



BLOCK PLAN

SCALE 1:1000

DEVELOPMENT SCHEDULE:

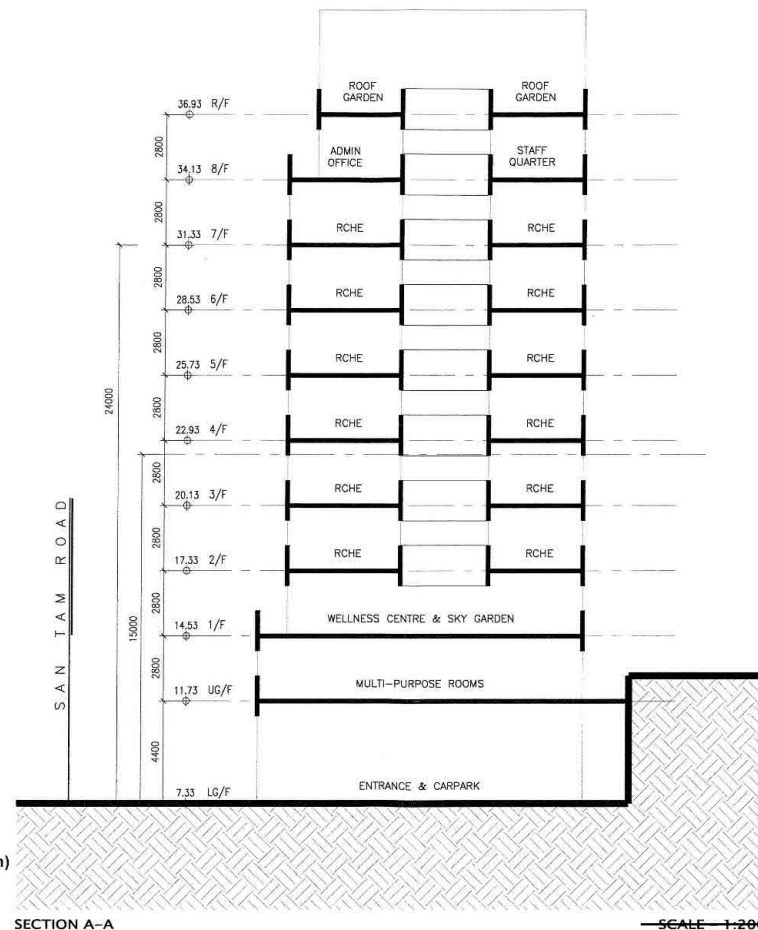
Site Area	: 736.3 m ² (7926 ft ²)
Class of Site	: A
Proposed Plot Ratio For Non-Domestic	: 7.33
Proposed Site Coverage above For Non-Domestic (Above 15m)	: 75.558%

Maximum Gross Floor Area	: 5400 m ² (58125.6 ft ²)
Proposed Building Height	: 36.93 mPD
Absolute Height	: 29.6 m
Proposed No. Of Storey	: 10 STOREYS

Proposed Gross Floor Area	: 5400 m ² (58125.6 ft ²)
LG/F (ENTRANCE & CARPARK)	: 352.479 m ²
UG/F (MULTI-PURPOSE ROOMS)	: 617.819 m ²
1/F (WELLNESS CENTRE + SKY GARDEN)	: 626.160 m ²
2/F (RCHE)	: 595.090 m ² (45 nos. of bed)
3/F (RCHE)	: 556.330 m ² (17 nos. of bed + 3 nos. of isolation room)
4/F - 7/F (RCHE)	: 556.330 m ² x 4 storeys = 2225.32 m ² (20 nos. of bed x 4 storeys)
8/F (ADMIN OFFIC + STAFF QUARTER)	: 426.802 m ²
TOTAL	: 5400.000 m² (142 nos. of bed + 3 nos. of isolation room)

Parking Spaces :

No. of LGV	: 1 Nos.
No. of Minibus	: 1 Nos.
No. of Private Car Parking	: 1 Nos. + 1 Nos. (Accessible Car Parking)
No. of Motorcycle Parking	: 1 Nos.



NO AIR-SENSITIVE USES INCLUDING OPENABLE WINDOW, FRESH AIR INTAKE AND ACTIVE RECREATIONAL USES IN THE OPEN SPACE IS ALLOWED WITHIN THE BUFFER ZONE.

2202

PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY
at 81 SAN TAM ROAD,
YUEN LONG, N.T.

DEVELOPMENT SCHEDULE & SECTION

G-01

N.T.S. (A3)

B

A

OCT. 2022
JULY. 2022

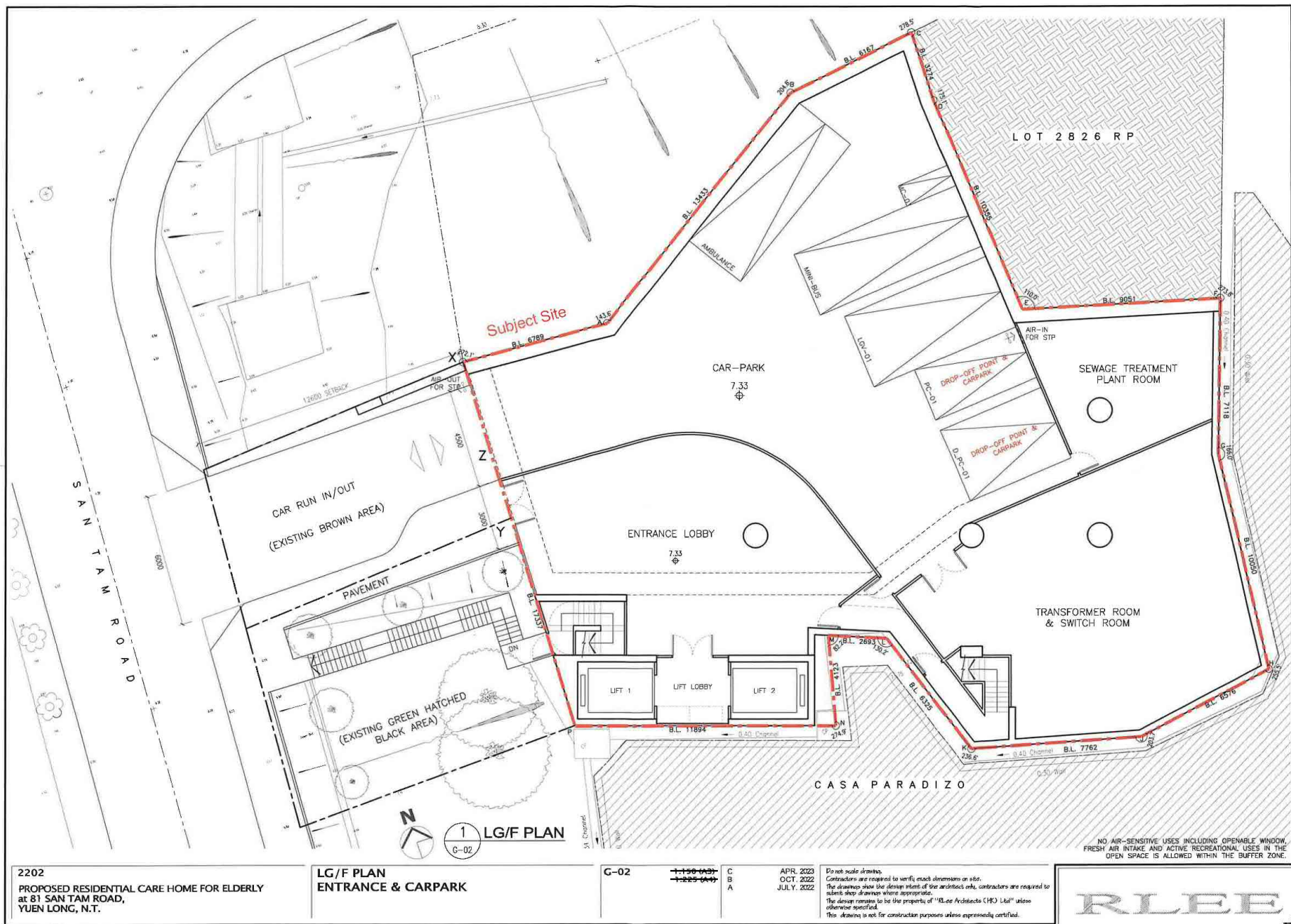
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RLEE

(摘錄自申請人於29. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 29.11.2023)

