List of Approval Conditions

Application No. A/K14/745

Application Site	:	"Comprehensive Development Area (1)" Zone, Urban Renewal Authority Development Scheme Area at Kwun Tong Town Centre - Main Site (Area bounded by Kwun Tong Road, Hong Ning Road, Mut Wah Street and Hip Wo Street), Kwun Tong, Kowloon
Subject of Application	:	Proposed Comprehensive Redevelopment with Residential (Flats) and Commercial Uses (including Hotel, Offices, Retail), Hawker Bazaar, Educational Institution, Public Open Space, Public Transport Interchange, other Government, Institution and Community Uses (Government Uses) and Supporting Facilities (Amendments to approved Master Layout Plan)
Date of Approval	:	9.2.2018
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 (t) below to the satisfaction of the Director of Planning or of the TPB;
		(b) the building height of the proposed commercial development within the application site should not exceed 285mPD;
		(c) the proposed observation deck should be open for public enjoyment;
		(d) the 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) the 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) the 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) the submission and implementation of a Landscape Master Plan (LMP) including tree preservation scheme to the satisfaction of the Director of Planning or of the TPB;
		(h) the submission of the quarterly tree monitoring report to the satisfaction of the Director of Planning or of the TPB;
		(i) the submission and implementation of a LMP for the proposed at-grade public open space and a tree preservation and tree replanting scheme to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
		(j) 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 TPB;

(k) the submission of a revised drainage impact assessment and revised sewerage impact assessment to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB;

(l) the submission of a revised traffic impact assessment and implementation of traffic mitigation measures (i.e. roads, footpaths and junctions improvement) identified therein for the proposed development to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;

(m) the submission of a revised water impact assessment to the satisfaction of the Director of Water Supplies or of the TPB;

(n) the 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;

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

(p) 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;

(q) the submission and implementation of a detailed risk assessment and contingency plan on potential road unsettlement of Hip Wo Street, Mut Wah Street, Hong Ning Road, 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;

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

(s) the submission of a revised noise impact assessment and implementation of the noise mitigation measures identified therein for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB; and

(t) the provision of social welfare facilities to the satisfaction of the Director of Social Welfare or of the TPB.

Planning Application No.:
A/K14/745

A/K14/745 (Pt.4.)

(9)

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

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一八年二月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 9. 2. 2018.

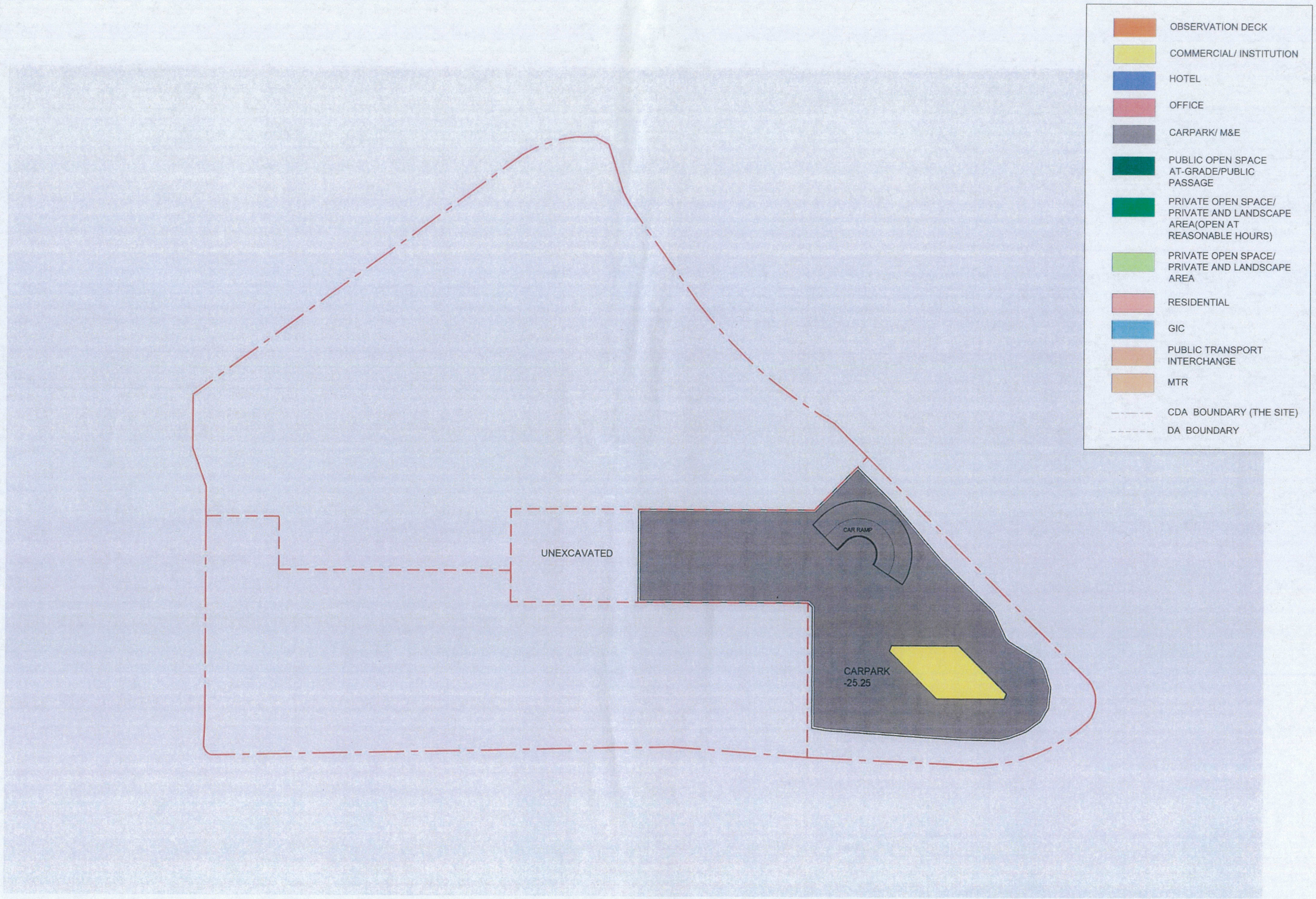
signed Ms Bernadette Linn 簽署
Chairman, Town Planning Board 城市規劃委員會主席

OBSERVATION DECK
COMMERCIAL/ INSTITUTION
HOTEL
OFFICE
CARPARK/ M&E
PUBLIC OPEN SPACE AT-GRADE/PUBLIC PASSAGE
PRIVATE OPEN SPACE/ PRIVATE AND LANDSCAPE AREA(OPEN AT REASONABLE HOURS)
PRIVATE OPEN SPACE/ PRIVATE AND LANDSCAPE AREA
RESIDENTIAL
GIC
PUBLIC TRANSPORT INTERCHANGE
MTR
CDA BOUNDARY (THE SITE)
DA BOUNDARY

MUT WAH STREET
T3 RESIDENTIAL +171.7
T2 RESIDENTIAL +178
LANDSCAPED ROOF +25.30
T1 RESIDENTIAL +165.3
T5 RESIDENTIAL +168.5
+10.00
HIP WO STREET
HONG NING ROAD
YUE MAN SQUARE REST GARDEN +8.50
CIVIC SQUARE +4.50
+23.20
+64.30
Connection to MTR Station (detailed alignment subject to Roads (Works, Use and Compensation) Ordinance Cap 370
Possible Subway Connection by Government (not part of MLP)
+49.25
+13.00
+23.50
FOOTBRIDGE
OFFICE AND HOTEL TOWER +285.00
+59.25
COMMERCIAL AND INSTITUTION
+69.55
+75.00
METHADONE CLINIC
+5.00
KWUN TONG ROAD
Deck at concourse level +12.50
KWUN TONG MTR STATION

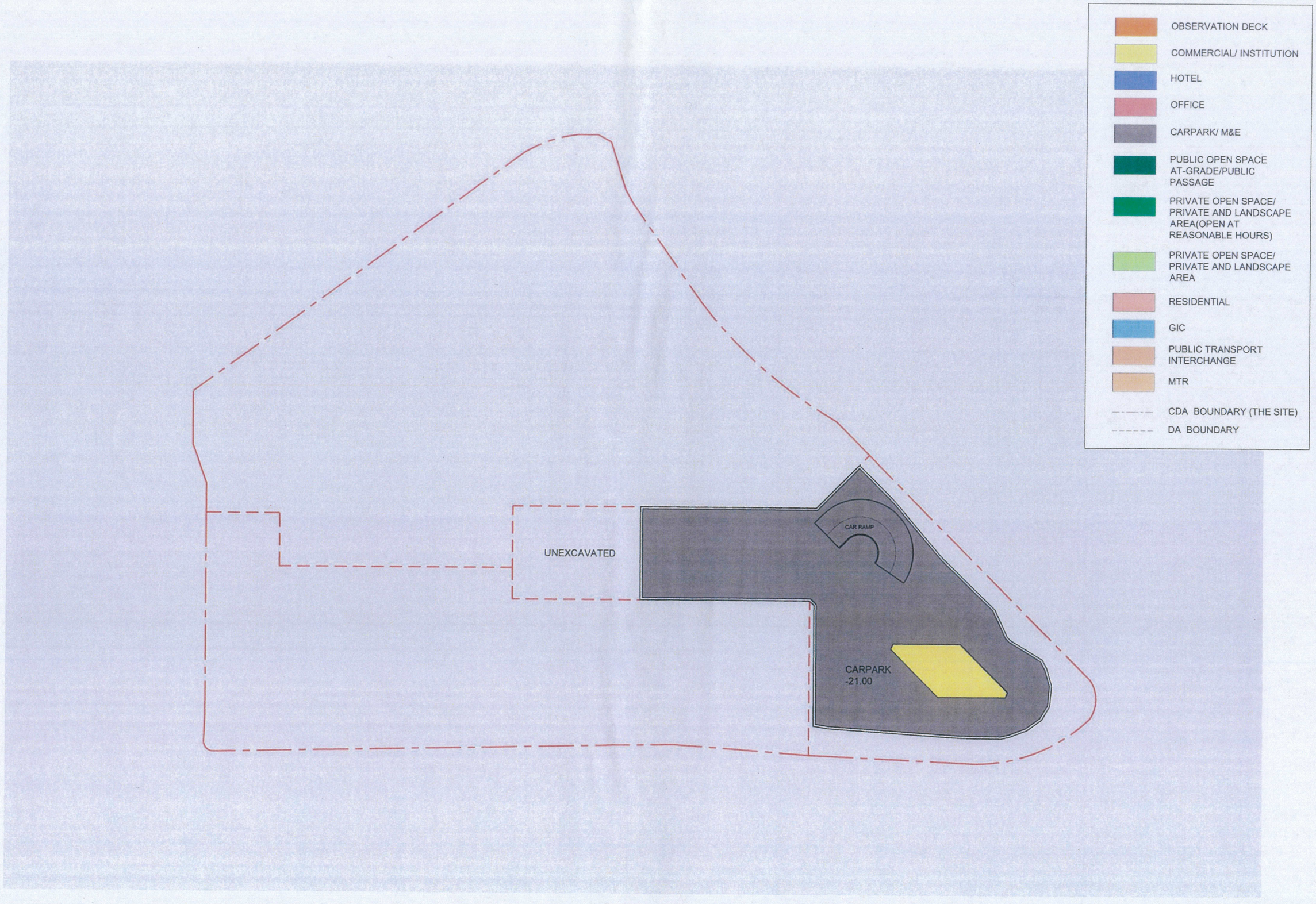
KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

