Table 1 Development Schedule of the Approved A/H3/378-1 Scheme and the Present Scheme under the Revised MLP

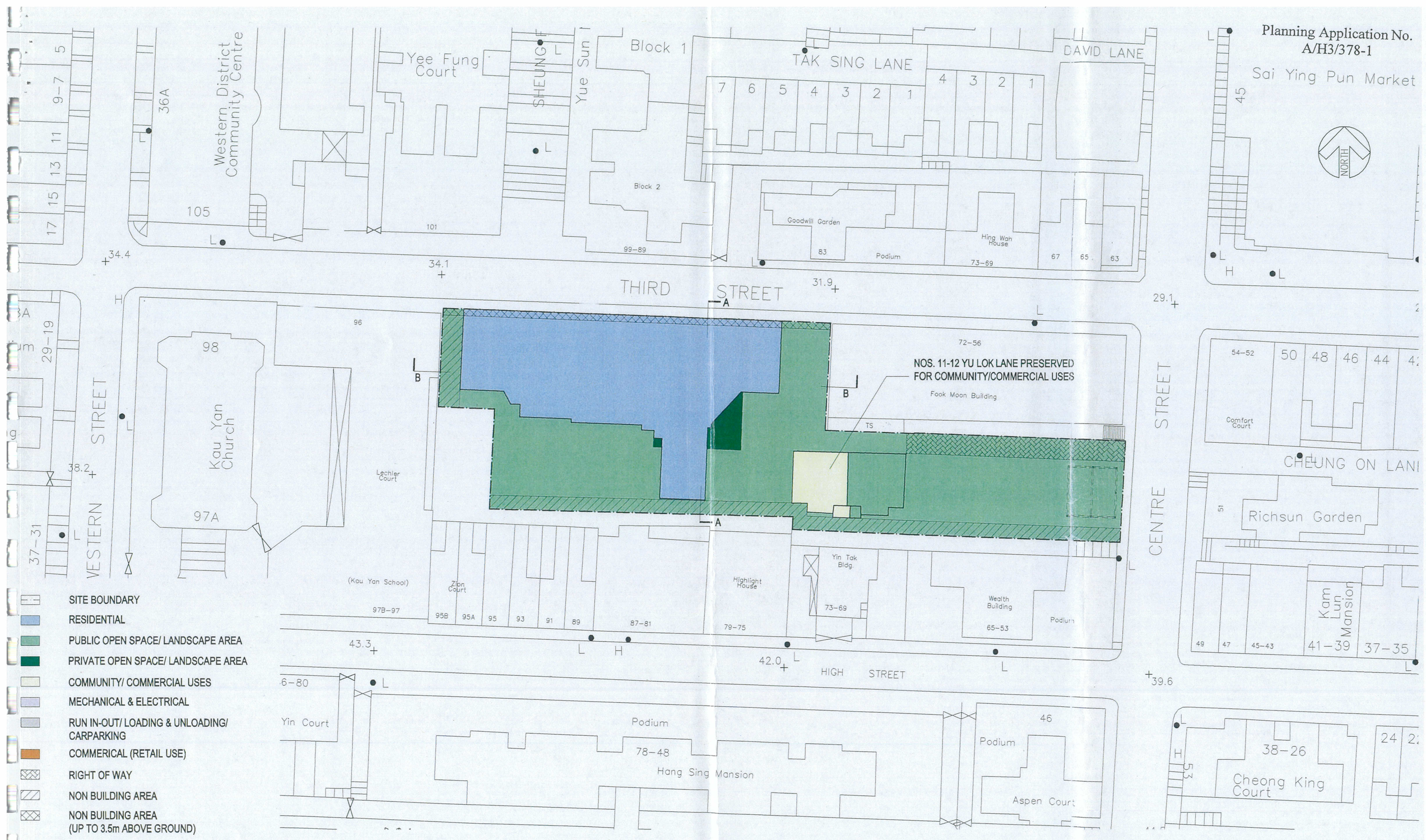
Development Parameters	Approved A/H3/378-1 Scheme	Current Revised MLP (Key development parameters in accordance with the approved GBP)
Gross Site Area (m^2)	About 2,156	About 2,150
Net Site Area (m^2)	About 2,058 [A proposed Right-Of-Way (ROW) (98m^2) provided along the southern edge of Fook Moon Building has been excluded from GFA calculation]	2,054 (≤2058)
Plot Ratio (domestic)	8	7.896 (≤8)
Maximum GFA (m^2)	Not more than 16,464	16,462.827 (≤16,464)
Domestic GFA	Not more than 16,219	16,217.944 (≤16,219)
Non Domestic GFA	245 [Community/Commercial Uses within Nos. 11-12 Yu Lok Lane (GFA of 76m^2) has been included]	244.883 ((≤245)
No. of Tower	1	1
No. of Storeys (above podium)	Residential Floors: 30	30
Building Height (mPD)	Not exceeding +145	Not exceeding +145
Site Coverage	<33%	28.59% (<33%)
No. of Flats	Not more than 270	255 (≤270)
Range of flat size (m^2)	35-100	33.255 – 76.157
Public Open Space (m^2)	About 1,180 at grade [Additional covered open space of about 120]	Total: 1,303.634 (>1,100)
Private Open Space (m^2)	About 480 on podium; About 110 private sky garden on 31/F	461.223 on podium; 109.885 on 36/F* (371.108 m^2 – acc. to approved BPs dd. 13.10.2011
Provision of car parking and loading/unloading facilities	38 car parking spaces (36 private car & 2 motorcycles) 1 loading/unloading bay	32 parking spaces (30 private car**& 2 motorcycles) 1 loading/unloading bay
Resident's Clubhouse	≤ 5% of domestic GFA	≤ 5% of domestic GFA
Design Population	585	585
Schedule of Population Intake	2014	2016

