

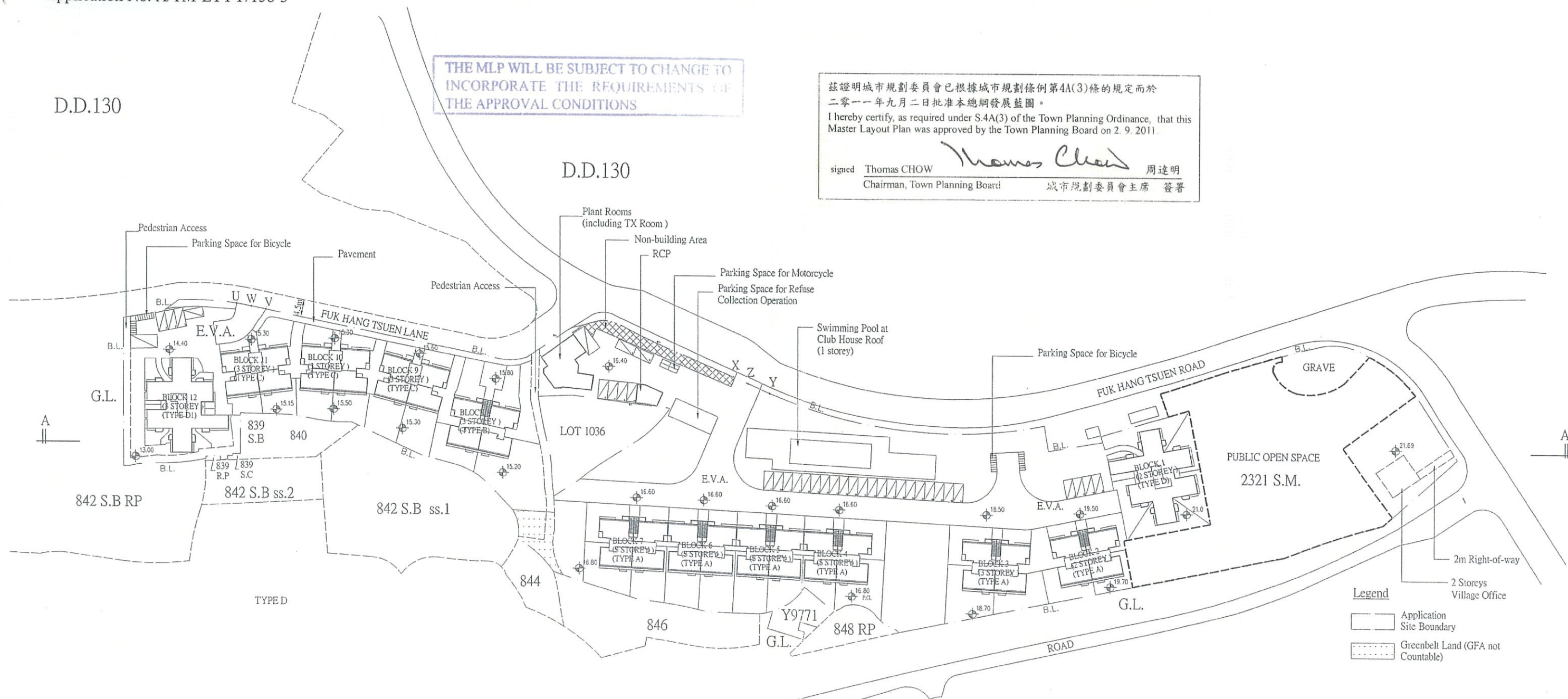
D.D.130

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

D.D.130

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  
二零一一年九月二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 2.9.2011.

signed Thomas CHOW *Thomas Chow* 周達明  
Chairman, Town Planning Board 城市規劃委員會主席 簽署

