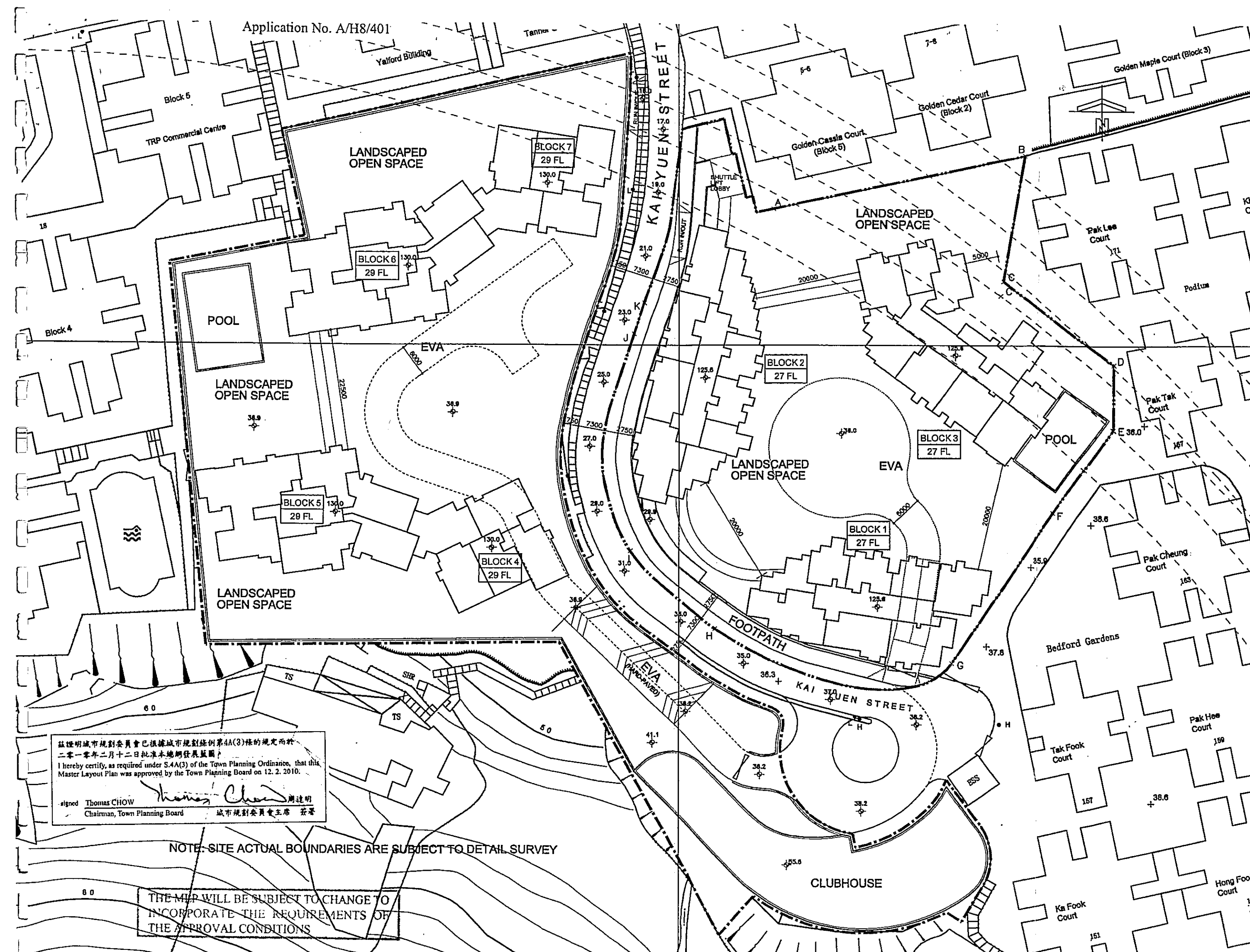


List of Approval Conditions

Application No. A/H8/401

- Application Site : Upper Kai Yuen Lane, Lower Kai Yuen Lane and Kai Yuen Street, North Point, Hong Kong
- Subject of Application : Proposed Comprehensive Residential Development with Minor Relaxation of Building Height Restriction (Amendments to an Approved Master Layout Plan)
- Date of Approval : 12.2.2010
- 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 spaces, 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 Sewage 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.



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一零年二月十二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 12. 2. 2010.


