

APPENDIX 1

Visual Impact Assessment

*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



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1.0 Introduction

- 1.1 This Visual Impact Assessment (VIA) is prepared 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 By rezoning the Site into "G/IC" zone, the restriction on Plot Ratio should be waived. The height of the RCHE is governed by regulation and is proposed to be 31m for the time being.

- 1.4 According to the Point e of Para. 2.3 of the Town Planning Board Guidelines (TPB PG) no. 41, a VIA is required to the proposals that "involves, modification of development parameters of a Site to deviate from the statutory planning restrictions applicable to the Site or the neighbourhood, and the modification will all amount to pronounced increase in development scale and intensity and visual changes from key public viewing points". The visual impacts of the Proposed Scheme are evaluated against the existing condition, surrounding building(s) in order to ensure compatibility of the Proposed Scheme.

- 1.5 The VIA evaluates the visual compatibility and degree of anticipated visual impacts of the Proposed Scheme on the Visually Sensitive Receivers relevant to the Application Site. Based on the evaluation, the VIA comments on the visual acceptability of the Proposed Scheme.
- 1.6 The outline for the VIA is set out below:
- Section 2 outlines the existing Site Condition
 - Section 3 outlines Proposed Development Particulars
 - Section 4 identifies the Assessment Area and provides analysis of the viewing points;
 - Section 5 assesses the visual impacts; and
 - Section 6 concludes the VIA

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.

3.0 Proposed RCHE Development Parameters

- 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 mPd).
- 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 Parameters (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 m ²	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 Assessment Area & Selection of Viewing Points

4.1 Assessment Area

- 4.1.1 According to the Guideline as per TPB PG-No. 41 para 4.3, the Assessment Area is expected to cover the area of visual influence within which the proposed development is pronouncedly visible from key sensitive viewers. The actual assessment area, i.e. the visual envelope, is determined having regard to the size of the proposed development, the distance of the development and its potential visibility from the selected viewing points, and the actual site and surrounding topographical conditions by ground inspection.

Based on the Building Height of 31m, an Assessment Area Ten time the Building Height is used. Therefore, five Viewpoints are selected within the 310m diameter zone. *(Figure 3 refers)*

The visual assessment will be conducted by comparing the conditions before the rezoning (i.e. vacant Agricultural Land) (Scheme A) and after the rezoning (i.e. the RCHE) (Scheme B).

Scheme A would be a vacant, undeveloped Agricultural Land, which is comparatively flat at a level of +23.40 mPD. It gains its access from the "Tai Wo Services Road East" by the West.

Scheme B would be a RCHE of 9 storeys high, with the Vehicular and Pedestrian Entrance at +23.40 mPD and the Main Roof of the RCHE is at +54.40 mPD. The absolute height is 31m. *(Figure 2 refers)*

4.2 The Criterias for Viewing Points

- 4.2.1 Visual impact has taken into account views from key strategic and popular local vantage points, as well as local visual impacts on the adjacent neighbourhood area. In the interest of the public, public views are protected, particularly those easily accessible and popular to the public or tourists in the vicinity.

VIA should primarily assess the impact on sensitive public viewers from the most affected viewing points. The viewing points could be kinetic or static. They include key pedestrian nodes, popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing, and prominent travel routes where travellers' visual attention may be caught by the proposed development. Viewing points should be at human eye level for a realistic presentation of view.

- 4.2.2 The visual sensitivity of the public viewers from the viewing points can be qualitatively graded as **high**, **medium** or **low**, taking into account the activity of the viewers, the duration and distance over which the proposed development would remain visible, and the public perception of value attached to the views being assessed.

- 4.2.3 When assessing the potential visual impacts of the Proposed Schemes, the clarification of VPs is categorized as follows:

Table 4.1 Classification of Visual Sensitivity

Receivers	Main Activities	Sensitivity
Recreational	Those viewers who would view the Application Site while engaging in recreational activities	High
Travellers	Those viewers who would view the Application Site from vehicles or on foot	Medium
Occupational	Those viewers who would view the Application Site from their workplaces	High

4.3 The View Points

Five VPs including medium and long ranges are considered to be the most affected by any development on the Application Site (*Figure 3 refers*).

4.3.1 VP1 : Tai Wo Service Road East – Tai Wo Tsuen Pavilion towards South (*Figure 4*)

This VP is located North and is about 150 m away from the Application Site. There are a number of Village Houses in the foreground and it has reasonable view to the Development.

This VP is set to evaluate the Medium-Range visual impacts of the Recreation Users. It should be considered as **High** Visual Sensitivity. Part of **Scheme B** is visible at this VP.

4.3.2 VP2 : An unnamed Road uphill – Tai Wo Communal Centre towards South-West (*Figure 5*)

This VP is located North-East and is about 100 m away from the Application Site. The VP situates at level app. +30.00 mPd and there is a downhill view to the Development.

This VP is set to evaluate the Medium-Range visual impacts of the Recreational User. It should be considered as **High** Visual Sensitivity.

4.3.3 **VP3** : An unnamed Road – Tai Wo Tsuen Rest Park towards South-West (*Figure 6*)

This VP is located North-East and is about 180 m away from the Application Site. It is surrounded by heavy Vegetation and Village Houses in the foreground. There is limited view to the Application Site.

This VP is set to evaluate the Medium-Range visual impacts of the Recreation Users. It should be considered as **High** Visual Sensitivity.

4.3.4 **VP4** : An unnamed Road – Tai Hang Fui Sha Wai Playground towards East (*Figure 7*)

This VP is located West and is about 280 m away from the Application Site. It is substantially blocked by row of Village Houses. The Development could be hardly visible.

This VP is set to evaluate the Long-Range visual impacts of the Recreation Users. It should be considered as **High** Visual Sensitivity.

4.3.5 **VP5** : On elevated foot bridge above “Fanling Highway” towards North (*Figure 8*)

This VP is located South-West and is about 280 m away from the Application Site. This view, although at a distance, can explore the relationship with the nearby Village Houses and Hillside to the North-East.