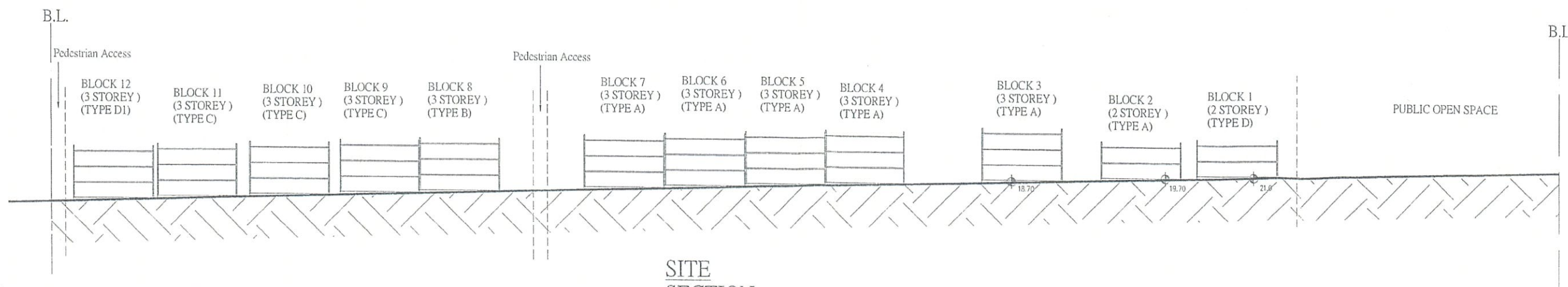


# MASTER LAYOUT PLAN

SCALE 1:1000

## Legend

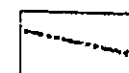
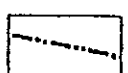



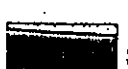

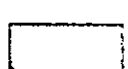
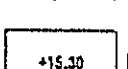


- Application Site Boundary
- Greenbelt Land (GFA not Countable)



