

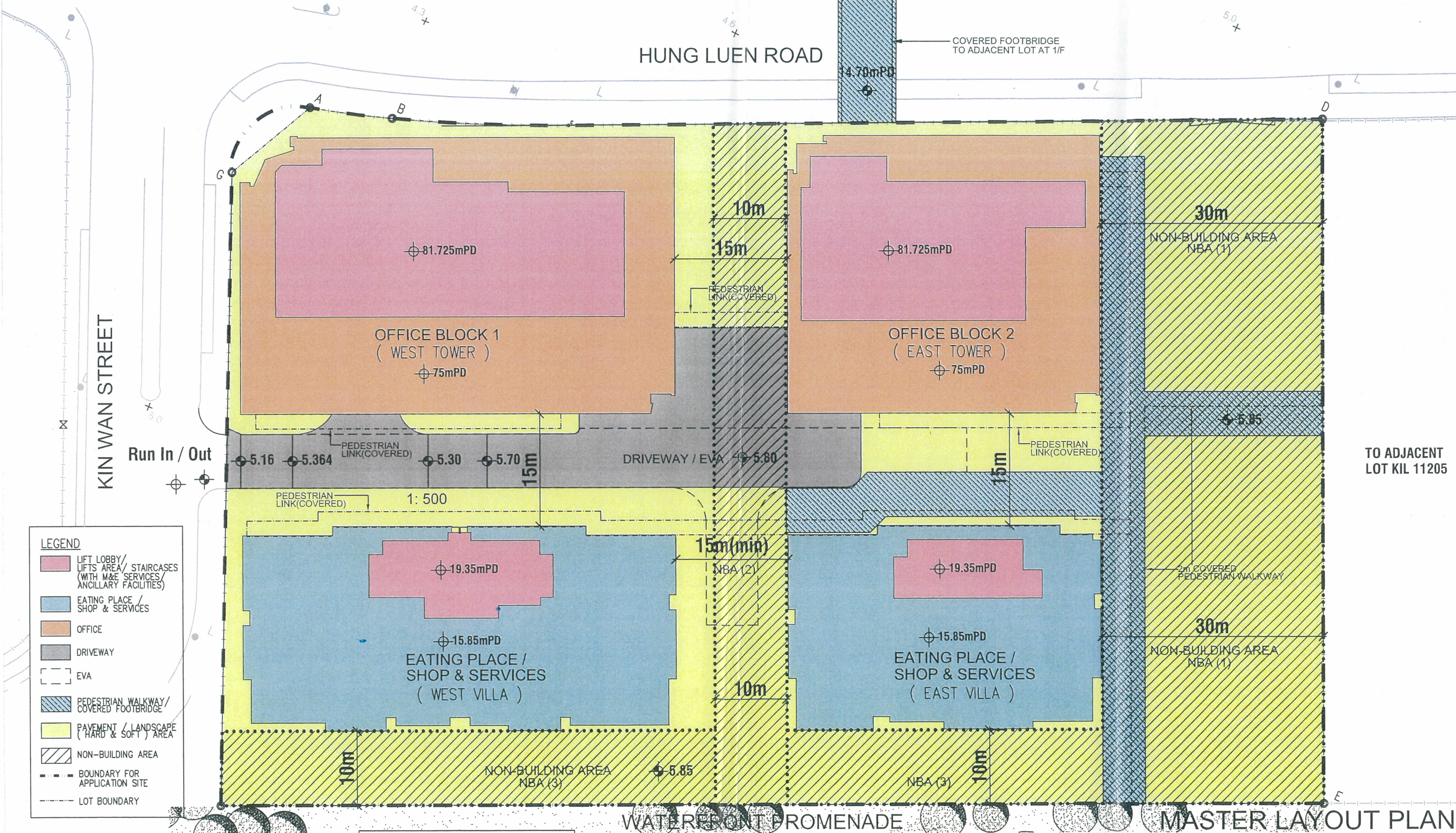
List of Approval Conditions

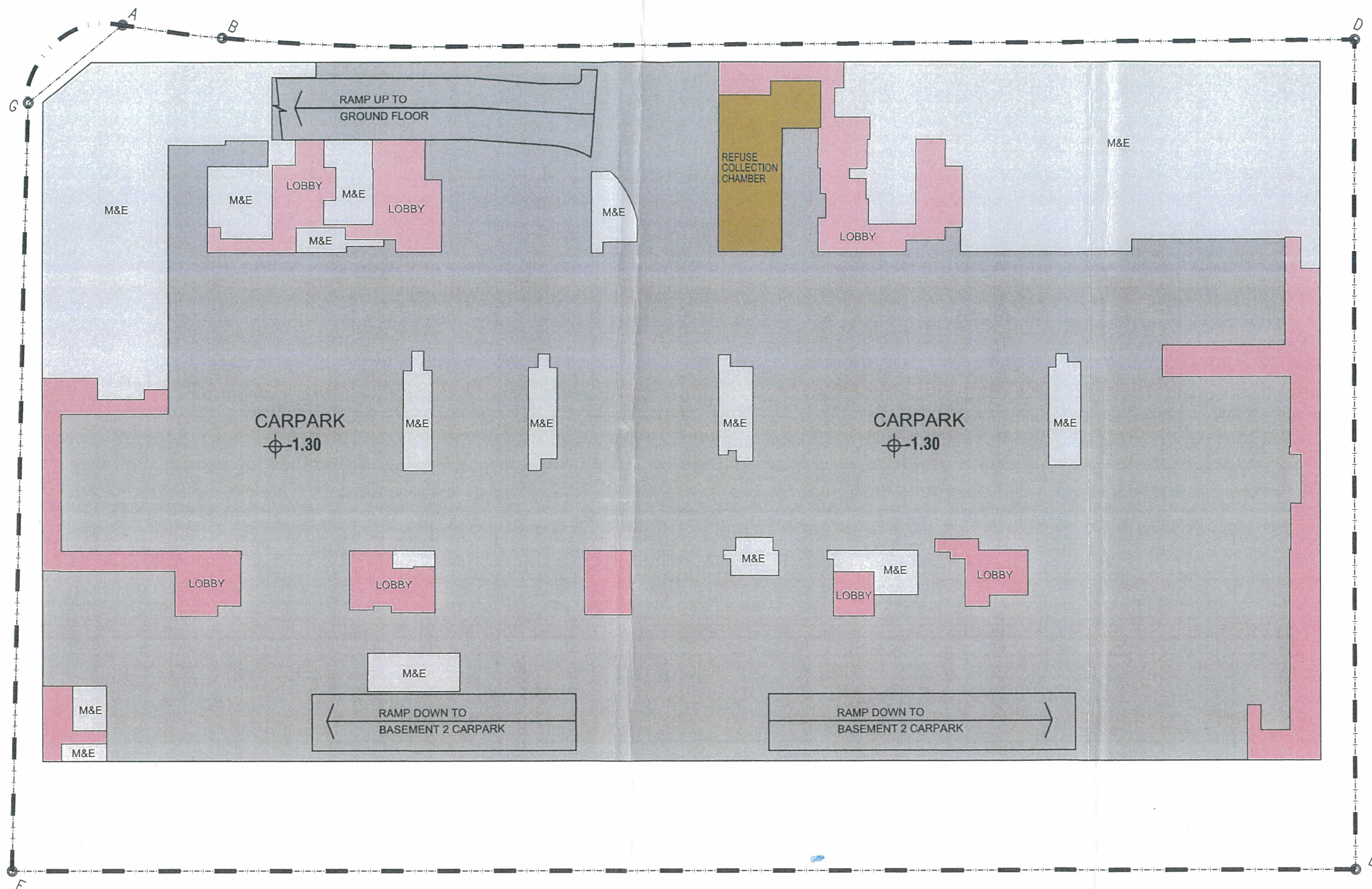
Application No. A/K9/247

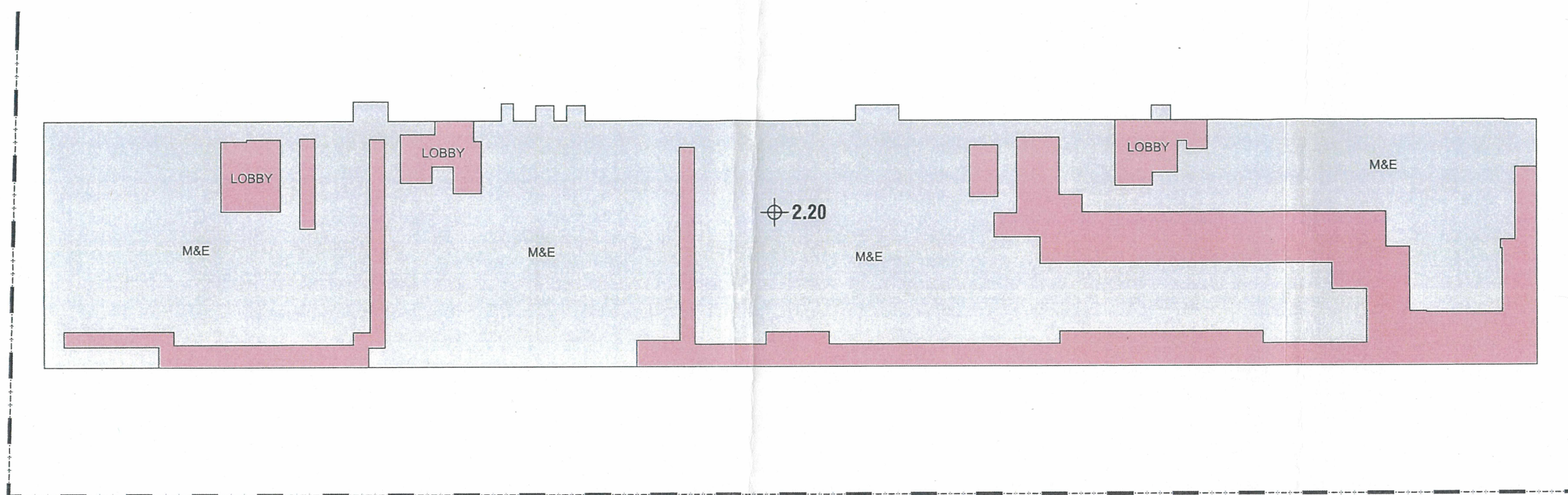
- Application Site : Kowloon Inland Lot No. 11111, Hung Luen Road, Hung Hom, Kowloon
- Subject of Application : Proposed Comprehensive Office, Eating Place and Shop and Services Development in "Comprehensive Development Area (2)" zone
- Date of Approval : 20.4.2012
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan, taking into account the approval conditions (b) to (h) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the two low blocks fronting the public promenade should not exceed 16mPD as proposed by the applicant;
 - (c) the gross floor area for eating place and shop and services should be not less than 6,200m² as proposed by the applicant;
 - (d) the submission and implementation of the revised building design (including roof-top structure design) to incorporate the proposed building design enhancement measures to the satisfaction of the Director of Planning or of the TPB;
 - (e) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
 - (f) the design and provision of footbridge, pedestrian linkage and covered pedestrian walkway to the satisfaction of the Director of Planning or of the TPB;
 - (g) the design and provision of vehicular access, parking facilities, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
 - (h) the submission and implementation of the design of the pedestrian connection between the public promenade and the proposed development to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
 - (i) the implementation of the proposed drainage and sewerage connection works and sewerage mitigation measures identified in the revised sewerage and drainage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB; and
 - (j) the provision of water supply for firefighting 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)條的規定而於二零一二年四月二十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 20. 4. 2012.

