

Table 2 Key Development Parameters of the Residential Development Portion

Item		Changes to Original Scheme
1. Site Area - WRA - House Development	About 51,073m ² (100%) - About 20,202m ² (about 39.6%) - About 30,871m ² (about 60.4%)	unchanged
2. Plot Ratio (PR)	Not more than 0.4	
3. Proposed Gross Floor Area (GFA) - Residential - Clubhouse	- About 20,427m ² - About 1,021m ² [GFA Exemption]	
4. Site Coverage (SC)	About 21.16%	
5. No. of Blocks	110	
6. No. of Storeys - Houses [Phase 1] - Houses [Phase 2] - Clubhouses	- 3 storeys including 1-storey carport (G/F) - 3-5 storeys including 1-level basement car park - 2 storeys (Western); 3 storeys (Eastern)	
7. No. of Units - Phase 1 - Phase 2	114 - 25 - 89	
8. Average Unit Size	About 179.2m ²	
9. Building Height (BH) - Houses - Clubhouses	- About 23.1mPD (18m) - About 15.1mPD (10m)	
10. Total Communal Open Space	About 680.5m ²	
11. Green Coverage	About 30.02%	-0.13%
12. Parking Spaces and L/UL Bays - Private Car - Motorcycle - Heavy Goods Vehicle (“HGV”) - Bicycle	- 239 (including 10 visitors car parking spaces) - 12 - 3 - 14	+10 +10 +1 +10
13. Anticipated Year of Completion	2025	unchanged
14. Estimated No. of Residents	342	

5.23 Among these 114 private housing units, 25 [in Phase 1] are in the form of 2-storey on top of one level of carport; and 89 [in Phase 2] are 2- to 4-storey buildings blocks on top of a communal basement carpark (**Figures 23 to 25**). If the average household size per house is assumed to be 3 people, it is estimated that upon full development, the proposed development will accommodate a total of population of about 342 (i.e. 114 x 3) persons.

Internal Traffic Arrangements

5.24 Two vehicular ingress/egress entrance points are proposed (**Figure 11** and **Figure 20**). The primary one is planned on Kam Pok Road East at the southeastern tip of the Application Site to serve the main residential compound and the secondary one will be located at the junction of Kam Pok Road and Kam Pok Road East at the

southwest of the Application Site to serve a group of 25 detached houses (**Figure 20**).

- 5.25 All vehicular movements in Phase 2 are proposed to be carried out at a sunken level, i.e. at basement level (**Figures 22 - 25**). The merits of this grade-separated vehicular movement system (**Figure 10**) are: (i) to minimize surface road traffic disturbances (noises, lighting and air-quality) to the WRA; (ii) to release more land area for the planting of trees and landscaping treatments for enjoyment of the local residents; and (iii) to increase the soften screening effect and to enhance the visual amenity of the proposed development at the same time.
- 5.26 To cater for the proposed residential development, a total of 239 carparking spaces (189 in the basement level and 50 at G/F), 12 motorcycle parking spaces, 3 loading/unloading (“L/UL”) bays (for heavy goods vehicle) and 14 bicycle parking spaces will be provided in accordance with the requirements in the Hong Kong Planning Standards and Guidelines (“HKPSG”) (**Figure 20** and **Figure 22**).
- 5.27 Details of internal traffic arrangements, provisions and locations of all parking facilities, internal road arrangement, emergence vehicular access (“EVA”) and traffic impact assessments are in **Appendix II**.

Tree Preservation and Landscape Proposal (Appendix III) (Figures 28 to 35)

- 5.28 The present proposed development will fell a total of 62 surveyed existing trees within the Application Site. To compensate the loss of these identified existing trees, it is proposed to plant 259 heavy standard trees with average DBH of approximately 80mm within the proposed development (**Appendix III**).
- 5.29 The overall indicative landscape design proposals contain the following six major components (**Figures 28 - 29**):

i. Peripheral screening plantation

Fence walls (2.5m tall) and noise barriers (4.8m to 10.1m tall) are proposed to be composed of solid wall at base (2.5m tall) and transparent panels on top with anti-bird collision measures; and screen planting beds with a width ranged from 1.5m to 7.5m wide alongside the outer sides the fence walls and noise barriers will be provided for ornamental trees, shrubs, groundcover and climbing plants in order to alleviate their visual intrusion (**Figures 28** and **30-32**).

