



TABLE OF CONTENTS

| | | |
|----------|---|-----------|
| 1 | INTRODUCTION | 2 |
| 1.1 | VISUAL APPRAISAL | 2 |
| 2 | THE INDICATIVE SCHEME..... | 4 |
| 2.1 | INDICATIVE DEVELOPMENT SCHEME | 4 |
| 3 | SITE CONTEXT AND ITS SURROUNDING | 5 |
| 3.1 | SITE CONTEXT AND EXISTING CONDITION..... | 5 |
| 3.2 | SURROUNDING CONTEXT | 13 |
| 4 | VIUSAL IMPACT ANALYSIS..... | 14 |
| 4.1 | SELECTION OF VIEWING POINTS | 14 |
| 4.2 | ASSESSMENT OF VISUAL IMPACTS..... | 15 |
| 4.3 | SENSITIVE DESIGN MEASURES (FIGURE 1)..... | 28 |
| 5 | CONCLUSION | 33 |



List of Diagrams

| | |
|------------|--|
| Diagram 1 | Application Site on the Approved Tong Yan San Tsuen OZP |
| Diagram 2 | Existing Condition of Application Site |
| Diagram 3 | Extract of the Notes of the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 |
| Diagram 4 | Extract of the Explanatory Statement of the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 |
| Diagram 5 | Location of Viewpoints |
| Diagram 6 | Light Rail - Hung Shui Kiu Station (VP1) |
| Diagram 7 | Fui Sha Wai South Road (VP2) |
| Diagram 8 | Hung Tak Road Sitting-out Area (VP3) |
| Diagram 9 | Tai Tao Tsuen Bus Stop (VP4) |
| Diagram 10 | Tai Tao Tsuen (VP5) |
| Diagram 11 | Madam Chan Wai Chow Memorial Garden (VP6) |

List of Tables

| | |
|---------|---|
| Table 1 | Key Development Parameters of the Indicative Scheme |
| Table 2 | Schedule of Use by Floors |
| Table 3 | Summary of Visual Impact Analysis |

List of Figure

| | |
|----------|---------------|
| Figure 1 | Design Merits |
|----------|---------------|

List of Appendix

| | |
|------------|-----------------------------------|
| Appendix 1 | Indicative Architectural Drawings |
|------------|-----------------------------------|



1 INTRODUCTION

1.1 Visual Appraisal

1.1.1 We are commissioned by the Applicant to prepare this visual appraisal report on its behalf for proposing amendment (“Proposed Amendment”) to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (“Approved Tong Yan San Tsuen OZP”) under Section 12A of the Town Planning Ordinance (“the Ordinance”) at Lot Nos. 398 RP and 2188 in Demarcation District No. (D.D.) 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories (hereinafter referred to as the “Application Site”) in order to implement the development project.

1.1.2 The Application Site covers a total of about 2,138 square metres (“sq. m.”). The Site is currently zoned as “Comprehensive Development Area” (“CDA”) zone (about 1,798 square meter (“sq.m.”), equivalent to about 84%) and partly zoned as “Green Belt” (“GB”) (about 340 sq.m., equivalent to about 16%) on the Approved Tong Yan San Tsuen OZP (refers to **Diagram 1**). The Proposed Amendment involves rezoning the Application Site to a new “Residential (Group A) 4” (“R(A)4”) zone and to amend the Notes of the Outline Zoning Plan (OZP) applicable to the Application Site for residential development and a social welfare facility (RCHE) (“Proposed Development”).

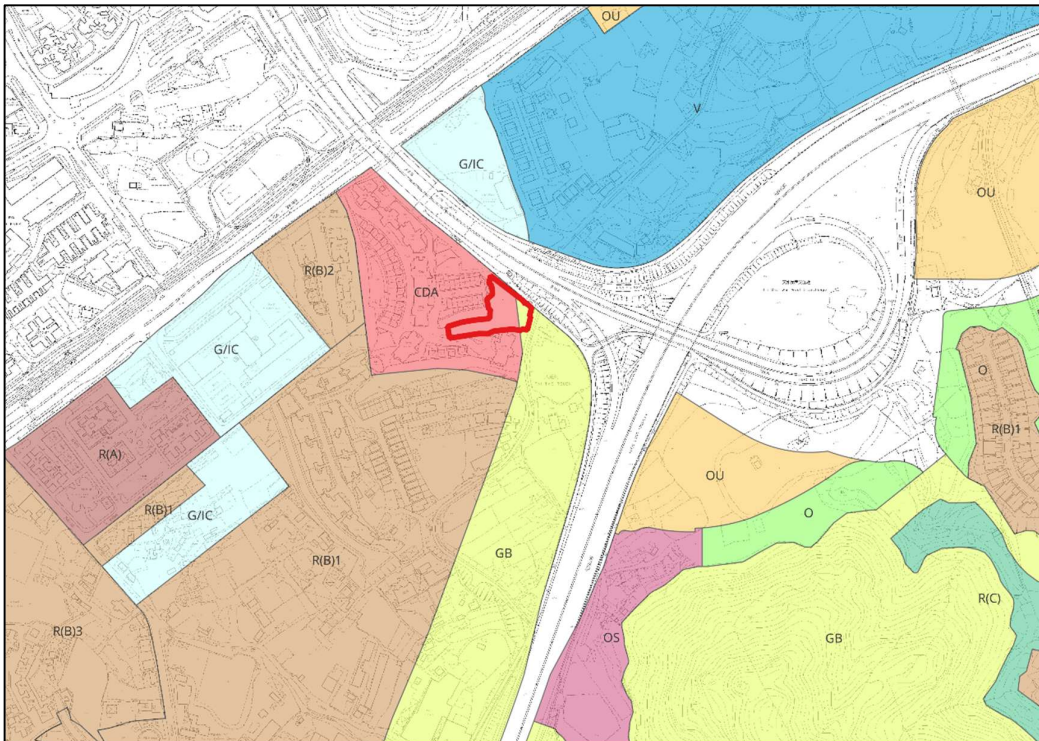


Diagram 1 Application Site on the Approved Tong Yan San Tsuen OZP
(Source: HKMS2.0, HKSAR Government)



- 1.1.3 According to the Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board (TPB PG-No. 41A), a Visual Appraisal (VA) is required when “the proposal will not involve any major adverse visual impact from key public viewing points”.
- 1.1.4 To ascertain visual impact of the Proposed Development, this VA is prepared based on the existing context, instead of a full VIA shall be suffice. Given the Application Site is surrounded by medium-to-high-density residential developments (i.e. “Uptown”) with a maximum building height restriction (BHR) to 17 storeys to its immediate west.
- 1.1.5 This VA is prepared in accordance with the TPB PG-No. 41A to evaluate the visual compatibility and degree of anticipated visual impacts of the Proposed Development on public viewers relevant to the Application Site to seek for the Town Planning Board’s approval.
- 1.1.6 It shall be noted that this VA is conducted by comparing the Proposed Development against a scenario both with and without the Proposed Development, along with the corresponding mitigation measures.



2 THE INDICATIVE SCHEME

2.1 Indicative Development Scheme

2.1.1 The Application Site covers an area of about 2,138 sq.m. and involves two 6-storey building blocks atop a 7-storey RCHE in the lowest G/F to 6/F.

2.1.2 Details of the development proposal are provided in **Table 1** and indicative architectural drawings of the Proposed Development is shown in **Appendix 1**.

| Development Parameters | Proposed Scheme |
|------------------------------|---------------------|
| Site Area (about) | 2,138 sq.m. |
| Gross Floor Area (about) | 10,489 sq.m. |
| - Domestic | - 3,528 sq.m. |
| - Non-domestic | - 6,961 sq.m. |
| Plot Ratio (about) | 4.91 |
| - Domestic | - 1.65 |
| - Non-domestic | - 3.26 |
| Site Coverage (about) | |
| - Domestic | - 26.6% |
| - Non-domestic | - 55.2% |
| Maximum Building Height (BH) | Not exceeding 60mPD |
| No. of Block | 2 |
| No. of Storeys | 13 |

Table 1 Key Development Parameters of the Indicative Scheme

2.1.3 Details of the schedule of use by floors is provided in **Table 2**.

| No. of Floor(s) | Indicative Uses |
|-----------------|---|
| 8 -12/F | Flats |
| 7/F | Flats and Landscape Deck |
| 1/F-6/F | Dormitory Floors of RCHE with Supporting Facilities |
| G/F | Entrance Lobby, Supporting Facilities, Electrical and Mechanical (E&M) and Parking Spaces |

Table 2 Schedule of Use by Floors



3 SITE CONTEXT AND ITS SURROUNDING

3.1 Site Context and Existing Condition

3.1.1 The Application Site abuts Fui Sha Wai South Road. Current vehicular access to the Application Site is Castle Peak Road – Ping Shan and Hung Shui Kiu sections via Fui Sha Wai South Road and a local access road.

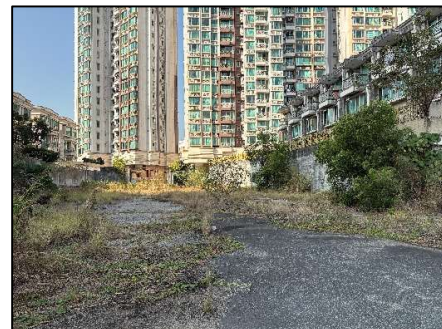


Diagram 2 Existing Condition of Application Site

3.1.2 The Application Site falls within an area zoned as “CDA” (equivalent to about 84%) and partly zoned as “GB” (equivalent to about 16%) on the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 (refers to **Diagram 1**)

3.1.3 The planning intention of the “CDA” zone is “intended for comprehensive development/redevelopment of the area for residential use with the provision of open space, commercial and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints”.

3.1.4 For the “CDA” site in the west of Hung Tin Road, the Note of the Approved Tong Yan San Tsuen OZP states that no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 69,000 sq.m. and a maximum building height of 17 storeys. The Explanatory Statement (ES) of the Approved Tong Yan San Tsuen OZP stated that “as the areas



along Castle Peak Road – Hung Shui Kiu Section, Hung Tin Road and Yuen Long Highway would be subject to traffic noise, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented”.

