

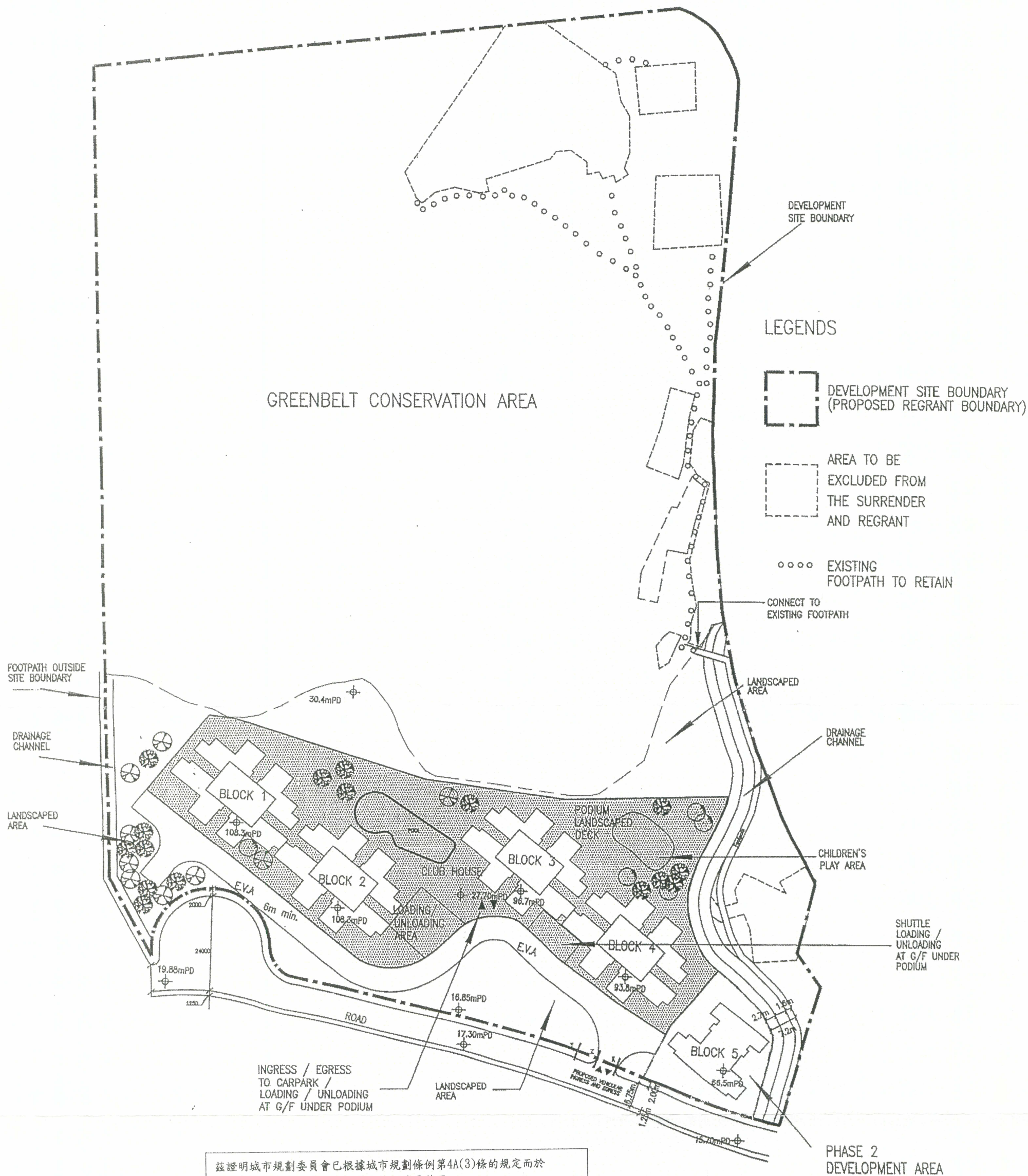
List of Approval Conditions

Application No. A/ST/696

- Application Site : Lots 698 s.B, 698 s.C, 698 s.D, 698 s.E, 698 s.F, 698 s.G, 698 s.H, 698 s.I, 698 s.J, 698 s.L, 698 s.M, 698 s.N, 698 s.O, 698 RP (Part) and Adjoining Government Land in D.D. 181, Heung Fan Liu, Sha Tin
- Subject of Application : Proposed Residential Development with Club House and Car Parking Facilities (Extension of Time for Commencement of Development for a Period of 12 Months for the Previous Approved Master Layout Plan under Application No. A/ST/577)
- Date of Approval : 22.10.2010
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP), taking into account the approval conditions as stated in paragraphs (b), (e), (i) and (j) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (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 TPB;
 - (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 TPB;
 - (d) the design and provision of sewerage connections to the application site to the satisfaction of the Director of Drainage Services or of the TPB;
 - (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 TPB;
 - (f) the submission of studies on natural terrain landslide hazards and implementation of stabilization works and/or mitigation measures identified therein to the satisfaction of the Director of Civil Engineering and Development or of the TPB;
 - (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 TPB;

- (i) the provision of access from the application site to Heung Fan Liu Street to the satisfaction of the Commissioner for Transport or of TPB; and
- (j) the design and provision of parking facilities, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB.

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

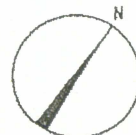


茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於
二零一零年十月二十二日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this
Master Layout Plan was approved by the Town Planning Board on 22. 10. 2010.

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

BLOCK NO.	NO. OF DOMESTIC STOREY
1	26
2	26
3	22
4	21
5	14

0 10 20 50m
