

## List of Approval Conditions

### Application No. A/TM-SKW/32

Application Site : Lots 179, 182, 183, 184, 186, 290, 291A, 291B, 291C, 291D, 291E1, 291ERP, 291F, 291G, 291RP, 296, 310B, 329, 330, 331, 332, 333, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 360, 361 and 362 in 'DD 385 and Adjoining Government Land, (to be known as TMTL 417) Tai Lam Chung, Tuen Mun

Subject of Application : Proposed Amendments to a Comprehensive Residential Development Scheme (with Club House and Ancillary Recreational Facilities)

Date of Approval : 1.3.2002

Approval Conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (k), (n) to (o), to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the reduction of the gross floor area of the residential development (excluding the 80 village houses) on a pro-rata basis to 87,337m<sup>2</sup> to take into account the reduction of the residential site area from 48,706m<sup>2</sup> to 47,070m<sup>2</sup>;
- (c) the submission and implementation of a master landscape plan, including a tree survey report and a tree preservation plan, to the satisfaction of the Director of Planning or of the Town Planning Board;
- (d) the submission and implementation of a development phasing programme of the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board;
- (e) the provision of vehicular access to the site and parking spaces to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (f) 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;
- (g) the formation of 80 village housing sites, as proposed by the applicant, to the satisfaction of the Director of Lands or of the Town Planning Board;
- (h) the provision and maintenance of a public open space at the site, as proposed by the applicant, to the satisfaction of the Director of Planning or of the Town Planning Board;
- (i) the provision of a public village carpark at the site, as proposed by the applicant, to the satisfaction of the District Officer/Tuen Mun or of the

Town Planning Board;

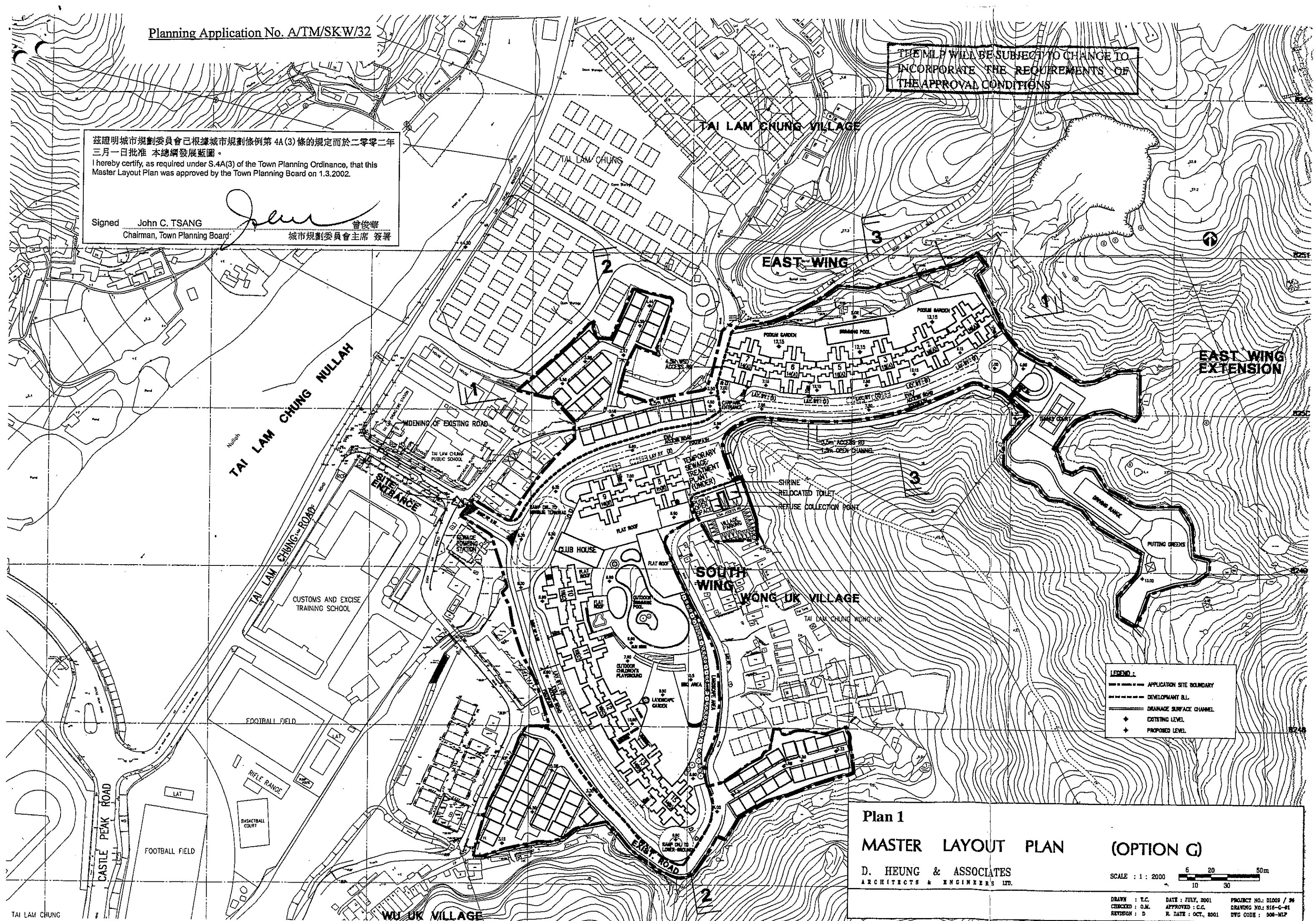
- (j) the provision of a public toilet and a public refuse collection point at the site, as proposed by the applicant, to the satisfaction of the Director of Food and Environmental Hygiene or of the Town Planning Board;
- (k) the provision of an access route to the local burial grounds for the local villagers, as proposed by the applicant, to the satisfaction of the District Officer/Tuen Mun or of the Town Planning Board;
- (l) the submission of a revised drainage impact assessment and the provision of flood mitigation measures and drainage facilities identified therein, including flood mitigation measures to protect Wong Uk Tsuen and Tai Lam Chung Tsuen from flooding risk, if any, caused by the proposed development, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (m) the implementation of improvement works at Luen Hong Lane, Tai Lam Chung Road, the junction of Castle Peak Road and Tai Lam Chung Road, and Siu Lam Interchange, as proposed by the applicant, to the satisfaction of the Director of Highways or of the Town Planning Board;
- (n) the provision and maintenance of a pedestrian access to Wong Uk Tsuen through the proposed development, as proposed by the applicant, to the satisfaction of the Director of Lands or of the Town Planning Board;
- (o) for the provision of access roads to Tai Lam Chung Catchwaters within the site to the satisfaction of the Director of Water Supplies or of the Town Planning Board; and
- (p) the permission shall cease to have effect on 1.3.2005 unless prior to the said date either the development hereby permitted is commenced or the 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三月一日批准 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 1.3.2002.