BLOCK PLAN scale 1:1200



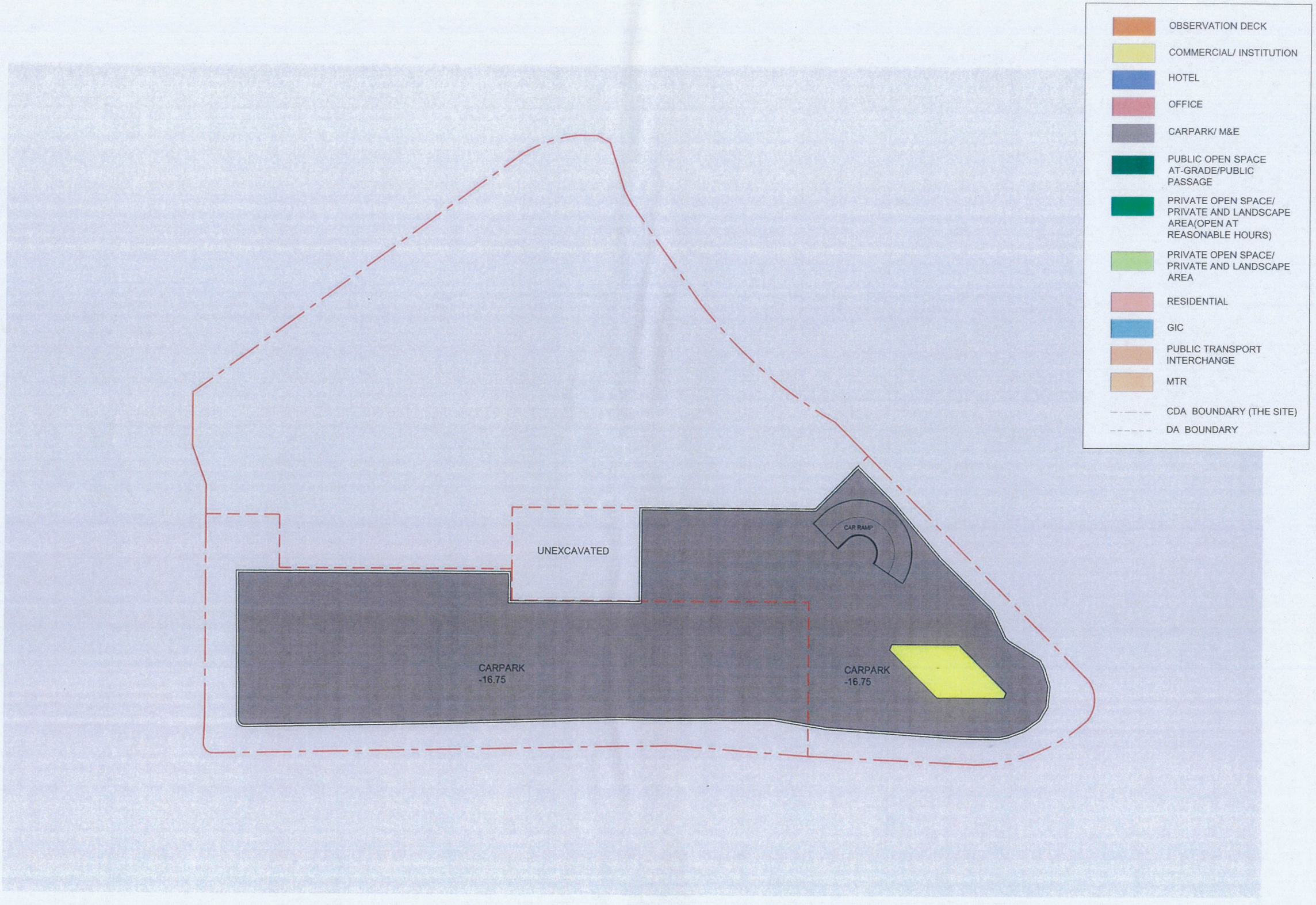
KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

B6 PLAN (LEVEL -25.25) scale 1:1200



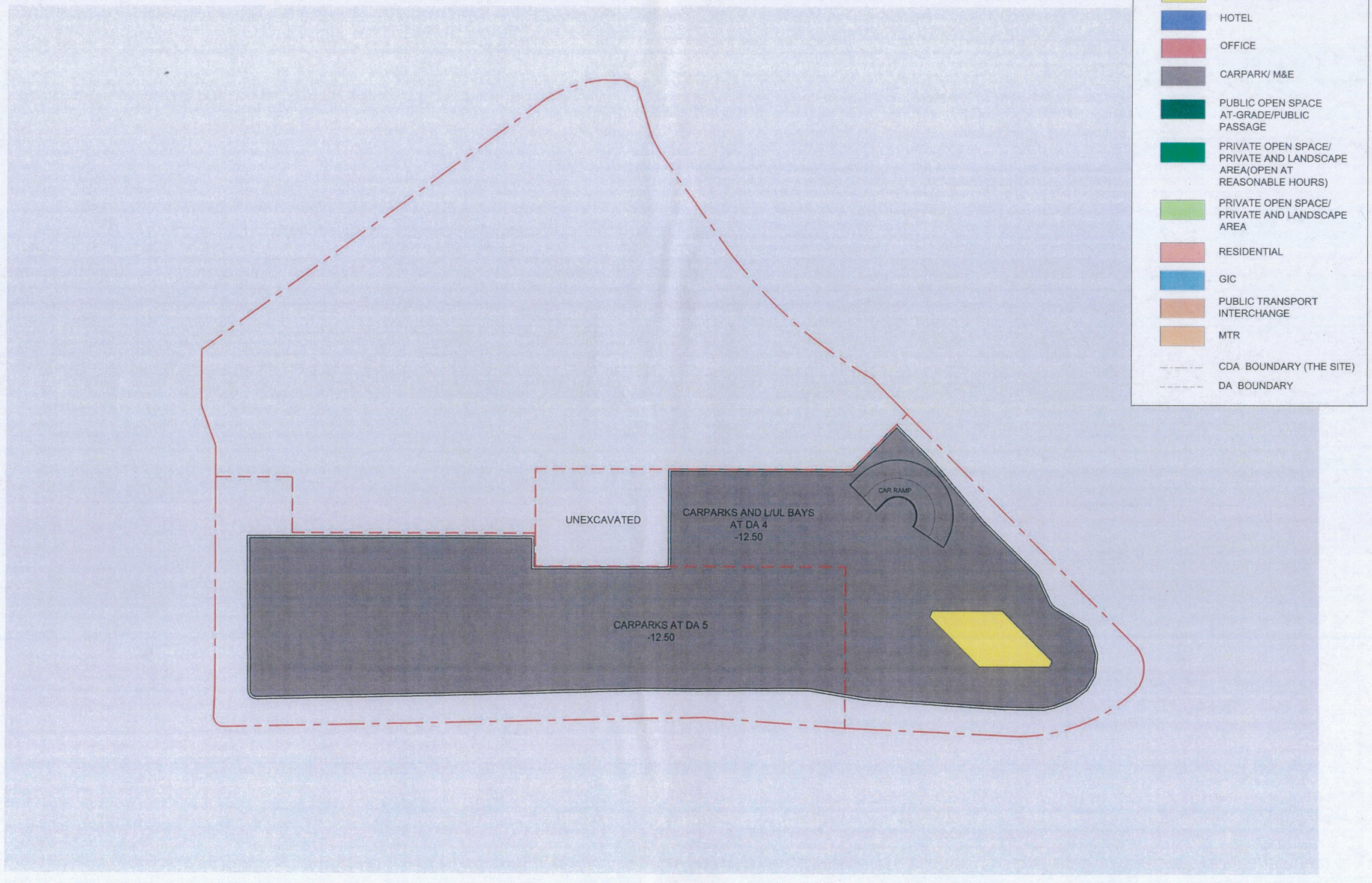
KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

B5 PLAN (LEVEL -21.00) scale 1:1200



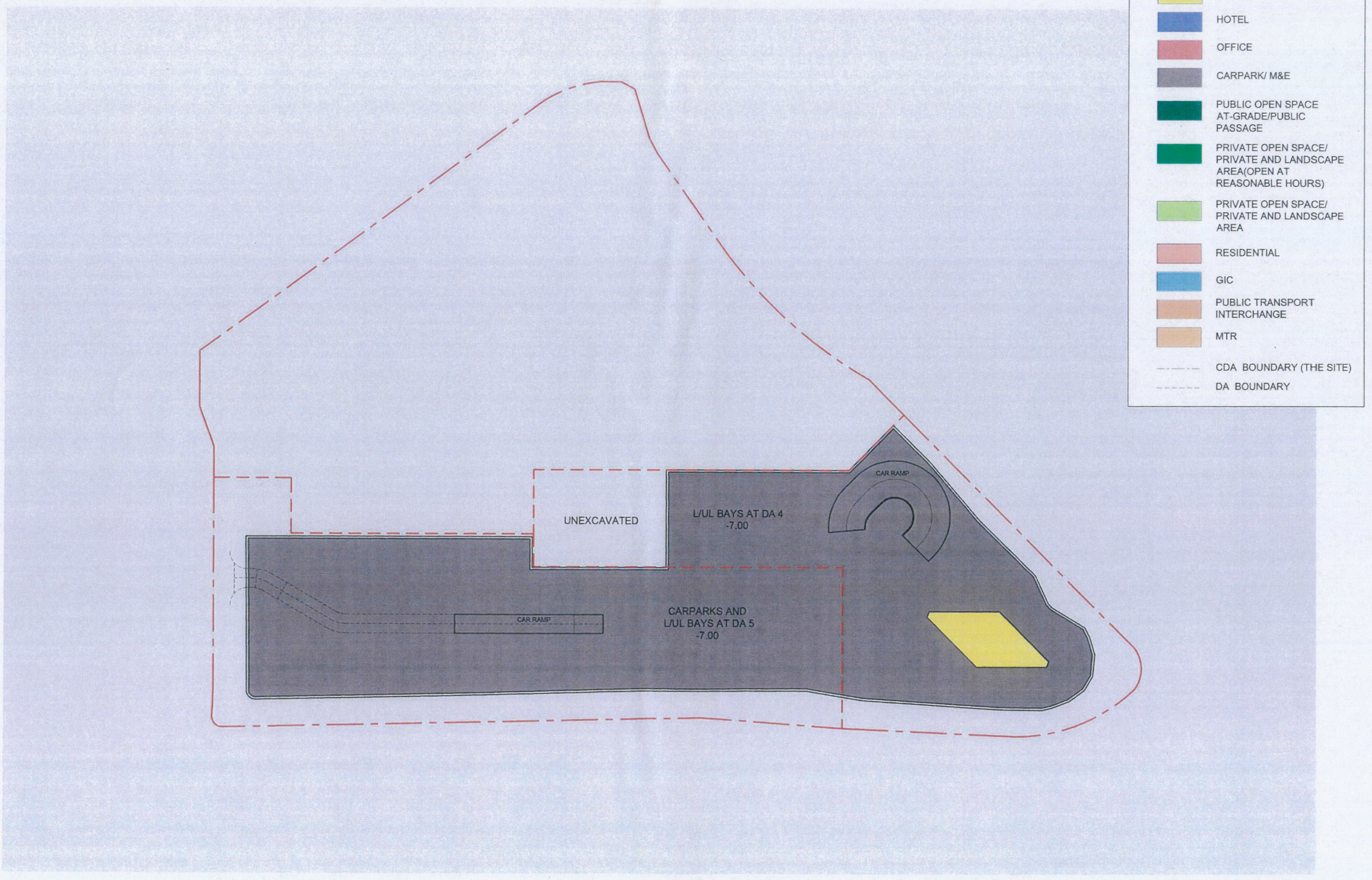
KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

