

**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.**

APPENDIX 4

LANDSCAPE MASTER PLAN

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1. Introduction

- 1.1 The Landscape Master Plan is prepared and submitted in support of the S12A application for a proposed amendment to the approved Ngau Tam Mei Outline Zoning Plan ("the approved OZP") No. S/YL-NTM/12. The proposed amendment is to rezone a Site from "R(C)" zone to "G/IC" zone to facilitate the development of a proposed RCHE at No.81 San Tam Road, Lot No. 4823 in D.D. 104.
- 1.2 The Indicative Landscape Master Plan is presented in *Figure 2 to Figure 8*, two Sections in *Figures 9 & 10*, and Diagrams in *Figures 14 & 15*.

2. Existing Site Condition

- 2.1 The application site with an area of Approx. 736.3m² and is accessible from San Tam Road at level +7.33 mPD by the West. It adjoins an access road to "Crescendo" to the North and a low-rise residential development "Casa Paradiso" to the South. To the East is a small mountain full of Greenery.
- 2.2 By situating in R(C) zone, the surroundings are predominately low-rise, low-density development. However, the situation may undergo rapid change since a number of adjoining Planning Applications are underway.
- 2.3 In this rezoning, the gentle slope and greenery on the existing Green Hatched Black Area would be generally maintained except with the addition of a concrete path with steps to facilitate a staircase discharge from the building.

2.4 All the trees in the Green Hatched Black Area will be retained in the same location (Table 1), which includes a Cinamomum Camphora, a Celtis Sinensis retained and Five Gracina Spicata as compensatory planting proposed in the Tree Felling Application for the existing house development and was approved by DLO on 15/06/2016 (Ref No. (25) in DLOYL 515/YLT/2012D). **Figure 16** shows the details of that Tree Felling Proposal.

Tree	Species			Measurement			
Quantity	Botanical Name	Chinese Name	Location	Height	Spread	DBH	remarks
5	Garcinia Spicata	福木	Green Hatched Black Area	3000	1500	100	Straight trunk & Balance form
1	Cinnamomum Camphora	樟	Green Hatched Black Area	12000	8000	600	
1	Celtis Sinensis	朴樹	Green Hatched Black Area	12000	600	650	

Table 1 : Existing Tree in Brown Area and Green Hatched Black Area.
(As approved by DLO on 15/06/2016, (Ref No. (25) in DLOYL 515/YLT/2012D))

2.5 There is NO additional compensatory planting required for the proposed development as there is NO tree exists on Site.

3. Proposed Development Perspective

- 3.1 The proposed development is an 8-storey RCHE comprising about 142 bed spaces. It would make optimal use of scarce land resources to address the demand for elderly home care services in the vicinity.

Please refer to *Figure 1* for the Proposed RCHE Design.

- 3.2 The proposed development is accessible from San Tam Road at the run in/out provided. The access road will be reduced to 4.5 m wide in order to provide a pavement to the Entrance Lobby. Entrance Lobby, Car Park with accessible parking and loading/unloading bay together with all necessary Plant Rooms are provided on LG/F.
- 3.3 The proposed development has already set back by 12.6m from San Tam Road. The development will further set back above 2/F at the Northern & Eastern side. A Void on the Southern Side is designed to create "Stack Effect" for better ventilation.

4. Landscape Design Proposal

- 4.1 The Conceptual design of the Landscape Master Plan is illustrated as per *Figure 2* to *Figure 8*, and Sections on *Figures 9 & 10*. *Figure 12* shows the perspective view through the covered Sky Garden. *Figure 13* shows the front view form San Tam Road with the Landscaping features like the Vertical Greenery, etc.
- 4.2 The captioned Figures aim to introduce future landscape expectation and perspectives, providing a sense of the relationship between the landscape and Architecture to present the high quality and diverse open space and green coverage for the user.
- 4.3 The landscape design proposal will introduce the main concept followed by a brief of the landscape element planning with thoughtful arrangement with hard and soft landscape and components.

5. Landscape Design Objectives

5.1 The main design objectives for the landscape are listed below:

Propose a distinctive luxury landscape that is specially designed for elderly use.

Integrate the visual context of the development and preview the new look of the site and architecture.

Softened the visual impact for the surroundings with vegetation screening

Balancing the Green coverage and Open Space for the user to maximize the potential of the outdoor space

Adapting to the thermal climate of Hong Kong and ensuring the outdoor area is comfortable for the user through reasons in Hong Kong.

6. Open Space

6.1 The proposed development has provided a required amount of open space in accordance with the requirement of Hong Kong Planning Standard and Guidelines (HKPSG) with 1m² per user for the proposed development. The components and facilities in the open space satisfy the requirement of the elderly and are easy to be managed by the staff.

6.2 Approx. 142 beds will be provided in the captioned development which indicates equal to the population of the development. *Figure 15* shows the scheme will provide not less than 142m² of open space for the resident which satisfies the requirement of HKPSG and the needs of future residents.

6.3 All the landscaping and open space within the site boundary, Green Hatched Black Area and Brown Area would be constructed, managed, and maintained by the developer and relevant authorities after the completion of the Defects Liability Period and Establishment Period.

6.4 Due to the climate affecting the resident, Sky Garden on 1/F provide covered and outdoor open space for the elderly. This aims to provide an alternative option for the elderly so as to escape from direct sunlight and rain in summer.

7. Green Coverage

- 7.1 The Site Area of the proposed development does not conform to the minimum size requirement to provide Greenery coverage in the building. However, in order to improve the environmental quality of the urban space and open space, we are pleased to offer Greenery Space in accordance with the requirement for the development of 1000 m² - 2000 m² site area as detailed in Buildings Department Practice Notes PNAP APP-152, Sustainable Building Design Guidelines; and DEVB Technical Circular (Works) No. 3/2012. The design has included a minimum of 10% Greenery in the Primary Zone (15 m above main street level) and a total of 20% coverage.
- 7.2 The site area of the Proposed Development is 736.3 m². The Green Coverage shall not be less than 147.26 m² in total with and 73.63 m² in primary zone. **Figure 14** shows the location and amount of the Greenery Coverage.
- 7.3 On Sky Garden floor, part of the greenery will be extended to the covered area in order to maintain the consistency of the greenery view. Those species would be carefully selected in order to live in both outdoor and covered conditions.
- 7.4 Only Vertically uncovered Greenery Space has been counted as Green Coverage.

8. Landscape Design Components

- 8.1 The following description of the Components aim to improve the user experience for the potential user, staff, and visitor for the proposed development and minimize the visual impacts via various vegetation planting and greenery coverage. Facilitates and spaces are all accessible, barrier-free, and elderly-friendly to ensure the feasibility.
- 8.2 The Proposed Landscape design should refer to **Figure 2** to **Figure 10** and including several main components detailed as follow:

The Entrance Landscape

- 8.3 The gentle slope and trees in the Green Hatched Black Area between the application site and San Tam Road would be mostly retained the original form. Existing trees will reduce the noise from San Tam Highway and counselling the building block from the sight of the Highway to reduce the visual impact on the landscape view. *Figure 3* shows the landscape and the location of the trees in the Green Hatched Black Area.

Widened Pedestrian Pavement

- 8.4 The proposed Brown Area would undergo slight change to provide a pavement with the access road reduced to 4.5m wide. The Pavement leading to the Entrance door will be 3m wide which makes the main entrance more accessible for users with any equipment passing by. The pavement also provides a safer and independent path to separate pedestrian from vehicles.

Accessible Parking

- 8.5 The Car Park provides extra space for the loading/unloading bay & accessible Parking for visitor and resident, which complies with The Technical details and design on parking for drivers with disabilities in Volume 6 Chapter 8 of TPDM and the third schedule to the Building (Planning) Regulation (Cap 123F).
- 8.6 Signage clearly indicates the exact locations of the designated parking spaces for users for all the circulation. The signage will not be obscured and can be seen from the driver's seat.

Vertical Greenery

- 8.7 Vertical Greenerys are provided on Lower Floor Spandrels facing San Tam Road (*Figure 13*). Those would enhance the visual composition and signify the Entrance at the same time. Fixing and irrigation details are shown on *Figure 11*.

Sky Garden on 1/F

- 8.8 The 1/F Sky Garden provides a diverse functional space that provides potential interest for the future user. The Sky Garden spaces are shaded and covered by the building block above. The covered open space allows the elderly to enjoy outdoor space in thermal climate and rainy seasons while escaping from direct sunlight and rain.
- 8.9 Considering the level of the sky garden might be seen by surrounding building users, the Sky Garden will be surrounded by trees and shrubs to secure user privacy while concealing the surrounding R(C) House from user perspectives. It also provides a natural context landscape view from sky garden to the small mountain at North-East side.
- 8.10 The Sky Garden provides better ventilation to the Podium and surrounding buildings by providing a ventilation channel from West to East to enhance the environmental sustainability of users and neighbourhood living space by achieving better air ventilation. *Figure 4* shows the layout plan of the 1/F Sky Garden and the connection between outdoor and indoors.

Lawn with functional Space on 1/F

- 8.11 The Lawn is located at the Northern setback platform on 1/F and to be surrounded by vegetation. As a semi-shaded area, the lawn enables use in various weather conditions to enjoy the natural context and to provide a flexible outdoor space for the management team and staff by holding different community events. It also allows interaction with the indoor multi-purpose room.

Japanese Zen Garden on 1/F

- 8.12 The Japanese Garden is located in the middle of 1/F at the bottom of the void. The Garden is referred to as the traditional Japanese Garden to present a peaceful, mysterious atmosphere. A wooden pavement Pavilion will be provided and surrounded the Japanese Garden. Residents can view the garden landscape by walking across the corridor of 2/F via the curtain glass or by stepping into the Pavilion in order to feel the Tranquillity of the garden.
- 8.13 In the middle of the Garden, the resident can create their own dry garden (枯山水庭園) which will provide calming effect with thoughtful and peaceful life sentiment.

Flower Planter on 3/F & 4/F

- 8.14 Mini Flower Planter located at 3/F & 4/F intends to soften the building form in low-level and provide views for the Dorm resident. Flower aims to reduce the anxiety of the resident when they require to stay in the Dorm alone. All the vegetation planted in the flower planter are designed to be slightly higher than the parapet of the dorm to ensure the user can easily notice the greenery through the window in the same level. *Figure 5 & 6* shows the flower planter location.

Staff Quarter Flat Roof on 8/F

- 8.15 In emergency conditions, the staff may require to work in closed-loop management and stay in the building for a longer period. The Staff Quarter Flat Roof provides a staff-only outdoor place that can efficiently improve staff accommodation quality and provide private space for the off-duty staff. Staff may feel anxiety during closed-loop management as they work and rest in the same place. The Flat Roof defines the boundary of working space and resting space for the staff to reduce the negative mental issues. *Figure 7* shows the location of the Staff Quarter Flat Roof and the proposed planter on the Flat Roof.

Roof Garden on R/F

- 8.16 The Roof Garden is a large outdoor area for user entertainment and space for events & activities. Being on the topmost floor, the Roof Garden maintain great advantages of non-distractive sight view and fresh air ventilation. Users can enjoy high-quality views and the equipment in their accommodation experience. *Figure 8* shows the layout plan of the Roof Garden accommodated every section location mentioned below.

Observatory Garden

- 8.17 Located on the Western Side of the Roof Garden, residents are able to have the view of Mai Po Nature Reserve and Wetland Area and observe the skyline without distraction. Seats are provided in the garden for users to relax and rest here.

Urban Farming


- 8.18 The Farming area is located in the middle of the Roof Garden. The 300m soil layer for farming would be sunken to ensure the user remains accessed at the same level as other sections of the Roof Garden. Four deeper planters will also be provided for the diversity of vegetation planting experiences in urban farming. Both Farming and its products can consequence a better communication and social relationship for the resident to support their mental and psycho-health during accommodation.

Entertainment Playground

- 8.19 The End of the Eastern side of the Roof Garden is utilized as Entertainment Playground for the resident. This area will be installed with accessible elderly fitness equipment and seats for general sitting during exercise. The playground also provides a variety of spaces for low-impact exercise and muscle training during the daytime. Residents can jog, Tai-chi, and Fitness dance in the captioned area to strengthen their bodies.

Tranquillity Seating Place

- 8.20 The East End Corner of the Roof is surrounded by concrete seats with wooden paving. The circular seat provides a semi-enclosure and trees were planted in the middle of the space. The space provides a private space for the resident & their family to enjoy the eastern side landscape view and social activities.



9. Soft Landscape Design Elements

- 9.1 The proposed planting scheme aims to improve the living environment of the potential RCHE resident with Greenery. All trees can provide a secondary shade for the uncovered area for future use of the equipment mentioned. The use of trees, shrubs, and flowers will also provide a soft enclosure to characterize different open spaces and mark the boundary in a more comfortable way. The soft landscape will simulate a natural environment for the user but at the same time respond to the architecture to embrace both.
- 9.2 Soft Landscape can efficiently reduce the visual impact produced by the newly-built shape, which could benefit the surrounding residential housing by reducing visual impact and the uncomfortable feeling generated by the new development.
- 9.3 The selected vegetation will characterize the primary theme of the proposed environment, providing a colour version of the expectation of all the Greenery Area. The potential planting species will integrate into the architecture for a welcoming environment for the resident with different colours and textures.

