

List of Approval Conditions

Application No. A/K12/27

- Application Site : 35 Clear Water Bay Road, Ngau Chi Wan (Lots 1904, 1905, 1906A, 1906RP and 1907RP in SD2, New Kowloon Cemetery No. 2 and Adjoining Government Land)
- Subject of Application : Proposed Comprehensive Residential Development with Retail and Community Uses
- Date of Approval : 29.8.2003
- Approval Conditions :
- (a) the submission and implementation of a revised MLP to incorporate the approval conditions as stipulated in conditions (e), (g), (i), (j), (k), (l), (o), (p), and (q) below to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the submission of a detailed qualitative risk assessment on landfill gas hazard to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
 - (c) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
 - (d) the submission of a revised Traffic Impact Assessment to the satisfaction of the Commissioner of Transport or of the Town Planning Board;
 - (e) 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 the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (f) 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 the applicant to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (g) the design and provision of lay-bys along Clear Water Bay Road to the south of the proposed development and in front of existing public mini-bus terminus as proposed by the applicant to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (h) the submission of a technical study to confirm the feasibility of the proposed underpass at Clear Water Bay Road/Lung Cheung Road prior to the commencement of the proposed development to the satisfaction of Commissioner for Transport;

- (i) the design, provision and maintenance of the pedestrian elevated walkway to Choi Wan Estate and the pedestrian connection to Choi Hung MTR Station, as proposed by the applicant, and their opening hours to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (j) the design and provision of the parking and loading/unloading facilities to the Commissioner for Transport or of the Town Planning Board;
- (k) 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 Town Planning Board;
- (l) the submission and implementation of landscape master plan including tree preservation and tree planting schemes to the satisfaction of the Director of Planning or of the Town Planning Board;
- (m) the design, provision and maintenance of landscape enhancement works to the adjacent slope north of Choi Wan Estate, as proposed by the applicant, to the satisfaction of the Director of Planning or of the Town Planning Board;
- (n) 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 Board;
- (o) 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 Town Planning Board;
- (p) 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 Town Planning Board;
- (q) the submission and implementation of the development programme of the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (r) the permission shall cease to have effect on 29.8.2007 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Table 4.1 Development Schedule

Site Parameters	Planning Brief *	Proposed Scheme	Remarks
CDA Area **	21,700 sq.m.	About 21,700 sq.m.	▪ N.A.
Net Site Area **	18,840 sq.m. (excluding the area for public open space, internal road and bus-stop/lay-by)	About 21,700 sq.m. (about 19,335 sq.m. is private land)	▪ Gross CDA site area is applied in GFA calculation because: (1) Public open space is planned on podium (2) Bus stops/lay-by are planned outside the CDA site due to the preservation of three historical buildings and most of the existing trees in the courtyard area.
Plot Ratio #	9.0	9.0	▪ The total plot ratio stipulated in the OZP is followed.
Domestic Plot Ratio	7.5	About 6.323	--
Non-domestic Plot Ratio	1.5	About 2.677	--
Site Coverage	--	80%	--
Podium	--	17%	--
Towers	--	--	--
Total GFA	169,560 sq.m.	About 195,300 sq.m.	--
Domestic GFA	141,300 sq.m.	About 137,200 sq.m.	--
Non-domestic GFA (Retail & G/IC facilities)	28,260 sq.m.	Retail About 53,500 sq.m. GIC About 4,600 sq.m.	▪ G/IC facilities include 200-place Residential Care Home for the Elderly (NOFA: 2,058 sq.m., GFA: about 4,100 sq.m.) & 4-classroom kindergarten (GFA: about 500 sq.m. GFA)
No. of Residential Blocks	--	5	--
No. of Residential Storeys	--	56 residential storeys + 2 refuge floors	--
No. of Podium Storeys	--	7 storeys (including ground level) over 2 levels of basement	--
Total Building Height	--	About 230 mPD ##	--
Max. No. of Flats	2,300	Not more than 2,300	--
Average Flat Size	61.4 sq.m.	About 60 sq.m.	--
Person Per Flat	2.52	2.52	--
Design Population	5,800	About 5,800	--
Open Space (Minimum requirement: 1 sq.m. per person)	5,800 sq.m. (of which 2,200 sq.m. for public use)	About 5,800 sq.m. (of which not less 2,200 sq.m. for public use)	▪ The Public Open Space is planned on podium and will be connected to Choi Wan Estate via a footbridge ▪ Additional amenity space will be provided at the existing central courtyard area.





* Planning Brief prepared by Kowloon District Planning Office, Planning Department in November 2000

