

Project:

Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat with Minor Relaxation of Building Height Restriction at Lots 834 and 838 RP in D.D.52 and adjoining Government Land, Tin Ping Road, Sheung Shui, New Territories

Title:

Figure Comparing Master Layout Plan of the Approved Scheme Under Application No. A/FSS/279 with That of the Development Scheme Under the Current Application (Indicative Only)

Ref.: ADCL/PLG-10238-R001a/F004

Figure:
4

Scale:
Not to Scale

Date:
Jun 2022



(資料來源：申請人於 20.12.2022 呈交的資料)
(Source: Applicant's Submission of 20.12.2022)

參考編號
REFERENCE No.
A/FSS/288

繪圖 DRAWING
A-1

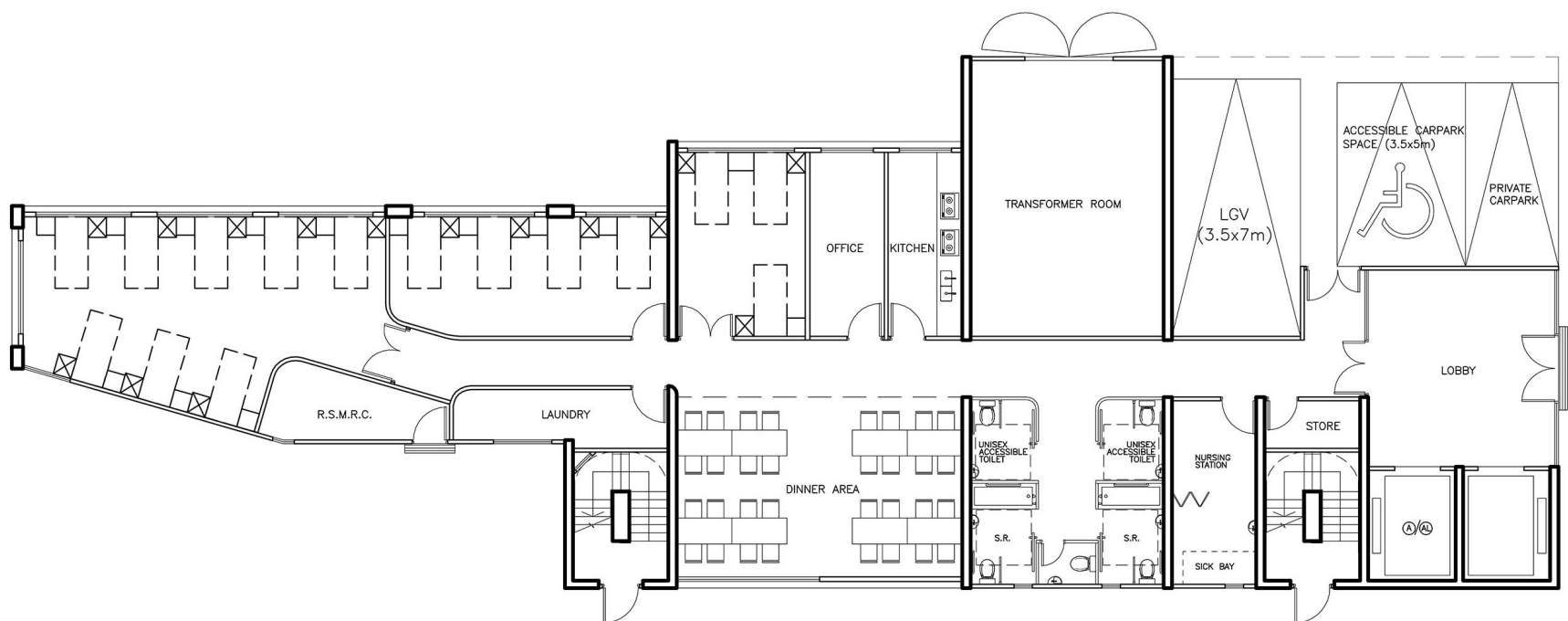


先前獲批准的申請編號 A/FSS/279 PREVIOUS APPROVED APPLICATION No. A/FSS/279
(資料來源: 由申請人提交)
(Source: Submitted by the Applicant)



現時申請編號 A/FSS/288 CURRENT APPLICATION No. A/FSS/288
(資料來源: 申請人於 20.12.2022 呈交的資料)
(Source: Applicant's Submmision of 20.12.2022)

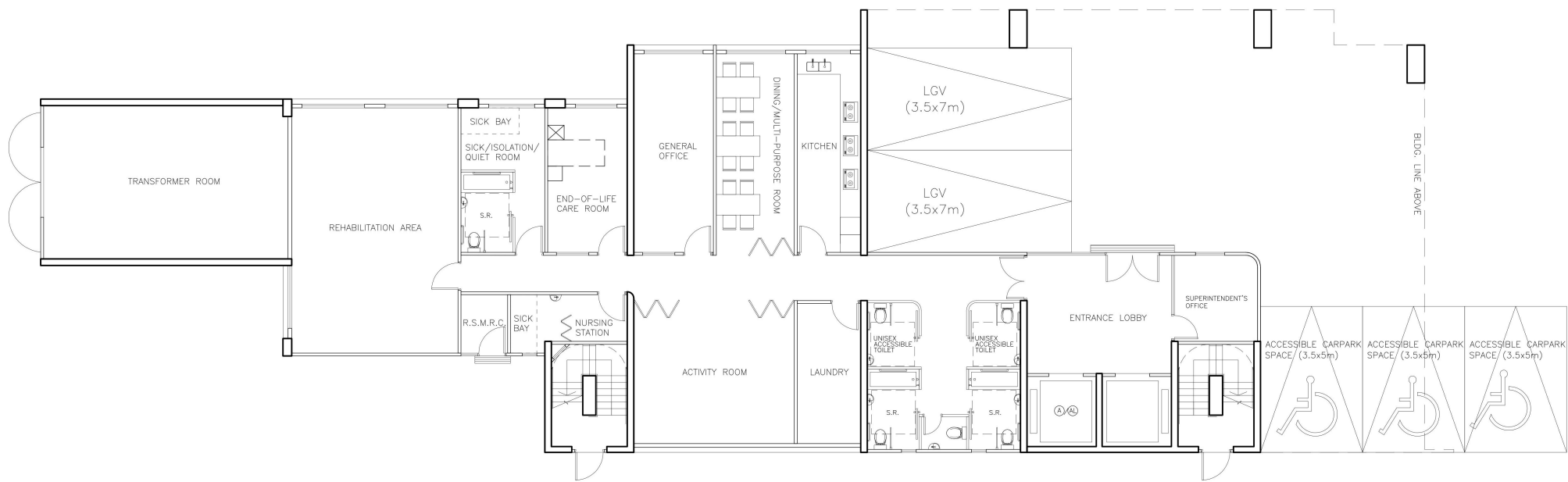
參考編號 REFERENCE No. A/FSS/288	繪圖 DRAWING A-2
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G/F PLAN SITE COVERAGE: 450.629s.m.
(TOTAL NO. OF BED SPACE PER FLOOR=15)
(2.5m MIN. CEILING HEIGHT AND 2.3m FORM UNDERSIDE OF ANY BEAM FOR RCHE PORTION)

2021.10.20

先前獲批准的申請編號 A/FSS/279 PREVIOUS APPROVED APPLICATION No. A/FSS/279
(資料來源：由申請人提交)
(Source: Submitted by the Applicant)



G/F PLAN SITE COVERAGE: 561.226s.m. / GFA: 396.411s.m.
(TOTAL NO. OF BED SPACE PER FLOOR=0)
(2.5m MIN. CEILING HEIGHT AND 2.3m FROM UNDERSIDE OF ANY BEAM FOR RCHE PORTION)

0 1 2 3 4 5M

(RCHE) G/F PLAN AND 1/F-3/F PLAN

Lots 834 and 838 RP in D.D. 52 and adjoining Government Land,
Tin Ping Road, Sheung Shui, N.T.

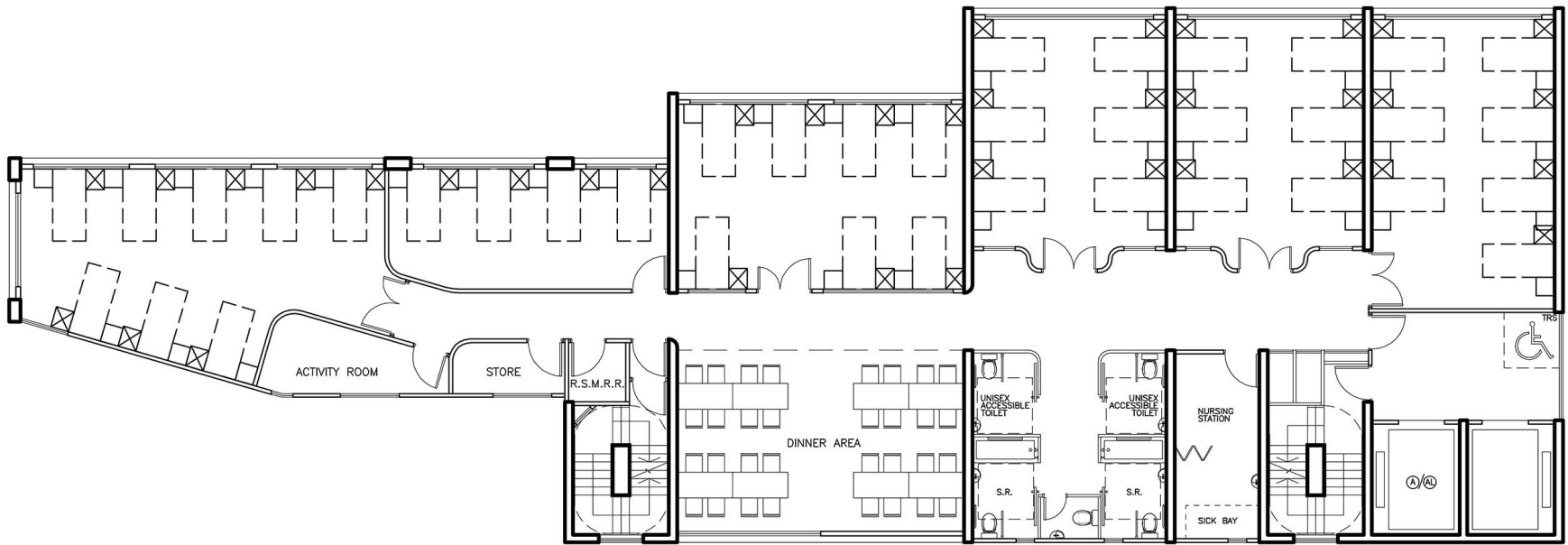
2022.10.17

Executive Architect
L & N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building
721-725 Nathan Road, Kowloon
t +852 3422 3082, f +852 3428 2269

