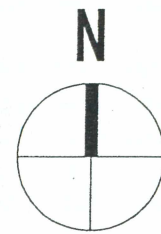
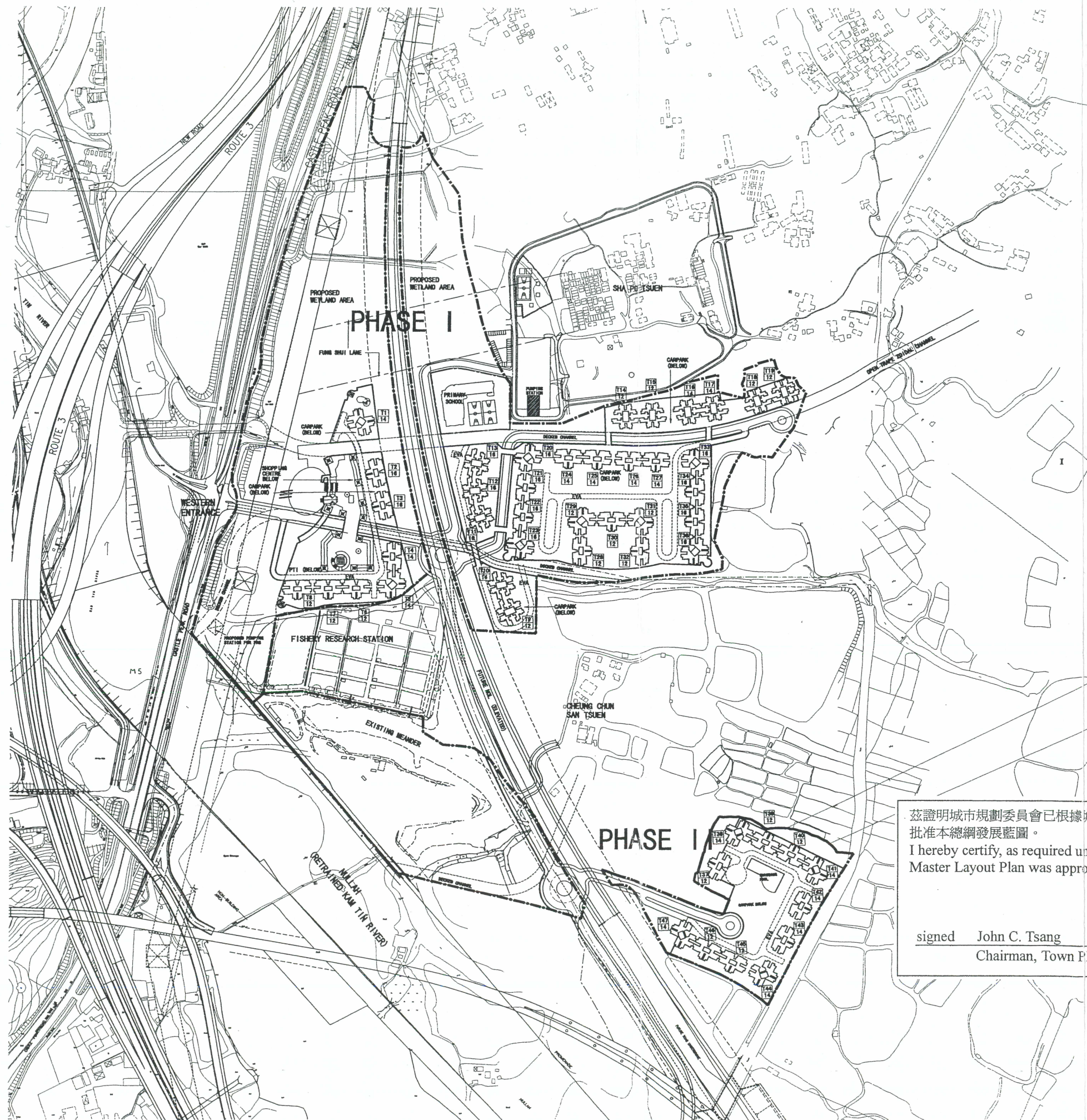



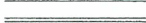

List of Approval Conditions

Application No. A/YL-KTN/118

- Application Site** : Various Lots and Adjoining Government Land in DD 107, Sha Po, Kam Tin, Yuen Long
- Subject of Application** : Proposed Residential Development with Commercial, Government, Institution or Community and Open Space Facilities and Minor Relaxation of Building Height Restriction
- Date of Approval** : 5.10.2001
- Approval Conditions** :
- (a) the submission and implementation of a revised Master Layout Plan (MLP), taking into account conditions (b), (c), (e), (h), (i), (k) and (l) below, to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the submission and implementation of a revised master landscape plan, including a comprehensive tree survey and tree preservation scheme to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (c) the submission of a revised visual impact assessment, including a model of the scheme and the surrounding area to address the visual impact on the adjoining rural area to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (d) the provision of the layout and geometric details of internal roads, the layout of public transport interchange and the design of junction between Castle Peak Road and Western Access Road, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (e) the provision of a public car-park for Sha Po Tsuen, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (f) the provision of roundabouts and road works within and close to the administrative protection boundary of the Northern Link, as proposed by the applicant, to the satisfaction of the Director of Highways or of the Town Planning Board;
 - (g) the submission of a revised drainage impact assessment and the implementation of flood mitigation measures and provision of drainage facilities identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
 - (h) the implementation of part of the Sha Po Tsuen Stream Rehabilitation project within the application site, as proposed by the applicant, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;