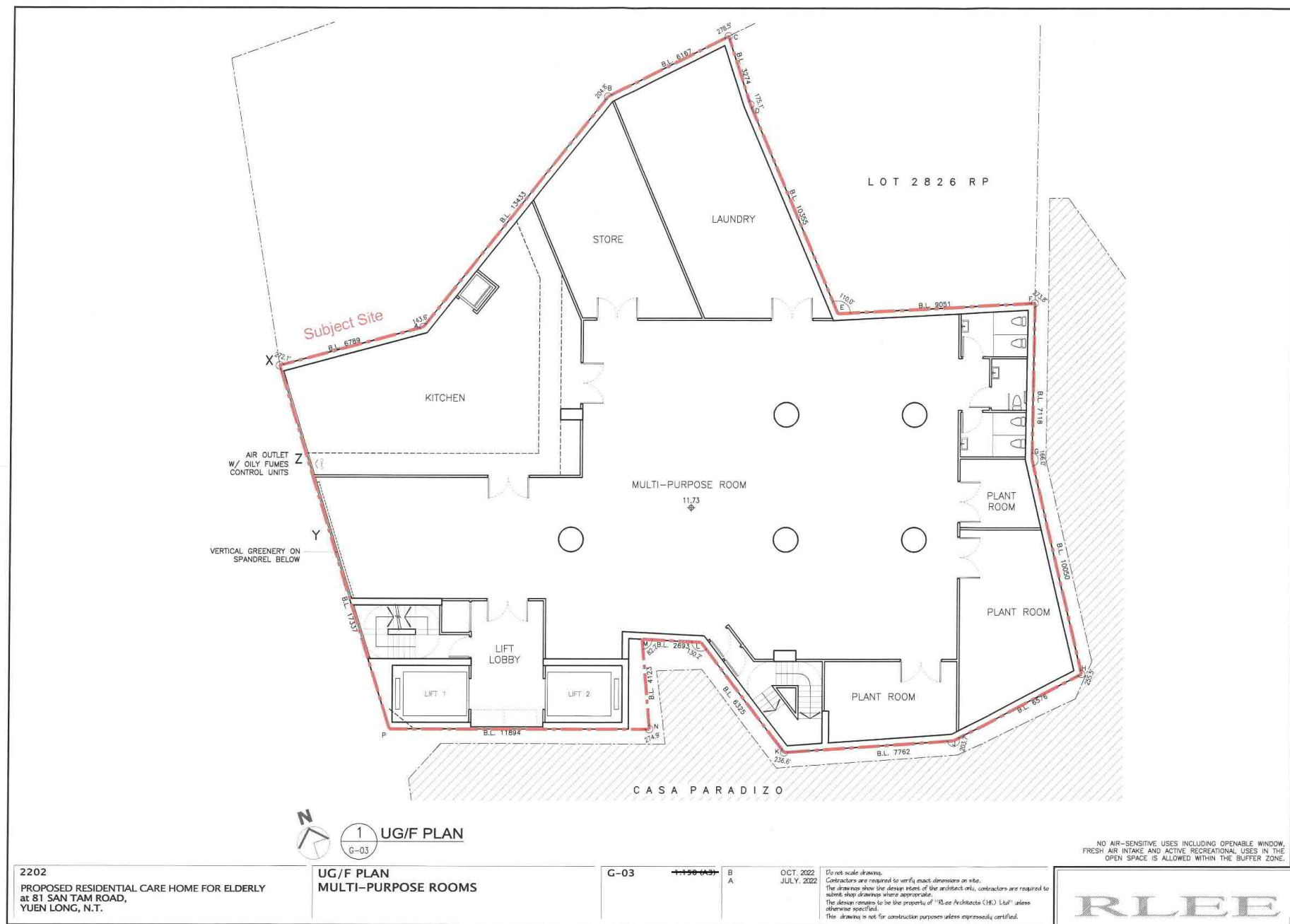
參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 1



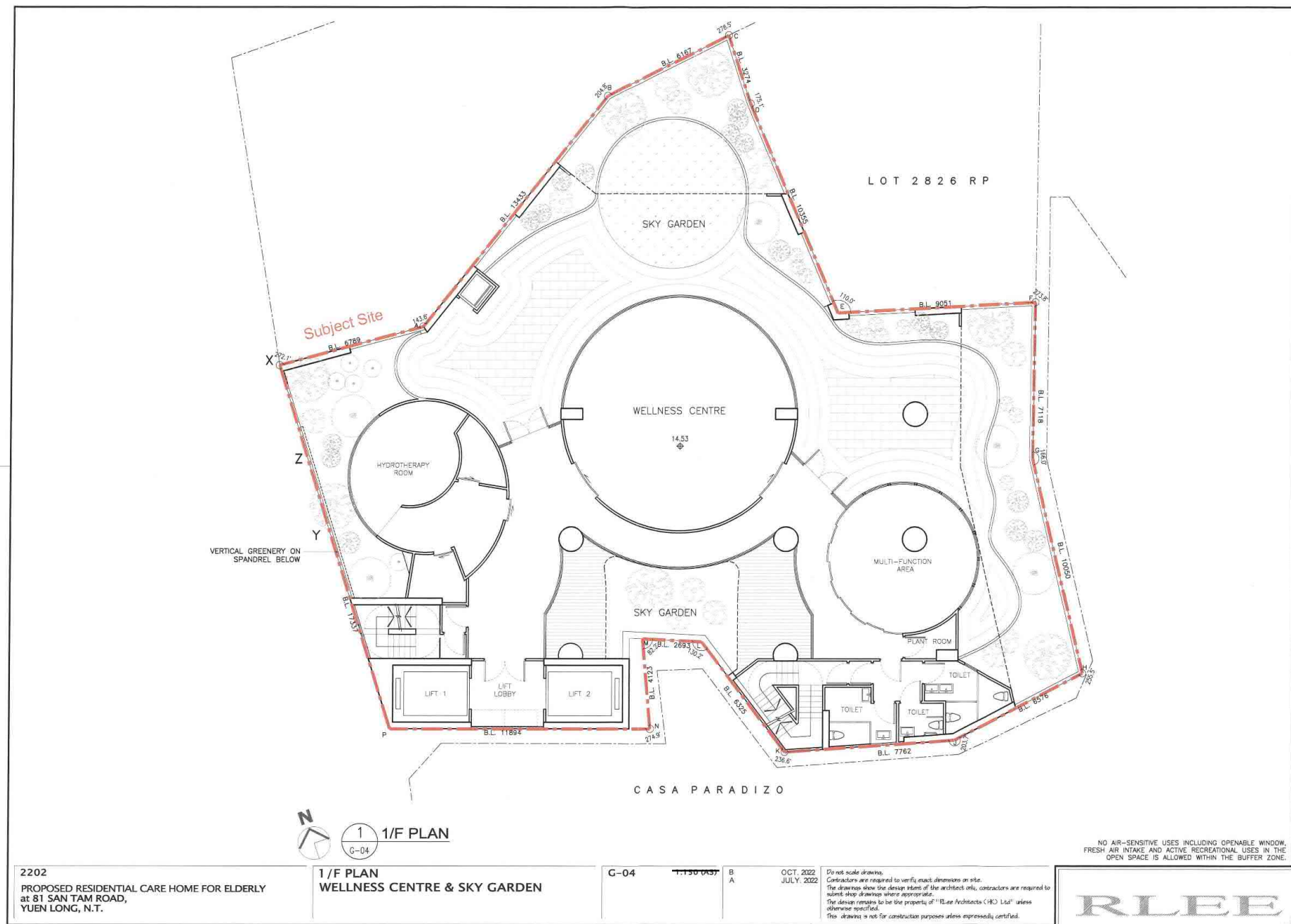
(摘錄自申請人於29. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 29.11.2023)

參考編號 REFERENCE No. Y/YL-NTM/9	繪圖 DRAWING Z - 2
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(摘錄自申請人於29. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 29.11.2023)

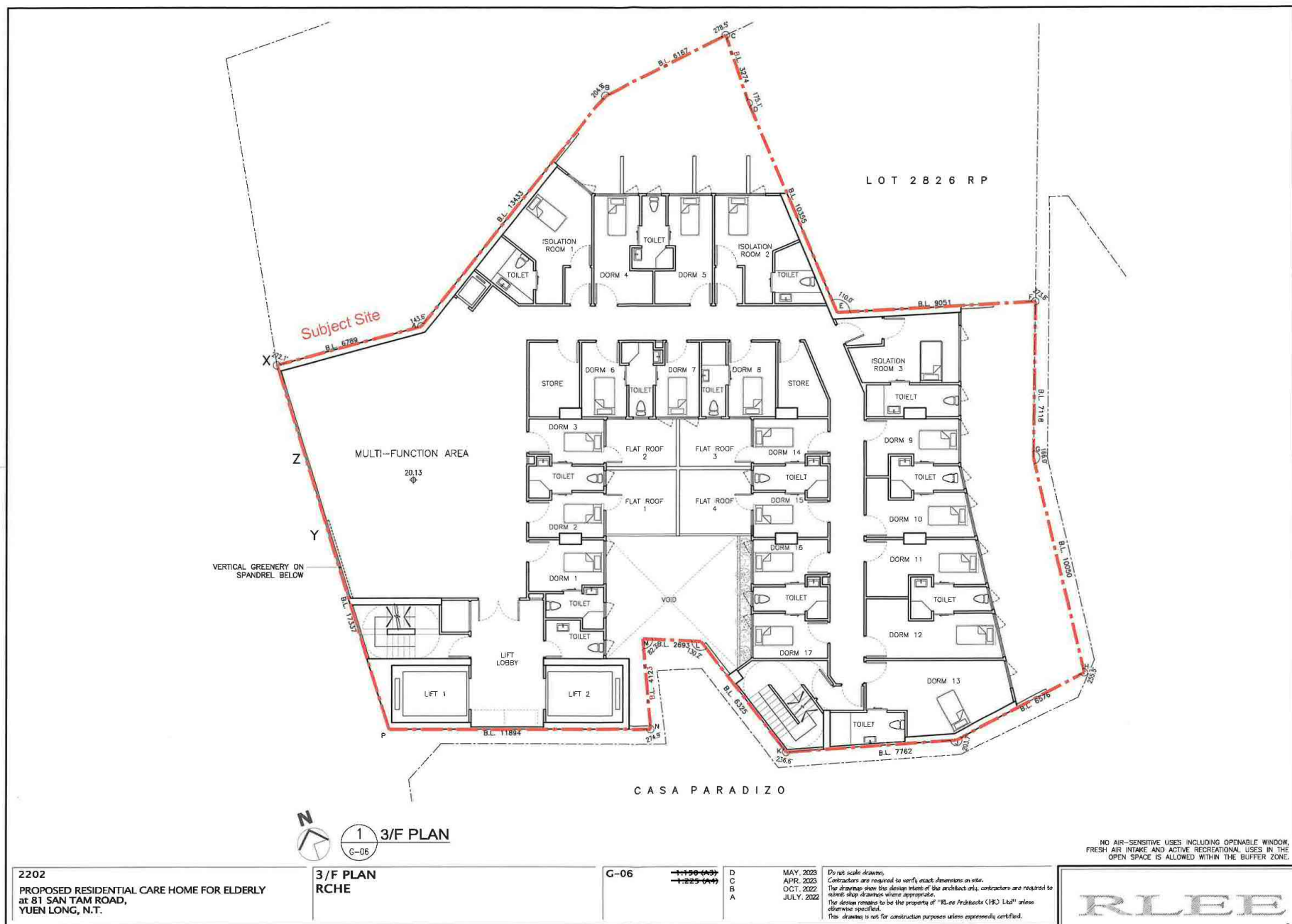
參考編號 REFERENCE No. Y/YL-NTM/9	繪圖 DRAWING Z - 3
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(摘錄自申請人於29. 11. 2023呈交的進一步資料)
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參考編號
REFERENCE No.
Y/YL-NTM/9