Table 2 : Planting Species for Greenery Coverage, Green Hatched Black Area and Brown Area

Botanical Name	Size(mm)	Spacing(mm)
Trees		
Cinamomum burmannii	Heavy Standard	As shown
Terminalia mantaly	Heavy Standard	As shown
Large Specimen Shrub Species(multi-stem)		
Cascabela thevetia	1500 (h) x 1000 (s)	As shown
Hibiscus Syriacus	1500 (h) x 1000 (s)	As shown
Lagerstroemia Indica	1500 (h) x 1000 (s)	As shown
Murraya paniculata	1500 (h) x 1000 (s)	As shown
Shrub		
Brunfeisia calycina	300 x 300	250
Caesalpinia pulcherrima	300 x 300	250
Camellia sasanqua 'pink snow'	300 x 300	250
Clerdendrum myricoides ' Ugandense'	300 x 300	250
Dichroa febrifuga	300 x 300	250
Duranta repens 'Golden Leaves'	300 x 300	250

Botanical Name	Size(mm)	Spacing(mm)
Ficus microcarpa 'Crassifolia'	1200 x 500	400
Ficus microcarpa 'Golden Leaves'	500 x 500	400
Hibiscus rosa sinensis	500 x 500	400
Ixora coccinea 'Sunkist'	250 x 250	200
Murraya paniculata	300 x 300	250
Schefflera arboricola	600 x 600	500
Tabernaemontana divaricata 'Flore Pleno'	300 x 300	250
Small Shrub Species		
Plumbago auriculata	250 x 200	250
Blechnum orientale	250 x 200	250
Cuphea hyssopifolia	250 x 200	250
Dietes bicolor	250 x 200	250
Lantana montevidensis	250 x 200	250
Nephrolepis exaltata	250 x 200	250
Ground Cover		
Asparagus densiflorus 'Sprengeri'	250 x 200	250
Catharanthus roseus	250 x 200	250
Soleirolia soleirolii (Baby Tears)	250 x 200	250
Syngonium podophyllum	250 x 200	250
Lawn		
Axonopus compressus		

Note: The plant species listed above provide an indication of the future character of the proposed landscape areas only. The design will be subject to review during the detailed design stage of the project. These changes will be reflected in the Landscape Master Plan Submission.

Soil Depth for Greenery Area and Planters

- 9.4 Three soil depths will be applied in the proposed development to ensure adequate soil for the vegetation planted above. The tree planting area will incorporate at least 1200mm depth soil, 600mm depth for shrubs, and 300mm for the lawn excluding the depth of the drainage requirement. *Figures 9 & 10* show the different depths of the planter of the proposed development.

Irrigation and Drainage

- 9.5 A Manual system with lockable water points will be installed every 40m for the proposed Irrigation system for the development. The proposed source of water supply will be subject to final approval from the Water Services Department. Sub-soil drainage shall be provided for all planting areas with cellular drainage systems such as "Mira-drain" or an approved equivalent. *Figure 10* shows the Diagram of drainage outlet.

Feature Paving

- 9.6 Different paving will be used for aesthetic appearance and to identify different zone on the same level. The pavement on G/F in front of the Entrance Lobby promote the priority of space for pedestrian path while excluding vehicles to avoid accidents. It would be constructed with high-quality materials in feature patterns to respond to the architectural design & function, and to ensure the floor are flattened and easy to access for all residents.
- 9.7 Non-slip paving materials will be utilized at the site and the proposed finishes and materials are summarized below:

Access road and pedestrian pavements: Subtle shades of natural granite and concrete pavers designated to create visual continuity with the adjacent pedestrian pavement whilst creating a distinct identity at the threshold of the development.

Main Gardens: Combination of natural granite, concrete paving, recycled plastic timber decks, and specialist sport surfacing using both formal paving and naturalistic paving for horizontal surfaces building on the design theme for the architectural and landscape schemes.

9.8 Wherever possible all landscape areas will cater for multiple use needs including people with impaired ability and access for the disabled in accordance with Building Department's Design Manual Barrier Free Access 2008.

9.9 The landscape design considers the requirements of Chapter 6 of the DMBFA for the use of elderly residents whereby the landscape has been designed without steps, thresholds, small ramps, or kerbs, wherever possible. Where changes in level are unavoidable handrails or grab bars will be provided. Floor surface will comply with Division 4. Slip-resistant floor finishes and avoids the use of shiny and reflective floors such as marble, glazed tiles, and the like. Open jointed pavers or aeration paver blocks with uneven or very rough surface will be avoided at external open space.

Planter Walls

9.10 Where possible planters will be at-grade however where raised planters are required the planter walls and coping will be clad with the same cladding materials as building external cladding.

Lighting

9.11 The lighting design concept for the landscape areas should be designated to contribute to the quality of the development in nocturnal views, providing an aesthetically pleasing landscape through the highlighting of the landscape elements. All the landscape areas will be provided with sufficient illumination to meet the requirement of lighting standards, particularly for the entrance areas and pedestrian access paths. The lighting concept will include three types of lighting as follows:

- Amenity lighting highlighting feature trees, walls, sculptures, and planting through the use of spotlights and up-lightings;

- Area lighting involving the use of low-level lighting sources such as lighting bollards and recessed wall lights for sitting areas and main landscape spaces designed to avoid glare/light spillage to adjacent properties; and

- General safety lighting with the minimum lux level which will last between midnight and early morning. The covered area on 1/F will last 24 hours to ensure the illumination level of the areas.



Site Furniture

9.12 The landscape design would include the provision of the site furniture including seating. In addition to its functional attributes, it would also contribute to the perceived quality of the landscape. All the seat shall be provided with seating walls and some location shall potentially provide movable seating. These locations are preliminary at this stage being subject to the detailed design of the landscape spaces and their programme for use

Safety Requirement

9.13 All outdoor facilities will be designed, constructed, and operated in full compliance with relevant safety standards and guidelines.

10. Landscape Management and Maintenance

10.1 Upon completion of the construction works, a 12-months Defects Liability Period (DLP) will be implemented applying to the hard landscape whereby the specialist contractor will be responsible for the maintenance during the first year.

A. Routine Maintenance (Daily - Weekly)

- Rubbish and litter removal
- Sweeping and cleaning
- Water feature cleaning
- Damage inspection, repair of site furniture and light bulb replacement
- Routine management attendance, inspection, and cleaning of surface channels and subsoil drainage, in particular at elevated levels.

B. Annual/ Long-term Maintenance

- Repainting
- Resurfacing of worn pavement
- Replacing worn parts of site furniture, lighting fixtures, and other facilities
- Replacement of damaged landscape furniture

10.2 Similarly, the softworks contractor will be responsible for a 12-month Establishment Period (EP) for the planting after practical completion. This allows a period of time for the proper establishment of the plants and the replacement of any losses.

10.3 At the end of the 12-month DLP/EP, the property owner will be responsible for arrangements to take care of all landscape areas within the development. This includes general tree care and proper tree maintenance in accordance with relevant guidelines promulgated by DEVB.

Tree Risk Assessment

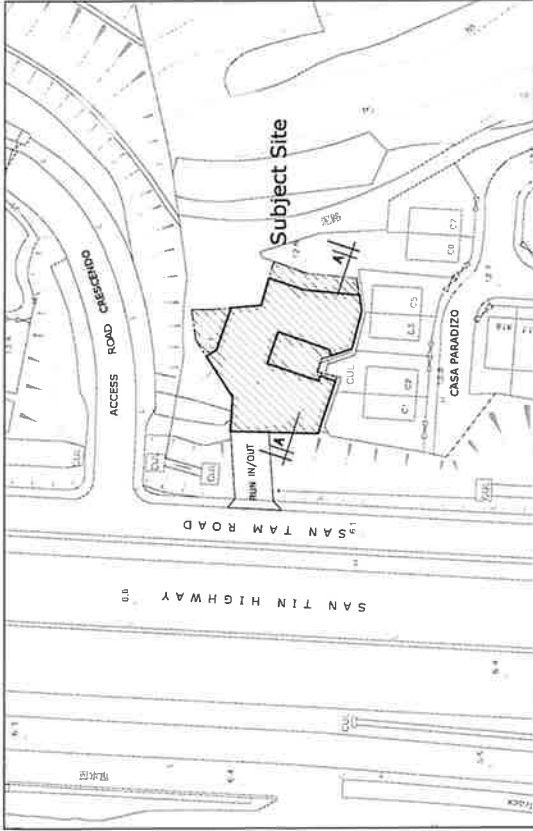
10.4 A Tree Risk Assessment for the target area shall be conducted annually in accordance with the 'Handbook in Tree Management' promulgated by the GLTM Section of DEVB.

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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
PROPOSED RCHE DESIGN**



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		
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)
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)
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.	

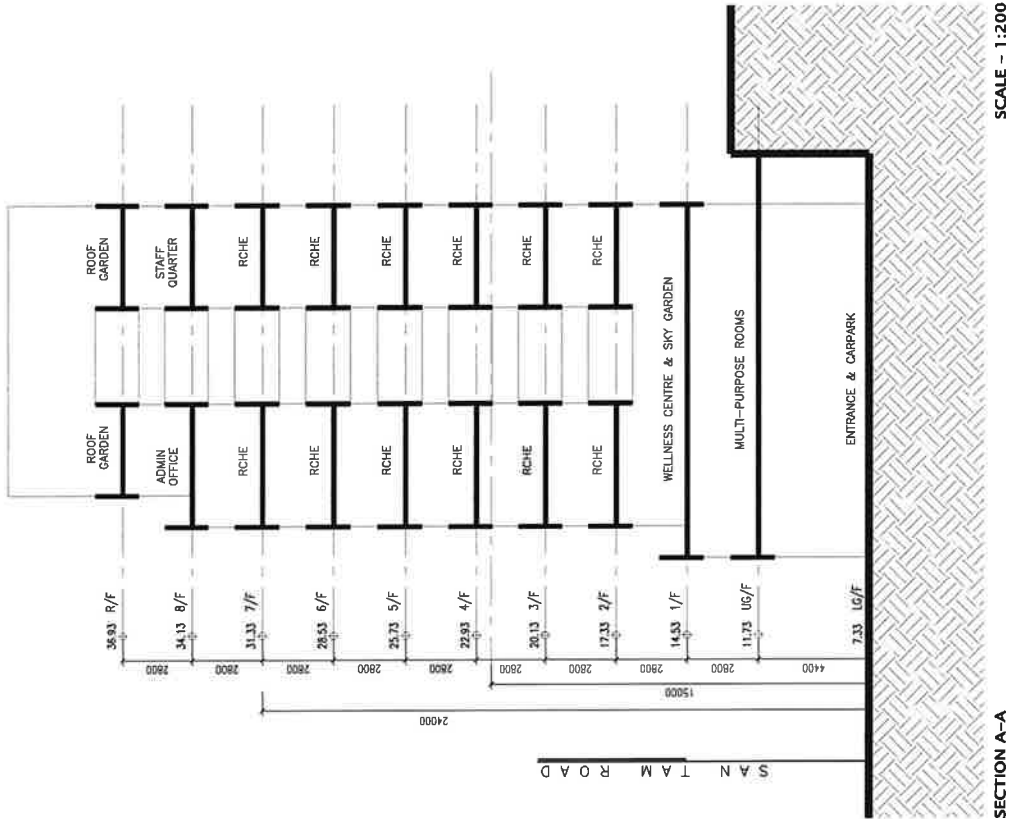
2202
PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY
at 81 SAN TAM ROAD,
YUEN LONG, N.T.

