

List of Approval Conditions

Application No. A/H15/254

- Application Site : Wong Chuk Hang Comprehensive Development Area, bounded by Heung Yip Road, Police School Road and Nam Long Shan Road
- 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 in "Comprehensive Development Area" zone
- Date of Approval : 8.2.2013
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan including a revised development schedule taking into account the approval conditions (b) to (h) 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 including tree transplanting and compensation proposal and provision of quarterly tree monitoring reports 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 further traffic review and the implementation of traffic improvement measures identified therein to the satisfaction of the Commissioner of Transport or of the TPB;
 - (j) the provision of a connection point in the design of the shopping centre to cater for a potential footbridge between the shopping centre and Shum Wan Road;
 - (k) the provision of water supplies for fire-fighting and fire service installations to

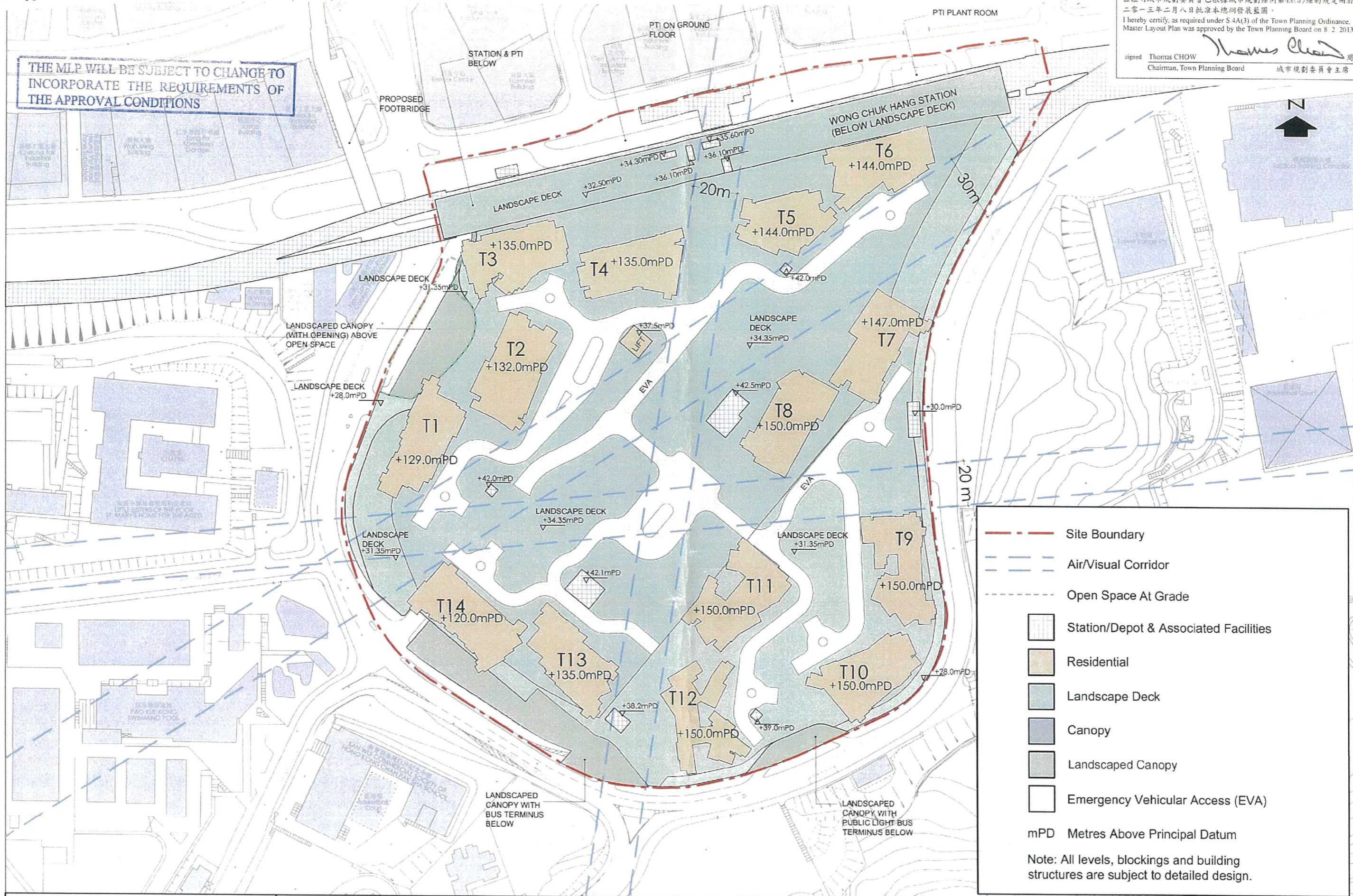
the satisfaction of the Director of Fire Services or of the TPB;

- (l) the population intake of the proposed residential development should not commence until the additional 80m long semi-enclosure at the South Island Line (East) as recommended in the application has been fully and properly implemented; and
- (m) 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.

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二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 8.2.2013.

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

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



Legend:

- Site Boundary
- Air/Visual Corridor
- Open Space At Grade
- Station/Depot & Associated Facilities
- Residential
- Landscape Deck
- Canopy
- Landscaped Canopy
- Emergency Vehicular Access (EVA)

mPD Metres Above Principal Datum

Note: All levels, blockings and building structures are subject to detailed design.

