

List of Approval Conditions

Application No. A/TM/532

- Application Site : Lots 398 RP, 406 RP, 407, 408 RP, 409, 410 RP, 411 RP, 412 S.B, 412 RP, 413, 442 RP, 443 RP, 444, 445 S.A, 445 RP, 446 S.A, 446 RP, 447, 448, 449, 450, 451, 453 (Part), 454, 455, 456, 457, 458, 459 (Part), 462 (Part), 464 RP and 466 RP in D.D. 374 and Lots 248 RP, 249 S.A RP, 249 S.B, 250 RP, 251, 253 (Part), 255 RP (Part) in D.D. 375 and Adjoining Government land, So Kwun Wat, Area 56, Tuen Mun
- Subject of Application : Proposed Comprehensive Residential Development in “Comprehensive Development Area (3)” Zone
- Date of Approval : 3.5.2019
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (i) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) the submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the TPB;
 - (c) the submission and implementation of a development programme for the proposed development to the satisfaction of the Director of Planning or of the TPB;
 - (d) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB;
 - (e) the submission of a consolidated Traffic Impact Assessment and the design and implementation of the proposed traffic improvement measures to the satisfaction of the Commissioner for Transport or of the TPB;
 - (f) the design and provision of vehicular access and car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
 - (g) the implementation of drainage and sewerage facilities, as proposed by you, to the satisfaction of the Director of Drainage Services or of the TPB;
 - (h) the submission of a noise impact assessment and implementation of noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB; and
 - (i) the design and provision of pedestrian/vehicular access to Ngau Kok Lung village, Lot 444 in D.D. 374 and Lot 248 RP in D.D. 375 to the satisfaction of the Director of Lands or of the TPB.

Section 16 Planning Application in Support of Proposed Comprehensive Residential Development in "CDA(3)" Zone at Various Lots in DD 374 and 375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T. (Application No.: A/TM/532)

Indicative Development Schedule

Development Parameters	Phase A	Phase B	Overall
Site Area (m ²) (about) ⁽¹⁾	21,975	190	22,165
Plot Ratio	2.6	2.6	2.6
Domestic GFA (m ²) (about)	57,135	494	57,629
Clubhouse GFA (m ²) (about) ⁽²⁾	2,285	--	2,285
Site Coverage	Not more than 20% ⁽³⁾	Not more than 25%	Not more than 25%
No. of Storeys			
Domestic	17-20	10	10-20
Non-domestic ⁽⁴⁾	2	1	1-2
Maximum Building Height (to the main roof)	Not more than 79mPD	Not more than 46.5mPD	Not more than 46.5mPD-79mPD
No. of Domestic Blocks	6	1	7
No. of Non-domestic Block ⁽⁵⁾	2	--	2
No. of Flats	1,316	10	1,326
Average Flat Size (m ²) (about)	About 43.42	About 49.4	About 43.5
Anticipated Population ⁽⁶⁾	3,554	27	3,581
Communal Open Space (m ²)	Not less than 3,581		
Carparking Provision ⁽⁷⁾			
Residents ⁽⁸⁾	162	2	164
Visitors	30	0	30
Motorcycle	14	0	14
Total	206	2	208
Loading/Unloading Bay ⁽⁷⁾			
Residents	6	1	7
Clubhouse	2	0	2
Total	8	1	9
Tentative Completion Year	2025	2025	2025
Estimated Population Intake Year	From 2025 onwards	From 2025 onwards	From 2025 onwards

Remarks:

- (1) Subject to detailed setting out of site boundary at the land grant stage.
- (2) Not more than 4% of domestic GFA of Phase A; exempted from plot ratio calculation.
- (3) Including clubhouse.
- (4) Including floors for entrance lobby, E/M facilities and carpark.
- (5) Refer to the clubhouse.
- (6) Assume a person-per-flat ratio of 2.7.
- (7) The final internal transport facilities provision shall be further reviewed at the subsequent detailed design stage through further liaison and agreement with relevant government departments. The following parking requirements as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) have been adopted, in which high side of parking provision is proposed due to limited public transport in the vicinity, for formulation of car parking provision of the Proposed Development:

	HKPSG Requirements
Residential Private Car Parking Spaces	For flat size $< 40\text{m}^2$ GPS x R1 x R2 x R3 = 1 space per 6-9 flats x 0.4 x 1 x 1 = 0.4 spaces per 6-9 flats For flat size $40\text{m}^2 - 70\text{m}^2$ GPS x R1 x R2 x R3 = 1 space per 6-9 flats x 0.7 x 1 x 1 = 0.7 spaces per 6-9 flats For flat size $> 70\text{m}^2 - 100\text{m}^2$ GPS x R1 x R2 x R3 = 1 space per 6-9 flats x 2.1 x 1 x 1 = 2.1 spaces per 6-9 flats
Residential Visitor Private Car Parking Spaces	5 visitor car parking spaces per block
Residential Motorcycle Parking Spaces	1 motorcycle parking space per 100 flats
Parking for persons with disabilities	3 parking spaces for persons with disabilities for total no. of car parking spaces between 151 – 250
Residential Loading and Unloading Bay	Minimum of 1 loading / unloading bay for every 800 flats or part thereof, subject to a minimum of 1 bay for each housing block
Clubhouse Loading and Unloading Bay	1 loading / unloading bay for every 800 to $1,200\text{m}^2$, or part thereof, GFA

(8) Including 3 nos. of parking spaces for the disabled.

Planning Application No.:
A/TM/532

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
二零一九年五月三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 3. 5. 2019.