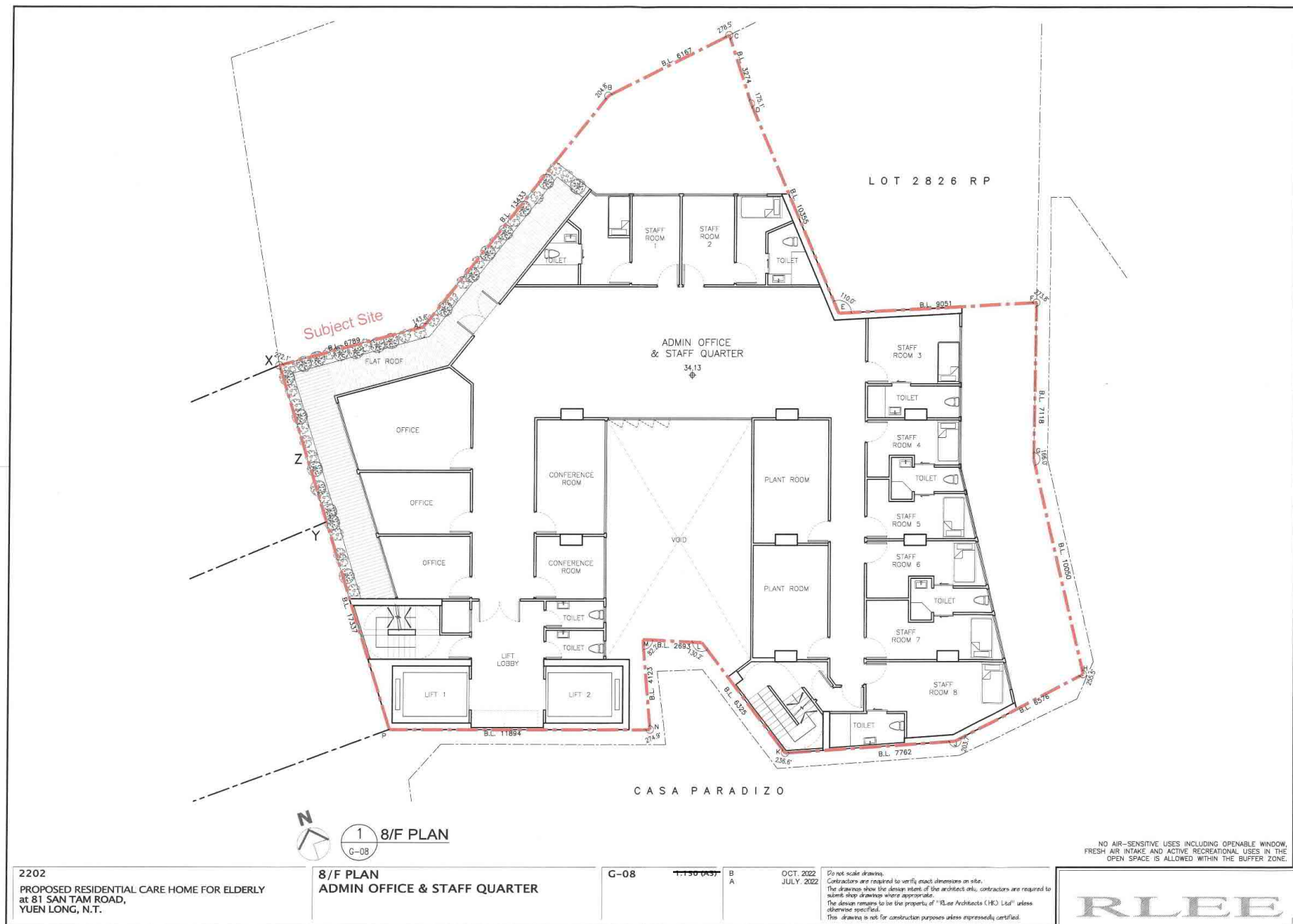
繪圖
DRAWING
Z - 4



(摘錄自申請人於29. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 29.11.2023)

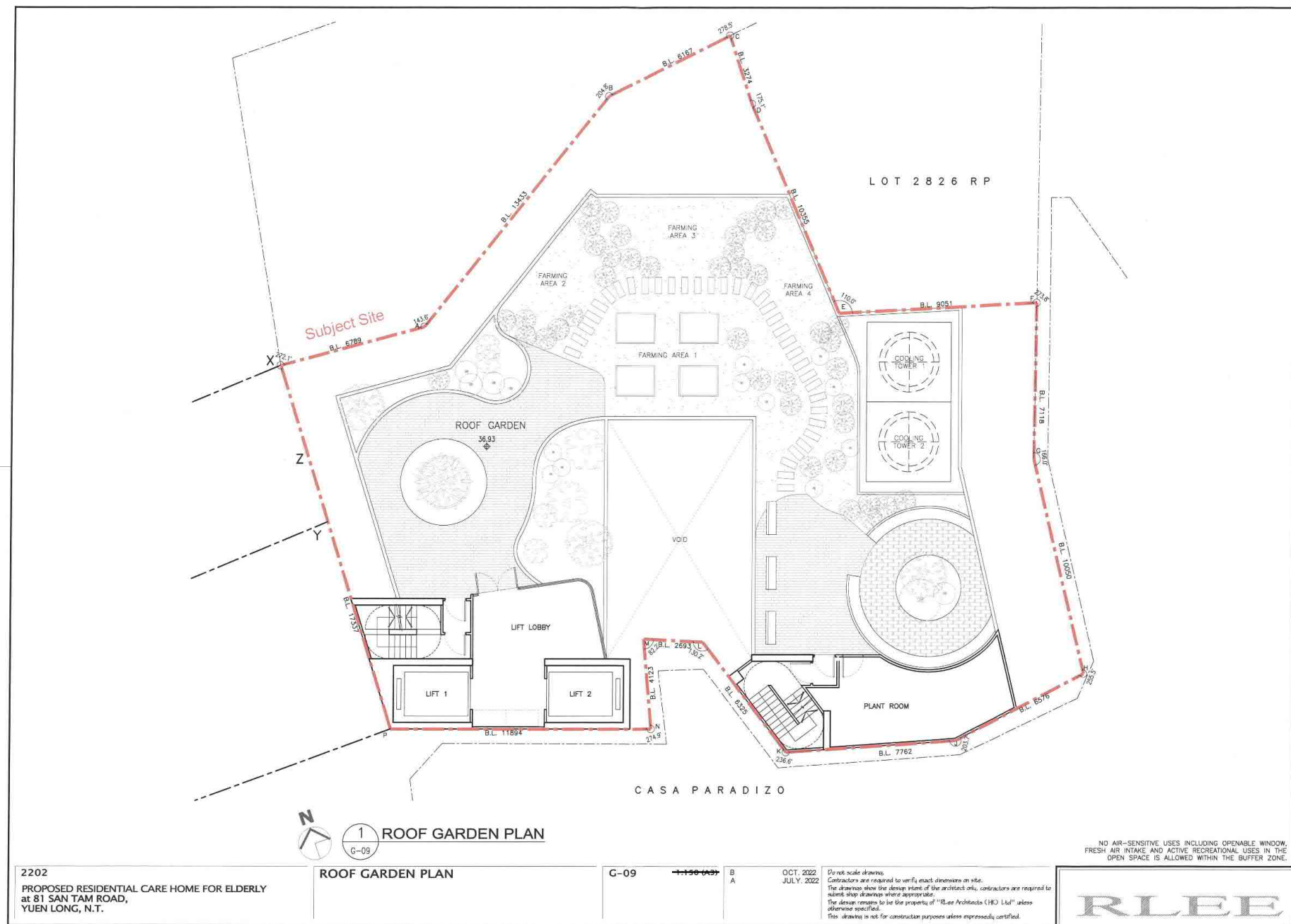
參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 6