B4 PLAN (LEVEL -16.75) scale 1:1200



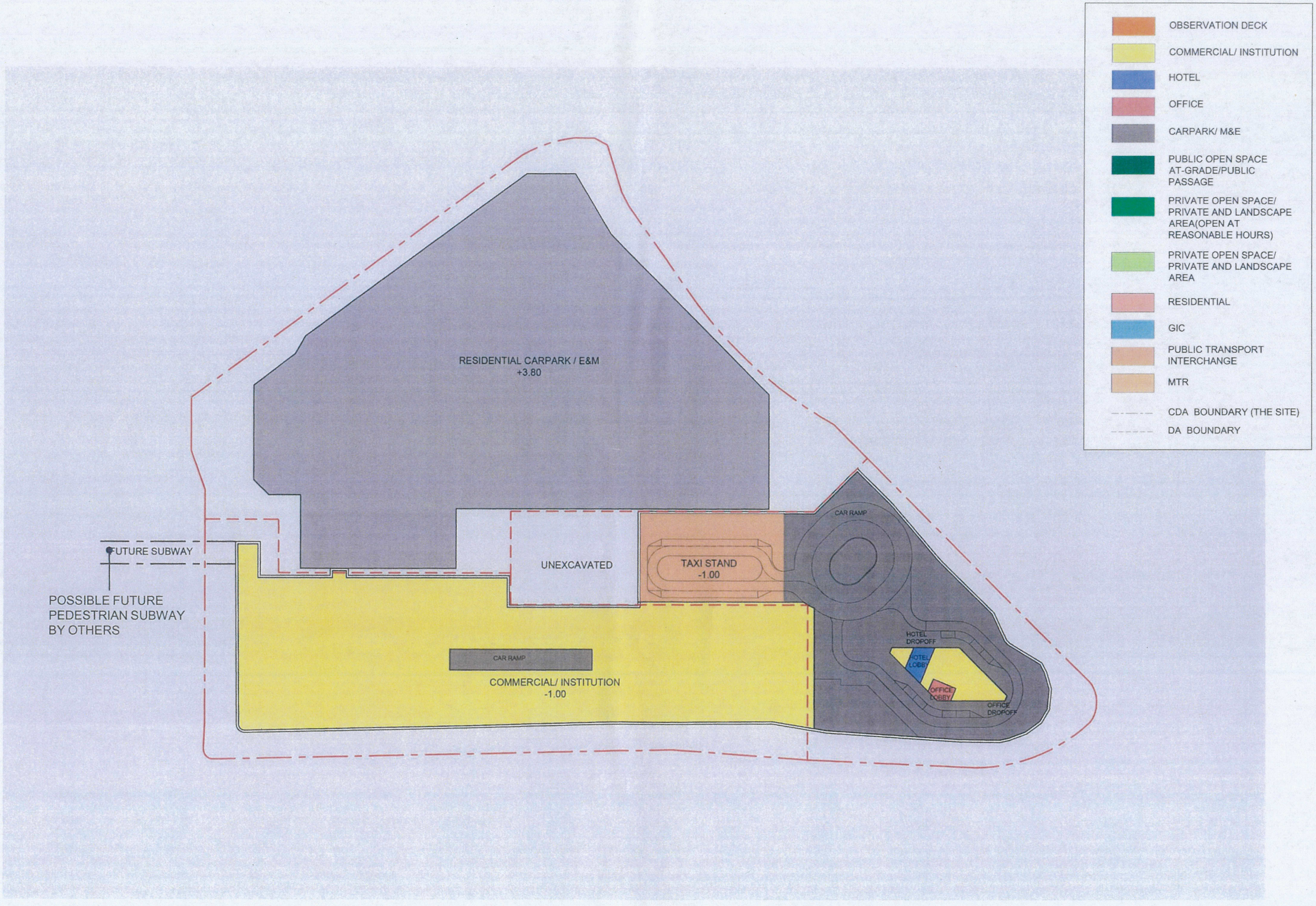
KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

B3 PLAN (LEVEL -12.50) scale 1:1200



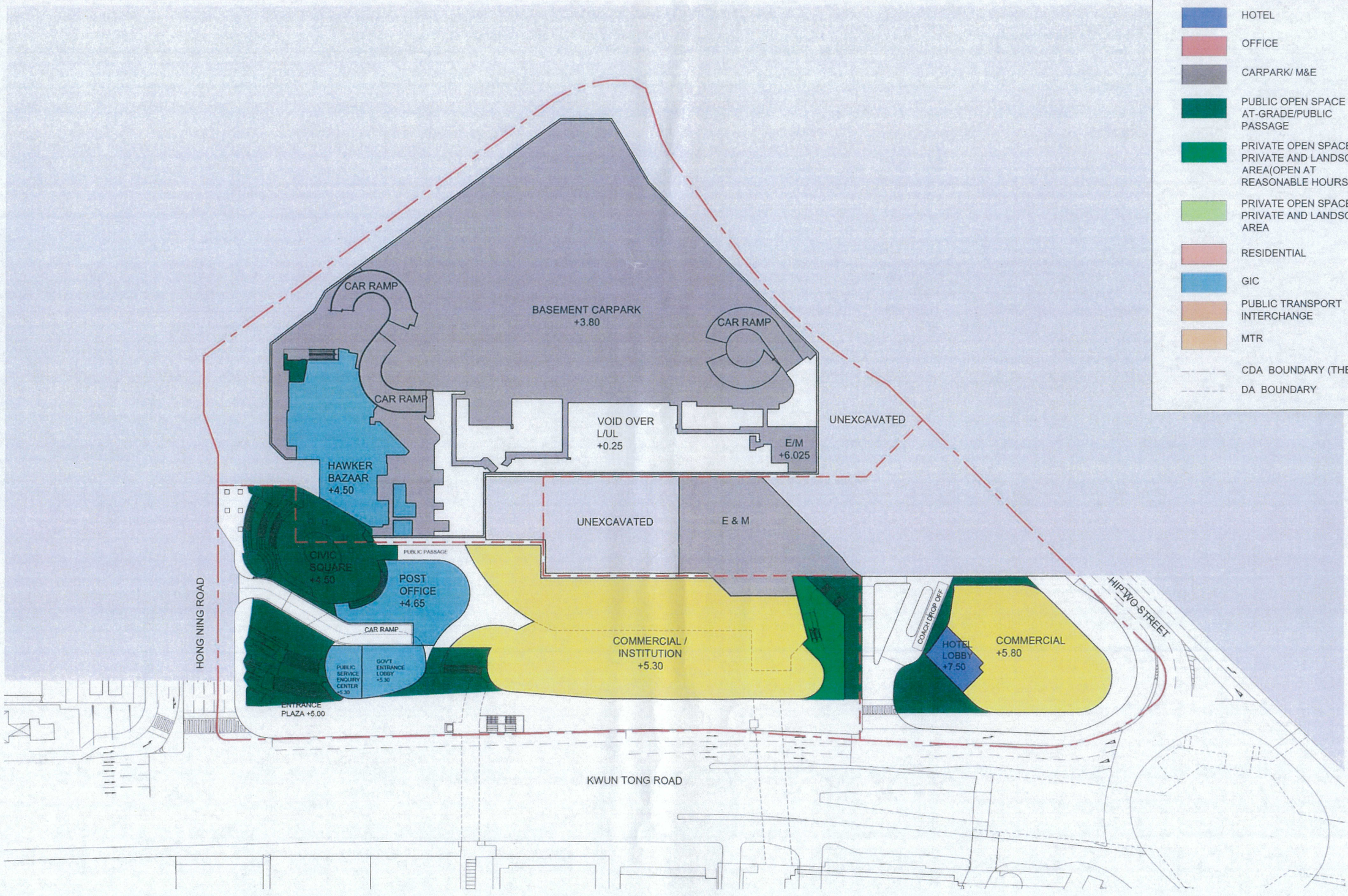
KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

