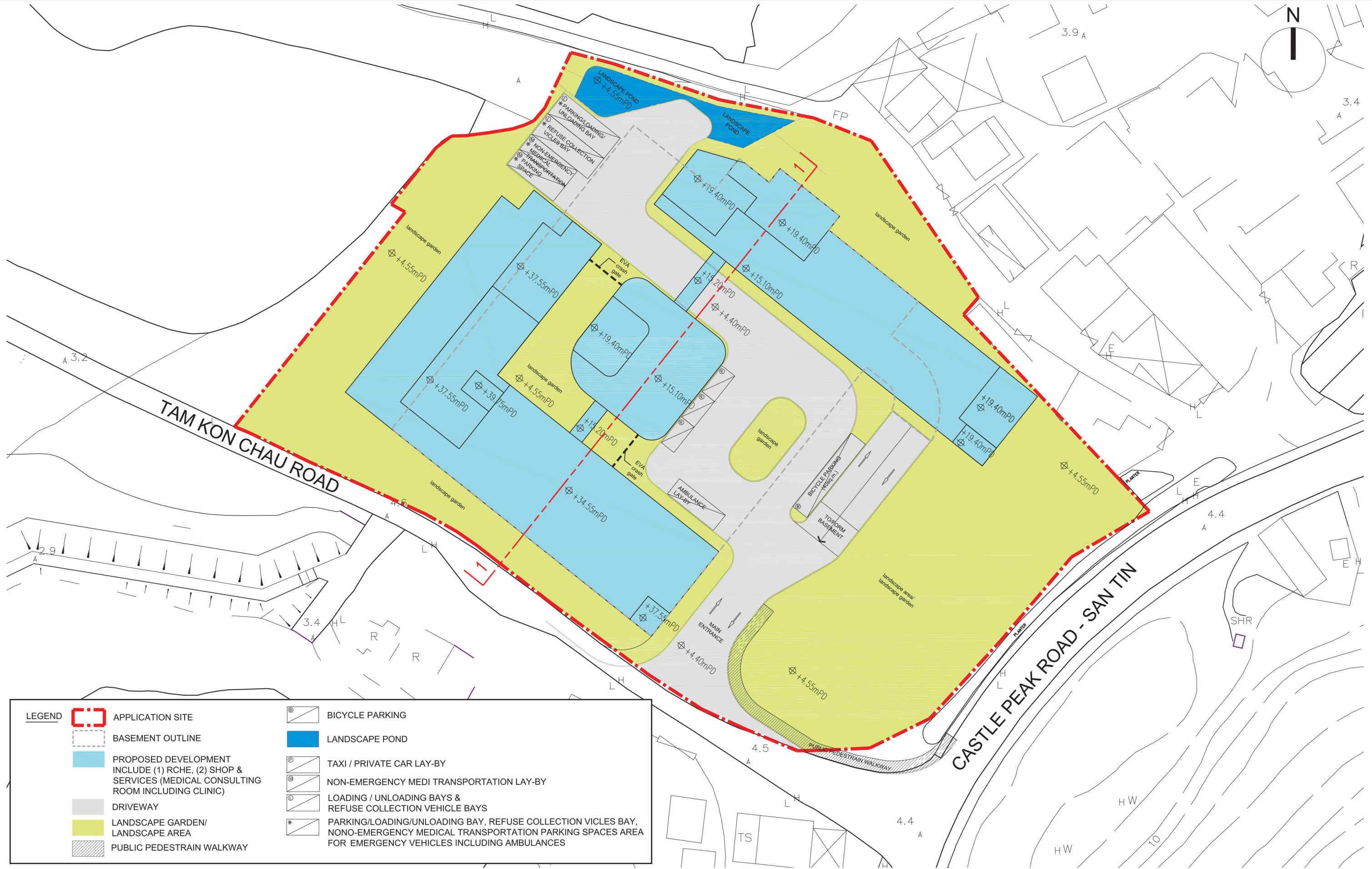


---

**Attachment A**

**Updated Scheme and Supporting Drawings**

---



LEGEND

APPLICATION SITE

BASEMENT OUTLINE

PROPOSED DEVELOPMENT  
INCLUDE (1) RCHE, (2) SHOP &  
SERVICES (MEDICAL CONSULTING  
ROOM INCLUDING CLINIC)

DRIVEWAY

LANDSCAPE GARDEN/  
LANDSCAPE AREA

PUBLIC PEDESTRAIN WALKWAY

BICYCLE PARKING

LANDSCAPE POND

TAXI / PRIVATE CAR LAY-BY

NON-EMERGENCY MEDI TRANSPORTATION LAY-BY

LOADING / UNLOADING BAYS &  
REFUSE COLLECTION VEHICLE BAYS

PARKING/LOADING/UNLOADING BAY, REFUSE COLLECTION VICLES BAY,  
NONO-EMERGENCY MEDICAL TRANSPORTATION PARKING SPACES AREA  
FOR EMERGENCY VEHICLES INCLUDING AMBULANCES

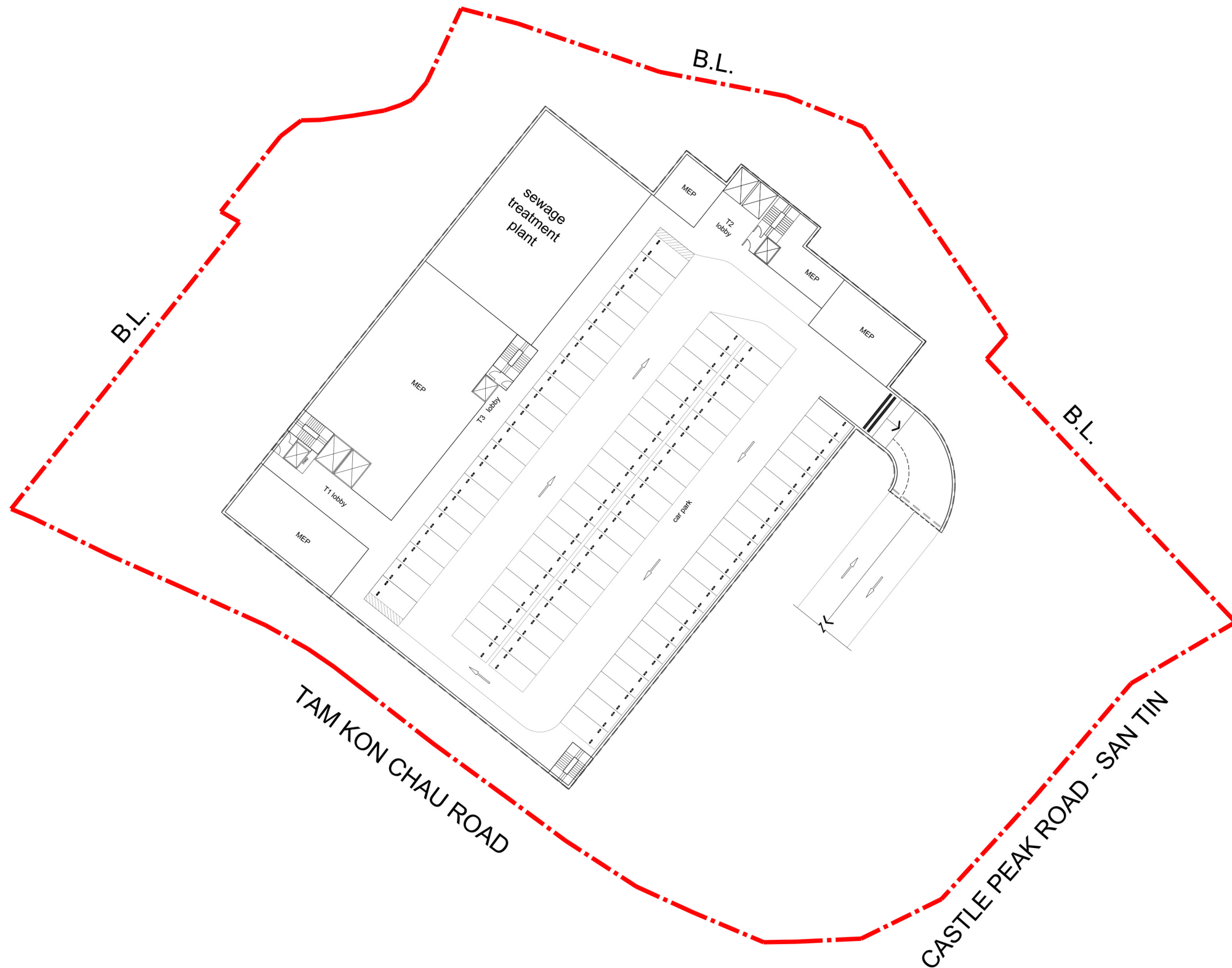
LWK

+PARTNERS


Title


Indicative Master Layout Plan


|         |            |       |          |
|---------|------------|-------|----------|
| Checked | DH         | Drawn | PW       |
| Rev     | 0          | Date  | Aug 2025 |
| Scale   | Figure 3.1 |       |          |



