

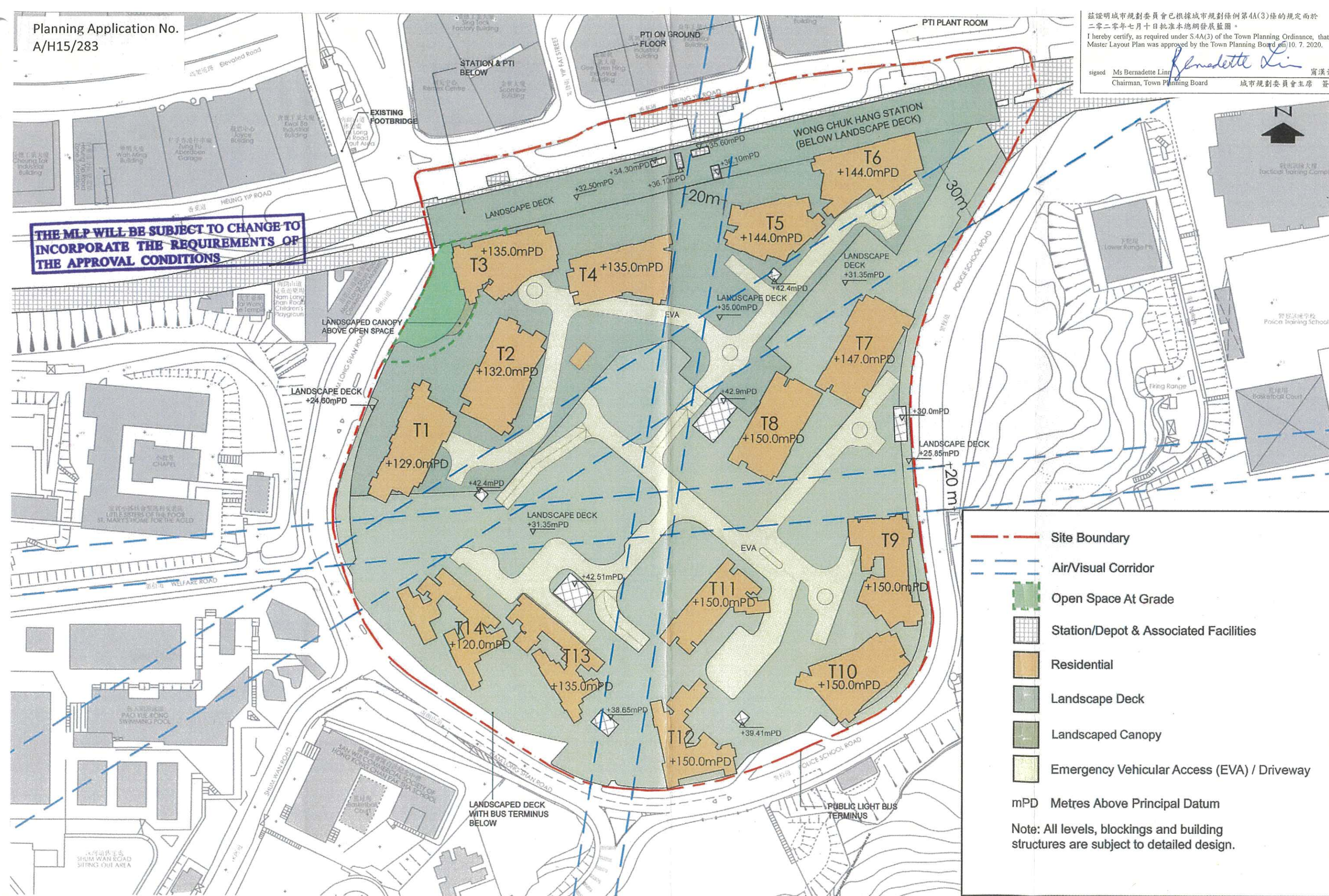
List of Approval Conditions

Application No. A/H15/283

- Application Site : Bounded by Heung Yip Road, Police School Road and Nam Long Shan Road, Hong Kong
- Subject of Application : Proposed Comprehensive Residential and Commercial Development, Rail Station and Depot, Public Transport Interchange, Social Welfare Facilities and Bus and Public Light Bus Termini and Minor Relaxation of Maximum Domestic Gross Floor Area (Amendments to Approved Master Layout Plan) in “Comprehensive Development Area” Zone, Wong Chuk Hang Comprehensive Development Area
- Date of Approval : 10.7.2020
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan including a revised development schedule taking into account the approval conditions as stipulated in conditions (b) to (k) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the submission and implementation of a Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
 - (c) the provision of wider building gaps for the proposed development to the satisfaction of the Director of Planning or of the TPB;
 - (d) the design and provision of not less than 1,300m² at-grade open space to the satisfaction of the Director of Planning or of the TPB;
 - (e) the design and provision of the canopy above the at-grade open space to the satisfaction of the Director of Planning or of the TPB;
 - (f) the design and reduction of the height and extent of the noise barriers to the satisfaction of the Director of Planning or of the TPB;
 - (g) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (h) the design and provision of vehicular access, pedestrian circulation system, car-parking, loading/unloading and lay-by facilities to the satisfaction of the Commissioner for Transport or of the TPB;
 - (i) the submission of a traffic review and the implementation of traffic improvement measures to the satisfaction of the Commissioner for Transport or of the TPB;
 - (j) the provision of connection points in the design of the shopping centre to cater for a potential footbridge between the shopping centre and the opposite side of Nam Long Shan Road to the satisfaction of the Commissioner for Transport or of the TPB; and

- (k) the submission and implementation of a revised development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB.

