

List of Approval Conditions

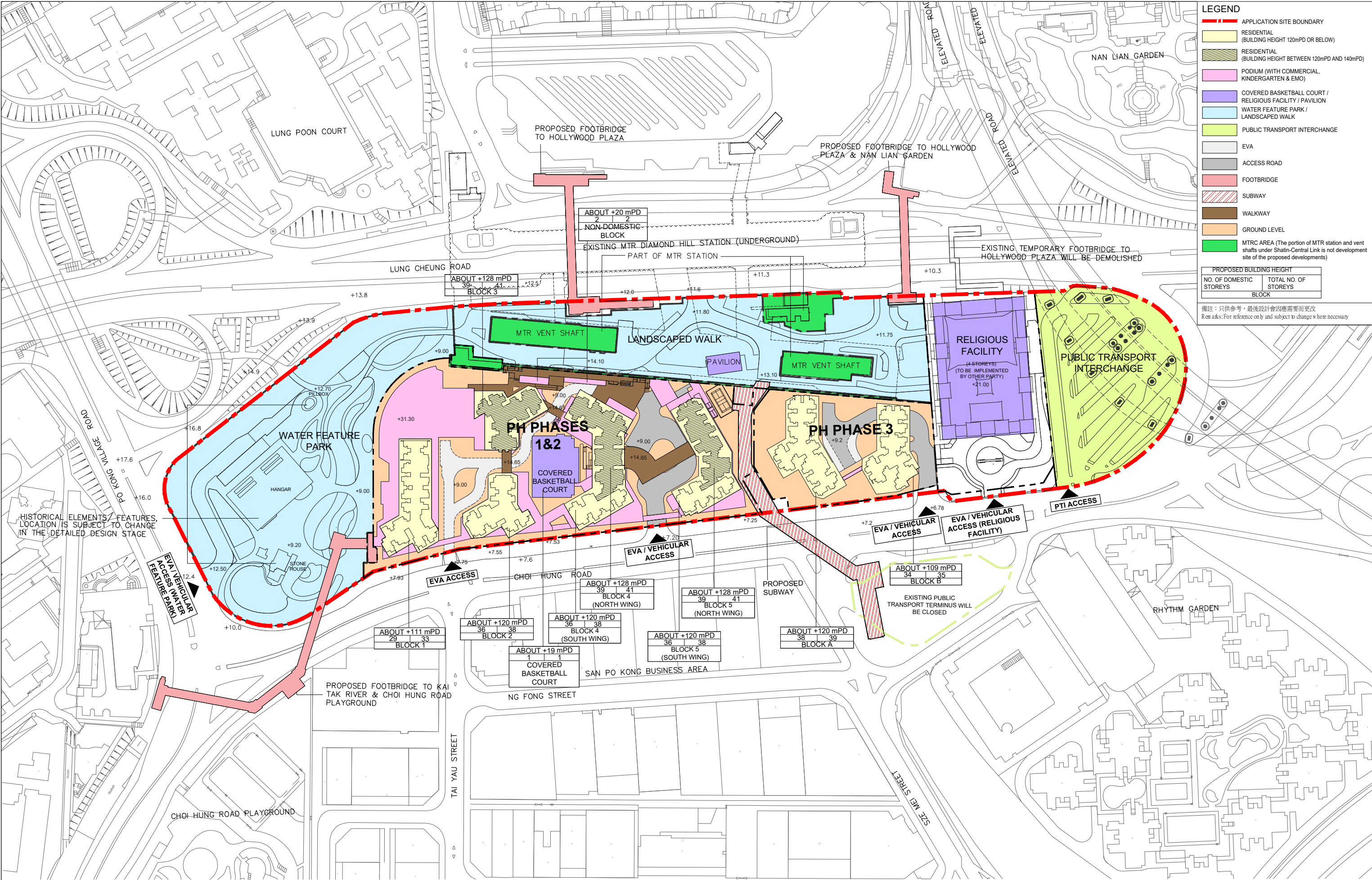
Application No. A/K11/223-1

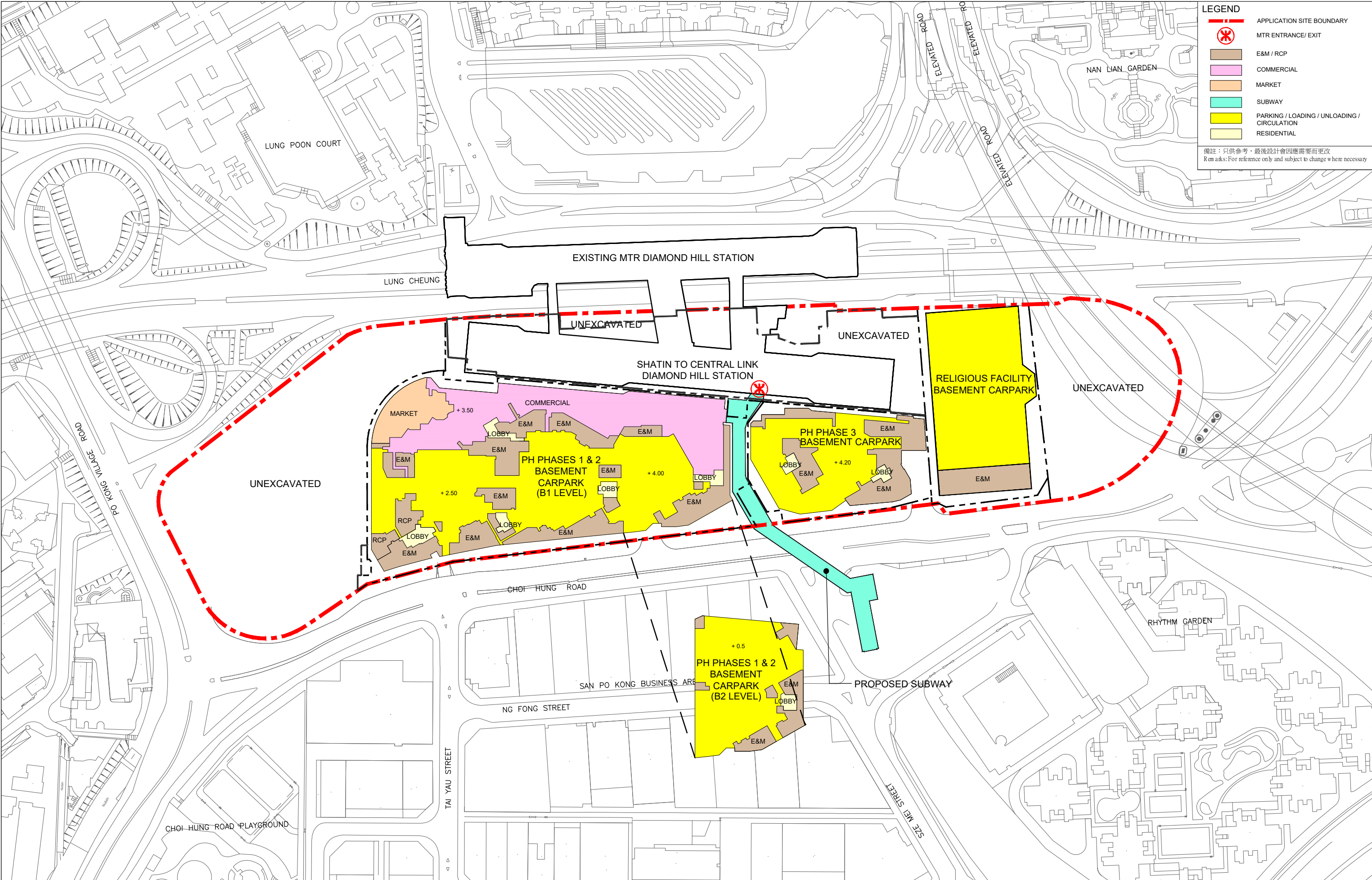
- Application Site : “Comprehensive Development Area” Zone and areas shown as ‘Road’, Diamond Hill, Kowloon
- Subject of Application : Proposed Public Housing Development including ‘Flat’, ‘Shop and Services’, ‘Market’, ‘Place of Recreation, Sports or Culture’, ‘Public Transport Terminus or Station’, ‘Religious Institution’, ‘School’ and ‘Eating Place’ in “Comprehensive Development Area” Zone
- Date of Approval : 21.5.2020
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to incorporate the approval conditions as stipulated in conditions (b) to (i) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) the implementation of the accepted development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB;
 - (c) the design and provision of pedestrian links, ingress/egress point, vehicular access, parking spaces, loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
 - (d) the submission and implementation of a revised Landscape Master Plan including tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;
