

List of Approval Conditions

Application No. A/H8/414

- Application Site : 12 Oil Street, North Point, Hong Kong (Inland Lot No. 8920 and adjoining Government Land)
- Subject of Application : Proposed Comprehensive Hotel, Residential and Open Space Development in "Comprehensive Development Area" zone
- Date of Approval : 24.8.2012
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account the approval conditions (b) to (i) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the provision of three wind corridors through the application site, including a wind corridor of 15m wide along Oil Street, a wind corridor of 20m wide in the middle part of the application site and a wind corridor of 8m wide and 17.8m high on the north-eastern boundary of the application site;
 - (c) the provision of building setback for the residential development with a minimum width of 50m from the Island Eastern Corridor and Central-Wan Chai Bypass;
 - (d) the design and provision of two at-grade public landscaped walkways of 15m and 20m wide along Oil Street and the north-western boundary of the application site respectively to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
 - (e) the submission and implementation of a Landscape Master Plan and quarterly tree monitoring reports to the satisfaction of the Director of Planning or of the TPB;
 - (f) the design and provision of ingress/egress point, parking facilities, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
 - (g) the design and provision of pedestrian accesses at Oil Street to and from the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
 - (h) the design, provision and maintenance of a covered walkway system connecting with the existing footbridge at Fuk Yuen Street as proposed by the applicant to the satisfaction of the Commissioner for Transport or of the TPB;
 - (i) the provision of water supplies for fire-fighting and fire service

installations to the satisfaction of the Director of Fire Services or of the TPB;

- (j) the submission of a land contamination assessment and remedial plan and implementation of the agreed remedial actions prior to commencement of construction for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (k) no population intake for the proposed residential development should be allowed prior to the completion of the proposed semi-closures and noise barriers for the section of Island Eastern Corridor facing the application site.

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
二零一二年八月二十四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 24. 8. 2012.

signed Thomas CHOW
Chairman, Town Planning Board

周達明
城市規劃委員會主席 簽署

CARPARK PROVISION

LOADING / UNLOADING BAY	- 12 NOS.	G/F, B1
COACH LAYBY	- 3 NOS.	B1
TAXI LAYBY	- 6 NOS.	G/F, B1
CARPARKING SPACE (NOTE: INCLUDING 3 DISABLE CARPARK)	- 180 NOS.	B1, B2, B3, B4
MOTOR CYCLE PARKING	- 18 NOS.	B3

LOCATION

BOUNDARY OF DEVELOPMENT PORTION (I.L. 8920)

"CDA" ZONE SITE BOUNDARY

LEGENDS :



RESIDENTIAL FLAT

HOTEL

CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES

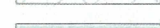
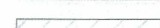
DRAINAGE RESERVE AREA

COVERED PEDESTRIAN WALKWAY

OPEN SPACE

PUBLIC OPEN SPACE

LEGENDS :