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

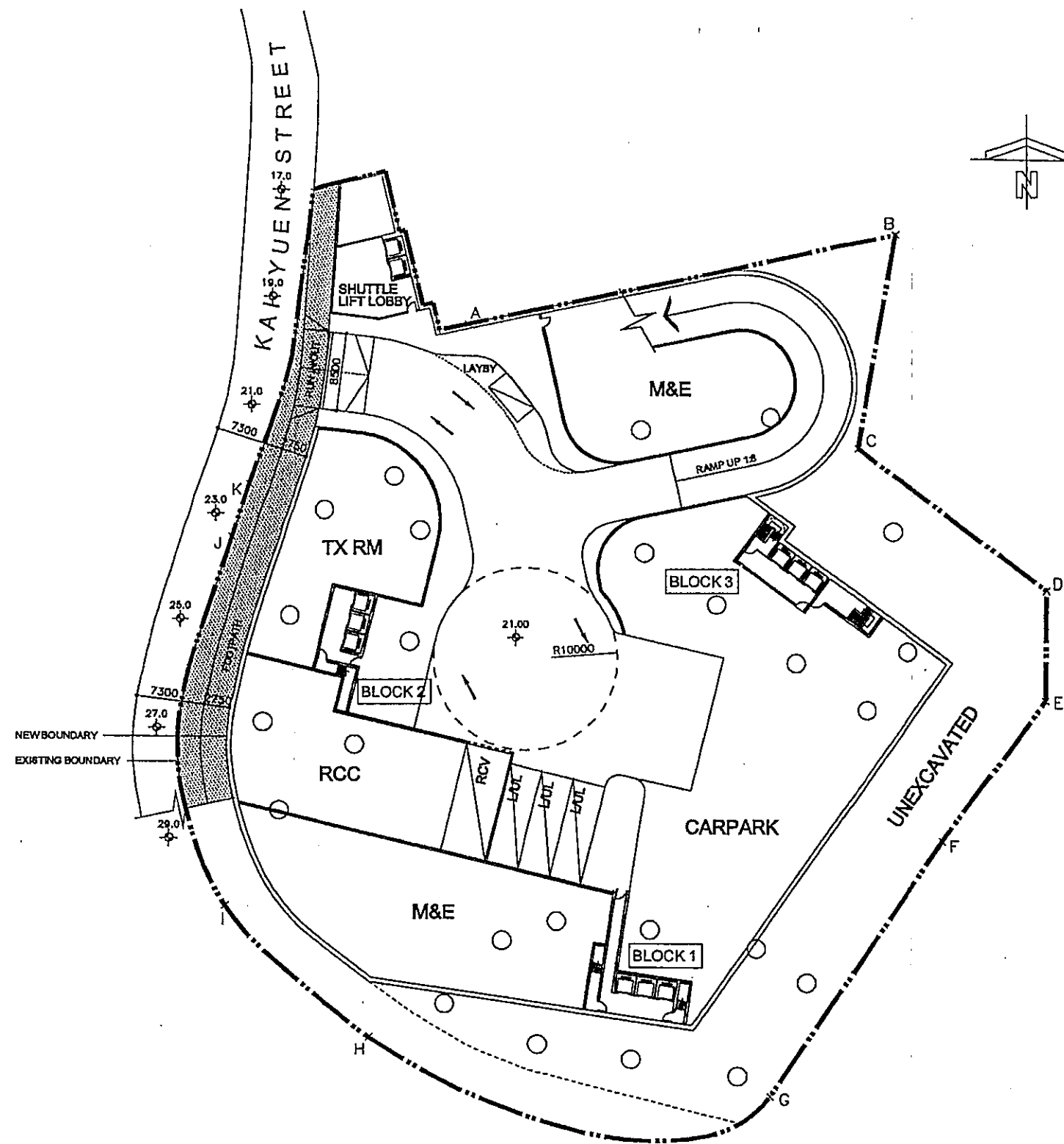
NOTE: SITE ACTUAL BOUNDARIES ARE SUBJECT TO DETAIL SURVEY

THE M.L.P. WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS

PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044		JOB NO: DRAWING NO. / PART PLAN OF: REV. NO. 001019 KYSW/01A (02)	
TITLE: MASTER LAYOUT PLAN		DATE: DEC 2009 SCALE: 1:600 (A3)	
WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 215, Queen's Road, Tsim Sha Tsui, Hong Kong T: 2863 8888 F: 2513 1728 www.wongtung.com		DRAFTED BY: () DESIGNED BY: () CHECKED BY: () REVIEWED BY: ()	



WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  +853 2500 0000, +853 2500 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. 001019 KYSW/01 (02)		DATE: DEC 2009	
	DRAFTED BY: ()		DESIGNED BY: ()	
	CHECKED BY: ()		REVIEWED BY: ()	




NOTE :

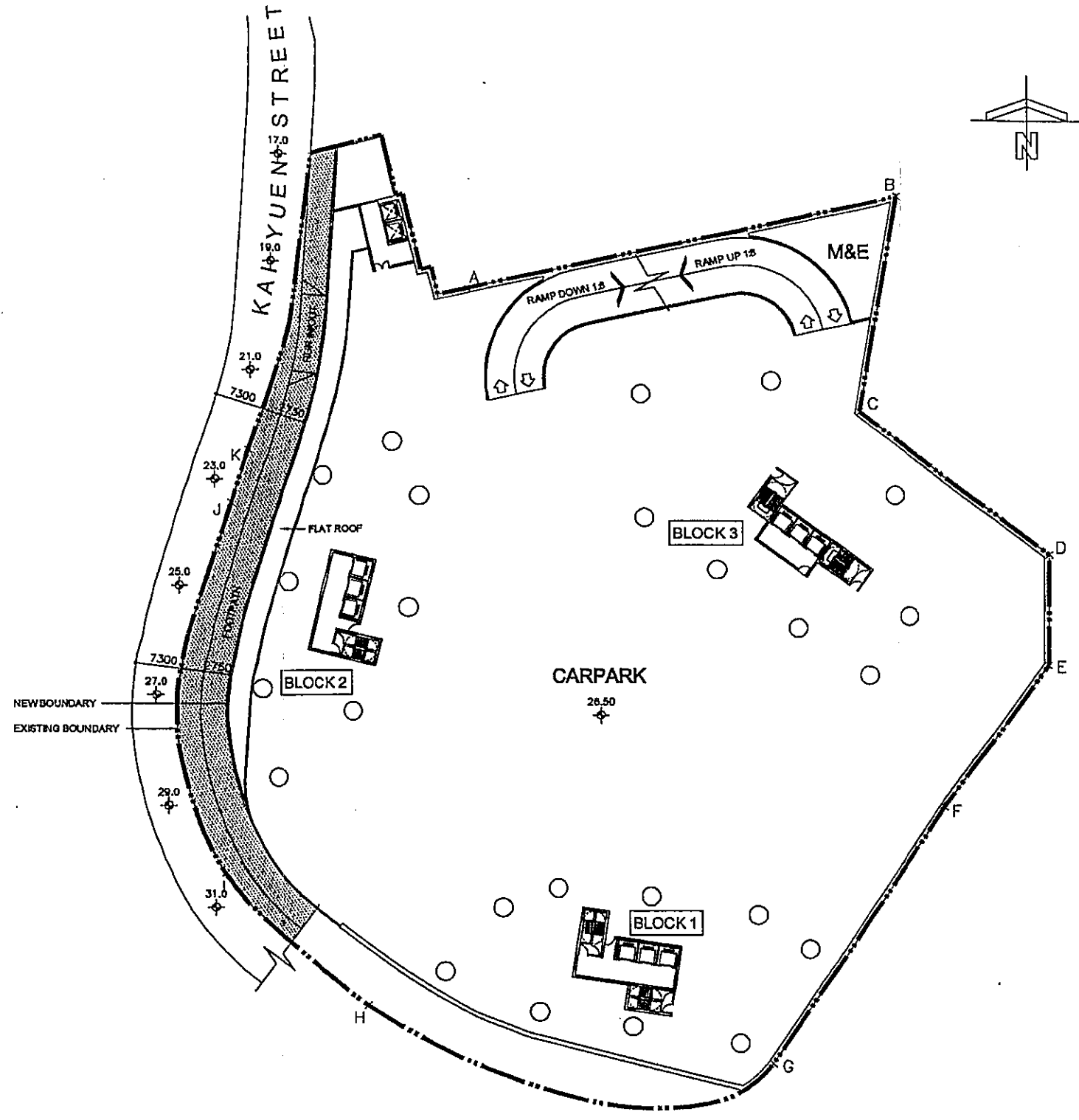
CARPARK PROVISIONS
OF WHOLE
PHASE 1 DEVELOPMENT


RESIDENTIAL PARKING 141 NOS.
MOTORCYCLE PARKING 8 NOS.
LOADING / UNLOADING 3 NOS.

