

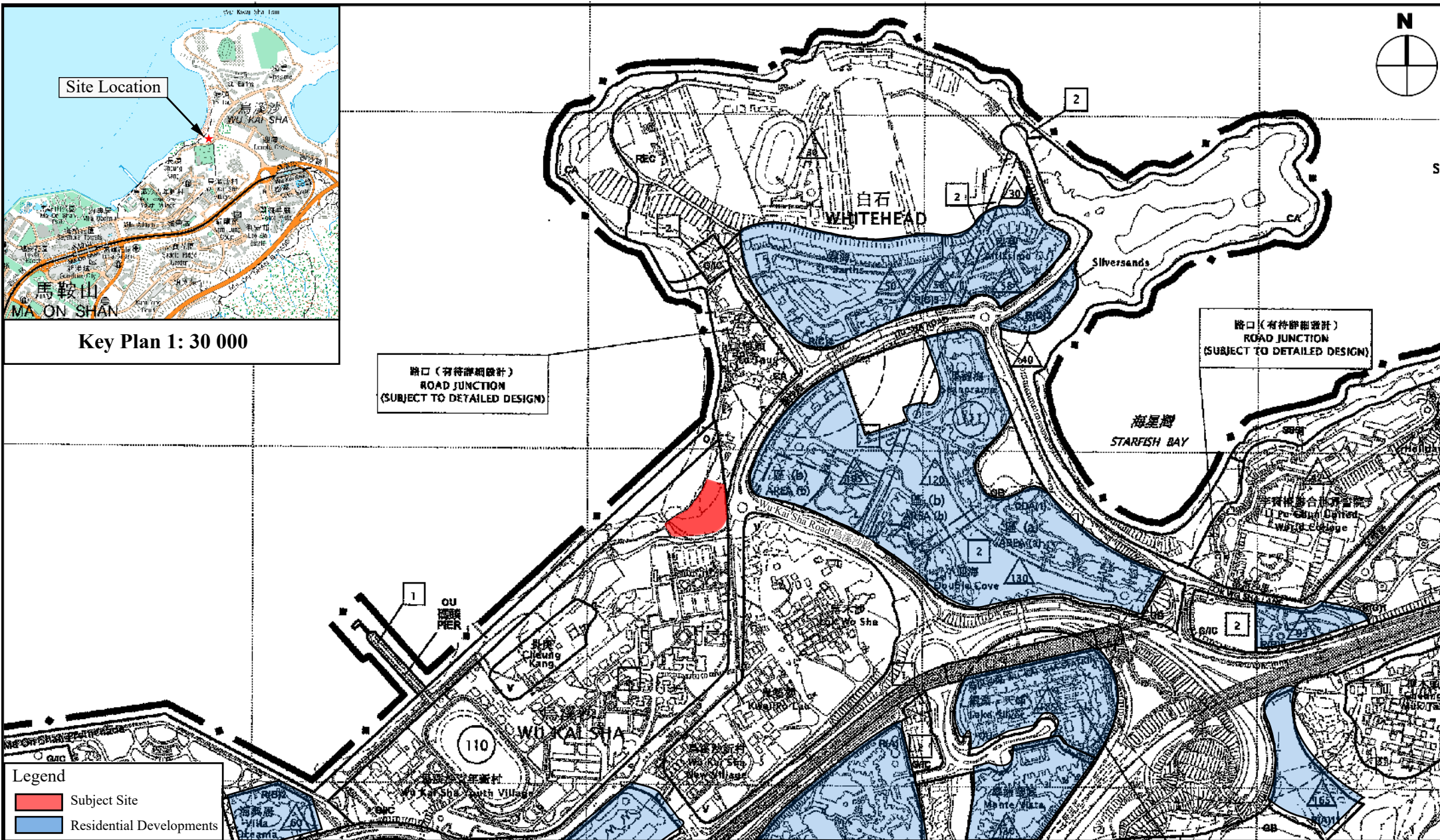
Figures



Key Plan 1: 30 000

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)



Legend

- Subject Site
- Residential Developments

Site Location Plan

(Base Plan Extracted from the Draft Ma On Shan OZP No. S/MOS/27)

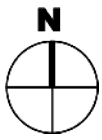
Figure 1

1: 7 500



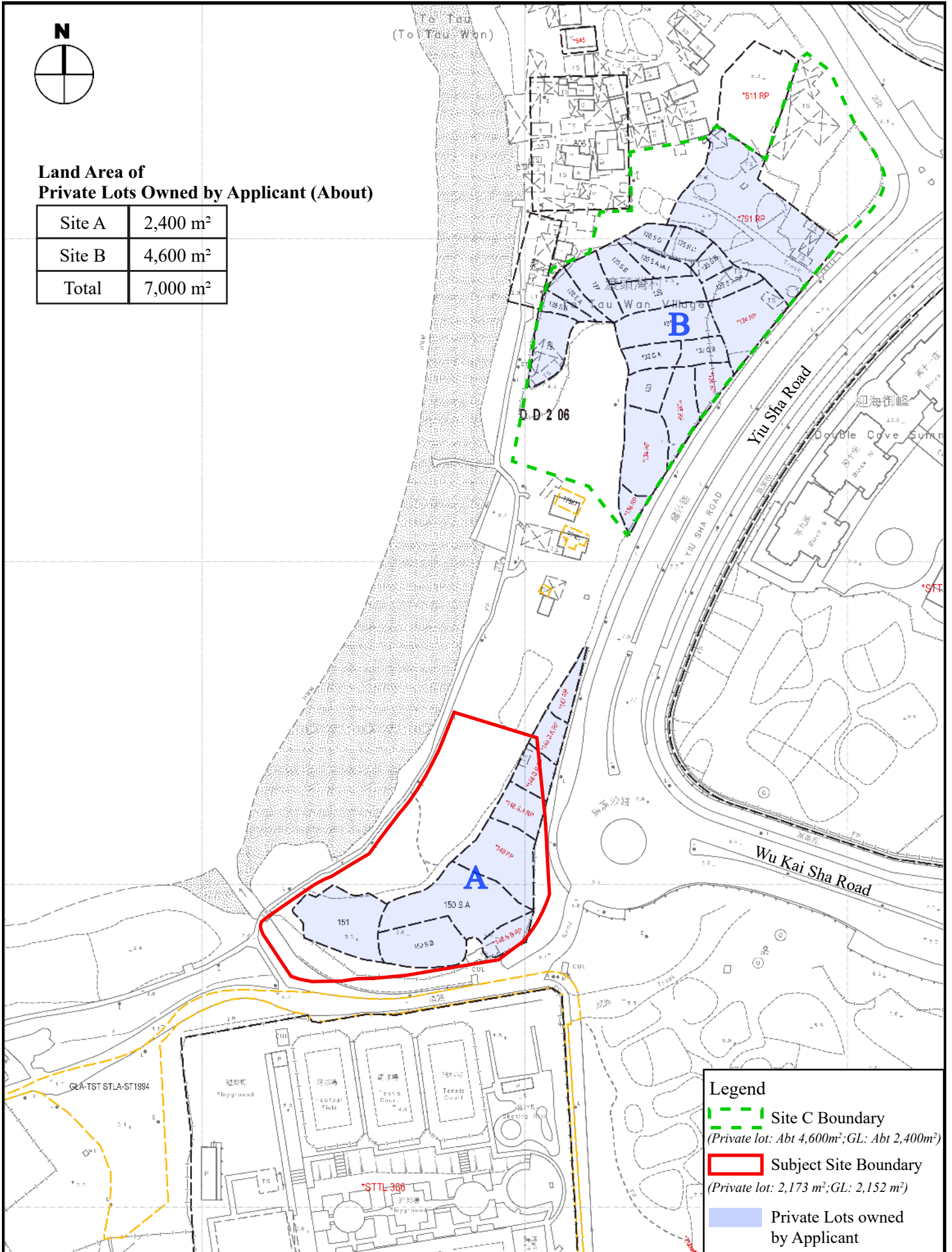
弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.

香港北角銀禧街 9-23 號秀明中心 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk



Land Area of Private Lots Owned by Applicant (About)

Site A	2,400 m ²
Site B	4,600 m ²
Total	7,000 m ²



Legend

- Site C Boundary
(Private lot: Abt 4,600m²; GL: Abt 2,400m²)
- Subject Site Boundary
(Private lot: 2,173 m²; GL: 2,152 m²)
- Private Lots owned by Applicant

Lot Plan of the Subject Site
(Base Plan Extracted from
Lot Index Plan No. ags_S00000079615-0001)

