

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)	(sqft)	NUMBER OF UNITS	GFA (sqm)
A-UPPER	229	2,465	6	1,374
A-LOWER	246	2,648	6	1,476
B	334	3,595	24	8,016
C	196	2,110	25	4,900
D	184	1,981	2	368
E	159	1,711	27	4,293
<b>TOTAL : 90</b>				<b>20,427</b>

WETLAND AREA (PHASE I DEVELOPMENT) : 24,702 sqm (48.37% OF SITE AREA)

**COMMON GREENERY AREA BREAKDOWN**

- UNCOVERED HORIZONTAL PA : 2,986 sqm
- REED ZONE : 9,083 sqm
- GRASS PAVER : 5,458 x 0.5 = 2,729 sqm
- VERTICAL GREENERY (ASSUME HEIGHT OF 2.5M) : 992m x 2.5m = 2,480 sqm

**TOTAL : 17,278 sqm (33.83% 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 (BLDG HEIGHT: 14.5M ABOVE GROUND)	3 STOREYS + BASEMENT (BLDG HEIGHT: 13.5M 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 IV DEVELOPMENT	PHASE III & IV DEVELOPMENT	PHASE II DEVELOPMENT	PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT



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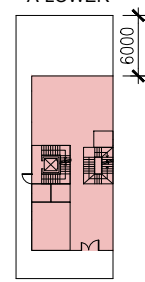
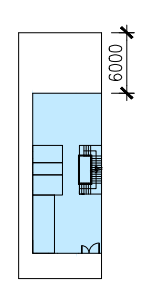
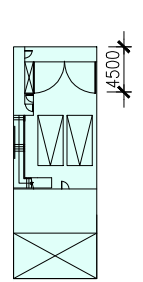
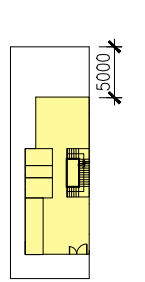
