

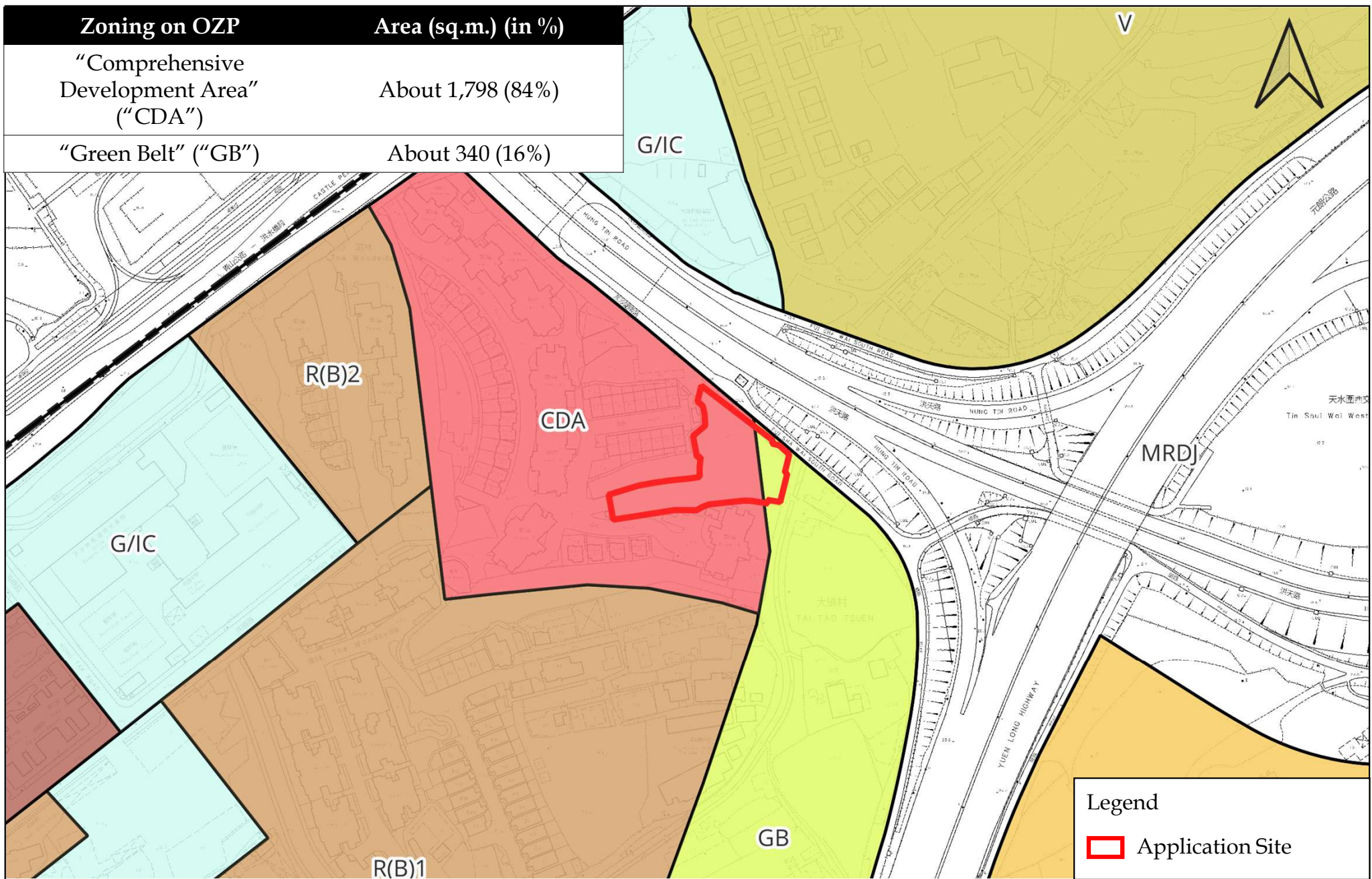
**LCH Planning and Development  
Consultants Limited**

Figure 1 : Location Plan

*(For reference only. Not to scale.)*

Section 12A Application for Proposed Rezoning from “Comprehensive Development Area” and “Green Belt” Zones to “Residential (Group A)4” Zone and to Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) at Lot Nos. 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories

*(Source: HK GEODATA STORE, HKSAR Government)*



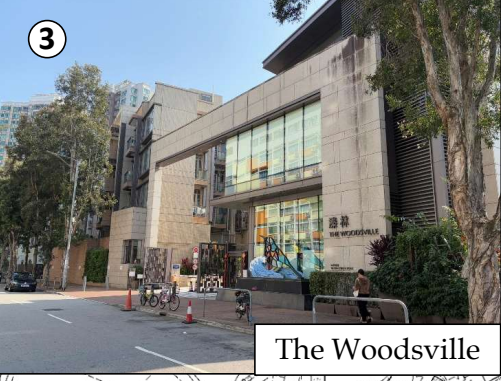
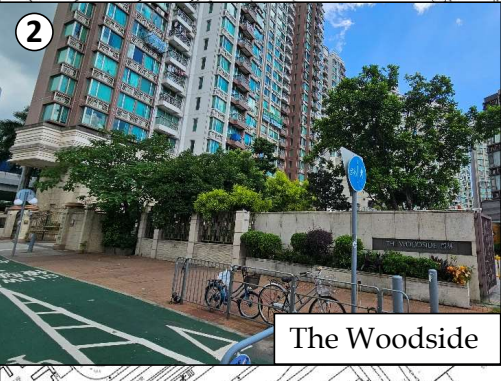
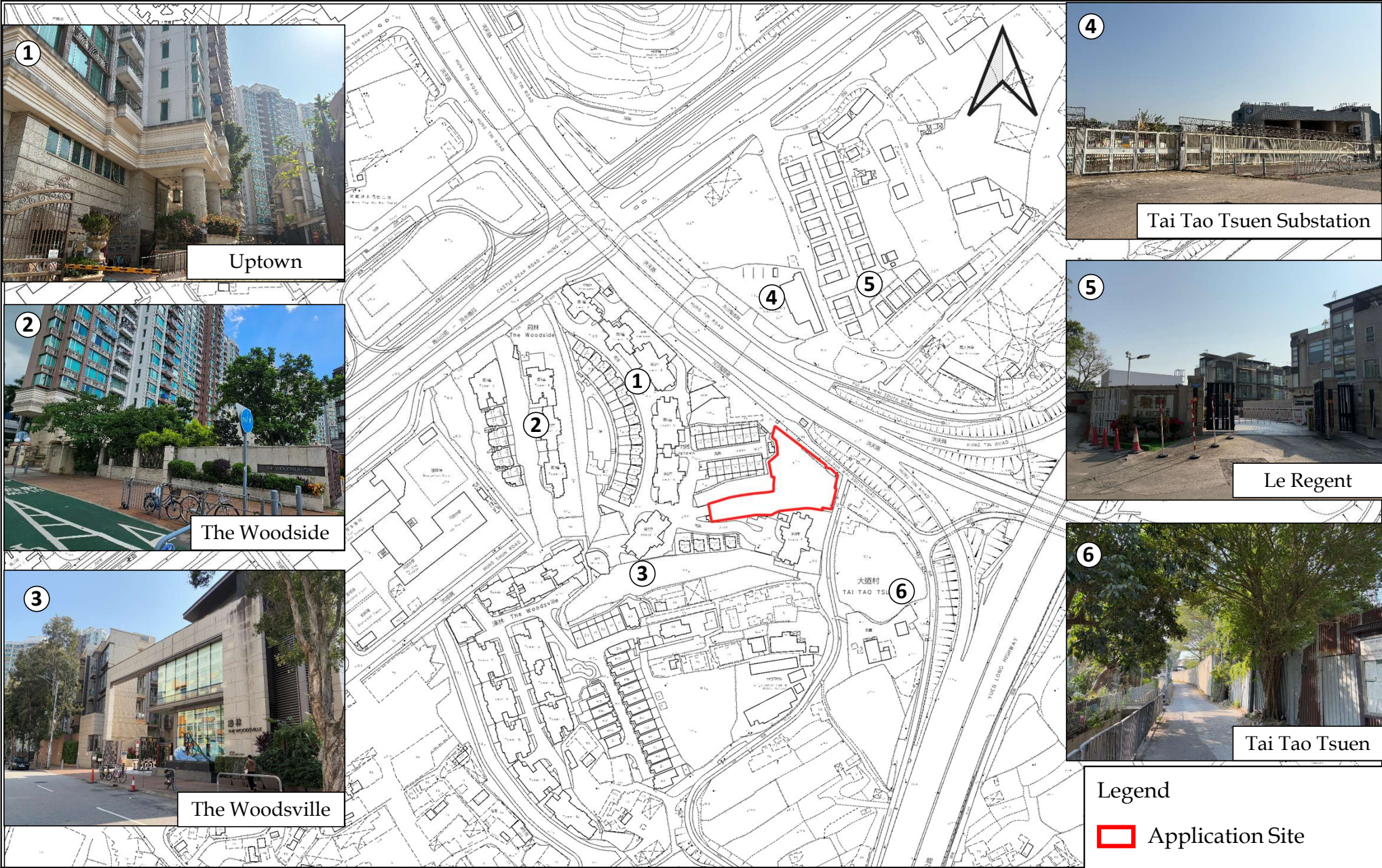
 **LCH Planning and Development Consultants Limited**

Figure 2 : Extract of Outline Zoning Plan (No. S/YL-TYST/14)

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from “Comprehensive Development Area” and “Green Belt” Zones to “Residential (Group A)4” Zone and to Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) at Lot Nos. 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories

(Source: HK GEODATA STORE and Town Planning Board, HKSAR Government)



Legend  
 Application Site

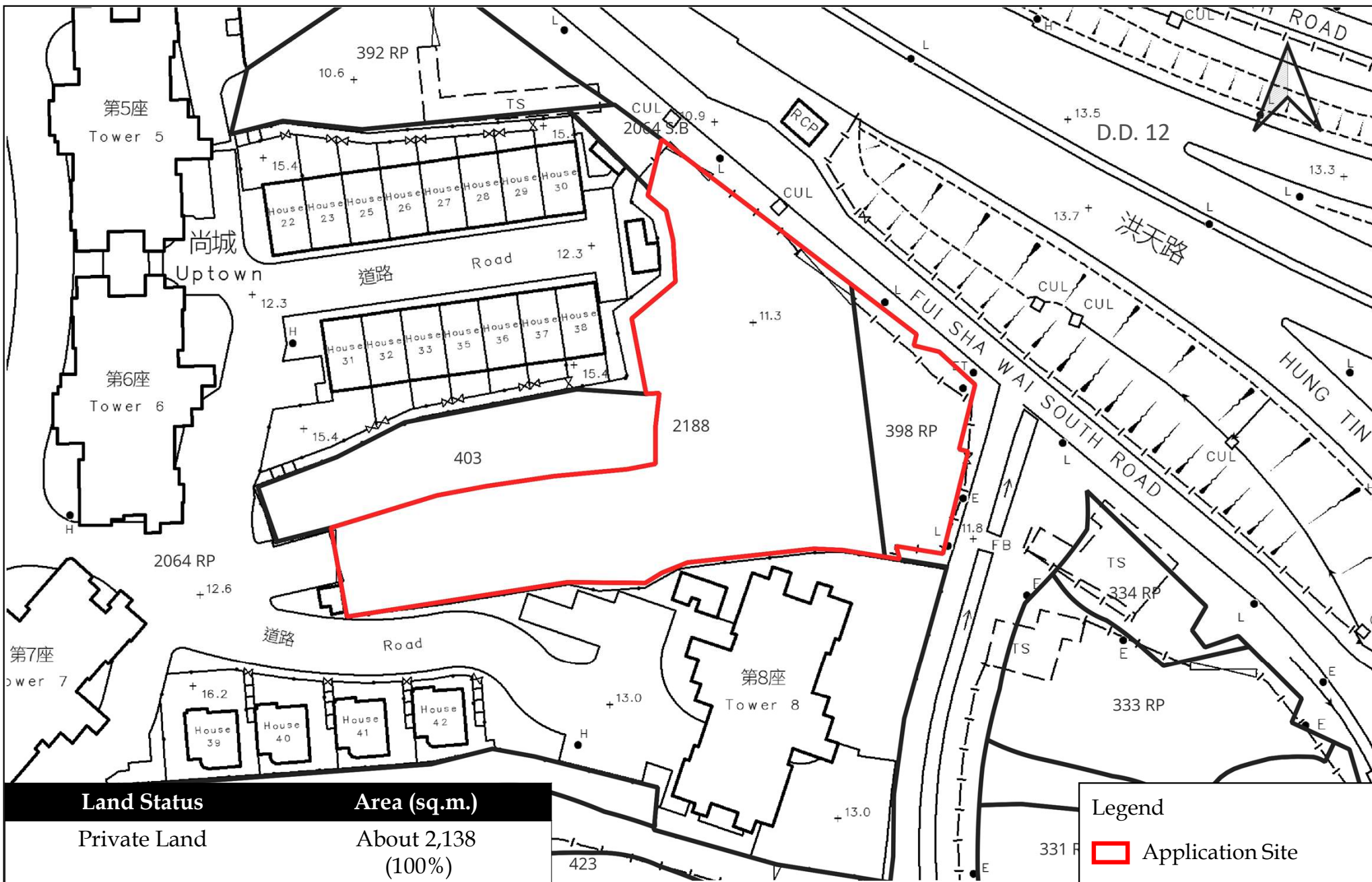
 **LCH Planning and Development  
 Consultants Limited**

