

**APPENDIX 4**

Landscape Master Plan

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)  
Tung Tsz, Tai Po, N.T.*

**R LEE ARCHITECTS LTD**



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## 1.0 Introduction

1.1 The Landscape Master Plan is prepared and submitted in support of the S12A application for a proposed amendment to the approved Tung Tsz Outline Zoning Plan (“the approved OZP”) No. S/NE-TK/19.

The proposed amendment is to rezone a Site from “AGR” & “GB” zone to “G/IC” zone to facilitate the development of a proposed RCHE.

1.2 The Application Site locates at Lot No. 232 RP, 232 S.A RP, 232 S.A ss. 1 to 14, 232 S.B RP, 232 S.B ss. 1 to 27, 232 S.C to 232 S.E, 233 RP, 233 S.A to 233 S.M, 237 RP, 237 S.A to 237 S.R, 239 RP, 239 S.A to 239 S.G in D.D. 23, Tung Tsz, Tai Po, N.T. (*Figure 1 refers*).

1.3 The Floor Plans of the proposed RCHE is attached for reference per *Figure 2*.

1.4 The Indicative Landscape Master Plans for the future Development is presented in *Figure 3 to Figure 9*.



## 2.0 Existing Site Condition

2.1 The application site with an area of Approx. 1,495m<sup>2</sup> and is accessible from an Access Road which discharge to Tung Tsz Road, then finally to Ting Kok Road, at level +3.5 mPD by the North-West.

2.2 It adjoins a "V" zone Development, "Treasure Spot Garden" to the West and a few pieces of abandoned Farmlands on the other sides.

To the North of the Site, there is a piece of "GB" zone full of natural vegetation which serve as a back drop to the Development.

2.3 By closely adjoining a "V" zone to the West, the Site possesses similar features and settings as a "V" zone.

2.4 The surrounding abandoned Farmlands are not well maintained and be filled up with untidy/ messy shrubs and bushes.

The incorporation of Landscaping to the Development would benefit the neighbours and would further enhance the Environment once completed.

2.5 The existing Site is paved by Concrete for easy maintenance. There is NO additional compensatory planting required for the proposed development as there is NO tree exists on Site.



### 3.0 Proposed RCHE Development

3.1 The proposed RCHE Development is of 10 storeys high, with lower 9 storeys (LG/F to 7/F) to be served as RCHE Dormitories. The Floor Level of 7/F is within 24m from Ground Floor, which comply with relevant Regulation. (*Figure 2 refers*)

A range of Dormitory sizes from Shared Rooms with individual privacy on lower floors, to individual Suites of various sizes on upper floors. The Suites on 6/F and 7/F are equipped with open Flat Roofs for extra enjoyment or even individual hobby farming.

3.2 A range of Common Facilities like Café Lounge, Multi-function Rooms, Library, Gymnasium, etc. locate on LG/F, next to a generous Entrance Lobby (at level +3.50).

Loading/ Unloading of Goods and Passengers are also provided adjacent to the Entrance Lobby. Plenty of Greenery, Garden, Outdoor Exercise and Sitting-out Spaces are also planned on various outdoor areas.

3.3 The Floor above the Dormitories (8/F) is designed for supportive functions like Administration Office, Meeting/ Interview Rooms, Kitchen, Laundry and Linen Stores, etc.

6 Staff Quarters are also provided for Staffs on 8/F so that overnight staffs could provide more timely services to the Elderly in case needed.

3.4 The Top of the Building on Roof Floor (at level +34.50) is designed as an Open Roof Garden for the Leisure of the Staffs and Visitors. It also serves to provide Roof Greeney according to SBDG.



3.5 The GFA allocation is tabulated as below:

|                                                           |                    |                                                              |                                               |
|-----------------------------------------------------------|--------------------|--------------------------------------------------------------|-----------------------------------------------|
| Site Area                                                 |                    | : 1,494.67 m <sup>2</sup>                                    | 16,088.62 ft <sup>2</sup>                     |
| Class of Site                                             |                    | : A                                                          |                                               |
| Proposed Plot Ratio for Non-Domestic                      |                    | : 5.57 < 9.5                                                 |                                               |
| Proposed Site Coverage above for Non-Domestic (Above 15m) |                    | : 61.09% < 80%                                               |                                               |
| Maximum Gross Floor Area                                  |                    | 8,323.83 m <sup>2</sup>                                      | 89,597 ft <sup>2</sup>                        |
| Proposed Building Height                                  |                    | 34.50 mPD                                                    |                                               |
| Absolute Height                                           |                    | 31.0 m                                                       |                                               |
| Proposed No. of Storey                                    |                    | 10 STOREYS                                                   |                                               |
| Proposed Gross Floor Area                                 |                    |                                                              |                                               |
| LG/F                                                      | ENTRANCE & CARPARK | 606.13 m <sup>2</sup>                                        |                                               |
| UG/F                                                      | RCHE               | 613.16 m <sup>2</sup>                                        |                                               |
| 1/F – 5/F                                                 | RCHE               | 916.89 m <sup>2</sup> x 5 storeys<br>=4584.45 m <sup>2</sup> | 45 no. of beds x 5 storeys                    |
| 6/F                                                       | RCHE               | 886.14 m <sup>2</sup>                                        | 17 no. of suites                              |
| 7/F                                                       | RCHE               | 759.44 m <sup>2</sup>                                        | 11 no. of suites                              |
| 8/F                                                       | MANAGEMENT OFFICE  | 764.44 m <sup>2</sup>                                        |                                               |
| R/F                                                       | SKY GARDEN         | 110.07 m <sup>2</sup>                                        |                                               |
| <b>TOTAL</b>                                              |                    | <b>8,323.83 m<sup>2</sup></b>                                | <b>28 no. of suites &amp; 225 no. of beds</b> |
| Parking Spaces:<br>(Loading/ Unloading)                   |                    |                                                              |                                               |
| No. of LGV                                                |                    | 1 Nos.                                                       |                                               |
| No. of Minibus                                            |                    | 1 Nos.                                                       |                                               |
| No. of Private Car Parking                                |                    | 1 Nos.                                                       |                                               |
| No. of Accessible Private Car Parking                     |                    | 1 Nos.                                                       |                                               |
| No. of Motorcycle Parking                                 |                    | 1 Nos.                                                       |                                               |

Please refer to *Figure 3* for the Proposed Development

#### 4.0 Landscape Design Proposal

4.1 The Conceptual design of the Landscape Master Plan is illustrated as per *Figure 3* to *Figure 8*.

4.1.1 Figure 3 : LG/F Conceptual Landscape Plan

4.1.2 Figure 4 : 6/F Conceptual Landscape Plan

4.1.3 Figure 5 : 7/F Conceptual Landscape Plan

4.1.4 Figure 6 : R/F Conceptual Landscape Plan

4.1.5 Figure 7 : Conceptual Landscape Master Plan

4.1.6 Figure 8 : Detail Sections

4.1.7 Figure 9 : Detail Sections

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.



5.0 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.

Soften 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.



## 6.0 Open Space

- 6.1 As illustrated in *Figure 10*. 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 1m<sup>2</sup> 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. 253 beds will be provided in the captioned development which indicates equal to the population of the development. *Figure 10* shows the scheme will provide not less than 400m<sup>2</sup> 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 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 Open Terraces, with overhang Canopy and Trellis are provided for Suites in Upper Floor. Those would create a comfortable Outdoor Living Space, with reasonable portion under shade for the Elderly.

Planters are also provided by the side for extra enjoyment.

## 7.0 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 m<sup>2</sup> - 2000 m<sup>2</sup> 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 1,495 m<sup>2</sup>. The Green Coverage provided is 259.87 m<sup>2</sup> which is not be less than 149.5 m<sup>2</sup> in primary zone. Total green coverage provided is 557.6 m<sup>2</sup> which is not less than 298.93 m<sup>2</sup>. *Figure 11* shows the location and amount of the Greenery Coverage.
- 7.3 Some greenery may extend 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.

## 8.0 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 9* and including several main components detailed as follow:

### ①-The Entrance Landscape

8.3 Soft Landscaping are proposed on both sides of the Building Entrance. It aids to soften the approach and to reduce the visual impact of the building.

### ②-Building Setback and Widened Pedestrian Pavement

8.4 Due to the irregular shape of the Site, the building is setback for the Access Road at various width, up to a width of 5m at the Entrance. By doing so, the Users would be facilitate and be more accessible with any equipment passing by. The pavement also provides a safer and independent path to separate pedestrian from vehicles.

### ③-Tai Chi Circle

8.5 A Tai Chi Circle is proposed to the West Corner, which is a transient place suitable for Tai Chi exercise.

#### ④-Stone Pebble Path

- 8.6 A Stone Pebble Path along the North Side is ideal for everyday walking exercise to improve the body circulation.

#### ⑤-Outdoor Fitness Equipments

- 8.7 A series of Outdoor Fitness Equipments at the Northern corner are built for those Elderly of greater mobility and require more vigour fitness exercise.

#### ⑥-Tranquility Seating Place

- 8.8 The North-East Corner is surrounded by wooden benches and grass paver. The semi-circular seat provides a semi-enclosure and trees were planted along the space. The space provides a private space for the resident & their family to enjoy landscape view and social activities. Those space could be accessed from Indoor Multi-Function Rooms directly during semi-outdoor functions.

#### ⑦-Accessible Parking

- 8.9 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).
- 8.10 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.



### ⑧-Partly Covered Terraces

- 8.11 Terraces are directly accessible by Suites at higher Floor, with Canopy and Trellis covering to provide a semi-outdoor space. It would be ideal for those who enjoy daily fresh air during sitting out.

### ⑨-Flower Planter on Terraces

- 8.12 Mini Flower Planter located by the side of the Terraces intends to soften the building form and provide views for the Suite resident. Flower aims to reduce the anxiety of the resident when they require to stay alone. All the vegetation planted in the flower planter are designed to be slightly higher than the parapet of the Suite to ensure the user can easily notice the greenery through the window in the same level.

### ⑩-Roof Garden on R/F

- 8.13 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.

### ⑪-Observatory Garden

- 8.14 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.

## ⑫-Urban Farming

- 8.15 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.

## 9.0 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 1 : Planting Species for Soft Landscapes.

| Botanical Name                               | Size(mm)            | Spacing(mm) |
|----------------------------------------------|---------------------|-------------|
| Trees (on L/F Floor only)                    |                     |             |
| Cinamomum burmannii                          | Heavy Standard      | 1,000       |
| Terminalia mantaly                           | Heavy Standard      | 1,000       |
|                                              |                     |             |
| Large Specimen Shrub Species<br>(multi-stem) |                     |             |
| Cascabela thevetia                           | 1500 (h) x 1000 (s) | 500         |
| Hibiscus Syriacus                            | 1500 (h) x 1000 (s) | 500         |
| Lagerstroemia Indica                         | 1500 (h) x 1000 (s) | 500         |
| Murraya paniculata                           | 1500 (h) x 1000 (s) | 500         |
|                                              |                     |             |
| 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.

10.0 **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.





