

Appendix 1

Revised Parameters Table and The
Revised Development Scheme

Table 4.1 – Major Development Parameters of the Proposal	
Major Development Parameters	Proposed Scheme
Site Area (about)	1,605 sq.m (including 133 sq.m of Government land)
Plot Ratio (PR) (about)	2.3
Site Coverage (about)	70%
Total Gross Floor Area (GFA) (about)	3,625.5 sq.m
Building Height (about)	Not Exceeding 21 mPD (or 13.9m for absolute building height) (NB: Mean Street Level is +7.1mPD)
No. of Storeys	3 (excluding 1 basement)
Total No. of beds	172 beds (or within a range from 170 to 220 ^[1])
Green Coverage	Not less than 20%
Communal Open Space	Not less than 223 sq.m
Provision of facilities: Private car parking spaces Light Goods Vehicle (LGV) loading & unloading bay Light bus lay-by	11 (including 1 disabled car parking space (3.5m x 5m)) 1 (3.5m x 7m) 1 (3m x 9m)
Proposed Floor use (floor-to-floor height)	B/F: Carpark/ E&M/ BOH (3.5m) G/F: Dormitory/ Multi-Purpose Area/ Rehab Zone/ Lobby/ Nursing Station/ Communal Area/ E&M/ Light Bus Lay-by/ EVA/ BOH/ TX Room/ Staff Facilities/ Entrance Lobby (4.5m) 1/F: Dormitory/ Multi-Purpose Area/ Rehab Zone/ Dining Area/ Nursing Station/ Communal Area/ E&M/ BOH/ TX Room/ Staff Facilities (4.1m) 2/F: Dormitory/ Nursing Station/ E&M/ BOH/ Staff Facilities (4.1m) R/F: Planter/ Skylight/ Lawn
Operator	One or more

^[1] A range is adopted for the total number of beds to allow more design flexibility.



MASTER LAYOUT PLAN
KAM POK ROAD E RCHD 1:400 @ A3

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NOTES:

LEGEND:

THE SITE

GOVERNMENT LAND

OVERHEAD LINES

EXISTING NOISE BARRIER

REV	DATE	DESCRIPTION	BY	CHKD
A	22.9.2025	CONCEPT DESIGN	KC	PC
-	5.5.2025	CONCEPT DESIGN	KC	PC

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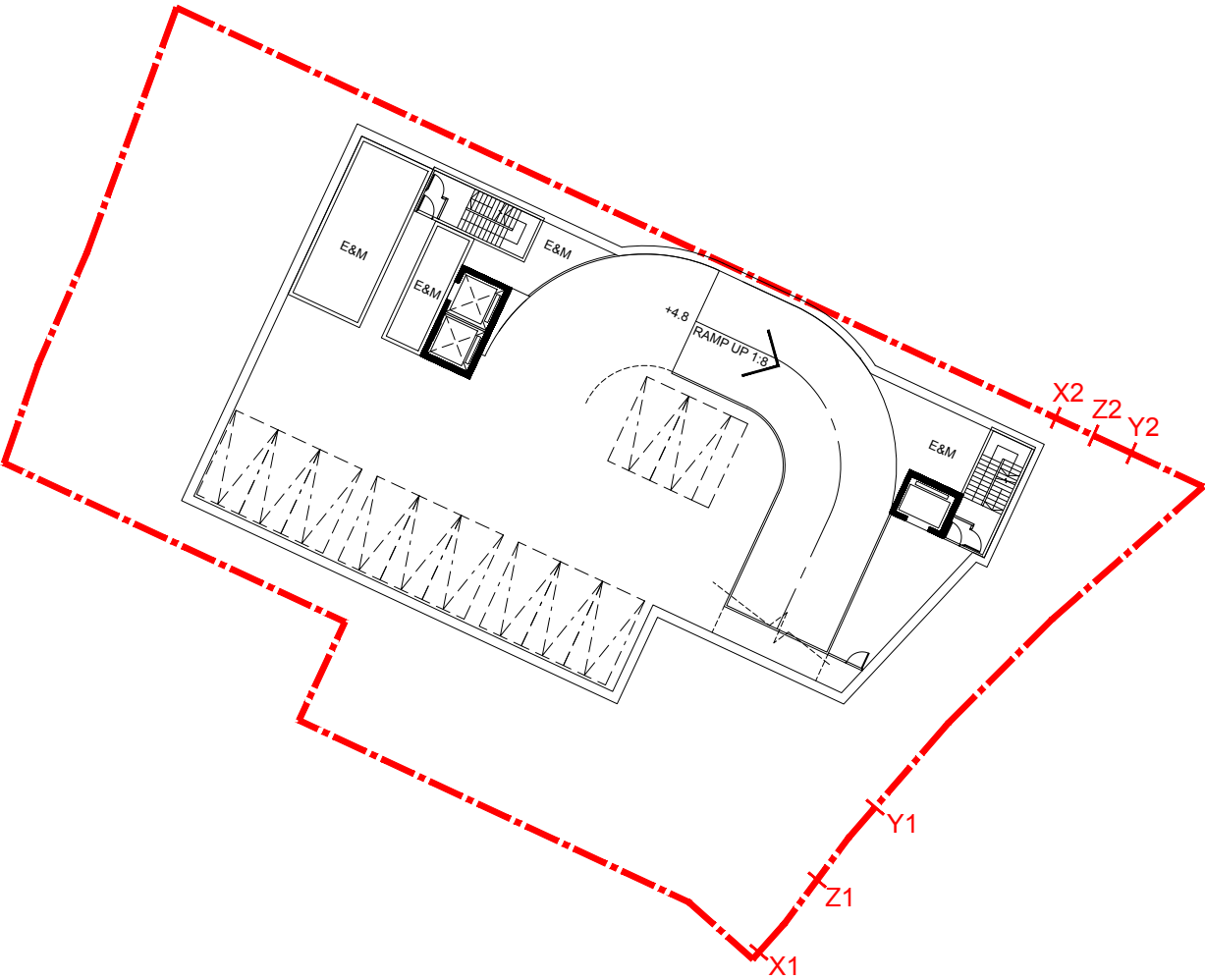
ARCHITECT

Vessel International Limited
Syn Plus Design Limited

PROJECT : Proposed Social Welfare Facilities (Residential Care Home for Persons with Disabilities (RCHD)) in "Village Type Development" Zone, Various Lots in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long

DRAWING : MASTER LAYOUT PLAN

SCALE : 1: 400 @A3
PROJECT NO: 25001_KPR
Drawing No. :
Rev: A
Date: MAY 2025



BASEMENT FLOOR PLAN
KAM POK ROAD E RCHD 1:400 @ A3

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B	22.9.2025	CONCEPT DESIGN	KC	PC
A	9.7.2025	CONCEPT DESIGN	KC	PC
-	5.5.2025	CONCEPT DESIGN	KC	PC
REV	DATE	DESCRIPTION	BY	CHKD

