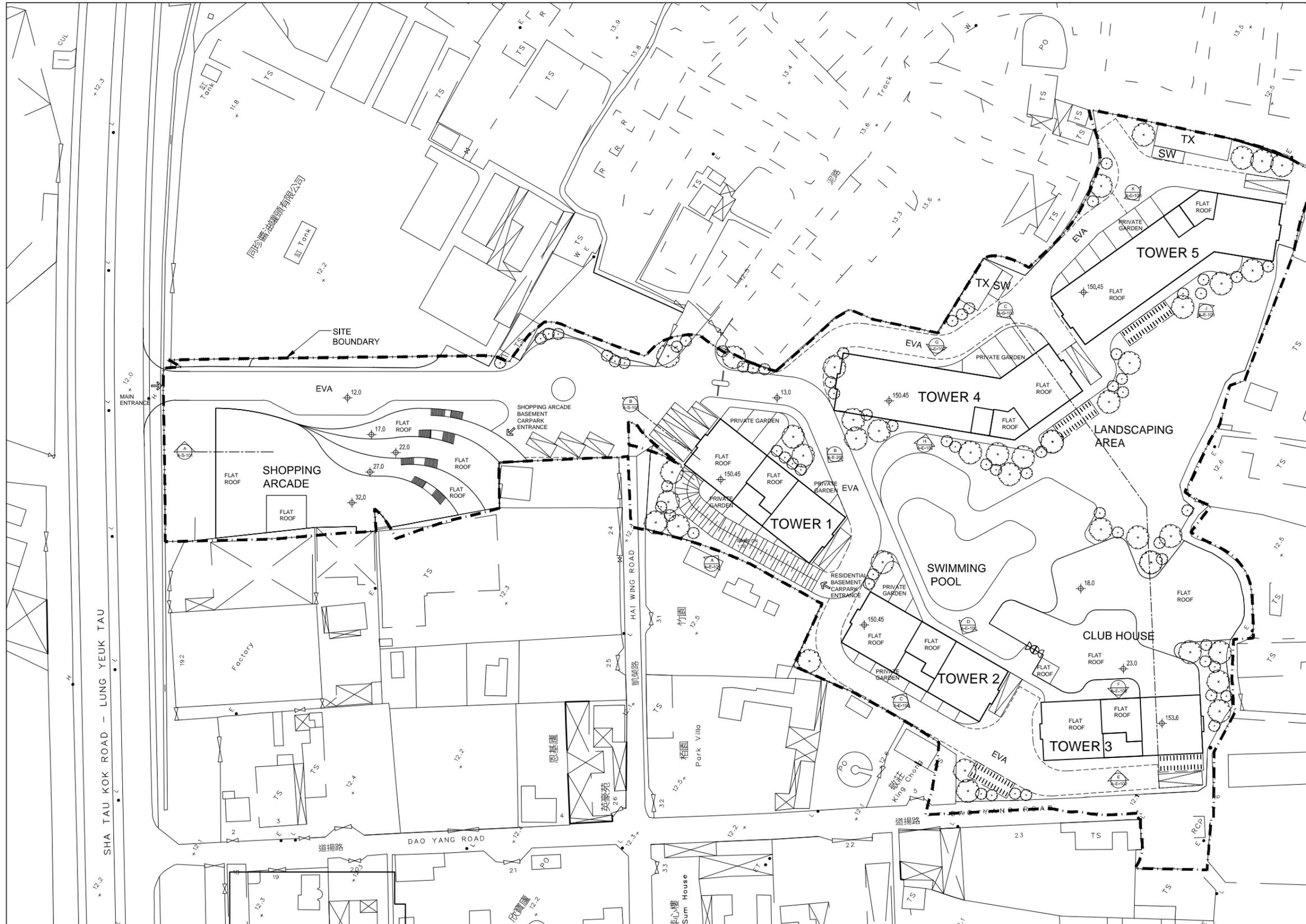


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## Appendix 2

### Master Layout Plan and Architectural Drawings



DOMESTIC GROSS FLOOR AREA  
SITE AREA : 22445 SQ.M.

**GROSS FLOOR AREA ( TOWER 1 )**

G / F :	563	SQ. M. (1 STOREY)
1-31 / F (TYPE A)	17453	SQ. M. (31 STOREYS)
33-42 / F (TYPE B)	5630	SQ. M. (10 STOREYS)
U. P. / BAL. (TYPE A)	705	SQ. M. (31 STOREYS)
U. P. / BAL. (TYPE B)	228	SQ. M. (10 STOREYS)
<b>TOTAL :</b>	<b>24579</b>	<b>SQ. M. (43 STOREYS)</b> (INCLUDING 1 REFUGE FLOOR)

**GROSS FLOOR AREA ( TOWER 2 )**

G / F :	563	SQ. M. (1 STOREY)
1-21 / F (TYPE A)	11823	SQ. M. (21 STOREYS)
23-42 / F (TYPE B)	10420	SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE A)	478	SQ. M. (21 STOREYS)
U. P. / BAL. (TYPE B)	420	SQ. M. (20 STOREYS)
<b>TOTAL :</b>	<b>23704</b>	<b>SQ. M. (43 STOREYS)</b> (INCLUDING 1 REFUGE FLOOR)

**GROSS FLOOR AREA ( TOWER 3 )**

G / F :	110	SQ. M. (1 STOREY)
2-21 / F (TYPE A) :	11260	SQ. M. (20 STOREYS)
23-42 / F (TYPE B)	10420	SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE A)	455	SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE B)	420	SQ. M. (20 STOREYS)
<b>TOTAL :</b>	<b>22665</b>	<b>SQ. M. (43 STOREYS)</b> (INCLUDING 1 REFUGE FLOOR)

**GROSS FLOOR AREA ( TOWER 4 )**

G / F :	863	SQ. M. (1 STOREY)
1-34 / F (TYPE A)	29342	SQ. M. (34 STOREYS)
36-42 / F (TYPE B)	5810	SQ. M. (7 STOREYS)
U. P. / BAL. (TYPE A)	1250	SQ. M. (34 STOREYS)
U. P. / BAL. (TYPE B)	245	SQ. M. (7 STOREYS)
<b>TOTAL :</b>	<b>37510</b>	<b>SQ. M. (43 STOREYS)</b> (INCLUDING 1 REFUGE FLOOR)

**GROSS FLOOR AREA ( TOWER 5 )**

G / F :	881	SQ. M. (1 STOREY)
1-31 / F (TYPE A)	26753	SQ. M. (31 STOREYS)
33-42 / F (TYPE B)	8300	SQ. M. (10 STOREYS)
U. P. / BAL. (TYPE A)	1139	SQ. M. (31 STOREYS)
U. P. / BAL. (TYPE B)	350	SQ. M. (10 STOREYS)
<b>TOTAL :</b>	<b>37423</b>	<b>SQ. M. (43 STOREYS)</b> (INCLUDING 1 REFUGE FLOOR)

**TOTAL GROSS FLOOR AREA**  
T1 + T2 + T3 + T4 + T5 = 145881 SQ. M. (APPROX.)

PLOT RATIO : 145881 / 22445 = 6.5

CLASS "A" SITE, DOMESTIC BUILDING  
HEIGHT OF BUILDING  
OVER 61 m  
SITE COVERAGE (>15m) : 3595 / 22445  
= 16.02 % < 33.33 % (APPROX.)

CLUB HOUSE AREA: 3650 SQ.M. (max. 3750 SQ.M.)