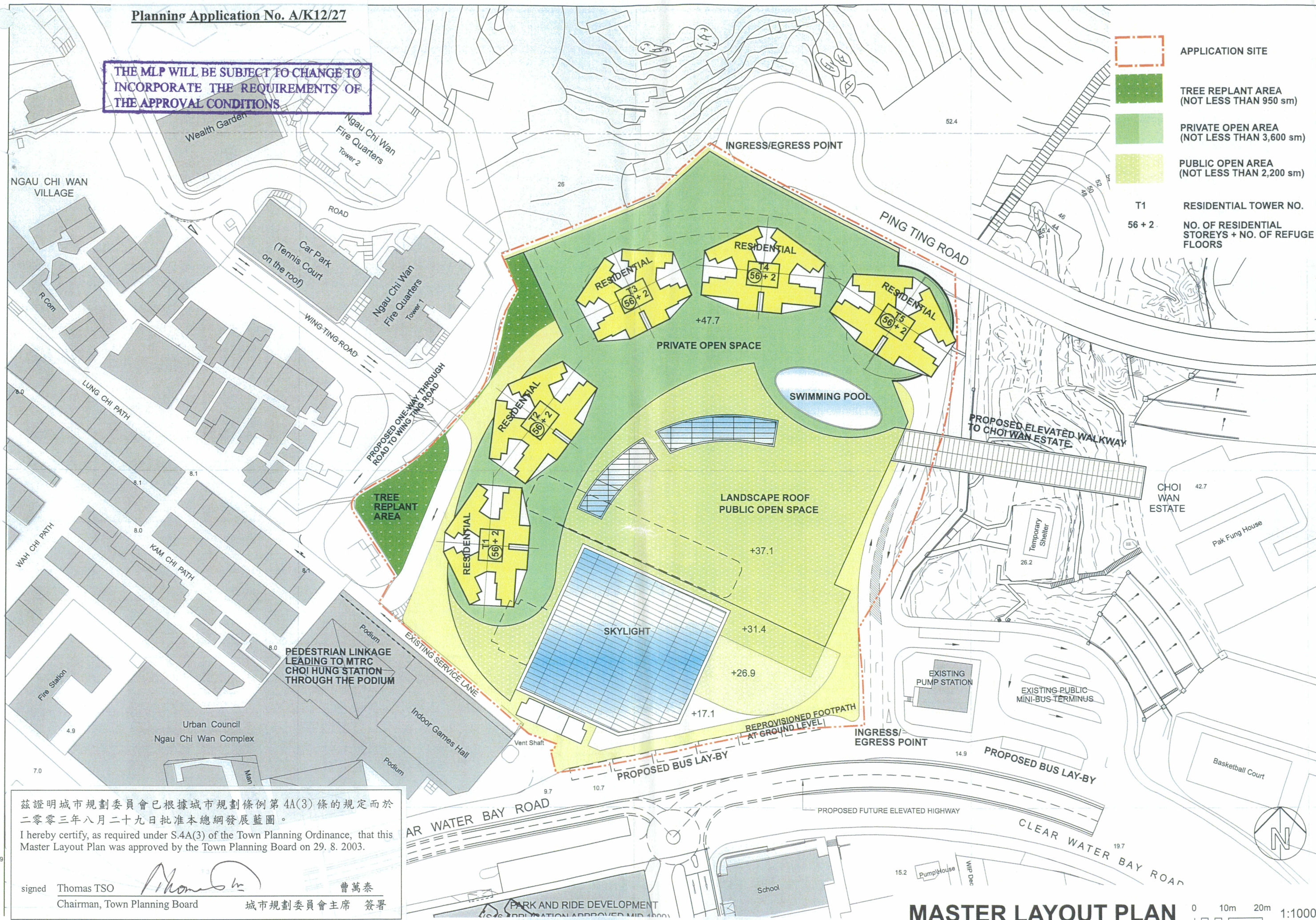
** Subject to detailed setting out in the process of land exchange / detailed layout design

A maximum domestic plot ratio of 7.5 and a maximum total plot ratio of 9.0 is designated for the Subject Site in the OZP

As advised by Planning Department (via letter dated 9 September 2002), in order to maintain the urban design principle of maintaining a 20% building-free zone for ridgeline preservation, the proposed development at the Subject Site should not be higher than +230mPD

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

-  APPLICATION SITE
-  TREE REPLANT AREA (NOT LESS THAN 950 sm)
-  PRIVATE OPEN AREA (NOT LESS THAN 3,600 sm)
-  PUBLIC OPEN AREA (NOT LESS THAN 2,200 sm)
- T1** RESIDENTIAL TOWER NO.
56 + 2 NO. OF RESIDENTIAL STOREYS + NO. OF REFUGE FLOORS



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八月二十九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 29. 8. 2003.

