

List of Approval Conditions

Application No. A/TP/333

Application Site : Various Lots in DD 11 and Government Land, Fung Yuen, Tai Po, N.T.

Subject of Application : Proposed Residential Development and Agricultural Use

Date of Approval : 18.8.2004

Approval Conditions :

- (a) the submission and implementation of a revised MLP taking into account conditions (b), (f), (g), (h) and (n) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission and implementation of a revised landscape master plan, including a tree survey and tree preservation proposal, to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the provision of mitigation measures as proposed in the environmental impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (d) the provision of sewerage facilities as proposed in the sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (e) the provision of drainage facilities as proposed in the drainage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (f) the implementation of improvement works on the vehicular access roads for the proposed development and the adjoining villages to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (g) the provision of carparking spaces, loading/unloading bays and public transport facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (h) the provision of educational facilities to the satisfaction of the Secretary for Education and Manpower or of the Town Planning Board;
- (i) the implementation of mitigation measures as proposed in the ecological assessment to protect Fung Yuen Valley Site of Special Scientific Interest to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the Town Planning Board;
- (j) the submission of a geotechnical planning review report and the implementation of the mitigation measures identified therein to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board;

- (k) the diversion of water mains to be affected by the proposed development and the provision of water supply facilities to the satisfaction of the Director of Water Supplies or of the Town Planning Board;
- (l) the submission of a detailed maintenance and management plan for the proposed agricultural uses and the implementation of the proposals made therein to the satisfaction of the Director of Planning or of the Town Planning Board;
- (m) the implementation of the proposed agricultural uses prior to the issue of occupation permit for the proposed residential development;
- (n) the submission of an implementation programme, with phasing proposals to tie in with the completion of both major infrastructural facilities serving the proposed development and the proposed traffic improvement measures, to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (o) the permission shall cease to have effect on 18.8.2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Development Data for A/TP/333, Fuen Yuen (as at December 2015)

	Revised MLP Submission [discharge of planning approval condition (a)]
Total Site Area ⁽¹⁾	183700
CDA Agriculture Area	106893
⁽²⁾ CDA Development Area	76807
Site Area Eligible for P.R. Calculation	
Phase 1	⁽³⁾ Not exceeding 136,493 m ²
Subsequent Phase	38,689 m ²
Plot Ratio ⁽⁴⁾	
Phase 1	0.64
Subsequent Phase	0.64
Domestic GFA	
Phase 1	Not exceeding 87,356 m ²
Subsequent Phase	24,761 m ²
Site Area within CDA Development Area	
Phase 1	55376
Subsequent Phase	21431
Site Coverage ⁽⁵⁾	
Phase 1	not exceeding 25%
Subsequent Phase	not exceeding 18%
No. of Blocks	
Phase 1	8
Subsequent Phase	4
No. of Storeys	
Phase 1	19-26
⁽⁶⁾ Subsequent Phase	17
Building Heights ⁽⁷⁾	
Phase 1	78-102mPD (about)
Subsequent Phase	+58-63mPD (about)
No. of Residential Units ⁽⁸⁾	
Phase 1	1,772
Subsequent Phase	1,350
	422
Average Flat Size (m ²)	63.29
Open Space ⁽⁹⁾ (m ²)	46,703
Phase 1 (m ²)	36,000
Subsequent Phase (m ²)	10,703
Total Estimated Population	4,253
Phase 1	3,240
⁽¹⁰⁾ Subsequent Phase	1,013

Remark

Please note that this Revised Master Layout Plan for compliance with planning approval condition (a) of Application No. A/TP/333 is translated from the approved GBPs for both residential portion and agricultural portion on 25 Feb 2014 and 5 Dec 2013, respectively.

Footnotes:

(1) As stated in the Explanatory Statement of the Notes of approved Tai Po OZP No. S/TP/26.

(2) Following the development concept as recommended in the TPB Paper and as stated in the Explanatory Statement of the Notes, the total domestic GFA will be realized within this land portion.

(3) According to Planning Department's guidelines, the site area of 136,493 m² is derived from the existing lots within the "CDA(1)" zone surrendered by the developer plus the government land within the "CDA(1)" zone granted to the developer.

(4) As stipulated in the Notes of the Tai Po OZP.