B2 PLAN (LEVEL -7.00) scale 1:1200



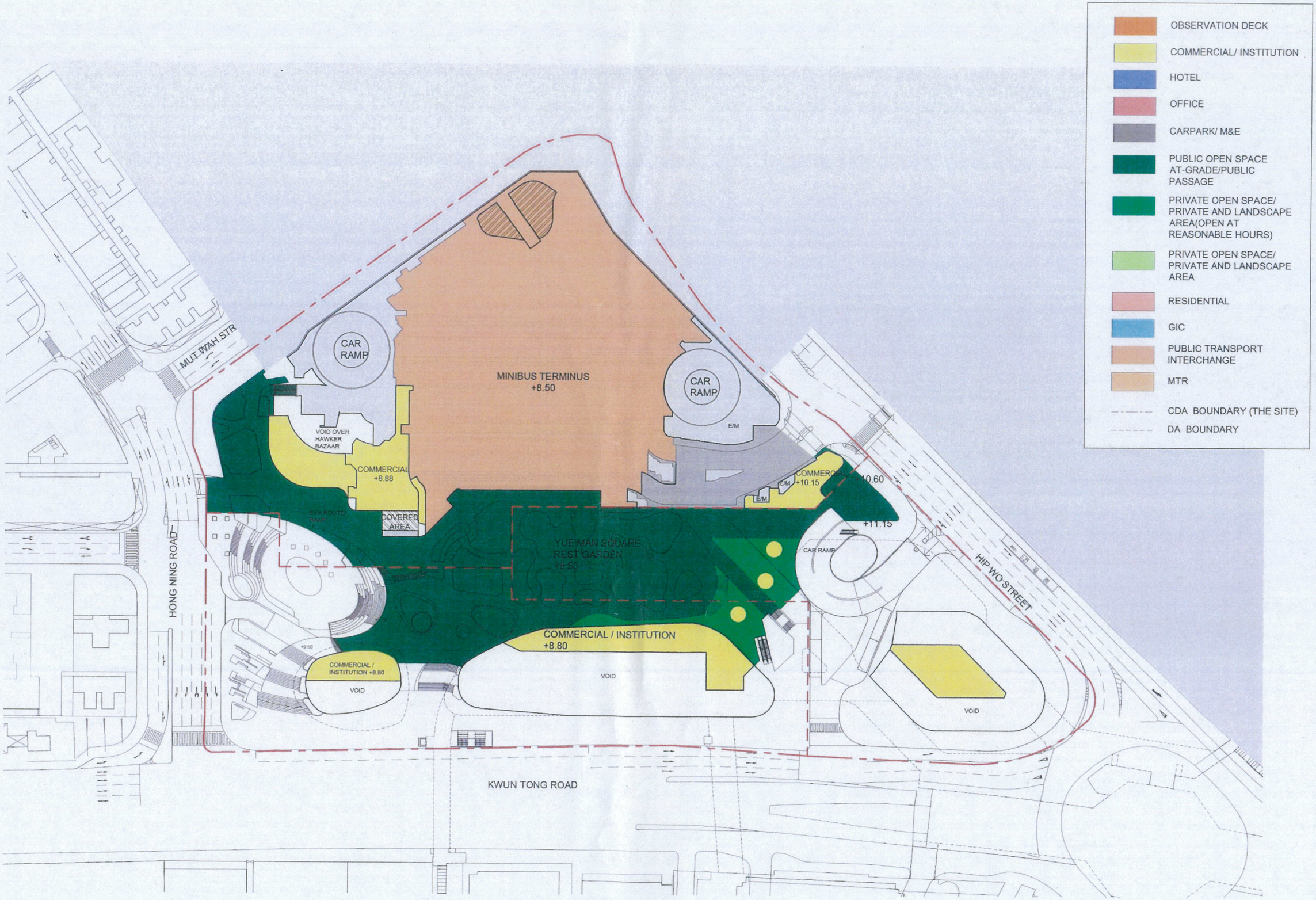
KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

B1 PLAN (LEVEL -1.00) scale 1:1200



KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L1 PLAN (LEVEL +5.30) scale 1:1200



KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L1M PLAN (LEVEL +8.80) scale 1:1200

OBSERVATION DECK
COMMERCIAL/ INSTITUTION
HOTEL
OFFICE
CARPARK/ M&E
PUBLIC OPEN SPACE AT-GRADE/PUBLIC PASSAGE
PRIVATE OPEN SPACE/ PRIVATE AND LANDSCAPE AREA(OPEN AT REASONABLE HOURS)
PRIVATE OPEN SPACE/ PRIVATE AND LANDSCAPE AREA
RESIDENTIAL
GIC
PUBLIC TRANSPORT INTERCHANGE
MTR
CDA BOUNDARY (THE SITE)
DA BOUNDARY

WP Jun 2014

MUT WAH STREET
+14.00
COMMERCIAL +16.03
CARPARK/ E/M
BUS TERMINUS +15.53
RESIDENTIAL DROP OFF
RESIDENTIAL ENTRANCE +15.45
+12.50
RESIDENTIAL DROP OFF
RESIDENTIAL ENTRANCE +14.00
CARPARK/ E/M
RCP AND VOID OF RCP
COMMERCIAL +16.03
+16.00
+13.00
YUE MAN SQUARE REST GARDEN +8.50
VOID
COMMERCIAL/ INSTITUITION +16.00
HIP WO STREET
HONG NING ROAD
COMMERCIAL / INSTITUTION +13.00
COMMERCIAL / INSTITUTION +13.00
+13.00
COMMERCIAL +13.00
ELEVATED DECK
METHADONE CLINIC
KWUN TONG ROAD
KWUN TONG MTR STATION CONCOURSE +12.50

KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L2 PLAN (LEVEL +13.00) scale 1:1200



KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L3 PLAN (LEVEL +18.35) scale 1:1200



KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L4 PLAN (LEVEL +23.50) scale 1:1200



KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L5 PLAN (LEVEL +28.65) scale 1:1200



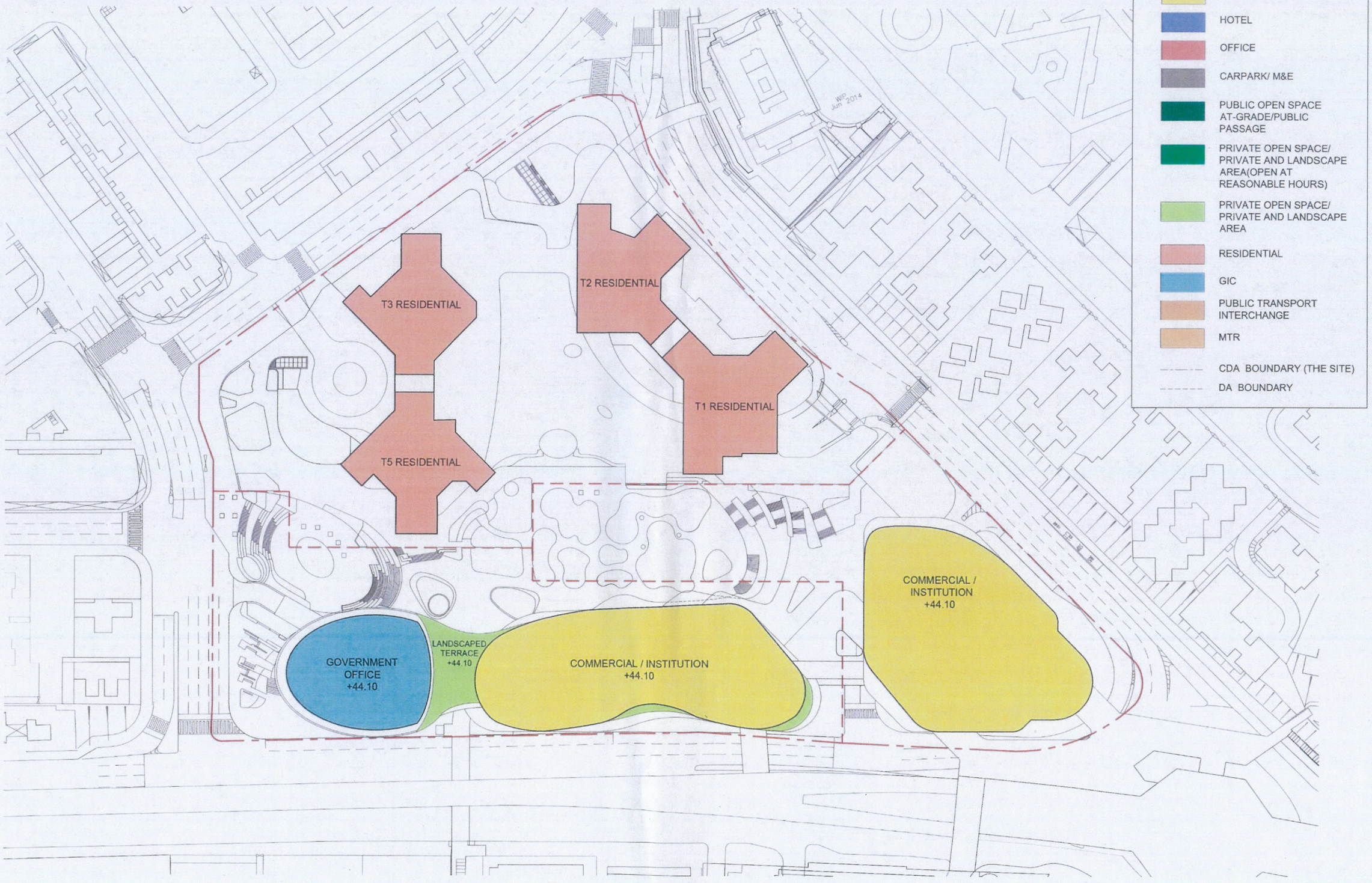
KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L6 PLAN (LEVEL +33.80) scale 1:1200



KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L7 PLAN (LEVEL +38.95) scale 1:1200



KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L8 PLAN (LEVEL +44.10) scale 1:1200



