

List of Approval Conditions

Application No. A/K12/34-2

- Application Site : Lots 1904, 1905, 1906A, 1906RP, 1907C and 1907RP in SD2, New Kowloon Cemetery No. 2 and Adjoining Government Land, 35 Clear Water Bay Road, Ngau Chi Wan, Kowloon
- Subject of Application : Proposed Flat, Shop and Services, Eating Place, School (Kindergarten), Social Welfare Facility (Residential Care Home for the Elderly) and Public Vehicle Park (Light Goods Vehicle) in "Comprehensive Development Area" zone
- Date of Approval : 3.2.2010
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to incorporate the approval conditions as stipulated in conditions (b), (c), (e), (f), (g), (h), (i), (l), (m) and (n) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the design and provision of the section of Ping Ting Road from Fung Shing Street to the proposed development, the improvement works to the existing service lane at Ngau Chi Wan Market, and the access road from Clear Water Bay Road to the proposed development, as proposed by the applicant to the satisfaction of the Commissioner for Transport or of the TPB;
 - (c) provision should be made within the site to allow for the future Wing Ting Road Extension leading to Ngau Chi Wan Market to the satisfaction of the Director of Lands or of the TPB;
 - (d) the design and provision of improvement works to the road junctions at Clear Water Bay Road/Lung Cheung Road, Clear Water Bay Road/New Clear Water Bay Road, Fung Shing Street/Ping Ting Road, and Jats Incline/Clear Water Bay Road, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
 - (e) the design and provision of lay-bys along Clear Water Bay Road to the south of the proposed development and in front of the existing public mini-bus terminus, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
 - (f) the design, provision and maintenance of the pedestrian elevated walkway to Choi Wan Estate and the pedestrian connection to Choi Hung Mass Transit Railway Station, as proposed by the applicant, and their opening hours to the satisfaction of the Commissioner for Transport or of the TPB;
 - (g) the design and provision of the pedestrian circulation and vehicular access arrangements, and parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
 - (h) the design, provision and maintenance of public open space of not

less than 2,200m² in area to the satisfaction of the Director of Planning or of the TPB;

- (i) the submission and implementation of landscape master plan including tree preservation, tree planting and transplanting schemes to the satisfaction of the Director of Planning or of the TPB;
- (j) the design, provision and maintenance of landscape enhancement works to the adjacent slope near Choi Wan Estate, as proposed by the applicant, to the satisfaction of the Director of Planning or of the TPB;
- (k) the diversion and protection of the existing water mains within and/or adjacent to the development site, the provision of working space for the construction of the proposed water mains under project 9090WC and other interface requirements to the satisfaction of the Director of Water Supplies or of the TPB;
- (l) the submission and implementation of a conservation plan for preservation of the historic buildings/structures to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (m) the design and provision of emergency vehicular access, water supply for fire-fighting and fire services installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (n) the submission and implementation of the development programme of the proposed development to the satisfaction of the Director of Planning or of the TPB.

**Proposed Flat, Shop and Services, Eating Place, School (Kindergarten),
Social Welfare Facility (Residential Care Home for the Elderly) & Public Vehicle Park
(Light Goods Vehicle) in "Comprehensive Development Area" zone,
Lots 1904, 1905, 1906A, 1906RP, 1907C & 1907RP in SD2,
New Kowloon Cemetery, No. 2 & Adjoining Government Land at
35 Clear Water Bay Road, Ngau Chi Wan, Kowloon
(Application No. A/K12/34-2)**

**- Submission for Partial Compliance with Approval Conditions (a) and (n) -
(Revised Master Layout Plan & Development Programme)**

September 2013

Applicant

**Jumbo Power Enterprises Limited
Best Power (Asia) Limited**

Consultancy Team

**Kenneth To & Associates Limited
Wong & Ouyang (HK) Limited
Kenneth Ng & Associates Limited
LCM & Associates Limited
MVA Hong Kong Limited**



KTA

Kenneth To & Associates Ltd.