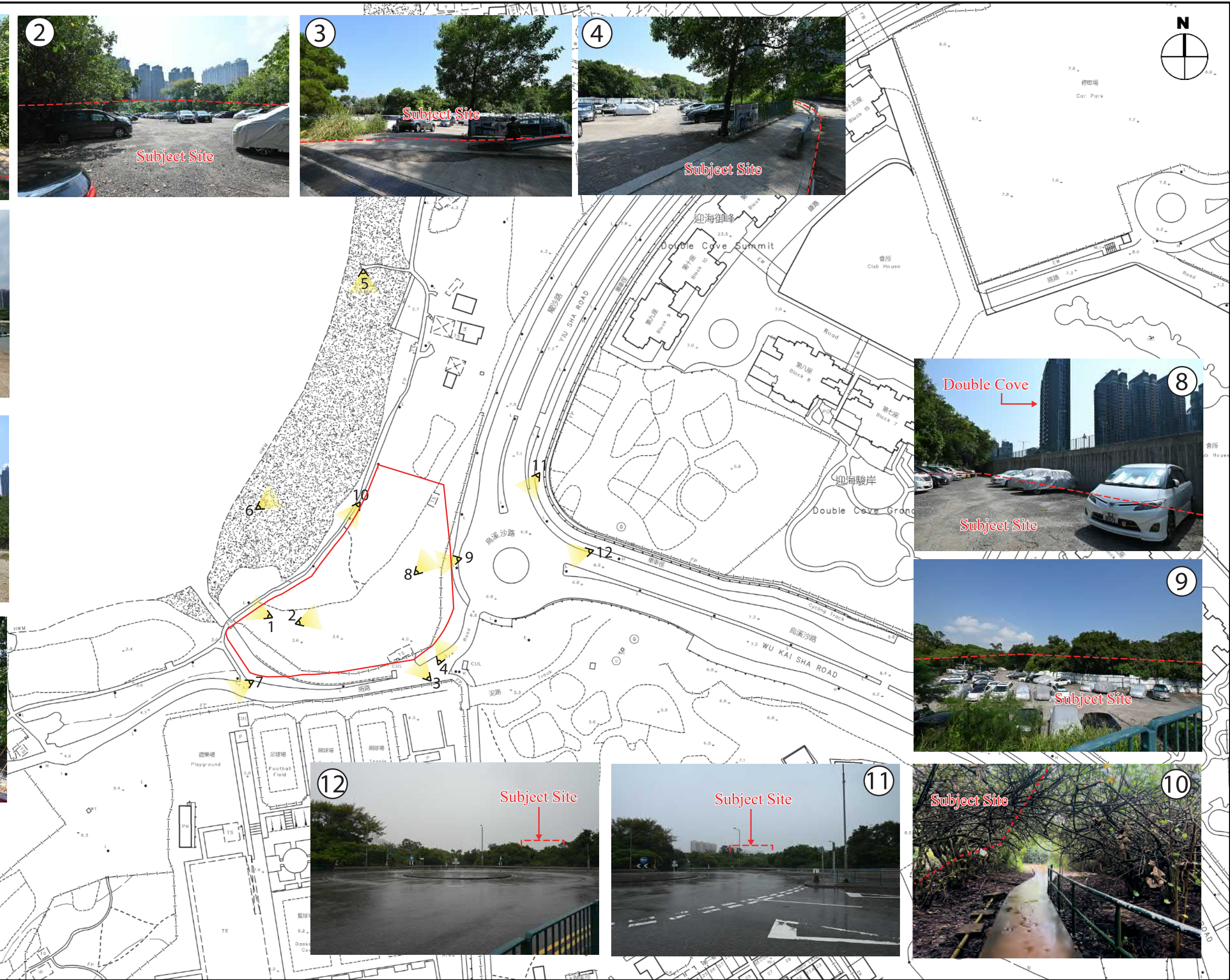
Figure 2

1 : 1 500



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Legend

- Subject Site Boundary
- Angle of View

The Site and its Surroundings

(Base Plan Extracted from the Government Survey Sheet No. 7-NE-14C, 7-NE-14D, 7-NE-19A and 7-NE-19B)

Figure 3

1 : 1 500



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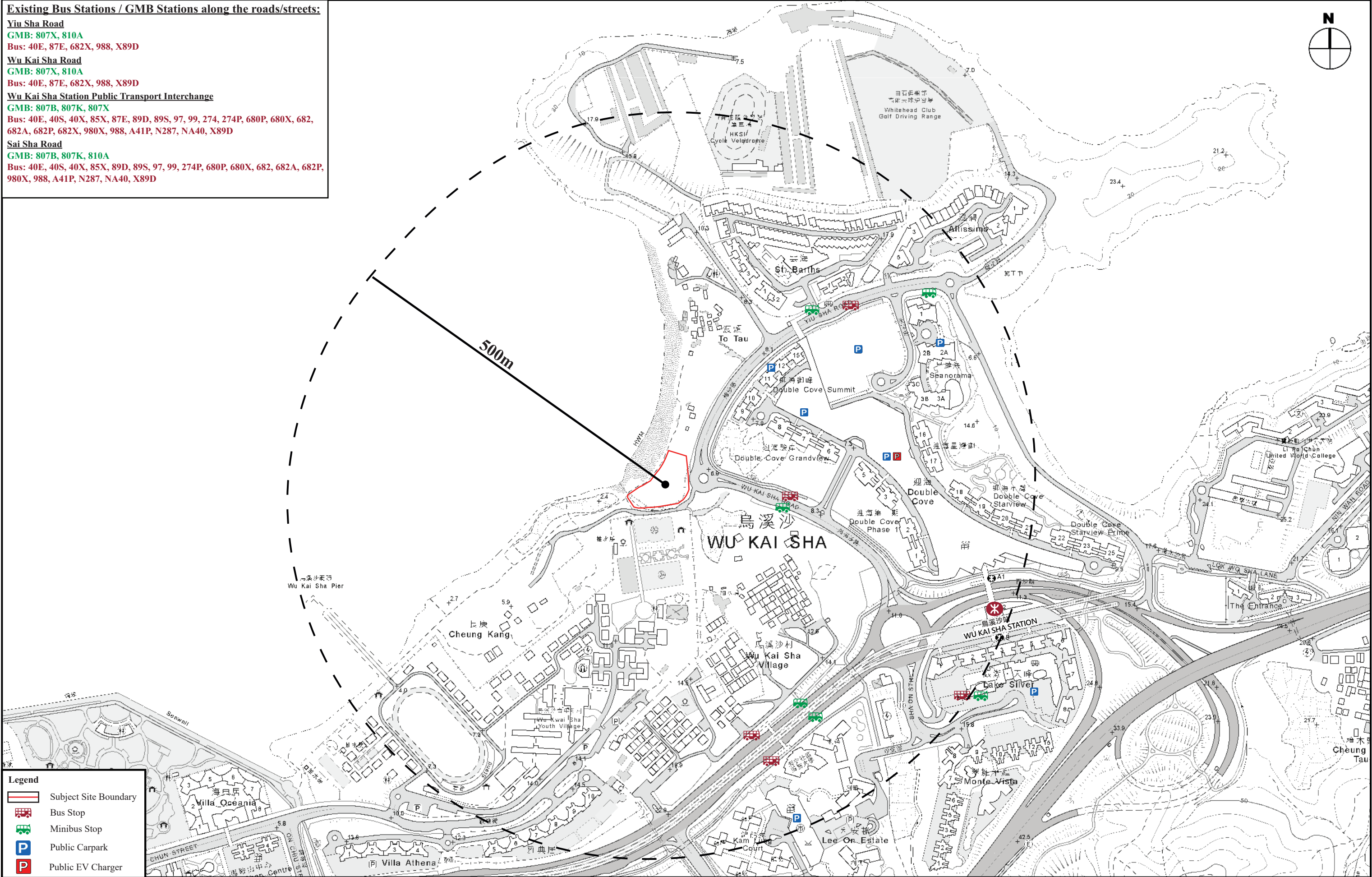
Existing Bus Stations / GMB Stations along the roads/streets:

Yiu Sha Road
GMB: 807X, 810A
Bus: 40E, 87E, 682X, 988, X89D

Wu Kai Sha Road
GMB: 807X, 810A
Bus: 40E, 87E, 682X, 988, X89D

Wu Kai Sha Station Public Transport Interchange
GMB: 807B, 807K, 807X
Bus: 40E, 40S, 40X, 85X, 87E, 89D, 89S, 97, 99, 274, 274P, 680P, 680X, 682, 682A, 682P, 682X, 980X, 988, A41P, N287, NA40, X89D

Sai Sha Road
GMB: 807B, 807K, 810A
Bus: 40E, 40S, 40X, 85X, 89D, 89S, 97, 99, 274P, 680P, 680X, 682, 682A, 682P, 980X, 988, A41P, N287, NA40, X89D



Legend

- Subject Site Boundary
- 🚌 Bus Stop
- 🚏 Minibus Stop
- P Public Carpark
- P Public EV Charger

Public Transportation in the vicinity of the Subject Site

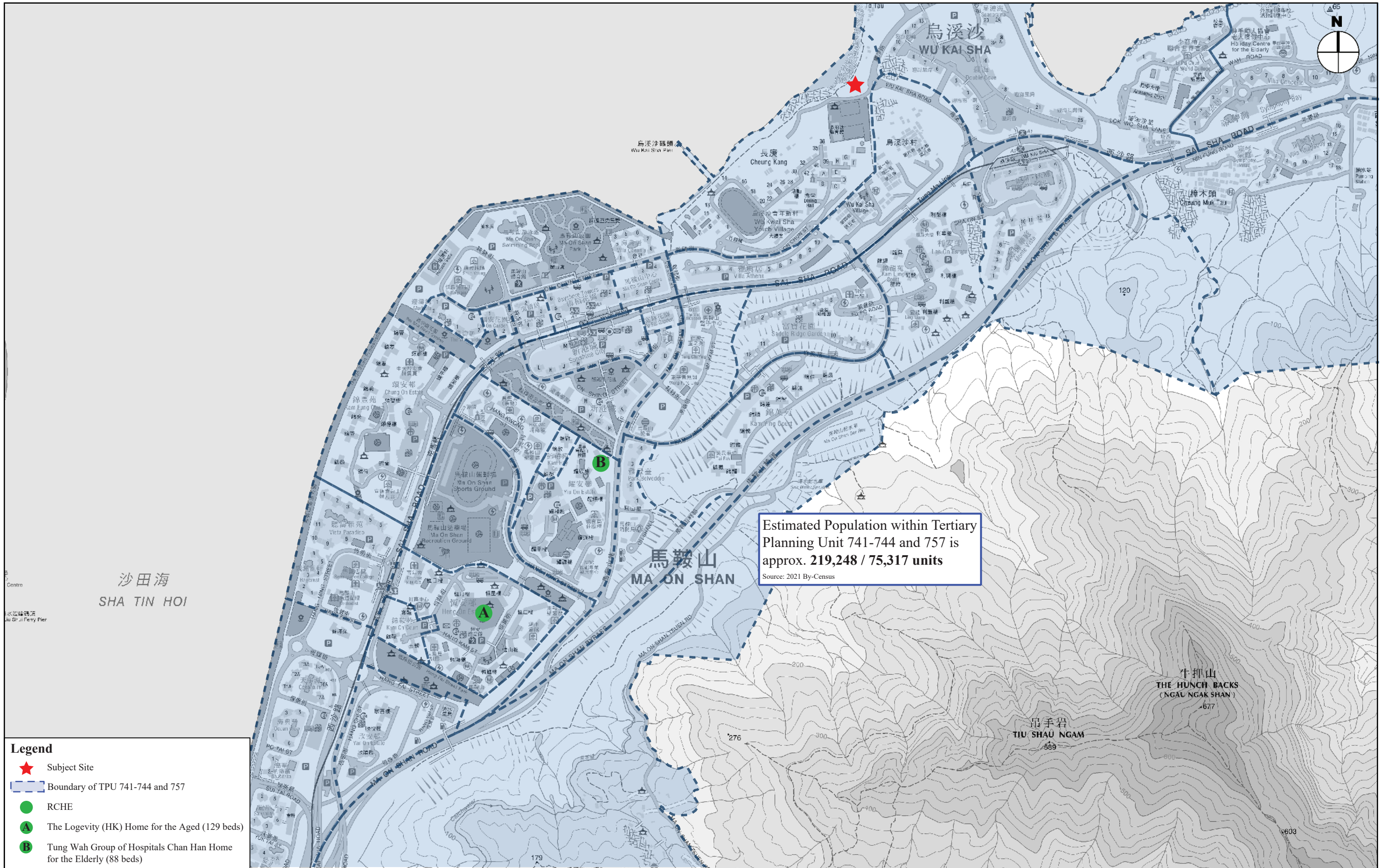
(Base Plan Extracted from the Government Survey Sheet No. 7-NE-B and 7-NE-D)