DEVELOPMENT SCHEDULE & SECTION

G-01 N.T.S. (A3)

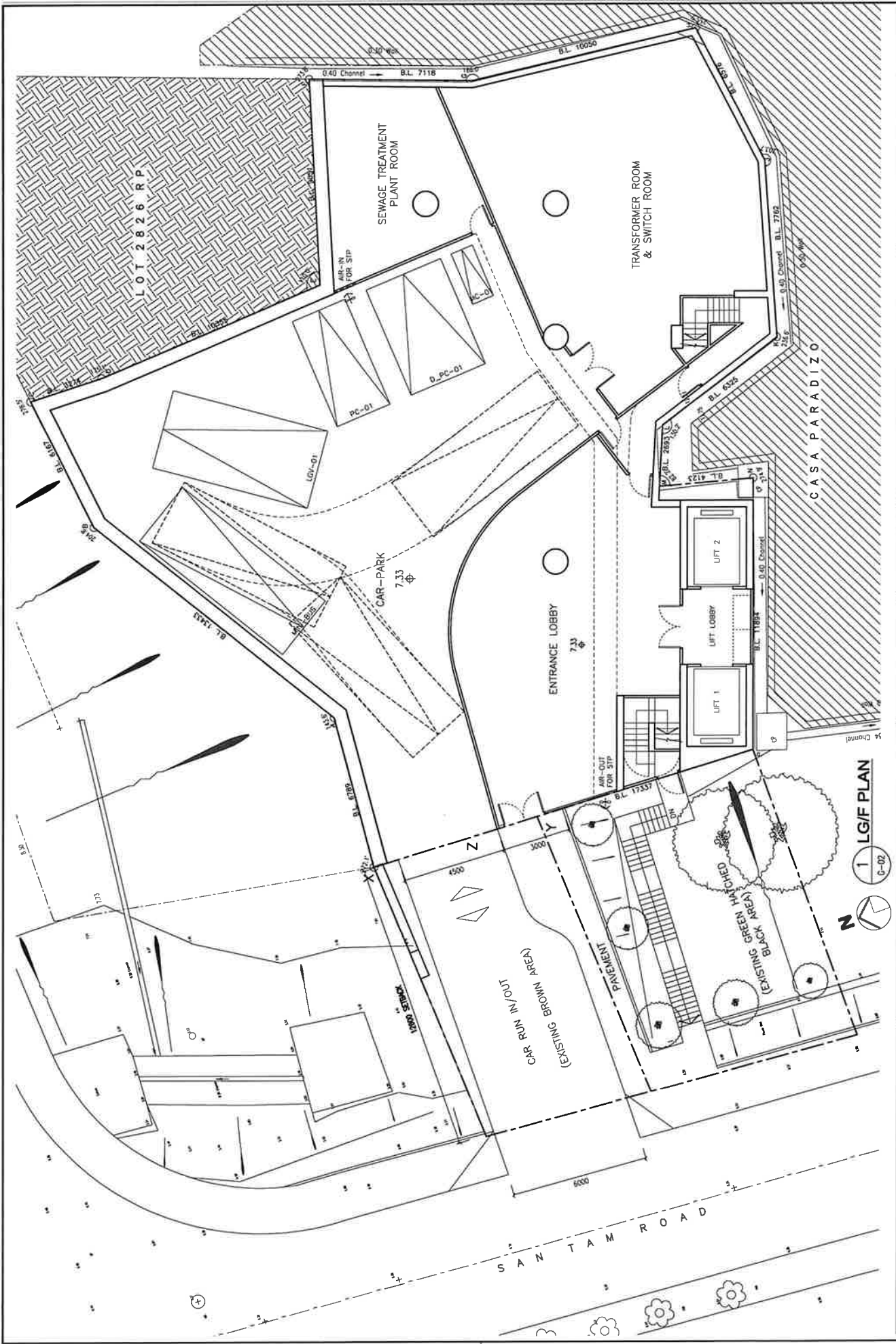
JULY 2022

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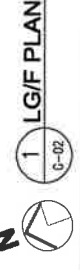
SECTION A-A
SCALE - 1:200





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

LG/F PLAN
ENTRANCE & CARPARK



G-02

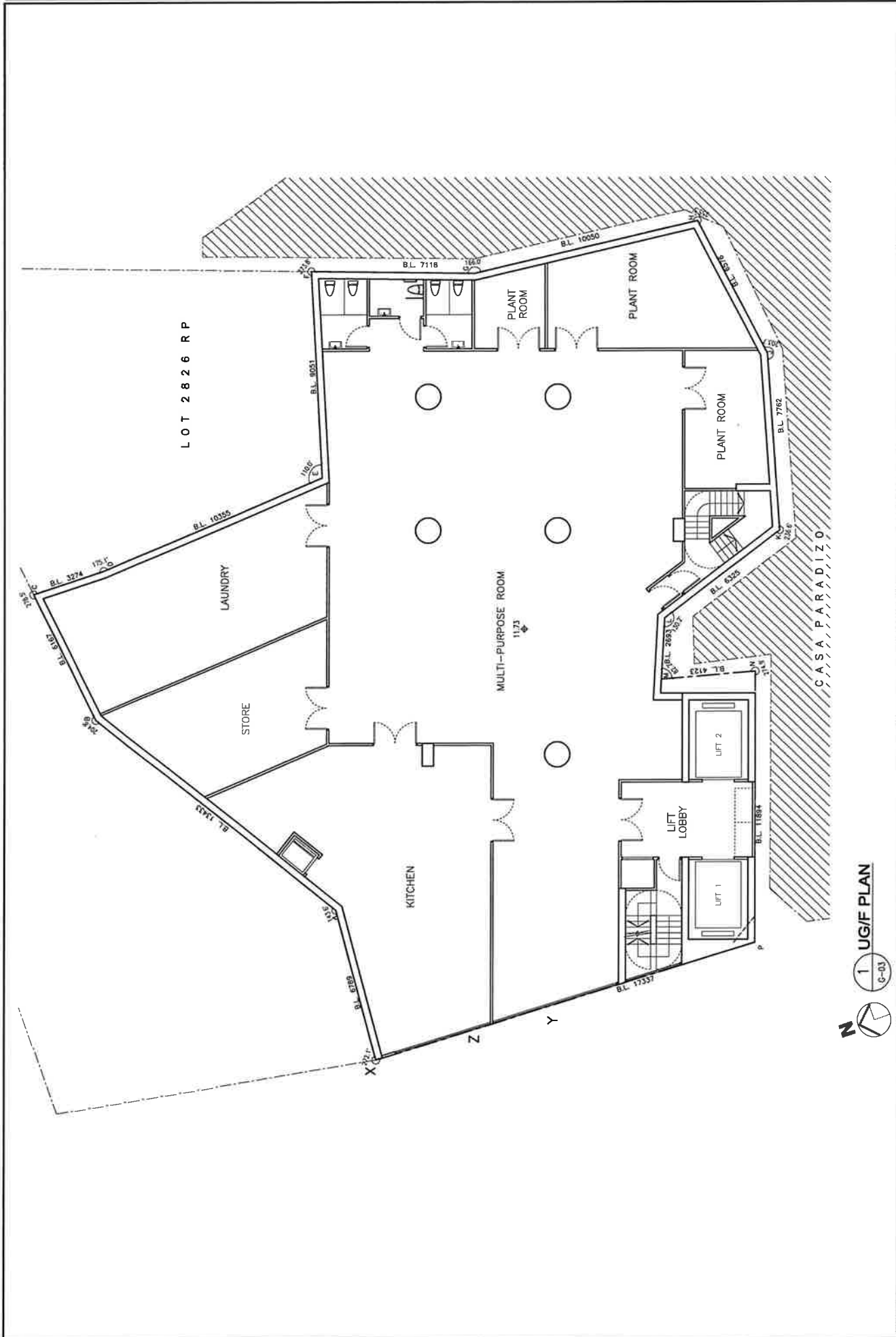
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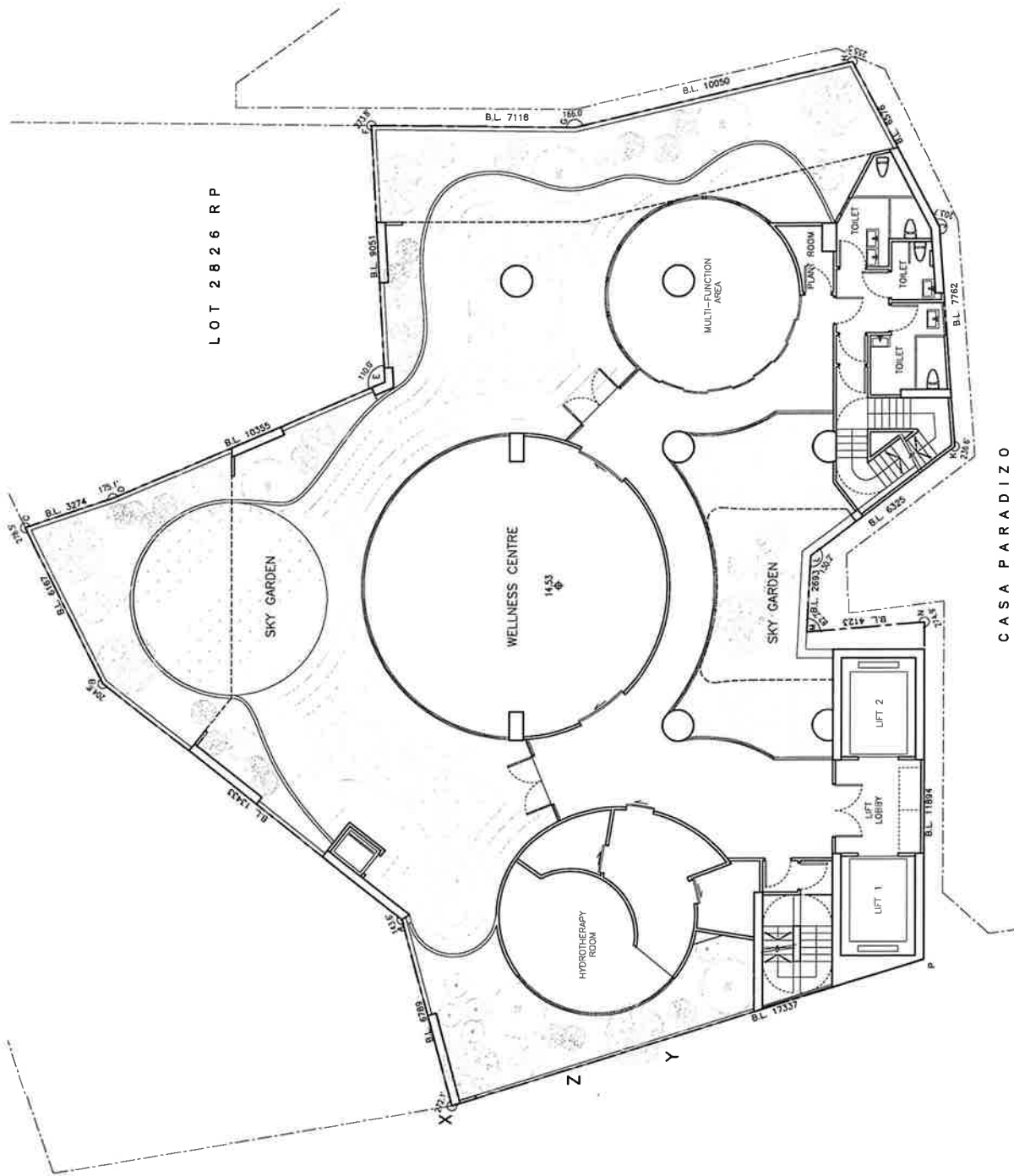
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 G-03

UG/F PLAN
MULTI-PURPOSE ROOMS

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

1
 UG/F PLAN
 G-03



CASA PARADIZO

1
1/F PLAN
C-04

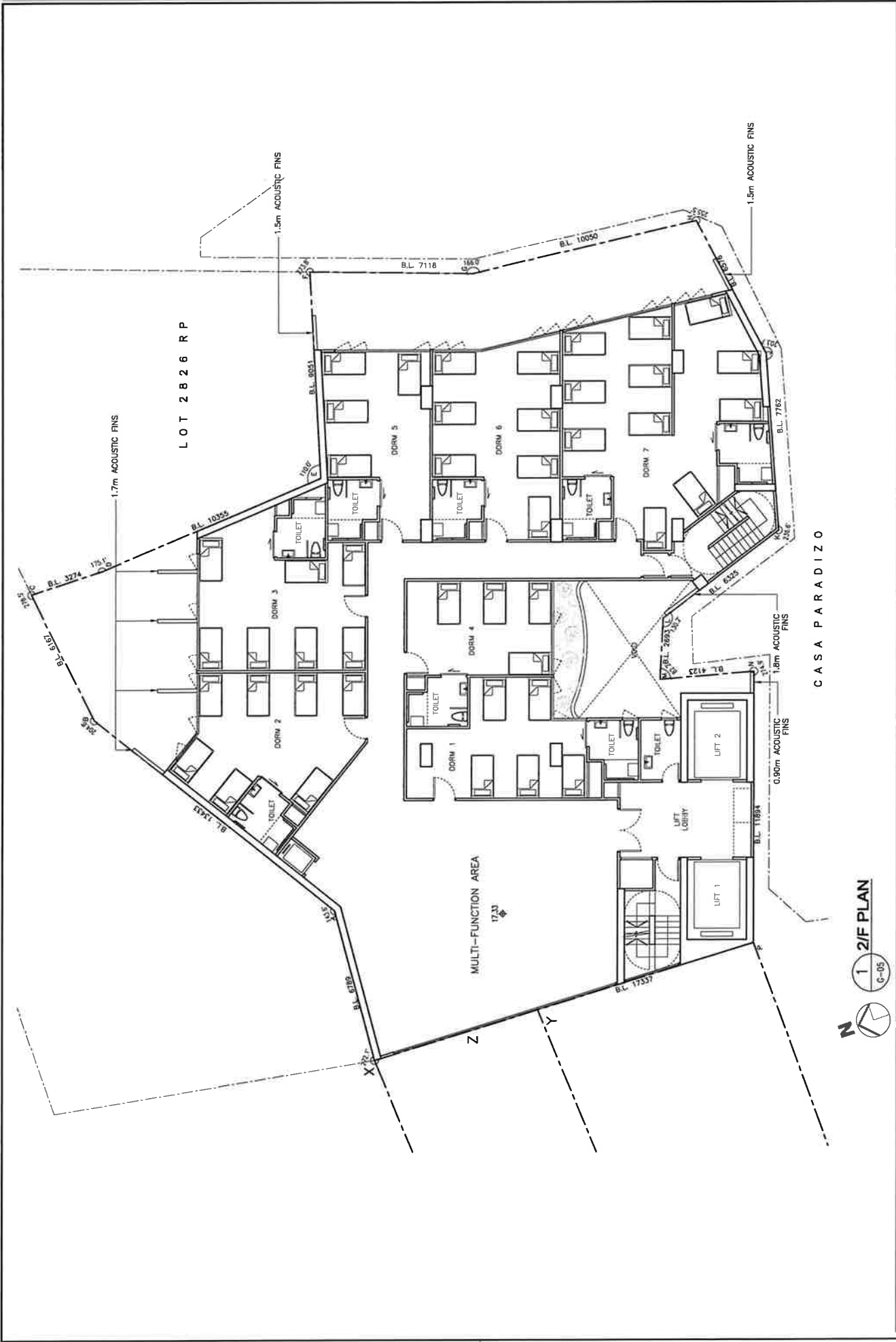
2202
PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY
at 81 SAN TAM ROAD,
YUEN LONG, N.T.

