List of Approval Conditions

Application No. A/H3/375-4

Application Site	:	Three Sites of Urban Renewal Authority Development Scheme at Peel Street/Graham Street, Sheung Wan, Hong Kong
Subject of Application	:	Proposed Comprehensive Residential and Commercial Development with Government, Institution and Community Facilities and a Public Open Space in "Comprehensive Development Area" zone
Date of Approval	:	28.4.2014
Approval Conditions	:	(a) the submission and implementation of a revised Master Layout Plan to incorporate, where appropriate, the approval conditions as stipulated in items (b) to (e) and (g) to (j) below to the satisfaction of the Director of Planning or of the Town Planning Board;
		(b) the design and provision of car parking facilities, loading/unloading bays, vehicular access with related traffic management measures and pedestrian footbridge/footbridge connection for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
		(c) the provision of footpaths with a minimum width of 2.75m, where practicable, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
		(d) the implementation of the junction improvement measures, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
		(e) the design and provision of at-grade pedestrian facilities across the application site to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
		(f) the lay-bys along Gage Street should be managed by the future grantee and open for public use;
		(g) the submission of a revised air ventilation assessment and the implementation of mitigation measures identified therein, to the satisfaction of the Director of Planning or of the Town Planning Board;

(h) the provision of a multi-purpose activities hall, as proposed by the applicant, to the satisfaction of the Director of Home Affairs or of the Town Planning Board;

(i) the design and provision of public open space to the satisfaction of the Director of Planning or of the Town Planning Board;

(j) the submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the Town Planning Board;

(k) the submission of drainage and sewerage impact assessments and the implementation of drainage improvement works identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

(l) the provision of water supply for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

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

Planning Application No. A/H3/375-4

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一四年四月二十八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 28. 4. 2014 .

signed Michael WONG 黃偉綸
Chairman, Town Planning Board 城市規劃委員會主席 簽署

ABERDEEN
TUNG WA LANE
Playground
Podium
10A-8
New Central Mansion
49-39
Wing Fung Building
35
KIN SAU LANE
STAVELEY STREET
PEEL STREET
PRIVATE OPEN SPACE LINKED TO RESIDENTIAL TOWER
COMMUNITY/ COMMERCIAL
+32.50
COMMUNITY HALL IN GIC ZONE
+28.90
RESIDENTIAL TOWER A
+142.0
PUBLIC OPEN SPACE
+20.40
PROPOSED LAY-BYS
2750
2500
PROPOSED SET-BACK
FOOTBRIDGE
2000 MIN.
128
Dotcom House
126-122
Right Emperor Commercial Building
Podium
+19.50
RESIDENTIAL TOWER B
+135.55
+145.0
COMMERCIAL
+31.84
PUBLIC OPEN SPACE
+19.35
+18.00
COMMERCIAL
+25.65
PROPOSED SET-BACK
PROPOSED LAY-BYS
2750
2500
PROPOSED SET-BACK
SITE A
SITE B
WELLINGTON STREET
RUN IN-OUT
GRAHAM STREET
COMMERCIAL
HOTEL
+122.0
GUTZLAFF STREET
112
Sunwise Building
110-108
FOOTBRIDGE
FOOTBRIDGE ABOVE PUBLIC OPEN SPACE
PUBLIC OPEN SPACE
+19.0
FOOTBRIDGE
COMMERCIAL
OFFICE
+149.50
+150.00
CHUK HING LANE
Cheung Hing Commercial Building 37-43
SITE C
COCHRANE STREET
FOOTBRIDGE LINK TO EXISTING ESCALATOR
Jade Centre
Merlin Building
Soho Square
TUNG TAK LANE
TERRACE
LYNDHURST
Lyndhurst Building
Gage Street Refuse Collection Point
SAM KA LANE
PAK TSZ LANE
Pak Tsz Building
Wah Lee Building 35-33
Fook Chi House
Kar Ho Building 39-35
Lee Roy Commercial Building 59-57
Winning House
16-10
89-85
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18

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- HOTEL
- OFFICE
- COMMERCIAL (RETAIL USE)
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE AREA
- PRIVATE OPEN SPACE
- RUN-IN/OUT / LOAD/UNLOAD / CARPARKING
- COMMUNITY HALL IN GIC ZONE
- FOOTBRIDGE
- MLP APPROVED UNDER NO. A/H3/375-2

(SECTION A-A REFERS TO DWG NO.12)

N

URBAN RENEWAL AUTHORITY 市區重建局
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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
MASTER LAYOUT PLAN

Date Prepared	12/09/2011	Issue Date	12/09/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP-01	Rev.	C



LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- HOTEL
- OFFICE
- COMMERCIAL (RETAIL USE)
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE AREA
- PRIVATE OPEN SPACE
- RUN-IN/OUT / LOAD/UNLOAD / CARPARKING
- COMMUNITY HALL IN GIC ZONE
- FOOTBRIDGE
- MLP APPROVED UNDER NO. A/H3/375-2

