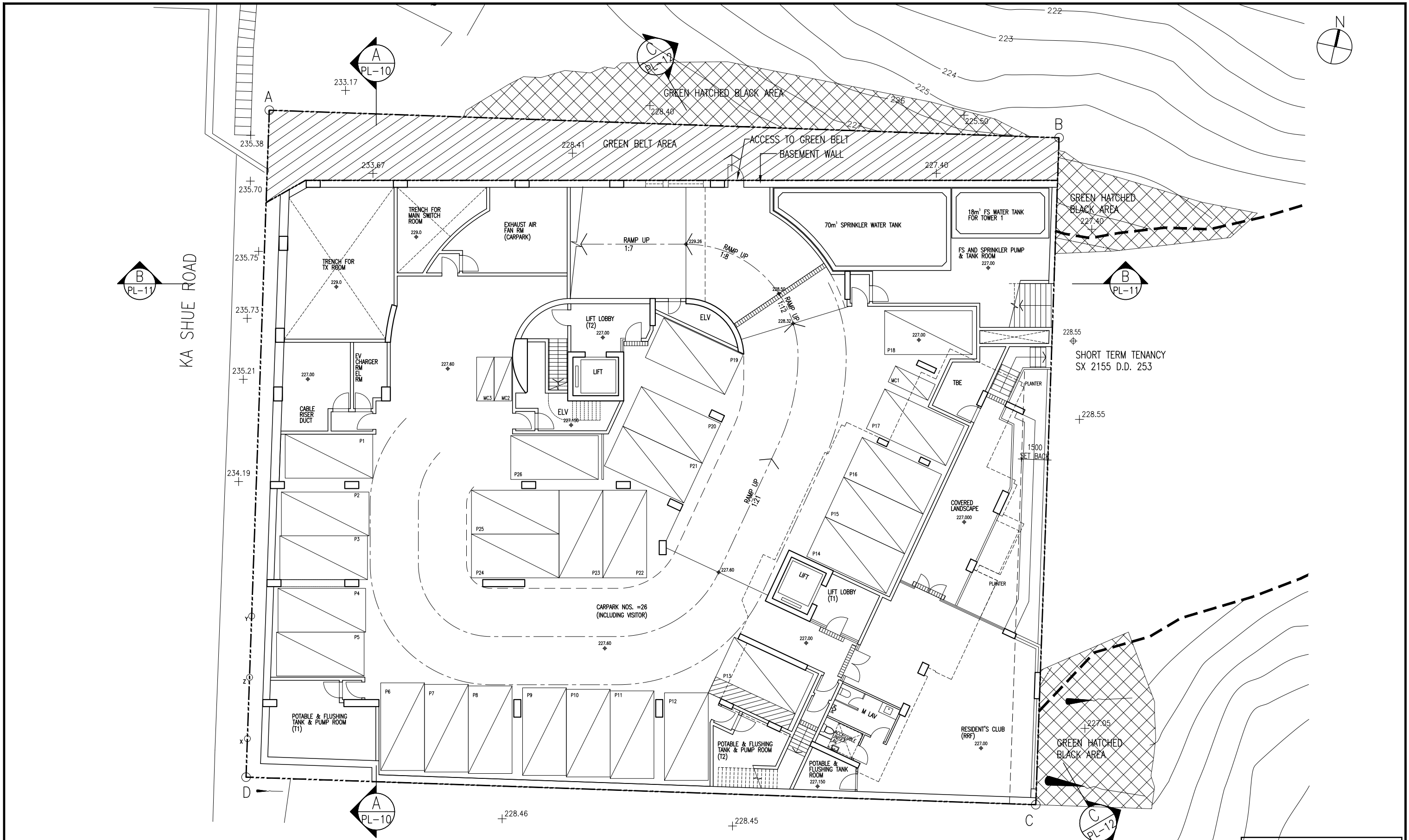
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LOWER GROUND FLOOR PLAN

