

FIGURES

*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*



FIGURE 1

Location Plan

*PROPOSED REZONING FROM "AGR" TO "G/IC"
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(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*

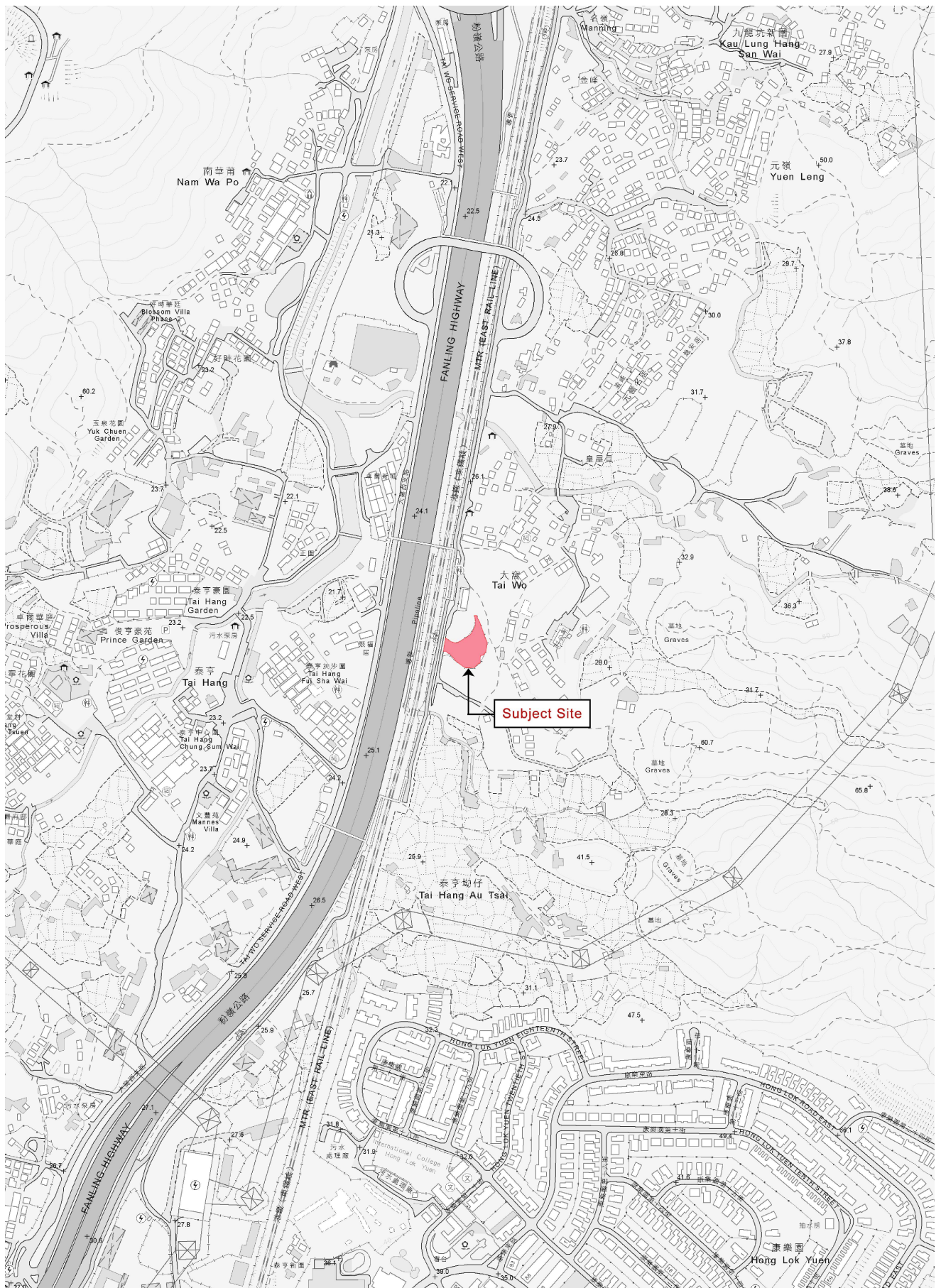


FIGURE NO.

1

TITLE

LOCATION PLAN - Lot 111 S.B RP, 111 S.B ss.1 to 3, 111 S.B ss.4 RP, 111 S.B ss.4 S.A, 111 S.B ss.5 to 6, 111 S.B ss.7 RP, 111 S.B ss.7 S.A, 111 S.B ss.8 RP, 111 S.B ss.8 S.A, 111 S.B ss.9 RP, 111 S.B ss.9 S.A to S.C, 111 S.B ss.10 to 14 In D.D. 7

1:7000 (A4)

MAY. 2025

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FIGURE 2

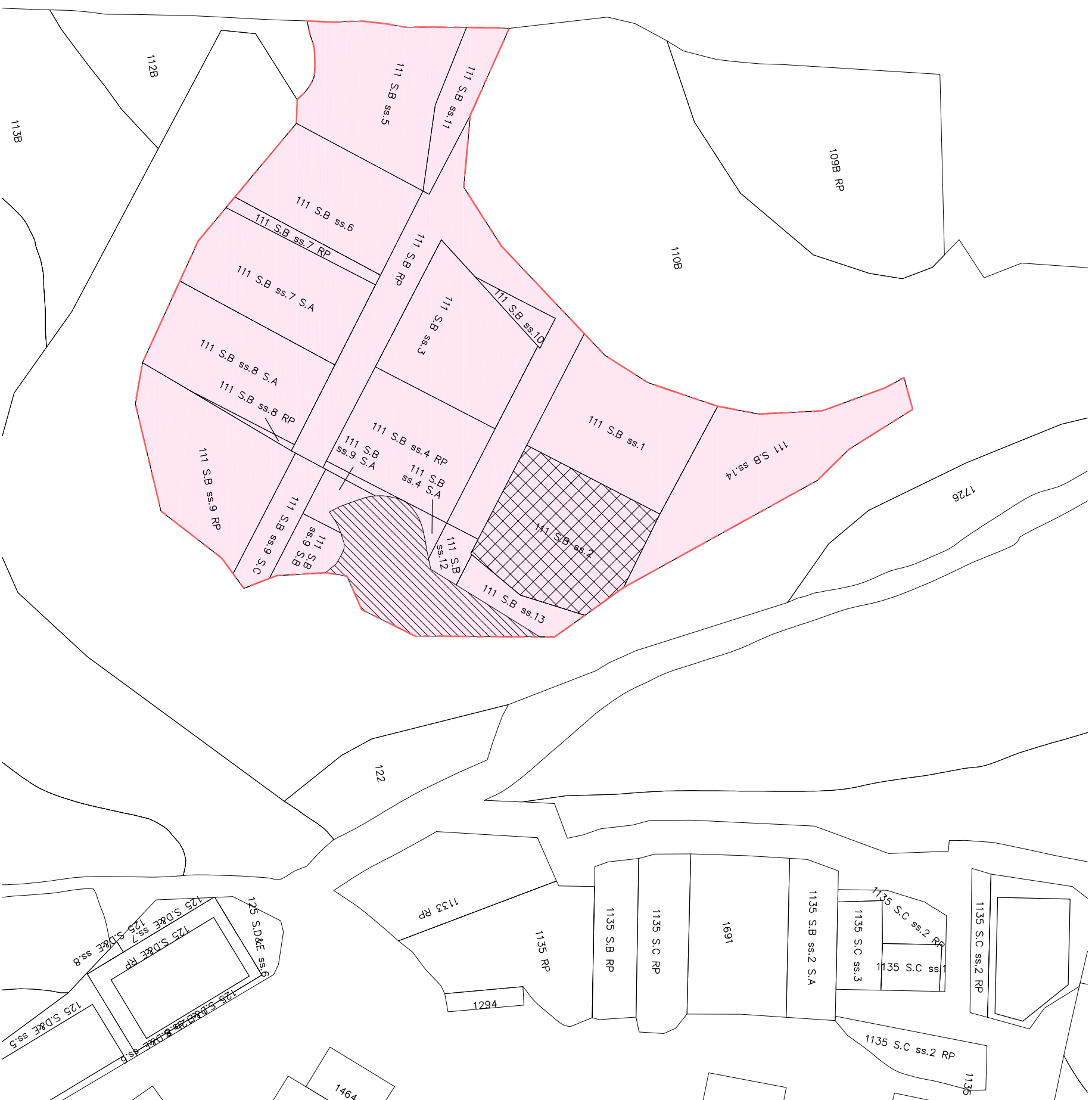
Lot Index Plan

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Tai Wo, Tai Po, N.T.*

TOTAL AREA OF DEVELOPMENT - 1803.89 m²(19417.10 ft²)

