

“Comprehensive Development Area” (“CDA”) Zone

- Boundary of “CDA” Zone
- Lots owned by Applicant
- Lots owned by Tso
- Existing Development - “Uptown”
- Lots owned by the Government or other private landowner
- Indicative Scheme for other areas within the same “CDA” zone but outside the Uptown's boundary

Application Site (owned by the Applicant)

- Boundary of Application Site
- Proposed Residential Care Home for the Elderly
- Garden / Landscape Area
- EVA/Hard paving

- 1 no. of Light Good Vehicle Parking
- 1 no. of Loading / Unloading Bay
- 2 nos. of car parking spaces
- 1 nos. of accessible car parking spaces
- Pick-up/Drop-off bay
- 7 Storeys (+34.80)
- 6 Storeys (+31.50)
- 5 Storeys (+28.20)

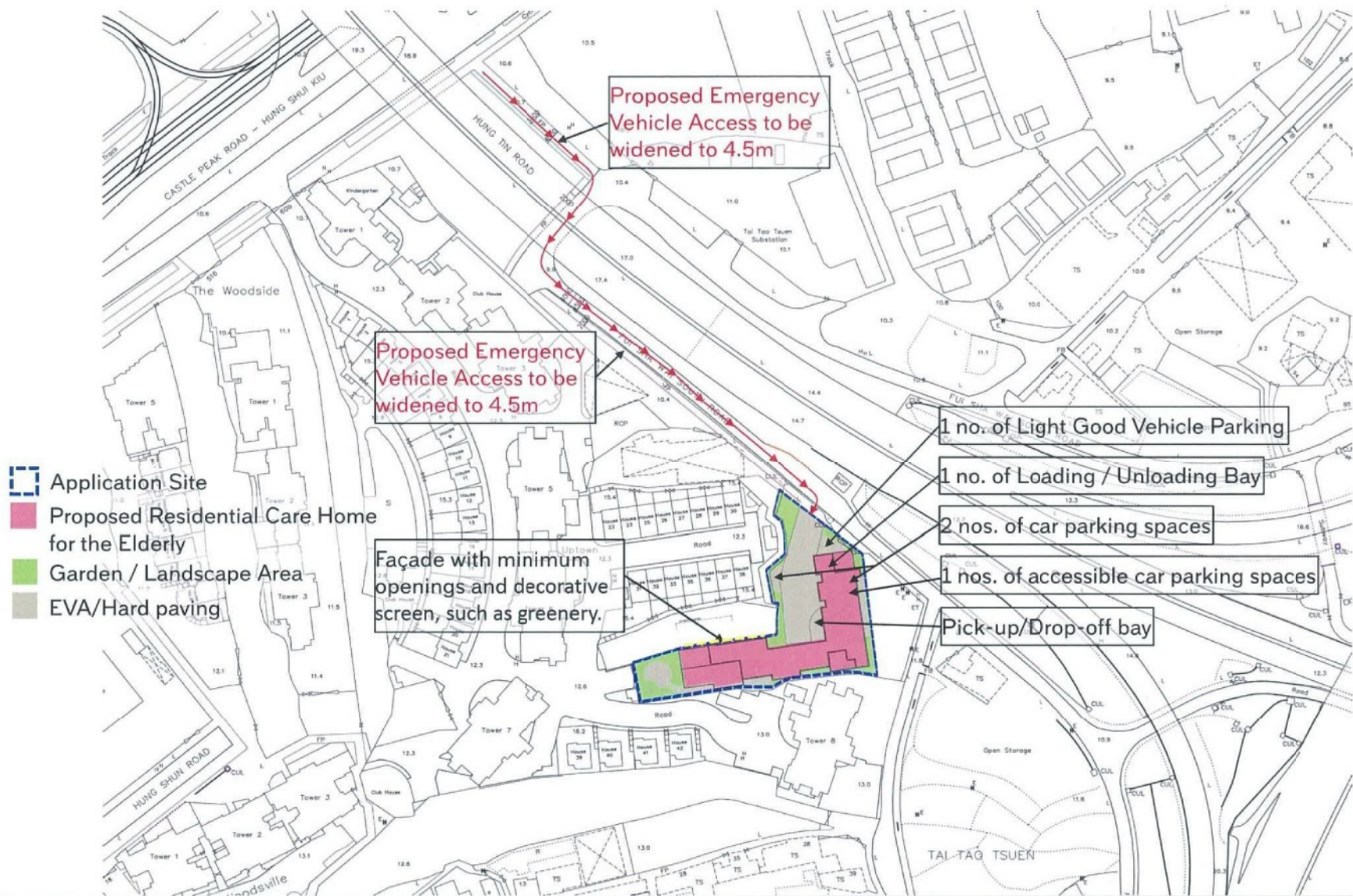


WCWP International Limited
 INDICATIVE SCHEME FOR
 RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Proposed Master Layout Plan for the Entire “CDA” Zone

(摘錄自申請人於 12. 3. 2018 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 12.3.2018)

參考編號 REFERENCE No. AYL-TYST/870	繪圖 DRAWING A-1
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WCWP International Limited

INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Block Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.3.2018)

參考編號 REFERENCE No. AYL-TYST/870	繪圖 DRAWING A-2
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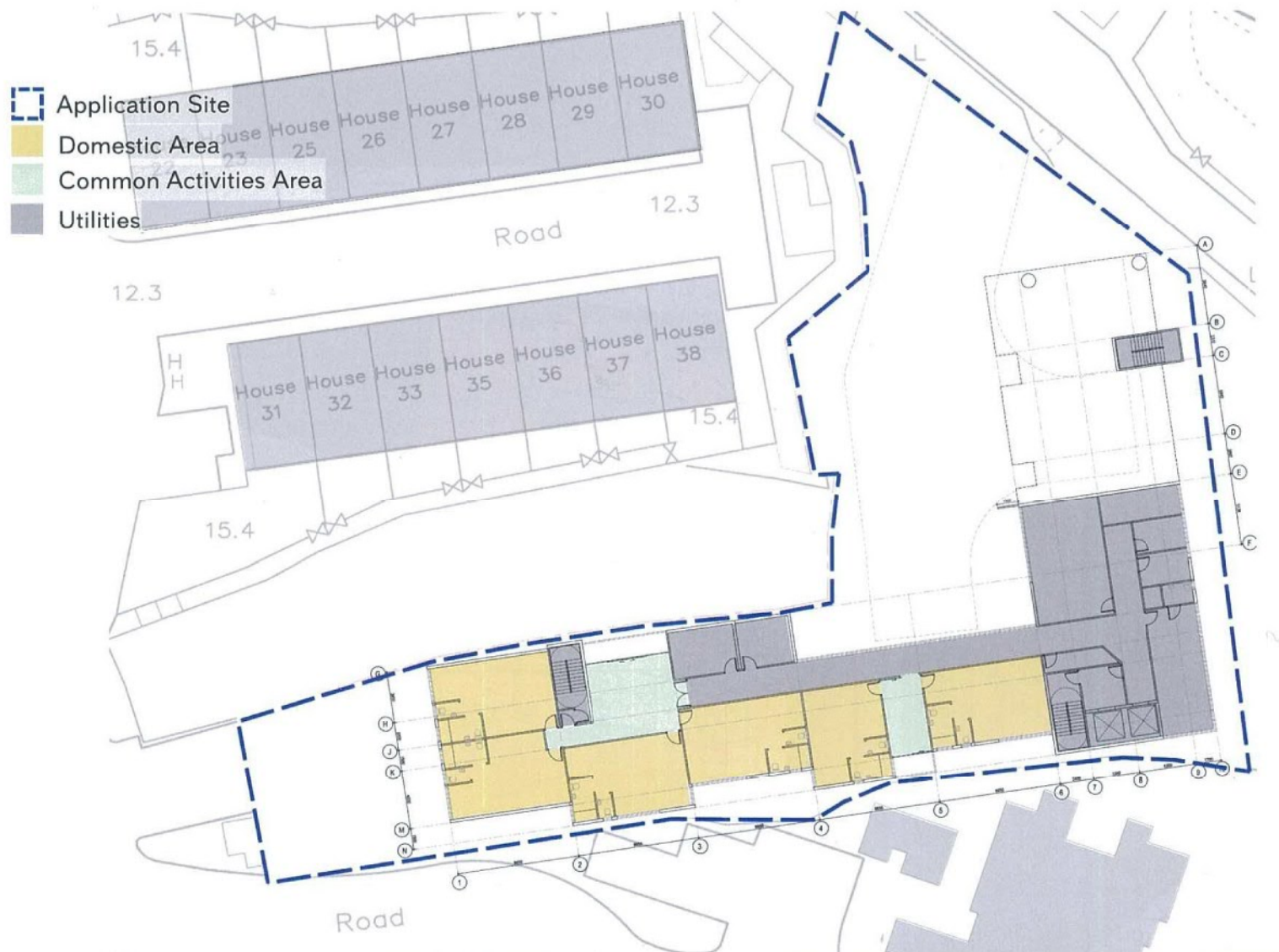
Appendix A


WCWP International Limited
 INDICATIVE SCHEME FOR
 RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Ground Floor Plan for the Proposed Development for
 Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 25. 4. 2018 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 25.4.2018)

參考編號 REFERENCE No. A/YL-TYST/870	繪圖 DRAWING A-3
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WCWP International Limited

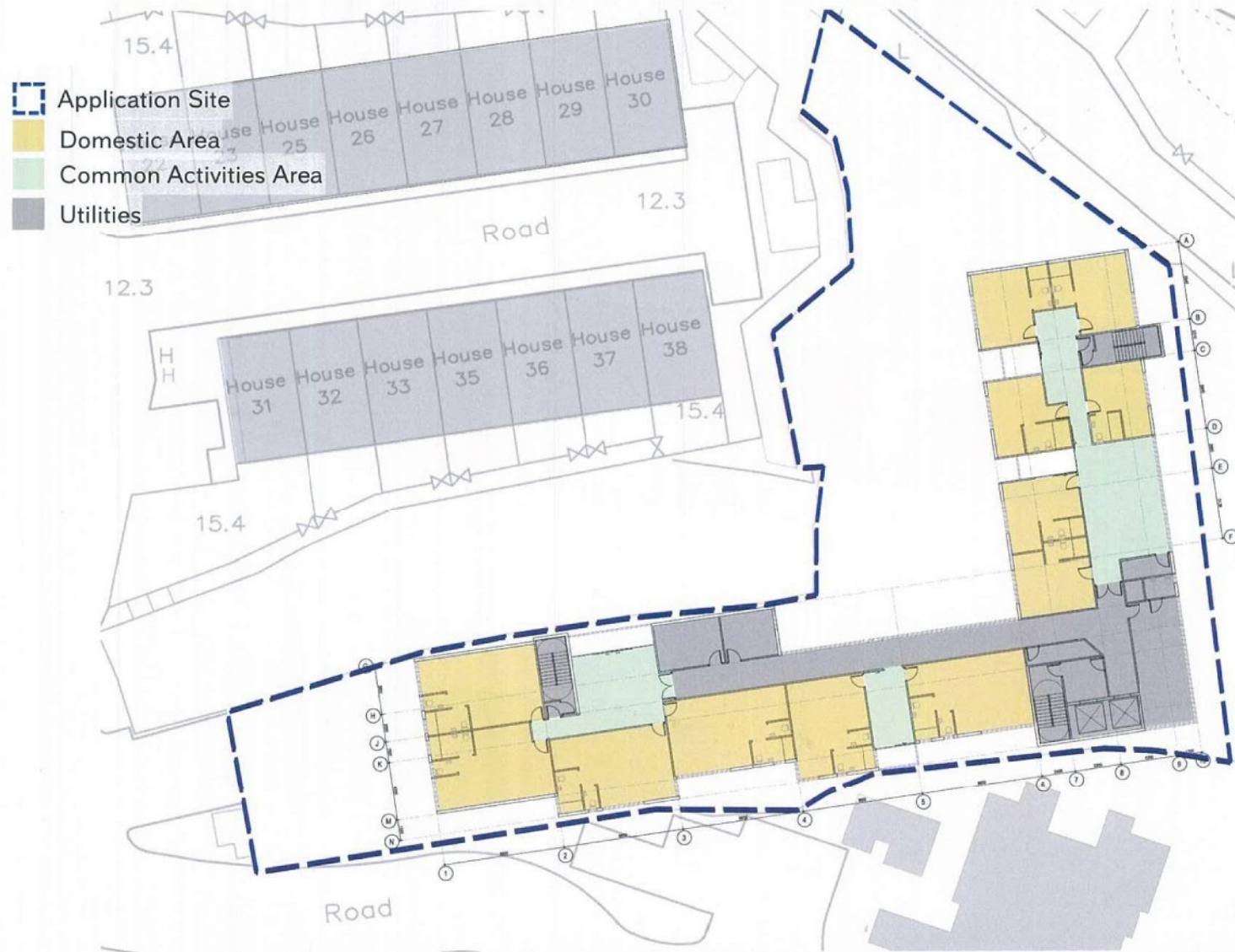
INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

