

List of Approval Conditions

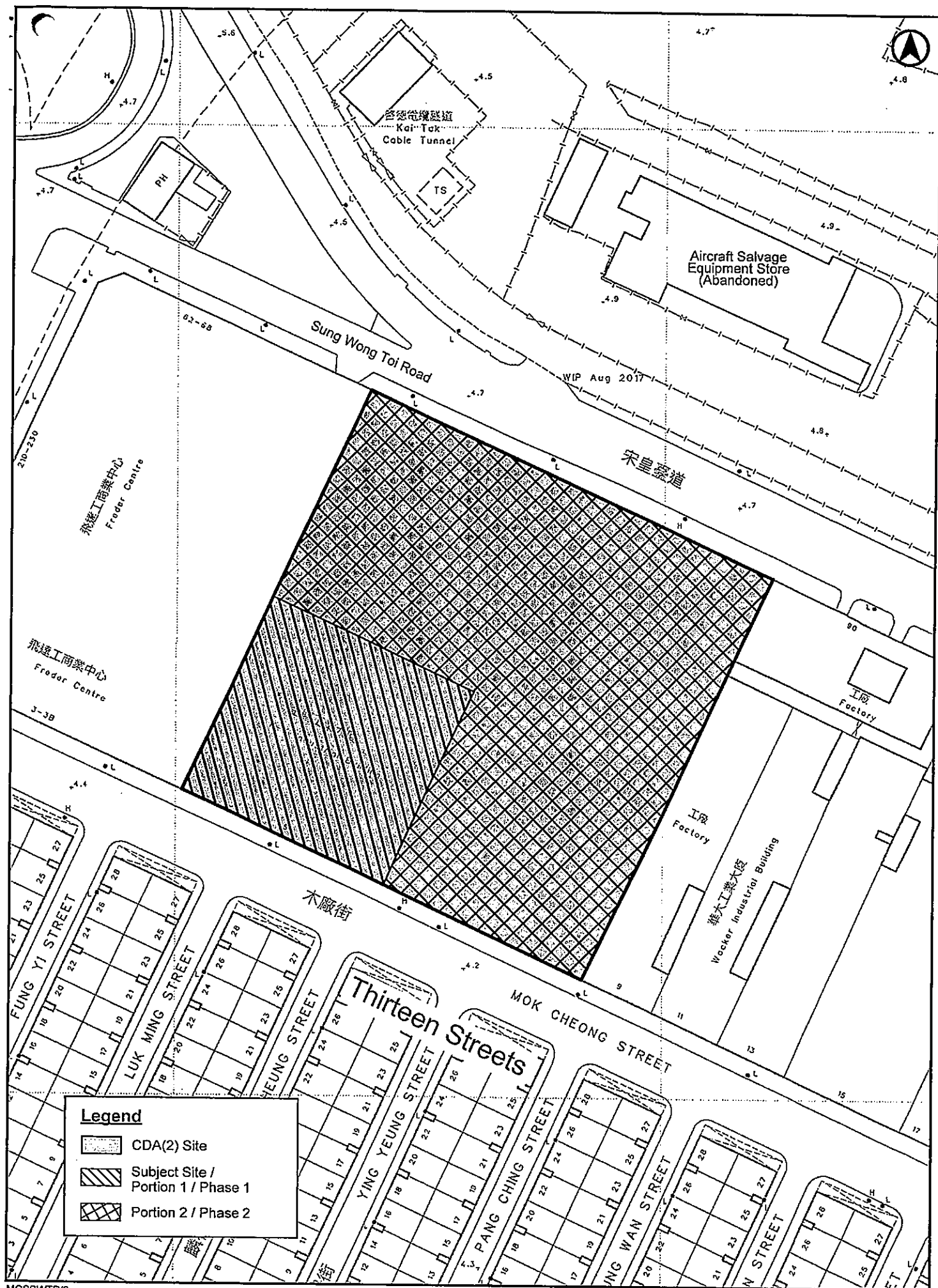
Application No. A/K10/259

- Application Site : 5 Mok Cheong Street (Kowloon Inland Lot (KIL) 7626), 7 Mok Cheong Street (KIL 7628) and 70-78 Sung Wong Toi Road (KIL 10578), Ma Tau Kok, Kowloon
- Subject of Application : Proposed Comprehensive Residential and Commercial (Eating Place, Shop and Services) Development (Amendments to Approved Master Layout Plan) in "Comprehensive Development Area (2)" Zone
- Date of Approval : 7.12.2018
- Approval Conditions :
- (a) the submission and implementation of a revised MLP to incorporate the approval conditions as stipulated in conditions (b) to (j) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) the submission and implementation of a revised 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 submission and implementation of a revised Landscape Master Plan, to the satisfaction of the Director of Planning or of the TPB;
 - (d) the submission of an updated Drainage Impact Assessment and implementation of the drainage facilities identified therein to the satisfaction of the Director of Drainage Services or of the TPB;
 - (e) the submission of an updated Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (f) the implementation of the local sewerage upgrading/sewerage connection works identified in the SIA to the satisfaction of the Director of Drainage Services or of the TPB;
 - (g) the submission of an updated Noise Impact Assessment and the 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;
 - (h) the design and provision of ingress/egress point, vehicular access, parking spaces, loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
 - (i) the provision of public car parking spaces within the site and proposed traffic measures on Mok Cheong Street to the satisfaction of the Commissioner for Transport or of the TPB; and
 - (j) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

**MINOR AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN
UNDER PLANNING APPLICATION NO. A/K10/256 IN RESPECT OF
NO. 5 MOK CHEONG STREET (KIL 7626), MA TAU KOK
(TPB Ref: A/K10/259)**

Major Development Parameters			
Development Parameters	Portion 1	Portion 2	CDA(2)
Gross Site Area (about)	2,090.3m ²	6,271m ²	8,361.3m ²
GFA (not exceeding)			
- Domestic	15,750m ²	47,250m ²	63,000m ²
- Non-domestic	3,150m ²	6,111.39m ²	9,261.39m ²
Site Coverage (not exceeding)			
- Residential Tower	33.33%	37.5%	-
- Podium	60%	62.5%	-
No. of Blocks	1	2	3
No. of Storey			
- Residential Floors	25	25	-
- Podium Floors	3	3	-
- Basement Levels	2	2	-
Building Height (main roof level)	100mPD	100mPD	100mPD
No. of Flats	48	777	825
Average Unit Size	274m ²	64.35m ²	76.55m ²
Estimated Population (about)	264	2,176	2,440
Private Open Space (not less than)	264m ²	2,176m ²	2,440m ²
Parking Facilities			
- Ancillary Private Car Parking for Residents	52	105	157
- Parking for Visitors and/ or Retail	8	10	18
- Public Parking	45	0	45
- Motorcycle Parking	2	12	14
- Loading/ Unloading Spaces	2	10	12
Completion Year/ Phasing*	2023/ Phase 1	2021/ Phase 2	-

* With reference to materials submitted for A/K10/256, the indicated completion date for Portion 2 (i.e. KIL 7628 and 10578) is 2021. As the Applicant does not have control over Portion 2, it is assumed that Portion 1 will proceed first.



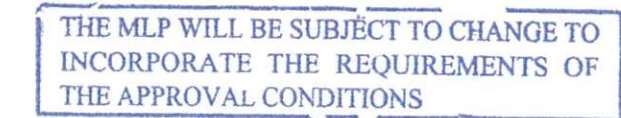
MCSSWTR/2

SITE LOCATION PLAN / PHASING PLAN
SCALE 1 : 1,000

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十二月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 7. 12. 2018.

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



GENERAL NOTES: 1. Do not scale drawing. Figured dimensions are to be followed.

PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

DRAWING TITLE
MASTER LAYOUT PLAN

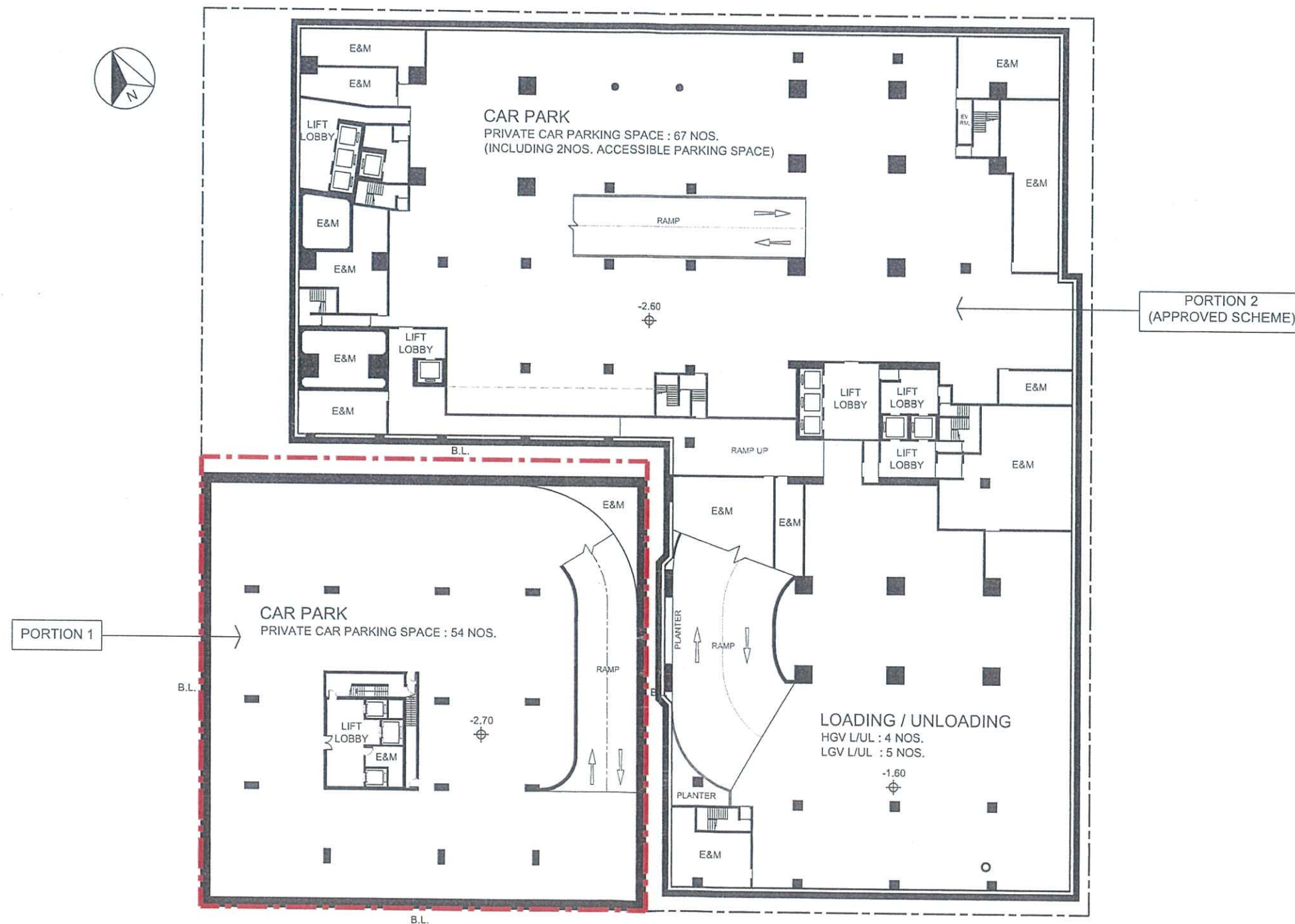
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1401 ARGYLE CENTRE ONE KOWLOON

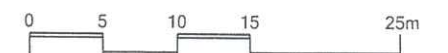


PROJECT NO.
171001
DRAWING NO.
S16-MCS-01 (b)
FILE NAME
5MCS-SEC16-c.dwg

SUNG WONG TOI ROAD (18M WIDE)



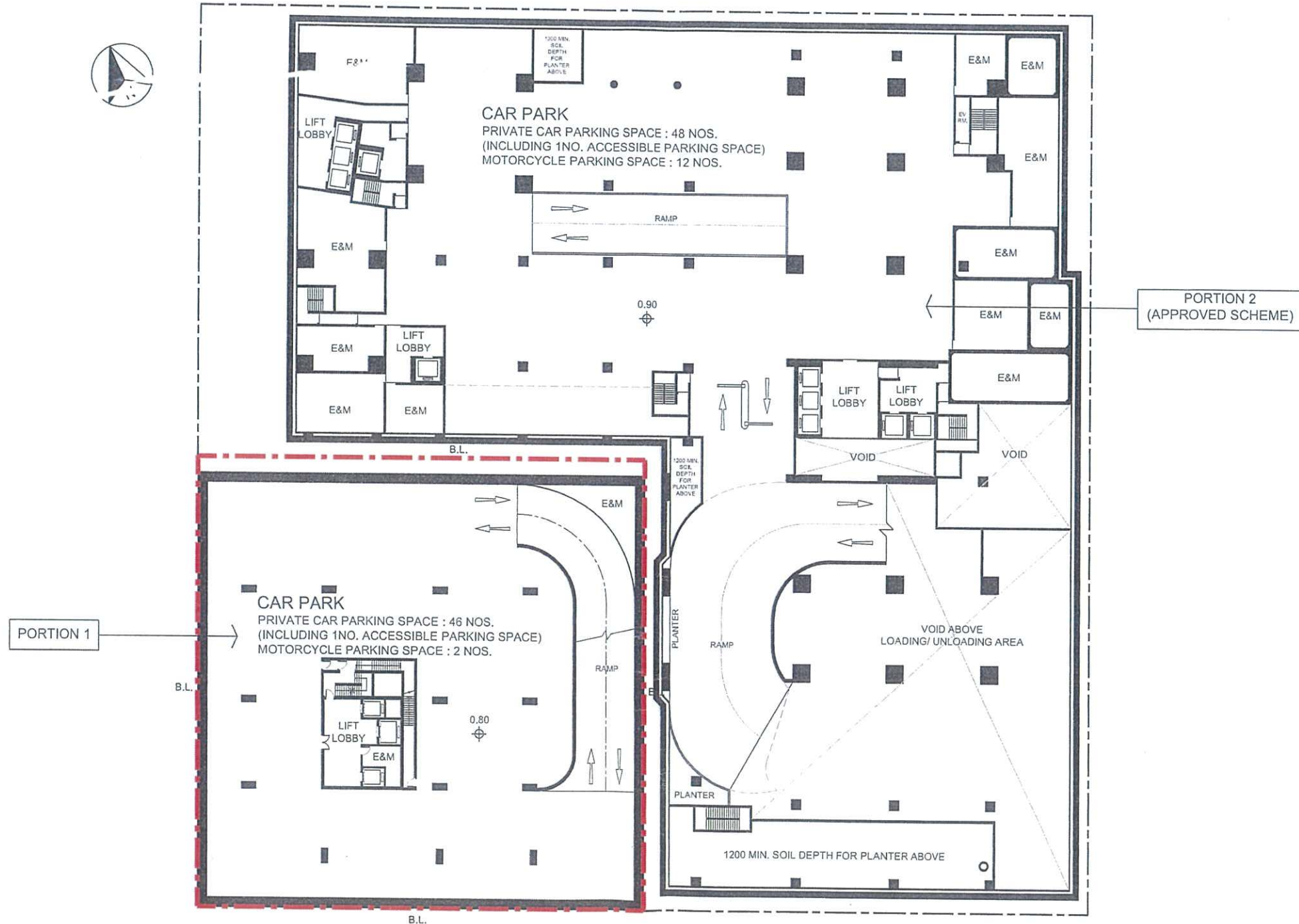
MOK CHEONG STREET (16M WIDE)



GENERAL NOTES: 1. Do not scale drawing. Figured dimensions are to be followed.

PROJECT COMPREHENSIVE DEVELOPMENT AT K.I.L.7626 AT NO.5 MOK CHEONG STREET, KOWLOON	DRAWING TITLE B2 FLOOR PLAN	DATE: 07/02/2018												No. REVISIONS												DRAWN												CHECKED												No. REVISIONS												DRAWN												CHECKED												No. REVISIONS												DRAWN												CHECKED												ARTHUR C. S. KWOK ARCHITECTS & ASSOCIATES LIMITED 郭定舜建築師有限公司 1401 ARGYLE CENTRE ONE KOWLOON		PROJECT NO. 171001 DRAWING NO. S16-MCS-02 (b) FILE NAME 5MCS-SEC16-a.dwg												
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SUNG WONG TOI ROAD (18M WIDE)



MOK CHEONG STREET (16M WIDE)



GENERAL NOTES: 1. Do not scale drawing. Figured dimensions are to be followed.

PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

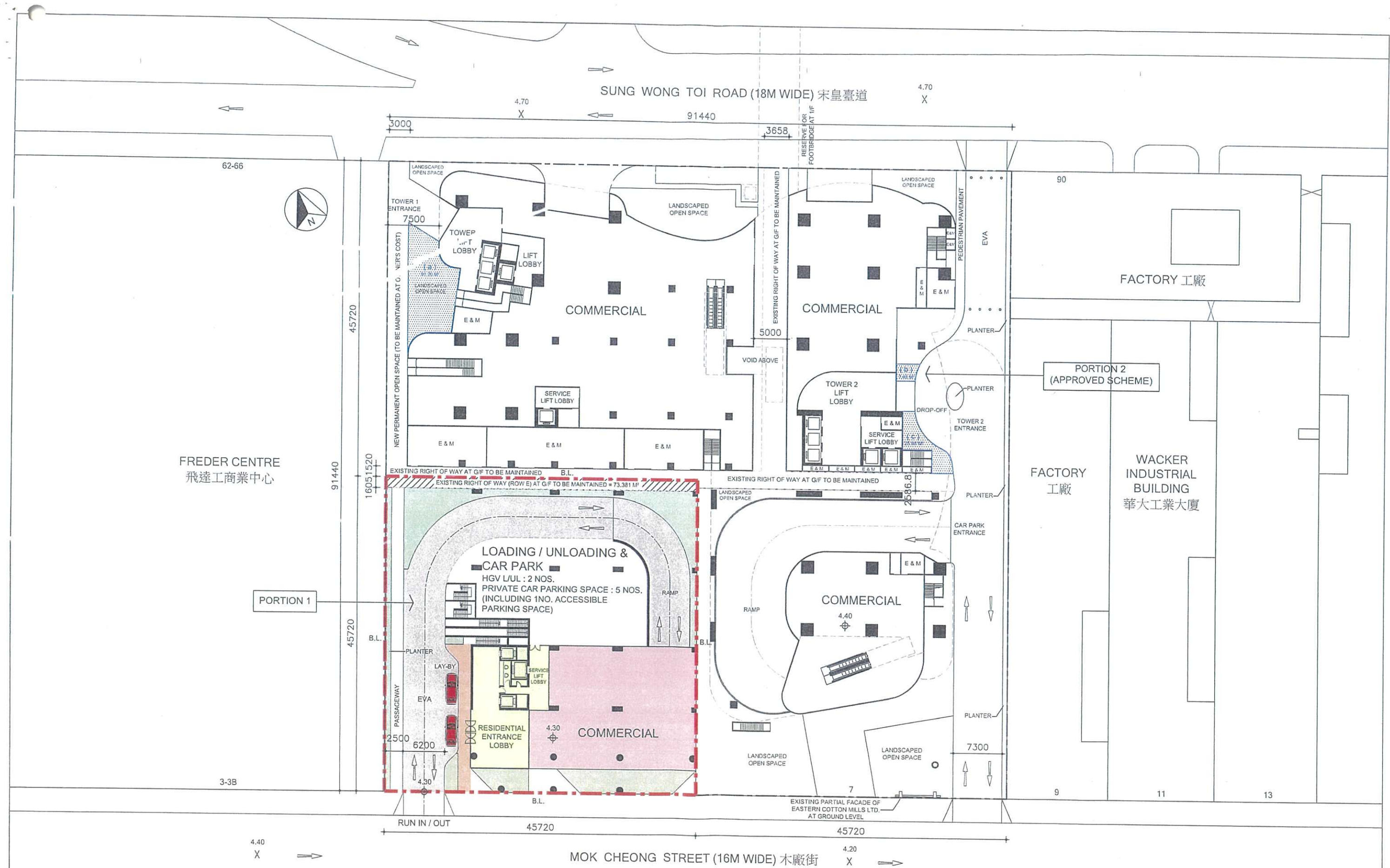
DRAWING TITLE
B1 FLOOR PLAN

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PROJECT NO.
171001
DRAWING NO.
S16-MCS-03 (b)
FILE NAME
5MCS-SEC16-c.dwg



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PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

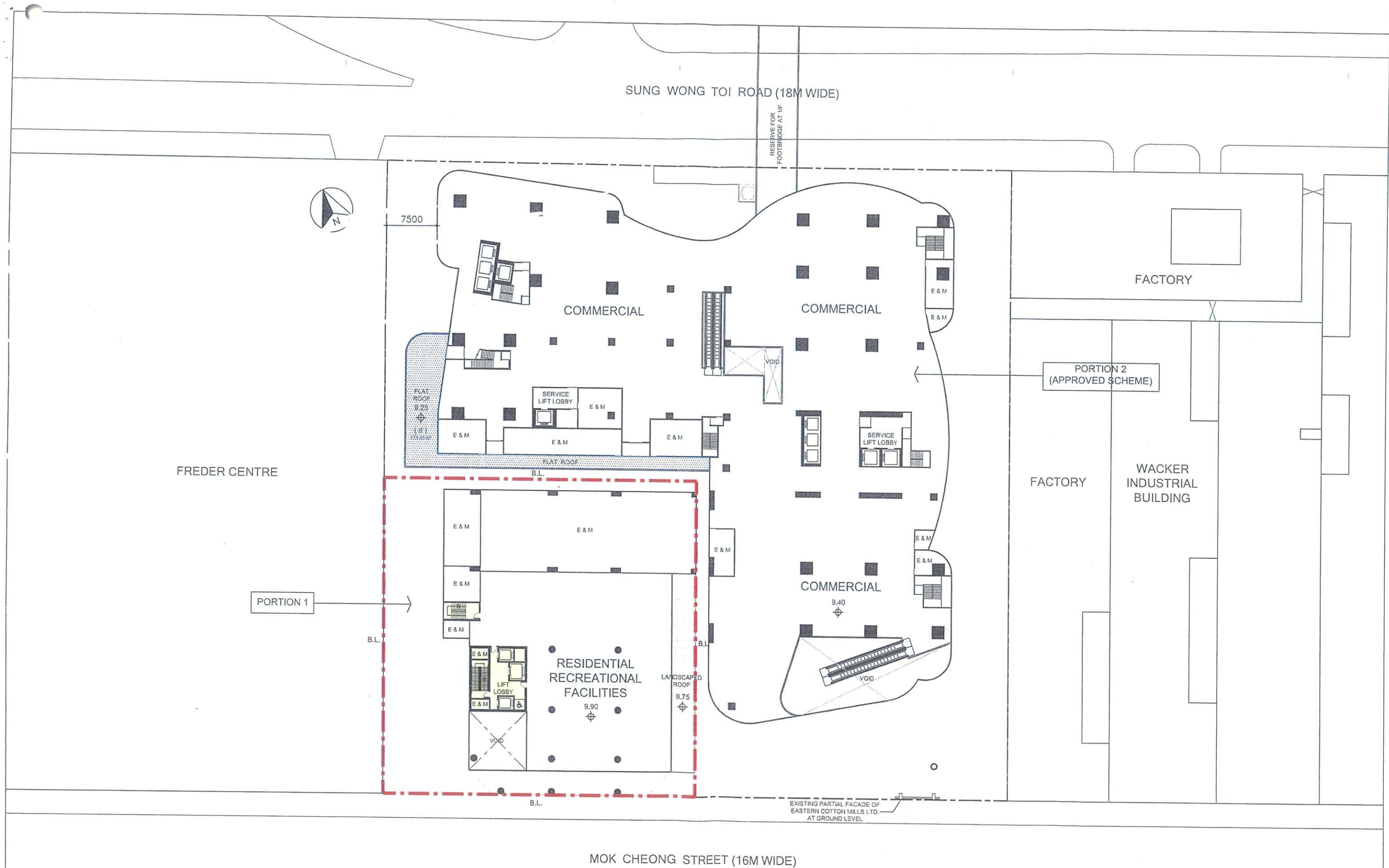
DRAWING TITLE
GROUND FLOOR PLAN

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CHECKED BY:	2	c	25/07/2018	2	2	f				j			

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PROJECT NO.
171001
DRAWING NO.
S16-MCS-04 (c)
FILE NAME
5MCS-SEC16--c.dwg



GENERAL NOTES: 1. Do not scale drawing. Figured dimensions are to be followed.

PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

DRAWING TITLE
1ST FLOOR PLAN

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PROJECT NO.
171001
DRAWING NO.
S16-MCS-05 (b)
FILE NAME
5MCS-SEC16-c.dwg

SUNG WONG TOI ROAD (18M WIDE)

POPULATION CALCULATION (PORTION 1)

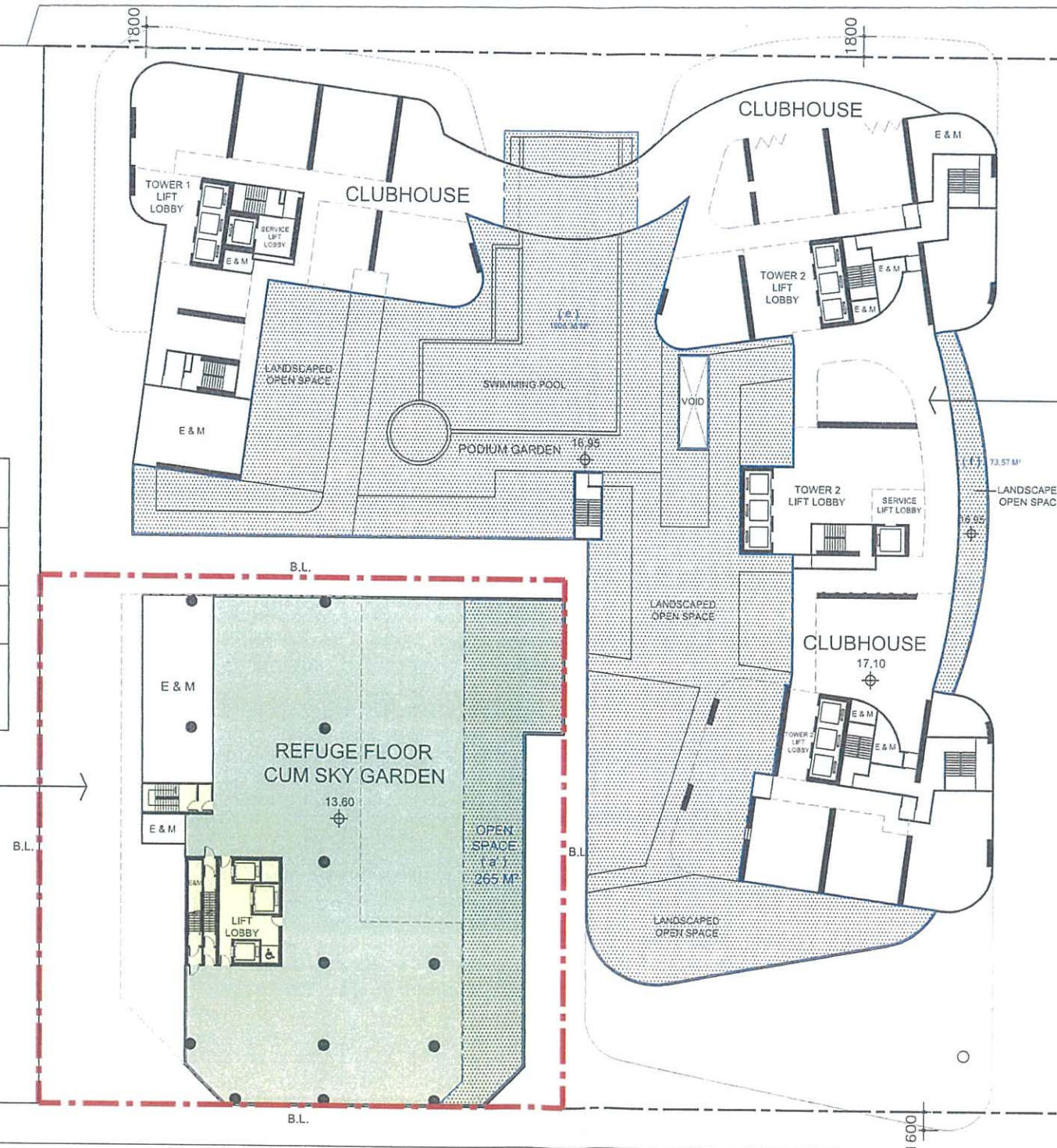
UNIT	NO. OF UNITS	POPULATION
FLAT A	24	5 x 24 = 120
FLAT B	24	6 x 24 = 144
TOTAL NO. OF POPULATION :		264

AVERAGE UNIT SIZE : 274 M²

OPEN SPACE CALCULATION

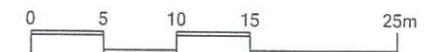
CDA (2)	PHASE 1 / PORTION 1	PHASE 2 / PORTION 2	TOTAL
ESTIMATED POPULATION	264	2176	2440
REQUIRED OPEN SPACE	264 M ²	2176 M ²	2440 M ²
OPEN SPACE PROVISION	2/F (a') = 265 M ²	G/F TO 2/F (a+b+c+d+e+f) = 2178.54 M ²	2443.54 M ²

PORTION 1



PORTION 2
(APPROVED SCHEME)

MOK CHEONG STREET (16M WIDE)



GENERAL NOTES: 1. Do not scale drawing. Figured dimensions are to be followed.

PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

DRAWING TITLE
2ND FLOOR PLAN

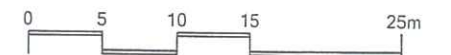
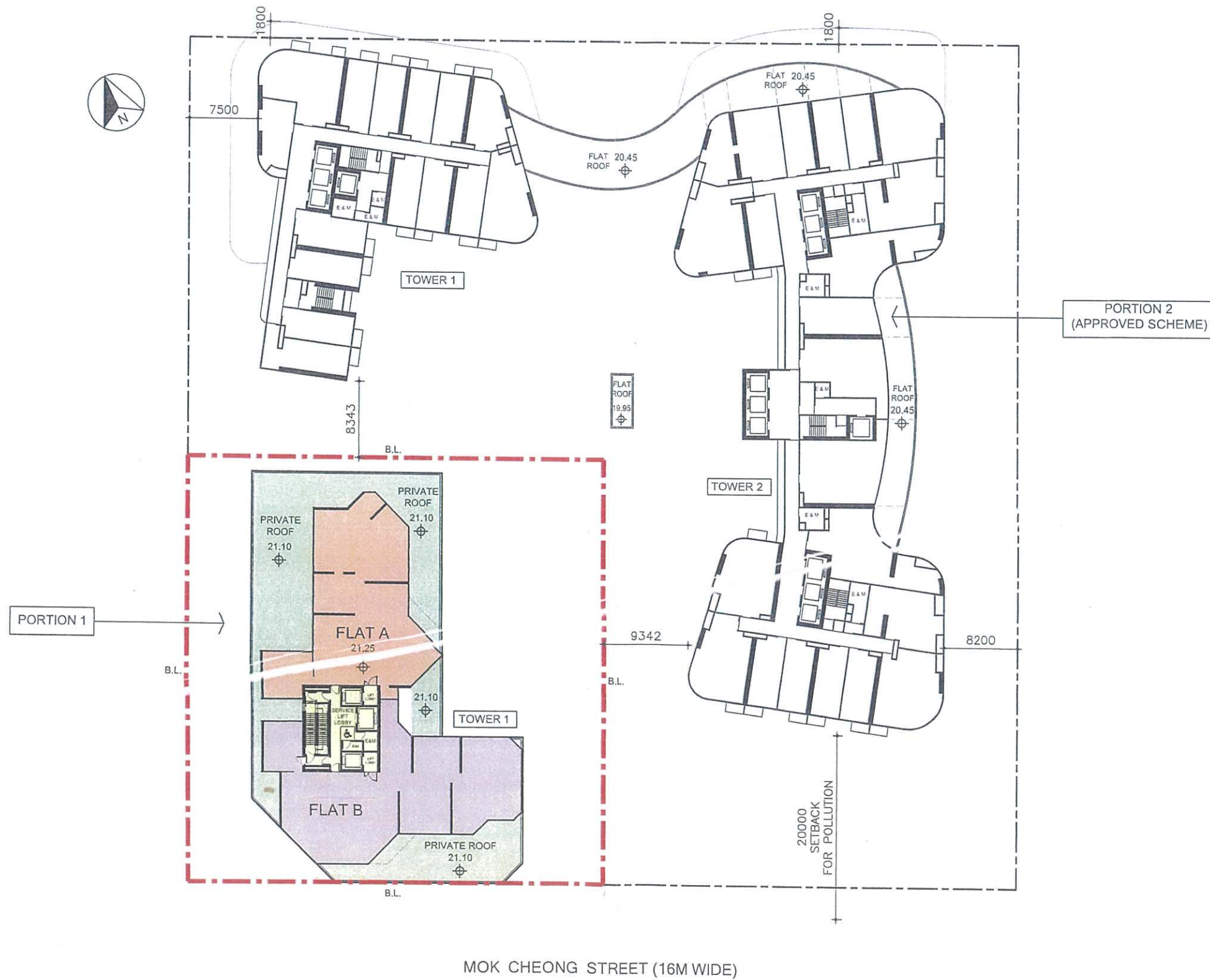
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PROJECT NO.
171001
DRAWING NO.
S16-MCS-06 (b)
FILE NAME
SMCS-SEC16-c.dwg

SUNG WONG TOI ROAD (18M WIDE)



GENERAL NOTES: 1. Do not scale drawing. Figured dimensions are to be followed.

PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

DRAWING TITLE
3RD FLOOR PLAN

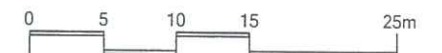
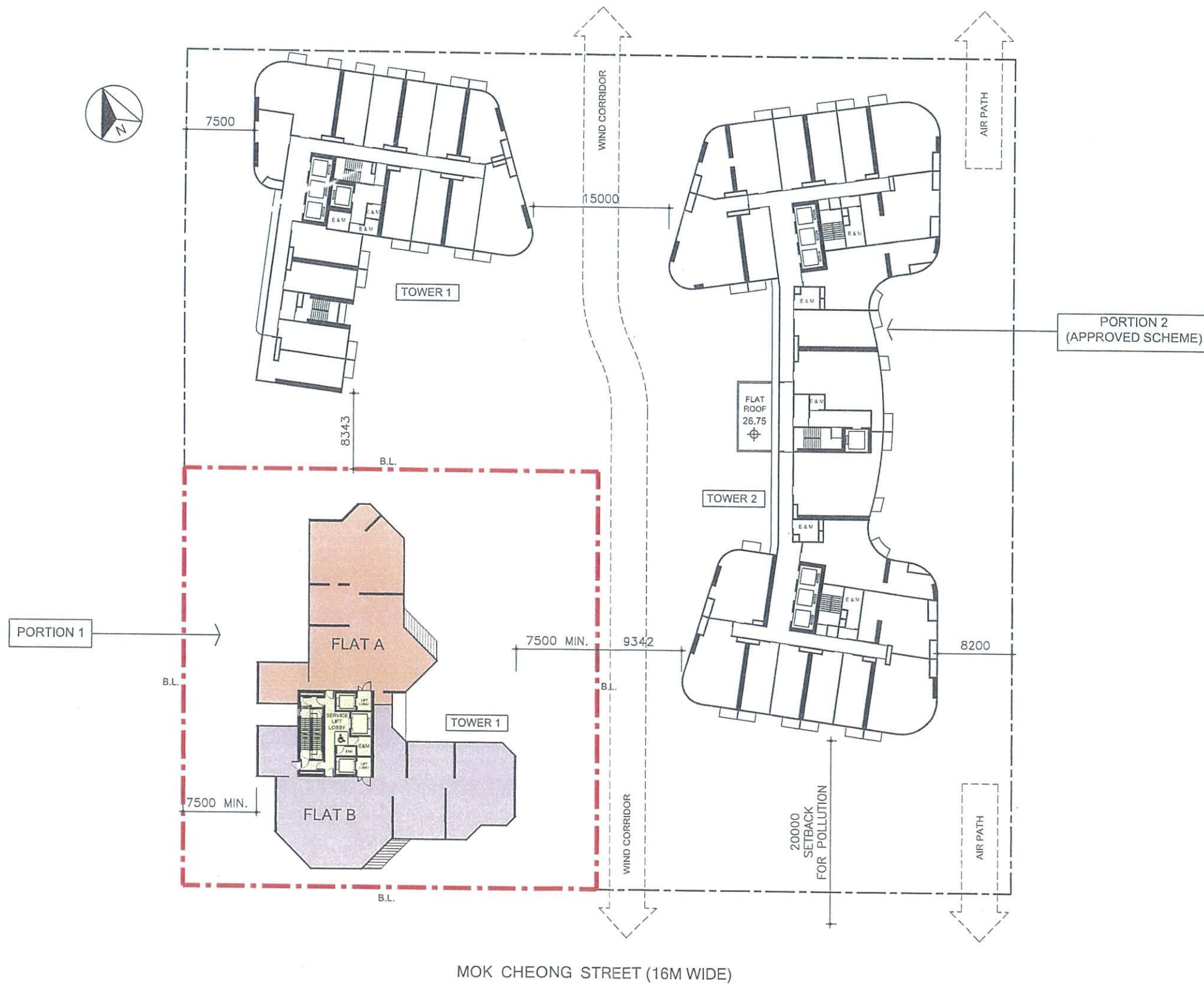
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PROJECT NO.
171001
DRAWING NO.
S16-MCS-07 (a)
FILE NAME:
5MCS-SEC16-a.dwg

SUNG WONG TOI ROAD (18M WIDE)



GENERAL NOTES: 1. Do not scale drawing. Figured dimensions are to be followed.

PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

DRAWING TITLE
4TH TO 13TH FLOOR PLAN

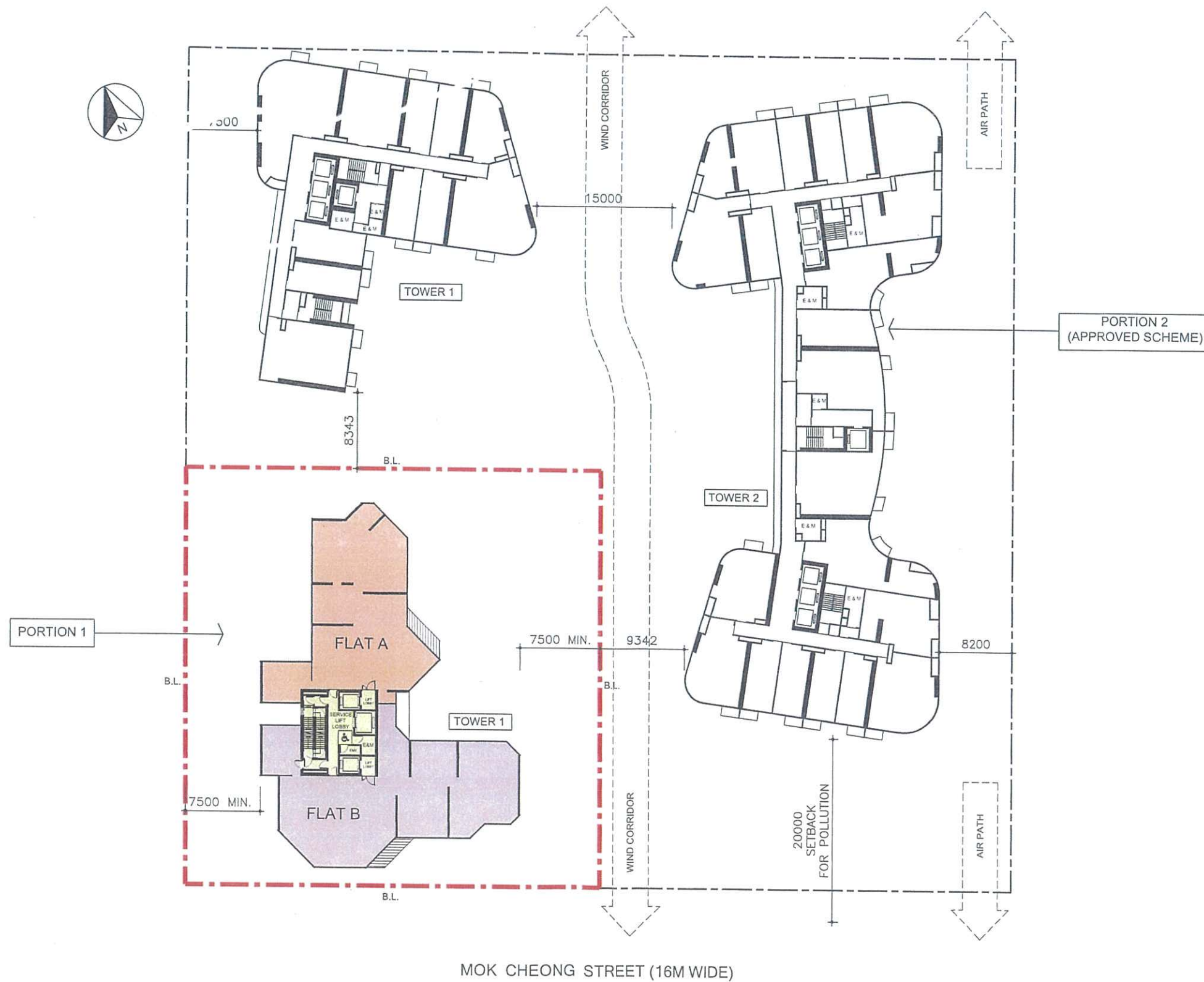
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PROJECT NO.
171001
DRAWING NO.
S16-MCS-08 (a)
FILE NAME
5MCS-SEC16-a.dwg

SUNG WONG TOI ROAD (18M WIDE)



0 5 10 15 25m

GENERAL NOTES: 1. Do not scale drawing. Figured dimensions are to be followed.

PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

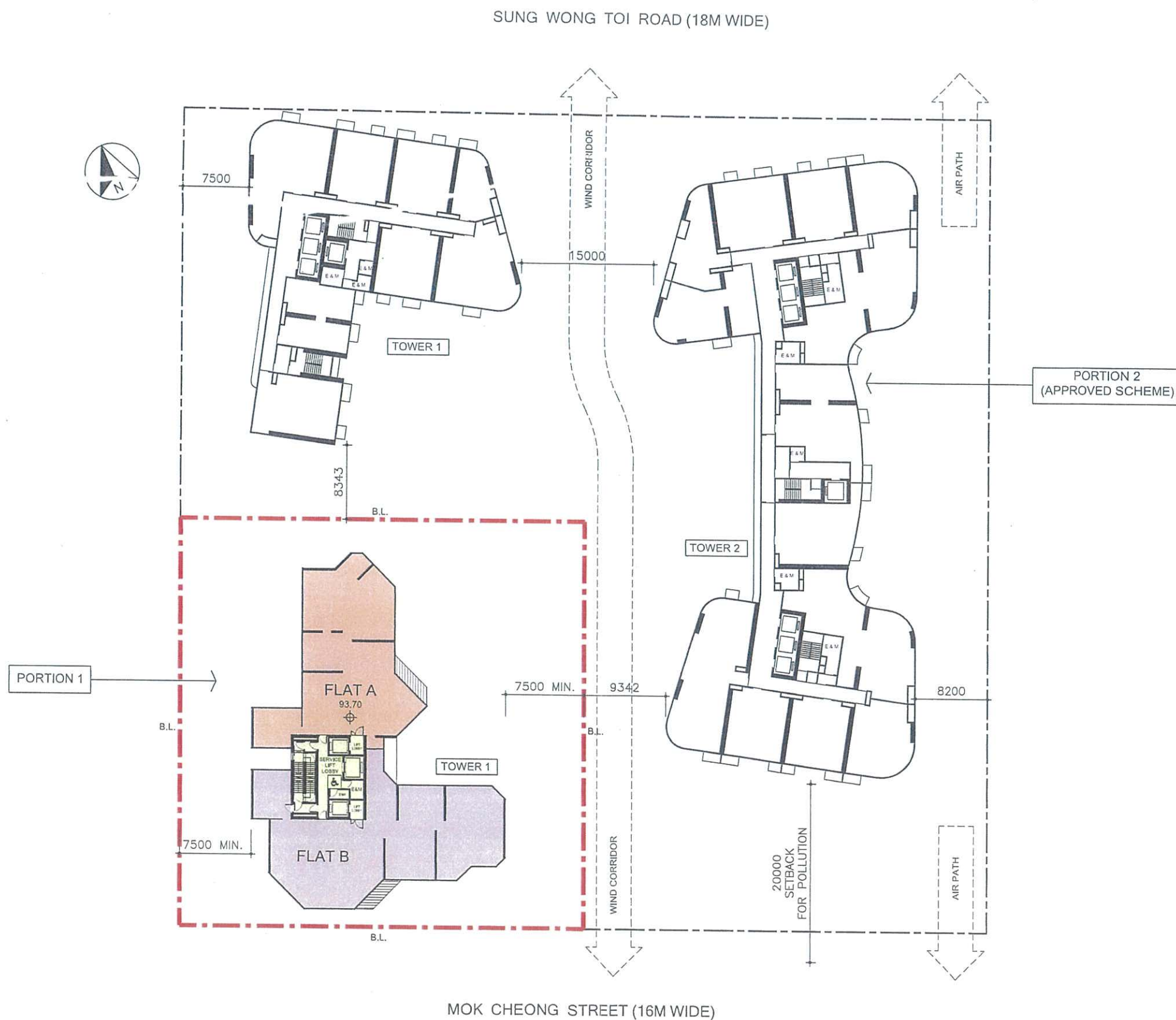
DRAWING TITLE
14TH TO 25TH FLOOR PLAN

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PROJECT NO.
171001
DRAWING NO.
S16-MCS-09 (a)
FILE NAME
SMCS-SEC16-a.dwg



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PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

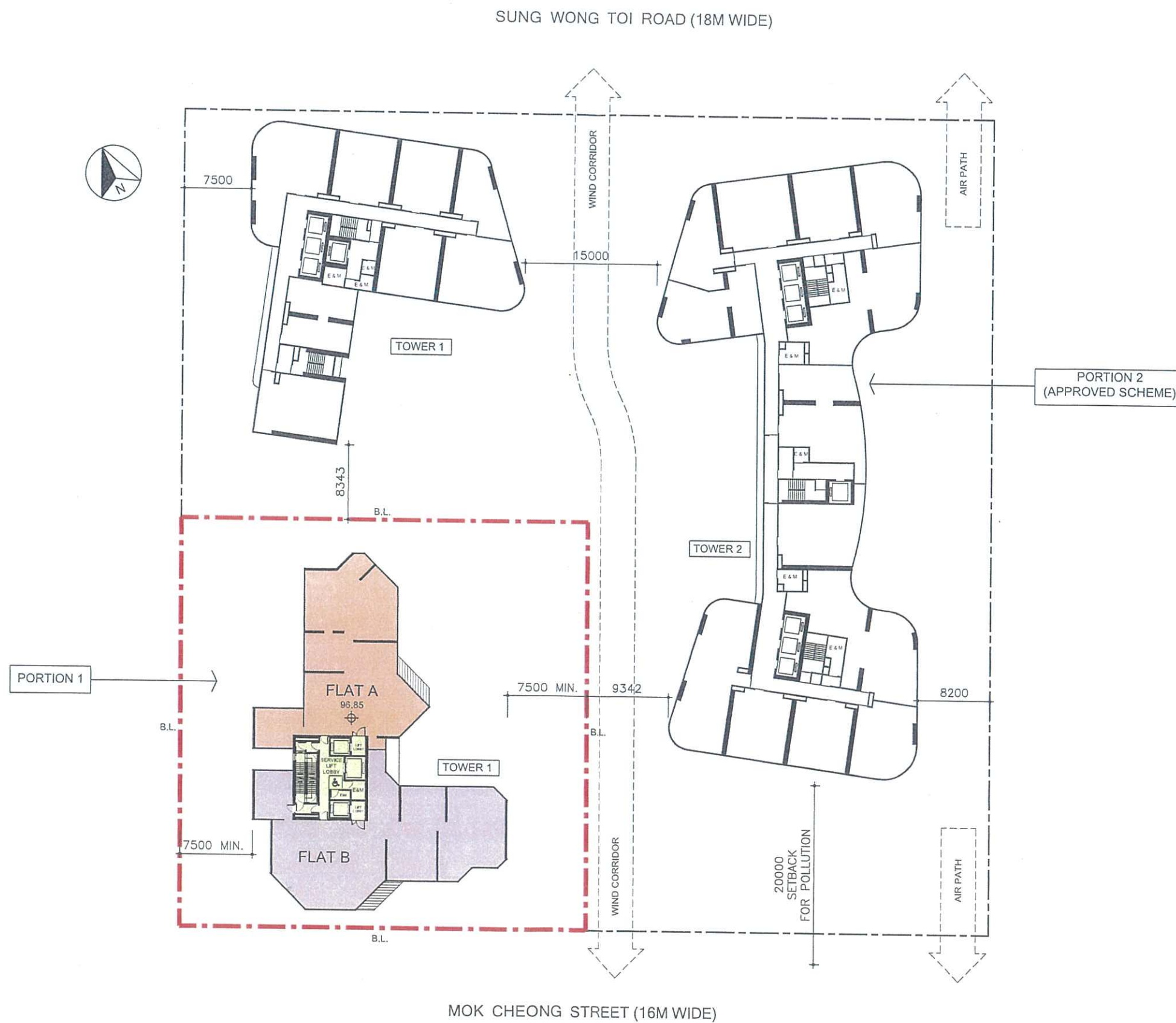
DRAWING TITLE
26TH FLOOR - DUPLEX LOWER FLOOR PLAN

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1401 ARGYLE CENTRE ONE KOWLOON



PROJECT NO.
171001
DRAWING NO.
S16-MCS-10 (a)
FILE NAME
SMCS-SEC16-a.dwg



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PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

