

List of Approval Conditions

Application No. A/H12/26

Application Site : No. 18 Stubbs Road and adjoining Government Land, Mid-levels East, Hong Kong

Subject of Application : Proposed Comprehensive Residential Development ('Flat' & 'House' Uses) with Supporting Commercial Uses ('Eating Place' & 'Shop and Services' Uses) in "Comprehensive Development Area" zone

Date of Approval : 20.7.2012

Approval Conditions :

- (a) the submission and implementation of a revised Master Layout Plan, taking into account the approval conditions (b) and (c) 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 with a tree preservation proposal, and provision of quarterly tree monitoring reports to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and provision of the public loading/unloading area and pedestrian staircase link to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (e) the implementation of the local sewerage upgrading/connection works identified in the Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB.

Indicative Development Schedule

	Proposed Development
Total Site Area (m ²) (about)	15,977
Total Domestic GFA (m ²) (about)	Not more than 16,780
Total Non-Domestic GFA (m ²) (about)	Not more than 20
Total GFA (m ²) (about)	Not more than 16,800
Maximum No. of Storeys	7 (including carports)
Maximum Building Height (mPD)	Not more than 120 (including roof structures)
No. of Residential Units	72
Average Unit Size (m ²) (about)	233.33
CARPARKING PROVISION	
Residents + Visitors	118
Eating Place & Shop and Services	1
Disabled	2
Motorcycle	6
LOADING/UNLOADING BAY	
Total	6

THE LAYOUT 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
二零一二年七月二十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 20. 7. 2012.