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

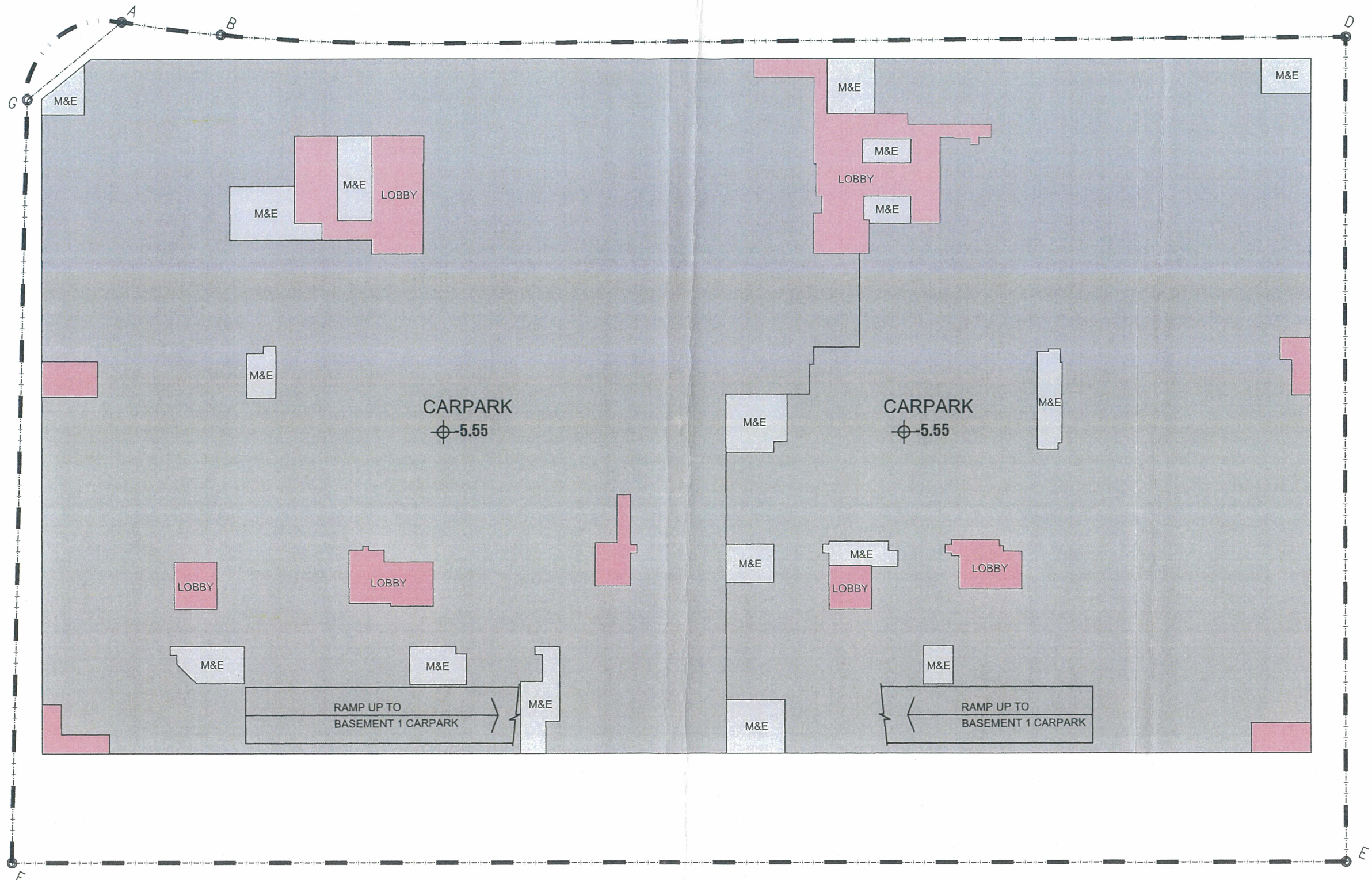




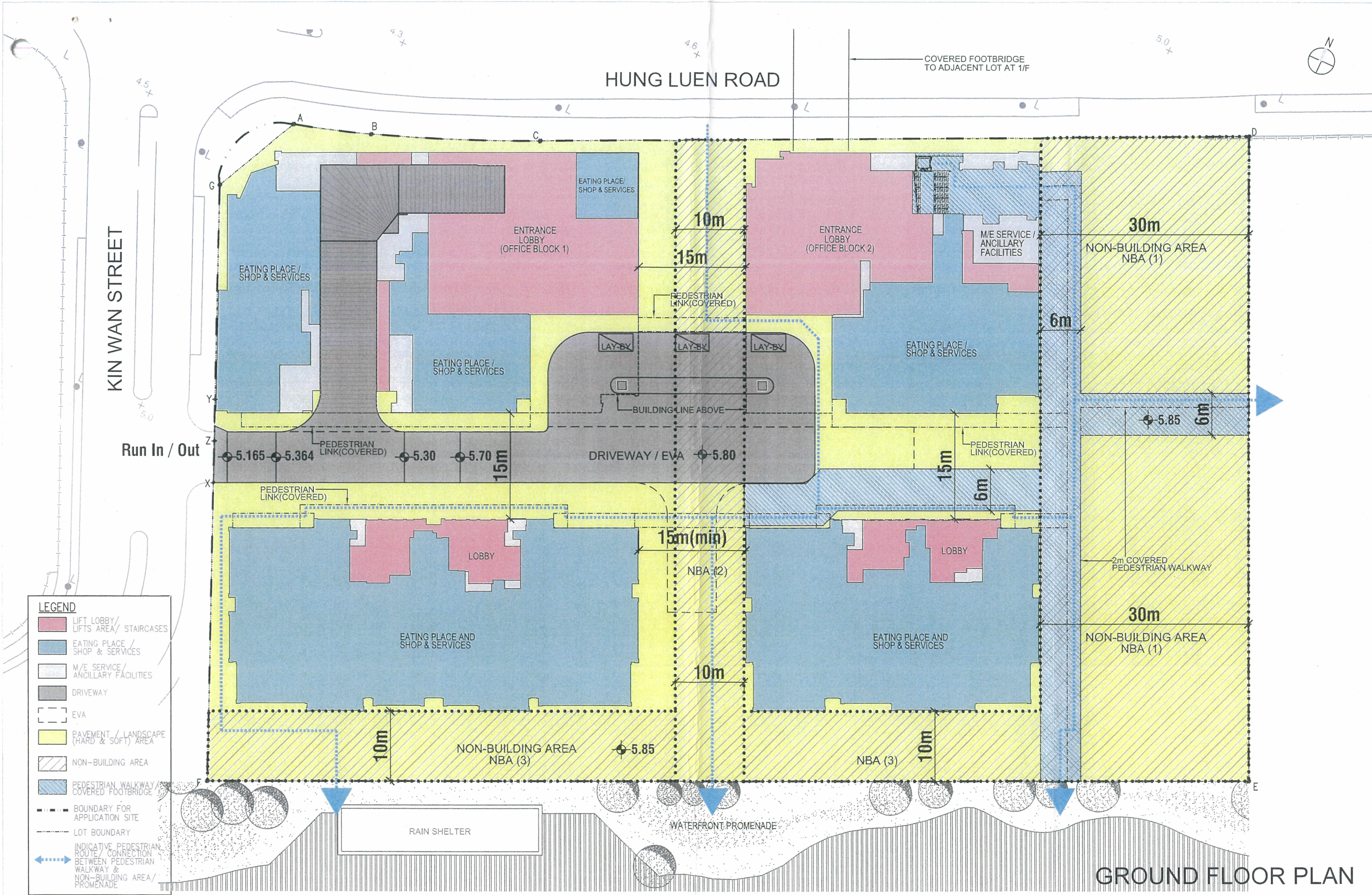


LEGEND	
	CAR PARK
	LIFT LOBBY LIFTS AREA/ STAIRCASES
	M/E SERVICE/ ANCILLARY FACILITIES
	BOUNDARY FOR APPLICATION SITE
	LOT BOUNDARY

