

118a

List of Approval Conditions

Application No. A/DPA/SK-CWBN/3-1

- Application Site : Lot Nos. 214RP, 219, 220A, 220B, 220RP, 224 and 226 in DD 229, and Government Land in Clear Water Bay, Sai Kung
- Subject of Application : Amendments to the Approved Application (A/DPA/SK-CWBN/3) for Comprehensive Development for Residential, Commercial and Residential Institution
- Date of Approval : 15.2.2008
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP), taking into account approval conditions (b) to (h) below, to the satisfaction of the Director of Planning or of the Town Planning Board;
  - (b) the submission and implementation of a development programme of the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board;
  - (c) the provision of screen planting along the north-western and south-eastern boundaries of the application site to mitigate the visual impact on the surrounding area to the satisfaction of the Director of Planning or of the Town Planning Board;
  - (d) the design, provision and maintenance of buffer open space at the south-western boundary of the application site to the satisfaction of the Director of Planning or of the Town Planning Board;
  - (e) the provision of water supply facilities to the satisfaction of the Director of Water Supplies or of the Town Planning Board;
  - (f) the design and provision of parking facilities, loading/unloading spaces, lay-bys, internal road and related traffic aids for the Phase 1 and Phase 2 of the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (g) Phase 2 of the proposed development shall not be occupied before the dualling of Clear Water Bay Road between Tai Po Tsai and Hang Hau Road or subject to further traffic review to be conducted by the applicant after full completion of Phase 1 development to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and
  - (h) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board.

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PLEASE RETURN  
TO PEC  
AFTER USE

**Summary of Major Development Parameters in**  
**Approved EOT Application No. A/DPA/SK-CWBN/3-4**  
**(the same as Approved Amendment Application No. A/DPA/SK-CWBN/3-1)**

<b>Overall Site Area</b>	78,531m <sup>2</sup>
<b>Plot Ratio</b>	1.5 (Residential) 3.72 (Commercial) 0.67 (Residential Institution (Hostel))
<b>GFA</b>	126,942m <sup>2</sup> (Total) 99,222m <sup>2</sup> (Residential) 23,720m <sup>2</sup> (Commercial) - Phase 1: 17,049m <sup>2</sup> * - Phase 2: 6,671m <sup>2</sup> 4,000m <sup>2</sup> (Residential Institution)
<b>Site Coverage</b>	30 – 35%
<b>No. of Flats</b>	757 (total) 642 flats (including existing Shaw Villa) +115 hostels - Phase 1: 642 flats - Phase 2: 115 hostel
<b>Average Unit Size</b>	Flat: 154.55m <sup>2</sup> Hostel: 34.78m <sup>2</sup>
<b>Building Height</b>	Not more than specified height restriction
<b>No. of Storeys</b>	4 to 8 storeys
<b>No. of Blocks</b>	44 (total) 40 (residential blocks) 2 (hostel blocks) 2 (commercial blocks including the existing Shaw House)
<b>Kindergarten</b>	2 bi-sessional classrooms
<b>No. of Parking Spaces</b>	Private Car: 1,145 # Motorcycle: 114 #
<b>Loading/ Unloading Bays</b>	70 #
<b>Open Space</b>	No less than 10,000m <sup>2</sup>

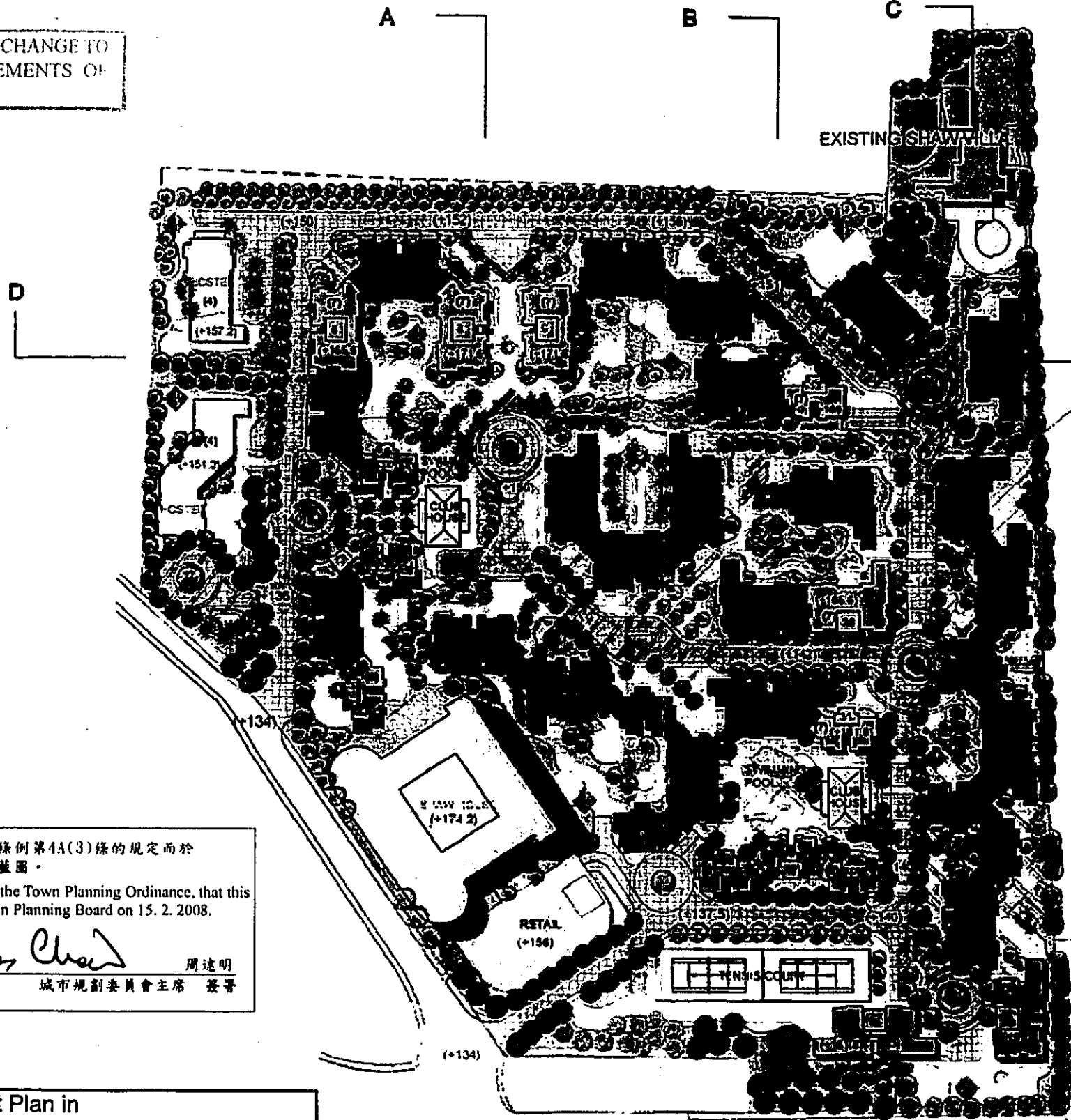
\* to include retail area serving the residents of the development, the surrounding area, as well as University.