現時申請編號 A/FSS/288 CURRENT APPLICATION No. A/FSS/288
(資料來源：申請人於 20. 12. 2022 呈交的資料)
(Source: Applicant's Submmision of 20.12.2022)

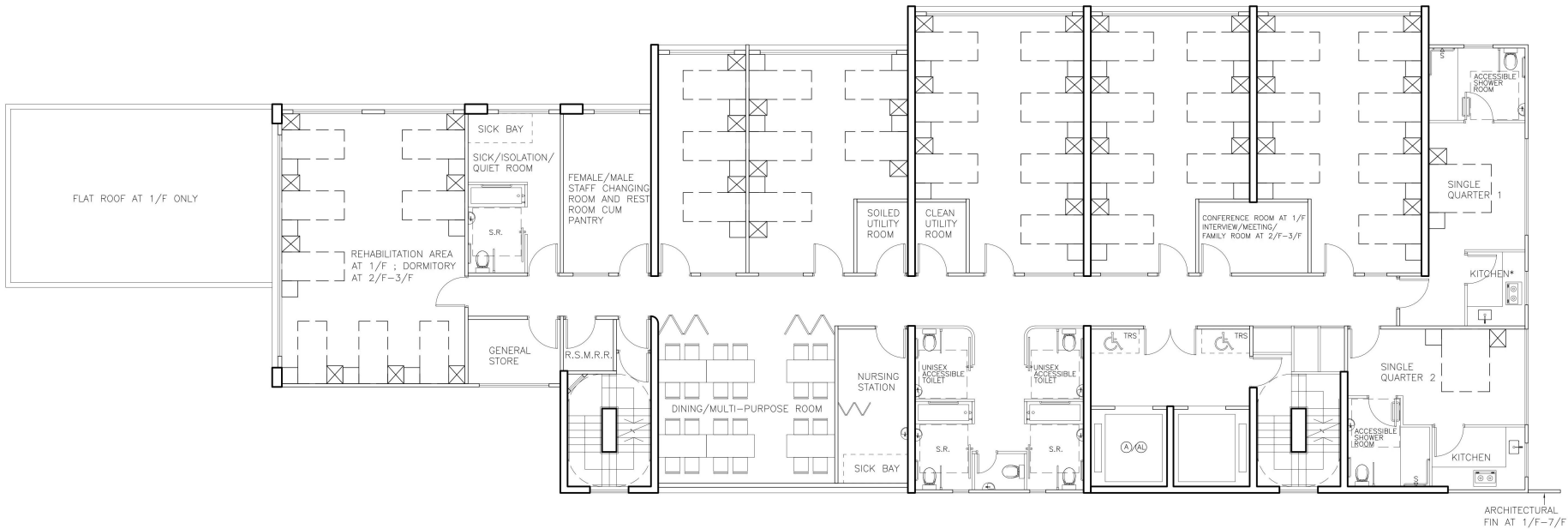
參考編號
REFERENCE No.
A/FSS/288

繪圖 DRAWING
A-3



1/F SITE COVERAGE: 450.629s.m.
(TOTAL NO. OF BED SPACE: 38);
(2.5m MIN. CEILING HEIGHT AND 2.3m FORM UNDERSIDE OF ANY BEAM FOR RCHE PORTION)

先前獲批准的申請編號 A/FSS/279 PREVIOUS APPROVED APPLICATION No. A/FSS/279
(資料來源：由申請人提交)
(Source: Submitted by the Applicant)



1/F-3/F SITE COVERAGE: 513.916s.m. / GFA: 508.185s.m.
(TOTALLY 3 FLOORS);(TOTAL NO. OF BED SPACE: 1/F: 31; 2/F: 39; 3/F: 39);
(2.5m MIN. CEILING HEIGHT AND 2.3m FROM UNDERSIDE OF ANY BEAM FOR RCHE PORTION)
*NO COOKING IN NAKED FLAME PERMITTED



(RCHE) ~~G/F PLAN AND~~ 1/F-3/F PLAN

Lots 834 and 838 RP in D.D. 52 and adjoining Governement Land,
Tin Ping Road, Sheung Shui, N.T.

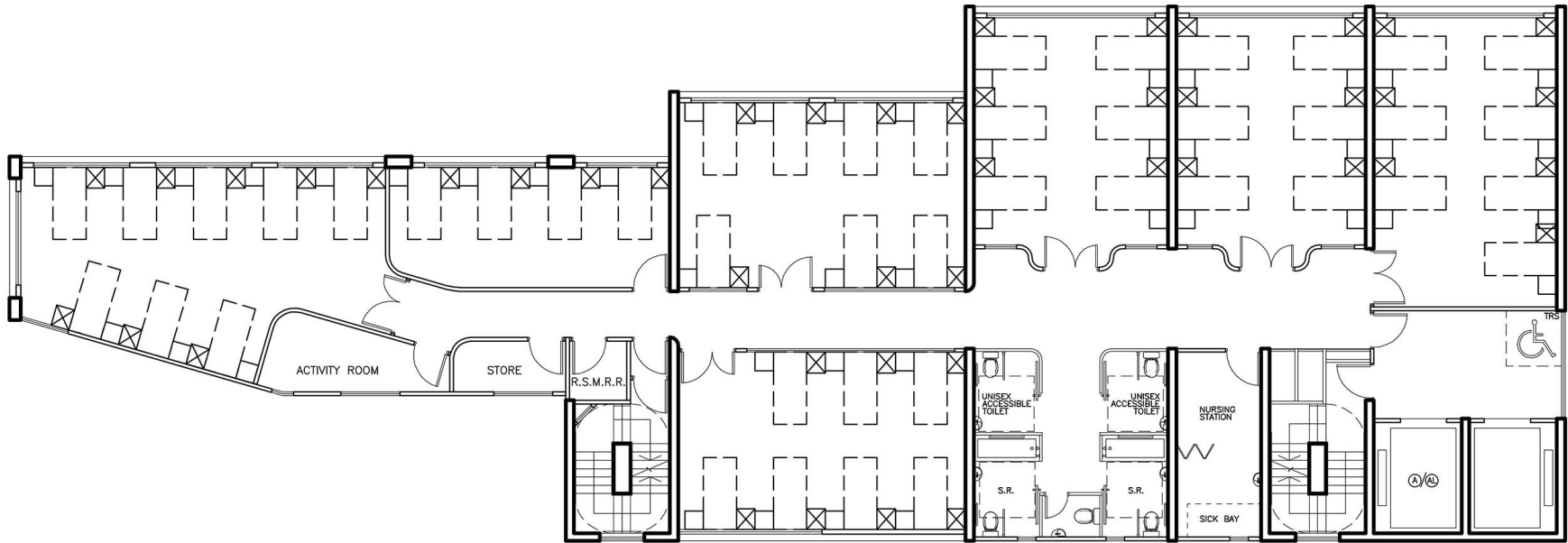
2022.10.17

Executive Architect
樓安建築師有限公司
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(Source: Applicant's Submmision of 20.12.2022)

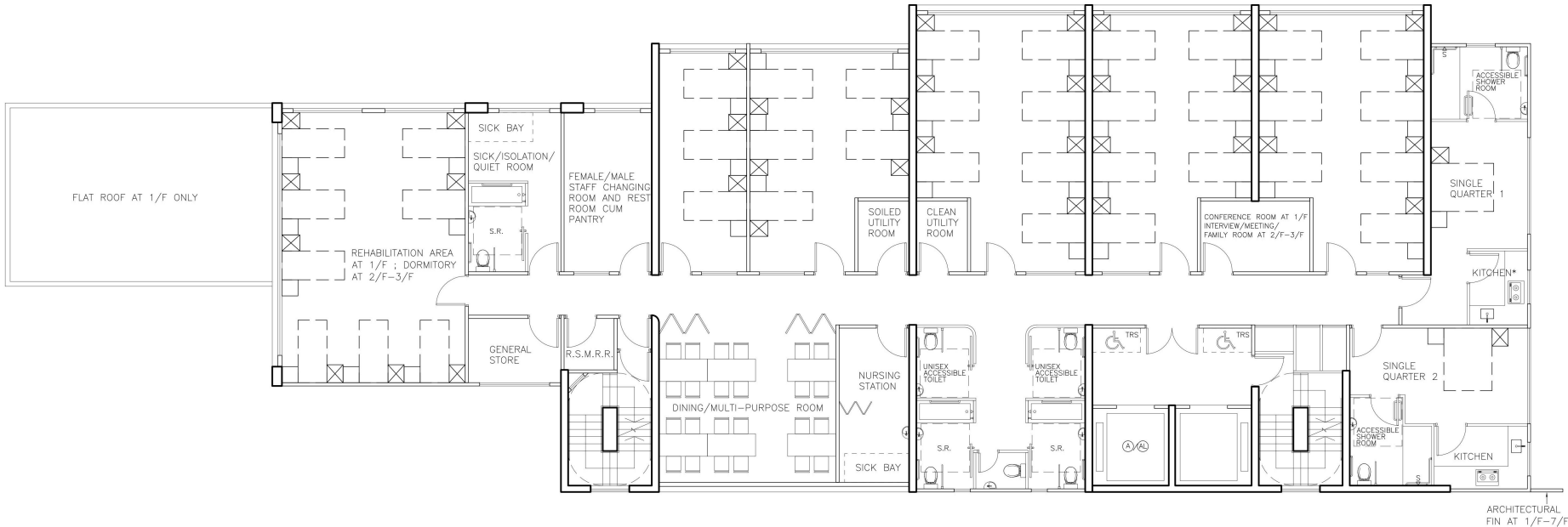
參考編號
REFERENCE No.
A/FSS/288

繪圖 DRAWING
A-4



2/F AND 3/F SITE COVERAGE: 450.629s.m.
(TOTAL NO. OF BED SPACE: 2/F: 45; 3/F: 45)
(2.5m MIN. CEILING HEIGHT AND 2.3m FORM UNDERSIDE OF ANY BEAM FOR RCHE PORTION)

先前獲批准的申請編號 A/FSS/279 PREVIOUS APPROVED APPLICATION No. A/FSS/279
(資料來源：由申請人提交)
(Source: Submitted by the Applicant)



1/F-3/F SITE COVERAGE: 513.916s.m. / GFA: 508.185s.m.
(TOTALLY 3 FLOORS);(TOTAL NO. OF BED SPACE: 1/F: 31; 2/F: 39; 3/F: 39);
(2.5m MIN. CEILING HEIGHT AND 2.3m FROM UNDERSIDE OF ANY BEAM FOR RCHE PORTION)
*NO COOKING IN NAKED FLAME PERMITTED



(RCHE) ~~G/F PLAN AND~~ 1/F-3/F PLAN

Lots 834 and 838 RP in D.D. 52 and adjoining Governement Land,
Tin Ping Road, Sheung Shui, N.T.

