List of Approval Conditions

Application No. A/K14/576-2

Application Site	:	Kwun Tong Town Centre - Main Site (Area Bounded by Kwun Tong Road, Hong Ning Road, Mut Wah Street and Hip Wo Street)
Subject of Application	:	Comprehensive Redevelopment with Residential and Commercial Uses including Hotel, Office, Retail with Provision of Public Open Space, Government, Institution or Community Facilities, Public Transport Interchange and Supporting Facilities in "Comprehensive Development Area (1)" zone
Date of Approval	:	24.10.2012
Approval Conditions	:	(a) submission and implementation of a revised Master Layout Plan to take into account the approval conditions as stated in paragraphs (b) to (u) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);

(b) the building height of the proposed commercial development within the application site should not exceed 260mPD;

(c) the proposed observation deck should be opened for public enjoyment;

(d) submission of detailed breakdown of the site area and Gross Floor Area for each of the Development Package Areas to the satisfaction of the Director of Planning or of the TPB;

(e) submission and implementation of the public transport interchange proposal to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;

(f) submission and implementation of detailed setback proposal to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;

(g) submission of a Landscape Master Plan (LMP) including tree preservation scheme to the satisfaction of the Director of Planning or of the TPB;

(h) implementation of the approved LMP to the satisfaction of the Director of Planning or of the TPB.

(i) submission of the quarterly tree monitoring report to the satisfaction of the Director of Planning or of the TPB;

(j) submission and implementation of a LMP for the proposed at-grade public open space to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;

(k) 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;

(l) 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;

(m) 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;

(n) submission of a revised traffic impact assessment to the satisfaction of the Commissioner for Transport 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;

(p) submission and implementation of interim sewerage diversion scheme to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services or of the TPB;

(q) provision of a refuse collection point to the satisfaction of the Director of Food and Environmental Hygiene or of the TPB;

(r) provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;

(s) submission and implementation of a detailed risk assessment and contingency plan on potential road unsettlement of Hip Wo Street, Mut Wah Street and Kwun Tong Road arising from construction activities of the proposed car park and sunken bazaar to the satisfaction of the Director of Highways or of the TPB;

(t) submission and implementation of a design proposal for the retail podium facade and the pedestrian deck along Kwun Tong Road to the satisfaction of the Director of Planning or of the TPB; and

(u) the design and implementation of noise mitigation measures for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB.

Schedule of Accommodation for Kwun Tong Town Centre – Main Site (A/K14/576-2)

Annex 6

Residential Sub-Area A		**m^2 (about)**	**Plot ratio (about)**
Total floor area and/or plot ratio	Sub Area A – Site Area Gross Sub Area A site area : 27,770 m^2 Net Sub Area A Site Area : 20,348 m^2		
	Domestic	138,980	6.83
	including		
	- Flat	138,980	6.83
	Non-domestic	33,541	1.65
	including		
	- Retail	17,021	0.84
	- Public Transport Terminus	15,000	0.74
	- Government, Institution or Community facilities	1,520	0.07
No. of block	Composite	4	
Building height/ No. of storeys (Not more than)	Composite	160 – 178 mPD 42 – 48 storey(s)	
	plus	4 storeys PTI & basemenet carpark 1 sky garden/ fire refuge floor	
Site coverage	Non-Domestic ≦70 % Domestic ≦11%		
No. of units	≦1,700 Flats		
Average flat size	82 m^2		
Population	3,910		
Open space	Private	Not less than 4,000 m^2	
	Public	Not less than 6,250 m^2	
No. of parking spaces and loading/ unloading spaces	Private Car Parking Spaces		496 – 733
	Loading/Unloading Spaces		16 – 22

Commercial Sub-Area B		**m^2 (about)**	**Plot ratio (about)**
Total floor area and/or plot ratio	Sub Area B – Site Area Gross Sub Area B Site Area : 18,524 m^2 Net Sub Area B Site Area : 16,994 m^2		
	Domestic	-	-
	Non-domestic	200,899	11.82
	including		
	- Hotel	32,000	1.88
	- Office	65,860	3.88
	- Retail (including ≦ 750m^2 observation deck with food & beverage and souvenir shops)	94,759	5.58
	- Public Transport Terminus	1,700	0.10
	- Government, Institution or Community facilities	6,580	0.39
No. of block	Non-domestic	2	
Building height/ No. of storeys (Not more than)	Non-domestic	260 mPD 11 – 64 storey(s)	
	plus	4 storeys basement retails & carpark 3 sky garden/ fire refuge floor	
Site coverage	≦91%		
No. of units	≦400 Hotel Rooms		
Open space	Private	-	
	Public	Not less than 2,450 m^2	
No. of parking spaces and loading/ unloading spaces	Private Car Parking Spaces		644 – 917
	Loading/Unloading Spaces		108 – 161

Annex 7

Approved Detailed Breakdown of Site Area and Gross Floor Area for each Development Area (DA) of Kwun Tong Town Centre

	Yuet Wah Street Site (under separate planning application)	Main Site (under s16A planning application no. A/K14/576-2)					Total (m^2) (Yuet Wah Street Site and Main Site)
	DA 1	DA 2	DA 3	DA 4	DA 5	Sub-total	
Site Area (m^2) (CDA Boundary)	4,326	10,727	11,027	9,560	14,980	46,294	50,620
Total GFA (m^2)	27,830	87,267	84,933	120,500	80,720	373,420	401,250
- Domestic	21,630	69,490	69,490	0	0	138,980	160,610
- Non-domestic	6,200	17,777	15,443	120,500	80,720	234,440	240,640
At-grade Public Open Space (m^2)	0	50	2,350	200	6,100	8,700	8,700

Application No. A/K14/576-2

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

Annex 1

- Retail
- Hotel
- Office
- Carpark / M&E
- Open Space / Landscape Area / Public Passage
- Residential
- GIC
- Public Transport Interchange
- MTR
- CDA Boundary (The Site)



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 24. 10. 2012.

