

**S12A AMENDMENT OF PLAN APPLICATION  
APPROVED NGAU TAM MEI  
OUTLINE ZONING PLAN NO. S/YL-NTM/12**

**PROPOSED REZONING FROM "R(C)" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
(RCHE)**

**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,  
SAN TIN, N.T.**

**FIGURE 1**

**LOCATION PLAN**

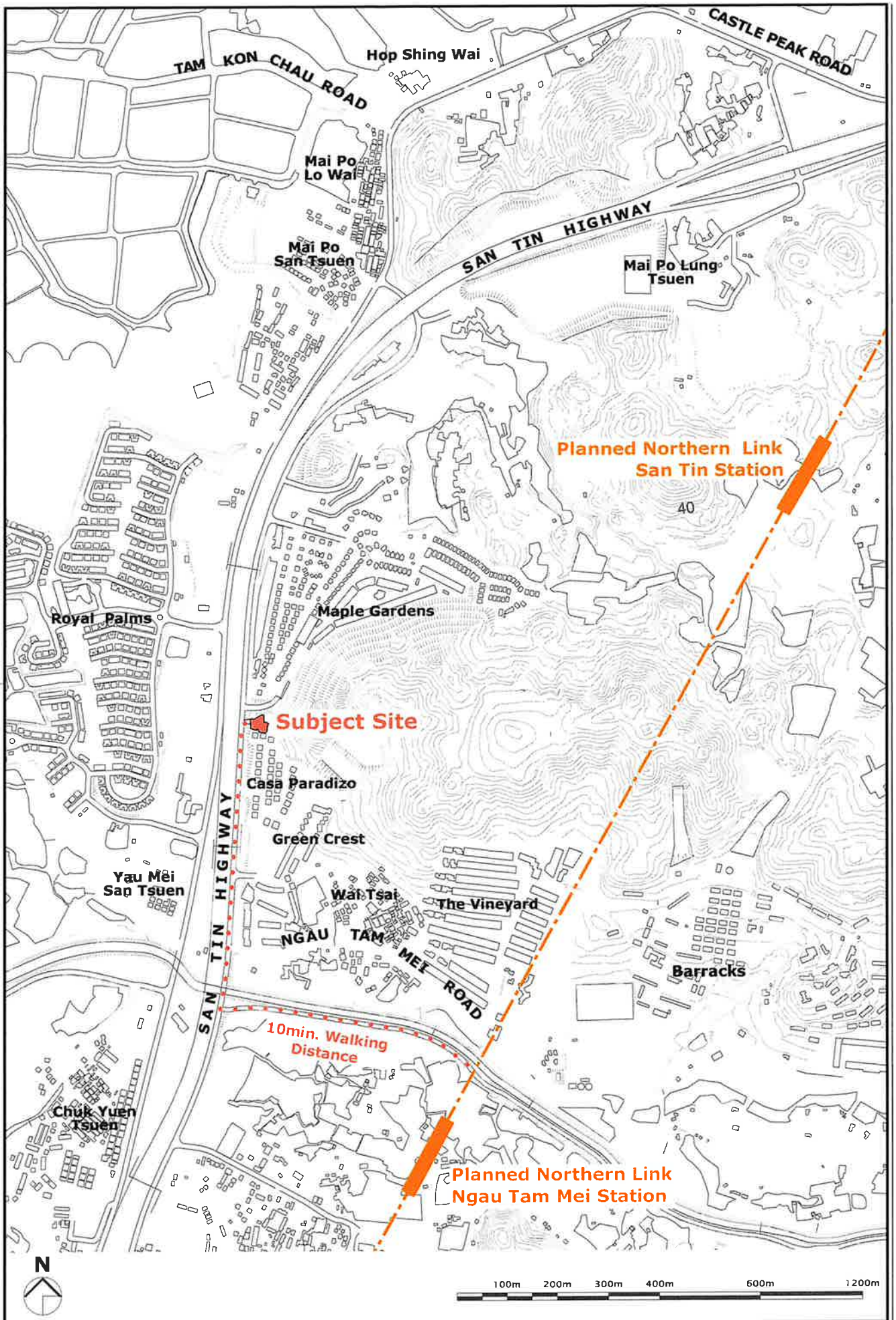


FIGURE NO.	TITLE	SCALE
1	LOCATION PLAN	1:10000
		DATE
		JUL 2022

R L E E

**S12A AMENDMENT OF PLAN APPLICATION  
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**FIGURE 2**

**EXISTING HOUSE DESIGN**

GENERAL NOTES:

- 1. ALL BRICK WORKS AND MASONRY SHALL BE BUILT IN 1:3 CEMENT MORTAR
2. NON STRUCTURAL CONCRETE TO BE 1:2:4 MIXTURE
3. ALL R.C. DETAILS AND CALCULATIONS SHALL BE SUBMITTED SEPARATELY
4. DRAINAGE PLANS AND TYPICAL DETAILS SHALL BE SUBMITTED SEPARATELY
5. ALL PARAPETS SHALL BE 1100mm HIGH MIN. ABOVE FINISHED FLOOR LEVEL.
6. ALL RISERS OF STAIRCASE SHALL NOT MORE THAN 175mm, TREADS NOT LESS THAN 225mm.
7. ALL DIMENSIONS SHOWN ON ALL DRAWINGS ARE STRUCTURAL.
8. LANDSCAPE DETAILS TO BE SUBMITTED LATER.
9. ALL FLAT ROOF TO BE PROVIDED MOVEABLE CAT-LADDER.
10. ALL FOUNDATIONS TO BE CARRIED DOWN ON SOLID GROUND OR PILES IF NECESSARY.
11. CLEAR HEIGHT BETWEEN FLOOR LEVEL TO BEAM SOFFIT SHALL BE 2300mm.
12. CLEAR HEIGHT BETWEEN FLOOR LEVEL TO SOFFIT TO BE 2500mm MIN. UNLESS OTHERWISE DENOTED.
13. CLEAR HEIGHT BETWEEN FINISHED FLOOR LEVEL TO BEAM SOFFIT OF STAIRCASE TO BE 2000mm MINIMUM.
14. THE GENERAL BUILDING PLAN WILL BE COMPLIED WITH CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011, EXCEPT PART B - MEANS OF ESCAPE SINCE:
(a) DOMESTIC BUILDING HAVING NOT MORE THAN THREE MAIN DOMESTIC STOREYS
(b) THE LEVEL OF THE HIGHEST FLOOR OF WHICH IS NOT MORE THAN 13m ABOVE THE GROUND LEVEL; AND
(c) USED OR INTENDED TO BE USED FOR OCCUPATION BY A SINGLE FAMILY.
15. THE INTERNAL SURFACE OF KITCHEN TO HAVE A HEIGHT OF AT LEAST 1.2m FROM FLOOR SHALL BE RENDERED IN CEMENT MORTAR, NOT LESS THAN 12.5mm IN THICKNESS, OR OTHER NON-ABSORBENT MATERIAL.
16. THE FOLLOWING MODIFICATIONS AND/OR EXEMPTIONS ARE GRANTED BY THE BUILDING AUTHORITY ( REFER TO TABLE A )
17. BUILDING (CONSTRUCTION) REGULATION 8, REGARDING "CHANGE IN LEVEL" DO NOT APPLY TO THIS PROJECT SINCE IT IS SPACE WITHIN DOMESTIC PREMISES FOR OCCUPATION BY ONE FAMILY.

Table with 5 columns: SIDE, DISTANCE IN METERS, BEARING, PL. CORNER MARKED BY. Lists corner measurements for the plot.

PLOT RATIO & SITE COVERAGE CALCULATIONS

Table showing calculations for Plot Ratio and Site Coverage under Outline Zoning Plan. Includes Site Area (736.3 sq.m), Class of Site (A), Zone (Residential), Max Plot Ratio (0.4), etc.

PLOT RATIO & SITE COVERAGE CALCULATIONS

Table showing calculations for Plot Ratio and Site Coverage under Building Regulations. Includes Site Area (736.3 sq.m), Class of Site (A), Height of Building (Not exceeding 15m), etc.

CAR PARKING SPACES CALCULATIONS

Table showing car parking space calculations. Includes Proposed Development (Residential), Total GFA (294.258 sq.m), and Actual No. of Parking Space (2 nos).

Table showing actual no. of parking space/loading & unloading space provided. Includes Private Car (2.5m x 5m x 2.4m H.) = 2 nos.

TABLE A

Table A: Modifications / Exemptions NT 591/2013(MOD) GRANTED on 13 DECEMBER 2013 and AMENDMENT TO LOCATION (if any) IN THE CURRENT SUBMISSION. Lists various building regulations and their conditions.



BLOCK PLAN

SCALE 1:750

SCHEDULE OF SANITARY FITMENT

Schedule of Sanitary Fitment table with columns for Location, Use, Capacity, and No. of Sanitary Fitment (W.C., Basin, Urinal, Bath/Shower).

NOTES:

FIRE RESISTANCE REQUIREMENTS FOR ELEMENTS OF CONSTRUCTION

Table showing fire resistance requirements for elements of construction. Columns include Location, Use, Class, Compartment Area, F.R.R., and Min. Dimension of Elements of Construction.

NOTES: -/120/120 F.R.R. TO BE PROVIDED FOR SEPARATION BETWEEN DIFFERENT USES.

COLOR LEGEND:

- R.C. WORKS
SOLID BLOCKS WALL (WITH F.R.R.)
CONC. WORKS
GLASS
METAL WORKS
TIMBER WORKS
FLOOR RENDERING
WALL FINISH
SANITARY FITMENTS
SOLID BLOCK WALL (WITHOUT F.R.R.)
900mm(H) SOLID BLOCK WALL (WITHOUT F.R.R.)
SOIL

INDICATION SCHEDULE :

Indication Schedule table with columns for Mark and Indication. Lists symbols for Fire Hydrant, Exit Sign, Hose Reel, etc.

F.S. NOTES :

- 1. PORTABLE FIRE EXTINGUISHER
(c) PORTABLE FIRE EXTINGUISHERS WITH TYPE-SPECIFIED SHALL BE PROVIDED AS INDICATED ON PLAN IN ACCORDANCE WITH CURRENT F.S.D. CIRCULAR LETTERS NO.4/86.
2. HOSE REEL SYSTEMS
(a) A HOSE REEL SYSTEM SHALL BE PROVIDED FOR THE ENTIRE BUILDING, SINCE THE HORIZONTAL DISTANCE BETWEEN THE EVA AND THE BUILDING FACADE EXCEEDS 10m BUT WITHIN 30m. A 2m³ F.S. WATER TANK FED BY THE CITY WATER TOWN MAIN SHALL BE PROVIDED AT THE LOCAL AS SHOWN ON PLAN.
(b) THE HR SYSTEM CONSISTS OF HOSE REELS THAT ARE POSITIONED AND SHOWN ON PLAN SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT H.K. F.S.D. CODE OF PRACTICE. ONE MANUAL ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHALL BE PROVIDED FOR EACH HOSE REEL POINT THIS MANUAL ACTUATING POINT FACILITATES THE FIRE PUMP ACTIVATION AND AUDIO WARNING ALARM INITIATION.
(c) A HOSE REEL WITH HOSE REEL TUBING OF NO MORE THAN 30 METRES IN LENGTH SHALL BE PROVIDED AT THE LOCATIONS AS SHOWN ON PLAN TO ENSURE THAT ALL AREAS ARE COVERED BY THE HOSE REEL SYSTEM.
(d) THE FIXED FIRE PUMPS AS SHOWN ON PLAN.
3. OTHERS
(c) ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTING AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY THE USE OF APPROVED FIRE RETARDANT PRODUCT.
(b) ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476 : PART 7 OR LIS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
(c) ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
4. SECONDARY POWER SUPPLY
(c) THE SECONDARY ELECTRICITY SUPPLY TO BE TEE-OFF BEFORE THE INCOMING MAIN SWITCH FOR THE ESSENTIAL FS SERVICE.

MODIFICATIONS / EXEMPTIONS NT 354/2018(MOD) GRANTED on 10 JUNE 2018 and AMENDMENT TO LOCATION (if any) IN THE CURRENT SUBMISSION

Table A: Modifications / Exemptions NT 354/2018(MOD) GRANTED on 10 JUNE 2018 and AMENDMENT TO LOCATION (if any) IN THE CURRENT SUBMISSION. Lists various building regulations and their conditions.

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

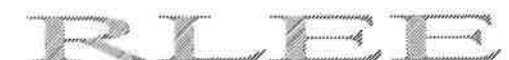
28/07/2017 - APPROVED PLAN NOTES, SCHEDULE, LEGEND, CALCULATION & LOCATION PLAN

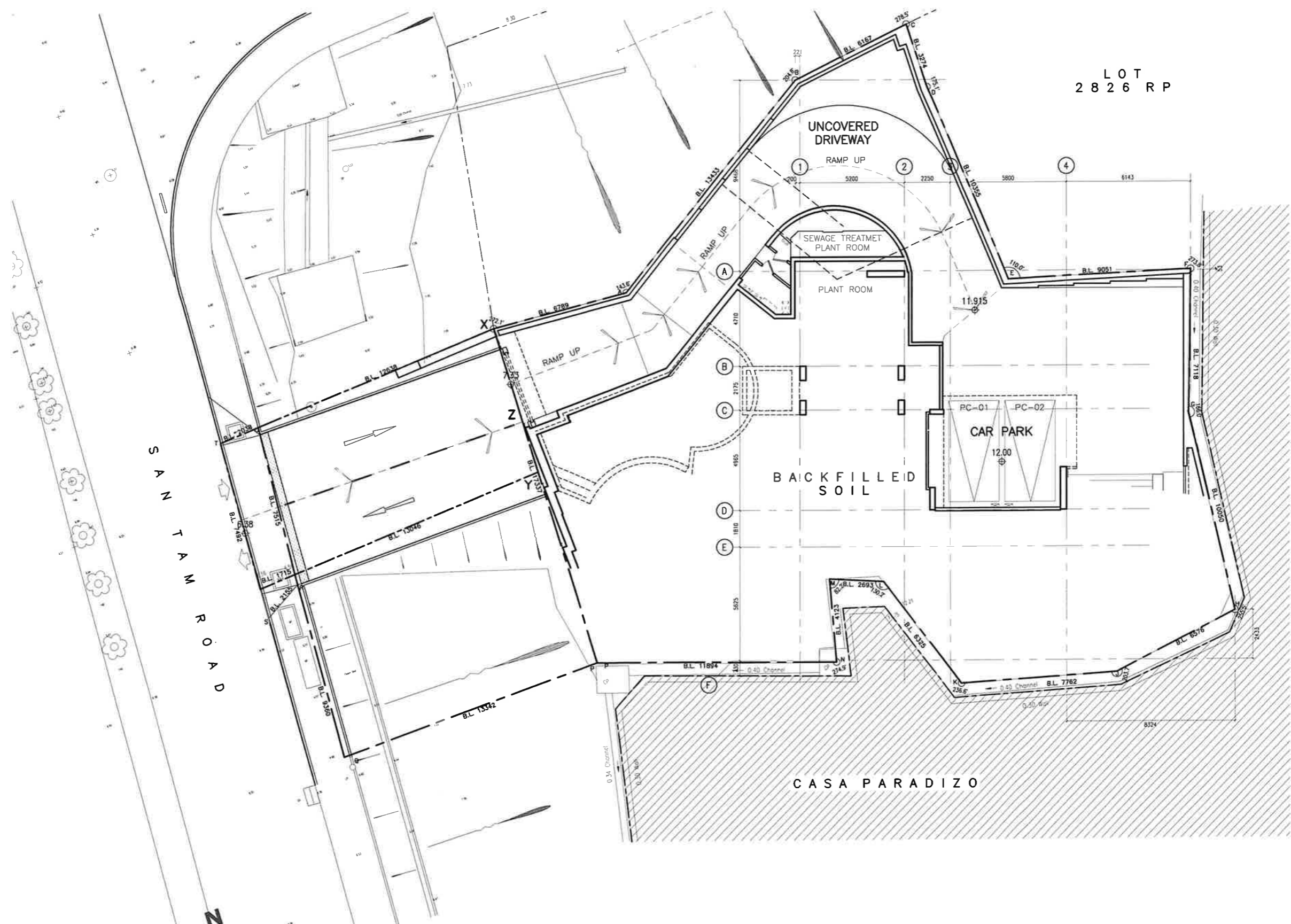
AP-01

NTS (A3)

JUN. 2022

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LOT  
2826RP

SAN TAM ROAD

BACKFILLED SOIL

CAR PARK

CASA PARADIZO



1 LOWER GROUND FLOOR  
AP-02

2202  
PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
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YUEN LONG, N.T.