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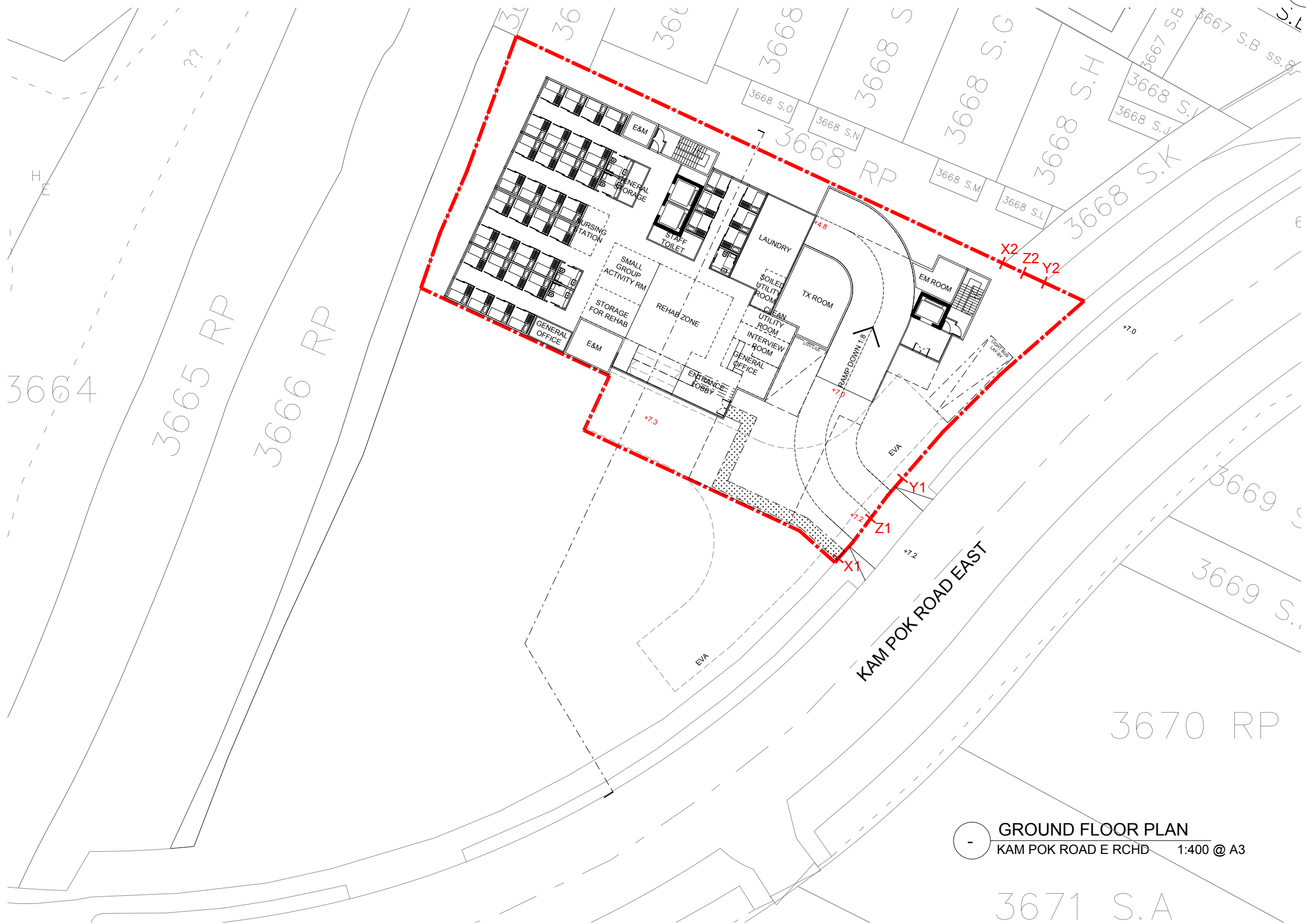

PROJECT : Proposed Social Welfare Facilities (Residential Care Home for Persons with Disabilities (RCHD)) in "Village Type Development" Zone, Various Lots in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long

DRAWING : BASEMENT FLOOR PLAN

SCALE : 1: 400 @A3
PROJECT NO: 25001_KPR

Drawing No. :
CP-A102

Rev: B
Date: MAY 2025



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NOTES:

LEGEND:

PROPOSED PEDESTRIAN ACCESS

B	22.9.2025	CONCEPT DESIGN	KC	PC
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-	5.5.2025	CONCEPT DESIGN	KC	PC
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PROJECT : Proposed Social Welfare Facilities (Residential Care Home for Persons with Disabilities (RCHD)) in "Village Type Development" Zone, Various Lots in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long

