

**Detailed Comparison of the Development Parameters
between the last approved scheme (Application No. A/NE-SSH/61-2) and
the current proposal (Application No. A/NE-SSH/120)**

Major Development Parameters	Last Approved Scheme (Application No. A/NE-SSH/61-2) (a)	Current Scheme (Application No. A/NE-SSH/120) (b)	Difference (%) (b) - (a)
The Overall Development			
Total Site Area (m ²)	About 749,000	About 748,400	-600 (-0.08%)
Development Site Area (m ²) ⁽¹⁾	About 646,908	About 646,908	No change
Domestic GFA (m ²) ⁽²⁾	Not more than 448,576	Not more than 538,213	+89,637 (+20%)
Domestic PR ⁽³⁾	About 0.693	About 0.832	+0.139 (+20%)
No. of Storeys for residential blocks			
- Residential	16 to 24 (Towers) 3 (Houses)	16 to 31 (Towers) (No House)	+7 (+29.2%) (for maximum number of storeys)
- Lobby	1	1	No change
- Transfer Plate	1	1	No change
- Carpark/M&E/Clubhouse	1 to 3	1 to 3 (including basement carpark)	No change
- Refuge Floor	Nil	1 (for towers over 24 residential storeys)	+1 (+100%)
Maximum BH (Residential Towers at Sites A and B) (mPD)	34.8 to 128.1	69 to 147	N/A
No. of Residential Towers	46	46	No change
No. of Houses	32	Nil	-32 (-100%)
No. of Flats	4,930	9,500	+4,570 (+92.7%)
Average Flat Size (m ²)	About 90.99	About 56.65	-34.34 (-37.7%)
Anticipated Population ⁽⁵⁾	13,262	28,500	+15,238 (+114.9%)
Commercial GFA (m ²)	Not more than 9,290	Not more than 12,077 ⁽⁷⁾	+2,787 (+30%)
Residents' Club House GFA (m ²)	Not more than 8,957	Not more than 13,446	+4,489 (+50.1%)
No. of residential parking spaces	2,681 (residents)	2,415 (residents)	-266 (-9.9%)
Transport Interchange GFA (m ²)	Nil	Not more than 9,000	+9,000 (+100%)
Public Open Space (m ²)	Not less than 8,000	Not less than 8,000	No change
Recreation and Sports Centre and Ancillary Facilities GFA	Not more than 17,500	Not more than 17,500	No change
No. of Parking Spaces for Recreation & Sports Centre at Site C	Not specified	175 (private car) 2 (L/&UL bay)	N/A

Major Development Parameters	Last Approved Scheme (Application No. A/NE-SSH/61-2) (a)	Current Scheme (Application No. A/NE-SSH/120) (b)	Difference (%) (b) - (a)
Public Vehicle Park GFA (m ²)	Not more than 9,000	Not more than 9,000	No change
No. of parking space in Public Vehicle Park	160 (private car) 20 (bus) 2 (light bus lay-by)	160 (private car) 20 (bus) 2 (light bus lay-by)	No change
Welfare Centre GFA (m ²)	Nil	Not more than 5,560	+5,560 (+100%)
Reserved Primary School Sites (m ²)	Nil	Not more than 12,400 (two sites each of not more than 6,200m ²)	+12,400 (+100%)