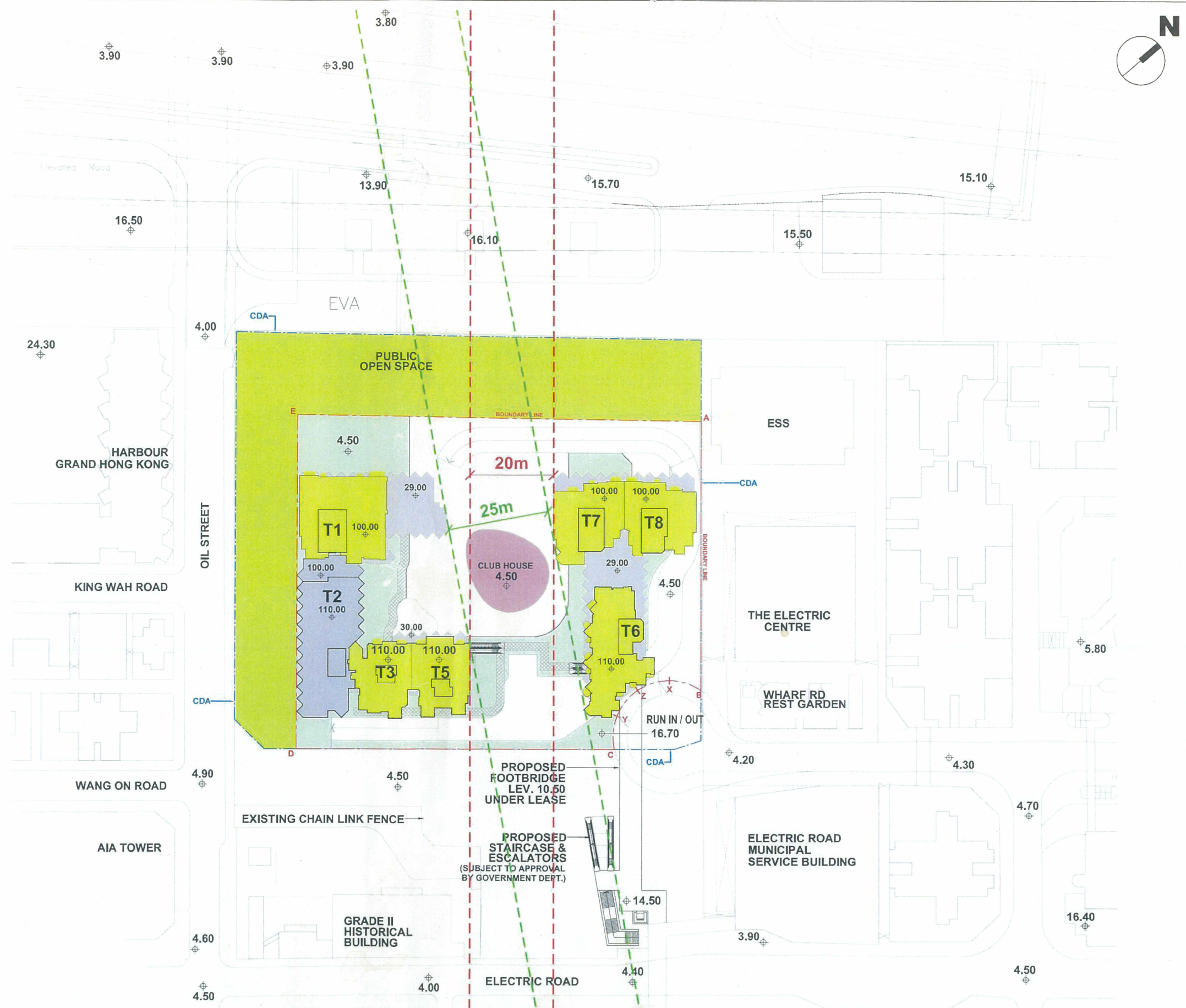


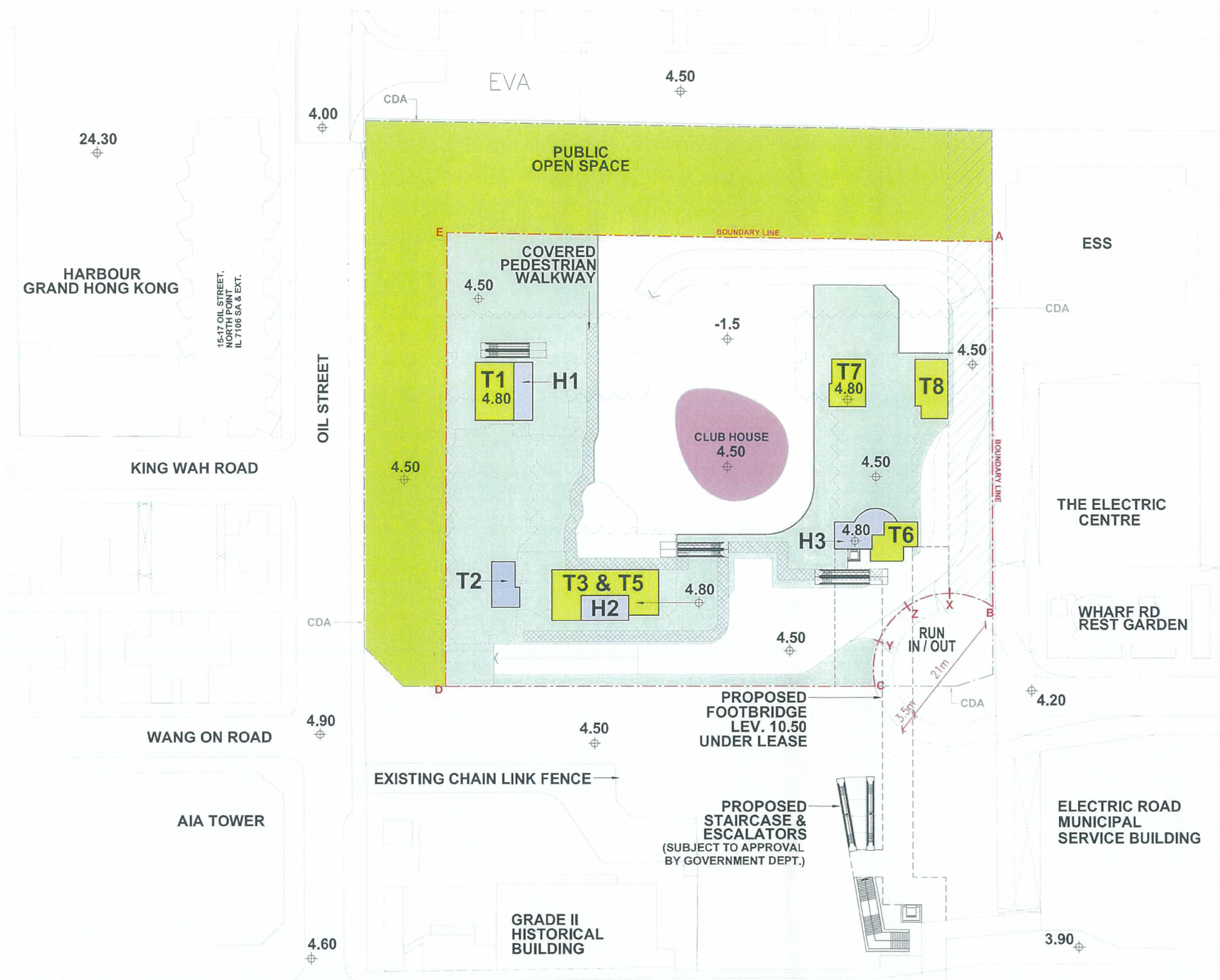
MASTER LAYOUT PLAN

PROPOSED COMPREHENSIVE DEVELOPMENT AT OIL STREET, NORTH POINT, I.L.8920 HONG KONG

JOB No. : 3926
SCALE : 1 : 1000
DATE : JUN. 2012

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LEGENDS :

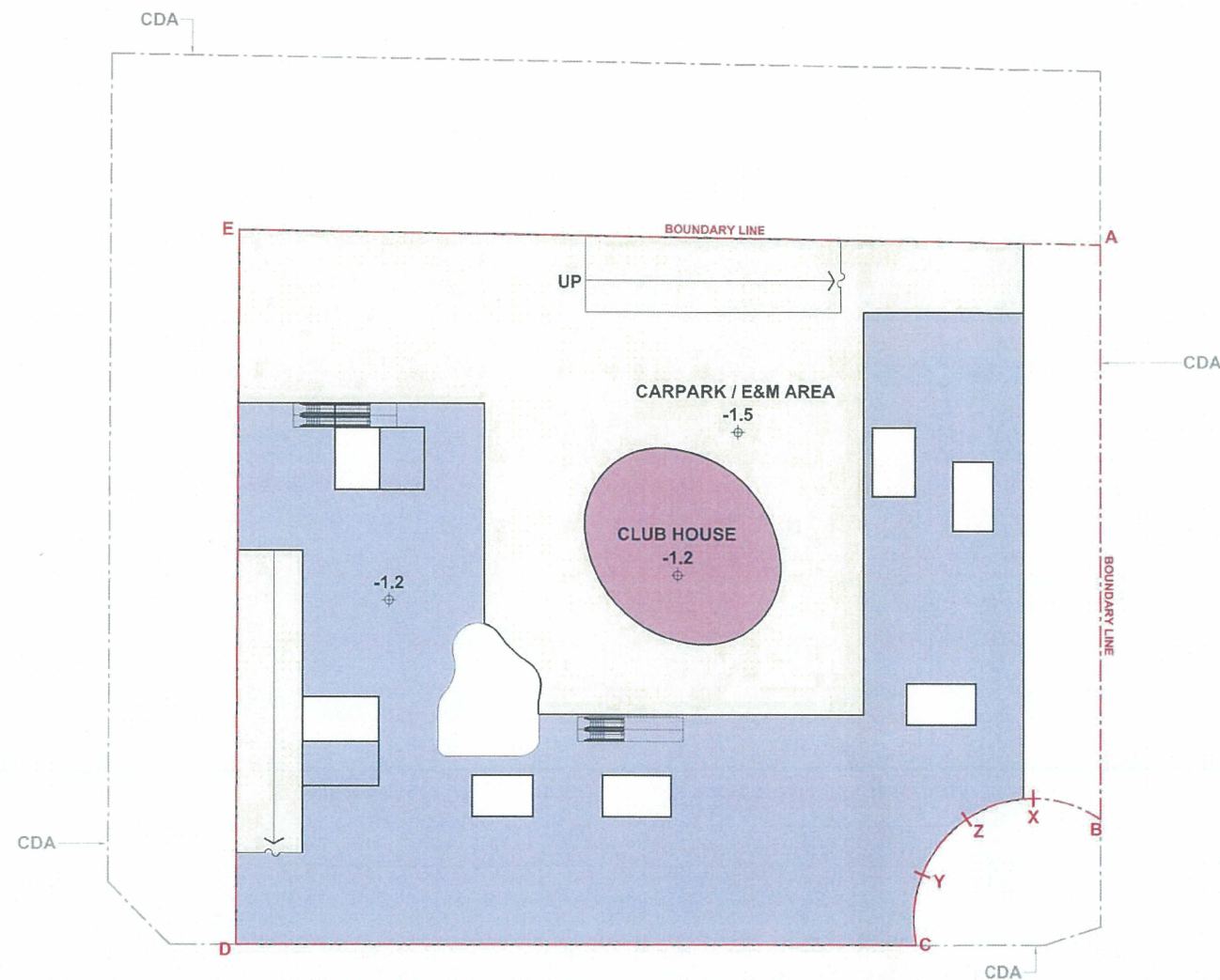
-  **HOTEL / HOTEL LOBBY**
-  **DRAINAGE RESERVE AREA**
-  **COVERED PEDESTIAN WALKWAY**
-  **CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES**
-  **RESIDENTIAL FLAT / LOBBY**
-  **OPEN SPACE**
-  **PUBLIC OPEN SPACE**

GROUND FLOOR PLAN




**PROPOSED COMPREHENSIVE DEVELOPMENT
AT OIL STREET, NORTH POINT, I.L.8920 HONG KONG**

JOB No. : 3926
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DATE : JUN. 2012

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LEGENDS :

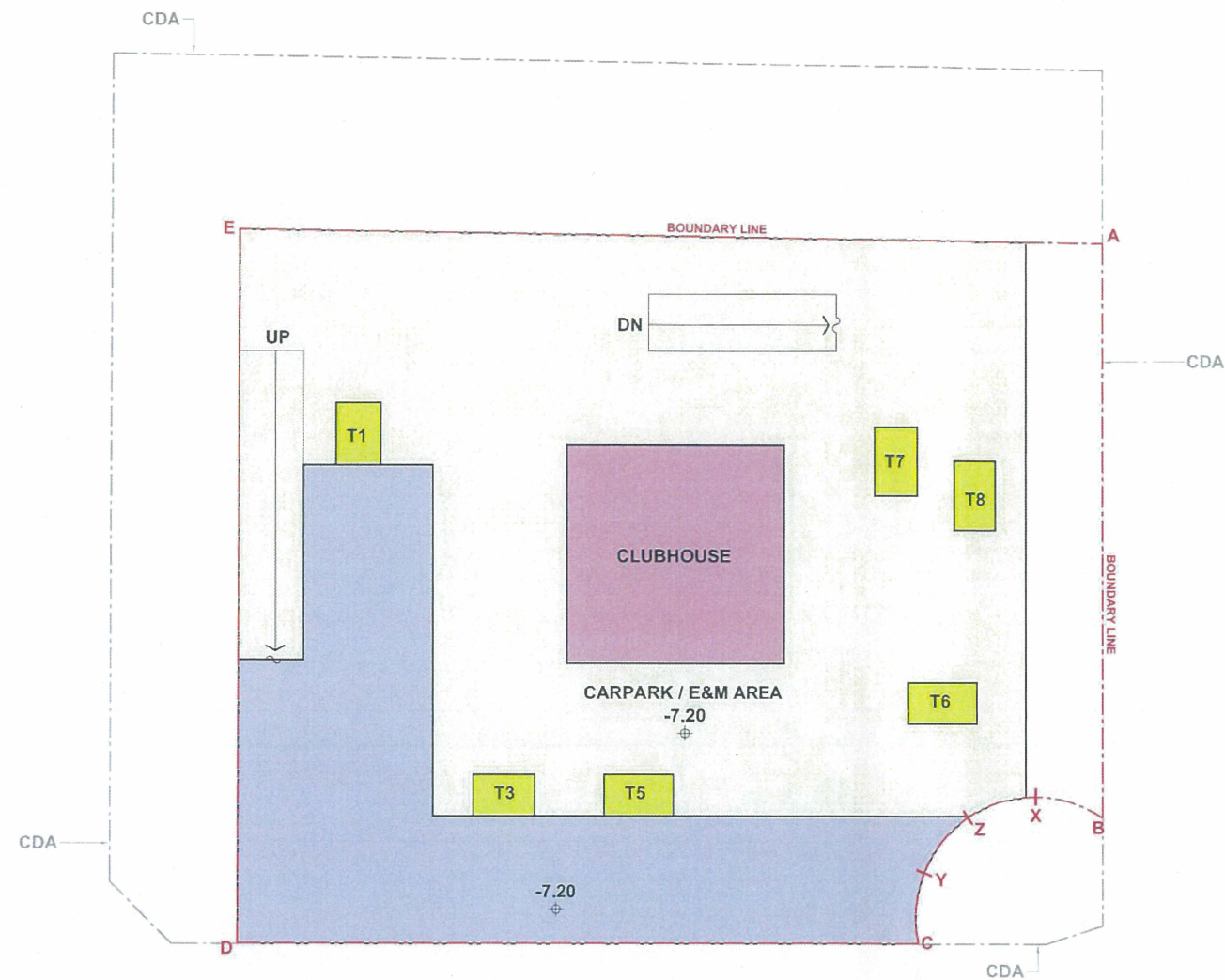
-  **HOTEL (BOH) / LOBBY / ANCILLARY FACILITIES**
-  **CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES**
-  **CARPARK / E&M AREA**

