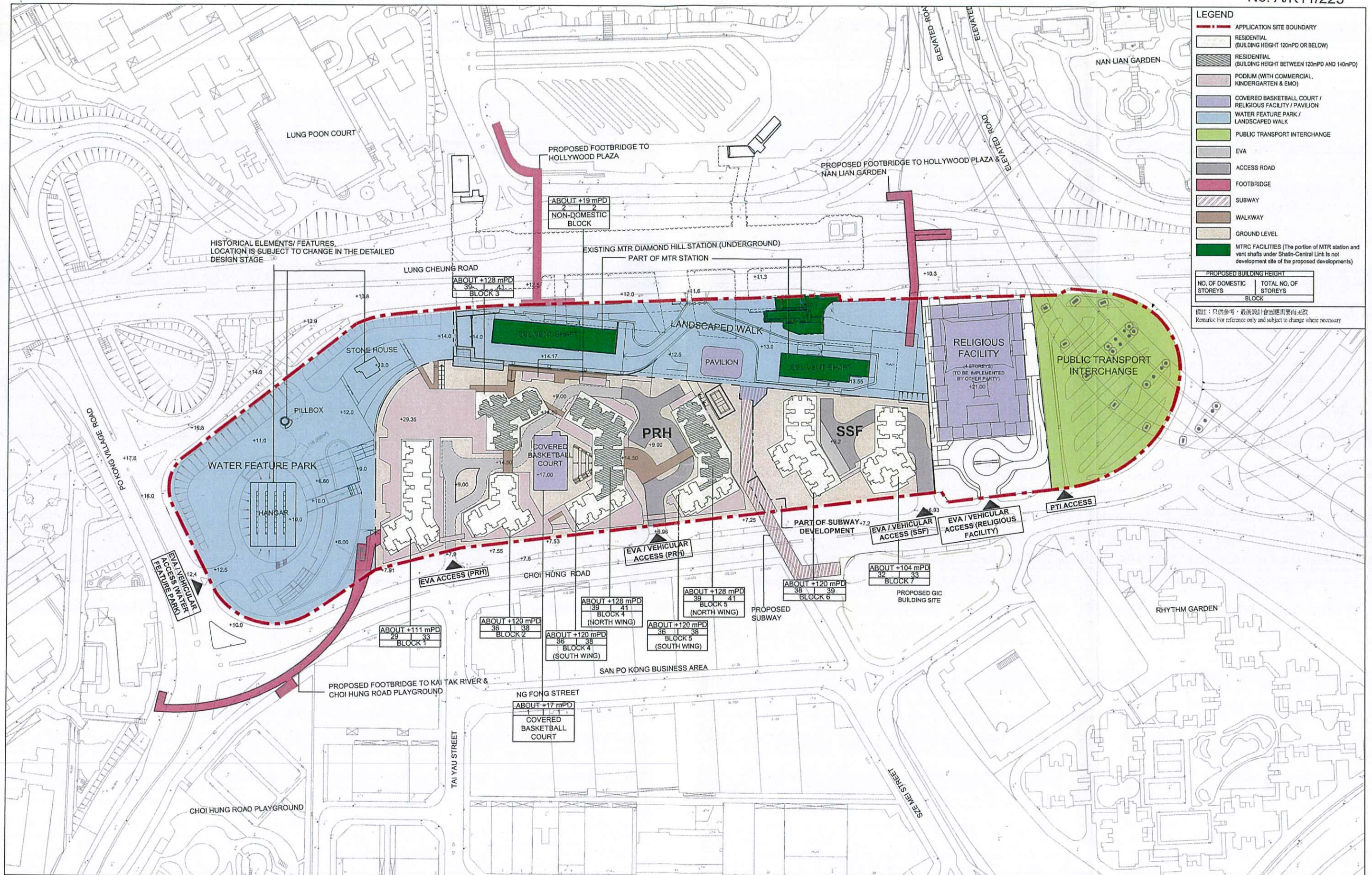




 PROPOSED DIAMOND HILL CDA SITE

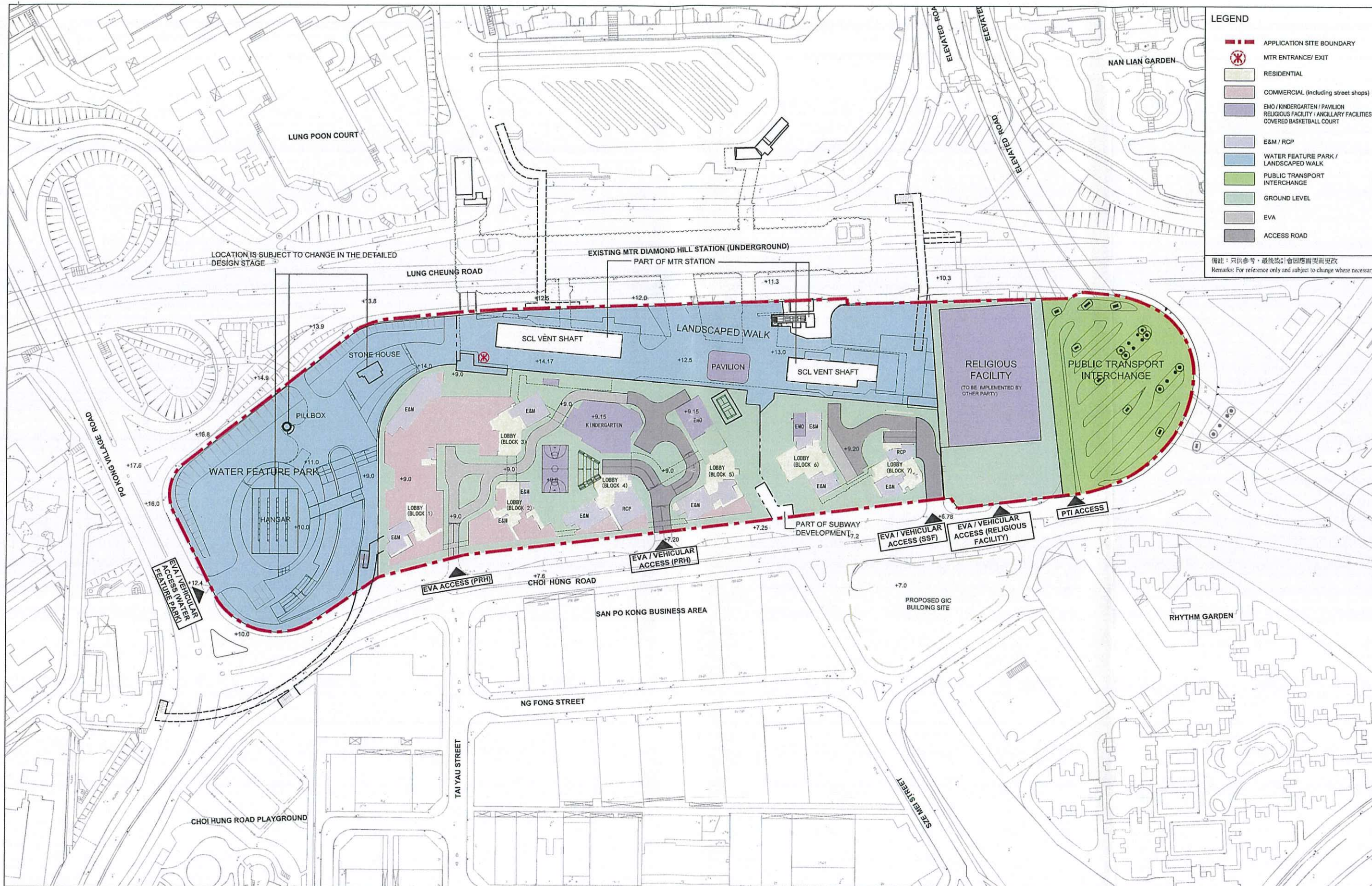
INDICATIVE MASTER LAYOUT PLAN

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)條的規定而於二零一六年五月二十七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 27. 5. 2016.

signed Michael WONG 黃偉倫
Chairman, Town Planning Board 城市規劃委員會主席 簽署

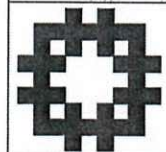
PHASE No.	SCALE	
	1:2000 (A3)	
DRAWING No.	DATE	SERIAL
Plan 5		