- 3.1.5 Noted that the approved gross floor area (GFA) for “Uptown” (50,290 sq.m.) within the “CDA” zone, the remaining GFA restriction is about 18,710 sq.m.. Of which, the GFA for the Proposed Development within “CDA” zone of the Approved Tong Yan San Tsuen OZP is 8,821 sq.m..
- 3.1.6 The Notes of the Approved Tong Yan San Tsuen OZP also stipulated that the planning intention of “GB” zone is *“primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone”*. Within the area zoned as “GB”, any filling of pond or excavation of land is required for permission from the Board under section 16 of the Town Planning Ordinance. Specifically, the ES of the Approved Tong Yan San Tsuen OZP stated that *“the “GB” zone along the north-western side of Yuen Long Highway serves as a buffer to the residential areas to its north-west”*.
- 3.1.7 It is noted that both ‘Flat’ and ‘Social Welfare Facility’ uses fall within Column 2 use of the “CDA” and “GB” zones on the Approved Tong Yan San Tsuen OZP. In view that all development on land designated as “CDA” zone requires planning application for the approval of the Board, to facilitate the Proposed Development and to release the development potential for minor amendments in the future, as well as to provide flexibility in subsequent modification of uses within the development without the need for submission of a revised Master Layout Plan (MLP), a rezoning application seeking the Board’s agreement on the Proposed Amendment is required (refers to **Diagrams 3 and 4**).



COMPREHENSIVE DEVELOPMENT AREA

Column 1
Uses always permitted

Column 2
Uses that may be permitted with or without conditions on application to the Town Planning Board

Eating Place
Educational Institution
Flat
Government Refuse Collection Point
Government Use (not elsewhere specified)
House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre
Religious Institution
Residential Institution
School
Shop and Services
Social Welfare Facility
Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space, commercial and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.



COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor areas for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscaping and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic and transport impact assessment report to examine any possible traffic problems and impact on public transport service and facilities provisions that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.



COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area and a maximum building height specified below:

| <u>Location of CDAs</u> | <u>Maximum Gross Floor Area</u> | <u>Maximum Building Height</u> |
|-----------------------------|---------------------------------|---------------------------------------|
| “CDA” west of Hung Tin Road | 69,000m ² | 17 storeys |
| “CDA” in Tan Kwai Tsuen | 9,925m ² | 4 storeys over single-storey car park |

- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.



| <u>GREEN BELT</u> | |
|--|--|
| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
| <p>Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area</p> | <p>Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Flat Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project</p> |



GREEN BELT (cont'd)

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

- (a) Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Diagram 3 Extract of the Notes of the
Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14
(Source: Town Planning Board, HKSAR Government)



10.1 Comprehensive Development Area (“CDA”) : Total Area : 3.32 ha

10.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space, commercial and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Although existing uses are tolerated, any development/redevelopment proposal on sites under this zoning should be submitted to the Board in the form of a Master Layout Plan (MLP) for consideration, except as otherwise expressly provided that it is not required by the Board. Pursuant to section 4A(3) of the Ordinance, a copy of the approved MLP shall be made available for public inspection in the Land Registry. The two “CDA” sites designated on the OZP are as follows:

10.1.2 “CDA” zone to the west of Hung Tin Road

A site of about 2.30 ha at the intersection of Castle Peak Road and Hung Tin Road is zoned “CDA”. Development in the site is restricted to a total gross floor area (GFA) not exceeding 69,000m² (equivalent to a plot ratio of 3) and a maximum building height of 17 storeys. Major part of the site has been developed for residential use, known as Uptown.

10.1.3 “CDA” zone in Tan Kwai Tsuen

A site of about 1 ha to the south of Tan Kwai Tsuen was the subject of a residential development approved by the Board. Development in the site is restricted to a total GFA not exceeding 9,925m² (equivalent to a plot ratio of 1) and a maximum building height of 4 storeys over single-storey car park.

10.1.4 To provide flexibility for innovative design adopted to the characteristics of particular sites, minor relaxation of the above restrictions for the two “CDA” zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.1.5 As the areas along Castle Peak Road - Hung Shui Kiu Section, Hung Tin Road and Yuen Long Highway would be subject to traffic noise impact, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.



10.13 Green Belt (“GB”) : Total Area : 120.81 ha

- 10.13.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. Area zoned “GB” may include foothills, lower hill slopes, spurs, isolated knolls, woodland, traditional burial ground or vegetated land which are found at the urban fringe. There is a general presumption against development within this zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.
- 10.13.2 The “GB” zone covers the foothills and slope of the mountain range at the south-western portion of the Area including the ex-quarry sites and areas with natural vegetation, woodlands, hill slopes and graves. It also covers the foothills and fallow agricultural land in the central part of the Area and two knolls near Ma Fung Ling Road to the south of Castle Peak Road - Ping Shan Section. The “GB” zone along the north-western side of Yuen Long Highway serves as a buffer to the residential areas to its north-west.
- 10.13.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

Diagram 4 Extract of the Explanatory Statement of the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14
(Source: Town Planning Board, HKSAR Government)

3.2 Surrounding Context

- 3.2.1 To its west, south and northwest across Hung Tin Road are some low-rise residential developments/village houses including the Woodside, the Woodsville, Tai Tao Tsuen and Le Regent with the maximum BHR ranging between 8.23m to 21m. To the further northwest across the Castle Peak Road - Hung Shui Kiu would be a planned high-rise commercial and residential development with the BHR of 140mPD within “Residential (Group A) 4” (“R(A)4”) zone under the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. To the further southeast and east, there are two planned “Other Specific Uses” annotated “Storage and Workshop” (“OU(SW)”) sites near Tin Shui Wai West Interchange subject to a BHR of 110mPD, intended for purpose-built multi-storey buildings (MSBs) for brownfield operations.



4 VIUSAL IMPACT ANALYSIS

4.1 Selection of Viewing Points

4.1.1 The Application Site is situated at the north-east part of Hung Shui Kiu with an area of about 2,138 sq.m.. It abuts Fui Sha Wai South Road. Current vehicular access to the Application Site is Castle Peak Road – Ping Shan and Hung Shui Kiu sections via Fui Sha Wai South Road and a local access road.

4.1.2 Key visual elements surrounding the Application Site are summarised as below: -

- To the immediate west of the Application Site is Hung Tak Road Sitting-out Area, and the further west is Light Rail Transit (LRT) Hung Shui Kiu Station;
- To its immediate north is Fui Sha Wai South Road, and the further north is Tai Tao Tsuen Bus Stop along Castle Peak Road – Ping Shan Section and near an existing cycling track of New Territories (NT) cycle track network (Tuen Mun to Yuen Long Section);
- To its south is a village cluster named Tai Tao Tsuen which adjacent to a low-rise residential development (i.e. the Woodsville) and the Former Pak U Middle School; and
- To its immediate east is Hung Tin Road and Yuen Long Highway, and beyond these roads, further to the east is an open space area known as Madam Chan Wai Chow Memorial Garden near a low-rise residential development known as Park Villa.

4.1.3 A total of six viewpoints (VPs) is selected to further assessment on the visual impact of the Proposed Development for demonstrating the potential cumulative impact as follows (**Diagram 5** refers).

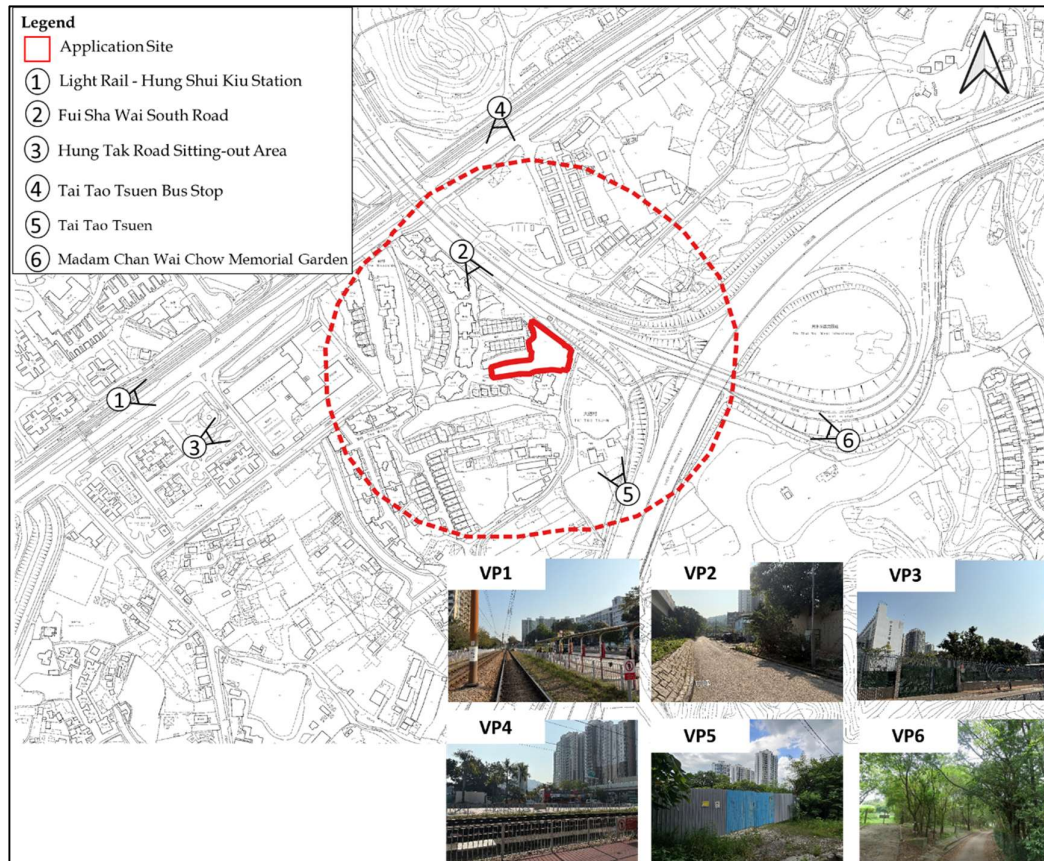


Diagram 5 Location of Viewpoints
(Source: HKMS2.0, HKSAR Government)

4.2 Assessment of Visual Impacts

VP1 – Light Rail - Hung Shui Kiu Station

4.2.1 This VP is about 385m to the west of the Application site. It represents viewers including residents, visitors and pedestrian passersby.