ii. Maximisation of Greenery along Internal Access

Trees and/or shrubs along the internal footpath/EVA, together with planting



Figure 11a

SITE AREA : 51,073 sqm
 PLOT RATIO : 0.4
 GFA : RESIDENTIAL: 20,427 sqm
 CLUBHOUSE: 1021 sqm
 (5% of total GFA and to be exempted)

TYPE OF UNIT	GFA / UNIT (sqm)	GFA / UNIT (sqft)	NUMBER OF UNITS	GFA (sqm)
A-UPPER	229	2,465	6	1,374
A-LOWER	246	2,648	6	1,476
B	213	2,293	7	1,491
C	196	2,110	25	4,900
D	179	1,927	6	1,074
E	158	1,701	64	10,112
			TOTAL : 114	20,427

WETLAND AREA : 20,202 sqm (39.55% OF SITE AREA)

COMMON GREENERY AREA BREAKDOWN

UNCOVERED HORIZONTAL PA	: 3,126 sqm
REED ZONE	: 5,882 sqm
GRASS PAVER	: 7,376 x 0.5 = 3,688 sqm
VERTICAL GREENERY (ASSUME HEIGHT OF 2.5M)	: 1,054m x 2.5m = 2,635 sqm
TOTAL :	15,331 sqm (30.02% OF SITE AREA)

2.5M TALL WOODEN TRELLIS ABOVE 2.5 M TALL FENCE WALL

2.5M TALL WOODEN TRELLIS

TREE PIT AT PRIVATE GARDEN

EVA

LIST OF HOUSING UNITS

A# (DUPLEX)	B	C	D	E & Ea*
Includes A-UPPER & A-LOWER				*Units with fixed clear glazing for bird-hide purpose
4 STOREYS + BASEMENT	2 STOREYS + BASEMENT	3 STOREYS	2 STOREYS + BASEMENT	2 STOREYS + BASEMENT
(BLDG HEIGHT: 18M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)	(BLDG HEIGHT: 12.5 M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)
PHASE II DEVELOPMENT	PHASE II DEVELOPMENT	PHASE I DEVELOPMENT	PHASE II DEVELOPMENT	PHASE II DEVELOPMENT



SITE AREA : 51,073 sqm
 PLOT RATIO : 0.4
 GFA : RESIDENTIAL: 20,427 sqm
 CLUBHOUSE: 1021 sqm
 (5% of total GFA and to be exempted)

TYPE OF UNIT	GFA / UNIT (sqm)	GFA / UNIT (sqft)	NUMBER OF UNITS	GFA (sqm)
A-UPPER	229	2,465	6	1,374
A-LOWER	246	2,648	6	1,476
B	213	2,293	7	1,491
C	196	2,110	25	4,900
D	179	1,927	6	1,074
E	158	1,701	64	10,112
			TOTAL : 114	20,427

WETLAND AREA : 20,202 sqm (39.55% OF SITE AREA)

COMMON GREENERY AREA BREAKDOWN

UNCOVERED HORIZONTAL PA	: 3,126 sqm
REED ZONE	: 5,882 sqm
GRASS PAVER	: 7,376 x 0.5 = 3,688 sqm
VERTICAL GREENERY (ASSUME HEIGHT OF 2.5M)	: 1,054m x 2.5m = 2,635 sqm
TOTAL :	15,331 sqm (30.02% OF SITE AREA)

- 2.5M TALL WOODEN TRELLIS ABOVE 2.5 M TALL FENCE WALL
- 2.5M TALL WOODEN TRELLIS
- TREE PIT AT PRIVATE GARDEN
- ▨ EVA

LIST OF HOUSING UNITS

A# (DUPLEX)	B	C	D	E & Ea*
Includes A-UPPER & A-LOWER 				
4 STOREYS + BASEMENT (BLDG HEIGHT: 18M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	3 STOREYS (BLDG HEIGHT: 12.5 M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)
PHASE II DEVELOPMENT	PHASE II DEVELOPMENT	PHASE I DEVELOPMENT	PHASE II DEVELOPMENT	PHASE II DEVELOPMENT