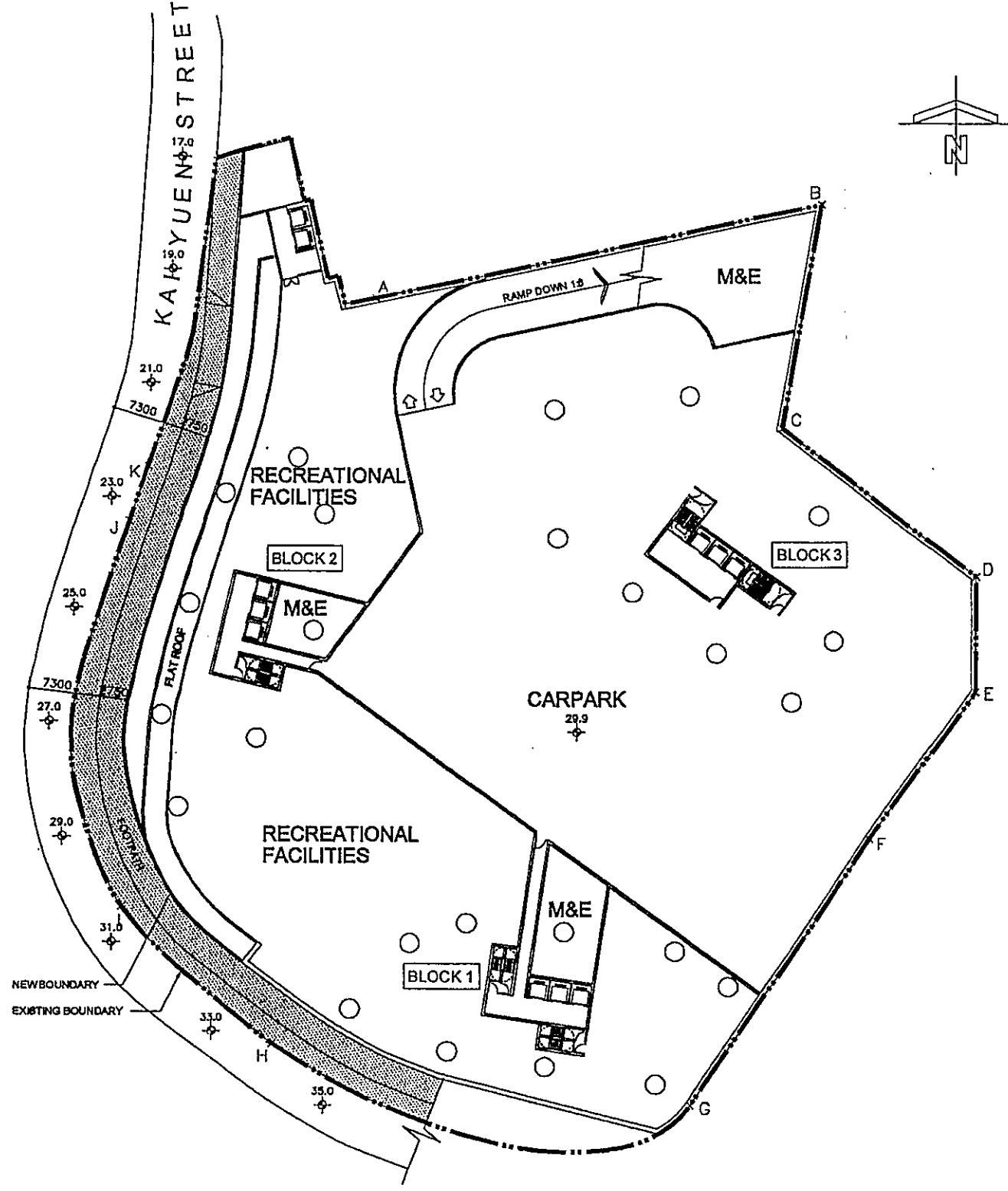
TOTAL

WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  8th Floor, Cheong Cheong Street, Hong Kong T: 2503 8888 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.	
	001019	KYSW/02	(02)	
	DATE:	DEC 2009	SCALE:	1:600 (A3)
TITLE: CP1 PODIUM FLOOR PLAN (PHASE 1)				
DRAFTED BY: () CHECKED BY: () DESIGNED BY: () REVIEWED BY: ()				

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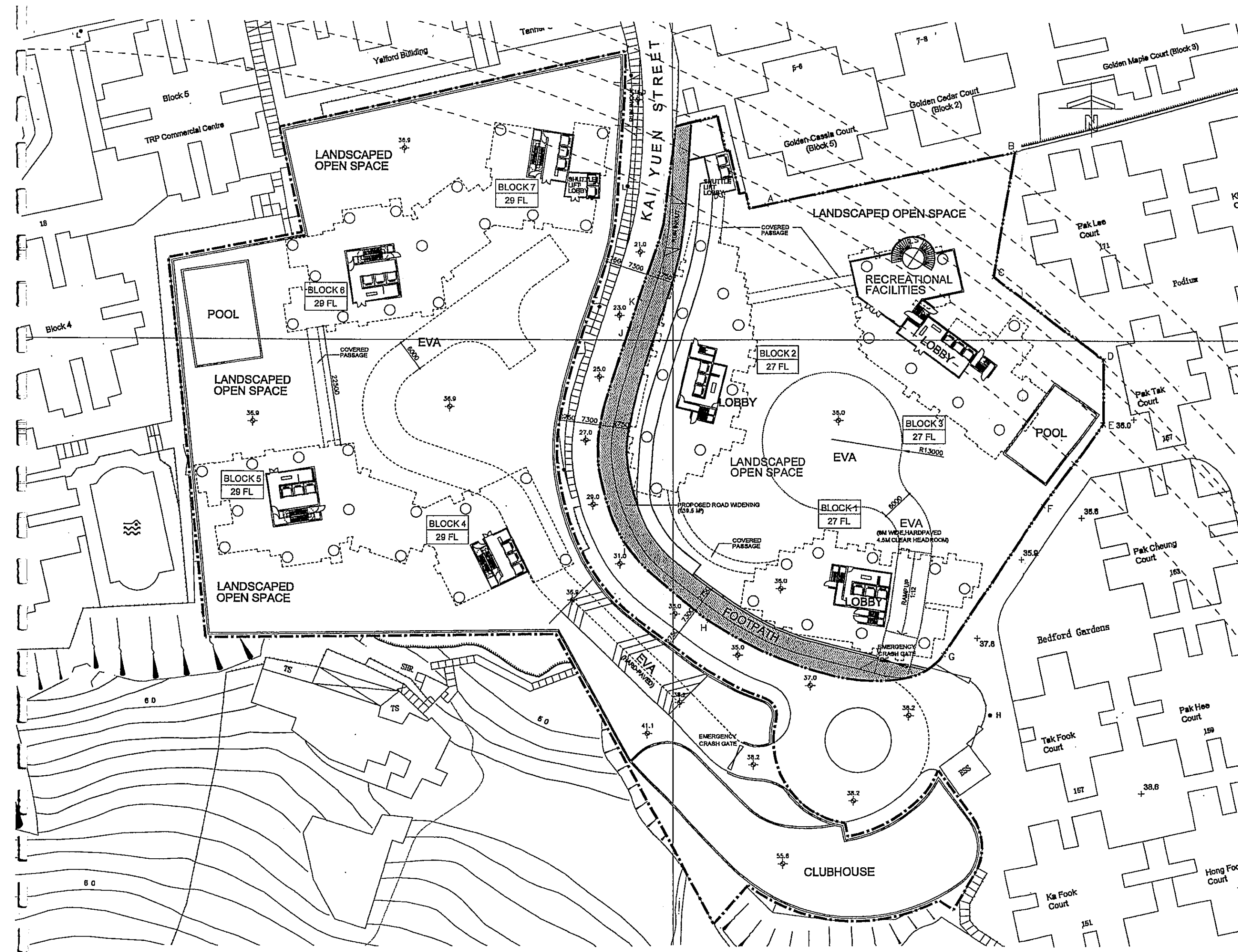
<div>WONG TUNG & PARTNERS LIMITED</div> <div>ARCHITECTS & PLANNERS</div> <div></div> <div>216, Finlay, Cheong, 1, Telford, Hong Kong T: 2863 1868 F: 2813 1728 www.wongtung.com</div>	PROJECT:					
	PROPOSED RESIDENTIAL REDEVELOPMENT					
	KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044					
	TITLE: CP2 PODIUM FLOOR PLAN (PHASE 1)					
JOB NO:		DRAWING NO. / PART PLAN OF:		REV. NO.		
001019		KYSW/03		(02)		
DATE:		DEC 2009		SCALE: 1:600 (A3)		
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()		()		()		