- (i) the provision of emergency vehicular access, water supplies for fire-fighting and fire services installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (j) the submission of a revised ecological impact assessment, including the habitat creation and management plan of the proposed wetland park, the enhancement proposal for Kam Tin River meander and landscaped area under the "Main Drainage Channel for Ngau Tam Mei, Yuen Long and Kam Tin" project and the implementation of ecological mitigation measures identified therein to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the Town Planning Board;
- (k) the submission of site formation proposals, taking into account existing water-mains, to the satisfaction of the Director of Water Supplies or of the Town Planning Board;
- (l) the provision of a kindergarten within the development, as proposed by the applicant, to the satisfaction of the Director of Education or of the Town Planning Board;
- (m) the submission and implementation of site formation proposals for a primary school, as proposed by the applicant, to the satisfaction of the Director of Education or of the Town Planning Board;
- (n) the design and implementation of landscaped garden and leisure facilities for Sha Po Tsuen and adjacent villages, as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;
- (o) the design and implementation of a public toilet for Sha Po Tsuen and adjacent villages, as proposed by the applicant, to the satisfaction of the Director of Food and Environmental Hygiene or of the Town Planning Board; and
- (p) the permission shall cease to have effect on 5.10.2004 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



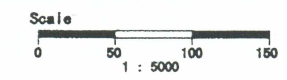
- LEGEND :**
-  MAIN ROAD
 -  SECONDARY ROAD
 -  LAY-BY

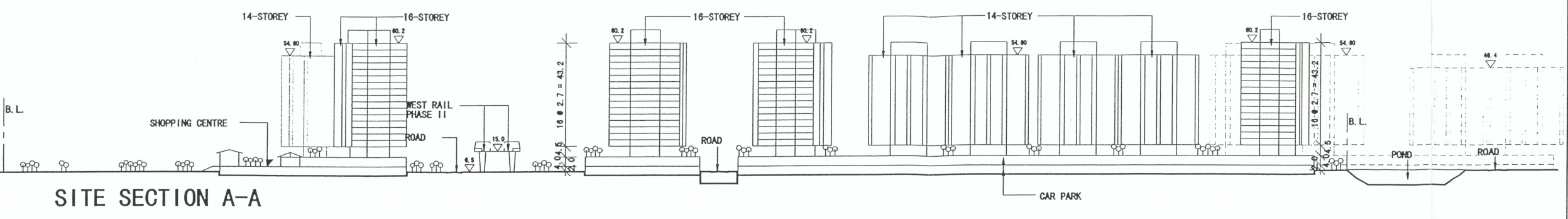
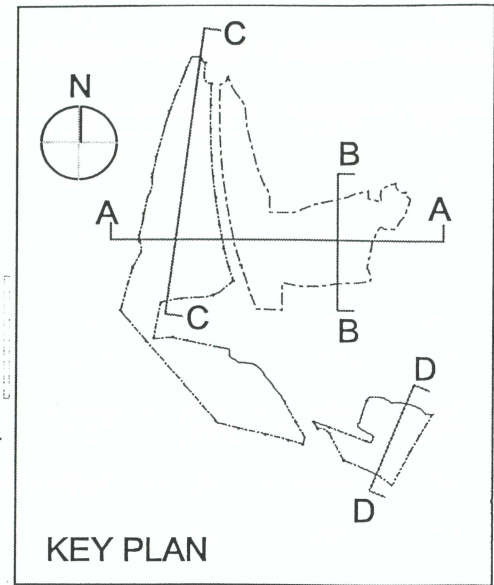
THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS

茲證明城市規劃委員會已根據城市規劃條例第 4A (3) 條的規定而於二零零一年十月五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 5.10.2001.

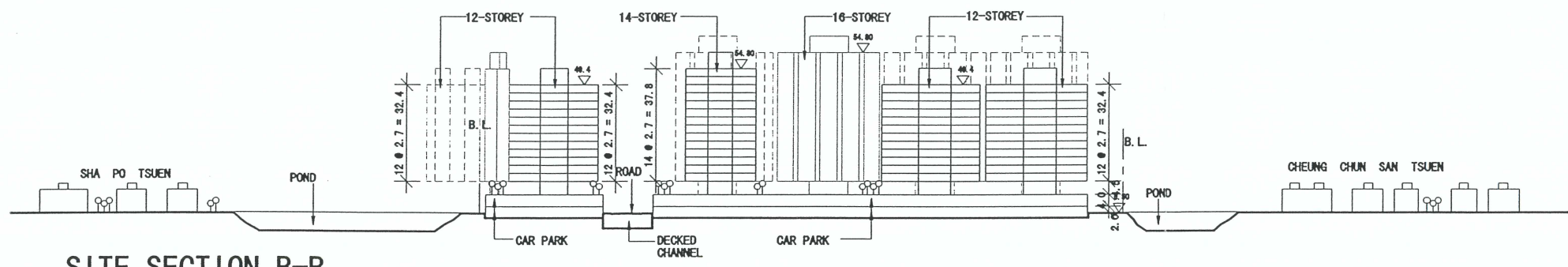
signed John C. Tsang  曾俊華
 Chairman, Town Planning Board 城市規劃委員會主席 簽署