**杜立基建築顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS**



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



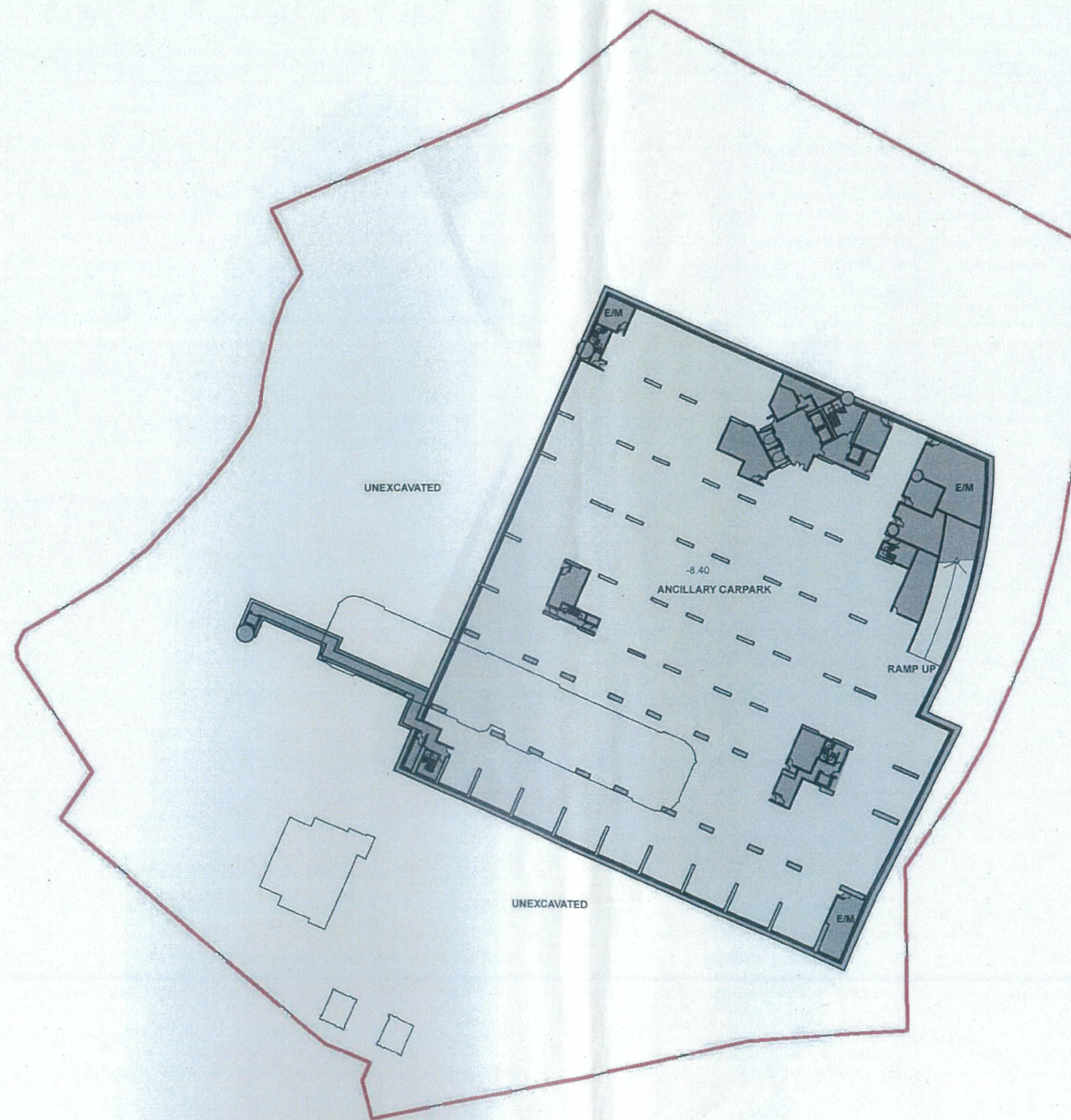
茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一零年二月三日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 3. 2. 2010.

signed Thomas CHOW 周達明
Chairman, Town Planning Board 城市規劃委員會主席 簽署

PARK AND RIDE DEVELOPMENT
(S16 APPLICATION APPROVED MID 1999)