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS

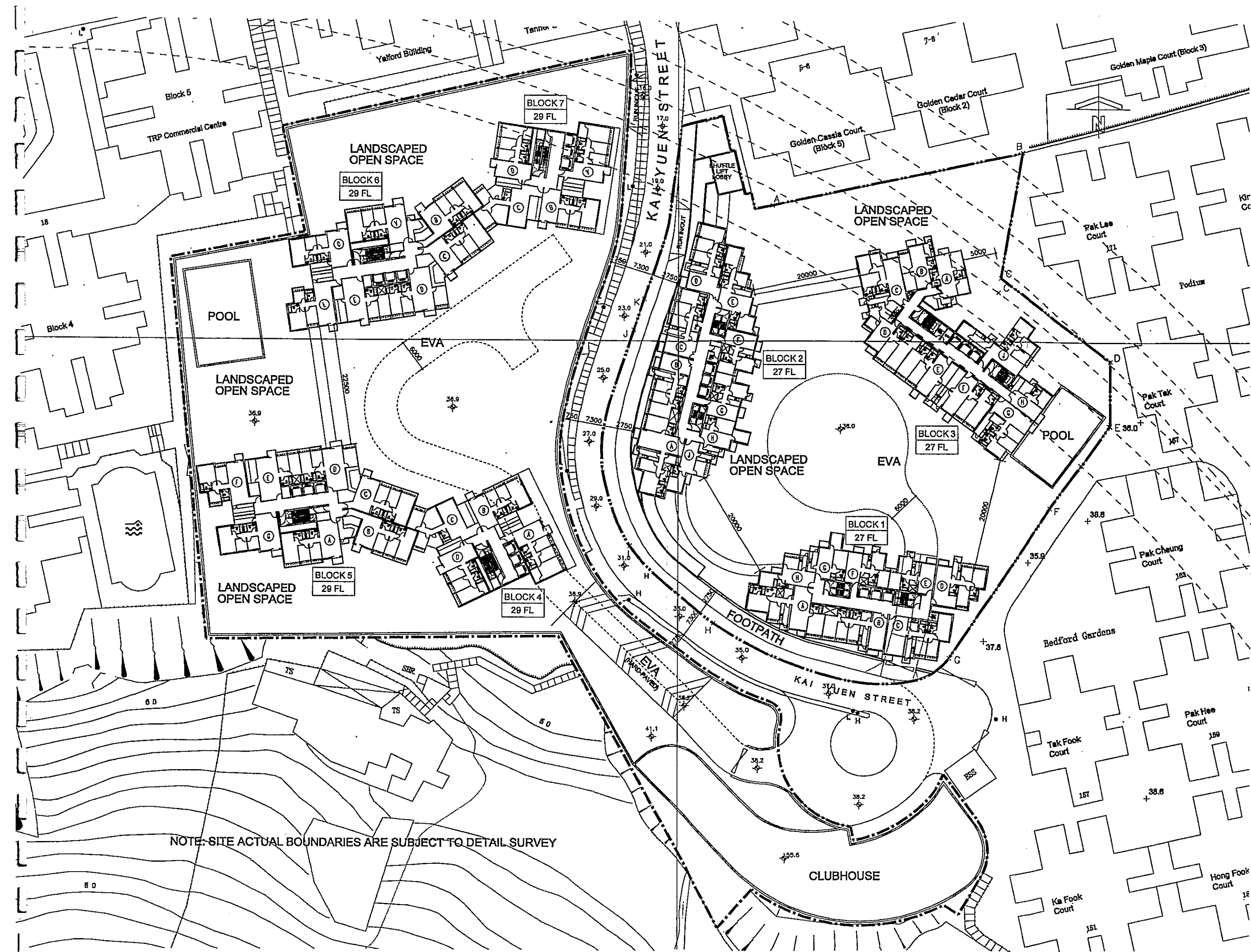


64, Pao, Ching, 3, Tsim Sha Tsui, Hong Kong
Tel: 2511 8888 Fax: 2511 1722
www.wongtung.com



WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 404, Prince of Wales Hospital, 1, Yee Shue Street, Shatin, New Territories, Hong Kong T: 2603 8868 F: 2603 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. 001019 KYSW/05 (02)	
	TITLE: LOBBY PODIUM FLOOR PLAN		DATE: DEC 2009	
			SCALE: 1:600 (A3)	
			DRAFTED BY: () CHECKED BY: () DESIGNED BY: () REVIEWED BY: ()	

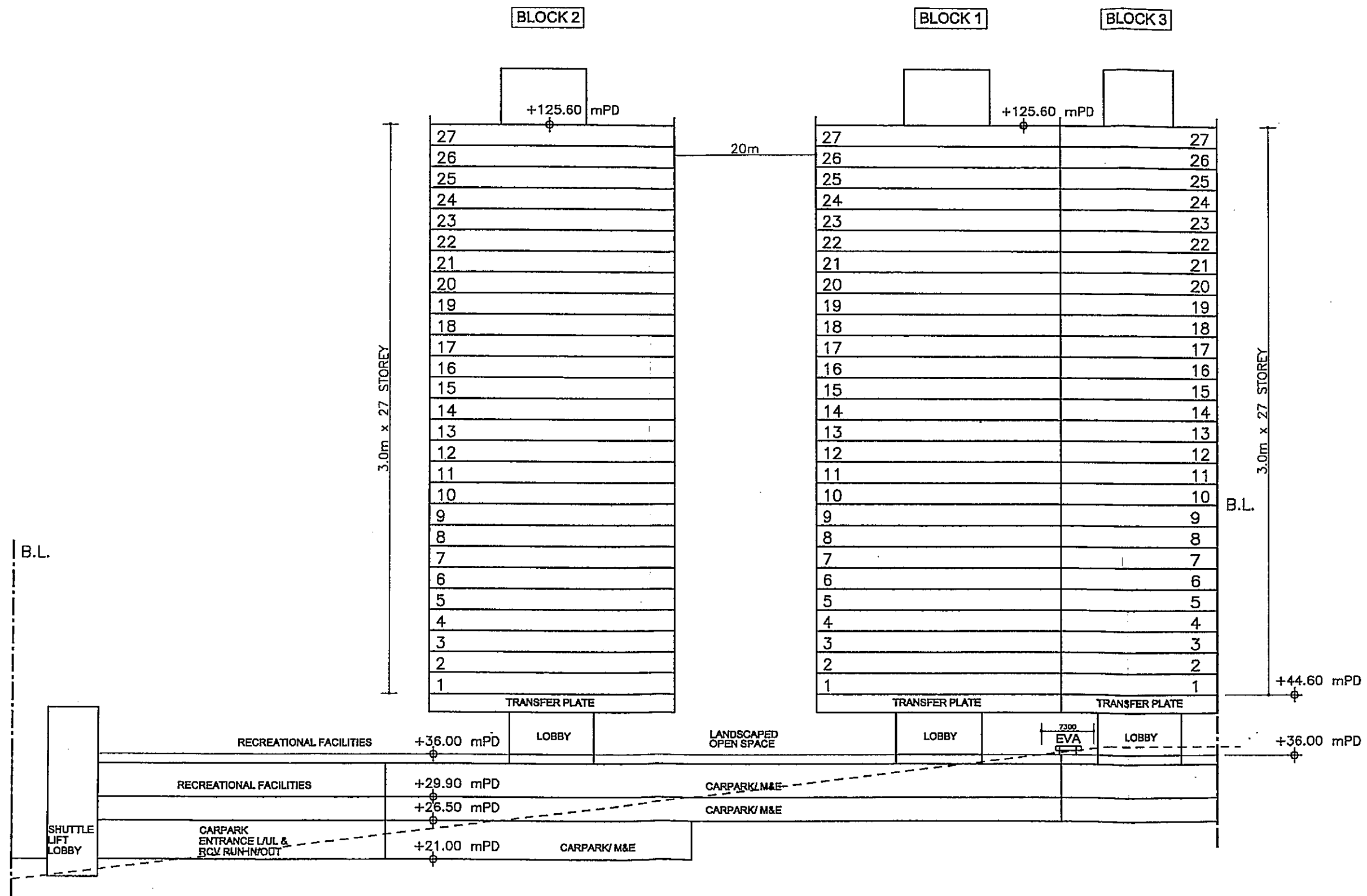
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NOTE: SITE ACTUAL BOUNDARIES ARE SUBJECT TO DETAIL SURVEY

