

List of Approval Conditions

Application No. A/K12/29

Application Site : Lots 1904, 1905, 1906A, 1906RP and 1907RP in SD2, New Kowloon Cemetery No. 2 and Adjoining Government Land, 35 Clear Water Bay Road, Ngau Chi Wan

Subject of Application : Proposed Comprehensive Development Residential Development with Commercial and Community Uses (Proposed Amendments to an Approved Scheme)

Date of Approval : 3.12.2004






Approval Conditions :

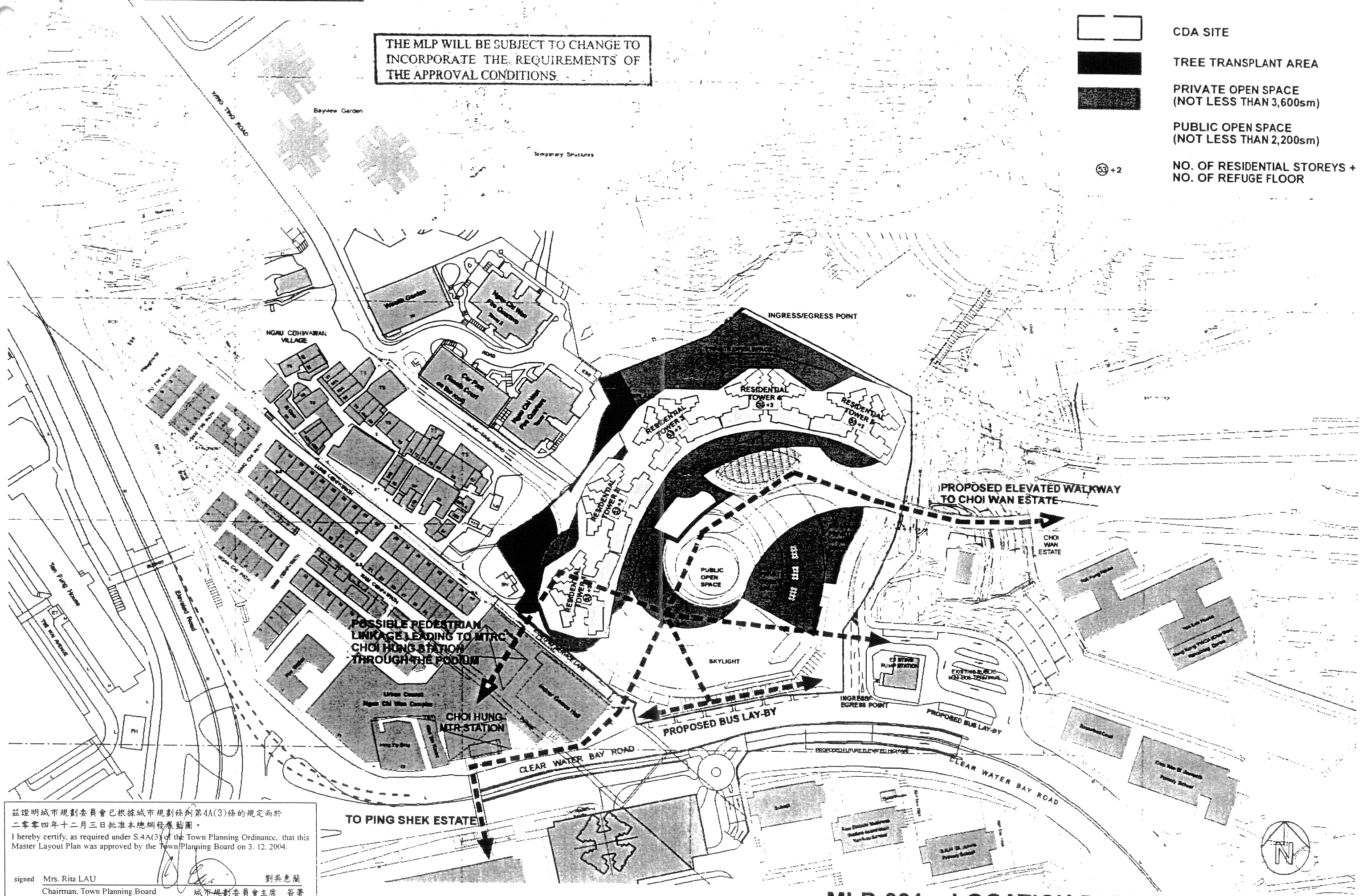
- (a) the submission and implementation of a revised MLP to incorporate the approval conditions as stipulated in conditions (b), (e), (g), (h), (i), (j), (k), (n), (o), and (p) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the design and disposition of the building blocks for the proposed development to minimize the wall effect to the satisfaction of the Director of Planning or of the Town Planning Board;
- (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 Town Planning Board;
- (d) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection 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 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 the applicant, and their opening hours to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

- (i) the design and provision of the parking and loading/unloading facilities to the Commissioner for Transport or of the Town Planning Board;
- (j) 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;
- (k) 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 Town Planning Board;
- (l) 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 Town Planning Board;
- (m) 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 Town Planning Board;
- (n) 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;
- (o) 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;
- (p) 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
- (q) the permission shall cease to have effect on 3.12.2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

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

-  CDA SITE
-  TREE TRANSPLANT AREA
-  PRIVATE OPEN SPACE (NOT LESS THAN 3,600sm)
-  PUBLIC OPEN SPACE (NOT LESS THAN 2,200sm)
-  NO. OF RESIDENTIAL STOREYS + NO. OF REFUGE FLOOR