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



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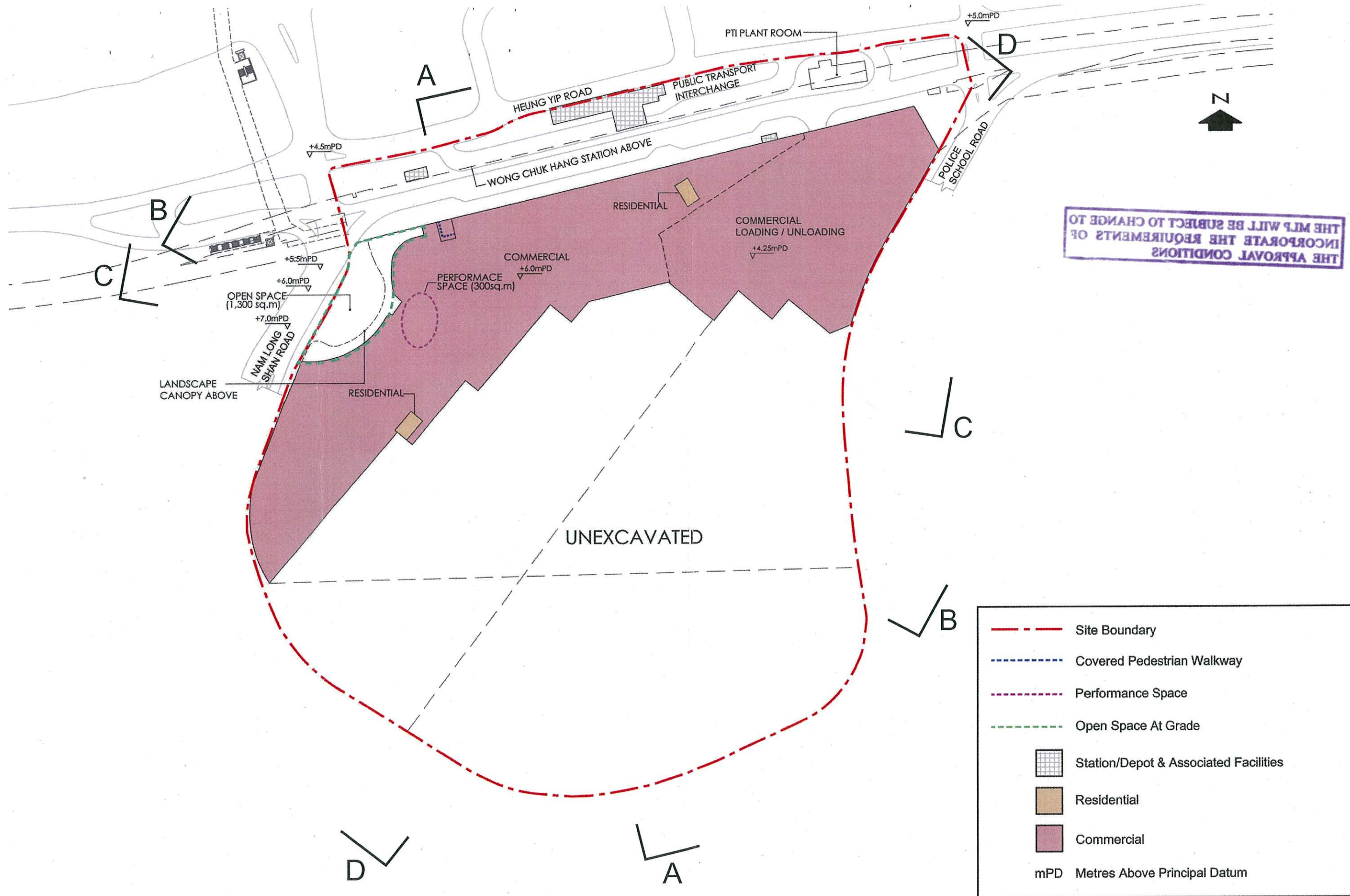
in association with
ADI
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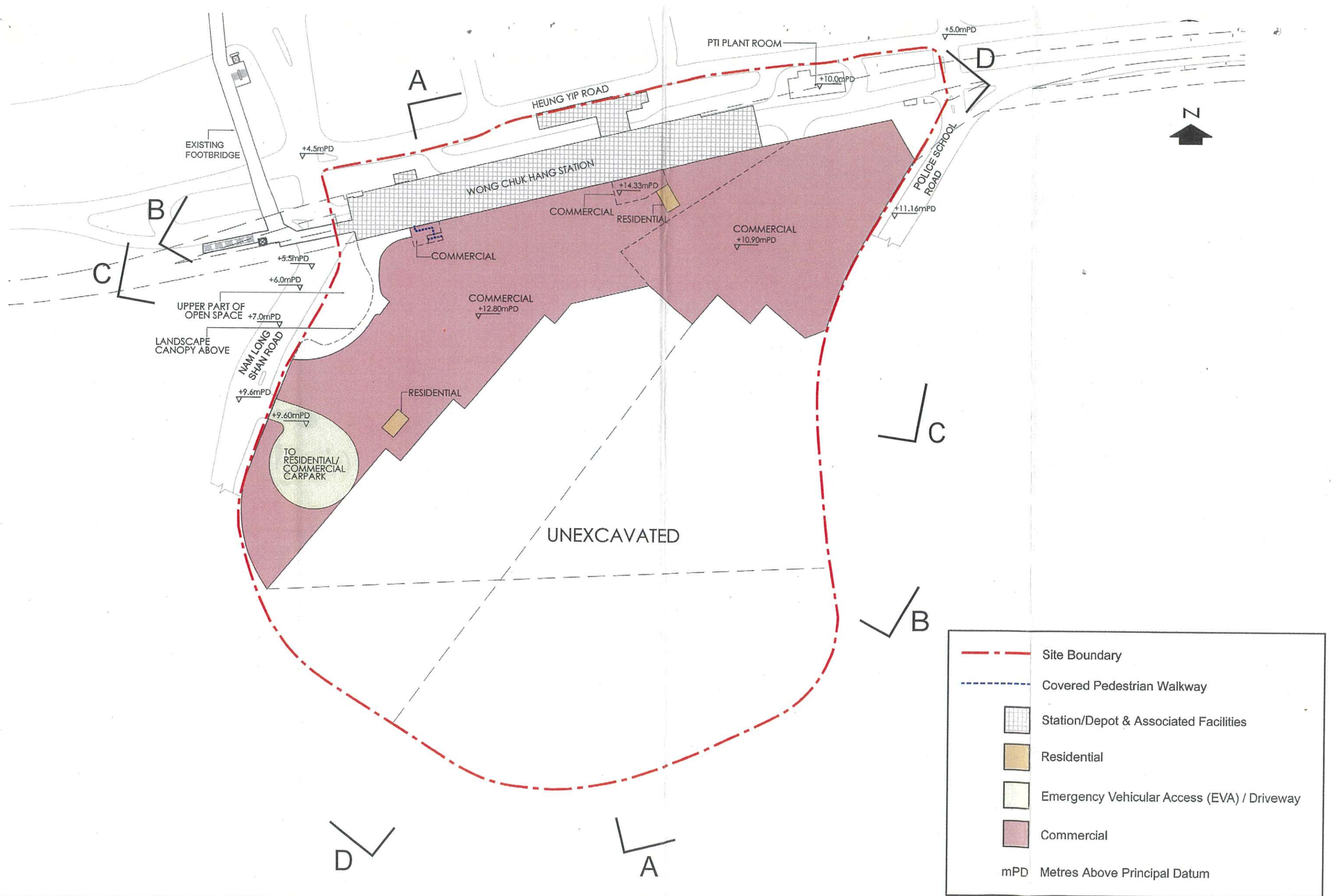
MASTER LAYOUT PLAN OF WONG CHUK HANG CDA SITE