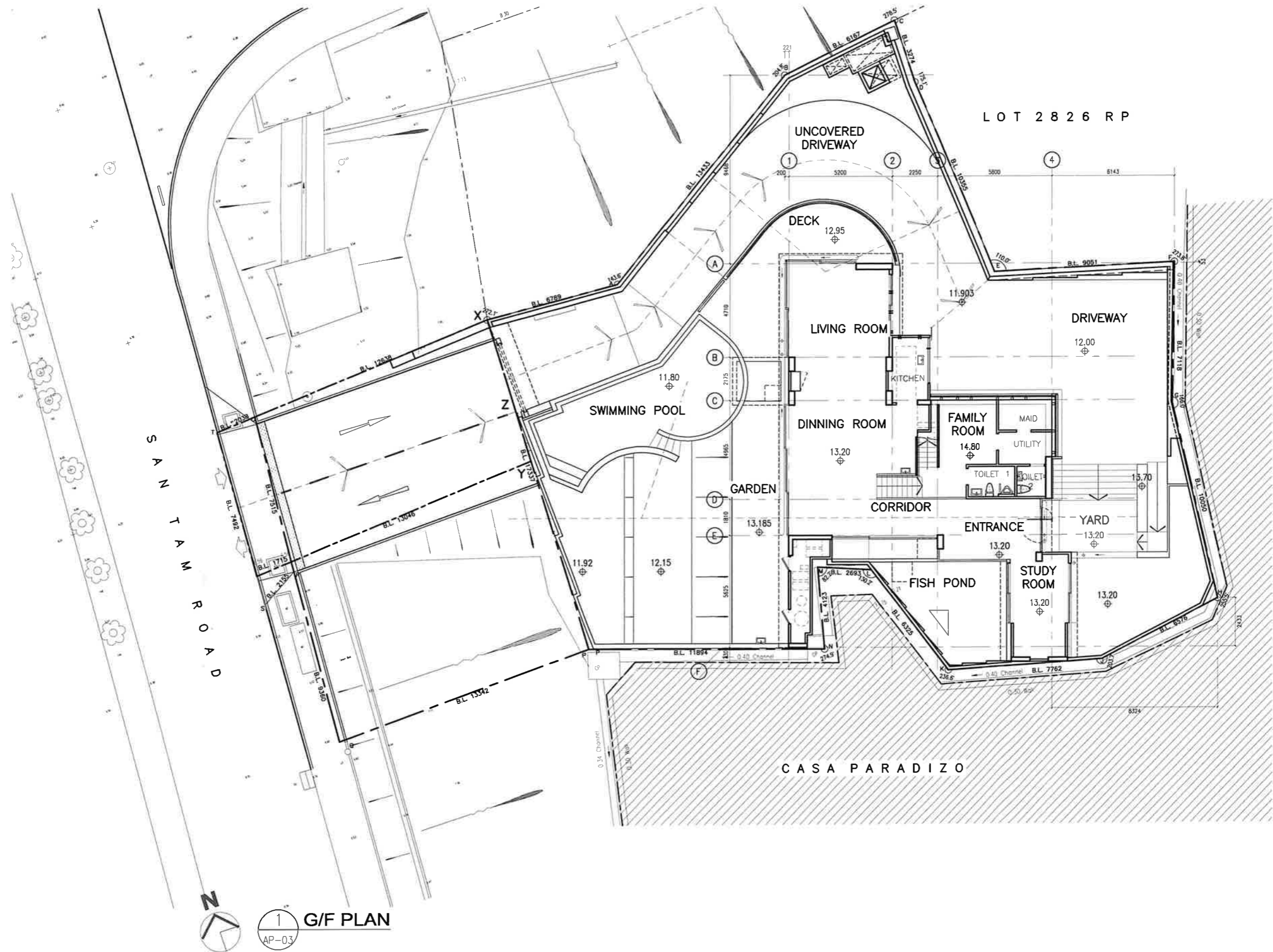
28/07/2017 - APPROVED PLAN  
LOWER GROUND FLOOR

AP-02 1:200 (A3)

JUN. 2022

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**G/F PLAN**  
 AP-03

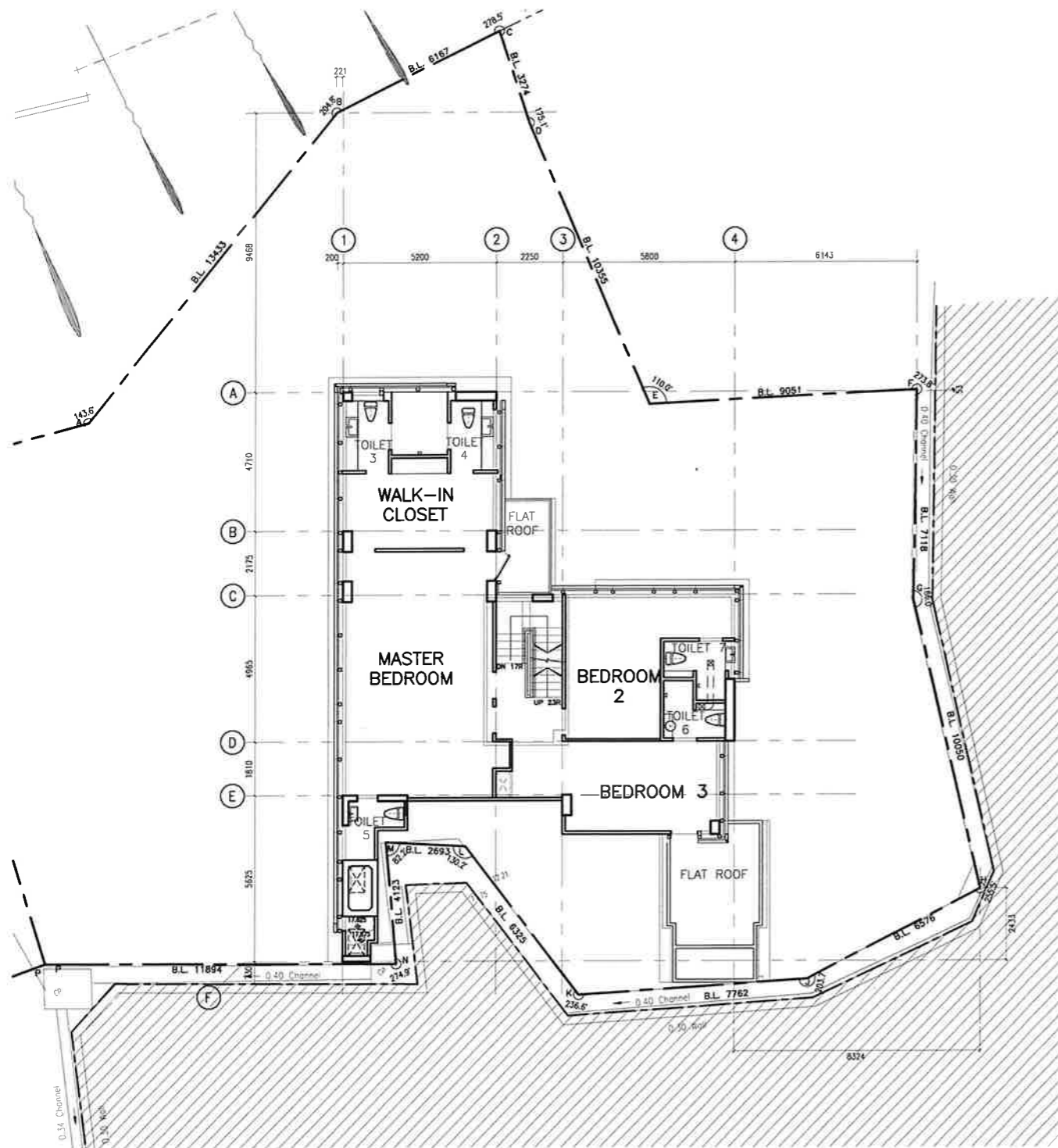
2202  
 PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
 at 81 SAN TAM ROAD,  
 YUEN LONG, N.T.



28/07/2017 - APPROVED PLAN  
 G/F

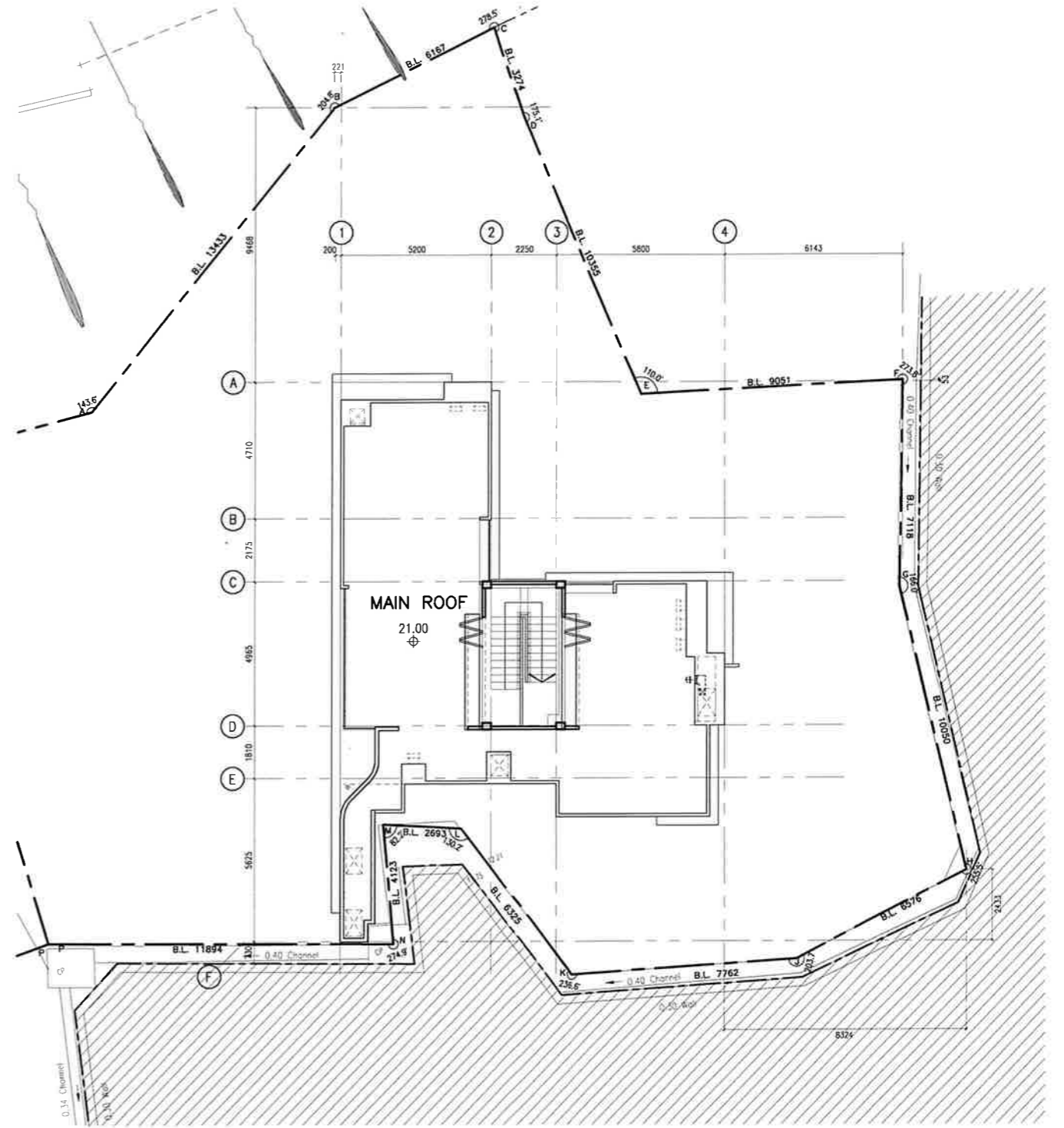
AP-03 1:200 (A3)



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**1/F PLAN**  
 AP-04





**2 ROOF PLAN**  
 AP-04

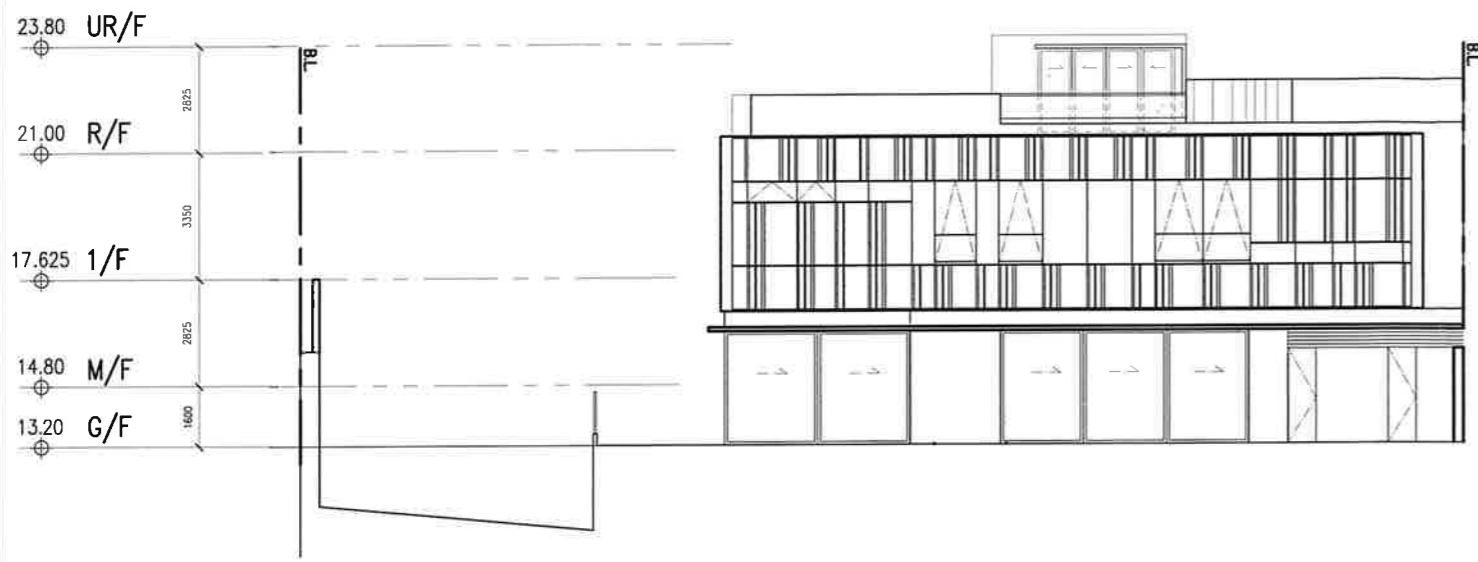
2202  
 PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
 at 81 SAN TAM ROAD,  
 YUEN LONG, N.T.