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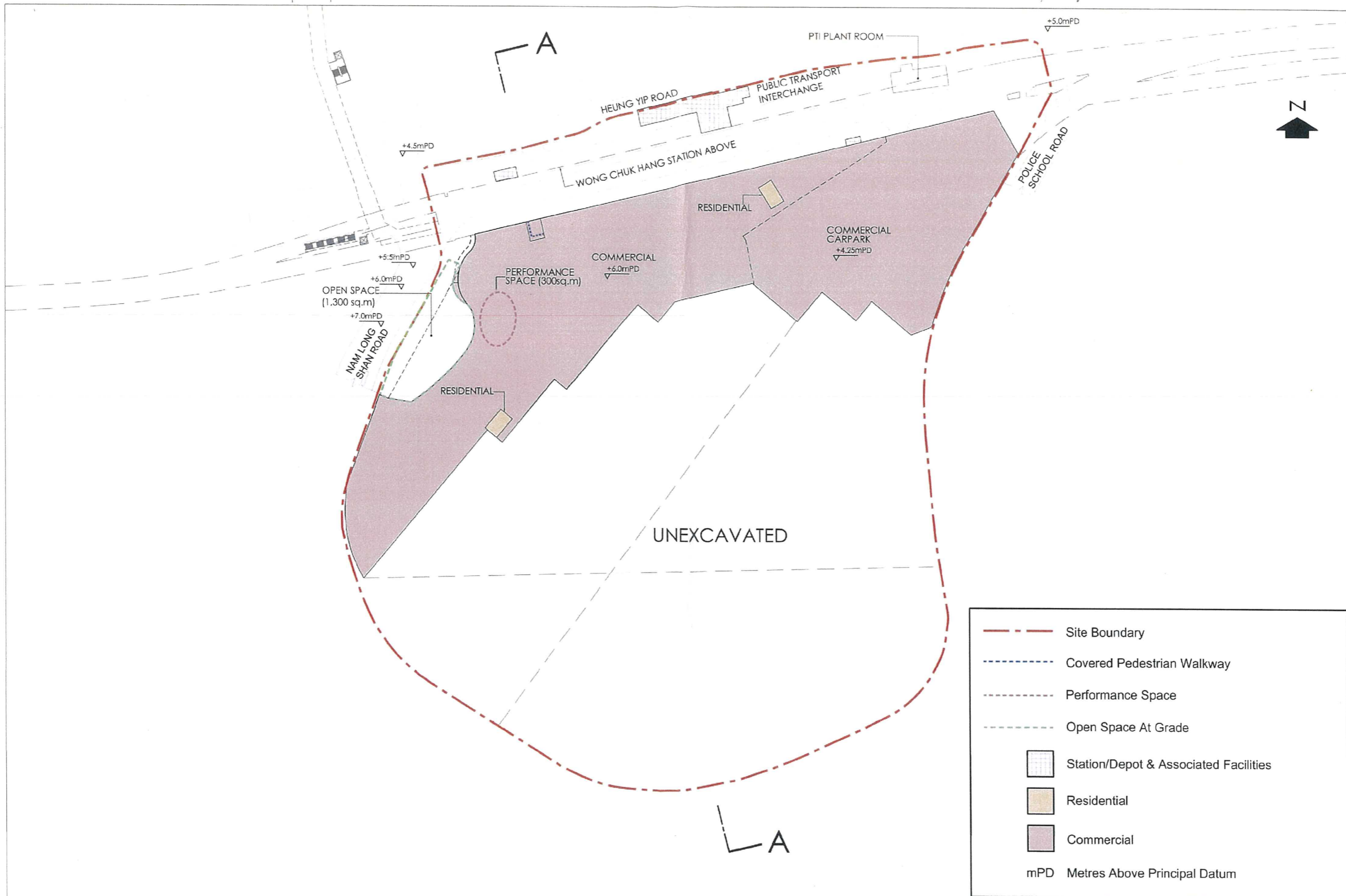
MASTER LAYOUT PLAN OF WONG CHUK HANG CDA SITE

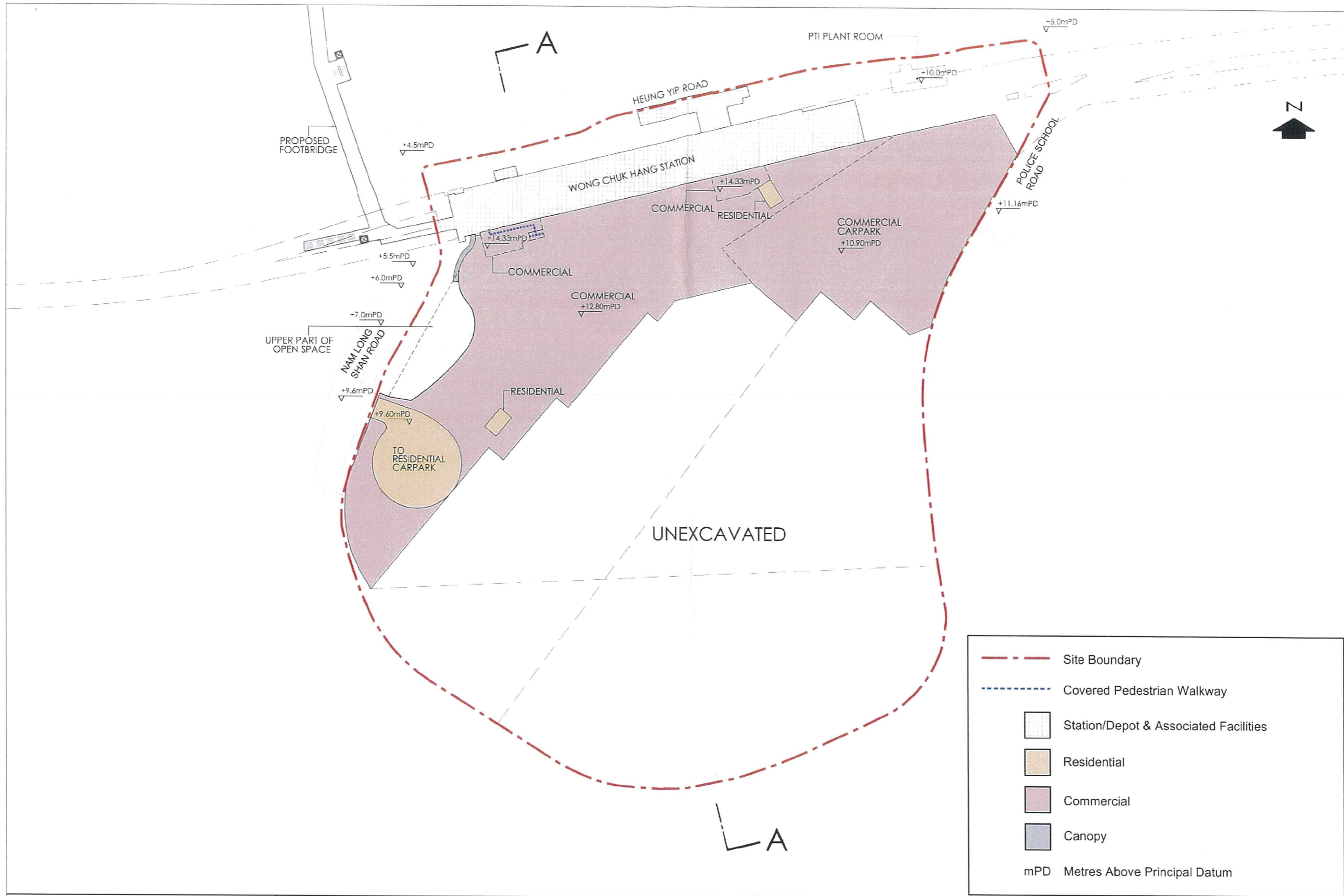
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SCALE 0 10 20 50m

