

List of Approval Conditions

Application No. A/H8/419

- Application Site : Inland Lot No. 9027 and Adjoining Government Land, Java Road and Tin Chiu Street, North Point, Hong Kong
- Subject of Application : Proposed Comprehensive Residential, Commercial (Eating Place, Shop and Services), Public Open Space, Government, Institution or Community Uses, Public Coach Park and Public Transport Terminus Development in "Comprehensive Development Area (3)" Zone
- Date of Approval : 8.11.2013
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to take into account the approval conditions (b) to (r) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the design and implementation of building height profile, with no exceedance to the building height, as proposed by the applicant, to the satisfaction of the Director of Planning or of the TPB;
 - (c) the provision of two wind/visual corridors through the application site along Shu Kuk Street and Kam Hong Street as proposed by the applicant;
 - (d) the provision of setback of not less than 3m along Tin Chiu Street, Shu Kuk Street and Java Road;
 - (e) the provision of building gaps as proposed by the applicant;
 - (f) the design and provision of two at-grade public landscaped walkways of not less than 10m-wide along Shu Kuk Street and Kam Hong Street respectively to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
 - (g) the design and provision of a waterfront promenade of not less than 5,880m² with a width of not less than 20m to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
 - (h) the design and provision of a public open space of not less than 6,800m² to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
 - (i) the submission and implementation of a Landscape Master Plan, including tree preservation scheme and quarterly tree monitoring reports, to the satisfaction of the Director of Planning or of the TPB;
 - (j) the submission and implementation of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (k) the design and provision of ingress/egress point, run-in/run-out, pedestrian circulation system, parking facilities, loading/unloading spaces and lay-bys for the proposed development to the satisfaction

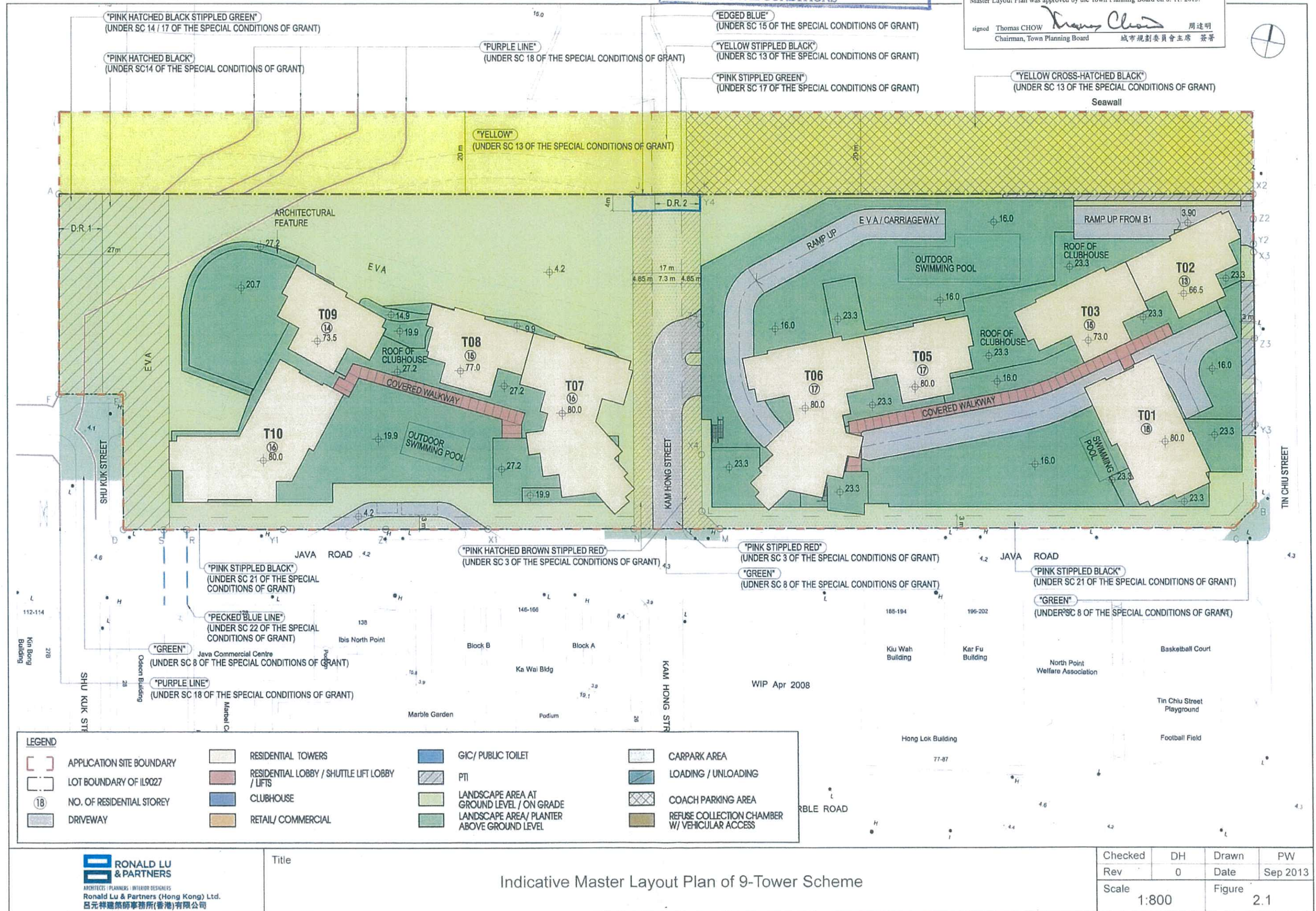
of the Commissioner for Transport or of the TPB;

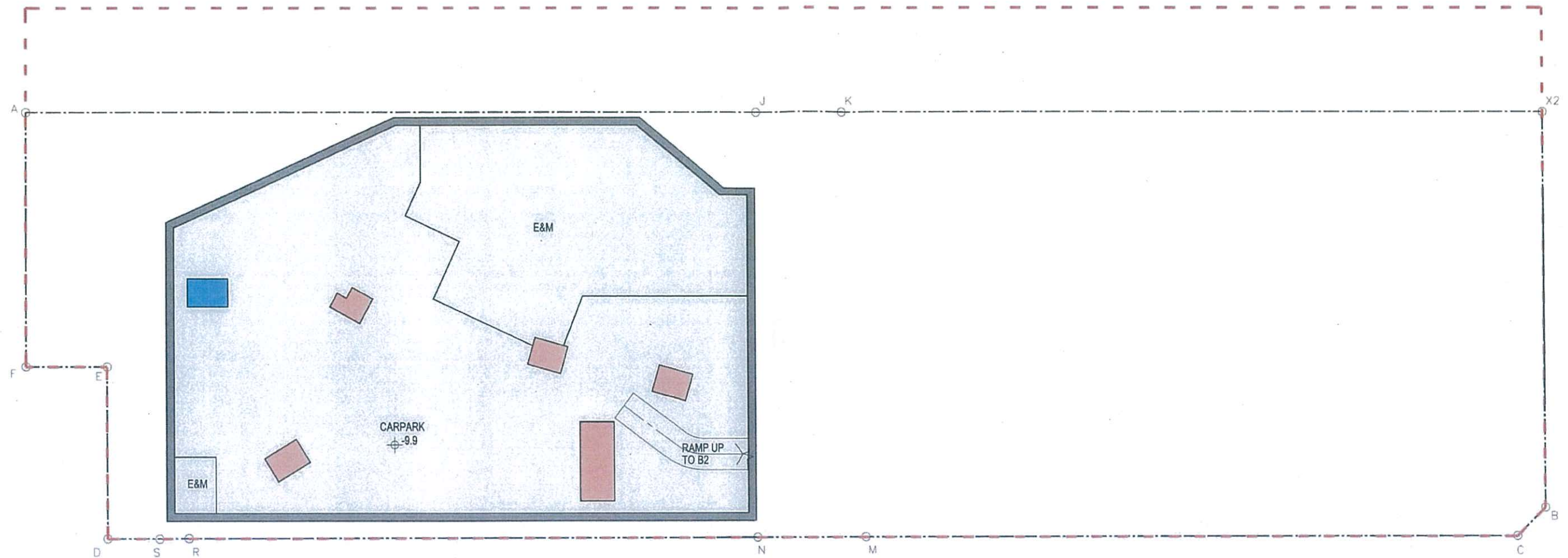
- (l) the design and provision of a connection to a proposed pedestrian subway connecting the proposed development with the North Point MTR Station exit on the other side of Java Road to the satisfaction of the Commissioner for Transport or of the TPB;
- (m) the design and provision of a public coach park and public loading/unloading spaces to the satisfaction of the Commissioner for Transport or of the TPB;
- (n) the design and provision of a covered public transport terminus to the satisfaction of the Commissioner for Transport or of the TPB;
- (o) the design and provision of a public toilet to the satisfaction of the Director of Food and Environmental Hygiene or of the TPB;
- (p) the design and provision of an integrated family service centre, a special child care centre cum early education and training centre, a district support centre for persons with disabilities, and a day care centre for the elderly to the satisfaction of the Director of Social Welfare or of the TPB;
- (q) the design and provision of a community hall to the satisfaction of the Director of Home Affairs or of the TPB;
- (r) the design and provision of a public loading and unloading lay-by for the day care centre for the elderly to the satisfaction of the Director of Architectural Services or of the TPB;
- (s) the design and provision of sewerage discharge point to the satisfaction of the Director of Drainage Services or of the TPB; and
- (t) 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.