LEGEND

- APPLICATION SITE BOUNDARY
- MTR ENTRANCE/ EXIT
- RESIDENTIAL
- COMMERCIAL (including street shops)
- EMO / KINDERGARTEN / PAVILION
RELIGIOUS FACILITY / ANCILLARY FACILITIES
COVERED BASKETBALL COURT
- E&M / RCP
- WATER FEATURE PARK /
LANDSCAPED WALK
- PUBLIC TRANSPORT
INTERCHANGE
- GROUND LEVEL
- EVA
- ACCESS ROAD

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

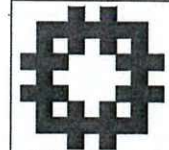
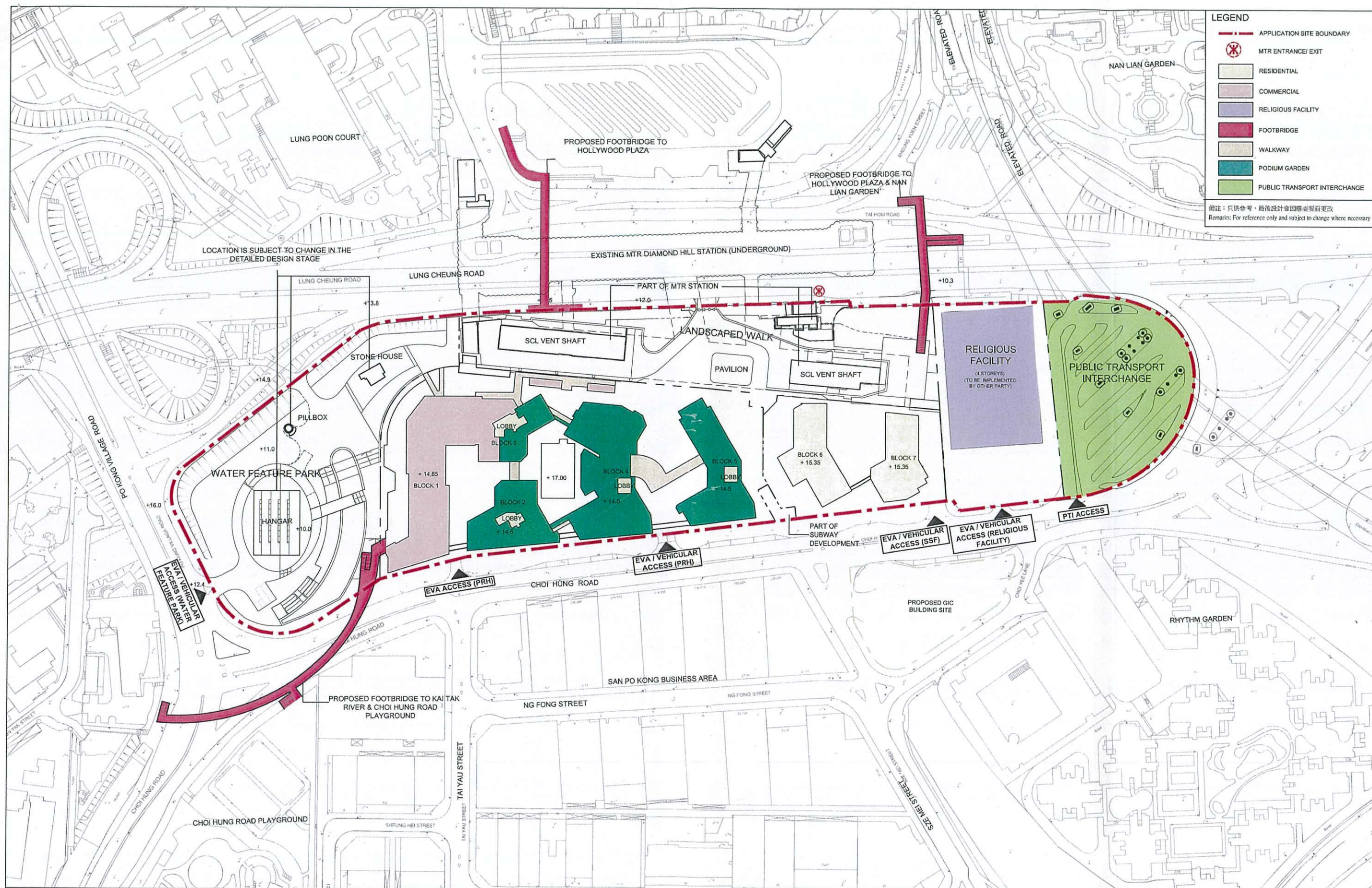


