

## List of Approval Conditions

### Application No. A/TSW/49

- Application Site : Government Land in Tin Shui Wai Area 115
- Subject of Application : Proposed Comprehensive Residential and Commercial Development with Flat (Elderly Accommodation), Hotel, Shop and Services (including Privately-Operated Clinic), Eating Place, Residential Institution, Training Centre, Educational Institution, School, Private Club and Place of Recreation, Sports or Culture in "Comprehensive Development Area" and "Road" zones
- Date of Approval : 20.5.2011
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP), taking into account the approval conditions (b), (d), (e), (k) to (p) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
  - (b) the submission and implementation of a revised Landscape Master Plan including the tree preservation scheme to the satisfaction of the Director of Planning or of the TPB;
  - (c) 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;
  - (d) 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;
  - (e) the submission of detailed planting (including transplanting) plan at the proposed 30m-wide non-building area along site boundary with the Hong Kong Wetland Park at least three months before the commencement of any planting works at the site, and implementation of the planting proposal to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
  - (f) 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;
  - (g) 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 the applicant, 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;

- (h) 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;
- (i) the implementation of the mitigation measures identified in the environmental assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
- (j) the implementation of the mitigation measures identified in the air ventilation assessment to the satisfaction of the Director of Planning or of the TPB;
- (k) the submission of a revised drainage impact assessment and the implementation and maintenance of the drainage mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the TPB;
- (l) the design and provision of the footbridge ramp at the south-western boundary of the site, as proposed by the applicant, to the satisfaction of the Director of Highways or of the TPB;
- (m) the design and provision of vehicular ingress and egress points to the application site to the satisfaction of the Director of Highways 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 design and provision of the proposed residential care home for the elderly and day care centre for the elderly to the satisfaction of the Director of Social Welfare or of the TPB;
- (p) the design and provision of emergency vehicular access to the satisfaction of the Director of Fire Services and the Director of Agriculture, Fisheries and Conservation or of the TPB; and
- (q) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一一年五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. 5. 2011.

signed Thomas CHOW

Chairman, Town Planning Board

















周達明

城市規劃委員會主席 簽署

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

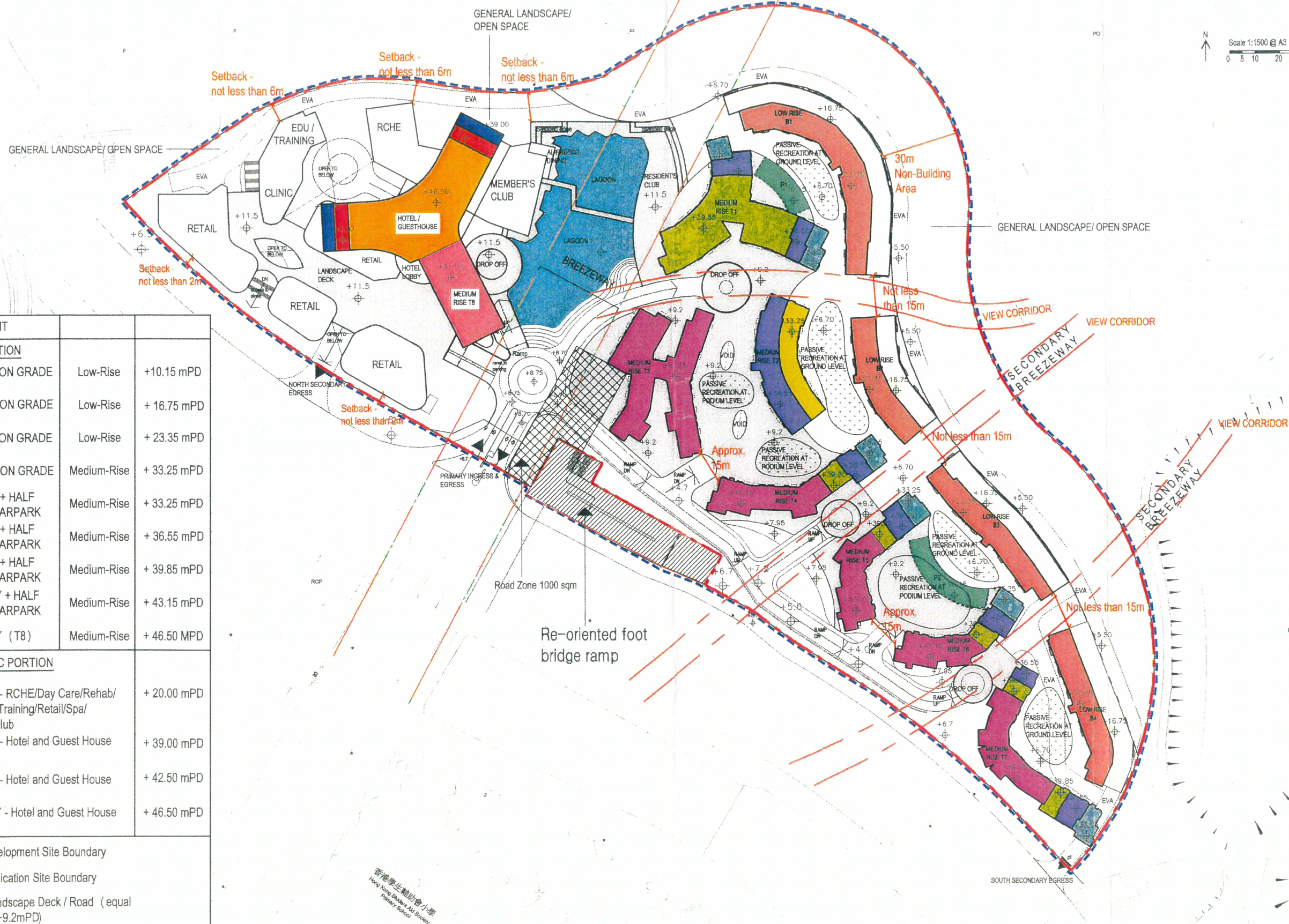
# HKHS TSW DEVELOPMENT Master Layout Plan

Scale 1:1500 @ A3  
0 5 10 20 50

BUILDING HEIGHT		
DOMESTIC PORTION		
	1 STOREY ON GRADE	Low-Rise +10.15 mPD
	3 STOREY ON GRADE	Low-Rise +16.75 mPD
	5 STOREY ON GRADE	Low-Rise +23.35 mPD
	8 STOREY ON GRADE	Medium-Rise +33.25 mPD
	7 STOREY + HALF SUNKEN CARPARK	Medium-Rise +33.25 mPD
	8 STOREY + HALF SUNKEN CARPARK	Medium-Rise +36.55 mPD
	9 STOREY + HALF SUNKEN CARPARK	Medium-Rise +39.85 mPD
	10 STOREY + HALF SUNKEN CARPARK	Medium-Rise +43.15 mPD
	10 STOREY (T8)	Medium-Rise +46.50 MPD
NON - DOMESTIC PORTION		
	3 STOREY - RCHE/Day Care/Rehab/ Clinic/ Edu Training/Retail/Spa/ Member's Club	+20.00 mPD
	8 STOREY - Hotel and Guest House	+39.00 mPD
	9 STOREY - Hotel and Guest House	+42.50 mPD
	10 STOREY - Hotel and Guest House	+46.50 mPD
	Development Site Boundary	
	Application Site Boundary	
	General Landscape Deck / Road (equal and above +9.2mPD)	

HALF SUNKEN CARPARK
LANDSCAPE DECK AREA 9.2mPD (2.5m ABOVE WETLAND PARK ROAD)

Note:  
Indicative layout and spatial arrangement (include verticals circulation, parking and landscape) are for illustration only.



