

List of Approval Conditions

Application No. A/NE-SSH/61-1

- Application Site : Various Lots in D.D. 165, 167, 207 and 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung
- Subject of Application : Proposed Class B Amendments to Approved Development - Comprehensive Residential and Recreational Development including Government, Institution and Community Facilities in "Comprehensive Development Area" zone
- Date of Approval : 2.12.2009
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP), taking into account the conditions (b), (c), (j), (m), (p), (r), (u) and (w) below, to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the submission and implementation of a Landscape Master Plan including a tree survey and a tree preservation scheme to the satisfaction of the Director of Planning or of the TPB;
 - (c) the submission and implementation of the eco-trail proposal to the satisfaction of the Director of Planning or of the TPB;
 - (d) the implementation of mitigation measures identified in the agreed hazard assessment under the application to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (e) the submission of a planning study and an action plan for the approval of the Co-ordinating Committee of Land-use Planning and Control relating to Potentially Hazardous Installations (CCPHI), as proposed by the applicant, and no occupation of residential development prior to the approval of the CCPHI;
 - (f) the submission of an environmental assessment on the widening of Sai Sha Road and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (g) the submission and implementation of mitigation measures against water pollution to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (h) the submission of an ecological impact assessment taking into account the revised MLP, to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
 - (i) the implementation of the modification of the Cheung Muk Tau roundabout, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;

- (j) the provision of public car park of not less than 160 car-parking spaces, 20 coach-parking spaces and public transport facilities in the adjoining "Government, Institution or Community" zone to the satisfaction of the Commissioner for Transport or of the TPB;
- (k) no occupation of the residential development, except for 124 dwelling units prior to the opening of Route T7, subject to the implementation of traffic improvement measures recommended in the traffic impact assessment to the satisfaction of the Commissioner for Transport or of the TPB;
- (l) no occupation of the residential development, except for 600 dwelling units (including 124 dwelling units mentioned in condition (k) above) prior to the completion of the Sai Sha Road widening project, subject to the implementation of traffic improvement measures recommended in the traffic impact assessment to the satisfaction of the Commissioner for Transport or of the TPB;
- (m) the design and implementation of improvement works on the vehicular access road network for the proposed development and the adjoining villages, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (n) the diversion of water mains to be affected by the proposed development to the satisfaction of the Director of Water Supplies or of the TPB;
- (o) the submission of a water demand assessment and the implementation of upgrading works identified therein, as proposed by the applicant, to the satisfaction of the Director of Water Supplies or of the TPB;
- (p) the submission of a natural terrain hazard assessment and the implementation of the mitigation measures identified therein, as proposed by the applicant, to the satisfaction of the Director of Civil Engineering and Development or of the TPB;
- (q) the provision of a kindergarten/nursery to the satisfaction of the Secretary for Education or of the TPB;
- (r) the provision of no less than 8,000m² of public open space facilities in the "Open Space" and "Comprehensive Development Area" zones near Tseng Tau Village, and the management of this open space which shall be kept open daily for public use, as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (s) the submission of a detailed maintenance and management plan for the proposed golf course and the implementation of the proposals made therein to the satisfaction of the Director of Environmental Protection or of the TPB;

- (t) the operation of the proposed golf course should be subject to a renewable short-term permission for a period of not more than one year to the satisfaction of the Director of Environmental Protection or of the TPB;
- (u) the provision of fire fighting access, water supplies for fire fighting and fire services installations to the satisfaction of the Director of Fire Services or of the TPB;
- (v) the surrender of private lots of no less than 6,388m² located at the "Government, Institute or Community" site near Che Ha Village, at nil cost as proposed by the applicant, upon the demand of the Government to the satisfaction of the Director of Lands or of the TPB;
- (w) the submission of an implementation programme, with phasing proposals to tie in with the completion of both major infrastructural facilities serving the proposed development and the traffic improvement measures, to the satisfaction of the Director of Planning or of the TPB; and
- (x) the submission of a drainage impact assessment and a sewerage impact assessment and the implementation of mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the TPB.