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
二零一三年十一月八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 8. 11. 2013.

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





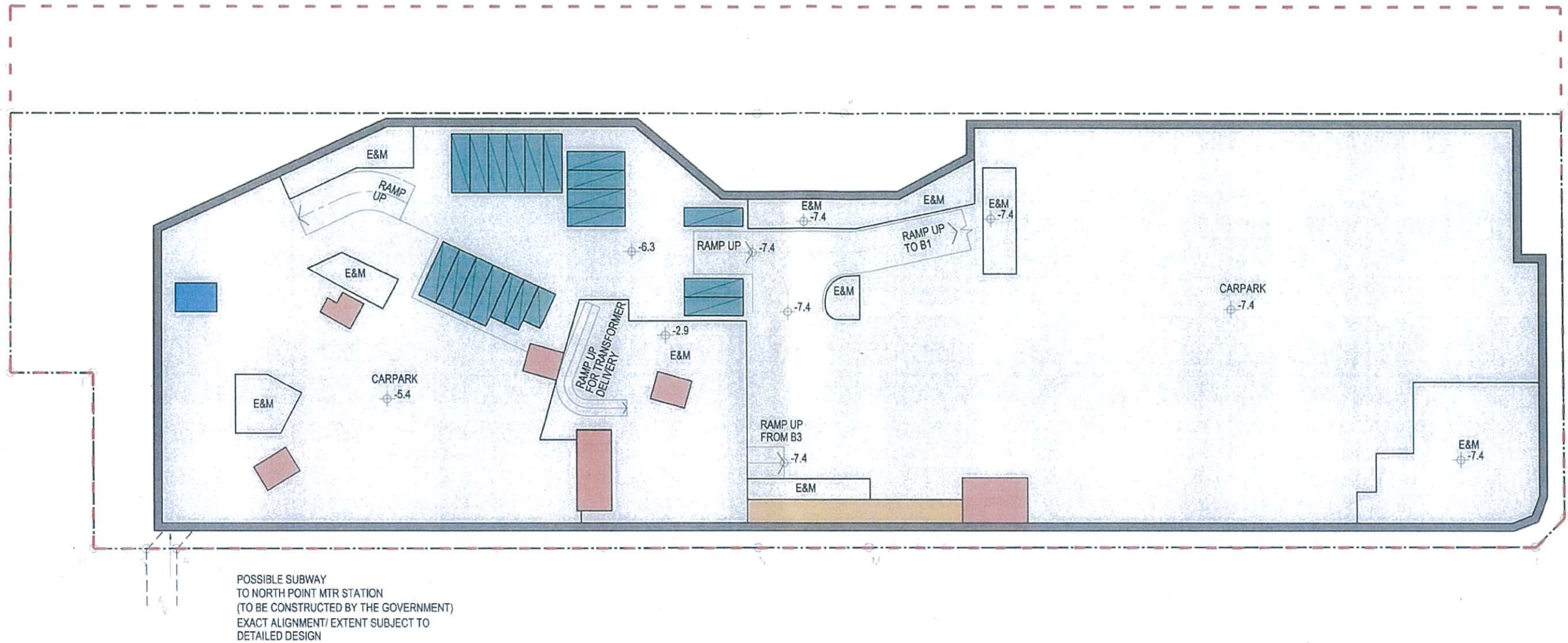
LEGEND

- [] APPLICATION SITE BOUNDARY
- [] LOT BOUNDARY OF IL9027
- (18) NO. OF RESIDENTIAL STOREY
- [] DRIVEWAY

- [] RESIDENTIAL TOWERS
- [] RESIDENTIAL LOBBY / SHUTTLE LIFT LOBBY / LIFTS/ STAIRS
- [] CLUBHOUSE
- [] RETAIL/ COMMERCIAL

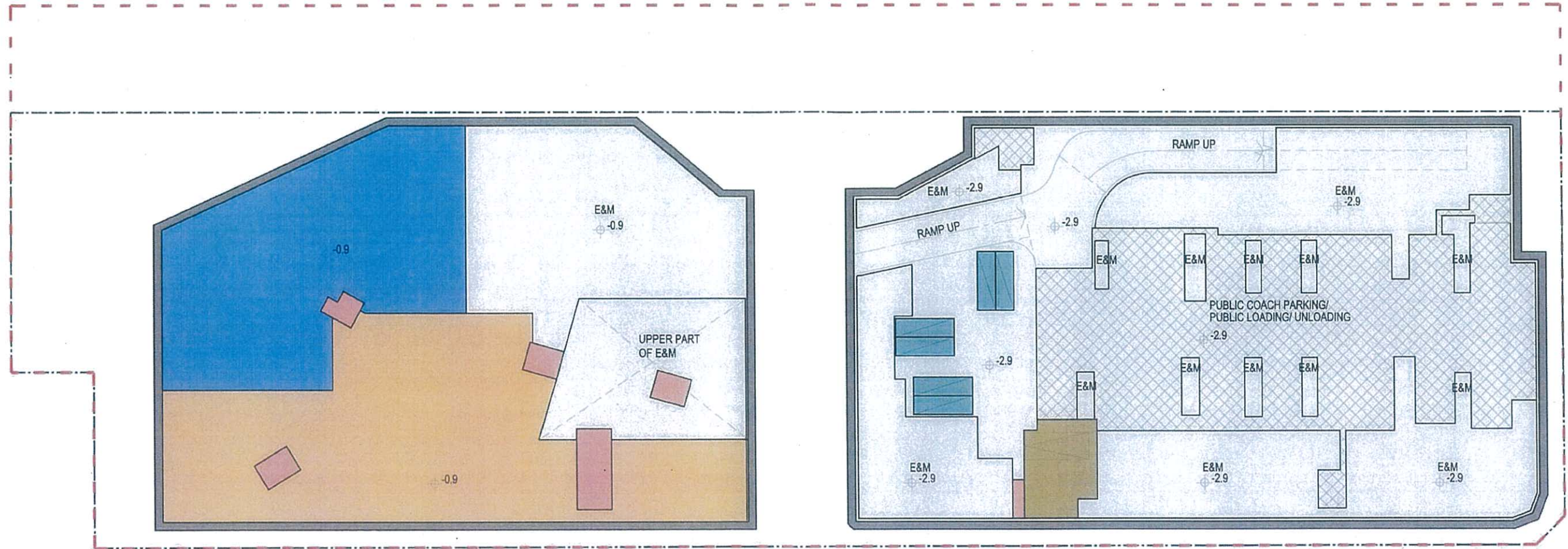
- [] GIC/ PUBLIC TOILET
- [] PTI
- [] LANDSCAPE AREA AT GROUND LEVEL / ON GRADE
- [] LANDSCAPE AREA/ PLANTER ABOVE GROUND LEVEL