1000 UNITS DEVELOPMENT

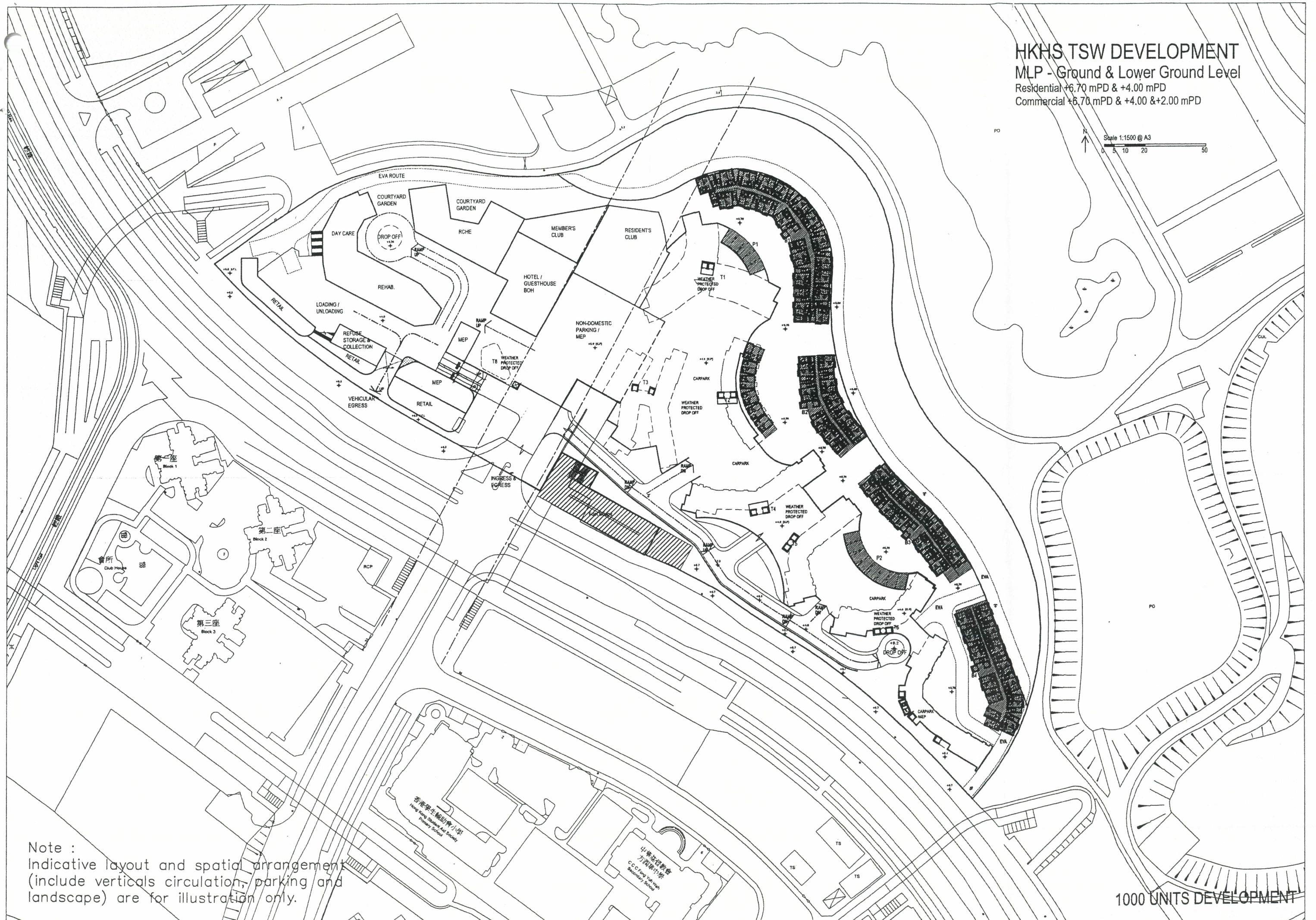


# HKHS TSW DEVELOPMENT

## MLP - Ground & Lower Ground Level

Residential +6.70 mPD & +4.00 mPD  
Commercial +6.70 mPD & +4.00 & +2.00 mPD

Scale 1:1500 @ A3  
0 5 10 20 50



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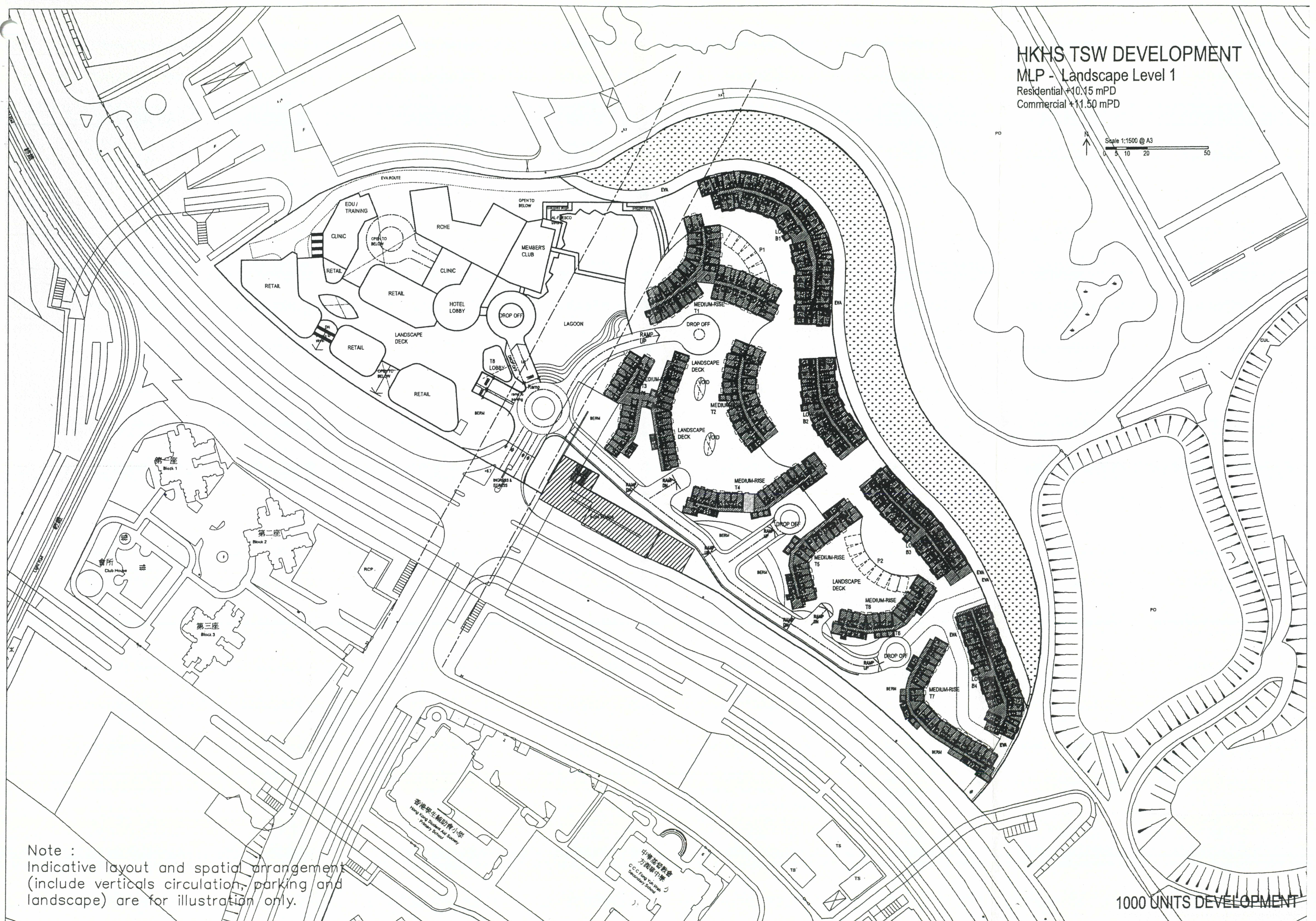
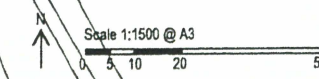
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# HKHS TSW DEVELOPMENT

