

List of Approval Conditions

Application No. A/TSW/63-1

- Application Site : Tin Shui Wai Planning Area 115, Tin Shui Wai Town Lot 34
- Subject of Application : Application for Class B Amendments to Scheme Approved under Application No. A/TSW/63 for Proposed Comprehensive Residential and Commercial Development with Eating Place and Shop and Services in “Comprehensive Development Area” Zone
- Date of Approval : 20.4.2017
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP), taking into account the approval conditions (c), (e), (f), (g), (j), (l) to (o) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) 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 TPB;
 - (c) the submission and implementation of a revised Landscape Master Plan including a tree preservation scheme to the satisfaction of the Director of Planning or of the TPB;
 - (d) no construction works including site formation works should commence before obtaining agreement on the methodology and programme of the construction works from the Director of Agriculture, Fisheries and Conservation or of the TPB;
 - (e) the design and provision of a 30m-wide non-building area along site boundary with the Hong Kong Wetland Park to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
 - (f) the submission of detailed planting (including transplanting) plan at the proposed 30 m wide non-building area along the site boundary with the Hong Kong Wetland Park at least three months before the commencement of any planting works at the site, and the implementation of the planting proposal to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
 - (g) the implementation of the ecological mitigation measures and noise monitoring requirements identified in the ecological assessment to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
 - (h) the submission of an ecological monitoring and audit plan at least three months before the commencement of any construction works at the site, as proposed by you, and the implementation of the proposed ecological monitoring during the construction phase to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;

- (i) the submission of proposal on colour and materials of the building surface of the proposed development before the commencement of any construction works at the site, and implementation of the aforesaid proposal to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (j) the submission of a revised Environmental Assessment including a revised Sewerage Impact Assessment and a chapter on revised Construction Phase Waste Management and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (k) the submission of an Environmental Monitoring and Audit Plan, as proposed by you, before the commencement of any construction works at the site to satisfaction of the Director of Environmental Protection or of the TPB;
- (l) the submission of a revised traffic impact assessment and the implementation of the traffic mitigation measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB;
- (m) the design and provision of vehicular ingress and egress points to the site to the satisfaction of the Commissioner for Transport or of the TPB;
- (n) the design and provision of parking facilities, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (o) the submission of a revised drainage impact assessment and the implementation of the drainage mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the TPB; and
- (p) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

Section 16A Application for Proposed Minor Amendments to Approved Scheme (Application No. A/TSW/63) for Comprehensive Development at "CDA" Site in Planning Area 115 (i.e. Tin Shui Wai Town Lot 34), Tin Shui Wai (Application No. A/TSW/63-1)

Approved Development Schedule (Application No. A/TSW/63-1)

Development Parameters	Proposed Development
Site Area (about)	64,400 m ²
Overall Plot Ratio ⁽¹⁾	Not more than 1.5
Domestic (about)	1.472
Non-Domestic (about)	0.028
Total GFA	Not more than 96,600 m ²
Domestic (about)	94,783.859 m ²
Non-Domestic (about)	1,816.024 m ²
Club House GFA (about) ⁽²⁾	3,317.435 m ²
Site Coverage	Not more than 42%
No. of Towers Blocks	20
No. of Villas	10
No. of Houses	10
Total no. of Units ⁽³⁾	Not more than 1,777
Tower Blocks	1,667
Villas	100
Houses	10
Average Flat Size (about)	53.419 m ²
Maximum no. of Storeys	10 storeys above a 1-storey basement carpark
No. of Residential Storeys	
Tower Blocks	T1-T8 & T13-T20: 10 storeys T9-T12: 9 storeys
Villas	V1-V10: 5 storeys
Houses	H1-H10: 2 storeys
Maximum Building Height (to the main roof)	
Tower Blocks	T1-T3, T8: +41.70mPD T4-T7, T13-T20: +41.00mPD T9-T11: +43.55mPD ⁽⁶⁾ T12: +41.35mPD ⁽⁶⁾
Villas	V1-V10: +25.65mPD
Houses	H1-H10: +16.15mPD
Commercial block ⁽⁴⁾	+11.65mPD
Clubhouse ⁽⁵⁾	+18.35mPD
Estimated Population ⁽⁷⁾	5,331
Private Open Space ⁽⁸⁾	Not less than 5,550 m ²
No. of Car Parking Facilities ⁽⁹⁾⁽¹¹⁾	
Residential ⁽¹⁰⁾	290
Commercial ⁽¹⁰⁾	48
Visitor ⁽¹⁰⁾	84
Motorcycle ⁽¹⁰⁾	43
Bicycle	104
No. of Loading/Unloading Facilities ⁽⁹⁾	
Residential	30
Commercial	3
Anticipated Completion Year / Schedule of Population Intake ⁽¹²⁾	2020

