

1:500 @ A3

## Figure 16a

ILLUSTRATIVE SECTION D-D
PROPOSED RESIDENTIAL DEVELOPMENT
AT KAM POK ROAD EAST, NAM SANG WAI, NEW TERRITORIES

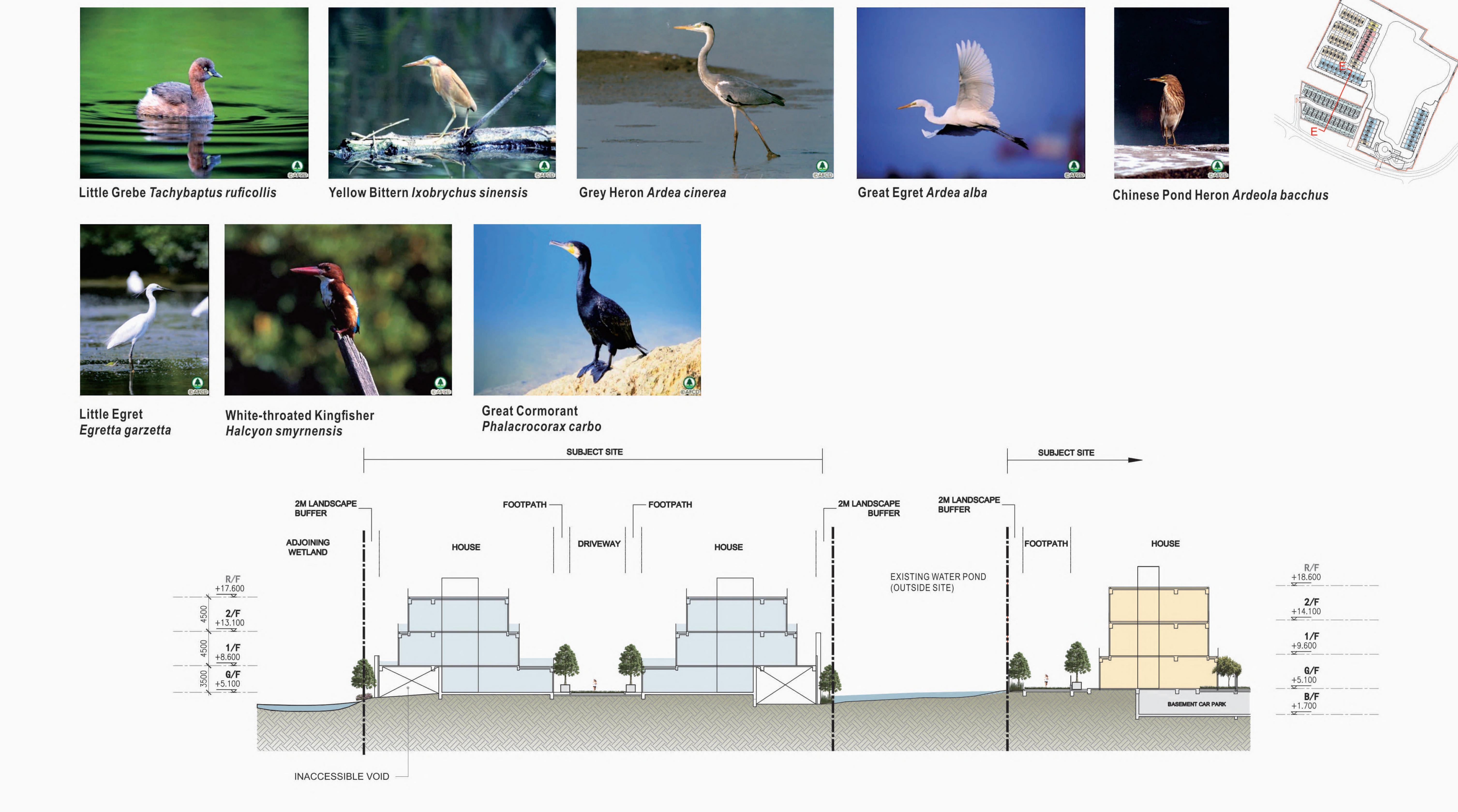


Figure 17a



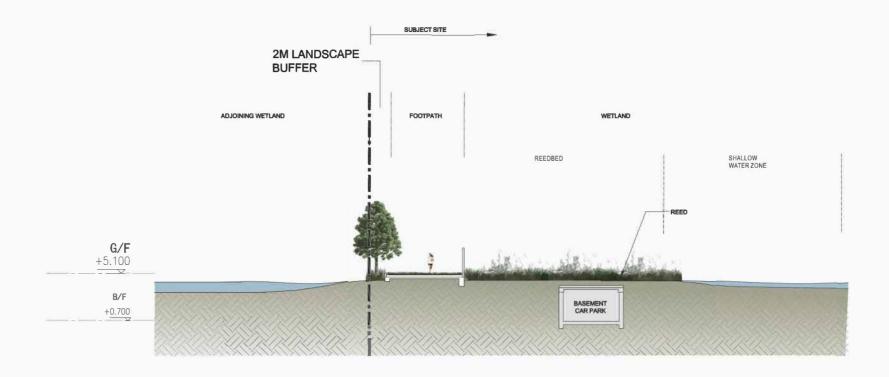




(2m)

Phragmites australis Rotala indica/ Rotala rotundifolia (30cm) Vallisneria natans (submerged)

