

List of Approval Conditions

Application No. A/H20/177

- Application Site : Former China Motor Bus Depot at 391 Chai Wan Road (Chai Wan Inland Lot No. 88), Chai Wan Road Bus Terminus, and a section of Sheung On Street in Chai Wan, Hong Kong
- Subject of Application : Proposed Comprehensive Residential Development with Commercial Use and a Public Transport Terminus in "Comprehensive Development Area (1)" and "Open Space" Zones
- Date of Approval : 23.8.2013
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to incorporate, where appropriate, the approval conditions as stated in paragraphs (b) to (i) below to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the design and provision of a public open space (POS) and the subsequent maintenance for 2 years, at no cost to the Government as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;
 - (c) the design and provision of a public transport terminus (PTT) within the "Comprehensive Development Area (1)" ("CDA(1)") site including the temporary relocation arrangement to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (d) the design and provision of car parking spaces and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (e) the setting back by 3 metres along Chai Wan Road for pedestrian footpath widening and landscaping to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (f) the design and implementation of the façade treatment for the entire development to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (g) the design and implementation of the footbridge over Sheung On Street to the satisfaction of the Director of Highways or of the Town Planning Board;
 - (h) the designation of drainage and/or water main reserve within the "CDA(1)" site to the satisfaction of the Director of Drainage Services and/or Director of Water Supplies or of the Town Planning Board;

- (i) the submission and implementation of a revised Landscape Master Plan including revised tree preservation proposal, and the submission of quarterly tree monitoring reports to the satisfaction of the Director of Planning or of the Town Planning Board;
- (j) the submission of a revised Traffic Impact Assessment and implementation of the mitigation measures identified therein to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (k) the implementation of the mitigation measures identified in the Environmental Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (l) the implementation of mitigation measures identified in the revised Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (m) 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 Town Planning Board;
- (n) the submission of a comprehensive quantitative risk assessment and implementation of mitigation measures identified therein to the satisfaction of the Director of Electrical and Mechanical Services or of the Town Planning Board; and
- (o) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.



Proposed Residential Development
391 Chai Wan Road

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一三年八月二十三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 23. 8. 2013.

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

MASTER LAYOUT PLAN

1:600@A3 20APRIL2012



SITE A
SITE AREA = 4,111sm
CLASS OF SITE = B
PERMITTED PLOT RATIO = 9 (DOMESTIC)
= 15 (NON-DOMESTIC)
PREMITTED SITE COVERAGE= 37.5% (DOMESTIC)(OVER 15M)
= 100% (NON-DOMESTIC)(UNDER 15M)

PROPOSED PLOT RATIO = 6.4 (PTT IS INCLUDED)
PROPOSED SITE COVERAGE = 19.7% (DOMESTIC)(OVER 15M)
= 81% (NON-DOMESTIC)(UNDER 15M)