**FIGURE 1**

Location Plan

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)  
Tung Tsz, Tai Po, N.T.*

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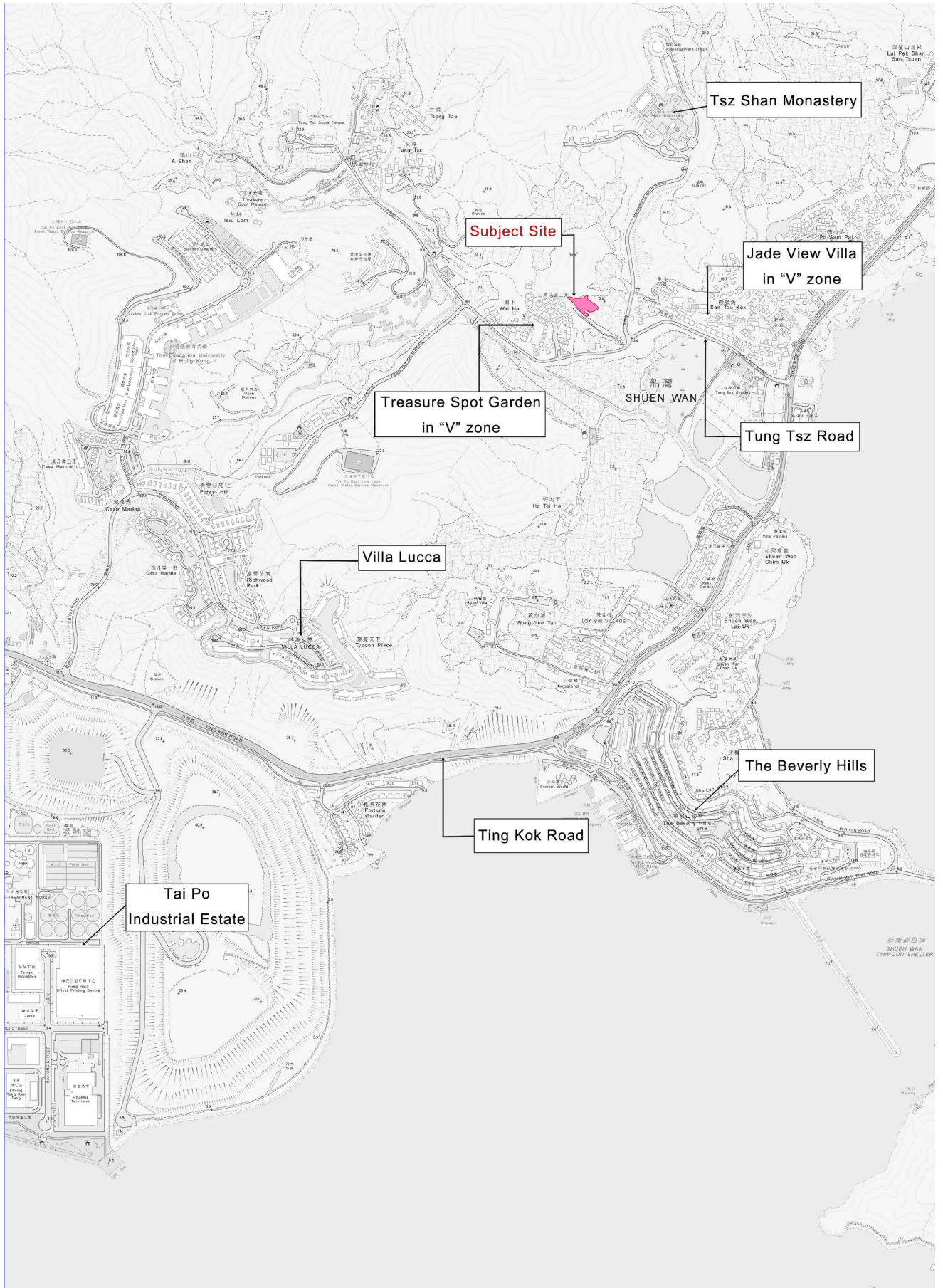


FIGURE NO.

1

TITLE

LOCATION PLAN

1:13000 (A4)

OCT. 2024

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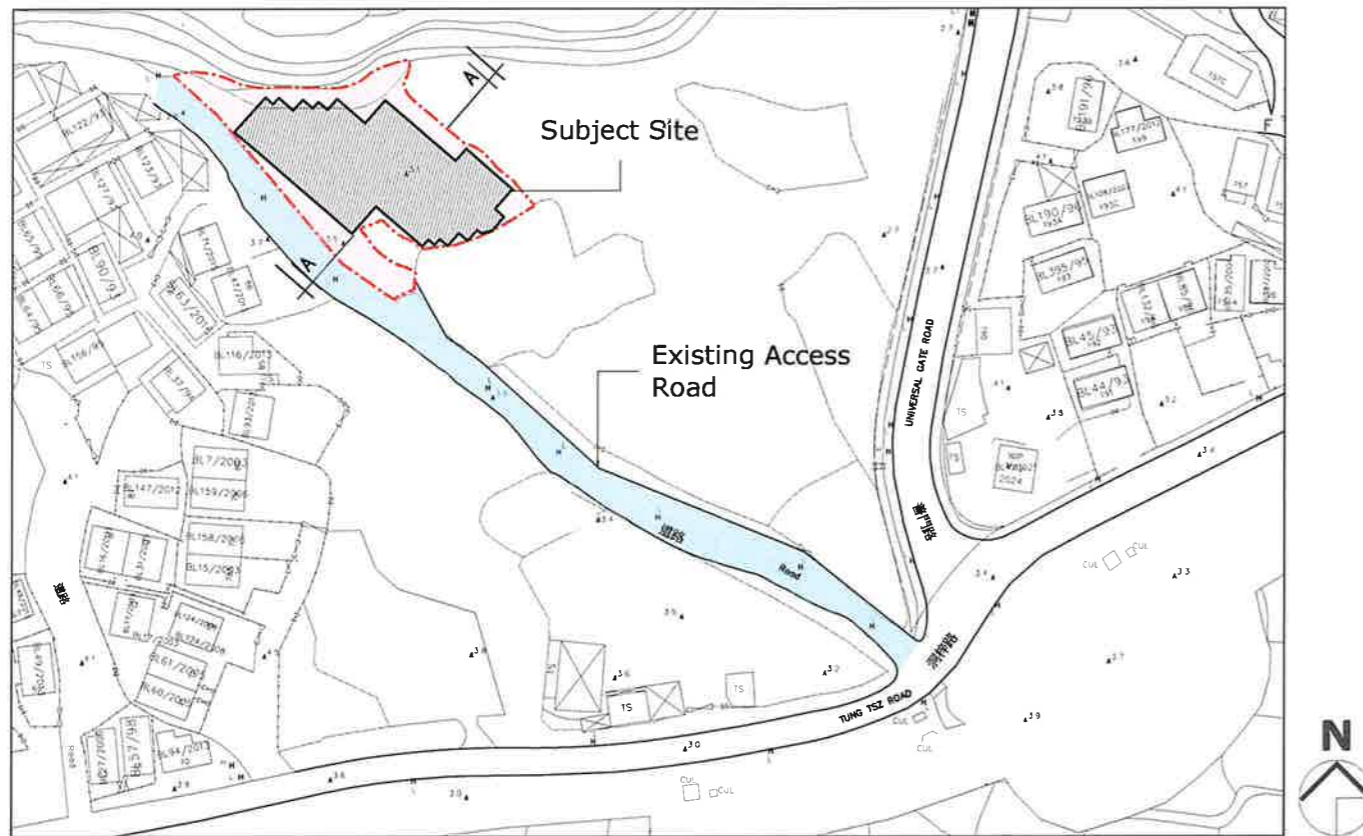
**FIGURE 2**

Proposed RCHE Design

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)  
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**BLOCK PLAN**