PROPOSED DIAMOND HILL CDA SITE

INDICATIVE GROUND FLOOR PLAN



PHASE No.	SCALE	
	1:2000 (A3)	
DRAWING No.	DATE	SERIAL
Plan 7		

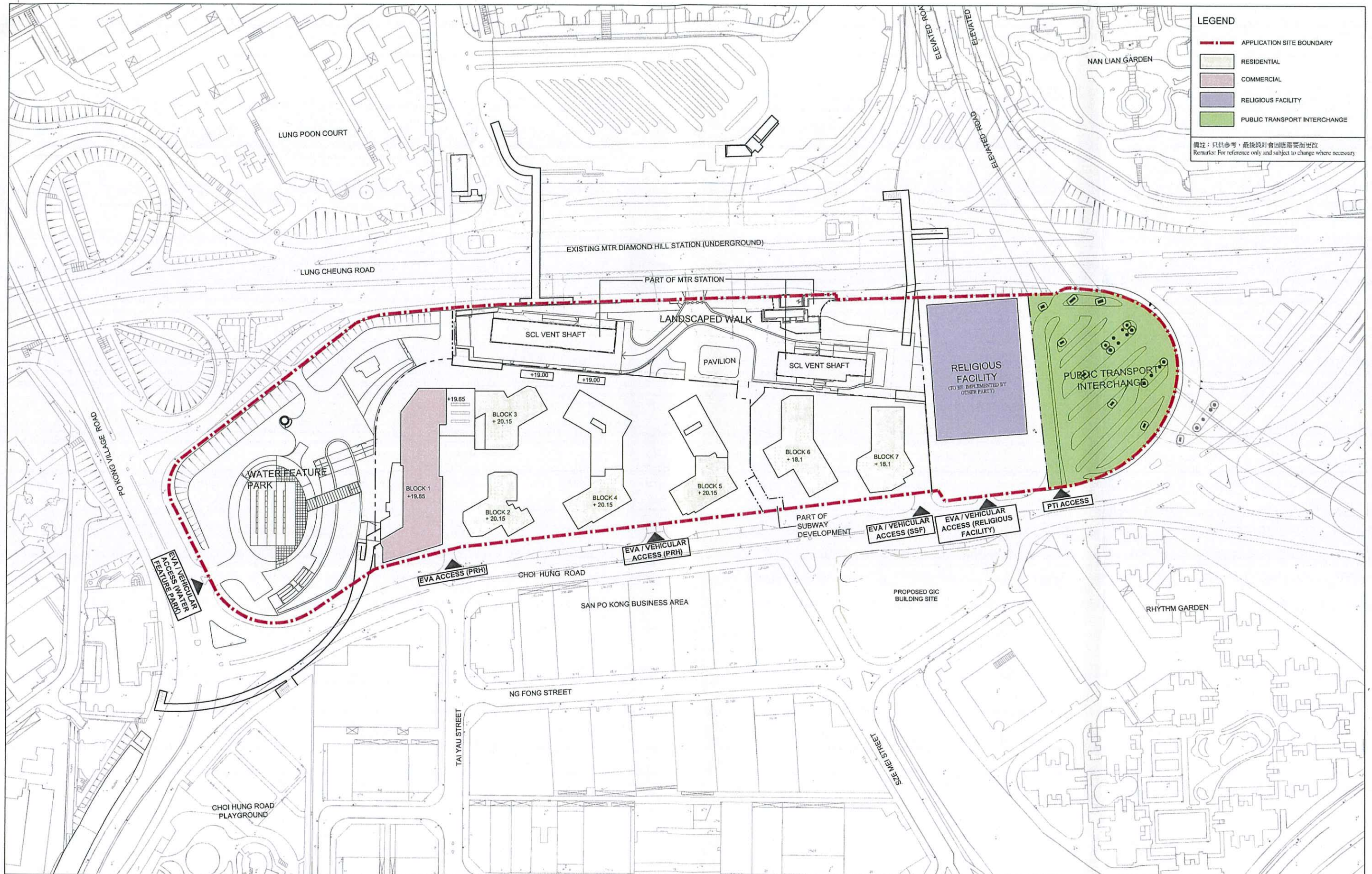


PROPOSED DIAMOND HILL CDA SITE

INDICATIVE FIRST FLOOR PLAN (PODIUM)



PHASE No.	SCALE	
	1:2000 (A3)	
DRAWING No.	DATE	SERIAL
PLAN 8		

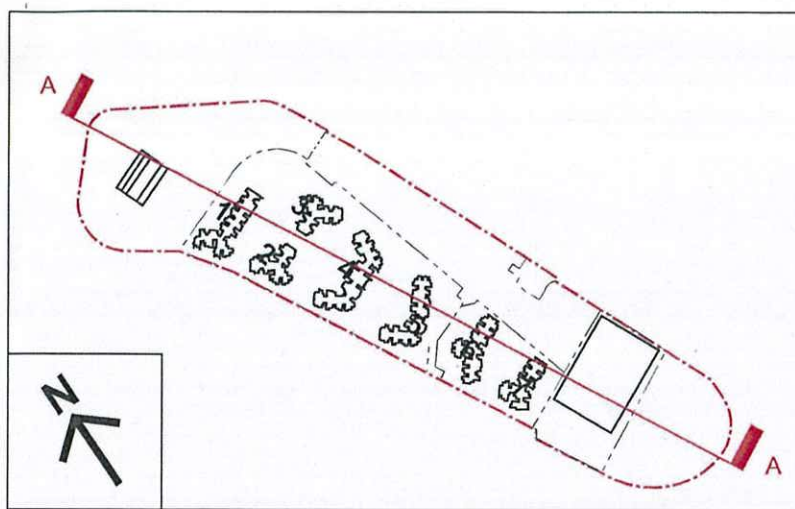


PROPOSED DIAMOND HILL CDA SITE

INDICATIVE SECOND FLOOR PLAN (PODIUM)