BASEMENT 1 FLOOR PLAN

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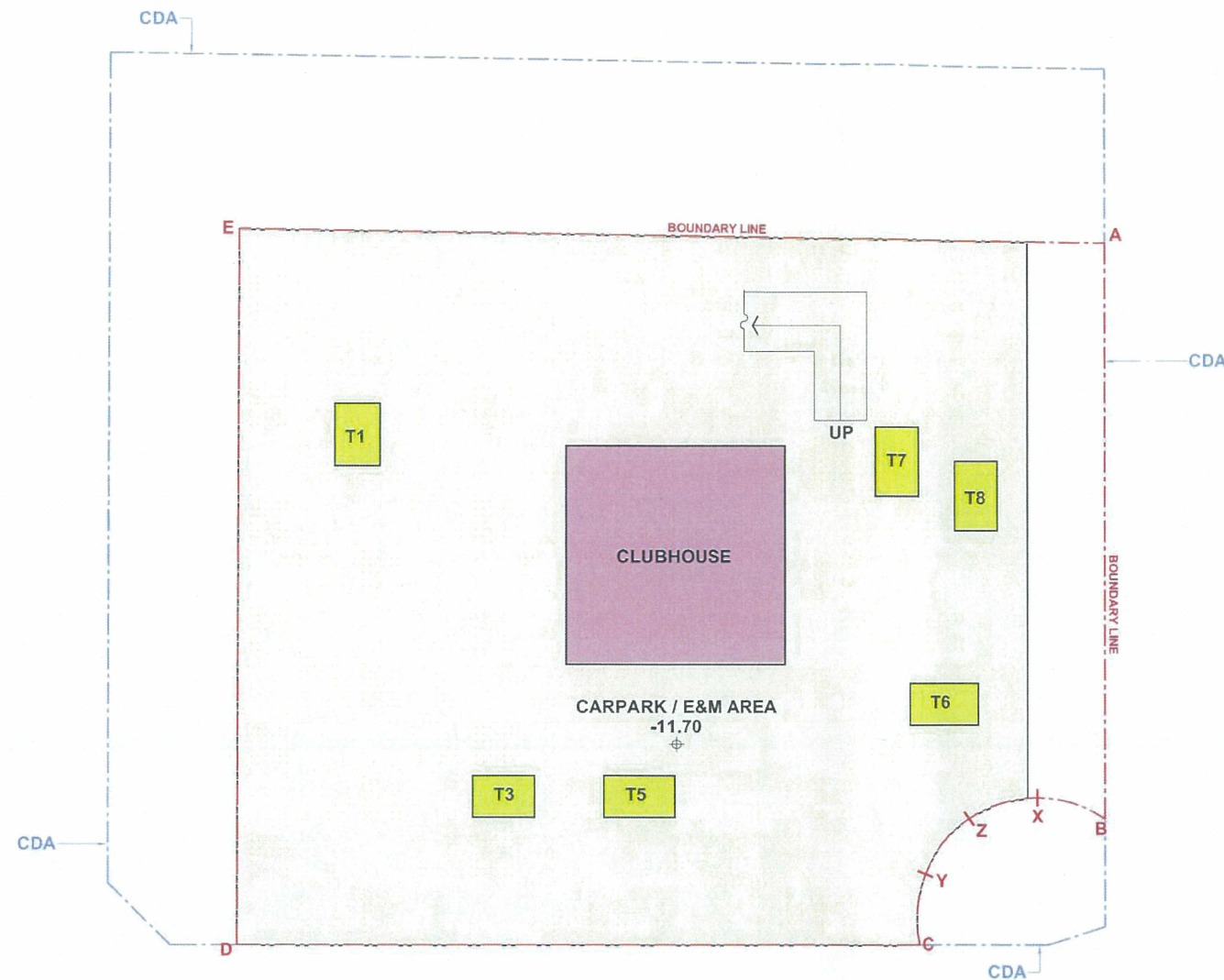
-  CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES
-  CARPARK / E&M AREA
-  RESIDENTIAL LOBBY
-  HOTEL (BOH) / LOBBY / ANCILLARY FACILITIES

BASEMENT 2 FLOOR PLAN

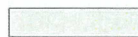


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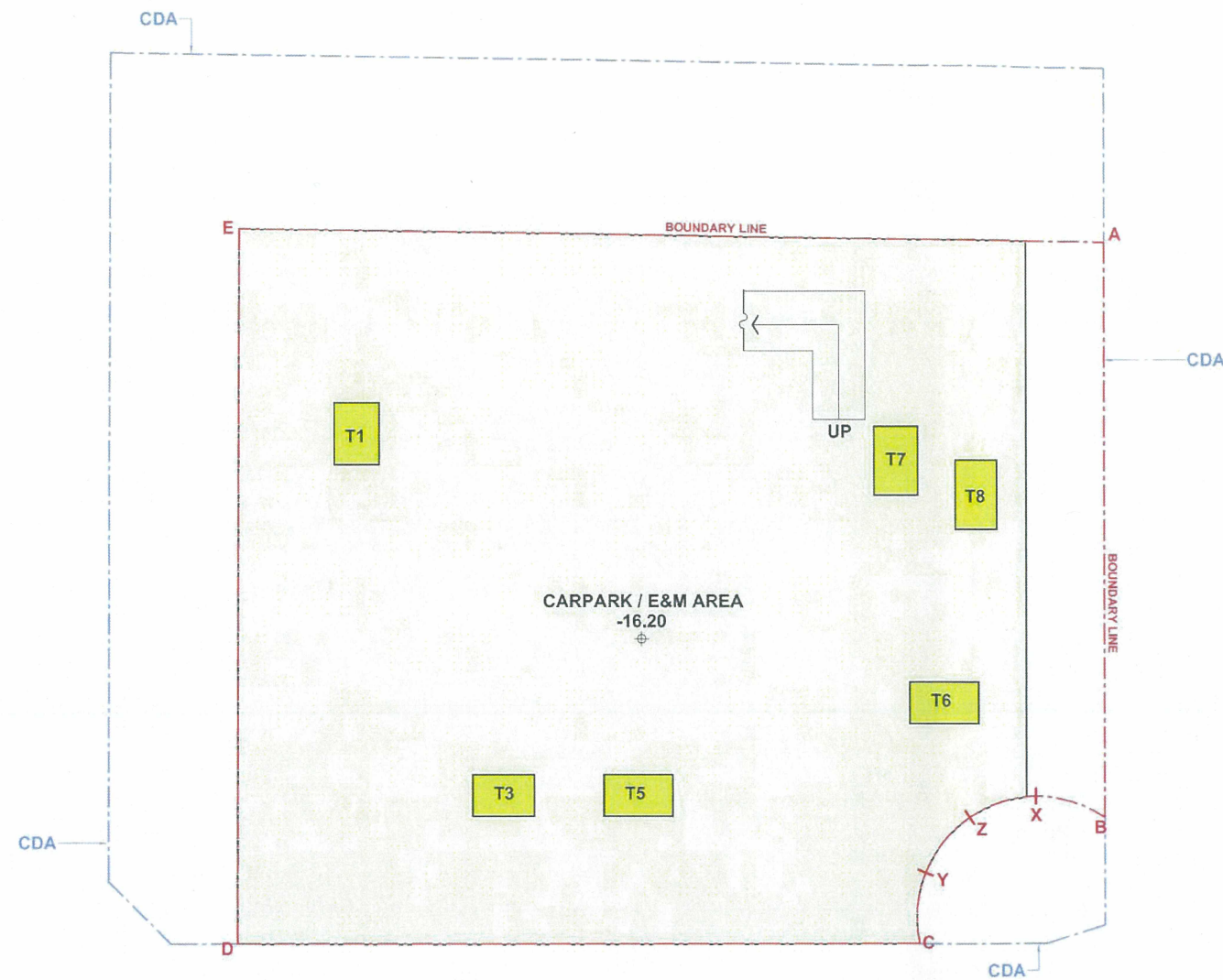
-  CARPARK / E&M AREA
-  RESIDENTIAL LOBBY
-  CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES

BASEMENT 3 FLOOR PLAN

PROPOSED COMPREHENSIVE DEVELOPMENT AT OIL STREET, NORTH POINT, I.L.8920 HONG KONG

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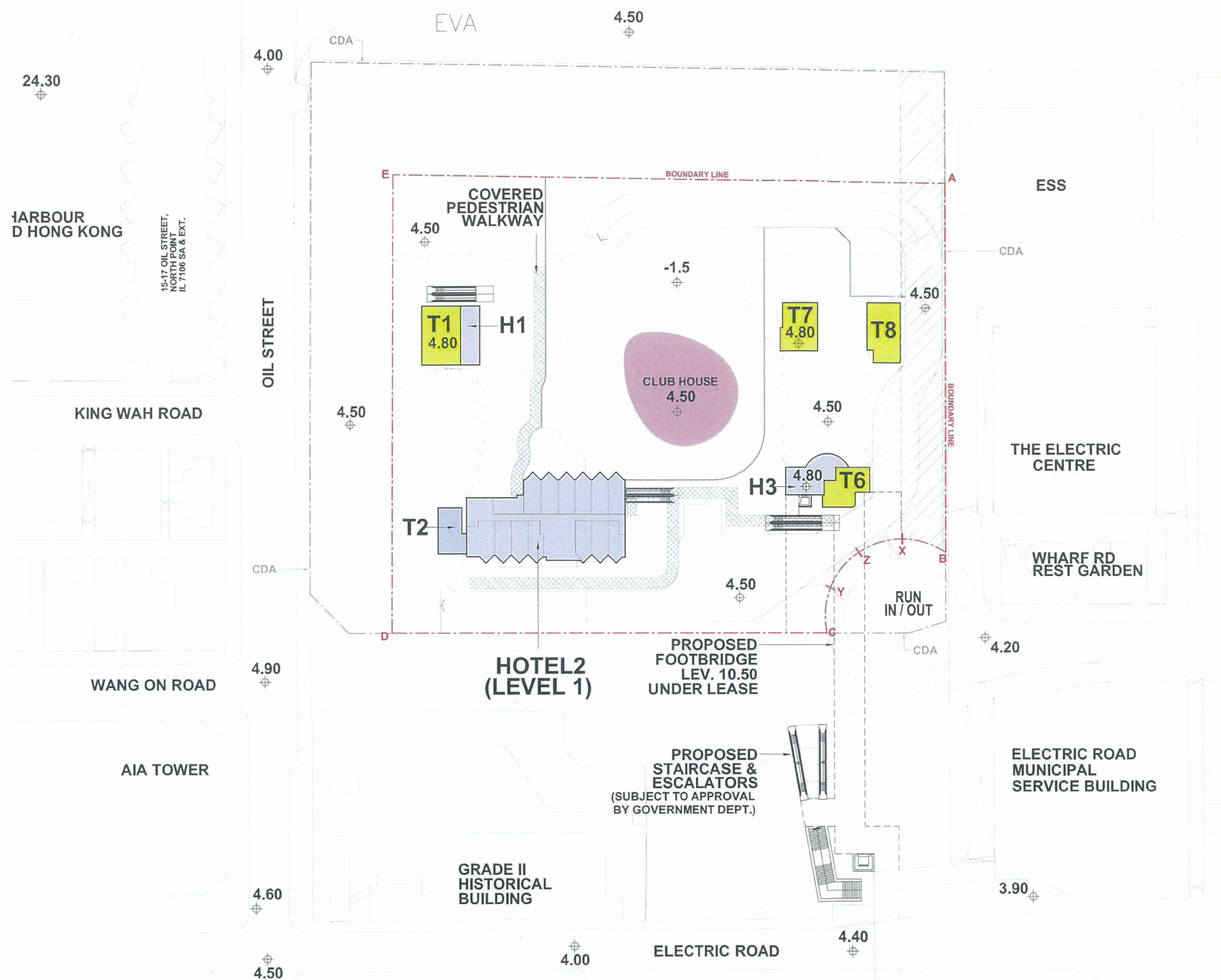
-  **CARPARK / E&M AREA**
-  **RESIDENTIAL LOBBY**

BASEMENT 4 FLOOR PLAN

PROPOSED COMPREHENSIVE DEVELOPMENT AT OIL STREET, NORTH POINT, I.L.8920 HONG KONG

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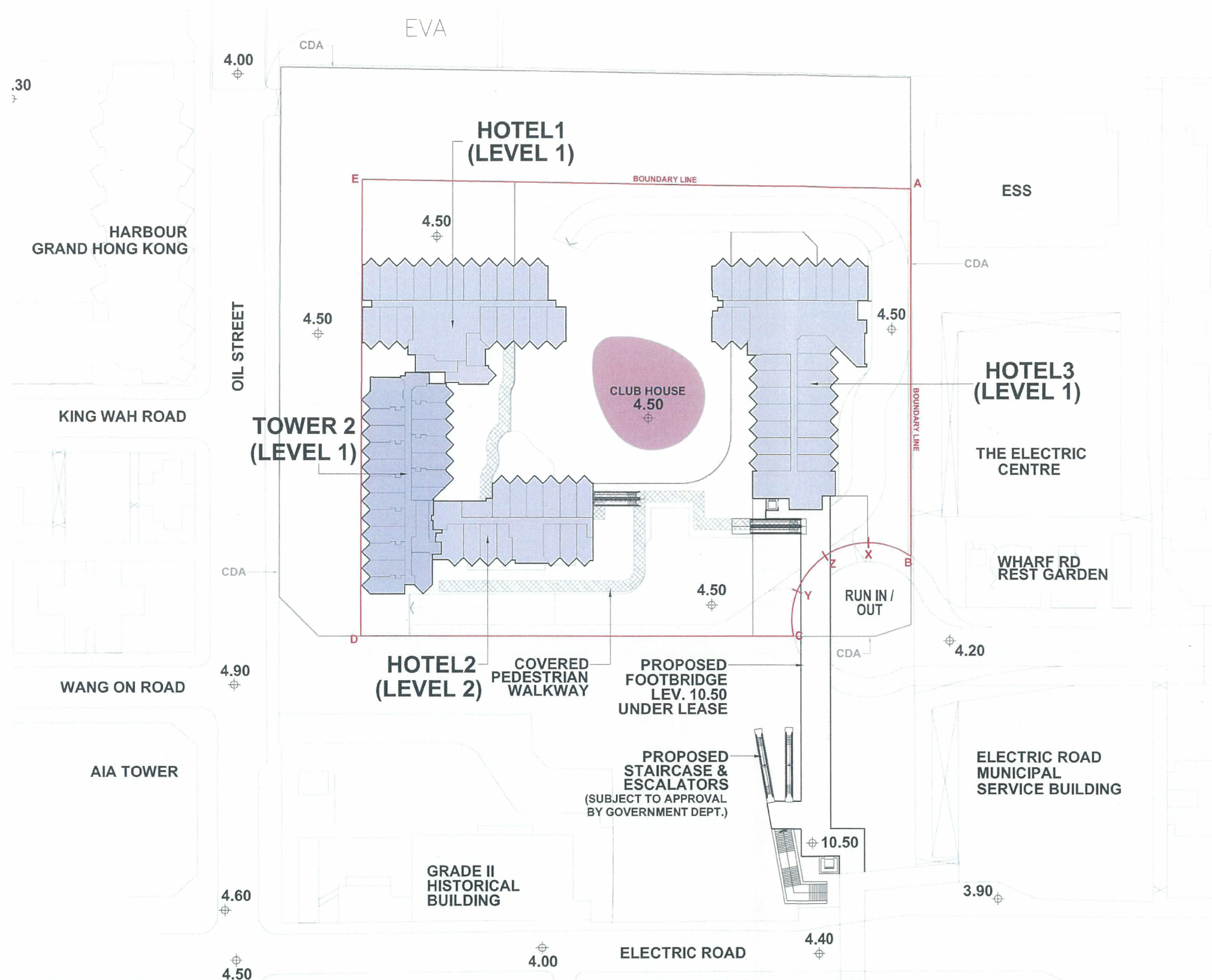
- LEGENDS :**
- HOTEL / HOTEL LOBBY
 - CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES
 - RESIDENTIAL FLAT / LOBBY
 - COVERED PEDESTRIAN WALKWAY

LEVEL 1 FLOOR PLAN

PROPOSED COMPREHENSIVE DEVELOPMENT AT OIL STREET, NORTH POINT, I.L.8920 HONG KONG

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LEVEL 1 FLOOR PLAN FOR HOTEL 1, 3 & TOWER 2 AND LEVEL 2 FLOOR PLAN FOR HOTEL 2