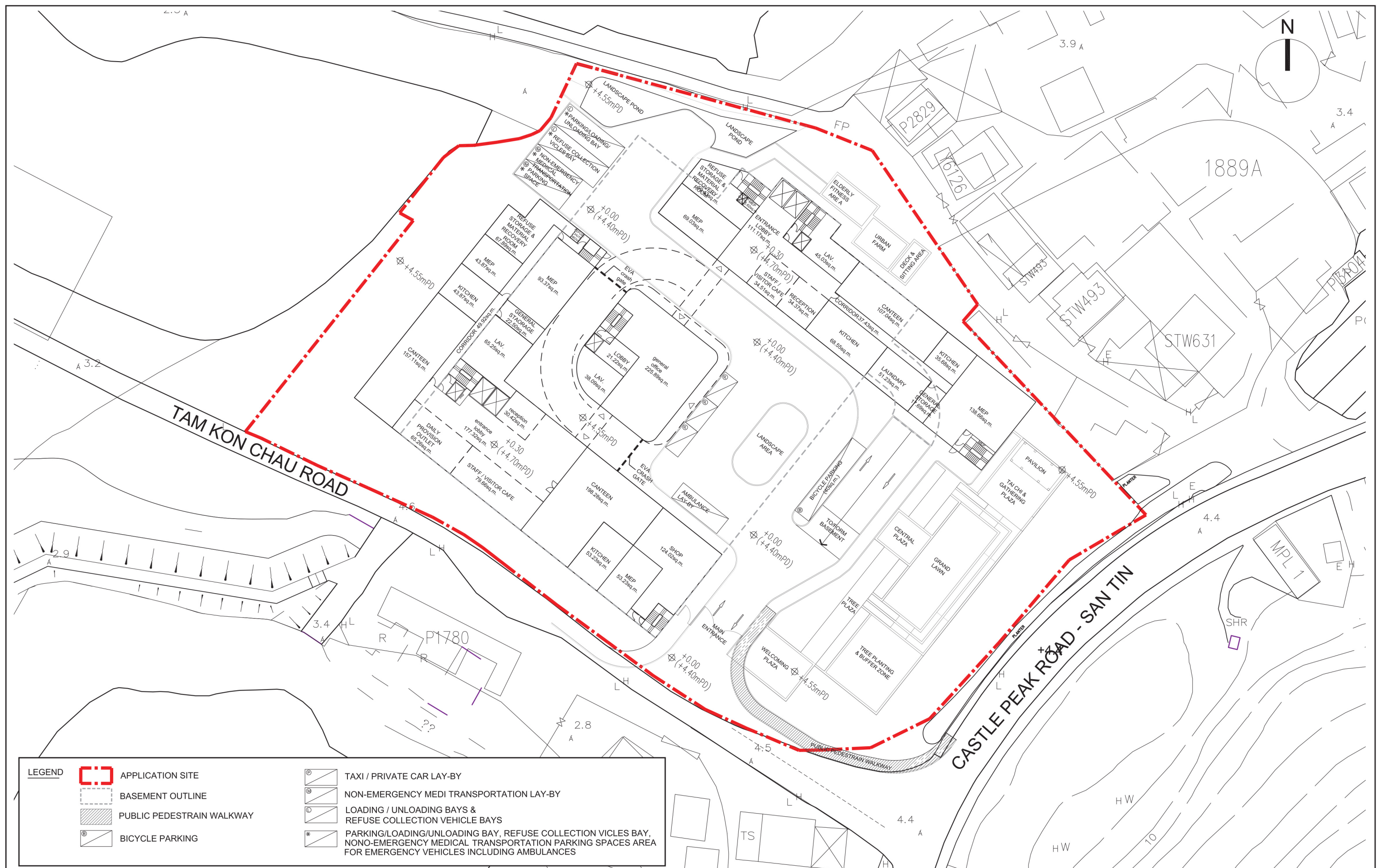
Legend

 APPLICATION SITE

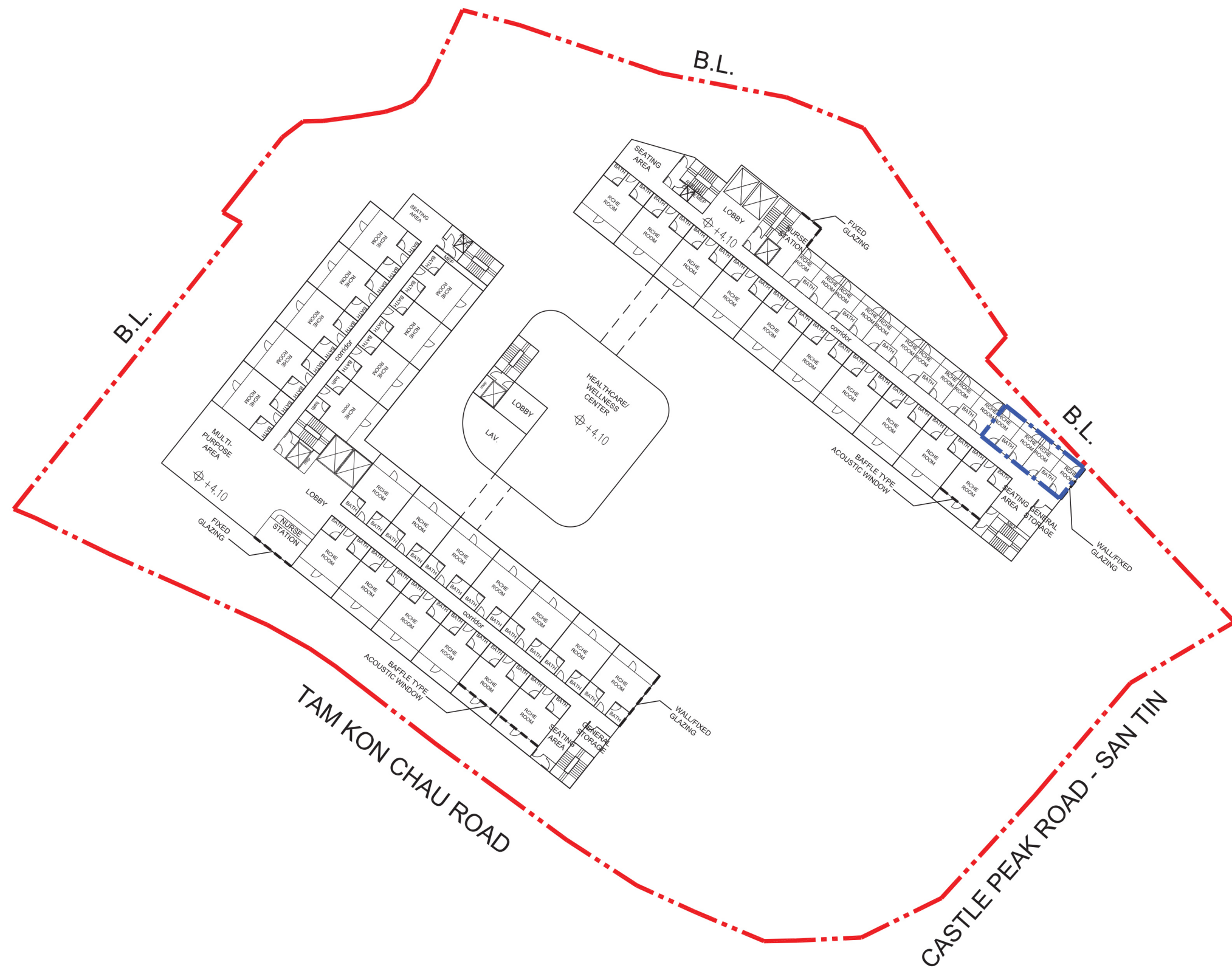
 BASEMENT OUTLINE

 PRIVATE CAR PARKING







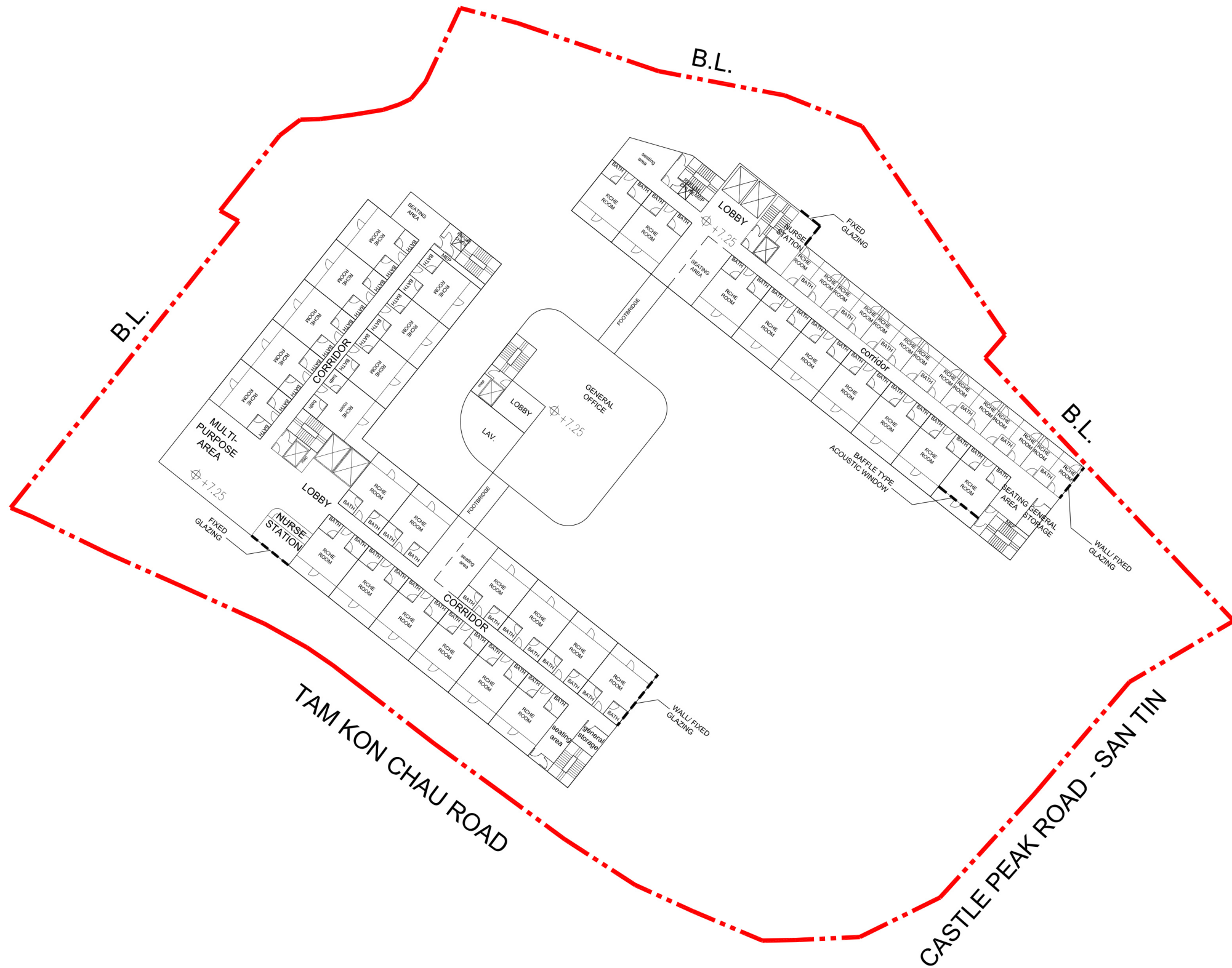
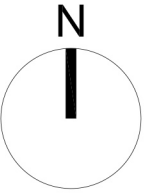


APPLICATION SITE  
4 ISOLATION ROOMS

**LWK  
+ PARTNERS**

Indicative 1/F Plan

|         |    |               |          |
|---------|----|---------------|----------|
| Checked | DH | Drawn         | PW       |
| Rev     | 0  | Date          | Aug 2025 |
| Scale   |    | Figure<br>3.4 |          |

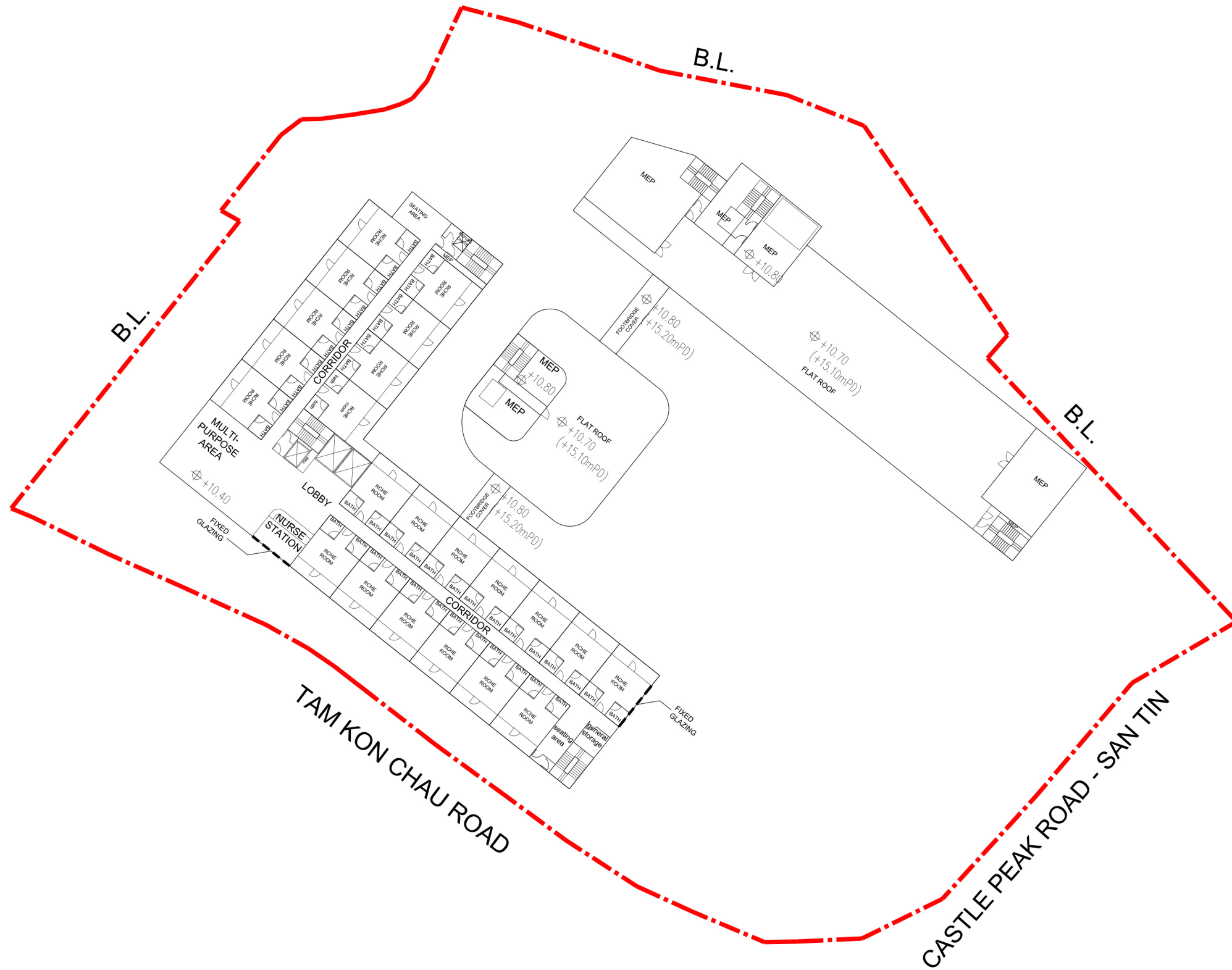
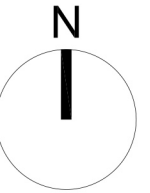


LEGEND

 APPLICATION SITE

|         |            |       |          |
|---------|------------|-------|----------|
| Checked | DH         | Drawn | PW       |
| Rev     | 0          | Date  | Aug 2025 |
| Scale   | Figure 3.5 |       |          |

