

List of Approval Conditions

Application No. A/TM-LTYT/249

- Application Site : Lots 837 RP, 839 S.A, 841, 1035 RP, 1037 RP, 2527 S.E and 2527 S.F in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun
- Subject of Application : Proposed Comprehensive Development (Flat, House, Village Office and Public Open Space) in "Comprehensive Development Area" and "Green Belt" zones
- Date of Approval : 19.7.2013 and 11.4.2014 (amend approval condition(g))
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b), (c), (e), (f), (g), (h) and (i) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the submission and implementation of Landscape Master Plan including tree preservation scheme to the satisfaction of the Director of Planning or of the TPB;
 - (c) the design and provision of vehicular and pedestrian access to the site, run-ins (including location of gate houses and drop bars, if any) and parking and loading/unloading spaces to the satisfaction of the Commissioner for Transport or of the TPB;
 - (d) the submission of 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 TPB;
 - (e) 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 TPB;
 - (f) the provision of public open space, as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
 - (g) the provision of vehicular and/or pedestrian access to Lot 1036 in D.D. 130 to the satisfaction of the Director of Lands or of the TPB;
 - (h) the submission of safety evaluation/risk assessment related to a high pressure gas pipeline in the vicinity and implementation of the mitigation measures identified therein to the satisfaction of the Director of Electrical and Mechanical Services or of the TPB; and
 - (i) the setting back of the site boundary along Fuk Hang Tsuen Road for future road widening to the satisfaction of the Director of Civil Engineering and Development or of the TPB.

Major Development Parameters	Application No. A/TM-LTY/249
Gross Site Area (about)	15,300m ²
Development Site Area (about)	15,000m ²
Maximum Plot Ratio	0.54
Maximum Gross Floor Area (GFA)	8,100m ²
<ul style="list-style-type: none"> ● Residential ● Village Office 	7,969.94m ² 130.06m ²
Site Coverage (maximum)	30%
No. of Residential Blocks	14
Maximum No. of Storeys	2 to 6 storeys <ul style="list-style-type: none"> ● Types 1A and 1B Blocks: six ● Type 2 Blocks: three ● Types 3 and 4 Blocks: two
No. of Units	115
Housing Mix	Flat: 114 House: 1
Average Flat Size	69.3m ²
Design Population (persons)	332
Village Office	
No. of Blocks	1
No. of Storeys	2
No. of Car Parking Spaces	43
<ul style="list-style-type: none"> ● For residents ● For visitor 	35 8
No. of Motorcycle Parking Spaces	4
No. of Bicycle Parking Spaces	5
No. of Loading/ Unloading (L/UL) Bays	3
Open Space	
<ul style="list-style-type: none"> ● Public ● Private 	<ul style="list-style-type: none"> ● Not less than 2,320m² ● Not less than 3,480m²

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一三年七月十九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 19.7.2013.

