

118

118

List of Approval Conditions

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

- 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 : Proposed Comprehensive Development for Residential, Commercial and Residential Institution in "Comprehensive Development Area(2)" Zone
- Date of Approval : 20.10.2006
- 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 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 should 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.

PLEASE RETURN
TO PEC
AFTER USE

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

Overall Site Area	78,531m ²
Plot Ratio	1.5 (Residential) 3.72 (Commercial) 0.67 (Residential Institution (Hostel))
GFA	126,942m² (Total) 99,222m ² (Residential) 23,720m ² (Commercial) - Phase 1: 17,049m ² * - Phase 2: 6,671m ² 4,000m ² (Residential Institution) *
Site Coverage	30 – 35%
No. of Flats	956 (total) 841 flats (including existing Shaw Villa) + 115 hostels - Phase 1: 642 flats - Phase 2: 199 flats - Phase 2: 115 hostel
Average Unit Size	Flat: 117.98m ² Hostel: 34.78m ²
Building Height	Not more than specified height restriction
No. of Storeys	4 to 8 storeys
No. of Blocks	44 (total) 40 (residential blocks) 2 (hostel blocks) 2 (commercial blocks including the existing Shaw House)
Kindergarten	2 bi-sessional classrooms
No. of Parking Spaces	Private Car: 1,145 # Motorcycle: 114 #
Loading/ Unloading Bays	70 #
Open Space	No less than 10,000m ²

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

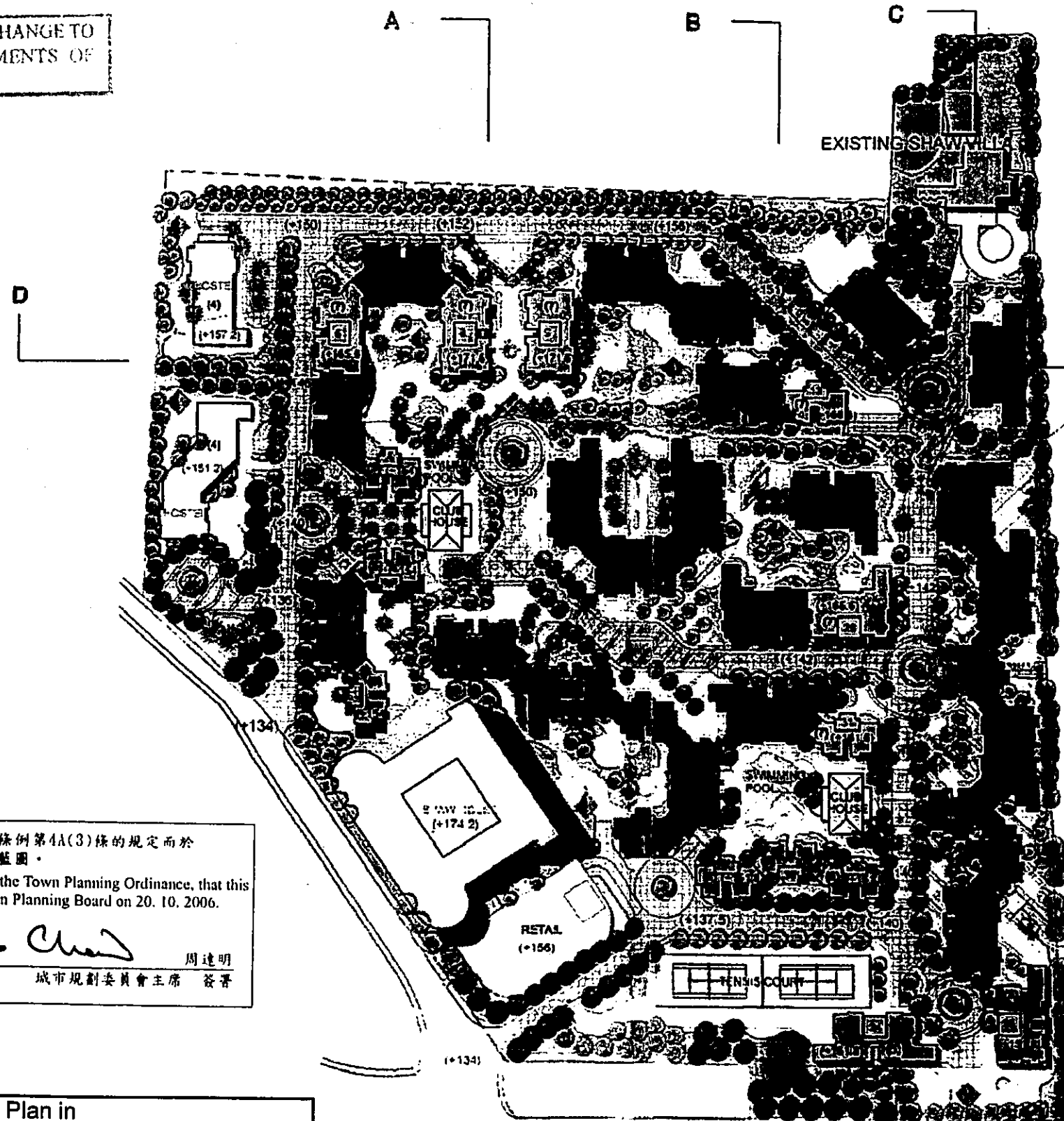
the design and provision of parking facilities, loading/unloading spaces, lay-bys.....to the satisfaction of the Commissioner for Transport or of the TPB (Condition (f) of Planning Permission)