ER VESTING BDY

TAI WO SERVICE ROAD EST



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FIGURE 3

Aerial Photo Showing the Site
are currently "abandoned"

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Tai Wo, Tai Po, N.T.*



FIGURE NO.
3

TITLE AERIAL PHOTO SHOWING
THE SITE AREA CURRENTLY
"ABANDONED"

1:3000 (A4)

MAY. 2025

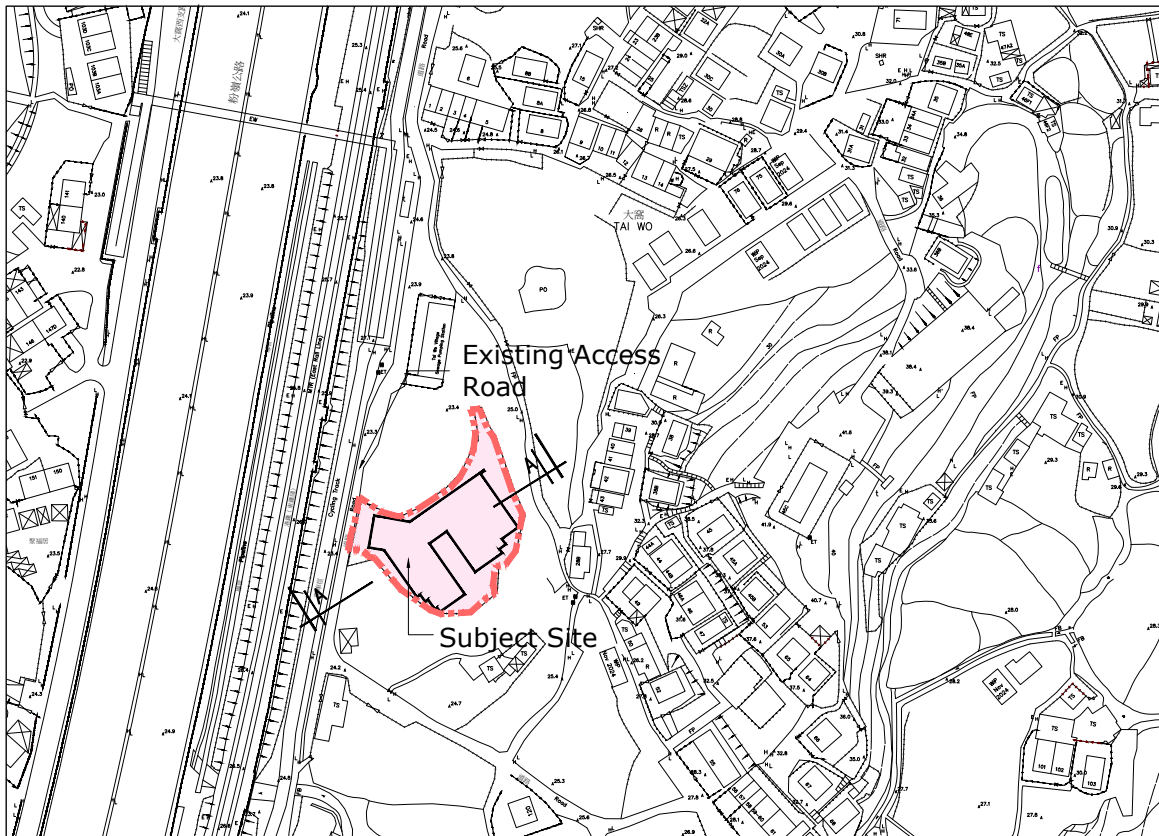
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FIGURE 4

Proposed RCHE Development Plans

*PROPOSED REZONING FROM "AGR" TO "G/IC"
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Tai Wo, Tai Po, N.T.*



BLOCK PLAN SCALE – 1:2500

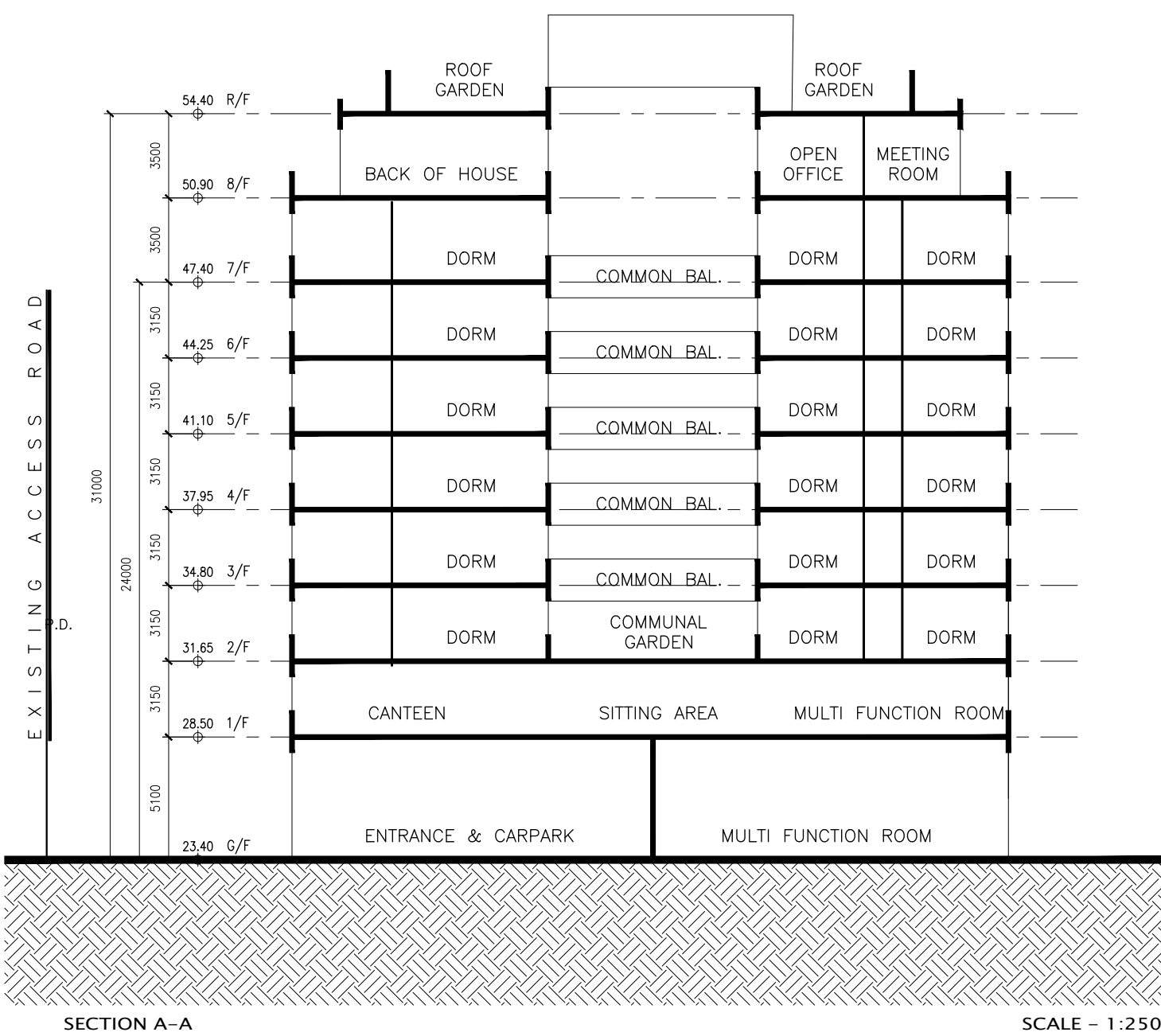
DEVELOPMENT SCHEDULE:

Site Area	:	1839.685 m ²	(19802.369 ft ²)
Class of Site	:	A	
Proposed Plot Ratio For Non-Domestic	:	4.499 < 9.5	
Proposed Site Coverage above For Non-Domestic (Above 15m)	:	63.07% <80%	
Proposed Building Height	:	54.40 mPD	
Absolute Height	:	31.0 m	
Proposed No. Of Storey	:	9 STOREYS	
Proposed Gross Floor Area	:		
G/F (ENTRANCE & CARPARK)	:	658.40 m ²	
1/F (RCHE)	:	891.75 m ²	
2/F-4/F (RCHE)	:	3 x 953.28 m ²	
5/F-7/F (RCHE)	:	3 x 953.28 m ²	
8/F (MANAGEMENT OFFICE)	:	840.51 m ²	
R/F (SKY GARDEN)	:	166.12 m ²	
TOTAL	:	8276.46 m ²	(89087.82 ft ²)

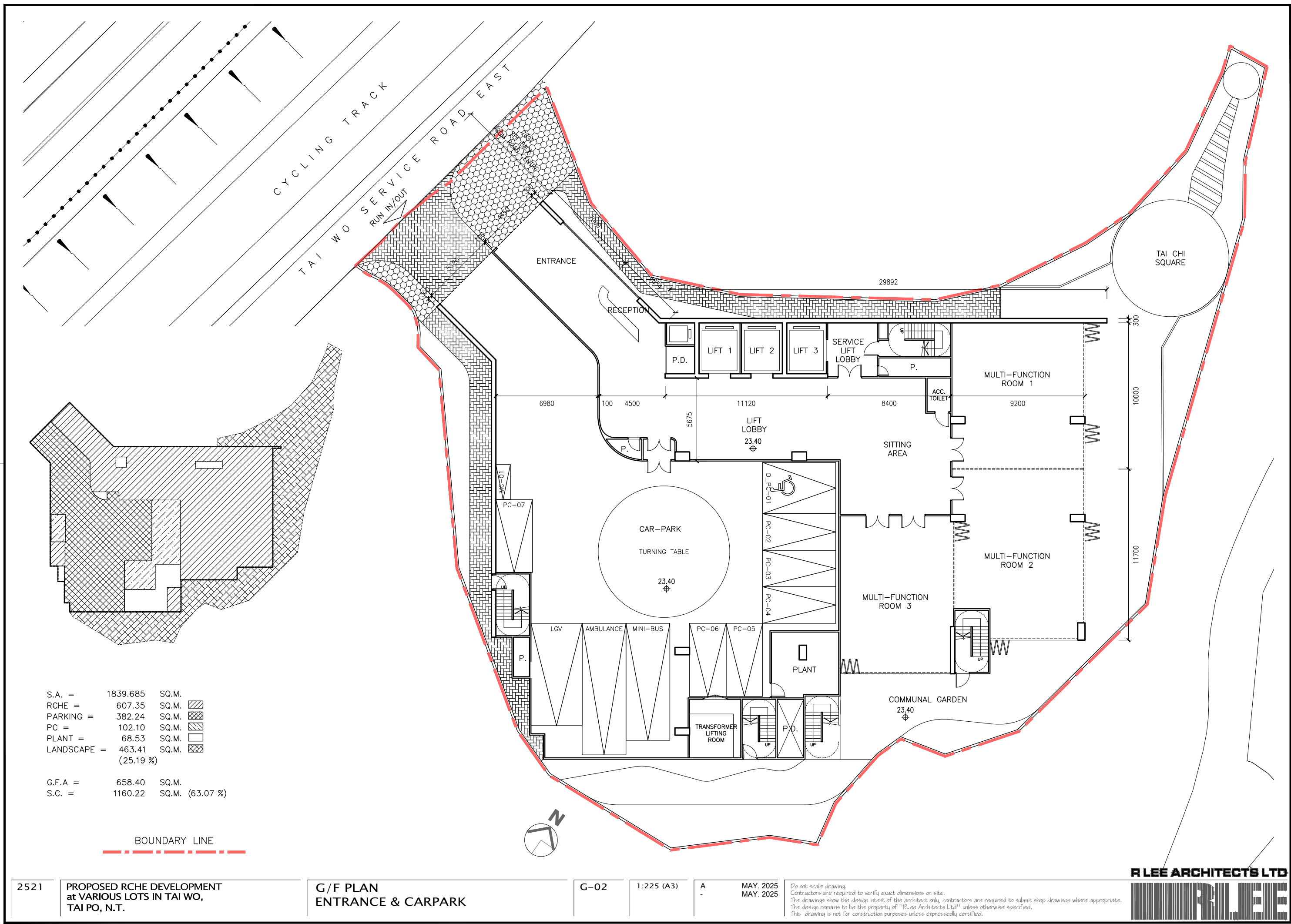
Parking Spaces :

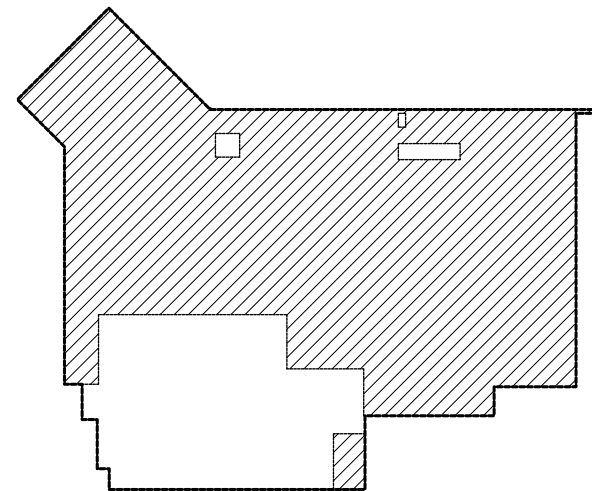
No. of LGV (3.5m x 7m x 3.6m H.)	:	1 Nos.
No. of Minibus (3m x 8m x 3.6m H.)	:	1 Nos.
No. of Private Car Parking (2.5m x 5m x 2.4m H.)	:	6 Nos.
No. of Accessible Private Car Parking (3.5m x 5m x 2.4m H.)	:	1 Nos.
No. of Motorcycle Parking (1m x 2.4m x 2.4m H.)	:	1 Nos.
No. of Ambulance (3m x 9m x 2.6m H.)	:	1 Nos