signed Michael WONG

黃偉倫

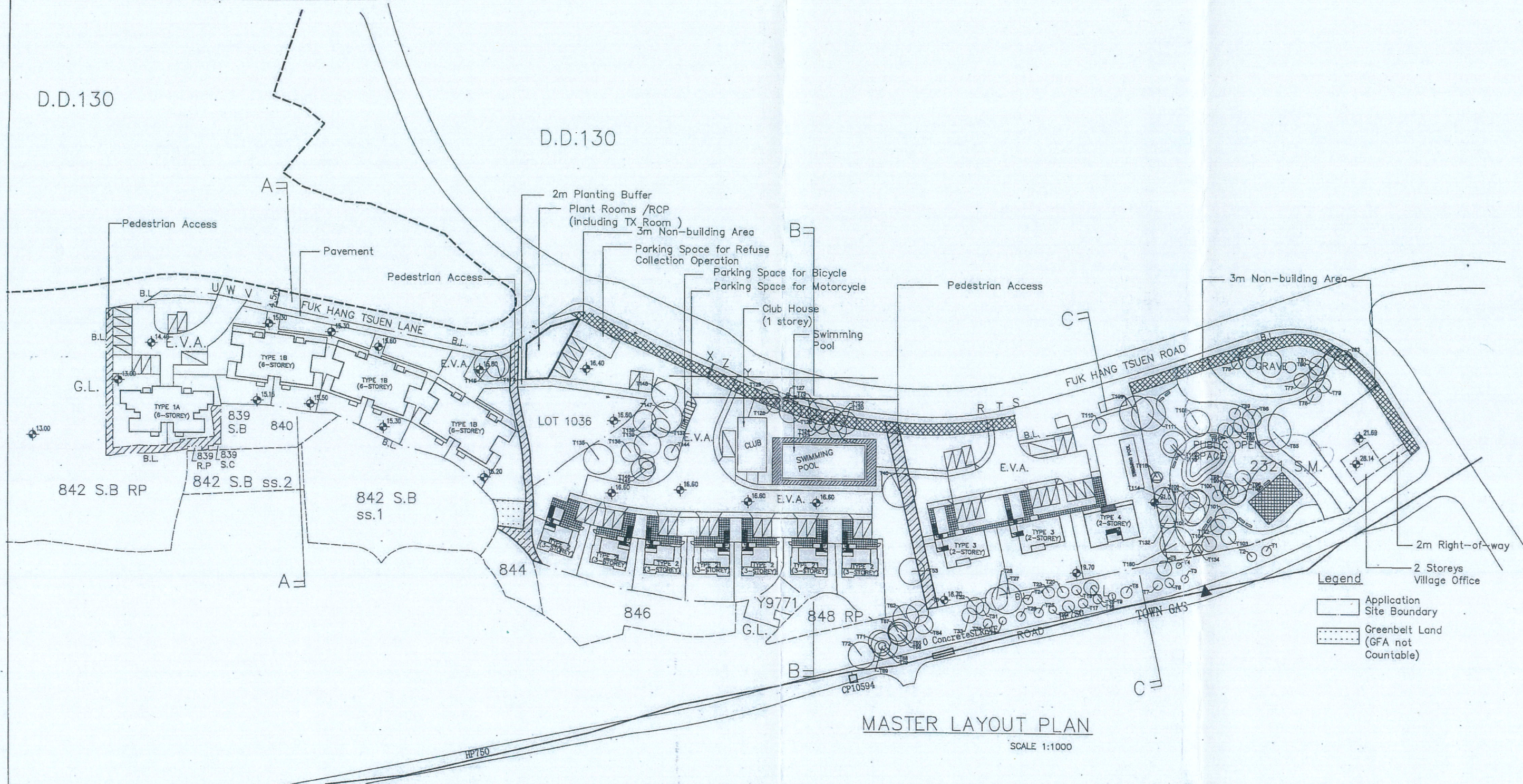
Chairman, Town Planning Board

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

D.D.130

D.D.130



MASTER LAYOUT PLAN

SCALE 1:1000

Legend

- Application Site Boundary
- Greenbelt Land (GFA not Countable)

2m Right-of-way
2 Storeys Village Office

mcaal

總區文建策師事務所

ROOM 2803, 28/F, 148 ELECTRIC ROAD, NORTH POINT, HONG KONG.

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Date	Rev.	Description	Intal	Date	Rev.	Description	Intal
23.03.05	-	GEN REV.	QING				
31.03.05	A	GEN REV.	QING				

PROJECT PROPOSED RESIDENTIAL DEVELOPMENT ON
D.D.130 & ADJOINING GOVT LAND AT
(SITE 2) FUK HANG TSUEN ROAD, LAM TEI,
TUEN MUN, N.T.