DRAWING No. Annex 3.1

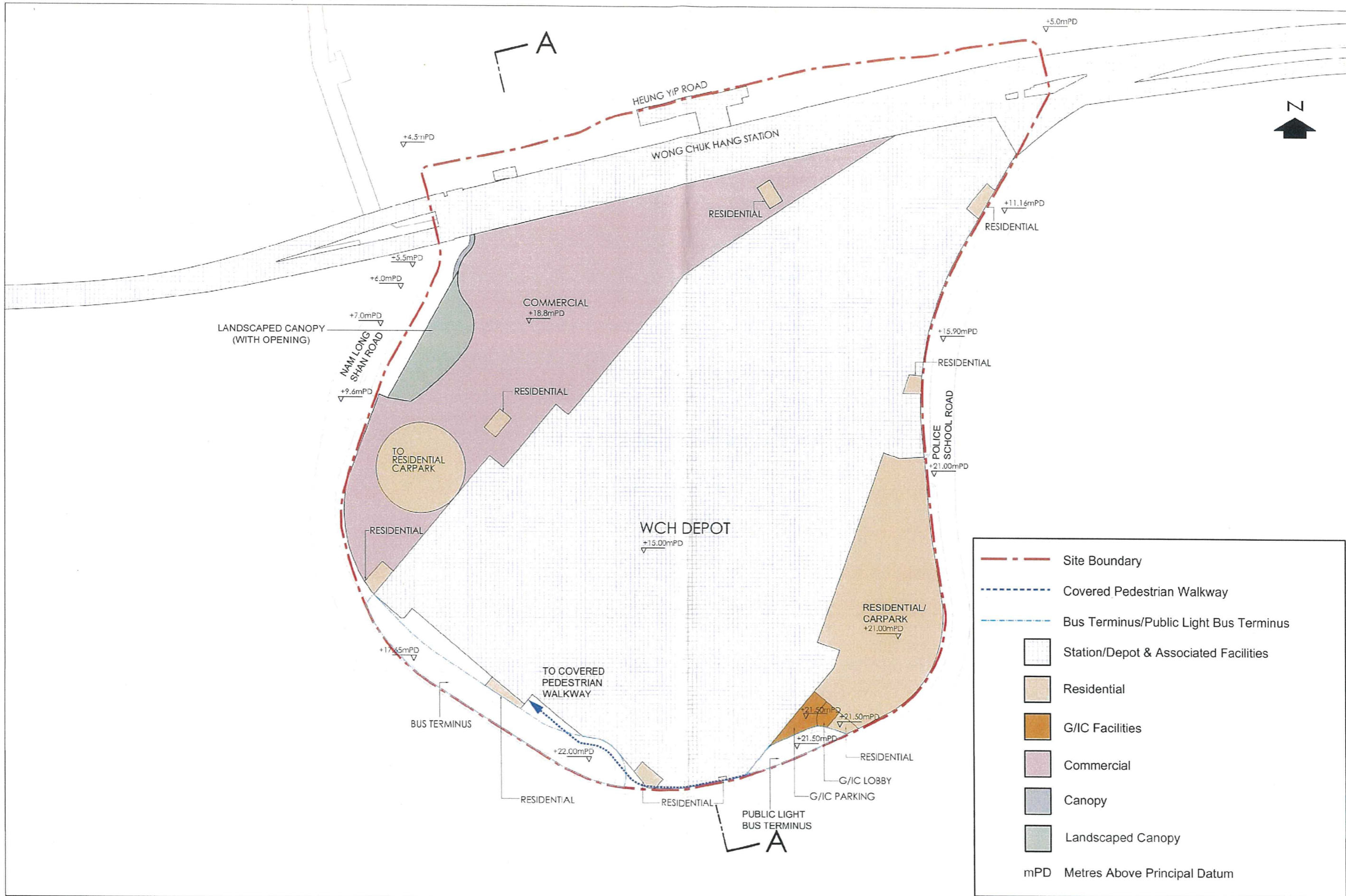
REV





	Site Boundary
	Covered Pedestrian Walkway
	Station/Depot & Associated Facilities
	Residential
	Commercial
	Canopy
mPD Metres Above Principal Datum	

