

APPENDIX 4

Landscape Master Plan

*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.*

R LEE ARCHITECTS LTD



CONTENTS

Page

1.0	Introduction	1
2.0	Existing Site Condition	2
3.0	Proposed RCHE Development	3-5
4.0	Landscape Design Proposal	6
5.0	Landscape Design Objectives	7
6.0	Open Space	8
7.0	Green Coverage	9
8.0	Landscape Design Components	10-13
9.0	Soft Landscape Design Elements	14-20
10.0	Landscape Management and Maintenance	21-22

Figure

- 1 Location Plan
- 2 Proposed RCHE Design
- 3 G/F Conceptual Landscape Plan
- 4 2/F Conceptual Landscape Plan
- 5 2/F-4/F Conceptual Landscape Plan
- 6 5/F-7/F Conceptual Landscape Plan
- 7 8/F Conceptual Landscape Plan
- 8 Roof Conceptual Landscape Plan
- 8a Conceptual Landscape Master Plan
- 9 Detail Sections
- 10 Open Space Calculation
- 11 Green Coverage Calculation
- 12 Vertical Greening – Modular System

1.0 Introduction

- 1.1 The Landscape Master Plan is prepared and submitted in support of the S12A application for a proposed amendment to the approved Kau Lung Hang Outline Zoning Plan ("the approved OZP") No. S/NE-KLH/11.

The proposed amendment is to rezone a Site from "AGR" to "G/IC" zone to facilitate the development of a proposed RCHE.

- 1.2 The Application Site locates at Lot No. 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 and adjoining Government Land in D.D. 7, Tai Wo, Tai Po, N.T. (*Figure 1 refers*).
- 1.3 The Floor Plans of the proposed RCHE is attached for reference per *Figure 2*.
- 1.4 The Indicative Landscape Master Plans for the future Development is presented in *Figure 3 to Figure 9*.

2.0 Existing Site Condition

- 2.1 The application site with an area of Approx. 1,839.7m² and is accessible from "Tai Wo Services Road East" at level +23.4 mPD by the West.
- 2.2 The Access Road is an unleased and unallocated Government Land maintained by HAD. Alongside to its West is an existing Cycle Track, next to the Cycle Track is the MTR East Rail Line and further next lies the "Fanling Highway". Row of Noise Barriers are provided along the side to mitigate the Noise.
- 2.3 The Access Road is fitted with Lamp Posts, Public Drains and Sewers. It is connected to the "Tai Wo Services Road West" to the other side of "Fanling Highway" by a Flyover to the North, where a lot of Public Transport are provided.
- 2.4 The "V" zone adjacent to the Site lies the "Tai Wo Tsuen", and to the North lies the "Yuen Leng Tsuen". Those are groups of well-developed Village Houses. Across the "Fanling Highway" to the West are numerous groups of Village Houses in "Nam Wah Po" and "Tai Hang Garden". There is a nice natural Hillside beyond "Tai Wo Tsuen" to the East.
- 2.5 By closely adjoining a "V" zone to the East, the Site possesses similar features and settings as a "V" zone.
- 2.6 The existing Site is abandoned Farmlands and are paved by Concrete for easy maintenance. There is NO additional compensatory planting required for the proposed development as there is NO tree exists on Site.
- 2.7 The incorporation of Landscaping to the Development would benefit the neighbours and would further enhance the Environment once completed.

3.0 Proposed RCHE Development

- 3.1 The proposed RCHE Development is of 9 storeys high, with lower 6 storeys (2/F to 7/F) to be served as RCHE Dormitories. The Floor Level of 7/F at +47.40 is within 24m from Ground Floor, which comply with relevant Regulation. *(Figure 2 refers)*

A range of Dormitory sizes from Shared Rooms with individual privacy to premium Rooms with accessible Balconies are provided on 2/F to 4/F (3 storeys). Individual self-contained Suites with accessible Balconies are provided on 5/F to 7/F (3 storeys) facing the South-East. Those are the best location to receive sunshine and breeze.

- 3.2 Central Common Balconies are provided on all floors facing the Lift Landings. Those provide extra opportunity for all Residents to communicate, to enjoy sun light and semi outdoor environment.

- 3.3 A range of Common Facilities like Sitting Area and Combinable Multi-function Rooms locate on G/F, next to a generous Entrance Lobby (at level +23.40).

- 3.4 Loading/ Unloading of Goods and Passengers are provided adjacent to the Entrance Lobby. Plenty of Greenery, Garden, Outdoor Exercise and Sitting-out Spaces are also planned on various outdoor areas on G/F.

3.0 Proposed RCHE Development (Cont'd)

- 3.5 The Floor above the Dormitories (8/F) is designed for supportive functions like Administration Office, Meeting/ Interview Rooms, Kitchen, Laundry and Linen Stores, etc.
- 3.6 5 Staff Quarters are provided for Staffs on 8/F so that overnight or shift Staffs could provide more timely services to the Elderly in case needed.
- 3.7 Other than Mandatory Plant Rooms, the Top of the Building on Roof Floor (at level +54.40) is designed as an Open Roof Garden for the Leisure of the Staffs and Visitors. It also serves to provide Roof Greenery according to SBDG.
- 3.8 The proposed RCHE is scheduled to be completed by end 2030.

3.9 The GFA allocation is tabulated as below:

Site Area		: 1,839.685 m ²	19,802.369 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%	
Maximum Gross Floor Area		8,276.46 m ²	89,087.82 ft ²
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	953.28 m ² x 3 storeys =2,859.84 m ²	49 no. of beds for Dorm & Suite, 1 no. of bed for Isolation Room each floor
5/F – 7/F	RCHE	953.28 m ² x 3 storeys =2,859.84 m ²	45 no. of beds for Dorm & Suite, 1 no. of bed for Isolation Room each floor
8/F	RCHE	840.51 m ²	5 no. of beds for staff quarter
R/F	SKY GARDEN	166.12 m ²	
TOTAL		8,276.46 m²	282 no. of beds for Dorm & Suit, 6 no. of bed for Isolation Room, 5 no. of beds for staff quarter

3.9 The GFA allocation is tabulated as below:

Parking Spaces:(Loading/ Unloading)	
No. of LGV (Loading/ Unloading)	1 Nos.
No. of Minibus (Loading/ Unloading)	1 Nos.
No. of Private Car Parking	6 Nos.
No. of Accessible Private Car Parking	1 Nos.
No. of Motorcycle Parking	1 Nos.
No. of Ambulance (Loading/ Unloading)	1 Nos.

Please refer to **Figure 2** for the Proposed Development

4.0 Landscape Design Proposal

4.1 The Conceptual design of the Landscape Master Plan is illustrated as per *Figure 3* to *Figure 9a*.

4.1.1 Figure 3 : G/F Conceptual Landscape Plan

4.1.2 Figure 4 : 2/F Conceptual Landscape Plan

4.1.3 Figure 5 : 2/F-4/F Conceptual Landscape Plan

4.1.4 Figure 6 : 5/F-7/F Conceptual Landscape Plan

4.1.5 Figure 7 : 8/F Conceptual Landscape Plan

4.1.6 Figure 8 : Roof Conceptual Landscape Plan

4.1.7 Figure 8a : Conceptual Landscape Master Plan

4.1.8 Figure 9 : Detail Sections

4.1.9 Figure 9a : Views of Vertical Greenery

4.2 The captioned Figures aim to introduce future landscape expectation and perspectives, providing a sense of the relationship between the landscape and Architecture to present the high quality and diverse open space and green coverage for the user.

4.3 The landscape design proposal will introduce the main concept followed by a brief of the landscape element planning with thoughtful arrangement with hard and soft landscape and components.

5.0 Landscape Design Objectives

5.1 The main design objectives for the landscape are listed below:

Propose a distinctive luxury landscape that is specially designed for elderly use.

Integrate the visual context of the development and preview the new look of the site and architecture.

Soften the visual impact for the surroundings with vegetation screening

Balancing the Green coverage and Open Space for the user to maximize the potential of the outdoor space

Adapting to the thermal climate of Hong Kong and ensuring the outdoor area is comfortable for the user through reasons in Hong Kong.

6.0 Open Space

- 6.1 As illustrated in **Figure 10**. The proposed development has provided a required amount of open space in accordance with the requirement of Hong Kong Planning Standard and Guidelines (HKPSG) with 1m² per user for the proposed development. The components and facilities in the open space satisfy the requirement of the elderly and are easy to be managed by the staff.
- 6.2 Approx. 282 beds will be provided in the captioned development which indicates equal to the population of the development. **Figure 10** shows the scheme will provide not less than 1,204.16 m² of open space for the resident which satisfies the requirement of HKPSG and the needs of future residents.
- 6.3 All the landscaping and open space within the site boundary would be constructed, managed, and maintained by the developer and relevant authorities after the completion of the Defects Liability Period and Establishment Period.
- 6.4 Individual Balconies are provided for premium Rooms. In addition, a communal common Balcony is provided on all Floors to serve all the Residents. Those would create a comfortable Outdoor Living Space, with reasonable portion under shade for the Elderly.

Planters are also provided by the side for extra enjoyment.

7.0 Green Coverage

- 7.1 The Site Area of the proposed development does not conform to the minimum size requirement to provide Greenery coverage in the building. However, in order to improve the environmental quality of the urban space and open space, we are pleased to offer Greenery Space in accordance with the requirement for the development of 1000 m² - 2000 m² site area as detailed in Buildings Department Practice Notes PNAP APP-152, Sustainable Building Design Guidelines; and DEVB Technical Circular (Works) No. 3/2012. The design has included a minimum of 10% Greenery in the Primary Zone (15 m above main street level) and a total of 20% coverage.
- 7.2 The site area of the Proposed Development is 1,839.685 m². Total green coverage provided is 623.61 m² which is not less than 367.937 m², with 219.05 m² provided in Primary Zone which is not less than 183.969 m² as required. **Figure 11** shows the location and amount of the Greenery Coverage.
- 7.3 Some greenery may extend to the covered area in order to maintain the consistency of the greenery view. Those species would be carefully selected in order to live in both outdoor and covered conditions.
- 7.4 Only Vertically uncovered Greenery Space has been counted as Green Coverage.

8.0 Landscape Design Components

8.1 The following description of the Components aim to improve the user experience for the potential user, staff, and visitor for the proposed development and minimize the visual impacts via various vegetation planting and greenery coverage. Facilitates and spaces are all accessible, barrier-free, and elderly-friendly to ensure the feasibility.

8.2 The Proposed Landscape design should refer to **Figure 3** to **Figure 9** and including several main components detailed as follow:

①-The Entrance Landscape

8.3 Soft Landscaping are proposed on both sides of the Building Entrance. It aids to soften the approach and to reduce the visual impact of the building.

