

**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 1**

**VISUAL IMPACT ASSESSMENT**

## 1.0 INTRODUCTION

1.1.1 This Visual Impact Assessment (VIA) is prepared in support of the S12A Planning Application for the proposed amendment to the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12. The objective is to rezone a site from "R(C)" to "G/IC" for a proposed social welfare facility (Residential Care Home for the Elderly).

1.1.2 Currently, the Application Site is designated as "R(C)" zone on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 "(the OZP)". There is a restriction on Plot Ratio of 0.4, 3 storeys high and a height limit of 9m from Car Park. By rezoning the site into "G/IC", the restriction on Plot Ratio is proposed to waive, while the height of the RCHE is governed by regulation and is proposed to be 29.6 m for the time being.

1.1.3 According to the Point (e) of Para. 2.3 of the Town Planning Board Guidelines (TPB PG) no. 41, a VIA is required to the proposals that "involves, modification of development parameters of a site to deviate from the statutory planning restrictions applicable to the site or the neighbourhood, and the modification will amount to pronounced increase in development scale and intensity and visual changes from key public viewing points". The visual impacts of the Proposed Scheme are evaluated against the existing condition, surrounding building(s) in order to ensure compatibility of the Proposed Scheme.

1.1.4 The VIA evaluates the visual compatibility and degree of anticipated visual impacts of the Proposed Scheme on the Visually Sensitive Receivers relevant to the Application Site. Based on the evaluation, the VIA comments on the visual acceptability of the Proposed Scheme.

1.1.5 The outline for the VIA is set out below:

- Section 2 outlines Proposed Development Particulars
- Section 3 identifies the Assessment Area and provides analysis of the viewing points;
- Section 4 assesses the visual impacts; and
- Section 5 concludes the VIA

## 2.1 Local Context

2.1.1 The Application Site locates at no.81 San Tam Road, Lot no. 4823 in D.D. 104, with a site area of about 736.3 m<sup>2</sup> (*Figure 1*). The Site is accessible from San Tam Road at level +7.33 mPd from 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.

2.1.2 The Site is of close proximately to the “Northern Metropolis Development” (NMD) zone and is within 10 minutes walking distance from the “Planned Northern Link Ngau Tam Mei Station”.

## 2.2 Existing House Design

2.2.1 There is an existing House of GFA 294.258 sm, with a Plot Ratio 0.4, and is 3 storeys high from carpark, the main roof level is +21.00 mPd.

2.2.2 It is situated on a platform of level +12.0 m with a car ramp leading from the existing Brown area of level +7.33 m, which gain access from San Tam Road to the West.

2.2.3 There is an existing Green Hatched Black Area adjoining the Brown area to the South-West, which is a gentle slope formed and landscaped to all Government Departments’ satisfaction when the House was built in 2017.

Please refer to *Figure 2* for the existing House design.

## 2.3 Proposed RCHE Development Parameters

2.3.1 The Development would gain access from San Tam Road at +7.33 m on LG/F. Two private Car Parks, a light Goods Vehicle Loading / Unloading Bay and a Mini-bus Parking locate beside the Entrance Lobby. Transformer Room and Sewerage Treatment Plant are located beside.

2.3.2 UG/F would be the supporting facilities like Multi-Purpose Rooms, Kitchen, Laundry, Store and Plant Room etc.

2.3.3 1/F is designed as a Wellness Centre with health facilities like hydrotherapy, yoga and gymnasium. It adjoins an outdoor Covered Sky Garden to provide covered and open leisure spaces, completed with landscaping and health equipment etc.

2.3.4 2/F to 7/F (total 6 storeys) are RCHE which provide a big spectrum of Dormitory Rooms combination ranging from Shared to Individual Rooms. A total of 142 bedspaces are assumed for the development.

2.3.5 8/F is a specially designed floor for the Staff and General Administration. Not only do it include Standard Office and Administrative space, 8 nos. of Staff Quarters are deliberately provided to facilitate the after-hour emergency services and the needs for "Epidemic closed-loop management", in case necessary.

2.3.6 The Roof Garden on level +36.93 provides outdoor Sun Shine spaces and individual Farming Areas for cultivation and hobbies.

2.3.7 The GFA allocation is tabulated as below:

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 Storey		: 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 OFFICE + 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>
<b>Parking Spaces :</b>			
<b>(Loading / Unloading)</b>			
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.	

Please refer to **Figure 3** for the Proposed Development.

- 3.1 According to the TPB PG No. 41, the Assessment Area is defined by approximately 350 m from the boundary of the Application Site and is selected for assessment purpose accordingly (*Figure 4* refers).

The visual assessment will be conducted by comparing the conditions before the rezoning (i.e. 0.4 PR Houses) (Scheme A) and after the rezoning (i.e. the RCHE) (Scheme B).

**Scheme A** would be the Existing House Design of Plot Ratio of 0.4, 3 storeys and 9 m high from the Carpark. A driveway leading from +7.33 from a Brown Area adjoining San Tam Road, to a platform for Carpark at +12.00. The Main Roof of the Existing House is at +21.00. (*Figure 2* refers)

**Scheme B** would be a RCHE of 10 storeys high, with the Vehicular and Pedestrian Entrance at +7.33 and the Main Roof of the RCHE is at +36.93. The absolute height is 29.6 m. (*Figure 3* refers)

3.2 When assessing the potential visual impacts of the Proposed Schemes, the clarification of VPs is categorized as follows:

Table 3.1 Classification of Visual Sensitivity

Receivers	Main Activities	Sensitivity
Recreational	Those viewers who would view the Application Site while engaging in recreational activities	High
Travellers	Those viewers who would view the Application Site from vehicles or on foot	Medium
Occupational	Those viewers who would view the Application Site from their workplaces.	High

3.3 Six VPs including short and long ranges are considered to be the most affected by any development on the Application Site (Figure 4 refers).

3.3.1 **VP1** : Castle Peak Road – Mai Po near Ko Hang towards East (*Figure 5*)

This VP is located West and is about 100 m away from the Application Site. It is surrounded by low-rise developments and “Royal Palms” to its South-West to North-West.

This VP is set to evaluate the Medium-Range visual impacts of the Travellers. It should be considered as **Medium** Visual Sensitivity.

3.3.2 **VP2** : Castle Peak Road – Mai Po towards South-East (*Figure 6*)

This VP is located North-West and is about 100 m away from the Application Site. It is surrounded by low-rise developments.

This VP is set to evaluate the Medium-Range visual impacts of the Travellers. It should be considered as **Medium** Visual Sensitivity.

3.3.3 **VP3** : Castle Peak Road – Mai Po towards North-East (*Figure 7*)

This VP is located South-West is about 100 m away from the Application Site. It is surrounded by low-rise developments.

This VP is set to evaluate the Medium-Range visual impacts of the Travellers. It should be considered as **Medium** Visual Sensitivity.

3.3.4 **VP4** : San Tam Road towards South-East (*Figure 8*)

This VP is located North-West and is about 50 m away from the Application Site. It is close to a junction and a driveway leading to “Crescendo”.

This VP is set to evaluate the Short-Range visual impact of the Travellers. It should be considered as **Medium** Visual Sensitivity.



3.3.5 **VP5** : Footbridge above San Tin Highway towards South (*Figure 9*)

This VP is located North and is about 300 m away from the Application Site. It is on a Footbridge above San Tin Highway.

This VP is set to evaluate the Long-Range visual impact of the Travellers. It should be considered as **Medium** Visual Sensitivity.

3.3.6 **VP6** : Footbridge above San Tin Highway towards North (*Figure 10*)

This VP is located South and is about 300 m away from the Application Site. It is on a Footbridge above San Tin Highway.

This VP is set to evaluate the Long-Range visual impact of the Travellers. It should be considered as **Medium** Visual Sensitivity.

4.0 ASSESSMENT  
OF VISUAL  
IMPACT

This Section evaluate the Visual Impact of the "Existing House" (Scheme A) to the "Proposed RCHE" (Scheme B).

The overall visual resultant impact of the Proposed Schemes are appraised based on the classifications of visual impact as set in the TPB PG No.41, which include 'enhanced', 'party enhanced/party adverse', 'negligible', 'slightly adverse', 'moderately adverse' and 'significantly adverse'.

4.1 **VP1 : Castle Peak Road – Mai Po near Ko Hang towards East (Figure 5)**

4.1.1 This Medium Range VP1 located right opposite to the West of the Site across the San Tin Highway. It represents the View received by Travellers on foot and by vehicles. Therefore, the visual sensitivity is considered Medium. Both Proposed Schemes are visible at the VP.

The Visual Composition comprise Greenery on both sides with San Tin Highway and Castle Peak Road – Mai Po in the front. Rows of tree are present along both sides of the San Tin Highway which partly shield off the Visual Effect.

Scheme B would create comparatively bigger Building Bulk than Scheme A. However, the effect is somehow shield off and soften by the Greenery around. The effect would be further minimized by rows of Tree along San Tin Highway as Travellers move across.

4.1.2 **Conclusion :**

As a conclusion, the Visual Impact of Scheme B compared to Scheme A would be **slightly adverse**.



## 4.2 VP2 : Castle Peak Road – Mai Po towards South-East (*Figure 6*)

4.2.1 This Medium Range VP2 located to the North-West of the Site across the San Tin Highway. It represents the View received by Travellers on foot and by vehicles. Therefore, the visual sensitivity is considered Medium. Both Proposed Schemes are visible at the VP.

The Visual Composition comprise Greenery on both sides with San Tin Highway and Castle Peak Road – Mai Po in the front. Rows of tree are present along both sides of the San Tin Highway which partly shield off the Visual Effect.

Scheme B would create comparatively bigger Building Bulk than Scheme A. However, the effect is somehow shield off and soften by the Greenery around. The effect would be further minimized by rows of Tree along San Tin Highway as Travellers move across.

### 4.2.2 Conclusion :

As a conclusion, the Visual Impact of Scheme B compared to Scheme A would be **slightly adverse**.

#### 4.3 VP3 : Castle Peak Road – Mai Po towards North-East (*Figure 7*)

4.3.1 This Medium Range VP3 located to the South-West of the Site across the San Tin Highway. It represents the View received by Travellers on foot and by vehicles. Therefore, the visual sensitivity is considered Medium. Both Proposed Schemes are visible at the VP.

The Visual Composition comprise Greenery on both sides with San Tin Highway and Castle Peak Road – Mai Po in the front. Rows of tree are present along both sides of the San Tin Highway which partly shield off the Visual Effect.