SCALE
0 10 20 50m

DRAWING No.
Annex 2.1
REV.





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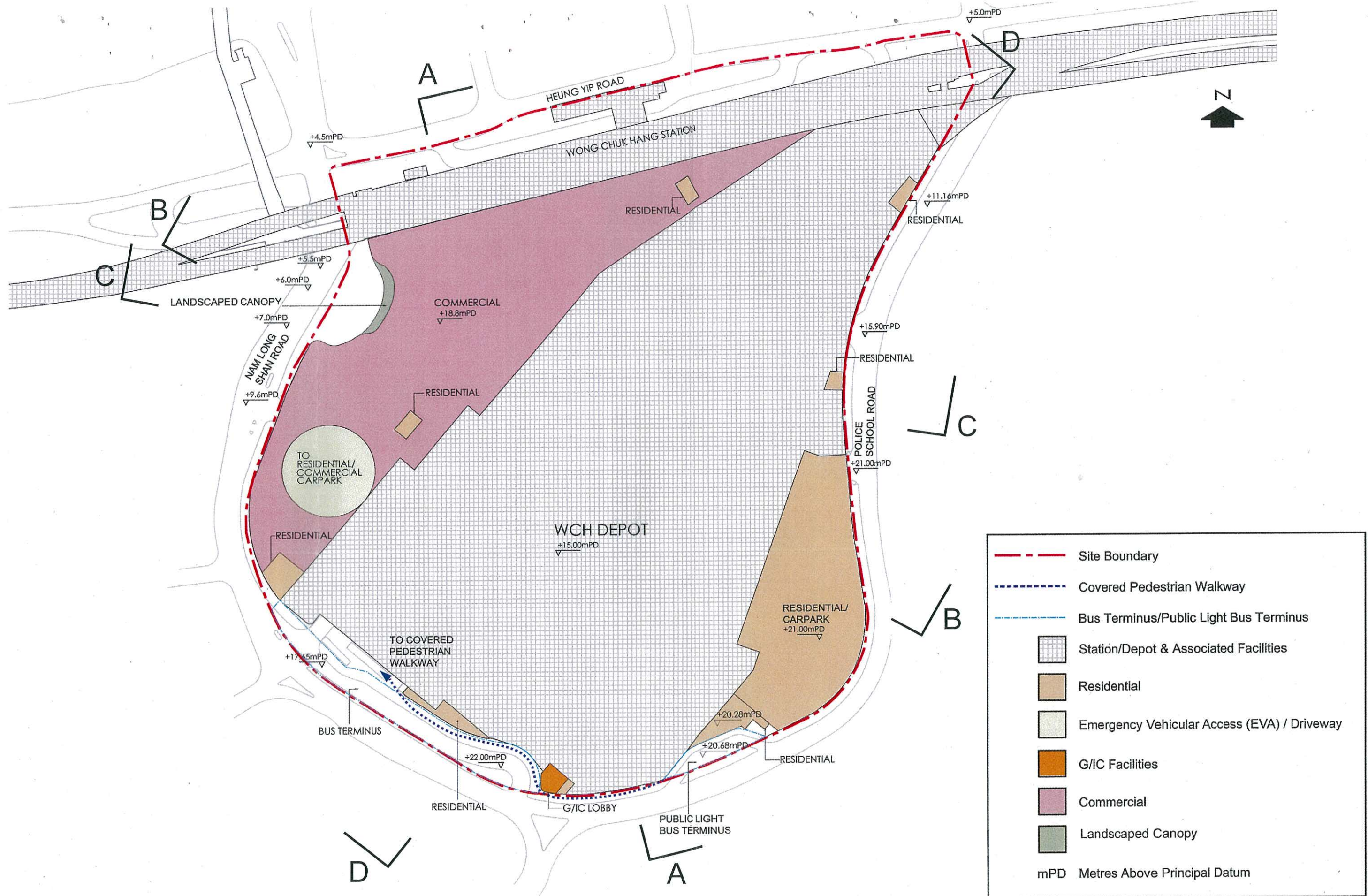
FIRST FLOOR PLAN OF WONG CHUK HANG CDA SITE



SCALE
0 10 20 50m

DRAWING No.
Annex 2.3

REV.