Remarks:

- (1) Including Residential & 'Shop and Services' and/or 'Eating Place' uses.
- (2) About 3.5% of domestic GFA; exempted from plot ratio calculation.
- (3) A minimum of 1,140 residential units are required to be provided under Special Condition No. (6)(e) of the New Grant.
- (4) 1-storey commercial block intends for 'Shop and Services' and/or 'Eating Place' uses.
- (5) 1-storey residents' clubhouse at ground floor of Tower T9, T10 and T11; 1 storey of clubhouse at part of first floor at Tower T9
- (6) 1-storey skyclub (clubhouse facilities) on part of eighth floor of Tower T11 and top floor of Tower T12.
- (7) Calculation based on a Person-Per-Occupied Flat (PPOF) ratio of 3.0.
- (8) HKPSG recommends a minimum Local Open Space provision of 1m² per person.
- (9) Carparking spaces and loading/ unloading facilities to serve private residential development and commercial use in Proposed Development.
- (10) ±5% flexibility allowed under lease included. Detailed calculations for the carparking provision can be referred in the Traffic Impact Assessment Report in the approved S16A planning application.
- (11) 5 nos. of car parking spaces for disabled person included in the total provision of car parking spaces.
- (12) As per the approved s.16A planning application of the Proposed Development, the anticipated completion year / schedule of population intake is 2020. Detailed breakdown of the timing and phasing would be submitted under approval condition (b).



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

LEGEND

- Application Site
- Private Garden
- Clubhouse
- Shop and Services / Eating Place

0 10 20 30 40 50 60 70 80 90 100m

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
二零一七年四月二十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 20. 4. 2017.

signed Ms Bernadette Linn *Bernadette Linn* 蕭漢豪
Chairman, Town Planning Board 城市規劃委員會主席 簽署

