

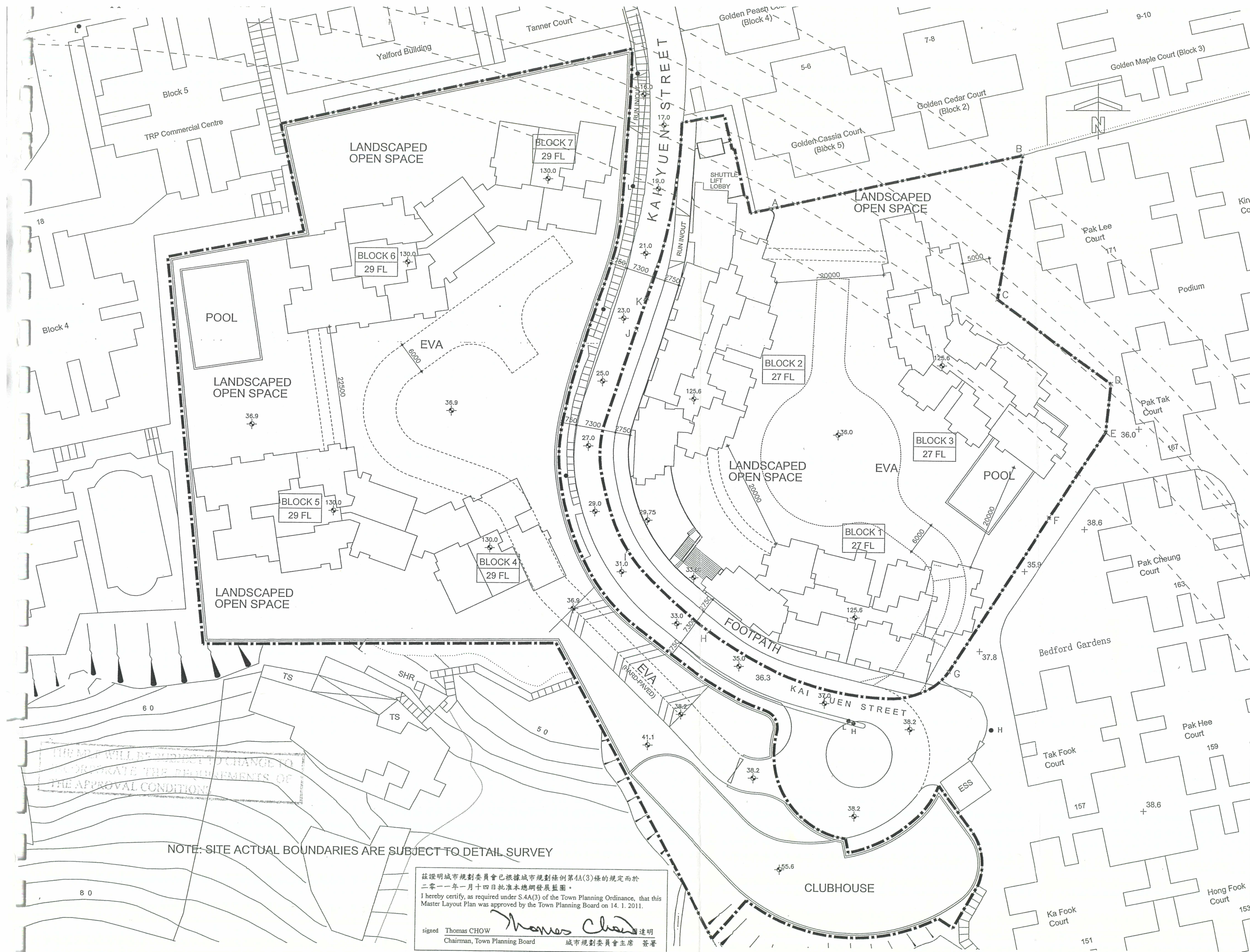
List of Approval Conditions

Application No. A/H8/401-1

- Application Site : Upper Kai Yuen Lane, Lower Kai Yuen Lane and Kai Yuen Street, North Point
- Subject of Application : Proposed Class B Amendments to the Approved Application (No. A/H8/401) for Comprehensive Residential Development with Minor Relaxation of Building Height Restriction in "Comprehensive Development Area (2)" zone and an area shown as 'Road'
- Date of Approval : 14.1.2011
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP), taking into account the approval conditions (b), (c), (d) and (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 and a tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;
 - (c) the design and provision of vehicular accesses, parking facilities, loading/unloading space, lay-bys and barrier-free pedestrian footpaths for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
 - (d) the implementation of the road improvement proposal for Kai Yuen Street, including the widening of the upper section of Kai Yuen Street and the surrendering of the private land covered by the widened Kai Yuen Street under Phase 1 development to the Government, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
 - (e) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
 - (f) the submission of a natural terrain hazard study for the future phase of the proposed development and implementation of the mitigation measures recommended therein to the satisfaction of the Director of Civil Engineering and Development or of the TPB;
 - (g) the implementation of the sewerage upgrading works identified in the Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB; and
 - (h) no occupation of Phase 1 development is allowed before the completion of the proposed road improvement works in Phase 1 development.

Approved Comprehensive Residential Development with Minor Relaxation of
Building Height Restriction in "Comprehensive Development Area (2)" zone
and an area shown as "Road",
Upper Kai Yuen Lane, Lower Kai Yuen Lane and Kai Yuen Street, North Point
(Application No. A/H8/401-1)

Development Programme: Proposed Phasing of Development	
Proposed Phasing of Development:	
▪	Phase 1 (Eastern Portion)
▪	Future Phase (Western Portion)
Timing for Phase 1 Development:	
▪	for completion in 2013
Timing for Future Phase Development:	
▪	tentatively set for completion in 2016 (<i>subject to land acquisition</i>)
Timing for Provision of Open Space (Private) in Each Phase:	
▪	Phase 1: 2013
▪	Future Phase: 2016 tentatively (<i>subject to land acquisition</i>)



PROJECT:		TITLE: MASTER LAYOUT PLAN	
PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044			
JOB NO: 030630	DRAWING NO. / PART PLAN OF: KYSW/01A	REV. NO. (03)	
DATE: OCT 2010	CHECKED BY: ()	DESIGNED BY: ()	REVIEWED BY: ()
	SCALE: 1:600 (A3)		