This VP is set to evaluate the Long-Range visual impacts of the Travellers. It should be considered as **Medium** Visual Sensitivity.

5.0 Assessment of Visual Impact

This Section evaluate the Visual Impact of the Vacant Agricultural Land (Scheme A) to the "Proposed RCHE" (Scheme B).

The overall visual resultant impact of the Proposed Schemes are appraised based on the classifications of visual impact as set in the TPB PG-No.41, which include 'enhanced', 'party enhanced/ party adverse', 'negligible', 'slightly adverse', 'moderately adverse' and 'significantly adverse'.

5.1 **VP1 : Tai Wo Service Road East – Tai Wo Tsuen Pavilion towards South (*Figure 4*)**

5.1.1 This VP is located North and is about 150 m away from the Application Site. This VP is set to evaluate the Medium-Range visual impacts of the Recreation Users. It should be considered as **High** Visual Sensitivity. Part of **Scheme B** is visible at this VP.

5.1.2 **Visual Composition :**

The Visual Composition comprise Greenery and Blocks of Village Houses in the foreground. A Foot Bridge to the right-hand side crossing the “Fanling Highway” is also visible.

5.1.3 **Visual Obstruction :**

It would cause slight Visual Obstruction to the skyline and ridge line in the background.

5.1.4 **Effect on Public Viewers :**

The Recreation Users may notice the presence of **Scheme B**. However, the effect accounts for only a portion of the overall view.

5.1.5 **Effect on Visual Resources :**

The Condition, quality and character of the assessment area may change slightly negative. The overall adverse effect may be softened by setback on upper floors completed with shrubs and climbers together with a vertical Greenery on the upper part of the blank wall.

5.1.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** compared to **Scheme A** would be **slightly adverse**.

5.2 **VP2 : An unnamed Road uphill – Tai Wo Communal Centre towards South-West (*Figure 5*)**

5.2.1 This VP is located North-East and is about 100 m away from the Application Site. The VP situates at level app. +30.00 mPd and there is a downhill view to the Development. This VP is set to evaluate the Medium-Range visual impacts of the Recreational User. It should be considered as **High** Visual Sensitivity. Nearly the whole **Scheme B** is visible at this VP.

5.2.2 **Visual Composition :**

The Visual Composition comprise Greenery and Scattered Village Houses in the foreground. Rows of Village Houses across the "Fanling Highway" and the ridge line in the far background.

5.2.3 **Visual Obstruction :**

It would cause Visual Obstruction to the Greenery and the Village Houses View. The ridge line in the background could be preserved.

5.2.4 **Effect on Public Viewers :**

The Recreation Users may notice the presence of **Scheme B**. However, the effect accounts for only a portion of the overall view.

5.2.5 **Effect on Visual Resources :**

The Condition, quality and character of the assessment area may change slightly negative. The overall adverse effect may be softened by setback on upper floors completed with shrubs and climbers.

5.2.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** compared to **Scheme A** would be **adverse**.

5.3 **VP3** : An unnamed Road – Tai Wo Tsuen Rest Park towards South-West (*Figure 6*)

5.3.1 This VP is located North-East and is about 180 m away from the Application Site. It is surrounded by heavy Vegetation and Village Houses in the foreground. There is limited view to the Application Site. This VP is set to evaluate the Medium-Range visual impacts of the Recreation Users. It should be considered as **High** Visual Sensitivity. Part of **Scheme B** is visible in this VP.

5.3.2 **Visual Composition :**

The Visual Composition comprise heavy vegetation and Blocks of Village Houses in the foreground.

5.3.3 **Visual Obstruction :**

It would cause very slight Visual Obstruction to the skyline and ridge line in the background.

5.3.4 **Effect on Public Viewers :**

The Recreation Users could hardly notice the presence of **Scheme B**. There is little effect on the Users.

5.3.5 **Effect on Visual Resources :**

The Condition, quality and character of the assessment area may change very little, since the Development is largely hidden in the background.

5.3.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** compared to **Scheme A** would be **slightly adverse**.

5.4 **VP4** : An unnamed Road – Tai Hang Fui Sha Wai Playground towards East (*Figure 7*)

5.4.1 This VP is located West and is about 280 m away from the Application Site. It is substantially blocked by row of Village Houses. The Development could be hardly visible. This VP is set to evaluate the Long-Range visual impacts of the Recreation Users. It should be considered as **High** Visual Sensitivity. **Scheme B** is not visible at this VP.

5.4.2 **Visual Composition :**

The Visual Composition comprise Greenery and Rows of Village Houses in the foreground.

5.4.3 **Visual Obstruction :**

It would cause nil Visual Obstruction since it is not visible in this VP.

5.4.4 **Effect on Public Viewers :**

The Recreation Users can not notice the presence of **Scheme B**.

5.4.5 **Effect on Visual Resources :**

There is nil effect on the Condition, quality and character of the assessment area.

5.4.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** compared to **Scheme A** would be **negligible**.

5.5 **VP5** : On elevated foot bridge above "Fanling Highway" towards North (*Figure 8*)

5.5.1 This VP is located South-West and is about 280 m away from the Application Site. This view, although at a distance, can explore the relationship with the nearby Village Houses and Hillside to the North-East. This VP is set to evaluate the Long-Range visual impacts of the Travellers. It should be considered as **Medium** Visual Sensitivity. **Scheme B** is visible at a distance at this VP.

5.5.2 **Visual Composition :**

The Visual Composition comprise view through services of Highway with mountain ridge line at a distance.

5.5.3 **Visual Obstruction :**

It would cause nearly negligible Visual Obstruction to the skyline and ridge line in the background.

5.5.4 **Effect on Public Viewers :**

The Travellers may hardly notice the presence of **Scheme B**. Since it is blend into the background.

5.5.5 **Effect on Visual Resources :**

The Condition, quality and character of the assessment area may change slightly negative. As the Development locates at a far distance.

5.5.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** compared to **Scheme A** would be slightly adverse.