 - (e) the submission of a tree monitoring report on the preserved trees based on the interval specified in the tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;
 - (f) the implementation of traffic mitigation measures identified in the Traffic Impact Assessment to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;
 - (g) the design and provision of the public transport interchange to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;
 - (h) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
 - (i) the design and provision of the water feature park (including the three historic buildings/structures) and landscaped walk with cultural theme, as proposed by you, to the satisfaction of the

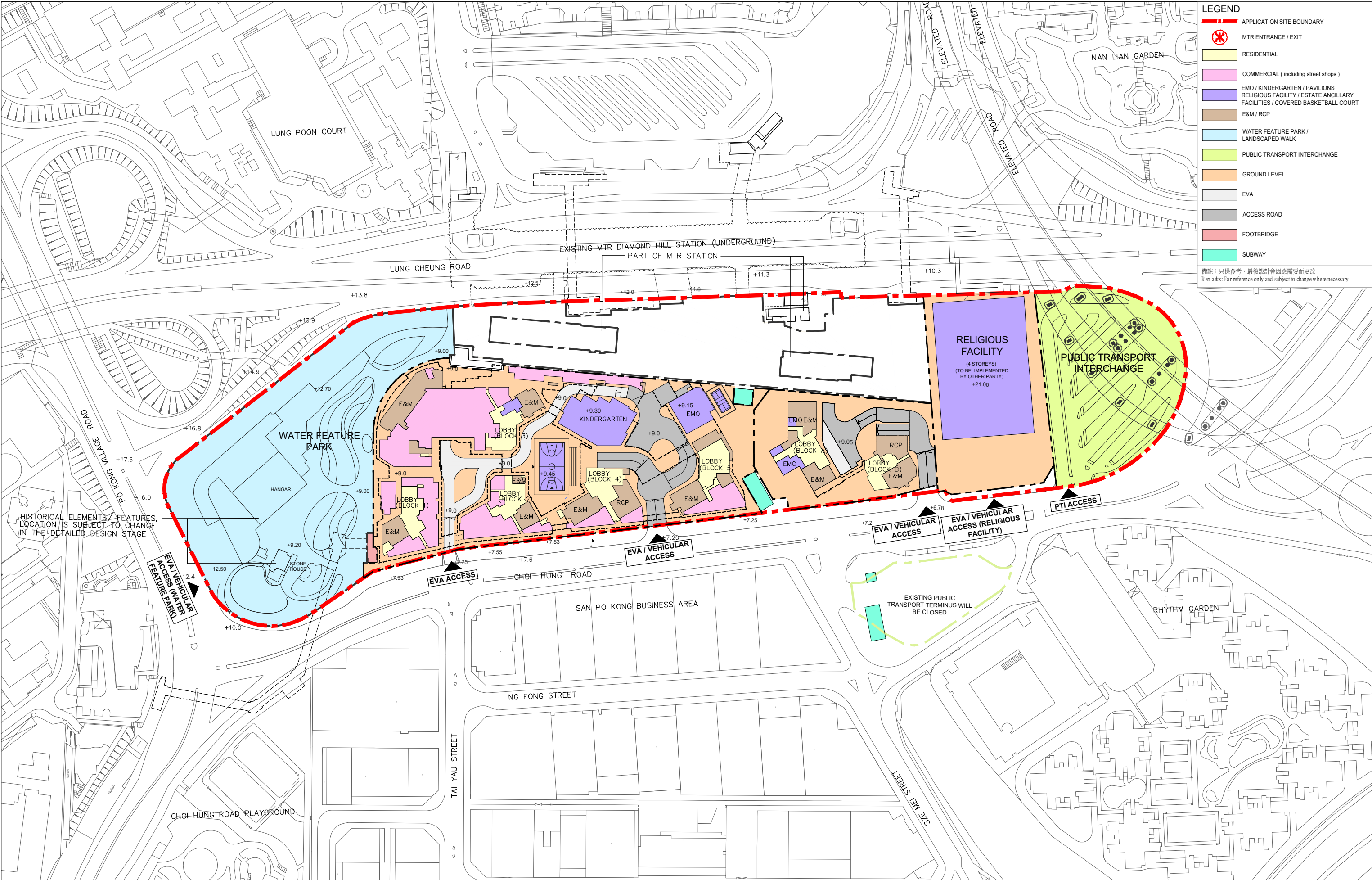
Director of Leisure and Cultural Services or of the TPB; and

- (j) the submission of a Conservation Management Plan for the two graded structures (i.e. the former Royal Air Force Hangar and the Old Pillbox) to the satisfaction of the Antiquities and Monuments Office or of the TPB.

