

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)
Tung Tsz, Tai Po, N.T.*

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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 Tung Tsz Outline Zoning Plan ("the approved OZP") No. S/NE-TK/19.

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. 232 RP, 232 S.A RP, 232 S.A ss. 1 to 14, 232 S.B RP, 232 S.B ss. 1 to 27, 232 S.C to 232 S.E, 233 RP, 233 S.A to 233 S.M, 237 RP, 237 S.A to 237 S.R, 239 RP, 239 S.A to 239 S.G in D.D. 23, Tung Tsz, 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 24m 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 Proposed Development Particulars
- Section 3 identifies the Assessment Area and provides analysis of the viewing points;
- Section 4 assesses the visual impacts; and
- Section 5 concludes the VIA

2.0 Proposed RCHE Development Particulars

2.1 Local Context

2.1.1 The application site with an area of Approx. 1,475m² and is accessible from an Access Road which discharge to Tung Tsz Road, then finally to Ting Kok Road, at level +3.5 mPD by the North-West.

2.1.2 It adjoins a "V" zone Development, "Treasure Spot Garden" to the West and a few pieces of abandoned Farmlands on the other sides.

To the North of the Site, there is a piece of "GB" zone full of natural vegetation which serve as a back drop to the Development.

2.1.3 By closely adjoining a "V" zone to the West, the Site possesses similar features and settings as a "V" zone.

2.2 Proposed RCHE Development Parameters

- 2.2.1 The proposed RCHE Development is of 8 storeys high, with lower 7 storeys (LG/F to 5/F) to be served as RCHE Dormitories. The Floor Level of 7/F 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 on lower floors, to individual Suites of various sizes on upper floors. The Suites on 4/F and 5/F are equipped with open Flat Roofs for extra enjoyment or even individual hobby farming.

- 2.2.2 A range of Common Facilities like Café Lounge (for resident only), Multi-function Rooms, Library, Gymnasium, etc. locate on LG/F, next to a generous Entrance Lobby (at level +3.50).

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

- 2.2.3 The Floor above the Dormitories (6/F) is designed for supportive functions like Administration Office, Meeting/ Interview Rooms, Kitchen, Laundry and Linen Stores, etc.

6 Staff Quarters are also provided for Staffs on 6/F so that overnight staffs could provide more timely services to the Elderly in case needed.

- 2.2.4 The Top of the Building on Roof Floor (at level +27.50) 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.

- 2.2.5 189.3 m² vertical greenery on Southeast elevation and flat roof with vegetation on southwestern facade are provided to mitigate the view of villager.

2.2.6 The GFA allocation is tabulated as below:

Site Area		: 1,476.48 m ²	15,892.83 ft ²
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 4.11 < 9.5	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 63.19% < 80%	
Maximum Gross Floor Area		6,072.49 m ²	65,364.28 ft ²
Proposed Building Height		27.50 mPD	
Absolute Height		24.0 m	
Proposed No. of Storey		8 STOREYS	
Proposed Gross Floor Area			
LG/F	ENTRANCE & CARPARK	592.11 m ²	
UG/F	RCHE	514.97 m ²	
1/F – 3/F	RCHE	852.8 m ² x 3 storey =2558.40 m ²	41 no. of beds for Dorm, 2 no. of beds for Isolation Room each floor
4/F	RCHE	822.05 m ²	18 no. of beds for suites
5/F	RCHE	742.23 m ²	11 no. of beds for suites
6/F	MANAGEMENT OFFICE	742.23 m ²	12 no. of beds for staff quarter
R/F	SKY GARDEN	100.50 m ²	
TOTAL		6,072.49 m²	170 no. of beds
Parking Spaces:(Loading/ Unloading)			
No. of MGW		1 Nos.	
No. of Minibus		1 Nos.	
No. of Private Car Parking		3 Nos.	
No. of Accessible Private Car Parking		1 Nos.	
No. of Motorcycle Parking		1 Nos.	
No. of Ambulance		1 Nos.	

Please refer to *Figure 2* for the Proposed Development

3.0 Assessment Area & Selection of Viewing Points

3.1 Assessment Area

- 3.1.1 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.

Five View Points are selected ranging from 100m to 480m away from the boundary of the Subject Site. *(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 +3.5 mPD. It gains its access from an Access Road of about 120 m long, leading to Tung Tsz Road to the South-East.

Scheme B would be a RCHE of 8 storeys high, with the Vehicular and Pedestrian Entrance at +3.5 mPD and the Main Roof of the RCHE is at +27.5 mPD. The absolute height is 24m. *(Figure 2 refers)*

3.2 The Criterias for Viewing Points

- 3.2.1 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.

- 3.2.2 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.

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

Table 3.1 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

3.3 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*).

3.3.1 VP1 : Tung Tsz Road – Shuen Wan Tung Tsz Children's Playground towards North-West (*Figure 4*)

This VP is located South-East and is about 380 m away from the Application Site. It is surrounded by Tall Trees on both sides and the view to the Application Site is limited.

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

3.3.2 VP2 : Junction of Access Road and Tung Tsz Road towards North-West (*Figure 5*)

This VP is located South-East and is about 130 m away from the Application Site. This view can explore the relationship with the nearby Village Houses on the West and a Hillside to the North.

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

3.3.3 **VP3** : “慈心亭” along the Universal Gate Road towards South-West (*Figure 6*)

This VP is located North-East and is about 100 m away from the Application Site. It is surrounded by heavy Vegetation in front.

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

3.3.4 **VP4** : Tsz Shan Monastery towards South-West (*Figure 7*)

This VP is located North-East and is about 480 m away from the Application Site. It is towards the direction which the visitors of the Monastery may view.

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

3.3.5 **VP5** : A Pavilion along Tung Tsz Road towards South-East (*Figure 8*)

This VP is located North-West and is about 350 m away from the Application Site. The View Point is shielded off by heavy vegetation at low level and it may have partial view to the Application Site.

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

4.0 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'.

4.1 **VP1** : Tung Tsz Road – Shuen Wan Tung Tsz Children's Playground towards North-West (*Figure 4*)

4.1.1 This Long Range VP1 located South-West of the Site across Tung Tsz Road. It represents the View received by Recreation Users on the spot. Therefore, the visual sensitivity is considered **High**. Part of **Scheme B** is visible at the VP.