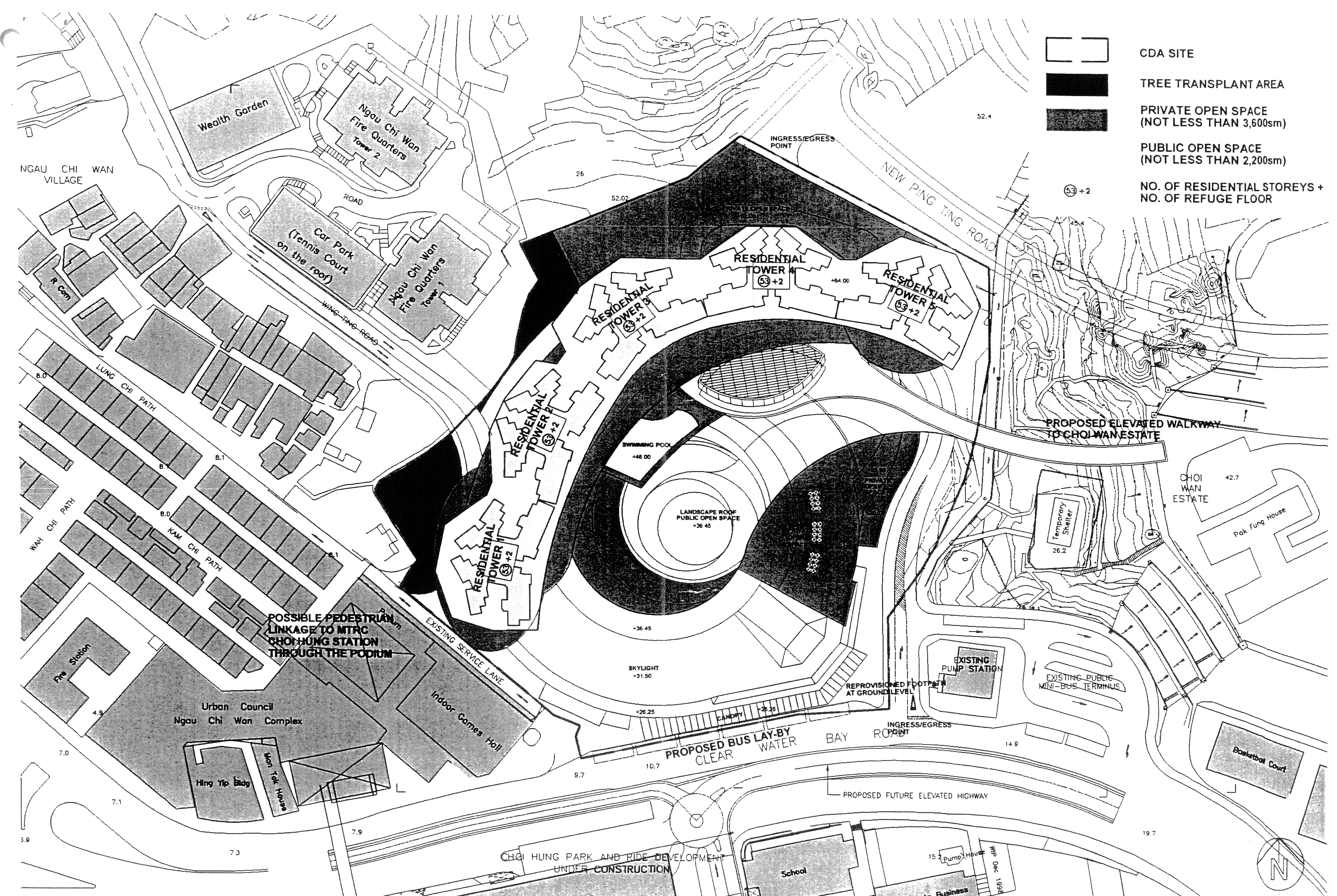
茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零四年十二月三日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town/Planning Board on 3. 12. 2004.