signed Thomas TSO

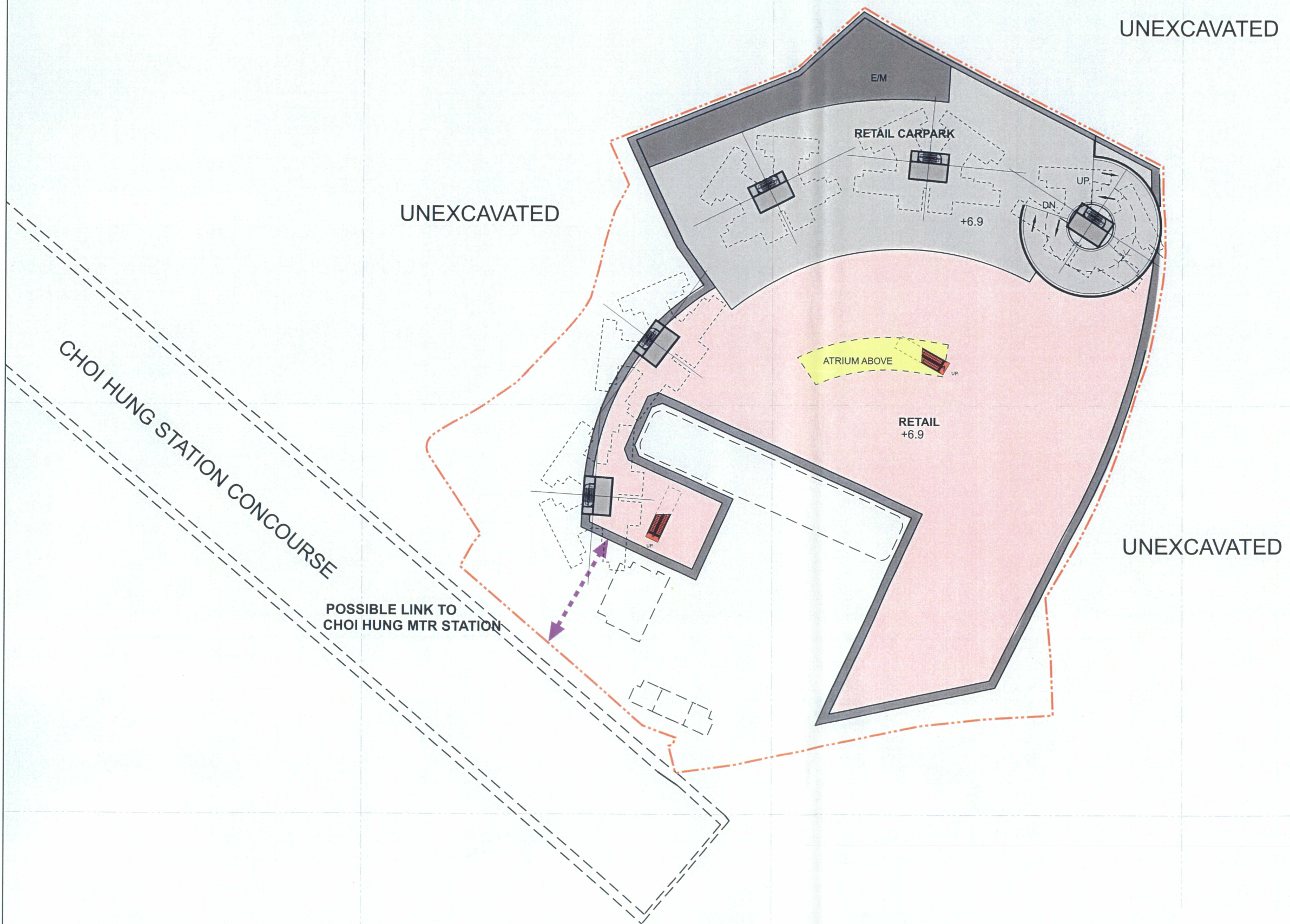
Chairman, Town Planning Board

曹萬泰

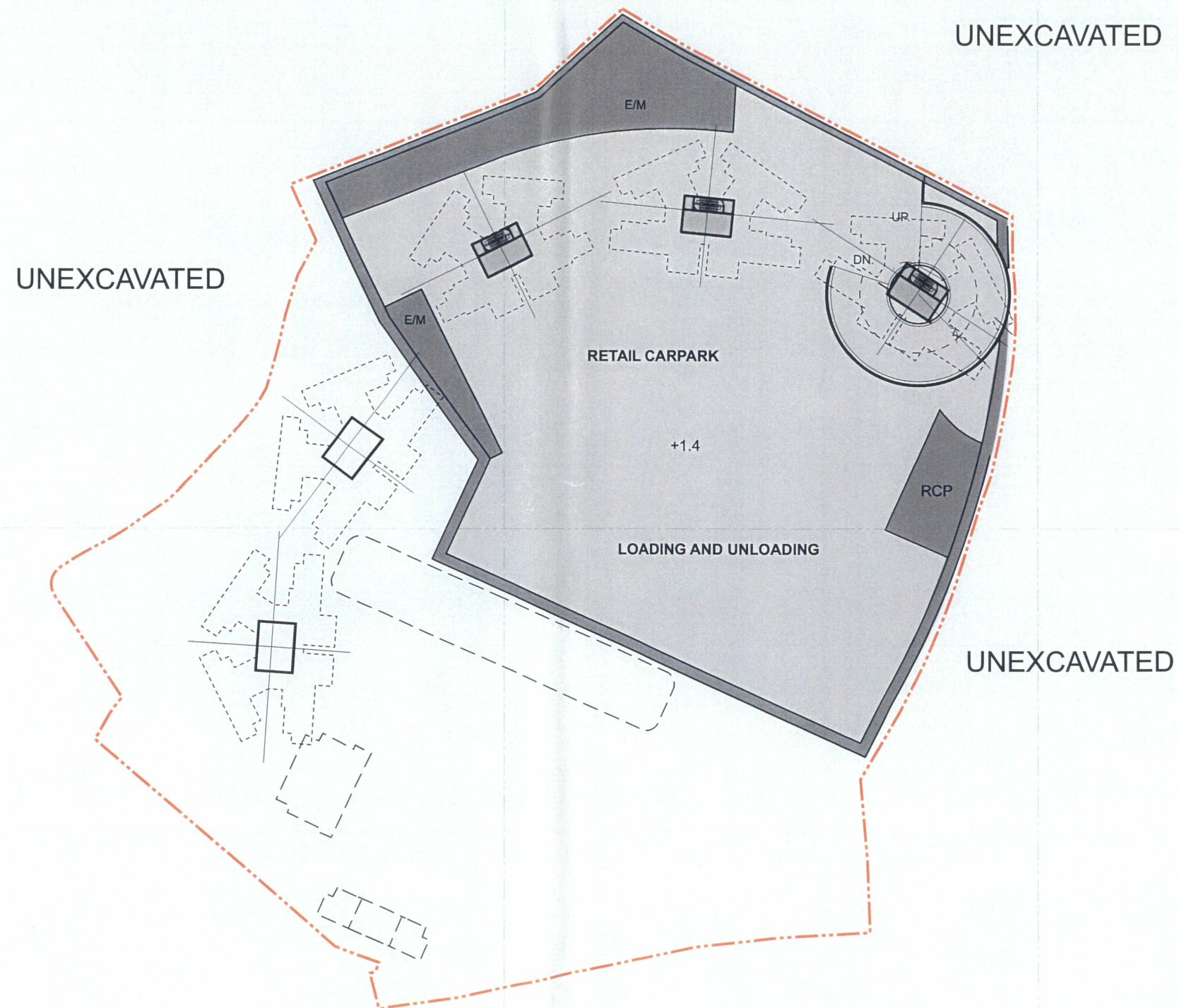
城市規劃委員會主席 簽署