Approved MLP

18/189 / Plans / Plan 1

meeting 18/189

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



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

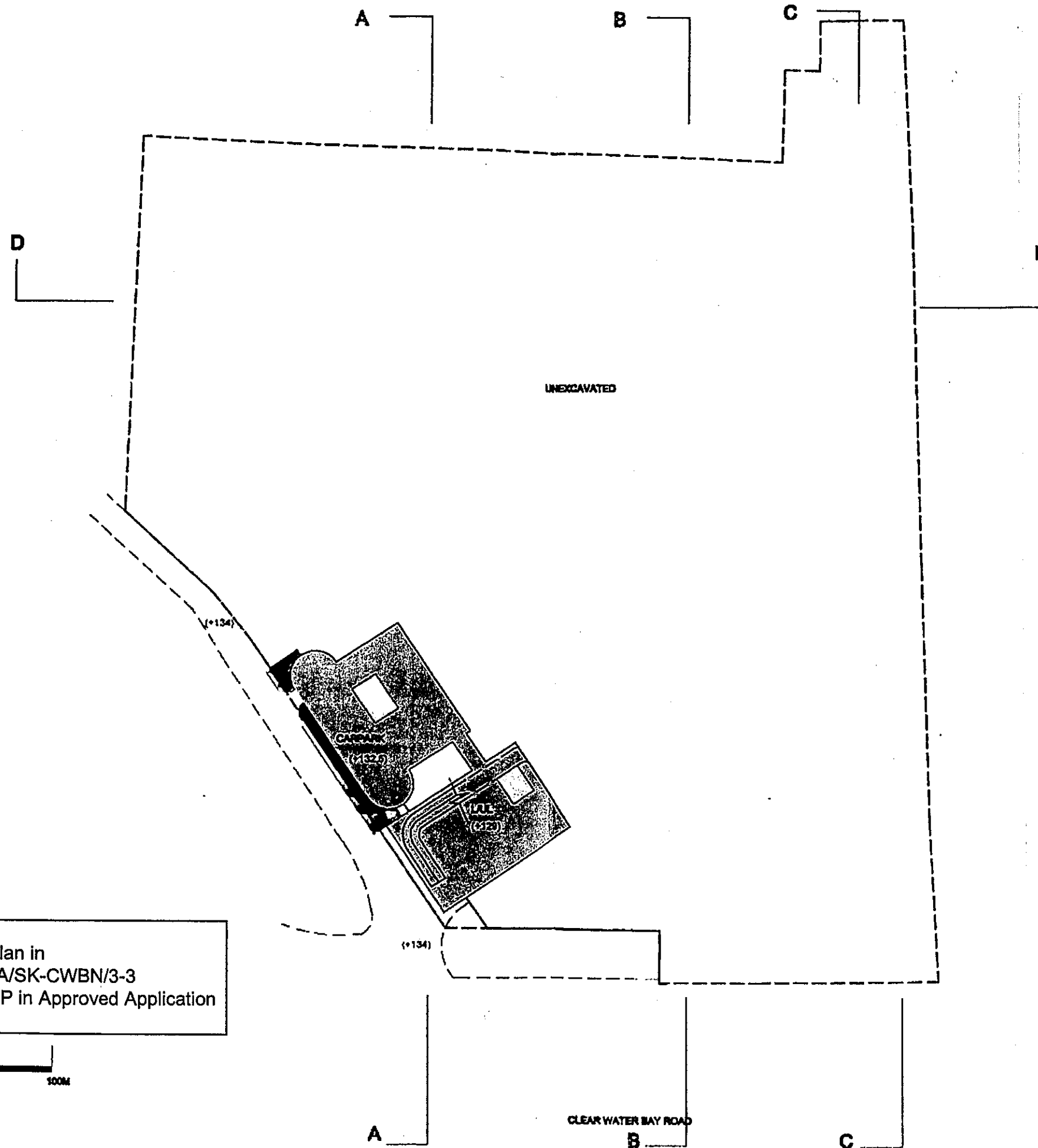
8 STOREYS	(10) = 25%
7 STOREYS	(6) = 15%
6 STOREYS	(16) = 40%
5 STOREYS	(8) = 20%
4-STOREYS (HOSTEL)	
40 TOWERS	100%

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零六年十月二十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 20. 10. 2006.

