

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 Scheme (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;
 - (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 Town Planning Board;
 - (c) the design and provision of vehicular accesses, parking facilities, loading/unloading spaces, lay-bys and barrier-free pedestrian footpaths for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (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 Town Planning Board;
 - (e) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
 - (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 Town Planning Board;
 - (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 Town Planning Board; and
 - (h) no occupation of Phase 1 development is allowed before the completion of the proposed road improvement works in Phase 1 development.

**Proposed Comprehensive Residential Redevelopment
In “Comprehensive Development Area (2)” and “Road” zones,
Upper Kai Yuen Lane, Lower Kai Yuen Lane & Kai Yuen Street, North Point, Hong Kong
A/H8/401-1 (as amended by Application No. A/H8/401-2)**

**Revised Master Layout Plan Submission
For compliance with Approval Condition (a)**

(May 2016)

Applicant:

Golden Legend Ltd

Consultancy Team:

Kenneth To & Associates Ltd.

Wong Tung & Partners Ltd.

AXXA Group Ltd.

MVA Hong Kong Ltd

Environ Hong Kong Ltd.

KTA
Kenneth To & Associates Ltd.
TOWN PLANNING
AND DEVELOPMENT
CONSULTANT

CONTENTS

1. Block Plan (KYSW/01)
2. Revised Master Layout Plan (KYSW/01A)
3. G/F Floor Plan (KYSW/02)
4. 1/F Floor Plan (KYSW/03)
5. 2/F Floor Plan (KYSW/03A)
6. 3/F Floor Plan (KYSW/04)
7. 5/F Floor Plan (KYSW/05)
8. Low Zone Typical Floor Plan (KYSW/06)
9. High Zone Typical Floor Plan (KYSW/06A)
10. Lower Duplex Floor Plan (KYSW/06B)
11. Upper Duplex Floor Plan (KYSW/06C)
12. Schematic Section (KYSW/07)
13. Schematic Section (Western Portion) (KYSW/08)
14. Schematic Section (Eastern & Western Portion) (KYSW/09)
15. Schematic Elevation (KYSW/10)
16. CP1 Podium Floor Plan of Future Phase (Western Portion) (KYSW/11)
17. Phasing Plan (KYSW/12)
18. Development Schedule
19. Landscape Master Plan - Overall Plan
20. Landscape Master Plan - Composite Plan
21. Tree Felling Plan



WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 5th Floor, Cityplaza 3, Telford Square, Hong Kong Tel: 2868 8888 Fax: 2868 1128 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077		JOB NO: DRAWING NO. / PART PLAN OF: REV. NO. 030630 KYSW/01 (11)
	TITLE: BLOCK PLAN		DATE: AUG. 2015 SCALE: 1:1500 (A3)
			DRAFTED BY: () CHECKED BY: () DESIGNED BY: () REVIEWED BY: ()
			\\030630\030630\DRAWING\MLP\201508XX\KYSW_01.DWG

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

JOB NO: 030630	DRAWING NO. / PART PLAN OF: KYSW/01A	REV. NO. (11)
-------------------	---	------------------

DATE:	AUG. 2015	SCALE:	1:600 (A3)
-------	-----------	--------	------------

30630\J030630\DRAWING\MLP\201508XX\KYSW_01A.DWG

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一一年一月十四日批准本總綱發展藍圖。

signed Michael WONG

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077

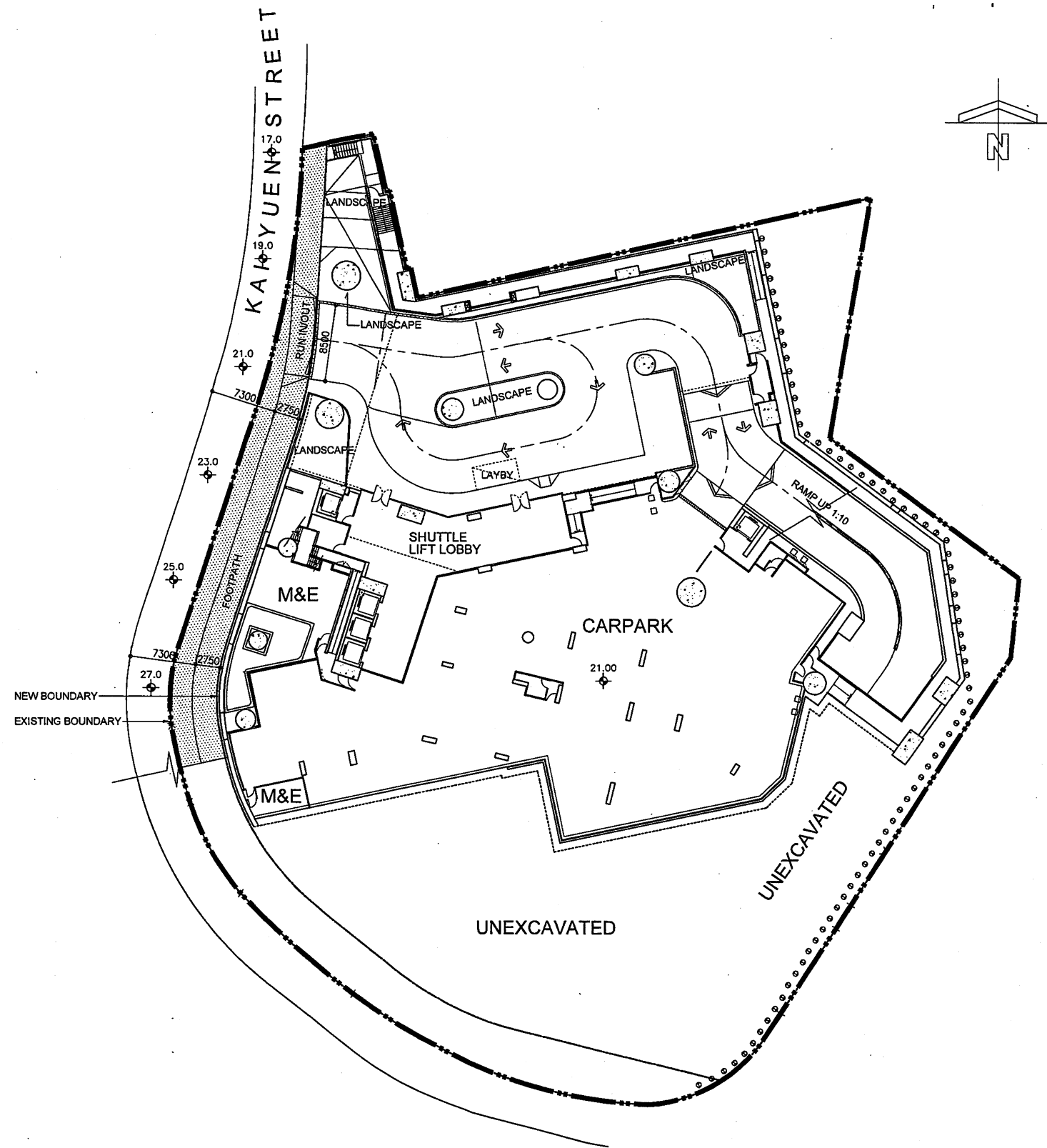
WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS



5th Floor, Cityplaza 3, Taikoo
T 2803 9888 F 2513 1728
Shing, Hong Kong
www.wongtung.com

TITLE: MASTER LAYOUT PLAN

NOTE: SITE ACTUAL BOUNDARIES ARE SUBJECT TO DETAIL SURVEY



NOTE :

CARPARK PROVISIONS
OF WHOLE
PHASE 1 DEVELOPMENT

	<u>TOTAL</u>
RESIDENTIAL PARKING	144 NOS.
VISITOR PARKING	3 NOS.
MOTORCYCLE PARKING	8 NOS.
LOADING / UNLOADING	3 NOS.

WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS



5th Floor, Cityplaza 3, Taikoo Shing, Hong Kong
T 2803 9888 F 2813 1728 www.wongtung.com

PROJECT:

PROPOSED RESIDENTIAL REDEVELOPMENT
KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077

