

List of Approval Conditions

Application No. A/YL-PS/440

Application Site : Government Land at Kiu Cheong Road, Ping Shan, Yuen Long, New Territories

Subject of Application : Proposed Comprehensive Residential (Flat) (Home Ownership Scheme), Commercial (Market, Eating Place, Shop and Services) Development and Public Transport Terminus in "Comprehensive Development Area" Zone

Date of Approval : 4.4.2014

- (a) the submission and implementation of a revised Master Layout Plan (MLP) to taking into account conditions (b) to (j) and (m) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
- (b) the submission and implementation of a Landscape Master Plan and tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;
- (c) the submission of an implementation programme to the satisfaction of the Director of Planning or of the TPB;
- (d) the design and provision of environmental mitigation measures identified in the Environmental Assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) the design and provision of mitigation measures to alleviate the visual impact of the noise barriers to the satisfaction of the Director of Planning or of the TPB;
- (f) the design of acoustic cover of the Public Transport Terminus with a view to minimising its visual impact to the satisfaction of the Director of Planning or of the TPB;
- (g) the design and provision of the Public Transport Terminus to the satisfaction of the Commissioner for Transport or of the TPB;
- (h) the design and provision of vehicular access, parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (i) the design and provision of traffic improvement measures stated in the Traffic Impact Assessment to the satisfaction of the Commissioner for Transport or of the TPB;
- (j) the design and provision of an elevated walkway connecting the proposed development with the West Rail (WR) Tin Shui Wai Station and a footbridge across Ping Ha Road to the satisfaction of the Commissioner for Transport or of the TPB;

- (k) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (l) the submission and implementation of sewerage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (m) the provision of emergency vehicular access, water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (n) the diversion of the affected water mains or provision of Waterworks Reserve for the affected water mains to the satisfaction of the Director of Water Supplies or of the TPB.

MODE = MEMORY TRANSMISSION

START=08-DEC 17:25

END=08-DEC 17:26

FILE NO.=210

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/EMAIL ADDRESS/TELEPHONE NO.	PAGES	DURATION
001	OK	<07↑>	TM&YLW	001/001	00:00:12

-TOWN PLANNING BOARD -

***** UF-7300 ***** -- 852 2522 8426 - ***** - + 852 2522 8426- *****

MEMO

From Secretary, Town Planning Board	To Land Registrar
Ref. in PLD/TPB/4-15/1	
Tel No. 2231 4317	
Fax No. 2877 0245 or 2522 8426	Your Ref in
Date 8 December 2014	dated Fax No.

**Proposed Comprehensive Residential (Flat) (Home Ownership Scheme),
Commercial (Market, Eating Place, Shop and Services) Development and
Public Transport Terminus in "Comprehensive Development Area" Zone,
Government Land at Kiu Cheong Road, Ping Shan, Yuen Long**

**Deposition of Master Layout Plan
(Application No. A/YL-PS/440)**

Please be informed that the captioned s.16 application was approved with conditions by the Town Planning Board on 4.4.2014.

2. A copy of the certified Master Layout Plan together with a list of approval conditions for the above application is attached for deposition in your office for public inspection under s. 4A(3) of the Town Planning Ordinance.

3. Thank you for your attention.

(AU YEUNG Kin-chung, Rex)
for Secretary, Town Planning Board

b.c.c. DPO/TMYLW) - w/o enclosure
SSO/TPB)
CTP/TS)
PSO/NTHQ) - with encl.
TPB/A/YL-PS/440)