Planning
A/K11/22







LEGEND

APPLICATION SITE BOUNDARY

MTR ENTRANCE / EXIT

RESIDENTIAL

COMMERCIAL (including street shops)

EMO / KINDERGARTEN / PAVILIONS

RELIGIOUS FACILITY / ESTATE ANCILLARY FACILITIES / COVERED BASKETBALL COURT

E&M / RCP

WATER FEATURE PARK / LANDSCAPED WALK

PUBLIC TRANSPORT INTERCHANGE

GROUND LEVEL

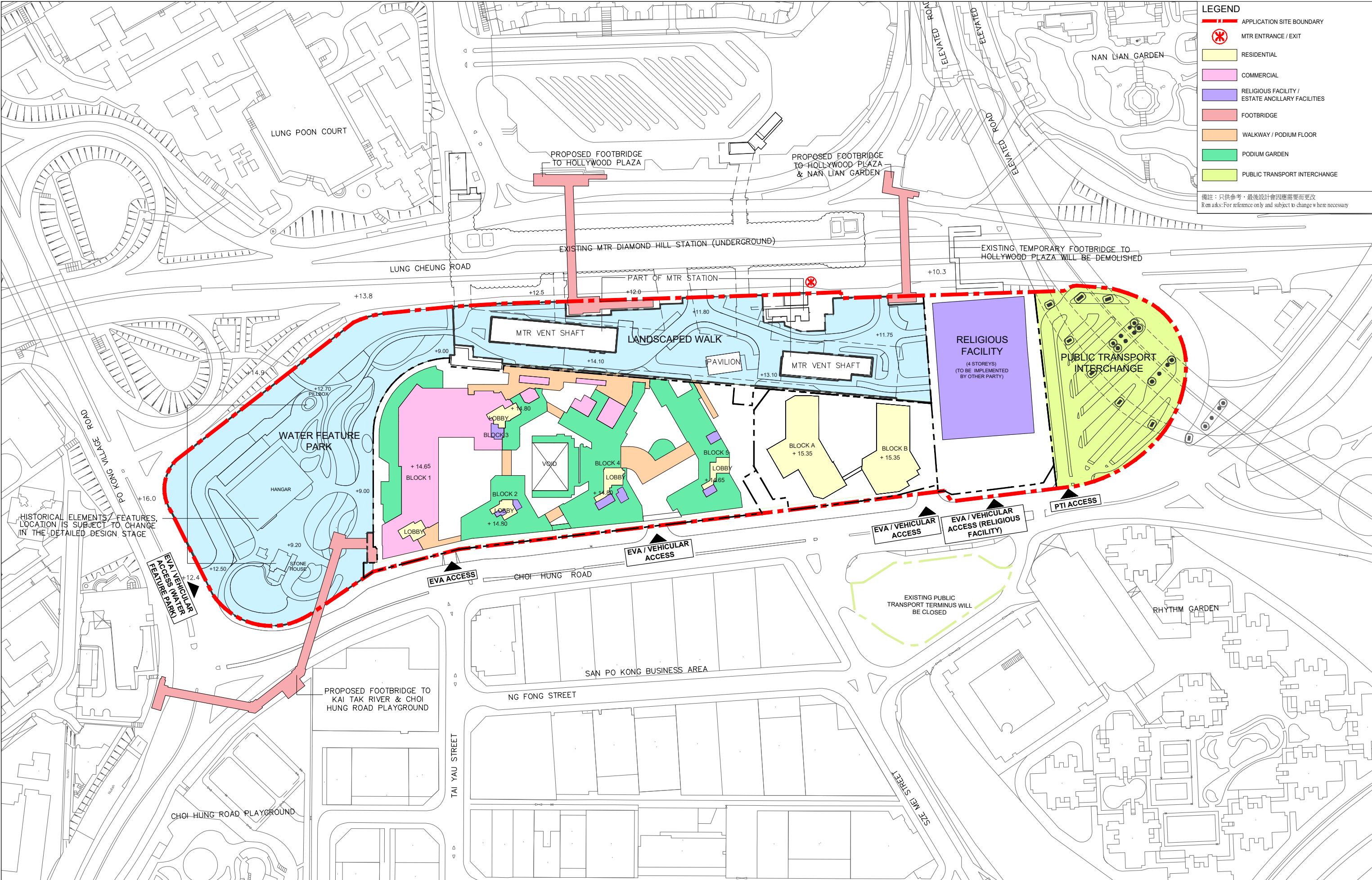
EVA

ACCESS ROAD

FOOTBRIDGE

SUBWAY

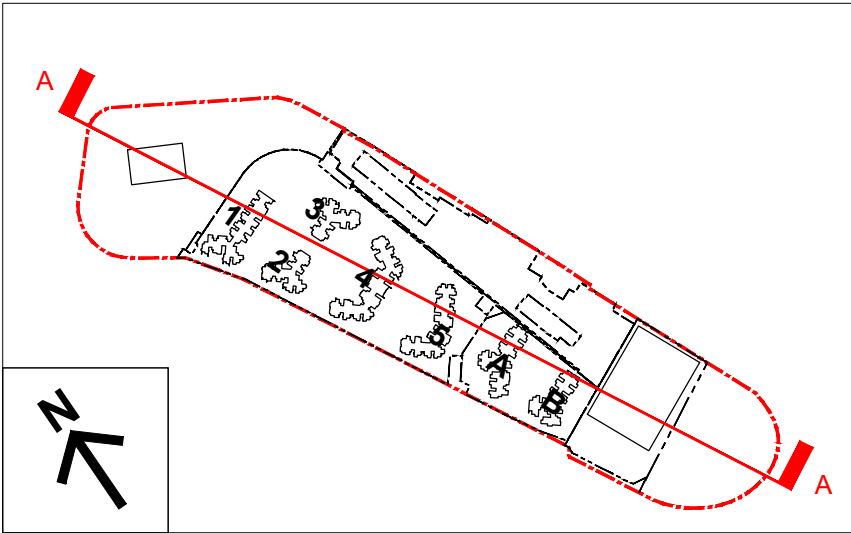
備註：只供參考，最後設計會因應需要而更改
Remarks: For reference only and subject to change where necessary



