List of Approval Conditions

Application No. A/K10/256

Application Site	:	Kowloon Inland Lots No. 7626, 7628 and 10578, Mok Cheong Street and Sung Wong Toi Road, Ma Tau Kok, Kowloon
Subject of Application	:	Proposed Comprehensive Residential Development with 'Shop and Services' and 'Eating Place' in "Comprehensive Development Area (2)" ("CDA(2)") Zone.
Date of Approval	:	27.5.2016
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 (h) 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 implementation of the drainage facilities identified in the Drainage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB;
		(e) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB;
		(f) the submission of a revised 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
		(g) 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; and
		(h) the provision of emergency vehicular access, water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.;

Major Development Parameters			
	Phase 1/Portion A	**Phase 2/Portion B**	**Total / "CDA(2)"**
Gross Site Area	6,271m^2	2,090.3m^2	8,361.3m^2
Existing Right-of-Way Row A (Not Accountable for Site Area)*	69.494m^2	-	69.494m^2
Private Open Space (Not Accountable for Site Area)*	544.080m^2	-	544.080m^2
Net Site Area	5,657.426m^2	2,090.3m^2	7,747.726m^2
Domestic GFA	Not more than 47,250m^2	Not more than 15,750m^2	Not more than 63,000m^2
Non-Domestic GFA	Not more than 6,111.39m^2	Not more than 3,150m^2	Not more than 9,261.39m^2
Max. Site Coverage	Residential Tower: 37.5% Retail Podium: 62.5%	Residential Tower: 33.33% Retail Podium: 60%	-
Building Height	100mPD	100mPD	-
No. of Storeys	28 plus 2 Basement Carpark Levels	28 plus 2 Basement Carpark Levels	-
No. of Flats	About 777	About 202	Not more than 979
Open Space	Not less than 2,176m^2	About 566m^2	Not less than 2,742m^2
Internal Transport Facilities			
Car Parking Space (including commercial portion)	105	45	150
Visitor Car Parking Space (for residential portion)	10	5	15
Motorcycle Parking Space	12	5	17
Loading/Unloading Bay	10	5	15

Table 4.1 Technical Schedule

* Subject to requirements of relevant authorities at land exchange/lease modification at Building Plans Submission stage. Please refer to *Right of Way and Setbacks* in **Figure 4.2**

Planning Application
A/K10/256

SUNG WONG TOI ROAD (18m WIDE) 宋皇臺道

91440

RESERVE FOR FOOTBRIDGE AT 1/F

62-68

90 90 9

TOWER 1 ROOF 100 mPD

TOWER 2 ROOF 100 mPD

FLAT ROOF 20.45

FLAT ROOF 110.00

FLAT ROOF 106.20

FLAT ROOF 103.65

FLAT ROOF 9.25

SWIMMING POOL

JACUZZI

VOID

PODIUM GARDEN 16.95

LANDSCAPE

FLAT ROOF 19.85

FLAT ROOF 26.75

FLAT ROOF 103.85

FLAT ROOF 20.45

FLAT ROOF 107.15

TOWER ENTRANCE

TOWER 2 ENTRANCE

PLANTER

PENESTRIAN PAVEMENT

EVVA

B.L.

45720

91440

1520

1605

NEW PERMANENT OPEN SPACE (TO BE MAINTAINED AT OWNER'S COST)

EX. RIGHT OF WAY AT GROUND LEVEL TO BE MAINTAINED

EX. RIGHT OF WAY TO BE MAINTAINED

PORTION A

PORTION B (NOTIONAL SCHEME)
INDICATIVE ONLY

PODIUM 16.95

ROOF 100 mPD

FLAT ROOF 110.00

FLAT ROOF 103.65

CAR PARK ENTRANCE

LANDSCAPED OPEN SPACE AT GROUND LEVEL

7300

EXISTING PARTIAL FACADE OF EASTERN COTTON MILLS LTD. AT GROUND LEVEL

工廠
Factory

華大工業大廈
Wacker Industrial Building

飛達工商業中心
Freder Centre

3-3B 5 9 11 13 1

45720 45720

木廠街
MOK CHEONG STREET (16m WIDE)

A.1 A.2 A.4

* Above landscape illustration is for indicative purpose only, all landscape design shall refer to the Landscape Master Plan LMP.

0 5 10 15 25m

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THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS