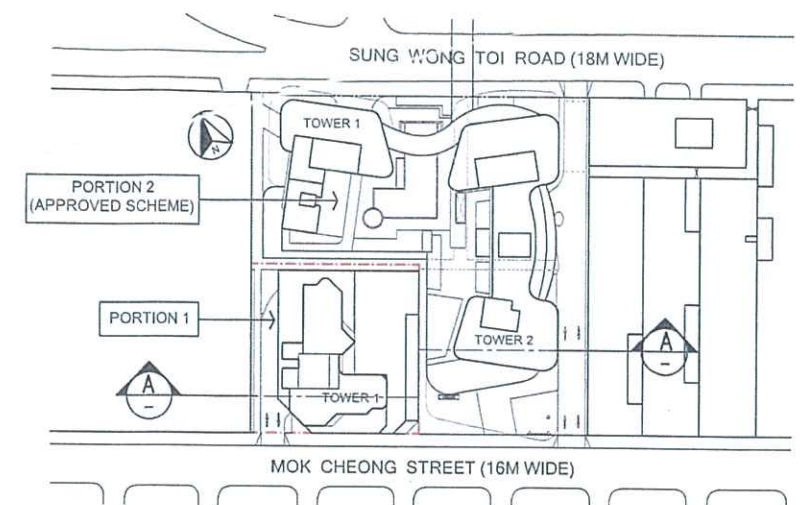
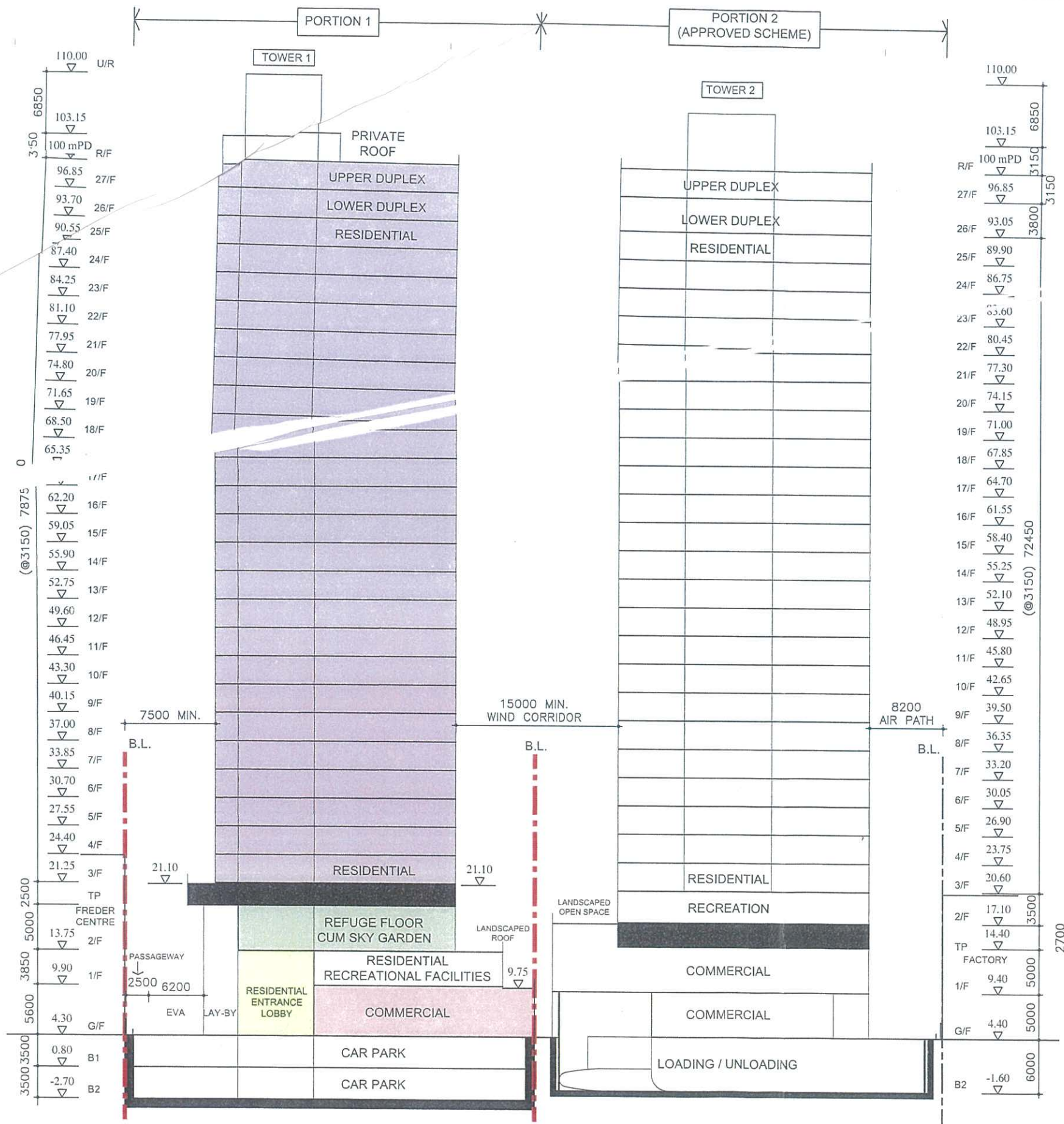
DRAWING TITLE
27TH FLOOR - DUPLEX UPPER FLOOR PLAN

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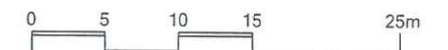
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1401 ARGYLE CENTRE ONE KOWLOON



PROJECT NO.
171001
DRAWING NO.
S16-MCS-11 (a)
FILE NAME
5MCS-SEC16-a.dwg



KEY PLAN 1:2000



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PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

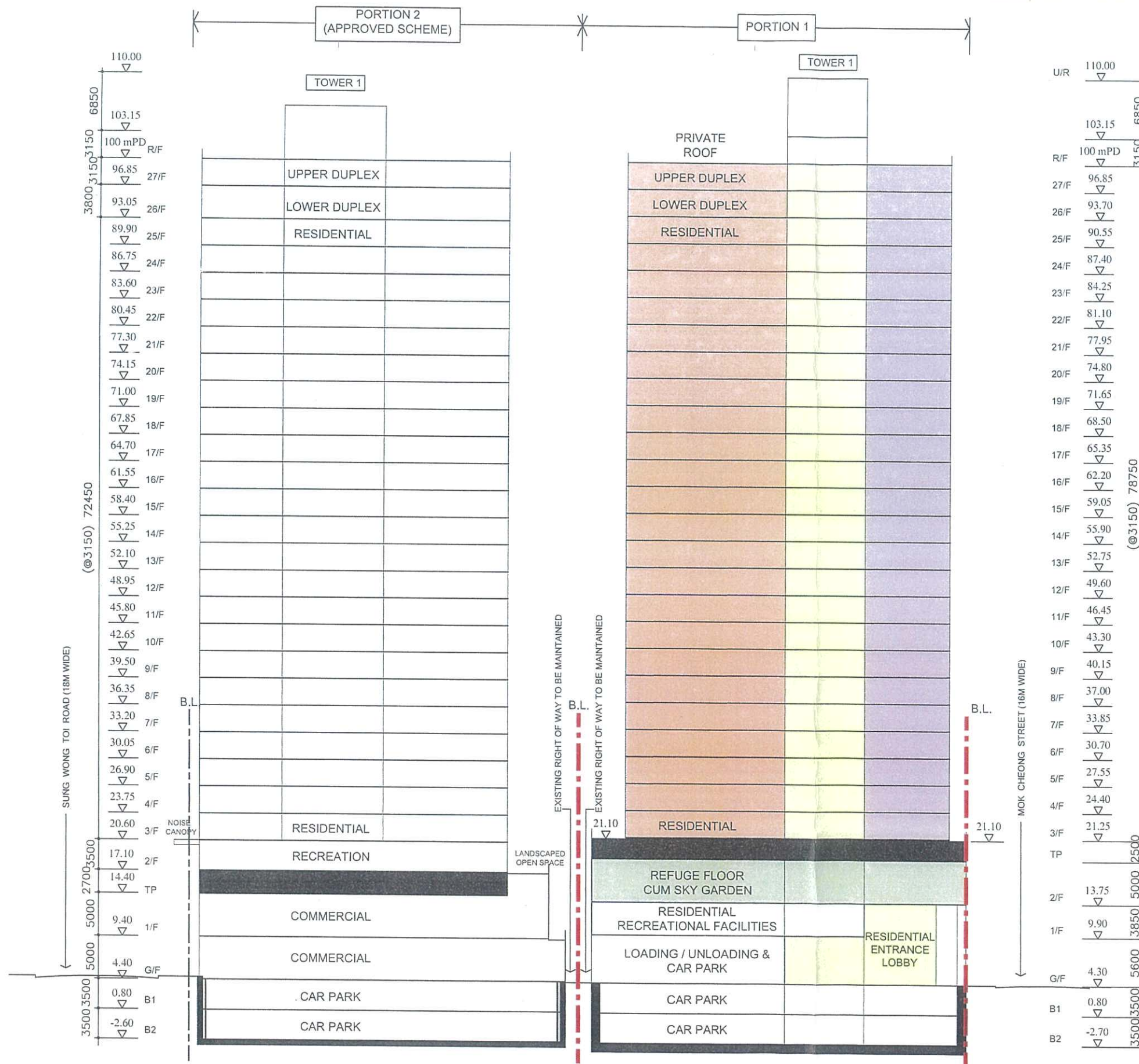
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SCHEMATIC SECTION A - A

