

Proposed Residential Development at Tai Po Tsai**SITE PARAMETER :**

TOTAL SITE AREA	=	66800m ² (APPROX.)
PLOT RATIO PROPOSED	=	1.5
TOTAL GFA	=	100200m ²
CLUB HOUSE GFA	=	2950m ² (APPROX.) (3% OF DOMESTIC GFA)
OPEN SPACE	=	36400m ² (subject to detail design)

TOTAL RESIDENTIAL & COMMERCIAL DEVELOPMENT GFA :

TOTAL RESIDENTIAL DEVELOPMENT AREA	=	98200 s.m. (P.R. = 1.47) APPROX.
TOTAL COMMERCIAL DEVELOPMENT GFA	=	2000 s.m. (P.R. = 0.03) APPROX.
TOTAL RESIDENTIAL & COMMERCIAL DEVELOPMENT GFA	=	100200 s.m. (P.R. = 1.50)

TOTAL NOS. OF RESIDENTIAL FLAT	939 UNITS
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SITE COVERAGE:

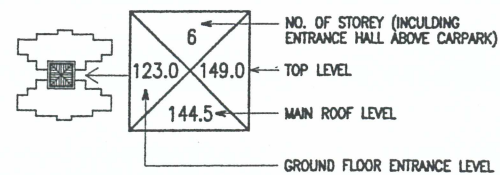
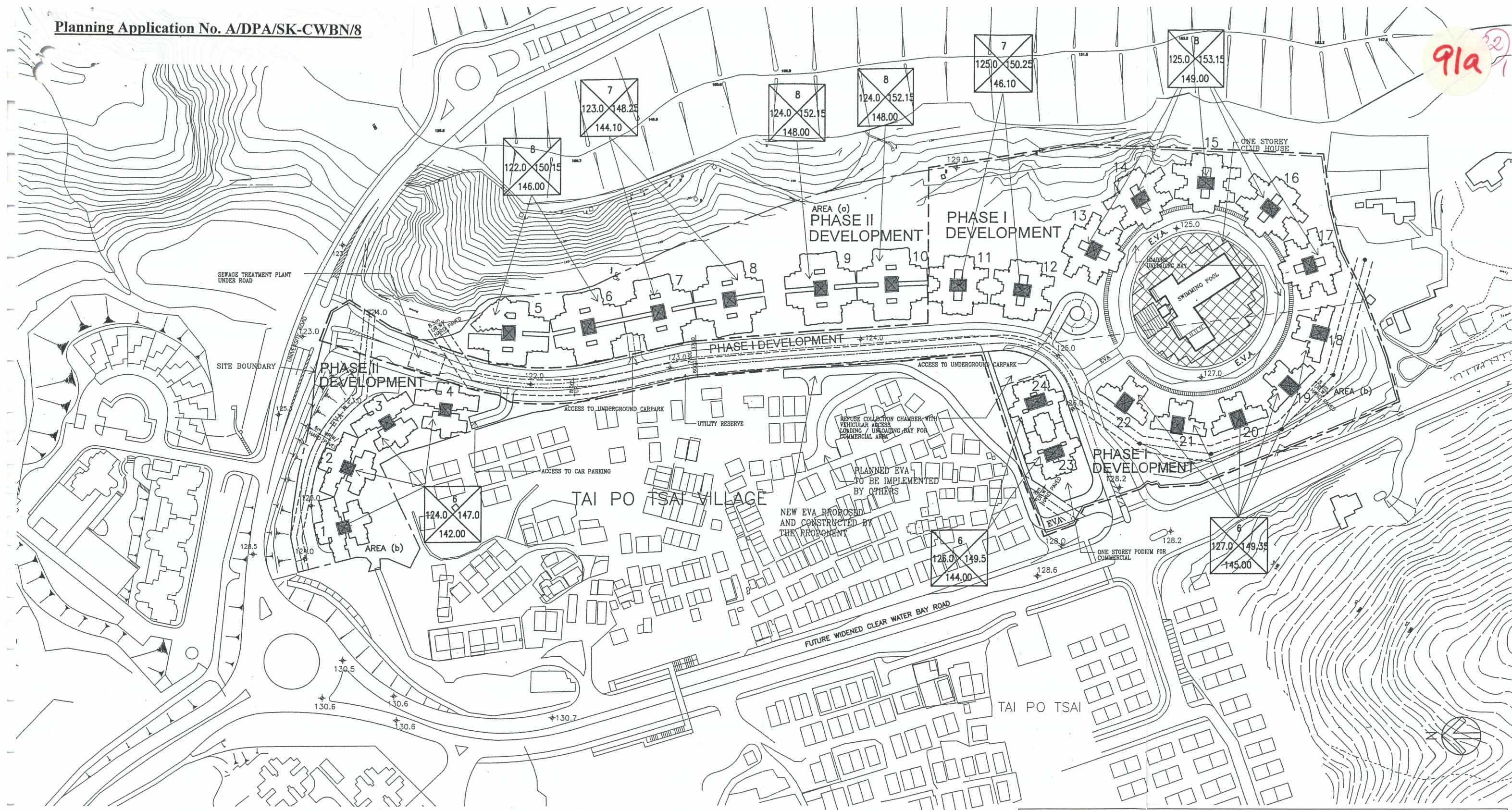
DOMESTIC & COMMERCIAL	=	Not more than 40%
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NOTE : REFUSE CHAMBER, TRANSFORMER ROOM, FILTRATION PLANT ROOM AND ALL E/M ROOMS TO BE NON-ACCOUNTABLE FOR SITE COVERAGE CALCULATION.

CARPARK SCHEDULE:

TOTAL NO. OF CARPARKING FOR RESIDENTIAL USE (2.5m x 5m)	=	939
TOTAL NO. OF CARPARKING FOR VISITOR (2.5m x 5m)	=	120
TOTAL NO. OF CARPARKING FOR COMMERCIAL USE (2.5m x 5m)	=	50
BICYCLE PARKING USE (1m x 2m)	=	24
MOTOR CYCLE PARKING USE (1m x 2m)	=	106
LOADING & UNLOADING BAY FOR RESIDENTIAL BLOCK (3.5m x 11m)	=	12
LOADING & UNLOADING BAY FOR COMMERCIAL BLOCK (3.5m x 11m)	=	3 GVS (1 LGV & 2 HGVS)

91a



茲證明城市規劃委員會已根據城市規劃條例第 4A (3) 條的規定而於二零零三年六月三十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 30.6.2003.

signed Thomas TSO
Chairman, Town Planning Board

曹萬泰
城市規劃委員會主席 簽署



PROPOSED RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG

SIMON KWAN & ASSOCIATES LTD.
Architects, Planners & Designers
關善明建築師事務所有限公司

SCALE : 1 : 2000
DATE : 12 MAY, 2003
J246-MLP-S43-01E