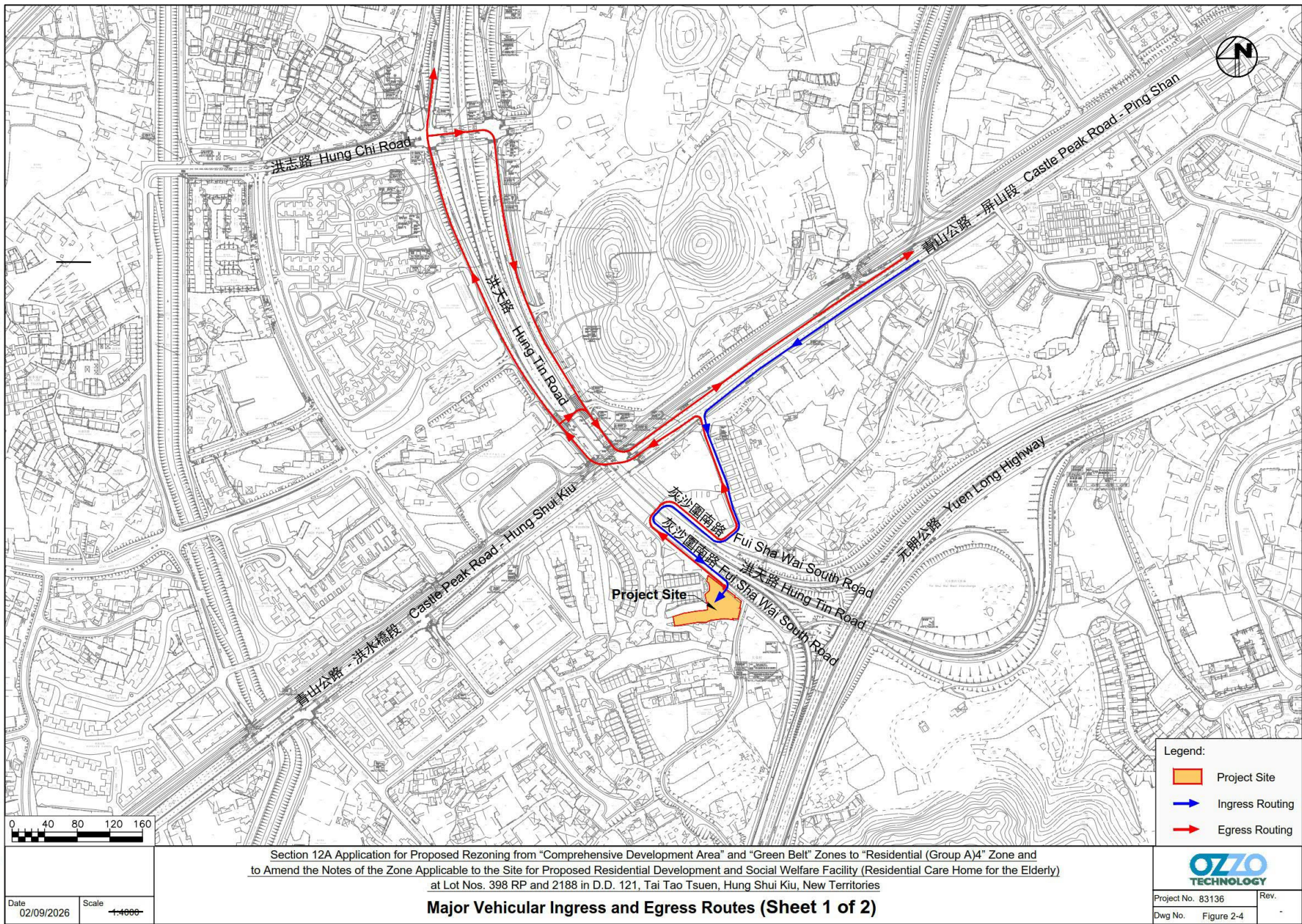
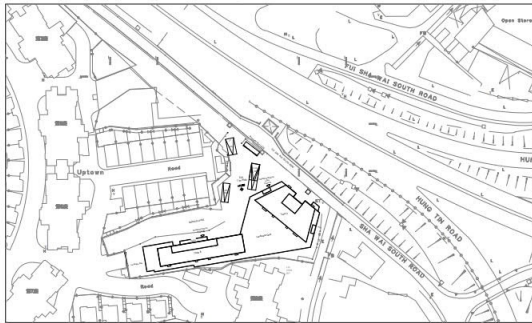


X:\Ozso\83136_S12A for Proposed Residential and RCHE Development at Lot No 2188 & 398 RP in DD121 Hung Shui Kiu\Drawings\83136_Figure 2-4.dwg 2026/09/02 13:38:36

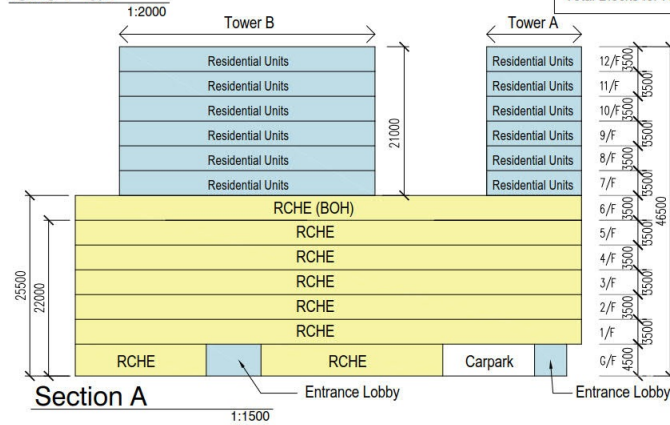


(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.9.2026)

參考編號 REFERENCE No. Y/YL-TYST/12	繪圖 DRAWING Z-2
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Site Plan



	RCHE(P)	Residential Towers		Carparking Space	
		Tower A (Units)	Tower B (Units)		
G/F	-	-	-	Parking	Private Cars (5x2.5m) 14
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	Loading/Unloading Bay	Private Car (5x2.5m) 1
					LGV (7x3.5m) 2
					MHG (11x3.5m) 1
Total Capacity	450	36	36	Total	22
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	= 1219 S.M. / 2138 x 100% = 57% < 89%
Proposed Total Non-Domestic GFA	= 7406 / 2138 = 3.464
Non-Domestic Plot Ratio	= 3.464 < 8
Permitted Domestic Plot Ratio (Residue Method)	= (8 - 3.464) / 8 x 5.9 = 3.345
Proposed Total Domestic GFA	= 3519 / 2138 = 1.646
Domestic Plot Ratio	= 1.646 < 3.345

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	= 1159 x 5 + 1035 = 6830 S.M.
Seventh Floor (Tower A & B)	= 277 + 283 = 560 S.M. (Exclude Balconies)
Eighth to Twelfth Floor (Tower A & B)	= (282 + 287) x 5 = 2845 S.M. (Exclude Balconies)
Proposed Total Non-Domestic GFA	= 576 + 6830 = 7406 S.M.
Proposed Total Domestic GFA	= 114 + 560 + 2845 = 3519 S.M.

rev.	date	description
0	08-07-2025	Final Issue
1	14-07-2025	Revision 1
2	16-07-2025	Revision 2
3	21-07-2025	Revision 3
4	01-08-2025	Revision 4
5	05-08-2025	Revision 5
6	09-08-2025	Revision 6
7	28-08-2025	Revision 7
8	25-08-2025	Revision 8

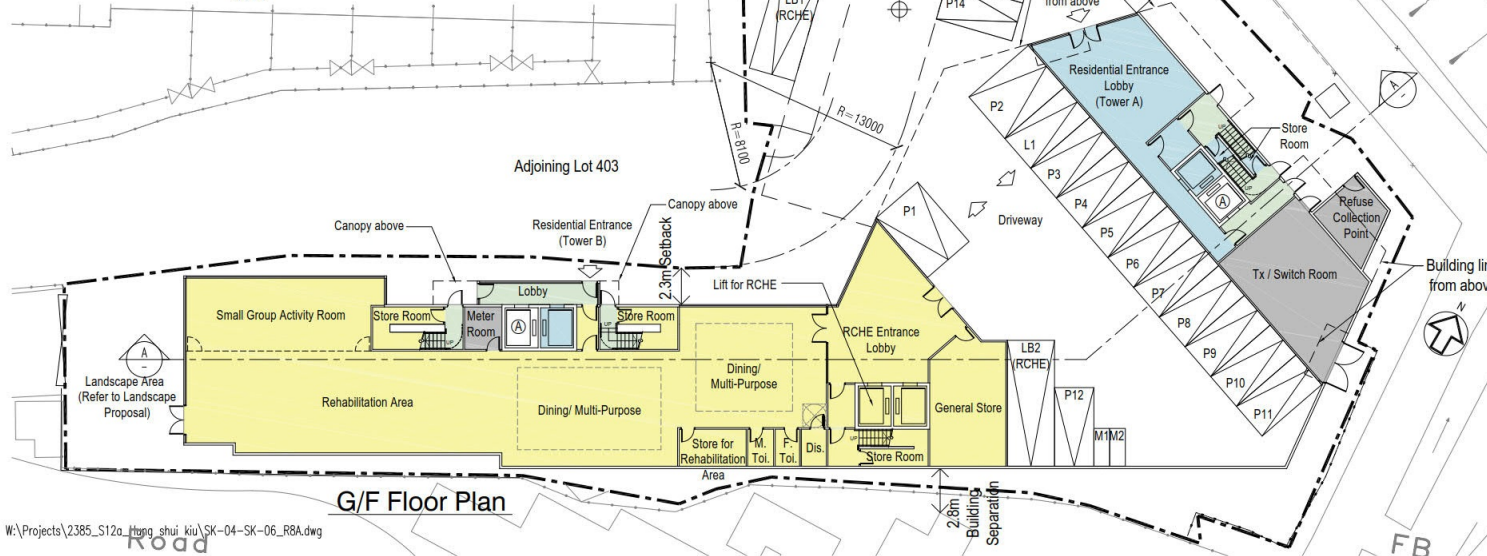
Project title
Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)" Zone and To Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for 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.8

scale
1:300 @ A3

Threshold Consultants Limited
Architecture & design



LEGEND

RCHE	RCHE
Residential	Residential
RCHE & Residential	RCHE & Residential
E&M Services/ Supporting Facilities	E&M Services/ Supporting Facilities
T/S	Toilet & Shower
Dis.	Accessible Toilet
(A)	Firemen Lift to all Floors

