

List of Approval Conditions

Application No. A/ST/851

- 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 in "Comprehensive Development Area" zone,
- Date of Approval : 22.5.2015
- Approval Conditions :
- (a) submission and implementation of a revised Master Layout Plan (MLP), taking into account the approval conditions as stated in paragraphs (b) to (k) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) the submission and implementation of a revised Landscape Master Plan and tree preservation proposal 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 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 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 stabilisation works and/or mitigation measures identified therein to the satisfaction of the Director of Civil Engineering and Development or of the TPB;
 - (g) the provision of access from the site to Heung Fan Liu Street to the satisfaction of the Commissioner for Transport or of the TPB;
 - (h) the design and provision of parking facilities, loading/unloading spaces and laybys for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
 - (i) the design and provision of telecommunication improvement works to ensure normal telecommunication services for the viewers in the vicinity to the satisfaction of the Director-General of Communications or of the TPB;

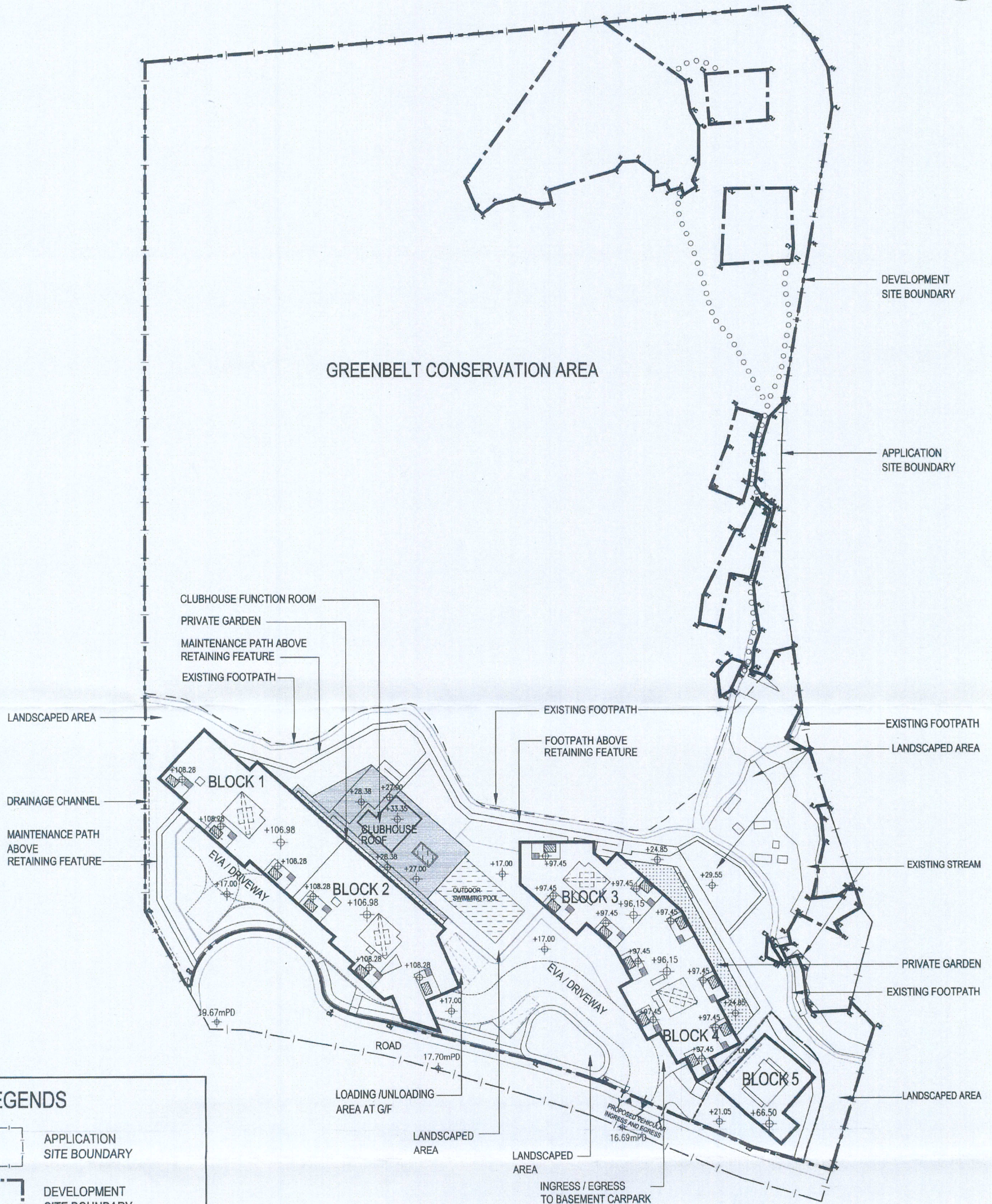
- (j) the design and provision of an emergency vehicular access, water supply for fire fighting and fire services installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (k) submission of a phasing plan indicating the timing and implementation of the comprehensive development to the satisfaction of the Director of Planning or of the TPB.