signed Thomas CHOW
Chairman, Town Planning Board

茲證明城市規劃條例第4A(3)條的規定而於二零一二年十月二十四日批准本總綱發展藍圖。

城市規劃委員會主席 周達明

Overall Master Layout Plan
Kwun Tong Town Centre – Main Site

市區重建局
URBAN RENEWAL AUTHORITY

Annex 2



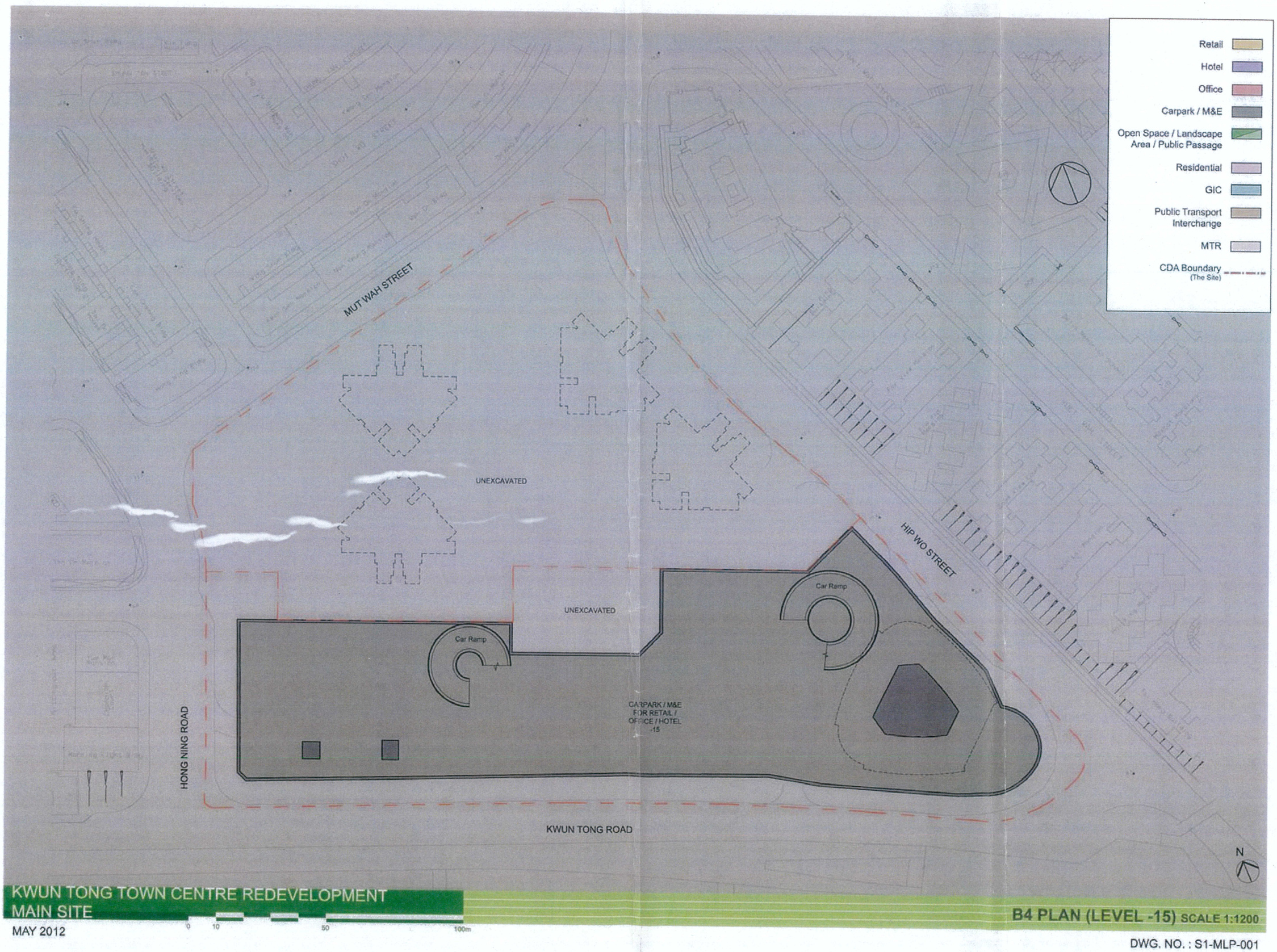
KWUN TONG TOWN CENTRE REDEVELOPMENT
Main Site

MAY 2012

0 10 50 100m

BLOCK PLAN SCALE 1:1200

DWG. NO. : S1-MLP-000



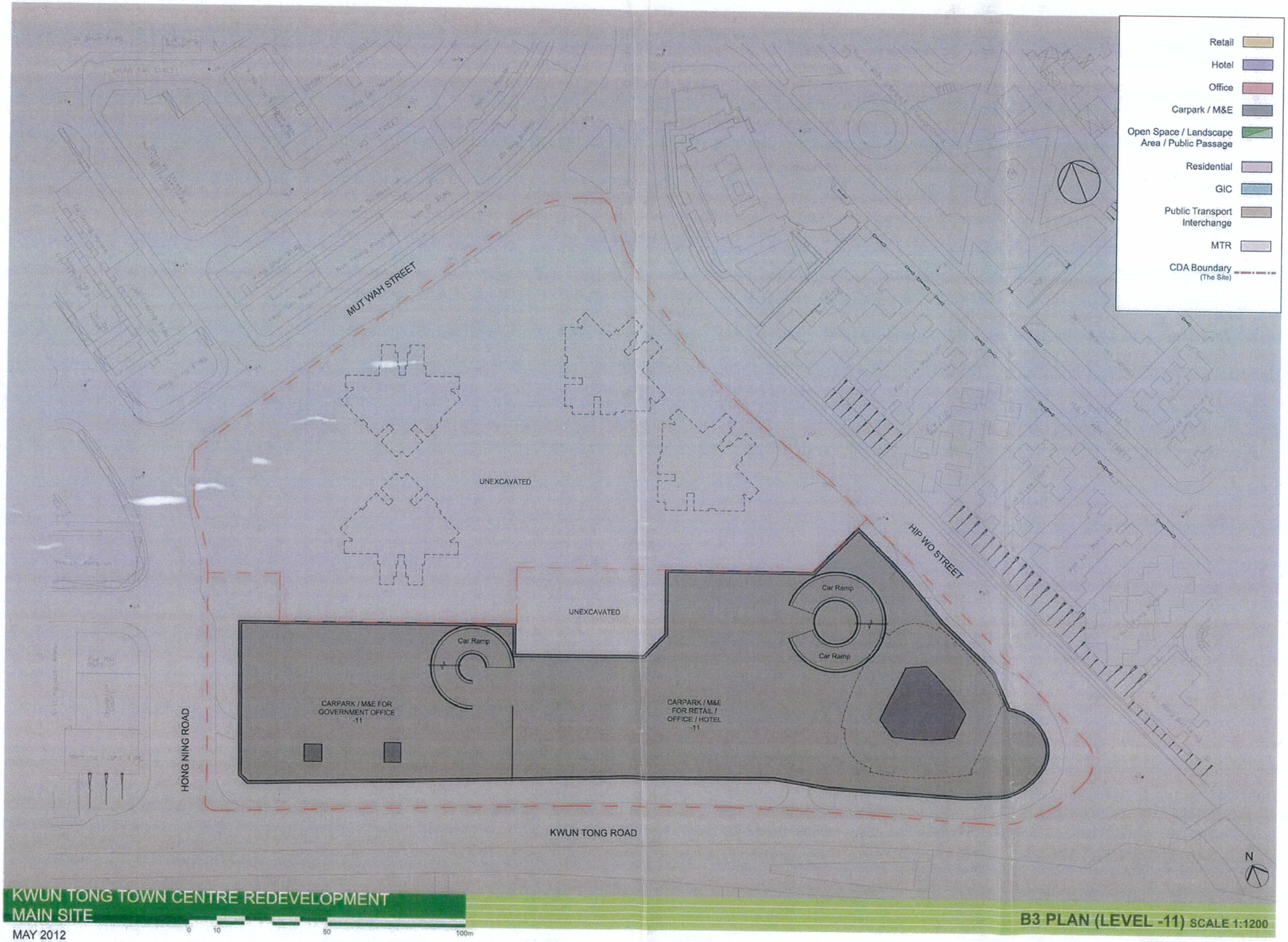
KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