1/F PLAN
WELLNESS CENTRE & SKY GARDEN
C-04

G-04 1:150 (A3)

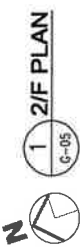
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2202
 PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY
 at 81 SAN TAM ROAD,
 YUEN LONG, N.T.

2/F PLAN
 RCHE



G-05

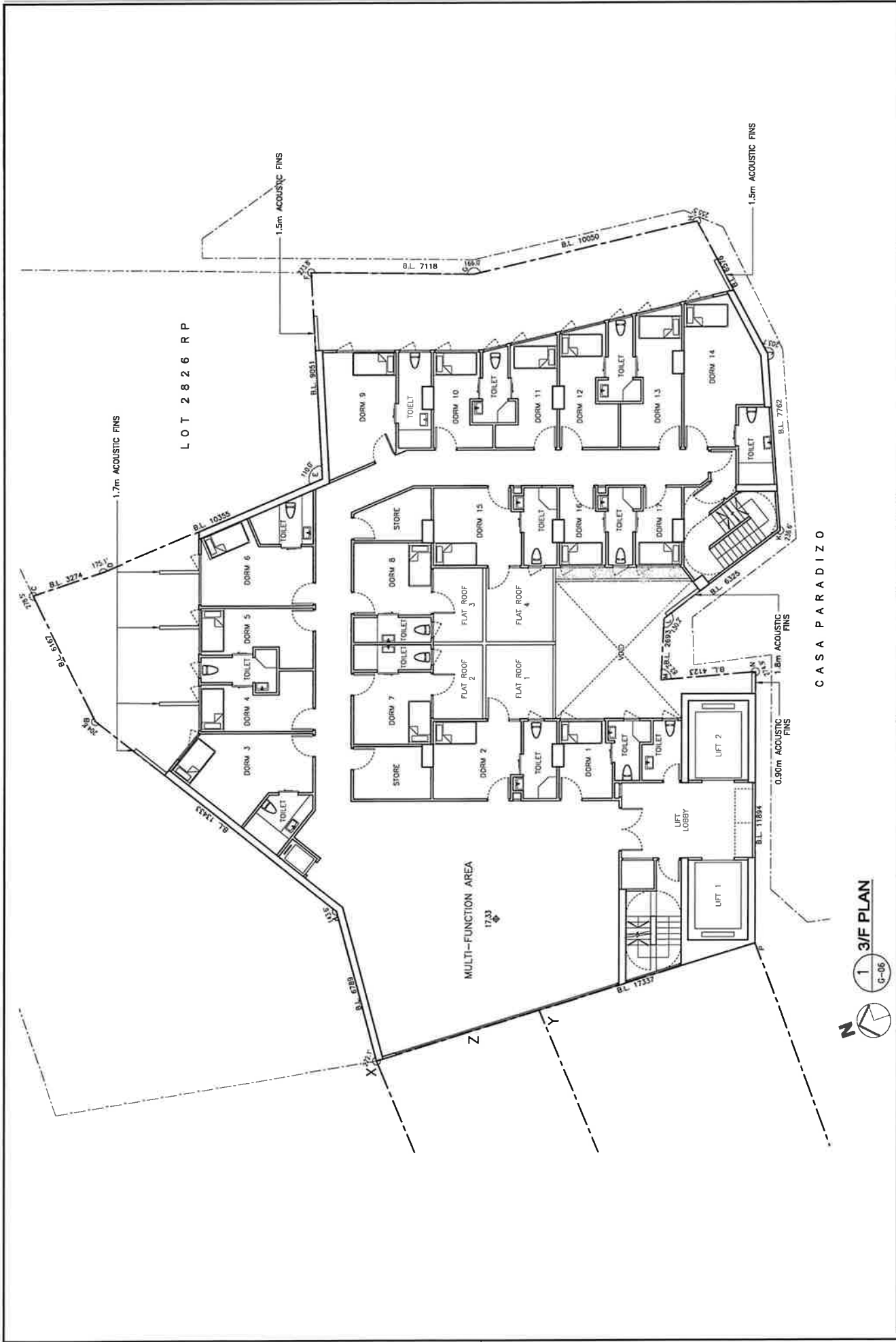
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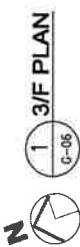
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2202
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 at 81 SAN TAM ROAD,
 YUEN LONG, N.T.

3/F PLAN
 RCHE



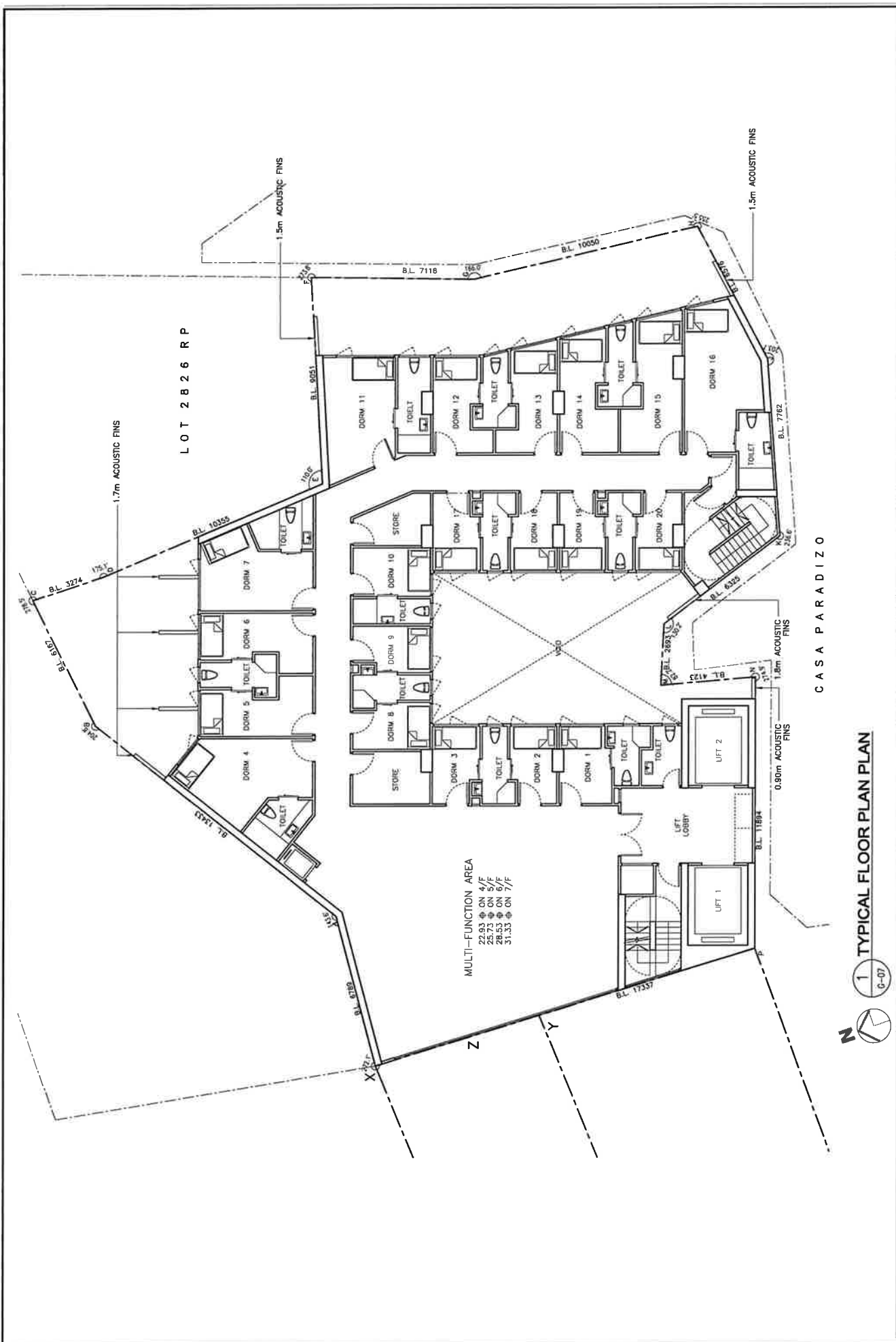
G-06

1:150 (A3)

JULY 2022

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JULY 2022

A

1:150 (A3)

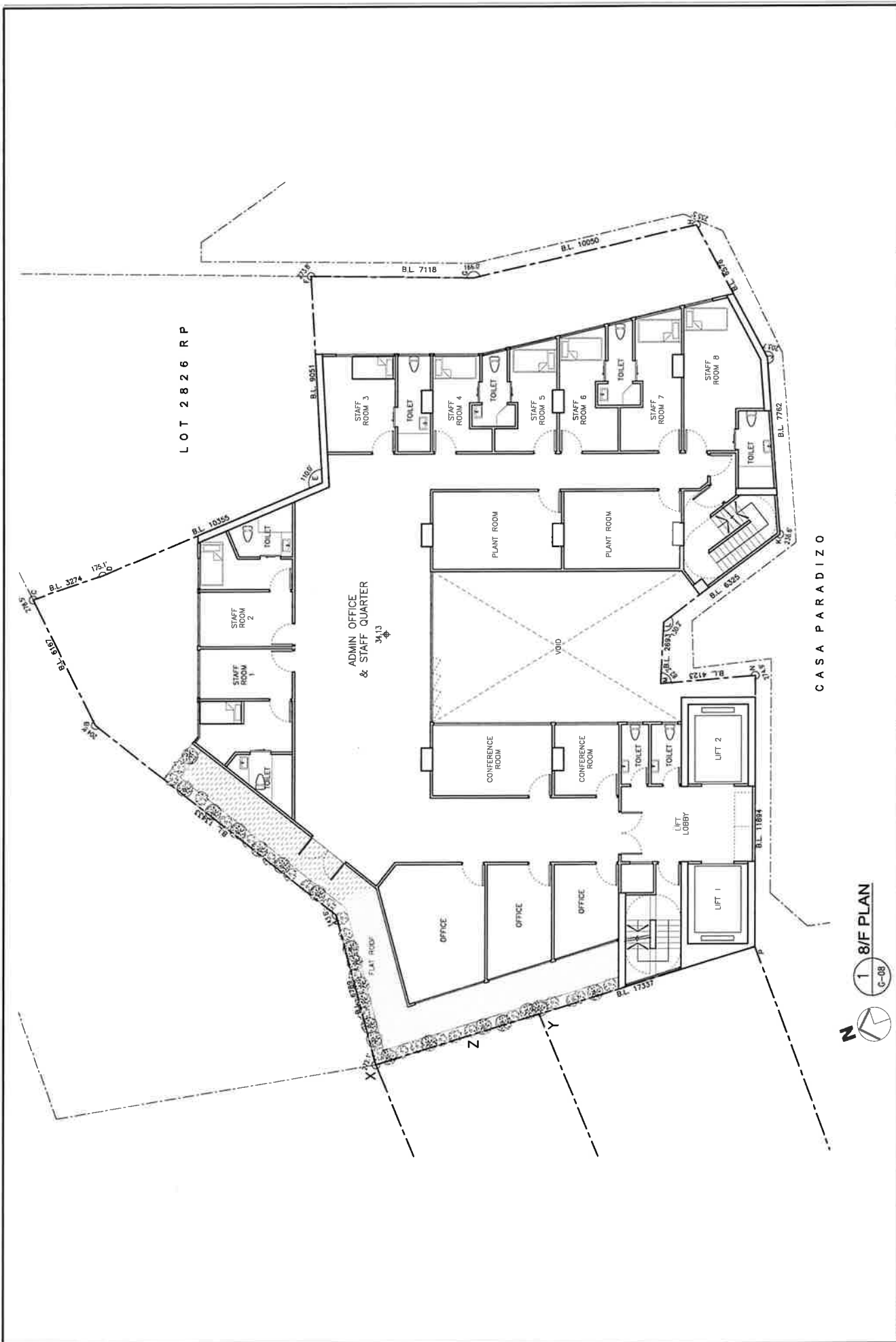
G-07

TYPICAL FLOOR PLAN PLAN

RCHE

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 site 81 SAN TAM ROAD,
 YUEN LONG, N.T.