BUILDING HEIGHT :  
T1 / T2 / T4 / T5 : 150.45 mPD  
T3 : 153.60 mPD

NON DOMESTIC GROSS FLOOR AREA  
HEIGHT OF BUILDING : OVER 18 m BUT NOT  
EXCEEDING 21 m

SITE COVERAGE : 1950 / 22445  
= 8.69 % (APPROX.) < 95%

**GROSS FLOOR AREA (SHOPPING ARCADE)**

G / F :	1510	SQ. M.
1 / F :	1710	SQ. M.
2 / F :	1390	SQ. M.
3 / F :	1160	SQ. M.
<b>TOTAL :</b>	<b>5570</b>	<b>SQ. M. (4 STOREYS)</b>

PLOT RATIO : 5570 / 22445 = 0.25

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-	DESIGN DRAWING	NC	DY	DY	08 / 08 / 22
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B	GENERAL REVISION	NC	DY	DY	08 / 09 / 22
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Facsimile : (852) 22 345 648  
Website : www.mgdesignhk.com

Project Title  
**PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.**

Drawing Title  
**MASTER LAYOUT PLAN ROOF**

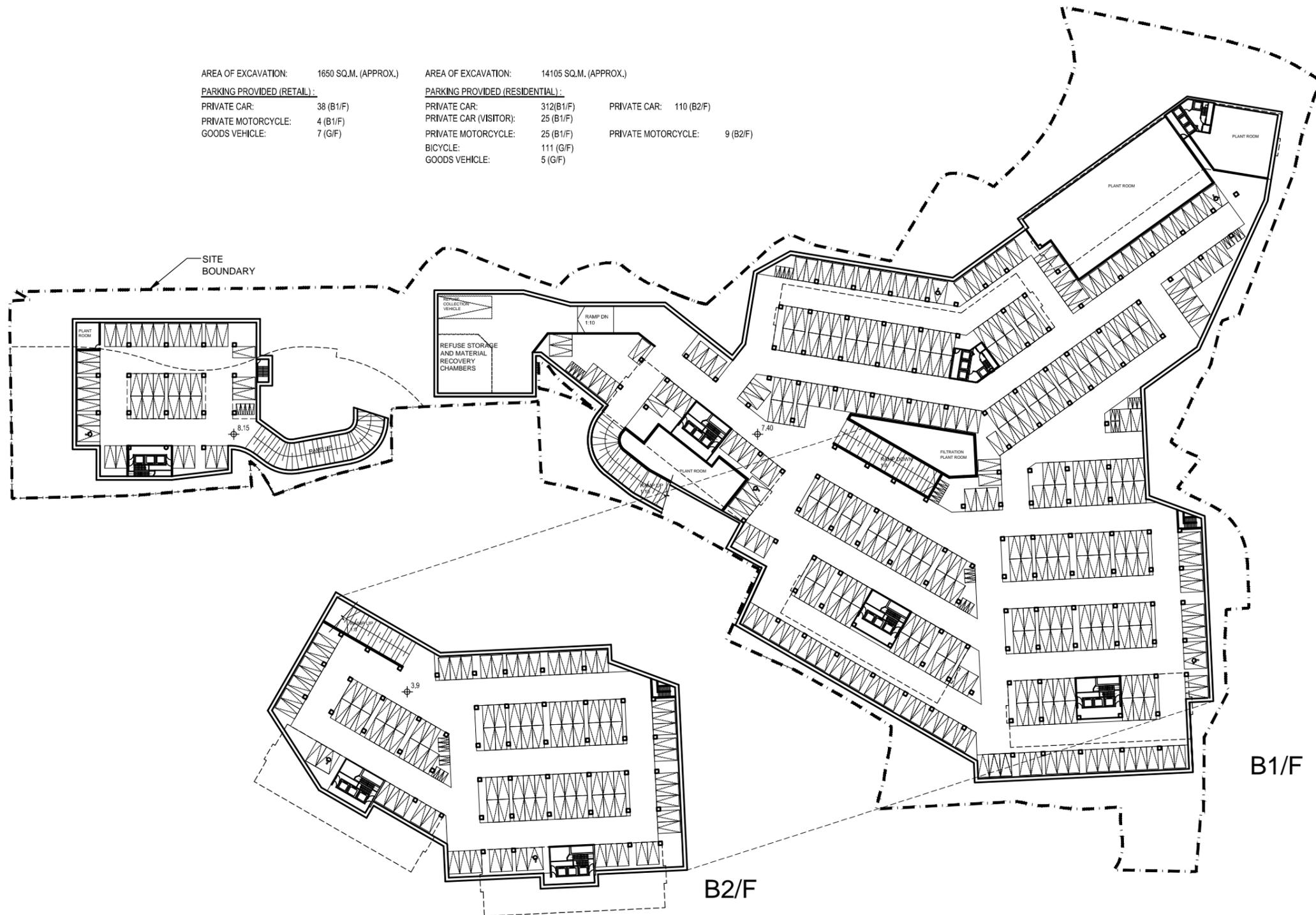
Project No. 22/HK/FL01  
Issue Date. 08/08/2022  
Cod File No. MLP.dwg  
SCALE. 1 : 1000  
Drawing No. A-P-101 (C)

Authority's / Client's Approval

AREA OF EXCAVATION: 1660 SQ.M. (APPROX.)      AREA OF EXCAVATION: 14105 SQ.M. (APPROX.)

**PARKING PROVIDED (RETAIL):**  
 PRIVATE CAR: 38 (B1/F)  
 PRIVATE MOTORCYCLE: 4 (B1/F)  
 GOODS VEHICLE: 7 (G/F)

**PARKING PROVIDED (RESIDENTIAL):**  
 PRIVATE CAR: 312(B1/F)      PRIVATE CAR: 110 (B2/F)  
 PRIVATE CAR (VISITOR): 25 (B1/F)      PRIVATE MOTORCYCLE: 9 (B2/F)  
 PRIVATE MOTORCYCLE: 25 (B1/F)  
 BICYCLE: 111 (G/F)  
 GOODS VEHICLE: 5 (G/F)



Rev	Description	Drawn	Checked	Approved	Date
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A	GENERAL REVISION	NC	DY	DY	26/08/22
B	GENERAL REVISION	NC	DY	DY	08/09/22
C	GENERAL REVISION	CM	DY	DY	29/09/22
D	GENERAL REVISION	NC	DY	DY	13/12/22

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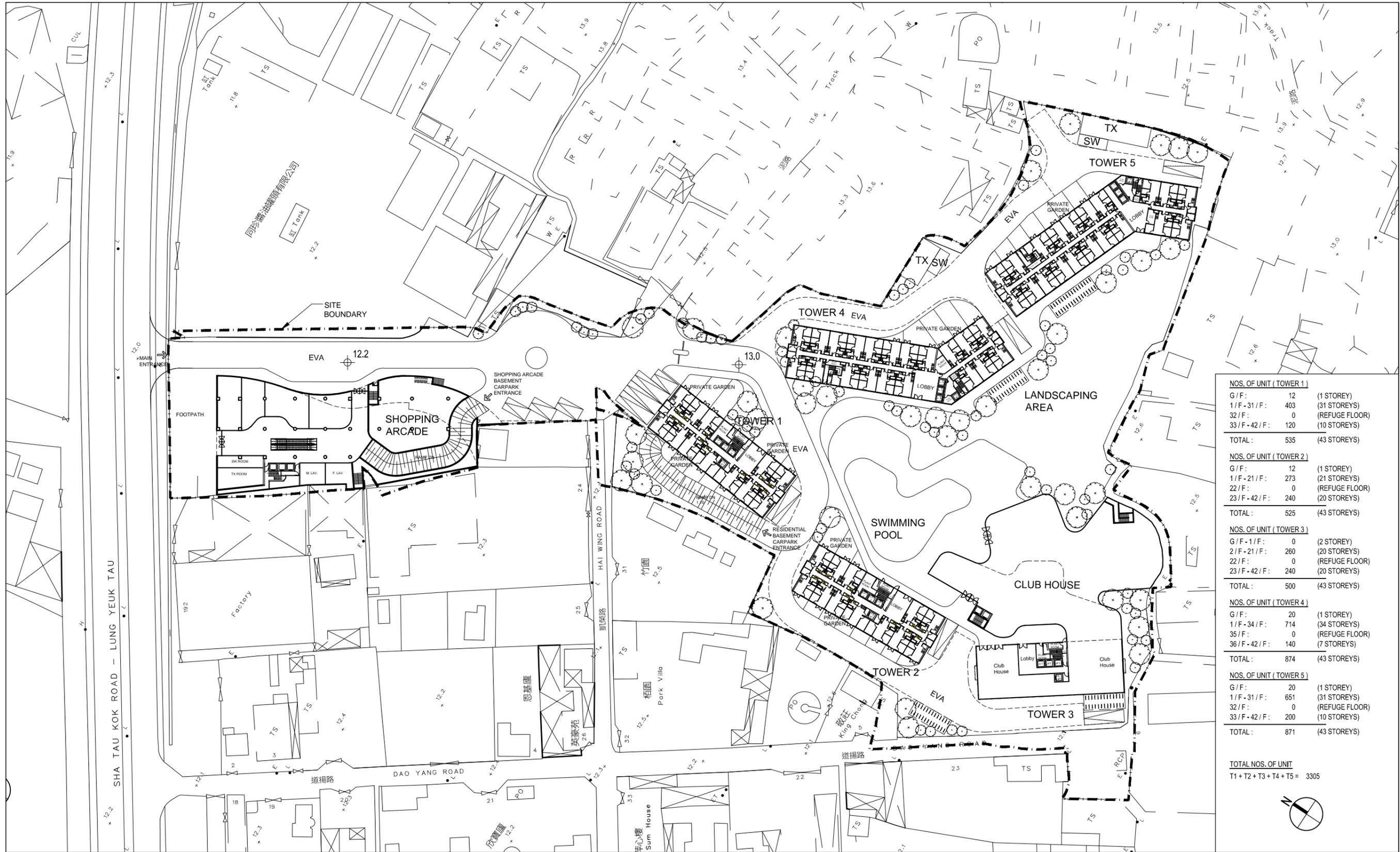
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Drawing Title  
 MASTER LAYOUT PLAN BASEMENT B1/F & B2/F