4.1.2 **Visual Composition :**

The Visual Composition comprise Greenery and Rows of tree on both sides which partly shield off the Visual Effect.

4.1.3 **Visual Obstruction :**

There is no Visual Obstruction caused by the development.

4.1.4 **Effect on Public Viewers :**

The view to **Scheme B** is visible hardly. The development shield off and soften by the Greenery around. The Recreation Users may not notice the presence of **Scheme B**.

4.1.5 **Effect on Visual Resources :**

The proposed Development has no effect on the condition, quality and character of the Assessment Area.

4.1.6 **Conclusion :**

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

4.2 **VP2 : Junction of Access Road and Tung Tsz Road towards North-West (*Figure 5*)**

4.2.1 This Medium Range VP2 located South-East of the Site across Tung Tsz Road. It represents the View received by Travellers on foot and by vehicles. Therefore, the visual sensitivity is considered **Medium**. **Scheme B** is visible at the VP.

4.2.2 **Visual Composition :**

The Visual Composition comprise a distant view to **Scheme B**, with rows of Village Houses situated to its West. The Hillside to the North, with a hill top level of +34.4 mPD, it serves as a back drop to **Scheme B**.

4.2.3 **Visual Obstruction :**

There is No obstruction to the ridgeline at the back but most of the ridgeline behind is preserved. No Visual Obstruction caused to the sky view.

4.2.4 **Effect on Public Viewers :**

A significant portion of **Scheme B** is visible in this view point. However, it is softened by heavy vegetation in front. The Effect on Public Viewer is considered as "slight to moderate".

4.2.5 **Effect on Visual Resources :**

The proposed Development has a slight adverse effect to the quality of the Assessment Area. The effect is mitigated by its step up profile while the two vertical Greenery proposed may also soften the effect.

4.2.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** would be **moderately adverse**.

4.3 **VP3 : “慈心亭” along the Universal Gate Road towards South-West (*Figure 6*)**

4.3.1 This Short Range VP3 located to the North-East of the Site across Universal Gate Road. It represents the View received by Recreation Users. Therefore, the visual sensitivity is considered **High**. **Scheme B** is partly visible of this View Point.

4.3.2 **Visual Composition :**

The Visual Composition comprise heavy Greenery in the front and back. The vegetation partly shields off the Visual Effect.

4.3.3 **Visual Obstruction :**

There is obstruction to the ridgeline at the back but a portion of the ridgeline behind is preserved. Minor Visual Obstruction to the sky view caused.

4.3.4 **Effect on Public Viewers :**

Scheme B is partly visible at this view point. However, the effect is somehow shield off and soften by the Greenery around.

4.3.5 **Effect on Visual Resources :**

The proposed Development has adverse effect to the quality of the Assessment Area. However, the effect is lessened by the existing Electric Poles and Plants in front.

4.3.6 **Conclusion :**

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

4.4 VP4 : Tsz Shan Monastery towards South-West (*Figure 7*)

4.4.1 This Long Range VP4 located North-East and is about 480 m away from the Application Site. It is on the platform of the Tsz Shan Monastery. It represents the view received by Recreation Users who are visitors to the Monastery. Therefore, the visual sensitivity is considered **High**. **Scheme B** is hardly visible at the VP.

4.4.2 Visual Composition :

The Visual Composition comprise full range of Greenery surrounding the Application site, front and back.

4.4.3 Visual Obstruction :

There is no Visual Obstruction caused by the Development.

4.4.4 Effect on Public Viewers :

Since Tsz Sha Monastery situates at platforms of somehow nearly +80 mPD, which is far higher than the Roof Top of **Scheme B**, which is only +27.5 mPD. Therefore, **Scheme B** is hardly visible from this view point.

4.4.5 Effect on Visual Resources :

The proposed Development has no effect on the condition, quality and character of the Assessment Area.

4.4.6 Conclusion :

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

4.5 **VP5 : A Pavilion along Tung Tsz Road towards South-East (Figure 8)**

4.5.1 This Long Range VP5 located on a Pavilion situates at Tung Tsz Road to the North-West about 350 m away from the Application Site. It represents the View received by Recreation Users. The visual sensitivity is considered **High**.

4.5.2 **Visual Composition :**

The Visual Composition comprise heavy Greenery in front.

4.5.3 **Visual Obstruction :**

No Visual Obstruction to the sky view.

4.5.4 **Effect on Public Viewers :**

Scheme B is not visible in this View Point. This View Point seems to be under-utilized by Residents.

4.5.5 **Effect on Visual Resources :**

The proposed Development has no effect to the quality of the Assessment Area.

4.5.6 **Conclusion :**

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

5.0 Conclusion

5.1 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: Tung Tsz Road – Shuen Wan Tung Tsz Children's Playground towards North-West	High	Negligible	Slightly adverse
VP2: Junction of Access Road and Tung Tsz Road towards North-West	Medium	Moderately adverse	Moderately adverse
VP3: “慈心亭” along the Universal Gate Road towards South-West	High	Slightly adverse	Slightly adverse
VP4: Tsz Shan Monastery towards South-West	High	Negligible	Negligible
VP5: A Pavilion along Tung Tsz Road towards South-East	High	Negligible	Negligible

- 5.2 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, one VPs are identified with **slightly adverse** visual impact, three VP are identified with **negligible** visual impact and one VP are identified with **moderately adverse** visual impact.

- 5.3 The Site already set back from Tung Tsz Road for more than 100 m. It is considered adequate for not creating adverse visual impact.