PART PLAN AT LEVEL 2.200

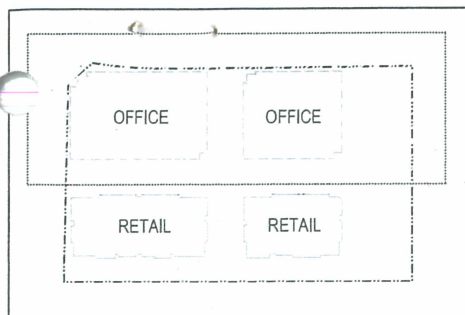


BASEMENT 2 FLOOR PLAN

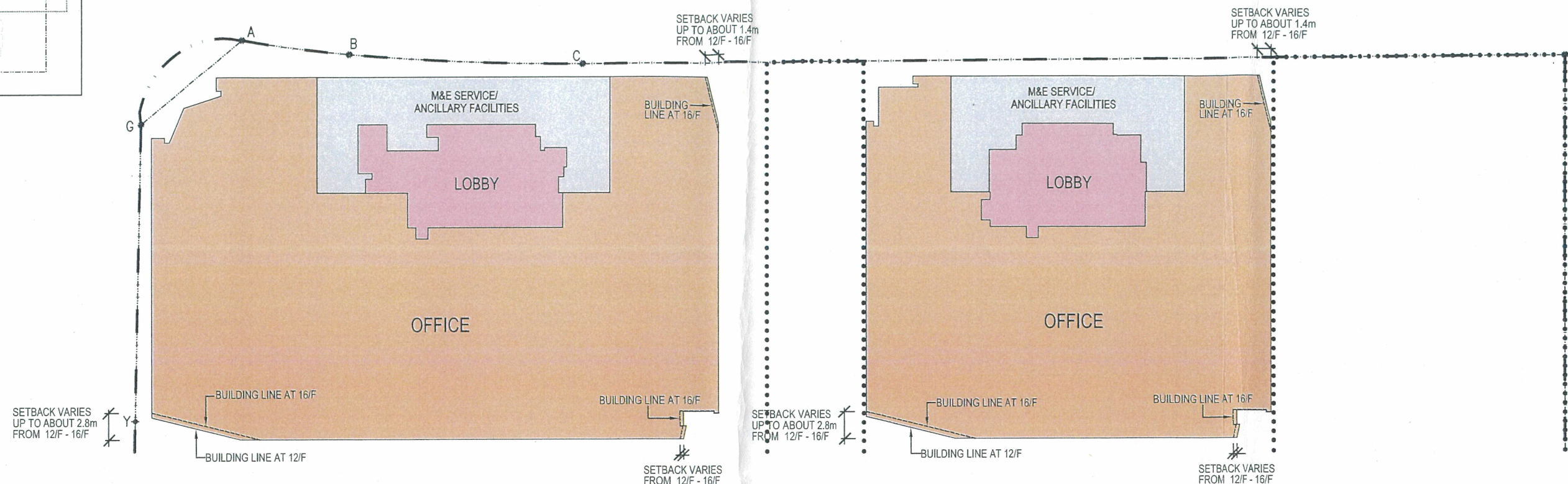






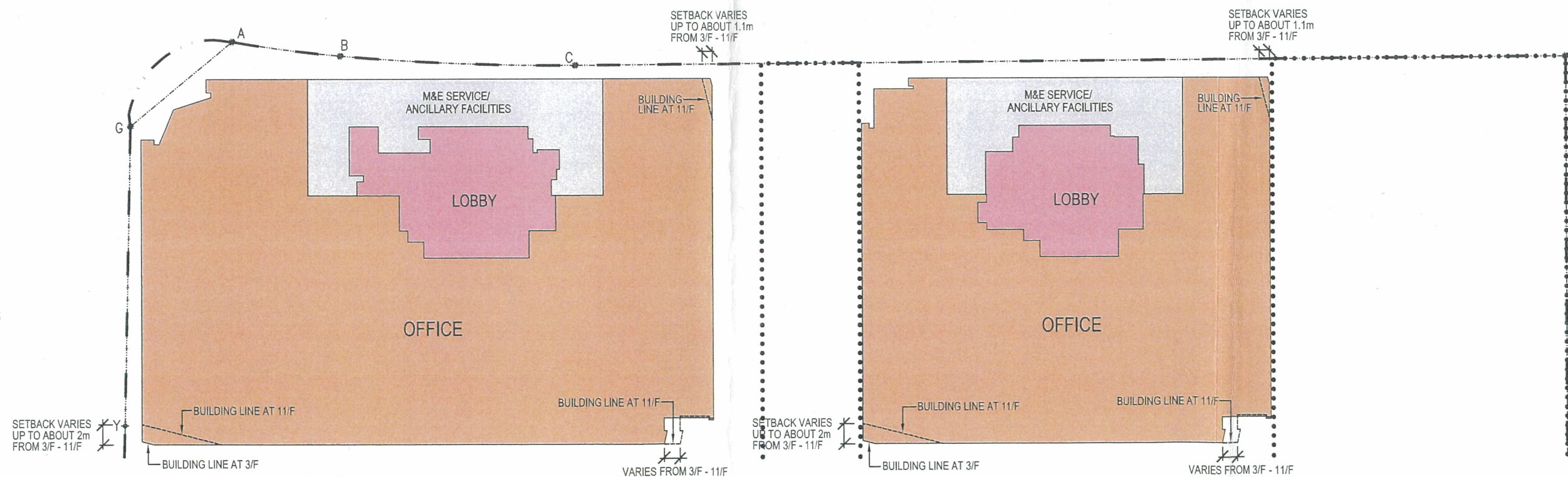
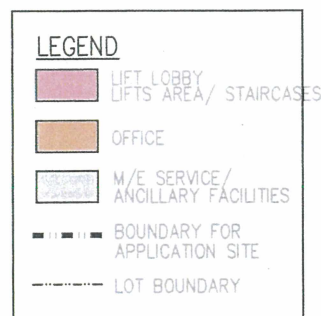


