

List of Approval Conditions

Application No. A/TM-LTYT/158-4

- 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 Residential Development (Proposed Class B Amendments to Approved Master Layout Plan) in “Comprehensive Development Area” zone
- Date of Approval : 4.5.2012
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (b), (c), (e), (f), (g) and (h) 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 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 applicants, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
 - (g) 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;
 - (h) the submission of safety evaluation/risk assessment related to a high pressure gas pipeline 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.

List of Approval Conditions

For filing.

Application No. A/TM-LTYT/158-4

- 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 Residential Development (Proposed Class B Amendments to Approved Master Layout Plan) in "Comprehensive Development Area" zone
- Date of Approval : 4.5.2012
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (b), (c), (e), (f), (g) and (h) 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 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 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 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	Current Application No. A/TM-LTTY/158-4
Gross Site Area (m ² , about)	15,300 ✓
Development Site Area (m ² , about)	15,000 ✓
Maximum Plot Ratio	0.54 ✓
Maximum Gross Floor Area (m ²)	8,100 ✓
Residential	7,969.94 ✓
Village Office	130.06 ✓
Site Coverage (% , maximum)	30 ✓
No. of Residential Blocks	12 ✓
Maximum No. of Storeys	Block 1 & 2: 2 ✓ Block 3 to 12: 3 ✓
No. of Units	146 ✓
Average Flat Size (m ²)	54.59 ✓
Design Population (persons)	421 ✓
Village Office	
No. of Blocks	1 ✓
No. of Storeys	2 ✓
No. of Car Parking Spaces	35 ✓
For residents	25 ✓
For visitors	10 ✓
No. of Motorcycle Parking Spaces	4 ✓
No. of Bicycle Parking Spaces	30 ✓
No. of Loading/ Unloading Bays	3 ✓
Open Space (m ² , minimum)	5,800 ✓
Public	2,320* ✓
Private	3,480* ✓

Blocks 1 & 2 : two
Blocks 3 to 12 : three

* According to the applicant, the actual figures of public open space is about 2,321m² and that of the private open space is about 3,710m²

Major Development Parameters	Current Application No. A/TM-LTTY/158-4
Gross Site Area (m ² , about)	15,300
Development Site Area (m ² , about)	15,000
Maximum Plot Ratio	0.54
Maximum Gross Floor Area (m ²)	8,100
Residential	7,969.94
Village Office	130.06
Site Coverage (% , maximum)	30
No. of Residential Blocks	12
Maximum No. of Storeys	Blocks 1 and 2: two Blocks 3 to 12: three
No. of Units	146
Average Flat Size (m ²)	54.59
Design Population (persons)	421
Village Office	
No. of Blocks	1
No. of Storeys	2
No. of Car Parking Spaces	35
For residents	25
For visitors	10
No. of Motorcycle Parking Spaces	4
No. of Bicycle Parking Spaces	30
No. of Loading/ Unloading Bays	3
Open Space (m ²)	6,031
Public	2,321
Private	3,710



D.D.130

D.D.130

Plant Rooms
(including TX Room)

Non-building Area
= RCP

- Pedestrian Access to be retained in-situ

Parking Space for Bicycle

Swimming Pool
at
Club House
Roof
(1 storey)

FUK HANG TSUEN ROAD

GRAVE


PUBLIC OPEN SPACE
2321 S.M.