W:\Projects\2385_S12a_hong_shui_kiu\SK-04-SK-06_R8A.dwg

(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 3.9.2026)

參考編號 REFERENCE No. Y/YL-TYST/12	繪圖 DRAWING Z-3
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SCHEDULE OF ACCOMMODATION FOR RESIDENTIAL CARE HOME FOR THE ELDERLY
(FOR 450 RESIDENTIAL CARE PLACES)

ITEM NO.	DESCRIPTION	NOFA (M²)	USABLE FLOOR AREA (M²)
		(PROPOSED 450 PERSONS)	
1	DORMITORY	2631	2631
2	ATTACHED BATHROOM/ SHOWER ROOM TO DORMITORY ROOM	AS APPROPRIATE	252.5
3	DINING/ MULTI-PURPOSE	989.2	989.2
4	PANTRY	AS APPROPRIATE	117.5
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	84.3	84.3
8	ACCESSIBLE TOILET CUM SHOWER ROOM ATTACHED TO EACH SICK/ ISOLATION/ QUIET ROOM	AS APPROPRIATE	32.1
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	138.6	138.6
16	DUMB WAITER	AS APPROPRIATE	7.2
17	GENERAL STORE	159.5	159.5
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	112	112
27	STAFF TOILET/ BATH ROOM	AS APPROPRIATE	24.7
28	TOILET FOR COMMUNAL USE A) FEMALE TOILET B) MALE TOILET C) ACCESSIBLE TOILET	AS APPROPRIATE	11.8
TOTAL		4815.6	5297.4
MAXIMUM OCCUPANTS PER FLOOR AREA (M²) = 4815.6 / 9.5 = 507 > 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	01-08-2025	Revision 4
5	05-09-2025	Revision 5
6	03-03-2026	Revision 6
7	29-04-2026	Revision 7
8	25-08-2026	Revision 8

project title
Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)" 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

drawing title
1/F - 6/F Floor Plans

drawing no.
SK-05_rev.8

scale
1:300 @ A3

Threshold Consultants Limited
architecture & design

(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 3.9.2026)

參考編號
REFERENCE No.
Y/YL-TYST/12

繪圖 DRAWING
Z-4



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	03-03-2026	Revision 6
7	29-04-2026	Revision 7
8	25-08-2026	Revision 8

project title
 Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)" 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

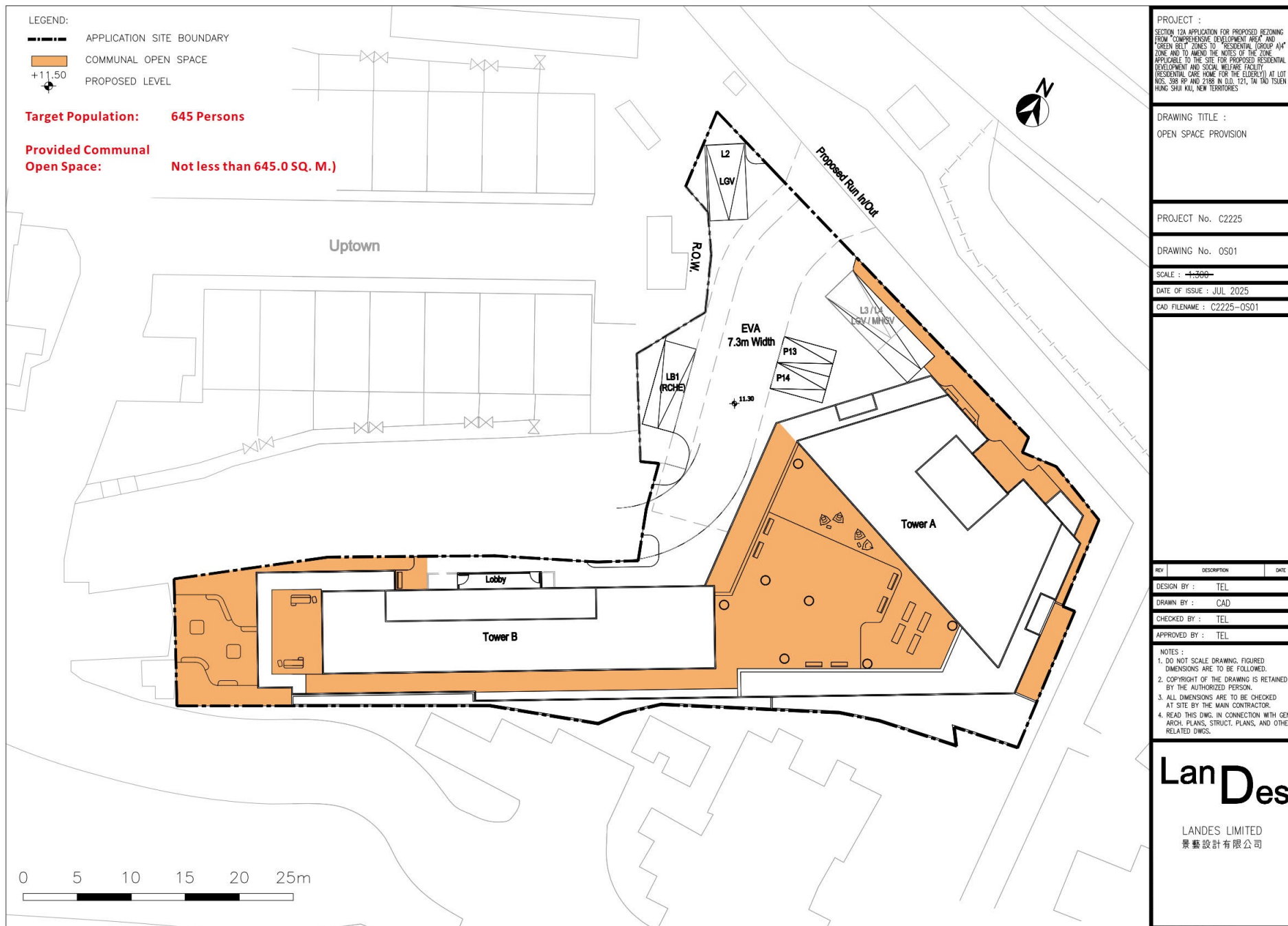
drawing no.
 SK-06_rev.8

scale
 1:300 @ A3

Threshold Consultants Limited
 architecture & design

(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 3.9.2026)

參考編號 REFERENCE No. Y/YL-TYST/12	繪圖 DRAWING Z-5
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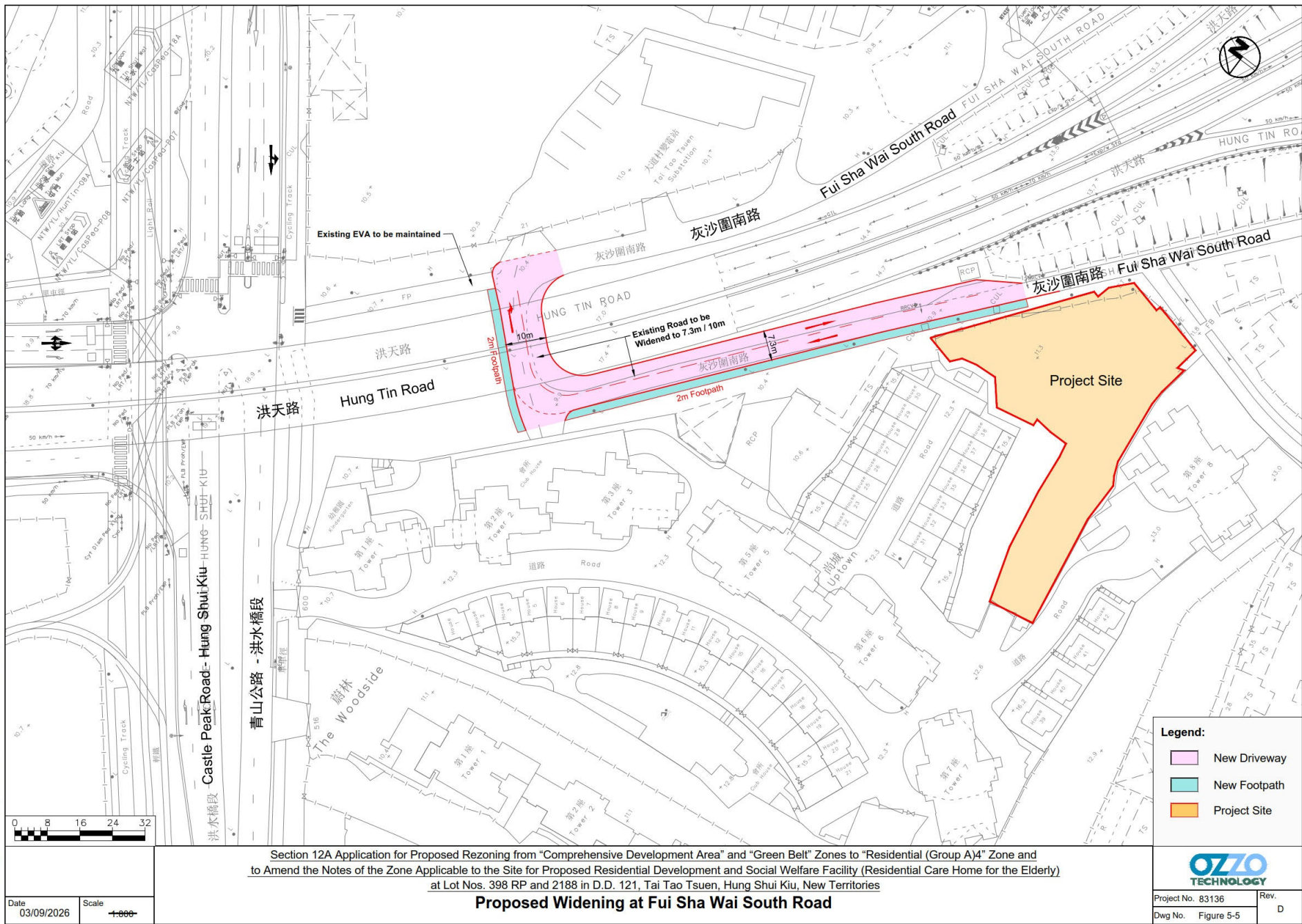