MLP-002 MASTER LAYOUT PLAN

0 10m 20m 1:1000



0 10m 20m

1:1000

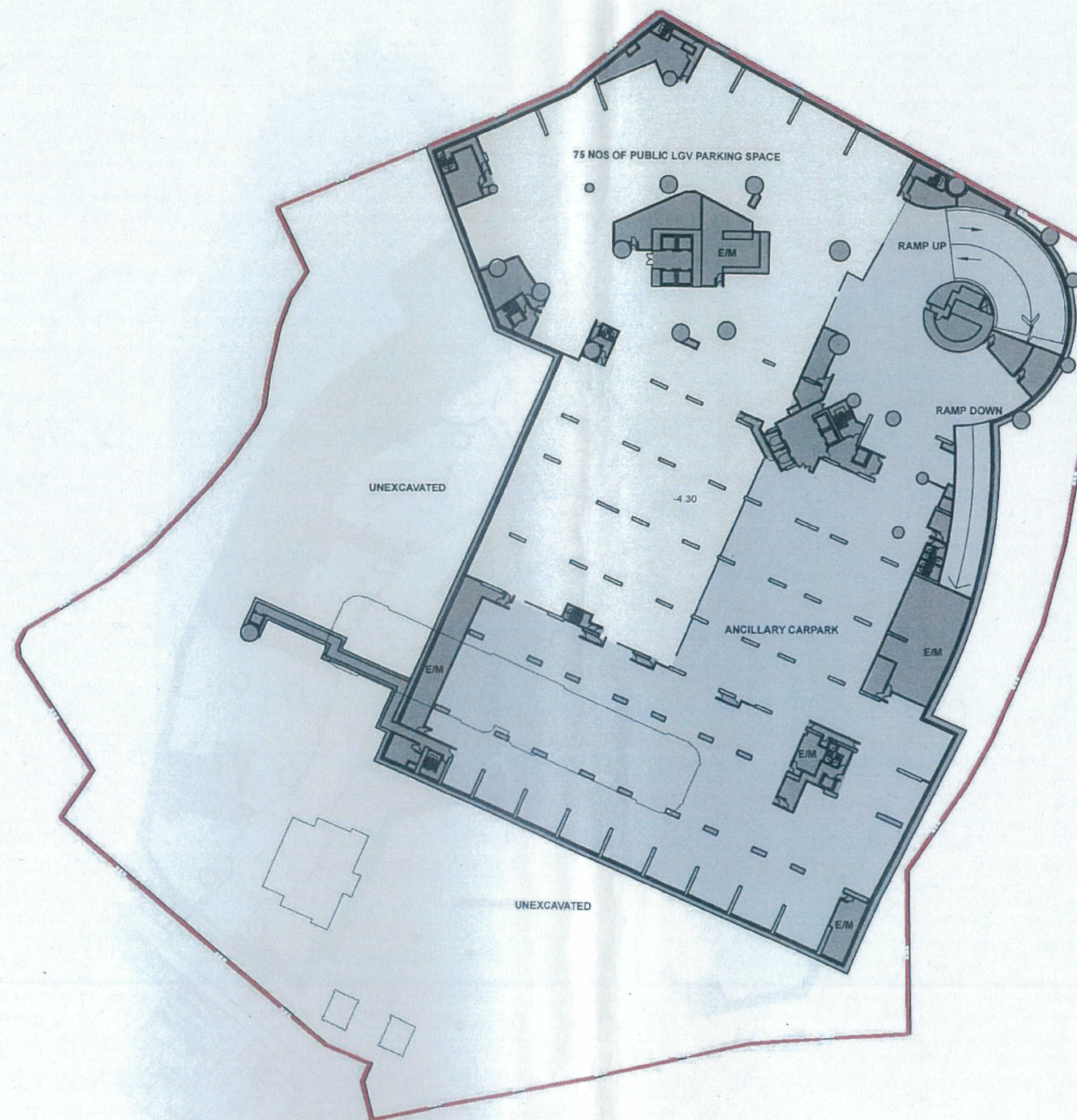
DEC 2011

MLP-003 B4 PLAN (-8.40)

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN



WONG & OUYANG (HK) LTD



DEC 2011

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

MLP-004 B3 PLAN (-4.30)

0 10m 20m

1:1000



WONG & OUYANG (HK) LTD
ARCHITECTS

RETAIL / RESTAURANT



DEC 2011

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

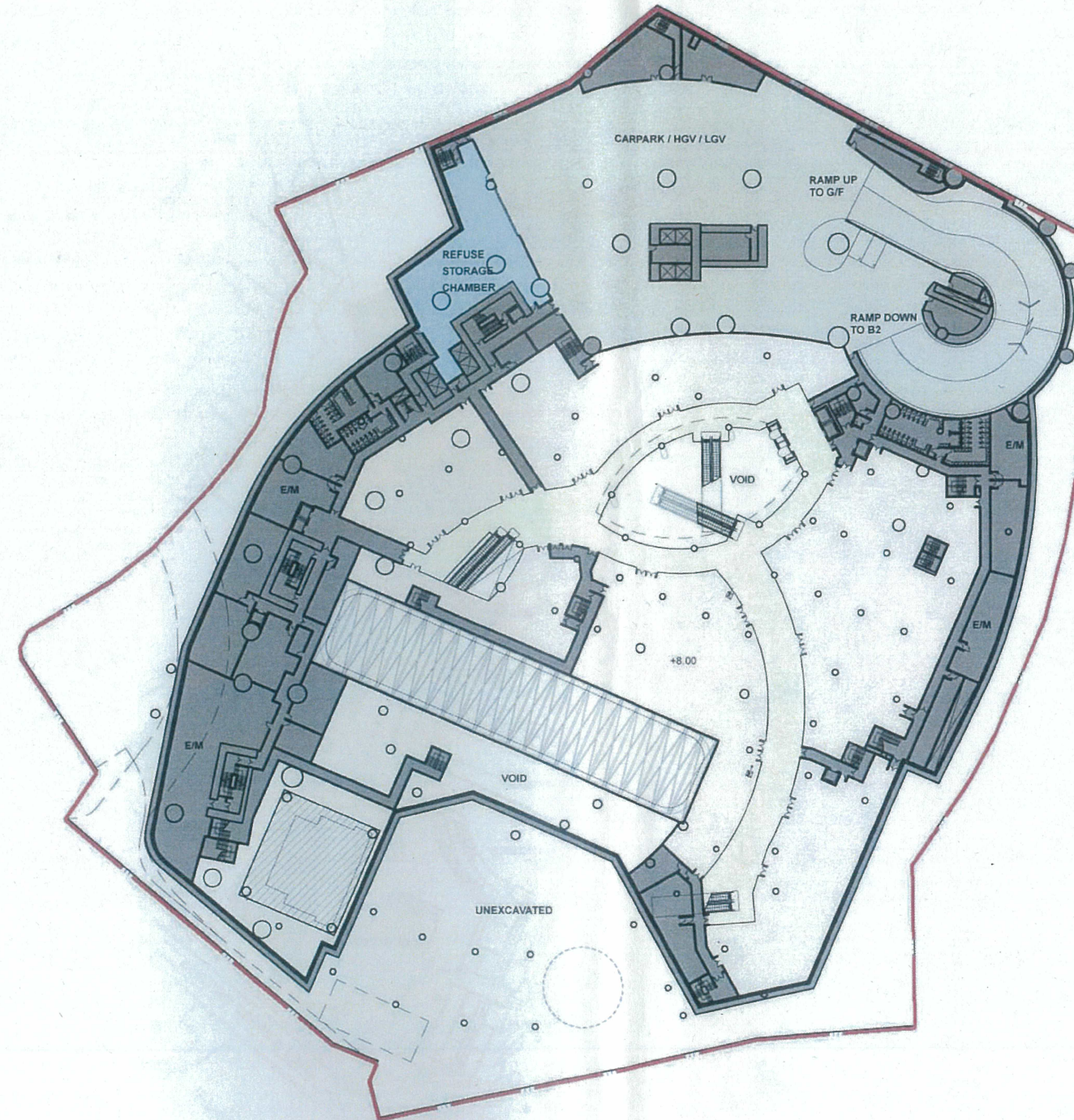
MLP-005 B2 PLAN (+1.40)

