

List of Approval Conditions

Application No. A/SK-SKT/8-1

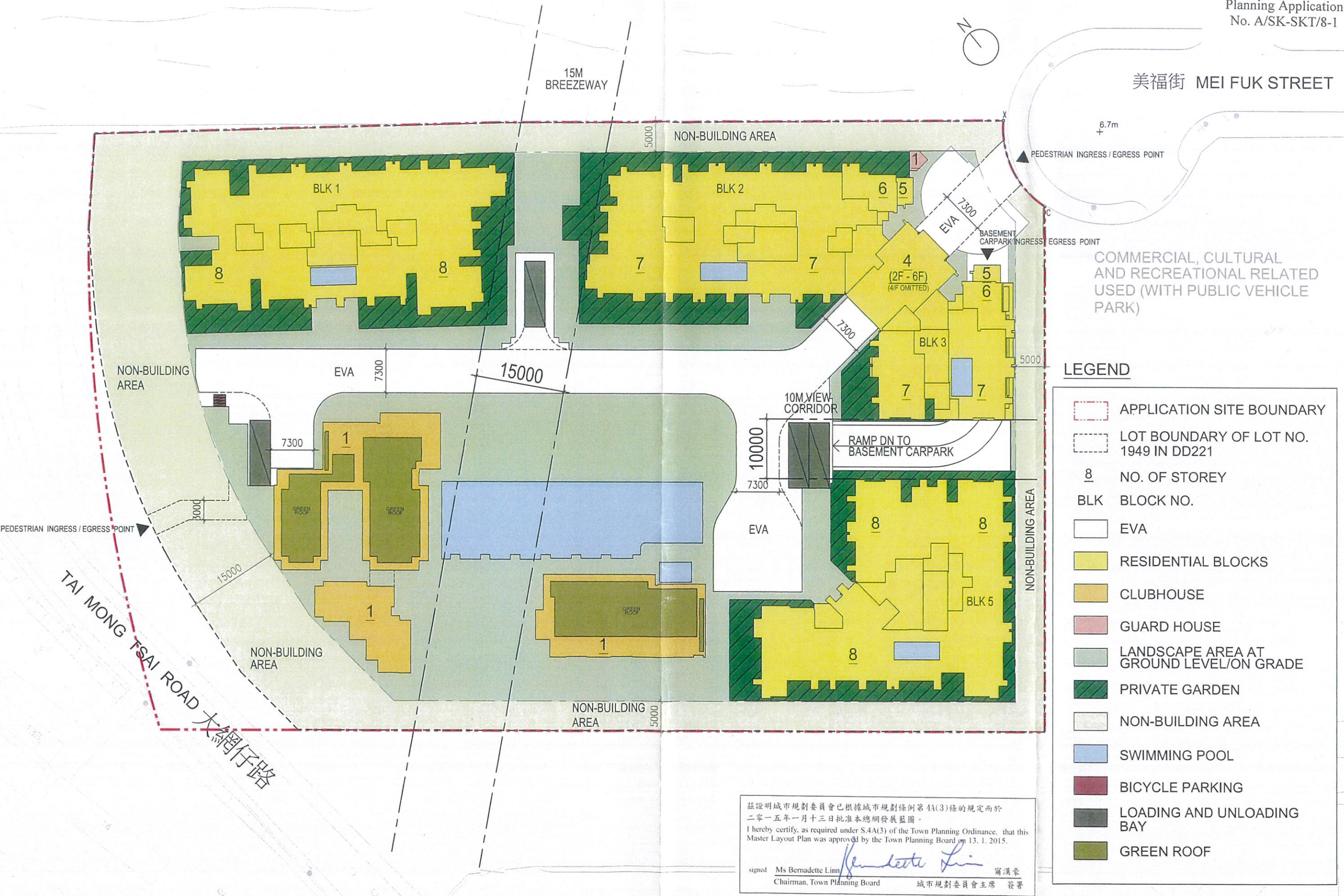
Application Site : Lots 1949 in D.D. 221 and Adjoining Government Land, Mei Fuk Street, Sai Kung

