

List of Approval Conditions

Application No. A/TM/278

Application Site : Lots 311, 315RP, 316, 317, 318, 321, 323, 330, 331, 332, 333, 335, 336, 337, 338, 339, 340, 341, 343, 345, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362 and 363 and Adjoining Government Land in DD 379, near Siu Sau Village, Area 55, Tuen Mun

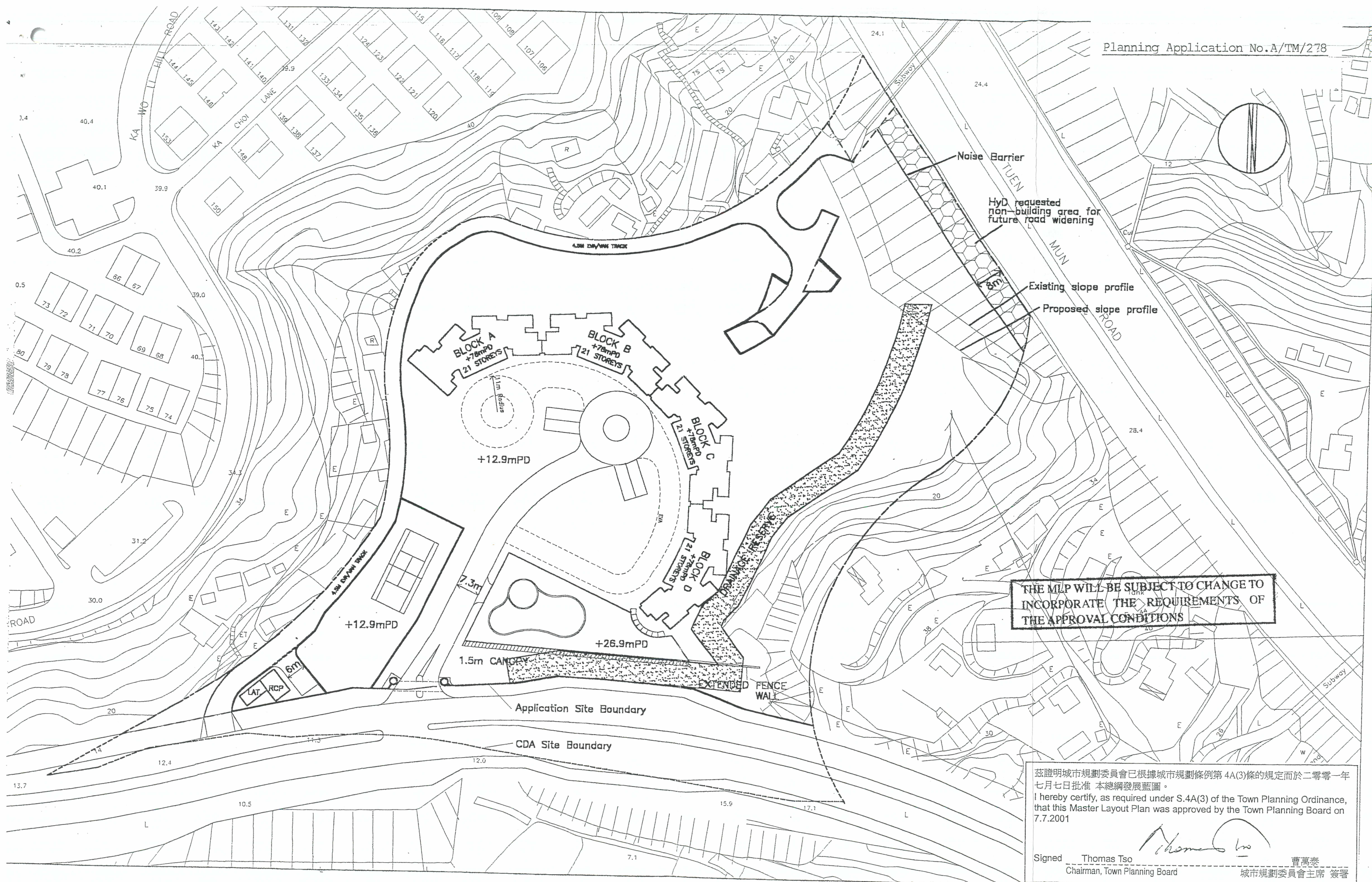
Subject of Application : Proposed Comprehensive Residential Development (with Club House and Ancillary Recreational Facilities) in "Comprehensive Development Area" zone