MASTER LAYOUT PLAN

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

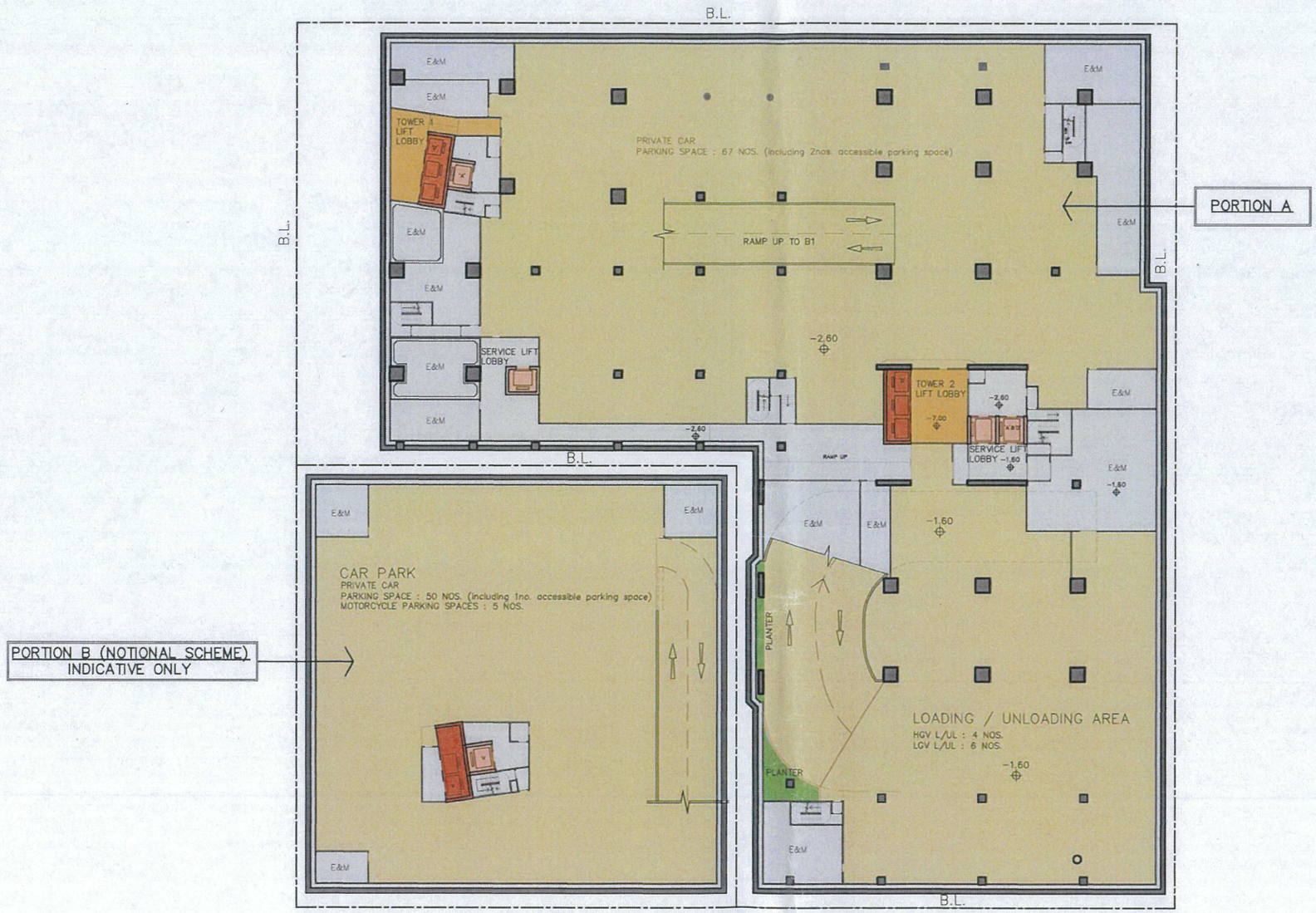
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茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一六年五月二十七日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 27. 5. 2016.

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

SUNG WONG TOI ROAD (18m WIDE)



MOK CHEONG STREET (16m WIDE)

0 5 10 15 25m

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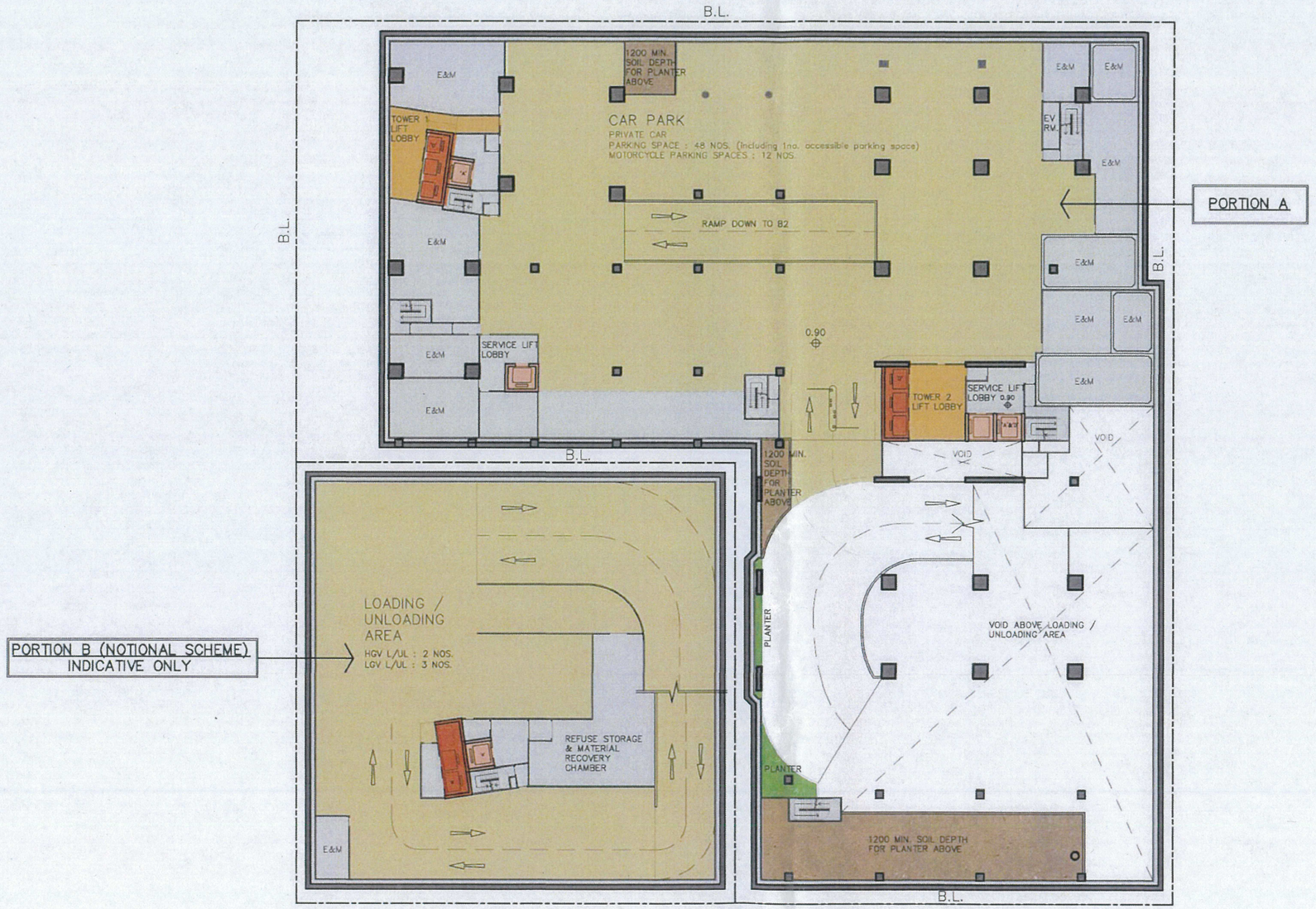
B2 FLOOR PLAN