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2017
Scale	Figure C1		





LEGEND

- Application Site
- Basement Carpark
- E/M Plant Room

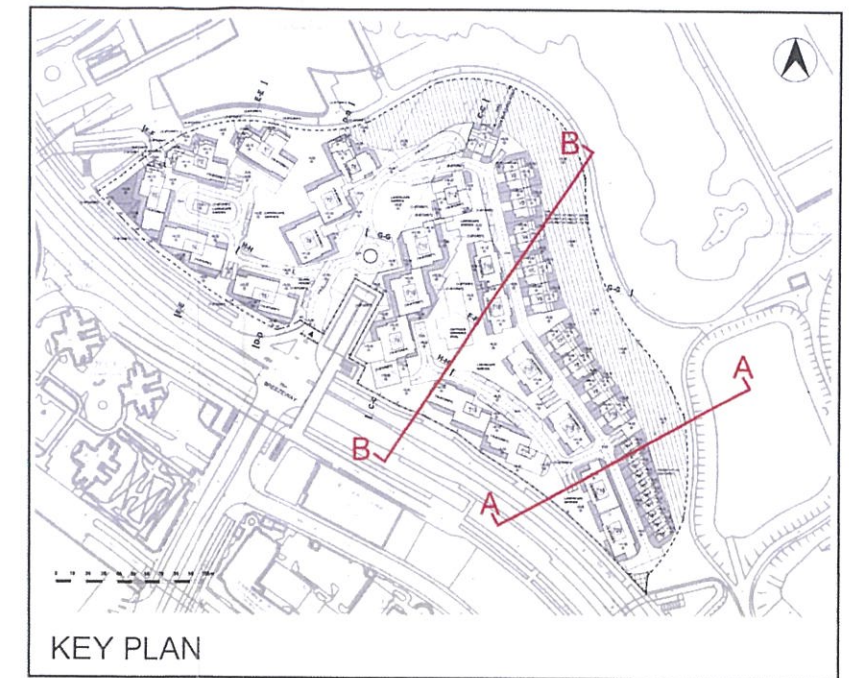
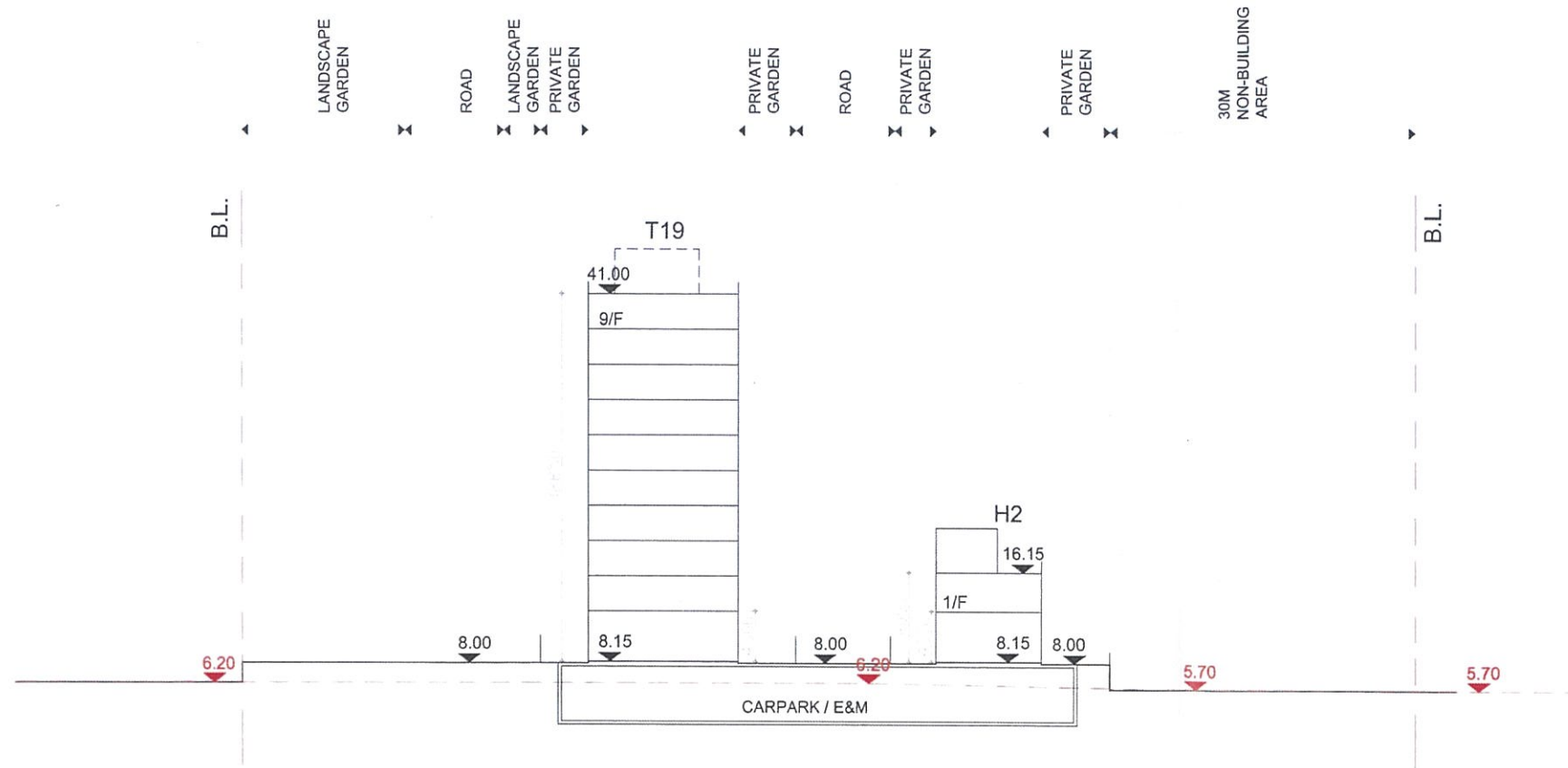
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lwk&partners
architects