Date of Approval : 7.7.2001

Approval Conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (l) 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 area to the immediate west and north-west 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 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 submission of detailed information of the proposed noise barrier and slopes and access arrangement for the maintenance of the noise barrier and slopes, to the satisfaction of the Director of Highways or of the Town Planning Board;
- (k) the submission of a Geotechnical Planning Review Report and the provision of mitigation measures identified therein to the satisfaction of the Director of Civil Engineering or of the Town Planning Board;
- (l) 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; and
- (m) the permission shall cease to have effect on 7.7.2004 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) 條的規定而於二零零一年七月七日批准 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 7.7.2001

Signed Thomas Tso 曹萬泰
Chairman, Town Planning Board 城市規劃委員會主席 簽署



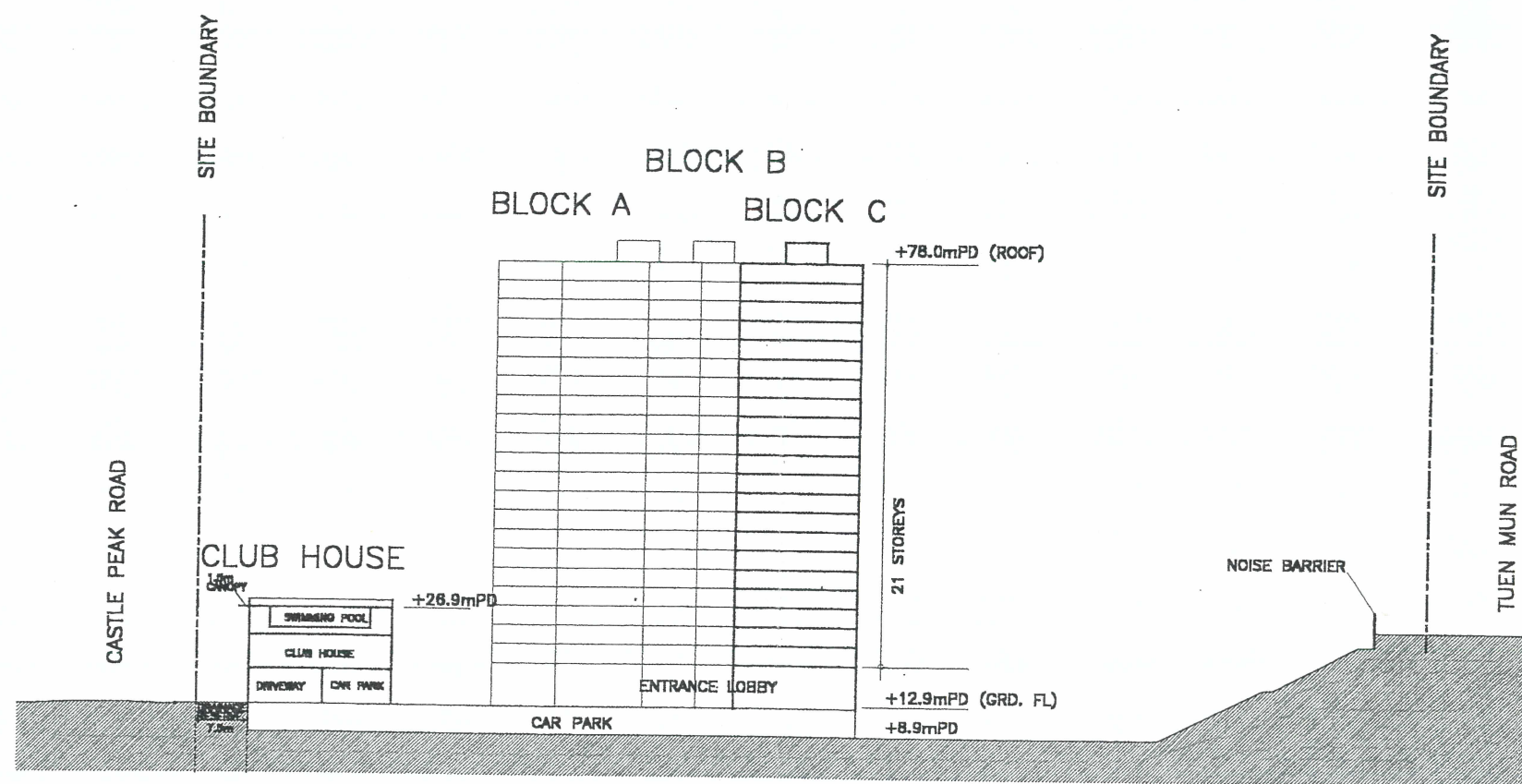
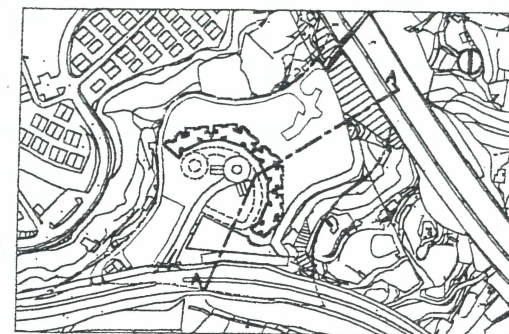
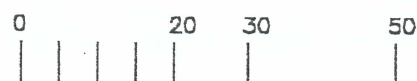