## SITE SECTION

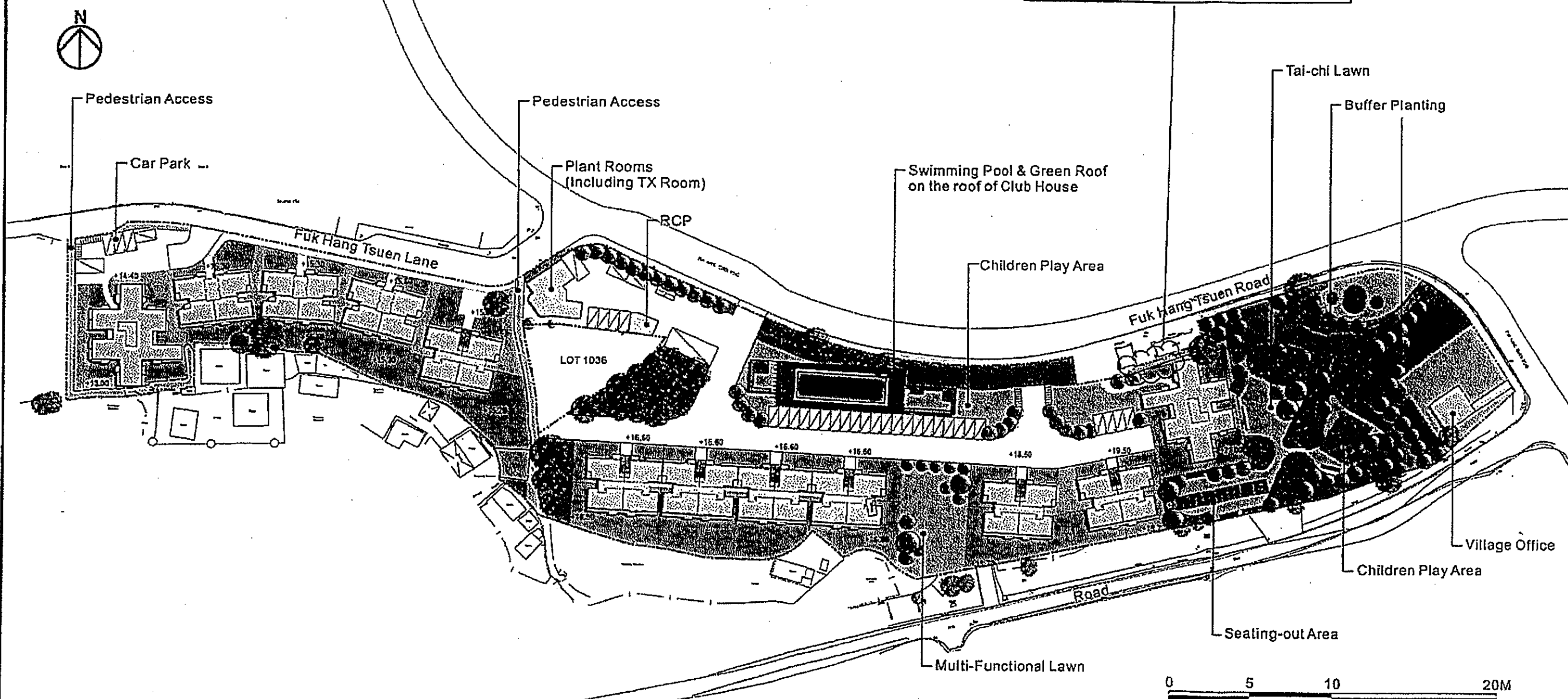
SCALE 1:1000

# LEGEND

- |   |  |   |
|---|--|---|
|  Application Site Boundary                     |  Public Open Space (POS)/ Nature Garden |  Green Roof              |
|  Existing Trees to be Retained (Total 60 Nos.) |  Shrub/ Groundcover Planting            |  Swimming Pool           |
|  Proposed Transplanted Trees (Total 21 Nos.)   |  Lawn                                   |  Proposed Finished Level |
|  Proposed Compensatory Trees (Total 96 Nos.)   |  Building                               |   |



More buffer planting will be provided.

