

List of Approval Conditions

Application No. A/TM-LTTY/110

- Application Site : Lot 2860 and Adjoining Government Land in DD 130, Lam Tei, Tuen Mun
- Subject of Application : Proposed Minor Amendments to Approved Development Scheme for Comprehensive Residential/Commercial/Community Development
- Date of Approval : 16.4.2003
- 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 No. A/TM-LTTY/100 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 16.4.2007 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)條的規定而於二零零三年四月十六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 16.4.2003.

signed Thomas TSO
Chairman, Town Planning Board

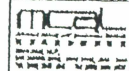
Thomas TSO


曹萬泰
城市規劃委員會主席 簽署

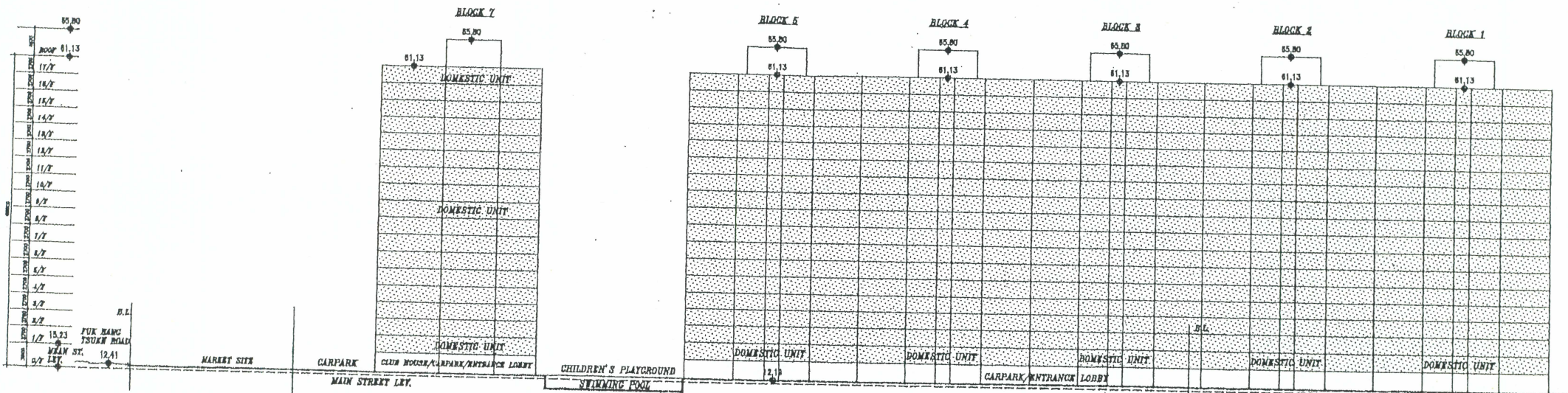
MASTER LAYOUT PLAN

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
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| NAME L. J. J. | PHONE CE |
| SEX M | DATE 1/2/77 |
| AGE 25 | |
| MR. M. M. J. J. | PERSONAL NO. 123-45 |
| ADDRESS NO. 123-456789 |  |



SCHEMATIC SECTION C-C

DOMESTIC UNIT

DEVELOPMENT SCHEDULE : (UNDER LEASE)

A. SITE AREA : 37,870 S.M.

B. HEIGHT OF BUILDING

| BLOCK | NO. OF STOREYS | HEIGHT RESTRICTIONS | PROPOSED BUILDING HEIGHT | SPECIAL CONDITION REFERRED |
|--------------------|---|------------------------|---|----------------------------|
| 1, 2, 3, 5 & 8 | 17/S RESIDENTIAL OVER A 1-LEVEL CARPARK | NOT TO EXCEED 45M P.D. | 49.5M (MAX.) ABOVE MEAN STREET LEVEL (UNDER SECTION 16 APPLICATION) | SC(18)(i) |
| 7 & 8 | 16/S RESIDENTIAL OVER A 1-LEVEL CLUBHOUSE | | | |
| 9, 10, 11, 12 & 15 | 16/S RESIDENTIAL OVER A 1-LEVEL RETAIL PODIUM | | | |