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

LEGEND

APPLICATION SITE BOUNDARY

LOT BOUNDARY OF IL8963

7

NO. OF STOREY

EVA

RESIDENTIAL BLOCKS

RESIDENTIAL LOBBY
AREA / LIFTS

CLUBHOUSE

LANDSCAPE AREA AT
GROUND LEVEL / ON GRADE

SHUTTLE LIFT LOBBY

PRIVATE GARDEN

SP

OUTDOOR SWIMMING POOL

LOADING / UNLOADING



Checked	DH	Drawn	PW
Rev	0	Date	Jun 2012
Scale	1:750	Figure	3.1



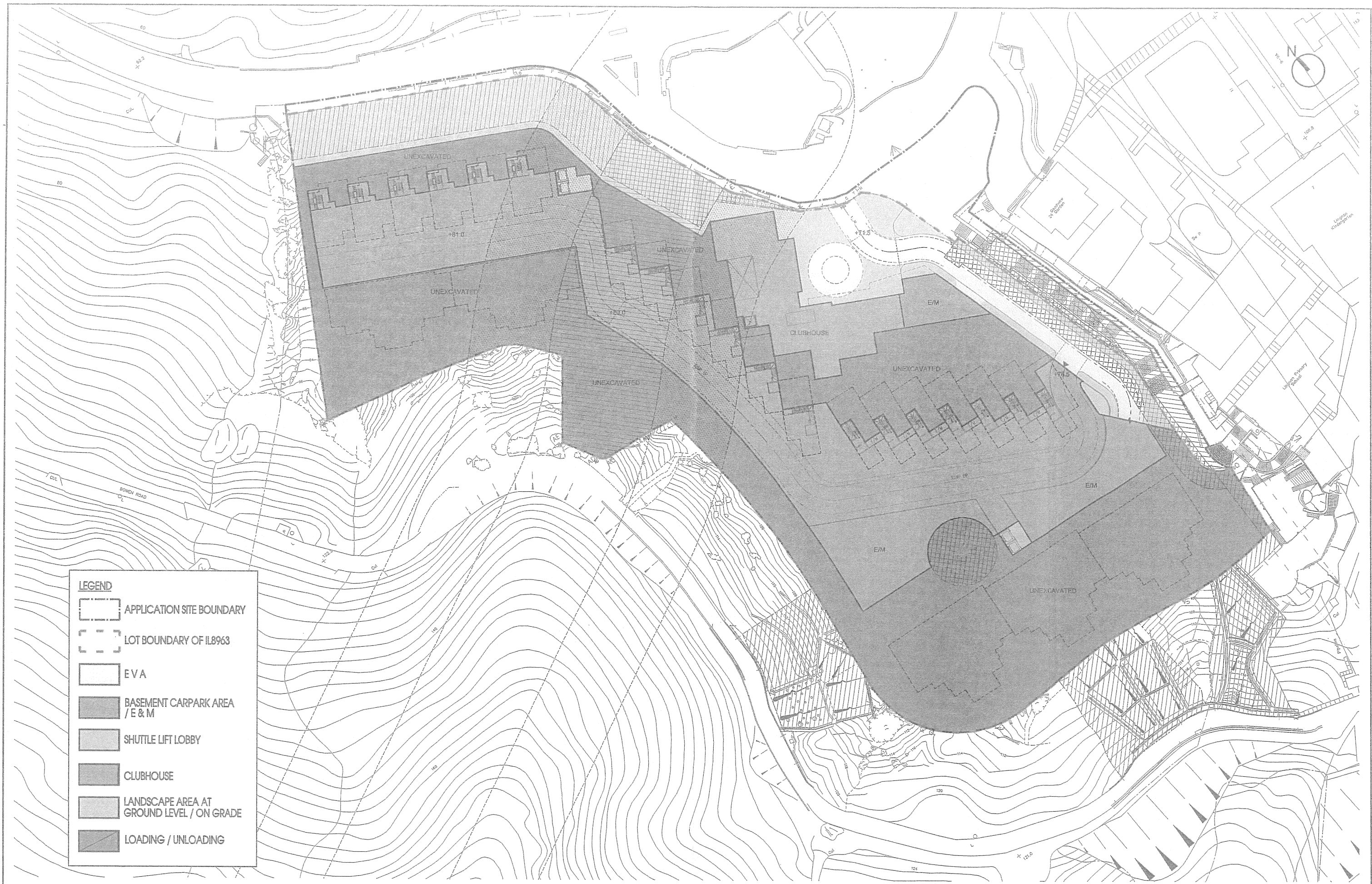
- LEGEND**
- [Dashed Line] APPLICATION SITE BOUNDARY
 - [Dashed Line] LOT BOUNDARY OF IL8963
 - (7) NO. OF STOREY
 - [White Box] EVA
 - [Light Grey Box] RESIDENTIAL BLOCKS
 - [Medium Grey Box] RESIDENTIAL LOBBY AREA / LIFTS
 - [Dark Grey Box] CLUBHOUSE
 - [Patterned Box] LANDSCAPE AREA AT GROUND LEVEL / ON GRADE
 - [Patterned Box] SHUTTLE LIFT LOBBY
 - [Patterned Box] PRIVATE GARDEN
 - [SP] OUTDOOR SWIMMING POOL
 - [Hatched Box] LOADING / UNLOADING

RONALD LU & PARTNERS
 ARCHITECTS | PLANNERS | INTERIOR DESIGNERS

Title

Indicative Ground Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2012
Scale	1:750	Figure	3.2

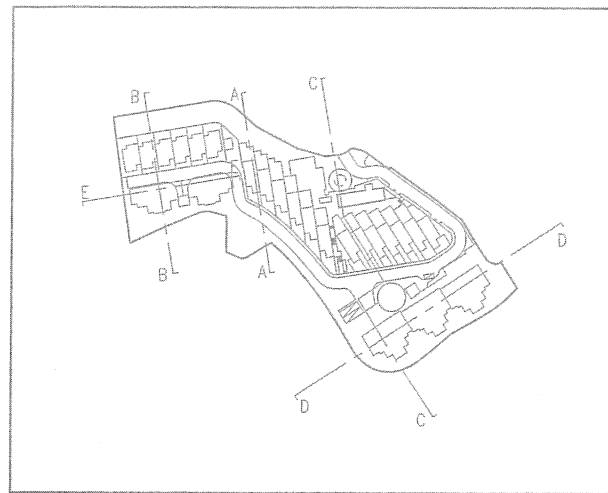


LEGEND	
	APPLICATION SITE BOUNDARY
	LOT BOUNDARY OF IL8963
	EVA
	BASEMENT CARPARK AREA / E & M
	SHUTTLE LIFT LOBBY
	CLUBHOUSE
	LANDSCAPE AREA AT GROUND LEVEL / ON GRADE
	LOADING / UNLOADING