2022.10.17

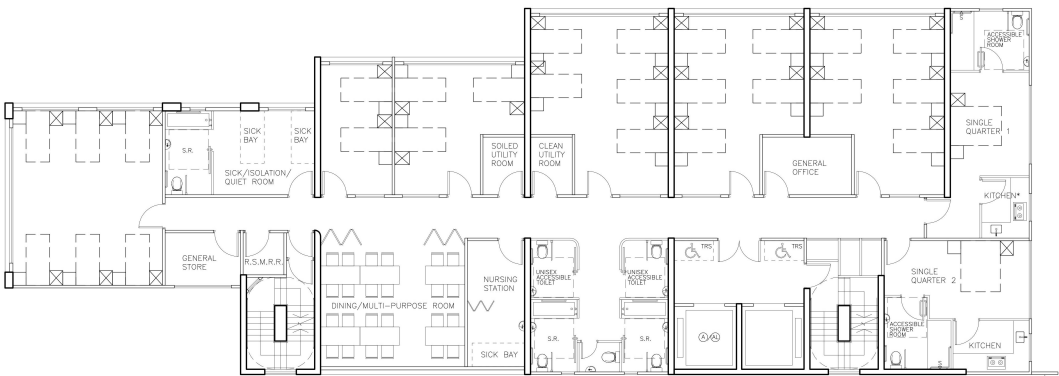
Executive Architect
樓安建築師有限公司
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(Source: Applicant's Submmision of 20.12.2022)

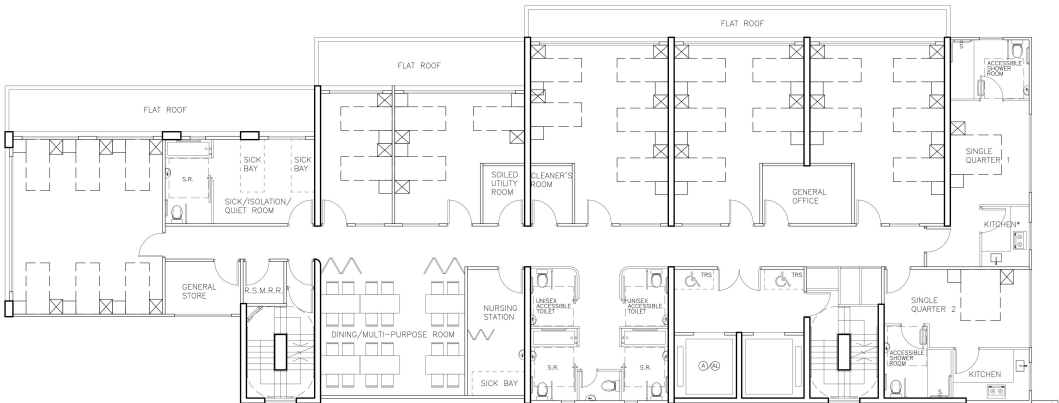
參考編號
REFERENCE No.
A/FSS/288

繪圖 DRAWING
A-5

沒有相關部份
NO CORRESPONDING PART



6/F-7/F SITE COVERAGE: 458.996s.m. / GFA: 453.314s.m.
(TOTALLY 2 FLOORS)(TOTAL NO. OF BED SPACE: 26; 7/F: 26)
(2.5m MIN. CEILING HEIGHT AND 2.3m FROM UNDERSIDE OF ANY BEAM FOR RCHE PORTION)
*NO COOKING IN NAKED FLAME PERMITTED



5/F SITE COVERAGE: 458.996s.m. / GFA: 453.314s.m.
(TOTAL NO. OF BED SPACE: 5/F: 26)
(2.5m MIN. CEILING HEIGHT AND 2.3m FROM UNDERSIDE OF ANY BEAM FOR RCHE PORTION)
*NO COOKING IN NAKED FLAME PERMITTED



(RCHE) 5/F PLAN AND 6/F-7/F PLAN ~~AND R/F PLAN~~
Lots 834 and 838 RP in D.D. 52 and adjoining Government Land,
Tin Ping Road, Sheung Shui, N.T.

2022.10.17

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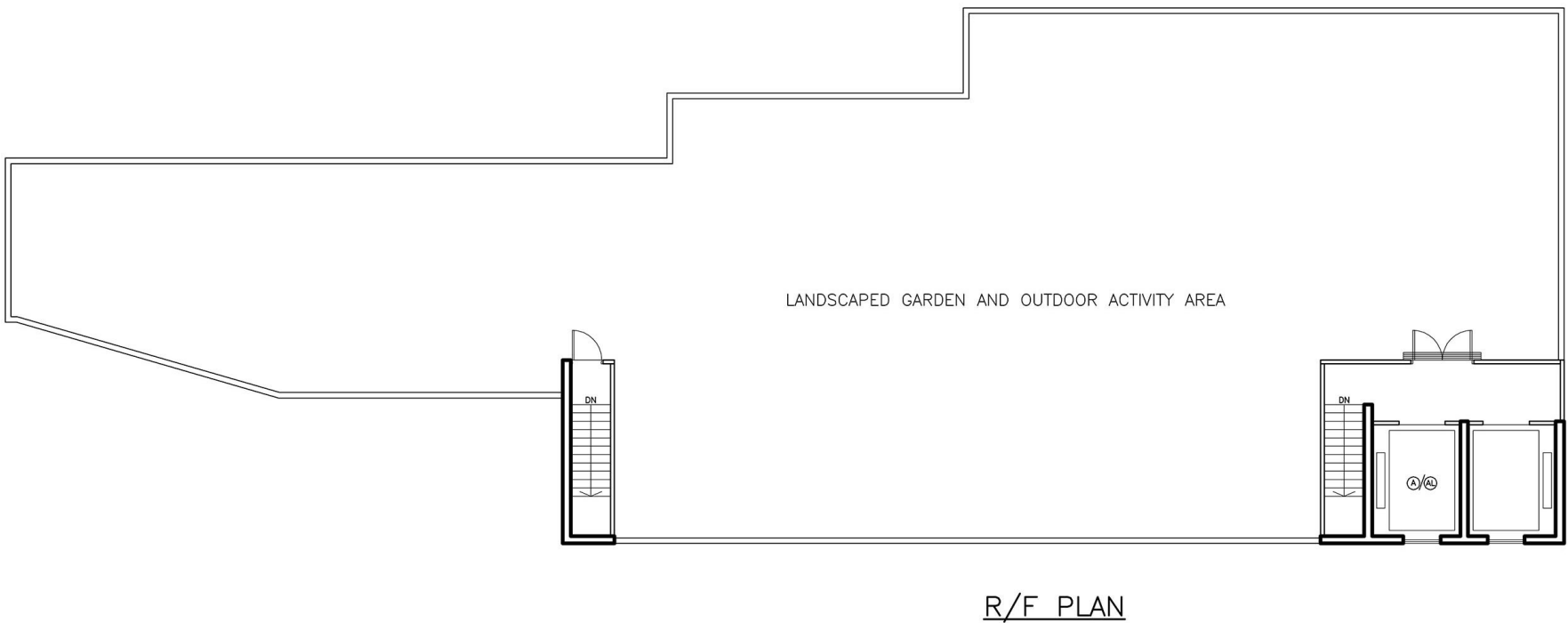
先前獲批准的申請編號 A/FSS/279 PREVIOUS APPROVED APPLICATION No. A/FSS/279

現時申請編號 A/FSS/288 CURRENT APPLICATION No. A/FSS/288

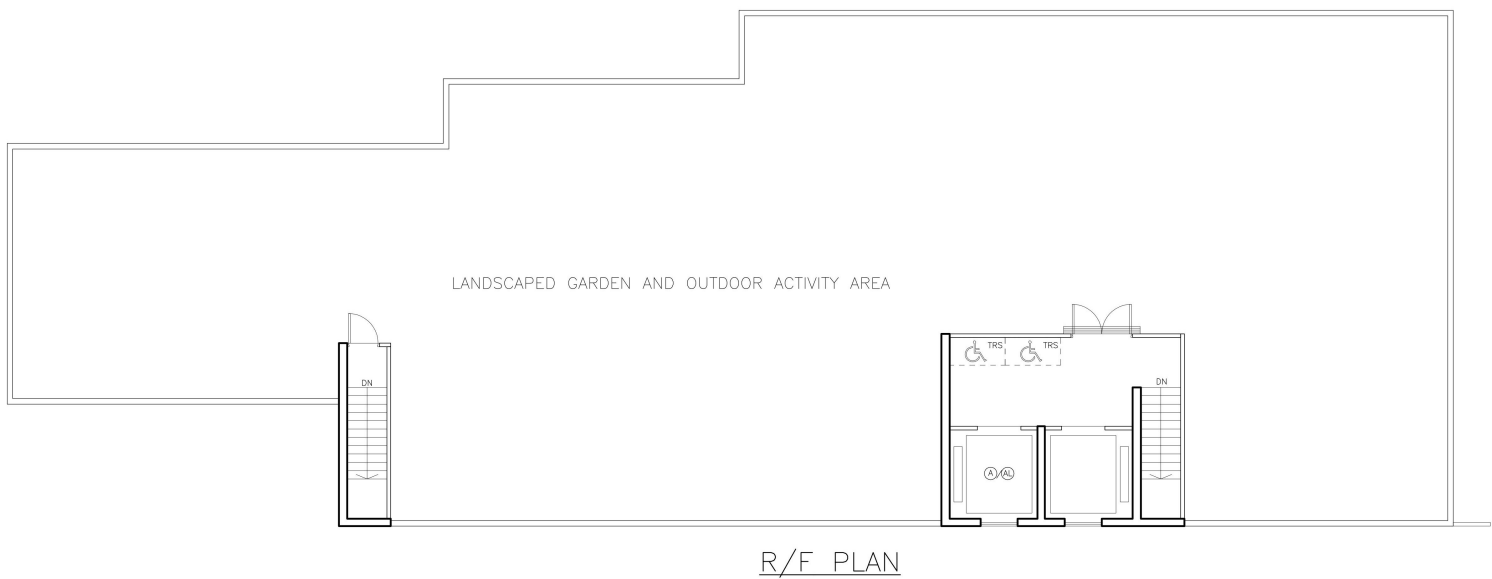
(資料來源：申請人於 20.12.2022 呈交的資料)