# the design and provision of parking facilities, loading/unloading spaces, lay-bys.....to the satisfaction of the Commissioner for Transport or of the TPB (Condition (f) of Planning Permission)

Approved MLP

18/189 / Plans / Plans for  
meeting 5 Aug 02

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

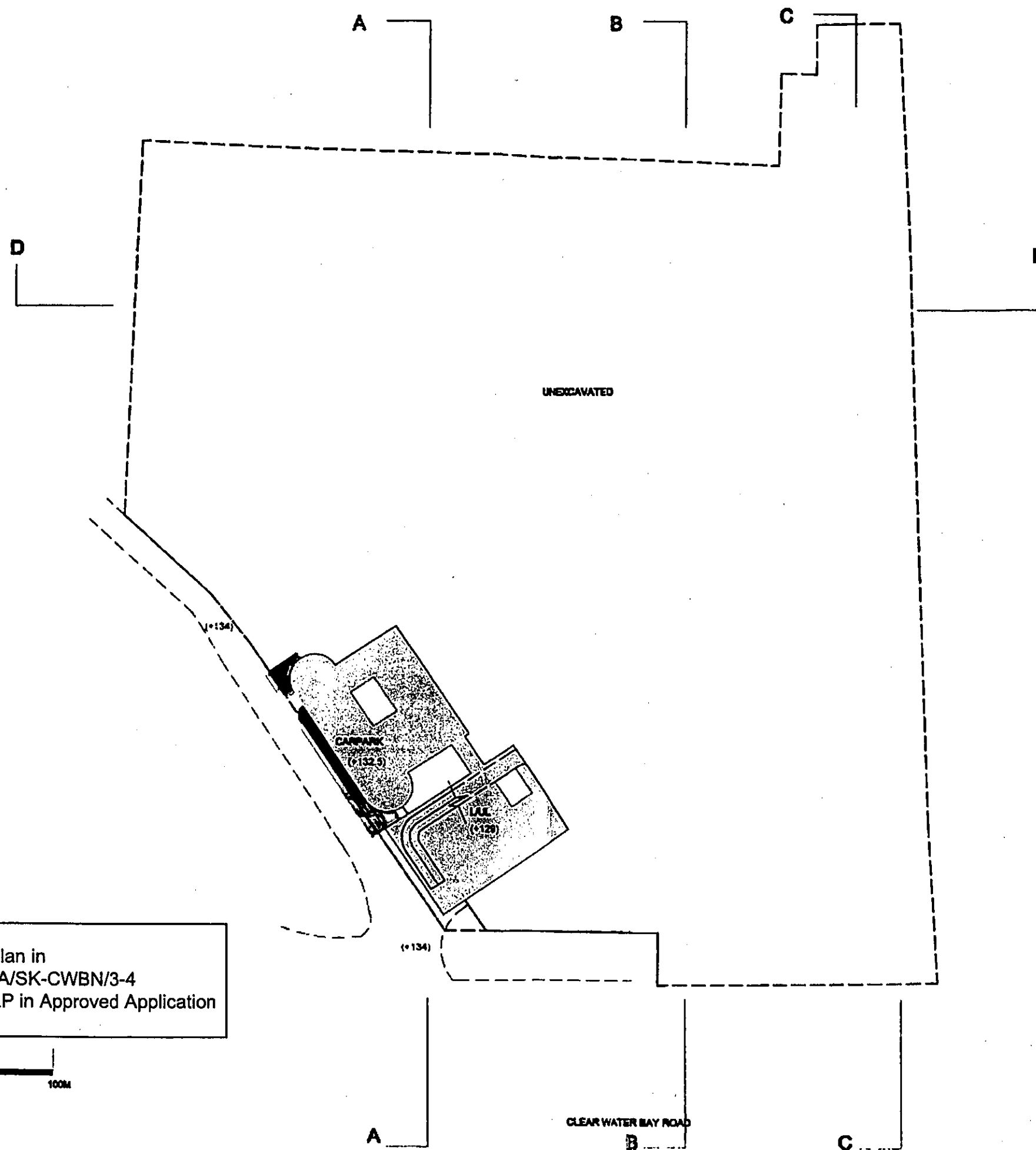


茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於  
二零零八年二月十五日批准本總綱發展藍圖。  
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this  
Master Layout Plan was approved by the Town Planning Board on 15. 2. 2008.  
signed Thomas CHOW 周達明  
Chairman, Town Planning Board 城市規劃委員會主席 簽署