BOUNDARY LINE



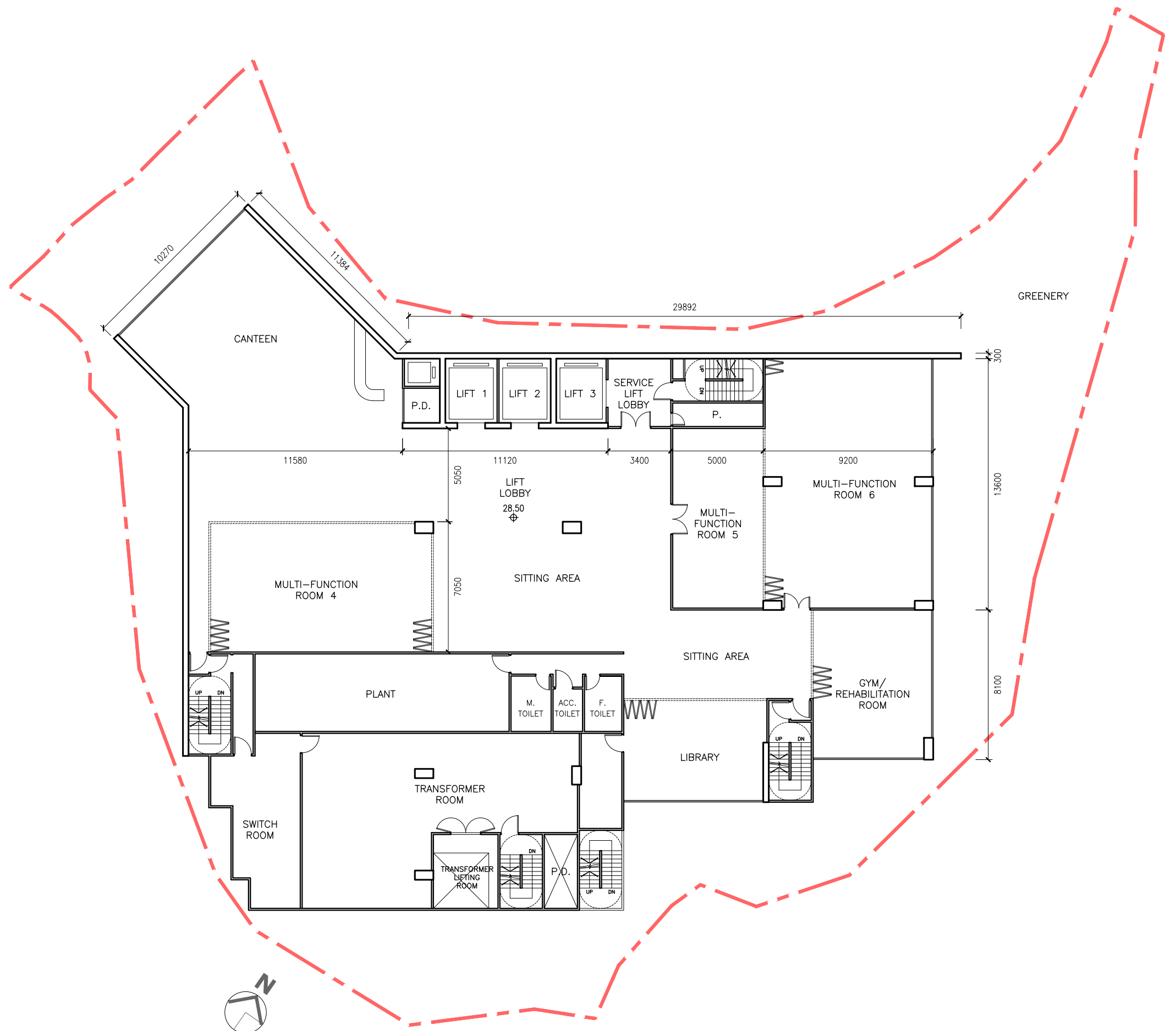
NO. OF BED						
FLOOR	NO. OF STOREY	DORM & SUITE		ISOLATION ROOM		STAFF
		EACH FLOOR	SUB-TOTAL	EACH FLOOR	SUB-TOTAL	
2/F-4/F	3	49	147	1	3	0
5/F-7/F	3	45	135	1	3	0
8/F	1	0	0	0	0	5
TOTAL		282		6		5





S.A. =	1839.685	SQ.M.	
RCHE =	891.75	SQ.M.	
PLANT =	268.47	SQ.M.	
G.F.A. =	891.75	SQ.M.	
S.C. =	1160.22	SQ.M.	(63.07 %)

BOUNDARY LINE



2521

PROPOSED RCHE DEVELOPMENT
at VARIOUS LOTS IN TAI WO,
TAI PO, N.T.

1 / F PLAN
COMMON FACILITIES

G-03

1:225 (A3)

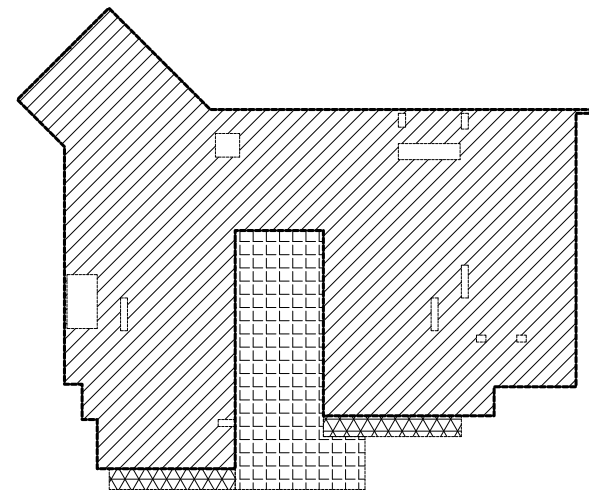
A

MAY. 2025
MAY. 2025

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S.A. =	1839.685	SQ.M.	
RCHE =	953.28	SQ.M.	
PLANT =	27.28	SQ.M.	
BALCONY	34.57	SQ.M.	
COMMUNAL =	157.71	SQ.M.	
GARDEN			
G.F.A =	953.28	SQ.M.	
S.C. =	980.56	SQ.M. (53.30 %)	

BOUNDARY LINE



2521

PROPOSED RCHE DEVELOPMENT
at VARIOUS LOTS IN TAI WO,
TAI PO, N.T.

2/F PLAN
RCHE

G-04

1:225 (A3)

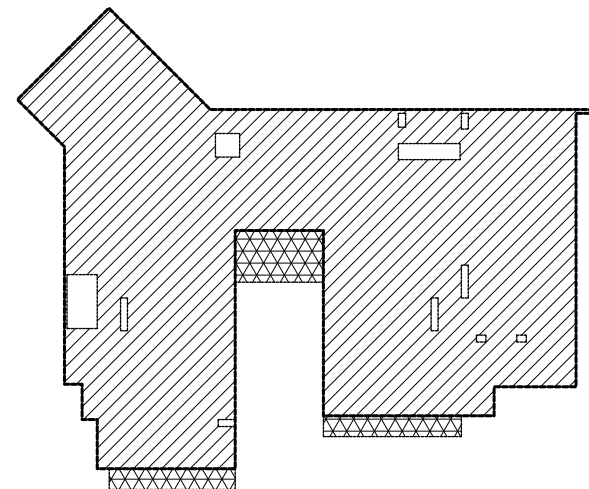
A

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RCHE =	953.28	SQ.M.	
PLANT =	27.28	SQ.M.	
BALCONY	63.27	SQ.M.	
G.F.A =	953.28	SQ.M.	
S.C. =	980.56	SQ.M.	(53.30 %)

BOUNDARY LINE



2521

PROPOSED RCHE DEVELOPMENT
at VARIOUS LOTS IN TAI WO,
TAI PO, N.T.

3/F - 4/F PLAN
RCHE

G-05

1:225 (A3)

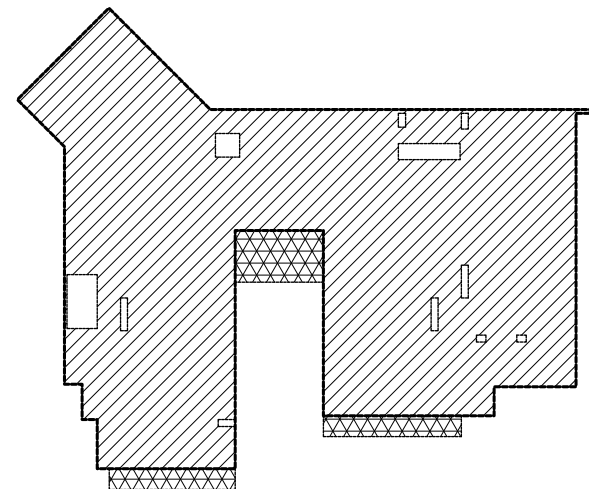
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S.A. =	1839.685	SQ.M.	
RCHE =	953.28	SQ.M.	
PLANT =	27.28	SQ.M.	
BALCONY	63.27	SQ.M.	
G.F.A =	953.28	SQ.M.	
S.C. =	980.56	SQ.M. (53.30 %)	

BOUNDARY LINE



2521

PROPOSED RCHE DEVELOPMENT
at VARIOUS LOTS IN TAI WO,
TAI PO, N.T.