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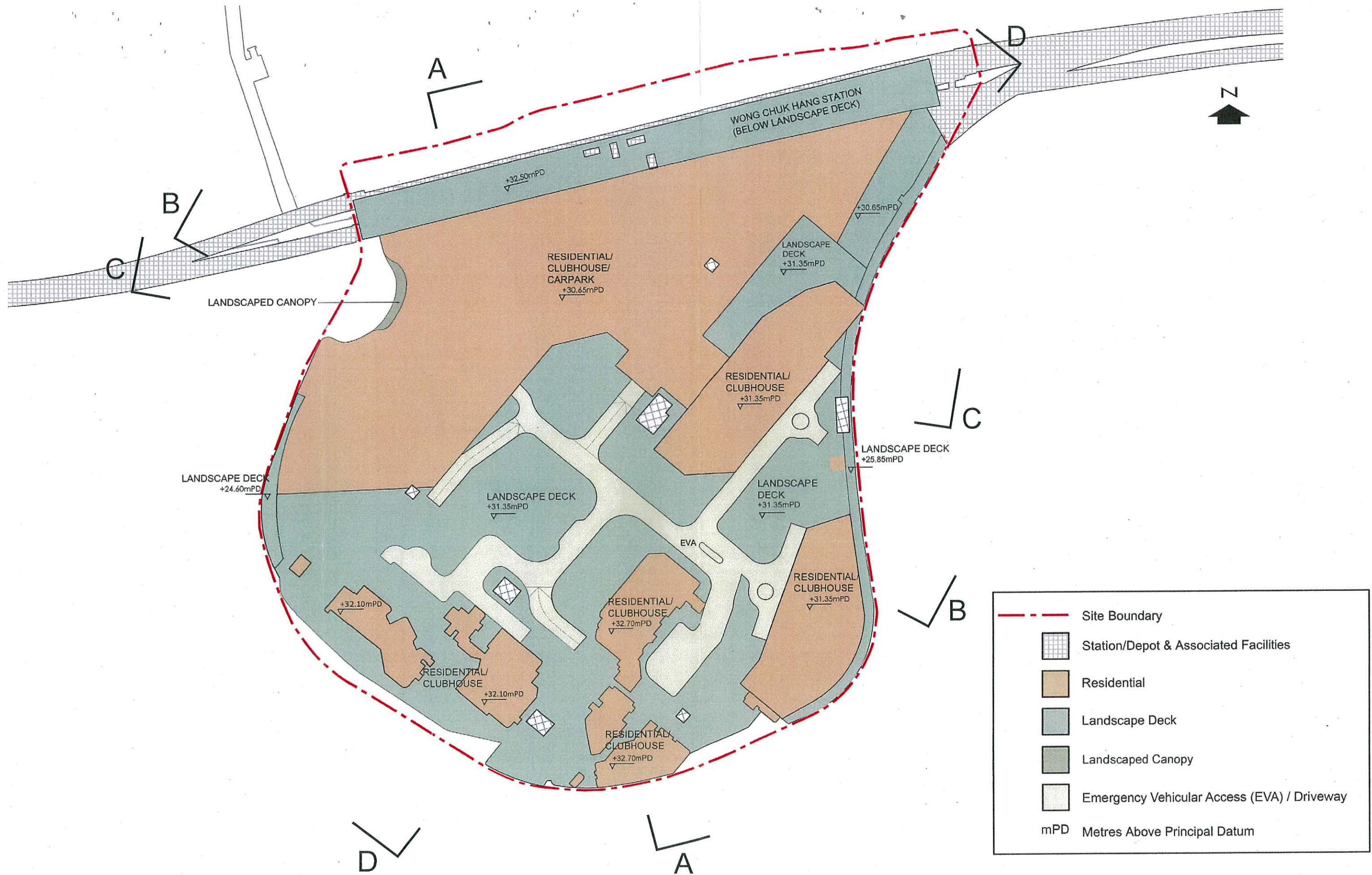
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THIRD FLOOR PLAN OF WONG CHUK HANG CDA SITE



SCALE
0 10 20 50m

DRAWING No.
Annex 2.5
REV.



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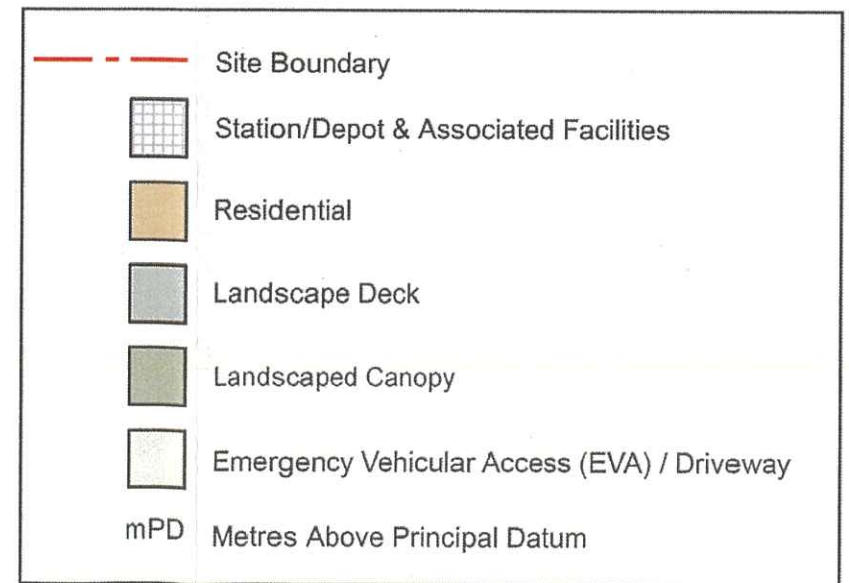
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FOURTH FLOOR PLAN OF WONG CHUK HANG CDA SITE



SCALE
0 10 20 50m

DRAWING No.
Annex 2.6
REV.