SCALE - 1:1500

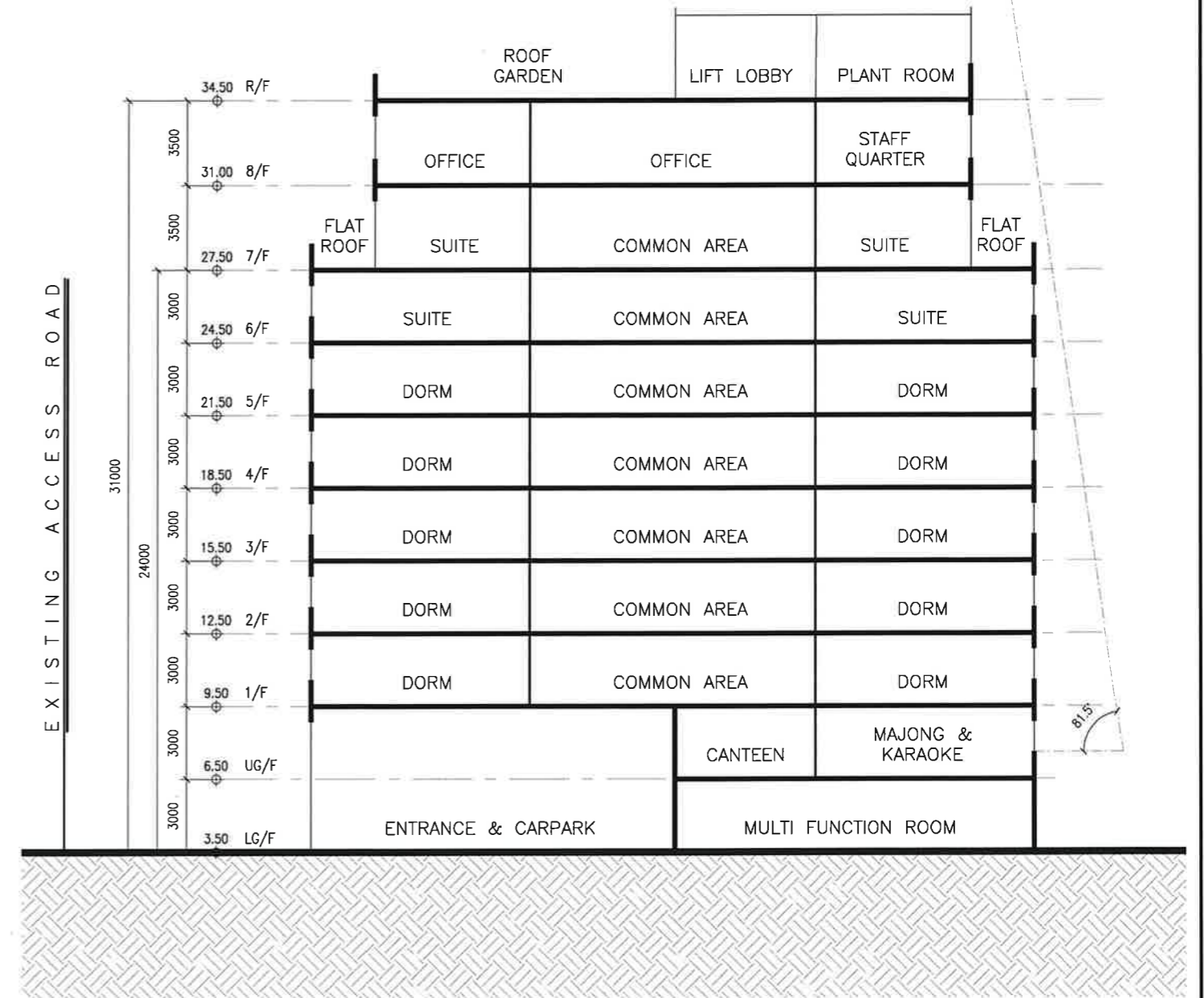
**DEVELOPMENT SCHEDULE:**

|                                                           |   |                                                     |                                                 |
|-----------------------------------------------------------|---|-----------------------------------------------------|-------------------------------------------------|
| Site Area                                                 | : | 1494.67 m <sup>2</sup> (16088.62 ft <sup>2</sup> )  |                                                 |
| Class of Site                                             | : | A                                                   |                                                 |
| Proposed Plot Ratio For Non-Domestic                      | : | 5.57 < 9.5                                          |                                                 |
| Proposed Site Coverage above For Non-Domestic (Above 15m) | : | 61.09% < 80%                                        |                                                 |
| Proposed Building Height                                  | : | 34.50 mPD                                           |                                                 |
| Absolute Height                                           | : | 31.0 m                                              |                                                 |
| Proposed No. Of Storeys                                   | : | 10 STOREYS                                          |                                                 |
| Proposed Gross Floor Area                                 | : |                                                     |                                                 |
| LG/F (ENTRANCE & CARPARK)                                 | : | 606.13m <sup>2</sup>                                |                                                 |
| UG/F (RCHE)                                               | : | 613.16 m <sup>2</sup>                               |                                                 |
| 1/F-5/F (RCHE)                                            | : | 916.89m <sup>2</sup> x 5 storeys                    | (45 no. of beds x 5 storey)                     |
|                                                           | : | = 4584.45 m <sup>2</sup>                            |                                                 |
| 6/F (RCHE)                                                | : | 886.14 m <sup>2</sup>                               | (17 no. of suites)                              |
| 7/F (RCHE)                                                | : | 759.44 m <sup>2</sup>                               | (11 no. of suites)                              |
| 8/F (MANAGEMENT OFFICE)                                   | : | 764.44 m <sup>2</sup>                               |                                                 |
| R/F (SKY GARDEN)                                          | : | 110.07 m <sup>2</sup>                               |                                                 |
| <b>TOTAL</b>                                              | : | <b>8323.83 m<sup>2</sup> (89597 ft<sup>2</sup>)</b> | <b>(28 no. of suites &amp; 225 no. of beds)</b> |

**Parking Spaces :**

|                                                             |   |        |
|-------------------------------------------------------------|---|--------|
| No. of LGV (3.5m x 7m x 3.6m H.)                            | : | 1 Nos. |
| No. of Minibus (3m x 8m x 3.6m H.)                          | : | 1 Nos. |
| No. of Private Car Parking (2.5m x 5m x 2.4m H.)            | : | 1 Nos. |
| No. of Accessible Private Car Parking (3.5m x 5m x 2.4m H.) | : | 1 Nos. |
| No. of Motorcycle Parking (1m x 2.4m x 2.4m H.)             | : | 1 Nos. |

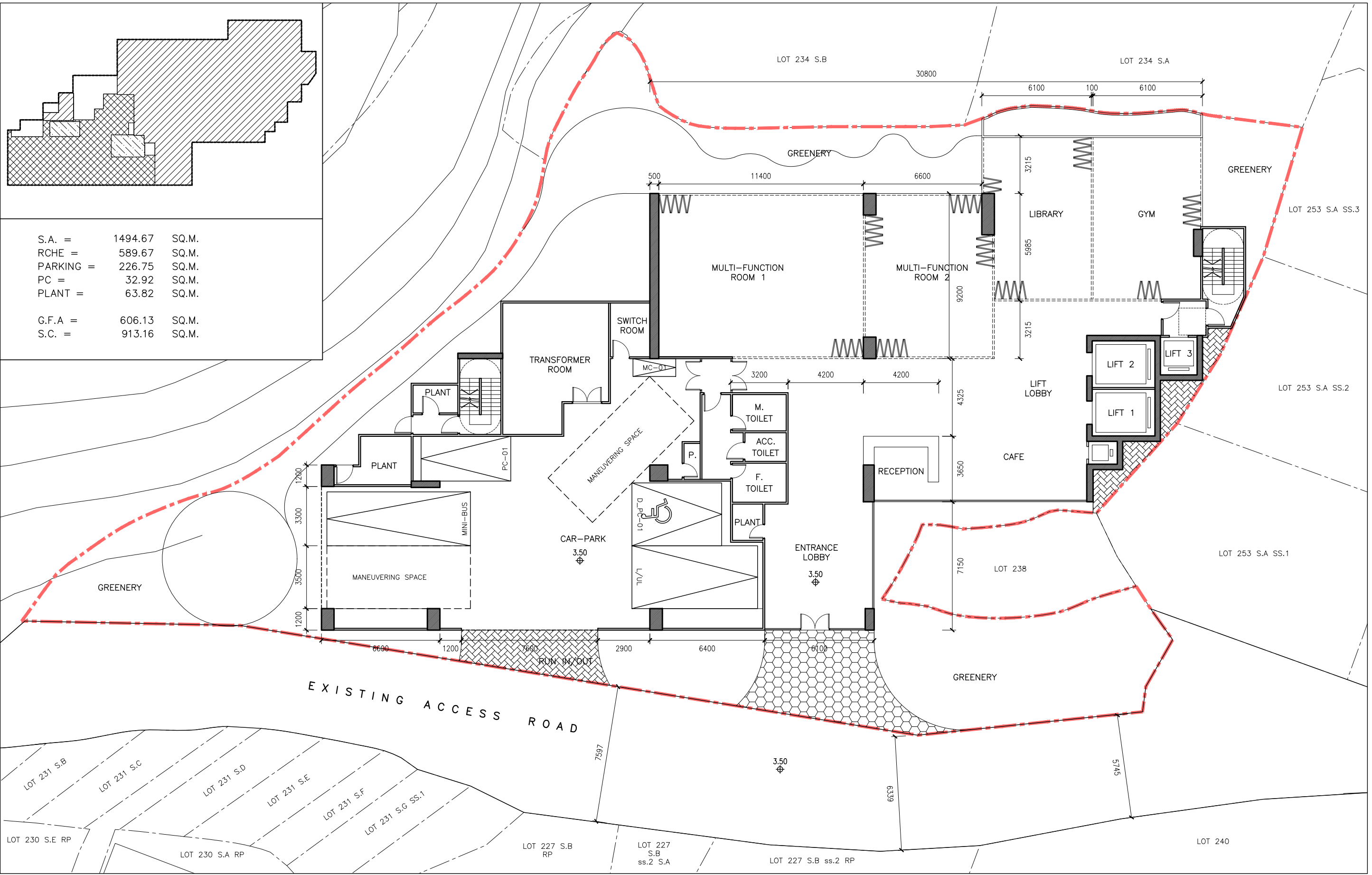
BOUNDARY LINE



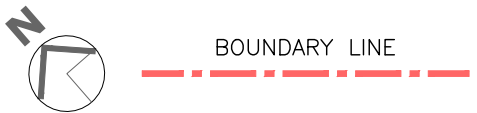
**SECTION A-A**

SCALE - 1:250





|           |         |       |
|-----------|---------|-------|
| S.A. =    | 1494.67 | SQ.M. |
| RCHE =    | 589.67  | SQ.M. |
| PARKING = | 226.75  | SQ.M. |
| PC =      | 32.92   | SQ.M. |
| PLANT =   | 63.82   | SQ.M. |
|           |         |       |
| G.F.A =   | 606.13  | SQ.M. |
| S.C. =    | 913.16  | SQ.M. |



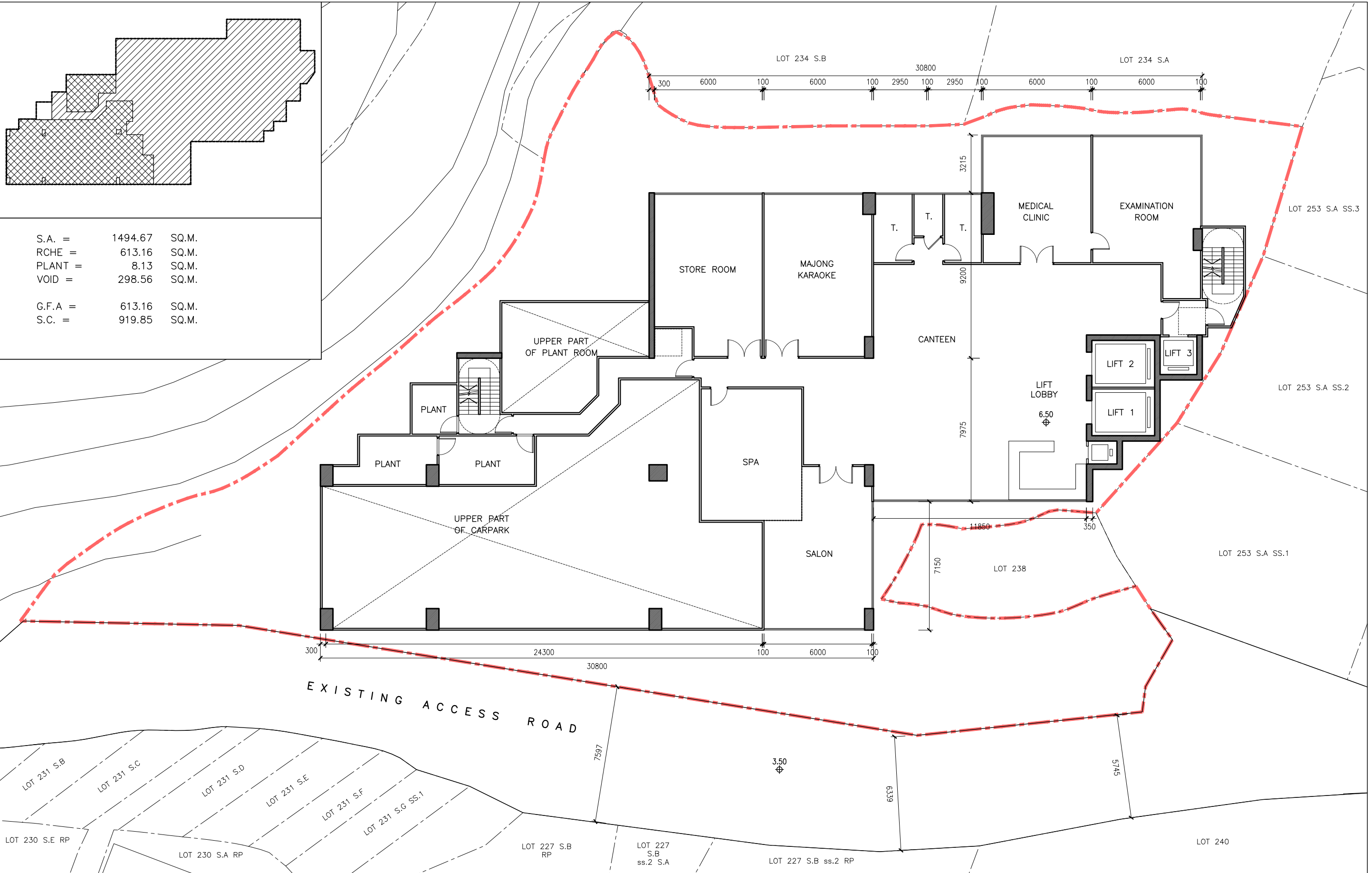
2483 PROPOSED RCHE DEVELOPMENT  
at TUNG TSZ,  
TAI PO, N.T.