(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.9.2026)

參考編號
REFERENCE No.
Y/YL-TYST/12

繪圖 DRAWING
Z-7

X:\Ozro\83136_S12A for Proposed Residential and RCHE Development at Lot No 2188 & 398 RP in DD121 Hung Shui Kiu Data\Fig83136_Figure 5-5D.dwg 2026/09/03 17:56:57



(摘錄自申請人於 3.9.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.9.2026)

參考編號 REFERENCE No. Y/YL-TYST/12	繪圖 DRAWING Z-8
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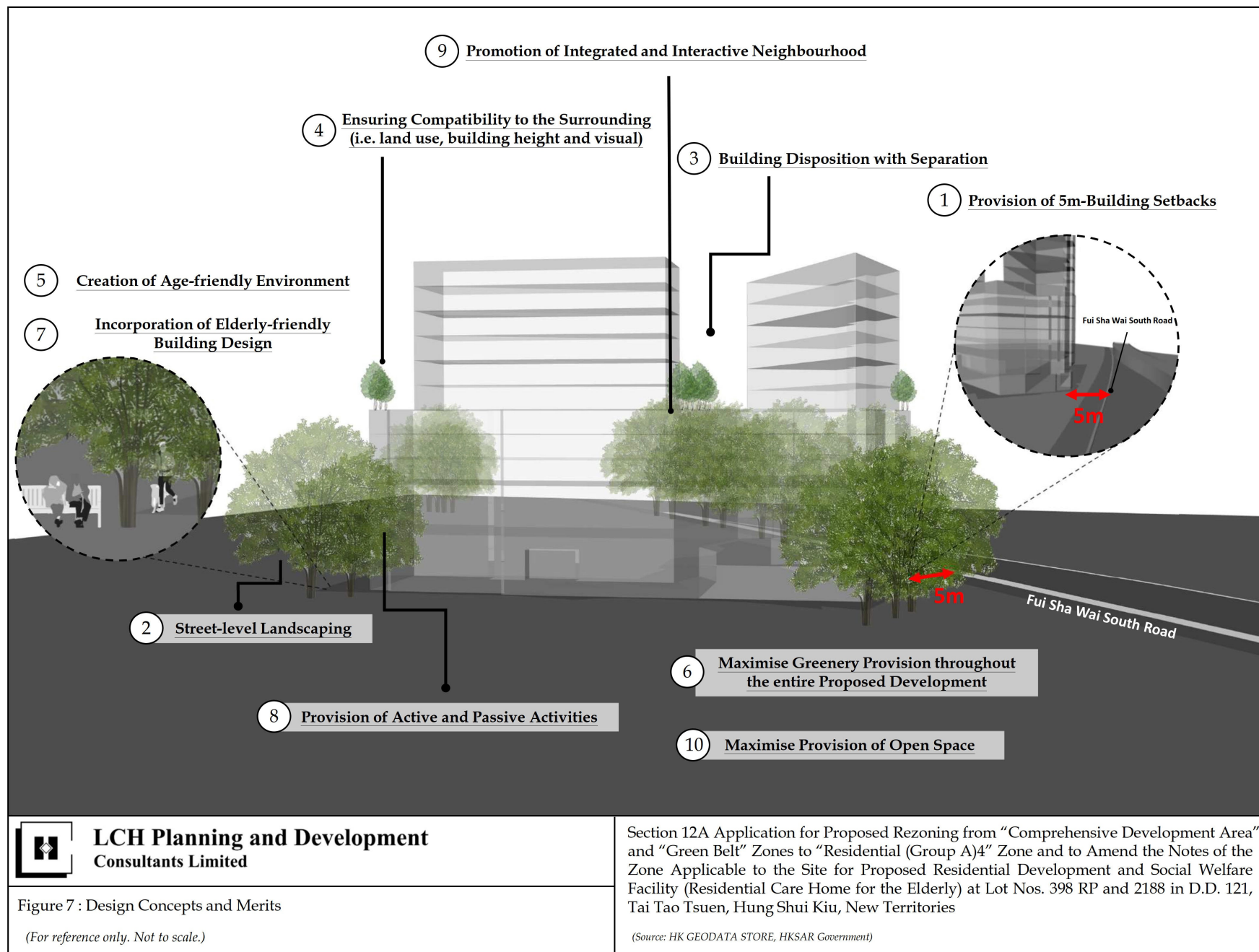


Figure 7 : Design Concepts and Merits

(For reference only. Not to scale.)

(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.9.2026)