28/07/2017 - APPROVED PLAN  
 1/F & ROOF

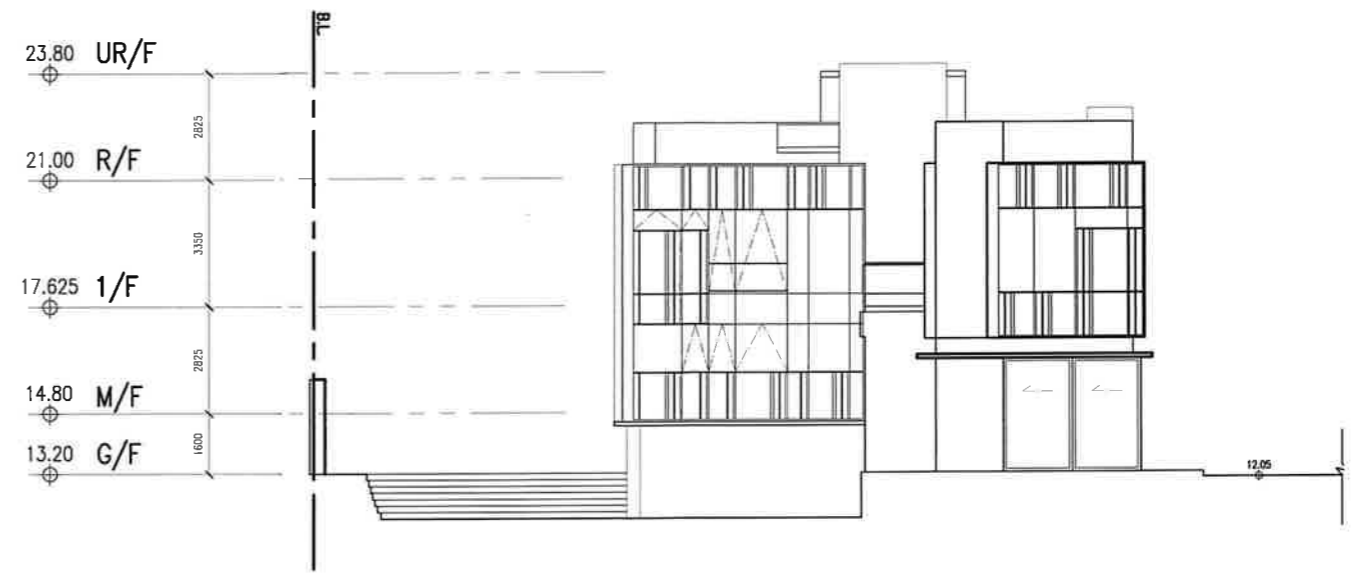
AP-04 1:200 (A3)

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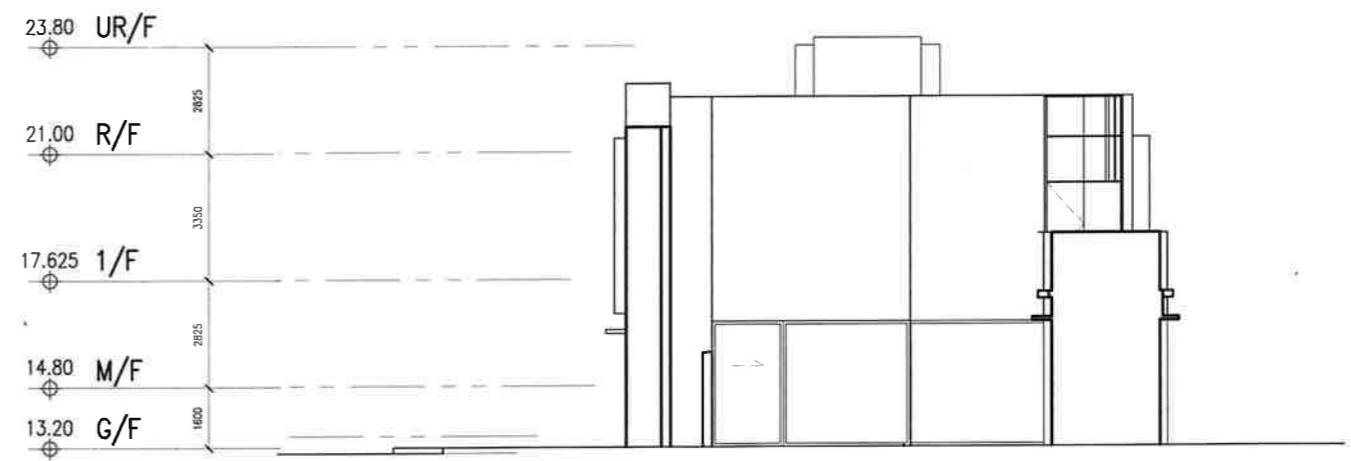
1 ELEVATION A  
AP-05



1 ELEVATION B  
AP-05



3 ELEVATION C  
AP-05



4 ELEVATION D  
AP-05

2202  
PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
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28/07/2017 - APPROVED PLAN  
ELEVATIONS

AP-05 1:200 (A3)

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(RCHE)**

**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,  
SAN TIN, N.T.**

**FIGURE 3**

**PROPOSED RCHE DESIGN**



**BLOCK PLAN**

SCALE - 1:1000

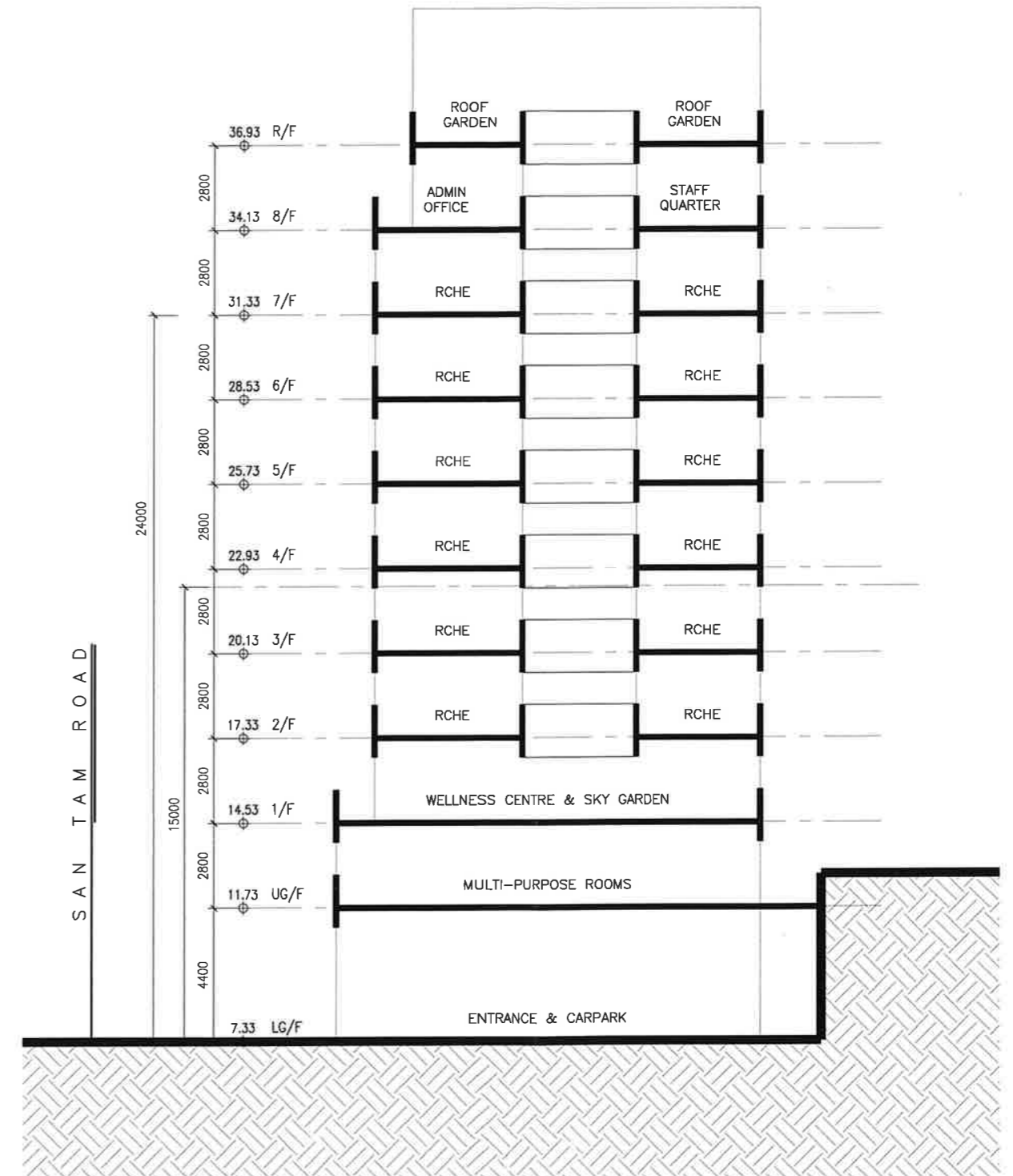


**DEVELOPMENT SCHEDULE:**

Site Area	:	736.3 m <sup>2</sup>	(7926 ft <sup>2</sup> )
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 <sup>2</sup>	(58125.6 ft <sup>2</sup> )
Proposed Building Height	:	36.93 mPD	
Absolute Height	:	29.6 m	
Proposed No. Of Storeys	:	10 STOREYS	
Proposed Gross Floor Area	:		
LG/F (ENTRANCE & CARPARK)	:	352.479 m <sup>2</sup>	
UG/F (MULTI-PURPOSE ROOMS)	:	617.819 m <sup>2</sup>	
1/F (WELLNESS CENTRE + SKY GARDEN)	:	626.160 m <sup>2</sup>	
2/F (RCHE)	:	595.090 m <sup>2</sup>	( 45 nos. of bed )
3/F (RCHE)	:	556.330 m <sup>2</sup>	( 17 nos. of bed )
4/F - 7/F (RCHE)	:	556.330 m <sup>2</sup> x 4 storeys	
	:	= 2225.32 m <sup>2</sup>	( 20 nos. of bed x 4 storeys )
8/F (ADMIN OFFIC + STAFF QUARTER)	:	426.802 m <sup>2</sup>	
<b>TOTAL</b>	:	<b>5400.000 m<sup>2</sup></b>	<b>( 142 nos. of bed )</b>

**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.



**SECTION A-A**

SCALE - 1:200

2202

PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
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YUEN LONG, N.T.

**DEVELOPMENT SCHEDULE & SECTION**

G-01

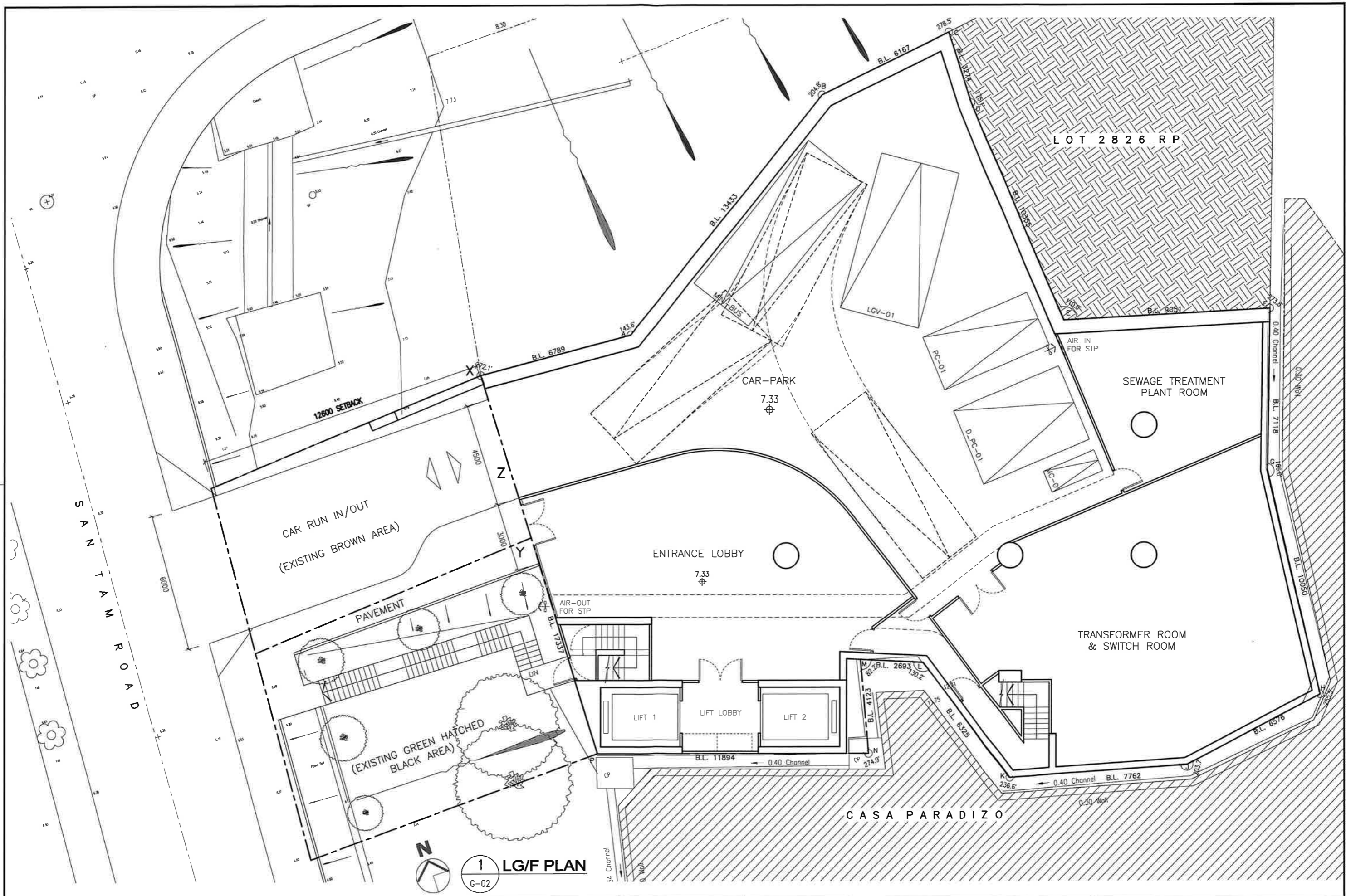
N.T.S. (A3)

A

JULY, 2022

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2202  
 PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
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 YUEN LONG, N.T.