PLAN 1
 REVISED MASTER LAYOUT PLAN

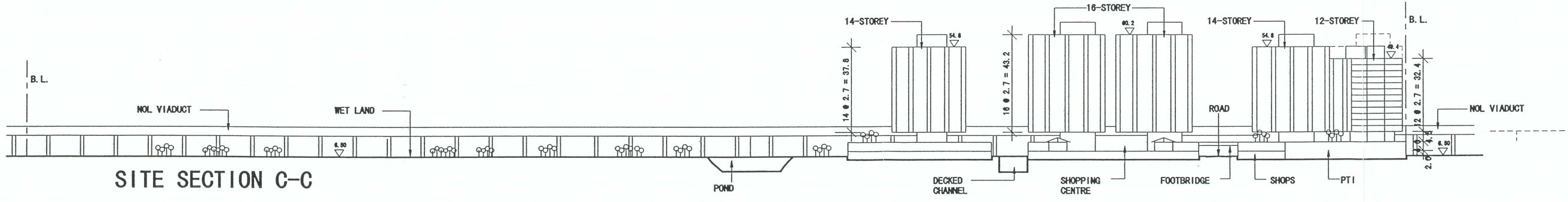




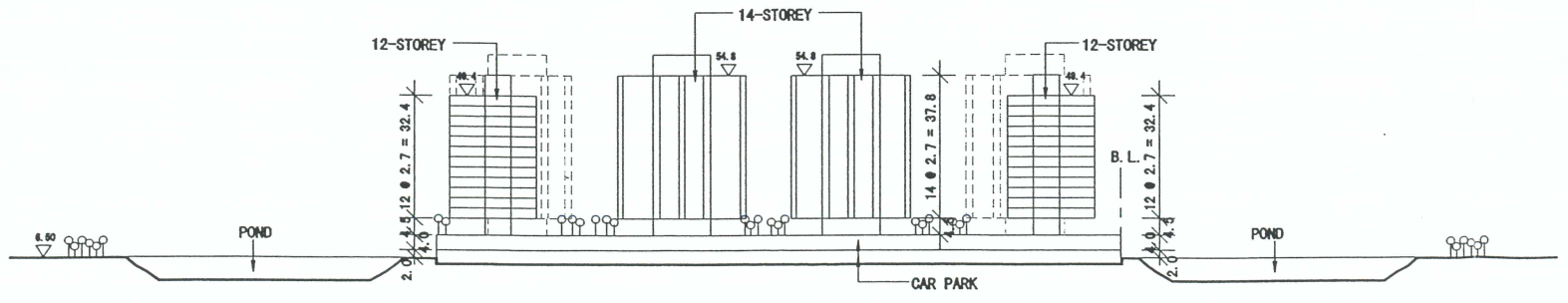
SITE SECTION A-A



SITE SECTION B-B



SITE SECTION C-C



SITE SECTION D-D

PLAN 2 SITE SECTIONS

NOT TO SCALE

The elevation is based on reference datum of +10.0.
This is not to be taken as +10.0 mP.D.



LEGEND:	
	TREES
	REED BEDS
	BUFFER PLANTING
	NATURE TRAIL
	GRASS
	WOODLAND
	MARSH
	COMMUNAL SITTING AREA
	EMERGENCY VEHICULAR ACCESS
	SHRUBS

Master Landscape Plan

Figure 4.5

Table 1 Development Schedule

Site Area	
Phase I	212,288m ²
Phase II	77,558 m ²
Total	289,846 m ²
Domestic site coverage	10.29%
Plot ratio (residential)	1.2
Plot ratio (commercial)	0.035
Residential GFA	345,400 m ²
Commercial GFA	10,000 m ²
Club House GFA	7,800 m ²
Total no. of blocks	47
No. of domestic storeys	12-16
No. of flats	5,184
Average flat size	66.63 m ²
Person per flat	2.80
Proposed population	14,515
Carparking provision	
Residential (1:4)	1,296
Visitor (5 per block)	235
Commercial (1 per 200m ²)	50
Loading/Unloading (no.)	
Residential (1 per block)	47
Commercial (1per 1000m ²)	10
Club House	1
GIC Facilities (no.)	
PTI	1
Primary School	1
Kindergarten	1