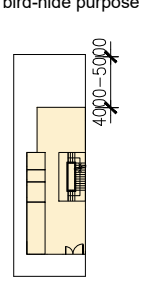
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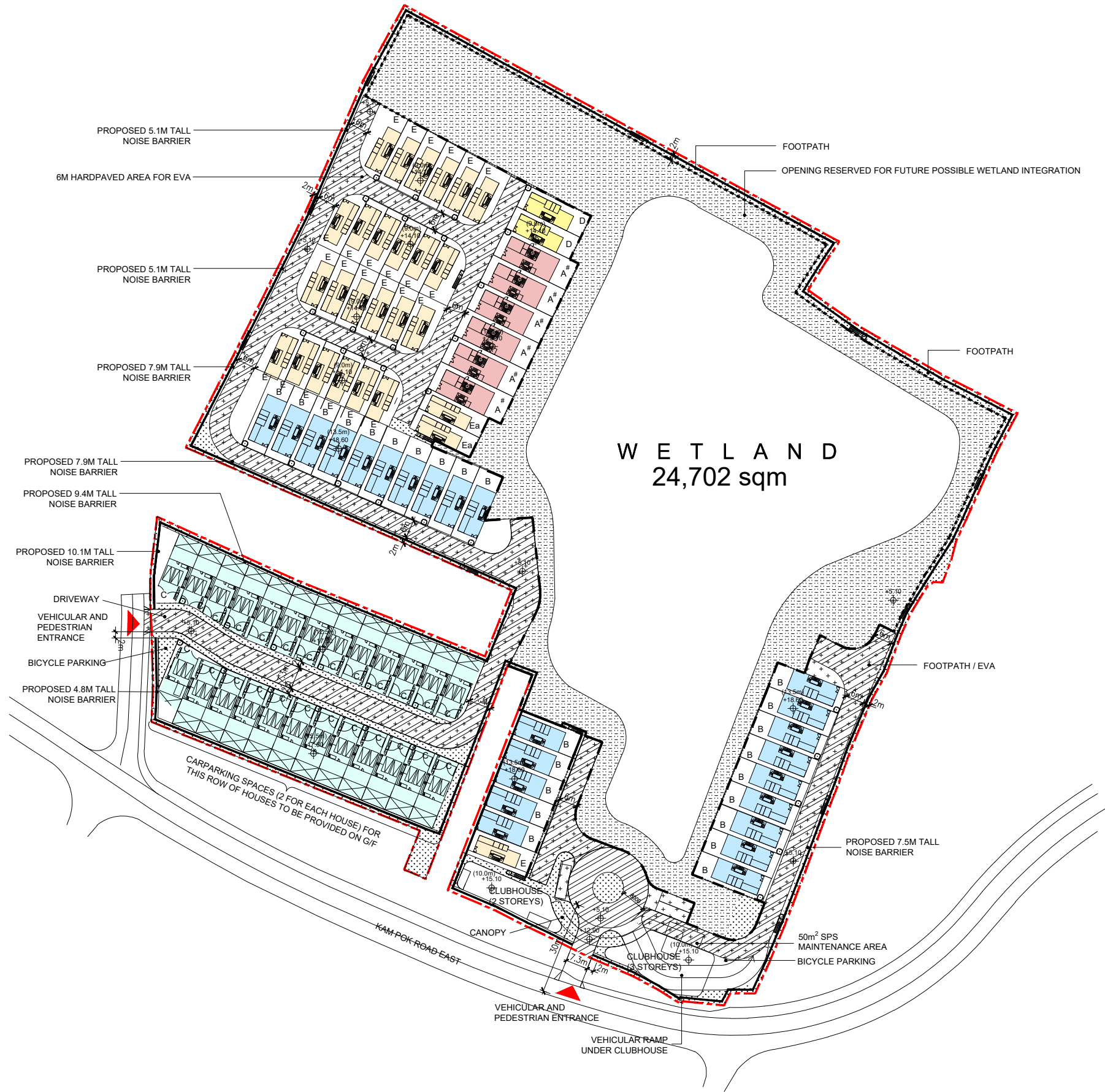
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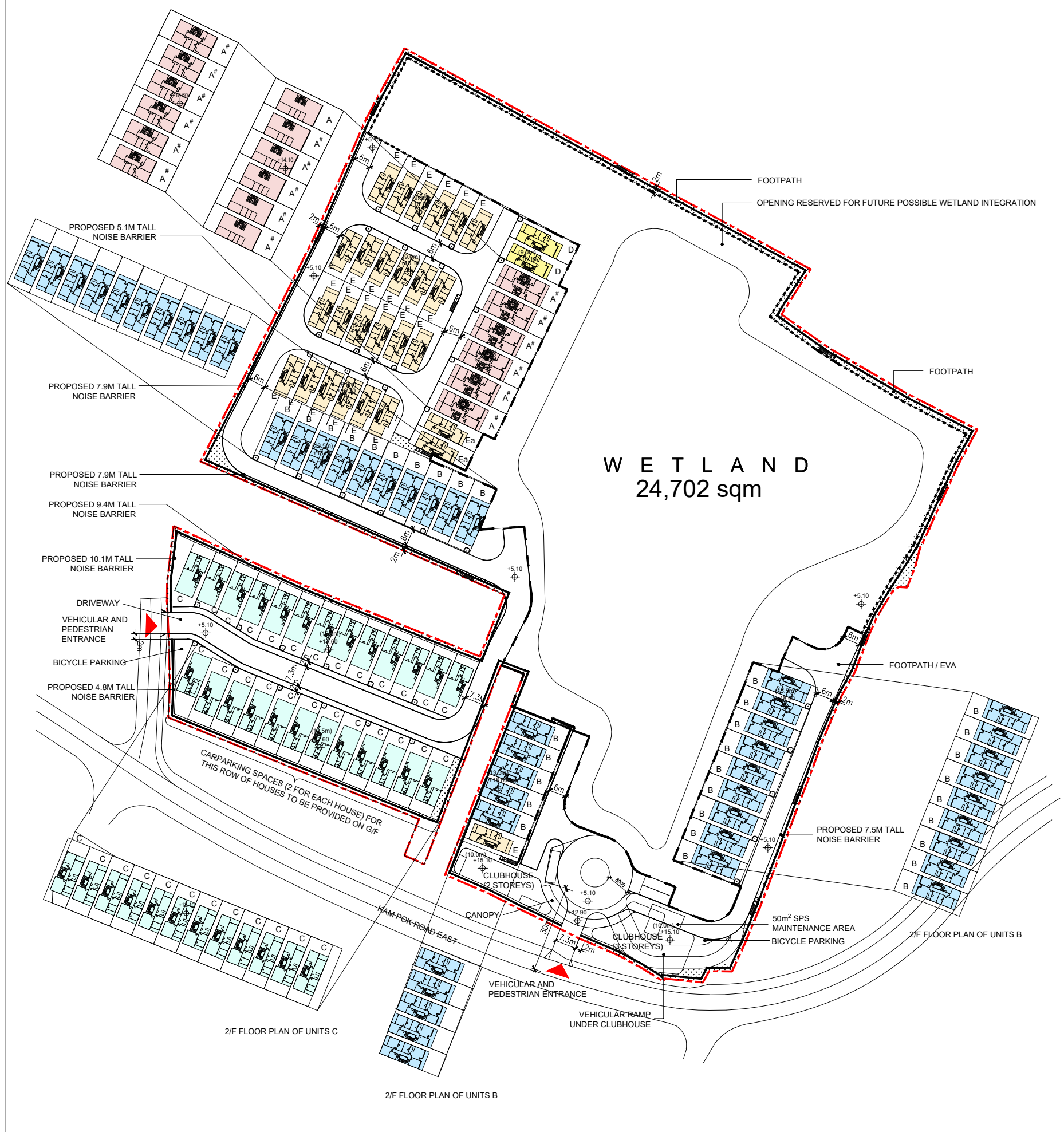
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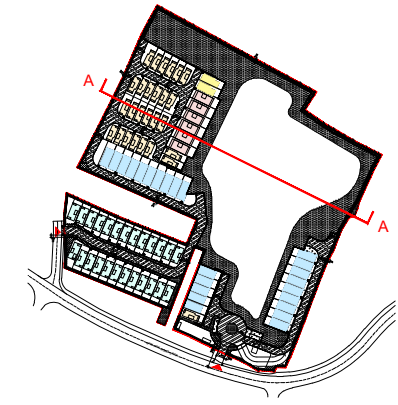
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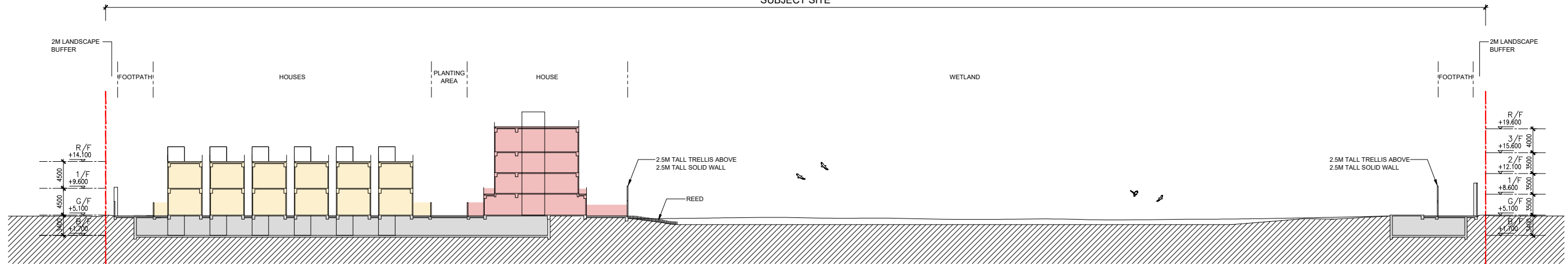
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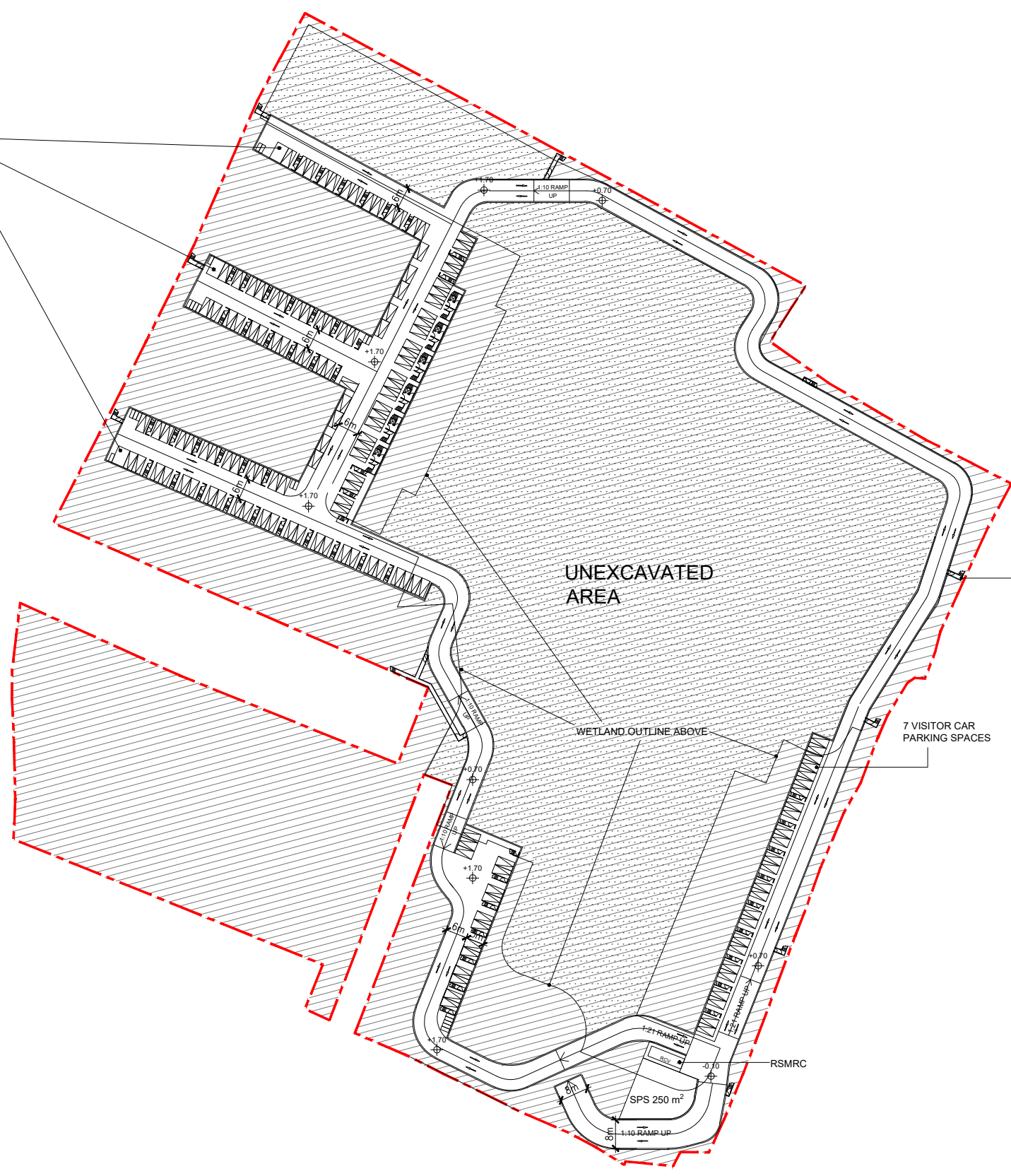




