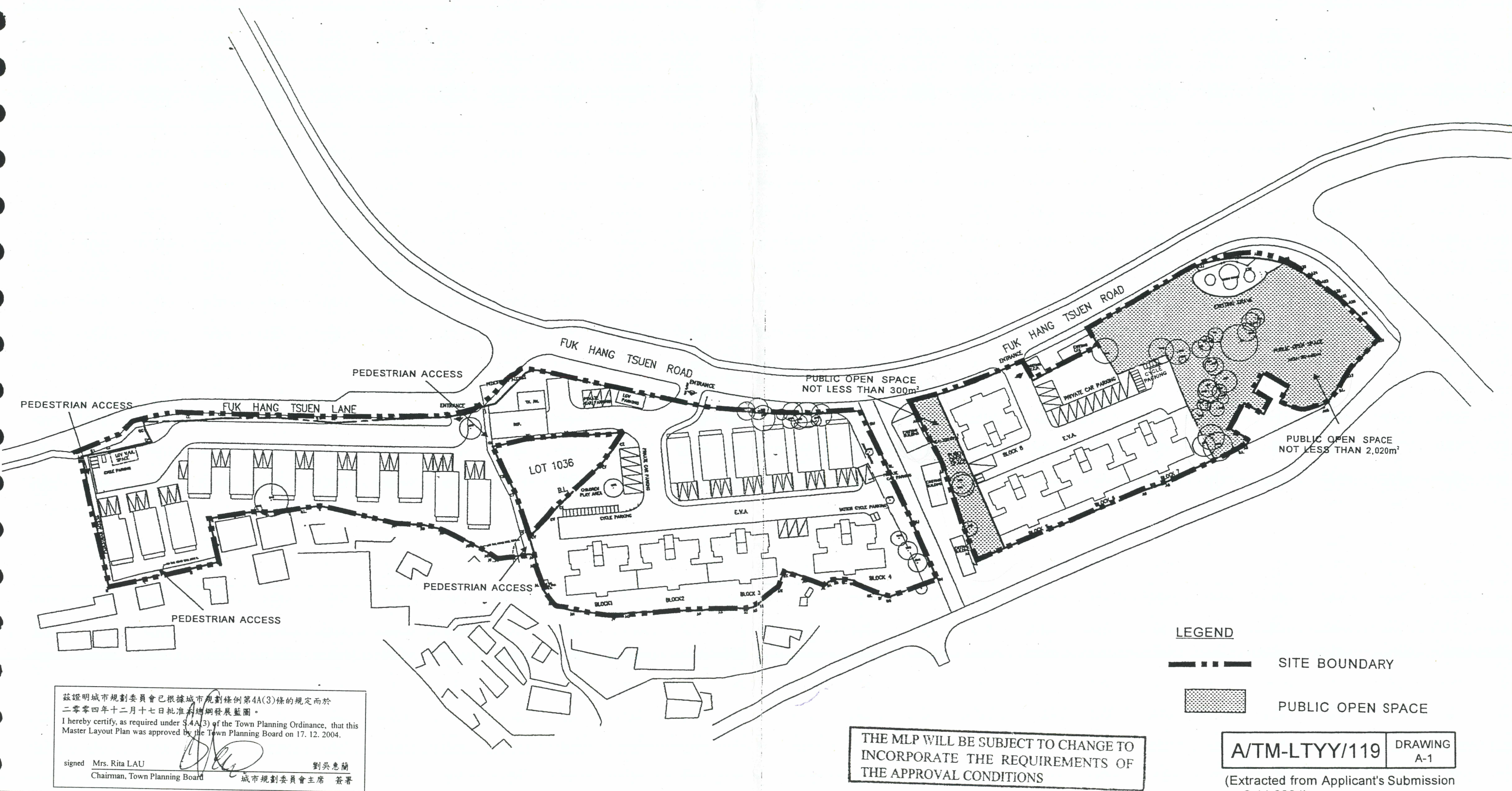


List of Approval Conditions

Application No. A/TM-LTYT/119

- Application Site : Lots 837RP, 839, 841, 1035RP, 1037RP and 2527RP(Part) and Adjoining Government Land in DD 130, Lam Tei, Tuen Mun
- Subject of Application : Proposed Comprehensive Residential Development (Amendments to a Development Scheme Previously Approved under Application No. A/TM-LTYT/109)
- Date of Approval : 17.12.2004
- Approval Conditions :
- (a) the submission and implementation of a revised MLP to take into account conditions (b), (c), (f), (g) and (h) below to the satisfaction of the Director of Planning or of the Town Planning Board;
  - (b) the submission and implementation of Master Landscape Plan including a tree preservation scheme to the satisfaction of the Director of Planning or of the Town Planning Board;
  - (c) the provision of vehicular and pedestrian access to the site as well as parking and loading/unloading spaces to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (d) the submission of a drainage impact assessment and the provision of drainage facilities and flood mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
  - (e) the provision of sewage disposal facilities to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
  - (f) the provision of emergency vehicular access, water supplies for fire fighting and fire service installations for the proposed development to the satisfaction of the Director of Fire Services or of the Town Planning Board;
  - (g) the provision of a public open space as proposed by the applicant to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;
  - (h) the provision of pedestrian access to Lot No. 1036 in DD 130 to the satisfaction of the Director of Lands or of the Town Planning Board; and
  - (i) the permission shall cease to have effect on 17.12.2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