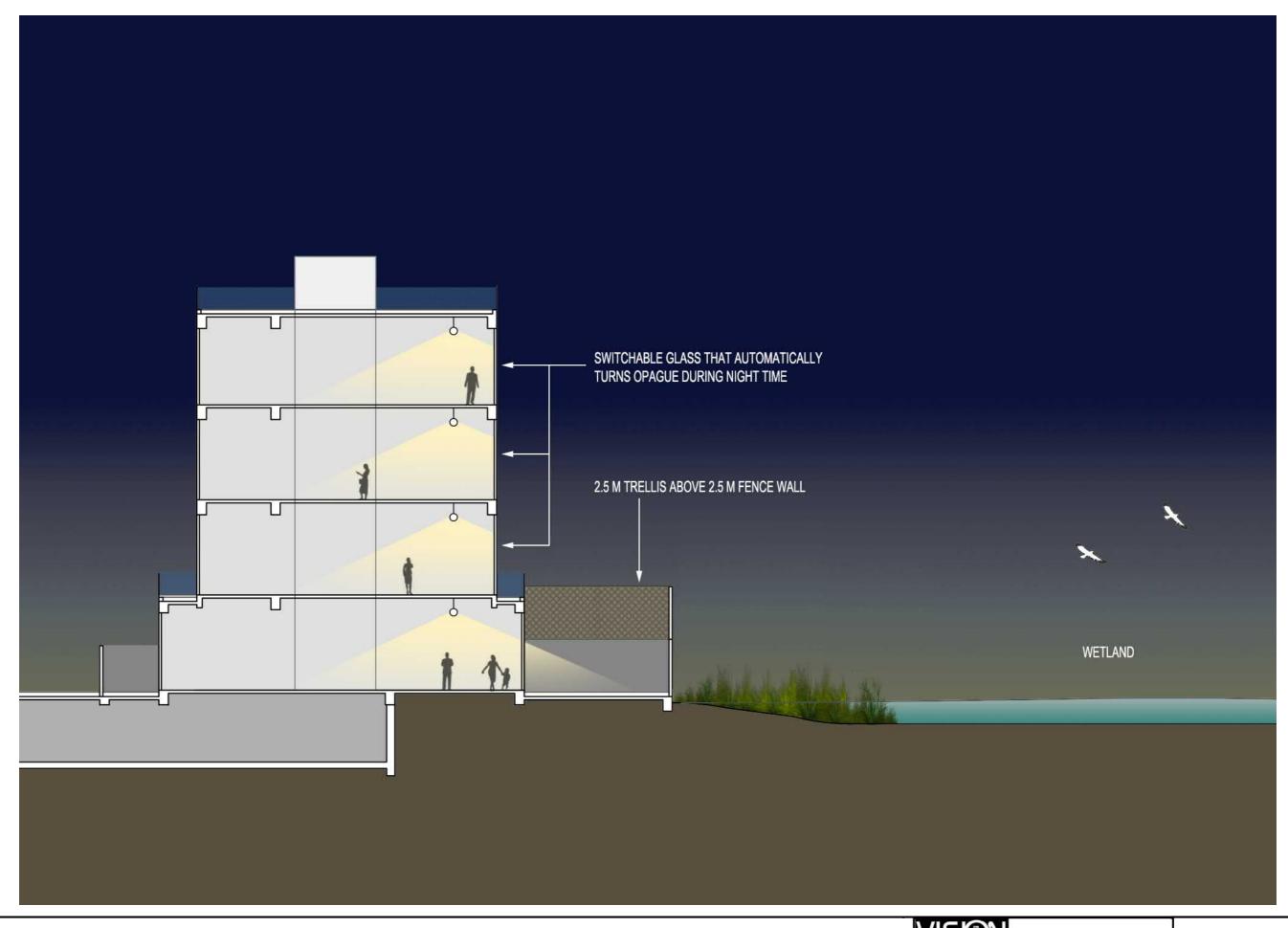




### Figure 18a

**ILLUSTRATIVE SECTION F-F** PROPOSED RESIDENTIAL DEVELOPMENT AT KAM POK ROAD EAST, NAM SANG WAI, NEW TERRITORIES



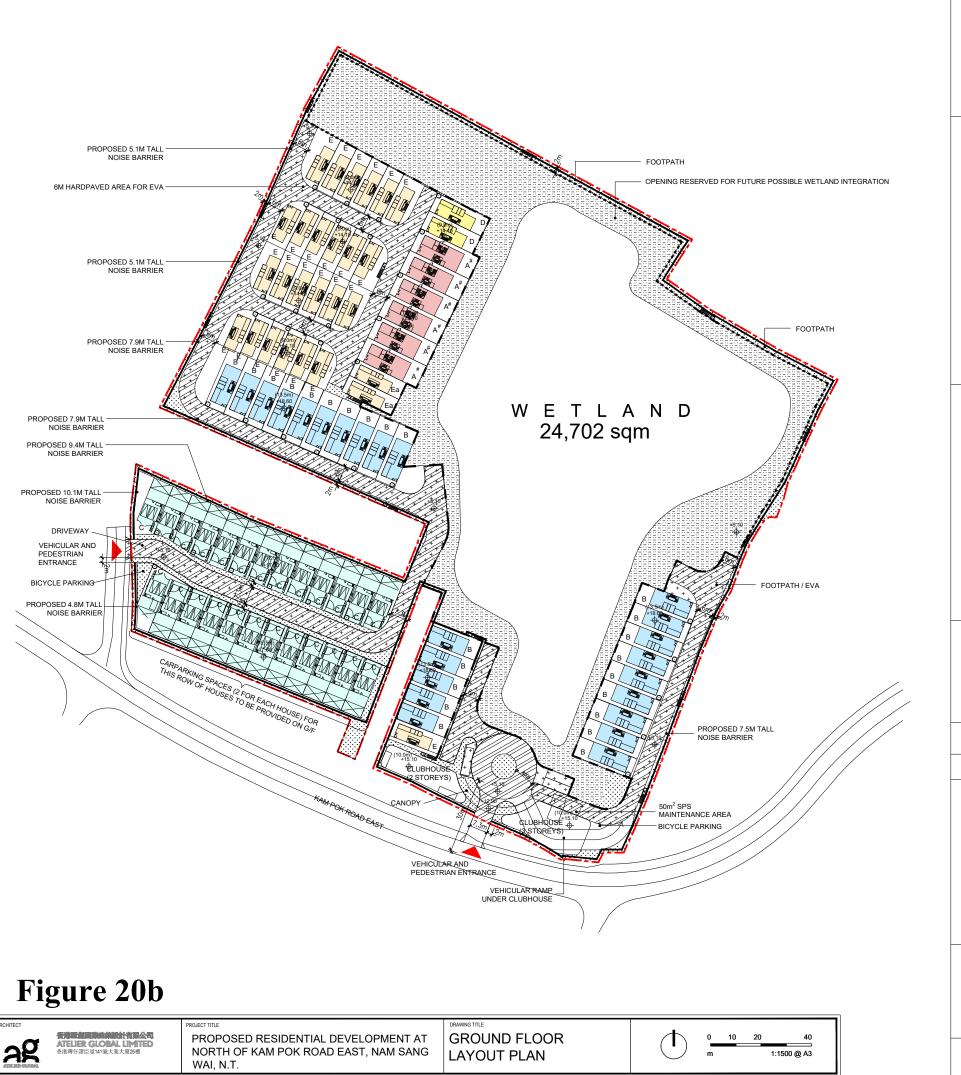


**Night-Time Mitigation Measures** 

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

Figure 19

N. T. S.



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

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

COMMON GREENERY AREA BREAKDOWN

UNCOVERED HORIZONTAL PA : 2,986 sqm
 REED ZONE : 9,083 sqm

• GRASS PAVER :  $5,458 \times 0.5 = 2,729 \text{ sqm}$ 

VERTICAL GREENERY : 992m x 2.5m = (ASSUME HEIGHT OF 2.5M) 2,480 sqm

TOTAL : 17,278 sqm

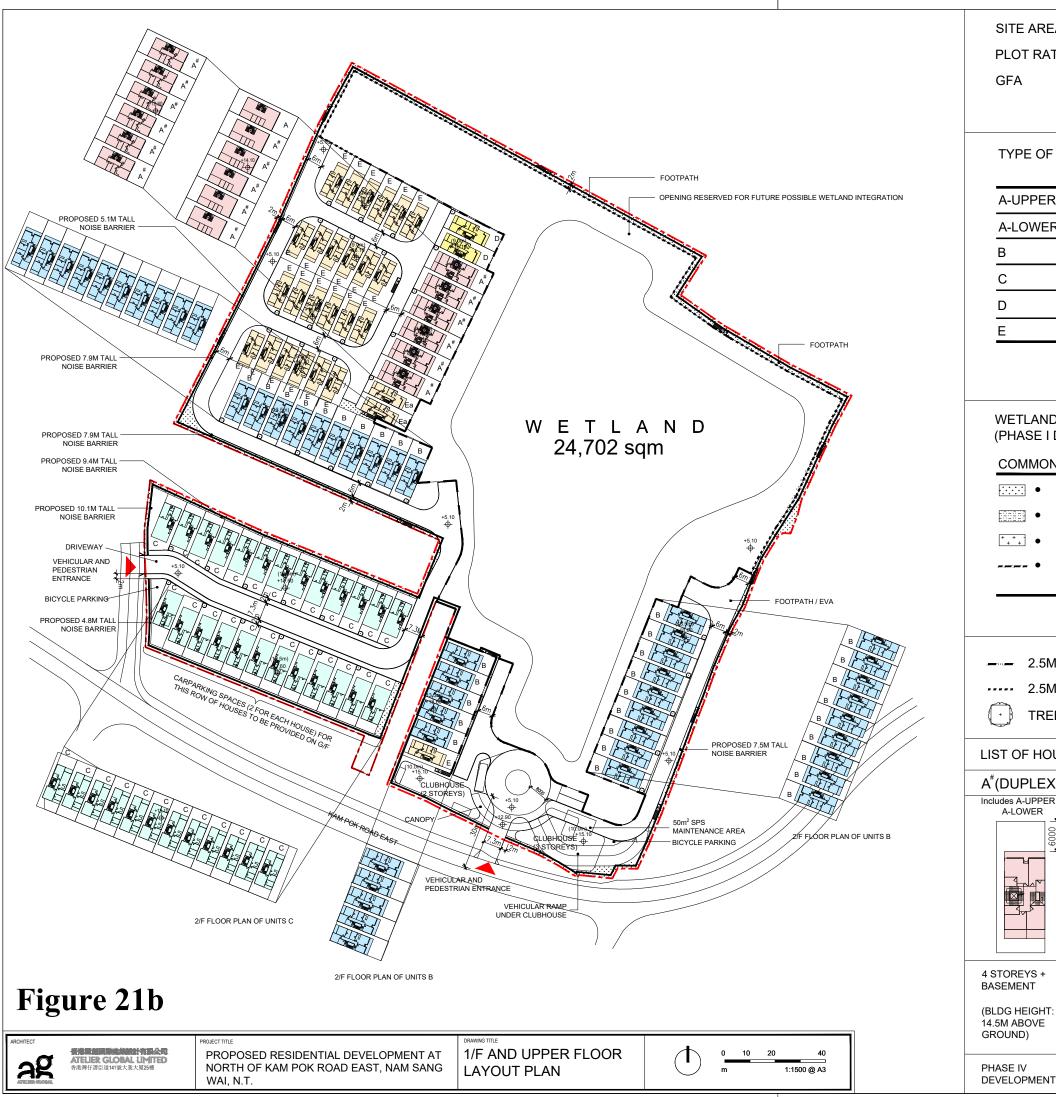
(33.83% OF SITE AREA)

--- 2.5M TALL WOODEN TRELLIS ABOVE 2.5 M TALL FENCE WALL

2.5M TALL WOODEN TRELLIS

#### LIST OF HOUSING UNITS

LIST OF HOUSIN	G UNITS			
A <sup>#</sup> (DUPLEX)	В	С	D	E & Ea*
Includes A-UPPER & A-LOWER				*Units with fixed clear glazing for bird-hide purpose
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	* 0009 *	**************************************	*000S*	4000-5000
4 STOREYS + BASEMENT	3 STOREYS + BASEMENT	3 STOREYS	2 STOREYS + BASEMENT	2 STOREYS + BASEMENT
(BLDG HEIGHT: 14.5M ABOVE GROUND)	(BLDG HEIGHT: 13.5M ABOVE GROUND)	(BLDG HEIGHT: 12.5 M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)
PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT	PHASE II DEVELOPMENT	PHASE IV DEVELOPMENT	PHASE III & IV 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 UN	IT GFA (sqm)	/ UNIT (sqft)	NUMBER OF UNITS	GFA (sqm)
A-UPPER	229	2,465	6	1,374
A-LOWER	246	2,648	6	1,476
В	334	3,595	24	8,016
С	196	2,110	25	4,900
D	184	1,981	2	368
E	159	1,711	27	4,293
			TOTAL: 90	20,427

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

#### COMMON GREENERY AREA BREAKDOWN

UNCOVERED HORIZONTAL PA : 2,986 sqm
 REED ZONE : 9,083 sqm

• GRASS PAVER :  $5,458 \times 0.5 = 2,729 \text{ sqm}$ 

• VERTICAL GREENERY : 992m x 2.5m = (ASSUME HEIGHT OF 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

PHASE III & IV

DEVELOPMENT

**EVA** 

PHASE IV

DEVELOPMENT

PHASE III & IV

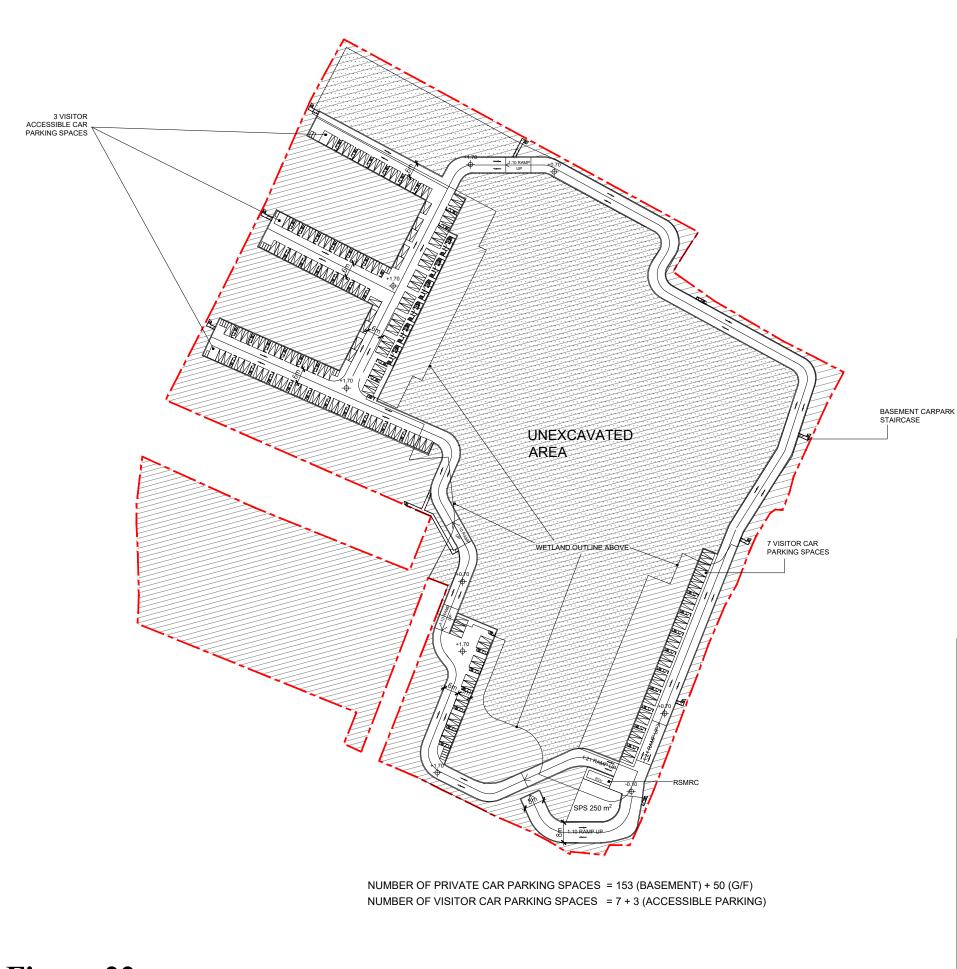
**DEVELOPMENT** 

#### LIST OF HOUSING UNITS

A <sup>#</sup> (DUPLEX)	В	С	D	E & Ea*
Includes A-UPPER & A-LOWER				*Units with fixed clear glazing for bird-hide purpose
00009	0009	4500 <sub>4</sub>	<b>1</b> 0009	4000-2000
4 STOREYS + BASEMENT	3 STOREYS + BASEMENT	3 STOREYS	2 STOREYS + BASEMENT	2 STOREYS + BASEMENT
(BLDG HEIGHT: 14.5M ABOVE GROUND)	(BLDG HEIGHT: 13.5M ABOVE GROUND)	(BLDG HEIGHT: 12.5 M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)