B4 PLAN (LEVEL -15) SCALE 1:1200

DWG. NO. : S1-MLP-001

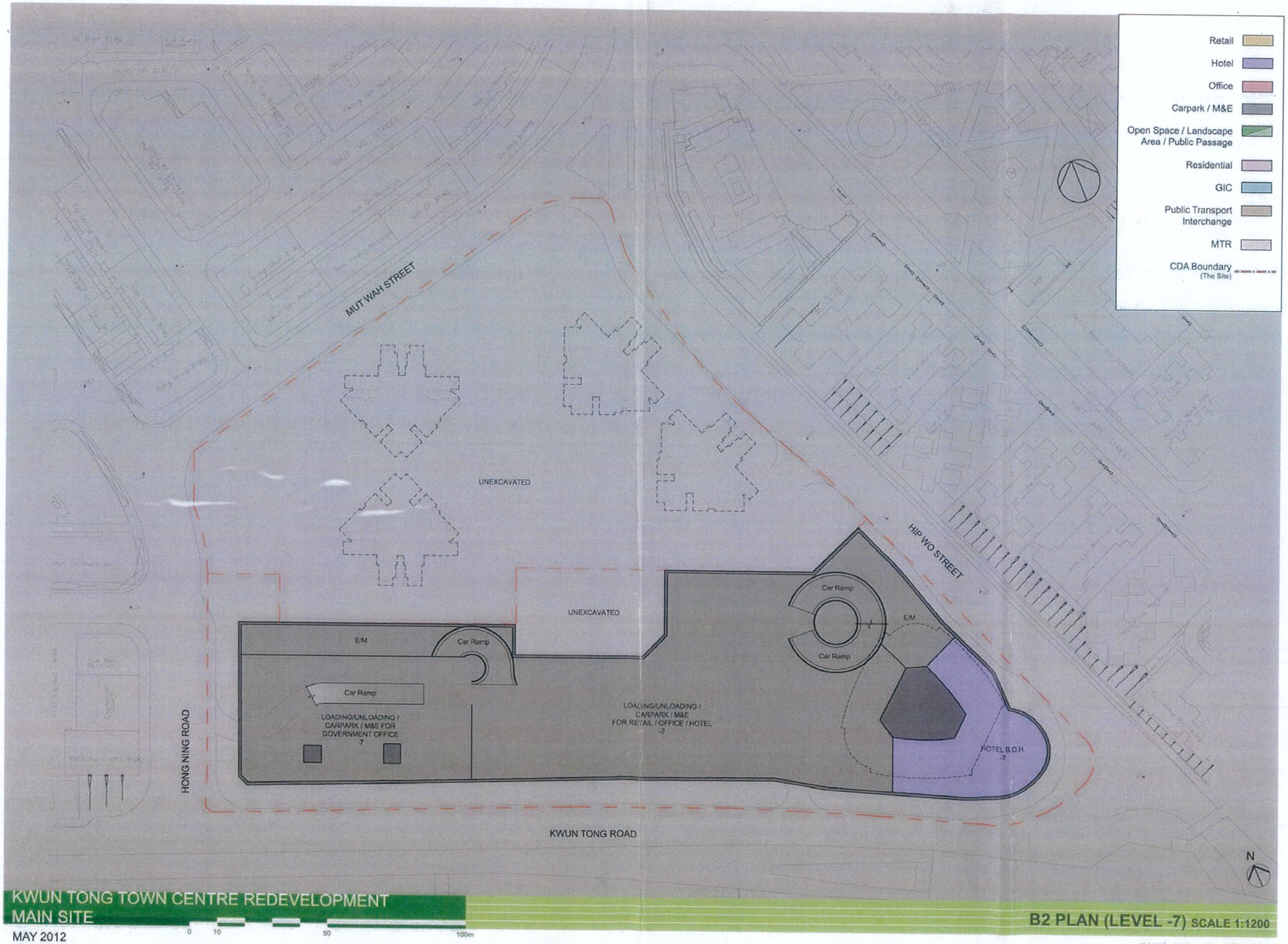


KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

B3 PLAN (LEVEL -11) SCALE 1:1200

DWG. NO. : S1-MLP-002



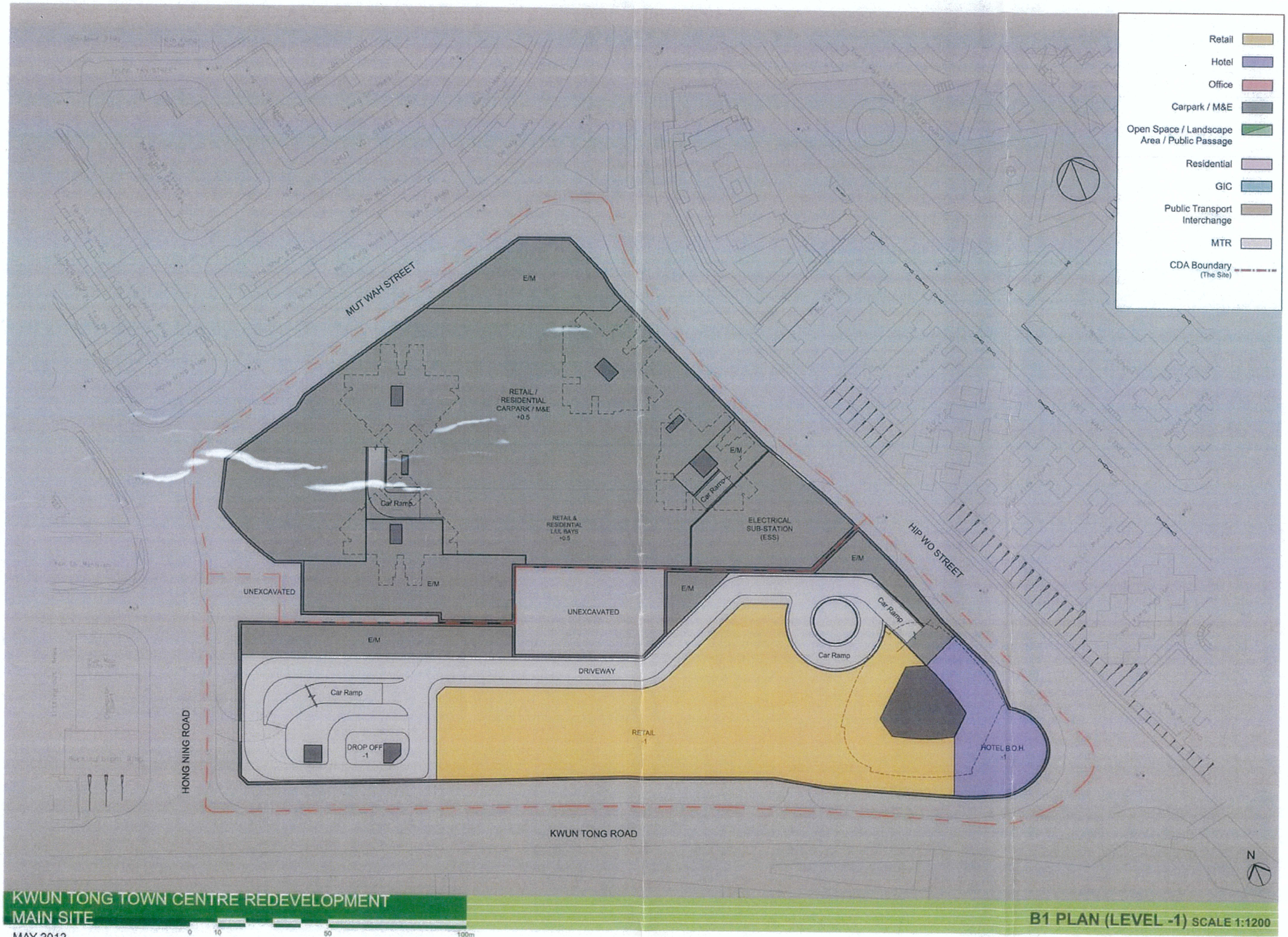
KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

