

List of Approval Conditions

Application No. A/TM-LTY/92

Application Site : Lots 762RP, 777B1, 777BRP, 785RP, 786RP, 787RP, 793B, 796, 797, 802RP, 808RP, 808G, 808I, 815RP, 816ARP, 817, 818, 819A, 1144RP, 1145, 1146RP and 2523 and Adjoining Government Land in DD 130 (to be known as Lot 2860 in DD 130), Lam Tei, Tuen Mun

Subject of Application : Proposed Comprehensive Residential/Commercial/Community Development and Minor Relaxation of Statutory Building Height Restriction in "Comprehensive Development Area" zone

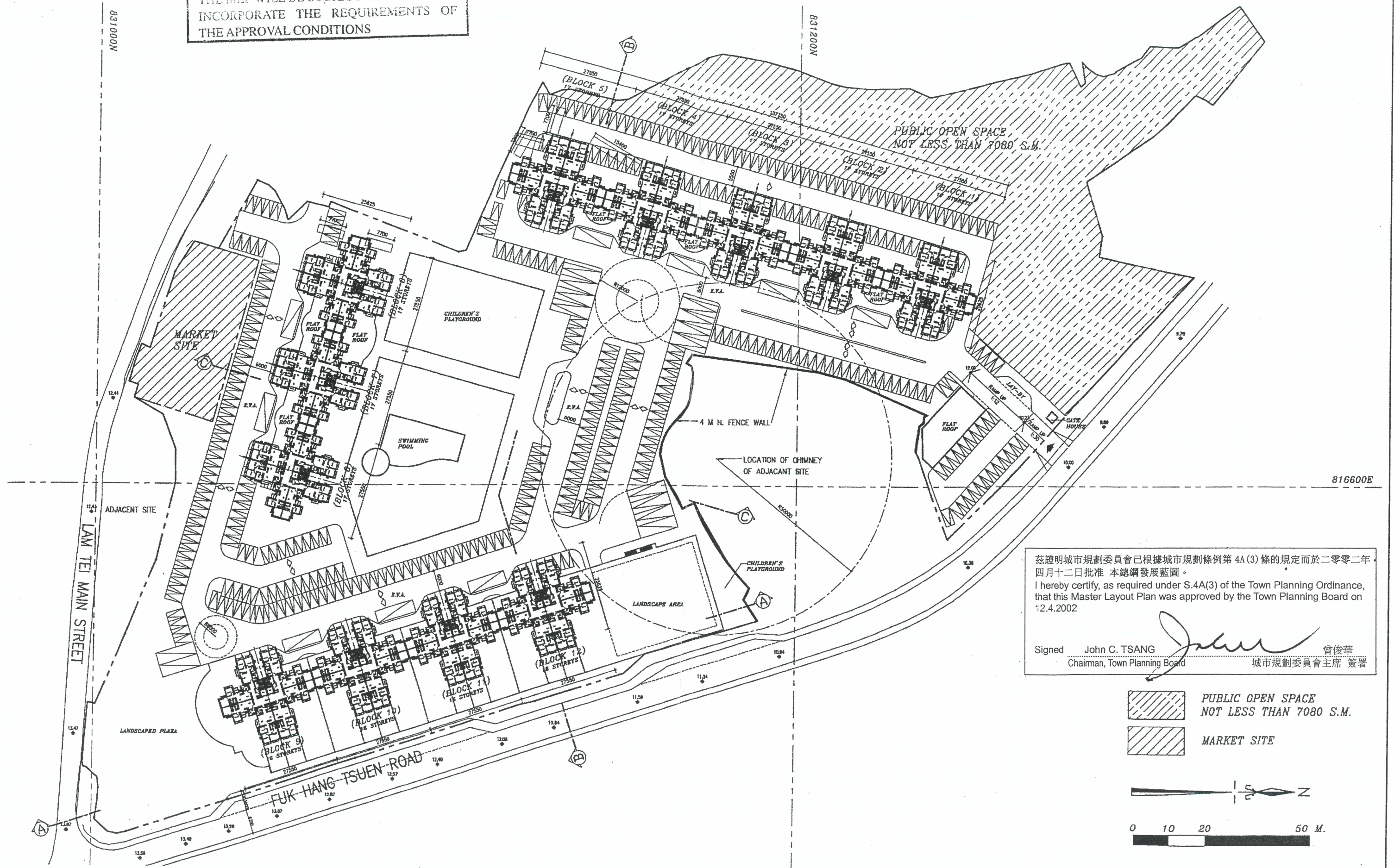
Date of Approval : 12.4.2002

Approval Conditions :

- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (b), (c), (d), (e), (f), (g), (h), (i), (j) and (k) to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the amendment of the MLP with regard to Blocks 6 and 7 to delete the clubhouse from the carport level so as to ensure that the proposed development would not exceed the relaxed height restriction of 49.5m (17 storeys excluding carport) as sought under the application;
- (c) the submission and implementation of a revised Master Landscape Plan including a tree survey and a tree preservation proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (d) the submission of a revised car parking layout to provide a more pedestrian friendly environment to the satisfaction of the Director of Planning or of the Town Planning Board;
- (e) the submission of a revised drainage impact assessment and the provision of drainage facilities and flood mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (f) the provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (g) no air sensitive uses are located within the part of the application site as shown on Plan A-2a of the Paper to ensure that the proposed development would not be subject to any adverse environmental impacts;
- (h) the design and provision of a free-standing market, with a site not less than 1,000m² and with loading/unloading bays for goods vehicles, refuse collection vehicles and pedestrian access, as proposed by the applicant, to the satisfaction of the Director of Food and Environmental Hygiene or of the Town Planning Board;

- (i) the design and provision of a public open space of not less than 7,080m², as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;
- (j) the design and provision of emergency vehicular access to the site and fire services installation to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (k) the provision of traffic facilities within the site to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (l) no population intake in the proposed development prior to the removal or closing down of Lee Kee workshop or until the submission of an updated air quality assessment report and implementation of the remedial actions identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (m) the submission and implementation of a development and phasing programme for the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (n) the permission shall cease to have effect on 12.4.2006 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

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) 條的規定而於二零零二年四月十二日批准 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 12.4.2002

Signed John C. TSANG 曾俊華
Chairman, Town Planning Board 城市規劃委員會主席 簽署

PUBLIC OPEN SPACE
NOT LESS THAN 7080 S.M.