4.2.2 As shown in **Diagram 6**, the visual composition of this VP is dominated by the existing light railway and road connecting to residential areas in Ping Shan and extending to the Yuen Long district centre. From this VP, the Application Site is obscured by the existing residential development (i.e. “Uptown”) and vegetation along the road and surrounding residential buildings. The visually sensitive receivers (VSRs) at this VP include residents of Park Nara, Symphony Garden, Treasure Court, Lai Hung Garden, etc., as well as students from nearby educational facilities like Shung Tak Catholic English College and Ho Dao College. There are also park users in Tan Kwai Tsuen Road Garden and Hung Tak Road Sitting-out Area. Due to the transient nature of pedestrians and the significant distance to the Proposed Development, the visual sensitivity of this VP is considered **low**.



Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.3 The photomontage demonstrates that with and without the proposed development, the VSRs at this VP will experience a typical urban landscape view enriched with lush roadside greenery. The Proposed Development is mainly obstructed by the existing residential development and roadside greenery, and no significant views or key visual openness are impacted by the Proposed Development. The Proposed Development will not cause significant visual changes since the existing view is characterised by dominance of existing residential development and vegetation planting in the foreground.
- 4.2.4 The existing view, dominated by surrounding high-rise residential buildings, the light railway, road, bus stop and roadside greenery, remains largely unchanged. No part of the Proposed Development is visible to VSRs at this VP, as it is completely screened by the high-rise residential clusters. Hence, the visual change brought about by the Proposed Development will be **negligible**.

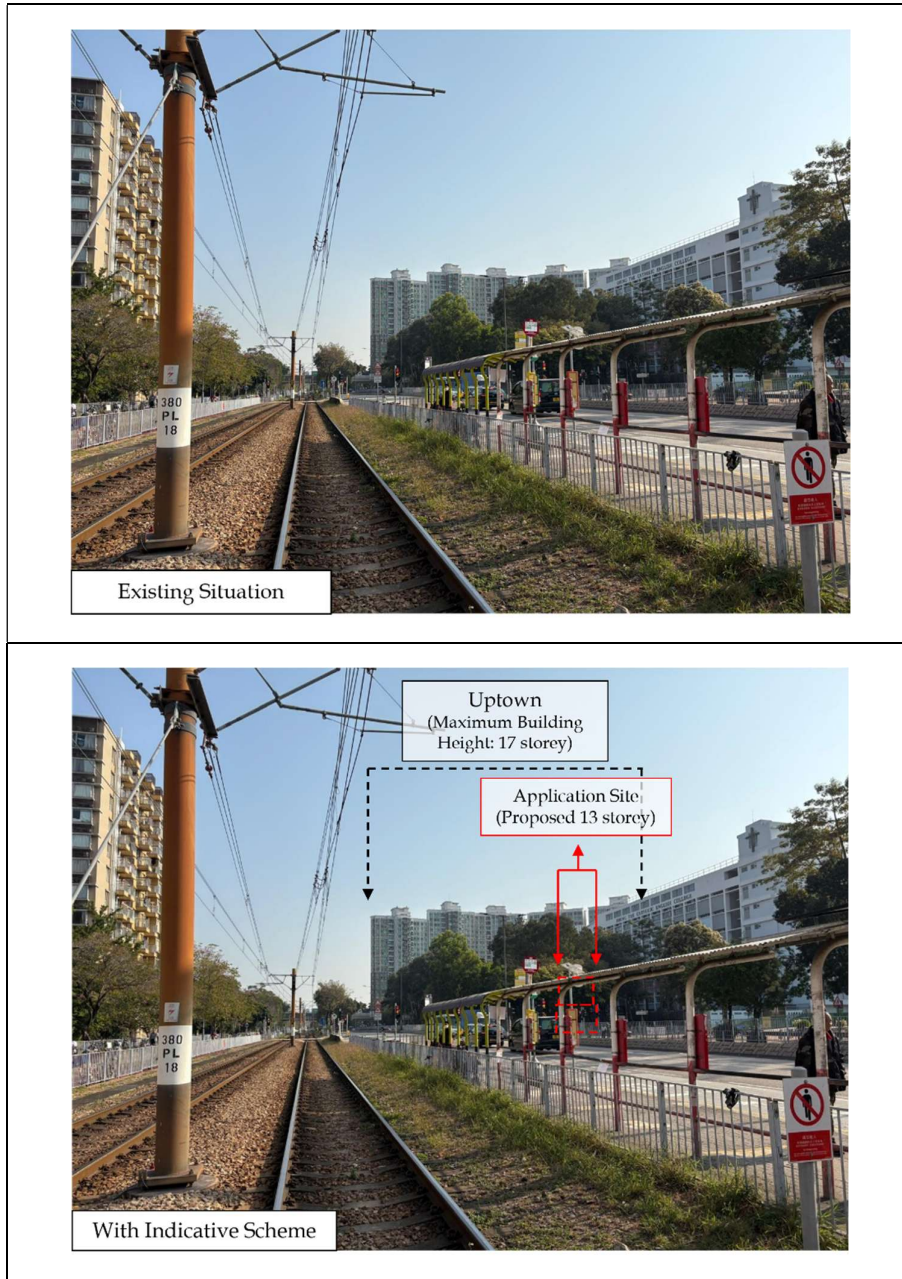


Diagram 6 Light Rail - Hung Shui Kiu Station (VP1)



VP2 – Fui Sha Wai South Road

- 4.2.5 This VP is about 115m to the immediate north of the Application site. It is adjacent to the Hung Tin Road flyover. It serves as a main access route to the Application Site and Tai Tao Tsuen. It represents viewers including residents, pedestrians and vehicle users.
- 4.2.6 As illustrated in **Diagram 7**, the visual composition of this VP is primarily shaped by the roadway and the surrounding vegetation along Fui Sha Wai South Road, set against a backdrop of high-rise residential developments known as the “*Uptown*”. From this location, the Application Site is mostly screened by existing residential buildings and roadside greenery. The VSRs of this VP will be mainly the residents, pedestrian and vehicle users. Given its role as a primary access route to the Application Site for residents and visitors, and its close proximity to the Proposed Development, the visual sensitivity of this VP is considered **moderate**.

Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.7 The photomontage demonstrates that with and without the proposed development, the VSRs at this VP will experience minimal visual change. Due to the transient nature of road and lane users, and the fact that the Application Site is largely obscured by existing infrastructure and surrounding residential developments, the visual impact of the Proposed Development is considered **moderate**.
- 4.2.8 The inclusion of peripheral planting in the Proposed Development will ensure a degree of visual permeability, maintaining compatibility with the surrounding built environment.

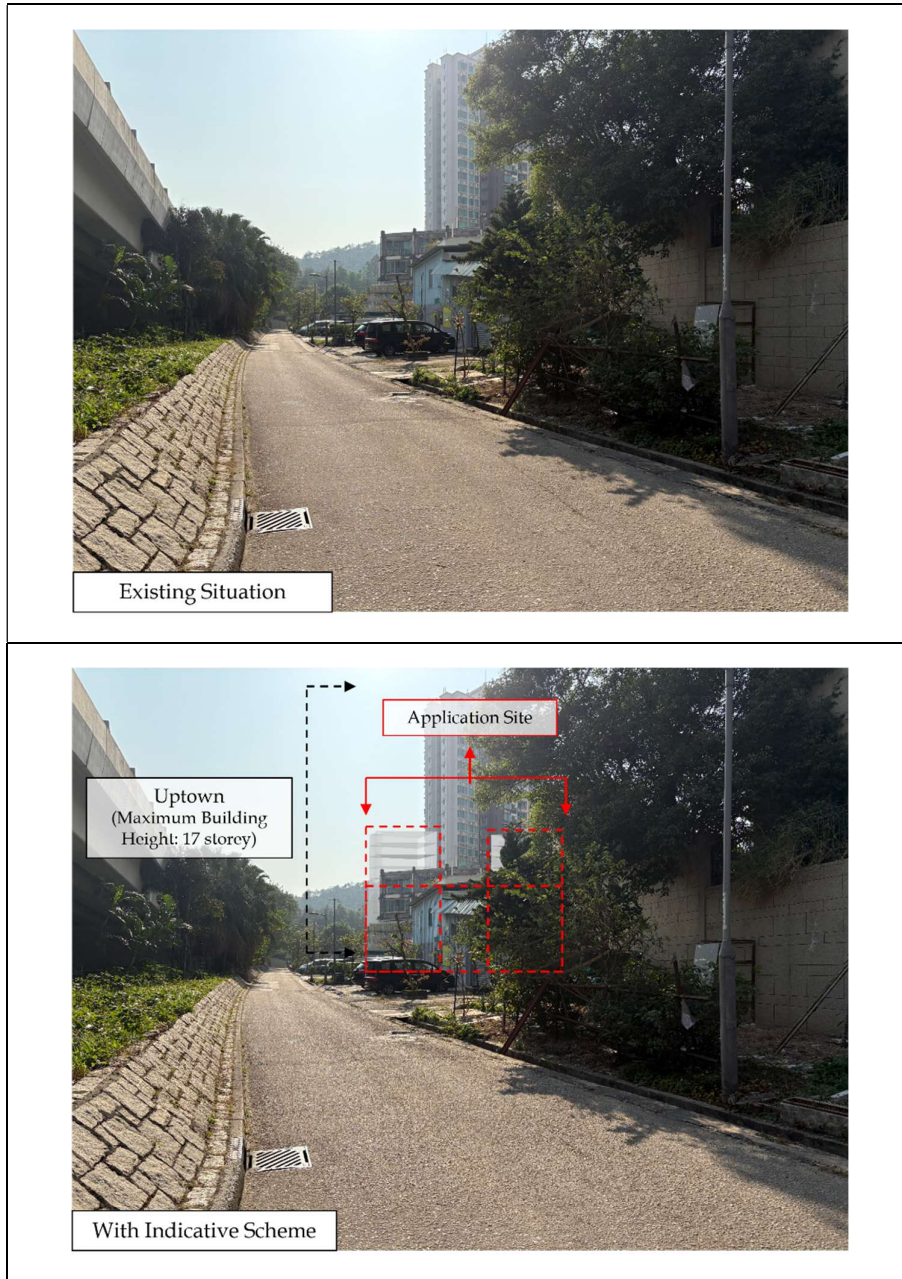


Diagram 7 Fui Sha Wai South Road (VP2)