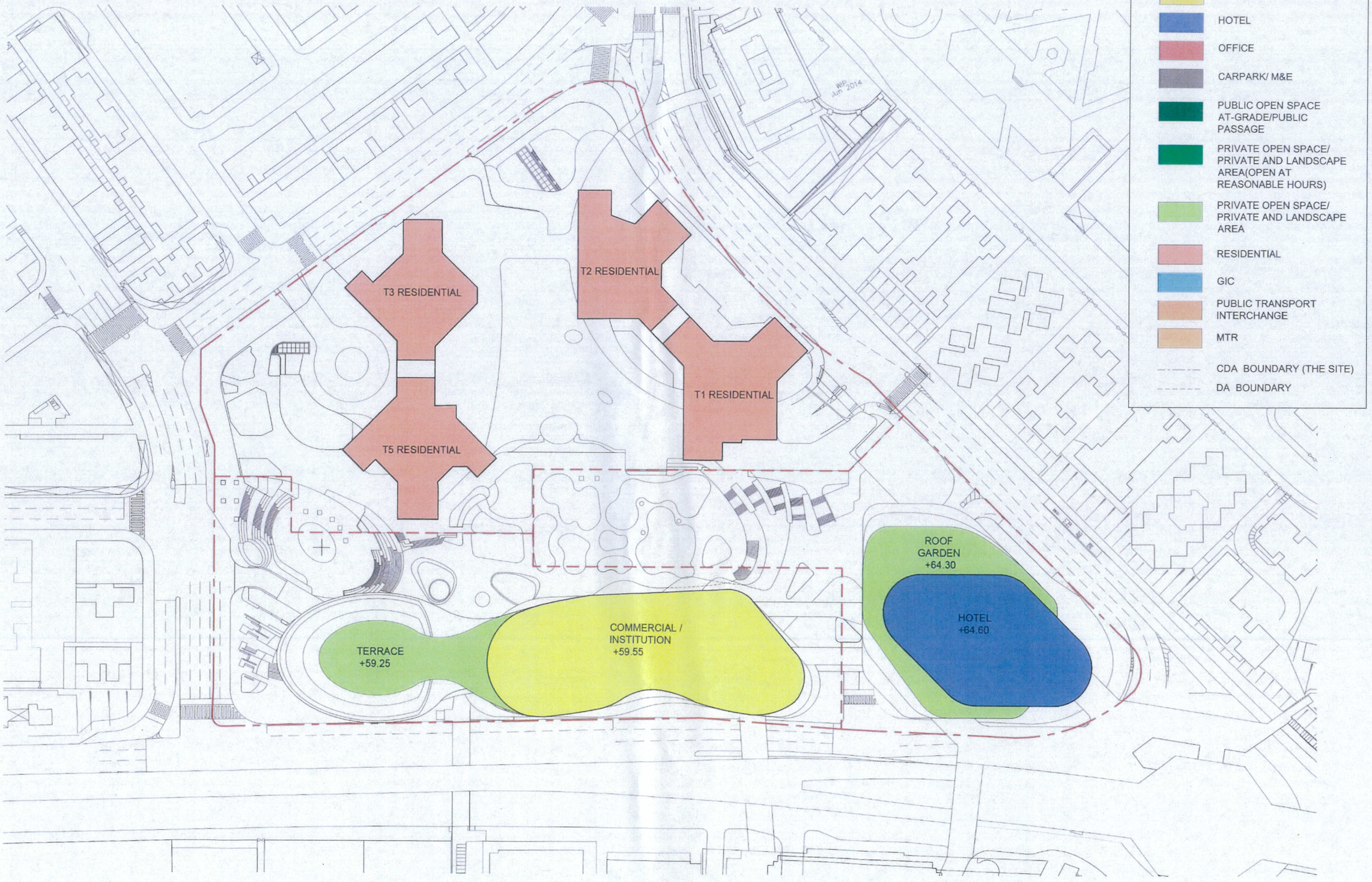
KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L9 PLAN (LEVEL +49.25) scale 1:1200



KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L10 PLAN (LEVEL +54.40 at DA 5/ +55.60 at DA4) scale 1:1200



KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L11 PLAN (LEVEL +59.55 at DA 5/ +64.60 at DA4) scale 1:1200



KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L12 PLAN (LEVEL +64.70 at DA 5/ +73.60 at DA4) scale 1:1200



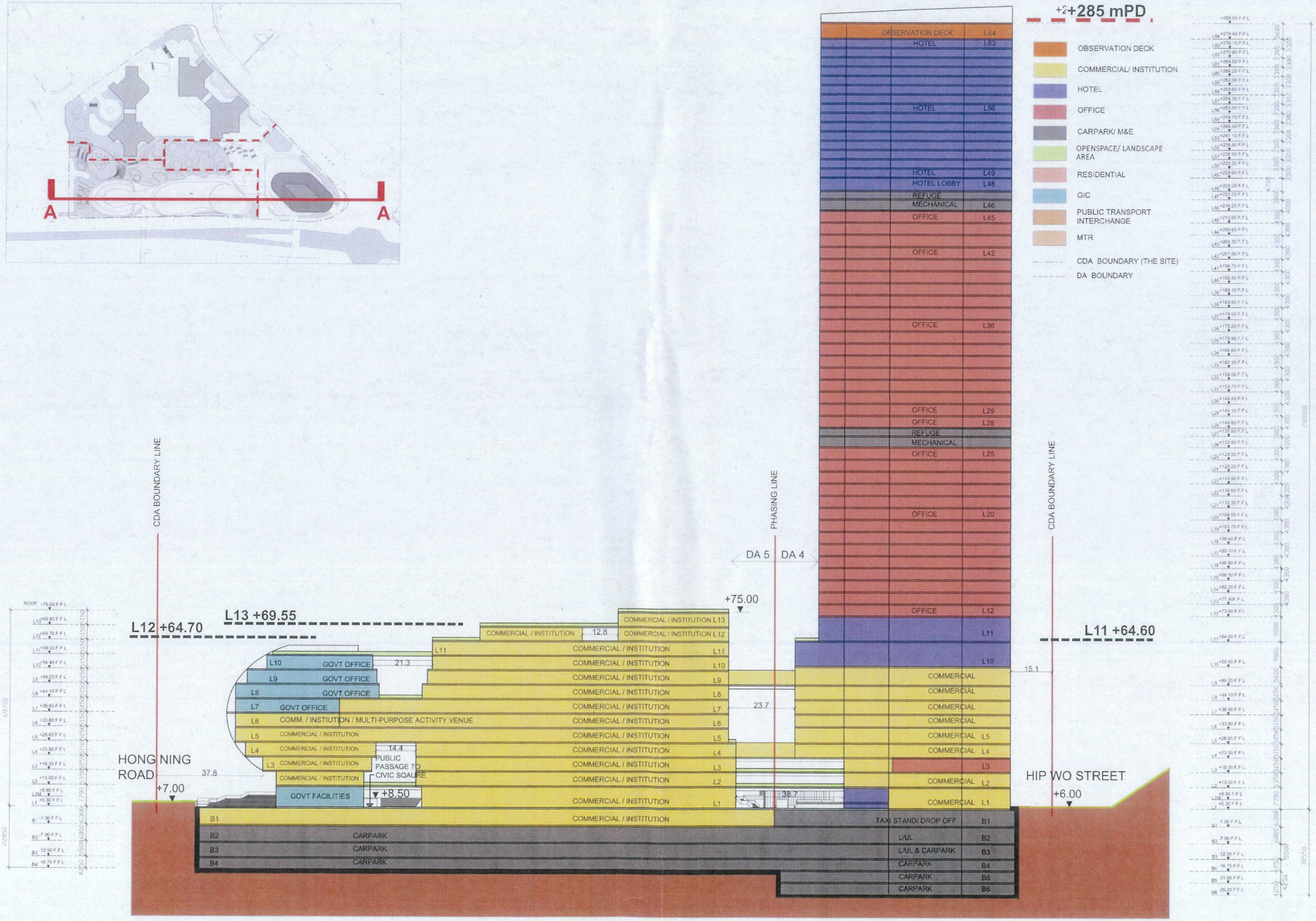
KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

L13 PLAN (LEVEL +69.85 at DA 5/ +77.90 at DA4) scale 1:1200

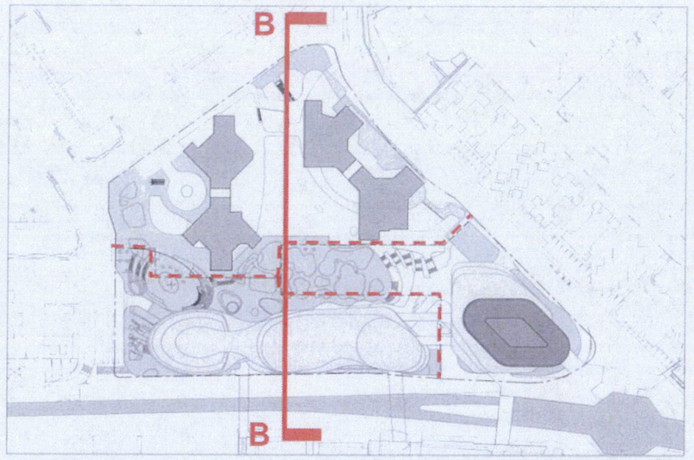


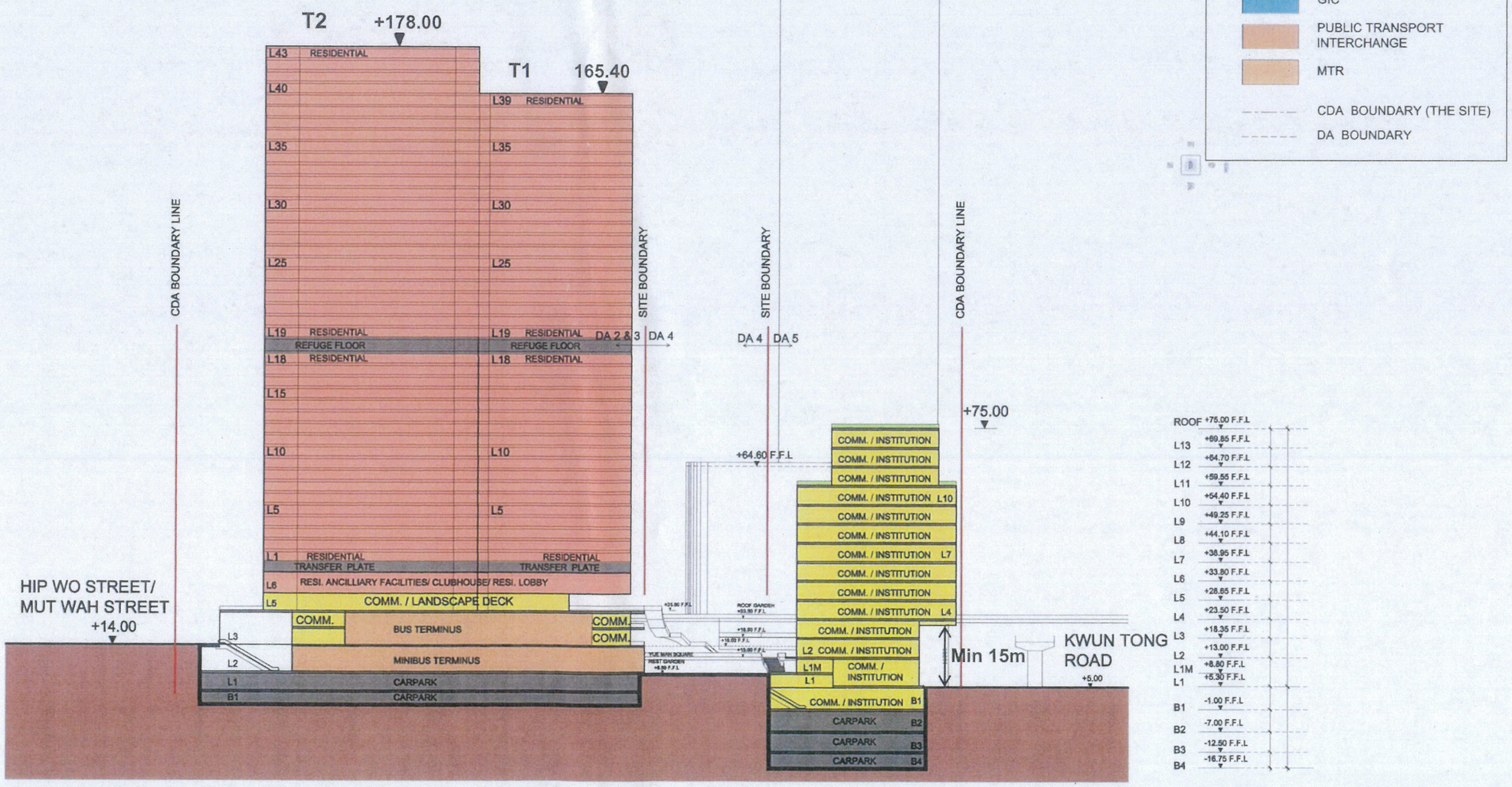
KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