signed Thomas CHOW 周達明
Chairman, Town Planning Board 城市規劃委員會主席 簽署

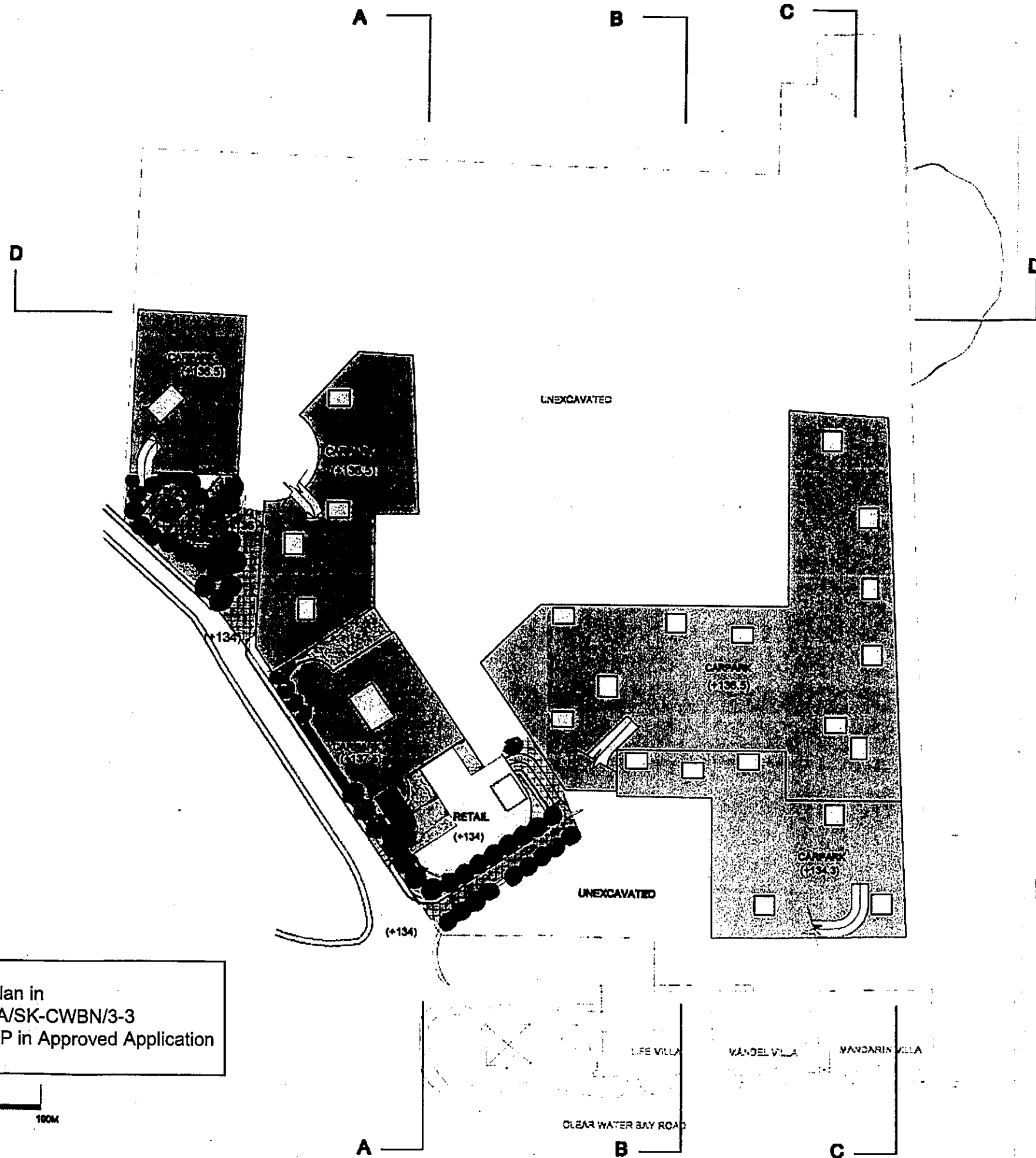
Approved Master Layout Plan in
EOT Application No. A/DPA/SK-CWBN/3-3
(the same as approved MLP in Approved Application
No. A/DPA/SK-CWBN/3)





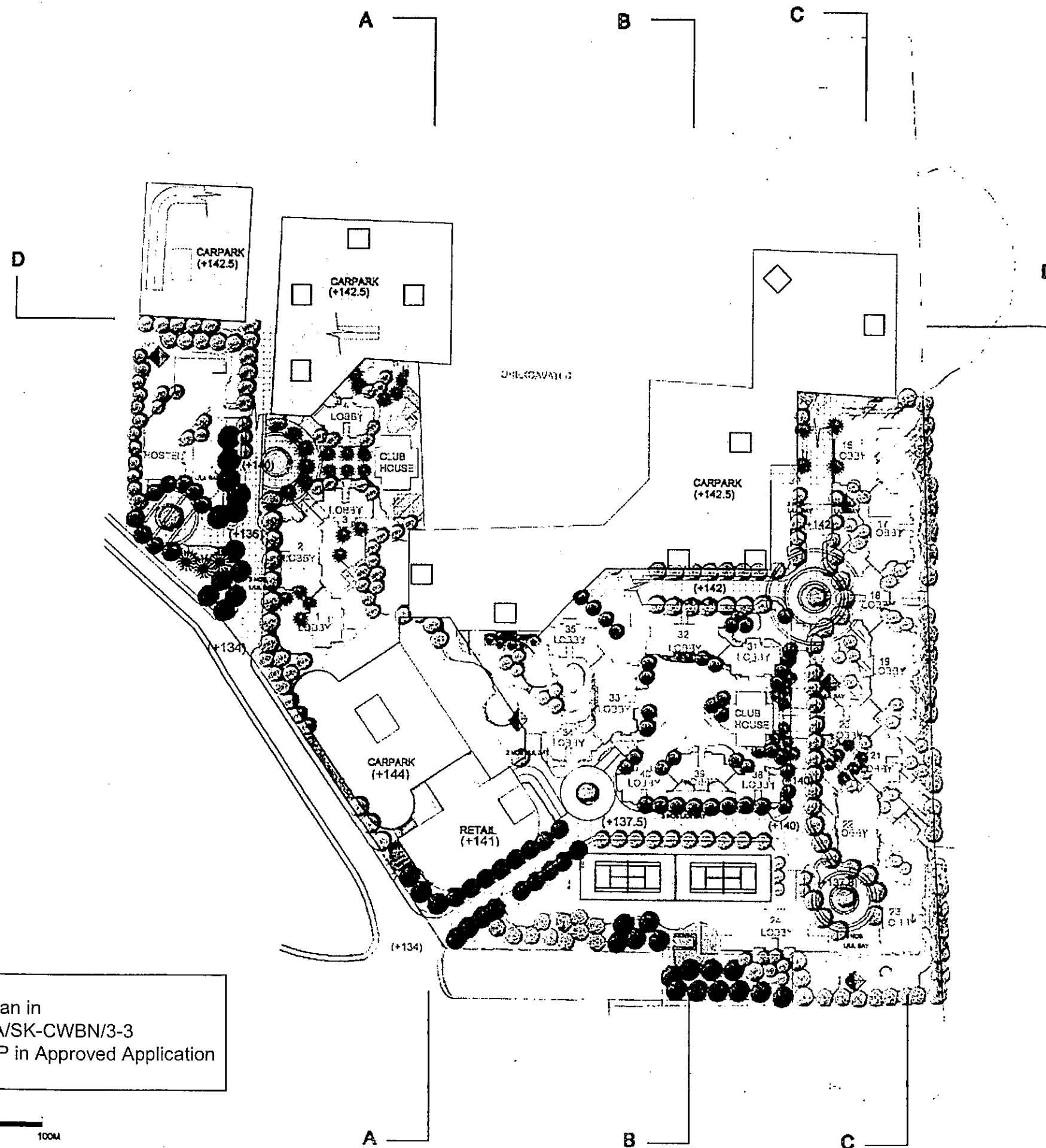
Floor Plan at +132
 Approved Master Layout Plan in
 EOT Application No. A/DPA/SK-CWBN/3-3
 (the same as approved MLP in Approved Application
 No. A/DPA/SK-CWBN/3)





