

**THE MLP WILL BE SUBJECT TO CHANGE TO
INCORPORATE THE REQUIREMENTS OF
THE APPROVAL CONDITIONS**

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於
二零一九年七月十九日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this
Master Layout Plan was approved by the Town Planning Board on 19. 7. 2019.

signed Ms Bernadette Linn
Chairman, Town Planning Board
甯漢豪
城市規劃委員會主席 簽署



LEGEND

- CDA Zone Boundary
- Setback for Road Widening
- Portion 1 Boundary
- 2.5m in height Boundary Wall
- 1.8m in height Fence Wall

DEVELOPMENT SCHEDULE - PORTION 1

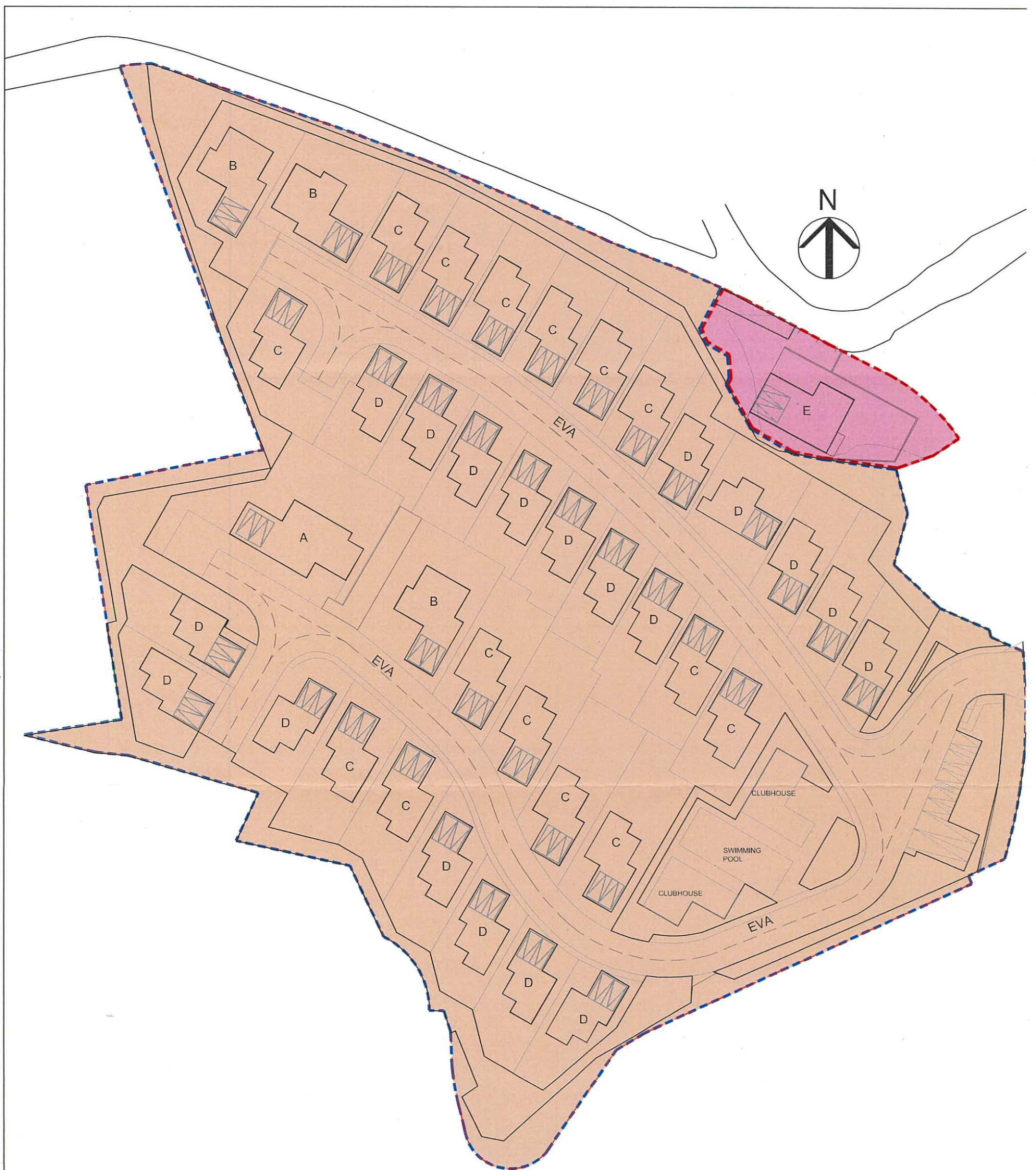
SITE AREA	: 17990.901 S.M.
PLOT RATIO	: 0.4 + MINOR RELAXATION PLOT RATIO : 0.08
PERMITTED G.F.A.	8635.63 S.M.
ACTUAL TOTAL G.F.A.	= 8635.63 S.M. (PR: 0.48)
- Houses (38 nos.)	
DOMESTIC SITE COVERAGE	: 22%
-Required communal greenery	= 17990.901 x 20% = 3598.180 s.m.