Scheme B would create comparatively bigger Building Bulk than Scheme A. However, the effect is somehow shield off and soften by the Greenery around. The effect would be further minimized by rows of Tree along San Tin Highway as Travellers move across.

#### 4.3.2 Conclusion :

As a conclusion, the Visual Impact of Scheme B compared to Scheme A would be **slightly adverse**.

#### 4.4 VP4 : San Tam Road towards South-East (*Figure 8*)

4.4.1 This Short Range VP4 located North-West and is about 50 m away from the Application Site. It is right at the road junction between San Tam Road and an Access Road leading to a low-density Residential Development named "Crescendo". It represents the view received by Travellers on foot and by vehicles. Therefore, the visual sensitivity is considered Medium. Both the Proposed Schemes are visible at the VP.

The Visual Composition comprise a slope full of Greenery surrounding the Application Site in front, which a low-density Residential Development named "Casa Paradiso" to the back.

Scheme B would create comparatively bigger Building Bulk than Scheme A. However, the effect is somehow shield off and soften by the Greenery around.

#### 4.4.2 Conclusion :

As a conclusion, the Visual Impact of Scheme B compared to Scheme A would be **slightly adverse**.

4.5 VP5 : Footbridge above San Tin Highway towards South (*Figure 9*)

4.5.1 This Long Range VP5 located on a Footbridge across the San Tin Highway to the North about 300 m away from the Application Site. It represents the View received by Travellers travel back and forth from San Tam Road to Castle Peak Road – Mai Po. The visual sensitivity is considered Medium.

The Visual Composition comprise San Tin Highway in the middle with rows of tree bounding on San Tam Road and Castle Peak Road – Mai Po.

Both Scheme A and Scheme B are hardly visible in this Viewpoint and are completely shield off by rows of tree.

4.5.2 Conclusion :

As a conclusion, the Visual Impact of Scheme B compared to Scheme A would be **negligible**.

4.6 VP6 : Footbridge above San Tin Highway towards North (*Figure 10*)

4.6.1 This Long Range VP6 located on a Footbridge across the San Tin Highway to the North about 300 m away from the Application Site. It represents the View received by Travellers travel back and forth from San Tam Road to Castle Peak Road – Mai Po. The visual sensitivity is considered Medium.

The Visual Composition comprise San Tin Highway in the middle with rows of tree bounding on San Tam Road and Castle Peak Road – Mai Po.

Both Scheme A and Scheme B are hardly visible in this Viewpoint and are completely shield off by rows of tree.

4.6.2 Conclusion :


As a conclusion, the Visual Impact of Scheme B compared to Scheme A would be **negligible**.



## 5.0 Conclusion

5.1 The Below Table summarize the Visual Impact of Scheme A (Proposed Development with permissible PR) compared to Scheme B (Proposed Development with minor relaxation) in the six VPs: -

V.P.	Visual Sensitivity	Visual Impact	Conclusion
VP1: Castle Peak Road – Mai Po near Ko Hang towards East	Medium	Slightly adversed	Slightly adversed
VP2: Castle Peak Road – Mai Po towards South-East	Medium	Slightly adversed	Slightly adversed
VP3: Castle Peak Road – Mai Po towards North-East	Medium	Slightly adversed	Slightly adversed
VP4: San Tam Road towards South-East	Medium	Slightly adversed	Slightly adversed
VP5: Footbridge above San Tin Highway towards South	Medium	Negligible	Negligible
VP6: Footbridge above San Tin Highway towards North	High	Negligible	Negligible



5.2 A total of six VPs (including short and medium range VPs) were assessed in this Visual Impact Assessment, covering VPs in medium visual sensitivity.

With the provision of numerous planning and design merits in our Proposed Scheme, four VPs are identified with **slightly adversely** visual impact, while the remaining two VPs are identified with **negligible** visual impact.

5.3 The Site already set back from San Tam Road by 12.6 m. It is considered adequate for not creating adverse visual impact.

5.4 Based on the above, the Proposed Scheme is considered to be fully acceptable in terms of visual impact.

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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 1  
LOCATION PLAN**

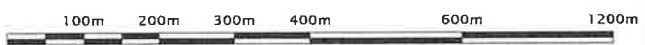
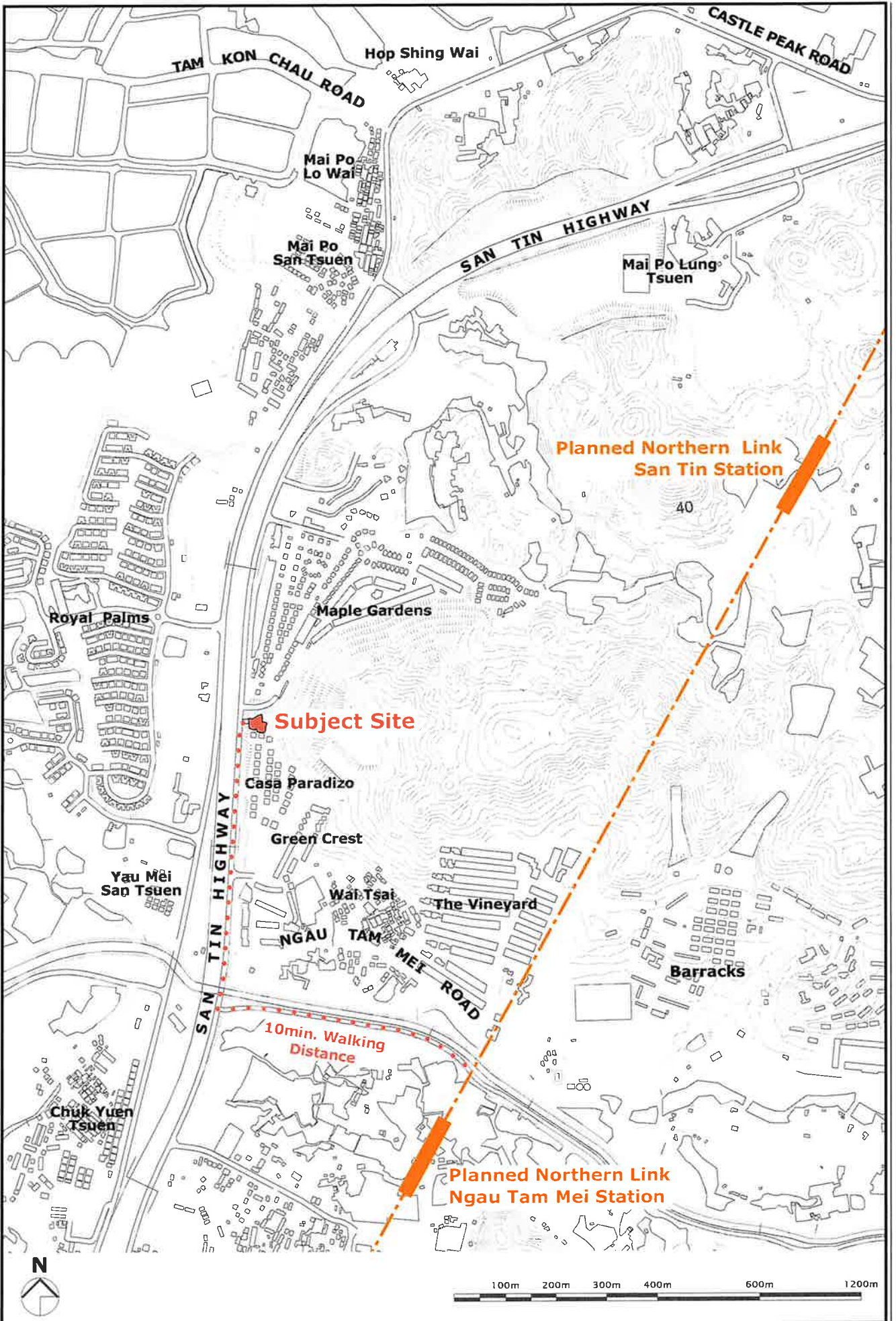


FIGURE NO.  1	TITLE  LOCATION PLAN	SCALE  1:10000
		DATE  JUL 2022

RILEE

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

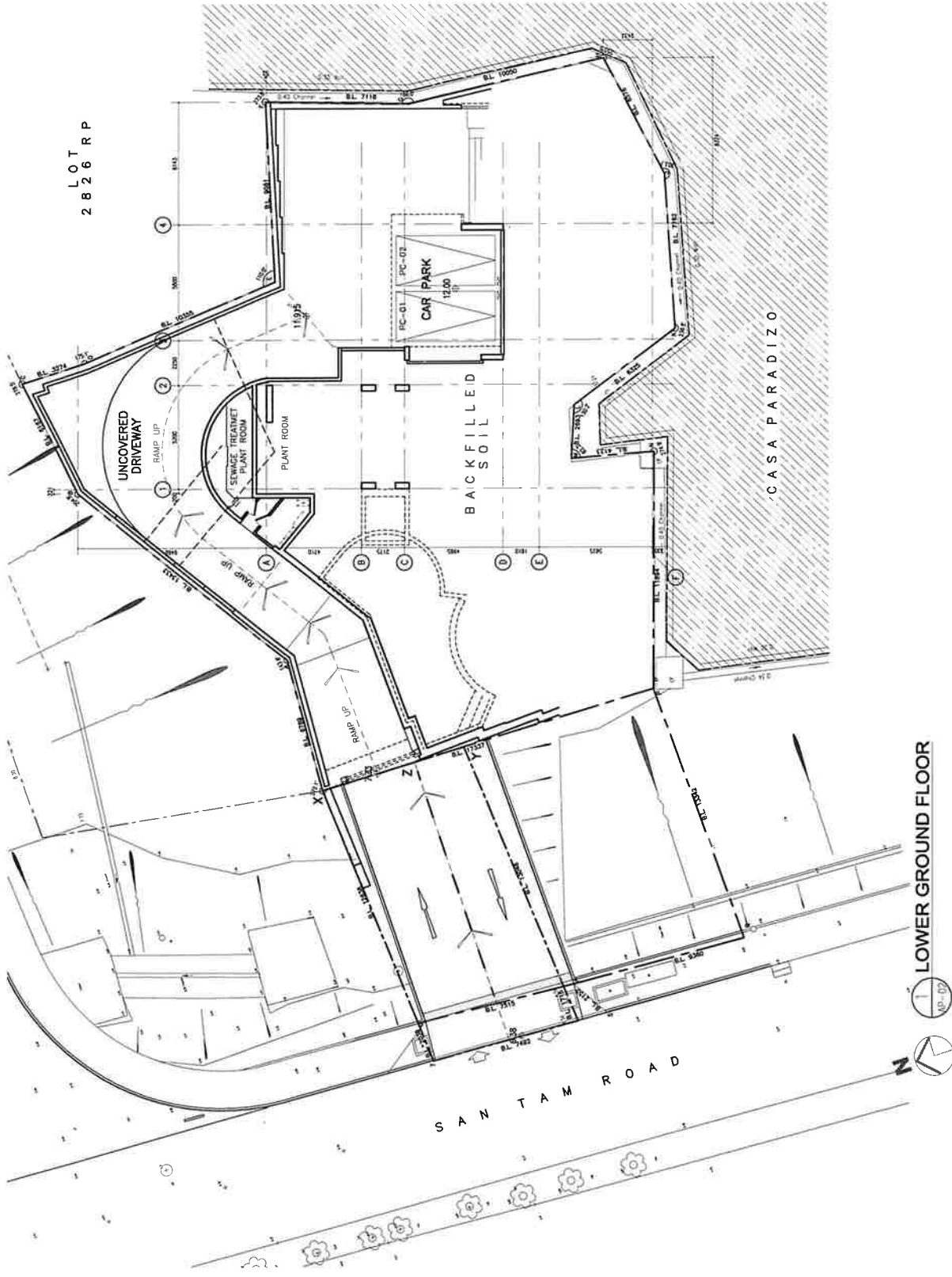
**PROPOSED REZONING FROM "R(C)" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)  
(RCHE)**