VP3 – Hung Tak Road Sitting-out Area

- 4.2.9 This VP is about 320m to the south of the Application site. It is situated within a cluster of educational facilities (i.e. Shung Tak Catholic English College and Ho Dao College) and residential buildings (i.e. Symphony Garden, Treasure Court and Lai Hung Garden), serving the residents as well as pupils in the surrounding. Thus, it represents viewers mainly the residents and pupils.
- 4.2.10 As shown in **Diagram 8**, the visual composition of this VP is dominated by residential buildings, schools and their periphery trees. From this VP, the Application Site is completely screened by the schools, residential buildings and vegetation. The VSRs of this VP will be the residents, pupils who are traveling to or from school and pedestrians. Given the presence of sitting-out areas where people may stay for longer period over the Proposed Development, the visual sensitivity of this VP is considered **moderate**.

Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.11 As illustrated in **Diagram 8**, the VSRs at this VP will experience minimal visual change disregarding the presence of Proposed Development. Due to the transient nature of street users including residents and students, and the fact that the Application Site is completely blocked by existing residential developments, the visual impact of the Proposed Development is considered **negligible**.

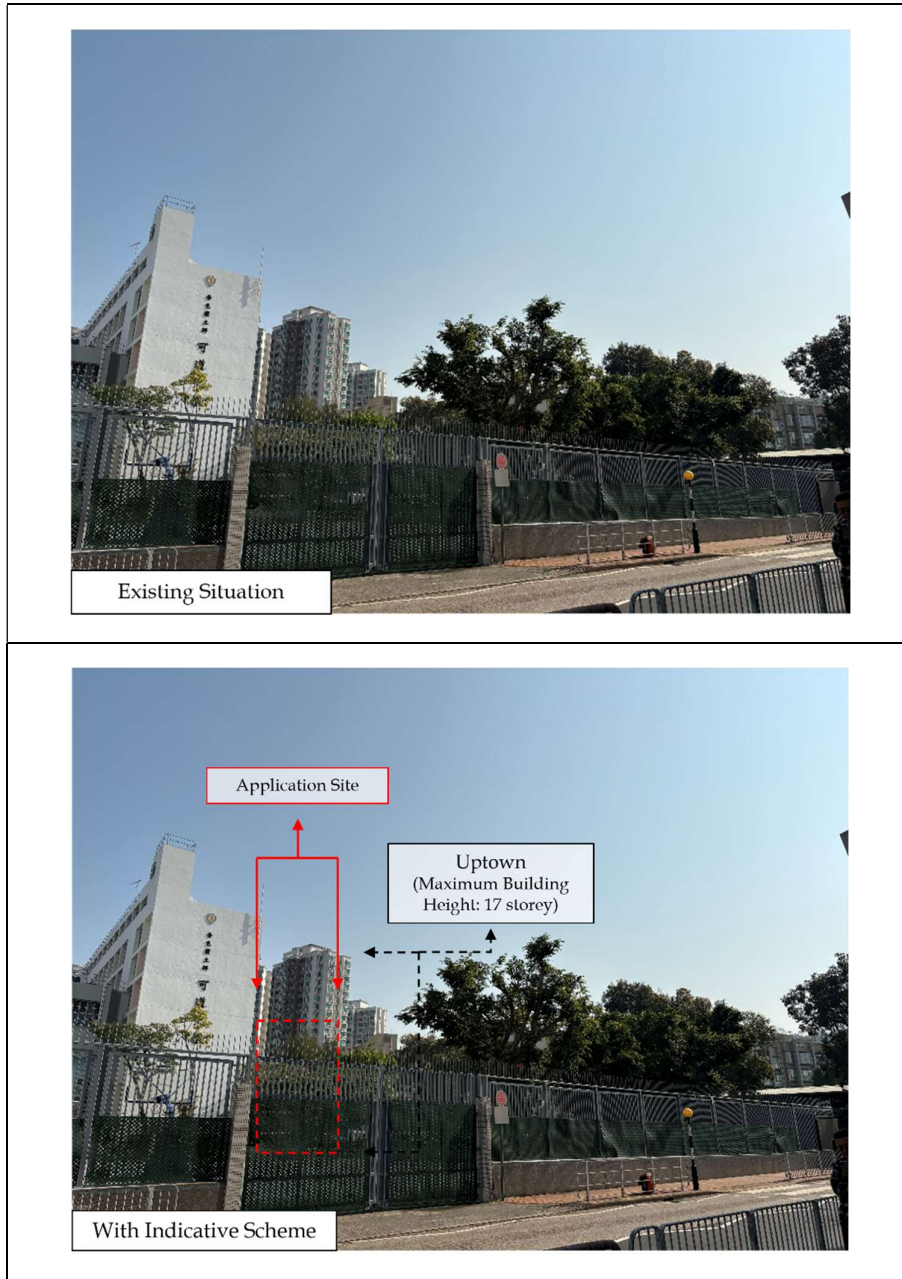


Diagram 8 Hung Tak Road Sitting-out Area (VP3)



VP4 – Tai Tao Tsuen Bus Stop

- 4.2.12 This VP is about 270m to the north of the Application site. It represents residents and other users of the bus stop such as commuters and tourists. In view of the mid-range VP from the bus stop and the Proposed Development, its visual sensitivity is considered **low**.

Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.13 As illustrated in **Diagram 9**, the visual composition of this VP is characterised by prominent high-rise residential buildings (i.e. “Uptown”), a flyover and roadside trees. The Proposed Development is largely screened by these existing structures and vegetation, with only a small portion of its upper section visible to VSRs. This limited visibility minimises the visual impact of the Proposed Development, resulting in a **slightly adverse** change to the existing scenic view. The screening effect of the high-rise buildings and surrounding greenery ensures that the Proposed Development integrates subtly into the urban landscape without significantly altering the overall visual character of this VP.



Diagram 9 Tai Tao Tsuen Bus Stop (VP4)



VP5 – Tai Tao Tsuen

- 4.2.14 This VP is about 180m to the immediate south-east of the Application site. It is situated along the main access road passing through Tai Tao Tsuen, leading directly to the Application Site. This VP represents villagers and pedestrians. Due to its close proximity to the Application Site, the Proposed Development is partially visible to VSRs at this VP. its visual sensitivity is therefore considered **moderate**.

Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.15 As shown in **Diagram 10**, the visual composition of this VP is primarily characterised by the lush greenery and roadside trees, with the high-rise residential building as backdrop. Only a small portion of the upper section of the Proposed Development is visible to VSRs, as the surrounding high-rise residential structures significantly screen it from view. The VSRs in this area including local villagers, pedestrians and transient road users such as residents passing through Tai Tao Tsuen.
- 4.2.16 The high-rise residential buildings substantially limit the visibility of the Proposed Development, ensuring it blends into the existing urban landscape. The transient nature of the VSRs including villagers, pedestrians and other road users, reduces the overall significance of the visual change. The presence of abundant greenery further softens the visual intrusion, maintaining the aesthetic harmony of the area and minimising any visual effects from the Proposed Development. Hence, the visual impact of the Proposed Development is considered **negligible**.

