

List of Approval Conditions

Application No. A/K14/577

- Application Site : Kwun Tong Town Centre - Yuet Wah Street Site (Area bounded by Yuet Wah Street, Hip Wo Street and Kai King Building)
- Subject of Application : Proposed comprehensive redevelopment with residential use, Government, Institution or Community facilities and provision of open space in "Comprehensive Development Area (2)" zone
- Date of Approval : 5.12.2008
- Approval Conditions :
- (a) submission and implementation of a revised Master Layout Plan (MLP) to take into account the approval conditions as stated in paragraphs (b) to (p) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) submission and implementation of detailed set back proposal to the satisfaction of Commissioner for Transport and Director of Highways or of the TPB;
 - (c) submission of a Landscape Master Plan including tree preservation scheme to the satisfaction of the Director of Planning or to the TPB;
 - (d) implementation of the approved Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
 - (e) submission of the quarterly tree monitoring report to the satisfaction of the Director of Planning or to the TPB;
 - (f) submission and implementation of a tree preservation and tree replanting scheme to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
 - (g) submission of a revised visual impact assessment to the satisfaction of the Director of Planning or of the TPB;
 - (h) 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 TPB;
 - (i) submission of a revised drainage impact assessment and revised sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB;
 - (j) submission of a revised traffic impact assessment to the satisfaction of Commissioner for Transport or of the TPB;
 - (k) provision of a shared vehicular access with an exclusive emergency vehicular access at Hip Wo Street for the Kwun Tong Jockey Club Health Centre to the satisfaction of Commissioner

for Transport or of the TPB;

- (l) submission and implementation of a revised layout to address the lighting and ventilation issues of the Kwun Tong Jockey Club Health Centre to the satisfaction of the Director of Planning or of the TPB;
- (m) provision and installation of a lighting and ventilation system for the Kwun Tong Jockey Club Health Centre to the satisfaction of Government Property Agency or of the TPB;
- (n) provision and installation of a chiller plant system for the Kwun Tong Jockey Club Health Centre to the satisfaction of Government Property Agency or of the TPB;
- (o) submission of a revised water impact assessment to the satisfaction of the Director of Water Supplies or of the TPB; and
- (p) provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services 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)條的規定而於二零零八年十二月五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 5. 12. 2008.