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

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

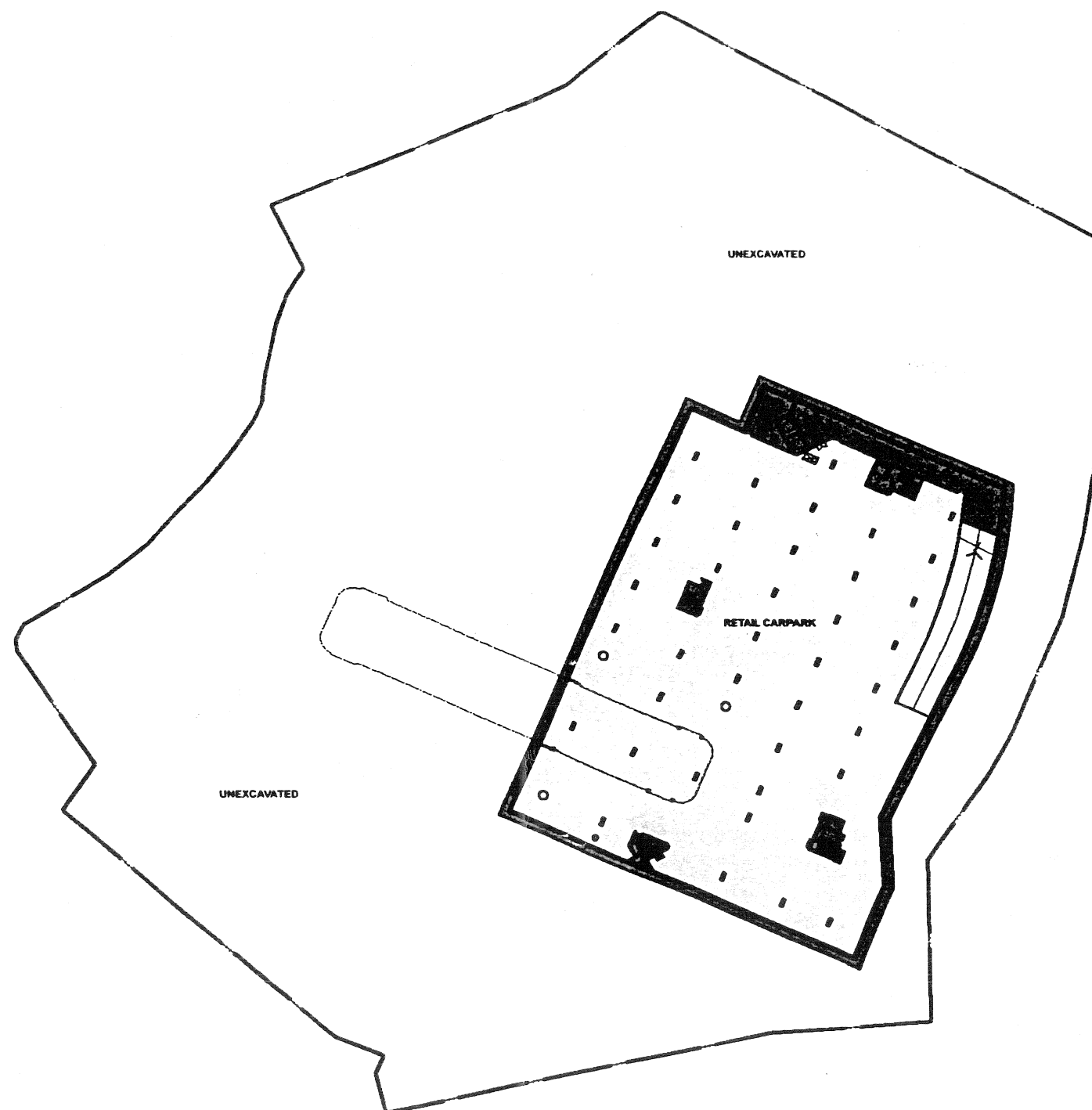
MLP-001 LOCATION PLAN

1:1500



MLP-002 MASTER LAYOUT PLAN

0 10m 20m 1:1000



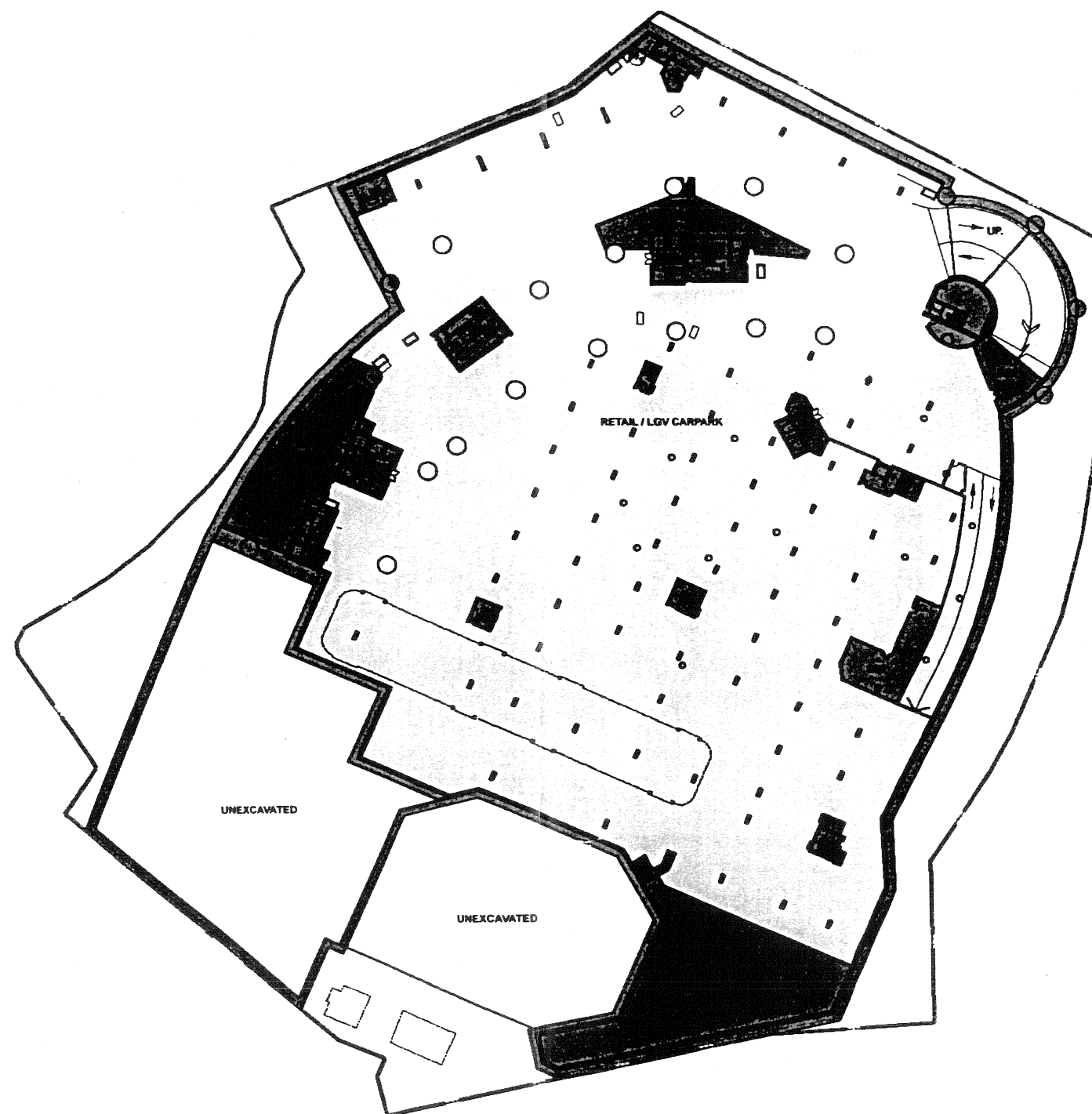
MLP-003 B4 PLAN (-8.10)

0 10m 20m

1:1000

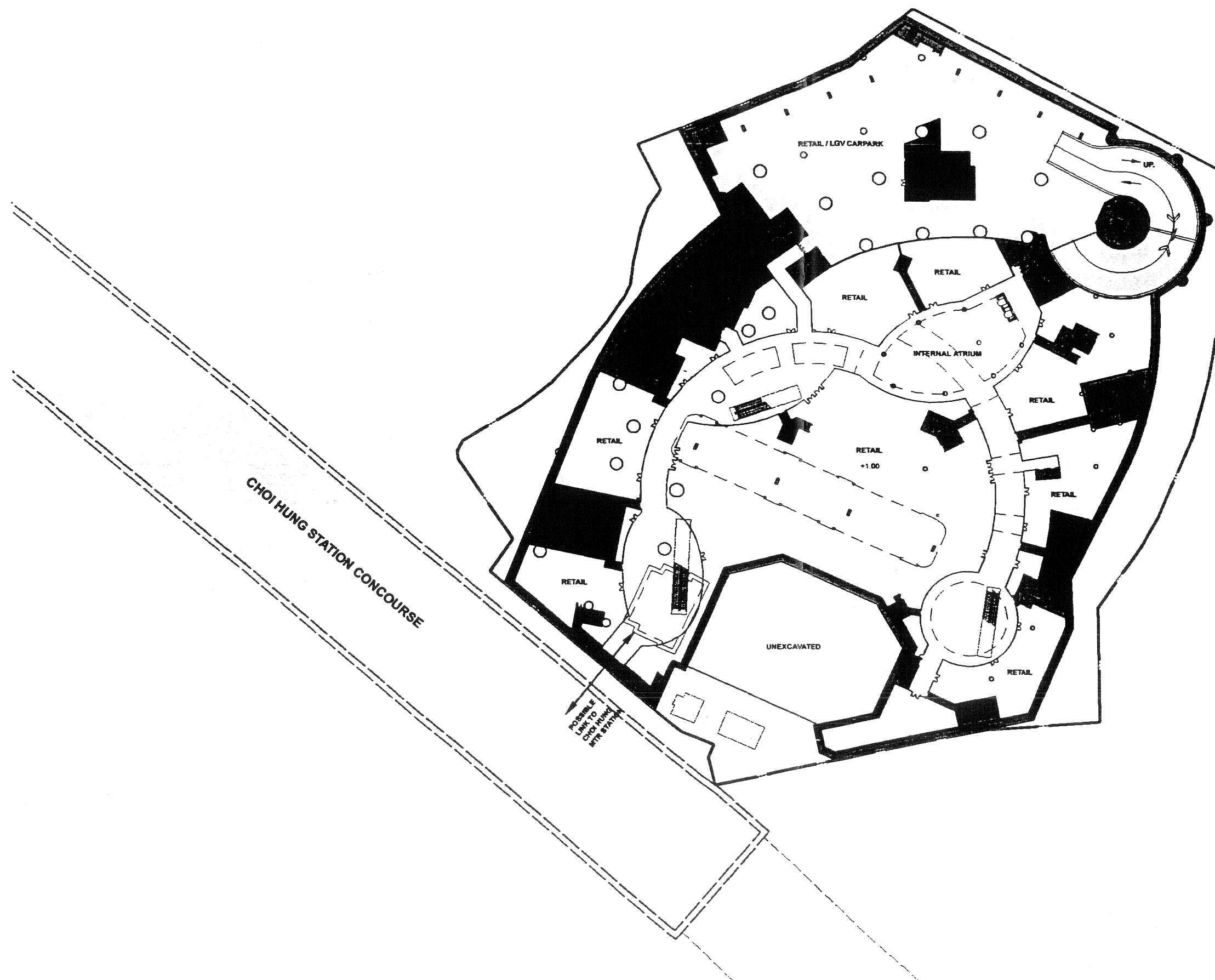
PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

WONG & OUYANG (HK) LTD
ARCHITECTS AND ENGINEERS



MLP-004 B3 PLAN (-4.40)