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DEC 2011

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

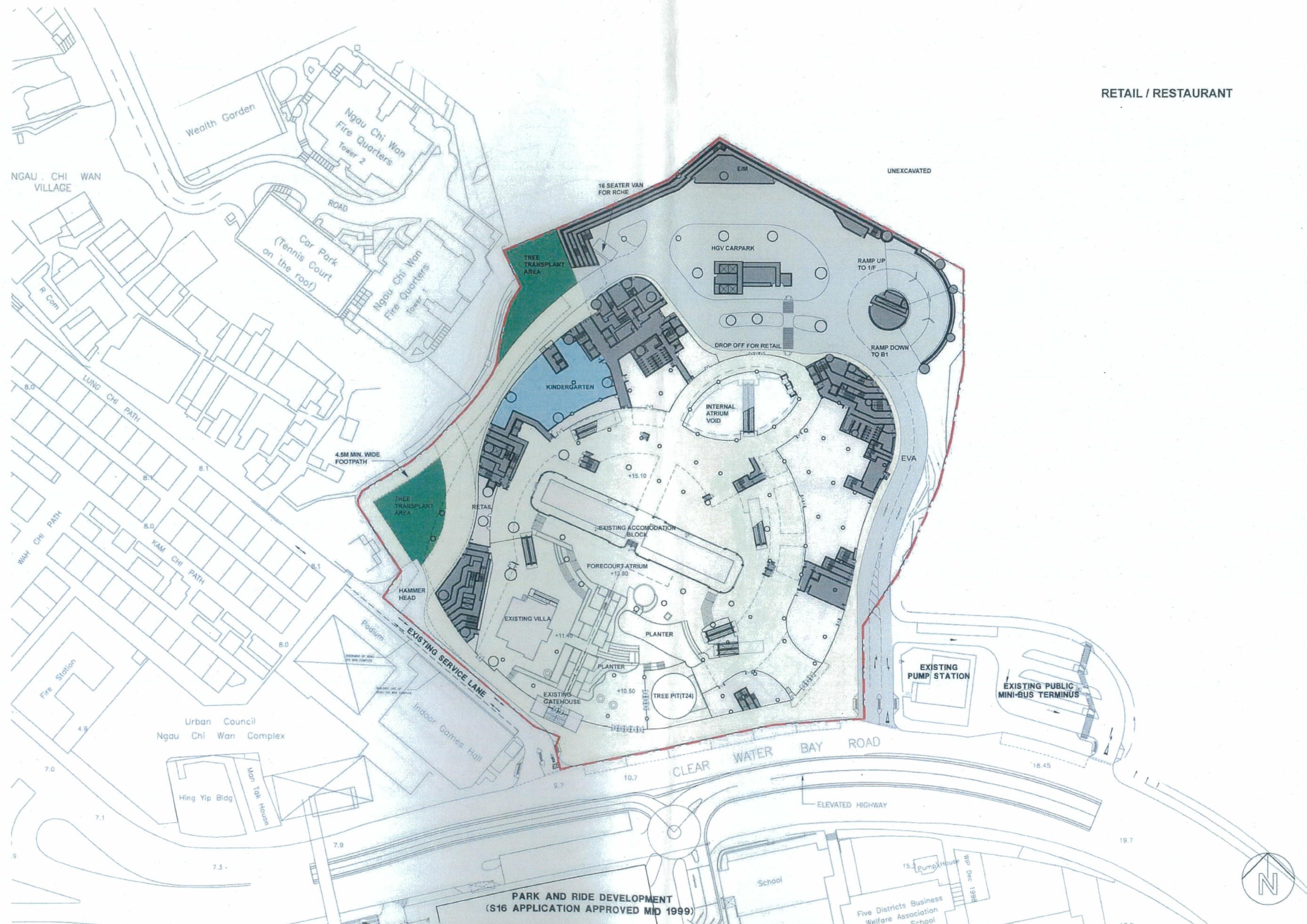
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DEC 2011

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

MLP-007 G/F PLAN (+15.10)

0 10m 20m 1:1000

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RETAIL / RESTAURANT



DEC 2011

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

MLP-008 1/F PLAN (+21.00)

1:1000

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PARK AND RIDE DEVELOPMENT
(S16 APPLICATION APPROVED MID 1999)

MLP-009 2/F PLAN (+26.25)

1:1000

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PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

WONG & OUYANG (HK) LTD

RETAIL / RESTAURANT

NGAU CHI WAN VILLAGE

Wealth Garden

Ngau Chi Wan Fire Quarters Tower 2

Car Park (Tennis Court on the roof)