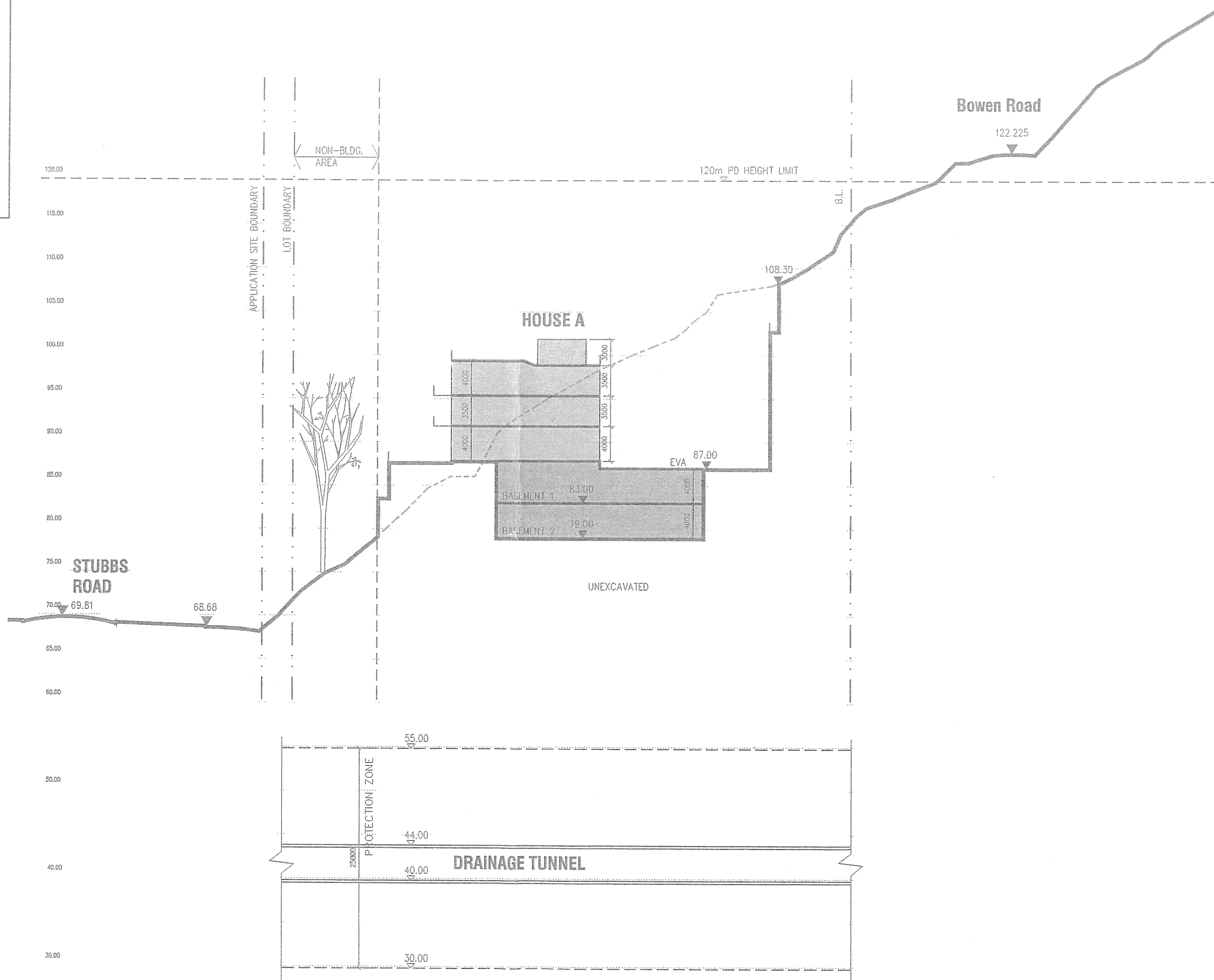


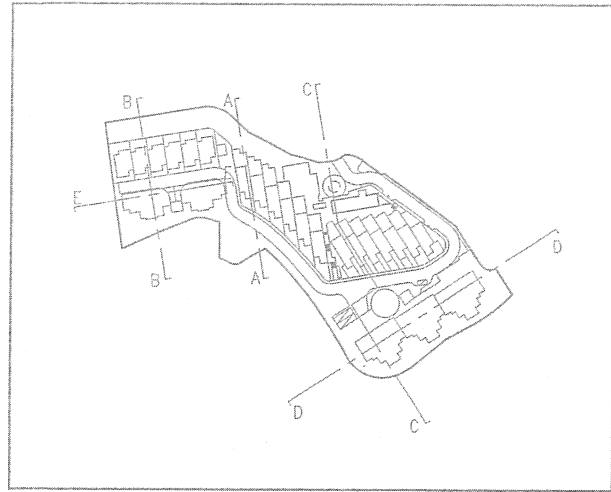
LEGEND

- APPLICATION SITE BOUNDARY
- LOT BOUNDARY OF IL8963
- EVA
- BASEMENT CARPARK AREA / E & M
- SHUTTLE LIFT LOBBY
- CLUBHOUSE
- EATING PLACE & SHOP AND SERVICES
- LANDSCAPE AREA AT GROUND LEVEL / ON GRADE
- LOADING / UNLOADING