2m Right-of-way

— 2 Storeys
Village Office

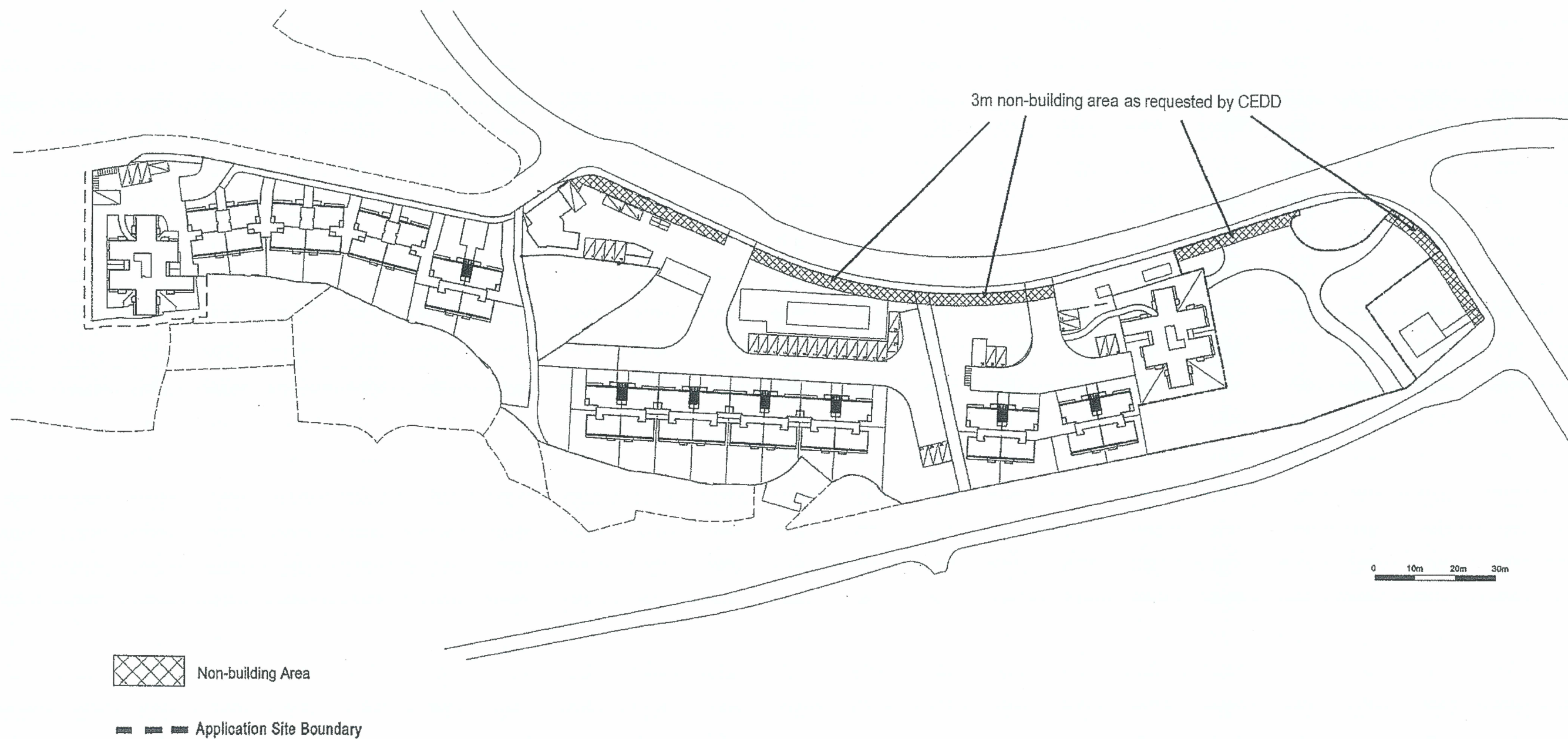
Legend