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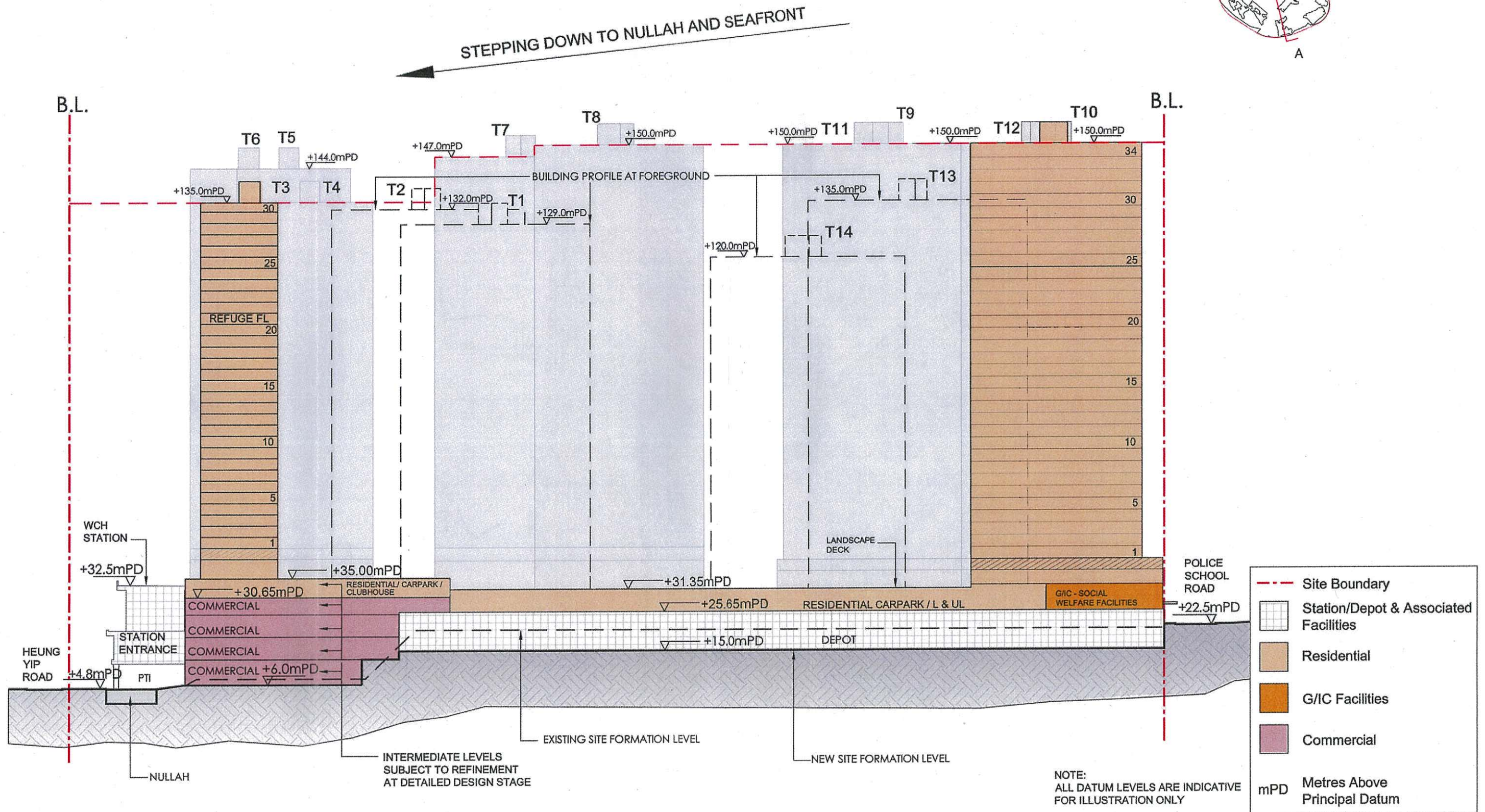
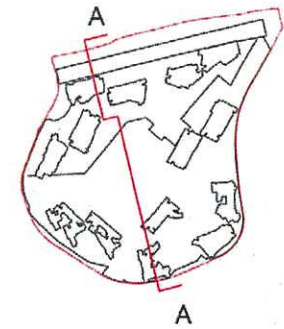
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PODIUM FLOOR PLAN OF WONG CHUK HANG CDA SITE



SCALE
0 10 20 50m

DRAWING No.
Annex 2.7
REV.



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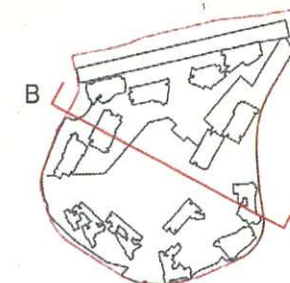
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INDICATIVE SECTION OF WONG CHUK HANG CDA SITE (SECTION A)

