

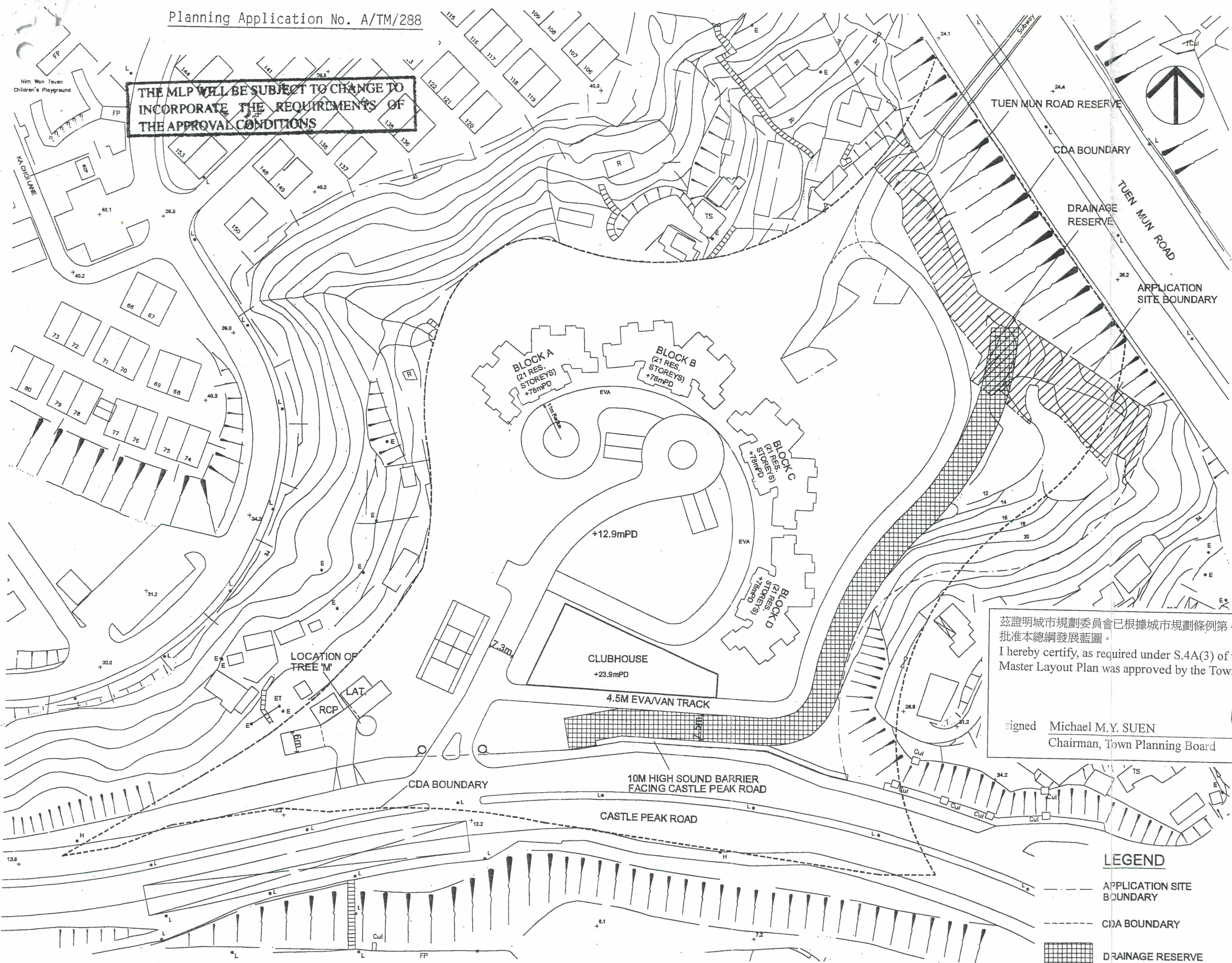
List of Approval Conditions

Application No. A/TM/288

- Application Site : Lots 311, 315RP, 316-318, 321, 323, 330-333, 335-341, 343, 345 and 351-363 in DD 379 and Adjoining Government Land, near Siu Sau Village, Area 55, Tuen Mun
- Subject of Application : Proposed Amendments to a Comprehensive Residential Development Scheme (with Club House and Ancillary Recreational Facilities)
- Date of Approval : 26.7.2002
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (b), (c) and (e) to (i) below to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) 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;
 - (c) 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 Town Planning Board;
 - (d) the submission of a revised drainage impact assessment and the provision of flood mitigation measures and drainage facilities identified therein to the satisfaction of the Director of Drainage Services 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 provision of vehicular access to Lots 319, 320 and 334 in DD 379 to the satisfaction of the Director of Lands or of the Town Planning Board;
 - (h) the provision of emergency vehicular access/van track to the east and south-east of the proposed development, as proposed by the applicant, to the satisfaction of the Director of Fire Services or of the Town Planning Board;
 - (i) the provision of noise barrier or appropriate noise mitigation measures to mitigate against traffic noise from Tuen Mun Road and Castle Peak Road to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

- (j) the re-provisioning of the Refuse Collection Point and public toilet to the satisfaction of the Director of Food and Environmental Hygiene or of the Town Planning Board;
- (k) the provision of landscaping and visual mitigation measures to minimise the potential adverse visual impact of the proposed noise barrier along Castle Peak Road to the satisfaction of the Director of Planning or of the Town Planning Board;
- (l) the setting back of the north-eastern boundary of the application site to avoid encroachment onto the future Tuen Mun Road widening project limit to the satisfaction of the Director of Highways or of the Town Planning Board; and
- (m) the permission shall cease to have effect on 26.7.2006 unless prior to the said date either the development hereby permitted is commenced or this 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七月二十六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 26.7.2002.