TITLE: G/F FLOOR PLAN

JOB NO: 030630

DRAWING NO. / PART PLAN OF: KYSW/02

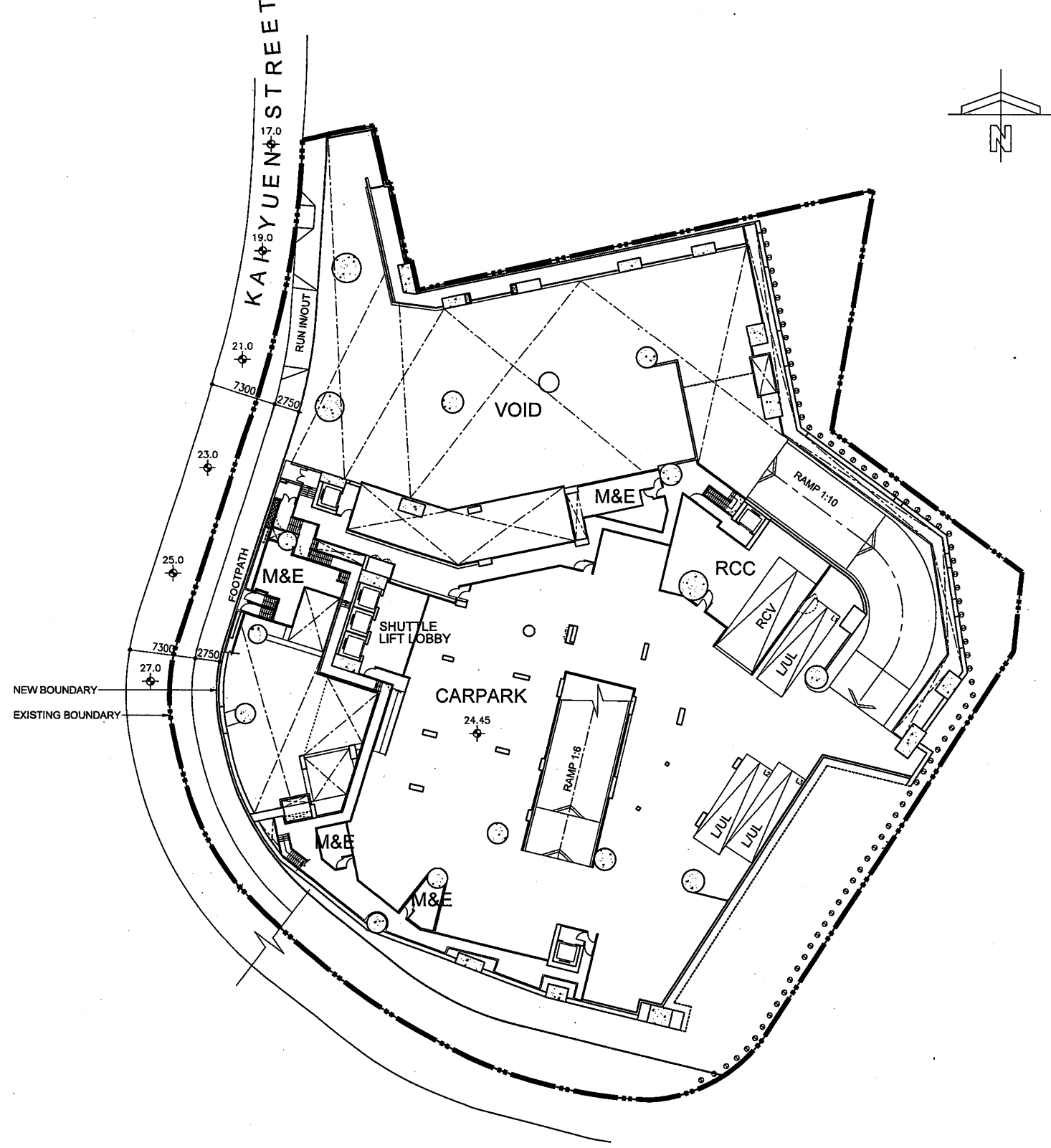
REV. NO. (11)

DATE: AUG. 2015

SCALE: 1:600 (A3)

DRAFTED BY: ()
CHECKED BY: ()
DESIGNED BY: ()
REVIEWED BY: ()

I:\030630\030630\DRAWING\MLP\201508XX\KYSW_02.DWG



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS



5th Floor, Cityplaza 3, Tsim Sha Tsui, Hong Kong
T 2800 8888 F 2313 1728
www.wongtung.com

PROJECT:

PROPOSED RESIDENTIAL REDEVELOPMENT
KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077

TITLE: 1/F FLOOR PLAN

JOB NO: DRAWING NO. / PART PLAN OF: REV. NO.

030630 KYSW/03

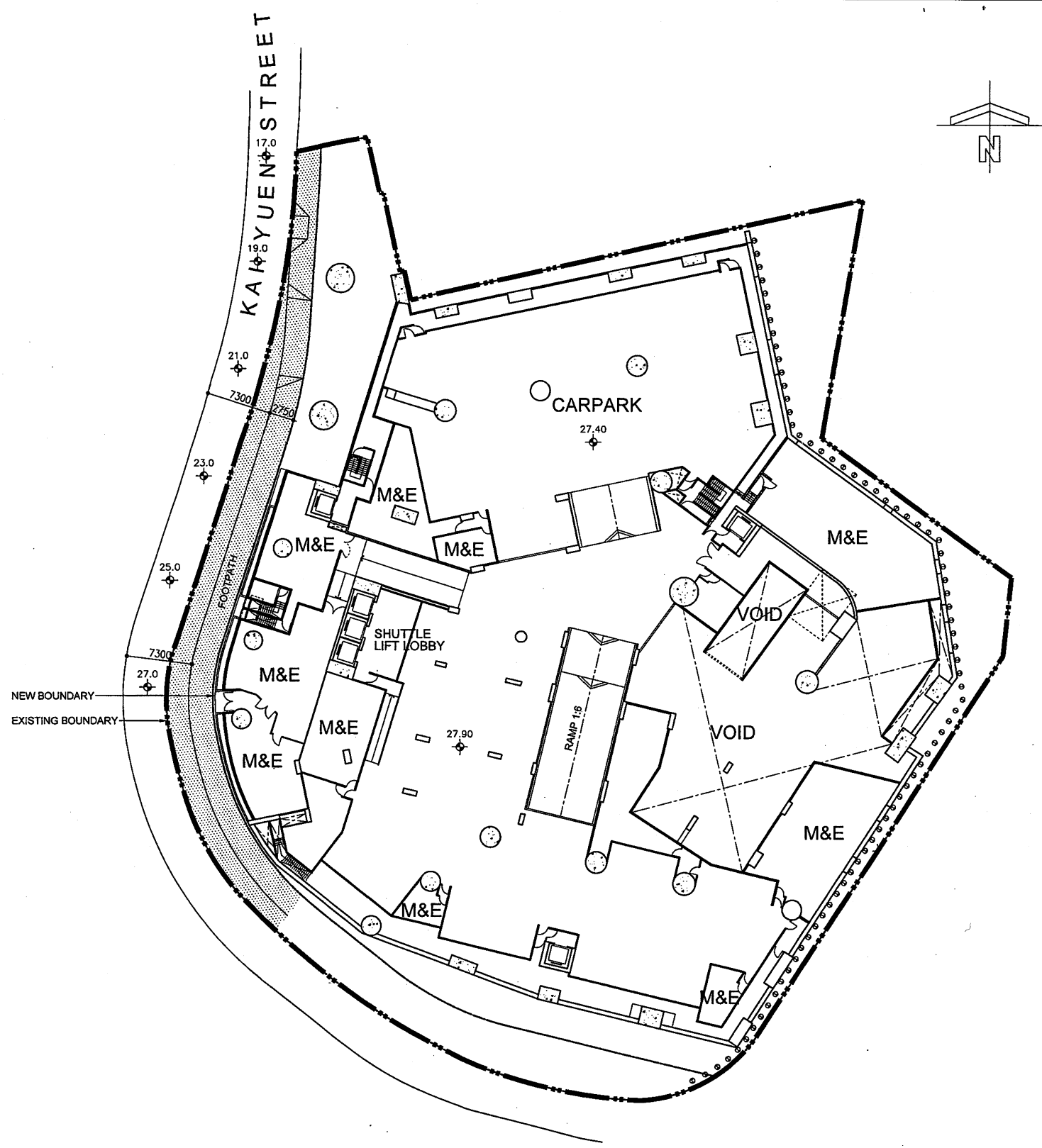
(11)

DATE: AUG. 2015

SCALE: 1:600 (A3)

DRAFTED BY: () () ()
CHECKED BY: () () ()
DESIGNED BY: () () ()
REVIEWED BY: () () ()

I:\030630\030630\DRAWING\MLP\201508XX\KYSW_03.DWG



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS



5th Floor, Cityplaza 3, Tsim Sha Tsui, Hong Kong
T 2803 9886 F 2813 1728 www.wongtung.com

PROJECT:

PROPOSED RESIDENTIAL REDEVELOPMENT
KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077

TITLE: 2/F FLOOR PLAN

JOB NO: DRAWING NO. / PART PLAN OF: REV. NO.

030630 KYSW/03A (11)

DATE: AUG. 2015

SCALE: 1:600 (A3)