Ngau Chi Wan Fire Quarters Tower 1

ROAD

LUNG CHI PATH

WAI CHI PATH

KAM CHI PATH

Fire Station

Urban Council Ngau Chi Wan Complex

Hing Yip Bldg

Main Tk House

Indoor Games Hall

EXISTING SERVICE LANE

VOID OVER FORECOURT ATRIUM

VOID OVER INTERNAL ATRIUM

PRIVATE OPEN SPACE

NEW PING TING ROAD

RAMP UP

RAMP DOWN

CLEAR WATER BAY ROAD

ELEVATED HIGHWAY

School

Five Districts Business Welfare Association Kou School

15.2 Pump House

17.7

19.7

Blow-up Plan

From lower levels to Choi Wan Estate

From Choi Wan Estate to lower levels

N

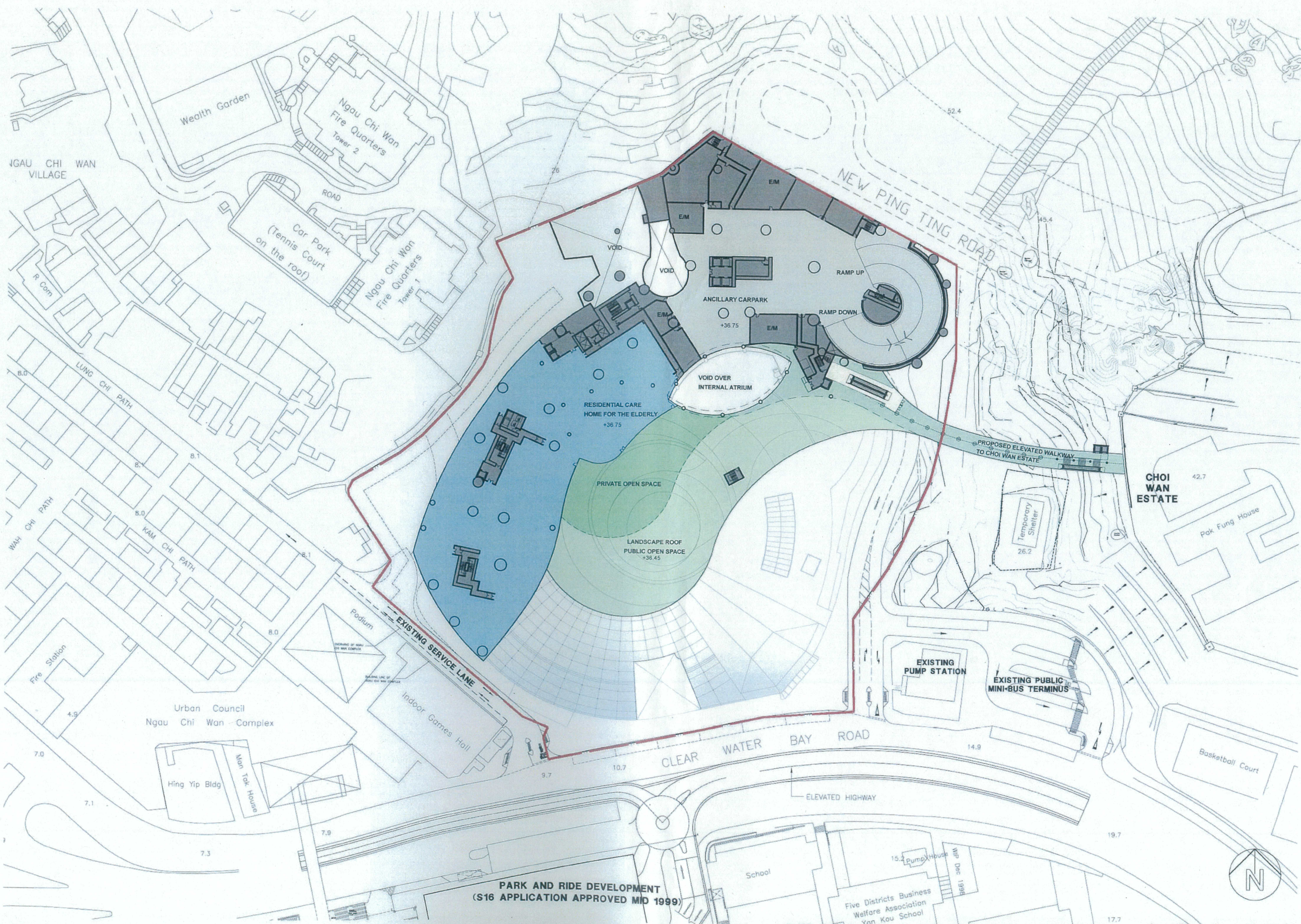
PARK AND RIDE DEVELOPMENT (S16 APPLICATION APPROVED MID 1999)

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

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ARCHITECTS WONG & OUYANG (HK) LTD



DEC 2011

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

MLP-011 4/F PLAN (+36.75)

1:1000





DEC 2011

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

MLP-013 6/F PLAN (+46.00)

1:1000



PARK AND RIDE DEVELOPMENT
(S16 APPLICATION APPROVED MID 1999)

MLP-014 7/F PLAN (+52.00)