PHASE No.	SCALE	
	1:2000(A3)	
DRAWING No.	DATE	SERIAL
PLAN 9		

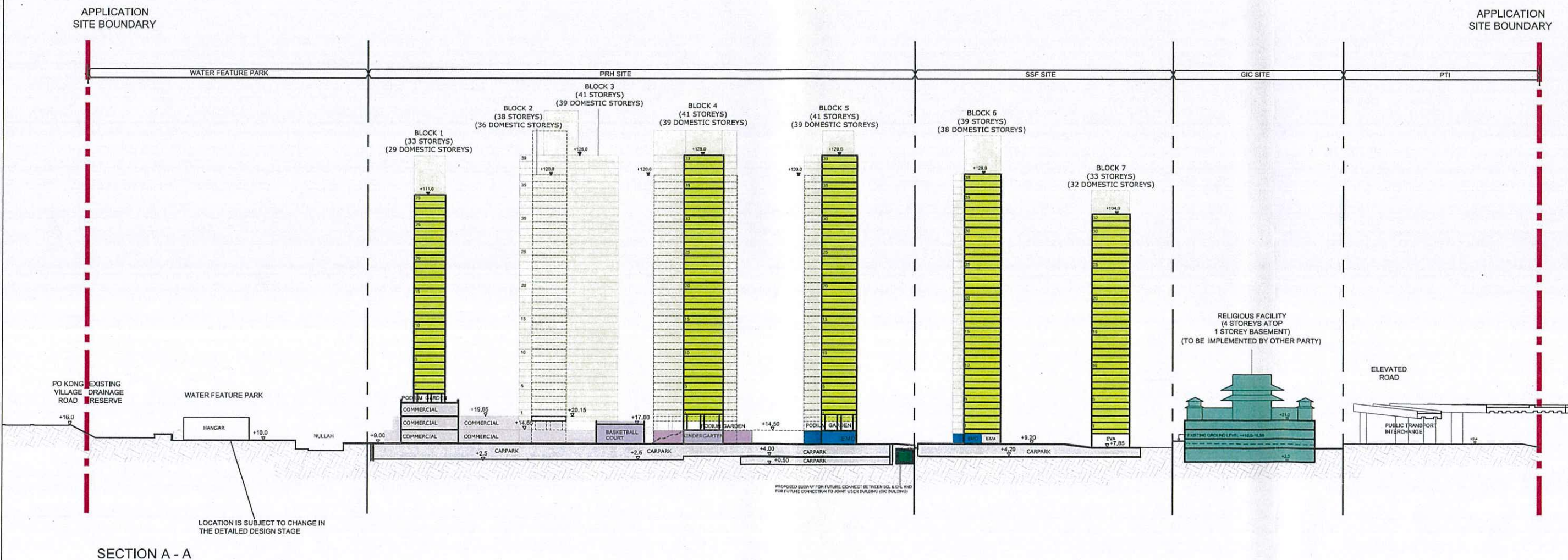


KEY PLAN SCALE 1:3000

LEGEND

- APPLICATION SITE BOUNDARY LINE
- RESIDENTIAL
- COMMERCIAL
- KINDERGARTEN / COVERED BASKETBALL COURT
- EMO
- E&M
- RELIGIOUS FACILITY
- PARKING / LOADING / UNLOADING
- SUBWAY

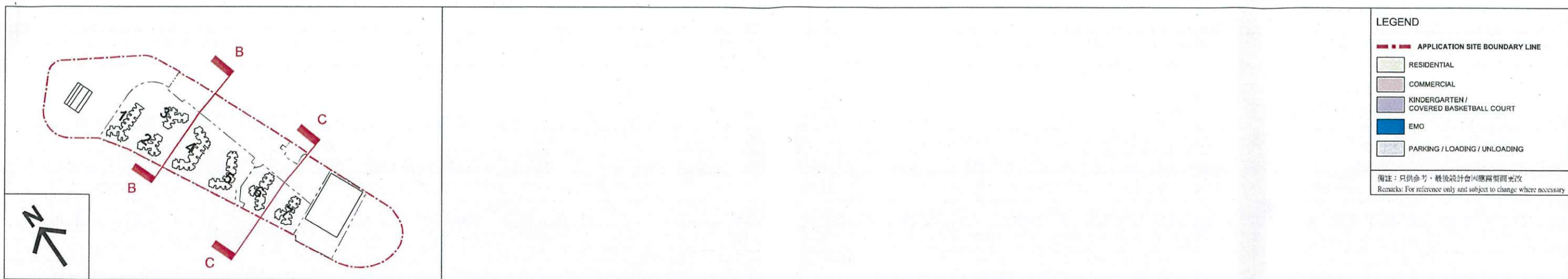
備註：只供參考，最後設計會因應需要而更改
Remarks: For reference only and subject to change where necessary