SUBJECT SITE



3 VISITOR  
ACCESSIBLE CAR  
PARKING SPACES



BASEMENT CARPARK  
STAIRCASE

UNEXCAVATED  
AREA

WETLAND OUTLINE ABOVE

7 VISITOR CAR  
PARKING SPACES

RSMRC

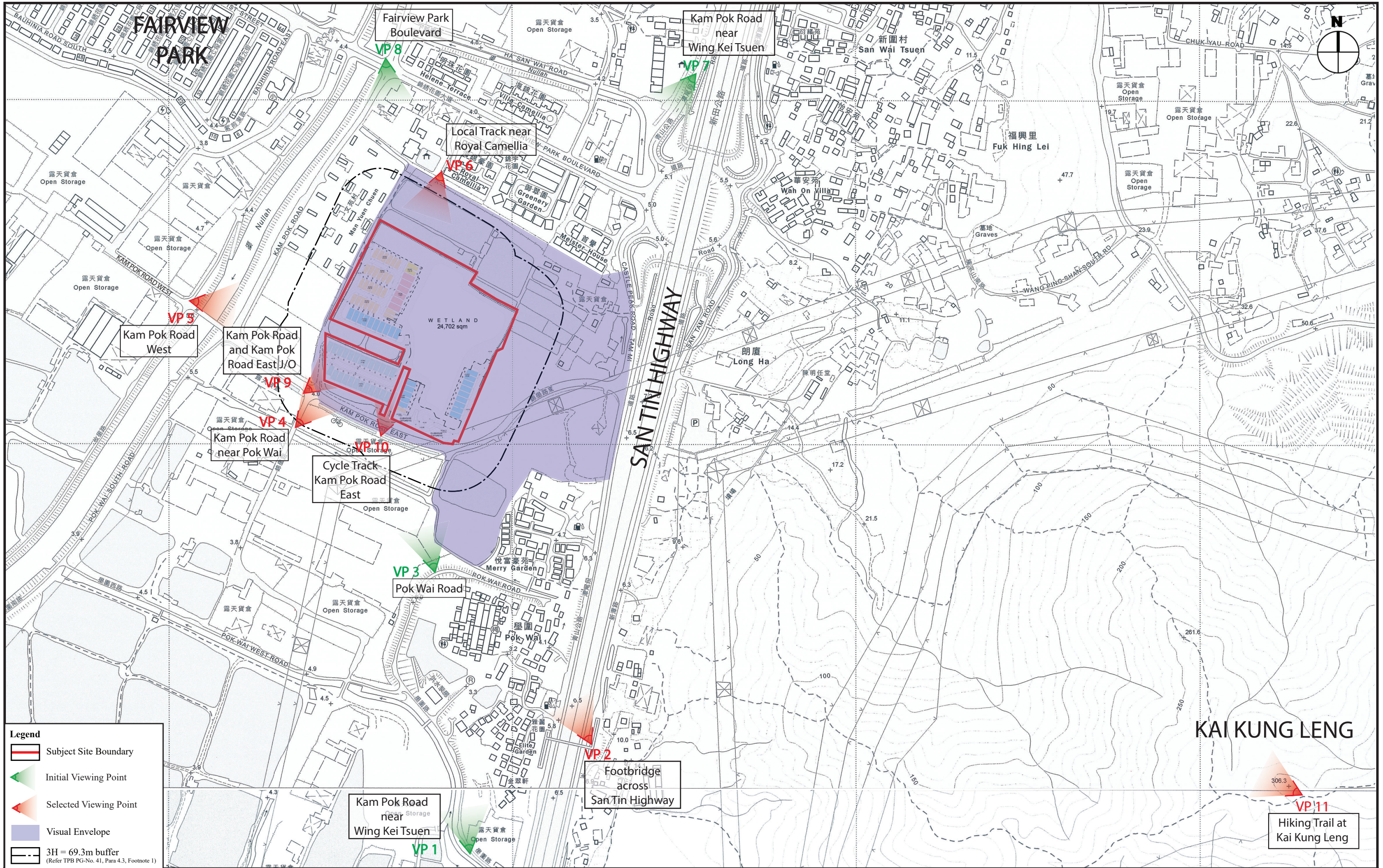
SPS 250 m<sup>2</sup>

NUMBER OF PRIVATE CAR PARKING SPACES = 153 (BASEMENT) + 50 (G/F)  
NUMBER OF VISITOR CAR PARKING SPACES = 7 + 3 (ACCESSIBLE PARKING)

