

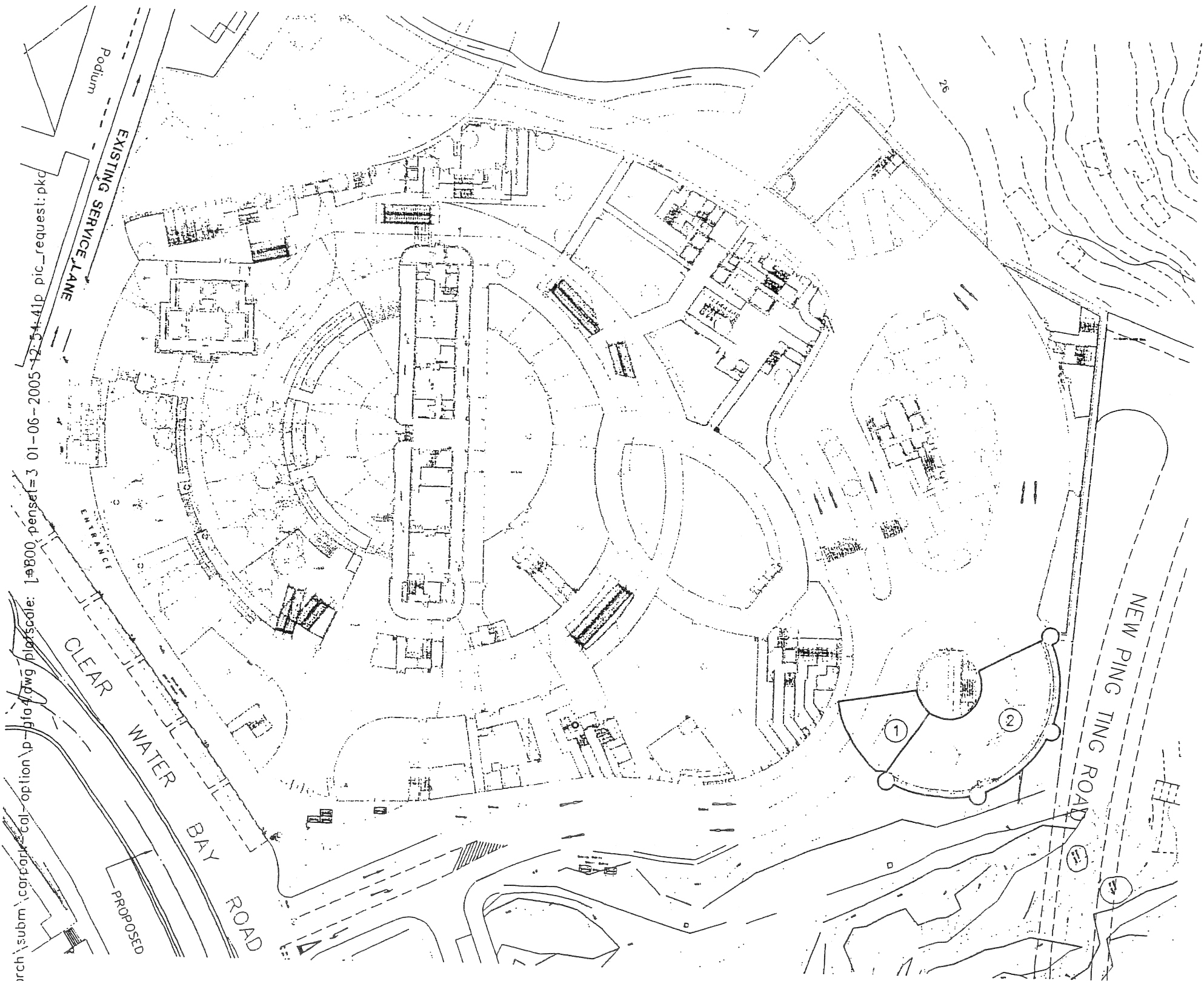
List of Approval Conditions

Application No. A/K12/32

- Application Site : 35 Clear Water Bay Road, Ngau Chi Wan, Lots 1904, 1905, 1906A, 1906RP and 1907RP in SD 2, New Kowloon Cemetery No. 2 and Adjoining Government Land
- Subject of Application : Proposed Comprehensive Residential Development with Commercial and Community Uses (Proposed Minor Amendments to an Approved Scheme)
- Date of Approval : 24.6.2005
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to incorporate the approval conditions as stipulated in conditions (b), (d), (f), (g), (h), (i), (j), (m), (n) and (o) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) the design and disposition of the building blocks for the proposed development to minimize the wall effect to the satisfaction of the Director of Planning or of the TPB;
 - (c) the submission of a detailed qualitative risk assessment on landfill gas hazard to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (d) the design and provision of the section of Ping Ting Road from Fung Shing Street to the proposed development, Wing Ting Road Extension leading to Ngau Chi Wan Market, and the access road from Clear Water Bay Road to the proposed development, as proposed by you, to the satisfaction of the Commissioner for Transport or of the TPB;
 - (e) the design and provision of improvement works to the road junctions at Clear Water Bay Road/Lung Cheung Road, Clear Water Bay Road/New Clear Water Bay Road, Fung Shing Street/Ping Ting Road, and Jat's Incline/Clear Water Bay Road as proposed by you to the satisfaction of the Commissioner for Transport or of the TPB;
 - (f) the design and provision of lay-bys along Clear Water Bay Road to the south of the proposed development and in front of the existing public mini-bus terminus as proposed by you to the satisfaction of the Commissioner for Transport or of the TPB;
 - (g) the design, provision and maintenance of the pedestrian elevated walkway to Choi Wan Estate and the pedestrian connection to Choi Hung Mass Transit Railway Station, as proposed by you, and their opening hours to the satisfaction of the Commissioner for Transport or of the TPB;