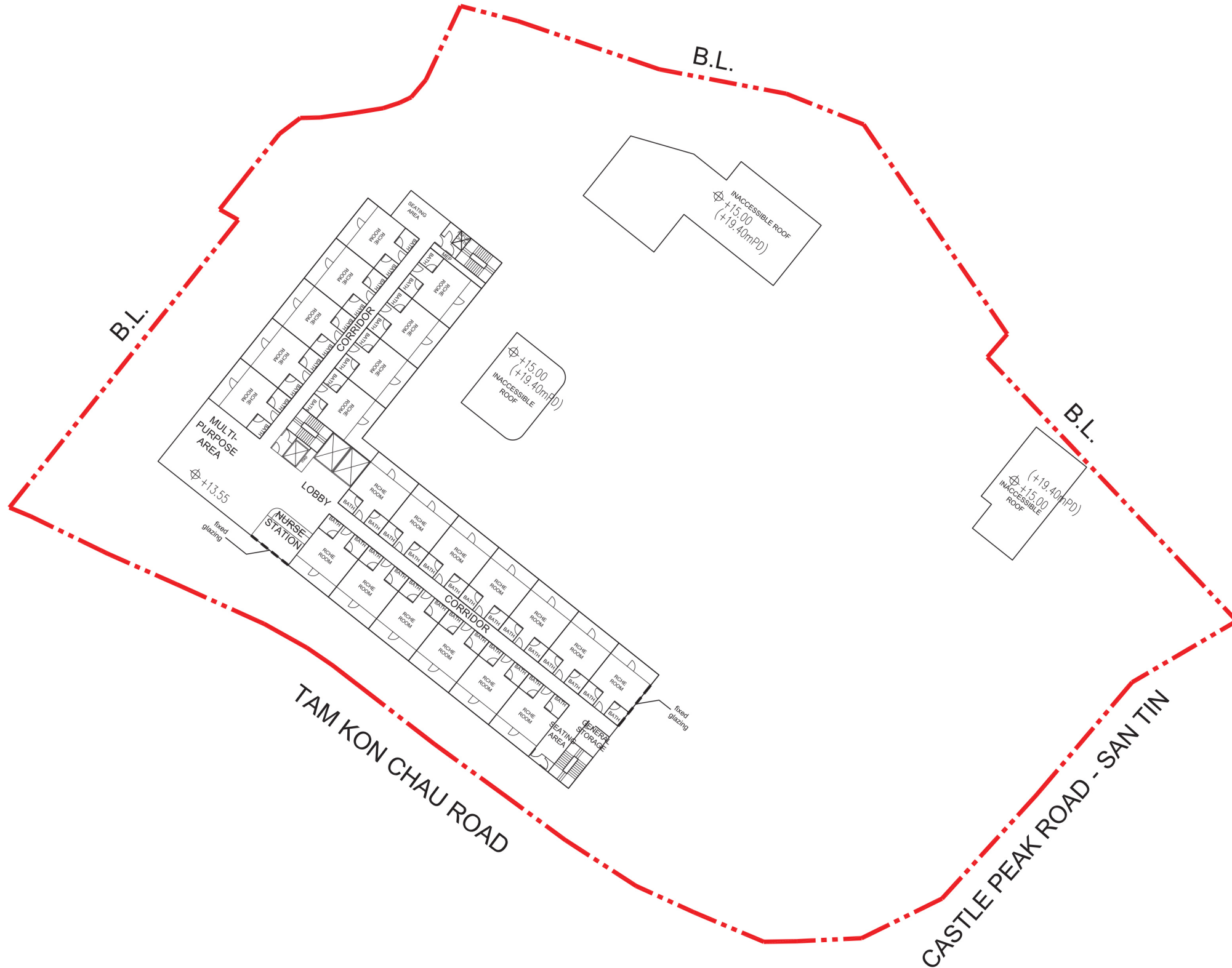




LEGEND

 APPLICATION SITE

|         |    |            |          |
|---------|----|------------|----------|
| Checked | DH | Drawn      | PW       |
| Rev     | 0  | Date       | Aug 2025 |
| Scale   |    | Figure 3.6 |          |

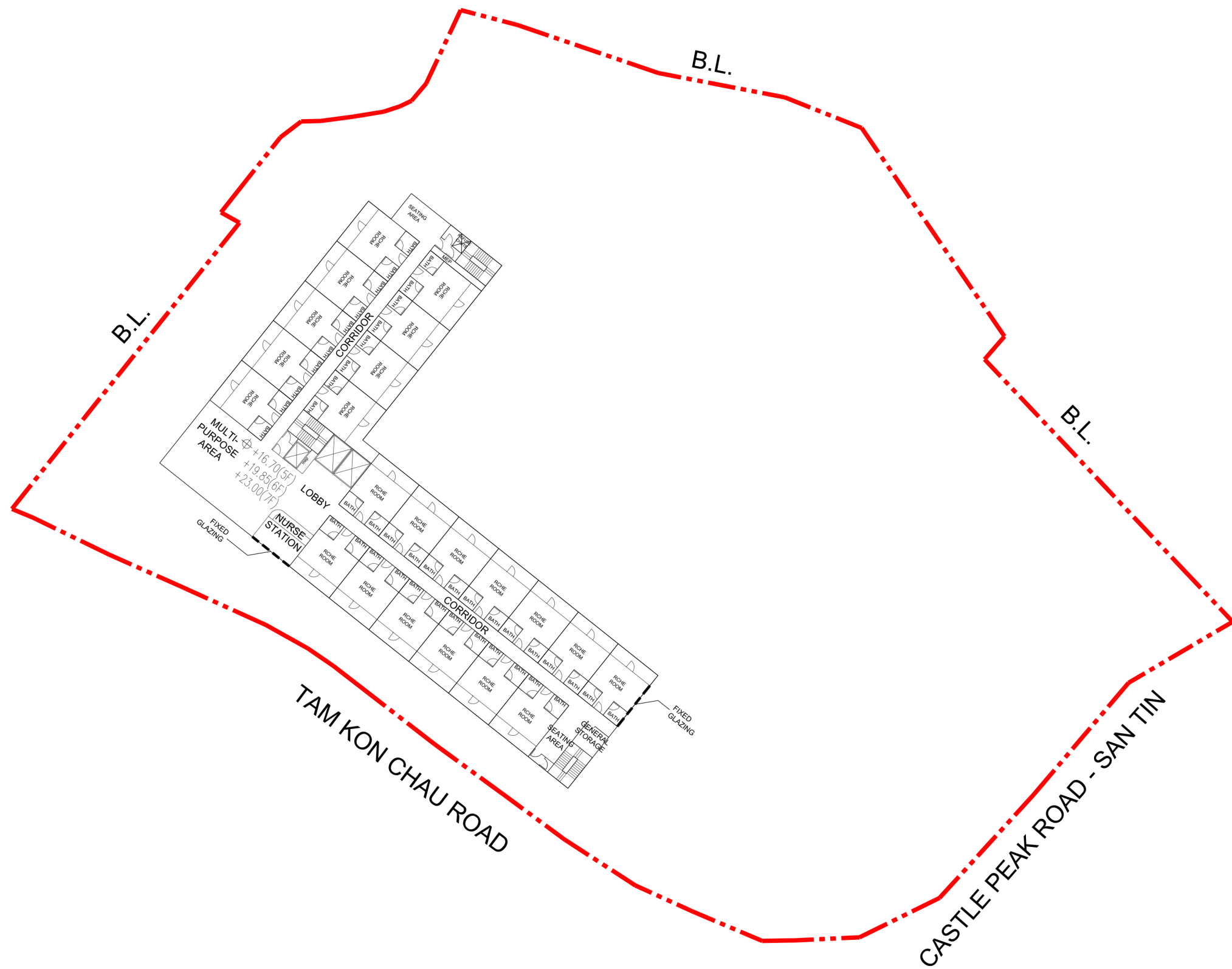
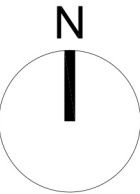


LEGEND

 APPLICATION SITE

|         |    |            |          |
|---------|----|------------|----------|
| Checked | DH | Drawn      | PW       |
| Rev     | 0  | Date       | Aug 2025 |
| Scale   |    | Figure 3.7 |          |

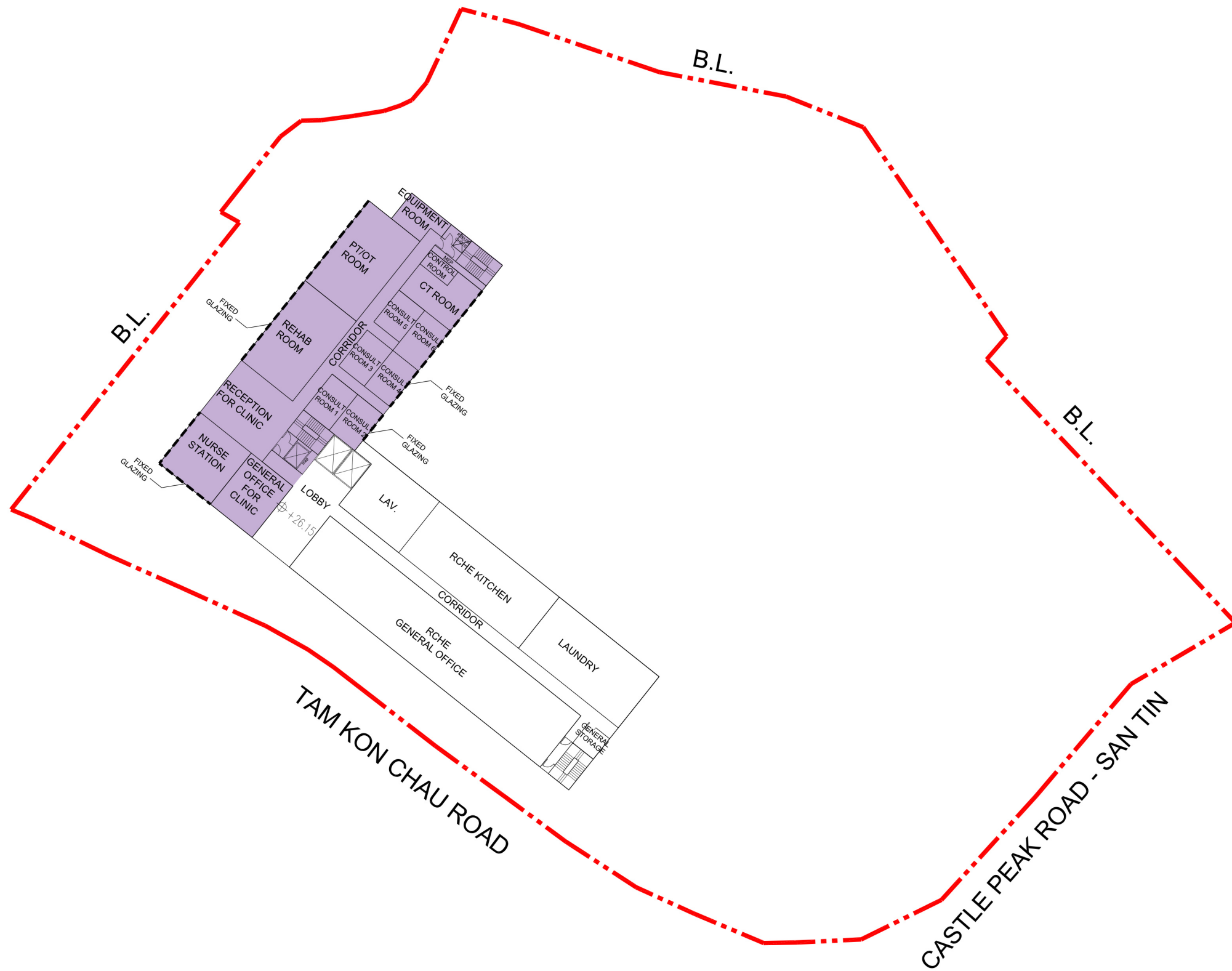
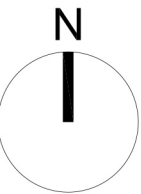





LEGEND


 APPLICATION SITE

|         |    |            |          |
|---------|----|------------|----------|
| Checked | DH | Drawn      | PW       |
| Rev     | 0  | Date       | Aug 2025 |
| Scale   |    | Figure 3.8 |          |