PROPOSED DIAMOND HILL CDA SITE

Section A-A

PHASE No.	SCALE	
PRH PHASE 1, 2 & SSF	1:1600 (A3)	
DRAWING No.	DATE	SERIAL
Plan 10	16-6-2015	



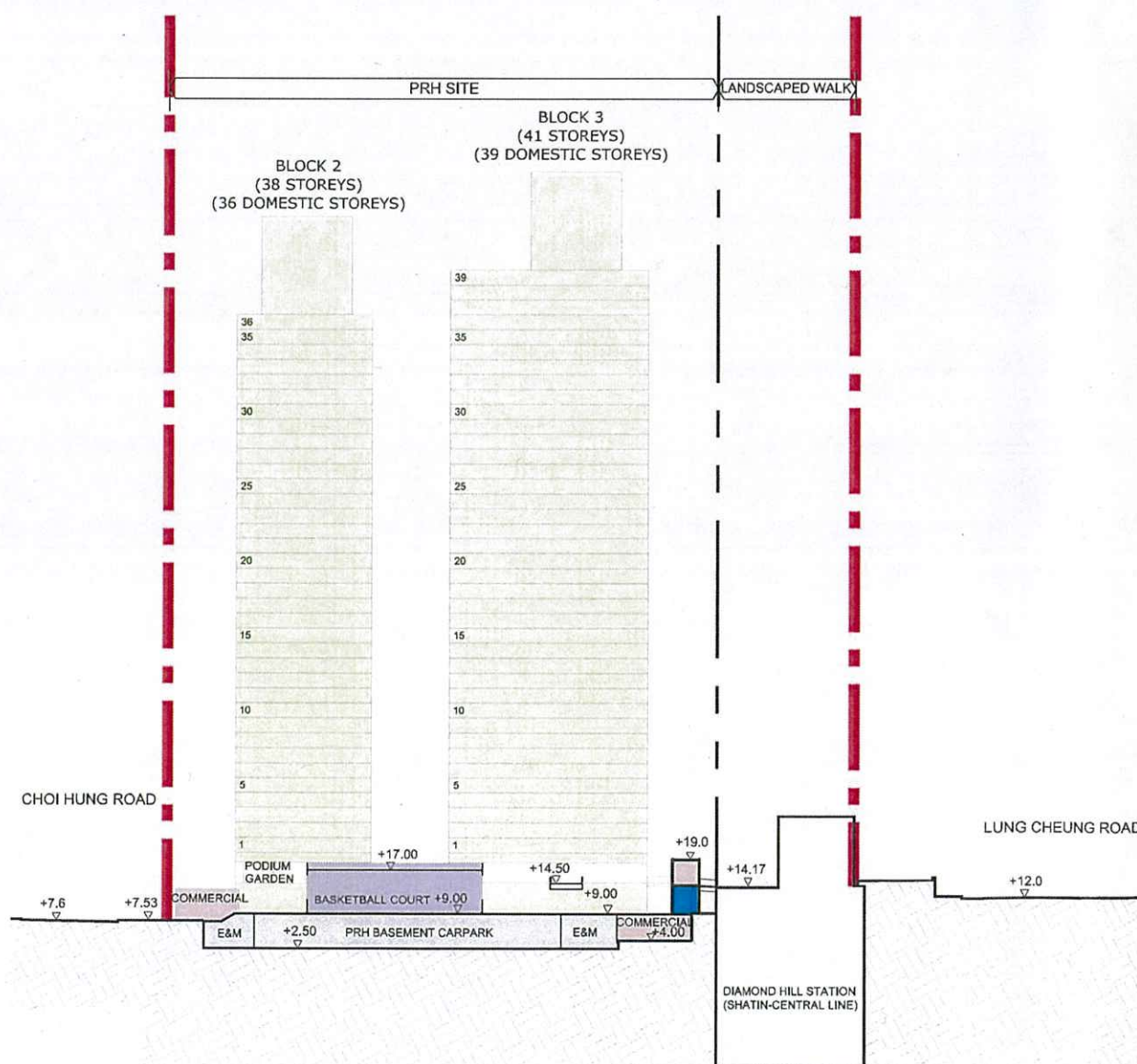
KEY PLAN SCALE 1:3000

APPLICATION SITE BOUNDARY

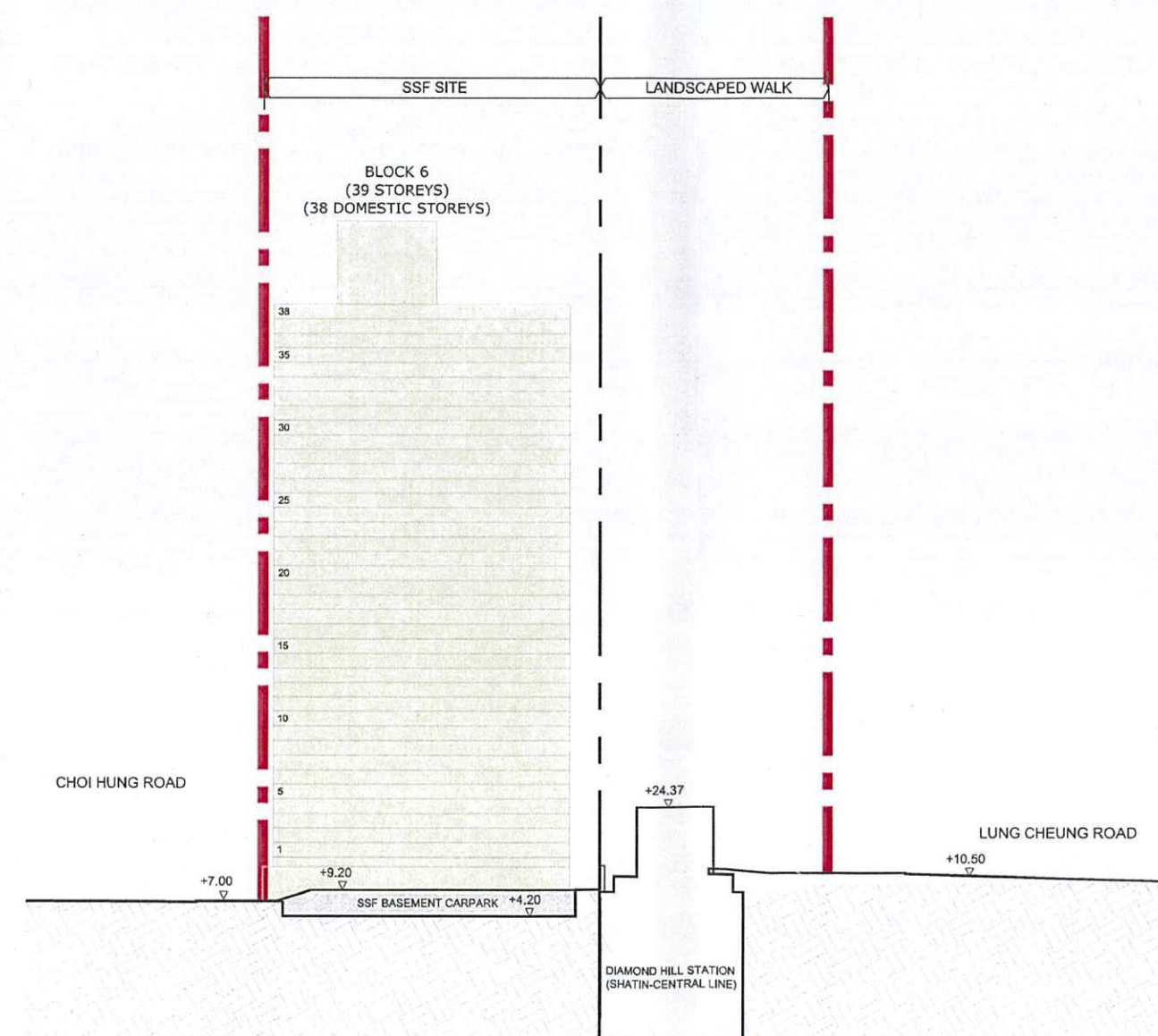
APPLICATION SITE BOUNDARY

APPLICATION SITE BOUNDARY

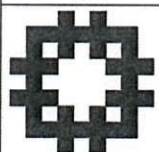
APPLICATION SITE BOUNDARY



SECTION B - B



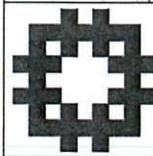
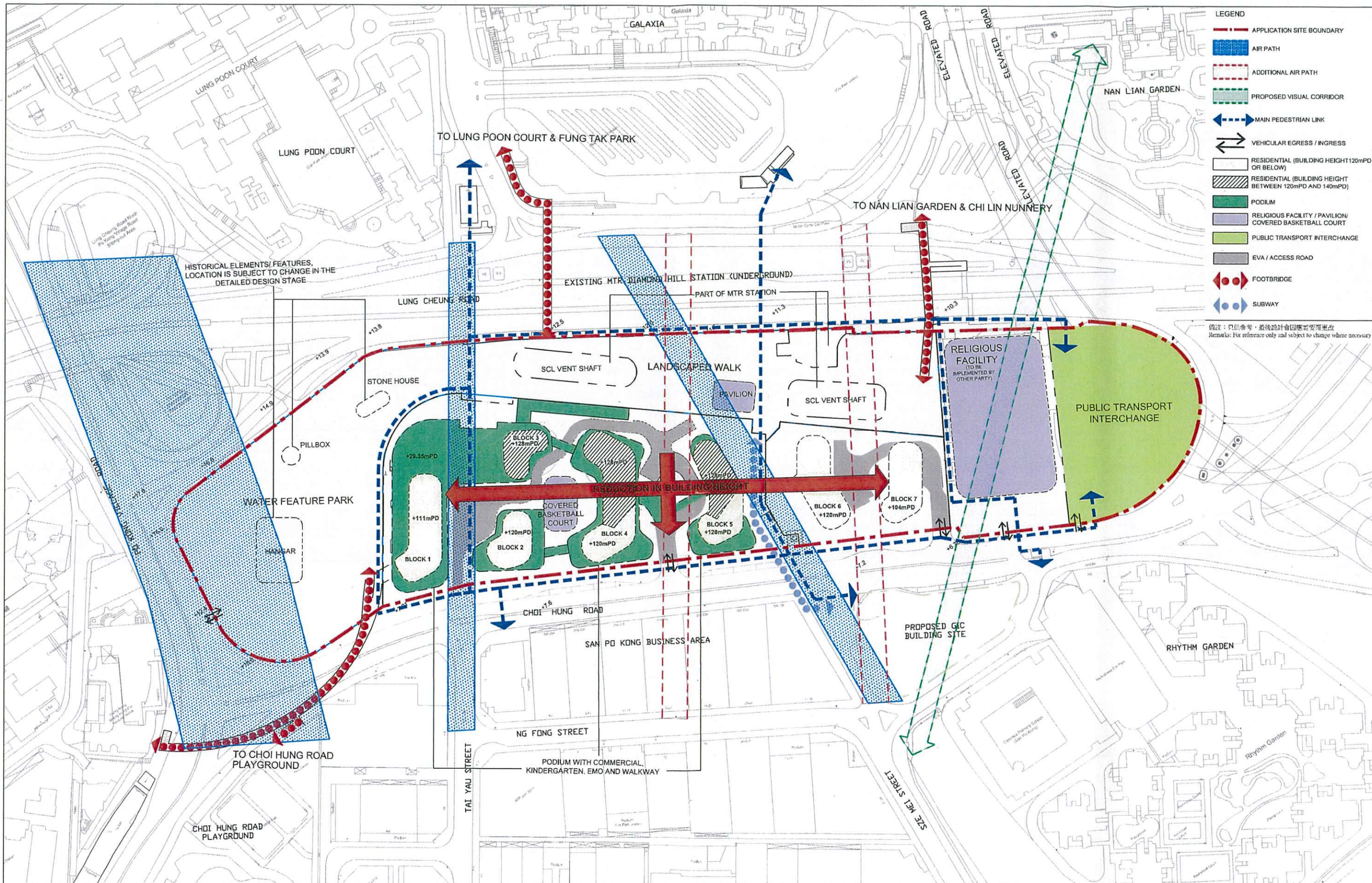
SECTION C - C



PROPOSED DIAMOND HILL CDA SITE

Section B-B & C-C