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

**FIGURE 2**

**EXISTING HOUSE DESIGN**





LOT  
2826 RP

LOWER GROUND FLOOR

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

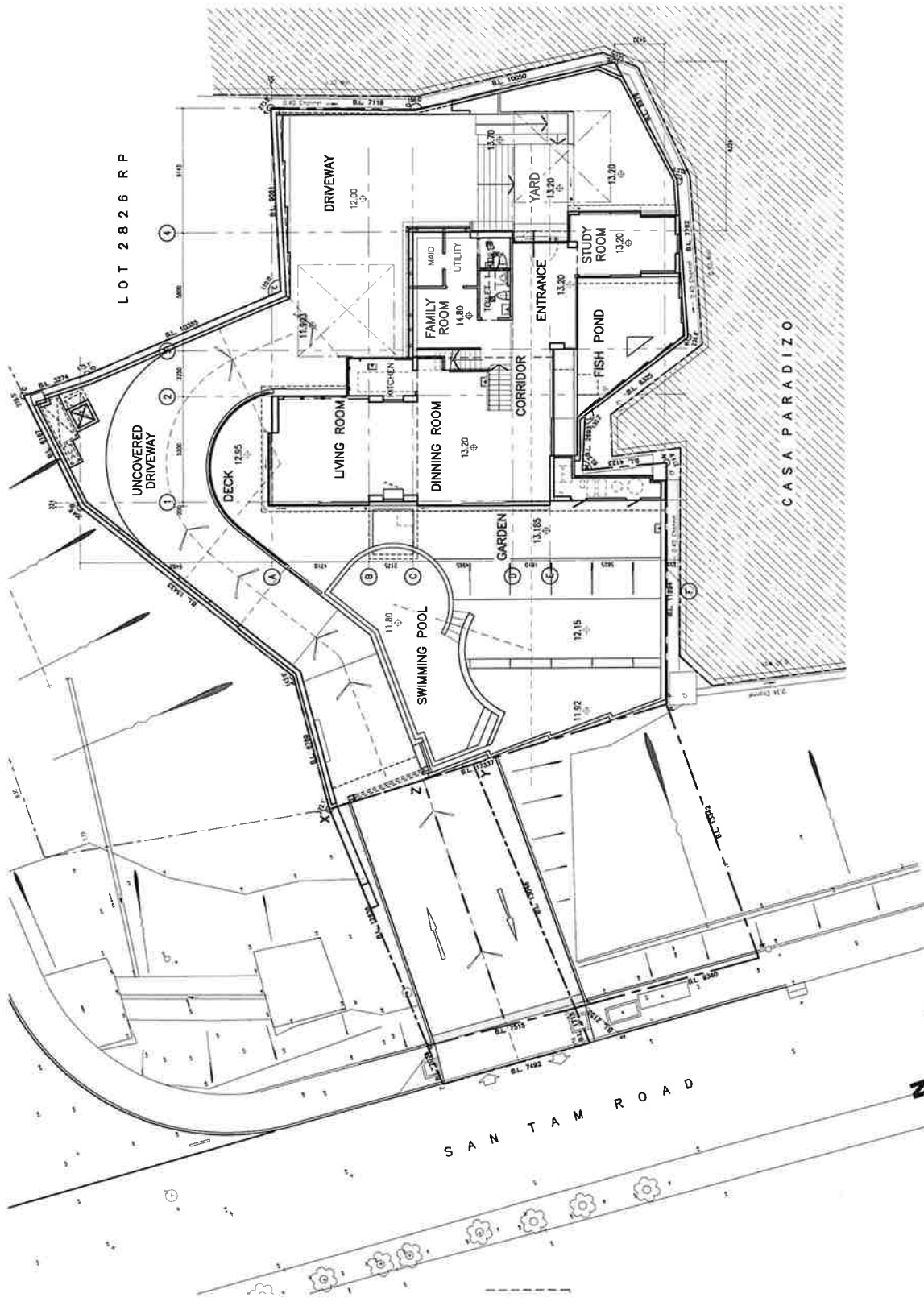
28/07/2017 - APPROVED PLAN  
LOWER GROUND FLOOR

AP-02 1:200 (A3)

JUN. 2022

Do not scale drawings. All vertical and horizontal dimensions in this drawing are in millimeters unless otherwise stated. The drawings show the design intent of the architect only. Contractors are required to submit shop drawings where appropriate, and to be approved by the Architect (A/C) Ltd. unless otherwise specified. This drawing is not for construction purposes unless expressly certified.

RIEBE



Do not scale drawings.  
 The drawings show the dimensions of the building. Contractors are required to submit shop drawings where appropriate.  
 This drawing is not for construction purposes unless expressly certified.

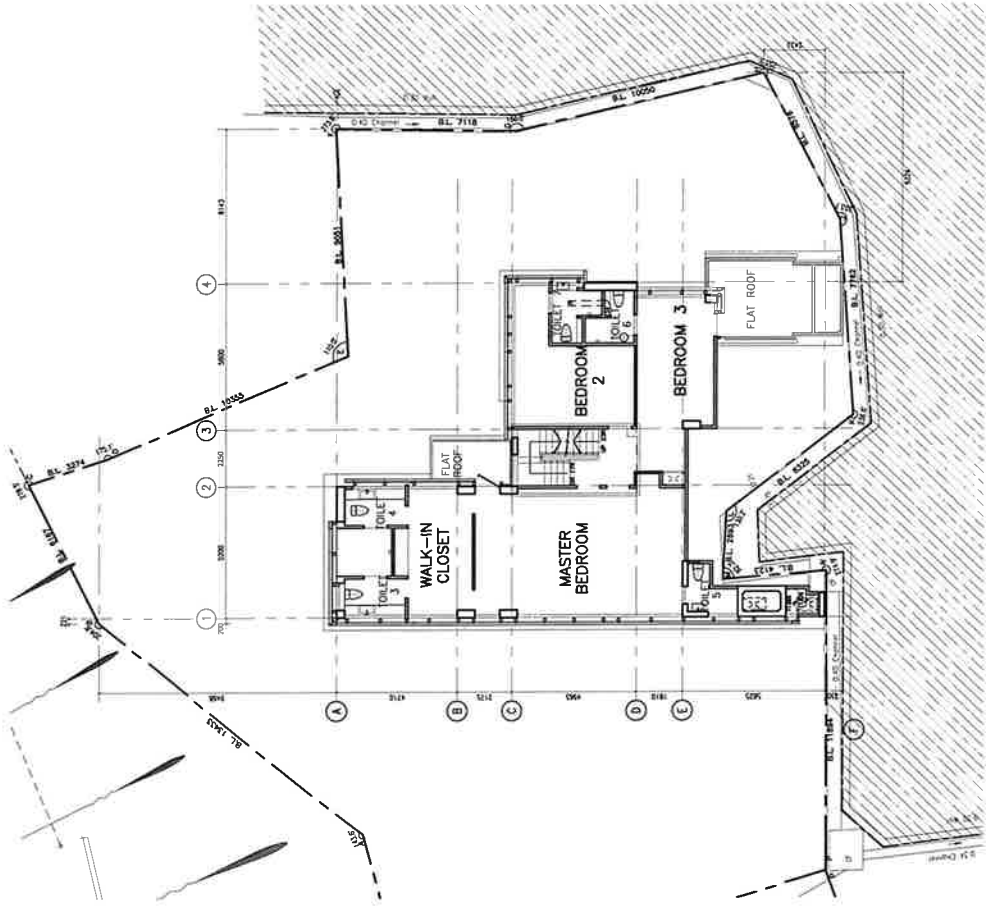
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28/07/2017 - APPROVED PLAN  
 G/F

