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List of Approval Conditions

Application No. A/DPA/SK-CWBN/2

Application Site : Lots 176RP, 196ARP, 197, 198RP, 199-201, 202RP, 203RP, 204, 207-209, 231A, 213RP(Part), 214A(Part), 214RP(Part), 215, 216(Part), 269A, 269RP(Part), 270(Part), 271(Part), 275(Part), 276-278, 279RP, 279A, 280-282, 283(Part), 284-293, 294(Part), 295-302, 303(Part), 304-305, 306(Part), 307, 308(Part), 309(Part), 327RP, 327A(Part), 328(Part), 329RP(Part), 441RP(Part), 479(Part), 480(Part), 481RP(Part), 482, 483(Part), 484RP, 484B, 484A, 485(Part), 488(Part), 489-491, 492RP, 492A, 492BRP, 492B1, 493-512, 513RP, 513A, 514RP, 514A, 515-537, 538RP, 538A, 539-541, 543-546, 547B, 547RP, 547A, 548-550, 552, 553A, 553RP(Part) and 562 in DD 227, Lots 145(Part), 154A, 154RP(Part), 155(Part), 156-158, 161-163, 164RP, 164A, 165-170, 173(Part) and 175-183 in DD 229 and Adjoining Government Land, Tai Po Tsai, Sai Kung

Subject of Application : Proposed Comprehensive Residential Development

Date of Approval : 28.6.2002

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 master landscape plan to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the submission and 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 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 the 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 to 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 28.6.2006 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



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 28.6.2002.

signed Michael M.Y. SUEN
Chairman, Town Planning Board

孫明揚
城市規劃委員會主席 簽署

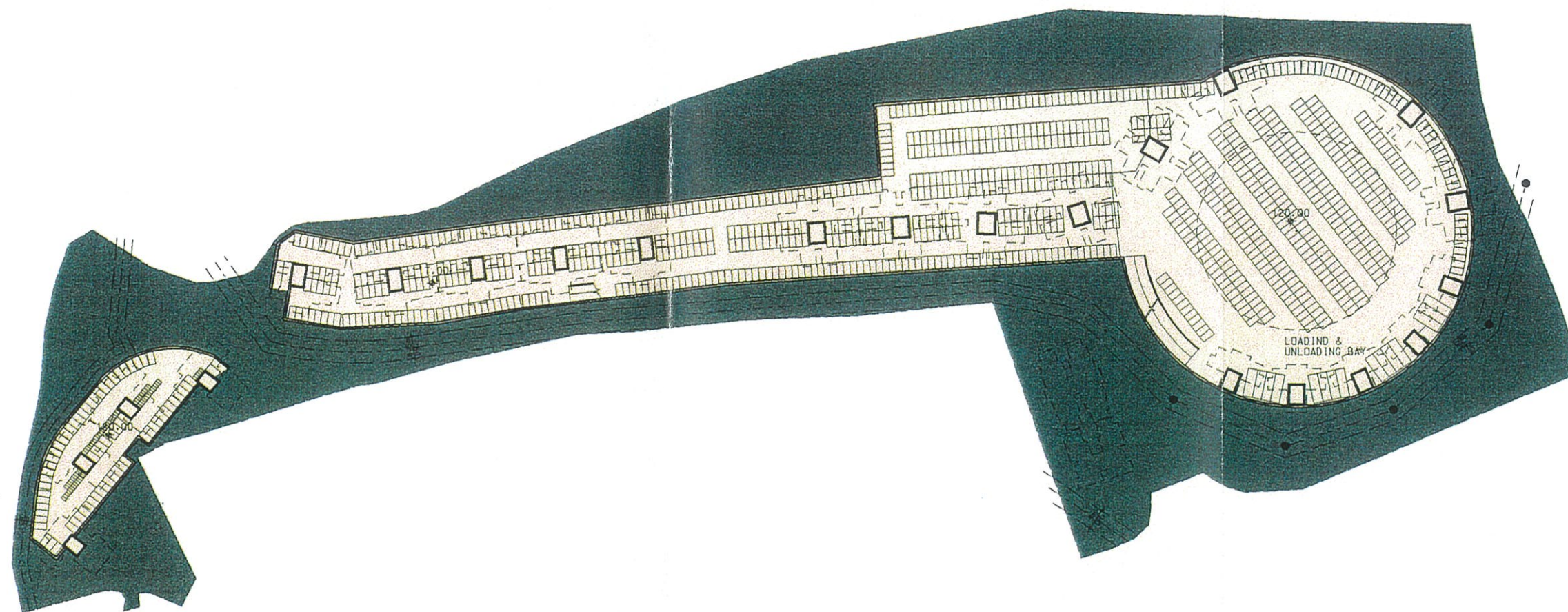
SITE PARAMETER :	
TOTAL SITE AREA	= 66800 s.m. (APPROX.)
PLOT RATIO PROPOSED	= 1.5
TOTAL GFA	= 100200 s.m.
CLUB HOUSE GFA	= 2950 s.m. (APPROX.) (3% OF DOMESTIC GFA)