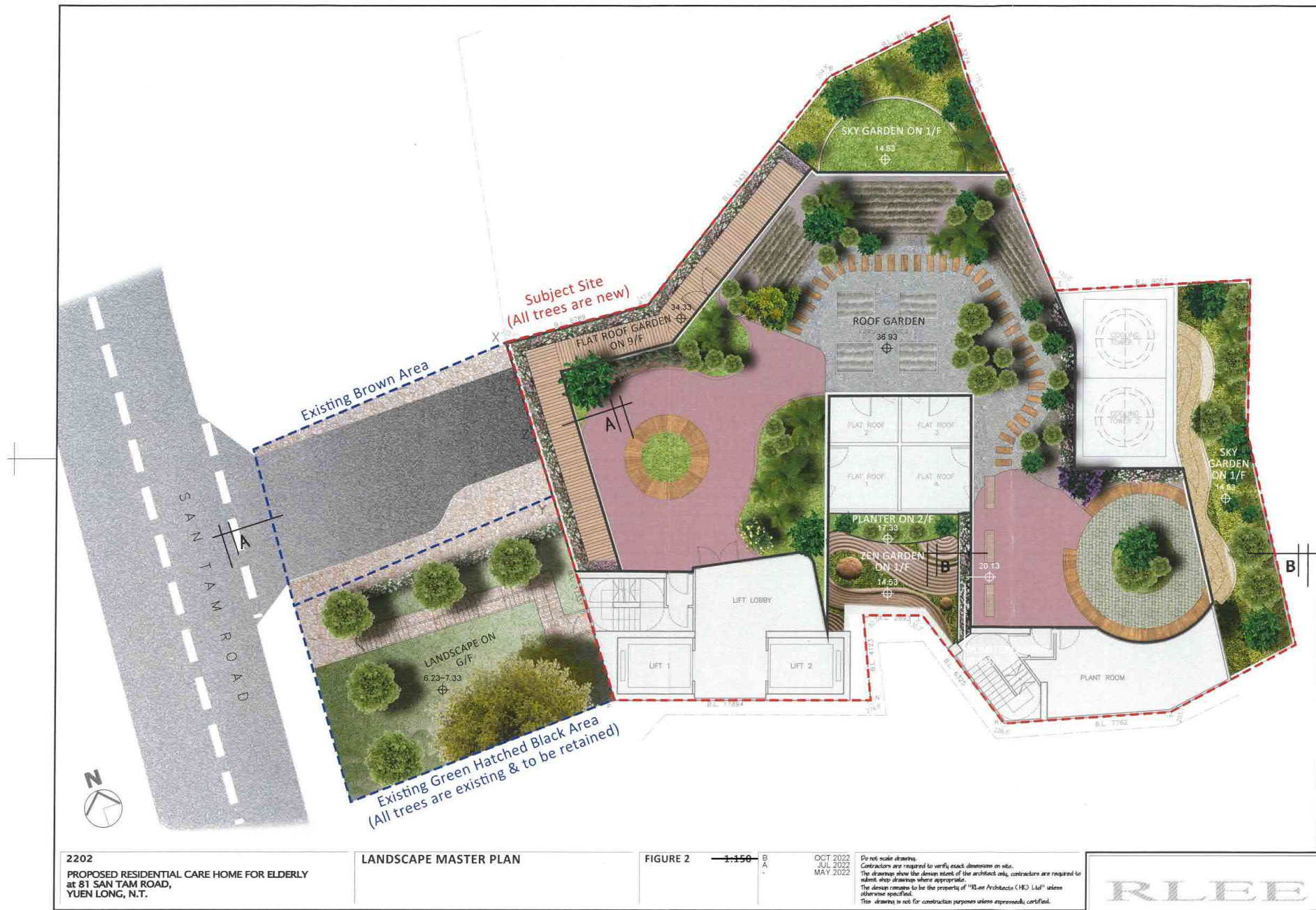
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參考編號 REFERENCE No. Y/YL-NTM/9	繪圖 DRAWING Z - 8
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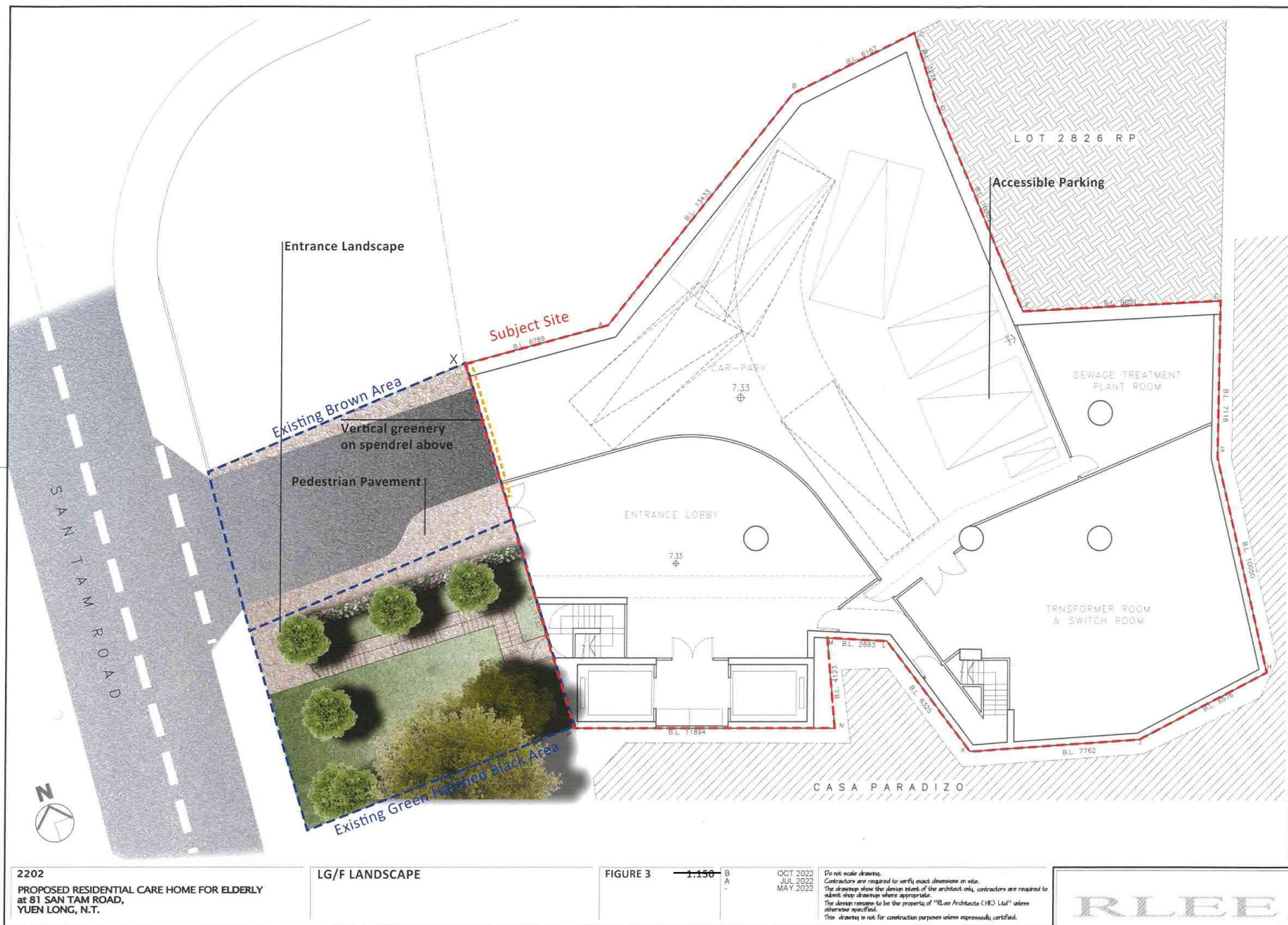
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(Extract from Applicant's Further
Information Submitted on 29.11.2023)

參考編號 REFERENCE No. Y/YL-NTM/9	繪圖 DRAWING Z - 9
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(摘錄自申請人於29. 11. 2023呈交的進一步資料)
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參考編號 REFERENCE No. Y/YL-NTM/9	繪圖 DRAWING Z - 10
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REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 11