DOMESTIC GFA = 22795 sm
NO OF UNITS : 224
AVERAGE FLAT SIZE = 101.8 sm

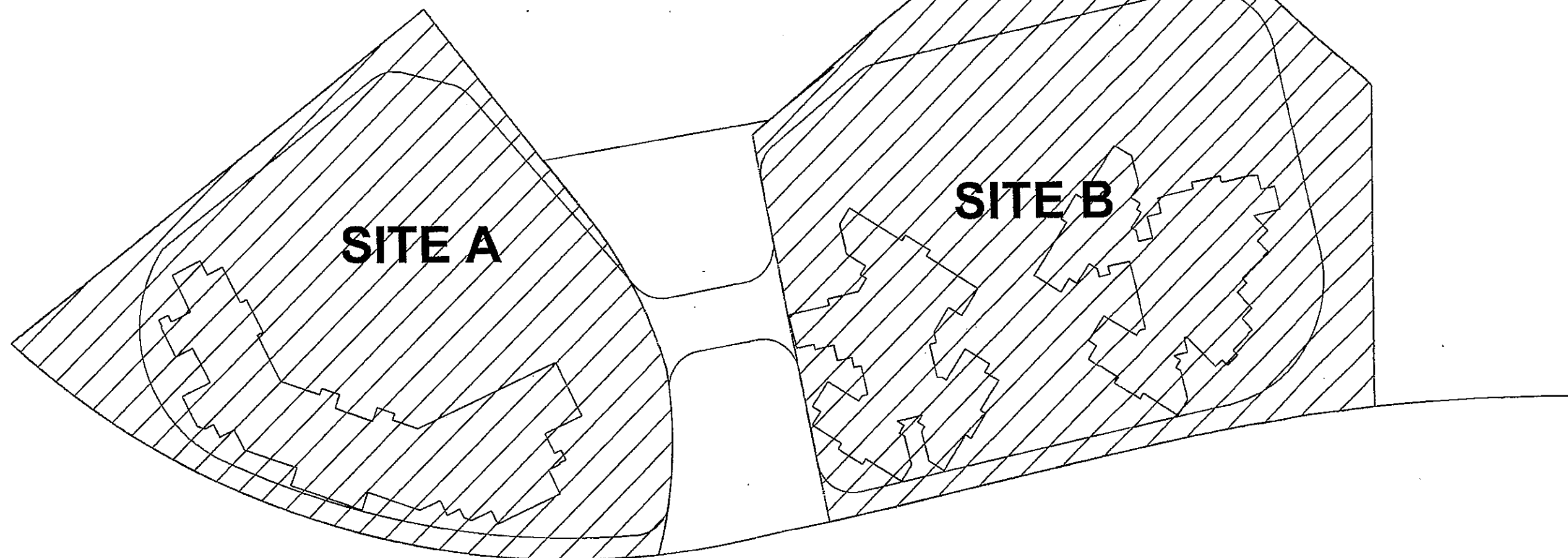
PTT GFA = 3335 sm

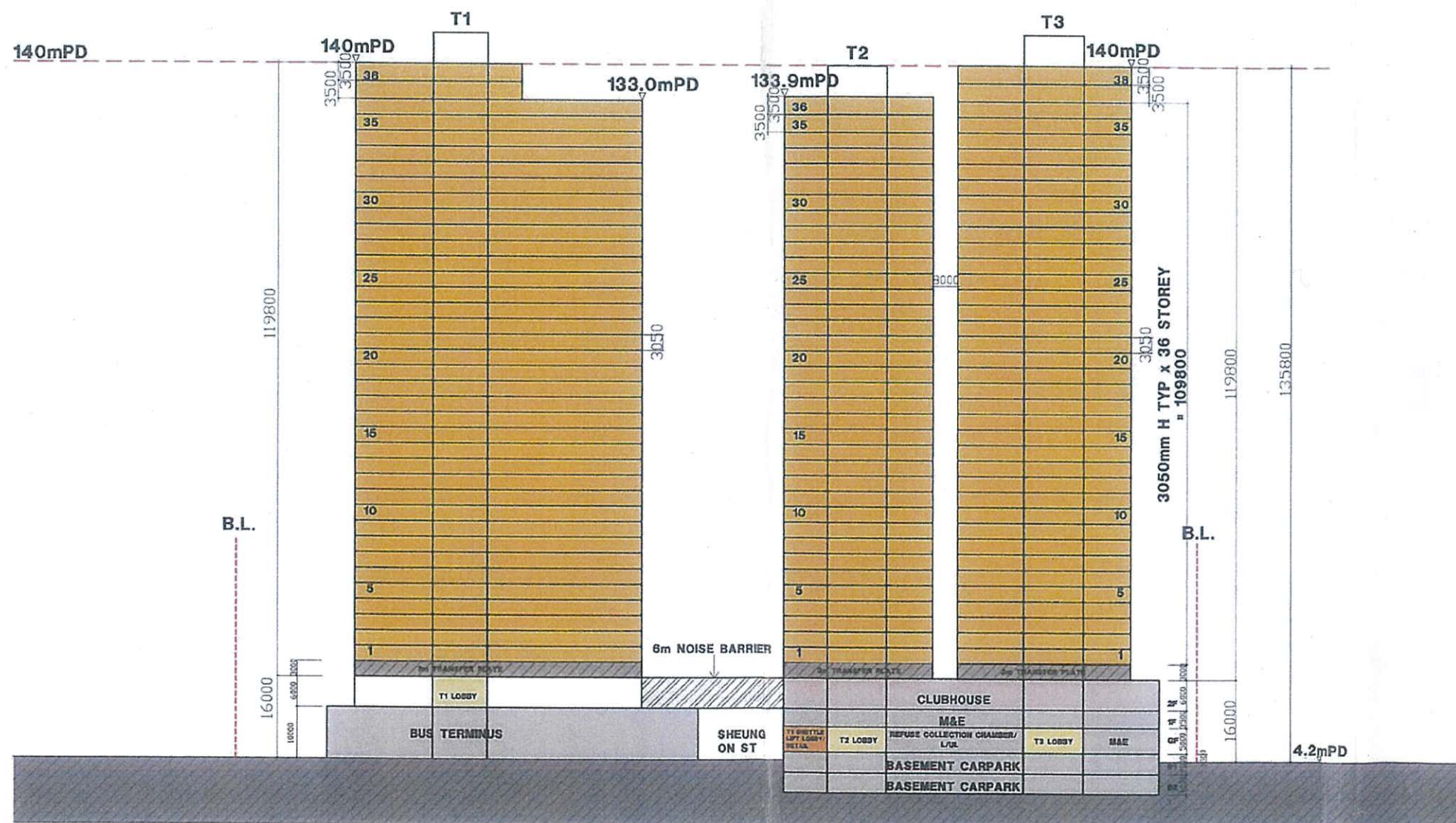
SITE B
SITE AREA = 5,515sm
CLASS OF SITE : B
PERMITTED PLOT RATIO = 9 (DOMESTIC)
= 15 (NON-DOMESTIC)
PREMITTED SITE COVERAGE= 37.5% (DOMESTIC)(OVER 15M)
= 100% (NON-DOMESTIC)(UNDER 15M)