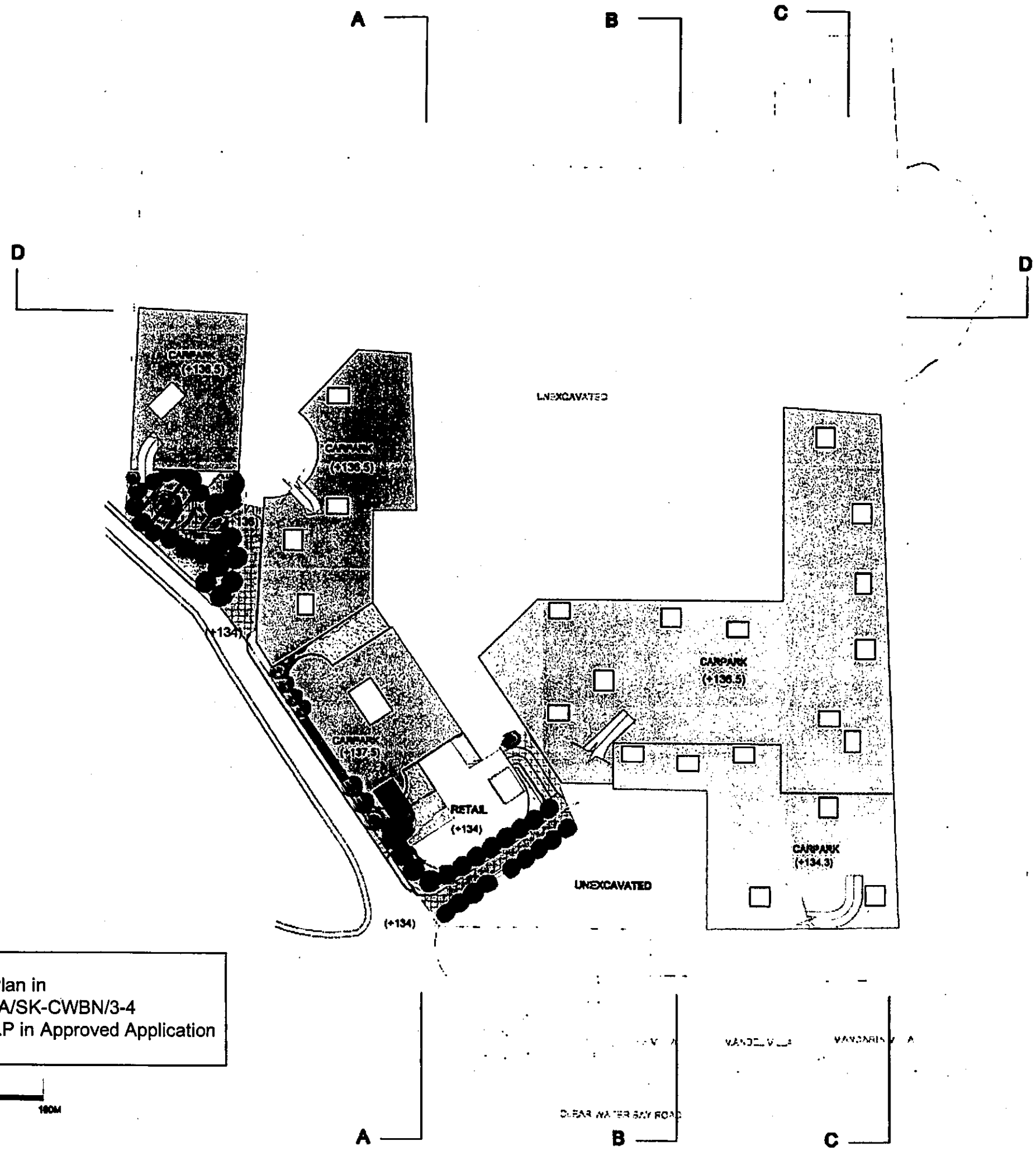
Approved Master Layout Plan in  
EOT Application No. A/DPA/SK-CWBN/3-4  
(the same as approved MLP in Approved Application  
Nos. A/DPA/SK-CWBN/3 and A/DPA/SK-CWBN/3-1)

SITE AREA	78,531 SM
RESIDENTIAL	
RESIDENTIAL FLATS (840 UNITS)	98,053 SM
SHAW VILLA	1,169 SM
TOTAL RESIDENTIAL GFA	99,222 SM
COMMERCIAL	
SHAW HOUSE	17,049 SM
PROPOSED RETAIL	6,671 SM
TOTAL COMMERCIAL GFA	23,720 SM
HOSTEL	
TOTAL HOSTEL GFA	4,000 SM
TOTAL GFA	126,942 SM
40 TOWERS 100%	
8 STOREYS (10) = 25%	
7 STOREYS (6) = 15%	
6 STOREYS (16) = 40%	
5 STOREYS (8) = 20%	
4-STOREYS (HOSTEL)	