FIRST FLOOR PLAN OF WONG CHUK HANG CDA SITE



SECOND FLOOR PLAN OF WONG CHUK HANG CDA SITE

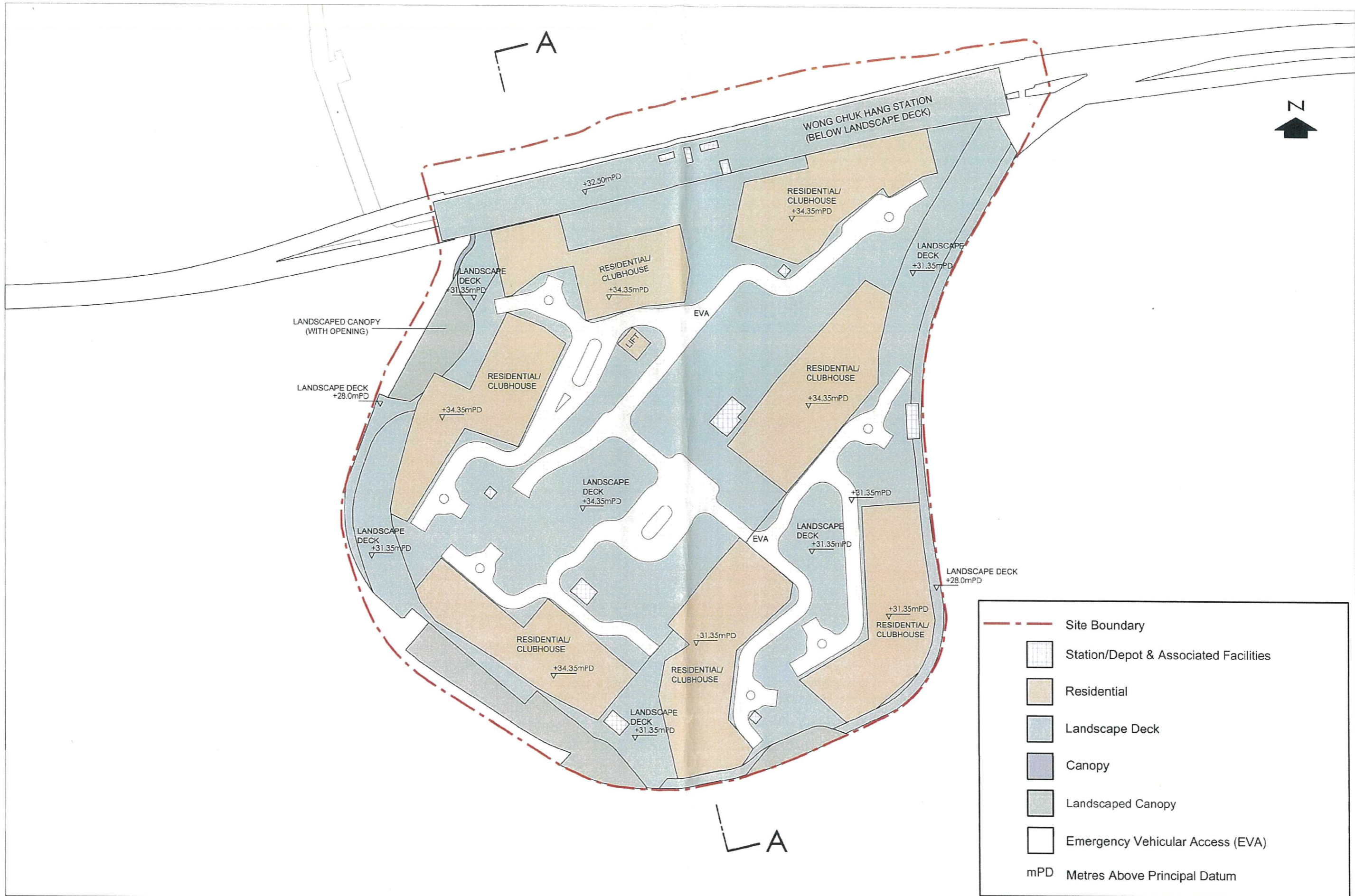


THIRD FLOOR PLAN OF WONG CHUK HANG CDA SITE



	Site Boundary
	Station/Depot & Associated Facilities
	Residential
	Landscape Deck
	Canopy
	Landscaped Canopy
	Emergency Vehicular Access (EVA)
mPD Metres Above Principal Datum	