- [] CARPARK AREA
- [] LOADING / UNLOADING
- [] COACH PARKING AREA
- [] REFUSE COLLECTION CHAMBER W/ VEHICULAR ACCESS



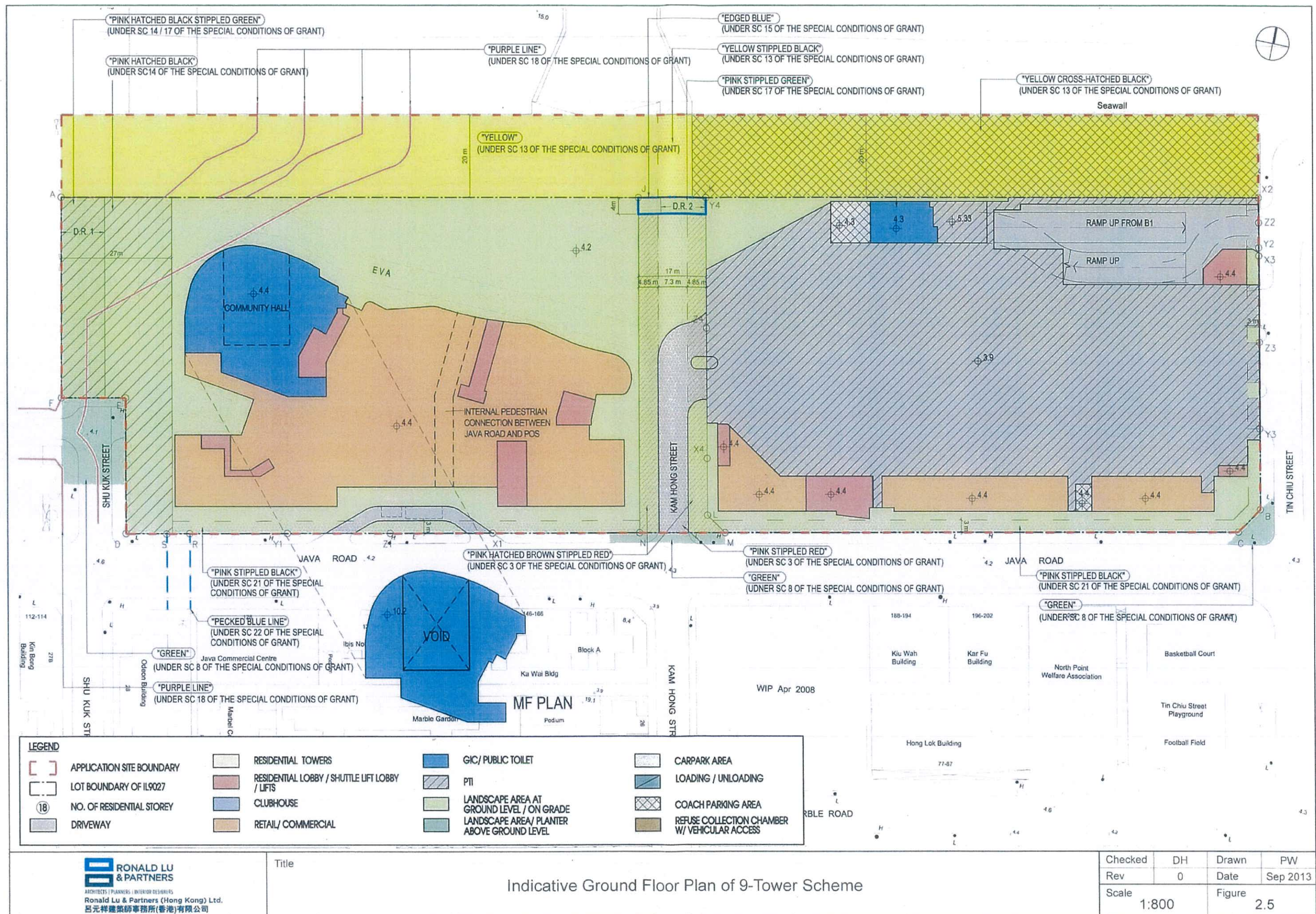
LEGEND

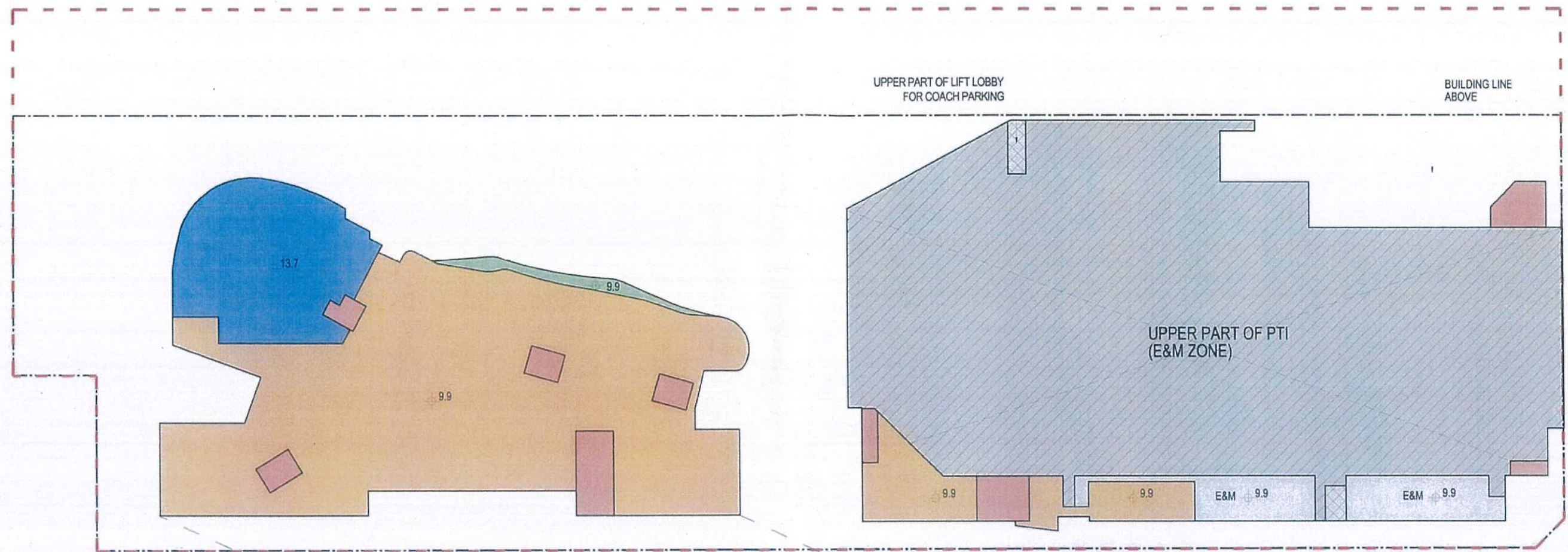
[Red dashed line]	APPLICATION SITE BOUNDARY	[White box]	RESIDENTIAL TOWERS	[Blue box]	GIC/ PUBLIC TOILET	[Light blue box]	CARPARK AREA
[Black dashed line]	LOT BOUNDARY OF IL9027	[Red box]	RESIDENTIAL LOBBY / SHUTTLE LIFT LOBBY / LIFTS	[Dark blue box]	PTI	[Dark blue box]	LOADING / UNLOADING (FOR RETAIL/ GIC/ RESIDENTIAL)
18	NO. OF RESIDENTIAL STOREY	[Blue box]	CLUBHOUSE	[Green box]	LANDSCAPE AREA AT GROUND LEVEL / ON GRADE	[Dark blue box]	COACH PARKING AREA
[Grey box]	DRIVEWAY	[Brown box]	RETAIL/ COMMERCIAL	[Green box]	LANDSCAPE AREA/ PLANTER ABOVE GROUND LEVEL	[Brown box]	REFUSE COLLECTION CHAMBER W/ VEHICULAR ACCESS



