

List of Approval Conditions

Application No. A/TM-LTTY/101

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 an Approved Development Scheme) and Minor Relaxation of Statutory Building Height Restriction

Date of Approval : 27.9.2002

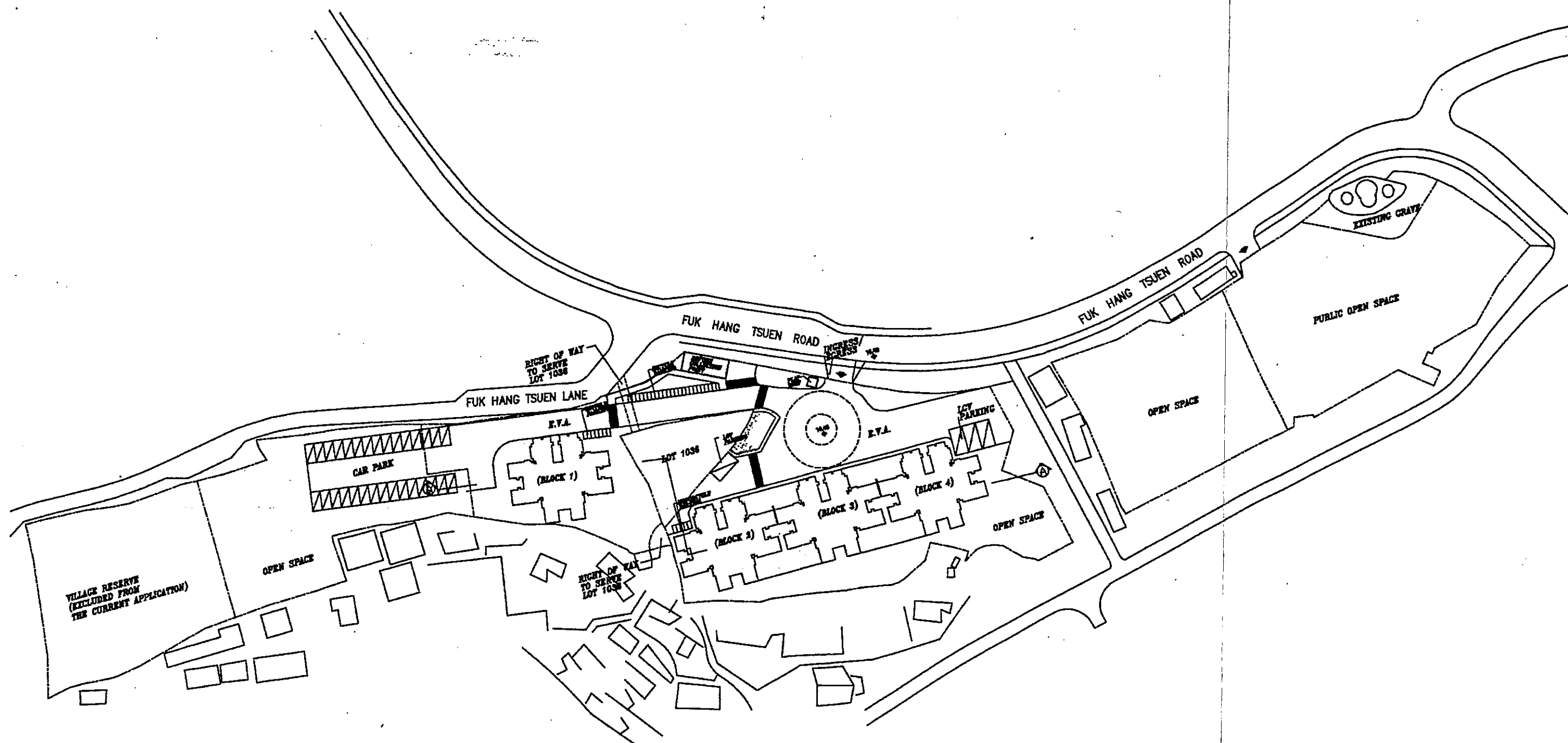
Approval Conditions :

- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (b), (c), (e), (g), (h) and (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 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 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 implementation of noise mitigation measures, as proposed in the environmental impact assessment submitted by the applicant, to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the provision of sewage disposal facilities to the satisfaction of the Director of Environmental Protection 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 vehicular and pedestrian access to Lot 1036 in DD 130 to the satisfaction of the Director of Lands or of the Town Planning Board;
- (i) the setting back of the application site to avoid encroaching onto the Deep Bay Link slip road diverging from the Yuen Long Highway to the satisfaction of the Director of Highways or of the Town Planning Board; and



- (j) the permission shall cease to have effect on 27.9.2006 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

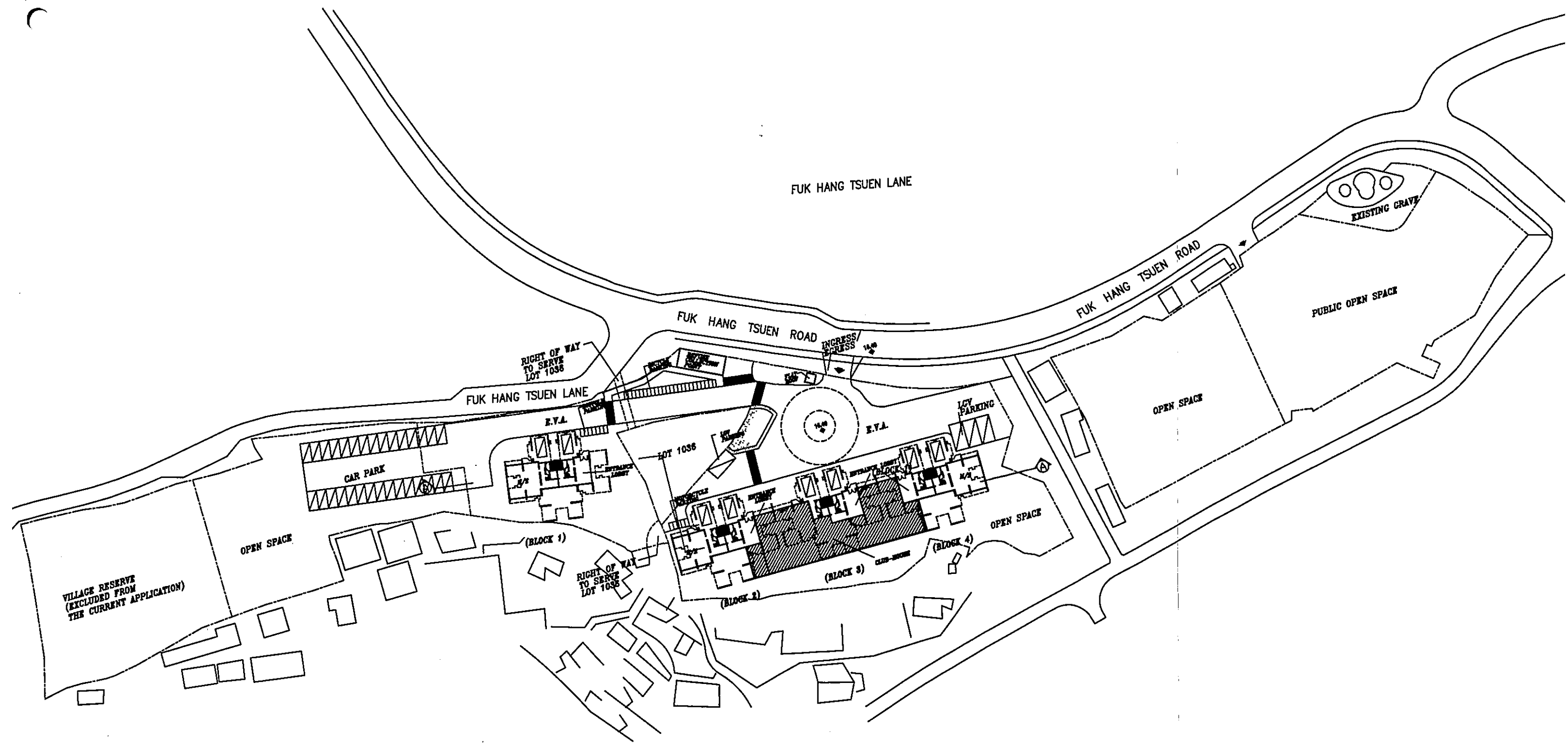
THE MLP WILL BE SUBJECT TO CHANGE TO
INCORPORATE THE REQUIREMENTS OF
THE APPROVAL CONDITIONS.