Subject of Application : Proposed Comprehensive Residential Development

Date of Approval : 13.1.2015

Approval Conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (e) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
- (b) the submission and implementation of a revised Landscape Master Plan, including a tree preservation proposal, to the satisfaction of the Director of Planning or of the TPB;
- (c) the setting back of private gardens away from the Non-building Area to the satisfaction of the Director of Planning or of the TPB;
- (d) the implementation of the mitigation measures identified in the Visual Impact Assessment to the satisfaction of the Director of Planning or of the TPB;
- (e) the design and construction of the proposed vehicular access/ internal driveway/pedestrian access to Tai Mong Tsai Road, and the provision of car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB; and
- (f) the provision of fire services installations and water supplies for fire fighting to the satisfaction of the Director of Fire Services or of the TPB.



LEGEND

- APPLICATION SITE BOUNDARY
- LOT BOUNDARY OF LOT NO. 1949 IN DD221
- 8 NO. OF STOREY
- BLK BLOCK NO.
- EVA
- RESIDENTIAL BLOCKS
- CLUBHOUSE
- GUARD HOUSE
- LANDSCAPE AREA AT GROUND LEVEL/ON GRADE
- PRIVATE GARDEN
- NON-BUILDING AREA
- SWIMMING POOL
- BICYCLE PARKING
- LOADING AND UNLOADING BAY
- GREEN ROOF

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一五年一月十三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 13. 1. 2015.

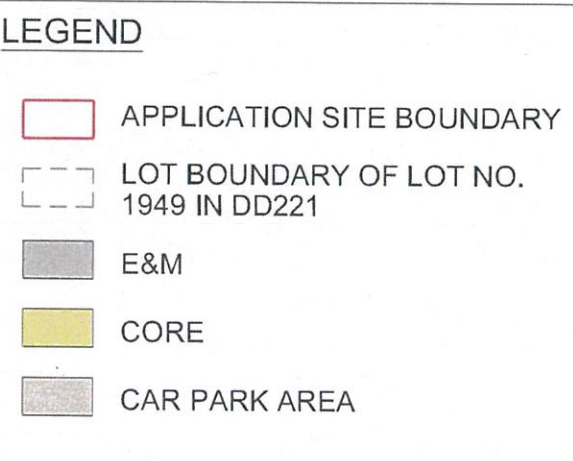
signed Ms Bernadette Linn 爾漢豪
Chairman, Town Planning Board 城市規劃委員會主席 簽署

ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR.
DO NOT SCALE DRAWINGS. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED. THIS DRAWING SPECIFICATIONS, IDEAS, DESIGNS, ARRANGEMENTS AND THEIR COPYRIGHT ARE AND SHALL REMAIN THE PROPERTY OF SPIRAL ARCHITECTS LIMITED AND SPIRAL ARCHITECTURAL DESIGN LIMITED, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK. ALL PRINTS SHALL BE RETURNED TO SPIRAL ON COMPLETION OF THE WORK.




DWG TITLE
INDICATIVE MASTER LAYOUT PLAN

PROJECT
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN "CDA (2)" ZONE, AT LOT NO. 1949 AND ADJOINING GOVT. LAND IN DD221, TAI MONG TSAI RD/ MEI FUK ST, SAI KUNG, NT

SCALE 1:600
DATE 15/12/2017
DWG NO 3.1
REVISION F



CAR PARK DIMENSION

	MOTORCYCLE (1000x2400mm)
	PRIVATE CAR (2500x5000mm)
	PRIVATE CAR (3500x5000mm) (DISABLE)