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



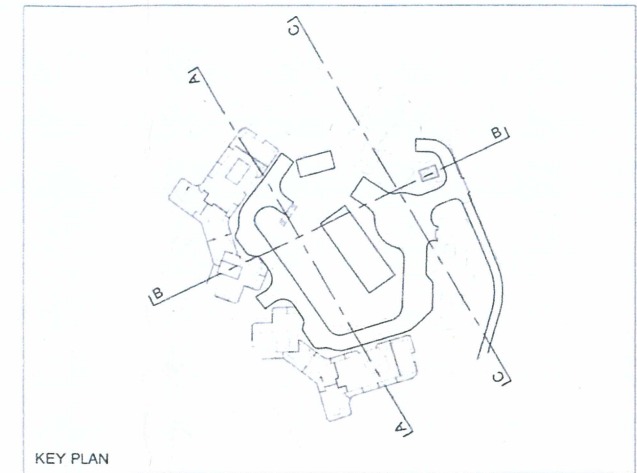
lw&partners
architects

Title

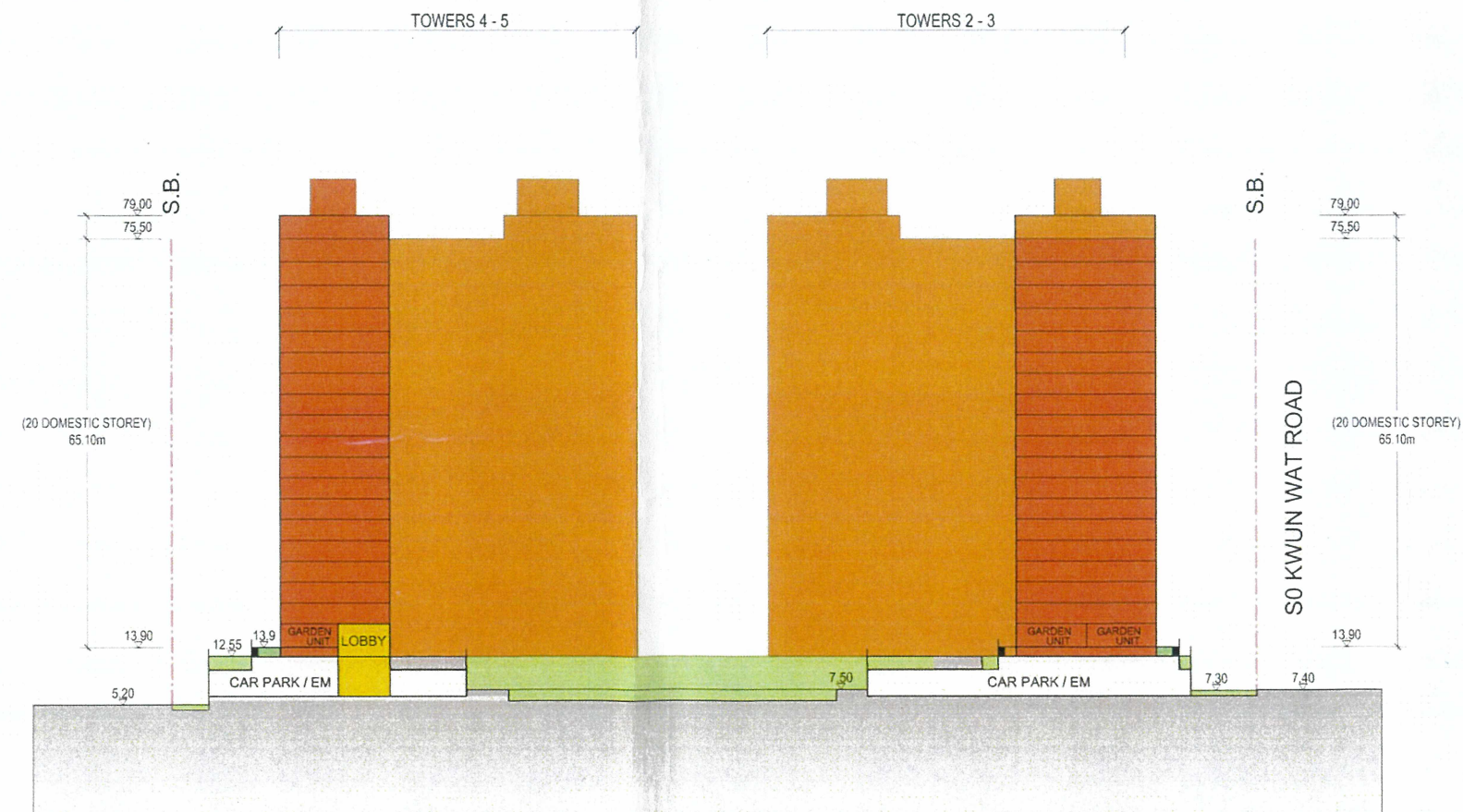
Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2018
Scale	1:1000	Figure	1





PHASE A



LEGEND :