(SECTION A-A REFERS TO DWG NO.12)

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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
BASEMENT 2 FLOOR PLAN

Date Prepared	01/08/2011	Issue Date	15/08/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP-02	Rev.	B



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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
BASEMENT 1 FLOOR PLAN

Date Prepared	01/08/2011	Issue Date	15/08/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP-03	Rev.	B

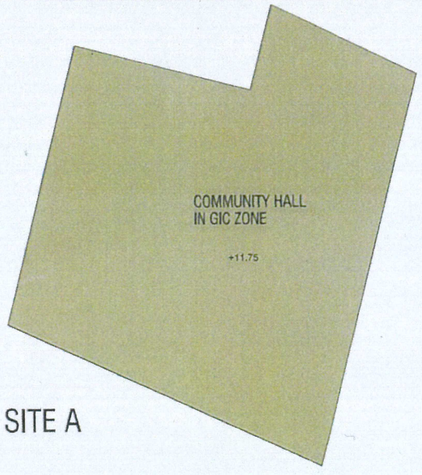
ABERDEEN
TUNG WA LANE
Playground
Wa Da Sitting-out
STAVELEY STREET
KIN SAU LANE
Podium
10A-8
New Central Mansion
49-39
Wing Fung Building
35
A
COMMUNITY HALL IN GIC ZONE +15.00
PEEL STREET
128
Dotcom House
126-122
Right Emperor Commercial Building
17
2000 MIN.
RESIDENTIAL LIFT LOBBY +15.65
COMMERCIAL +13.50 / +16.50
PUBLIC OPEN SPACE +18.00
COMMERCIAL +18.15
UNEXCAVATED
WELLINGTON STREET
97
95
93
91
Khuan Ying Commercial Building
89-85
83
Cochrane Commercial House 17-13
8
16-10
Winning House
18
RUN IN-OUT +13.50
COMMERCIAL
RAMP ON TO B1
GUTZLAFF STREET
112
Sunwise Building
110-108
HOTEL LIFT CORE
UNEXCAVATED
GRAHAM STREET
UNEXCAVATED
UPPER PART OF LOADING / UNLOADING AREA
COCHRANE STREET
98
96
Jade Centre
7
26
TUNG TAK LANE
28
34-30
Merlin Building
36
38
Soho Square
21
19
17-15
TERRACE
LYNDHURST
42-40
38
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52
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48
46
42-38
Gage Street Refuse Collection Point
36
34
32-28
26
SAM KA LANE
PAK TSZ LANE
24-22
20
18
16
GAGE STREET
14
12
10
33
Kar Ho Building
39-35
28
30
3
32
34
6-2
Lyndhurst Building
29
OFFICE LIFT CORE
CHUK HING LANE
Cheung Hing Commercial Building 37-43

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- HOTEL
- OFFICE
- COMMERCIAL (RETAIL USE)
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE AREA
- PRIVATE OPEN SPACE
- RUN-IN/OUT / LOAD/UNLOAD / CARPARKING
- COMMUNITY HALL IN GIC ZONE
- FOOTBRIDGE
- MLP APPROVED UNDER NO. A/H3/375-2

(SECTION A-A REFERS TO DWG NO.12)

PART PLAN AT LEVEL +11.75 MPD



SITE A

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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
LOWER GROUND FLOOR PLAN

Date Prepared	01/08/2011	Issue Date	15/08/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP-04	Rev.	B

APPENDIX E

PART PLAN AT LEVEL +19.15 MPD

SITE C

PROPOSED SET-BACK

UPPER PART OF RUN IN-OUT

COMMERCIAL +19.15

UPPER PART OF COMMERCIAL

GUTZLAFF STREET

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- HOTEL
- OFFICE
- COMMERCIAL (RETAIL USE)
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE AREA
- PRIVATE OPEN SPACE
- RUN-IN/OUT / LOAD/UNLOAD / CARPARKING
- COMMUNITY HALL IN GIC ZONE
- FOOTBRIDGE
- MLP APPROVED UNDER NO. A/H3/375-2

(SECTION A-A REFERS TO DWG NO.12)

N

SECTION B-B

SCALE 1:1000

SECTION C-C

SCALE 1:1000

Date Prepared	01/08/2011	Issue Date	24/08/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP-05	Rev.	C