Major Development Parameters	Last Approved Scheme (Application No. A/NE-SSH/61-2) (a)	Current Scheme (Application No. A/NE-SSH/120) (b)	Difference (%) (b) - (a)
Valley Site (Site A) (Development Site Area: About 115,559m ²)			
Domestic GFA (m ²)	Not more than 200,208	Not more than 240,250	+40,042 (+20%)
No. of Blocks	Phase 1: 16 towers Phase 2: 1 tower	Phase 1: 16 towers Phase 2: 1 tower	No change
No. of Residential Storeys	16 to 24 storeys	21 to 31 storeys ⁽⁴⁾	+7 (+29.2%) (for maximum number of storeys)
BH (main roof) (Residential Towers) (mPD)	93.9 to 128.1	107 to 147	N/A
No. of Flats	About 2,435	About 4,100	+1,665 (+68.4%)
Average Flat Size (m ²)	About 82.22	About 58.60	-25.62 (-31.2%)
Commercial GFA (m ²)	Not more than 8,180 ⁽⁶⁾	Not more than 6,788	-1,392 (-17%)
Residents' Club GFA (m ²)	Not more than 3,687	Not more than 6,006	+2,319 (+62.9%)
Transport Interchange GFA (m ²)	Nil	Not more than 4,500	+4,500 (+100%)
South Plain (Site B) (Development Site Area: About 164,366m ²)			
Domestic GFA (m ²)	About 247,978	About 297,573	+49,595 (+20%)
No. of Blocks	29 towers 32 houses	Not more than 29 towers No House	No change -32 (-100%)
No. of Residential Storeys	5 to 22 (Towers) 3 (Houses)	16 to 31 (Towers) No Houses	+9 (+40.9%) N/A
BH (main roof) (Towers) (mPD)	34.8 to 94.2	69 to 131	N/A
No. of Flats	Not more than 2,495	Not more than 5,400	+2,905 (+116.4%)
Average Flat Size (m ²)	About 99.39	About 55.11	-44.28 (-44.6%)
Commercial GFA (m ²)	Not more than 1,110	Not more than 5,289	+4,179 (+376.5%)
Residents' Club GFA (m ²)	Not more than 5,270	Not more than 7,440	+2,170 (+41.2%)
Transport Interchange GFA (m ²)	N/A	Not more than 4,500	+4,500 (+100%)
Public Open Space (m ²) ⁽⁸⁾	Not less than 8,000	Not less than 8,000	No change

Major Development Parameters	Last Approved Scheme (Application No. A/NE-SSH/61-2) (a)	Current Scheme (Application No. A/NE-SSH/120) (b)	Difference (%) (b) - (a)
North Plain (Site C) (Development Site Area: About 366,983m ²)			
Recreation and Sports Centre and Ancillary Facilities GFA (m ²)	Not more than 17,500	Not more than 17,500	No change
No. of Parking Spaces for Recreation & Sports Centre at Site C	Not specified	175 (private car) 2 (L/&UL bay)	N/A
Public Vehicle Park GFA (m ²)	Not more than 9,000	Not more than 9,000	No change
No. of parking space in Public Vehicle Park	160 (private car) 20 (bus) 2 (light bus lay-by)	160 (private car) 20 (bus) 2 (light bus lay-by)	No change
Welfare Centre GFA (m ²)	N/A	Not more than 5,560	+5,560 (+100%)
Reserved Primary School Sites (m ²)	N/A	Not more than 12,400 (two sites each of not more than 6,200m ²)	+12,400 (+100%)

Remarks:

- (1) Excluding Sai Sha Road widening works area and areas reserved for sewage pumping station near Tseng Tau Village.
- (2) Including a GFA of 390m² for two existing houses at Site C to be retained.
- (3) Based on Development Site Area.
- (4) Over one to three levels of carpark/M&E/residential clubhouse facilities; and one level of residential lobby, refuge floor and transfer plate respectively.
- (5) Based on a PPOF of 2.69 under previous scheme and a PPOF of 3.0 under the current application.
- (6) Including not less than 9-classroom kindergarten/nursery and a church of about 1,500m².
- (7) Including two kindergartens/nurseries of not less than 6 classrooms each at Sites A and B respectively and a church in Site A (with not less than 1,500m²).
- (8) Part of the public open space is located at Site C.