ROOF PLAN (LEVEL +75.00 at DA 5/ +285.00 at DA4) scale 1:1200



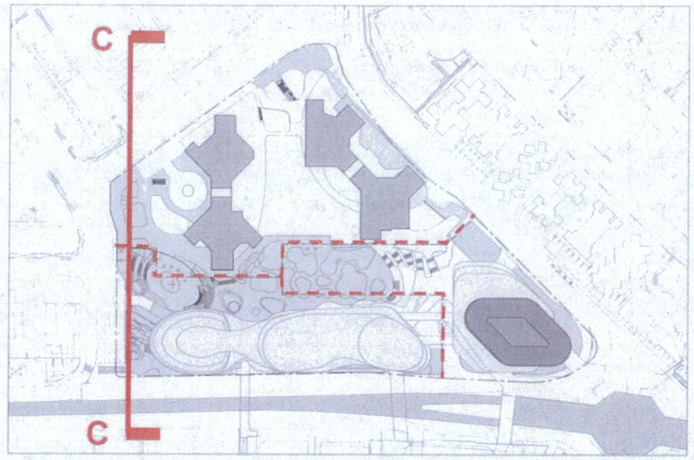
SECTION A-A scale 1:1200

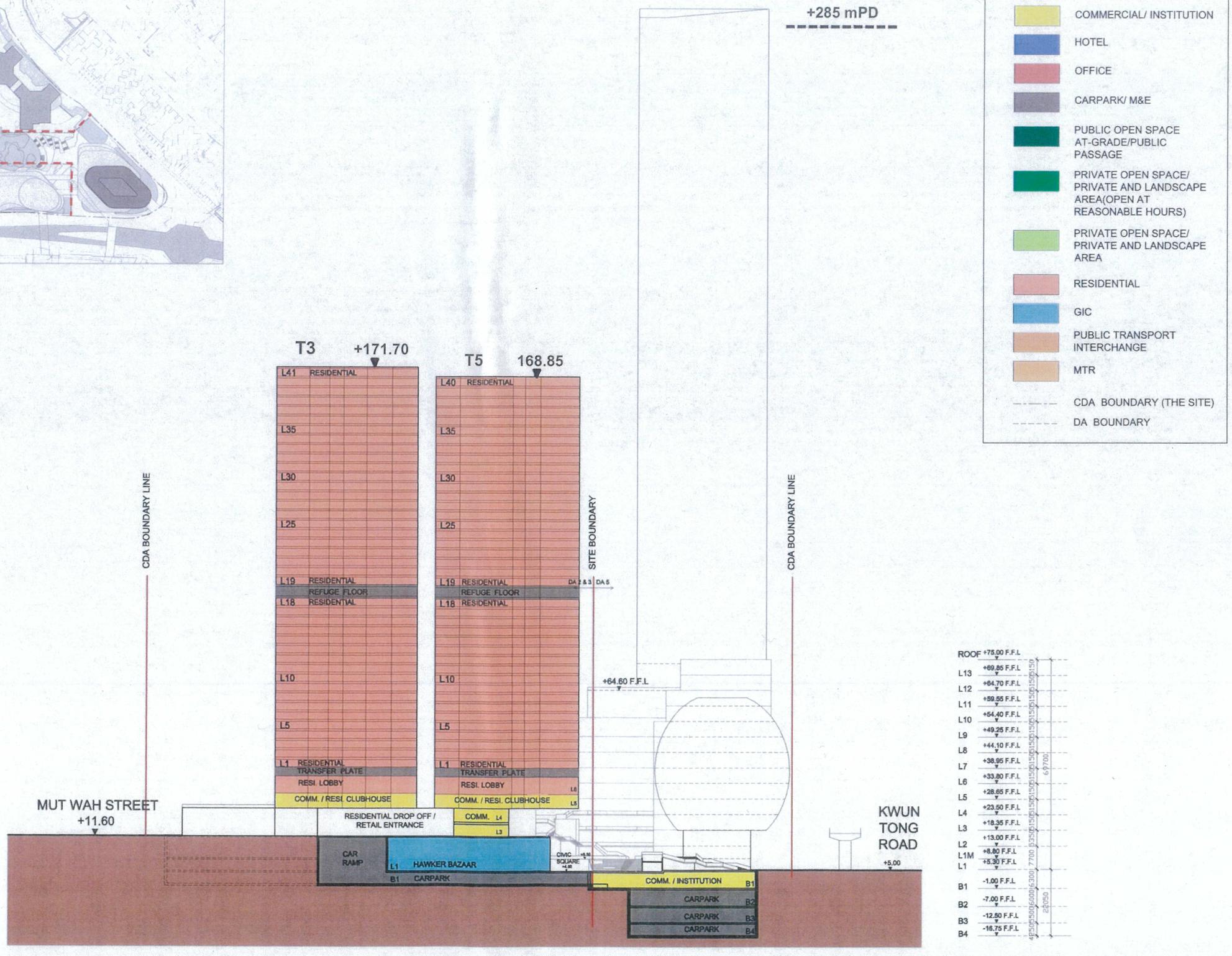




KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

SECTION B-B scale 1:1200





KWUN TONG TOWN CENTER DEVELOPMENT - Main Site

SECTION C-C scale 1:1200



LEGEND:

- CDA Boundary (The Site)
- New Kowloon Inland Lot No. 6514 (Development Area 2&3)
- Development Area Boundary
- LCSD Site Boundary
  Yue Man Square (Area: 4,060 m^2)
- Retained Tree (33 nos)
  (All within Development Area 4&5)
- Transplanted Tree (41 nos)
  - (20 nos within Development Area 2&3)
  - (21 nos within Development Area 4&5)
- Transplanted Tree Number

Landscape Element in DAs 4 & 5

- 31 Civic Square
- 32 Yue Man Square Rest Garden
- 33 Roof Garden / Sky Garden
- 34 Kwun Tong Plaza
- 35 Entrance Streetscape
- 36 Edge Planting at multi-levels
- 37 Hotel Landscape - Swimming Pool
- 38 Connection to Hawker Bazaar / Kwun Tong Road (Underpass)
- 39 Connection to Minibus Terminus
- 40 Entrance Plaza from Kwun Tong Road
- 41 Water Garden
- 42 Terraced Garden
- 43 Sculpture Garden
- 44 Feature Dry Fountain

- Compensatory Tree (43 nos)
  - (9 nos within Development Area 2&3)
  - (34 nos within Development Area 4&5)
- New Tree (387 nos)
  - (219 nos within Development Area 2&3)
  - (168 nos within Development Area 4&5)
- Proposed Shrub/ Groundcover Planting
- Proposed Lawn
- Paving Area
- Timber Decking
- Vehicular Access
- Water Feature
- Proprietary Vertical Green Wall
- Noise Barrier
- Signage

Landscape Element in DAs 2 & 3

1. Exhibition Area / Event Space
2. View Deck
3. Pool Deck
4. Swimming Pool (Active)
5. Kid's Pool (Active)
6. Footbath
7. Multi-Function Lawn (Passive)
8. Children Playground (Passive)
9. BBQ Area
10. Driveway to PTI
11. Residential Arrival Court
12. Footbridge
13. Skylight
14. Glass Canopy
15. Fitness Equipment
16. Signage
17. Sunken Plaza of Hawker Bazaar
18. Sunken Court of PTI
19. Green Plaza

Kwun Tong Town Centre Redevelopment Project (KTTC)

Landscape Master Plan - Combined

SCALE	AS SHOWN	DATE	DEC 2017
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 5.1	REV	A

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2121 8600 FACSIMILE 2121 8600



Open Space Provision of Entire Site

Type of Open Space/ Landscape Area			Provision (sq.m.)			
Public Open Space			DAs 2 & 3	DAs 4 & 5 (area not less than)	Total (area not less than)	Area Required (sq.m.)
B1	B1	Public Open Space per HKPSG (1m2 / person)	244	-	4637	4600
B1	G,UG,1F		2158	-		
B3a	L1,L1M		-	2235		
B2	G,UG,1F	Public Open Space per OZP (Yue Man Square re-provision)	685	-	4060	4060
B3b	L1,L1M		-	3375		
B3c	L1,L1M	Public Open Space for Yuet Wah Street Site	-	690	690	690
Total Public Open Space			3087	6300	9387	9350
Private Open Space			DAs 2 & 3	DAs 4 & 5 (area not less than)	Total (area not less than)	Area Required (sq.m.)
A2	G,UG,1F	Private Open Space per HKPSG (1m2 / person)	495	-	4617	4598
A2	5F		4122	-		
Total Private Open Space			4617		4617	4598
Private Landscape Area			DAs 2 & 3	DAs 4 & 5 (area not less than)	Total (area not less than)	Area Required (sq.m.)
A3	3F	"Open Space B" - at the level of +25mPD (under Lease Condition (24)(a)(ii))	4001	-	4001	4000
A1a#	L2-L4, L13	Private Landscape Area per latest approved S16 scheme (Application No. A/K14/727)	-	3230	5000	5000
A1b	L11-L12,L14		-	1770		
A4	L1M		-	900	900	900
Total Private Landscape Area			4001	4130	9901	9900

Note: URA committed to provide open spaces within DAs 4&5 not less than the figures listed in DAs 2&3 LMP submission under approved S.16 Application No. A/K14/727.

Open to public at reasonable hours.