(Source: Applicant's Submmision of 20.12.2022)

參考編號 REFERENCE No. A/FSS/288	繪圖 DRAWING A-6
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先前獲批准的申請編號 A/FSS/279 PREVIOUS APPROVED APPLICATION No. A/FSS/279
 (資料來源：由申請人提交)
 (Source: Submitted by the Applicant)



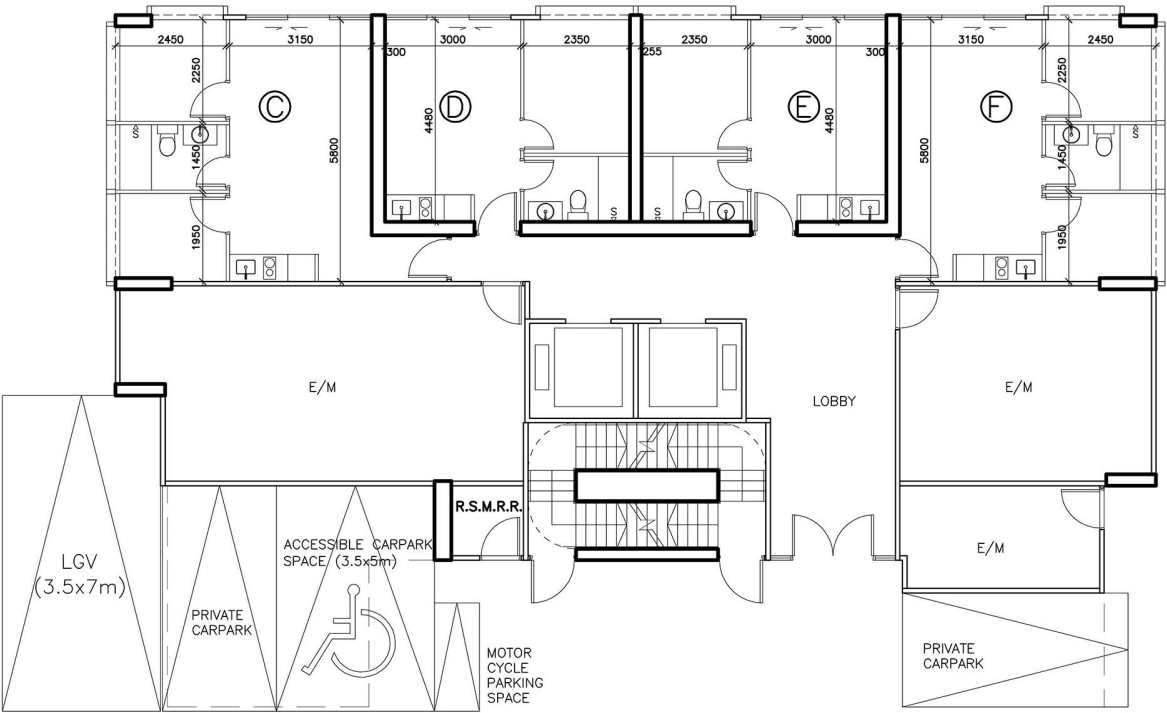
(RCHE)-5/F PLAN AND 6/F-7/F PLAN AND R/F PLAN
 Lots 834 and 838 RP in D.D. 52 and adjoining Governement Land,
 Tin Ping Road, Sheung Shui, N.T.
 2022.10.17

Executive Architect
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參考編號
 REFERENCE No.
 A/FSS/288

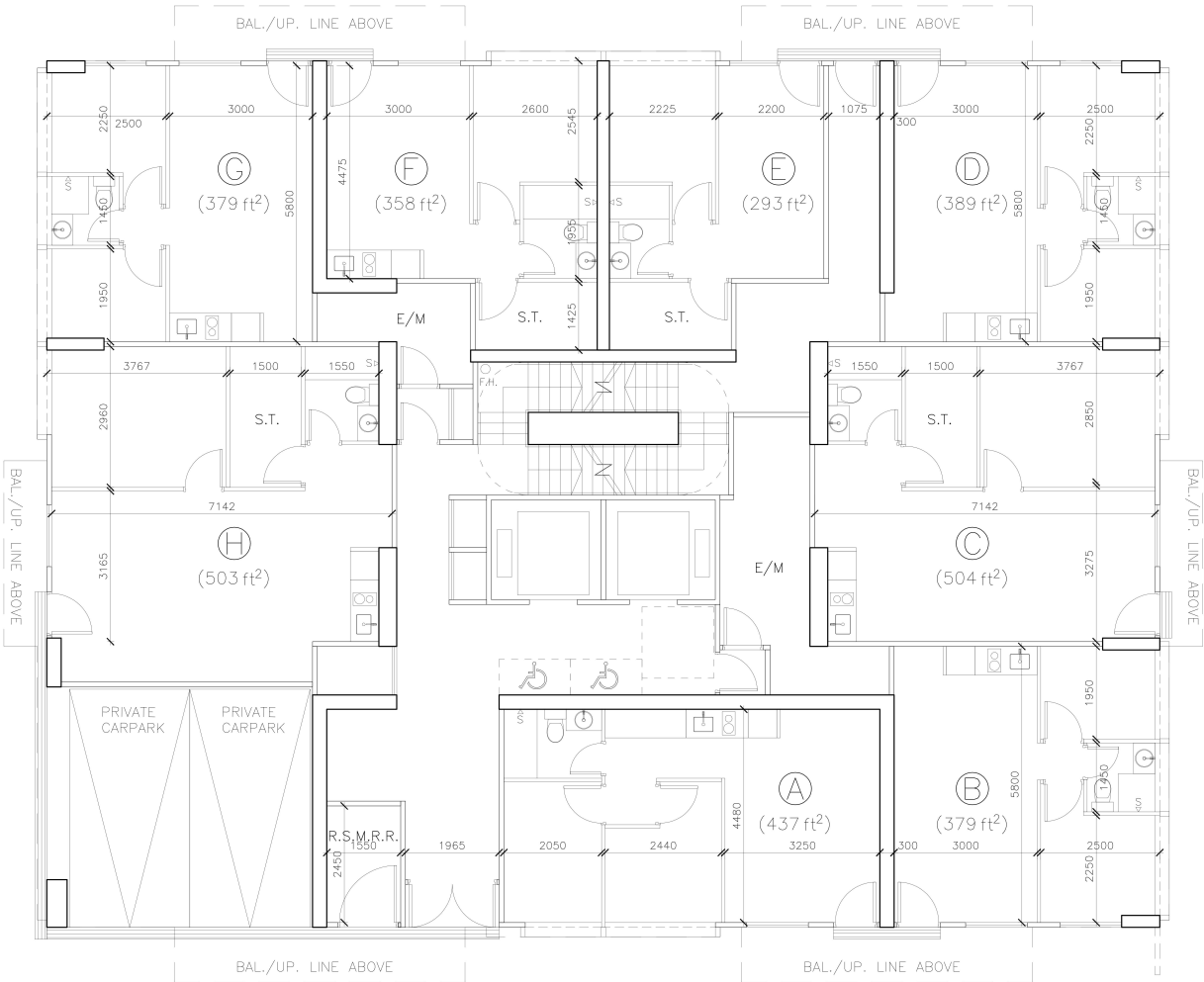
繪圖 DRAWING
 A-7



G/F PLAN

2021.10.20

先前獲批准的申請編號 A/FSS/279 PREVIOUS APPROVED APPLICATION No. A/FSS/279
(資料來源: 由申請人提交)
(Source: Submitted by the Applicant)



G/F PLAN SITE COVERAGE: 425.161s.m. / GFA: 385.219s.m.