②-Building Setback and Widened Pedestrian Pavement

8.4 The building is setback from the Access Road for 5m at the Entrance. By doing so, the Users would be facilitated and be more accessible with any equipment passing by. The pavement also provides a safer and independent path to separate pedestrian from vehicles.

③-Tai Chi Circle

8.5 A Tai Chi Circle is proposed to the North-East Corner, which is a transient place suitable for Tai Chi exercise.

④-Stone Pebble Path

- 8.6 A Stone Pebble Path along the South-East Side is ideal for everyday walking exercise to improve the body circulation.

⑤-Outdoor Fitness Equipments

- 8.7 A series of Outdoor Fitness Equipments at the North-East corner are built for those Elderly of greater mobility and require more vigour fitness exercise.

⑥-Tranquility Seating Place

- 8.8 The North-East Corner is also surrounded by wooden benches for sitting out purpose. The space provides a private space for the resident & their family to enjoy landscape view and social activities. Those space could be accessed from Indoor Multi-Function Rooms directly during semi-outdoor functions.

⑦-Accessible Parking

- 8.9 The Car Park provides extra space for the loading/unloading bay & Accessible Parking for visitor and resident, which complies with The Technical details and design on parking for drivers with disabilities in Volume 6 Chapter 8 of TPDM and the third schedule to the Building (Planning) Regulation (Cap 123F).
- 8.10 Signage clearly indicates the exact locations of the designated parking spaces for users for all the circulation. The signage will not be obscured and can be seen from the driver's seat.

⑧-Group Exercise Area

- 8.11 An Open Space on 2/F is planned as a Group Exercise Area. It is the place where Residents could group together to carry out daily exercise.

⑨-Individual Balconies

- 8.12 Individual Balconies are provided for premium Rooms and Suites. They are directly accessible from indoor. They are covered and will provide a semi-outdoor space which is ideal for those who enjoy daily fresh air during sitting out.
- 8.13 Mini Flower Planter located by the side of the Balconies intends to soften the building form and enhance view for individual resident. Flower aims to reduce the anxiety of the resident when they require to stay alone. All the vegetation planted in the flower planter are designed to be slightly higher than the parapet of the Suite to ensure the user can easily notice the greenery through the window at the same level.

⑩-Common Balcony

- 8.14 A Common Balcony is placed on every floor, it is directly facing the Lift Landing where it could easily direct people's view to the outdoor. All Residents are welcomed to enjoy the breeze and sunlight in these semi-outdoor space.

⑪-Roof Garden on R/F

- 8.15 The Roof Garden is a large outdoor area for user entertainment and space for events & activities. Being on the topmost floor, the Roof Garden maintain great advantages of non-distractive sight view and fresh air ventilation. Users can enjoy high-quality views and the equipment in their accommodation experience.

⑫-Urban Farming

- 8.16 The Farming area is located in the middle of the Roof Garden. The 300m soil layer for farming would be sunken to ensure the user remains accessed at the same level as other sections of the Roof Garden. Four deeper planters will also be provided for the diversity of vegetation planting experiences in urban farming. Both Farming and its products can consequence a better communication and social relationship for the resident to support their mental and psycho-health during accommodation.

⑬-Building Setback

- 8.17 The Building is designed to setback on high floors, from 8/F upwards. They aid to reduce the massing of the Building and they are planted with shrubs and climbers intend to cover naturally part of the Elevations in the long run.

⑭-Vertical Greenery

- 8.18 Vertical Greenery are proposed on high floor of blank walls facing North-West and South-West sides. These aid to soften the Building Profile and at the same time, ensure people could view and enjoy at a distance. Those are illustrated on *Figure 9a* per attached.

9.0 Soft Landscape Design Elements

- 9.1 The proposed planting scheme aims to improve the living environment of the potential RCHE resident with Greenery. All trees can provide a secondary shade for the uncovered area for future use of the equipment mentioned. The use of trees, shrubs, and flowers will also provide a soft enclosure to characterize different open spaces and mark the boundary in a more comfortable way. The soft landscape will simulate a natural environment for the user but at the same time respond to the architecture to embrace both.
- 9.2 Soft Landscape can efficiently reduce the visual impact produced by the newly-built shape, which could benefit the surrounding residential housing by reducing visual impact and the uncomfortable feeling generated by the new development.
- 9.3 The selected vegetation will characterize the primary theme of the proposed environment, providing a colour version of the expectation of all the Greenery Area. The potential planting species will integrate into the architecture for a welcoming environment for the resident with different colours and textures.

Table 1 : Planting Species for Soft Landscapes.

Botanical Name	Size(mm)	Spacing(mm)
Trees (on LG/F Floor only)		
Cinamomum burmannii	Heavy Standard	2,000
Terminalia mantaly	Heavy Standard	2,000
Large Specimen Shrub Species (multi-stem)		
Cascabela thevetia	1500 (h) x 1000 (s)	500
Hibiscus Syriacus	1500 (h) x 1000 (s)	500
Lagerstroemia Indica	1500 (h) x 1000 (s)	500
Murraya paniculata	1500 (h) x 1000 (s)	500
Shrub		
Brunfeisia calycina	300 x 300	250
Caesalpinia pulcherrima	300 x 300	250
Camellia sasanqua 'pink snow'	300 x 300	250
Clerdendrum myricoides ' Ugandense'	300 x 300	250
Dichroa febrifuga	300 x 300	250
Duranta repens 'Golden Leaves'	300 x 300	250
Climber		
Chinese Star Jasmine	600 (1)	1,000
Hong Kong Passion Flower	600 (1)	1,000
Bougainvillea	600 (1)	1,000

Botanical Name	Size(mm)	Spacing(mm)
Ficus microcarpa 'Crassifolia'	1200 x 500	400
Ficus microcarpa 'Golden Leaves'	500 x 500	400
Hibiscus rosa sinensis	500 x 500	400
Ixora coccinea 'Sunkist'	250 x 250	200
Murraya paniculata	300 x 300	250
Schefflera arboricola	600 x 600	500
Tabernaemontana divaricata 'Flore Pleno'	300 x 300	250
Small Shrub Species		
Plumbago auriculata	250 x 200	250
Blechnum orientale	250 x 200	250
Cuphea hyssopifolia	250 x 200	250
Dietes bicolor	250 x 200	250
Lantana montevidensis	250 x 200	250
Nephrolepis exaltata	250 x 200	250
Ground Cover		
Asparagus densiflorus 'Sprengeri'	250 x 200	250
Catharanthus roseus	250 x 200	250
Soleirolia soleirolii (Baby Tears)	250 x 200	250
Syngonium podophyllum	250 x 200	250
Lawn		
Axonopus compressus		

Note: The plant species listed above provide an indication of the future character of the proposed landscape areas only. The design will be subject to review during the detailed design stage of the project. These changes will be reflected in the Landscape Master Plan Submission.

Soil Depth for Greenery Area and Planters

- 9.4 Three soil depths will be applied in the proposed development to ensure adequate soil for the vegetation planted above. The tree planting area will incorporate at least 1200mm depth soil, 600mm depth for shrubs, and 300mm for the lawn excluding the depth of the drainage requirement. Figures 9 & 10 show the different depths of the planter of the proposed development.

Irrigation and Drainage

- 9.5 A Manual system with lockable water points will be installed every 40m for the proposed Irrigation system for the development. The proposed source of water supply will be subject to final approval from the Water Services Department. Sub-soil drainage shall be provided for all planting areas with cellular drainage systems such as "Mira-drain" or an approved equivalent. Figure 10 shows the Diagram of drainage outlet.

Feature Paving

- 9.6 Different paving will be used for aesthetic appearance and to identify different zone on the same level. The pavement on G/F in front of the Entrance Lobby promote the priority of space for pedestrian path while excluding vehicles to avoid accidents. It would be constructed with high-quality materials in feature patterns to respond to the architectural design & function, and to ensure the floor are flattened and easy to access for all residents.

- 9.7 Non-slip paving materials will be utilized at the site and the proposed finishes and materials are summarized below:

Access road and pedestrian pavements: Subtle shades of natural granite and concrete pavers designated to create visual continuity with the adjacent pedestrian pavement whilst creating a distinct identity at the threshold of the development.

Main Gardens: Combination of natural granite, concrete paving, recycled plastic timber decks, and specialist sport surfacing using both formal paving and naturalistic paving for horizontal surfaces building on the design theme for the architectural and landscape schemes.

- 9.8 Wherever possible all landscape areas will cater for multiple use needs including people with impaired ability and access for the disabled in accordance with Building Department's Design Manual Barrier Free Access 2008.

- 9.9 The landscape design considers the requirements of Chapter 6 of the DMBFA for the use of elderly residents whereby the landscape has been designed without steps, thresholds, small ramps, or kerbs, wherever possible. Where changes in level are unavoidable handrails or grab bars will be provided. Floor surface will comply with Division 4. Slip-resistant floor finishes and avoids the use of shiny and reflective floors such as marble, glazed tiles, and the like. Open jointed pavers or aeration paver blocks with uneven or very rough surface will be avoided at external open space.

Planter Walls

- 9.10 Where possible planters will be at-grade however where raised planters are required the planter walls and coping will be clad with the same cladding materials as building external cladding.

Lighting

9.11 The lighting design concept for the landscape areas should be designated to contribute to the quality of the development in nocturnal views, providing an aesthetically pleasing landscape through the highlighting of the landscape elements. All the landscape areas will be provided with sufficient illumination to meet the requirement of lighting standards, particularly for the entrance areas and pedestrian access paths. The lighting concept will include three types of lighting as follows:

- Amenity lighting highlighting feature trees, walls, sculptures, and planting through the use of spotlights and up-lightings;
- Area lighting involving the use of low-level lighting sources such as lighting bollards and recessed wall lights for sitting areas and main landscape spaces designed to avoid glare/light spillage to adjacent properties; and
- General safety lighting with the minimum lux level which will last between midnight and early morning. The covered area on 1/F will last 24 hours to ensure the illumination level of the areas.

Site Furniture

9.12 The landscape design would include the provision of the site furniture including seating. In addition to its functional attributes, it would also contribute to the perceived quality of the landscape. All the seat shall be provided with seating walls and some location shall potentially provide movable seating. These locations are preliminary at this stage being subject to the detailed design of the landscape spaces and their programme for use

Safety Requirement

- 9.13 All outdoor facilities will be designed, constructed, and operated in full compliance with relevant safety standards and guidelines.

10.0 Landscape Management and Maintenance

10.1 Upon completion of the construction works, a 12-months Defects Liability Period (DLP) will be implemented applying to the hard landscape whereby the specialist contractor will be responsible for the maintenance during the first year.