B2 PLAN (LEVEL -7) SCALE 1:1200

DWG. NO. : S1-MLP-003



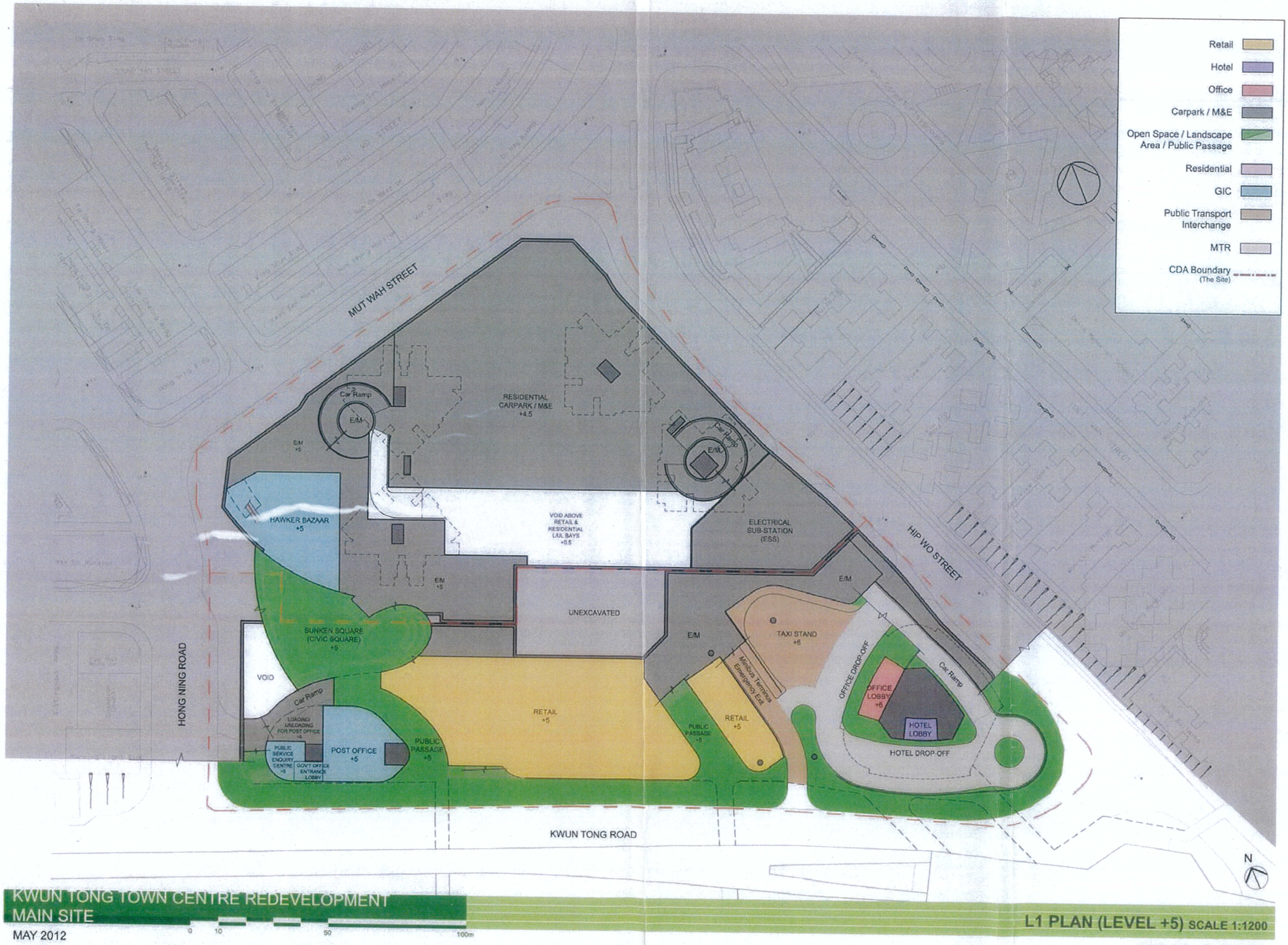
KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

B1 PLAN (LEVEL -1) SCALE 1:1200

DWG. NO. : S1-MLP-004

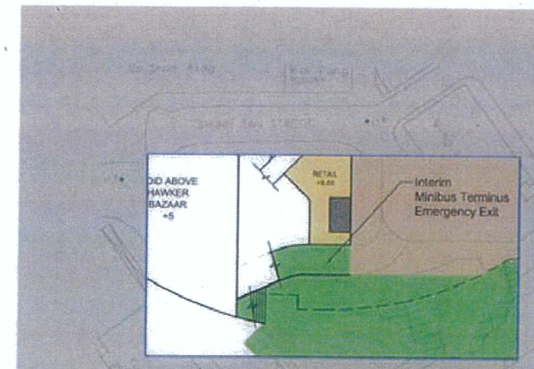


KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

L1 PLAN (LEVEL +5) SCALE 1:1200

DWG. NO. : S1-MLP-005



INTERIM MINIBUS TERMINUS EMERGENCY EXIT

Retail
Hotel
Office
Carpark / M&E
Open Space / Landscape Area / Public Passage
Residential
GIC
Public Transport Interchange
MTR
CDA Boundary (The Site)

UNCOVERED AREA
MUT WAH STREET
Car Ramp
E/M
VOID ABOVE E/M +5
MINIBUS TERMINUS +8.5
VOID ABOVE HAWKER BAZAAR +5
RETAIL +8.5
YUE MAN SQUARE REST GARDEN +8.5
VOID
VOID ABOVE PUBLIC SERVICE ENQUIRY CENTRE +5
VOID ABOVE POST OFFICE +5
VOID ABOVE PUBLIC PASSAGE +5
HONG NING ROAD
KWUN TONG ROAD
VOID ABOVE TAXI STAND +6
OFFICE DROP-OFF
VOID ABOVE OFFICE LOBBY +6
VOID ABOVE HOTEL LOBBY
HOTEL DROP-OFF
HIP WO STREET
Minibus Terminus Emergency Exit
ESS
RCP +8.5
N

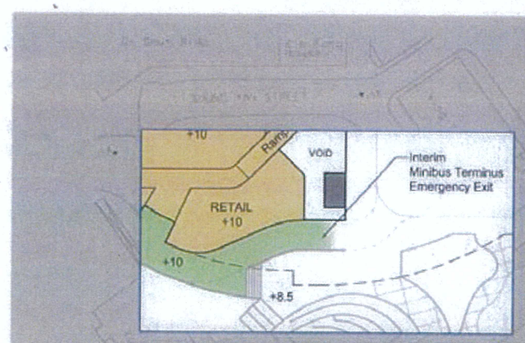
KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L1M PLAN (LEVEL +8.5) SCALE 1:1200

DWG. NO. : S1-MLP-006



INTERIM MINIBUS TERMINUS EMERGENCY EXIT

Retail
Hotel
Office
Carpark / M&E
Open Space / Landscape Area / Public Passage
Residential
GIC
Public Transport Interchange
MTR
CDA Boundary (The Site)