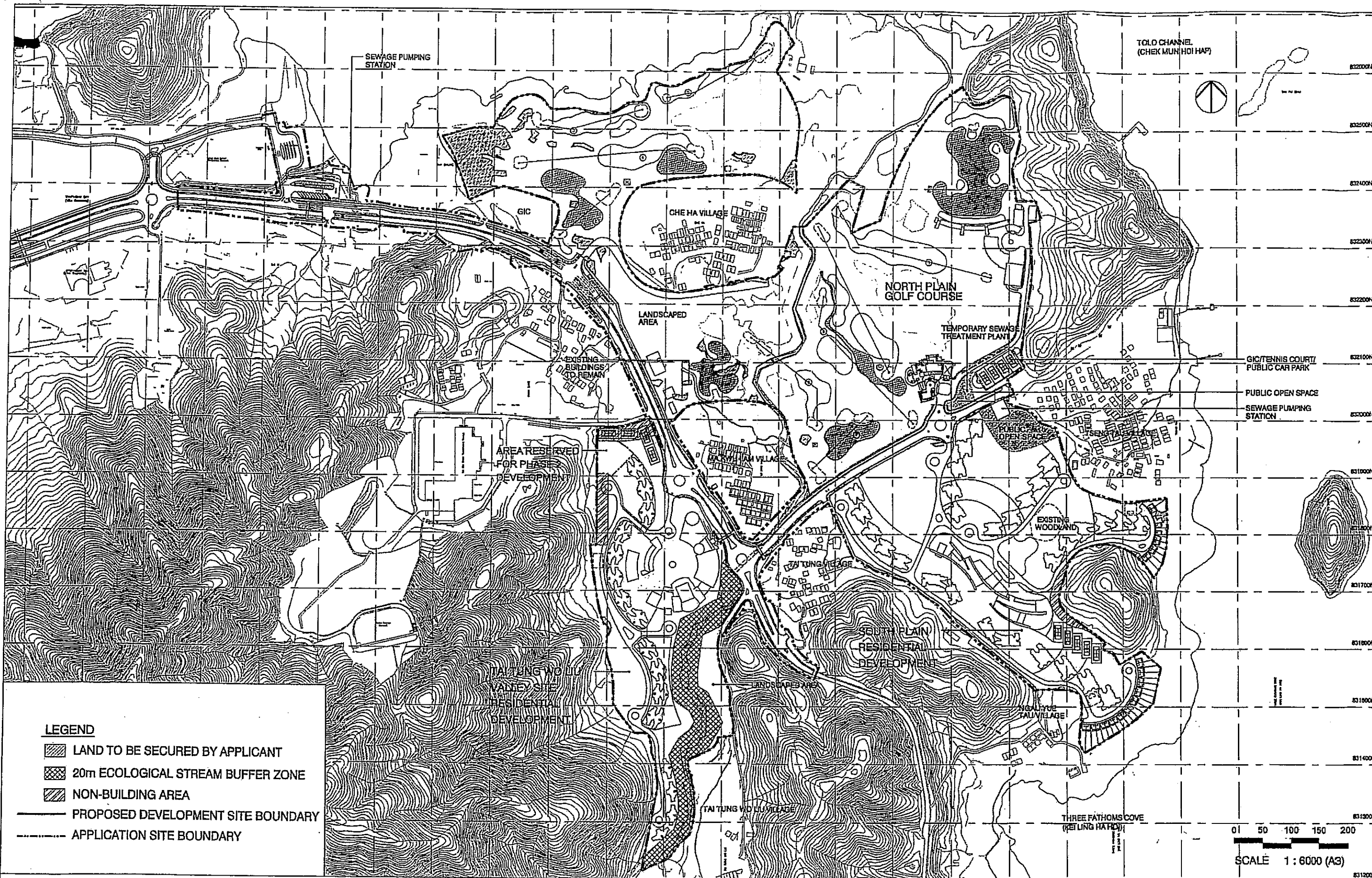



Figure 1a - Proposed MLP (Overall) - Phase 1

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零九年十二月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 2. 12. 2009.