LEGEND

- APPLICATION SITE BOUNDARY
- MTR ENTRANCE / EXIT
- RESIDENTIAL
- COMMERCIAL
- RELIGIOUS FACILITY / ESTATE ANCILLARY FACILITIES
- FOOTBRIDGE
- WALKWAY / PODIUM FLOOR
- PODIUM GARDEN
- PUBLIC TRANSPORT INTERCHANGE

備註：只供參考，最後設計會因應需要而更改
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KEY PLAN SCALE 1:3000

LEGEND

APPLICATION SITE BOUNDARY

RESIDENTIAL

COMMERCIAL

KINDERGARTEN / COVERED BASKETBALL COURT

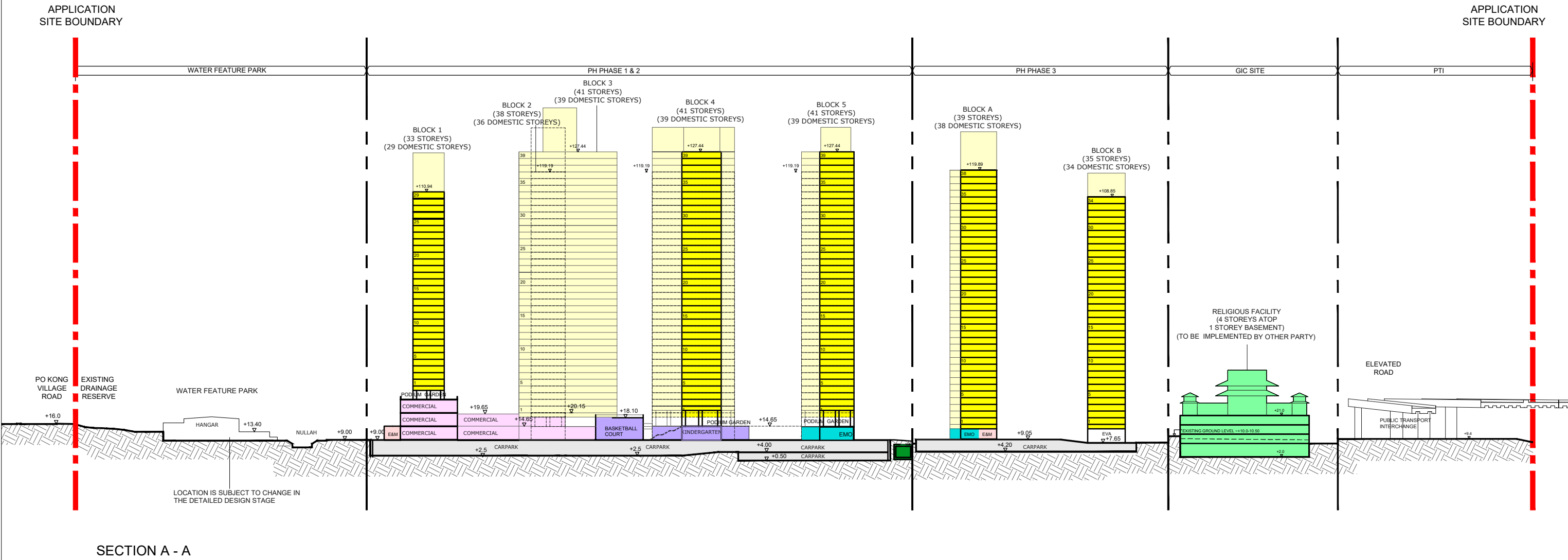
EMO

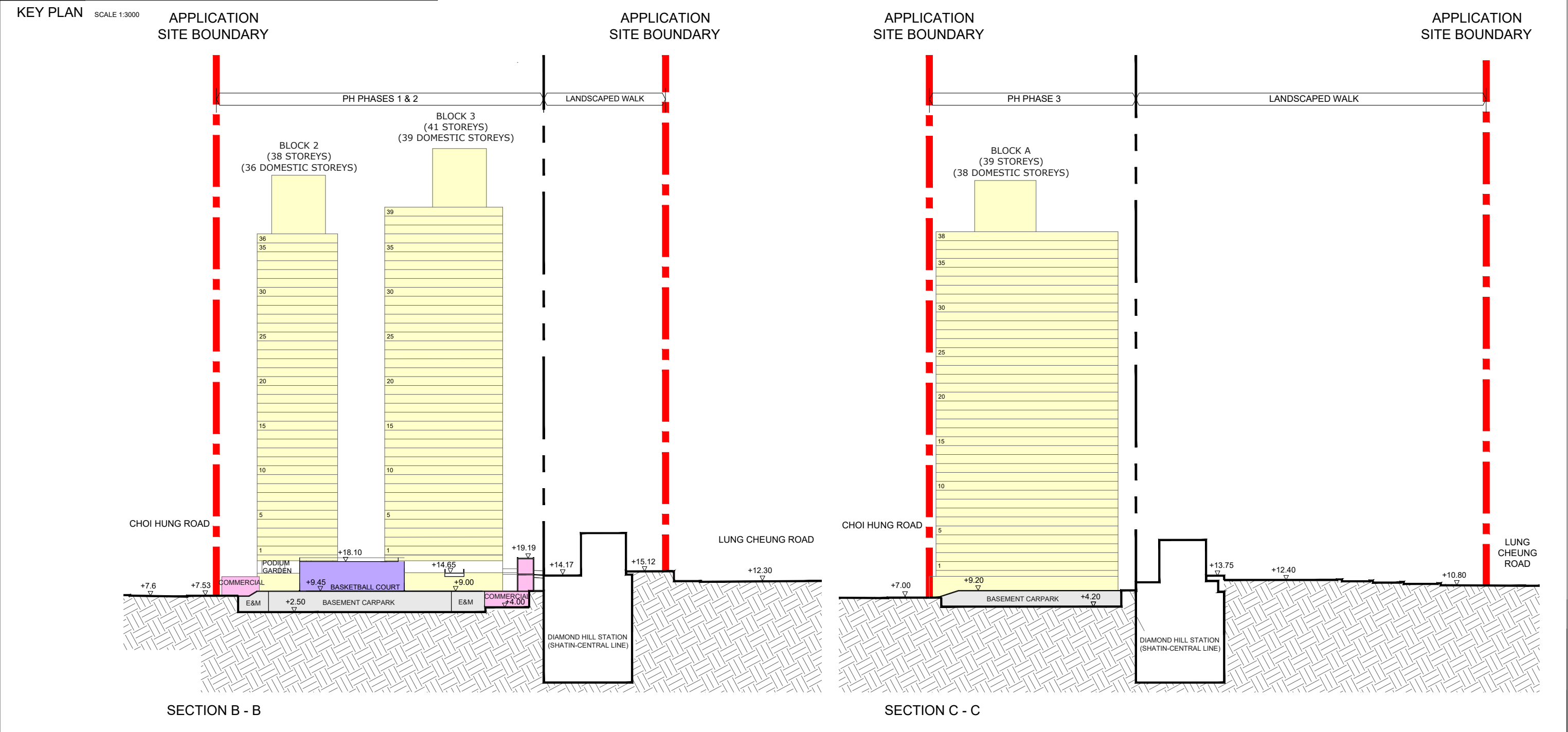
E&M

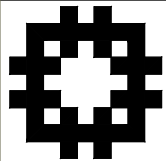
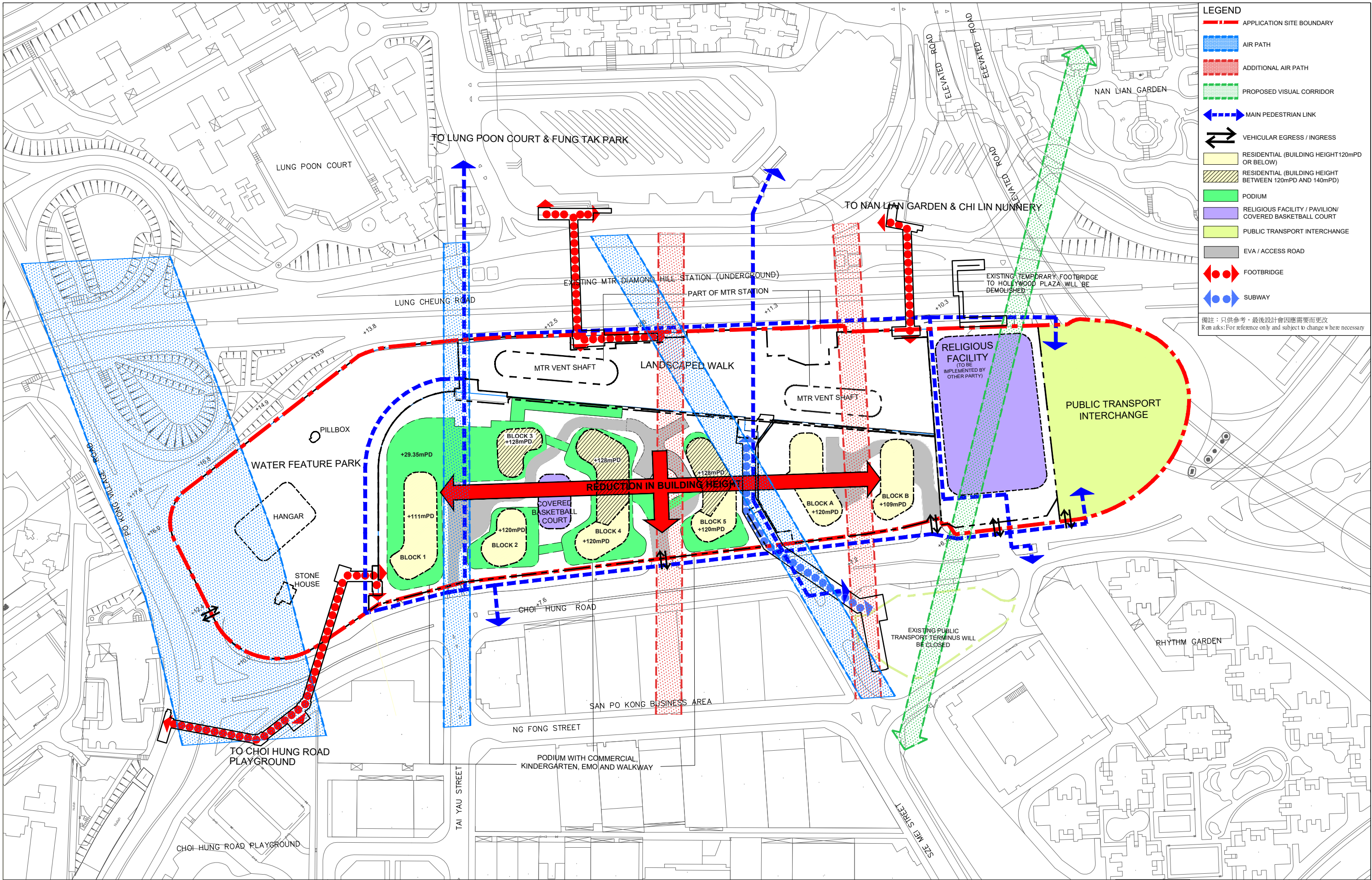
RELIGIOUS FACILITY

SUBWAY

備註：只供參考，最後設計會因應需要而更改
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PROPOSED DIAMOND HILL CDA SITE

URBAN DESIGN CONCEPT PLAN



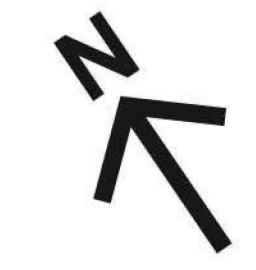
PHASE No.	SCALE	
PH PHASES 1, 2 & 3	1:2000 (A3)	
DRAWING No.	DATE	SERIAL
Plan 12	11-08-2020	



Landscape Master Plan
(Ground Floor Level)

Remarks: For reference only and subject to change where necessary

- | | | | | |
|---|------------------------------------|------------------------------|---------------------|--------------------|
| Existing Roadside Tree to be Retained | Existing Tree Group to be Retained | Planting beside River Course | Drainage Reserve | Children Play Area |
| Tree Planting subjected to Relevant Departments | Water Feature | Greenery | Pedestrian Footpath | |
| Access Road | Ball Court | New Tree Planting | Covered Walkway | |