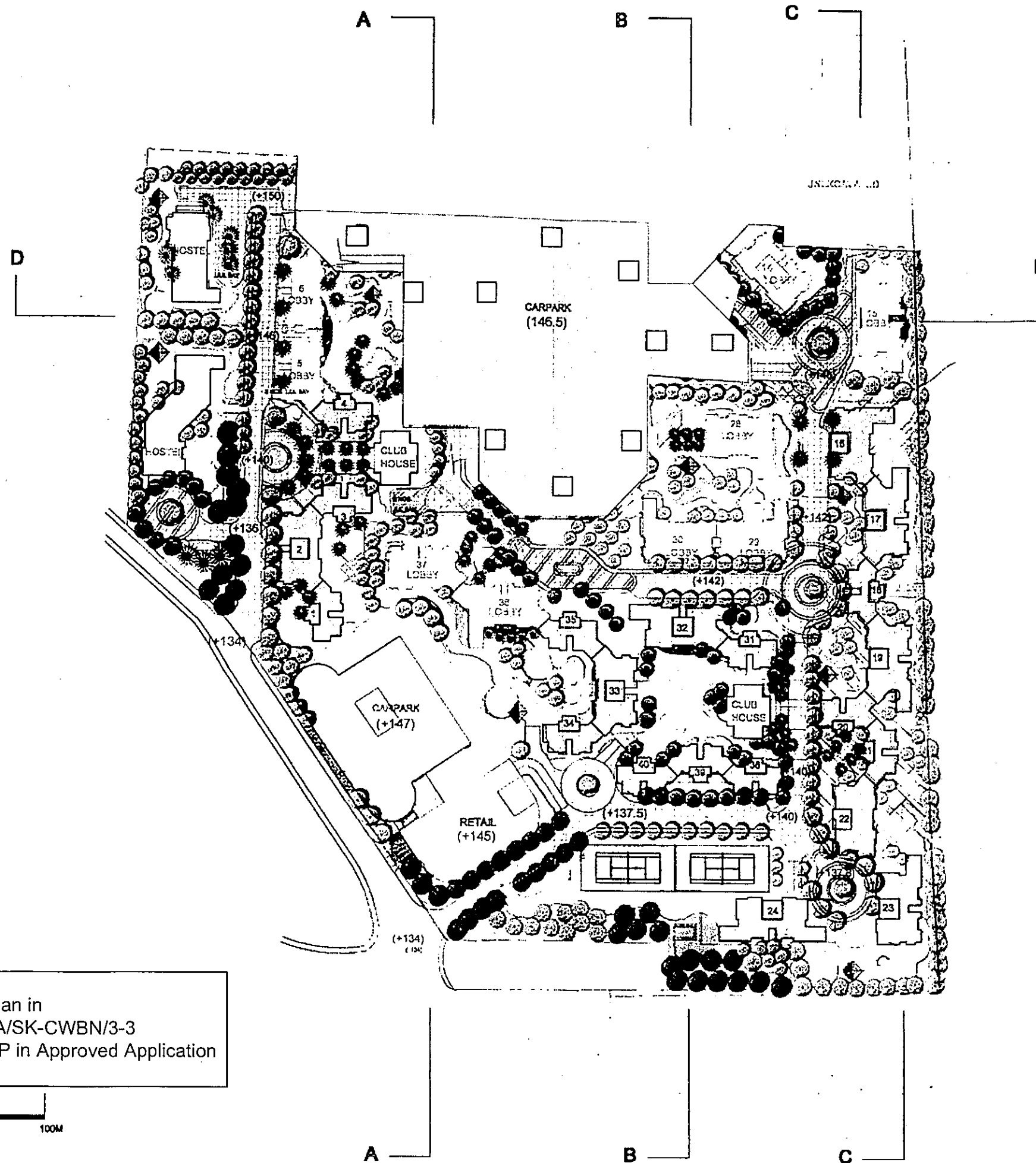
Floor Plan at +136.5
 Approved Master Layout Plan in
 EOT Application No. A/DPA/SK-CWBN/3-3
 (the same as approved MLP in Approved Application
 No. A/DPA/SK-CWBN/3)