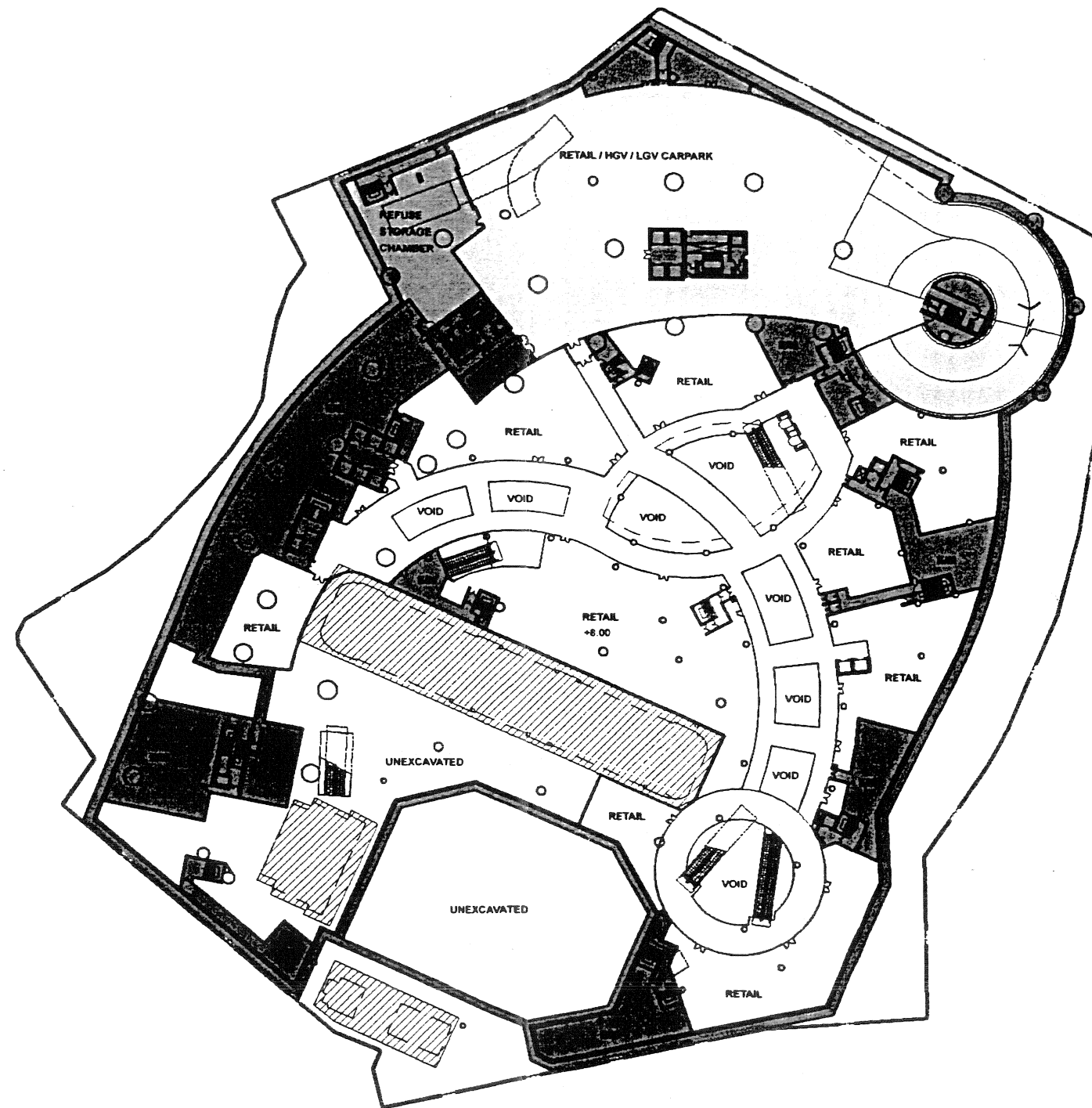
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MLP-005a B2 PLAN (+1.00)

1:1000





MLP-006 B1 PLAN (+8.00)

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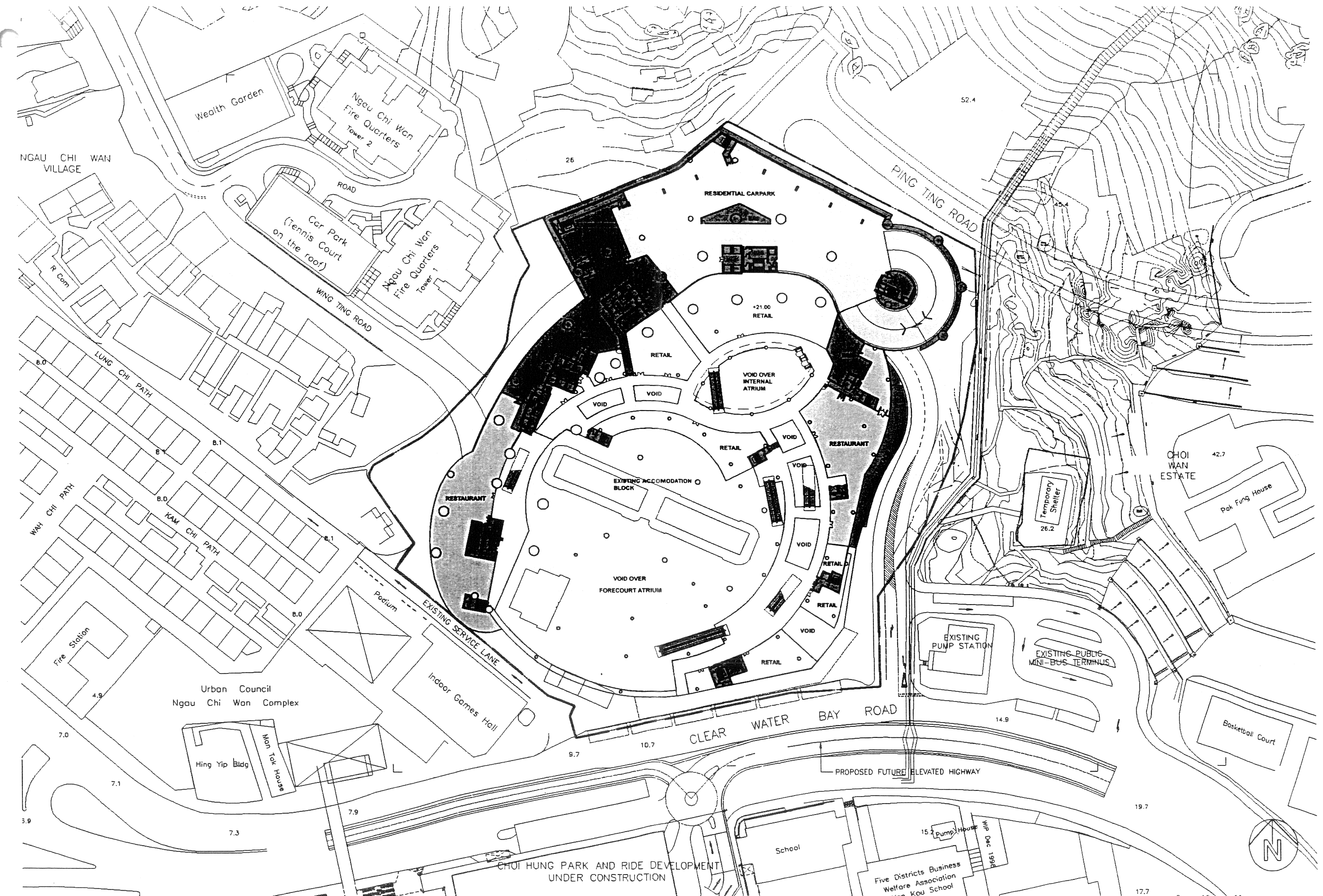
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ARCHITECTS AND ENGINEERS