6.0 Conclusion

6.1 The Below Table summarize the Visual Impact of Scheme A (vacant Agricultural Land) compared to Scheme B (Proposed RCHE) in the five VPs:-

V.P.	Visual Sensitivity	Visual Impact	Conclusion
VP1: Tai Wo Service Road East – Tai Wo Tsuen Pavilion towards South	High	Slightly adverse	Slightly adverse
VP2: An unnamed Road uphill – Tai Wo Communal Centre towards South-West	High	adverse	adverse
VP3: An unnamed Road – Tai Wo Tsuen Rest Park towards South-West	High	Slightly adverse	Slightly adverse
VP4: An unnamed Road – Tai Hang Fui Sha Wai Playground towards East	High	Negligible	Negligible
VP5: On elevated foot bridge above "Fanling Highway" towards North	Medium	Slightly adverse	Slightly adverse

- 6.2 A total of five VPs (including short to long range VPs) were assessed in this Visual Impact Assessment, covering VPs in Medium to High visual sensitivity.

With the provision of numerous planning and design merits in our Proposed Scheme, three VPs are identified with **slightly adverse** visual impact, one VP are identified with **adverse** visual impact and one VP are identified with **negligible** visual impact.

- 6.3 The Development is equipped with setback and Landscaping at high floors, together with the two Vertical Greenery on high level of the blank walls on two side. It is consider adequate to mitigate the Visual Impact.

- 6.4 Based on the above, the Proposed Scheme is considered to be acceptable in terms of visual impact.

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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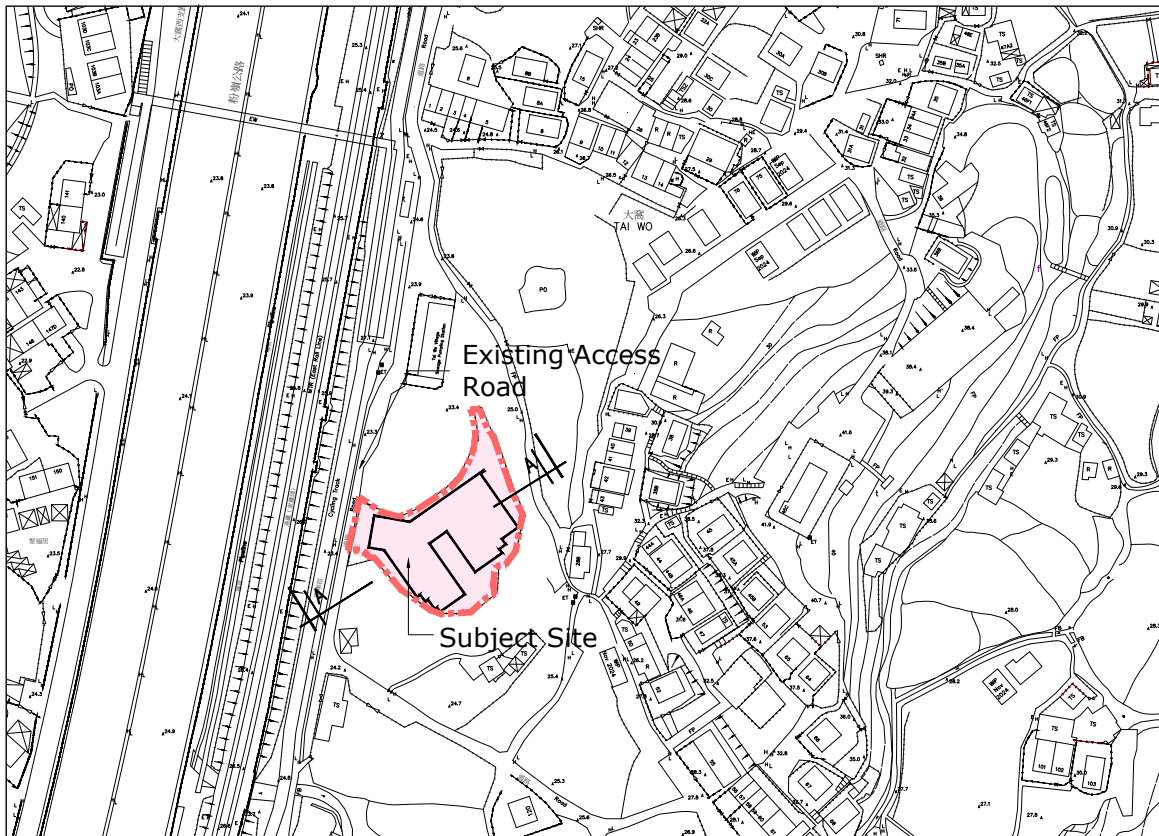
FIGURE 2