Figure 3 : Surrounding Area

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from “Comprehensive Development Area” and “Green Belt” Zones to “Residential (Group A)4” Zone and to Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) at Lot Nos. 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories

(Source: HK GEODATA STORE, HKSAR Government; and On-site Survey)



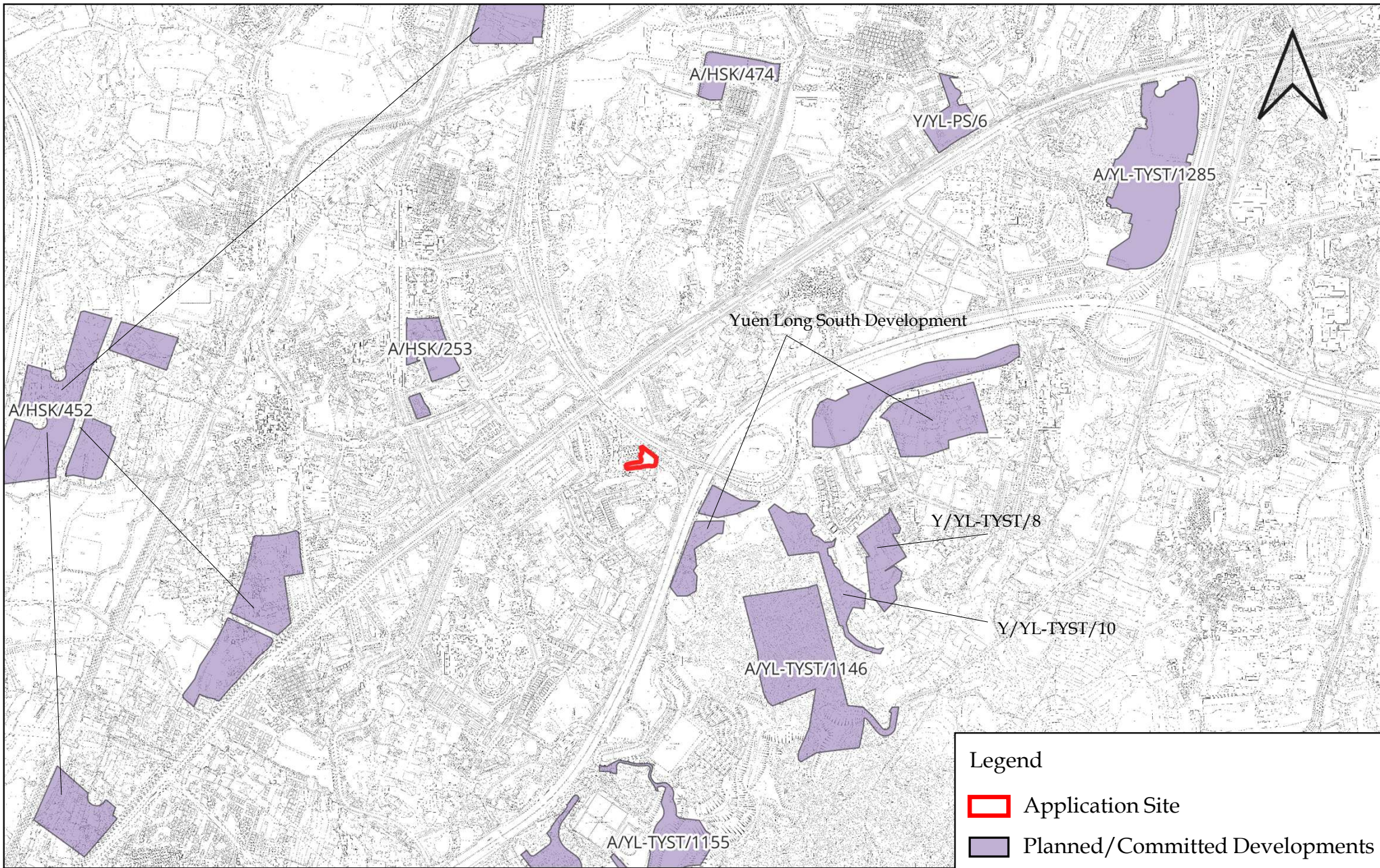
**LCH Planning and Development  
 Consultants Limited**