A. Routine Maintenance (Daily - Weekly)

- Rubbish and litter removal
- Sweeping and cleaning
- Water feature cleaning
- Damage inspection, repair of site furniture and light bulb replacement
- Routine management attendance, inspection, and cleaning of surface channels and subsoil drainage, in particular at elevated levels.

B. Annual/ Long-term Maintenance

- Repainting
- Resurfacing of worn pavement
- Replacing worn parts of site furniture, lighting fixtures, and other facilities
- Replacement of damaged landscape furniture

10.2 Similarly, the softworks contractor will be responsible for a 12-month Establishment Period (EP) for the planting after practical completion. This allows a period of time for the proper establishment of the plants and the replacement of any losses.

10.3 At the end of the 12-month DLP/EP, the property owner will be responsible for arrangements to take care of all landscape areas within the development. This includes general tree care and proper tree maintenance in accordance with relevant guidelines promulgated by DEVB.

Tree Risk Assessment

- 10.4 A Tree Risk Assessment for the target area shall be conducted annually in accordance with the 'Handbook in Tree Management' promulgated by the GLTM Section of DEVB.

FIGURE 1

Location Plan

*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.*

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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

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MAY. 2025

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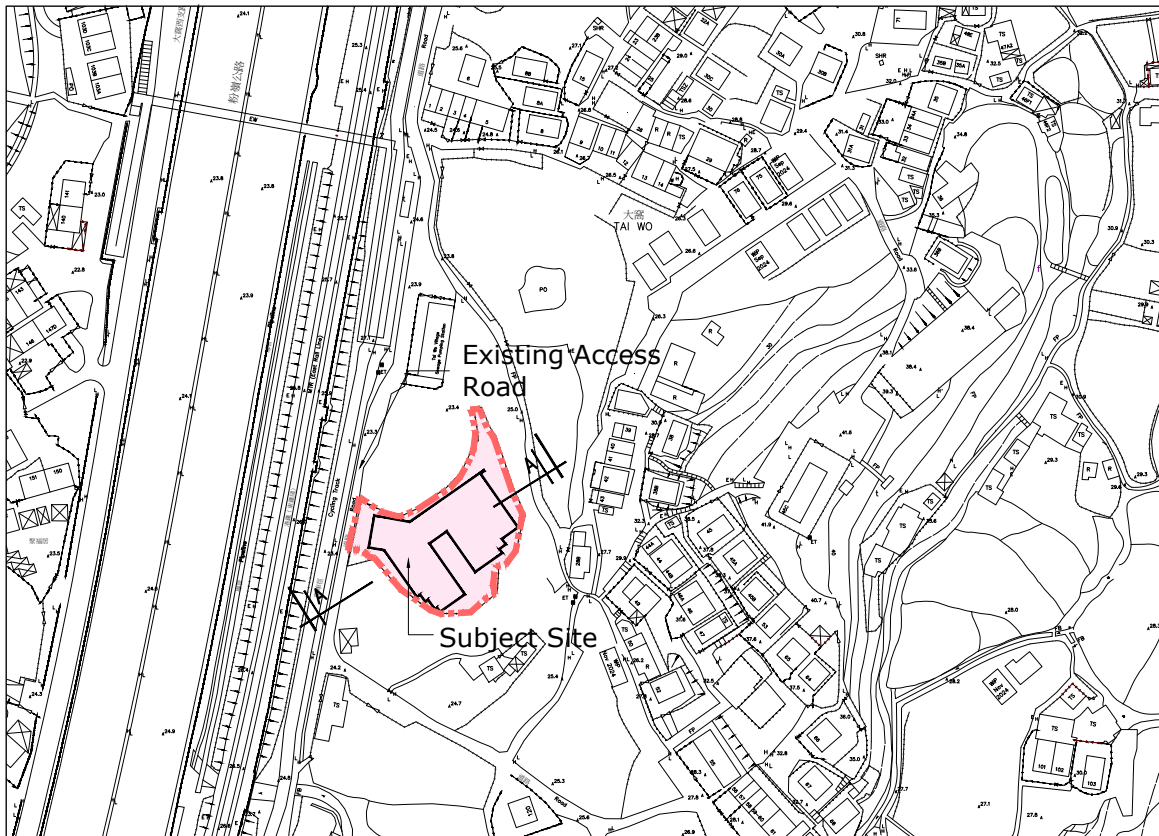
FIGURE 2

Proposed RCHE Design

*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.*

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BLOCK PLAN SCALE – 1:2500

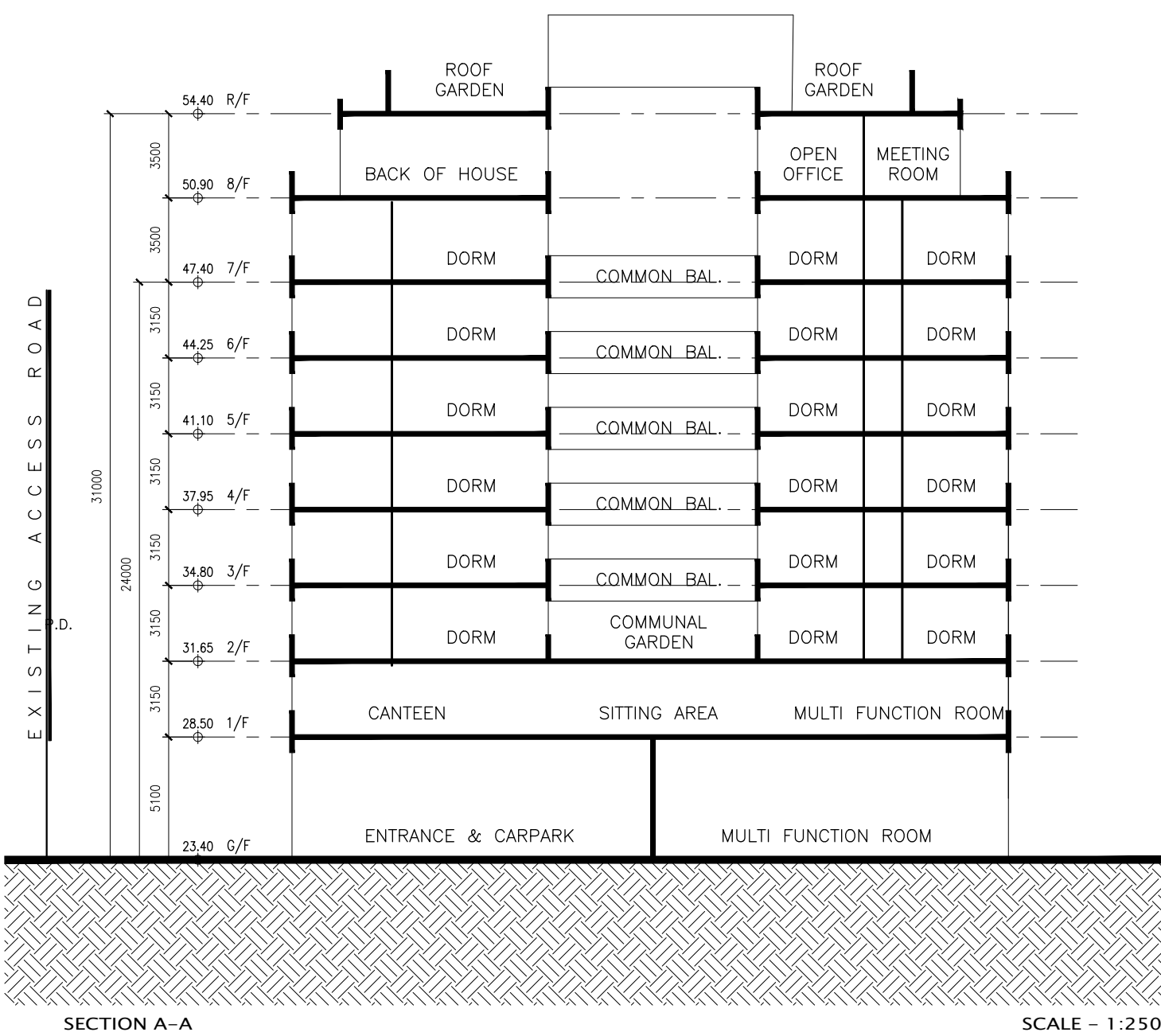
DEVELOPMENT SCHEDULE:

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 m² (89087.82 ft²)	

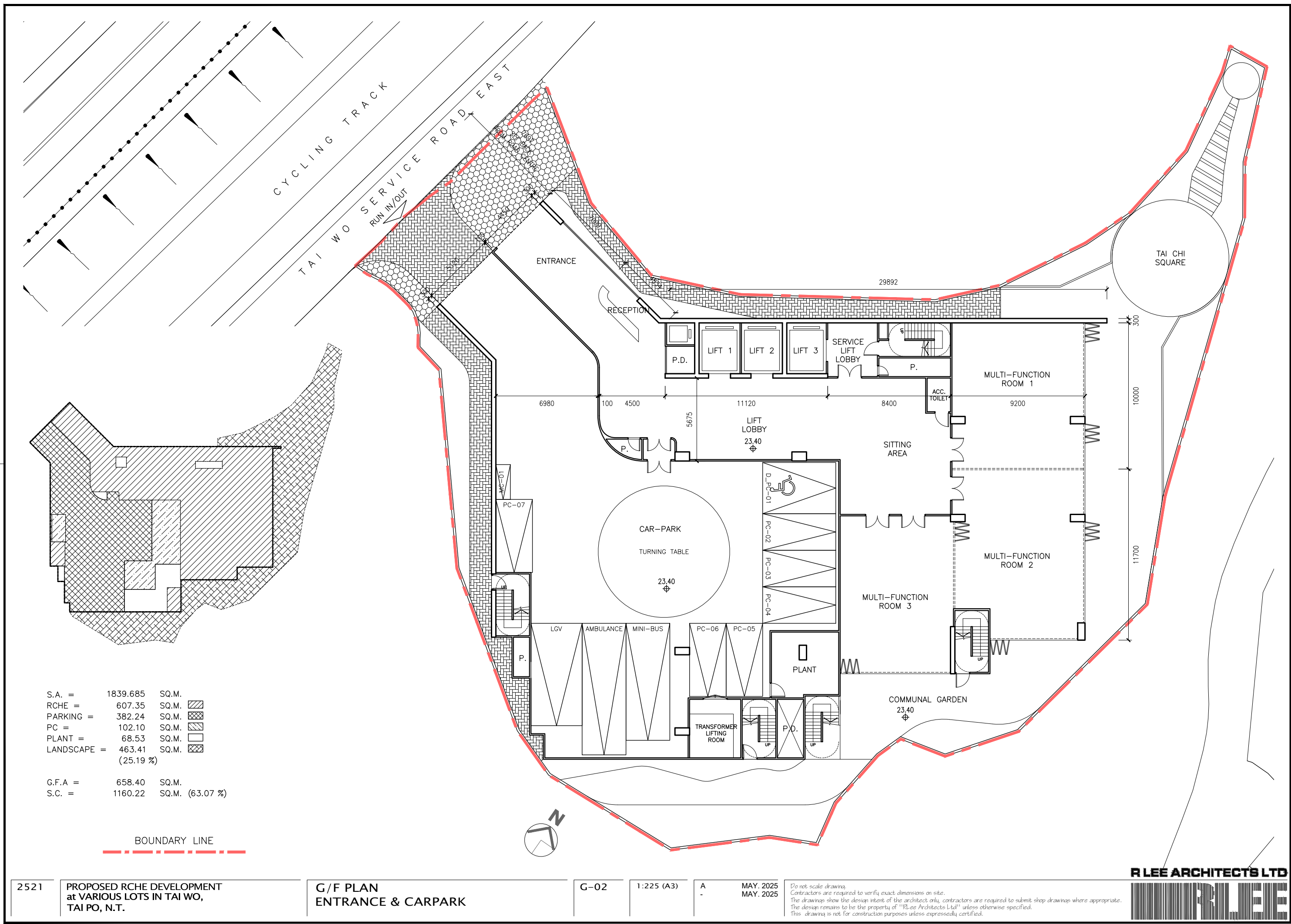
Parking Spaces :