參考編號
REFERENCE No.
Y/YL-TYST/12

繪圖 DRAWING
Z-9

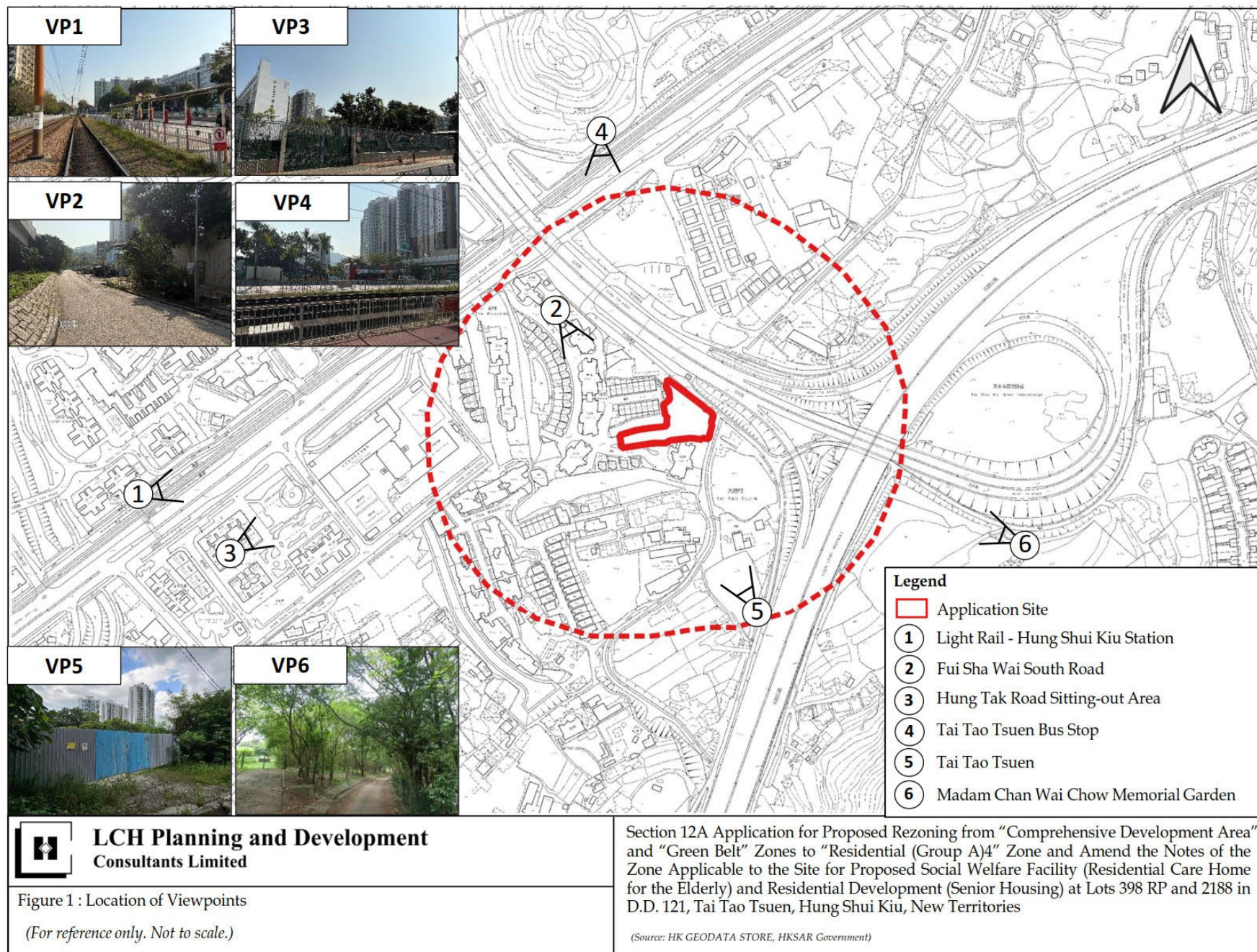


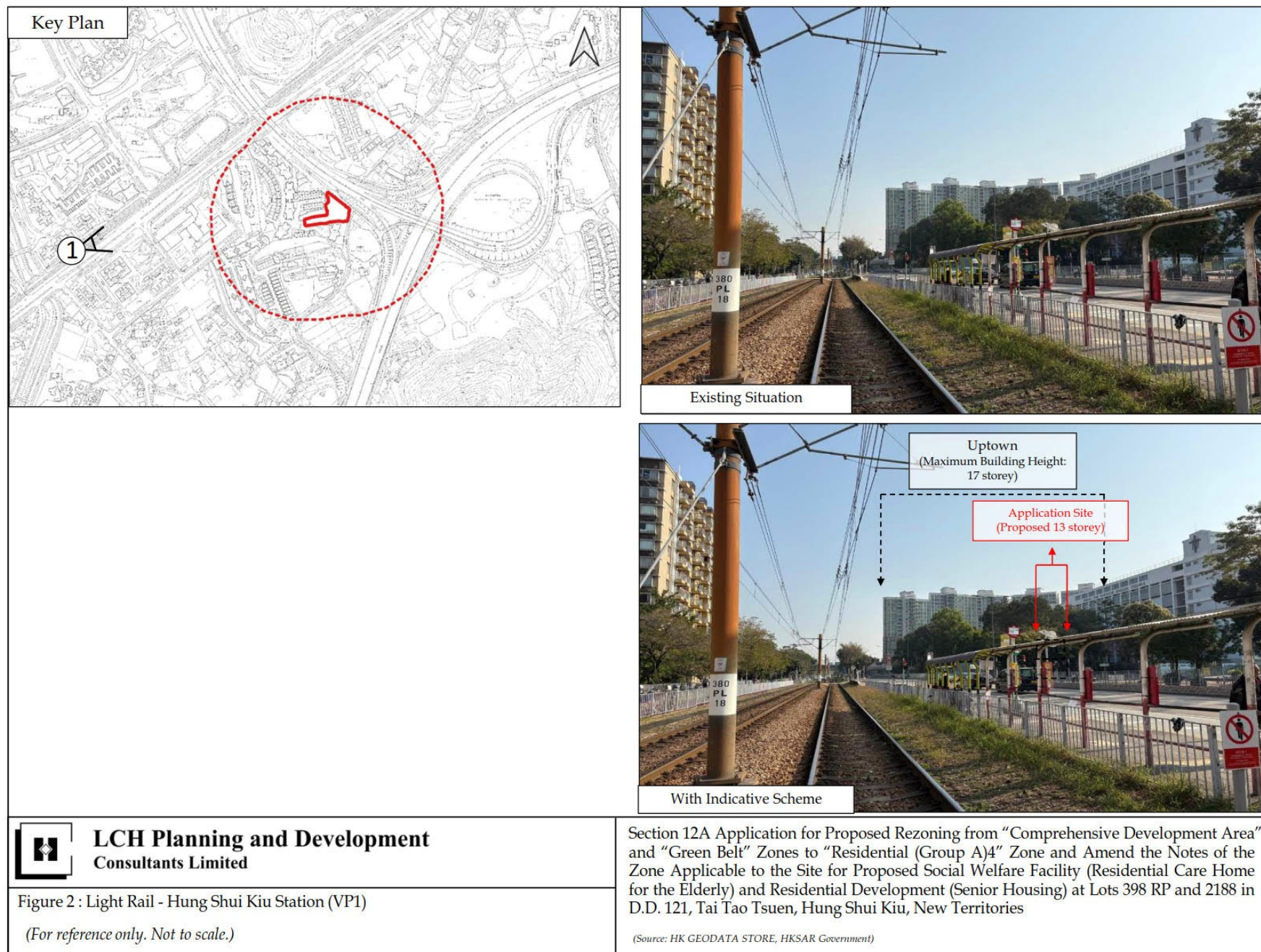
Figure 1 : Location of Viewpoints

(For reference only. Not to scale.)

(摘錄自申請人於 3.9.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.9.2026)

參考編號
REFERENCE No.
Y/YL-TYST/12

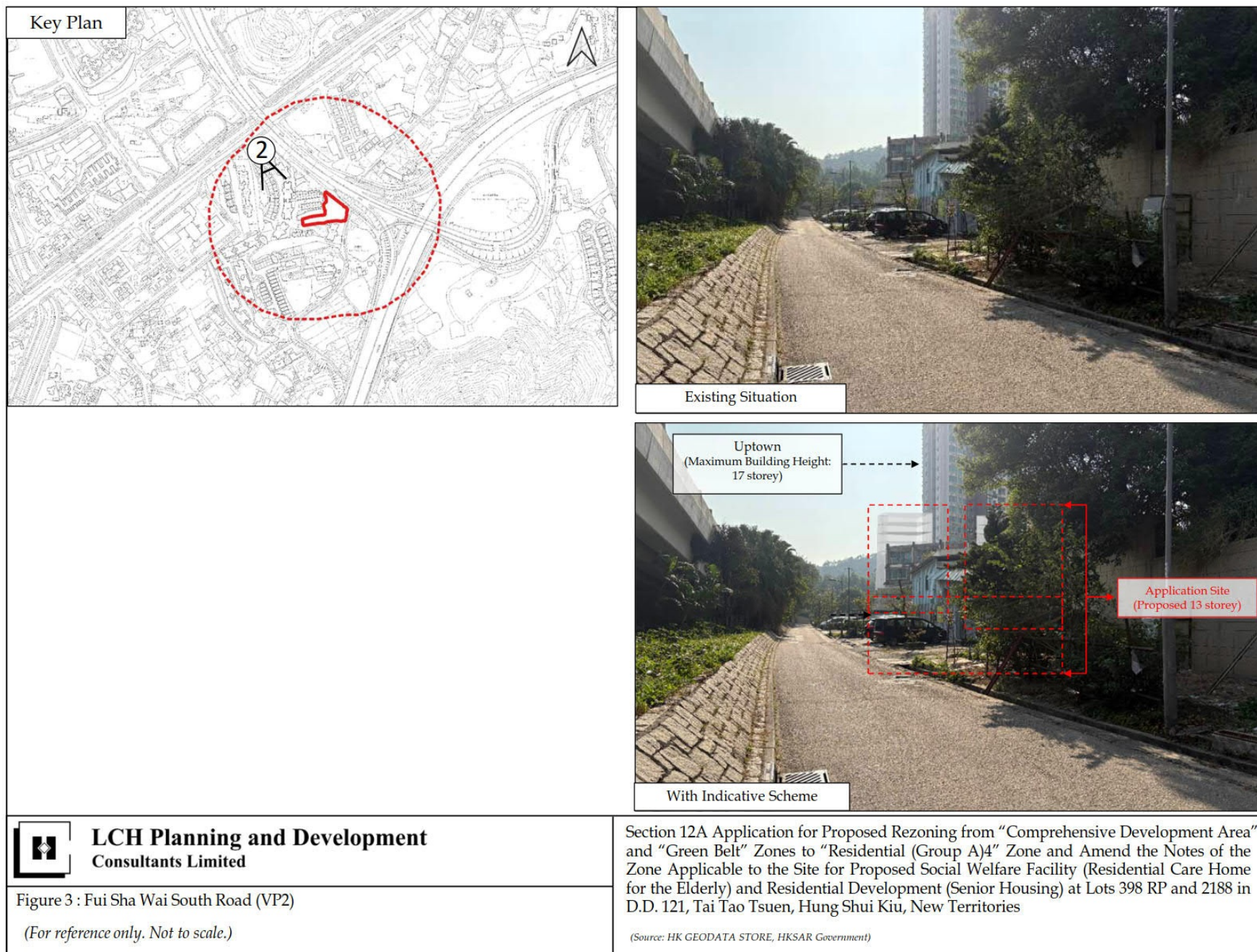
繪圖 DRAWING
Z-10



(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.9.2026)