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

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SUNG WONG TOI ROAD (18m WIDE)



MOK CHEONG STREET (16m WIDE)

0 5 10 15 25m

2015 - 12 - 03

B1 FLOOR PLAN

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

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SUNG WONG TOI ROAD (18m WIDE) 宋皇臺道

3000 | 91440 | 3658

RESERVE FOR FOOTBRIDGE AT 1/F

62-68

90 | 90 | 9

LANDSCAPED OPEN SPACE

ENTRANCE

TOWER 1 LIFT LOBBY

COMMERCIAL

E&M

SERVICE LIFT LOBBY

NEW PERMANENT OPEN SPACE (TO BE MAINTAINED AT OWNER'S COST)

EX. RIGHT OF WAY TO BE MAINTAINED

5000

VOID ABOVE

TOWER 2 LIFT LOBBY

PEDESTRIAN PAVEMENT

EVA

PLANTER

DROP-OFF

PORTION A

45720

91440

1605 | 1520

RAMP DN TO B1 & B2

CAR PARK ENTRANCE

工廠 Factory

華大工業大廈 Wacker Industrial Building

PORTION B (NOTIONAL SCHEME) INDICATIVE ONLY

SHOP

LIFT LOBBY

4.40

7300

飛達工商業中心 Freder Centre

3-3B | 5 | 9 | 11 | 13 | 1

EXISTING PARTIAL FACADE OF EASTERN COTTON MILLS LTD.

45720 | 45720

木廠街 MOK CHEONG STREET (16m WIDE)

Above landscape illustration is for indicative purpose only, all landscape design shall refer to the Landscape Master Plan LMP.

0 5 10 15 25m

2015 - 12 - 03

GROUND FLOOR PLAN

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

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Ivanho Architect Limited

SUNG WONG TOI ROAD (18m WIDE) 宋皇臺道

RESERVE FOR FOOTBRIDGE AT 1/F

B.L.

62-68

90

90

9

工廠
Factory

COMMERCIAL
9.40

COMMERCIAL
9.40

7500

B.L.

B.L.

VOID

PORTION A

FLAT ROOF 9.25

SERVICE LIFT LOBBY

E&M

SERVICE LIFT LOBBY

PORTION B (NOTIONAL SCHEME)
INDICATIVE ONLY

SHOP

VOID

飛達工商業中心
Freder Centre

工廠
Factory

華大工業大廈
Wacker Industrial Building

3-3B

5

9

11

13

1

B.L.

EXISTING PARTIAL FACADE OF EASTERN COTTON MILLS LTD. AT GROUND LEVEL

PROPOSED CANOPY AT 1/F (UPPER)

木廠街
MOK CHEONG STREET (16m WIDE)

0 5 10 15 25m

2015 - 12- 03

1ST FLOOR PLAN

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

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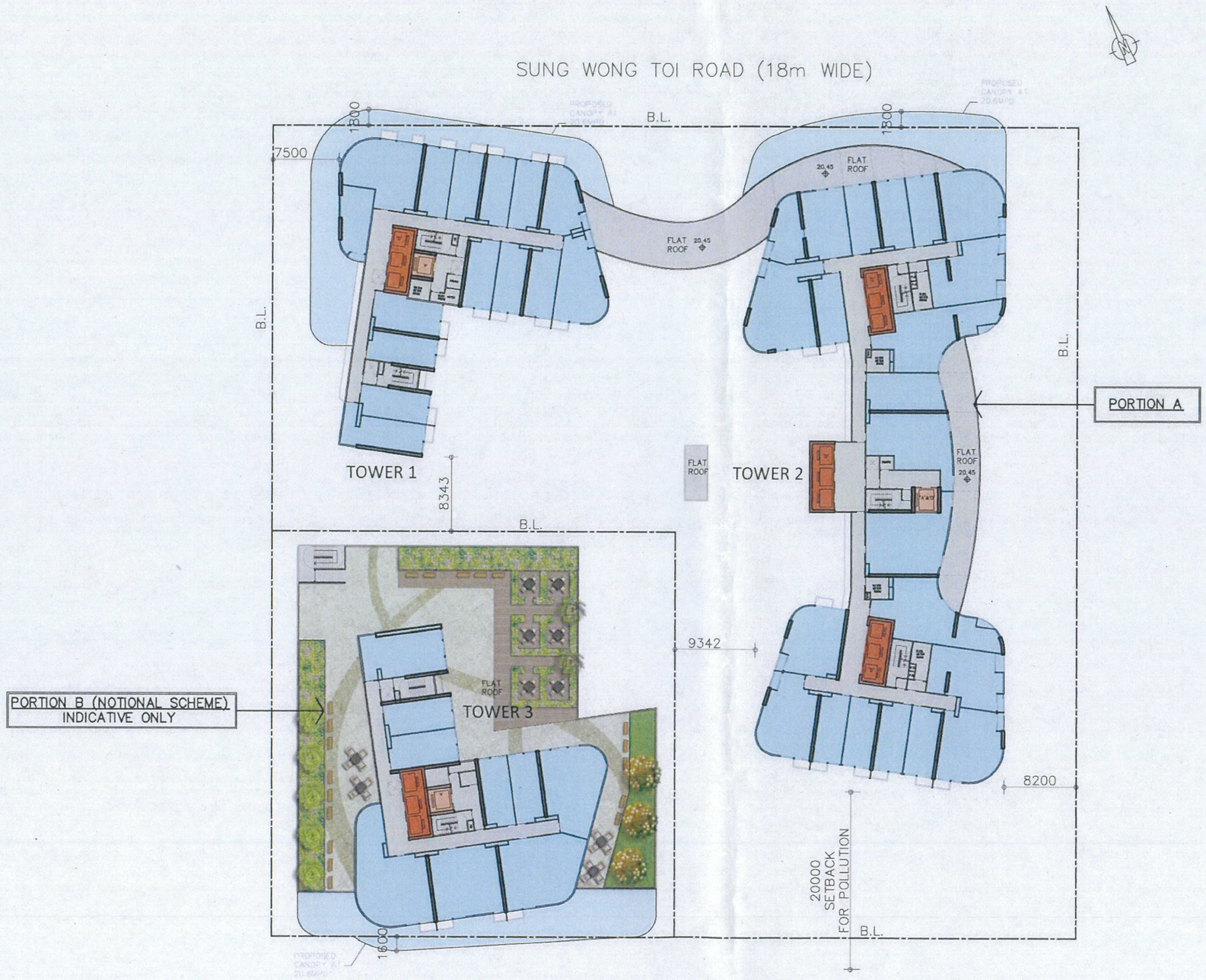
2015 - 12 - 03