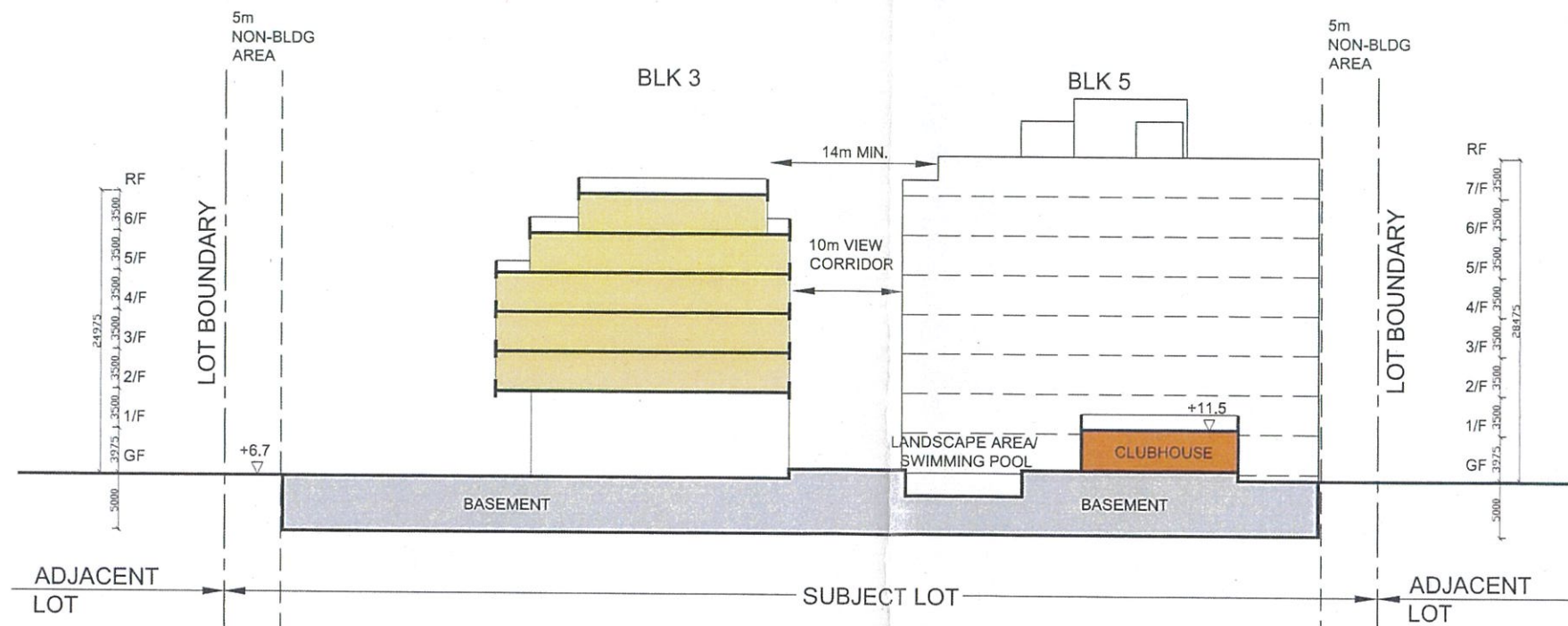
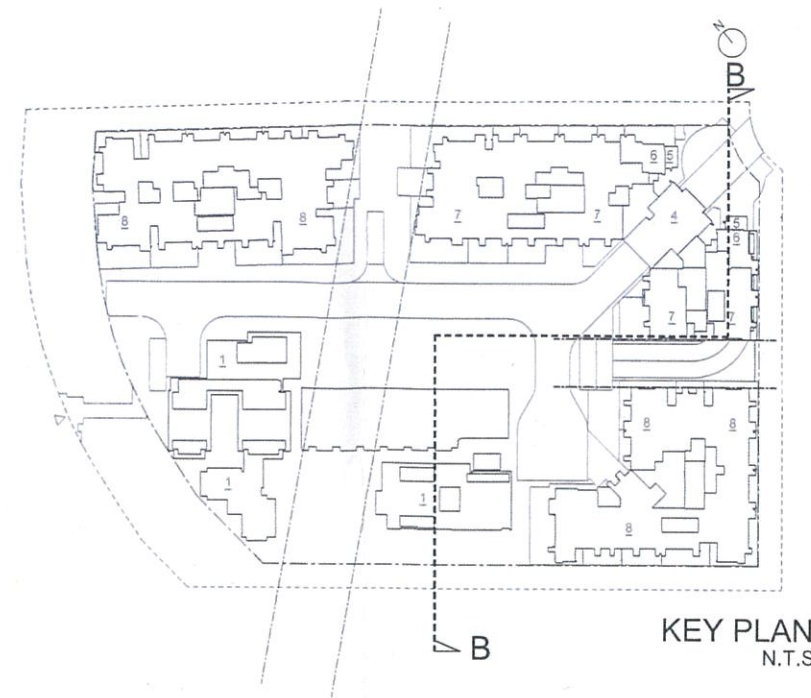
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DWG TITLE
INDICATIVE BASEMENT PLAN