參考編號
REFERENCE No.
Y/YL-TYST/12

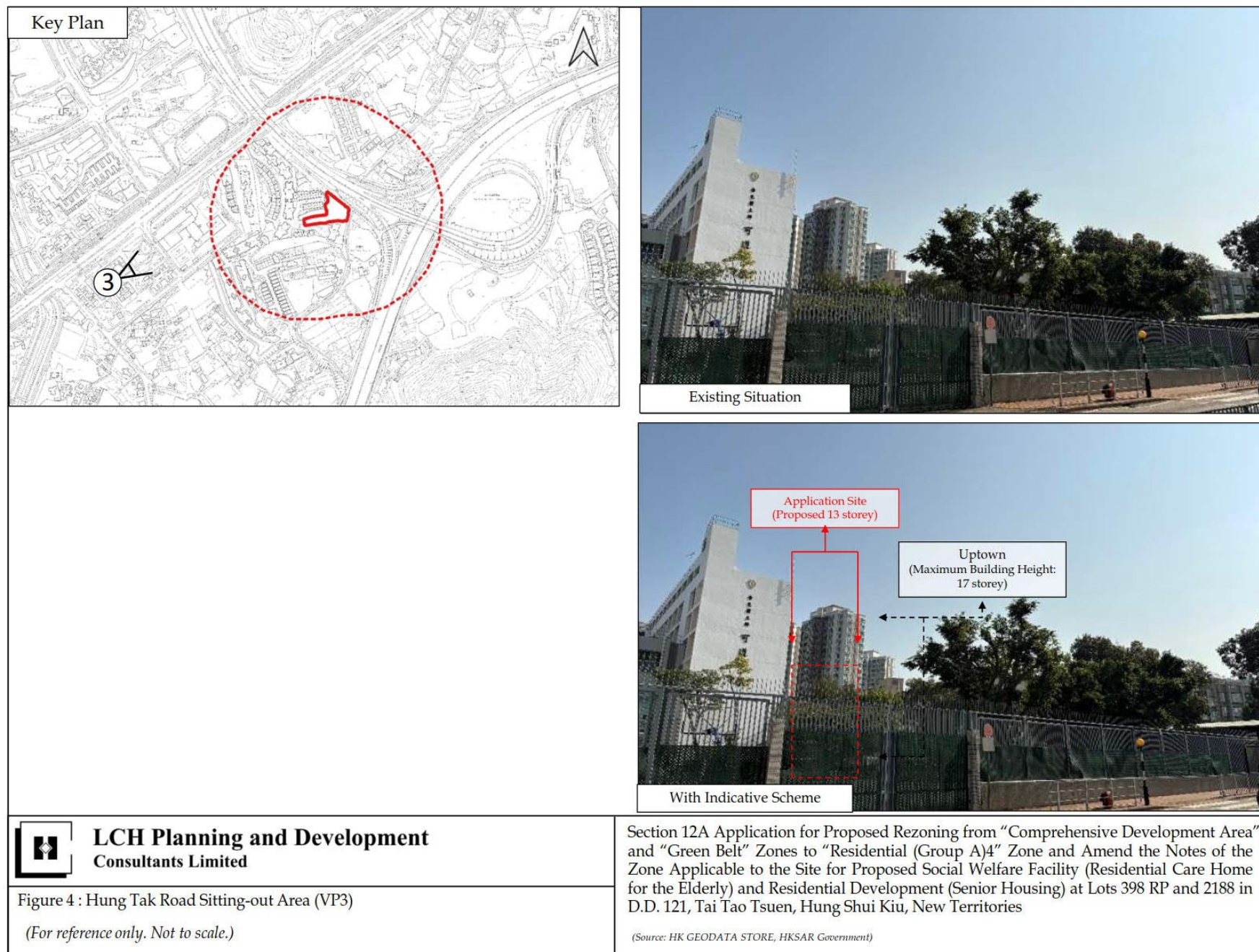
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Z-11

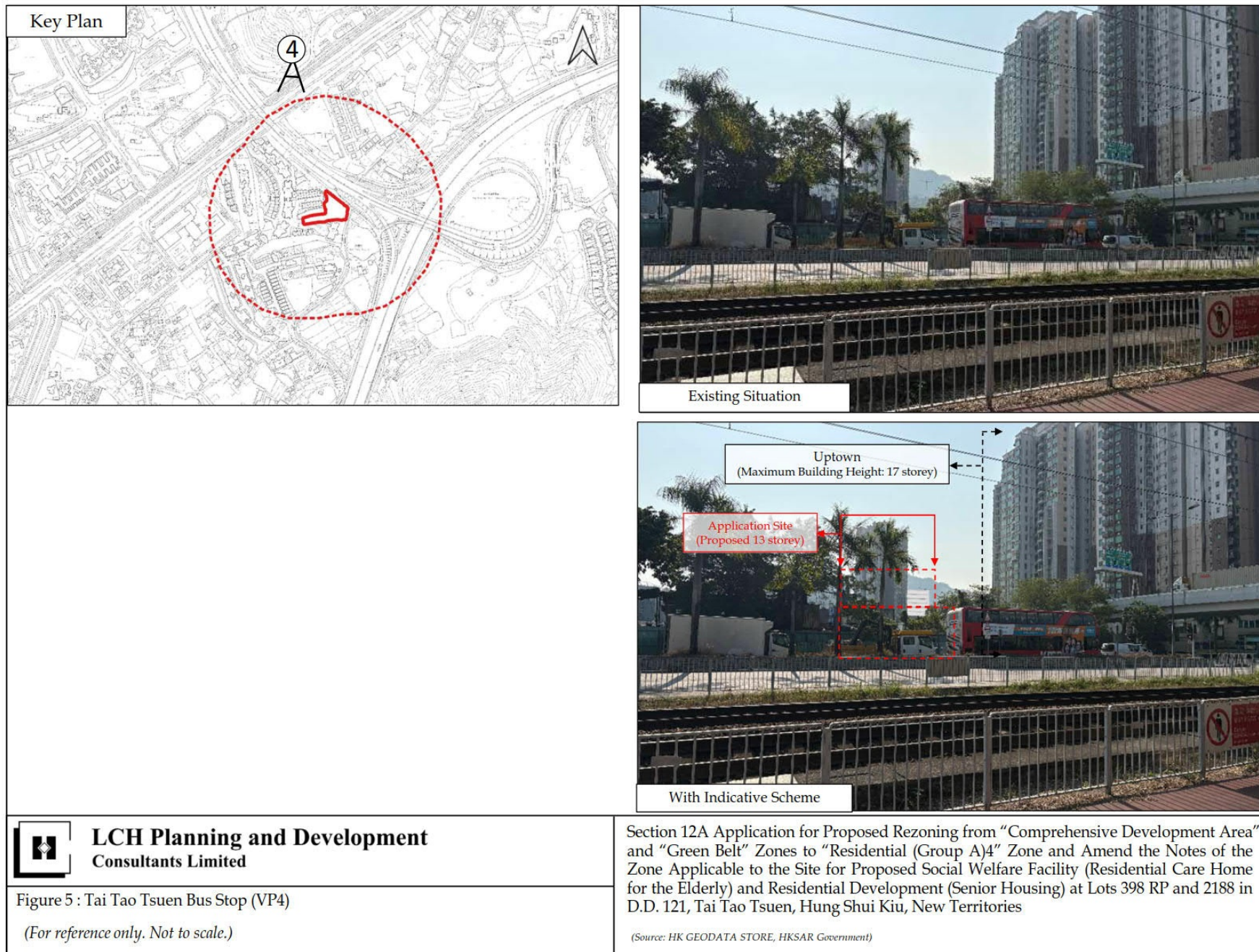


(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.9.2026)

參考編號
REFERENCE No.
Y/YL-TYST/12

繪圖 DRAWING
Z-12

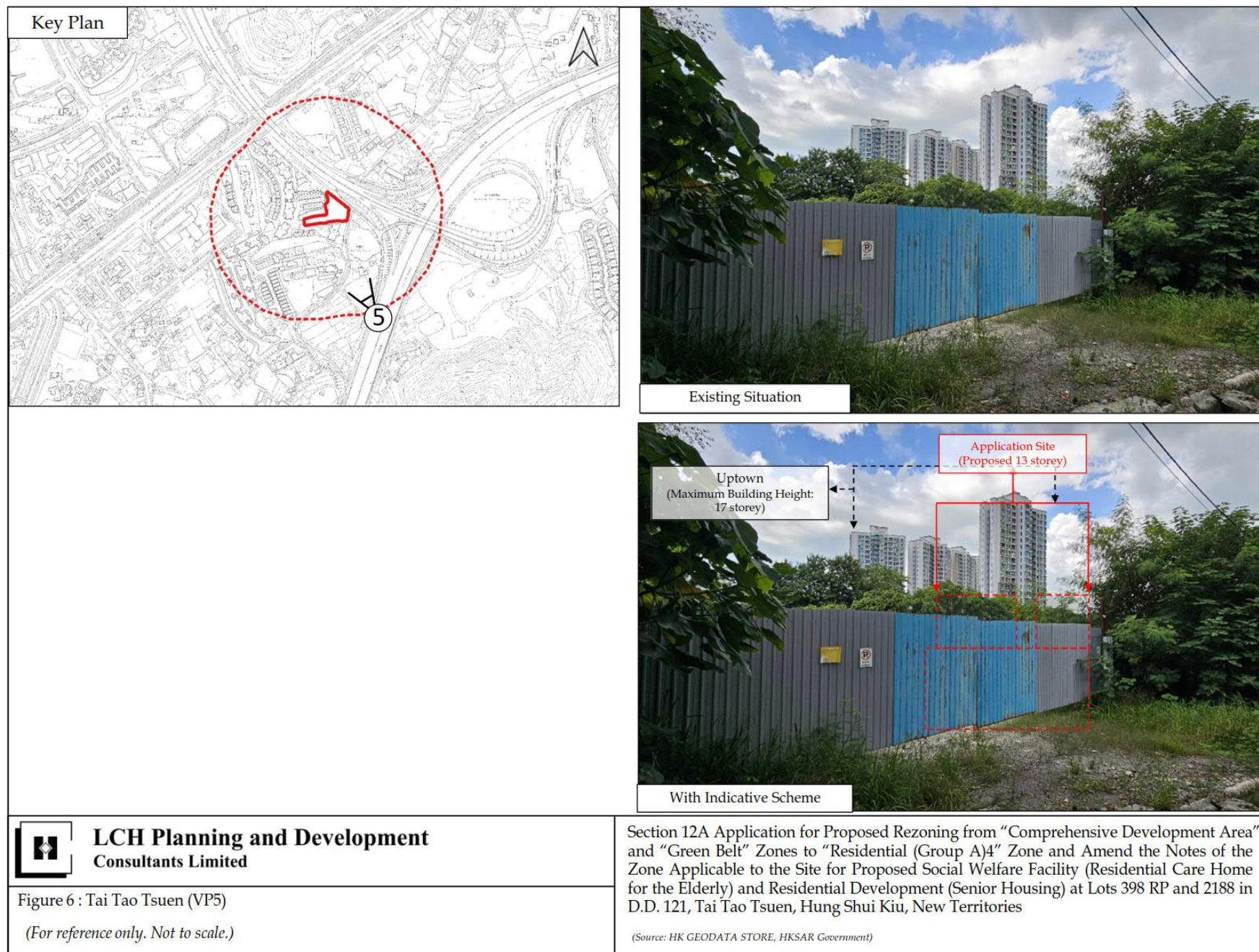




(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.9.2026)