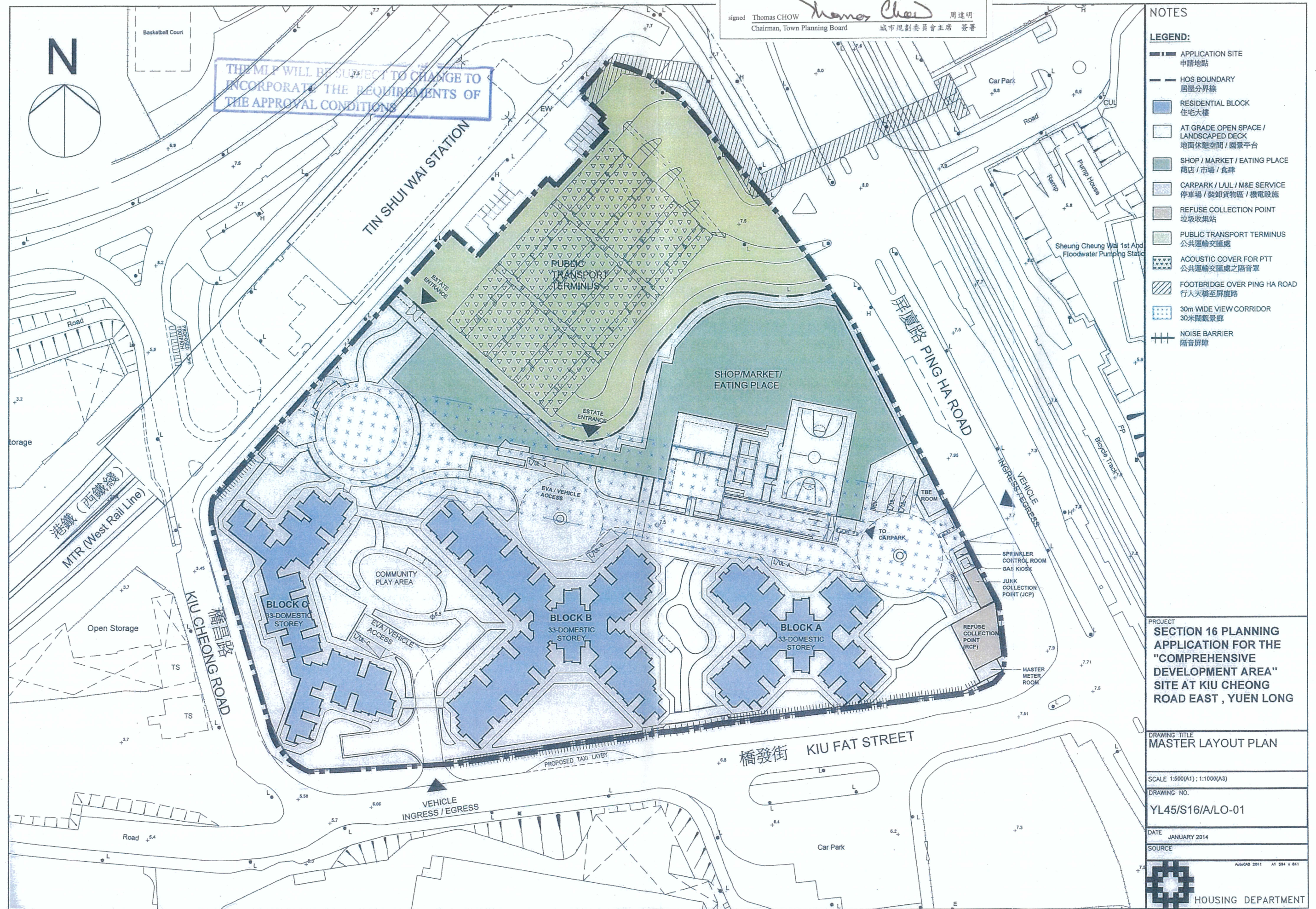
RAY/11

Development Schedule of Planning Application No. A/YL-PS/440

Major Development Parameters	
Development/Use	Proposed Comprehensive Residential (Flat) (Home Ownership Scheme) (HOS), Commercial (Market, Eating Place, Shop and Services) Development and Public Transport Terminus (PTT)
Site Area	About 32,670 m ² (Government land)
• HOS (Net Site Area)	About 25,670 m ²
• PTT (Net Site Area)	About 7,000 m ²
Total Gross Floor Area (GFA) (based on Net Site Area)	Not more than 128,350 m ²
• Domestic GFA	Not more than 124,250 m ²
• Non-Domestic GFA	Not more than 4,100 m ²
• Commercial	Not more than 3,190 m ² *
• Ancillary Facilities (stated as Miscellaneous Use by the applicant)**	Not more than 910 m ²
Total Plot Ratio (PR)	5
• Domestic PR	4.84
• Non-Domestic PR	0.16
Maximum Site Coverage	Not more than 60% at G/F Not more than 35% above G/F
Design Population	About 7,420 persons
Total Flat Numbers (Nos.)	About 2,409 nos. (Average Flat Size: 52 m ²)
No. of Blocks	10
	• Residential Blocks: 3
	• Commercial : 1
	• Refuse Collection Point (RCP) Block: 1
	• Mechanical and Electrical Services and Ancillary Facilities (M&E) Block: 5
Maximum Building Height	Not more than 110mPD
No. of Storeys	• Residential Blocks: 34 (including G/F)
	• Commercial Block: 2-3 (including 1 basement storey for car park)
	• RCP Block: 1
	• M&E Block: 1
Private Open Space (based on HOS Net Site Area) (HKPSG's requirement: 1m ² /person)	Not less than 7,420m ²
Green Coverage	Minimum 30% (half will be located on ground level or levels easily accessible to pedestrian)
Parking Facilities	
• Private Car Parking Spaces	132 nos.
• Motorcycle Parking Spaces	22 nos.
• Loading/Unloading Bays	6 nos.
• Bicycle Parking Spaces	322 nos.
Other Provision	1 PTT and Recreational Facilities

Remarks:* For market (about 40 stalls subject to detailed design), eating place, shop and services
 ** Ancillary facilities mainly including refuse collection point (RCP), junk collection point and covered walkway

signed Thomas CHOW 周達明
 Chairman, Town Planning Board 城市規劃委員會主席 簽署



NOTES

LEGEND:

- APPLICATION SITE
申請地點
- HOS BOUNDARY
居屋分界線
- RESIDENTIAL BLOCK
住宅大樓
- AT GRADE OPEN SPACE /
LANDSCAPED DECK
地面休憩空間 / 園景平台
- SHOP / MARKET / EATING PLACE
商店 / 市場 / 食肆
- CARPARK / LUL / M&E SERVICE
停車場 / 裝卸貨物區 / 機電設施
- REFUSE COLLECTION POINT
垃圾收集站
- PUBLIC TRANSPORT TERMINUS
公共運輸交匯處
- ACOUSTIC COVER FOR PTT
公共運輸交匯處之隔音罩
- FOOTBRIDGE OVER PING HA ROAD
行人天橋至屏廈路
- 30m WIDE VIEW CORRIDOR
30米闊觀景廊
- NOISE BARRIER
隔音屏障

PROJECT
**SECTION 16 PLANNING
 APPLICATION FOR THE
 "COMPREHENSIVE
 DEVELOPMENT AREA"
 SITE AT KIU CHEONG
 ROAD EAST, YUEN LONG**

DRAWING TITLE
MASTER LAYOUT PLAN

SCALE 1:500(A1) : 1:1000(A3)

DRAWING NO.
YL45/S16/A/LO-01

DATE JANUARY 2014

SOURCE



NOTES

LEGEND:

- APPLICATION SITE
申請地點
- RESIDENTIAL BLOCK
住宅大樓
- AT GRADE OPEN SPACE /
LANDSCAPED DECK
地面休憩空間 / 園景平台
- SHOP / MARKET / EATING PLACE
商店 / 市場 / 食肆
- CARPARK / LUL / M&E SERVICE
停車場 / 裝卸貨物區 / 機電設施
- REFUSE COLLECTION POINT
垃圾收集站
- PUBLIC TRANSPORT TERMINUS
公共運輸交匯處
- FOOTBRIDGE OVER PING HA ROAD
行人天橋至屏廈路
- NOISE BARRIER
隔音屏障