**Development Schedule of Approved Residential Development
in D.D. 181, Heung Fan Liu, Sha Tin
Planning Application No. A/ST/851**

Development Parameters of Approved Scheme	
Site Area (about)	4.42 ha
Domestic Plot Ratio	1.18
Total Domestic GFA (about)	52,156 m ²
Phase I	48,380 m ²
Phase II	3,776 m ²
No. of Blocks	5 Towers
Phase I	4 Towers
Phase II	1 Tower
Max. No of Storeys	26 domestic storeys above a 3-storey podium ⁽¹⁾ and a 2-storey basement of carpark & E&M
Max. Building Height	106.98mPD
No. of Units	1,325 units
Phase I	1,269 units
Phase II	56 units
Domestic Tower Site Coverage	5.55%
Total Site Coverage ⁽²⁾	14.3% (not more than 20%)
Average Unit Size (about)	39.36 m ²
Phase I	38.12 m ²
Phase II	67.4 m ²
Club House GFA (about) ⁽³⁾	2,347 m ²
Phase I	2,177.1 m ²
Phase II	169.9 m ²
No. of Car Parking Spaces ⁽⁴⁾	
Residential ⁽⁵⁾	146
Phase I	136
Phase II	10
Visitors ⁽⁵⁾	25
Phase I	20
Phase II	5
Motorcycle	14
Phase I	13
Phase II	1
Bicycle	133
Phase I	127
Phase II	6
No. of Loading/Unloading Bay	5
Phase I	4
Phase II	1
Recreational Facilities	Club house, an indoor/outdoor swimming pool, indoor children's play area, leisure footpath, pocket garden

Remarks:

- (1) The podium is mainly in 2 storeys, with only a small portion behind Blocks 1 and 2 in 3 storeys to accommodate the clubhouse and E/M uses.
- (2) Equivalent to podium site coverage.
- (3) About 4.5% of domestic GFA; exempted from plot ratio calculation.
- (4) Additional 4 car parking spaces for vehicles of disabled persons will be provided.
- (5) ±5% flexibility allowed under lease not included.