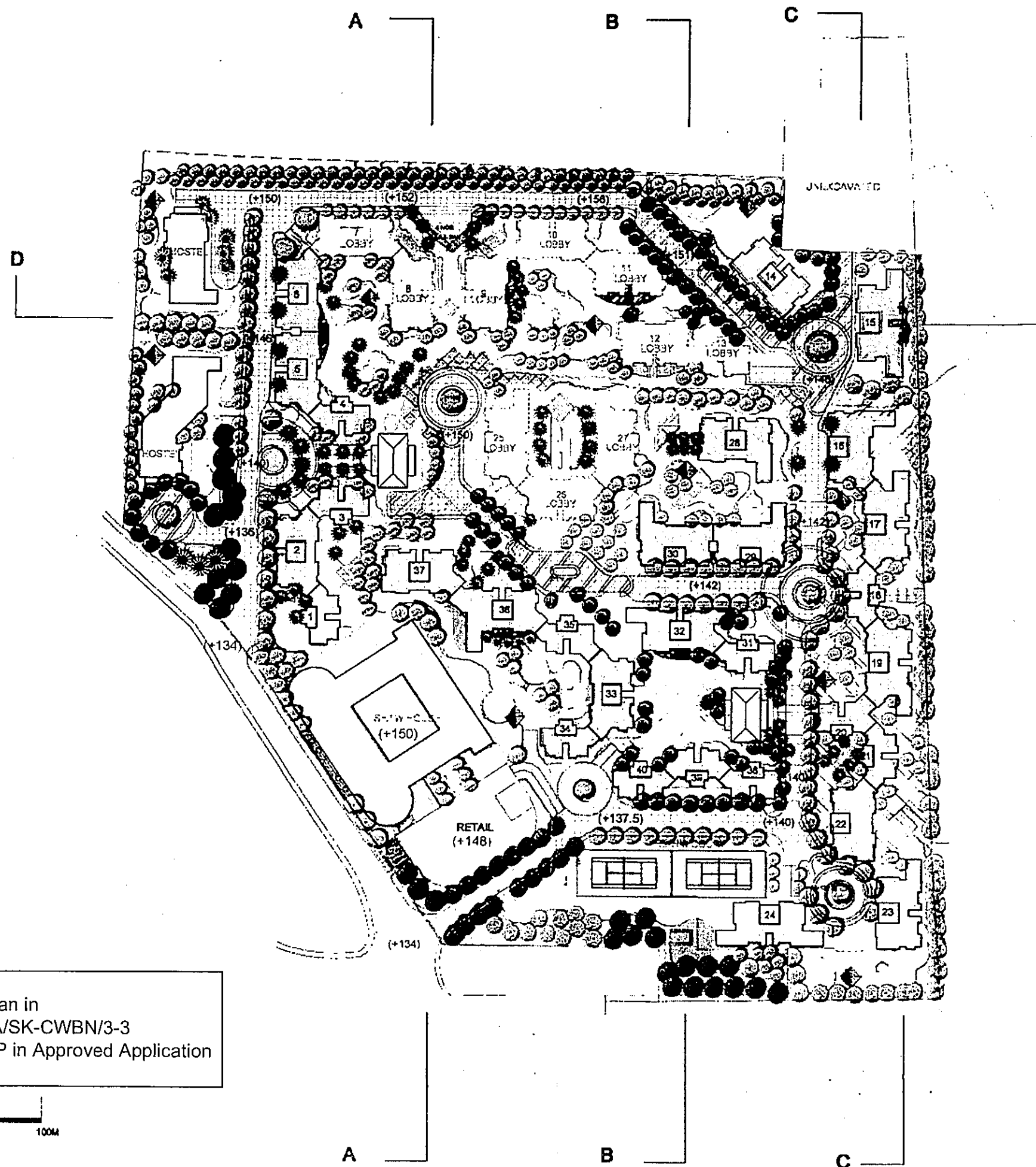
Floor Plan at +142.5
 Approved Master Layout Plan in
 EOT Application No. A/DPA/SK-CWBN/3-3
 (the same as approved MLP in Approved Application
 No. A/DPA/SK-CWBN/3)



