

List of Approval Conditions

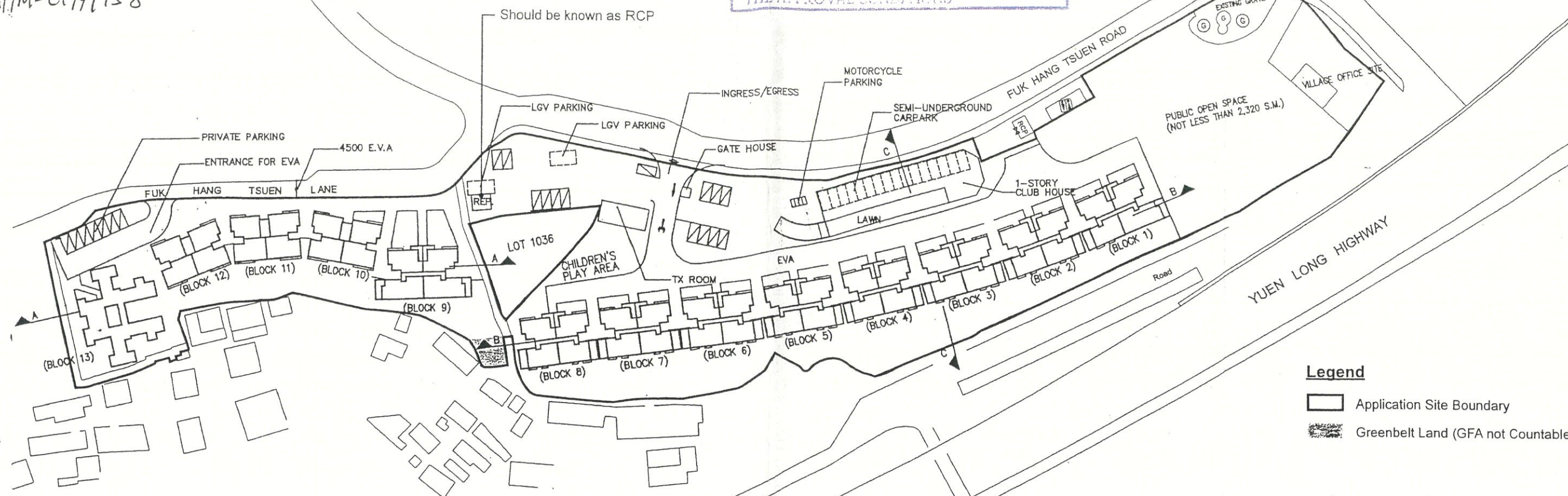
Application No. A/TM-LTYT/158-2

- Application Site : 837RP, 839A, 841, 1035RP, 1037RP, 2527E and 2527RP(Part) in DD 130 and Adjoining Government Land, Lam Tei, Tuen Mun
- Subject of Application : Proposed Comprehensive Residential Development – Minor Amendment to the Scheme Approved under Planning Application No. A/TM-LTYT/158
- Date of Approval : 6.1.2009
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to take into account of conditions (b), (c), (e), (f) and (g) below, as well as adjustment to residential block disposition pattern, as proposed by the applicant, to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (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 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 submission of a detailed Archaeological Investigation to assess the archaeological impacts of the proposed works before any excavation works commence and implementation of mitigation measures identified therein to the satisfaction of the Antiquities and Monuments Office of the Leisure and Cultural Services Department 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 public open spaces, as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board; and

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- (h) the provision of vehicular and pedestrian access to Lot No. 1036 in DD 130 to the satisfaction of the Director of Lands or of the Town Planning Board.