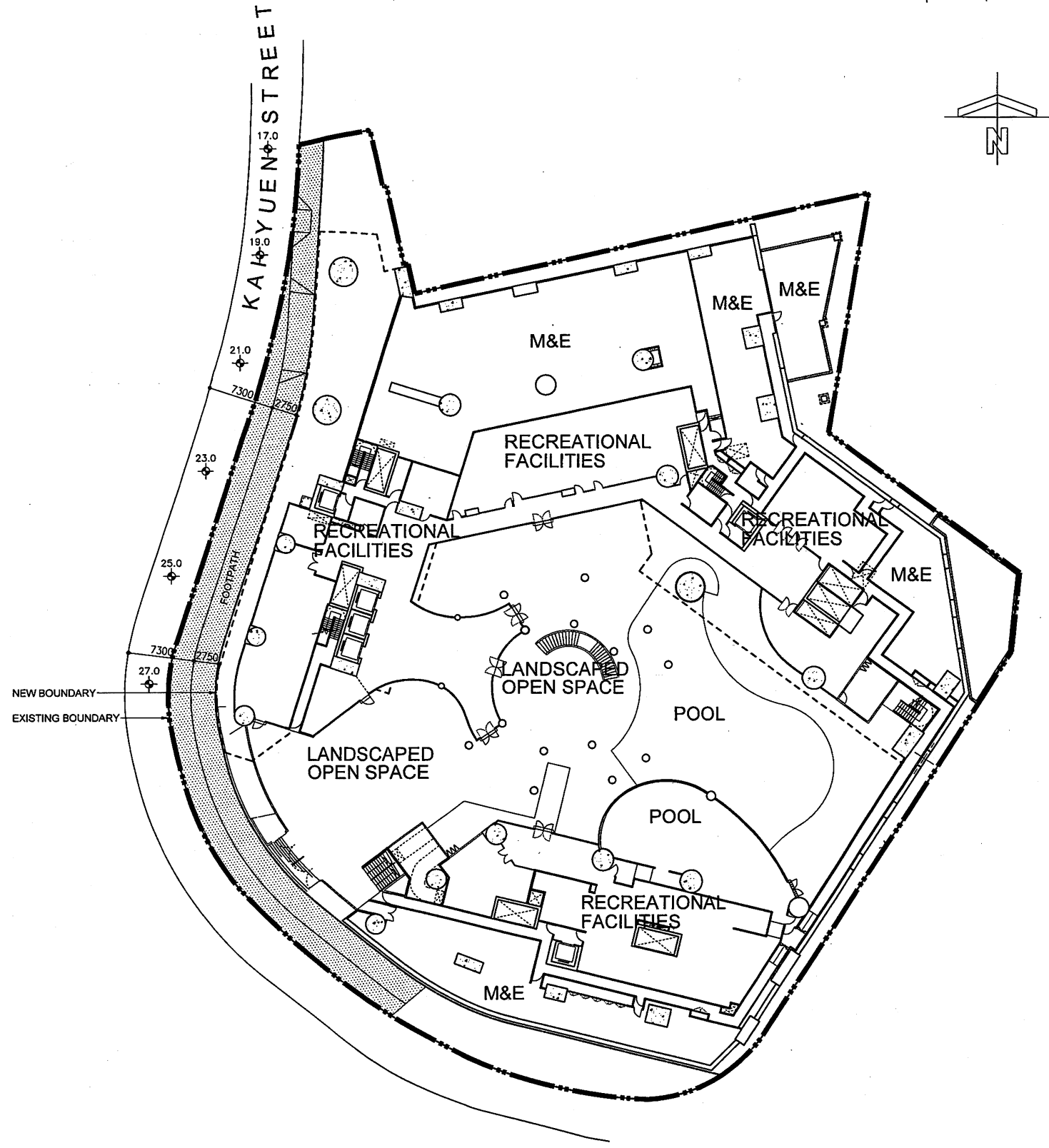
DRAFTED BY: ()

CHECKED BY: ()

DESIGNED BY: ()

REVIEWED BY: ()

I:\030630\030630\DRAWING\MLP\201508XX\KYSW_03A.DWG



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS



5th Floor, Cityplace 3, Telford Square, Hong Kong
T 2803 9888 F 2513 1728 www.wongtung.com

PROJECT:

PROPOSED RESIDENTIAL REDEVELOPMENT
KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077

TITLE: 3/F FLOOR PLAN

JOB NO: DRAWING NO. / PART PLAN OF: REV. NO.

030630

KYSW/04

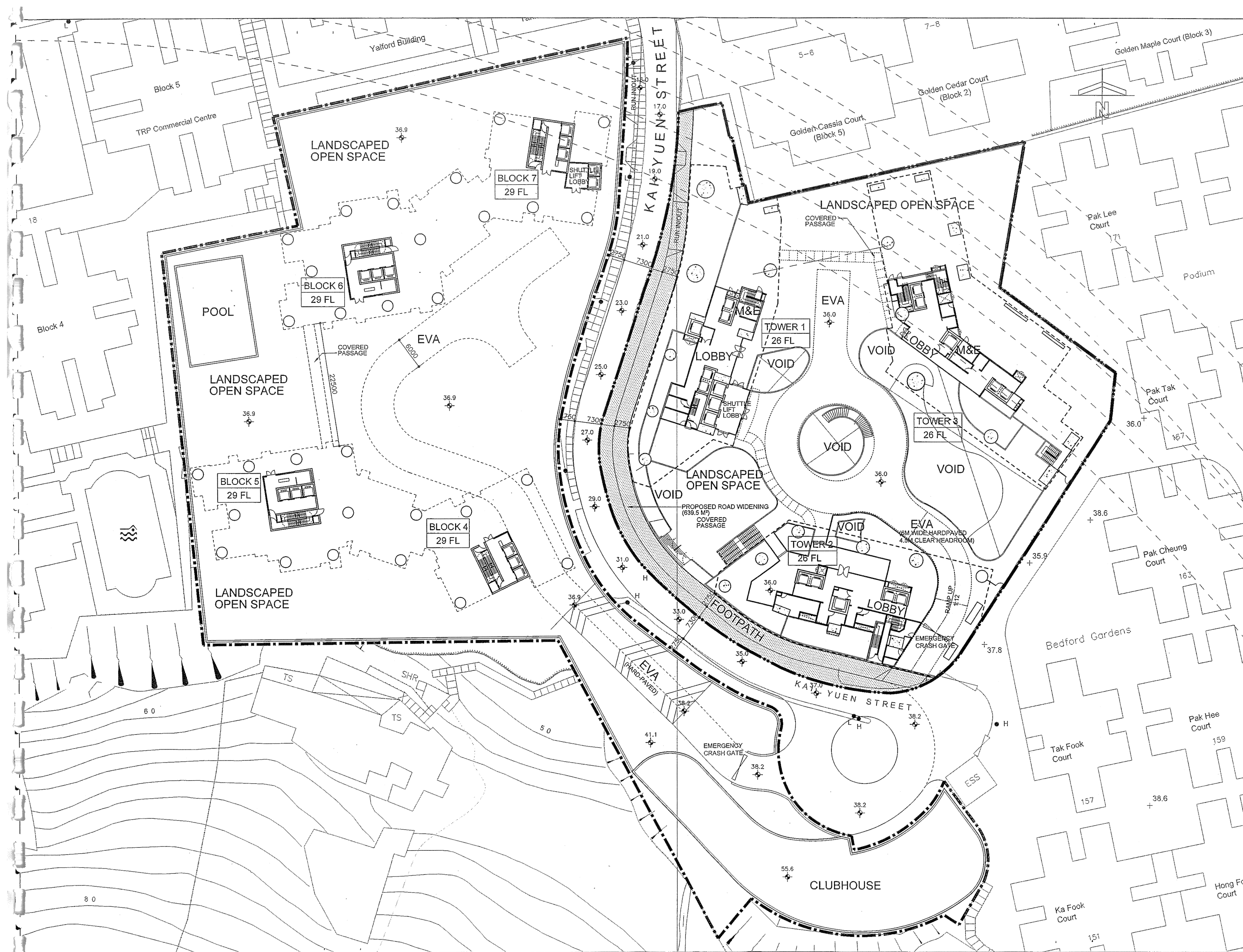
(11)

DATE: AUG. 2015

SCALE: 1:600 (A3)

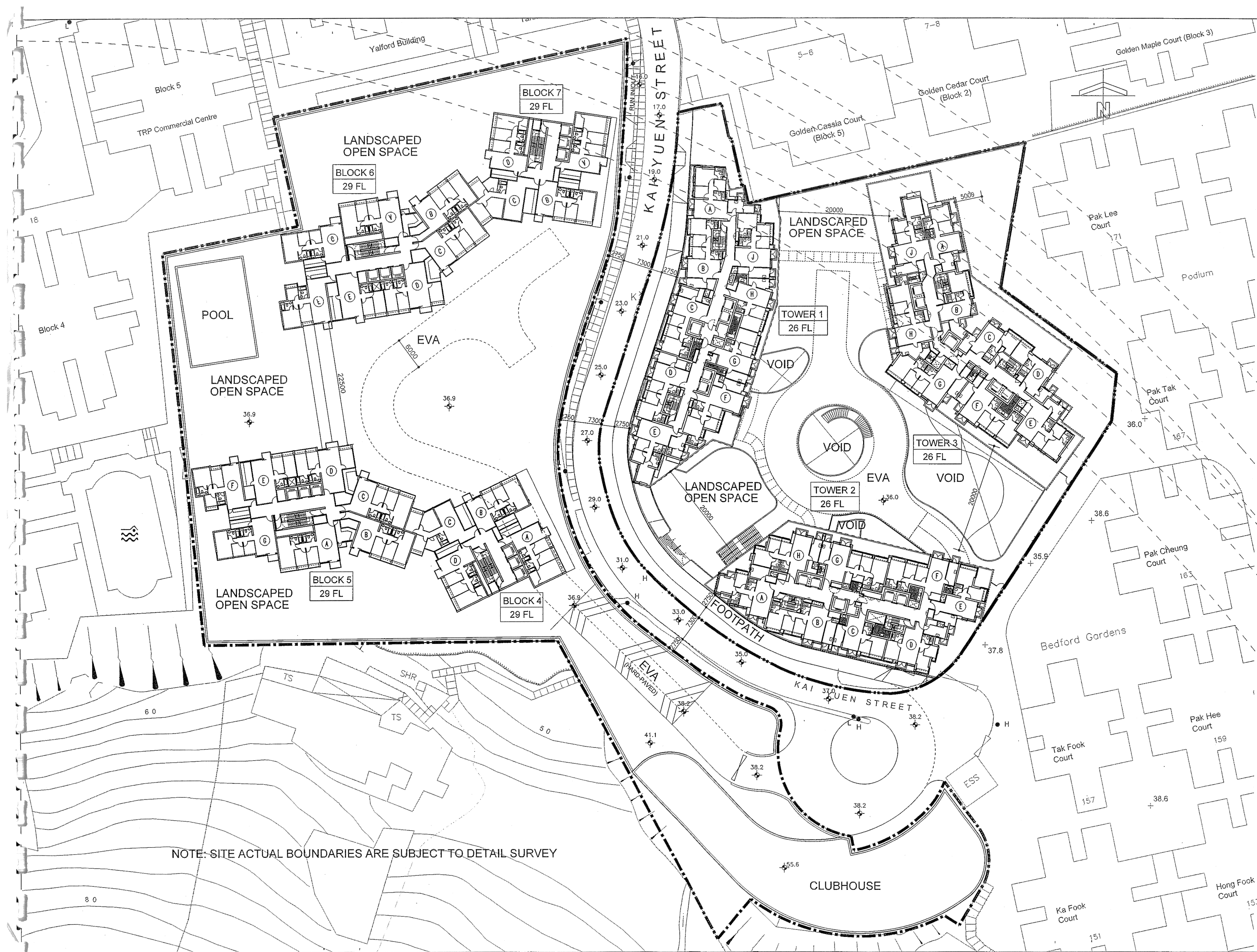
DRAFTED BY: ()
CHECKED BY: ()
DESIGNED BY: ()
REVIEWED BY: ()