## MLP - Landscape Level 1

Residential +10.15 mPD  
Commercial +11.50 mPD



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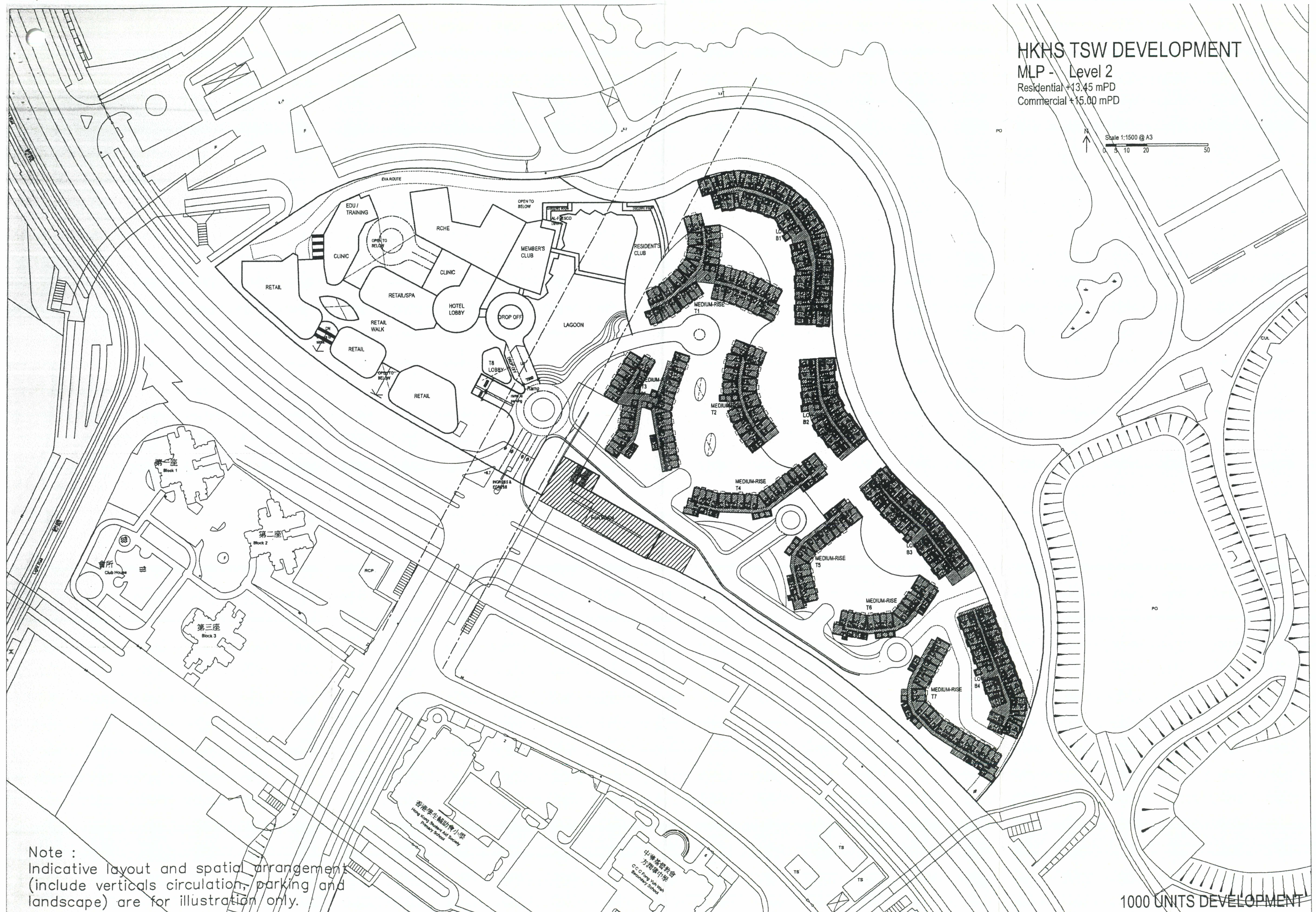
# HKHS TSW DEVELOPMENT

MLP - Level 2

Residential +13.45 mPD

Commercial +15.00 mPD

Scale 1:1500 @ A3  
0 5 10 20 50



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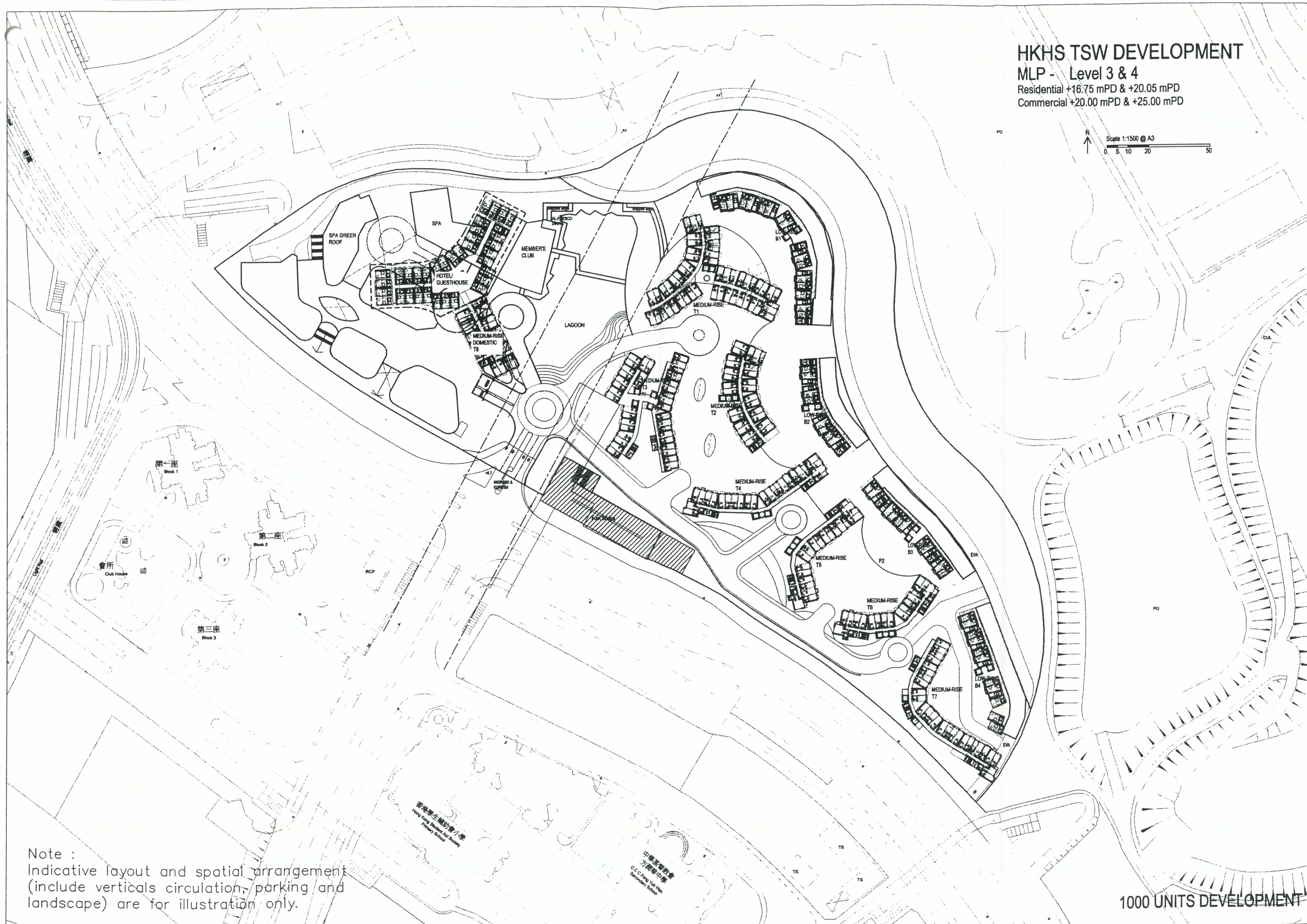
# HKHS TSW DEVELOPMENT