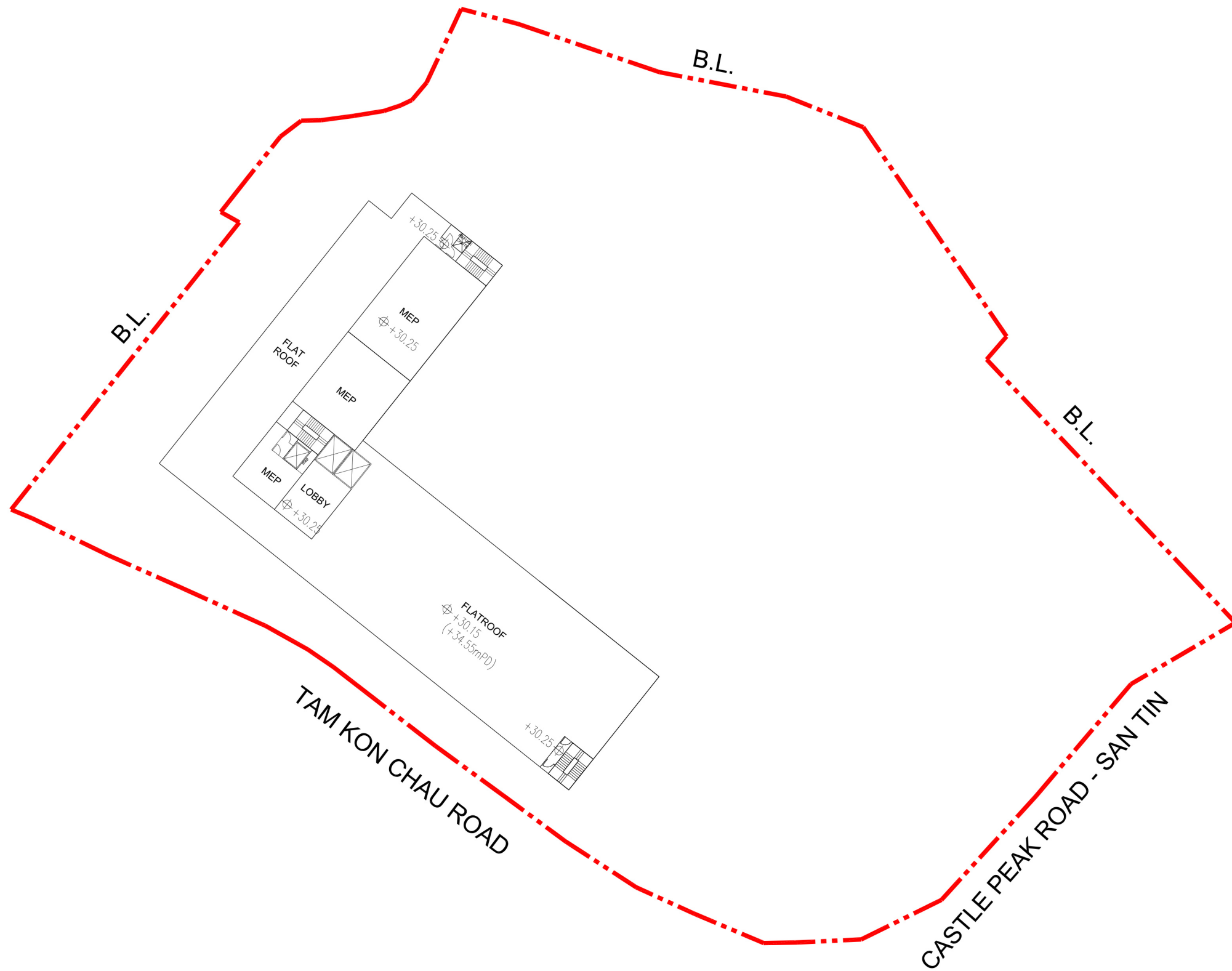
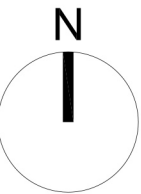
**LEGEND**

 APPLICATION SITE

 SHOP AND SERVICES (MEDICAL CLINIC AND CONSULTING ROOM)

|         |    |            |          |
|---------|----|------------|----------|
| Checked | DH | Drawn      | PW       |
| Rev     | 0  | Date       | Aug 2025 |
| Scale   |    | Figure 3.9 |          |

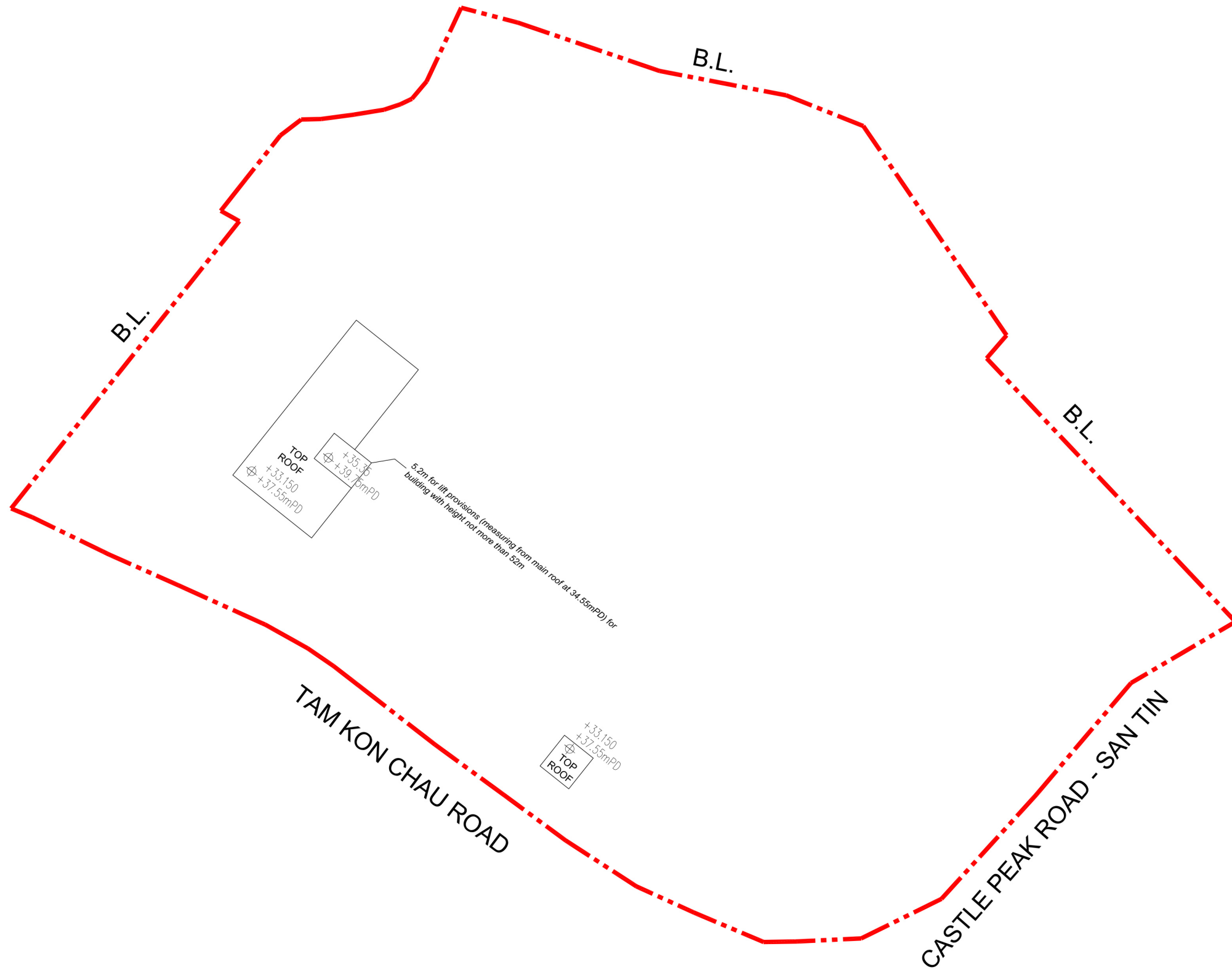
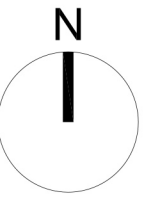




LEGEND

 APPLICATION SITE

|         |    |             |          |
|---------|----|-------------|----------|
| Checked | DH | Drawn       | PW       |
| Rev     | 0  | Date        | Aug 2025 |
| Scale   |    | Figure 3.10 |          |

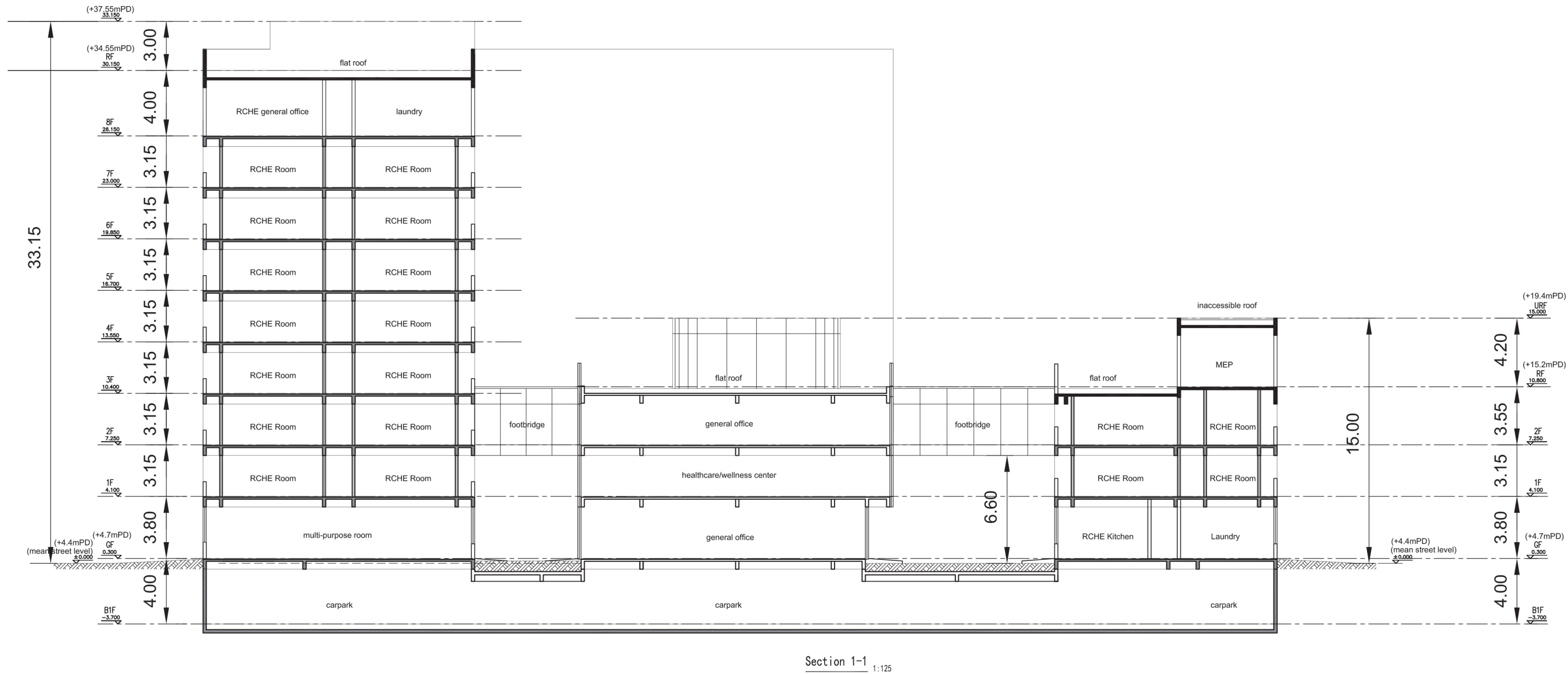
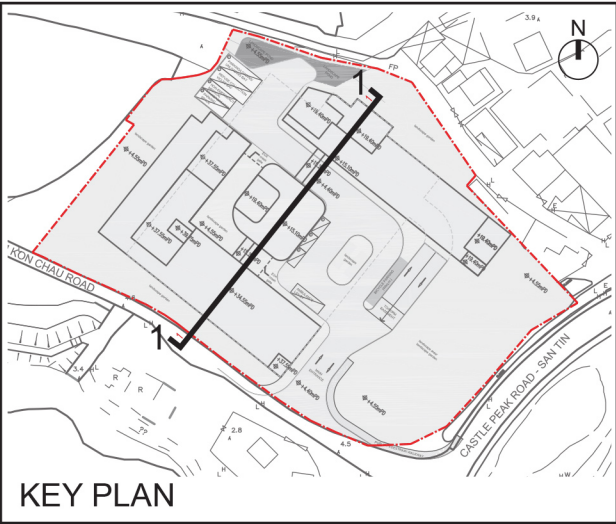


