

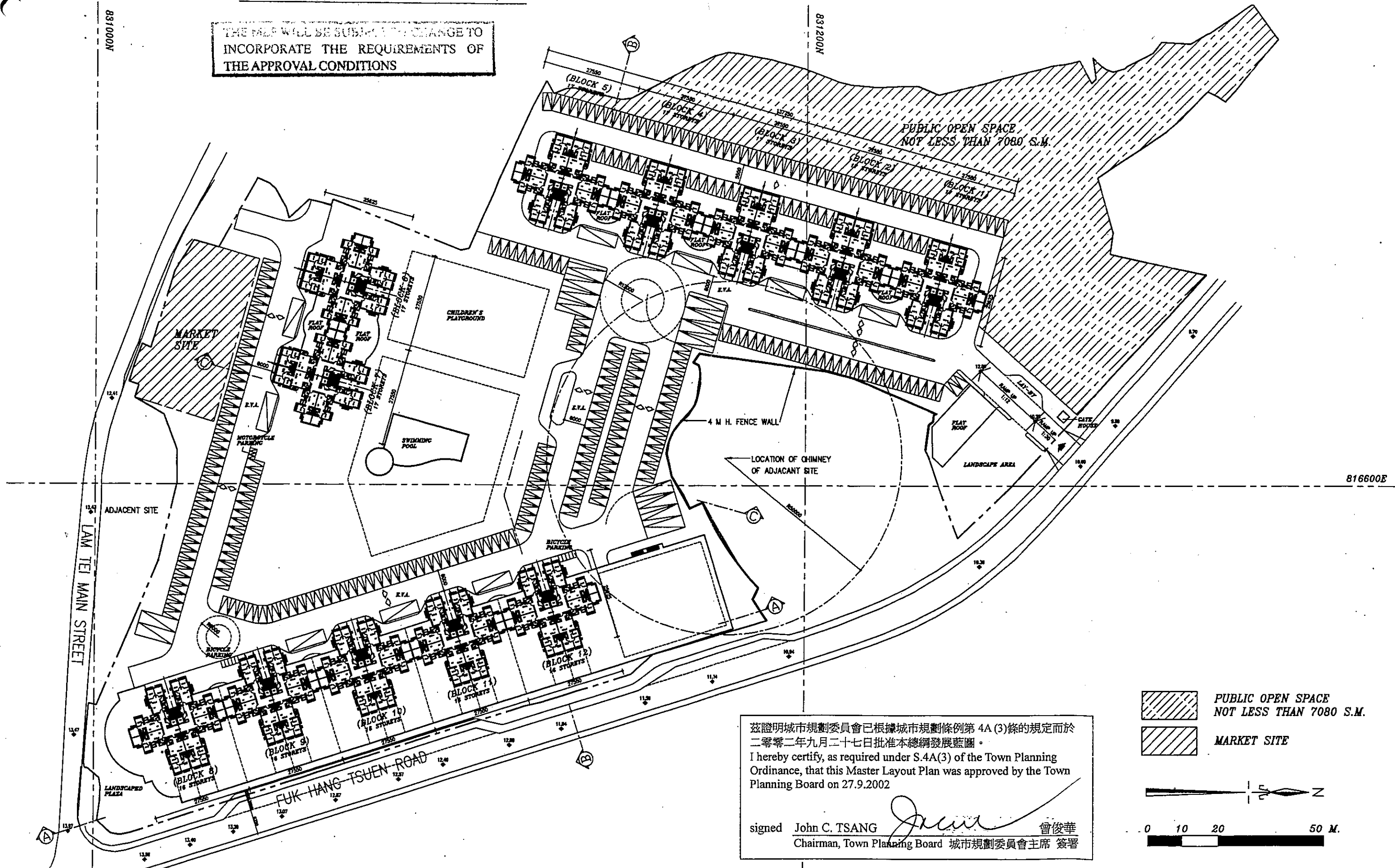
List of Approval Conditions

Application No. A/TM-LTTY/100

- Application Site : Lot 2860 and Adjoining Government Land in DD 130, Lam Tei, Tuen Mun
- Subject of Application : Proposed Comprehensive Residential/Commercial/Community Development (Amendments to an Approved Development Scheme) and Minor Relaxation of Statutory Building Height Restriction
- Date of Approval : 27.9.2002
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (b), (c), (e), (f), (g), (h), (i) and (j) to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) 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;
 - (c) the submission of a revised car parking layout to provide a more pedestrian friendly environment and better open space design to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (d) 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;
 - (e) the provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
 - (f) no air sensitive uses should be located within the area coloured grey as shown on Plan A-2a of the Town Planning Board Paper unless appropriate mitigation measures are implemented to ensure that the proposed development would not be subject to any adverse environmental impacts;
 - (g) the provision of a free standing market site, with a site area 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;
 - (h) 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;