Previous s.16 Applications for Comprehensive Development at the Site

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/DPA/NE-SSH/12	Comprehensive Residential and Ancillary Facilities and Recreational Uses	20/01/1995 (Review)	A1 - A14
A/NE-SSH/5	Comprehensive Residential and Recreational Development with Commercial and Government/Institution/Community (GIC) facilities	14/02/1997	A2, A5, A6, A10, A12 - A22
A/NE-SSH/7	Comprehensive Residential and Recreational Development with Commercial and G/IC facilities (Amendment to a approved scheme in the North Plain)	03/10/1997	A2, A5, A6, A10, A12 - A16, A18 - A25
A/NE-SSH/10	Comprehensive Residential, Recreational and Commercial Development; and Minor Relaxation of the Maximum Domestic GFA as stipulated in the Notes of the OZP	18/12/1998 (Review)	A2, A5, A6, A12, A15 - A22, A24, A26 - A28
A/NE-SSH/15	Proposed Comprehensive Residential and Recreational Development including Shopping Centre, Church and Kindergarten	03/03/2000	A2, A5, A6, A12, A16 - A22, A24, A26 - A28
A/NE-SSH/16	Comprehensive Residential and Recreational Development cum Government, Institution and Recreational Facilities	18/01/2002	A5, A6, A12, A18, A20 - A22, A24, A26, A28 - A37
A/NE-SSH/18	Proposed Comprehensive Residential and Recreational Development including Shopping Centre, Church and Kindergarten (Proposed Amendments to Approved Scheme)	11/08/2000	A2, A5, A6, A12, A16 - A22, A24, A26 - A28

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-SSH/22	Proposed Comprehensive Residential and Recreational Development including Shopping Centre, Church and Kindergarten (Proposed Amendments to Approved Scheme)	01/06/2001	A2, A5, A6, A12, A16 - A22, A24, A26 - A28
A/NE-SSH/26	Proposed Comprehensive Residential and Recreational Development including GIC Facilities (Proposed Amendments to Approved Scheme)	24/10/2003	A5, A6, A12, A18, A20 - A22, A24, A26, A28, A30, A32 - A40
A/NE-SSH/28	Proposed Comprehensive Residential and Recreational Development including GIC Facilities (Proposed Amendments to Approved Scheme)	13/06/2003	A2, A5, A6, A12, A16 - A22, A24, A26 - A28, A38
A/NE-SSH/61	Proposed Comprehensive Residential and Recreational Development Including GIC Facilities	08/05/2009	A5, A6, A12, A18 - A22, A24, A26, A30, A32 - A36, A38, A39, A41 - A45

Approval Conditions

- A1. The submission of the implementation details of the master layout plan including the design, disposition and the height of the building blocks as well as the phasing and programming of the development.
- A2. The submission of the implementation details of master landscape plan including a tree survey.
- A3. The submission of the implementation details of the mitigation measures recommended in the hazard assessment and implementation of such measures.
- A4. The submission of the implementation details of mitigation measures recommended in the comprehensive environmental impact assessment and the implementation of such measures.
- A5. The submission of a detailed maintenance and management plan for the proposed golf course and the implementation of such plan.
- A6. The operation of the proposed golf course be subject to a renewable short-term (no more than one year) licence.
- A7. The submission of the implementation details of drainage facilities recommended in the drainage impact assessment report and provision of such facilities.

- A8. The provision of and connection of sewage disposal facilities.
- A9. The provision and improvement of access road network for the proposed development and the adjoining village.
- A10. The provision of car-parking and public transport facilities.
- A11. The proposed development should not be occupied until the construction of Road T7 and widening of Sai Sha Road are completed.
- A12. The diversion of water mains affected by the proposed development and the provision of water supply facilities.
- A13. The provision of educational facilities.
- A14. The provision of open space facilities.
- A15. The submission and implementation of a revised master layout plan including the design, disposition and heights of the building blocks, taking into account the conditions
- A16. The submission of a revised hazard assessment related to the Ma On Shan Water Treatment Works and the implementation of the mitigation measures identified therein.
- A17. The submission of an environmental impact assessment on the widening of Sai Sha Road and the implementation of the mitigation measures identified therein.
- A18. The submission and implementation of mitigation measures against water and/or noise pollution.
- A19. The submission of a revised drainage impact assessment and the implementation of the mitigation measures and other drainage facilities identified therein.
- A20. The design and implementation of improvement works on the vehicular access road network for the proposed development and the adjoining villages.
- A21. No occupation of the proposed development, except for specified dwelling units, prior to the opening of Trunk Road T7 and/or the completion of the Sai Sha Road widening project, subject to the implementation of traffic improvement measures recommended in the traffic impact assessment.
- A22. The submission of an implementation programme, with phasing proposals to tie in with the completion of both major infrastructural facilities serving the proposed development and the traffic improvement measures.
- A23. The submission and implementation of the mitigation measures against environmental nuisance of the widening of Sai Sha Road.
- A24. The submission of a revised ecological impact assessment, taking into account the revised Master Layout Plan
- A25. The provision of car-parking spaces with allowance to include 20 coach parking spaces and public transport facilities.