Figure 20a



SITE AREA : 51,073 sqm
 PLOT RATIO : 0.4
 GFA : RESIDENTIAL: 20,427 sqm
 CLUBHOUSE: 1021 sqm
 (5% of total GFA and to be exempted)

TYPE OF UNIT	GFA / UNIT (sqm)	GFA / UNIT (sqft)	NUMBER OF UNITS	GFA (sqm)
A-UPPER	229	2,465	6	1,374
A-LOWER	246	2,648	6	1,476
B	213	2,293	7	1,491
C	196	2,110	25	4,900
D	179	1,927	6	1,074
E	158	1,701	64	10,112
			TOTAL : 114	20,427

WETLAND AREA : 20,202 sqm (39.55% OF SITE AREA)

COMMON GREENERY AREA BREAKDOWN

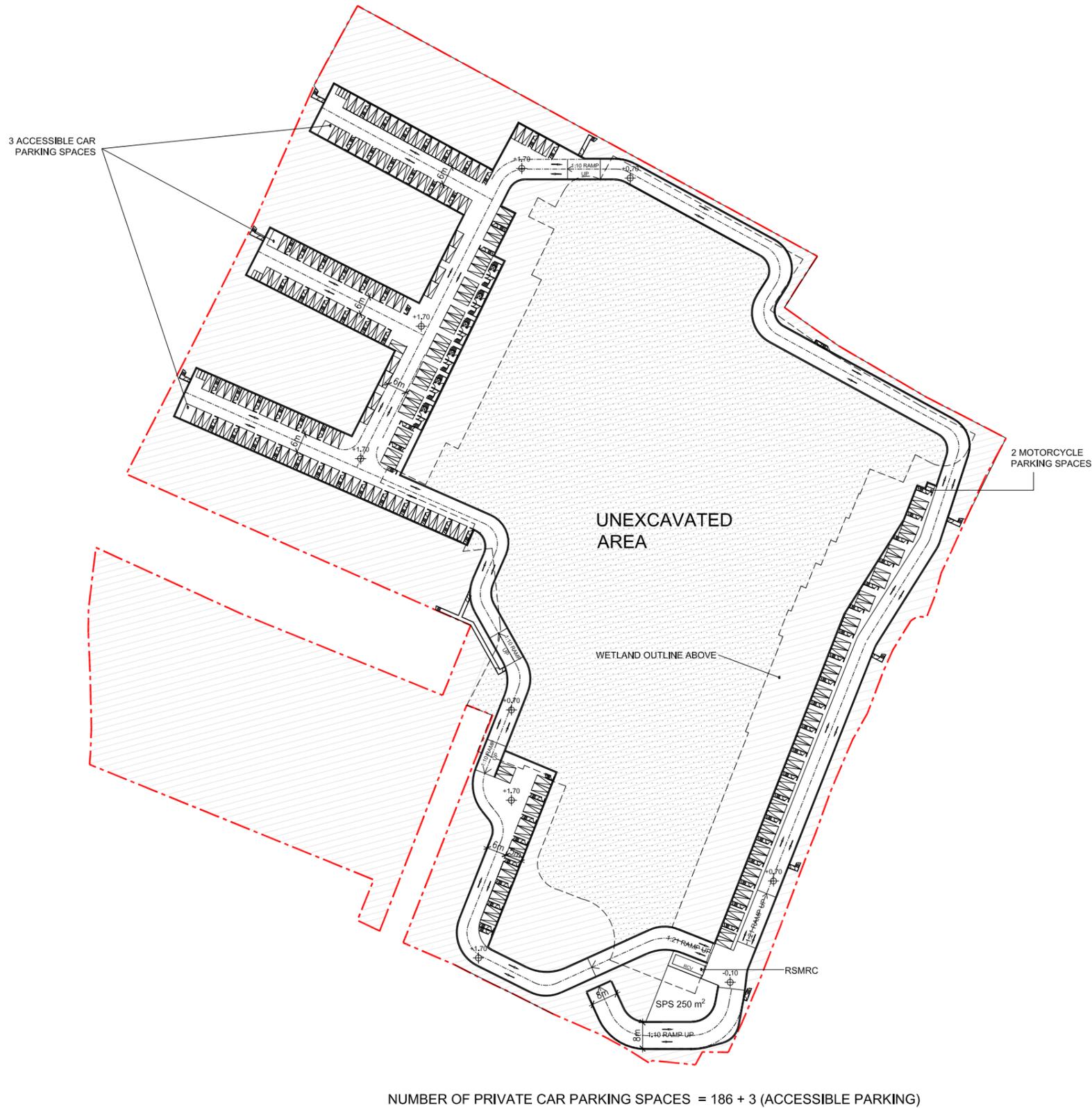
UNCOVERED HORIZONTAL PA	: 3,126 sqm
REED ZONE	: 5,882 sqm
GRASS PAVER	: 7,376 x 0.5 = 3,688 sqm
VERTICAL GREENERY (ASSUME HEIGHT OF 2.5M)	: 1,054m x 2.5m = 2,635 sqm
TOTAL :	15,331 sqm (30.02% OF SITE AREA)

