

List of Approval Conditions

Application No. A/ST/571

Application Site : Lot 698RP(Part) and Adjoining Government Land in DD 181, Heung Fan Liu, Sha Tin

Subject of Application : Proposed Residential Development with Club House and Car-parking Facilities

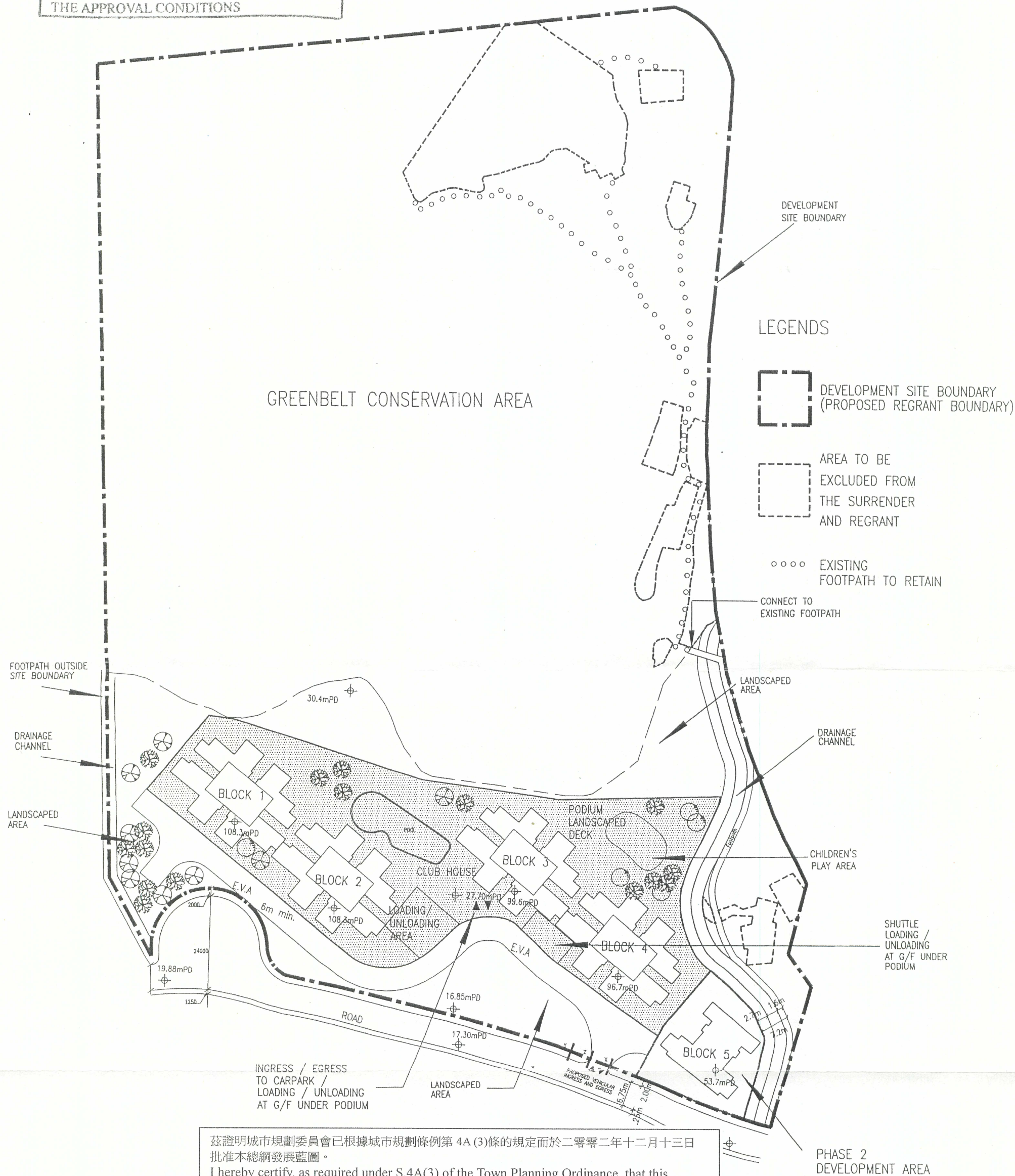
Date of Approval : 13.12.2002

Approval Conditions :