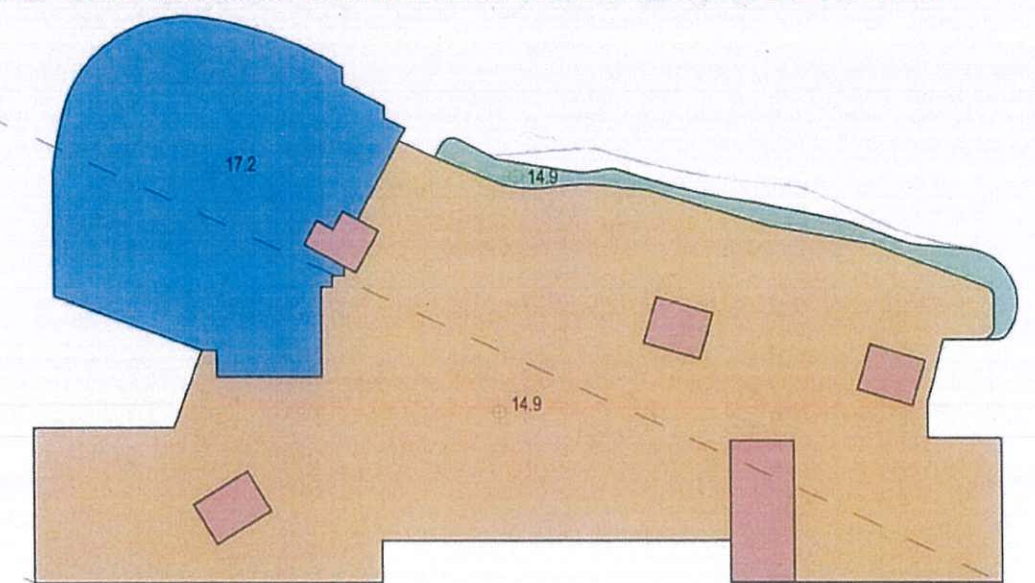
LEGEND

APPLICATION SITE BOUNDARY	RESIDENTIAL TOWERS	GIC/ PUBLIC TOILET	CARPARK AREA
LOT BOUNDARY OF IL9027	RESIDENTIAL LOBBY / SHUTTLE LIFT LOBBY / LIFTS	PTI	LOADING / UNLOADING (FOR RETAIL/ RESIDENTIAL)
NO. OF RESIDENTIAL STOREY	CLUBHOUSE	LANDSCAPE AREA AT GROUND LEVEL / ON GRADE	COACH PARKING AREA
DRIVEWAY	RETAIL/ COMMERCIAL	LANDSCAPE AREA/ PLANTER ABOVE GROUND LEVEL	REFUSE COLLECTION CHAMBER W/ VEHICULAR ACCESS





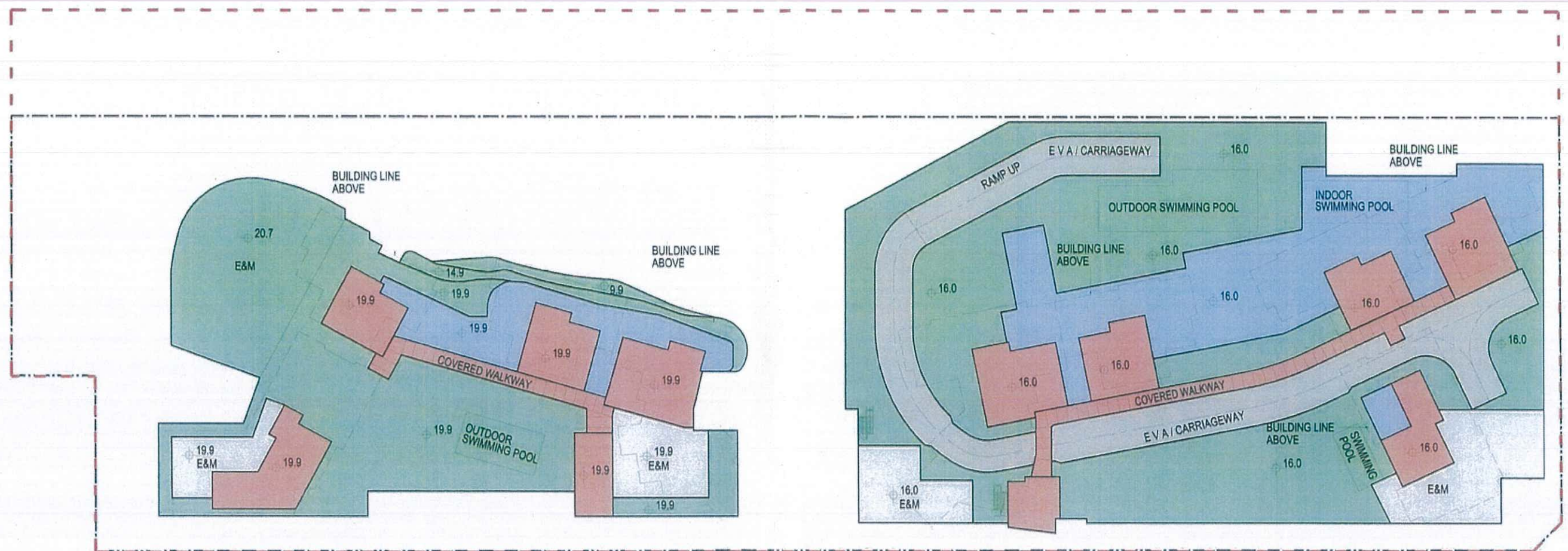
FIRST FLOOR PLAN


















SECOND FLOOR PLAN

LEGEND

APPLICATION SITE BOUNDARY	RESIDENTIAL TOWERS	GIC/ PUBLIC TOILET	CARPARK AREA
LOT BOUNDARY OF IL9027	RESIDENTIAL LOBBY / SHUTTLE LIFT LOBBY / LIFTS	PTI	LOADING / UNLOADING
NO. OF RESIDENTIAL STOREY	CLUBHOUSE	LANDSCAPE AREA AT GROUND LEVEL / ON GRADE	COACH PARKING AREA
DRIVEWAY	RETAIL/ COMMERCIAL	LANDSCAPE AREA/ PLANTER ABOVE GROUND LEVEL	REFUSE COLLECTION CHAMBER W/ VEHICULAR ACCESS