- 5.4 Based on the above, the Proposed Scheme is considered to be **slightly adverse** 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)
Tung Tsz, Tai Po, N.T.*

R LEE ARCHITECTS LTD



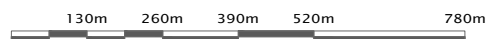
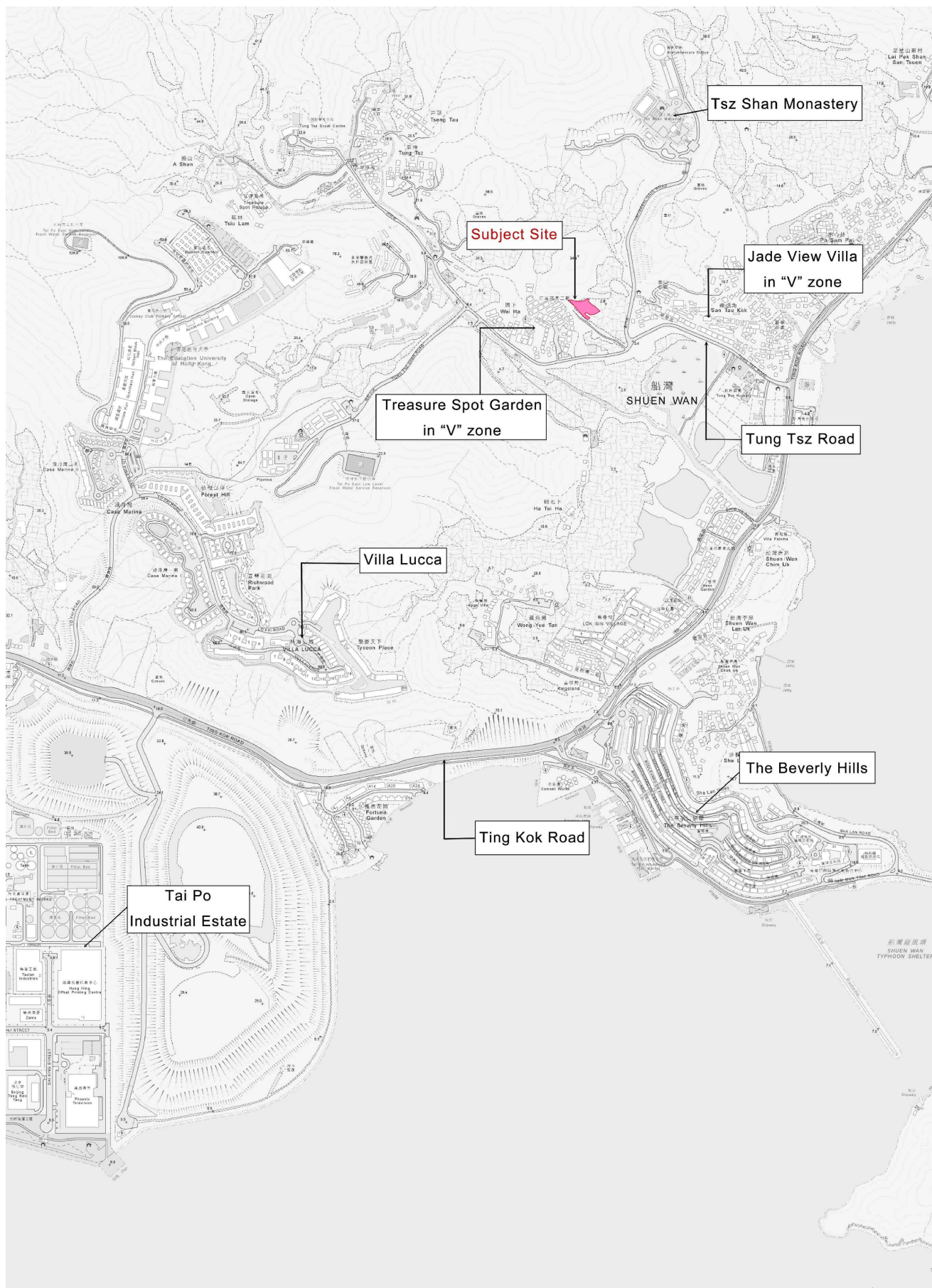


FIGURE NO.

1

TITLE

LOCATION PLAN

1:13000 (A4)

A

OCT. 2025
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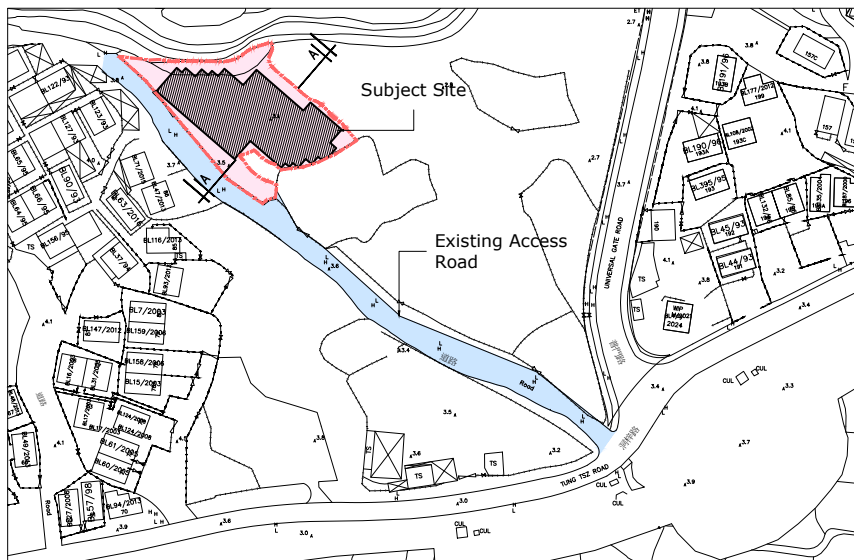
FIGURE 2

Proposed RCHE Design

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

R LEE ARCHITECTS LTD





BLOCK PLAN

SCALE - 1:1500

DEVELOPMENT SCHEDULE:

Site Area	:	1476.48 m ² (15892.83 ft ²)
Class of Site	:	A
Proposed Plot Ratio For Non-Domestic	:	4.11 < 9.5
Proposed Site Coverage above For Non-Domestic (Above 15m)	:	63.19% < 80%

Proposed Building Height	:	27.50 mPD
Absolute Height	:	24.0 m
Proposed No. Of Storey	:	8 STOREYS