## MLP - Level 3 & 4

Residential +16.75 mPD & +20.05 mPD

Commercial +20.00 mPD & +25.00 mPD

Scale 1:1500 @ A3  
0 5 10 20 50



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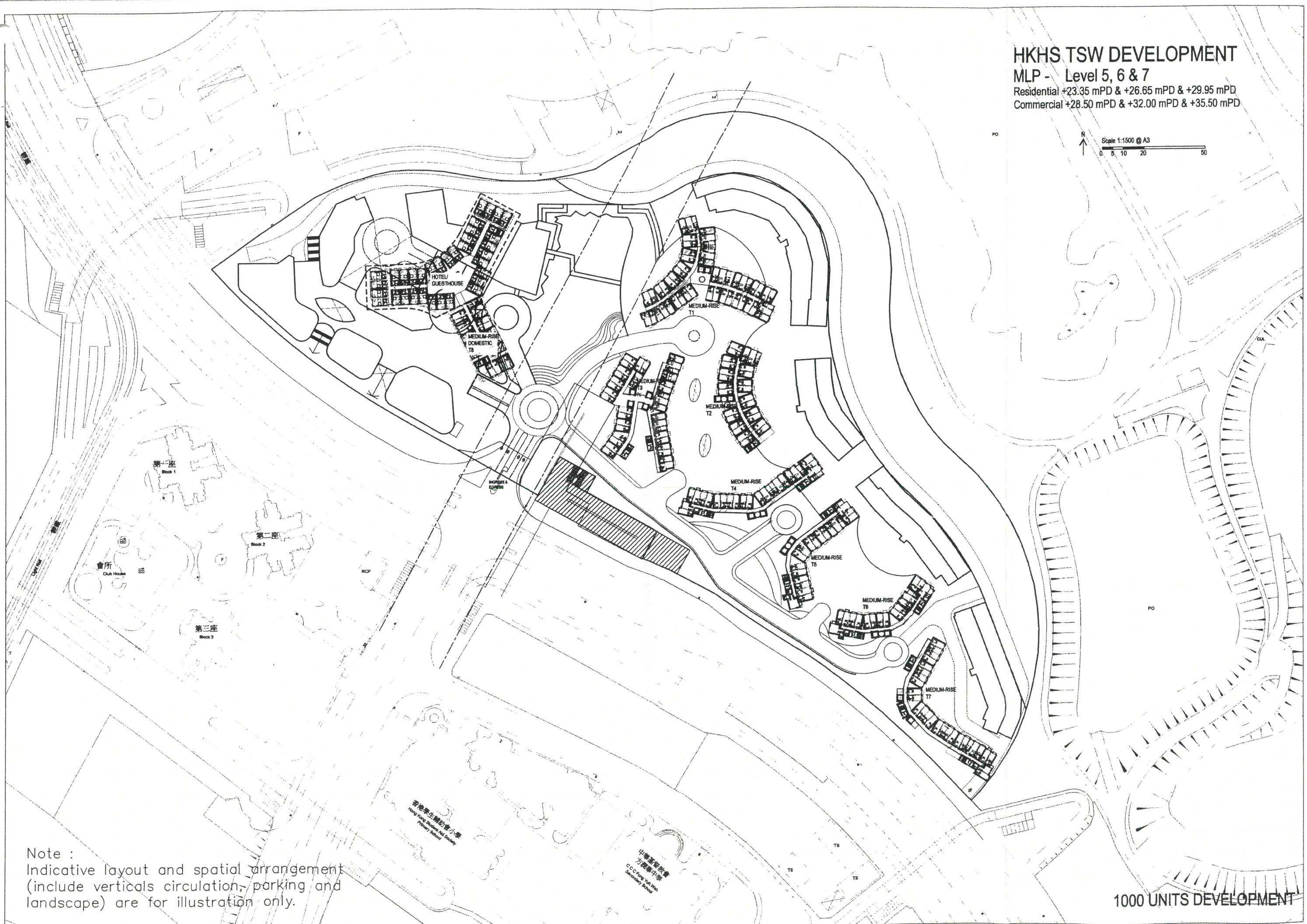


# HKHS TSW DEVELOPMENT

MLP - Level 5, 6 & 7

Residential +23.35 mPD & +26.65 mPD & +29.95 mPD  
Commercial +28.50 mPD & +32.00 mPD & +35.50 mPD

Scale 1:1500 @ A3  
0 5 10 20 50



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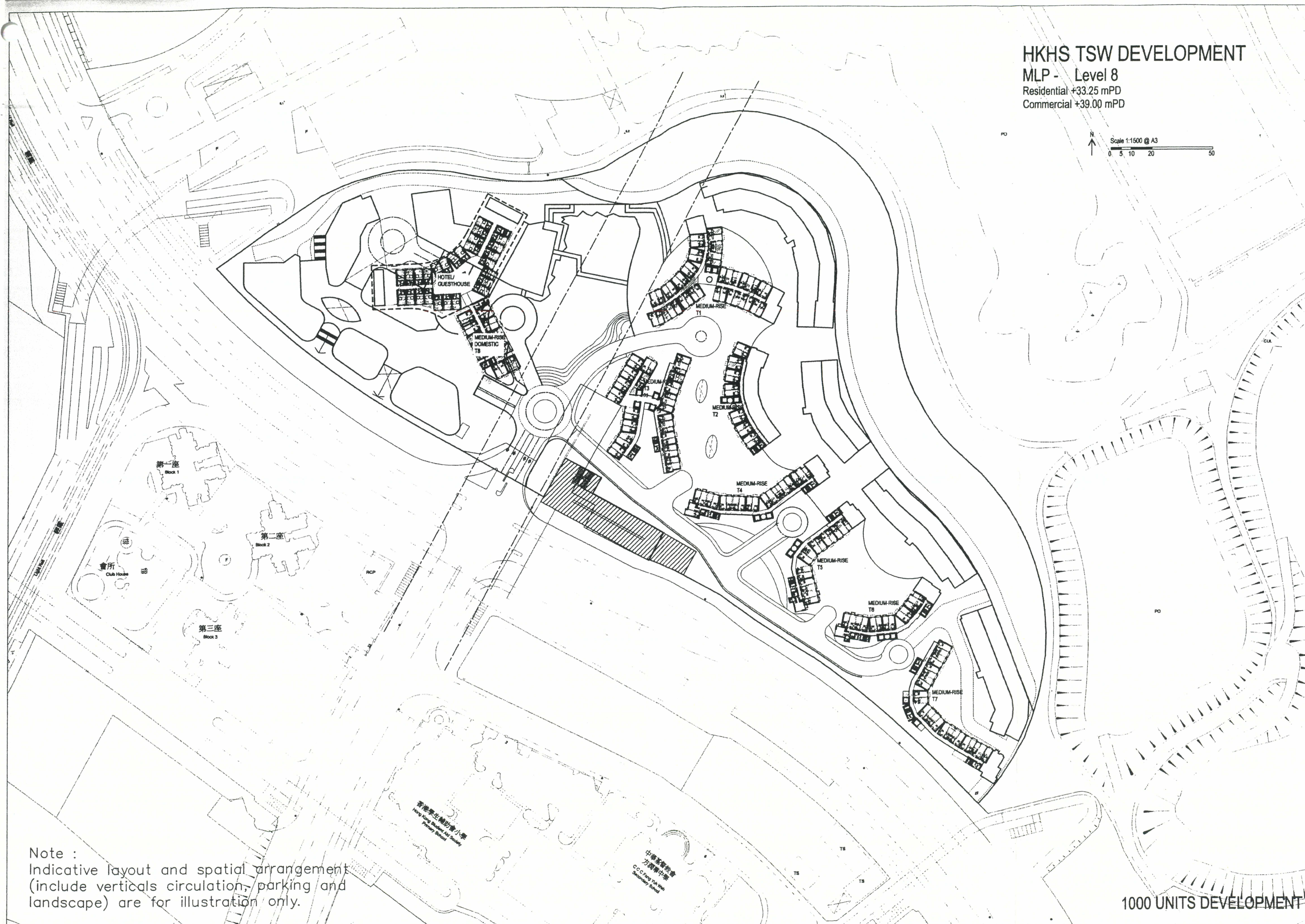
# HKHS TSW DEVELOPMENT