LEGEND

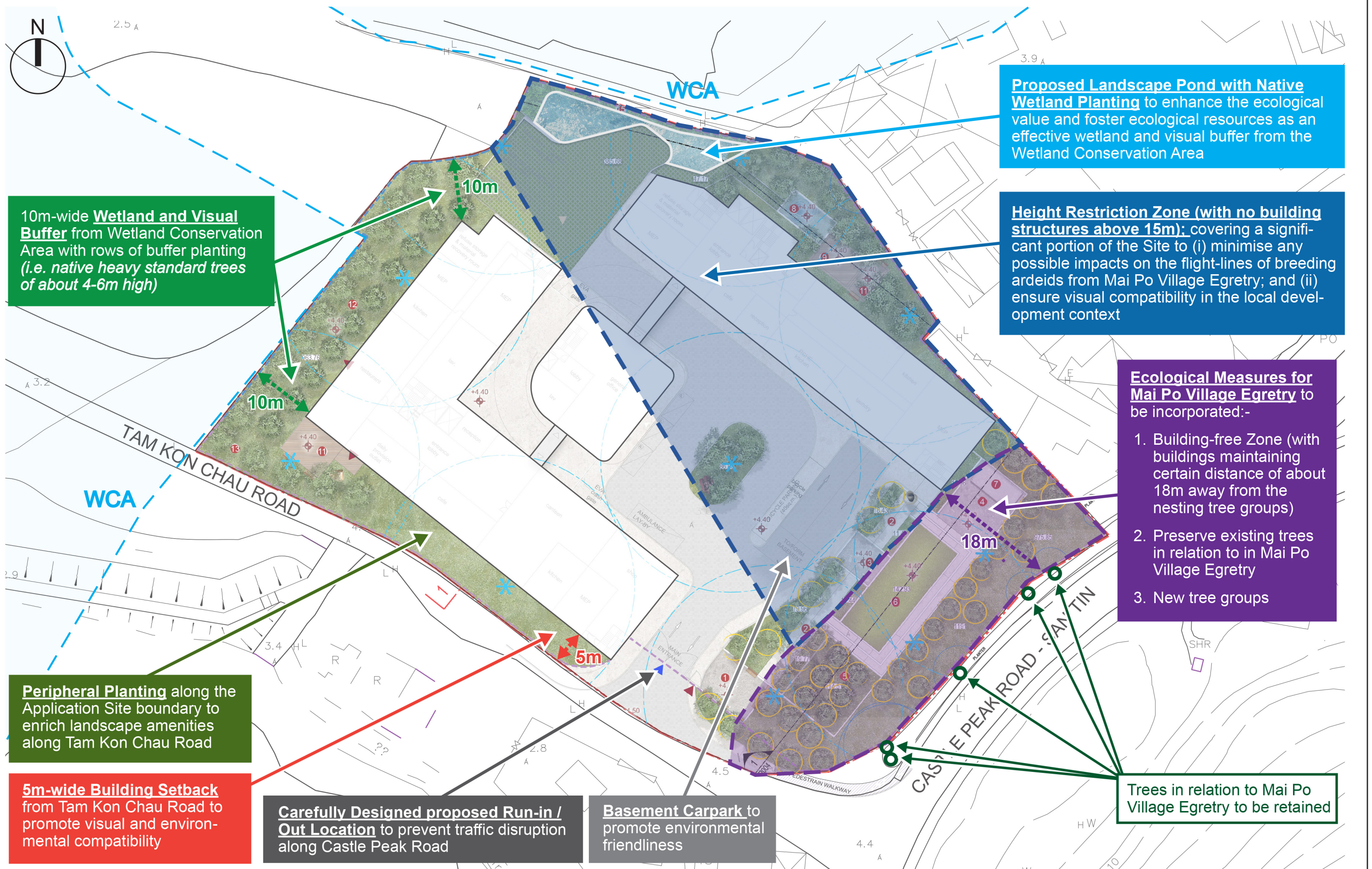
 APPLICATION SITE

|         |    |             |          |
|---------|----|-------------|----------|
| Checked | DH | Drawn       | PW       |
| Rev     | 0  | Date        | Aug 2025 |
| Scale   |    | Figure 3.11 |          |











Illustrative Drawing A – Location of Proposed Development adjacent to the “Visitor Zone” of Sham Po Shue Wetland Conservation Park

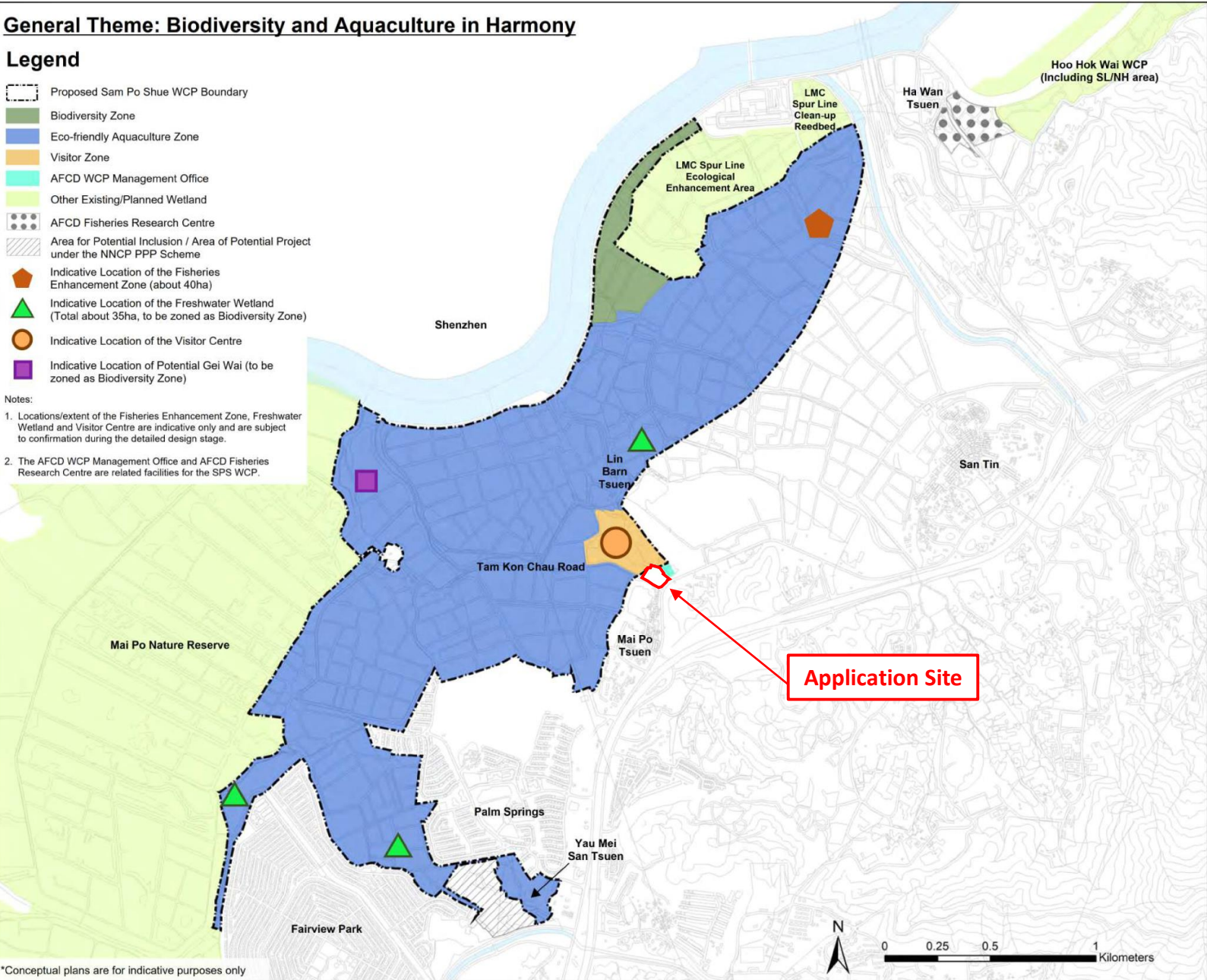
ISO A1 594mm x 841mm  
Approved:  
Checked:  
Designed:  
Project Management Initials:

General Theme: Biodiversity and Aquaculture in Harmony

Legend

- Proposed Sam Po Shue WCP Boundary
- Biodiversity Zone
- Eco-friendly Aquaculture Zone
- Visitor Zone
- AFCD WCP Management Office
- Other Existing/Planned Wetland
- AFCD Fisheries Research Centre
- Area for Potential Inclusion / Area of Potential Project under the NNCP PPP Scheme
- Indicative Location of the Fisheries Enhancement Zone (about 40ha)
- Indicative Location of the Freshwater Wetland (Total about 35ha, to be zoned as Biodiversity Zone)
- Indicative Location of the Visitor Centre
- Indicative Location of Potential Gei Wai (to be zoned as Biodiversity Zone)

- Notes:
- Locations/extent of the Fisheries Enhancement Zone, Freshwater Wetland and Visitor Centre are indicative only and are subject to confirmation during the detailed design stage.
  - The AFCD WCP Management Office and AFCD Fisheries Research Centre are related facilities for the SPS WCP.



\*Conceptual plans are for indicative purposes only

AECOM

PROJECT  
AFCD/CON/01/22  
STRATEGIC FEASIBILITY STUDY ON  
THE DEVELOPMENT OF WETLAND  
CONSERVATION PARKS SYSTEM  
UNDER THE NORTHERN METROPOLIS  
DEVELOPMENT STRATEGY

CLIENT  
漁農自然護理署  
Agriculture, Fisheries and  
Conservation Department

CONSULTANT  
AECOM Asia Company Ltd.  
www.aecom.com

SUB-CONSULTANTS

REVISION

| NO. | DATE | DESCRIPTION | CHK. |
|-----|------|-------------|------|
|     |      |             |      |
|     |      |             |      |
|     |      |             |      |
|     |      |             |      |

STATUS

SCALE  
DIMENSION UNIT

KEY PLAN

PROJECT NO.  
60691033

CONTRACT NO.  
AFCD/CON/01/22

SHEET TITLE  
CONCEPTUAL PLAN FOR THE  
PROPOSED SPS WCP

SHEET NUMBER  
60691033/SR/FIGURE 5.1



**Table 3.1 - Major Development Parameters of the Proposed Scheme (as at 1 Aug 2025)**

| Major Development Parameters   | Proposed Scheme                           |
|--|---|
| Application Site Area (m <sup>2</sup> )  | About 8,429 <sup>(1)</sup>                |
| Total GFA (m <sup>2</sup> )<br>- Social Welfare Facility <sup>(2)</sup><br>- Shop and Services (Medical Clinic and Consulting Room)                              | About 16,506<br>About 15,896<br>About 610 |
| Total Plot Ratio<br>- Social Welfare Facility<br>- Shop and Services (Medical Clinic and Consulting Room)  | About 1.96<br>About 1.89<br>About 0.07    |
| No. of Storeys   | Not more than 9 <sup>(3)(4)</sup>         |
| No. of Blocks  | 3   |
| Site Coverage  | About 35%                                 |
| No. of Beds  | About 716                                 |
| Greenery Ratio   | Not less than 20%                         |
| Total No. of Car Parking Spaces<br>- Private Car Parking<br>- Clinic<br>- Public Vehicle Park (Private Car Only)   | 76 <sup>(5)</sup><br>48<br>9<br>19        |
| No. of L/UL Spaces<br>- Taxi/ Private Car Lay-by<br>- Non-emergency Medical Transportation Lay-by<br>- Loading / Unloading Bays & Refuse Collection Vehicle Bays | 3<br>2<br>2                               |
| Completion Year  | 2028                                      |

Remarks:

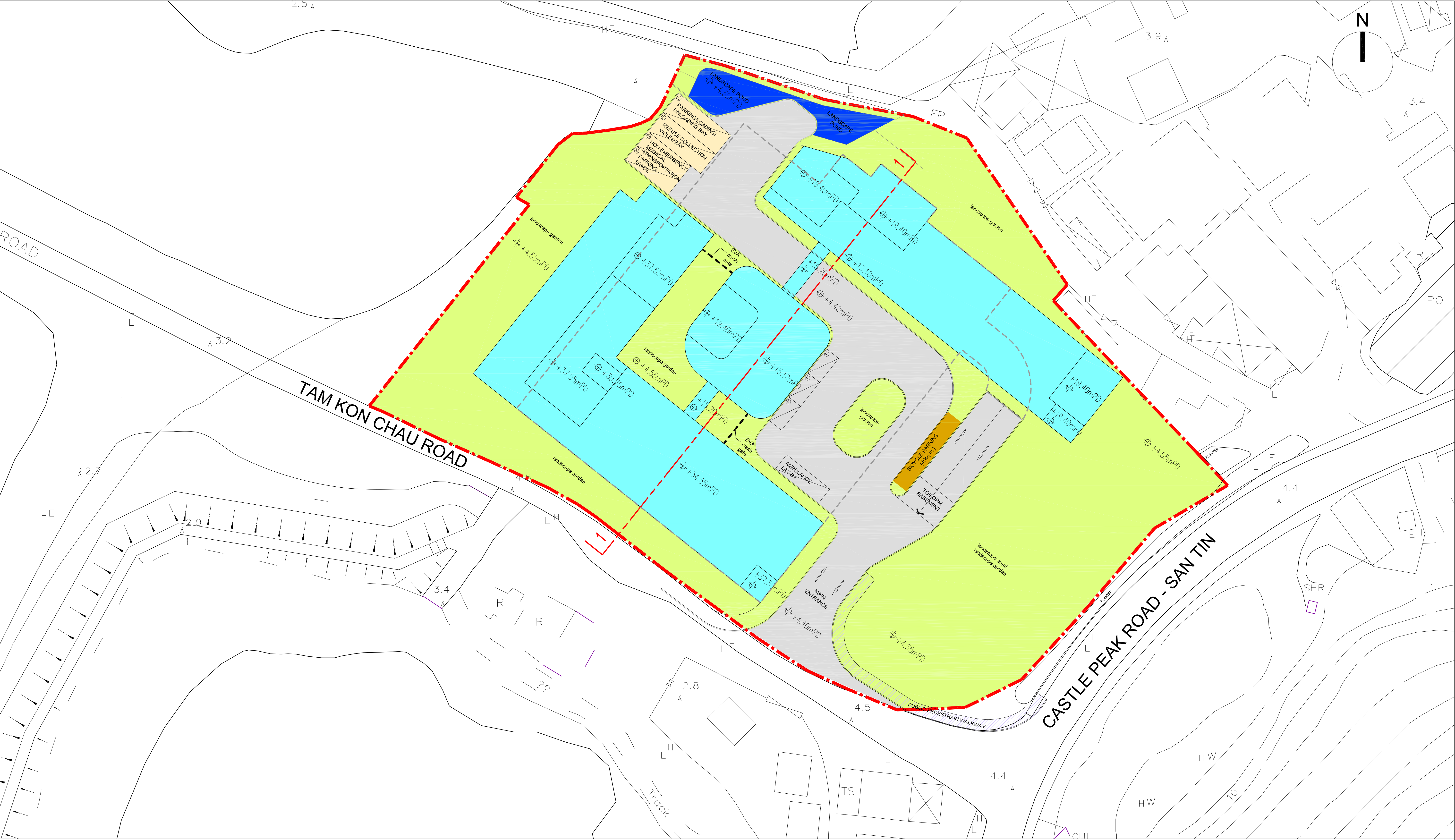
1. Subject to detailed land survey at subsequent detailed design and land grant stage.
2. Including privately-run RCHE and other ancillary provisions of the Proposed Development such as canteen, staff / visitor café, shop, office, laundry, healthcare wellness centre and etc.
3. Excluding 1 storey of basement carpark and E&M facilities and etc.
4. Subject to design review at subsequent stages, the current maximum building height of the Proposed Development is about 34.55 and 15.2mPD respectively (up to main roof level). Roof-top structures are mainly for supporting E&M facilities and does not count towards the height of the buildings according to JPN No. 5 (i.e. the roof-top structure has a coverage less than 50% of the area of the floor below and does not exceed 10% of the total building height).
5. Including 2 disabled car parking spaces.