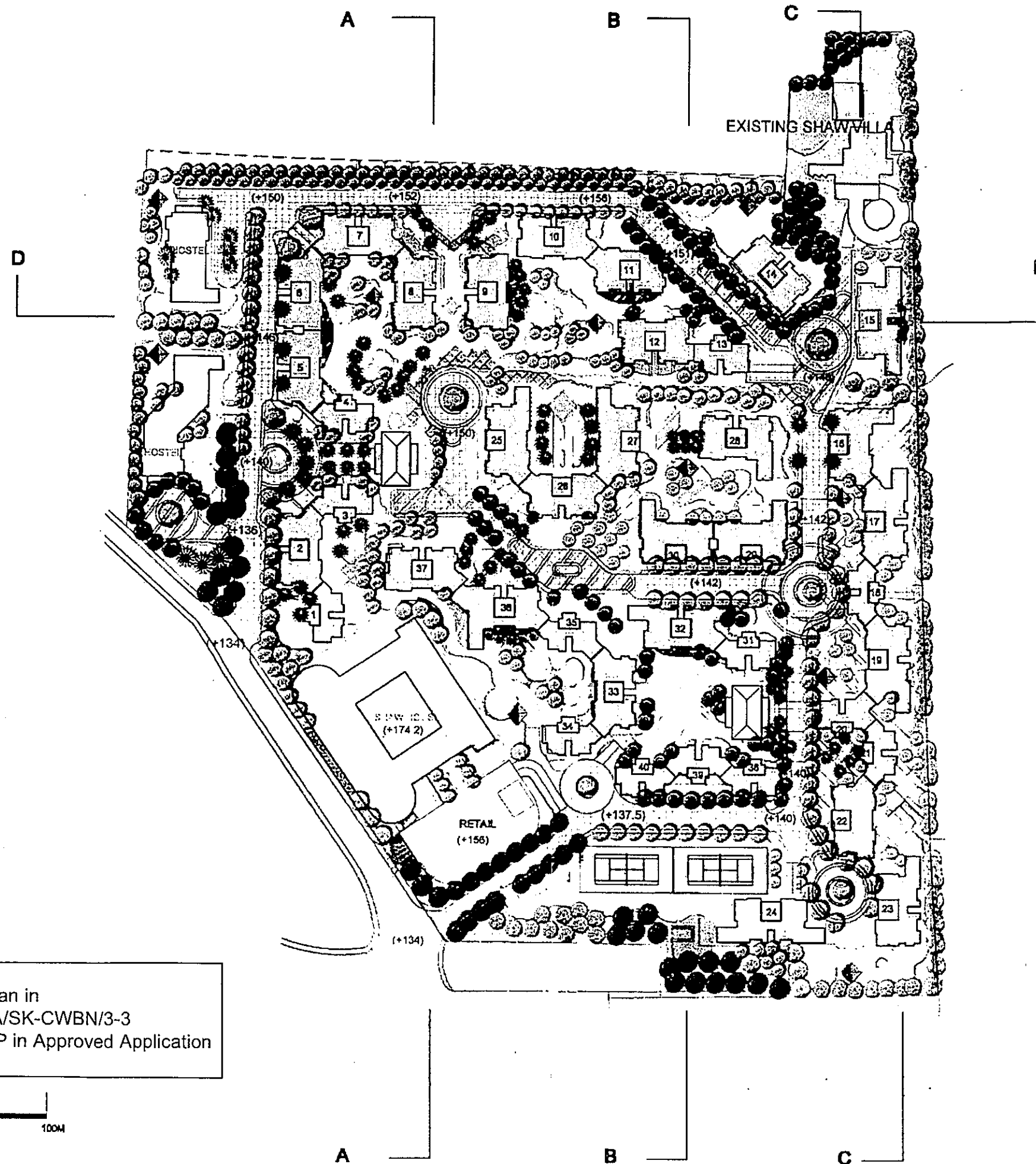


Floor Plan at +146.5
 Approved Master Layout Plan in
 EOT Application No. A/DPA/SK-CWBN/3-3
 (the same as approved MLP in Approved Application
 No. A/DPA/SK-CWBN/3)



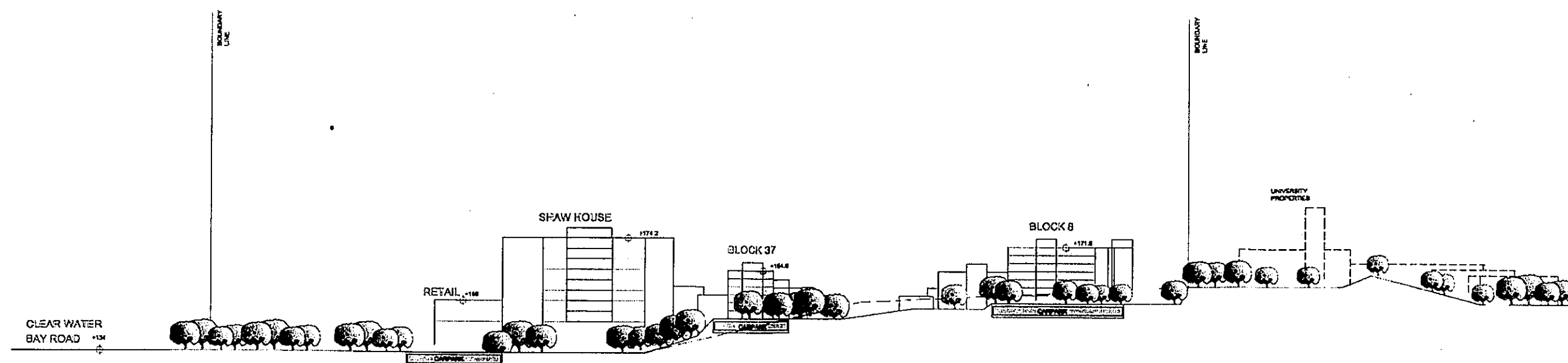


Floor Plan at +150
 Approved Master Layout Plan in
 EOT Application No. A/DPA/SK-CWBN/3-3
 (the same as approved MLP in Approved Application
 No. A/DPA/SK-CWBN/3)

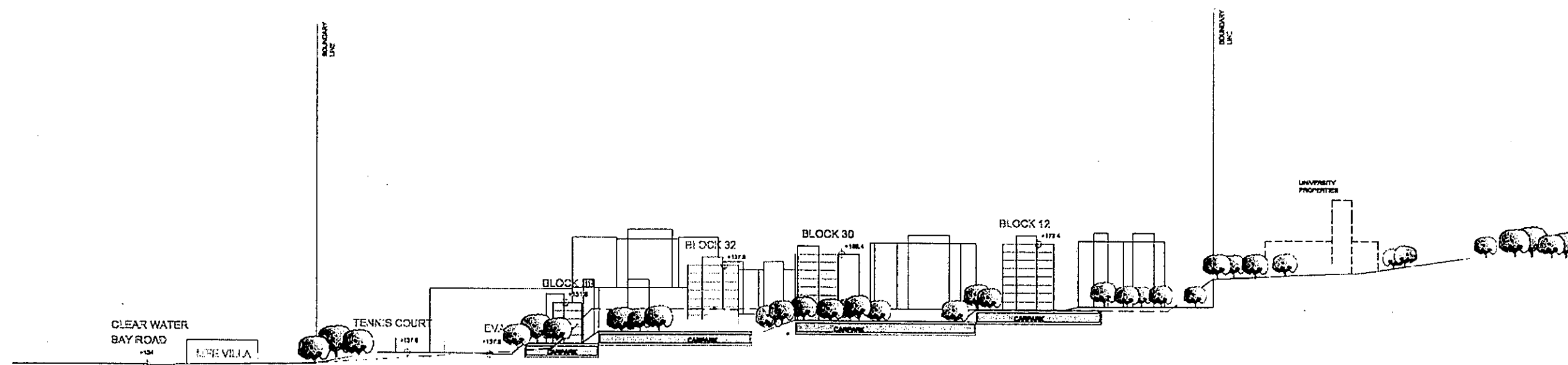


Floor Plan at +160
 Approved Master Layout Plan in
 EOT Application No. A/DPA/SK-CWBN/3-3
 (the same as approved MLP in Approved Application
 No. A/DPA/SK-CWBN/3)