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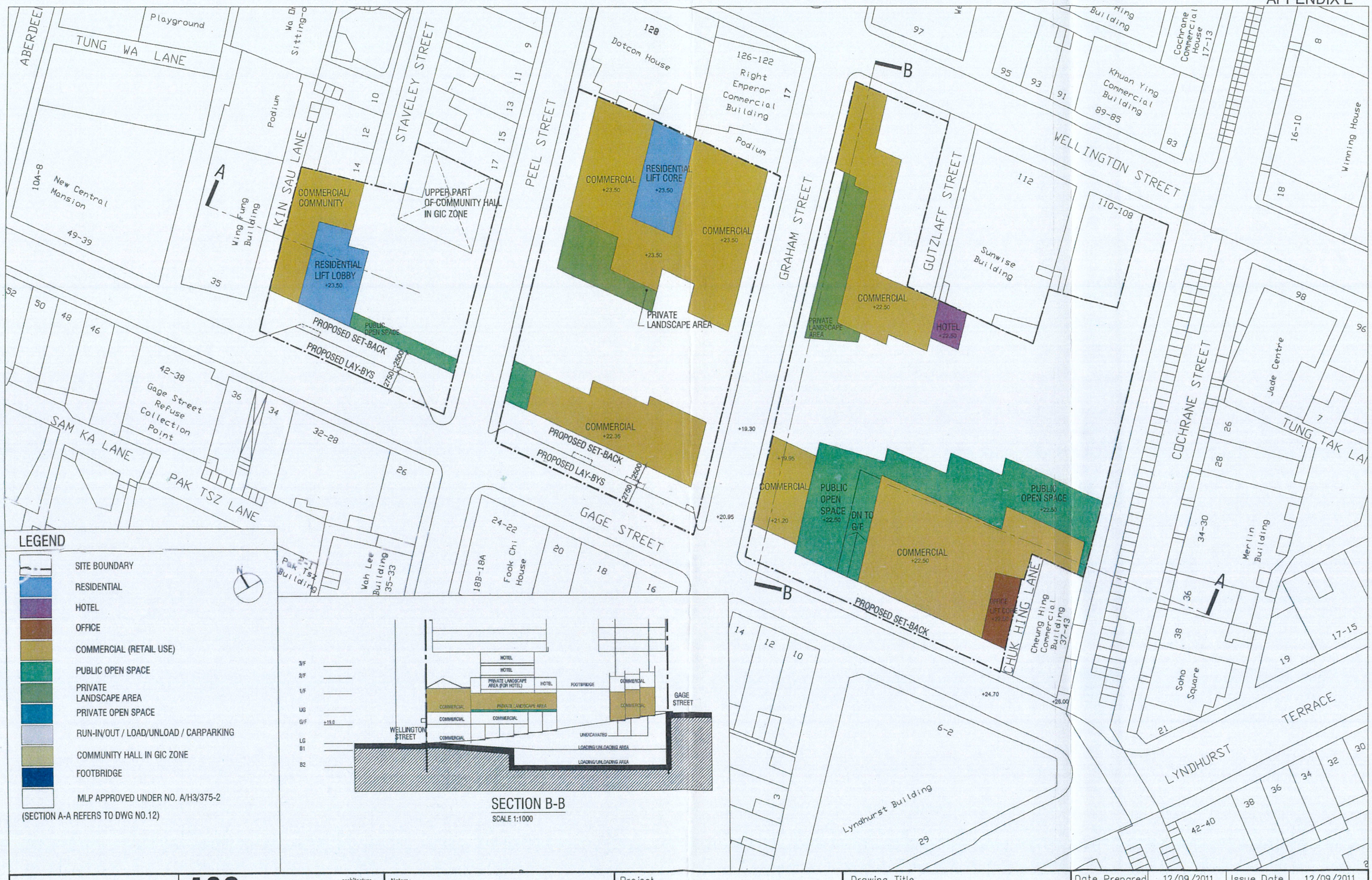
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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
GROUND FLOOR PLAN

APPENDIX E



LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- HOTEL
- OFFICE
- COMMERCIAL (RETAIL USE)
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE AREA
- PRIVATE OPEN SPACE
- RUN-IN/OUT / LOAD/UNLOAD / CARPARKING
- COMMUNITY HALL IN GIC ZONE
- FOOTBRIDGE
- MLP APPROVED UNDER NO. A/H3/375-2

(SECTION A-A REFERS TO DWG NO.12)