LG/F PLAN  
 ENTRANCE & CARPARK

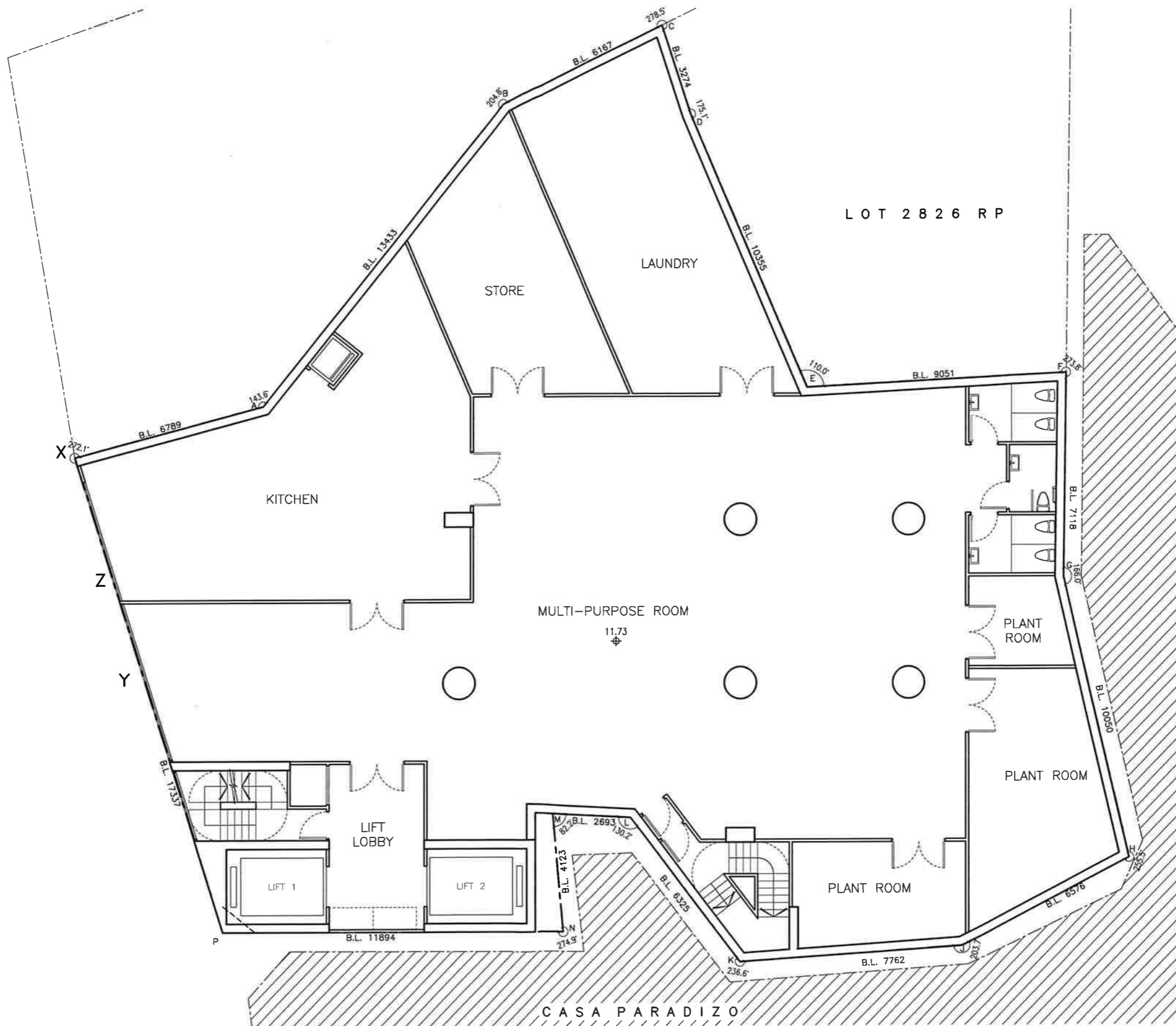
G-02 1:150 (A3) A


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1 LG/F PLAN  
 G-02




1 UG/F PLAN  
G-03

2202  
 PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
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 YUEN LONG, N.T.

UG/F PLAN  
 MULTI-PURPOSE ROOMS

G-03

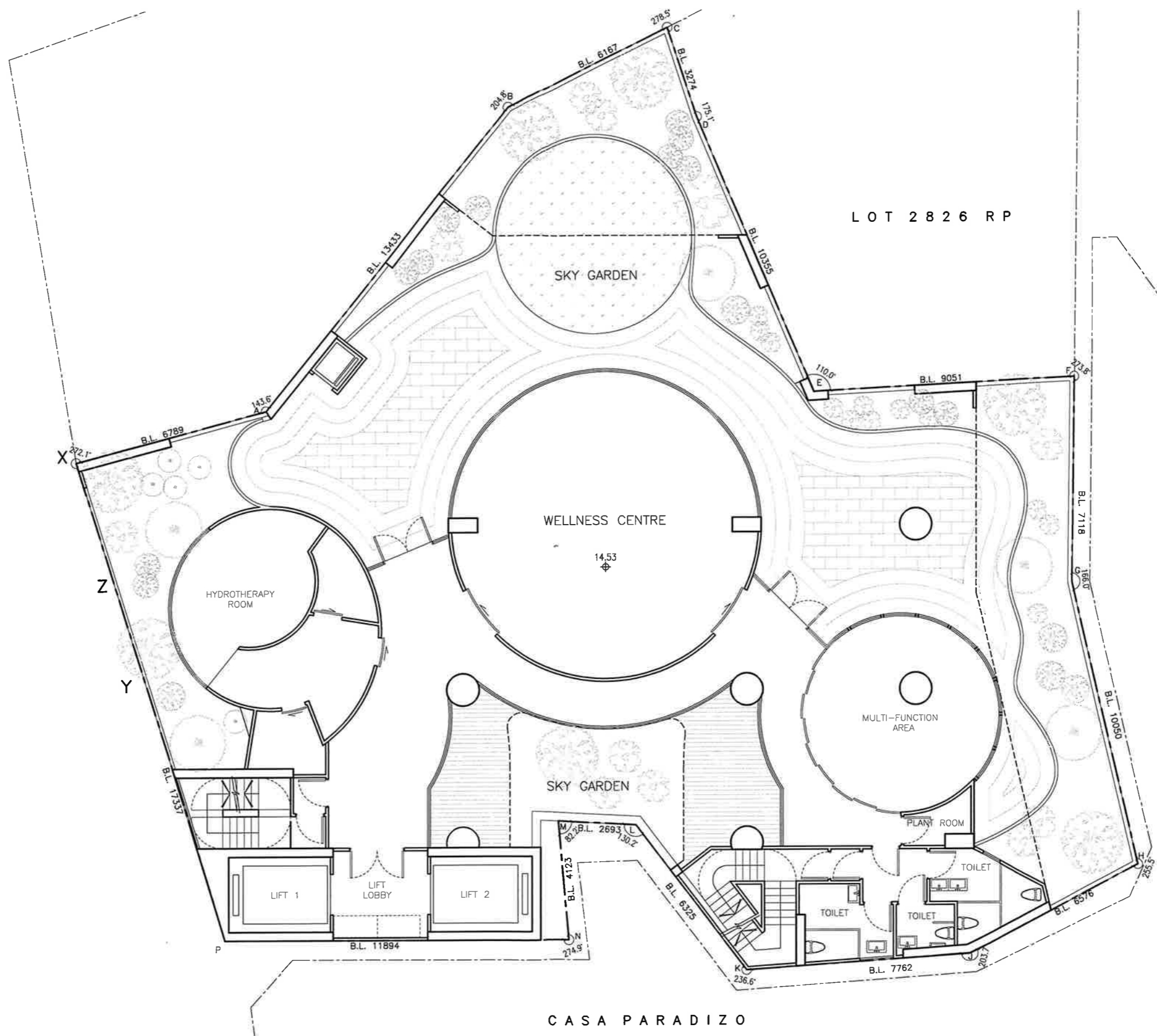
1:150 (A3)

A

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LOT 2826 RP

CASA PARADIZO

**1**  
G-04  
1/F PLAN

2202  
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
1/F PLAN  
WELLNESS CENTRE & SKY GARDEN

G-04 1:150 (A3) A JULY, 2022

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**1 2/F PLAN**  
 G-05

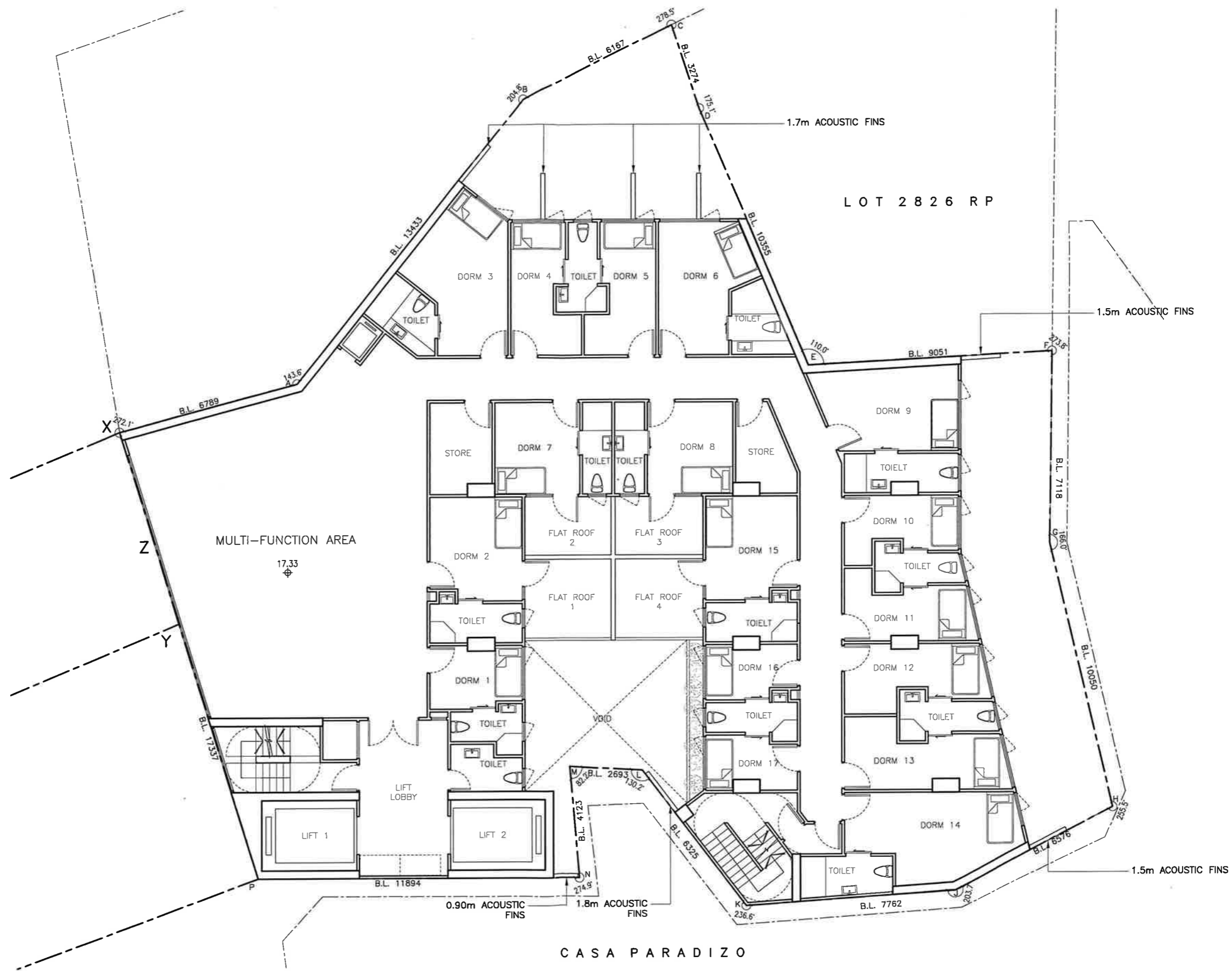
2202  
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**2/F PLAN**  
**RCHE**

**G-05**    1:150 (A3)    A    JULY, 2022

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1 3/F PLAN  
 G-06

2202  
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3/F PLAN  
 RCHE

G-06

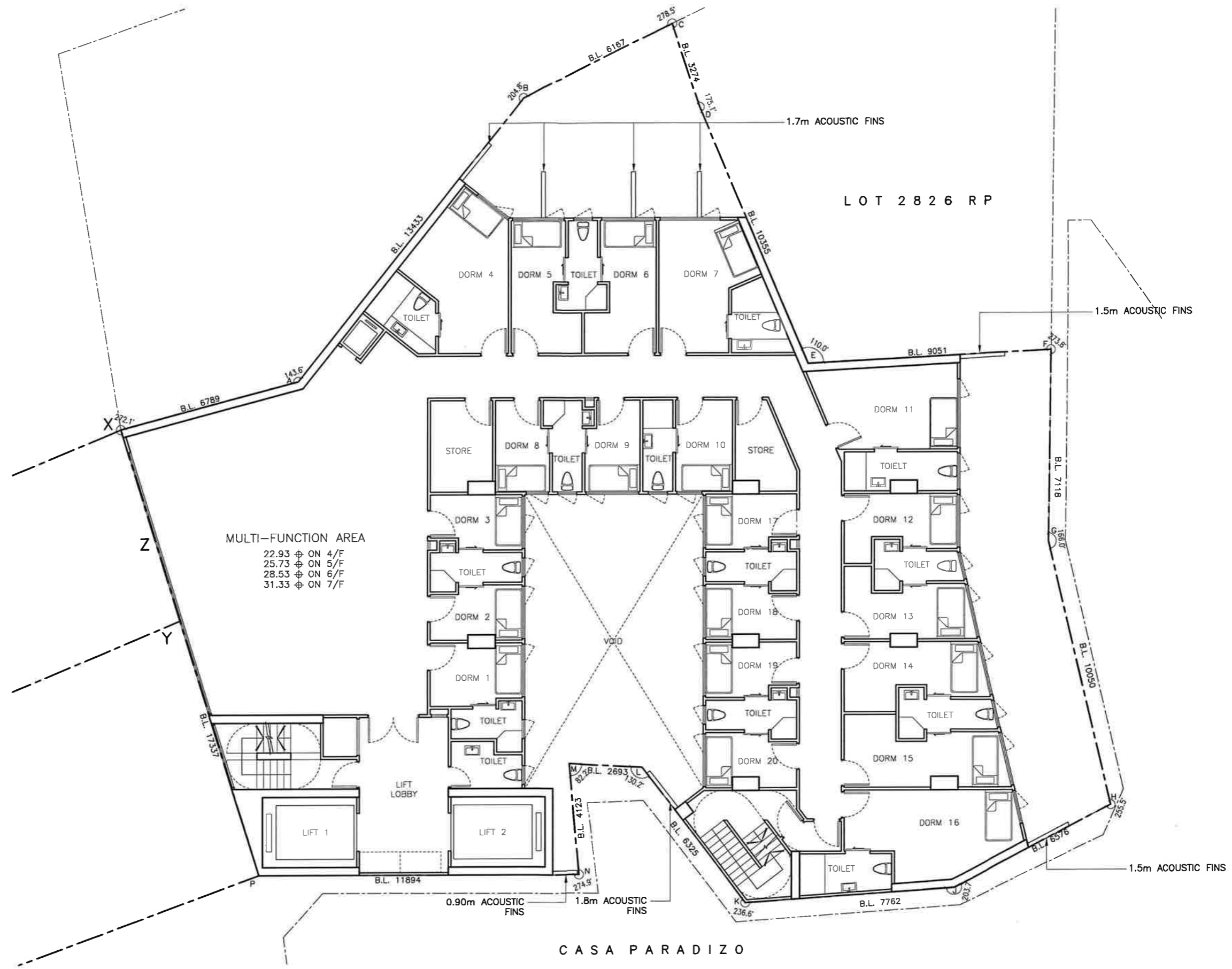
1:150 (A3)

A

JULY, 2022

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1 TYPICAL FLOOR PLAN PLAN  
G-07