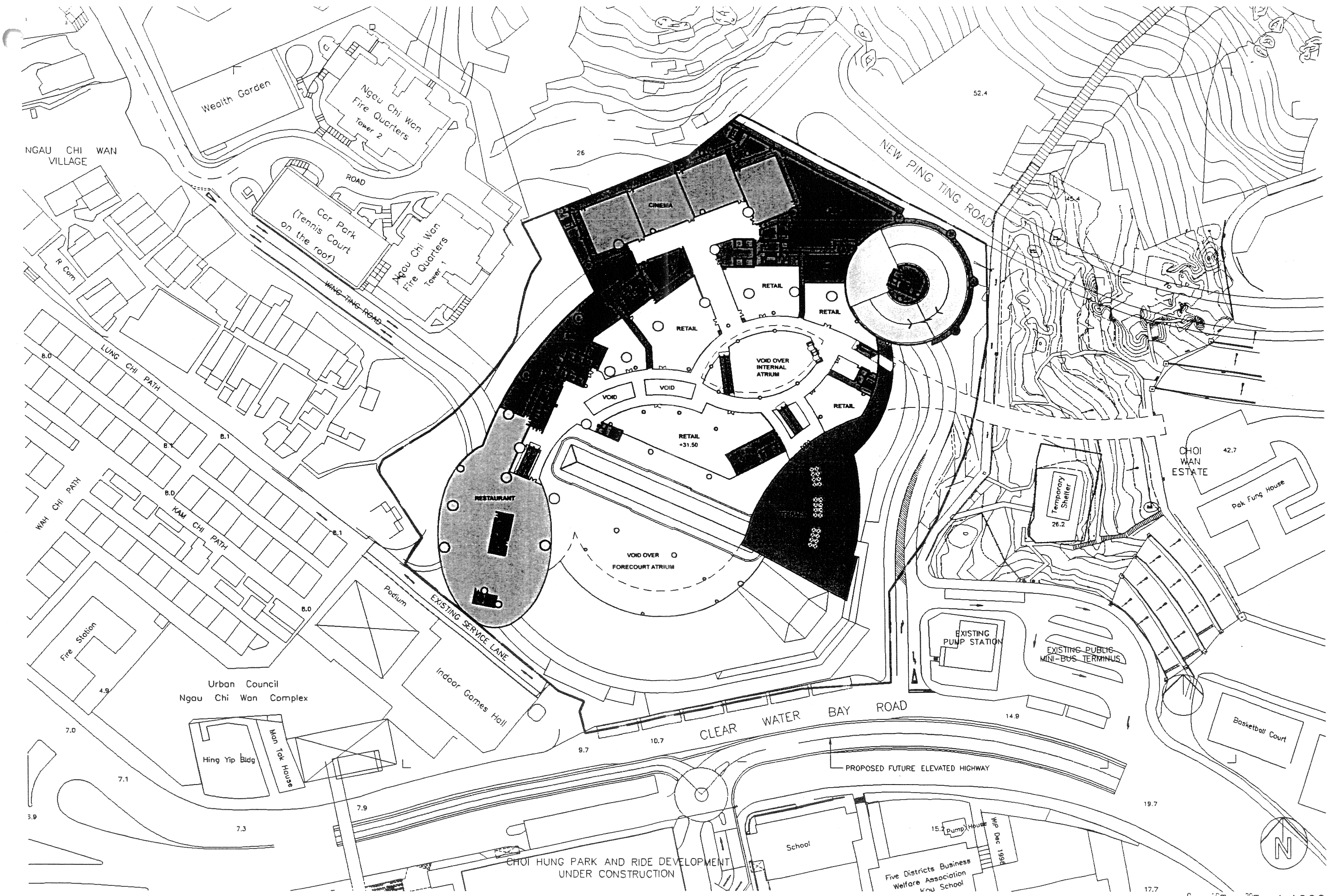
MLP-007 G/F PLAN (+15.00)

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MLP-008 1/F PLAN (+21.00)

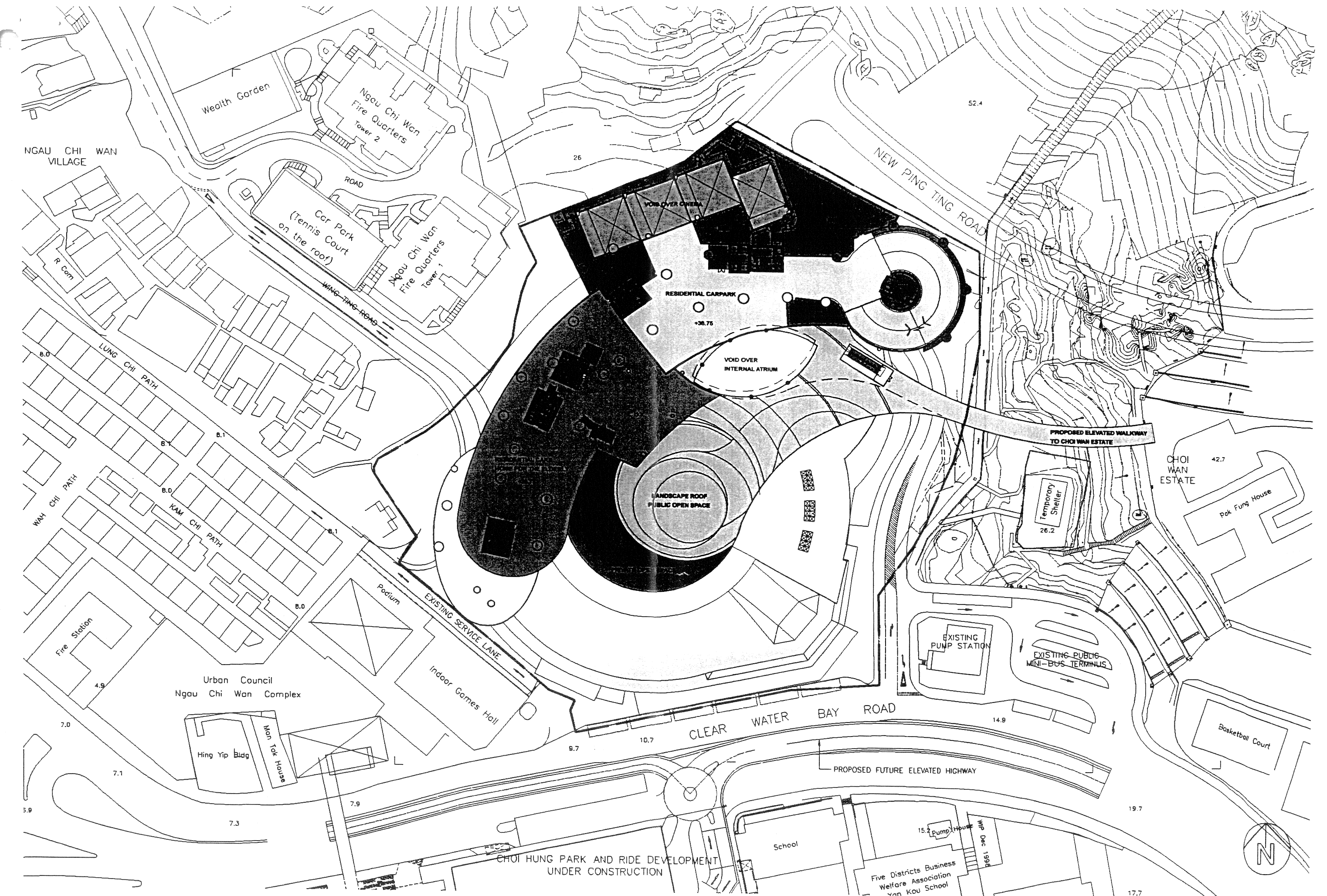
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MLP-010 3/F PLAN (+31.50)

