

List of Approval Conditions

Application No. A/NE-SSH/61

- 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 Comprehensive Residential and Recreational Development Including Government, Institution or Community Facilities
- Date of Approval** : 8.5.2009
- 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 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 should 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, Institution 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 the implementation of mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the TPB.

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

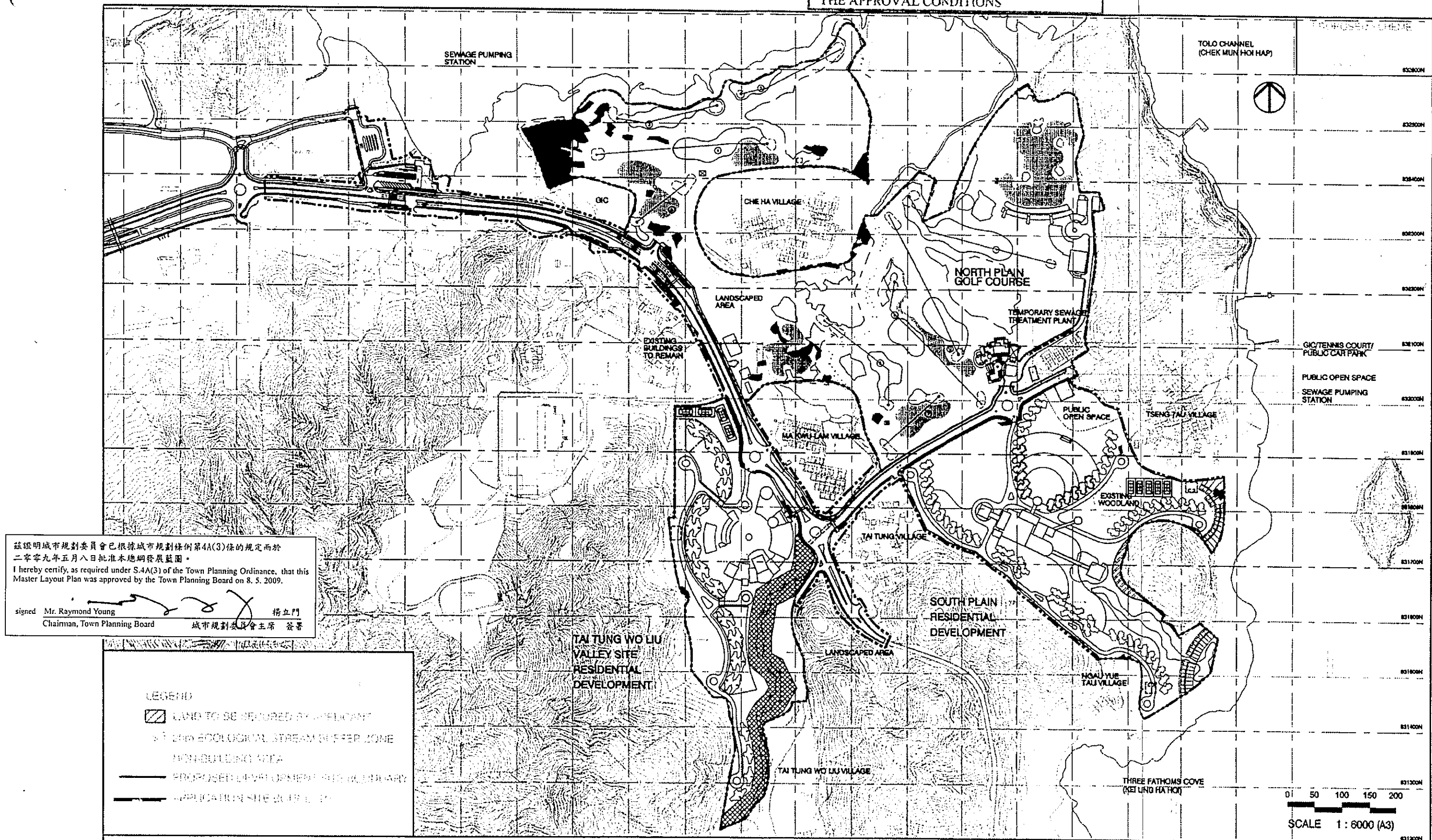


Figure 1 - Proposed MLP (Overall)

(Identical to the same plan for the Previously Approved Scheme Application No. A/NE-SSH/26-1 submitted under Supplementary Information dated 12.7.2007)