PHASE II

**DEVELOPMENT** 



HKPSG / LEASE REQUIREMENT INTERNAL TRANSPORT FACILITIES USE DEVELOPMENT SCHEDULE MAX. PRIVATE HOUSING <u>RESIDENTI</u>AL (i) RESIDENTIAL UNITS FLAT SIZE BETWEEN 130-160 M<sup>2</sup> - TOTAL GFA : 20,427 M<sup>2</sup> 28 49 (ii) RESIDENTIAL UNITS FLAT SIZE OVER 160 M<sup>2</sup> 82 - ACTUAL PLOT RATIO : 0.40 144 110 193 - TOTAL NO. OF UNITS : 90 SUB-TOTAL (i) FLAT SIZE BETWEEN 130 160 M²: 27 NOS. (ii) FLAT SIZE OVER 160 M²: 63 NOS. - NO. OF HOUSES: 90 REQUIRED ACCESSIBLE CAR PARKING SPACES 2 3 PRIVATE CAR PARKING SPACES **VISITOR** HOUSES 0 ASSUMING ONE HOUSE FOR SUB-TOTAL **EVERY FLAT** 110 TOTAL 193 MOTORCYCLE PARKING SPACES TOTAL 2 LOADING / UNLOADING BAY TOTAL 2

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

WETLAND AREA ABOVE

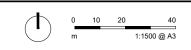
UNEXCAVATED AREA

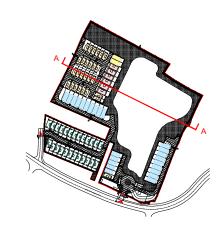
Figure 22c

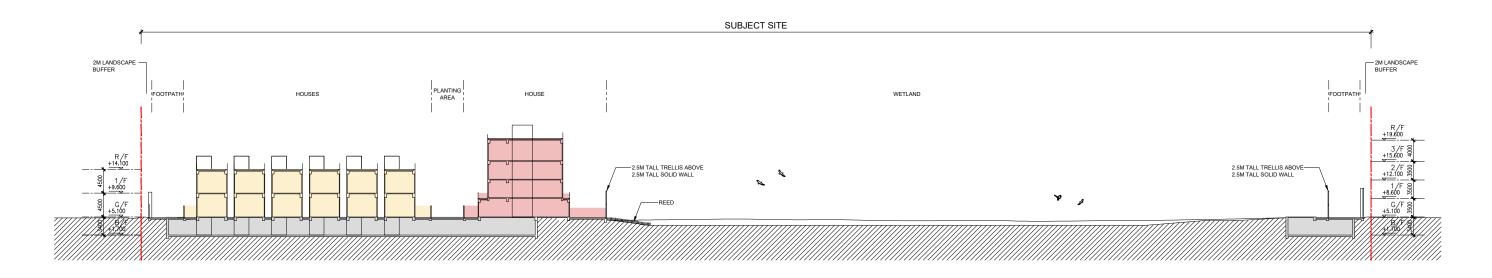
ARCHITECT ATELIER GLOWN LINGTON THE PARTY OF THE PARTY O

PROPOSED RESIDENTIAL DEVELOPMENT AT NORTH OF KAM POK ROAD EAST, NAM SANG WAI. N.T.

BASEMENT LAYOUT PLAN

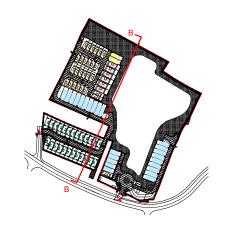


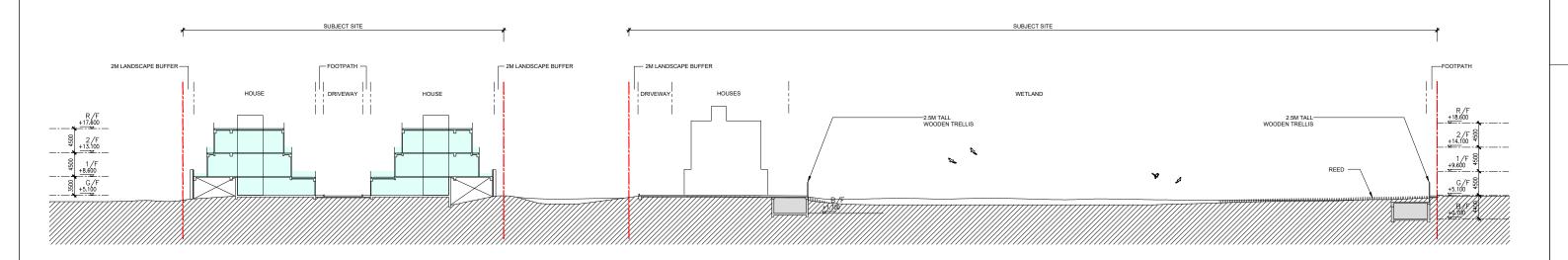




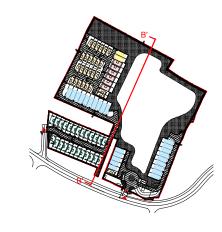
# Figure 23a

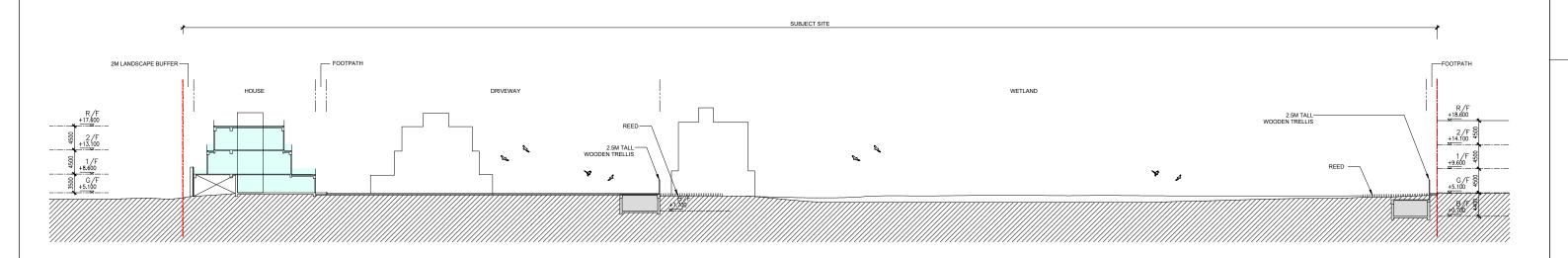
ARCHITECT	PROJECT TITLE	DRAWING TITLE		
ag AFLIET GLOCAL LIMITED	PROPOSED RESIDENTIAL DEVELOPMENT AT KAM POK ROAD EAST, NAM SANG WAI, N.T.	SECTION A-A	0 m	5 10 20 1:700 @ A3





# Figure 24a





# Figure 25a

ARCHITECT	PROJECT TITLE	DRAWING TITLE	
ATELIER GLOCAL LIMITED   帝港灣仔湖巨連山坡大東大阪26個	PROPOSED RESIDENTIAL DEVELOPMENT AT KAM POK ROAD EAST, NAM SANG WAI, N.T.	SECTION B'-B'	0 5 10 20 m 1:700 @ A3