1
 TYPICAL FLOOR PLAN PLAN

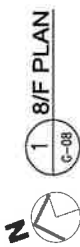


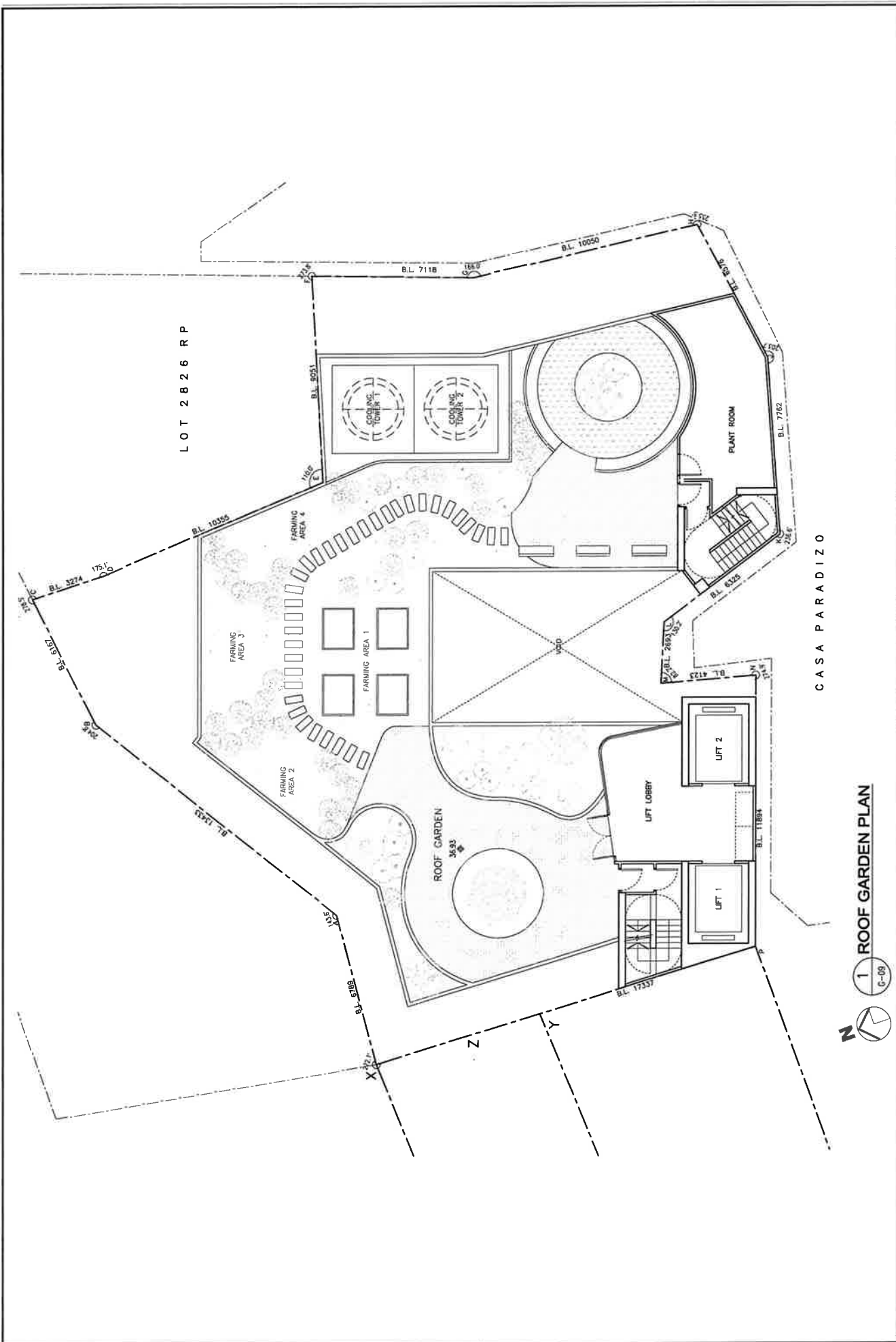
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JULY 2022
 A
 1:150 (A3)
 G-08

8/F PLAN
 ADMIN OFFICE & STAFF QUARTER
 C-08

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





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 The dimensions shown are the dimensions of the finished work, unless otherwise specified.
 The dimensions shown are for information only.
 The dimensions shown are for information only.
 The dimensions shown are for information only.

JULY 2022
 A
 1:150 (A3)
 G-09

ROOF GARDEN PLAN
 1 ROOF GARDEN PLAN
 C-09

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 AT 81 SAN TAM ROAD,
 YUEN LONG, N.T.



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

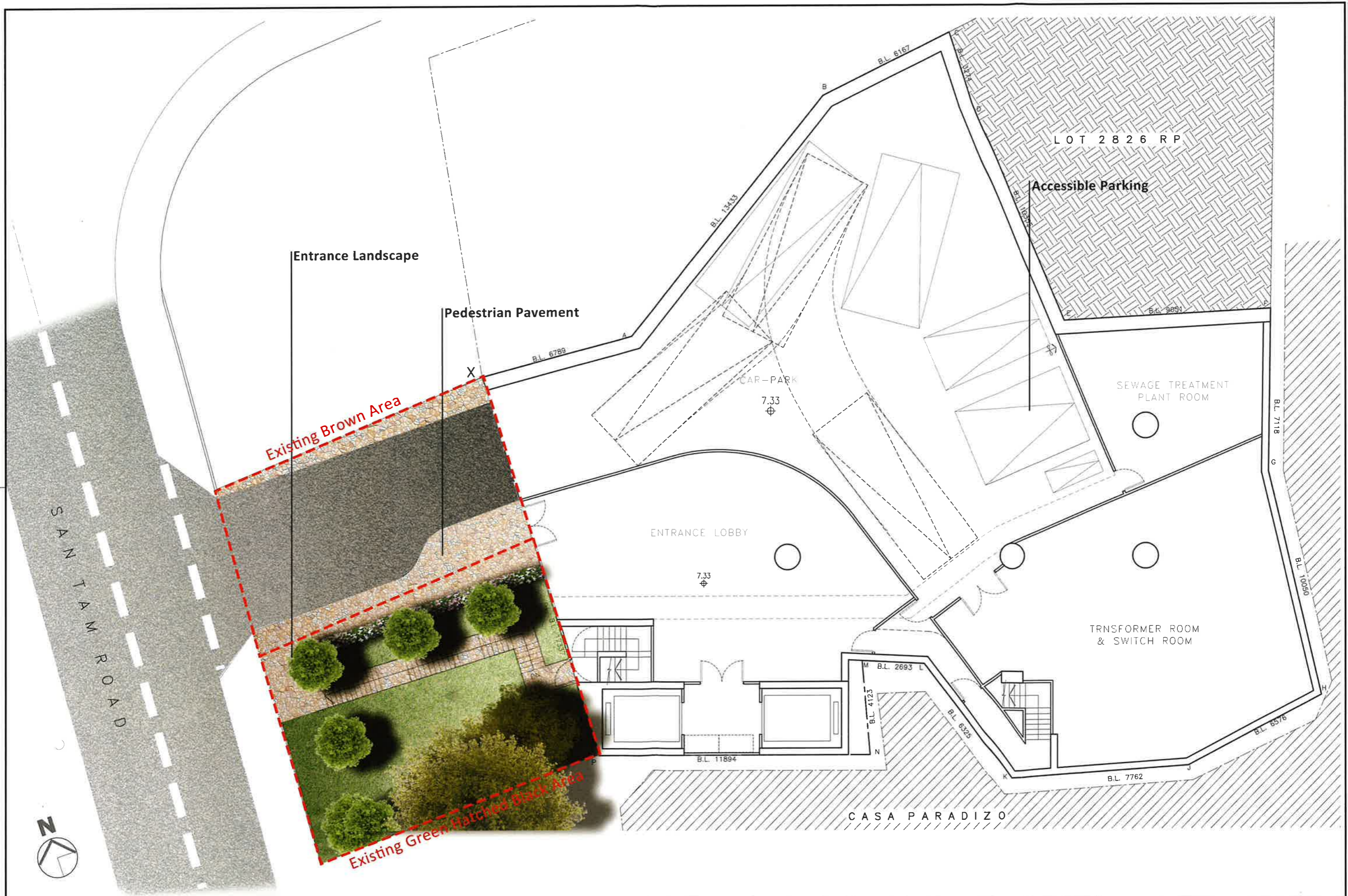
LANDSCAPE MASTER PLAN

FIGURE 2

- A - JUL 2022
 MAY 2022

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LG/F LANDSCAPE

FIGURE 3

A

JUL 2022
 MAY 2022

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RLEE



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 YUEN LONG, N.T.

1/F LANDSCAPE

FIGURE 4

A
 JUL 2022
 MAY 2022

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LOT 2826 RP

Planter

MULTI-FUNCTION AREA

17.33

CASA PARADIZO



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

2/F LANDSCAPE

FIGURE 5

- A
 - JUL 2022
 MAY 2022

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3/F LANDSCAPE

FIGURE 6

- A
 JUL 2022
 MAY 2022

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LOT 2826 RP

ADMIN OFFICE
& STAFF QUARTER
34.33

CASA PARADIZO



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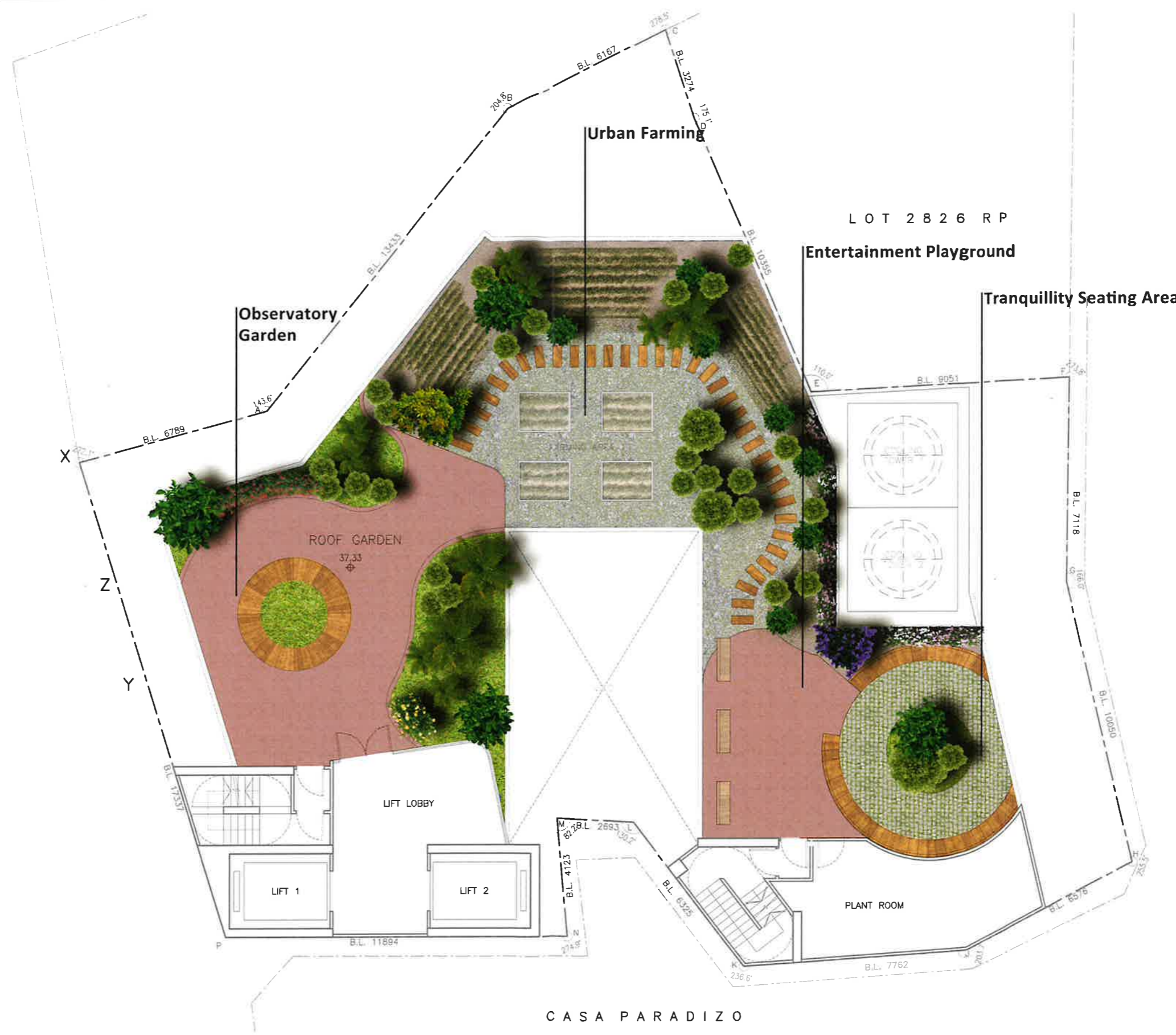
8/F LANDSCAPE