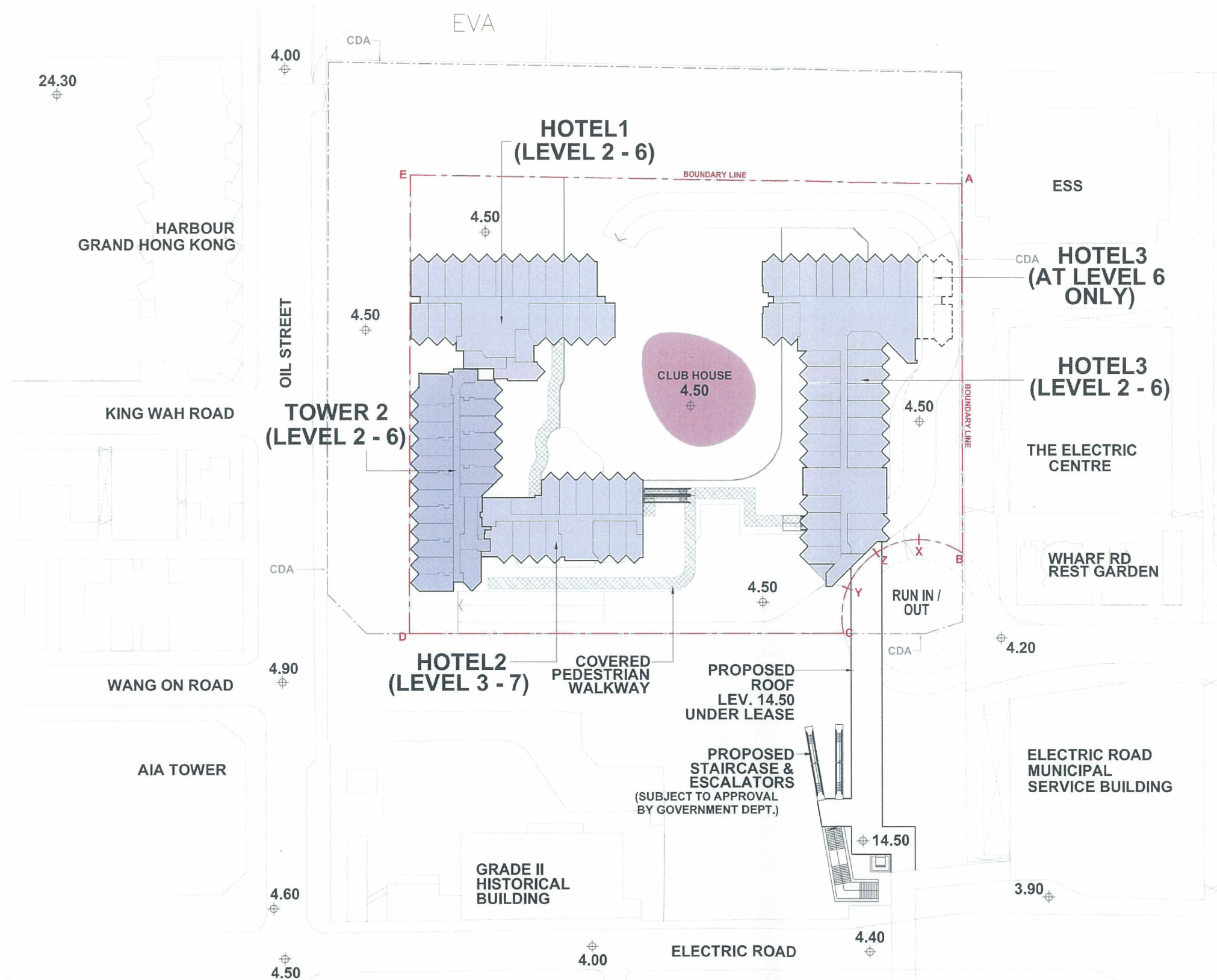
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LEGENDS :

-  HOTEL / HOTEL LOBBY
-  CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES
-  COVERED PEDESTRIAN WALKWAY

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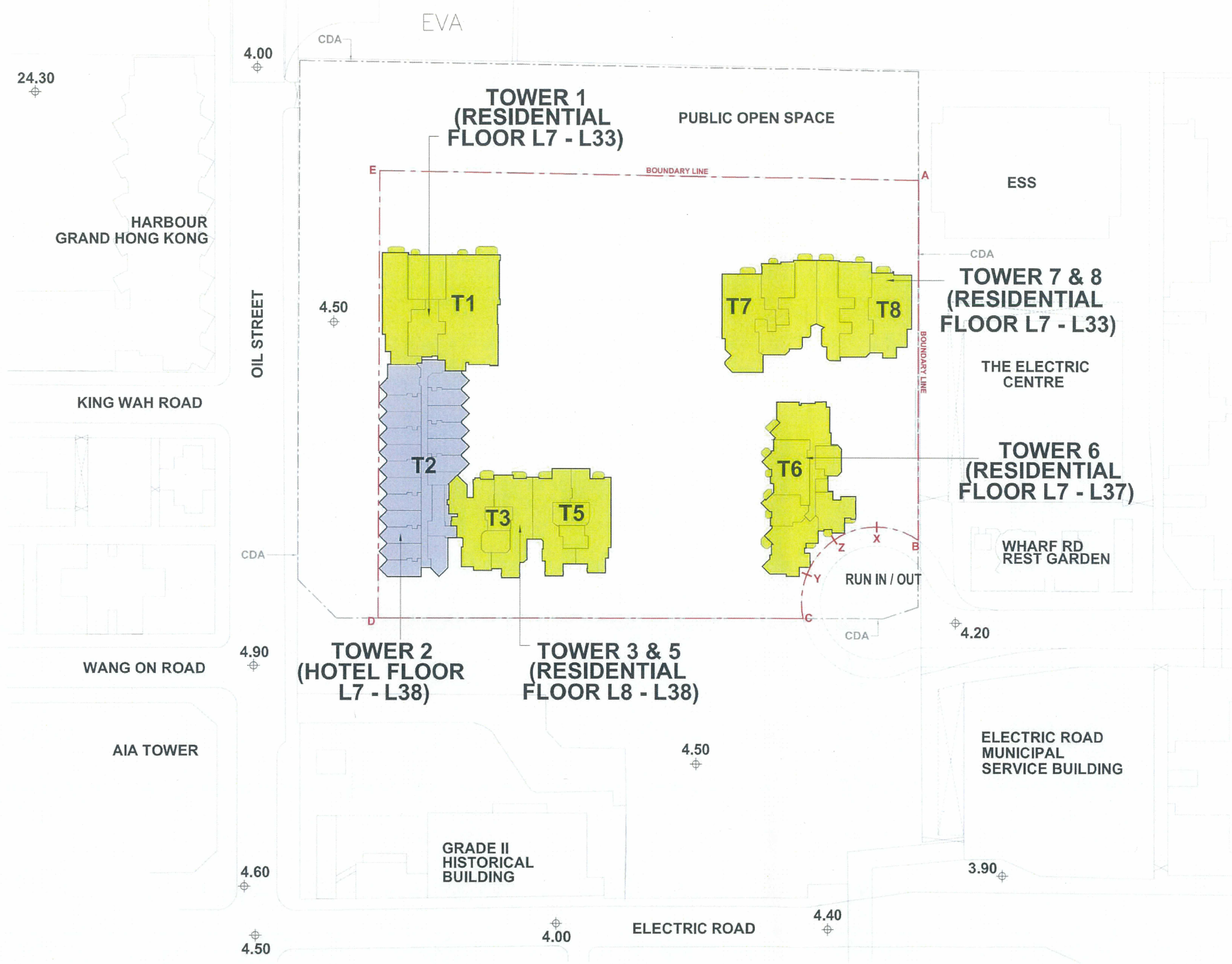
-  **HOTEL / HOTEL LOBBY**
-  **CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES**
-  **COVERED PEDESTRIAN WALKWAY**

HOTEL TYPICAL FLOOR PLAN (OMISSION OF L4)

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- LEGENDS :**
- RESIDENTIAL FLAT / LOBBY
 - HOTEL / HOTEL LOBBY

TOWER TYPICAL FLOOR PLAN (OMISSION OF L13 , L14 , L24 & L34)