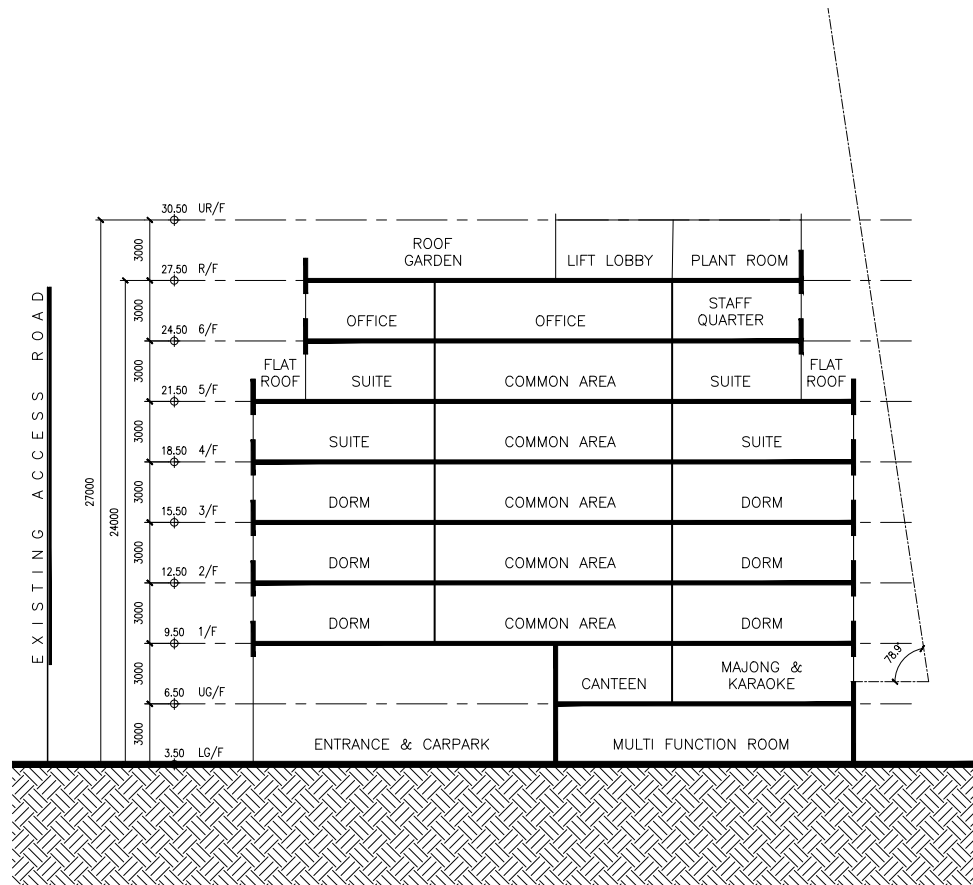
Proposed Gross Floor Area	:	
LG/F (ENTRANCE & CARPARK)	:	592.11m ²
UG/F (RCHE)	:	514.97 m ²
1/F-3/F (RCHE)	:	852.8m ² x 3 storeys = 2558.40 m ²
4/F (RCHE)	:	822.05 m ²
5/F (RCHE)	:	742.23 m ²
6/F (MANAGEMENT OFFICE)	:	742.23 m ²
R/F (SKY GARDEN)	:	100.50 m ²

TOTAL	:	6072.49 m² (65364.28 ft²)
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Parking Spaces :

No. of MG V (3.5m x 9m 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.)	:	3 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 (4.5 x 8m x 2.6m H.)	:	1 Nos.

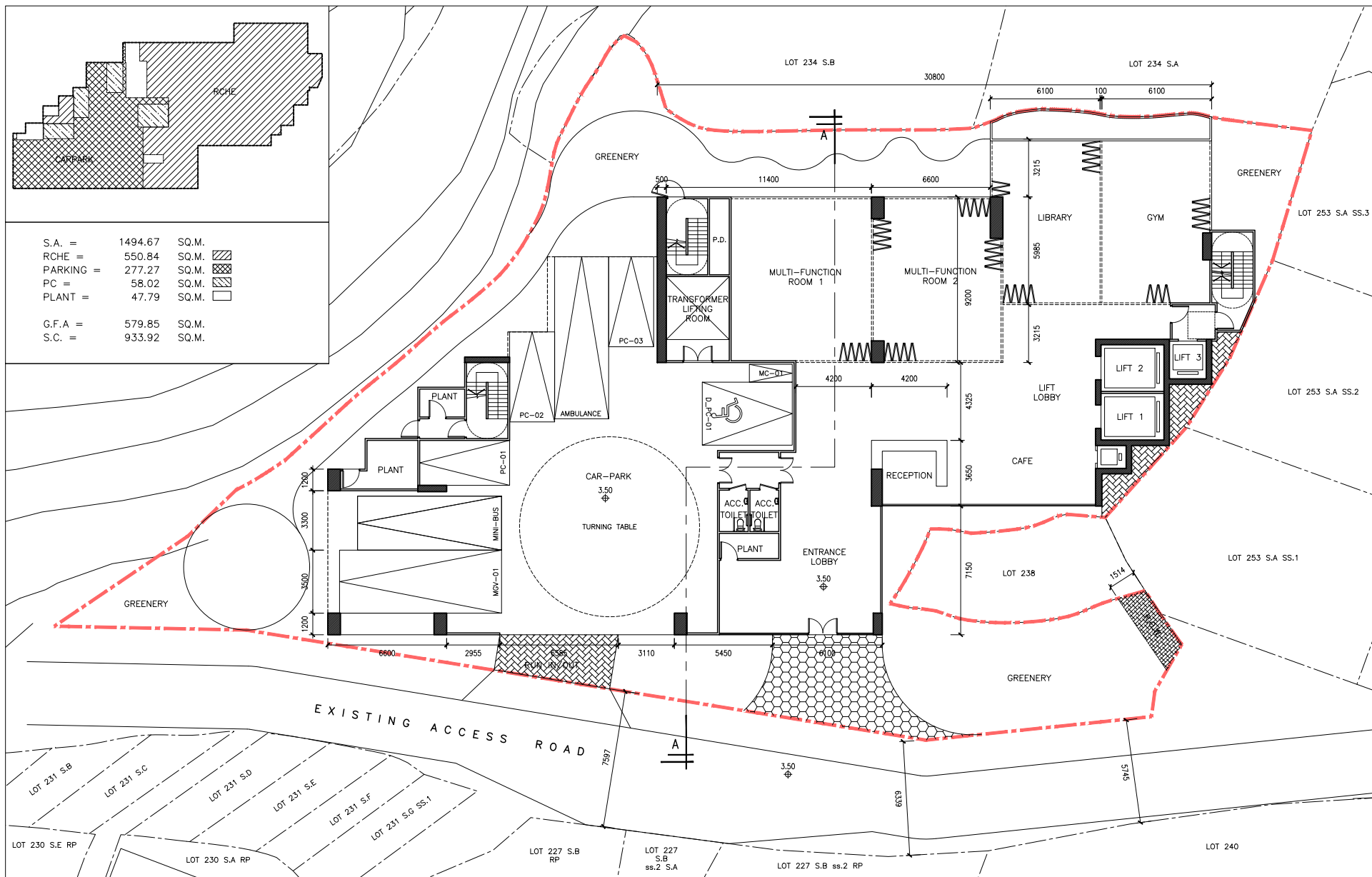
BOUNDARY LINE



SECTION A-A

SCALE - 1:250

No. of beds						
Floor	No. of storey	Dorm		Isolation room		Staff
		Each floor	Sub-total	Each floor	Sub-total	
1/F-3/F	3	41	123	2	6	0
4/F	1	18	18	0	0	0
5/F	1	11	11	0	0	0
6/F	1	0	0	0	0	12
Total		152		6		12



BOUNDARY LINE

2483

PROPOSED RCHE DEVELOPMENT
at TUNG TSZ,
TAI PO, N.T.