- A26. The provision of not less than 160 private car-parking spaces, 20 coach-parking spaces and public transport facilities in the adjoining “G/IC” zone.
- A27. The provision of a kindergarten and the reservation and formation of a primary school site.
- A28. The provision of public open space facilities in the “Open Space” zone adjoining the “Comprehensive Development Area” zone and Tseng Tau Village, as proposed by the applicant.
- A29. The submission and implementation of a revised master layout plan with the improvement to the design, layout, disposition and heights of the proposed development to create more interesting clustering and height profile, taking into account conditions.
- A30. The submission and implementation of a revised master landscape plan including a tree survey and a tree preservation scheme.
- A31. The implementation of the mitigation measures identified in the approved hazard assessment on Ma On Shan Water Treatment Works.
- A32. The submission of a planning study and an action plan for the approval of the Co-ordinating Committee of Land-use Planning and Control relating to Potentially Hazardous Installations (CCPHI), as proposed by the applicant, and no occupation of residential development prior to the approval of the CCPHI.
- A33. The submission of an environmental impact assessment on the widening of Sai Sha Road and the implementation of the mitigation measures identified therein.
- A34. The implementation of the modification of the Cheung Muk Tau roundabout, as proposed by the applicant.
- A35. The submission of a water demand assessment and the implementation of upgrading works identified therein, as proposed by the applicant.
- A36. The submission of a natural terrain hazard assessment and the implementation of the mitigation measures identified therein, as proposed by the applicant.
- A37. The provision of a kindergarten, a primary school and a secondary school.
- A38. The submission and implementation of a revised MLP, taking into account the conditions.
- A39. The implementation of mitigation measures identified in the agreed hazard assessment under the subject application.
- A40. The provision of public open space facilities in the “Open Space” zone adjoining the “Comprehensive Development Area” zone and Tseng Tau Village, and the management of this open space which should be kept open daily for public use, as proposed by the applicant.
- A41. The submission and implementation of the eco-trail proposal.

- A42. The provision of a kindergarten/nursery
- A43. The provision of no less than 8,000 m² of public open space facilities in the “Open Space” and “Comprehensive Development Area” zones near Tseng Tau Village, and the management of this open space which should be kept open daily for public use, as proposed by the applicant.
- A44. The provision of firefighting access, water supplies for firefighting and fire services installations.
- A45. The surrender of private lots of no less than 6,388 m² located at the “G/IC” site near Che Ha Village, at nil cost as proposed by the applicant, upon the demand of the Government.

Recommended Advisory Clause

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- (i) the proposed comprehensive development at the Site is in breach of the respective lease conditions. If the planning application is approved, the applicant is required to apply to LandsD for lease modification/ land exchange to give effect to the proposal. However there is no guarantee at this stage that the lease modification/ land exchange together with the adjoining Government Land would be approved. If it is approved by LandsD acting in its capacity as landlord at its sole discretion, it will be subject to such terms and conditions as proposed by LandsD, including but not limited to payment of premium and administrative fee; and
 - (ii) the area of the application site and other details submitted by the applicant have not been verified and the applicant is required to demonstrate the dimensions and calculations of the area when the lease modification/ land exchange application is submitted;
- (b) to note the comments of the Commissioner for Traffic (C for T) that:
- (i) the design of the proposed re-provision of the public transport terminus and the open carpark in Nai Chung, including the access arrangement and provision of disable car parking, shall comply with the TD's requirements;
 - (ii) the signal design of the proposed signalized junctions shall comply with the TD's requirements;
 - (iii) a temporary public transport terminus in Tseng Tau for green mini-bus should be provided during the construction stage;
 - (iv) the public transport interchanges should be kept open for the use by the public transport as approved by TD and all members of the public 24 hours a day free of charge and without any restriction. The public transport interchanges will be owned, operated, managed and maintained by the owner(s) of the development;
 - (v) the design of the two transport interchanges at Sites A and B should adopt sawtooth design and comply with the guideline for smart public transport interchanges with electric vehicle charging facilities and facilities for bus operators; and
 - (vi) the detailed public transport services plan shall be submitted for TD's consideration;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) since there might be other future developments within the catchment before and after first population intake of the proposed development (i.e. year 2025 as given in the application), the applicant should closely liaise with DSD and other relevant parties to ensure the Ma On Shan Sewage Pumping Station (MOSSPS) (which will be upgraded by another project), has sufficient capacity to cater for population intake of the proposed development in the ultimate flow scenario;