 Application Site Boundary

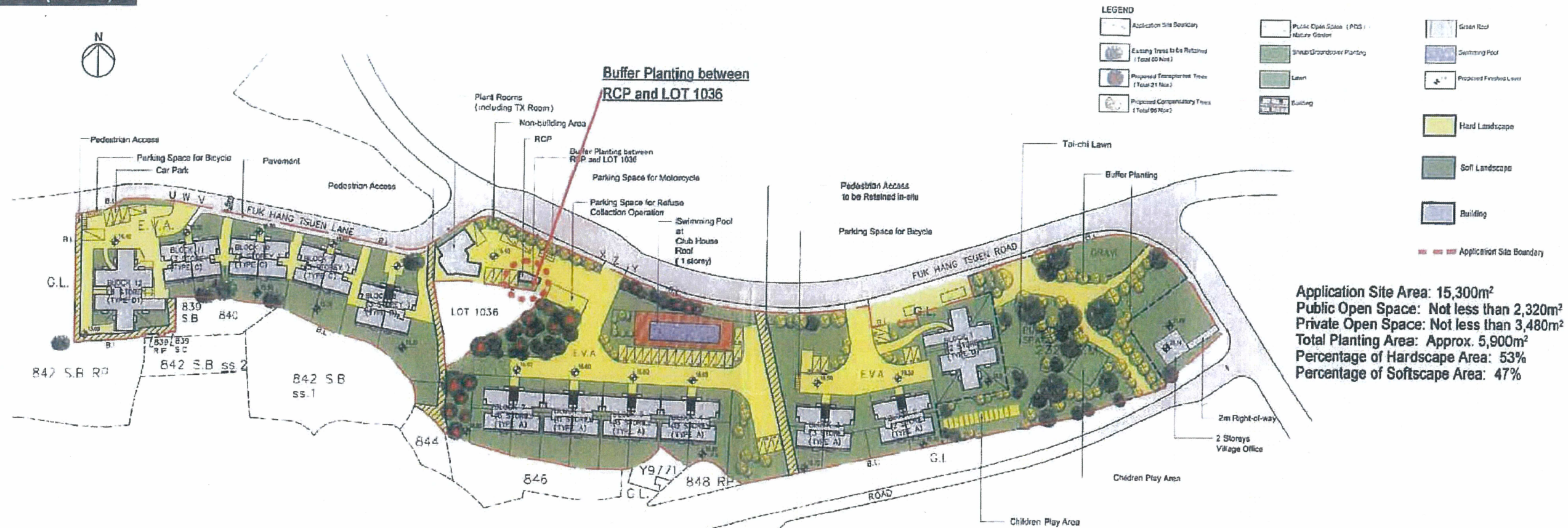
 Greenbelt Land (GFA not Countable)