- 2.5M TALL WOODEN TRELLIS ABOVE 2.5 M TALL FENCE WALL
- 2.5M TALL WOODEN TRELLIS
- TREE PIT AT PRIVATE GARDEN

LIST OF HOUSING UNITS

A# (DUPLEX)	B	C	D	E & Ea*
Includes A-UPPER & A-LOWER 				
4 STOREYS + BASEMENT (BLDG HEIGHT: 18M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	3 STOREYS (BLDG HEIGHT: 12.5 M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)
PHASE II DEVELOPMENT	PHASE II DEVELOPMENT	PHASE I DEVELOPMENT	PHASE II DEVELOPMENT	PHASE II DEVELOPMENT

Figure 21a

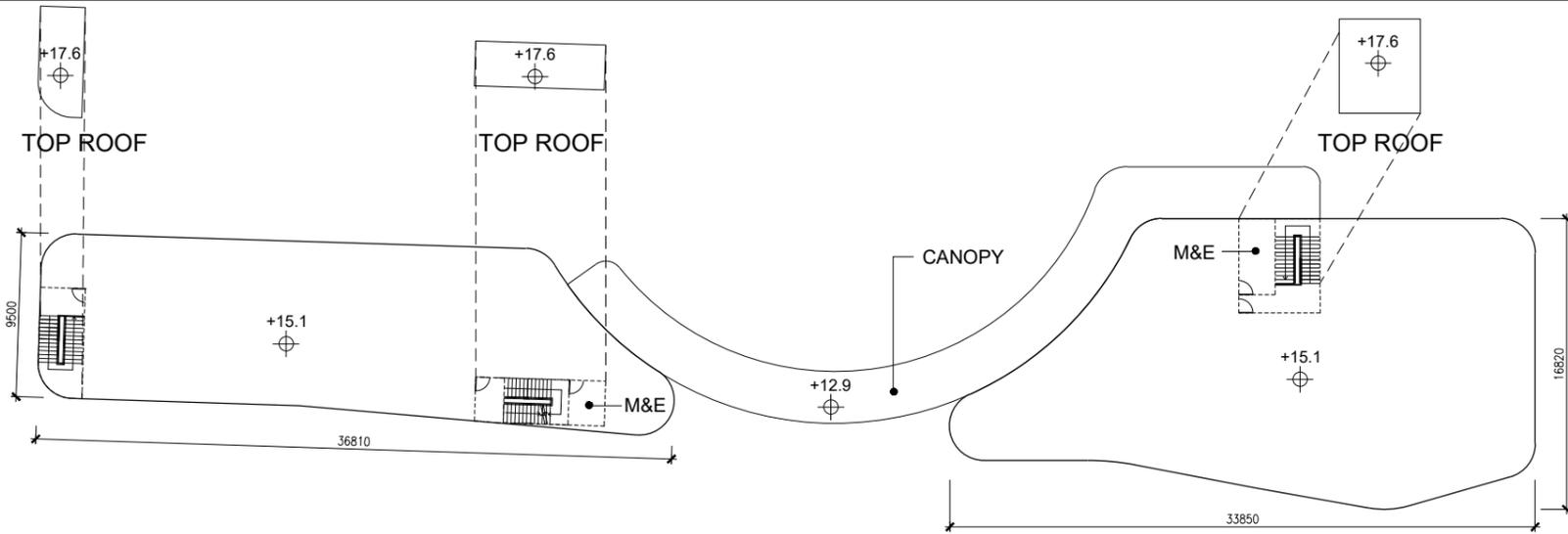


DEVELOPMENT SCHEDULE	INTERNAL TRANSPORT FACILITIES	USE	HKPSG / LEASE REQUIREMENT	
			MIN.	MAX.
RESIDENTIAL - TOTAL GFA : 51,397 M ² - ACTUAL PLOT RATIO : 0.40 - TOTAL NO. OF UNITS : 114 (i) FLAT SIZE BETWEEN 130 M ² & 160 M ² : 64 NOS. (ii) FLAT SIZE OVER 160 M ² : 50 NOS. - NO. OF HOUSES : 114 ASSUMING ONE HOUSE FOR EVERY FLAT	PRIVATE CAR PARKING SPACES	PRIVATE HOUSING		
		(i) RESIDENTIAL UNITS FLAT SIZE BETWEEN 130-160 M ²	66	115
		(ii) RESIDENTIAL UNITS FLAT SIZE OVER 160 M ²	65	114
		SUB-TOTAL	131	229
		REQUIRED ACCESSIBLE CAR PARKING SPACES	2	3
		VISITOR HOUSES	0	0
		SUB-TOTAL	0	0
		TOTAL	131	229
	MOTORCYCLE PARKING SPACES	TOTAL	1	2
	LOADING / UNLOADING BAY	TOTAL		2