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

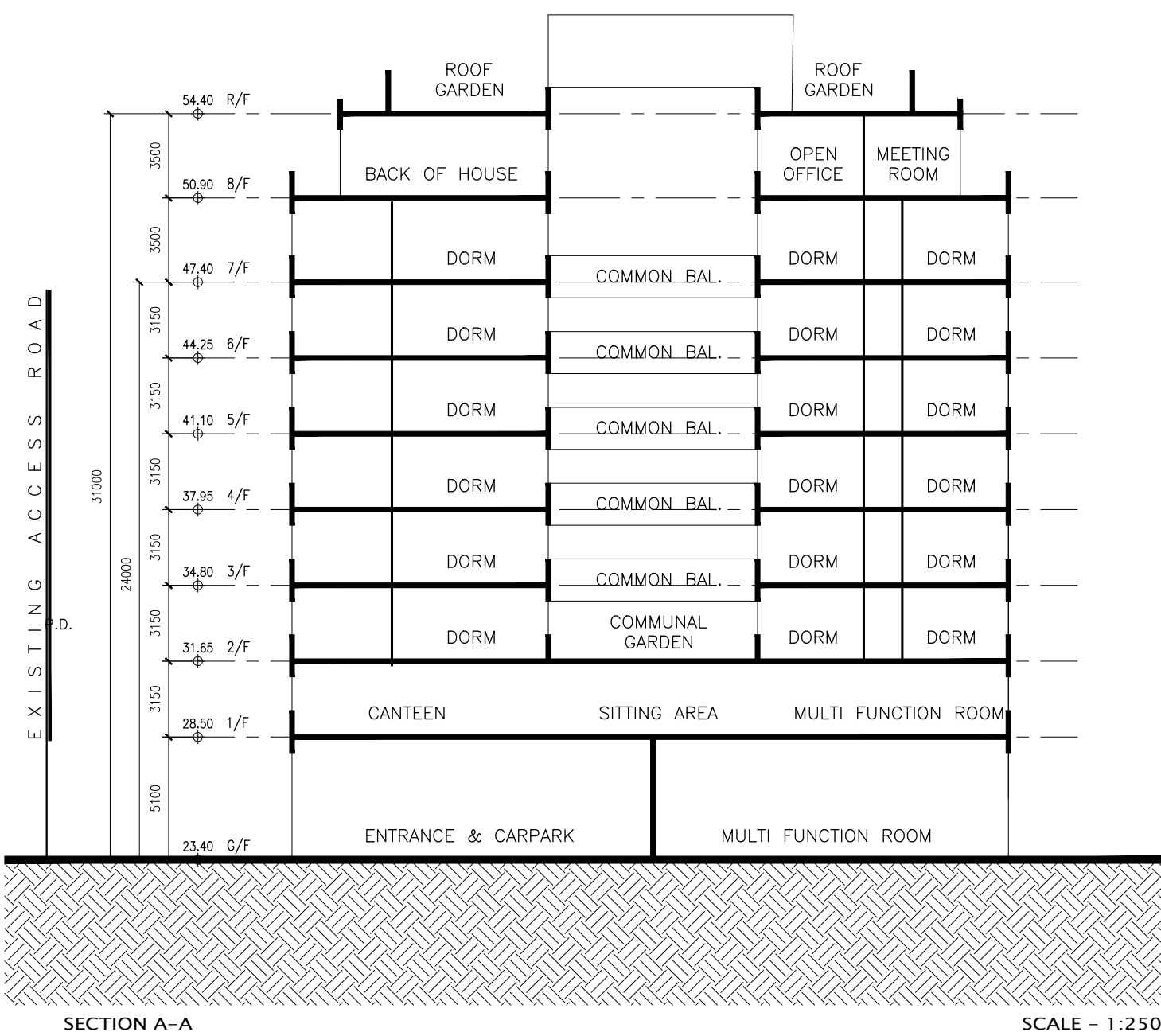
DEVELOPMENT SCHEDULE:

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 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