DEC 2011

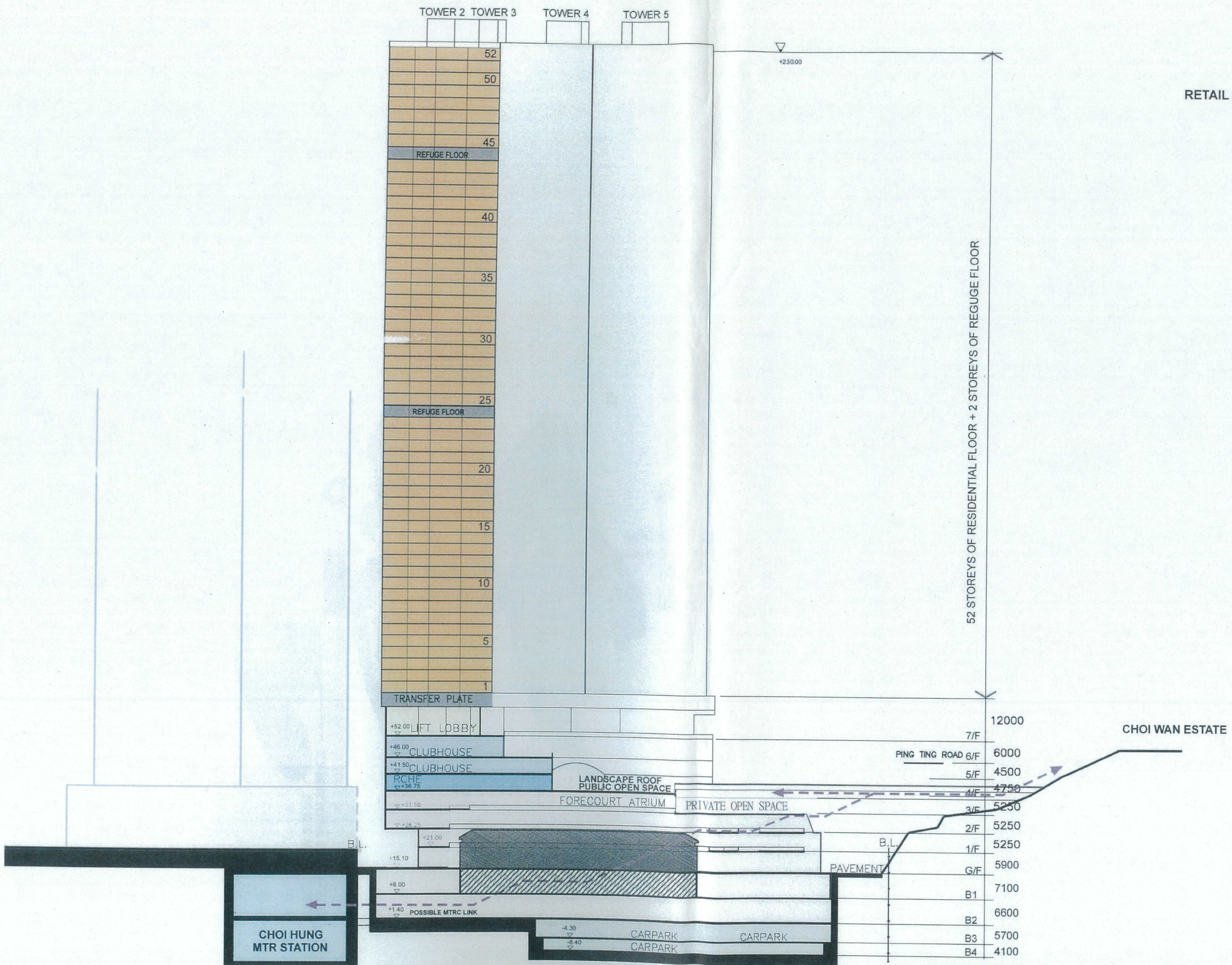
PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