DRAWING TITLE

MASTER LAYOUT PLAN

Dwg no. SK-1A

Approved BC

Scale 1:1000

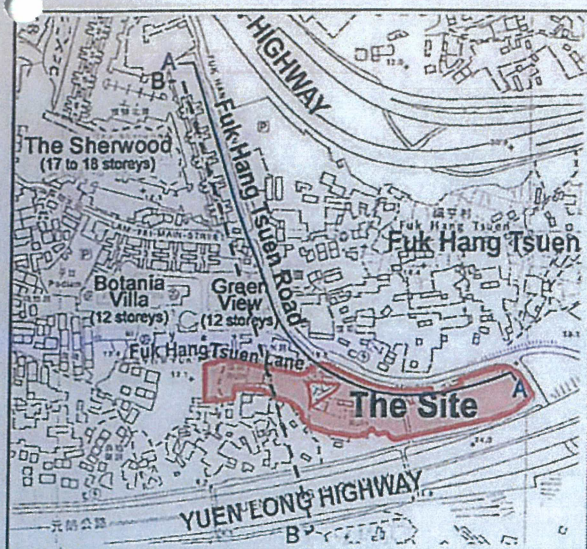
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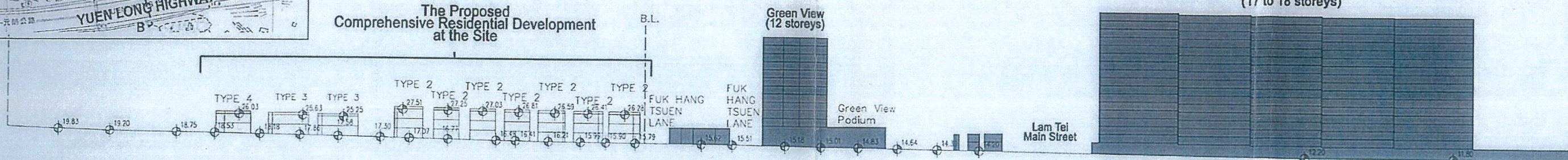
Checked CS