KEY PLAN



12TH-16TH FLOOR PLAN

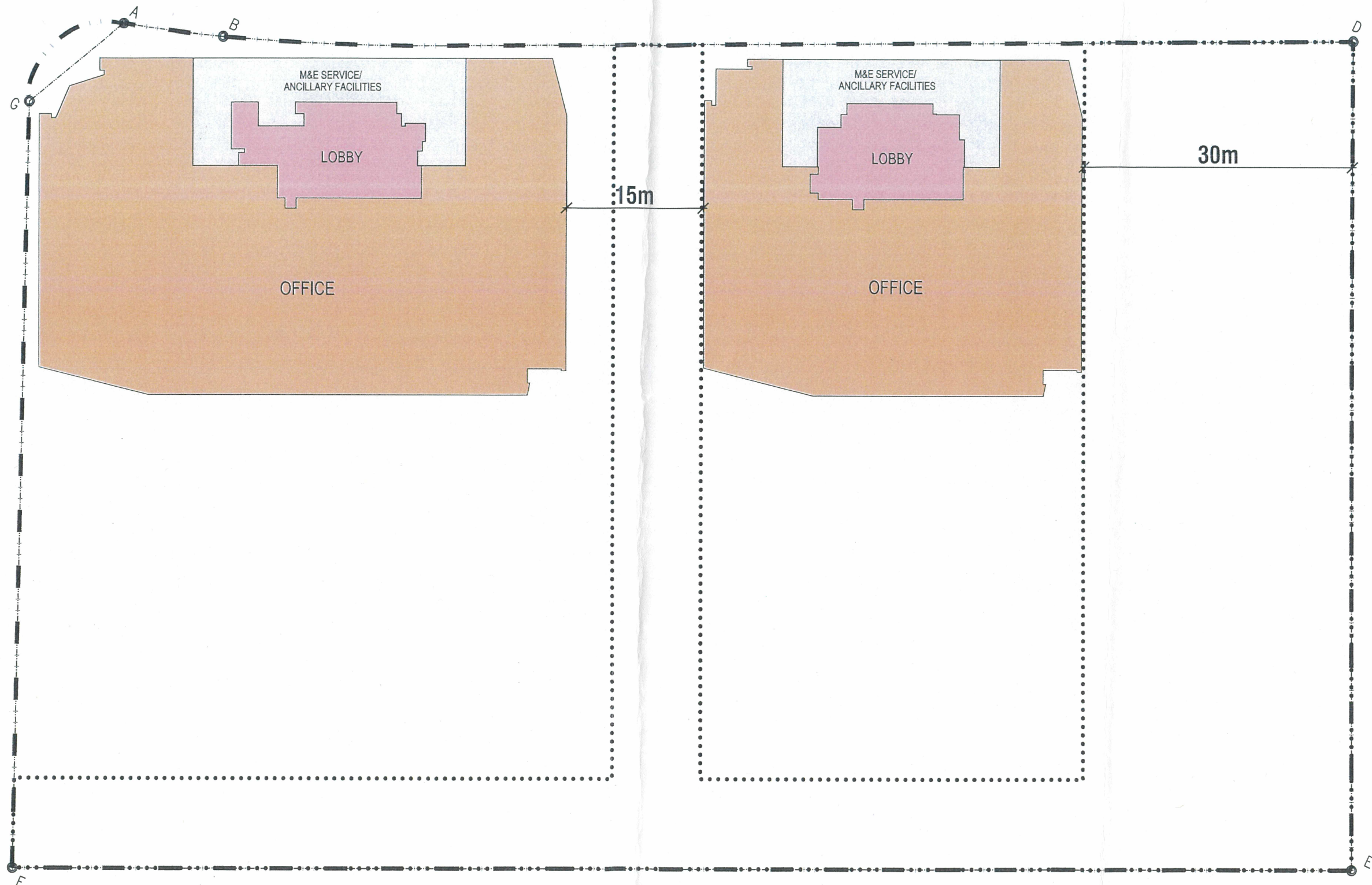
NOTE: THERE WILL BE NO 4/F, 13/F & 14/F IN THE NOMENCLATURE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.