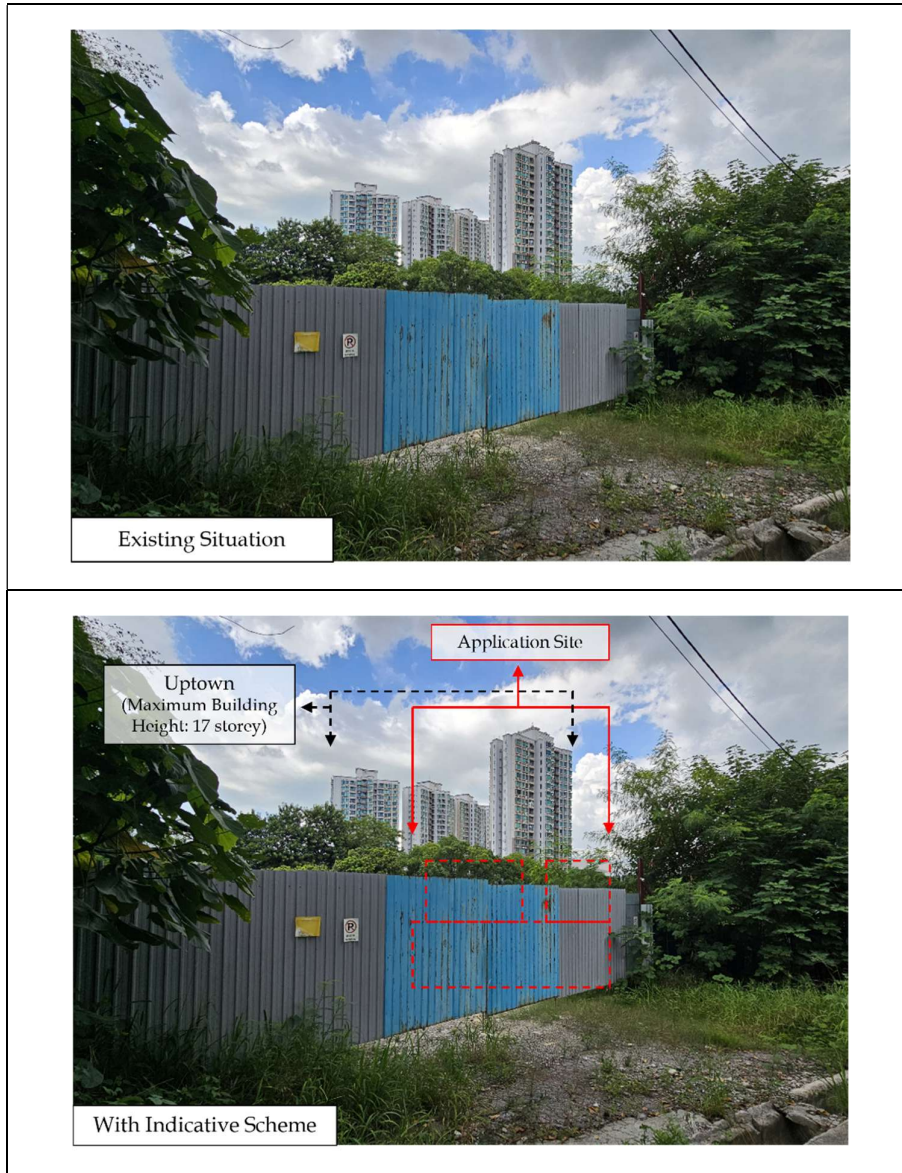


Diagram 10 Tai Tao Tsuen (VP5)



VP6 – Madam Chan Wai Chow Memorial Garden

- 4.2.17 This VP is about 230m to the east of the Application site. It is situated along the main access road leading to and from the Madam Chan Wai Chow Memorial Garden, a notable open space near a residential development known as Park Villa. This VP represents residents, pedestrians and park users who frequent the garden and surrounding areas. Due to the substantial screening provided by dense tree cover and lush greenery along the access road, combined with the prominent circular structure of the Hung Tin Road flyover, the visual sensitivity at this VP is therefore considered **low**.

Discussion on Visual Impacts from VPs and corresponding mitigation/measures: -

- 4.2.18 As illustrated in **Diagram 11**, the visual composition of this VP is characterised by prominent tall trees and lush greenery. These elements, alongside the imposing presence of the Hung Tin Road flyover, significantly limit the visibility of the Proposed Development, rendering it almost entirely screened from VSRs at this location. The limited visibility of the Proposed Development ensures that its visual impact is minimal, sustaining the aesthetic character of the area. Hence, the visual impact of the Proposed Development at this VP is considered **negligible**, as it does not significantly alter the existing scenic quality or visual experience for residents, pedestrians or park users.



Diagram 11 Madam Chan Wai Chow Memorial Garden (VP6)



4.2.19 The overall visual input analysis brought by the Proposed Development is summarised in **Table 3** below.

| VP | Visual Sensitivity | Appraisal Components | | | | Conclusion |
|----|--------------------|----------------------|--------------------------------------|--------------------------|------------------------------------|------------------|
| | | Visual Composition | Visual Obstruction and Visual Change | Effect on Public Viewers | Effect on Visual Element/Resources | |
| 1 | Low | Negligible | Negligible | Negligible | Negligible | Negligible |
| 2 | Moderate | Moderate | Moderate | Moderate | Moderate | Moderate |
| 3 | Moderate | Negligible | Negligible | Negligible | Negligible | Negligible |
| 4 | Low | Slightly adverse | Slightly adverse | Slightly adverse | Slightly adverse | Slightly adverse |
| 5 | Moderate | Negligible | Negligible | Negligible | Negligible | Negligible |
| 6 | Low | Negligible | Negligible | Negligible | Negligible | Negligible |

Table 3 Summary of Visual Impact Analysis

4.3 Sensitive Design Measures (Figure 1)

Provision of 5m-Building Setbacks

4.3.1 To enhance air quality in the neighbourhood, a building setback of 5m from the Site boundary is provided from the site boundary to the nearby residential developments (i.e. “Uptown”) abutting Fui Sha Wai Road South, which helps to provide more natural light and ventilation to the existing buildings, as well to minimize air and traffic noise impacts from the surroundings. Design of building setback would be considered in compliance with the requirements under the Building (Planning) Regulations (B(P)R) (Cap. 123F) and the Sustainable Building Design Guidelines (SBD Guidelines) (PNAP APP-152) to ensure the adequate air and visual permeability.

Street-level Landscaping Design

4.3.2 With the intention of enhancing the connectivity as well as improving the streetscape environment at pedestrian level, the street-level landscaping is proposed to create a landscape and visual buffer along the site boundary. It helps to facilitate a seamless transition between the Proposed Development and the adjacent natural and built environment. To maintain a visual relief and bring improvement to the pedestrian environment, proper landscaping with solid fence wall will be provided with planting beds with evergreen trees and shrubs, details of landscaping features are summarised in the Landscape Proposal. Provision of street-level landscaping will be managed and maintained by the future owners of the Proposed Development.



Optimised Building Disposition with Separation

- 4.3.3 About 25m building separation between two towers is proposed to reduce the building bulkiness of its podium for a better natural ventilation and visual permeability of the Proposed Development. The provision of building void not only can effectively improve visual openness of podium, but also to enhance air circulation at the pedestrian level and allow fresh air flow into the central courtyard. In addition, the provision of building separation prioritizes urban design feature of visual openness, to ensure that the Proposed Development could be integrated harmoniously with the surrounding townscape while minimizing any sense of enclosure. Design of building separation would be considered in complying with the requirements under the B(P)R (Cap. 123F) and SBD Guidelines (PNAP APP-152).

Ensuring Compatibility to the Surrounding

- 4.3.4 Noting that the Application Site is surrounded by various land uses, intermixed with residential developments, village houses, temporary structures, schools, carparks and open storage uses as described in **Section 2.3** in the supporting planning statement. The scale and design of the Proposed Developments, including but not limited to the PR and BH, are compatible to the surrounding existing and planned developments. Street-level landscaping will be provided along the Application Site to ensure compatibility to the surrounding environment, as well as to create a tranquil and pleasant environment for the future users and visitors. Appropriate landscape design and ample planting will be incorporated with the local open space provision of not less than 645 sq.m. on the landscaping area at ground floor and 7/F of the Proposed Developments to enhance the visual amenity of the area, as well as to serve both future occupants of the RCHE and residential units.
- 4.3.5 Noted that the local open space provision of about 300 sq.m. was proposed under previous approved application (No. A/YL-TYST/870). Compare to the indicative architectural drawings of the Proposed Development (**Appendix 1**) and the captioned approved application, a significant improvement scheme is identified with more open space provision shall be provided within the Site.

Creation of Age-friendly Environment

- 4.3.6 To create age-friendly environment within the Proposed Development, design elements and amenities such as elderly-friendly equipment/facilities (i.e., sitting garden, fitness equipment for the elderly) on the ground floor and landscape deck at 7/F. Thus, a more pleasing environment could be created to encourage the users and visitors of the RCHE and residential units to promote cohesion and interaction amongst, as well as live healthily and comfortably within the community.
- 4.3.7 The design of the hard landscape elements has been developed in accordance with the Elderly-Friendly Design Guidelines of “Design



Manual Barrier Free Access 2008 (2025 Edition)” published by the Building Department (BD). This ensures that materials, finishes, and layouts are optimized for accessibility, safety, and ease of use for elderly users.

Maximise Greenery Provision throughout the entire Proposed Development

4.3.8 A total of 17 nos. of new trees is proposed throughout the Application Site to enhance the local biodiversity of existing environment. Compared to the existing condition, new ornamental tree and shrub plantings are also proposed along the Application Site to soften the built form and maximize the greenery.

4.3.9 The Proposed Development seeks to provide abundance of greenery with a total of about 477.75 sq.m. and a greenery ratio of about 22.35%, in which will be over 20% greenery requirement (equivalent to about 427.6 sq.m.) set out in the SBD Guideline (PNAP APP-152). All proposed greenery would be easily accessible and visible by the users and visitors. In addition, the proposed plantings at the amenity would create a tranquil and pleasant environment for enjoyment of future residents.

Incorporation of Elderly-friendly Building Design

4.3.10 The design prioritises will be based upon the use of passive techniques such as natural ventilation, daylighting, and thermal mass to minimise the building's environmental impact while creating a comfortable and inviting interior. To ensure safe mobility and accessibility of the built environment, a wider canopy from barrier-free building entrance incorporating with landscaping plantations will be provided to create an age-friendly environment.

4.3.11 Age-friendly features such as non-slip surfaces, appropriate bench heights, and clear, unobstructed pathways have been incorporated to create an inclusive environment that promotes comfort and convenience for all users, particularly the elderly of the RCHE and residential units.

4.3.12 Other elderly-friendly building design will be prepared in accordance with the “*Best Practices in Design and Operation of Residential Care Homes for the Elderly*” as established by the Social Welfare Department (SWD) in 2023 and the “*Task Force on Promoting Elderly-friendly Building Design*” by the Government in 2024 accordingly.

Provision of Active and Passive Activities

4.3.13 According to the Indicative Development Scheme and Landscape Proposal shown in **Appendices 1 and 7**, not less than 645 sq.m. communal open space would be provided in serving about 645 future occupants at the Proposed Development. Landscape Areas are proposed on the ground floor and landscape deck at 7/F to provide enjoyment of the users and visitors for both future RCHE and residential units. In addition, the communal open spaces are equipped with outdoor furniture, such as seating and fitness equipment, to enhance comfort and encourage social interactions among occupants. As suggested in the



“Study on Active Design for Healthier Lifestyle – Feasibility Study” and the “Study on Reimagining Public Spaces in Hong Kong – Feasibility Study” commissioned by the Planning Department (PlanD) that were completed in 2023, the creation of active shared spaces for elderly could ensure both needs and foster a sense of community among different users.