CLUBHOUSE GFA (EXEMPTED) : 223.78+ 208 S.M. = 431.78 S.M.
CLUBHOUSE SITE COVERAGE (EXEMPTED) : 1.2%

Master Layout Plan for Low Rise Residential Development
with Minor Relaxation of Plot Ratio and Site Coverage in "CDA" Zone
Hang Tau Tai Po, Kwu Tung South, New Territories

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LEGEND

- Phase 1 development
- Phase 2 development
- Phase 1 development boundary
- Phase 2 development boundary

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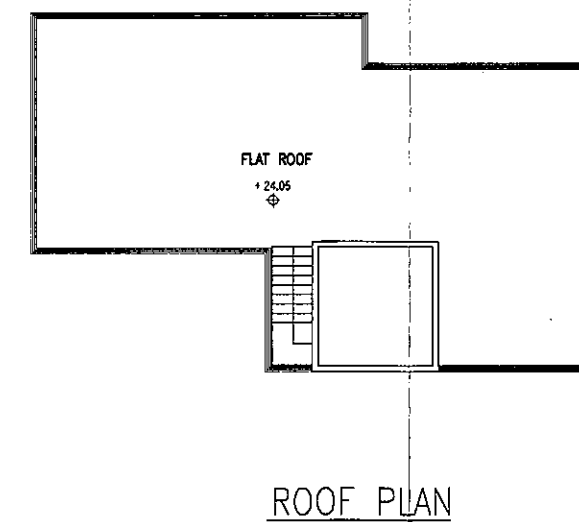
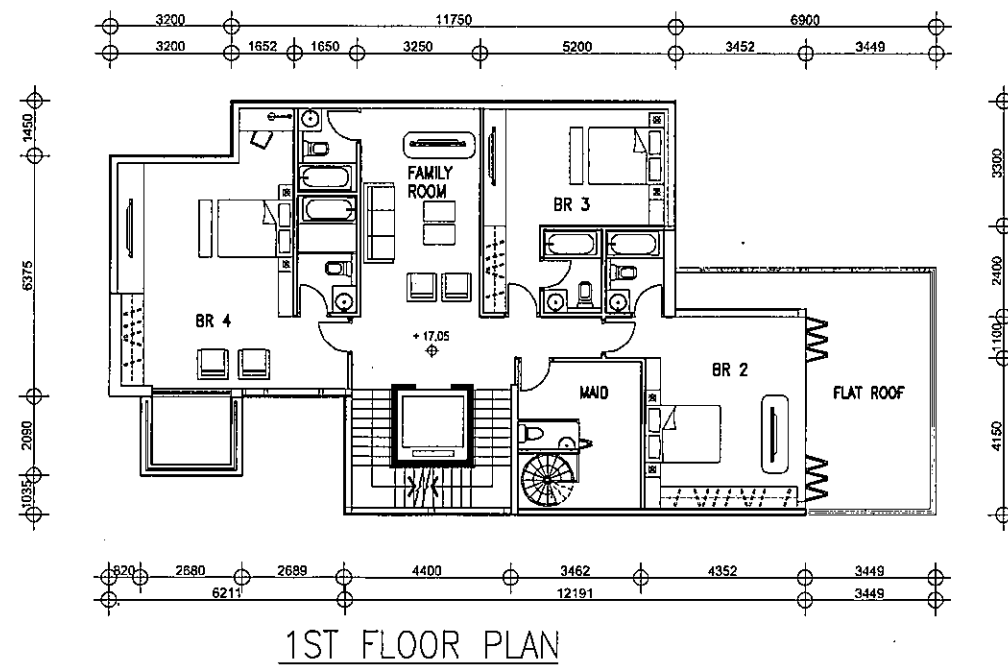
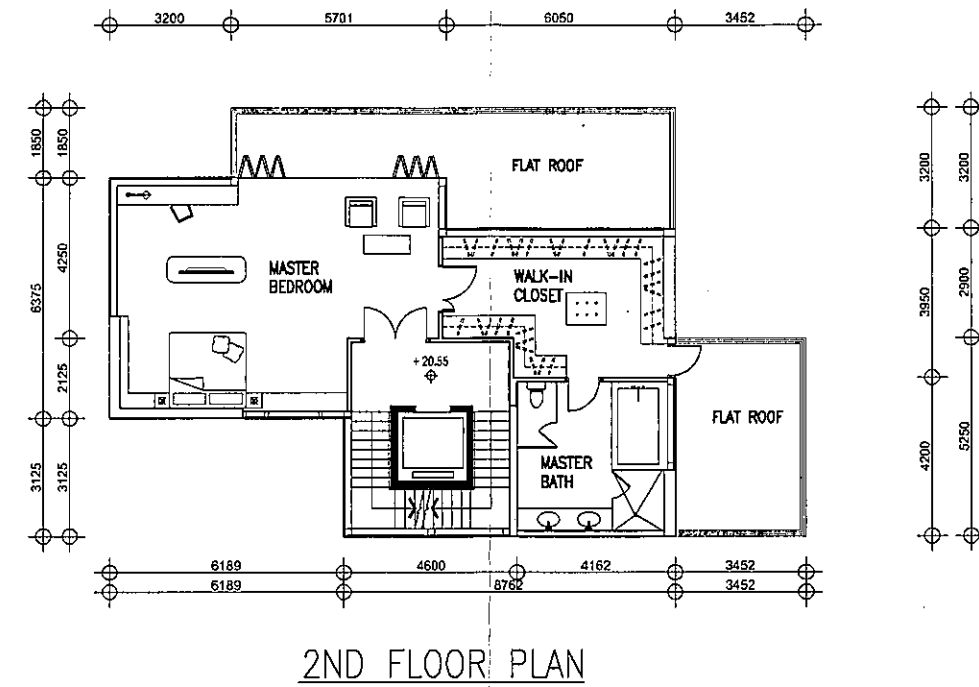
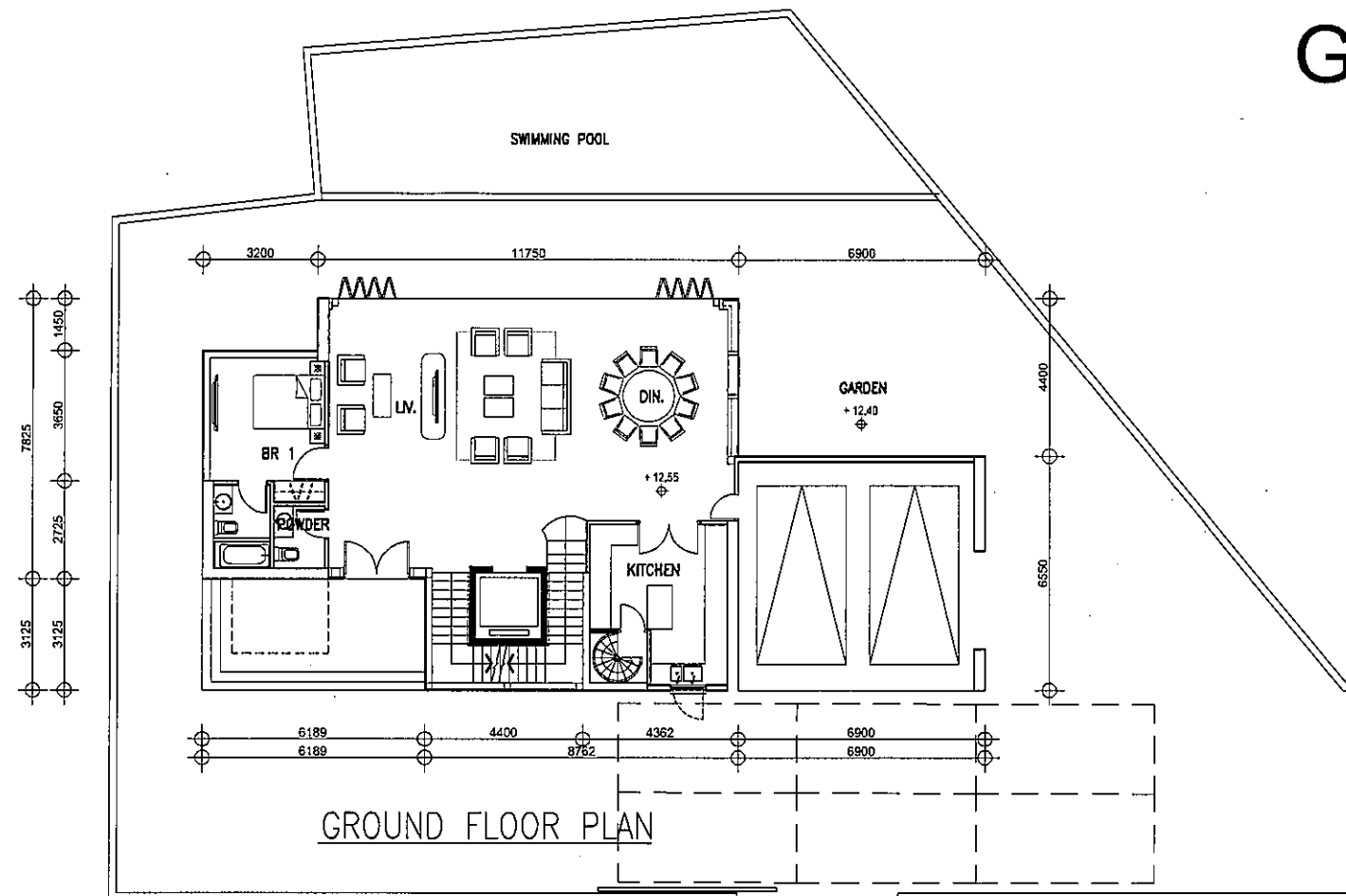
Oct 2018