Remarks

* Change in numbering of floor due to (i) the omission of 4, 14, 24 and 34 as floor numbers and (ii) provision of numbering for refuge floor. Locations of private open space provision remain unchanged.

** TD stated no further comment on the revised provision from traffic point of view in its letter dated 12.10.2011; LandsD has also accepted the revised design and provision of car-parking spaces under lease conditions in its letter dated 18.2.2013

Planning Application No.
A/H3/378-1



- SITE BOUNDARY
- RESIDENTIAL
- PUBLIC OPEN SPACE/ LANDSCAPE AREA
- PRIVATE OPEN SPACE/ LANDSCAPE AREA
- COMMUNITY/ COMMERCIAL USES
- MECHANICAL & ELECTRICAL
- RUN IN-OUT/ LOADING & UNLOADING/ CARPARKING
- COMMERICAL (RETAIL USE)
- RIGHT OF WAY
- NON BUILDING AREA
- NON BUILDING AREA (UP TO 3.5m ABOVE GROUND)

0 1 5 10m

SCALE 1:500

MASTER LAYOUT PLAN - BLOCK PLAN

FOR URA DEVELOPMENT SCHEME AT YU LOK LANE/ CENTRE STREET, SAI YING PUN, HONG KONG

PLAN NO. SYP/1/001/MLP1

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

SIGNED :

CHAIRMAN, TOWN PLANNING BOARD

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六月二十九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 29. 6. 2010.

signed Michael WONG 黃偉綸

Chairman, Town Planning Board 城市規劃委員會主席 簽署

GURE 2.1
(REV C)

THIRD STREET

34.1

99–89

83

Podium

Hing Wah House

73–69

67

65

63

31.9

29.1

NORTH

96

28.13

CARPARK

LOBBY

RAMP UP

72–56

Fook Moon Building

TS

UNEXCAVATED

CENTRE STREET

Lechler Court

93

91

89

87–81

Highlight House

79–75

Yin Tak Bldg.

73–69

Wealth Building

65–53

Podium

L

H

42.0

HIGH STREET

39.6

SITE BOUNDARY

RESIDENTIAL

PUBLIC OPEN SPACE/ LANDSCAPE AREA

PRIVATE OPEN SPACE/ LANDSCAPE AREA

COMMUNITY/ COMMERCIAL USES

MECHANICAL & ELECTRICAL

RUN IN-OUT/ LOADING & UNLOADING/ CARPARKING

COMMERICAL (RETAIL USE)

RIGHT OF WAY

NON BUILDING AREA

NON BUILDING AREA (UP TO 3.5m ABOVE GROUND)

0 1 5 10m

SCALE 1:300

MASTER LAYOUT PLAN - BASEMENT FLOOR PLAN

FOR URA DEVELOPMENT SCHEME AT YU LOK LANE/ CENTRE STREET, SAI YING PUN, HONG KONG

PLAN NO. SYP/1/001/MLP1

FIGURE 2.2 (REV B)

THIRD STREET

34.1

99–89

83

Podium

Hing Wah House

73–69

67

65

63

31.9

VEHICULAR INGRESS/ EGRESS

29.1

NORTH

96

32.465

31.80

MECHANICAL & ELECTRICAL

RETAIL

32.86

RESIDENTIAL LOBBY & CARETAKER'S AREAS

33.20

RAMP DOWN

32.20

34.70

72–56

PUBLIC LANDSCAPE AREA

LOADING/ UNLOADINIG/ CARPARK

Fook Moon Building

CARPARK

TS

RAMP DOWN

RAMP DOWN

Lechler Court

UNEXCAVATED

CENTRE STREET

Yin Tak Bldg.

