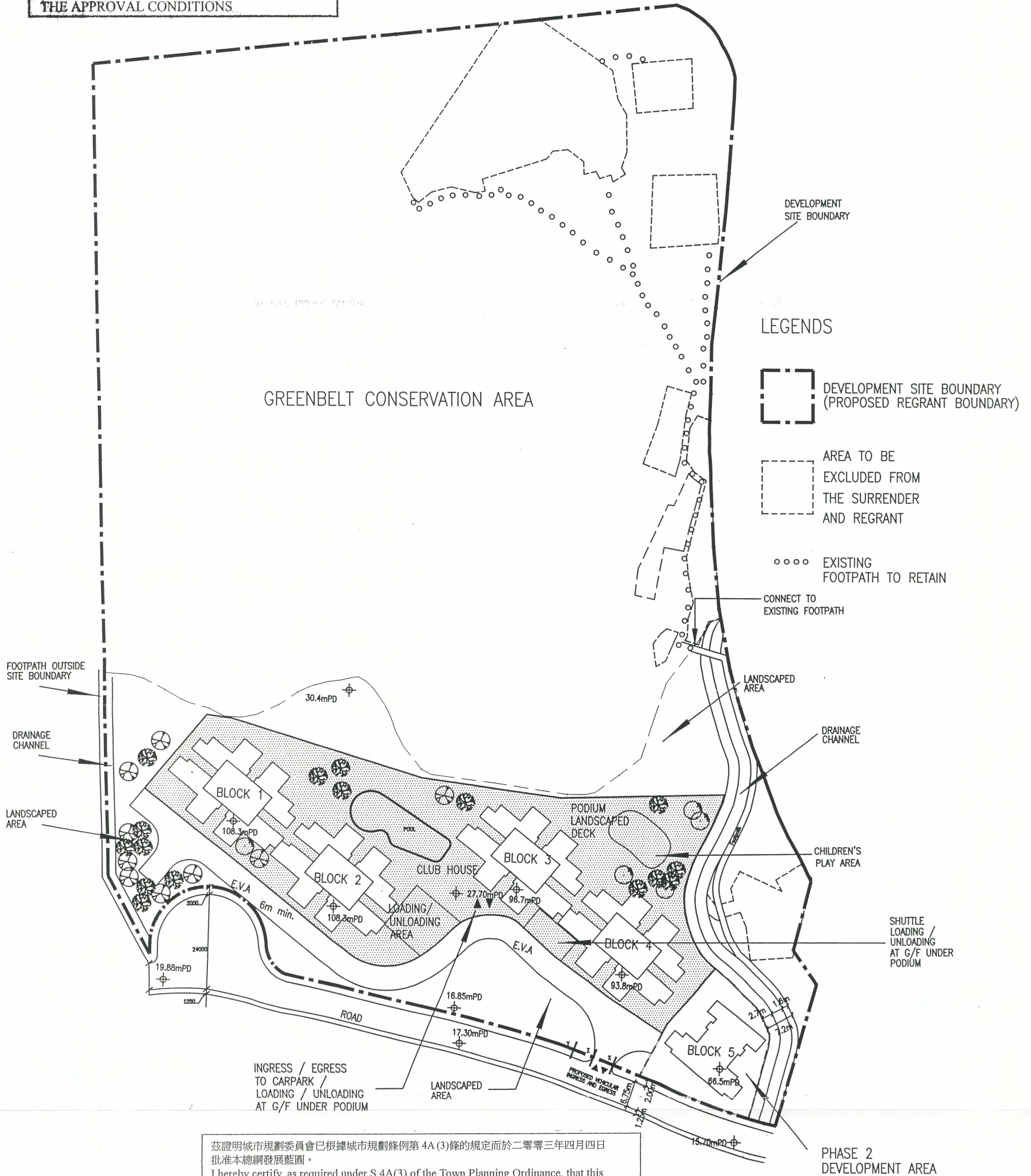


## List of Approval Conditions

### Application No. A/ST/577

- 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 : 4.4.2003
- 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 4.4.2007 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) 條的規定而於二零零三年四月四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 4.4.2003.

signed Thomas TSO

Chairman, Town Planning Board

曹萬泰

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

Note:

Rev.	Revision	Initials	Date	Rev.	Initials	Date	Rev.	Initials	Date
1	FC								
2	OC								
3	OC								
4	OC								
5	OC								

Drawing Number	Rev.
WPL-2K-2	1
Drawn	Checked
JY	BC
Scale	Date
1:1000	01/11/2002
	CAD Ref.

Drawing Title

FIGURE 2  
MASTER LAYOUT PLAN  
(PROPOSED)

Project

CDA in D.D. 181,  
Heung Fan Liu

L D Asia

ARCHITECTS PLANNERS DESIGNERS

Ldhk-ntfs1:\Design\heungfanliu\dwg\MLP-20030220\_b.dwg

**Development Schedule for the Proposed Residential Development with  
Clubhouse and Carparking facilities in "Comprehensive Development Area"  
zone, Lot 698RP (Part) and Adjoining Government Land in DD 181,  
Heung Fan Liu, Sha Tin**

(TPB/A/ST/577 – Approved at TPB Meeting dated 4 April 2003)

<b>Site Area (ha)</b>	4.42 (about)
<b>Domestic GFA (sq.m)</b>	52,156
<b>Domestic Plot Ratio</b>	1.18
<b>No. of Blocks</b>	5
<b>Max. No. of Storeys</b>	26 domestic storeys above a 3-storey car park podium
<b>Max. Building Height (mPD)</b>	108.3 mPD
<b>No. of Units</b>	816
<b>Average Unit Size (sqm)</b>	63.9
<b>GFA of Club House (sqm)</b>	1,565
<b>No. of Parking Spaces For Residents</b>	408
<b>For Visitors</b>	25
<b>No. of Loading/ Unloading Spaces</b>	5
<b>Recreational Facilities</b>	Club house, an outdoor swimming pool, children's play area, leisure footpath, pocket garden