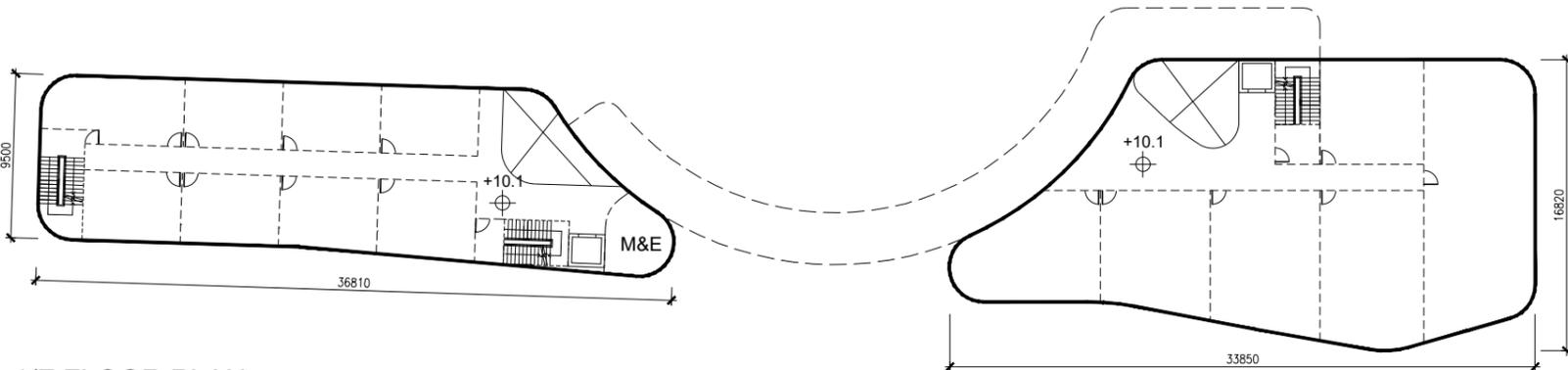
NUMBER OF PRIVATE CAR PARKING SPACES ON G/F: 50

- WETLAND AREA ABOVE
- UNEXCAVATED AREA

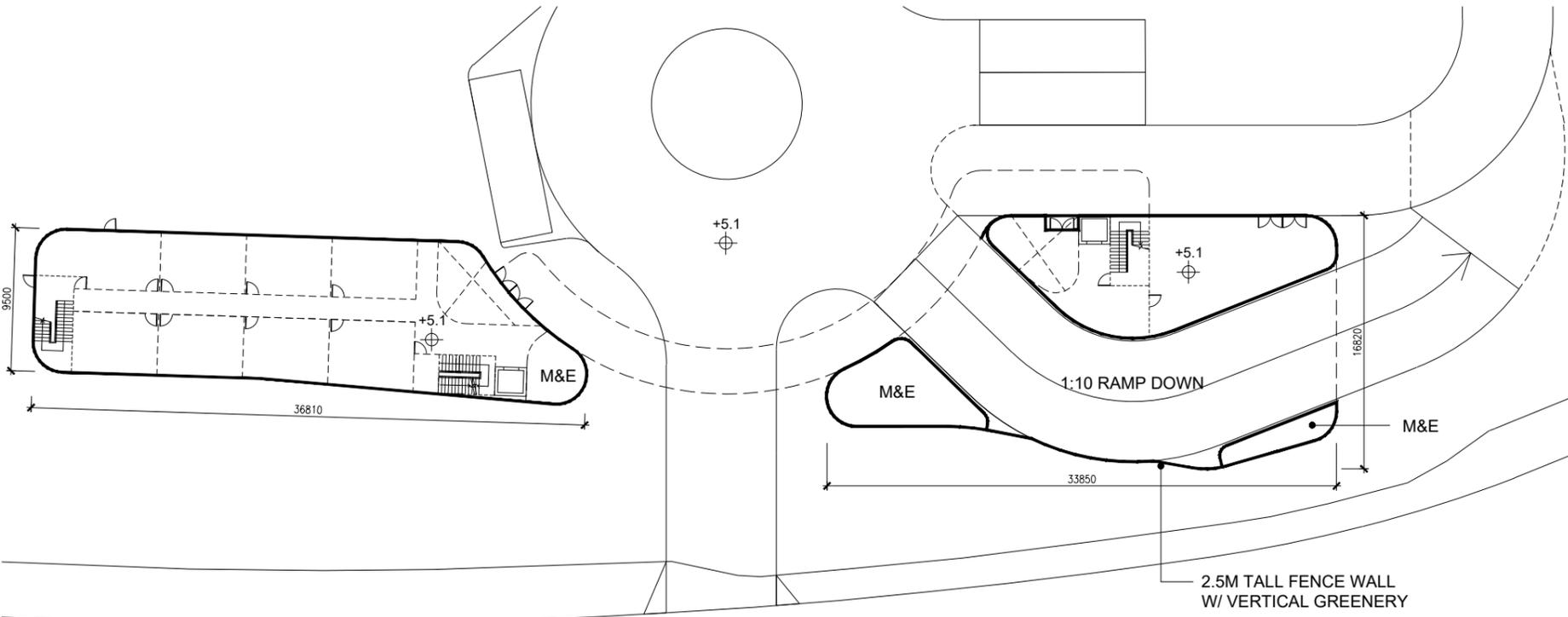
Figure 22a



ROOF PLAN

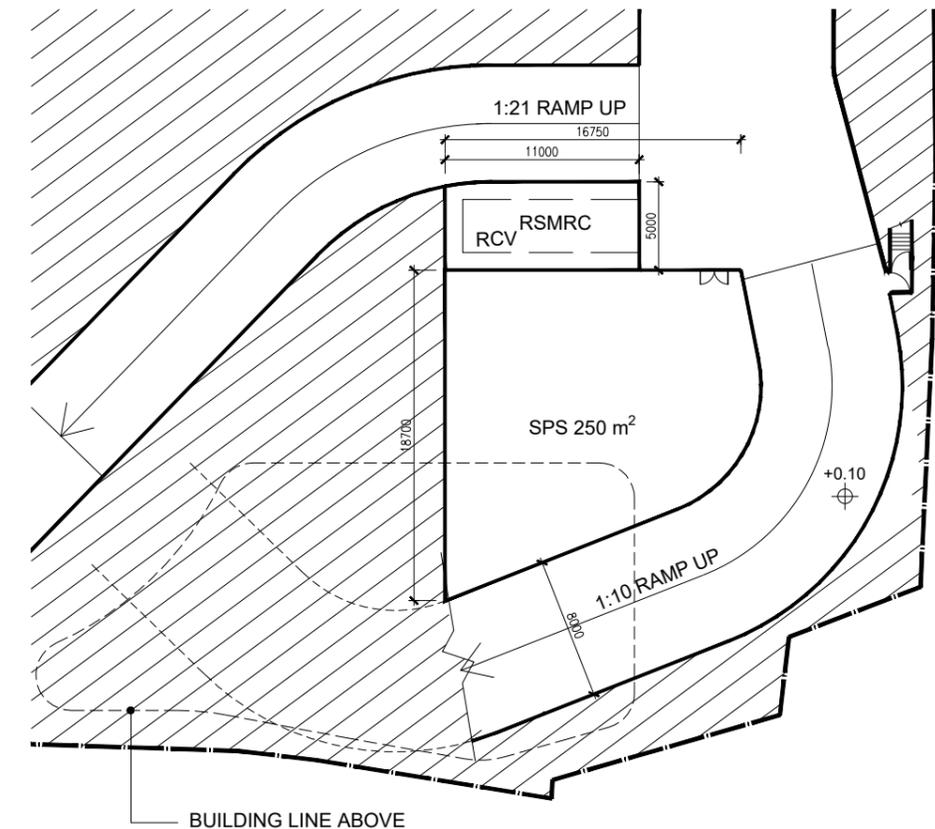


1/F FLOOR PLAN



G/F FLOOR PLAN

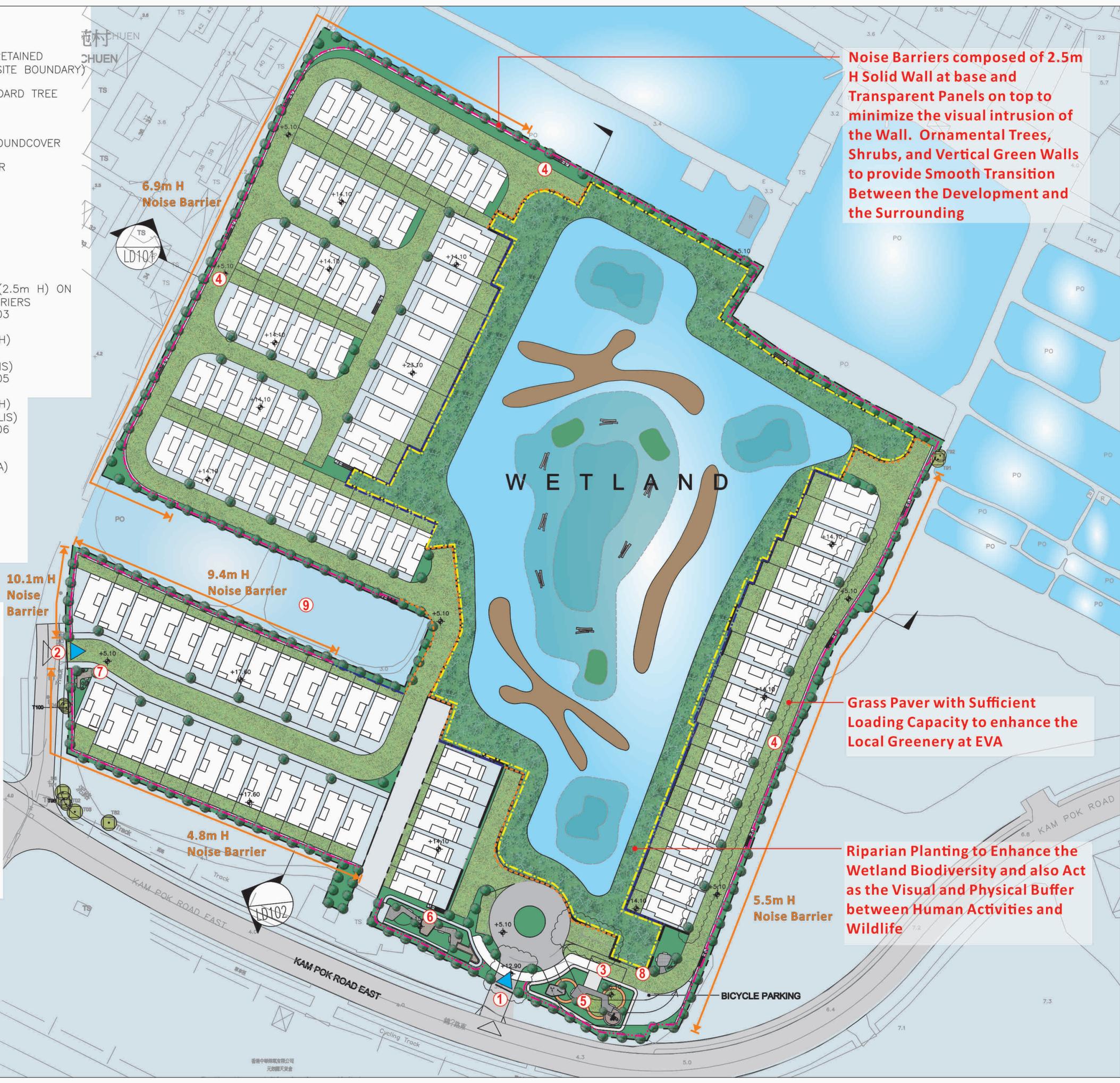
Figure 27a



B/F FLOOR PLAN

- LEGEND:
- SITE BOUNDARY
 - EXISTING TREE TO BE RETAINED (OUTSIDE APPLICATION SITE BOUNDARY)
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED LAWN
 - PROPOSED SHRUBS/GROUNDCOVER
 - PROPOSED GRASS PAVER
 - PROPOSED REEDBED
 - PROPOSED ISLANDS
 - WATER AREA
 - PROPOSED LEVEL