MLP - Level 8

Residential +33.25 mPD

Commercial +39.00 mPD

Scale 1:1500 @ A3  
0 5 10 20 50



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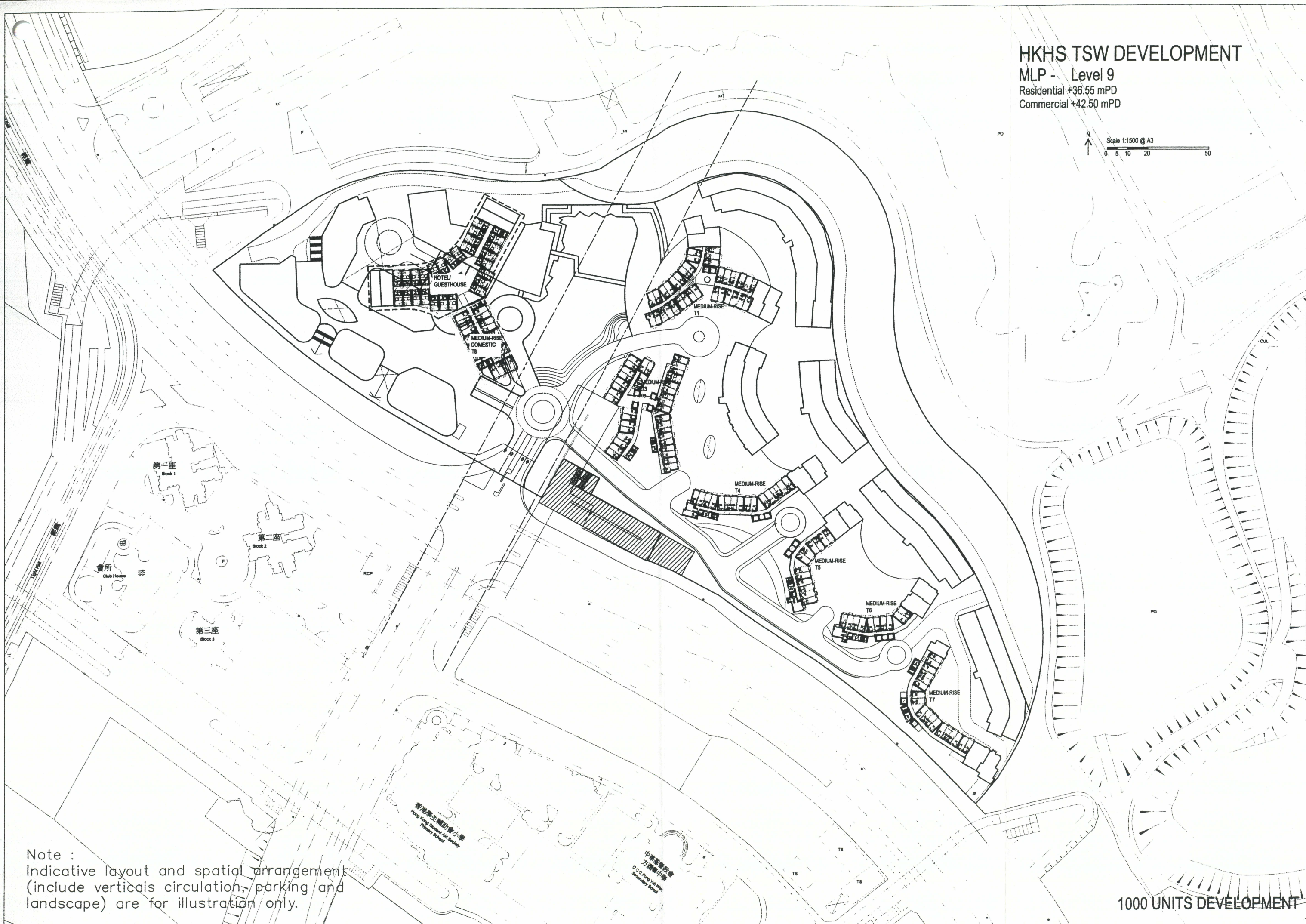
# HKHS TSW DEVELOPMENT

MLP - Level 9

Residential +36.55 mPD

Commercial +42.50 mPD

Scale 1:1500 @ A3  
0 5 10 20 50



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# HKHS TSW DEVELOPMENT

MLP - Level 10

Residential +39.85 mPD

Commercial +46.50 mPD (ROOF LEVEL)

PO



Scale 1:1500 @ A3

0 5 10 20 50

第一座  
Block 1

第二座  
Block 2

第三座  
Block 3

會所  
Club House

RCP

MEDIUM-RISE  
T3

MEDIUM-RISE  
T4

MEDIUM-RISE  
T5

MEDIUM-RISE  
T6

MEDIUM-RISE  
T7

PO

Note :  
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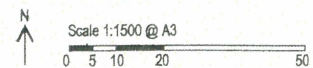
香港學生輔助會小學  
Hong Kong Student Aid Society  
Primary School

















中華基督教會  
方圓學校  
C.C.C. Fong Yuen Wah  
Secondary School

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HKHS TSW DEVELOPMENT  
MLP - Roof Plan



BUILDING HEIGHT		
DOMESTIC PORTION		
	1 STOREY ON GRADE	Low-Rise +10.15 mPD
	3 STOREY ON GRADE	Low-Rise + 16.75 mPD
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 Application Site Boundary		
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HALF SUNKEN CARPARK  
LANDSCAPE DECK AREA 9.2mPD  
(2.5m ABOVE WETLAND PARK ROAD)

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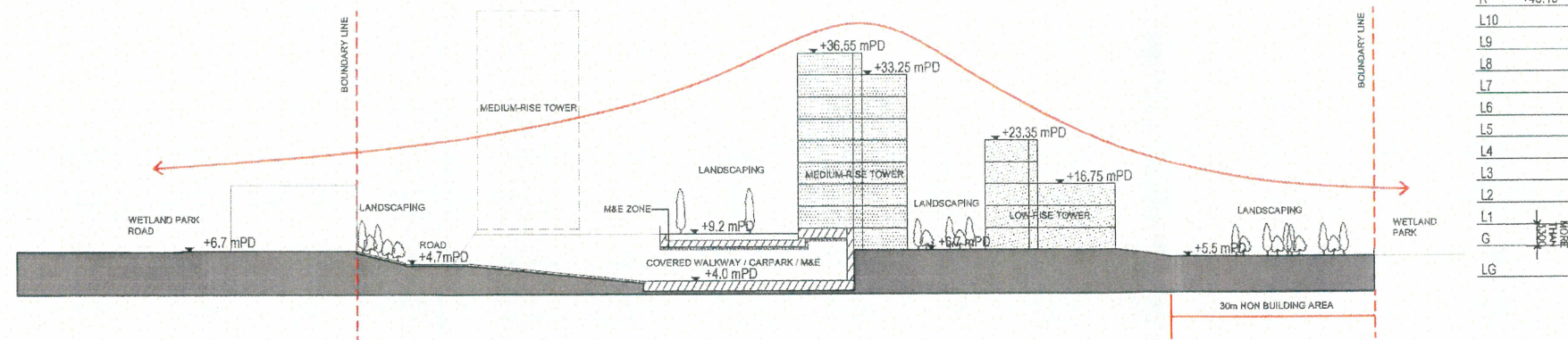