First Floor Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
AYL-TYST/870

繪圖 DRAWING
A-4



WCWP International Limited

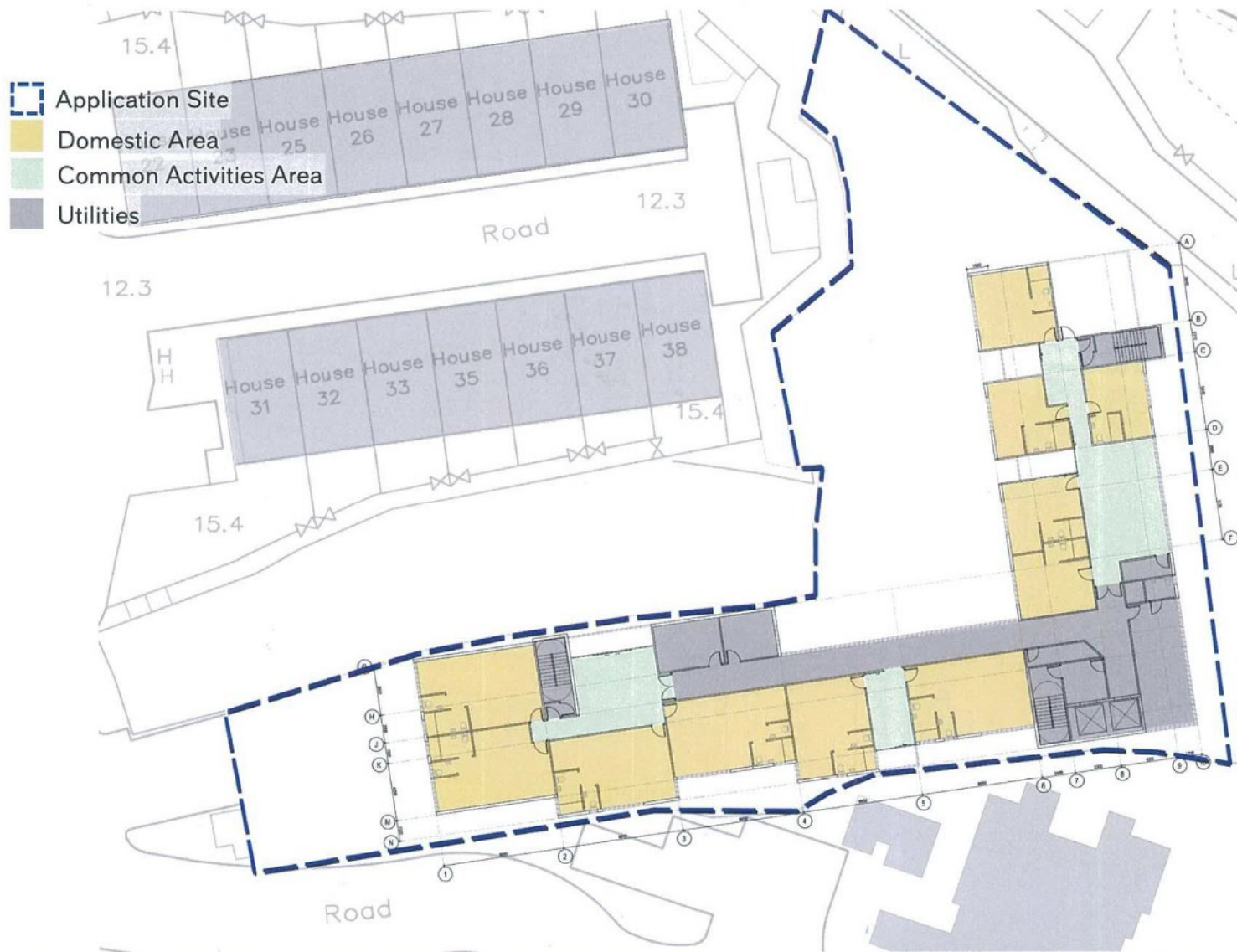
**INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT**

Second to Third Floor Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
AYL-TYST/870

繪圖 DRAWING
A-5



WCWP International Limited

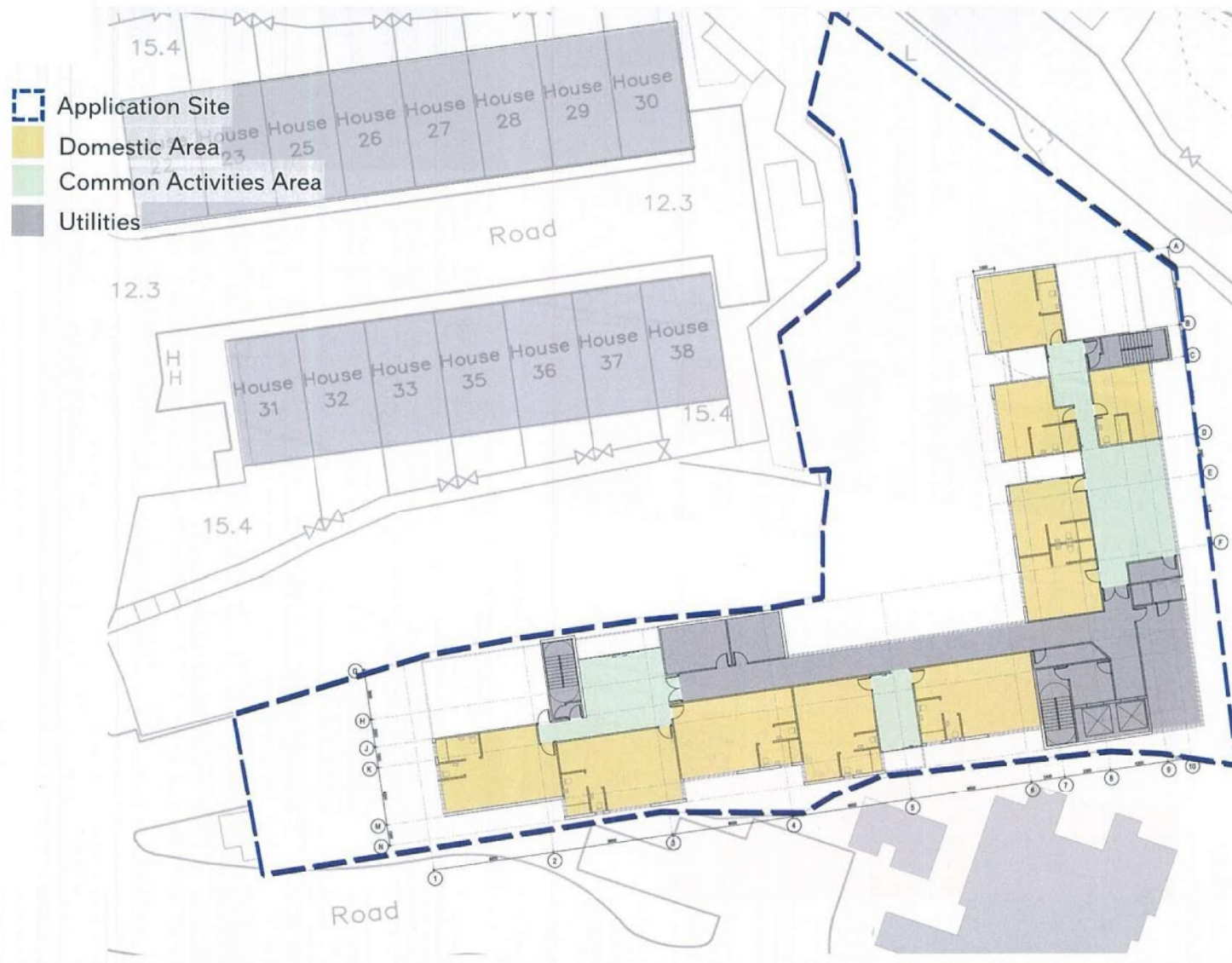
INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Fourth Floor Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
AYL-TYST/870

繪圖 DRAWING
A-6



WCWP International Limited

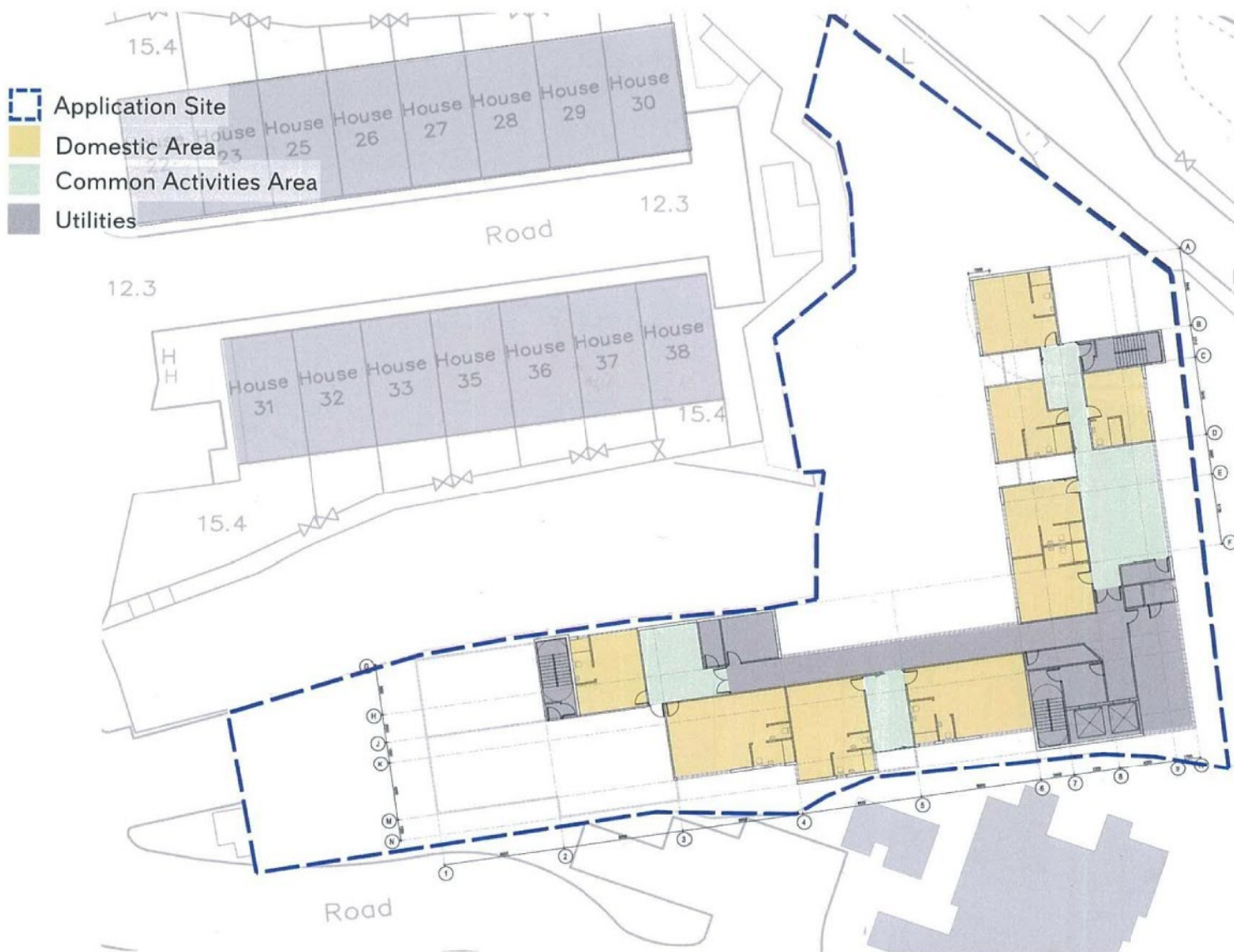
INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT


Fifth Floor Plan for the Proposed Development for Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號
REFERENCE No.
AYL-TYST/870

繪圖 DRAWING
A-7

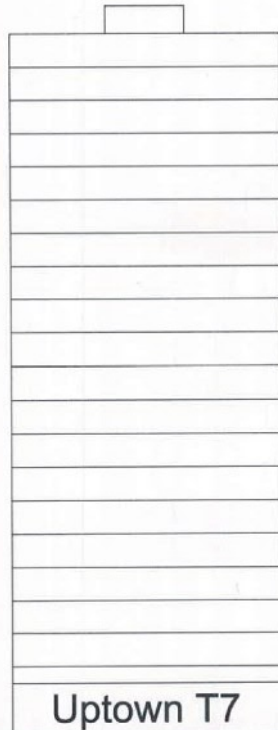



WCWP International Limited
 INDICATIVE SCHEME FOR
 RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

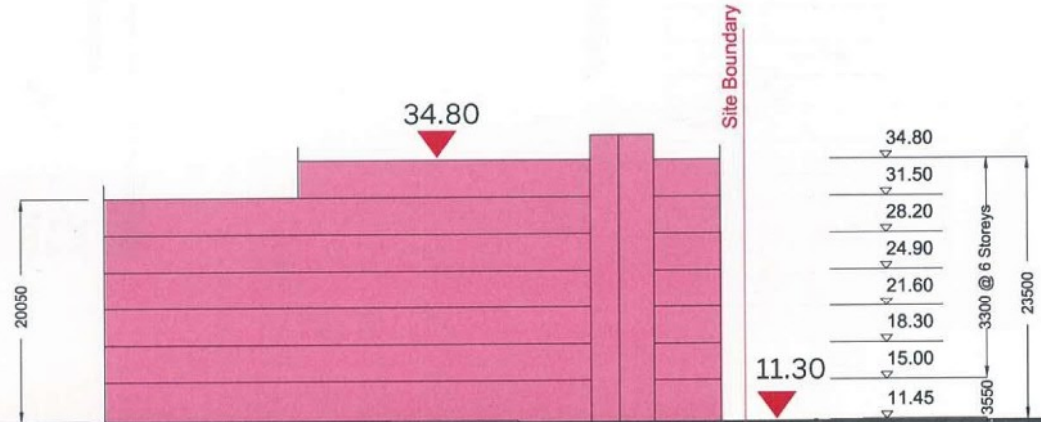
Sixth Floor Plan for the Proposed Development for
 Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 12.3.2018)

參考編號 REFERENCE No. A/YL-TYST/870	繪圖 DRAWING A-8
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Site Boundary



SECTION AA'

Site Section for the Proposed Development for Residential Care Home for the Elderly on the Application Site

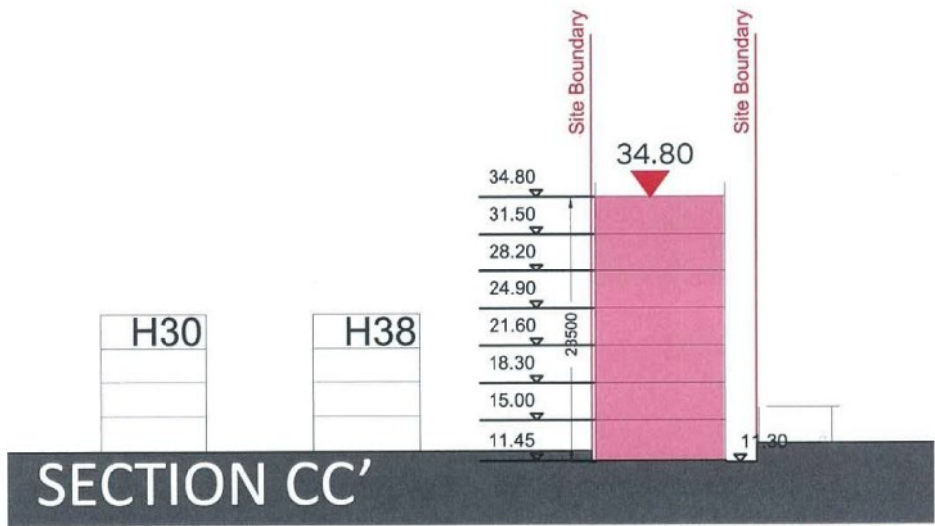


WCWP International Limited

INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號 REFERENCE No. AYL-TYST/870	繪圖 DRAWING A-9
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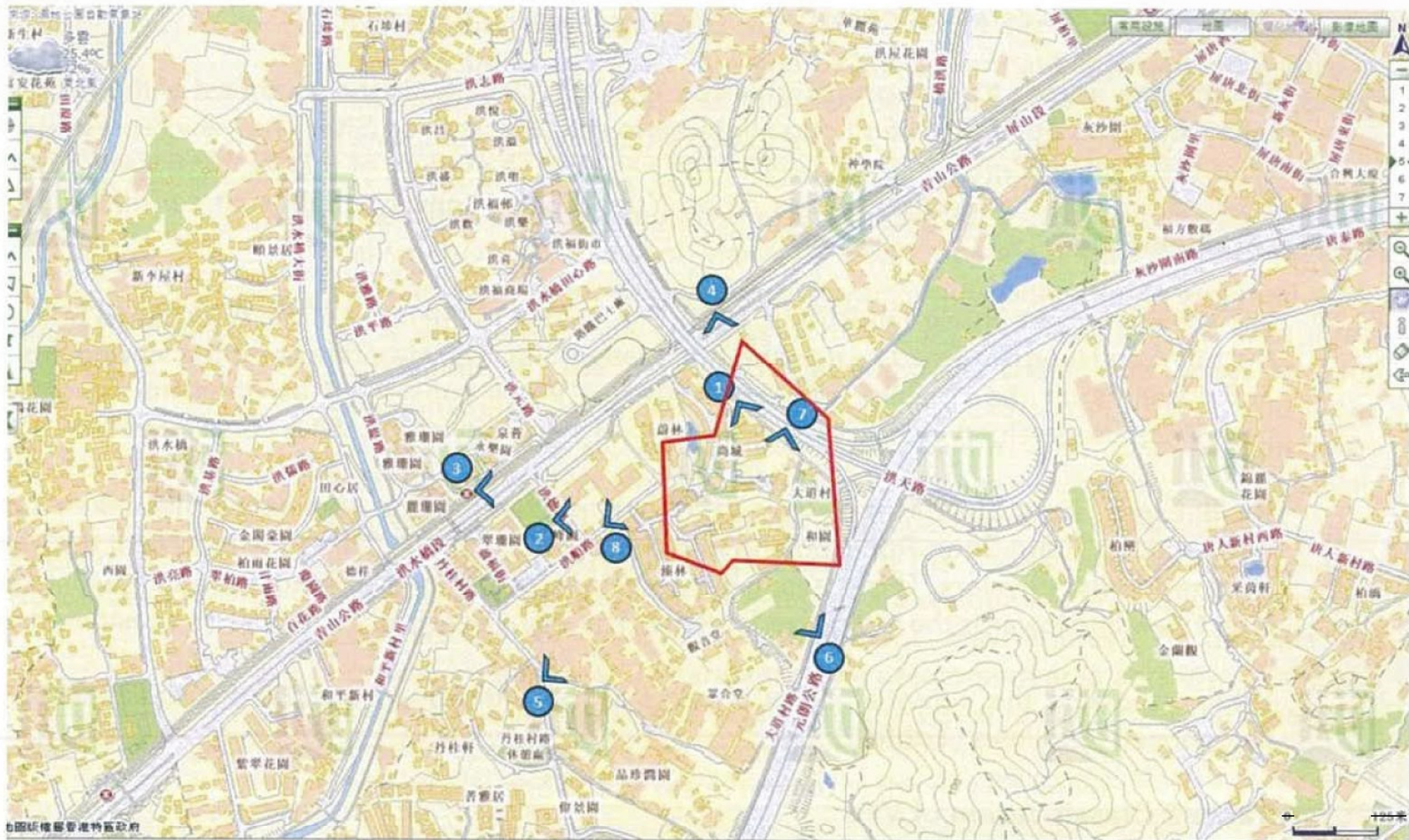


WCWP International Limited
 INDICATIVE SCHEME FOR
 RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Site Section for the Proposed Development for
 Residential Care Home for the Elderly on the Application Site

(摘錄自申請人於 12. 3. 2018 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 12.3.2018)

參考編號 REFERENCE No. AYL-TYST/870	繪圖 DRAWING A-10
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(摘錄自申請人於 20.11.2017 呈交的申請書)
 (Extract from Applicant's
 Submission of 20.11.2017)

參考編號 REFERENCE No. AYL-TYST/870	繪圖 DRAWING A-11
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VP 1: From Fu Sha Wai South Road



Proposed Residential Care Home for Elderly at Lots 398 RP(Part) and 404 in D.D. 121, Tai Tao Tsuen,
Hung Shui Kiu, Yuen Long, New Territories

01 November 2017
Page 9 of 26

s
Visual Impact Assessment

(摘錄自申請人於 20. 11. 2017 提交的申請書)
(Extract from Applicant's
Submission of 20.11.2017)

參考編號
REFERENCE No.
AYL-TYST/870

繪圖 DRAWING
A-12

VP 7: From Hung Tin Road



Existing Condition



With the Indicative Scheme

Proposed Residential Care Home for Elderly at Lots 398 RP(Part) and 404 in D.D. 121, Tai Tao Tsuen,
Hung Shui Kiu, Yuen Long, New Territories

01 November 2017
Page 21 of 26

5
Visual Impact Assessment

(摘錄自申請人於 20. 11. 2017 提交的申請書)
(Extract from Applicant's
Submission of 20.11.2017)