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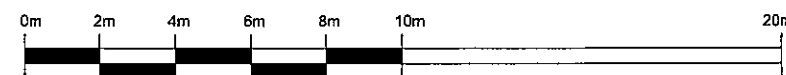
HUS-A

G.F.A. = 475.63 m² = 5119.64 ft²



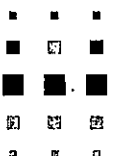
Proposed Residential Development at Hang Tau Tai Po
Scale 1:200 in A3

Oct 2018



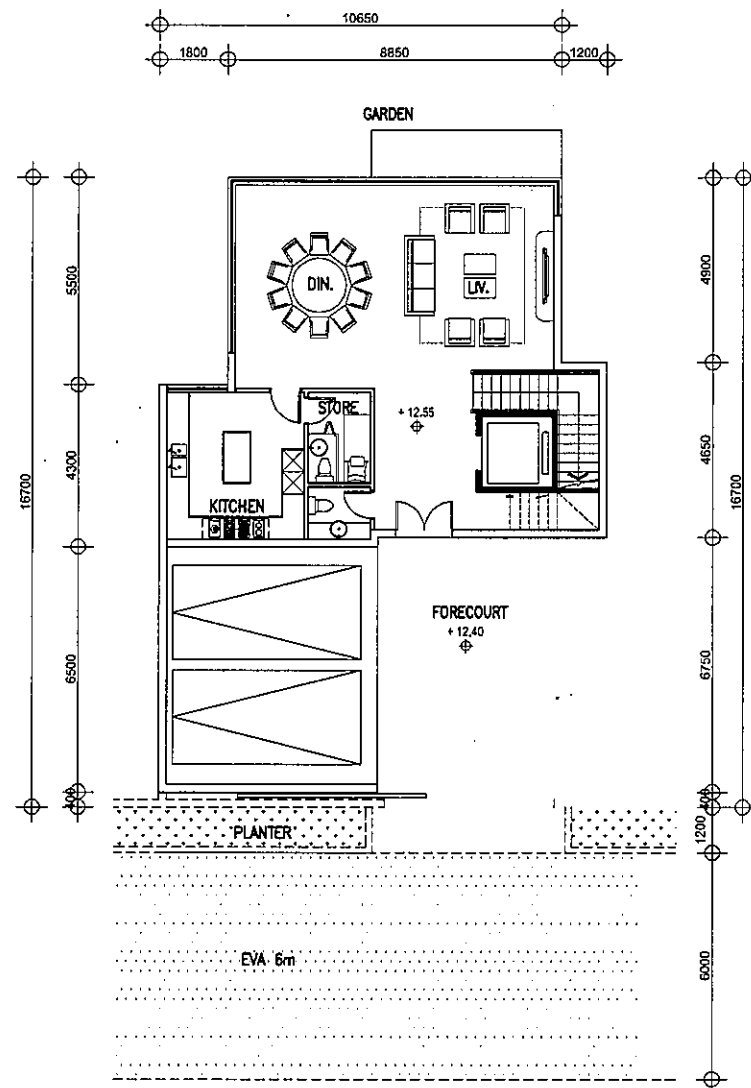
lwk

architects

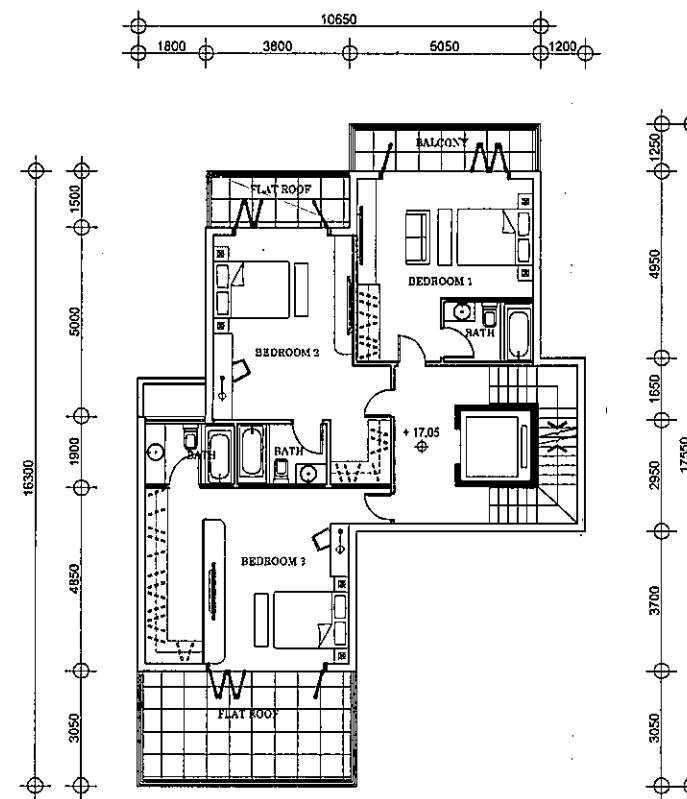


HUS-B

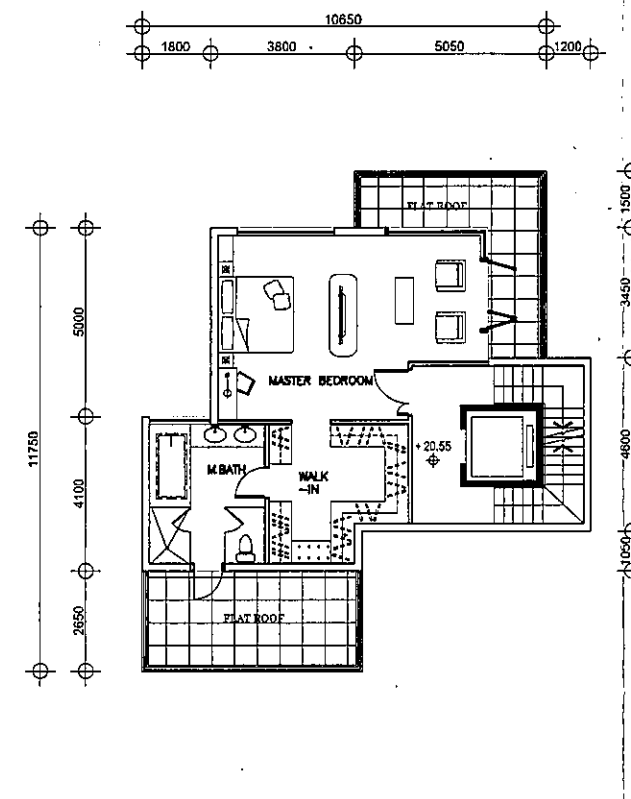
G.F.A. = 336 m² = 3616.67 ft²