MUT WAH STREET
HIP WO STREET
HONG NING ROAD
KWUN TONG ROAD
KWUN TONG MTR STATION CONCOURSE
Car Ramp
E/M
VOID
VOID ABOVE MINIBUS TERMINUS +8.5
Minibus Terminus Emergency Exit
RETAIL +10
RETAIL +11
RETAIL +12
ELEVATED DECK (KWUN TONG PLAZA) +12
YUE MAN SQUARE REST GARDEN +8.5
VOID ABOVE RCP
ESS
OFFICE LOBBY
FB
+12.5
+10
+8.5
+11
+12
N

KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L2 PLAN (MTR CONCOURSE LEVEL, LEVEL +12) SCALE 1:1200

DWG. NO. : S1-MLP-007



KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L3 PLAN (LEVEL +17) SCALE 1:1200

DWG. NO. : S1-MLP-008



KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L4 PLAN (LEVEL +22) SCALE 1:1200

DWG. NO. : S1-MLP-009

Retail
Hotel
Office
Carpark / M&E
Open Space / Landscape Area / Public Passage
Residential
GIC
Public Transport Interchange
MTR
CDA Boundary (The Site)

FOOTBRIDGE TO BE BUILT BY GOVERNMENT
MUT WAH STREET
NOISE BARRIER ABOVE
PLANTER +16
PLANTER +21
PLANTER +25
E/M
LANDSCAPE DECK +25
RESIDENTIAL LANDSCAPE PODIUM +25
RESIDENTIAL CLUBHOUSE +25
RETAIL +25
VOID
+23.6
+21
+15.7
SKYLIGHT
LANDSCAPE DECK +25
LANDSCAPE DESK +21
+24.6
+17
HIP WO STREET
YUE MAN SQUARE REST GARDEN +8.5
HOTEL +27
STRUCTURAL ZONE +27
RETAIL +27
HONG NING ROAD
VOID
GOVERNMENT OFFICE +26
KWUN TONG ROAD
N

KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L5 PLAN (LEVEL +25/+27) SCALE 1:1200

DWG. NO. : S1-MLP-010



KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L6 PLAN (LEVEL +30/+32) SCALE 1:1200

DWG. NO. : S1-MLP-011

Retail
Hotel
Office
Carpark / M&E
Open Space / Landscape Area / Public Passage
Residential
GIC
Public Transport Interchange
MTR
CDA Boundary (The Site)

MUT WAH STREET
HONG NING ROAD
HIP WO STREET
KWUN TONG ROAD
SHUK YAN STREET
SHUK WA STREET
Shuk Yan Circuit
Kin Fung House
Kwong Sai Mansion
Hon Kai Mansion
On Hing Building
Hon On Mansion
Hon On Bldg
Hon Keung Mansion
Kwun Sai Mansion
Wing Shun Bldg
Wing Yiu Building
Shun Wa Street Multi-Storey Carpark
Fu Shing House
Lok Cheung Bldg
Hong Ning Bldg
Yue Wah Street Playground
Fair View Mansion
Po Leung Kuk Memorial School
Mercer House
Yue Man Square Rest Garden
Yue Wah Court
Yue Lai Court
Yue Lai Mansion
Yue Wah Mansion

NOISE BARRIER AND CANOPY AT +30.00
NOISE BARRIER AND CANOPY AT +38.55
FLAT ROOF +33
FLAT ROOF +36
TRANSFER PLATE
SKYLIGHT
+35.0
+30.0
+25
+30
+23.6
+21
+15.7
+17
+24.5
YUE MAN SQUARE REST GARDEN +8.5
RETAIL +37
STRUCTURAL ZONE
VOID
GOVERNMENT OFFICE +38
GOVERNMENT OFFICE +34

PART PLAN AT LEVEL +38

N

KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L7 PLAN (LEVEL +37) SCALE 1:1200

DWG. NO. : S1-MLP-012



KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

L8 PLAN (LEVEL +42) SCALE 1:1200

DWG. NO. : S1-MLP-013



KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L9 PLAN (LEVEL +47) SCALE 1:1200

DWG. NO. : S1-MLP-014



KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L10 PLAN (LEVEL +52) SCALE 1:1200

DWG. NO. : S1-MLP-015



KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L11 PLAN (LEVEL +57) SCALE 1:1200

DWG. NO. : S1-MLP-016



KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L12 PLAN (LEVEL +62) SCALE 1:1200

DWG. NO. : S1-MLP-017



KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

L13 PLAN (LEVEL +67) SCALE 1:1200

DWG. NO. : S1-MLP-018



KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

0 10 50 100m

TYPICAL PLAN SCALE 1:1200

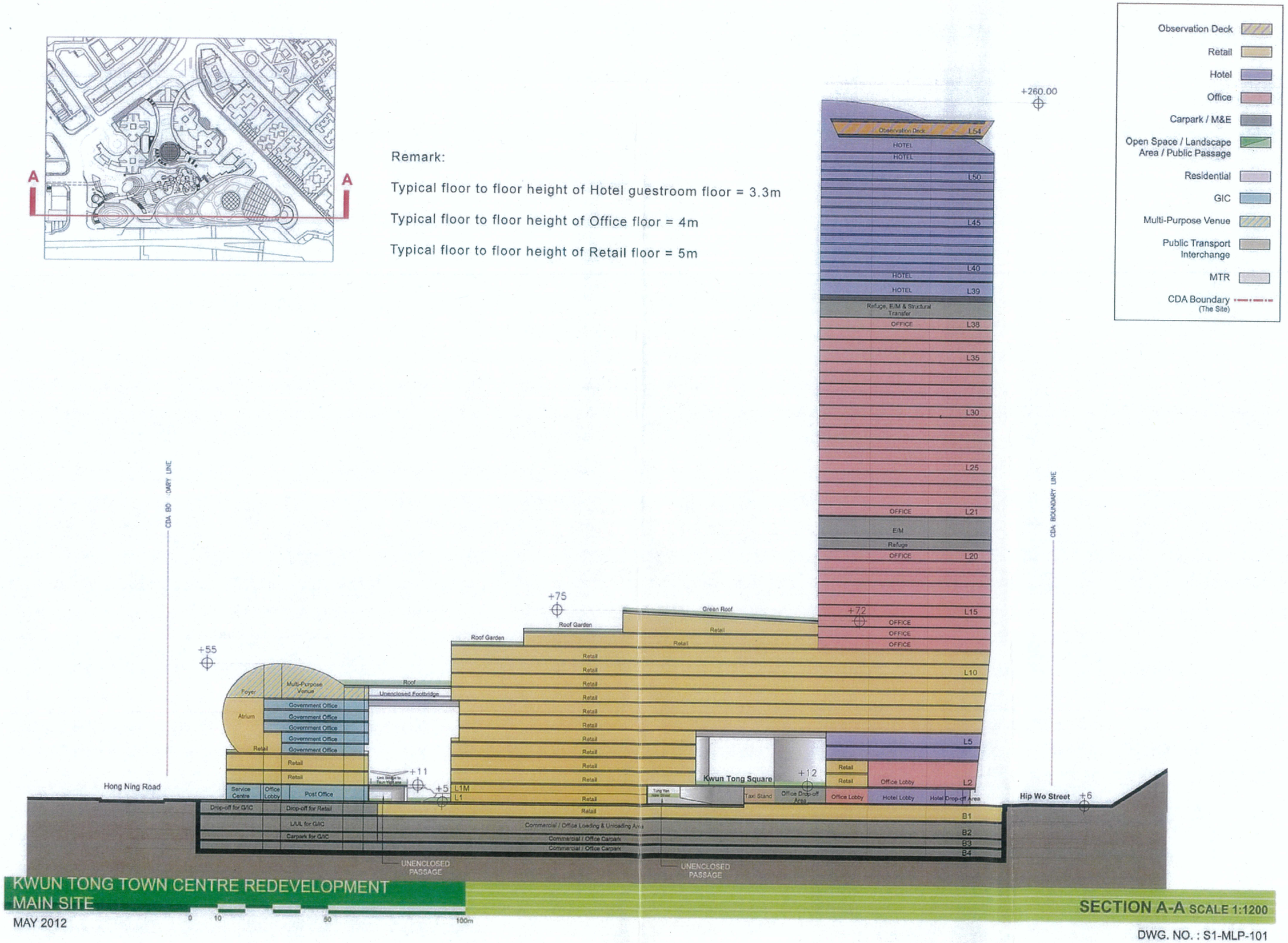
DWG. NO. : S1-MLP-019

Remark:

Typical floor to floor height of Hotel guestroom floor = 3.3m

Typical floor to floor height of Office floor = 4m

Typical floor to floor height of Retail floor = 5m

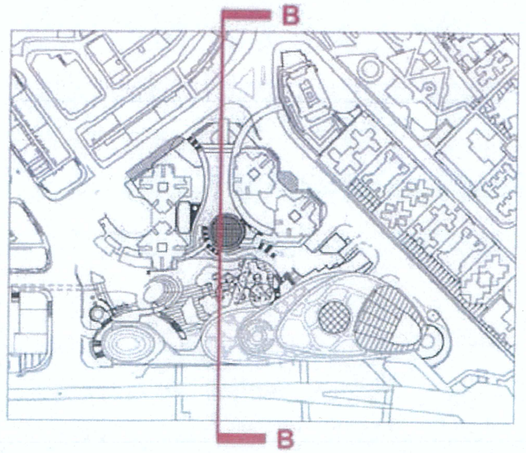


KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

SECTION A-A SCALE 1:1200

DWG. NO. : S1-MLP-101



Observation Deck
Retail
Hotel
Office
Carpark / M&E
Open Space / Landscape Area / Public Passage
Residential
GIC
Public Transport Interchange
MTR
CDA Boundary (The Site)

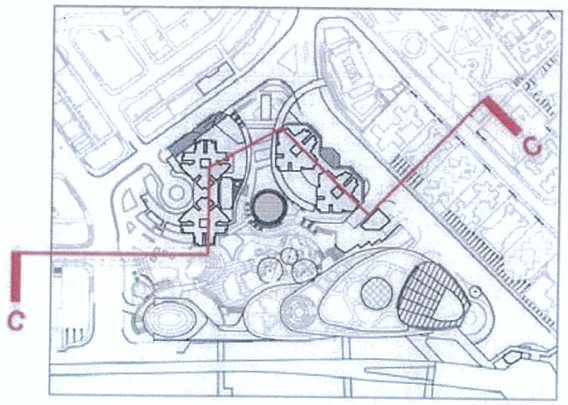
CDA BOUNDARY LINE
CDA BOUNDARY LINE
+72
+57
Roof Garden
Retail
Retail L10
Retail
Retail
Retail
Retail
Retail L5
Retail
Retail L3
Retail L2
Retail L1M
Retail L1
Retail
Retail / Office / Hotel / GIC Loading & Unloading Area
Retail / Office / Hotel / GIC Carpark
Retail / Office / Hotel Carpark
B1
B2
B3
B4
+25
Landscape Deck
+15.55
L3
Bus Terminus
Retail
+8.5
Minibus Terminus
L1M
+4.5
L1
Residential Carpark
+0.5
B1
Residential Carpark
Loading & Unloading Area
Hip Wo Street / Mut Wah Street
Yue Man Square
+8.5
+5
Kwun Tong Road
>15m

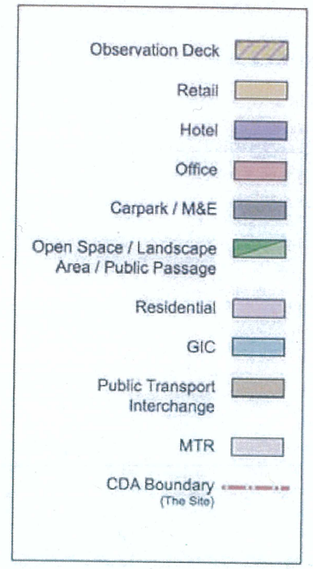
KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE
MAY 2012