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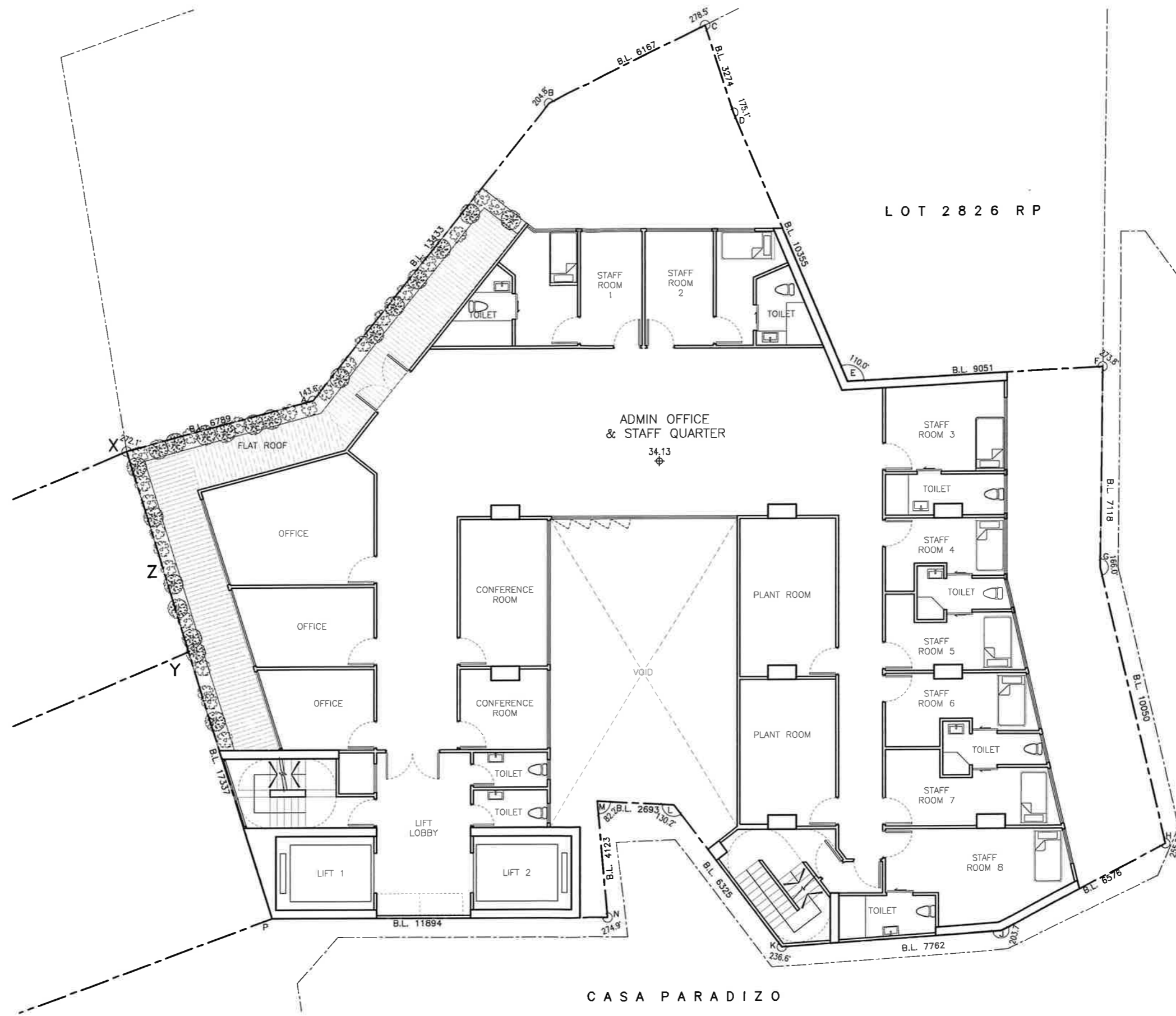
TYPICAL FLOOR PLAN PLAN  
 RCHE


G-07    1:150 (A3)    A    JULY, 2022

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1 **8/F PLAN**  
 G-08

2202  
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 YUEN LONG, N.T.

**8/F PLAN**  
**ADMIN OFFICE & STAFF QUARTER**

G-08

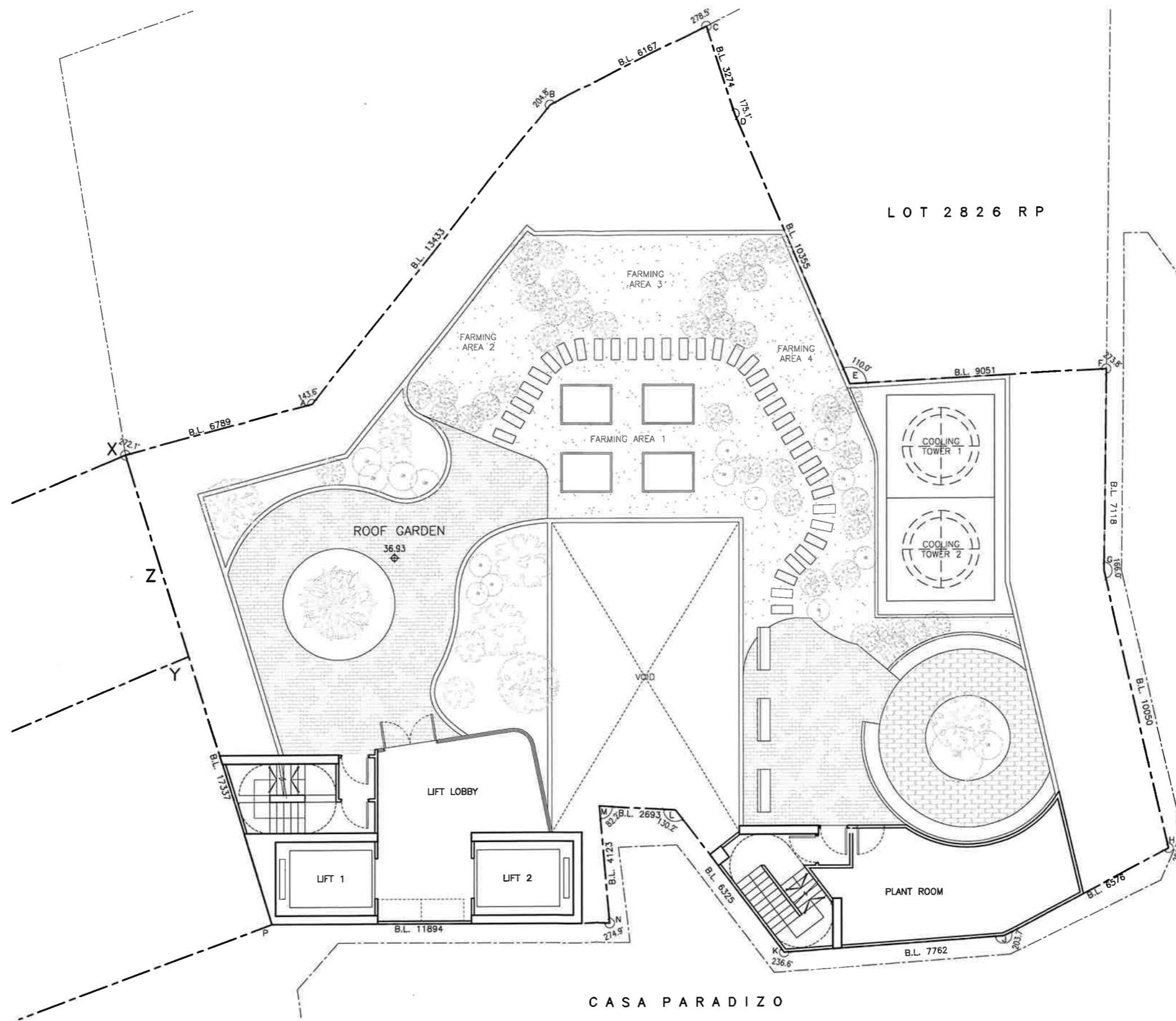
1:150 (A3)

A

JULY, 2022

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**RLEE**



1  
G-09

**ROOF GARDEN PLAN**

2202  
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YUEN LONG, N.T.

**ROOF GARDEN PLAN**

G-09

1:150 (A3)

A

JULY, 2022

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**RLEE**

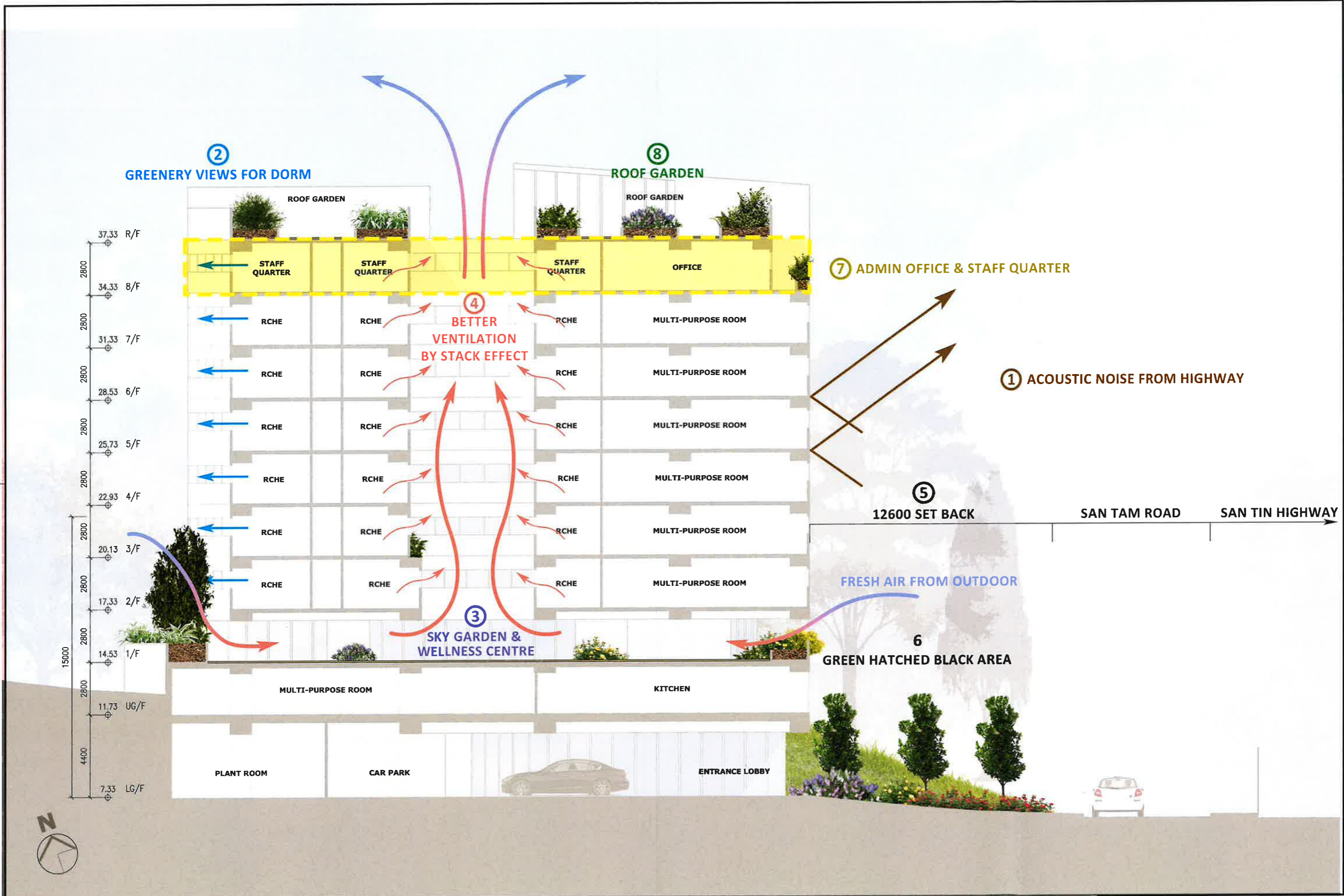
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(RCHE)**

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FIGURE 4A & 4B

DESIGN CONCEPT (1) & (2)



2202  
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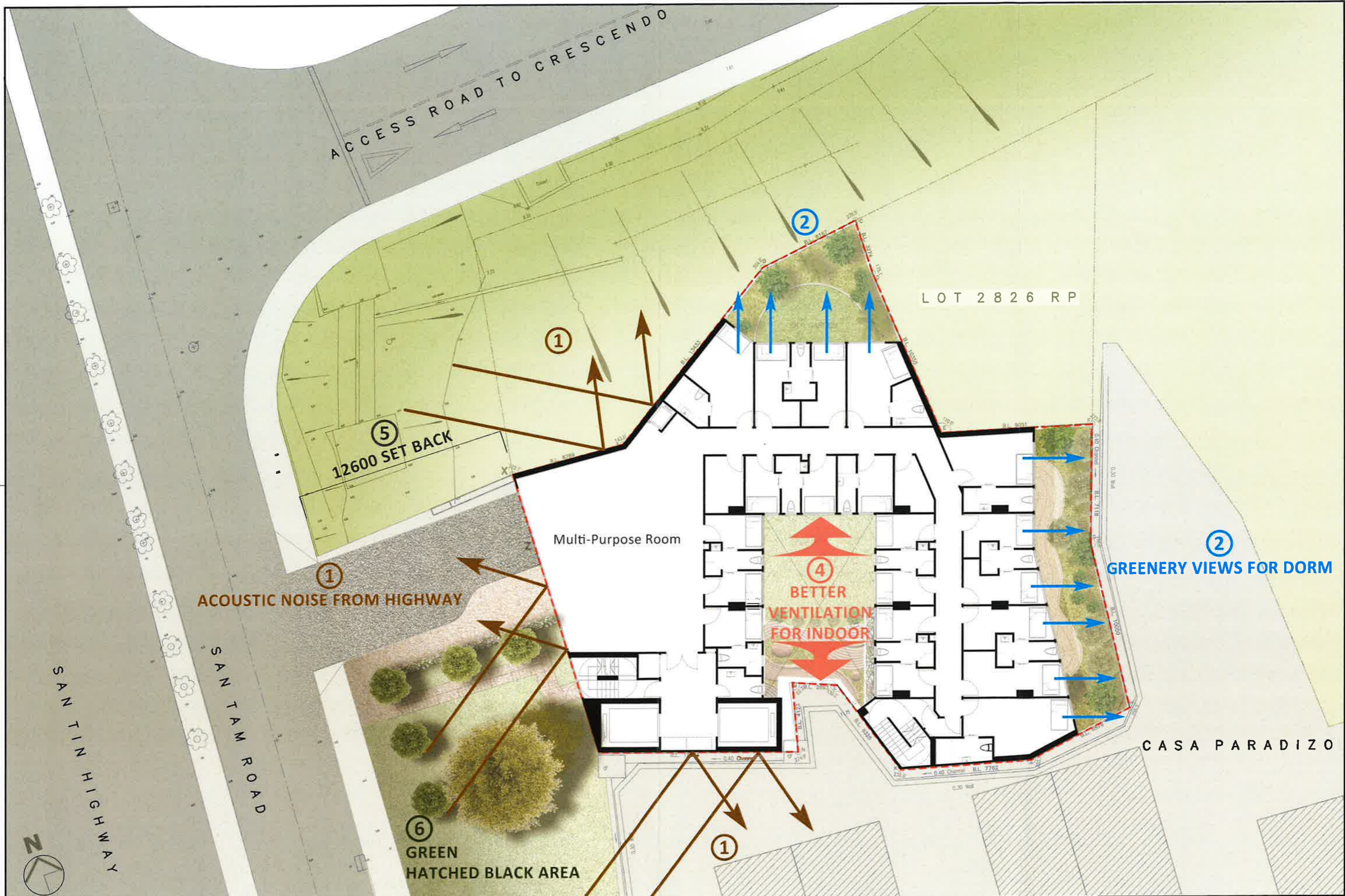
CONCEPT DIAGRAM (1)

FIGURE 4a

MAY 2022

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2202  
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 at 81 SAN TAM ROAD,  
 YUEN LONG, N.T.

