

List of Approval Conditions

Application No. A/K18/278

- Application Site** : NKIL 6493, Inverness Road, Kowloon Tong
- Subject of Application** : Proposed Residential Development in "Comprehensive Development Area" zone
- Date of Approval** : 15.4.2011
- Approval Conditions** :
- (a) the submission and implementation of a revised Master Layout Plan (MLP), taking into account the approval conditions (b) to (d) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) 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;
 - (c) the design and implementation of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB; and
 - (d) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services.

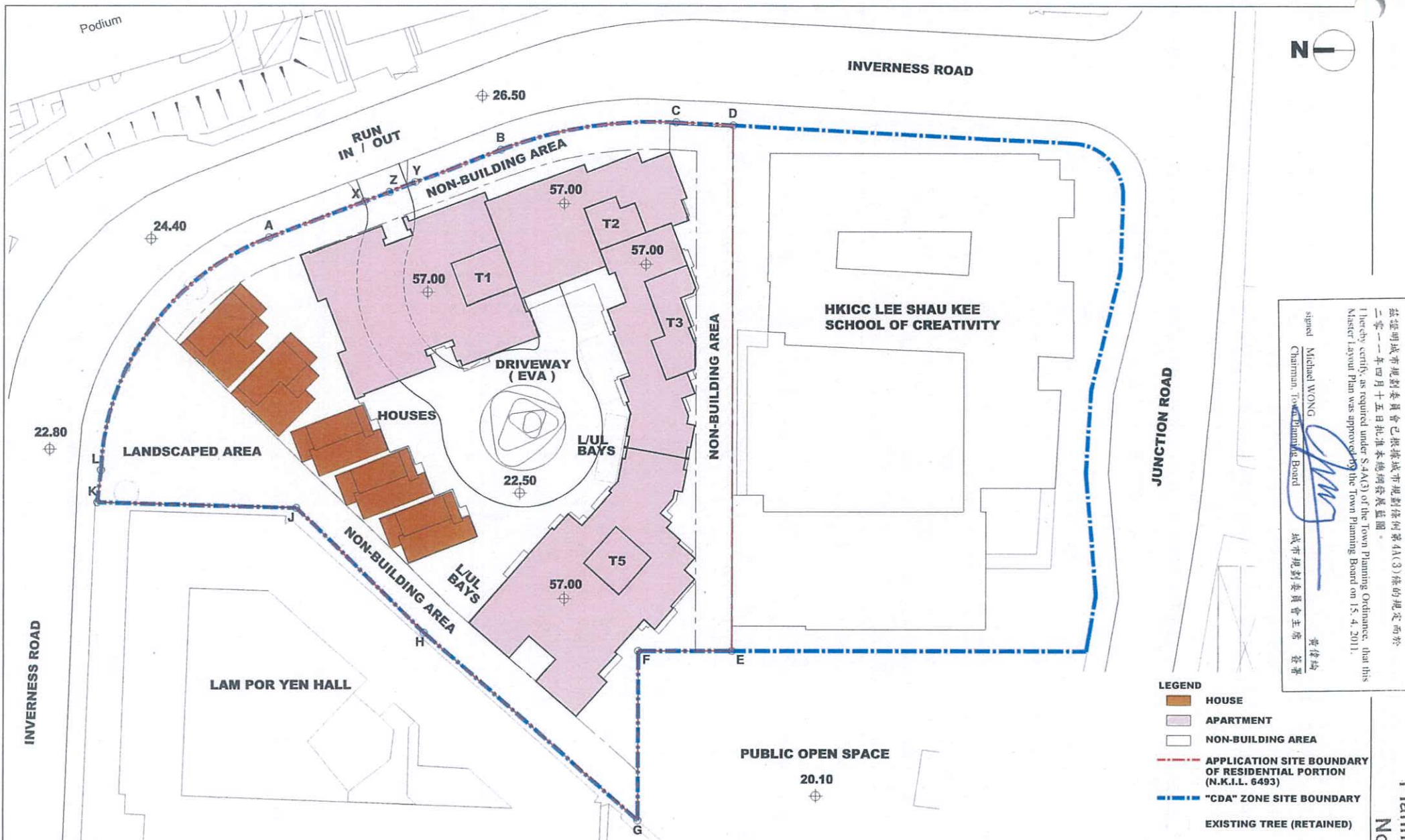
Development Schedule of the Proposed Development

Application No.	A/K18/278	
Location / Address	NKIL 6493, Inverness Road, Kowloon Tong, Kowloon	
Zoning	"Comprehensive Development Area"	
Plan	Kowloon Tong Outline Zoning Plan No. S/K18/16	
Site Area	About 7,046 m ²	
Use	Residential Development	
Total Floor Area	21,137.763 m ² (Domestic)	
Plot Ratio	3.0 (Domestic)	
No. of Block	9 (4 Towers + 5 Houses)	
Building Height / No. of Storeys	Domestic	<u>Tower</u> 57 mPD / 10 storeys (excluding 2 basement levels) <u>House</u> 36.6mPD / 3 storeys
Site Coverage	41.95% (not exceeding 42%)	
No. of Units	134 Flats	
Open Space	Private	3135.191 m ² (not less than 491 m ²)
Car Parking Provision	Private Car Parking Spaces	132
	Motorcycle Parking Spaces	13
	Loading / Unloading Spaces	4

Remarks:

The whole development was carried out and completed in single phase. Further to Planning Conditions as listed under TPB's letter dated 6 May 2011, the listed planning conditions (b) to (d) were commenced and completed as follows:

- (b) All landscape works were commenced in February 2014 and Self- certificate of Compliance (SCC) of these landscape works was submitted to Planning Department in September 2016.
- (c) All noise mitigation measures as required were commenced in February 2014 and were completed in March 2016.
- (d) The provision of water supplies for fire fighting and fire service installations was commenced in November 2014 and were completed in March 2016.



茲證明城市規劃委員會已根據城市規劃條例第41(3)條的規定而於
二零一一年四月十五日批准本總綱發展藍圖。
I hereby certify as required under S.41(3) of the Town Planning Ordinance, that this
Master Layout Plan was approved by the Town Planning Board on 15.4.2011.