SECTION B-B
SCALE 1:1000

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architecture urban design interior
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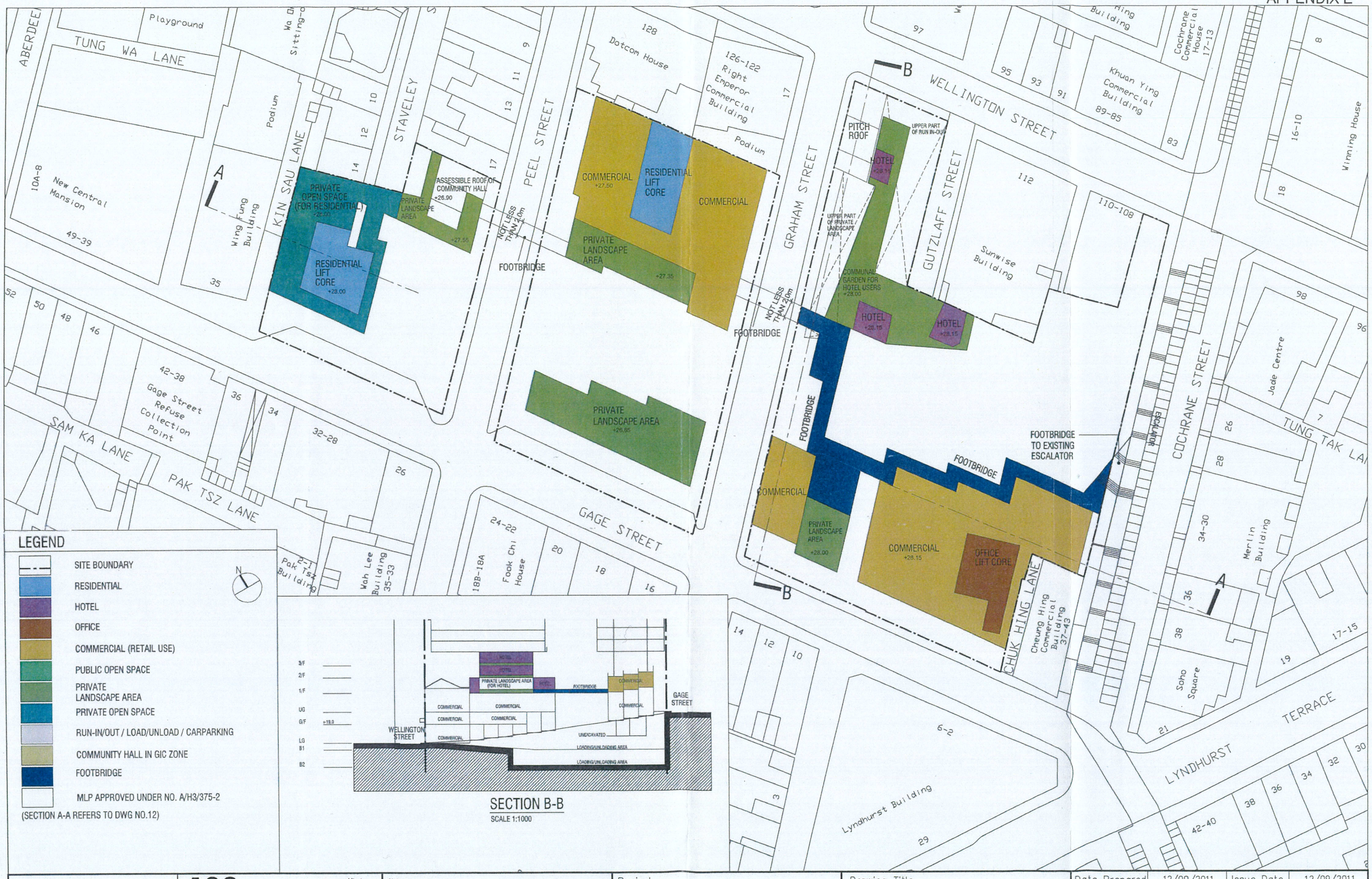
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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
UPPER GROUND FLOOR PLAN

Date Prepared	12/09/2011	Issue Date	12/09/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP-06	Rev.	C

APPENDIX E



LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- HOTEL
- OFFICE
- COMMERCIAL (RETAIL USE)
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE AREA
- PRIVATE OPEN SPACE
- RUN-IN/OUT / LOAD/UNLOAD / CARPARKING
- COMMUNITY HALL IN GIC ZONE
- FOOTBRIDGE
- MLP APPROVED UNDER NO. A/H3/375-2

(SECTION A-A REFERS TO DWG NO.12)