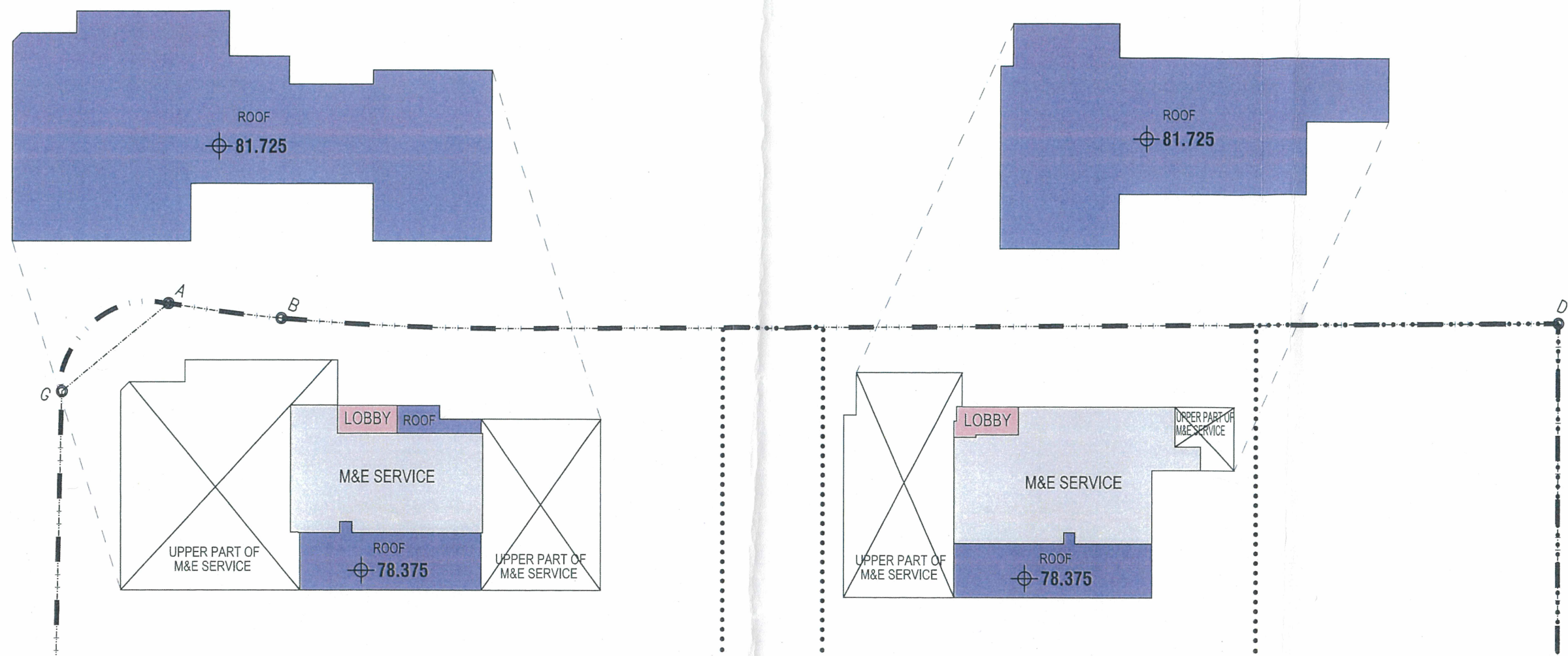
3RD-11TH FLOOR PLAN

NOTE: THERE WILL BE NO 4/F, 13/F & 14/F IN THE NOMENCLATURE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

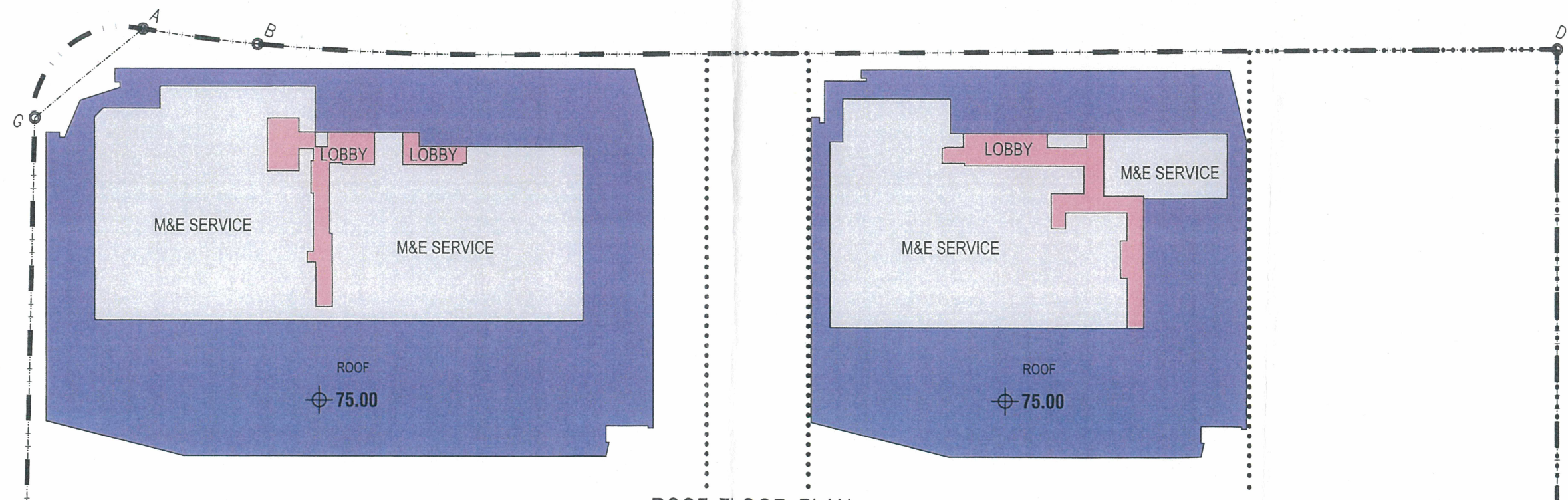
TYPICAL FLOOR PLAN



17/F FLOOR PLAN