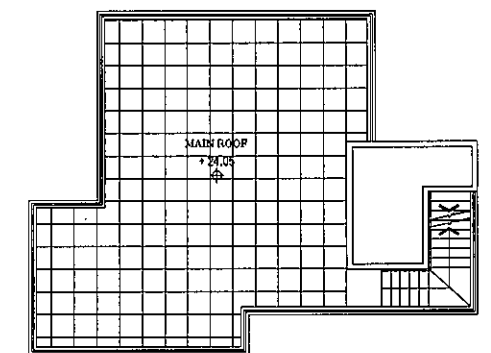
GROUND FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN

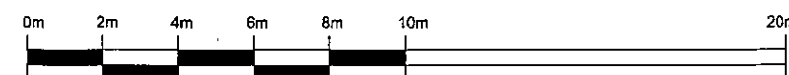


ROOF PLAN

Proposed Residential Development at Hang Tau Tai Po

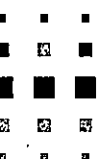
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Oct 2018



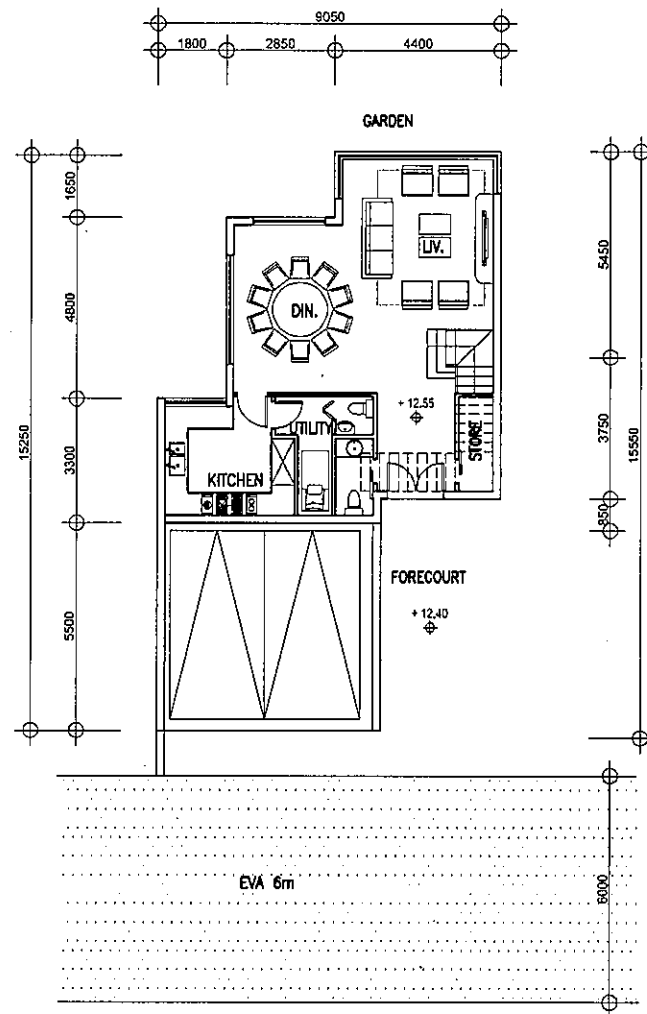
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architects