FOURTH FLOOR PLAN OF WONG CHUK HANG CDA SITE

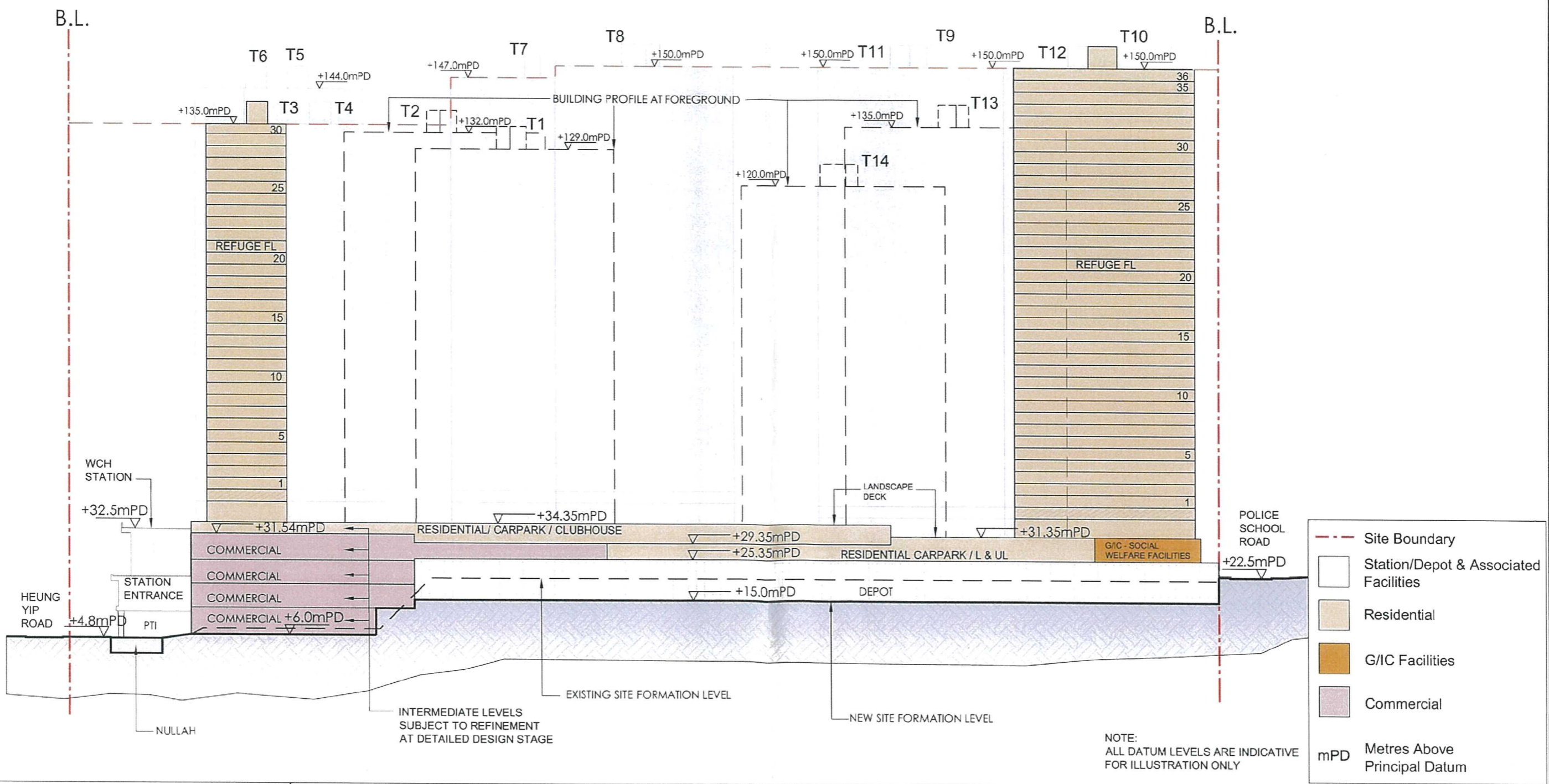


	Site Boundary
	Station/Depot & Associated Facilities
	Residential
	Landscape Deck
	Canopy
	Landscaped Canopy
	Emergency Vehicular Access (EVA)
mPD Metres Above Principal Datum	

PODIUM FLOOR PLAN WONG CHUK HANG CDA SITE



STEPPING DOWN TO NULLAH AND SEAFRONT



- Site Boundary
- Station/Depot & Associated Facilities
- Residential
- G/IC Facilities
- Commercial
- mPD Metres Above Principal Datum

NOTE:
ALL DATUM LEVELS ARE INDICATIVE
FOR ILLUSTRATION ONLY

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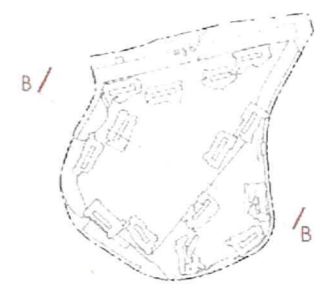
INDICATIVE SECTION OF WONG CHUK HANG CDA SITE (SECTION A)