PROJECT
SECTION 16 PLANNING
APPLICATION FOR THE
"COMPREHENSIVE
DEVELOPMENT AREA"
SITE AT KIU CHEONG
ROAD EAST, YUEN LONG

DRAWING TITLE
GROUND FLOOR PLAN

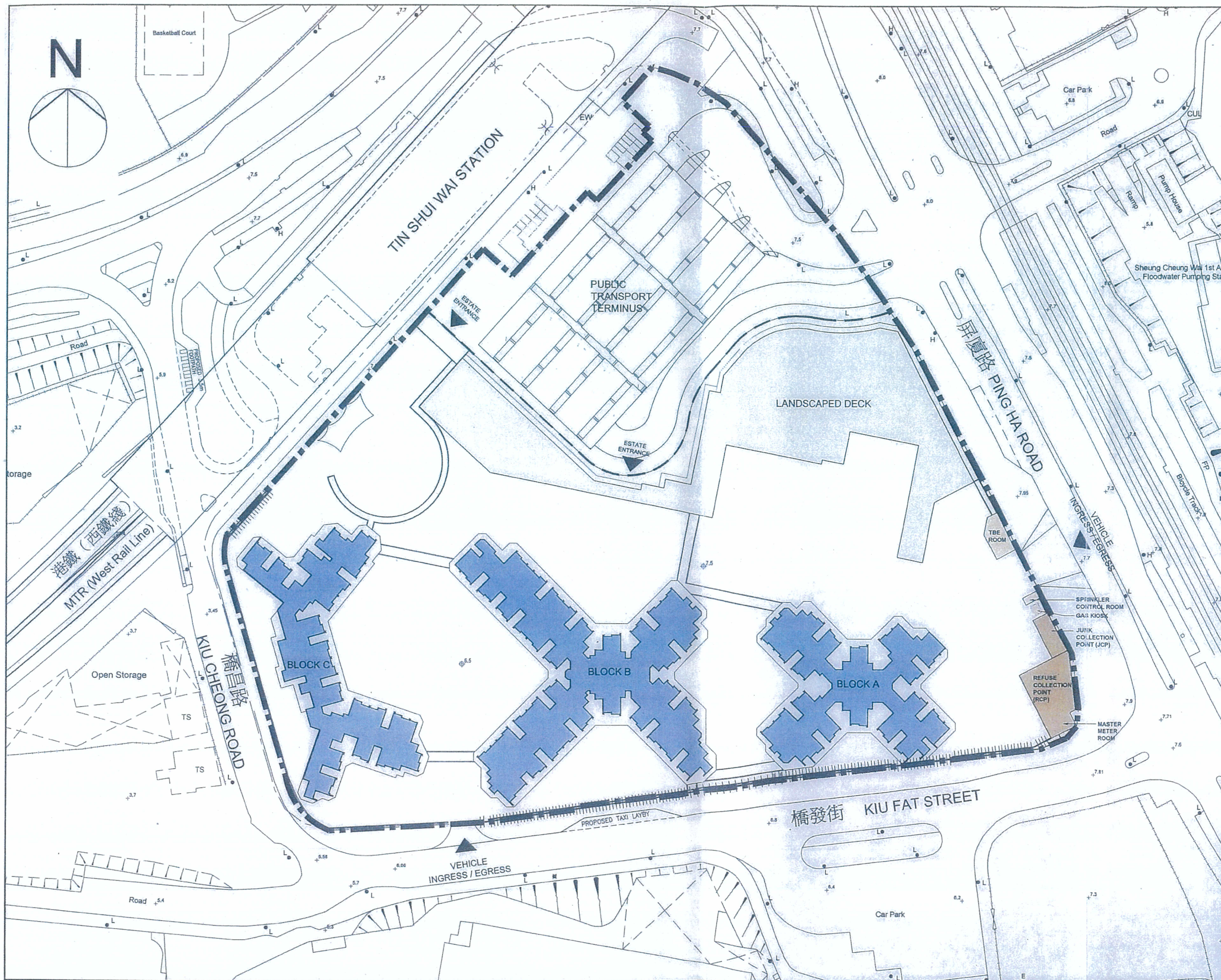
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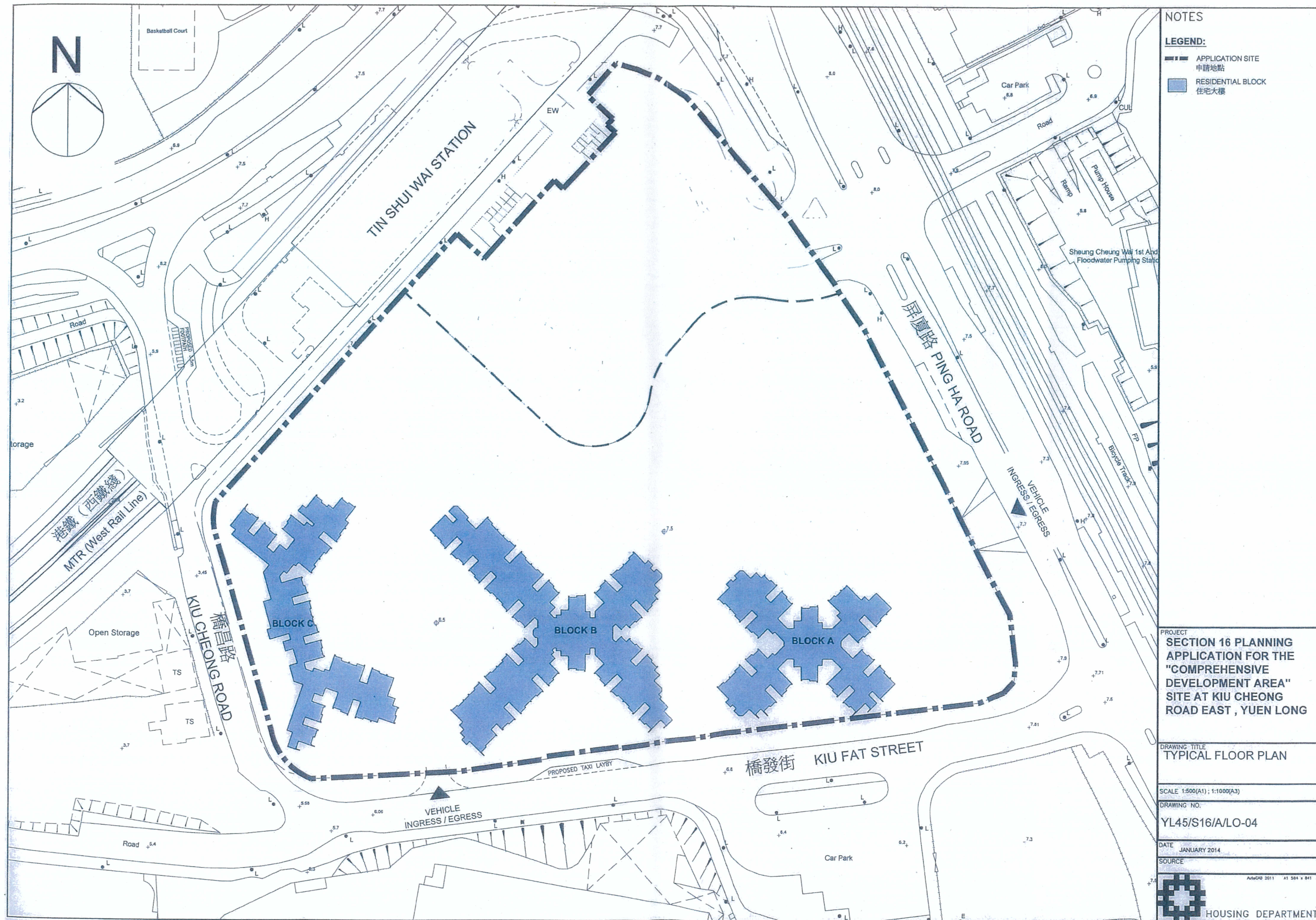
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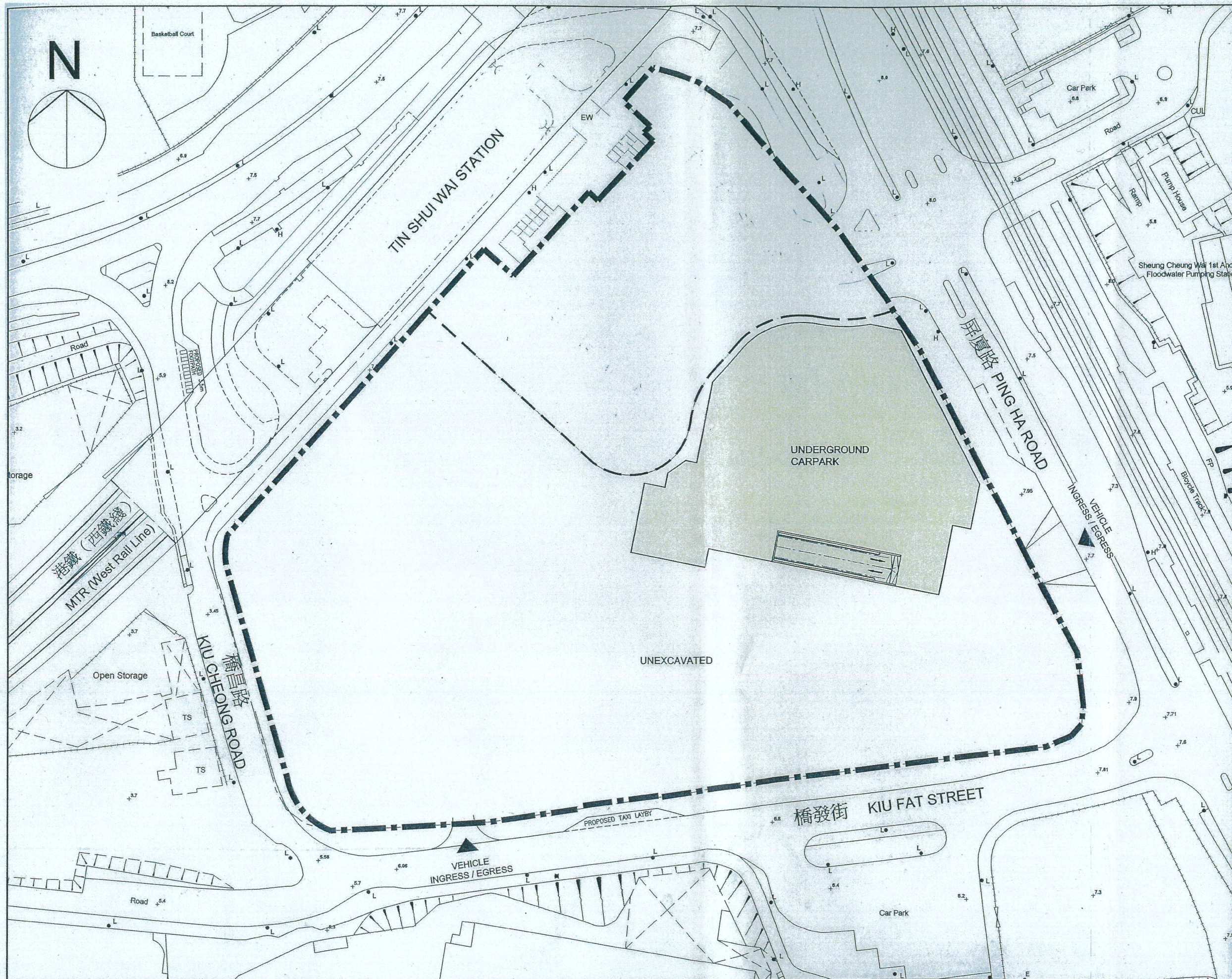
DATE
JANUARY 2014

SOURCE

HOUSING DEPARTMENT







NOTES

LEGEND:

- APPLICATION SITE
申請地點
- CARPARK / LUL / M&E SERVICE
停車場 / 裝卸貨物區 / 機電設施

PROJECT
SECTION 16 PLANNING
APPLICATION FOR THE
"COMPREHENSIVE
DEVELOPMENT AREA"
SITE AT KIU CHEONG
ROAD EAST, YUEN LONG

DRAWING TITLE
UNDERGROUND CARPARK

SCALE 1:500(A1) ; 1:1000(A3)

DRAWING NO.