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

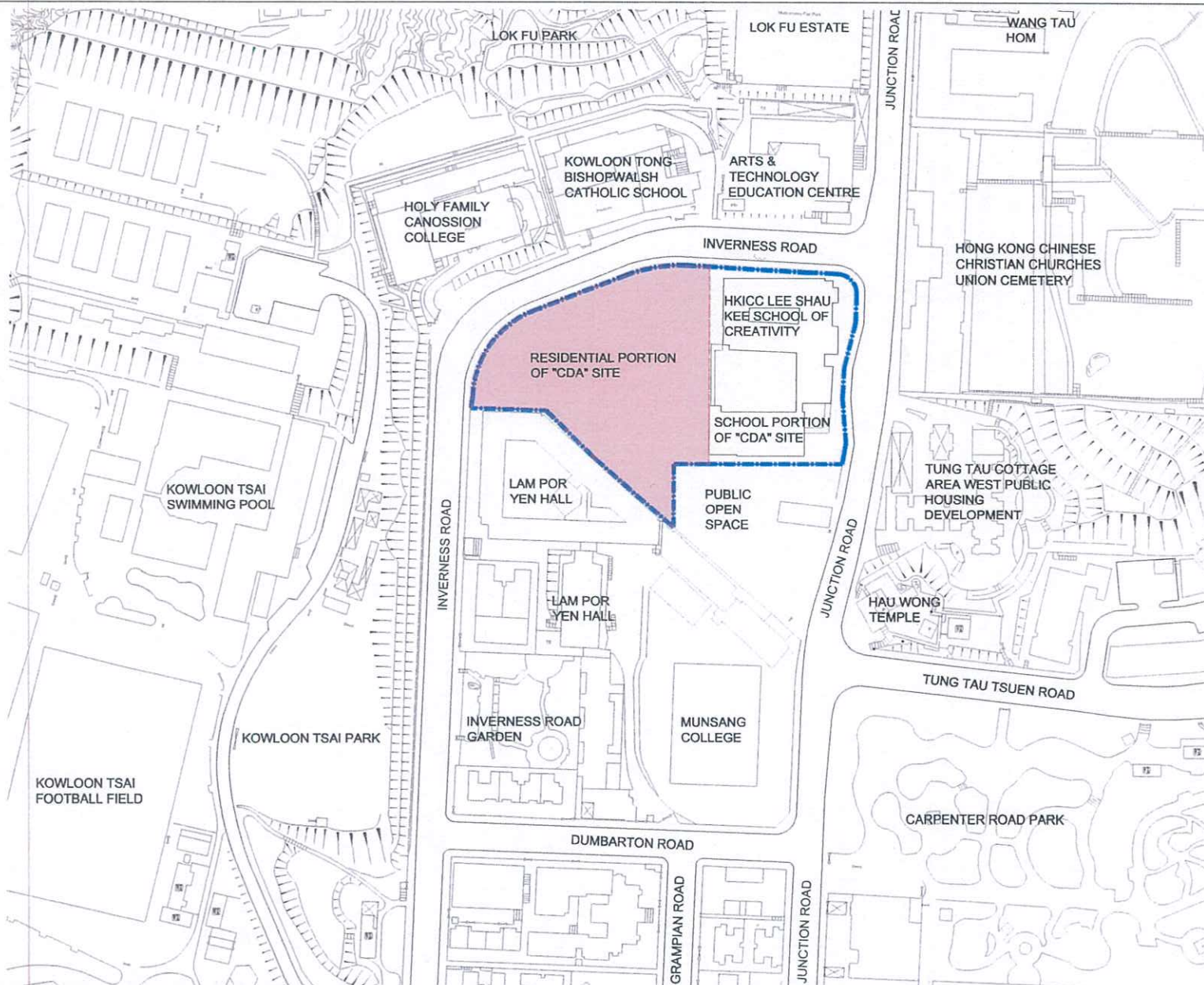
MASTER LAYOUT PLAN

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT N.K.I.L. NO. 6493, INVERNESS ROAD, KOWLOON TONG, KOWLOON


JOB No. : 3873
SCALE : 1 : 800 @ A4
DATE : 13 OCT 2016


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Planning Application
No. A/K18/278



LEGEND

 APPLICATION SITE BOUNDARY OF RESIDENTIAL PORTION (N.K.I.L. 6493)

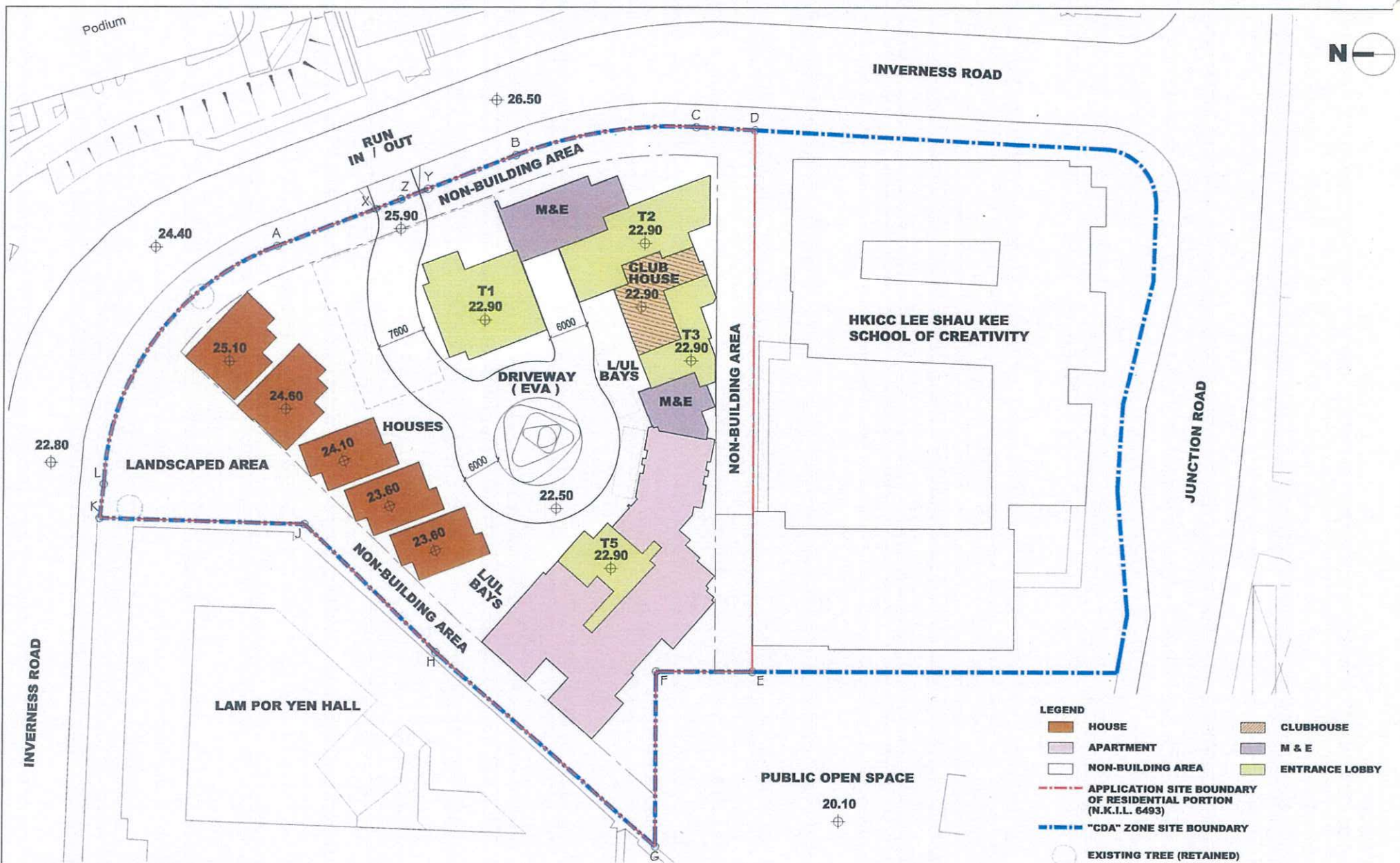
 "CDA" ZONE SITE BOUNDARY

KEY PLAN / LOCATION PLAN

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT N.K.I.L. NO. 6493, INVERNESS ROAD, KOWLOON TONG, KOWLOON

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SCALE : 1 : 2500 @ A4
DATE : 13 OCT 2016