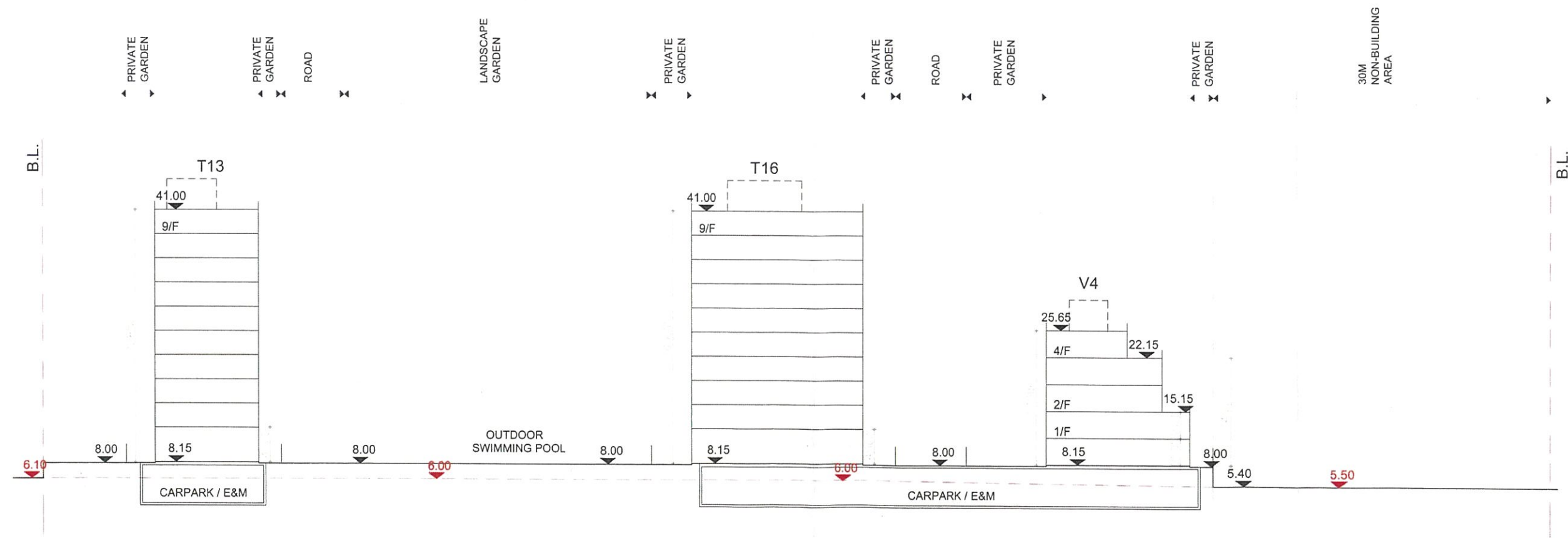
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Indicative Basement Plan of Proposed Amendment Scheme

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Rev	0	Date	Mar 2017
Scale	Figure C3		



SECTION AA'



SECTION BB'