signed Thomas CHOW
Chairman, Town Planning Board

周達明
城市規劃委員會主席 簽署

Overall Master Layout Plan

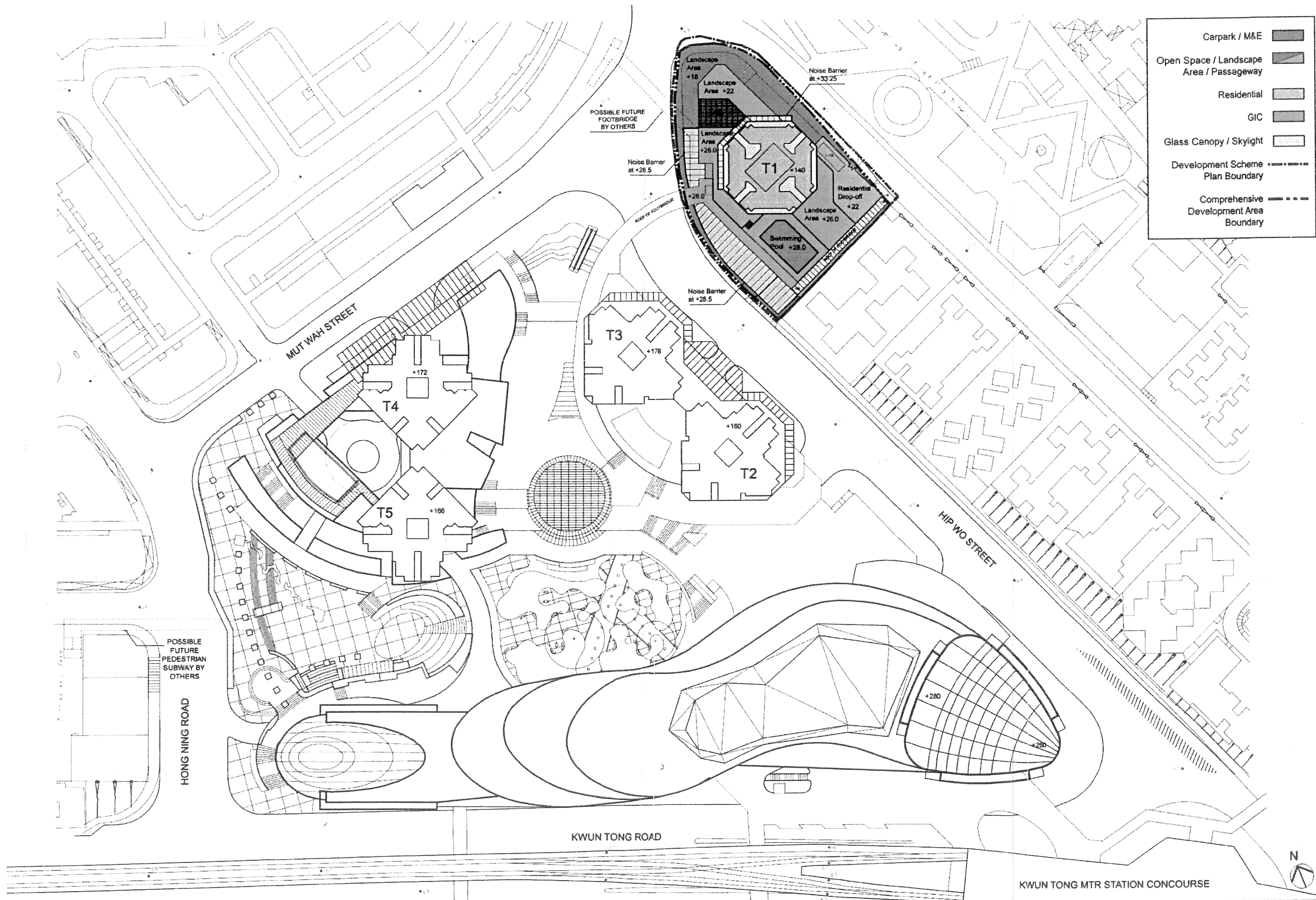