- (ii) if the first population intake at the Site happens before sewerage provisions, then the project would be a designated project under Item P.2 of the Environmental Impact Assessment Ordinance (EIAO) as it would be “A Residential Development of not less than 2,000 flats and not served by public sewerage networks by the time a flat is occupied”. In that case, the applicant has to follow and undergo the necessary EIAO procedure for the subject development;
 - (iii) the applicant should consider more features to minimize non-point source pollution into drainage system, e.g. water features in non-paved area, grass paver blocks at paved area, etc;
 - (iv) the noise submissions indicated that the noise impact assessments have been conducted based on the information currently available, for which some are preliminary/indicative only and would be subject to further details in the subsequent design stage; and
 - (v) it is noted that the stormwater runoff from the reserved school sites, social welfare facilities, and Che Ha Village access road will be discharged towards site C outfall. The applicant should include facilities (e.g. grease trap, silt trap, etc.) in the stormwater runoff system to remove rubbish or other non-point source pollutant in the surface runoff in order to protect the water quality of water near the outfall;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the details on the overall connectivity system should be carefully designed and presented at the subsequent detailed design stage;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that whilst the ultimate scope and details of upgrading work for MOSSPS pertaining to the relocation of Sha Tin Sewage Treatment Works to Caverns and other public/private development projects in the catchment including the proposed development will take time for coordination and reach agreement amongst various project teams of interfacing projects and DSD, the applicant should keep on closely liaising with the concerned interfacing parties including the relocated Shatin Caverns Sewage Treatment System (CSTS), MOS housing sites development, etc, to refine the ultimate flow scenario of the MOSSPS and to ensure that the necessary upgrading work required for implementation at MOSSOS would adequately cater for the ultimate population intake in the catchment. Further comments on the SIA will be offered by DSD when more detailed sewerage information for the above-mentioned projects are available in future;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains at the Site are affected. The applicant should either divert or protect the water mains found on Site;
 - (ii) if diversion is required, existing water mains inside the proposed site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5 metres in width should be provided for the diversion of the existing water main(s). The cost of diversion of existing water main(s) upon request will have to be borne by the applicant; and

the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and

- (iii) if diversion is not required, the following conditions shall apply:
 - existing water main(s) are affected and no development which requires resiting of water main(s) will be allowed;
 - details of site formation works shall be submitted to WSD for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s). Free access shall be made available at all times for WSD's staff or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of WSD. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 metres or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
 - tree planting may be prohibited in the event that the WSD considers that there is any likelihood of damage being caused to water main(s); and
- (iv) apart from bearing the cost of upgrading of the fresh water supply system and salt water supply system, the applicant should also undertake to implement the upgrading works.
- (g) to note the comments of the Director of Agriculture, Fisheries and Conversation (DAFC) that:
 - (i) the applicant should further revise the Landscape Master Plan (LMP), compensatory tree planting plan and arrangement of boundary fencing to minimize the adverse impacts of the proposed development and submit revised ecological impact assessment taking into account the revised Master Layout Plan (MLP) for the Agriculture, Fisheries and Conversation Department (AFCD)'s approval in subsequent stage; and
 - (ii) the proposed trail and viewing platform within the ecological buffer zone at Site A should be deleted and individual trees assessment within this zone should be reviewed and updated with an aim to preserve additional trees as far as practicable and to avoid excessive tree felling that may undermine the original intention of this zone. The concerned tree felling and planting proposal shall be submitted for AFCD's approval in subsequent stage;
- (h) to note the comments of the Director of Fire Services (D of FS) that the Emergency Vehicular Access arrangement shall comply with the Code of Practice for Fire Safety in Buildings 2011 administrated by the Buildings Department. Detailed fire safety

requirements will be formulated upon receipt of formal submission of general building plan;