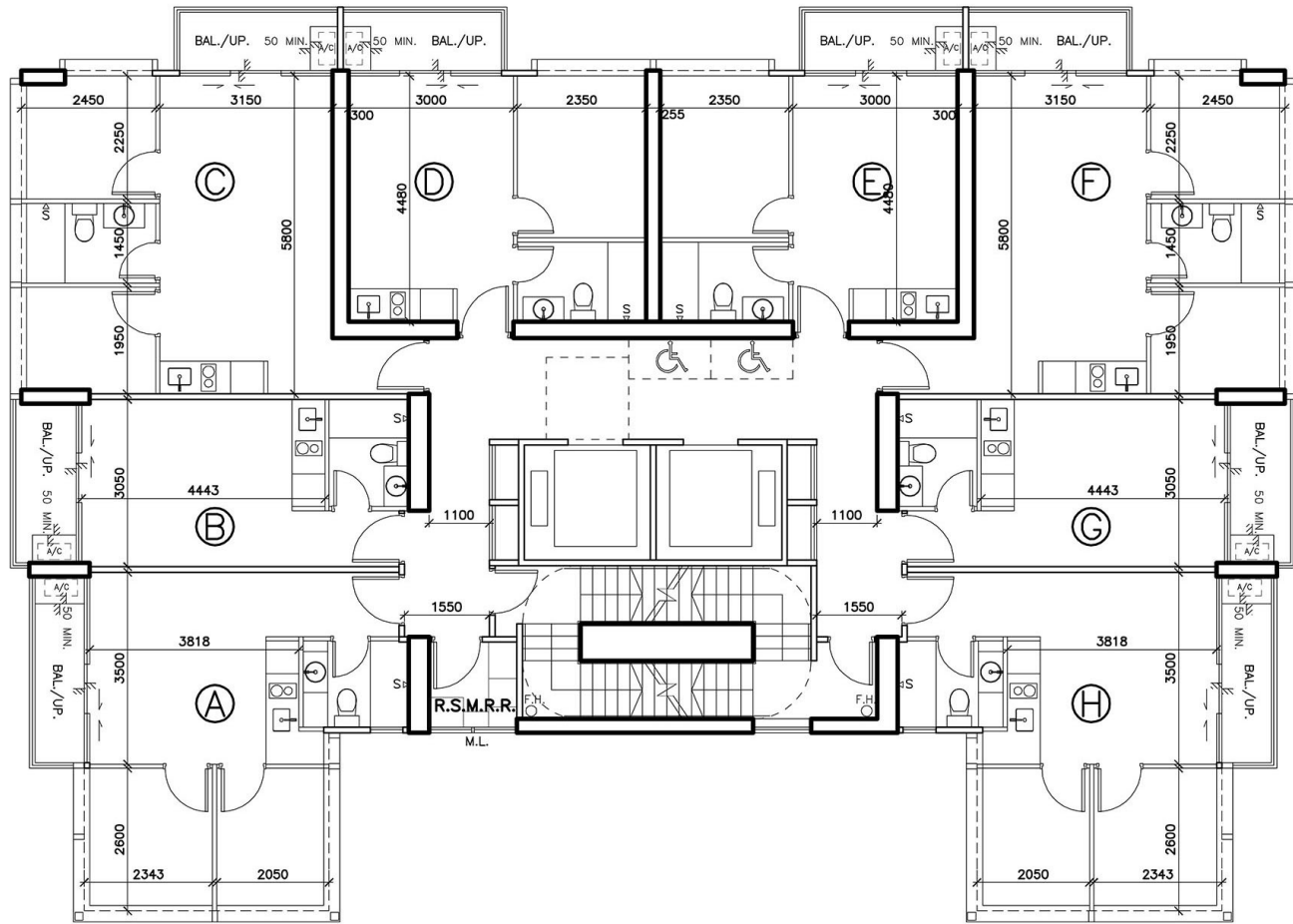


(DOMESTIC) G/F PLAN
Lots 834 and 838 RP in D.D. 52 and adjoining Government Land,
Tin Ping Road, Sheung Shui, N.T.
2022.6.16

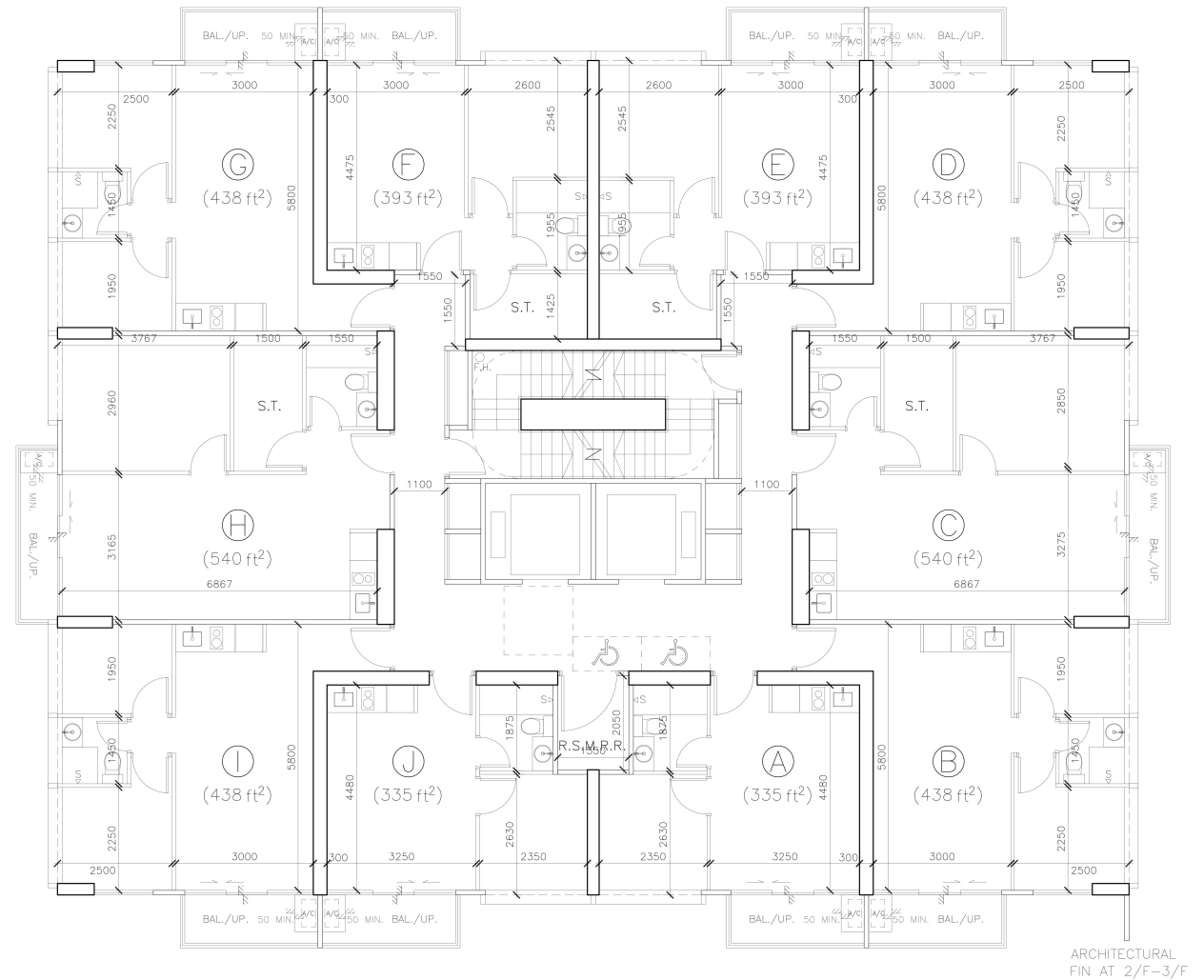
Executive Architect
L & N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building
721-725 Nathan Road, Kowloon
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(Source: Applicant's Submmision of 20.12.2022)

參考編號 REFERENCE No. A/FSS/288	繪圖 DRAWING A-8
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TYPICAL PLAN SITE COVERAGE: 308.998s.m.



1/F-3/F PLAN
SITE COVERAGE : 442.661s.m. / GFA: 435.258s.m.

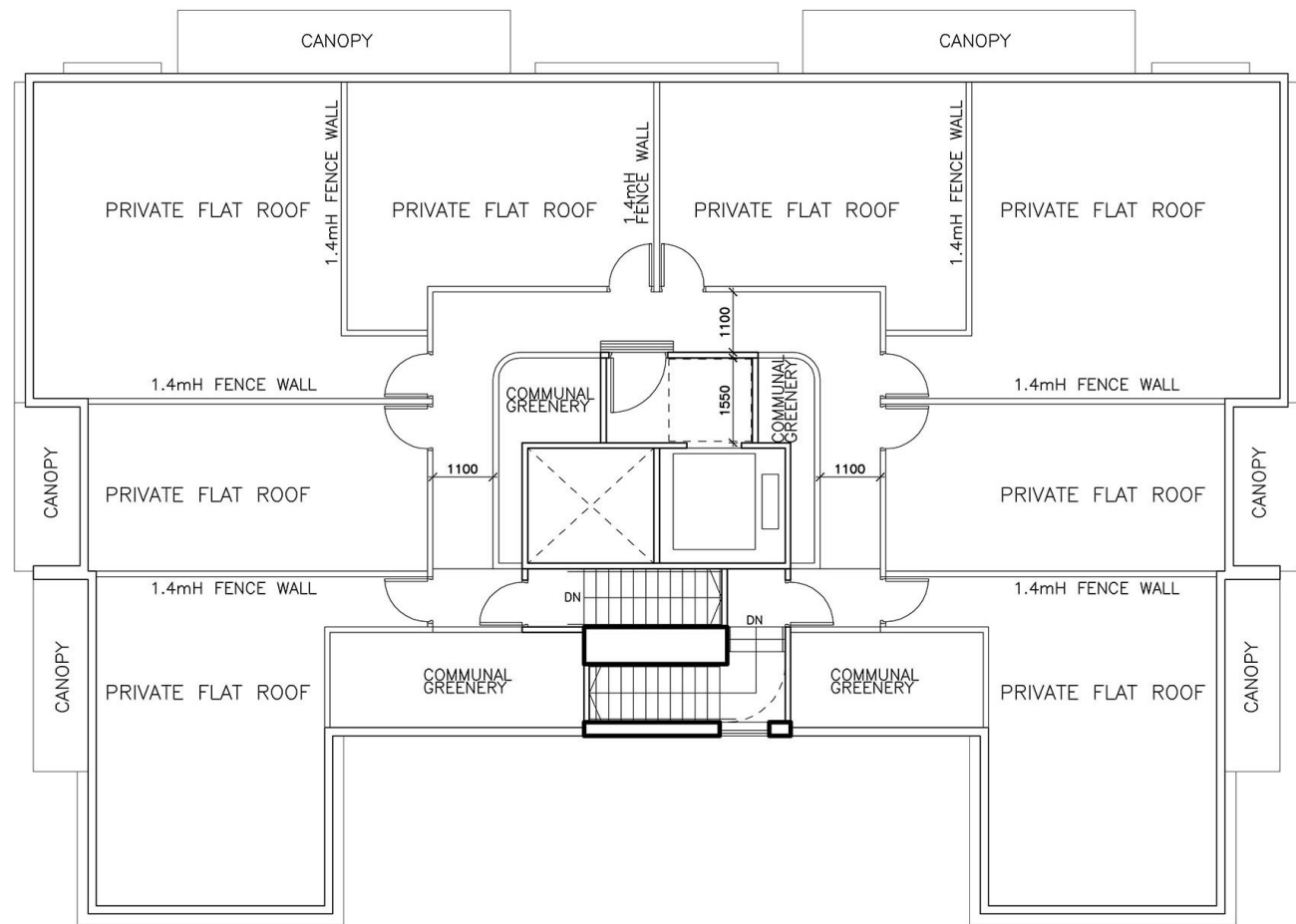
(DOMESTIC) 1/F-3/F PLAN
Lots 834 and 838 RP in D.D. 52 and adjoining Government Land,
Tin Ping Road, Sheung Shui, N.T.
2022.6.16