ROOF PLAN

SCALE 1:1000

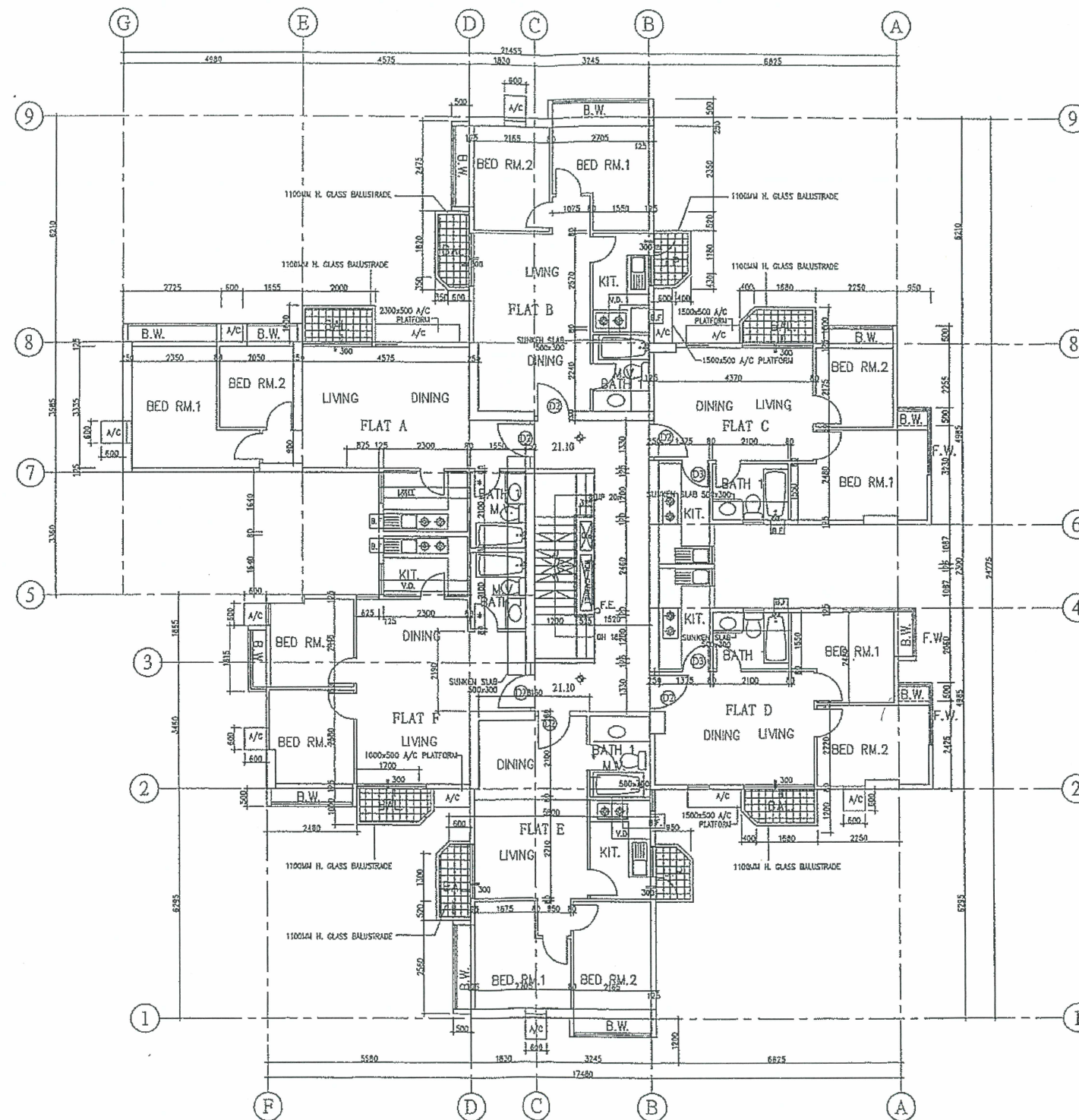


SCHEME (158-4)