參考編號
REFERENCE No.
AYL-TYST/870

繪圖 DRAWING
A-13



Appendix B

LANDSCAPE MASTER PLAN

DWG NO. : LMP-01 (REV.B)
 DATE : 25 - 4 - 2018

PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
 LOTS 398 RP (PART) AND 404 IN D.D. 121
 TAI TAO TSUEN, HUNG SHUI KIU
 YUEN LONG, NEW TERRITORIES

SCALE : 1:100 (A3)
 QUAD | Landscape Architects

(摘錄自申請人於 25. 4. 2018 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 25.4.2018)

參考編號 REFERENCE No. AYL-TYST/870	繪圖 DRAWING A-14
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OPEN SPACE PROVISION

DWG NO. : LMP-02 (REV A)

DATE : 2-3-2018

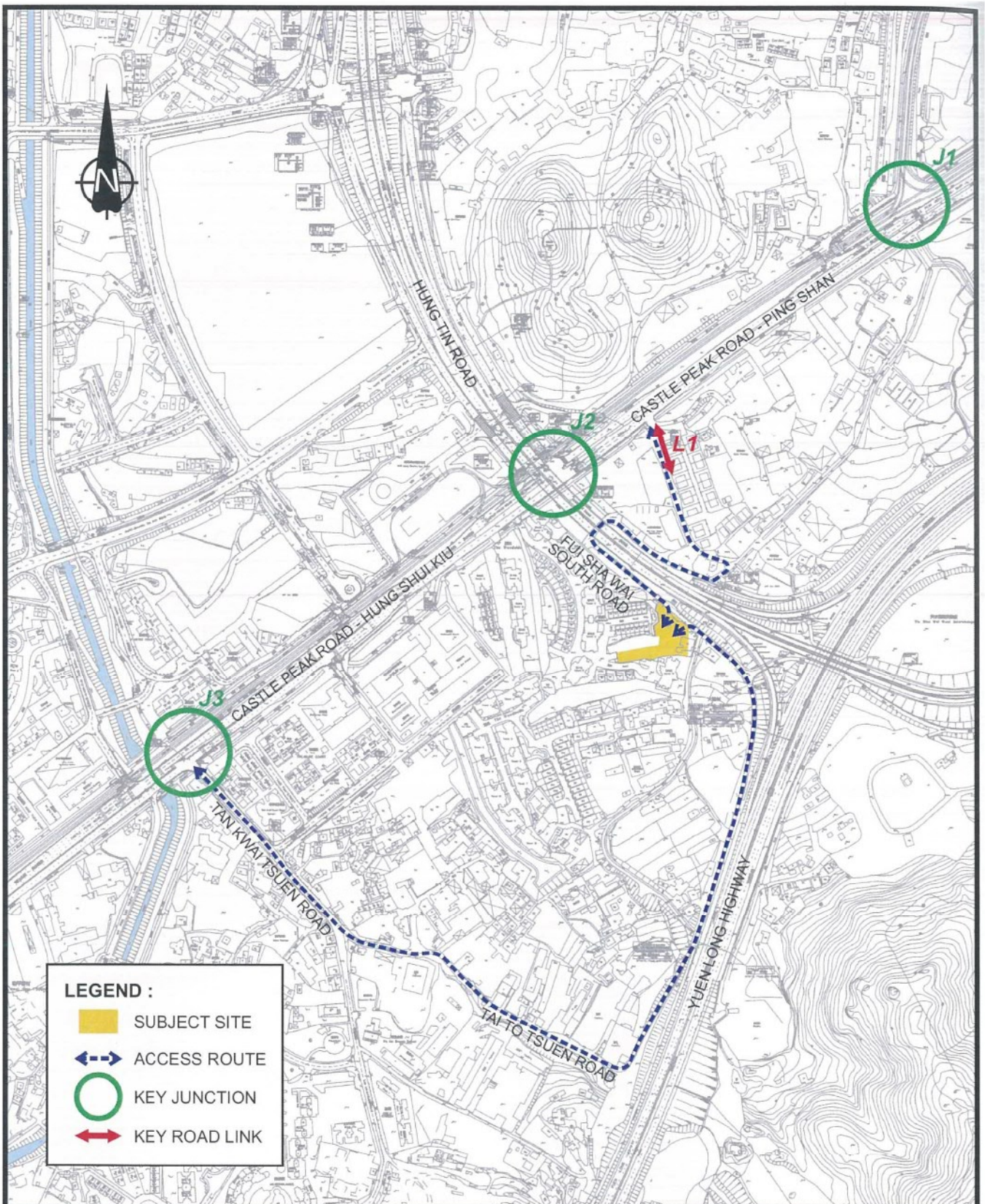
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY
LOTS 398 RP (PART) AND 404 IN D.D. 121
TAI TAO TSUEN, HUNG SHUI KIU
YUEN LONG, NEW TERRITORIES

SCALE: 1:1000 (A3)



(摘錄自申請人於 12.3.2018 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 12.3.2018)

參考編號 REFERENCE No. AYL-TYST/870	繪圖 DRAWING A-15
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LEGEND :

- SUBJECT SITE
- ACCESS ROUTE
- KEY JUNCTION
- KEY ROAD LINK

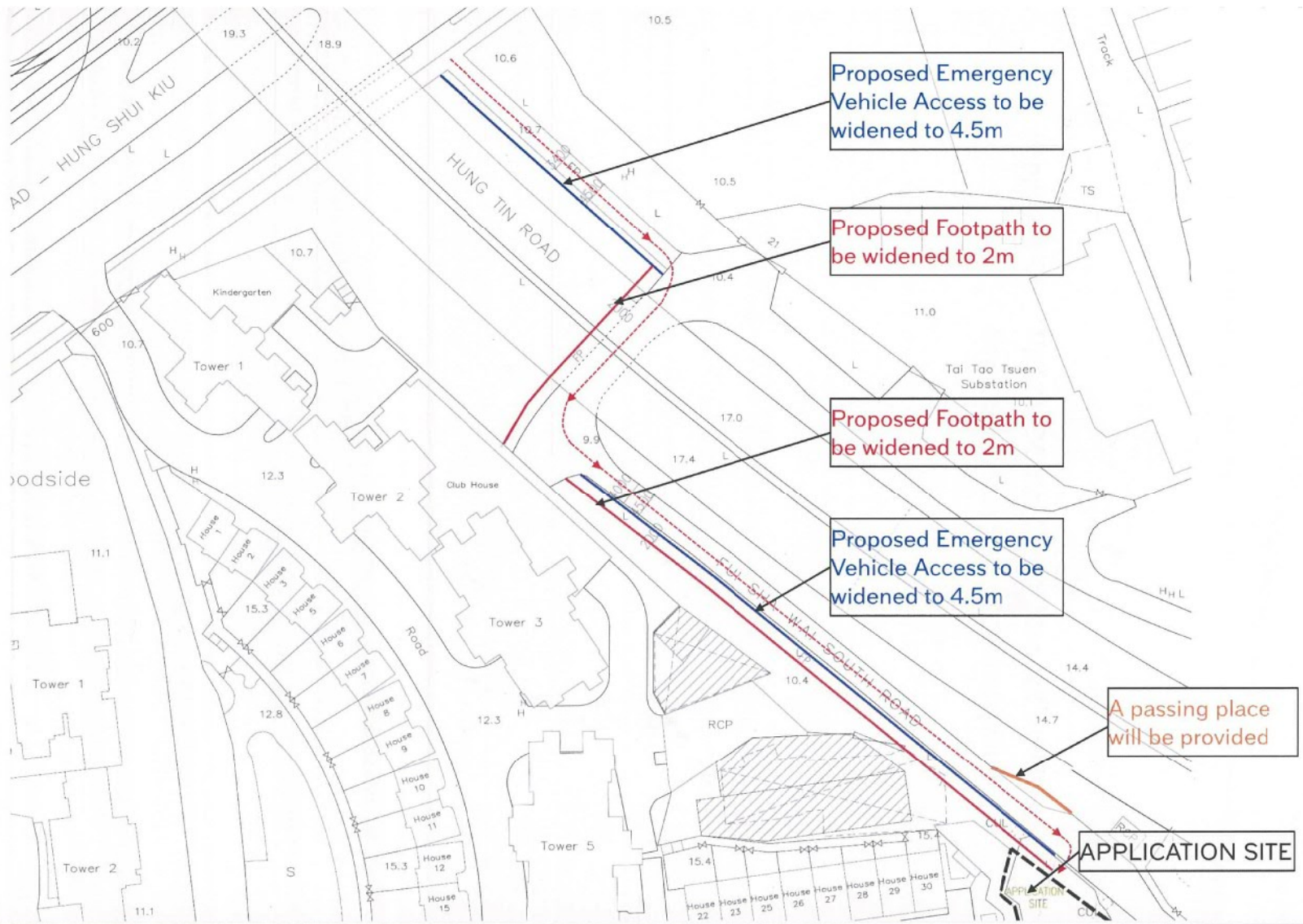
Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
Project Title		PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY IN HUNG SHUI KIU					
Drawing Title		IDENTIFIED KEY JUNCTIONS					
Designed	CFC	Checked	PTC	Scale	NTS	Date	OCT 2017
				Drawing No.	3.1	Rev.	-

CHK50223110/TIA/F31.CDR/LLH/17OCT17



(摘錄自申請人於 20.11.2017 提交的申請書)
 (Extract from Applicant's
 Submission of 20.11.2017)

參考編號 REFERENCE No. AYL-TYST/870	繪圖 DRAWING A-16
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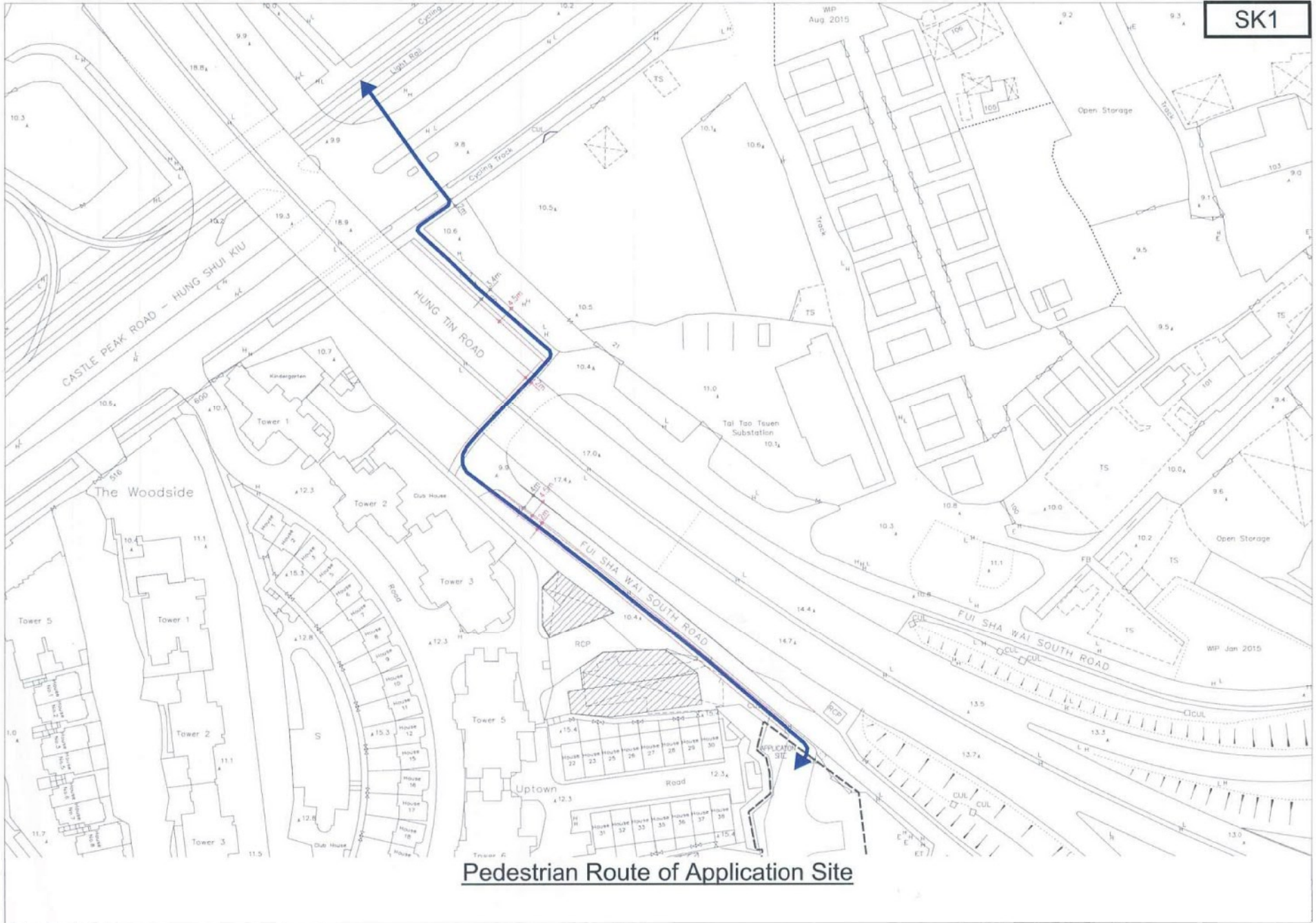