TOTAL RESIDENTIAL & COMMERCIAL DEVELOPMENT GFA :	
TOTAL RESIDENTIAL DEVELOPMENT GFA	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

PARK SCHEDULE		
TOTAL NO.OF CAR KING	FOR RESIDENTIAL USE (2.5m x 5m)	= 939
TOTAL NO.OF CAR KING	FOR VISITOR (2.5m x 5m)	= 120
TOTAL NO.OF CAR KING	FOR COMMERCIAL USE (2.5m x 5m)	= 50
BICYCLE PARKING USE	(1m x 2m)	= 24
MOTOR CYCLE PARKING	(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

<u>SITE COVERAGE</u> <u>17.11.21</u>	
BUILDING SITE COVERAGE (DOMESTIC)	= 37%
BUILDING SITE COVERAGE (COMMERCIAL)	= 3%
REFUSE CHAMBER, TRANSFORMER ROOM, FILTRATION PLANT ROOM AND ALL E/M ROOMS TO BE NON-ACCOUNTABLE FOR SITE COVERAGE CALCULATION.	

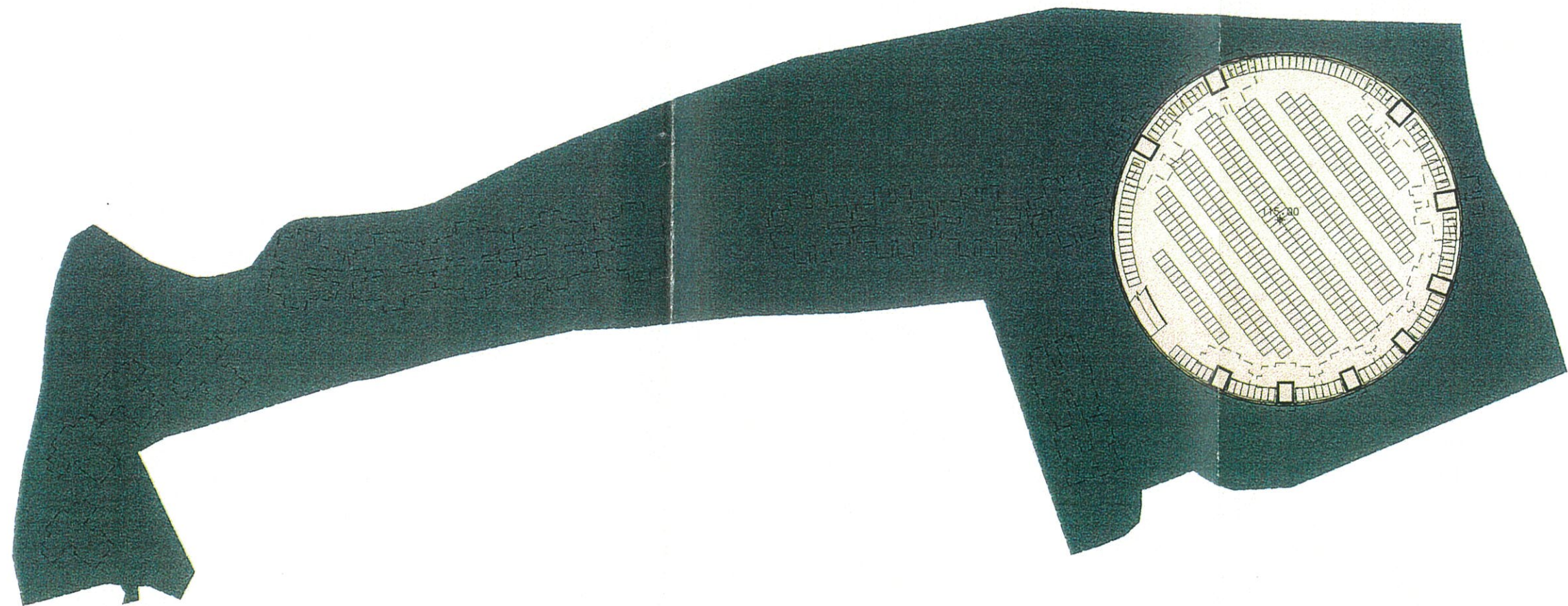
Figure 4.1 Master Layout Plan



BASEMENT 1

Figure 4.2 Car Parking Layout (Basement 1)





BASEMENT 2

Figure 4.3 Car Parking Layout (Basement 2)