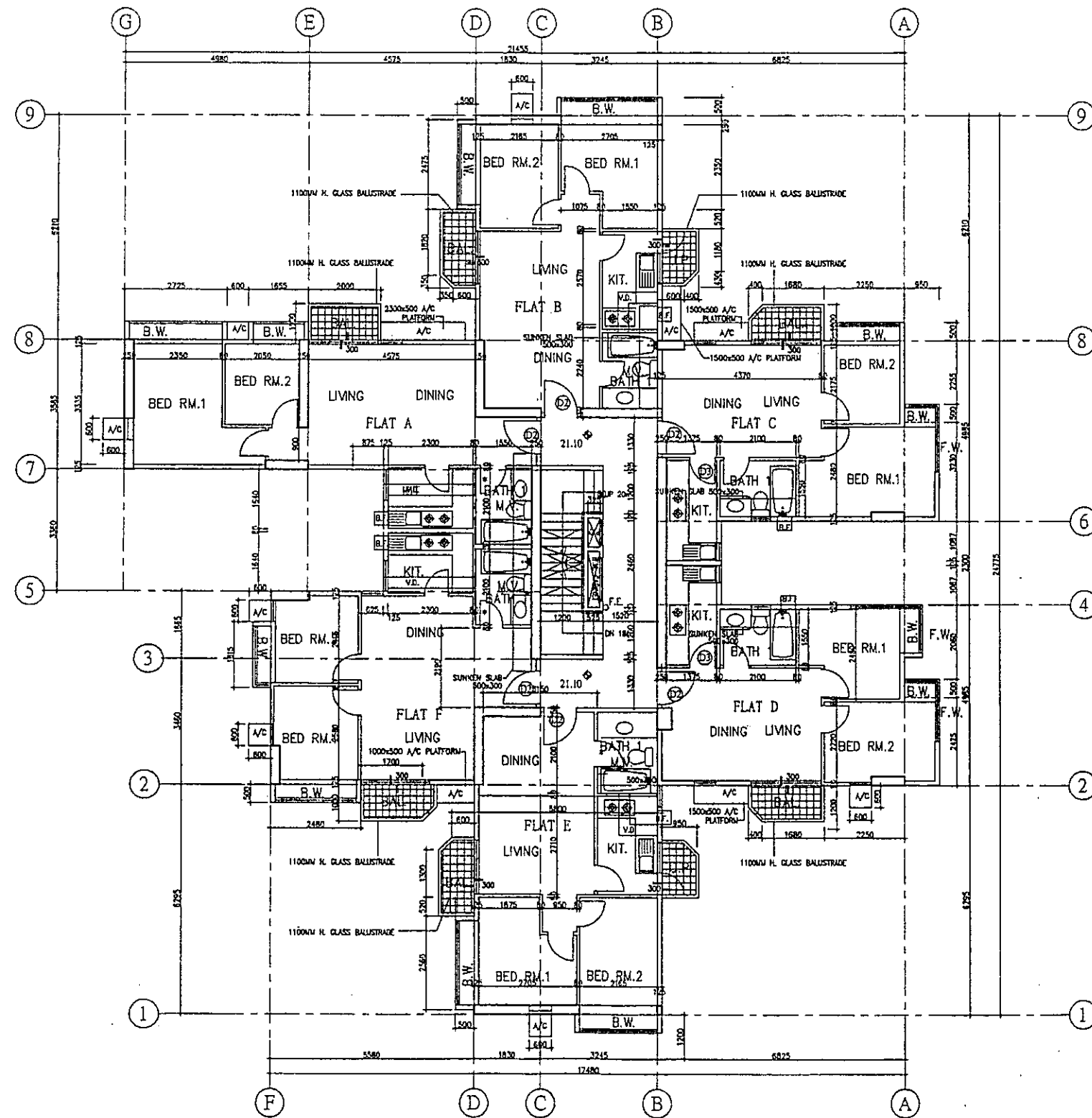


Porposed Comprehensive Residential Development at  
Various Lots and Adjoining Government Land In D.D.130, Lam Tei (Site 2), Tuen Mun  
Landscape Master Plan

SCALE	As Shown	DATE	16 JUNE 2011
CHECKED	CJF	DRAWN	EIK
FIGURE NO.	Figure 2		
		REV	



ADI LISTED  
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
10/F BANGKOK BANK BUILDING, 14 BORNHAY STREET WEST, HONG KONG  
TELEPHONE (852) 2500 1600 (AGGREGATE) 2500 1600  
2500 1600 (AGGREGATE) 2500 1600  
2500 1600 (AGGREGATE) 2500 1600  
2500 1600 (AGGREGATE) 2500 1600