(摘錄自申請人於29. 11. 2023呈交的進一步資料)
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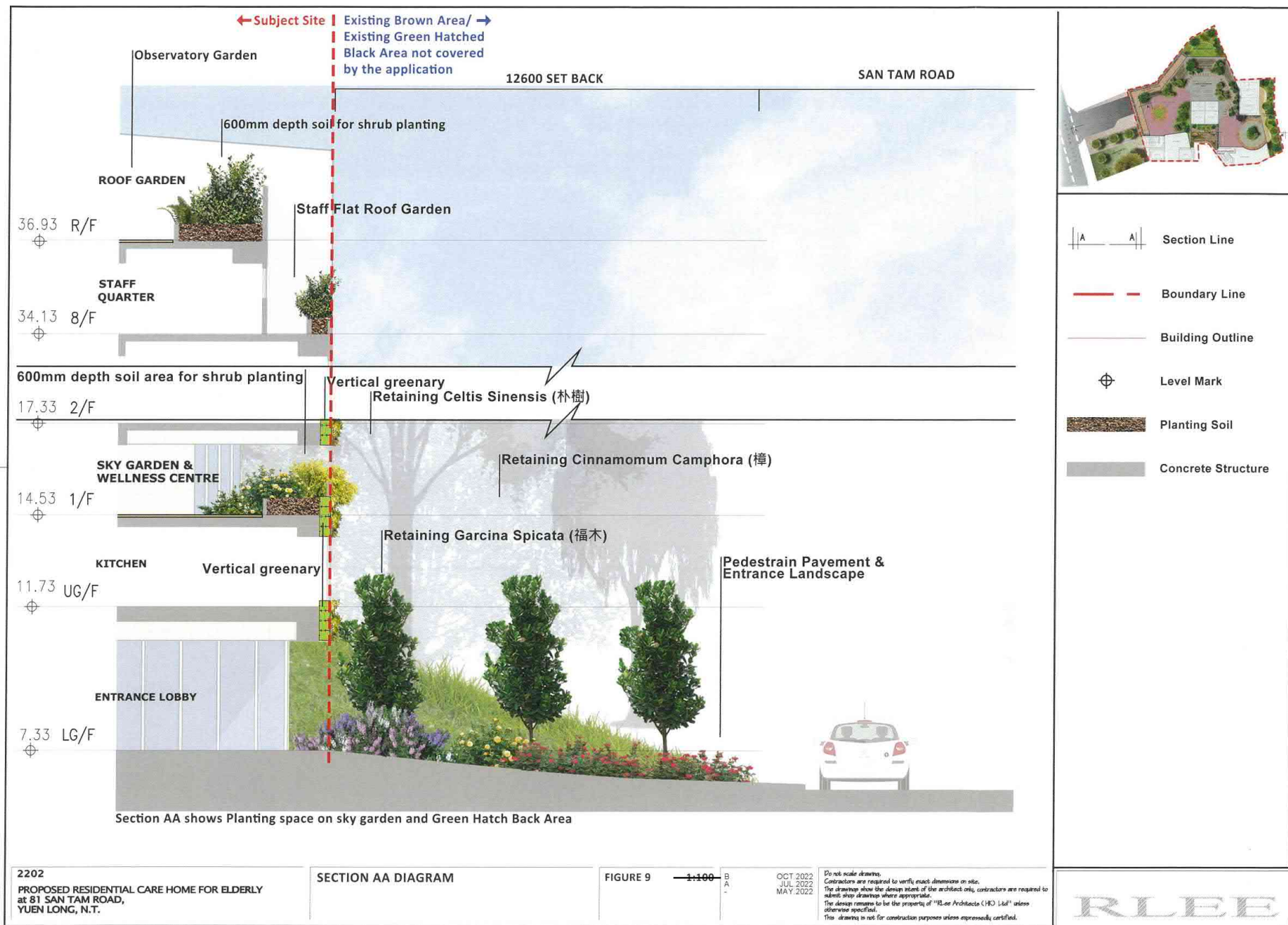
繪圖
DRAWING
Z - 12



(摘錄自申請人於29. 11. 2023呈交的進一步資料)
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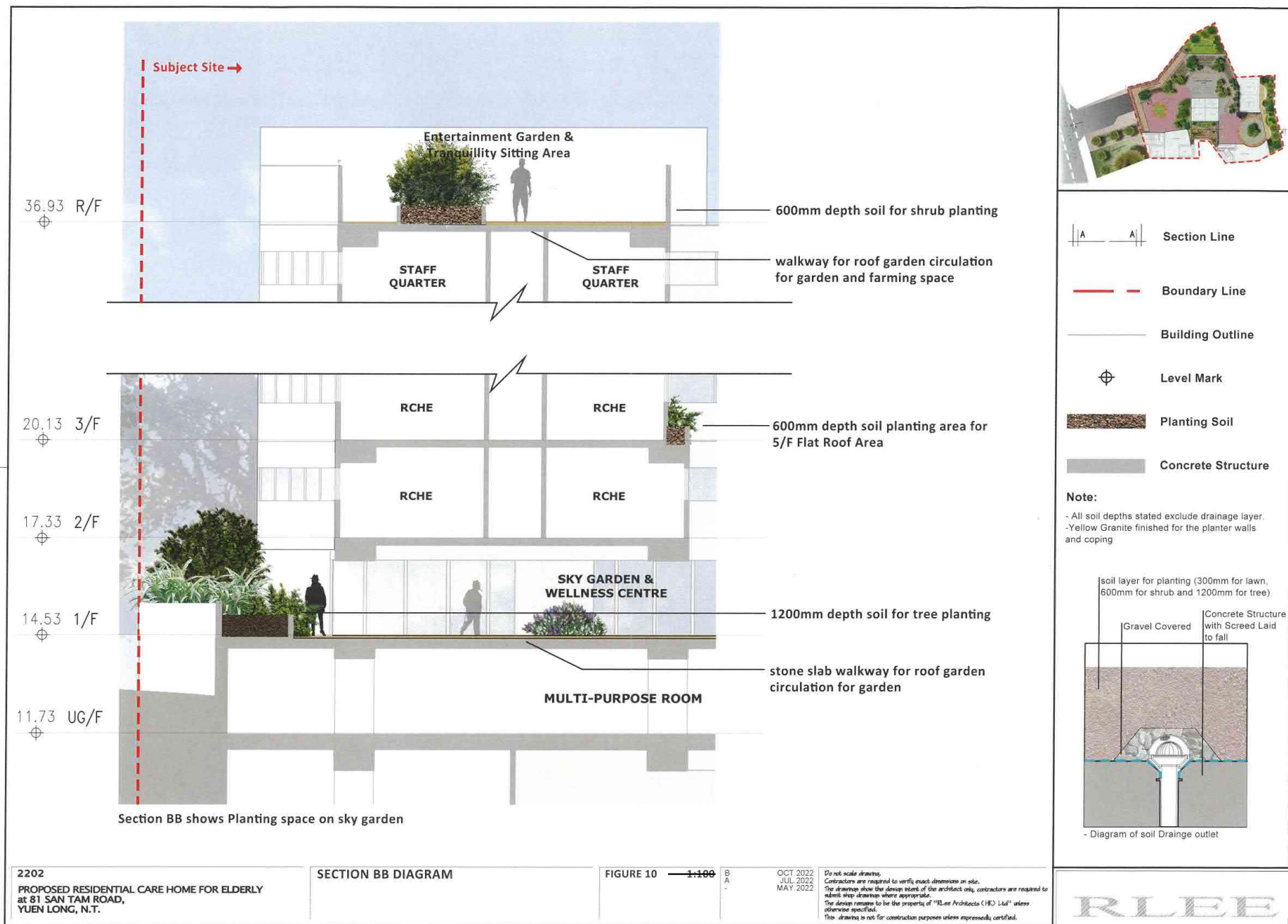
繪圖
DRAWING
Z - 13



(摘錄自申請人於29. 11. 2023呈交的進一步資料)
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Information Submitted on 29.11.2023)

參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 14



(摘錄自申請人於29. 11. 2023呈交的進一步資料)
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參考編號 REFERENCE No. Y/YL-NTM/9	繪圖 DRAWING Z - 15
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2202
PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY
at 81 SAN TAM ROAD,
YUEN LONG, N.T.

FRONT VIEW SHOWING GREENERY

Figure 13 NTS (A3) A

JUL. 2022
MAY. 2022

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RLEE

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參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 16

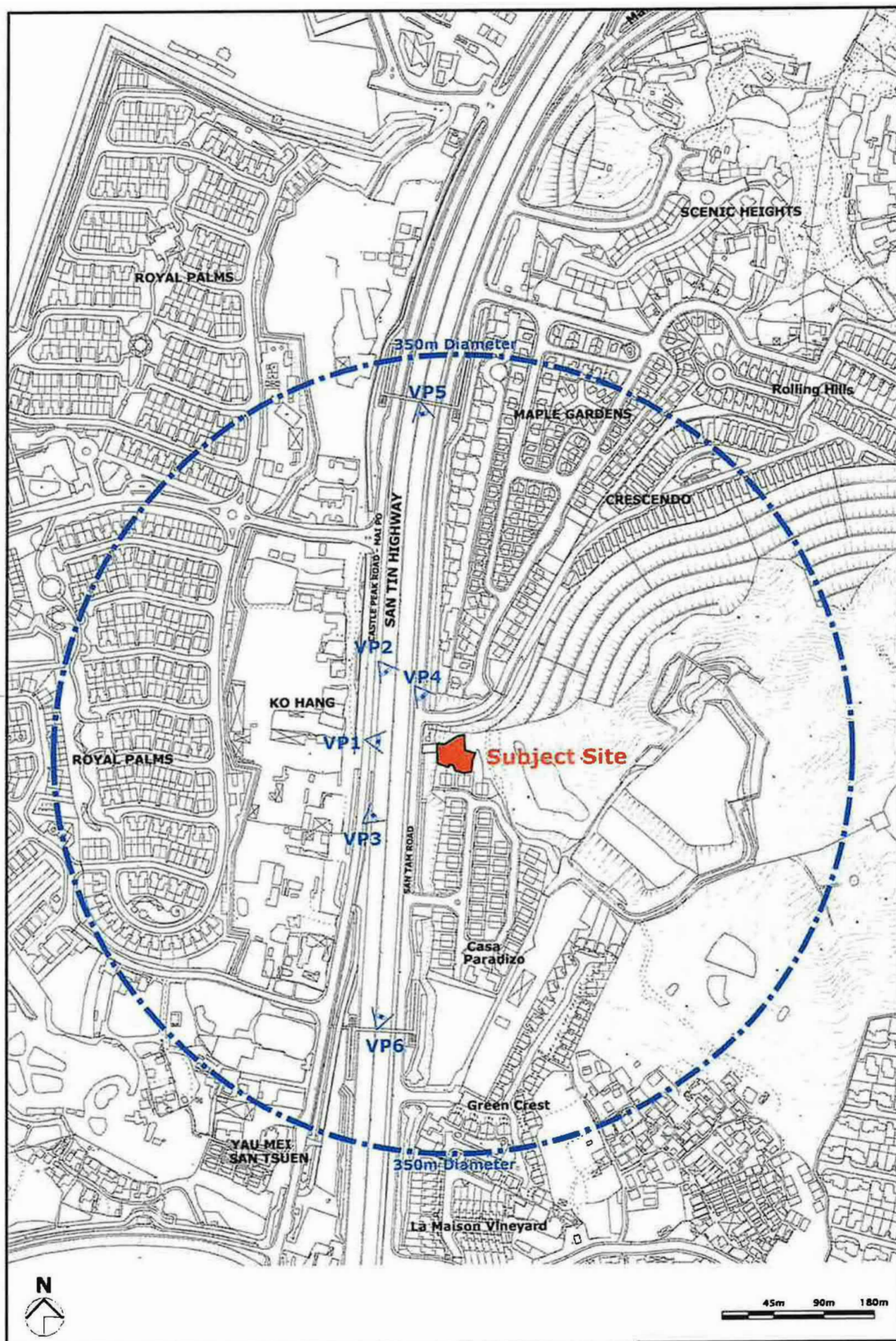


FIGURE NO.	TITLE	SCALE
4	LOCATION OF VIEWPOINTS	1:4500
		DATE
		JUL 2022

R L E E

(摘錄自申請人於29.11.2023呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 17

Subject Site

Casa Paradizo in "R(C)"