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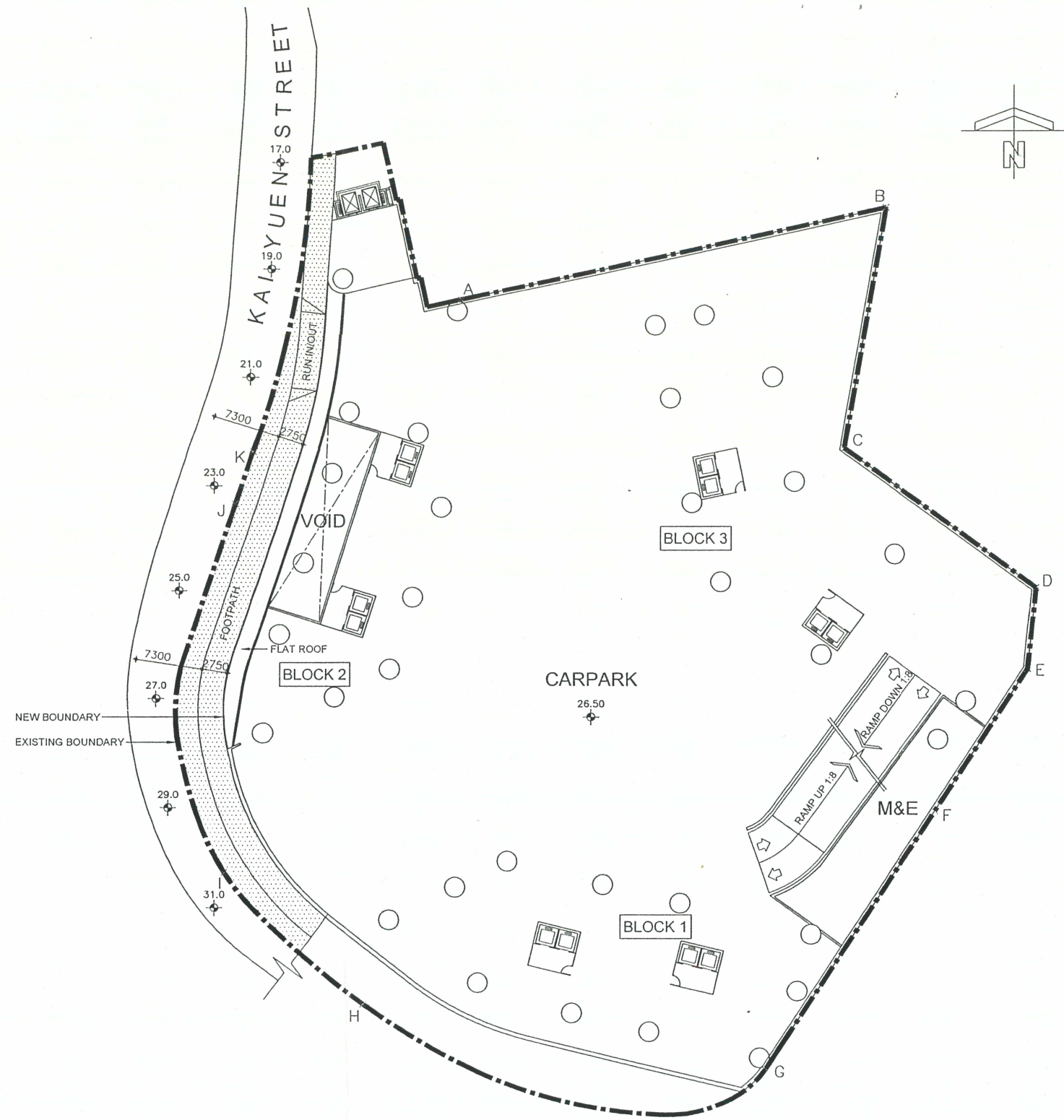
5th Floor, Cityplaza 3, Tsimsho Shing, Hong Kong
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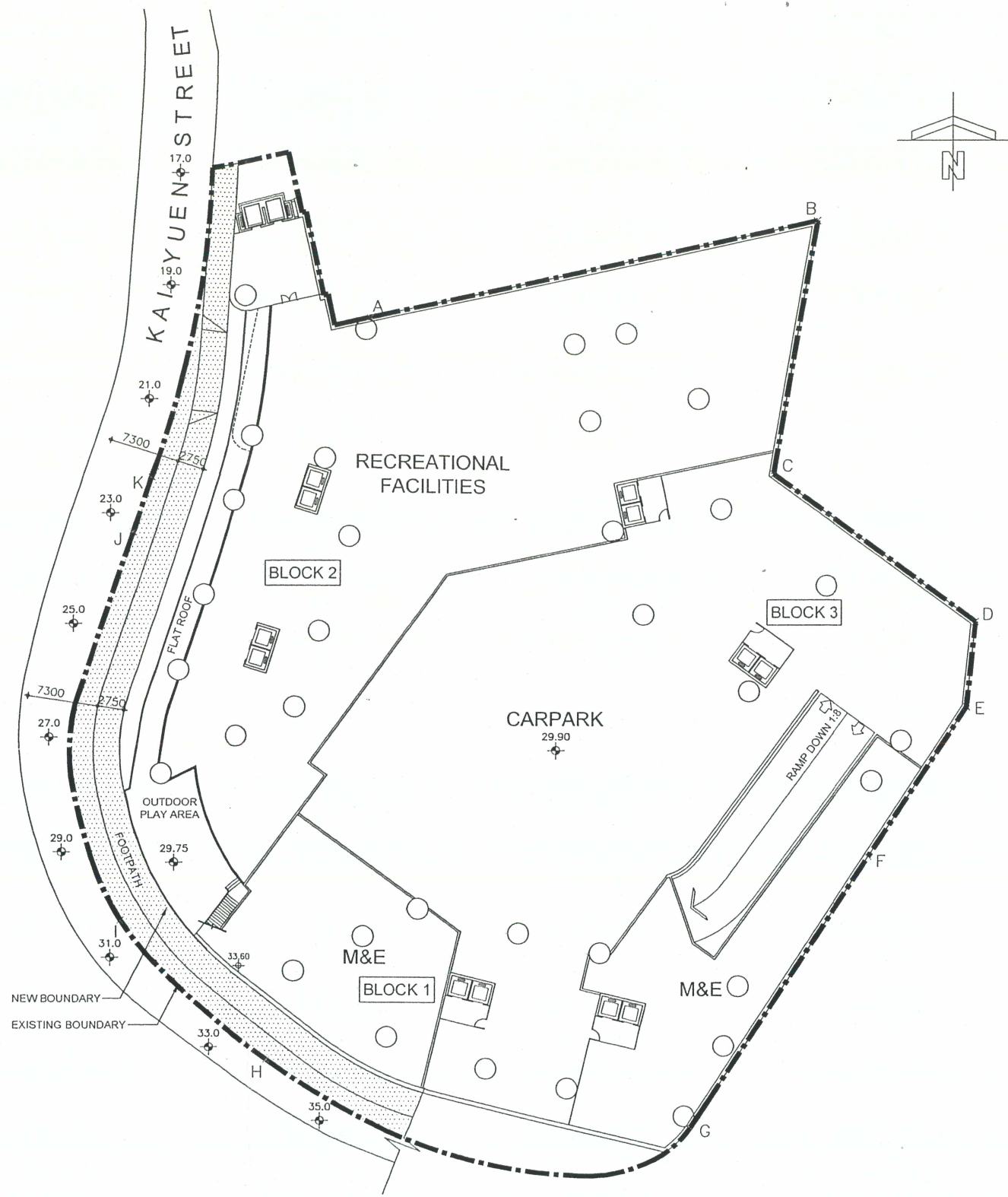
WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  5th Floor, Cityplaza 3, Tsimshui Street, Hong Kong T 2603 9888 F 2513 1728 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044	TITLE: BLOCK PLAN	JOB NO: DRAWING NO. / PART PLAN OF: REV. NO. 030630 KYSW/01 (03)	
			DATE: OCT 2010 SCALE: 1:1500 (A3)	
			DRAFTED BY: () DESIGNED BY: () CHECKED BY: () REVIEWED BY: ()	