Highlight House

73–69

Wealth Building

Podium

93

91

89

87–81

79–75

65–53

L

H

L

L

42.0

HIGH STREET

39.6

SITE BOUNDARY

RESIDENTIAL

PUBLIC OPEN SPACE/ LANDSCAPE AREA

PRIVATE OPEN SPACE/ LANDSCAPE AREA

COMMUNITY/ COMMERCIAL USES

MECHANICAL & ELECTRICAL

RUN IN-OUT/ LOADING & UNLOADING/ CARPARKING

COMMERICAL (RETAIL USE)

RIGHT OF WAY

NON BUILDING AREA

NON BUILDING AREA (UP TO 3.5m ABOVE GROUND)

0 1 5 10m

SCALE 1:300

MASTER LAYOUT PLAN - GROUND FLOOR PLAN

FOR URA DEVELOPMENT SCHEME AT YU LOK LANE/ CENTRE STREET, SAI YING PUN, HONG KONG

PLAN NO. SYP/1/001/MLP1

FIGURE 2.3 (REV B)

THIRD STREET

99–89

34.1

83

Podium

Hing Wah House

73–69

67

65

63

31.9

29.1

NORTH

96

COVERED LANDSCAPE AREA

38.05

RESIDENTIAL LOBBY

38.05

COVERED LANDSCAPE AREA

37.50

72–56

Fook Moon Building

NOS. 11-12 YU LOK LANE PRESERVED FOR COMMUNITY/COMMERCIAL USES

37.50

TS

36.5

PUBLIC LANDSCAPE AREA

UNCOVERED PRIVATE LANDSCAPE AREA

Lechler Court

CENTRE STREET

Yin Tak Bldg.

73–69

Highlight House

Wealth Building

65–53

Podium

93

91

89

87–81

79–75

L

H

42.0

HIGH STREET

39.6

- SITE BOUNDARY
- RESIDENTIAL
- PUBLIC OPEN SPACE/ LANDSCAPE AREA
- PRIVATE OPEN SPACE/ LANDSCAPE AREA
- COMMUNITY/ COMMERCIAL USES
- MECHANICAL & ELECTRICAL
- RUN IN-OUT/ LOADING & UNLOADING/ CARPARKING
- COMMERICAL (RETAIL USE)
- RIGHT OF WAY
- NON BUILDING AREA
- NON BUILDING AREA (UP TO 3.5m ABOVE GROUND)

0 1 5 10m

SCALE 1:300

MASTER LAYOUT PLAN - PODIUM FLOOR PLAN (UG/F)

FOR URA DEVELOPMENT SCHEME AT YU LOK LANE/ CENTRE STREET, SAI YING PUN, HONG KONG

PLAN NO. SYP/1/001/MLP1

FIGURE 2.4 (REV C)

THIRD STREET

99–89

83

Podium

Hing Wah House

73–69

67

65

63

34.1

31.9

29.1

NORTH

96

TRANSFER PLATE
44.00

72–56

Fook Moon Building

TS

L

Lechler Court

TRANSFER PLATE ABOVE

CENTRE STREET

Yin Tak Bldg.

Highlight House

73–69

Wealth Building

Podium

65–53

93

91

89

87–81

79–75

L

H

L

L

42.0

HIGH STREET

39.6

SITE BOUNDARY
RESIDENTIAL
PUBLIC OPEN SPACE/ LANDSCAPE AREA
PRIVATE OPEN SPACE/ LANDSCAPE AREA
COMMUNITY/ COMMERCIAL USES
MECHANICAL & ELECTRICAL
RUN IN-OUT/ LOADING & UNLOADING/ CARPARKING
COMMERICAL (RETAIL USE)
RIGHT OF WAY
NON BUILDING AREA
NON BUILDING AREA (UP TO 3.5m ABOVE GROUND)

0 1 5 10m

SCALE 1:300

MASTER LAYOUT PLAN - TRANSFER PLATE FLOOR PLAN

FOR URA DEVELOPMENT SCHEME AT YU LOK LANE/ CENTRE STREET, SAI YING PUN, HONG KONG

PLAN NO. SYP/1/001/MLP1

FIGURE 2.5 (REV B)

THIRD STREET

34.1

99–89

83

Podium

Hing Wah House

73–69

67

65

63

31.9

29.1

NORTH

96

RESIDENTIAL
47.00

72–56

Fook Moon Building

TS

TRANSFER PLATE ABOVE

Lechler Court

CENTRE STREET

SITE BOUNDARY
RESIDENTIAL
PUBLIC OPEN SPACE/ LANDSCAPE AREA
PRIVATE OPEN SPACE/ LANDSCAPE AREA
COMMUNITY/ COMMERCIAL USES
MECHANICAL & ELECTRICAL
RUN IN-OUT/ LOADING & UNLOADING/ CARPARKING
COMMERICAL (RETAIL USE)
RIGHT OF WAY
NON BUILDING AREA
NON BUILDING AREA (UP TO 3.5m ABOVE GROUND)

93

91

89

87–81

79–75

Highlight House

Yin Tak Bldg.