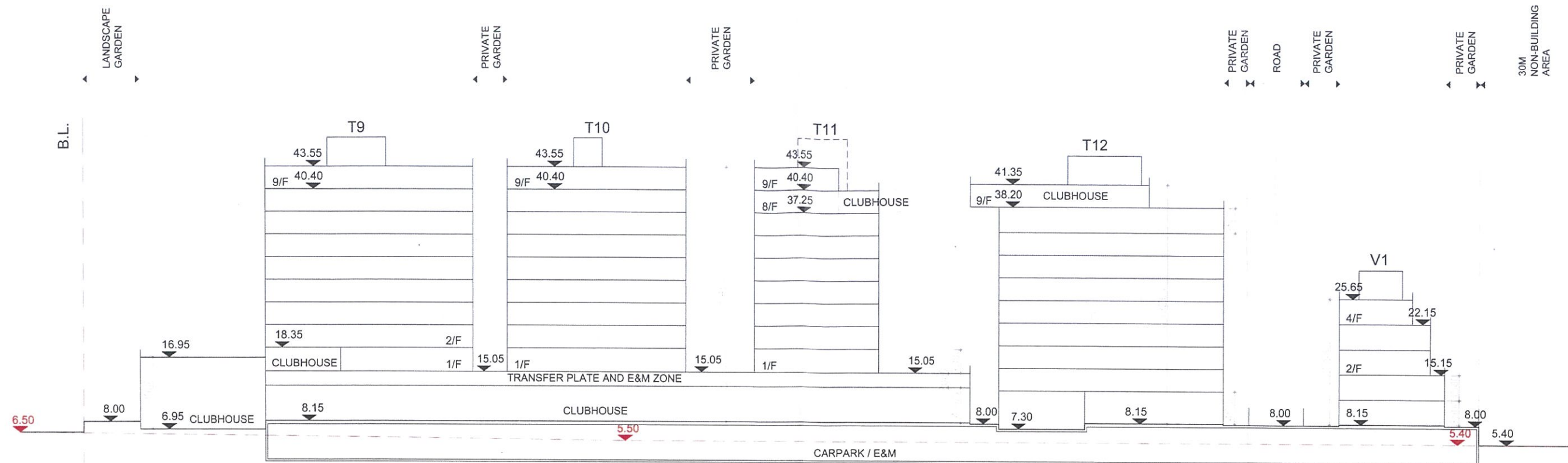
EXISTING FORMATION LEVEL

lwk&partners
architects

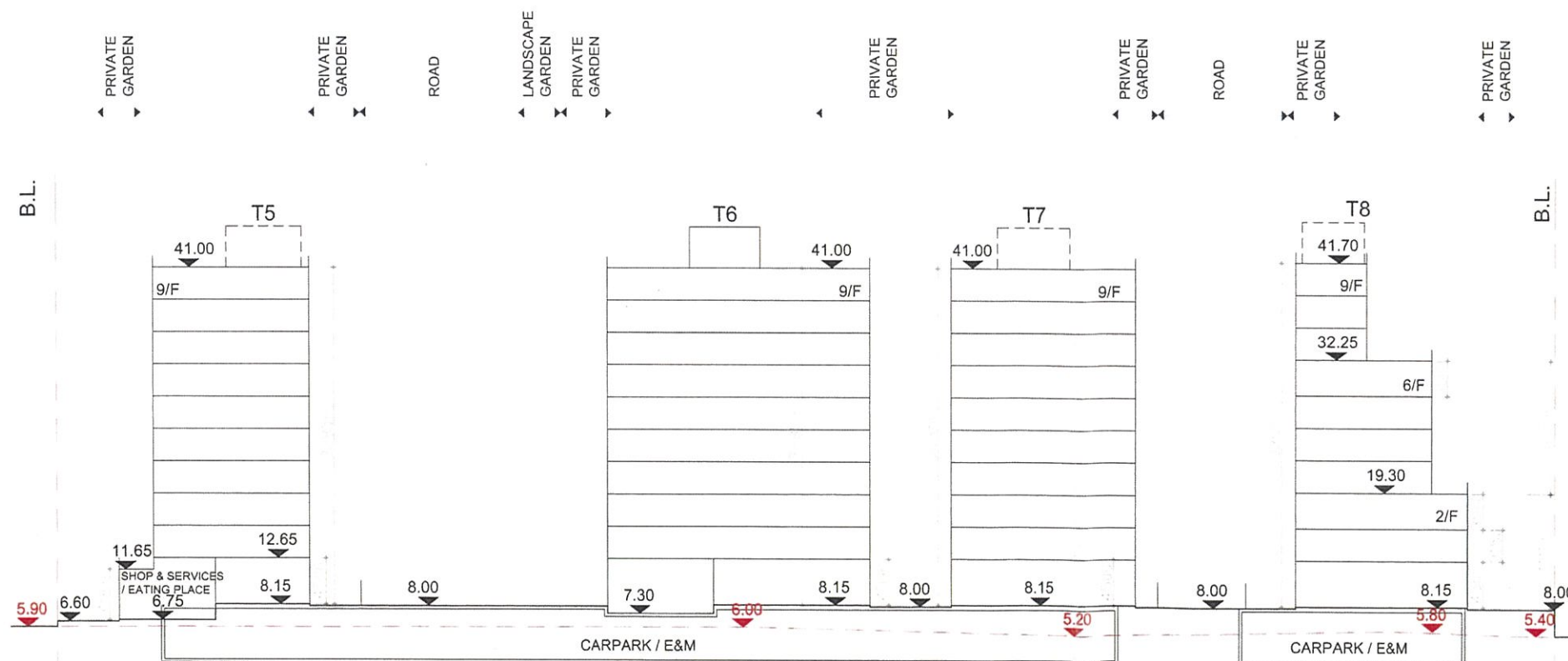
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Indicative Section AA and BB of Proposed Amendment Scheme

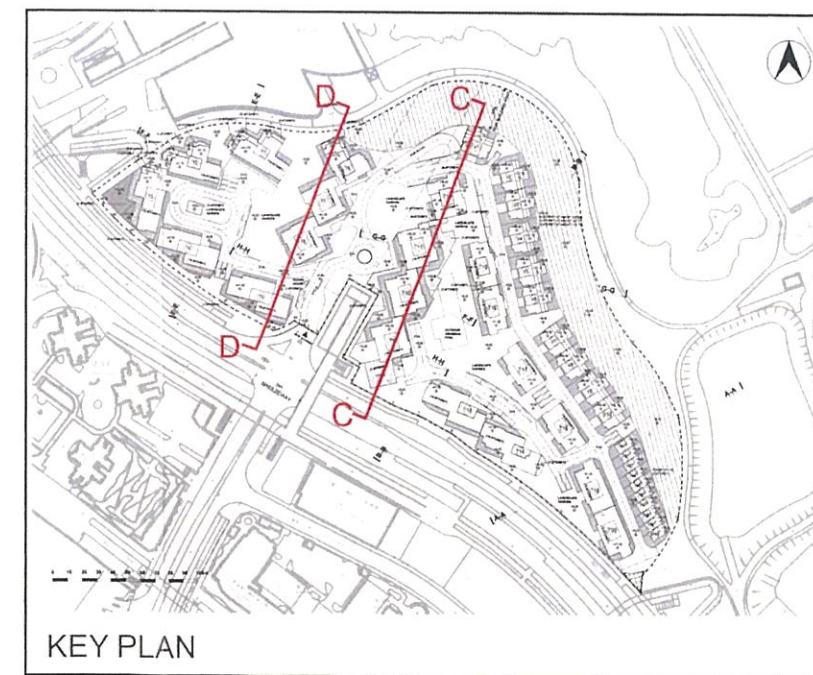
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1:600	C4		