I:\030630\030630\DRAWING\MLP\201508XX\KYSW_04.DWG



WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  5th Floor, Cityplaza 3, Telokoo Shing, Hong Kong T 2803 9888 F 2513 1728 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077	JOB NO: DRAWING NO. / PART PLAN OF: REV. NO. 030630 KYSW/05 (11)	
		DATE: AUG. 2015 SCALE: 1:600 (A3)	
		DRAFTED BY: () () () DESIGNED BY: () () () CHECKED BY: () () () REVIEWED BY: () () ()	
TITLE: 5/F FLOOR PLAN		I:\030630\030630\DRAWING\MLP\201508XX\KYSW_05.DWG	

I:\J030630\J030630\DRAWING\MLP\201508XX\KYSW_05.DWG



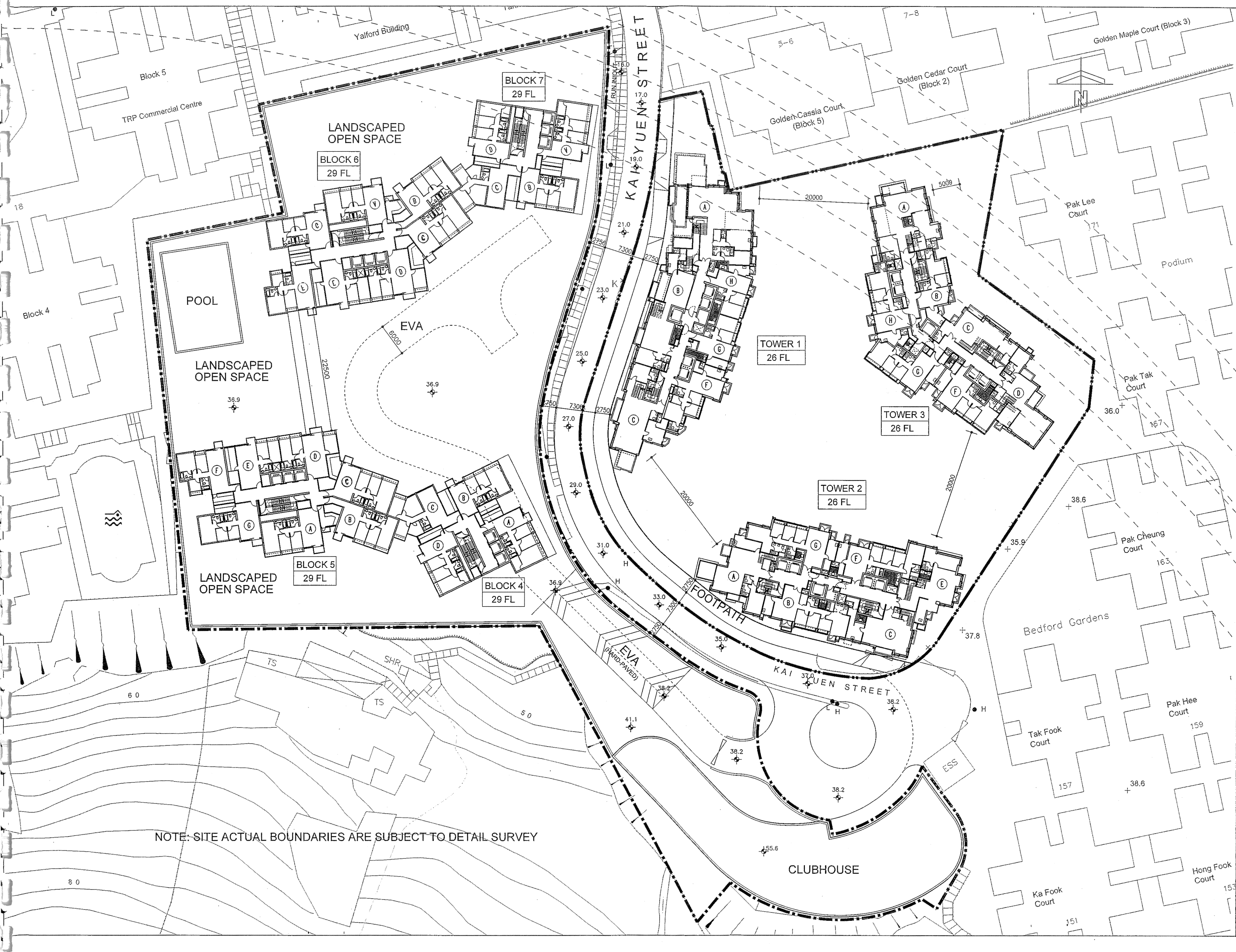
NOTE: SITE ACTUAL BOUNDARIES ARE SUBJECT TO DETAIL SURVEY

WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  21st Floor, Cityplaza 3, Tsim Sha Tsui, Hong Kong T 2863 9866 F 2513 1728 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077		JOB NO: 030630	DRAWING NO. / PART PLAN OF: KYSW/06 (11)	REV. NO. (11)
	TITLE: LOW ZONE TYPICAL FLOOR PLAN		DATE: AUG. 2015	SCALE: 1:600 (A3)	DRAFTED BY: ()
			CHECKED BY: ()	DESIGNED BY: ()	REVIEWED BY: ()
			DRAWING FILE: I:\030630\030630\DRAWING\MLP\201508XX\KYSW_06.DWG		



NOTE: SITE ACTUAL BOUNDARIES ARE SUBJECT TO DETAIL SURVEY

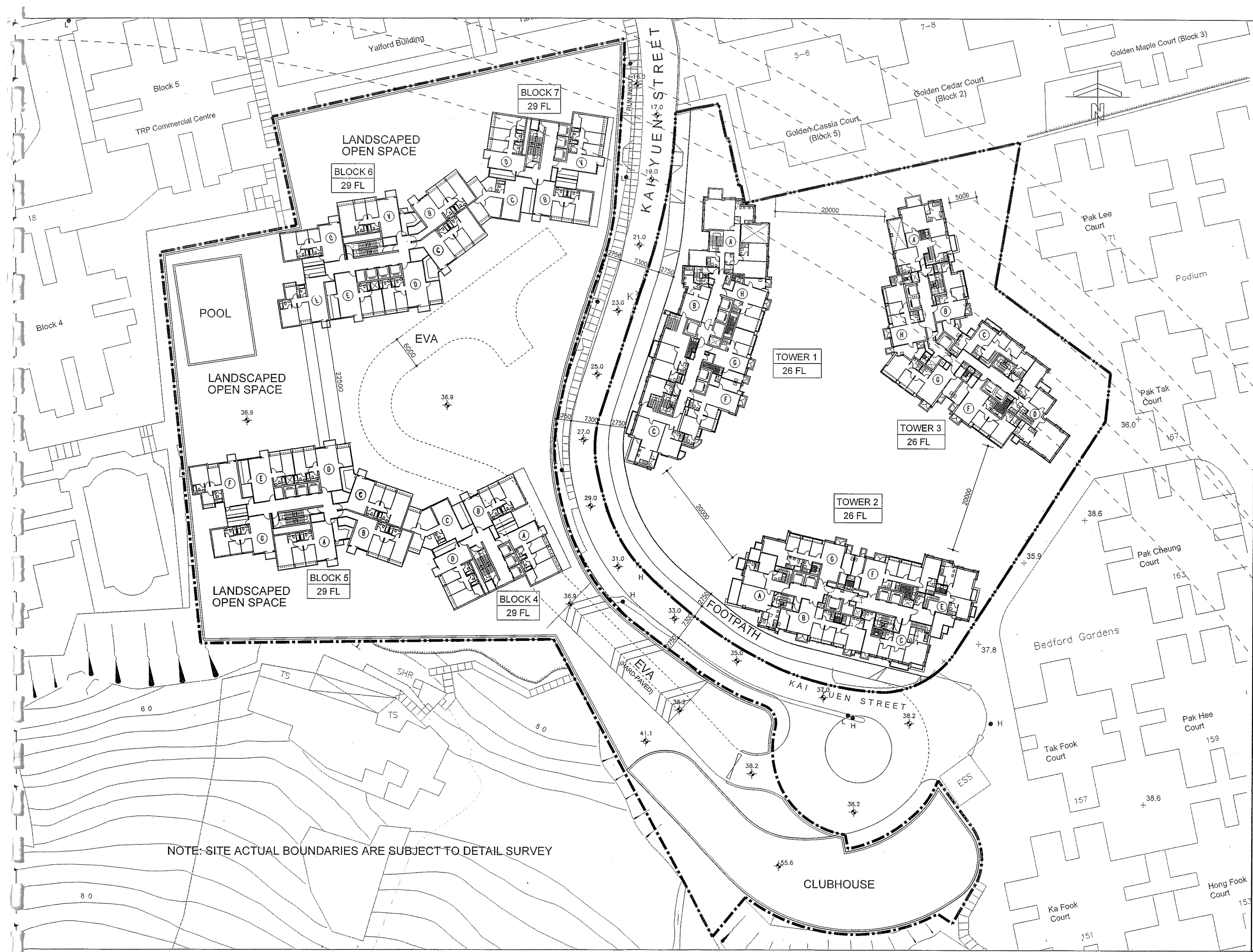
PROJECT:		PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077	
WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS		JOB NO: 030630 DRAWING NO. / PART PLAN OF: KYSW/06A REV. NO. (11)	
5th Floor, Cityscape 3, Telokong Street, Hong Kong T 2853 8888 F 2813 1728 www.wongtung.com		DATE: AUG. 2015 SCALE: 1:600 (A3)	
TITLE: HIGH ZONE TYPICAL FLOOR PLAN		DRAFTED BY: () CHECKED BY: () DESIGNED BY: () REVIEWED BY: ()	