LG/F PLAN
ENTRANCE & CARPARK

G-02

1:200 (A3)
1:300 (A4)

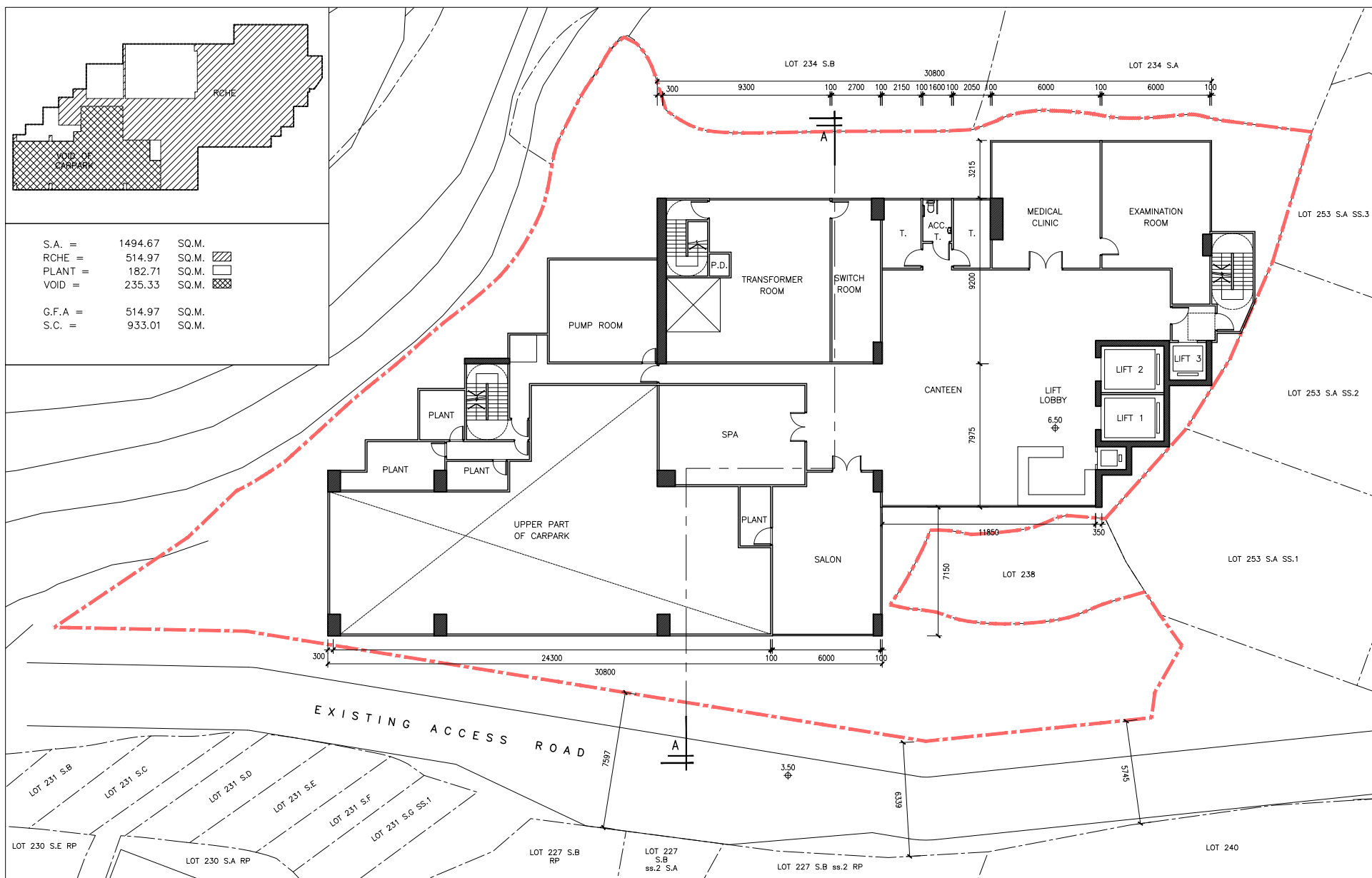
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OCT. 2025
AUG. 2025
APR. 2025
DEC. 2024

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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BOUNDARY LINE

2483

PROPOSED RCHE DEVELOPMENT
at TUNG TSZ,
TAI PO, N.T.

UG/F PLAN
RCHE

G-03

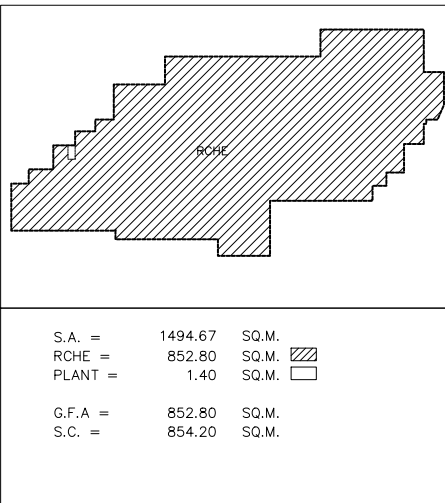
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DEC. 2024
OCT. 2024

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BOUNDARY LINE

2483

PROPOSED RCHE DEVELOPMENT
at TUNG TSZ,
TAI PO, N.T.