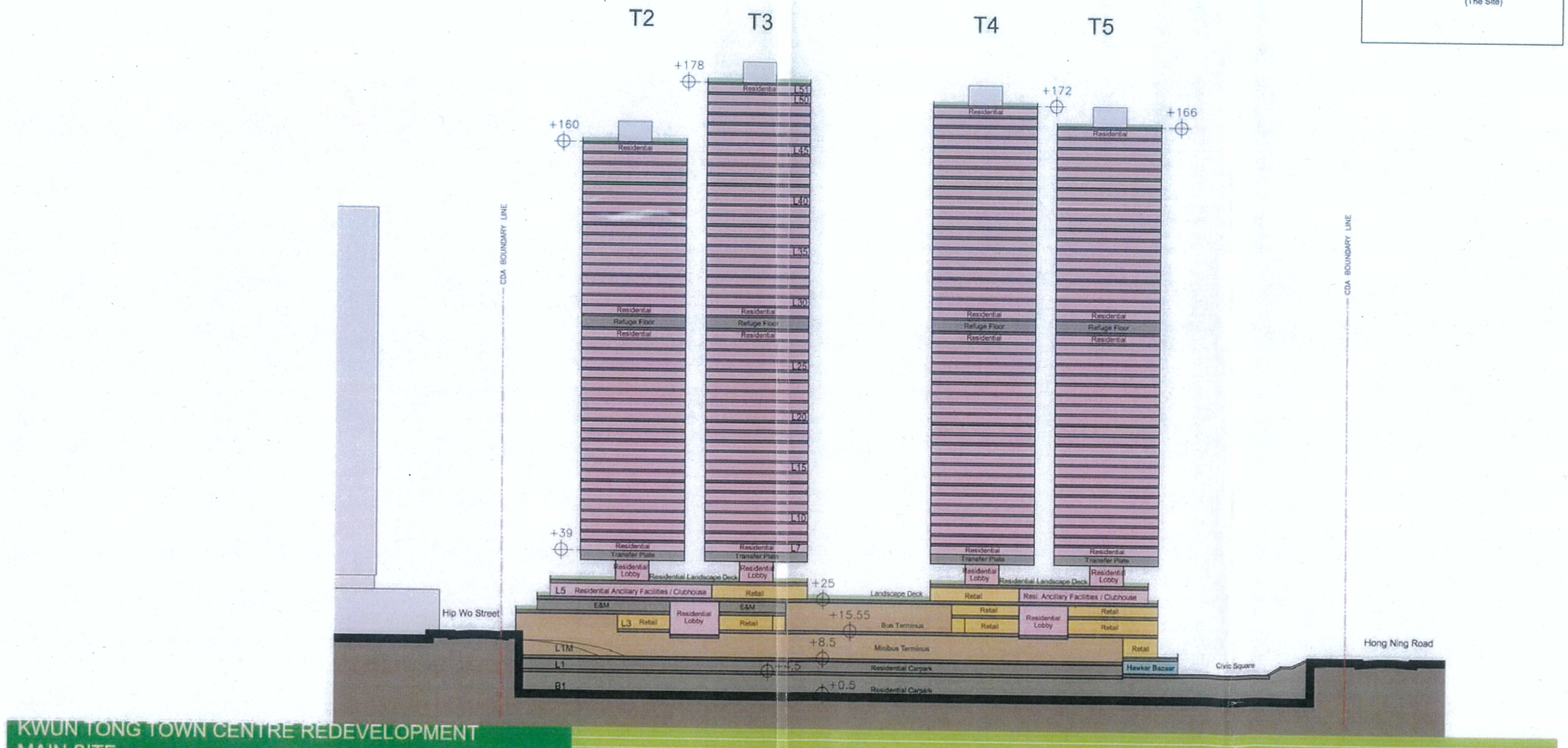
0 10 50 100m

SECTION B-B SCALE 1:1200

DWG. NO. : S1-MLP-102







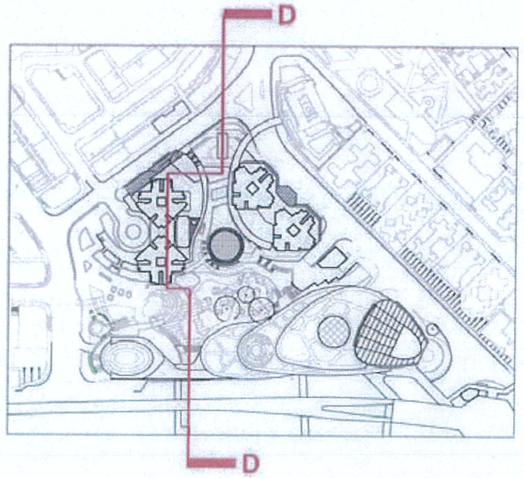
KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