PROPOSED PLOT RATIO = 7.6
PROPOSED SITE COVERAGE = 20.9% (DOMESTIC)(OVER 15M)
= 73% (NON-DOMESTIC)(UNDER 15M)

DOMECTIC GFA = 41519 sm
NO OF UNITS : 556
AVERAGE FLAT SIZE = 74.7 sm

NON-DOMESTIC GFA= 186 sm





LEGEND

- Application Site Boundary
- Western Portion of the Site zoned as Comprehensive Development Area (1)
- Eastern Portion of the Site zoned as Open Space formed part of Fung Yip Street Planned Open Space
- Main Entrance to Planned Public Open Space
- Covered Walkway
- Swimming Pool
- Pagoda
- Decorative Paving
- Preserved Trees (Inside Application Site Boundary)
- Preserved Trees (Outside Application Site Boundary)
- Transplanted Trees (Receptor Location)
- New Amenity Tree Planting
- New Street Tree Planting
- Shrub Planting
- Lawn
- Podium Edge



Landscape Components

- 1 Streetscape Design** - The streetscape design for the pedestrian pavements along Chai Wan Road and Sheung On Street is designed to soften the architectural form of the podium, create a spacious and comfortable pedestrian environment and provide a human scale.
- 2 Linear Park** - Designed for the active and passive recreational needs of the local community the park will be linked to the planned open space and provides pedestrian access to Chai Wan Road. Visually connected to the residential at-grade and the podium landscapes it contributes to the sense of an integrated and coherent landscape framework for the whole development area.
- 3 Fung Yip Street Planned Open Space** - An indicative design is provided for the open space to the north of the development to demonstrate how a comprehensive landscape framework may be achieved for the proposed development and planned uses adjacent to the Site.

Recreational / Residential Landscape

- 4 Entrance Courtyards** - Designed with decorative paving and shrub planting enriching the entrance thresholds for each of the residential lobbies. These spaces will be distinctive while sharing a palette of hard and soft landscape materials and design language.
- 5 Contemplative Garden** - Featuring a lawn area with an informal walking trail and shaded seating with a small pavilion / trellis to create a tranquil space. The layout of informal tree and shrub planting within the space serves to create a sense of semi-enclosure.
- 6 Meadow Garden** - The design concept is based on a meadow bounded by a landscape buffer of tree and shrub planting. The central lawn is designed to maximise the area of greenery whilst also providing a usable space with framed views of this landscape from the communal spaces.
- 7 Swimming Pool Terrace** - The Clubhouse and its recreational landscape will form the social focus of the proposed development and is designed to emulate an exclusive health spa type development.
- 8 Children's Play Area** - Space contains play equipment and safety matting in accordance with the latest safety standards with seating for parents.
- 9 Woodland Garden** - Designed as a small wooded dell the area divided into series of small outdoor rooms for social interaction or provide a space for private contemplation.
- 10 Landscape Bridge** - Shaped by structural and functional constraints the feature tree and shrub planting will be positioned along the periphery of the bridge forming part of the vertical greening elements to soften the building edge, disguise the noise barrier structure and in combination with edge planting at lower floors provide comprehensive greening effect.
- 11 Edge Treatment** - The proposals for reducing the visual prominence and softening the form of the proposed architectural scheme include a series of planters around the periphery of the podium level.
- 12 Green Roof** - As part of a sustainable approach to the landscape design for the proposed development the flat roof to the Clubhouse below Towers 2 and 3 will use an extensive green roof system.

Proposed Comprehensive Residential Development, 391 Chai Wan Road, Hong Kong

Landscape Master Plan - Combined Plan

SCALE	As Shown	DATE	JAN 2013
CHECKED	CJF	DRAWN	EIK
FIGURE NO.	A5.4	REV	F



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Planning Statement for A Comprehensive Residential Development At No. 391 Chai Wan Road

	(c) Current Application
Application Site Area	14,750 sq.m. (about)
(c) "CDA(1)" portion	10,750 sq.m.#
(d) "O" portion	not less than 4,000 sq.m.
Development at "CDA(1)" portion	
Plot Ratio	6.0
Total GFA	64,500 sq.m.
Domestic GFA	64,314 sq.m.
Non-Domestic GFA	186 sq.m.
Total Number of Storeys	T1: 40 T2: 39 T3: 41
(a) Residential	T1 and T3: 36-38 T2: 36
(b) Podium	T1: 2 T2 and T3: 3
Maximum Building Height	T1: 133.0 - 140.0mPD T2: 133.9mPD T3: 140mPD
Number of Blocks	3
Number of Flats	780
Average Flat Size	82.5 sq.m.
Number of Car Parking Space	
(a) Residential	169
(b) Visitors	3
(c) Retail	0
(d) Motorcycle	18
Public Transport Terminus	
(a) Bus bays	4
(b) Green Mini Bus/ Taxi Bays	2
Ancillary Recreational Facilities (% of domestic GFA)	1,500 sq.m. (2.3%)

Table 2

Site Area based on the proposed land exchange draft plan provided by District Lands Office, subject to final agreement

Development Programme

The proposed development is expected to be completed by 2016.