TYPICAL/F PLAN
RCHE

G-04

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1:300 (A4)

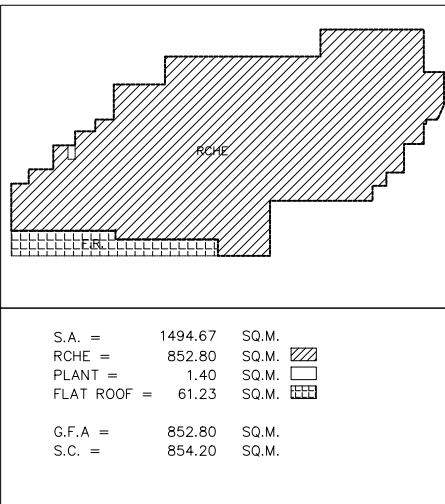
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OCT. 2025
AUG. 2025
JUN. 2025
MAR. 2025

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BOUNDARY LINE

2483

PROPOSED RCHE DEVELOPMENT
 at TUNG TSZ,
 TAI PO, N.T.

1/F PLAN
 RCHE

G-04A

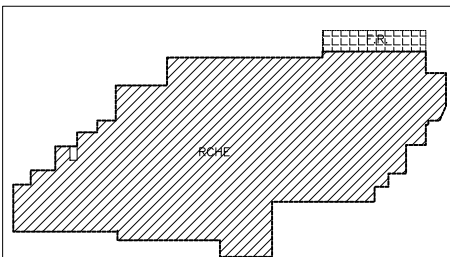
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G
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OCT. 2025
 AUG. 2025
 JUN. 2025
 MAR. 2025

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S.A. =	1494.67	SQ.M.
RCHE =	822.05	SQ.M.
PLANT =	1.40	SQ.M.
FLAT ROOF =	30.75	SQ.M.
G.F.A =	822.05	SQ.M.
S.C. =	823.45	SQ.M.



BOUNDARY LINE

2483

PROPOSED RCHE DEVELOPMENT
at TUNG TSZ,
TAI PO, N.T.

4/F PLAN
RCHE

G-05

1:200 (A3)
1:300 (A4)

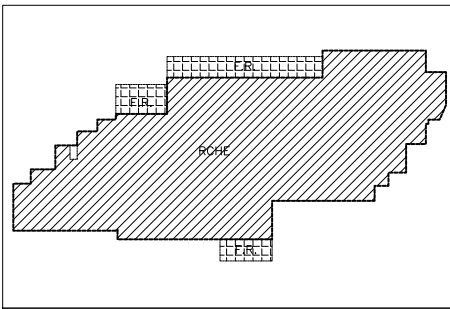
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OCT. 2025
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DEC. 2024

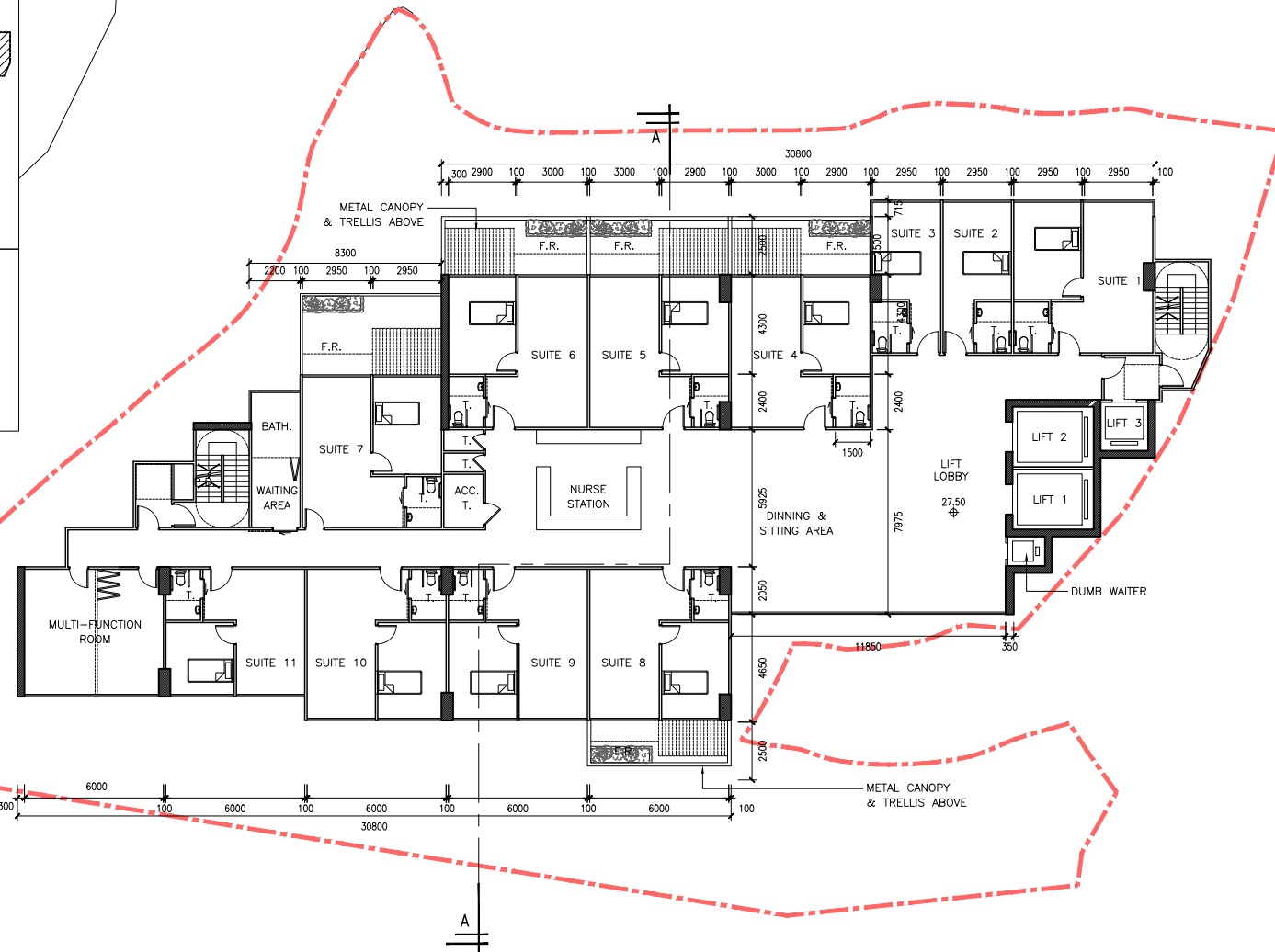
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S.A. = 1494.67 SQ.M.
 RCHE = 742.23 SQ.M.
 PLANT = 1.41 SQ.M.
 FLAT ROOF = 83.53 SQ.M.
 G.F.A. = 742.23 SQ.M.
 S.C. = 743.64 SQ.M.