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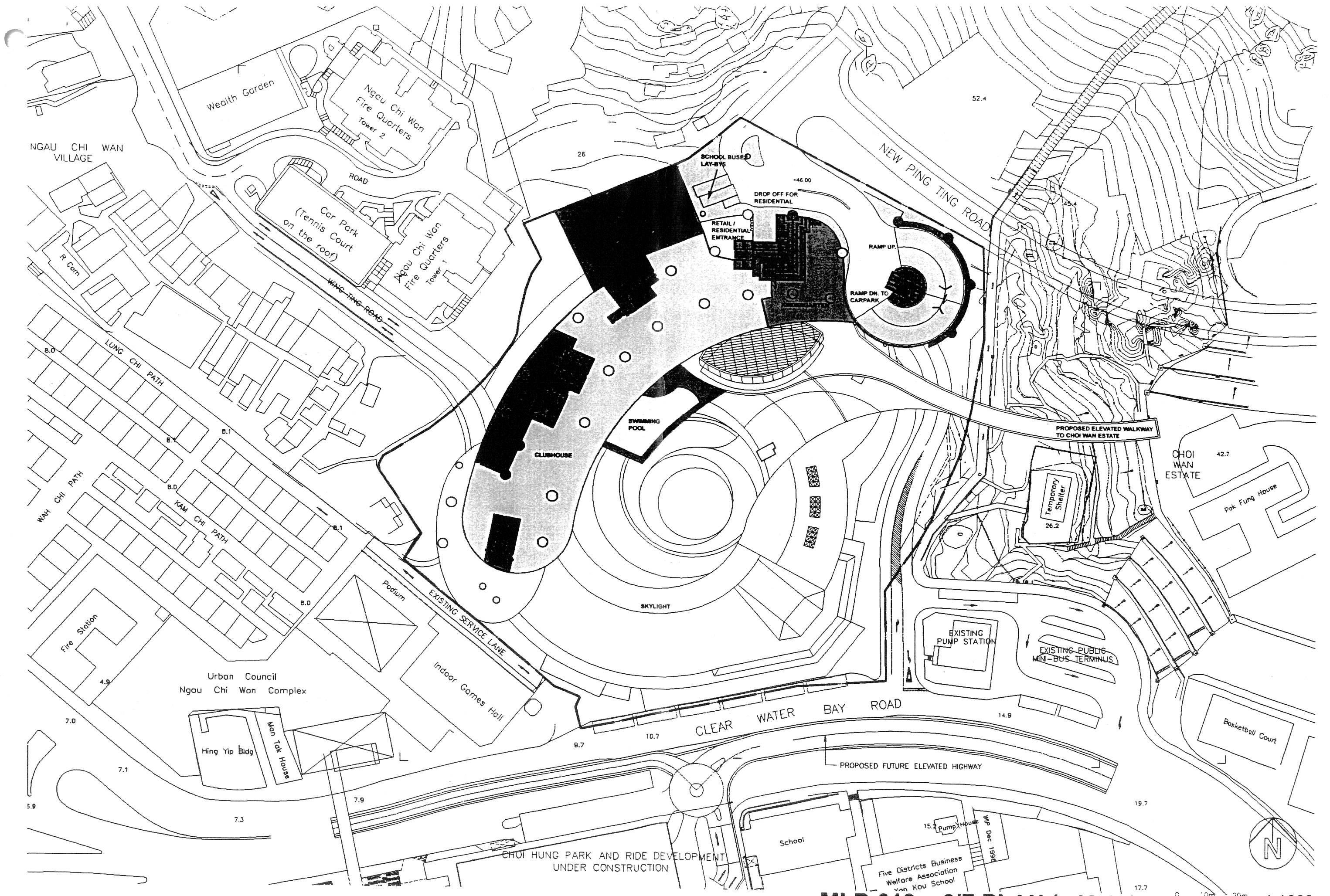
PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN



PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

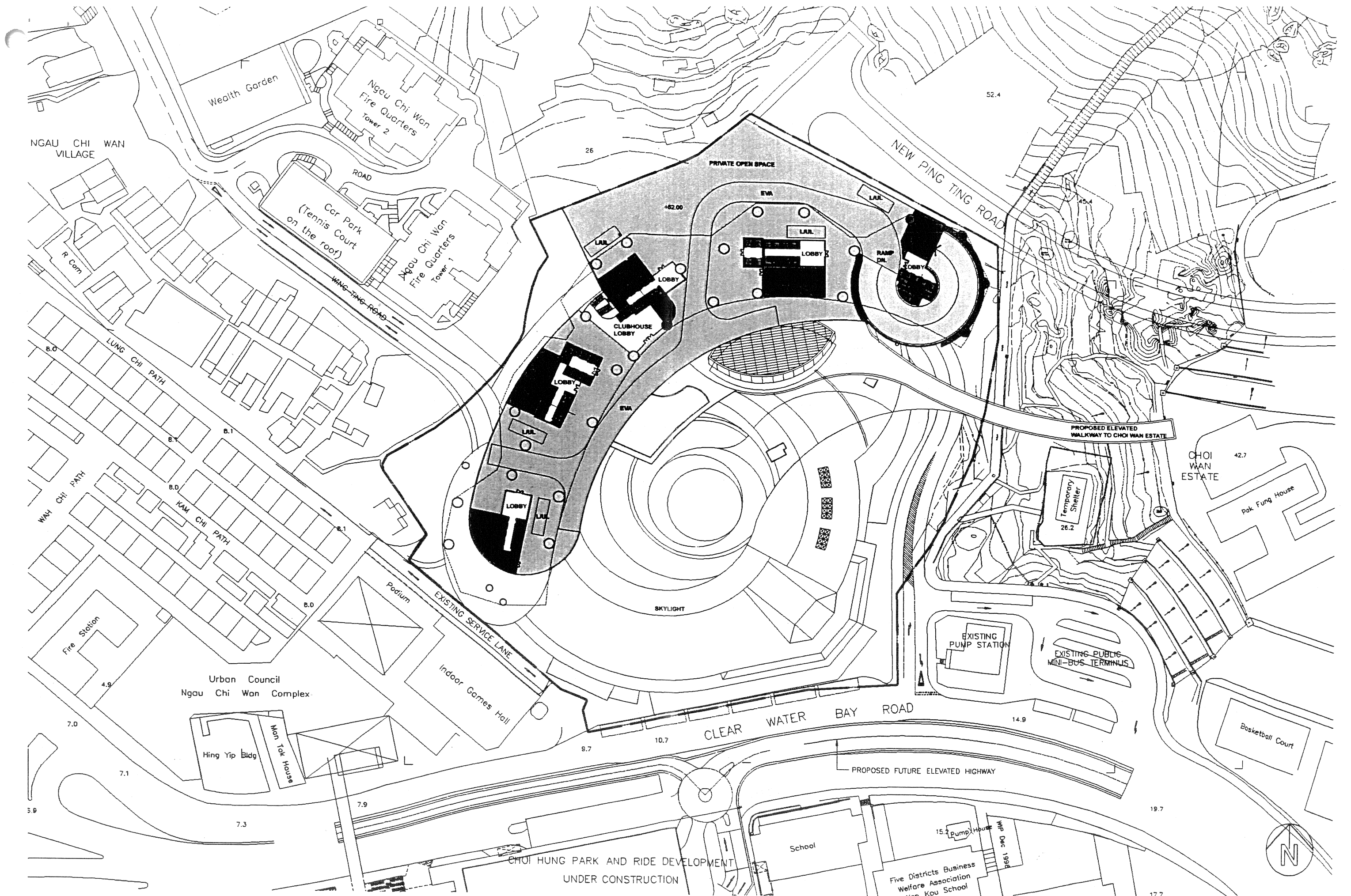
MLP-011 4/F PLAN (+36.75)