LEGENDS

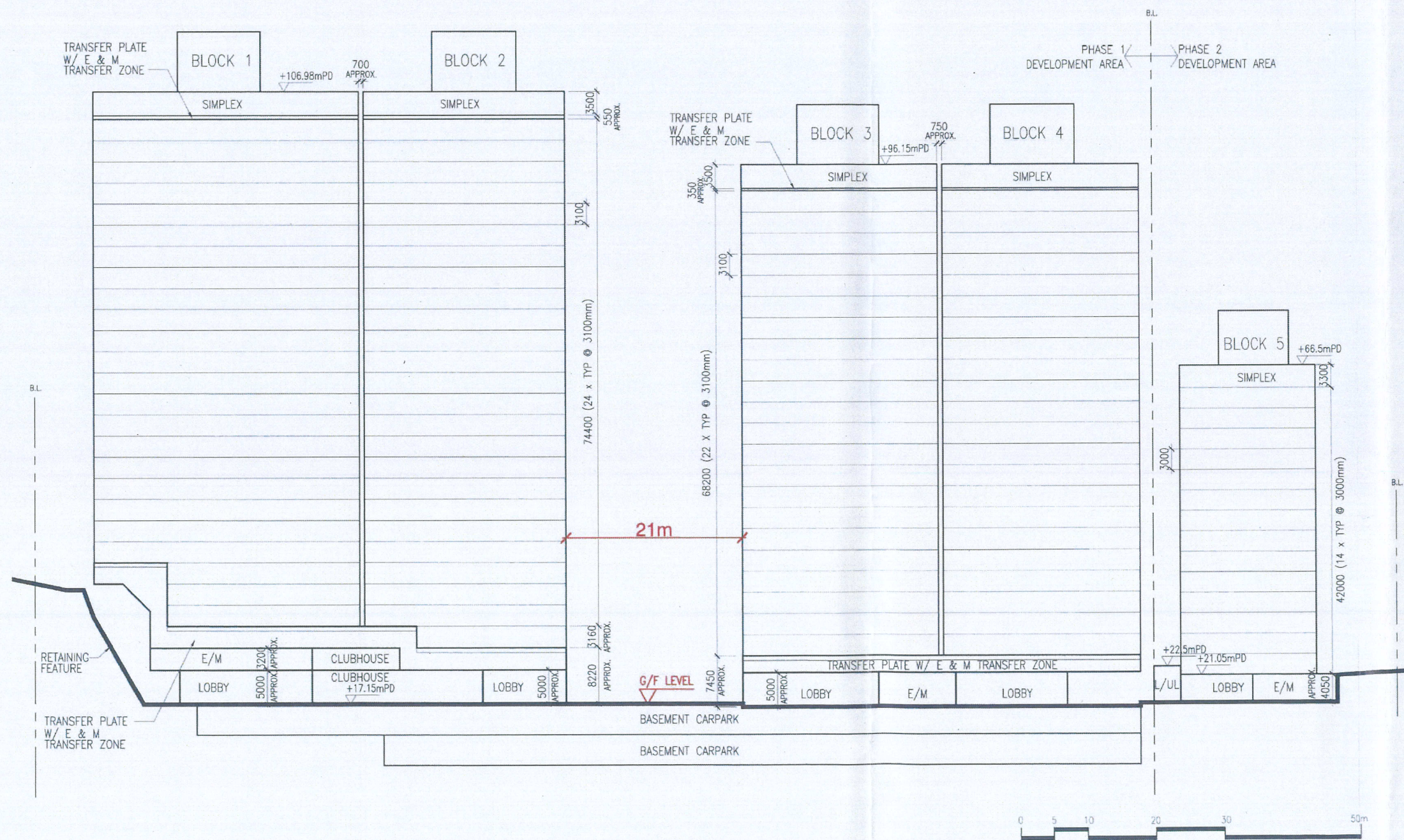
- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- AREA EXCLUDED FROM PHASE 1 DEVELOPMENT
- GONDOLA
- JACUZZI
- SWIMMING POOL
- PRIVATE GARDEN

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一五年五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 22.5.2015.

