

**Annex A**

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*Replacement Pages of Planning Statement*

cope with various homebuyers’ aspirations. The average flat size of the proposed development is about 168.36m<sup>2</sup> GFA.

6.9 Assuming the estimated household size per unit is 2.7, the proposed development will accommodate a total population of 38 persons (i.e. 14 x 2.7 = 37.8, round up to 38).

6.10 **Table 4** summarises the total domestic GFA (about) and BH distributions per floor in each tower.

**Table 4a – Summary of Domestic GFA and BH Distribution per Floor Per Tower**

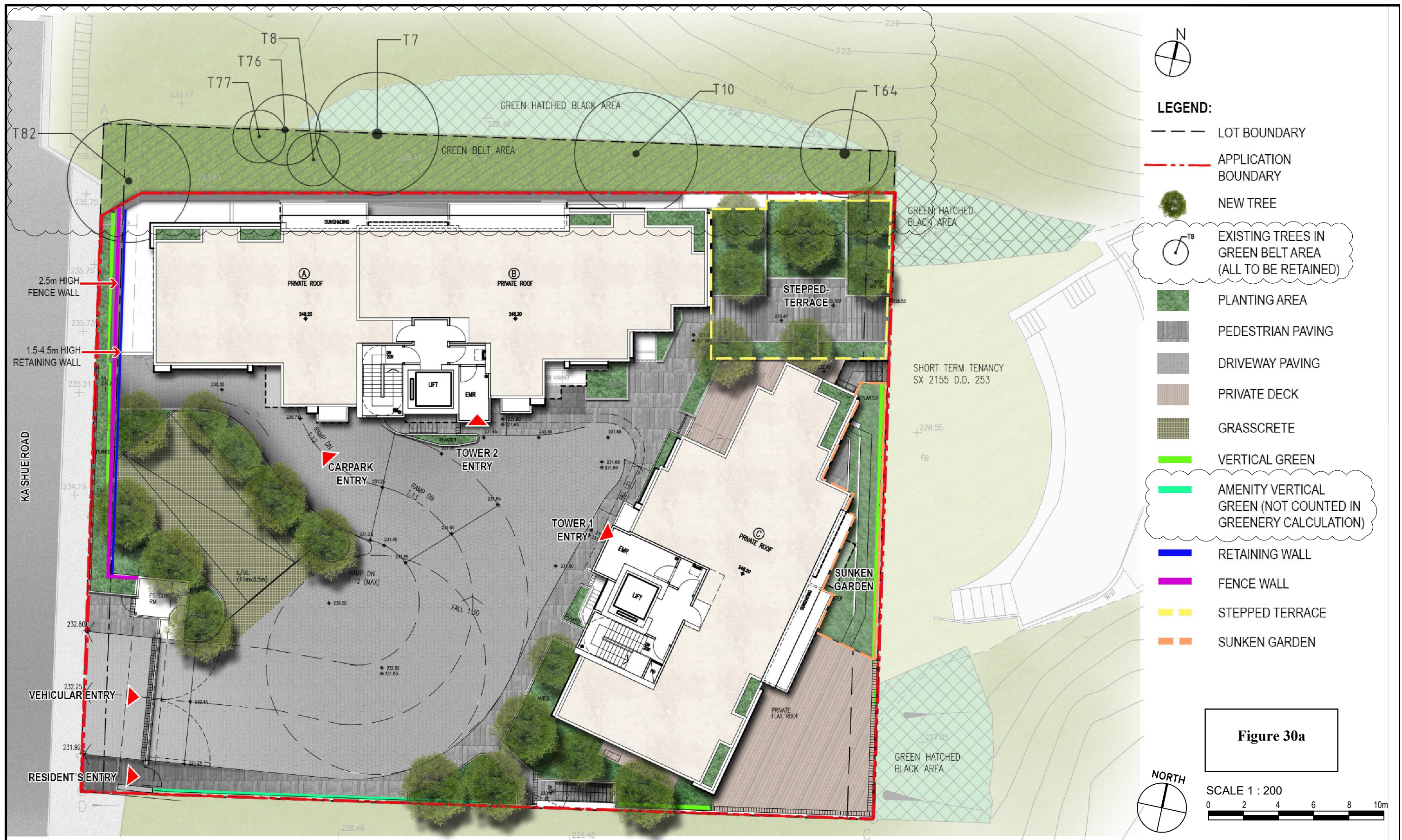
	Unit	Domestic GFA (m <sup>2</sup> )	BH (m)
<b>Tower 1*</b>			
LG/F	0	0	4.8
G/F	2	222	3.25
1/F	1	232	3.25
2/F	1	232	3.25
3/F	1	232	3.25
5/F	1	232	3.4
Sub-total	6	1,150 (about)	21.2
<b>Tower 2*</b>			
LG/F	0	0	4.8
G/F	0	39	3.25
1/F	2	292	3.25
2/F	2	292	3.25
3/F	2	292	3.25
5/F	2	292	3.4
Sub-total	8	1,207 (about)	21.2
<b>Total</b>	<b>14</b>	<b>2,357</b>	<b>21.2</b>