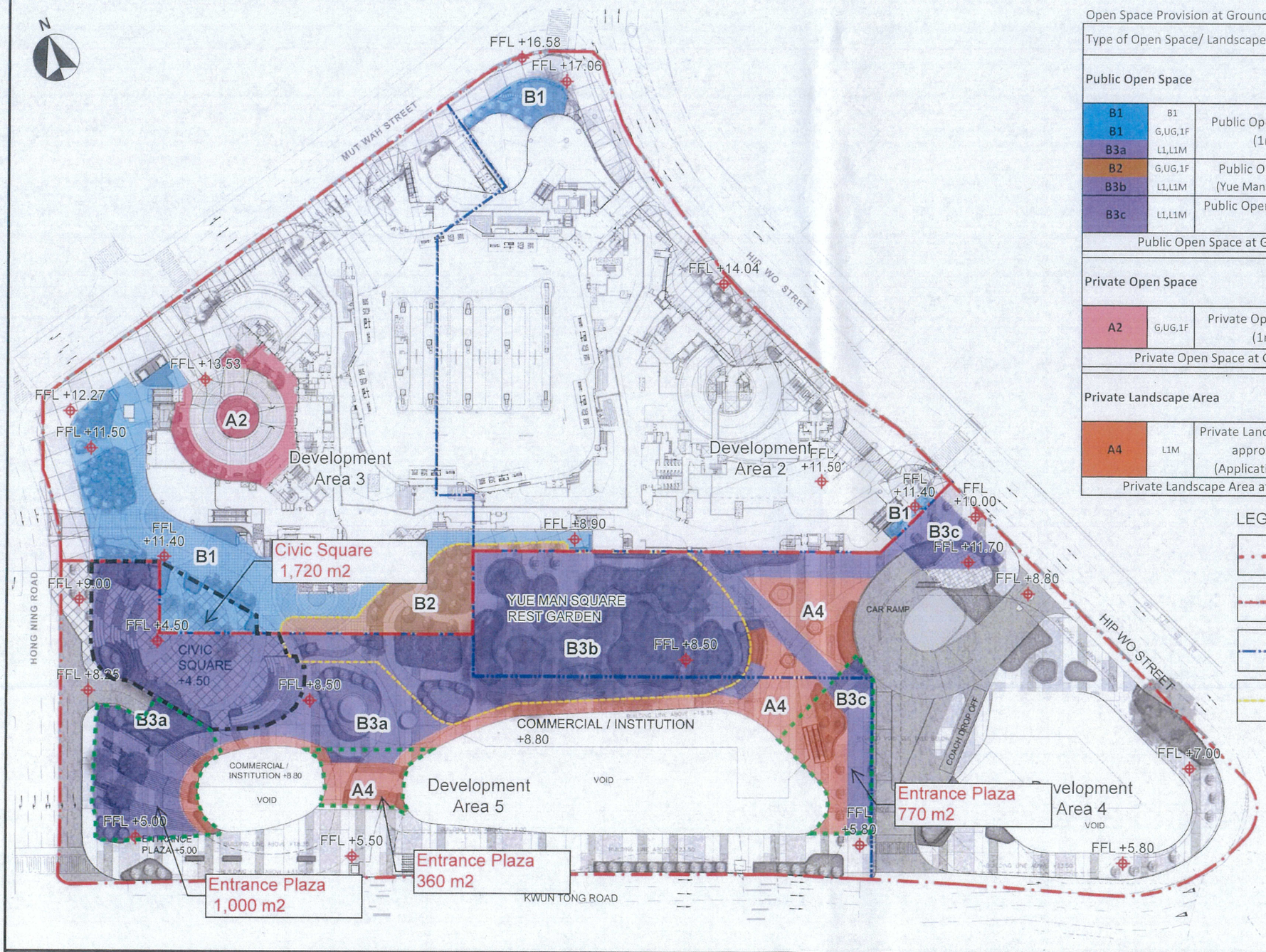
Kwun Tong Town Centre Redevelopment Project (KTTC)

Open Space Demarcation Plan - Overall

SCALE	AS SHOWN	DATE	JAN 2018
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 8.1	REV	D

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LANDSCAPE ARCHITECTURE URBAN DESIGN AND MASTER PLANNING
15/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 5630 FACSIMILE 2131 5909

Annex 5



Open Space Provision at Ground Levels

Type of Open Space/ Landscape Area			Provision (sq.m.)		
Public Open Space			DAs 2 & 3	DAs 4 & 5 (area not less than)	Total (area not less than)
B1	B1	Public Open Space per HKPSG (1m2 / person)	244	-	4637
B1	G,UG,1F		2158	-	
B3a	L1,L1M			2235	
B2	G,UG,1F	Public Open Space per OZP (Yue Man Square re-provision)	685	-	4060
B3b	L1,L1M		-	3375	
B3c	L1,L1M	Public Open Space for Yuet Wah Street Site	-	690	690
Public Open Space at Ground Levels			3087	6300	9387
Private Open Space			DAs 2 & 3	DAs 4 & 5 (area not less than)	Total (area not less than)
A2	G,UG,1F	Private Open Space per HKPSG (1m2 / person)	495	-	495
Private Open Space at Ground Levels			495		495
Private Landscape Area			DAs 2 & 3	DAs 4 & 5 (area not less than)	Total (area not less than)
A4	L1M	Private Landscape Area per latest approved S16 scheme (Application No. A/K14/727)	-	900	900
Private Landscape Area at Ground Levels				900	900

LEGEND:

- CDA Boundary (The Site)
- New Kowloon Inland Lot No. 6514 (Area 2&3)
- Development Area Boundary
- LCSD Site Boundary
  Yue Man Square (Area: 4,060 m²)

Kwun Tong Town Centre Redevelopment Project (KTTC)

Open Space Demarcation Plan - at Ground Levels (L1/ L1M of DAs 4&5)

SCALE	AS SHOWN	DATE	DEC 2017
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 8.2	REV	C

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
15/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 6830 FACSIMILE 2131 6609



Open Space Provision at Upper Levels

Type of Open Space/ Landscape Area			Provision (sq.m.)		
Private Open Space			DAs 2 & 3	DAs 4 & 5 (area not less than)	Total (area not less than)
A2	5F	Private Open Space per HKPSG (1m2 / person)	4122	-	4122
Private Open Space at Upper Levels			4122		4122
Private Landscape Area			DAs 2 & 3	DAs 4 & 5 (area not less than)	Total (area not less than)
A1	L2-L13	Private Landscape Area per latest approved S16 scheme (Application No. A/K14/727)	-	5000	5000
A3	3F	"Open Space B" - at the level of +25mPD (under Lease Condition (24)(a)(ii))	4001	-	4001
Private Landscape Area at Upper Levels			4001	5000	9001

Kwun Tong Town Centre Redevelopment Project (KTTC)

Open Space Demarcation Plan - Upper Levels (L2 to Roof of DAs 4&5)

SCALE	AS SHOWN	DATE	DEC 2017
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 8.3	REV	C

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LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8600 FACSIMILE 2131 8609

Annex 1:

Overall Plot Ratio Calculation

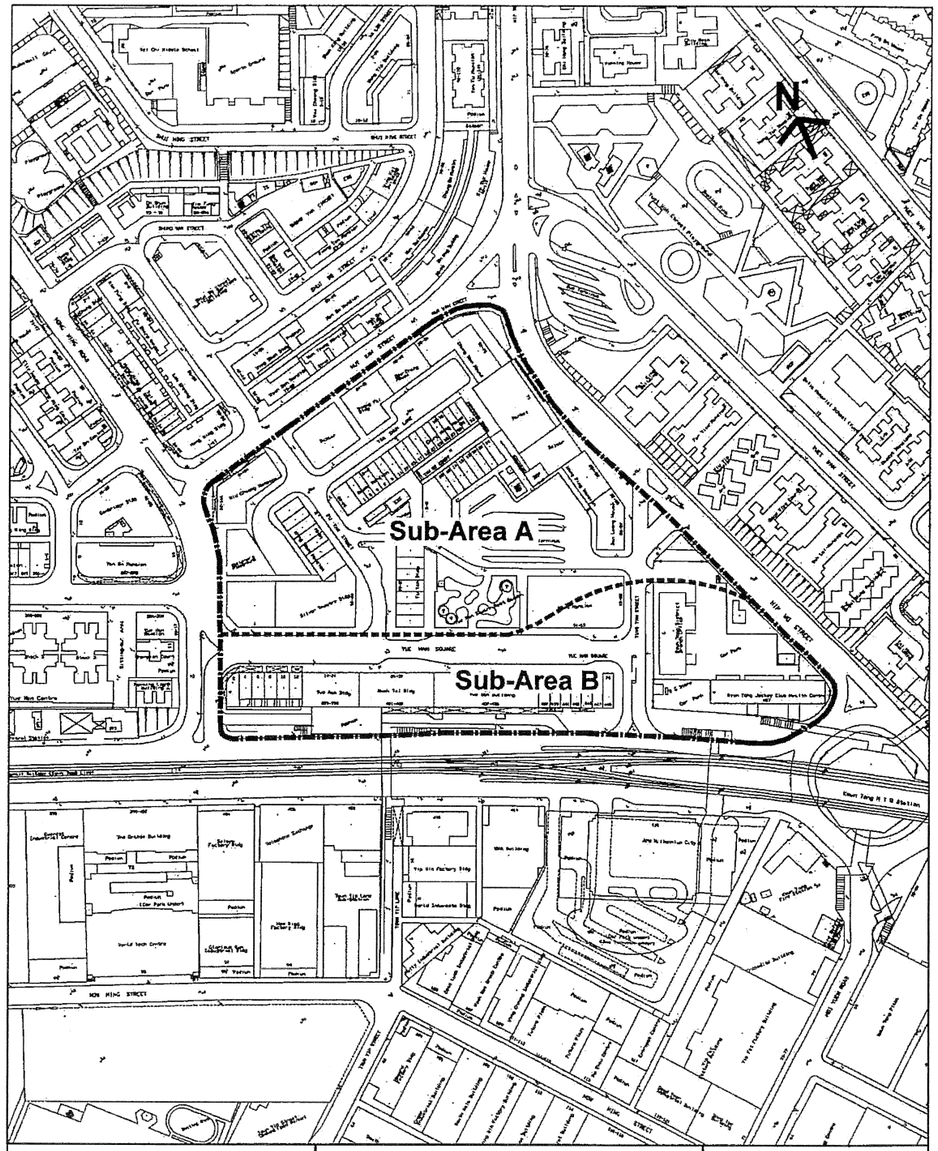
CDA Zone Area (sqm)	46,294
Total GFA (sqm)	373,420
Overall PR	8.06

Schedule of Accommodation for Kwun Tong Town Centre – Main Site

Residential Sub-Area A			
		m^2 (About)	**Plot Ratio (About)**
Site Area		Gross Sub Area A Site Area: 27,770m^2 Net Sub Area A Site Area: 19,700m^2	
Total Gross Floor Area and/or Plot Ratio	**Domestic**	138,980	7.05
	including		
	- **Flat**	138,980	7.05
	Non-domestic	35,817	1.82
	including		
	- **Retail/ Educational Institution**	19,297	0.98
	- **Public Transport Interchange**	15,000	0.76
	- **Government Use**	1,520	0.08
No. of Block		4	
Building Height / No. of Storeys		165.4 - 178 mPD 39 - 43 storeys	
	excluding	4 storeys PTI/ Retail / Hawker bazaar/ Clubhouse	
		5 storeys Basement carpark/Fire refuge floor/ Transfer plate/ Residential lobby	
Site Coverage		Non-domestic ≤ 70% Domestic ≤ 11%	
No. of Units		≤1,999 flats	
Average Flat Size		About 70m^2	
Population (assume average household size = 2.3)		4,598	
Open Space	**Private**	Not less than 4,598m^2	
	Public	Not less than 7,566m^2	
Residents' Clubhouse		≤5% of domestic GFA	
No. of Parking Space and	**Private Car Parking Spaces**	353 - 415	