PHASE No.	SCALE	
PRH PHASE 1, 2 & SSF	1:1200 (A3)	
DRAWING No.	DATE	SERIAL
Plan 11	23-10-2015	



PROPOSED DIAMOND HILL CDA SITE

URBAN DESIGN CONCEPT PLAN



PHASE No.	SCALE	
	1:2000 (A3)	
DRAWING No.	DATE	SERIAL
Plan 12		





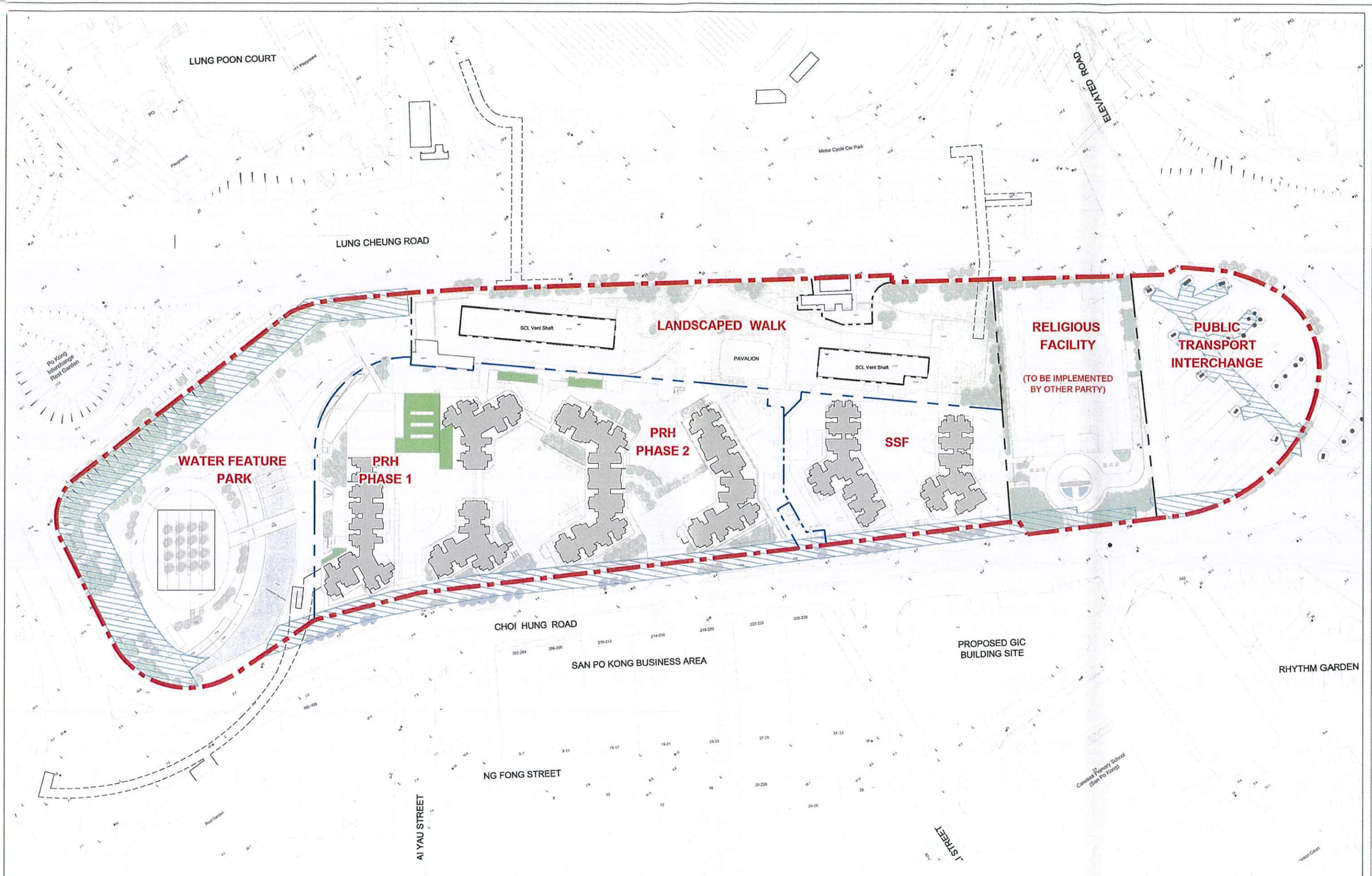
Landscape Master Plan (First Floor Level)

Remarks: For reference only and subject to change where necessary

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



PHASE No.	SCALE		LEGEND		ANNEX
	1:1600 (A3)		 SITE BOUNDARY (PRH & SSF)  CDA BOUNDARY		
DRAWING No.	DATE	SERIAL			
Plan 15		S95			