SECTION CC'



SECTION DD'



--- EXISTING FORMATION LEVEL

lwk&partners
architects

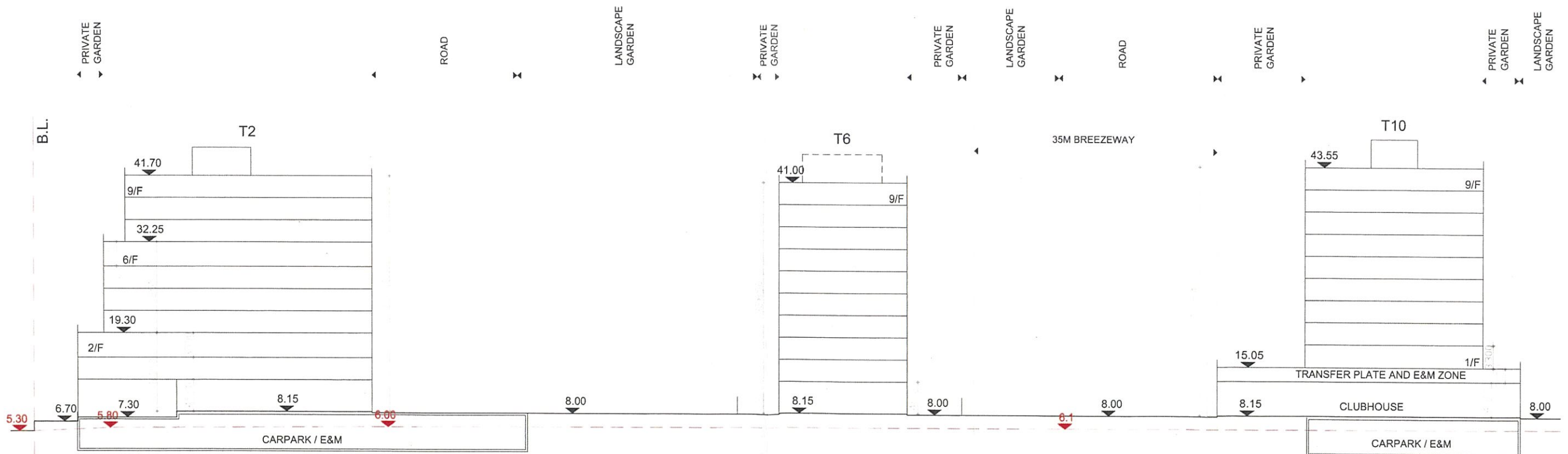
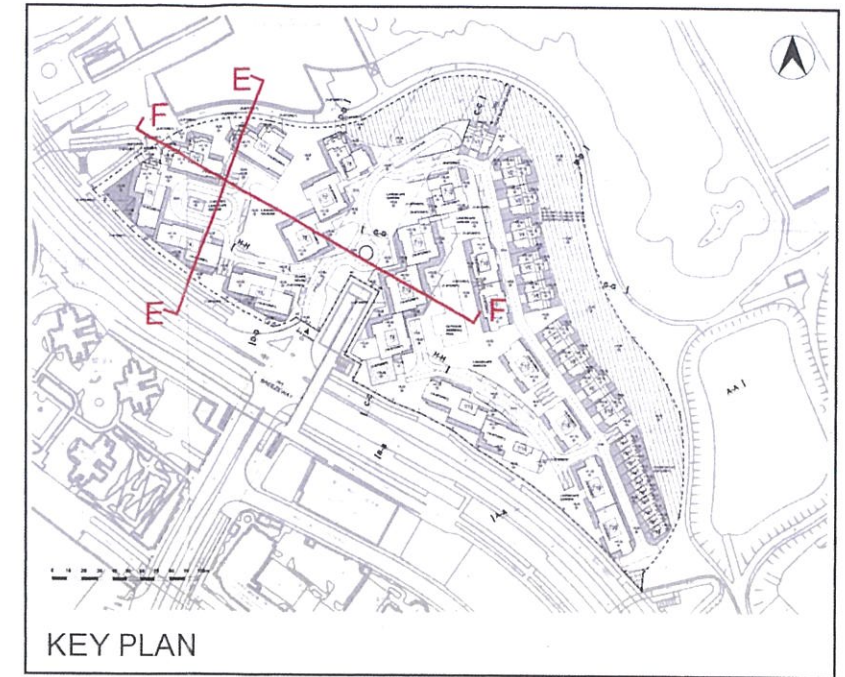
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Indicative Section CC and DD of Proposed Amendment Scheme