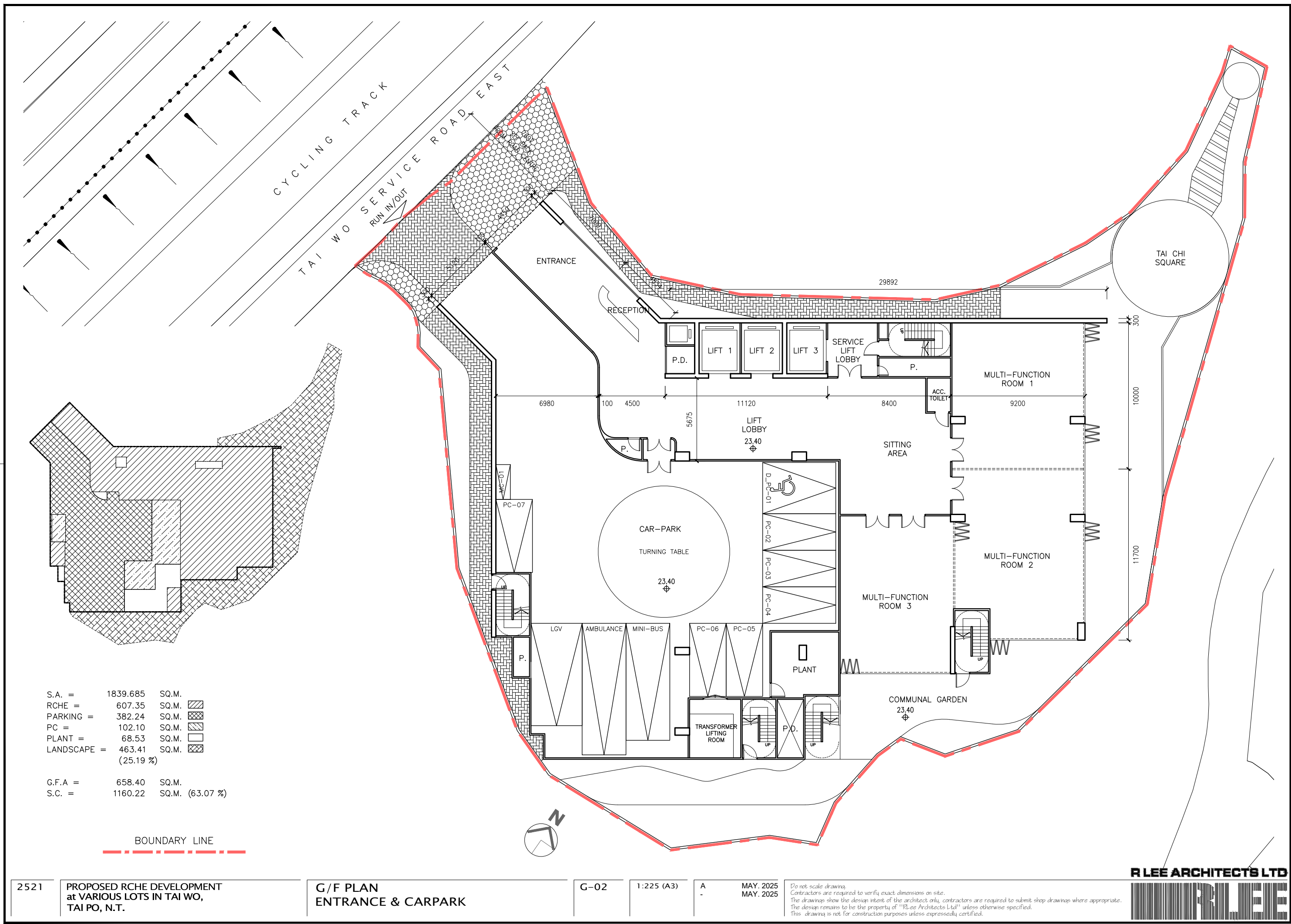
BOUNDARY LINE

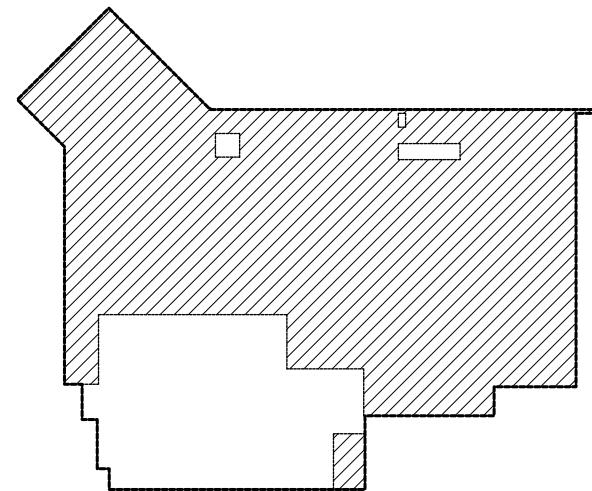


SECTION A-A SCALE – 1:250

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

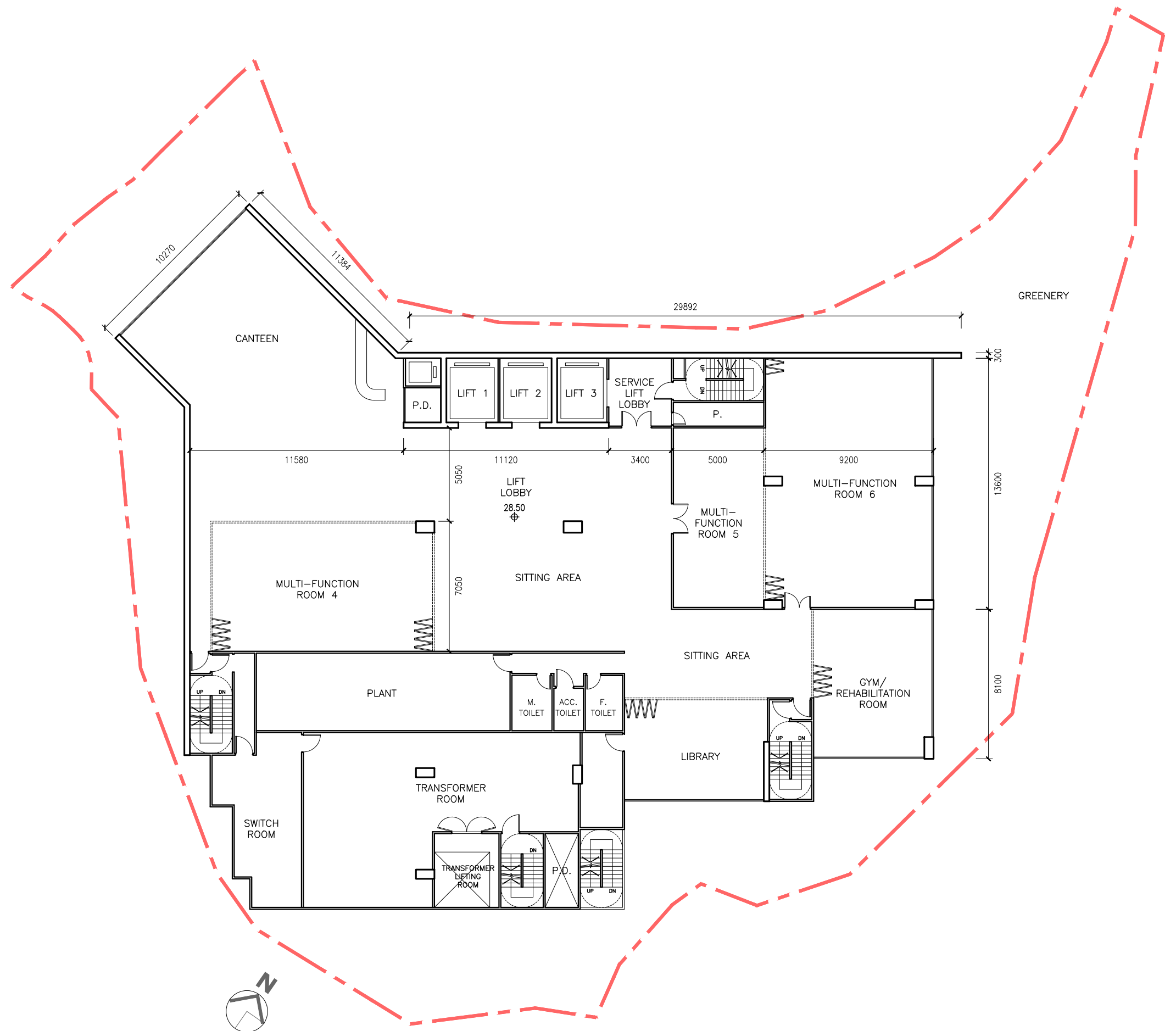






S.A. =	1839.685	SQ.M.	
RCHE =	891.75	SQ.M.	
PLANT =	268.47	SQ.M.	
G.F.A =	891.75	SQ.M.	
S.C. =	1160.22	SQ.M.	(63.07 %)

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)

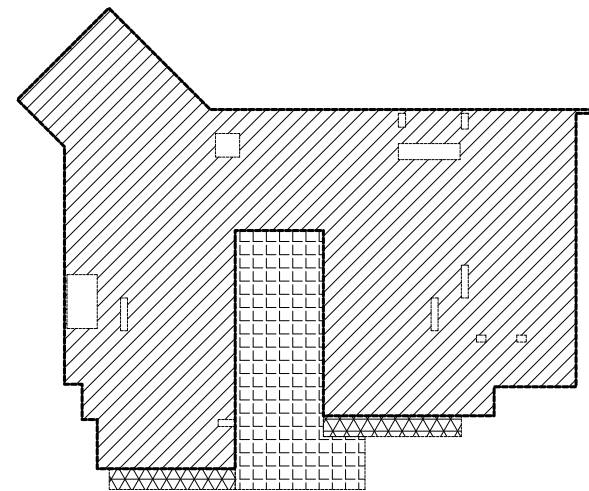
A

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.
The design remains to be the property of "R Lee Architects Ltd" unless otherwise specified.
This drawing is not for construction purposes unless expressly certified.