 - (h) the design and provision of the parking and loading/unloading facilities to the Commissioner for Transport or of the TPB;

- (i) the design, provision and maintenance of public open space of not less than 2,200m² in area to the satisfaction of the Director of Planning or of the TPB;
- (j) the submission and implementation of landscape master plan including tree preservation, tree planting and transplanting schemes to the satisfaction of the Director of Planning or of the TPB;
- (k) the design, provision and maintenance of landscape enhancement works to the adjacent slope near Choi Wan Estate, as proposed by the applicant, to the satisfaction of the Director of Planning or of the TPB;
- (l) the diversion and protection of the existing water mains within and/or adjacent to the development site, the provision of working space for the construction of the proposed water mains under project 9090WC and other interface requirements to the satisfaction of the Director of Water Supplies or of the TPB;
- (m) the submission and implementation of a conservation plan for preservation of the historical buildings/structures to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (n) the design and provision of 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;
- (o) the submission and implementation of the development programme of the proposed development to the satisfaction of the Director of Planning or of the TPB; and
- (p) the permission shall cease to have effect on 24.6.2009 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

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



G.F.A. DIAGRAM FOR ACCESS POINT & RAMP AREA AT

G.F.A. CALCULATIONS FOR ACCESS POINT & RAMP AREA AT G/F

| | |
|---|-------------------------------|
| ① | = 139.603m ² |
| ② | = 490.865m ² |
| | <u>= 630.468m²</u> |

For other parts of this set of MLP, please see the MLP approved under Application No. A/K12/29 by the Town Planning Board on 3.12.2004