SECTION B-B
SCALE 1:1000

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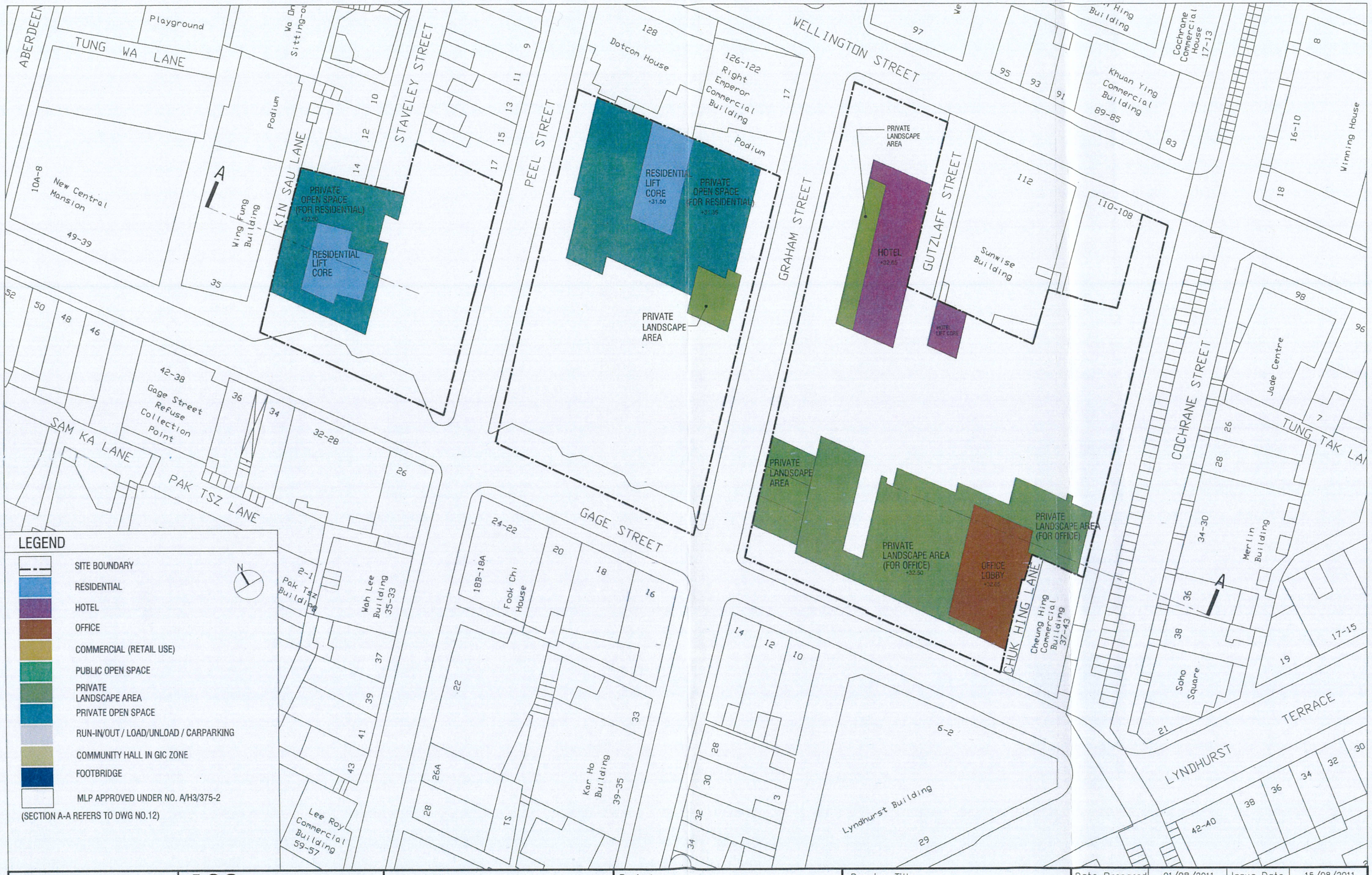
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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
FIRST FLOOR PLAN

Date Prepared	12/09/2011	Issue Date	12/09/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP-07	Rev.	D



LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- HOTEL
- OFFICE
- COMMERCIAL (RETAIL USE)
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE AREA
- PRIVATE OPEN SPACE
- RUN-IN/OUT / LOAD/UNLOAD / CARPARKING
- COMMUNITY HALL IN GIC ZONE
- FOOTBRIDGE
- MLP APPROVED UNDER NO. A/H3/375-2

(SECTION A-A REFERS TO DWG NO.12)

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市區重建局
26/F, Cosco Tower, 183 Queen's Road Central, Hong Kong