- 4.3.14 Other elderly-friendly building design will be prepared in accordance with the *“Best Practices in Design and Operation of Residential Care Homes for the Elderly”* as established by the SWD in 2023 and the *“Task Force on Promoting Elderly-friendly Building Design”* by the Government in 2024 and the ‘Elderly-Friendly Building Certificate’ under the BEAM Plus framework announced in 2025 accordingly.

Promotion of Integrated and Interactive Neighbourhood

- 4.3.15 The Proposed Development features a design element that facilitates integrations and interactions among the future users and visitors of the RCHE and residential units through the landscape areas on the ground floor and landscape deck at 7/F. The inclusion of shared open spaces incorporated with landscaping are provided, including a sitting garden and a gathering courtyard on the ground floor, as well as a yoga area, terrace garden, fitness equipment zones and a viewing platform at 7/F. It offers a variety of recreational and relaxation options, so as to encourage social interaction and alleviate feelings of isolation among occupants. Such improvement would not affect to the character of the nearby residential development (i.e., *“Uptown”*) within the “CDA” zone, indeed, would enhance the overall neighbourhood to be integrated and interactive among with the Proposed Development.

- 4.3.16 The landscape deck at 7/F provides a viewing platform space for the future residents to enjoy the view of Kung Um Shan (of about 297m) to the southeast in order to promote the elderly’s well-being. The open-sided void areas also allow cross view corridor to mountain backdrop to enhance visual permeability and the visual linkage of the building and surrounding environment. To maximize the greening opportunities within the Application Site, a diverse selection of plants would be incorporated with the outdoor furniture and recreational facilities to create attractive green spaces.

Maximise Provision of Open Space

- 4.3.17 To promote a high-quality living environment, the Proposed Development shall maximise of open space provision to enhance well-being and social interaction among the future users and visitors. A variety of landscape open spaces are proposed at the ground floor and landscape deck at 7/F, such as a sitting garden, a gathering courtyard, fitness equipment zones and a viewing platform, to cater to the mobility and recreational needs of elderly. Green features are incorporated to enhance the overall aesthetic and ecological quality of the surrounding urban fabric. The open spaces are universally accessible, with barrier-free pathways and rest areas tailored to support seniors’ safety and comfort.

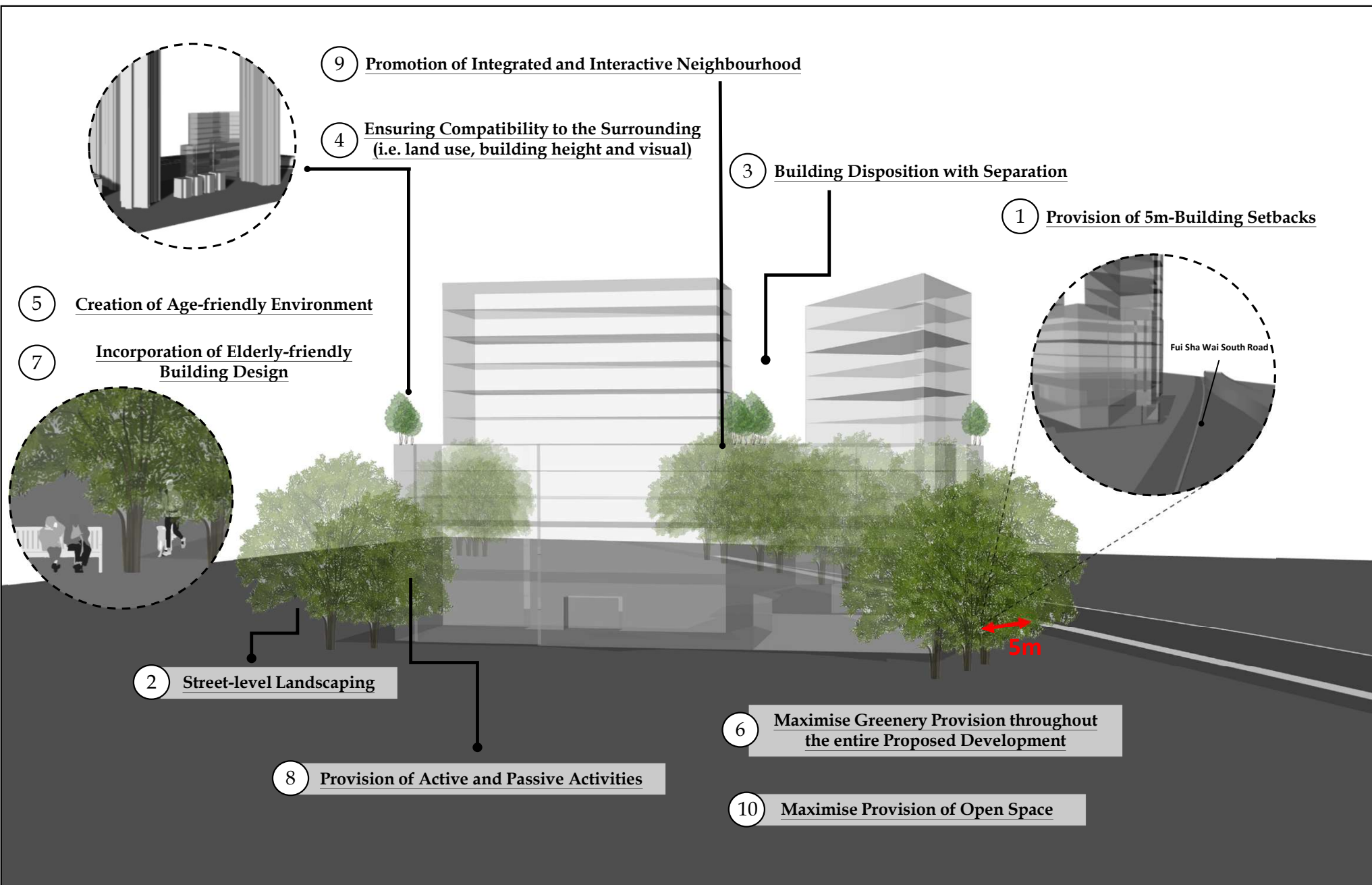


- 4.3.18 Design requirements, including the barrier-free design requirements under the B(P)R (Cap. 123F), Elderly-friendly Design Guidelines published by the Architectural Services Department (ArchSD).



5 CONCLUSION

- 5.1.1 The Visual Appraisal is prepared in support of the the Proposed Amendment involves rezoning the Application Site from “CDA” and “GB” and to amend the Notes of the OZP applicable to the Application Site for Proposed Development.
- 5.1.2 As demonstrated above, the Proposed Development is designed to be compatible with the surrounding low-to-high-rise residential developments in the neighbourhood. To ensure compatibility and enhance the visual quality of the area, the Indicative Scheme incorporates thoughtful sensitive design features, including strategically planned building layouts to maximize visual permeability, optimised building disposition and massing, as well as the integrated landscape design that enriches the aesthetic appeal of the surroundings. These elements aim to create a cohesive and visually pleasing environment that complements the existing urban fabric in Hung Shui Kiu.
- 5.1.3 Hence, a Visual Appraisal has confirmed that the Proposed Development will create slight impact to the surroundings and is considered not incompatible with the surrounding residential neighbourhood. With the implementation of sensitive design measurement, it is anticipated that the Proposed Development will create minimal to negligible visual impact to the surroundings and is considered not incompatible with the surrounding environment.



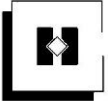
**LCH Planning and Development
Consultants Limited**

Figure 1 : Design Merits

(For reference only. Not to scale.)

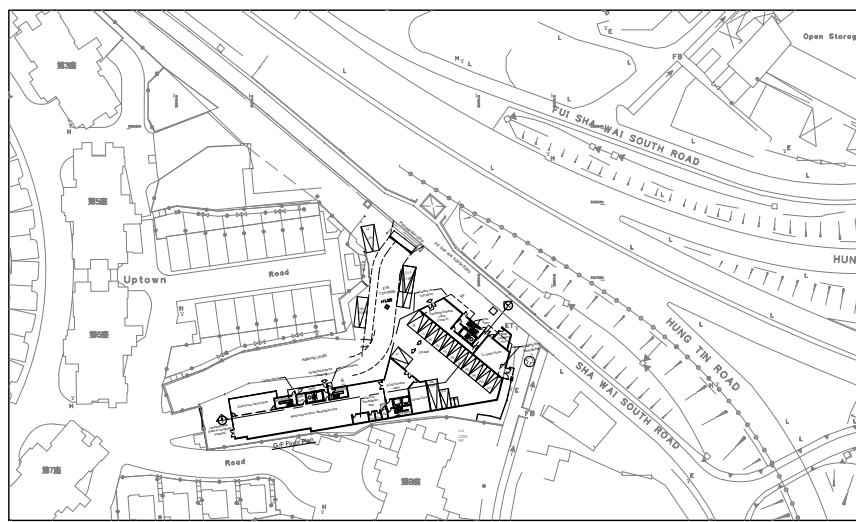
Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)4" Zone and To Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) and 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)