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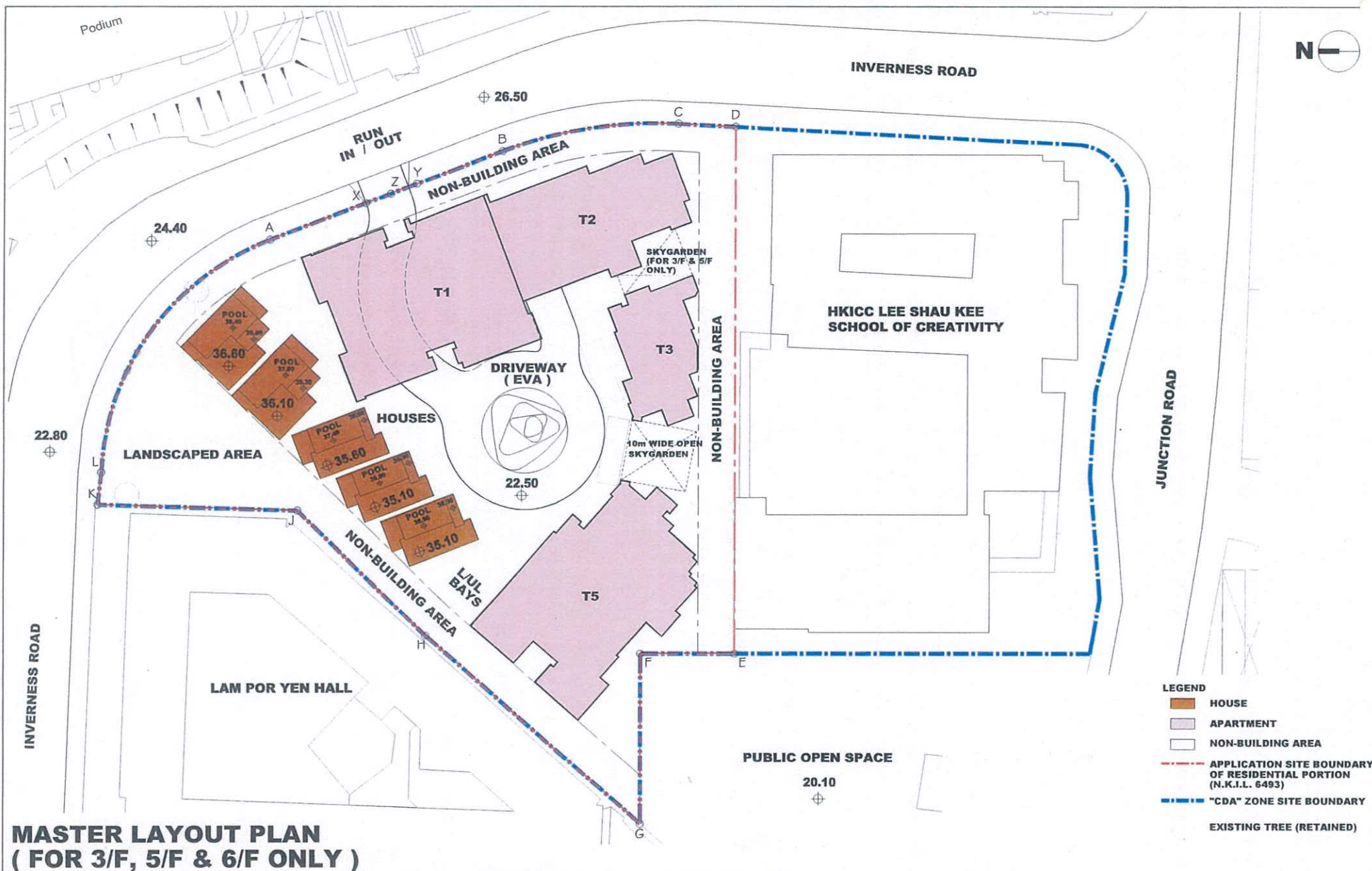