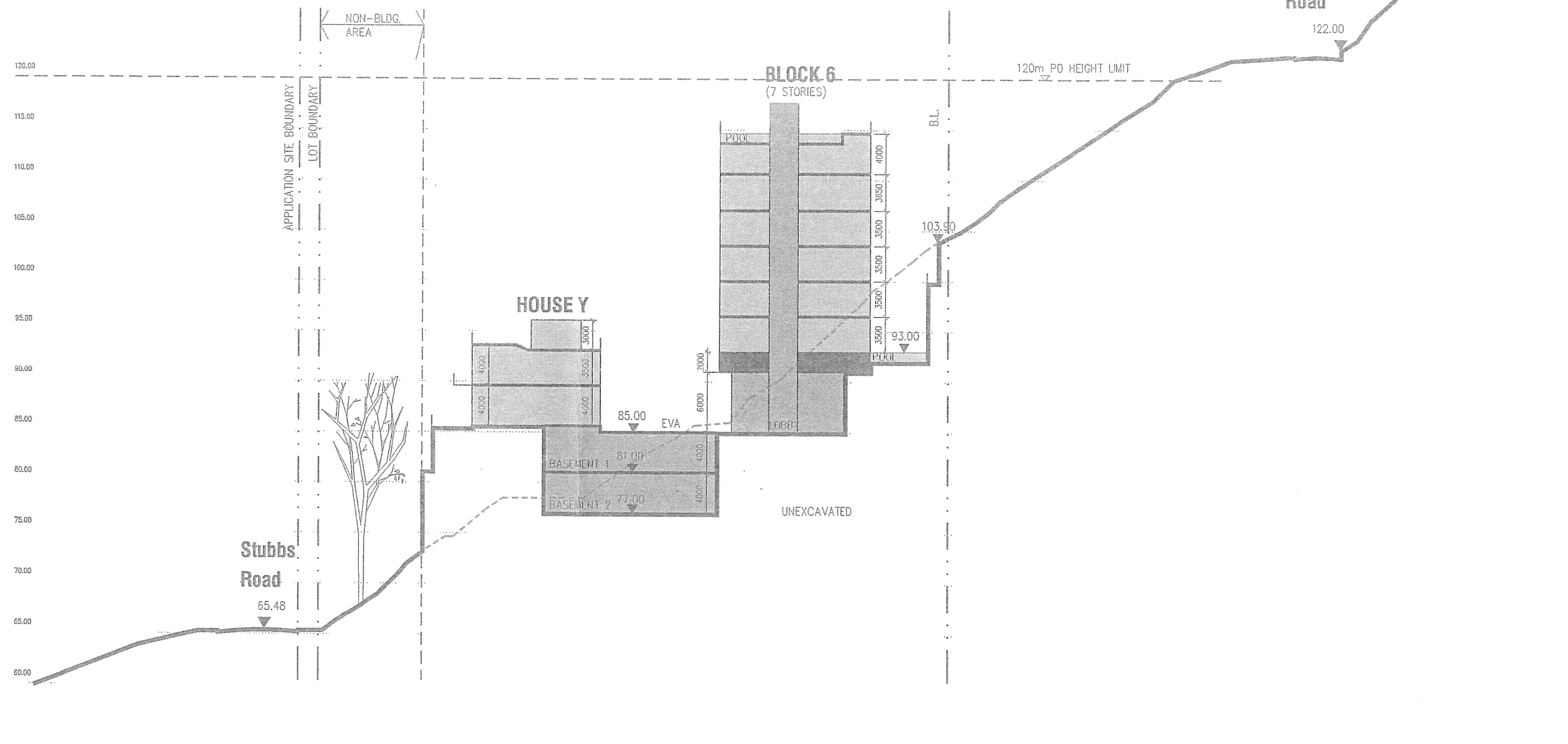


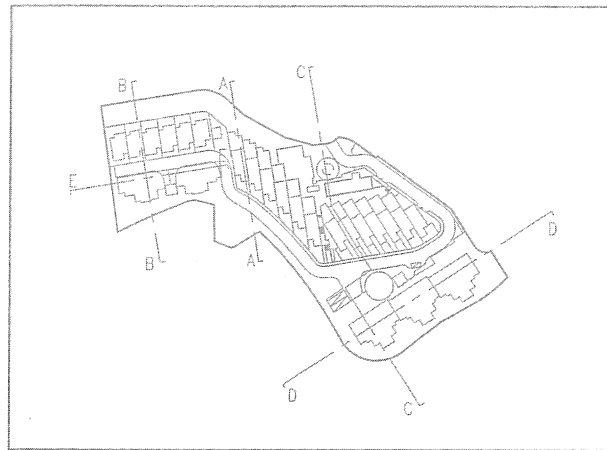
KEY PLAN