Existing condition (Scheme A)

Subject Site

Casa Paradizo in "R(C)"



Proposed development (Scheme B)

FIGURE NO.	TITLE	SCALE	N.T.S.
5	VIEWPOINT 1	DATE	JUL 2022

RLEE

(摘錄自申請人於29. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 18

Maple Garden in "R(C)"

Subject Site

Casa Paradizo in "R(C)"



Existing condition (Scheme A)

Maple Garden in "R(C)"

Subject Site

Casa Paradizo in "R(C)"



Proposed development (Scheme B)

FIGURE NO.	TITLE	SCALE	N.T.S.
6	VIEWPOINT 2	DATE	JUL 2022

RLEE

(摘錄自申請人於29. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 29.11.2023)

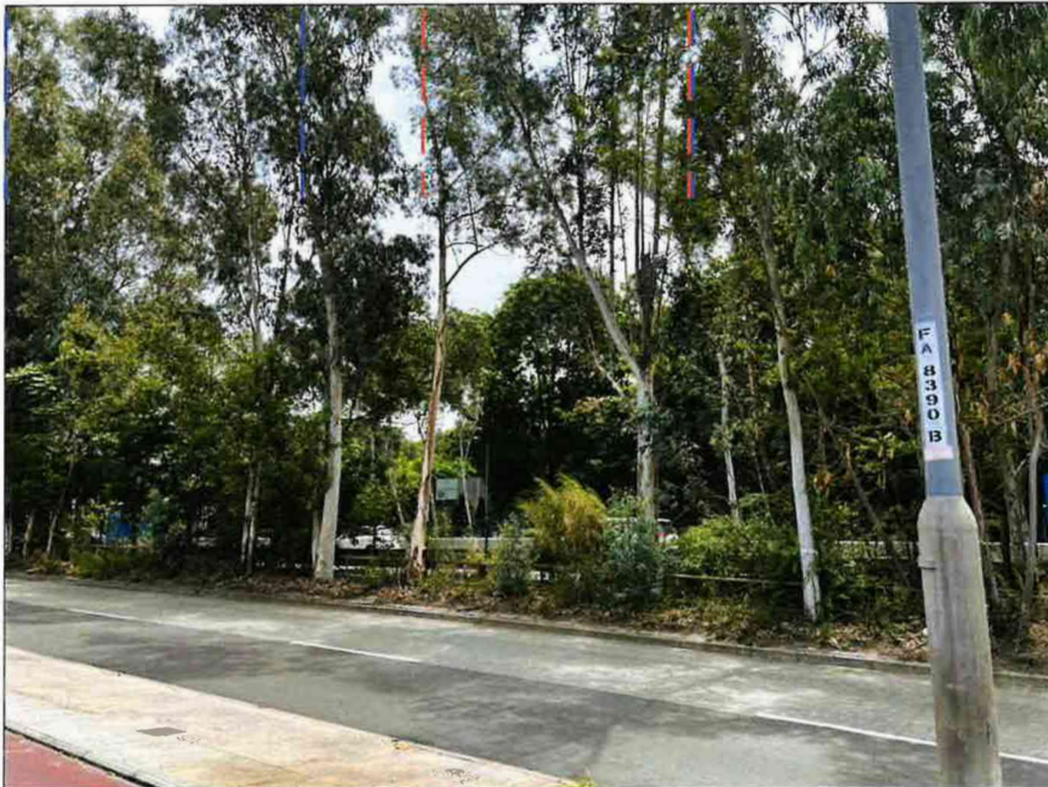
參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 19

Maple Garden in "R(C)"

Subject Site

Casa Paradizo in "R(C)"

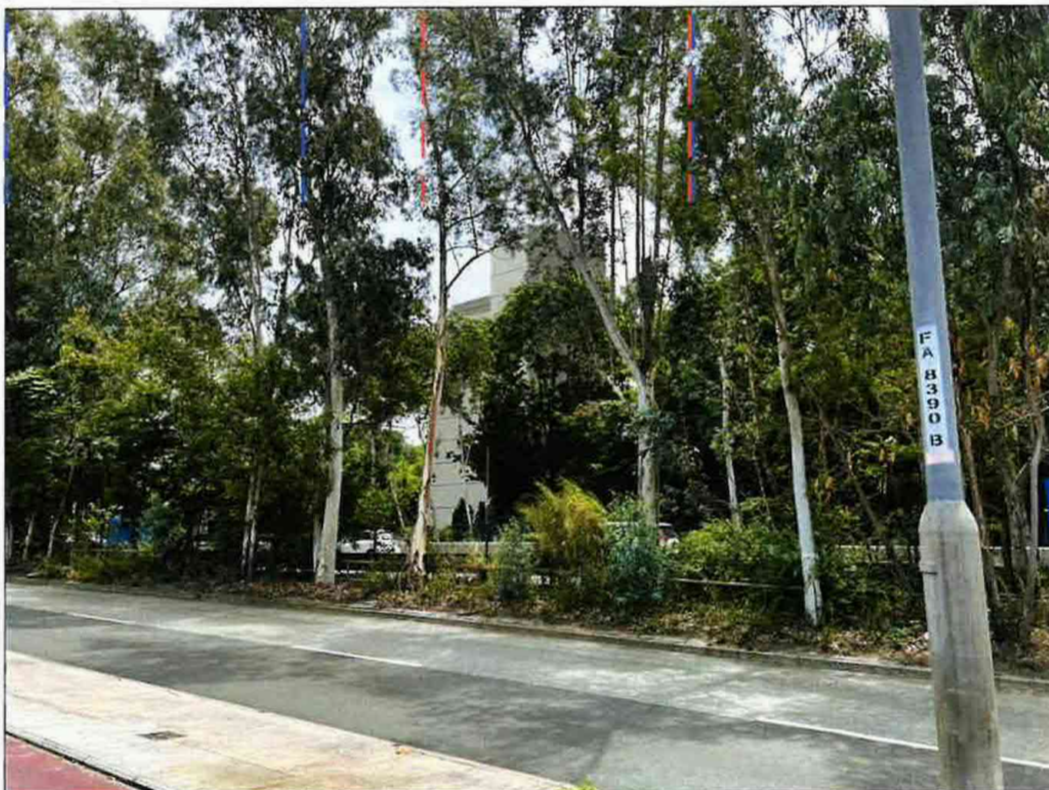


Existing condition (Scheme A)

Maple Garden in "R(C)"

Subject Site

Casa Paradizo in "R(C)"



Proposed development (Scheme B)

FIGURE NO.	TITLE	SCALE	N.T.S.
7	VIEWPOINT 3	DATE	JUL 2022

RLEE

(摘錄自申請人於29. 11. 2023呈交的進一步資料)
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參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 20

Subject Site

Casa Paradizo in "R(C)"



Existing condition (Scheme A)

Subject Site

Casa Paradizo in "R(C)"



Proposed development (Scheme B)

FIGURE NO.	TITLE	SCALE
8	VIEWPOINT 4	N.T.S.
		DATE
		JUL 2022

RLEE

(摘錄自申請人於29. 11. 2023呈交的進一步資料)
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參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 21

Maple Garden in "R(C)"

Subject Site



Existing condition (Scheme A)

Maple Garden in "R(C)"

Subject Site



Proposed development (Scheme B)

FIGURE NO.	TITLE	SCALE
9	VIEWPOINT 5	N.T.S.
		DATE
		JUL 2022

RLEE

(摘錄自申請人於29. 11. 2023呈交的進一步資料)
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參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 22

Subject Site

Casa Paradizo in "R(C)"



Existing condition (Scheme A)

Subject Site

Casa Paradizo in "R(C)"



Proposed development (Scheme B)