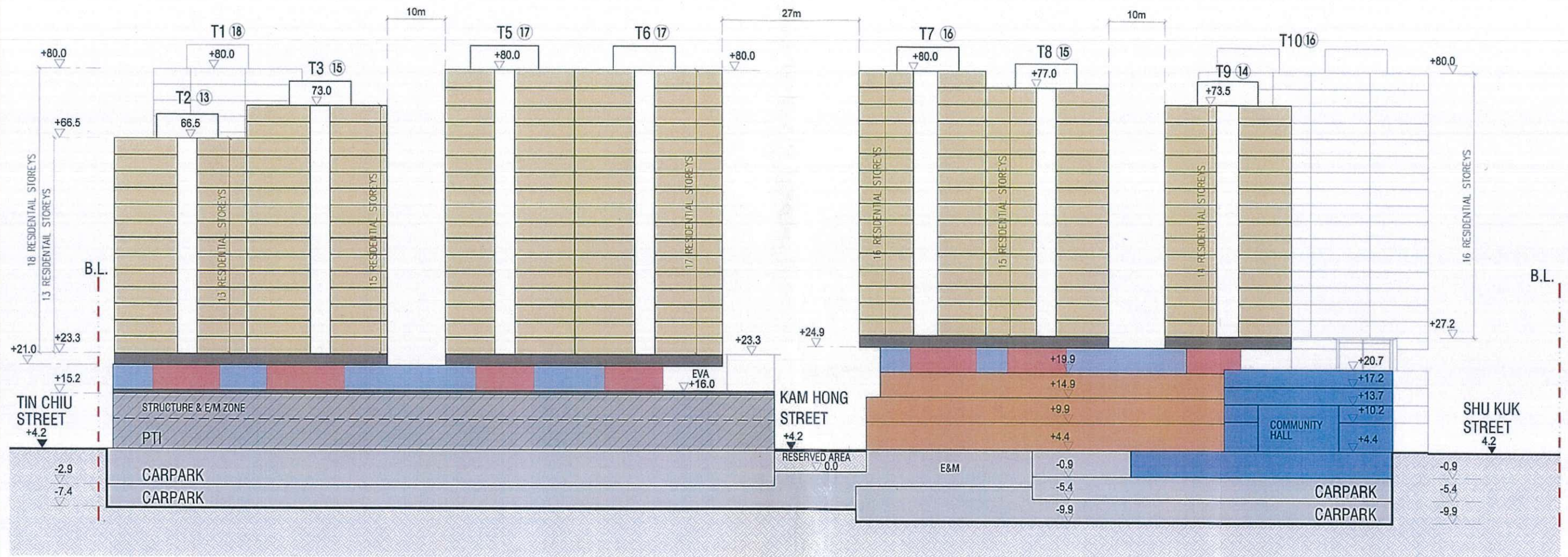
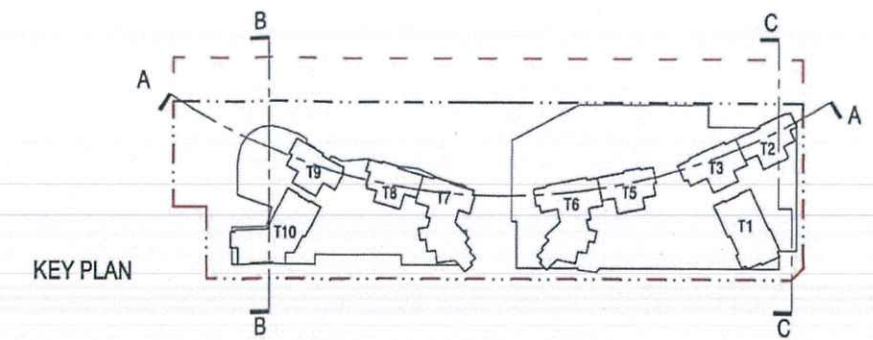
LEGEND							
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	LOT BOUNDARY OF IL9027		RESIDENTIAL LOBBY / SHUTTLE LIFT LOBBY / LIFTS		PJI		LOADING / UNLOADING
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	DRIVEWAY		RETAIL/ COMMERCIAL		LANDSCAPE AREA/ PLANTER ABOVE GROUND LEVEL		REFUSE COLLECTION CHAMBER W/ VEHICULAR ACCESS

















RONALD LU & PARTNERS
ARCHITECTS / PLANNERS / INTERIOR DESIGNERS
Ronald Lu & Partners (Hong Kong) Ltd.
呂元祥建築師事務所(香港)有限公司

Title

Indicative Podium Floor Plan of 9-Tower Scheme

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2013
Scale	1:800	Figure	2.7



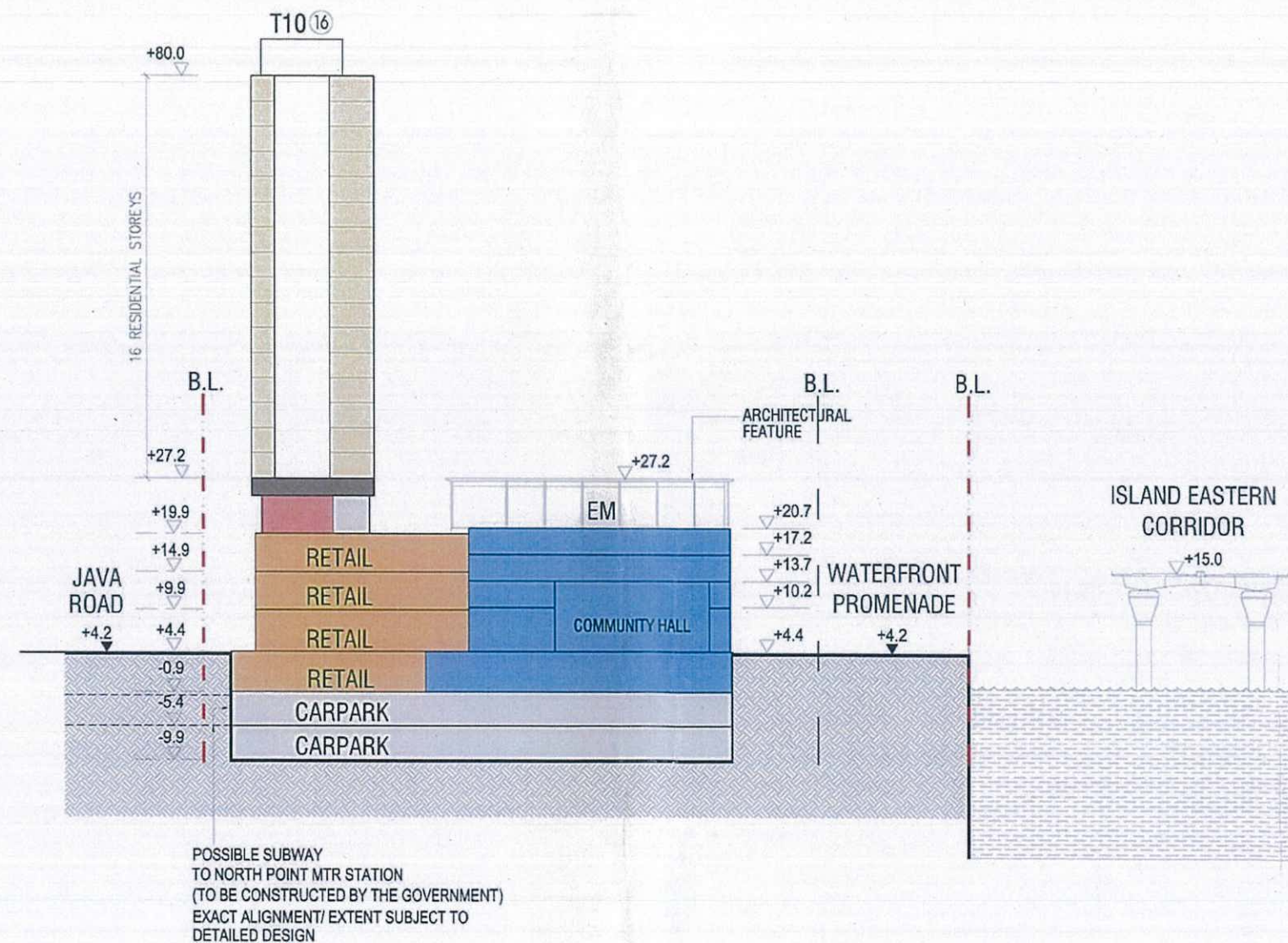
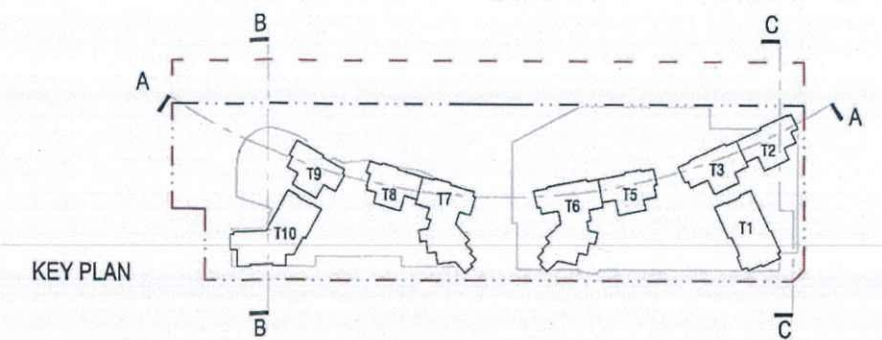
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	DRIVEWAY		RETAIL/ COMMERCIAL		LANDSCAPE AREA/ PLANTER ABOVE GROUND LEVEL		REFUSE COLLECTION CHAMBER W/ VEHICULAR ACCESS

