參考編號
REFERENCE No.
Y/YL-TYST/12

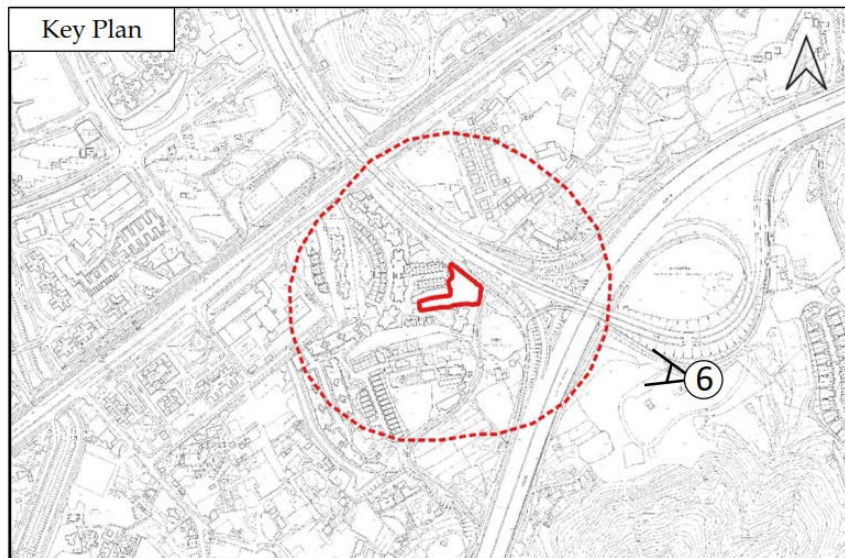
繪圖 DRAWING
Z-14



(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.9.2026)

參考編號
REFERENCE No.
Y/YL-TYST/12

繪圖 DRAWING
Z-15



**LCH Planning and Development
Consultants Limited**

Figure 7 : Madam Chan Wai Chow Memorial Garden (VP6)

(For reference only. Not to scale.)

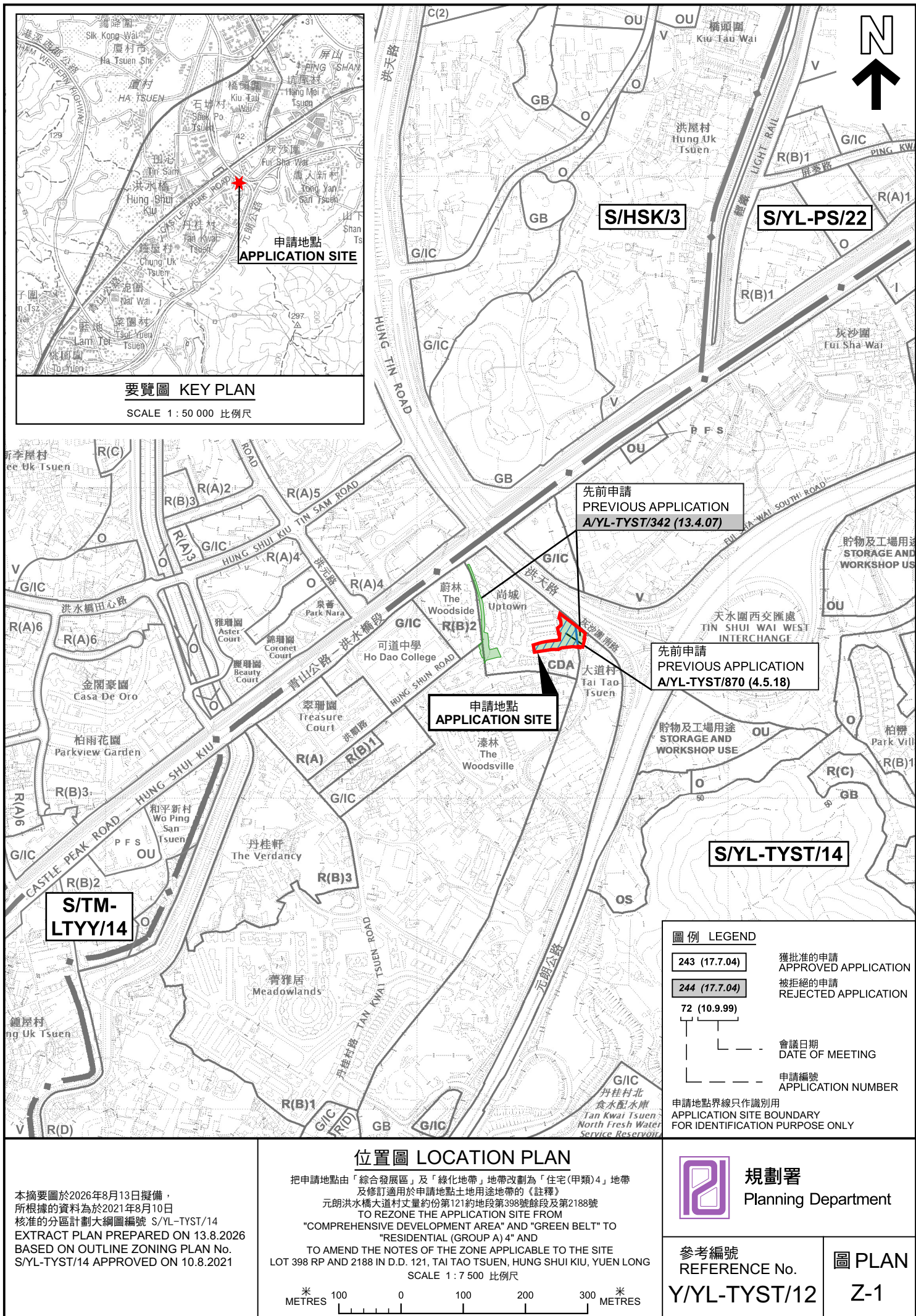
Section 12A Application for Proposed Rezoning from "Comprehensive Development Area" and "Green Belt" Zones to "Residential (Group A)4" Zone and Amend the Notes of the Zone Applicable to the Site for Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Development (Senior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

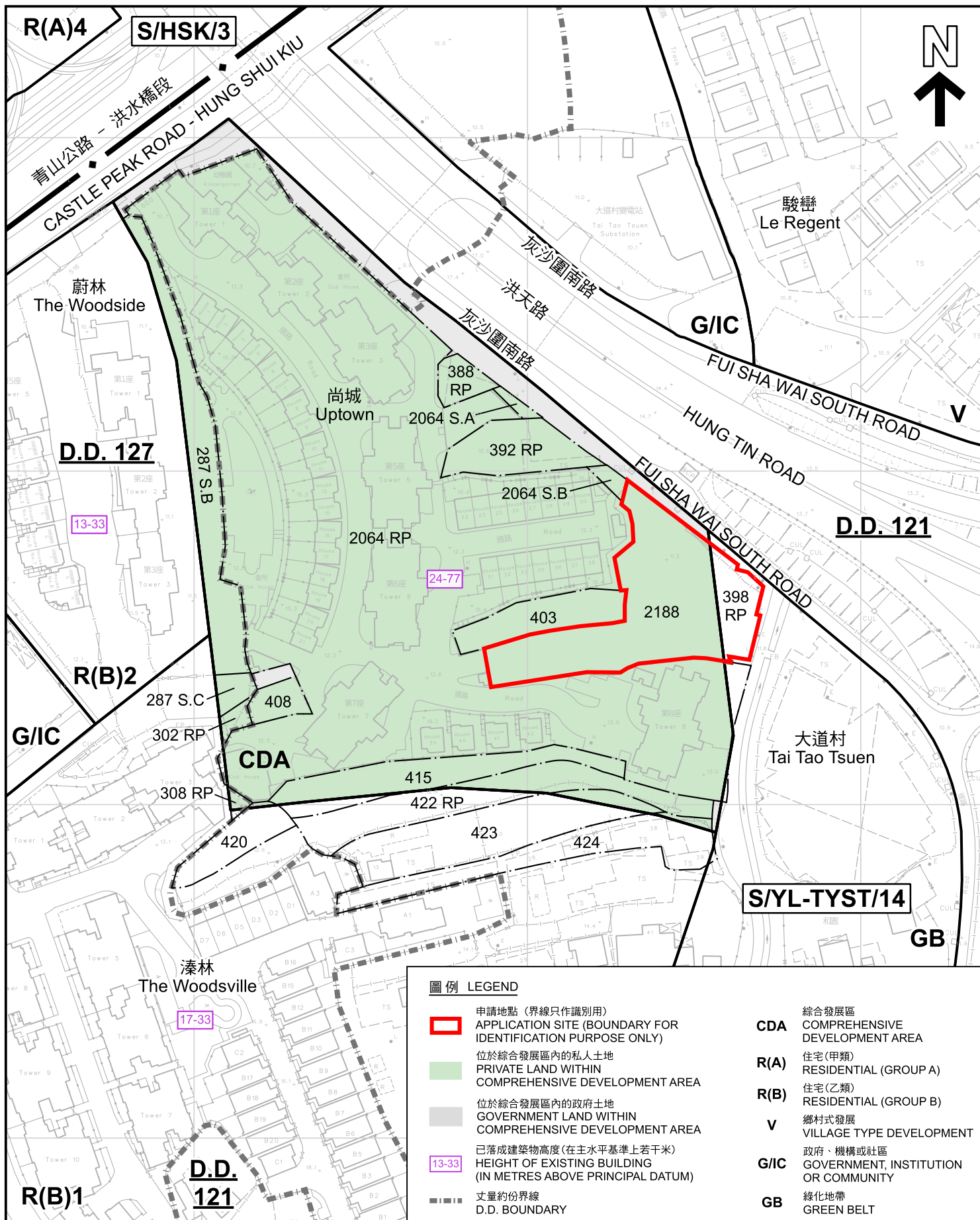
(Source: HK GEODATA STORE, HKSAR Government)