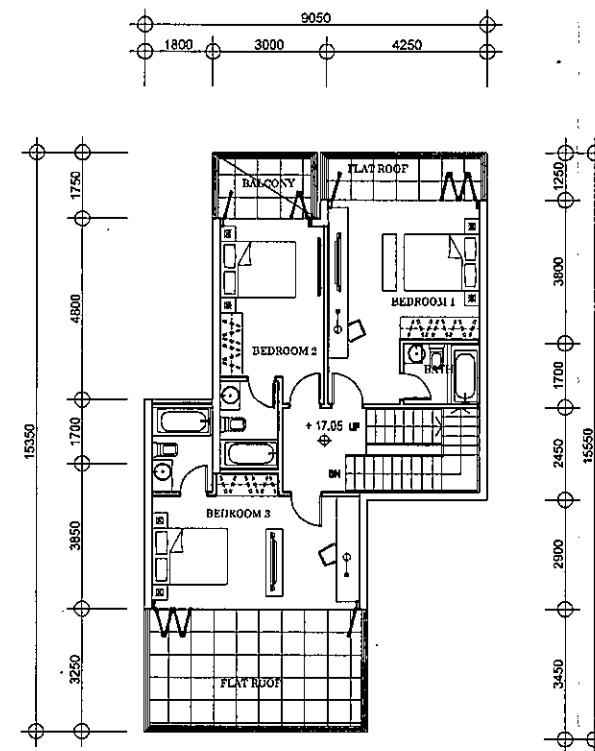


HUS-C

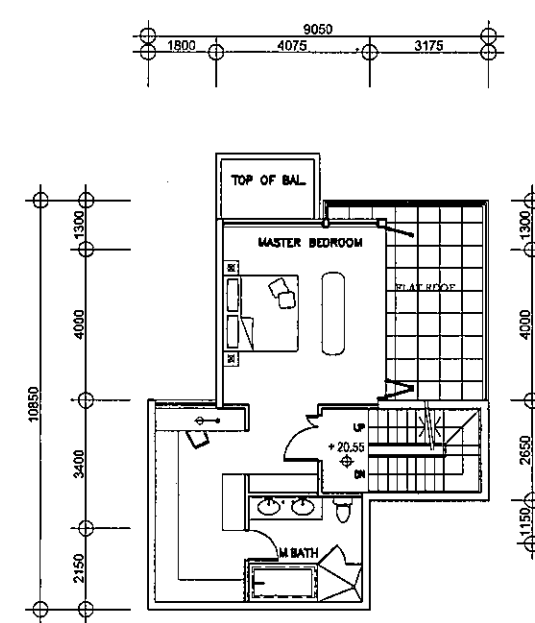
G.F.A. = 241.2 m² = 2596.26 ft²



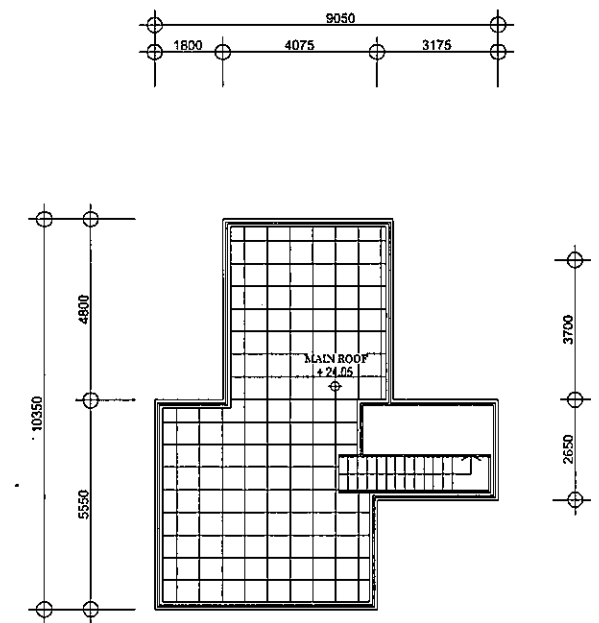
GROUND FLOOR PLAN



1ST FLOOR PLAN



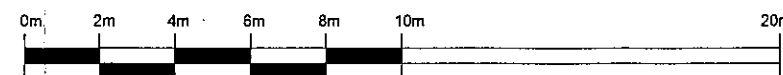
2ND FLOOR PLAN



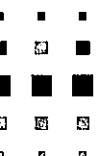
ROOF PLAN

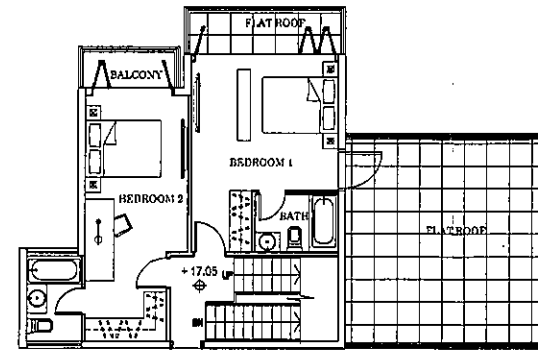
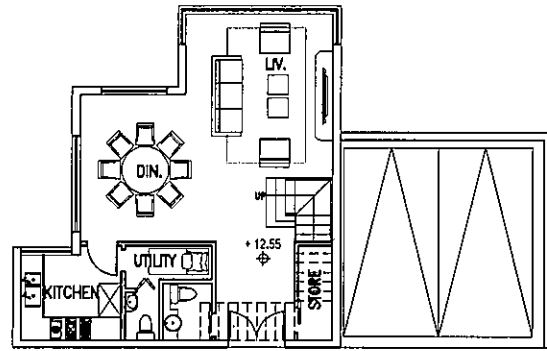
Proposed Residential Development at Hang Tau Tai Po
Scale 1:200 in A3