5/F - 7/F PLAN
RCHE

G-06

1:225 (A3)

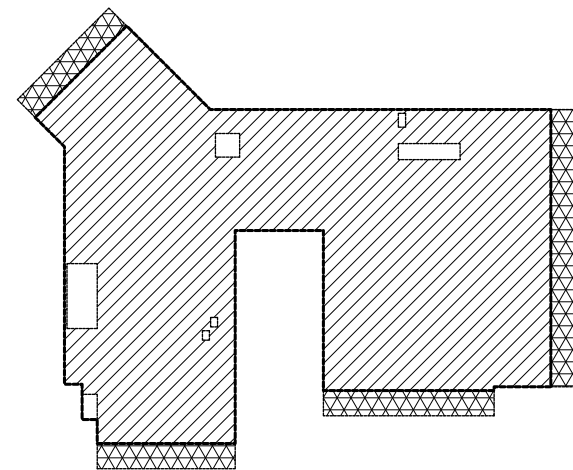
A

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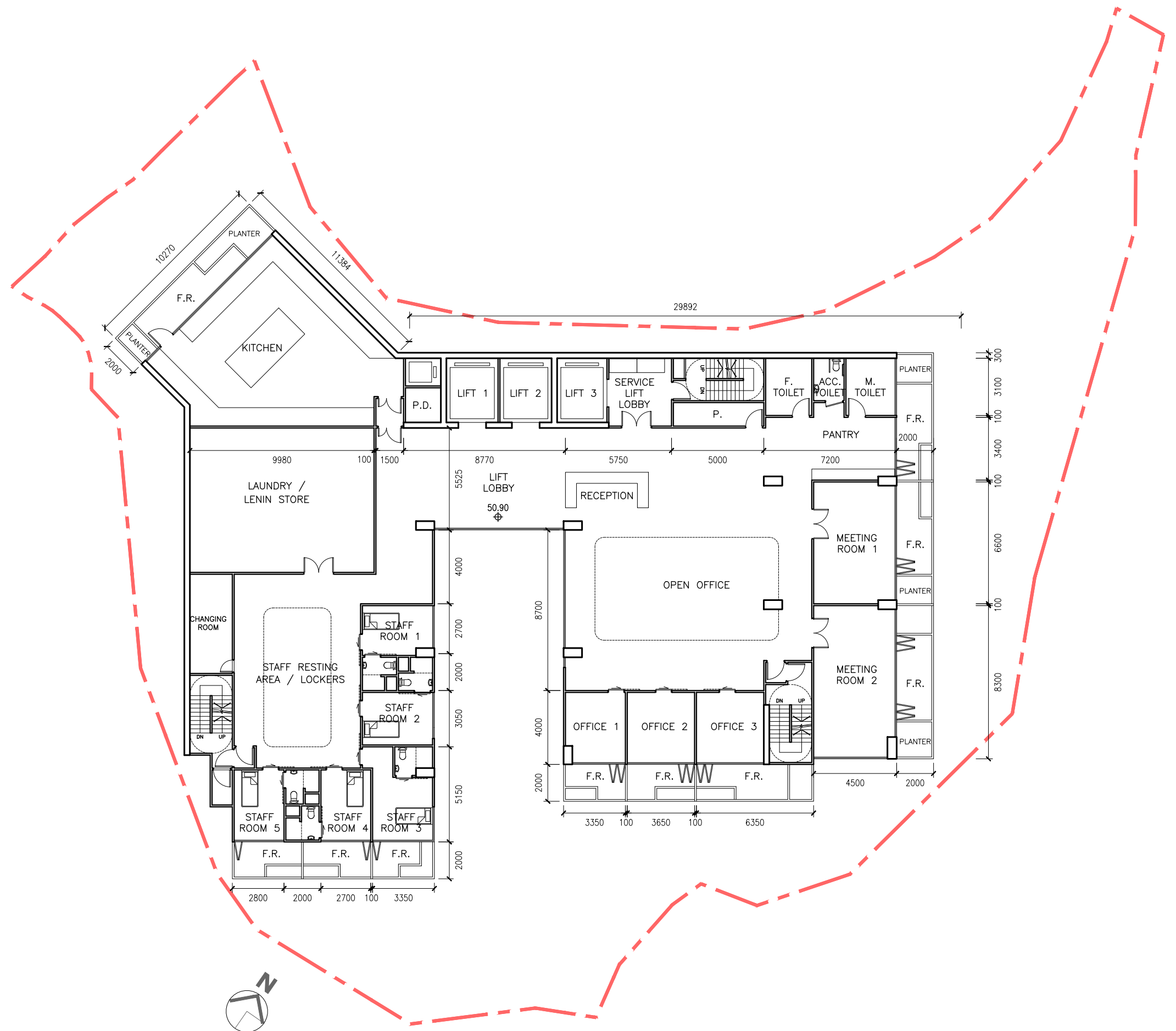
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S.A. =	1839.685	SQ.M.	
RCHE =	840.51	SQ.M.	
PLANT =	26.06	SQ.M.	
FLAT ROOF =	113.54	SQ.M.	
G.F.A =	840.51	SQ.M.	
S.C. =	866.57	SQ.M. (47.10 %)	

BOUNDARY LINE



2521

PROPOSED RCHE DEVELOPMENT
at VARIOUS LOTS IN TAI WO,
TAI PO, N.T.

8/F PLAN
MANAGEMENT OFFICE

G-07

1:225 (A3)