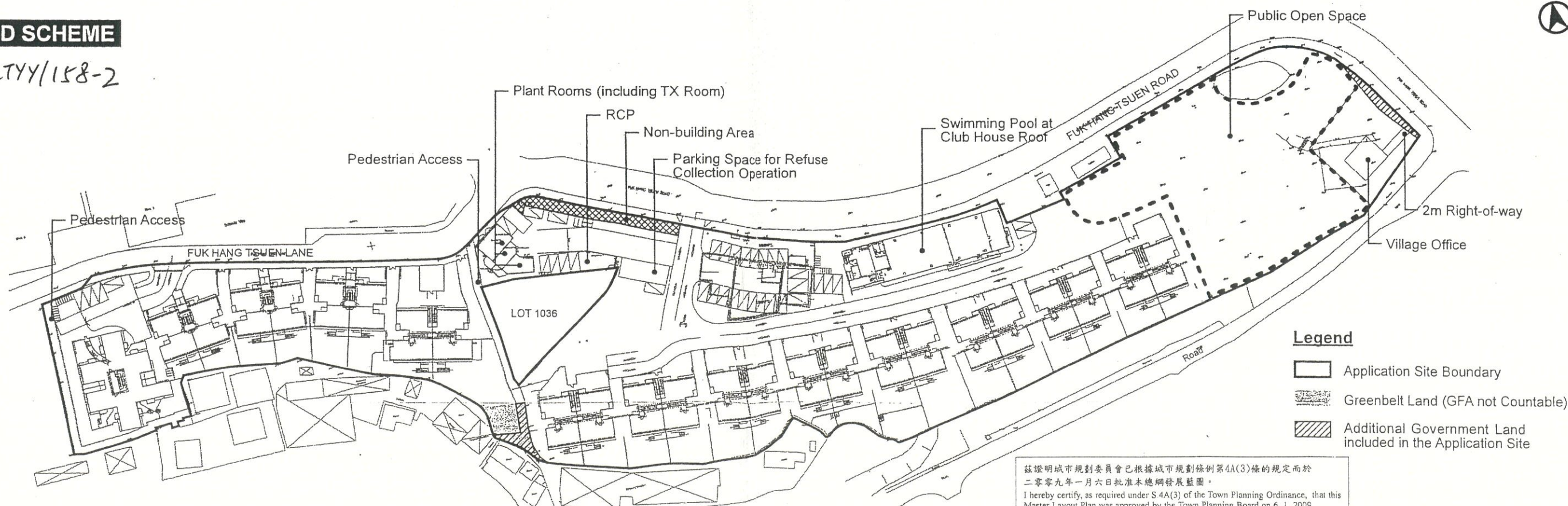
2007 APPROVED SCHEME

A/TM-LTYY/158



REVISED SCHEME

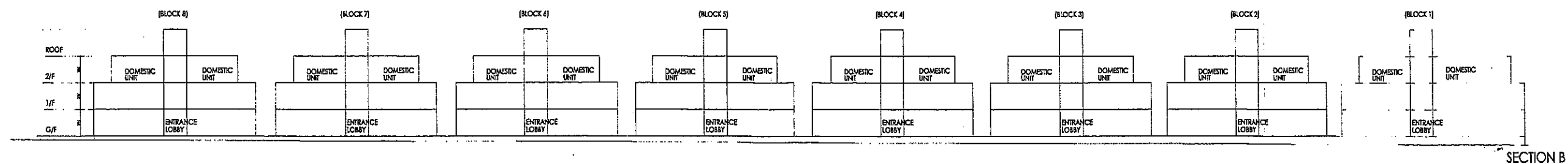
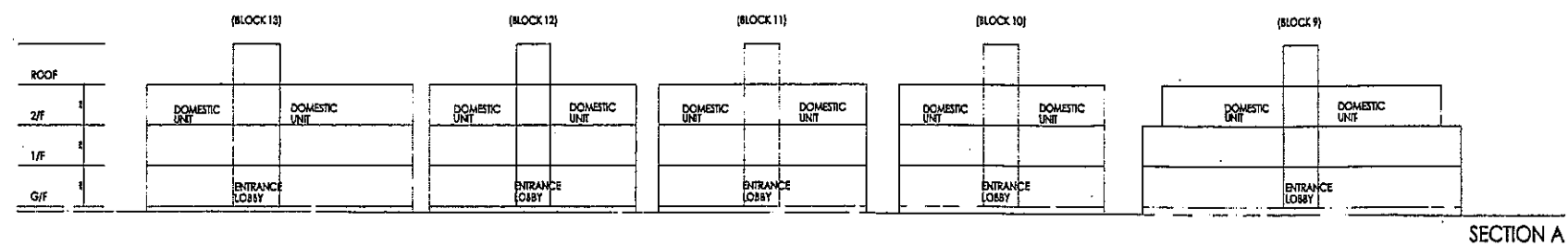
A/TM-LTYY/158-2



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零九年一月六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 6.1.2009.