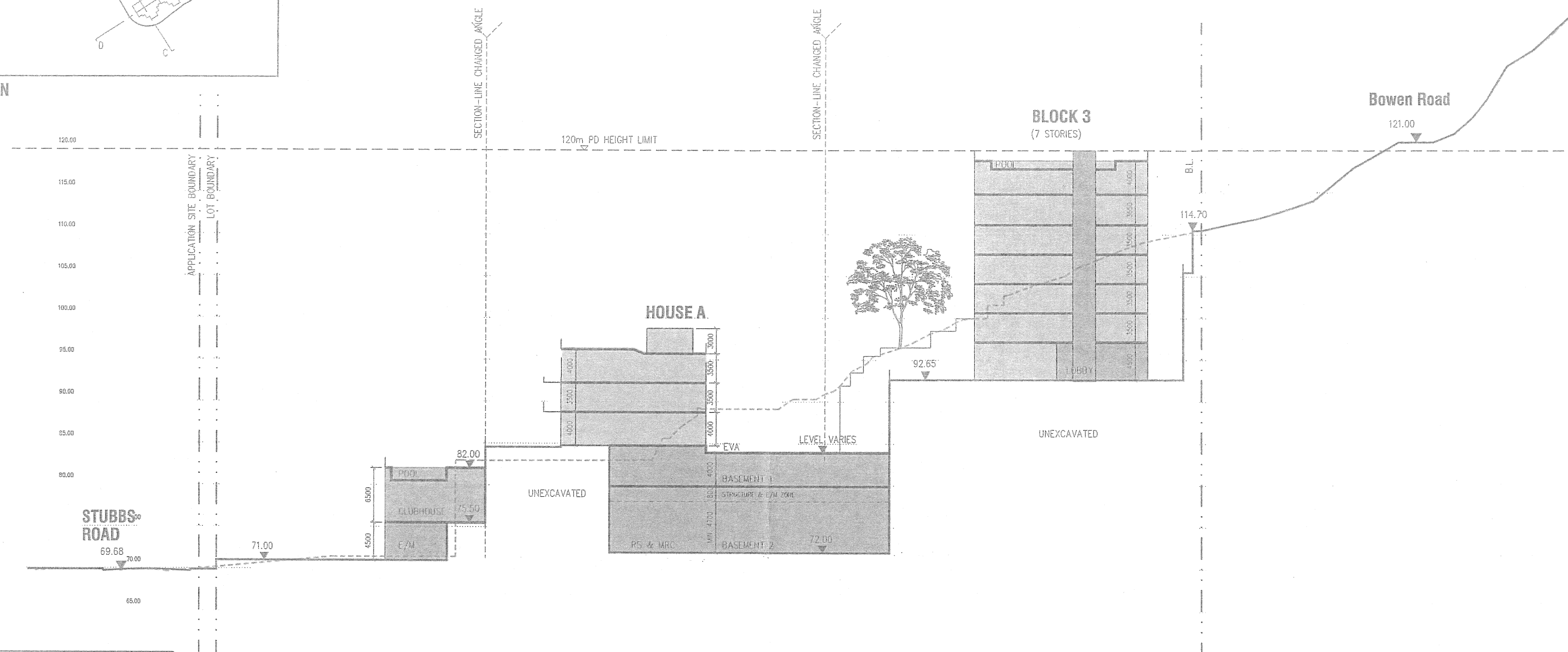


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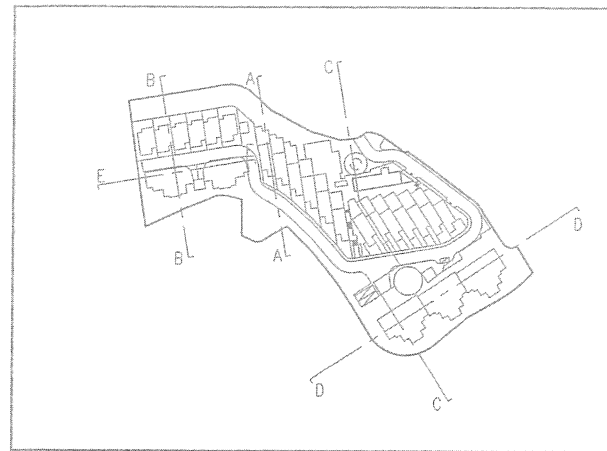