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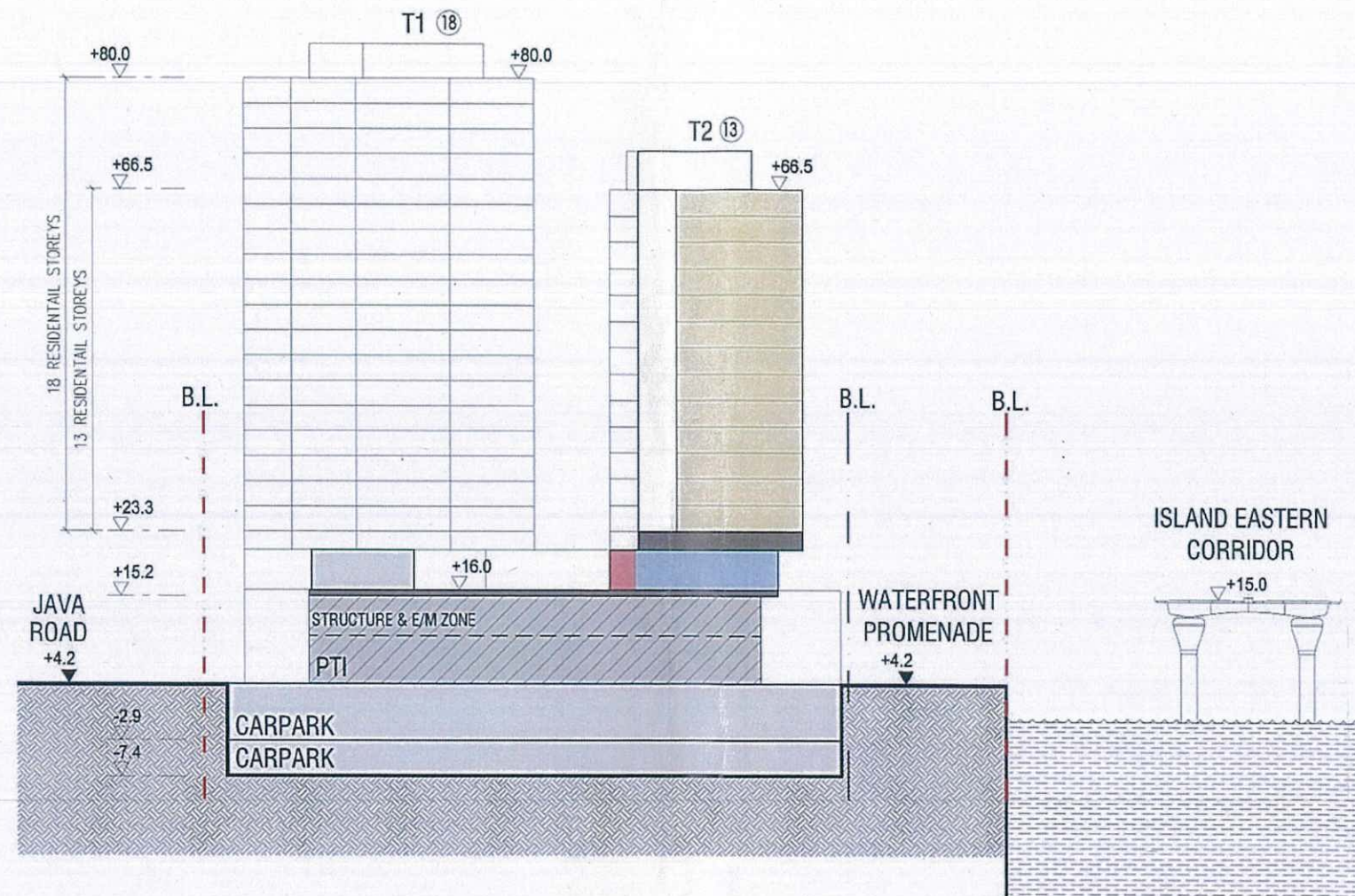
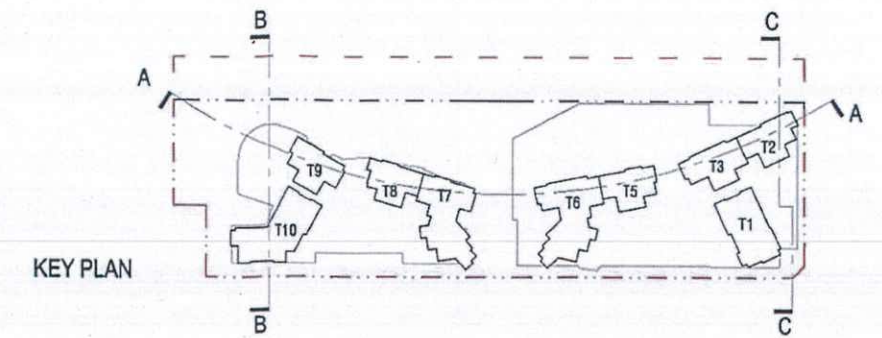
Title

Indicative Section A-A of 9-Tower Scheme

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2013
Scale	1:800	Figure	2.8

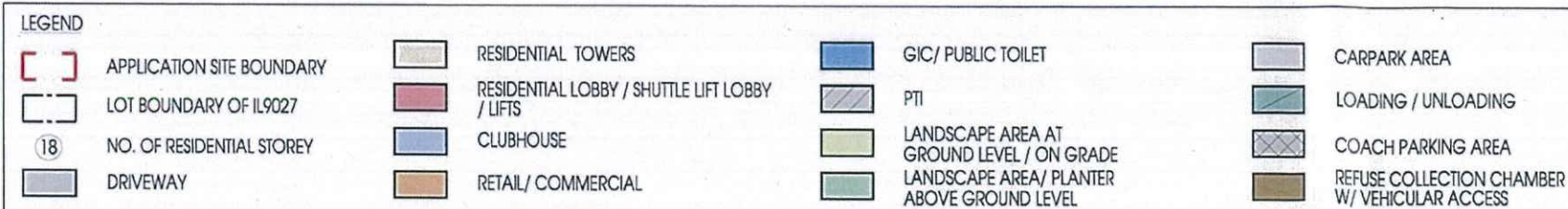


LEGEND							
	APPLICATION SITE BOUNDARY		RESIDENTIAL TOWERS		GIC/ PUBLIC TOILET		CARPARK AREA
	LOT BOUNDARY OF IL9027		RESIDENTIAL LOBBY / SHUTTLE LIFT LOBBY / LIFTS		PTI		LOADING / UNLOADING
	NO. OF RESIDENTIAL STOREY		CLUBHOUSE		LANDSCAPE AREA AT GROUND LEVEL / ON GRADE		COACH PARKING AREA
	DRIVEWAY		RETAIL/ COMMERCIAL		LANDSCAPE AREA/ PLANTER ABOVE GROUND LEVEL		REFUSE COLLECTION CHAMBER W/ VEHICULAR ACCESS