Figure 13

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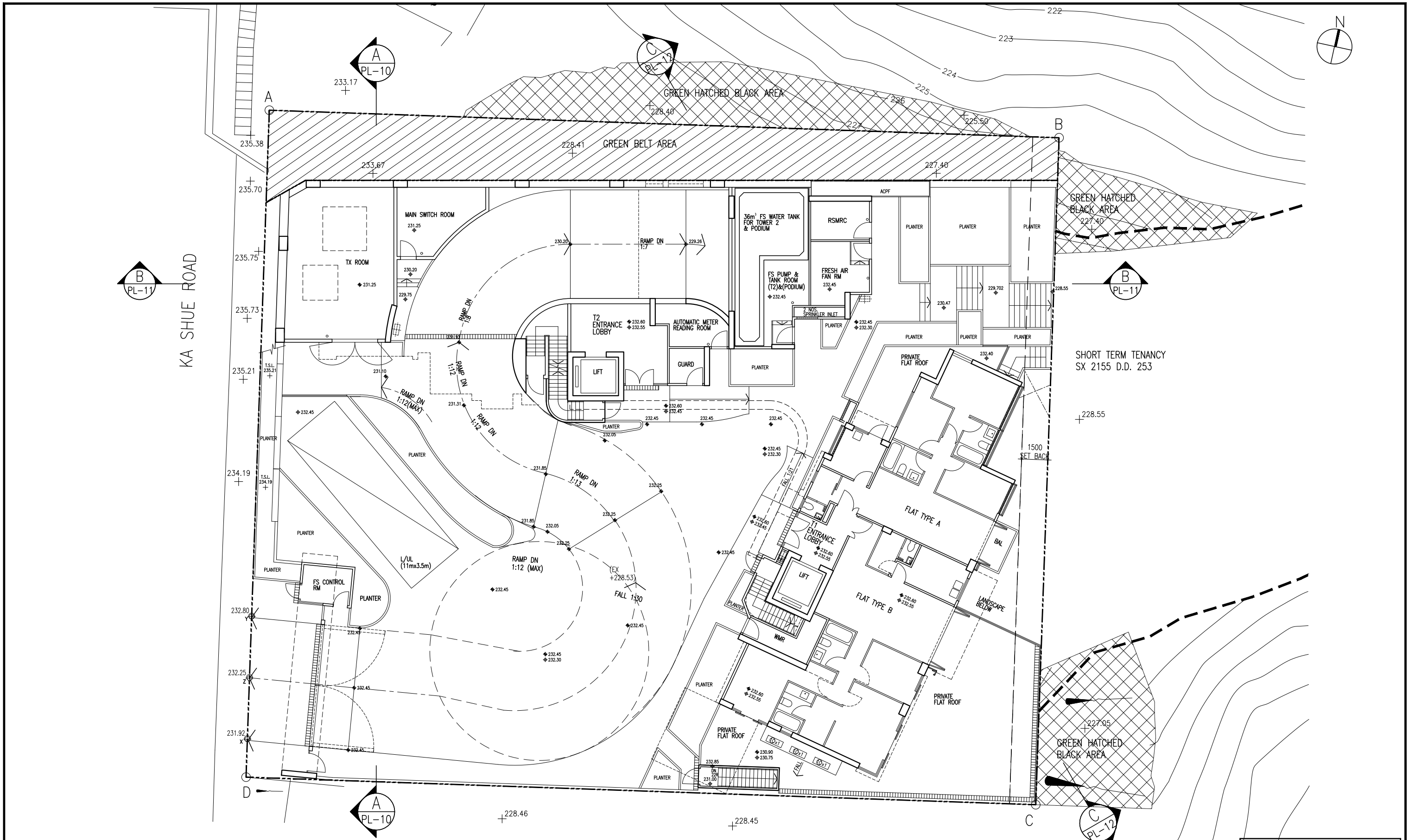
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SHORT TERM TENANCY
SX 2155 D.D. 253

1500
SET BACK

GROUND FLOOR PLAN

Figure 14

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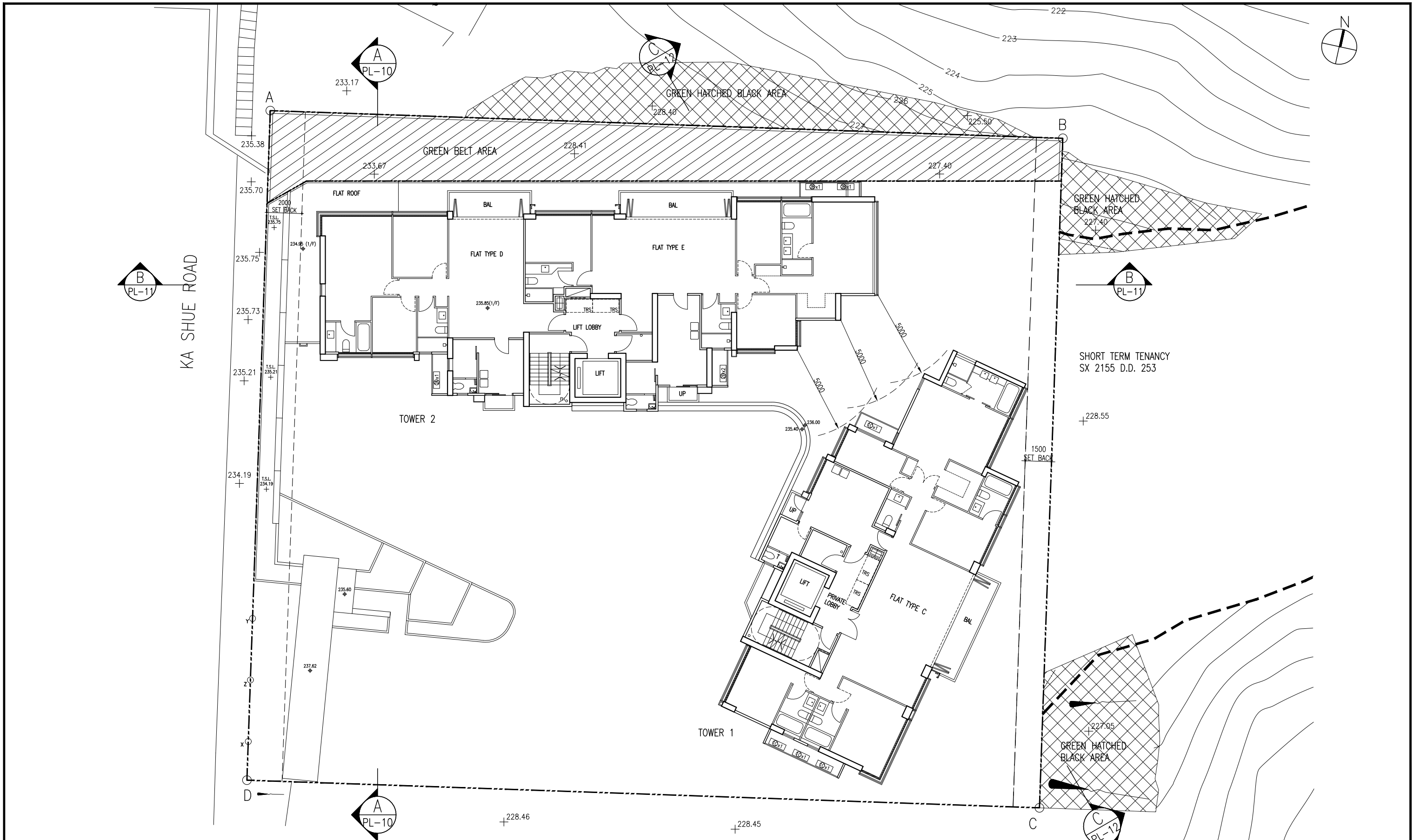