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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

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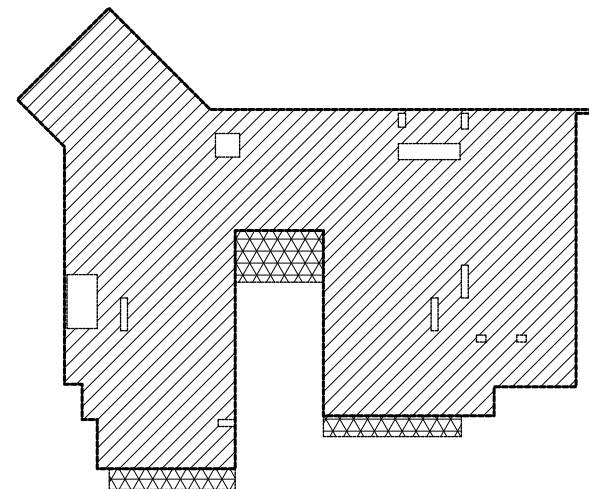
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MAY. 2025
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S.A. =	1839.685	SQ.M.	
RCHE =	953.28	SQ.M.	
PLANT =	27.28	SQ.M.	
BALCONY	63.27	SQ.M.	
G.F.A =	953.28	SQ.M.	
S.C. =	980.56	SQ.M.	(53.30 %)

BOUNDARY LINE



2521

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

3/F - 4/F PLAN
RCHE

G-05

1:225 (A3)

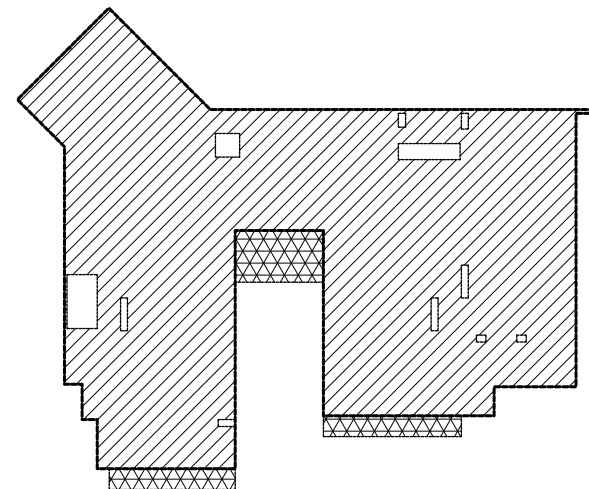
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MAY. 2025
MAY. 2025

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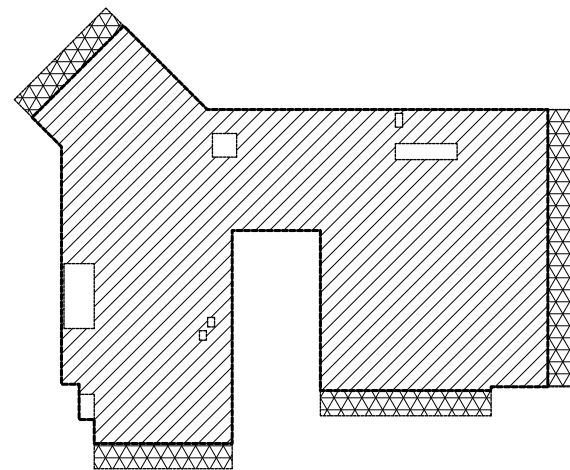




S.A. =	1839.685	SQ.M.	
RCHE =	953.28	SQ.M.	
PLANT =	27.28	SQ.M.	
BALCONY	63.27	SQ.M.	
G.F.A =	953.28	SQ.M.	
S.C. =	980.56	SQ.M.	(53.30 %)