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ROOF FLOOR PLAN

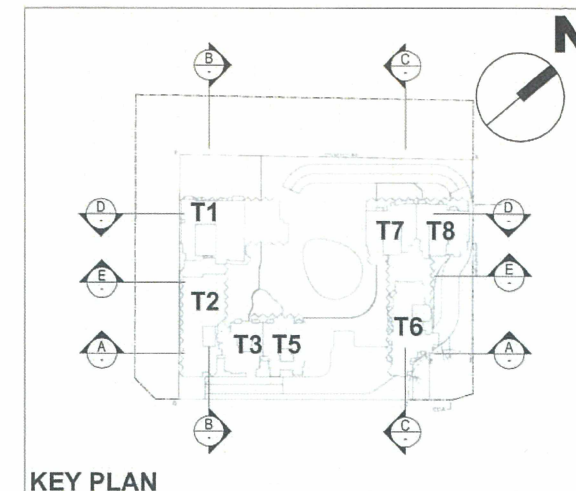
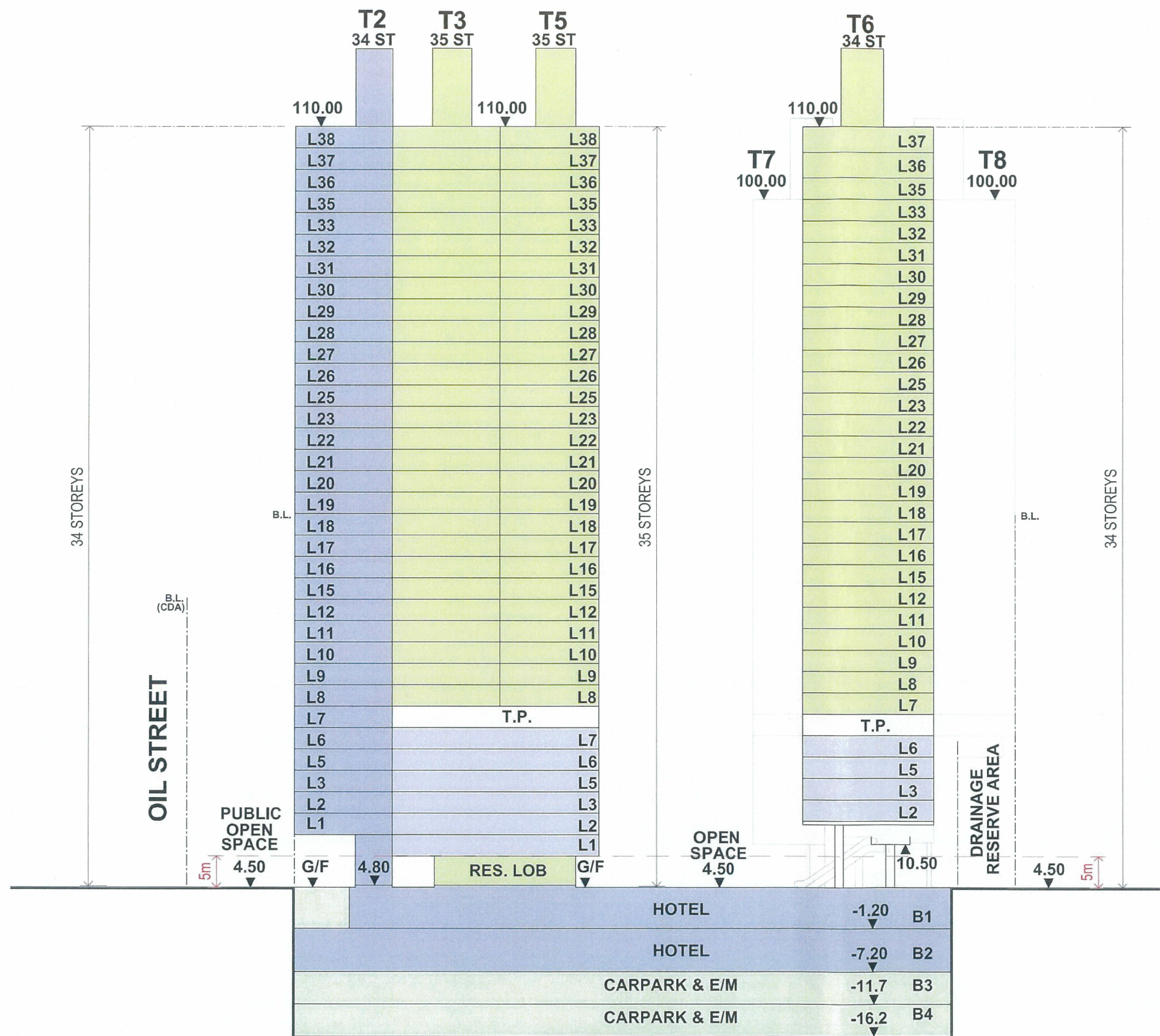
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LEGENDS :

- RESIDENTIAL FLAT
- HOTEL

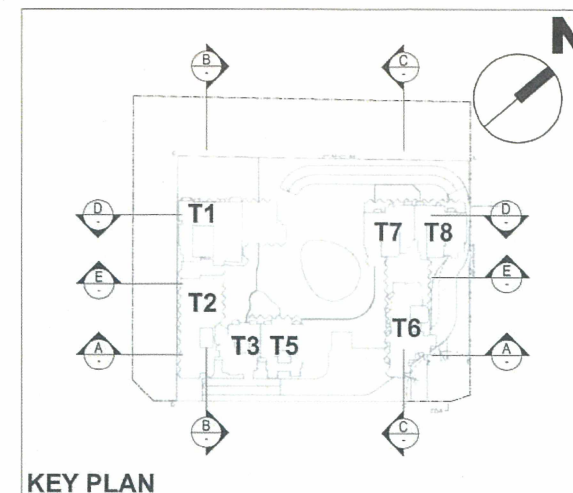
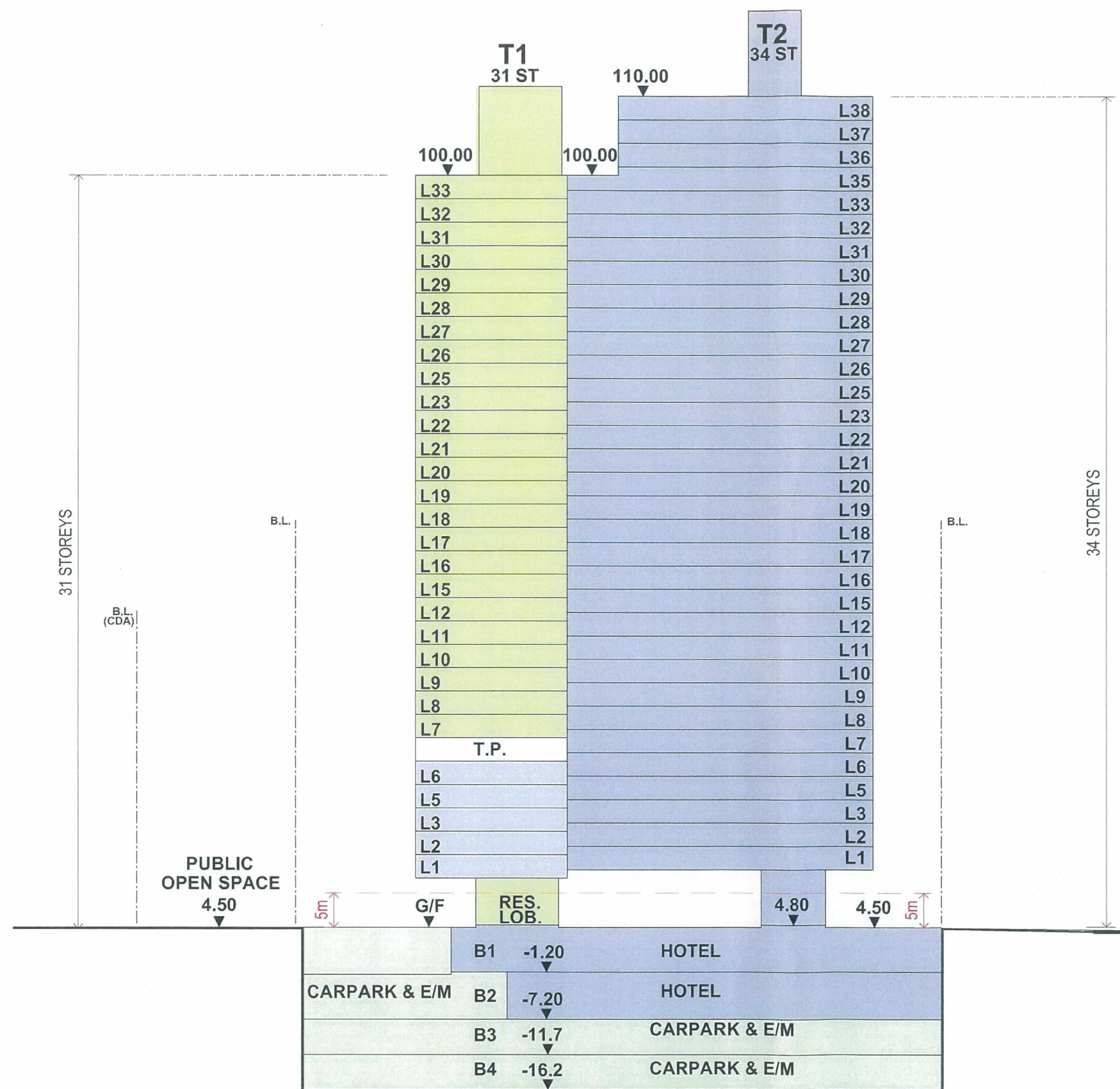
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PROPOSED COMPREHENSIVE DEVELOPMENT AT OIL STREET, NORTH POINT, I.L.8920 HONG KONG