FIGURE 7

- A -
JUL 2022
MAY 2022

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CASA PARADIZO

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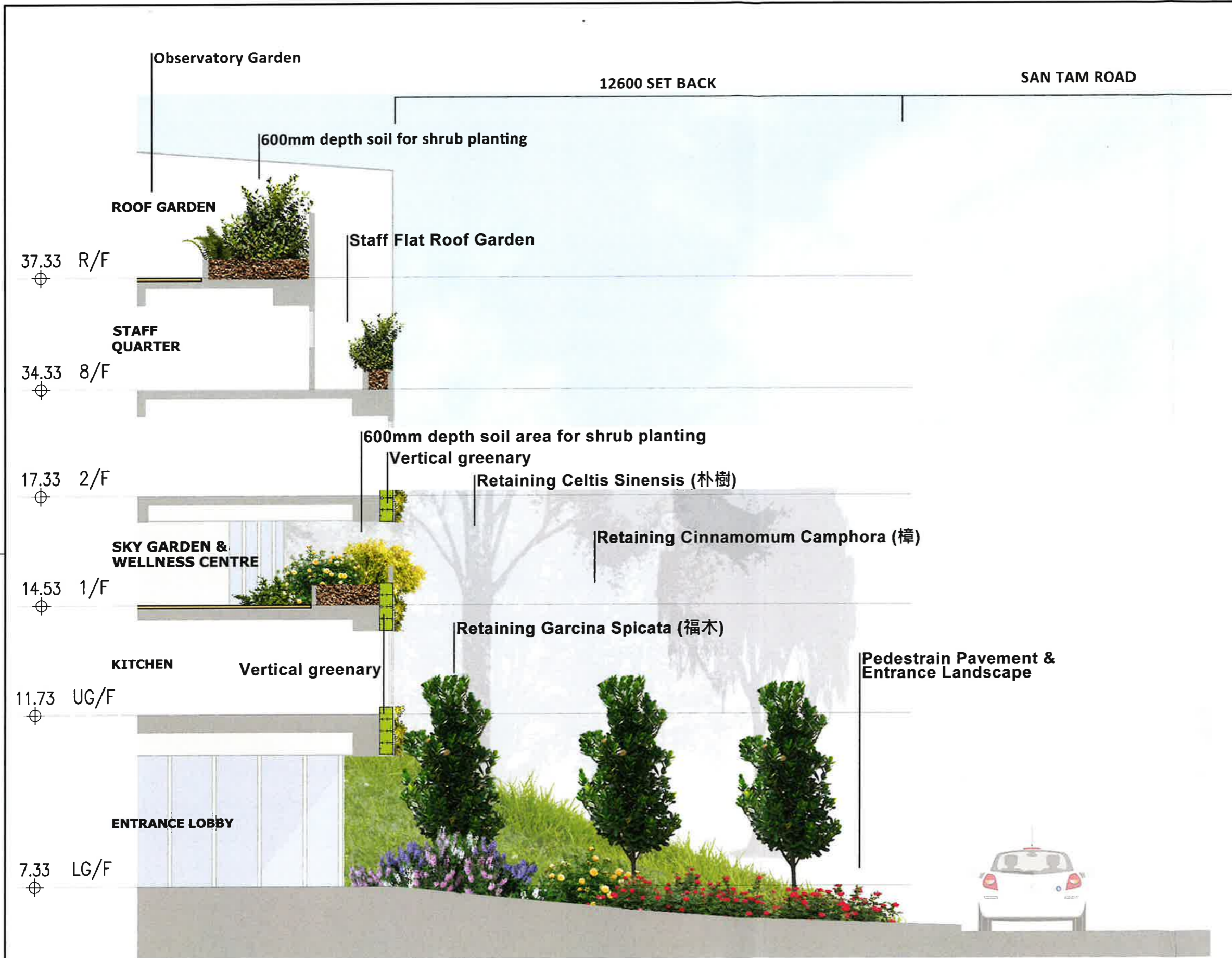
R/F LANDSCAPE

FIGURE 8

A
 JUL 2022
 MAY 2022

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Section AA shows Planting space on sky garden and Green Hatch Back Area



- Section Line
- Boundary Line
- Building Outline
- Level Mark
- Planting Soil
- Concrete Structure

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

SECTION AA DIAGRAM

FIGURE 9

A
 JUL 2022
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37.33 R/F



600mm depth soil for shrub planting

walkway for roof garden circulation for garden and farming space

STAFF QUARTER

STAFF QUARTER

20.13 3/F



600mm depth soil planting area for 5/F Flat Roof Area

1200mm depth soil for tree planting

stone slab walkway for roof garden circulation for garden

RCHE

RCHE

RCHE

RCHE

SKY GARDEN & WELLNESS CENTRE

MULTI-PURPOSE ROOM

17.33 2/F

14.53 1/F

11.73 UG/F

Section BB shows Planting space on sky garden



Section Line

Boundary Line

Building Outline

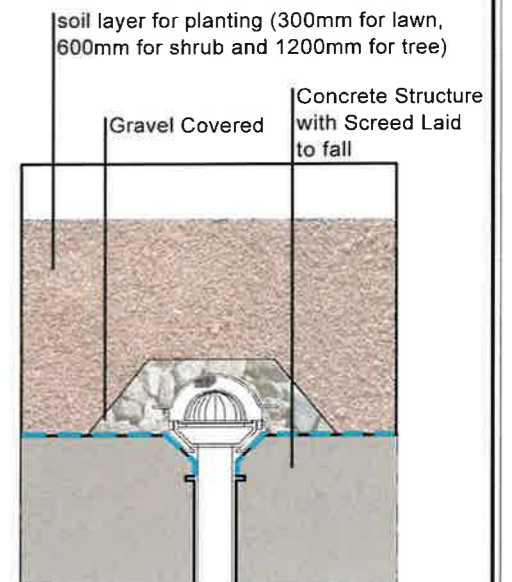
Level Mark

Planting Soil

Concrete Structure

Note:

- All soil depths stated exclude drainage layer.
- Yellow Granite finished for the planter walls and coping



- Diagram of soil Drainage outlet

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SECTION BB DIAGRAM

FIGURE 10

A

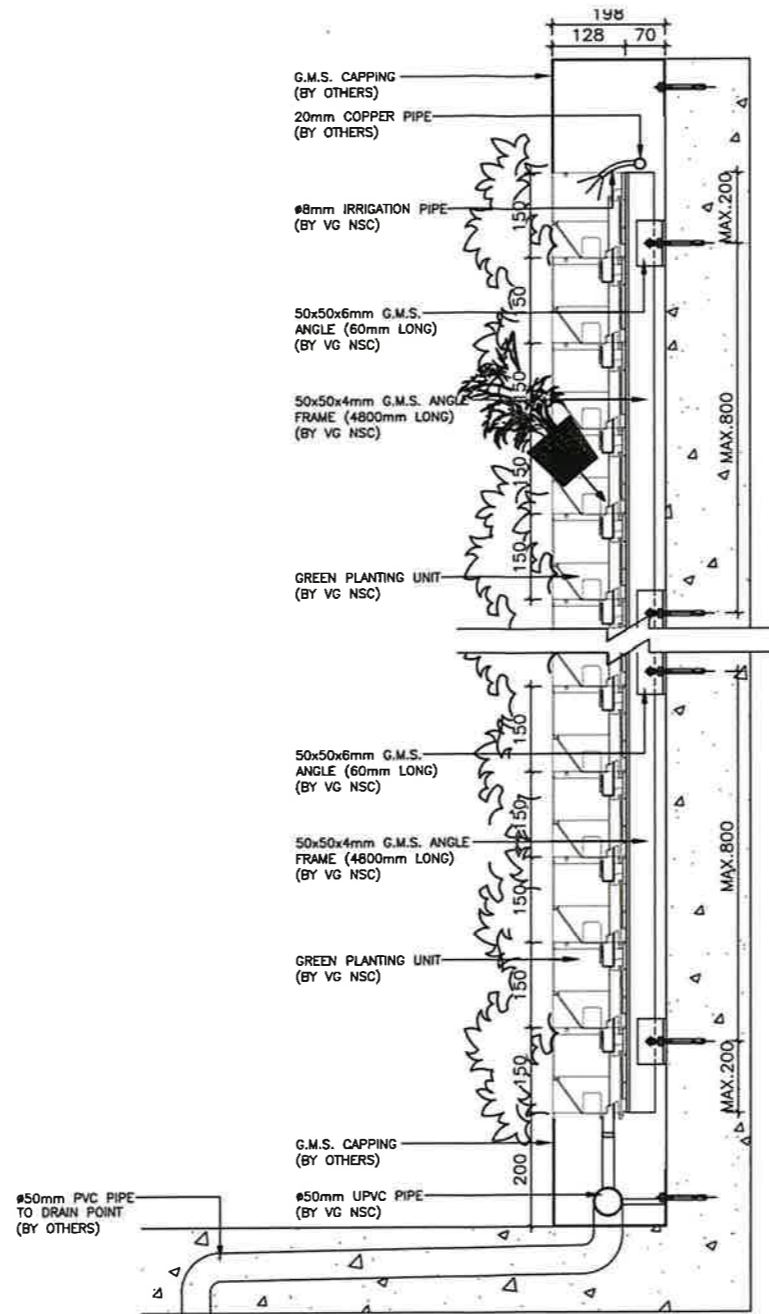
JUL 2022
MAY 2022

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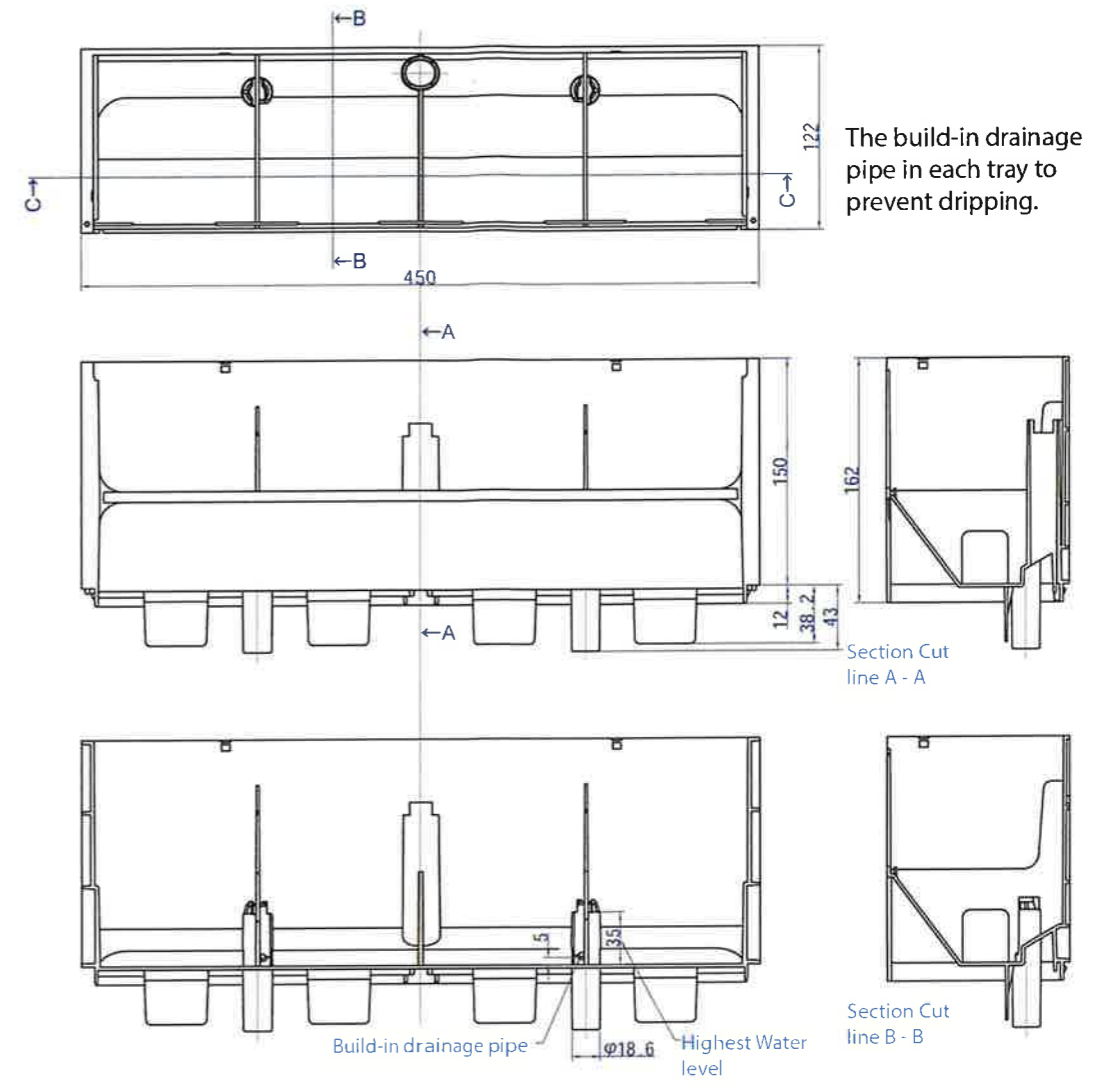
RLEE



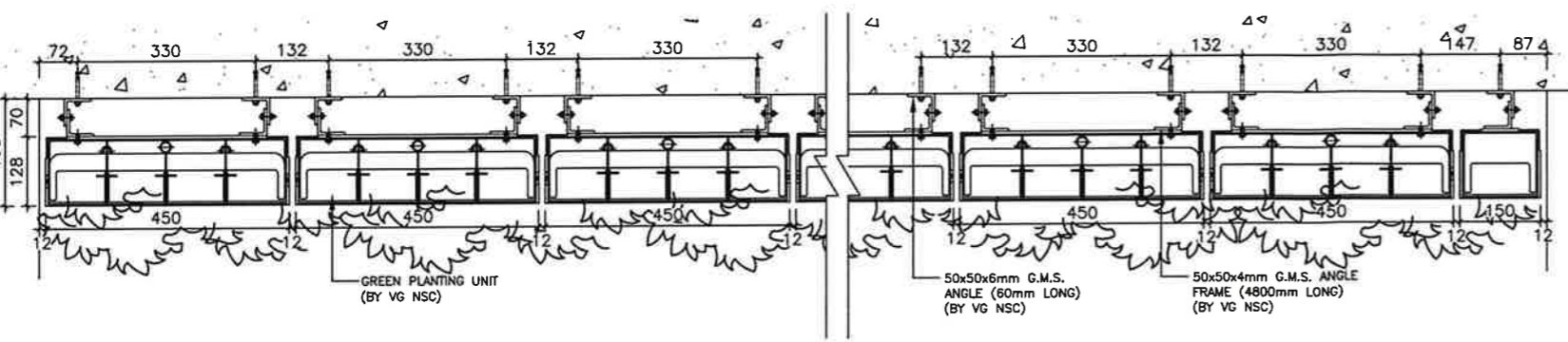
Example of Vertical Greenery



Section detail



Modular design



Detail plans

MAINTENANCE

04 FREEDOM OF CREATIVITY
03 HEALTHY GROWTH
02 100% ORGANIC
01 SOIL FREE

06 BALANCE OF WATER
07 LIGHT WEIGHT
10
08 10 YEARS LIFESPAN
09 CLEAN

PA • F • CAL

Natural Soil Mix

Black urethane-based spongy	Soil Replenishment
Low maintenance	Regular Monitoring
No bacteria & do not attract bugs	Contains Bacteria & Bugs
Perfect Balance of water & air	Poor Water Retention
Easy outflow of water	Water logged caused mold to grow
Lightweight	Soil is heavy & dense
Minimal fertilizer	Fertilizer application
Easily Replace	Difficult to handle
Fuss-free	Need to trim
Clean and Eco-friendly	Messy & caused spill out