DEVELOPMENT SCHEDULE	INTERNAL TRANSPORT FACILITIES	USE	HKPSG / LEASE REQUIREMENT	
			MIN.	MAX.
<b>RESIDENTIAL</b> - TOTAL GFA : 20,427 M <sup>2</sup> - ACTUAL PLOT RATIO : 0.40 - TOTAL NO. OF UNITS : 90 (i) FLAT SIZE BETWEEN 130 160 M <sup>2</sup> : 27 NOS. (ii) FLAT SIZE OVER 160 M <sup>2</sup> : 63 NOS. - NO. OF HOUSES : 90 ASSUMING ONE HOUSE FOR EVERY FLAT	PRIVATE CAR PARKING SPACES	<b>PRIVATE HOUSING</b>		
		(i) RESIDENTIAL UNITS FLAT SIZE BETWEEN 130-160 M <sup>2</sup>	28	49
		(ii) RESIDENTIAL UNITS FLAT SIZE OVER 160 M <sup>2</sup>	82	144
		SUB-TOTAL	110	193
		REQUIRED ACCESSIBLE CAR PARKING SPACES	2	3
		<b>VISITOR HOUSES</b>		
			0	
		SUB-TOTAL	0	0
		TOTAL	110	193
		MOTORCYCLE PARKING SPACES	TOTAL	1
LOADING / UNLOADING BAY	TOTAL		2	

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

- WETLAND AREA ABOVE
- UNEXCAVATED AREA



**Key Plan of Selected Public Viewing Points**  
 (Extracted from the Government Survey Sheets Nos. 2-SE-C and 6-NE-A)



弘域城市規劃顧問有限公司  
 VISION PLANNING CONSULTANTS LTD.

香港北角銀禧街 9-23 號 20 樓 C 室  
 Unit C, 20/F., Seabright Plaza, 9-23 Sheel Street, North Point, Hong Kong.  
 Tel.: (852) 2566 9988 Fax: (852) 2566 9978 Email: vision@visionplanning.com.hk

Plan 8b

1 : 5 000

①



VP2: View looking towards the Subject Site from footbridge across San Tin Highway (Existing Situation)



Location Plan

### Viewing Point 2 (VP2) Plan 10b

②

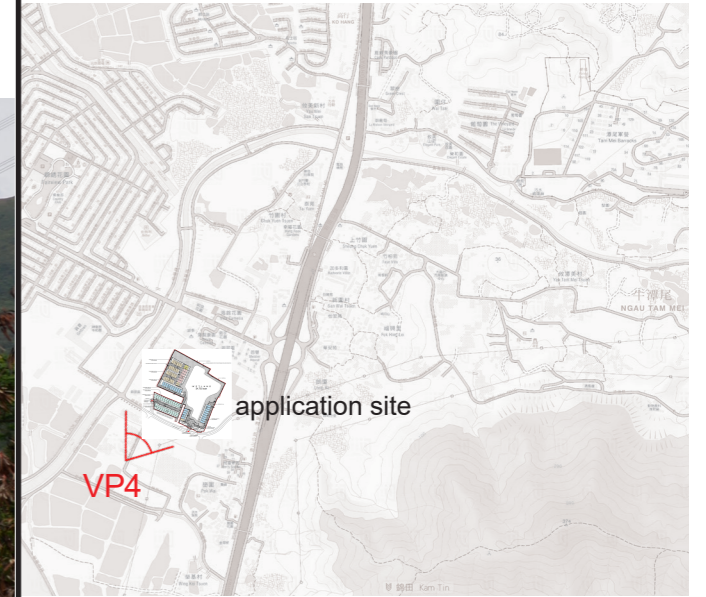


VP2: View looking towards the subject site from footbridge across San Tin Highway (with Proposed Scheme)

①



VP4: View looking towards the Subject Site from Kam Pok Road (Existing Situation)