Figure 5

1 : 5 000



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 Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
 Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk



- Legend**
- ★ Subject Site
 - Boundary of TPU 741-744 and 757
 - RCHE
 - A The Logevity (HK) Home for the Aged (129 beds)
 - B Tung Wah Group of Hospitals Chan Han Home for the Elderly (88 beds)

Existing RCHEs within TPU 741-744 and 757

(Extracted from Government Survey Sheet No. 7-NE)

VISION
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 Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
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Figure 6
 1: 10 000

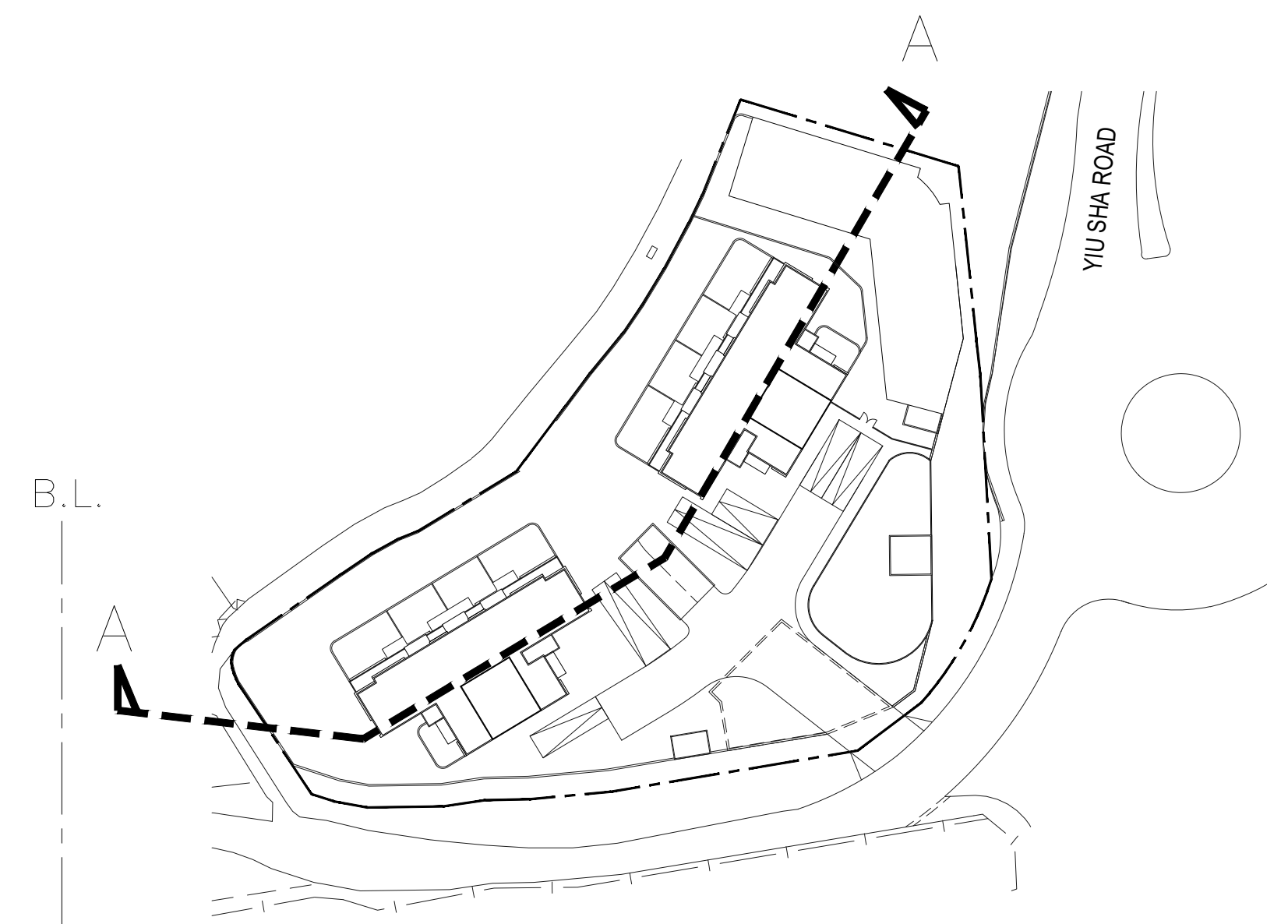
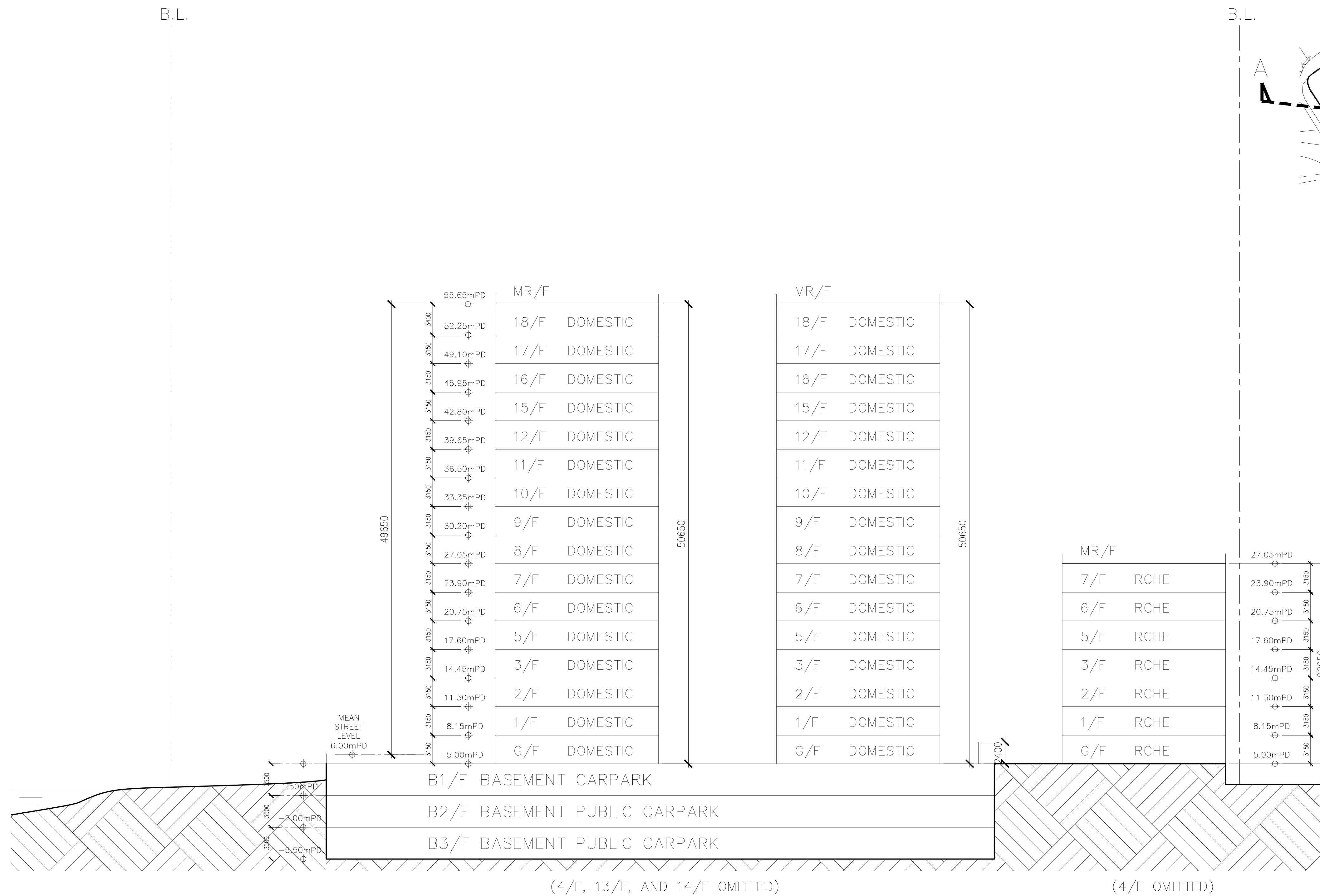


Figure 8

GENERAL NOTES
 1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
 2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2023.9.29

Project:
 PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6"
 ZONE TO INCLUDE SOCIAL WELFARE FACILITY (RCHE ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING
 CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN
 D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
 SCHEMATIC
 SECTION A-A

Drawing No.:
 GP-12

Architect:

 標安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3082, Fax: (852) 3428 2269