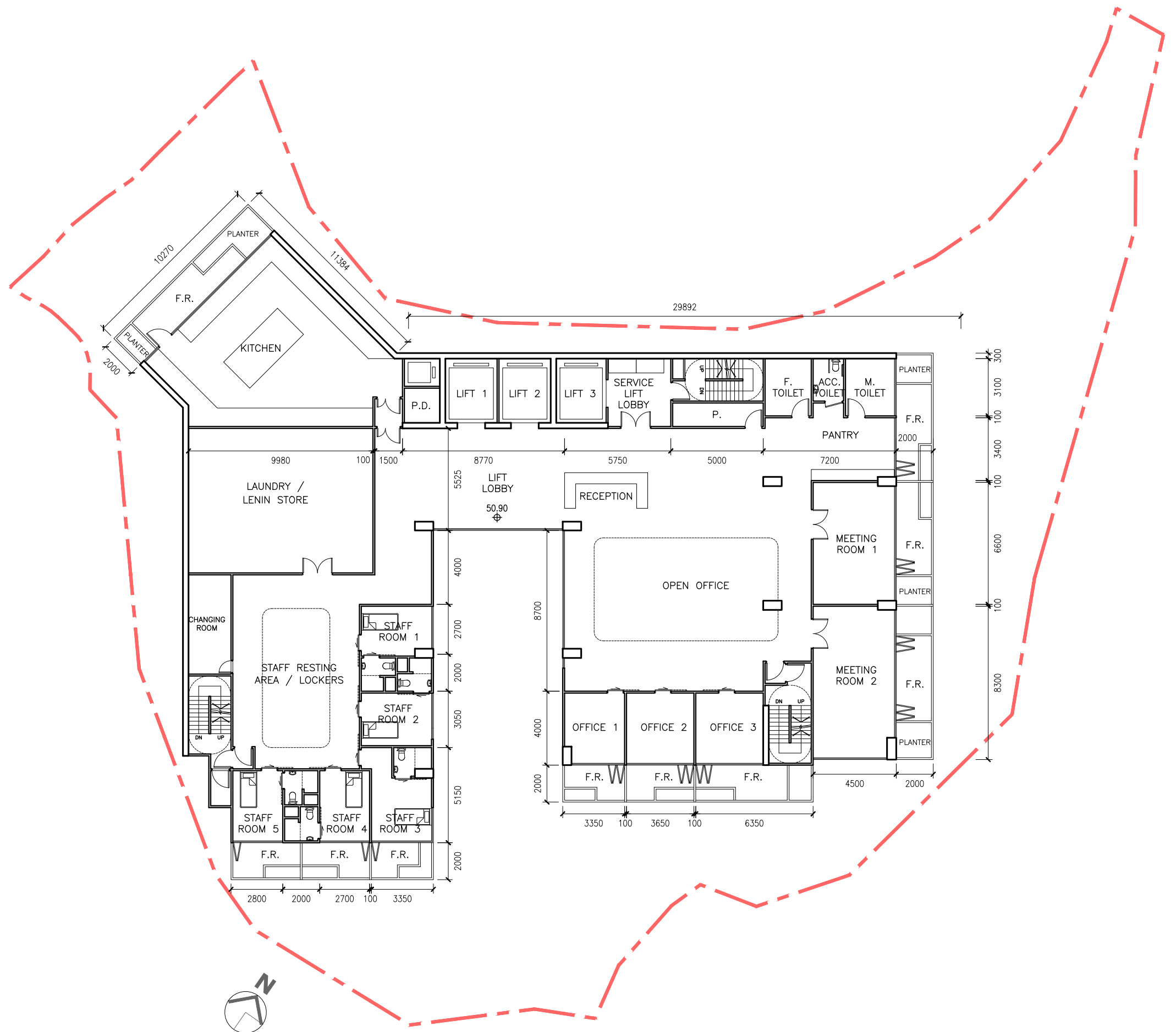
BOUNDARY LINE





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)

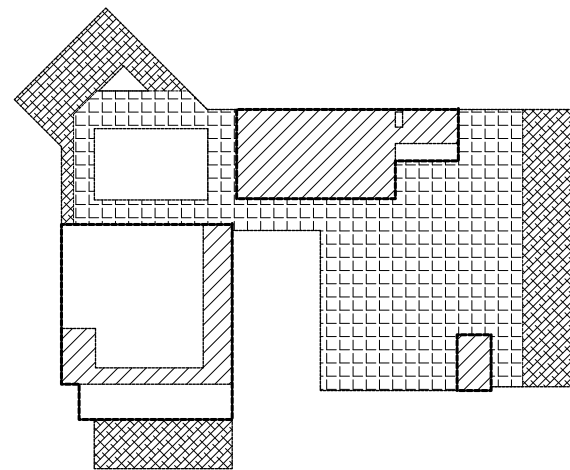
A

MAY. 2025
MAY. 2025

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.
The design remains to be the property of "R Lee Architects Ltd" unless otherwise specified.
This drawing is not for construction purposes unless expressly certified.

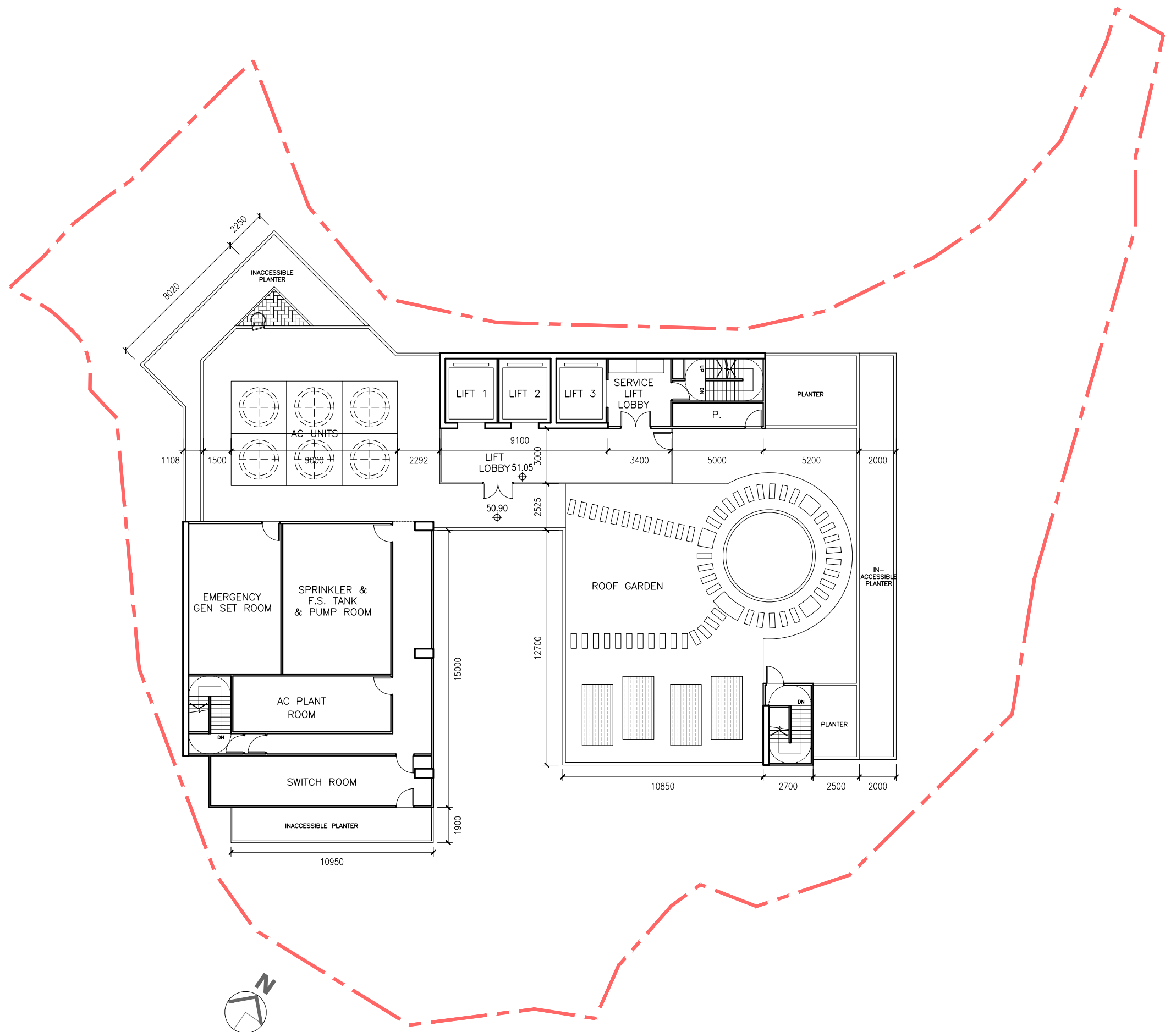
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S.A. =	1839.685	SQ.M.	
RCHE =	166.12	SQ.M.	
PLANT =	161.11	SQ.M.	
ROOF GARDEN =	379.71	SQ.M.	
INACCESSIBLE =	191.23	SQ.M.	
PLANTER			
G.F.A =	166.12	SQ.M.	
S.C. =	327.23	SQ.M. (17.79 %)	