---

**Attachment F**

**Illustrative Drawings for RCHE-related Uses**

---



# MASTER LAYOUT PLAN

## LEGEND



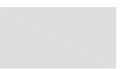
APPLICATION SITE



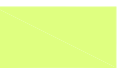
BASEMENT OUTLINE



PROPOSED DEVELOPMENT  
INCLUDE (1) RCHE, (2) SHOP &  
SERVICES (MEDICAL CONSULTING  
ROOM INCLUDING CLINIC)



DRIVEWAY



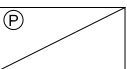
LANDSCAPE GARDEN/  
LANDSCAPE AREA



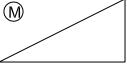
PUBLIC PEDESTRAIN WALKWAY



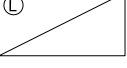
BICYCLE PARKING



TAXI / PRIVATE CAR LAY-BY



NON-EMERGENCY MEDI TRANSPORTATION LAY-BY



LOADING / UNLOADING BAYS &  
REFUSE COLLECTION VEHICLE BAYS



PARKING/LOADING/UNLOADING BAY, REFUSE COLLECTION VICLES BAY,  
NONO-EMERGENCY MEDICAL TRANSPORTATION PARKING SPACES AREA FOR  
EMERGENCY VEHICLES INCLUDING AMBULANCES



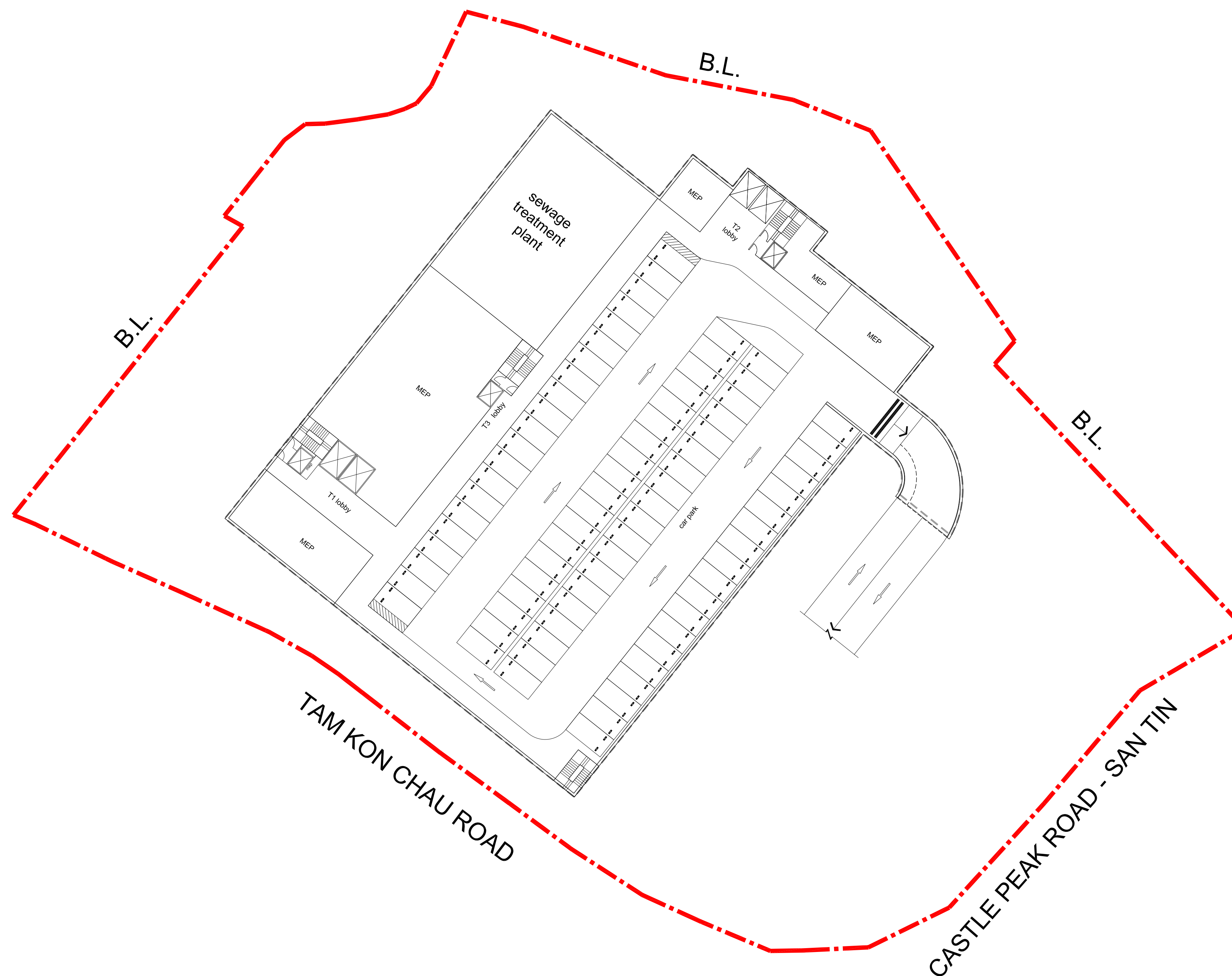
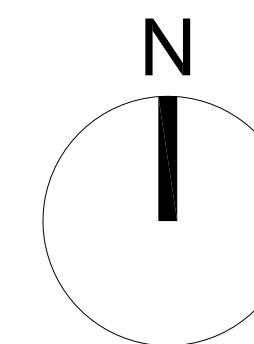
LANDSCAPE POND

**LWK**  
**+PARTNERS**


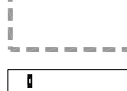
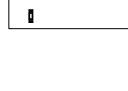
參考編號  
REFERENCE No.

繪圖  
DRAWING  
A-1





# B1 FLOOR PLAN

- LEGEND
-  APPLICATION SITE
  -  BASEMENT OUTLINE
  -  PRIVATE CAR PARKING

**LWK**  
**+PARTNERS**

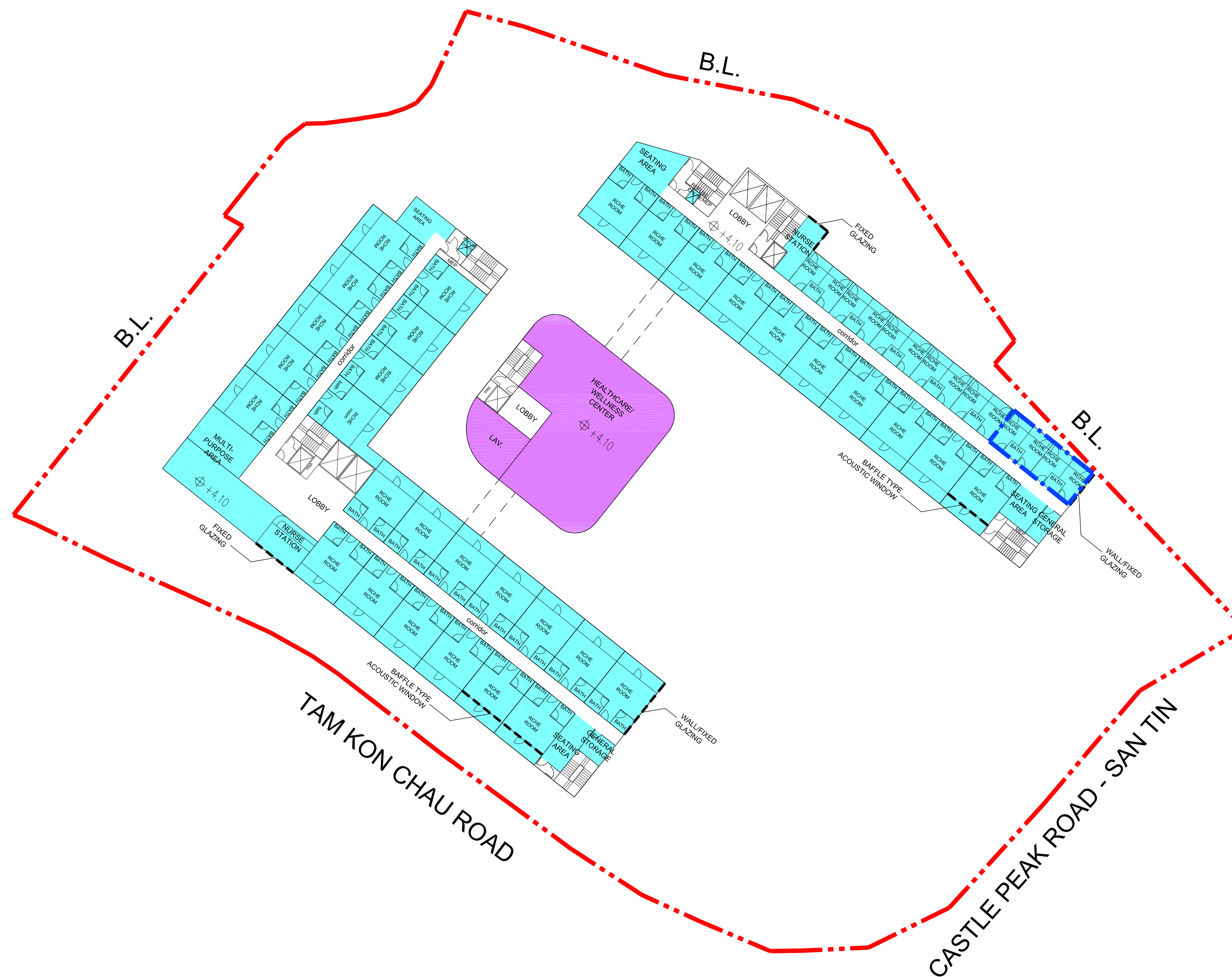
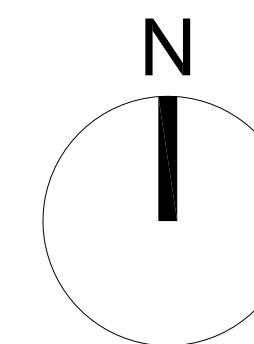
參考編號  
REFERENCE No.