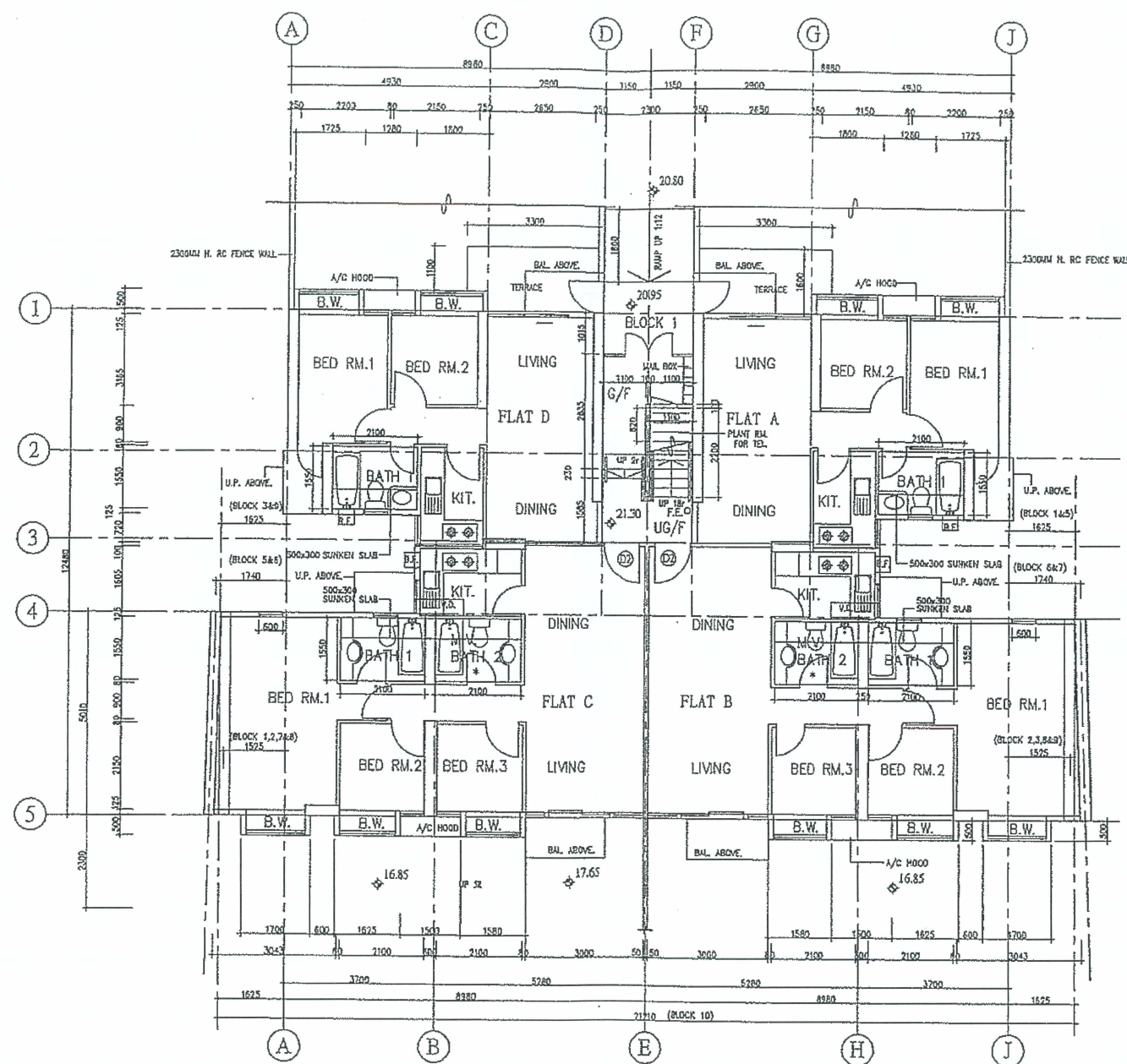
LANDSCAPE MASTER PLAN

(EXTRACTED FROM THE APPLICANTS' SUBMISSION DATED 15 FEB 2012)