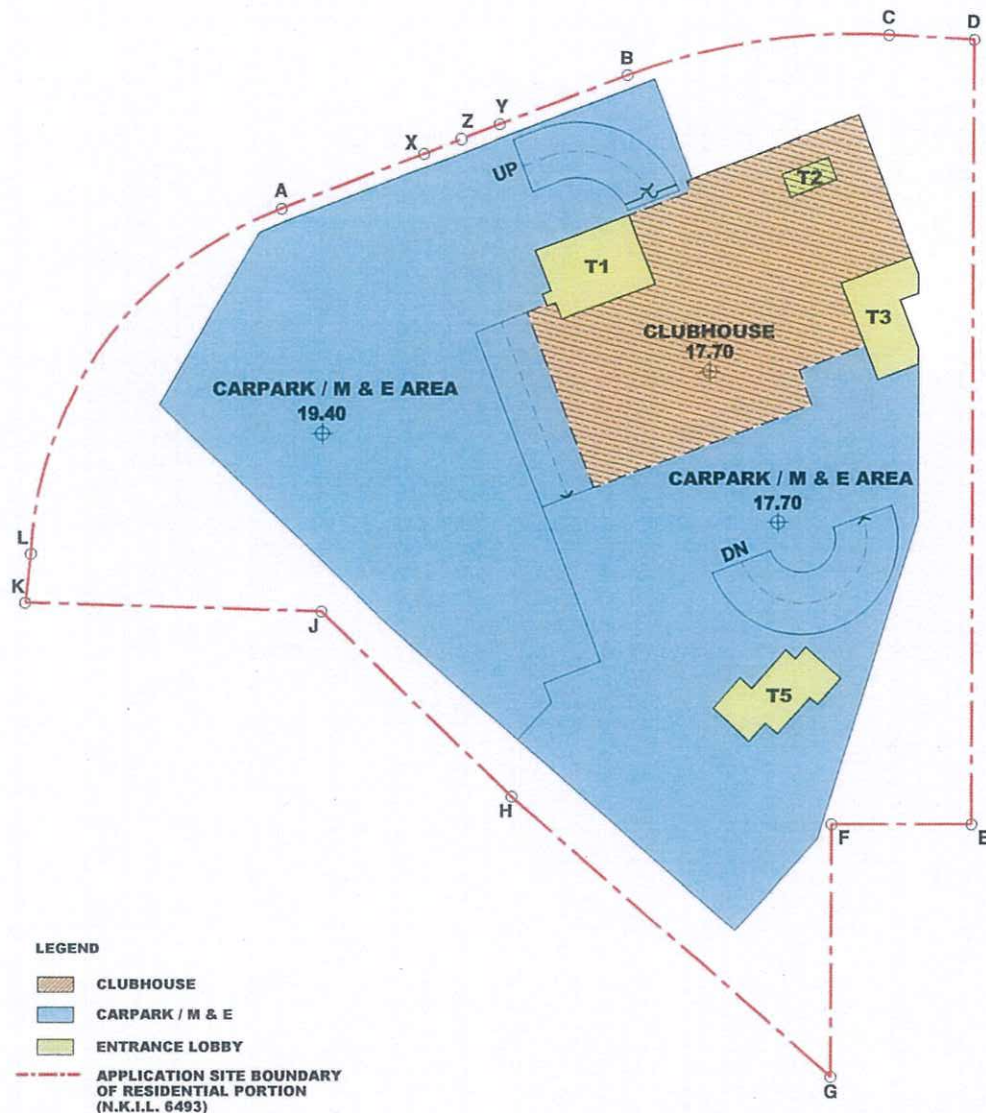
GROUND LEVEL PLAN

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT N.K.I.L. NO. 6493, INVERNESS ROAD, KOWLOON TONG, KOWLOON

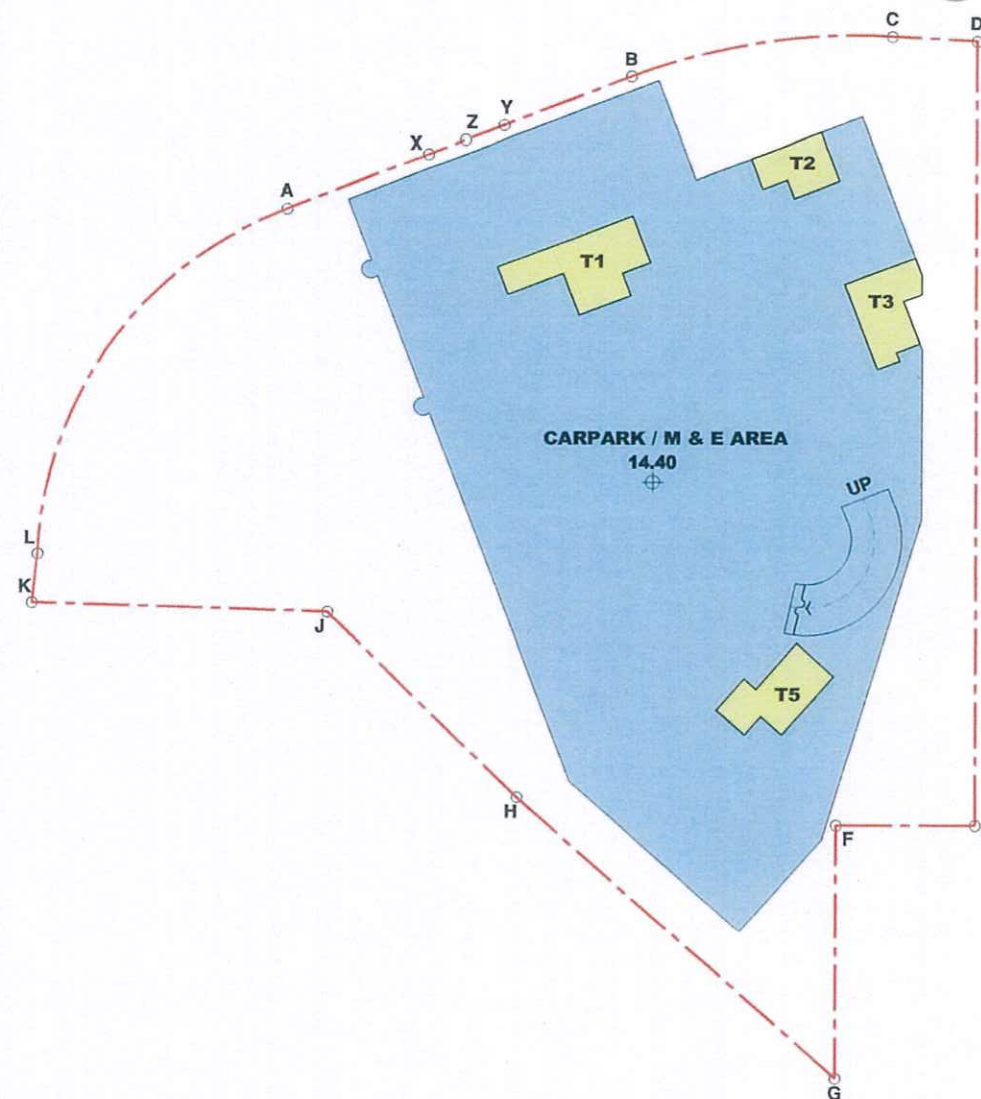
JOB No. : 3873
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BASEMENT 1 LEVEL PLAN

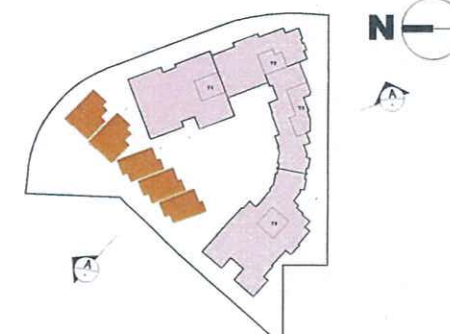


BASEMENT 2 LEVEL PLAN

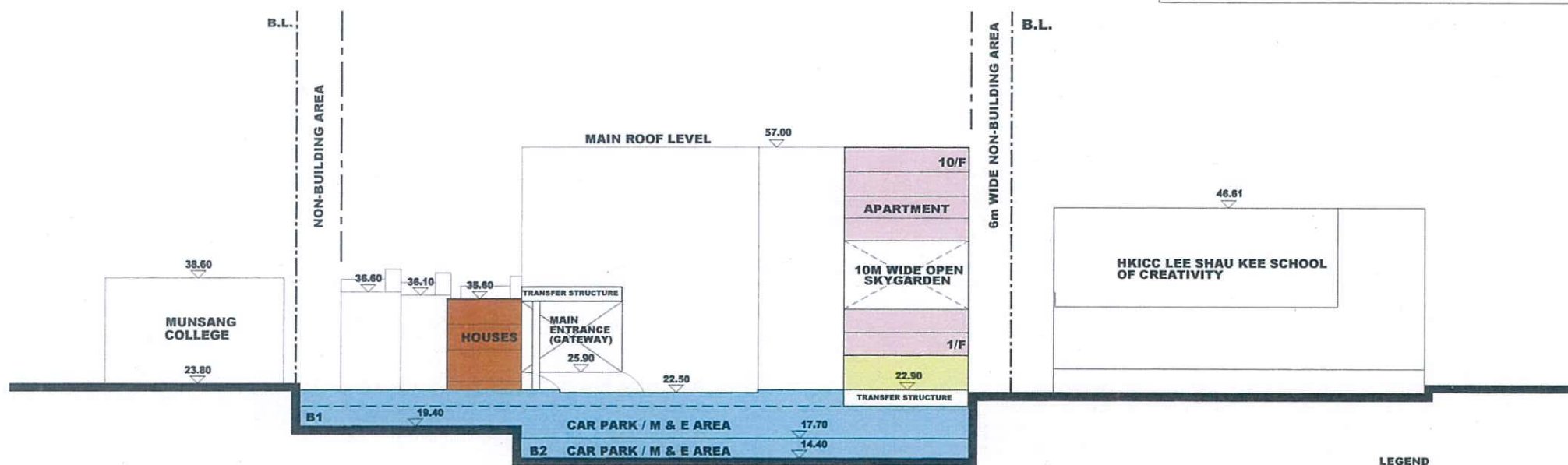
**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT
N.K.I.L. NO. 6493, INVERNESS ROAD, KOWLOON TONG, KOWLOON**