APPENDIX 1

**INDICATIVE
ARCHITECTURAL
DRAWINGS**



Site Plan

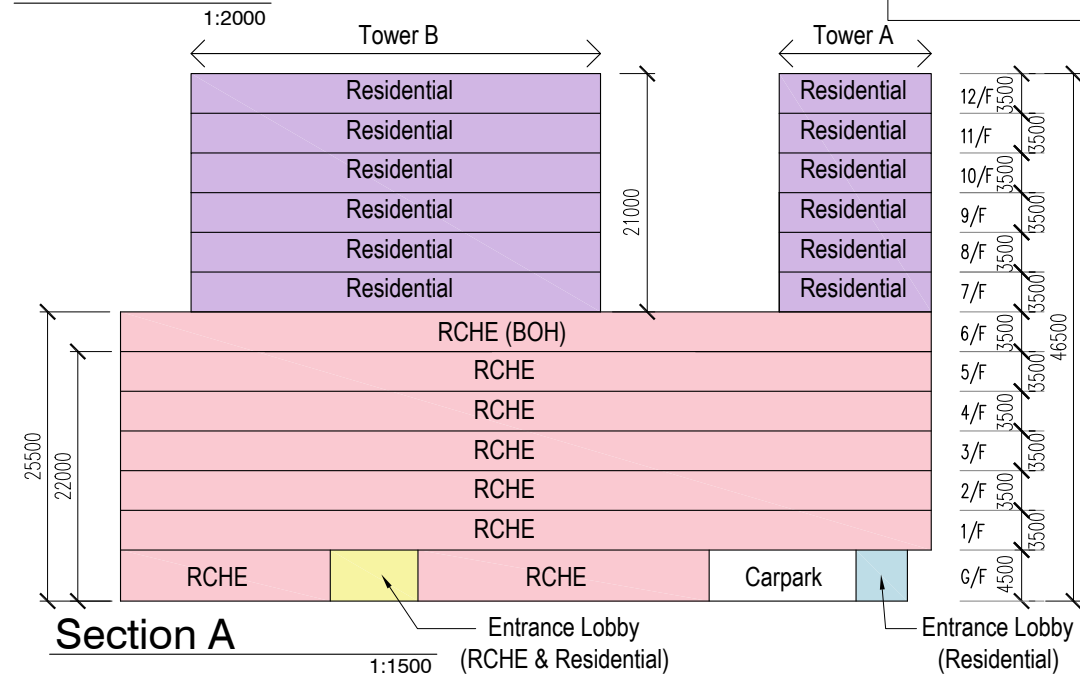
| | RCHE(P) | Residential Towers | | Carparking Space | |
|------------------------------|---------|--------------------------|--------------------------|-----------------------|----|
| | | Tower A (Units) | Tower B (Units) | | |
| G/F | - | - | - | Private Cars (5x2.5m) | 12 |
| 1/F-5/F | 90 x 5 | - | - | 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)

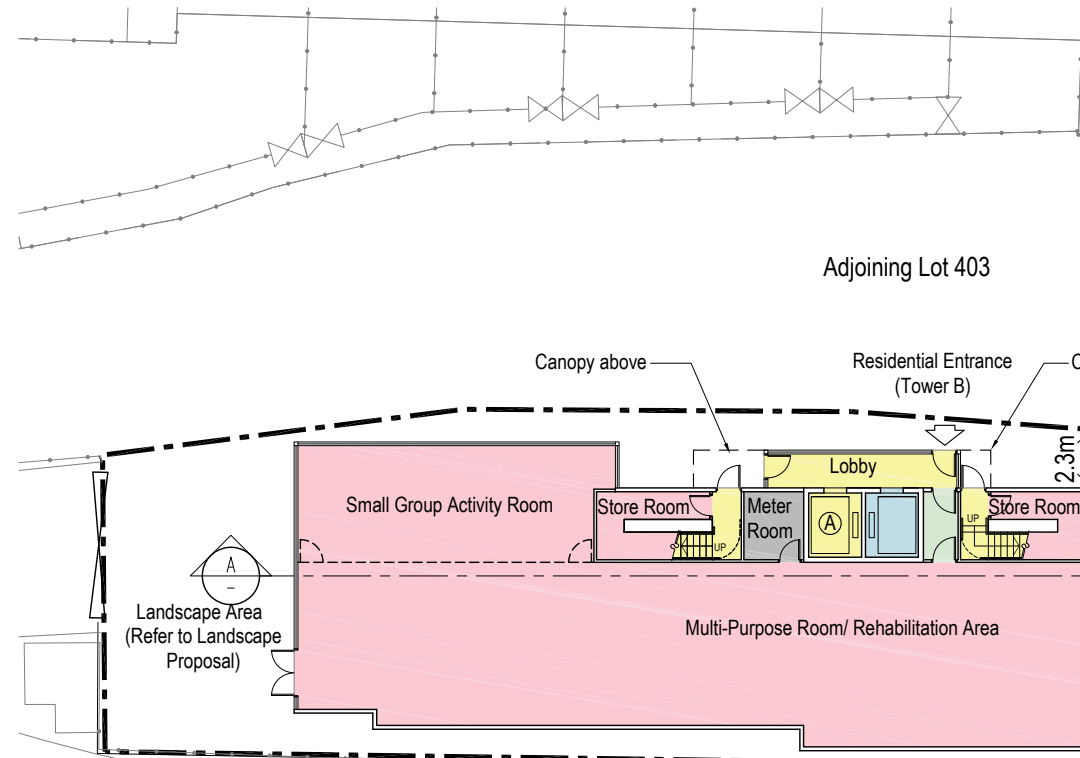
| | |
|---|---|
| Site Area | = 2138 S.M. |
| Class of Site | = A |
| Mean Street Level | = 11.30mPD |
| Height of Building Above Mean Street Level | = 46.5m |
| Building Height in mPD | = (11.30 + 46.5) = 57.80mPD |
| Permitted Domestic Site Coverage (Over 43m) | = 37% |
| Permitted Non-Domestic Site 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

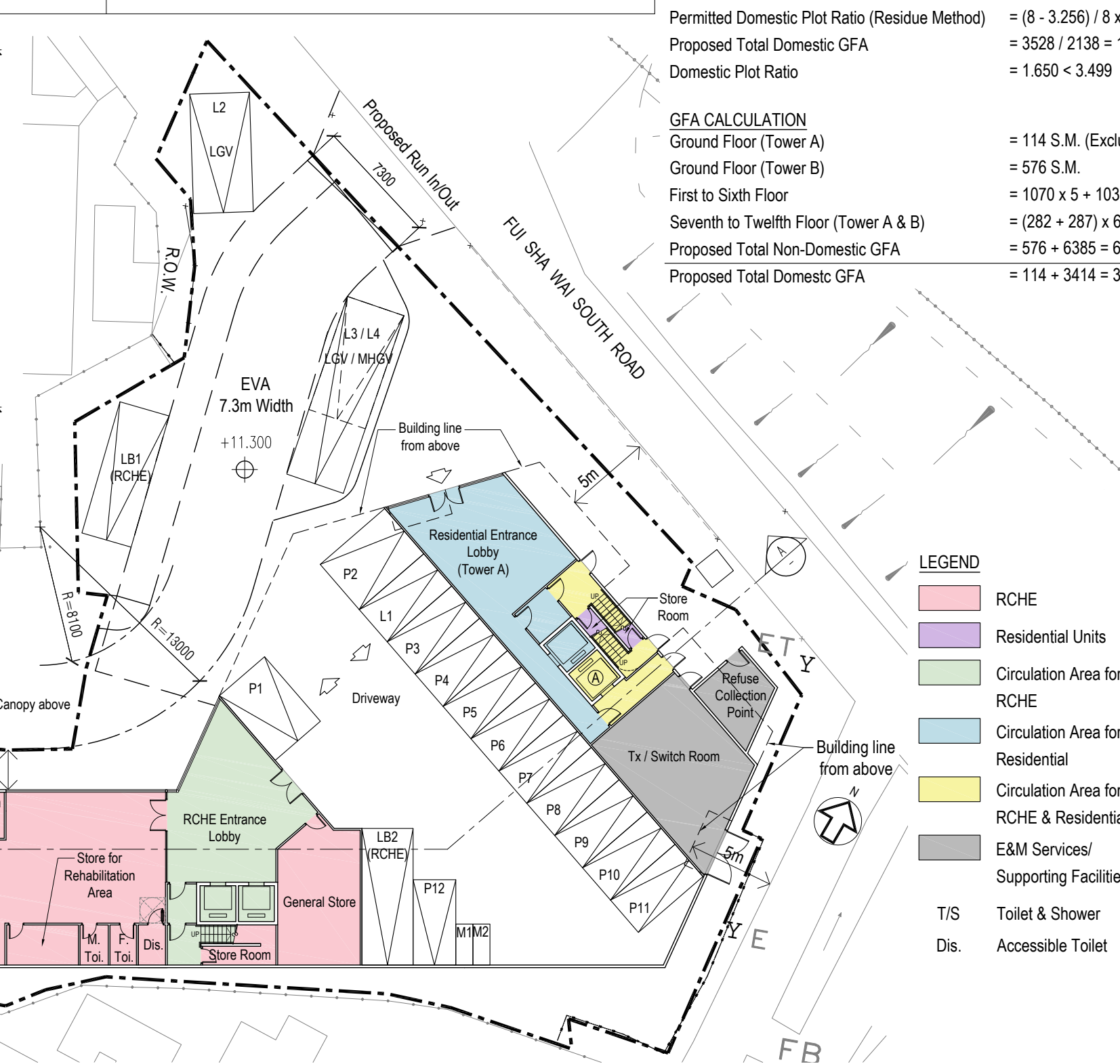
| | |
|--|---|
| Ground Floor (Tower A) | = 114 S.M. (Exclude Carpark & Tx / Switch Room) |
| Ground Floor (Tower B) | = 576 S.M. |
| First to Sixth Floor | = 1070 x 5 + 1035 = 6385 S.M. |
| Seventh to Twelfth Floor (Tower A & B) | = (282 + 287) x 6 = 3414 S.M. (Exclude Balconies) |
| Proposed Total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