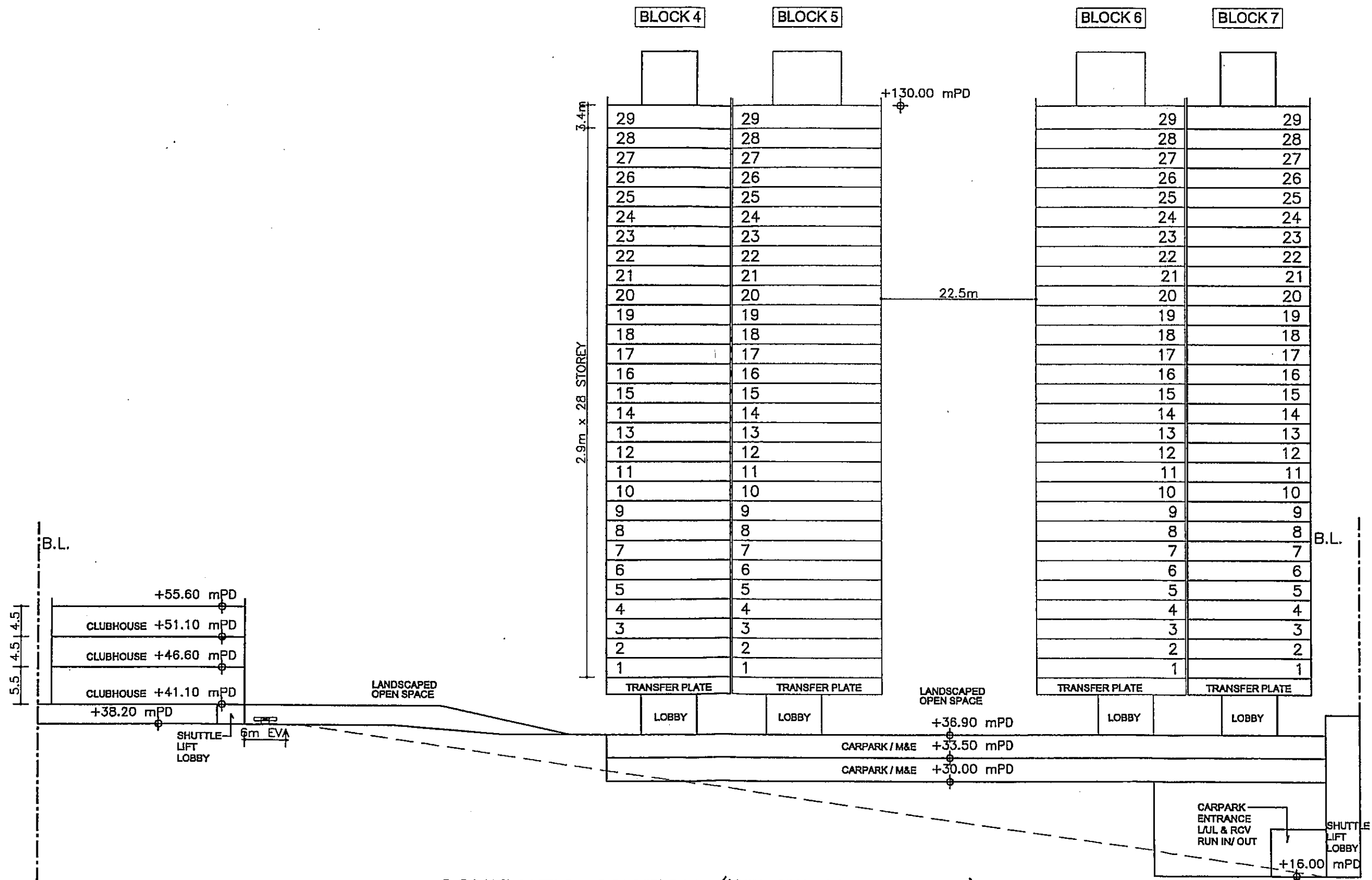
<p>HONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p> <p>5th Floor, Cheong Cheong Building, Hong Kong T 2603 8888 F 2613 1728 www.hongtung.com</p>	<p>PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044</p>	<p>JOB NO: DRAWING NO. / PART PLAN OF: REV. NO. 001019 KYSW/06 (02)</p> <p>DATE: DEC 2009 SCALE: 1:600 (A3)</p> <p>DRAFTED BY: () CHECKED BY: () DESIGNED BY: () REVIEWED BY: ()</p>
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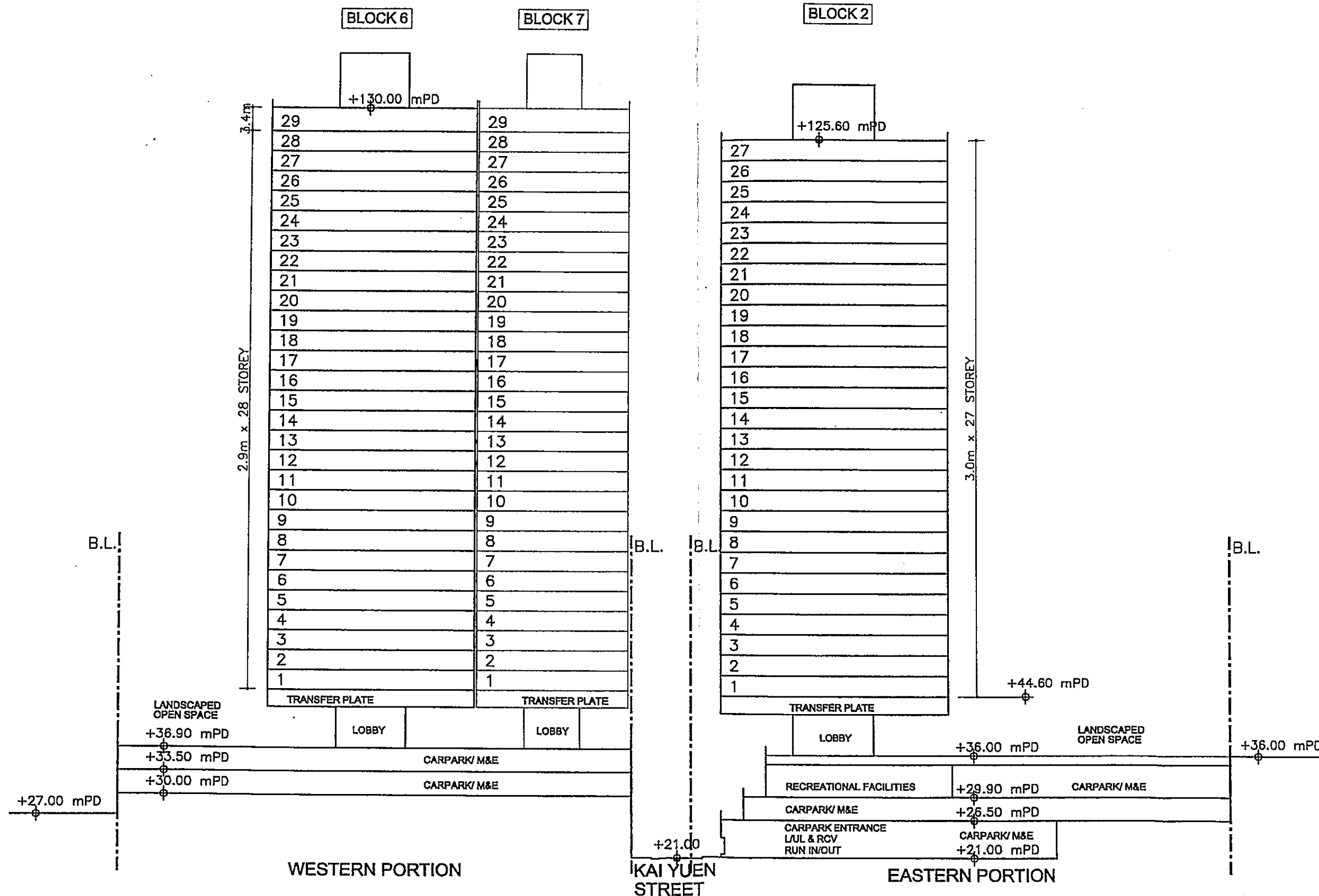
SCHEMATIC SECTION (EASTERN PORTION)
SCALE 1:600


WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS 	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044			JOB NO: 001019 DRAWING NO. / PART PLAN OF: KYSW/07 (02) REV. NO. (02)
	TITLE: SCHEMATIC SECTION (EASTERN PORTION)			DATE: DEC 2009 SCALE: 1:600 (A3)
	DESIGNED BY: () CHECKED BY: () DRAFTED BY: ()			DESIGNED BY: () CHECKED BY: () REVIEWED BY: ()
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SCHEMATIC SECTION (WESTERN PORTION)
SCALE 1:600

WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  20/F, Prince of Wales Hotel, 1, Telford Road, Hong Kong T: 2603 5508 F: 2613 1725	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044		JOB NO: 001019	DRAWING NO. / PART PLAN OF: KYS08 (02)	REV. NO. (02)
	TITLE: SCHEMATIC SECTION (WESTERN PORTION)		DATE: DEC 2009	SCALE: 1:600 (A3)	DESIGNED BY: ()
			CHECKED BY: ()	DESIGNED BY: ()	REVIEWED BY: ()



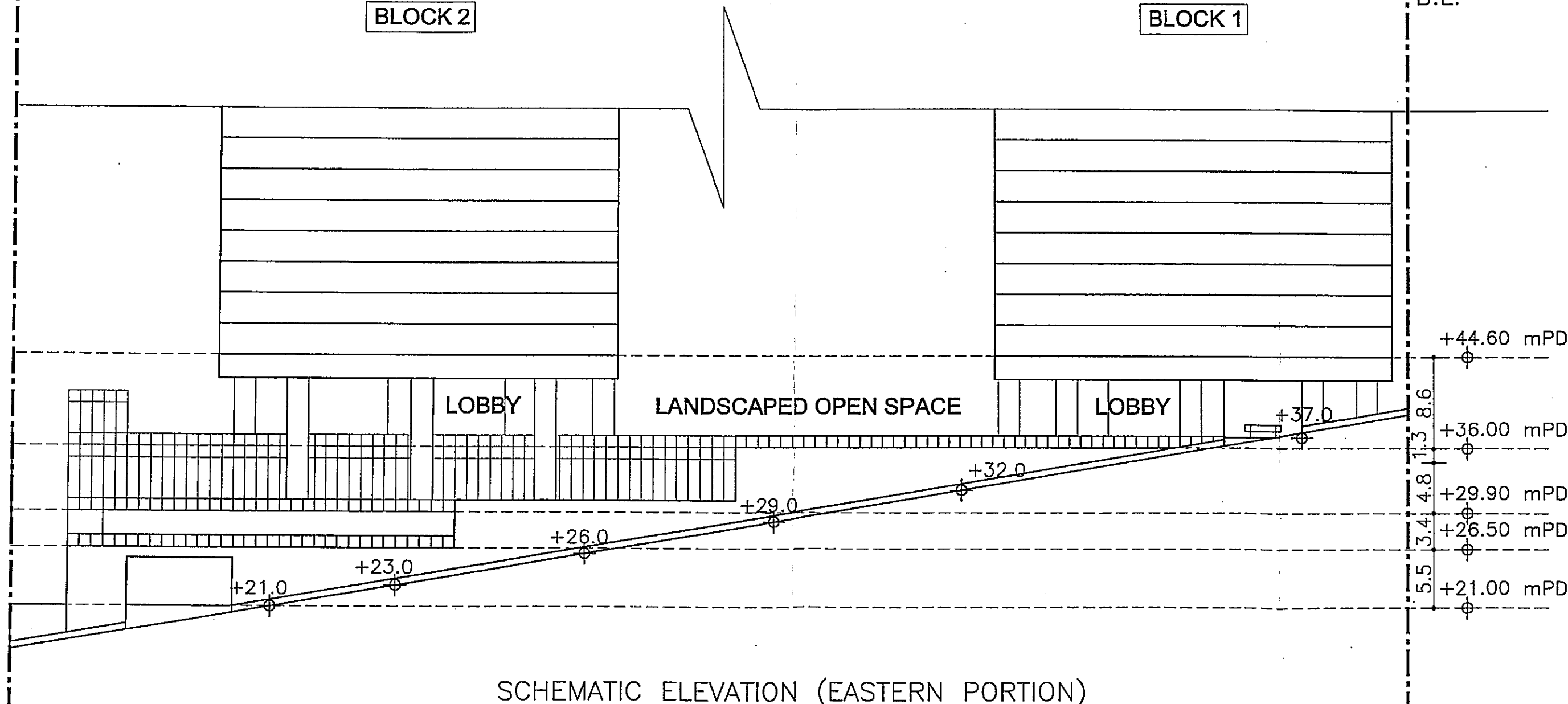
WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  5/A Floor, Oneview 1, Telford Square, Hong Kong T: 2853 8888 F: 2513 1725 www.wongtung.com	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044		JOB NO: 001019	DRAWING NO. / PART PLAN OF: KYSW/09 (02)	REV. NO. (02)
	TITLE: SCHEMATIC SECTION (EASTERN & WESTERN PORTION)		DATE: DEC 2009	SCALE: 1:600 (A3)	DESIGNED BY: () CHECKED BY: () DRAFTED BY: ()

B.L.

BLOCK 2

BLOCK 1

B.L.