WONG & OUYANG CHOI LTD

TOWER 2 TOWER 3 TOWER 4 TOWER 5

RETAIL / RESTAURANT

52 STOREYS OF RESIDENTIAL FLOOR + 2 STOREYS OF REFUGE FLOOR

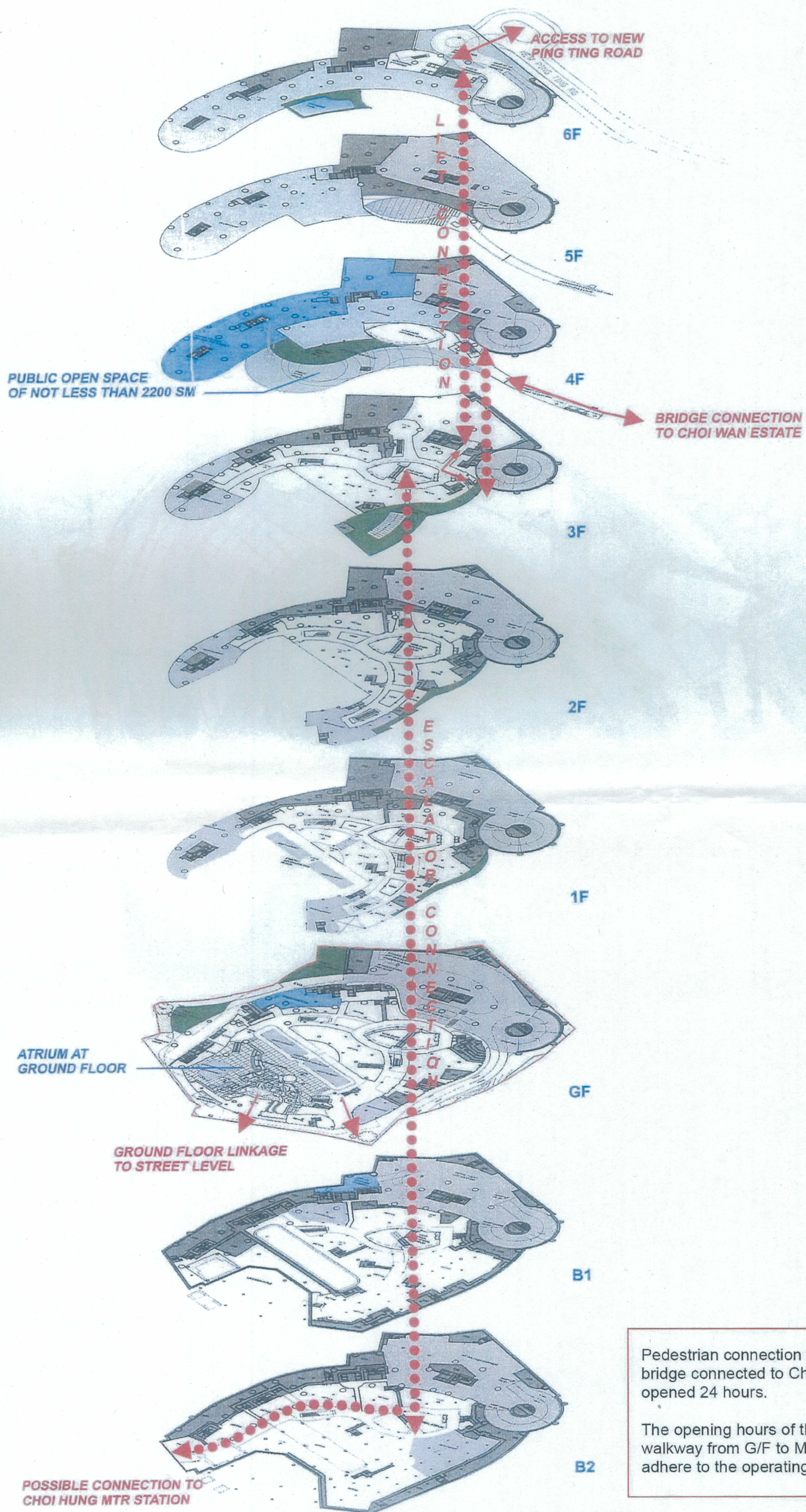


DEC 2011

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT NGAU CHI WAN

MLP-016 DIAGRAMATIC SECTION Y-Y

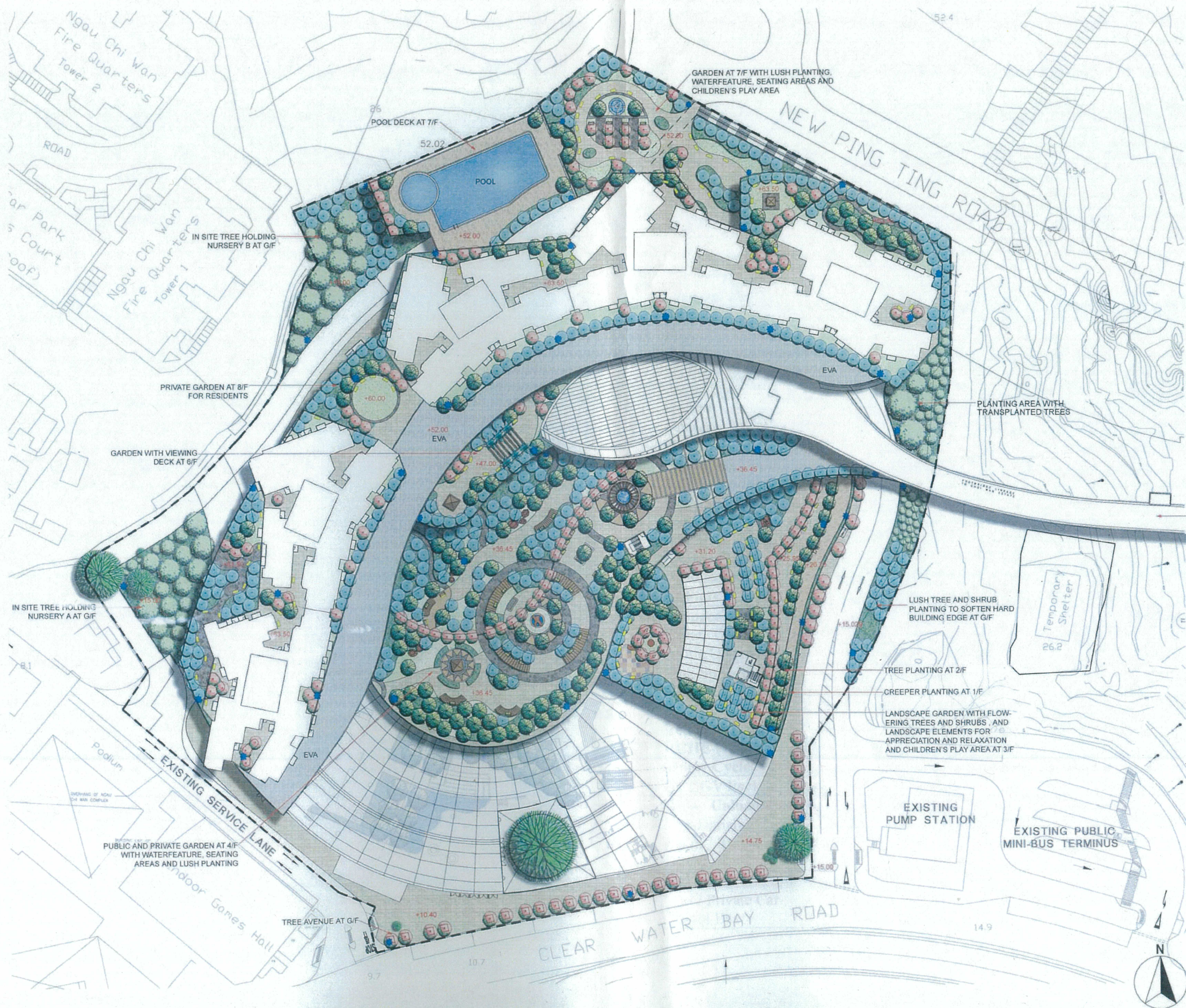
WONG & OUYANG (HK) LTD



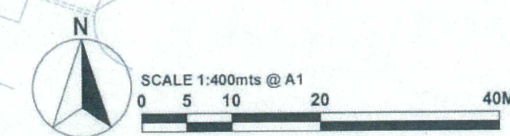
Pedestrian connection from G/F to the foot-bridge connected to Choi Wan Estate will be opened 24 hours.

The opening hours of the pedestrian walkway from G/F to MTR station at B2 will adhere to the operating hours of the MTR.

DIAGRAM SHOWING THE CONNECTIONS BETWEEN PODIUM LEVELS AND THE PUBLIC OPEN SPACE



- LEGEND:**
- EXISTING TREES TO BE RETAINED
 - TRANSPLANTED TREES
 - PROPOSED NEW TREES
 - HARD PAVED AREAS
 - PLANTING AREA
 - LAWN
 - PERGOLA WITH SITTING AREA UNDERNEATH
 - ROCK SCULPTURES
 - SITTING AREAS
 - WATER POINT
 - PAVILION



PROPOSED COMMERCIAL AND
RESIDENTIAL DEVELOPMENT IN
NGAU CHI WAN

LANDSCAPE MASTERPLAN

MAR 2013 HT6-CD-LMP-1W
Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants

Major Development Parameters

Development Parameters	Approved Scheme (A/K12/34)	Revised MLP
Site Area	22,373 sq.m.	22,373 sq.m.
Overall Plot Ratio (PR)	8.983	8.983
Domestic PR	6.132	6.132
Non-domestic PR	2.851	2.851
Total GFA	200,975 sq.m.	200,975 sq.m.
Domestic GFA	137,200 sq.m.	137,200 sq.m.
Non-domestic GFA	63,775 sq.m.	63,775 sq.m.
Shop and Services, Eating Place	53,500 sq.m.	53,500 sq.m. (including 6,108sq.m of Heritage Precinct ¹)