MASTER LAYOUT PLAN

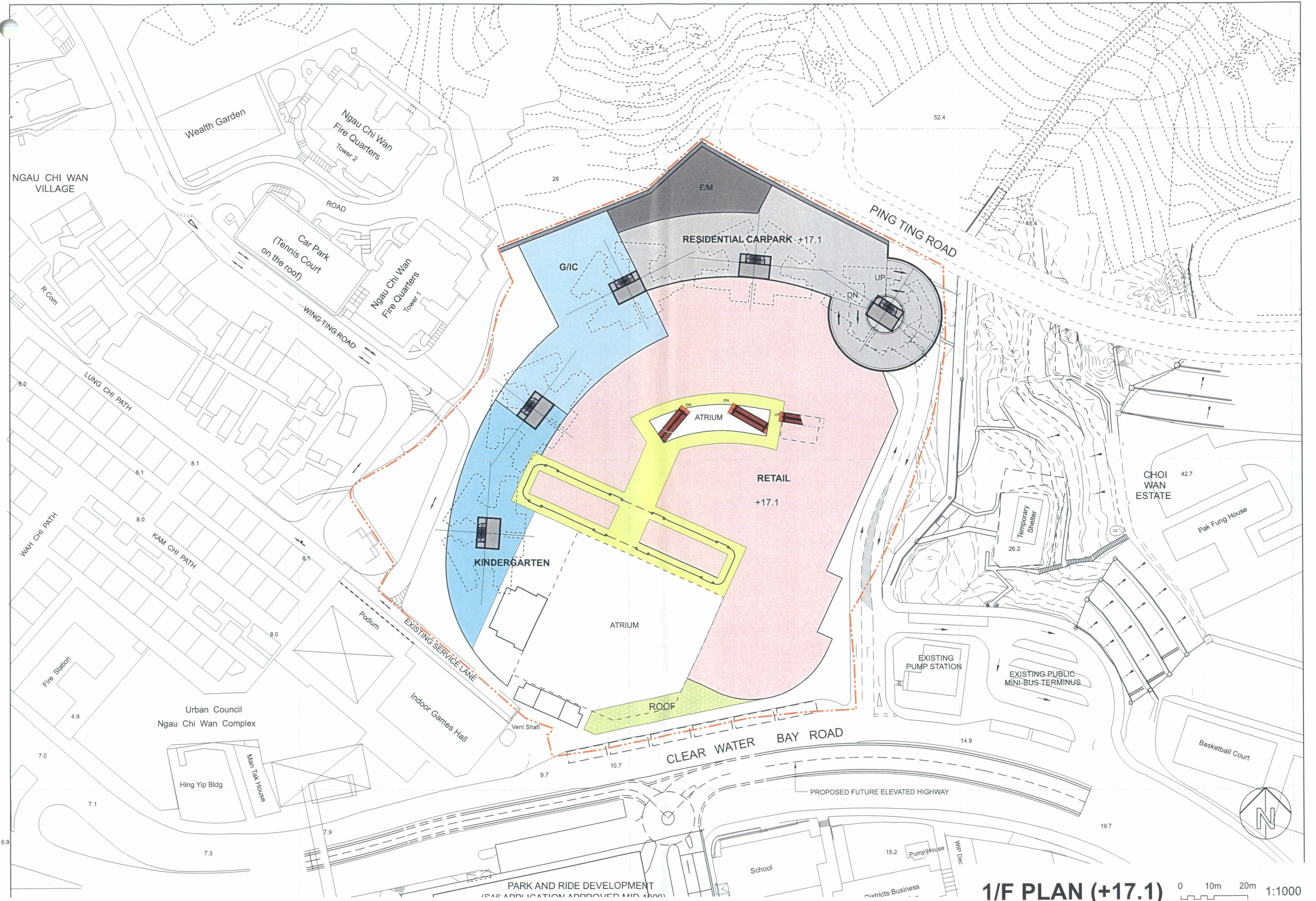
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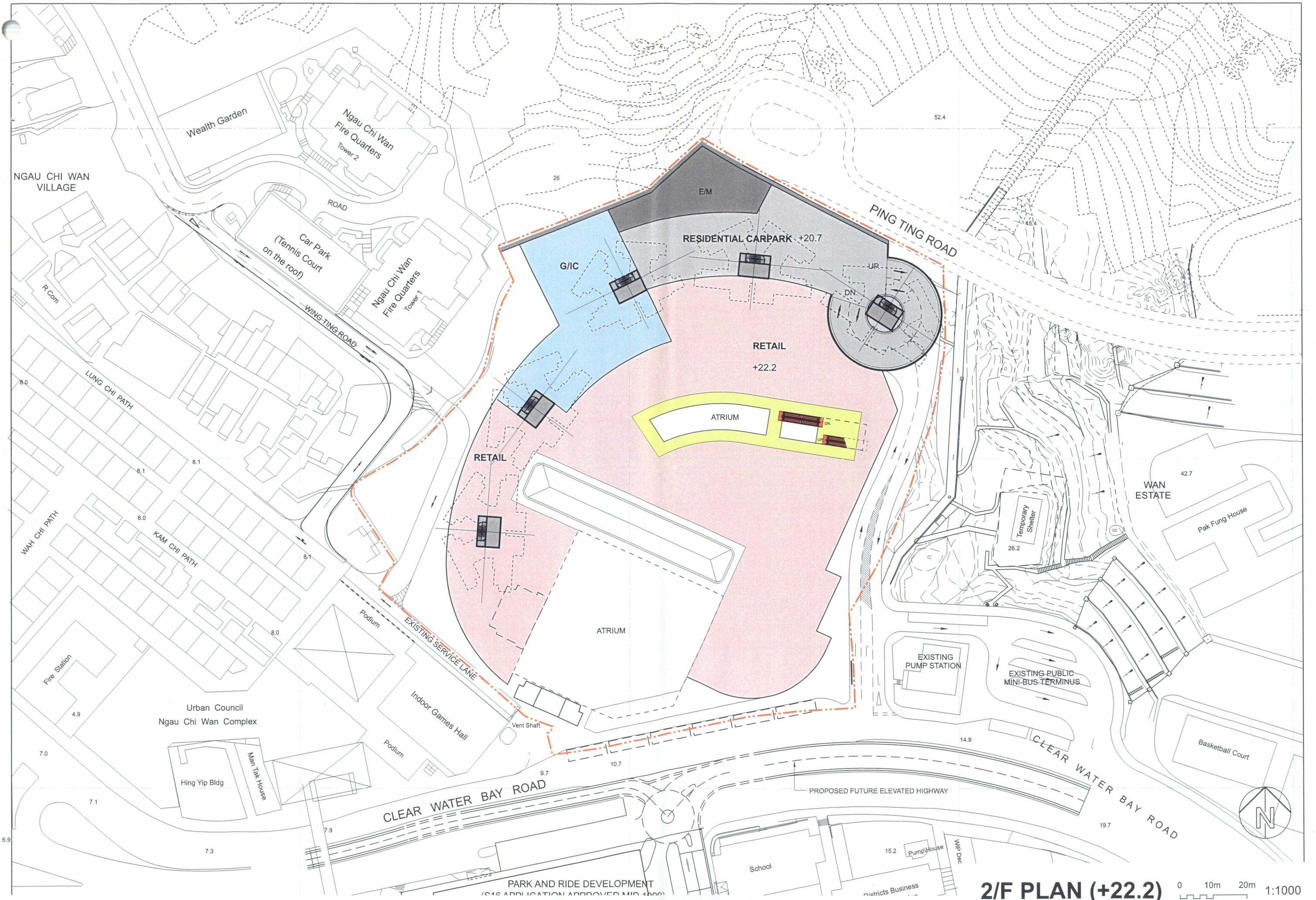