Project No. 22/HK/FL01  
 Issue Date. 08/08/2022  
 Cad File No. MLP.dwg  
 SCALE. 1:1000  
 Drawing No. A-P-102 (D)

Authority's / Client's Approval



NOS. OF UNIT ( TOWER 1 )		
G / F :	12	(1 STOREY)
1 / F - 31 / F :	403	(31 STOREYS)
32 / F :	0	(REFUGE FLOOR)
33 / F - 42 / F :	120	(10 STOREYS)
<b>TOTAL :</b>	<b>535</b>	<b>(43 STOREYS)</b>
NOS. OF UNIT ( TOWER 2 )		
G / F :	12	(1 STOREY)
1 / F - 21 / F :	273	(21 STOREYS)
22 / F :	0	(REFUGE FLOOR)
23 / F - 42 / F :	240	(20 STOREYS)
<b>TOTAL :</b>	<b>525</b>	<b>(43 STOREYS)</b>
NOS. OF UNIT ( TOWER 3 )		
G / F - 1 / F :	0	(2 STOREY)
2 / F - 21 / F :	260	(20 STOREYS)
22 / F :	0	(REFUGE FLOOR)
23 / F - 42 / F :	240	(20 STOREYS)
<b>TOTAL :</b>	<b>500</b>	<b>(43 STOREYS)</b>
NOS. OF UNIT ( TOWER 4 )		
G / F :	20	(1 STOREY)
1 / F - 34 / F :	714	(34 STOREYS)
35 / F :	0	(REFUGE FLOOR)
36 / F - 42 / F :	140	(7 STOREYS)
<b>TOTAL :</b>	<b>874</b>	<b>(43 STOREYS)</b>
NOS. OF UNIT ( TOWER 5 )		
G / F :	20	(1 STOREY)
1 / F - 31 / F :	651	(31 STOREYS)
32 / F :	0	(REFUGE FLOOR)
33 / F - 42 / F :	200	(10 STOREYS)
<b>TOTAL :</b>	<b>871</b>	<b>(43 STOREYS)</b>

**TOTAL NOS. OF UNIT**  
 T1 + T2 + T3 + T4 + T5 = 3305



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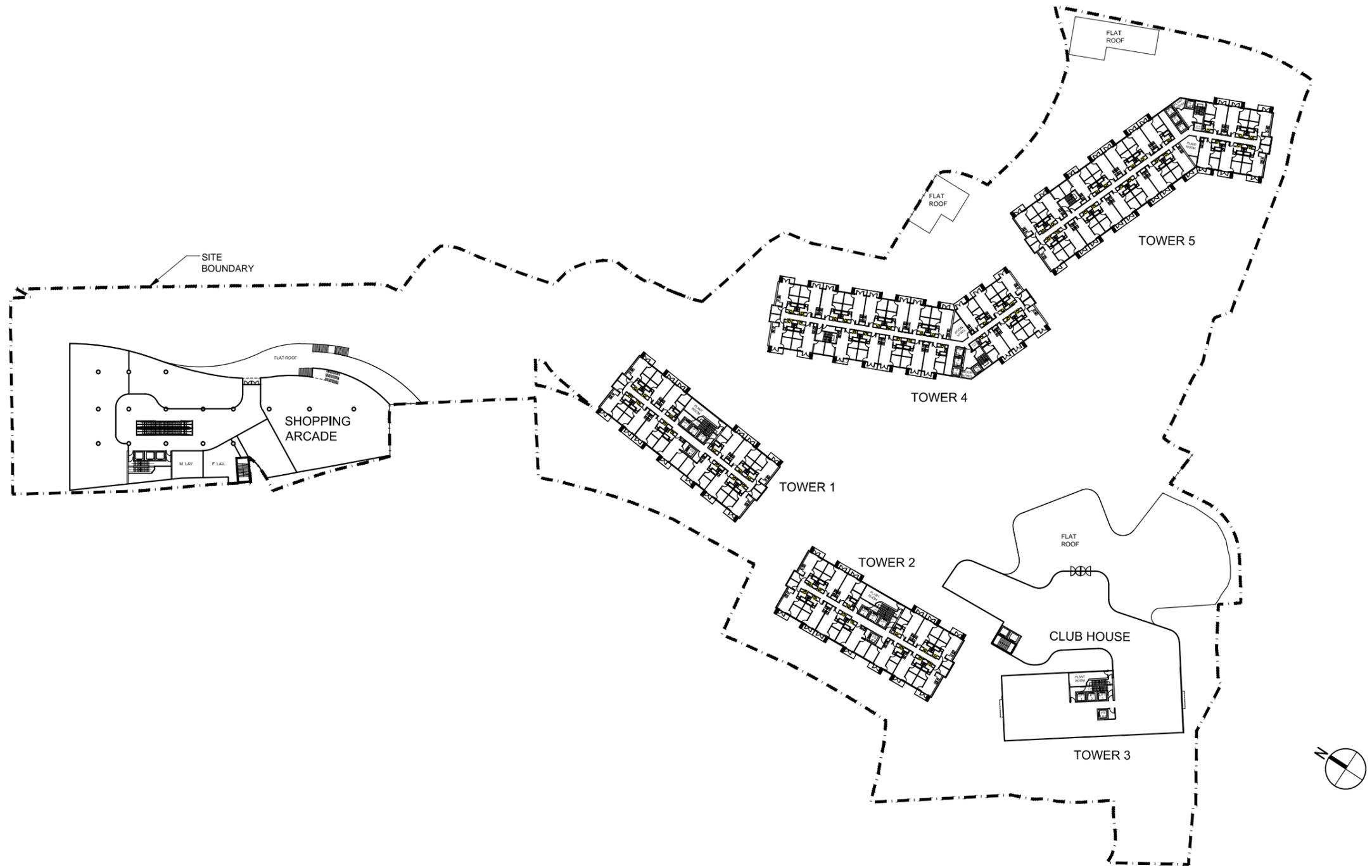
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Drawing Title  
**MASTER LAYOUT PLAN G/F**

Project No. 22/HK/FL01  
 Issue Date. 08/08/2022  
 Cad File No. MLP.dwg  
 SCALE. 1 : 1000  
 Drawing No. A-P-103 (C)