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KEY PLAN



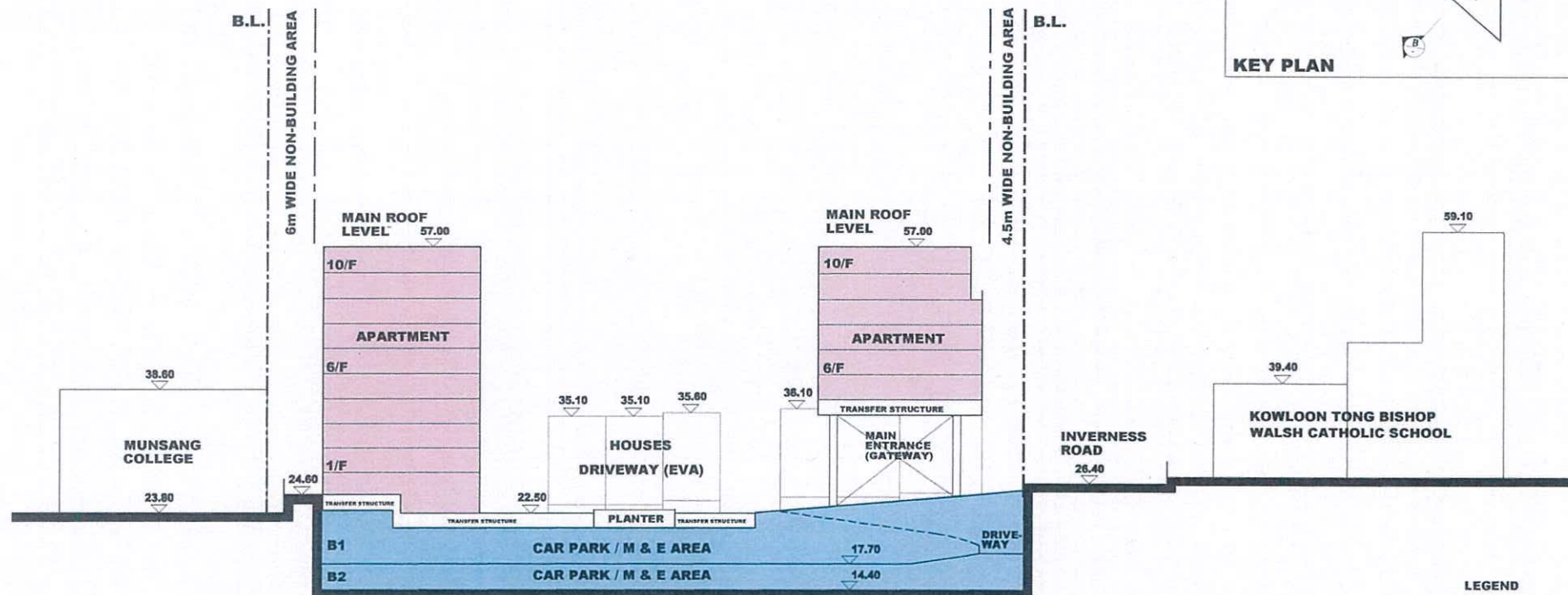
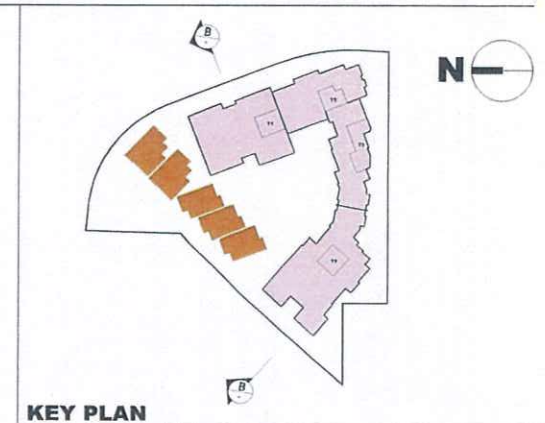
- LEGEND
- HOUSE
 - APARTMENT
 - CLUBHOUSE
 - CARPARK / M & E
 - ENTRANCE LOBBY
 - SITE BOUNDARY OF RESIDENTIAL PORTION (N.K.I.L. 6493)