73–69

Wealth Building

65–53

Podium

42.0

HIGH STREET

39.6

0 1 5 10m

SCALE 1:300

MASTER LAYOUT PLAN - FIRST FLOOR PLAN

FOR URA DEVELOPMENT SCHEME AT YU LOK LANE/ CENTRE STREET, SAI YING PUN, HONG KONG

PLAN NO. SYP/1/001/MLP1

FIGURE 2.6 (REV B)

99–89

83

Podium

Hing Wah House

73–69

67

65

63

34.1

THIRD STREET

31.9

29.1

NORTH

96

RESIDENTIAL

VOID

72–56

Fook Moon Building

TS

CENTRE STREET

Lechler Court

93

91

89

87–81

79–75

Highlight House

Yin Tak Bldg.

73–69

Wealth Building

65–53

Podium

L

H

42.0

HIGH STREET

39.6

SITE BOUNDARY

RESIDENTIAL

PUBLIC OPEN SPACE/ LANDSCAPE AREA

PRIVATE OPEN SPACE/ LANDSCAPE AREA

COMMUNITY/ COMMERCIAL USES

MECHANICAL & ELECTRICAL

RUN IN-OUT/ LOADING & UNLOADING/ CARPARKING

COMMERICAL (RETAIL USE)

RIGHT OF WAY

NON BUILDING AREA

NON BUILDING AREA (UP TO 3.5m ABOVE GROUND)

0 1 5 10m

SCALE 1:300

MASTER LAYOUT PLAN - TYPICAL FLOOR PLAN

FOR URA DEVELOPMENT SCHEME AT YU LOK LANE/ CENTRE STREET, SAI YING PUN, HONG KONG

PLAN NO. SYP/1/001/MLP1

FIGURE 2.7 (REV B)

99–89

83

Podium

Hing Wah House

73–69

67

65

63

34.1

THIRD STREET

31.9

29.1

NORTH

96

72–56

Fook Moon Building

CLUBHOUSE

140.20

VOID

LANDSCAPE FLAT ROOF

LANDSCAPE FLAT ROOF

TS

CENTRE STREET

Lechler Court

Yin Tak Bldg.

73–69

Highlight House

Wealth Building

65–53

Podium

93

91

89

87–81

79–75

L

H

42.0

HIGH STREET

39.6

SITE BOUNDARY

RESIDENTIAL

PUBLIC OPEN SPACE/ LANDSCAPE AREA

PRIVATE OPEN SPACE/ LANDSCAPE AREA

COMMUNITY/ COMMERCIAL USES

MECHANICAL & ELECTRICAL

RUN IN-OUT/ LOADING & UNLOADING/ CARPARKING

COMMERICAL (RETAIL USE)

RIGHT OF WAY

NON BUILDING AREA

NON BUILDING AREA (UP TO 3.5m ABOVE GROUND)