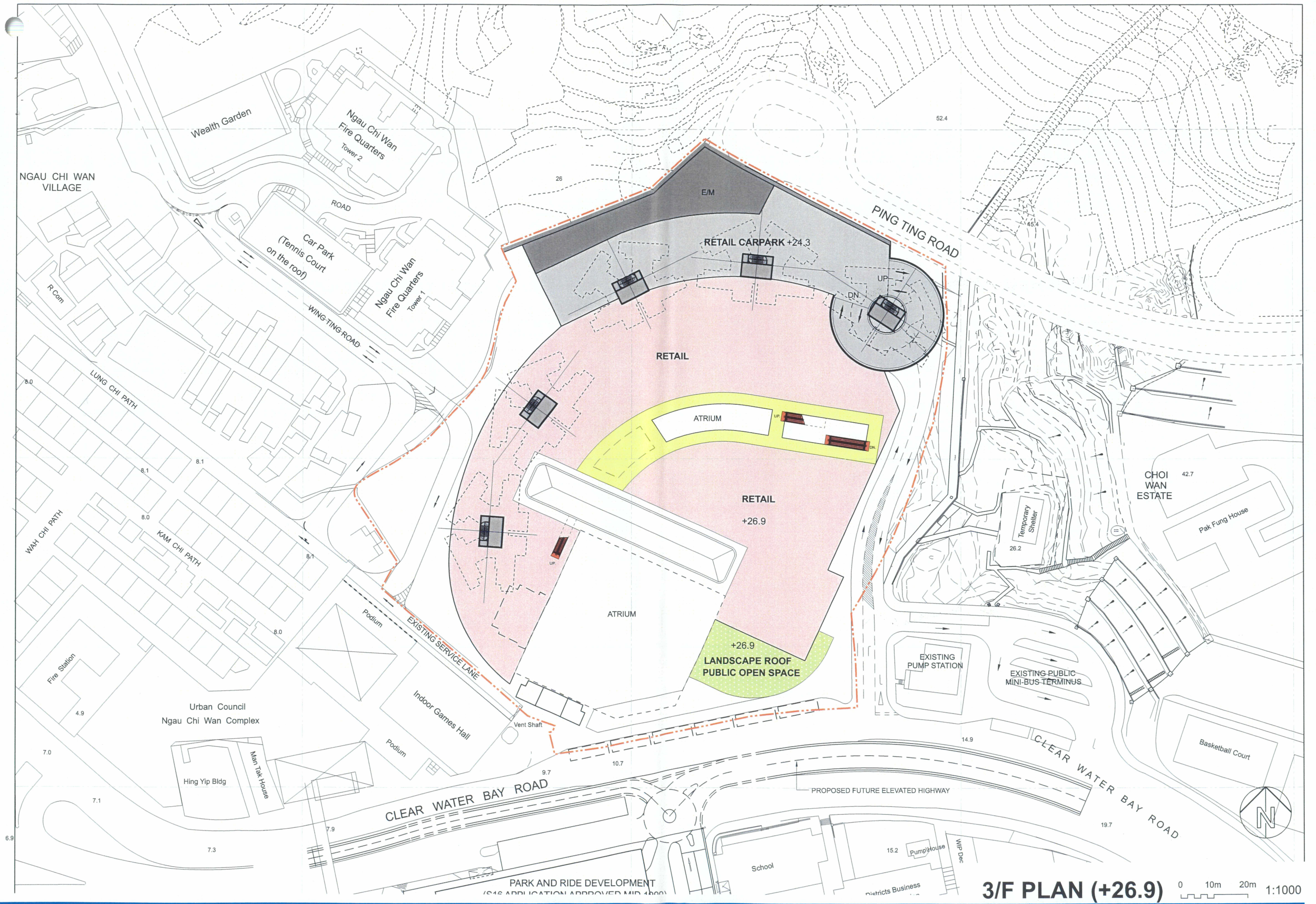
B1 PLAN (+6.9)



