

URA/CUD PLAN RELEASE 1/2006E

**STREETBLOCK PLAN AND GUIDELINES FOR ENVELOPE CONTROL SITES
AT NOS. 87 TO 107 (ODD NOS) EMERALD HILL ROAD AND NOS. 32 TO 56
(EVEN NOS) SAUNDERS ROAD (EMERALD HILL CONSERVATION AREA)**

The prescribed guidelines for the streetblock are:

Land Use	Residential
Building Form	Terrace House
Building Setback Requirements	<p><u>Front:</u> Follow existing building edge.</p> <p><u>Side:</u> (Applicable to No.107 Emerald Hill Road & No. 56 Saunders Road) <ul style="list-style-type: none"> • Follow existing building edge. • Provide a covered walkway with the same width as the existing. </p> <p><u>Rear:</u> Can about the back lane.</p>
Height Control	<p><u>Front and Side</u> 2-storey zone within existing envelope.</p> <p><u>Rear</u> Maximum 3-storey and not exceeding the front existing roof ridge height.</p> <p>(See Simulated Section in <u>Annex B</u>)</p>