Figure 26a

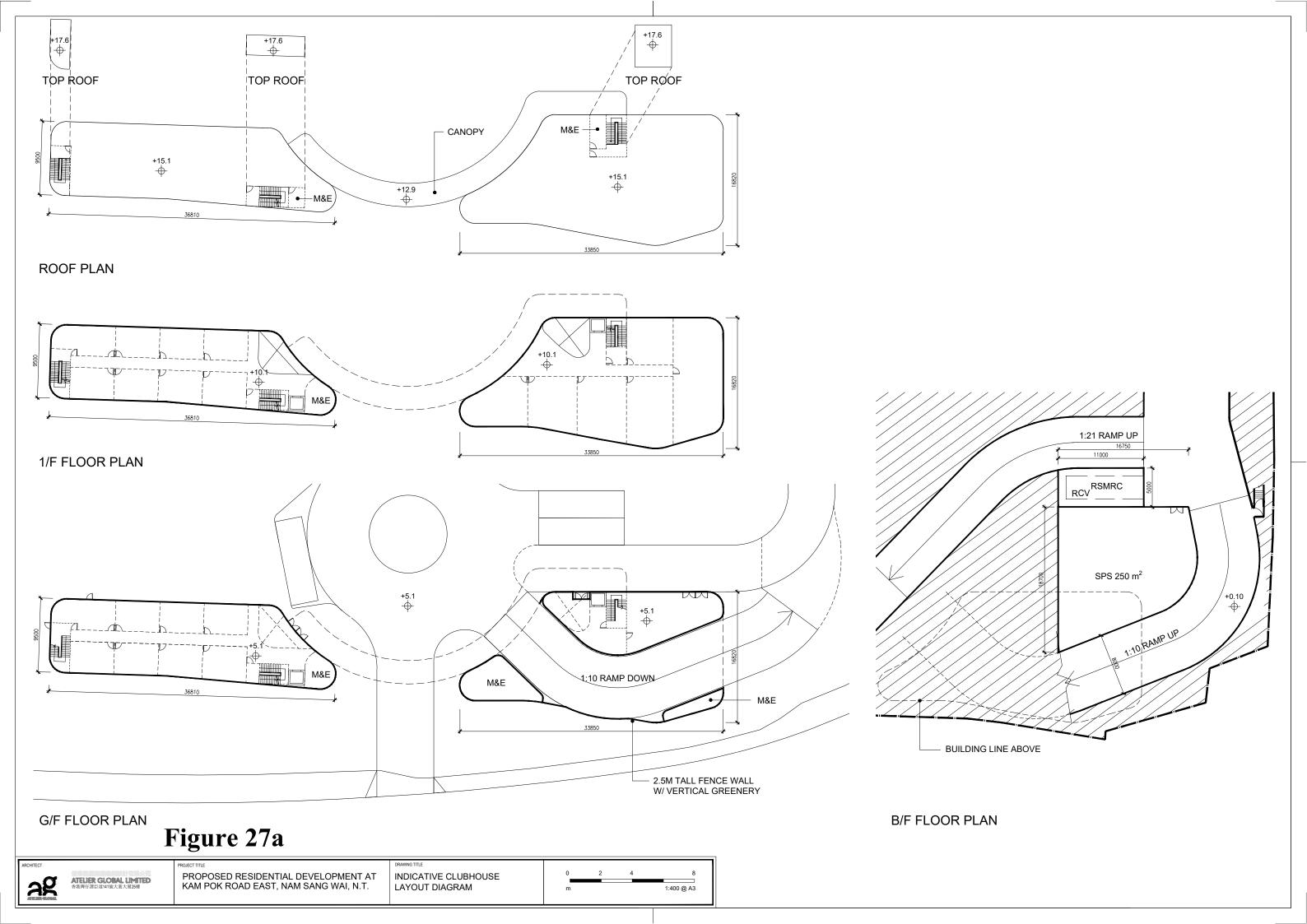
INDICATIVE HOUSE LAYOUT DIAGRAM

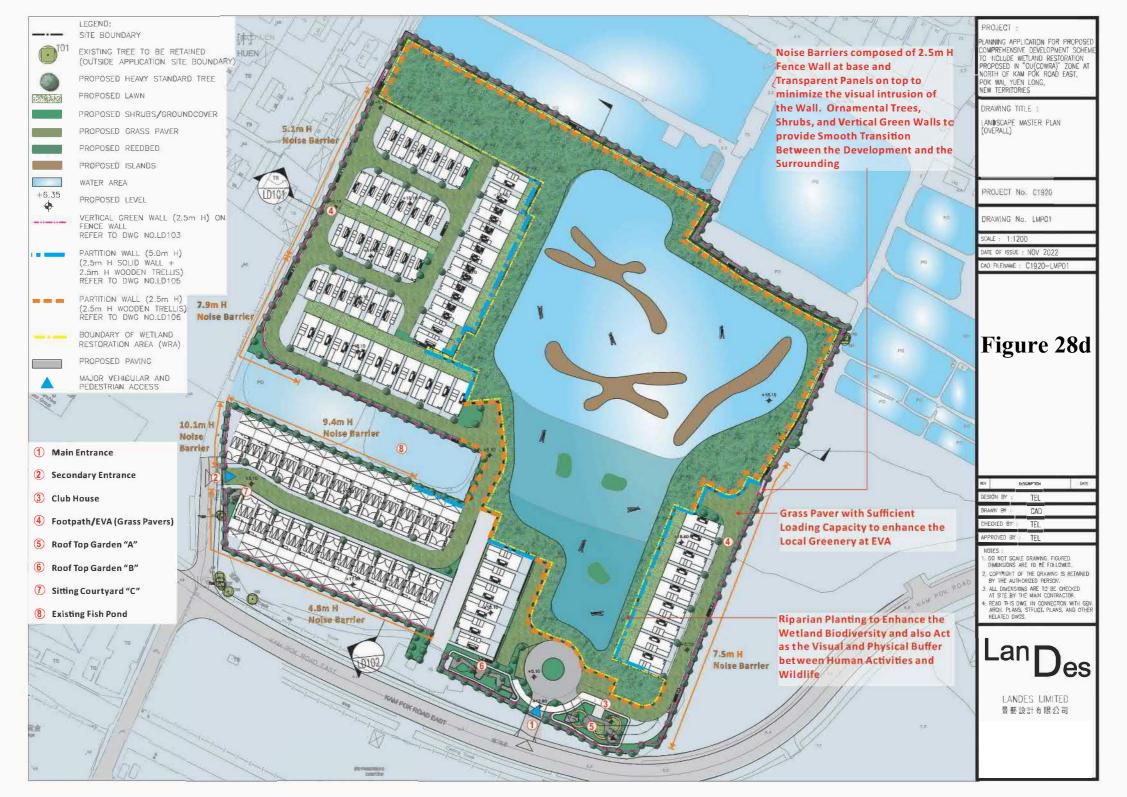
0 2 4 8 m 1:300 @ A3 LEGENDS