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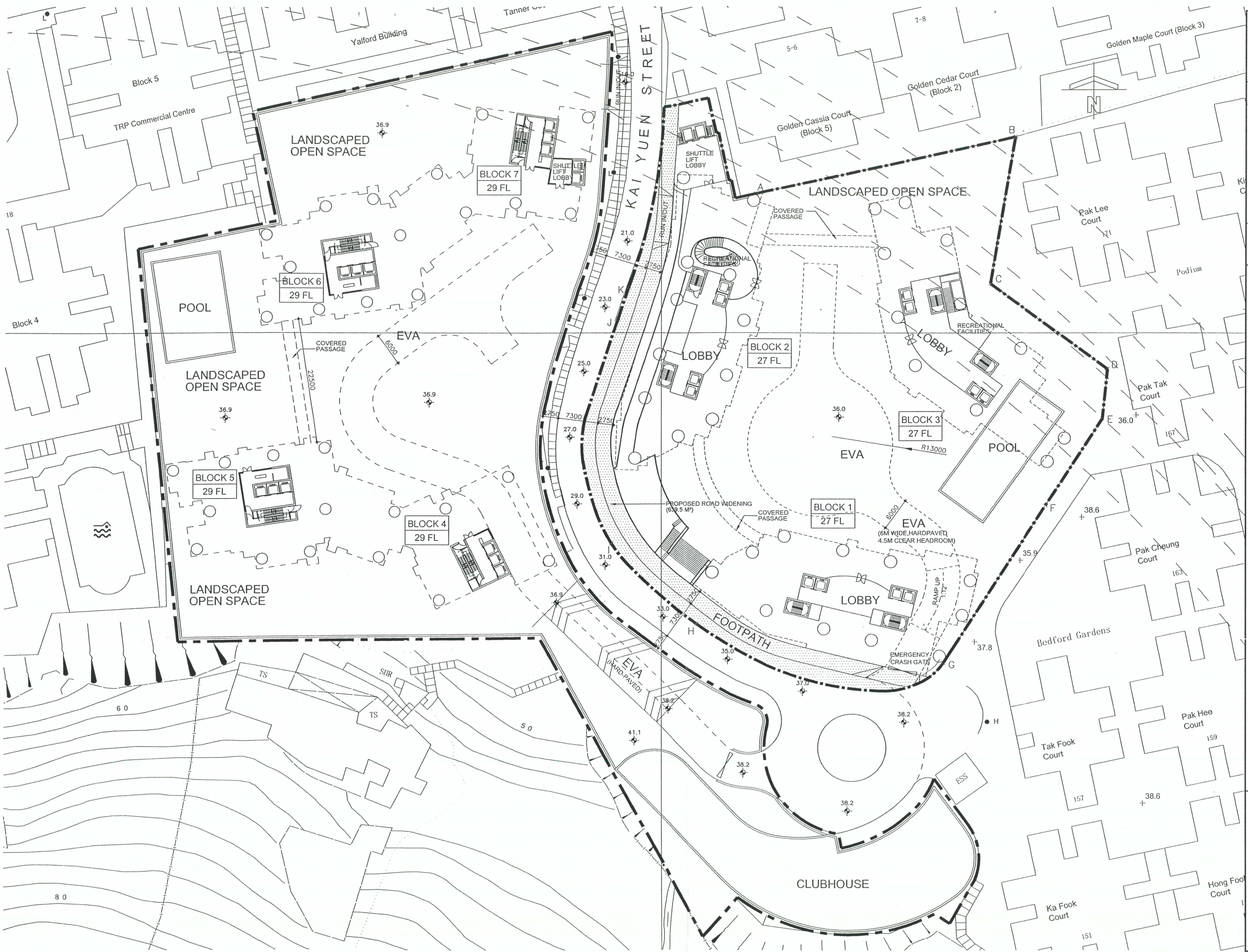
WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  5th Floor, Cityplaza 3, Tsimsho Street, Hong Kong T 2803 9888 F 2513 1728 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044			
	JOB NO:	DRAWING NO. / PART PLAN OF:	REV. NO.	
	030630	KYSW/03	(03)	
	DATE:	OCT 2010	SCALE:	1:600 (A3)
TITLE: CP2 PODIUM FLOOR PLAN (PHASE 1)				
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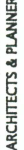
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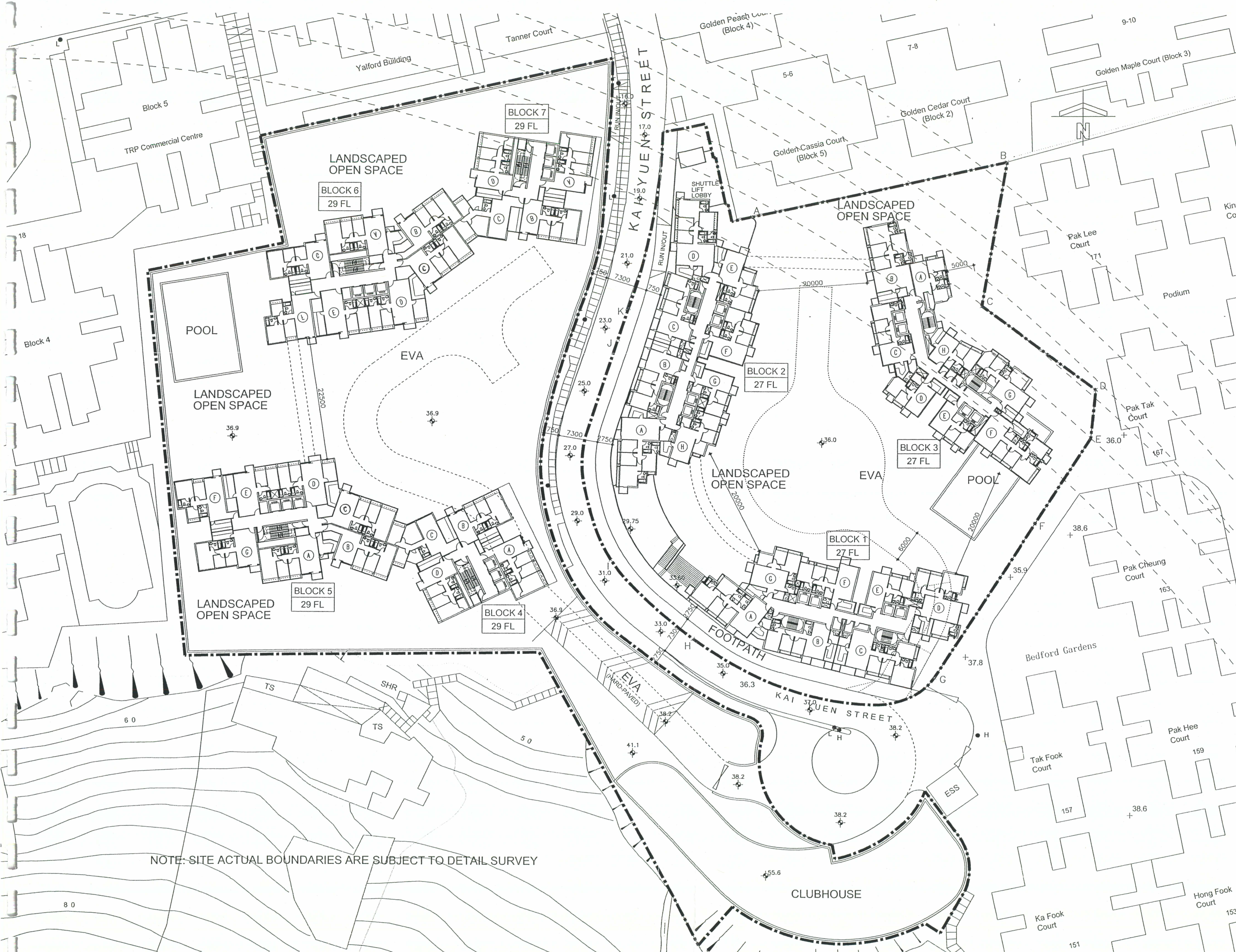


WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 5th Floor, Cityplaza 3, Tsimsho Street, Hong Kong T 2803 9888 F 2513 1728 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044	JOB NO: DRAWING NO. / PART PLAN OF: REV. NO. 030630 KYSW/04 (03)	DATE: OCT 2010 SCALE: 1:600 (A3)
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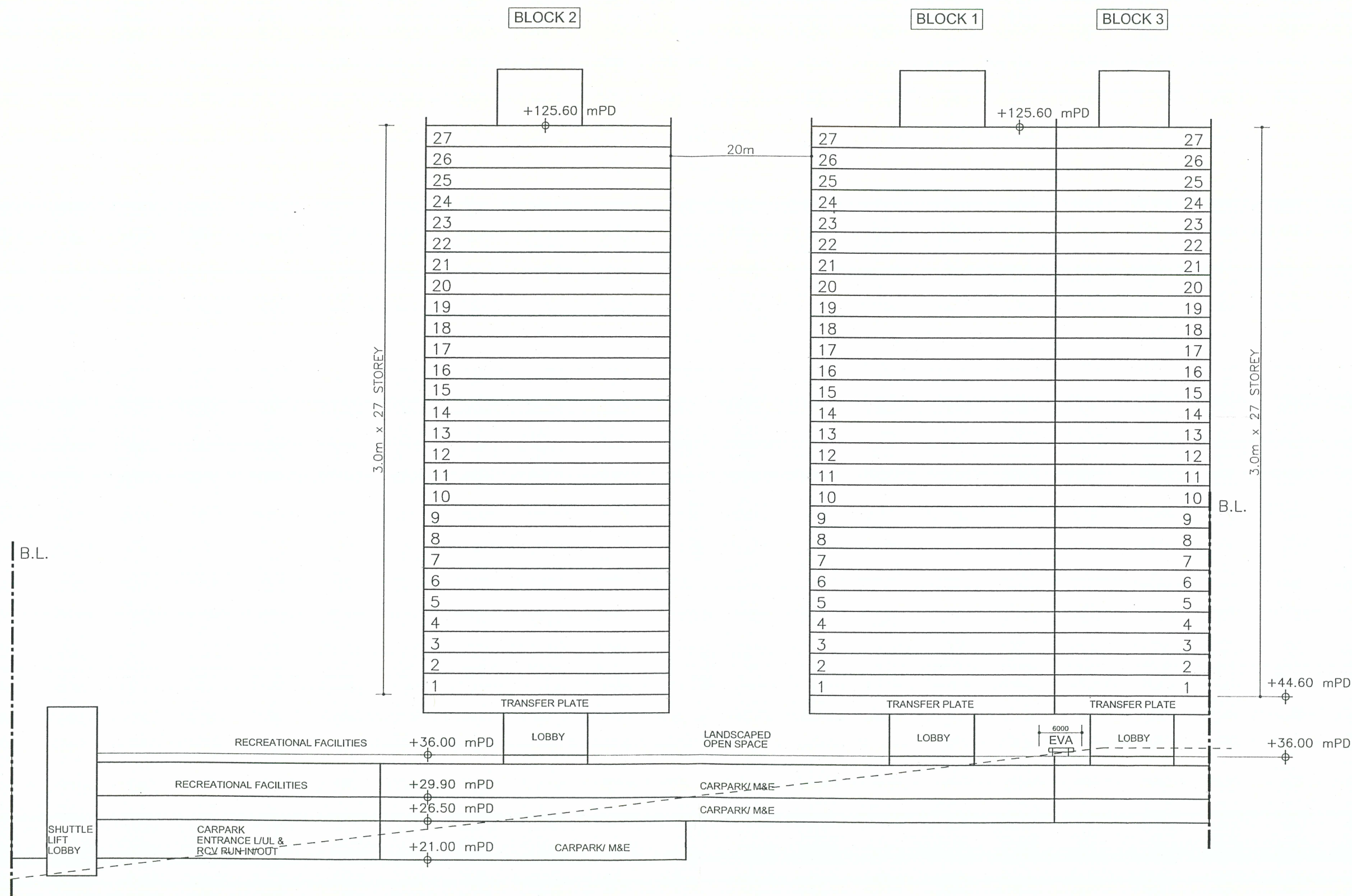
WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  5th Floor, Cheong Plaza 3, Tai Koo Shing, Hong Kong T 2803 9888 F 2513 1728 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044				
	JOB NO: DRAWING NO. / PART PLAN OF: REV. NO. 030630 KYSW/05 (03)				
	DATE: OCT 2010		SCALE: 1:600 (A3)		
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TITLE: LOBBY PODIUM FLOOR PLAN					