2/F PODIUM FLOOR PLAN

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

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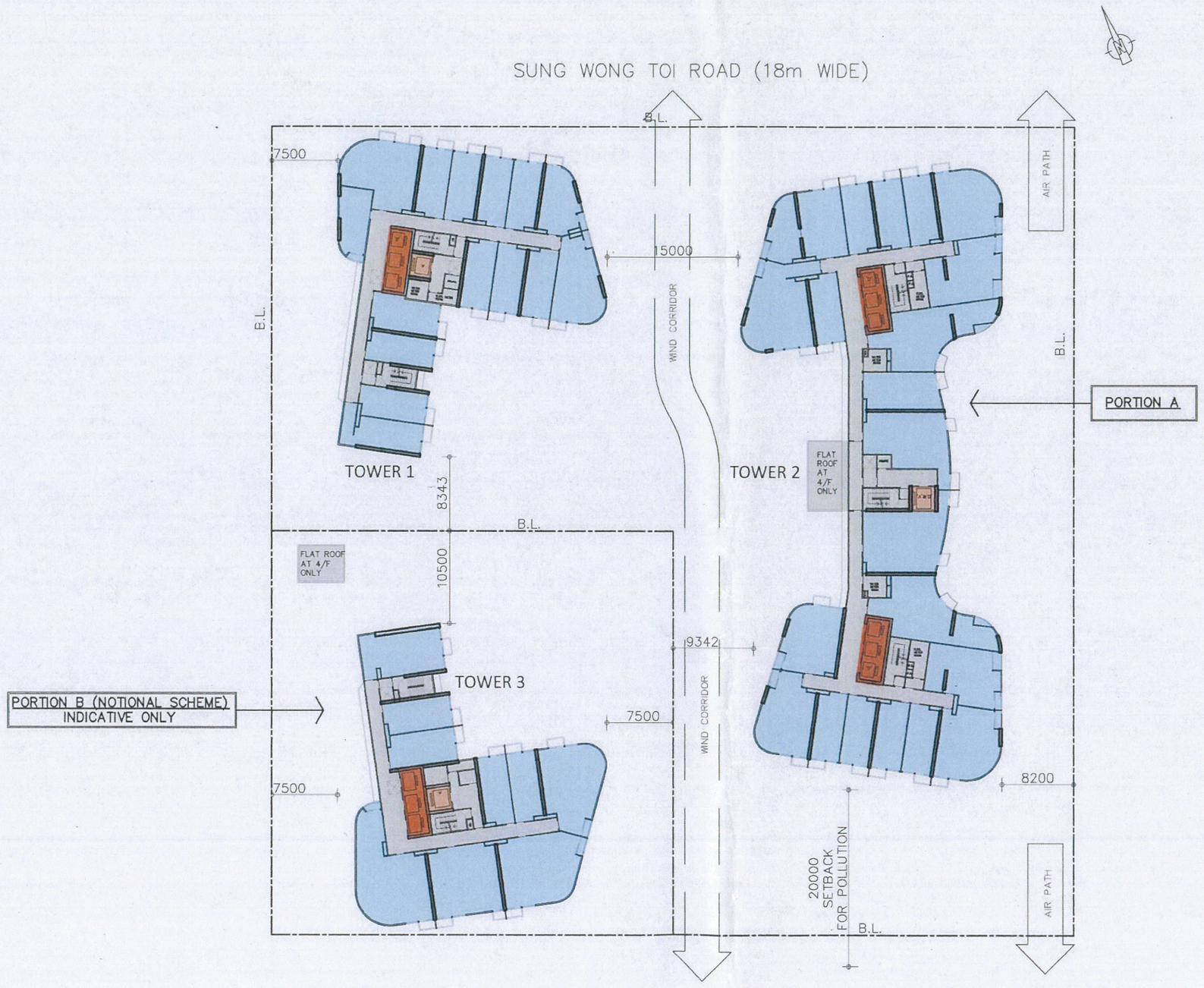
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3F FLOOR PLAN