signed Thomas CHOW  周達明
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

Drawing No.: Sai Sha MLP 01-1

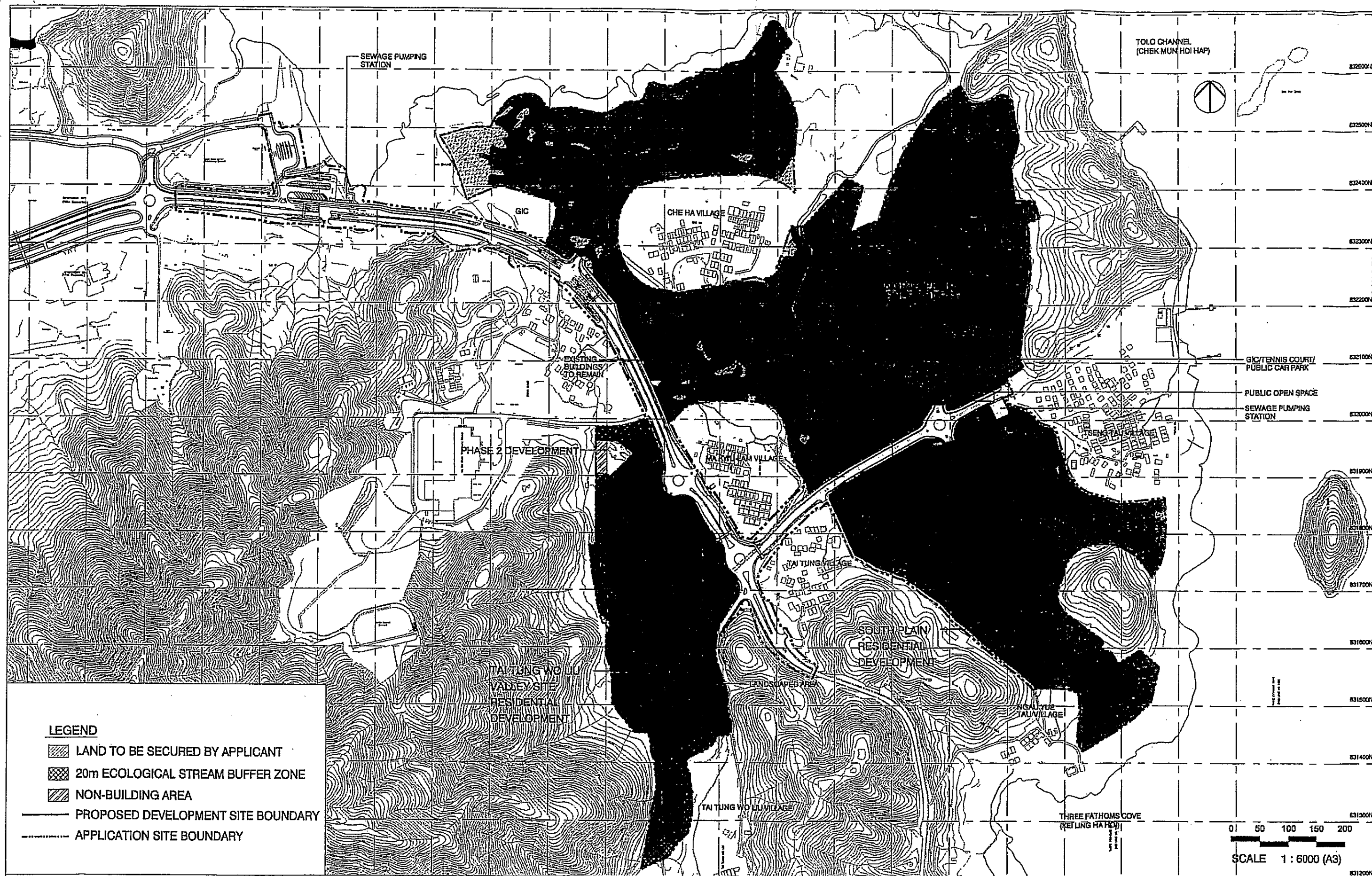


Figure 1b - Proposed MLP (Overall) - Phase 2

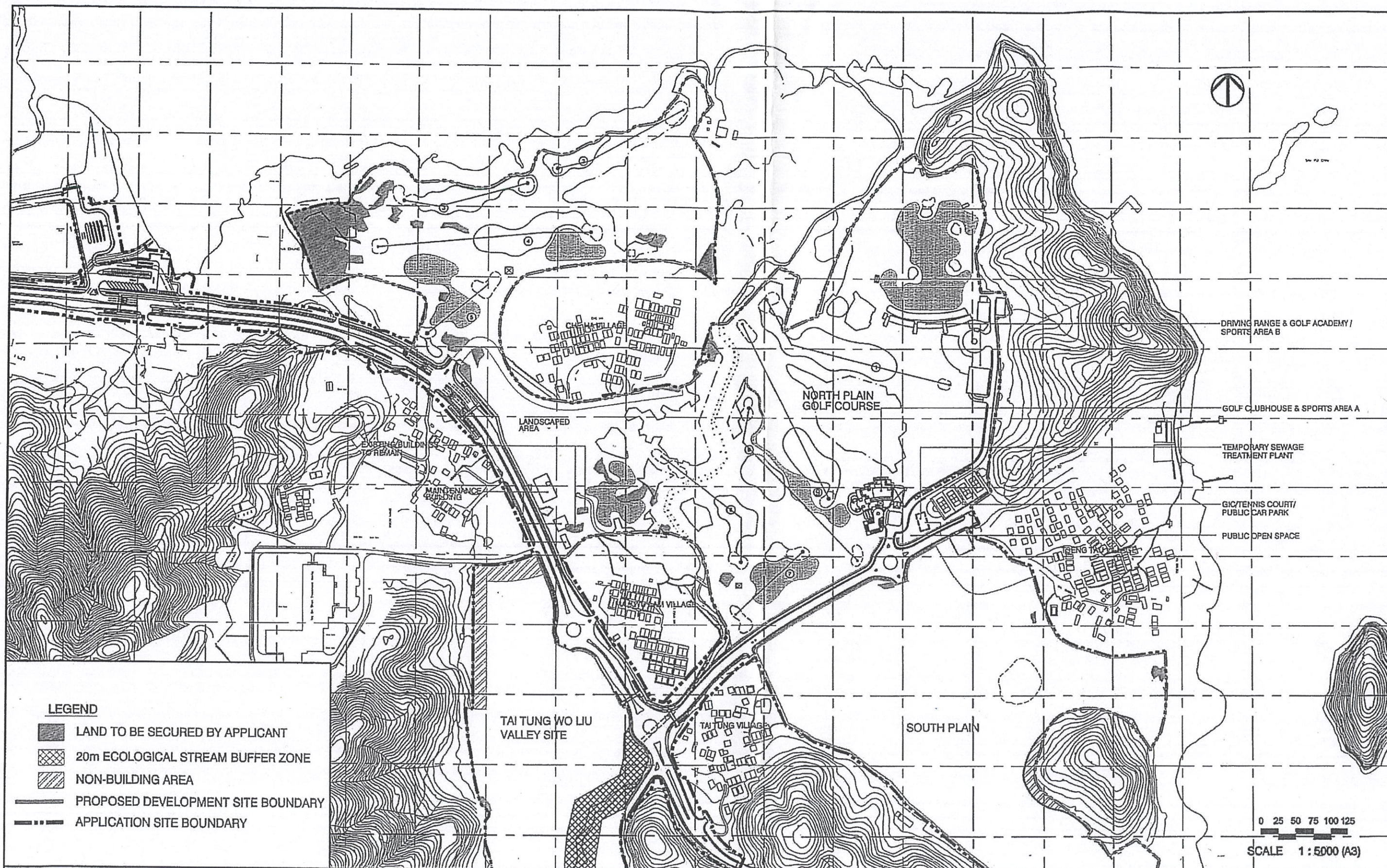
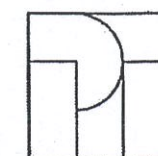