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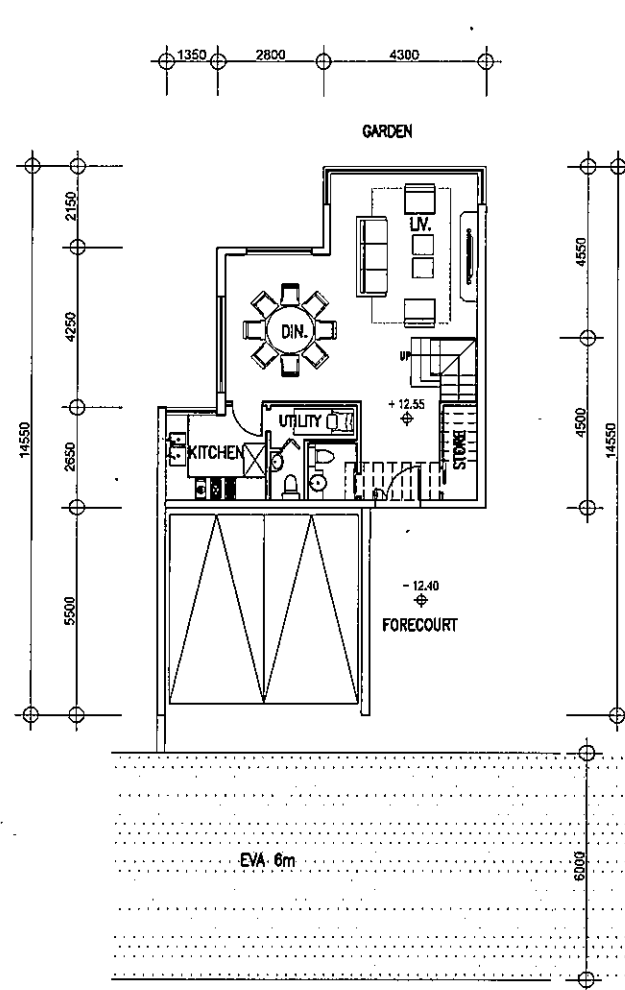


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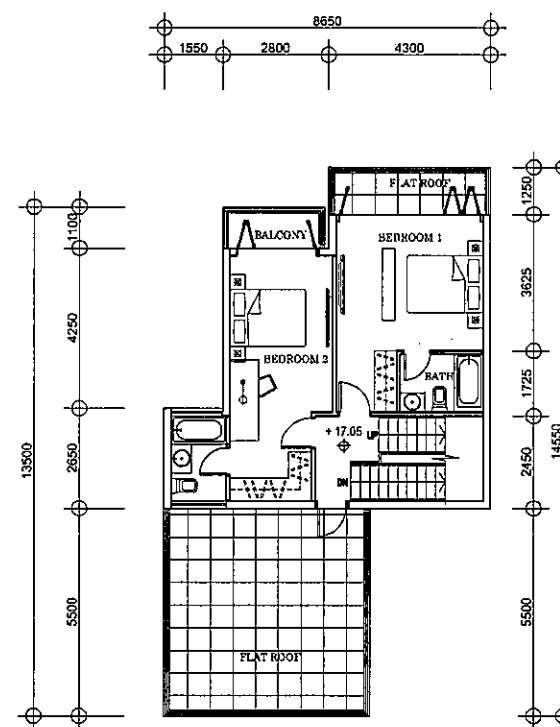




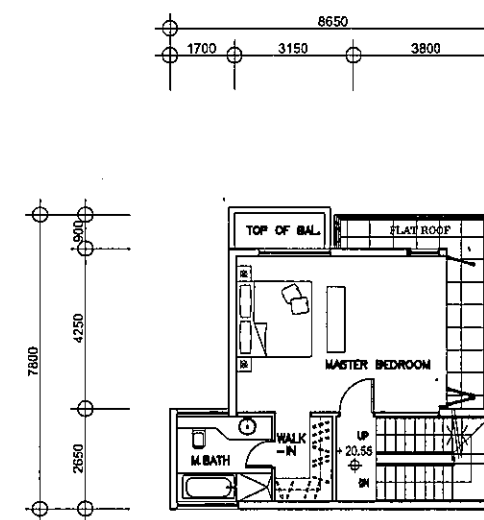
HUS-D
G.F.A. = 186 m² = 2002.09 ft²



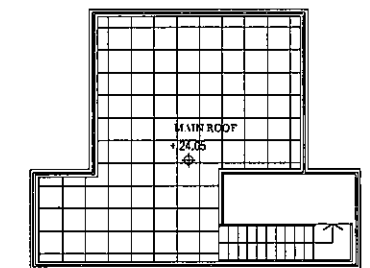
GROUND FLOOR PLAN



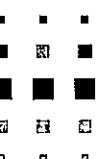
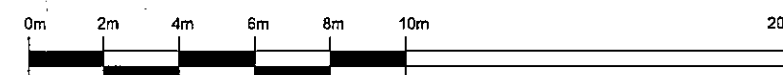
1ST FLOOR PLAN