NOTE: SITE ACTUAL BOUNDARIES ARE SUBJECT TO DETAIL SURVEY

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	TITLE: TYPICAL FLOOR PLAN		DATE: OCT 2010	
			SCALE: 1:600 (A3)	
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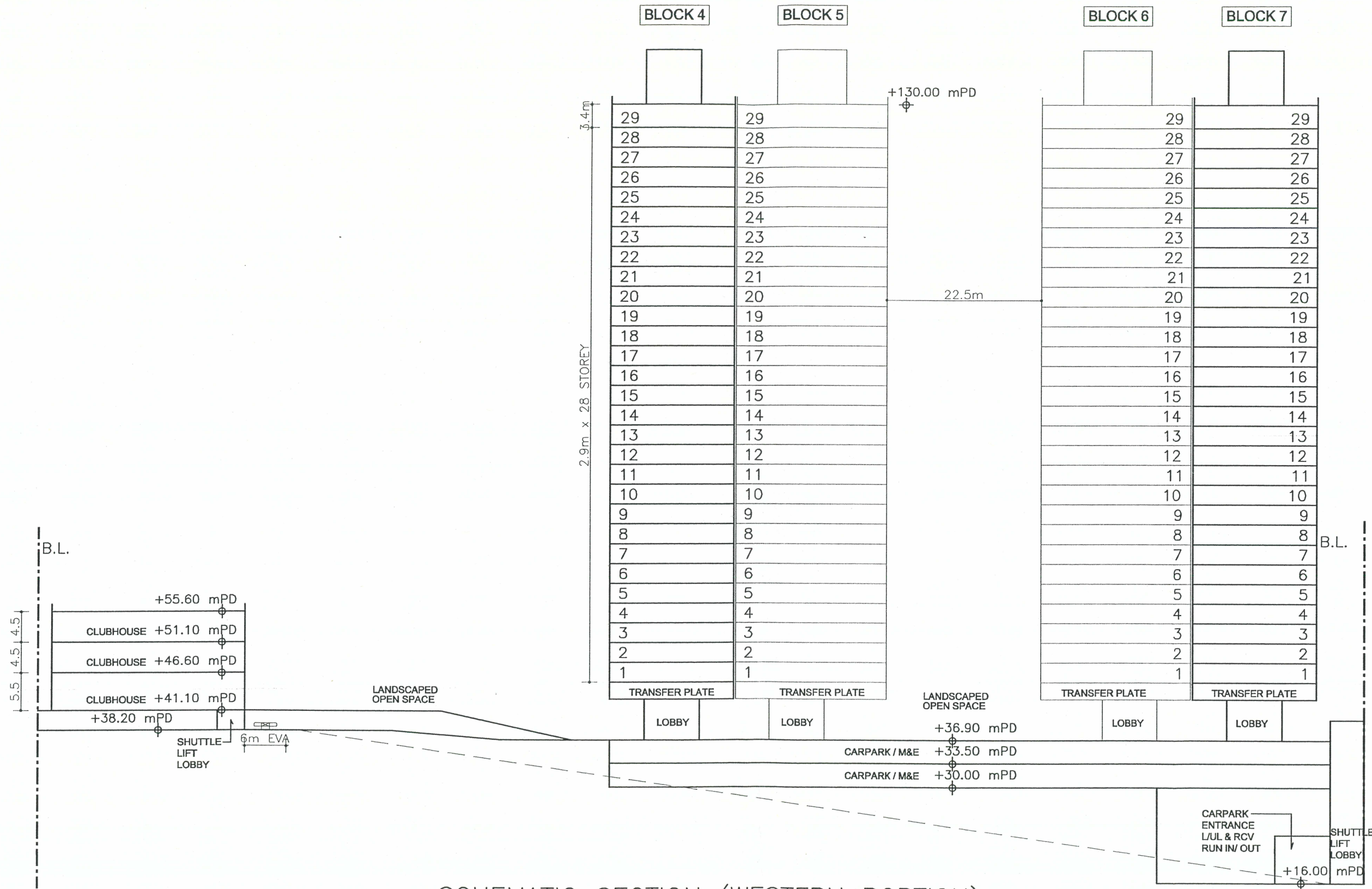
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SCHEMATIC SECTION (EASTERN PORTION)