SECTION A - A

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT N.K.I.L. NO. 6493, INVERNESS ROAD, KOWLOON TONG, KOWLOON

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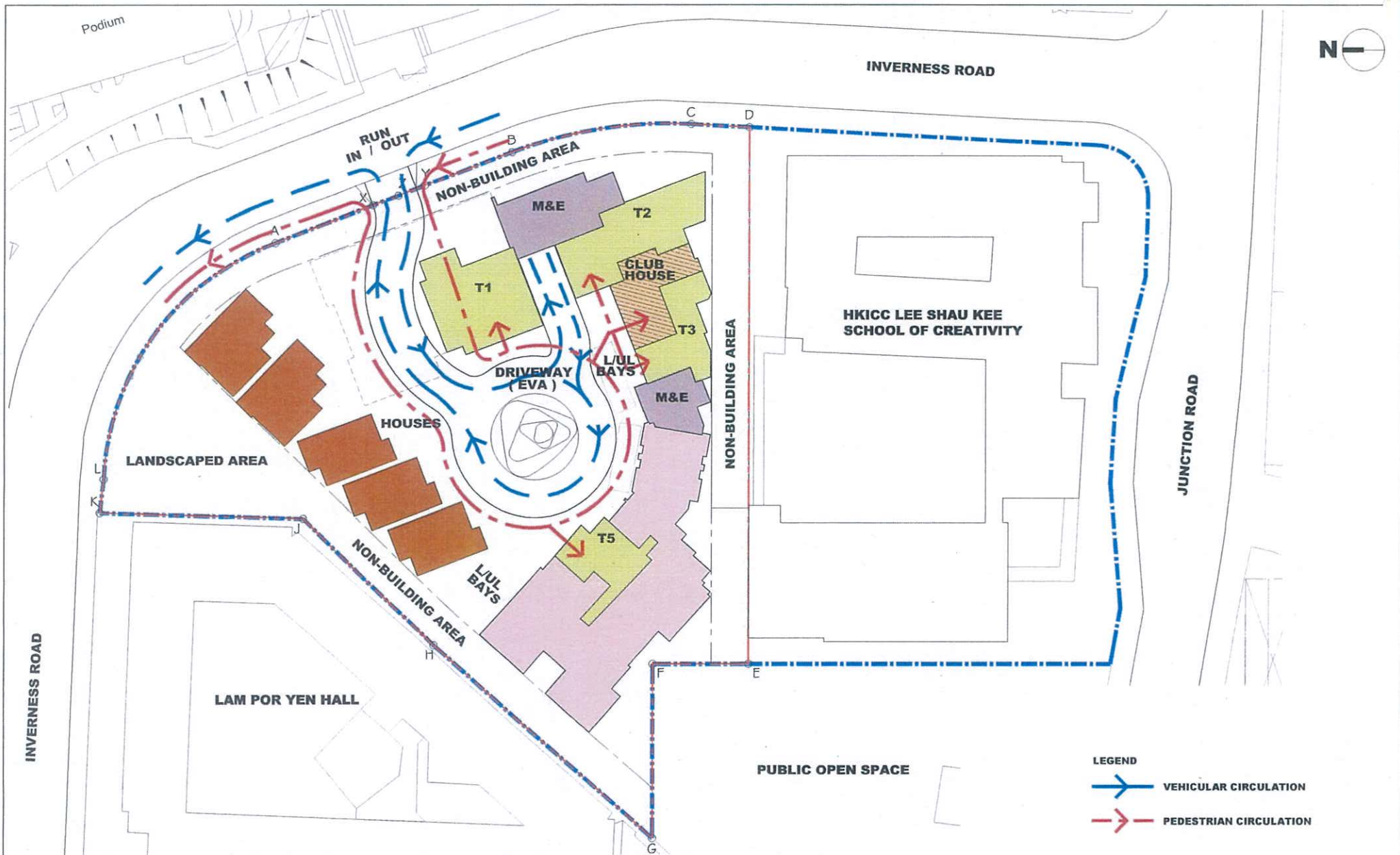


SECTION B - B

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT N.K.I.L. NO. 6493, INVERNESS ROAD, KOWLOON TONG, KOWLOON

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VEHICULAR / PEDESTRIAN CIRCULATION DIAGRAM

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT N.K.I.L. NO. 6493, INVERNESS ROAD, KOWLOON TONG, KOWLOON

JOB No. : 3873
SCALE : 1 : 800 @ A4
DATE : 13 OCT 2016

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Rev.	Date	Amendment	Purpose
B	22-09-2011	COMPENSATORY TREE ADDED ON PLAN	LMP SUBMISSION
C	28-11-2011	SKY GARDEN ADDED ON PLAN	LMP SUBMISSION
D	31-08-2012	GENERAL REVISION	LMP AMENDMENT
E	26-10-2012	GENERAL REVISION	LMP AMENDMENT
F	30-04-2015	GENERAL REVISION	LMP AMENDMENT
G	31-07-2015	GENERAL REVISION	LMP AMENDMENT
H	07-10-2015	GENERAL REVISION	LMP AMENDMENT
I	23-11-2015	GENERAL REVISION	LMP AMENDMENT

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 - Notify the Architect immediately of any discrepancy found herein.

Client

Panatiff Limited

Project

Residential Development at NKIL No. 6493, Inverness Road, Kowloon

Drawing Title

LANDSCAPE MASTER PLAN
 SUBMISSION DRAWINGS

LANDSCAPE MASTER PLAN
 GROUND LEVEL

Job No.	Drawing No.	Revision No.
3873L	FIGURE 2.1	REV. I
Scale	Date	CAD Ref.
AS	FEB 2011	-
Drawn	Checked	Approved
TM	PL	NL

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LEGEND:

- BUILDING STRUCTURE
- HARD PAVED ROOF PATIOS
- WOODEN DECK
- HOUSE SWIMMING POOL
- PLANTER
- LAWN
- AIRCONDITION UNITS

ANNOTATION:

+58.30 PROPOSED LEVEL

1. REVISED HOUSE FOOTPRINTS & STAIRWELLS

2. REVISED SWIMMING POOLS, POTS & DECK EXTENTS ON HOUSE ROOFS

3. STAIRCASES ADDED FOR PRIVATE ROOF TOP ACCESS

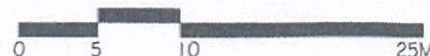
7. AIR CONDITIONING UNITS TO PROVIDE VARIED USAGE

4. UPDATED BUILDING FOOTPRINT & LIFT CORES

5. EXTENSIVE GREEN ROOFS TO EDGE PLANTERS & LAWNS DUE TO LOADING & HEADROOM LIMITATIONS (FOR SUNKEN PLANTERS) ROOF LEVEL CAPPED AT +57.30

6. MORE PATIO, SMALL LAWNS

- NOTES:
- LMP LAYOUT SUBJECT TO FURTHER ADJUSTMENTS AND COORDINATION AT DETAIL DESIGN AND CONSTRUCTION STAGE.
 - PRIVATE G/F GARDEN AND ROOF GARDEN AREAS SUBJECT TO DESIGN ALTERATIONS BY INDIVIDUAL OWNERS.



Rev.	Date	Amendment	Purpose
B	22-09-2011	COMPENSATORY TREE ADDED ON PLAN	LMP SUBMISSION
C	28-11-2011	SKY GARDEN ADDED ON PLAN	LMP SUBMISSION
D	31-8-2012	GENERAL REVISION	LMP AMENDMENT
E	26-10-2012	GENERAL REVISION	LMP AMENDMENT
F	30-04-2015	GENERAL REVISION	LMP AMENDMENT
G	31-07-2015	GENERAL REVISION	LMP AMENDMENT
H	23-11-2015	GENERAL REVISION	LMP AMENDMENT

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Project
 Residential Development at NKIL No. 6493, Inverness Road, Kowloon

Drawing Title
 LANDSCAPE MASTER PLAN
 SUBMISSION DRAWINGS
 LANDSCAPE MASTER PLAN
 ROOF LEVEL

Job No.	Drawing No.	Revision No.
3873L	FIGURE 2.2	REV. H
Scale	Date	CAD Ref.
AS	FEB 2011	-
Drawn	Checked	Approved
TM	PL	NL

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 九龍尖沙咀海港城環球金融中心北座15樓



Rev.	Date	Amendment	Purpose
A	30-04-2015	GENERAL REVISION	LMP AMENDMENT
B	31-07-2015	GENERAL REVISION	LMP AMENDMENT
C	23-11-2015	GENERAL REVISION	LMP AMENDMENT

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Residential Development at NKIL No. 6493,
Inverness Road, Kowloon