Figure 4 : Land Status Plan

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from “Comprehensive Development Area” and “Green Belt” Zones to “Residential (Group A)4” Zone and to Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) at Lot Nos. 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



**Legend**

- Application Site
- Planned/Committed Developments

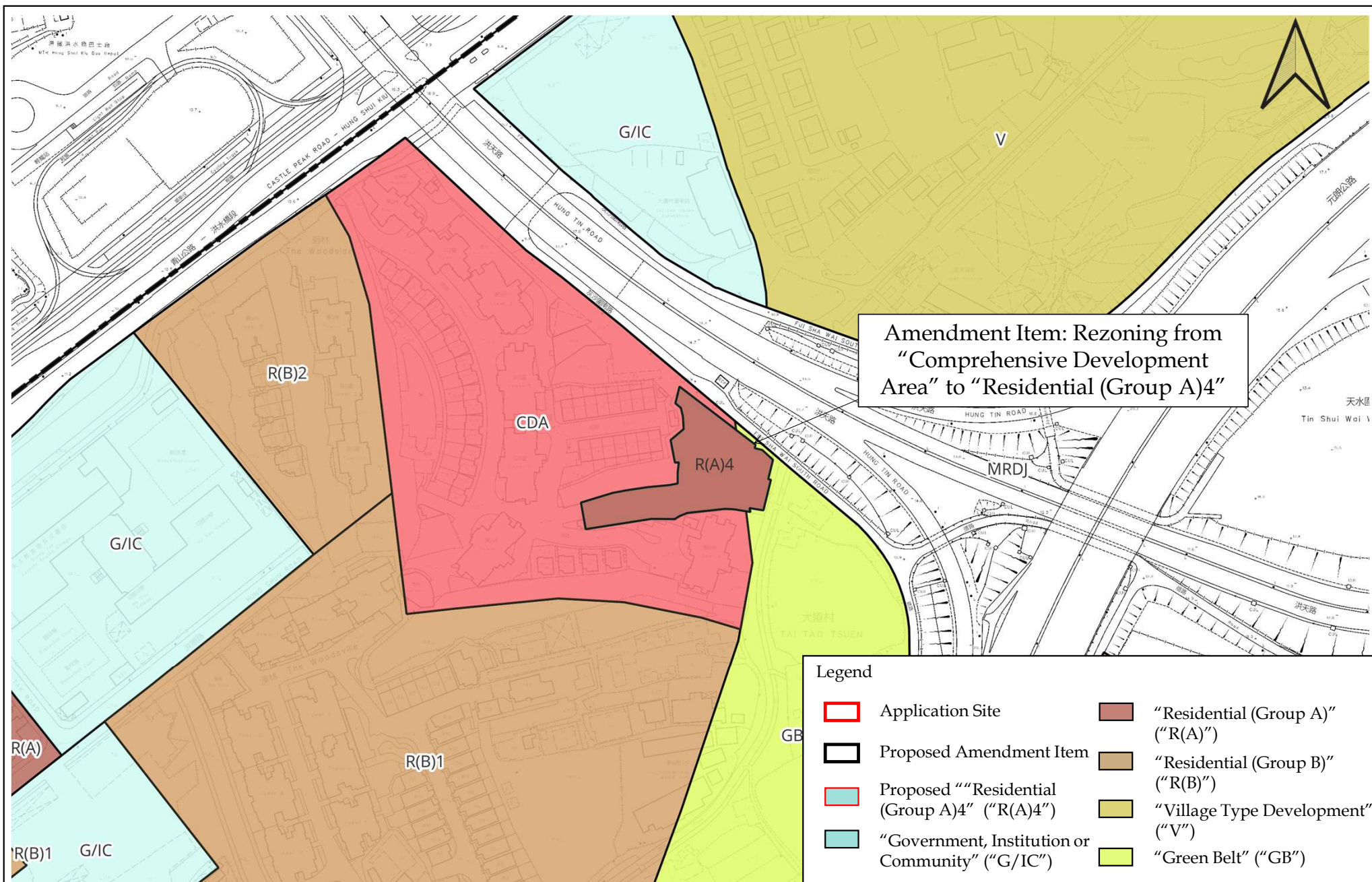
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Figure 5 : Planned/Committed Developments Found in the Vicinity

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)4" Zone and to Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) at Lot Nos. 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



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Figure 6 : Proposed Amendment of the Tong Yan San Tsuen OZP

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)4" Zone and to Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) at Lot Nos. 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories

(Source: HK GEODATA STORE and Town Planning Board, HKSAR Government)

9 Promotion of Integrated and Interactive Neighbourhood

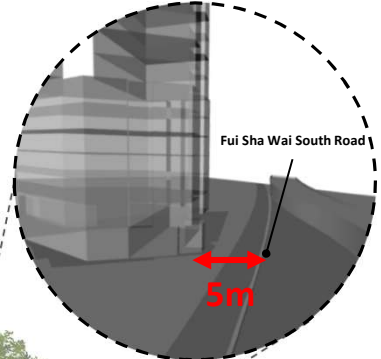
4 Ensuring Compatibility to the Surrounding (i.e. land use, building height and visual)