總綱發展藍圖

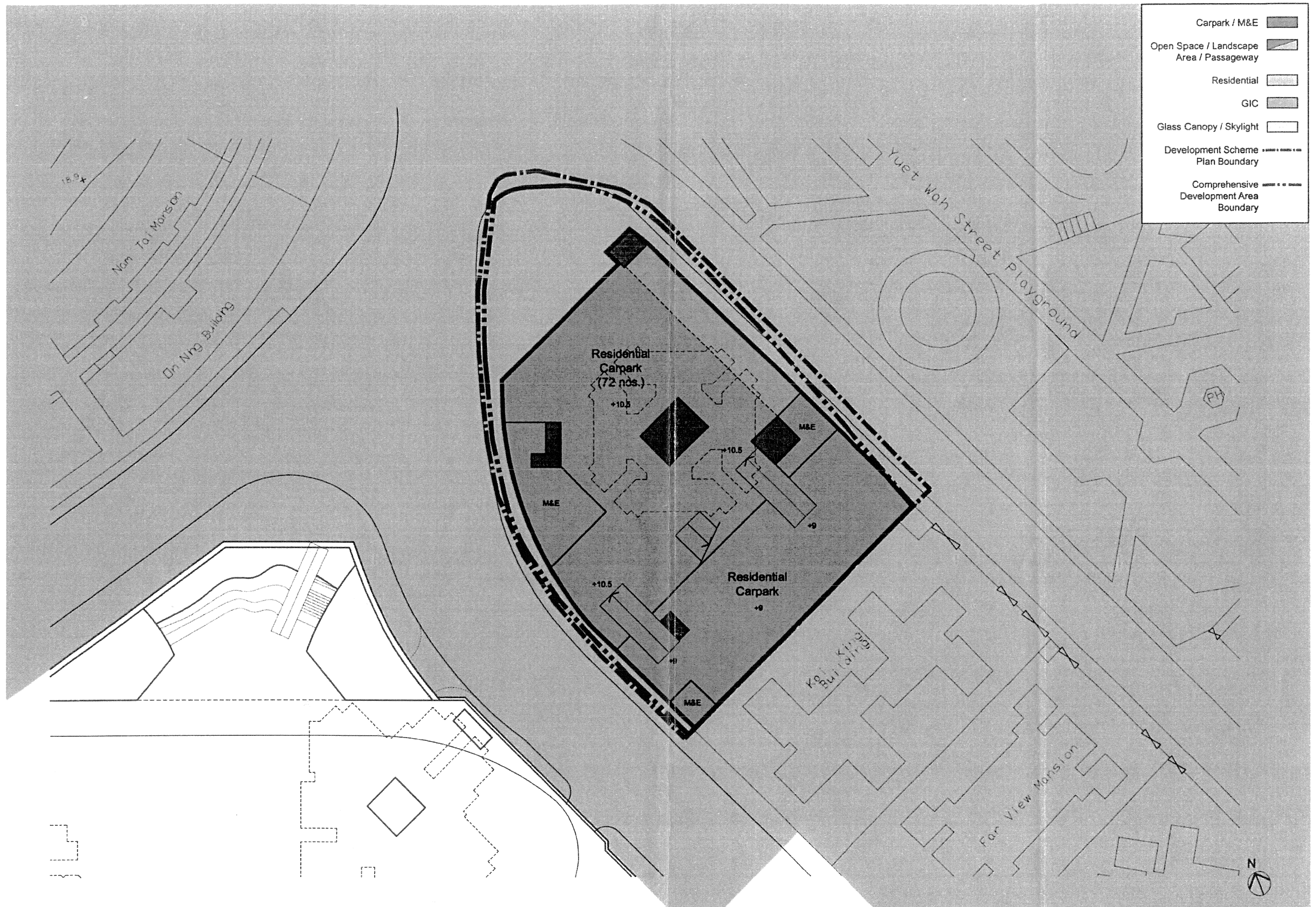
KWUN TONG TOWN CENTRE 觀塘市中心

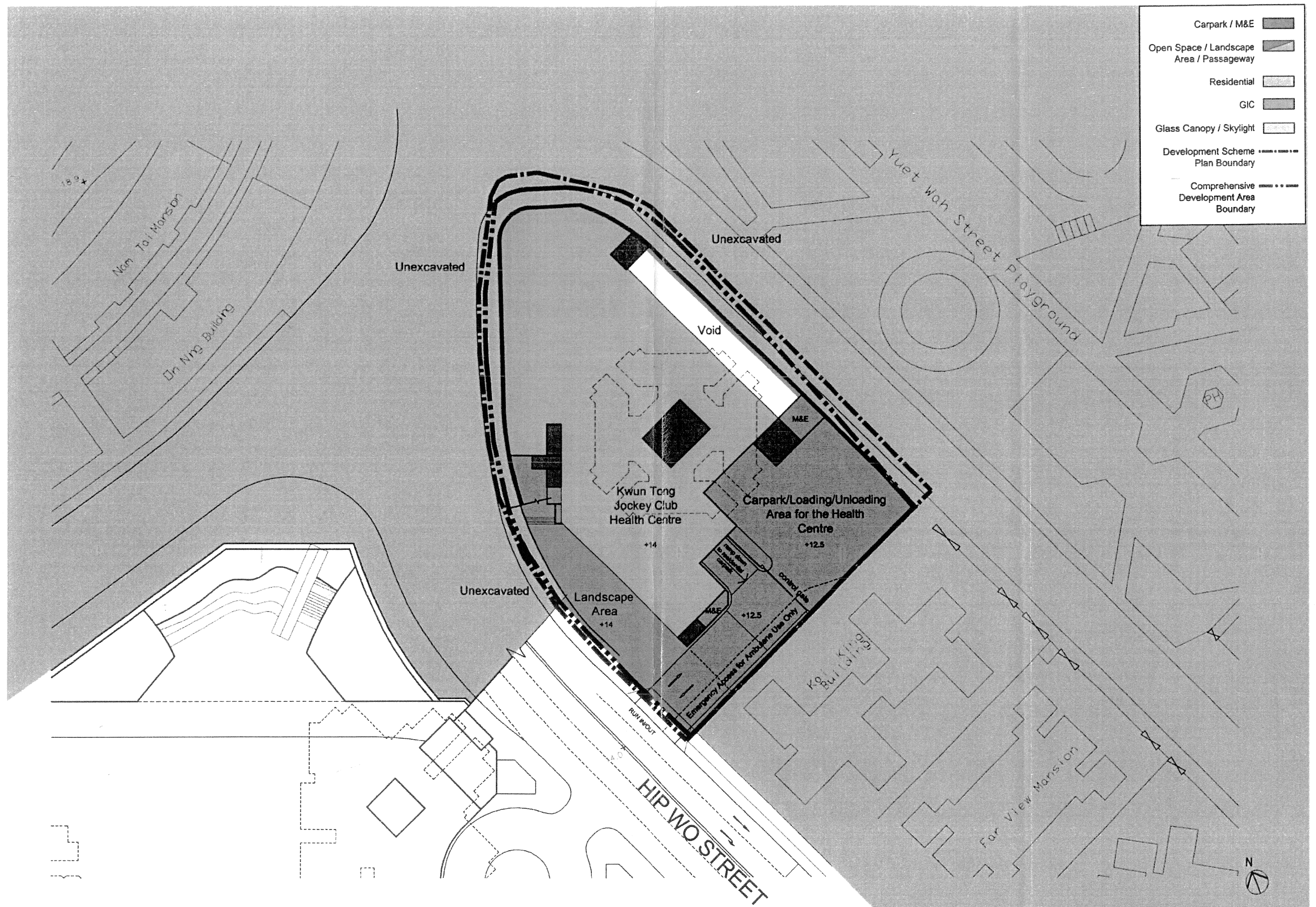