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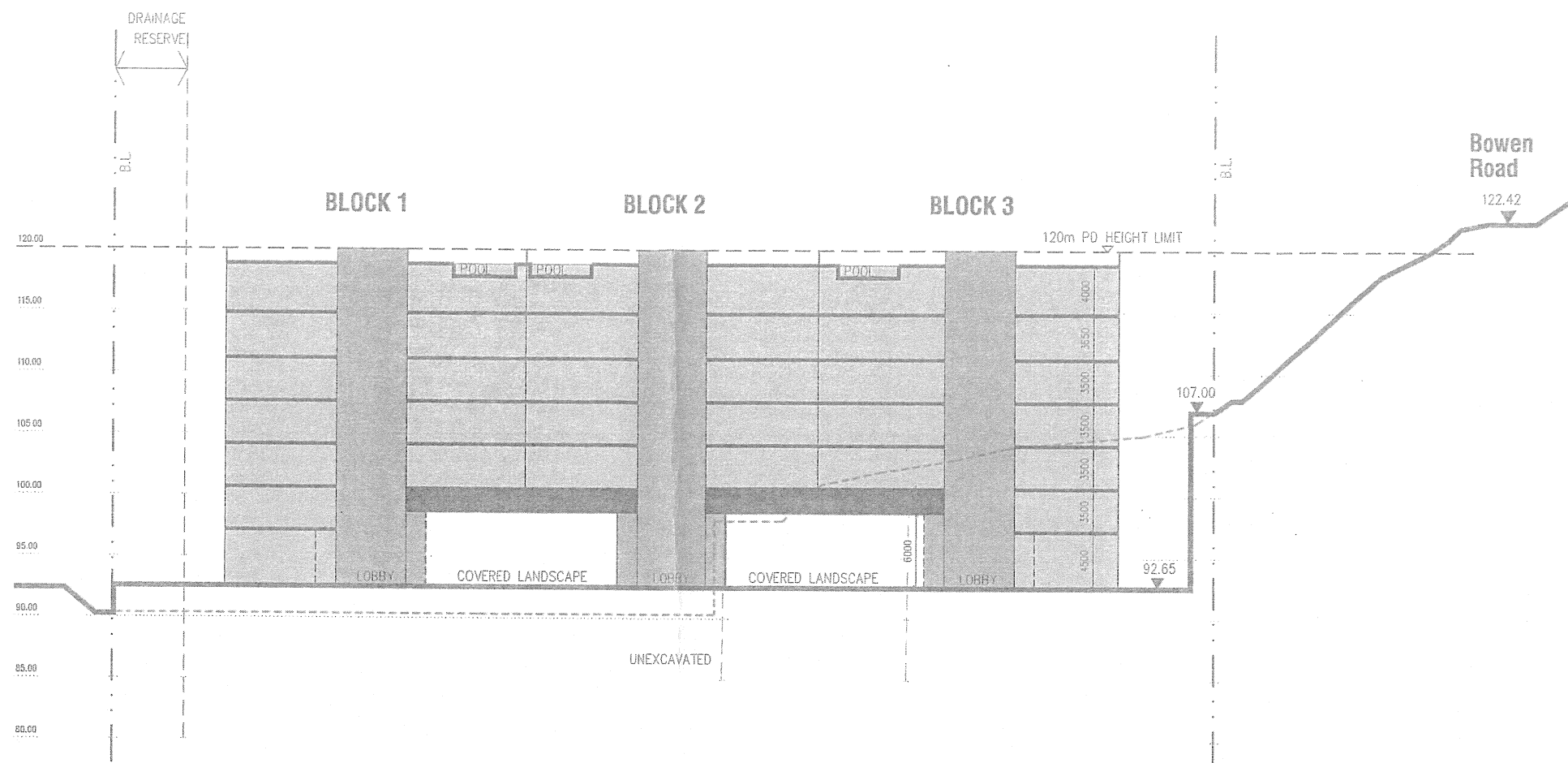