Location Plan

## Viewing Point 4 (VP4) Plan 11b

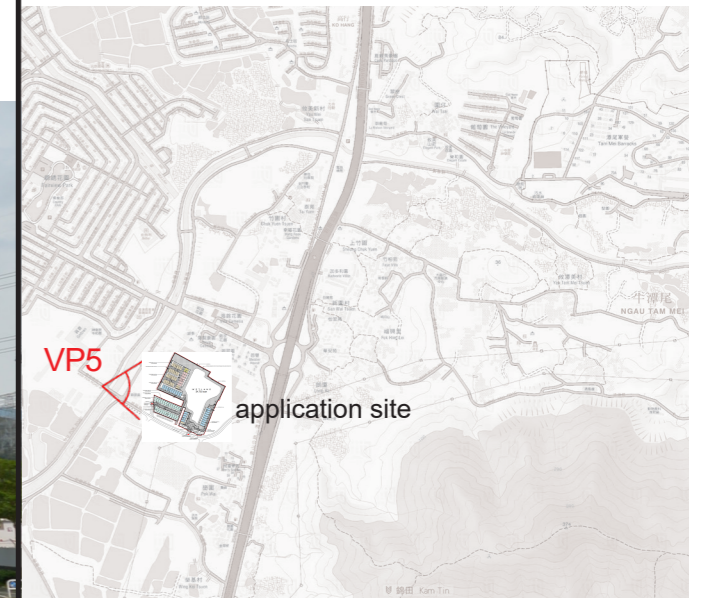
②



VP4: View looking towards the Subject Site from Kam Pok Road (with Proposed Scheme)



①

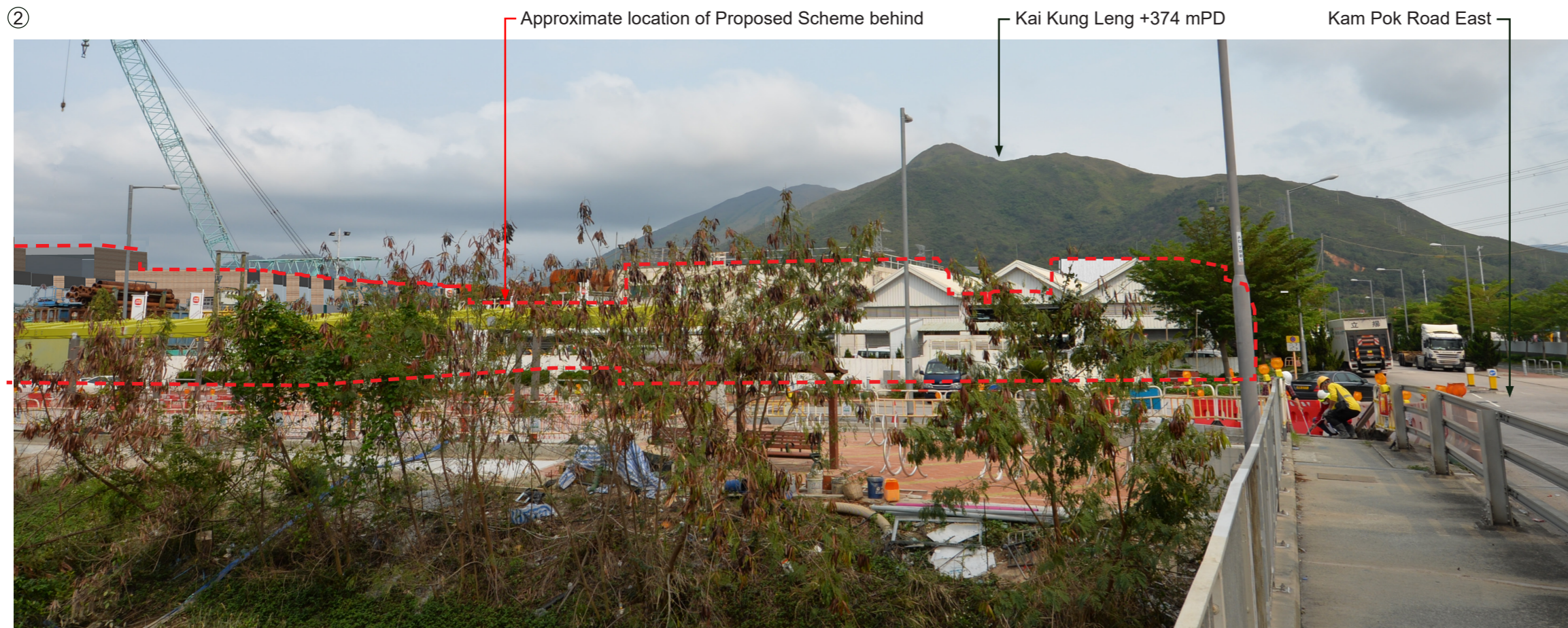


Location Plan

VP5: View looking towards the Subject Site from Kam Pok Road West (Existing Situation)