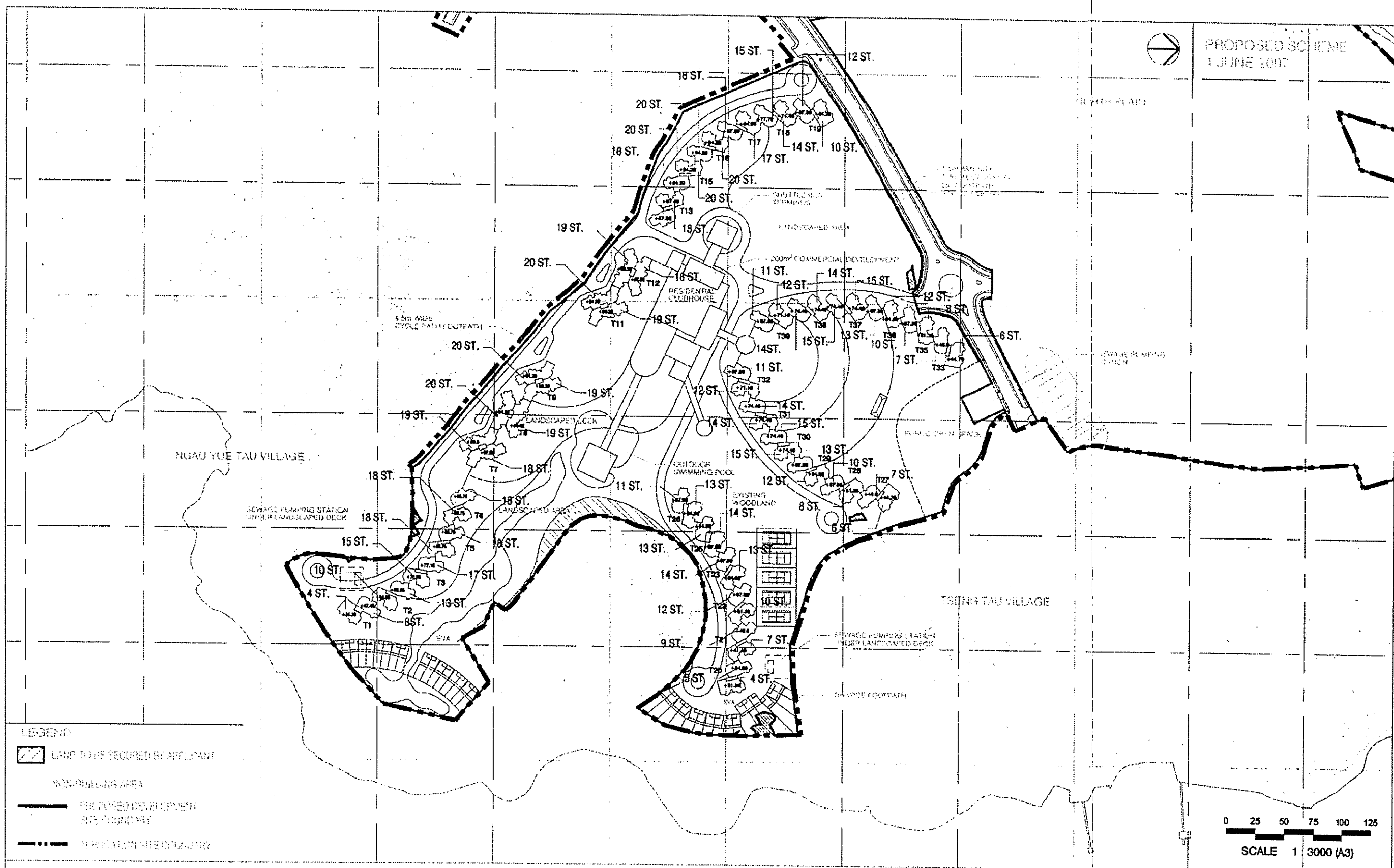


Figure 3 - Proposed MLP (South Plain)

(Identical to the same plan for the Previously Approved Scheme Application No. A/NE-SSH/26-1 submitted under Supplementary Information dated 8.6.2007)

Table 2 - Development Schedule of the Proposed Development

	Approved Scheme (Application Nos. A/NE-SSH/26-1 and A/NE-SSH/26-3) (a)	Current S.16 Application (same planning parameters as Approved Scheme) (b)	Difference
	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	51 Blocks 32 Houses	Nil Nil
No. of Storeys	3-24 storeys	3-24 storeys	Nil
No. of Flats	4,730 (not more than 5,636)	4,730 (not more than 5,636)	Nil
Average Flat Size	95.54 m ²	95.54 m ²	Nil
Population	12,724 (not more than 14,602)	12,724 (not more than 14,602)	Nil
No. of Residential Car Parking Spaces	2,814 (not more than 2,985)	2,814 (not more than 2,985)	Nil
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)	2,708 (not more than 2,916)	Nil
Average Flat Size	73.93 m ²	73.93 m ²	Nil
Population	7,285 (not more than 7,285)	7,285 (not more than 7,285)	Nil
No. of Residential Car Parking Spaces	968 (not more than 1,042)	968 (not more than 1,042)	Nil
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	34 Blocks 32 Houses	Nil Nil
No. of Storeys	3-20 storeys	3-20 storeys	Nil
No. of Flats	2,022 (not more than 2,720)	2,022 (not more than 2,720)	Nil
Average Flat Size	122.64 m ²	122.64 m ²	Nil
Population	5,439 (not more than 7,317)	5,439 (not more than 7,317)	Nil
No. of Residential Car Parking Spaces	1,846 (not more than 1,943)	1,846 (not more than 1,943)	Nil
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