DRAWING : GROUND FLOOR PLAN

SCALE : 1: 400 @A3

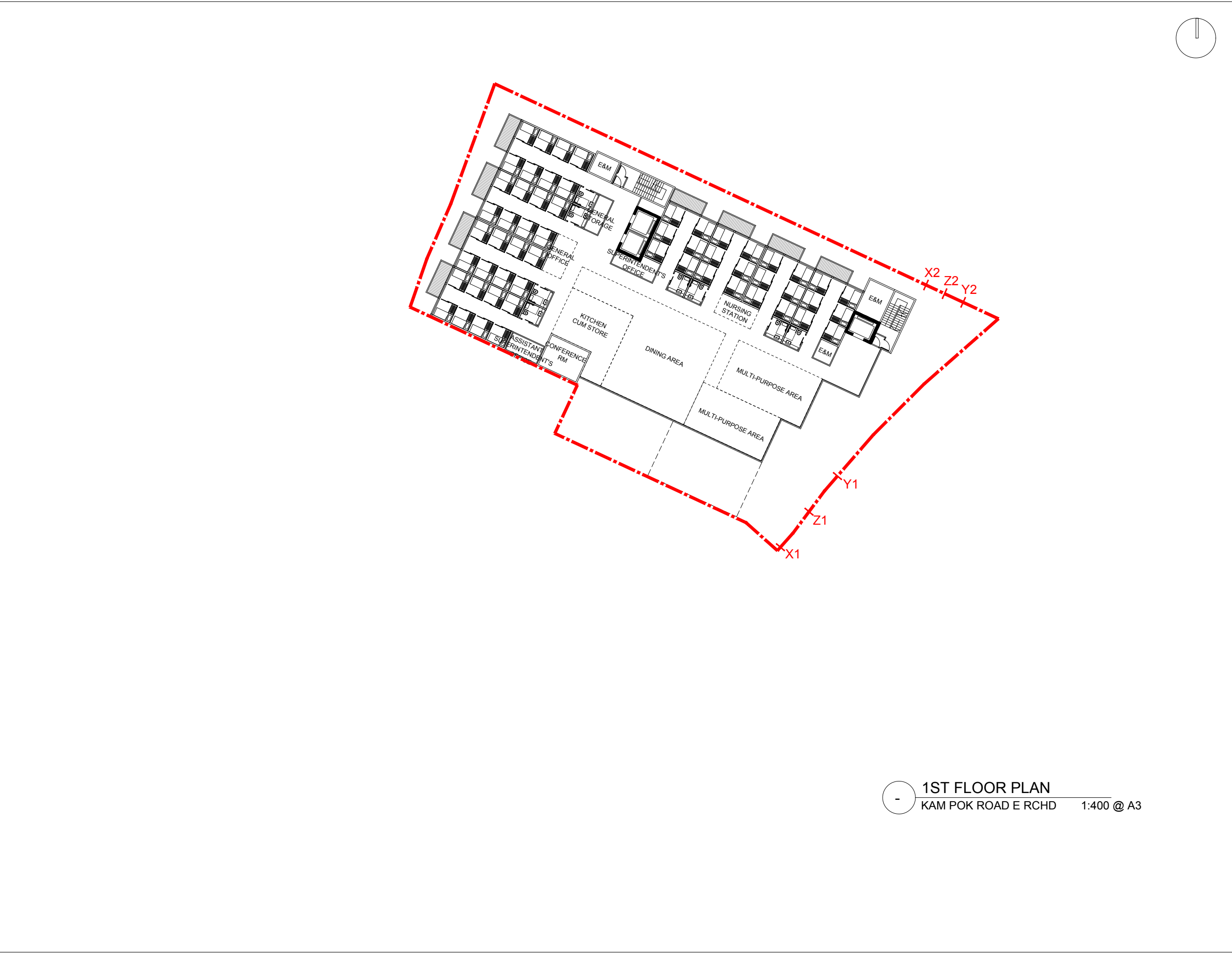
PROJECT NO: 25001_KPR

Drawing No. :

Rev: B

Date:

CP-A103 MAY 2025



1ST FLOOR PLAN
KAM POK ROAD E RCHD 1:400 @ A3

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A	9.7.2025	CONCEPT DESIGN	KC	PC
-	5.5.2025	CONCEPT DESIGN	KC	PC
REV	DATE	DESCRIPTION	BY	CHKD