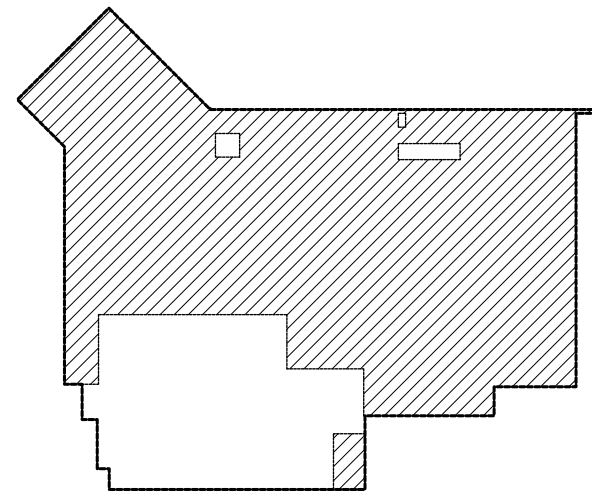
No. of LGV (3.5m x 7m x 3.6m H.)	:	1 Nos.
No. of Minibus (3m x 8m x 3.6m H.)	:	1 Nos.
No. of Private Car Parking (2.5m x 5m x 2.4m H.)	:	6 Nos.
No. of Accessible Private Car Parking (3.5m x 5m x 2.4m H.)	:	1 Nos.
No. of Motorcycle Parking (1m x 2.4m x 2.4m H.)	:	1 Nos.
No. of Ambulance (3m x 9m x 2.6m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

BOUNDARY LINE



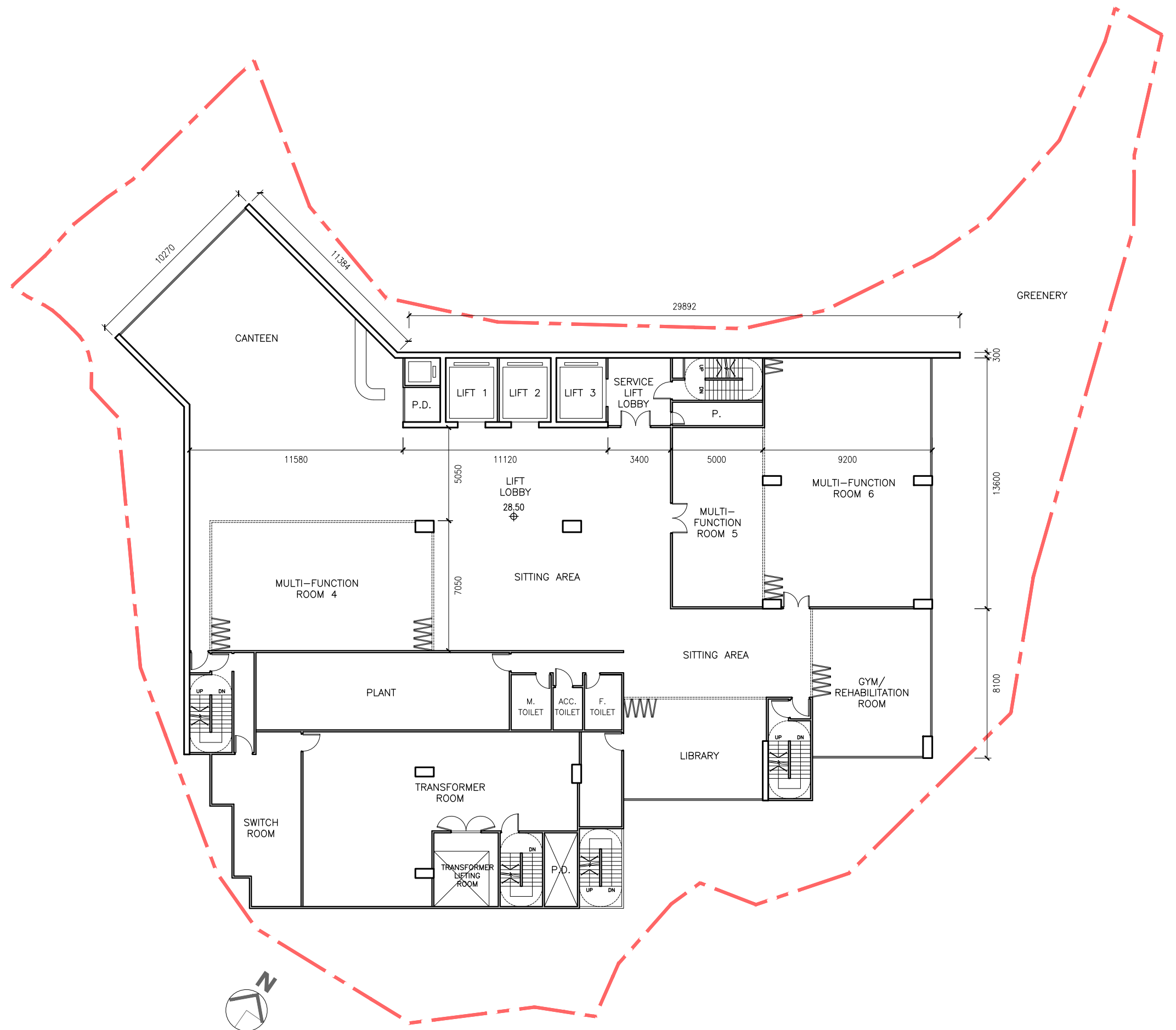
NO. OF BED						
FLOOR	NO. OF STOREY	DORM & SUITE		ISOLATION ROOM		STAFF
		EACH FLOOR	SUB-TOTAL	EACH FLOOR	SUB-TOTAL	
2/F-4/F	3	49	147	1	3	0
5/F-7/F	3	45	135	1	3	0
8/F	1	0	0	0	0	5
TOTAL		282		6		5





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)

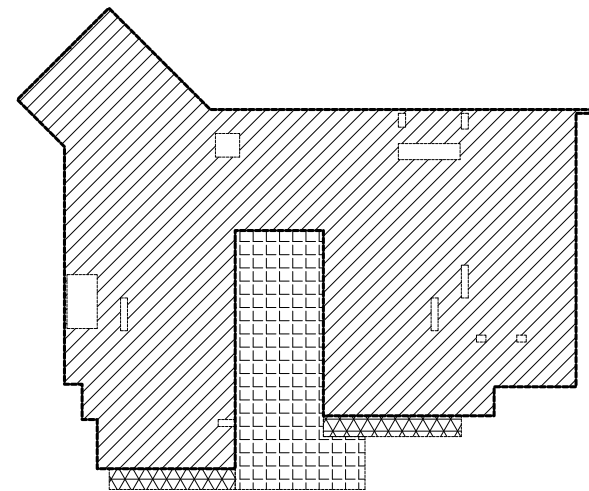
A

MAY. 2025
MAY. 2025

Do not scale drawing.
Contractors are required to verify exact dimensions on site.
The drawings show the design intent of the architect only, contractors are required to submit shop drawings where appropriate.
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This drawing is not for construction purposes unless expressly certified.

R LEE ARCHITECTS LTD





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)

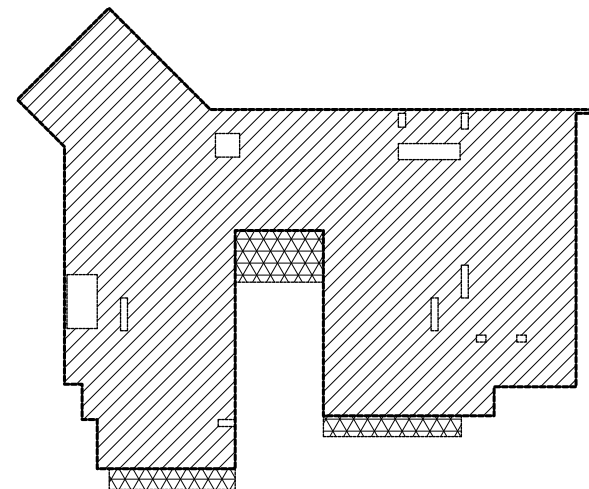
A

MAY. 2025
MAY. 2025

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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)