SCALE 1:600

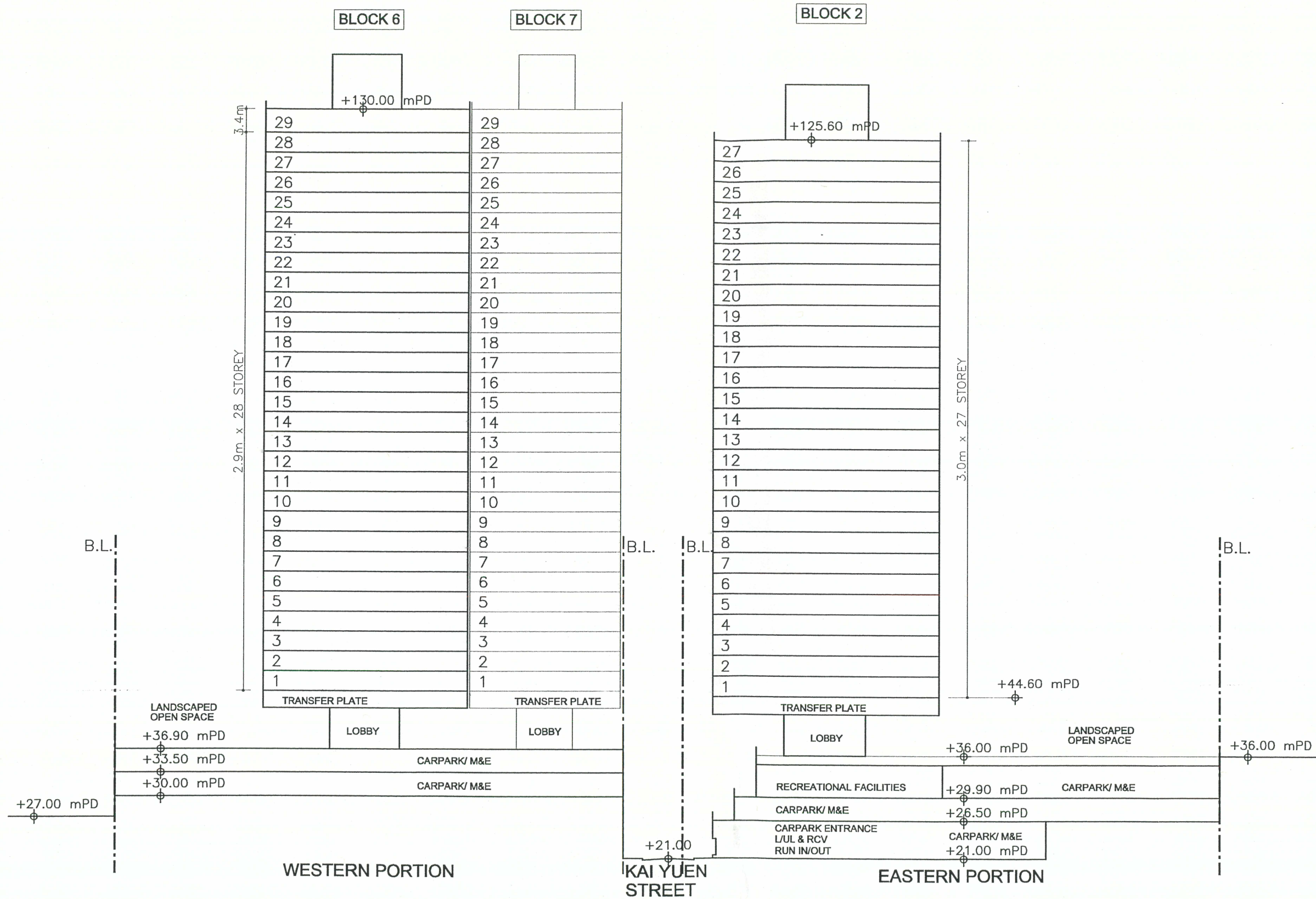
WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 5th Floor, Clydesdale, 3, Taikee Street, Hong Kong T 2503 9888 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044		JOB NO: 030630 DRAWING NO. / PART PLAN OF: KYSW/07 REV. NO. (03)
	TITLE: SCHEMATIC SECTION (EASTERN PORTION)		DATE: OCT 2010 SCALE: 1:600 (A3)
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SCHEMATIC SECTION (WESTERN PORTION)

SCALE 1:600

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	JOB NO: 001019 DRAWING NO. / PART PLAN OF: KYS08 (02)	DATE: DEC 2009 SCALE: 1:600 (A3)	REV. NO. (02)	DESIGNED BY: () CHECKED BY: () REVIEWED BY: ()
	TITLE: SCHEMATIC SECTION (WESTERN PORTION)			



SCHEMATIC SECTION (EASTERN & WESTERN PORTION)

SCALE 1:600

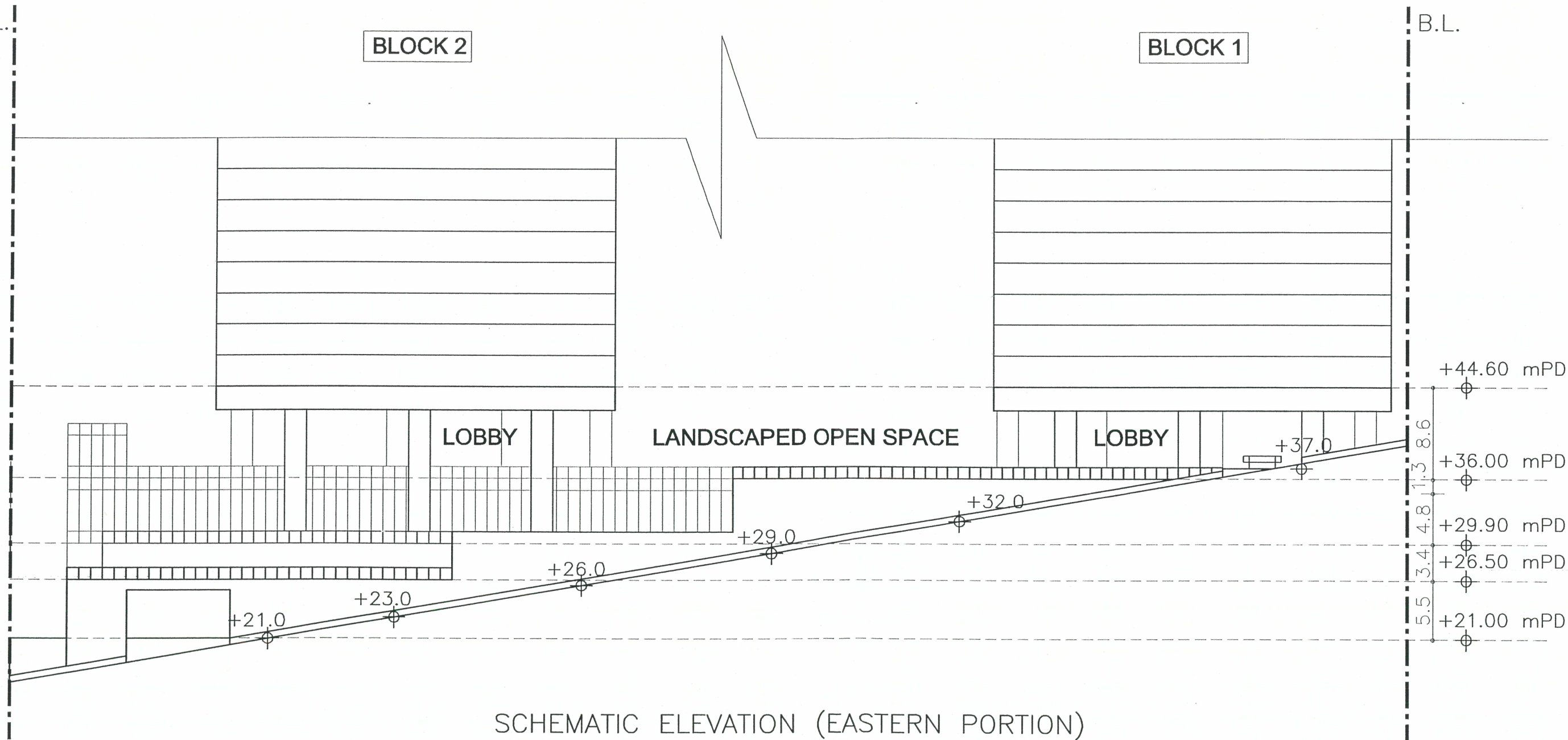
WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 5th Floor, Cheong Cheong 3, Tsim Sha Tsui, Hong Kong T 2803 9888 F 2813 1728 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044		JOB NO: 001019	DRAWING NO. / PART PLAN OF: KYSW/09 (02)	REV. NO. (02)
	TITLE: SCHEMATIC SECTION (EASTERN & WESTERN PORTION)		DATE: DEC 2009	CHECKED BY: ()	DESIGNED BY: ()
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B.L.