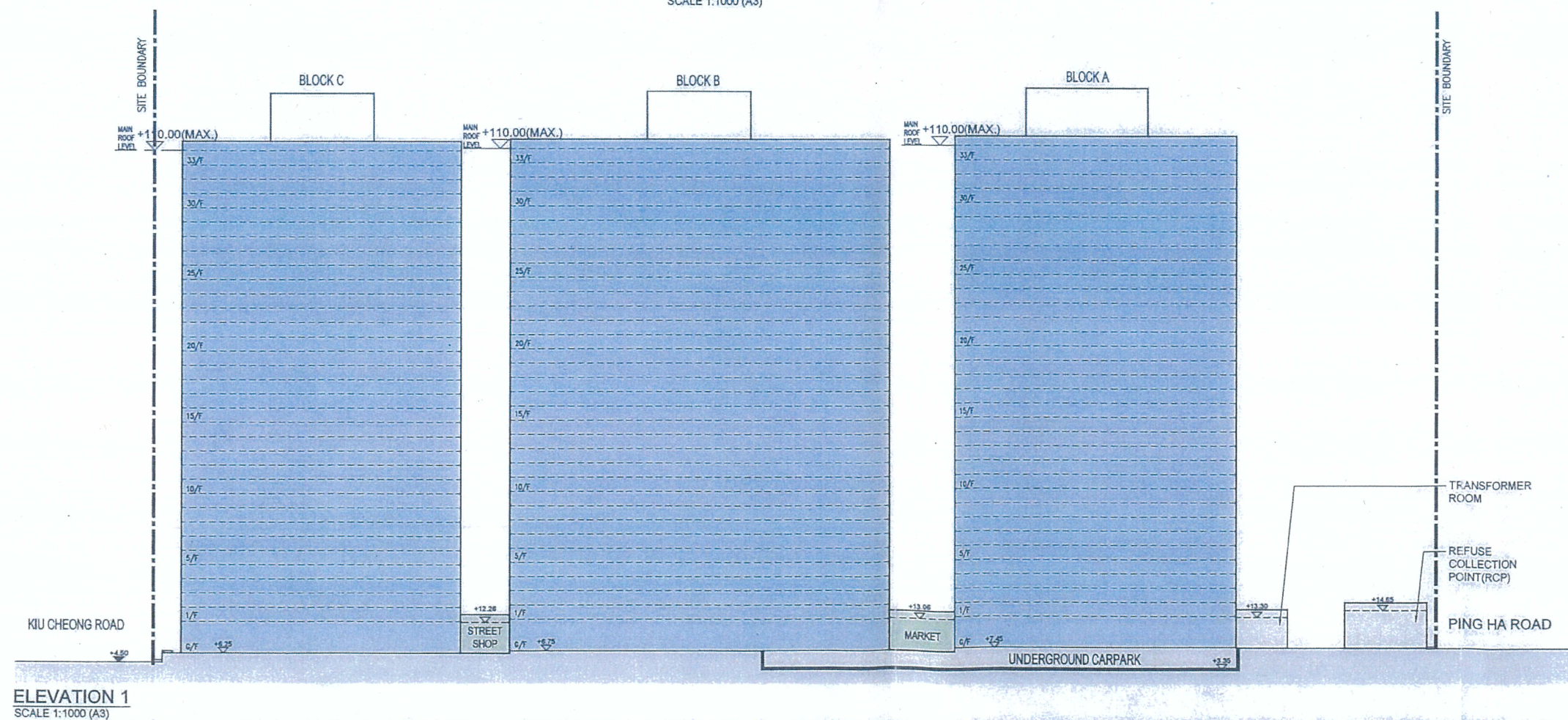
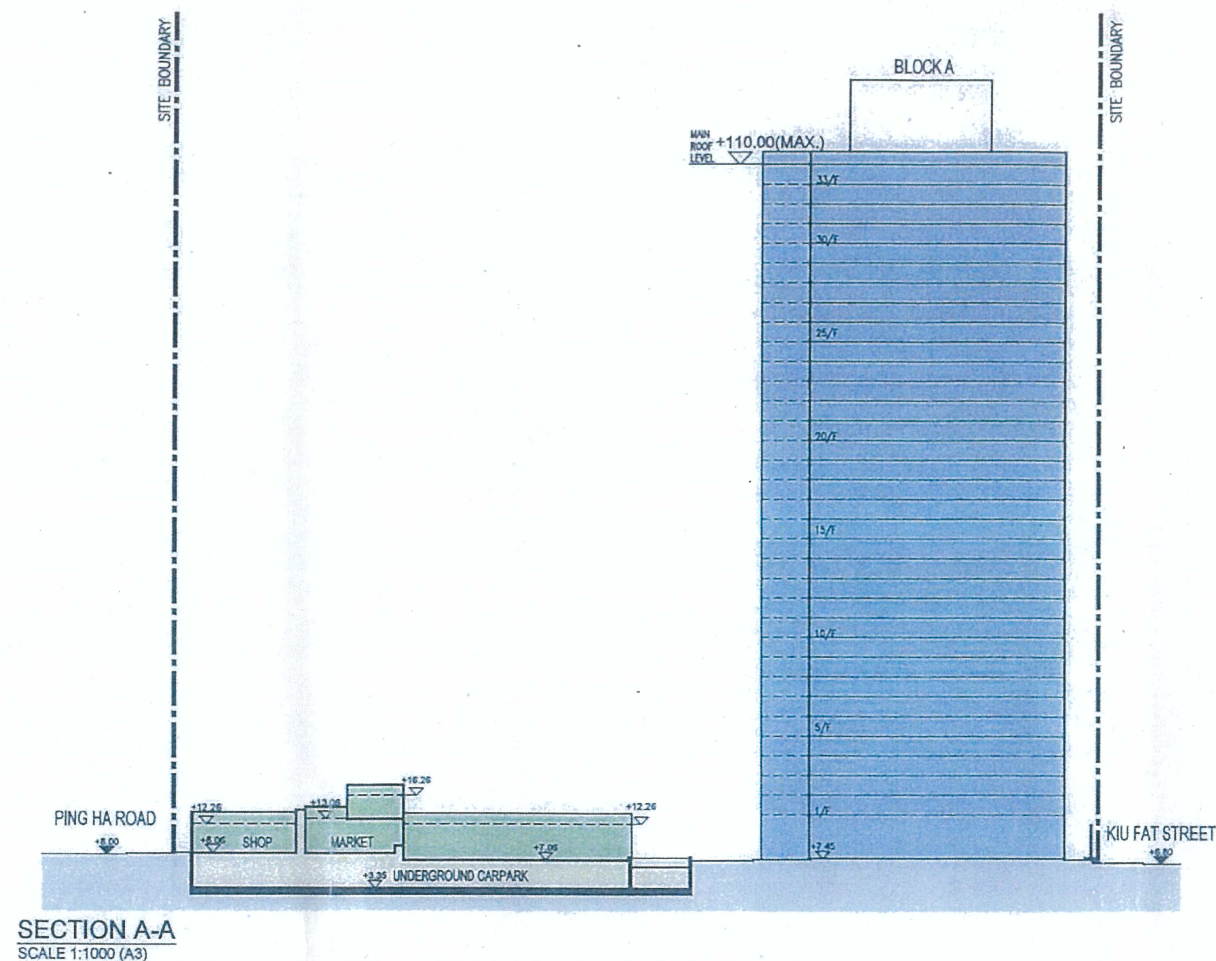
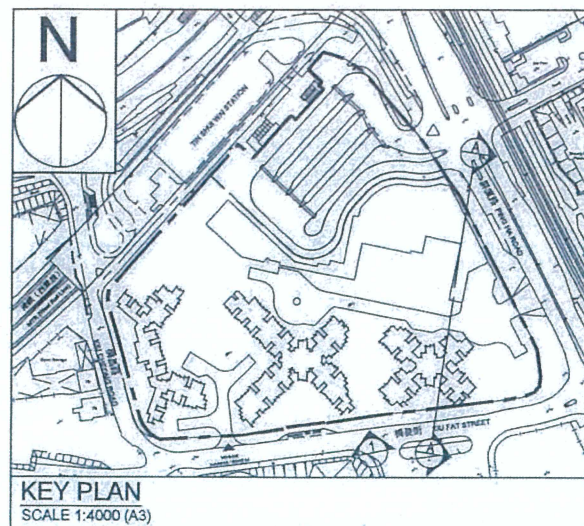
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DATE JANUARY 2014