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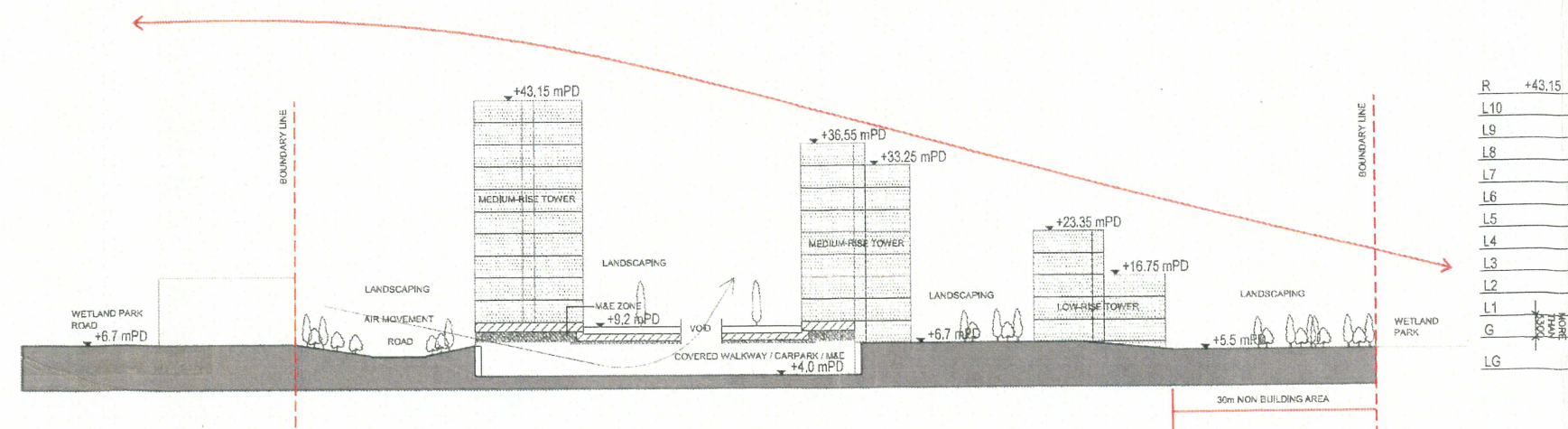
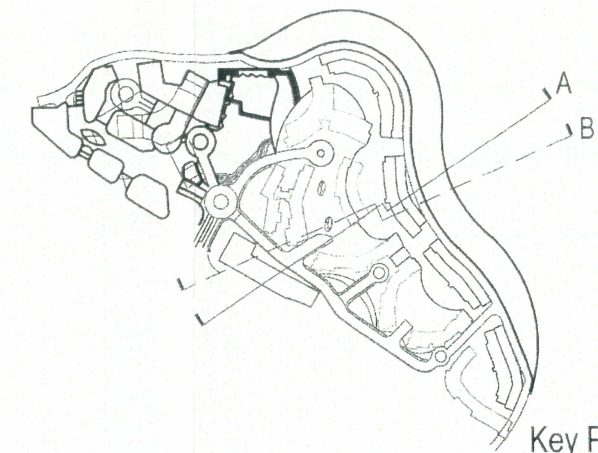


# HKHS TSW Development Sections

Scale 1:1000 @ A3



Section A-A

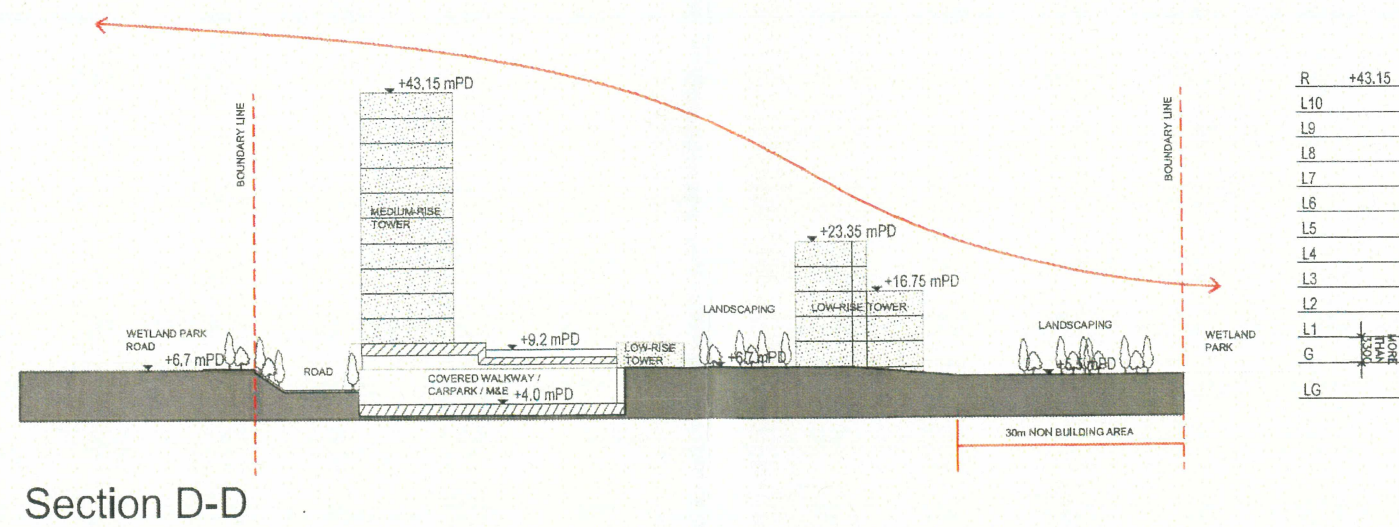
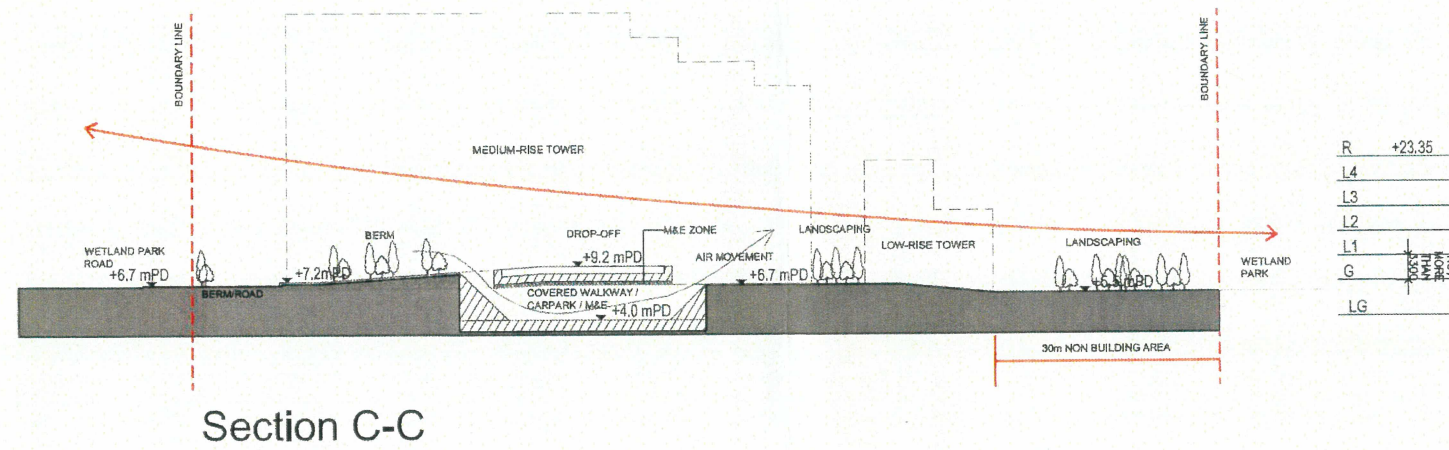
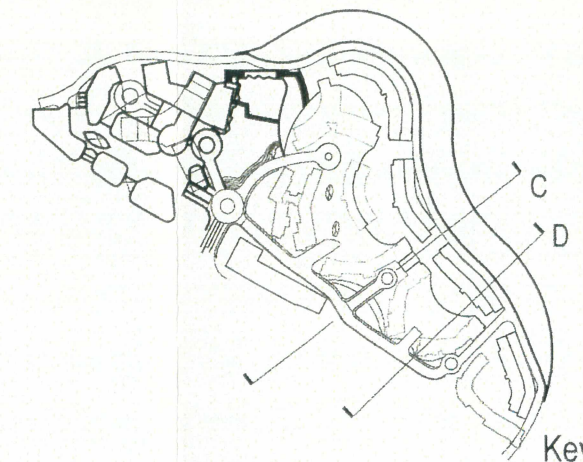