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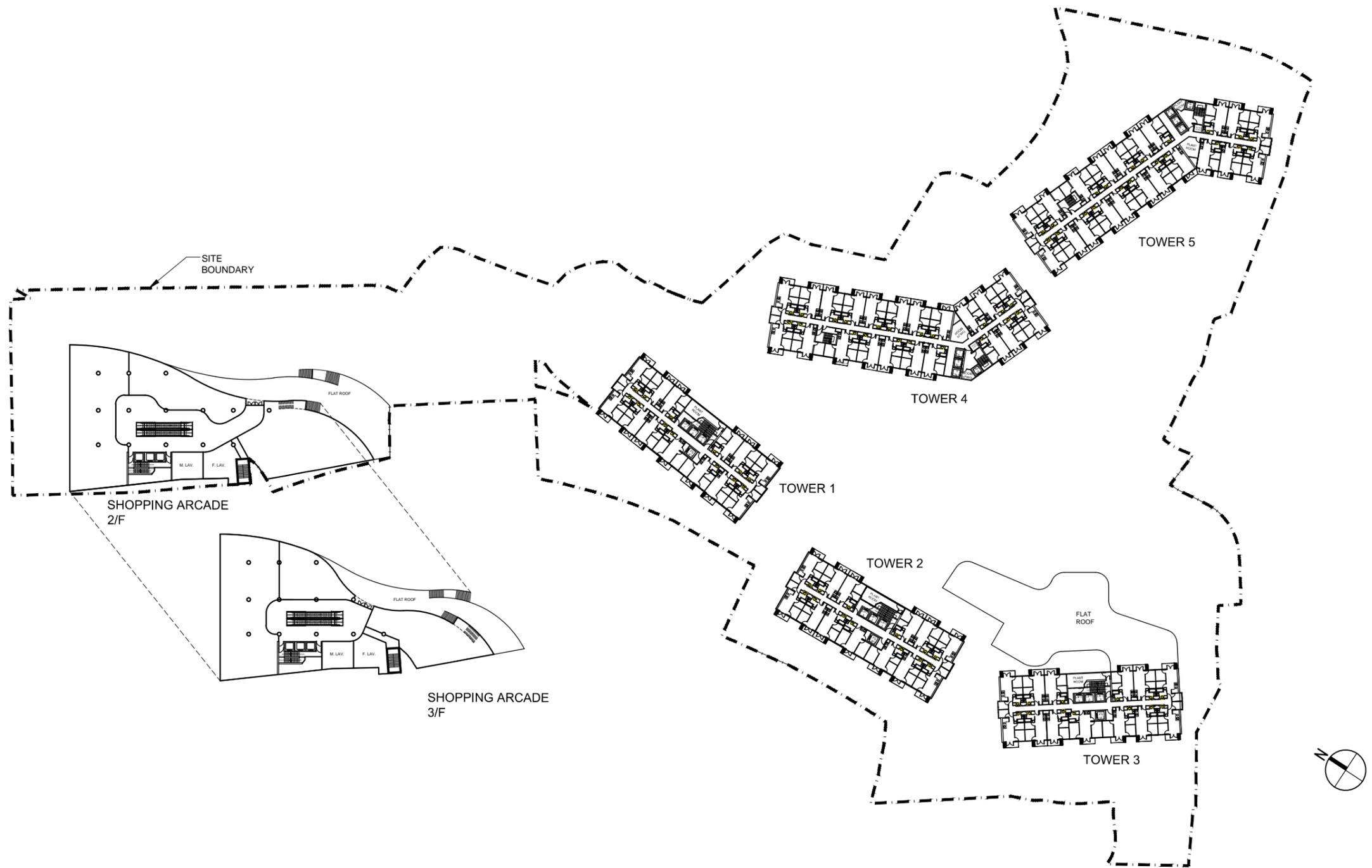
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Drawing Title  
**MASTER LAYOUT PLAN 1/F**

Project No. 22/HK/FL01  
 Issue Date. 08/08/2022  
 Cad File No. MLP.dwg  
 SCALE. 1:1000  
 Drawing No. A-P-104 (B)

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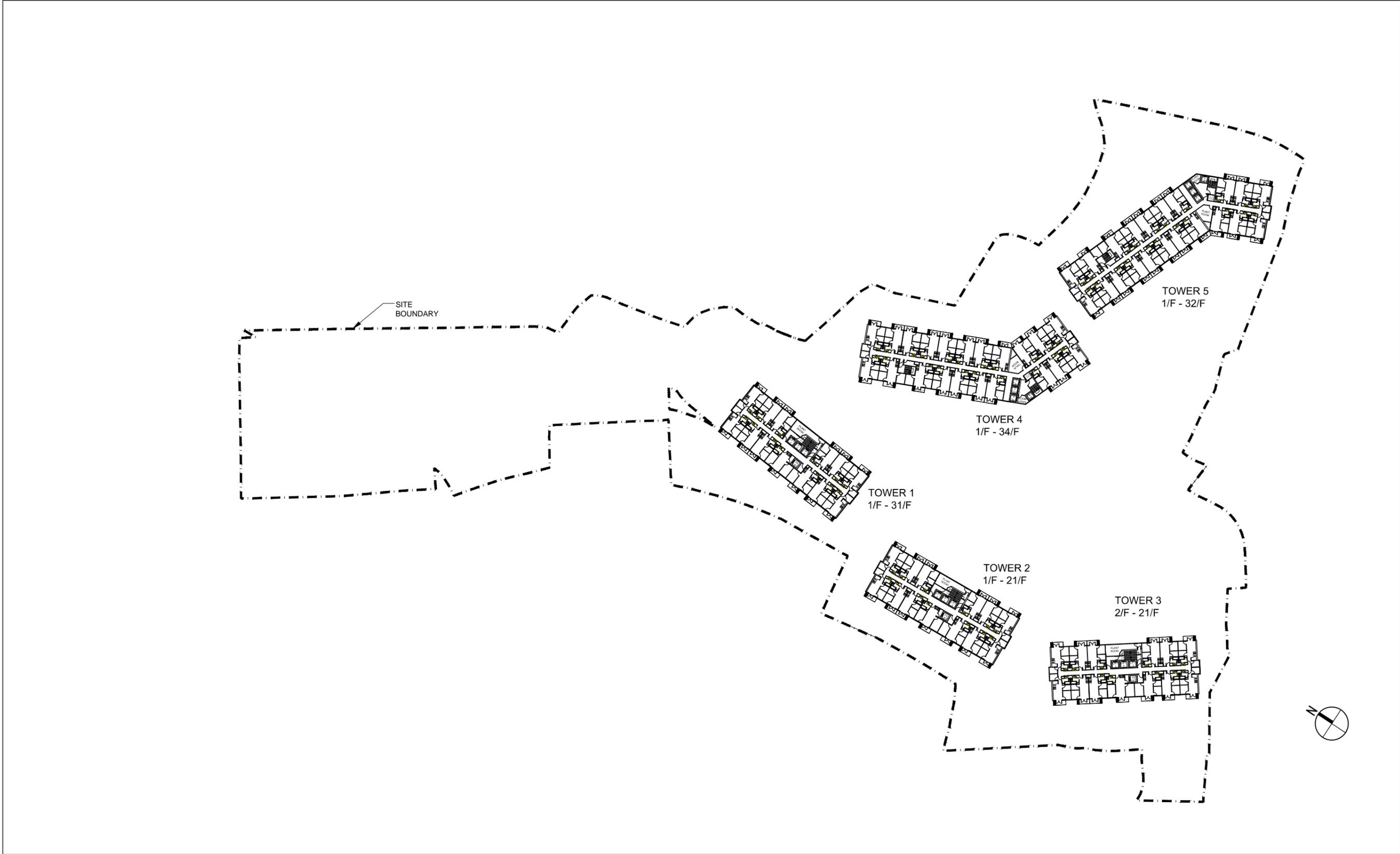
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Drawing Title  
**MASTER LAYOUT PLAN 2/F**

Project No. 22/HK/FL01  
 Issue Date. 08/08/2022  
 Cad File No. MLP.dwg  
 SCALE. 1:1000  
 Drawing No. A-P-105 (B)