SOURCE



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NOTES

LEGEND:

- APPLICATION SITE
申請地點
- RESIDENTIAL BLOCK
住宅大樓
- SHOP / MARKET / EATING PLACE
商店 / 市場 / 食肆
- CARPARK / LUL / M&E SERVICE
停車場 / 裝卸貨物區 / 機電設施

PROJECT
SECTION 16 PLANNING
APPLICATION FOR THE
"COMPREHENSIVE
DEVELOPMENT AREA"
SITE AT KIU CHEONG
ROAD EAST, YUEN LONG

DRAWING TITLE
SECTION AND ELEVATION

SCALE AS SHOWN

DRAWING NO.
YL45/S16/A/LO-06

DATE
JANUARY 2014

SOURCE



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Suggested Plant List

	Botanical Name	Chinese Name	Size	Spacing
Tree	Cinnamomum burmanii	陰香	Heavy Standard with minimum 100mm DBH	As Shown
	Creteva unilocularis	樹頭菜	Heavy Standard with minimum 100mm DBH	As Shown
	Jacaranda mimosifolia	藍花楸	Heavy Standard with minimum 100mm DBH	As Shown
	Terminalia mantaly	細葉欖仁	Heavy Standard with minimum 100mm DBH	As Shown
Palms	Phoenix sylvestris	銀海蕉	4m height	As Shown
	Washingtonia robusta	華盛頓椰子	4.5m height	As Shown
Shrubs	Callistemon spp.	中錢柳	2500 x 2000 mm height	As Shown
	Codiaeum variegatum	珊瑚金桔	350 x 350 mm height	450 mm
	Ixora striata	細葉紅船花	250 x 350 mm height	350 mm
	Melastoma candidum	野牡丹	350 x 350 mm height	450 mm
	Osmanthus fragrans	桂花	351 x 350 mm height	450 mm
	Plumeria rubra	雞蛋花	2500 x 2500 mm height	As Shown
	Arachis duranensis	葵花生	150 x 150 mm height	200 mm
Ground covers	Asparagus densiflorus 'Myers'	狐尾天冬	350 x 350 mm height	400 mm
	Zephyranthus grandiflora	鳳雨花	250 x 200 mm height	300 mm



NOTES

LEGEND

Feature Tree



Compensatory Tree



Ornamental Planting



Shrub Planting



Turf Planting

Green roof not accessible
(excluded from calculation of
greening percentage)

Vertical Greenery



PROJECT
SECTION 16 PLANNING
APPLICATION FOR THE
"COMPREHENSIVE
DEVELOPMENT AREA"
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ROAD EAST, YUEN LONG

DRAWING TITLE

MASTER LANDSCAPE PLAN

SCALE N.T.S.

DRAWING NO.