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

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0 5 10 15 25 m

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4/F - 13/F FLOOR PLAN

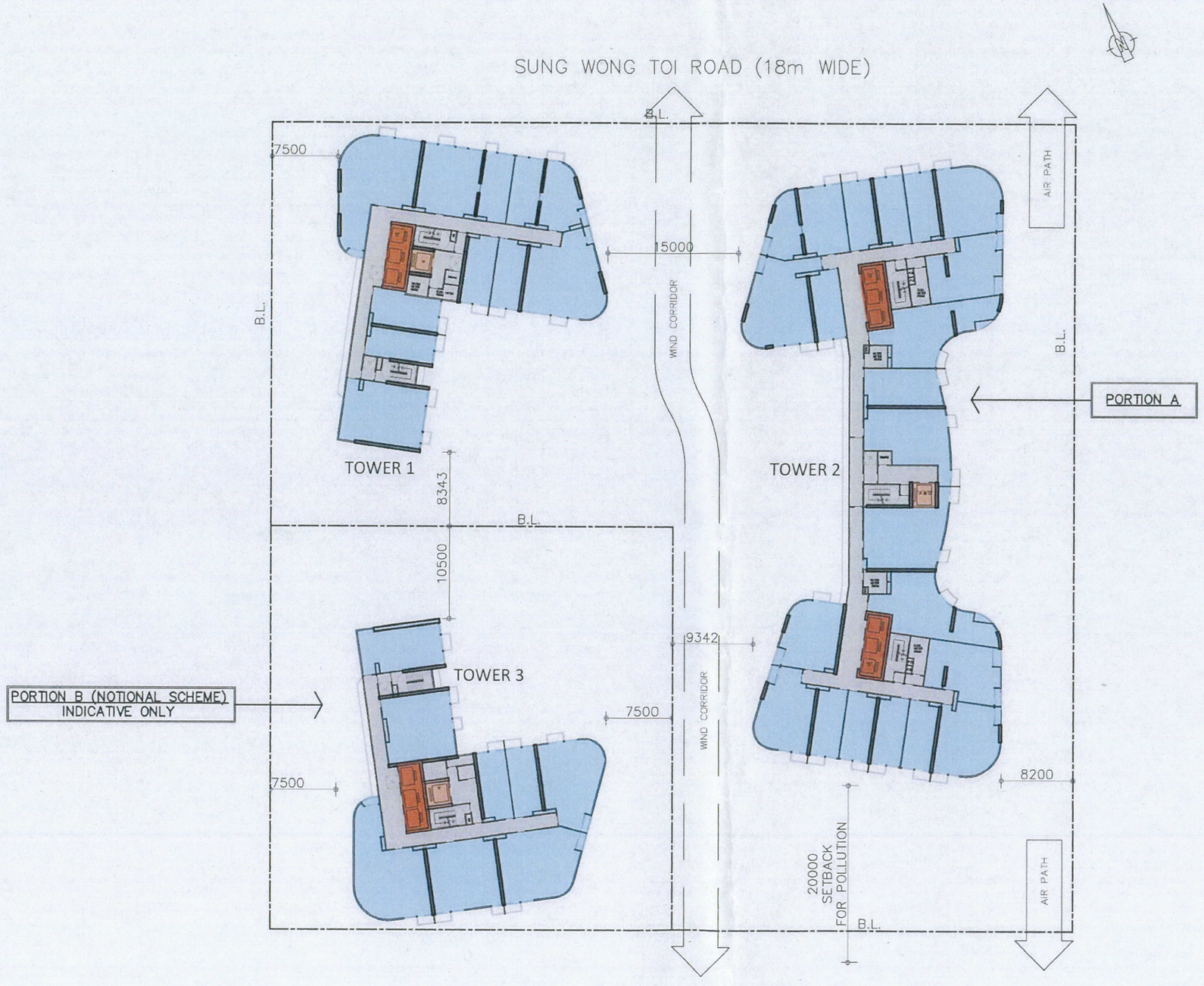
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0 5 10 15 25 m

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14/F - 25/F FLOOR PLAN

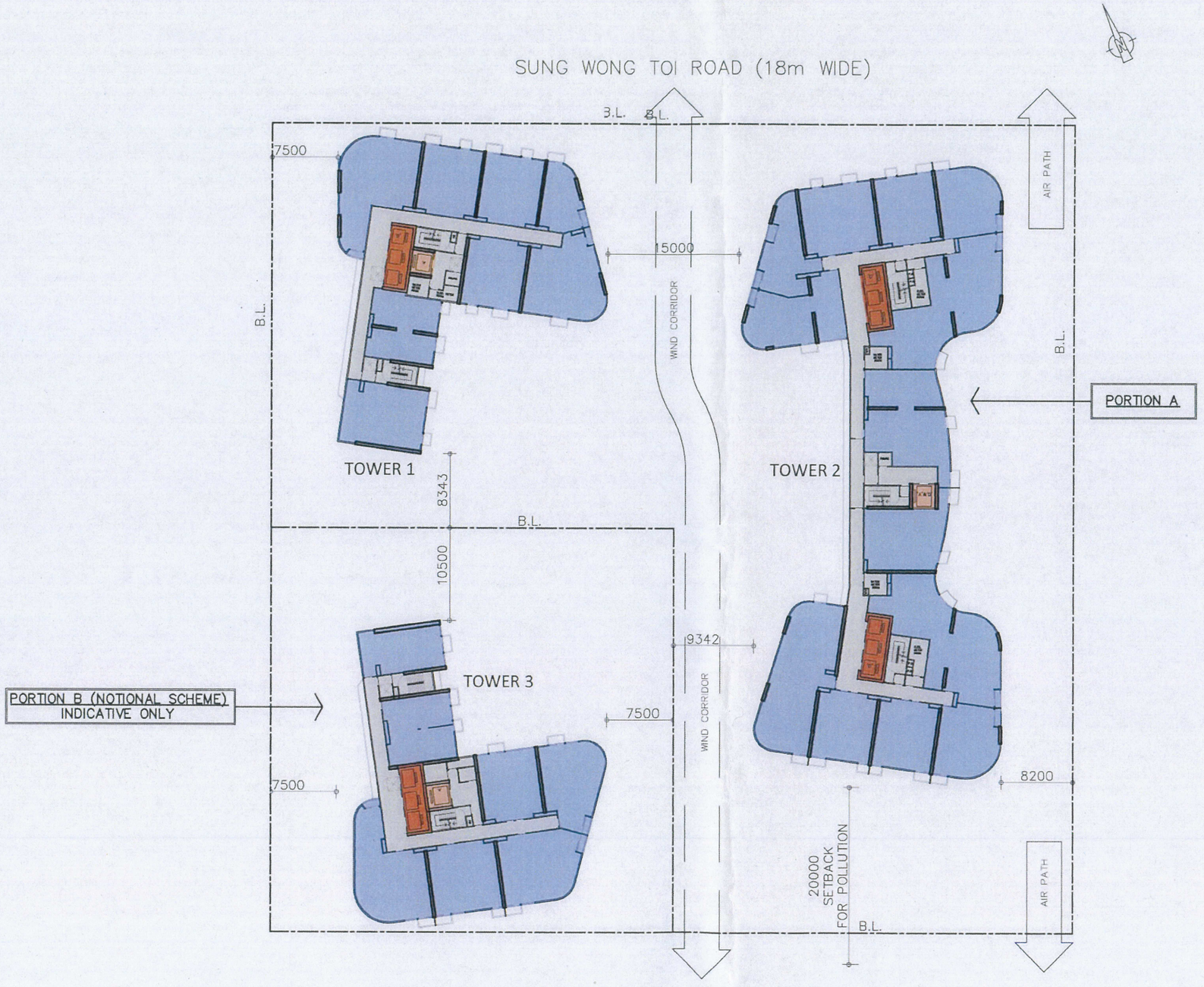
COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578