MARKET SITE

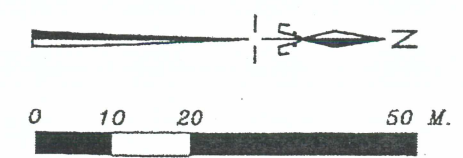
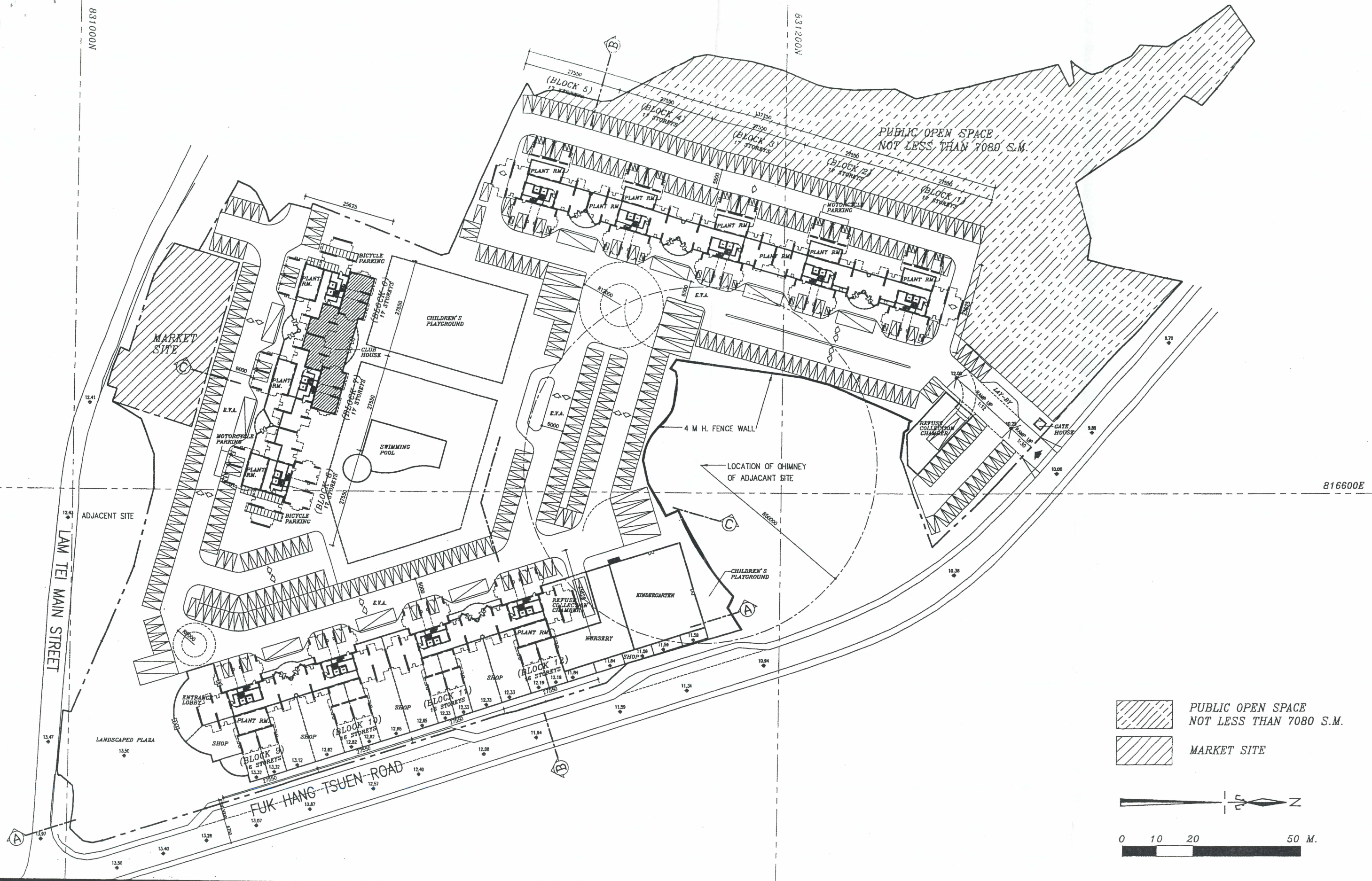
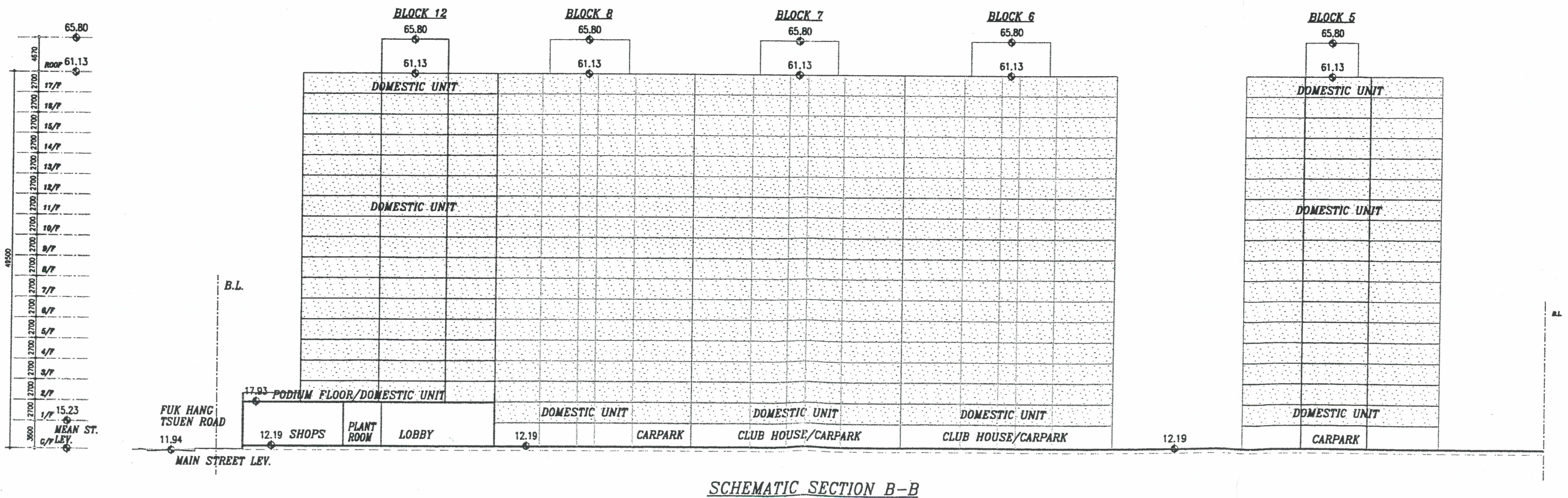
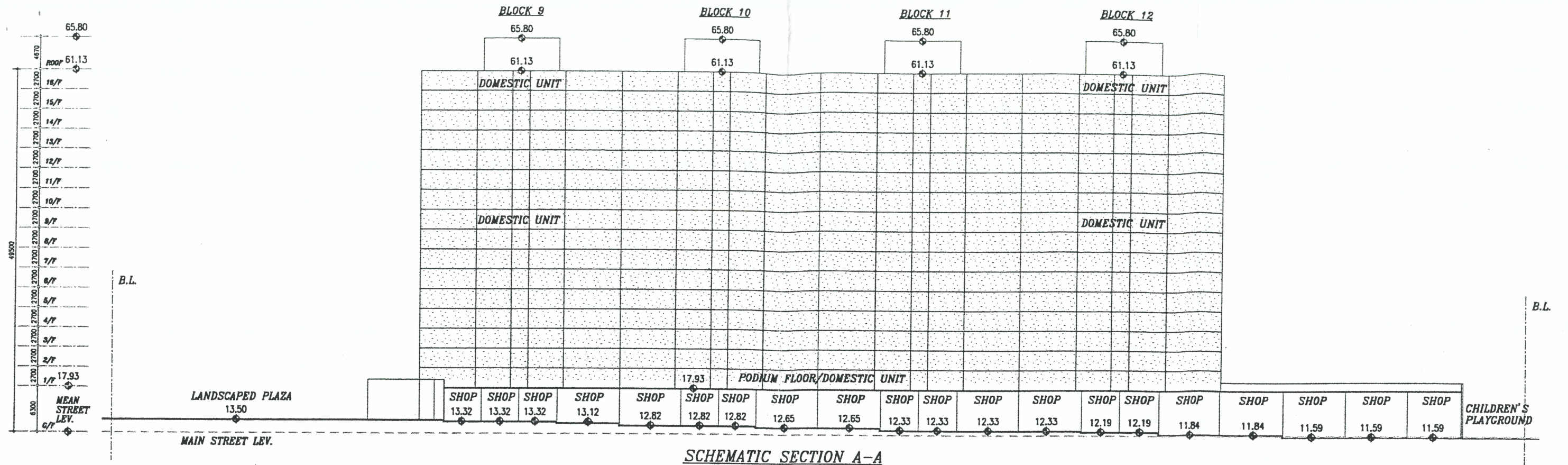