Drawing Title

LANDSCAPE MASTER PLAN
SUBMISSION DRAWINGS

EVA AND ROUND-ABOUT BLOW UP PLAN

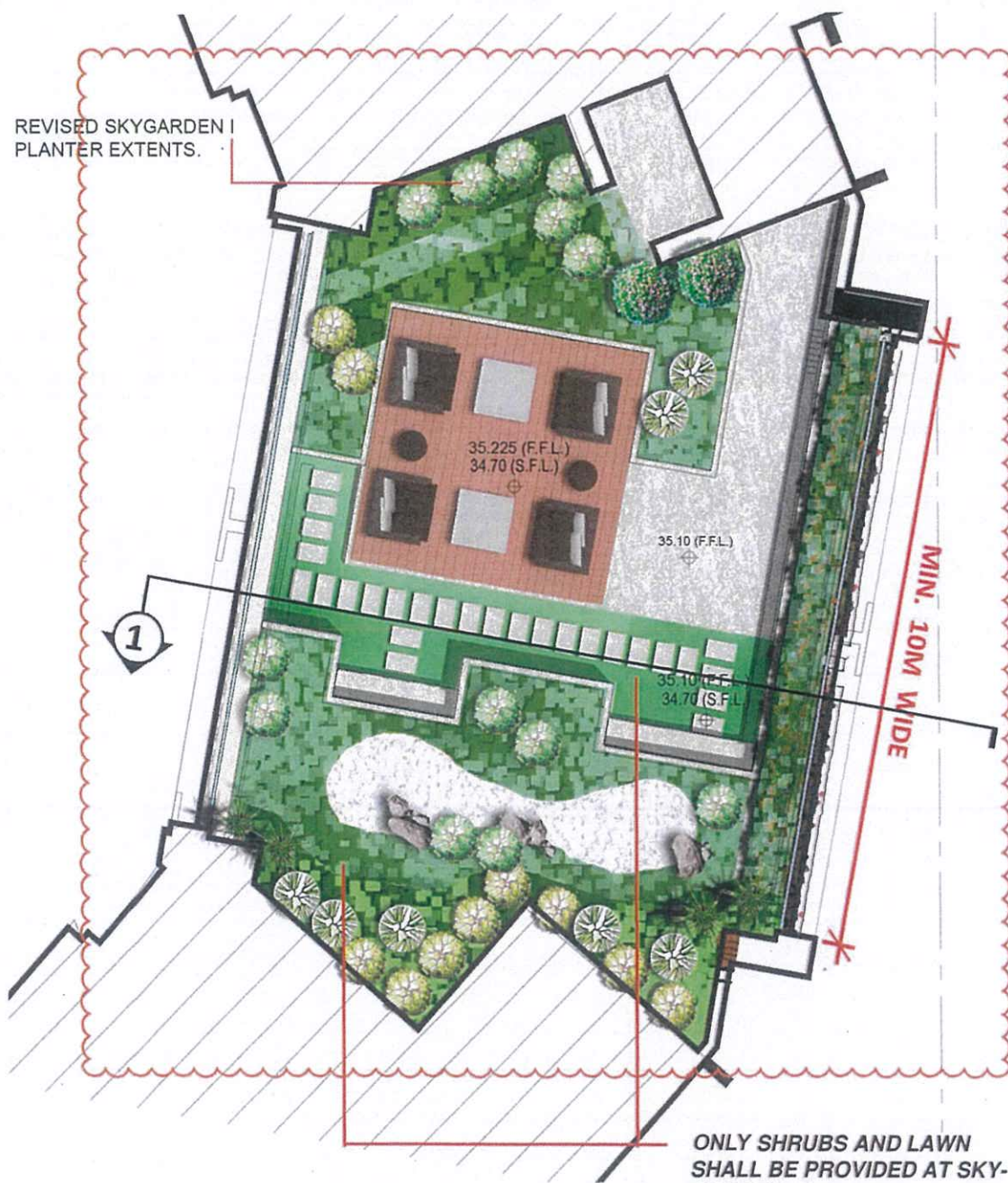
Job No.	Drawing No.	Revision No.
3873L	FIGURE 2.4	REV. C
Scale	Date	CAD Ref.
AS	FEB 2011	-
Drawn	Checked	Approved
TM	PL	NL

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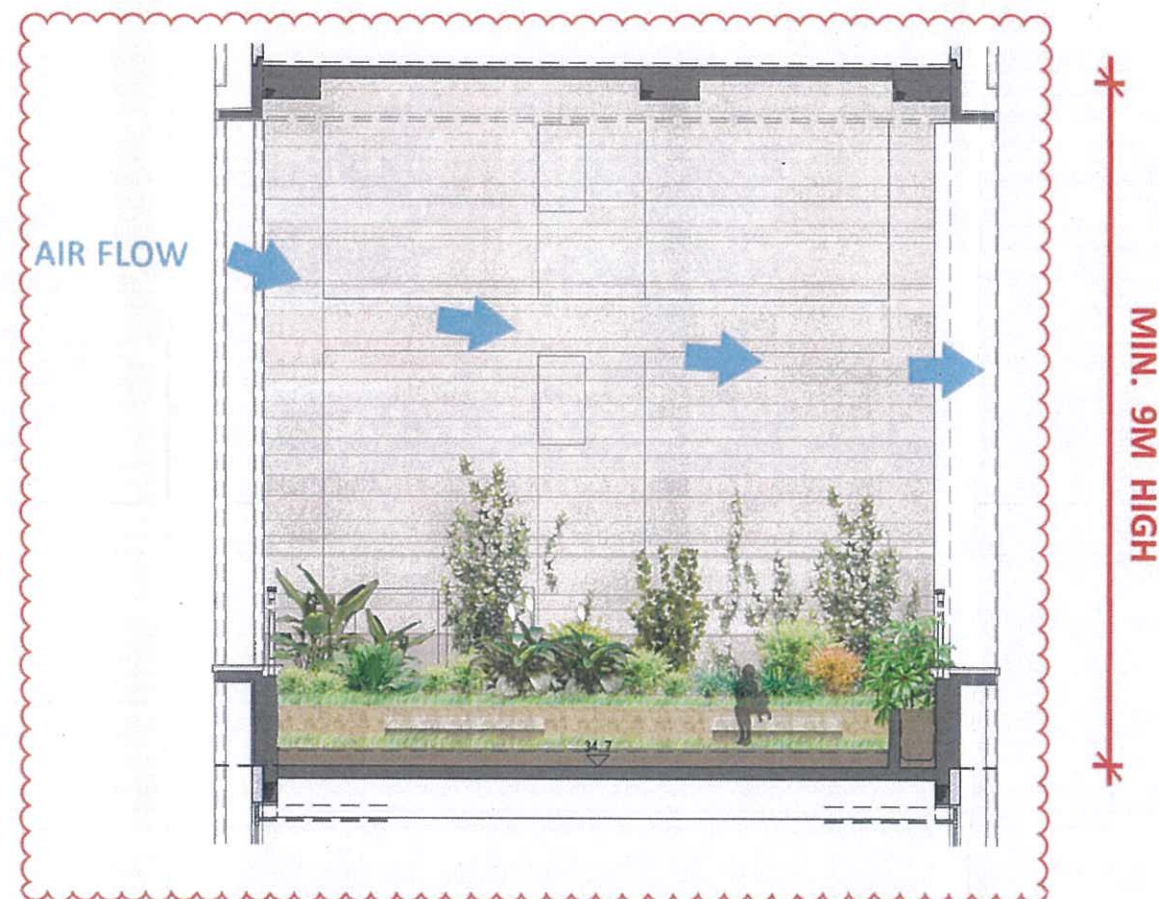
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THE SCHEME WITH SKY-GARDEN NOT ONLY IMPROVES THE LIVING ENVIRONMENT OF THE OCCUPANTS, BUT ALSO ENHANCE THE VISUAL QUALITY OF THE NEIGHBORING SCHOOL BUILDINGS