Figure 2 - Proposed MLP (North Plain) [Identical to the Approved MLP under Application No. A/NE-SSH/61]



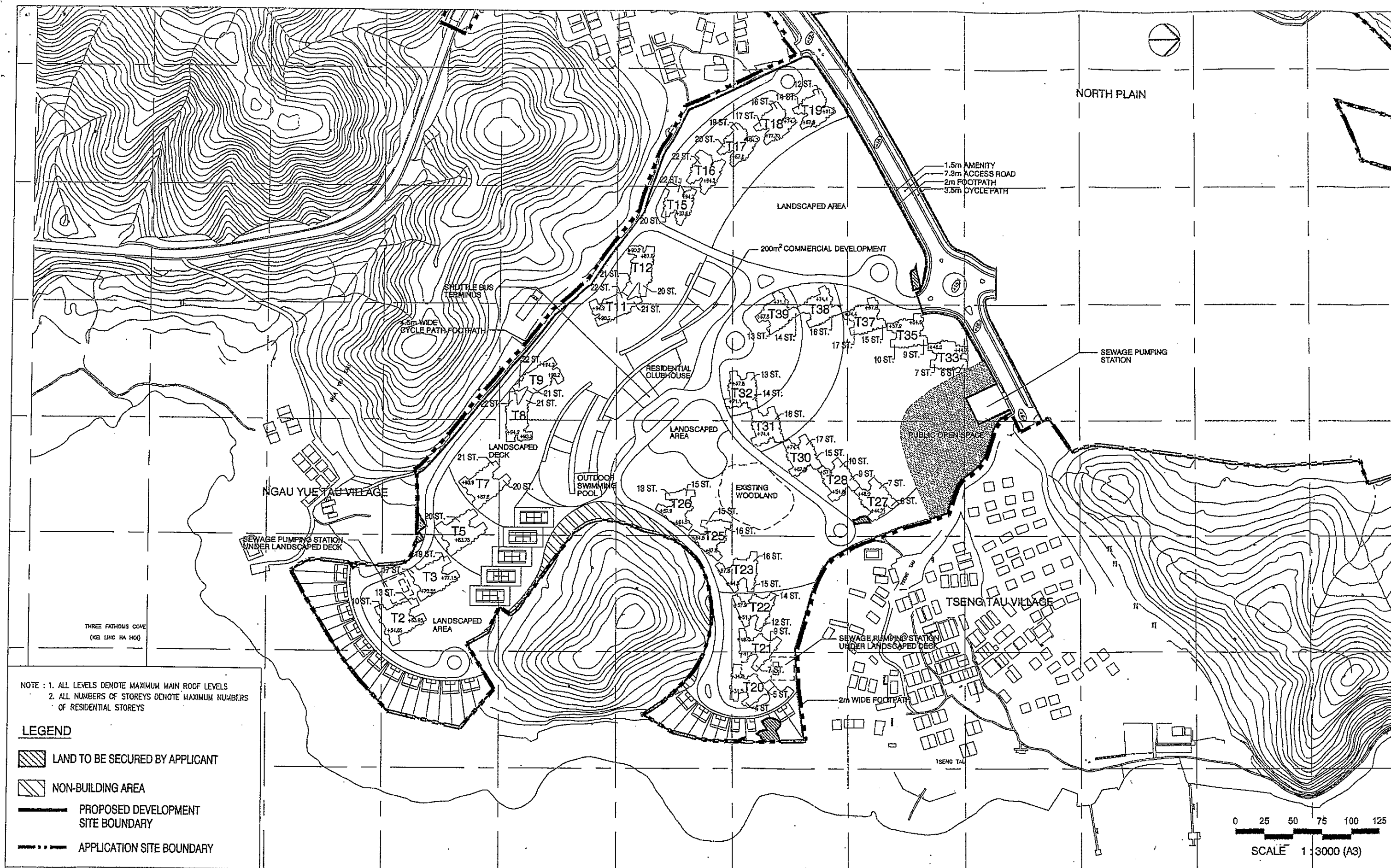
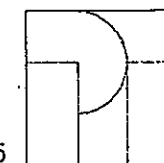