- (i) the provision of emergency vehicular access, water supplies for fire-fighting and fire services installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (j) the provision of traffic facilities within the site to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (k) 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
- (l) the permission shall cease to have effect on 27.9.2006 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

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



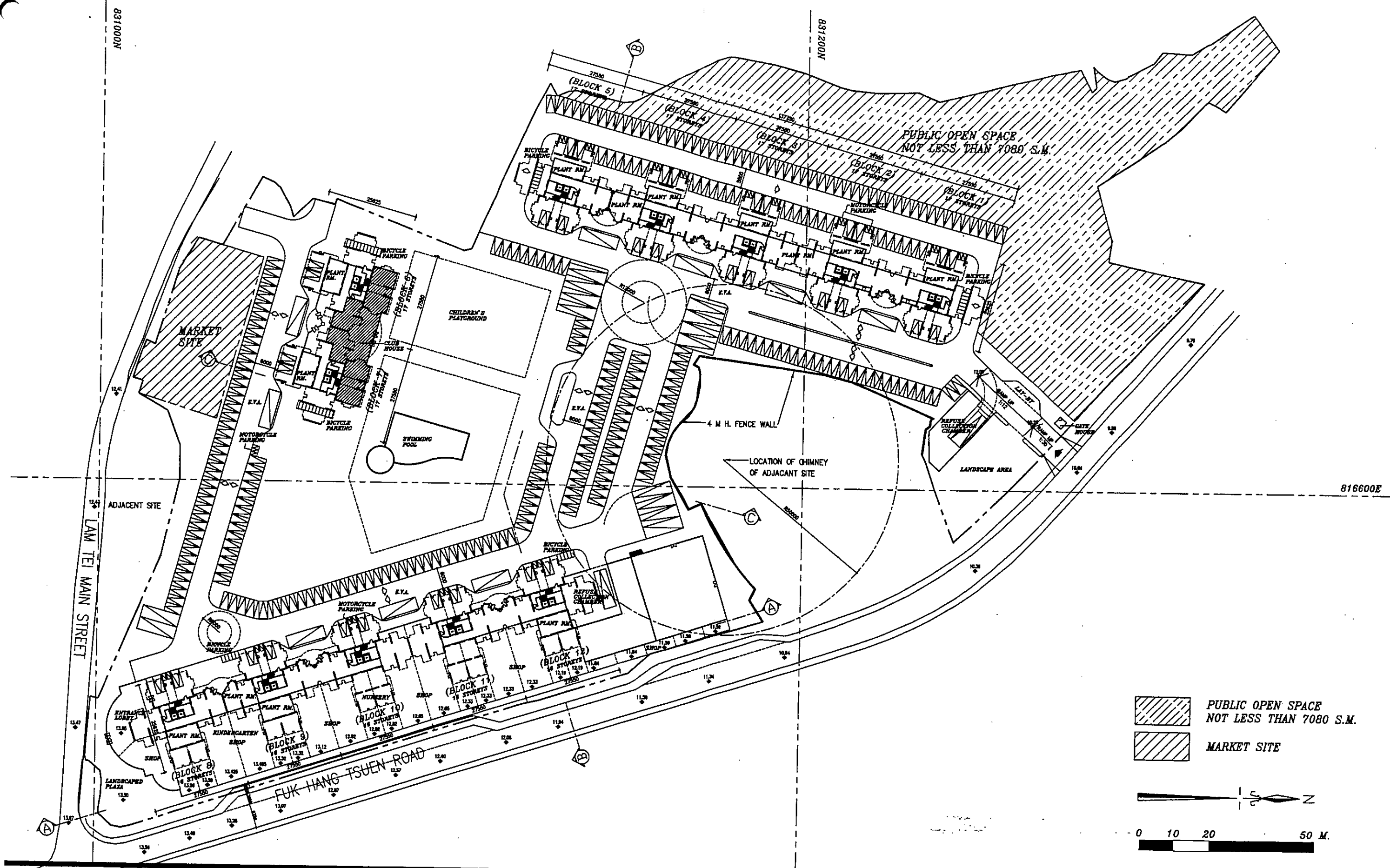
茲證明城市規劃委員會已根據城市規劃條例第 4A (3) 條的規定而於
二零零二年九月二十七日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning
Ordinance, that this Master Layout Plan was approved by the Town
Planning Board on 27.9.2002