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TYPICAL FLOOR PLAN FOR 1/F TO 5/F (4/F OMITTED)

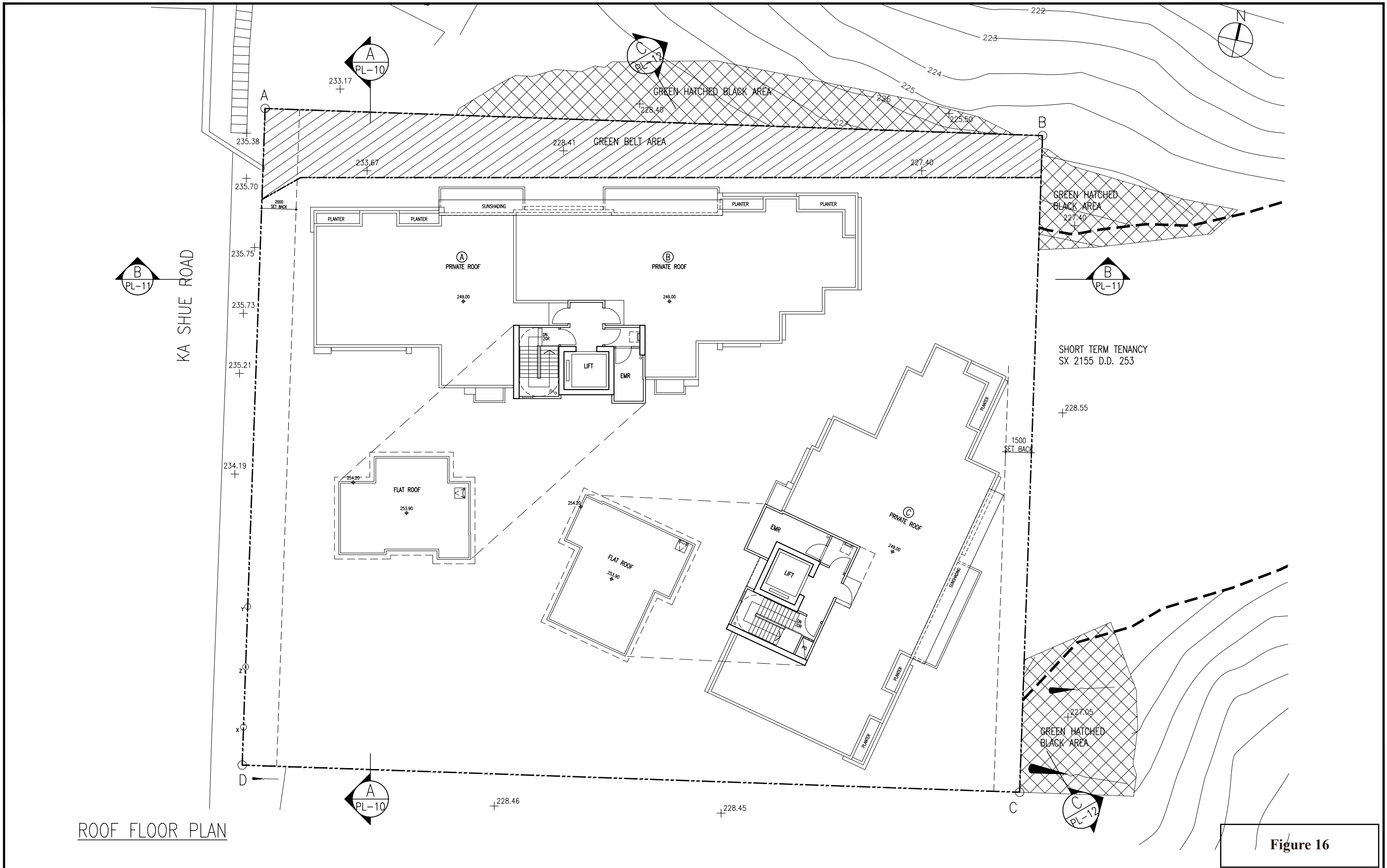
Figure 15

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ROOF FLOOR PLAN

Figure 16

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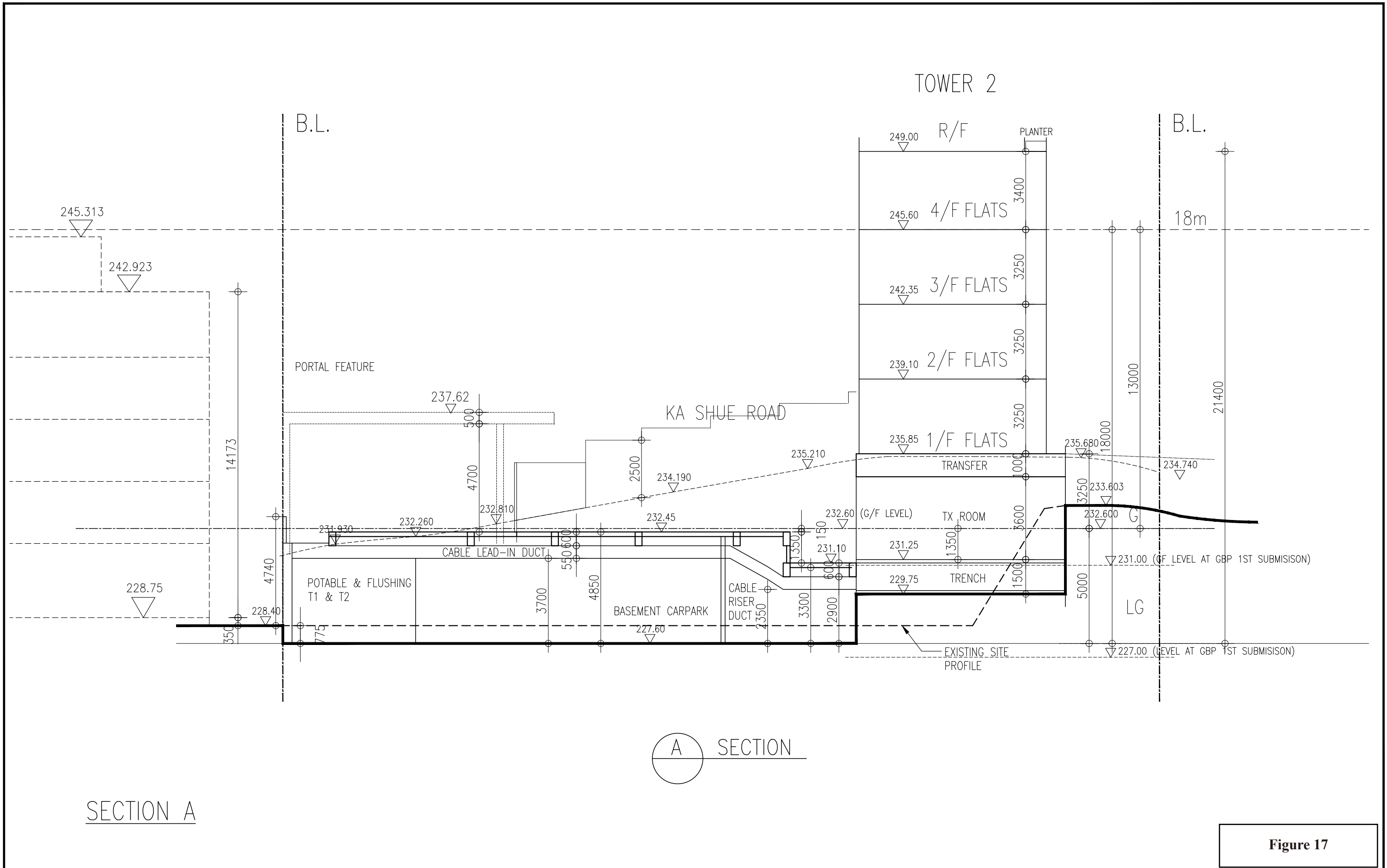