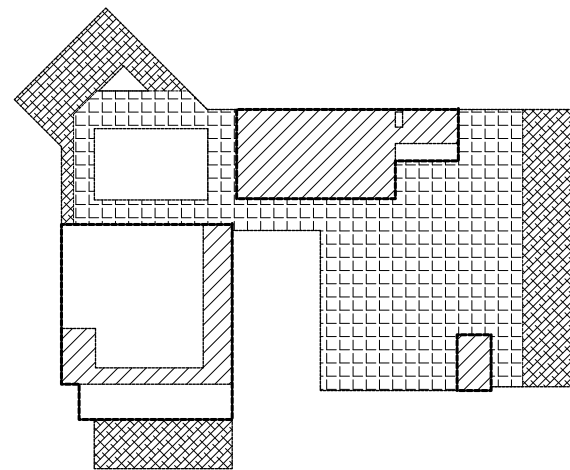
A

MAY. 2025
MAY. 2025

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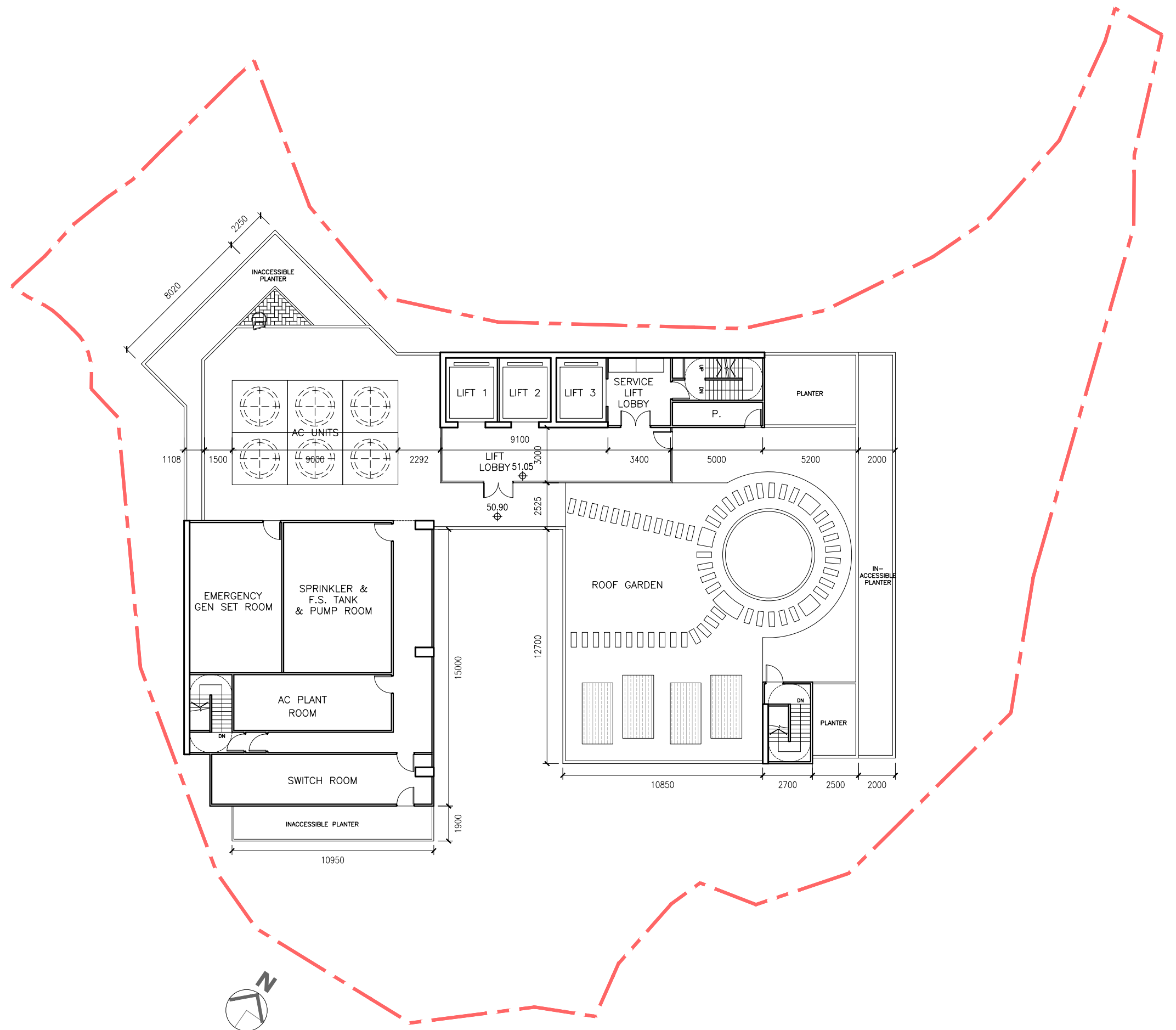
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S.A. =	1839.685	SQ.M.	
RCHE =	166.12	SQ.M.	
PLANT =	161.11	SQ.M.	
ROOF GARDEN =	379.71	SQ.M.	
INACCESSIBLE =	191.23	SQ.M.	
PLANTER			
G.F.A =	166.12	SQ.M.	
S.C. =	327.23	SQ.M. (17.79 %)	

BOUNDARY LINE



2521

PROPOSED RCHE DEVELOPMENT
at VARIOUS LOTS IN TAI WO,
TAI PO, N.T.

ROOF PLAN
ROOF GARDEN

G-08

1:225 (A3)

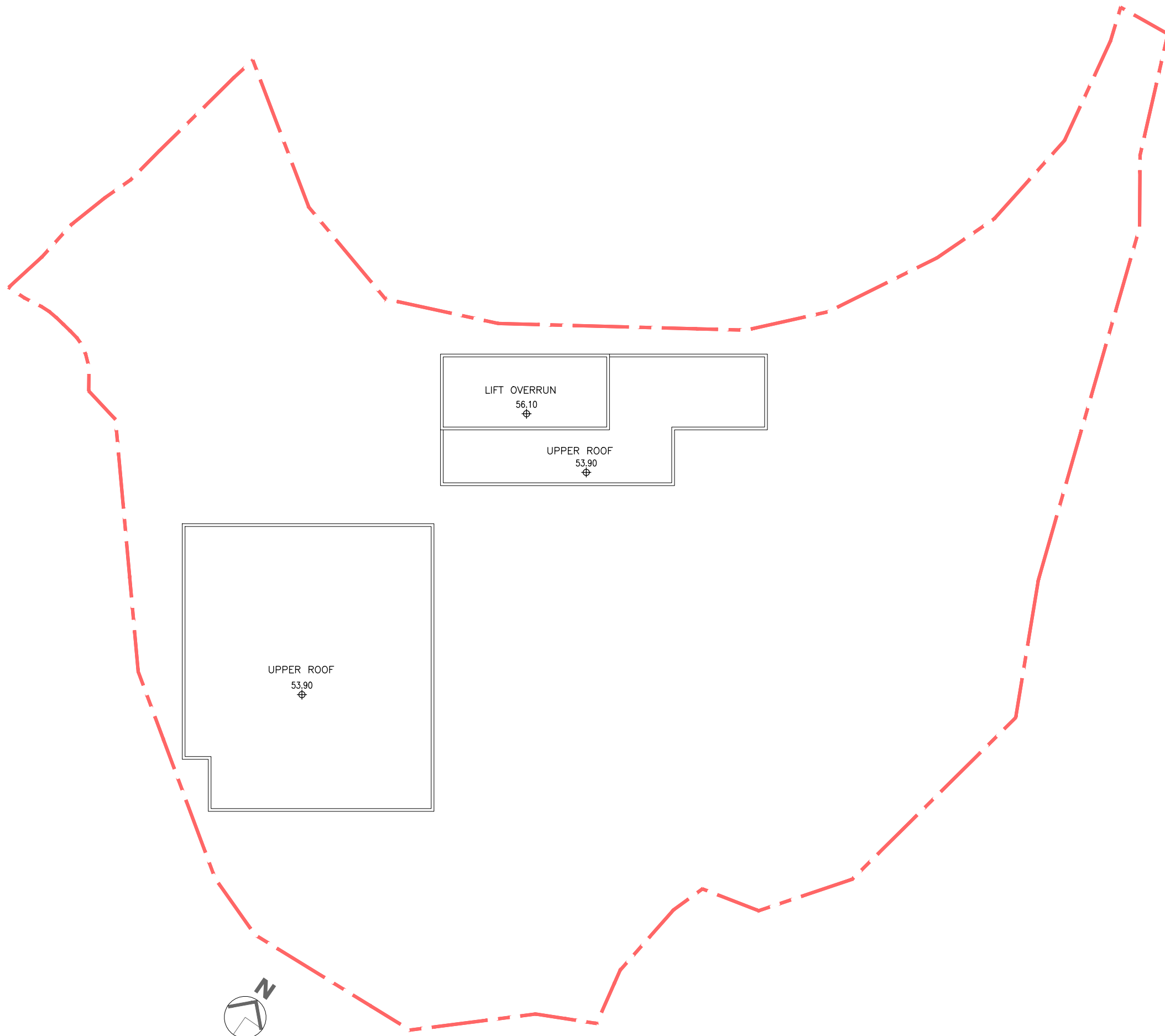
A

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BOUNDARY LINE



2521

PROPOSED RCHE DEVELOPMENT
at VARIOUS LOTS IN TAI WO,
TAI PO, N.T.