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IVANHO

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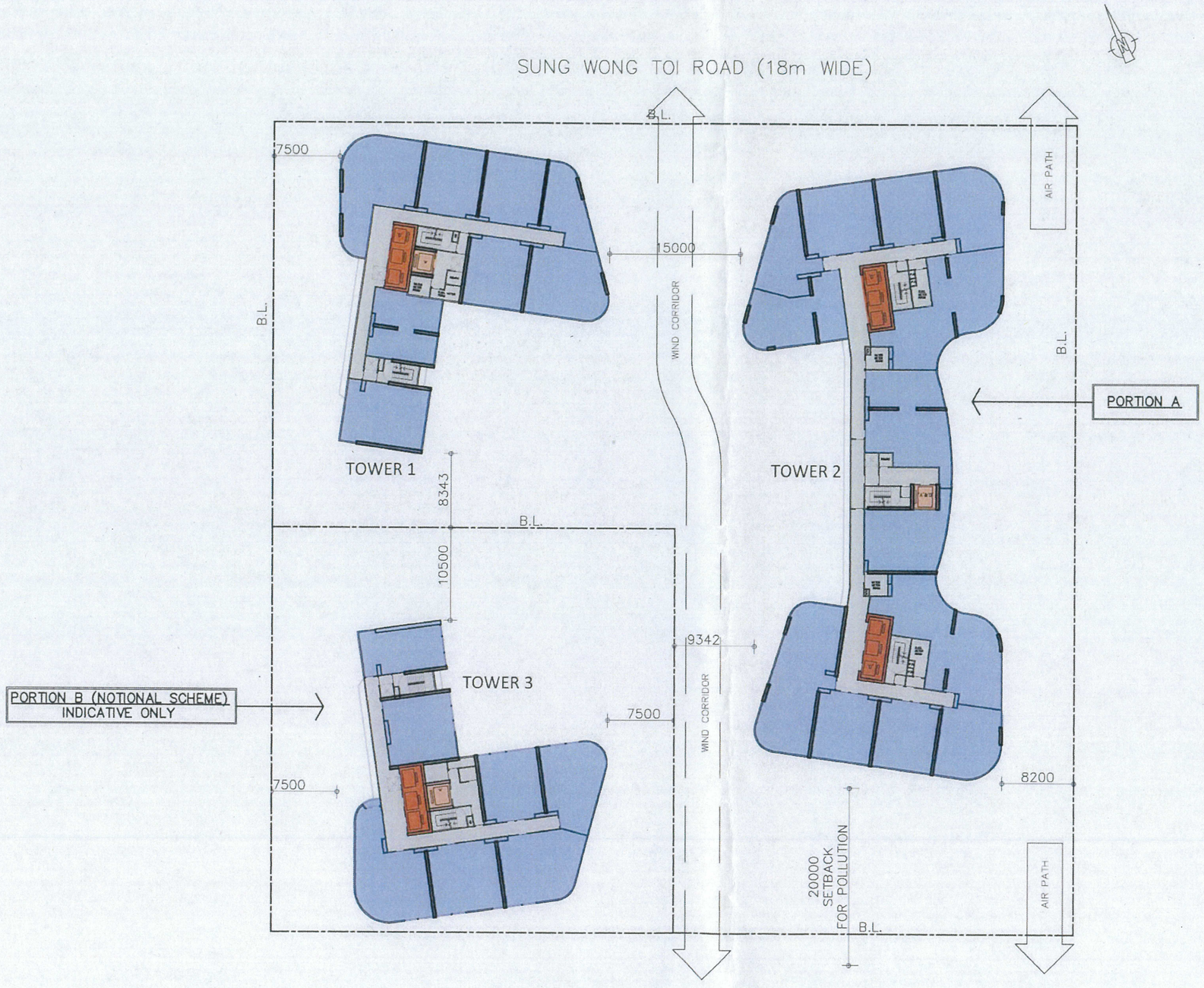
26/F LOWER DUPLEX FLOOR PLAN

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578

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0 5 10 15 25 m

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27/F UPPER DUPLEX FLOOR PLAN