Figure 17

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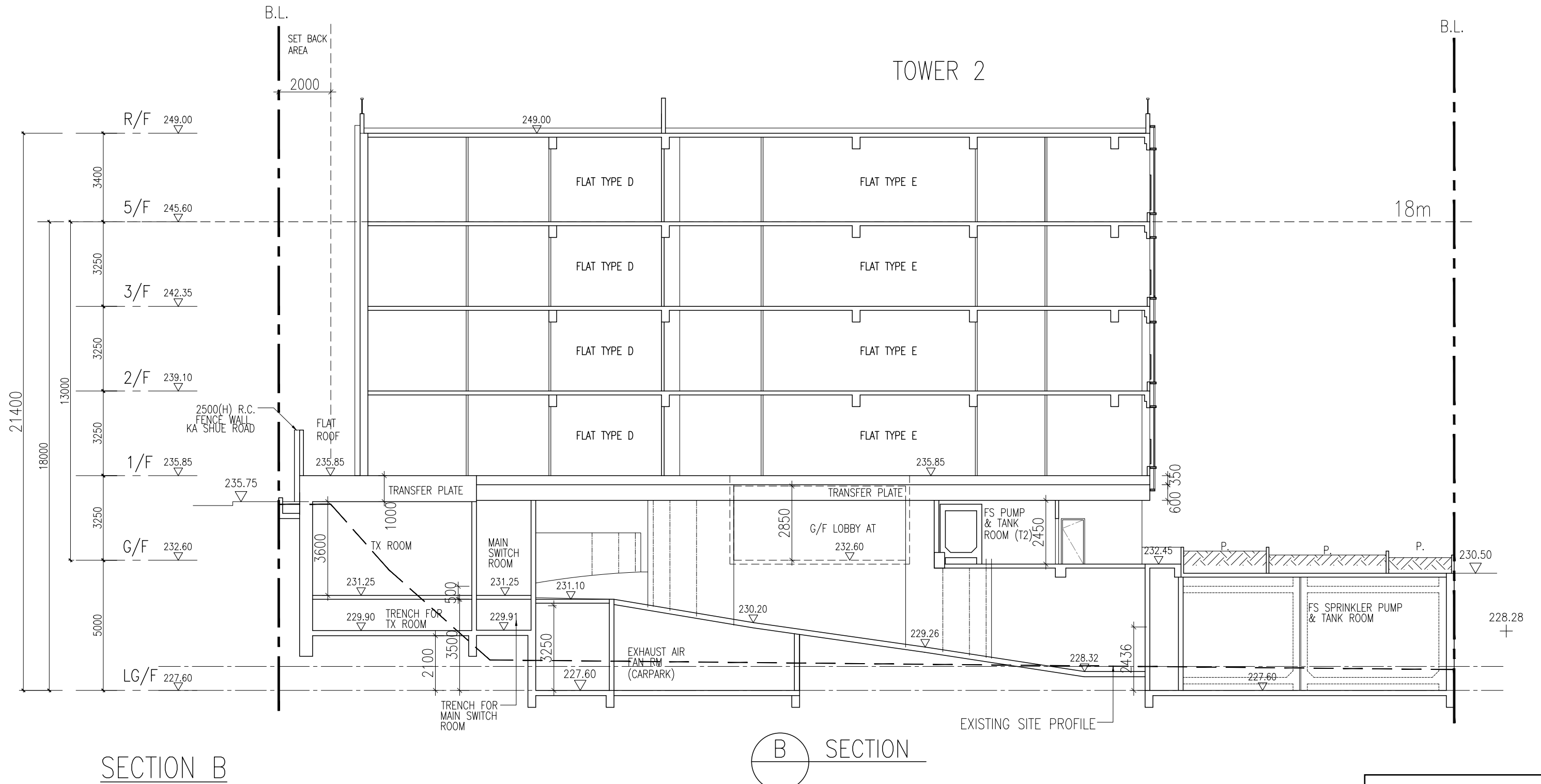