WCWP International Limited
 INDICATIVE SCHEME FOR
 RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

**Proposed Road Widening Scheme
 for the Application Site**

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 12.3.2018)

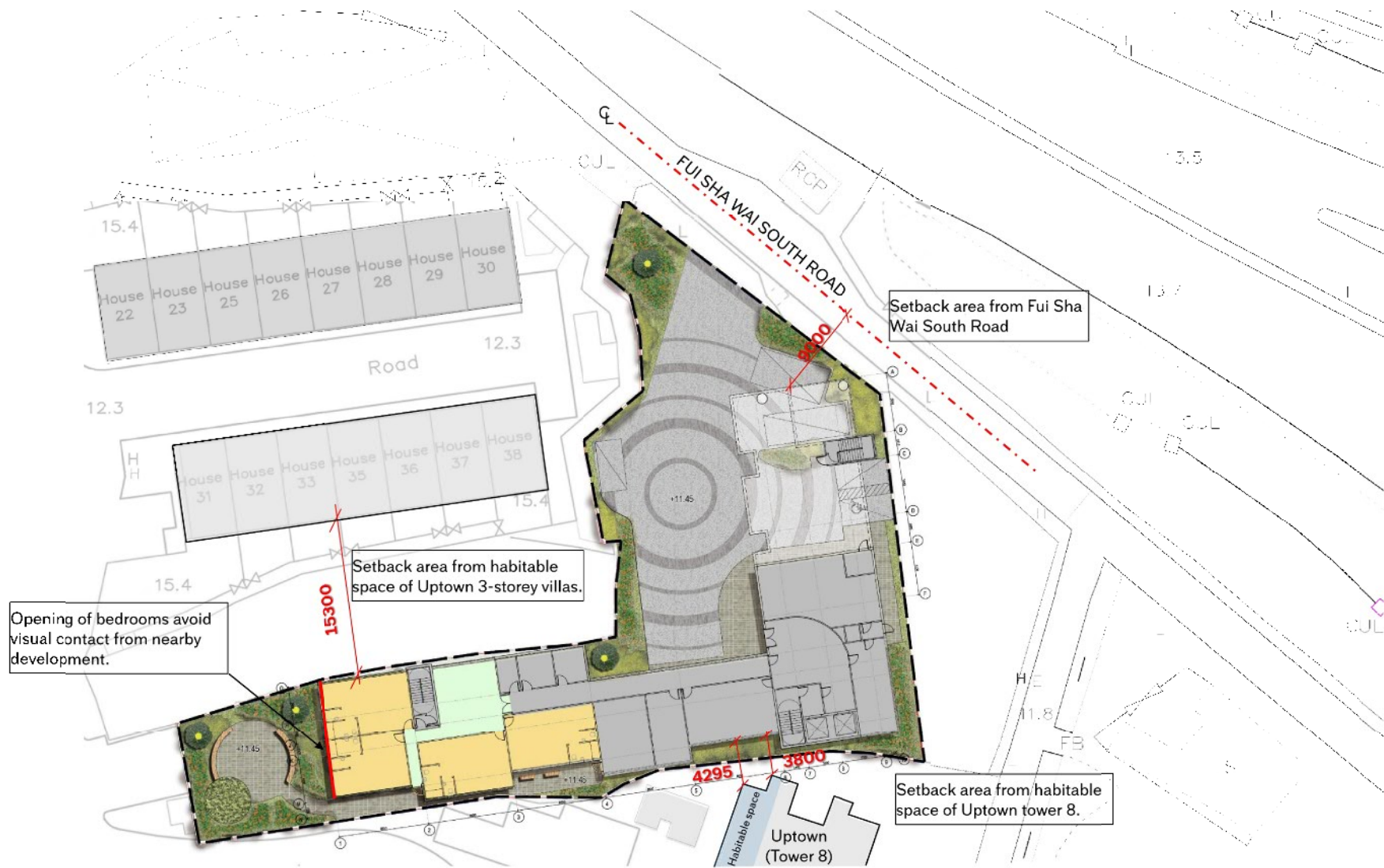
參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TYST/870	A-17



Pedestrian Route of Application Site

(摘錄自申請人於 12.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 12.3.2018)

參考編號 REFERENCE No.	繪圖 DRAWING
AYL-TYST/870	A-18



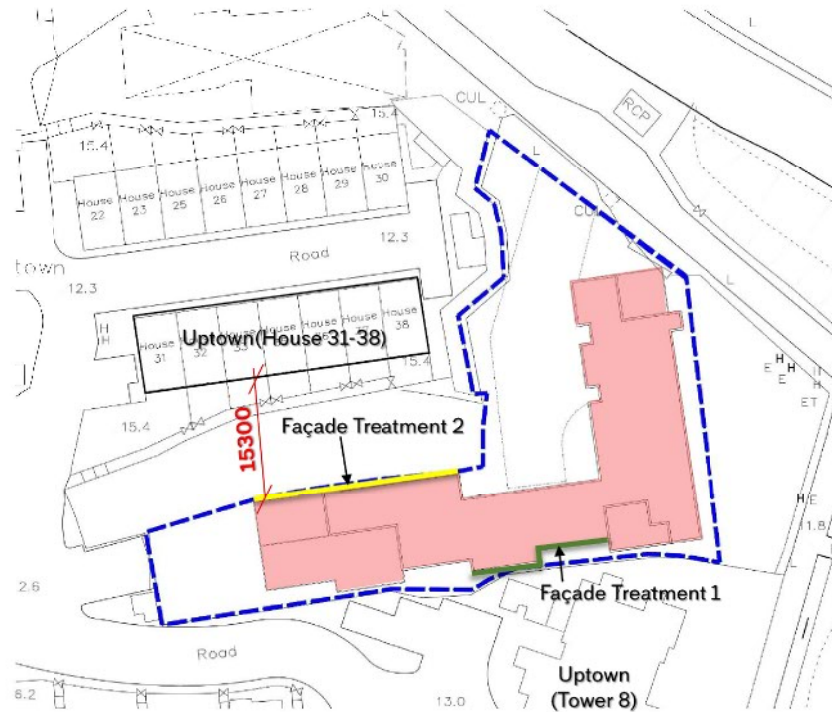
Proposed Setback from Fui Sha Wai South Road and Uptown




WCWP International Limited
 INDICATIVE SCHEME FOR
 RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

(摘錄自申請人於 24. 4. 2018 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 24.4.2018)

參考編號 REFERENCE No. AYL-TYST/870	繪圖 DRAWING A-19
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 Application Site

 Proposed Residential Care Home for the Elderly

Façade Treatment 1

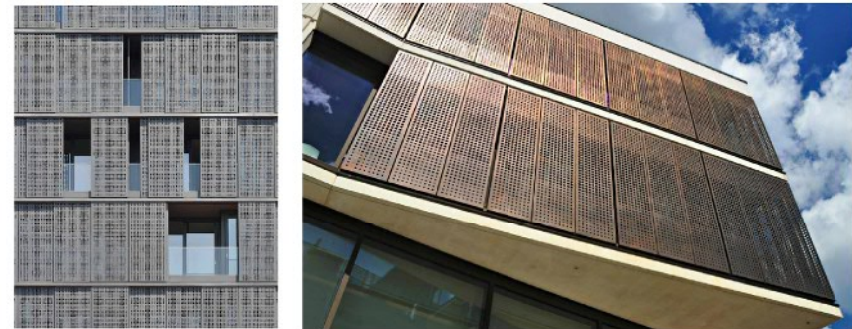
Featuring vertical louvres will be need as external solar shading to mitigate direct sun exposures and prevent direct overlooking from and to neighbours.



Reference image

Façade Treatment 2

Screening panel would be installed to mitigate direct exposure. Panel designed with a different pattern of perforations and openings would provide a fresh, eye-catching façade to enhance visual quality.