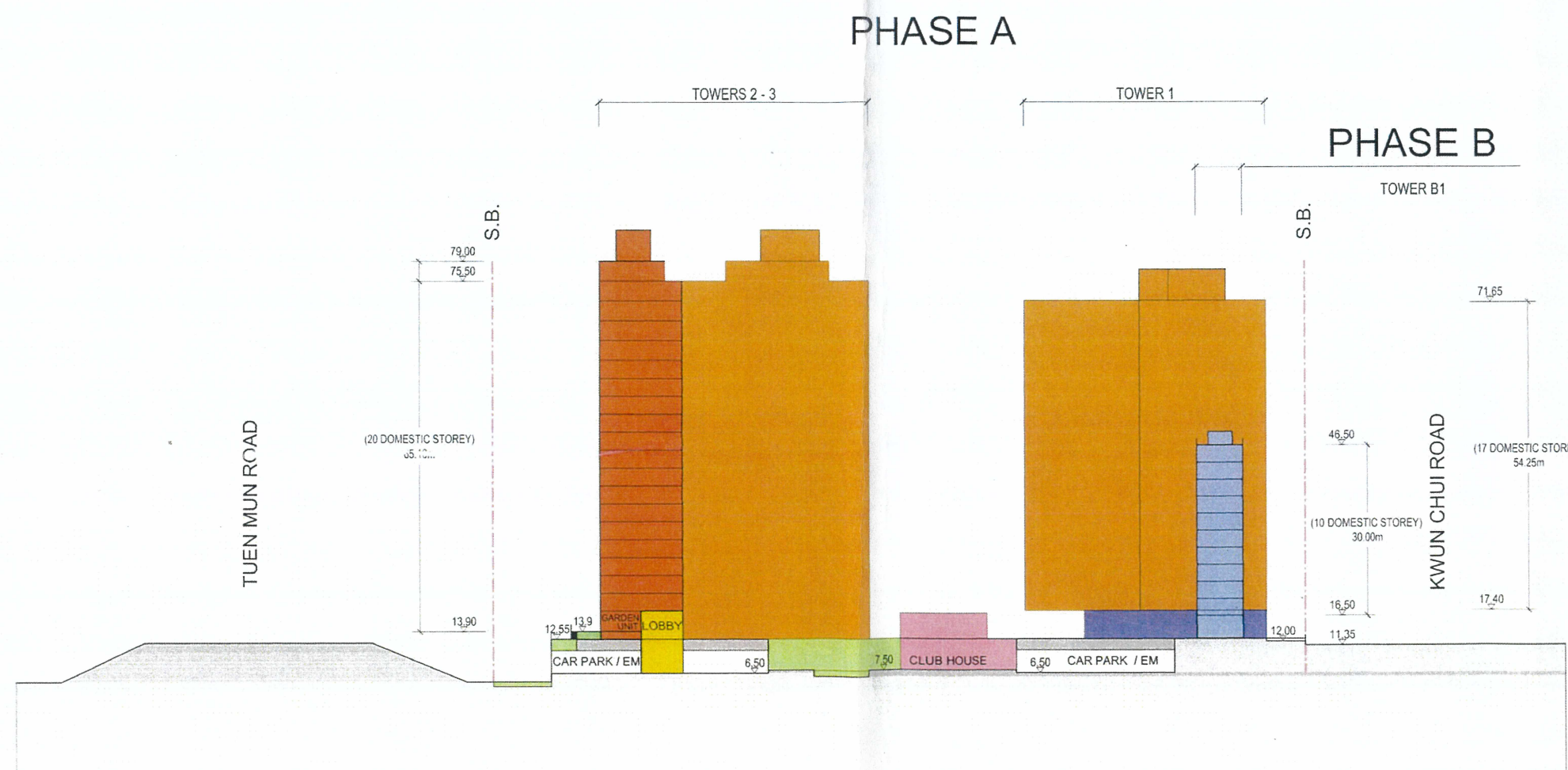
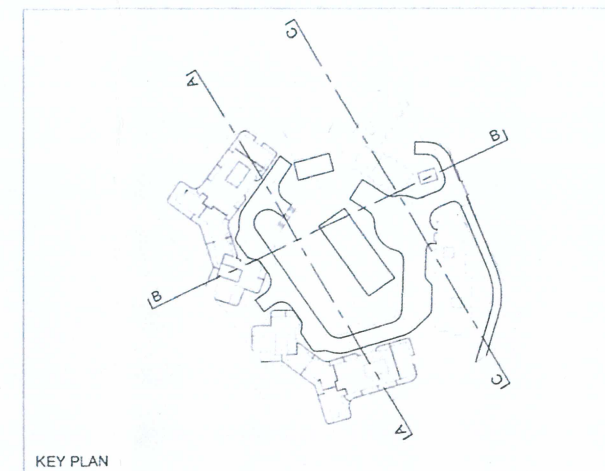
- BOUNDARY LINE
- RESIDENTIAL
- G/F RESIDENTIAL LOBBY/
BASEMENT LOBBY
- LANDSCAPE / SWIMMING POOL/
SUNKEN COURT / UNCOVERED AREA
- PRIVATE GARDEN
- CARPARK / EM

lwk&partners
architects

Title

Indicative Section Plan A-A

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2019
Scale 1:1000		Figure 4	



LEGEND :