YL45/S16/A/LO-07

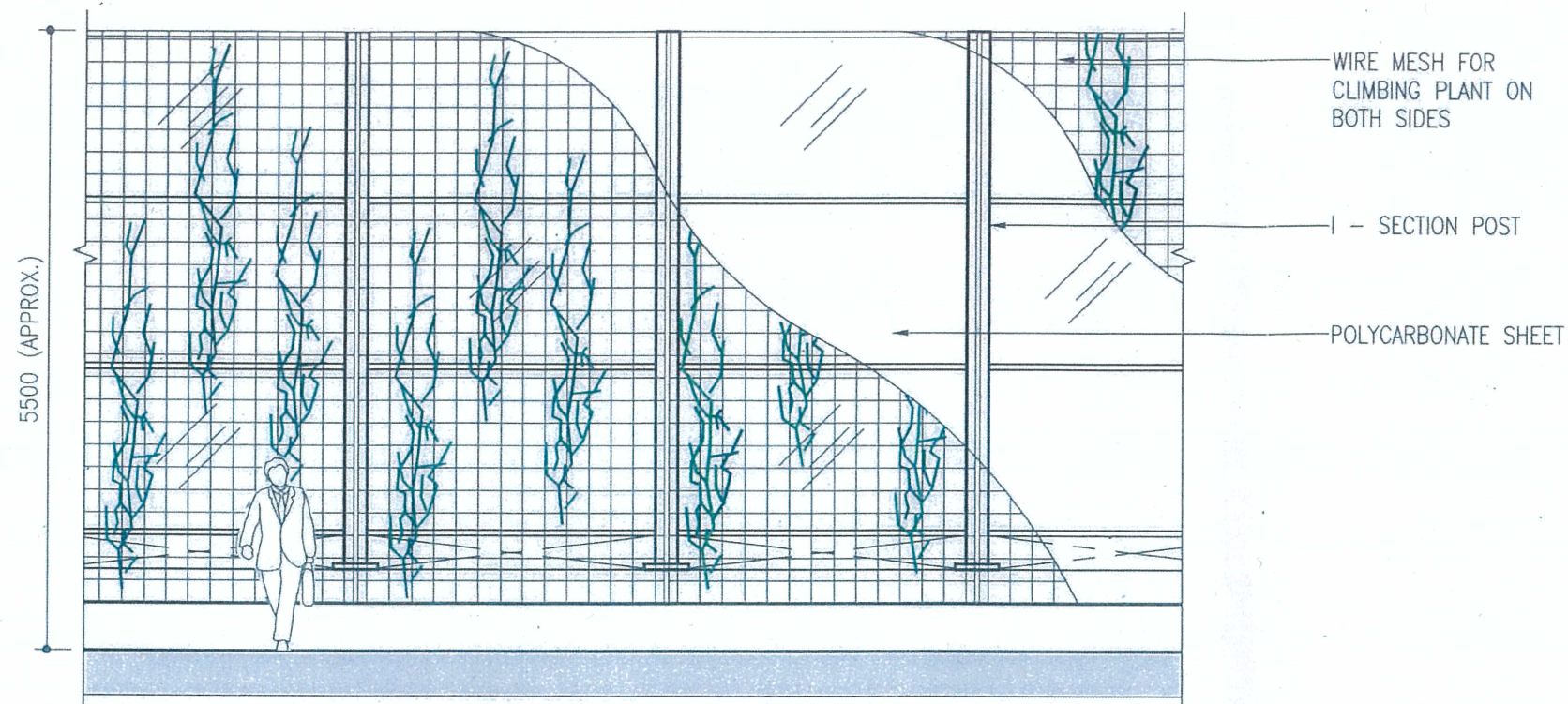
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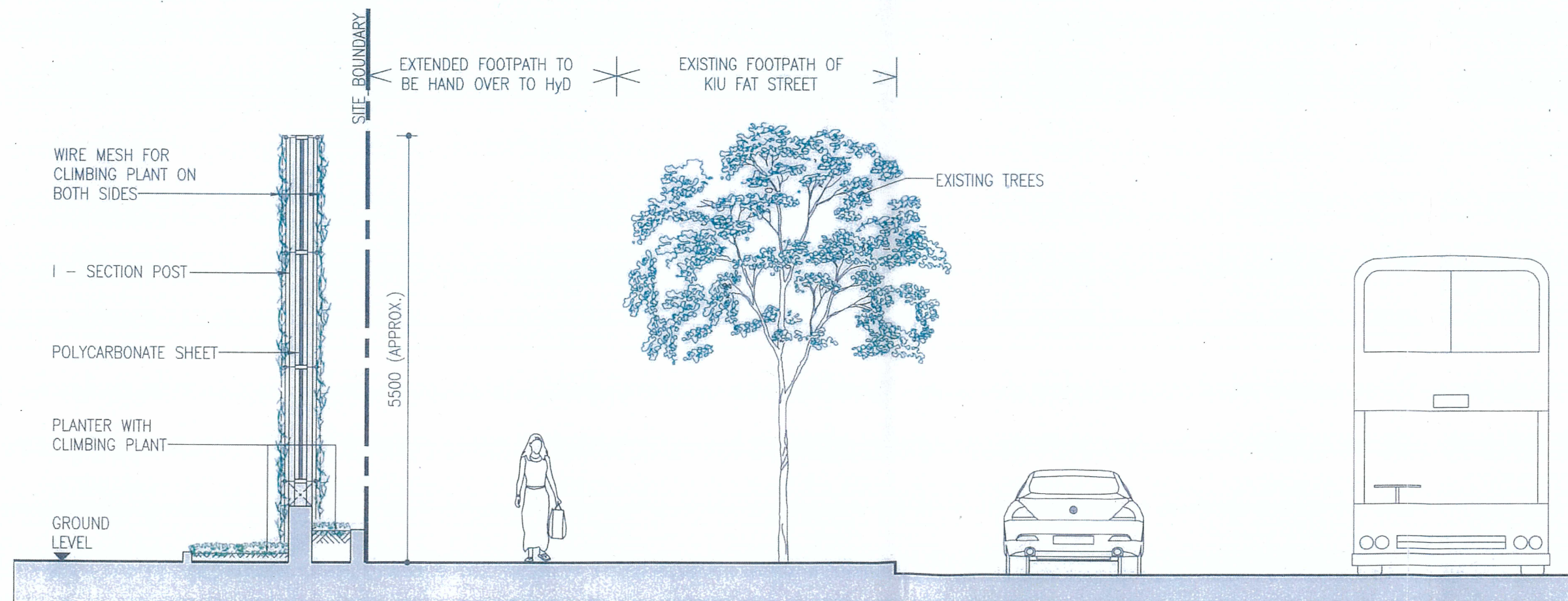