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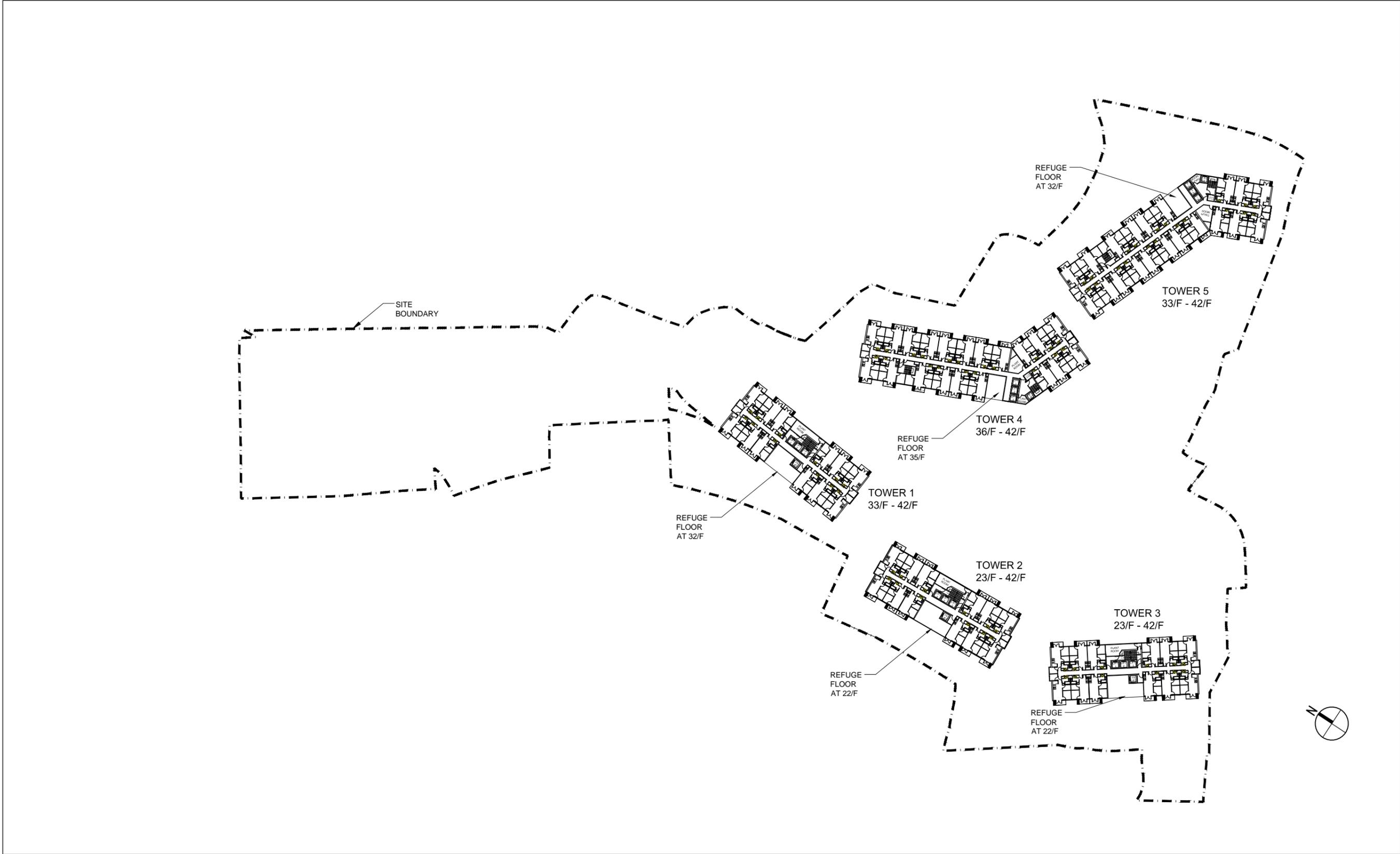
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Drawing Title  
**MASTER LAYOUT PLAN TYPICAL FLOOR TYPE A**

Project No. 22/HK/FL01  
 Issue Date. 08/08/2022  
 Cad File No. MLP.dwg  
 SCALE. 1:1000  
 Drawing No. A-P-106 (B)

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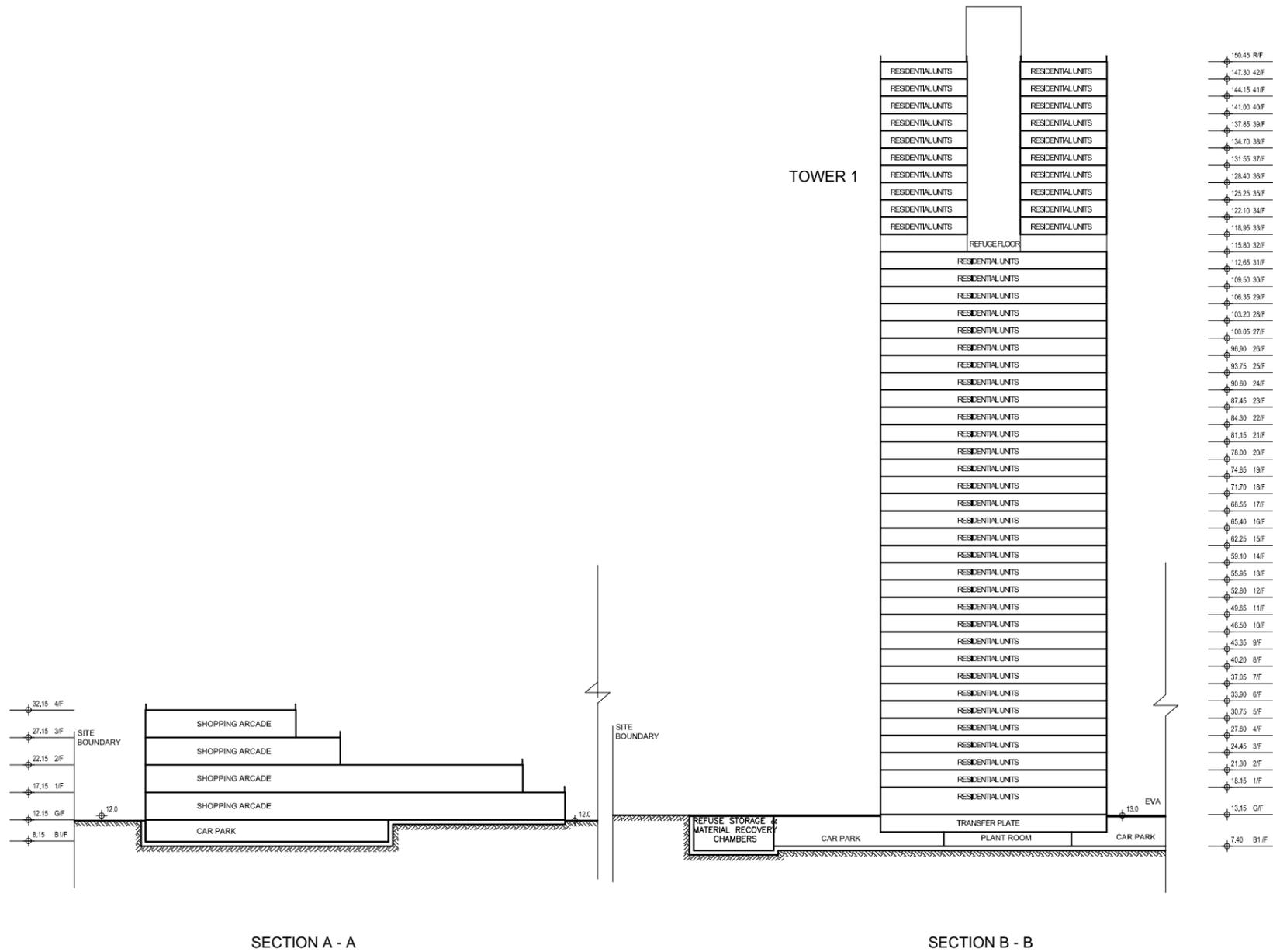
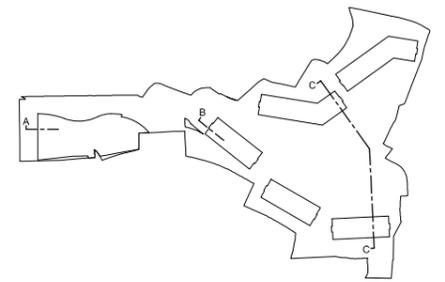
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Drawing Title  
 MASTER LAYOUT PLAN TYPICAL FLOOR TYPE B

Project No. 22/HK/FL01  
 Issue Date. 13/12/2022  
 Cad File No. MLP.dwg  
 SCALE. 1:1000  
 Drawing No. A-P-107 (-)