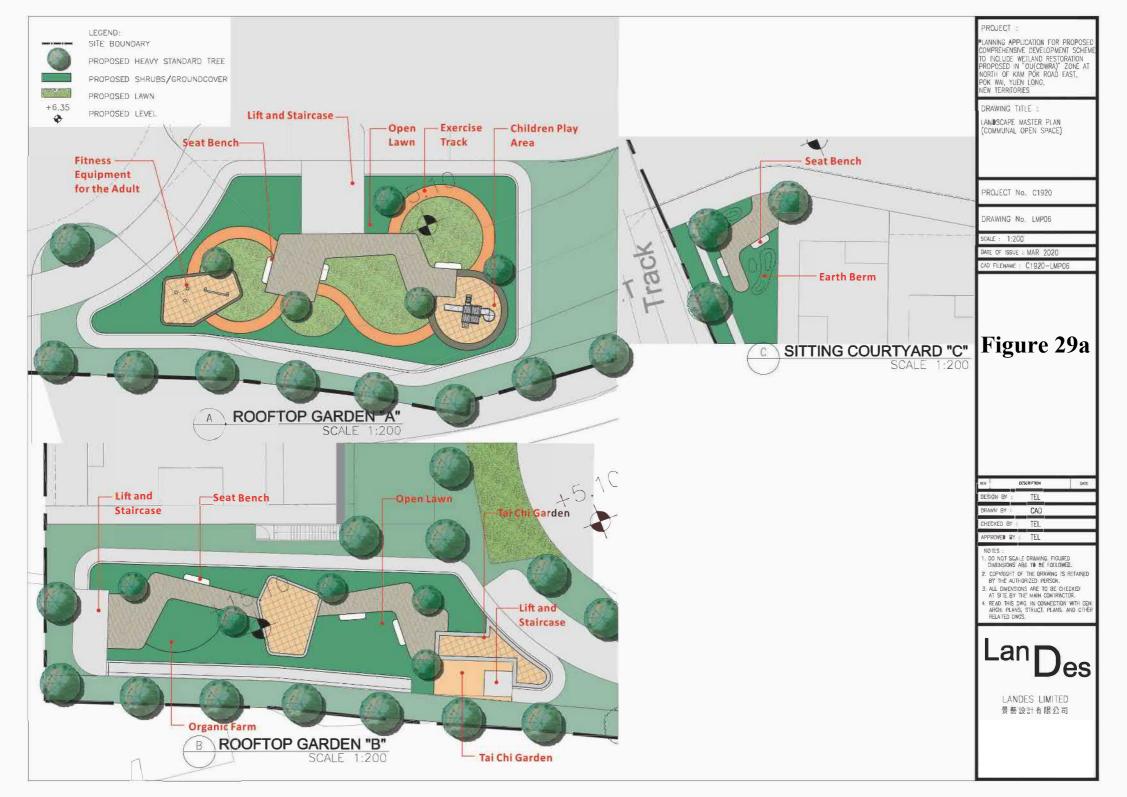
F.C.G. FIXED CLEAR GLAZING

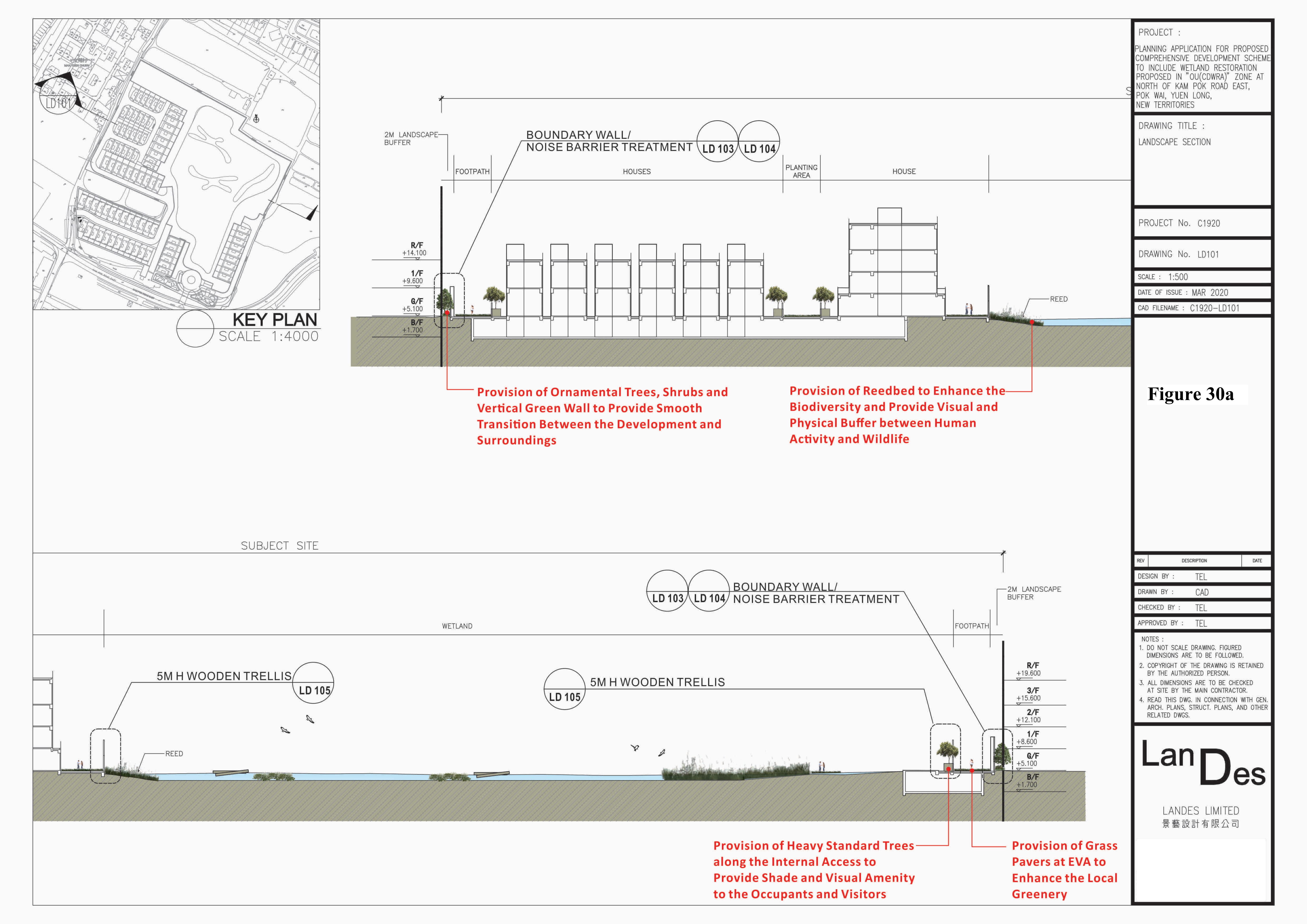
FIXED CLEAR GLAZING FOR BIRD-HIDE PURPOSE

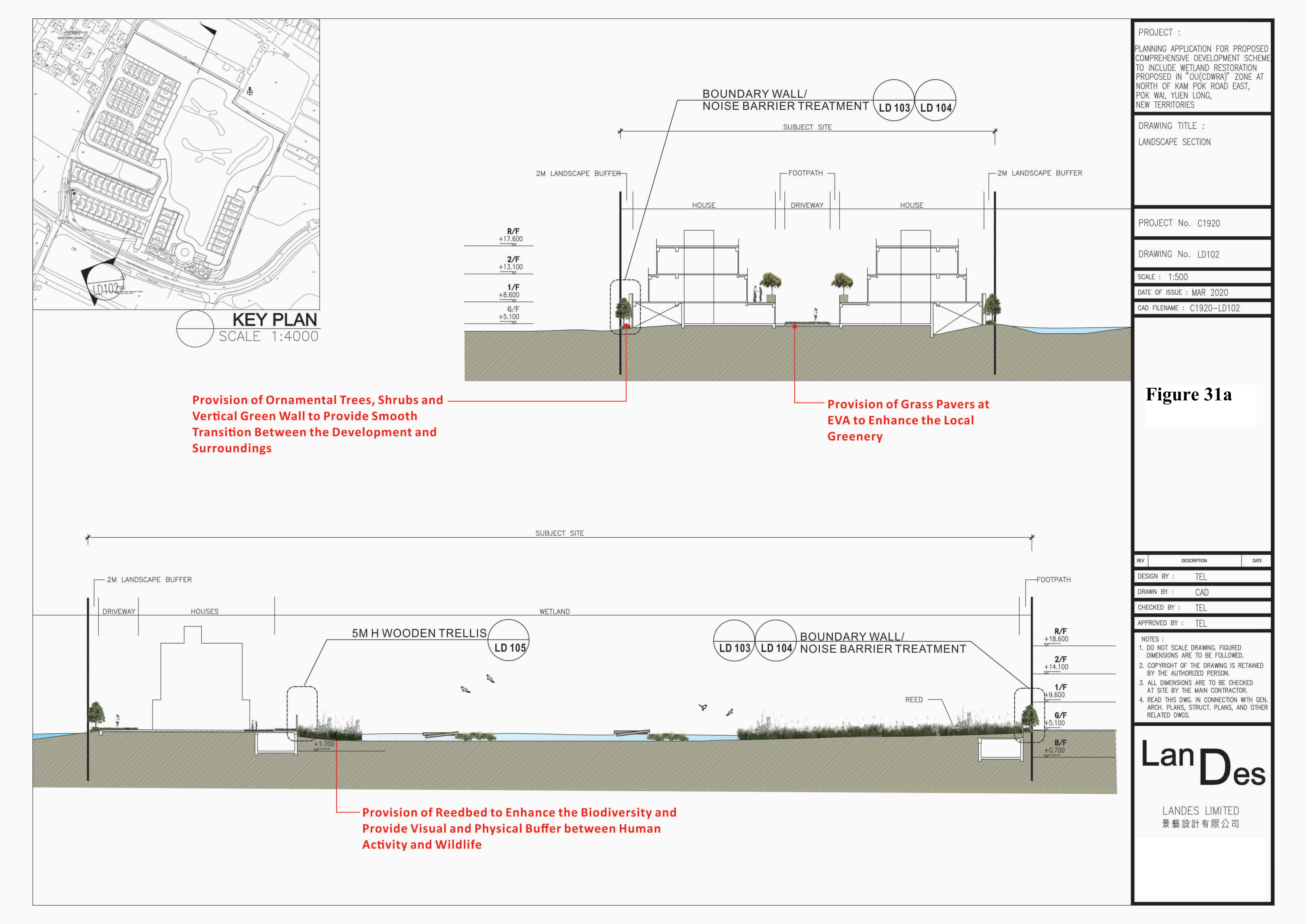