Figure 18

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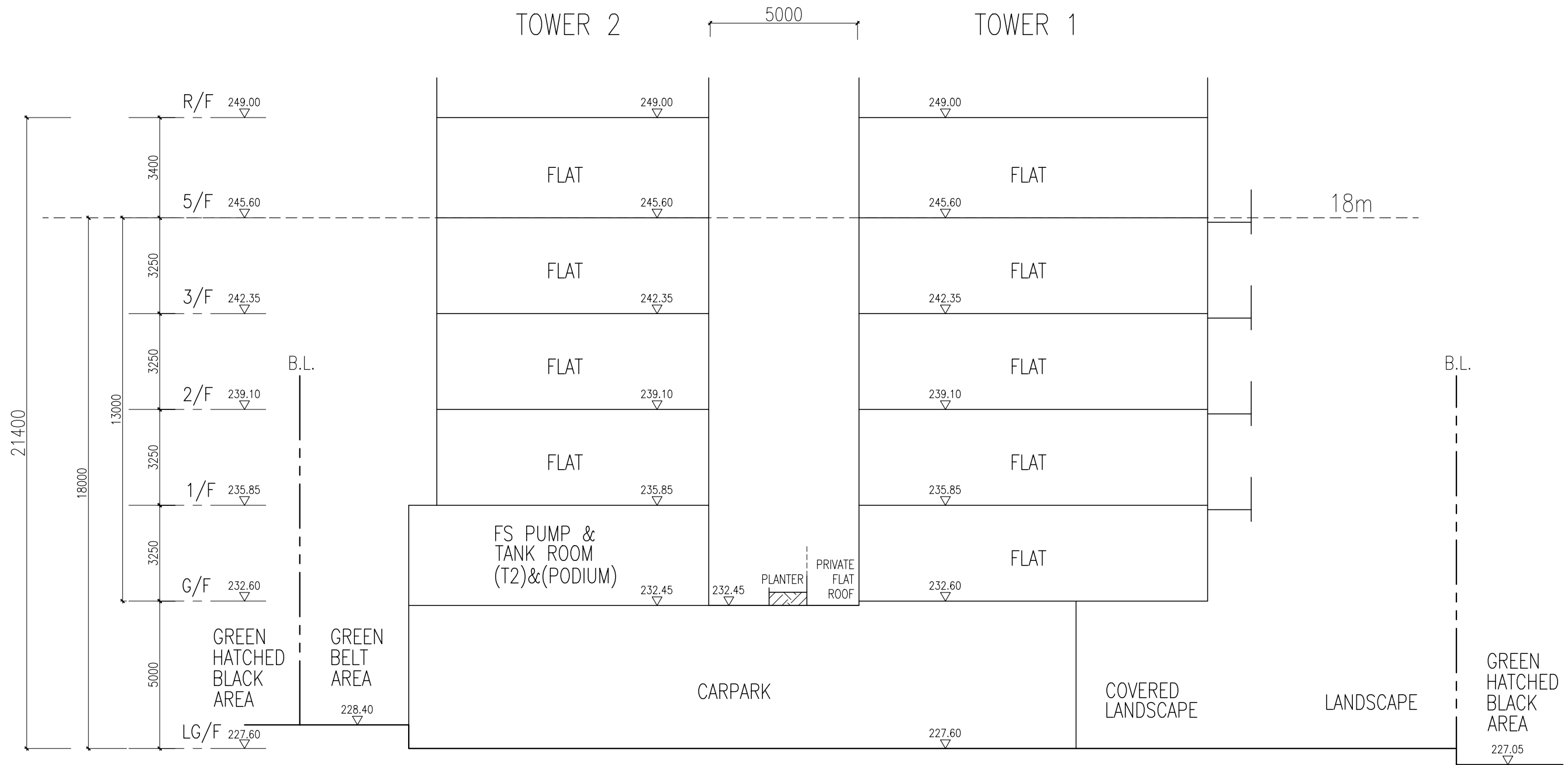
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SECTION C