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1401 ARGYLE CENTRE ONE KOWLOON



PROJECT NO.
171001
DRAWING NO.
S16-MCS-12 (a)
FILE NAME
SMCS-SEC18-c.dwg



PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

DRAWING TITLE
SCHEMATIC SECTION B - B

DATE:	07/02/2018	No.	REVISIONS	DRAWN	CHECKED	No.	REVISIONS	DRAWN	CHECKED	No.	REVISIONS	DRAWN	CHECKED
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1401 ARGYLE CENTRE ONE KOWLOON



PROJECT NO.
171001
DRAWING NO.
S16-MCS-13 (b)
FILE NAME
5MCS-SEC18-c.dwg

CDA (2) UNDER OZP S/K10/23	PHASE 1 / PORTION 1	PHASE 2 / PORTION 2	TOTAL
GROSS SITE AREA	2090.3 M ²	6271 M ²	8361.3 M ²
NET SITE AREA	2016.919 M ²	5657.426 M ²	7674.345 M ²
DOMESTIC GFA	NOT MORE THAN 15750 M ²	NOT MORE THAN 47250 M ²	NOT MORE THAN 63000 M ²
NON-DOMESTIC GFA	NOT MORE THAN 3150 M ²	NOT MORE THAN 6111.39 M ²	NOT MORE THAN 9261.39 M ²
MAX. SITE COVERAGE	RESIDENTIAL TOWER 33.33% RETAIL PODIUM 60%	RESIDENTIAL TOWER 37.5% RETAIL PODIUM 62.5%	-
BUILDING HEIGHT	100 mPD	100 mPD	-
NO. OF STOREYS	28 PLUS 2 BASEMENT CARPARK LEVELS	28 PLUS 2 BASEMENT CARPARK LEVELS	-
NO. OF FLATS	ABOUT 48	ABOUT 777	NOT MORE THAN 825
PRIVATE OPEN SPACE	NOT LESS THAN 264 M ²	NOT LESS THAN 2116 M ²	NOT LESS THAN 2440 M ²

PARKING PROVISION	PHASE 1 / PORTION 1	PHASE 2 / PORTION 2	TOTAL
PRIVATE CAR	100	105	205
VISITOR CAR PARK	5	10	15
LOADING & UNLOADING	2	10	12
MOTORCYCLE	2	12	14



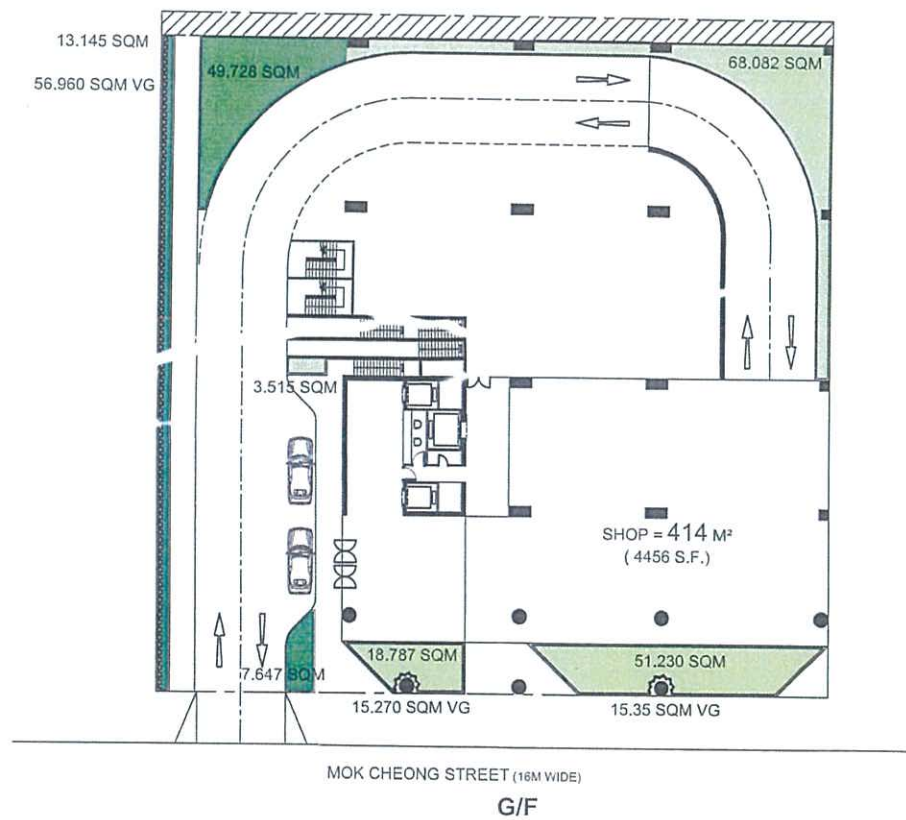
PROJECT
COMPREHENSIVE DEVELOPMENT AT K.I.L.7626
AT NO.5 MOK CHEONG STREET, KOWLOON

DATE: 07/02/2018		No.	REVISIONS	DRAWN	CHECKED	No.	REVISIONS	DRAWN	CHECKED	No.	REVISIONS	DRAWN	CHECKED
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DRAWN BY: <i>fw</i>		c	25/07/2018	<i>2</i>	<i>fw</i>	e				h			
CHECKED BY: <i>fw</i>		b				f				i			

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郭志舜建築師有限公司
1401 ARGYLE CENTRE ONE KOWLOON

PROJECT NO.
171001
DRAWING NO.
S16-MCS-14 (b)
FILE NAME:
5MCS-SEC16-c.dwg





LEGEND:

UNCOVERED PLANTING AREA

COVERED PLANTING AREA
WITH 50% DEDUCTION

UNCOVERED LAWN AREA

WATER WALL/FEATURE

VERTICAL GREEN

GREENERY SUMMARY

SITE AREA = 2090.3sqm (MINIMUM 20% OF Site Area = 418.06 sqm)

LOCATION

GROUND FLOOR: UNCOVERED GREENING 70.52sqm

GROUND FLOOR: COVERED GREENING (50%) 70.807sqm

GROUND FLOOR: VERTICAL GREENING 87sqm

FIRST FLOOR: UNCOVERED GREENING 31.498sqm

FIRST FLOOR: VERTICAL GREENING 26.976sqm

SECOND FLOOR: UNCOVERED GREENING 213.431sqm

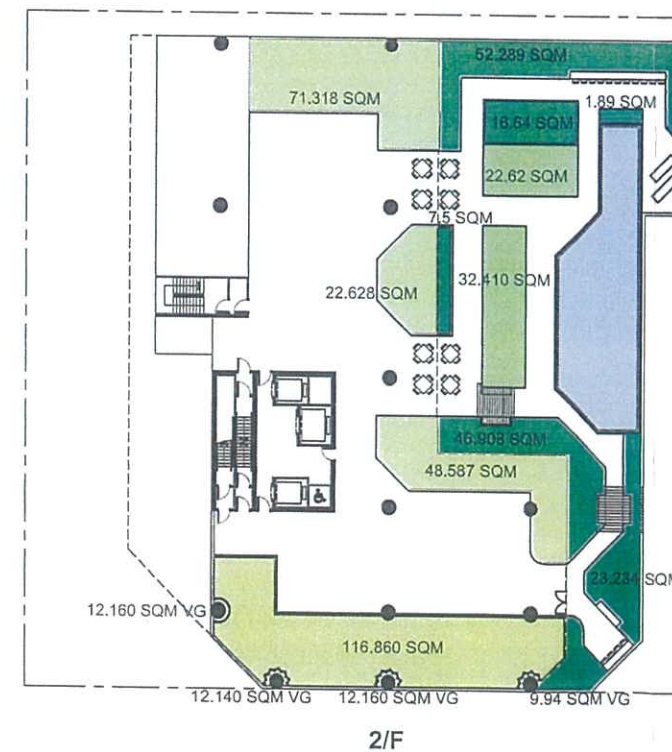
SECOND FLOOR: COVERED GREENING (50%) 129.965sqm

SECOND FLOOR: VERTICAL GREENING 46.4sqm

TOTAL: VERTICAL GREENING & COVERED GREENING, CAPPED @ 30% OF AREA = 125.418sqm

TOTAL: UNCOVERED GREENING 315.449sqm

TOTAL: UNCOVERED GREENING 315.449sqm + TOTAL: VERTICAL GREENING/COVERED GREENING 125.418sqm = 440.867sqm (21.09%) OF 2090.3sqm



SCALE 1:500 @ A3