繪圖  
DRAWING  
A-2









# 1ST FLOOR PLAN

## LEGEND

- APPLICATION SITE
- RCHE RELATED USES
- NON - RCHE RELATED USES
- 4 ISOLATION ROOMS

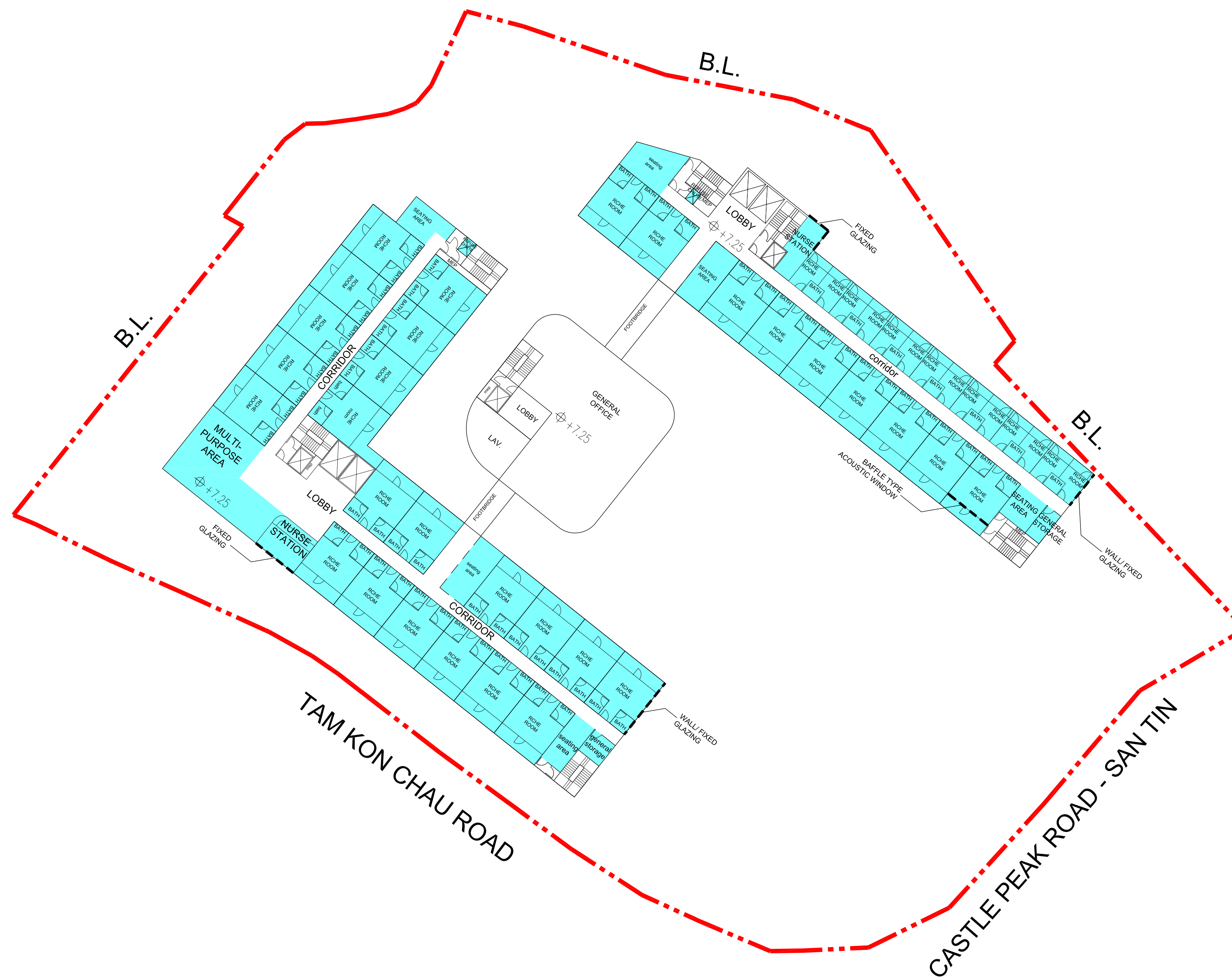
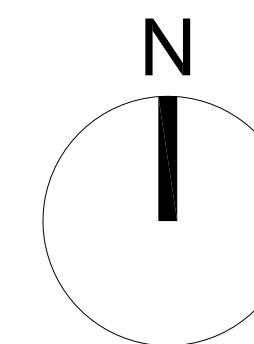
CORRIDOR, MEP PLANT ROOM & COMMON AREA

**LWK**  
**+PARTNERS**

參考編號  
REFERENCE No.

繪圖  
DRAWING  
A-4





## 2RD FLOOR PLAN

### LEGEND



APPLICATION SITE



RCHE RELATED USES



NON - RCHE RELATED USES

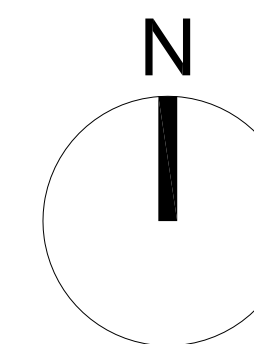


CORRIDOR, MEP PLANT ROOM & COMMON AREA

**LWK**  
**+PARTNERS**




參考編號  
REFERENCE No.


繪圖  
DRAWING  
A-5



## 3TH FLOOR PLAN

### LEGEND

-  APPLICATION SITE
-  RCHE RELATED USES
-  NON - RCHE RELATED USES

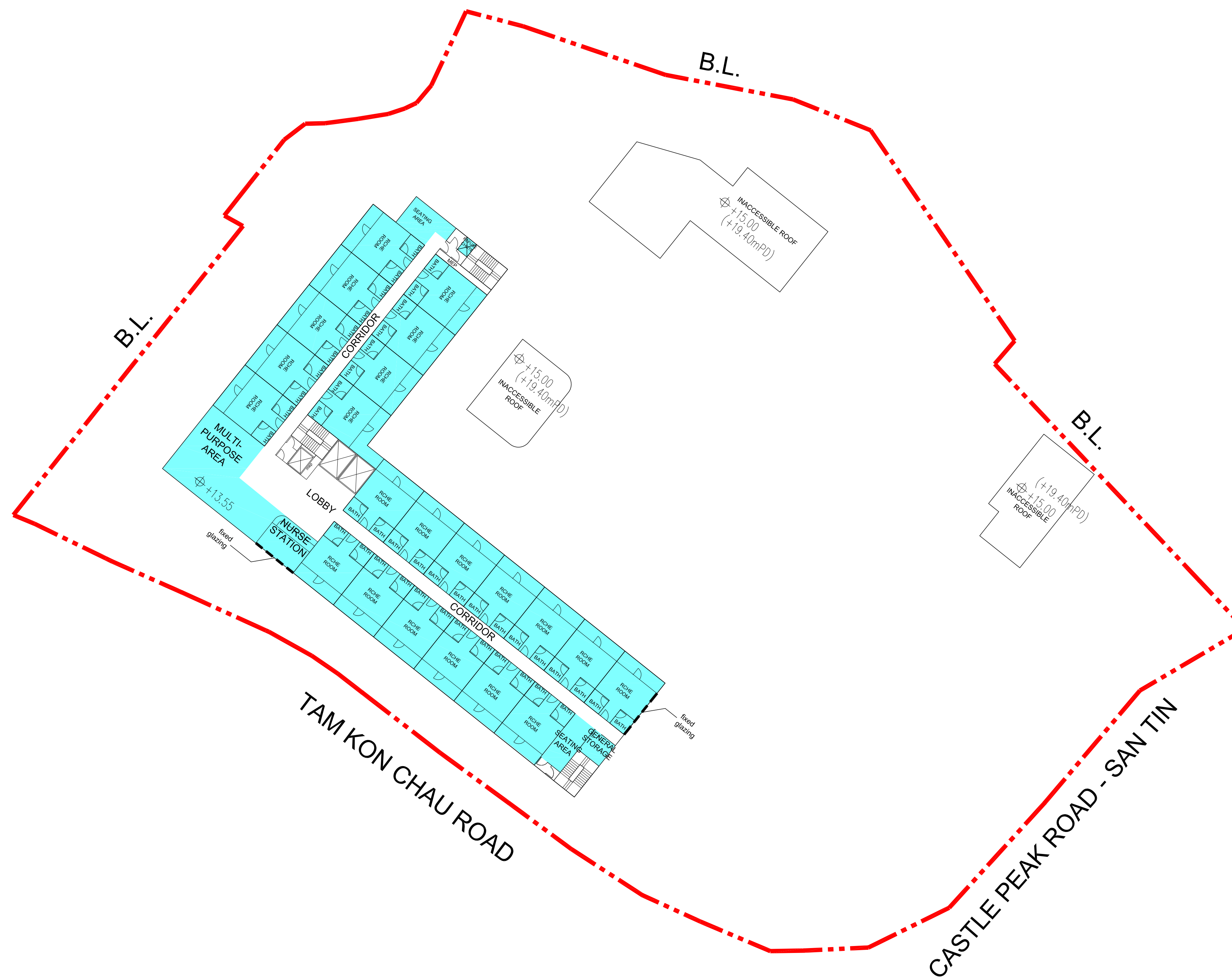
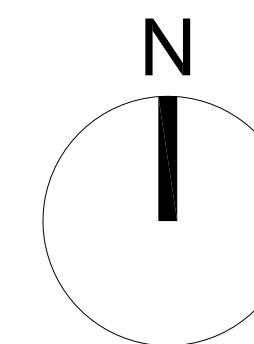
-  CORRIDOR, MEP PLANT ROOM & COMMON AREA

**LWK**  
**+PARTNERS**

參考編號  
REFERENCE No.

繪圖  
DRAWING  
A-6





# 4TH FLOOR PLAN

## LEGEND

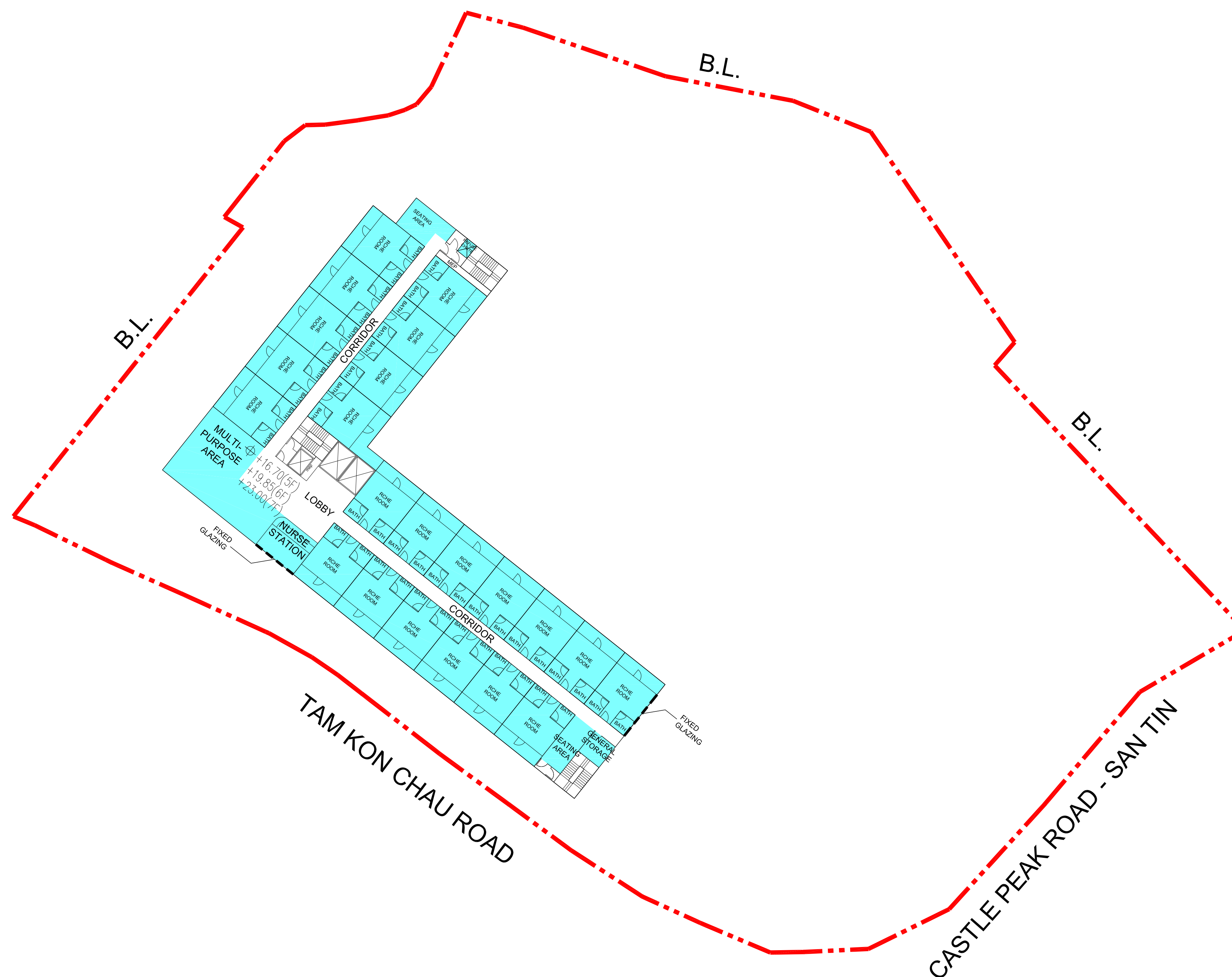
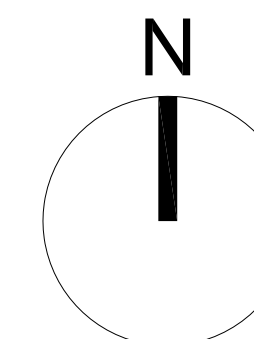
- APPLICATION SITE
- RCHE RELATED USES
- NON - RCHE RELATED USES

CORRIDOR, MEP PLANT ROOM & COMMON AREA

**LWK**  
**+PARTNERS**

參考編號  
REFERENCE No.