NOTE: SITE ACTUAL BOUNDARIES ARE SUBJECT TO DETAIL SURVEY

PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077	JOB NO: DRAWING NO. / PART PLAN OF: REV. NO.	
	030630 KYSW/06B (11)	
	DATE: AUG. 2015 SCALE: 1:600 (A3)	
	DRAFTED BY: () DESIGNED BY: () REVIEWED BY: ()	
TITLE: LOWER DUPLEX FLOOR PLAN	WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS	
	9th Floor, Chiyang 3, Takoo Shing, Hong Kong T 2803 8888 F 2513 1720 www.hongkong.com	

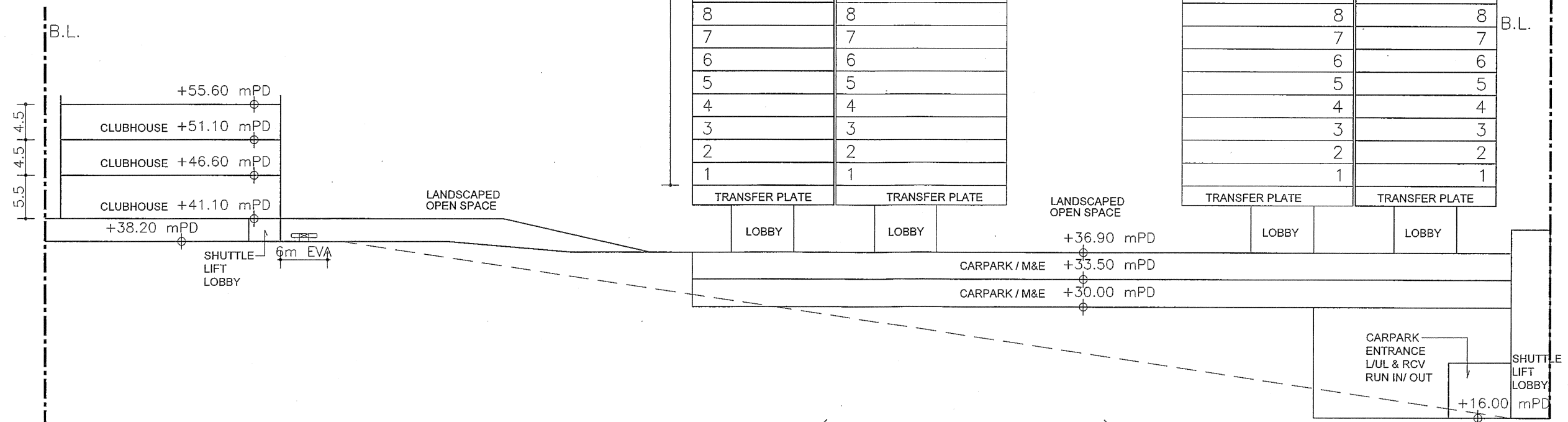
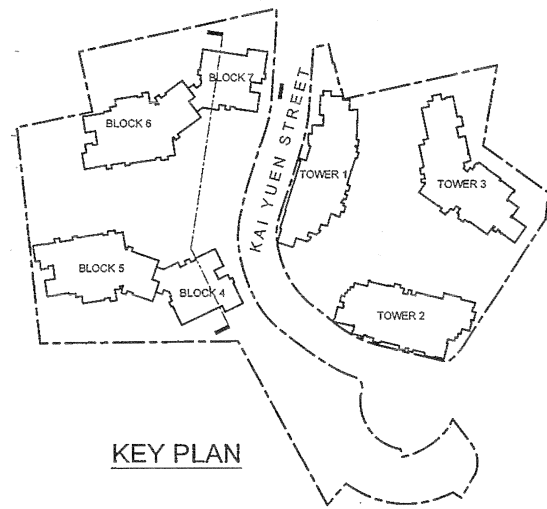
I:\030630\030630\DRAWING\MLP\201508XX\KYSW_06B.DWG



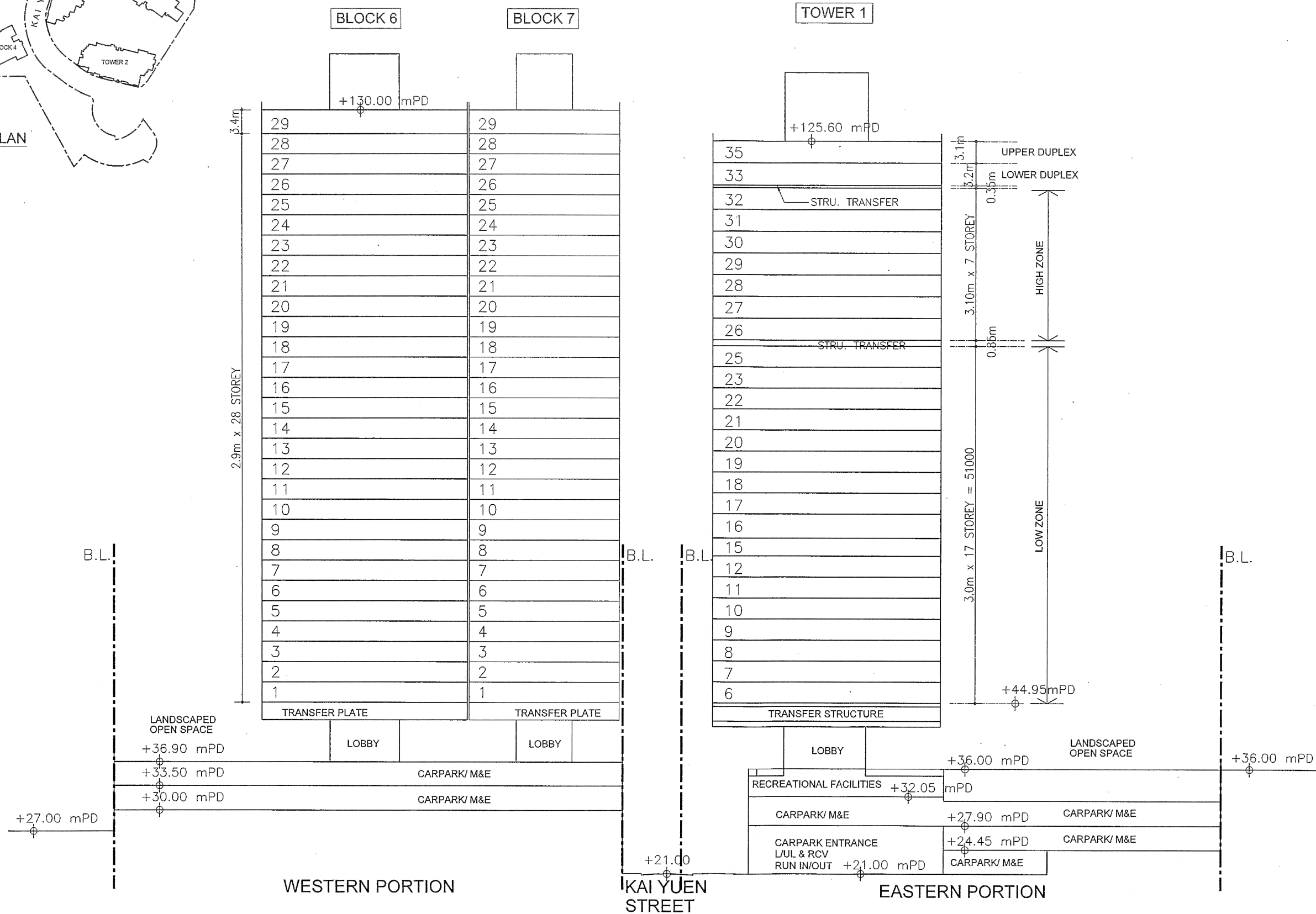
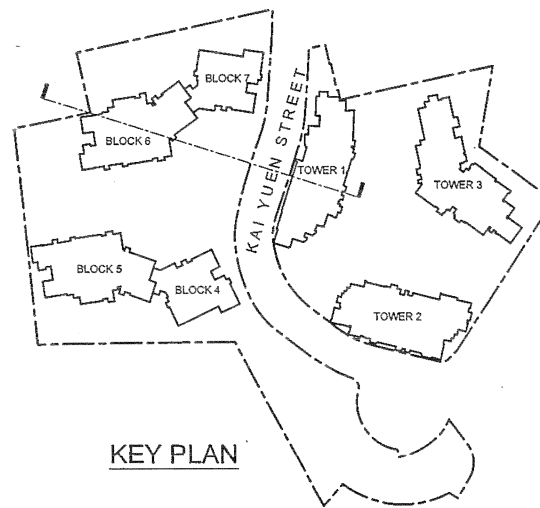
NOTE: SITE ACTUAL BOUNDARIES ARE SUBJECT TO DETAIL SURVEY

WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 5th Floor, Cheongpa, 3, Teloo Shing, Hong Kong T 2503 9888 F 2513 1728 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077		JOB NO: 030630		DRAWING NO. / PART PLAN OF: KYSW/06C	REV. NO. (11)
	TITLE: UPPER DUPLEX FLOOR PLAN		DATE: AUG. 2015		SCALE: 1:600 (A3)	
			DRAFTED BY: ()		DESIGNED BY: ()	
			CHECKED BY: ()		REVIEWED BY: ()	

I:\030630\030630\DRAWING\MLP\201508XX\KYSW_06C.DWG

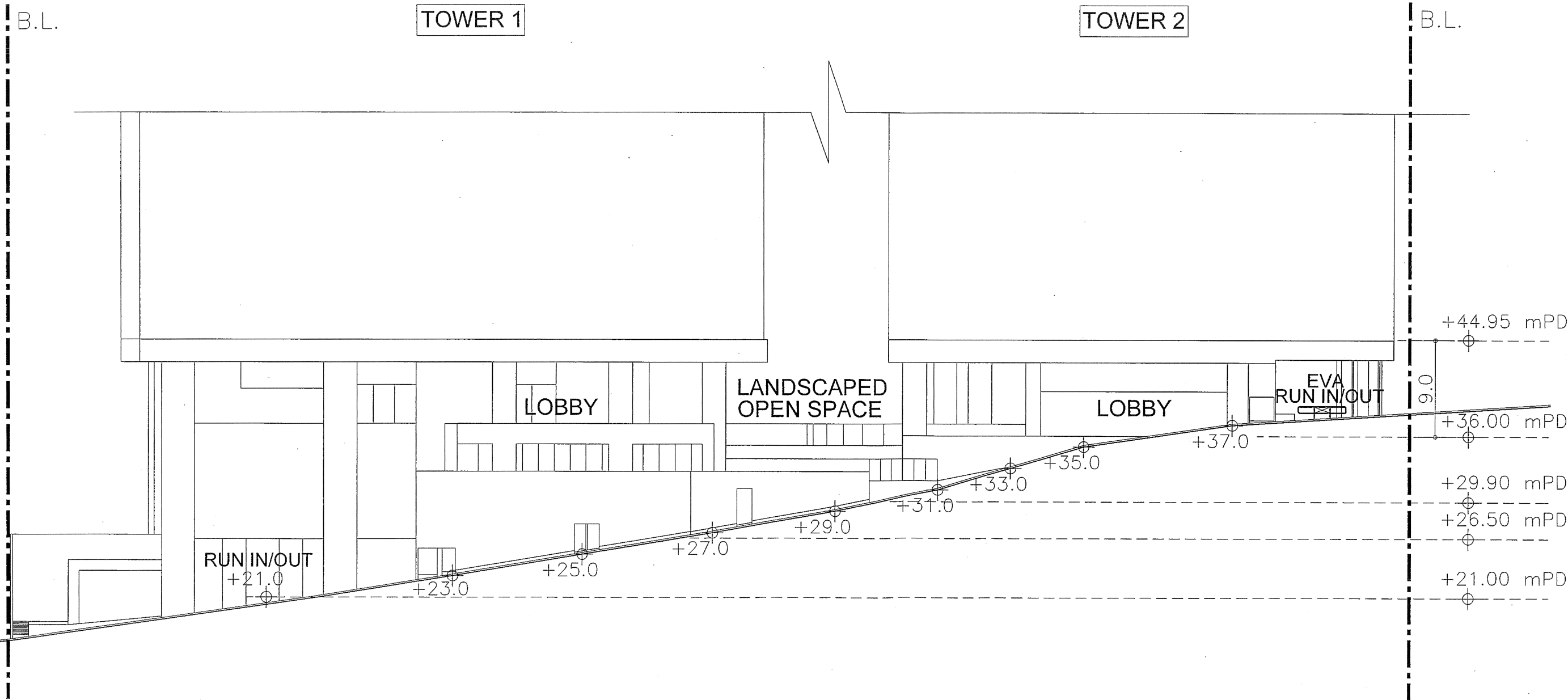
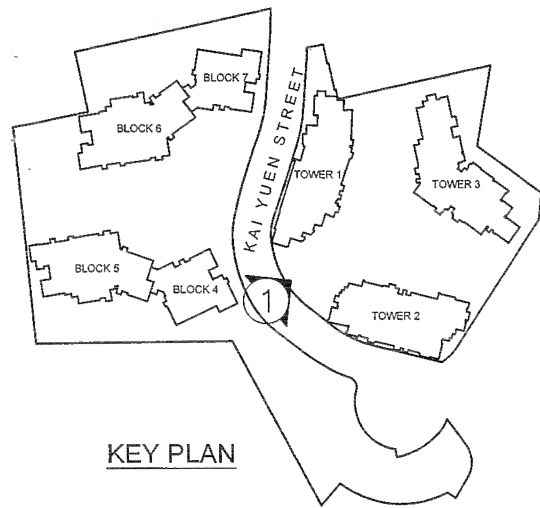


PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044	JOB NO: DRAWING NO. / PART PLAN OF: REV. NO. 030630 KYSW/08 (11)	
	DATE: AUG. 2015 SCALE: 1:600 (A3)	
	DRAFTED BY: () CHECKED BY: () DESIGNED BY: () REVIEWED BY: ()	
	I:\J030630\J030630\DRAWING\MLP\201508XX\KYSW_08.DWG	
WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 5th Floor, Cityplaza 3, Tse Koo Street, Hong Kong T 2803 9898 F 2513 1728 www.wongtung.com	TITLE: SCHEMATIC SECTION (WESTERN PORTION)	