### Viewing Point 5 (VP5) Plan 12b

②

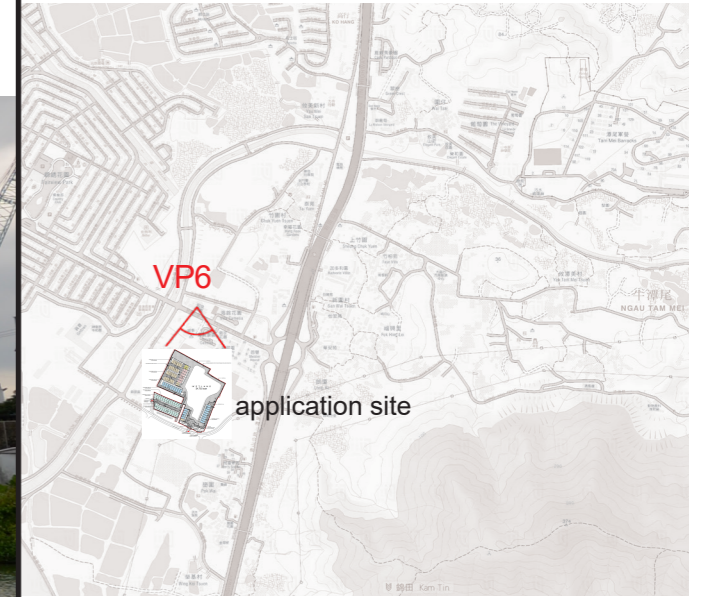


VP5: View looking towards the Subject Site from Kam Pok Road West (with Proposed Scheme)

①



VP6: View looking south from Lake Park beside Royal Camellia (Existing Situation)