Figure 3 - Proposed MLP (South Plain)



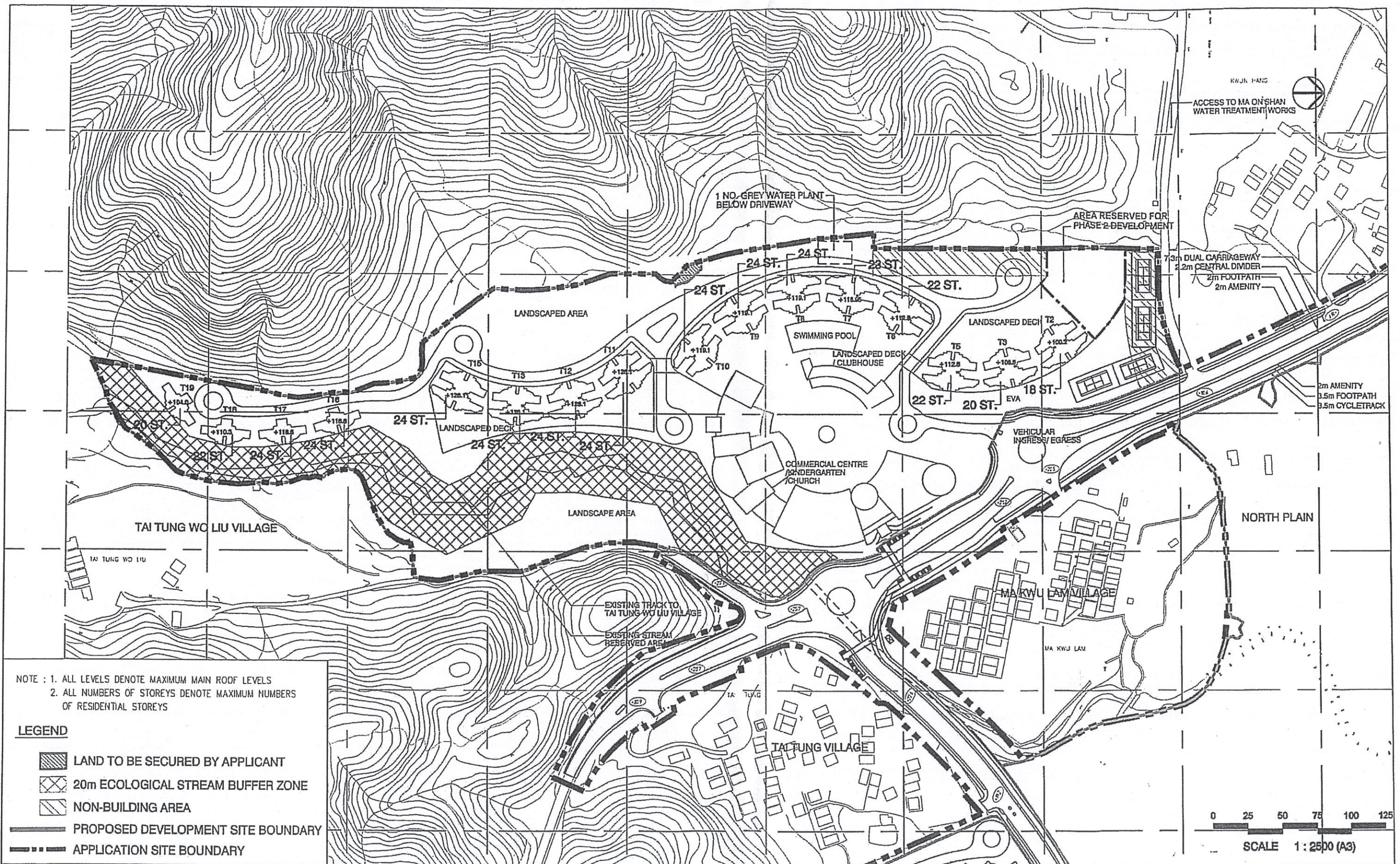
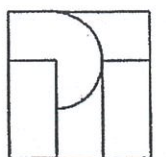