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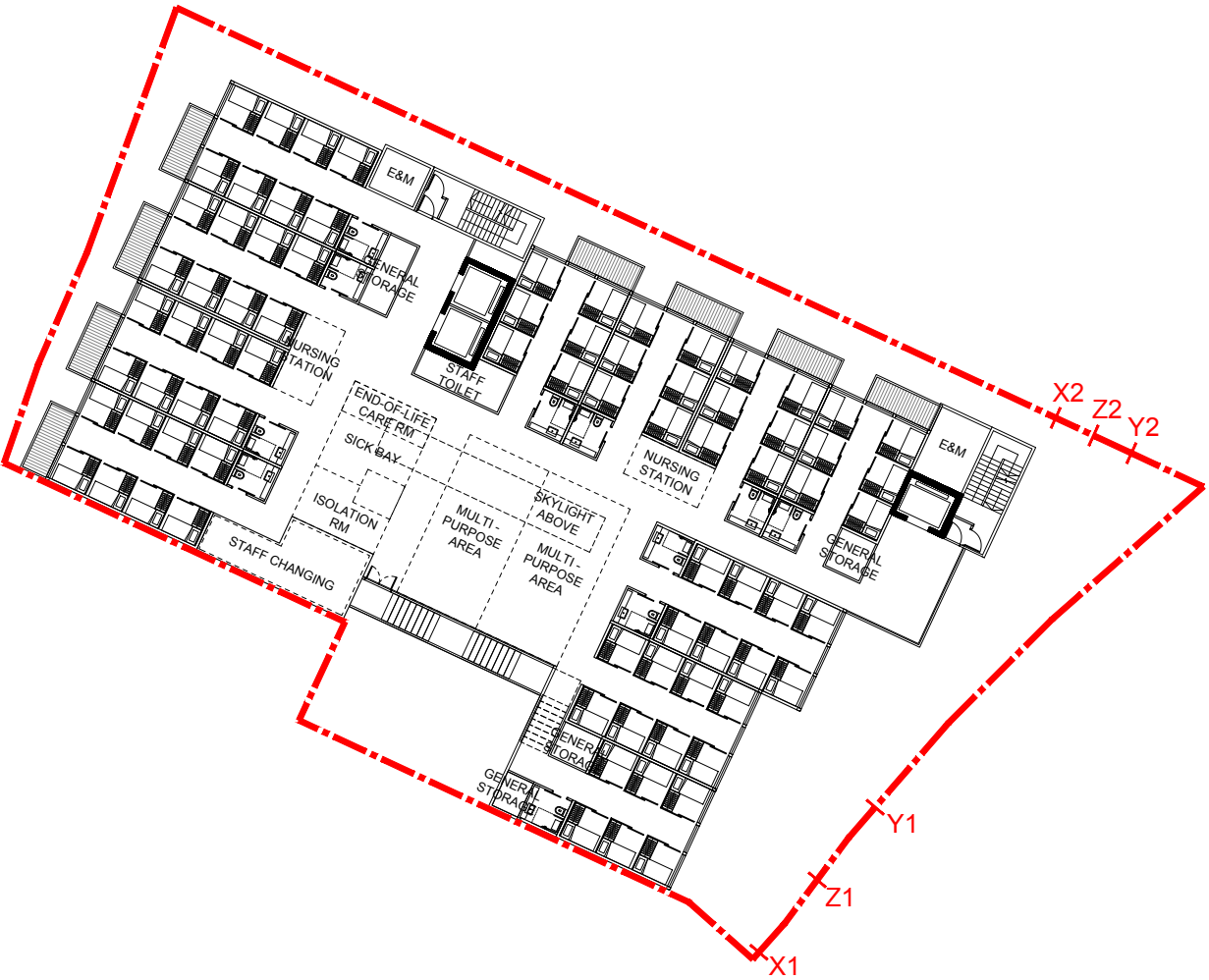
PROJECT : Proposed Social Welfare Facilities (Residential Care Home for Persons with Disabilities (RCHD)) in "Village Type Development" Zone, Various Lots in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long