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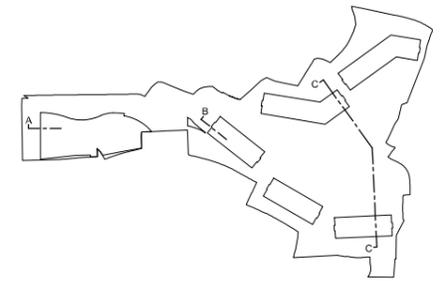
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Drawing Title  
**SECTIONS**

Project No. 22/HK/FL01  
 Issue Date. 13/12/2022  
 Cad File No. section.dwg  
 SCALE. 1 : 1000  
 Drawing No. A-S-101 (-)

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SECTION C-C

Rev	Description	Drawn	Checked	Approved	Date
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Rev	Description	Drawn	Checked	Approved	Date

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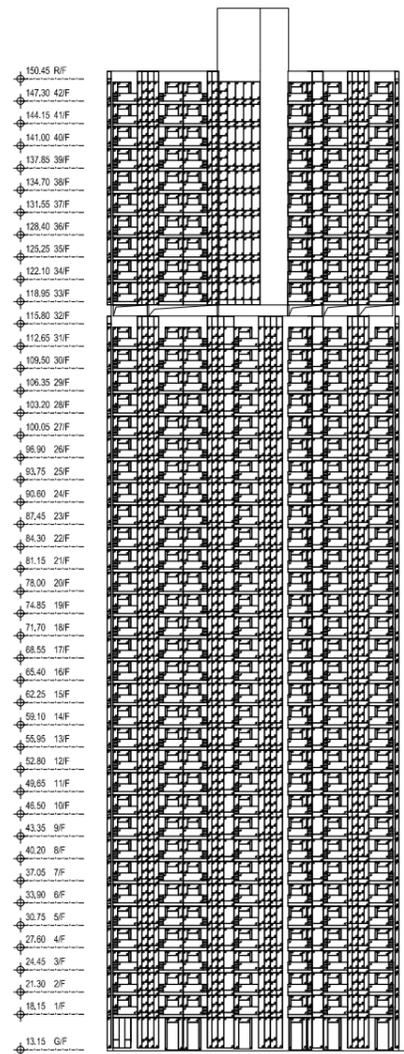
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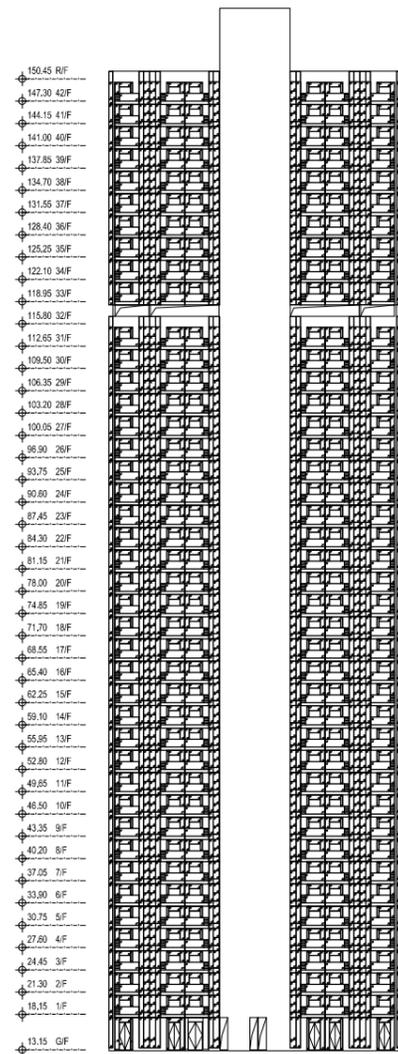
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Project No.	22/HK/FL01	Issue Date.	13/12/2022
Cad File No.	section.dwg		
SCALE.	1 : 1000		
Drawing No.	A-S-102 (-)		

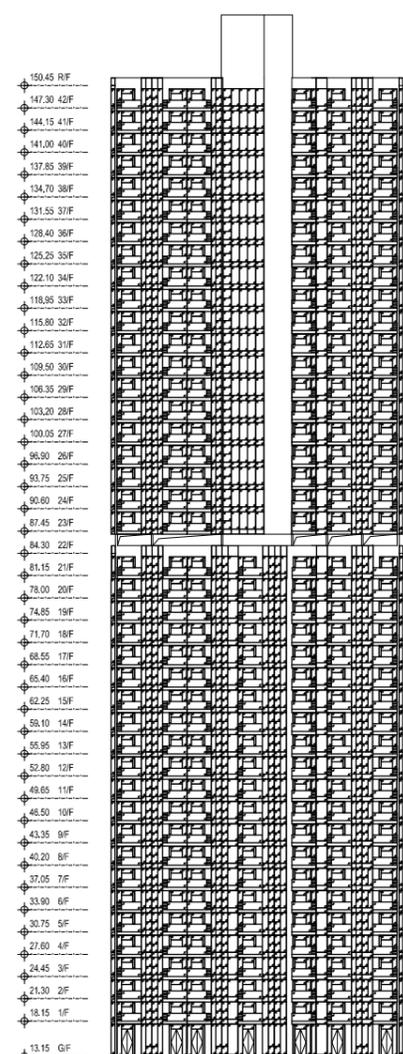
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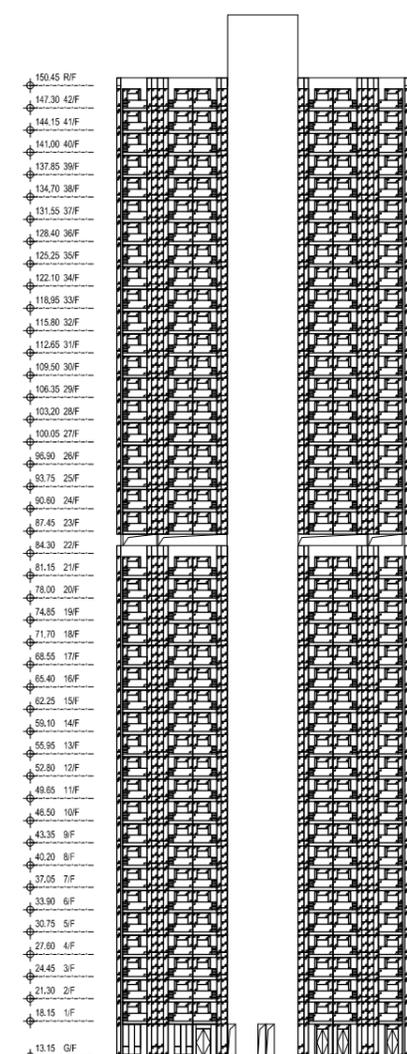
A - TOWER 1 ELEVATION