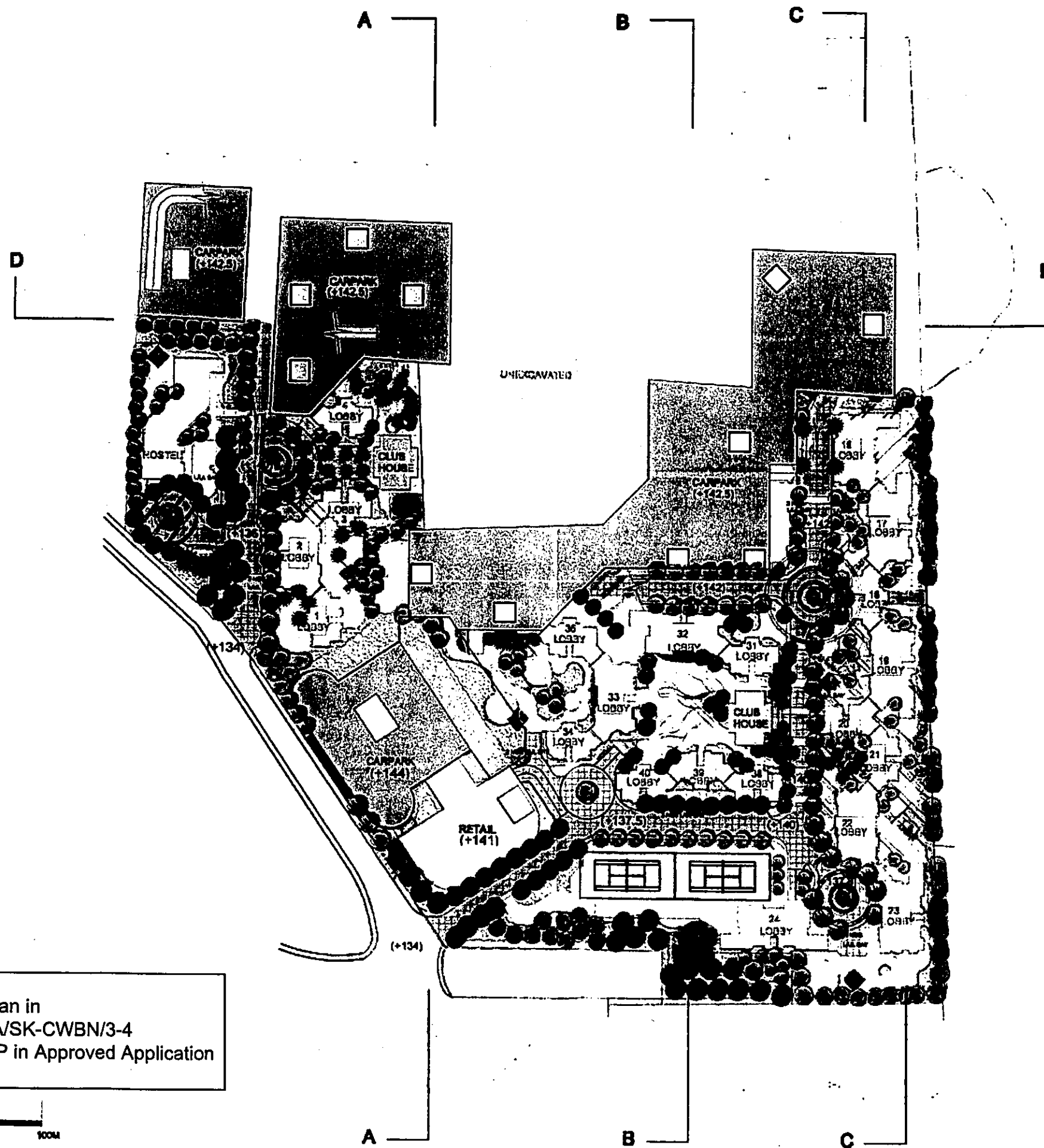


Floor Plan at +132  
 Approved Master Layout Plan in  
 EOT Application No. A/DPA/SK-CWBN/3-4  
 (the same as approved MLP in Approved Application  
 No. A/DPA/SK-CWBN/3)



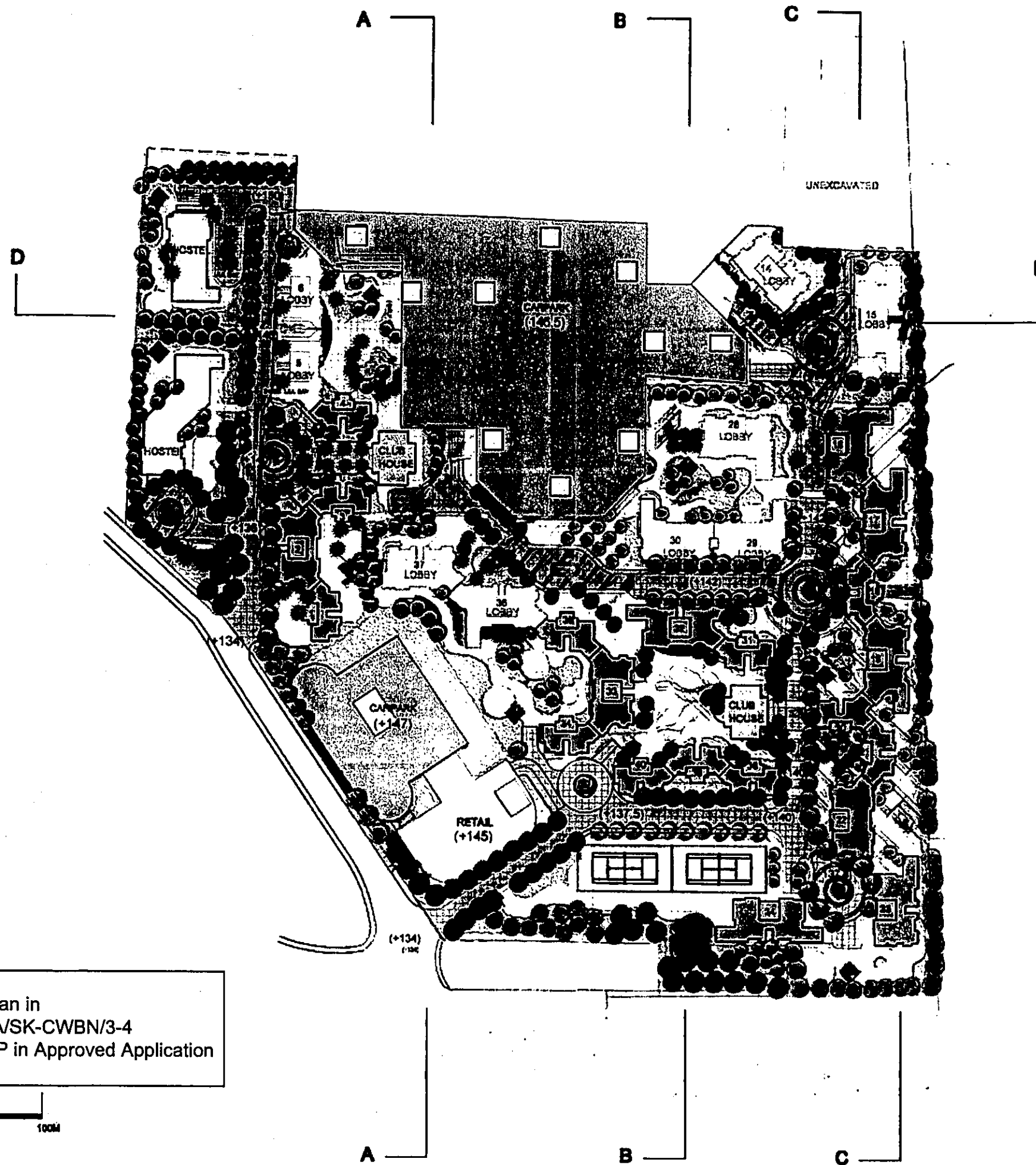
Floor Plan at +136.5  
 Approved Master Layout Plan in  
 EOT Application No. A/DPA/SK-CWBN/3-4  
 (the same as approved MLP in Approved Application  
 No. A/DPA/SK-CWBN/3)