BOUNDARY LINE

2483 PROPOSED RCHE DEVELOPMENT
 at TUNG TSZ,
 TAI PO, N.T.

5/F PLAN
 RCHE

G-06

1:200 (A3)
 1:300 (A4)

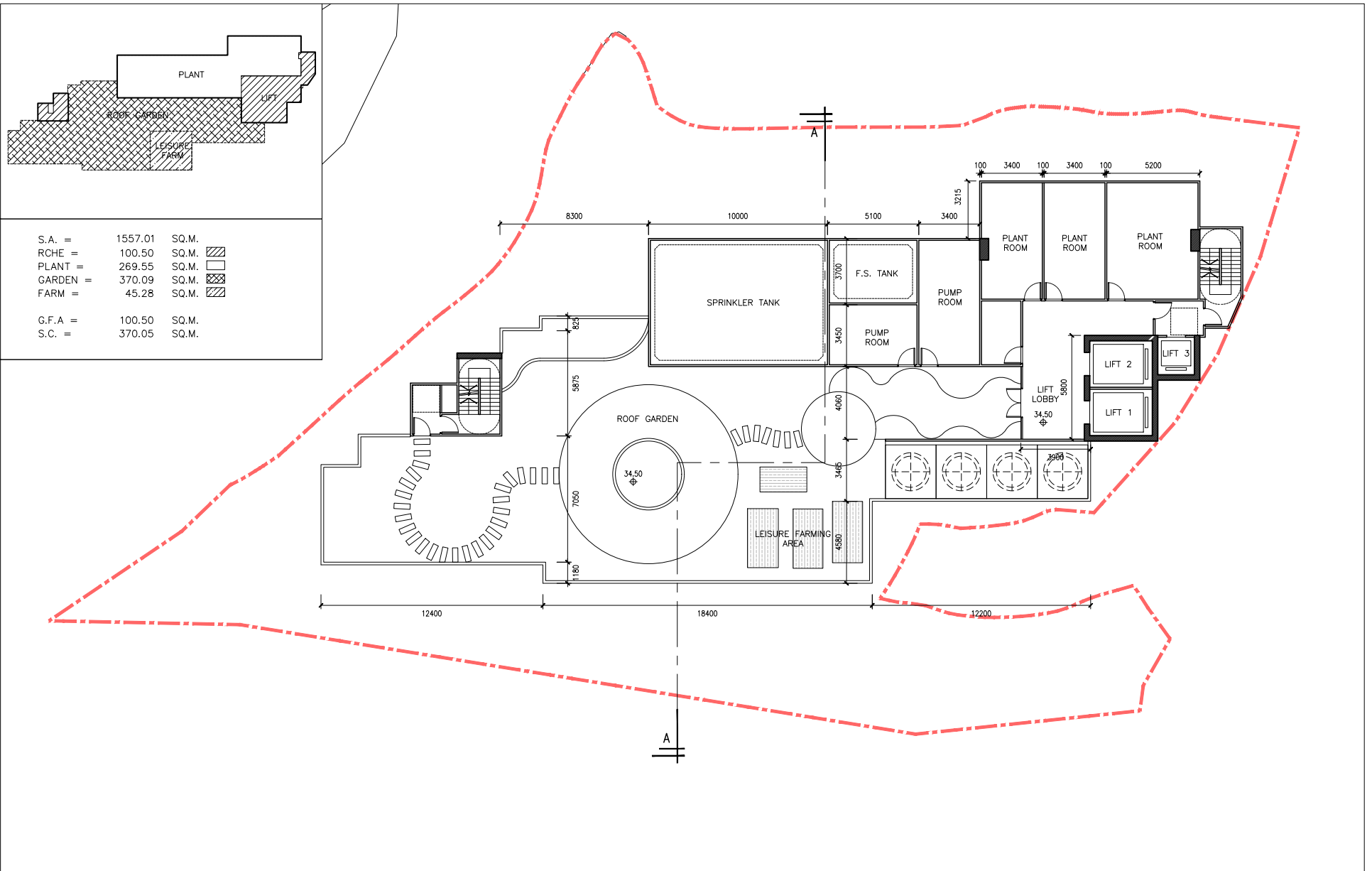
F
 E
 D
 C

OCT. 2025
 AUG. 2025
 JUN. 2025
 MAR. 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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BOUNDARY LINE

2483

PROPOSED RCHE DEVELOPMENT
at TUNG TSZ,
TAI PO, N.T.

ROOF PLAN
ROOF GARDEN

G-08

1:200 (A3)
1:300 (A4)