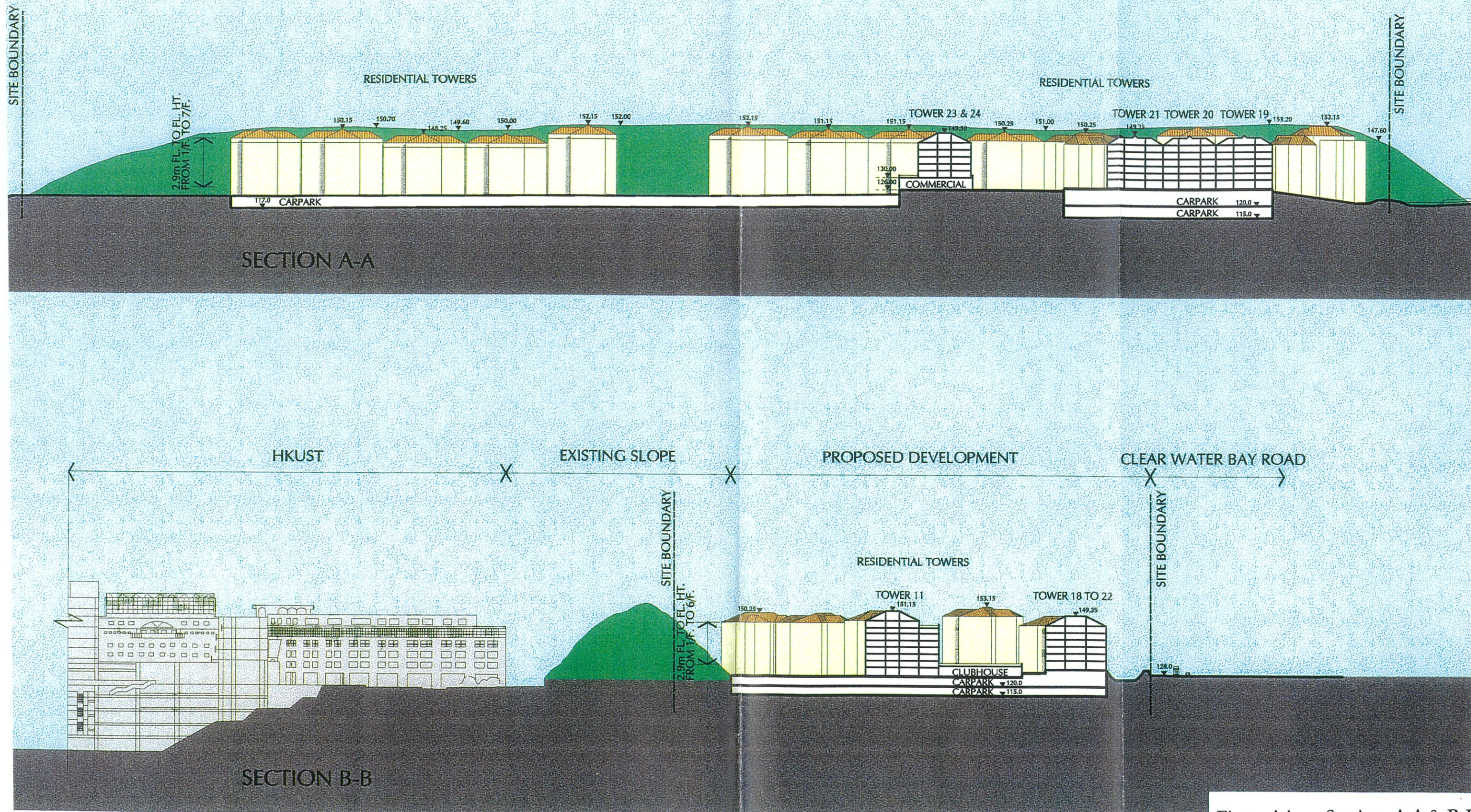


Figure 4.4 Sections A-A & B-B



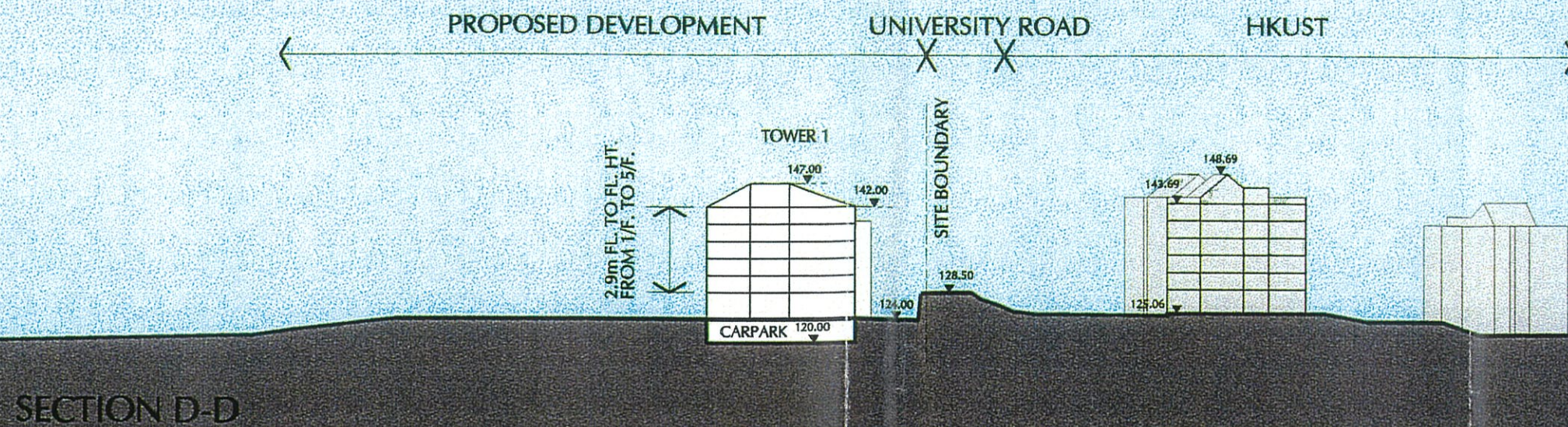
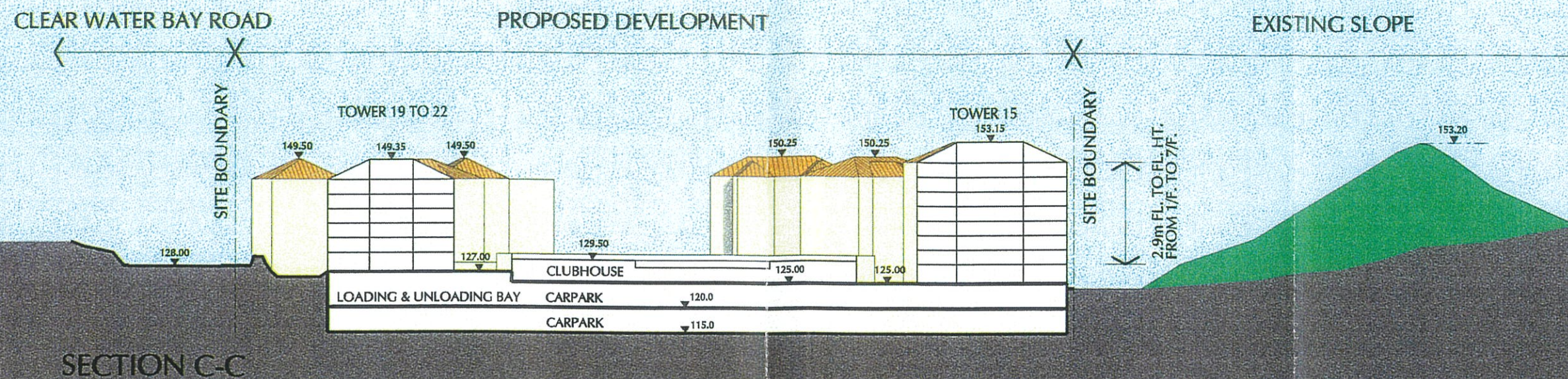


Figure 4.5 Sections C-C & D-D



LEGEND

- Proposed Trees
- Existing Trees
- Proposed Shrubs
- Lawn

- Lap Pool
- Accent Paving
- Children's Pool
- Jacuzzi Area
- Fun Pool
- Entrance Plaza
- Children's Play Area
- Central Plaza
- Water Garden
- Outdoor Dining
- Palm Court
- Pavilion
- Amphitheatre
- Lotus Pond
- Wood Park
- Site Entrance
- Woodland Garden
- Water Feature
- Courtyard Garden
- Block Pavers

Figure 4.6
Landscape Master Plan

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	PROJECT 工程項目	SCALE 比例	DESIGNED 設計
A	General Revision	SSL	APR 02	TEL	CCH	PROPOSED RESIDENTIAL DEVELOPMENT AT TAI PO TSAI, SAI KUNG	SCALE 1:2000		
						DRAWING TITLE 圖紙名稱	DATE 日期		DRAWN 繪圖
						LANDSCAPE MASTER PLAN	JAN 2001		CHECKED 審核
							REVISION 校訂		APPROVED 審批
							A		
							DRAWING NUMBER 圖號		
							A13/LMP-C		
ADI LIMITED 雅博奧頓國際有限公司 國際園境設計、城市規劃及設計、園境建築師事務所 香港上環文咸東街十八號德輔道中十八號 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六三九									

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