LG/F PLAN  
ENTRANCE & CARPARK

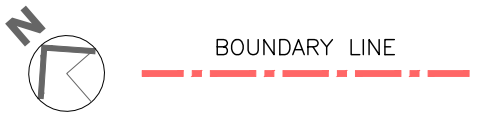
G-02 1:200 (A3)  
C  
B  
A  
-  
DEC. 2024  
OCT. 2024  
SEP. 2024  
SEP. 2024

*Do not scale drawing.*  
Contractors are required to verify exact dimensions on site.  
The drawings show the design intent of the architect only, contractors are required to submit shop drawings where appropriate.  
The design remains to be the property of "R Lee Architects Ltd" unless otherwise specified.  
This drawing is not for construction purposes unless expressly certified.





|         |         |       |
|---------|---------|-------|
| S.A. =  | 1494.67 | SQ.M. |
| RCHE =  | 613.16  | SQ.M. |
| PLANT = | 8.13    | SQ.M. |
| VOID =  | 298.56  | SQ.M. |
| G.F.A = | 613.16  | SQ.M. |
| S.C. =  | 919.85  | SQ.M. |





|         |         |       |
|---------|---------|-------|
| S.A. =  | 1494.67 | SQ.M. |
| RCHE =  | 916.89  | SQ.M. |
| PLANT = | 2.96    | SQ.M. |
| G.F.A = | 916.89  | SQ.M. |
| S.C. =  | 919.85  | SQ.M. |





|             |         |       |
|-------------|---------|-------|
| S.A. =      | 1494.67 | SQ.M. |
| RCHE =      | 886.14  | SQ.M. |
| PLANT =     | 2.96    | SQ.M. |
| FLAT ROOF = | 30.75   | SQ.M. |
| G.F.A =     | 886.14  | SQ.M. |
| S.C. =      | 919.85  | SQ.M. |

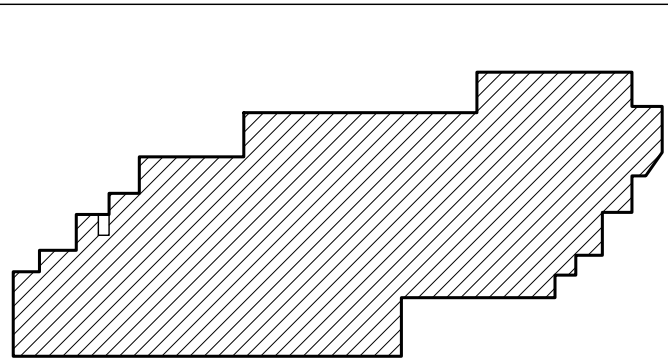




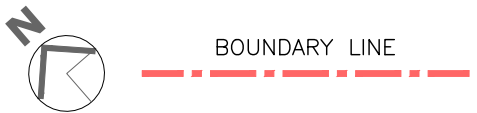
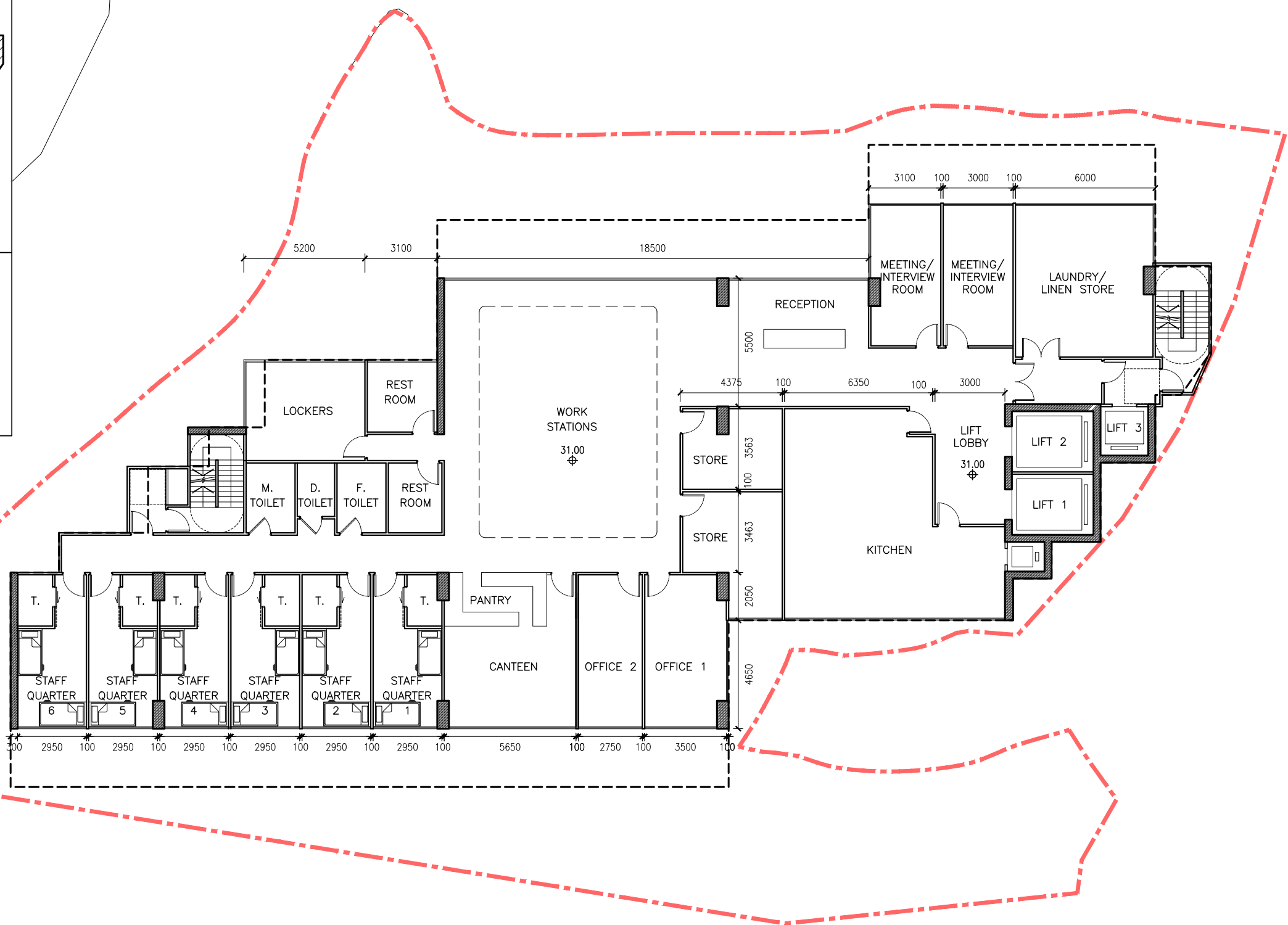


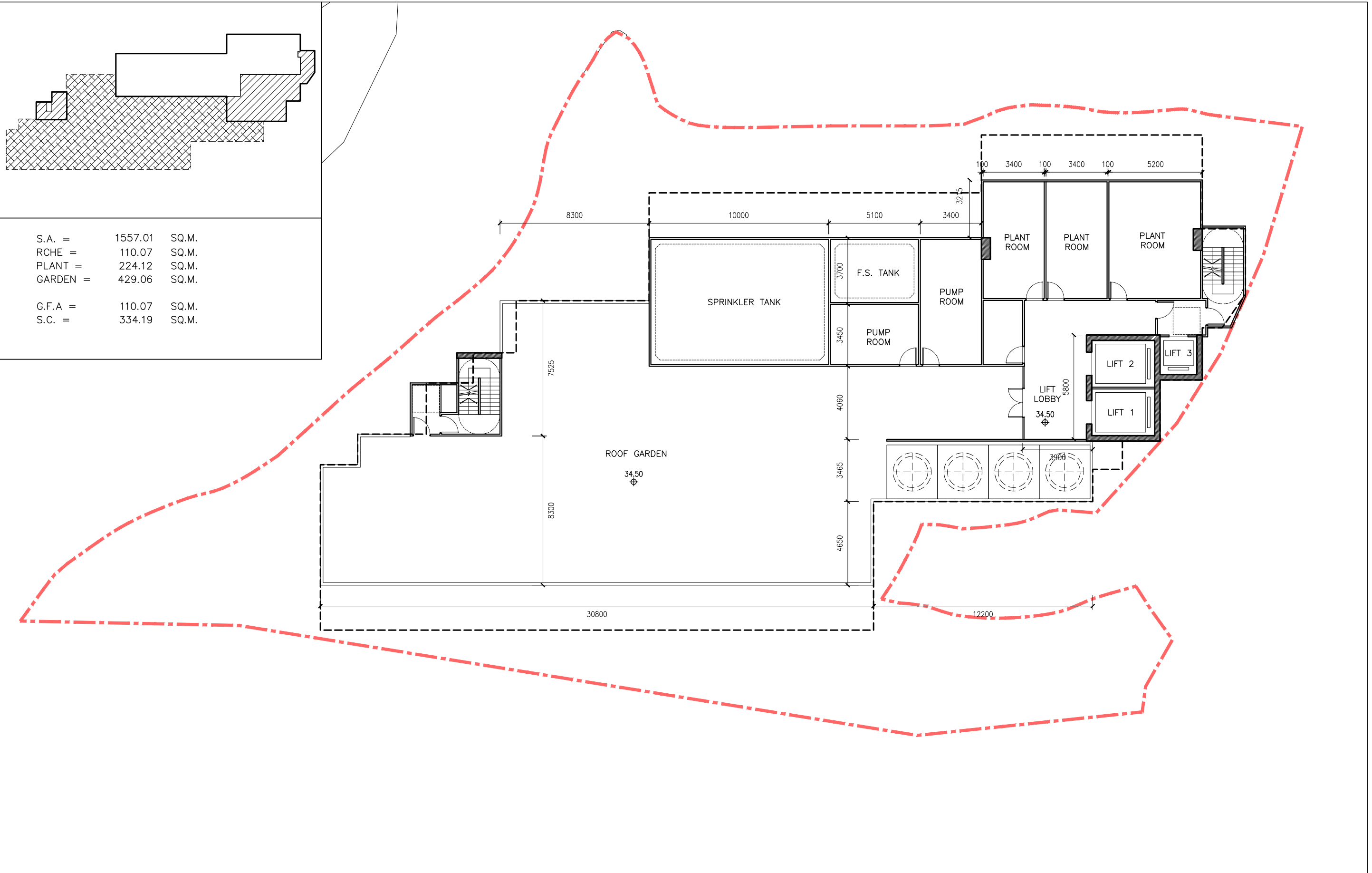
|             |         |       |
|-------------|---------|-------|
| S.A. =      | 1494.67 | SQ.M. |
| RCHE =      | 759.44  | SQ.M. |
| FLAT ROOF = | 123.25  | SQ.M. |
| PLANT =     | 6.41    | SQ.M. |
| G.F.A =     | 759.44  | SQ.M. |
| S.C. =      | 889.10  | SQ.M. |





S.A. = 1494.67 SQ.M.  
 ADMIN.OFFICE = 764.44 SQ.M.  
 PLANT = 1.41 SQ.M.  
  
