

## List of Approval Conditions

### Application No. A/DPA/SK-CWBN/12

- Application Site : Various Lots in DD 227 and DD 229 and Adjoining Government Land, Tai Po Tsai, Sai Kung
- Subject of Application : Proposed Comprehensive Residential Development
- Date of Approval : 19.11.2004
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account the approval conditions (b) to (e) below to the satisfaction of the Director of Planning or of the Town Planning Board;
  - (b) the submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the Town Planning Board;
  - (c) the submission and implementation of environmental mitigation proposals (including traffic noise and odour impact assessments) within the site to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
  - (d) the provision of a drainage reserve and drainage facilities and the submission and implementation of drainage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
  - (e) the design and provision of an emergency vehicular access for the Tai Po Tsai villagers, as proposed by the applicant, to the satisfaction of the Director of Fire Services or of the Town Planning Board;
  - (f) the submission of sewage impact assessment and the provision of sewerage facilities to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
  - (g) the design and implementation of junction improvement works of the Clear Water Bay Road and University Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (h) the design and formation of the proposed Agreed Village Compensation Area for Small House developments, as proposed by applicant, to the satisfaction of the Director of Civil Engineering and Development or of the Town Planning Board;
  - (i) the submission and implementation of measures to minimize the visual impact of the proposed development on the surrounding area to the satisfaction of the Director of Planning or of the Town Planning Board;

- (j) the submission of an implementation programme to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (k) the permission shall cease to have effect on 19.11.2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