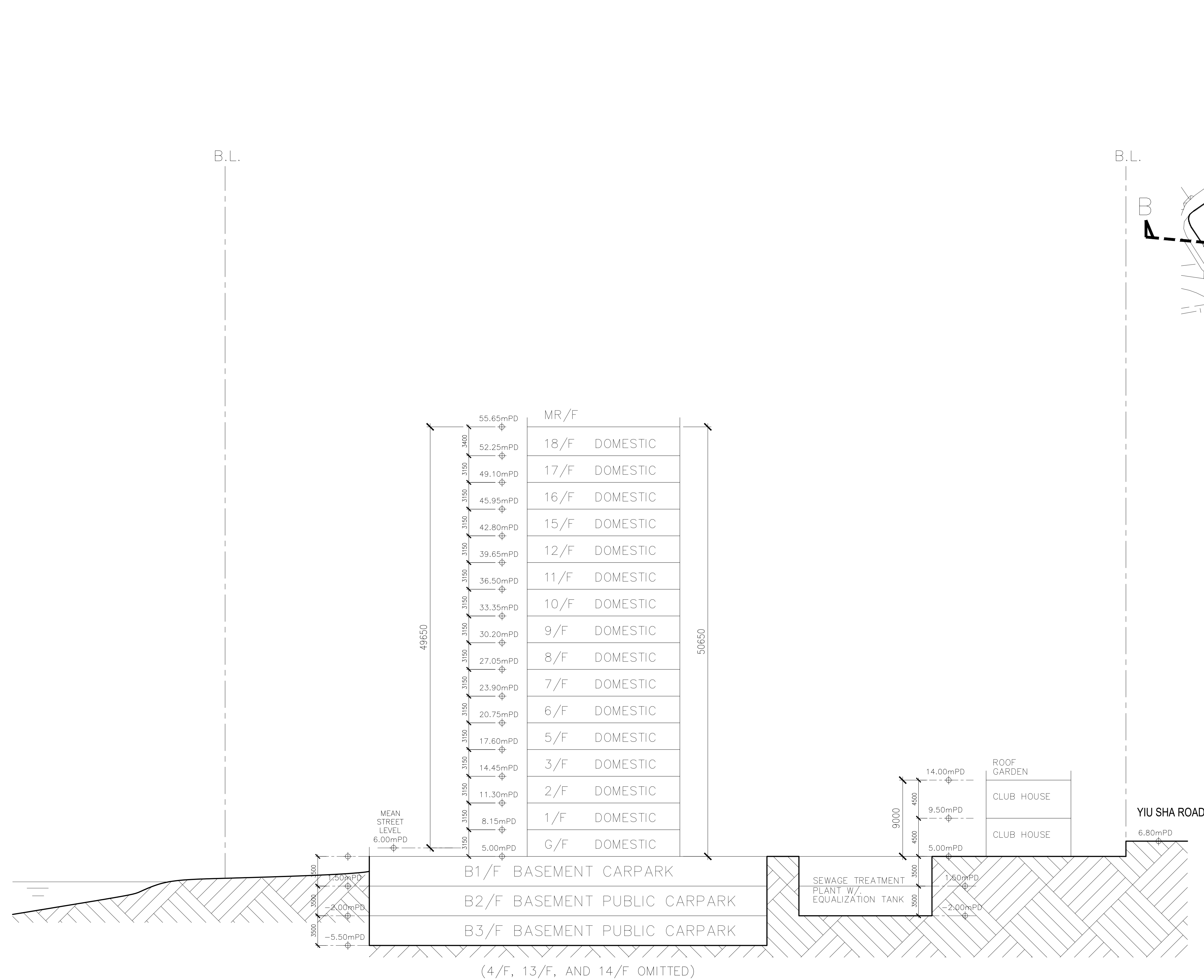


Figure 9

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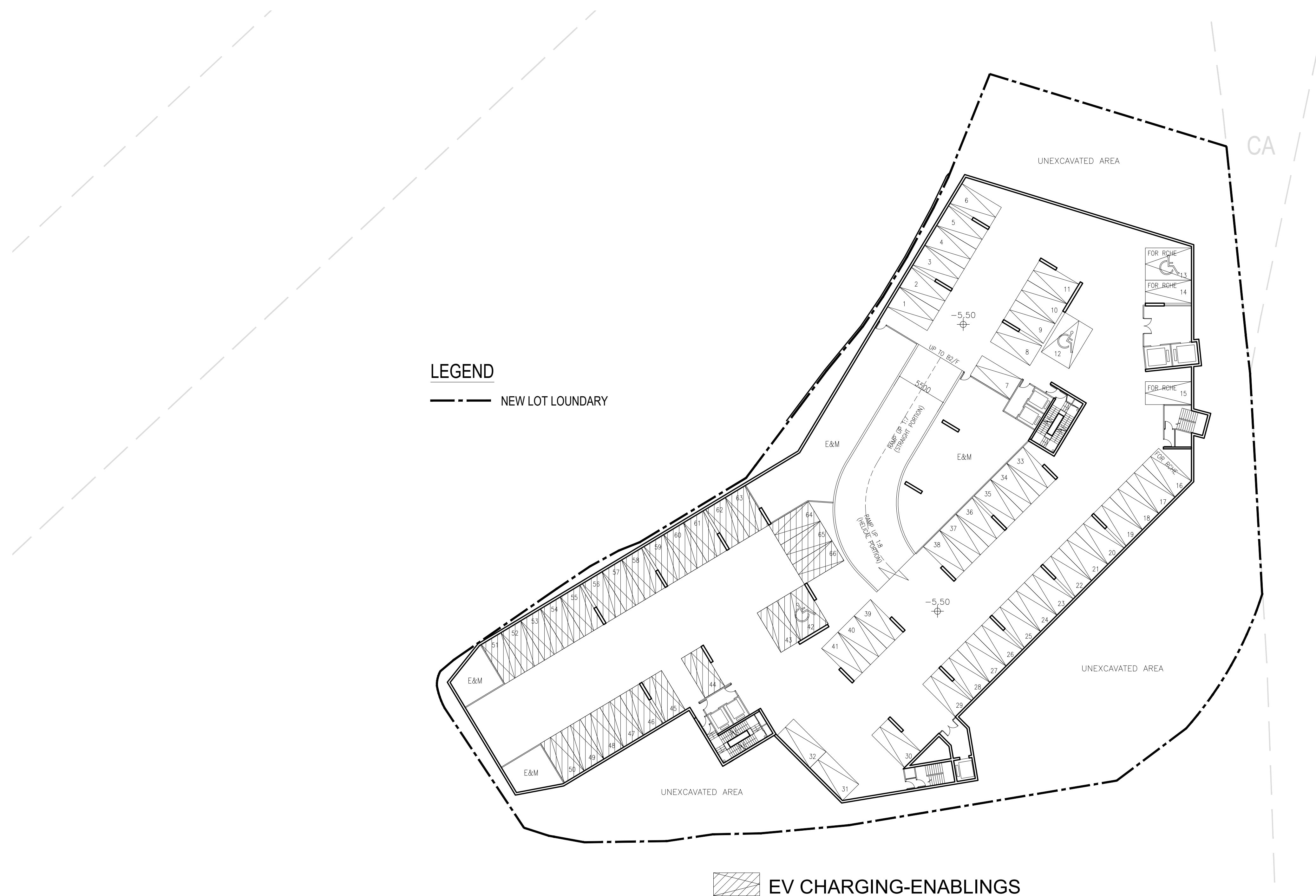
Drawing Title:
 SCHEMATIC SECTION B-B

Drawing No.:
 GP-13

Architect:


 標安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3082, Fax: (852) 3428 2269

Figure 10



NO. OF PUBLIC CARPARKS : 62 (INCLUDING 2 ACCESSIBLE CARPARKS AND 25 EV CHARGING-ENABLINGS)
 NO. OF RHCE CARPARKS : 4 (INCLUDING 1 ACCESSIBLE CARPARK)

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 D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

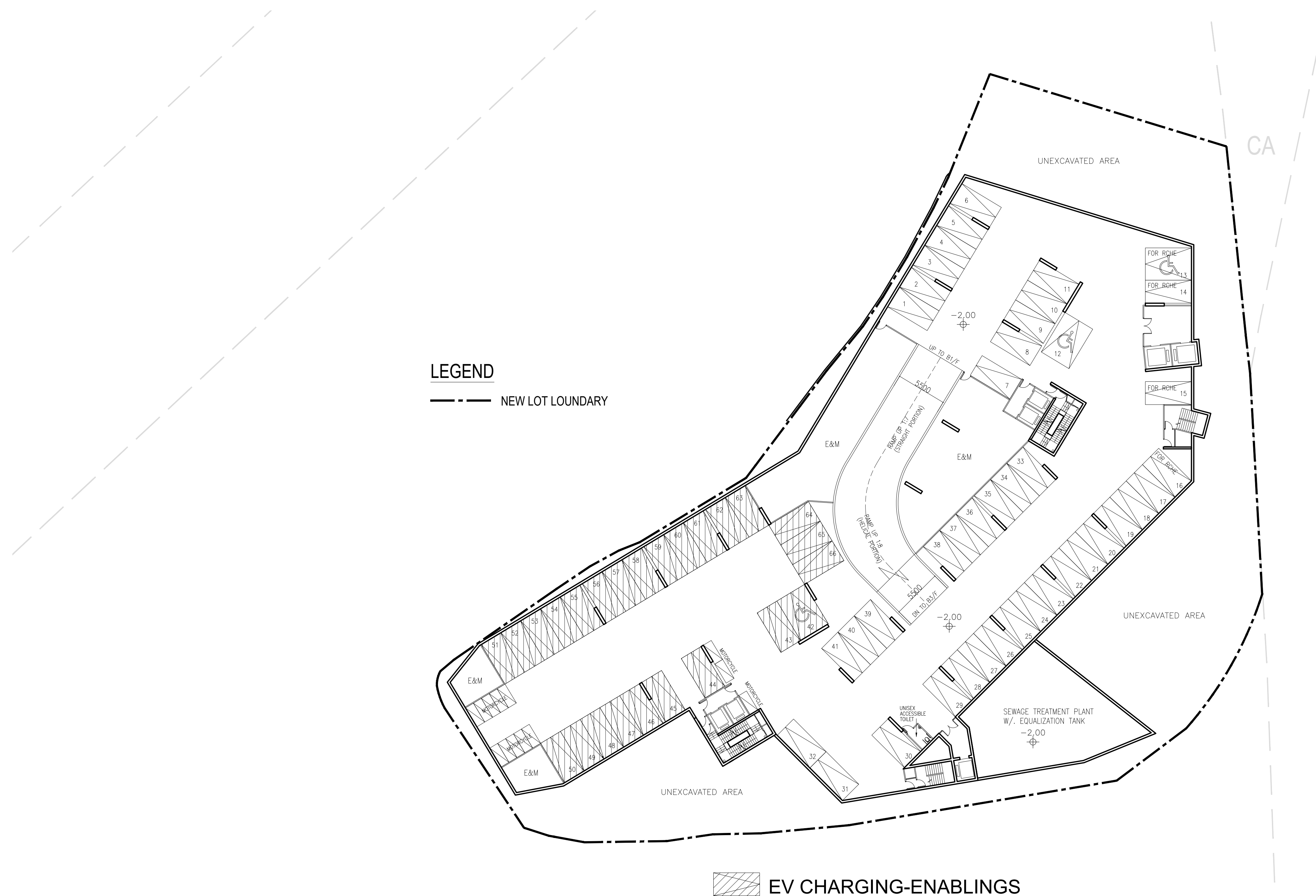
Drawing Title:
 B3/F PLAN

Drawing No.:
 GP-01

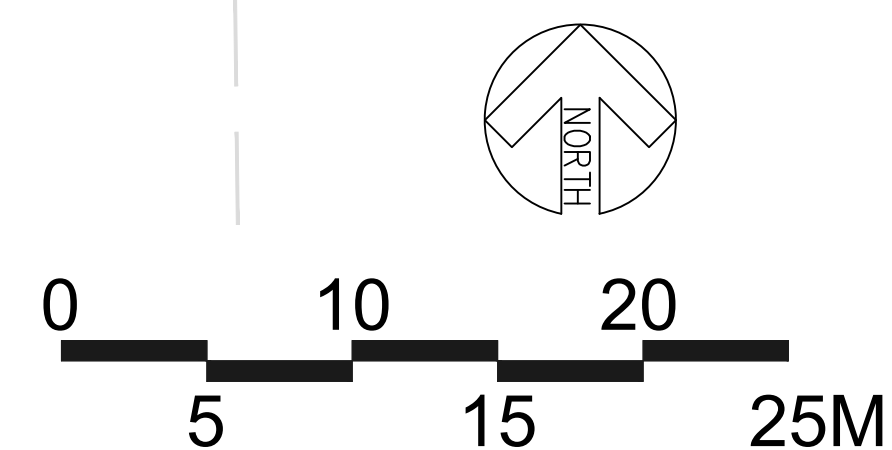
Architect:

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 L&N Architects Ltd.
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 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3082, Fax: (852) 3428 2269

Figure 11



NO. OF PUBLIC CARPARKS : 62 (INCLUDING 2 ACCESSIBLE CARPARKS AND 25 EV CHARGING-ENABLINGS)
 NO. OF RHCE CARPARKS : 4 (INCLUDING 1 ACCESSIBLE CARPARK)
 NO. OF MOTORCYCLES: 13



GENERAL NOTES
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 D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

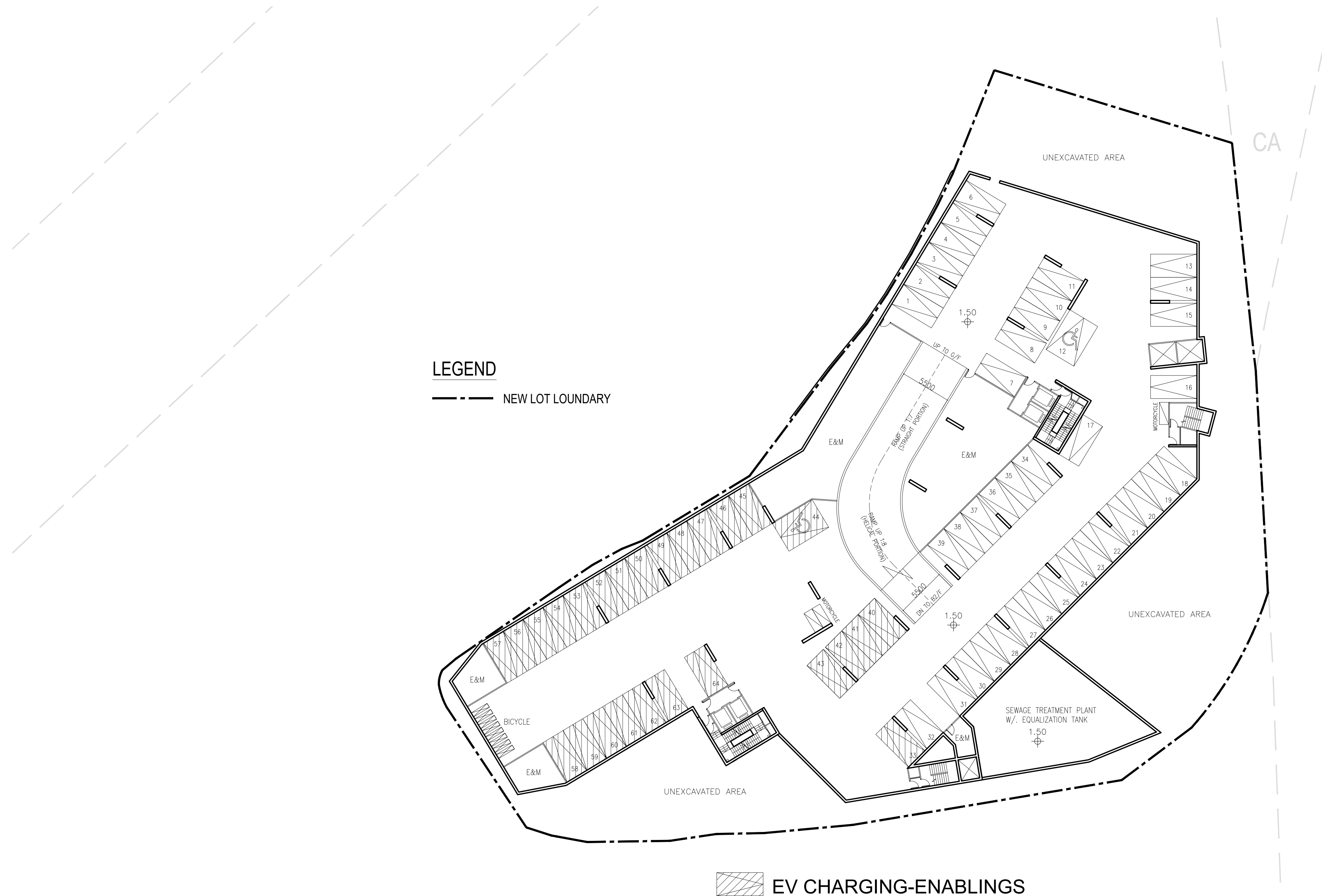
Drawing Title:
 B2/F PLAN

Drawing No.:
 GP-02

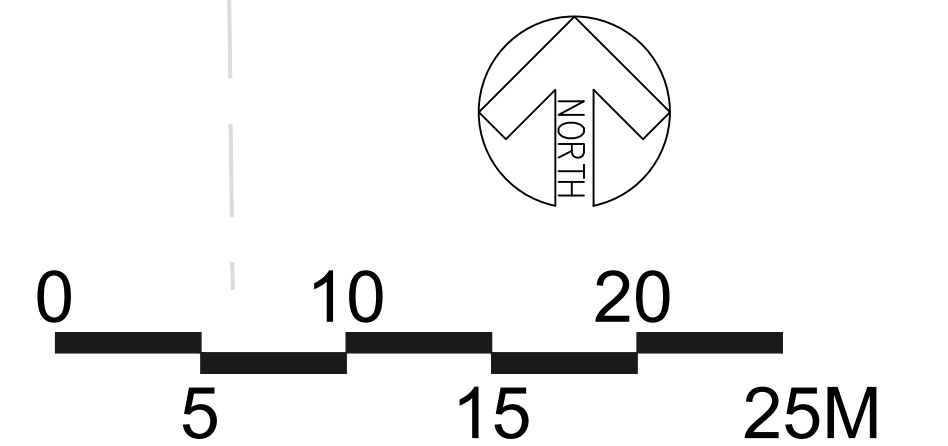
Architect:

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 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3082, Fax: (852) 3428 2269

Figure 12



NO. OF CARPARK: 54 (INCLUDING 2 ACCESSIBLE CARPARKS AND 26 EV CHARGING-ENABLINGS)
 NO. OF VISITOR CARPARK: 10
 NO. OF MOTORCYCLES: 2
 NO. OF BICYCLE: 8



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2023.9.29

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 D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRORIES

Drawing Title:
 B1/F PLAN

Drawing No.:
 GP-03

Architect:

 樑安建築師有限公司
 L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3082, Fax: (852) 3428 2269

Figure 13



Project:
 PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6"
 ZONE TO INCLUDE SOCIAL WELFARE FACILITY (RCHE ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING
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 D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
 G/F PLAN

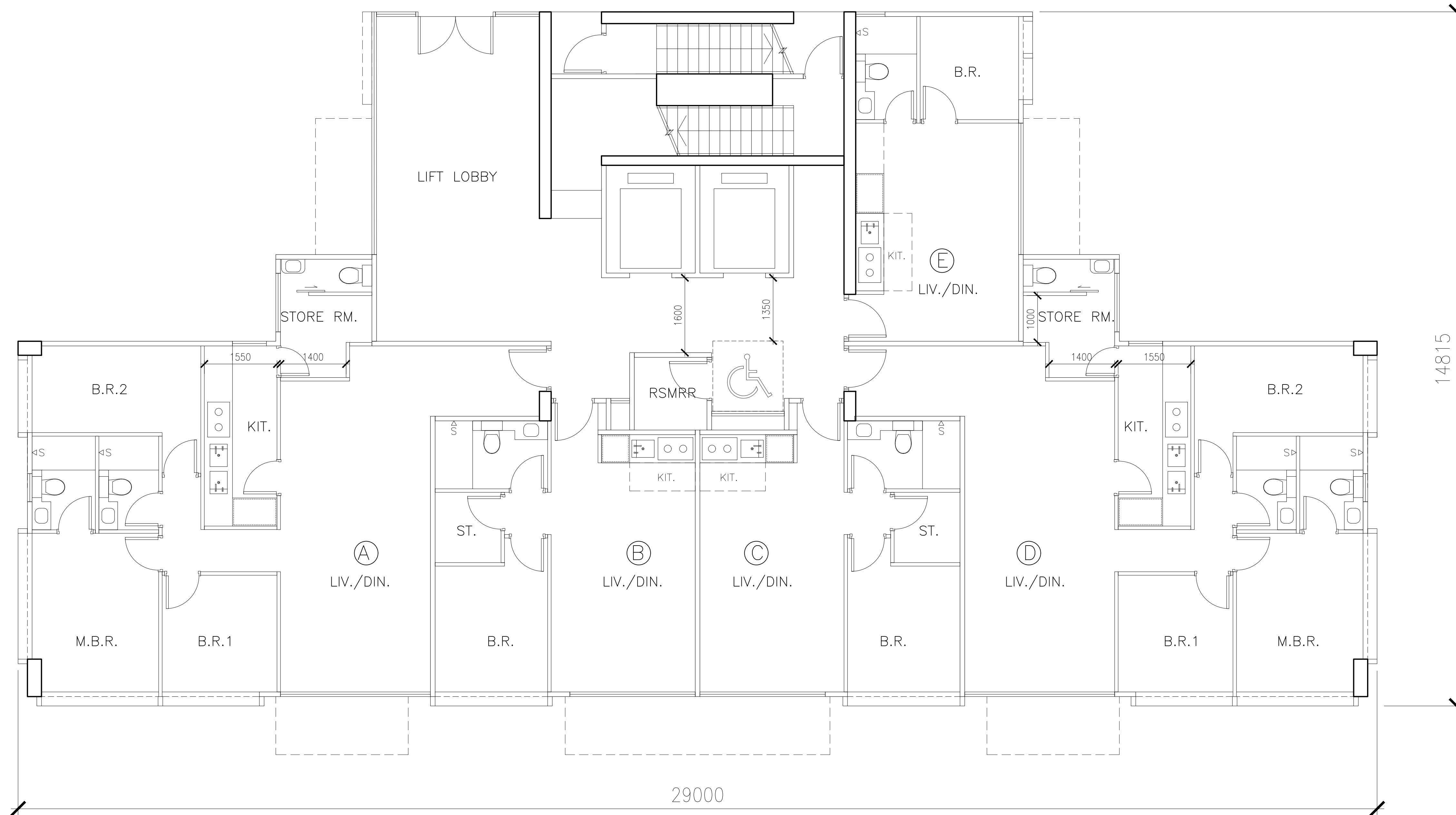
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 GP-04

Architect:

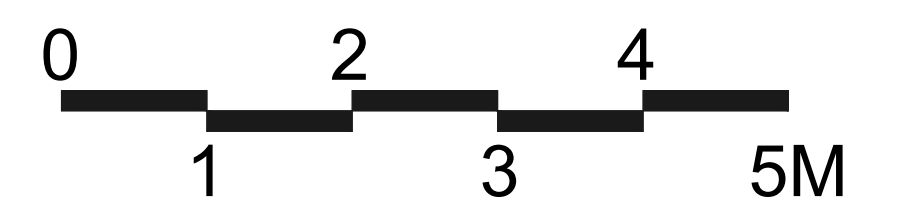
標安建築師有限公司
L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
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2023.9.29

Figure 14



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2023.9.29

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 D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

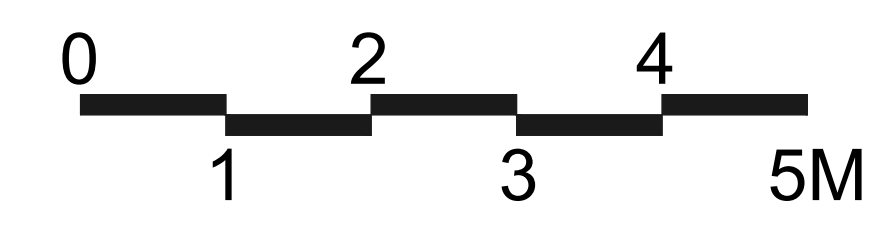
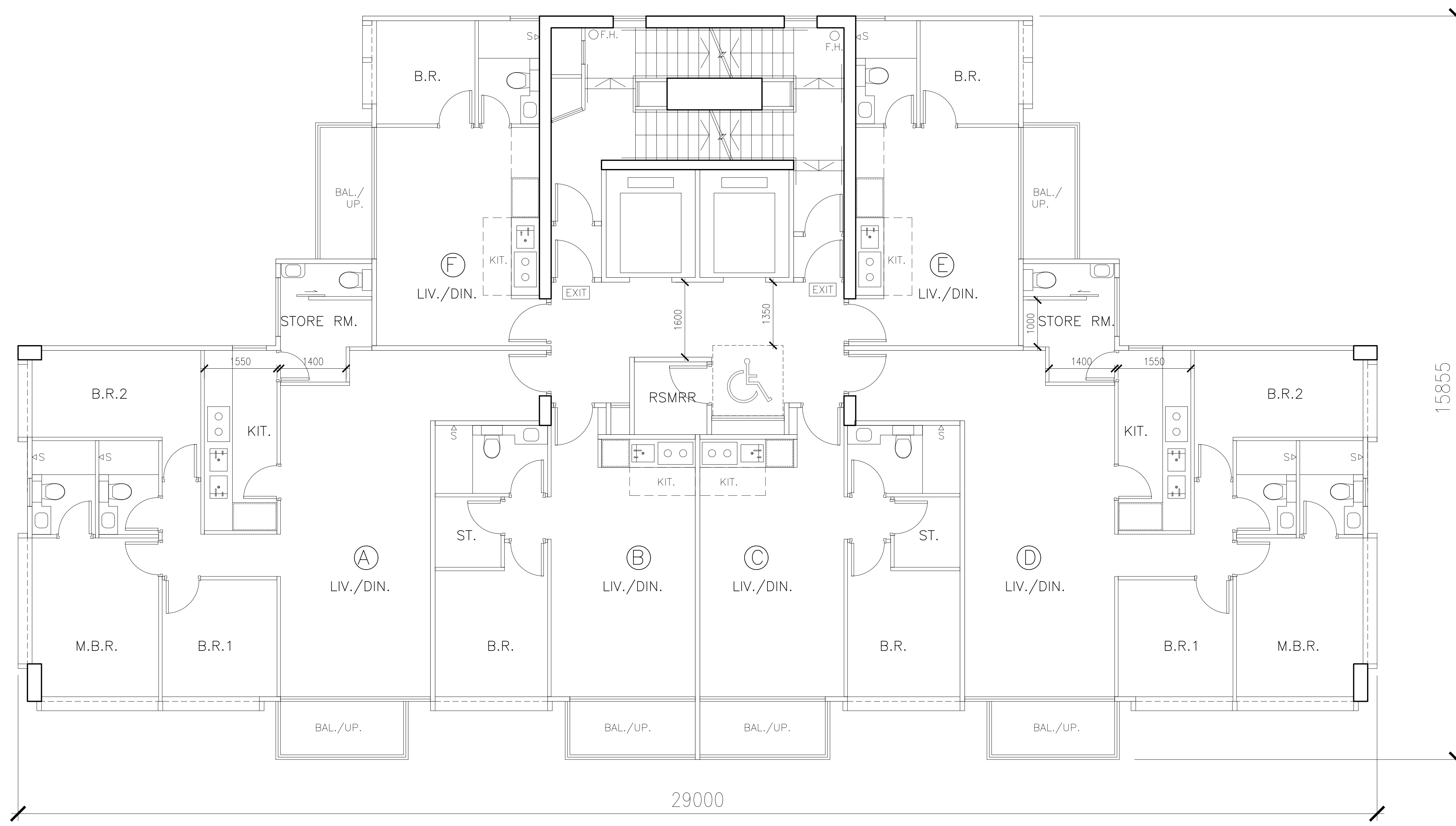
Drawing Title:
 G/F PLAN
 (FOR BLOCKS A & B)
 (BLOCK B SAME AS BLOCK A BUT MIRRORED)

Drawing No.:
 GP-05

Architect:


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 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
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Figure 15



GENERAL NOTES
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2023.9.29

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 D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

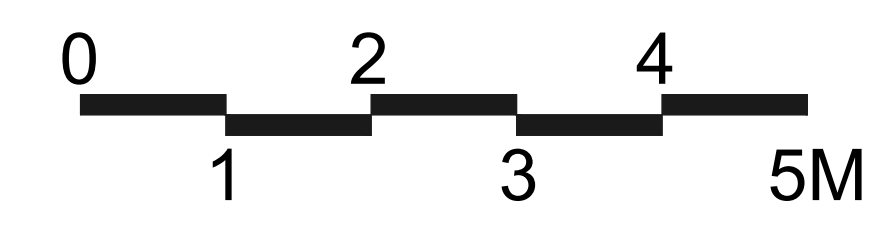
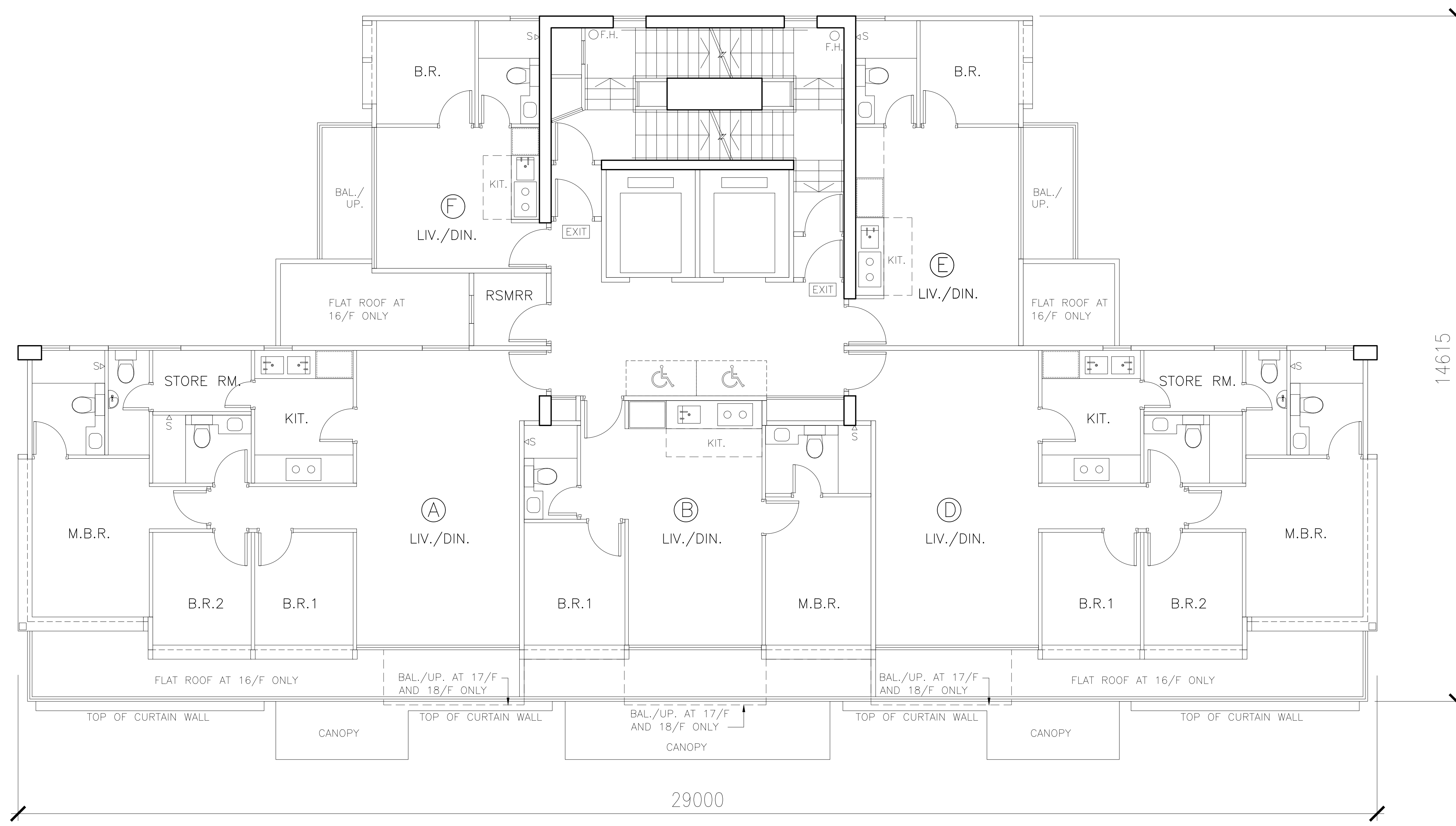
Drawing Title:
 1/F - 15/F PLAN
 (FOR BLOCKS A & B)
 (BLOCK B SAME AS BLOCK A BUT MIRRORED)
 (4/F, 13/F AND 14/F OMITTED)

Drawing No.:
 GP-06

Architect:

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 L&N Architects Ltd.
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 721-725 Nathan Road, Kowloon
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Figure 16



GENERAL NOTES
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 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2023.9.29

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 D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