Figure 4a - Proposed MLP (Valley) - Phase 1



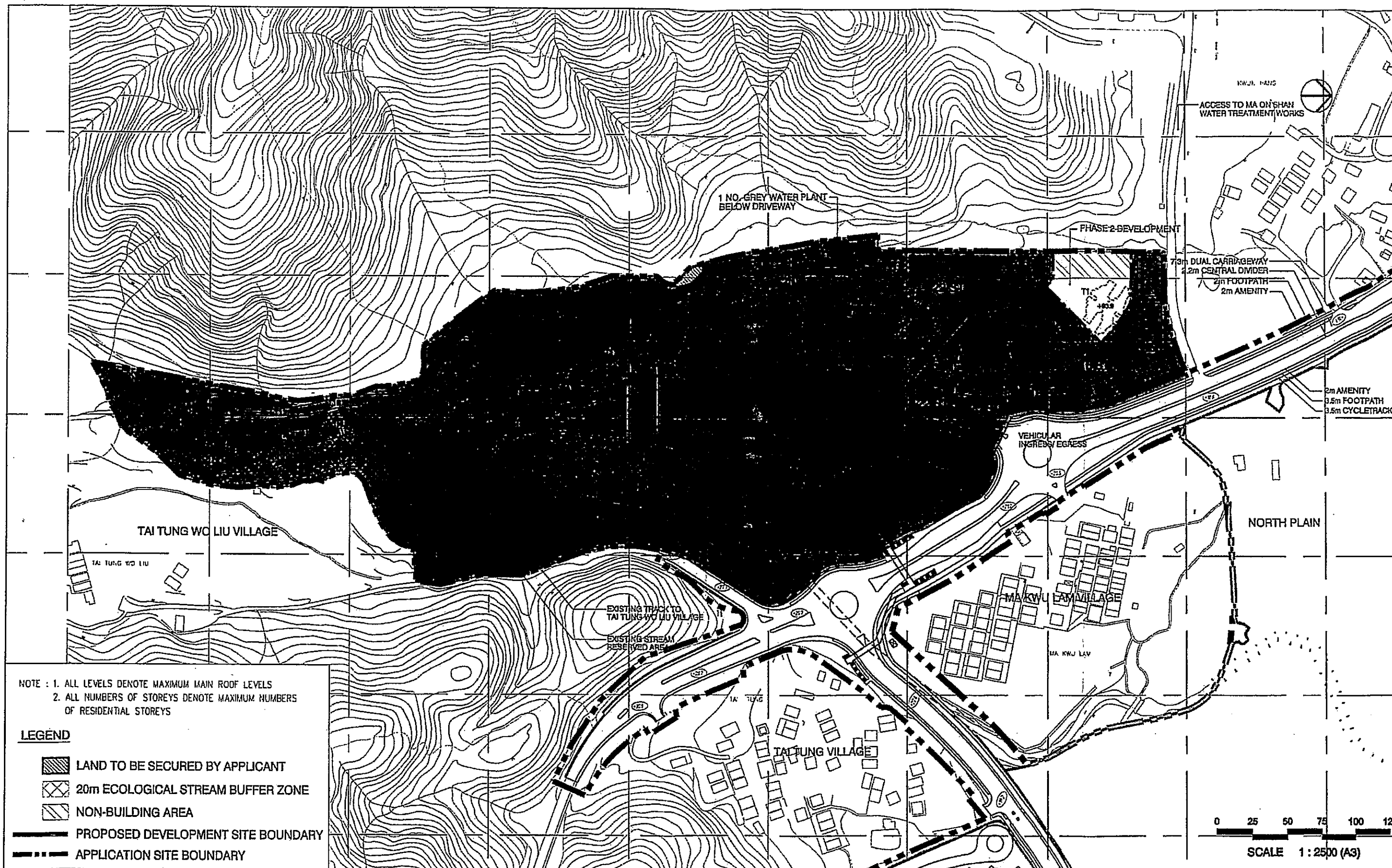


Figure 4b - Proposed MLP (Valley) - Phase 2

Drawing No.: Sai Sha MLP 01-7