0 1 5 10m

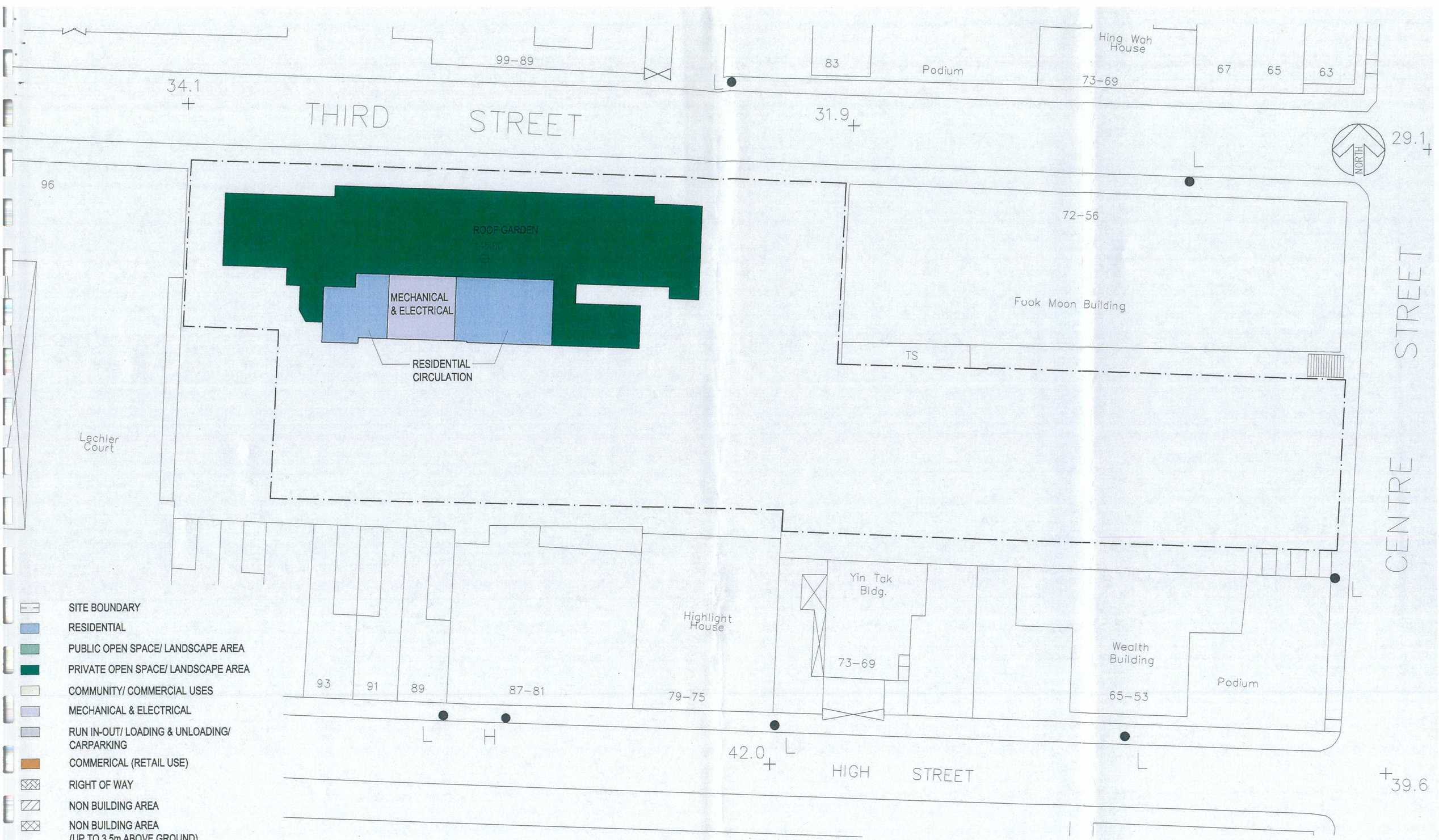
SCALE 1:300

MASTER LAYOUT PLAN - CLUBHOUSE FLOOR PLAN (36/F)

FOR URA DEVELOPMENT SCHEME AT YU LOK LANE/ CENTRE STREET, SAI YING PUN, HONG KONG

PLAN NO. SYP/1/001/MLP1

FIGURE 2.8 (REV B)



0 1 5 10m

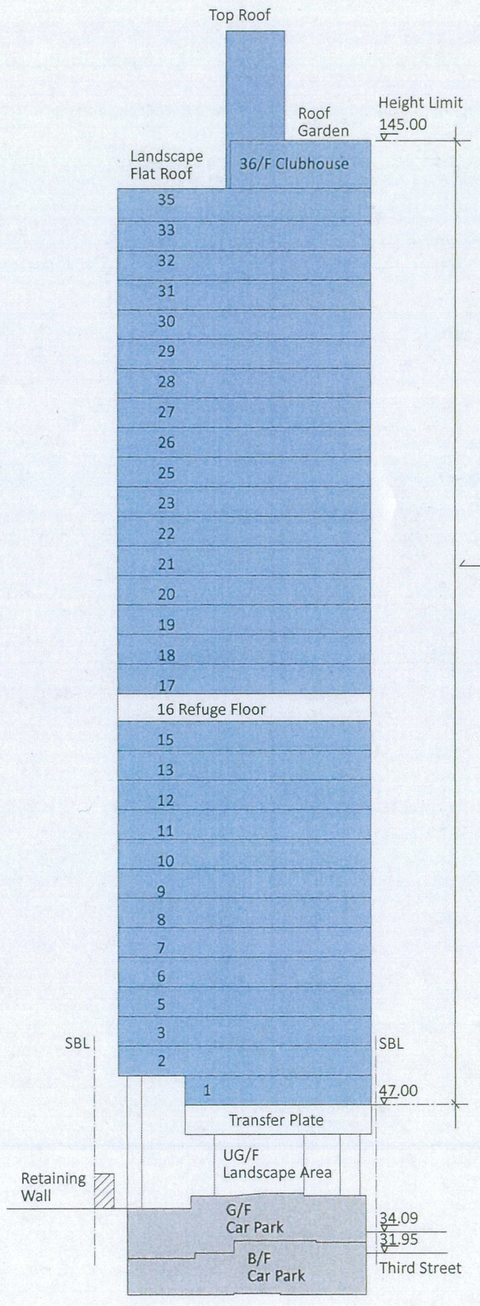
SCALE 1:300

MASTER LAYOUT PLAN - CLUBHOUSE FLOOR PLAN (R/F)