LEGEND

--- SITE BOUNDARY

PUBLIC OPEN SPACE

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

A/TM-LTYT/119 DRAWING A-1

(Extracted from Applicant's Submission on 2.11.2004)

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Date	Rev.	Description	Initial	Date	Rev.	Description	Initial

PROJECT PROPOSED RESIDENTIAL DEVELOPMENT ON D.D.130 & ADJOINING GOV'T LAND AT (SITE 2) FUK HANG TSUEN ROAD, LAM TEI, TUEN MUN, N.T.

DRAWING TITLE

**REVISED MASTER LAYOUT PLAN**

Dwg no. **FIGURE 2**

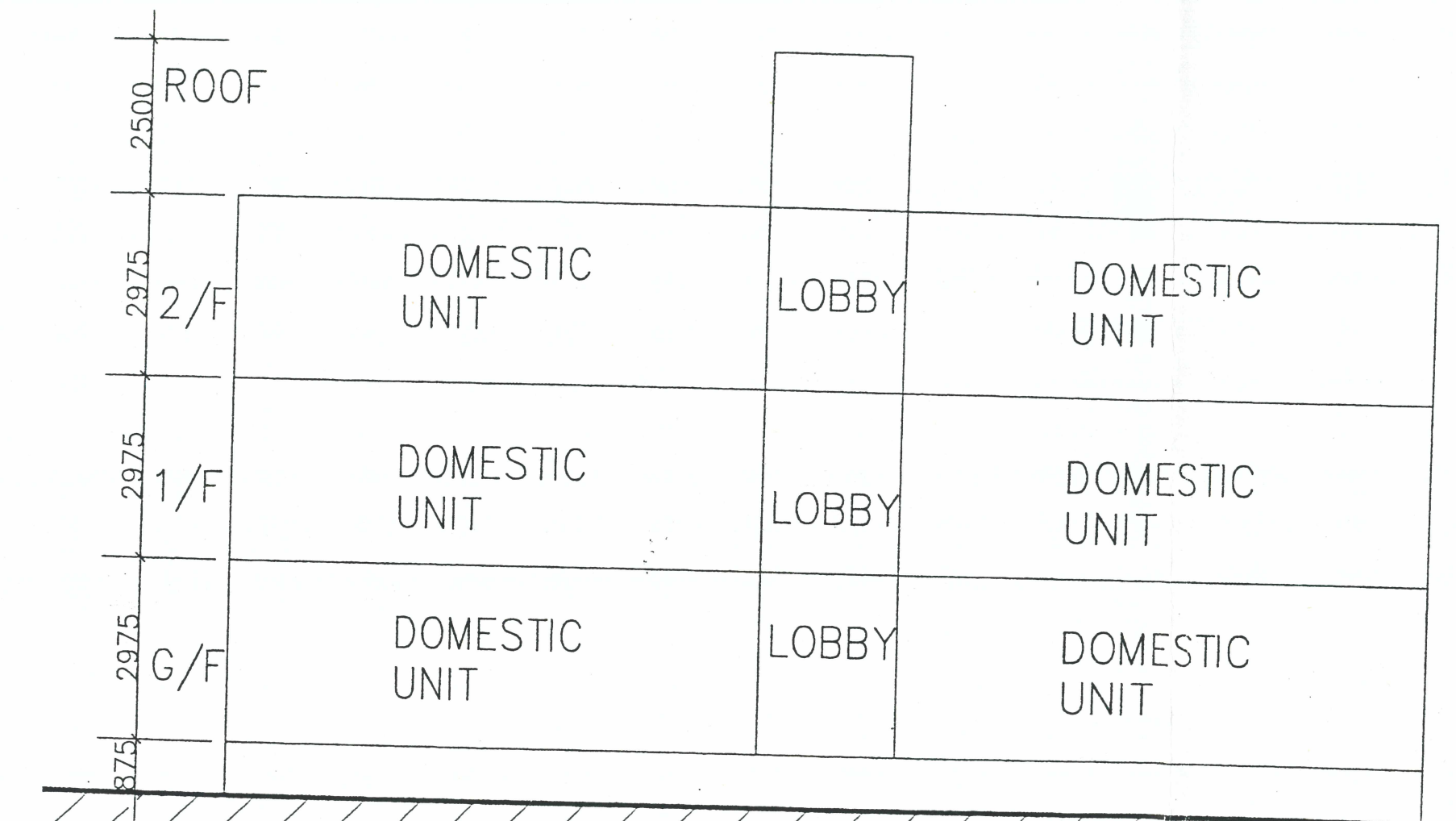
Approved MC

Scale 1:1000 Job no. 980605

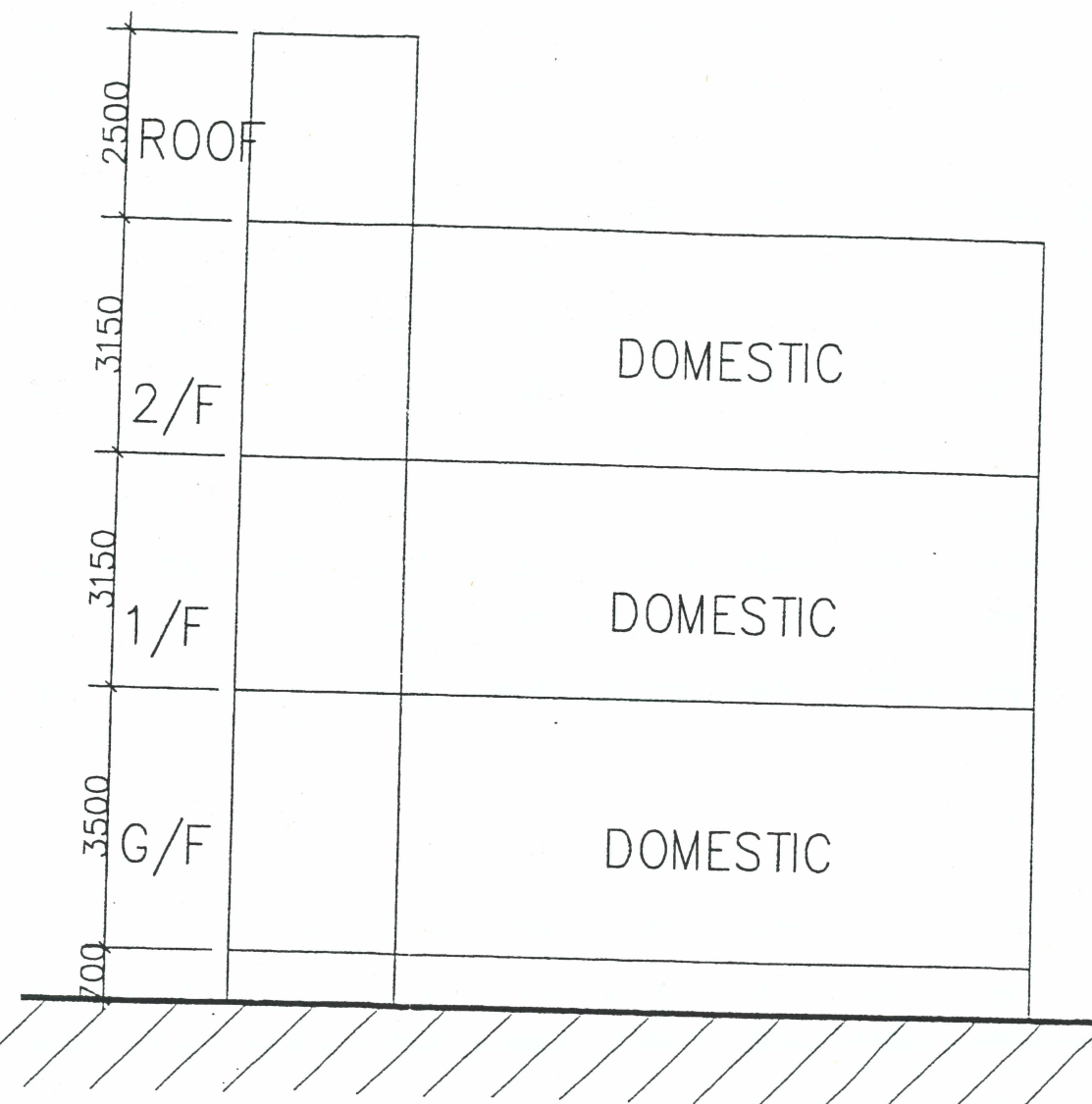
Drawn MT Checked DW

Rev. - Date NOV-04





APARTMENT



INDEPENDENT  
HOUSE

**Schedule of Accommodation for the proposed development scheme under**  
**Application No. A/TM-LTYT/119**

<b>Development Parameters</b>	<b>Application No. A/TM-LTYT/119</b>
<b>Site Area</b>	Approx. 13,765m <sup>2</sup>
<b>Domestic GFA</b>	7,433m <sup>2</sup>
<b>Domestic Plot Ratio</b>	0.54
<b>Domestic Site Coverage</b>	18%
<b>Number of Blocks</b>	Apartment: 8 House: 17 Total: 25
<b>Number of Storeys</b>	Apartment: 3 storeys including G/F entrance lobby House: 3 storeys
<b>Number of Flats</b>	Apartment: 96 House: 17 Total: 113
<b>Average Flat Size</b>	Apartment: 43m <sup>2</sup> House: 195m <sup>2</sup> Overall: 66m <sup>2</sup>
<b>Design Population</b>	326
<b>Car Parking Spaces</b>	56 spaces (46 residents' + 10 visitors')
<b>Motorcycle Parking Spaces</b>	5 spaces
<b>Bicycle Parking Spaces</b>	30 spaces
<b>Loading/ Unloading Bays</b>	4 LGV spaces
<b>Public Open Space</b>	Not less than 2,320m <sup>2</sup>
<b>Master Layout Plan</b>	See Drawing A-1