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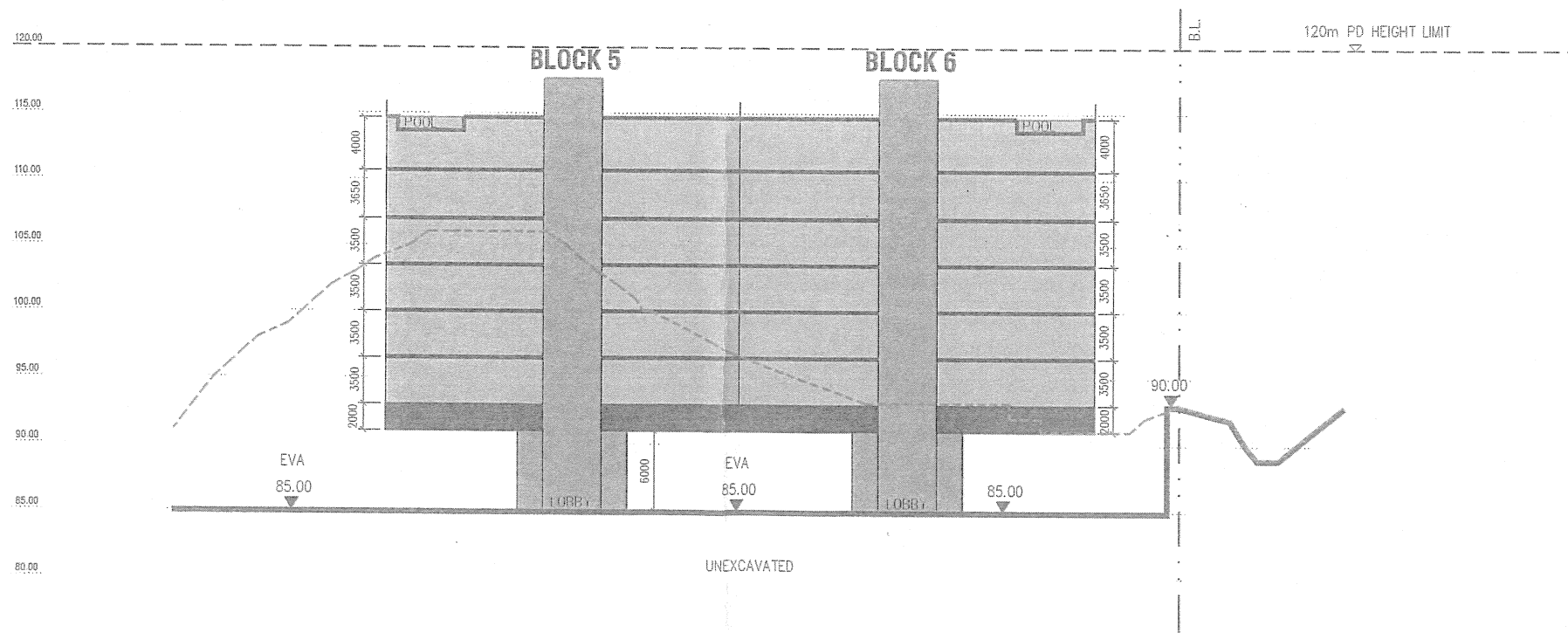
- RESIDENTIAL BLOCKS
- RESIDENTIAL LOBBY AREA / LIFTS
- CLUBHOUSE
- BASEMENT CARPARK AREA / E & M