Rev. -

Date 27MAY2013



The Proposed Comprehensive Residential Development at the Site

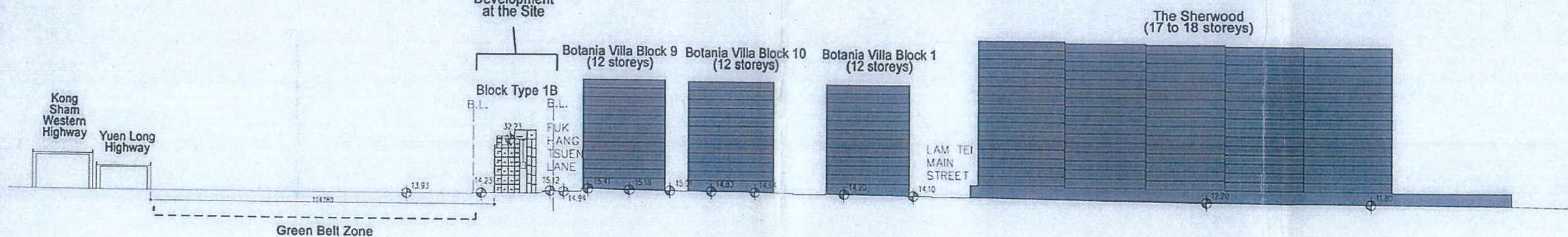


ELEVATION A-A

ELEVATION

SCALE 1:1500

The Proposed Comprehensive Residential Development at the Site



SECTION B-B

CROSS SECTION

SCALE 1:1500

KTA

Kenneth To & Associates Ltd.
Town Planning and Development Consultants

Elevation and Section of the Current Scheme

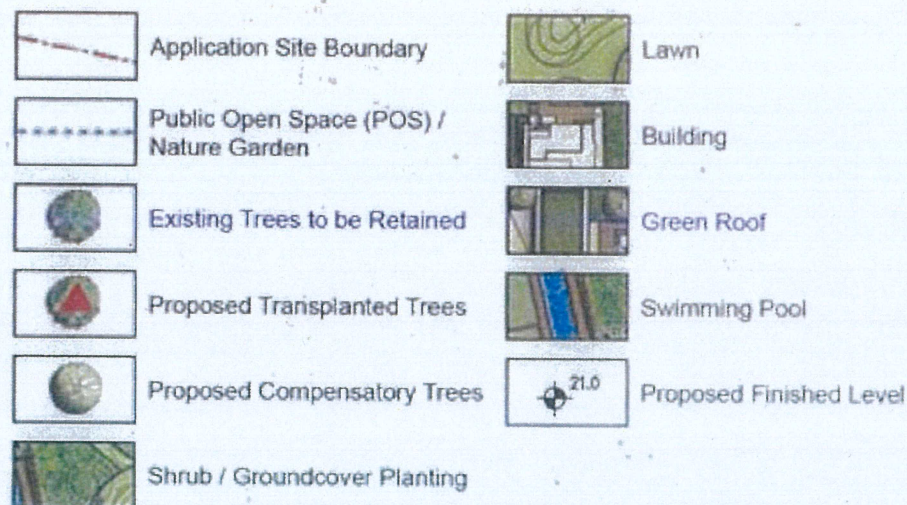
Proposed Comprehensive Residential Development (Amendments to a Development Scheme Previously Approved under Application No. A/TM-LTYY/158)

Figure 11

Not to Scale

Date: 26 Oct 2012

LEGEND



- 1 Village Office associated with a multi-functional square for occasional gathering and events.
- 2 Proposed preserved trees and buffer planting for Village Office and Graves
- 3 Nature Garden is designed with preserved and new tree and shrub planting, lawn framing spaces for passive recreation purposes, creating a naturalistic environment and fitting into adjacent rural and residential landscapes for the enjoyment of general public.
- 4 Children Play Area
- 5 Tai-chi Lawn
- 6 Elderly Fitness Path
- 7 Water Garden is designed with water feature and scented plants creating a tranquil environment. Tree planting at the periphery of the site enhanced streetscape of Fuk Hang Tsuen Road.
- 8 Poolside Planting
- 9 Roadside Planting enhanced streetscape of Fuk Hang Tsuen Road
- 10 Greening on the roof of Club House, plant and utilities rooms creates visual amenity for neighborhood residents living at elevated floors.

- 11 Pedestrian Access maintained for connection from Fuk Hang Tsuen Road to villages to the south and west of the Application Site.
- 12 Retention of tree cluster and buffer planting forms a landscape vista for residential development and buffer planting to Lot 1036.
- 13 Landscaped Entrance Courtyards creates an entrance threshold for this residential development. It also enhanced the streetscape of Fuk Hang Tsuen Lane.
- 14 Indicative layout of private gardens demonstrates a potential landscape/planting design with a combination of exterior platforms, wood deck, amenity pools, lawn and shrub planting fitting into the overall landscape design framework for the development. It should be noted that the design is subject to change according to expectation of future individual house owners.
- 15 Retention of Roadside Trees and Vegetation
- 16 Landscaped Front Courts to individual houses designed with ornamental tree and shrub planting creates entrance threshold for the house development as well as soften the functional appearance of internal road/EVA