B2 PLAN (+1.4) 0 10m 20m 1:1000

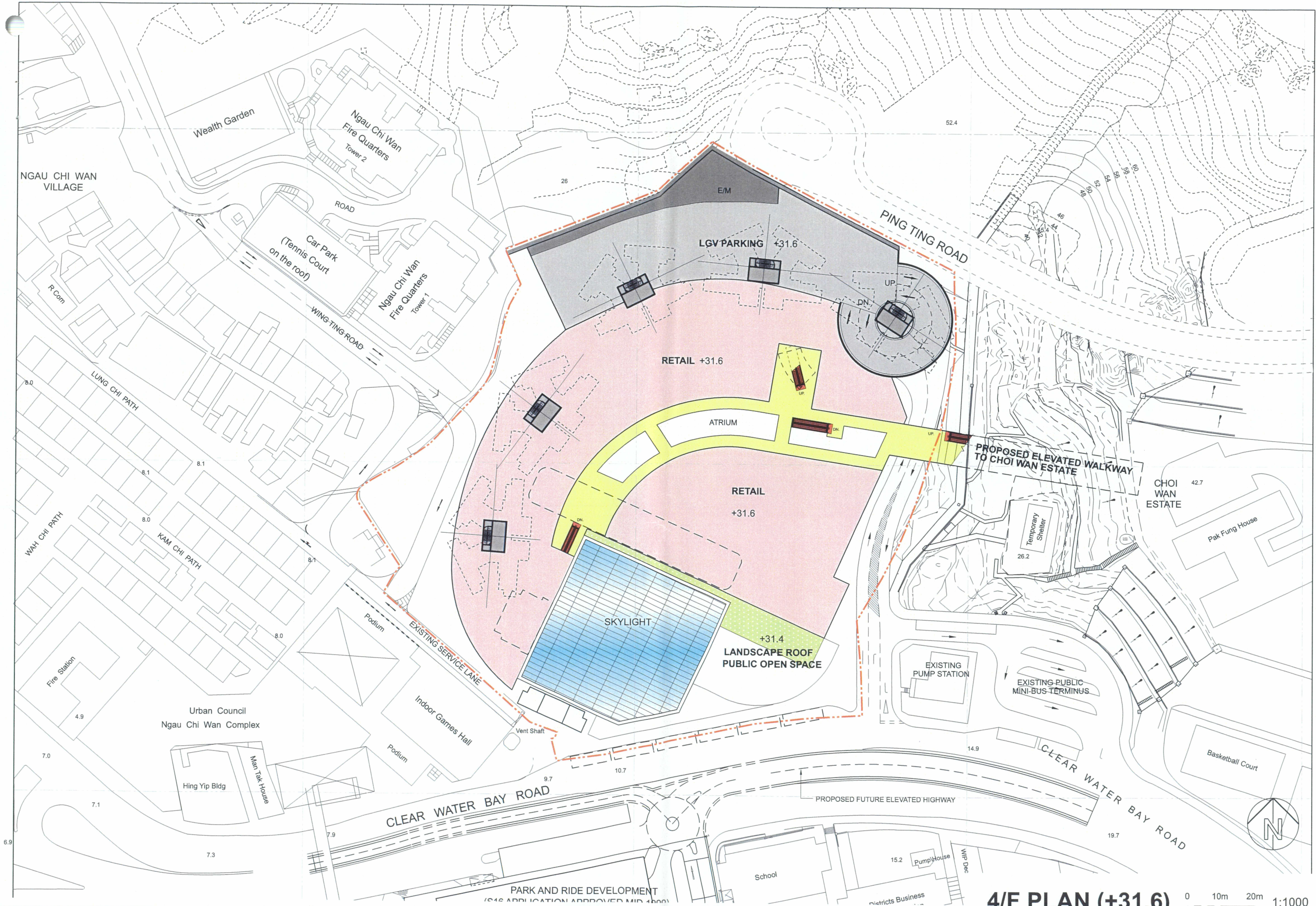




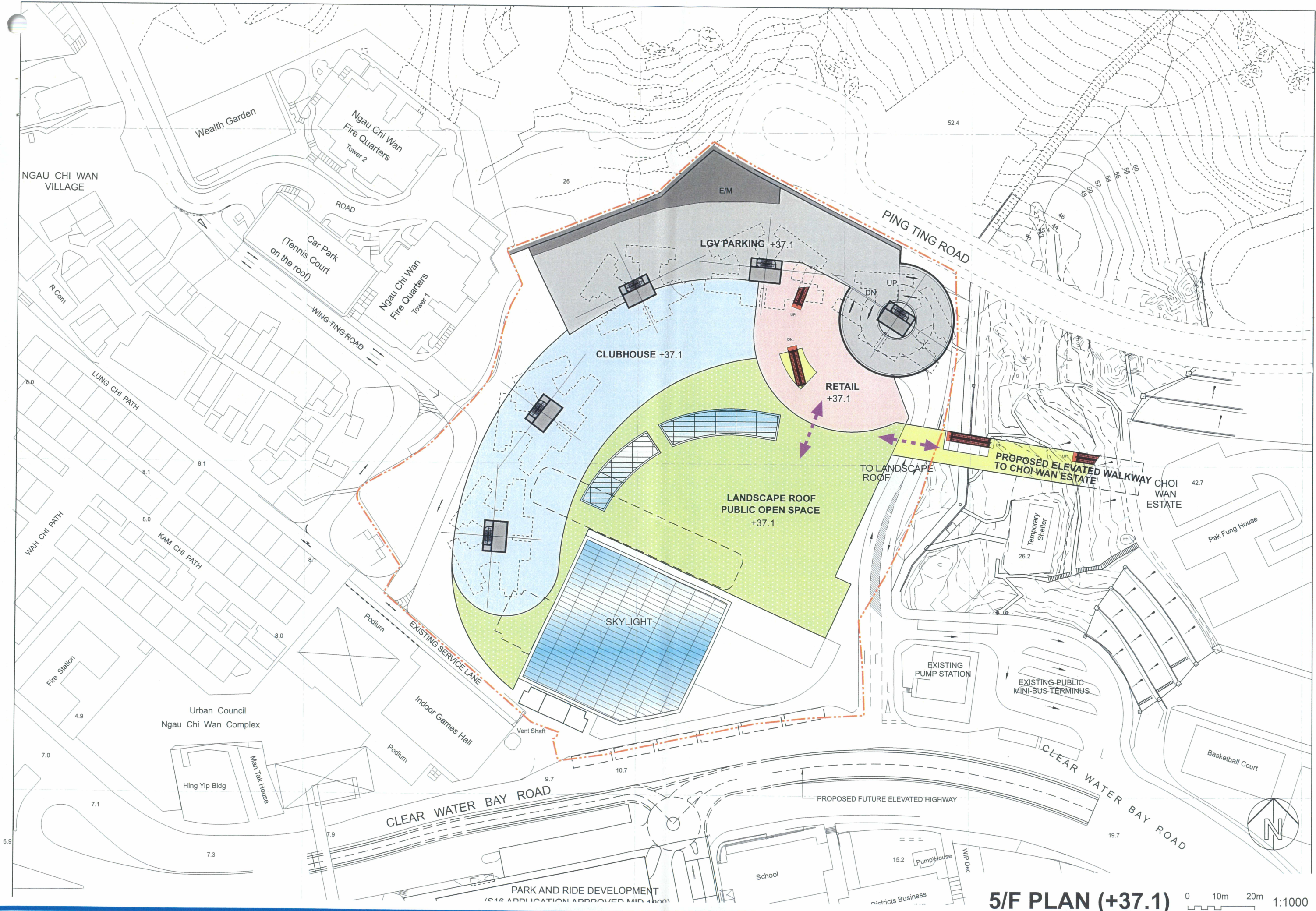


3/F PLAN (+26.9)