signed Michael M.Y. SUEN
Chairman, Town Planning Board

孫明揚
城市規劃委員會主席 簽署

MASTER LAYOUT PLAN (BLOCK LAYOUT)
FIGURE 4A

0 5 10 20 50m

- LEGEND**
- APPLICATION SITE BOUNDARY
 - CDA BOUNDARY
 - DRAINAGE RESERVE
 - TUEN MUN ROAD RESERVE

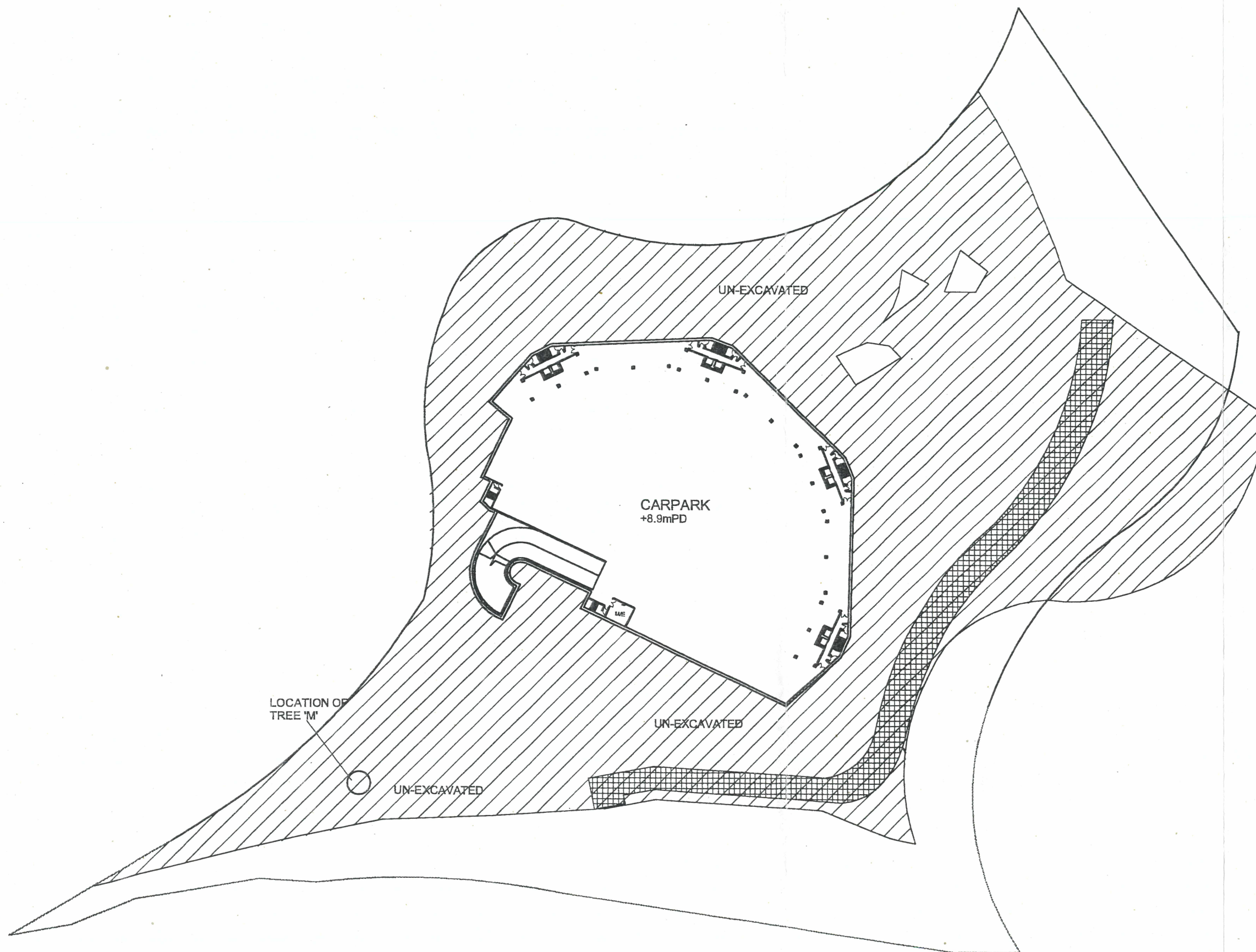
SIU SAU TSUEN, TUEN MUN
PROPOSED COMPREHENSIVE
RESIDENTIAL DEVELOPMENT

MASTER LAYOUT PLAN
(BLOCK LAYOUT)
FIGURE 4A

1:1000 09 JULY 2002

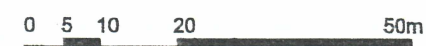
KHW RC

N1306 SK-27-01 (F)



CAR PARK LAYOUT AT LEVEL +8.9mPD

FIG. 5



LEGEND

- APPLICATION SITE BOUNDARY
- CDA BOUNDARY
- DRAINAGE RESERVE

SIU SAU TSUEN, TUEN MUN
PROPOSED COMPREHENSIVE
RESIDENTIAL DEVELOPMENT

CAR PARK LAYOUT AT LEVEL
+8.9mPD

1:1000

KHW

N1306

30 MAY 2002

RC

SK-27-02 (A)