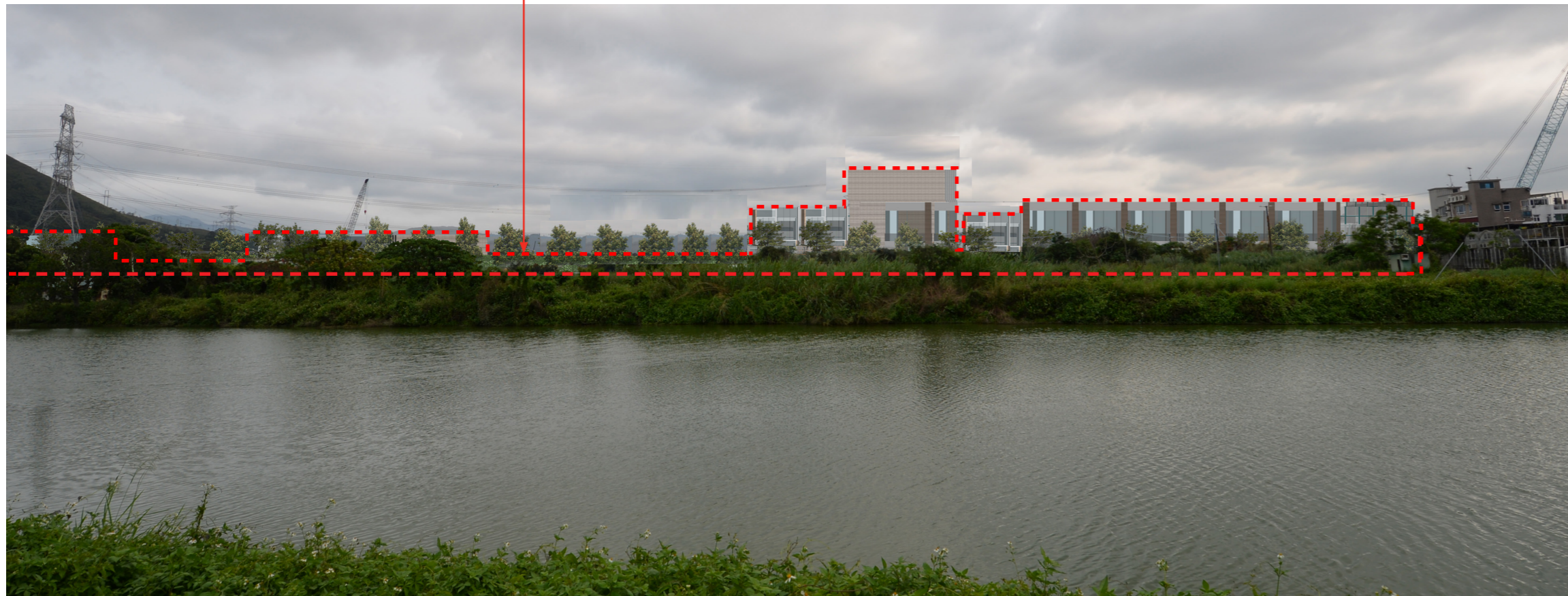


Location Plan

### Viewing Point 6 (VP6) Plan 13b

②

Approximate location of Proposed Scheme

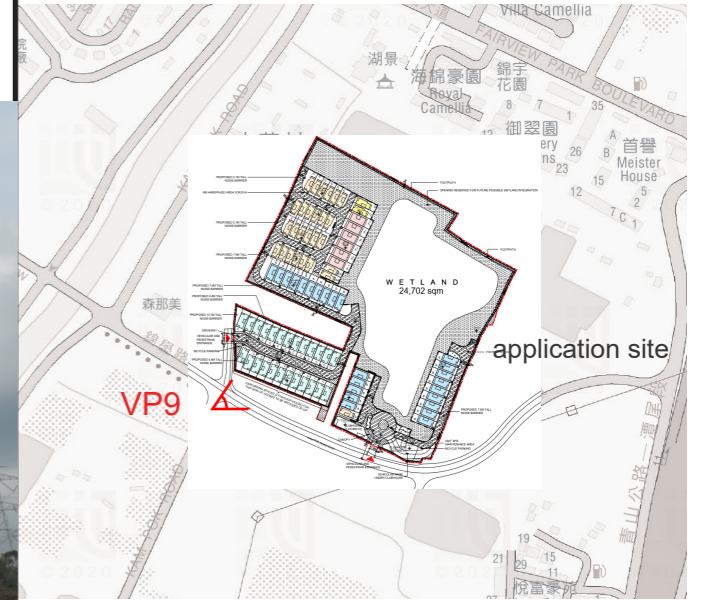


VP6: View looking south from Lake Park beside Royal Camellia (with Proposed Scheme)

①



VP9: View looking at the western entrance from the T-junction of Kam Pok Road and Kam Pok Road East (Existing Situation)



Location Plan

### Viewing Point 9 (VP9) Plan 14b

②

Approximate location of Proposed Scheme

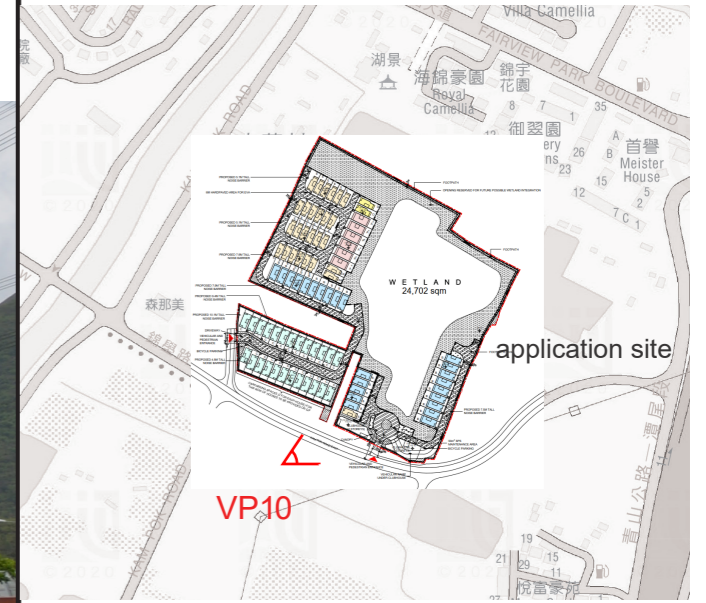


VP9: View looking at the western entrance from the T-junction of Kam Pok Road and Kam Pok Road East (with Proposed Scheme)

①



VP10: View looking at the southern entrance from cycle track along Kam Pok Road East (Existing Situation)



Location Plan

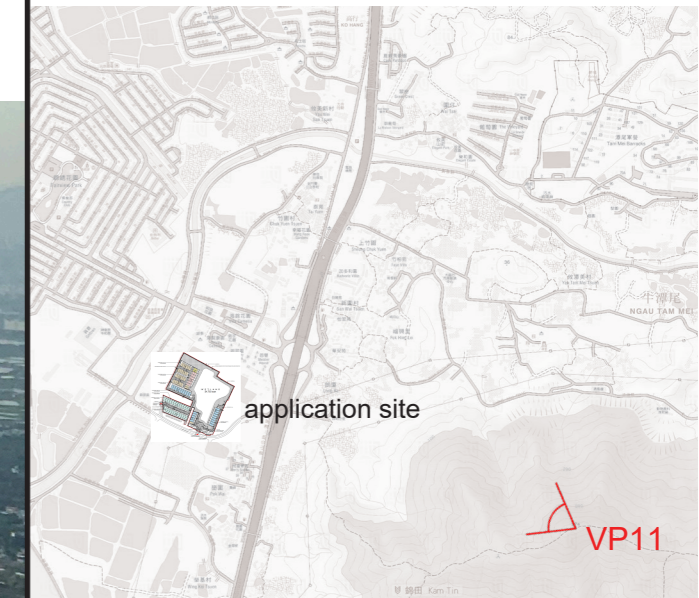
### Viewing Point 10 (VP10) Plan 15b

②



VP10: View looking at the southern entrance from cycle track along Kam Pok Road East (with Proposed Scheme)

①



Location Plan

VP11: View looking towards the Subject Site from Kai Kung Leng (Existing Situation)

②



VP11: View looking towards the Subject Site from Kai Kung Leng (with Proposed Scheme)

# Viewing Point 11 (VP11) Plan 16b