W.T. 2.5M TALL WOODEN TRELLIS ABOVE 2.5M TALL SOLID WALL

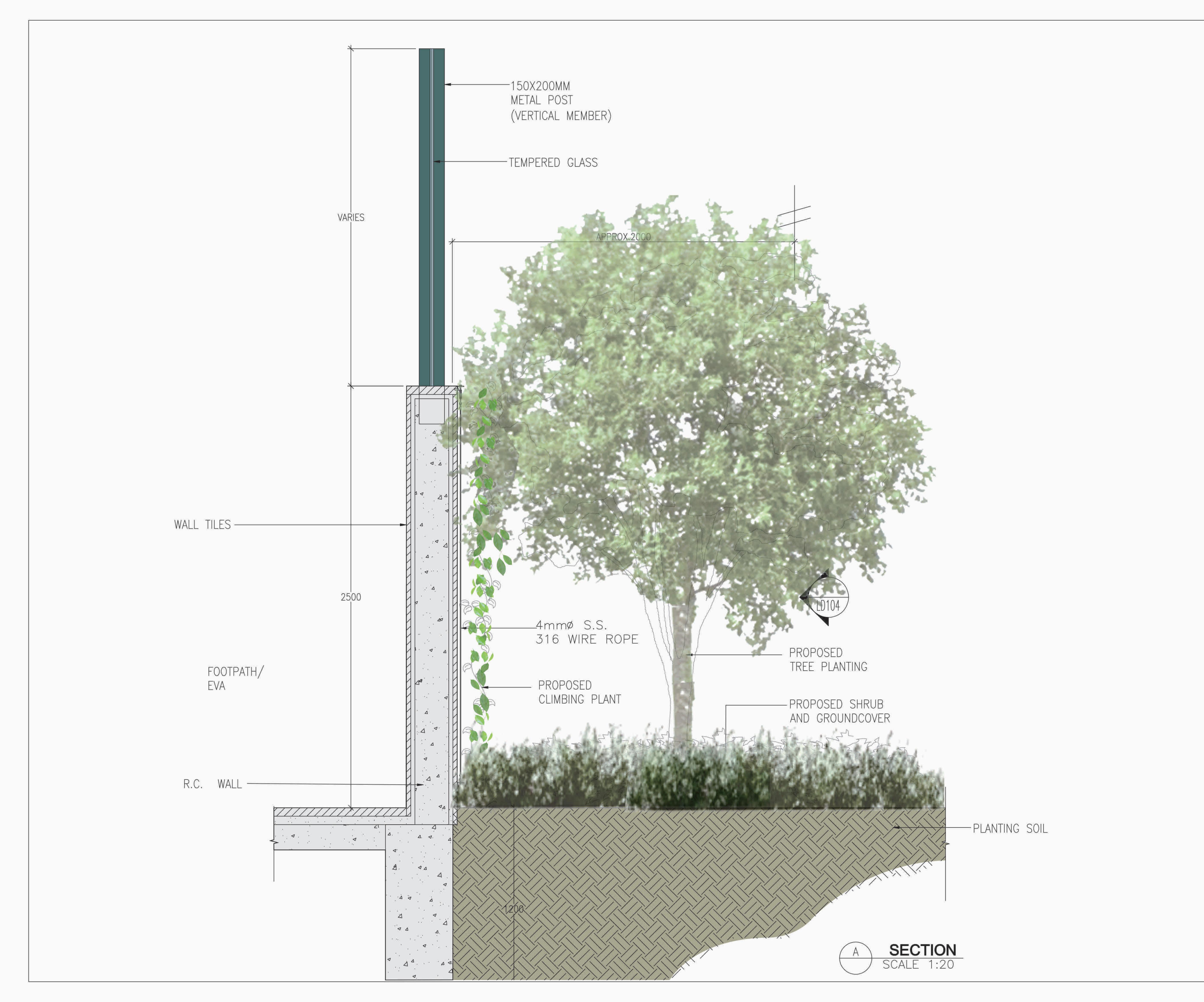












PROJECT :

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 :