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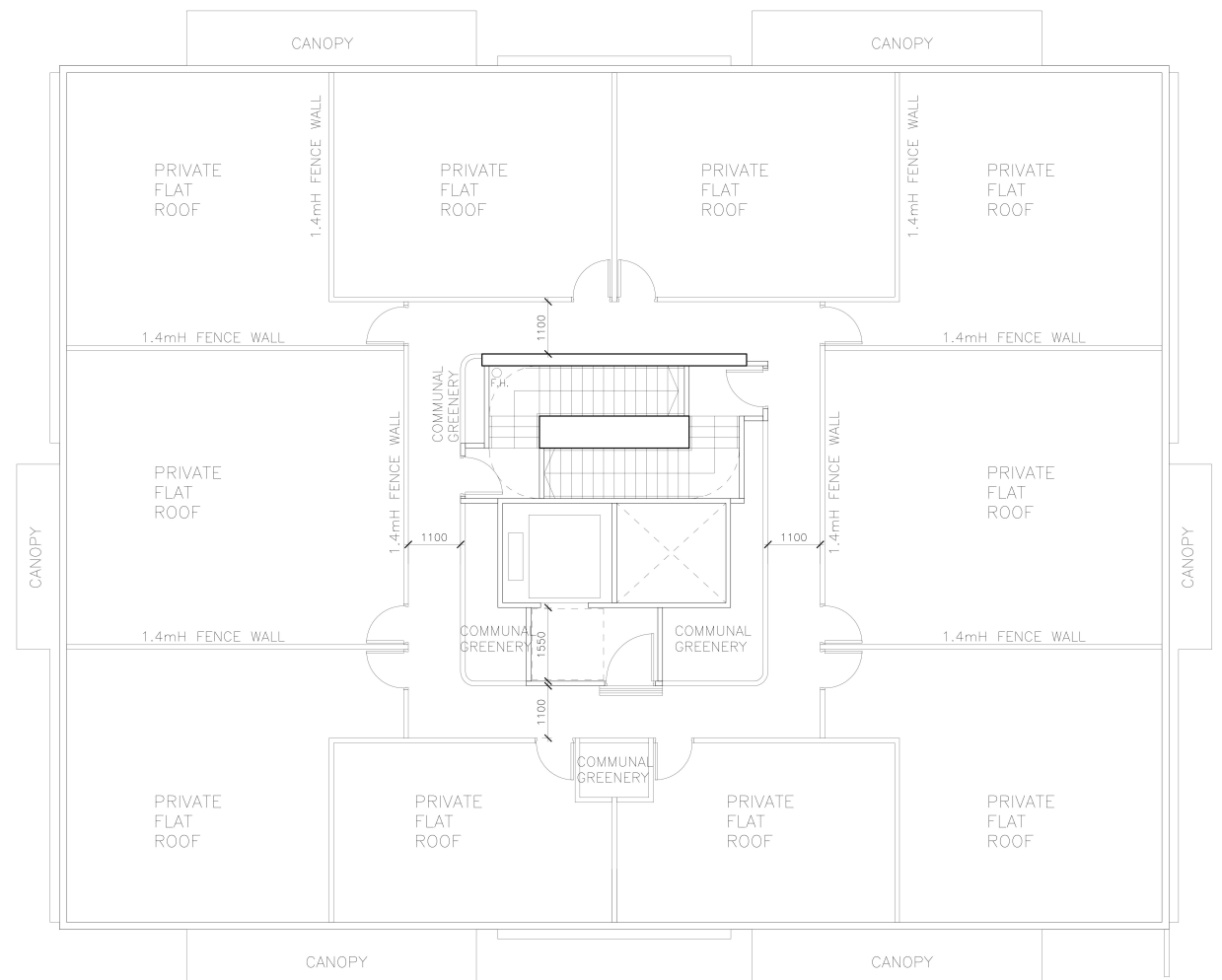
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(Source: Applicant's Submmision of 20.12.2022)

參考編號 REFERENCE No. A/FSS/288	繪圖 DRAWING A-9
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R/F PLAN



R/F PLAN

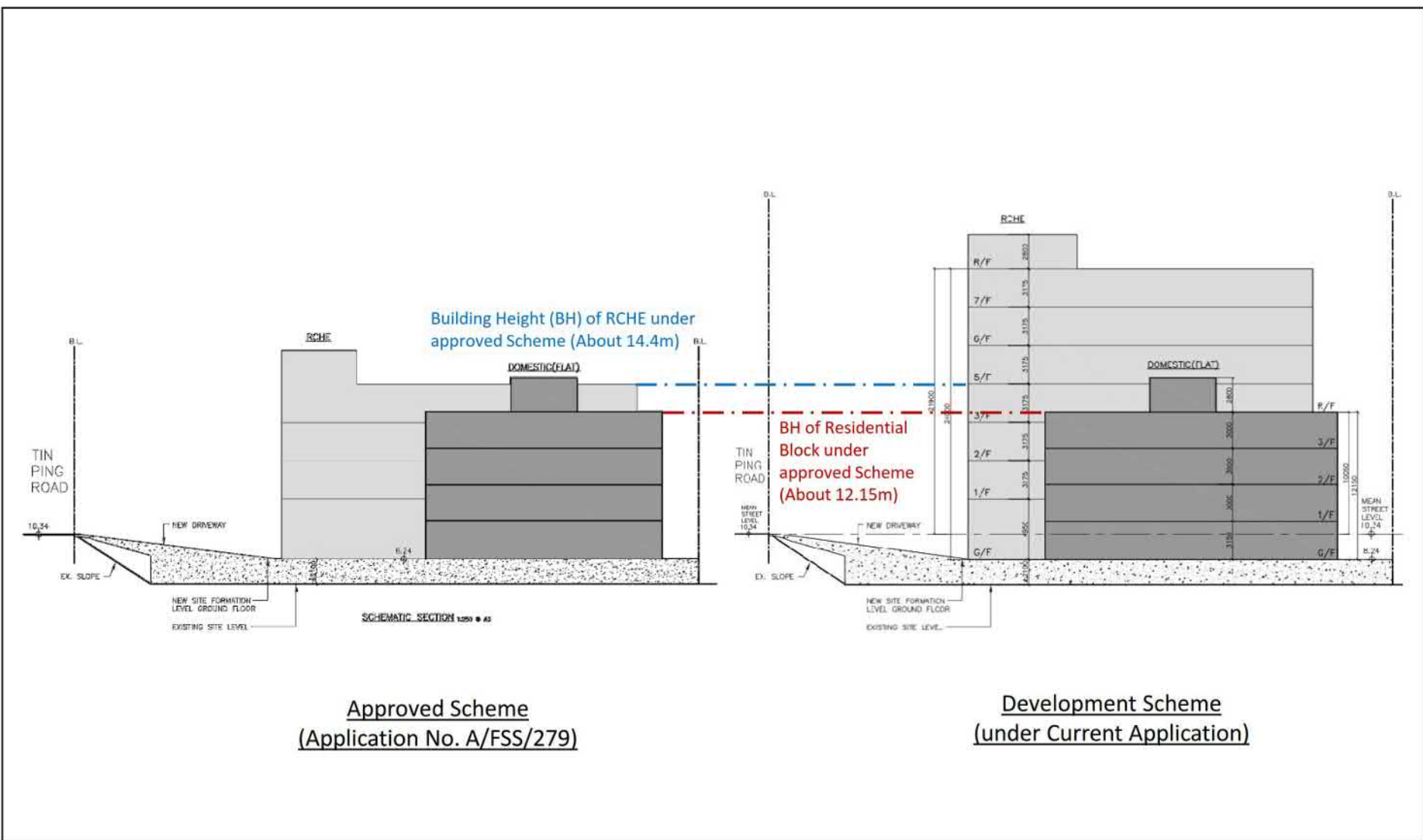
(DOMESTIC) R/F PLAN
Lots 834 and 838 RP in D.D. 52 and adjoining Government Land,
Tin Ping Road, Sheung Shui, N.T.
2022.6.16