VS

Filling material



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PERSPECTIVE VIEW THROUGH
 SKYGARDEN

Figure 12 NTS (A3) A

JUL. 2022
 MAY, 2022

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RLEE

Planter on Roof
 Flat Roof Set Back On
 9/F With Planter

Vertical Greenary

Sky Garden

Existing Green
 Hatched Black Area

Existing Brown Area



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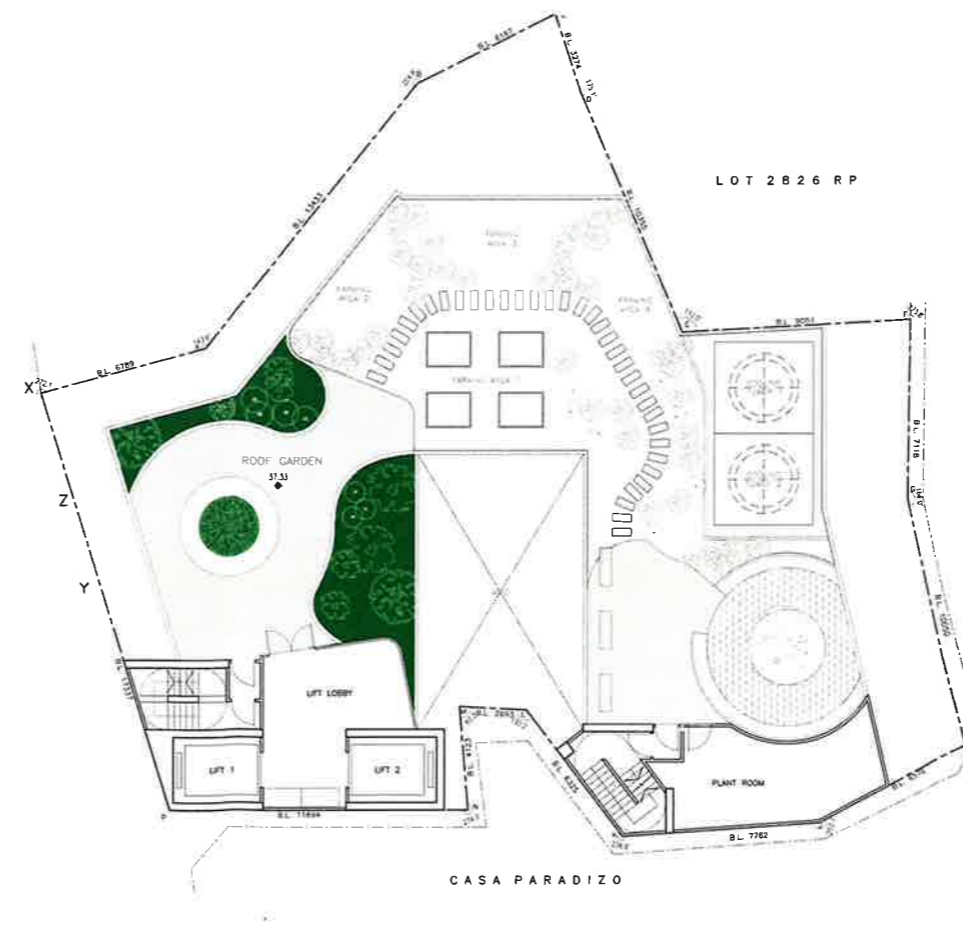
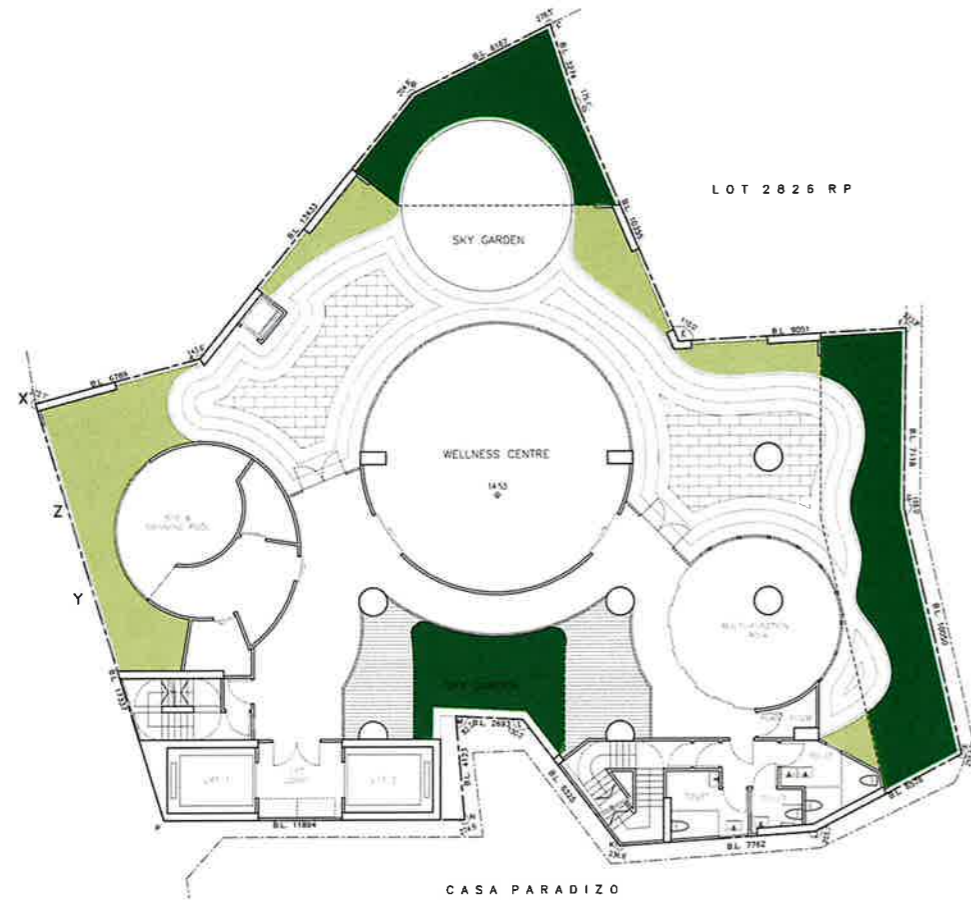
FRONT VIEW SHOWING GREENERY

Figure 13 NTS (A3) A

JUL. 2022
 MAY. 2022

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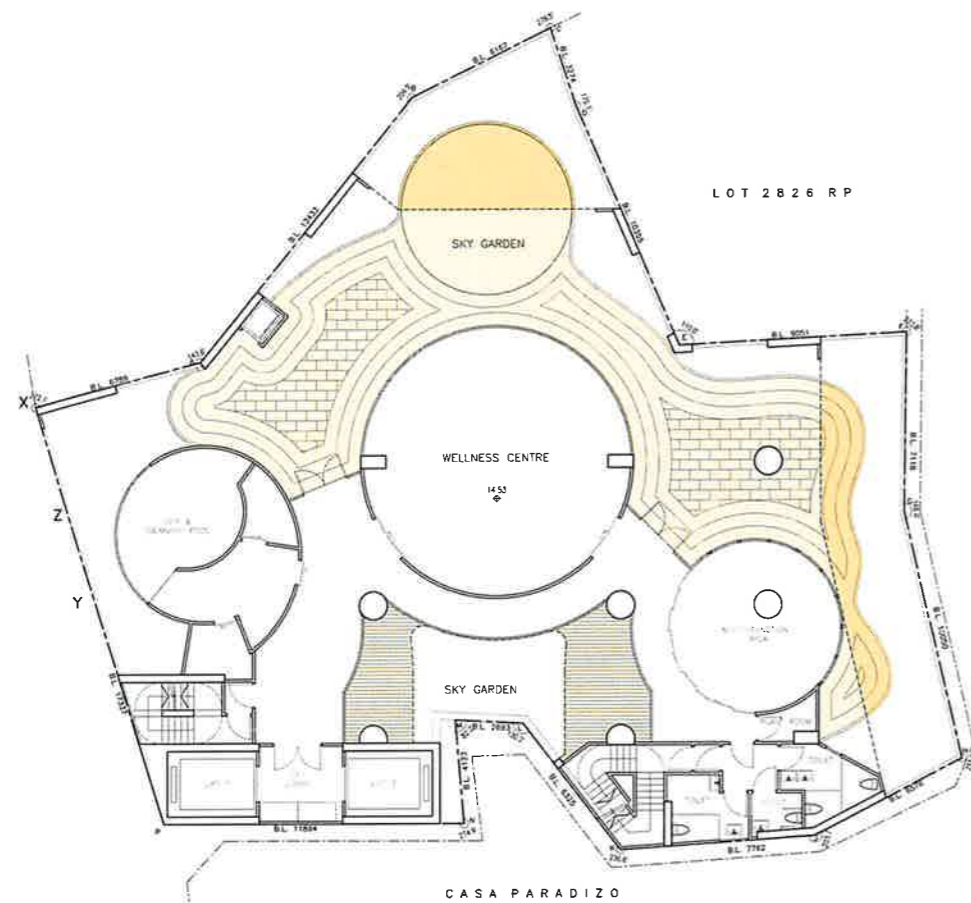
GREEN COVERAGE CALCULATION

FIGURE 14

A
 JUL 2022
 MAY 2022

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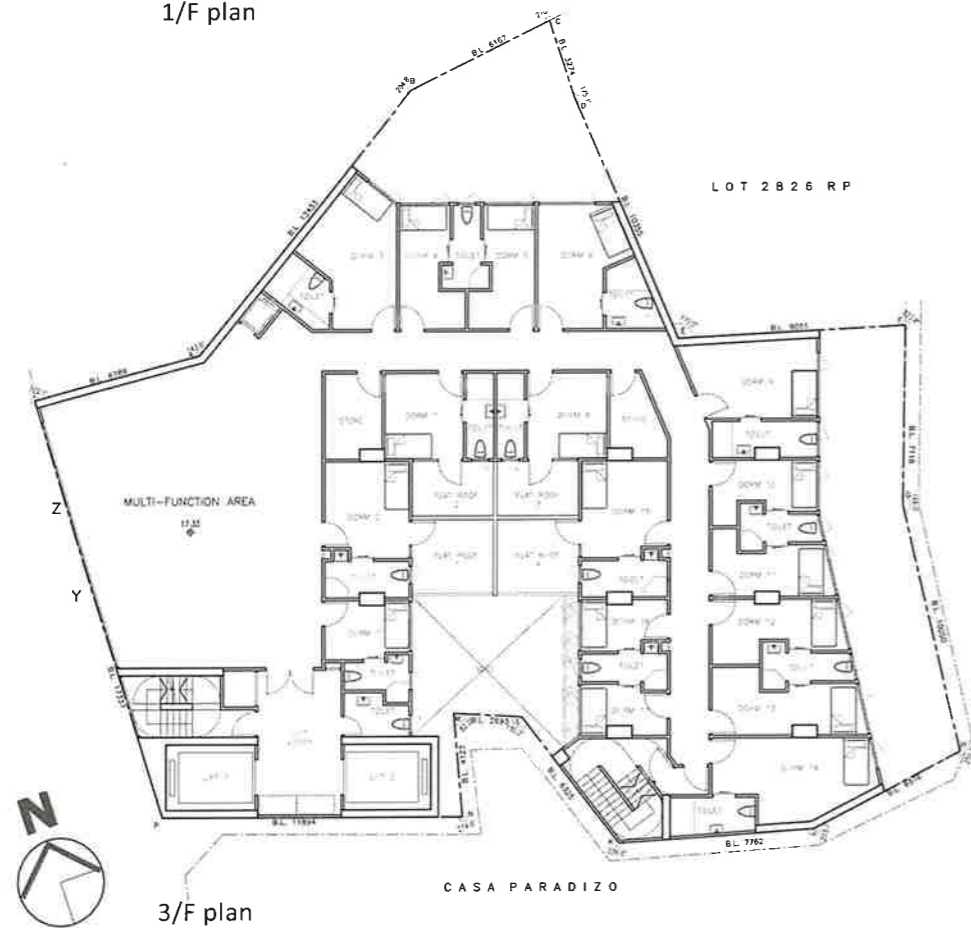