DRAWING : FIRST FLOOR PLAN

SCALE : 1: 400 @A3 Rev: —

PROJECT NO: 25001_KPR

Drawing No. : CP—A104 Date: MAY 2025



2ND FLOOR PLAN
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A	9.7.2025	CONCEPT DESIGN	KC	PC
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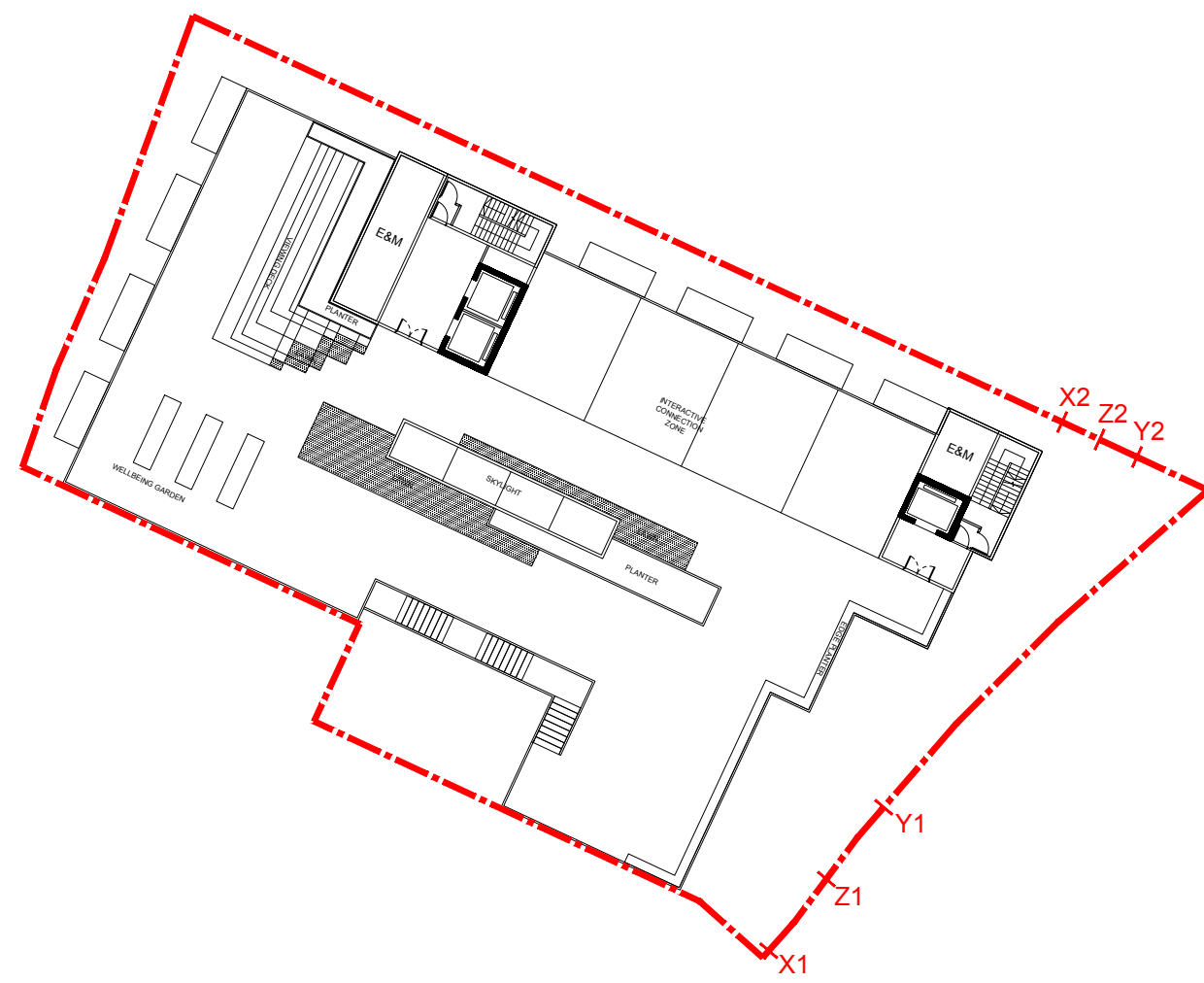
PROJECT : Proposed Social Welfare Facilities (Residential Care Home for Persons with Disabilities (RCHD)) in "Village Type Development" Zone, Various Lots in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long