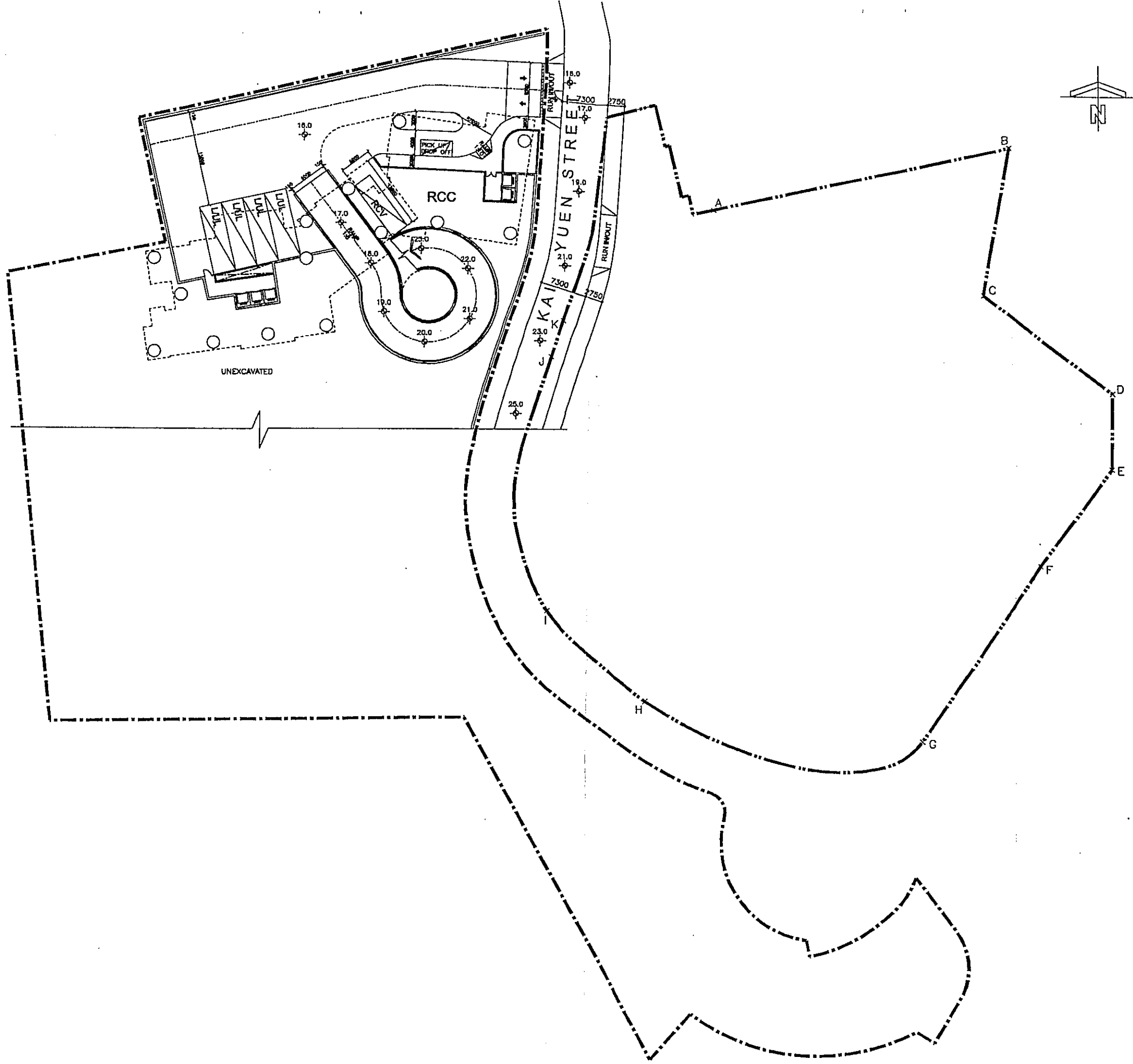



SCHEMATIC ELEVATION (EASTERN PORTION)

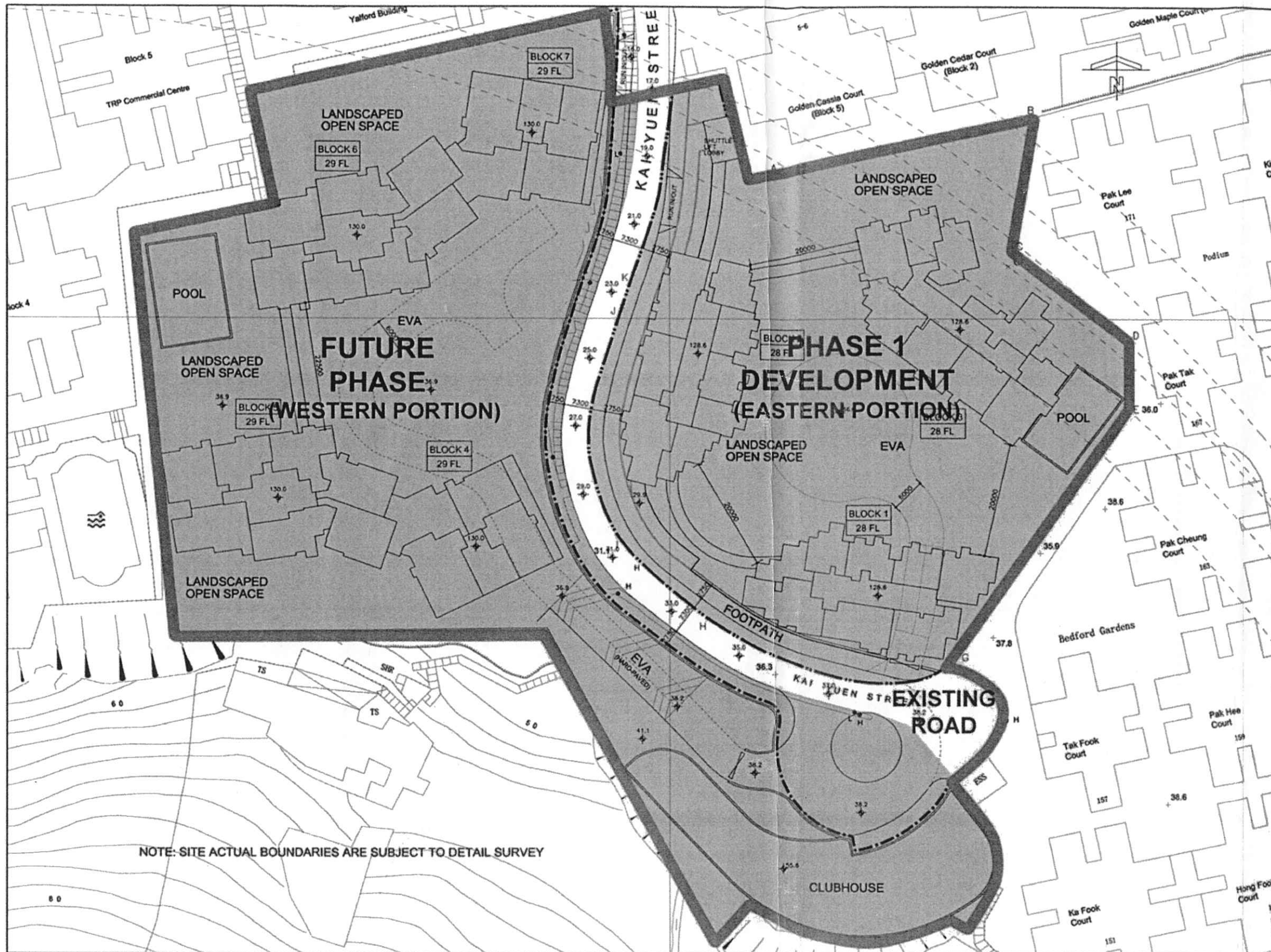
SCALE 1:400

<p>WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS</p> <p>5th Floor, Clydesdale Tower, 251-253, Hong Kong T 3403 9888 F 2513 1728</p>	<p>PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044</p>		<p>JOB NO: 001019</p>	<p>DRAWING NO. / PART PLAN OF: KYSW10</p>	<p>REV. NO. (02)</p>
	<p>TITLE: SCHEMATIC ELEVATION (EASTERN PORTION)</p>		<p>DATE: DEC 2009</p>	<p>CHECKED BY: ()</p>	<p>DESIGNED BY: ()</p>
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WONG TUNG & PARTNERS LIMITED ARCHITECTS & PLANNERS  8th Floor, Cheong Cheong Building, 117-119, Hong Kong T: 2503 8888 F: 2513 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/11 REV. NO. (02)
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JOB NO: DRAWING NO. / PART PLAN OF: REV. NO. 001019 KYSW/01A (01)	DATE: DEC 2009	SCALE: 1:600 (A3)	DRAFTED BY: DESIGNED BY: REVIEWED BY: () () ()	PROJECT: PROPOSED RESIDENTIAL REDEVELOPMENT KAI YUEN STREET, NORTH POINT, HONG KONG, IL 5044	TITLE: MASTER LAYOUT PLAN