FIGURE 3.1 MASTER LAYOUT PLAN



FIGURE 3.2 MASTER LANDSCAPE PLAN





DOMESTIC UNIT

Site Area	37,870.000 s.m.
A. Residential Accommodation	
Domestic G.F.A	74,946.527 s.m.
Domestic P.R.	1.98 (Approx.)
Domestic S.C.	12.46% (Approx.)
Overall Site Coverage	21.28% (Approx.)
No. of Dom. Blocks	BLOCK 1 – 8 : 17 STOREYS BLOCK 9 – 12 : 16 STOREYS
No. of Units	1,600 (AVERAGE 45.955 s.m.)
Flat Sizes	40.52 s.m. – 60.52 s.m.
Height of Building (main roof level)	49.5 m (Max.) above Mean Street Level
Design Population	4,416
B. Commercial Accommodation	
G.F.A. for Retails	2,800 s.m.
C. Recreation & Open Space	
Clubhouse	1
Clubhouse G.F.A.	405 s.m. (Approx.)
Swimming Pool	1
Children's Playground	2
Estate Office	1
Gate House	1
Public Open Space	not less than 7,080 s.m.
Open Space within Development	9,200 s.m. (Approx.)
D. Parking Provision	
No. of Carparks	267 (1:6)
No. of Motorcycle Parkings	33 (10% of the total provision of domestic car parking spaces)
No. of Bicycle Parkings	42
No. of Loading/Unloading	12
No. of Lorry Parkings	11
No. of Visitor Carparks	60 (5 spaces per block)
No. of Public Carparks	34 spaces
No. of Retail Carparks	15 spaces
E. Public Facilities	
Non-Domestic P.R. (approx.)	0.1 (0.074 approx. for retail and 0.026 approx. for kindergarten and nursery)
Refuse Collection Point	2
Kindergarten	6 Classrooms (NOT LESS THAN 640 s.m.)
Nursery	70 Places (NOT LESS THAN 340 s.m.)