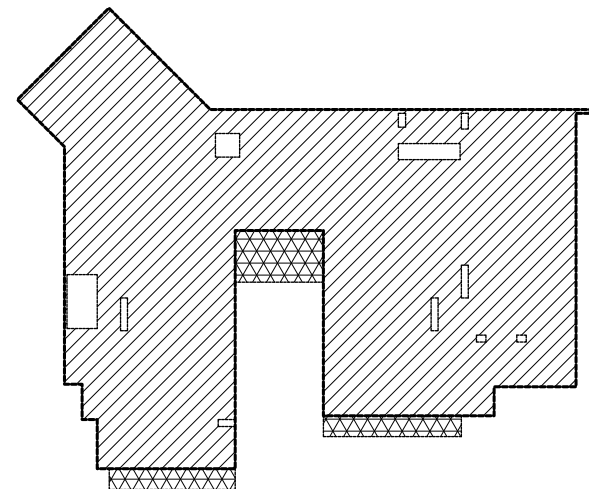
A

MAY. 2025
MAY. 2025

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R LEE ARCHITECTS LTD

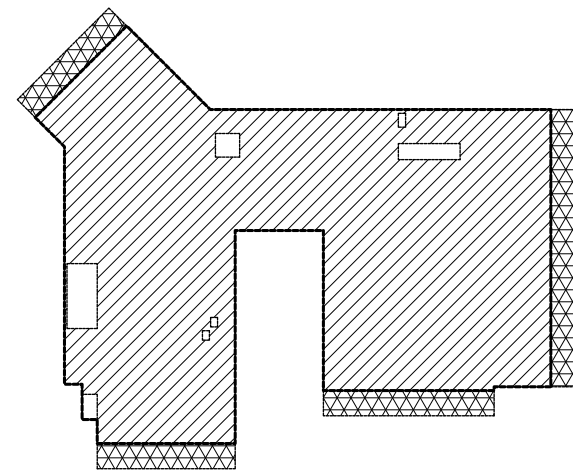




S.A. =	1839.685	SQ.M.	
RCHE =	953.28	SQ.M.	
PLANT =	27.28	SQ.M.	
BALCONY	63.27	SQ.M.	
G.F.A =	953.28	SQ.M.	
S.C. =	980.56	SQ.M.	(53.30 %)

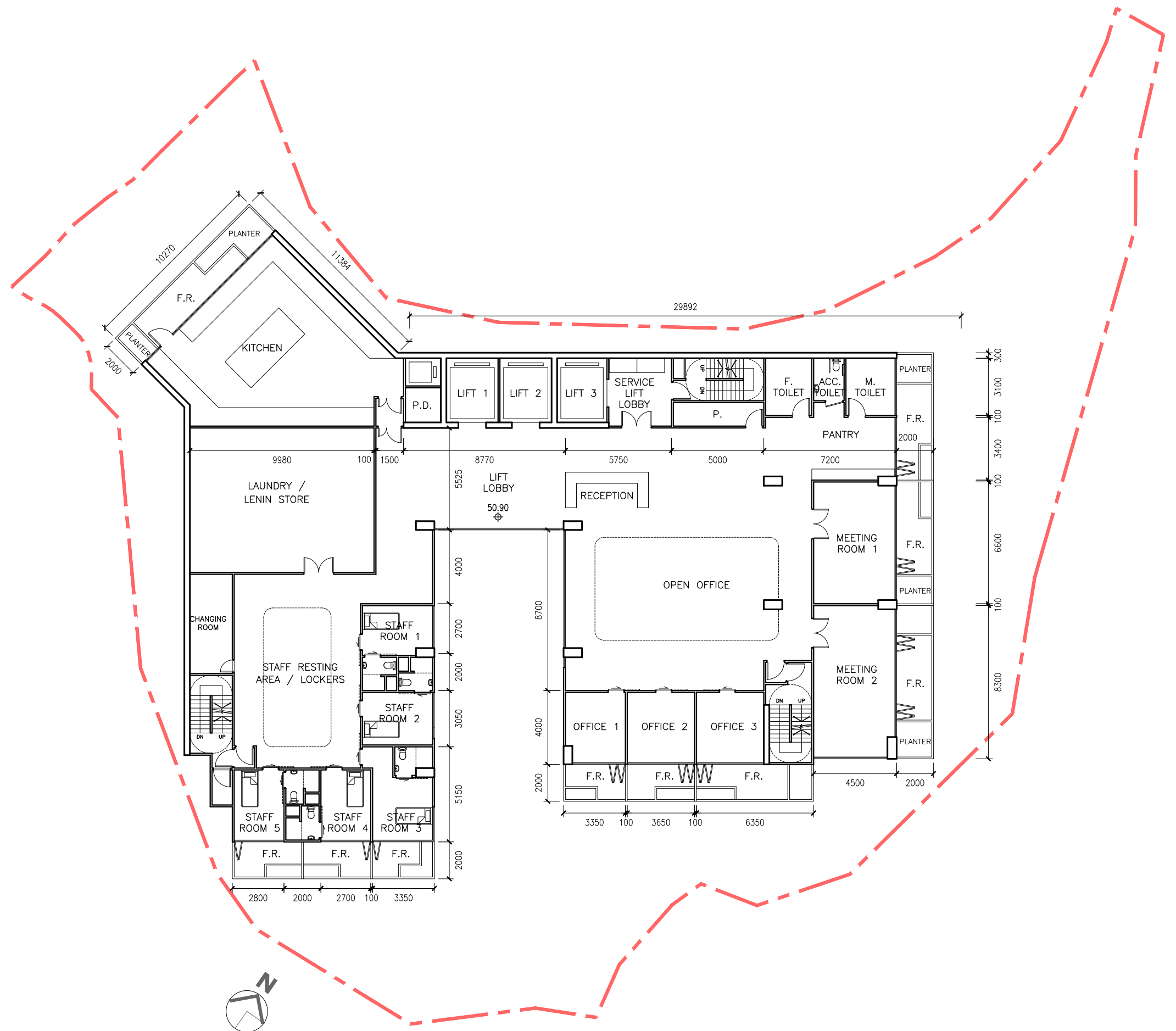
BOUNDARY LINE





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)

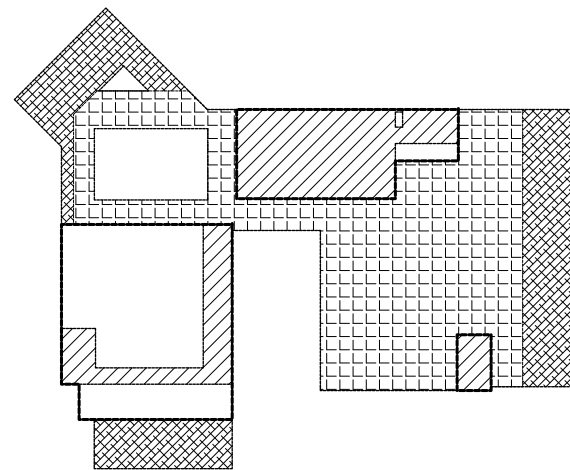
A

MAY. 2025
MAY. 2025

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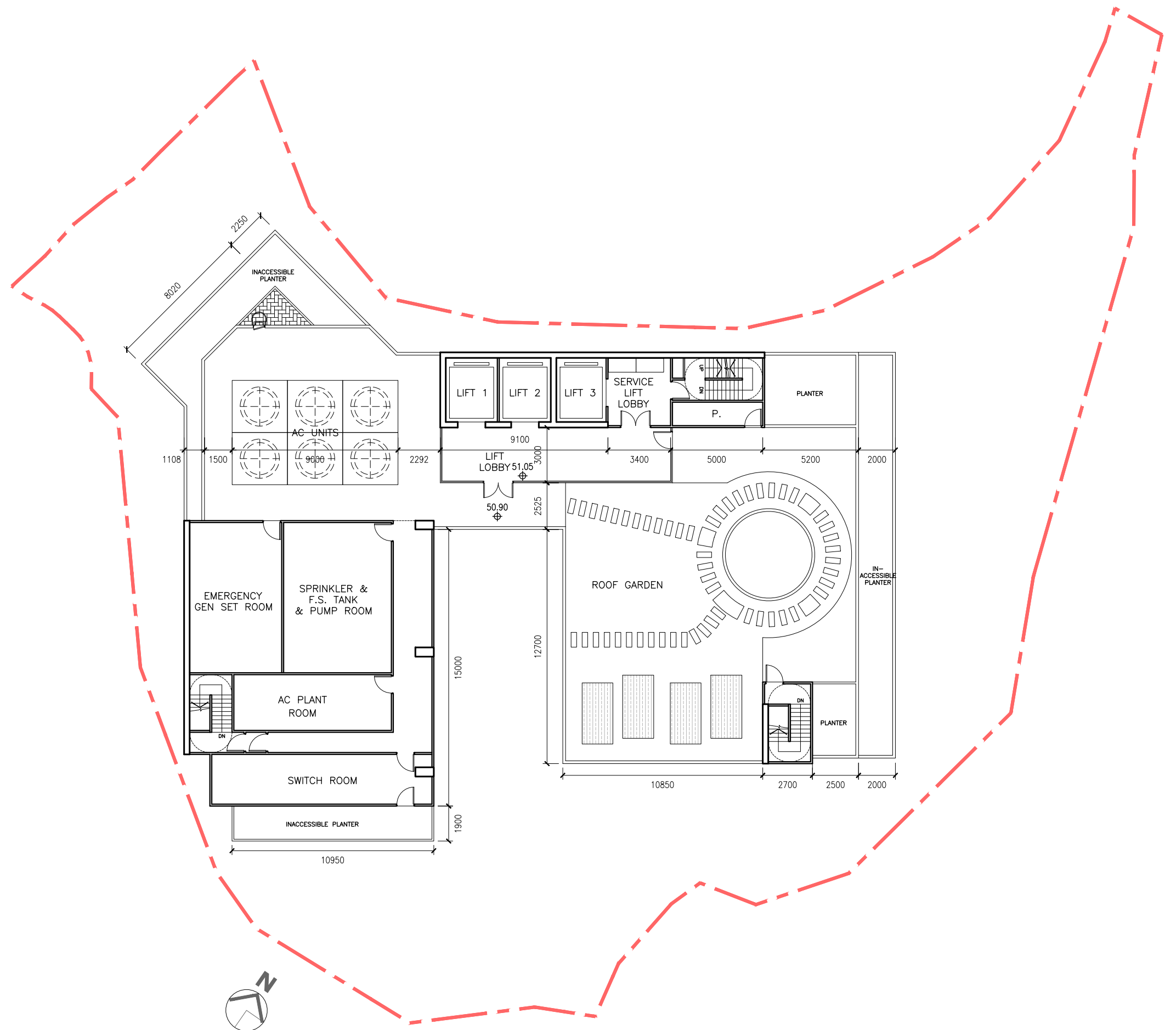
R LEE ARCHITECTS LTD





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)