KEY PLAN



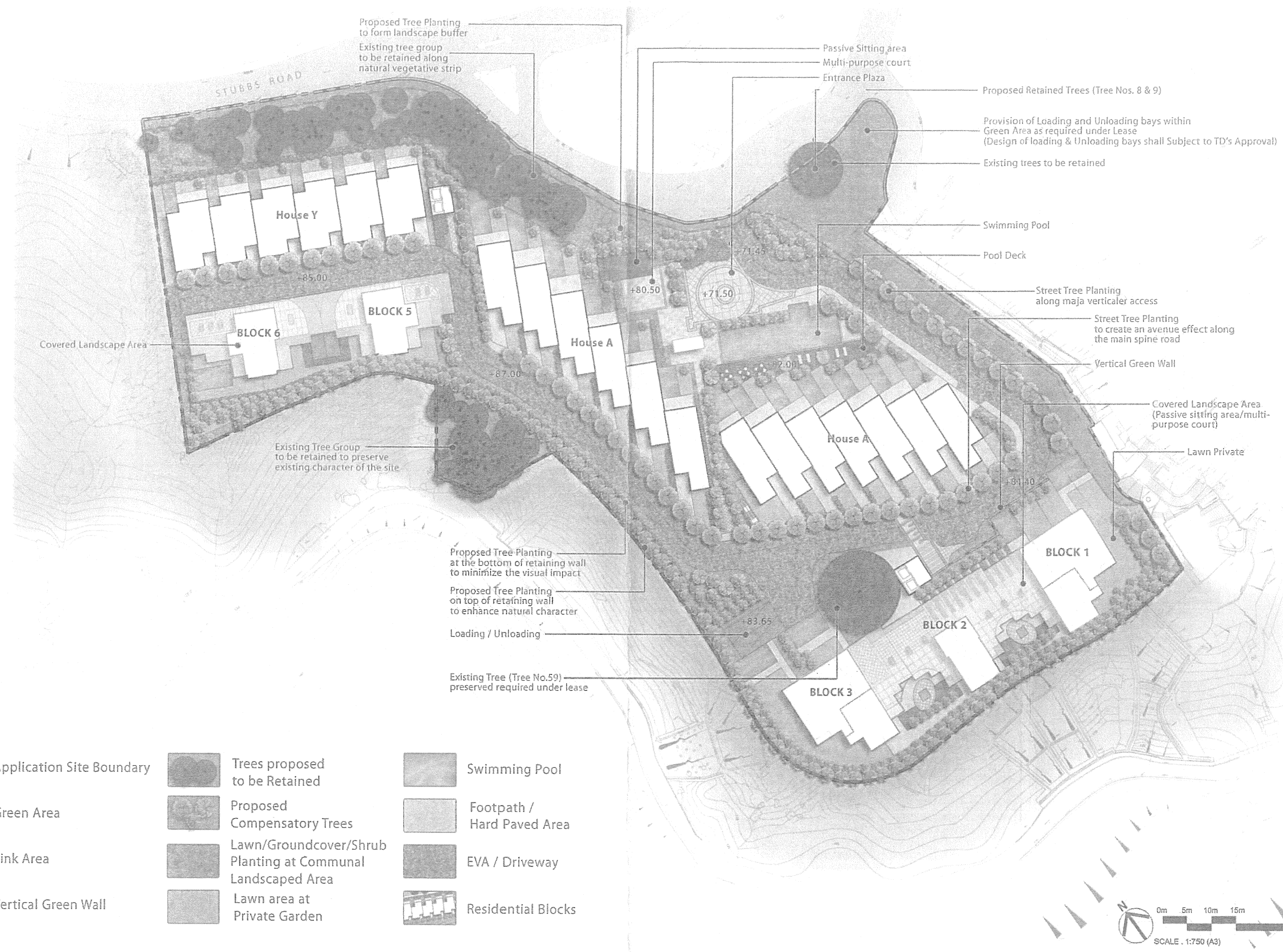
SECTION DD



SECTION EE

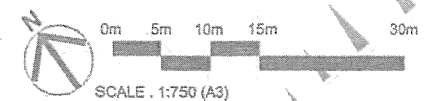
LEGEND

- RESIDENTIAL BLOCKS
- RESIDENTIAL LOBBY AREA / LIFTS



LEGEND:

	Application Site Boundary		Trees proposed to be Retained		Swimming Pool
	Green Area		Proposed Compensatory Trees		Footpath / Hard Paved Area
	Pink Area		Lawn/Groundcover/Shrub Planting at Communal Landscaped Area		EVA / Driveway
	Vertical Green Wall		Lawn area at Private Garden		Residential Blocks



Title

Indicative Landscape Master Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jun 2012
Scale	N/A	Figure	3.12