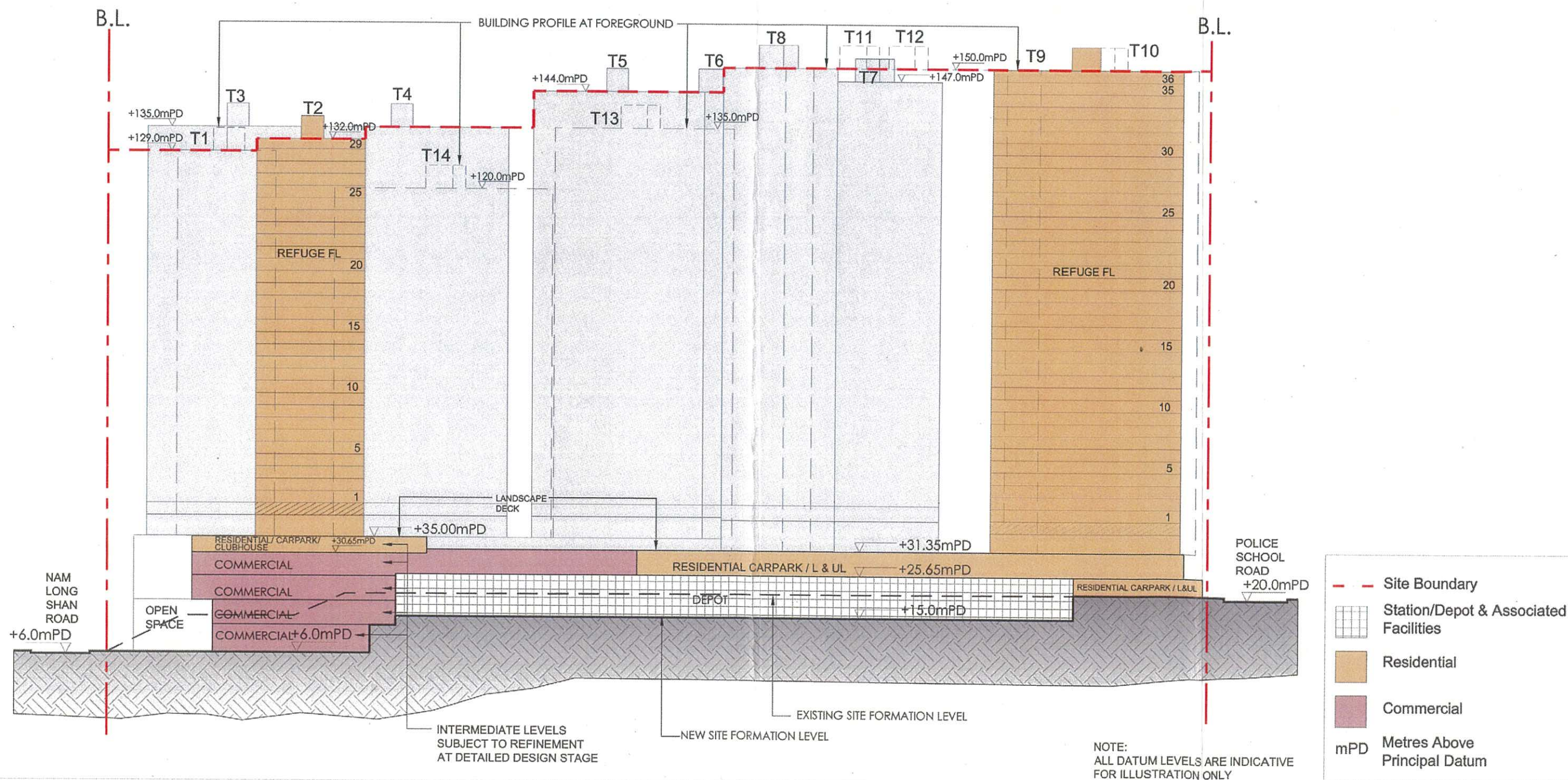


SCALE
0 5 10 25

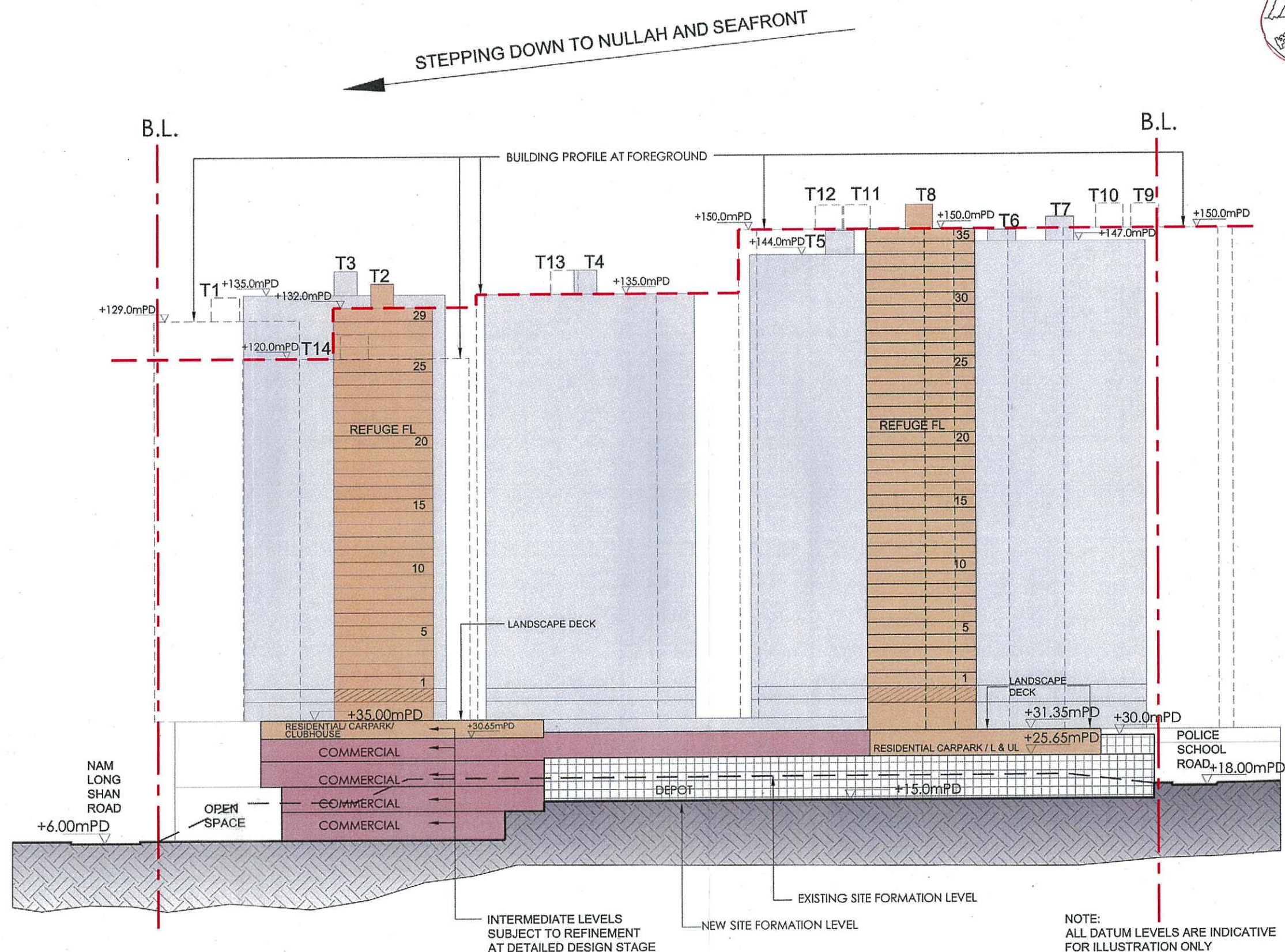
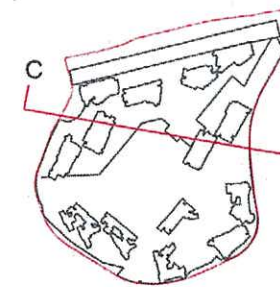
DRAWING No.
Annex 2.8
REV.