Signed John C. TSANG  
Chairman, Town Planning Board

曾俊華  
城市規劃委員會主席 簽署



LEGEND:  
--- APPLICATION SITE BOUNDARY  
--- DEVELOPMENT B.L.  
--- DRAINAGE SURFACE CHANNEL  
+ EXISTING LEVEL  
+ PROPOSED LEVEL

Plan 1  
MASTER LAYOUT PLAN (OPTION G)

D. HEUNG & ASSOCIATES  
ARCHITECTS & ENGINEERS LTD.

SCALE : 1 : 2000  
6 20 50m  
10 30

DRAWN : T.C. DATE : JULY, 2001 PROJECT NO.: D1009 / 96  
CHECKED : O.M. APPROVED : C.G. DRAWING NO.: S16-C-01  
REVISION : D R. DATE : OCT., 2001 DWG CODE : 008-MLP

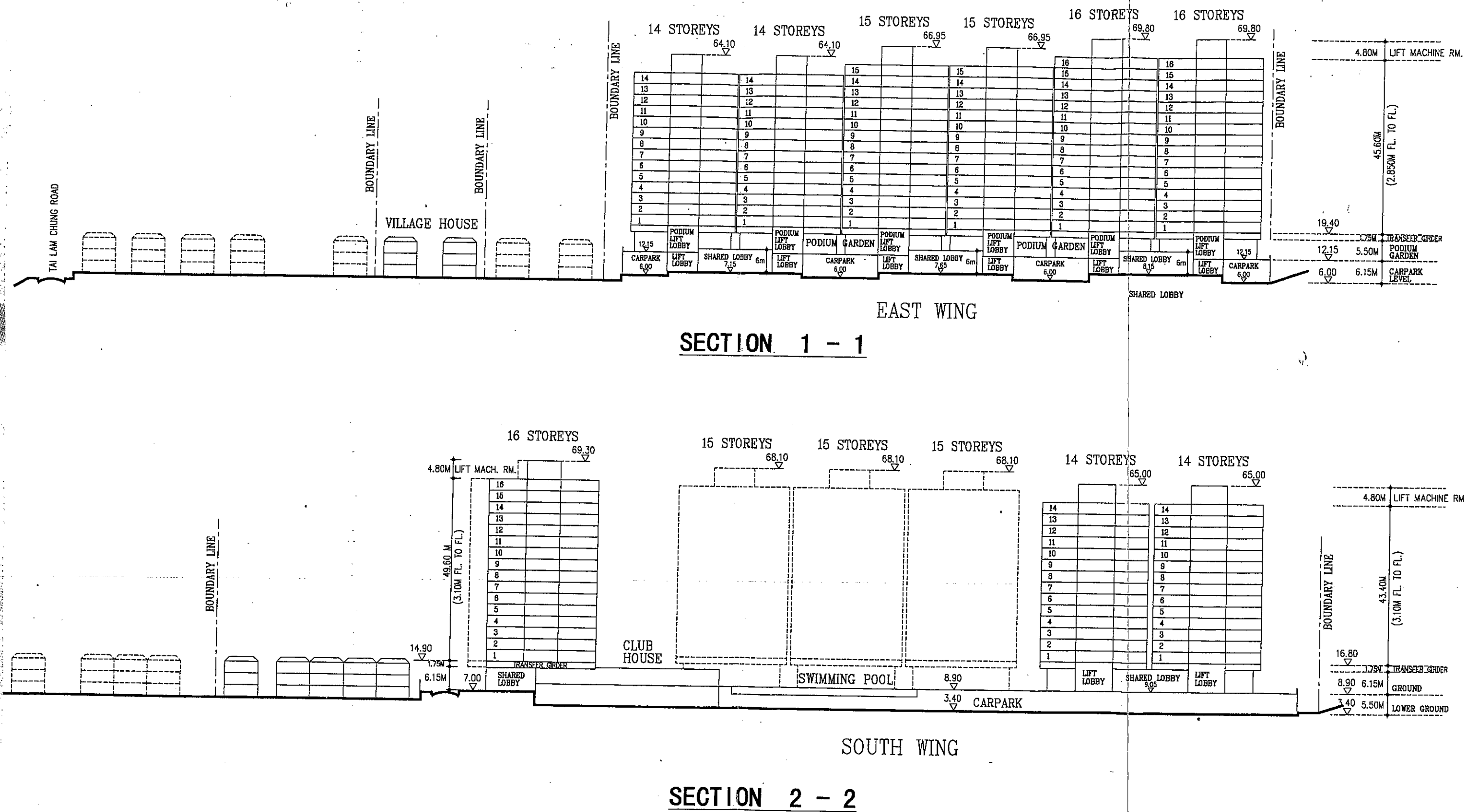
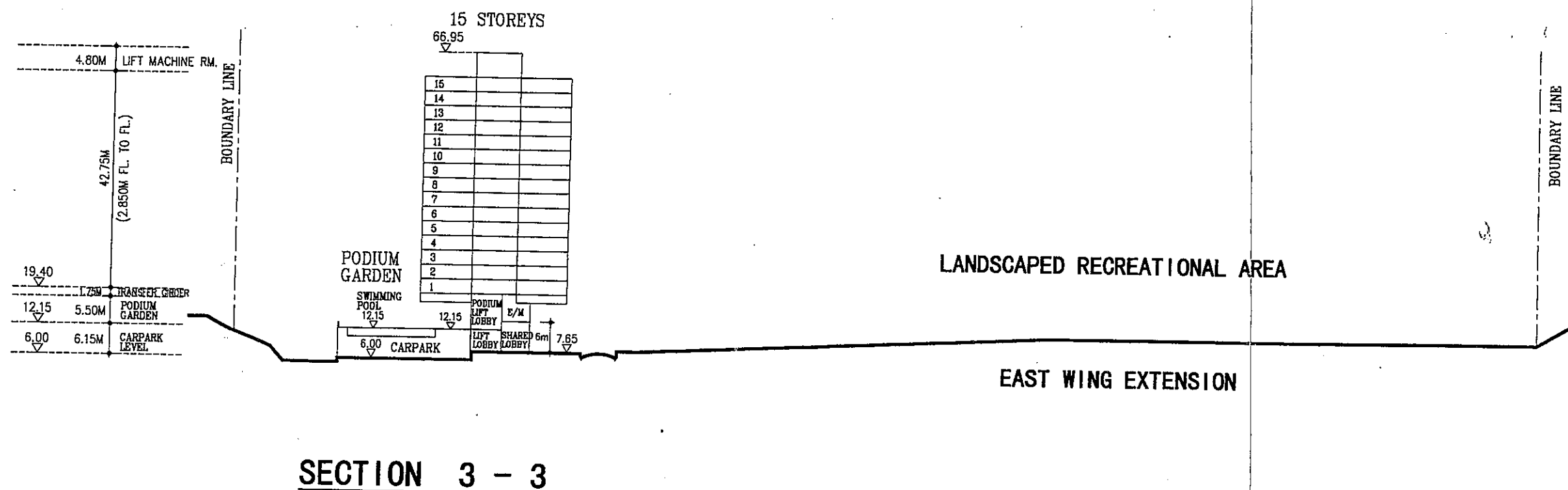


Figure 4.2 Section Plan (1-1 and 2-2)

Proposed Residential Development Tai Lam Chung, N.T.

Drawn : T.C. Date : JULY, 2001 Job No. : DL009 / 94  
 Checked : O.M. Revision : Drawing No. : S18 - 8 - 02  
 Approved : C.C. Rev. Date : Drawing Code : 008-SEG

香港燦熾建築師有限公司  
 D. HEUNG & ASSOCIATES ARCHITECTS & ENGINEERS LTD.



(OPTION G)

Figure 4.3 Section Plan (3-3)

Scale : 1 : 1000

Proposed Residential Development Tai Lam Chung, N. T.

Drawn : T.C. Date : JULY, 2001 Job No. : DL006 / 94  
 Checked : O.M. Revision : Drawing No. : S16 - G - 03  
 Approved : G.C. Rev. Date : Drawing Code : 000-S20

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