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
二零零二年九月二十七日批准本總綱發展藍圖。

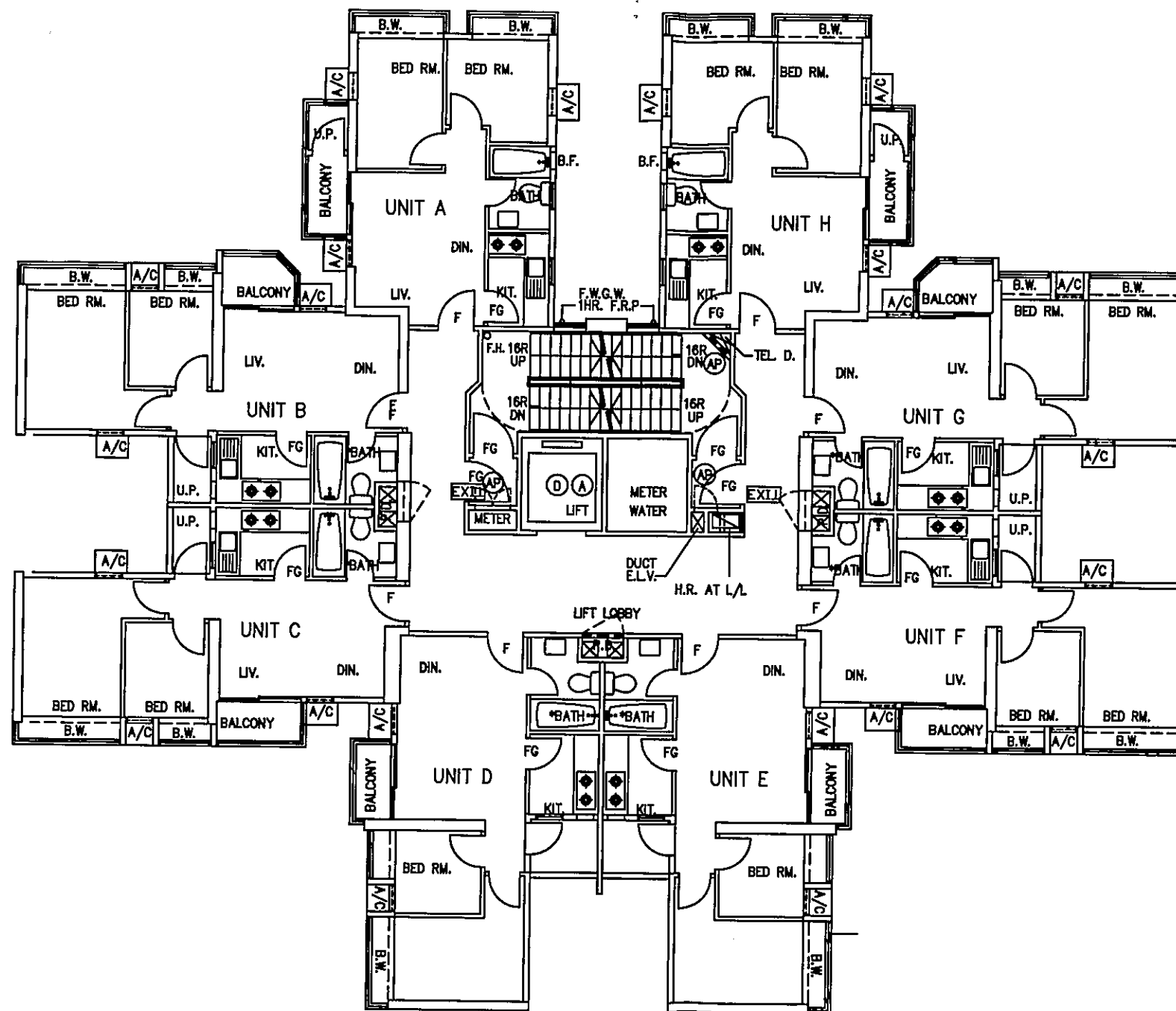
I hereby certify, as required under S.4A(3) of the Town Planning
Ordinance, that this Master Layout Plan was approved by the Town
Planning Board on 27.9.2002