繪圖  
DRAWING  
A-7



# 5TH-7TH FLOOR PLAN

## LEGEND

- APPLICATION SITE
- RCHE RELATED USES
- NON - RCHE RELATED USES

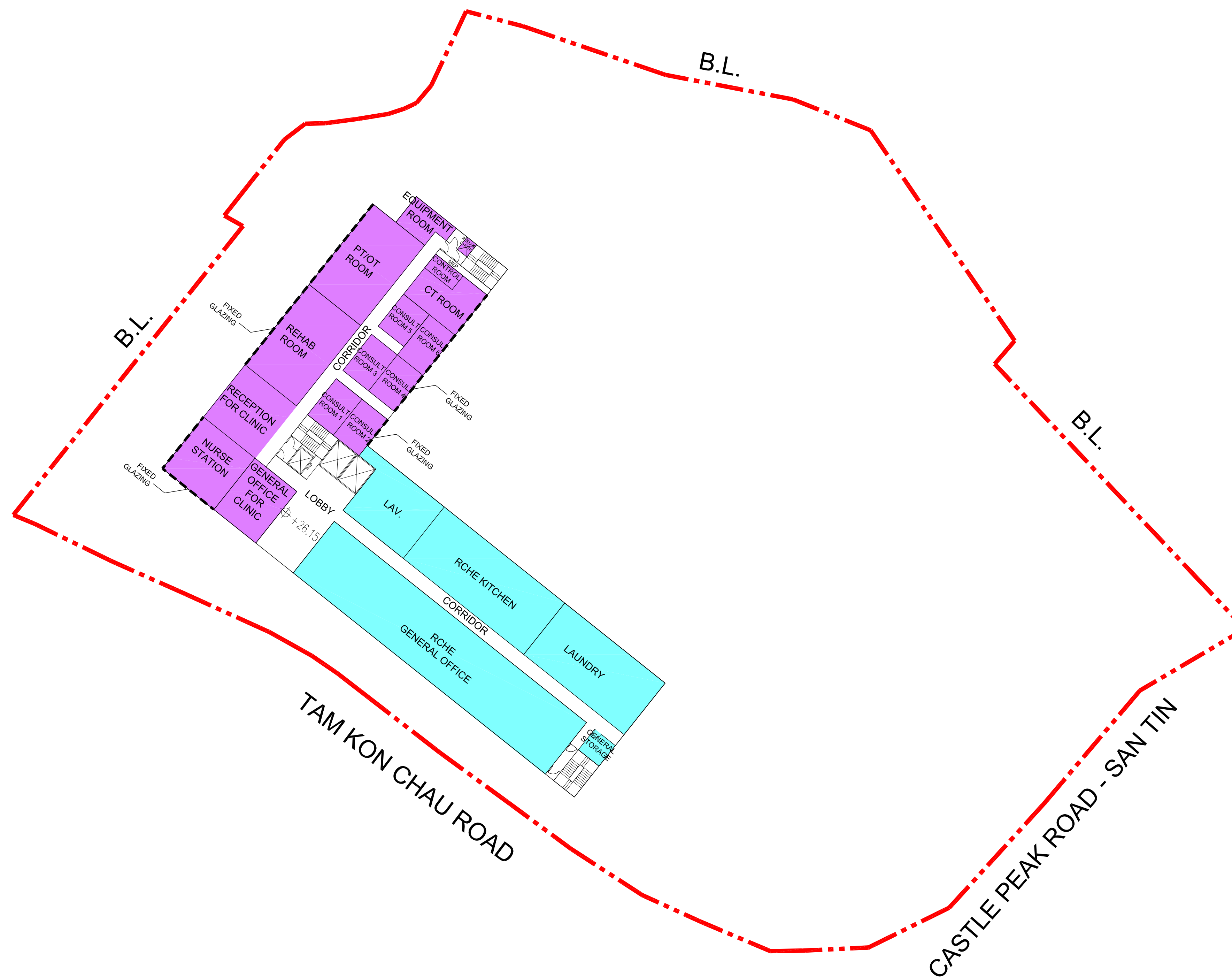
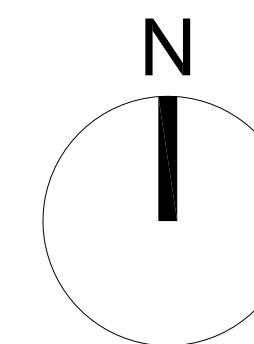
CORRIDOR, MEP PLANT ROOM & COMMON AREA

**LWK**  
**+PARTNERS**

參考編號  
REFERENCE No.


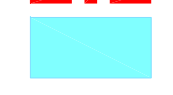

繪圖  
DRAWING  
A-8





## 8TH FLOOR PLAN

### LEGEND

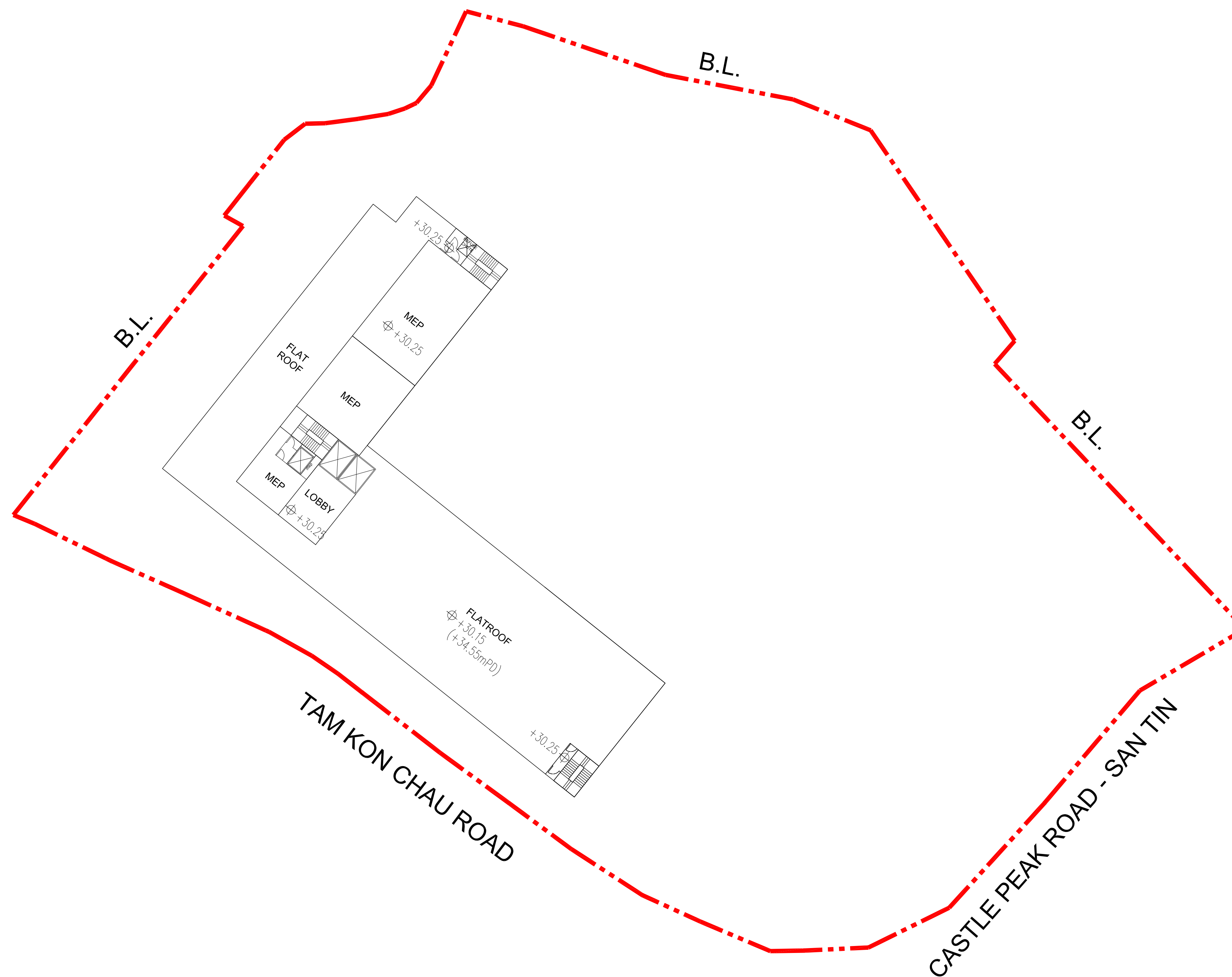
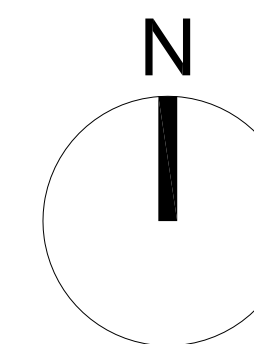
-  APPLICATION SITE
-  RCHE RELATED USES
-  NON - RCHE RELATED USES

-  CORRIDOR, MEP PLANT ROOM & COMMON AREA

**LWK**  
**+PARTNERS**

參考編號  
REFERENCE No.

繪圖  
DRAWING  
A-9



LEGEND



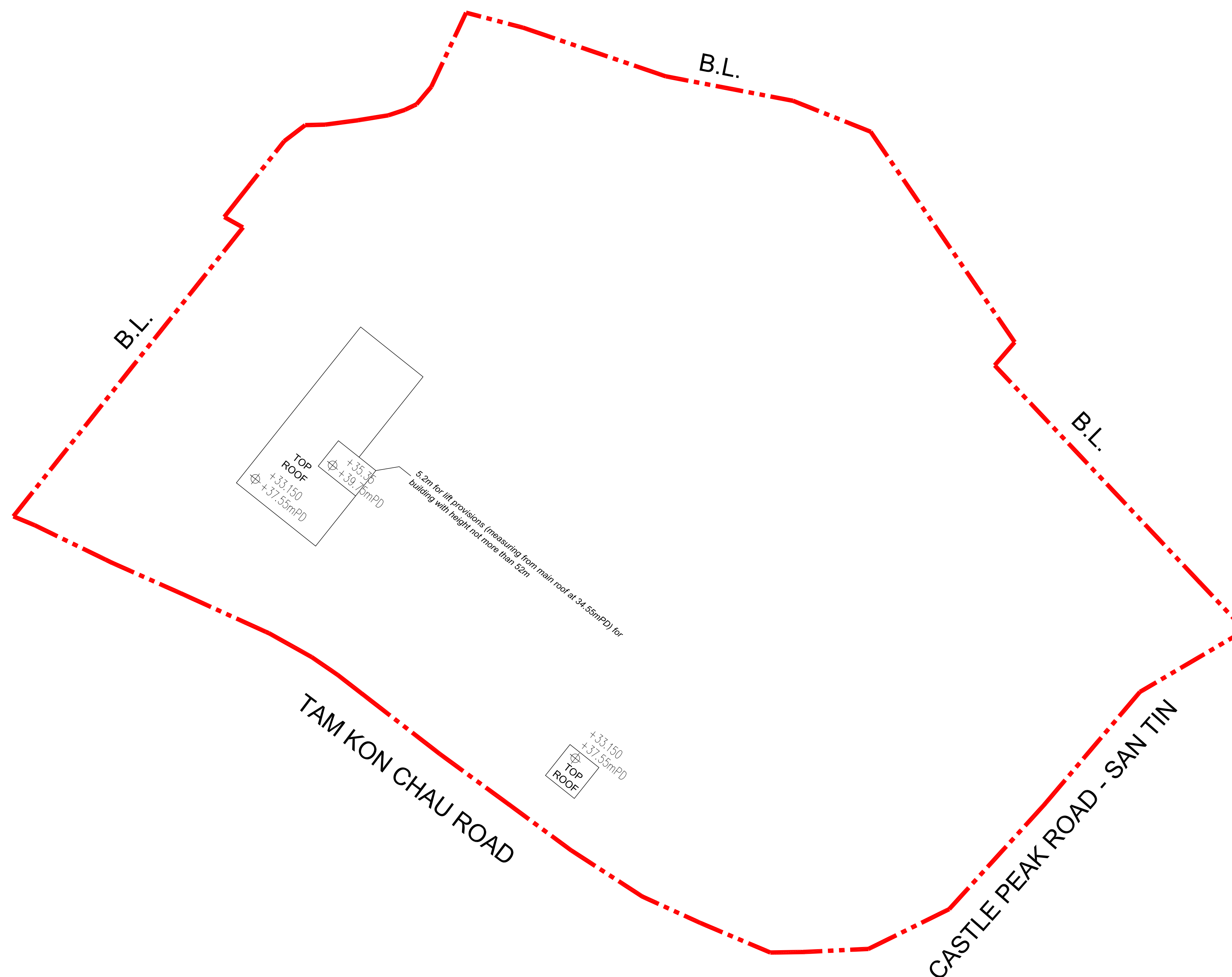
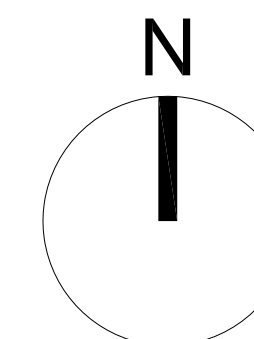
APPLICATION SITE

ROOF FLOOR PLAN

**LWK**  
**+PARTNERS**

參考編號  
REFERENCE No.

繪圖  
DRAWING  
A-10



# TOP ROOF FLOOR PLAN

## LEGEND

 APPLICATION SITE

**LWK**  
**+PARTNERS**

參考編號  
REFERENCE No.

繪圖  
DRAWING  
A-12