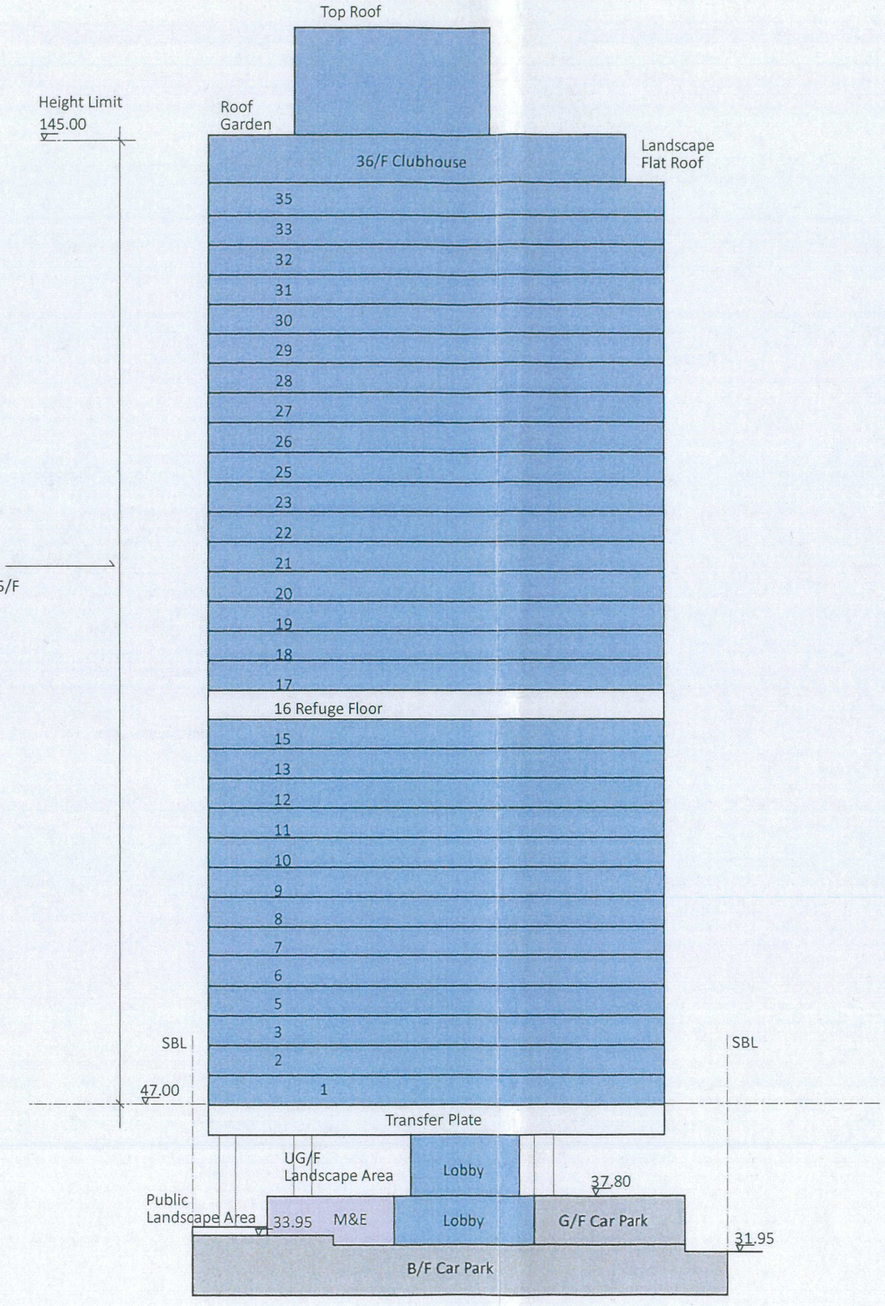
FOR URA DEVELOPMENT SCHEME AT YU LOK LANE/ CENTRE STREET, SAI YING PUN, HONG KONG

PLAN NO. SYP/1/001/MLP1

FIGURE 2.9 (REV B)



Section A-A



Section B-B

- SITE BOUNDARY
- RESIDENTIAL
- PUBLIC OPEN SPACE/ LANDSCAPE AREA
- PRIVATE OPEN SPACE/ LANDSCAPE AREA
- COMMUNITY/ COMMERCIAL USES
- MECHANICAL & ELECTRICAL
- RUN IN-OUT/ LOADING & UNLOADING/ CARPARKING
- COMMERICAL (RETAIL USE)
- RIGHT OF WAY
- NON BUILDING AREA
- NON BUILDING AREA (UP TO 3.5m ABOVE GROUND)