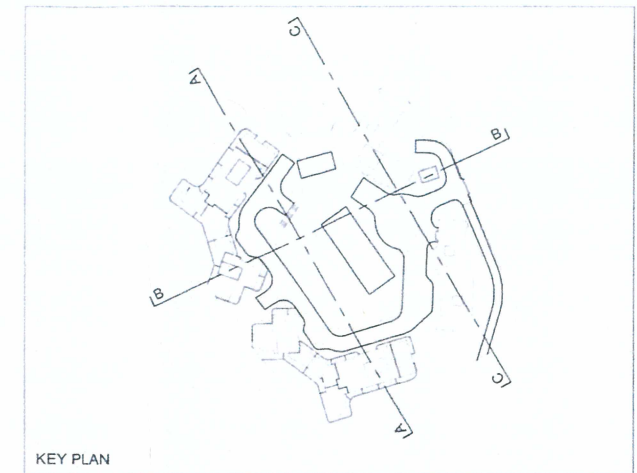
BOUNDARY LINE	
RESIDENTIAL	E & M ROOM
G/F RESIDENTIAL LOBBY/ BASEMENT LOBBY	RESIDENTIAL (PHASE B)
CLUB HOUSE	
LANDSCAPE/ SWIMMING POOL/ SUNKEN COURT/ UNCOVERED AREA	
PRIVATE GARDEN	
CARPARK / EM	