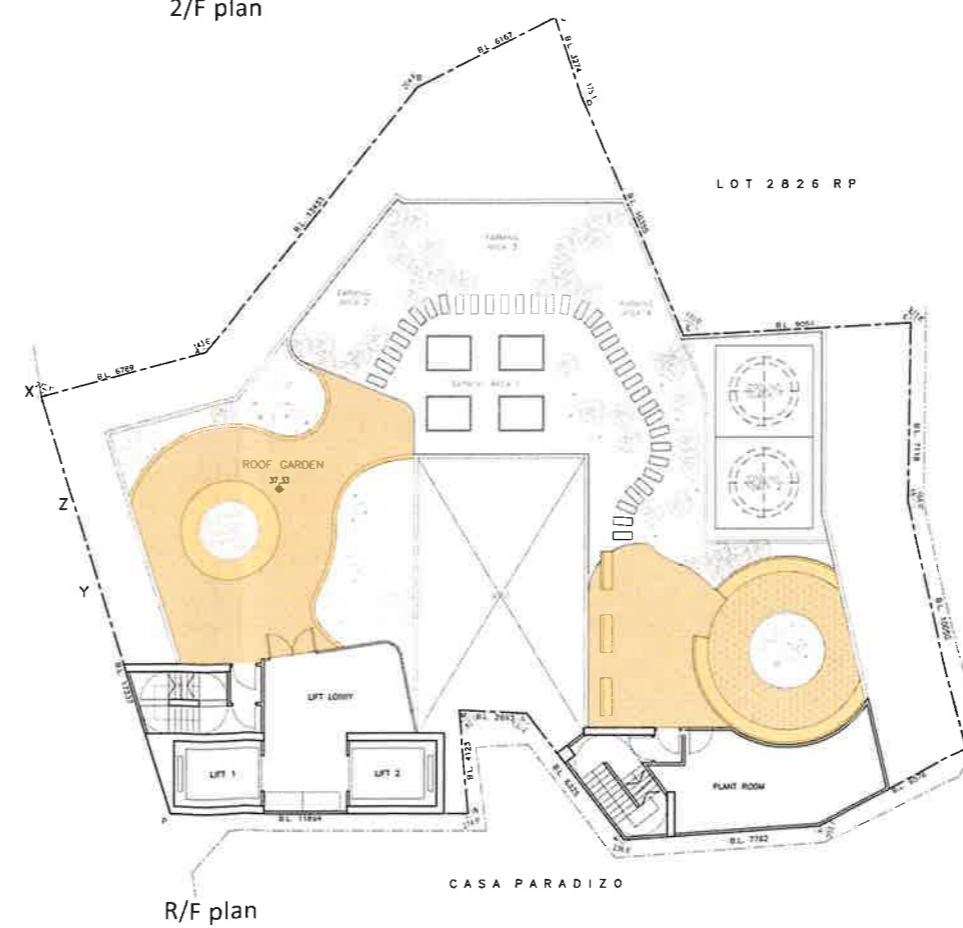
1/F plan



2/F plan



3/F plan



R/F plan

Open Space:

1/F uncovered area: 35.467m²
covered area: 157.516m²

R/F uncovered area: 148.153m²

Total: uncovered area: 35.467 + 148.153 = 183.620m²
covered area: 157.516m²

Total Open Space Area: 183.620 + 157.516 = 341.136m²

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

OPEN SPACE CALCULATION

FIGURE 15

- A

JUL 2022
MAY 2022

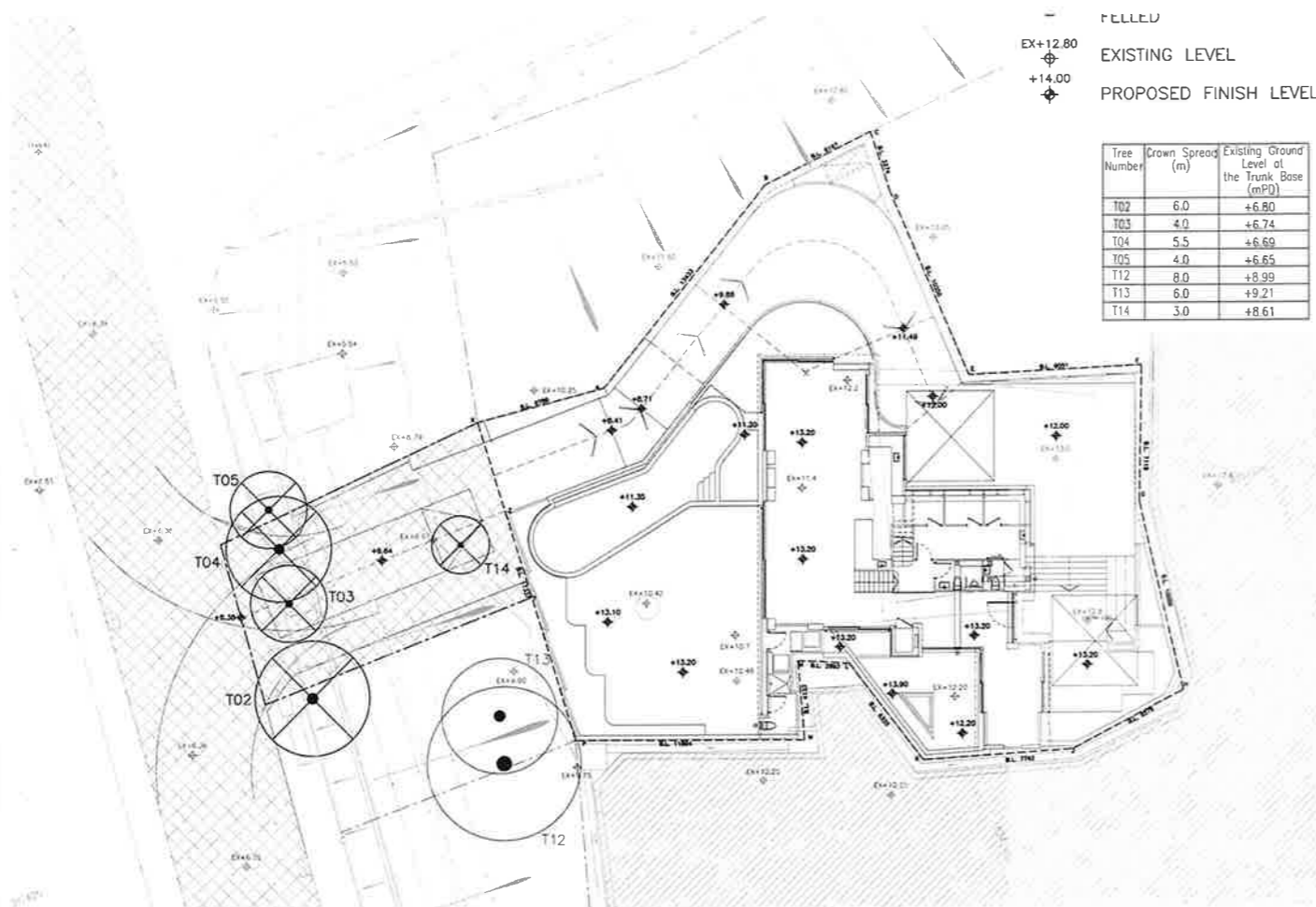
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RLEE

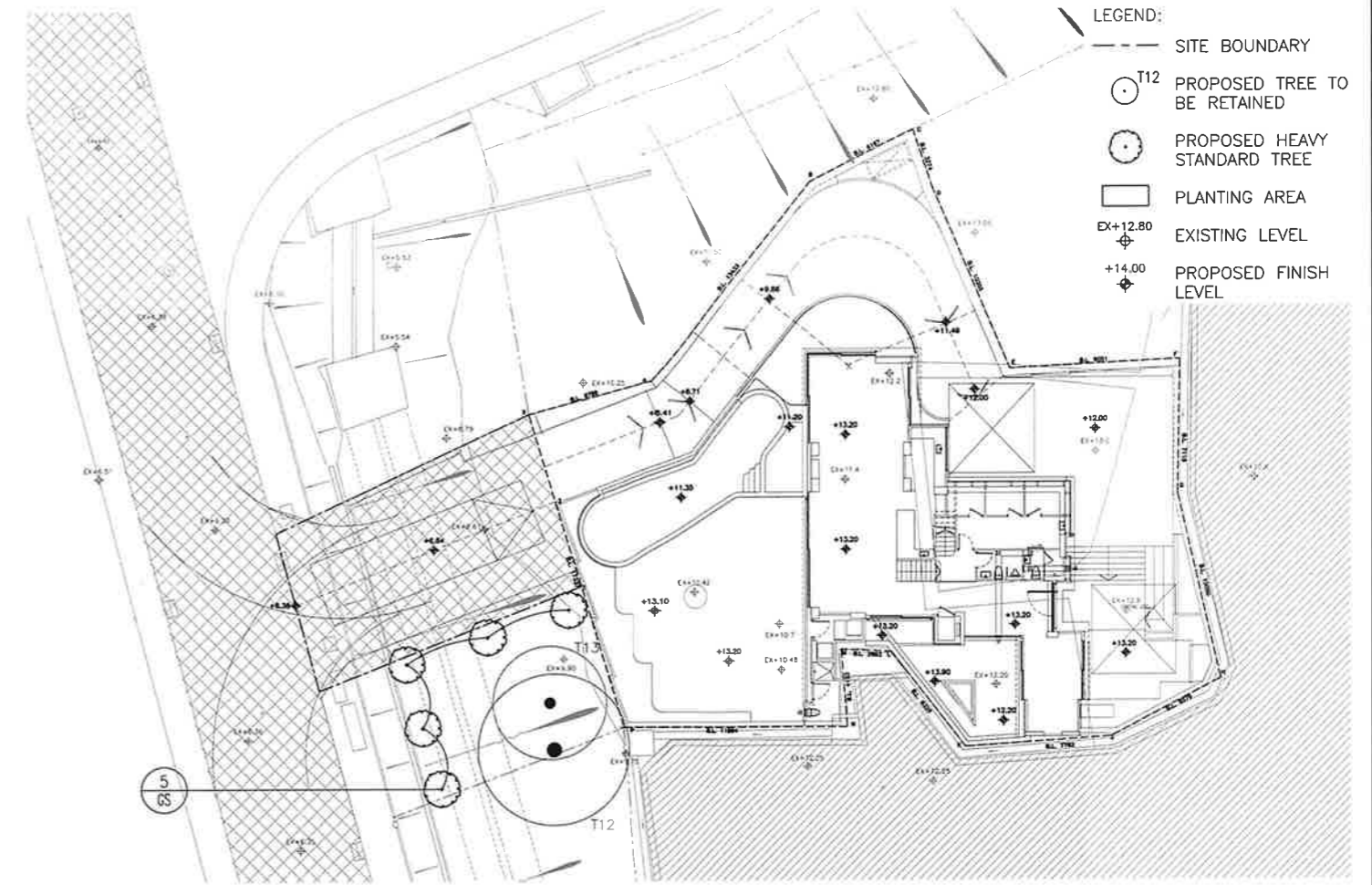
Tree Assessment Schedule at
 PROPOSED RESIDENTIAL DEVELOPMENT AT LOT NO. 4823 IN D.D.104, YUEN LONG, NEW TERRITORIES
 Prepared by Ted Lam (R.L.A. NO. R-073) on 18 FEBRUARY 2014
 To be read in conjunction with drawing nos. C1418/TS01

Tree No.	Species		Measurements			Amenity value	Form	Health condition	Structural Condition	Suitability for transplanting	OVT or Important Tree (IM)	Conservation status (**)	Recommendation	Department to provide expert advice to LandsD (HyD, AFCD, LCSD, LandsD)	Justification for Tree Felling
	Scientific name	Chinese name	Height (m)	DBH (mm)	Crown Spread (m)										
T02	<i>Ficus microcarpa</i>	細葉榕	8.0	0.45	6.0	Low	Poor	Poor	Poor	Low	-	-	Fell	LCSD	1,2,7
T03	<i>Bombax ceiba</i>	木棉	8.0	0.15	4.0	Med	Fair	Poor	Fair	Low	-	-	Fell	LCSD	1, 2
T04	<i>Bombax ceiba</i>	木棉	10.0	0.23	5.5	Med	Fair	Poor	Fair	Low	-	-	Fell	LCSD	1, 2
T05	<i>Bombax ceiba</i>	木棉	8.0	0.16	4.0	Med	Fair	Poor	Fair	Low	-	-	Fell	LCSD	1, 2
T12	<i>Cinnamomum camphora</i>	樟	12.0	0.60	8.0	Med	Fair	Fair	Fair	Low	-	-	Retain	LCSD	-
T13	<i>Celtis sinensis</i>	朴樹	12.0	0.65	6.0	Med	Fair	Fair	Fair	Low	-	-	Retain	LCSD	-
T14	Dead Tree	死樹	4.0	0.18	3.0	-	-	Dead	Poor	-	-	-	Fell	LCSD	-

Tree Assessment before the Existing House development at Lot No. 4823 in 2014



Tree Survey Plan before Existing House Development



Tree Compensatory Plan for the Existing House Development

Quantity	Code	Chinese Name	Botanical Name	Location	Height (mm)	Spread (mm)	DBH (mm)	Spacing (mm)	Remark
TREE									
5	GS	福木	<i>Garcinia spicata</i>	Green Hatched Black Area	3000	1500	100	4000	straight trunk and balanced form

Compensatory Planting for Existing House Development

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

TREE FELLING PROPOSAL &
 RETAINED TREE LOCATION

FIGURE 16

A
 JUL 2022
 MAY 2022

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