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)

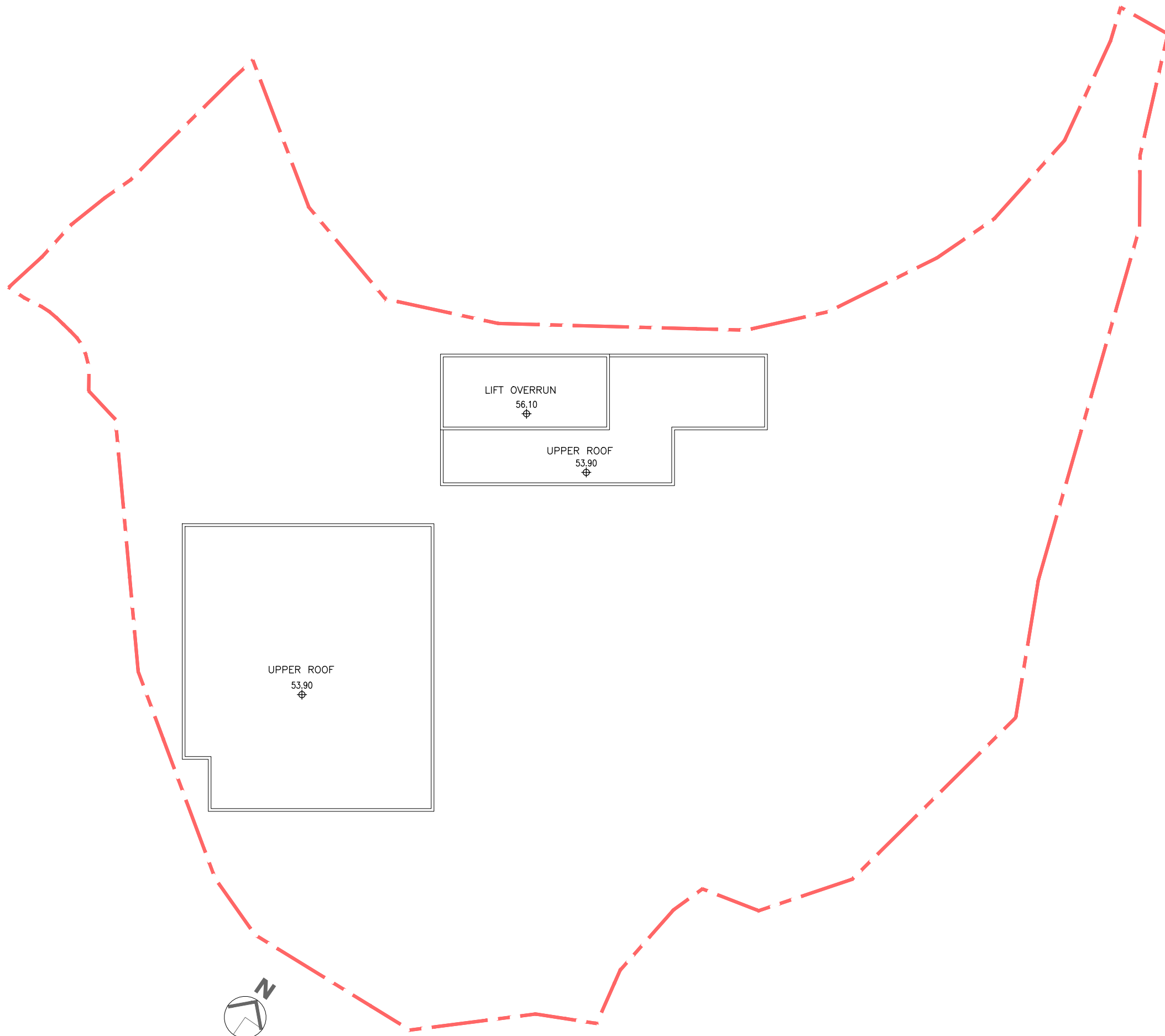
A

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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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

Do not scale drawing.
Contractors are required to verify exact dimensions on site.
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The design remains to be the property of "R Lee Architects Ltd" unless otherwise specified.
This drawing is not for construction purposes unless expressly certified.

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FIGURE 3

Location of Viewpoints

*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 4 to FIGURE 8

Viewpoint 1 to Viewpoint 5

*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.*







Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

4

TITLE

VIEWPOINT 1

N.T.S. (A4)

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

5

TITLE

VIEWPOINT 2

N.T.S. (A4)

-

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

6

TITLE

VIEWPOINT 3

N.T.S. (A4)

-

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

7

TITLE

VIEWPOINT 4

N.T.S. (A4)

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

8

TITLE

VIEWPOINT 5

N.T.S. (A4)

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