signed Michael WONG 黃偉倫
Chairman, Town Planning Board 城市規劃委員會主席 簽署

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

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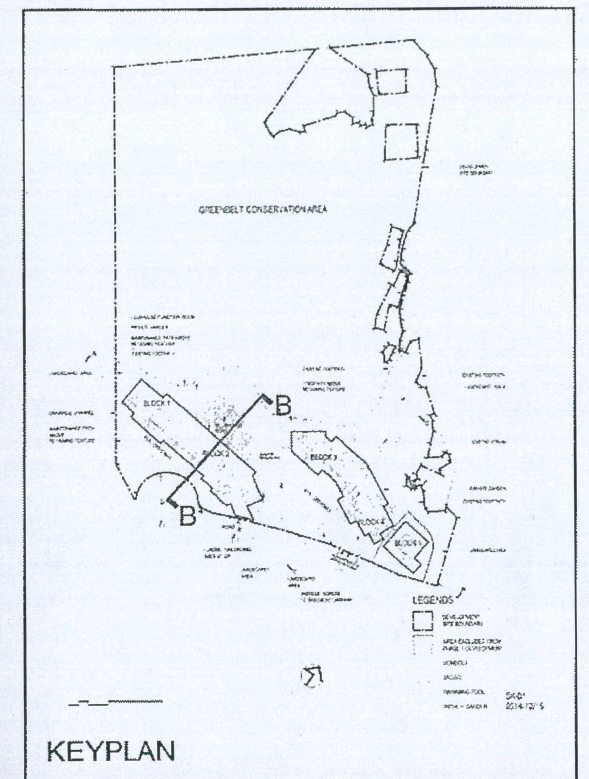
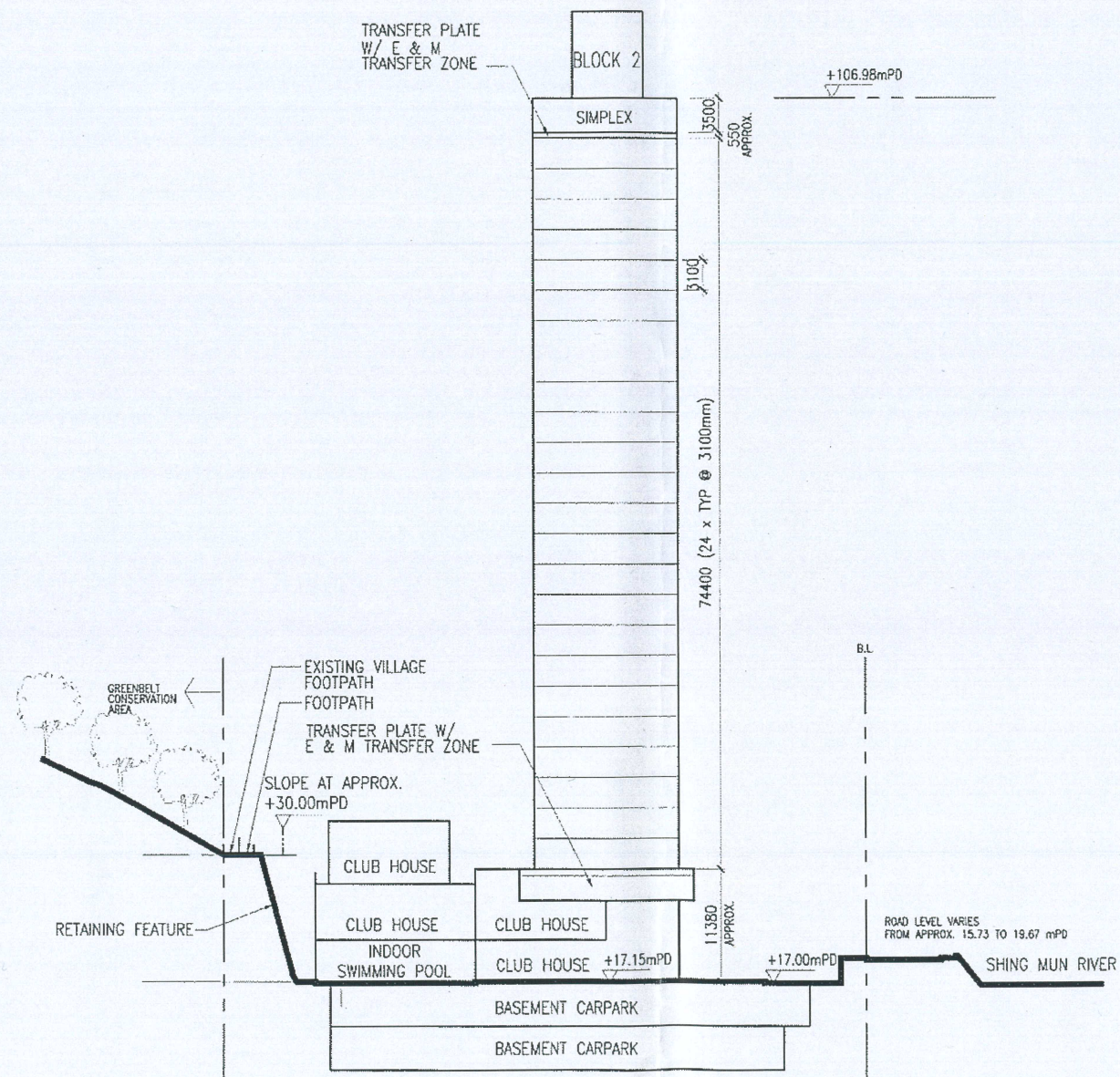


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Title

Indicative Section A-A'