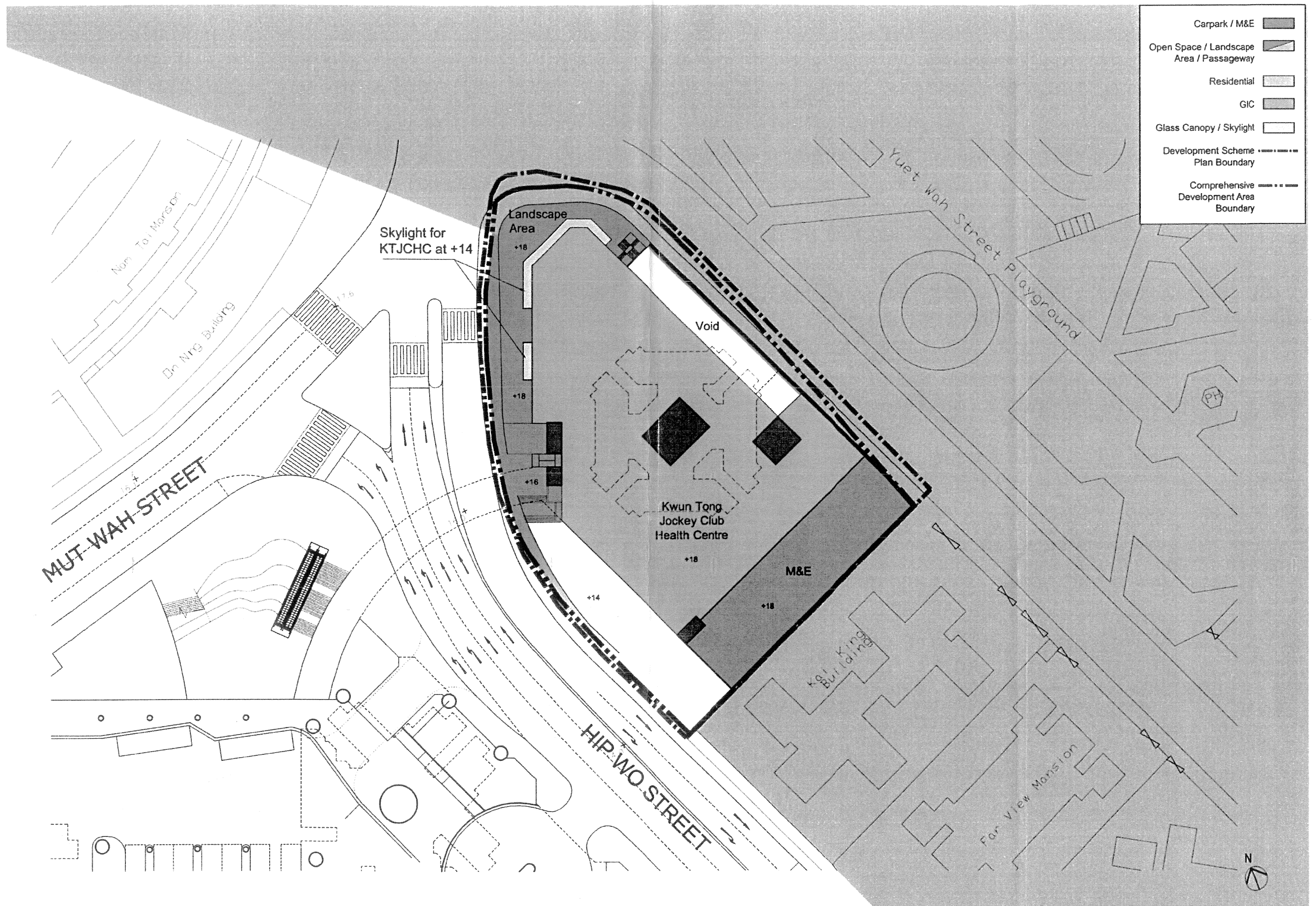
FIGURE No.
圖則編號

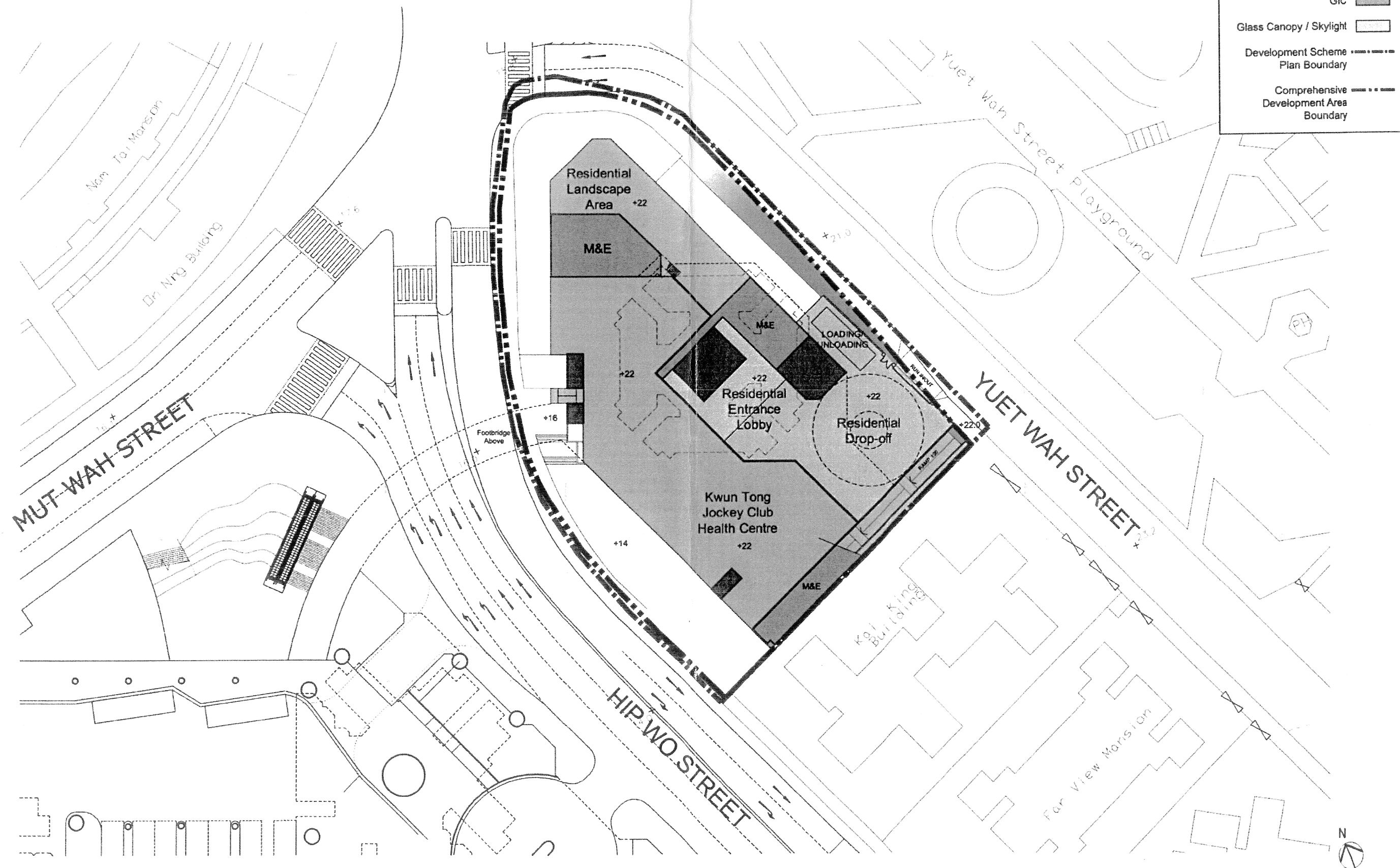
4.1

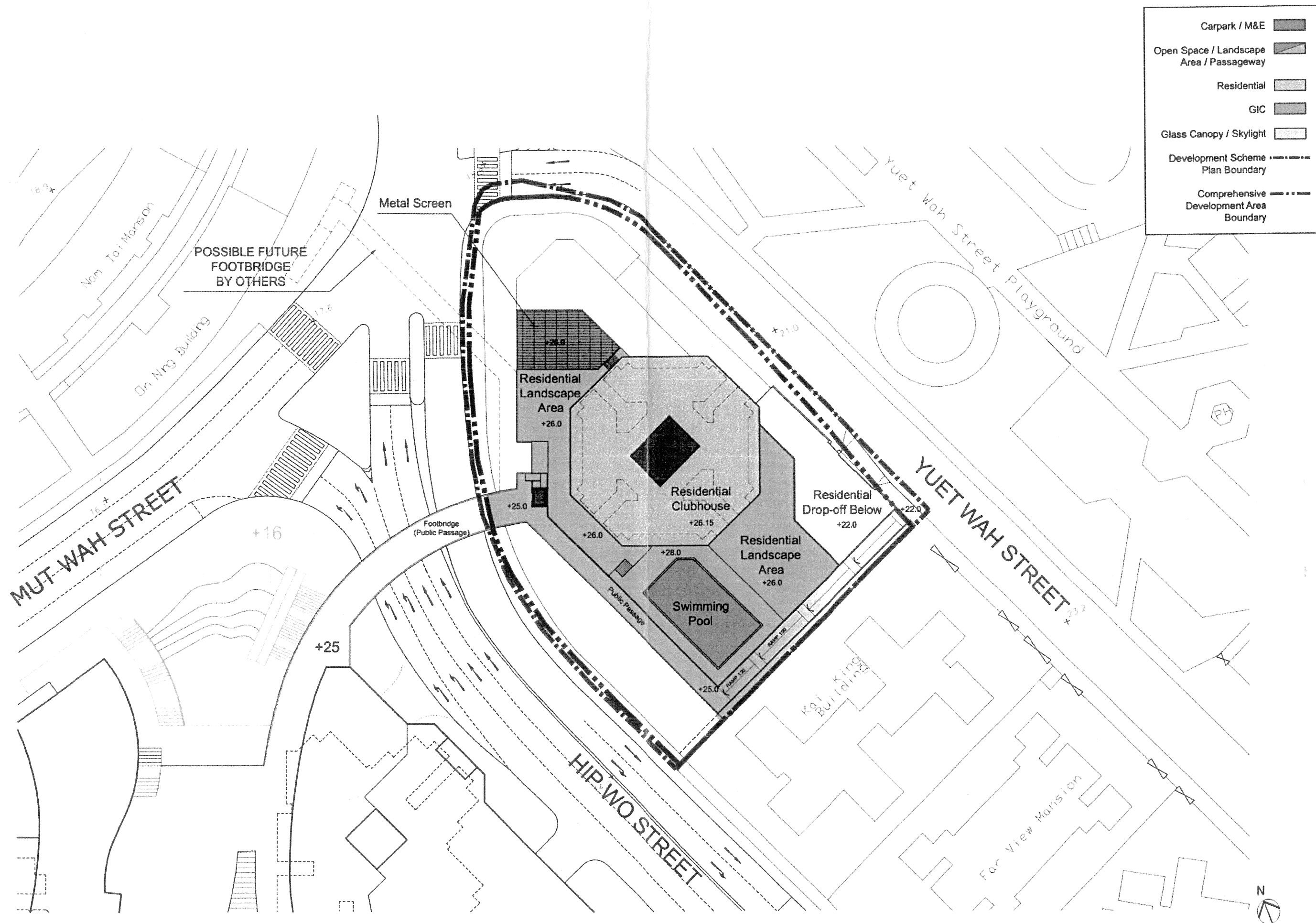