Executive Architect
L & N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building
721-725 Nathan Road, Kowloon
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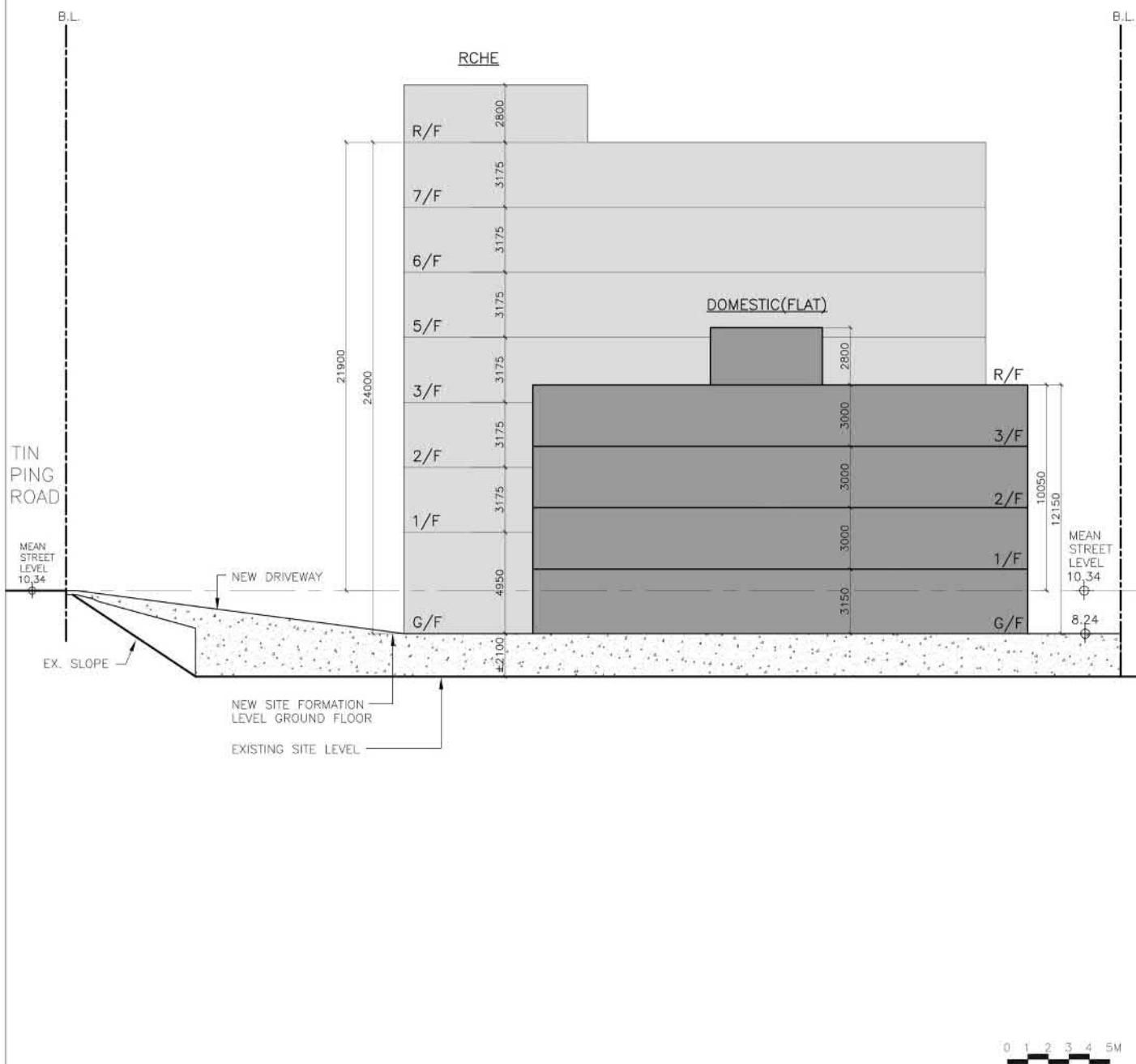
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(Source: Applicant's Submmision of 20.12.2022)

參考編號 REFERENCE No. A/FSS/288	繪圖 DRAWING A-10
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<p>Project:</p> <p>Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat with Minor Relaxation of Building Height Restriction at Lots 834 and 838 RP in D.D.52 and adjoining Government Land, Tin Ping Road, Sheung Shui, New Territories</p>	<p>Title:</p> <p>Figure Comparing Schematic Section of the Approved Scheme Under Application No. A/FSS/279 with That of the Development Scheme Under the Current Application (Indicative Only)</p> <p>Ref.: ADCL/PLG-10238-R001a/F005</p>	<p>Figure:</p> <p>5</p> <p>Scale:</p> <p>Not to Scale</p> <p>Date:</p> <p>Dec 2022</p>	<p></p> <p>AIKON DEVELOPMENT CONSULTANCY LTD.</p>
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SCHEMATIC SECTION

Lots 834 and 838 RP in D.D. 52 and adjoining Government Land,
Tin Ping Road, Sheung Shui, N.T.

2022.11.11

Executive Architect
 L & N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building
 721-725 Nathan Road, Kowloon
 T +852 3422 3082, F +852 3428 2269

參考編號
REFERENCE No.

A/FSS/288

繪圖 DRAWING

A-12

(資料來源：申請人於 20.12.2022 呈交的資料)
(Source: Applicant's Submission of 20.12.2022)



Previously approved scheme (Application No. A/FSS/279)



Proposed Scheme

Lots 834 and 838 RP in D.D. 52, Tin Ping Road, Sheung Shui, N.T.

Source:
 Planning Consultant
 L & N Architects Ltd.
 Rooms 1201-1214, 12th, Hui Yuen (Sene) Building
 72-72B Nathan Road, Kowloon
 T +852 3422 3082, F +852 3428 2209

Project:

Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat with Minor Relaxation of Building Height Restriction at Lots 834 and 838 RP in D.D.52 and adjoining Government Land, Tin Ping Road, Sheung Shui, N.T.

Title:

Photomontage from Viewpoint (1) - Fung Kai Kindergarten

Ref.: ADCL/PLG-10238-R001a/I004

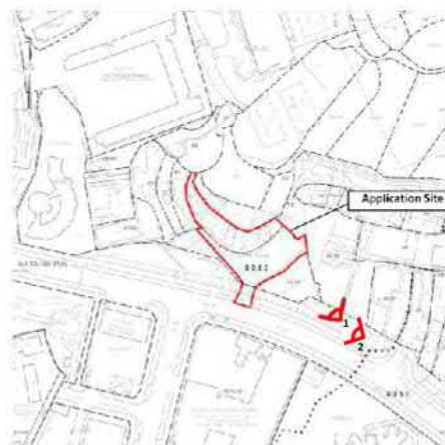
Illustration:
4-I

Scale:
Not-to-scale

Date:
Dec 2022



AIKON DEVELOPMENT CONSULTANCY LTD.



1. Previously approved scheme (Application No. A/FSS/279)



2. Proposed Scheme

Lots 834 and 838 RP in D.D. 52, Tin Ping Road, Sheung Shui, N.T.

Source:

Executive Architect
L & N Architects Ltd.
Rooms 1203-1204, 12/F Bo Joon Bank Building
721-725 Nathan Road, Kowloon
t +852 3422 3092, f +852 3428 2269

Project:

Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat with Minor Relaxation of Building Height Restriction at Lots 834 and 838 RP in D.D.52 and adjoining Government Land, Tin Ping Road, Sheung Shui, N.T.

Title:

Photomontage from Viewpoint (2) – Ting Ping Road

Ref.: ADCL/PLG-10238-R001a/I004

Illustration:
4-II

Scale:
Not-to-scale

Date:
Dec 2022



AIKON DEVELOPMENT CONSULTANCY LTD.



(資料來源：申請人於 20.12.2022 呈交的資料)
(Source: Applicant's Submission of 20.12.2022)

參考編號
REFERENCE No.
A/FSS/288

繪圖 DRAWING
A-15



(資料來源：申請人於 20.12.2022 呈交的資料)
(Source: Applicant's Submission of 20.12.2022)

參考編號
REFERENCE No.
A/FSS/288

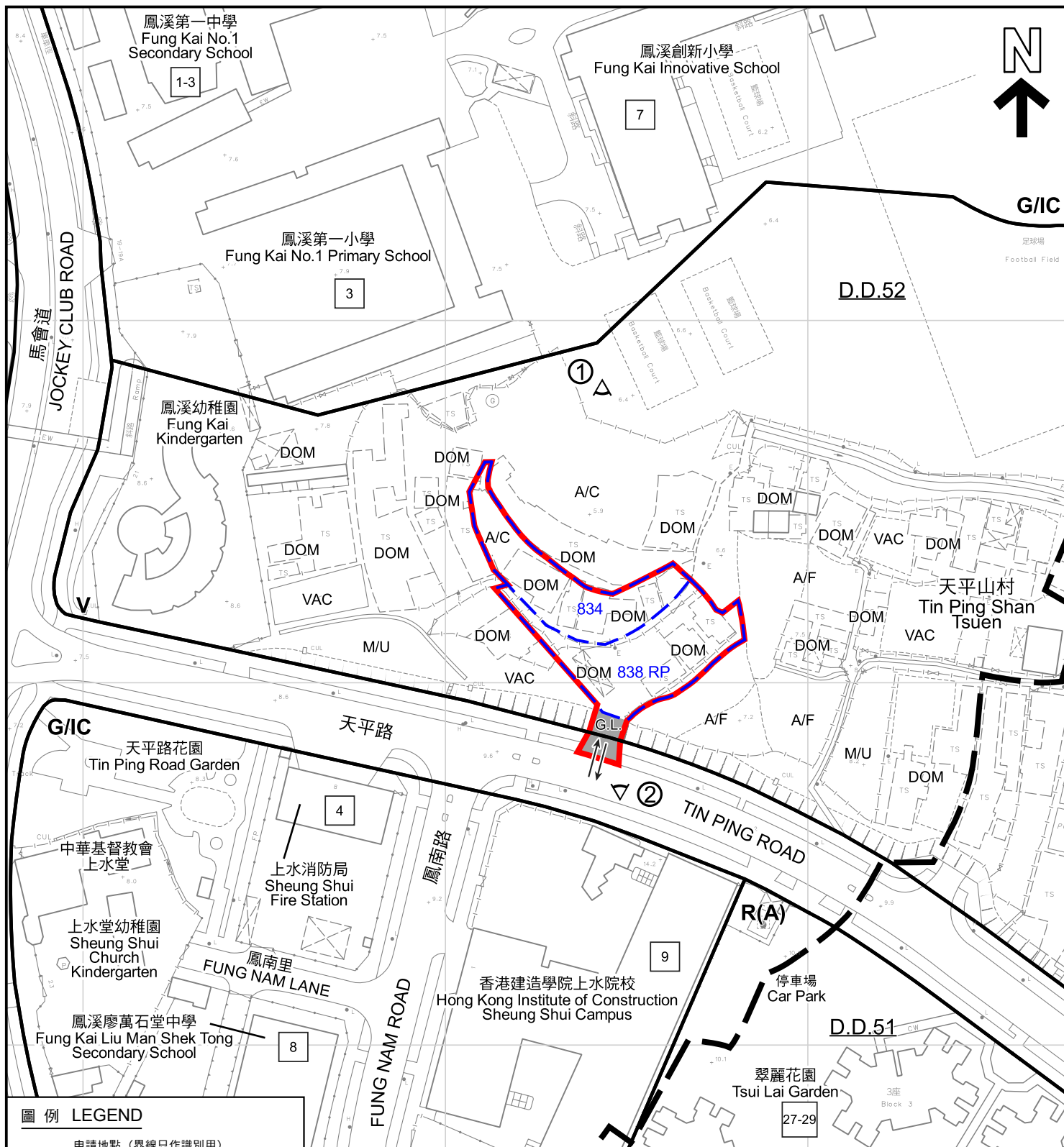
繪圖 DRAWING
A-16



(資料來源：申請人於 20.12.2022 呈交的資料)
(Source: Applicant's Submission of 20.12.2022)