lwk&partners
architects

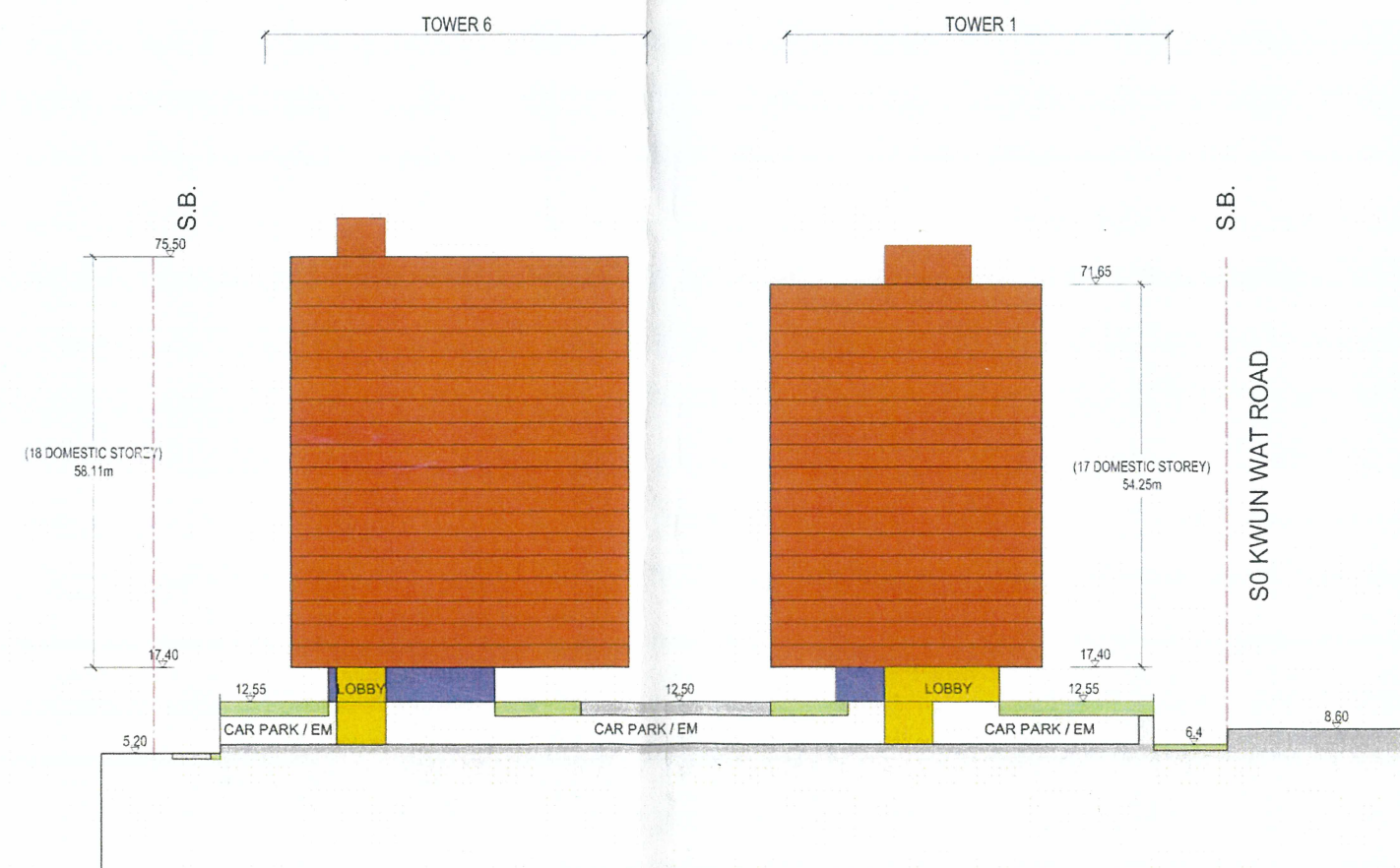
Title

Indicative Section Plan B-B

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2018
Scale	1:1000	Figure	5



PHASE A



LEGEND :

- BOUNDARY LINE
- RESIDENTIAL
- G/F RESIDENTIAL LOBBY/
BASEMENT LOBBY
- LANDSCAPE/ SWIMMING POOL/
SUNKEN COURT/ UNCOVERED AREA
- PRIVATE GARDEN
- CARPARK / EM
- E & M ROOM

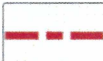
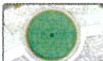
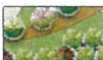
lwk&partners
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Title

Indicative Section Plan C-C

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2018
Scale 1:1000		Figure 6	

LEGEND:

-  Application Site Boundary
-  Trees proposed to be retained (2 nos.)
-  Proposed Compensatory Trees (232 nos.)
-  Proposed New Trees
-  Existing trees outside the Application Site
-  Outdoor Swimming Pool / Landscape Feature
-  Lawn/Groundcover/Shrub Planting at Landscaped Area
-  Private Gardens (*1/3 of the area will be hard landscape for functional use)
-  Footpath / Hard Paved Area
-  Decorative Paving
-  EVA / Access Road

Buffer Planting designed to screen vehicles on So Kwun Wat Road

*Multi-purpose Court

Street tree planting along the internal access road

Feature Garden on slope designed to provide formal and informal landscape areas with feature paving, lush green planting, lawn, sculptural features, sitting areas and leisure walk

Existing Tree Group

Landscape Buffer designed to create visual linkage to vegetated sloping area along Tuen Mun Road

Nature Garden to provide visual amenity integrated with the Landscape Buffer and riverside landscape

Ficus Garden designed to integrate the retention of the Retained Tree A13 and create thematic focal point for the development

Buffer Planting to visually soften the Development and screen view of vehicle movement on Kwun Chui Road

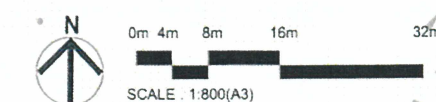
Proposed Retained Tree A44

PHASE B

Main Entrance

Entrance Plaza/ Water Feature

KWUN CHUI ROAD



Section 16 Planning Application in Support of Proposed Comprehensive Residential Development in "CDA(3)" Zone at Various Lots in DD 374 and DD 375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Landscape Master Plan
Dwg. No. : 2011226-S16-LMP-01b
Date: MAR 2019
(A3-size)