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 24/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 34/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F, 42/F, 43/F, 44/F, 45/F, 46/F, 47/F, 48/F, 49/F, 50/F, 51/F, 52/F, 53/F, 54/F, 55/F, 56/F, 57/F, 58/F, 59/F, 60/F, 61/F, 62/F, 63/F, 64/F, 65/F, 66/F, 67/F, 68/F, 69/F, 70/F, 71/F, 72/F, 73/F, 74/F, 75/F, 76/F, 77/F, 78/F, 79/F, 80/F, 81/F, 82/F, 83/F, 84/F, 85/F, 86/F, 87/F, 88/F, 89/F, 90/F, 91/F, 92/F, 93/F, 94/F, 95/F, 96/F, 97/F, 98/F, 99/F, 100/F

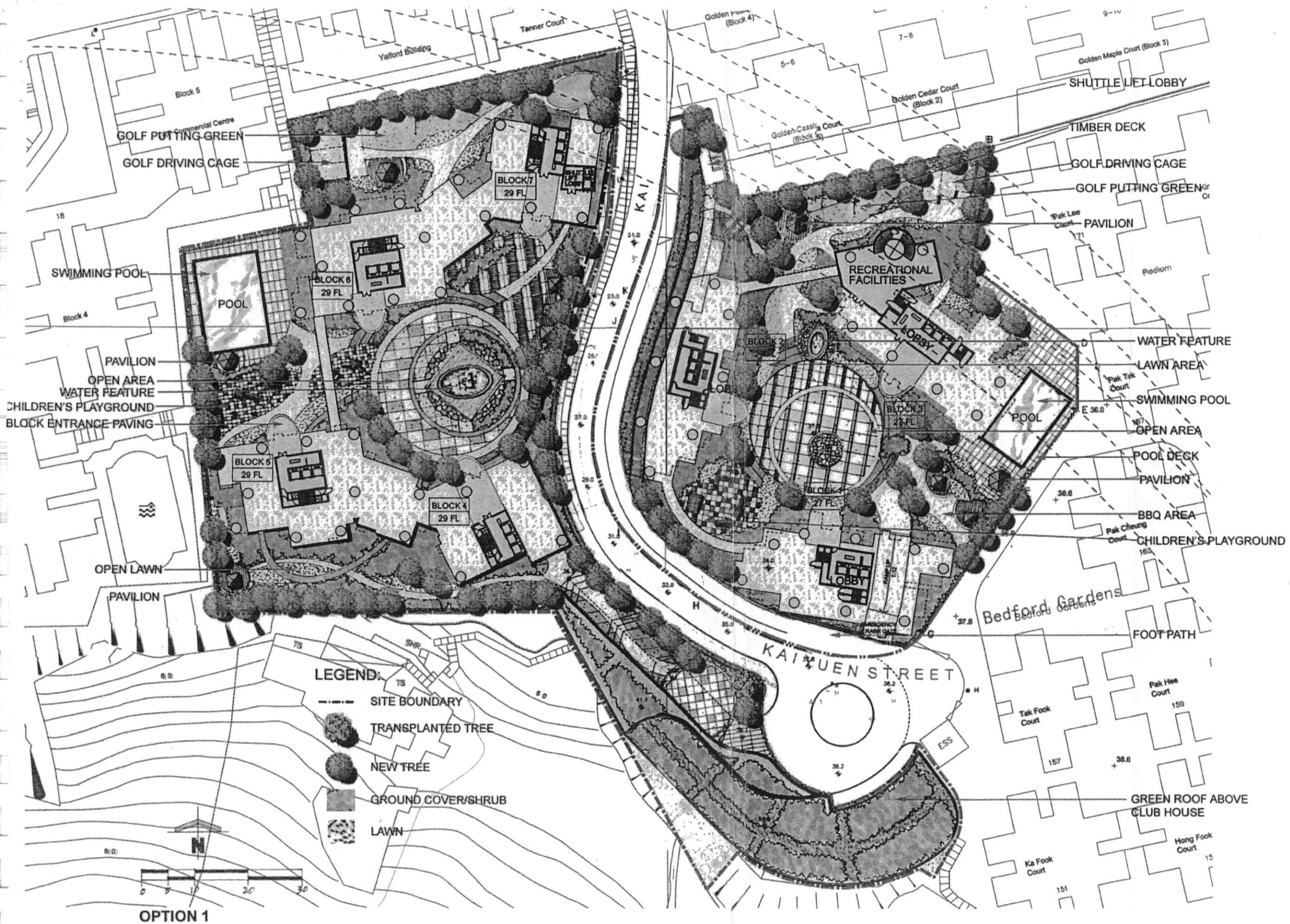
KTA
Kenneth To & Associates Ltd.
杜立基顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

PHASING PLAN

PROPOSED COMPREHENSIVE
RESIDENTIAL DEVELOPMENT AT
KAI YUEN STREET

Scale: 1:1000

Date: 22 Dec 2009



Development Schedule (Application No. A/H8/401)	
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	1,338
(i) Eastern Portion	700
(ii) Western Portion	638
Total No. of Residential Blocks	7
(i) Eastern Portion	3
(ii) Western Portion	4
Average Flat Size	91.5 m ²
Total No. of Storeys (incl. entrance lobby, recreational facilities and car parks)	
(i) Eastern Portion (Phase 1 Development Site) (Wai Oi Mansion Site)	31 - 32
(ii) Western Portion	
Building Height	
(i) Eastern Portion	Not more than 125.6mPD
(ii) Western Portion	Not more than 130mPD
Design Population*	4,014
(i) Eastern Portion	2,100
(ii) Western Portion	1,914
Eastern Portion (Phase 1 Development)	
Total No. of Units	700
▪ Block 1	▪ 216 (8 units/storey)
▪ Block 2	▪ 243 (9 units/storey)
▪ Block 3	▪ 241 (9 units/storey from 1/F to 26/F and 7 units for 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	157
▪ Private Car Parks	141 (2.5m x 5m)
▪ Visitor Car Parks	3
▪ Motorcycle Parking Spaces	8 (5% of total car parking spaces)

<ul style="list-style-type: none"> ▪ Pick Up/Drop-off/Taxi Lay-by ▪ L/UL Bay ▪ L/U of refuse collection vehicles 	<p>1</p> <p>3 (1 bay per block)</p> <p>1</p>
Western Portion (Future Phase)	
Total No. of Units	638
<ul style="list-style-type: none"> ▪ Blocks 4 & 7 – Typical 4 units/storey ▪ Blocks 5 & 6 – Typical 7 units/storey 	<ul style="list-style-type: none"> ▪ 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
<ul style="list-style-type: none"> ▪ 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 	<p>124 (2.5m x 5m)</p> <p>4</p> <p>7 (5% of total car parking spaces)</p> <p>1</p> <p>4 (1 bay per block) (3.5m x 7m)</p> <p>1</p>

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

**Approved Comprehensive Residential Development with Minor Relaxation of
Building Height Restriction (Amendments to an Approved Master Layout Plan) in
“Comprehensive Development Area (2)” and “Road” zones,
Upper Kai Yuen Lane, Lower Kai Yuen Lane and Kai Yuen Street, North Point
(Application No. A/H8/401)**

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 (Park) in Each Phase	
▪ Phase 1: 2013	
▪ Future Phase: 2016 tentatively (<i>subject to land acquisition</i>)	