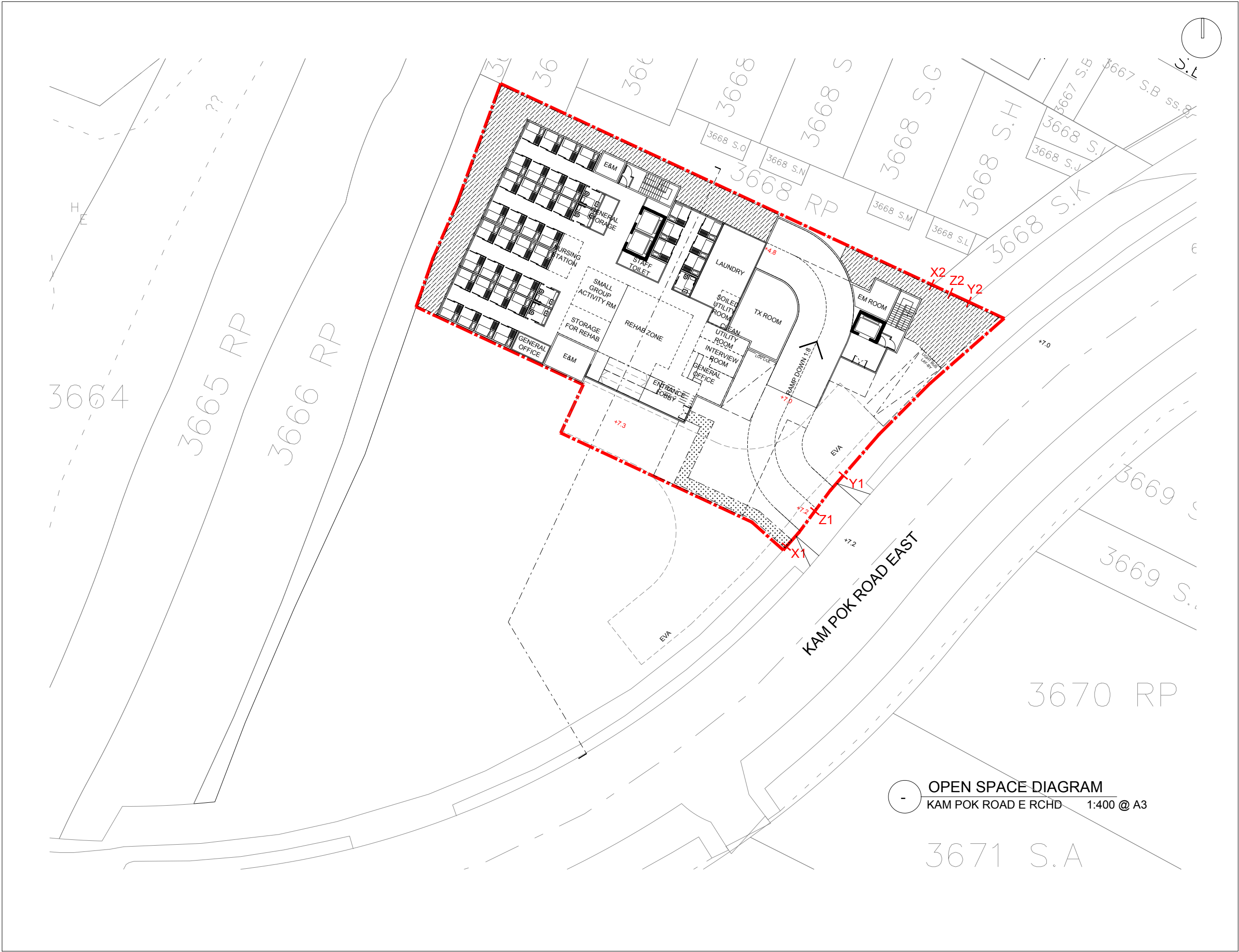
DRAWING : SECOND FLOOR PLAN

SCALE : 1:400 @A3
PROJECT NO: 25001_KPR

Drawing No. : Date:

CP-A105 MAY 2025





OPEN SPACE DIAGRAM
KAM POK ROAD E RCHD 1:400 @ A3

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NOTES:

LEGEND:

OPEN SPACE : 223 SQ. M.