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

FIGURE 5 COMPARISON OF THE MASTER LAYOUT PLAN BETWEEN THE 2007 APPROVED SCHEME AND THE REVISED SCHEME



PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT WITH COMMUNITY FACILITIES
(PUBLIC OPEN SPACE AND VILLAGE OFFICE ETC)
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND IN DD130
FUK HANG TSUEN ROAD, LAM TEI (SITE 2), TUEN MUN

A/TM-LTY/158-2

SECTION
(NOT TO SCALE)

Table 3-2 Comparison between the Technical Schedules of the 2007 Approved Scheme and the Revised Scheme

| Development Parameters | 2007 Approved Scheme (No. A/TM-LTY/158) | Revised Scheme <i>A/TM-LTY/158-2</i> | Difference | |
|--|---|---|------------------|-----------|
| | (a) | (b) | (b) - (a) | % |
| GENERAL | | | | |
| 1. Application Site Area (approx.) | 15,204m ² | 15,300m ² ¹ | 96m ² | +0.63% |
| 2. Development Site Area (approx.) | 15,150m ² | 15,150m ² | -- | No change |
| 3. Total Plot Ratio | 0.54 | 0.54 | -- | No change |
| 4. Total GFA (approx.) | 8,181m ² | 8,181m ² | -- | No change |
| - Residential GFA ² | 8,050.94m ² | 8,050.94m ² | -- | No change |
| - Village Office GFA | 130.06m ² | 130.06m ² | -- | No change |
| 5. Site Coverage | Not more than 30% | Not more than 30% | -- | No change |
| RESIDENTIAL DEVELOPMENT | | | | |
| 6. No. of Residential Blocks | 13 | 13 | -- | No change |
| 7. No. of Residential Storeys | 3 | 3 | -- | No change |
| 8. No. of Units | 162 | 162 | -- | No change |
| 9. Average Flat Size | 50.50m ² | 50.50m ² | -- | No change |
| 10. Design Population (persons) ³ | 467 | 467 | -- | No change |
| ANCILLARY AND PUBLIC FACILITIES | | | | |
| 11. Village Office (VO) Relocation | | | | |
| - No. of Blocks | 1 | 1 | -- | No change |
| - No. of Storeys | 2 | 2 | -- | No change |
| 12. Car Parking Spaces | 28 to 37 | 28 to 37 | -- | No change |
| - For residents | 18 to 27 | 18 to 27 | -- | No change |
| - For visitors | 5 to 10 | 5 to 10 | -- | No change |
| 13. Motorcycle Parking Spaces | 2 to 4 | 2 to 4 | -- | No change |
| 14. Bicycle Parking Spaces | 30 | 30 | -- | No change |
| 15. Loading/Unloading Bays (LGV) | 2 | 2 | -- | No change |
| 16. Open Space | Not less than 5,800m ² | Not less than 5,800m ² | -- | No change |
| - Public Open Space | Not less than 2,320m ² | Not less than 2,320m ² | -- | No change |
| - Private Open Space | Not less than 3,480m ² | Not less than 3,480m ² | -- | No change |

¹ 108m² of GB Land and 42 m² of GL (accounting for 0.98% of the Total Site Area), generates no GFA. The Site Area is subject to survey.

² Excluding the Club House GFA (not more than 5% of the Total Domestic GFA of the Site).

³ Based on a PPOF ratio of 2.88 as adopted in all the previously Approved Schemes.