0 1 5 10m

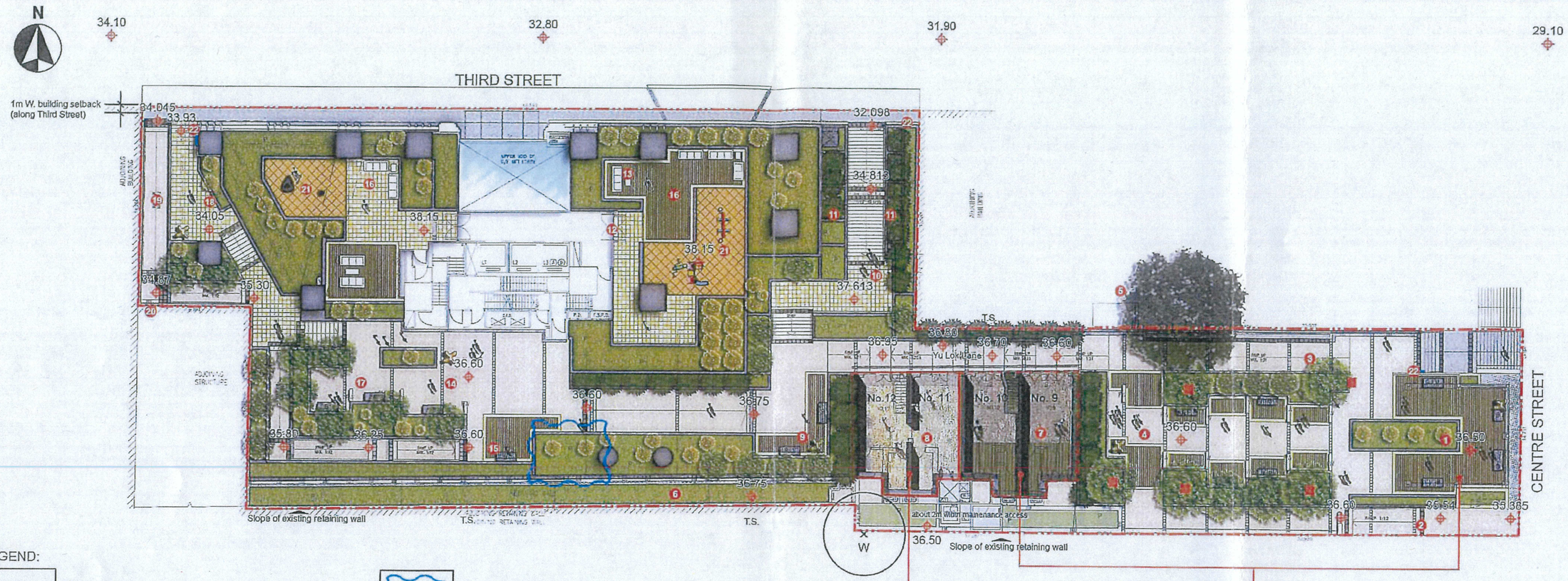
SCALE 1:300

MASTER LAYOUT PLAN - SECTIONS

FOR URA DEVELOPMENT SCHEME AT YU LOK LANE/ CENTRE STREET, SAI YING PUN, HONG KONG

PLAN NO. SYP/1/001/MLP1

FIGURE 2.10 (REV B)



PRESERVED BUILDINGS AT No. 11 -12

PRESERVED ELEMENTS * AT No. 1, 2, 9 - 10

(Remark*: Detail scope of Proposed Items to be conserved / altered shall refer to separate part as contained in the LMP submission

0 5 10 20m

39.60

LEGEND:

- Site Boundary
- Location of Change
- New Trees Planting
- Bamboo Planting
- Existing Mature Tree Outside Site Boundary
- Compensatory Trees
- Turf / Groundcover
- Shrubs / Climbers / Small Palms
- Large Shrubs
- Timber Paving / Deck
- Existing Wall Trees Outside Site Boundary at the Crest of Retaining Wall to be Retained.

Note: All levels shown are indicative; To be verified on site and confirmed at detailed design stage.

The provision of landscaping as shown will be subject to change at detail design stage.

Key:

1. Preserved Elements at no 1, 2 YLL Existing stone wall with new gateway feature sitting on top
2. Ramp access to POS
3. Preservation of lane character
4. Hertiage Garden, Feature paving to reflect the old building layout
5. Existing tree (outside site boundary)
6. Non-building area for retaining wall with appropriate planting treatment
7. Preserved Elements at no. 9-10 YLL as Landscape feature in POS
8. Preserved Buildings at no. 11-12 for adaptive reuse
9. YLL no. 12 foreground / sitting out gathering sitting out area.
10. Public linkage between Third St and YLL
11. Step Planters
12. Residential Exit
13. Podium Garden with sitting out area and look-out deck (private)
14. Sculpture exhibition space
15. Sitting out area on timber deck
16. Sitting out area (private)
17. Public gathering space
18. POS linking Third Street
19. Ramp access (Non Building Area)
20. Access point with adjacent open space
21. Children playground area at Podium Garden (private)
22. Location of signage at entrance area of POS

Residential Development at Inland Lot No.9023, Third Street and Central Street, Sai Ying Pun, H.K.