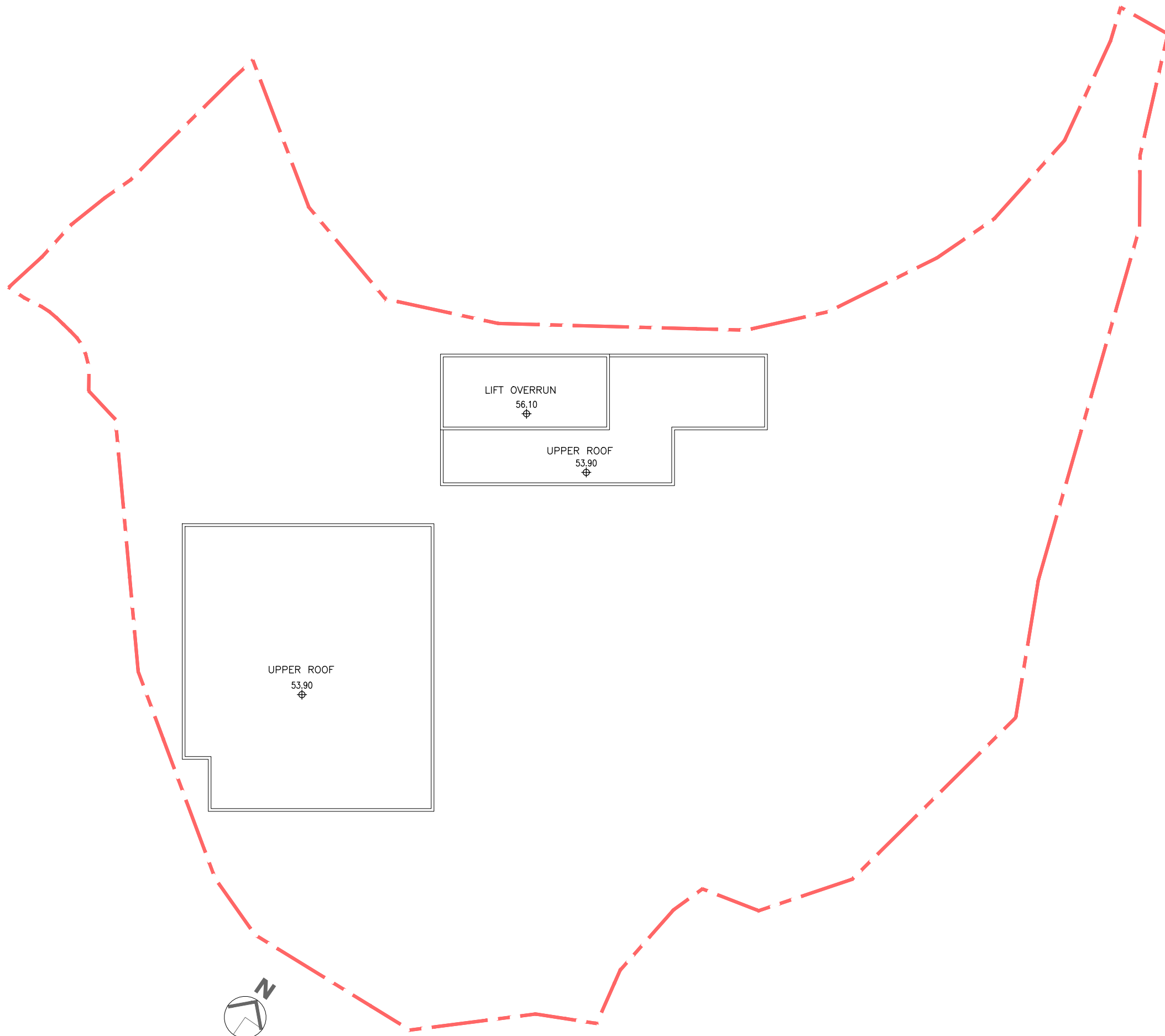
A

MAY. 2025
MAY. 2025

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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

-

MAY. 2025
MAY. 2025

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FIGURE 3 – FIGURE 9

Conceptual Landscape Plans

*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.*



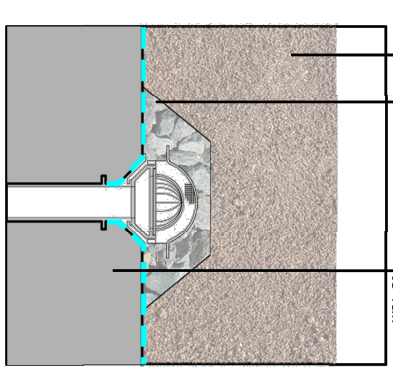






Note:
- All soil depths stated exclude drainage layer.
- Yellow Granite finished for the planter walls and coping

soil layer for planting (300mm for lawn, 600mm for shrub and 1200mm for tree)
Gravel Covered
Concrete Structure with Screed Laid to fall



PLANTER DRAIN DETAIL

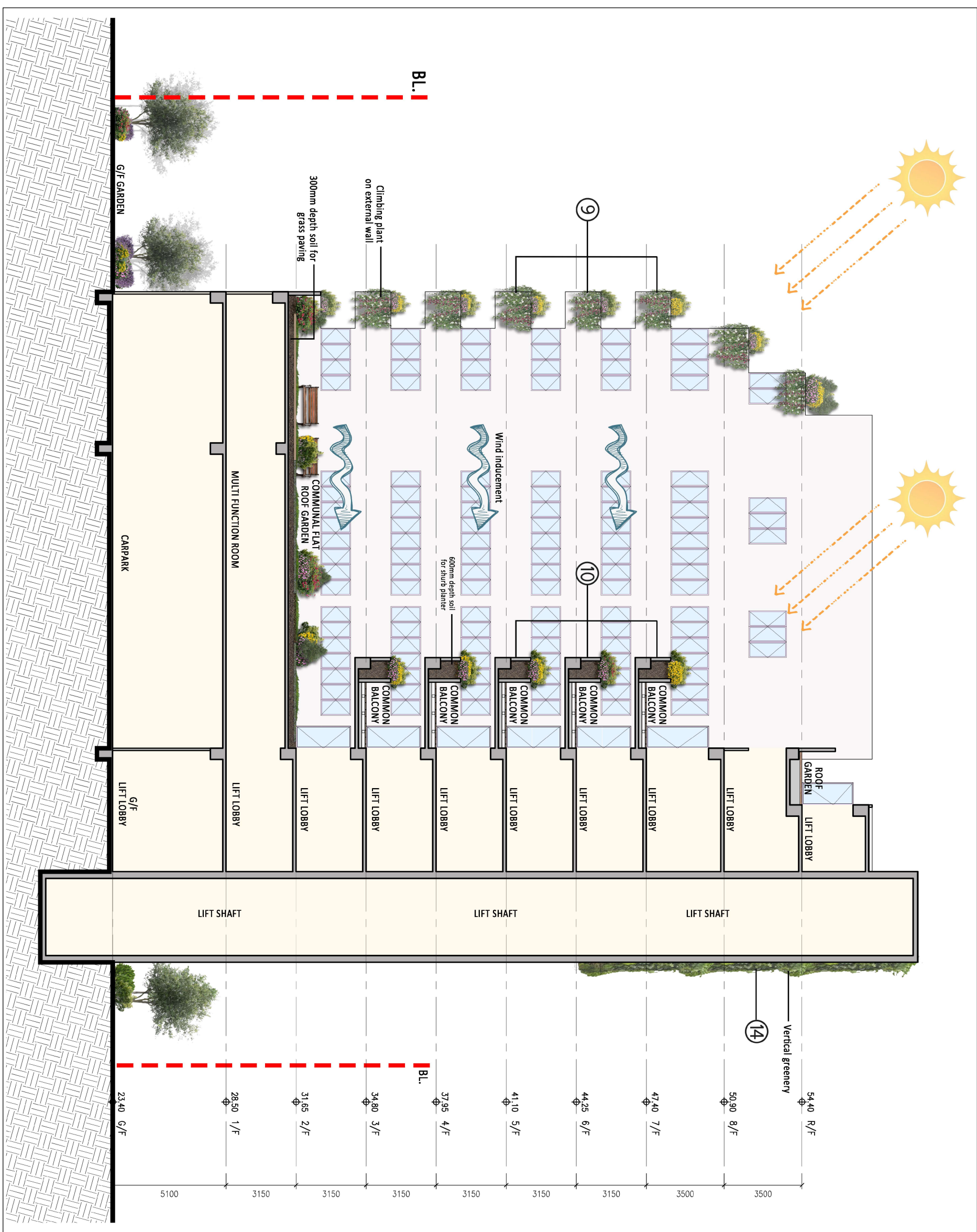
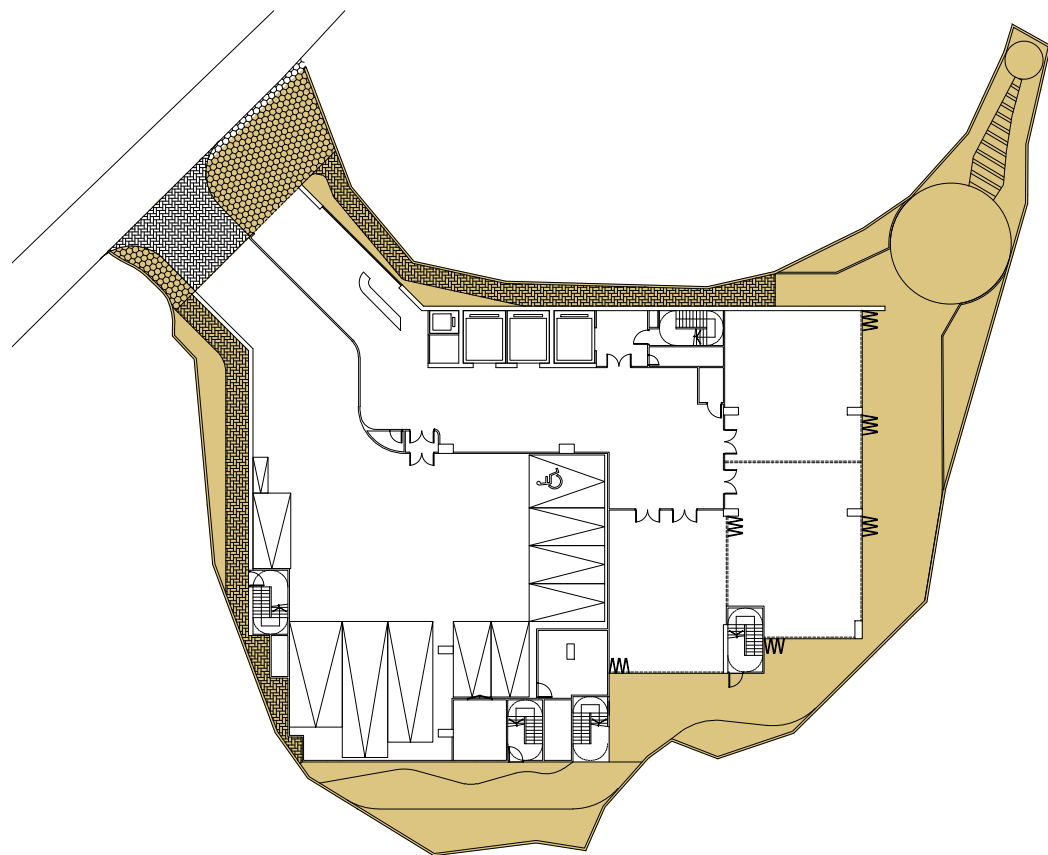