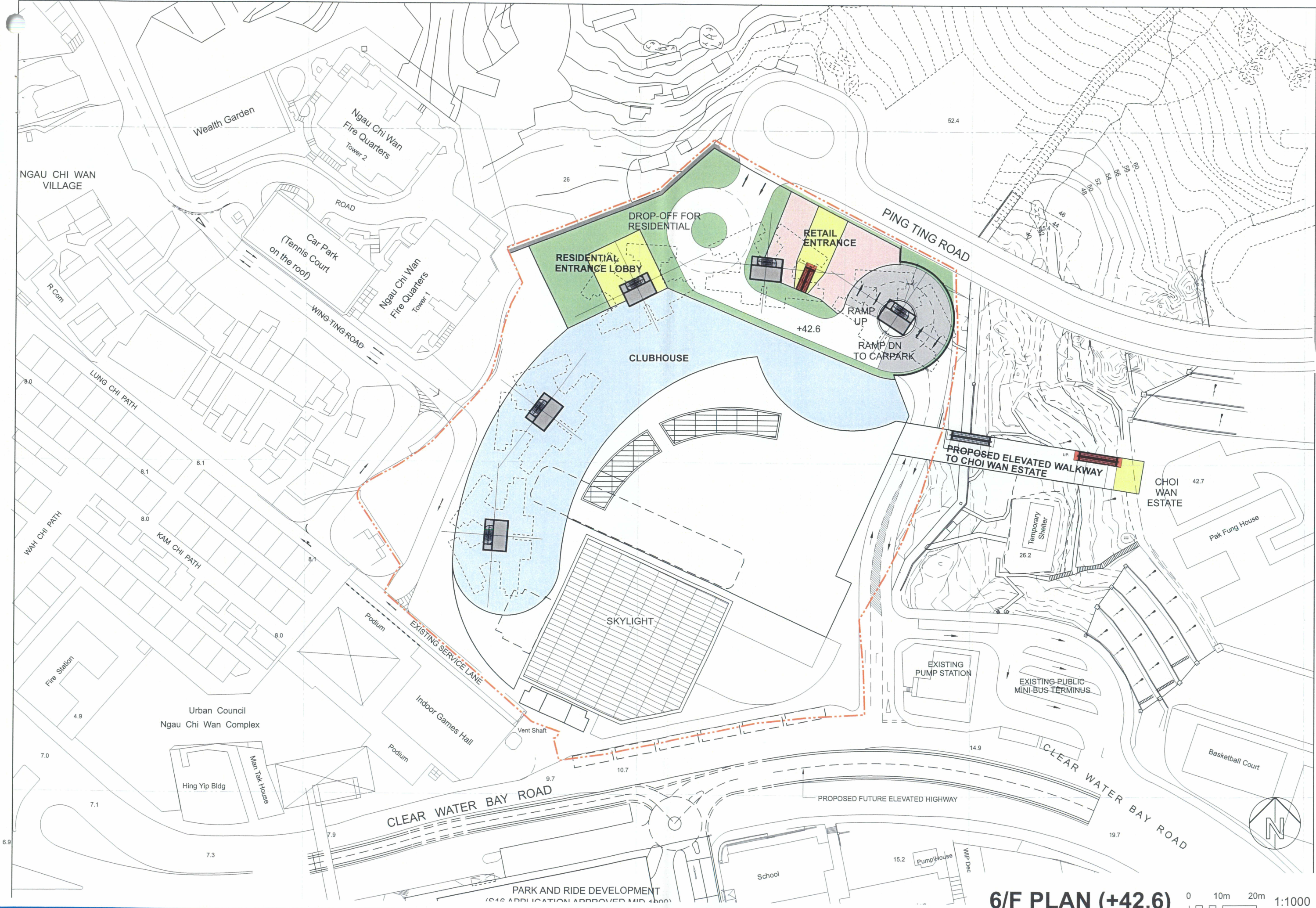
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4/F PLAN (+31.6) 0 10m 20m 1:1000