CONCEPT DIAGRAM (2)

FIGURE 4b

MAY. 2022

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**S12A AMENDMENT OF PLAN APPLICATION  
APPROVED NGAU TAM MEI  
OUTLINE ZONING PLAN NO. S/YL-NTM/12**

**PROPOSED REZONING FROM "R(C)" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
(RCHE)**

**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,  
SAN TIN, N.T.**

**FIGURE 4C**

**PERSPECTIVE VIEW THROUGH SKY GARDEN**



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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**S12A AMENDMENT OF PLAN APPLICATION  
APPROVED NGAU TAM MEI  
OUTLINE ZONING PLAN NO. S/YL-NTM/12**

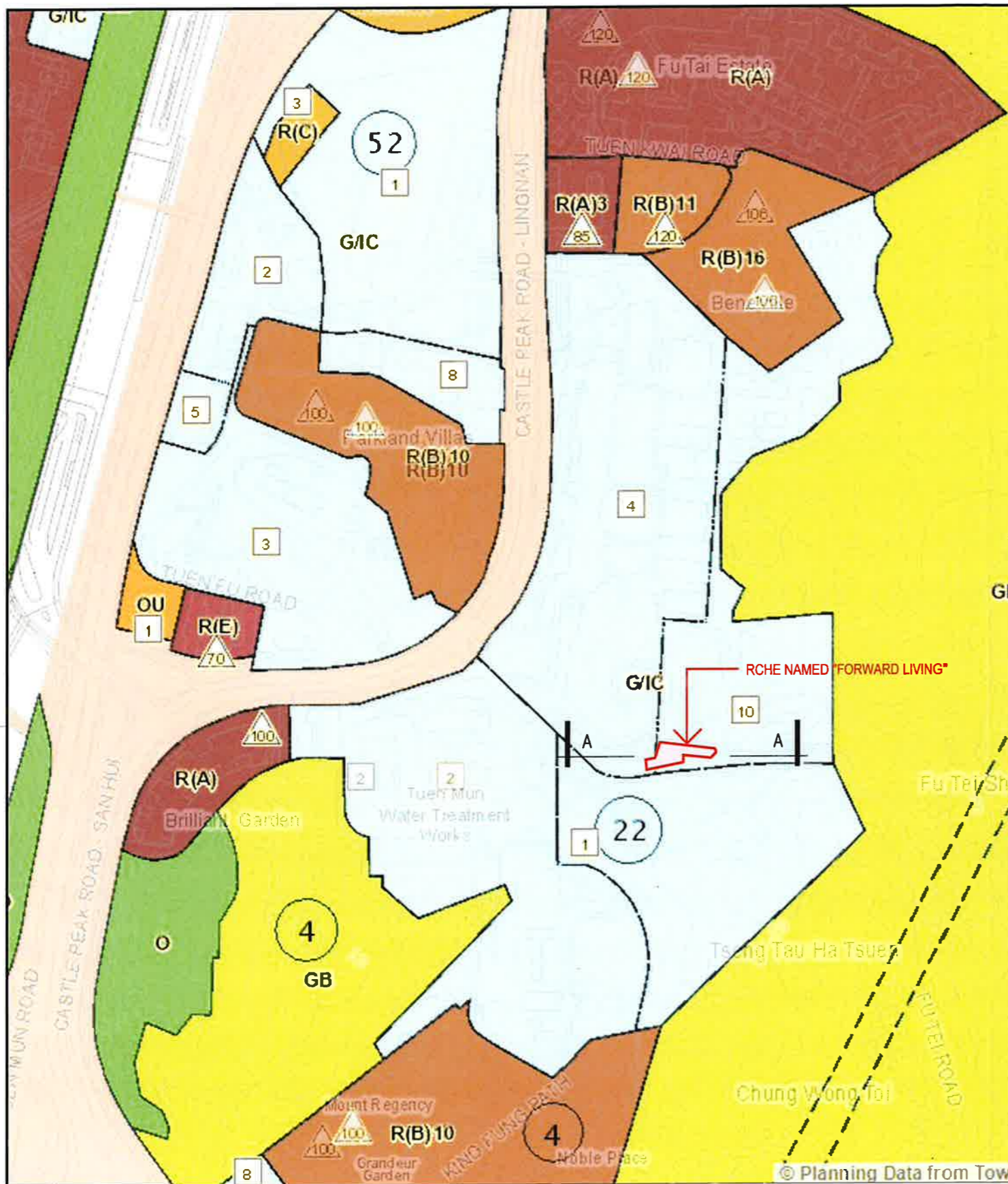
**PROPOSED REZONING FROM "R(C)" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
(RCHE)**

**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,  
SAN TIN, N.T.**

**FIGURE 5**

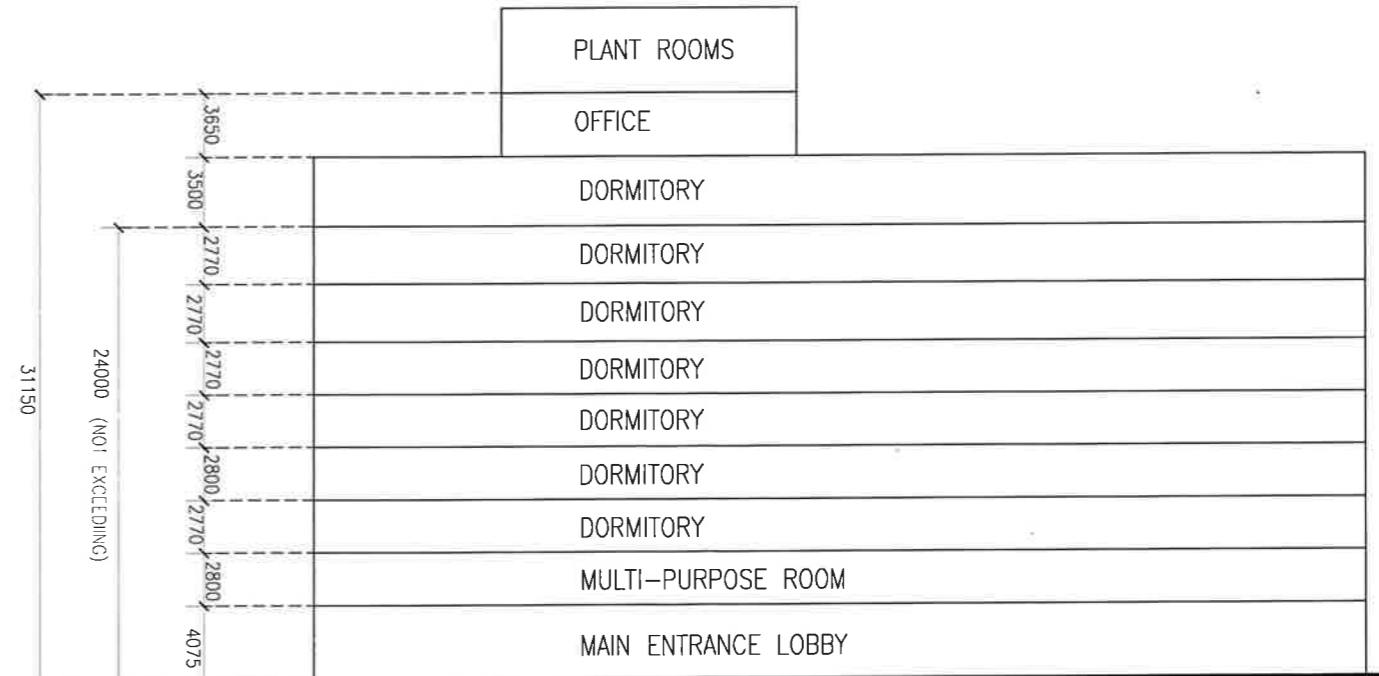
**COMPARISON OF DESIGN TO A NEWLY  
COMPLETED RCHE "FORWARD LIVING" AT  
NO.9, FU TEI ROAD, TUEN MUN**





DETAIL INFORMATION OF "FORWARD LIVING"

ADDRESS: NO. 9, FU TEI ROAD, TUEN MUN	
SITE AREA	1,122 S.M.
PERMITTED G.F.A.	5,400 S.M.
BUILDING HEIGHT	31.15m UP TO TOP OF ADMIN OFFICE
PLOT RATIO	4.81
NO. OF STOREY	10



1 OZP no. S/TM/35  
6 SCALE: N.T.S.

2 SECTION A-A  
6 SCALE: 1:500

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

COMPARISON OF DESIGN TO A  
NEWLY COMPLETED RCHE  
"FORWARD LIVING" AT NO. 9, FU TEI  
ROAD, TUEN MUN

FIGURE 5 (A3)

JULY, 2022

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**S12A AMENDMENT OF PLAN APPLICATION  
APPROVED NGAU TAM MEI  
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**PROPOSED REZONING FROM "R(C)" TO "G/IC"  
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(RCHE)**

**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,  
SAN TIN, N.T.**

**FIGURE 6**

**THE OUTLINE ZONING PLAN NO. S/YL – NTM/12**

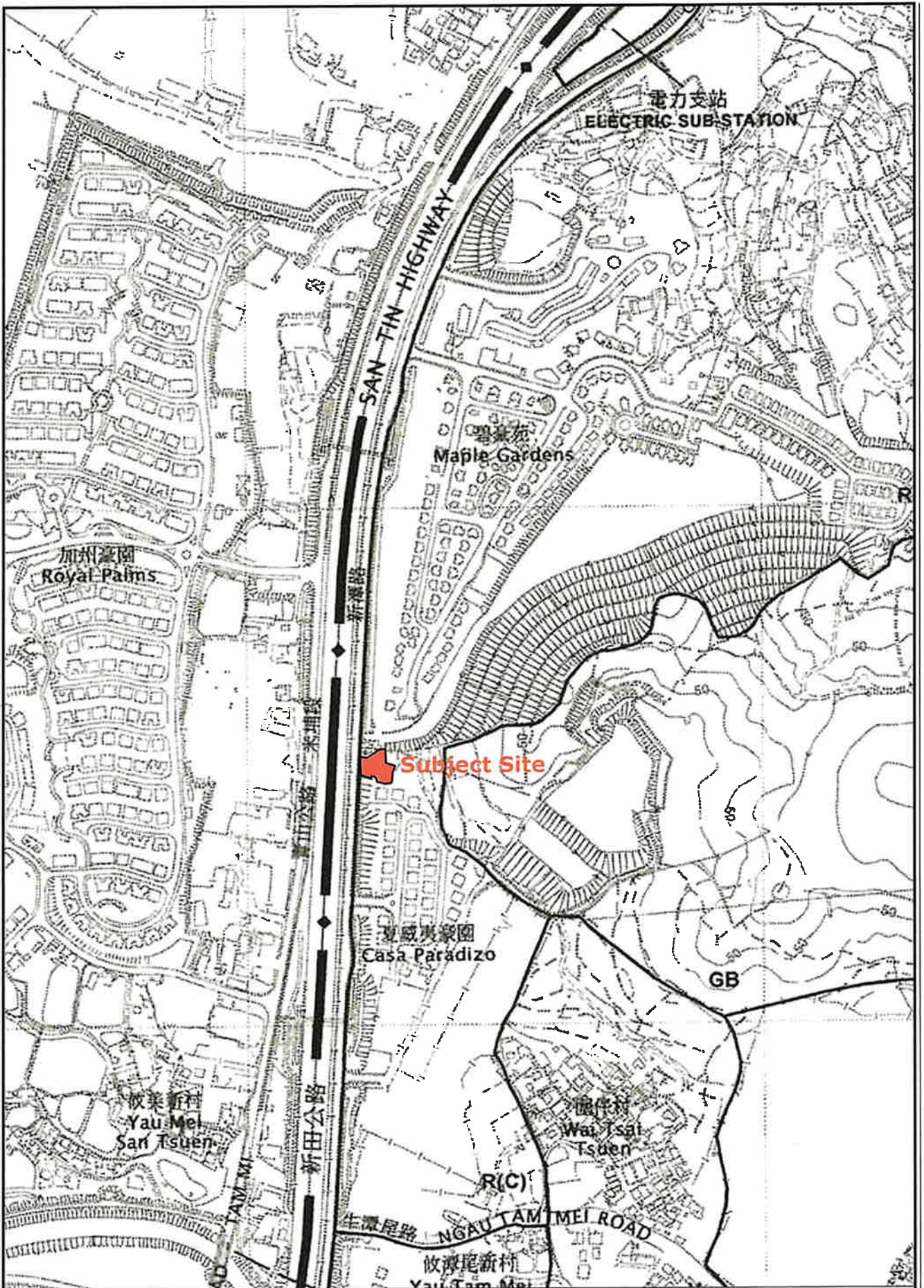



FIGURE NO. <p style="text-align: center;">6</p>	TITLE <p style="text-align: center;"><b>OUTLINE ZONING PLAN NO. S/YL-NTM/12</b></p>	SCALE <p style="text-align: center;">1:5000</p> DATE <p style="text-align: center;">JUL 2022</p>	
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**S12A AMENDMENT OF PLAN APPLICATION  
APPROVED NGAU TAM MEI  
OUTLINE ZONING PLAN NO. S/YL-NTM/12**

**PROPOSED REZONING FROM "R(C)" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
(RCHE)**

**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,  
SAN TIN, N.T.**

**FIGURE 7**

**NEARBY PLANNING APPLICATION CASES**

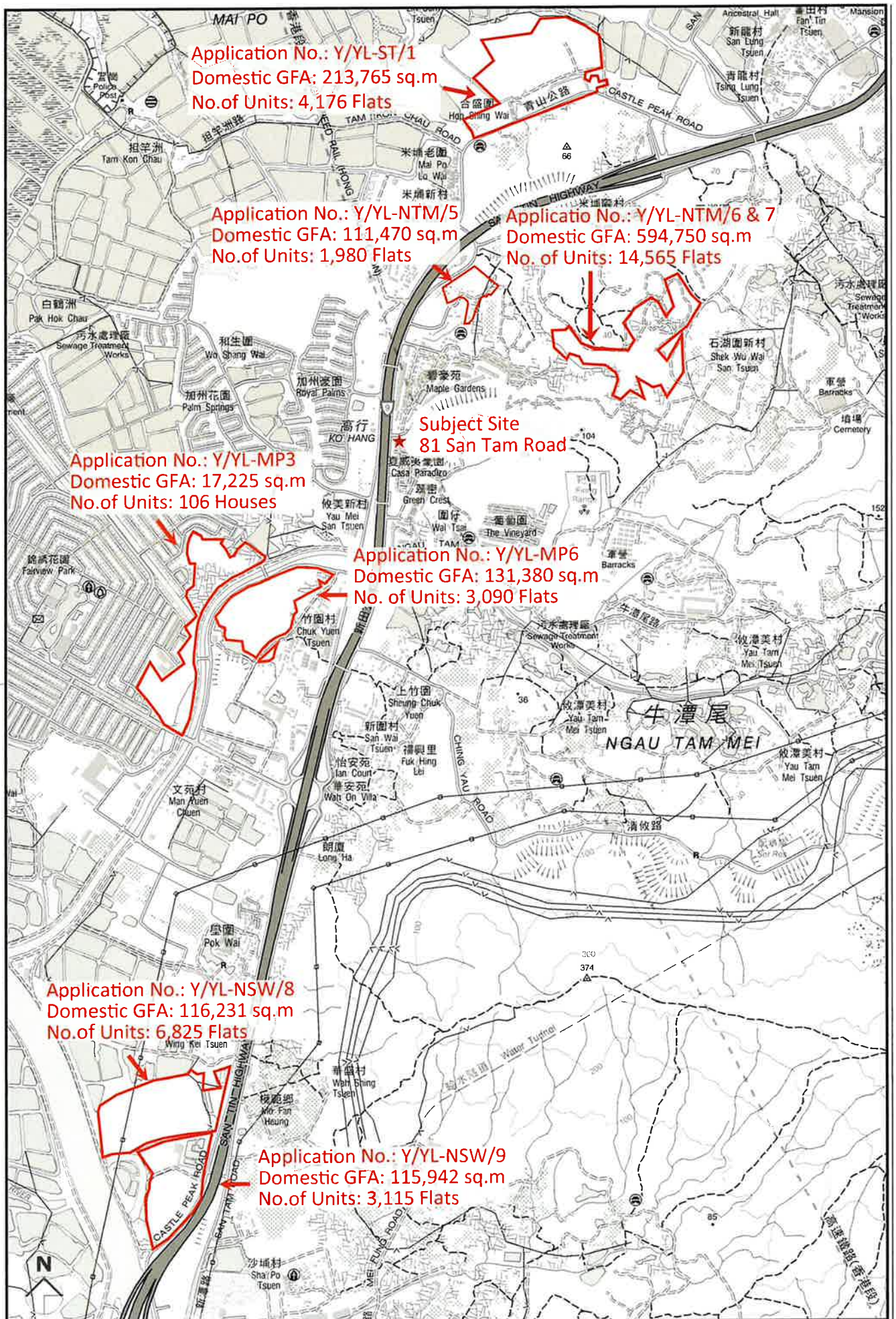


FIGURE NO. <b>7</b>	TITLE <b>NEARBY PLANNING APPLICATION CASES</b>	SCALE -
		DATE <b>JUL 2022</b>

**S12A AMENDMENT OF PLAN APPLICATION  
APPROVED NGAU TAM MEI  
OUTLINE ZONING PLAN NO. S/YL-NTM/12**

**PROPOSED REZONING FROM "R(C)" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
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(RCHE)**