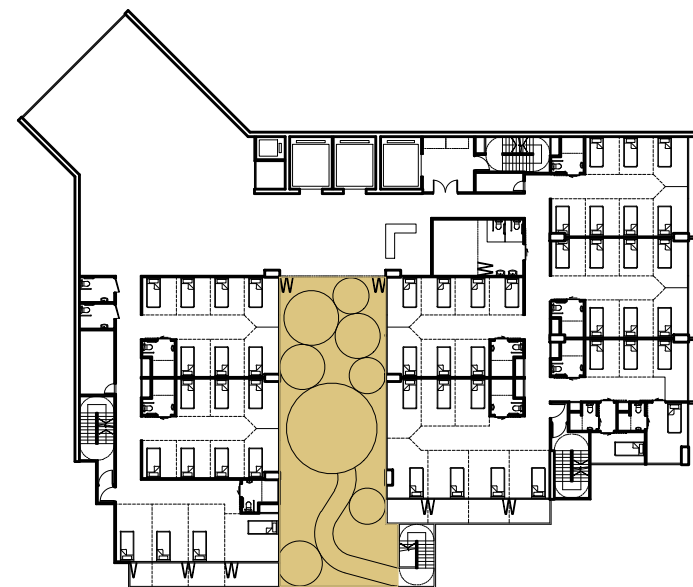
FIGURE 10

Open Space Calculations

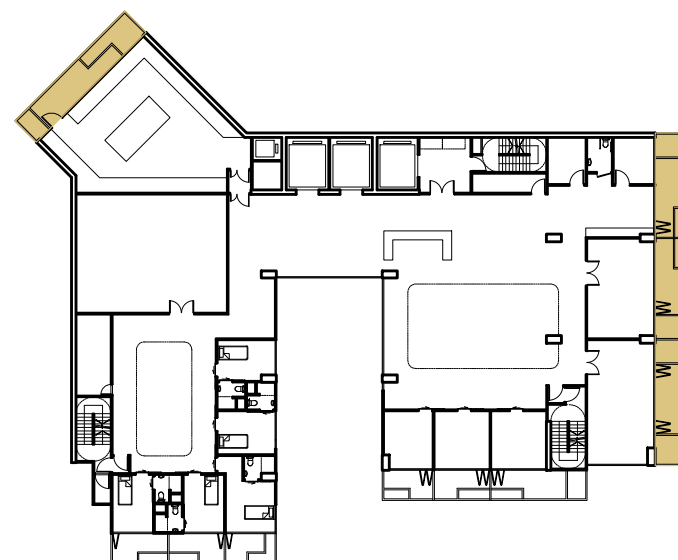
*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*



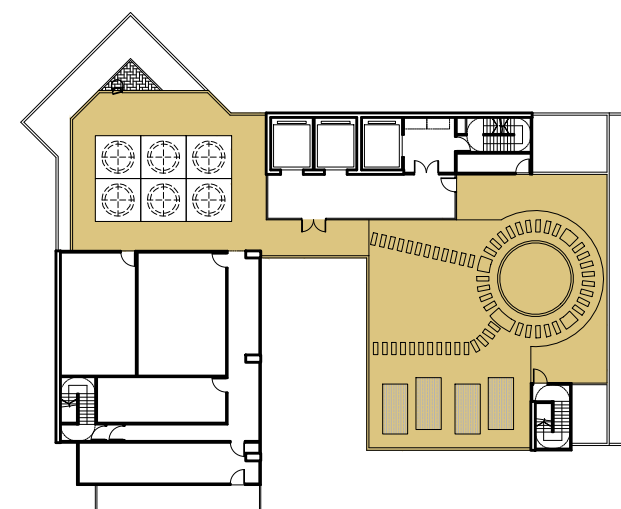
1 LG/F PLAN
FIG.10 SCALE - 1:500



2 2/F PLAN
FIG.10 SCALE - 1:500



3 8/F PLAN
FIG.10 SCALE - 1:500



4 R/F PLAN
FIG.10 SCALE - 1:500

Open Space :

Primary Zone (15m above mean street level):

G/F Open Space Area = 646.64 m²

2/F Open Space Area = 146.43 m²

8/F Open Space Area = 64.54 m²

R/F Open Space Area = 346.55 m²

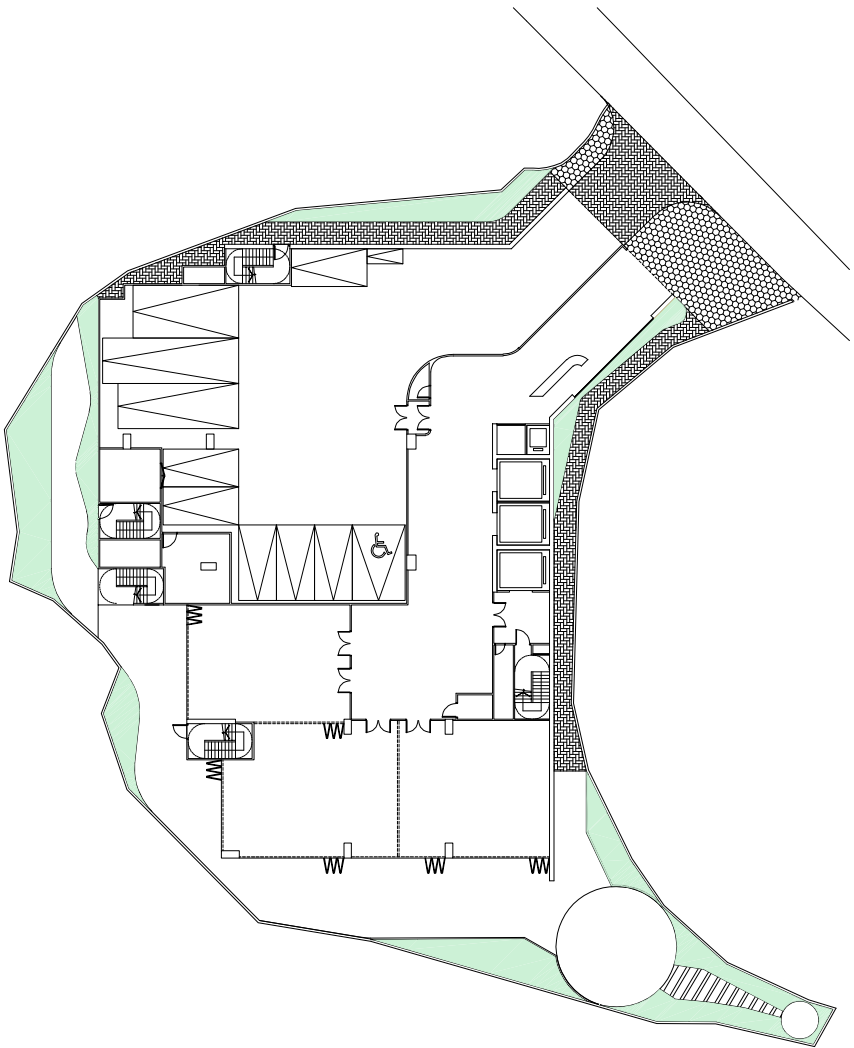
Total = 1204.16m²

Coverage = 1204.16 / 1839.685 = 65.45 %

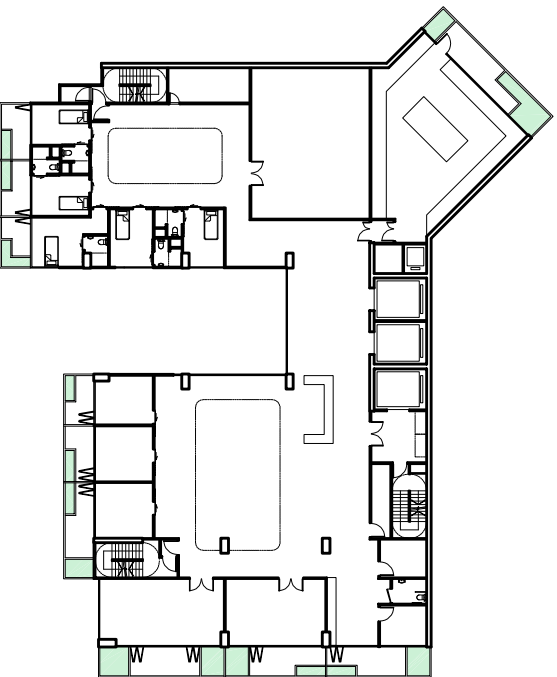
FIGURE 11

Greenery Coverage Calculation

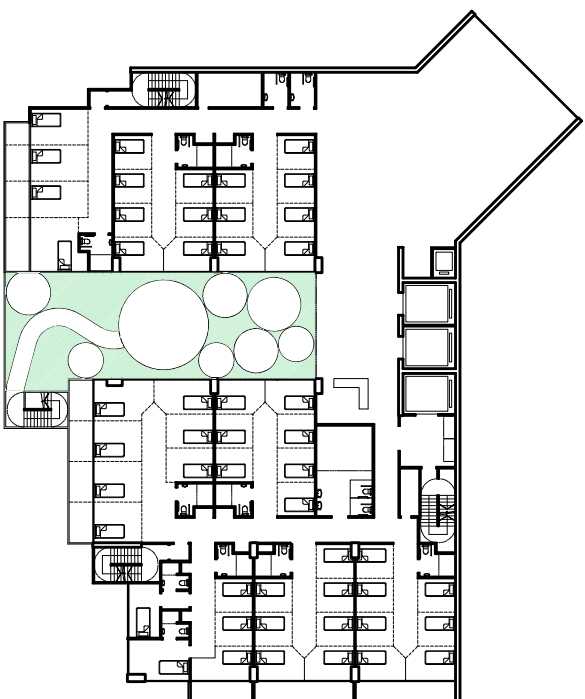
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FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*