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

mcal
michael cheng and associates limited

PROPOSED RESIDENTIAL DEVELOPMENT
AT LAM TEI, TUEN MUN, N.T.
LOT TO BE KNOWN AS NO. 2860 IN DD.130

MASTER LAYOUT PLAN (REVISED)

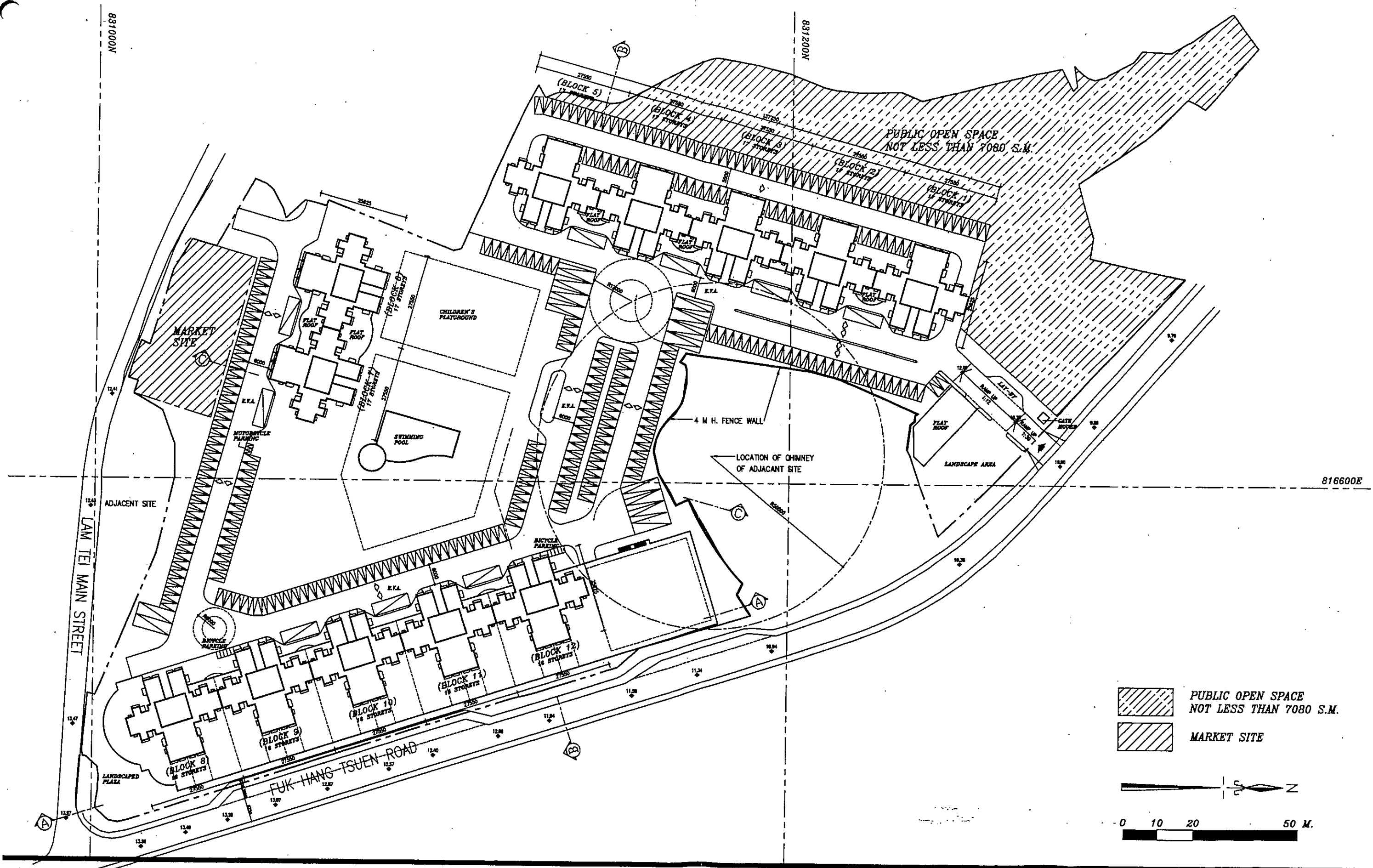