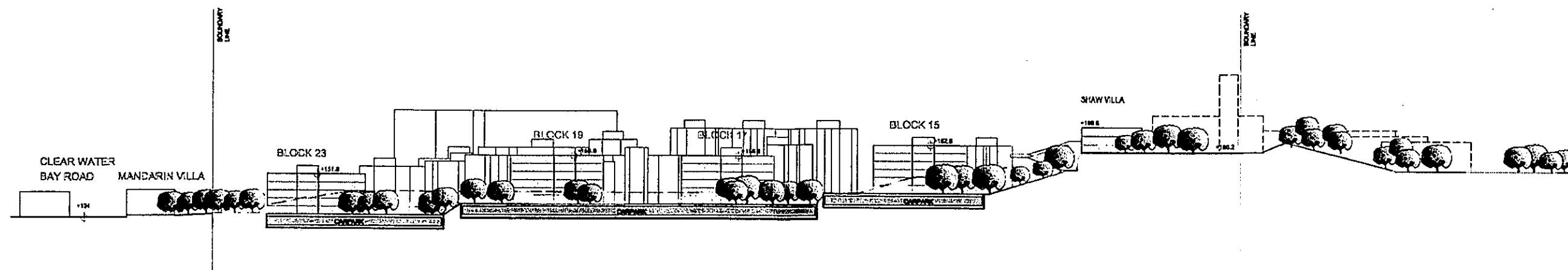
SECTION AA



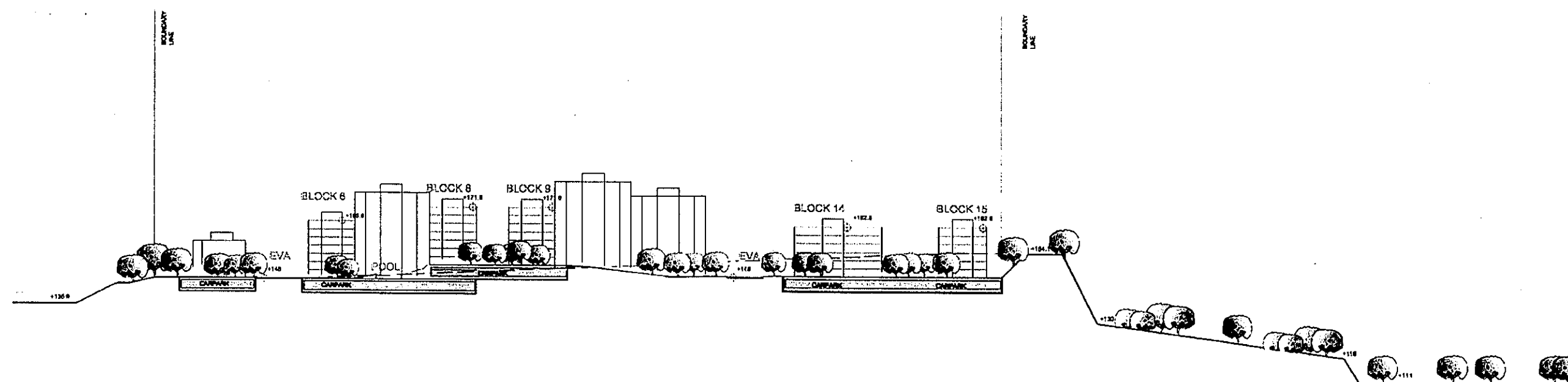
SECTION BB

Approved Sections in
EOT Application No. A/DPA/SK-CWBN/3-3
(the same as approved sections in Approved
Application No. A/DPA/SK-CWBN/3)