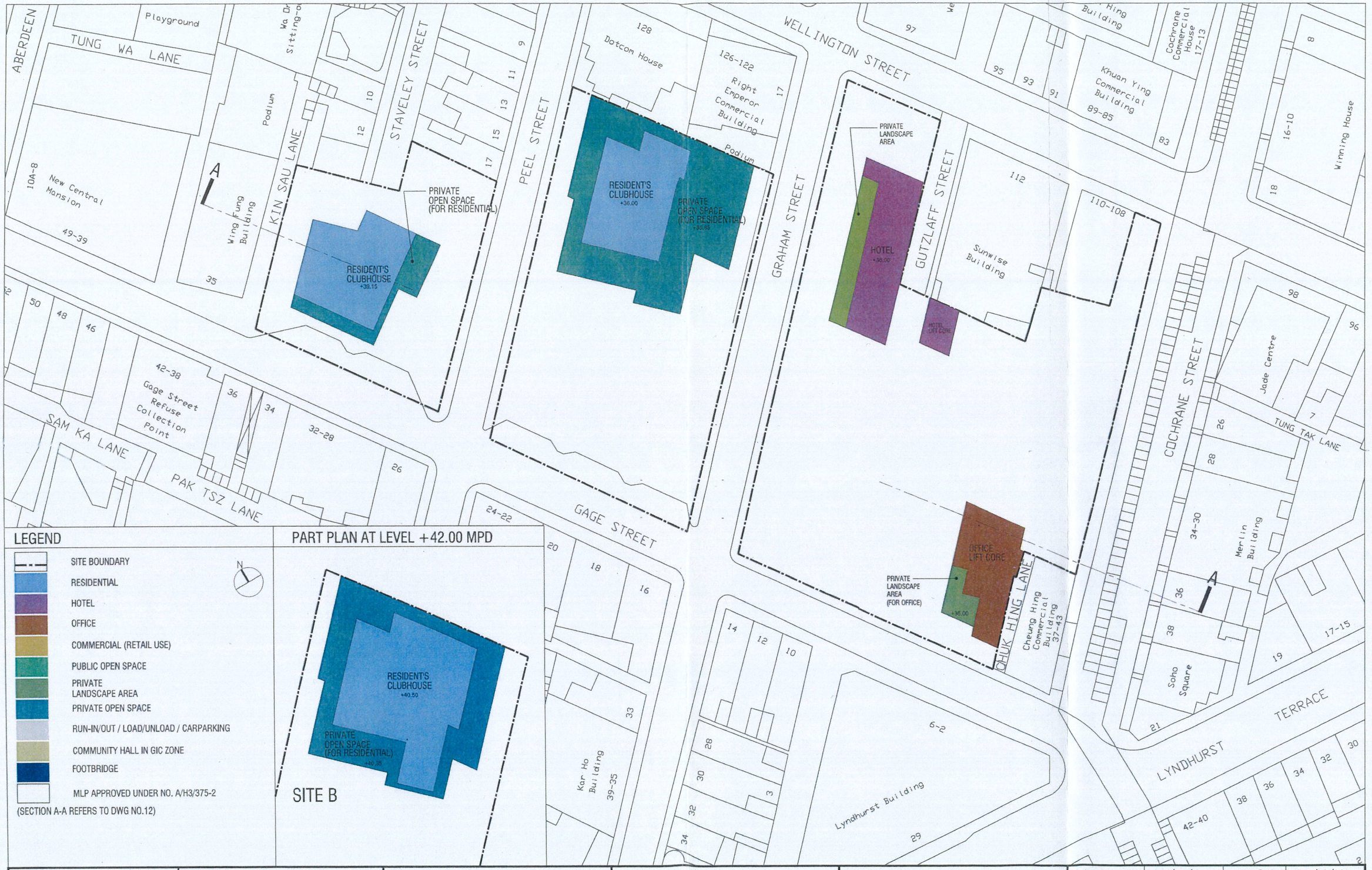
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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
SECOND FLOOR PLAN

Date Prepared	01/08/2011	Issue Date	15/08/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP-08	Rev.	B



LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- HOTEL
- OFFICE
- COMMERCIAL (RETAIL USE)
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE AREA
- PRIVATE OPEN SPACE
- RUN-IN/OUT / LOAD/UNLOAD / CARPARKING
- COMMUNITY HALL IN GIC ZONE
- FOOTBRIDGE
- MLP APPROVED UNDER NO. A/H3/375-2

(SECTION A-A REFERS TO DWG NO.12)

PART PLAN AT LEVEL +42.00 MPD

SITE B

市區重建局
URBAN RENEWAL AUTHORITY
26/F, Cosco Tower, 183 Queen's Road Central, Hong Kong

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architecture urban design interior
創智建築師有限公司
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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
THIRD FLOOR PLAN

Date Prepared	01/08/2011	Issue Date	15/08/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP-09	Rev.	B



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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
TYPICAL FLOOR PLAN

Date Prepared	01/08/2011	Issue Date	15/08/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP-10	Rev.	B



URBAN RENEWAL AUTHORITY
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26/F, Cosco Tower, 183 Queen's Road Central, Hong Kong