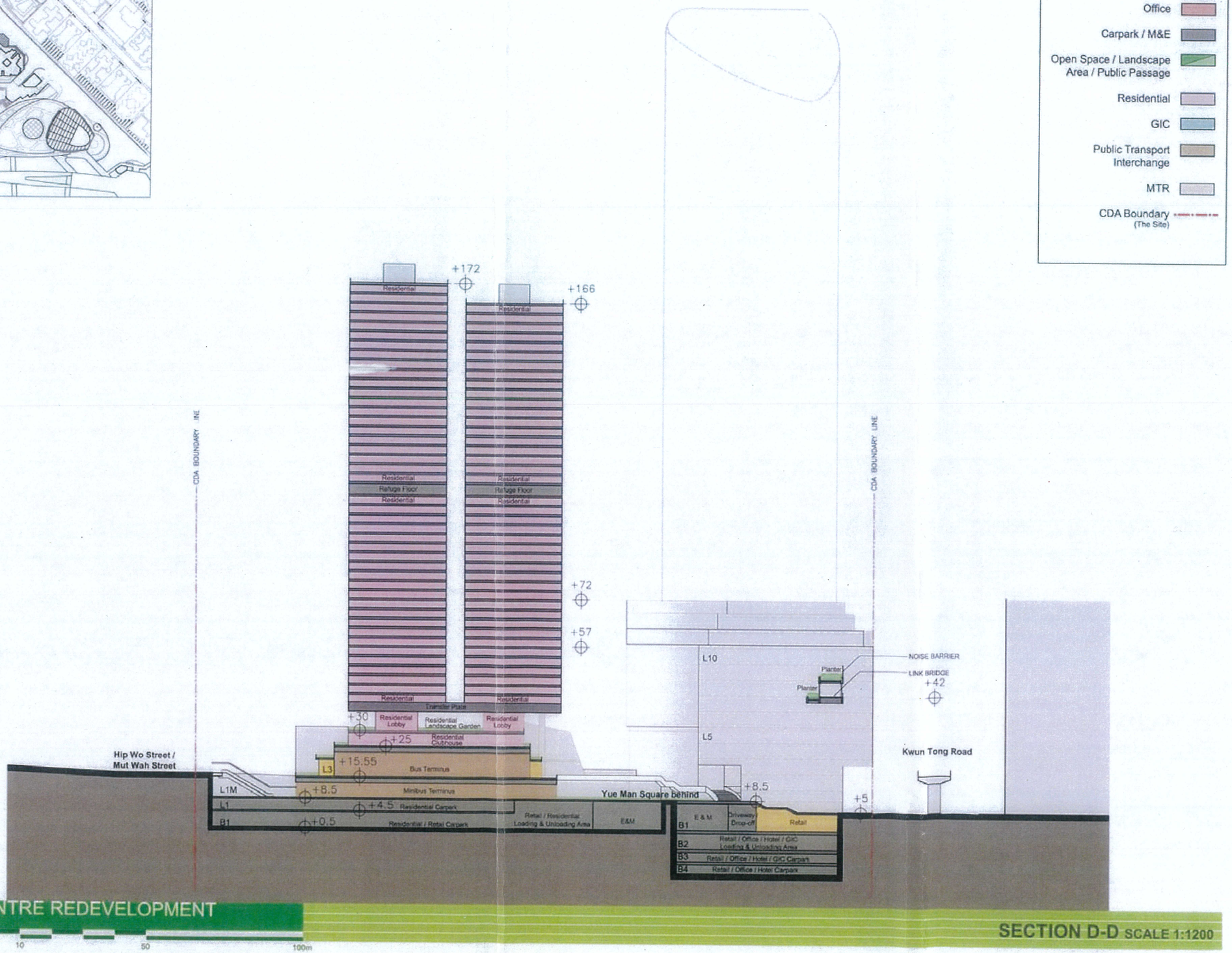
MAY 2012

0 10 50 100m

SECTION C-C SCALE 1:1200

DWG. NO. : S1-MLP-103





KWUN TONG TOWN CENTRE REDEVELOPMENT
MAIN SITE

MAY 2012

SECTION D-D SCALE 1:1200

DWG. NO. : S1-MLP-104

Annex 3



Overall Landscape Master Plan
Kwun Tong Town Centre – Main Site

市區重建局
URBAN RENEWAL AUTHORITY

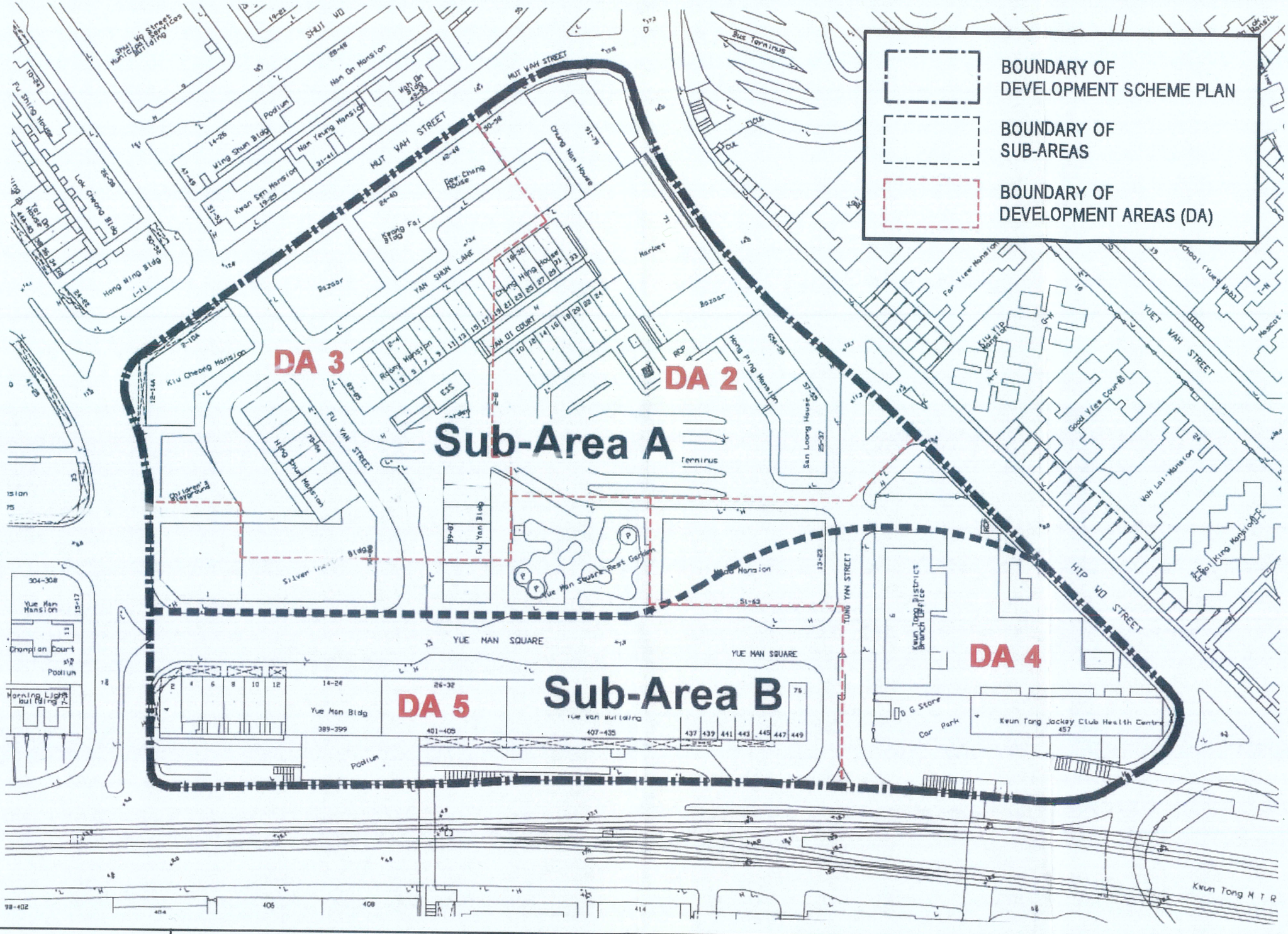
Annex 4



Open Space Classification
Kwun Tong Town Centre - Main Site

市區重建局
URBAN RENEWAL AUTHORITY

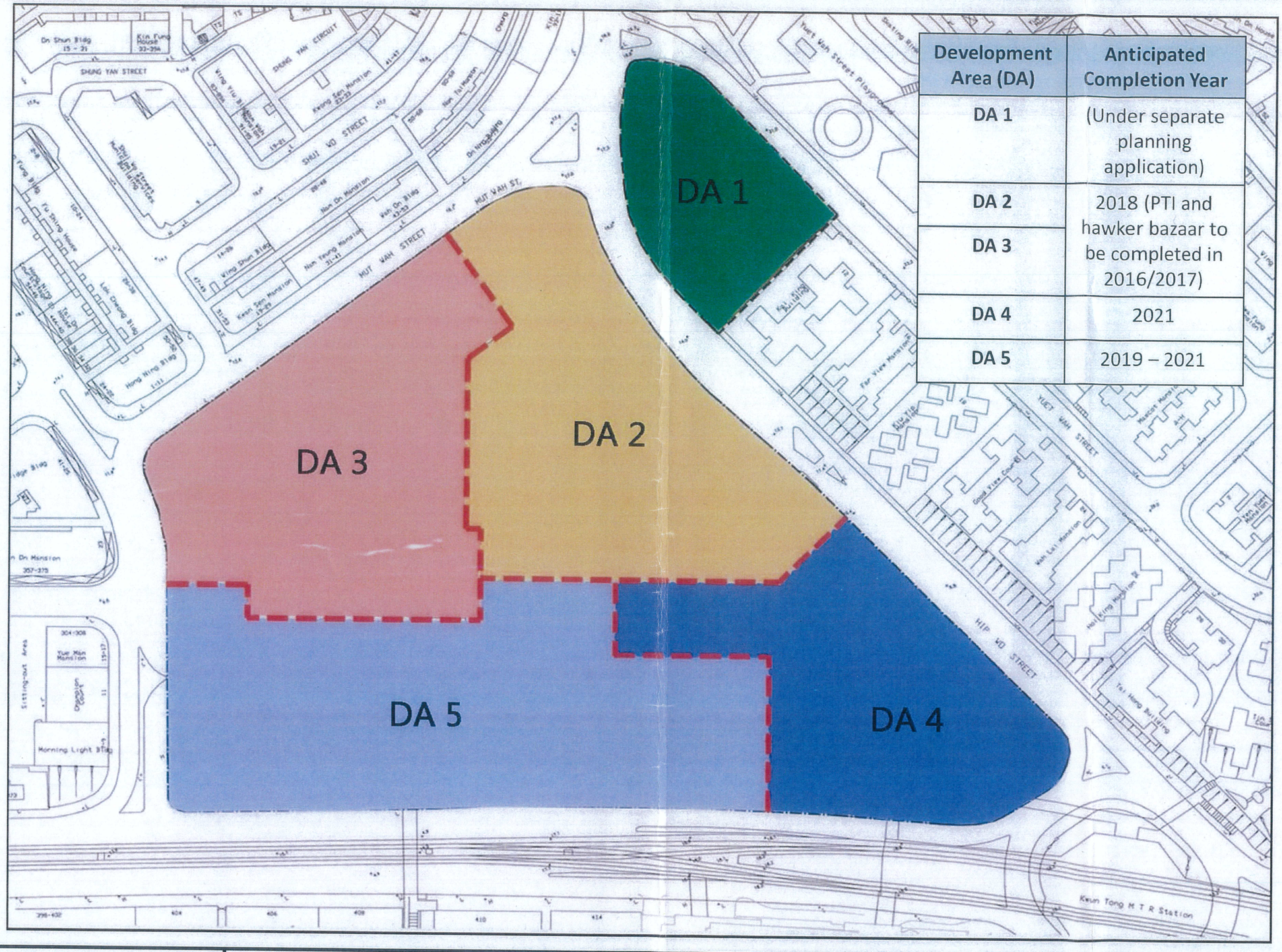
Annex 5



Demarcation of Sub-Areas and Development Areas
Kwun Tong Town Centre - Main Site

市區重建局
URBAN RENEWAL AUTHORITY

Annex 8



Development Area (DA)	Anticipated Completion Year
DA 1	(Under separate planning application)
DA 2	2018 (PTI and hawker bazaar to be completed in 2016/2017)
DA 3	
DA 4	2021
DA 5	2019 – 2021

Development Package Plan
Kwun Tong Town Centre – Main Site

市區重建局
URBAN RENEWAL AUTHORITY