UPPER ROOF PLAN

G-09

1:225 (A3)

A

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MAY. 2025

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FIGURE 6

Availability of Public Transport
in the Vicinity

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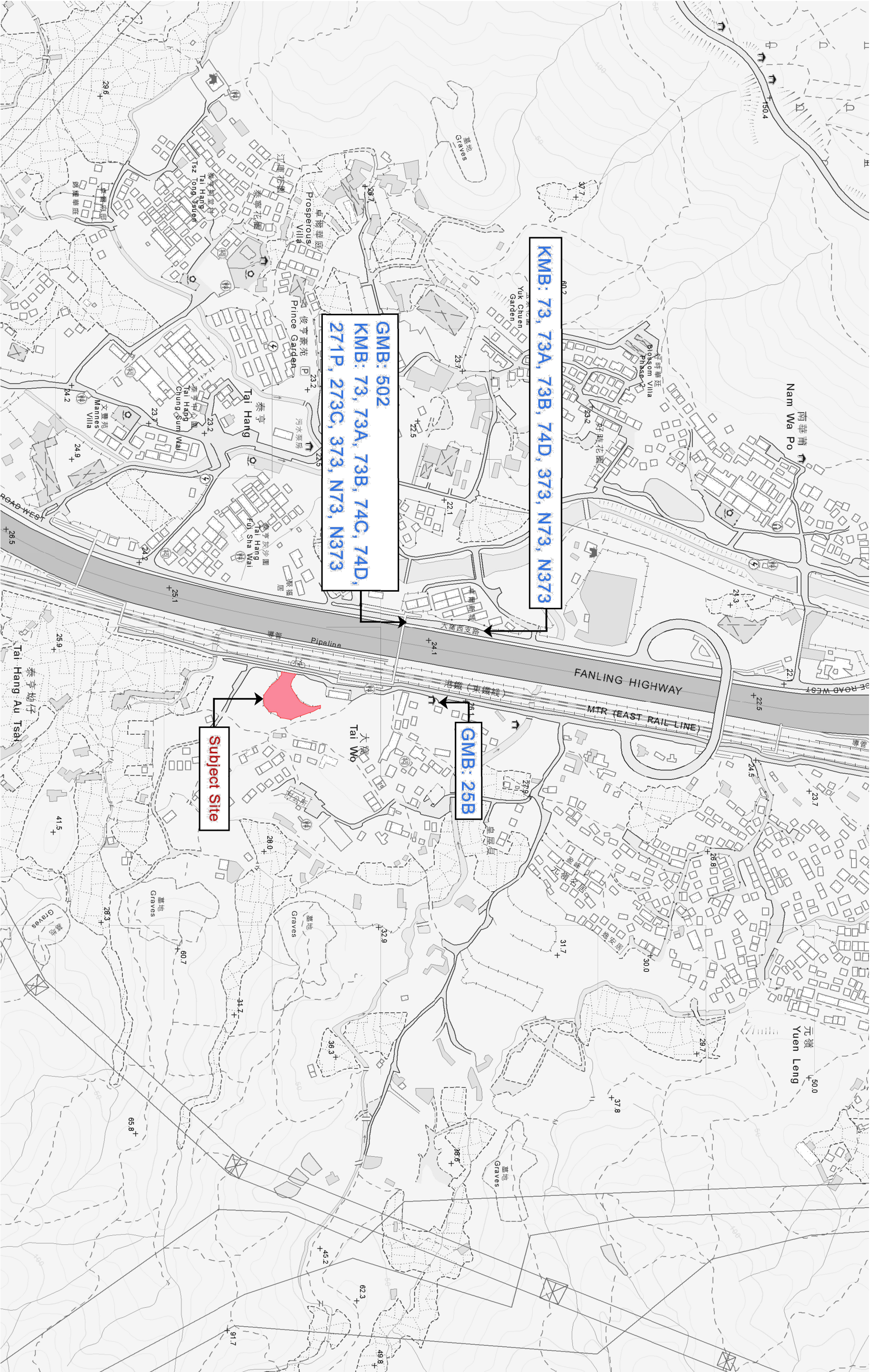


FIGURE 7

Conceptual Design

*PROPOSED REZONING FROM "AGR" TO "G/IC"
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Tai Wo, Tai Po, N.T.*

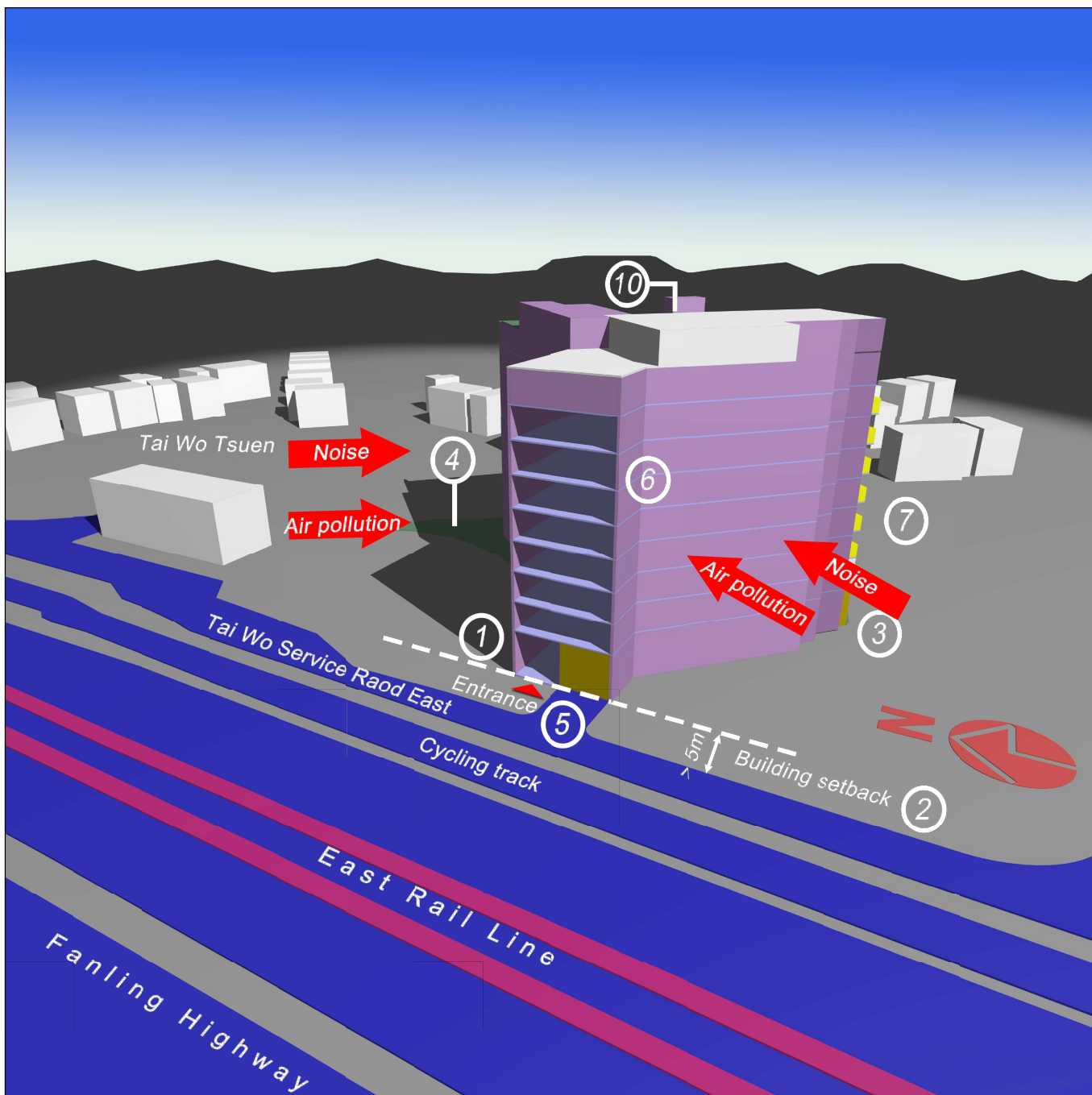


FIGURE NO.