Reference image



WCWP International Limited

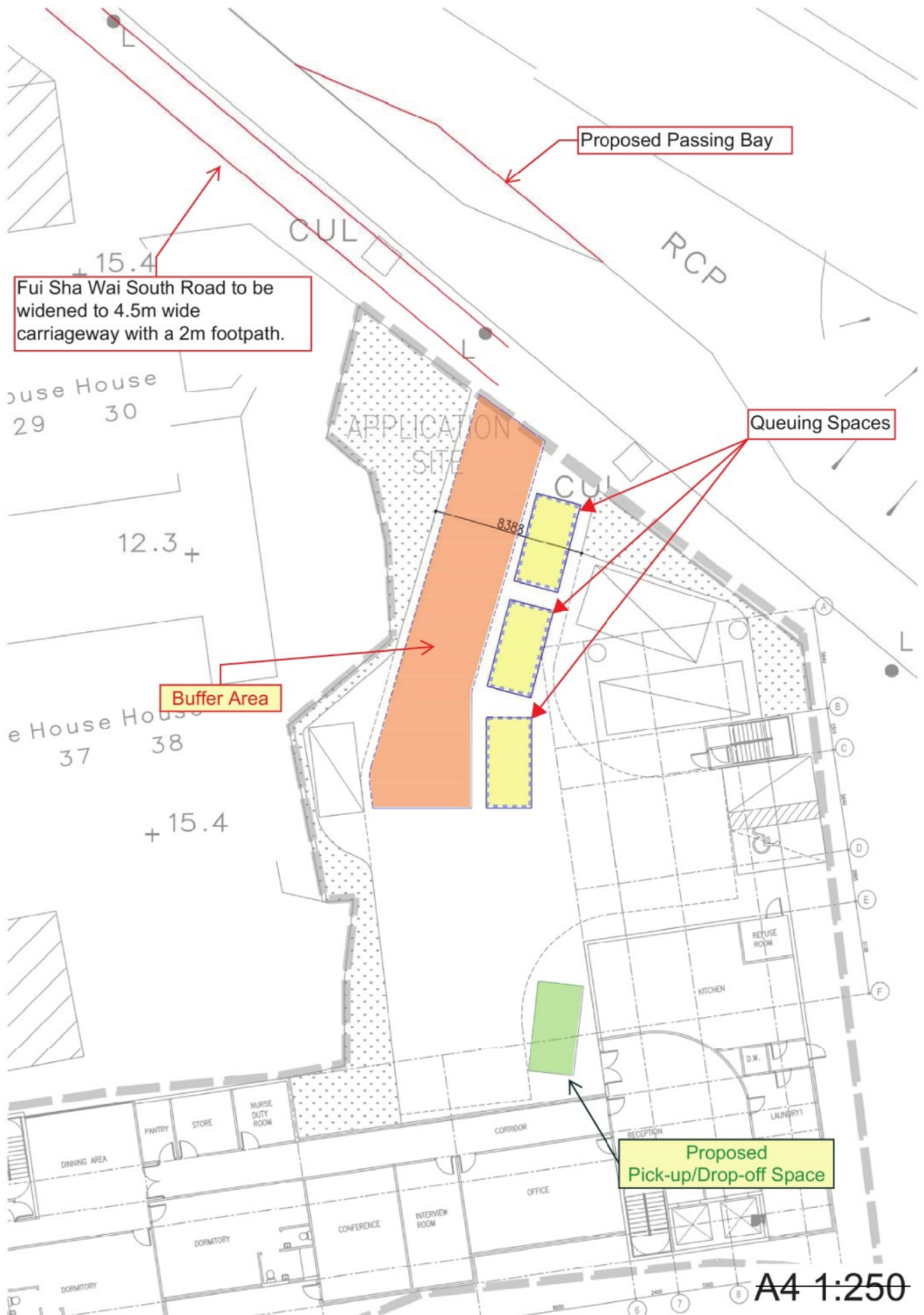
INDICATIVE SCHEME FOR
RESIDENTIAL CARE HOME FOR THE ELDERLY – HUNG SHUI KIU, NT

Façade treatments facing 'Uptown'

(摘錄自申請人於 24. 4. 2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 24.4.2018)

參考編號
REFERENCE No.
A/YL-TYST/870

繪圖 DRAWING
A-20



Fui Sha Wai South Road to be widened to 4.5m wide carriageway with a 2m footpath.

Proposed Passing Bay

Queuing Spaces

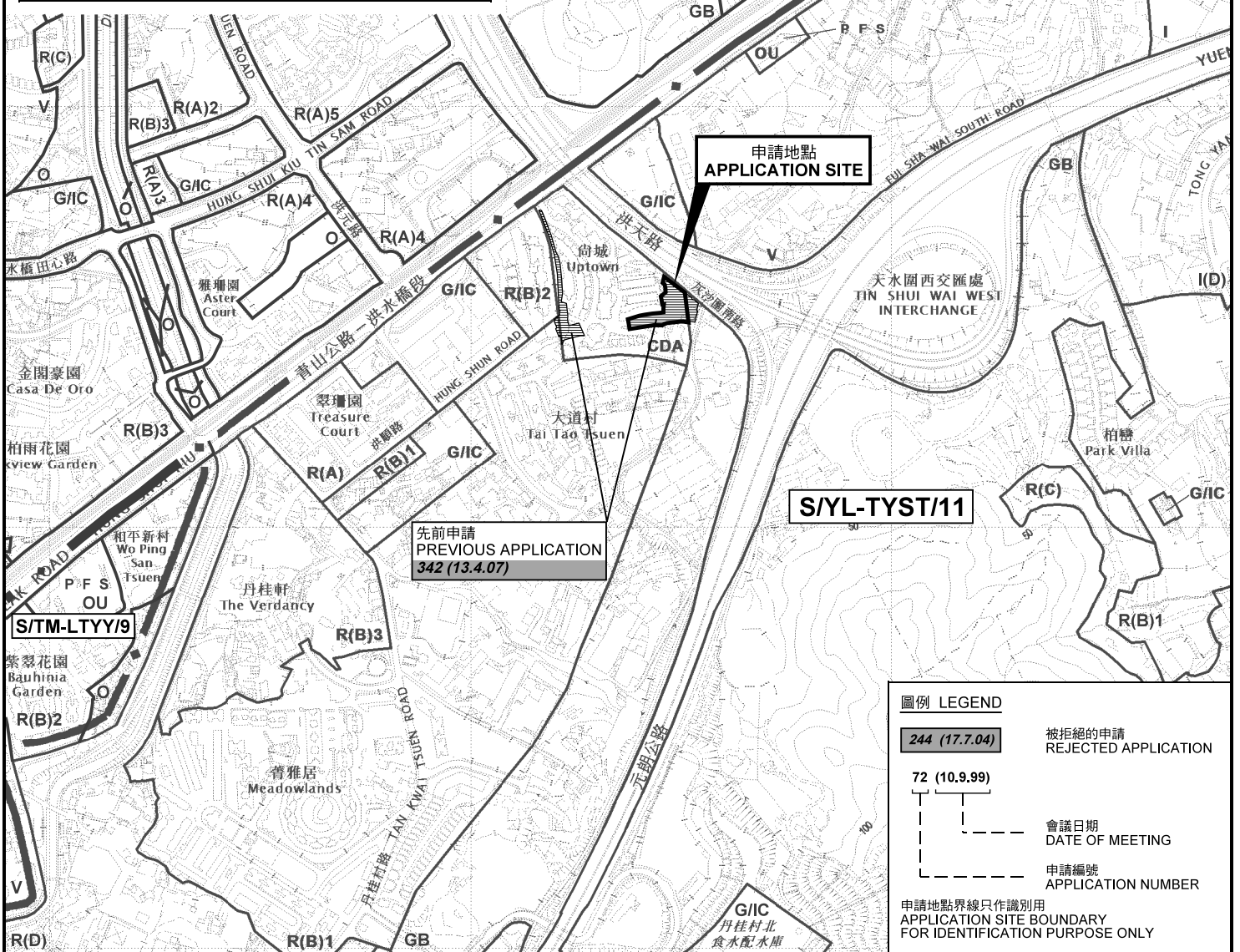
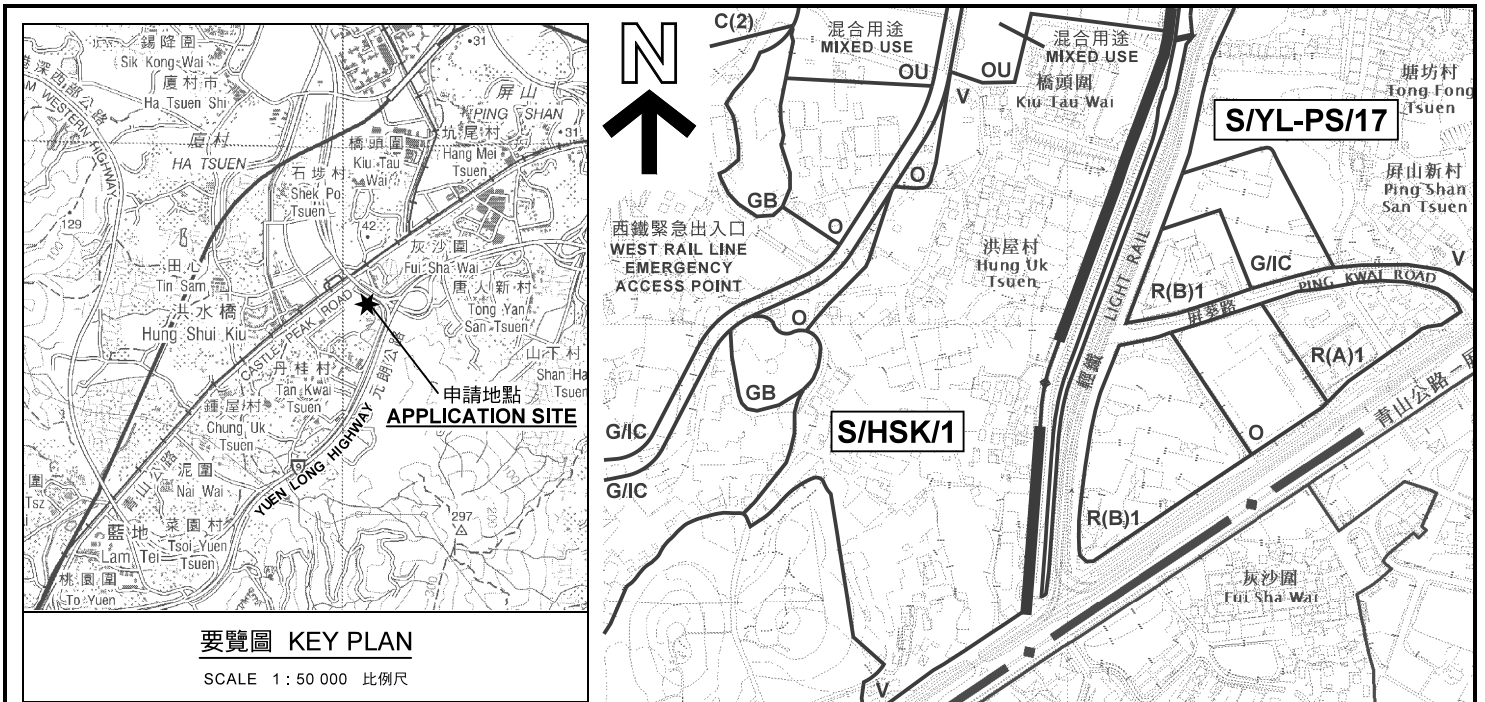
Buffer Area

Proposed Pick-up/Drop-off Space

A4 1:250

(摘錄自申請人於 24. 4. 2018 呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 24.4.2018)

參考編號 REFERENCE No. AYL-TYST/870	繪圖 DRAWING A-21
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圖例 LEGEND

244 (17.7.04)	被拒絕的申請 REJECTED APPLICATION
72 (10.9.99)	會議日期 DATE OF MEETING
---	申請編號 APPLICATION NUMBER

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2018年4月19日備備，所根據的資料為於2017年9月29日展示的分區計劃大綱圖編號 S/YL-TYST/11 EXTRACT PLAN PREPARED ON 19.4.2018 BASED ON OUTLINE ZONING PLAN No. S/YL-TYST/11 EXHIBITED ON 29.9.2017

位置圖 LOCATION PLAN

擬議社會福利設施 (安老院舍)
PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
LOTS 398 RP (PART) AND 404 IN D.D.121,
TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG

SCALE 1 : 7 500 比例尺

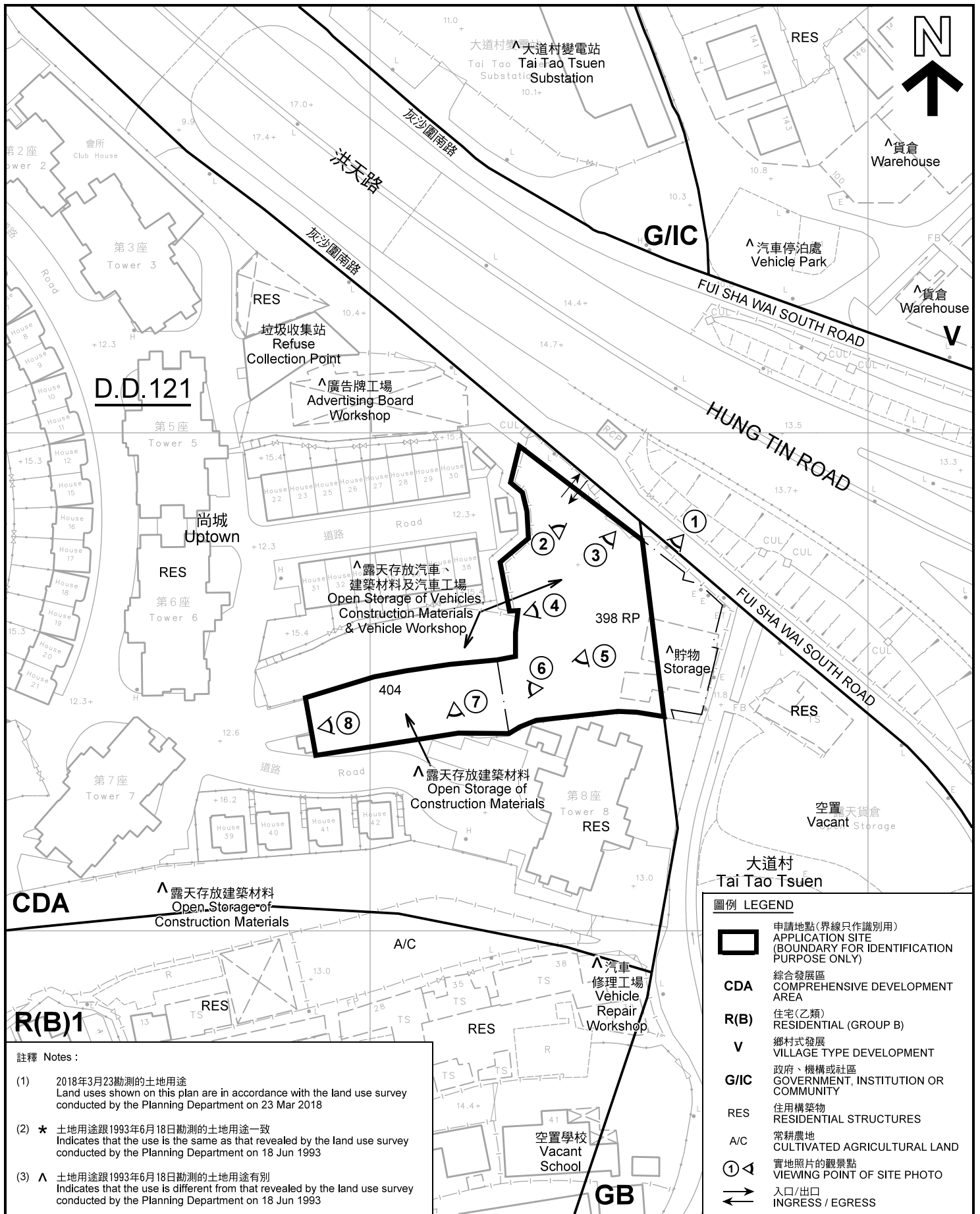
米 100 0 100 200 300 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No. **A/YL-TYST/870**

圖 PLAN **A-1**



註釋 Notes:

(1) 2018年3月23日測繪的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 23 Mar 2018

(2) * 土地用途跟1993年6月18日測繪的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 18 Jun 1993

(3) ^ 土地用途跟1993年6月18日測繪的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 18 Jun 1993

圖例 LEGEND

	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(B)	住宅(乙類) RESIDENTIAL (GROUP B)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/I/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
RES	住用構築物 RESIDENTIAL STRUCTURES
A/C	常耕農地 CULTIVATED AGRICULTURAL LAND
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	入口/出口 INGRESS / EGRESS

本摘要圖於2018年4月20日擬備，所根據的資料為測量圖編號 6-NW-13C
EXTRACT PLAN PREPARED ON 20.4.2018
BASED ON SURVEY SHEET No. 6-NW-13C


平面圖 SITE PLAN

擬議社會福利設施(安老院舍)
元朗洪水橋大道村丈量約份第121約地段第398號餘段(部分)及第404號
PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
LOTS 398 RP (PART) AND 404 IN D.D.121,
TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG

SCALE 1 : 1 000 比例尺

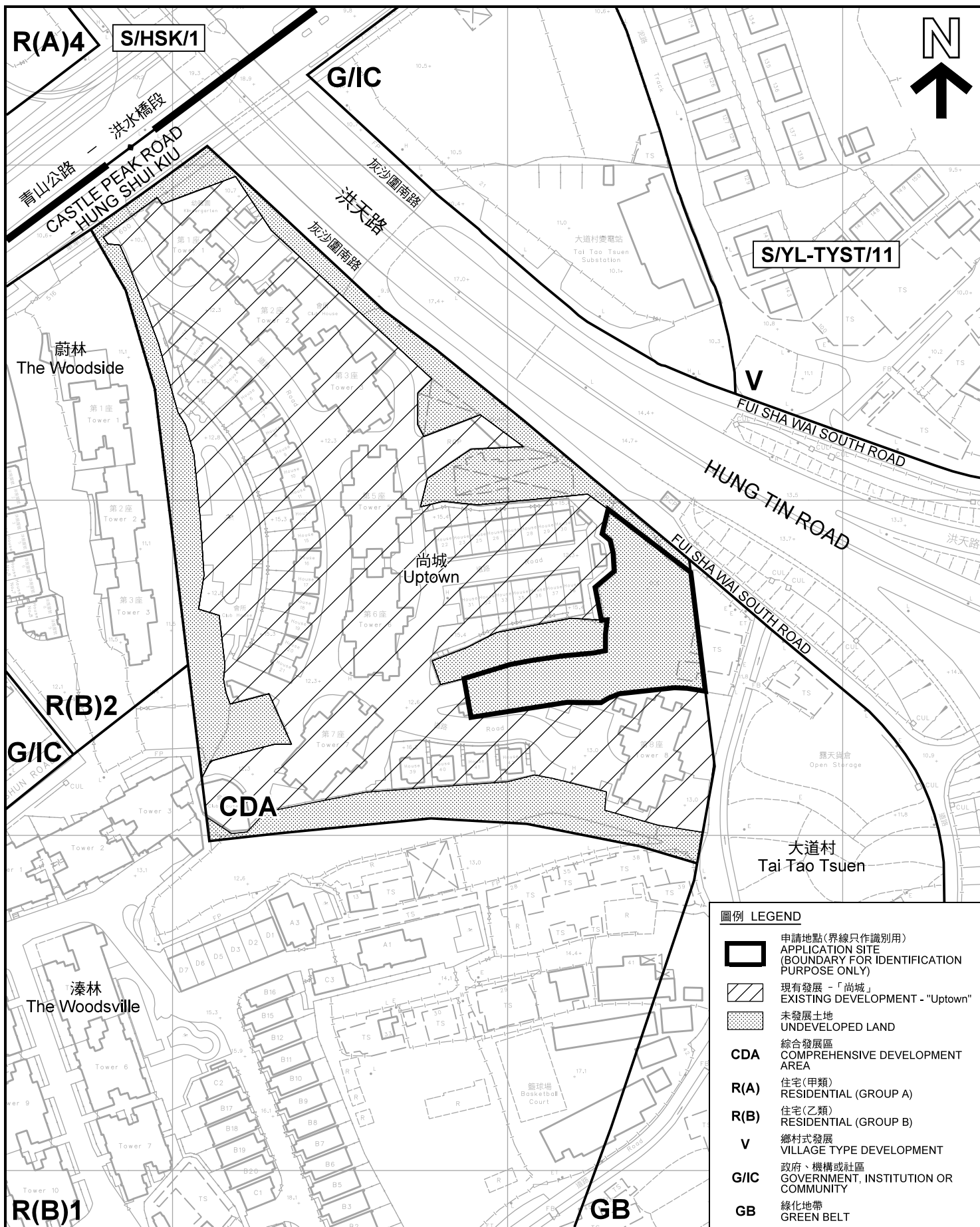
米 METRES 20 0 20 40 米 METRES

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/YL-TYST/870

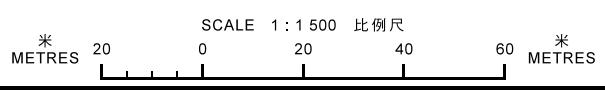
圖 PLAN
A-2a



圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	現有發展 - 「尚城」 EXISTING DEVELOPMENT - "Uptown"
	未發展土地 UNDEVELOPED LAND
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)
R(B)	住宅(乙類) RESIDENTIAL (GROUP B)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
GB	綠化地帶 GREEN BELT

平面圖 SITE PLAN

擬議社會福利設施 (安老院舍)
元朗洪水橋大道村丈量約份第121約地段第398號餘段(部分)及第404號
PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
LOTS 398 RP (PART) AND 404 IN D.D.121,
TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG



本摘要圖於2018年4月20日擬備，所根據的資料為測量圖編號 6-NW-13C
EXTRACT PLAN PREPARED ON 20.4.2018
BASED ON SURVEY SHEET No. 6-NW-13C

規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/YL-TYST/870

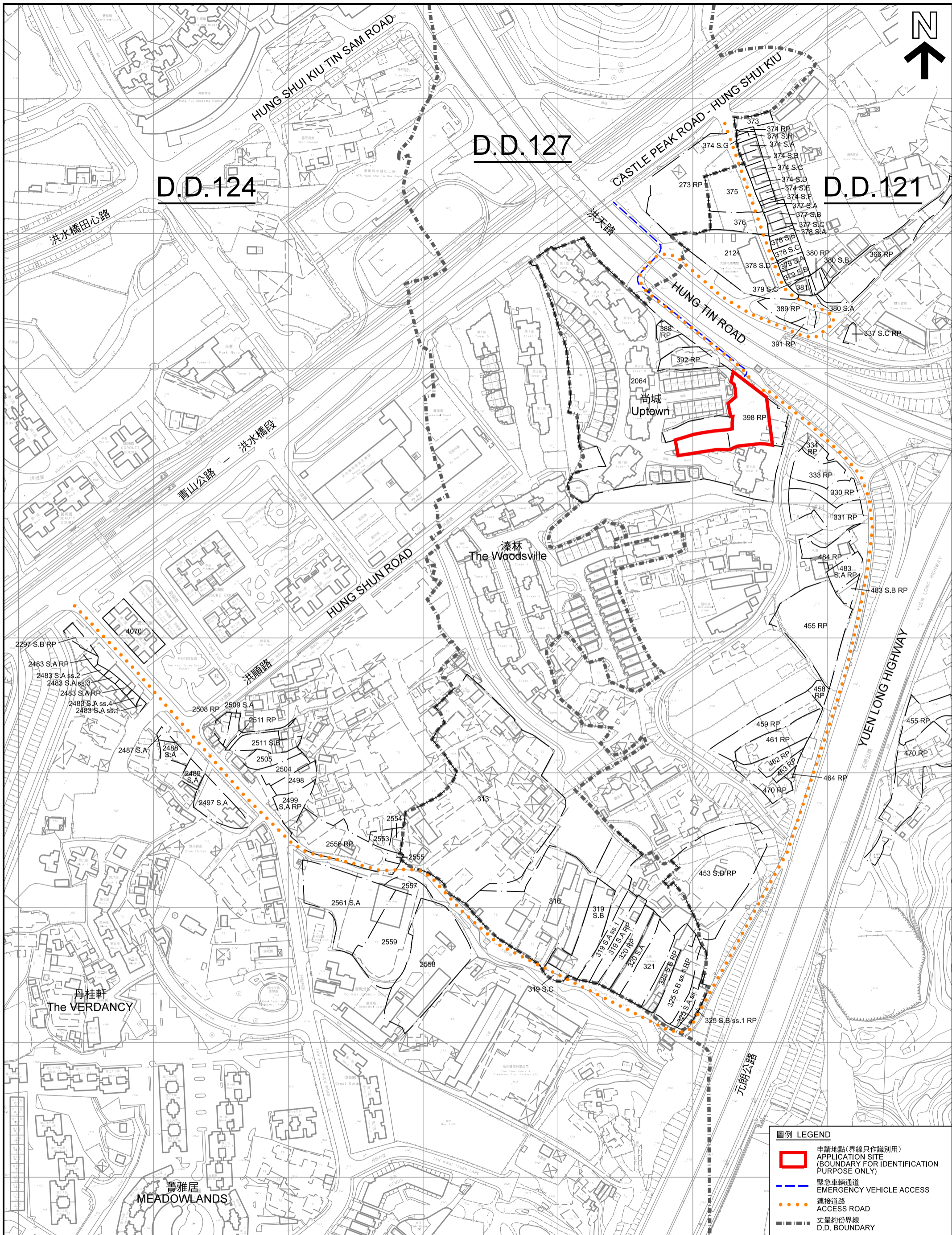
圖 PLAN
A-2b



D.D.124

D.D.127

D.D.121



圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	緊急車輛通道 EMERGENCY VEHICLE ACCESS
	連接道路 ACCESS ROAD
	丈量約界線 D.D. BOUNDARY