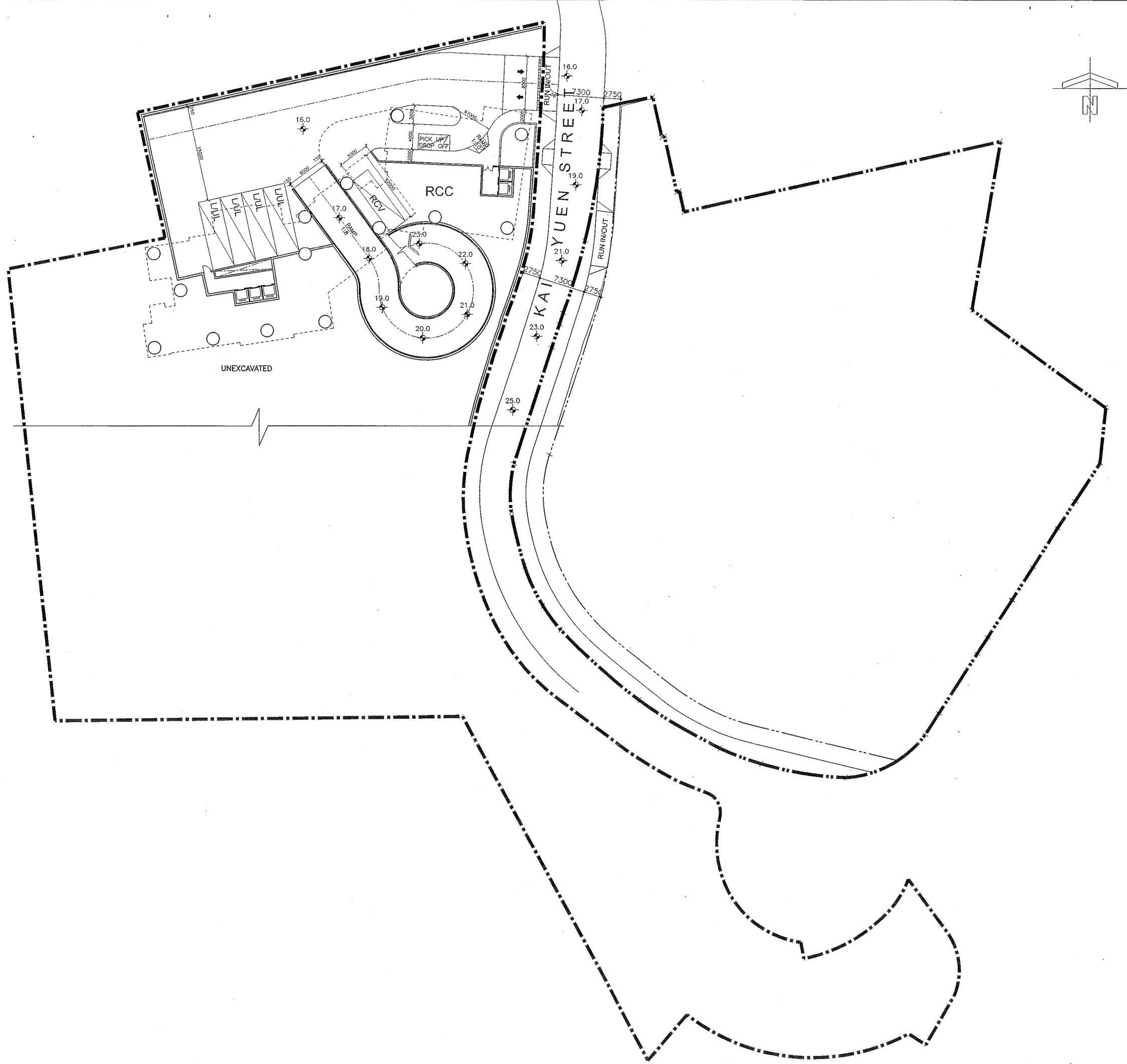


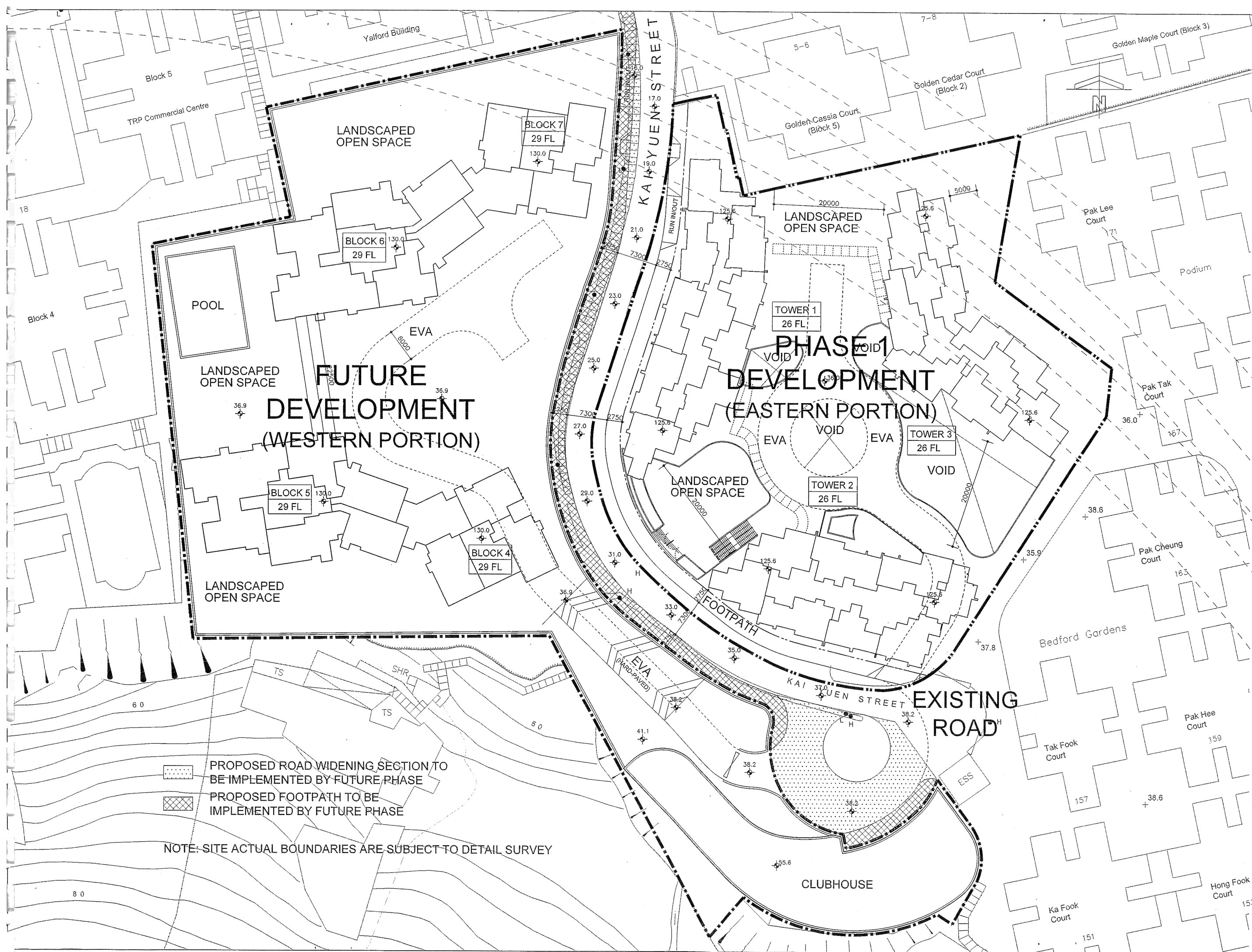
WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 5th Floor, Cityplace, 5, Takoo Shing, Hong Kong T 2803 8888 F 2813 1725 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044		JOB NO: 030630 DRAWING NO. / PART PLAN OF: KYSW/09 REV. NO. (11)
	TITLE: SCHEMATIC SECTION (EASTERN & WESTERN PORTION)		DATE: AUG. 2015 SCALE: 1:600 (A3)
			DRAFTED BY: () CHECKED BY: () DESIGNED BY: () REVIEWED BY: ()

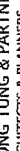
I:\030630\030630\DRAWING\MLP\201508XX\KYSW_09.DWG



WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 5th Floor, Cityplace 3, Telford Street, Hong Kong T 2863 3888 F 2813 1726 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077		JOB NO: 030630	DRAWING NO. / PART PLAN OF: KYSW/10	REV. NO. (11)
	TITLE: SCHEMATIC ELEVATION		DATE: AUG. 2015	SCALE: 1:400 (A3)	DRAFTED BY: ()
			CHECKED BY: ()	DESIGNED BY: ()	REVIEWED BY: ()
			DRAWING\MLP\201508XX\KYSW_10.DWG		





WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  5th Floor, Clydesdale 3, Tsimshue, Hong Kong T 2503 9888 F 2513 1126 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5077					
	JOB NO: 030630		DRAWING NO. / PART PLAN OF: KYSW/012		REV. NO. (11)	
	DATE: AUG. 2015		SCALE: 1:600 (A3)			
TITLE: PHASING PLAN	DRAFTED BY: ()		CHECKED BY: ()		DESIGNED BY: ()	REVIEWED BY: ()

WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS



5th Floor, Cityplaza 3, Taikoo Shing, Hong Kong
T 2803 9888 F 2513 1728
www.wongtung.com

Development Schedule – Revised MLP [Application No. A/H8/401-1 (as amended by Application No. A/H8/401-2)]	
General	
Total CDA(2) Site Area	15,300 m ²
Total Permissible Plot Ratio	8
Total Permissible GFA	122,400 m ²
Domestic Components	
Registered Lot Area	
(i) Eastern Portion	6,689 m ²
(ii) Western Portion	8,683 m ²
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	▪ 6 - 9 units/storey
▪ Block 2	▪ 6 - 8 units/storey
▪ Block 3	▪ 7 - 9 units/storey
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	4,219m ² (according to the certified LMP stamped on 6.11.2015)
Total Parking, Loading/Unloading (L/UL) and Lay-by Provision	159
▪ Private Car Parks	144 (2.5m x 5m)
▪ Visitor Car Parks	3

▪ Motorcycle Parking Spaces ▪ Pick Up/Drop-off/Taxi Lay-by ▪ L/UL Bay ▪ L/U of refuse collection vehicles	8 (5% of total car parking spaces) 1 3 (1 bay per block) 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 ▪ Motorcycle 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.