**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,  
SAN TIN, N.T.**

**FIGURE 8**

**SIMILAR APPROVED & PROCEEDING  
S12A PLANNING APPLICATIONS**

Summary of S12A Planning Application of RCHE

Existing Zoning	Amended Zoning	Location	Application No.	Status
OU (B)	GIC	No. 8-12 Hi Yip Street, Yuen Long, New Territories (Yuen Long Town Lot No. 361)	Y/YL/6	Approved 20/04/2012
REC	GIC	Lot No. 953 RP (Part) in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South, New Territories	Y/NE-KTS/16	In Progress

FIGURE NO.  8	TITLE <b>SIMILAR APPROVED &amp; PROCEEDING S12A PLANNING APPLICATIONS</b>	SCALE -
		DATE JUL 2022

RLEE

**S12A AMENDMENT OF PLAN APPLICATION  
APPROVED NGAU TAM MEI  
OUTLINE ZONING PLAN NO. S/YL-NTM/12**

**PROPOSED REZONING FROM "R(C)" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
(RCHE)**

**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,  
SAN TIN, N.T.**

**FIGURE 9**

**SIMILAR APPROVED S16 PLANNING APPLICATIONS**



Summary of S16 Planning Application of RCHE

Existing Zoning	Amended Zoning	Location	Application No.	Status
GIC	N/A	Lots 1695 S.E ss.1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D. 120, Tai Kei Leng, Yuen Long, New Territories	A/YL/256	Approved 20/03/2020
V / R(C)	N/A	Lot 1689 S.A and Adjoining Government Land in D.D. 109, Yuen Long	A/YL-KTS/838-6	Approved 07/03/2022
V	N/A	Lots 1695 S.D RP, 1741 RP(Part) and 1394 S.B RP (Part) in D.D. 120 and adjoining Government Land, Tai Kei Leng, Yuen Long, New Territories	A/YL/263	Approved 05/02/2021
V	N/A	Lots 834 and 838 RP in D.D. 52 and adjoining Government Land, Tin Ping Road, Sheung Shui, New Territories	A/FSS/279	Approved 29/10/2021
V	N/A	Various Lots in D.D. 51, Fanling, New Territories	A/FSS/276	Approved 06/11/2020
RE1	N/A	1 Hong Ting Road, Sai Kung, New Territories	A/SK-SKT/29	Approved 26/11/2021
RE1	N/A	2 Hong Ting Road, Sai Kung, New Territories	A/SK-SKT/30	Approved 26/11/2021
RE1	N/A	6 Hong Ting Road, Sai Kung, New Territories	A/SK-SKT/31	Approved 26/11/2021
RE1	N/A	7 Hong Ting Road, Sai Kung, New Territories	A/SK-SKT/32	Approved 26/11/2021
RE1	N/A	7 (Part) and 9 Hong Ting Road, Sai Kung, New Territories	A/SK-SKT/33	Approved 26/11/2021

FIGURE NO.

9

TITLE

**SIMILAR APPROVED & PROCEEDING  
S16 PLANNING APPLICATIONS**

SCALE

-

DATE

JUL 2022

RLEE

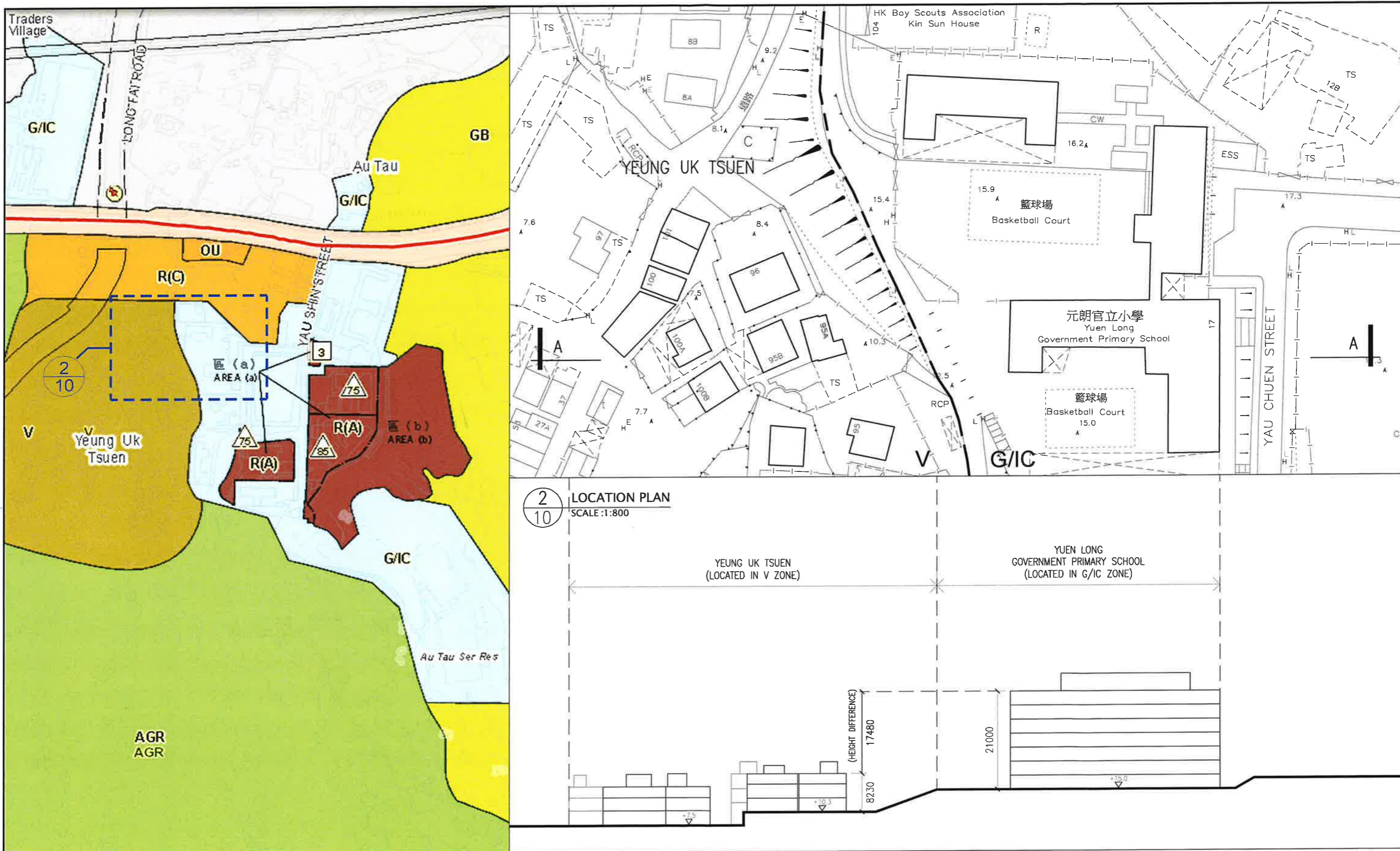
**S12A AMENDMENT OF PLAN APPLICATION  
APPROVED NGAU TAM MEI  
OUTLINE ZONING PLAN NO. S/YL-NTM/12**

**PROPOSED REZONING FROM "R(C)" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
(RCHE)**

**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,  
SAN TIN, N.T.**

**FIGURE 10A – 10D**

**COMPARISON OF BUILDING HEIGHT FOR  
RCHE / "G/IC" DEVELOPMENT ADJOINING  
LOW-DENSITY DEVELOPMENT**



1 OZP no. S/YL-TT/18  
SCALE : N.T.S.

3 SECTION A-A  
SCALE : 1:800



2202  
PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
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YUEN LONG, N.T.

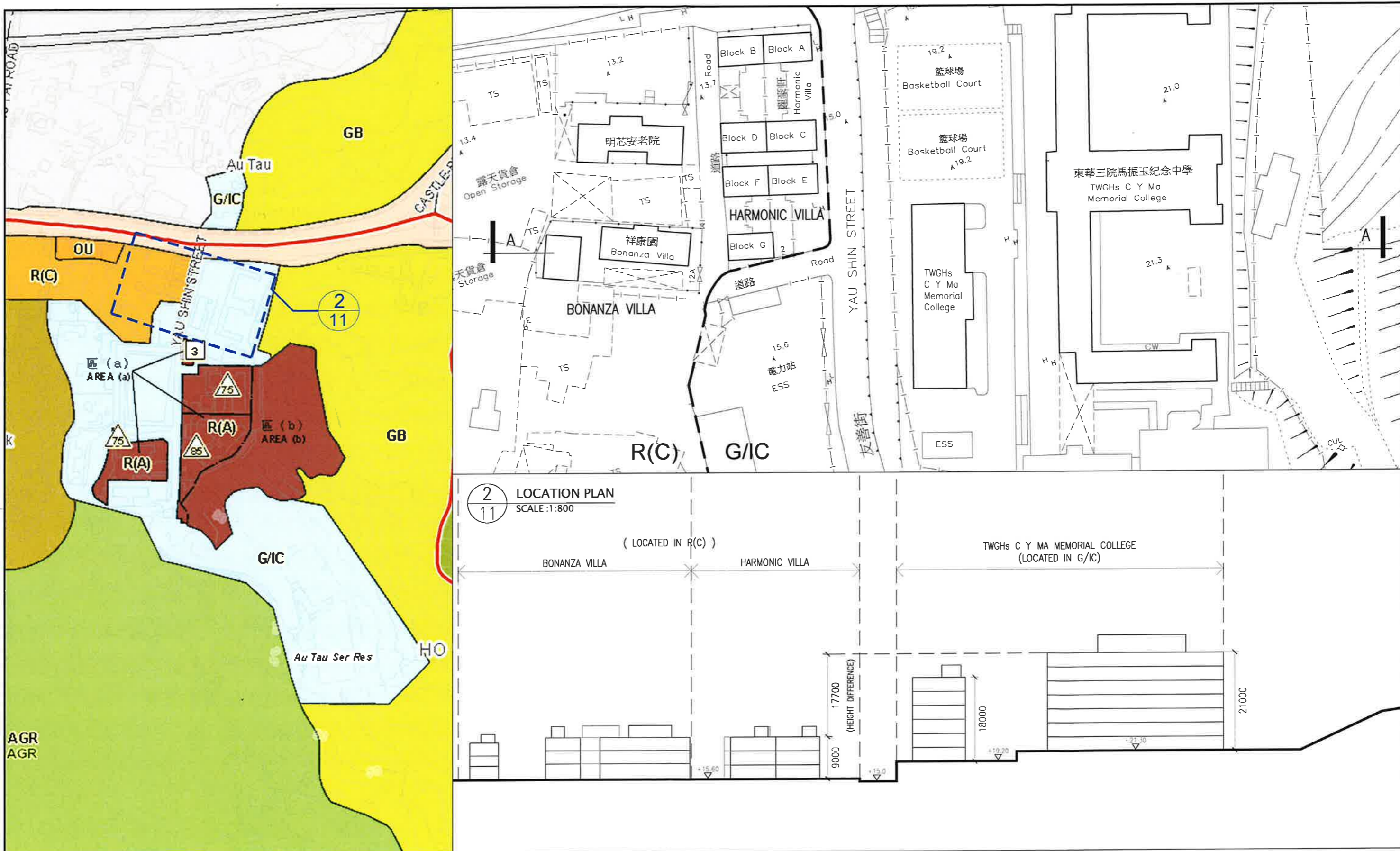
COMPARISON OF BUILDING HEIGHT  
FOR RCHE/"G/IC" DEVELOPMENT  
ADJOINING LOW DENSITY  
DEVELOPMENTS

Figure 10A - (A3)

JULY, 2022

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1 OZP no. S/YL-TT/18  
10B SCALE: N.T.S.

3 SECTION A-A  
10B SCALE: 1:800



2202  
PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
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YUEN LONG, N.T.