 G.F.A = 764.44 SQ.M.  
 S.C. = 765.85 SQ.M.



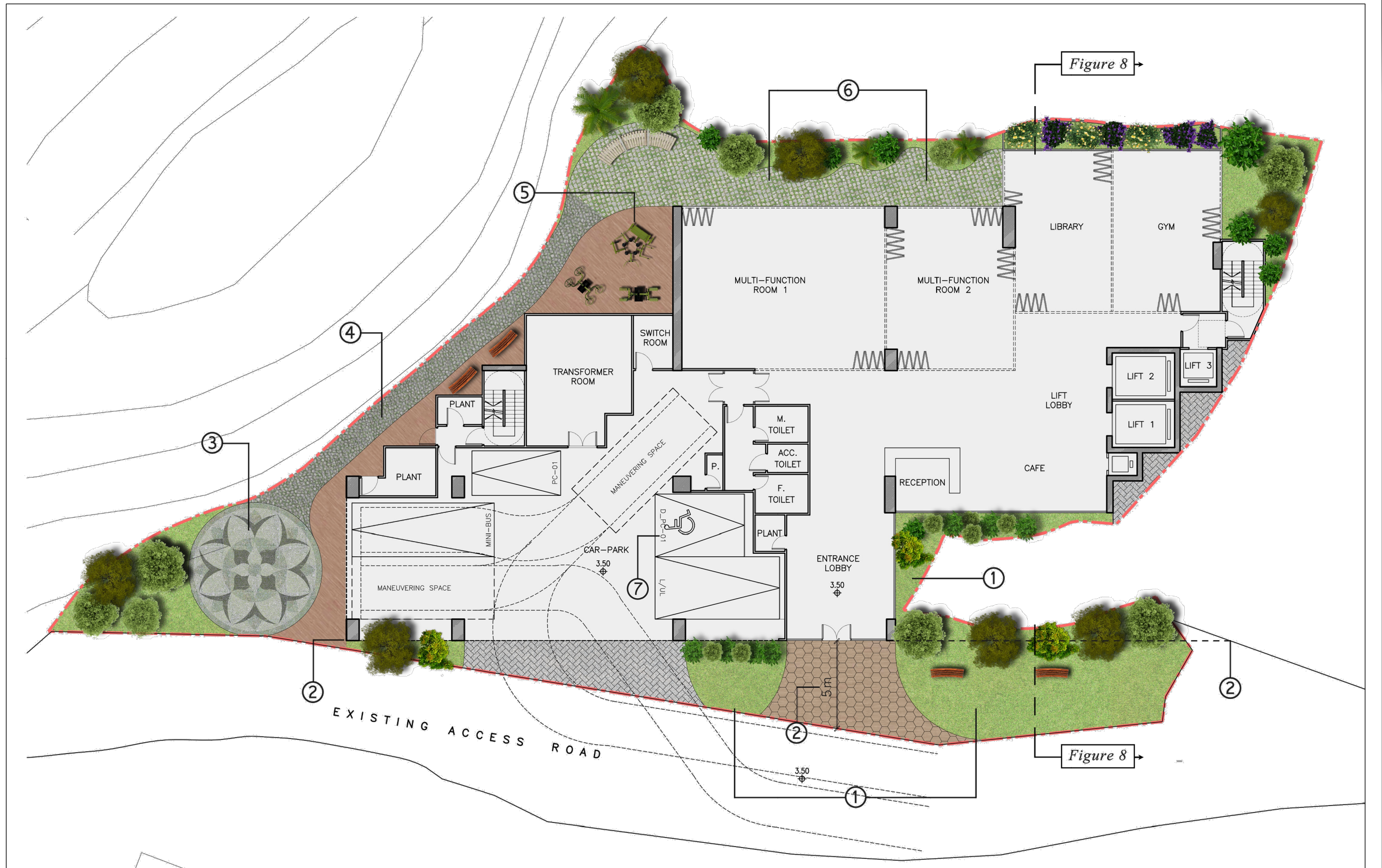


|          |         |       |
|----------|---------|-------|
| S.A. =   | 1557.01 | SQ.M. |
| RCHE =   | 110.07  | SQ.M. |
| PLANT =  | 224.12  | SQ.M. |
| GARDEN = | 429.06  | SQ.M. |
|          |         |       |
| G.F.A =  | 110.07  | SQ.M. |
| S.C. =   | 334.19  | SQ.M. |



**FIGURE 3 – FIGURE 12**

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"  
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"  
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)  
Tung Tsz, Tai Po, N.T.*



BOUNDARY LINE

2483

PROPOSED RCHE DEVELOPMENT  
at TUNG TSZ,  
TAI PO, N.T.

LG/F CONCEPTUAL LANDSCAPE PLAN

FIG.3

1:200 (A3)

NOV. 2024

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This drawing is not for construction purposes unless expressly certified.*

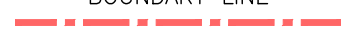
**R LEE ARCHITECTS LTD**







BOUNDARY LINE



2483

PROPOSED RCHE DEVELOPMENT  
at TUNG TSZ,  
TAI PO, N.T.

7/F CONCEPTUAL LANDSCAPE PLAN

FIG.5

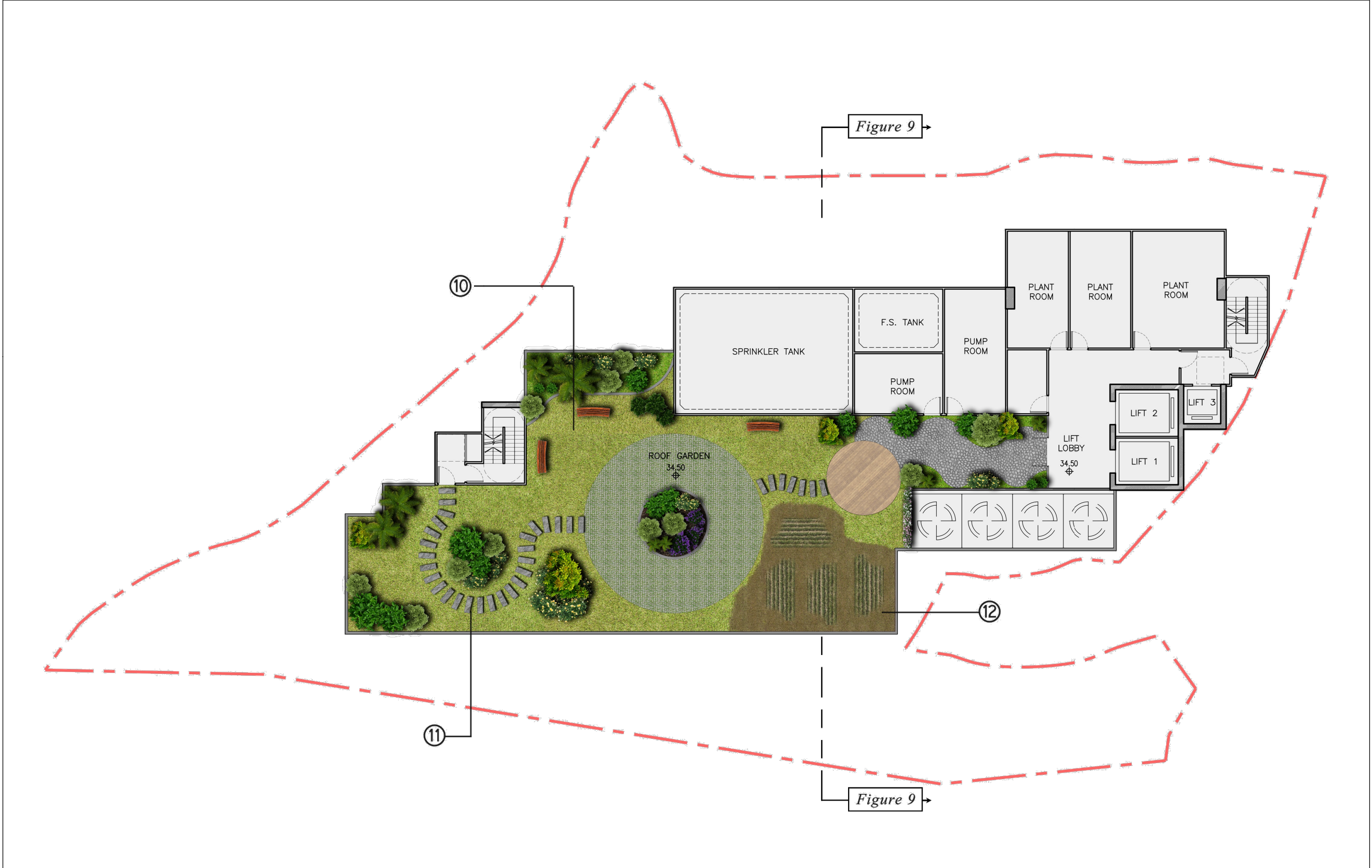
1:200 (A3)