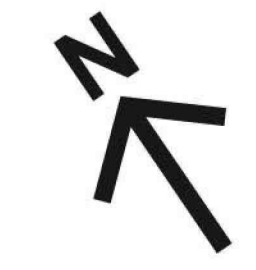
PHASE No.	SCALE		LEGEND	ANNEX
	1:1600 (A3)		<div><div><div></div></div> CDA BOUNDARY</div> <div><div><div></div></div> PH SITE BOUNDARY</div> <div><div><div></div></div> EXISTING PUBLIC TRANSPORT TERMINUS WILL BE CLOSED</div>	
DRAWING No.	DATE	SERIAL		
Plan 14	JUN. 2020 REV. A	S95		



**Landscape Master Plan
(First Floor Level)**

Remarks: For reference only and subject to change where necessary

- | | | | | |
|---|------------------------------------|------------------------------|---------------------|--------------------|
| Existing Roadside Tree to be Retained | Existing Tree Group to be Retained | Planting beside River Course | Drainage Reserve | Children Play Area |
| Tree Planting subjected to Relevant Departments | Water Feature | Greenery | Pedestrian Footpath | |
| Access Road | Ball Court | New Tree Planting | Covered Walkway | |



PHASE No.	SCALE		LEGEND		ANNEX
	1:1600 (A3)		CDA BOUNDARY		
			PH SITE BOUNDARY		
DRAWING No.	DATE	SERIAL	EXISTING PUBLIC TRANSPORT TERMINUS WILL BE CLOSED		
Plan 15	JUN. 2020 REV. A	S95			



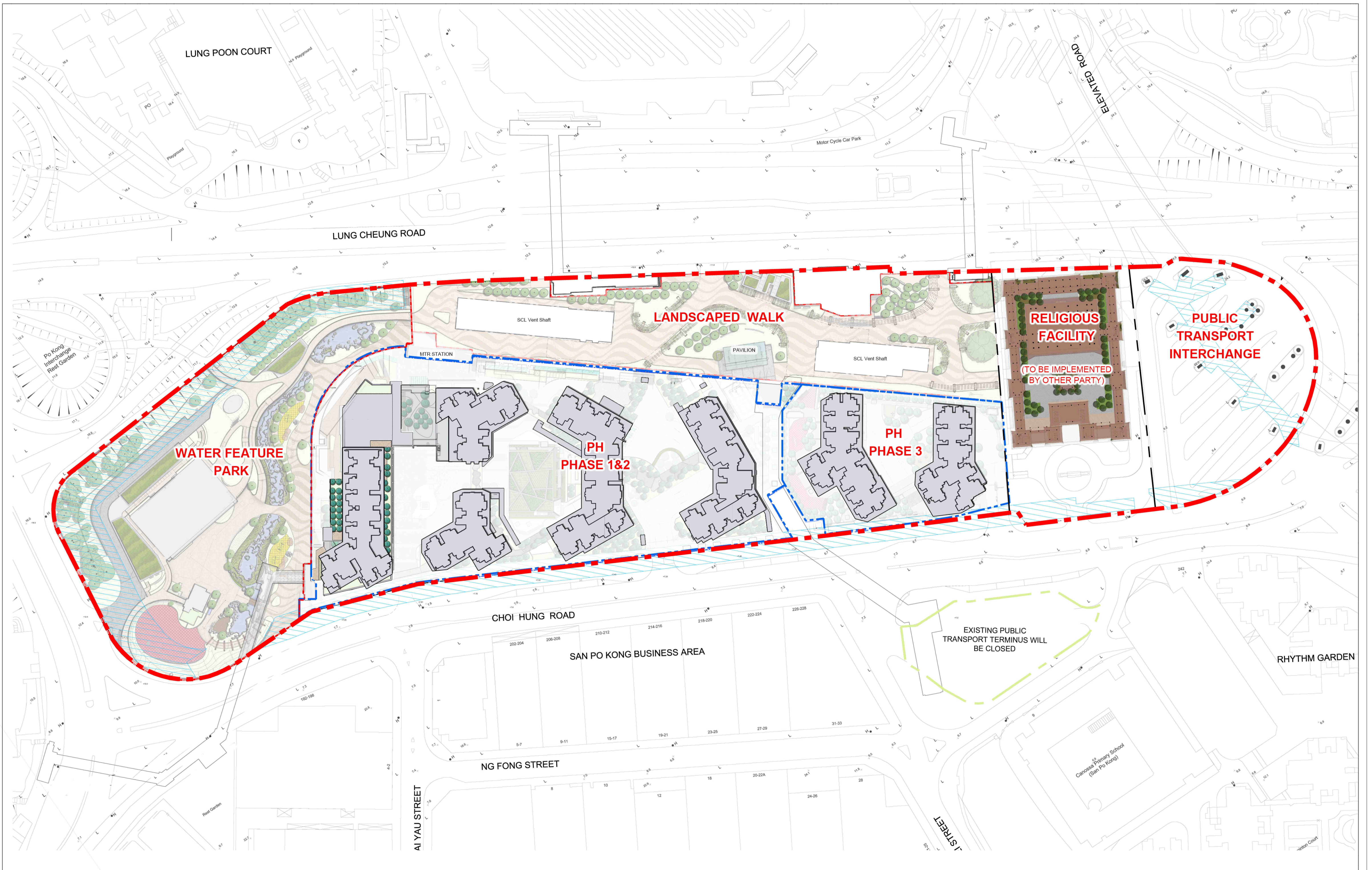
Landscape Master Plan
(Second Floor Level)

Remarks: For reference only and subject to change where necessary

	Existing Roadside Tree to be Retained		Existing Tree Group to be Retained		Planting beside River Course		Drainage Reserve		Children Play Area
	Tree Planting subjected to Relevant Departments		Water Feature		Greenery		Pedestrian Footpath		New Tree Planting
	Access Road		Ball Court		Green Roof		Covered Walkway		



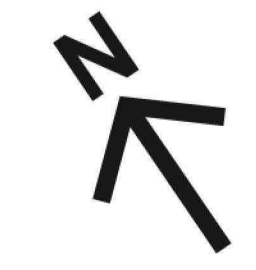
PHASE No.	SCALE		LEGEND		ANNEX
	1:1600 (A3)		CDA BOUNDARY		
			PH SITE BOUNDARY		
DRAWING No.	DATE	SERIAL	EXISTING PUBLIC TRANSPORT TERMINUS WILL BE CLOSED		
Plan 16	JUN. 2020 REV. A	S95			