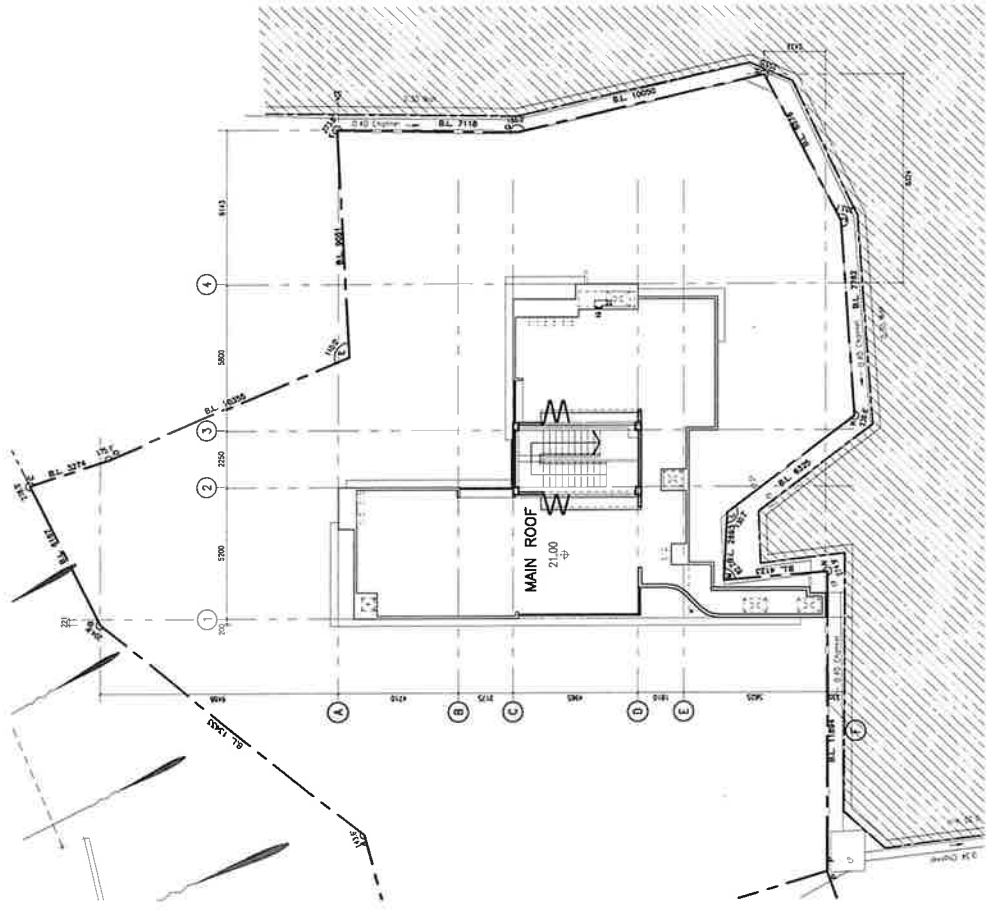
2202  
 PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
 at 81 SANTAM ROAD,  
 YUEN LONG, N.T.

RIEBE





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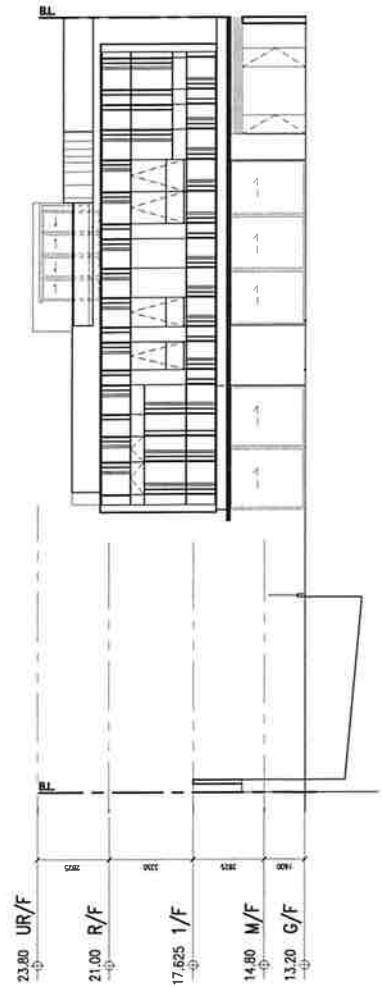
2202  
 PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
 at 81 SAN TAM ROAD,  
 YUEN LONG, N.T.

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

AP-04 1:200 (A3)

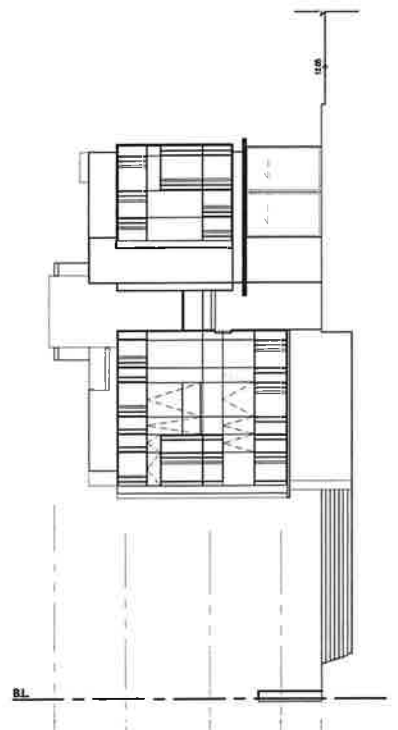
Each scale drawing  
 Contractors are required to verify exact dimensions on site.  
 The drawing show the design intent of the architect only, contractors are required to  
 submit shop drawings where appropriate.  
 This drawing is not for construction purposes unless expressly certified.





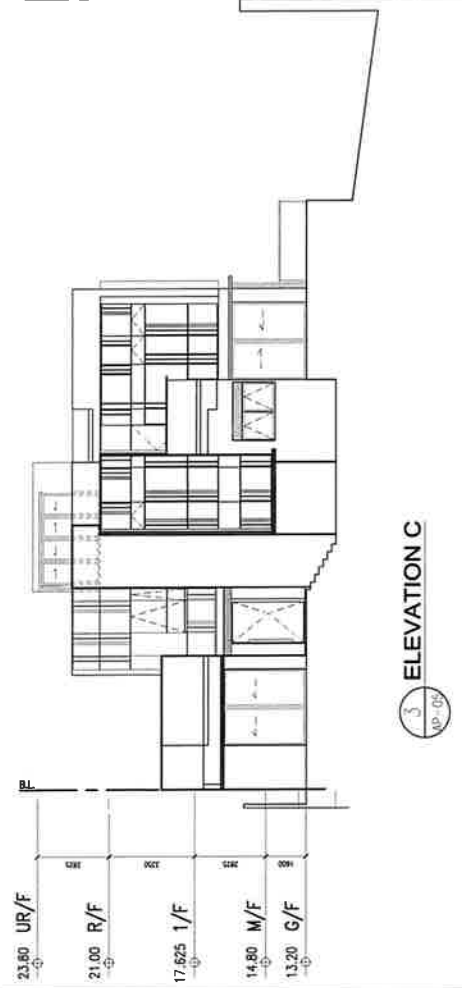
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21.00 R/F  
17.625 1/F  
14.80 M/F  
13.20 G/F

1 ELEVATION A  
AP-05



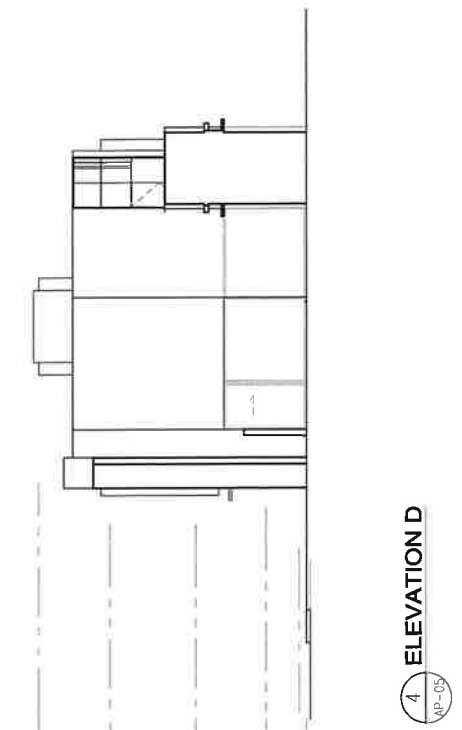
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17.625 1/F  
14.80 M/F  
13.20 G/F

1 ELEVATION B  
AP-05



23.80 UR/F  
21.00 R/F  
17.625 1/F  
14.80 M/F  
13.20 G/F

3 ELEVATION C  
AP-05



23.80 UR/F  
21.00 R/F  
17.625 1/F  
14.80 M/F  
13.20 G/F

4 ELEVATION D  
AP-05

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

28/07/2017 - APPROVED PLAN  
ELEVATIONS

AP-05

1:200 (A3)

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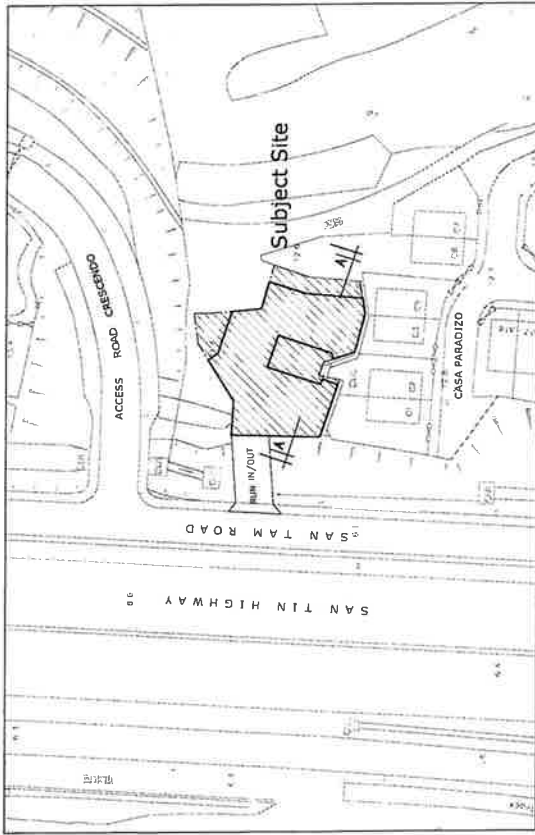
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**S12A AMENDMENT OF PLAN APPLICATION  
APPROVED NGAU TAM MEI  
OUTLINE ZONING PLAN NO. S/YL-NTM/12**

**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 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 F or 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 Storey	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 OFFICE + STAFF QUARTER)	426.802 m <sup>2</sup>
<b>TOTAL</b>	<b>5400.000 m<sup>2</sup> (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.