Section B-B



# HKHS TSW Development Sections

Scale 1:1000 @ A3





Scale 1:1000 @ A3







Hong Kong Wetland Park

TIN SHUI WAI

-  RETAINED TREE
-  TRANSPLANTED TREE
-  NEW TREE
-  GROUNDCOVERS / SHRUBS
-  LAWN
-  WATER FEATURE

0 15 30 45 60 75  
METRES

1 : 1500 (A3)





AMENITY TREE PLANTING ALONG EVA  
TO SOFTEN HARD SURFACE

GREEN ISLAND WITH  
WATER FEATURE TO PROVIDE  
A REFRESHING MEMORY

BUFFER ZONE PLANTING ALONG THE  
PERIPHERY OF SITE BOUNDARIES  
TO PROVIDE A VISUAL SCREEN

FEATURE PAVING  
TO COMPLIMENT  
DROP-OFF AREAS

AMENITY TREE PLANTING TO  
ENHANCE ENTRANCE  
(PASSIVE GRADEN)

POT PLANTING  
TO SOFTEN FOOTPATH

BERM WITH TREES &  
SHRUBS TO ENHANCE FRONTAGE

AMENITY TREE PLANTING  
TO ENHANCE THE ENTRANCE

AMENITY TREE  
PLANTING IN GARDEN

SITTING AREA WITH TIMBER DECK,  
LUSH PLANTING TO PROVIDE A WARM  
AND COZY SPACE FOR USERS

RETAINED TREE AND BERM ALONG  
SITE BOUNDARY TO ENHANCE FRONTAGE

AMENITY TREE PLANTING TO  
ENHANCE ENTRANCE

-  RETAINED TREE
-  TRANSPLANTED TREE
-  NEW TREE
-  GROUNDCOVERS / SHRUBS
-  LAWN
-  WATER FEATURE

0 15 30 45 60 75  
METRES  
1 : 1500 (A3)





GREEN ROOFS WITH GROUNDCOVER /  
SHURB PLANTING, DIFFERENT  
TONES OF GREEN PLANT TEXTURES  
FOR VISUAL EFFECT

GREEN ROOFS WITH GROUNDCOVER /  
SHURB PLANTING, DIFFERENT  
TONES OF GREEN PLANT TEXTURES  
FOR VISUAL EFFECT



-  RETAINED TREE
-  TRANSPLANTED TREE
-  NEW TREE
-  GROUNDCOVERS / SHRUBS
-  LAWN
-  WATER FEATURE

0 15 30 45 60 75  
METRES  
1 : 1500 (A3)





# HKHS TSW DEVELOPMENT MLP - COVERAGE

Scale 1:1500 @ A3  
0 5 10 20 30



PO		Area (sqm)
Medium rise units		6660
Low rise units		4367
Commerical building		6752
Landscape Deck		13980
Landscape on grade		19735
Road		10376
Lake		2530
Total		64400

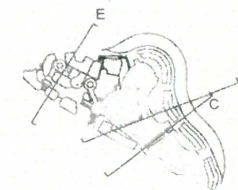
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香港聖保羅天主教小學  
Hong Kong St. Paul's Catholic Primary School