(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.9.2026)

參考編號
REFERENCE No.
Y/YL-TYST/12

繪圖 DRAWING
Z-16





圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 位於綜合發展區內的私人土地
PRIVATE LAND WITHIN COMPREHENSIVE DEVELOPMENT AREA
- 位於綜合發展區內的政府土地
GOVERNMENT LAND WITHIN COMPREHENSIVE DEVELOPMENT AREA
- 已落成建築物高度 (在主水平基準上若干米)
HEIGHT OF EXISTING BUILDING (IN METRES ABOVE PRINCIPAL DATUM)
- 丈量約份界線
D.D. BOUNDARY

- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶
GREEN BELT

平面圖 SITE PLAN

把申請地點由「綜合發展區」及「綠化地帶」地帶改劃為「住宅(甲類)4」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
元朗洪水橋大道村丈量約份第121約地段第398號餘段及第2188號
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" TO
"RESIDENTIAL (GROUP A) 4" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOT 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG

SCALE 1:1 500 比例尺

米 25 0 25 50 米
METRES



規劃署
Planning Department

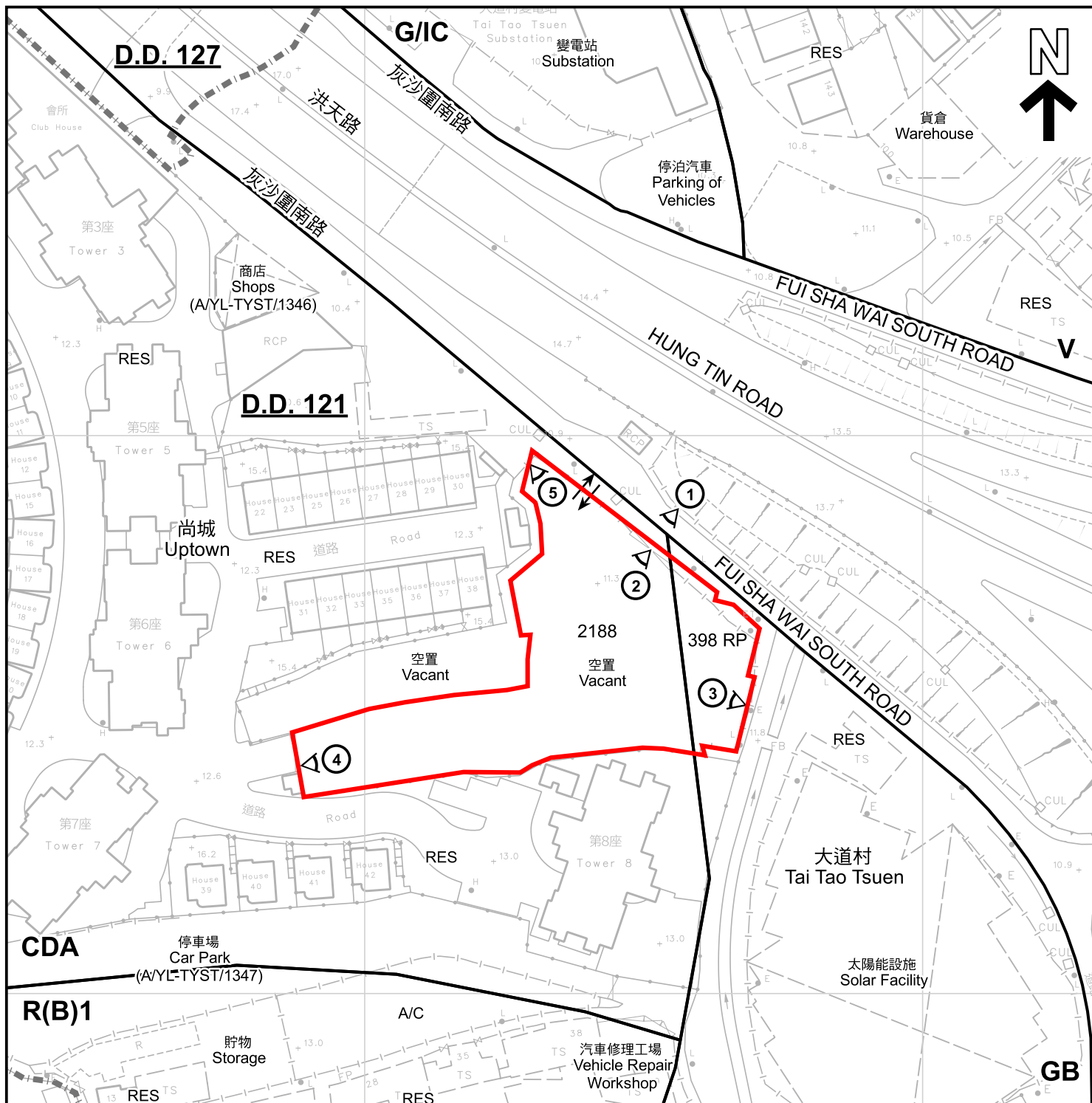
參考編號
REFERENCE No.

Y/YL-TYST/12

圖 PLAN

Z-2a

本摘要圖於2026年9月4日擬備，所根據的
資料為測量圖編號 6-NW-13C
EXTRACT PLAN PREPARED ON 4.9.2026
BASED ON SURVEY SHEET No.
6-NW-13C



圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

CDA

綜合發展區
COMPREHENSIVE DEVELOPMENT AREA

R(B)

住宅(乙類)
RESIDENTIAL (GROUP B)

V

鄉村式發展
VILLAGE TYPE DEVELOPMENT

G/IC

政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

GB

綠化地帶
GREEN BELT

RES

住用構築物
RESIDENTIAL STRUCTURES

A/C

常耕農地
CULTIVATED AGRICULTURAL LAND

①

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

—+—+—+—+—

丈量約份界線
D.D. BOUNDARY

↔

入口/出口
INGRESS / EGRESS

註釋 Notes :

2026年8月28日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 28.8.2026

平面圖 SITE PLAN

把申請地點由「綜合發展區」及「綠化地帶」地帶改劃為「住宅(甲類)4」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
元朗洪水橋大道村丈量約份第121約地段第398號餘段及第2188號
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" TO
"RESIDENTIAL (GROUP A) 4" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOT 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG

SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-TYST/12

圖 PLAN
Z-2b

本摘要圖於2026年9月1日擬備，所根據的
資料為測量圖編號 6-NW-13C
EXTRACT PLAN PREPARED ON 1.9.2026
BASED ON SURVEY SHEET No.
6-NW-13C



圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2026年5月5日擬備，所根據的資料為地政總署於2025年6月9日拍得的航攝照片編號 E257668C
EXTRACT PLAN PREPARED ON 5.5.2026
BASED ON AERIAL PHOTO No.
E257668C TAKEN ON 9.6.2025
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