3 Building Disposition with Separation

1 Provision of 5m-Building Setbacks

5 Creation of Age-friendly Environment

7 Incorporation of Elderly-friendly Building Design



2 Street-level Landscaping

8 Provision of Active and Passive Activities

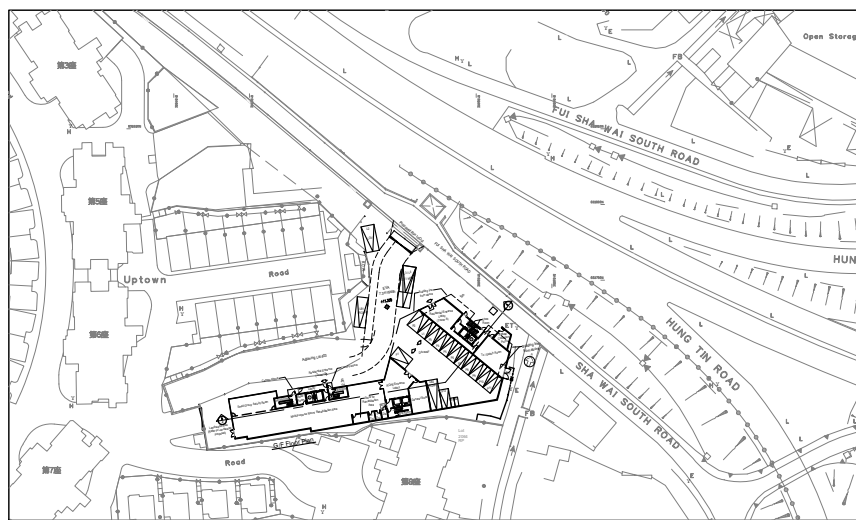
6 Maximise Greenery Provision throughout the entire Proposed Development

10 Maximise Provision of Open Space

Figure 7 : Design Concepts and Merits

(For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)



Site Plan

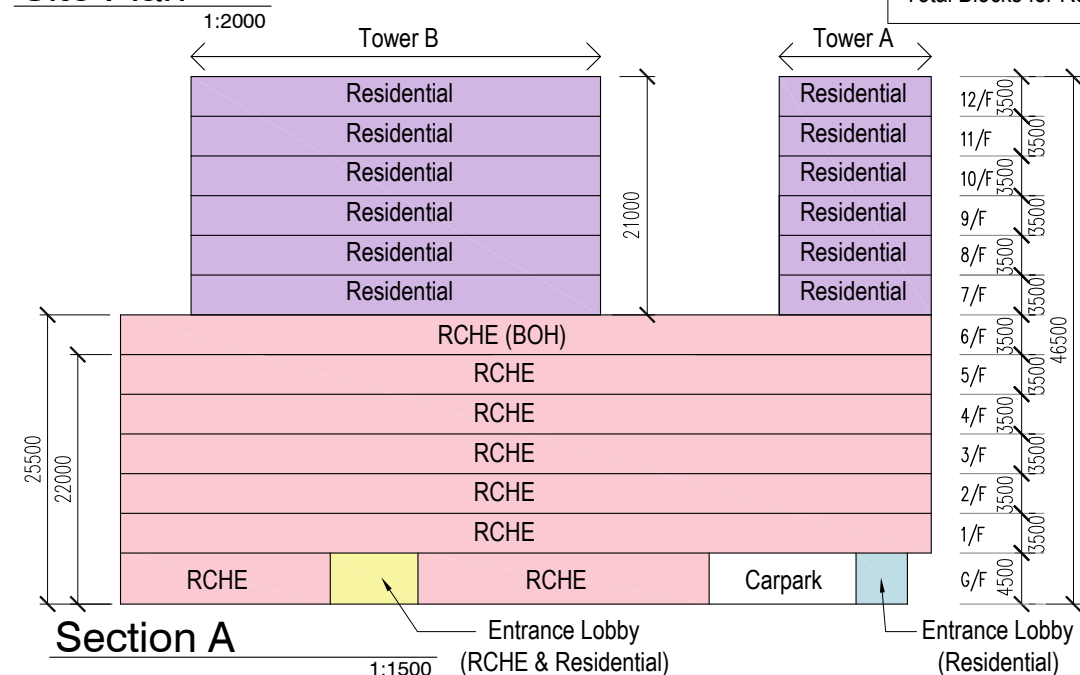
	RCHE(P)	Residential Towers				Carparking Space	
		Tower A (Units)		Tower B (Units)			
G/F	-	-	-	-	Private Cars (5x2.5m)	12	
1/F-5/F	90 x 5	-	-	-	Light Bus (8x3m)	2	
6/F	-	-	-	-	Motocycles (2.4x1m)	2	
7-12/F	-	Living Unit B1-B6 =6 x 6	Living Unit A1-A6 =6 x 6	-	Private Car (5x2.5m)	1	
Total Capacity	450	36	36	-	LGV (7x3.5m)	2	
		72			MHGV (11x3.5m)	1	
					Total	20	
Total Nos. of Rooms for RCHE		14 x 5 = 70					
Total Blocks for Residence		2					

PLOT RATIO & SITE COVERAGE CALCULATIONS (AREA UNDER BD)