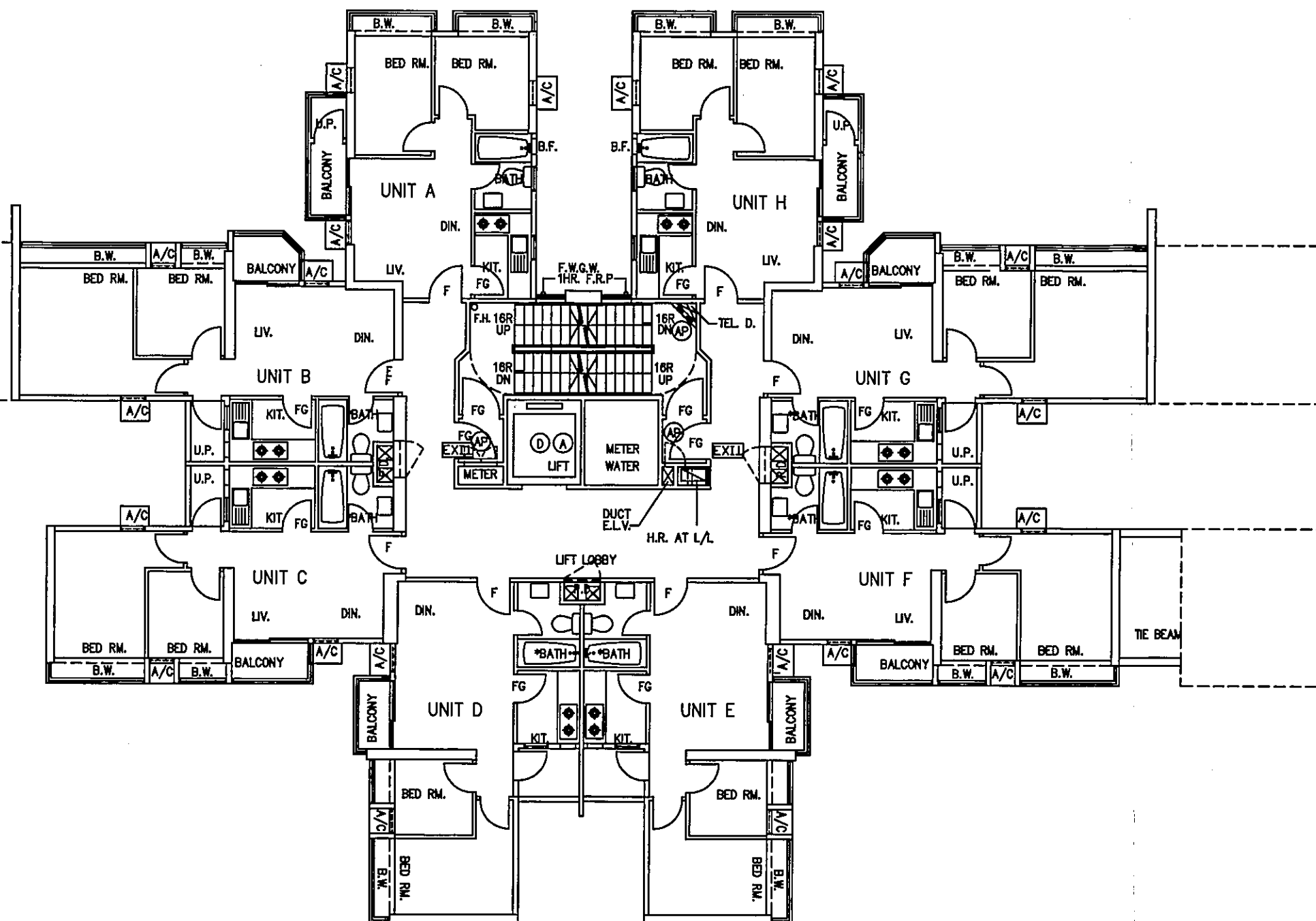
signed John C. TSANG 曾俊華
Chairman, Town Planning Board 城市規劃委員會主席 簽署