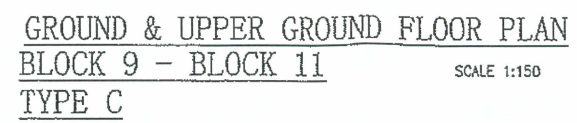
TYPICAL FLOOR PLAN
 BLOCK 1
 TYPE D

SCALE 1:150

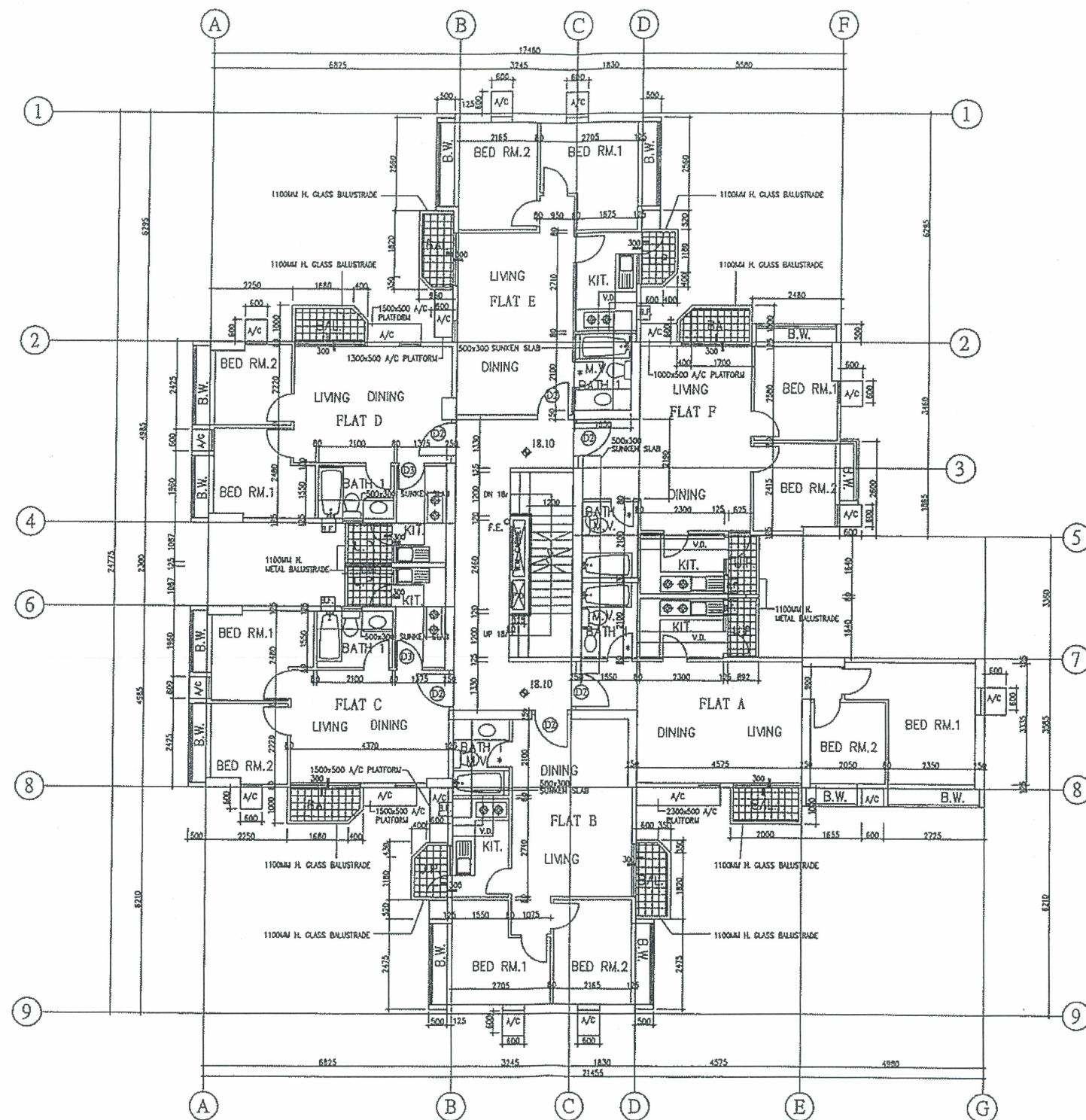


GROUND & UPPER GROUND FLOOR PLAN
 BLOCK 2 - BLOCK 7
 TYPE A

SCALE 1:150



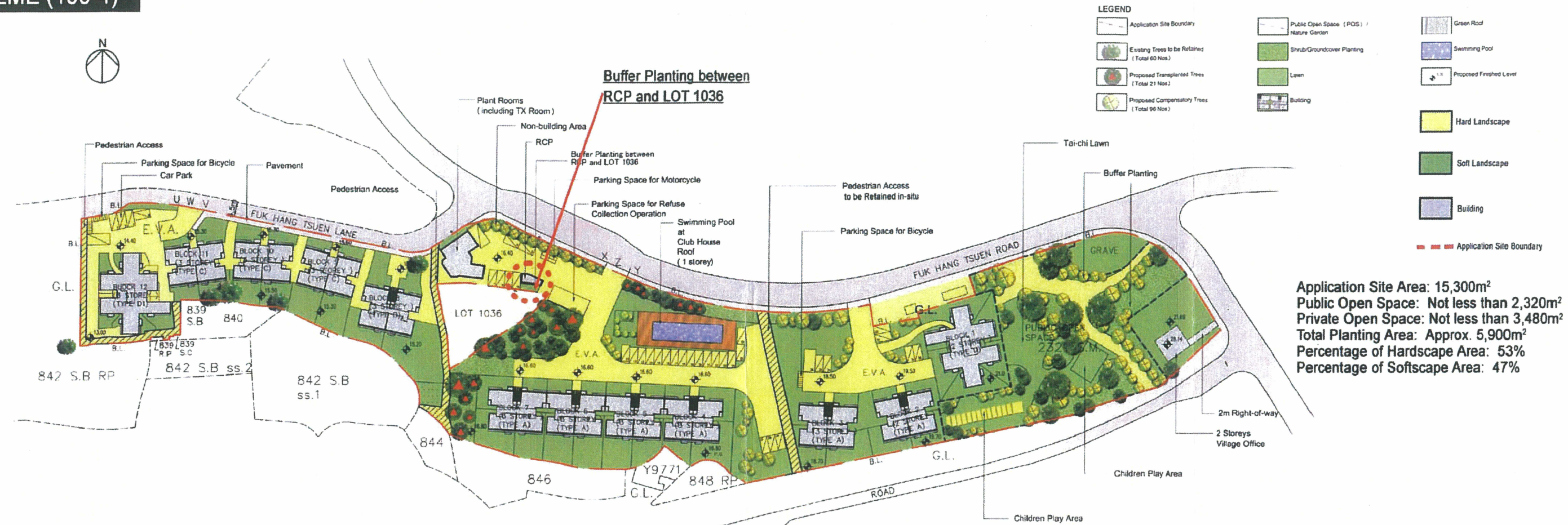