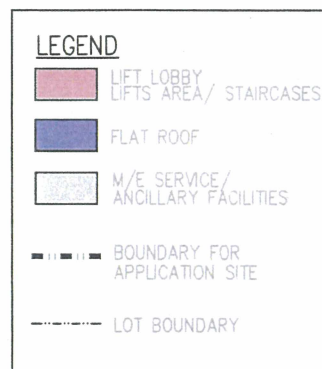


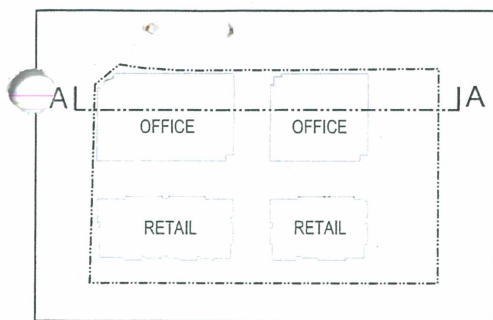
UPPER ROOF FLOOR PLAN



ROOF FLOOR PLAN

ROOF AND UPPER ROOF FLOOR PLAN

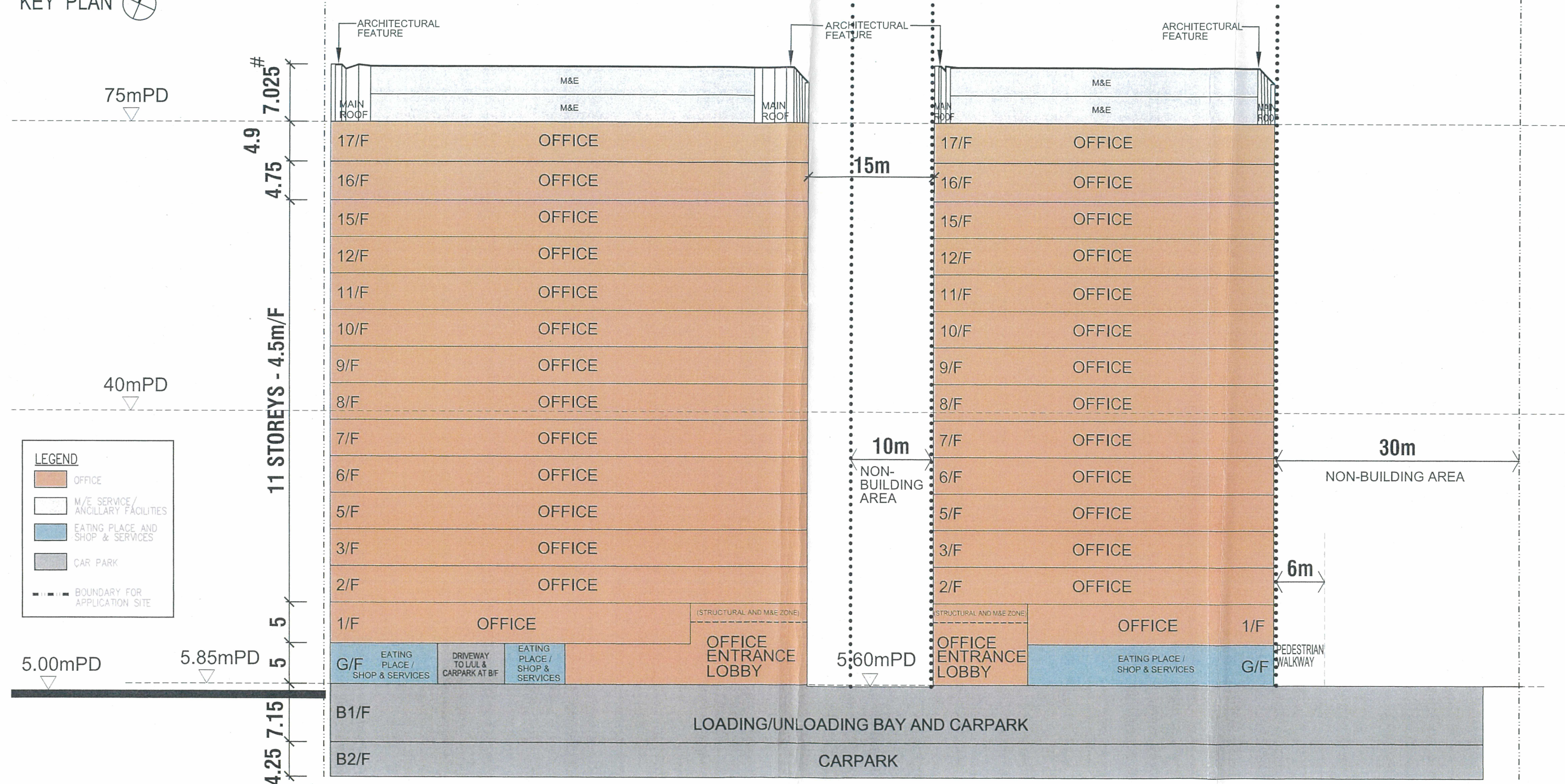




KEY PLAN

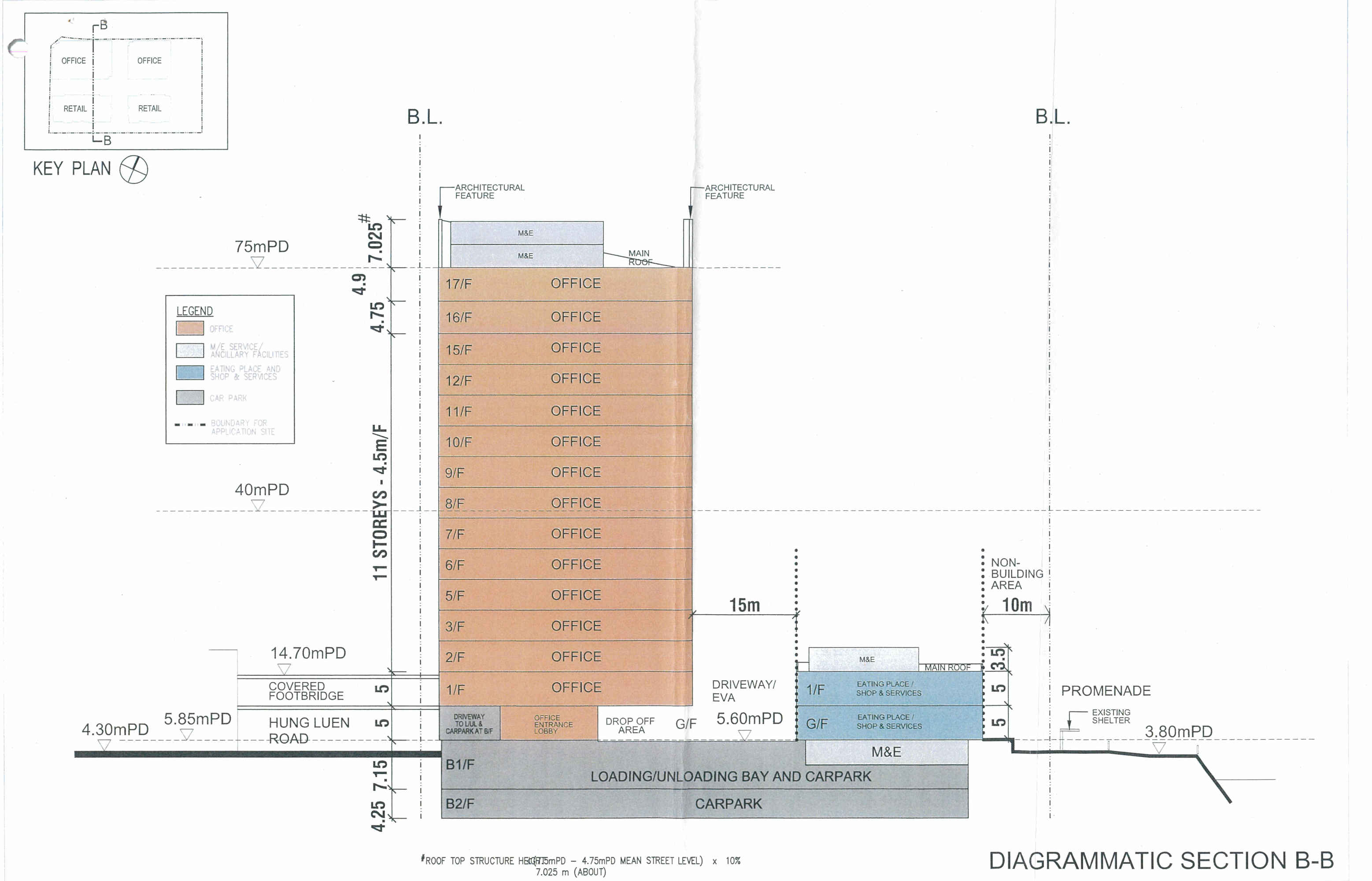
B.L.

B.L.