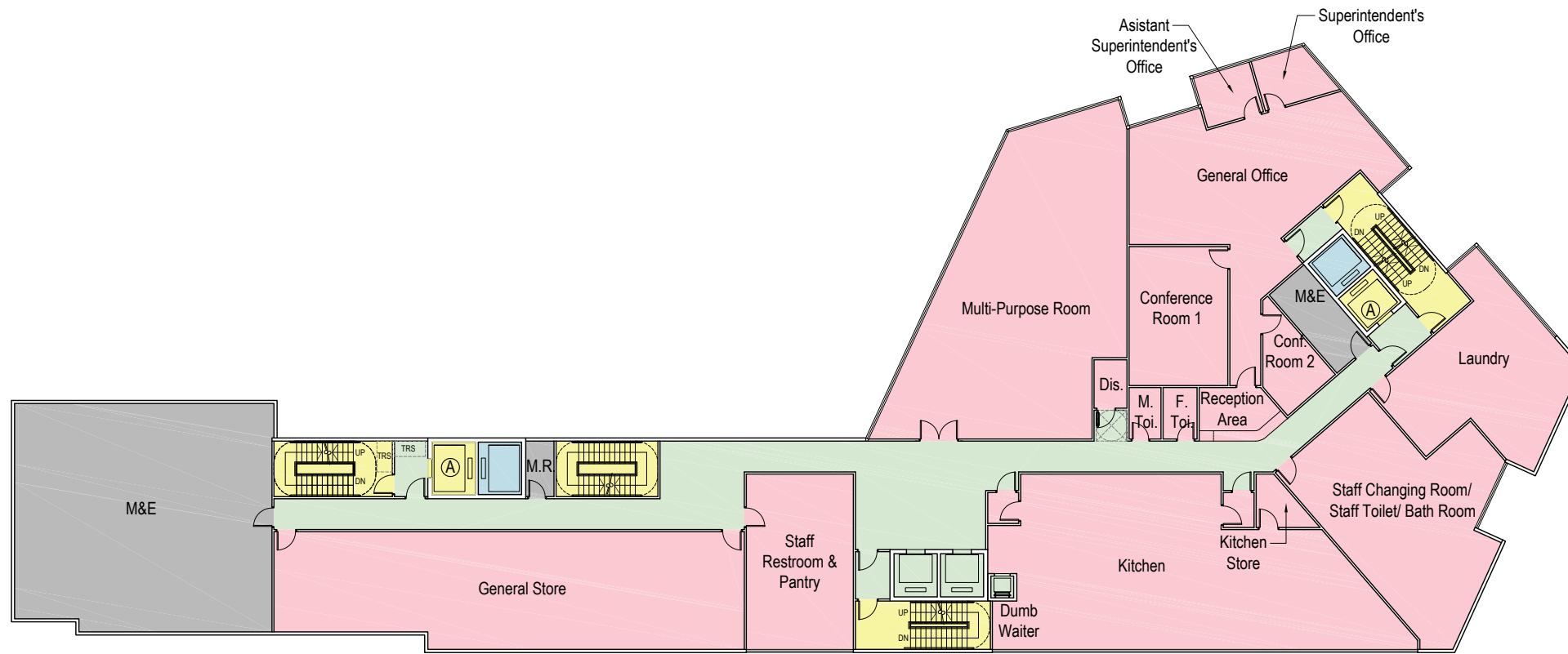
project title
 Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)4" Zone and To Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home 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

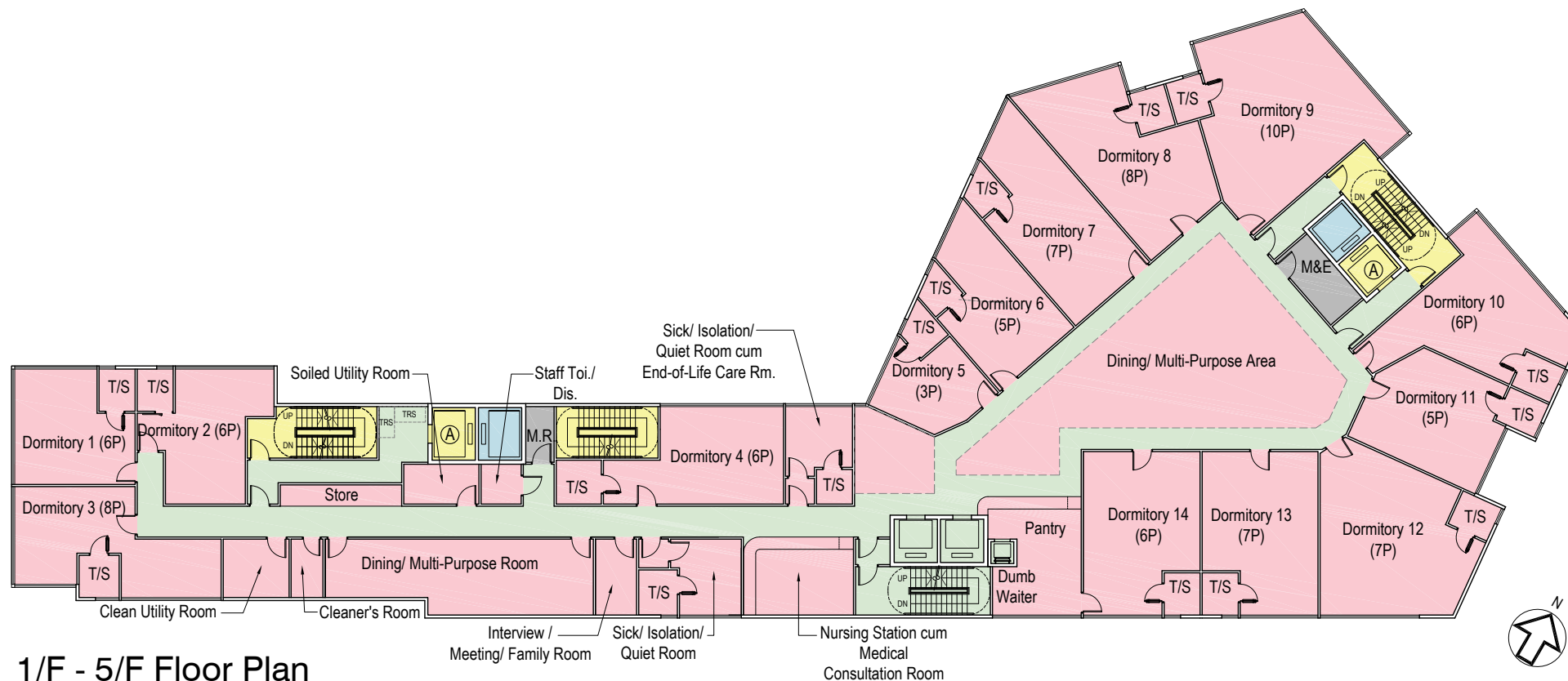
drawing no.
 SK-04_rev.6

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 ²) | USABLE FLOOR AREA (M ²) |
|--|---|------------------------|-------------------------------------|
| | | (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 ²) = 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 |

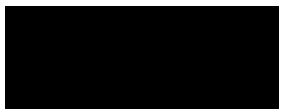
project title
Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)4" Zone and To Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for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

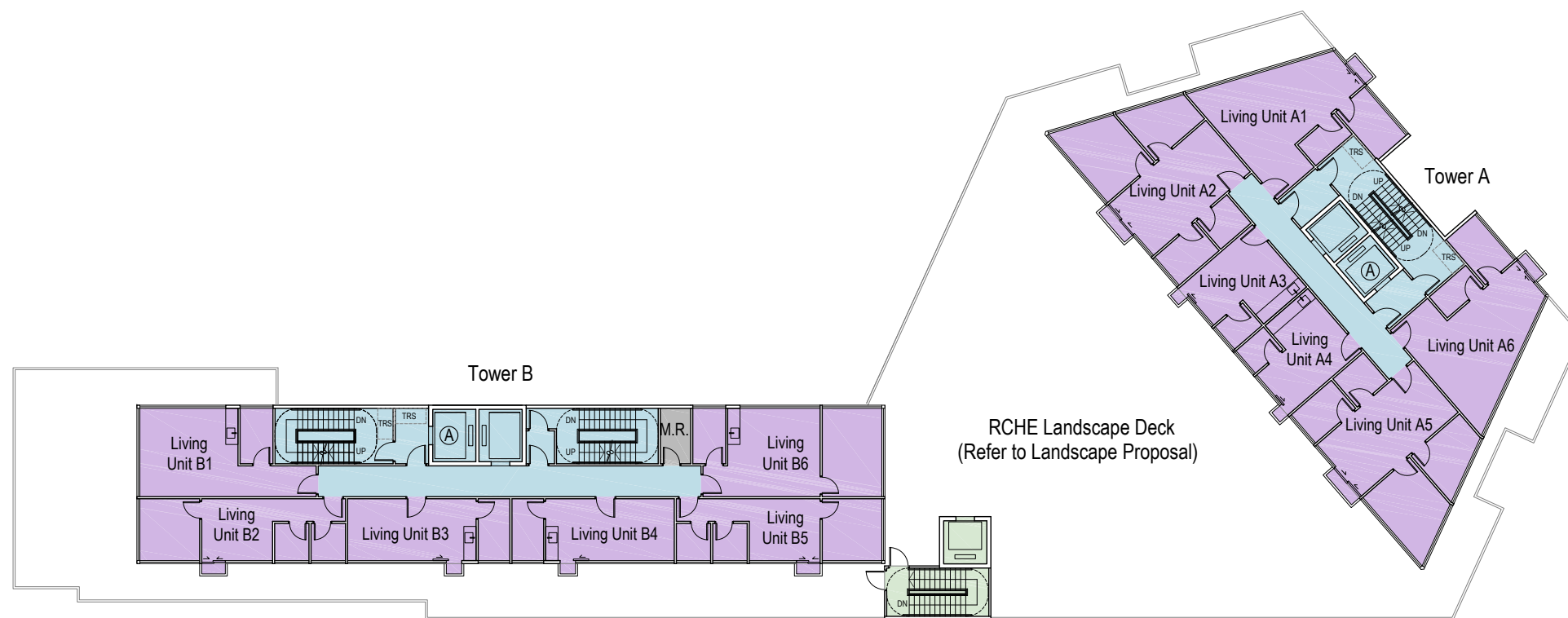
drawing title
1/F - 6/F Floor Plans

drawing no.
SK-05_rev.6

scale
1:300 @ A3

Threshold Consultants Limited
architecture & design





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