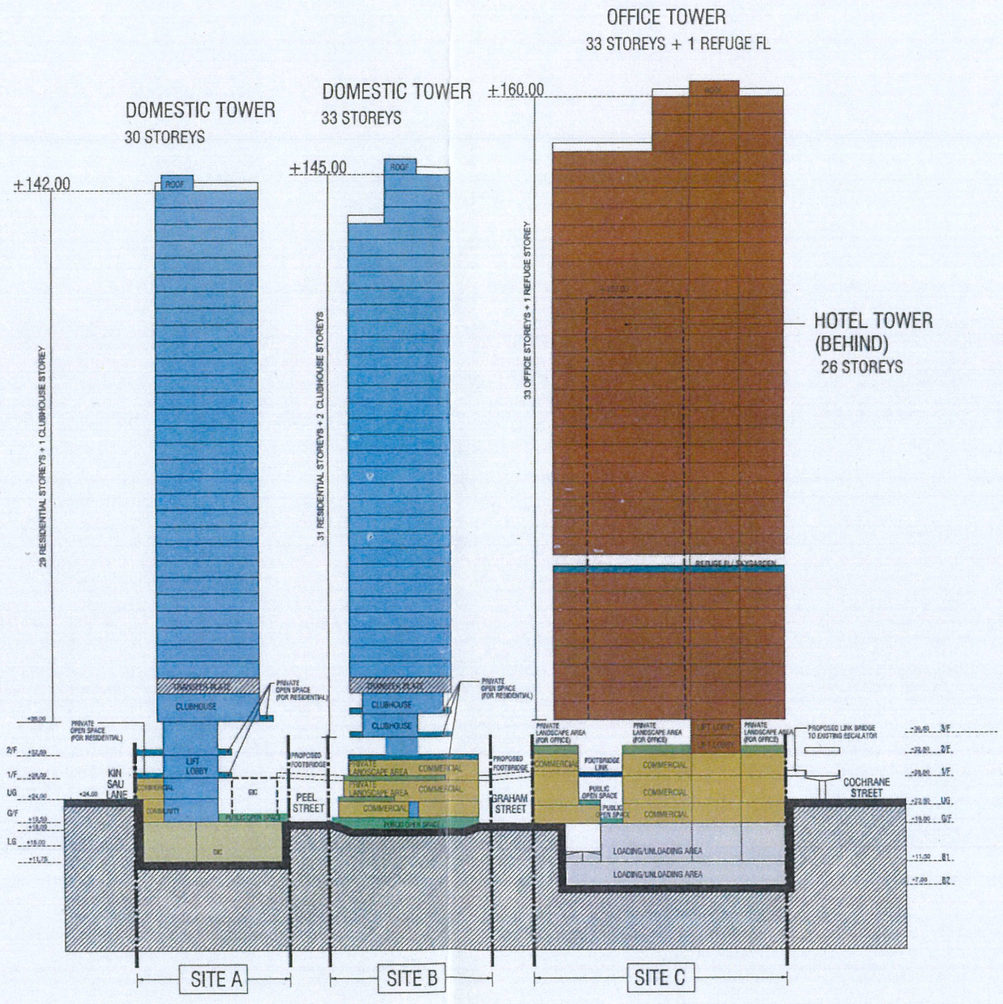
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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
31/F – 33/F PLAN

Date Prepared	01/08/2011	Issue Date	15/08/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP–11	Rev.	B



URBAN RENEWAL AUTHORITY
市區重建局
26/F, Cosco Tower, 183 Queen's Road Central, Hong Kong

AGC DESIGN LTD
architecture urban design interior
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- Do not take measurements directly from this drawing
- This Drawing is not valid for construction or other purposes unless specifically certified
- This drawing to be read in conjunction with the specifications and all other related drawings.
- Notify the Architect immediately of any discrepancy found herein.

Project
U.R.A. REDEVELOPMENT PROJECT H18 FOR PEEL STREET / GRAHAM STREET

Drawing Title
SCHEMATIC SECTION A–A

Date Prepared	01/08/2011	Issue Date	15/08/2011
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	–
Drawing No.	MLP–12	Rev.	B

POSSIBLE REVITALIZATION WORKS OUTSIDE DEVELOPMENT SCHEME PLAN

(GUTZLAFF STREET, GRAHAM STREET, PEEL STREET, STAVALEY STREET)



Notes:
1. Metric/elements are based on metric system
2. All levels are in meters to Principle Datum (mPD) unless noted otherwise
3. Do not scale drawing
4. Figure dimensions are to be followed
5. Do not use for construction unless expressly permitted
6. The Contractor shall verify all conditions on the Site & notify the Project Manager of any variations from dimensions

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LEGEND

- Development Site Boundary
- Existing Tree
- Proposed Featured Tree
- Proposed Street Tree
- Ground Planter
- Green Wall
- Water Feature
- Historical Bronze Pavement Plaques
- Market Street Stall
- Street Furniture - Bench
- Street Furniture - Wayfinder
- Street Furniture - Sculpture
- Historical Wall - Mural Art work
- Historical Street Feature Paving
- Pedestrian Field Pattern
- Streetscape Paving

REV	DATE	DESCRIPTION	APP
C	16/10/08	ORIGINAL ISSUE	PA

URBAN RENEWAL AUTHORITY 市區重建局

PROJECT TITLE

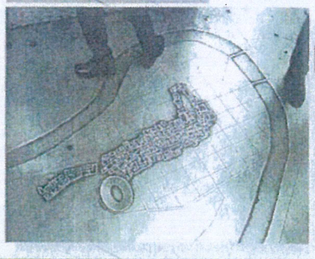
URA Development Scheme at Graham Street and Peel Street, Central (H18) Hong Kong