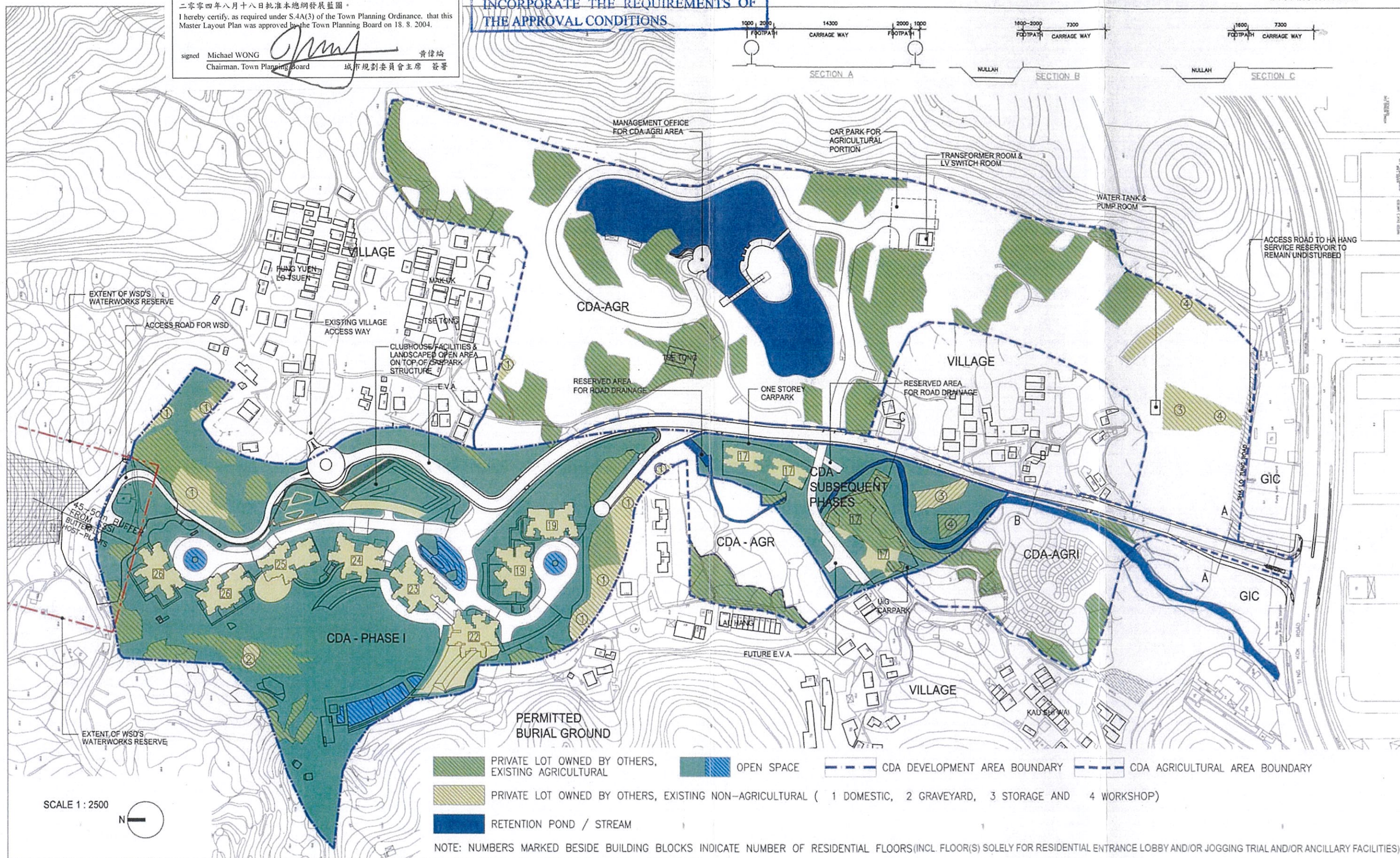
(5) Site coverage that might arise from developments in other private lots is not included. Site coverage for green features have been included.

- (6) Two blocks to the north are on top of a 1-storey carpark podium.
- (7) Refer to the main roof level.
- (8) A total of 1,772 units have been proposed for the whole site in the approved scheme.
- (9) Excluding area for access roads, footpaths, roofed-over areas, open portion of the stream and other private lots; including podium deck open space.
- (10) Based on 2.4 persons per flat for development in the year 2003 and beyond – Town Planning Units 7.2.2, 7.2.3, 7.2.6, 7.2.7 and 7.2.8.

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
二零零四年八月十八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 18. 8. 2004.

signed Michael WONG 黃偉綸
Chairman, Town Planning Board 城市規劃委員會主席 簽署

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



PROPOSED DEVELOPMENT AT FUNG YUEN VALLEY, TAI PO - MASTER LAYOUT PLAN

December 2015