17 Sept 2009

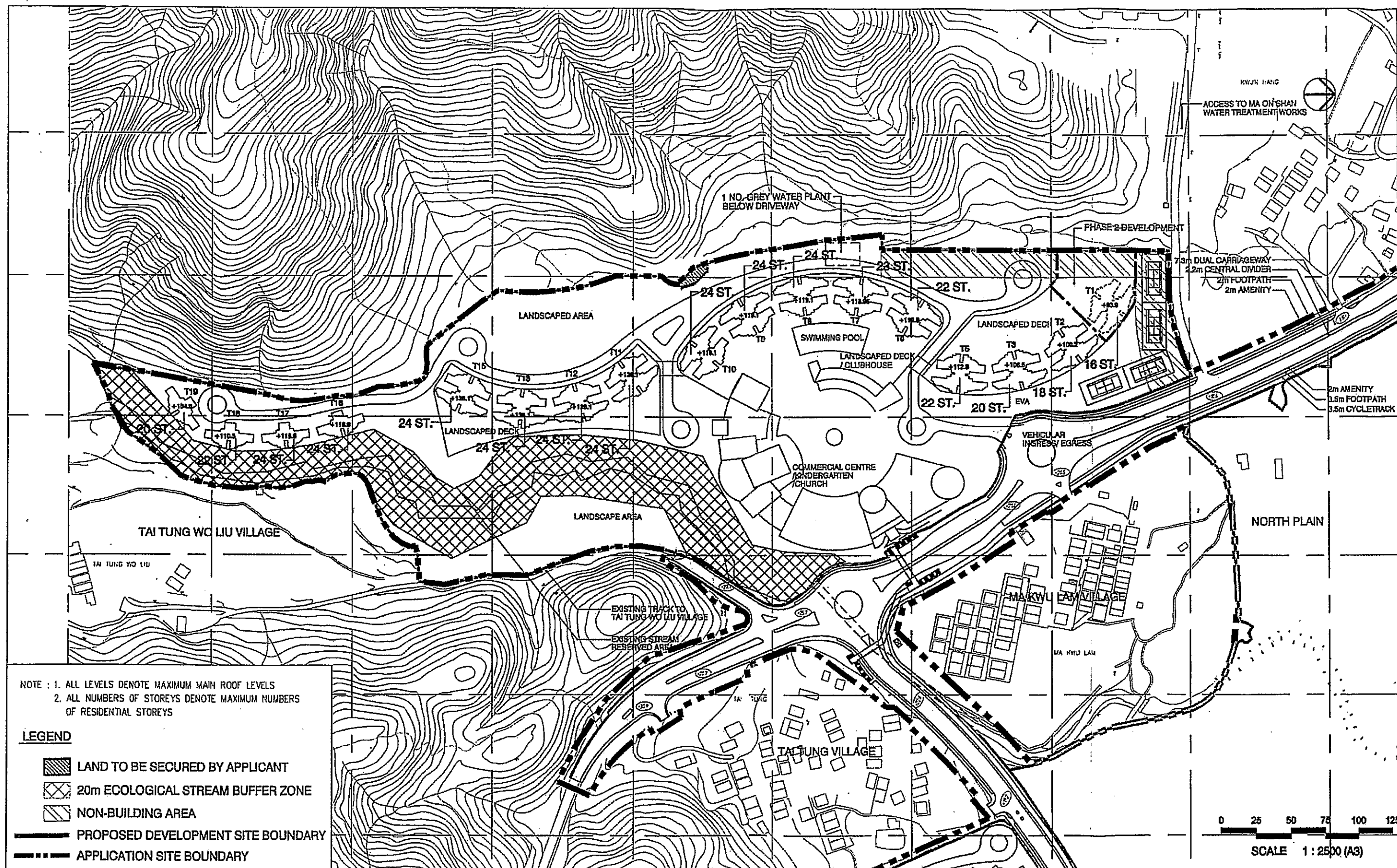


Figure 4c - Proposed MLP (Valley) [Identical to the Approved MLP under Application No. A/NE-SSH/61]