B - TOWER 1 ELEVATION



C - TOWER 2 ELEVATION



D - TOWER 2 ELEVATION

Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	13/12/22

Rev	Description	Drawn	Checked	Approved	Date

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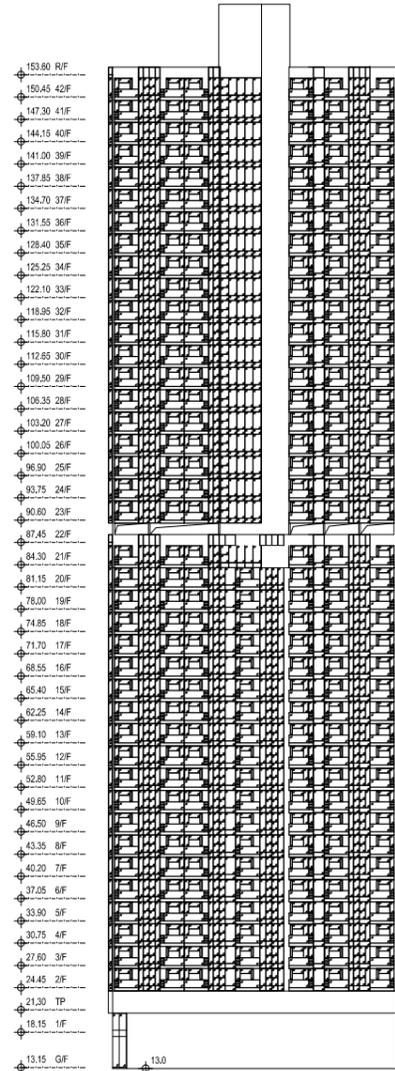
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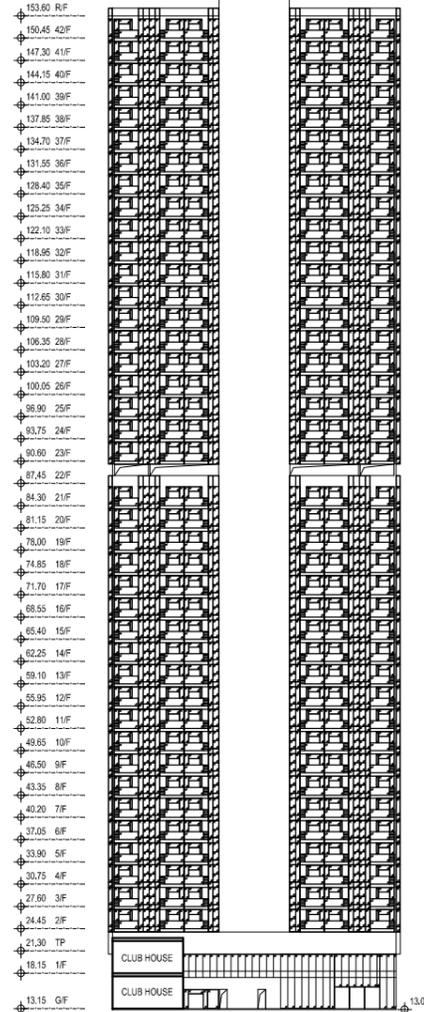
Drawing Title  
TOWER 1 & TOWER 2 ELEVATIONS

Project No. 22/HK/FL01  
Issue Date. 13/12/2022  
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Drawing No. A-E-101 (-)

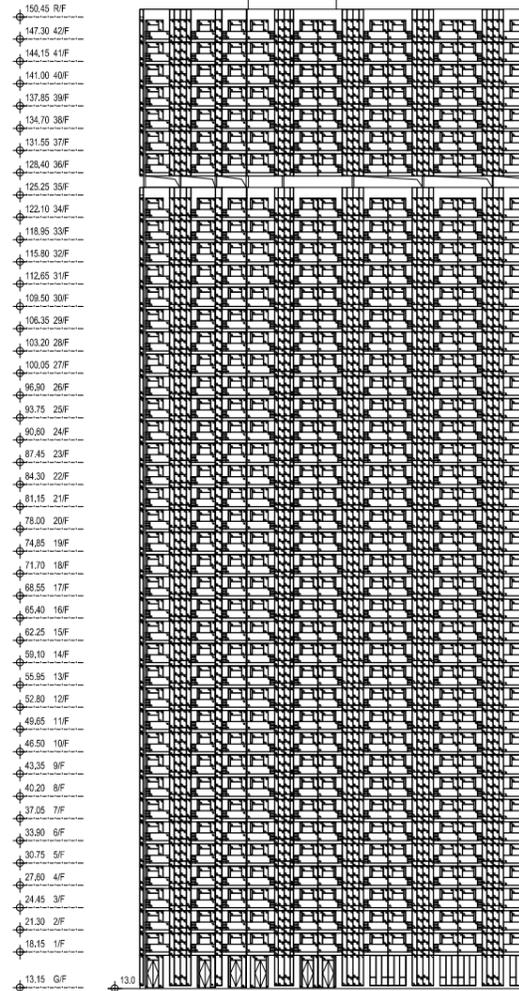
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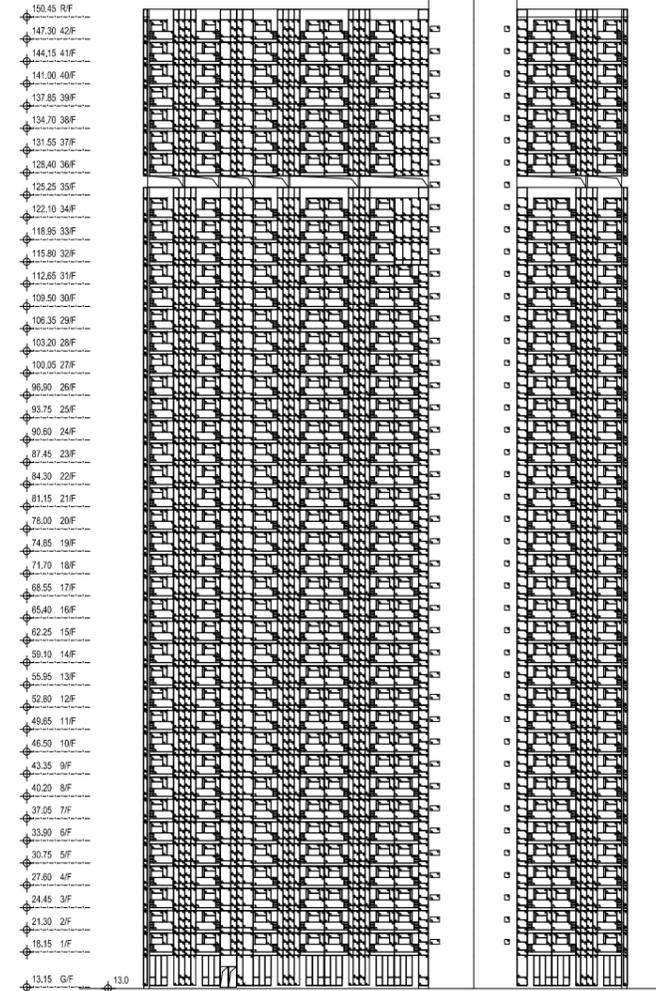
E - TOWER 3 ELEVATION



F - TOWER 3 ELEVATION



G - TOWER 4 ELEVATION



H - TOWER 4 ELEVATION

Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	13 / 12 / 22

Rev	Description	Drawn	Checked	Approved	Date

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Unit 507, 5/F, MegaCube, 8 Wang Kwong Road, Kowloon Bay, Kowloon, H.K.

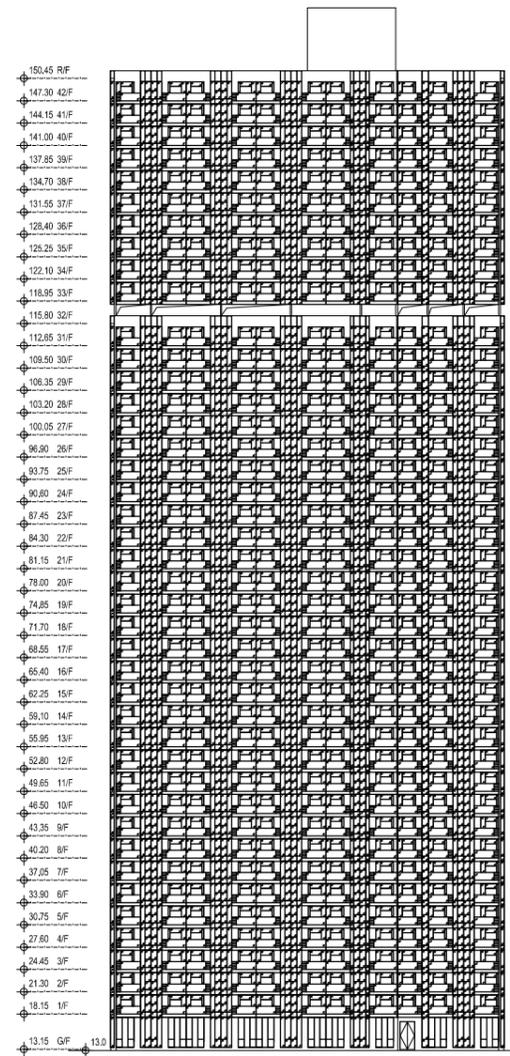
Telephone : (852) 22 345 647  
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Website : www.mgdesignhk.com