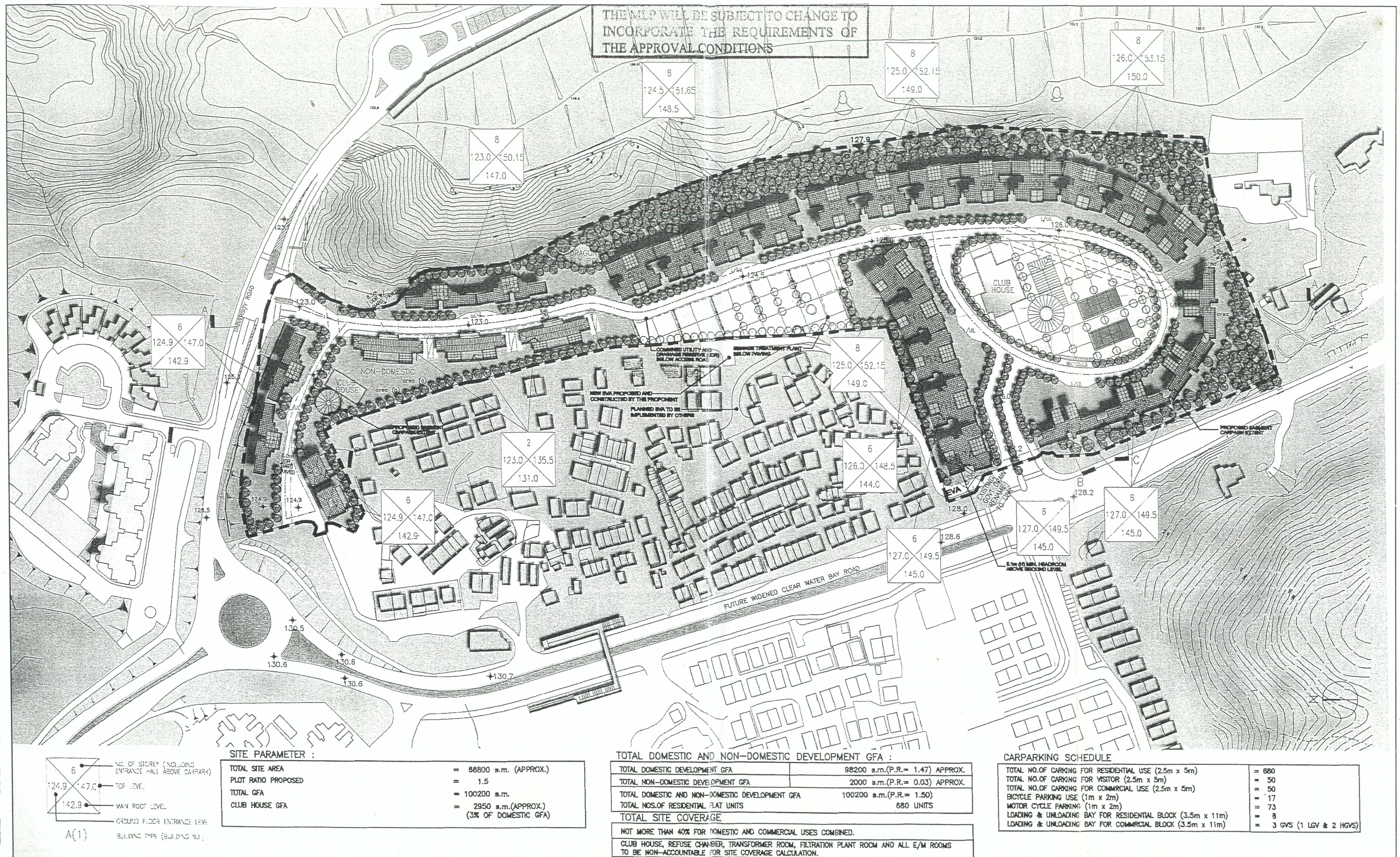


signed Mrs. Rita LAU  
Chairman, Town Planning Board

劉吳惠蘭  
會主席 簽署

SCALE: 1:2000  
DWG NO: S60-01g  
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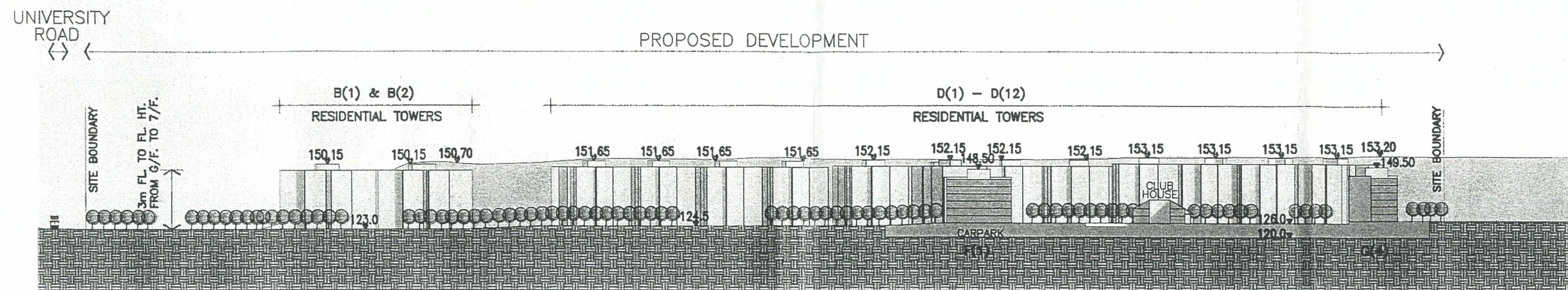
THE MLP WILL BE SUBJECT TO CHANGE TO  
INCORPORATE THE REQUIREMENTS OF  
THE APPROVAL CONDITIONS