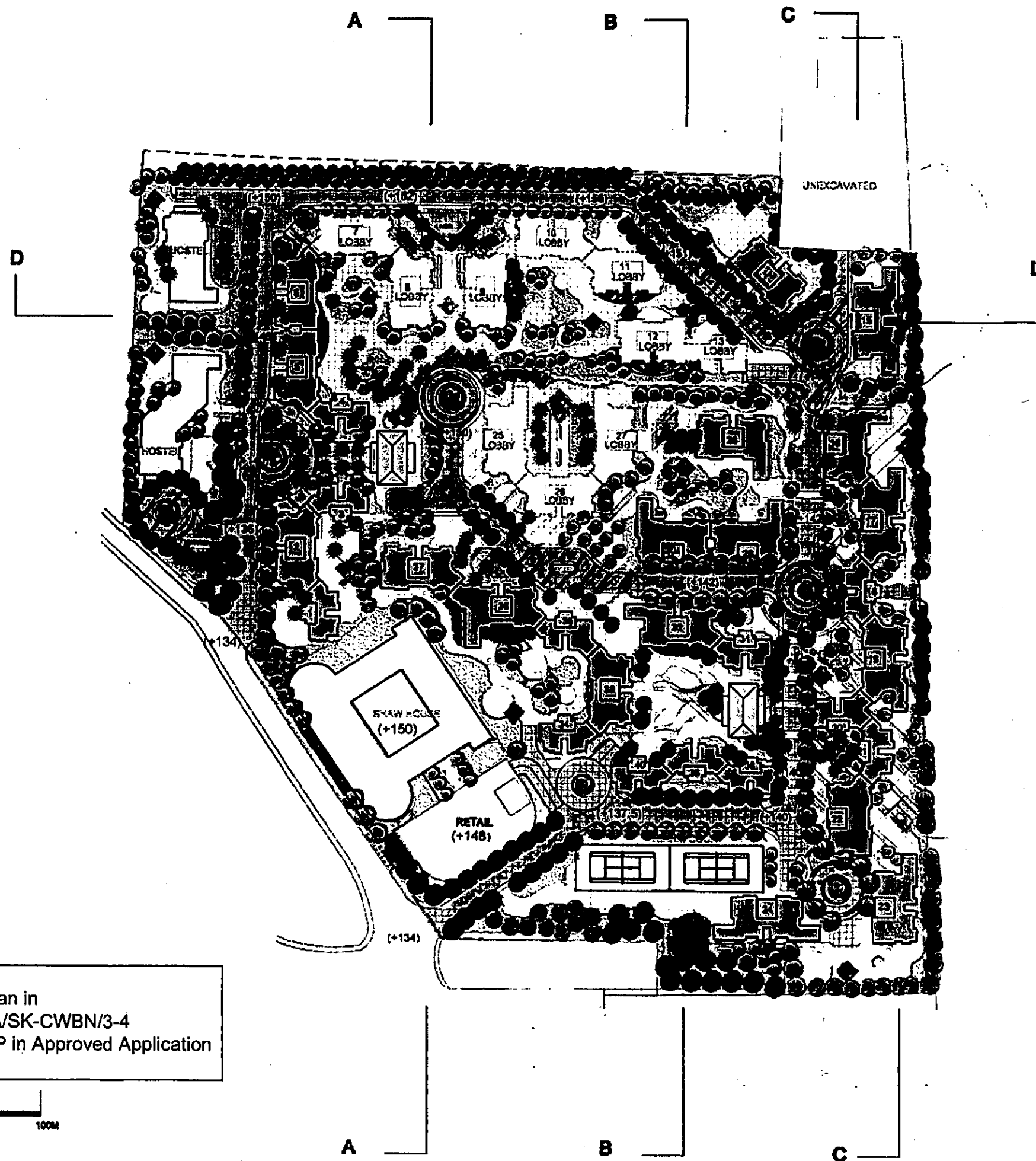


Floor Plan at +142.5  
 Approved Master Layout Plan in  
 EOT Application No. A/DPA/SK-CWBN/3-4  
 (the same as approved MLP in Approved Application  
 No. A/DPA/SK-CWBN/3)