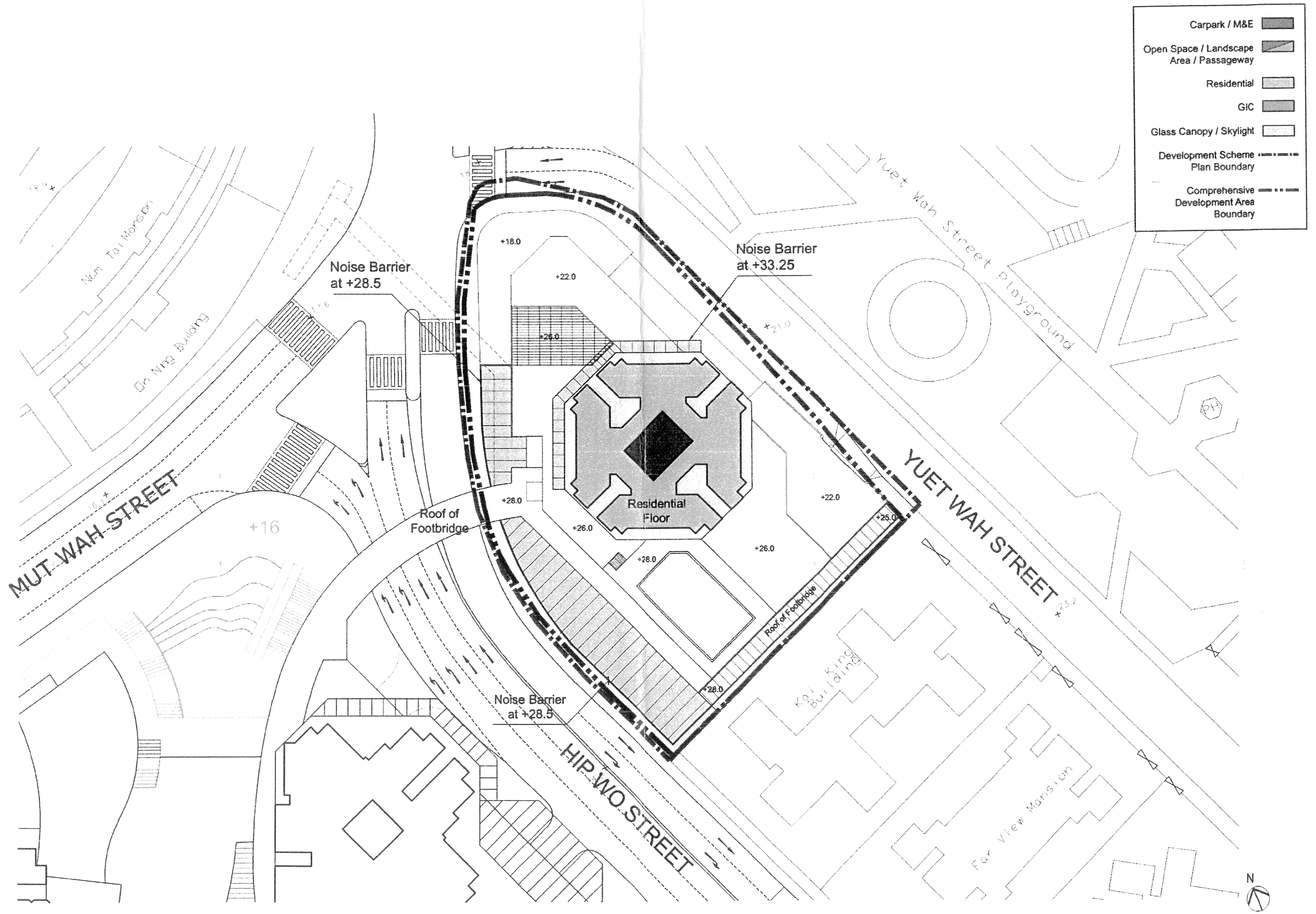


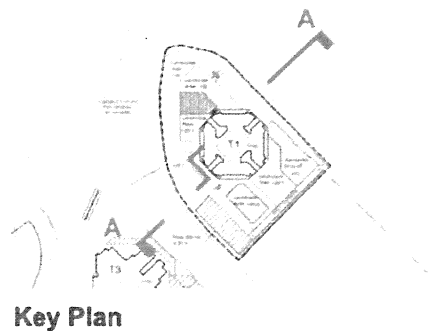












Remark:

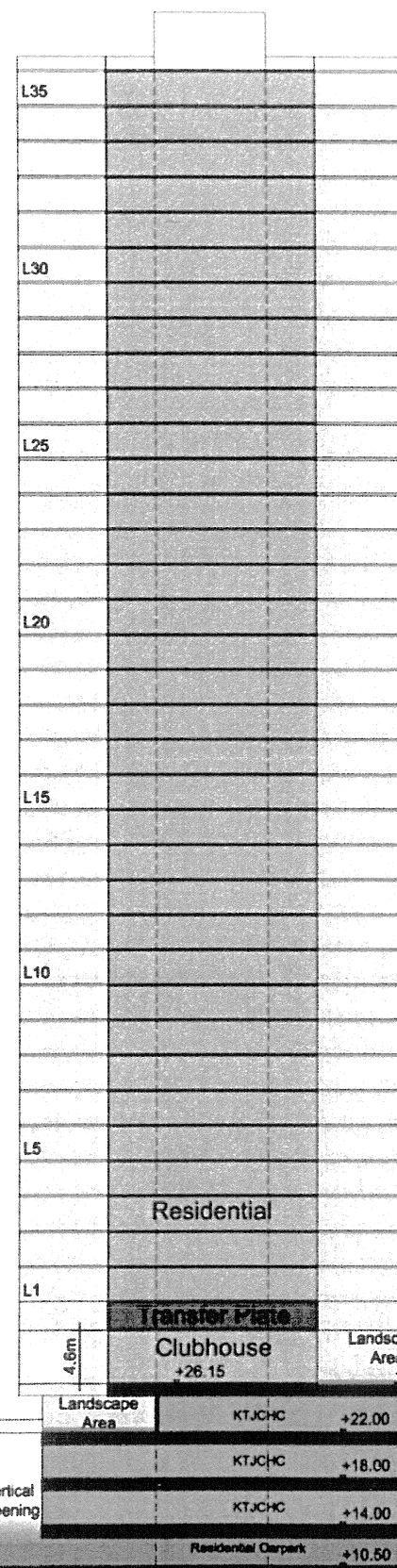
Typical floor to floor height of residential floor = 3.05m

+140mPD

Carpark / M&E	
Open Space / Landscape Area / Passageway	
Residential	
GIC	
Glass Canopy / Skylight	
Development Scheme Plan Boundary	
Comprehensive Development Area Boundary	