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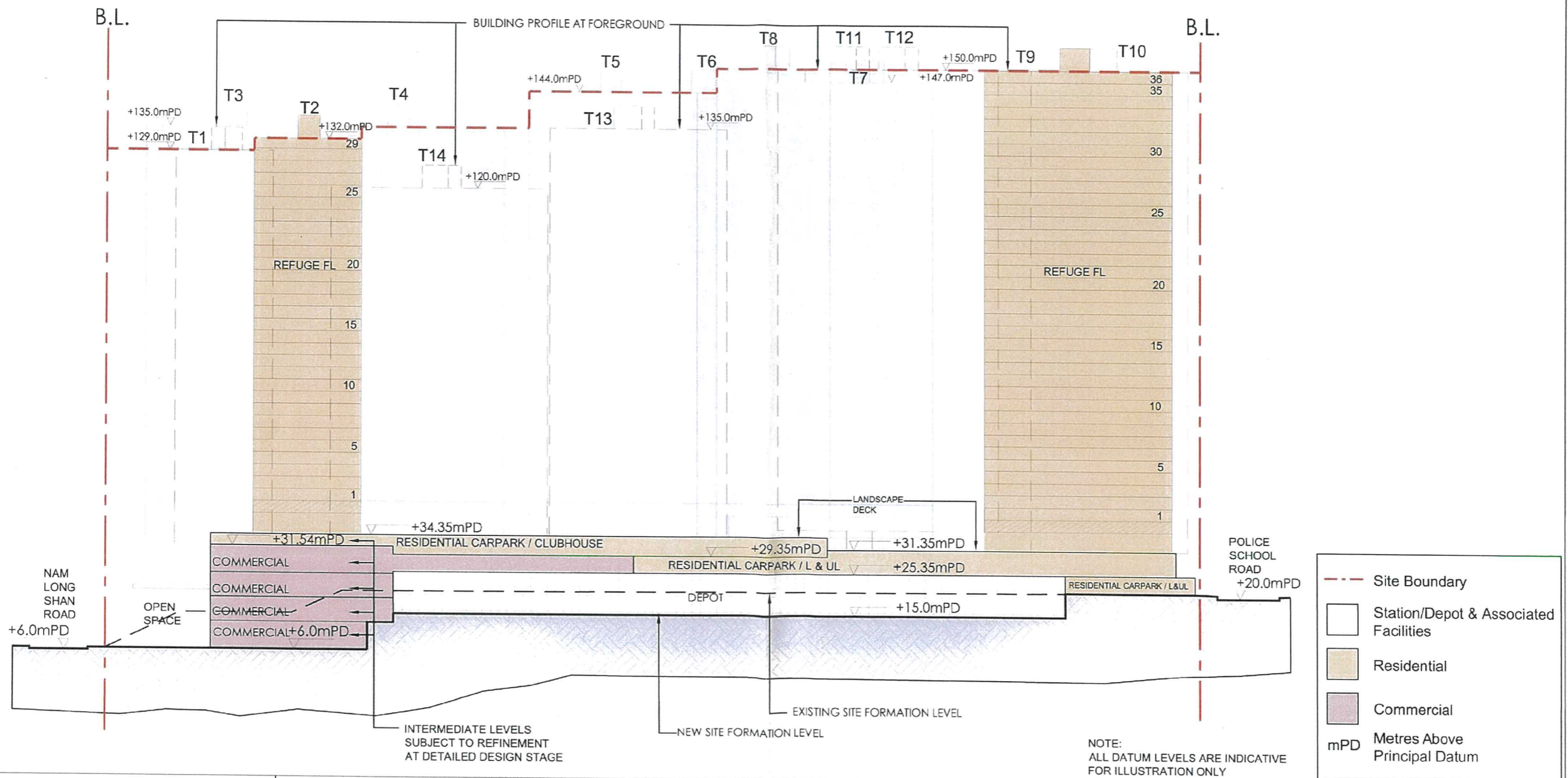
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DRAWING No. Annex 3.8