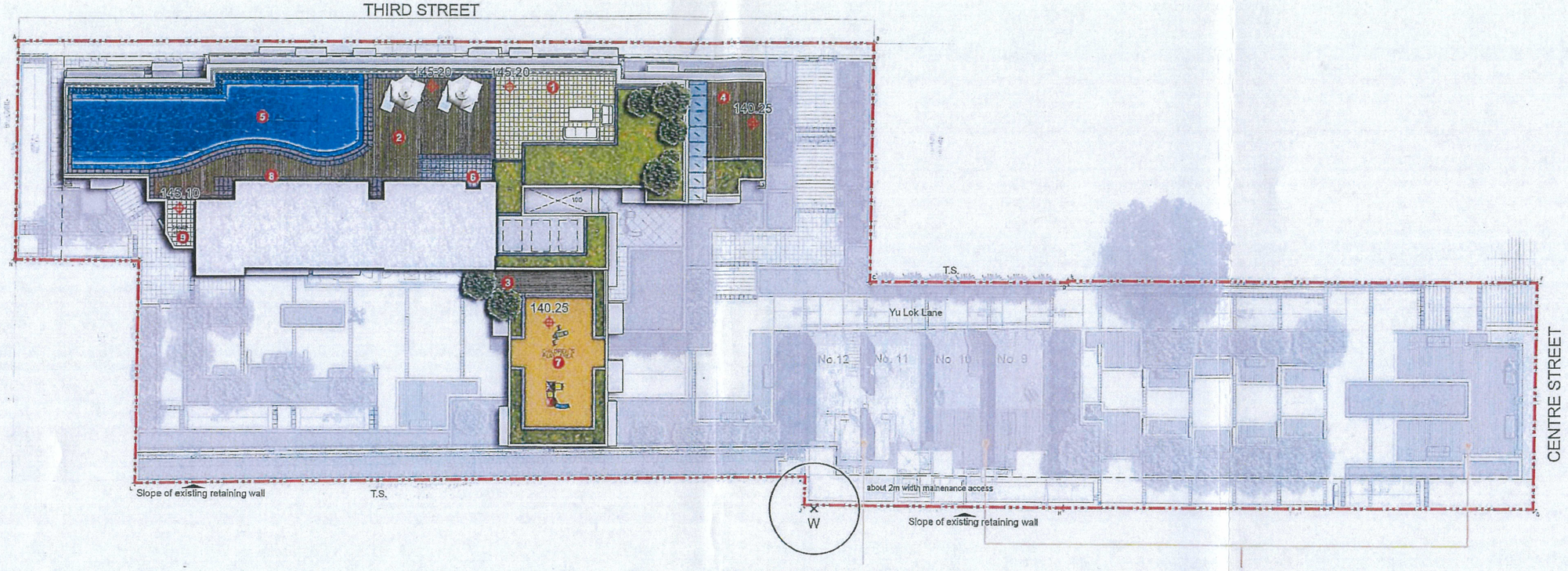
Landscape Master Plan of Podium Level

SCALE	AS SHOWN	DATE	APR 2016	
CHECKED	ALL	DRAWN	TEAM	
FIGURE NO.	YLL/LMP/01			REV R

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE2131 8929 FACSIMILE2131 8929

N

THIRD STREET



29.10

CENTRE STREET

PRESERVED BUILDINGS AT No. 11 -12

PRESERVED ELEMENTS * AT No. 1, 2, 9 - 10
(Remark*: Detail scope of Proposed Items to be conserved / altered shall refer to separate part as contained in the LMP submission

0 5 10 20m

39.60

LEGEND:

- Site Boundary
- Large shrubs planting
- Shrubs / Groundcover planting
- Timber deck
- Granite paving

Key:

1. Look out sitting area
2. Sitting out area on timber deck
3. Clubhouse entrance
4. Look out sitting area (Clubhouse level)
5. Swimming pool
6. Entrance to roof garden
7. Multi-purpose play area (Clubhouse level)
8. Exit to changing room of clubhouse
9. Shower area

Remark:

The provision of Private open space to comply with the planning requirement (of 561 sq.m. in total) shall take into account the Roof garden provisional level mPD.+139.65 (of about 110 sq.m.) as shown in this plan for calculation. The provision of landscaping as shown will be subject to change at detail design stage.

Residential Development at Inland Lot No.9023, Third Street and Central Street, Sai Ying Pun, H.K.

Landscape Master Plan of Roof Garden

SCALE	AS SHOWN	DATE	JUL 2015
CHECKED	ALL	DRAWN	TEAM
FIGURE NO.	YLL/LMP/02	REV	H

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
19/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 0630 FACSIMILE 2131 0609