ROOF TOP STRUCTURE HEIGHT (75mPD - 4.75mPD MEAN STREET LEVEL) x 10%
7.025 m (ABOUT)

DIAGRAMMATIC SECTION A-A

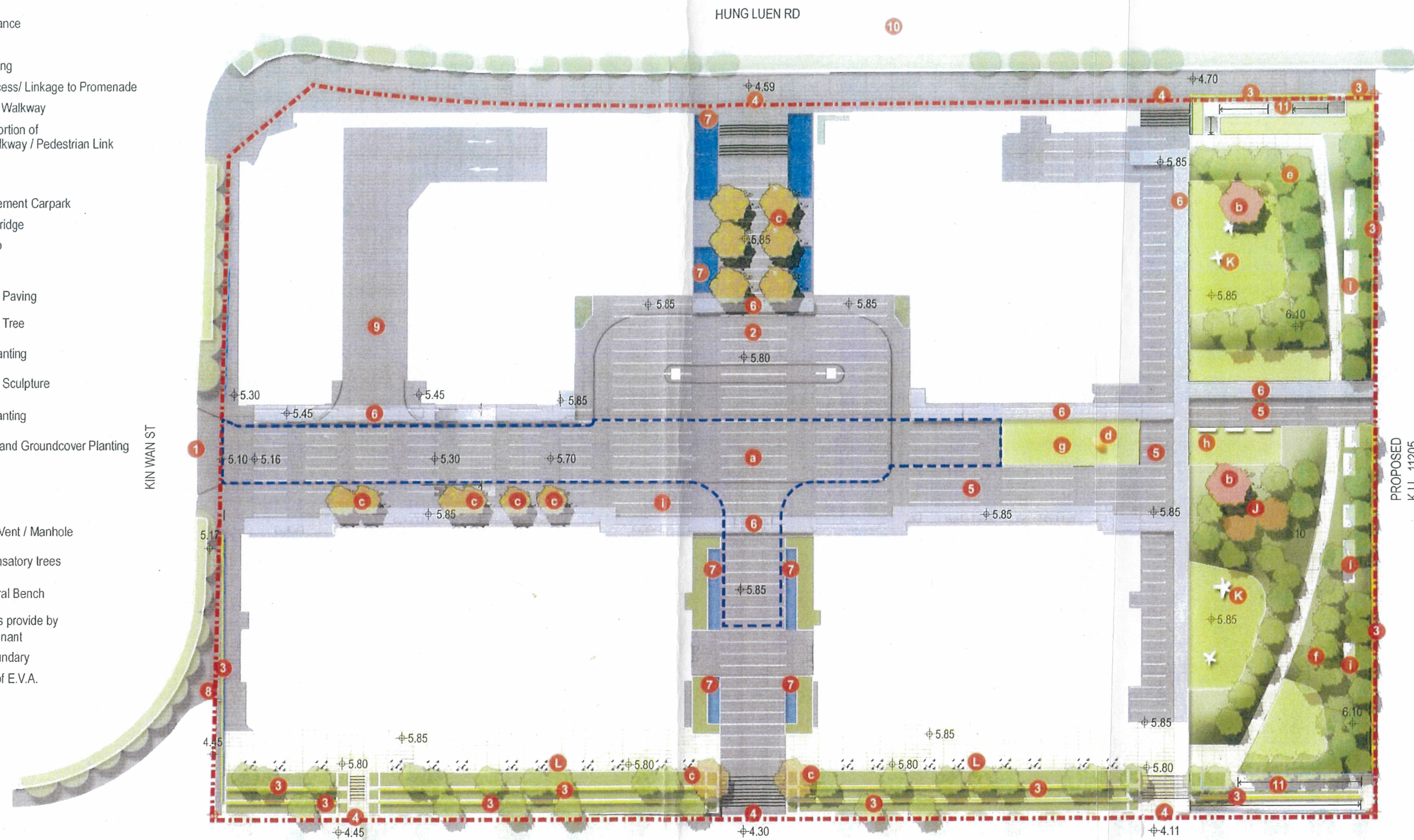




LEGEND

- 1 Vehicular Entrance
- 2 Drop-off Area
- 3 Vertical Greening
- 4 Pedestrian Access/ Linkage to Promenade
- 5 6m Pedestrian Walkway
- 6 2m Covered Portion of Pedestrian Walkway / Pedestrian Link
- 7 Water Feature
- 8 Stopping Gate
- 9 Access to Basement Carpark
- 10 Covered Footbridge
- 11 Disabled Ramp

- a Feature Paving
- b Feature Tree
- c Tree Planting
- d Feature Sculpture
- e Tree Planting
- f Shrubs and Groundcover Planting
- g Lawn
- h Bench
- i Smoke Vent / Manhole
- j Compensatory trees
- k Sculptural Bench
- l Seatings provide by future tenant
- Site Boundary
- Extent of E.V.A.



Application No. A/K9/247

Plan approved by

C.K. Yip

C.K. YIP

for Director of Planning

PLANNING DEPARTMENT

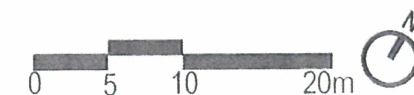
Date: 17 MAR 2016

Figure 3 Landscape Master Plan

LANDSCAPE MASTER PLAN
March 2016 (15th Submission)

PROPOSED COMPREHENSIVE DEVELOPMENT AREA (2) at
K.I.L. No. 11111 Hung Luen Road, Hung Hom, Kowloon

WHEELOCK PROPERTIES | **AECOM**



DEVELOPMENT SCHEDULE

Application Site Area	About 13,703m ²	
Total Plot Ratio	4	
- Office	3.518	
- Eating Place, Shop and Serices	0.482	
Total non-domestic GFA	54812 m ²	
- Office	48210 m ²	
- Eating Place, Shop and Services	6602 m ²	
Site Coverage	51.3%	
	High Blocks	Low Blocks
No. of blocks	2	2
No. of Storeys	15 (excluding 2 basement floors)	2 (excluding 2 basement floors)
Building Height		
- Main Roof	75mPD	15.85mPD
- Roof Top Structures (with architectural features)	7.025m	3.5m
Main Uses	G/F - Entrance Lobby/Eating Place/Shop and Services/vehicle lay-bys 1/F to 17/F - Office <small>*Note: 4/F, 13/F & 14/F were omitted</small>	G/F & 1/F - Eating Place/ Shop and Services
Minimum Greenery Coverage	20%	
Car Parking and L/UL Facilities		
- Private car parking spaces	373 (office:338 eating place and shop and services: 35)	
- Motorcycle parking spaces	19	
- L/UL bays	34 (office:25 eating place and shop and services: 9)	
- Vehicle/taxi Lay-bys	3	

DEVELOPMENT PROGRAMME

The development would be implemented in one phase.

The superstructure and drainage works of towers were commenced in April 2014, and the superstructure and drainage works at Footbridge across Hung Luen Road were commenced in March 2015.

The superstructure and drainage works for towers and Footbridge across Hung Luen Road were completed in accordance with approved General Building Plans for the application of Occupation Permit in December 2015.