Yuet Wah Street Playground

Yuet Wah Street



Public Passage

Noise Barrier at 28.5

Hip Wo Street

**KWUN TONG TOWN CENTRE REDEVELOPMENT
YUET WAH STREET SITE**

SECTION A-A SCALE 1:600

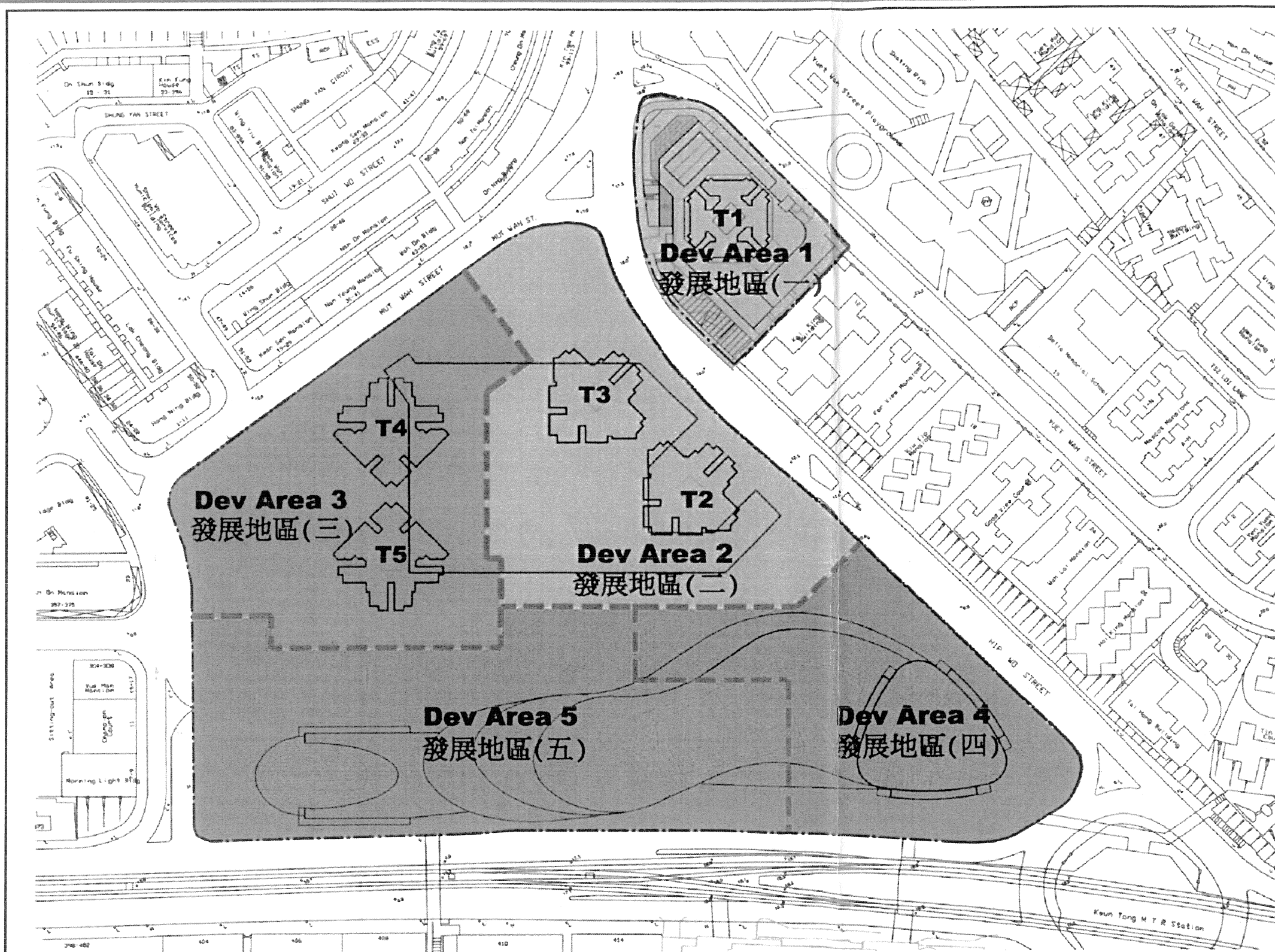
2008.10.16

DWG. NO. : S2-MLP-101



Overall Landscape Master Plan
總綠化發展藍圖
KWUN TONG TOWN CENTRE 觀塘市中心

4. PROPOSED DEVELOPMENT SCHEME



Development Area 發展地區	Anticipated Completion Year 完工年份
Dev Area 1 發展地區(一)	2013
Dev Area 2 發展地區(二)	2014 - 2015
Dev Area 3 發展地區(三)	2017 - 2019
Dev Area 4 發展地區(四)	2016 - 2018
Dev Area 5 發展地區(五)	2019 - 2021

圖例

Legend :

Extent of PTI
公共交通交匯處範圍

Development Packages Plan 整套發展計劃圖

KWUN TONG TOWN CENTRE 觀塘市中心



FIGURE No.
圖則編號

4.5