LAYOUT PLAN OF SKY-GARDEN



THE SKY-GARDEN IN AMPLE GREENERY IS OF APPROX. 10M WIDE AND 9M HIGH

SECTION OF SKY-GARDEN ①



NOTE: • SUBJECT TO FURTHER ADJUSTMENTS AND COORDINATION AT DETAIL DESIGN AND CONSTRUCTION STAGE.

Rev.	Date	Amendment	Purpose
A	17-10-2011	UPDATED LAYOUT	LMP SUBMISSION
B	28-11-2011	UPDATED LAYOUT	LMP SUBMISSION
C	31-8-2012	UPDATED LAYOUT	LMP AMENDMENT
D	26-10-2012	BALUSTRADE ADDED	LMP AMENDMENT
E	30-04-2015	GENERAL REVISION	LMP AMENDMENT
F	31-07-2015	GENERAL REVISION	LMP AMENDMENT
G	23-11-2015	GENERAL REVISION	LMP AMENDMENT

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Project

Residential Development at NKIL No. 6493, Inverness Road, Kowloon

Drawing Title

LANDSCAPE MASTER PLAN
SUBMISSION DRAWINGS

SKY GARDEN 1

Job No.	Drawing No.	Revision No.
3873L	FIGURE 3.1	G
Scale	Date	CAD Ref.
AS	FEB 2011	-
Drawn	Checked	Approved
TM	PL	NL

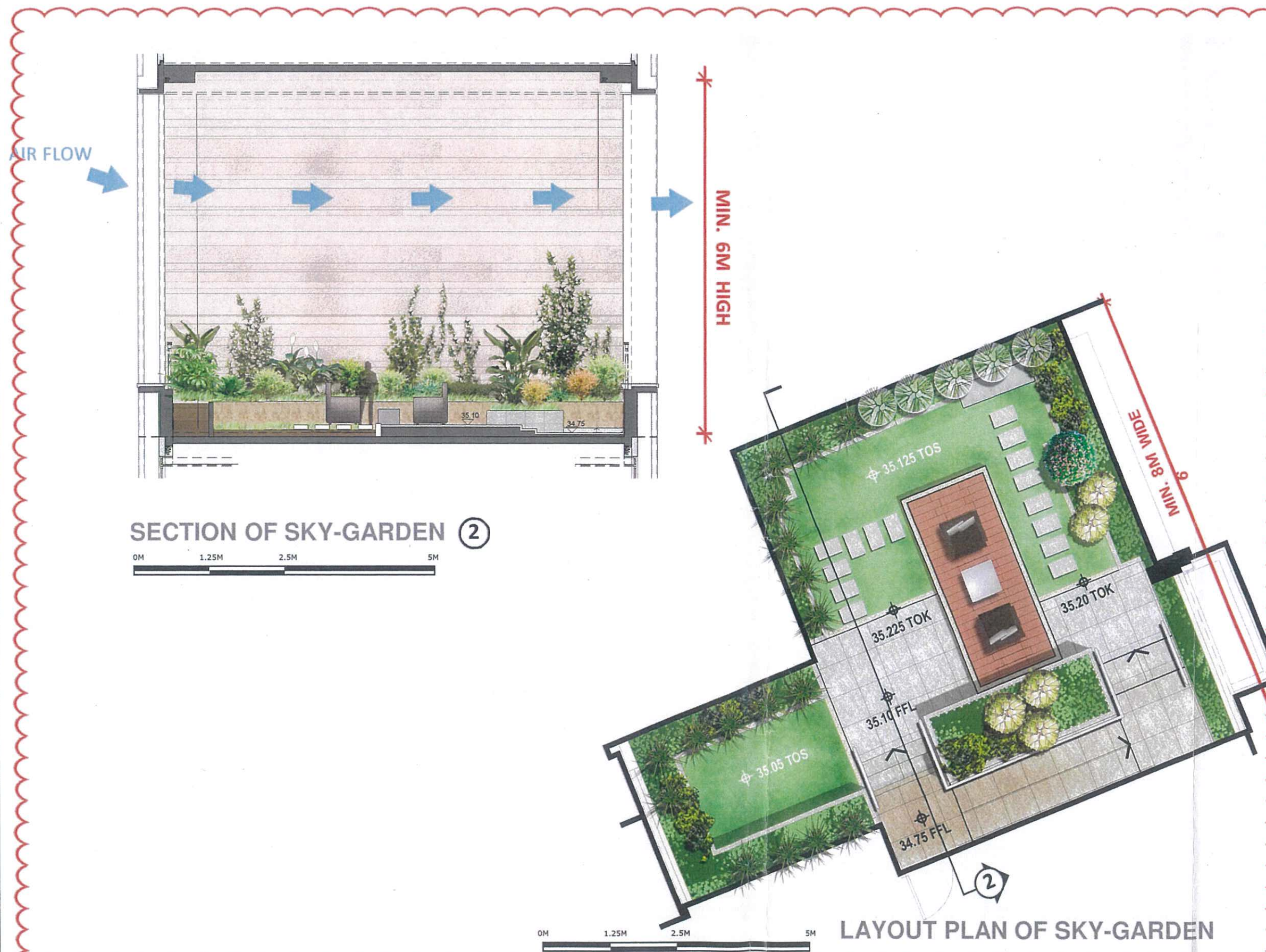
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LANDSCAPE

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Rev.	Date	Amendment	Purpose
A	31-8-2012	UPDATED LAYOUT	LMP AMENDMENT
B	26-10-2012	BALUSTRADE ADDED	LMP AMENDMENT
C	30-04-2015	GENERAL REVISION	LMP AMENDMENT
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Residential Development at NKIL No. 6493, Inverness Road, Kowloon

Drawing Title

LANDSCAPE MASTER PLAN
SUBMISSION DRAWINGS

SKY GARDEN 2

Job No.	Drawing No.	Revision No.
3873L	FIGURE 3.1a	E
Scale	Date	CAD Ref.
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Drawn	Checked	Approved
TM	PL	NL

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