LEGEND

	APPLICATION SITE BOUNDARY		RESIDENTIAL TOWERS		GIC / PUBLIC TOILET		CARPARK AREA
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	NO. OF RESIDENTIAL STOREY		CLUBHOUSE		LANDSCAPE AREA AT GROUND LEVEL / ON GRADE		COACH PARKING AREA
	DRIVEWAY		RETAIL / COMMERCIAL		LANDSCAPE AREA / PLANTER ABOVE GROUND LEVEL		REFUSE COLLECTION CHAMBER W/ VEHICULAR ACCESS



Development Schedule

Indicative Development Schedule of the Approved MLP

	Proposed Scheme
Application Site Area	About 29,280m ² ⁽¹⁾
Development Site Area	About 23,400 m ² ⁽²⁾
Total Gross Floor Area (GFA)	Not more than 83,675m ²
Maximum Site Coverage (above ground level)	Not more than 60% ⁽³⁾
Maximum Building Height (main roof level)	Not more than 80mPD
Domestic Accommodation	
Total Domestic GFA	Not more than 53,680m ²
No. of Residential Towers	9
No. of Residential Storeys ⁽⁴⁾	13 to 18 storeys
Building Height of Residential Towers (main roof level)	66.5mPD to 80mPD
No. of Flats	702 (not less than 700 as required under Lease)
Average Flat Size	About 76.47m ²
Anticipated Population	About 2,106 ⁽⁵⁾
Non-domestic Accommodation	
Total Non-Domestic GFA, including:	Not more than 29,995m ²
(i) Covered Public Transport Terminus (PTT)	Not less than 7,270m ²
(ii) Public Coach Park	Not less than 4,000m ²
(iii) G/IC Facilities	Not less than 5,225m ² ⁽⁶⁾
(iv) Commercial ⁽⁷⁾	Not more than 13,500m ²
No. of Levels in Podium above ground (excluding podium roof level)	Not more than 4 ⁽⁸⁾
No. of Levels in Basement	3
Open Space and Recreational Facilities	
Total Public Open Space	Not less than 12,680m ²
- Waterfront Promenade (not less than 20m wide)	Not less than 5,880m ²
- Public Open Space (within lot)	Not less than 6,800m ²
Private Local Open Space	Not less than 2,106m ² ⁽⁹⁾
Residents' Clubhouse GFA	Not more than 2,250m ² ⁽¹⁰⁾
Car Parking Spaces	
Residential	216 ⁽¹¹⁾⁽¹²⁾⁽¹³⁾
Commercial	71 ⁽¹⁴⁾⁽¹⁵⁾
Visitor	28 ⁽¹⁶⁾
Motorcycle	28 ⁽¹⁷⁾
Coach Parking Spaces in the Public Coach Park	30
Other Car Parking Space Provision for G/IC Facilities	9 ⁽¹⁸⁾
Loading/Unloading Facilities	
Residential	9 ⁽¹⁹⁾
Commercial	12 ⁽²⁰⁾
Public Loading/Unloading Bays in the Public Loading/Unloading Park	4
Lay-by	2 ⁽²¹⁾
Other Loading/Unloading Facilities for G/IC	5 ⁽²²⁾

Remarks:

- (1) Approximate to the site area of the subject "CDA(3)" zone on the OZP.
- (2) In line with the site area of Inland Lot No. 9027 according to the lease conditions.
- (3) Based on development site area of 23,400m².
- (4) Excluding refuge floor, podium and lobby.
- (5) Based on an assumed person-per-flat ratio of 3.0, with reference to the average household size of the district from the 2011 Population Census.
- (6) Including a public toilet with NOFA of not less than 85m², an integrated family service centre with NOFA of not less than 535m², a special child care centre cum early education and training centre with NOFA of not less than 385m², a district support centre for persons with disabilities with a NOFA of not less than 345m², a day

care centre for the elderly with a NOFA of not less than 267m², and a community hall with a NOFA of not less than 741m²; or such other GFAs approved by relevant authorities.

- (7) Including both 'Shop and Services' and 'Eating Place' uses.
- (8) The podium mainly consist of 3 storeys (above ground; excluding podium roof level), but with a small portion of mezzanine floor only above the ground floor at the GIC building, which makes up to a total of 4 no. of storeys (please refer to section plans).
- (9) In line with the minimum open space requirement of not less than 1m² per person as stated in the HKPSG.
- (10) Disregarded in calculation of the total GFA of the proposed development.
- (11) Including the 5% design flexibility and 5% demand flexibility as allowed under the lease. Detailed calculations of car parking provisions are provided in the Traffic Impact Assessment Report.
- (12) Based on a sliding scale according to the lease:

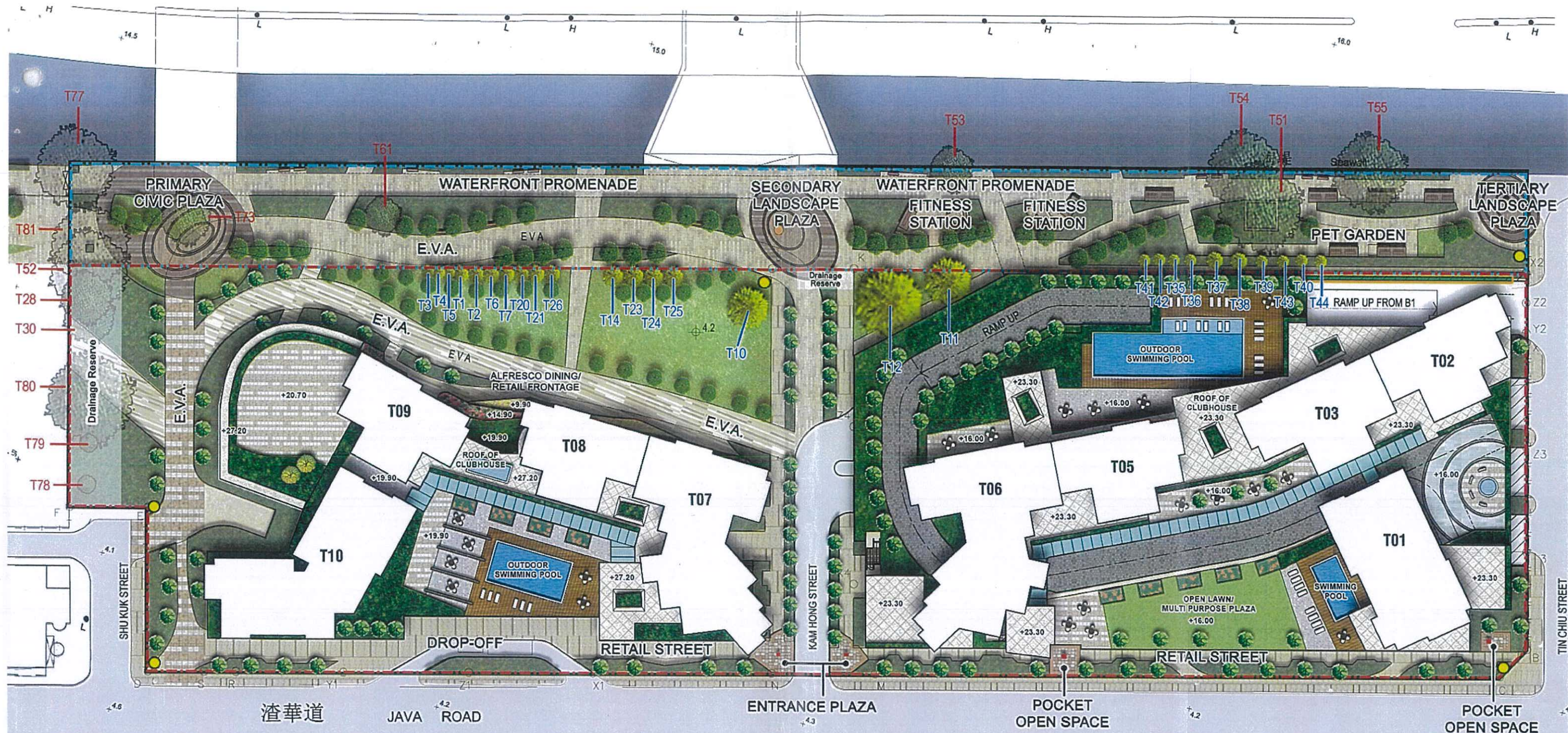
Size of Flat	Lease Requirement
< 40sqm	1 space / 18 units or part thereof
70sqm>Flat size>40sqm	1 space / 11 units or part thereof
100sqm>Flat size>70sqm	1 space / 5 units or part thereof
160sqm>Flat size>100sqm	1 space / 2 units or part thereof
>160sqm	1 space / unit