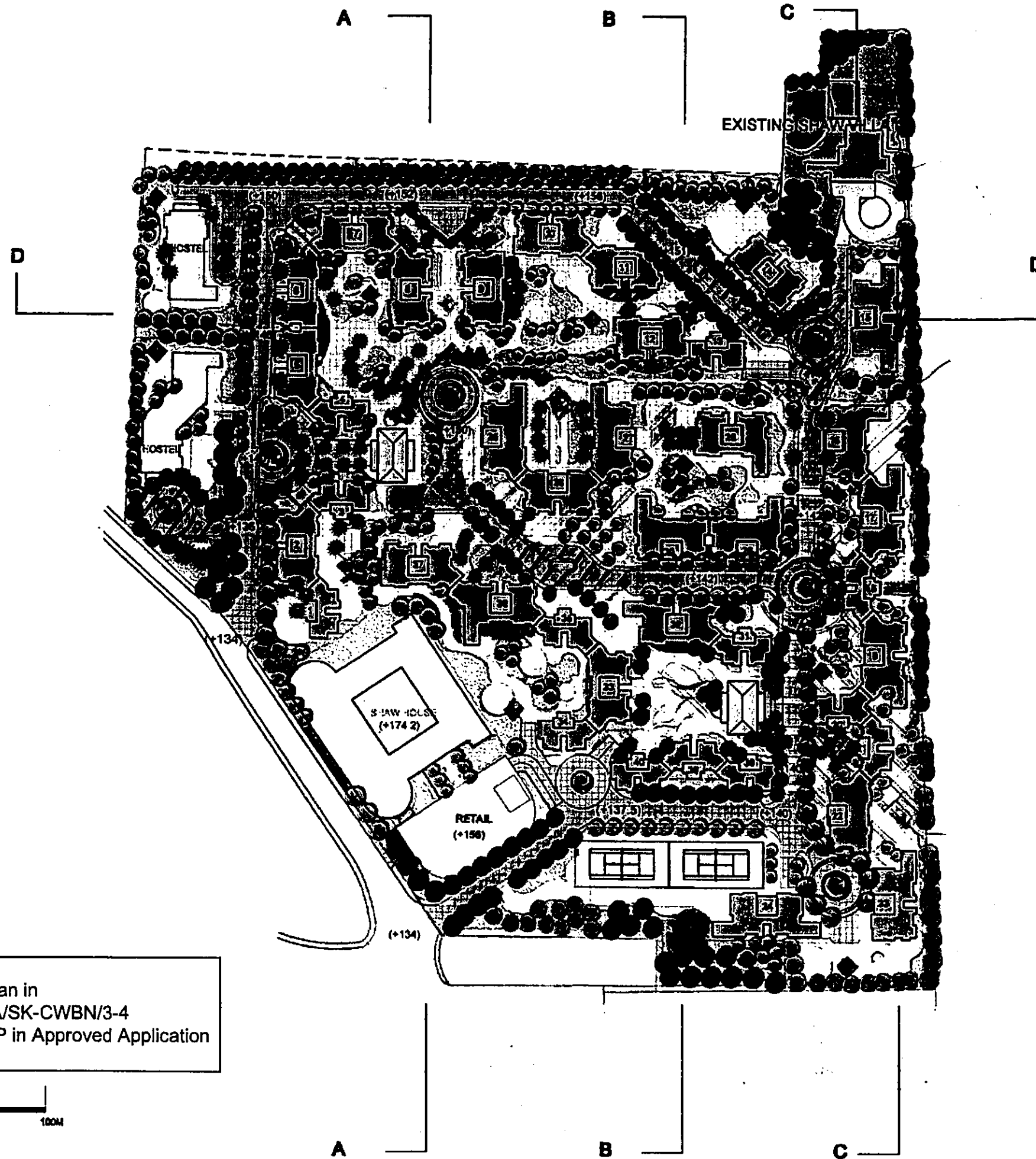


Floor Plan at +146.5  
 Approved Master Layout Plan in  
 EOT Application No. A/DPA/SK-CWBN/3-4  
 (the same as approved MLP in Approved Application  
 No. A/DPA/SK-CWBN/3)

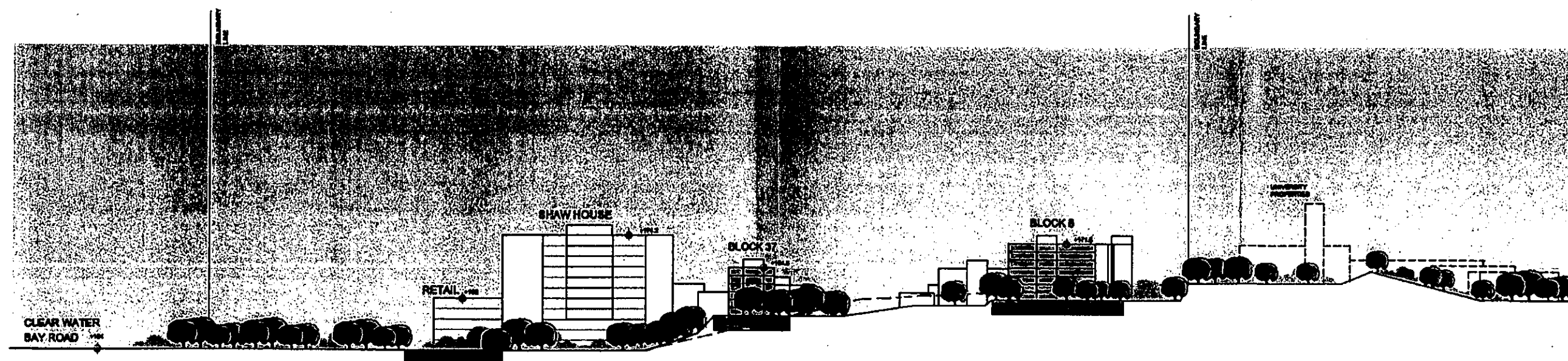


Floor Plan at +150  
 Approved Master Layout Plan in  
 EOT Application No. A/DPA/SK-CWBN/3-4  
 (the same as approved MLP in Approved Application  
 No. A/DPA/SK-CWBN/3)

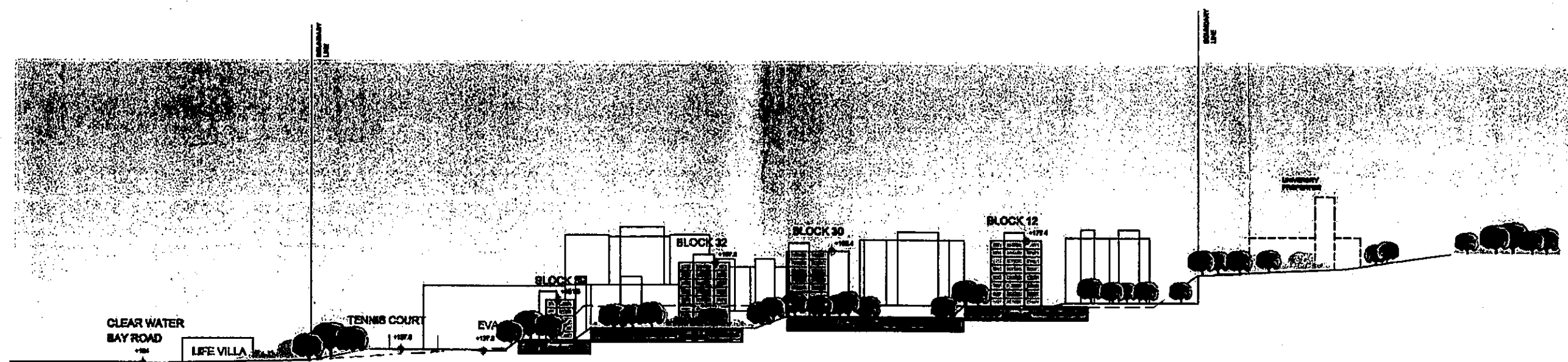




Floor Plan at +160  
 Approved Master Layout Plan in  
 EOT Application No. A/DPA/SK-CWBN/3-4  
 (the same as approved MLP in Approved Application  
 No. A/DPA/SK-CWBN/3)