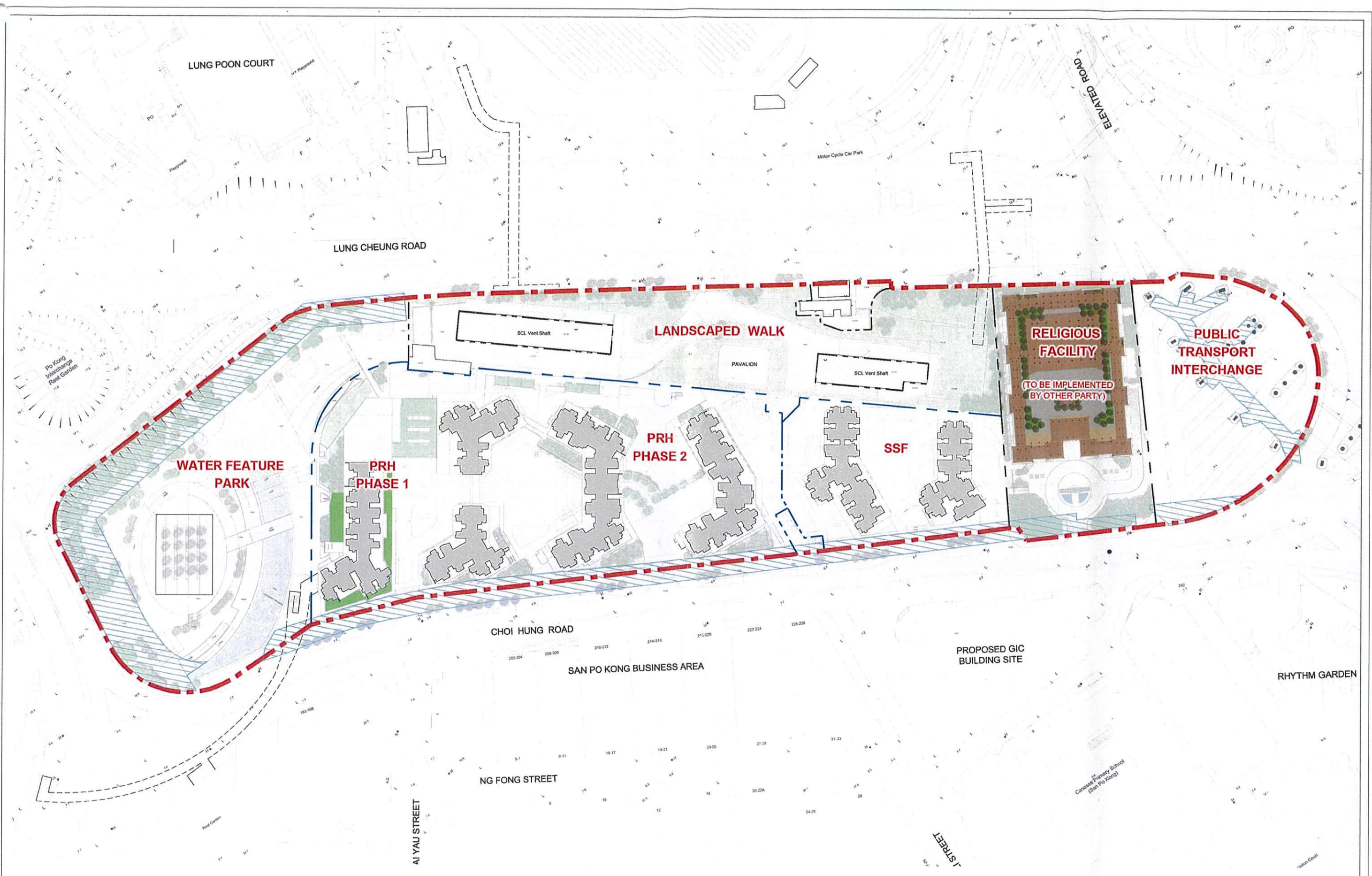
Landscape Master Plan (Second Floor Level)

Remarks: For reference only and subject to change where necessary

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



PHASE No.	SCALE	LEGEND		ANNEX
	1:1600 (A3)		SITE BOUNDARY (PRH & SSF)	
DRAWING No.	DATE		CDA BOUNDARY	
Plan 16				
			S95	



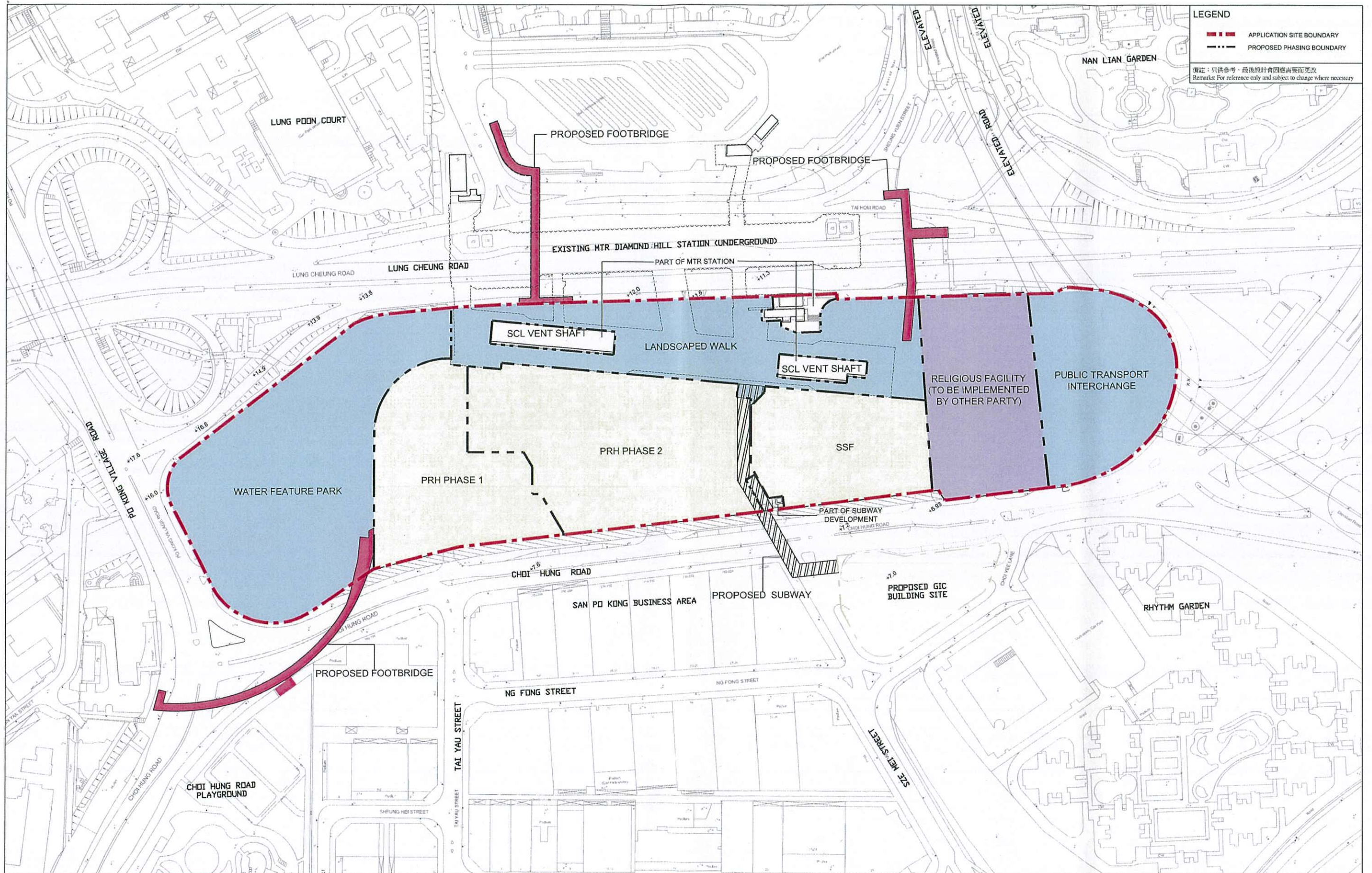
Landscape Master Plan (Third Floor Level)