- (13) Including 2 nos. for disabled parking, based on a ratio of 1 per 200 residential parking spaces.
- (14) Based on a car parking ratio of 1 space per 200m² commercial/retail GFA. Including the 5% flexibility as allowed under the lease.
- (15) Including 1 no. for disabled parking, based on a ratio of 1 per 200 commercial/retail parking spaces.
- (16) After consultation with the TD subsequent to receiving the reply from DLO on S16 planning application, it was advised that a factor of 3 visitor parking spaces per every block would be adopted, irrespective of the flat numbers within each tower. Including the 5% flexibility as allowed under the lease.
- (17) Based on a ratio of 10% of total private car parking spaces required to be provided for residential and retail purpose. Including the 5% flexibility for motorcycle parking for residential use as allowed under the lease.
- (18) Including 1 no. for parking of light bus for the special child care cum early education and training centre, 1 no. for parking of light bus for the district support centre for persons with disabilities, 2 nos. for parking of light buses for the day care centre for the elderly, 4 nos. for parking of motor vehicles for the community hall, and 1 no. for parking of motor vehicle by disabled persons for the community hall.
- (19) Based on a ratio of 1 bay per residential tower.
- (20) Based on a ratio of 1 bay per 1,200m² commercial/retail GFA.
- (21) Including 1 no. for picking up and setting down passengers from motor vehicles (including taxi) and 1 no. for L/UL of light buses and ambulances.
- (22) Including 1 no. for light goods vehicles for the community hall, 2 nos. for heavy goods vehicles for the community hall, and 1 no. for light bus and ambulance use for the day care centre for the elderly and 1 no. for ambulance use for the community hall; or such other rates/ numbers of L/UL spaces as may be approved by relevant authorities.

Indicative Implementation Programme

Tentative development phasing of the approved Master Layout Plan as indicated in the development phasing section and phasing plan (**Figures 1 and 2 refer respectively**) is arranged to facilitate the comprehensive development which will be completed in four phases, including:

- (i) Phase 1A at the eastern portion – PTT, Public Toilet and Basement – around mid-2015;
- (ii) Phase 1B at the eastern portion – Residential Towers – around end 2016;
- (iii) Phase 2A at the western portion and yellow area – Retail/Commercial, GIC facilities and Basement – around mid-2017; and
- (iv) Phase 2B at the western portion – Residential Tower – around 2018.



LEGEND

- Application Site Boundary
- Within Lot
- Yellow Area

- Proposed New Tree Planting
- Proposed Shrub Planting
- Proposed Ground Cover / Lawn

- Hard Paved Area
- T01 Residential Towers
- Proposed Vertical Green Wall

- T13 Proposed Retained Trees (Within Lot: 6 Nos., Yellow Area: 8 Nos.)
- T5 Proposed Transplanted Trees (Within Lot: 17 Nos., Yellow Area: 10 Nos.)
- Proposed Compensatory Trees (Within Lot: 31 Nos., Yellow Area: 44 Nos.)
- Signage

COMPOSITE PLAN

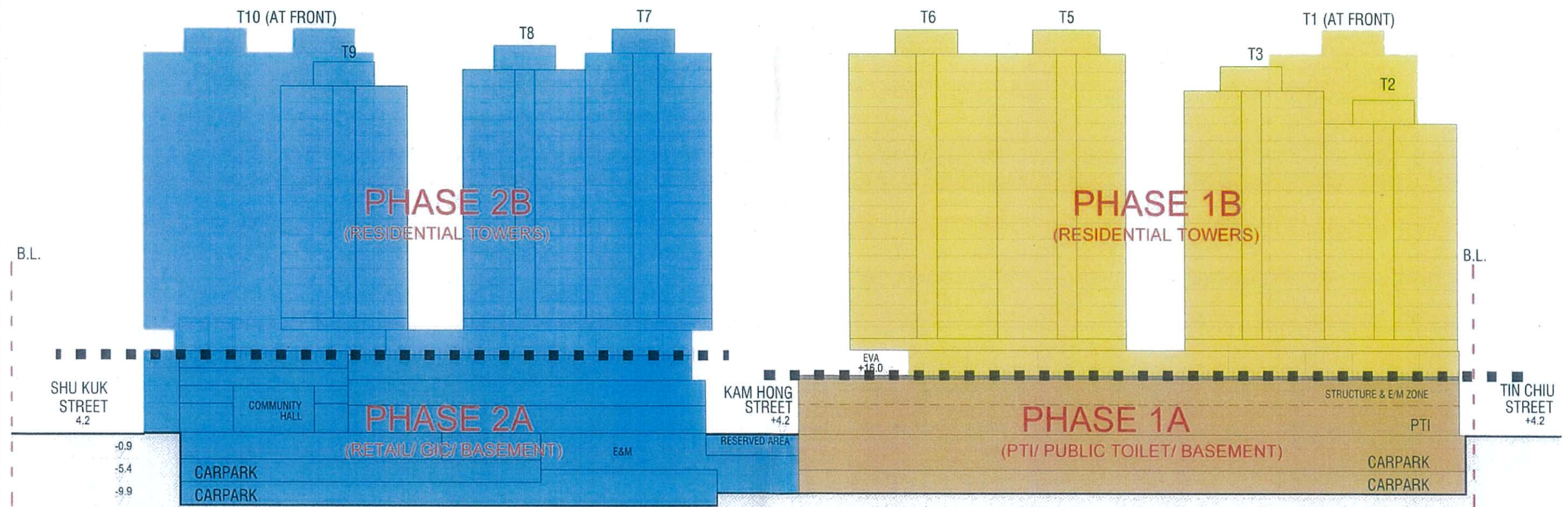
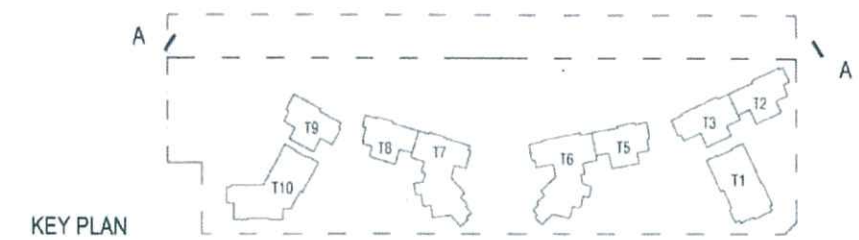


PROPOSED RESIDENTIAL DEVELOPMENT AT IL9027 JAVA ROAD AND TIN CHIU STREET, NORTH POINT, HONG KONG

LANDSCAPE MASTER PLAN - COMPOSITE PLAN (9-T)

Dwg. No.: T9_LMP_COM-01_rev_D

Date: OCT 2013
(A3 size)



POSSESSION FOR YELLOW CROSS HATCHED BLACK AREA [SC13 OF THE CONDITIONS OF GRANT] WILL BE GRANTED ON THE DATE SPECIFIED ON THE LETTER BY THE DIRECTOR OF LANDS, WHICH DATE CANNOT BE LATER THAN 30 MONTHS FROM THE DATE OF LEASE EXECUTION. DUE TO THE DELAYED POSSESSION OF THIS SUBSTANTIAL PIECE OF LAND WITHIN THE YELLOW AREA, COMPLETION OF THE WORKS WITHIN THE WHOLE PROMENADE IS PROPOSED TO BE COVERED IN PHASE 2B.