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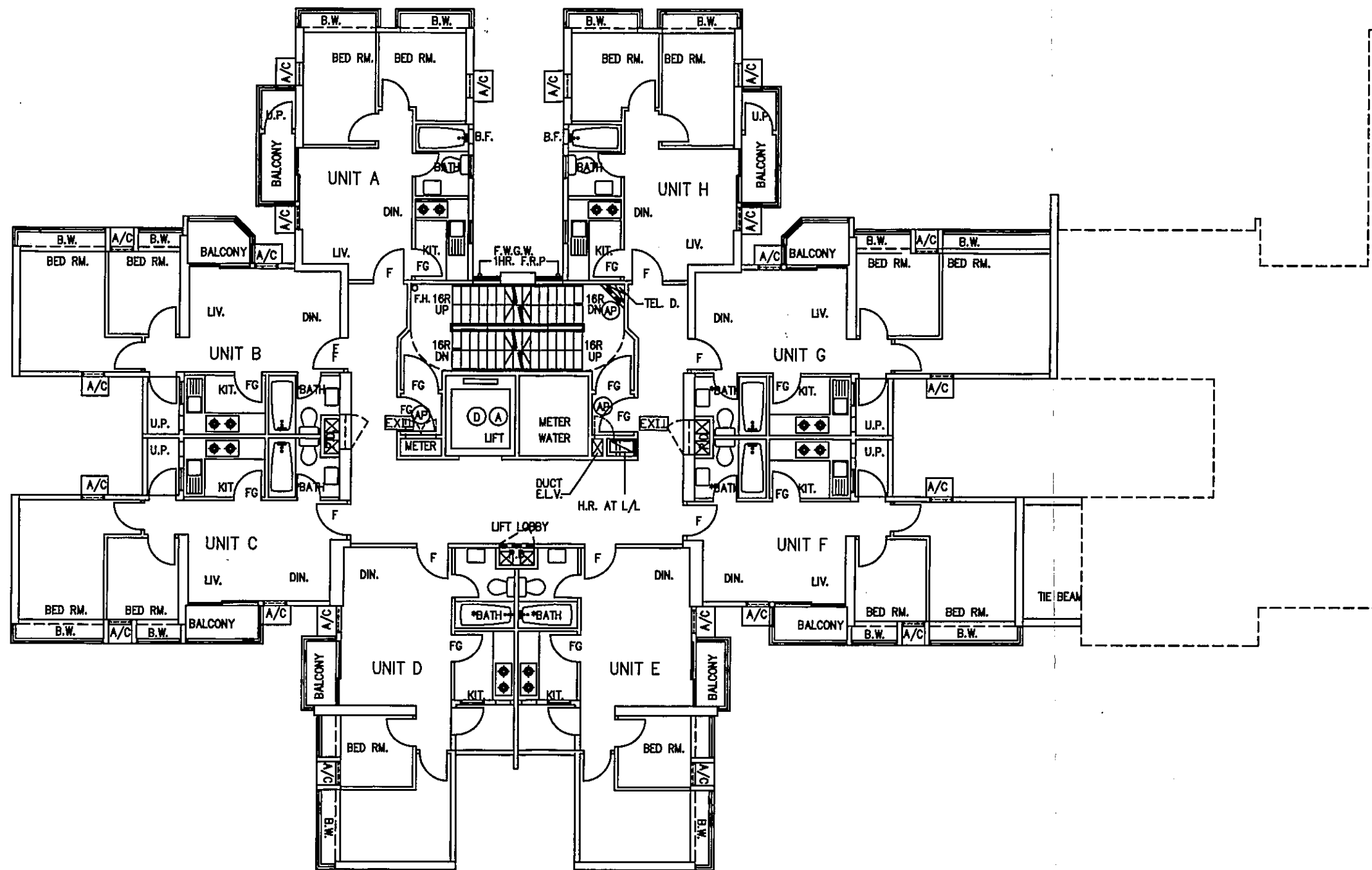
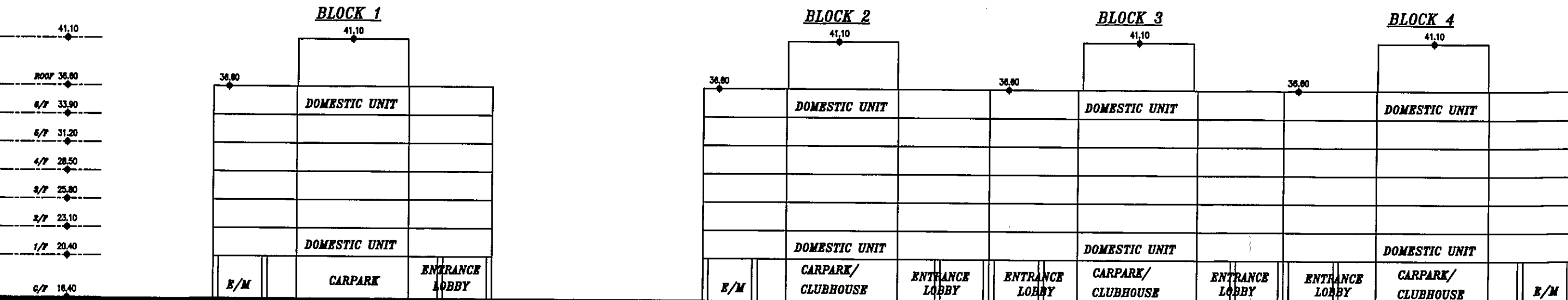