REV




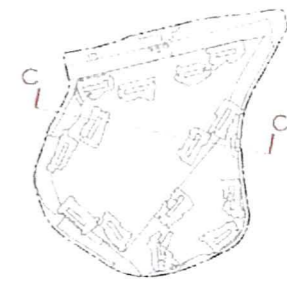
STEPPING DOWN TO NULLAH AND SEAFRONT



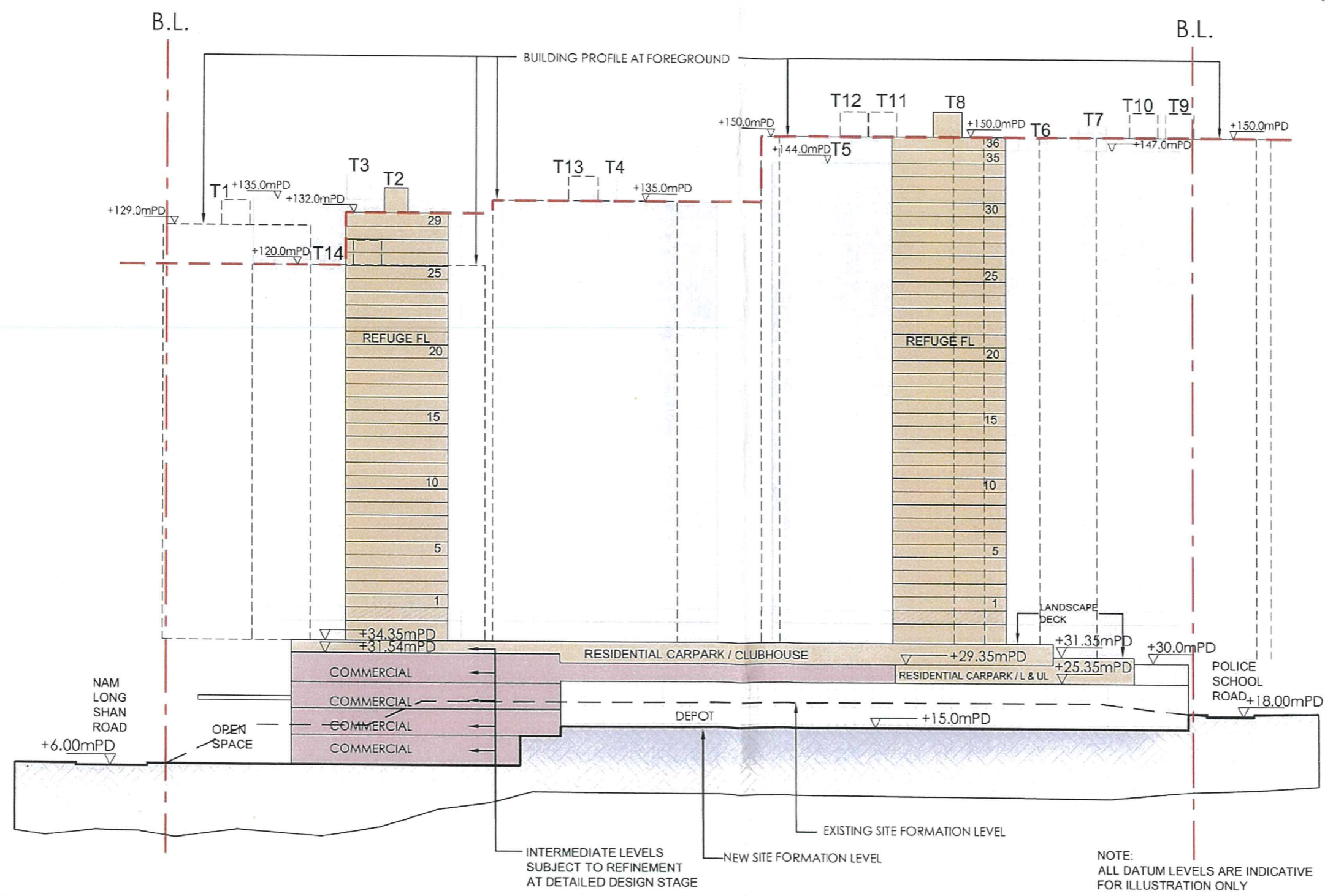

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INDICATIVE SECTION OF WONG CHUK HANG CDA SITE (SECTION B)


 SCALE: 0 5 10 25
 DRAWING No. Annex 3.9
 REV:



STEPPING DOWN TO NULLAH AND SEAFRONT




- Site Boundary
- Station/Depot & Associated Facilities
- Residential
- Commercial
- mPD Metres Above Principal Datum

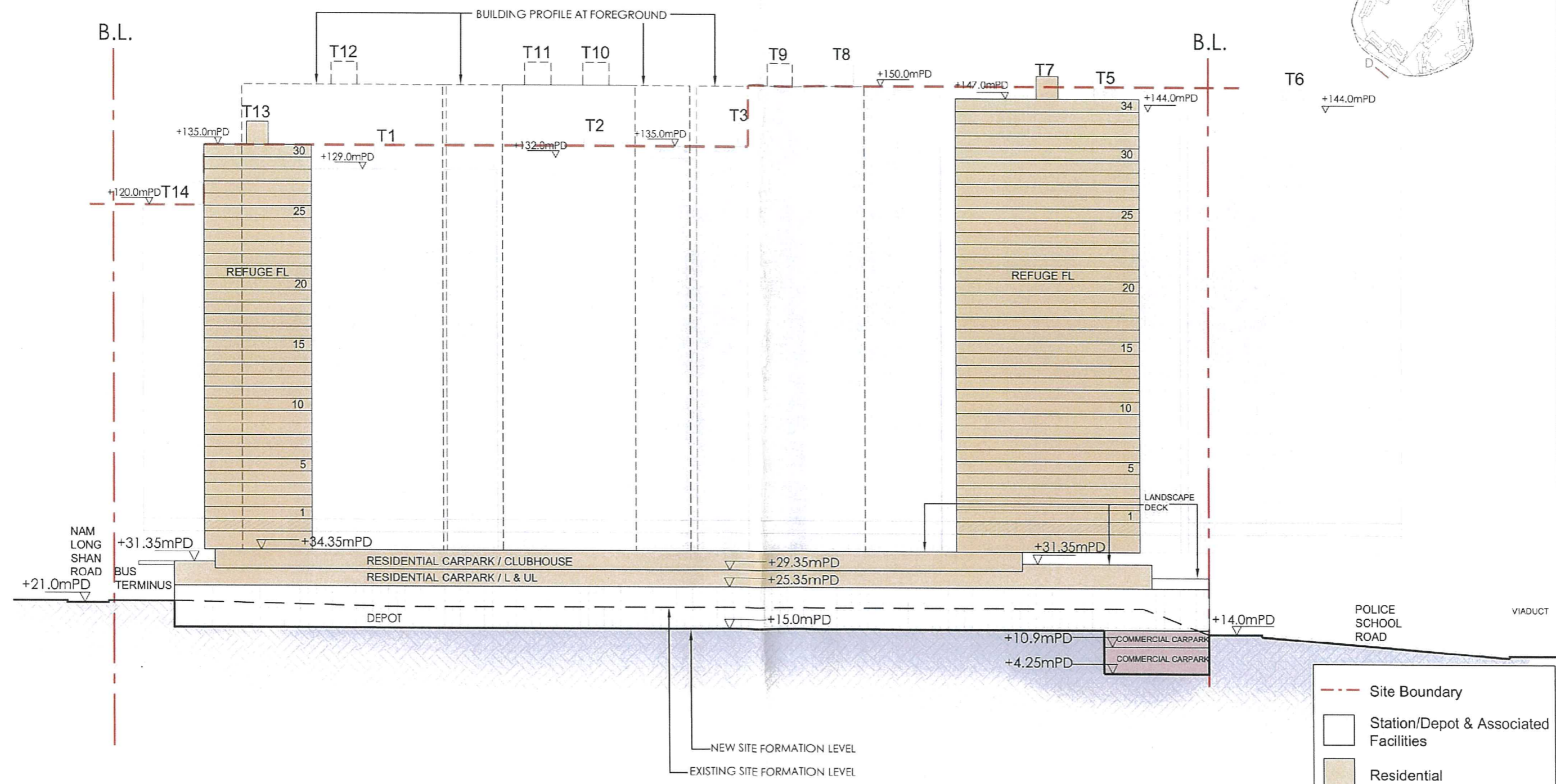
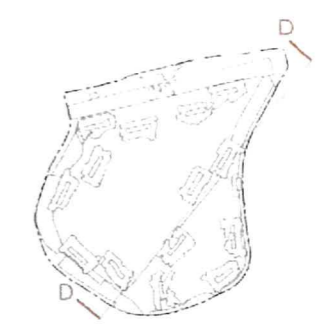
NOTE: ALL DATUM LEVELS ARE INDICATIVE FOR ILLUSTRATION ONLY


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


 SCALE: 0 5 10 25
 DRAWING No: Annex 3.10
 REV:

STEPPING DOWN TO NULLAH AND SEAFRONT



- Site Boundary
- Station/Depot & Associated Facilities
- Residential
- Commercial
- mPD Metres Above Principal Datum

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



WONG CHUK HANG CDA

INDICATION ONLY

- - - Site Boundary
- ▼ Depot Access
- ▼ Residential Access
- ▼ Retail Access
- ▼ SWD Facilities Access
- ▼ EVA Access

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PROPOSED VEHICULAR ACCESS ARRANGEMENT
 OF WONG CHUK HANG CDA SITE

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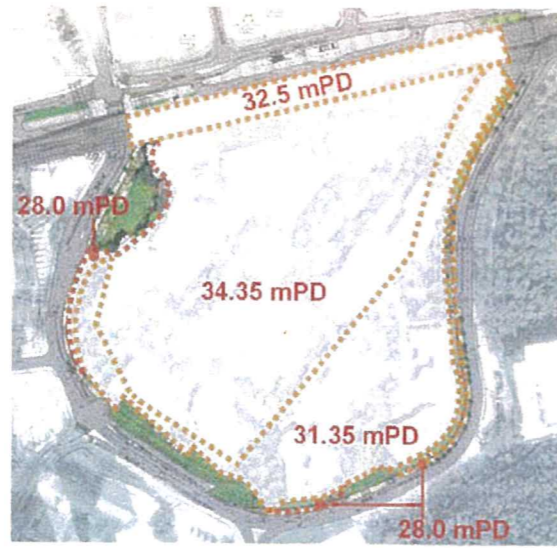
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DRAWING NO: Figure 3.5

REV:

LEGEND

- 1 Jogging Trail
- 2 Lift Lobby
- 3 Lawn area
- 4 Walking Track
- 5 Exercise area
- 6 Children's Playground
- 7 Residential Tower
- 8 Mechanical louvers on top
- 9 Floral Garden
- 10 Outdoor Swimming Pool
- 11 Little Forestry Garden
- 12 Covered Walkway
- 13 Landscaped Canopy
- 14 Landscaped Canopy with Opening (subject to detailed design)
- At Grade Open Space
- Paving
- Wood Deck
- Flat Roof at Transfer Plate
- Vent Shaft
- Shrub Area
- Lawn Area
- Trees
- Transplanted Trees
- Bench
- Gazebo
- Staircase



Levels demarcation plan



Development Schedule

CDA Site Area (ha)	7.17
Proposed Uses	Residential, Commercial, Railway Station & Depot, PTI, G/IC facilities, bus & PLB termini
Plot Ratio	6.49
<ul style="list-style-type: none"> • Domestic • Non-Domestic 	5.00 1.49
Total Domestic GFA (m²) permitted under OZP	357,500
Total Domestic GFA (m²) proposed	358,675
<ul style="list-style-type: none"> • Residential • G/IC - Social Welfare Facilities: Hostel for Moderately Mentally Handicapped Persons^(a) 	Not more than 357,500 Not more than 1,175
Total Non-Domestic GFA (m²) permitted under OZP	121,800
Non-Domestic GFA (m²) Proposed	106,440
<ul style="list-style-type: none"> • Commercial^(b) • Commercial (Social Enterprises)^(b) • Station, Depot, PTI, covered bus terminus and covered PLB terminus • G/IC - Social Welfare Facilities: Integrated Vocational Rehabilitation Services Centre^(a) 	Not more than 45,500 Not more than 1,500 About 58,000 Not more than 1,440
Residential Accommodation	
No. of Blocks	14
No. of Residential Storeys (including residential lobby and refuge floor)	27 to 38
Max. Building Height (mPD)	Not more than 150
No. of Units ^(c)	About 4,700
Anticipated Population ^(d)	About 14,170
Average Unit Size (Approx.) (m ²)	76
Car Parking & Motorcycle Parking Spaces	
Residential / Visitor ^(e)	730
Commercial / Retail ^(e)	Not more than 200
Car Parking for Integrated Vocational Rehabilitation Services ^(f)	1
Motorcycle Parking ^(g)	45

Loading / Unloading Bays	
Residential ^(h)	14
Commercial / Retail ⁽ⁱ⁾	40
Integrated Vocational Rehabilitation Services Centre	1
Open Space	
Private Local Open Space	Not less than 14,170m ²
At-Grade Open Space	About 1,300m ²
Non-accountable GFA	
Covered Pedestrian Walkway and Covered Open Space	Note (j)

Notes:

- (a) The total internal floor area of not less than 1,598m² for social welfare facilities as per Planning Brief requirement. The GFA of the HMMH facility is estimated to be about 1,175m² (2.2 x NOFA of about 534m²) and that of the IVRSC facility is estimated to be about 1,440m² (2.2 x NOFA of about 654m²)
- (b) The commercial uses would include shops and services together with (for the 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.
- (c) Including not less than 900 units of not more than 50m² saleable area in size
- (d) Persons Per Occupied Flat (PPOF) ratio of 3.0146 has been adopted, as agreed with Planning Department
- (e) Based on Planning Brief (Approved on 4 November 2011 by the Town Planning Board)
- (f) Parking is required for a 5.5 tonne truck (with length of 7m, width of 3.5m and minimum headroom of 3.6m)
- (g) In accordance with Hong Kong Planning Standards and Guidelines (HKPSG) requirements of 5% of total car parking spaces
- (h) In accordance with HKPSG requirements of 1 L/UL bay per block
- (i) In accordance with HKPSG requirements of 1 space per 1,200 m² of retail GFA.
- (j) GFA exemption subject to BD's approval at General Building Plan (GBP) stage.

Tentative development programme

Commencement - 2015 (upon completion of railway)
 Completion - Around 2024