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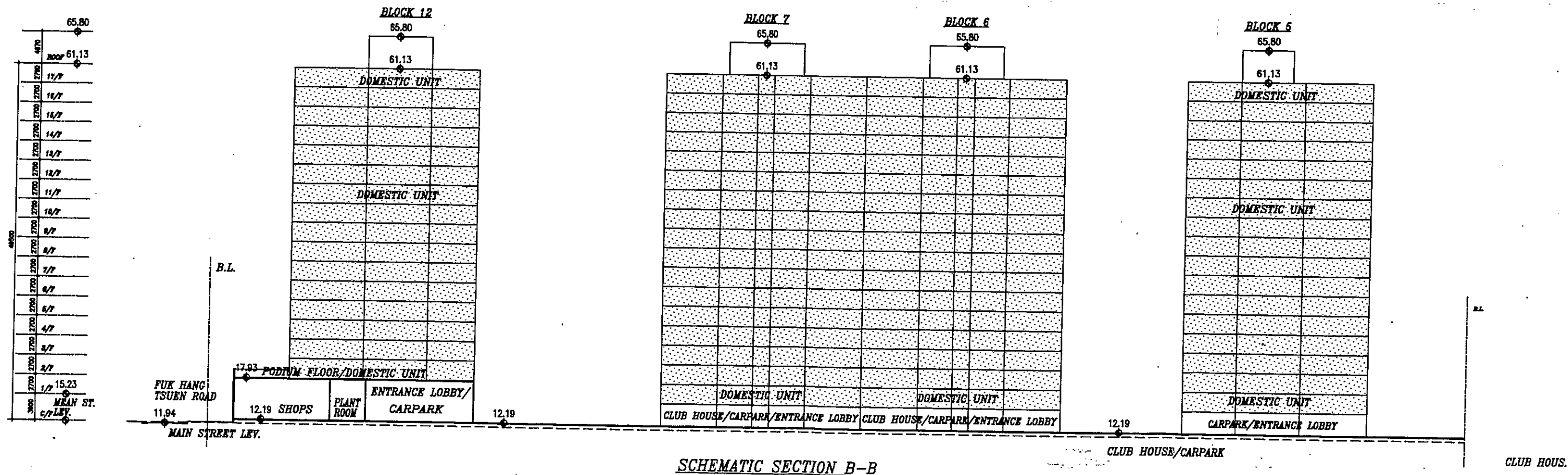
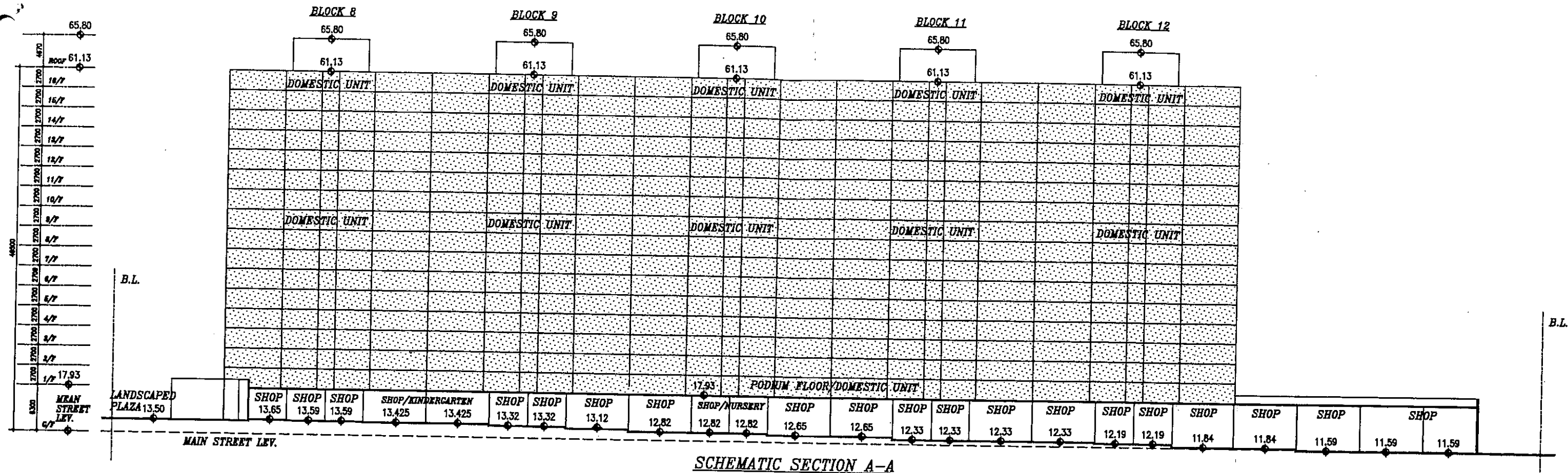
PROPOSED RESIDENTIAL DEVELOPMENT
 AT LAM TEI, TUEN MUN, N.T.
 LOT TO BE KNOWN AS NO. 2860 IN DD.130