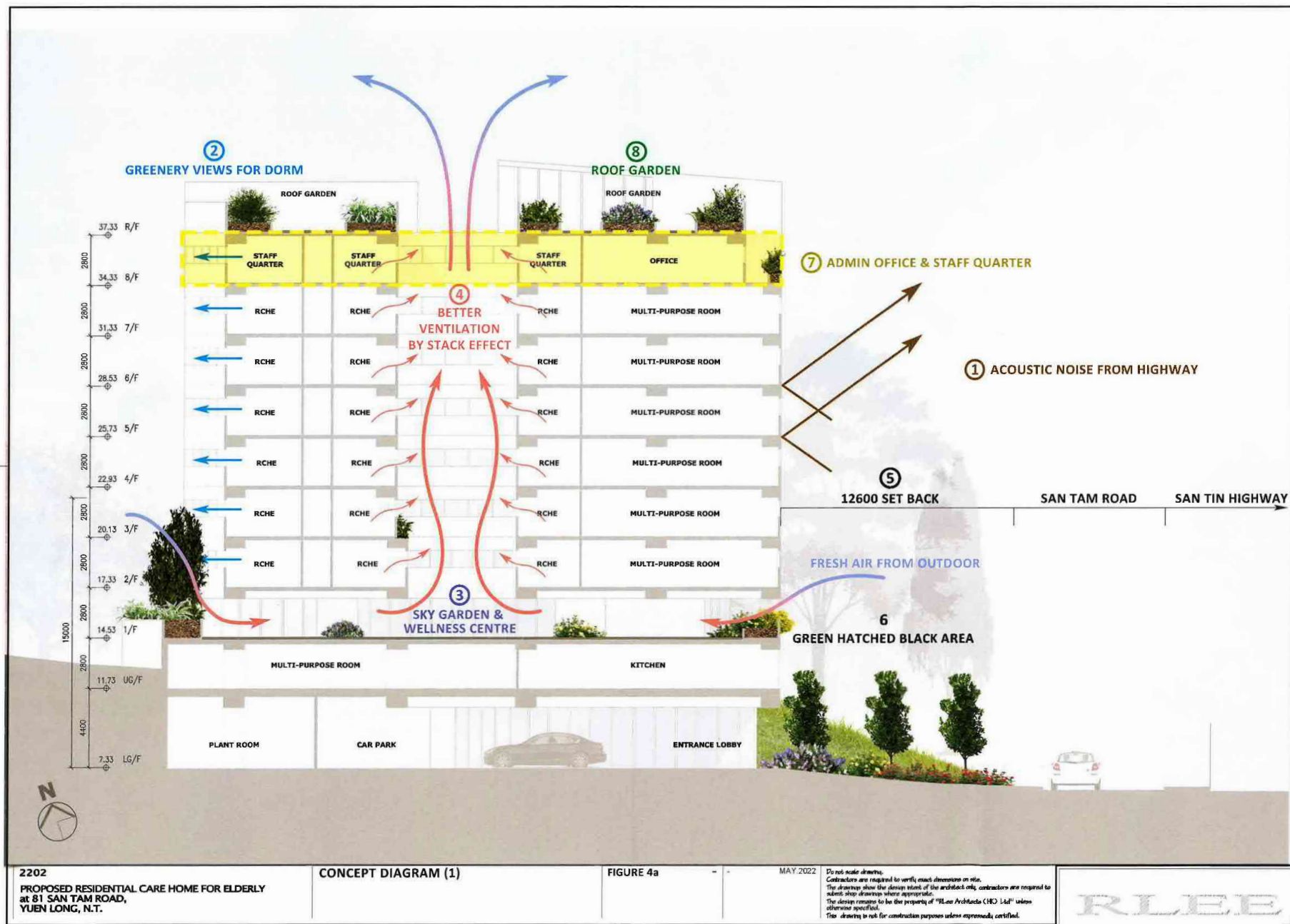
FIGURE NO.	TITLE	SCALE	N.T.S.
10	VIEWPOINT 6	DATE	JUL 2022

RLEE

(摘錄自申請人於29. 11. 2023呈交的進一步資料)
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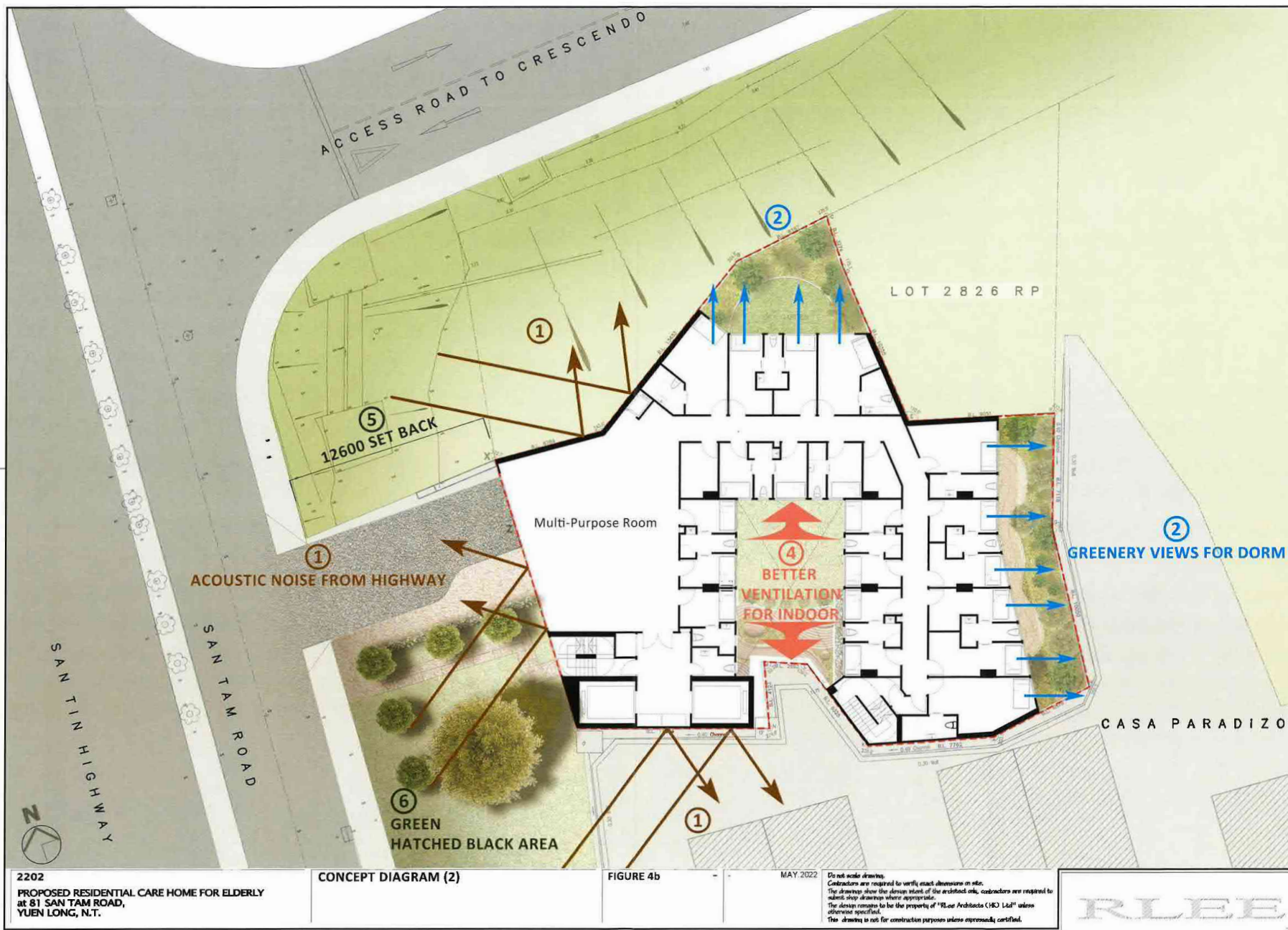
繪圖
DRAWING
Z - 23



(摘錄自申請人於29. 11. 2023呈交的進一步資料)
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參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 24