參考編號
REFERENCE No.
A/FSS/288

繪圖 DRAWING
A-17



圖例 LEGEND

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

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

DOM 住用構築物
DOMESTIC STRUCTURES

A/C 常耕農地
CULTIVATED AGRICULTURAL LAND

A/F 休耕農地
FALLOW AGRICULTURAL LAND

G.L. 政府土地
GOVERNMENT LAND

M/U 荒地
UNUSED LAND

VAC 空置
VACANT

入口/出口
INGRESS / EGRESS

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

8 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

註釋 Notes:

(1) 2022年11月18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 18.11.2022

平面圖 SITE PLAN

本摘要圖於2022年12月19日擬備，
所根據的資料為測量圖編號3-SW-1D
EXTRACT PLAN PREPARED ON
19.12.2022 BASED ON SURVEY SHEET
No. 3-SW-1D

擬議社會福利設施(安老院)及分層住宅並略為放寬建築物高度限制
新界上水天平路丈量約份第52約地段第834號及第838號餘段和毗連政府土地
PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY)
AND FLAT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
LOTS 834 AND 838 RP IN D.D. 52 AND ADJOINING GOVERNMENT LAND,
TIN PING ROAD, SHEUNG SHUI, NEW TERRITORIES

SCALE 1 : 1 500 比例尺

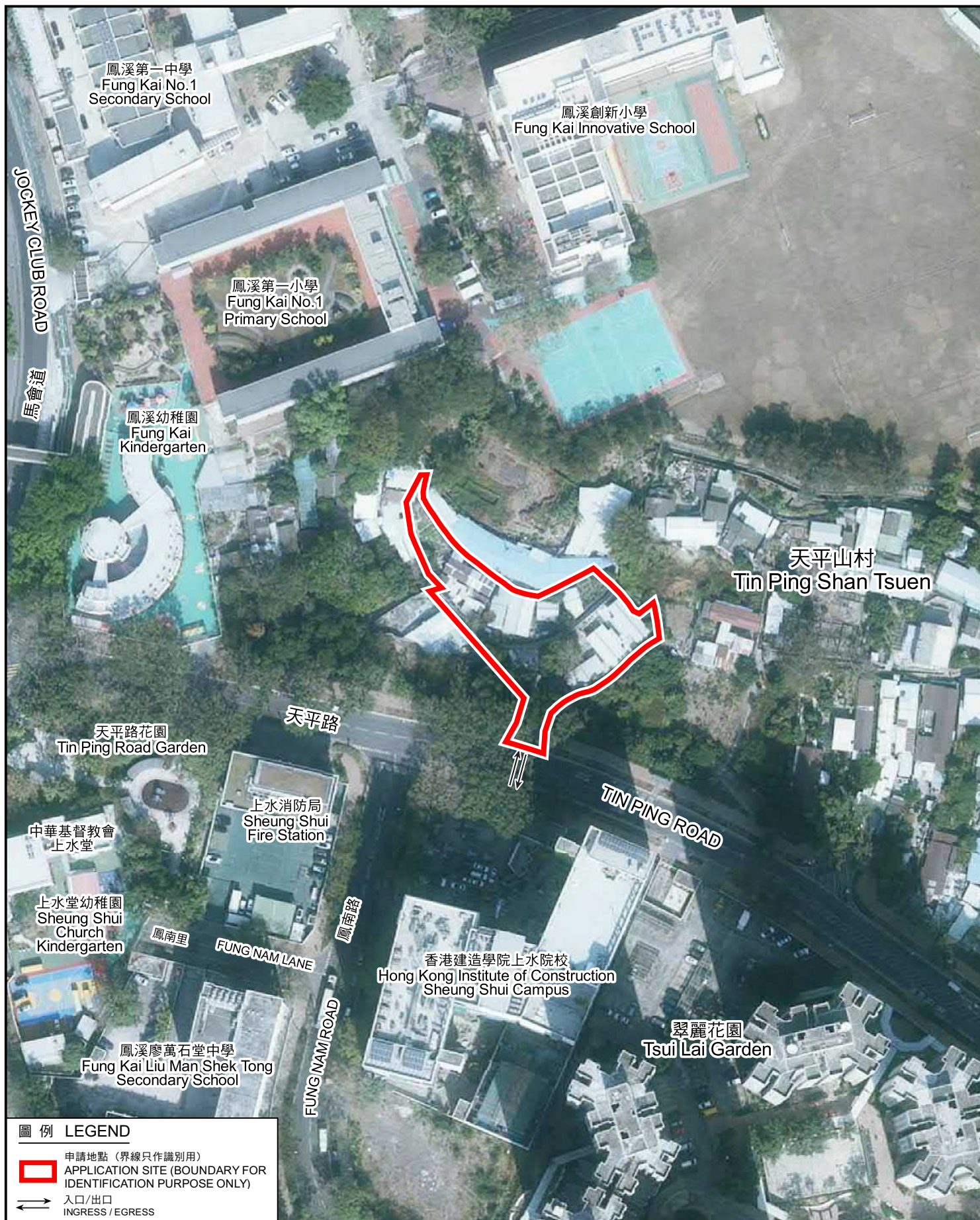
米 30 0 30 60 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/288

圖 PLAN
A-2



圖例 LEGEND

-  申請地點（界線只作識別用）
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  入口/出口
INGRESS / EGRESS

航攝照片 AERIAL PHOTO

本摘要圖於2022年12月2日擬備，
所根據的資料為地政總署於2022年1月14日
拍得的航攝照片編號 E125064C
EXTRACT PLAN PREPARED ON 2.12.2022
BASED ON AERIAL PHOTO NO.
E125064C TAKEN ON 14.1.2022
BY LANDS DEPARTMENT

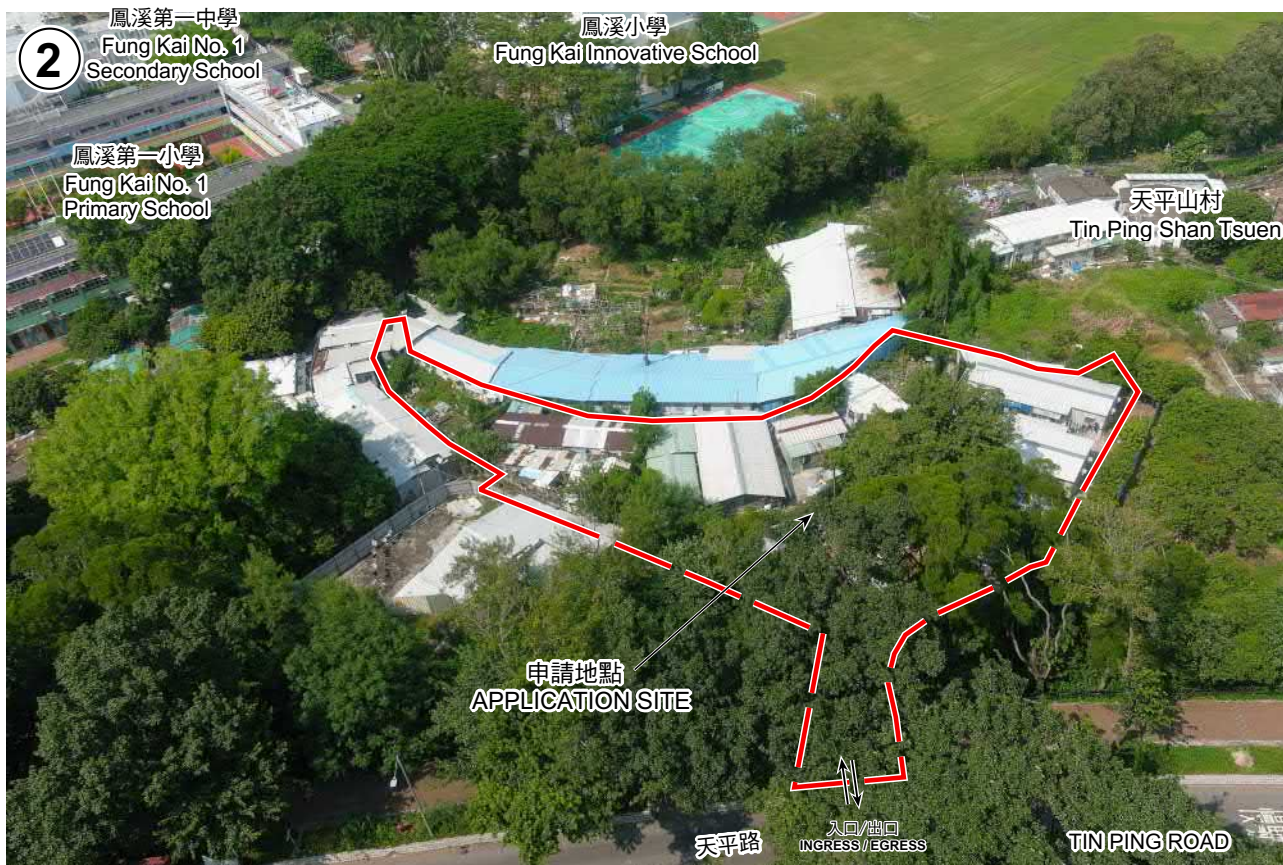
擬議社會福利設施（安老院）及分層住宅並略為放寬建築物高度限制
新界上水天平路丈量約份第52約地段第834號及第838號餘段和毗連政府土地
PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY)
AND FLAT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
LOTS 834 AND 838 RP IN D.D. 52 AND ADJOINING GOVERNMENT LAND,
TIN PING ROAD, SHEUNG SHUI, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/FSS/288

圖 PLAN
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申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2022年12月2日擬備，
所根據的資料為攝於2022年9月9日
的實地照片
PLAN PREPARED ON 2.12.2022
BASED ON SITE PHOTOS
TAKEN ON 9.9.2022

擬議社會福利設施（安老院）及分層住宅並略為放寬建築物高度限制
新界上水天平路丈量約份第52約地段第834號及第838號餘段和毗連政府土地
PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY)
AND FLAT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
LOTS 834 AND 838 RP IN D.D. 52 AND ADJOINING GOVERNMENT LAND,
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圖 PLAN
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