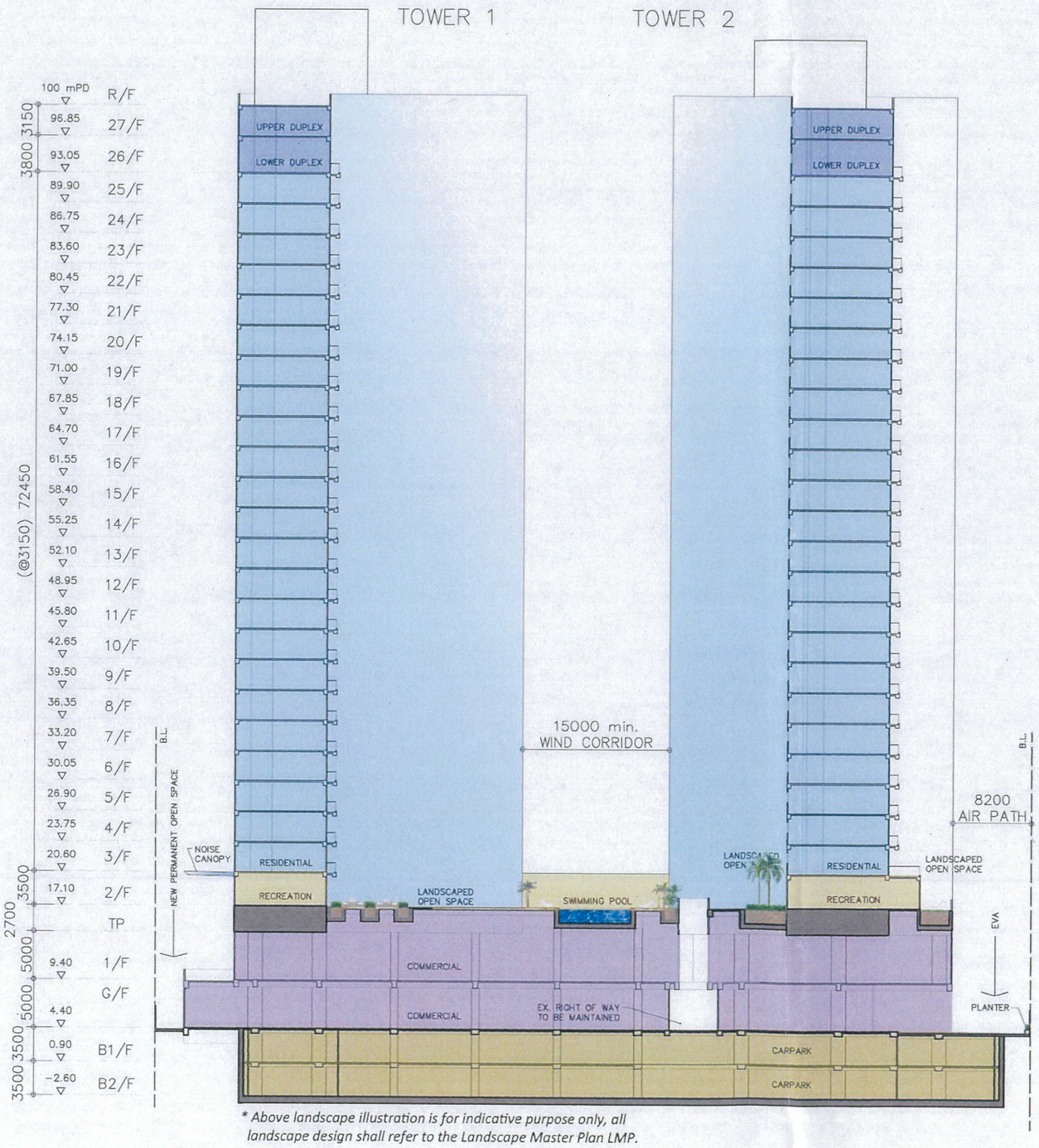
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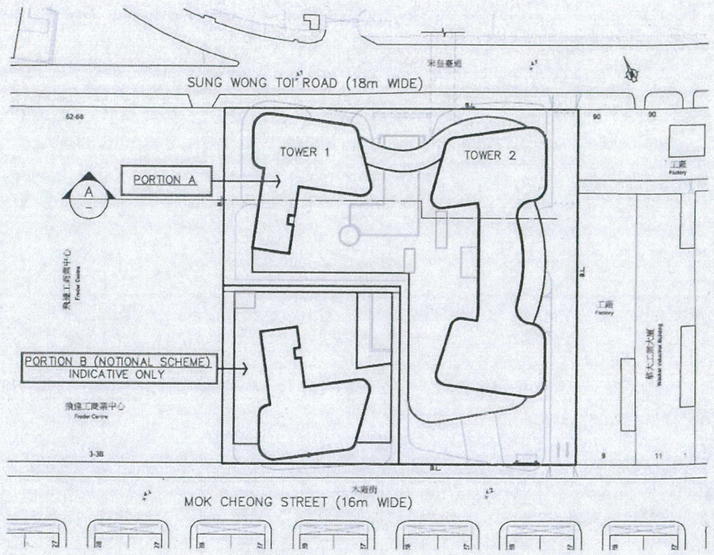
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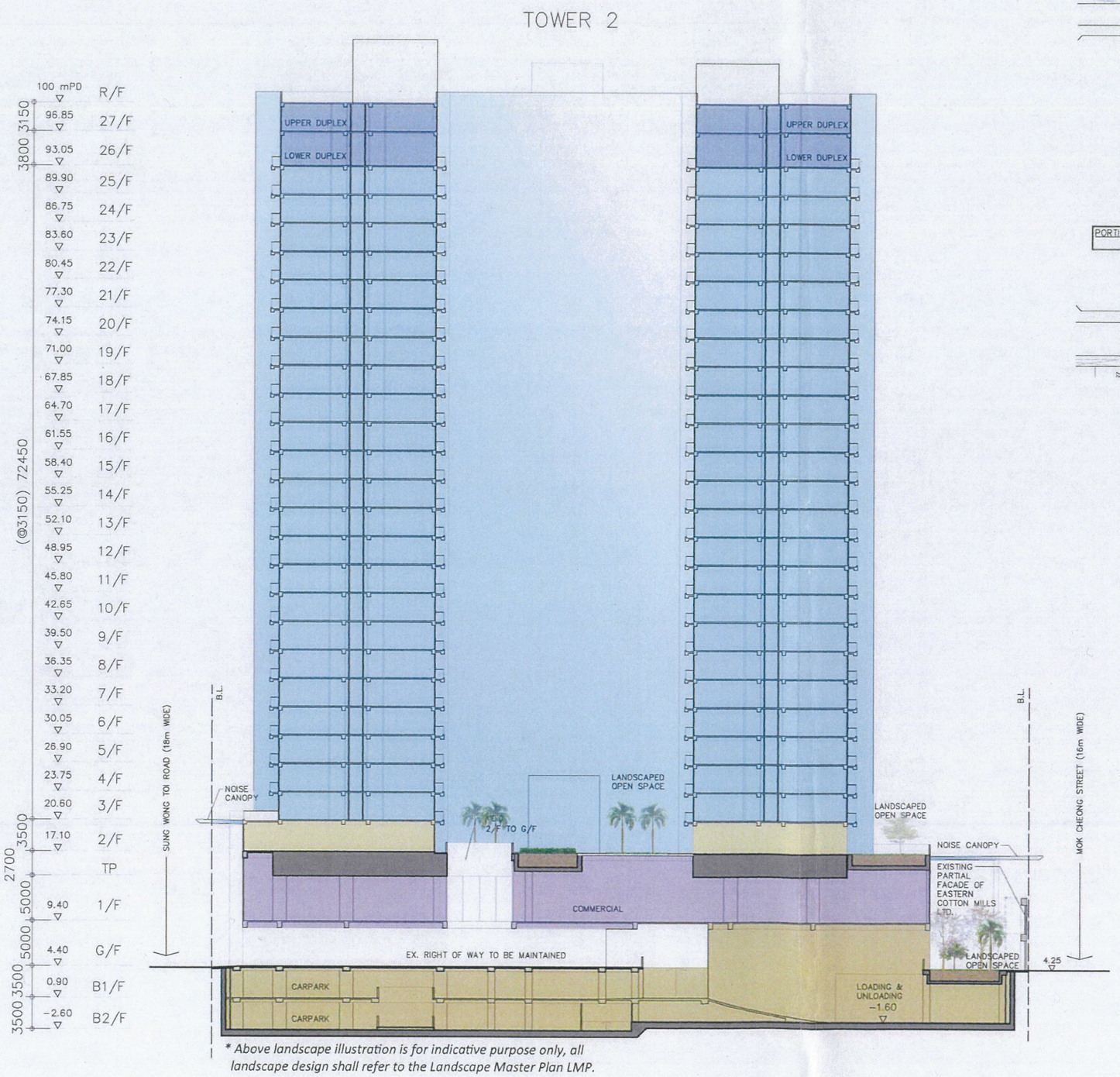
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SCHEMATIC SECTION A