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

**DEVELOPMENT SCHEDULE & SECTION**

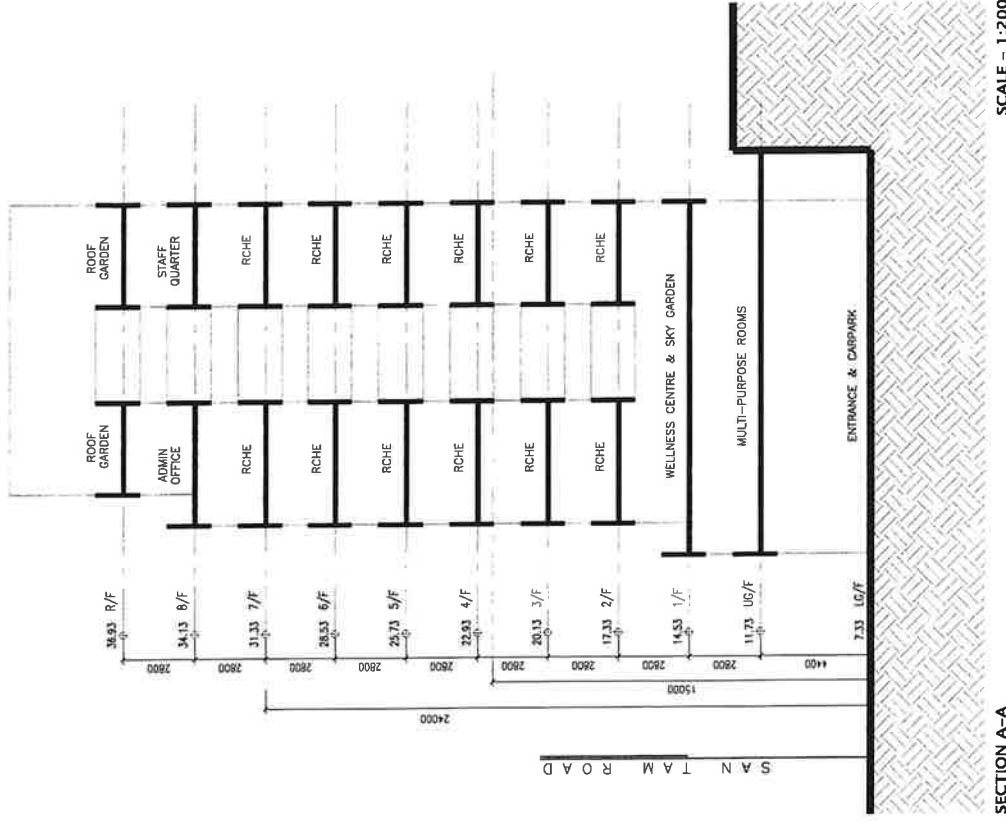
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JULY 2022

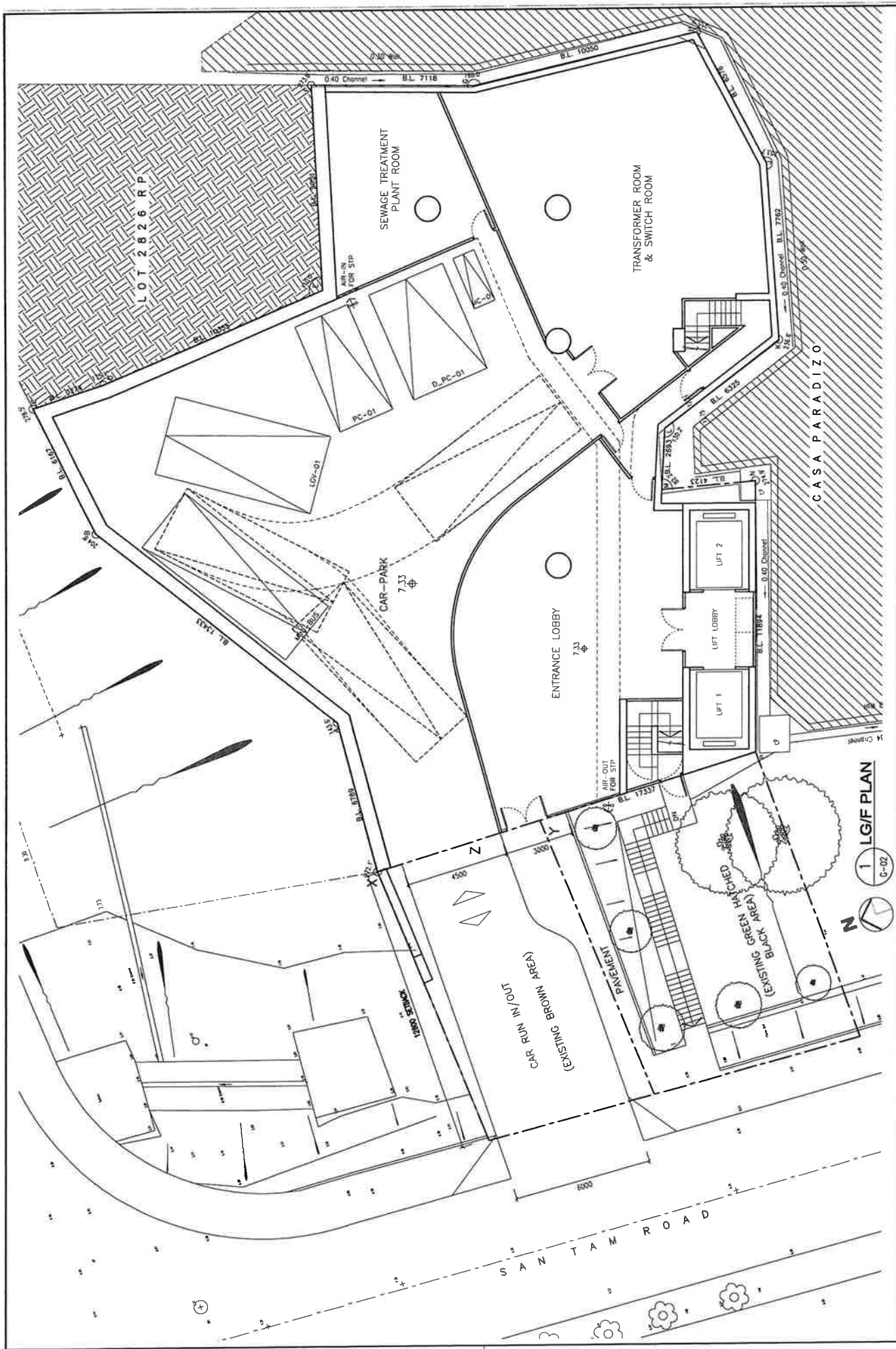
Do not scale drawings. Drawings are prepared by certified structural engineers in HK. The drawings are the design work of the architect only. Contractors are required to submit their drawings before construction. All dimensions are in meters unless otherwise specified. This drawing is not for construction purposes unless expressly certified.



**SECTION A-A**

SCALE - 1:200

**RAJIB**



**RIEER**

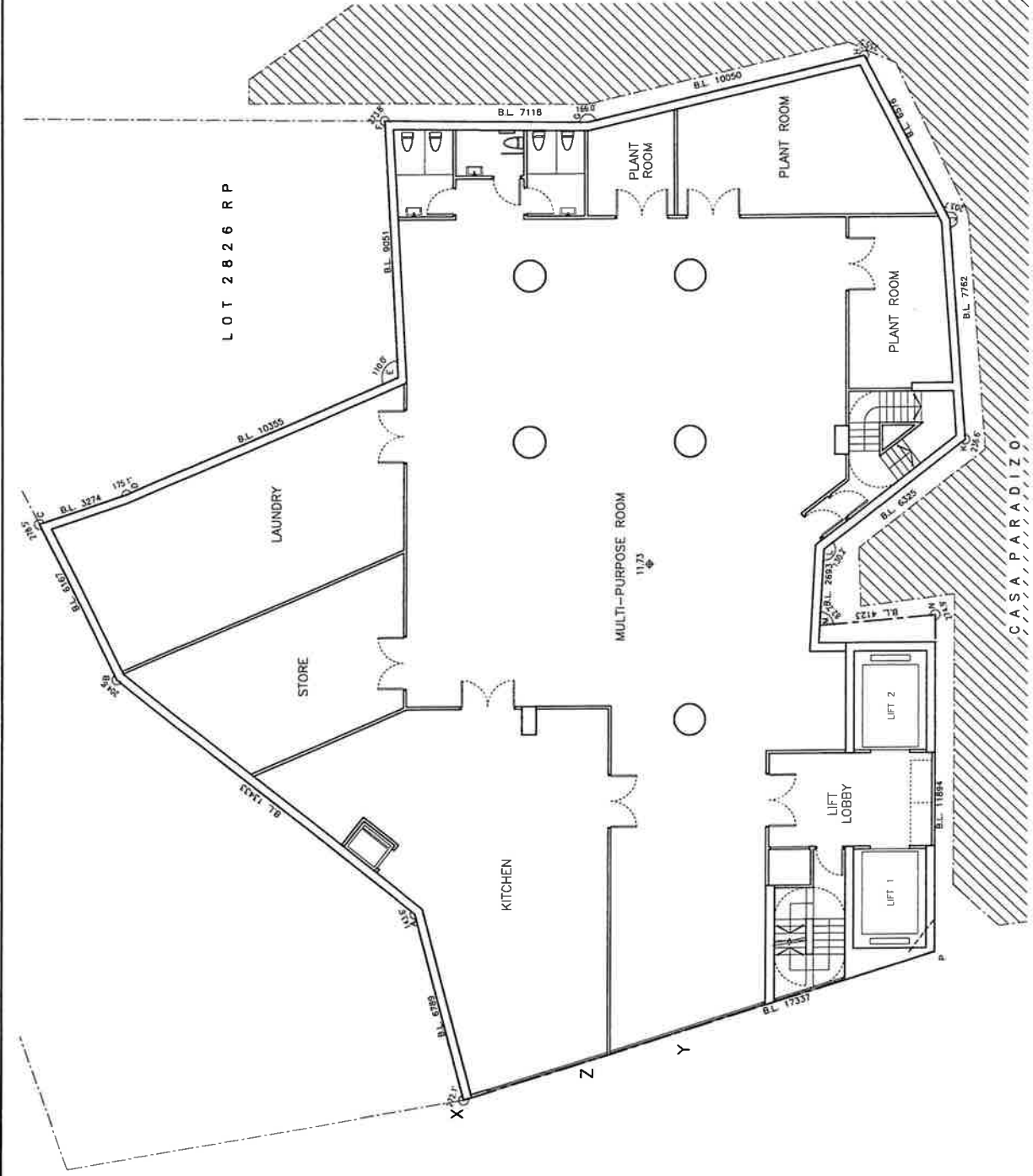
**2202 PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
at 81 SAN TAM ROAD,  
YUEN LONG, N.T.**

**LG/F PLAN  
ENTRANCE & CARPARK**

**G-02**

1:1150 (A3) A JULY 2022

Final scale drawing.  
Contractors are required to verify exact dimensions on site.  
The drawings show the design intent of this work and contractors are required to  
conduct their own site survey and approval of the proposed work. The drawings  
do not constitute a contract for the project. The drawings are for information only.  
This drawing is not for construction purposes unless expressly certified.