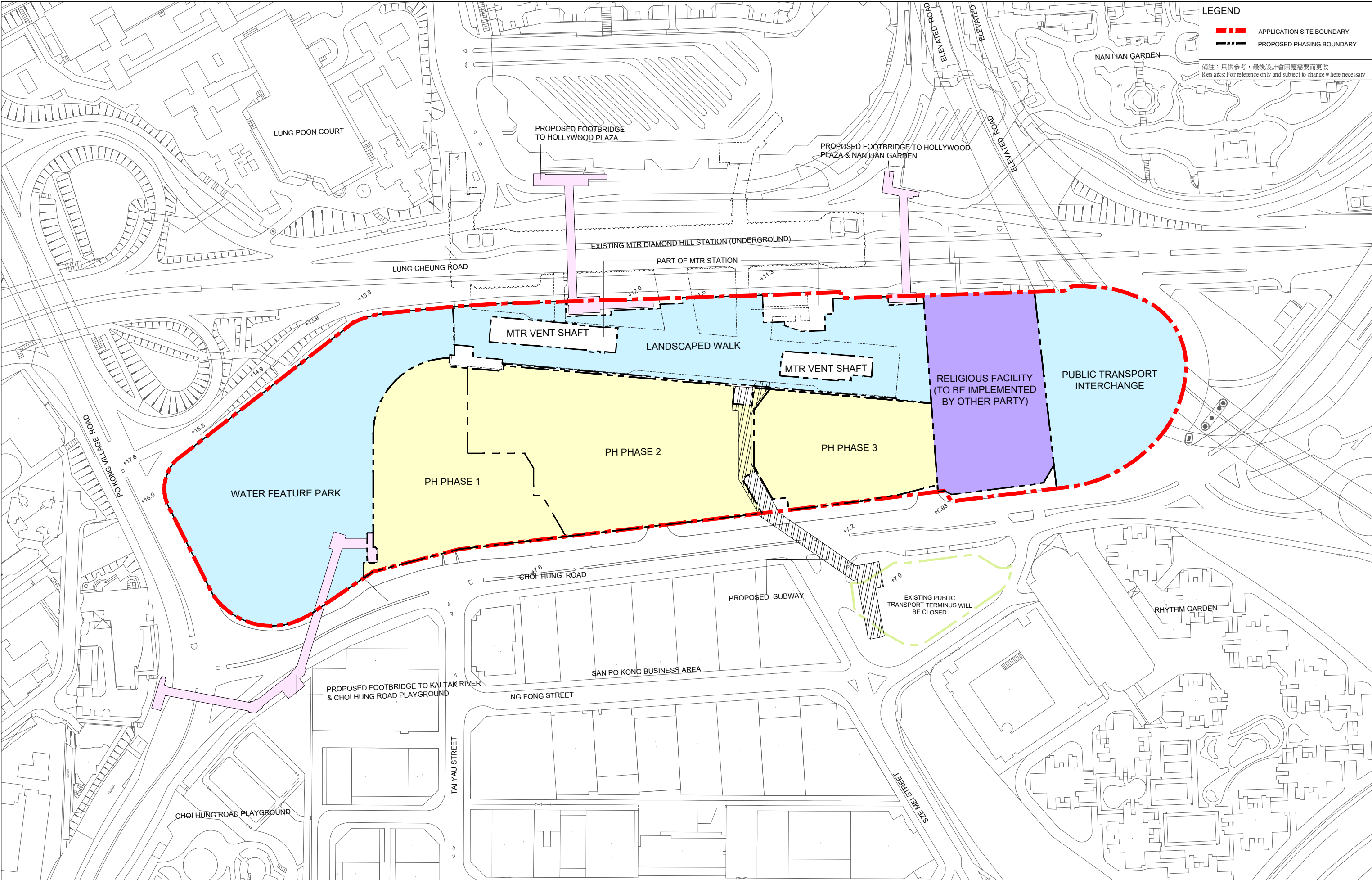
Landscape Master Plan
(Third and Fourth Floor Level)

Remarks: For reference only and subject to change where necessary

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|---|------------------------------------|------------------------------|---------------------|--------------------|
| Existing Roadside Tree to be Retained | Existing Tree Group to be Retained | Planting beside River Course | Drainage Reserve | Children Play Area |
| Tree Planting subjected to Relevant Departments | Water Feature | Greenery | Pedestrian Footpath | New Tree Planting |
| Access Road | Ball Court | Green Roof | Covered Walkway | |



PHASE No.	SCALE		LEGEND		ANNEX
	1:1600 (A3)		CDA BOUNDARY		
DRAWING No.	DATE	SERIAL	PH SITE BOUNDARY		
Plan 17	JUN. 2020 REV. A	S95	EXISTING PUBLIC TRANSPORT TERMINUS WILL BE CLOSED		



**Section 16 Planning Application for Proposed Developments at the
“Comprehensive Development Area” (“CDA”) Site in Diamond Hill, Kowloon –
Disposition of MLP for Approved Planning Application No. A/K11/223**

I. Proposed Development Parameters for the “Comprehensive Development Area” Site in Diamond Hill

Development Parameters	Current Proposal
Application Site Area	7.45ha [#]
District Open Space (Water Feature Park) ⁺	
Site Area (Approx.)	1.66ha ^{#@}
Coach Parking Spaces	2 nos.
Private Car Parking Spaces	1 no.
Accessible Parking Spaces	1 no.
Landscaped Walk ⁺	
Site Area (Approx.)	1.1ha ^{# &}
Pavilion	Not more than 3 storeys (The GFA of the Pavilion is disregarded as per Remark 4 under the Notes of the “CDA” zone in the OZP)
Religious Facility [*]	
Site Area (Approx.)	0.8ha [#]
Non-Domestic GFA	Not more than 15,000m ² including library, dinner banquet hall, regimen centre, exhibition area, function room and lecture hall, grand hall, theatre, recital room, studio, music room, meditation room, Da Cheng Hall etc. (Annex refers)
No. of Storeys	4 storeys atop 1 storey of basement car park
Site Coverage (About)	52%
Private Car Parking Spaces	54 nos.
Accessible Parking Spaces	3 nos.
Loading/Unloading Spaces (Light Goods Vehicle)	3 nos.
Motorcycle Parking Spaces	3 nos.
Coach Parking Spaces	30 nos.
Public Transport Interchange ⁺	
Site Area (Approx.)	0.79ha [#]
Public Housing Development	
Site Area (PH Phases 1 & 2) (Approx.)	2.138ha [#]
Site Area (PH Phase 3) (Approx.)	0.632ha [#]
Domestic GFA (PH Phases 1 & 2)	Not more than 138,100m ²
Domestic GFA (PH Phase 3)	Not more than 50,500m ²