SCALE 1:150



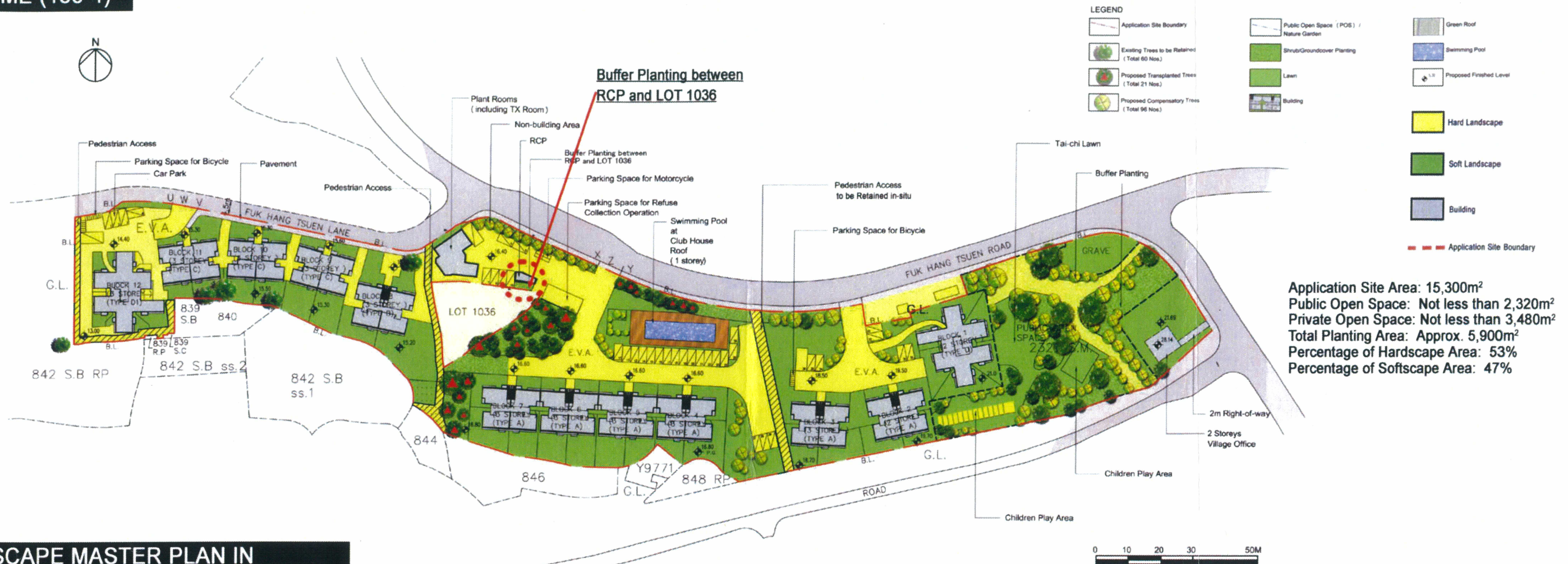
1/F PLAN
BLOCK 12
TYPE D1

SCALE 1:150

SCHEME (158-4)



SCHEME (158-4)



LANDSCAPE MASTER PLAN IN APPROVED LANDSCAPE SUBMISSION IN NO. A/TM-LTTY/158-2