 - VERTICAL GREEN WALL (2.5m H) ON FENCE WALL/NOISE BARRIERS REFER TO DWG NO.LD103
 - PARTITION WALL (5.0m H) (2.5m H SOLID WALL + 2.5m H WOODEN TRELLIS) REFER TO DWG NO.LD105
 - PARTITION WALL (2.5m H) (2.5m H WOODEN TRELLIS) REFER TO DWG NO.LD106
 - BOUNDARY OF WETLAND RESTORATION AREA (WRA)
 - PROPOSED PAVING
 - MAJOR VEHICULAR AND PEDESTRIAN ACCESS

- 1 Main Entrance**
- 2 Secondary Entrance**
- 3 Club House**
- 4 Footpath/EVA (Grass Pavers)**
- 5 Roof Top Garden "A"**
- 6 Roof Top Garden "B"**
- 7 Sitting Courtyard "C"**
- 8 Sitting Courtyard "D"**
- 9 Existing Fish Pond**



Noise Barriers composed of 2.5m H Solid Wall at base and Transparent Panels on top to minimize the visual intrusion of the Wall. Ornamental Trees, Shrubs, and Vertical Green Walls to provide Smooth Transition Between the Development and the Surrounding

Grass Paver with Sufficient Loading Capacity to enhance the Local Greenery at EVA

Riparian Planting to Enhance the Wetland Biodiversity and also Act as the Visual and Physical Buffer between Human Activities and Wildlife

PROJECT :
 PLANNING APPLICATION FOR PROPOSED COMPREHENSIVE DEVELOPMENT SCHEME TO INCLUDE WETLAND RESTORATION PROPOSED IN "OU(CDWRA)" ZONE AT NORTH OF KAM POK ROAD EAST, POK WAI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE :
 LANDSCAPE MASTER PLAN (OVERALL)

PROJECT No. C1920

DRAWING No. LMP01

SCALE : 1:1200

DATE OF ISSUE : NOV 2022

CAD FILENAME : C1920-LMP01

Figure 28a

B	GENERAL AMENDMENT	14/07/23
A	GENERAL AMENDMENT	09/05/23
REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
- DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 - COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 - ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 - READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
 景藝設計有限公司

FLAT A, 17/F,
 SHUN PONT COMMERCIAL BUILDING,
 5-11 THOMSON ROAD, HONG KONG
 TEL.: 2868 0980 FAX.: 2868 2203
 香港灣仔譚臣道5-11號
 信邦商業大廈17樓A室
 電話: 2868 0980
 傳真: 2868 2203