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REV	DATE	DESCRIPTION	BY	CHKD

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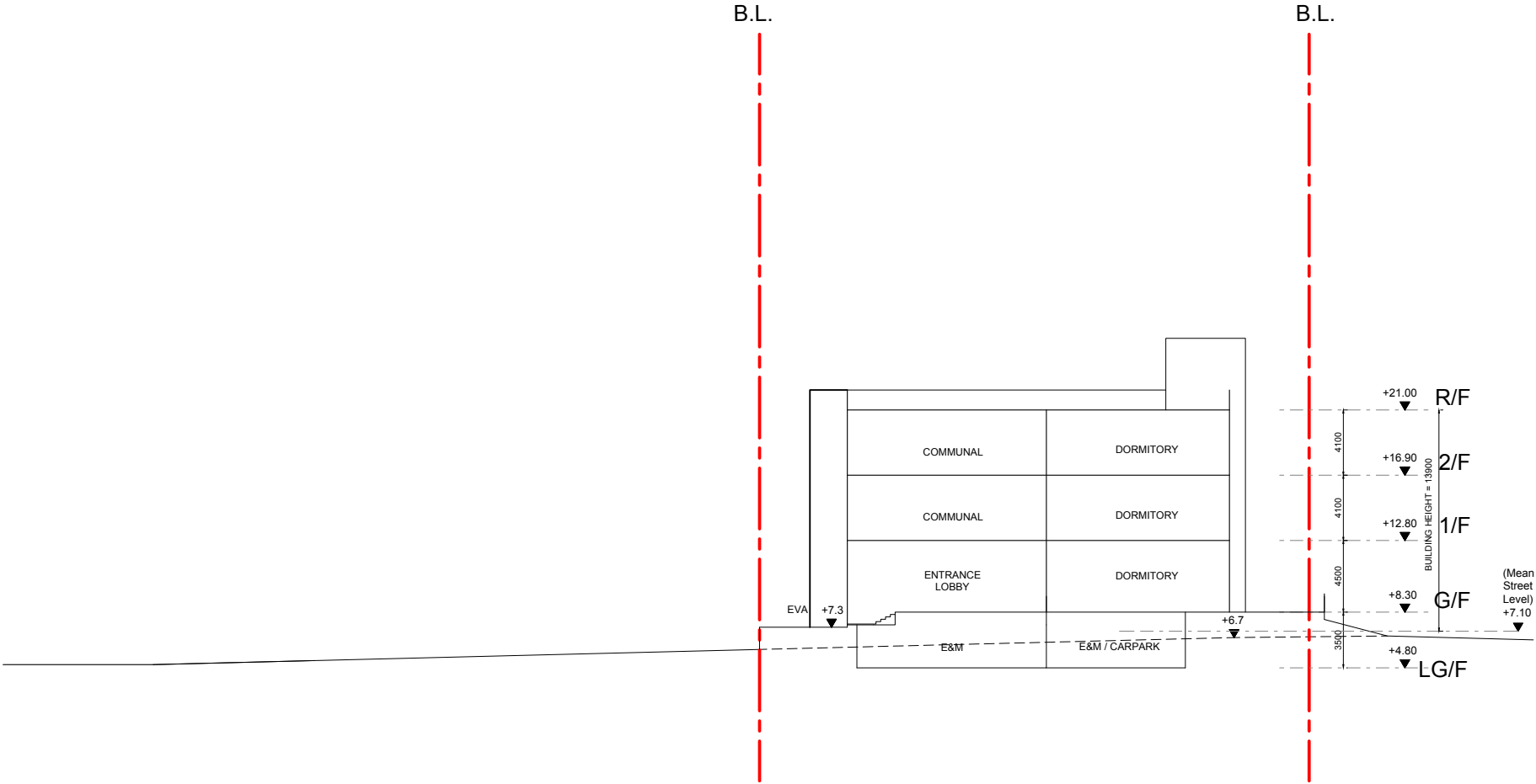
Vessel International Limited
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PROJECT : Proposed Social Welfare Facilities (Residential Care Home for the Elderly (RCHE)) in "Village Type Development" Zone, Various Lots in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long

DRAWING : OPEN SPACE DIAGRAM

SCALE : 1: 400 @A3
PROJECT NO: 25001_KPR
Drawing No. : CP-A108

Rev: A
Date: MAY 2025



SCHEMATIC SECTION
KAM POK ROAD E RCHD 1:400 @ A3

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REV	DATE	DESCRIPTION	BY	CHKD
-	5.5.2025	CONCEPT DESIGN	KC	PC

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DRAWING : SCHEMATIC SECTION

SCALE : 1: 400 @A3 Rev: —

PROJECT NO: 25001_KPR

Drawing No. : Date:

CP—A201 MAY 2025