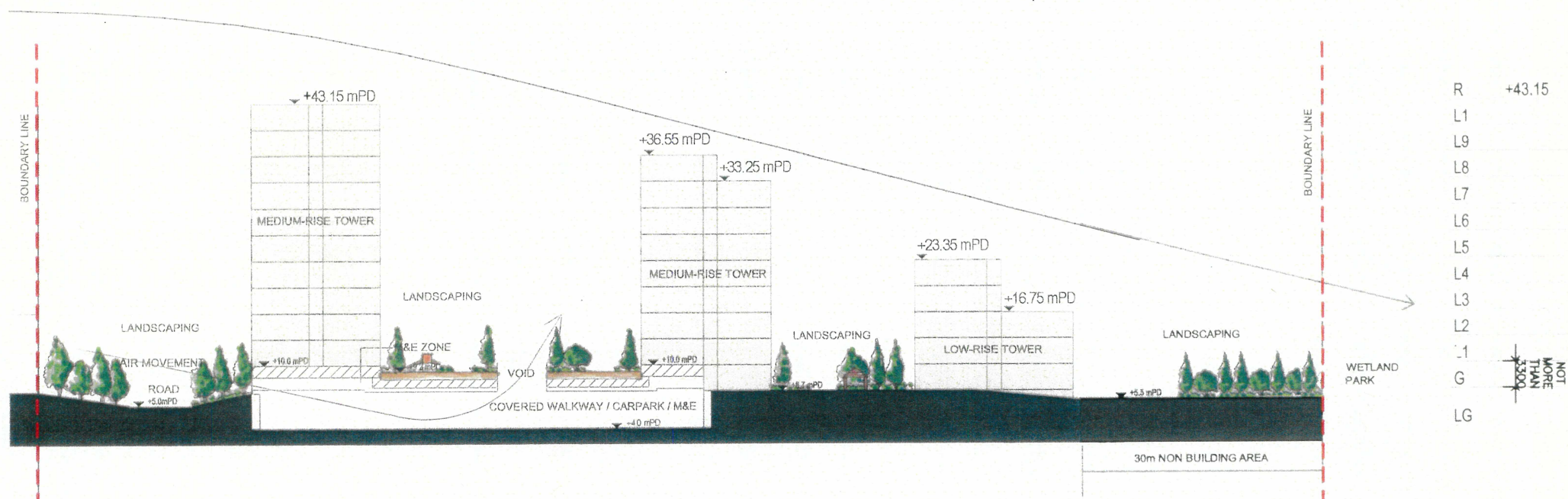
中區華英中學  
CCCHK Yeh Shing Middle School

1000 UNITS DEVELOPMENT

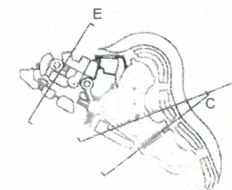




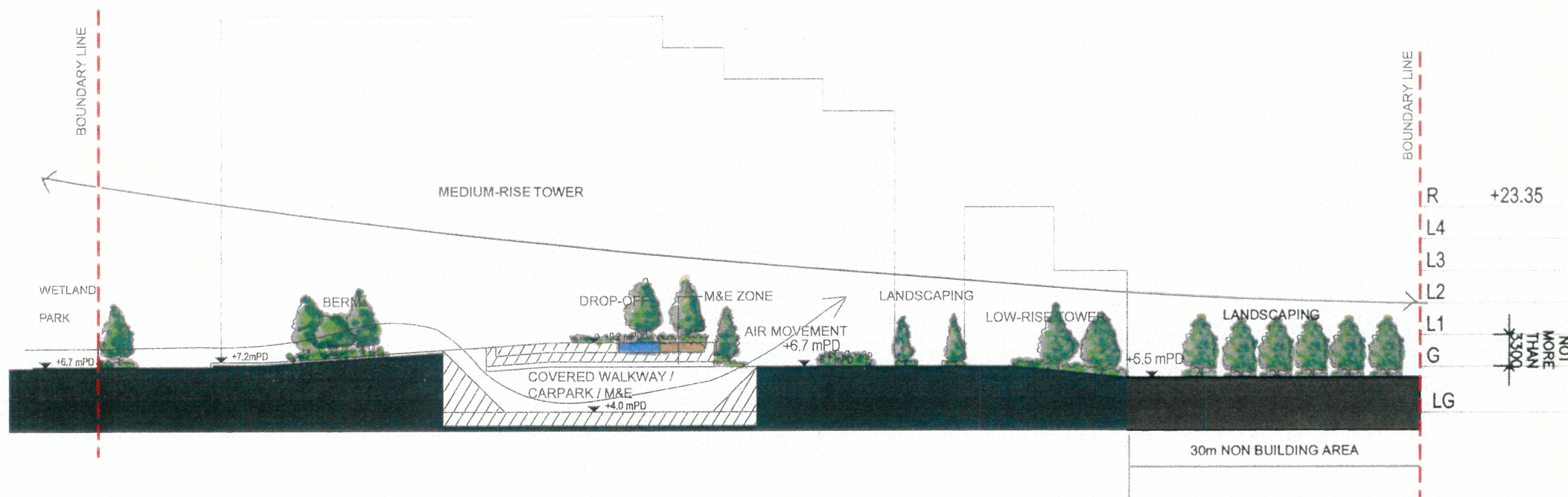
## KEY PLAN



Scale: N.T.S.

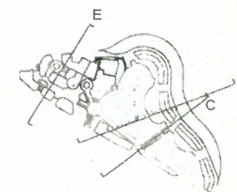


## KEY PLAN

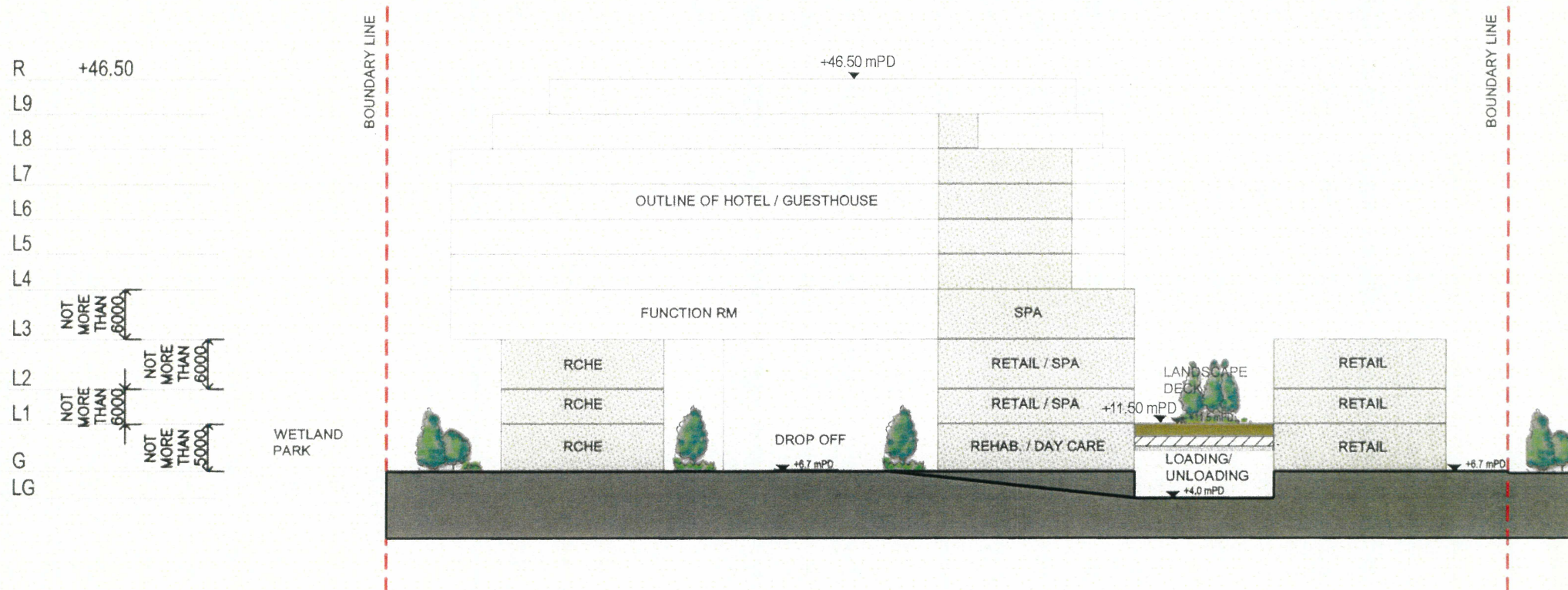


Scale: N.T.S.





## KEY PLAN



**Proposed Comprehensive Residential and Commercial Development with Flat (Elderly Accommodation), Hotel, Shop and Services (including Privately-Operated Clinic), Eating Place, Residential Institution, Training Centre, Educational Institution, School, Private Club and Place of Recreation, Sports or Culture, Government land in Tin Shui Wai Area 115**

**Development Schedule**

Application Site Area	Approx. 65,800 m <sup>2</sup>		
Development Site Area *	Approx. 64,400 m <sup>2</sup>		
Total Plot Ratio	1.5		
- Domestic	Approx. 1.12		
- Non-domestic	Approx. 0.38		
Domestic GFA	71,980 m <sup>2</sup>		
- Resident's Club House	5% of Domestic GFA		
Non-domestic GFA	24,620 m <sup>2</sup>		
- Hotel/Guesthouse	10,000 m <sup>2</sup>		
- Wellness Centre (including Privately-Operated Clinic serving the Public, RCHE (100 beds), Day Care Centre (40 places), Respite and Rehabilitation Centre and Spa Centre)	8,900 m <sup>2</sup>		
- Commercial Facilities(Retail Shops and Restaurant)	2,500 m <sup>2</sup>		
- Community Facilities (Members' Club, Educational and Training Facilities)	3,220 m <sup>2</sup>		
Total GFA	96,600 m <sup>2</sup>		
Proposed Exempted GFA	10,199 m <sup>2</sup> (about 10%)		
Maximum building height			<u>mPD</u>
- Domestic			
Blocks T3 to T7	10 storeys	} over one-storey half-sunken carpark basement	43.15
Block T1	9 storeys		39.85
Block T2	8 storeys		36.55
Block T8	10 storeys		46.5
Blocks B1 to B4	5 storeys		23.35
Blocks P1 and P2	1 storey		10.15
- Non-domestic			
Hotel/Guesthouse	10 storeys		46.5
Wellness Centre, Commercial Facilities and Community Facilities	3 storeys		20
No. of blocks			
- Domestic	14		
- Non-domestic	6		
Site Coverage			
- Including Landscape Deck	50%		
- Excluding Landscape Deck	30%		

No. of flats	1,000
Average flat size	About 72 m <sup>2</sup>
Estimated population	About 2000**
No. of hotel rooms	200
Private open space	Not less than 6,075 m <sup>2</sup>
Parking and loading/unloading space	
- Private car parking spaces	
• Domestic	185 (including visitor carparks and 1 car parking space for the disabled)
• Non-domestic	87 (including 4 car parking spaces for the disabled)
- Motorcycle parking spaces	
• Domestic	10
• Non-domestic	6
- Loading/unloading spaces	
• Domestic	12
• Non-domestic	8

\* Site area for plot ratio calculation excluding the area (1,400m<sup>2</sup>) for the re-oriented footbridge. Within the development site, an area of 63,400m<sup>2</sup> falls within "CDA" zone and an area of 1,000m<sup>2</sup> within 'Road' area

\*\* Population based on assumption of 2 persons per flat