BOUNDARY WALL/ NOISE BARRIER DETAILS

PROJECT No. C1920

DRAWING No. LD103

SCALE : 1:20

DATE OF ISSUE: MAR 2020

CAD FILENAME: C1920-LD103

# Figure 32

REV DES	SCRIPTION DATE
DESIGN BY :	TEL
DRAWN BY:	CAD
CHECKED BY :	TEL
APPROVED BY:	TEL

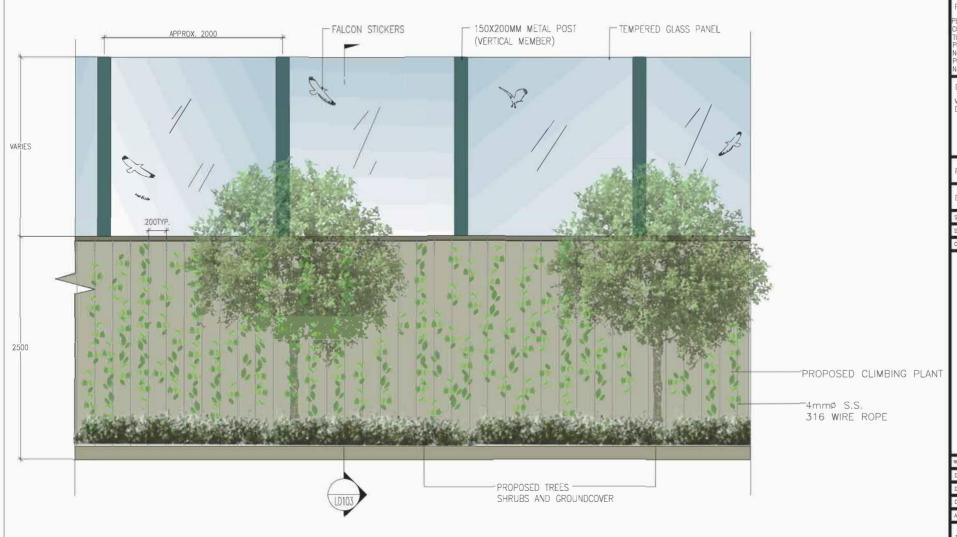
# NOTES

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- COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
- ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.

  4. READ THIS DWG. IN CONNECTION WITH
- 4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

# Lan Des

LANDES LIMITED 景藝設計有限公司



A

#### TYPICAL ELEVATION OF VERTICAL GREEN WALL

SCALE 1:30



PROJECT

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

DRAWING TITLE

VERTICAL GREEN WALL DETAILS

PROJECT No. C1920

DRAWING No. ID104

SCALE : 1:30

DATE OF ISSUE : MAR 2020

CAD FILENAME : C1920-LD104

Figure 33

REY DES	CRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
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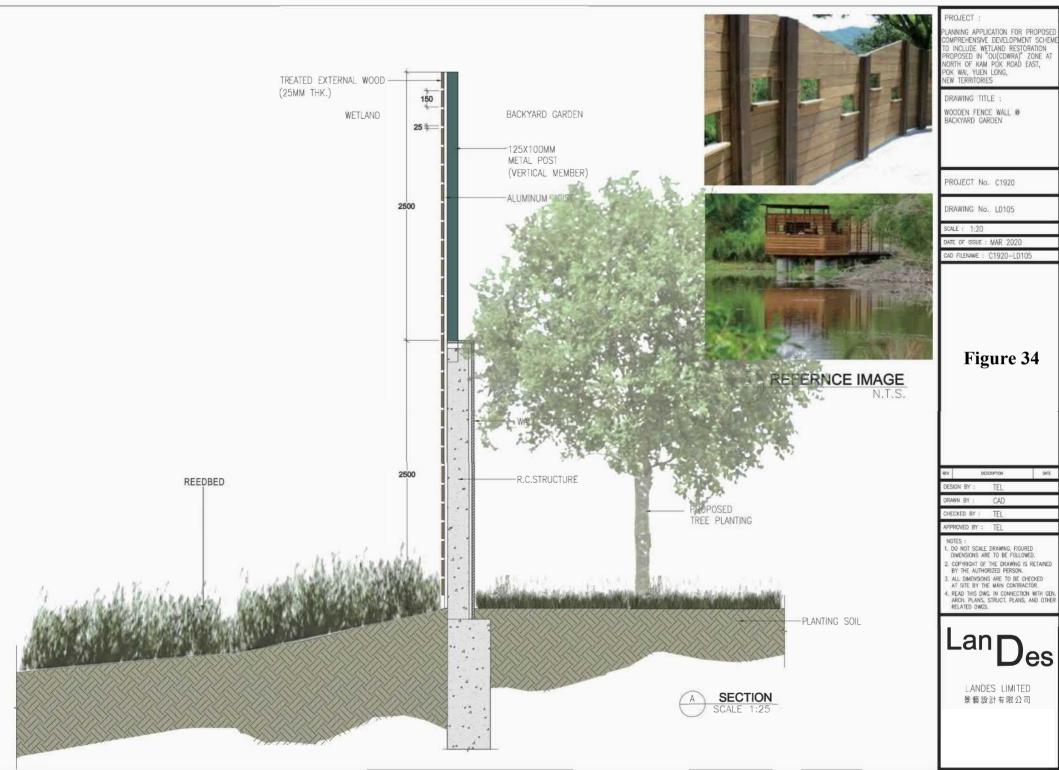
NOTES

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LANDES LIMITED 景藝設計有限公司

B REFERENCE IMAGES OF WIRE ROPE N.T.S.



PLANNING APPLICATION FOR PROPOSE 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

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LANDES LIMITED



PROJECT :

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

DRAWING TITLE :

WOODEN FENCE WALL ALONG THE ROAD

PROJECT No. C1920

DRAWING No. 10106

SCALE : 1:20

DATE OF ISSUE : MAR 2020

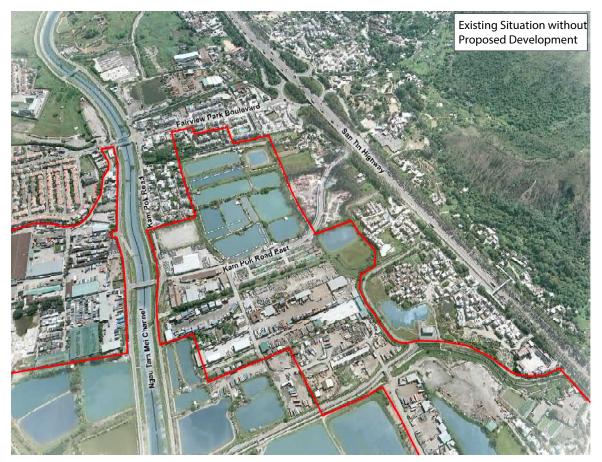
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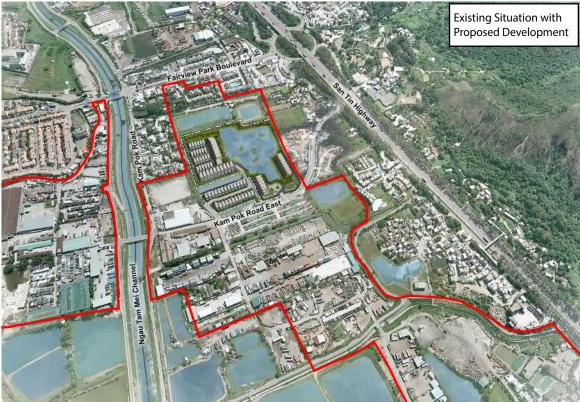
Figure 35

Г	REY .	DES	CRIPTION	DATE
ľ	DESIGN	N BY :	TEL	
Г	DRAWN	BY:	CAD	
Ľ	CHECK	ED BY :	TEL	
Γ	APPRO	VED BY :	TEL	

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Indicative Bird's Eye View of the Proposed Development (Aerial Photo No. CW76275 taken on 5 June 2007)