Loading / unloading Spaces	**Loading / Unloading Spaces**	19	
Commercial Sub-Area B			
		m^2 (about)	**Plot Ratio (About)**
Site Area		Gross Sub Area B Site Area: 18,524m^2 Net Sub Area B Site Area: 16,742m^2	
Total Gross Floor Area and/or Plot Ratio	**Domestic**	-	-
	Non-domestic	198,623	11.86
	including		
	- **Hotel**	32,000	1.91
	- **Office**	65,860	3.93
	- **Retail/ Educational Institution**	92,483	5.52
	- **Public Transport Interchange**	1,700	0.10
	- **Government Use**	6,580	0.39
No. of Block	**Non-domestic**	2	
Building Height / No. of Storeys	**Non-domestic**	285 mPD 13 (DA5) and 60 (DA4) storeys	
	excluding	4 (DA5) and 6 (DA4) storeys basement retail & carpark, and a mezzanine floor (DA5)	
		4 fire refuge & E&M floors (DA4)	
Site Coverage		≤ 91%	
No. of Units		≤400 hotel rooms	
Open Space	**Private**	-	
	Public	Not less than 1,784m^2	
No. of Parking Space and Loading / unloading Spaces	**Private Car Parking Spaces**	638-906*	
	Loading / Unloading Spaces	105– 158*	

*Subject to agreement with Transport Department



BOUNDARY OF DEVELOPMENT SCHEME PLAN

Remarks : The boundary for Sub-Area A & B is indicative subject to detail design.

LOCATION PLAN

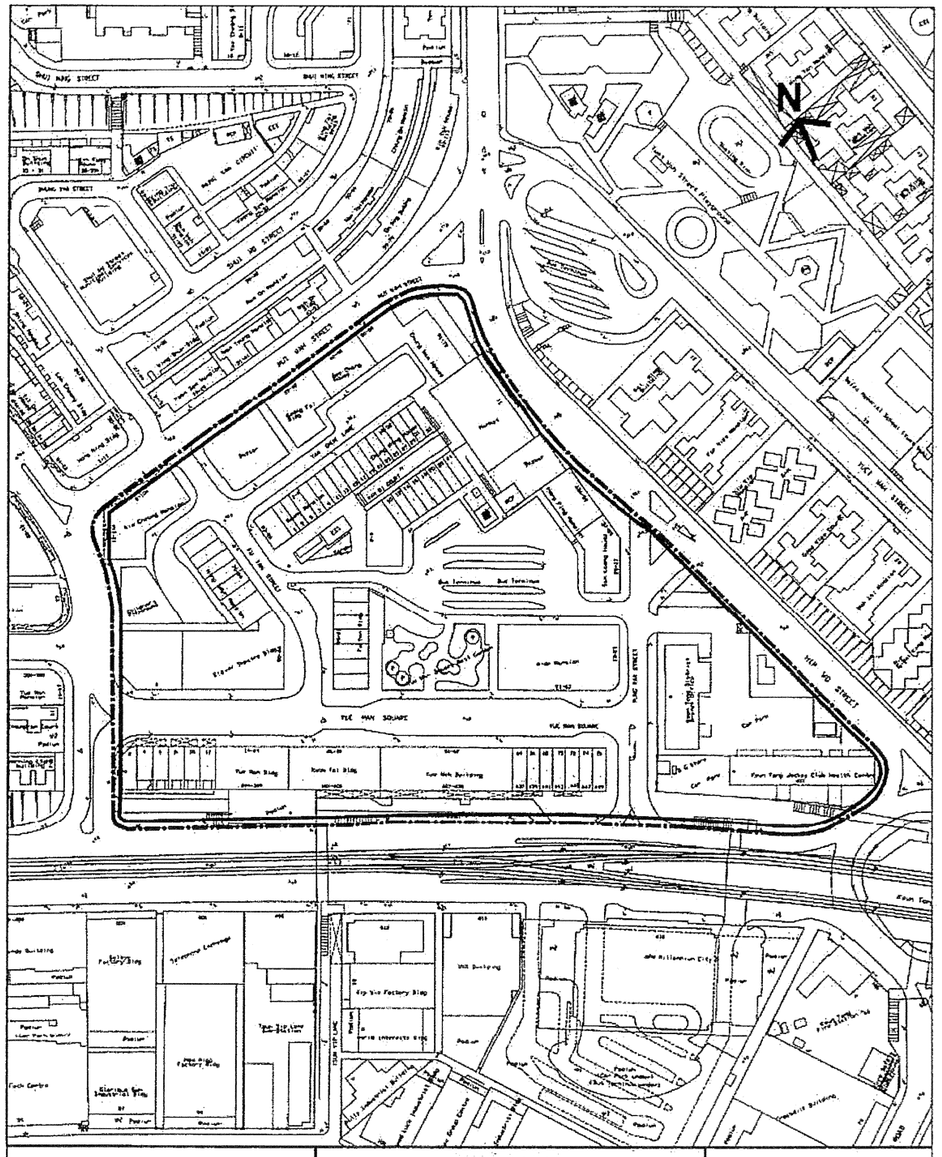
Planning Brief for URA
Development Scheme Area
Kwun Tong Town Centre (KTTC) - Main Site

Scale 1 : 2500

50m 0 50 100m

URBAN RENEWAL AUTHORITY

PLAN 1



BOUNDARY OF DEVELOPMENT SCHEME PLAN

BOUNDARY OF COMPREHENSIVE DEVELOPMENT AREA

SITE PLAN

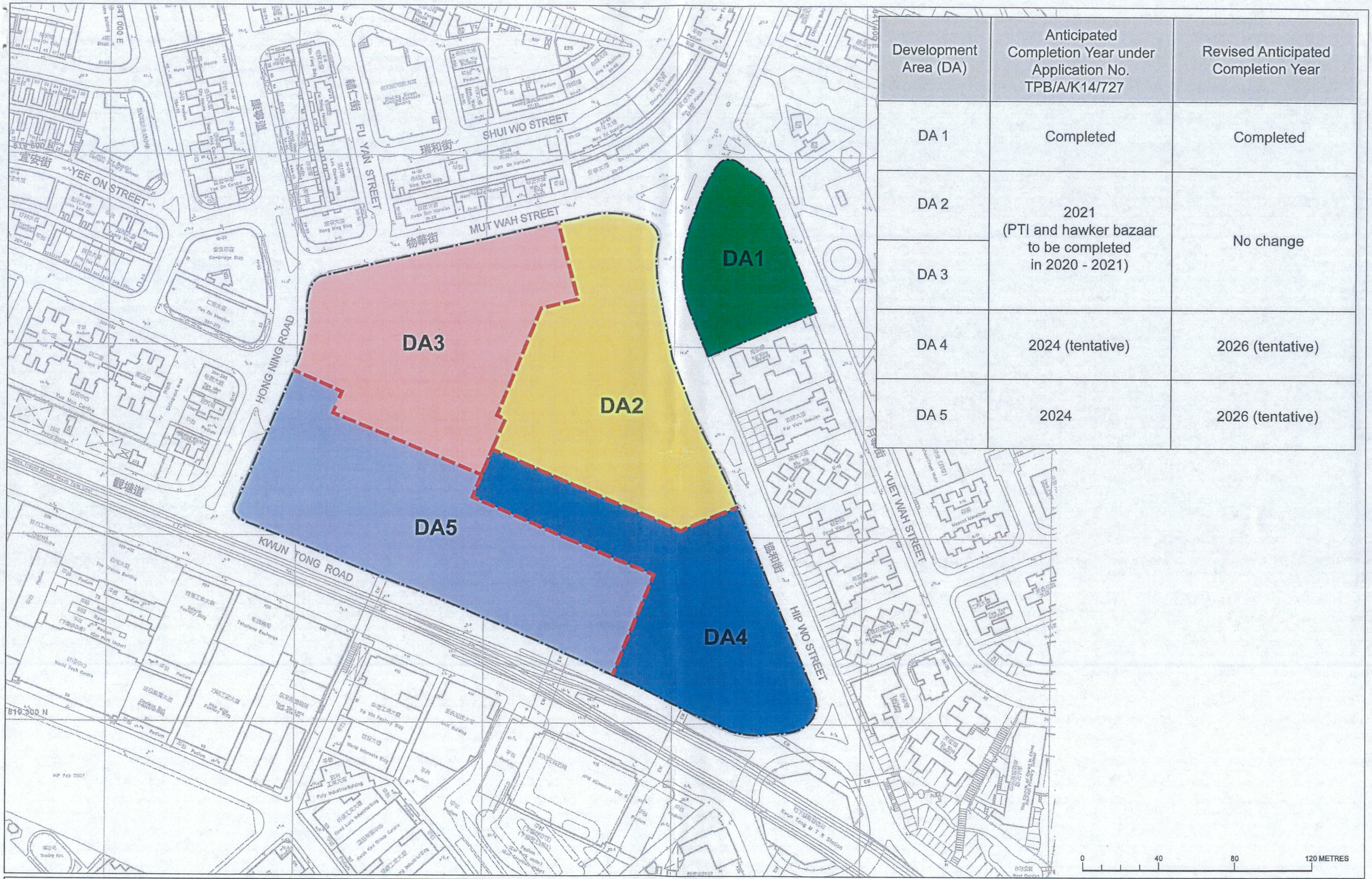
Planning Brief for URA
Development Scheme Area
Kwun Tong Town Centre (KTTC) - Main Site

Scale 1 : 2000

50m 0 50 100m

URBAN RENEWAL AUTHORITY

PLAN 2



Development Area (DA)	Anticipated Completion Year under Application No. TPB/A/K14/727	Revised Anticipated Completion Year
DA 1	Completed	Completed
DA 2	2021 (PTI and hawker bazaar to be completed in 2020 - 2021)	No change
DA 3		
DA 4	2024 (tentative)	2026 (tentative)
DA 5	2024	2026 (tentative)

Project:
URA Kwun Tong Town Centre Redevelopment – Main Site
Section 16 Planning Application for Comprehensive Redevelopment in the "Comprehensive Development Area (1)" Zone (Amendments to Approved Scheme)

Title:
Kwun Tong Town Centre Redevelopment
Development Package Plan

URBAN RENEWAL AUTHORITY 市區重建局

Figure: 4
Date: July 2017
Scale: As Shown

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