C SECTION

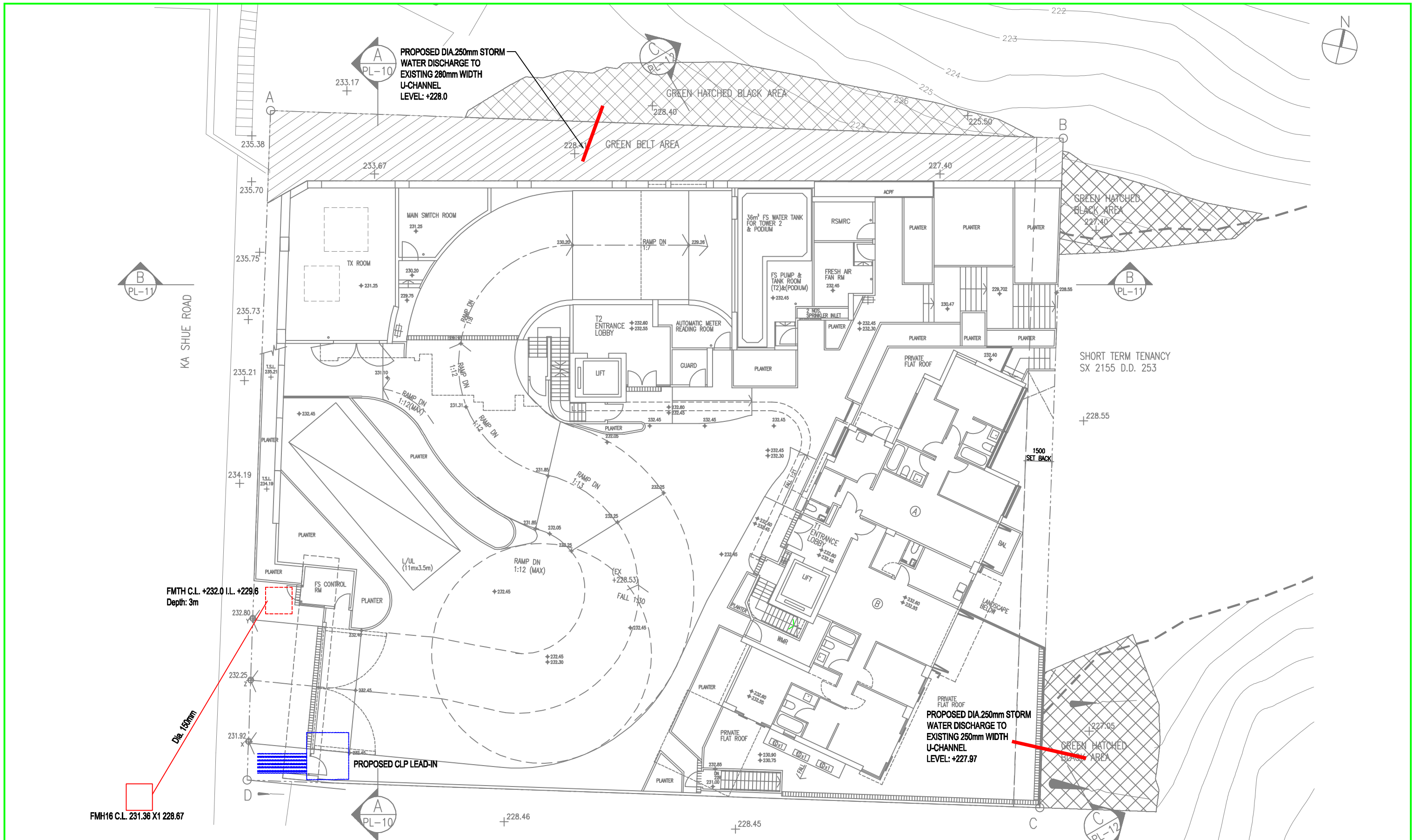
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SCHEME 2.6 – FOR HEIGHT RELAXATION S16 APPLICATION
GROUND FLOOR PLAN