5/F PLAN (+37.1) 0 10m 20m 1:1000



6/F PLAN (+42.6)

Figure 4.11



PODIUM ROOF PLAN (+47.7)

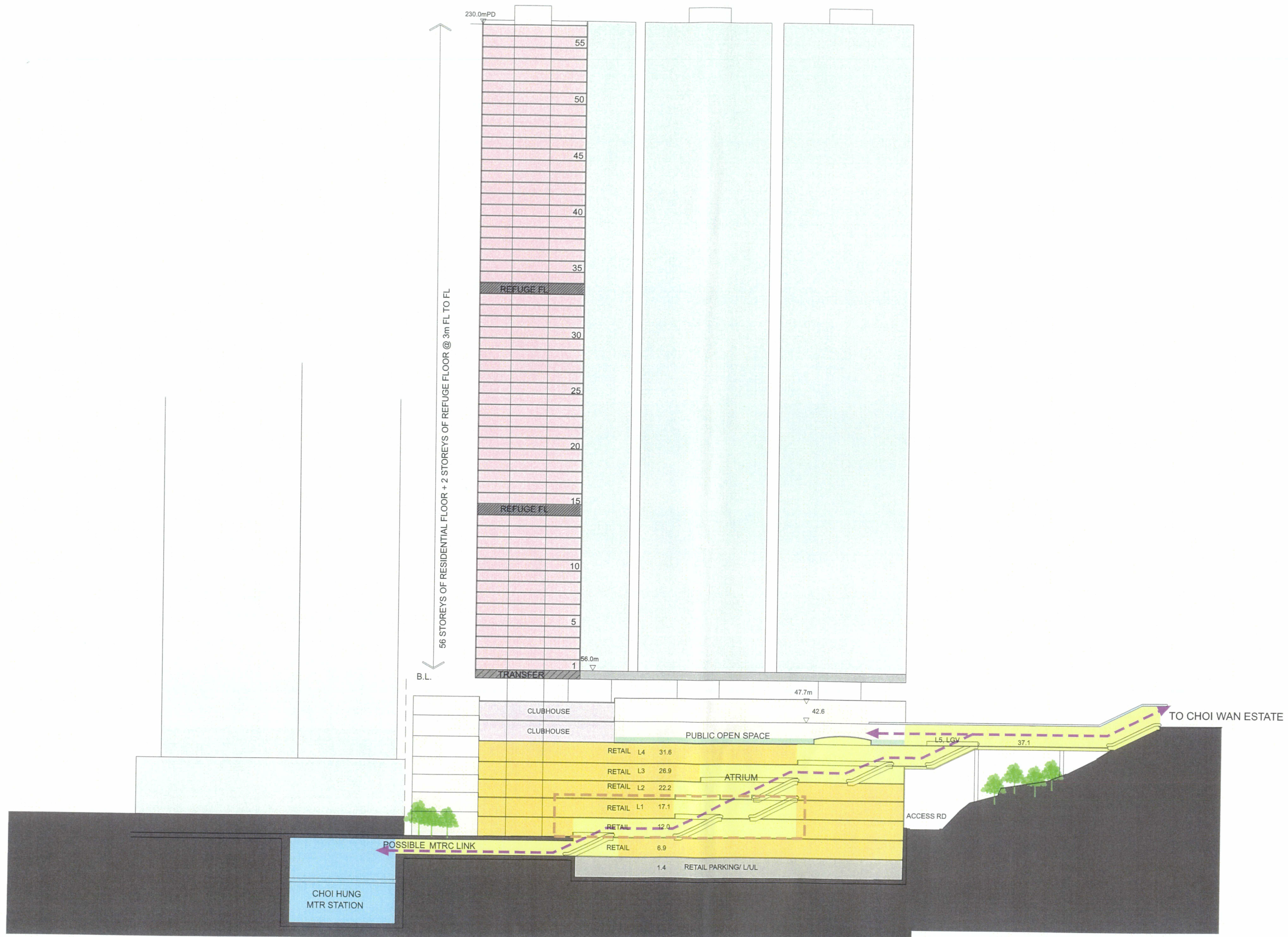


Figure 4.14

DIAGRAMMATIC SECTION YY

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Figure 4.18 Master Landscape Plan (Overall)