PROJECT	PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN "CDA (2)' ZONE, AT LOT NO. 1949 AND ADJOINING GOVT. LAND IN DD221, TAI MONG TSAI RD/ MEI FUK ST. SAI KUNG, NT
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SCALE	1:600
DATE	12/08/2016
DWG NO	3.2
REVISION	D

SPIRAL



LEGEND	
	RESIDENTIAL BLOCKS
	BASEMENT CARPARK AREA / E&M
	CLUB HOUSE

SPIRAL

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DWG TITLE
INDICATIVE SECTION B-B

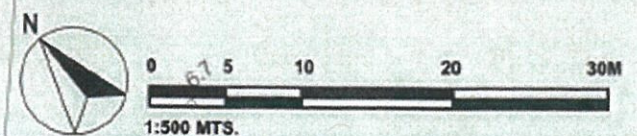
PROJECT
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN "CDA (2) ZONE, AT LOT NO. 1949 AND ADJOINING GOVT. LAND IN DD221, TAI MONG TSAI RD/ MEI FUK ST, SAI KUNG, NT

SCALE	1:600
DATE	10/12/2015
DWG NO	3.3b
REVISION	C



VARIATION
 REMARK:
 1. MINOR ADJUSTMENT ON TREE LOCATION TO FIT AS BUILT SITE CONDITION & ADDITIONAL GREENERY
 2. INDIVIDUAL POOL ON ROOF OF BLOCK 1, BLOCK 2, BLOCK 3 AND BLOCK 5 IS PART OF PRIVATE GARDEN. IT IS NOT BELONGS TO GREENERY AREA AND PUBLIC LANDSCAPE AREA.
 3. GREENERY UPDATE.

- LEGEND:**
- APPLICATION SITE BOUNDARY
 - LOT BOUNDARY OF LOT NO. 1949 IN D.D. 221
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE TRANSPLANTED
 - EXISTING TREES TO BE RETAINED AT YELLOW AND YELLOW HATCH BLACK AREA
 - BUFFER TREES
 - PROPOSED TREES
 - PROPOSED TREES
 - PRIVATE GARDEN
 - GREEN AREA
 - HARD PAVING
 - GREEN ROOF
 - SWIMMING POOL/ WATER FEATURE



Kenneth Ng & Associates Ltd
 Landscape & Environmental Consultants

Project Title: Proposed Residential Development in "CDA(2)" Zone at Lot No. 1949 in D.D. 221, Tai Mong Tsai Road / Mei Fuk Street, Sai Kung, New Territories

Drawing Title: **Revised Indicative Landscape Master Plan (AS BUILT)**

CHECKED	KN	DRAWN	DA
REV	K	DATE	JUN 2017
SCALE	DRAWING NO.		
1:500 (A3)	SR22-LMP-01		

DEVELOPMENT SCHEDULE FOR LOT NO. 1949

A. SITE AREA : 16,013 sq.m. (under OZP/TPO)
15,430 s.q.m. (under Lease)

B. HEIGHT OF BUILDING

Tower	No. of Storeys	Height Restrictions	Proposed Height of Building	Special Condition
1	8	8 Storey Max.	+35.175mPD (+28.475m above mean street level 6.7mPD)	SC(7)(d)
2	7		+31.675mPD (+24.975m above mean street level 6.7mPD)	
3	7		+31.675mPD (+24.975m above mean street level 6.7mPD)	
5	8		+35.175mPD (+28.475m above mean street level 6.7mPD)	