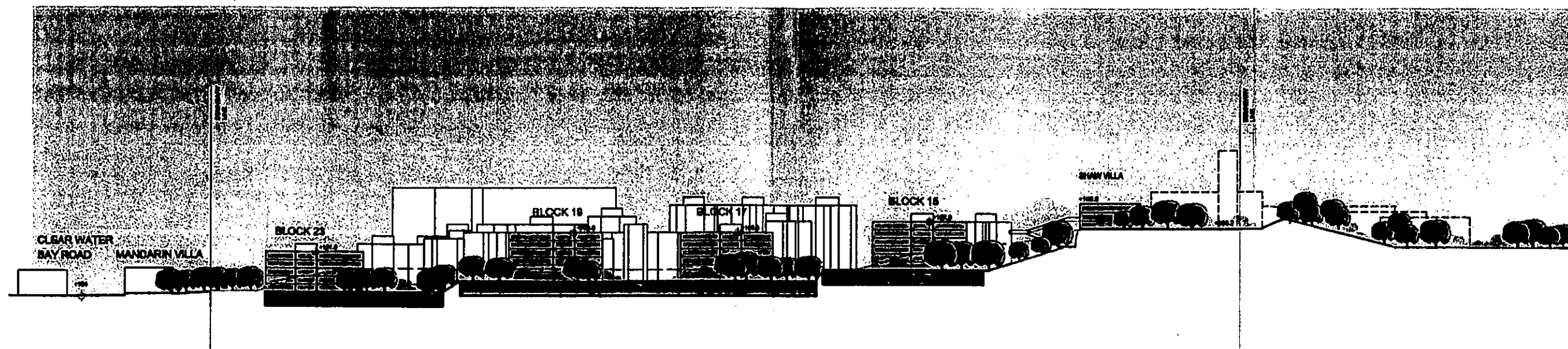
SECTION AA



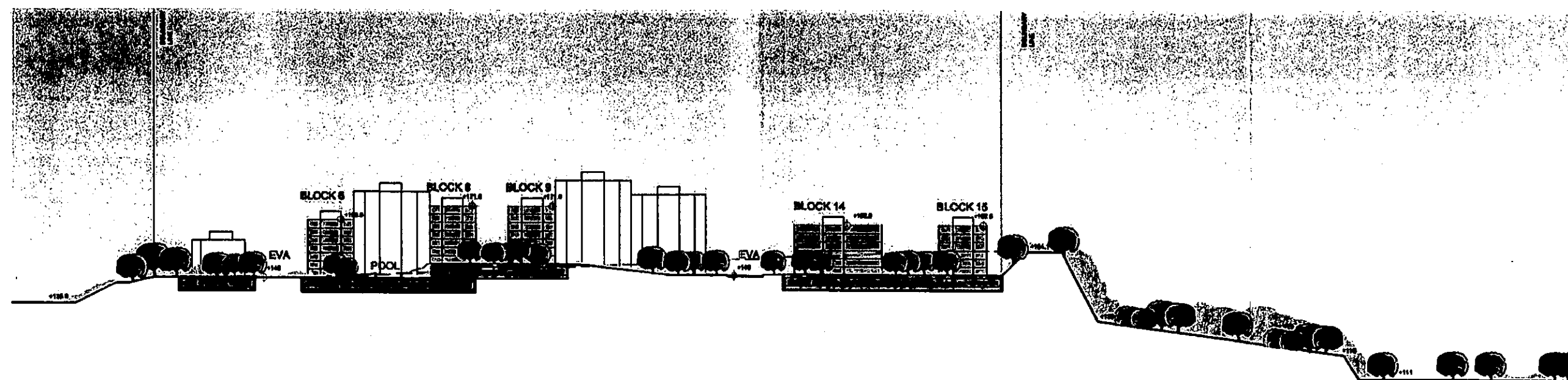
SECTION BB

Approved Sections in  
EOT Application No. A/DPA/SK-CWBN/3-4  
(the same as approved LMP in Approved  
Application Nos. A/DPA/SK-CWBN/3 and  
A/DPA/SK-CWBN/3-1)