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

**UG/F PLAN**  
**MULTI-PURPOSE ROOMS**

1 UG/F PLAN  
 6-03

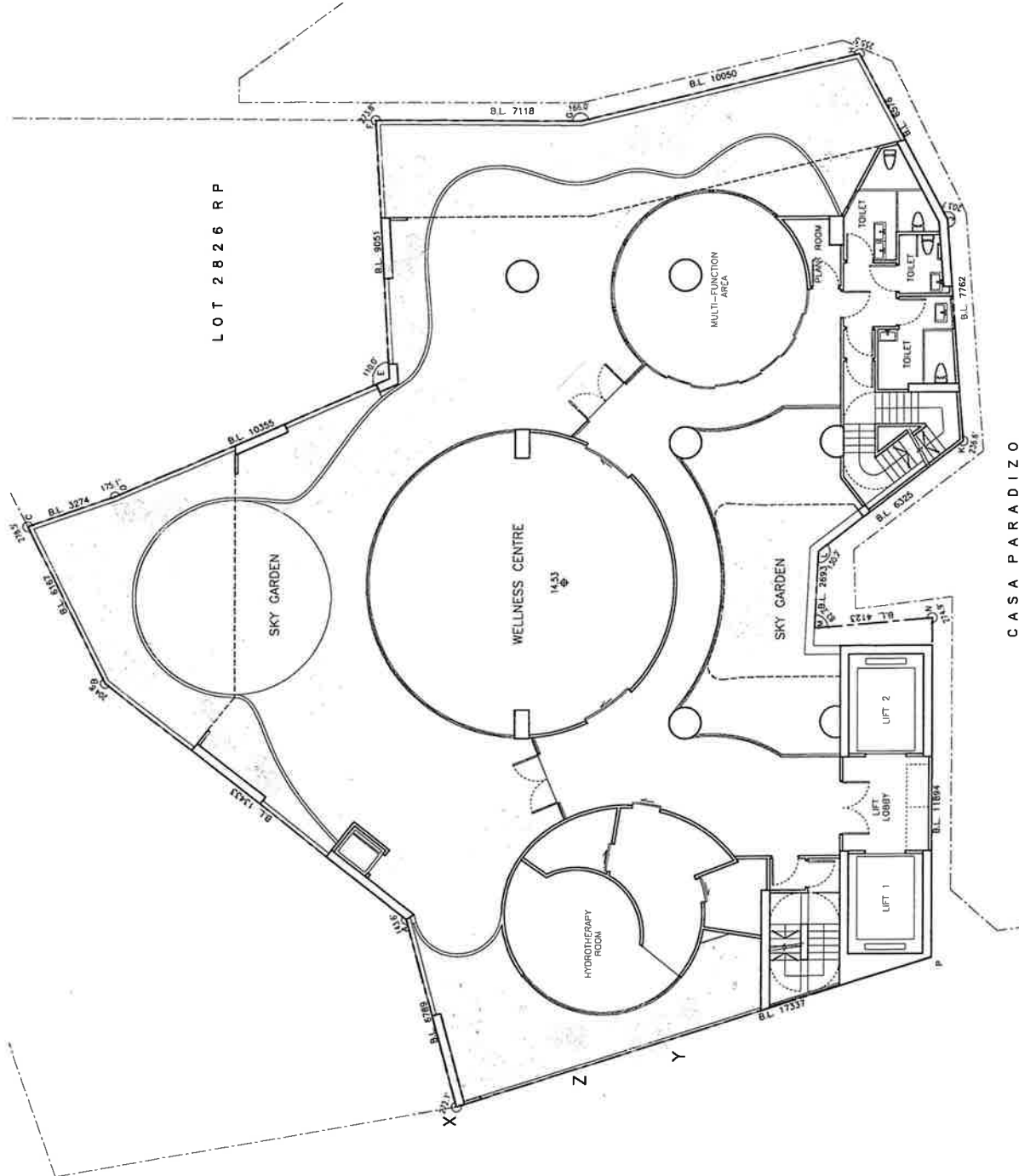
G-03

1:150 (A3)

A

JULY 2022

Do not scale drawings. All work shall be measured by walls, except dimensions on site. The drawings show the design intent of the architect only, contractors are responsible to submit shop drawings for approval. All dimensions shall be taken from the project of "Ruler Archibuteo (R) Ltd." unless otherwise specified. This drawing is not for construction purposes unless expressly certified.



1  
1/F PLAN  
C-04

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

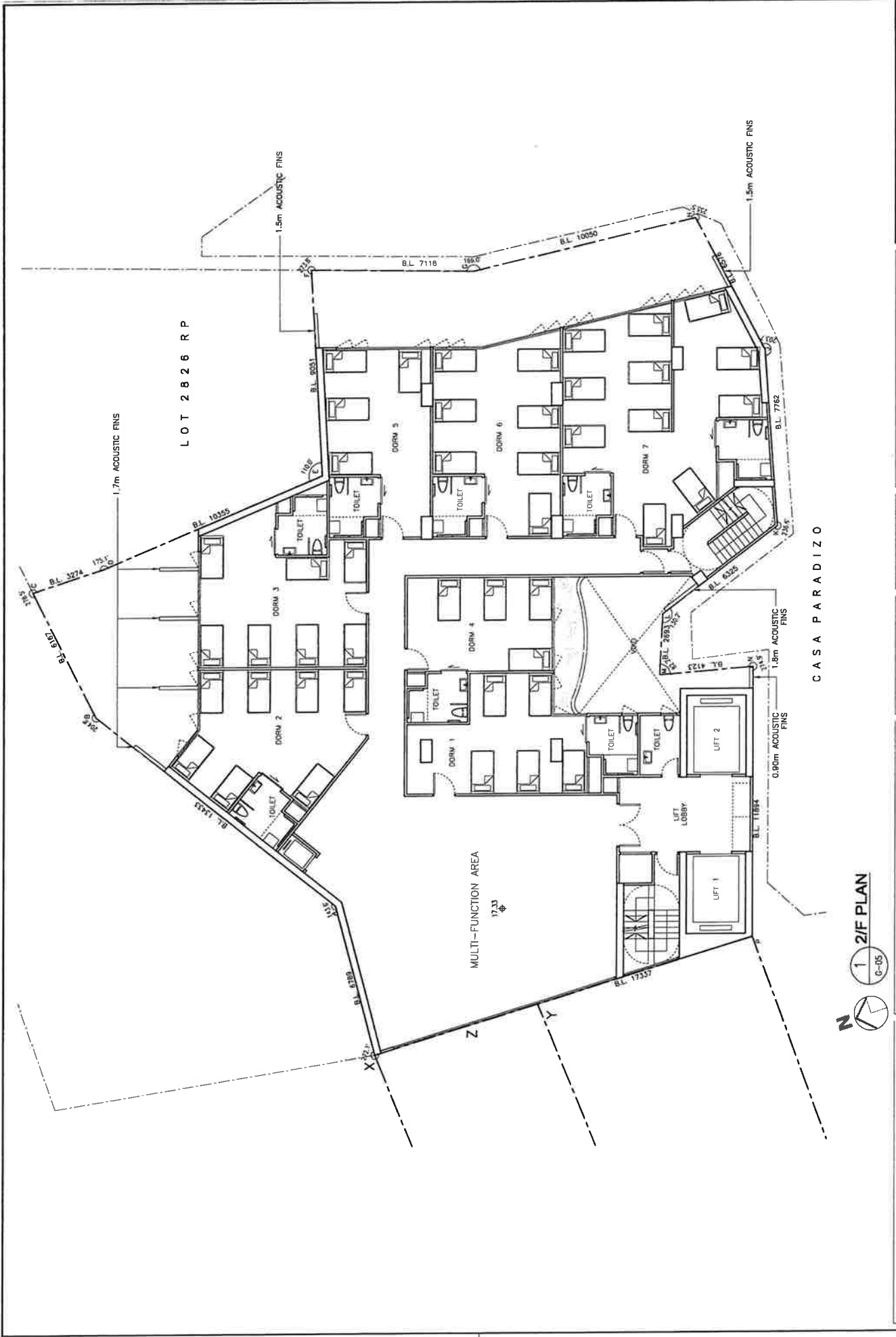
1/F PLAN  
WELLNESS CENTRE & SKY GARDEN

C-04

1:150 (A3)

JULY, 2022

This scale shows  
Contractors are required to verify exact dimensions on site.  
The drawings show the design intent of the proposed work.  
The drawings are for the property of 'RLEB Projects (HK) Ltd' unless  
otherwise specified.  
This drawing is not for construction purposes unless expressly certified.