* Tower 4 is omitted

C. SCHEDULE OF ACCOMMODATION

Accommodation	Required under the Lease		Proposed	Special Condition Referred
1 User	Private Residential		Private Residential	SC(4)
2 Total Gross Floor Area	Shall not be less than 13,887 sqm and shall not exceed 23,145 sqm		23,144.987 sqm	SC(7)(c)
3 Site Coverage	-		29.46%	-
4 Exterior Elevation	To the approval of the Director		Design and disposition approved by Director of Lands Department dated 03 Dec 2015	SC(7)(g)
5 Residential Parking	Unit Size	No. of Residential Parking Spaces	194 nos	SC(19)(a)(i) SC(19)(a)(ii)
	<70m ²	1 per 3 units		
	70m ² - 100m ²	1 per 1.5 units		
	100m ² - 160m ²	1 per 1 units		
	>160m ²	1 per 0.75 units		
6 Visitor Parking	5 visitor parking spaces per block of >75 residential units, or 1 per block of <75 residential units		15 nos	SC(19)(a)(iii) SC(19)(a)(iv)
7 Accessible/ Disabled Parking	Min. 1 nos. in Residential Parking Min. 1 nos. in Visitor Parking		3 nos. (including 2 nos in Residential parking & 1 no in visitor parking)	SC(19)(b)(i) SC(19)(b)(ii)
8 Motorcycle Parking	10% of total number of car parking spaces, rounded up		21 nos	SC(19)(c)
9 Bicycle Parking	1 for every 30 units less than 70m ²		4 nos	SC(21)
10 Loading & Unloading Spaces	- 1 space for every 800 residential units - 1 for every block		4 nos	SC(20)
11 Vehicular Access	Between the points X and Y through Z on the Lease Plan, or other points as may be approved by the Director of Lands Department		Complied with	SC(18)
12 Watchmen and caretakers office	0.2 % total GFA 5m ² per 50 residential units or 5m ² per block, whichever is greater, is exempt. Designated as common area in DMC		5 m ² per block 5.765 m ² for Guard House	SC(10)
Caretaker's Quarters	25m ² is exempt. Designated as common area in DMC		22.093m ²	SC(11)
Owners' Committee Office	20m ² is exempt. Designated as common area in DMC		20.000m ²	SC(12)
13 Recreational Facilities	Written approval required. GFA exempt if for common use and benefit of all the residents and visitors; Designated as common area in DMC		Clubhouse and associated recreational facilities as proposed at G/F	SC(9)
14 Non-building Area	Non-building Area (Pink Hatched Black) - No building or structure or support for any building or structure other than boundary wall or fences may be erected or constructed		Complied with	SC(7)(h)
15 Tree Preservation	Approval of the Director of Lands Department required prior to removal of interference		Tree Preservation proposal was approved by Planning Department dated 20 Aug 2015	SC(5)
16 Landscaping	Landscape Master Plan required prior to building works (exclude site formation)		Landscape Master Plan was approved by Planning Department dated 20 Aug 2015	SC(6)

Note

- ±5% flexibility in parking numbers, up to 50 spaces, and additional ±5% of the flexibility in residential parking and residential motorcycle as per SC22 stipulated in Lease
- The Development will be in single phase

D. OTHER DEVELOPMENT PARAMETERS

Development Parameters	proposed
No. of Units	297
Average Unit Size	About 77.9 m ²
Anticipated Population	About 799
Communal Open Space	About 3750 m ²
Indoor Recreational Area (Club House)	1,156.971 m ²

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DWG TITLE

DEVELOPMENT SCHEDULE

PROJECT

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN "CDA (2)" ZONE, AT LOT NO. 1949 AND ADJOINING GOVT. LAND IN DD221, TAI MONG TSAI RD/ MEI FUK ST, SAI KUNG, NT

SCALE

DATE 14/11/2016
DWG NO 3.4
REVISION -