GROUND FLOOR PLAN (REVISED)

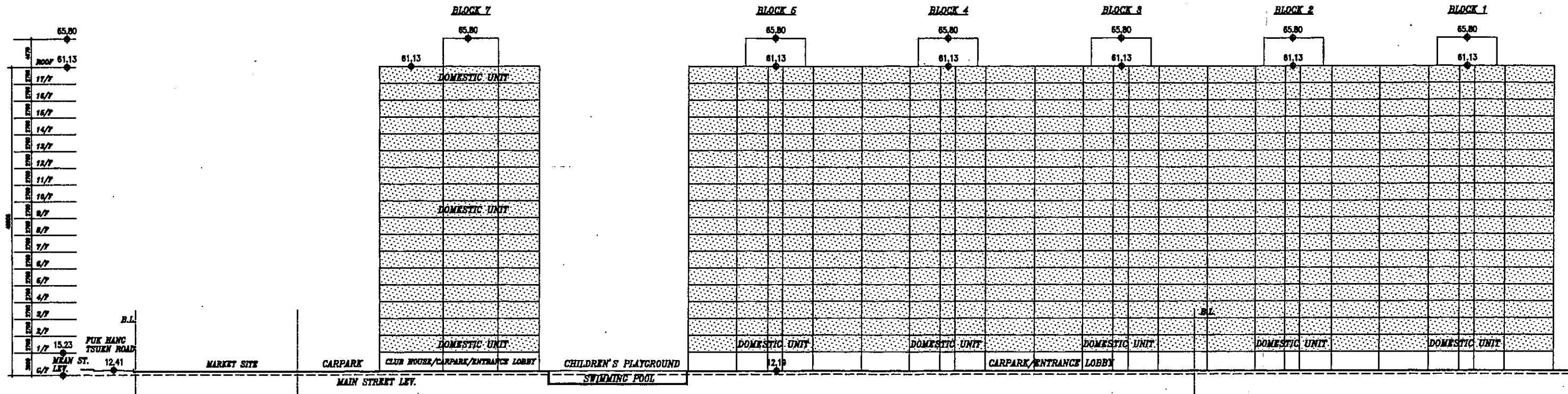
REV. : L
 DWG. NO. : SK-01
 DATE : 7/02







DOMESTIC UNIT



SCHEMATIC SECTION C-C

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	22.19% (Approx.)
No. of Dom. Blocks	18 STOREYS INCLUDING A 1-LEVEL CARPARK/ENTRANCE LOBBY ON G/F [BLOCKS 1 - 5] OR A CLUB HOUSE/CARPARK/ENTRANCE LOBBY ON G/F [BLOCKS 6 - 7] 17 STOREYS INCLUDING A 1-LEVEL RETAIL/COMMUNITY FACILITIES/ENTRANCE LOBBY/CARPARK ON G/F [BLOCKS 8 - 12]
No. of Units	1,592 (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	4,394
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	199 (1:8)
No. of Motorcycle Parkings	33
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.	0.1 (0.074 approx. for retail and 0.026 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.)