BLOCK 2

BLOCK 1

B.L.



SCHEMATIC ELEVATION (EASTERN PORTION)

SCALE 1:400

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PROJECT:

PROPOSED RESIDENTIAL REDEVELOPMENT
KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044

TITLE: SCHEMATIC ELEVATION (EASTERN PORTION)

JOB NO: 001019

DRAWING NO. / PART PLAN OF: KYSW10

REV. NO. (02)

DATE: DEC 2009

SCALE: 1:400 (A3)

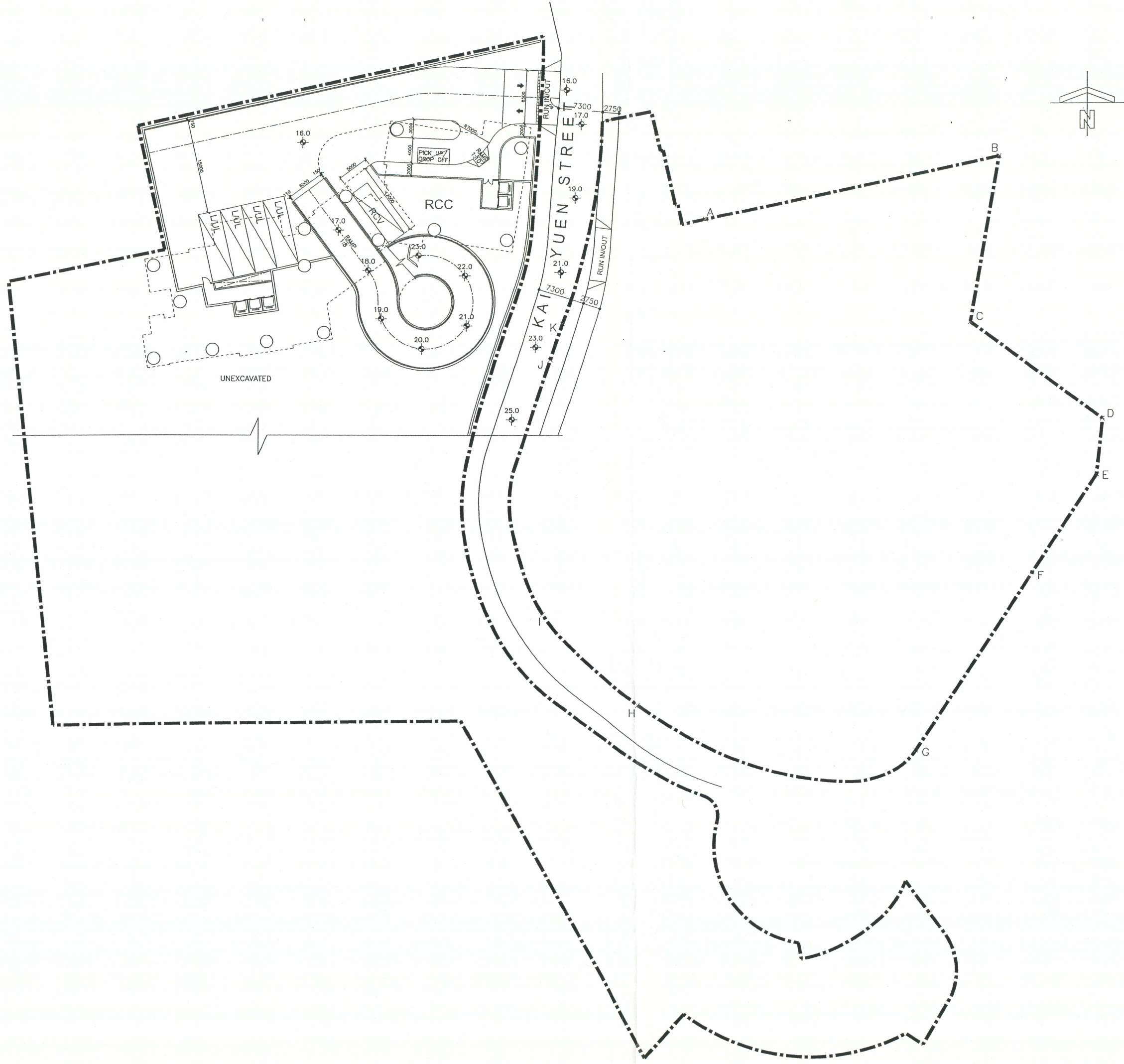
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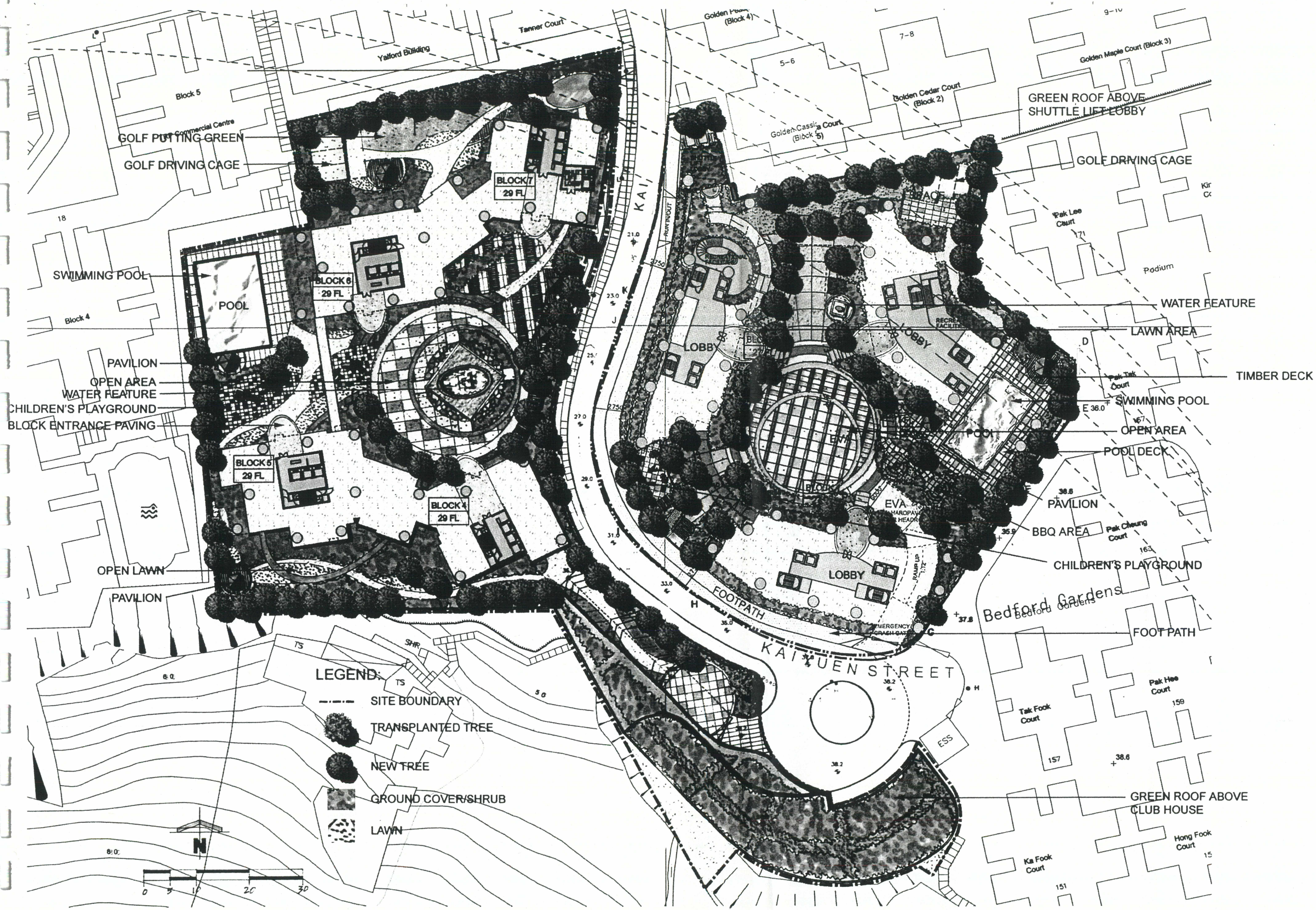
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	TITLE: CP1 PODIUM FLOOR PLAN OF FUTURE PHASE (WESTERN PORTION)				DATE: OCT 2010	SCALE: 1:600 (A3)		
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Development Schedule – Revised MLP (Application No. A/H8/401-1)		
General		
Total CDA(2) Site Area		15,300 m ²
Total Permissible Plot Ratio		8
Total Permissible GFA		122,400 m ²
Domestic Components		
Proposed Domestic GFA		122,400 m ²
(i) Eastern Portion		53,261 m ²
(ii) Western Portion		69,139 m ²
Proposed Domestic Site Coverage		Not more than 33.3%
Total No. of Flats		1,249
(i) Eastern Portion		611
(ii) Western Portion		638
Total No. of Residential Blocks		7
(i) Eastern Portion		3
(ii) Western Portion		4
Average Flat Size		98 m ²
Total No. of Storeys (incl. entrance lobby, recreational facilities and car parks)		
(i) Eastern Portion (Phase 1 Development Site)		31
(ii) Western Portion		32
Building Height		
(i) Eastern Portion		Not more than 125.6mPD
(ii) Western Portion		Not more than 130mPD