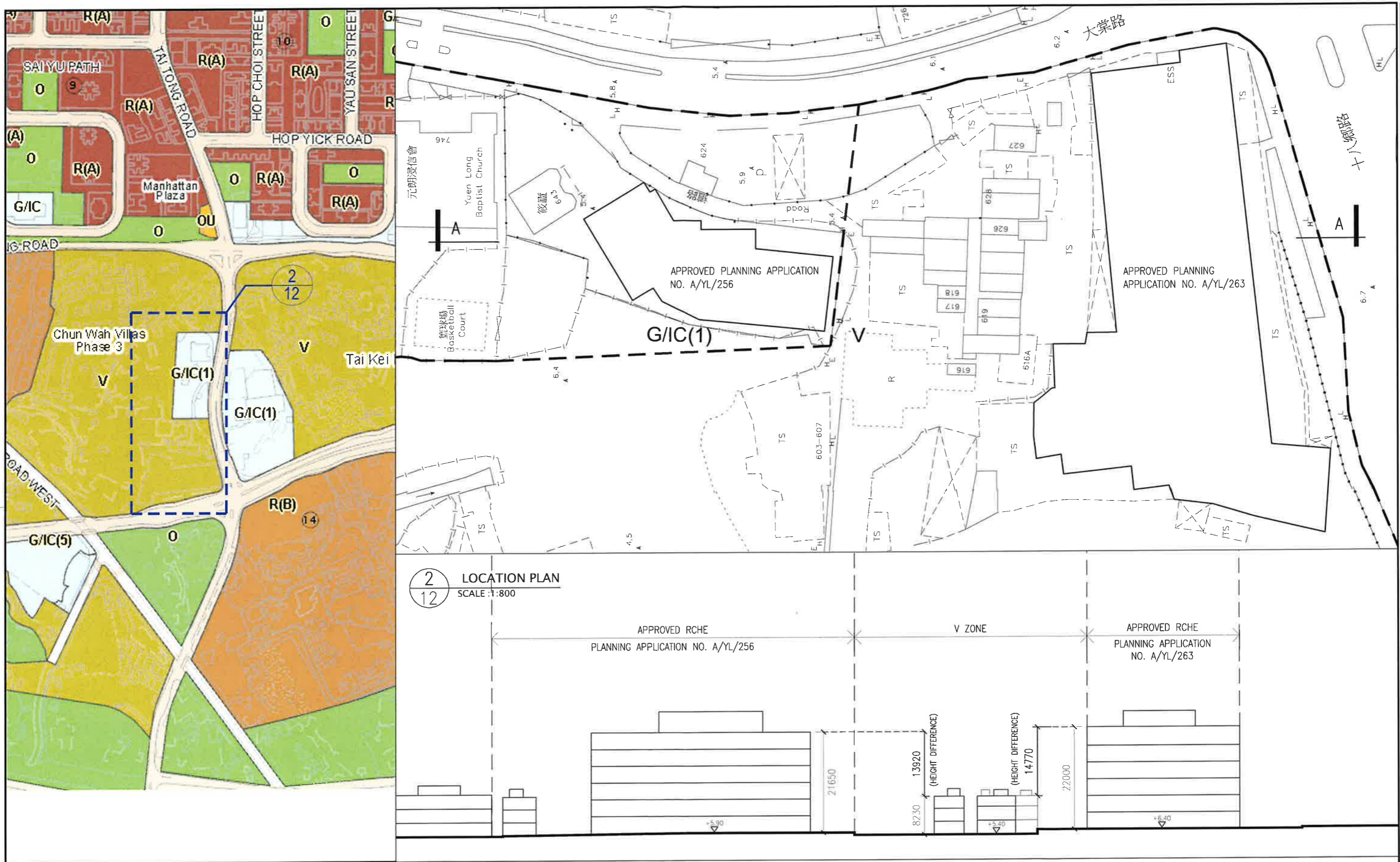
COMPARISON OF BUILDING HEIGHT  
FOR RCHE/"G/IC" DEVELOPMENT  
ADJOINING LOW DENSITY  
DEVELOPMENTS

Figure 10B - (A3)

JULY, 2022

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1 OZP no. S/YL/25  
100 SCALE : N.T.S.

3 SECTION A-A  
100 SCALE : 1:800

10m 20m 30m 60m

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

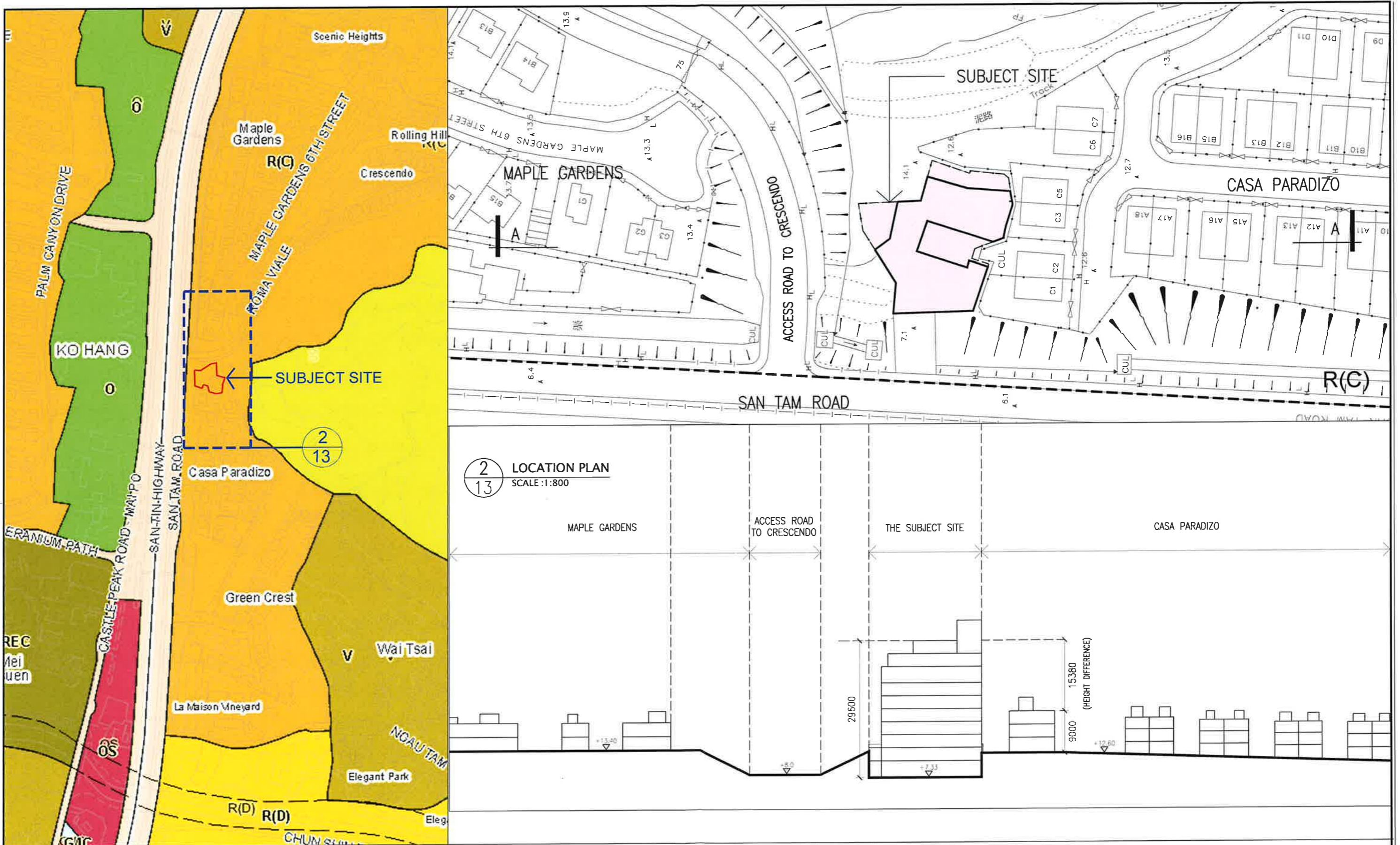
COMPARISON OF BUILDING HEIGHT  
FOR RCHE/"G/IC" DEVELOPMENT  
ADJOINING LOW DENSITY  
DEVELOPMENTS

Figure 10C - (A3) -

JULY, 2022

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1 OZP of S/YL-NTM/12  
SCALE: N.T.S.

3 SECTION A-A  
SCALE: 1:800

10m 20m 30m 60m

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

COMPARISON OF BUILDING HEIGHT  
FOR RCHE/"G/IC" DEVELOPMENT  
ADJOINING LOW DENSITY  
DEVELOPMENTS

Figure 10D - (A3)

JULY, 2022

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(RCHE)**

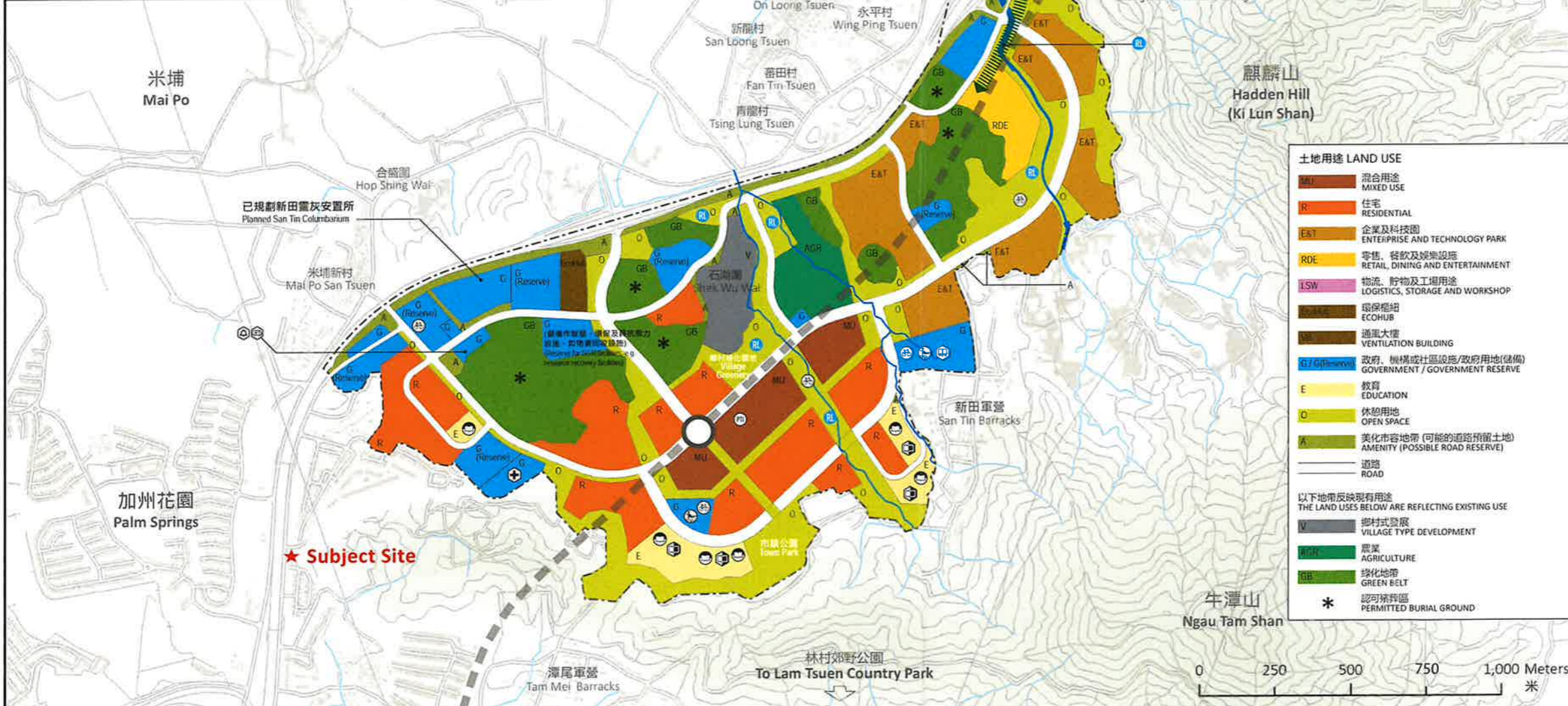
**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,  
SAN TIN, N.T.**

**FIGURE 11**

**INITIAL LAND USE FOR SAN TIN & LOK MA CHAU  
DEVELOPMENT**

- 圖例 LEGEND**
- 新田/落馬洲發展樞紐  
San Tin / Lok Ma Chau Development Node
  - 擬議北環線的指示走線  
Indicative Alignment of the Proposed Northern Link
  - 擬議新田站  
Proposed San Tin Station
  - 擬議古洞站  
Proposed Kwu Tung Station
  - 東鐵線(落馬洲支線)  
East Rail Line (Lok Ma Chau Spur Line)
  - 現有的落馬洲站  
Existing Lok Ma Chau Station
  - 擬議標誌性綠化天橋  
Proposed Iconic Green Bridge
  - 普通科診所  
General Clinic
  - 消防局兼救護站  
Fire Station cum Ambulance Depot
  - 小學  
Primary School
  - 中學  
Secondary School
  - 圖書館  
Library
  - 體育中心  
Sports Centre
  - 公共運輸交匯處  
Public Transport Interchange
  - 單車停泊處  
Cycle Parking Areas
  - 蓄洪湖  
Retention Lake
- 水體 WATER RESOURCES**
- 河溪/明渠改善工程  
Potential Watercourses/Nullah Upgrade
  - 鄰近新田/落馬洲發展樞紐的河溪  
Watercourses around ST/LMC DN
  - 現時落馬洲邊境管制站土地的概略位置  
Broad Location of the Land of Existing Lok Ma Chau Boundary Control Point

土地用途預算 LAND USE BUDGET		面積 (公頃) (約) AREA (HA (ABOUT))	%
混合用途 MIXED USE	地積比率 7 PR 7	10	3%
住宅 RESIDENTIAL	地積比率 3.6 - 7 PR 3.6 - 7	33	10%
經濟及就業用途 ECONOMIC & EMPLOYMENT USES	企業及科技園 - 地積比率 5 ENTERPRISE AND TECHNOLOGY PARK - PR 5	57	18%
	零售、餐飲及娛樂設施 - 地積比率 4 RETAIL, DINING AND ENTERTAINMENT - PR 4	5	2%
	物流、貯物及工場用途 - 地積比率 5 LOGISTICS, STORAGE AND WORKSHOP - PR 5	8	2%
	政府、機構或社區設施 GOVERNMENT, INSTITUTION OR COMMUNITY	37	11%
休憩用地 OPEN SPACE		56	18%
道路 (包括美化市容地帶/可能的道路預留土地) ROAD (incl. Amenity / Possible Road Reserve)		67	21%
<b>總發展面積 TOTAL DEVELOPMENT AREA</b>		<b>273</b>	<b>85%</b>
以下地帶反映現有用途 THE LAND USES BELOW ARE REFLECTING EXISTING USE			
鄉村式發展 VILLAGE TYPE DEVELOPMENT		6	2%
農業 AGRICULTURE		7	2%
綠化地帶 GREEN BELT		34	11%
<b>共計 TOTAL</b>		<b>320</b>	<b>100%</b>



- 土地用途 LAND USE**
- MU 混合用途 MIXED USE
  - R 住宅 RESIDENTIAL
  - E&T 企業及科技園 ENTERPRISE AND TECHNOLOGY PARK
  - RDE 零售、餐飲及娛樂設施 RETAIL, DINING AND ENTERTAINMENT
  - LSW 物流、貯物及工場用途 LOGISTICS, STORAGE AND WORKSHOP
  - Ecohub 環保樞紐 ECOHUB
  - Ventilation Building 通風大樓 VENTILATION BUILDING
  - G/G 政府、機構或社區設施/政府用地(儲備) GOVERNMENT / GOVERNMENT RESERVE
  - E 教育 EDUCATION
  - O 休憩用地 OPEN SPACE
  - A 美化市容地帶 (可能的道路預留土地) AMENITY (POSSIBLE ROAD RESERVE)
  - ROAD 道路 ROAD
- 以下地帶反映現有用途 THE LAND USES BELOW ARE REFLECTING EXISTING USE
- V 鄉村式發展 VILLAGE TYPE DEVELOPMENT
  - AG 農業 AGRICULTURE
  - GB 綠化地帶 GREEN BELT
  - \* 認可葬區 PERMITTED BURIAL GROUND

**初步土地用途**  
(未包括落馬洲邊境管制站土地)  
**INITIAL LAND USE PLAN**  
(Not yet included the land at Lok Ma Chau Boundary Control Point)

附註：需作進一步研究及修訂  
Remarks: Subject to further study and amendments

2202  
PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
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INITIAL LAND USE FOR SAN TIN &  
LOK MA CHOU DEVELOPMENT

FIGURE 11

- A - JUL 2022  
MAY 2022

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OUTLINE ZONING PLAN NO. S/YL-NTM/12**

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FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
(RCHE)**

**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,  
SAN TIN, N.T.**

**FIGURE 12**

**PROPOSED MTR NORTHERN LINK**



NORTHERN LINK  
北環綫

Figure 1  
圖1

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

PROPOSED MTR NORTHERN LINK

FIGURE 12

MAY 2022

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