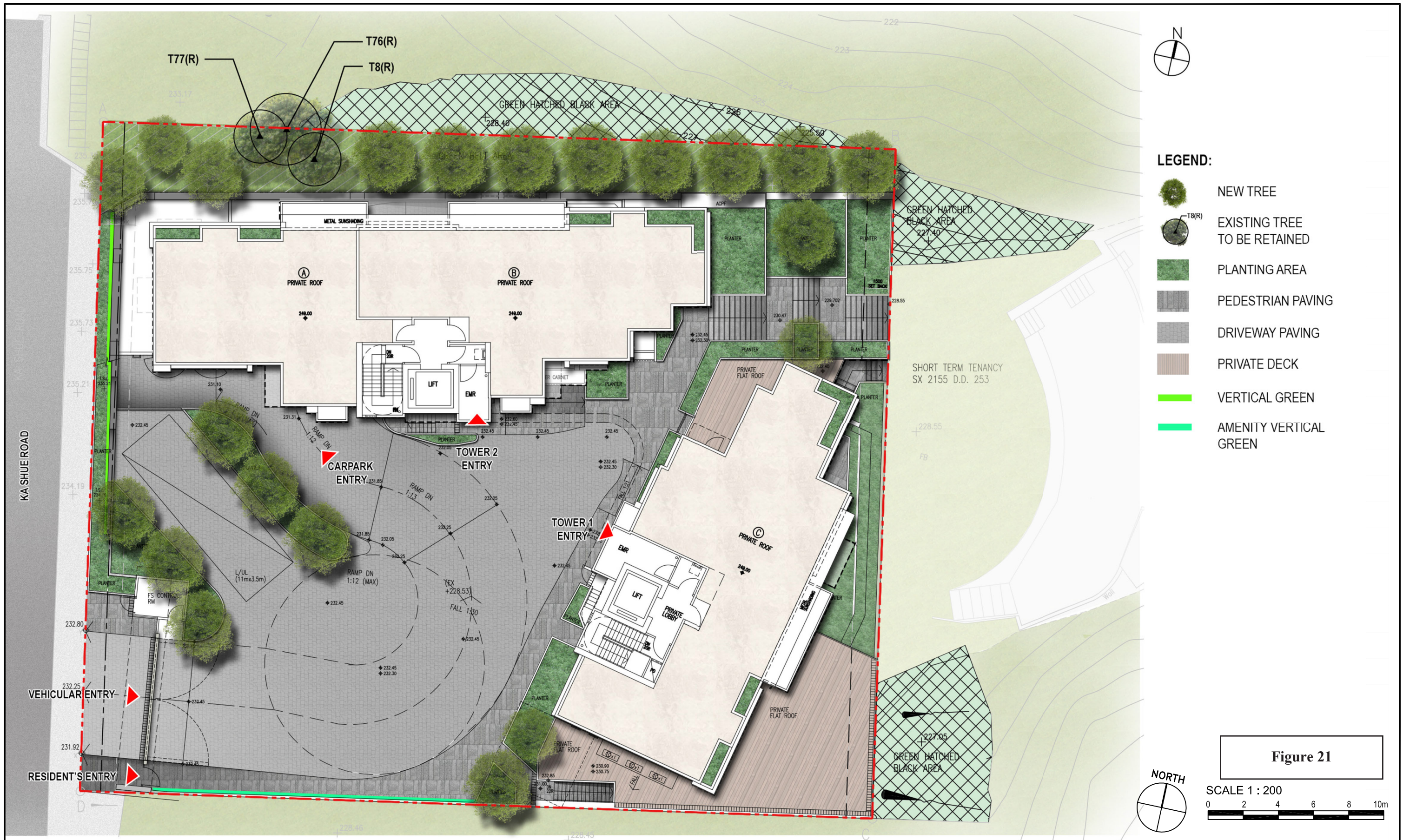
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– GROUND FLOOR PLAN