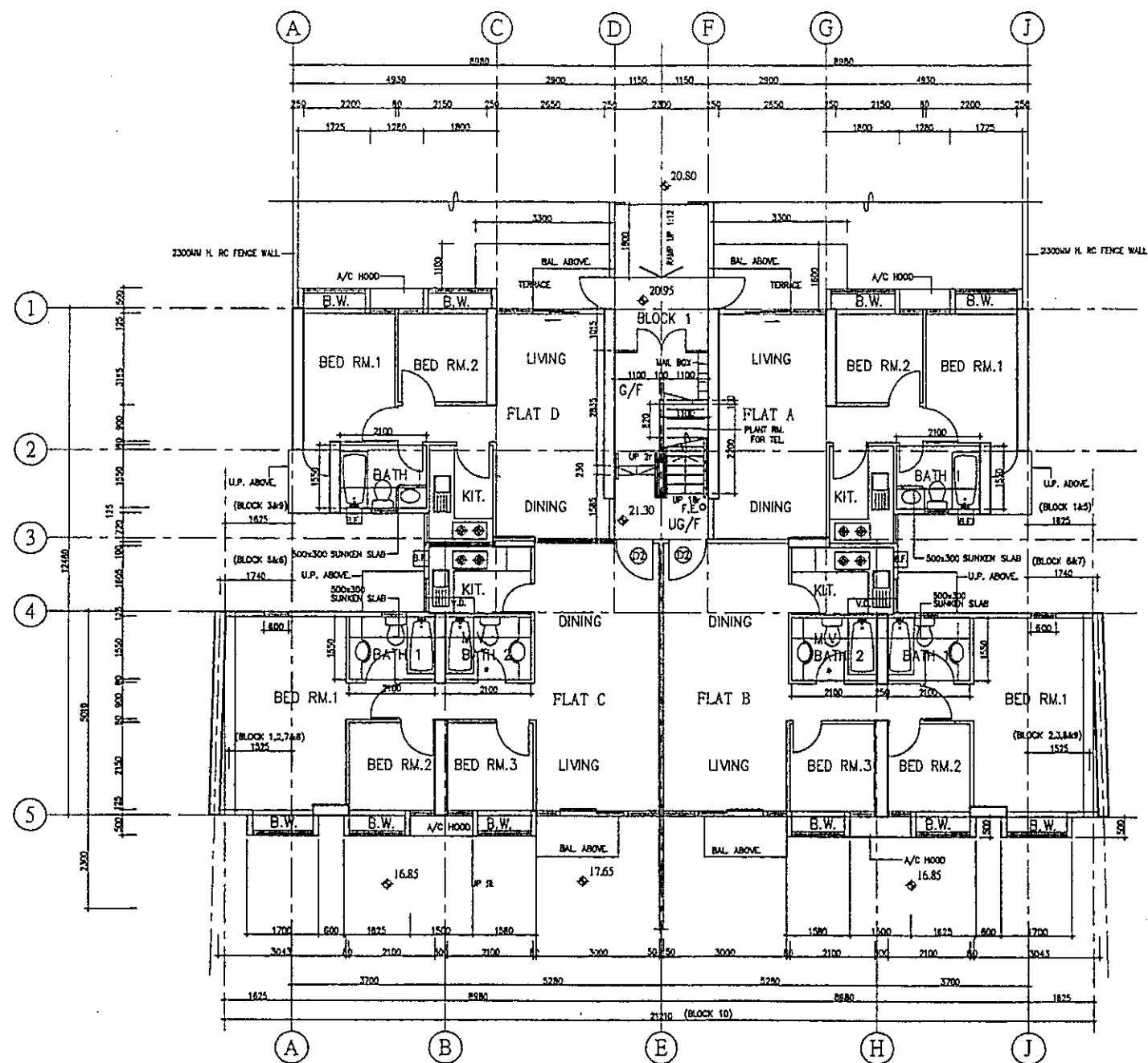


TYPICAL FLOOR PLAN  
BLOCK 1  
TYPE D

SCALE 1:150

LEGEND:

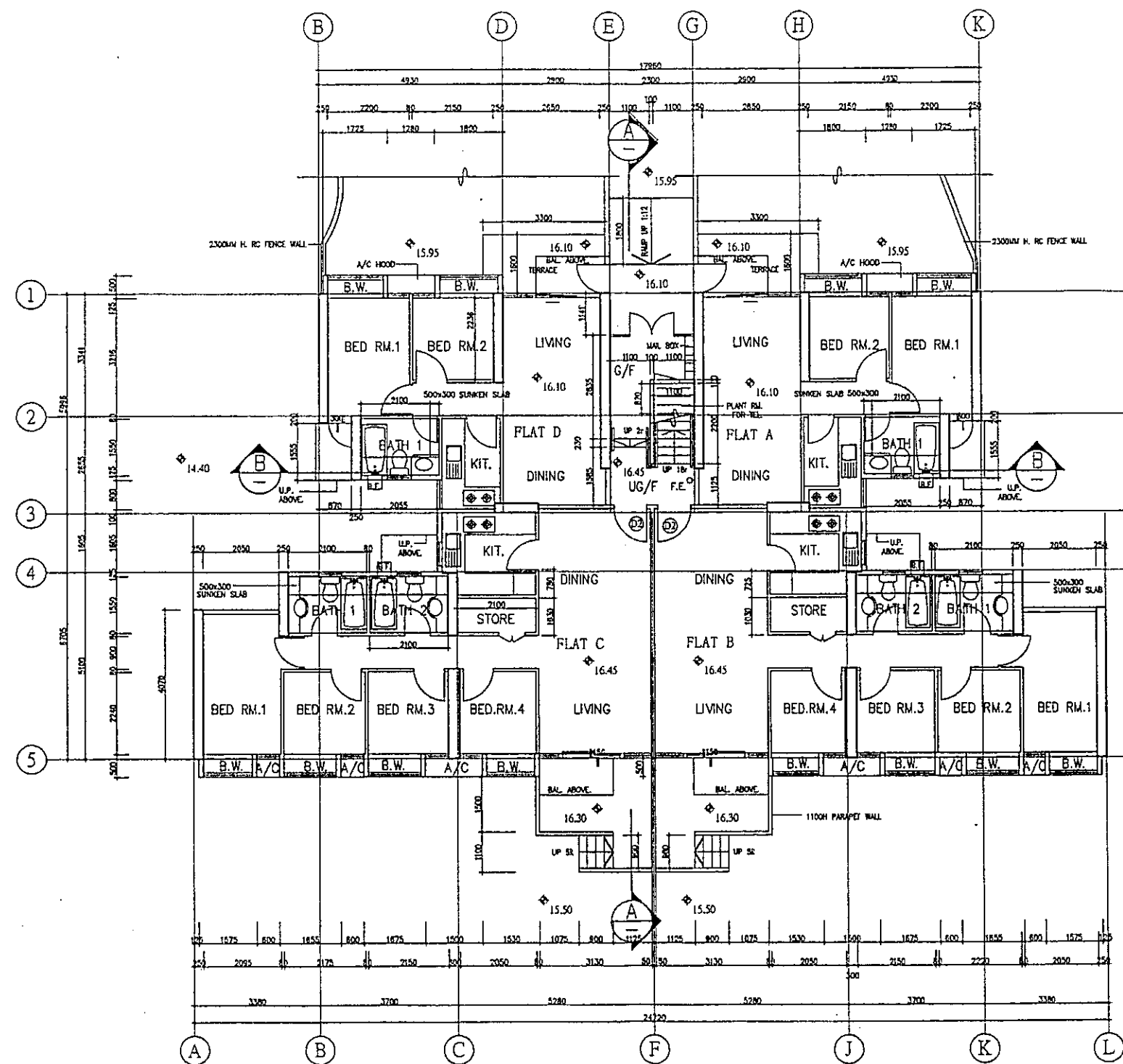
B.W. BAY WINDOW  
F.W. FIX. WINDOW



GROUND & UPPER GROUND FLOOR PLAN  
 BLOCK 2 - BLOCK 7  
 TYPE A

SCALE 1:150

LEGEND:  
 B.W. BAY WINDOW  
 F.W. FIX. WINDOW



# GROUND & UPPER GROUND FLOOR PLAN

BLOCK 8

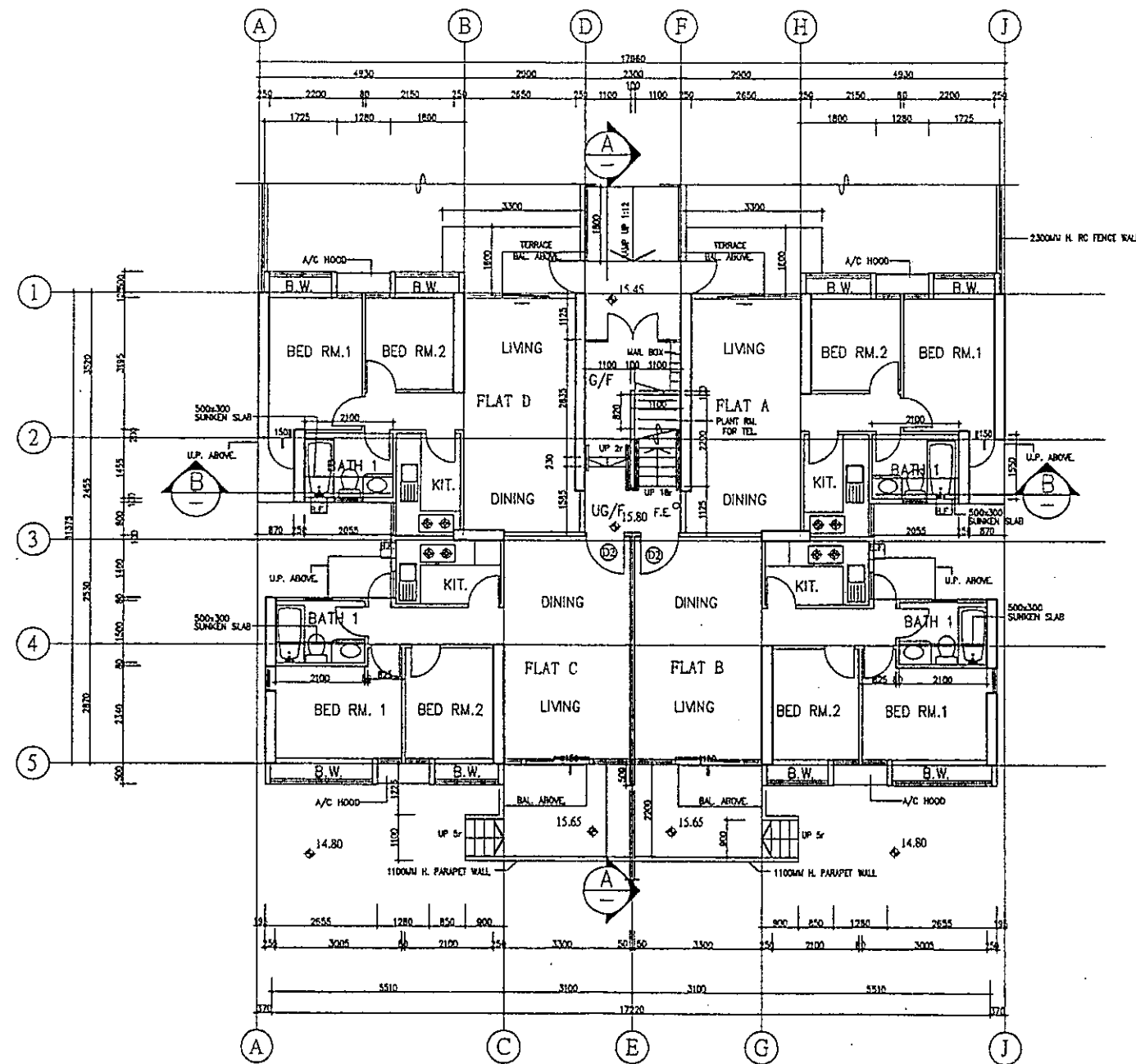
TYPE B

SCALE 1:150

## LEGEND:

B.W. BAY WINDOW  
F.W. FIX. WINDOW

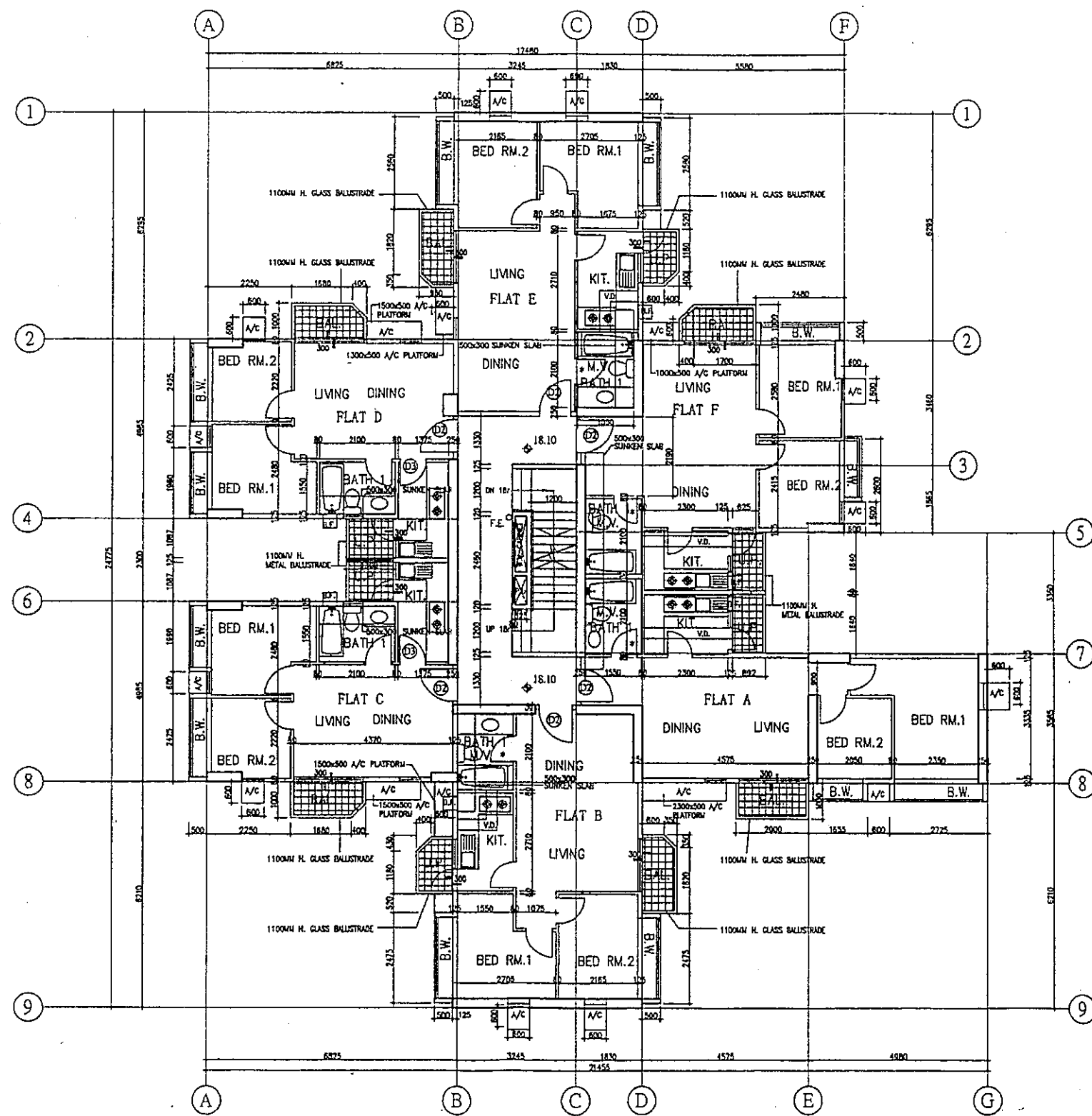




GROUND & UPPER GROUND FLOOR PLAN  
BLOCK 9 - BLOCK 11  
TYPE C

SCALE 1:150

LEGEND:  
B.W. BAY WINDOW  
F.W. FIX. WINDOW



1/F PLAN  
BLOCK 12  
TYPE D1

SCALE 1:150

LEGEND:  
B.W. BAY WINDOW  
F.W. FIX. WINDOW

Development Parameters	Proposed Scheme (Application No. A/TM-LTTY/158-3)
<b>GENERAL</b>	
Site Area	15,300m <sup>2</sup> (approx)
Development Site Area	15,150m <sup>2</sup> (approx)
Total Plot Ratio	0.54
Total Gross Floor Area (GFA) *	8,181m <sup>2</sup>
- residential	8,050.94m <sup>2</sup>
- village office	130.06m <sup>2</sup>
Site Coverage	Not more than 30%
<b>RESIDENTIAL DEVELOPMENT</b>	
No. of Residential Blocks	12