NOV. 2024

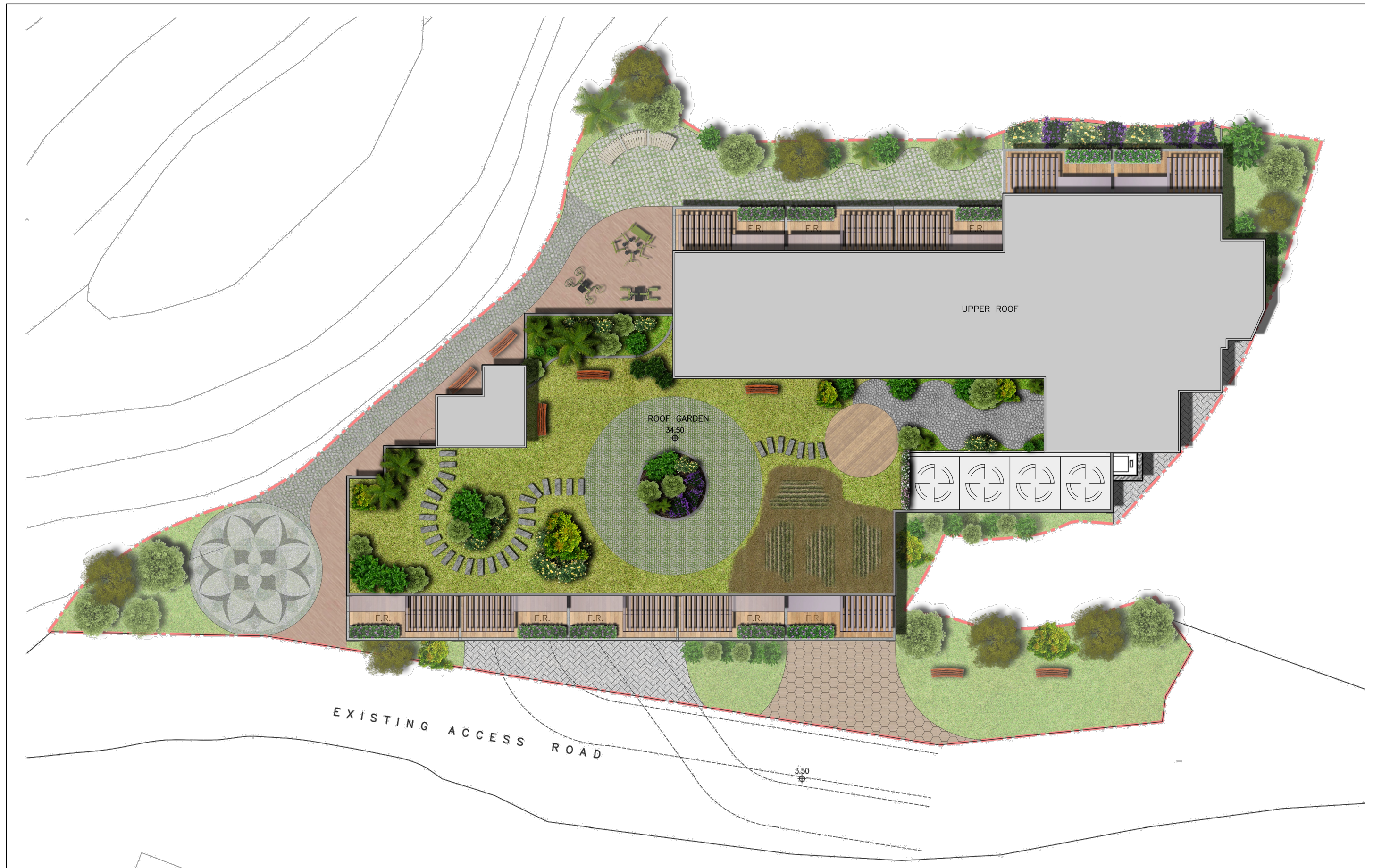
*Do not scale drawing.  
Contractors are required to verify exact dimensions on site.  
The drawings show the design intent of the architect only, contractors are required to submit shop drawings where appropriate.  
The design remains to be the property of "R. Lee Architects Ltd" unless otherwise specified.  
This drawing is not for construction purposes unless expressly certified.*

**R LEE ARCHITECTS LTD**









BOUNDARY LINE



2483

PROPOSED RCHE DEVELOPMENT  
at TUNG TSZ,  
TAI PO, N.T.

CONCEPTUAL LANDSCAPE  
MASTER PLAN

FIG.7

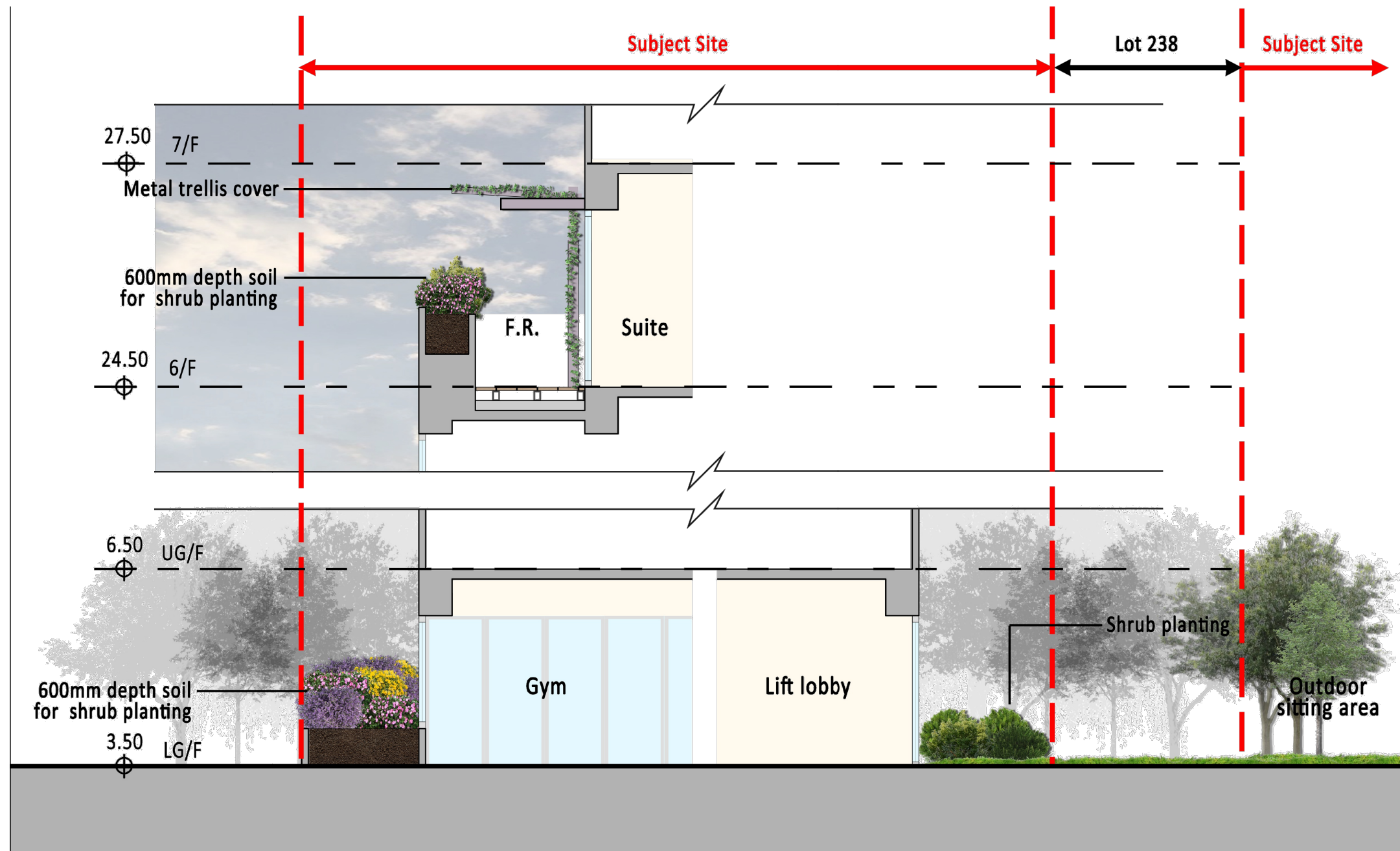
1:200 (A3)

NOV. 2024

*Do not scale drawing.  
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This drawing is not for construction purposes unless expressly certified.*

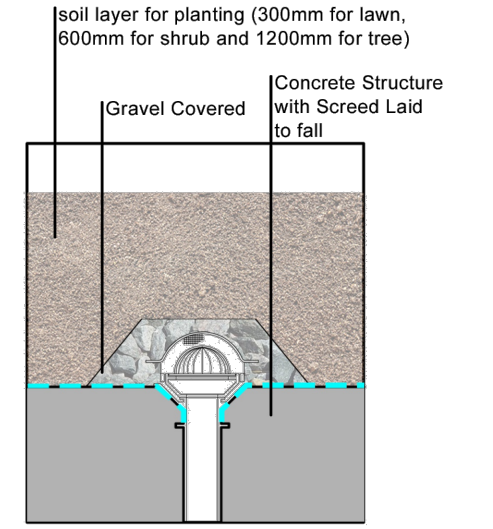
**R LEE ARCHITECTS LTD**




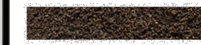





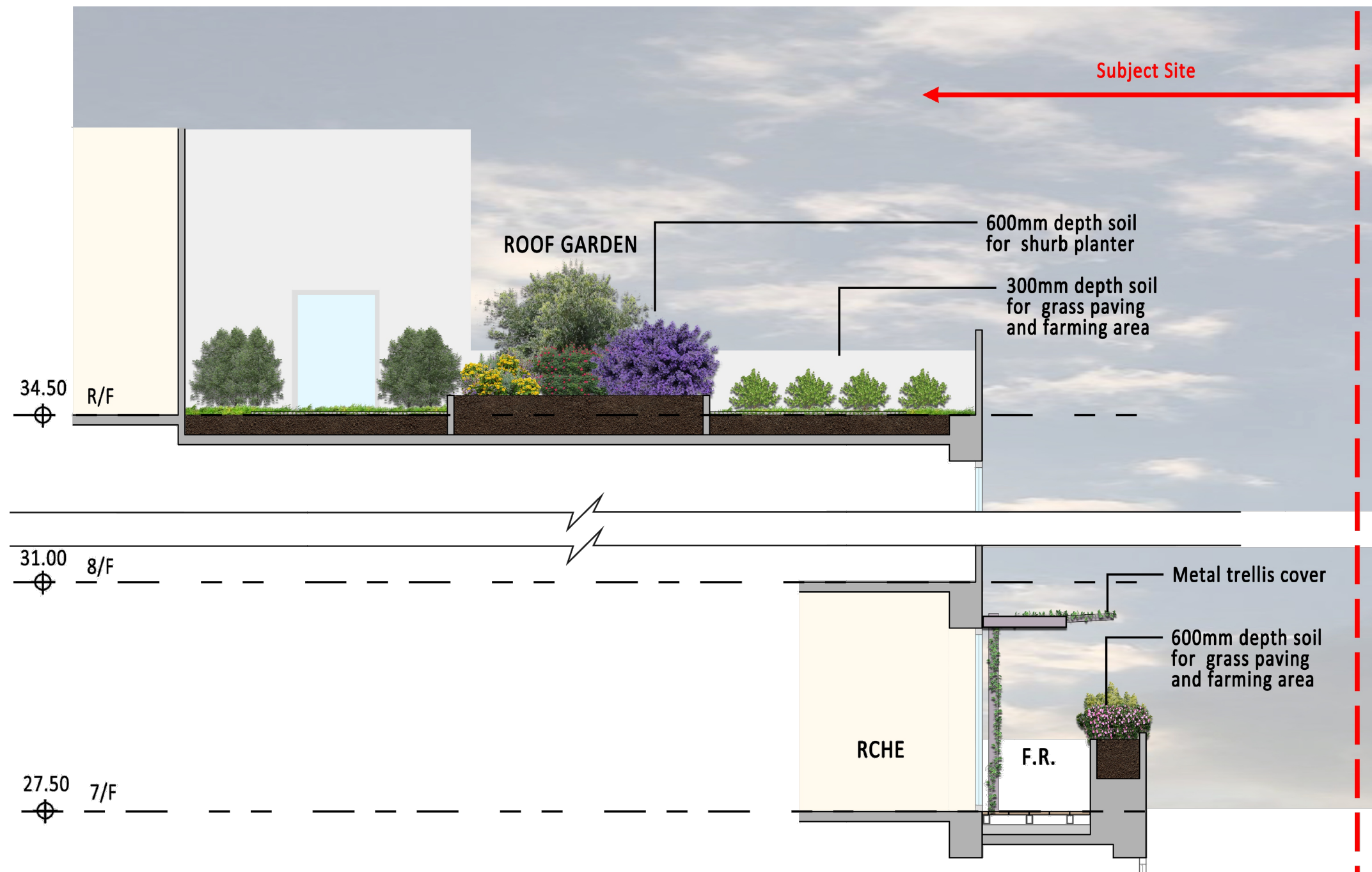
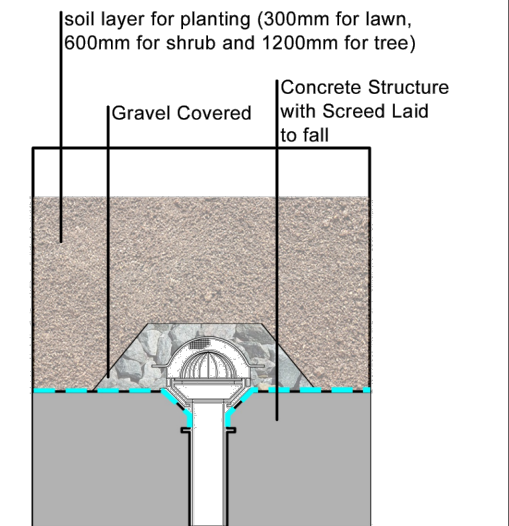
- Section Line
- Boundary Line
- Level Mark
- Planting Soil
- Concrete Structure