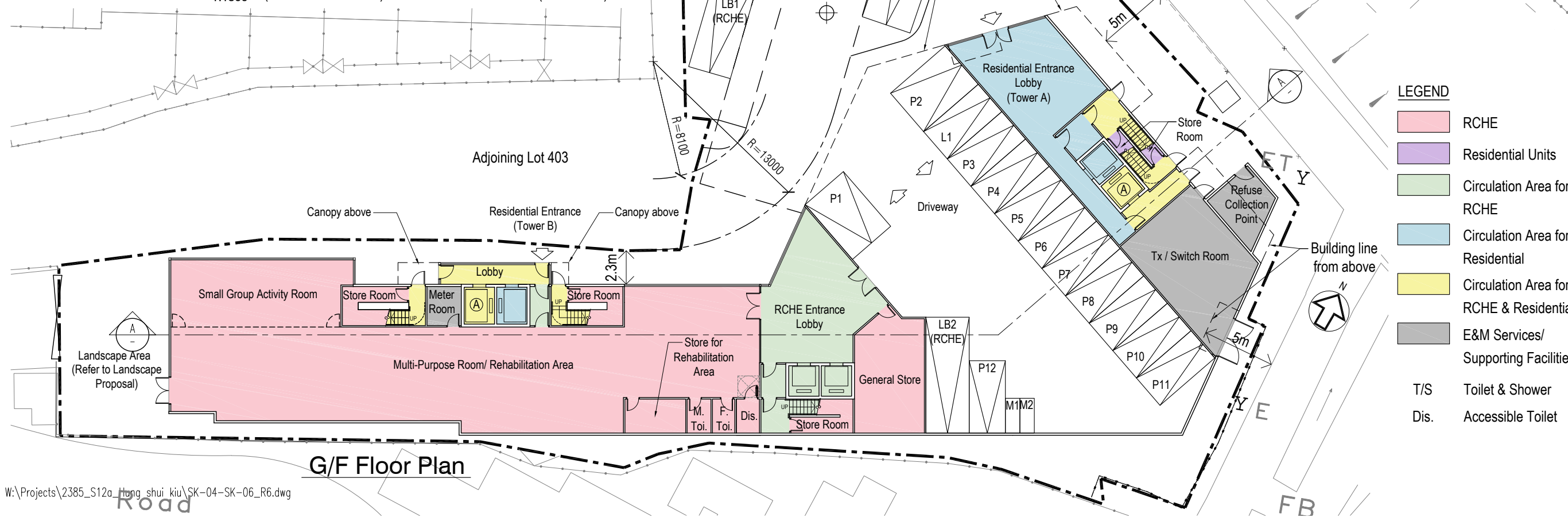
Site Area	= 2138 S.M.
Class of Site	= A
Mean Street Level	= 11.30mPD
Height of Building Above Mean Street Level	= 46.5m
Building Height in mPD	= (11.30 + 46.5) = 57.80mPD
Permitted Domestic Site Coverage (Over 43m)	= 37%
Permitted Non-Domestic Site Coverage (Over 24m)	= 89%
Permitted Domestic Plot Ratio (Over 43m)	= 5.9
Permitted Non-Domestic Plot Ratio (Over 24m)	= 8
Proposed Domestic Site Coverage Calculation	= 569 S.M. / 2138 x 100% = 26.6% < 37%
Proposed Non-Domestic Site Coverage Calculation	= 1181 S.M. / 2138 x 100% = 55.2% < 89%
Proposed Total Non-Domestic GFA	= 6961 / 2138 = 3.256
Non-Domestic Plot Ratio	= 3.256 < 8
Permitted Domestic Plot Ratio (Residue Method)	= (8 - 3.256) / 8 x 5.9 = 3.499
Proposed Total Domestic GFA	= 3528 / 2138 = 1.650
Domestic Plot Ratio	= 1.650 < 3.499

GFA CALCULATION

Ground Floor (Tower A)	= 114 S.M. (Exclude Carpark & Tx / Switch Room)
Ground Floor (Tower B)	= 576 S.M.
First to Sixth Floor	= 1070 x 5 + 1035 = 6385 S.M.
Seventh to Twelfth Floor (Tower A & B)	= (282 + 287) x 6 = 3414 S.M. (Exclude Balconies)
Proposed Total Non-Domestic GFA	= 576 + 6385 = 6961 S.M.
Proposed Total Domestic GFA	= 114 + 3414 = 3528 S.M.



Section A



G/F Floor Plan

LEGEND

- RCHE
- Residential Units
- Circulation Area for RCHE
- Circulation Area for Residential
- Circulation Area for RCHE & Residential
- E&M Services/ Supporting Facilities
- T/S Toilet & Shower
- Dis. Accessible Toilet

rev.	date	description
0	09-07-2025	First Issue
1	14-07-2025	Revision 1
2	16-07-2025	Revision 2
3	21-07-2025	Revision 3
4	01-09-2025	Revision 4
5	05-09-2025	Revision 5
6	03-03-2025	Revision 6

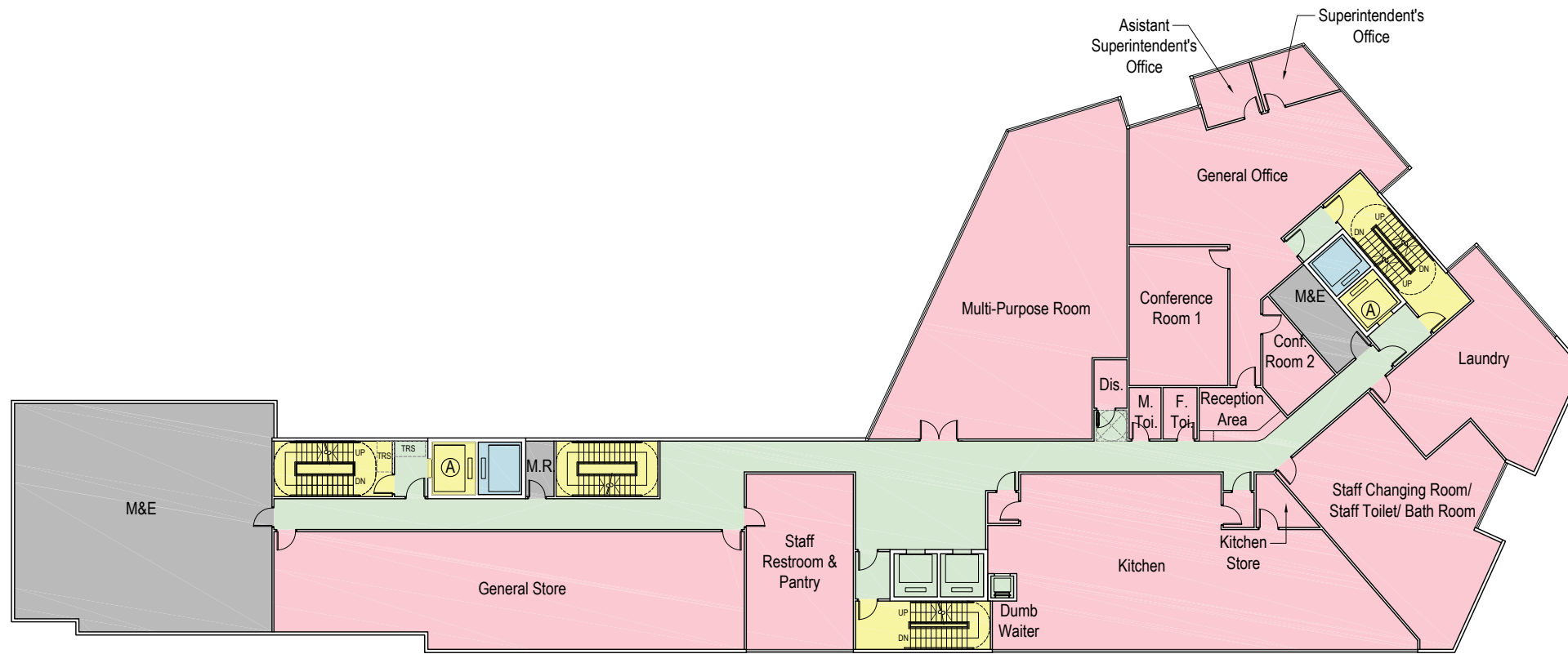
**project title**  
 Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)4" Zone and To Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) and at Lot Nos. 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories

**drawing title**  
 Ground Floor Plan

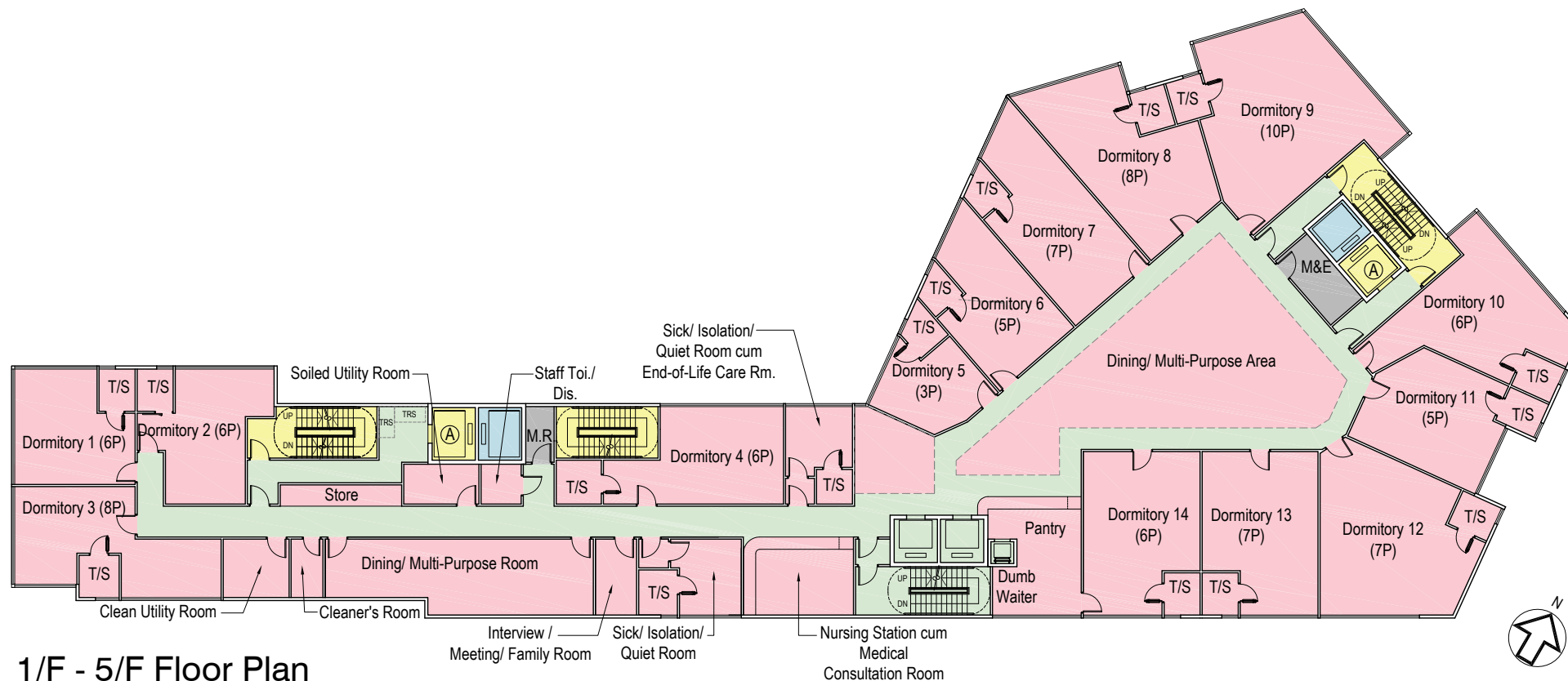
**drawing no.**  
 SK-04\_rev.6

**scale**  
 1:300 @ A3





6/F Floor Plan



1/F - 5/F Floor Plan

SCHEDULE OF ACCOMMODATION FOR RESIDENTIAL CARE HOME FOR THE ELDERLY  
(FOR 450 RESIDENTIAL CARE PLACES)