A/CAD 2011 A1 504 x 541

HOUSING DEPARTMENT



ELEVATION OF NOISE BARRIER WITH VERTICAL GREENING



SECTIONAL DIAGRAM OF VERTICAL GREENING AT NOISE BARRIER

NOTES

1. SUBJECT TO DETAILED DESIGN.

LEGEND:

APPLICATION SITE
申請地點

PROJECT
SECTION 16 PLANNING
APPLICATION FOR THE
"COMPREHENSIVE
DEVELOPMENT AREA"
SITE AT KIU CHEONG
ROAD EAST, YUEN LONG

DRAWING TITLE
DETAIL OF NOISE BARRIERS

SCALE 1:500(A1); 1:1000(A3)

DRAWING NO.
YL45/S16/A/LO-08

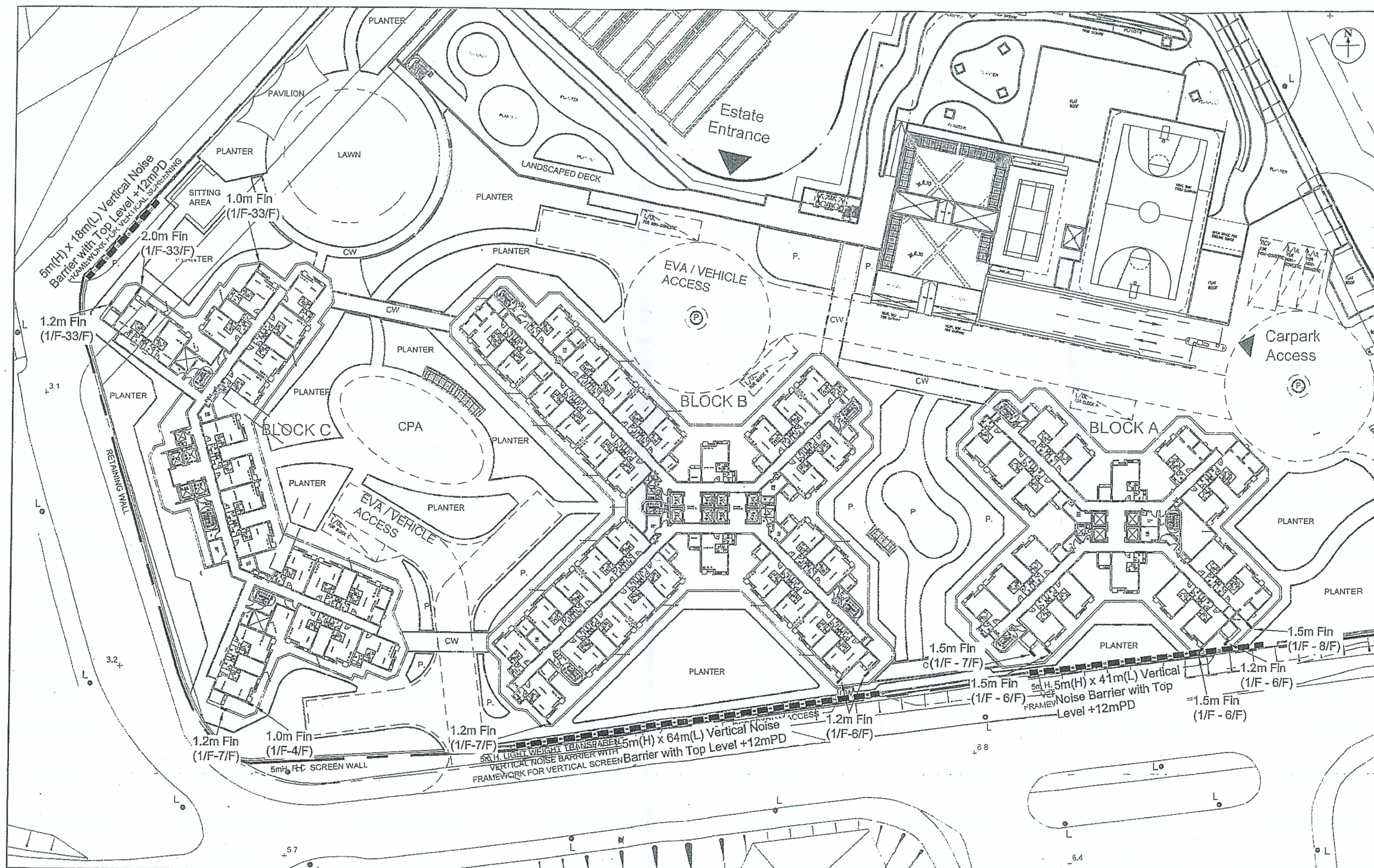
DATE
JANUARY 2014

SOURCE



AutoCAD 2011 A1 584 x 841

HOUSING DEPARTMENT



Annex: 7

Title: Summary of Noise Mitigation Measures proposed for the Development

Project: Environmental Assessment Study for Kiu Cheung Road East Home Ownership Scheme Development

ENVIRON

Drawn by: EC

Checked by: TC

Rev.: 1.7

Date: Jan 2014