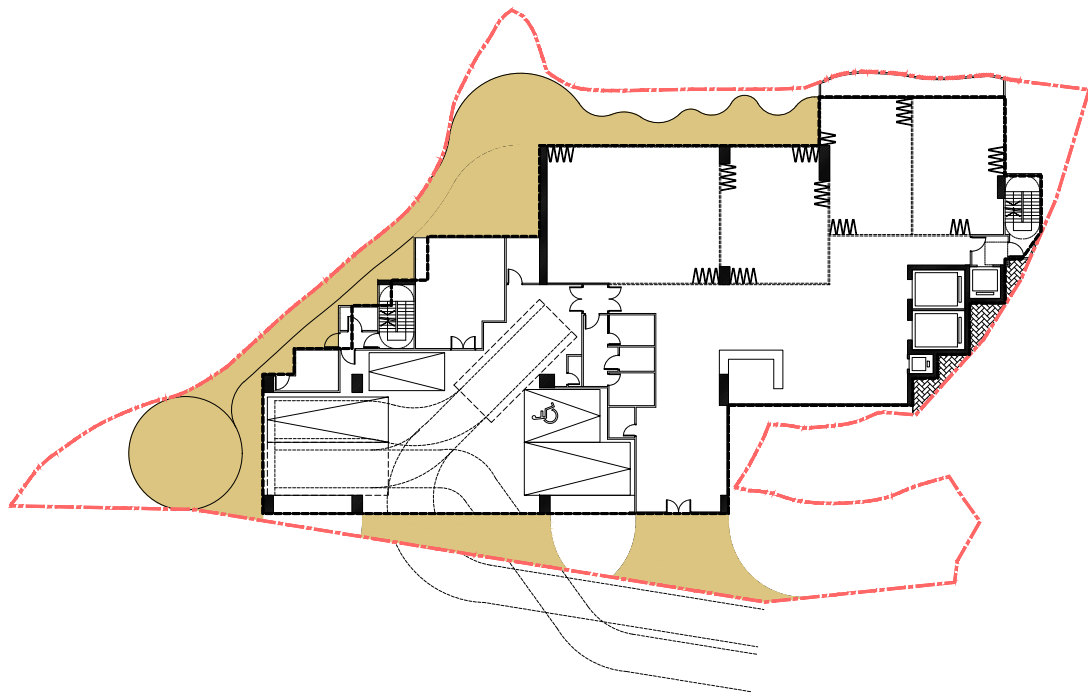
**Note:**  
 - All soil depths stated exclude drainage layer.  
 - Yellow Granite finished for the planter walls and coping



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

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

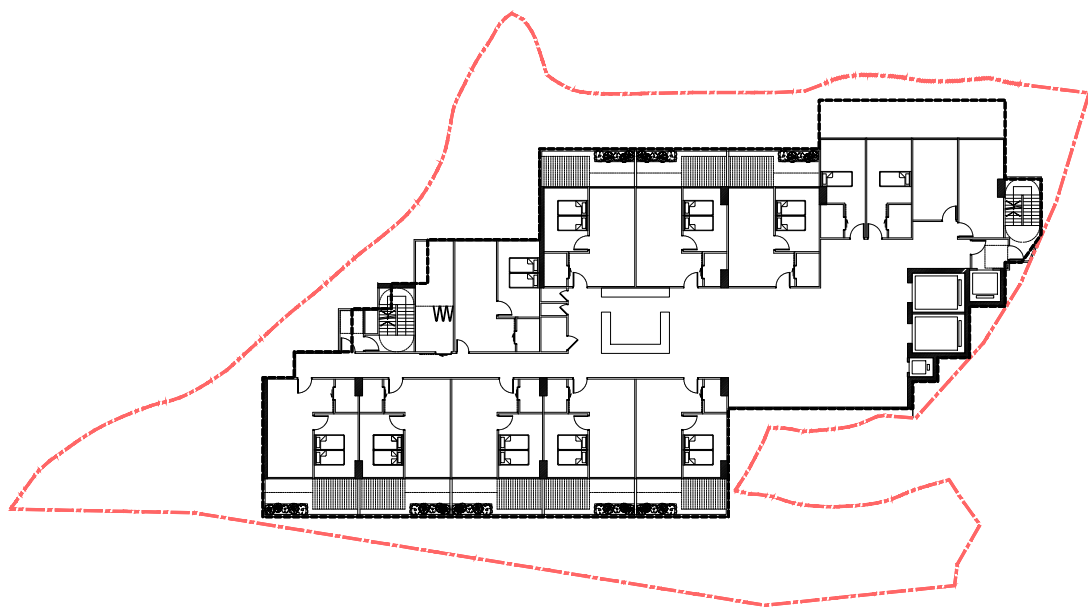




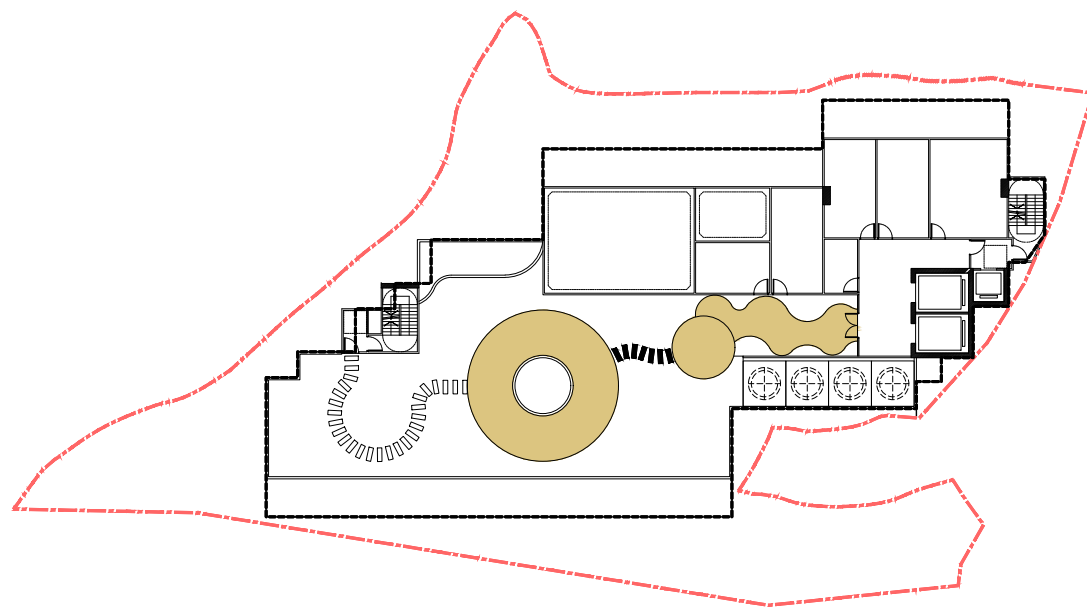
1 LG/F PLAN  
FIG.10 SCALE - 1:500



2 6/F PLAN  
FIG.10 SCALE - 1:500



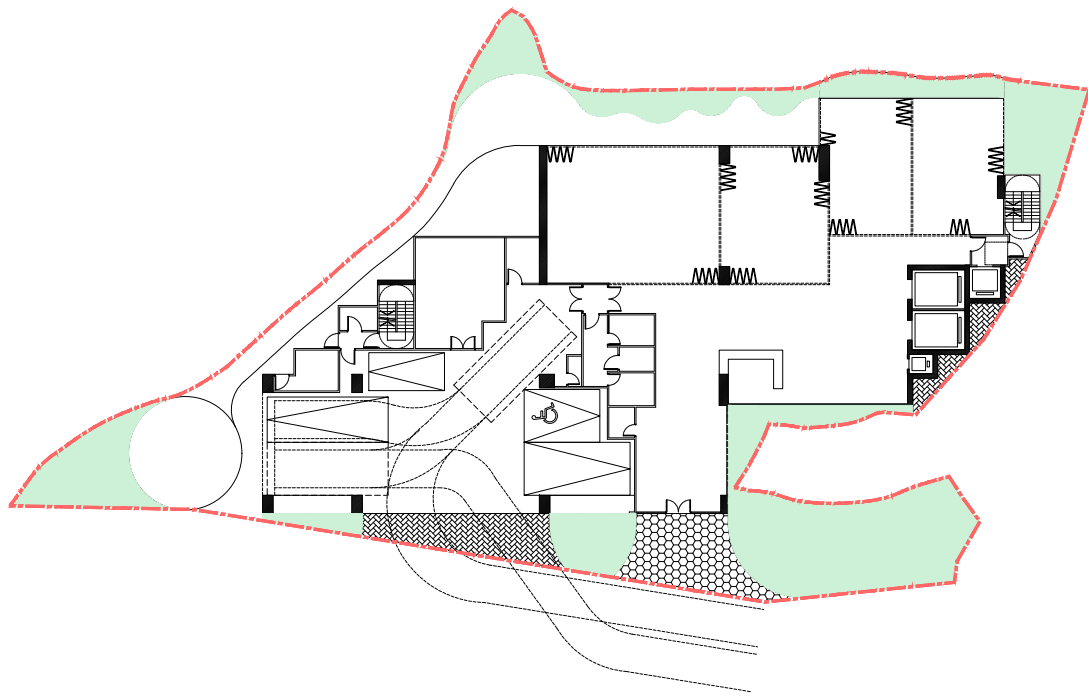
3 7/F PLAN  
FIG.10 SCALE - 1:500



4 R/F PLAN  
FIG.10 SCALE - 1:500



Open Space:  
Primary Zone (15m above mean street level):  
 G/F Open Space Area = 396.36 m<sup>2</sup>  
 R/F Open Space Area = 103.96 m<sup>2</sup>  
 Total = 400.32 m<sup>2</sup>  
 Coverage = 400.32 / 1494.67 = 26.78 %