Project Title  
**PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.**

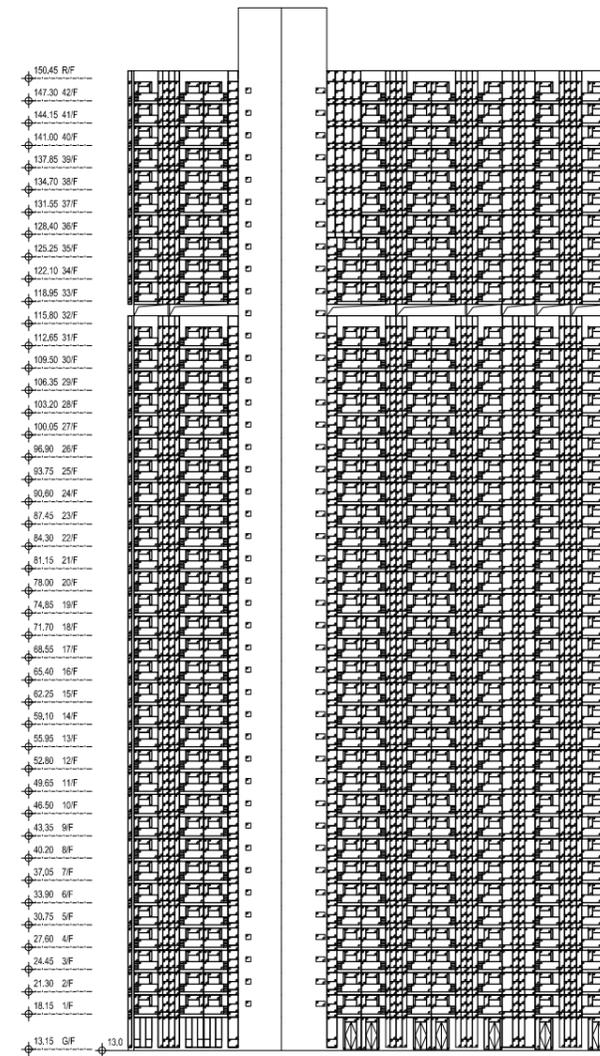
Drawing Title  
**TOWER 3 & TOWER 4 ELEVATIONS**

Project No. 22/HK/FL01  
Issue Date. 13/12/2022  
Cad File No. section.dwg  
SCALE. 1:1000  
Drawing No. A-E-102 (-)

Authority's / Client's Approval



J - TOWER 5 ELEVATION



K - TOWER 5 ELEVATION

Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	13 / 12 / 22

Rev	Description	Drawn	Checked	Approved	Date

Check all measurements on site.  
Do not scale off drawings.

This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect.

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Drawing Title  
**TOWER 5 ELEVATIONS**

Project No. <b>22/HK/FL01</b>	Issue Date. 13/12/2022
Cad File No. section.dwg	
SCALE: 1:1000	
Drawing No. A-E-103 (-)	

Authority's / Client's Approval

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Appendix 4  
Landscape Masterplan

LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED HEAVY STANDARD TREE
-  PROPOSED SHRUBS/ GROUNDCOVER
-  PROPOSED LAWN
-  PRIVATE GARDEN
-  VERTICAL GREEN WALL
-  +150.45 PROPOSED LEVEL
-  PROPOSED PAVING



Provision of Buffer Planting along the Boundary to alleviate the Visual Intrusion of the Development and provide Visual Amenity to the Occupants and Neighbors

Provision of Green Roof on top of Shopping Arcade to enhance the Local Greenery and form the Visual Courtyard to the Neighbors

Careful Setback (13m) of the Building Edge the Boundary in order to improve the Streetscape of the Sha Tau Kok Road

Provision of Recreational Facilities in Landscape Zones to cater for the Recreational Needs of the Occupants and Visitors

Provision of Green Roof on top of Club House to enhance the Local Greenery and form the Visual Courtyard to the Neighbors

PROJECT :  
PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.

DRAWING TITLE :  
LANDSCAPE MASTER PLAN (OVERALL)

PROJECT No. C2241

DRAWING No. LMP01

SCALE : 1:1000

DATE OF ISSUE : DEC 2022

CAD FILENAME : C2241-LMP01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	TEL	
CHECKED BY :	CAD	
APPROVED BY :	TEL	

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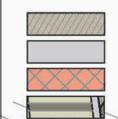
**LanDes**

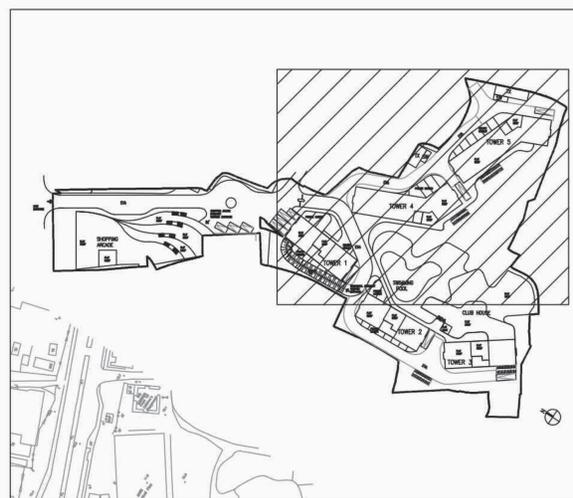
LANDES LIMITED  
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LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED HEAVY STANDARD TREE
-  PROPOSED SHRUBS/ GROUNDCOVER
-  PROPOSED LAWN
-  PRIVATE GARDEN
-  VERTICAL GREEN WALL
-  +150.45 PROPOSED LEVEL
-  PROPOSED PAVING



**KEY PLAN**  
SCALE 1:4000

LEGEND:

- ① Clubhouse
- ② Swimming Pool
- ③ Meandering Path
- ④ Gathering Courtyard
- ⑤ Seat Bench
- ⑥ Multi-functional Lawn
- ⑦ Board Walk
- ⑧ Yoga Place
- ⑨ Bicycle Parking



PROJECT :  
PROPOSED COMPREHENSIVE RESIDENTIAL  
AND COMMERCIAL DEVELOPMENT AT  
VARIOUS LOTS IN D.D. 83 AND  
ADJOINING GOVERNMENT LAND,  
LUNG YUEK TAU, N.T.

DRAWING TITLE :  
LANDSCAPE MASTER PLAN  
(SHEET 2 OF 3)

PROJECT No. C2241

DRAWING No. LMP03

SCALE : 1:500

DATE OF ISSUE : DEC 2022

CAD FILENAME : C2241-LMP03

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PROJECT :  
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 ADJOINING GOVERNMENT LAND,  
 LUNG YUEK TAU, N.T.

DRAWING TITLE :  
 LANDSCAPE MASTER PLAN  
 (SHEET 3 OF 3)

PROJECT No. C2241

DRAWING No. LMP04

SCALE : 1:500

DATE OF ISSUE : DEC 2022

CAD FILENAME : C2241-LMP04

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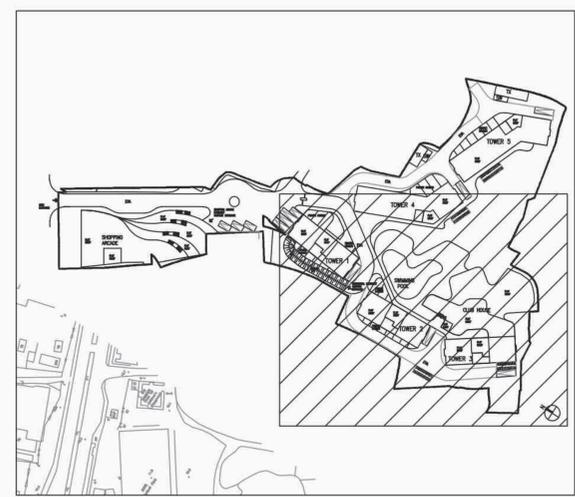
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- LEGEND:**
- ① Basement Carpark Entrance
  - ② Swimming Pool
  - ③ Meandering Path
  - ④ Gathering Courtyard
  - ⑤ Multi-functional Lawn
  - ⑥ Board Walk
  - ⑦ Yoga Place
  - ⑧ Bicycle Parking
  - ⑨ Parking Lots

- LEGEND:**
- APPLICATION SITE BOUNDARY
  - PROPOSED HEAVY STANDARD TREE
  - PROPOSED SHRUBS/ GROUNDCOVER
  - PROPOSED LAWN
  - PRIVATE GARDEN
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**KEY PLAN**  
 SCALE 1:4000