- (a) the submission and implementation of a revised MLP, taking into account the conditions (b), (e) and (i) 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 tree preservation proposals to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the submission of a revised drainage impact assessment and provision of drainage facilities identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (d) the design and provision of sewerage connections to the application site to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (e) the submission and implementation of the land use and management proposals for the "Greenbelt Conservation Area" within the application site to the satisfaction of the Director of Lands or of the Town Planning Board;
- (f) the submission of studies on natural terrain landslide hazards and implementation of stabilisation works and/or mitigation measures identified therein to the satisfaction of the Director of Civil Engineering or of the Town Planning Board;
- (g) no population intake should be allowed prior to the completion of the Sha Tin Sewage Treatment Works Stage III Phase 2 upgrading works, the Heung Fan Liu Street Gyratory System and Bridge MT5 by the Government;
- (h) no population intake should be allowed prior to the completion of the road improvement works at the junction of Pik Tin Street/Mei Tin Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (i) the provision of access from the application site to Heung Fan Liu Street to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and

- (j) the permission shall cease to have effect on 13.12.2006 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

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



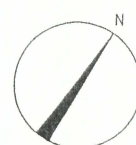
茲證明城市規劃委員會已根據城市規劃條例第 4A (3) 條的規定而於二零零二年十二月十三日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 13.12.2002.

signed John C. TSANG
Chairman, Town Planning Board

John C. TSANG
曾俊華
城市規劃委員會主席 簽署

BLOCK NO.	NO. OF DOMESTIC STOREY
1	26
2	26
3	23
4	22
5	10

0 10 20 50m
SCALE 1 : 1000



L:\heungfanliu\dwg\MLP-20021127_a.dwg

Note:

Rev.	Revision	Initials	Date	Rev.	Initials	Date	Rev.	Initials	Date
1	REVISED / REVISED	FC	14/12/02						
2	REVISED / REVISED	GC	14/12/02						
3	REVISED / REVISED	GC	14/12/02						
4	REVISED / REVISED	GC	14/12/02						
5	REVISED / REVISED	GC	14/12/02						

Drawing Number	Rev.
HFL-SK-2	1
Drawn	Checked
JY	BC
Scale	Date
1:1000	11/11/2002

Drawing Title

FIGURE 2
MASTER LAYOUT PLAN
(PROPOSED) - REVISED

Project

CDA in D.D. 181,
Heung Fan Liu

L D Asia

ARCHITECTS PLANNERS DESIGNERS



LEGEND

-  EXISTING TREE / VEGETATION
-  TRANSPLANTED TREE
-  PROPOSED TREE
-  PROPOSED MATURE SIZE TREE
-  PROPOSED SHRUB PLANTING
-  LAWN
-  REST AREA / PAVILION
-  TRIAL
-  MAINTENANCE PATH
-  ROAD
-  BOUNDARY FENCE
-  SWIMMING POOL
-  FEATURE POND
-  PHASE 1
-  PHASE 2

A	NOV 02	MINOR REVISION	PO
修訂編號 No.	日期 Date	修訂 Revisions	繪圖 By

吳振雄園境規劃師事務所有限公司
Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants
Rm. 1504 15/F Tung Wah Mansion,
199 - 203 Hennessy Road Hong Kong
Tel: 2866 3903 Fax: (852) 2866 3923

Project Title 項目

CDA IN D.D. 181, HEUNG FAN LIU

Drawing Title 標題

LANDSCAPE MASTER PLAN

Designed by 設計	AC	Approved by 審核	
Drawn by 繪圖	PO	Job No. 業務號	1Y-10
Checked by 校對	AC	Drawing No. 圖號	
Scale 比例	1:500	Figure 3	
Date 日期	NOV 2002		