STEPPING DOWN TO NULLAH AND SEAFRONT



INDICATIVE SECTION OF WONG CHUK HANG CDA SITE (SECTION B)



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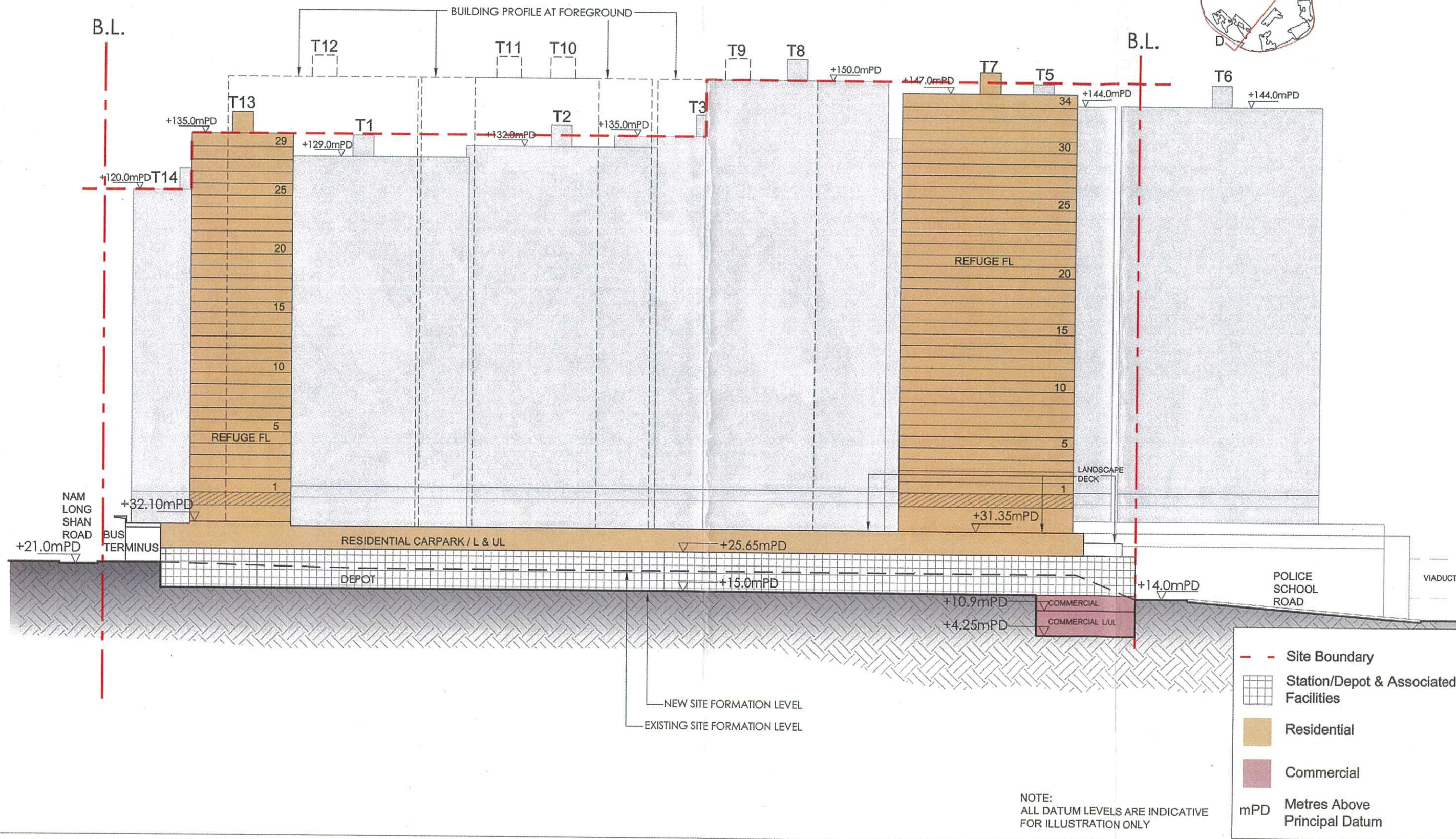
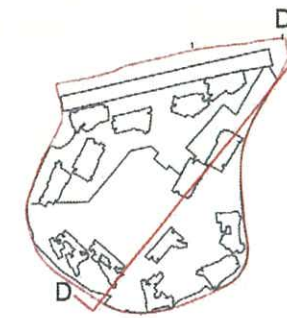
INDICATIVE SECTION OF WONG CHUK HANG CDA SITE (SECTION C)



SCALE
0 5 10 25

DRAWING No.
Annex 2.10
REV.