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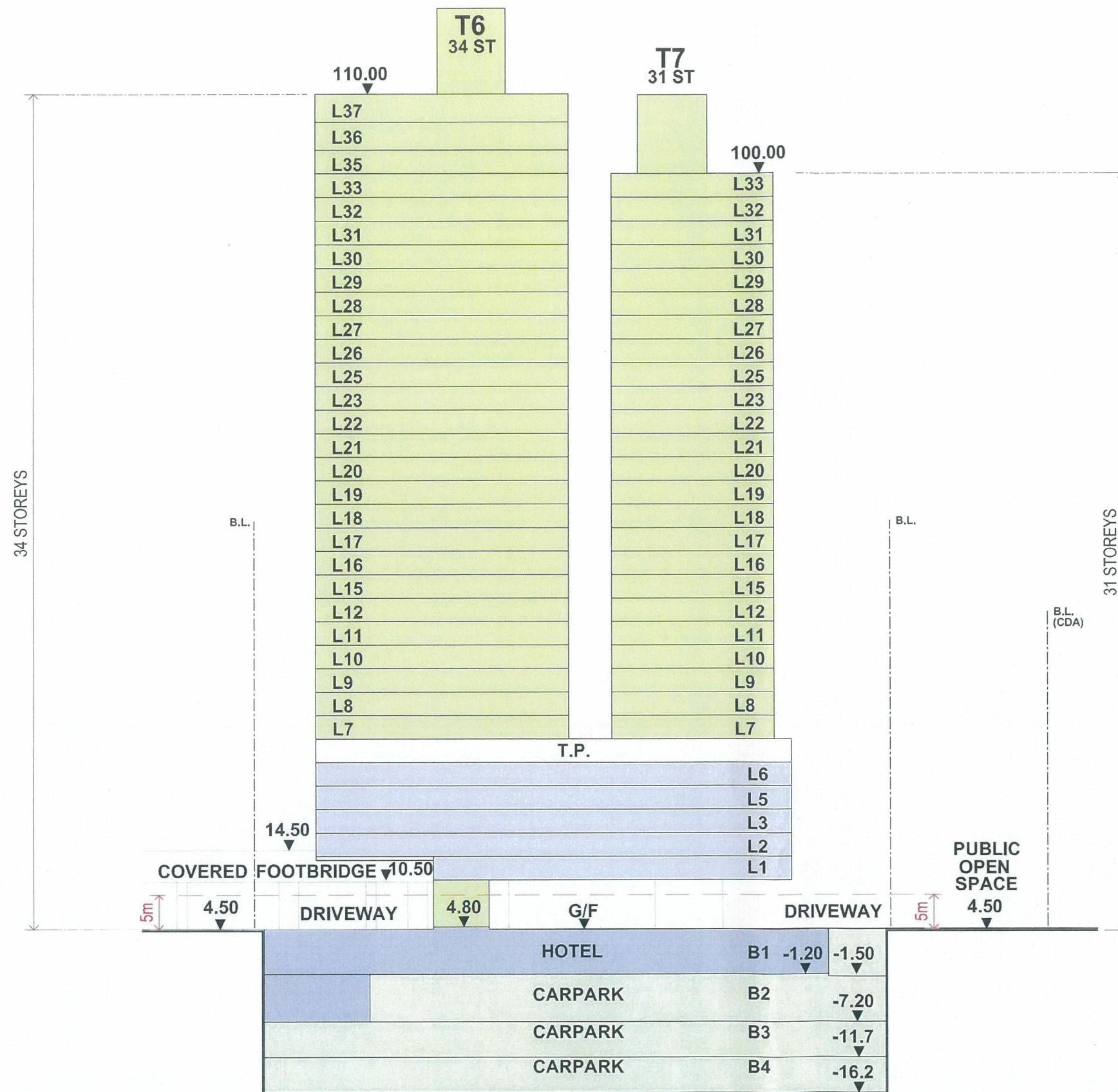
LEGENDS :

- RESIDENTIAL FLAT / LOBBY
- HOTEL / LOBBY / BOH
- CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES
- CARPARK / E&M
- T.P. TRANSFER PLATE

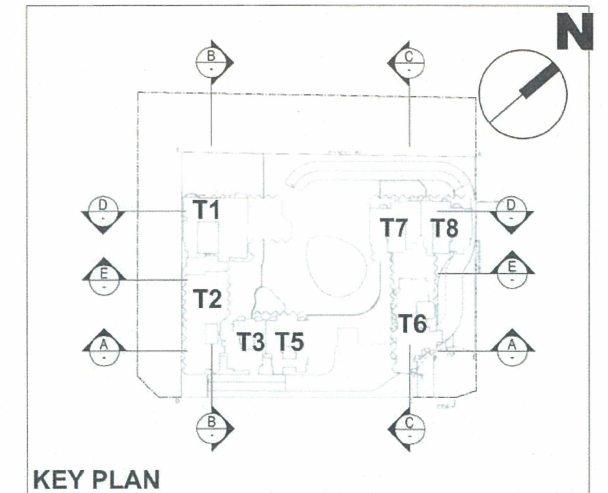
PROPOSED COMPREHENSIVE DEVELOPMENT AT OIL STREET, NORTH POINT, I.L.8920 HONG KONG

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SECTION C - C



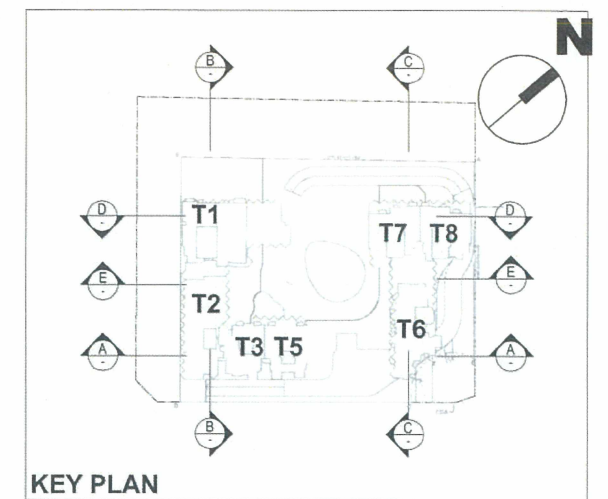
LEGENDS :

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- HOTEL / LOBBY / BOH
- CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES
- CARPARK / E&M
- T.P. TRANSFER PLATE

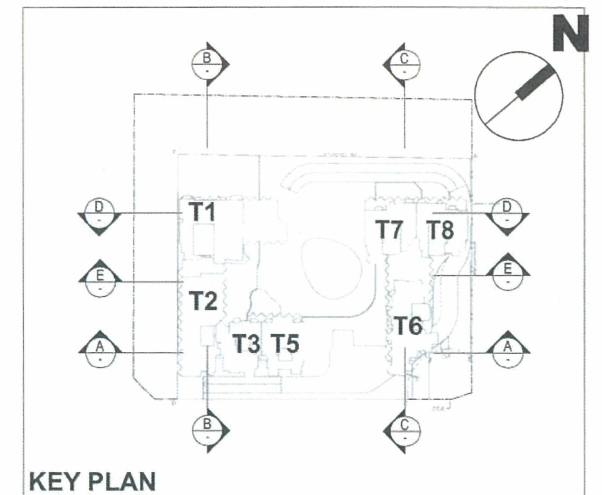
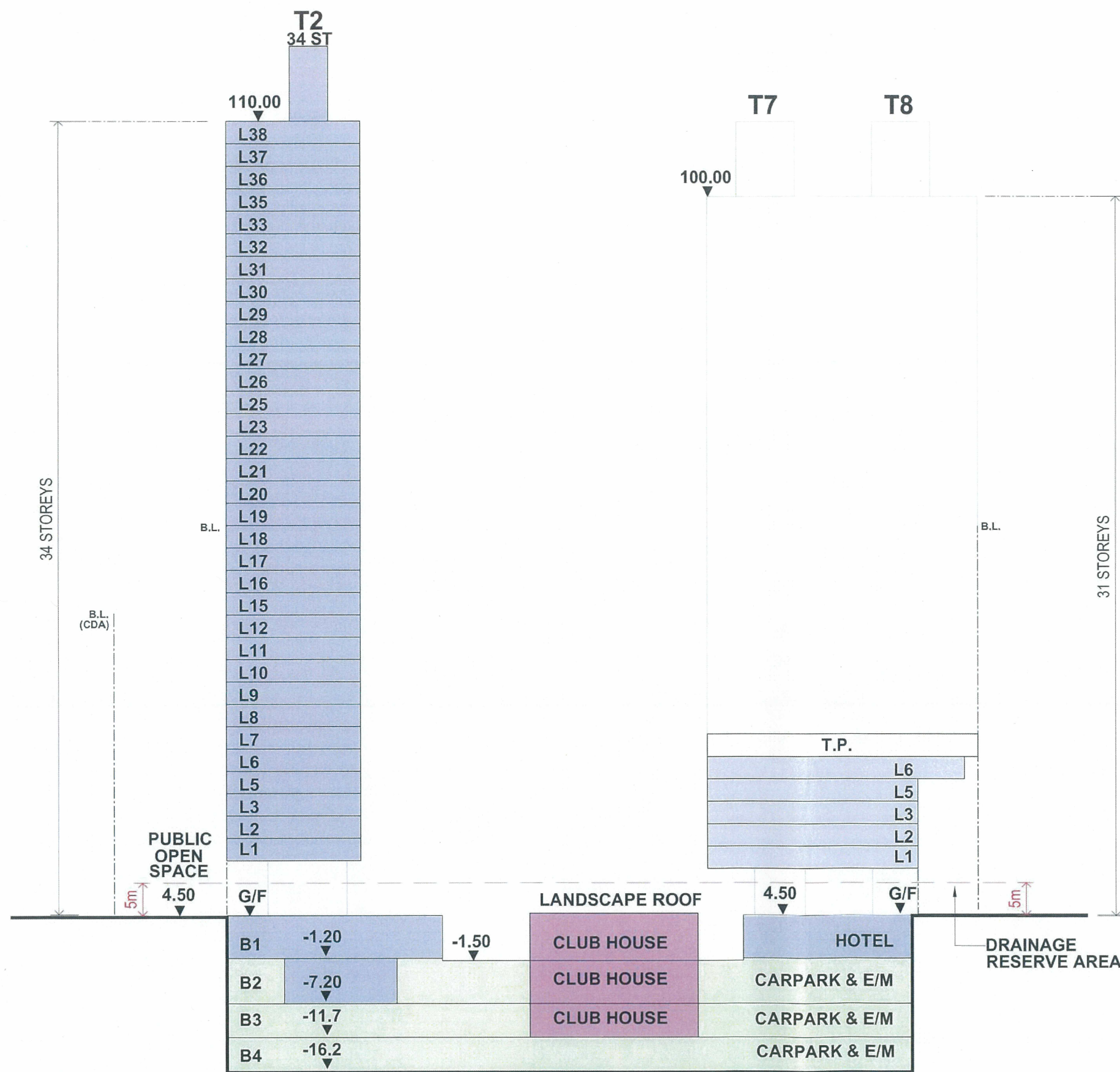
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LEGENDS :