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

2/F PLAN  
 RCHE

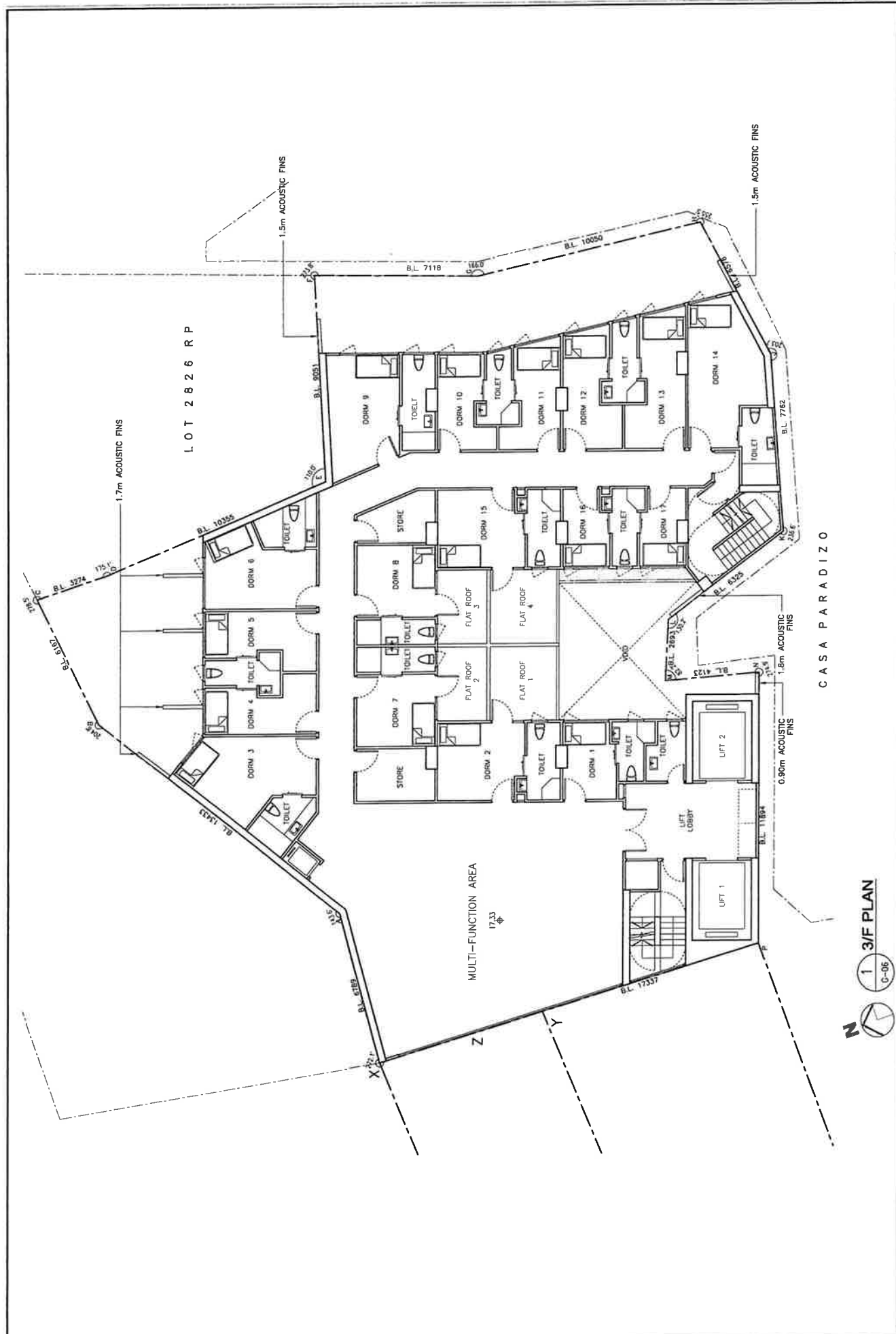
1  
 2/F PLAN  
 0-05

C-05 1:150 (A3)

JULY 2022

By: [Signature] Architect  
 Contractors are required to verify each dimension on site.  
 The drawings show the design intent of the architect only, contractors are required to  
 check and verify dimensions on site. Dimensions are not to be used for construction unless  
 otherwise specified.  
 This drawing is not for construction purposes unless expressly certified.





LOT 2826 RP

CASA PARADIZO

1 3/F PLAN  
C-06

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

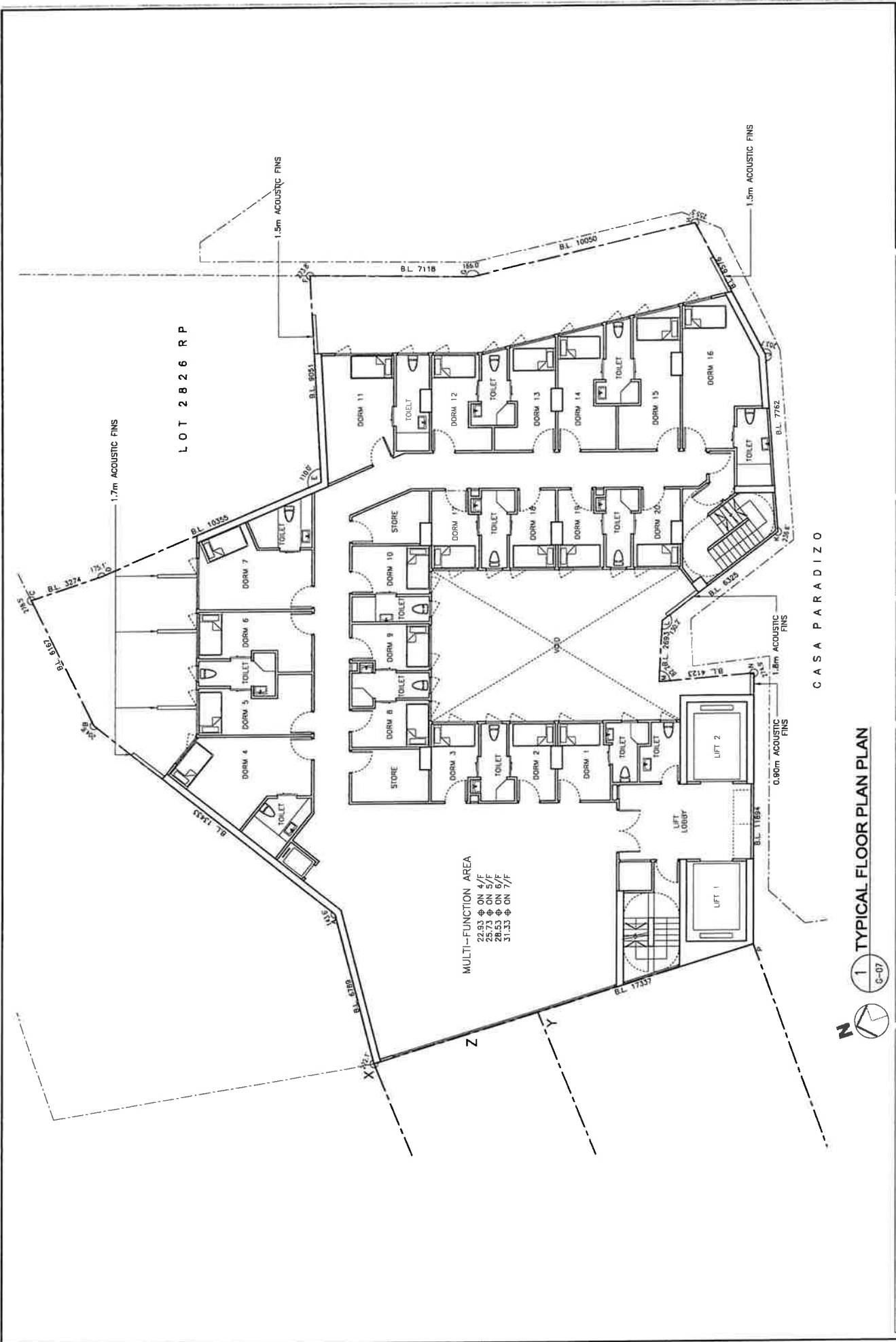
3/F PLAN  
RCHE

G-06

1:150 (A3)

JULY 2020

Contractors are required to verify used dimensions on site. The drawings show the dimensions of the finished work, contractors are required to ensure that dimensions shown are appropriate for the project. All dimensions shall be in millimeters unless otherwise specified. This drawing is not for construction purposes unless expressly certified.



LOT 2826 R.P.

CASA PARADIZO

MULTI-FUNCTION AREA  
 22.83 Ⓢ ON 4/F  
 25.73 Ⓢ ON 5/F  
 28.53 Ⓢ ON 6/F  
 31.33 Ⓢ ON 7/F



1 TYPICAL FLOOR PLAN PLAN  
 G-07

TYPICAL FLOOR PLAN PLAN  
 RCHE

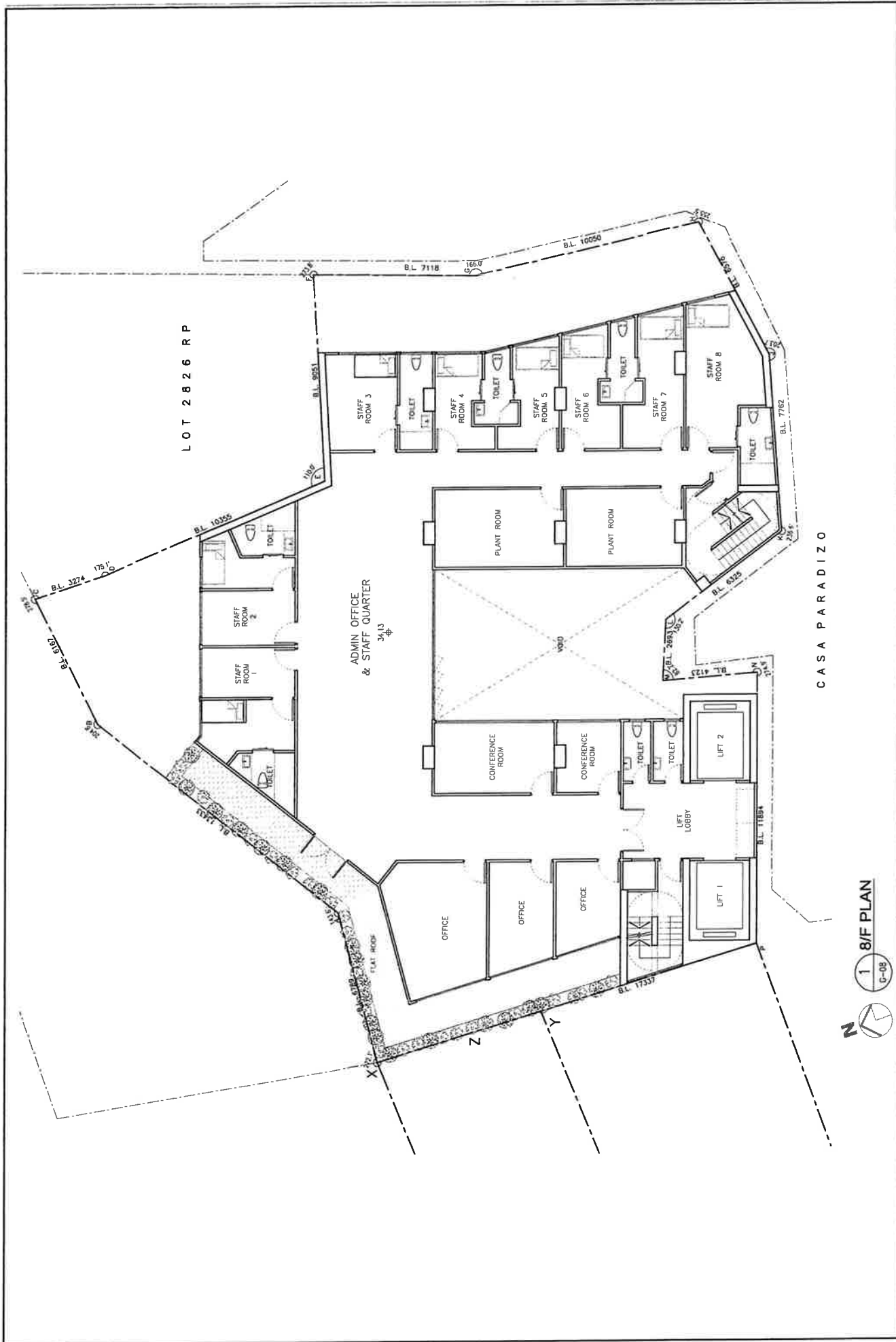
2202  
 PROPOSED RESIDENTIAL CARE HOME FOR ELDERLY  
 at 81 SAN TAM ROAD,  
 YUEN LONG, N.T.