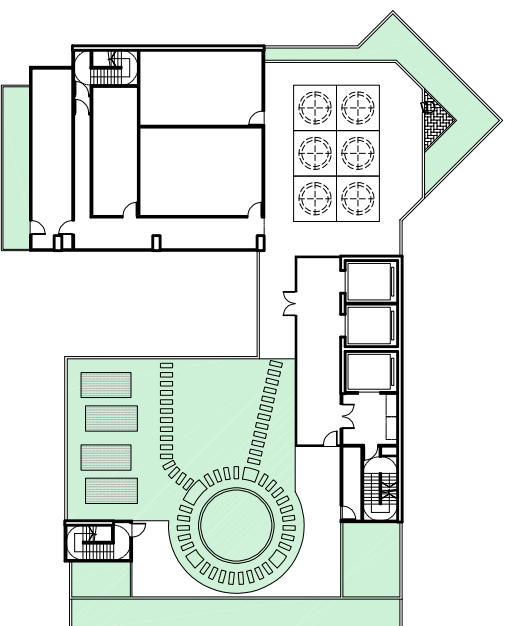
1 LG/F PLAN
FIG.11 SCALE – 1:500



3 8/F PLAN
FIG.11 SCALE – 1:500



2 2/F PLAN
FIG.11 SCALE – 1:500



4 R/F PLAN
FIG.11 SCALE – 1:500

Green Coverage:

Primary Zone (15m above mean street level):

G/F Green Area = 158.53 m²

2/F Green Area = 60.52 m²

Total = 219.05 m²

Coverage = 219.05 / 1839.685 = 11.90%

Non-primary Zone:

8/F Green Area = 31.94 m²

R/F Green Area = 323.67 m²

Total = 355.61 m²

Coverage = 355.61 / 1839.685 = 19.32%

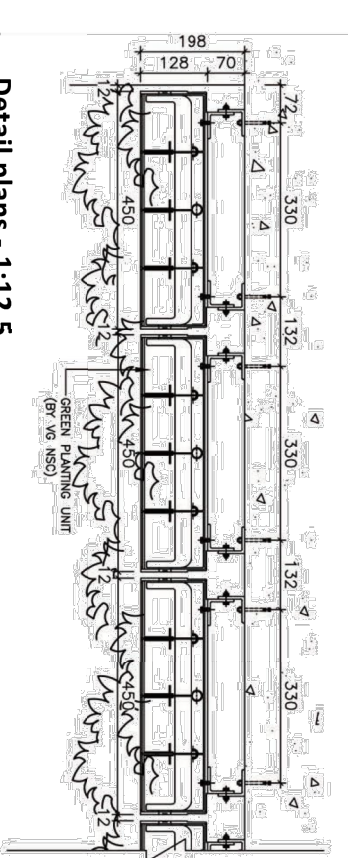
Total Green Area

= 219.05 + 355.61 = 574.66 m²

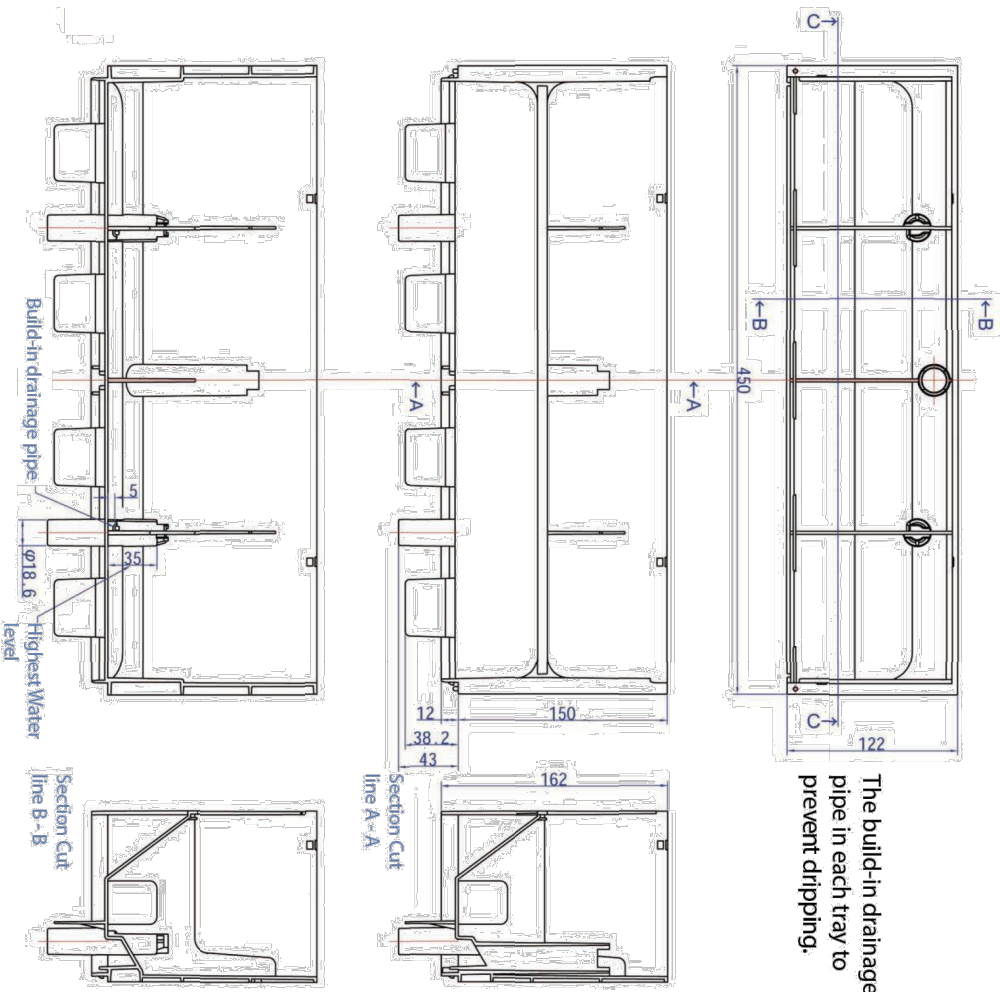
FIGURE 12

Vertical Greening – Modular System

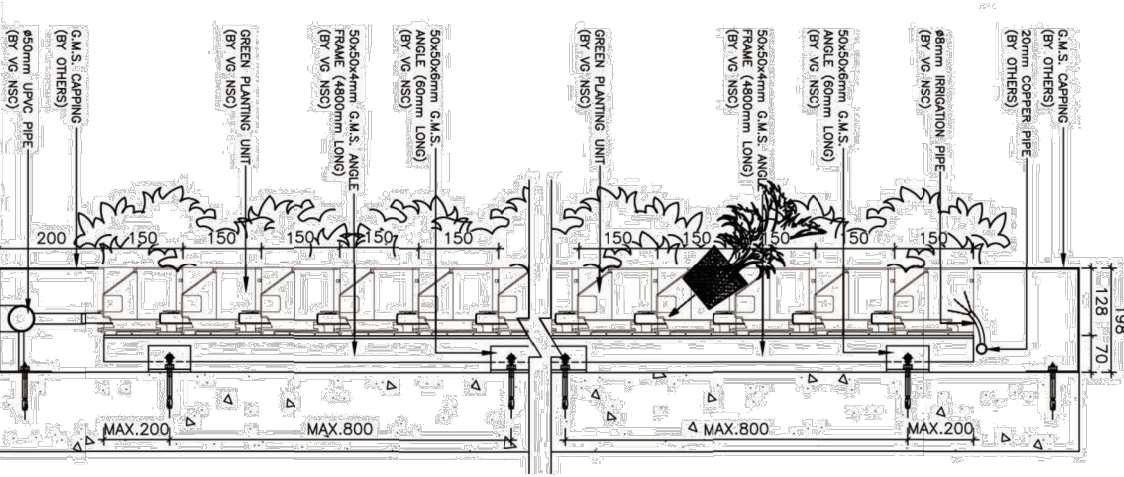
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FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*



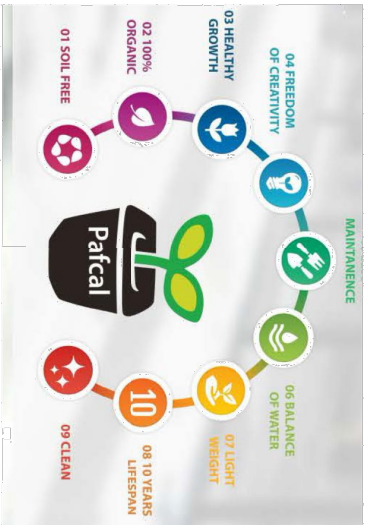
Detail plans - 1:12.5



Modular design - 1:5



Section detail - 1:65

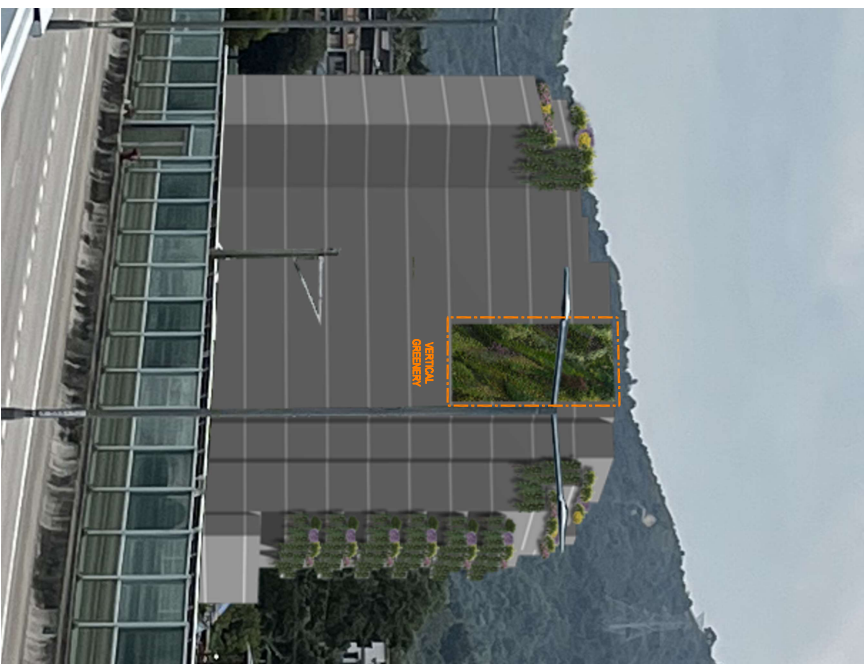


Filling material



Example of Vertical Greenary

PA. F. CAL		Natural Soil Mix	
Block urethane-based spongy		Soil Replenishment	
Low maintenance		Regular Monitoring	
No bacteria & do not attract bugs		Contains bacteria & bugs	
Perfect balance of water & oil		Poor Water Retention	
Easy outflow of water		Water logged caused mold to grow	
Lightweight		Soil is heavy & dense	
Minimal fertilizer		Fertilizer application	
Easily Replace		Difficult to handle	
Fuss-free		Need to firm	
Clean and Eco-friendly		Messy & caused spill out	



2521
PROPOSED RICHIE DEVELOPMENT
at VARIOUS LOTS IN TAI WO,
TAI PO, N.T.

VERTICAL GREENING

FIG. 13

N.T.S. (A3)

JUN. 2021

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