ITEM NO.	DESCRIPTION	NOFA (M <sup>2</sup> )	USABLE FLOOR AREA (M <sup>2</sup> )
		(PROPOSED 450 PERSONS)	
1	DORMITORY	2691.5	2691.5
2	ATTACHED BATHROOM/ SHOWER ROOM TO DORMITORY ROOM	AS APPROPRIATE	252.5
3	DINING/ MULTI-PURPOSE ROOM	989.2	989.2
4	PANTRY	AS APPROPRIATE	120
5	SMALL GROUP ACTIVITY ROOM	55.8	55.8
6	NURSING STATION CUM MEDICAL CONSULTATION ROOM	101.5	101.5
7	SICK/ ISOLATION/ QUIET ROOM	98.9	98.9
8	ACCESSIBLE TOILET CUM SHOWER ROOM ATTACHED TO EACH SICK/ ISOLATION/ QUIET ROOM	AS APPROPRIATE	35.5
9	REHABILITATION AREA	200	200
10	STORE FOR REHABILITATION AREA	10	10
11	END-OF-LIFE CARE ROOM	10.1	10.1
12	SOILED UTILITY ROOM	36	36
13	CLEANER'S ROOM	AS APPROPRIATE	22
14	LAUNDRY	55.4	55.4
15	KITCHEN & KITCHEN STORE	144.3	144.3
16	DUMB WAITER	AS APPROPRIATE	7.2
17	GENREAL STORE	162.8	162.8
18	CLEAN UTILITY ROOM	45	45
19	INTERVIEW/ MEETING/ FAMILY ROOM	37	37
20	REFUSE ROOM	AS APPROPRIATE	14
21	SUPERINTENDENT'S OFFICE	8	8
22	ASSISTANT SUPERINTENDENT'S OFFICE	7	7
23	GENERAL OFFICE	82.4	82.4
24	RECEPTION AREA	9.5	9.5
25	CONFERENCE ROOM	43.3	43.3
26	FEMALE/ MALE STAFF CHANGING ROOM AND REST ROOM CUM PANTRY	119.4	119.4
27	STAFF TOILET/ BATH ROOM	AS APPROPRIATE	19.5
28	TOILET FOR COMMUNAL USE A) FEMALE TOILET B) MALE TOILET C) ACCESSIBLE TOILET	AS APPROPRIATE	12
TOTAL		4907.1	5389.8
MAXIMUM OCCUPANTS PER FLOOR AREA (M <sup>2</sup> ) = 4907.1 / 9.5 = 516 > 450 (PROPOSED TOTAL OCCUPANTS)			

rev.	date	description
0	09-07-2025	First Issue
1	14-07-2025	Revision 1
2	16-07-2025	Revision 2
3	21-07-2025	Revision 3
4	01-09-2025	Revision 4
5	05-09-2025	Revision 5
6	03-03-2025	Revision 6

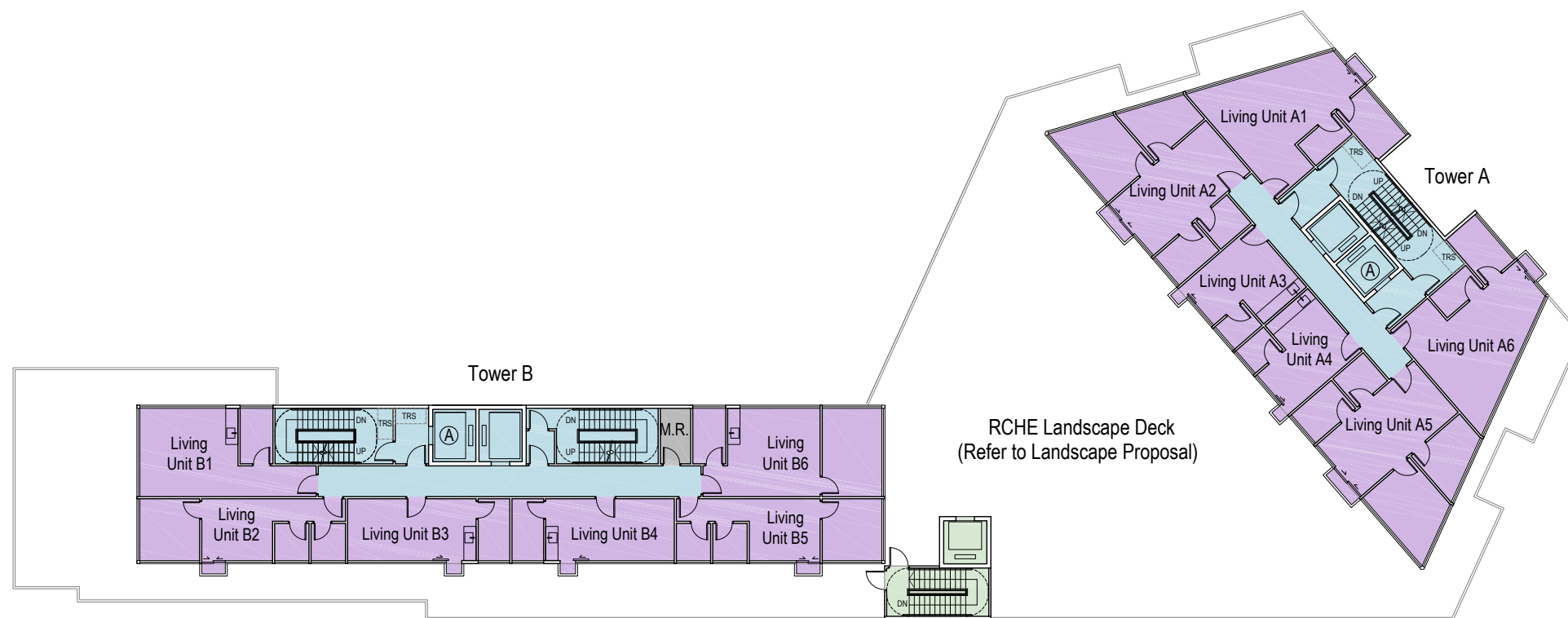
**project title**  
Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)4" Zone and To Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) and at Lot Nos. 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories

**drawing title**  
1/F - 6/F Floor Plans

**drawing no.**  
SK-05\_rev.6

**scale**  
1:300 @ A3





7/F - 12/F Floor Plan

rev.	date	description
0	09-07-2025	First Issue
1	14-07-2025	Revision 1
2	16-07-2025	Revision 2
3	21-07-2025	Revision 3
4	01-09-2025	Revision 4
5	05-09-2025	Revision 5
6	03-03-2025	Revision 6

**project title**  
 Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)4" Zone and To Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) and at Lot Nos. 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories

**drawing title**  
 7/F - 12/F Floor Plans

**drawing no.**  
 SK-06\_rev.6

**scale**  
 1:300 @ A3



**Threshold Consultants Limited**  
 architecture & design



PROPOSED SCHEDULE OF ACCOMMODATION FOR RESIDENTIAL CARE HOME FOR THE ELDERLY  
(FOR 450 RESIDENTIAL CARE PLACES)

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**project title**

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**drawing title**

**drawing no.**

**scale**

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