Remarks: For reference only and subject to change where necessary

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



PHASE No.	SCALE		LEGEND		ANNEX
		1:1600 (A3)		SITE BOUNDARY (PRH & SSF)	
DRAWING No.	DATE	SERIAL		CDA BOUNDARY	
Plan 17		S95			



**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	7.42ha [#]
District Open Space (Water Feature Park) ⁺	
Site Area (Approx.)	1.63ha [#]
Coach Parking Spaces	2 nos.
Private Car Parking Spaces	1 no.
Accessible Parking Spaces	1 no.
Landscaped Walk with Cultural Theme ⁺	
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.)	0.80ha [#]
Public Housing Development	
Site Area (PRH) (Approx.)	2.17ha [#]
Site Area (SSF) (Approx.)	0.66ha [#]
Domestic GFA (PRH)	Not more than 141,500m ²
Domestic GFA (SSF)	Not more than 47,100m ²

(To be Continued)

Development Parameters	Current Proposal
Non-Domestic GFA (PRH)	Not more than 28,510m² - Retail and Commercial: Not more than 15,590m² 8-Classroom Kindergarten: Not more than 920m² - Other Non-Domestic Facilities: Not more than 12,000m² (including basketball court, covered children play area, elevated walkway, plant rooms, car park, cleansing contractor office, maintenance contractor office, Estate Management Office etc.)
Non-Domestic GFA (SSF)	Not more than 800m ² including Owner's corporation office, office for cleansing contractor, workshop for artisans, estate management office etc.
Overall Plot Ratio	Not more than 7.7
Domestic Plot Ratio (PRH) (About)	6.51
Non-Domestic Plot Ratio (PRH) (About)	1.31
Domestic Plot Ratio (SSF) (About)	7.17
Non-Domestic Plot Ratio (SSF) (About)	0.12
No. of PRH (Approx.)	3,130
No. of SSF (Approx.)	920
Average Flat Size for PRH (GFA) (About)	45m ²
Average Flat Size for SSF (GFA) (About)	51m ²
Design Population (PRH) (About)	8,320 persons
Design Population (SSF) (About)	2,840 persons
No. of Domestic Blocks (PRH)	5
No. of Non-Domestic Blocks (PRH)	2
No. of Domestic Blocks (SSF)	2
No. of Storeys/Building Height in mPD (measured up to main roof level)	Domestic Blocks: Not exceeding 140mPD for the northern portion and 120mPD for the southern portion <u>Public Rental Housing</u> - 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	
	- 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 (19mPD) - Covered Basketball Court - 1 storey (17mPD) <u>Subsidised Sale Flats</u> - Block 6 – 39 storeys including a lobby floor atop 1 storey of basement car park (120mPD) Block 7 – 33 storeys including a lobby floor atop 1 storey of basement car park (104mPD)	
Site Coverage (PRH) (About)	63%	
Site Coverage (SSF) (About)	40%	
Local Open Space (PRH) (approx.) (1m ² per person)	Not less than 8,320m ²	
Local Open Space (SSF) (approx.) (1m ² per person)	Not less than 2,840m ²	
Children Play Area (PRH) (approx.) (400m ² per 5,000 persons)	Not less than 666m ²	
Children Play Area (SSF) (approx.) (400m ² per 5,000 persons)	Not less than 227m 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 % (PRH)	Target 30% with half of which at pedestrian zone	
Green Coverage % (SSF)	Target 30% with half of which at pedestrian zone	
Parking Facilities	Requirement	Provision
Private Car Parking for Domestic (PRH) (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)	73 nos. to 79 nos. ^	79 nos. ^ (including 2 nos. of accessible parking spaces)
Light Goods Vehicle Parking (PRH) (1 space per 200 to 400 flats excluding 1P/2P flats)	7 nos. to 13 nos. ^	13 nos. ^

(To be Continued)

Development Parameters	Current Proposal	
Motorcycle Parking (PRH) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)	25 nos. [^]	25 nos. [^]
Loading/Unloading for Domestic (PRH) (1 per each housing block)	5 nos.	5 nos.
Private Car Parking for Domestic (SSF) (Within 500m-radius of rail station: 1 space per 15 to 22 flats)	42 nos. to 61 nos.	61 nos. (including 2 nos. of accessible parking spaces)
Private Car Parking for Visitors (SSF) (2-3 spaces per residential block)	4 nos. to 6 nos.	6 nos.
Motorcycle Parking (SSF) (1 per 110 flats)	9 nos.	9 nos.
Loading/Unloading for Domestic (SSF) (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

⁺ To be handed over to the respective Government Departments (LCSD and TD) 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 PRH of the public housing development is scheduled for commencement in mid-2016 for completion and population intake in 2020/21. Pending the construction of the SCL by MTRC, construction of Phase 2 PRH and SSF is tentatively scheduled for commencement in mid-2018 for completion and population intake in 2022/23.

The applicant will bid funding required for implementation of the water feature park, LWCT, footbridge and subway connection, road/junction improvement works and PTI from the Government. The road/junction improvement works are targeted to implement to tie in with Phase 1 PRH completion and other relevant works are targeted for completion in 2021/22, subject to site availability and funding approval. The religious facility will be implemented by the respective religious institution and is expected to be completed in 2022/23 subject to availability of the site.