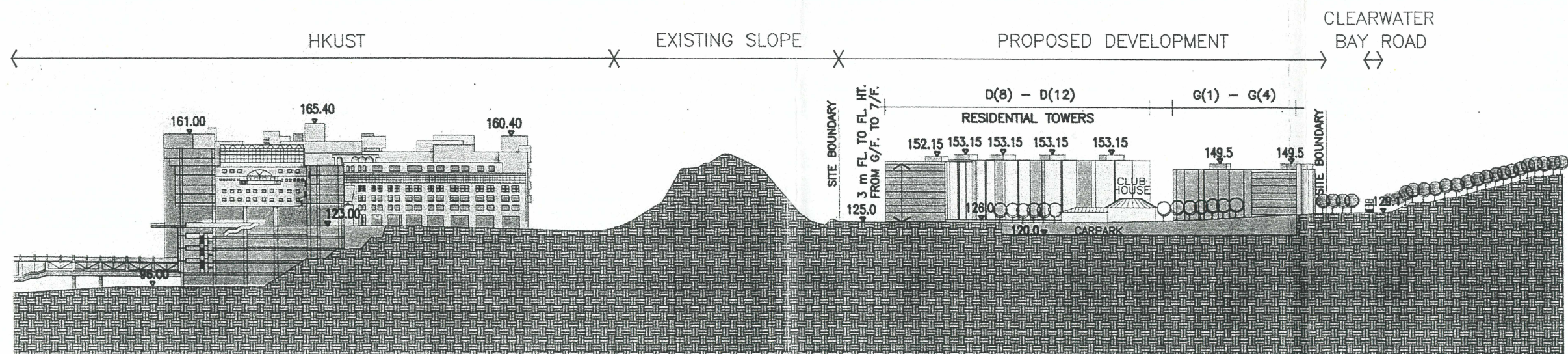








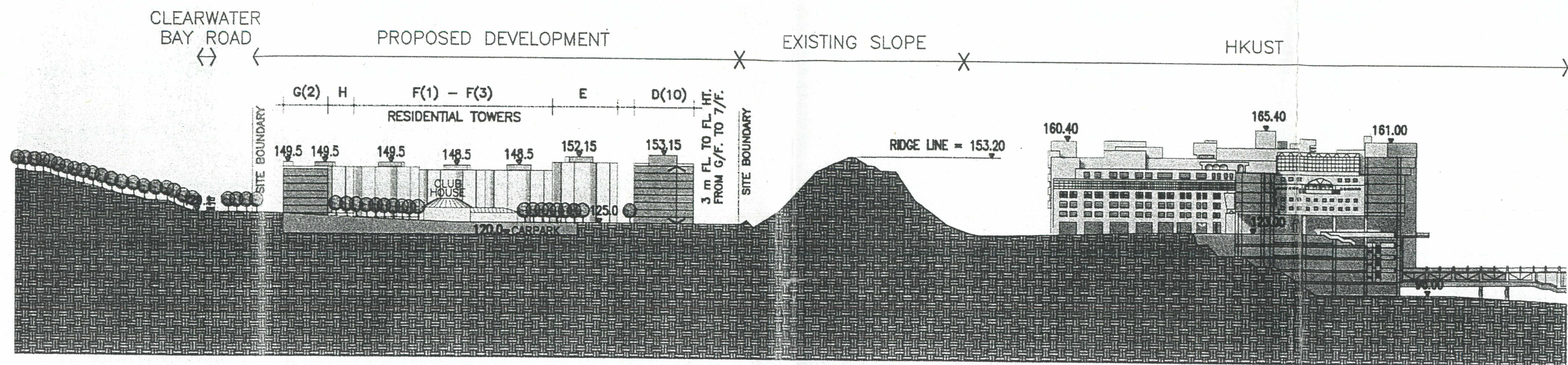
SECTION A-A



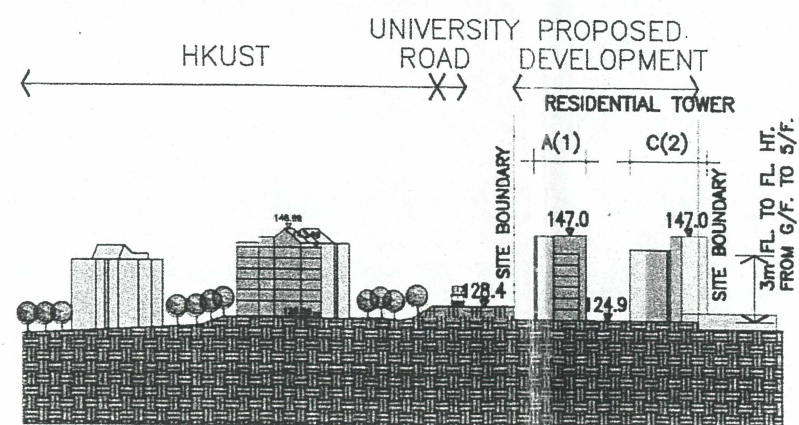
SECTION B-B

Figure 4.3 Sections A-A & B-B





SECTION C-C



SECTION D-D

Figure 4.4 Sections C-C & D-D