STEPPING DOWN TO NULLAH AND SEAFRONT



INDICATIVE SECTION OF WONG CHUK HANG CDA SITE (SECTION D)



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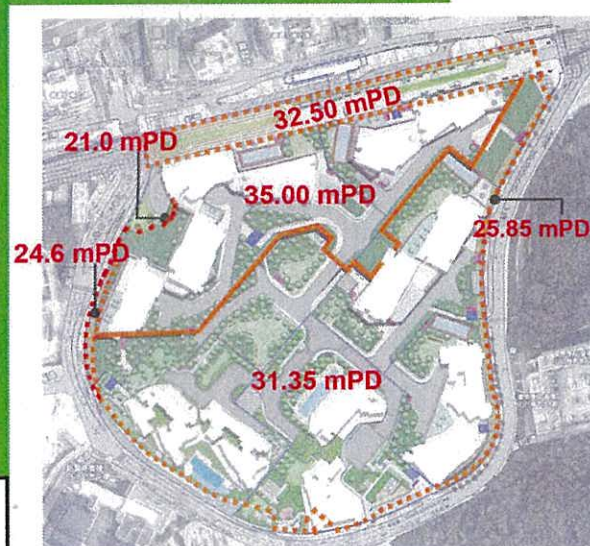
SCALE
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DRAWING No.
Annex 2.11
REV.

LEGEND

- | | | | |
|--|--------------------------------|--|---------------------------------------|
| | CDA Site Boundary | | Water Feature |
| | Phasing Line under Land Grant | | Noise Canopy |
| | Jogging Trail | | Arrival Courtyard |
| | Lift Lobby | | Landscape Courtyard |
| | Multi-Purpose Lawn | | BBQ Area |
| | Sitting-out Area | | Community Farm |
| | Exercise area | | Staircase for Emergency Use |
| | Children's Playground | | Terrace Garden |
| | Outdoor Swimming Pool | | AC Units for Government Accommodation |
| | Floral/ Forestry Garden | | Vehicular Access to 3/F Carpark |
| | Landscaped Canopy * | | Emergency Generator Room |
| | Entrance | | |
| | Entrance to Central Club House | | |
| | Skylight | | |
| | Covered Walkway | | |
| | Staircase | | |
| | Vent Shaft | | |
| | Shrub/ Groundcover Planting | | |
| | Lawn Area | | |
| | New Trees | | |
| | Transplanted Tree | | |
| | Bench | | |
| | Pergola | | |
| | Vertical Green | | |
| | Gate between Phases | | |
| | Boundary Fence/ Hedge | | |
| | Glass Balustrade | | |
| | Feature Wall | | |

* Note: For indicative purpose, subject to detailed design.



LANDSCAPE MASTER PLAN OF WONG CHUK HANG CDA SITE

Development Schedule

CDA Site Area (about)	7.17 ha
Plot Ratio (about) ⁽¹⁾ <ul style="list-style-type: none"> Domestic (about) Non-Domestic (about) 	6.49 5.00 1.49
Total Domestic GFA (not more than) <ul style="list-style-type: none"> Residential G/IC – Social Welfare Facilities: Hostel for Moderately Mentally Handicapped Persons (HMMH) ⁽²⁾ 	358,675m ² 357,500m ² 1,175m ²
Total Non-domestic GFA (not more than) ⁽³⁾ <ul style="list-style-type: none"> Commercial ⁽⁴⁾ Commercial (Social Enterprise) ⁽⁴⁾ Station, Depot, PTI, covered bus terminus and covered PLB terminus G/IC – Social Welfare Facilities: Integrated Vocational Rehabilitation Services Centre (IVRSC) ⁽²⁾ 	106,440m ² 45,500m ² 1,500m ² 58,000m ² 1,440m ²
Site Coverage ⁽¹⁾	Podium : Not more than 95% Above Podium : Not more than 40%
Residential Accommodation	
No. of Towers	14
No. of Residential Storeys (Including residential lobby and refuge floor)	26-38 on top of a 5-storey podium
Maximum Building Height	120mPD to 150mPD
No. of Units ⁽⁵⁾	About 5,200
Anticipated population ⁽⁶⁾	About 15,676
Average Unit Size (Approx.) ⁽⁵⁾	69m ²
Open Space	
Private Local Open Space	Not less than 15,676m ²
At-Grade Public Open Space	Not less than 1,300m ²

Car Parking & Motorcycle Parking Spaces	
Residential/Visitor	816
Commercial/Retail	235
Car Parking for Integrated Vocational Rehabilitation Services	1
Motorcycle Parking	About 54
Loading/Unloading Bays	
Residential	14
Commercial/Retail	40
Integrated Vocational Rehabilitation Services Centre	1

Notes:

- (1) Based on CDA Site Area as per the Planning Brief.
- (2) The total internal floor area of not less than 1,598m² for social welfare facilities. The GFA of the HMMH facility is estimated to be about 1,175m² (2.2 x NOFA of about 534m²) and that of IVRSC facility is estimated to be about 1,440m² (2.2 x NOFA of about 654m²).
- (3) The GFA of the covered pedestrian walkway and covered open space will be exempted subject to BD's approval at General Building Plan stage or included in the non-domestic GFA.
- (4) The commercial uses may include shops and services together with (for avoidance of doubt) eating places, off-course betting centre, places of entertainment, private clubs, places of recreation, sports or culture, exhibition or convention hall, religious institution, market, educational institution, training centre, kindergarten, nursery, language, computer, commercial and tutorial schools, art schools, ballet and other types of schools providing interest / hobby related courses. The provision of a venue of 300m² for performance events is also included.
- (5) Including not less than 900 units of not more than 50m² saleable area in size.
- (6) Persons Per Occupied Flat (PPOF) ratio of 3.0146 has been adopted.

Tentative Development Programme of the CDA Development:
Commencement in 2017 (execution of Land Grant); Anticipated completion in 2022 to 2027 latest (in phases).