1:1000



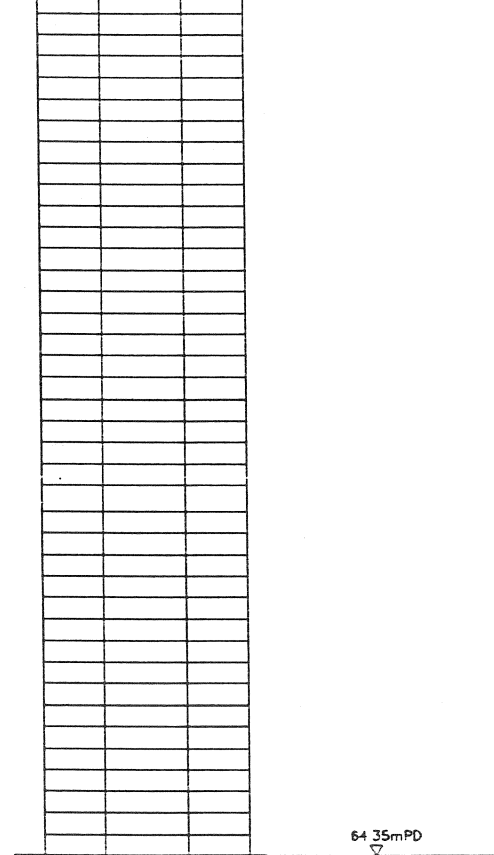
PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

MLP-013 6/F PLAN (+46.00) 1:1000

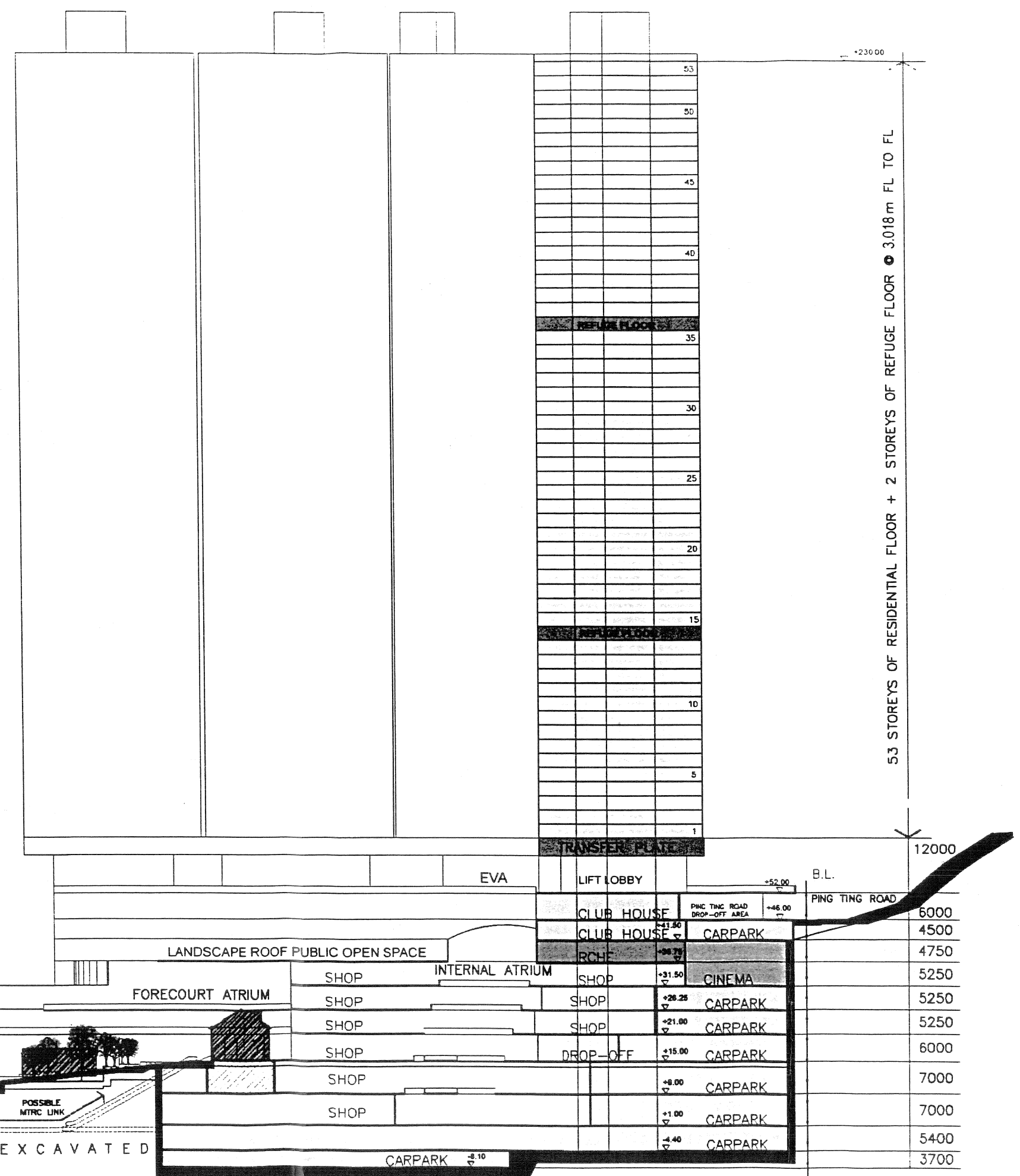
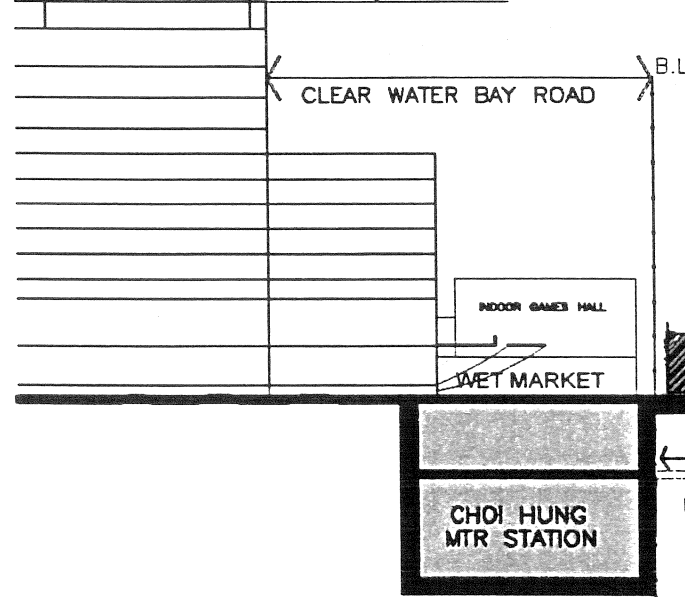