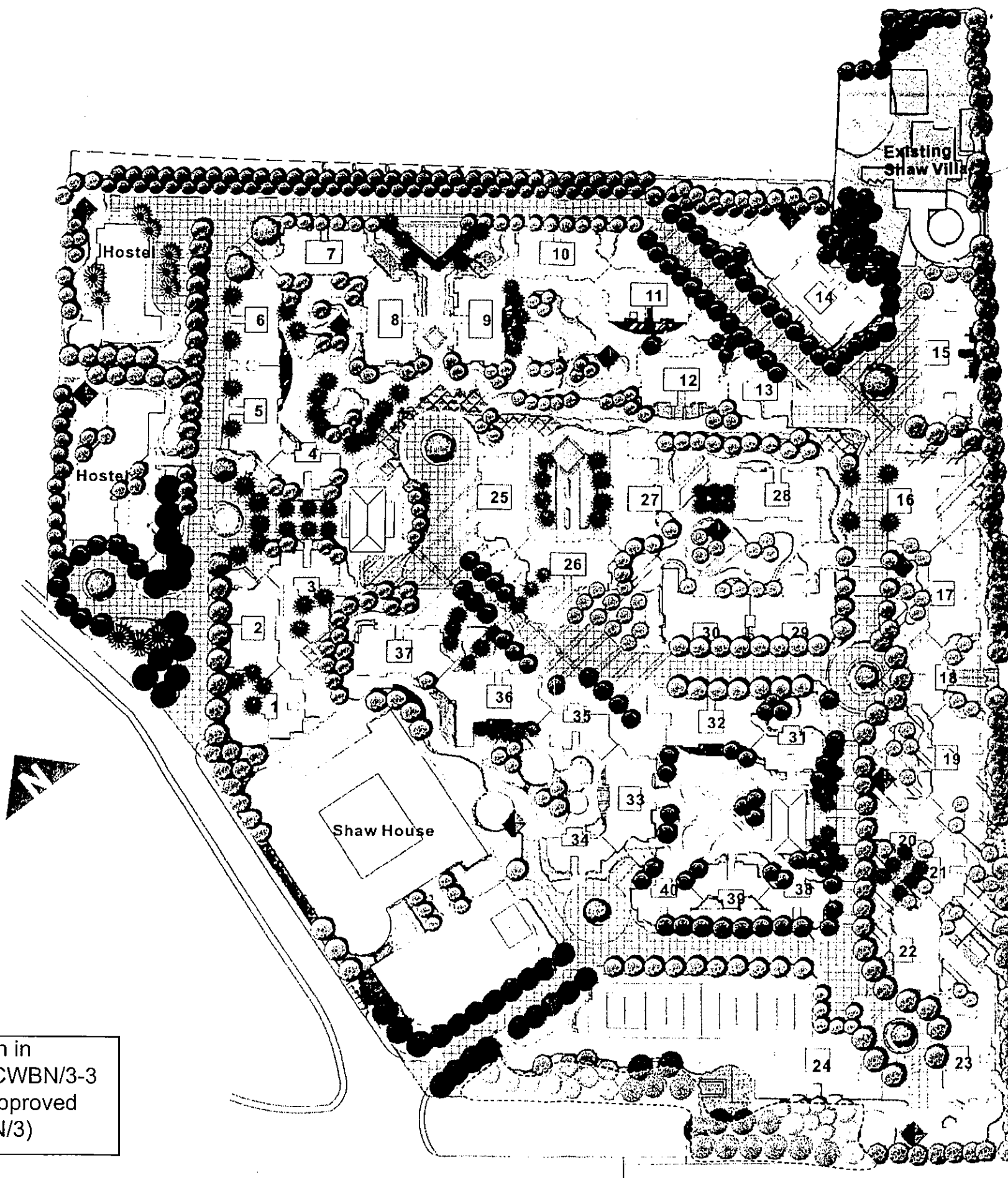
SECTION CC



SECTION DD

Approved Sections in
EOT Application No. A/DPA/SK-CWBN/3-3
(the same as approved sections in Approved
Application No. A/DPA/SK-CWBN/3)





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

Legend

Area Preserved for Retained
and Transplanted Tree

Scale

0 10 30 50 100

Title

LANDSCAPE MASTER PLAN

Scale

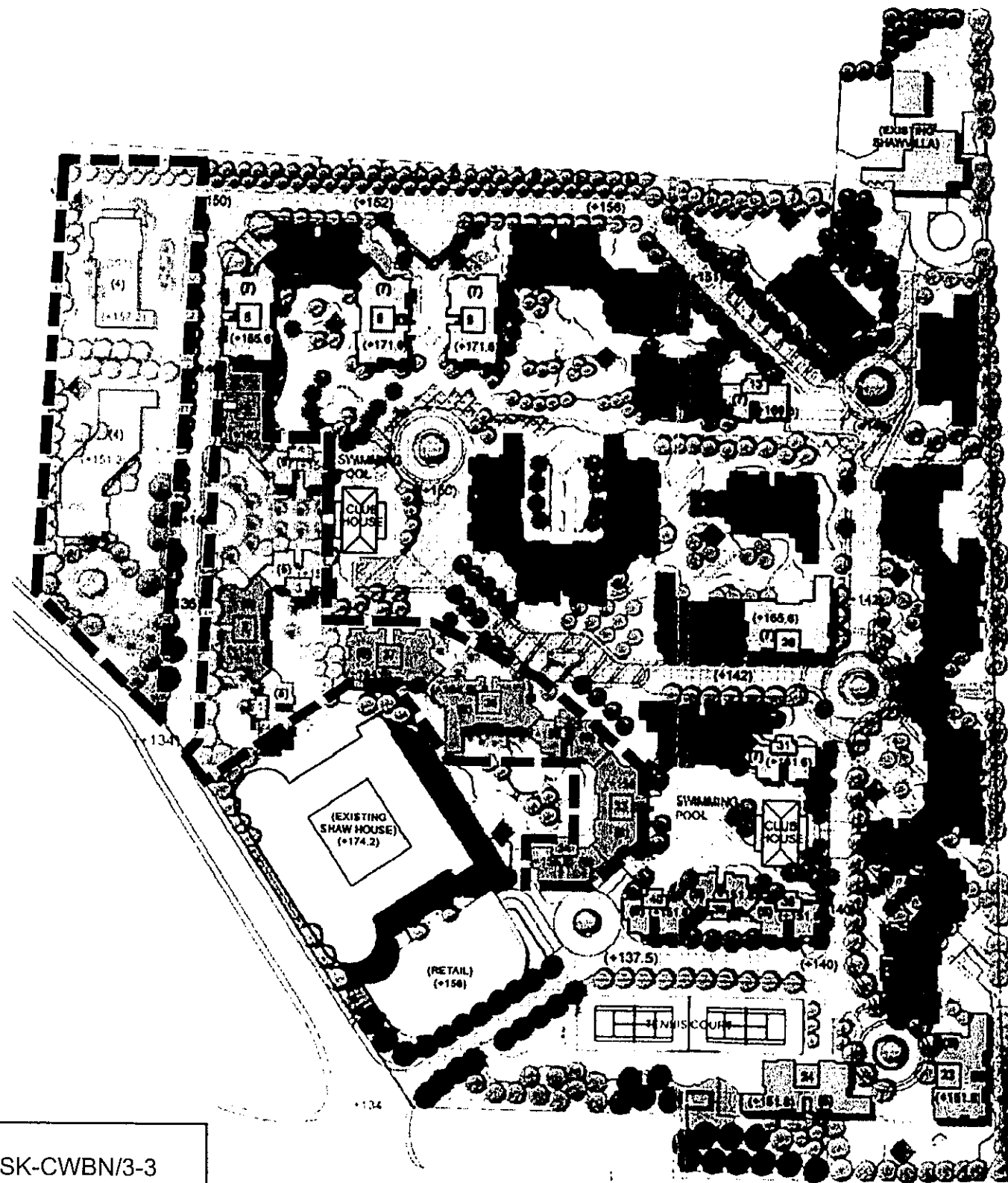
AS SHOWN

Drawing No

DCLS01A/ANH0915A

ACL Asia
Landscape Architecture

Phasing Plan (Approved MLP)



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

PHASE 2