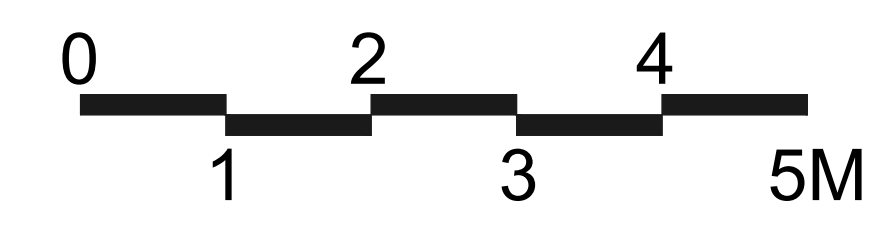
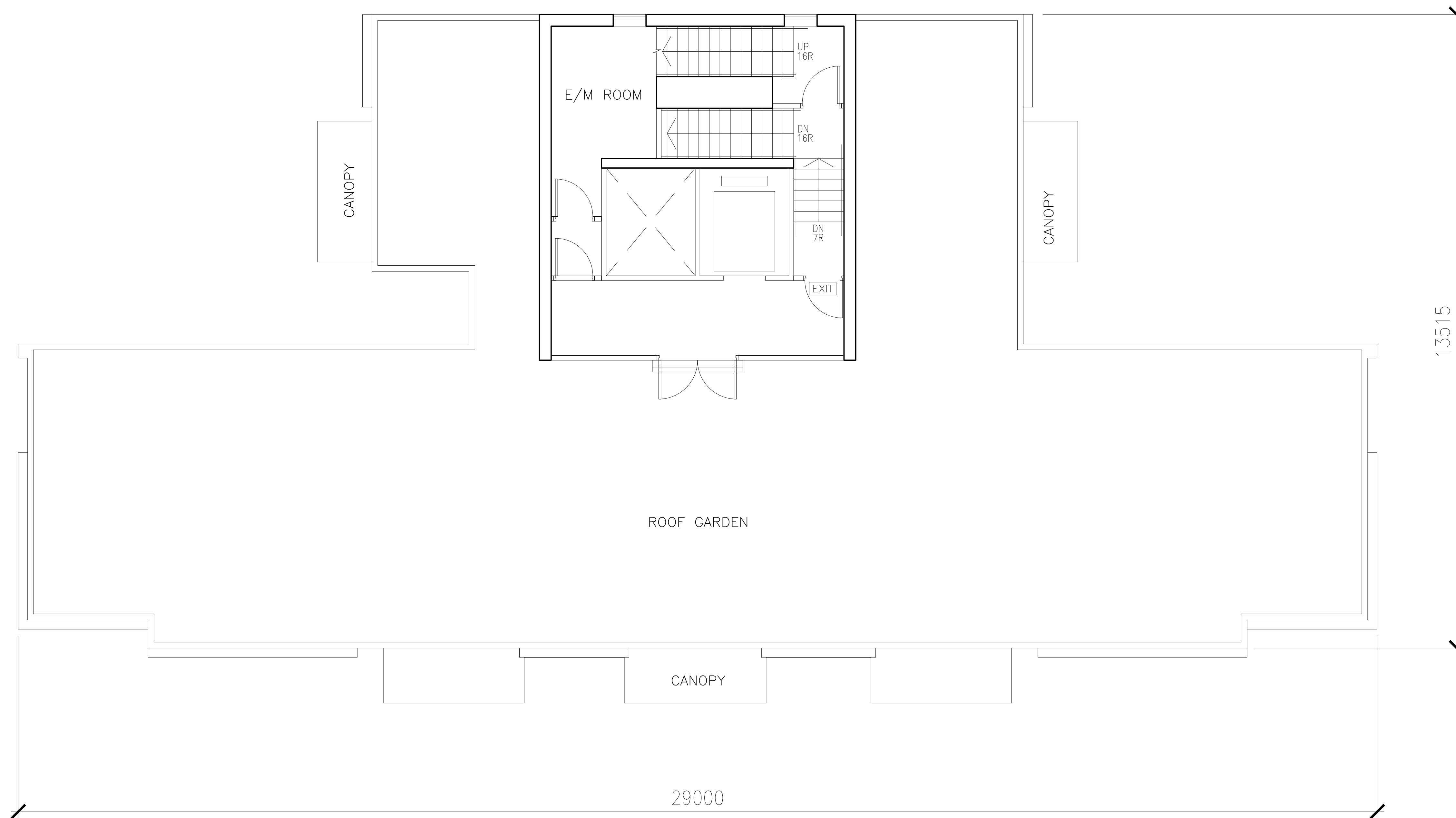
Drawing Title:
 16/F - 18/F PLAN
 (FOR BLOCKS A & B)
 (BLOCK B SAME AS BLOCK A BUT MIRRORED)

Drawing No.:
 GP-07

Architect:


 樑安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3082, Fax: (852) 3428 2269

Figure 17



GENERAL NOTES
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2023.9.29

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 D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

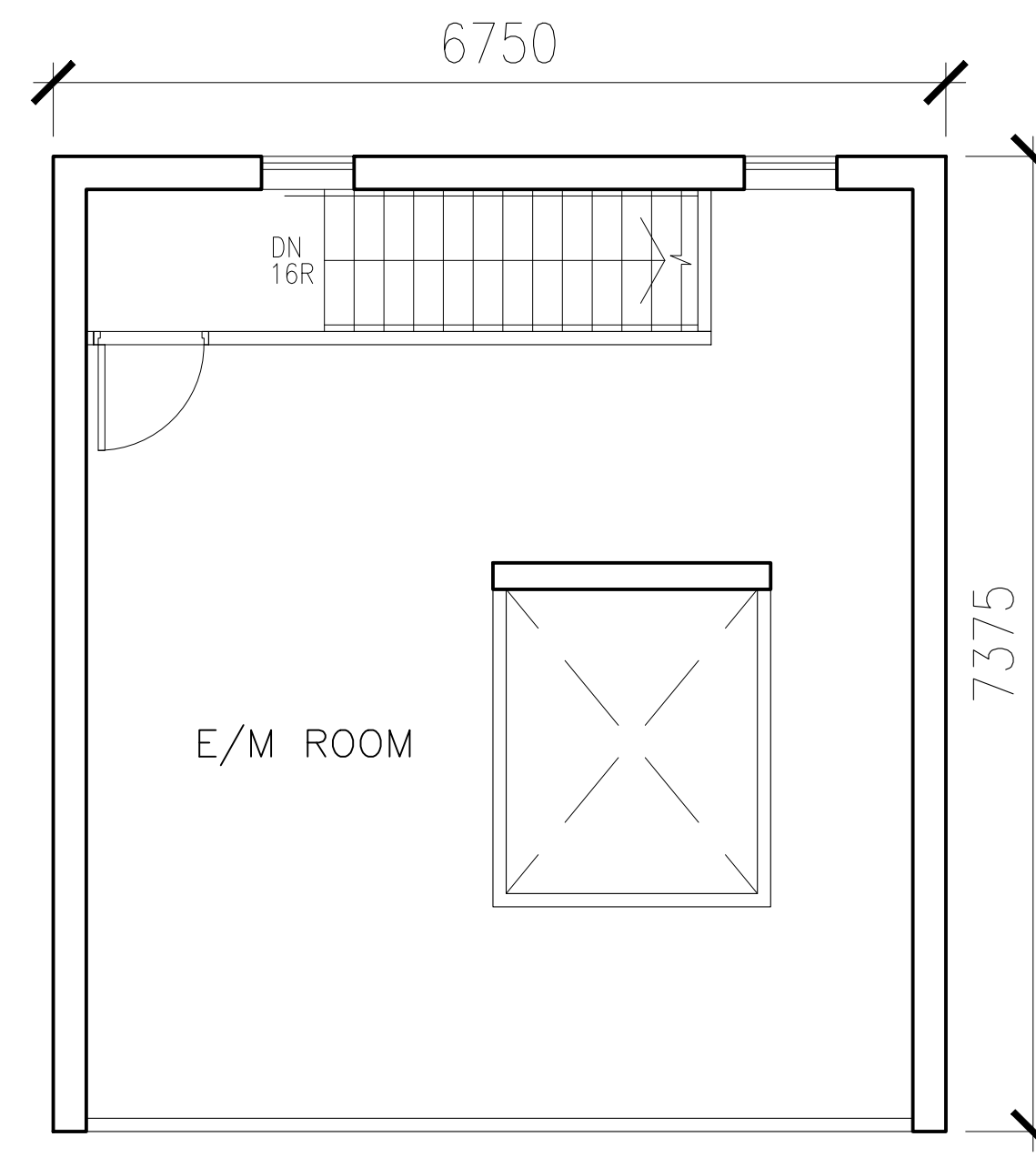
Drawing Title:
 MR/F PLAN
 (FOR BLOCKS A & B)
 (BLOCK B SAME AS BLOCK A BUT MIRRORED)