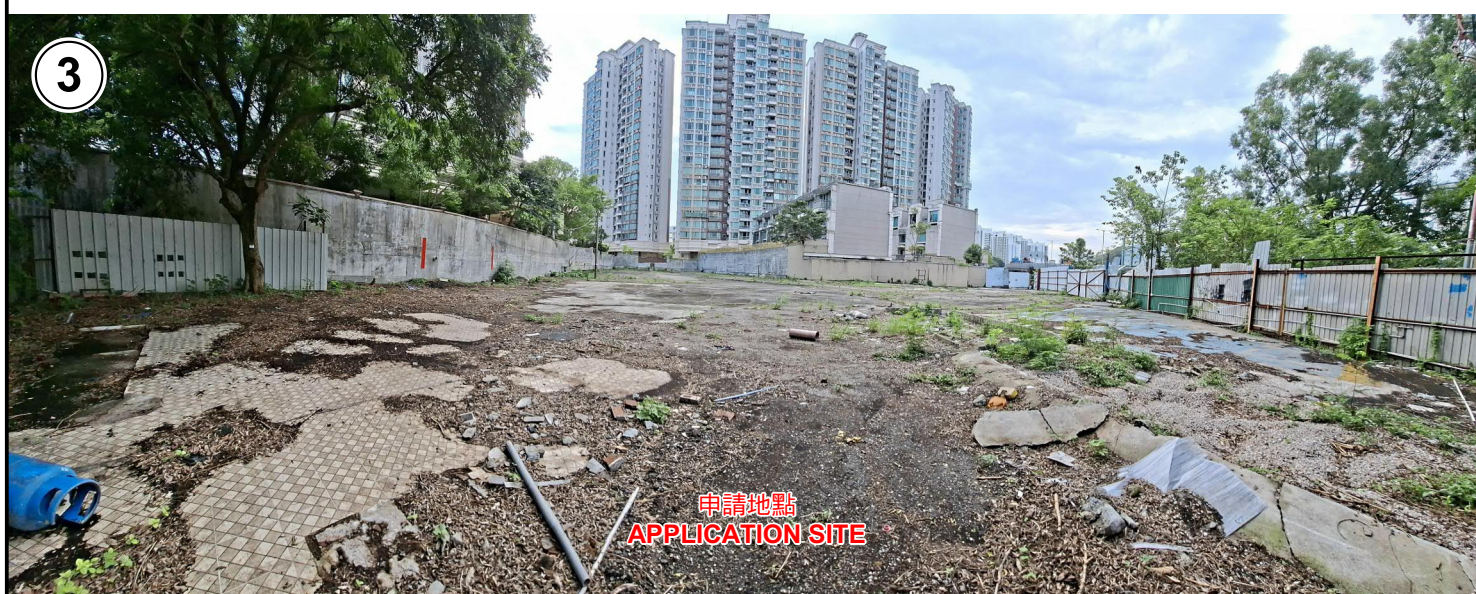
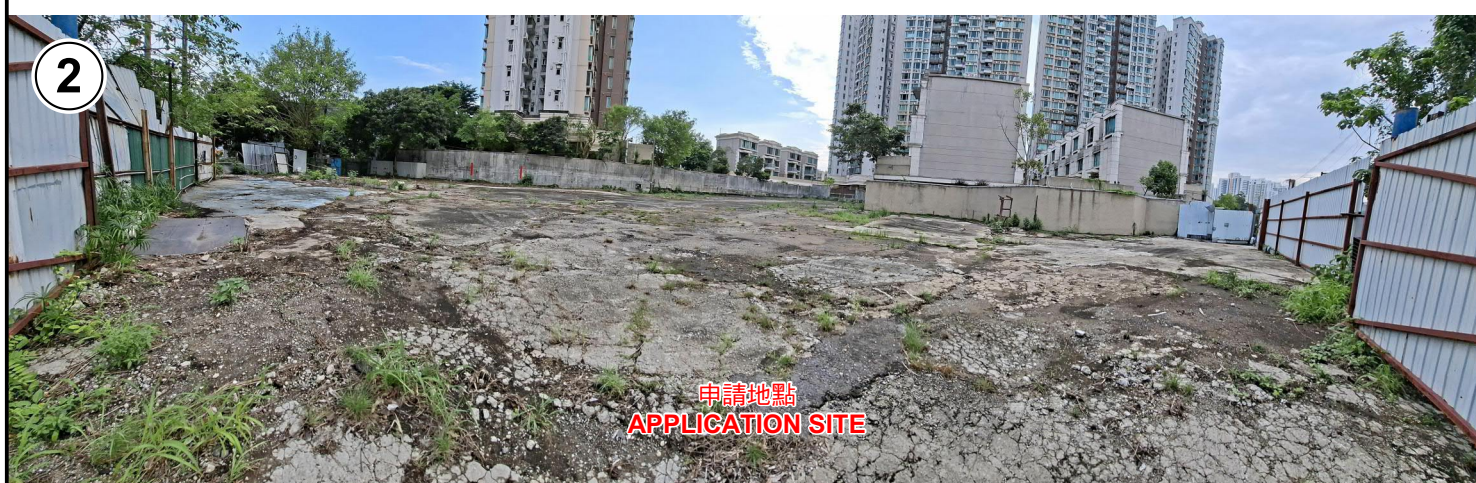
把申請地點由「綜合發展區」及「綠化地帶」地帶改劃為「住宅(甲類)4」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
元朗洪水橋大道村丈量約份第121約地段第398號餘段及第2188號
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" TO
"RESIDENTIAL (GROUP A) 4" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOT 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-TYST/12

圖 PLAN
Z-3



實地照片 SITE PHOTOS

本圖於2026年9月1日擬備，所根據的資料為攝於2026年8月28日的實地照片
PLAN PREPARED ON 1.9.2026
BASED ON SITE PHOTOS
TAKEN ON 28.8.2026

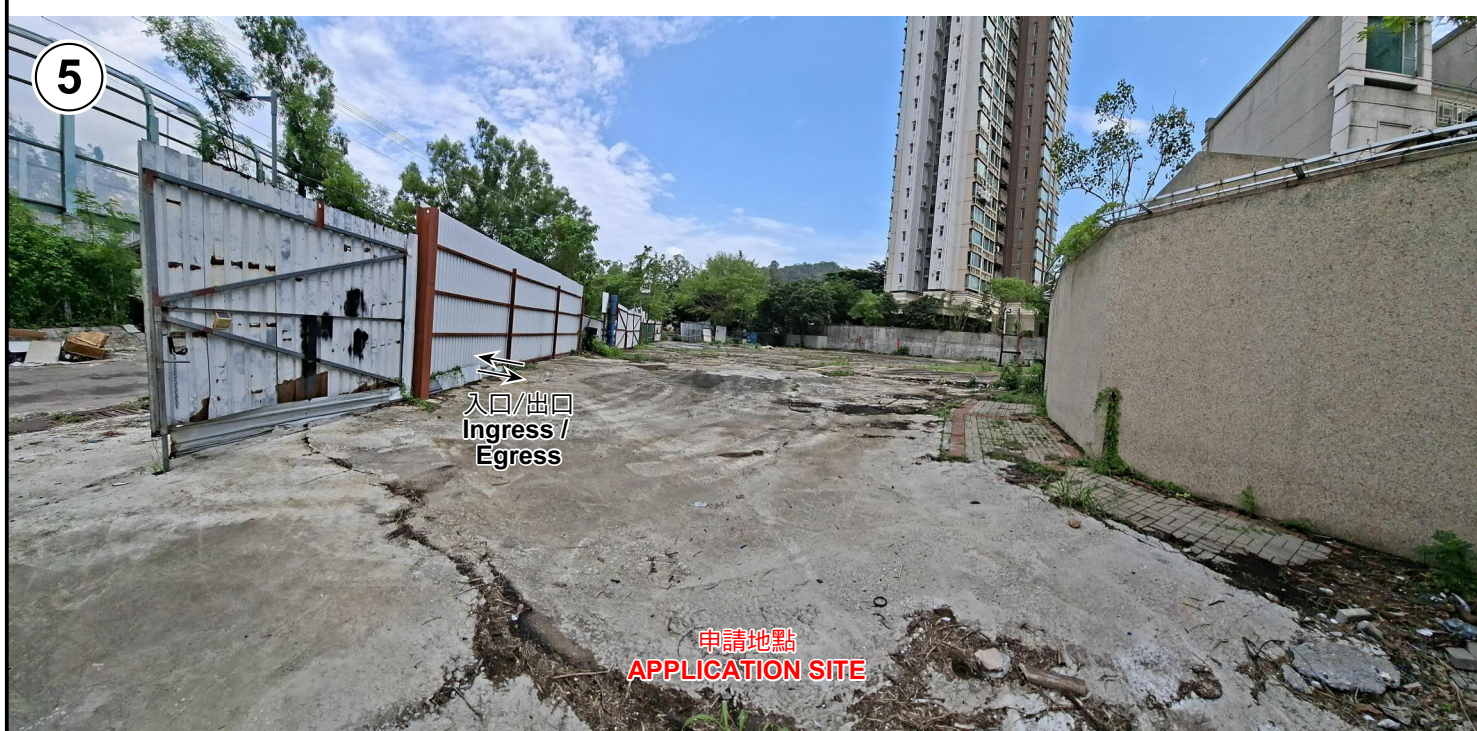
把申請地點由「綜合發展區」及「綠化地帶」地帶改劃為「住宅(甲類)4」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
元朗洪水橋大道村丈量約份第121約地段第398號餘段及第2188號
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"RESIDENTIAL (GROUP A) 4" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOT 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-TYST/12

圖 PLAN
Z-4a



實地照片 SITE PHOTOS

本圖於2026年9月1日擬備，所根據的資料為攝於2026年8月28日的實地照片
PLAN PREPARED ON 1.9.2026
BASED ON SITE PHOTOS
TAKEN ON 28.8.2026

把申請地點由「綜合發展區」及「綠化地帶」地帶改劃為「住宅(甲類)4」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
元朗洪水橋大道村丈量約份第121約地段第398號餘段及第2188號
TO REZONE THE APPLICATION SITE FROM
"COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" TO
"RESIDENTIAL (GROUP A) 4" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
LOT 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN, HUNG SHUI KIU, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-TYST/12

圖 PLAN
Z-4b