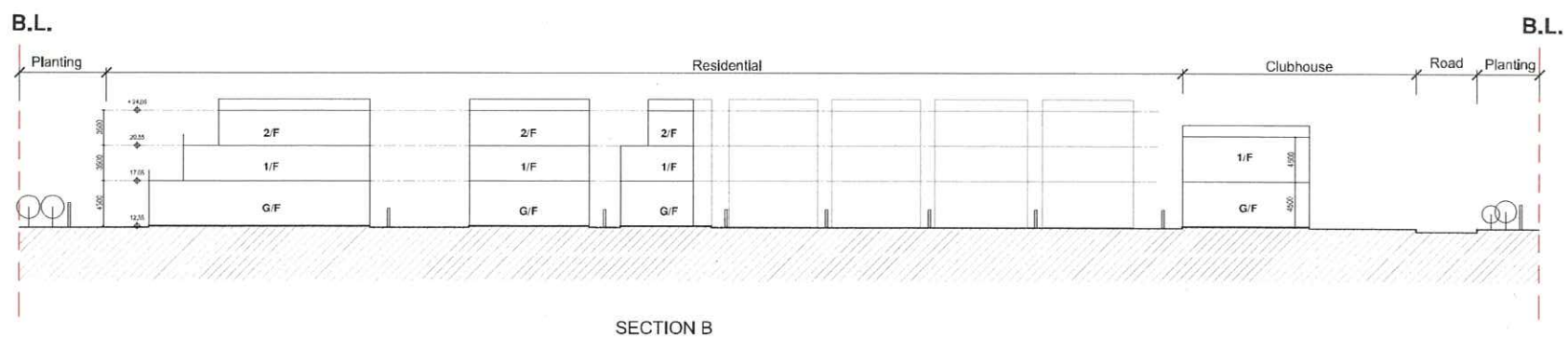
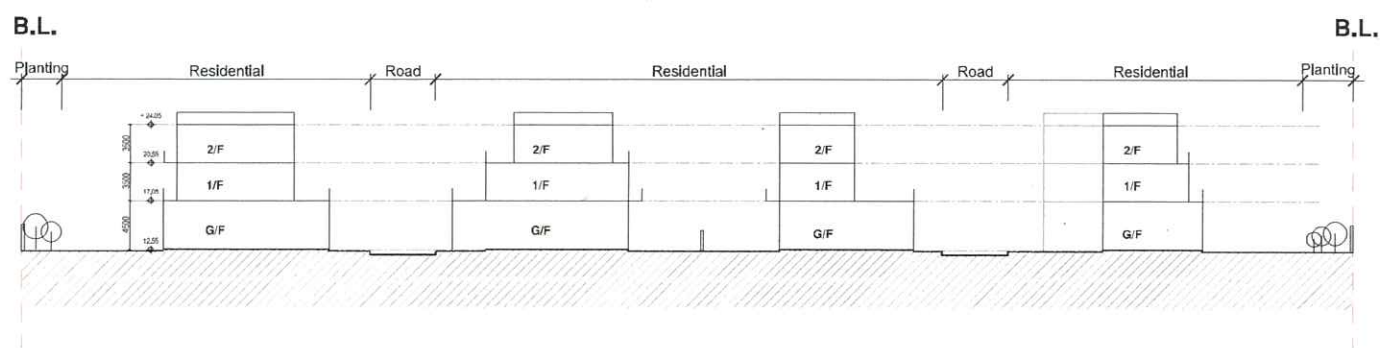
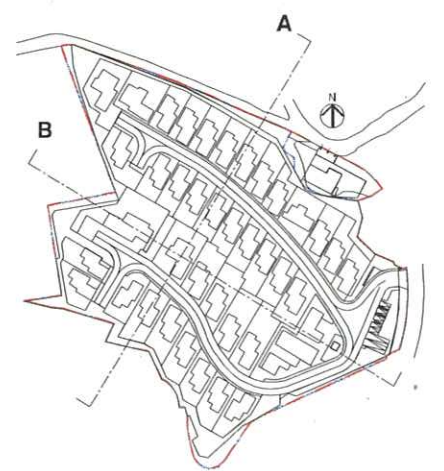


2ND FLOOR PLAN



ROOF PLAN

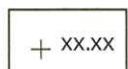




Proposed Residential Development at Hang Tau Tai Po



LEGEND

-  Application Site Boundary
-  Proposed Architectural Scheme
-  Existing Levels
-  Proposed Levels
-  Existing Tree Retained
-  Transplanted Tree
-  Proposed Tree Planting
-  Proposed Feature Tree
-  Proposed Shrub Planting
-  Proposed Green Roof
-  Proposed Paving
-  Proposed Timber Deck
-  Proposed Swimming Pool

- The Arrival Landscape
 -  Main Entrance
 -  Internal Streetscape
- The Leisure Landscape
 -  Swimming Pool Deck
 -  Relaxation and Leisure Gardens
- The Boundary Landscape
 -  Boundary Tree Planting and Retention of Existing Trees

FIGURE TITLE

Master Layout Plan for Low Rise Residential Development with Minor Relaxation of Plot Ratio and Site Coverage in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Landscape Master Plan – All Levels

SCALE	N.T.S.	DATE	Sep 2018
CHECKED	CJF	DRAWN	NL
FIGURE NO.	Figure 4.1		
REV	A		

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