PROPOSED RESIDENTIAL REDEVELOPMENT AT KAI YUEN STREET, NORTH POINT HONG KONG

LANDSCAPE MASTER PLAN - OVERALL

Dwg No 2015207-LMP-OVERALL_revA

Date: 10/10/2015
 (A3)

LEGEND

1. WATER FEATURE
2. WATER STEP GARDEN
3. FEATURE POND
4. SWIMMING POOL
5. KIDS POOL
6. PLANTING AREA
7. CENTRAL ISLAND WITH FEATURE SCULPTURE
8. VERTICAL GREEN WALL
9. CHILDREN'S PLAY AREA
10. BBQ AREA
11. OUTDOOR TERRACE
12. COVERED WALKWAY



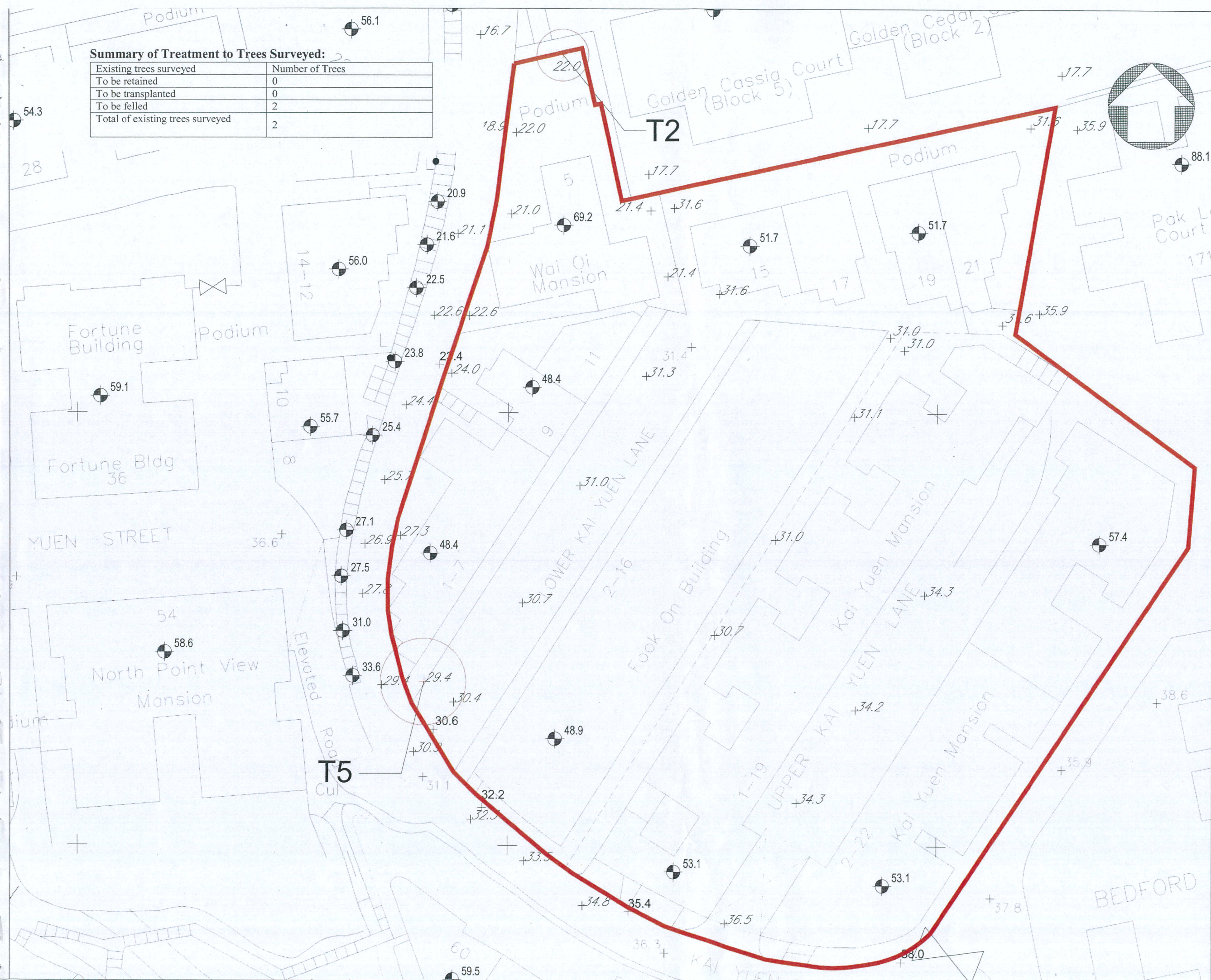
PROPOSED RESIDENTIAL REDEVELOPMENT AT KAI YUEN STREET, NORTH POINT HONG KONG

LANDSCAPE MASTER PLAN

Dwg. No. : 2015207-LMP-COM_revA

Scale: 1:400 (A3)

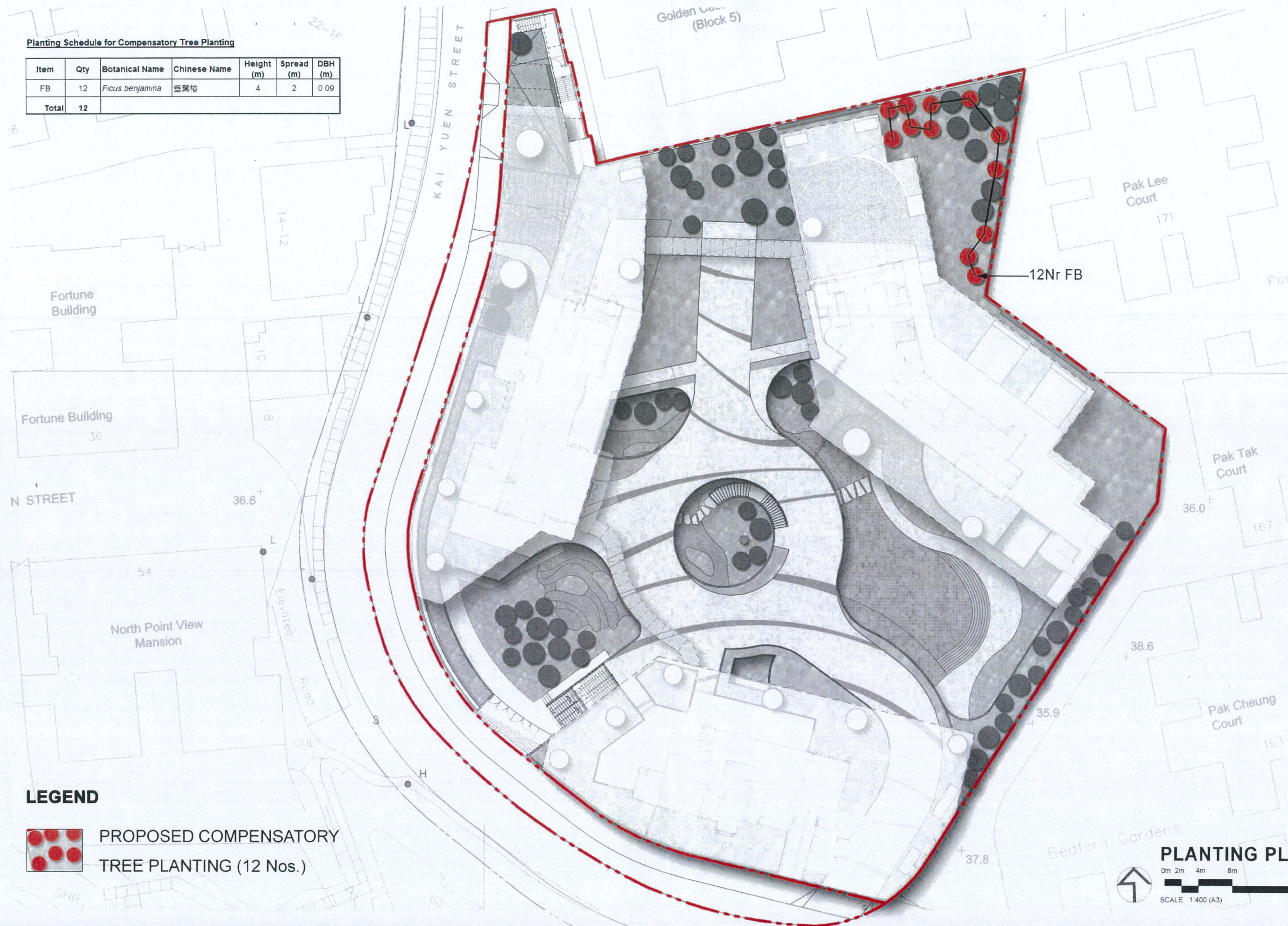
Existing trees surveyed	Number of Trees
To be retained	0
To be transplanted	0
To be felled	2
Total of existing trees surveyed	2



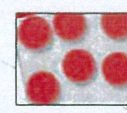
CAD Ref.: 2015207-S-TFP-01

Planting Schedule for Compensatory Tree Planting

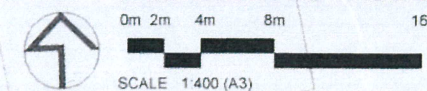
Item	Qty	Botanical Name	Chinese Name	Height (m)	Spread (m)	DBH (m)
FB	12	<i>Ficus benjamina</i>	垂葉榕	4	2	0.09
Total	12					



LEGEND

 PROPOSED COMPENSATORY TREE PLANTING (12 Nos.)

PLANTING PLAN



PROPOSED RESIDENTIAL REDEVELOPMENT AT KAI YUEN STREET, NORTH POINT HONG KONG

COMPENSATORY TREE PLANTING PLAN

Dwg. No. : 2015207-CTP-01_revA

Date : SEP 2015
(A3-size)



LEGEND

 OPEN SPACE (1635sqm)

THIRD FLOOR

0m 2m 4m 8m 16m

SCALE 1:400 (A3)

LEGEND

 OPEN SPACE (2584sqm)



FIFTH FLOOR

0m 2m 4m 8m 16m
SCALE 1:400 (A3)

PROPOSED RESIDENTIAL REDEVELOPMENT AT KAI YUEN STREET, NORTH POINT HONG KONG

OPEN SPACE DEMARCATION PLAN - FIFTH FLOOR

Dwg. No. : 2015207-OSD-5F_revB

Date : SEP 2015
1/31/2015

**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 (as amended by Application No. A/H8/401-2)"**

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 2018
Timing for Future Phase Development:	
▪	tentatively set for completion in 2021 (<i>subject to land acquisition</i>)
Timing for Provision of Open Space (Private) in Each Phase	
▪	Phase 1: 2018
▪	Future Phase: 2021 tentatively (<i>subject to land acquisition</i>)