No. of Residential Storeys	Blocks 1 and 2: two Blocks 3 to 12: three
No. of Units	146
Average Flat Size	55.14m <sup>2</sup>
Design Population	421
<b>ANCILLARY &amp; PUBLIC FACILITIES</b>	
Village Office Relocation	
- No. of Blocks	1
- No of Storeys	2
Club House #	402.547m <sup>2</sup>
Car Parking Spaces	35
- for residents	25
- for visitors	10
Motorcycle Parking Space	4
Bicycle Parking Space	30
Loading/Unloading Bays	2
Open Space	Not less than 5,800m <sup>2</sup>
- public	Not less than 2,320m <sup>2</sup>
- private	Not less than 3,480m <sup>2</sup>

\* Only the area within the "CDA" zone is taken for GFA calculation.

# Not more than 5% of the total domestic GFA.



## List of Approval Conditions

### Application No. A/TM-LTYT/158-3

- 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 (Lots 2527 S.E and 2527 S.F are known as 2527 RP (Part) in previous applications)
- Subject of Application : Proposed Comprehensive Residential Development (Proposed Class B Amendments to Approved Master Layout Plan) in “Comprehensive Development Area” and “Green Belt” zones
- Date of Approval : 2.9.2011
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (b), (c), (e), (f) and (g) 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 a tree preservation scheme to the satisfaction of the Director of Planning or of the TPB;
  - (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 TPB;
  - (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 TPB;
  - (e) the submission of a detailed Archaeological Investigation to assess the archaeological impacts of the proposed works before any excavation works commenced and implementation of mitigation measures identified therein to the satisfaction of the Antiquities and Monuments Office, Leisure and Cultural Services Department or of the TPB;
  - (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 TPB;
  - (g) the provision of public open space, as proposed by the applicants, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB; and
  - (h) the provision of vehicular and pedestrian access to Lot 1036 in D.D. 130 to the satisfaction of the Director of Lands or of the TPB.