E
D
C
B

OCT. 2025
AUG. 2025
JUN. 2025
OCT. 2024

Do not scale drawing.
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The drawings show the design intent of the architect only, contractors are required to submit shop drawings where appropriate.
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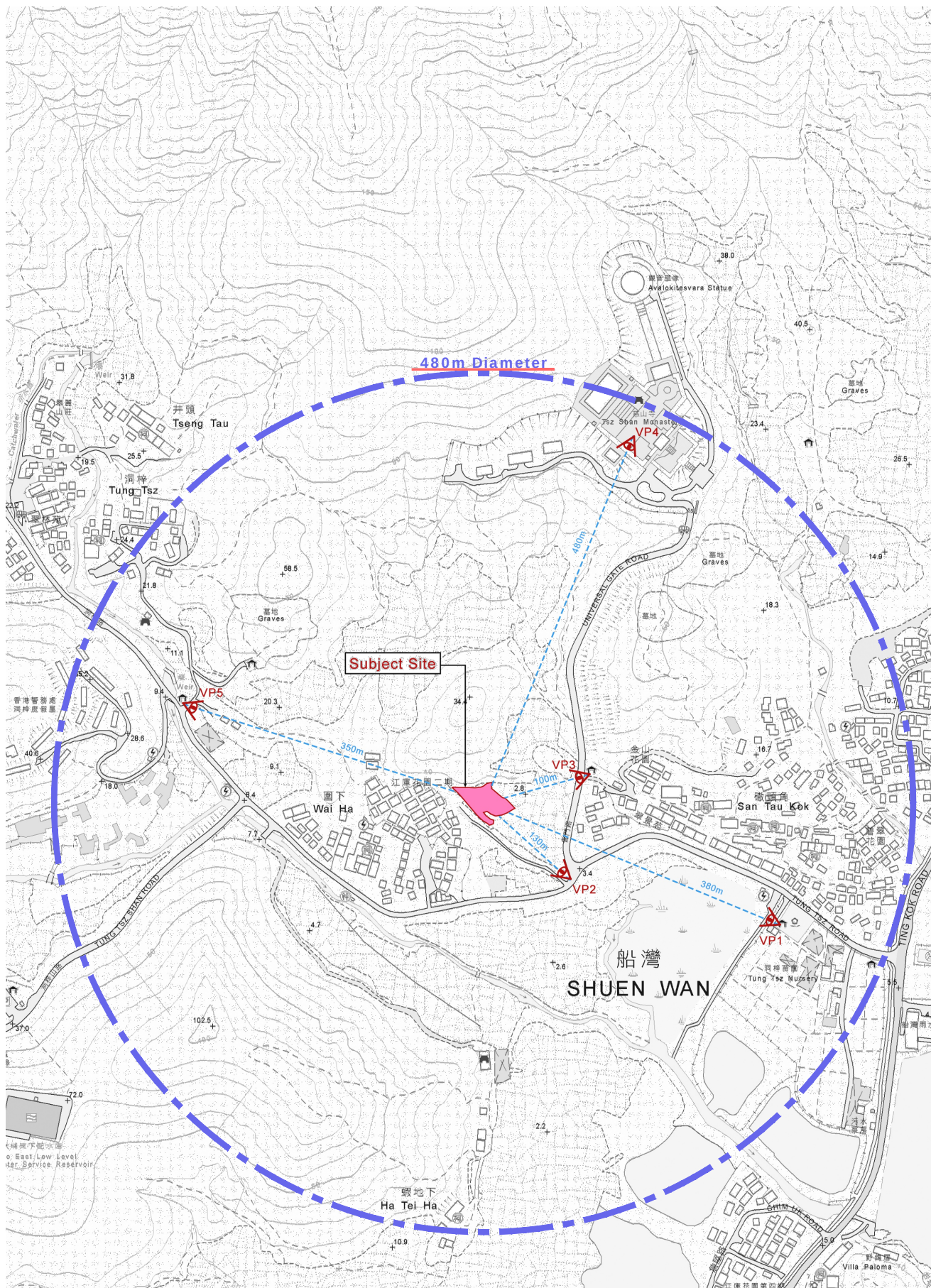
FIGURE 3

Location of Viewpoints

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

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60m 120m 180m 240m 360m

FIGURE NO.

3

TITLE

VIEWPOINT
LOCATION PLAN

1:6000 (A4)

A

OCT. 2025
FEB. 2025

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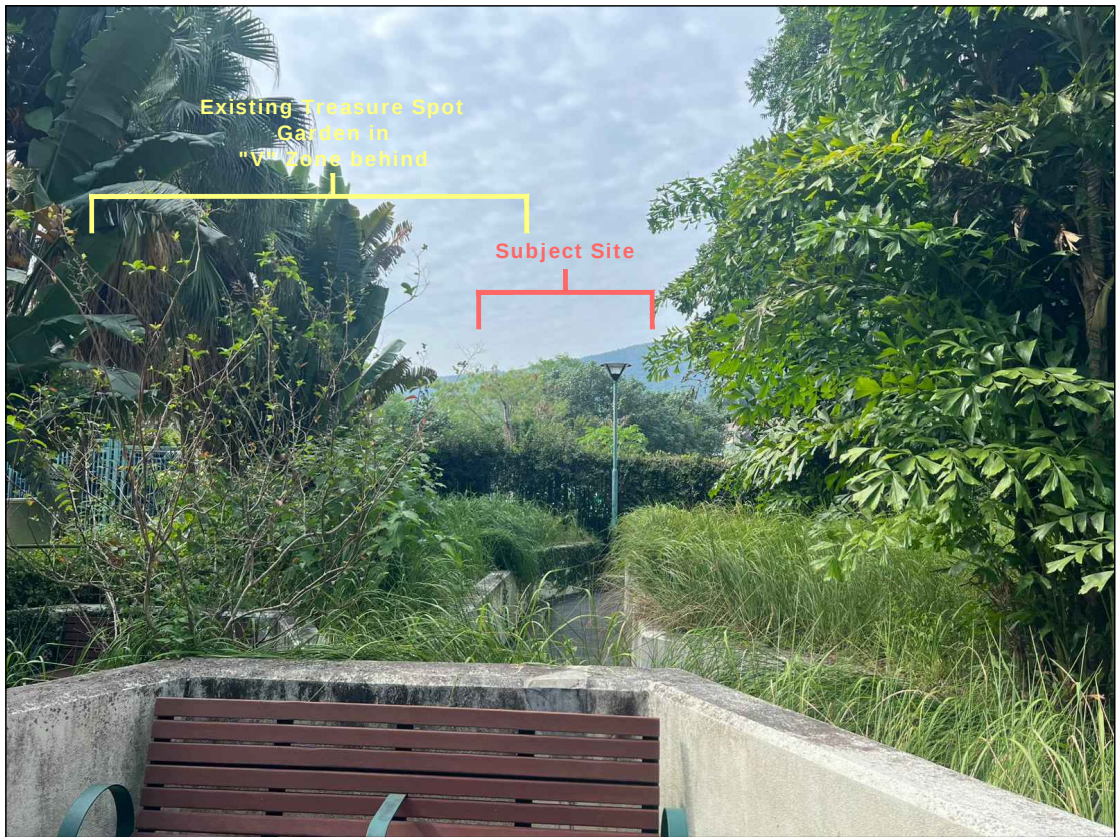
FIGURE 4 to FIGURE 8

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)
Tung Tsz, Tai Po, N.T.*

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

4

TITLE

VIEWPOINT 1

N.T.S. (A4)

A

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

5

TITLE

VIEWPOINT 2

N.T.S. (A4)

B

A

-

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APR. 2025
FEB. 2025

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

6

TITLE

VIEWPOINT 3

N.T.S. (A4)

D
C
B
A

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AUG. 2025
JUN. 2025
APR. 2025

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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)

B

A

-

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APR. 2025

FEB. 2025

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