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2014
Scale	N / A	Figure	2

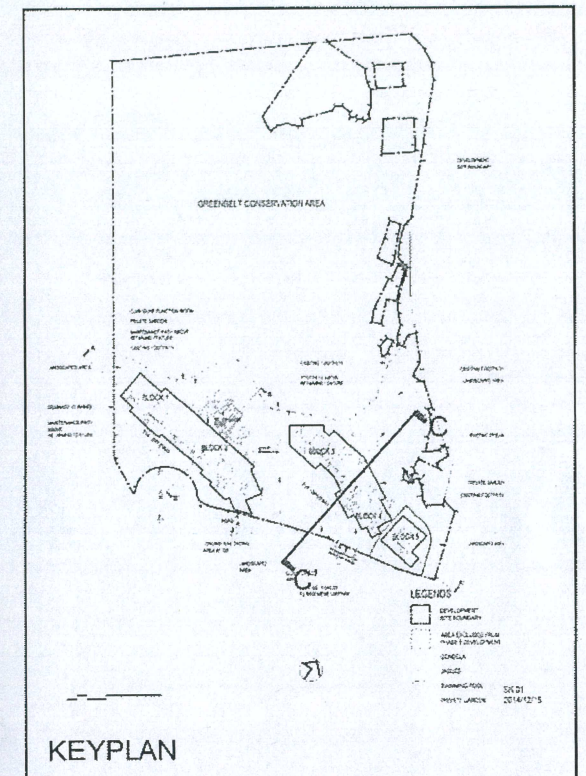
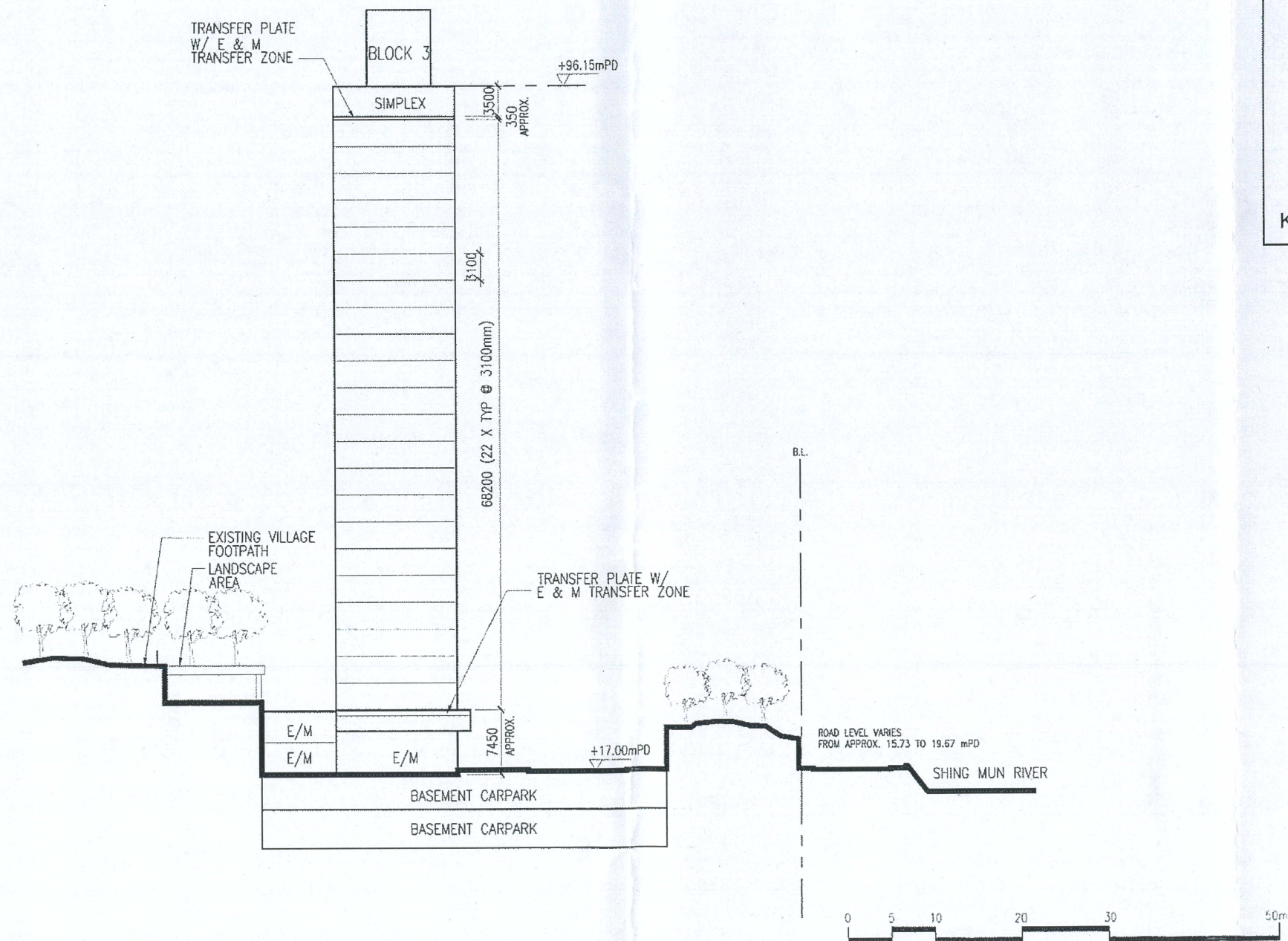


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Title

Indicative Section B-B'

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2014
Scale	N / A		
	Figure 3		



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Title

Indicative Section C-C'

Checked	DH	Drawn	PW
Rev	0	Date	Dec 2014
Scale	N / A	Figure	4