- RESIDENTIAL FLAT / LOBBY
- HOTEL / LOBBY / BOH
- CLUB HOUSE / ANCILLARY RECREATIONAL FACILITIES
- CARPARK / E&M
- T.P. TRANSFER PLATE





PROPOSED COMPREHENSIVE DEVELOPMENT AT OIL STREET, NORTH POINT, I.L.8920 HONG KONG

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CIRCULATION LEGENDS :

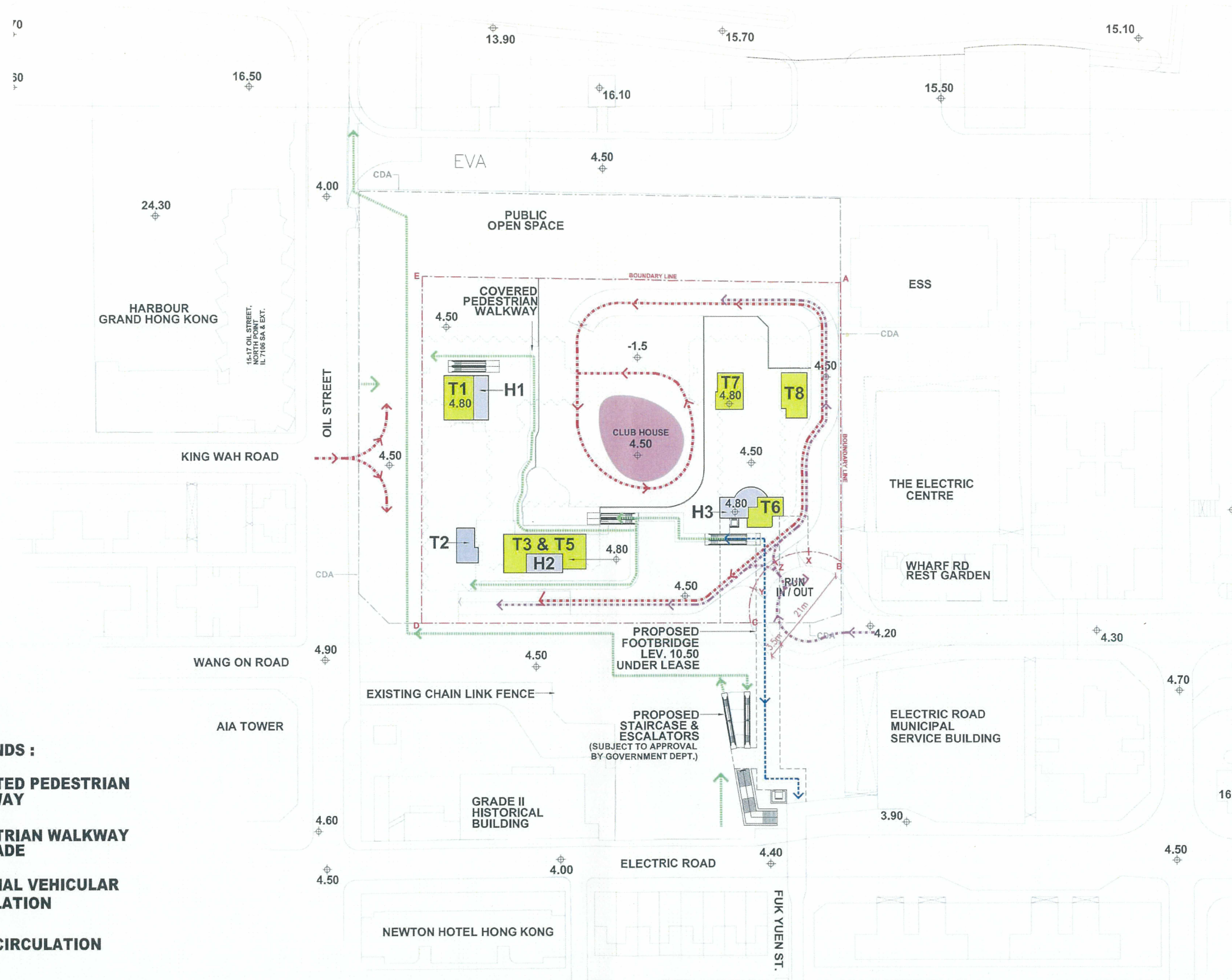
-  **ELEVATED PEDESTRIAN WALKWAY**
-  **PEDESTRIAN WALKWAY ON GRADE**
-  **INTERNAL VEHICULAR CIRCULATION**
-  **E.V.A. CIRCULATION**

VEHICULAR / PEDESTRIAN CIRCULATION DIAGRAM

PROPOSED COMPREHENSIVE DEVELOPMENT AT OIL STREET, NORTH POINT, I.L.8920 HONG KONG

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MULTI-FUNCTIONAL PLAZA



COURTYARD

SWIMMING POOL

OUTDOOR SITTING AREA

KING WAH ROAD

COVERED WALKWAY
FEATURE SHELTER

PROMENADE

LANDSCAPING FEATURE

WANG ON ROAD

AIA TOWER

GRADE II
HISTORICAL
BUILDING

ELECTRIC ROAD

Reserved Area
for RCP
Area = 594 sqm

ELECTRIC ROAD
MUNICIPAL
SERVICE BUILDING

WHARF RD
REST GARDEN

THE ELECTRIC
CENTRE

BERMED LAWNS

GREEN WALL

COURTYARD

OUTDOOR SITTING AREA

GREEN WALL

LANDSCAPING FEATURE

HOTEL ENTRANCE
CANOPY

LANDSCAPING FEATURE

CDA (Application Site)

Boundary of Development
Portion (I.L.8920)

The design in this area
is indicative only and is
subject to approval by
Government Departments

LANDSCAPE MASTER PLAN
SCALE 1:600@A3

Technical Schedule

Overall Development	
	Proposed Scheme
Application Site Area (about)	1.17ha
Development Site Area	7,887m ²
Maximum Total GFA	Approx. 70,200m ² *
Maximum Site Coverage	
- Non-Domestic	Not more than 60%
- Domestic	Not more than 33.3%
Building Height at Main Roof	T1, T7 & T8: 100mPD T2-T6**: 110mPD
Building Height in no. of storey	T1: 31 T2: 34 T3 – T5**: 35 T6: 34 T7 & T8: 31 (including ground floor and transfer plate level) [all towers sit over 4 levels of basement]
No. of Blocks	7
Public Open Space	Not less than 3,530m ²
Local Open Space	Not less than 1,680m ²
Domestic Component	
Maximum Domestic GFA	40,200m ²
Total No. of Flats	Approx. 400
Average Flat Size	103.08m ²
Design Population	Approx. 1,400
Non-Domestic Component (Hotel)	
Maximum Non-Domestic GFA	30,000m ²
No. of Guestrooms	Approx. 800

* Not including GFA due to covered walkways to be exempted under clause 23 of the Special Condition of the Lease
** T4 is omitted

Remarks: The anticipated year of completion of the Development is around 2017

Parking Provision		
	Proposed Scheme	
	Residential	Hotel
Car Parking Space	166 (incl. 6 Visitor's Car Parking Spaces)	14
Motor Cycle Parking Space	18	
Loading/Unloading Bay	6	6
Coach Layby	Nil	3
Taxi/Private/Car Layby	Nil	6