G-07

1:150 (A3)

JULY 2022

This is a preliminary drawing. Contractors are requested to verify all dimensions on site. The drawings show the dimensions of the work to be done. Contractors are requested to submit shop drawings when appropriate. It is the responsibility of the contractor to ensure that the drawings are used for construction purposes unless expressly certified.



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

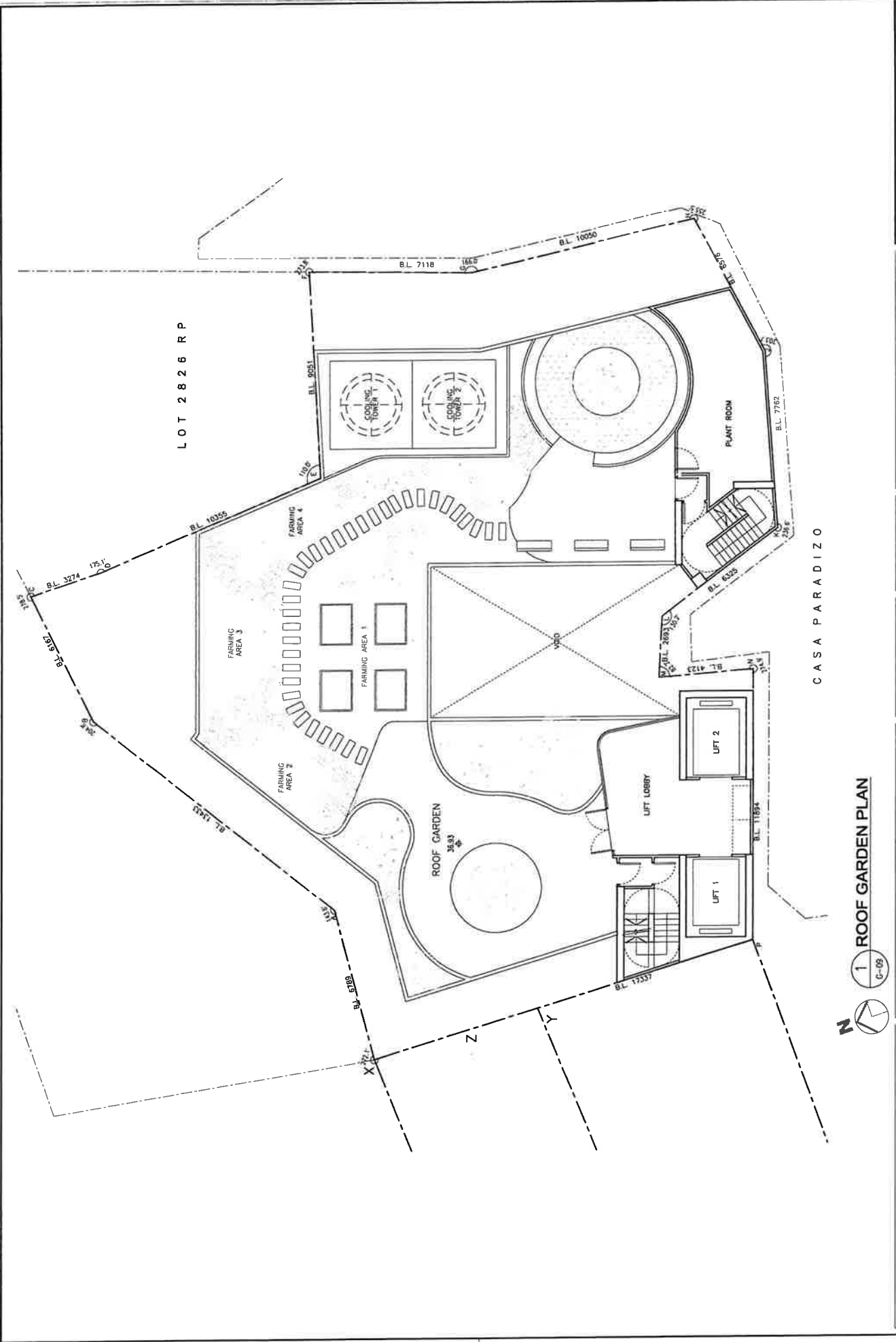
8/F PLAN  
 ADMIN OFFICE & STAFF QUARTER

G-08

1:150 (A3)

JULY 2022

Do not scale drawings.  
 Contractors are required to verify actual dimensions on site.  
 The drawings show the design intent of the architect only, contractors are required to  
 verify the actual dimensions on site and report any discrepancies to the architect.  
 The drawings are for the purposes of "As-Per-Submittals (AS) 1/4" unless  
 otherwise specified.  
 These drawings are not for construction purposes unless expressly certified.



1 ROOF GARDEN PLAN  
G-09

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

ROOF GARDEN PLAN

G-09

1:150 (A3)

JULY 2022

Do not scale directly.  
Contractors are required to verify exact dimensions on site.  
The drawings show the design intent of the architect only, contractors are required to  
make site measurements before construction.  
This drawing is for the purpose of 'Issue For Tender' (IFIT) only unless  
otherwise specified.  
This drawing is not for construction purposes unless expressly certified.

**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 4  
LOCATION OF VIEWPOINTS**

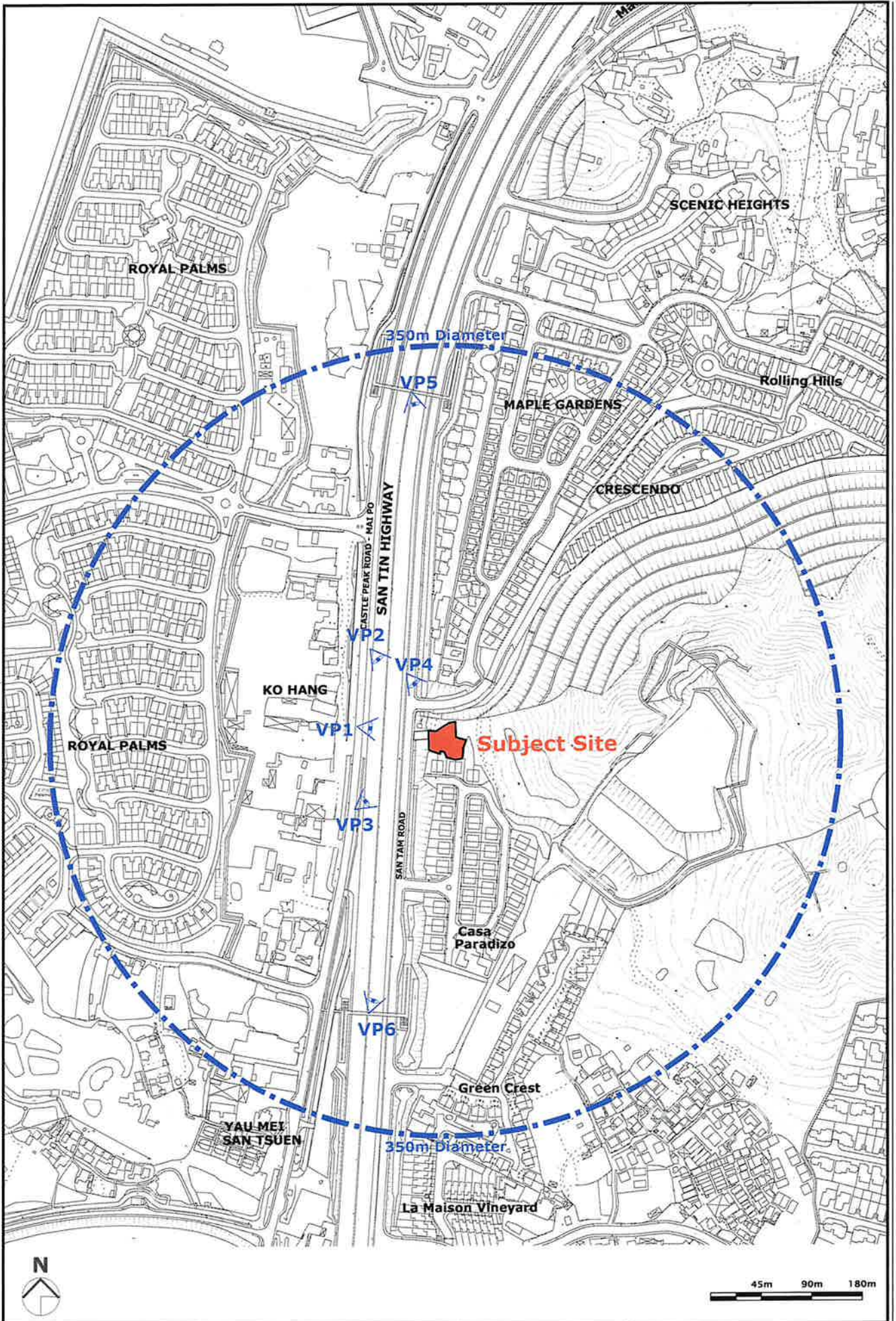


FIGURE NO.	TITLE	SCALE
4	LOCATION OF VIEWPOINTS	1:4500
		DATE JUL 2022

R L E E

**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 to FIGURE 10  
VIEWPOINT 1 TO VIEWPOINT 6**



**Existing condition (Scheme A)**



**Proposed development (Scheme B)**

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





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



**Existing condition (Scheme A)**



**Proposed development (Scheme B)**

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

Subject Site

Casa Paradizo in "R(C)"



**Existing condition (Scheme A)**

Subject Site

Casa Paradizo in "R(C)"



**Proposed development (Scheme B)**

FIGURE NO.

8

TITLE

VIEWPOINT 4

SCALE

N.T.S.

DATE

JUL 2022

RILEE

Maple Garden in "R(C)"

Subject Site



**Existing condition (Scheme A)**

Maple Garden in "R(C)"

Subject Site



**Proposed development (Scheme B)**

FIGURE NO.

9

TITLE

VIEWPOINT 5

SCALE

N.T.S.

DATE

JUL 2022

RLEE

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

RILEE