SCALE 1 : 1000



Ldhk-ntfsl:\Design\heungfanliu\dwg\
MLP-20030220_b.dwg

*The Indicative Master Layout Plan of the Current Scheme is identical to that of the latest approved scheme under Application No. A/ST/577 submitted in Feb 2003

盧緯綸
建築規劃有限公司

LD ASIA
ARCHITECTS PLANNERS DESIGNERS
Lew Yik Dai and Hong Kong Ltd

Title

Indicative Master Layout Plan of the Current Scheme

Checked	DH	Drawn	PW
Rev	1	Date	Feb 2010
Scale	N/A	Figure	3.1

Table 3.1 – Comparison of Development Parameters between the Latest Approved Scheme (Application No. A/ST/577) and the Current Scheme

Development Parameters	Latest Approved Scheme (Application No. A/ST/577) (a)	Current Scheme (b)	Difference (b) – (a)
Site Area			
Application Site	4.42 ha (about)	4.42 ha (about)	Nil.
Domestic GFA	52,156 m ²	52,156 m ²	Nil.
• Phase I	48,380 m ²	48,380 m ²	Nil.
• Phase II	3,776 m ²	3,776 m ²	Nil.
Domestic Plot Ratio	1.18	1.18	Nil.
No. of Blocks	5 Towers	5 Towers	Nil.
• Phase I	4 Towers	4 Towers	Nil.
• Phase II	1 Tower	1 Tower	Nil.
Max. No. of Storeys	26 domestic storeys above a 3-storey podium car park	26 domestic storeys above a 3-storey podium car park	Nil.
Max. Building Height	108.3 mPD	108.3 mPD	Nil.
No. of Units.	816 units	816 units	Nil.
• Phase I	760 units	760 units	Nil.
• Phase II	56 units	56 units	Nil.
Domestic Tower Site Coverage	5.3%	5.3%	Nil.
Total Site Coverage	14.3% (not more than 20%)	14.3% (not more than 20%)	Nil.
Average Unit Size	63.9 m ²	63.9 m ²	Nil.
• Phase I	63.7 m ²	63.7 m ²	Nil.
• Phase II	67.4 m ²	67.4 m ²	Nil.
GFA of Clubhouse	1,565 m ² (3% of Domestic GFA)	1,565 m ² (3% of Domestic GFA)	Nil.
No. of Car Parking Spaces			Nil.
• Residents	408 spaces	408 spaces	Nil.
Phase I	380 spaces	380 spaces	Nil.
Phase II	28 spaces	28 spaces	Nil.
• Visitors	25 spaces	25 spaces	Nil.
Phase I	20 spaces	20 spaces	Nil.
Phase II	5 spaces	5 spaces	Nil.
No. of Loading/ Unloading Spaces	5	5	Nil.
Phase I	4	4	Nil.
Phase II	1	1	Nil.
Recreational Facilities	Club house, an outdoor swimming pool, children's play area, leisure footpath, pocket garden	Club house, an outdoor swimming pool, children's play area, leisure footpath, pocket garden	Nil.