(To be Continued)

Development Parameters	Current Proposal
Non-Domestic GFA (PH Phases 1 & 2)	<p>Not more than 29,280m²</p> <ul style="list-style-type: none"> • Retail and Commercial: Not more than 15,590m² • 8-Classroom Kindergarten: Not more than 920m² • Other Non-Domestic Facilities: Not more than 12,770m² (including basketball court, elevated walkway, plant rooms, car park, cleansing contractor's office, maintenance service room, estate management office, artisans' workshop, property management agency office etc.)
Non-Domestic GFA (PH Phase 3)	Not more than 30m ² including office for cleansing contractor, workshop for artisans etc.
Overall Plot Ratio	Not more than 7.87
Domestic Plot Ratio (PH Phase 1 & Phase 2) (About)	6.46
Non-Domestic Plot Ratio (PH Phases 1 & 2) (About)	1.37
Domestic Plot Ratio (PH Phase 3) (About)	7.99
Non-Domestic Plot Ratio (PH Phase 3) (About)	0.005
No. of Public Housing Units (PH Phases 1 & 2) (Approx.)	3,130
No. of Public Housing Units (PH Phase 3) (Approx.)	940
Average Flat Size for PH Phases 1 & 2 (GFA) (About)	45m ²
Average Flat Size for PH Phase 3 (GFA) (About)	54m ²
Design Population (PH Phases 1 & 2) (About)	8,563 persons
Design Population (PH Phase 3) (About)	2,896 persons
No. of Domestic Blocks (PH Phases 1 & 2)	5
No. of Non-Domestic Blocks (PH Phases 1 & 2)	2
No. of Domestic Blocks (PH Phase 3)	2
No. of Storeys/Building Height in mPD (measured up to main roof level)	<p>Domestic Blocks: Not exceeding 140mPD for the northern portion and 120mPD for the southern portion</p> <p><u>Public Housing</u></p> <ul style="list-style-type: none"> • Block 1 – 33 storeys including a lobby cum retail floor, 2 storeys of retail facilities and a podium floor atop 1 storey of basement car park (111mPD) • Block 2 – 38 storeys including a lobby cum retail floor and a podium floor atop 1 storey of basement car park (120mPD) • Blocks 3 – 41 storeys including a lobby cum retail floor, 1 storey of retail facilities atop 1 storey of basement car park (128mPD)

(To be Continued)

Development Parameters	Current Proposal	
	<ul style="list-style-type: none"> Block 4 – 41 storeys including a lobby cum retail floor and a podium floor atop 1 storey of basement car park (128mPD) Block 5 – 41 storeys including a lobby cum retail floor and a podium floor atop 2 storeys of basement car park (128mPD) Non-Domestic Block (Retail and Ancillary Facilities e.g. estate management office) - 2 storeys (20mPD) Covered Basketball Court - 1 storey (19mPD) Block A – 39 storeys including a lobby floor atop 1 storey of basement car park (120mPD) Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (109mPD) 	
Site Coverage (PH Phase 1 & Phase 2) (About)	72% (non-domestic portion)	
Site Coverage (PH Phase 3) (About)	42% (non-domestic portion)	
Local Open Space (PH Phase 1 & Phase 2) (approx.) (1m ² per person)	Not less than 8,563m ²	
Local Open Space (PH Phase 3) (approx.) (1m ² per person)	Not less than 2,896m ²	
Children Play Area (PH Phase 1 & Phase 2) (approx.) (400m ² per 5,000 persons)	Not less than 686m ²	
Children Play Area (PH Phase 3) (approx.) (400m ² per 5,000 persons)	Not less than 232m ²	
Badminton Court (Whole Public Housing Site) (1 per 8,000 persons)	1	
Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)	1 (with cover)	
Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons)	2	
Green Coverage % (PH Phase 1 & Phase 2)	Target 30% with half of which at pedestrian zone	
Green Coverage % (PH Phase 3)	Target 20% with half of which at pedestrian zone	
Parking Facilities	Requirement	Provision
Private Car Parking for Domestic (PH Phase 1 & Phase 2) (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)	75 nos. to 81 nos. ^	81 nos. ^ (including 2 nos. of accessible parking spaces)
Light Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)	7 nos. to 14 nos. ^	13 nos. ^
Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)	25 nos. ^	25 nos. ^
Loading/Unloading for Domestic (PH Phase 1 & Phase 2) (1 per each housing block)	5 nos.	5 nos.

(To be Continued)

Development Parameters	Current Proposal	
Private Car Parking for Domestic (PH Phase 3) (Within 500m-radius of rail station: 1 space per 15 to 22 flats)	43 nos. to 63 nos.	63 nos. (including 2 nos. of accessible parking spaces)
Private Car Parking for Visitor (PH Phase 3) (2-3 spaces per residential block)	4 nos. to 6 nos.	6 nos.
Motorcycle Parking (PH Phase 3) (1 per 110 flats)	9 nos.	9 nos.
Loading/Unloading for Domestic (PH Phase 3) (1 per each housing block)	2 nos.	2 nos.
Private Car Parking for Retail Facilities (1 space per 200 to 300m ² GFA)	52 nos. to 78 nos.	52 nos. (including 2 nos. of accessible parking spaces)
Loading/Unloading for Retail Facilities (1 per 800 to 1,200 m ² GFA)	13 nos. to 20 nos.	13 nos.

Notes:

The site area is subject to detailed survey and layout finalisation

@ Including areas occupied by Footbridge FB3

& Including areas occupied by MTR exit A2 and Footbridges FB1 and FB2

+ To be handed over to the respective Government Departments upon completion

* To be implemented by the relevant religious institution

^ The parking provision is subject to the finalized flat mix

II. Programme

The construction of Phase 1 of the public housing development was commenced in mid-2016 for completion in 2021. The construction of Phase 2 and Phase 3 were also commenced in mid-2018 for completion in 2023 and 2022 respectively.

The applicant is bidding funding required for implementation of the water feature park, landscape walk, footbridge and subway, road/junction improvement works and PTI from the Government. The works are targeted for completion from 2022 to 2025, subject to site availability and funding approval. The religious facility will be implemented by the respective religious institution and target completion is pending on its implementation programme.