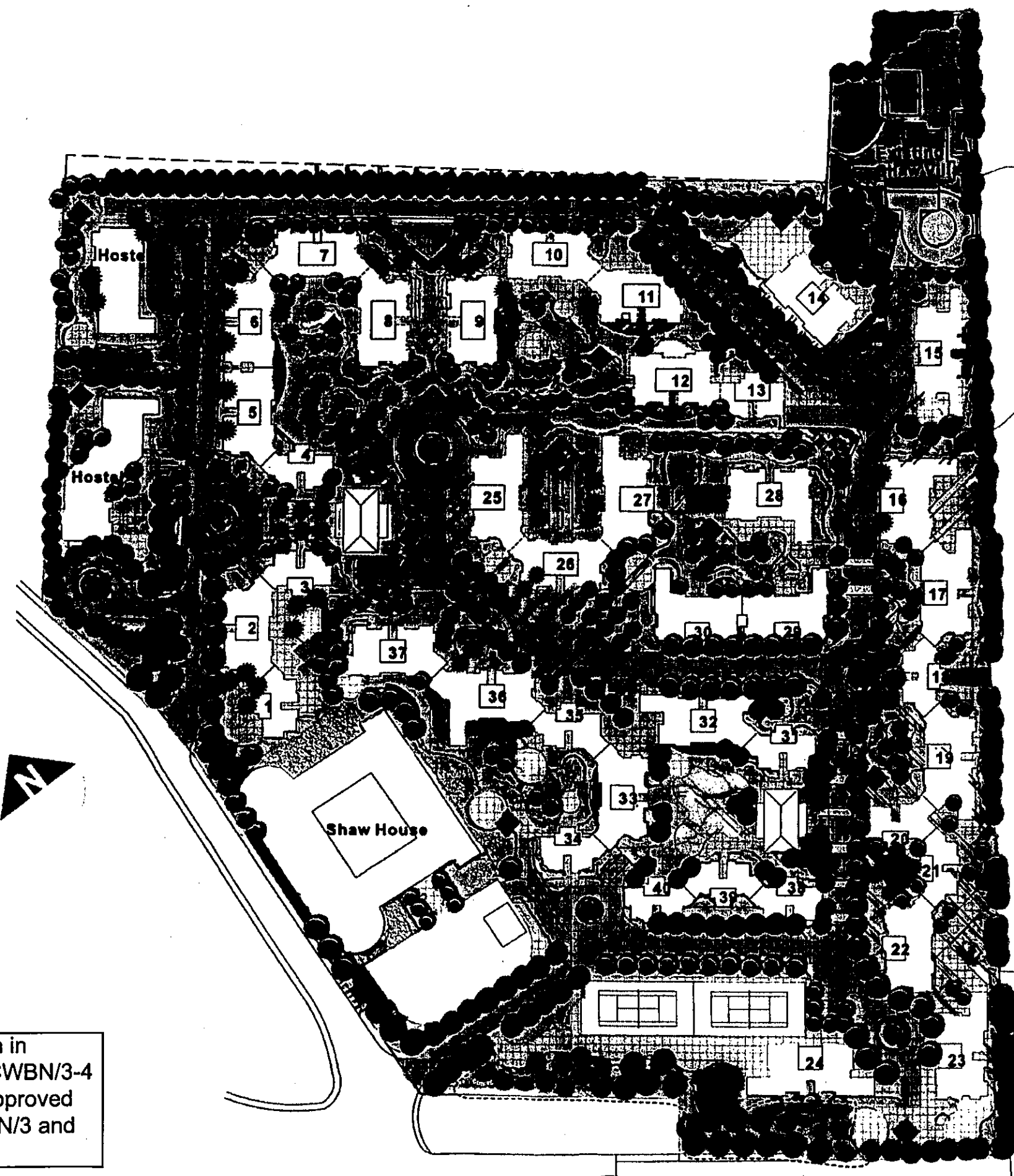
SECTION CC



SECTION DD

Approved Sections in  
EOT Application No. A/DPA/SK-CWBN/3-4  
(the same as approved LMP in Approved  
Application Nos. A/DPA/SK-CWBN/3 and  
A/DPA/SK-CWBN/3-1)





Approved Landscape Master Plan in  
EOT Application No. A/DPA/SK-CWBN/3-4  
(the same as approved LMP in Approved  
Application Nos. A/DPA/SK-CWBN/3 and  
A/DPA/SK-CWBN/3-1)

**Legend**  
 [Dashed Line Box] Area Preserved for Retained  
and Transplanted Tree

**Scale**  
 0 10 30 50 100

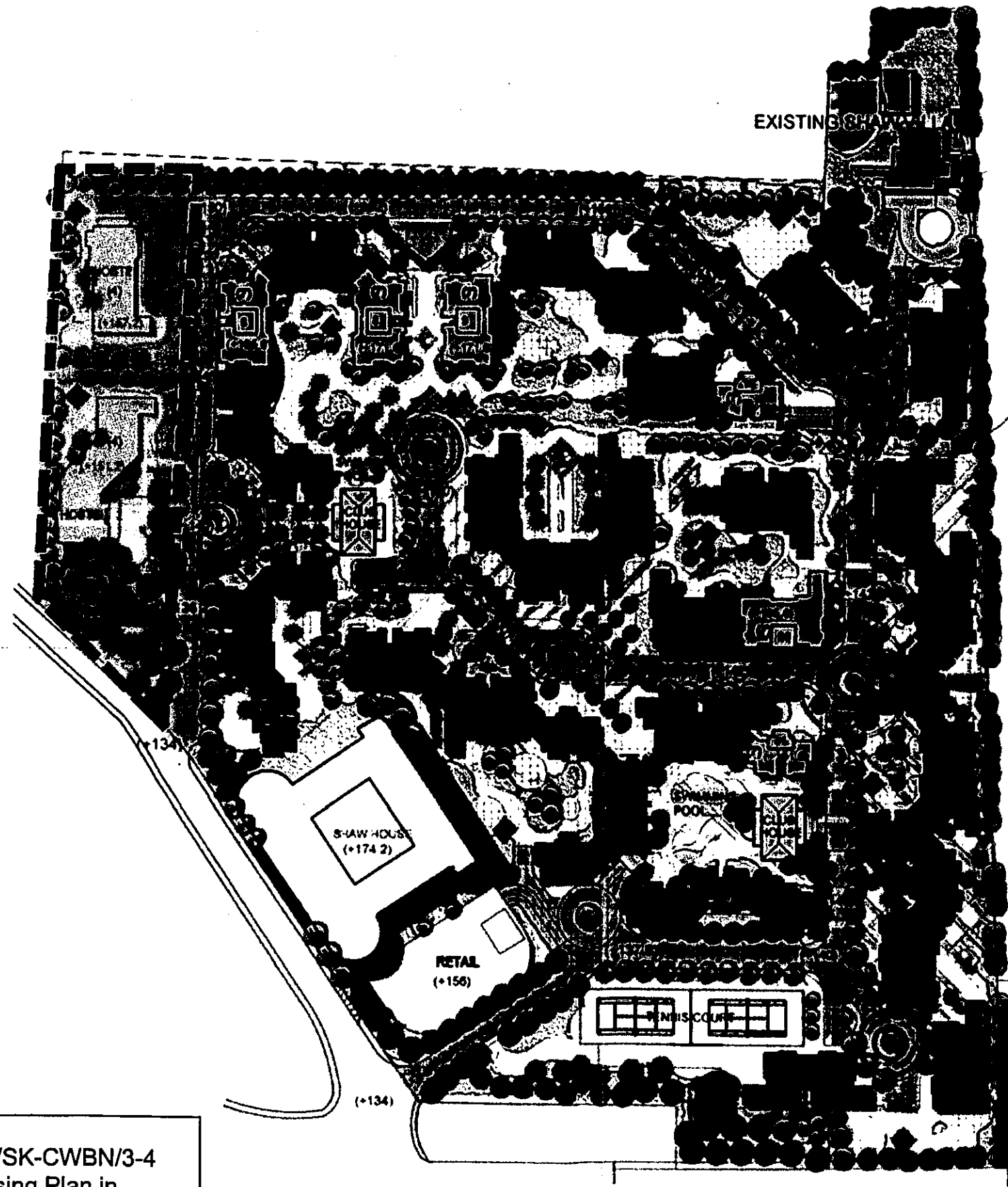
Title

LANDSCAPE MASTER PLAN

Scale AS SHOWN

Drawing No DCLS01A/ANH0915A

**ACL<sup>Asia</sup>**  
 CONSULTANTS



Approved Phasing Plan in  
 EOT Application No. A/DPA/SK-CWBN/3-4  
 (the same as approved Phasing Plan in  
 Approved Amendment Application No. A/DPA/  
 SK-CWBN/3-1)



**[ ] PHASE 2**  
 (OTHERS ARE EITHER  
 EXISTING OR IN PHASE 1)