\* 4/F is omitted

6.11 The present scheme will provide two building setback areas: one is a 2.5m wide setback area alongside Ka Shue Road to enhance the visual and natural wind penetrations and one is a 1.5m wide setback area alongside eastern site boundary solely to comply with B(P)R25 as shown in **Figures 11** and **16**. Compared to that in the PAS, the width of the setback area alongside Ka Shue Road will commit to increase further from 2m in the PAS to 2.5m in the present scheme (**Figure 11**).

6.12 Within this 2.5m wide setback area, at least a portion of 1.5m immediately adjoining Ka Shue Road will be used for landscaping purposes aiming to enhance the visual amenity, the streetscape and the biodiversity of this section of Ka Shue Road. To further enhance the visual and natural wind penetration towards Ka Shue Road, permeable main entrance gate and regular grille above 1.6m street levels of Ka Shue Road are also proposed as shown in **Figures 25 - 27**.





**Figure 30a**

SCALE 1 : 200  
0 2 4 6 8 10m

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
D	01/25	RtC	DA	DC	TO
C	12/24	RESUBMISSION	DA	DC	TO
B	11/24	RtC	DA	DC	TO
A	09/24	RESUBMISSION	DA	DC	TO
O	07/24	FIRST SUBMISSION	DA	DC	TO

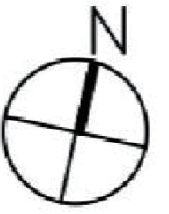
Job Title						Drawing No.	
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES						SMC1-LMP-01	
Drawing Title						Scale	
LANDSCAPE MASTERPLAN						1:200 @ A3	
Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024
Job No.	SMC1						

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Rooftop greening is proposed to enhance the visual quality and its compatibility with the surroundings.

Permeable gate for improved air ventilation. With grille above the 1.6m fence wall for improved ventilation along Ka Shue Road.

Lush planting (including vertical green) are proposed along the public pedestrian path (i.e. Ka Shue Road) to enhance the visual interest of pedestrian.

- LEGEND:**
- LOT BOUNDARY
  - APPLICATION BOUNDARY
  - TREES
  - PLANTING AREA
  - PEDESTRIAN PAVING
  - DRIVEWAY PAVING
  - PRIVATE DECK
  - GRASSCRETE
  - ROOF-TOP PLANTING
  - COVERED WALKWAY
  - 1.5m REAR-END SETBACK WITH LANDSCAPE TREATMENT



1.5m rear-end setback to comply with B(P)R with landscape treatment to create interesting landscape profile and enhance visual amenity.

2 separate building blocks to avoid screen-wall effect with a 5m building separation to enhance ventilation in the neighbourhood.

Covered walkway to enhance residents' comfort.

2.5m Building setback from Ka Shue Road to allow better air ventilation and sufficient sunlight.

Selection of native and exotic plant species that will enhance biodiversity. Compensatory tree ratio of 1:1.4 is proposed.

**Summary of Planning and Design Merits**

(Extracted from the indicative Landscape Master Plan, provided by URBIS Limited)



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**Figure 31a**

**N. T. S.**