C. PRESCRIBED WINDOW & FIRE ACCESS REQUIREMENTS - CHECKED AND COMPLIED WITH.

D. SCHEDULE OF ACCOMMODATION

| ACCOMMODATION | REQUIRED UNDER LEASE | PROPOSED | REQUIRED UNDER LEASE |
|--------------------------------|--|--|---------------------------------------|
| 1. RESIDENTIAL G.F.A. | NOT TO EXCEED 74,947 S.M. | 74,946.199 S.M. | SC(18)(d) |
| 2. DOMESTIC SITE COVERAGE | - | 12.471% | - |
| 3. NO. OF DOMESTIC BLOCK | - | BLOCK 1, 2, 3, 5 & 8 : 17 STOREYS BLOCK 7, 8, 9, 10, 11, 12 & 13 : 16 STOREYS | - |
| 4. NO. OF UNITS | - | 1576 | - |
| 5. G.F.A. FOR COMMERCIAL | NOT TO EXCEED 2,800 S.M. | SHOP AREA = 2798.18 S.M. | SC(18)(e) |
| 6. G.F.A. FOR CLUB HOUSE | BETWEEN 484 S.M. TO 580 S.M. | 538.298 S.M. | APP. BY D.L.O. (DATE: 22-APR-2003) |
| 7. PUBLIC OPEN SPACE | NOT LESS THAN 7,080 S.M. | 7,085 S.M. (BY CAD) | SC(21) |
| 8. NO. OF RESIDENTIAL CARPARK | 1 SPACE / 2 UNITS | 199 (1 SPACE / 8 UNITS) (A/TM-LTTY/100) | SC(35)(a)(i) |
| 9. NO. OF MOTORCYCLE PARKINGS | 5% OF TOTAL PROVISION OF DOMESTIC CAR PARKING SPACES | 33 (A/TM-LTTY/100) | SC(35)(c) |
| 10. NO. OF BICYCLE PARKINGS | 1 SPACE / 50 UNITS | 42 (A/TM-LTTY/100) | - |
| 11. NO. OF LOADING / UNLOADING | 1 SPACE / RESIDENTIAL BLOCK & 1 SPACE / 800 S.M. COMMERCIAL | 12 (A/TM-LTTY/100) | SC(37)(a)(i)(ii) |
| 12. NO. OF LORRY PARKINGS | 20 | 11 (A/TM-LTTY/100) | SC(36)(a)(ii) |
| 13. NO. OF VISITOR CARPARK | 80 (5 SPACES PER BLOCK) | 80 (A/TM-LTTY/100) | SC(35)(a)(ii) |
| 14. NO. OF PUBLIC CARPARK | 25 | 34 (A/TM-LTTY/100) | SC(36)(a)(i) |
| 15. NO. OF RETAIL CARPARK | 43 | 15 (A/TM-LTTY/100) | SC(35)(a)(iii) |
| 16. REFUSE COLLECTION POINT | 2 NOS. EACH NOT LESS THAN 170 S.M. | 2 | - |
| 17. KINDERGARTEN | NOT LESS THAN 640 S.M. | 641.441 S.M. | SC(19) |
| 18. NURSERY | NOT LESS THAN 340 S.M. | 401.477 S.M. | SC(20) |

PLOT RATIO & SITE COVERAGE CALCULATION : (UNDER BUILDING ORDINANCE)

| | |
|---|--|
| NET SITE AREA (EXCLUDING ROAD AREA) | = 32,087.76 S.M. |
| CLASS OF SITE | = 'A' |
| HEIGHT OF BUILDING | = 49.5M (MAX.) ABOVE MEAN STREET LEVEL |
| PERMITTED SITE COVERAGE (DOMESTIC OVER 49 m) | = 35 % |
| PROPOSED SITE COVERAGE (DOMESTIC) | = 14.72 % |
| PERMITTED SITE COVERAGE (NON-DOMESTIC UNDER 15 m) | = 100 % |
| PROPOSED SITE COVERAGE UNDER 15 M INCLUDED SHOP, CLUB HOUSE, KINDERGARTEN, NURSERY, M/E ROOM, ENTRANCE LOBBY, GUARD HOUSE & WIDER ENTRANCE LOBBY AT G/F, ETC. | = 9112.034 S.M./32,087.76 X 100% = 28.4% |
| PERMITTED PLOT RATIO (NON-DOMESTIC PART) | = 11.5 |
| PROPOSED PLOT RATIO (NON-DOMESTIC PART) | = 0.133 |
| PERMITTED PLOT RATIO (DOMESTIC PART) | = 6.3 |
| REMAIN PLOT RATIO FOR DOMESTIC PART | = 6.227 |
| PROPOSED PLOT RATIO (DOMESTIC PART) | = 2.336 |

PLOT RATIO & SITE COVERAGE CALCULATION : (UNDER PLANNING DEPT.) (A/TM-LTTY/100)

| | |
|---|---|
| SITE AREA | = 37,870 S.M. |
| CLASS OF SITE | = 'A' |
| HEIGHT OF BUILDING | = 49.5M |
| PERMITTED SITE COVERAGE (DOMESTIC PART) | = 12.5 % |
| PROPOSED SITE COVERAGE (DOMESTIC PART) | = 12.471% |
| PERMITTED PLOT RATIO (DOMESTIC PART) | = 1.98 |
| PROPOSED PLOT RATIO (DOMESTIC PART) | = 1.979 |
| PERMITTED PLOT RATIO (COMMERCIAL COMPONENT) | = 0.074 |
| PROPOSED PLOT RATIO (COMMERCIAL COMPONENT) | = 0.074 |
| REQ. NO. OF PARKING FOR MOTOR VEHICLE | RESIDENTIAL : 199 (1 : 6) VISITOR : 60 PUBLIC : 34 RETAIL : 15 |
| PRO. NO. OF PARKING FOR MOTOR VEHICLE | TOTAL = 308 NOS. = 308 NOS. |
| PRO. NO. OF LORRY PARKING | = 11 NOS. |
| PRO. NO. OF LOADING / UNLOADING | = 12 NOS. |
| PRO. NO. OF BICYCLE PARKING | = 42 NOS. |
| PRO. NO. OF MOTORCYCLE PARKING | = 33 NOS. |