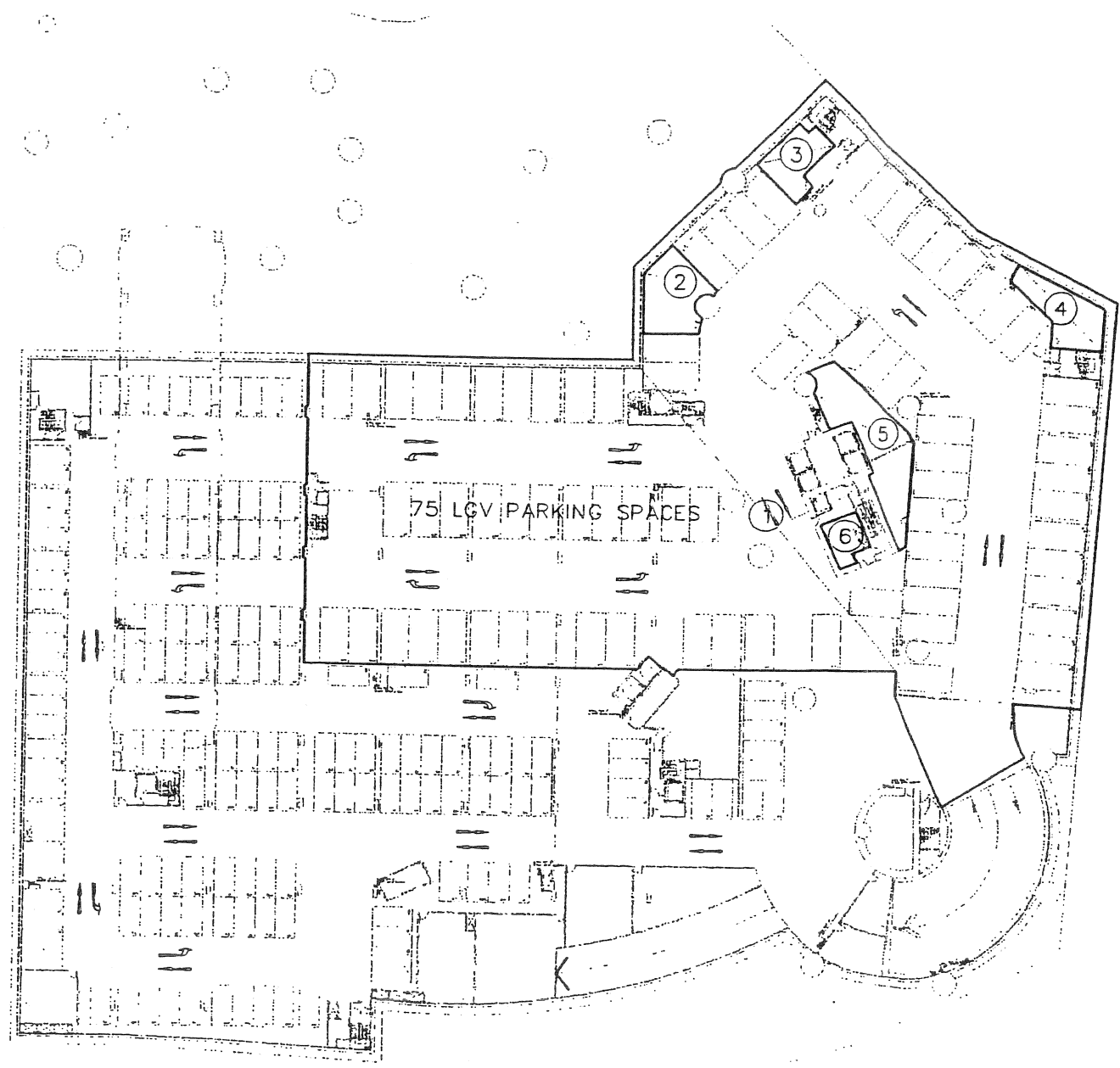
茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零五年六月二十四日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 24. 6. 2005.

signed Mrs. Rita LAU 劉吳惠蘭
Chairman, Town Planning Board 城市規劃委員會主席 簽署

NGAU CHI WAN DEVELOPMENT
GROUND FLOOR

SCALE 1 : 800 1 JUN 2005

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G.F.A. DIAGRAM FOR LGV AT B3

G.F.A. CALCULATIONS FOR LGV & ASSOCIATED DRIVEWAY AT B3

| | | |
|---------|---|------------------------|
| ① | = | 5364.811m ² |
| - ② E/M | = | -67.025m ² |
| - ③ E/M | = | -45.752m ² |
| - ④ M/E | = | -61.582m ² |
| - ⑤ E/M | = | -122.685m ² |
| - ⑥ M/E | = | -24.110m ² |

= 5043.657m² ⑥

TOTAL G.F.A. CALCULATIONS FOR LGV AND ASSOCIATED DRIVEWAY

① + ⑥ = 5674.125m²

NGAU CHI WAN DEVELOPMENT

**BASEMENT 3
GFA CALCULATION FOR 75 LGV**

SCALE 1 : 800 1 JUN 2005