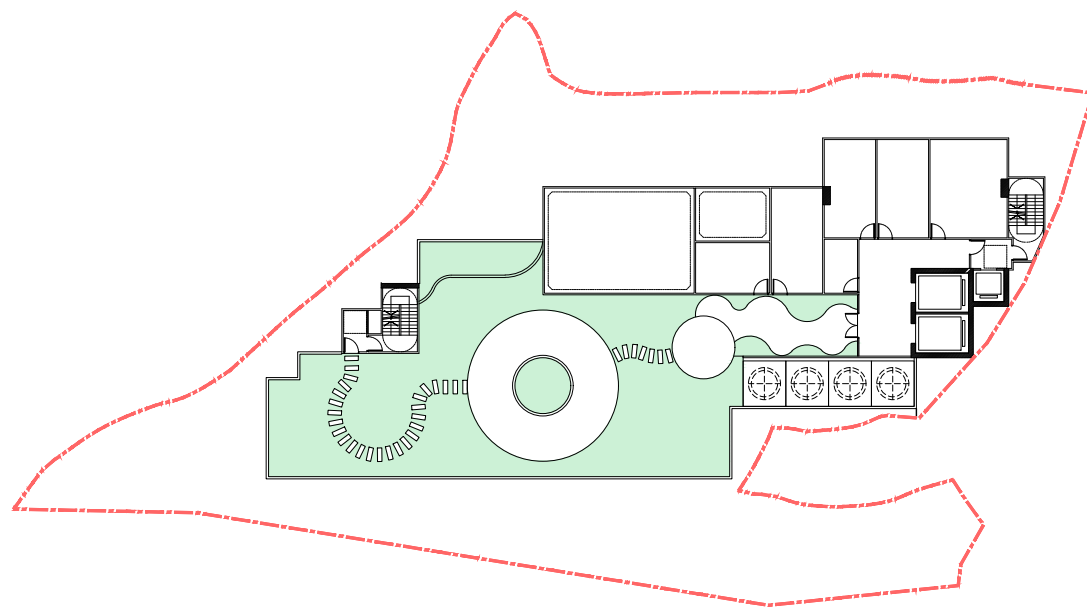
1 LG/F PLAN  
FIG.11 SCALE - 1:500



2 6/F PLAN  
FIG.11 SCALE - 1:500



3 7/F PLAN  
FIG.11 SCALE - 1:500



4 R/F PLAN  
FIG.11 SCALE - 1:500



Green Coverage:

Primary Zone (15m above mean street level):

G/F Green Area = 259.87 m<sup>2</sup>

Coverage = 259.87 / 1494.67 = 17.39%

Non-primary Zone:

6/F Green Area = 4.59 m<sup>2</sup>

7/F Green Area = 18.28 m<sup>2</sup>

R/F Green Area = 274.86 m<sup>2</sup>

Total = 297.73 m<sup>2</sup>

Coverage = 297.73 / 1494.67 = 19.92%

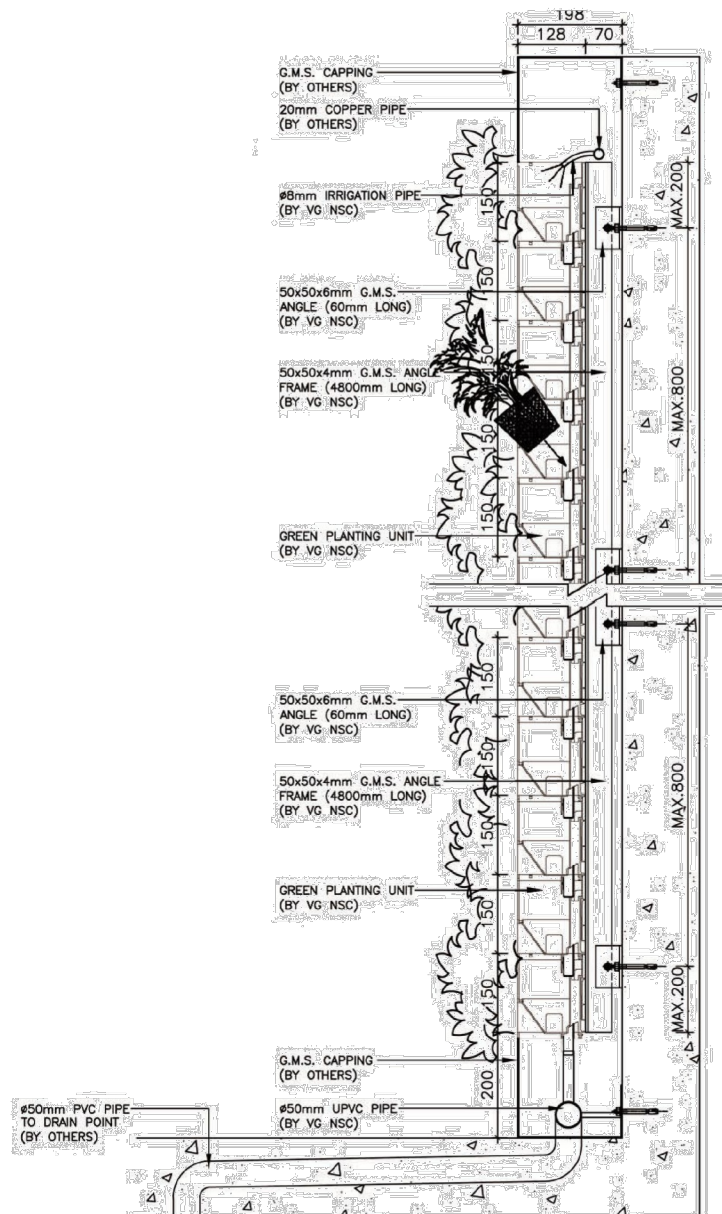
Total Open Space Area

= 400.32 + 297.73 = 698.05 m<sup>2</sup>

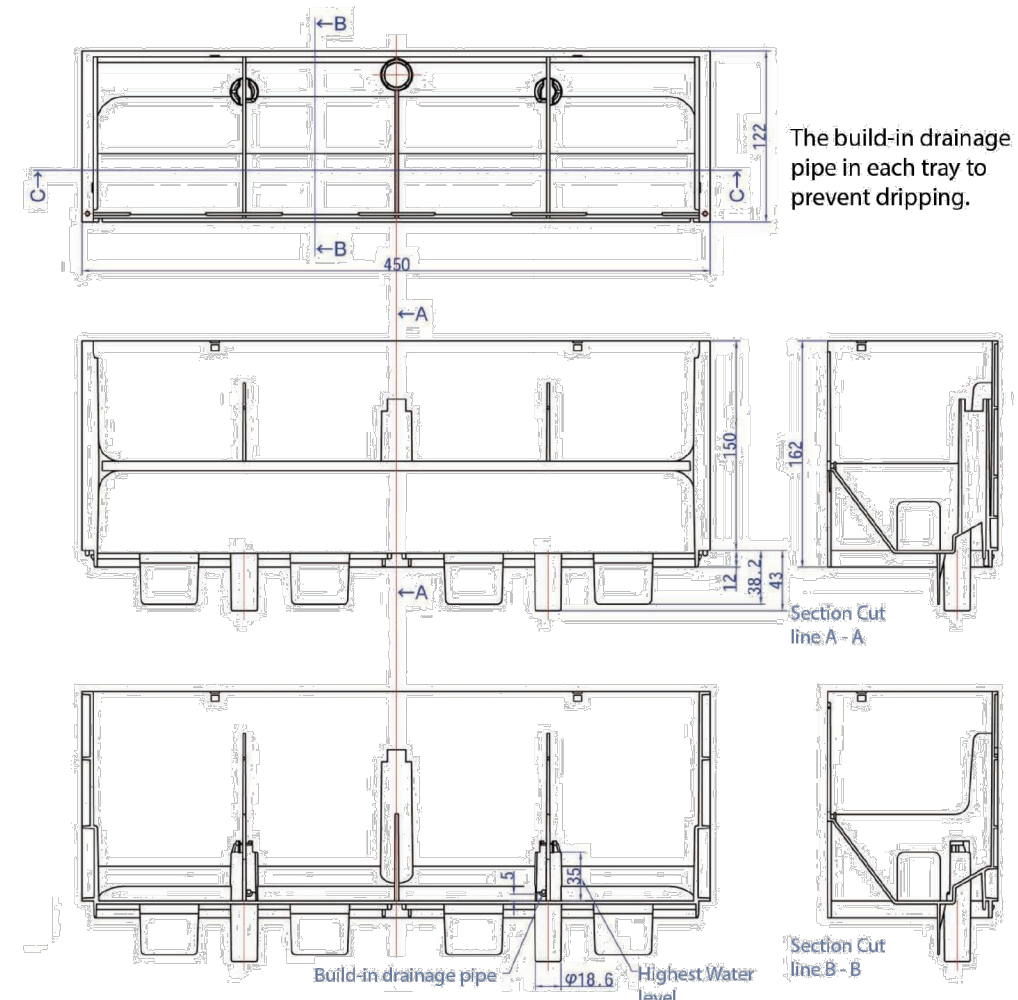




Example of Vertical Greenery



Section detail - 1:65

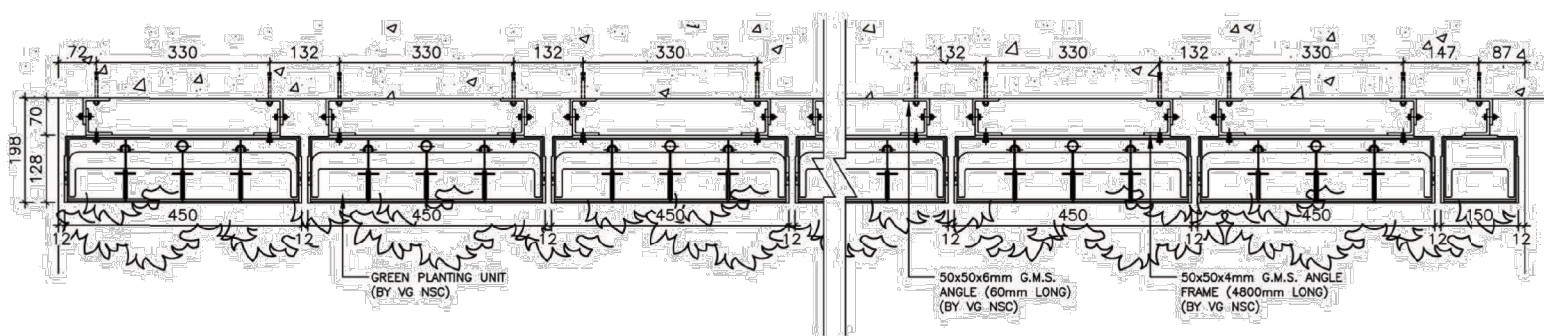


Modular design - 1:5

The build-in drainage pipe in each tray to prevent dripping.

Section Cut line A - A

Section Cut line B - B



| 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         |

Filling material