Preliminary Concept on Landscape Masterplan Design

DRAFT

ERM

PAVEMENT PLAQUE



STREET TREE





WATER FEATURE

GREEN WALL



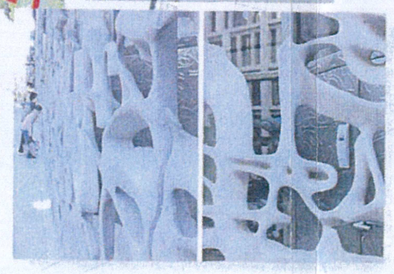
WAYFINDER



FLOOR DEMARCATION MARK



MURAL ART WORK



Examples of Landscape design feature

1. Market piazza enhancing pedestrian linkage between Graham Street and Peel Street for better preservation of vibrant wet market activities
2. Traditional north/ south street pattern to be commemorated by feature paving/ marking and vertical landscape elements
3. Future wet market trade retail block further setback from Gage street for pedestrain widening and provision of lay-bys
4. Outdoor gathering space for future users of Community facilities and Multi-purpose activities hall with multiple street frontages
5. Four high amenity trees to be retained as far as practically feasible per approved MLP

0 5 10 15 30

Tables of Development Parameters

Table 1: Development Parameters for Proposed Scheme

Development Parameters	SITE A	SITE B	SITE C	TOTAL
Site Area (m^2)	About 892	About 1,690	About 2,685	About 5,267
Domestic GFA (m^2)	Not more than 7,828	Not more than 14,810	-	Not more than 22,638
Domestic Plot Ratio	8.776	8.77	-	-
Non-domestic GFA (m^2)	Not more than 1,635[2] 195 (retail) 1,260 (GIC – multi-purpose activities hall)	Not more than 2,980 2,980 (retail)	Not more than 40,275 3,496 (retail) 9,280 (hotel) 27,499 (office)	Not more than 44,890
Non-domestic Plot Ratio	Not more than 1.833	Not more than 1.77	Not more than 15	-
No. of Blocks	1	1	2	4
No. of Storeys (above podium)	Residential Floors: 29 Clubhouse Floor: 1	Residential Floors: 31 Clubhouse Floors: 2	Office Floors: 33 Hotel Floors: 26	Residential Floors: 60 Clubhouse Floor: 3 Office Floors: 33 Hotel Floors: 26
No. of Podium Storeys	4	4	4	-
Building Height (mPD)	Not exceeding +142.00	Not exceeding +145.00	Hotel: Not exceeding +122.00 Office: Not exceeding +160.00	+122.00 to +160.00
Site Coverage	<40%	<40%	<65%	40-65%
No. of Flats / Rooms	Flats: 116	Flats: 177	Hotel Rooms: 182	Flats: 293 Hotel Rooms: 182
Estimated Population [1]	255	389	N/A	644
Public Open Space (m^2) [2]	Not less than 1,000			
Private Open Space [3] **/Landscape area /Sky Garden (m^2)**	Not less than 255	Not less than 389	N/A	Not less than 644
Resident's Clubhouse	< 5% of domestic GFA	< 5% of domestic GFA	-	-

Remarks for Table 1:

[1] *Estimated population is calculated based on an assumed PPF ratio of 2.2 as recommended in Table 9, Chapter 2: Residential Densities of the HKPSG (Source: 1998-based projections of population distribution prepared by the Working Group on Population Distribution Projection in October 1999).*

[2] *In respect of the proposed provision of Public Open Space, not less than 300m^2, 450m^2 and 950m^2 will be provided at Site A, Site B and Site C respectively same as latest approved MLP amendment (No. A/H3/375-2). Apart from the POS at grade, not less than 360m^2 Public Open Space will be provided at the Upper/G level in Site C, of which will have direct street frontages/ access. Out of the 300m^2 Public Open Space at Site A as per the latest amendments to the approved MLP (No. A/H3/375-2), 180m^2 which are covered with a headroom of more than 15m are non-domestic GFA accountable as per BD's requirement.*

[3] *In respect of the proposed provision of Private Open Space, not less than 480m^2 and 825m^2 will be provided at Site A and Site B respectively.*

Table 2: Development Schedule for Proposed Scheme

Development Site	Anticipated phasing[note 1]
Site B (including construction of supports for future footbridge connections to Site A & C)	I
Site C (including footbridge connected to Site B)	II
Site A (including footbridge connected to Site B)	III

Remarks for Table 2:

Note 1 – Commencement of Phase I construction would proceed earlier than that for Phase II / III, subject to the actual progress/effectiveness on the implementation of the proposed initiatives to preserve the local market vibrancy. Staged construction phases may be sub-divided in response to the changing circumstances with a view always to keep the market vibrancy.