Design Population*		3,747
(i) Eastern Portion		1,833
(ii) Western Portion		1,914
Eastern Portion (Phase 1 Development)		
Total No. of Units		611
▪ Block 1		▪ 7 units/storey
▪ Block 2		▪ 8 units/storey
▪ Block 3		▪ 8 units/storey from 1/F to 17/F and 7 units/storey from 18/F to 27/F
Residents' Clubhouse / Indoor Recreational Facilities GFA		Not more than 2,663 m ² (i.e. not more than 5% of the total domestic GFA)
Outdoor Recreational Facilities / Private Open Space		Not less than 2,124m ²
Total Parking, Loading/Unloading (L/UL) and Lay-by Provision		179
▪ Private Car Parks		162 (2.5m x 5m)
▪ Visitor Car Parks		3
▪ Motorcycle Parking Spaces		9 (5% of total car parking spaces)
▪ Pick Up/Drop-off/Taxi Lay-by		1
▪ L/UL Bay		3 (1 bay per block)

L/U of refuse collection vehicles	1
Western Portion (Future Phase)	
Total No. of Units	638
- Blocks 4 & 7 – Typical 4 units/storey - Blocks 5 & 6 – Typical 7 units/storey	232 (116 per block) 406 (203 per block)
Residents' Clubhouse / Indoor Recreational Facilities GFA	Not more than 3,457m ² (i.e. not more than 5% of the total domestic GFA)
Outdoor Recreational Facilities / Private Open Space	Not less than 1,914m ²
Total Parking, Loading/Unloading (L/UL) and Lay-by Provision	141
- Private Car Parks - Visitor Car Parks - Motocycle Parking Spaces - Pick Up/Drop-off/Taxi Lay-by - L/UL Bay - L/U of refuse collection vehicles	124 (2.5m x 5m) 4 7 (5% of total car parking spaces) 1 4 (1 bay per block) (3.5m x 7m) 1

* Based on 2006 By-Census, average domestic household size of 3.0 for Tanner Garden.