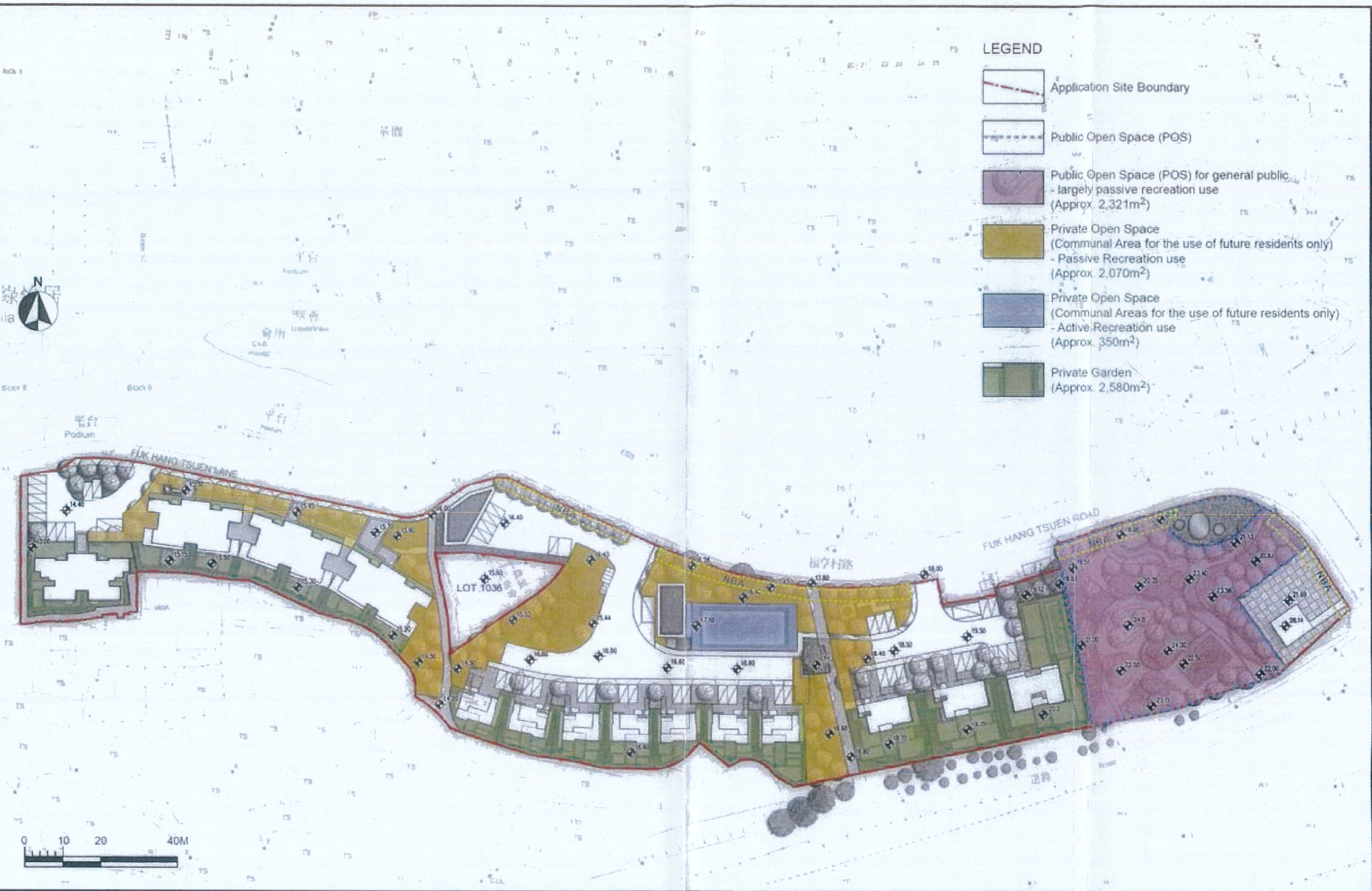
Proposed Residential Development on D.D. 130 & Adjoining Government land at (Site 2)
Fuk Hang Tsuen Road, Lam Tei, Tuen Mun, N.T.

Landscape Master Plan

SCALE	AS SHOWN	DATE	MAY 2013
CHECKED	ELK	DRAWN	ELK
FIGURE NO	FIGURE 2.0		REV

ADI LIMITED
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WWW.ADI.COM.HK

ADI



SCALE	AS SHOWN	DATE	MAY 2013
CHECKED	ELK	DRAWN	EIK
FIGURE NO	FIGURE 5.0		REV

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
TOP SECRETARY'S OFFICE, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ADI