FIGURE 9

SIU SAU TSUEN, TUEN MUN
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT

SECTION A-A



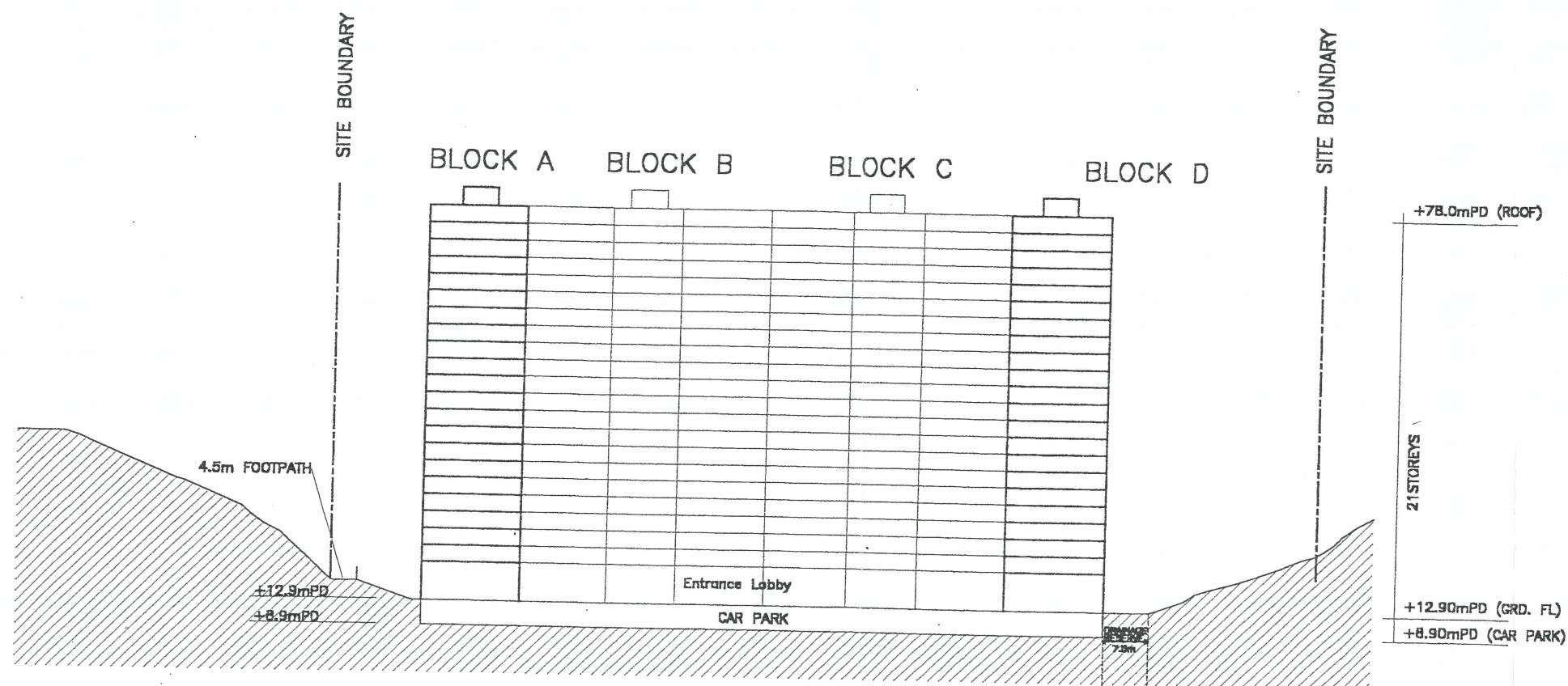
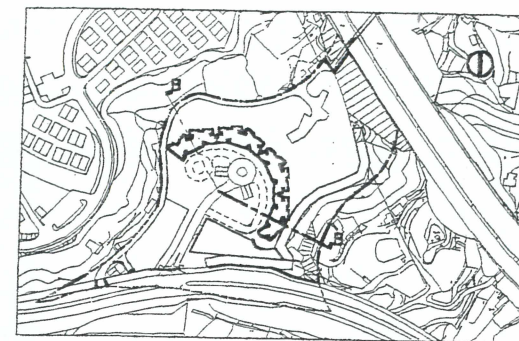
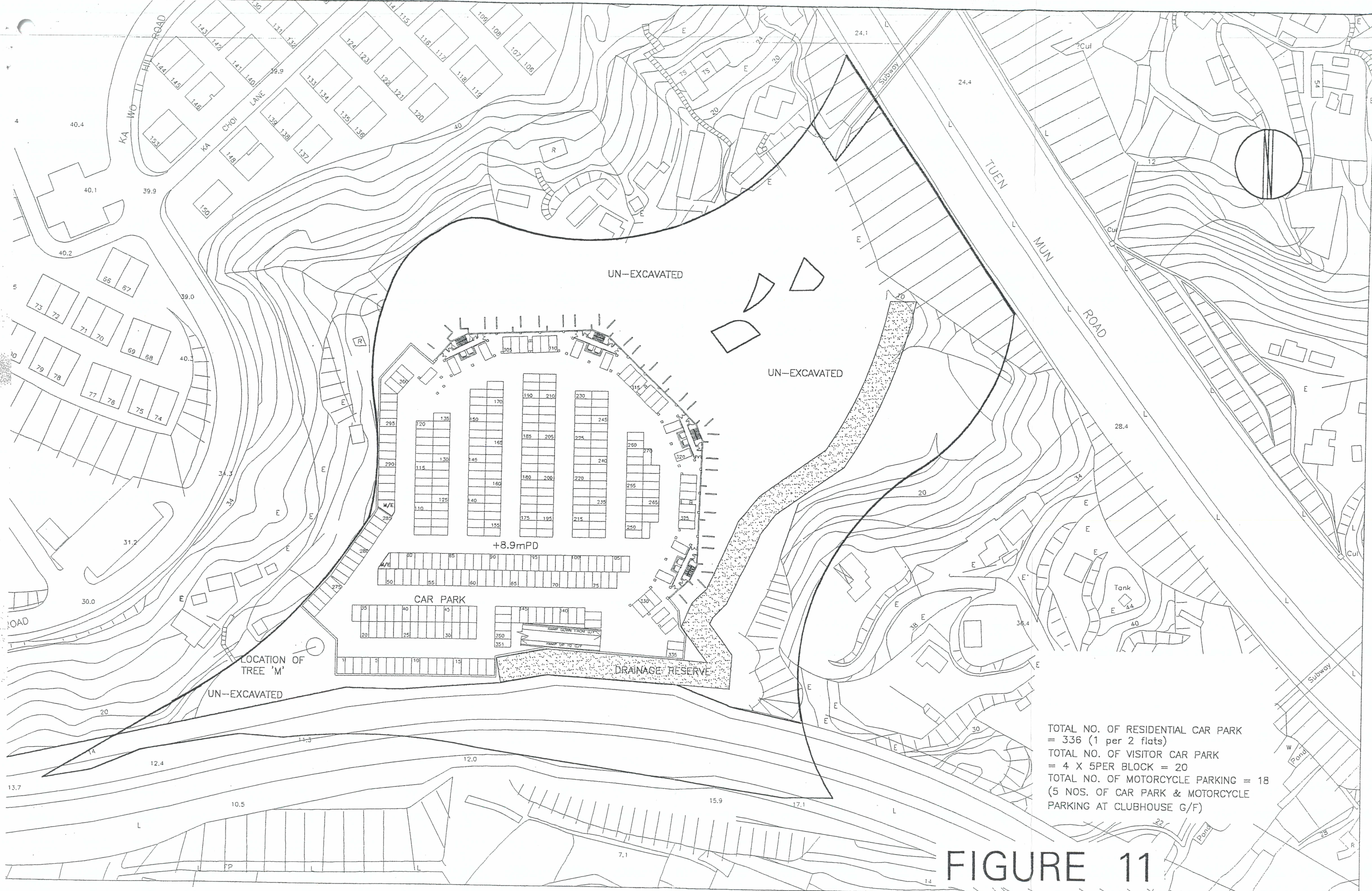


FIGURE 10

SECTION B-B

SIU SAU TSUEN, TUEN MUN
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT





TOTAL NO. OF RESIDENTIAL CAR PARK
 = 336 (1 per 2 flats)
 TOTAL NO. OF VISITOR CAR PARK
 = 4 X 5PER BLOCK = 20
 TOTAL NO. OF MOTORCYCLE PARKING = 18
 (5 NOS. OF CAR PARK & MOTORCYCLE
 PARKING AT CLUBHOUSE G/F)