Development Schedule of the Proposed Development

| | Approved Scheme (Application No. A/NE-SSH/61) (a) | Proposed Amendment Scheme (b) | Difference (b) - (a) | Class A / Class B Amendments (TPB PG_No. 36) |
|--|--|--|--------------------------|--|
| | Overall Residential Development | Overall Residential Development | | |
| Domestic GFA | 448,576 m ² - 390 m ² (2 existing houses to remain in North Plain) - Phase 1: 435,545 m ² - Phase 2: 12,641 m ² | 448,576 m ² - 390 m ² (2 existing houses to remain in North Plain) - Phase 1: 435,545 m ² - Phase 2: 12,641 m ² | Nil Nil Nil Nil | |
| No. of Blocks | 51 Blocks 32 Houses | 46 Blocks 32 Houses | -5 (-9.8%) Nil | Class B, Category 5 |
| No. of Storeys | 3-24 storeys | 3-24 storeys | Nil | |
| No. of Flats | 4,730 (not more than 5,636) | 4,930 (not more than 5,636) | +200 (+4.2%) | Class B, Category 3 |
| Average Flat Size | 95.54 m ² | 90.99 m ² | -4.55 (-4.8%) | Class A, Category 4 |
| Population | 12,724 (not more than 14,602) | 13,262 (not more than 14,602) | +538 (+4.2%) | (still within the maximum allowed) |
| No. of Residential Car Parking Spaces | 2,814 (not more than 2,985) | 2,681 (not more than 2,985) | -133 (-4.7%) | Class B, Category 13 |
| Club House GFA | 8,957 m ² | 8,957 m ² | Nil | |
| | The Valley Site | The Valley Site | | |
| Domestic GFA | 200,208 m ² - Phase 1: 187,567 m ² - Phase 2: 12,641 m ² | 200,208 m ² - Phase 1: 187,567 m ² - Phase 2: 12,641 m ² | Nil Nil Nil | |
| No. of Blocks | 17 Blocks - Phase 1 : 16 Blocks - Phase 2 : 1 Block | 17 Blocks - Phase 1 : 16 Blocks - Phase 2 : 1 Block | Nil Nil Nil | |
| No. of Storeys | 16-24 storeys | 16-24 storeys | Nil | |
| No. of Flats | 2,708 (not more than 2,916) | 2,435 (not more than 2,916) | -273 | |
| Average Flat Size | 73.93 m ² | 82.22 m ² | +8.29 | |
| Population | 7,285 (not more than 7,285) | 6,550 (not more than 7,285) | -735 | |
| No. of Residential Car Parking Spaces | 988 (not more than 1,042) | 1,031 | +63 | |
| Club House GFA | 3,687 m ² | 3,687 m ² | Nil | |
| Non-Building Area | 2 | 2 | Nil | |
| | South Plain Site | South Plain Site | | |
| Domestic GFA | 247,978 m ² - Phase 1 : 247,978 m ² - Phase 2 : 0 m ² | 247,978 m ² - Phase 1 : 247,978 m ² - Phase 2 : 0 m ² | Nil Nil Nil | |
| No. of Blocks | 34 Blocks 32 Houses | 29 Blocks 32 Houses | -5 Nil | |
| No. of Storeys | 3-20 storeys | 3-22 storeys | +2 | |
| No. of Flats | 2,022 (not more than 2,720) | 2,495 (not more than 2,720) | +473 | |
| Average Flat Size | 122.64 m ² | 99.39 m ² | -23.25 | |
| Population | 5,439 (not more than 7,317) | 6,712 (not more than 7,317) | +1,273 | |
| No. of Residential Car Parking Spaces | 1,846 (not more than 1,943) | 1,650 | - 196 | |
| Club House GFA | 5,270 m ² | 5,270 m ² | Nil | |
| | Commercial Facilities | Commercial Facilities | | |
| Valley Site | 8,180 m ² (including not less than 9- classroom kindergarten/nursery and a church of about 1,500 m ²) | 8,180 m ² (including not less than 9- classroom kindergarten/nursery and a church of about 1,500 m ²) | Nil | |
| South Plain | 1,110 m ² | 1,110 m ² | Nil | |
| | G/C Facilities | G/C Facilities | | |
| Reserved site for school | 0 m ² Primary - 0 m ² Secondary - 0 m ² | 0 m ² Primary - 0 m ² Secondary - 0 m ² | Nil Nil Nil | |
| Church | 1,500 m ² (commercial GFA) | 1,500 m ² (commercial GFA) | Nil | |
| | Sports Complex | Sports Complex | | |
| Sports Area | 5,500 m ² GFA -Area A (2,000 m ²) -Area B (3,500 m ²) | 5,500 m ² GFA -Area A (2,000 m ²) -Area B (3,500 m ²) | Nil | |
| Golf Area/ Golf Clubhouse | 5,500 m ² GFA | 5,500 m ² GFA | Nil | |
| Driving Range & Golf Academy | 5,500 m ² GFA (about) | 5,500 m ² GFA (about) | Nil | |
| Maintenance Buildings | 1,000 m ² GFA | 1,000 m ² GFA | Nil | |
| Total | 17,500 m² GFA (about) | 17,500 m² GFA (about) | Nil | |
| | Recreational Facilities | Recreational Facilities | | |
| Provision of volleyball courts, basketball courts, tennis courts, badminton courts, mini soccer field, children's playground, roller blade / skating rink, putting green, bicycle path, swimming pool, jogging & fitness trail/station, barbecue area, amphitheatre, archery | Yes | Yes | Nil | |
| | Public Facilities outside "CDA" Zone | Public Facilities outside "CDA" Zone | | |
| Provision of Public Car Park and Tennis Court in "G/C" Zone to the southeast of North Plain | Yes (2 storeys Public Car Park equivalent to about 9,000 m ²) | Yes (2 storeys Public Car Park equivalent to about 9,000 m ²) | Nil | |
| Provision of Public Open Space in "O" zone to the north of South Plain | Yes (Site area about 8,000 m ²) Provision partly within the "O" zone in the South Plain and partly adjacent to the "G/C" zone in the North Plain. | Yes (Site area about 8,000 m ²) Provision partly within the "O" zone in the South Plain and partly adjacent to the "G/C" zone in the North Plain. | Nil | |
| Undertake widening and Improvement of Sai Sha Road | Yes | Yes | Nil | |
| Provision of eco-trails | Yes | Yes | Nil | |
| Provision of footbridges across Sai Sha Road | Yes | Yes | Nil | |

Remarks: Provisions for residential car parking, visitor parking, motorcycle parking, bicycle parking and loading/unloading in accordance with the lease.