GIC (RCHE and Kindergarten)	4,600 sq.m.	4,600 sq.m.
Public LGV Car Park	5,675 sq.m.	5,675 sq.m.
Site Coverage		
Podium	83.615%	83.615%
Towers	26.439%	26.439%
Building Height (main roof)	230 mPD	230 mPD
No. of Storeys		
Basement	4	4
Podium Level	7	7
Block 1	52	52
Blocks 2 – 4	55	52
Refuge Floor	2	2
No. of Residential Blocks	5	5
No. of Flats	2,120	2,058
Open Space (not less than)	5,800 sq.m.	5,800 sq.m.
Private Open Space	3,600 sq.m.	3,600 sq.m.
Public Open Space	2,200 sq.m.	2,200 sq.m.
Parking Spaces		
Residential	303	294
Visitor	25	25
Retail / Restaurant	214	214
RCHE (16-seater space)	1	1
Motor Cycle	55	55
Public LGV Parking Spaces	75	75
Loading / Unloading Bays	49	49
Residential	5	5
Retail / Restaurant	44	44
GIC (for RCHE)	0	0
Lay-by	3	3
Taxi / Private Car	1	1
School Bus	2	2

¹ Heritage Precinct refers to the 3 historical buildings (G/F and 1/F where applicable) and the forecourt atrium on G/F

Estimated Master Program for Proposed Commercial / Residential Development at Ngau Chi Wan

ID	Activity Description	2013				2014				2015				2016				2017				2018				2019			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1.	Land Grant (ASSUME)																												
2.	Foundation, Basement & Podium (Including bulk excavation works, protection work to historical buildings, MTR connection & Ping Ting Road)																												
3.	Superstructure RC Works (T1 to T5)																												
4.	Footbridge Link to Choi Wan, road improvement works and landscape enhancement works																												
5.	Occupation Permit																												

Rev: November 2012