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Rev	0	Date	Mar 2017
Scale	1:600	Figure	C5

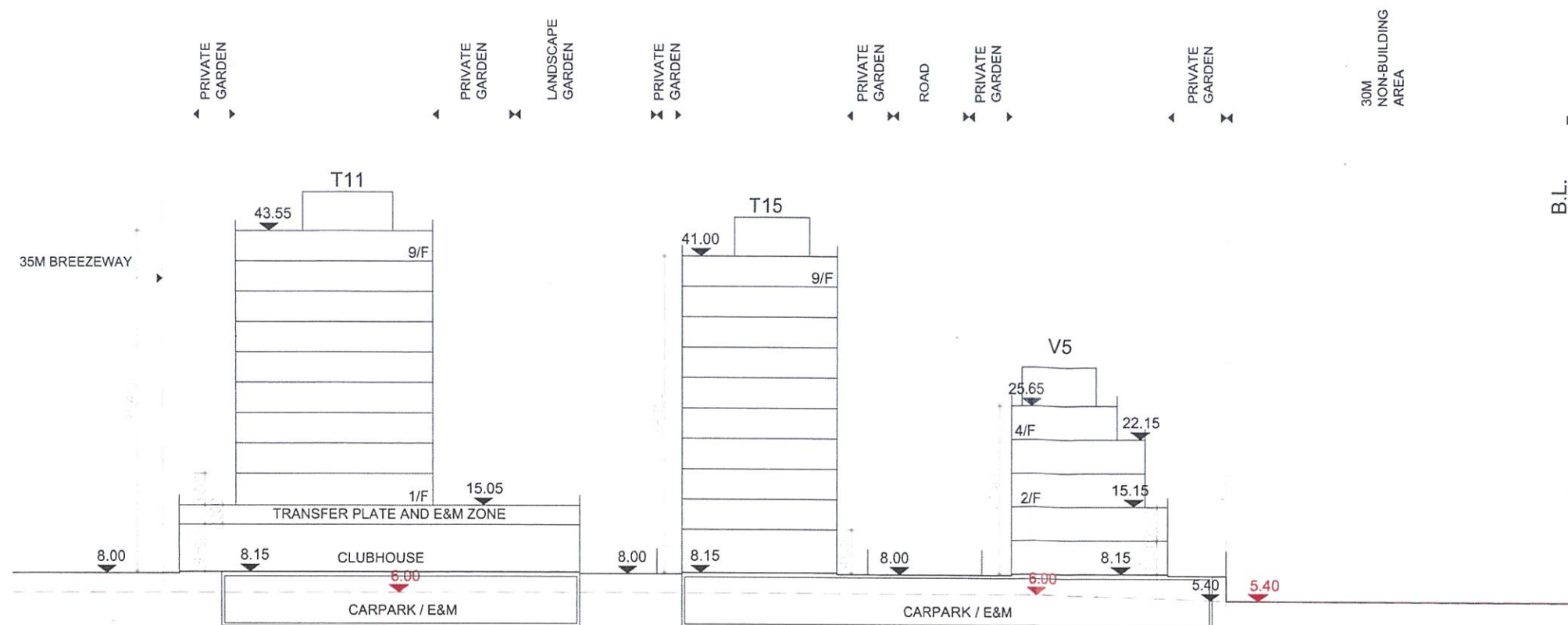


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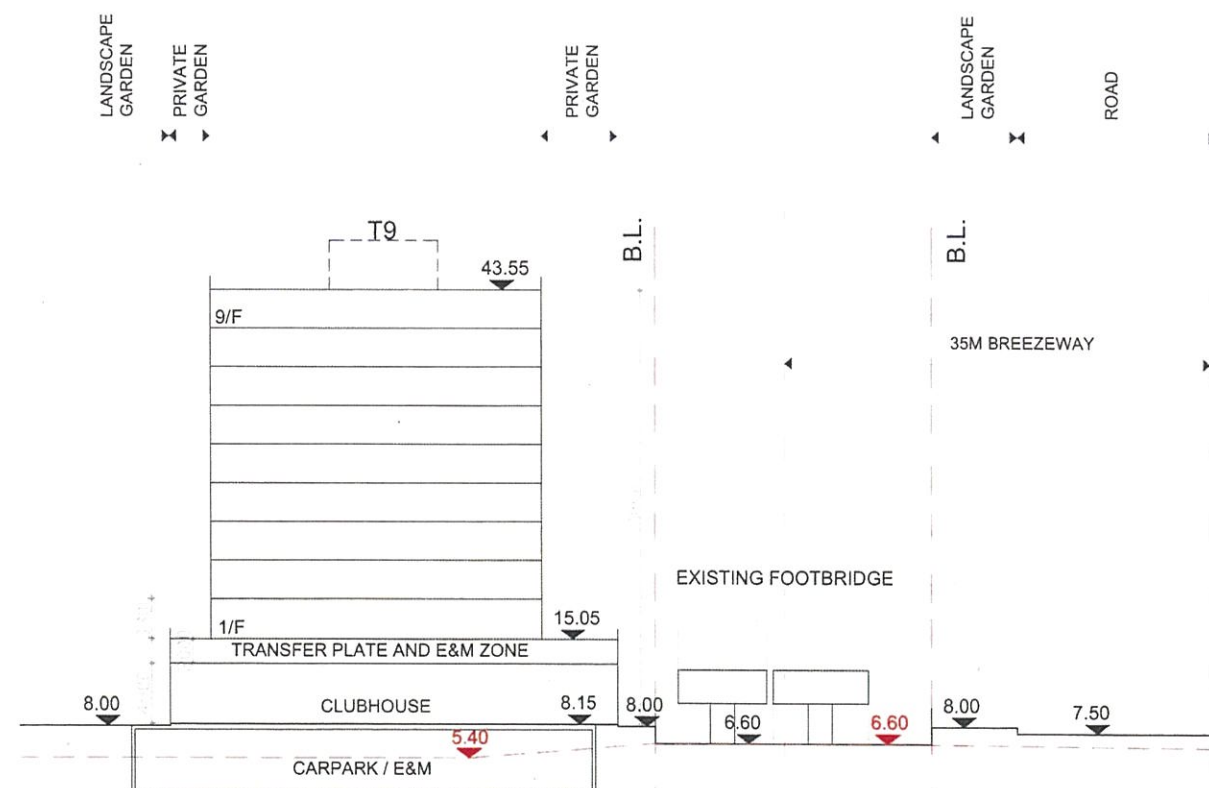


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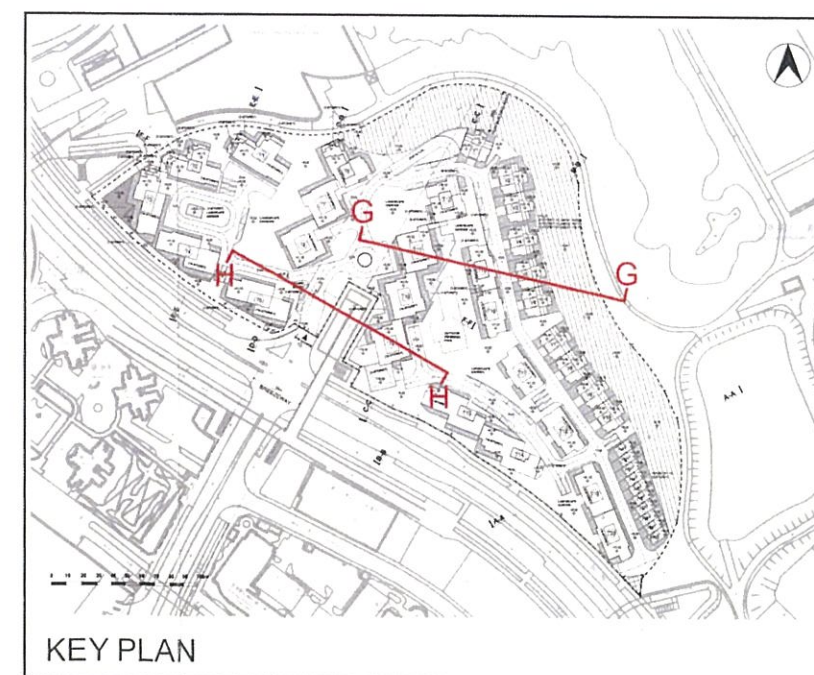
EXISTING FORMATION LEVEL



SECTION GG'



SECTION HH'



KEY PLAN

--- EXISTING FORMATION LEVEL

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Title

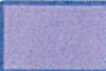
Indicative Section GG and HH of Proposed Amendment Scheme

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Scale	1:600		Figure
			C7





LEGEND:

 Communal Open Space
(not less than 5,550 sqm)

Planning Application for Proposed Amendments to Approved Scheme (under Application No. A/TSW/63) for Comprehensive Development at "CDA" Site in Planning Area 115 (i.e. Tin Shui Wai Town Lot 34), Tin Shui Wai
Annex E1-3 Communal Open Space Demarcation Plan

Dwg. No. : 2014211-S16classB-COS-LOT34b
Scale : 1:1500
Date : FEB 2017
(A3-size)