連接至申請地點的道路 ACCESS ROAD CONNECTING TO THE SITE

本摘要圖於2018年4月30日擬備，所根據的資料為測量圖編號 6-NW-12B、12D、13A、13C、17B 及 18A
EXTRACT PLAN PREPARED ON 30.4.2018
BASED ON SURVEY SHEETS No.
6-NW-12B, 12D, 13A, 13C, 17B & 18A

擬議社會福利設施 (安老院舍)
元朗洪水橋大道村丈量約份第121約地段第398號餘段(部分)及第404號
PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
LOTS 398 RP (PART) AND 404 IN D.D.121,
TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG

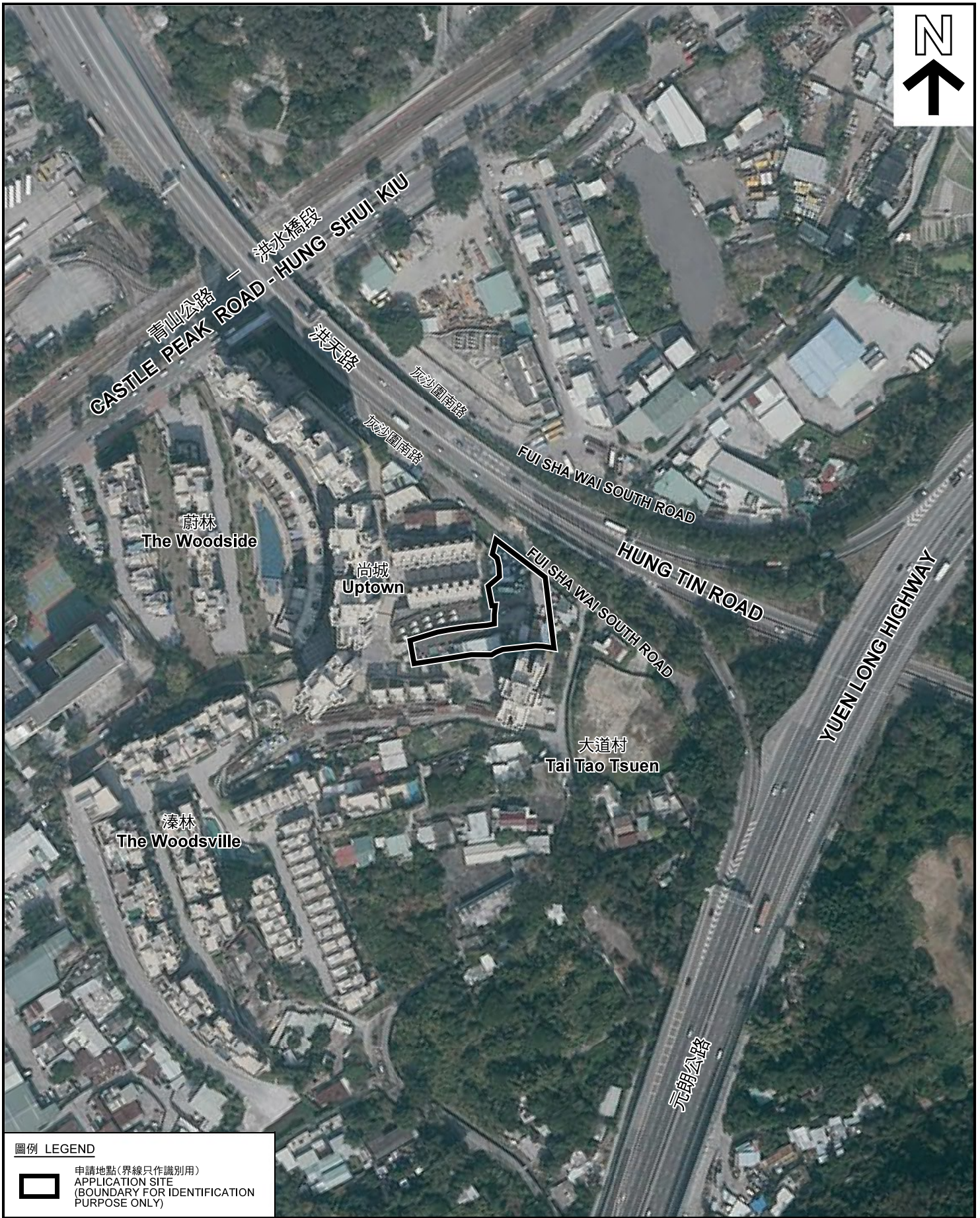
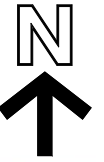
SCALE 1 : 2 500 比例尺

米 METRES 50 0 50 100 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/YL-TYST/870

圖 PLAN
A-2c



圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2018年4月17日擬備，所根據的資料為地政總署於2017年1月26日拍得的航攝照片編號 E014012C
EXTRACT PLAN PREPARED ON 17.4.2018
BASED ON AERIAL PHOTO No.
E014012C TAKEN ON 26.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議社會福利設施(安老院舍)
元朗洪水橋大道村丈量約份第121約地段第398號餘段(部分)及第404號
PROPOSED SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
LOTS 398 RP (PART) AND 404 IN D.D.121,
TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/870

圖 PLAN
A-3



本圖於2018年4月17日擬備，所根據的資料為攝於2018年3月23日的實地照片
 PLAN PREPARED ON 17.4.2018
 BASED ON SITE PHOTOS
 TAKEN ON 23.3.2018

實地照片 SITE PHOTOS

擬議社會福利設施（安老院舍）
 元朗洪水橋大道村丈量約份第121約地段第398號餘段（部分）及第404號
 PROPOSED SOCIAL WELFARE FACILITY
 (RESIDENTIAL CARE HOME FOR THE ELDERLY)
 LOTS 398 RP (PART) AND 404 IN D.D.121,
 TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG

規 劃 署
 PLANNING
 DEPARTMENT

參考編號
 REFERENCE No.
 A/YL-TYST/870

圖 PLAN
 A-4a





申請地點
APPLICATION SITE



申請地點
APPLICATION SITE

實地照片 SITE PHOTOS

擬議社會福利設施（安老院舍）
元朗洪水橋大道村丈量約份第121約地段第398號餘段（部分）及第404號
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LOTS 398 RP (PART) AND 404 IN D.D.121,
TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG

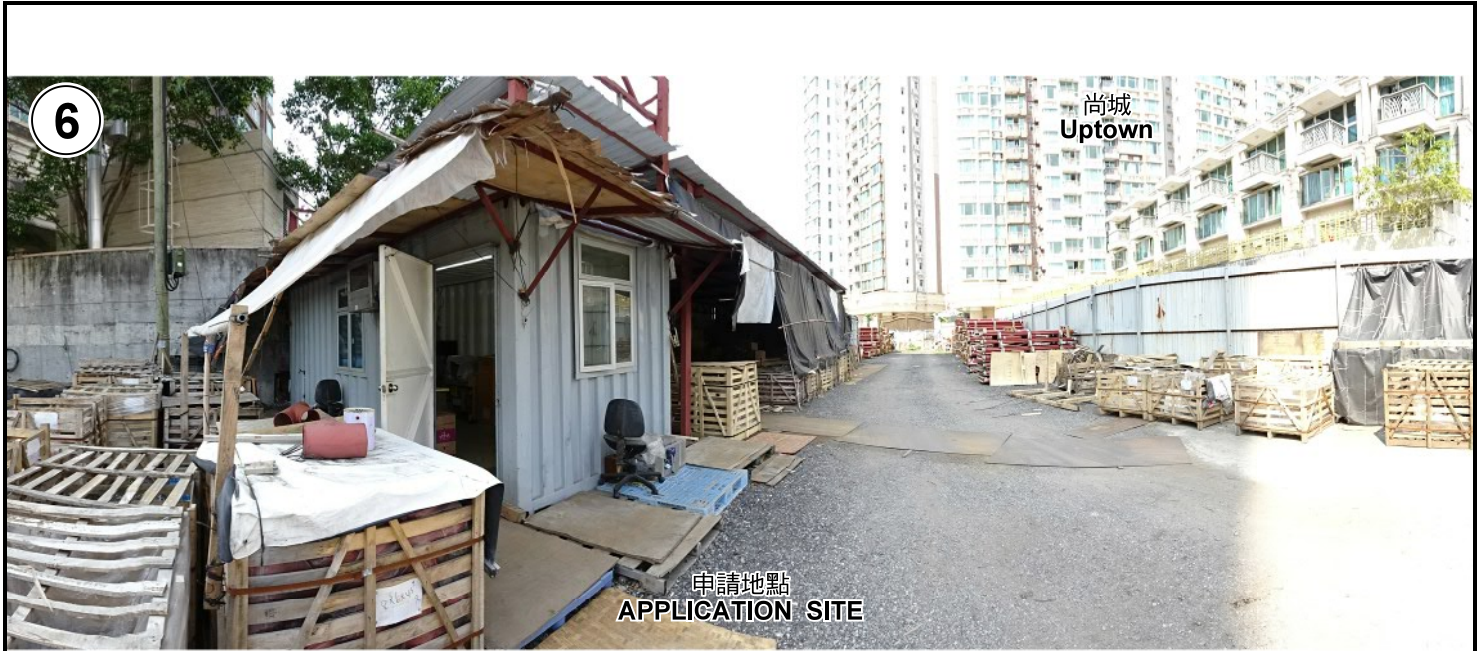
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/870

圖 PLAN
A-4b

本圖於2018年4月17日擬備，所根據的資料為攝於2018年3月23日的實地照片
PLAN PREPARED ON 17.4.2018
BASED ON SITE PHOTOS
TAKEN ON 23.3.2018



申請地點
APPLICATION SITE



申請地點
APPLICATION SITE



申請地點
APPLICATION SITE

實地照片 SITE PHOTOS

擬議社會福利設施 (安老院舍)
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規劃署
PLANNING
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PLAN PREPARED ON 17.4.2018
BASED ON SITE PHOTOS
TAKEN ON 23.3.2018

參考編號
REFERENCE No.
A/YL-TYST/870

圖 PLAN
A-4c