FIGURE 3.2 LANDSCAPE MASTER PLAN



SCHEMATIC SECTION A-A



PROPOSED RESIDENTIAL DEVELOPMENT
AT FUK HANG TSUEN ROAD
LAM TEI, TUEN MUN, N.T. (SITE 2)

SCHEMATIC SECTION
SECTION 16

REV. : -
DWG. NO. : SK-06
DATE : 6/02

Site Area	14,506.86 s.m. (Approx. 1.45 ha)
A. Residential Accommodation	
Domestic G.F.A	7,833.7044 s.m. (Approx.)
Domestic P.R.	0.54 (Approx.)
Domestic S.C.	9.51% (Not more than 20%)
No. of Dom. Blocks	4 Blocks (Blocks 1-4)
No. of Units	192
Average Flat Size	40.125 s.m. (Approx.)
No. of Storeys	Block 1: 6 Storeys over 1 Ground Level Entrance Lobby/Carpark Block 2-4: 7 Storeys Including 1 Ground Level Entrance Lobby/Carpark/Clubhouse
Design Population	530 (Approx)
B. Recreation & Open Space	
Public Open Space	1 (Approx. 2,000 s.m.)
Open Space within Development	1 (Approx. 1,980 s.m.)
Residents' Clubhouse	385.3 s.m. (Approx 5% of Domestic G.F.A)
C. Parking Provision	
No. of Car Parkings for Residents	28 (1:7)
No. of Visitor Car Parkings	10
No. of Lorry Parkings	4 LGV
No. of Motorcycle Parkings	5
No. of Bicycles	30
D. Ancillary Facilities	
Gate House	1
Estate Office	1
Refuse Collection Point	1