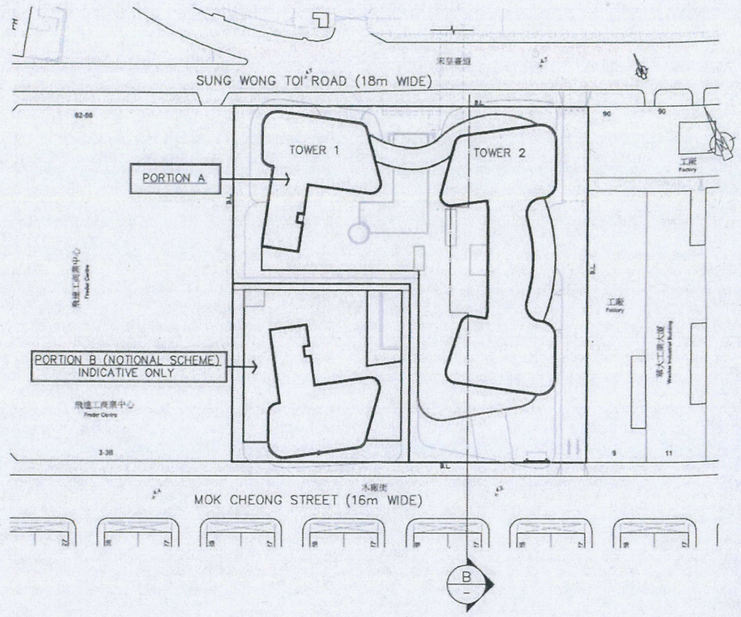
COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
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SCHEMATIC SECTION B

COMPREHENSIVE DEVELOPMENT AT K.I.L.7628 & K.I.L. 10578
AT NO. 7 MOK CHEONG STREET & NOS. 70-78 SUNG WONG TOI ROAD, KOWLOON

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LEGEND:

- Outdoor Furniture
- Paving
- Benches
- Flowering Shrubs
- Lawn
- Wood Decking

Proposed New Tree

N

INFINITY POOL

ENCLOSED SITTING AREA

OPEN LAWN AREA

CHILDREN PLAY AREA



DESIGN CONCEPT

Proposed Comprehensive Residential Development
With "Shop and Services" and "Eating Place"
in "Comprehensive Development Area (2)" Zone
at KIL 10578, 7628 and 7626 in Ma Tau Kok

LANDSCAPE MASTER PLAN

DWG: LMP-001
REV: -
DATE: APR 2016
SCALE: 1:500 (A3)

地利環境
TEAM 73