

916

List of Approval Conditions

Application No. A/DPA/SK-CWBN/9

- Application Site : Various Lots in DD 227 and DD 229, Tai Po Tsai, Sai Kung
- Subject of Application : Application for Minor Amendment to the Approved Scheme (Application No. A/DPA/SK-CWBN/8)
- Date of Approval : 19.8.2003
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan 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 implementation of the accepted landscape master plan to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (c) the implementation of environmental mitigation proposals 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 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 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 or of the Town Planning Board;
 - (i) the submission of an implementation programme including phasing to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (j) no occupation of the proposed Phase II Development before completion of the "Dualling of Clear Water Bay Road From Tai Po Tsai and Hang Hau Road" and the completion of the upgrading of the water supplies system in the area; and

- (k) the permission shall cease to have effect on 19.8.2007 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Proposed Residential Development at Tai Po Tsai**SITE PARAMETER :**

TOTAL SITE AREA	=	66800m ² (APPROX.)
PLOT RATIO PROPOSED	=	1.5
TOTAL GFA	=	100200m ²
CLUB HOUSE GFA	=	2950m ² (APPROX.) (3% OF DOMESTIC GFA)
OPEN SPACE	=	36400m ² (subject to detail design)

TOTAL RESIDENTIAL & COMMERCIAL DEVELOPMENT GFA :

TOTAL RESIDENTIAL DEVELOPMENT AREA	=	98200 s.m. (P.R. = 1.47) APPROX.
TOTAL COMMERCIAL DEVELOPMENT GFA	=	2000 s.m. (P.R. = 0.03) APPROX.
TOTAL RESIDENTIAL & COMMERCIAL DEVELOPMENT GFA	=	100200 s.m. (P.R. = 1.50)

TOTAL NOS. OF RESIDENTIAL FLAT	939 UNITS
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SITE COVERAGE:

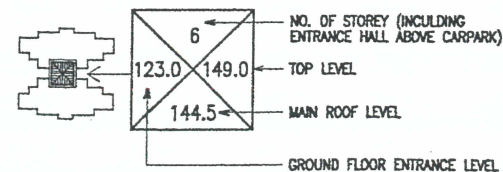
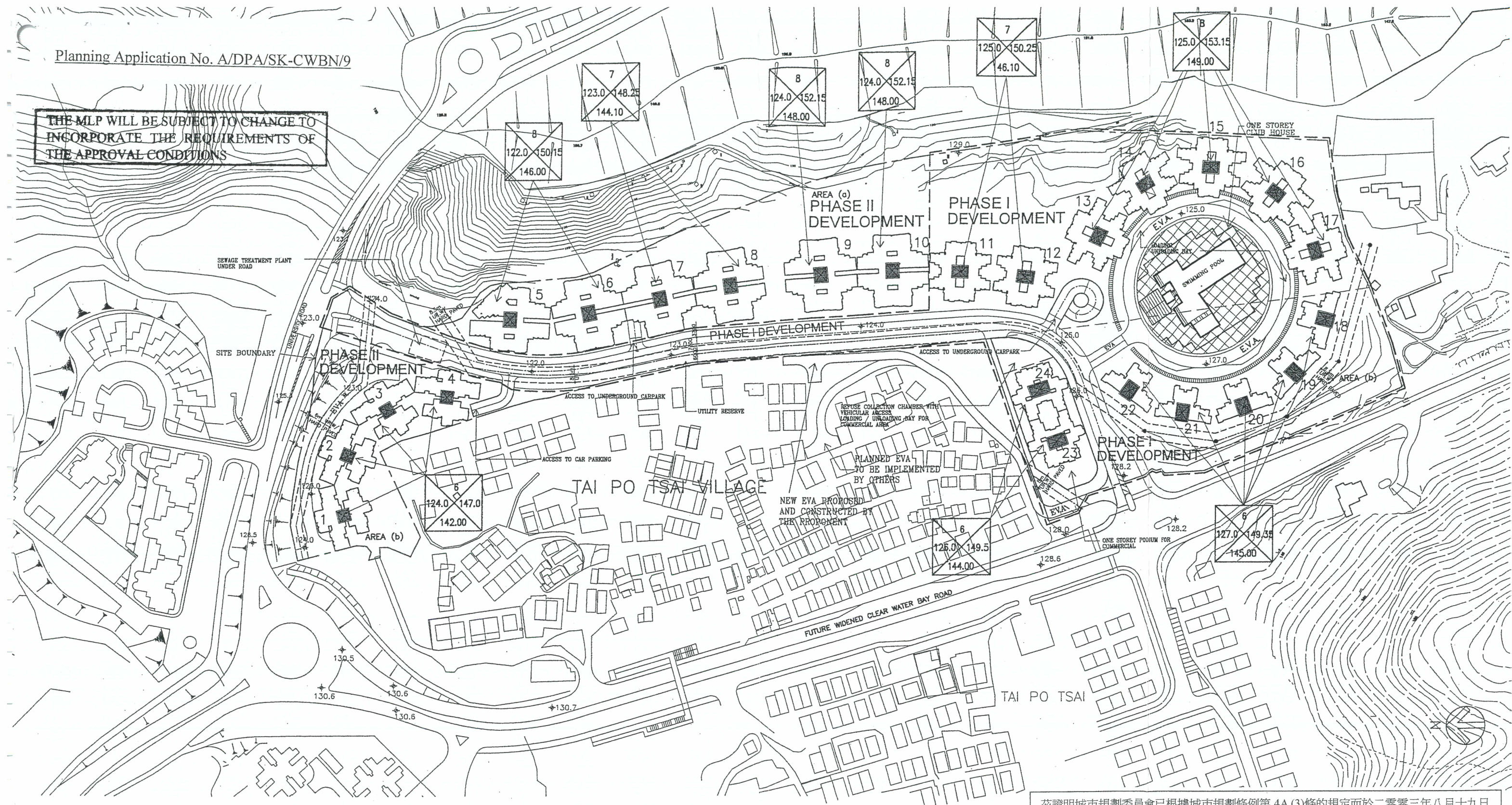
DOMESTIC & COMMERCIAL	=	Not more than 40%
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NOTE : REFUSE CHAMBER, TRANSFORMER ROOM, FILTRATION PLANT ROOM AND ALL E/M ROOMS TO BE NON-ACCOUNTABLE FOR SITE COVERAGE CALCULATION.

CARPARK SCHEDULE:

TOTAL NO. OF CARPARKING FOR RESIDENTIAL USE (2.5m x 5m)	=	939
TOTAL NO. OF CARPARKING FOR VISITOR (2.5m x 5m)	=	70
TOTAL NO. OF CARPARKING FOR COMMERCIAL USE (2.5m x 5m)	=	50
BICYCLE PARKING USE (1m x 2m)	=	24
MOTOR CYCLE PARKING USE (1m x 2m)	=	106
LOADING & UNLOADING BAY FOR RESIDENTIAL BLOCK (3.5m x 11m)	=	12
LOADING & UNLOADING BAY FOR COMMERCIAL BLOCK (3.5m x 11m)	=	3 GVS (1 LGV & 2 HGVS)

THE MLP 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) 條的規定而於二零零三年八月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 19.8.2003.

signed Thomas TSO
Chairman, Town Planning Board

曹萬泰
城市規劃委員會主席 簽署



PROPOSED RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG

SCALE: 1:2000
DATE: 12 MAY, 2003
J246-MLP-S43-01E