- (i) to note the comments of the Secretary for Education (S for Education) that:
 - (i) the actual layout of the school premises will be determined during the design stage;
 - (ii) subject to the Transport Department's advice, a roundabout instead of a hammer head is preferred at the end of the cul-de-sac serving as the vehicular access to school sites. The road should also be of sufficient width to accommodate school coaches and serve as EVA to the school sites; and
 - (iii) the applicant shall be responsible for infrastructural works to facilitate school development at the reserved sites, and shall lay and form the school sites on or before a date to be specified by the Government;

- (j) to note the comments of the Director of Social Welfare Services (DWS) that:
 - (i) the premises for the agreed welfare facilities should be provided as an integral part of the development and will be assigned back as a Government Accommodation (GA) upon construction completion. The construction cost of this premises would be borne by SWD and the service operator would be selected by SWD;
 - (ii) the developer shall provide detailed design layout for DSW's further comments separately at a later stage; and
 - (iii) upon satisfactory completion of works by the developer, the Government will reimburse the developer the actual cost of construction or the consideration sum as stipulated in the land lease, whichever is the lesser, according to the established practice;

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) presumably the site abuts on a specified street of not less than 4.5m wide, and as such, the development intensity shall not exceed the permissible as stipulated under the First Schedule of the Building (Planning) Regulations (B(P)R). If the Site is not abutting on a specified street prescribed in B(P)R 18A, the development intensity shall be determined by the Building Authority under B(P)R 19(3) at building plan submission stage;
 - (ii) the applicant should appoint an Authorized Person/ Registered Structural Engineer/ Registered Geotechnical Engineer and submit the required plans to the Building Authority for approval in accordance with the BO. His position under the BO is hereby reserved;
 - (iii) regarding the proposed changes, fundamental issues of building plans listed in Appendix A of PNAP ADM-19 may be re-assessed completely; and
 - (iv) the sustainable building design requirements and prerequisites under PNAP APP-151 & 152 would be applicable to the proposed conversion if GFA

concessions are claimed for any green/amenity features and/or non-mandatory/non-essential plant rooms;

- (l) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also observe the Electricity Supply Lines (Protection) Regulation (the Regulation) and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
 - (ii) there is a high pressure underground town gas transmission pipeline (running along Sai Sha Road) in the vicinity of the Sites A and C. The project proponent/ consultant/ works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/ gas installations in the vicinity of the proposed development and any required minimum set back distance away from them during the design and construction stages of development; and
 - (iii) the project proponent/ consultant/ works contractor is required to observe the requirements of the Electrical and Mechanical Services Department’s “Code of Practice on Avoiding Danger from Gas Pipes” for reference; and
- (m) to note the comments of the Director of Leisure and Cultural Services (DLCS) that:
 - (i) LCSD will not take over the future management of the proposed open space in lack of additional resources. As the open space will mainly serve residents of the proposed development, it will be desirable that the applicant shall consider taking over the future management of the open space;
 - (ii) the grantee should engage an authorized person such as licensed architects or registered golf facilities designers to certify that the proposed golf facilities are safe;
 - (iii) the grantee should erect and maintain safety measures such as fences and safety nets especially near but not limited to the residential area to a standard acceptable to its insurer; the grantee should maintain a valid insurance policy to cover indemnity against action resulting from damage or injury caused by golf balls;
 - (iv) a proper maintenance plan of the golf facilities including golf net is required. The management of the proposed driving range should enforce the plan strictly in order to ensure the effectiveness of the safety measures of the driving range including the golf net;
 - (v) sufficient space of each driving bay is required in order to prevent player of the bay from hitting users nearby; and
 - (vi) the grantee should require users to observe the safety rules at the driving range including driving in the bay area only; driving on the driving mat only; no

standing in front of the tee line; and no retrieving topped ball or dropped clubs without prior consent from the management of the driving range.