Drawing No.:
 GP-08

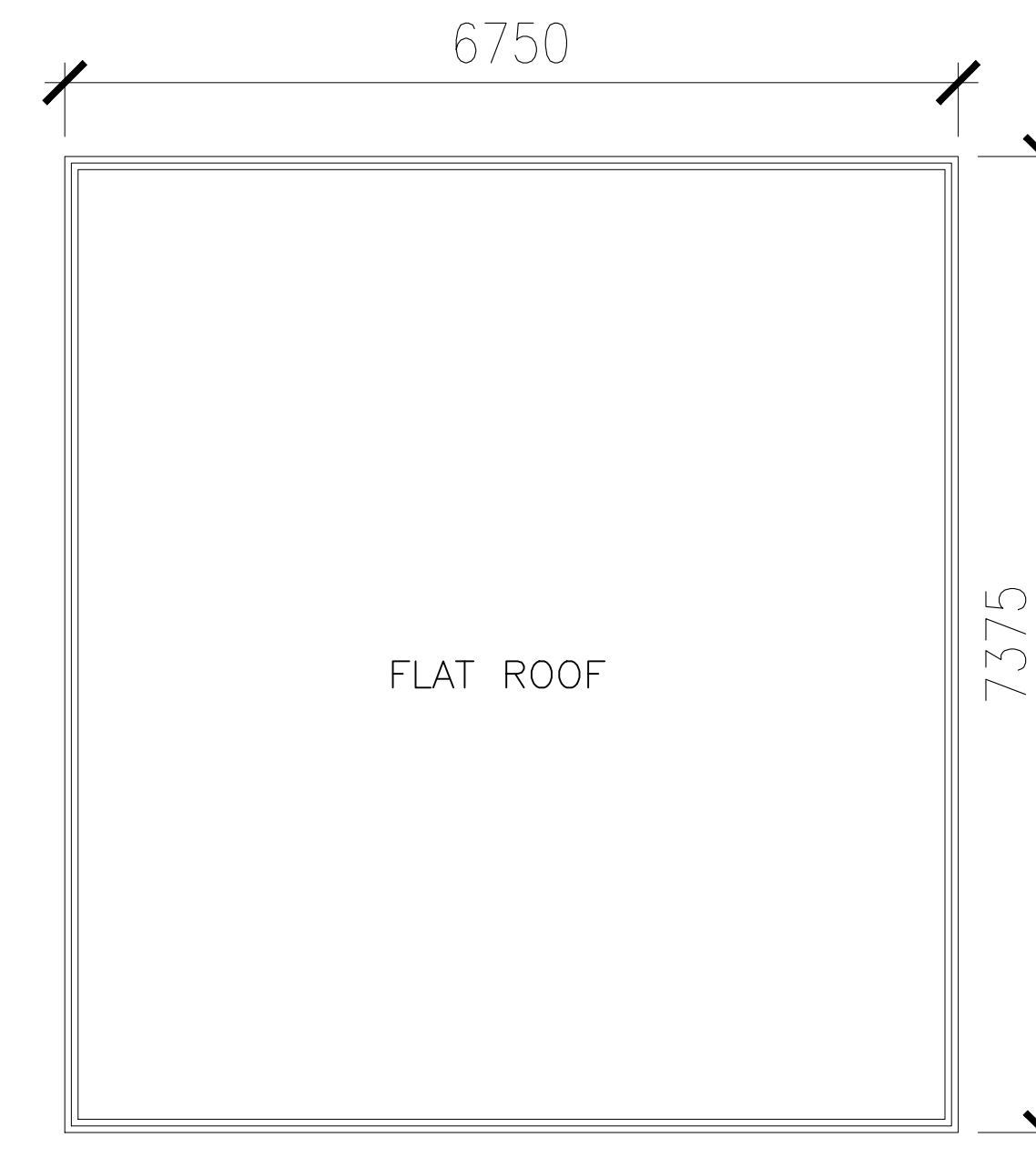
Architect:

 標安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3082, Fax: (852) 3428 2269

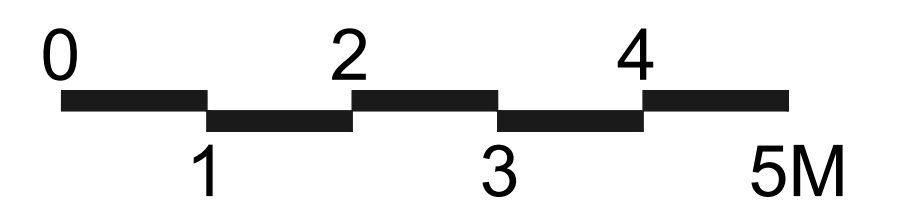
Figure 18



UR/F PLAN



TR/F PLAN



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2023.9.29

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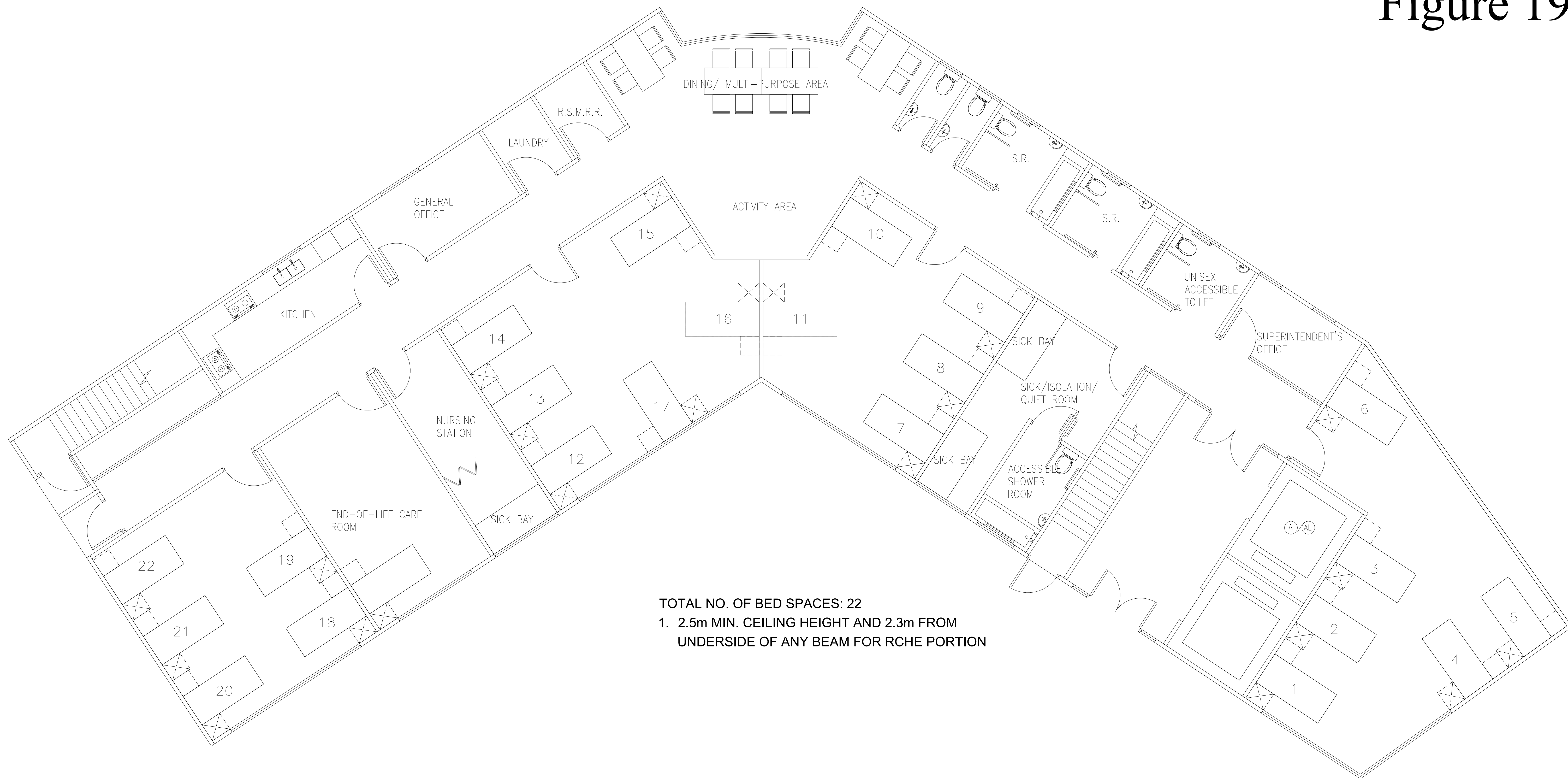
Drawing Title:
 UR/F AND TR/F PLANS
 (FOR BLOCK A & B)
 (BLOCK B SAME AS BLOCK A BUT MIRROR)

Drawing No.:
 GP-9

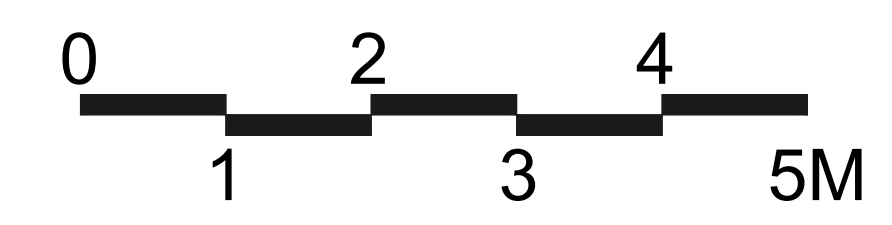
Architect:

 樑安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3082, Fax: (852) 3428 2269

Figure 19



TOTAL NO. OF BED SPACES: 22
 1. 2.5m MIN. CEILING HEIGHT AND 2.3m FROM
 UNDERSIDE OF ANY BEAM FOR RCHE PORTION



GENERAL NOTES
 1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
 2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2023.9.29

Project:
 PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6"
 ZONE TO INCLUDE SOCIAL WELFARE FACILITY (RCHE ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING
 CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN
 D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
 RCHE - G/F

Drawing No.:
 GP-10

Architect:

 樑安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3082, Fax: (852) 3428 2269

Figure 20



GENERAL NOTES
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 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
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2023.9.29

Project:
 PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6"
 ZONE TO INCLUDE SOCIAL WELFARE FACILITY (RCHE ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING
 CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN
 D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

Drawing Title:
 RCHE - 1/F-7/F
 (4/F OMITTED)

Drawing No.:
 GP-11

Architect:

 標安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3082, Fax: (852) 3428 2269

Figure 21

LEGEND

- PLANNING APPLICATION SITE BOUNDARY
- FENCE WALL/ENTRANCE GATE
- METAL RAILING / GLASS BALUSTRADE
- $\times \times .XX$ PROPOSED LEVEL
- PROPOSED NEW TREES
- PLANTING AREA
- EVA / VEHICLE ACCESS
- SAFETY MAT
- HARD PAVED AREA
- EXISTING FOOTPATH WITH DESIGN ENHANCEMENT
- EXISTING FOOTPATH
- IRRIGATION POINT (20M RADIUS)

Drawing Purposes

GOVERNMENT SUBMISSION

- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Architect / Engineers
- Do not take measurements directly from this drawing.
- Check and verify all dimensions on site.

Developer

ORIENTAL UNITED CONSULTANTS LIMITED

Project

PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B) 6" ZONE TO INCLUDE SOCIAL WELFARE FACILITY (RCHE ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP(PART), 148 S.B RP, 149 RP (PART), 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, N.T.

Drawing Title

LANDSCAPE MASTER PLAN

Job No.	Drawing No.	Revision No.
HKA-01066	LMP_001	-
Scale	Date	CAD Ref.
AS	SEP 2023	LMP_001
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

Consultant Logo

SLSL

KEY PLAN

SCALE 1:500(A1) / 1:1000 (A3)



LEGEND

- 1** CHILDREN PLAY AREA
It is framed and shaded by new tree plantings that would provide passive recreational facilities and sitting-out area for the enjoyment of future residents.
- 2** BBQ AREA
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 3** SITTING-OUT AREA
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
- 4** JOGGING PATH
The tree-lined jogging path that goes around the western periphery of the site offers about half-kilometers of pleasant passive recreational enjoyment for the future residents.
- 5** CO-SHARED FOOTPATH TO BE OPENED TO PUBLIC BETWEEN 7:30AM TO 8:00PM)
For public accessing to Wu Kai Sha Beach after crossing Yiu Sha Road.

1 LANDSCAPE MASTER LAYOUT PLAN
1:200 (A1) / 1:400 (A3)