(摘錄自申請人於29. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 25



2202
PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY
at 81 SAN TAM ROAD,
YUEN LONG, N.T.

PERSPECTIVE VIEW THROUGH
SKYGARDEN

Figure 4C NTS (A3) A

JUL. 2022
MAY. 2022

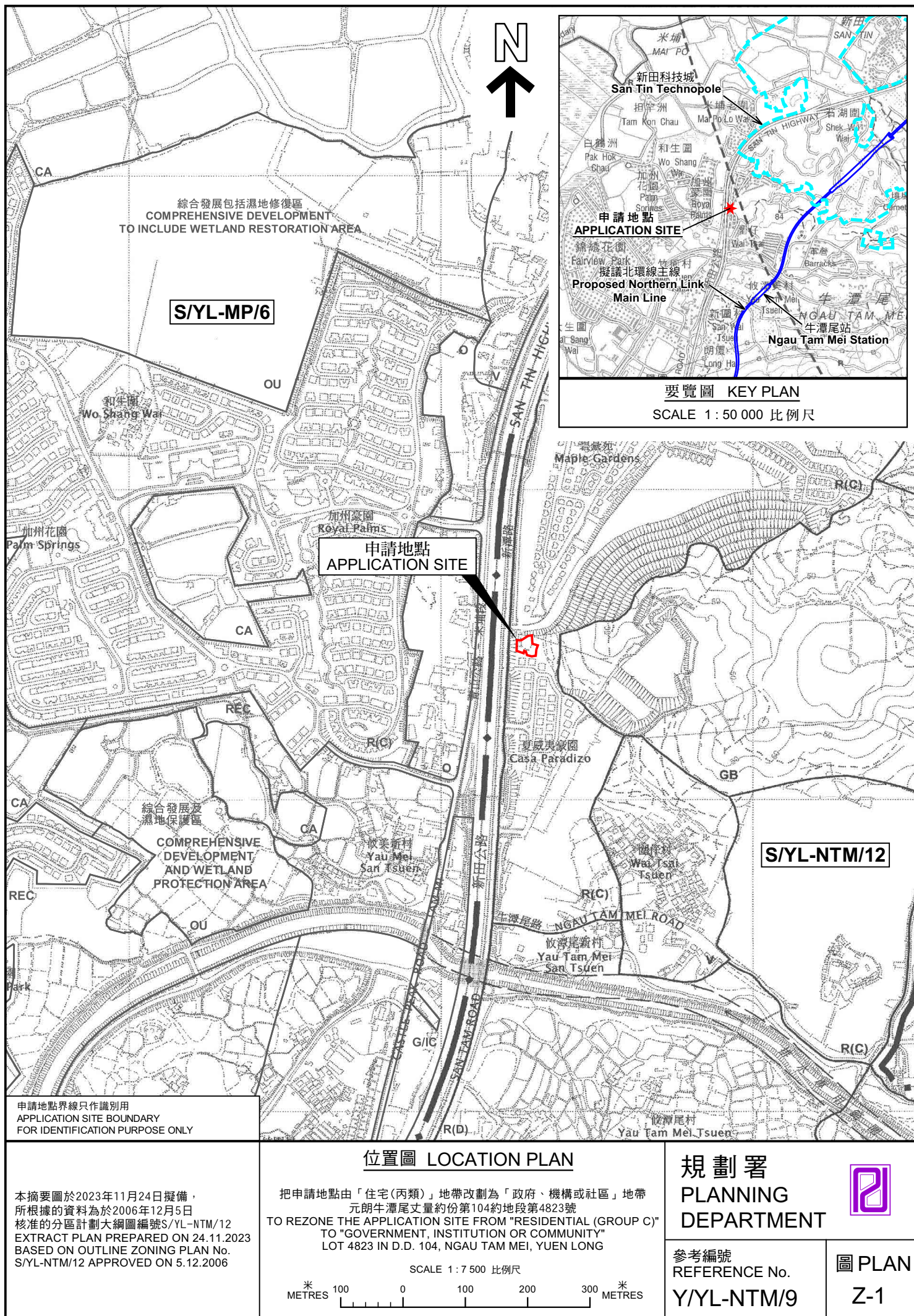
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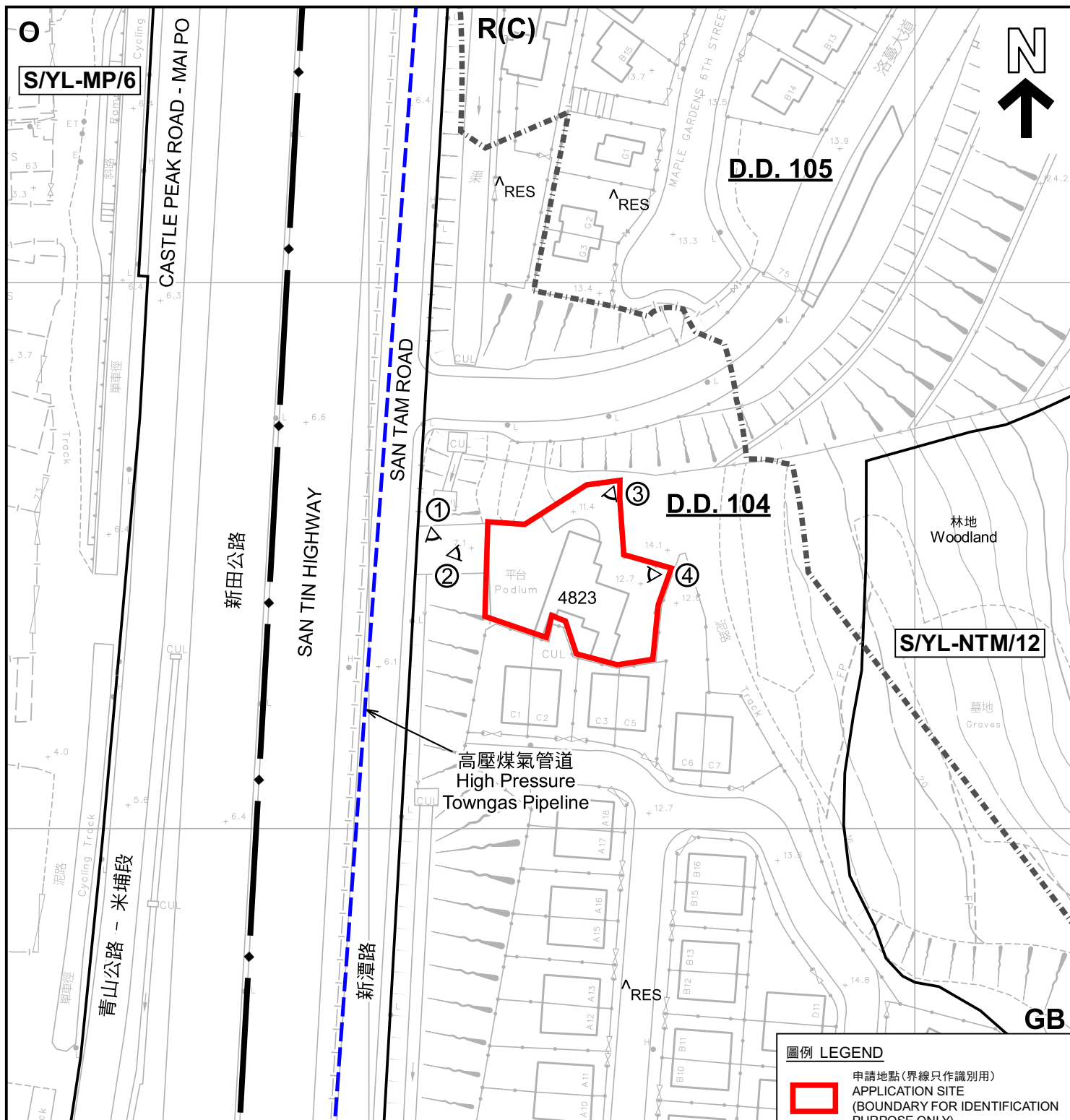
RLEE

(摘錄自申請人於29. 11. 2023呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
REFERENCE No.
Y/YL-NTM/9

繪圖
DRAWING
Z - 26





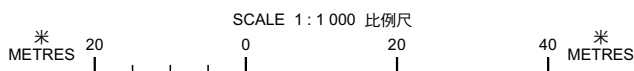
註釋 Notes :

- (1) 2023年10月24日勘测的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 24.10.2023
- (2) ★ 土地用途跟1992年5月勘测的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on May 1992
- (3) ^ 土地用途跟1992年5月勘测的土地用途有别
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on May 1992

平面圖 SITE PLAN

本摘要圖於2023年11月27日擬備，
所根據的資料為測量圖編號
2-SE-17A
EXTRACT PLAN PREPARED ON 27.11.2023
BASED ON SURVEY SHEET No.
2-SE-17A

把申請地點由「住宅(丙類)」地帶改劃為「政府、機構或社區」地帶
元朗牛潭尾丈量約份第104約地段第4823號
TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP C)"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
LOT 4823 IN D.D. 104, NGAU TAM MEI, YUEN LONG



圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- O** 休憩用地
OPEN SPACE
- GB** 綠化地帶
GREEN BELT
- RES** 住用構築物
RESIDENTIAL STRUCTURES
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 丈量約份界線
D.D. BOUNDARY

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-NTM/9

圖 PLAN
Z-2



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2023年10月17日擬備，
所根據的資料為地政總署於2022年4月8日
拍得的航攝照片編號 E152804C
EXTRACT PLAN PREPARED ON 17.10.2023
BASED ON AERIAL PHOTO No.
E152804C TAKEN ON 8.4.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把申請地點由「住宅(丙類)」地帶改劃為「政府、機構或社區」地帶
元朗牛潭尾丈量約份第104約地段第4823號
TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP C)"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
LOT 4823 IN D.D. 104, NGAU TAM MEI, YUEN LONG

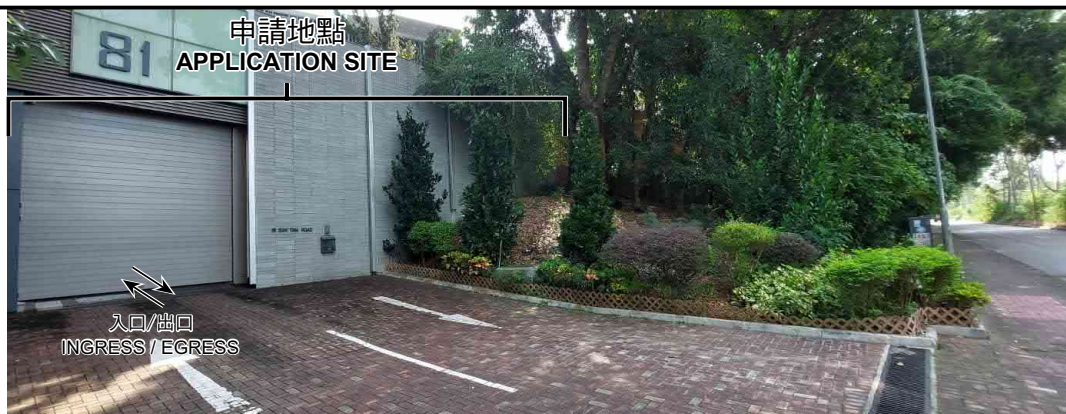
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-NTM/9

圖 PLAN
Z-3

1



日期 DATE: 6.11.2023

2



日期 DATE: 24.10.2023

3



日期 DATE: 6.11.2023

4



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY 日期 DATE: 6.11.2023

實地照片 SITE PHOTOS

本圖於2023年11月27日擬備，所根據的資料為攝於2023年10月24日及11月6日的實地照片
PLAN PREPARED ON 27.11.2023
BASED ON SITE PHOTOS
TAKEN ON 24.10.2023 & 6.11.2023

把申請地點由「住宅(丙類)」地帶改劃為「政府、機構或社區」地帶
元朗牛潭尾丈量約份第104約地段第4823號
TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP C)"
TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
LOT 4823 IN D.D. 104, NGAU TAM MEI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-NTM/9

圖 PLAN
Z-4