FIGURE 11
 CAR PARK LAYOUT

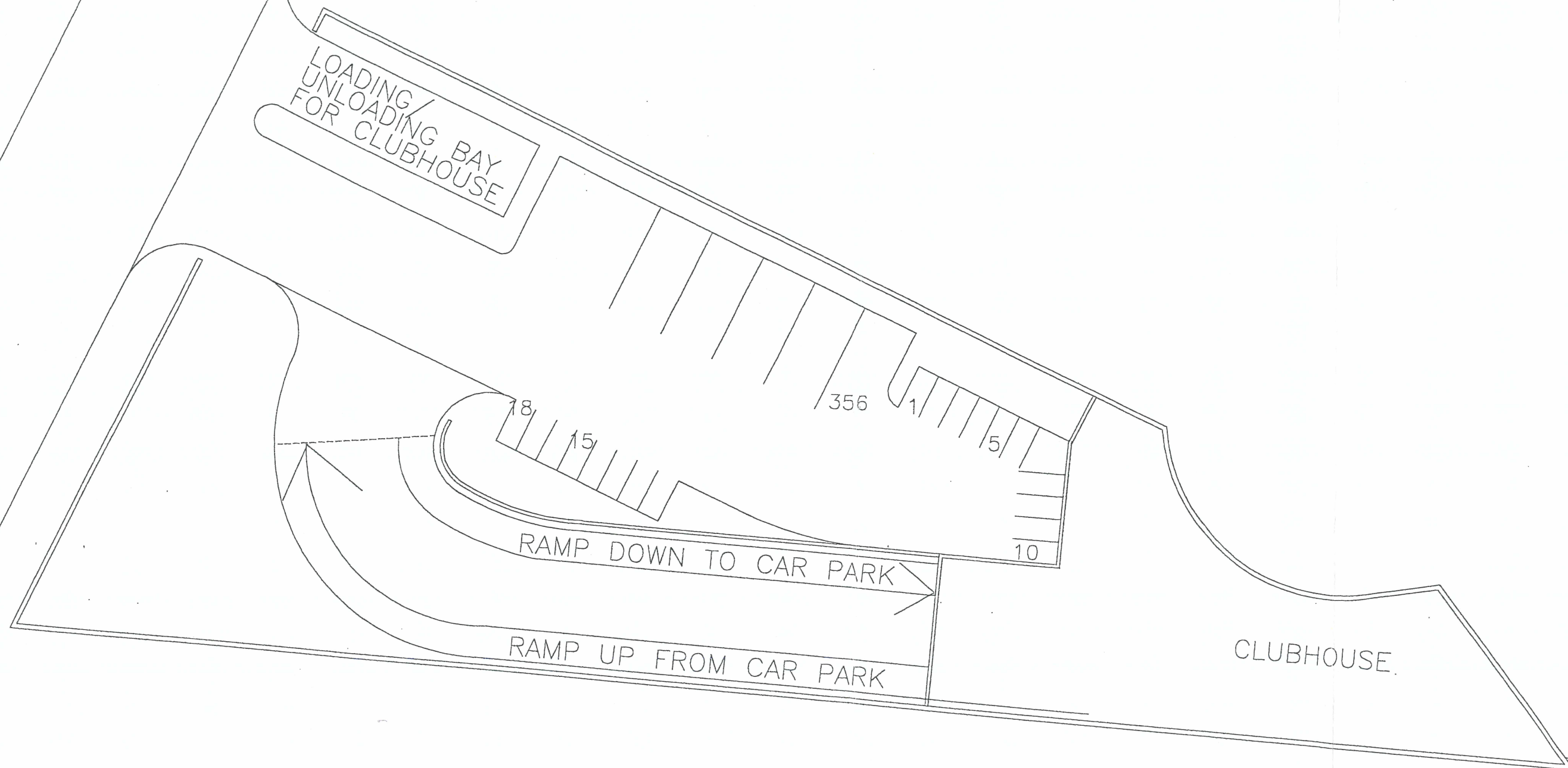
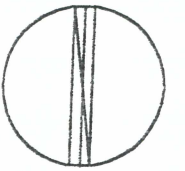


FIGURE 12

CLUBHOUSE G/F LAYOUT (SK-17A)

0 1 2 5 10

SIU SAU TSUEN, TUEN MUN
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT



Proposed Residential Development at Siu Sau, Tuen Mun, NT.

Figure 13
Landscape Master Plan