CHOI HUNG PARK AND RIDE DEVELOPMENT
UNDER CONSTRUCTION

184.46mPD
179.00mPD



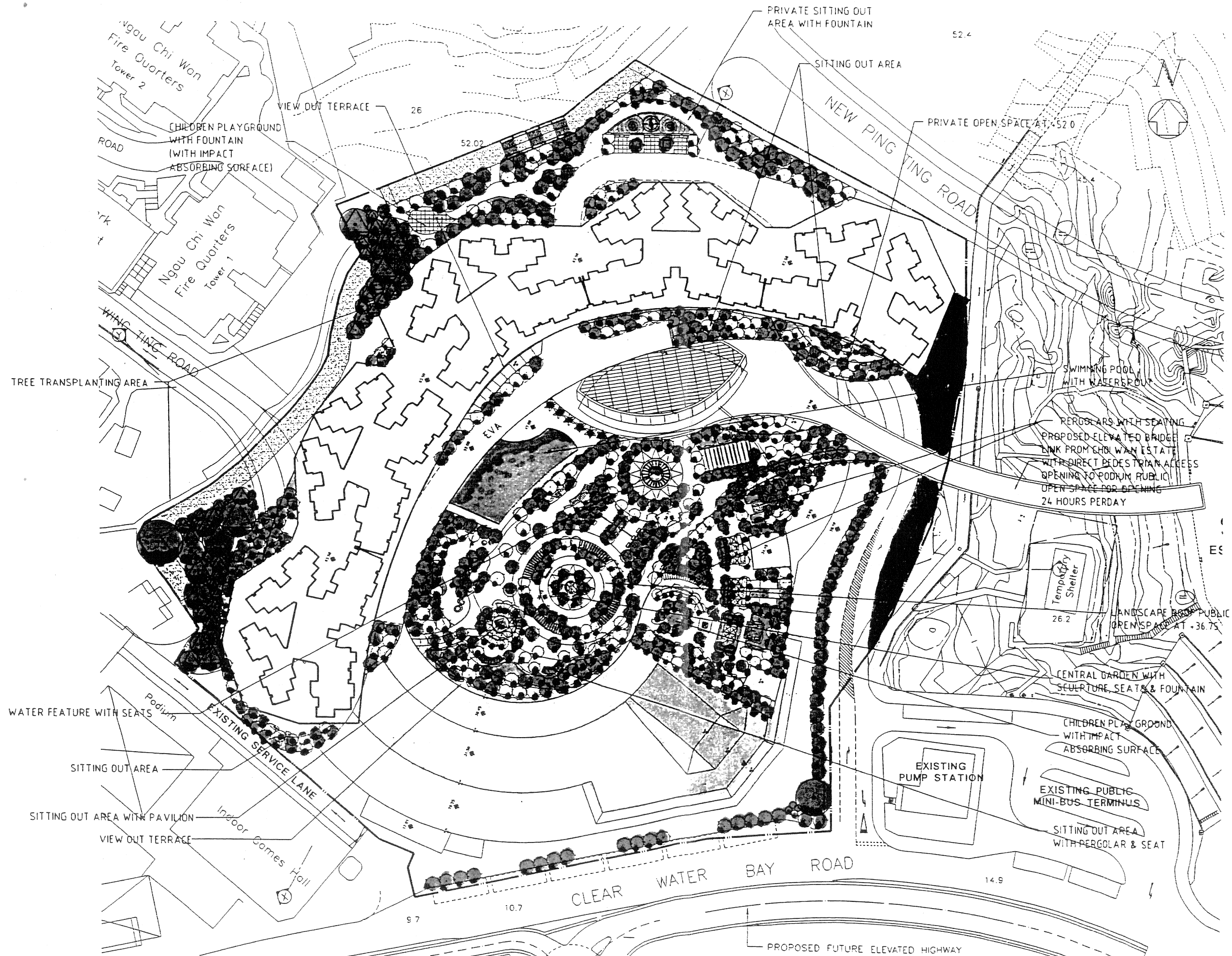
64.35mPD



53 STOREYS OF RESIDENTIAL FLOOR + 2 STOREYS OF REFUGE FLOOR • 3.018 m FL TO FL

MLP-015a DIAGRAMATIC SECTION X-X 0 10m 20m 1:1000

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN



LEGEND

T12

RETAIN TREE

T12

TRANSPLANTED TREE

PROPOSED NEW TREE

SITE BOUNDARY

SHRUB PLANTING

SEAT

SEAT WITH BACK RESTS AND ARM REST

PAVILION

PERGOLA

PUBLIC OPEN SPACE BOUNDARY

IRRIGATION POINT

NOTE:
DESIGN OF PARK FACILITIES
eg SEATING FURNITURE, LITTER BIN
AND SIGNAGES WILL BE SUBMITTED
AT LATER STAGE.

Rev. No.	Date	Revisions	By
D	SEP 2004	GENERAL REVISION	PC
C	MAY 2004	GENERAL REVISION	PC
B	FEB 2004	MINOR REVISION	WA
A	JAN 2004	GENERAL REVISION	KA

吳鑑園境設計事務所有限公司
Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants
11/F Wanda Tower, 51 Thomson Road,
Wanchai, Hong Kong
Tel: 2866 3982 Fax: (852) 2866 3922

Project Title 項目
PROPOSED COMMERCIAL /
RESIDENTIAL DEVELOPMENT
IN NGAU CHI WAN

Drawing Title 圖號
LANDSCAPE MASTER PLAN
(OVERALL)

Designed by 設計	UJ	Approved by 審核	
Drawn by 繪圖	WA	Job No. 工程號	H1-4
Checked by 校對	KN	Drawing No. 圖號	

Scale
比例 1:400

Date
日期 NOV 2003

H16/LMP-1D

Copyright Reserved Do not scale from drawing

size = A1 plot scale 1 : 400 Copyright Reserved Do not scale from drawing

Development Schedule

- A Site Area**
about 22,373s.m. (subject to future land grant)
- B Type of Use**
Residential, Retail, G/IC facilities, Open Space.
- C Height of Building**
5 residential towers of 53 residential levels with 2 refuge floors, on top of 7 levels car park and commercial and amenity podium over 3¹/₂ levels basement.
- D Prescribed Window and Fire Access Requirements**
Checked and complied with.

E Schedule of Accommodation

Site Parameters	Planning Brief ¹	Proposed Scheme
CDA Area ²	21,700 s.m.	About 22,373 s.m.
Net Site Area ²	18,840 s.m. (excluding the area for public open space, internal road and bus-stop / lay-by)	About 22,373 s.m. (about 19,335 s.m. is private land)
Plot Ratio ³	9.0	9.0
Domestic Plot Ratio	7.5	About 6.132
Non-domestic Plot Ratio	1.5	About 2.597
Total GFA	169,560 s.m.	About 195,300 s.m.
Domestic GFA	141,300 s.m.	About 137,200 s.m.
Non-domestic GFA (Retail & G/IC facilities)	28,260 s.m.	Retail about 53,500 s.m. GIC about 4,600 s.m.
Max. No. of Flats	2,300	2,120
Average Flat Size	about 61.4 s.m.	about 64.72 s.m.
Design Population	5,800	About 5,800
Open Space (minimum requirement : 1 sq.m. per person)	5,800 s.m. (of which 2,200 s.m. for public use)	About 5,800 s.m. (of which 2,200 s.m. for public use).

Notes :

¹ Planning Brief prepared by Kowloon District Planning Office, Planning Department in November 2000.

² Subject to future land grant.

³ 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.