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				KC	JC	DRAWING NO : PL-03	
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				MAY, 2024	1:200		



LEGEND:

-  NEW TREE
-  EXISTING TREE TO BE RETAINED
-  PLANTING AREA
-  PEDESTRIAN PAVING
-  DRIVEWAY PAVING
-  PRIVATE DECK
-  VERTICAL GREEN
-  AMENITY VERTICAL GREEN

Figure 21

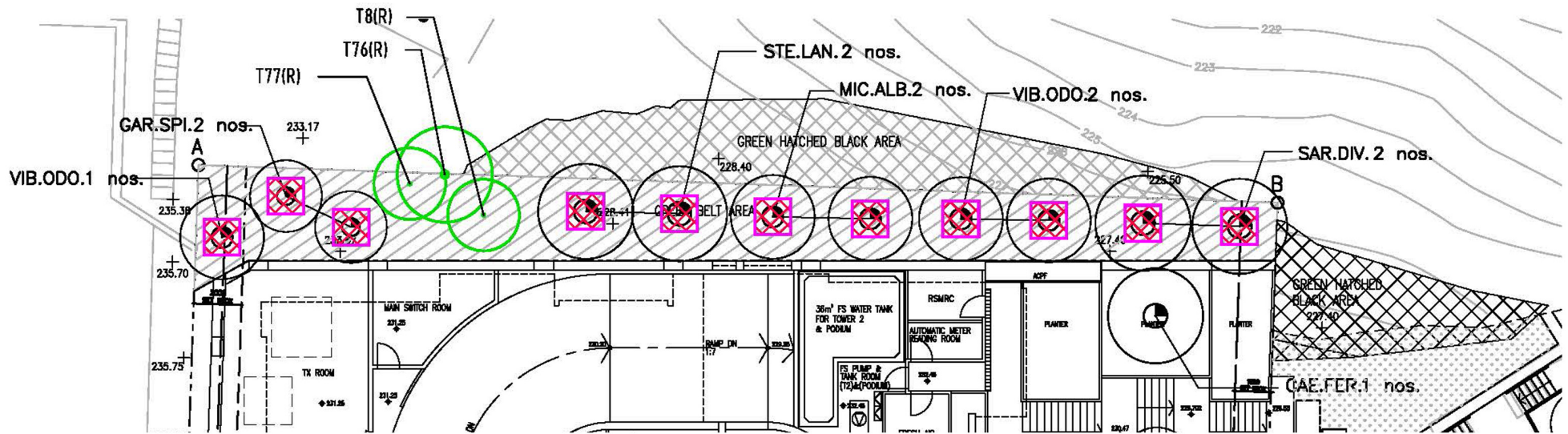
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							Drawing Title LANDSCAPE MASTERPLAN				Scale 1:200 @ A3						
0	07/24	FIRST SUBMISSION	DA	DC	TO		Drawn by		DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1



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LANDSCAPE PROPOSAL CLAUSE

 **GREENBELT AREA**
Demarcation of Excavation

Structure Engineer to advise the exact excavation plan

- 3.5 Soil Depth, Water Supply and Drainage
 - 3.5.1 All tree planting will be provided with a minimum 1200mm soil depth.
 - 3.5.2 Shrub planting shall be provided with a minimum 600mm soil depth.
 - 3.5.3 Ground cover planting shall be provided with a minimum 300mm soil depth.
 - 3.5.4 Planting will generally be watered manually. The proposed irrigation system for the landscape area will be manually operated water points located at a 20m hose radius that will cover all the soft landscaped area of the site.
 - 3.5.5 Planting areas over structure shall be drained by proprietary modular drainage cells, filter fabrics and planter drains. On grade planting shall be free-draining, and additional surface drains and subsoil drains will be provided where necessary.
 - 3.5.6 All structure beneath planting areas shall be of impervious construction and calculation of the imposed load on structure will consider the anticipated loads of soil, planting, drainage layer, protective screed, etc.

Proposed Extents of Land Filling and Land Excavation Works (within “GB” zone)

Figure 22

N. T. S.