7a

TITLE

VIEW FROM N-E

N.T.S. (A4)

MAY. 2025

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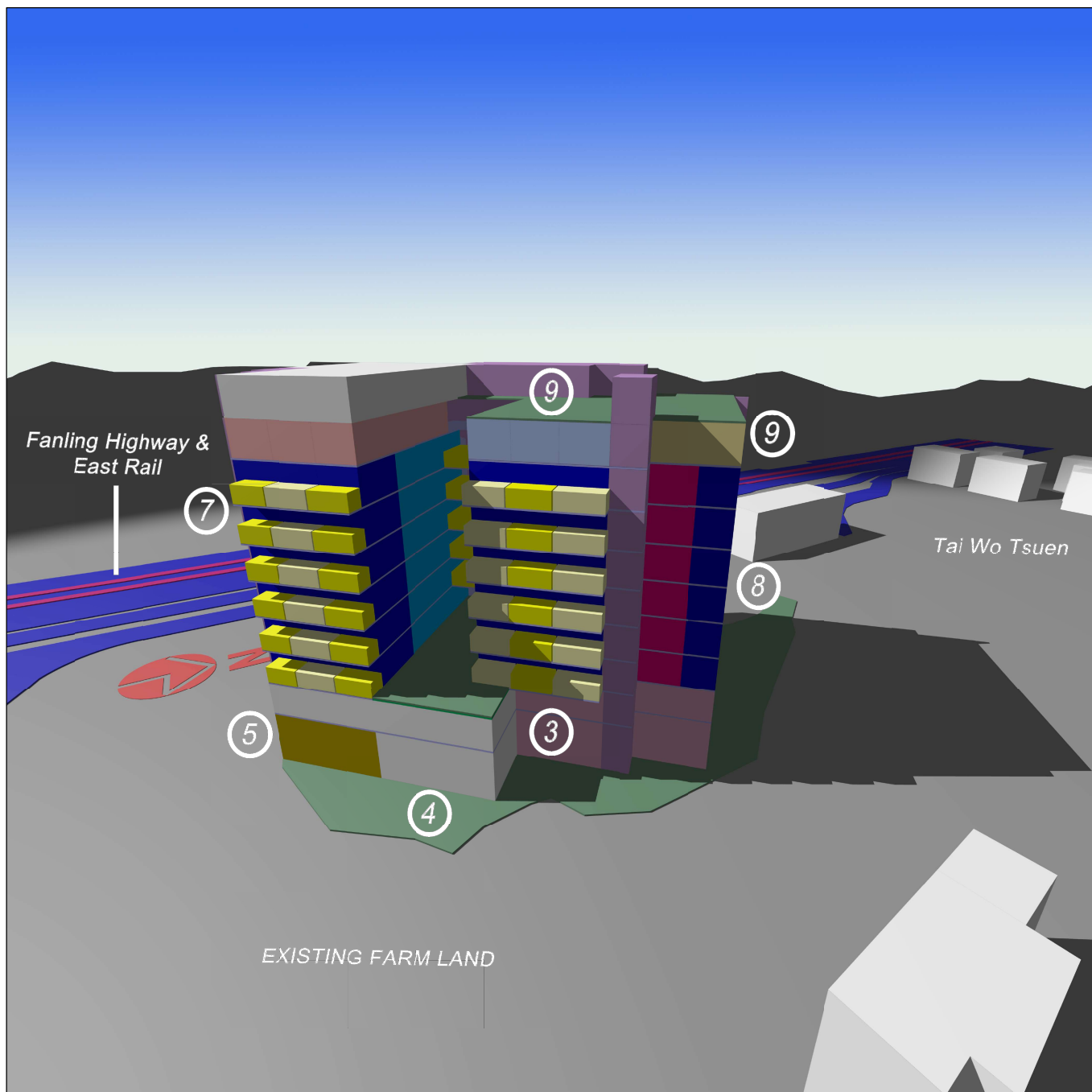


FIGURE NO.

7b

TITLE

VIEW FROM N-W

N.T.S. (A4)

-

MAY. 2025

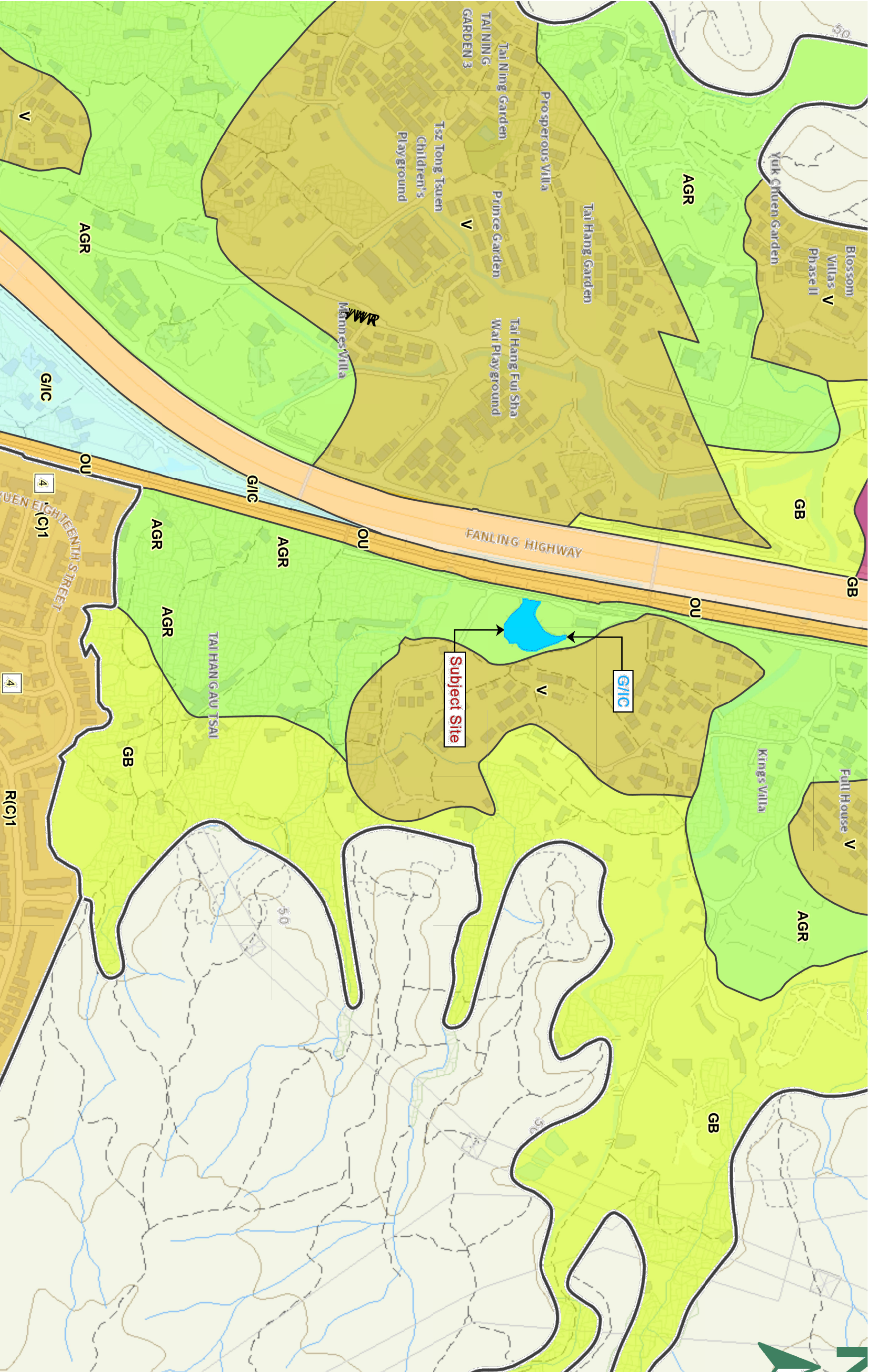
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FIGURE 8

Proposed Amendment to the OZP

*PROPOSED REZONING FROM "AGR" TO "G/IC"
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2521 PROPOSED RCHE DEVELOPMENT
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TAI PO, N.T.

PROPOSED REZONING

FIG.8 1:4000 (A3) - APR 2025

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GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.