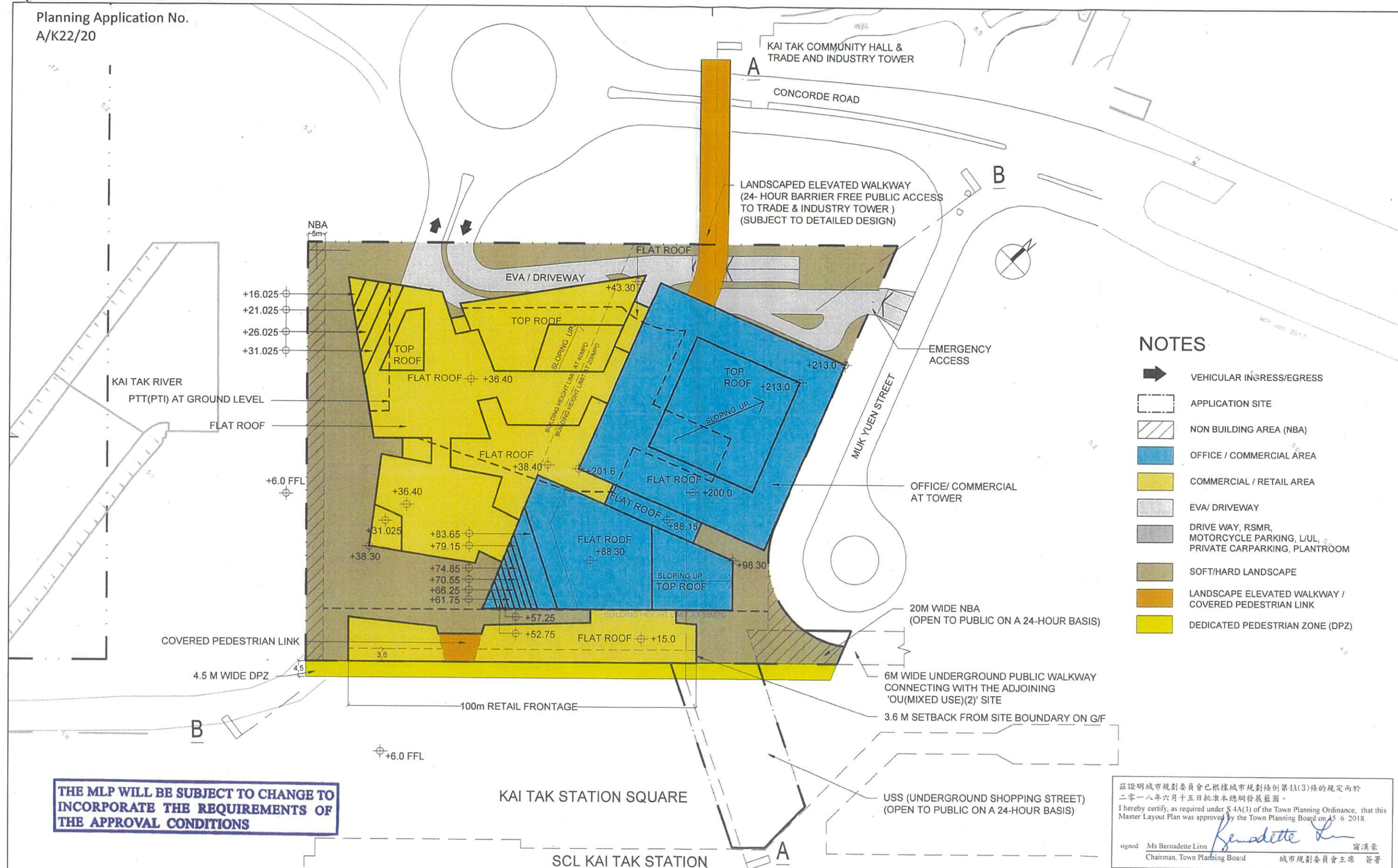


List of Approval Conditions

Application No. A/K22/20

- Application Site : New Kowloon Inland Lot 6556, Muk Yuen Street, Kai Tak, Kowloon
- Subject of Application : Proposed Comprehensive Development for Office, Shop and Services, Eating Place and Public Transport Terminus in “Comprehensive Development Area (1)” and “Open Space” Zones
- Date of Approval : 15.6.2018
- Approval Conditions :
- (a) the submission and implementation of a revised MLP, taking into account the approval 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 Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
 - (c) the submission of a revised Traffic Impact Assessment to the satisfaction of the Commissioner for Transport or of the TPB;
 - (d) the design and provision of vehicular access, parking spaces, loading/unloading facilities and the public transport terminus to the satisfaction of the Commissioner for Transport or of the TPB;
 - (e) the design and provision of 24-hour public passageways in the proposed development to connect with the surrounding developments, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
 - (f) the submission of a revised Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (g) the implementation of sewerage facilities identified in the revised SIA to the satisfaction of the Director of Drainage Services or of the TPB; and
 - (h) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.

Planning Application No.
A/K22/20



**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1A(3)條的規定而於二零一八年六月十五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 15.6.2018.

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

Rev.	Description	Drawn	Checked	Approved	Date

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D.L.O. Ref. -	
Drawn -	Date -
Checked -	Date -
Approved -	Date -


**RONALD LU
& PARTNERS**

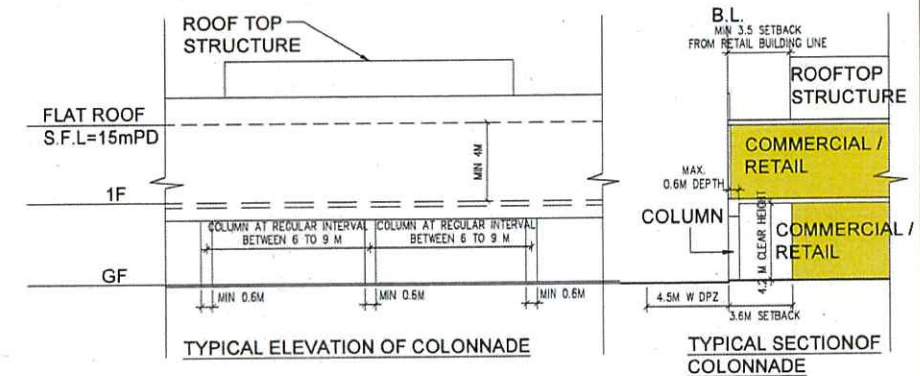
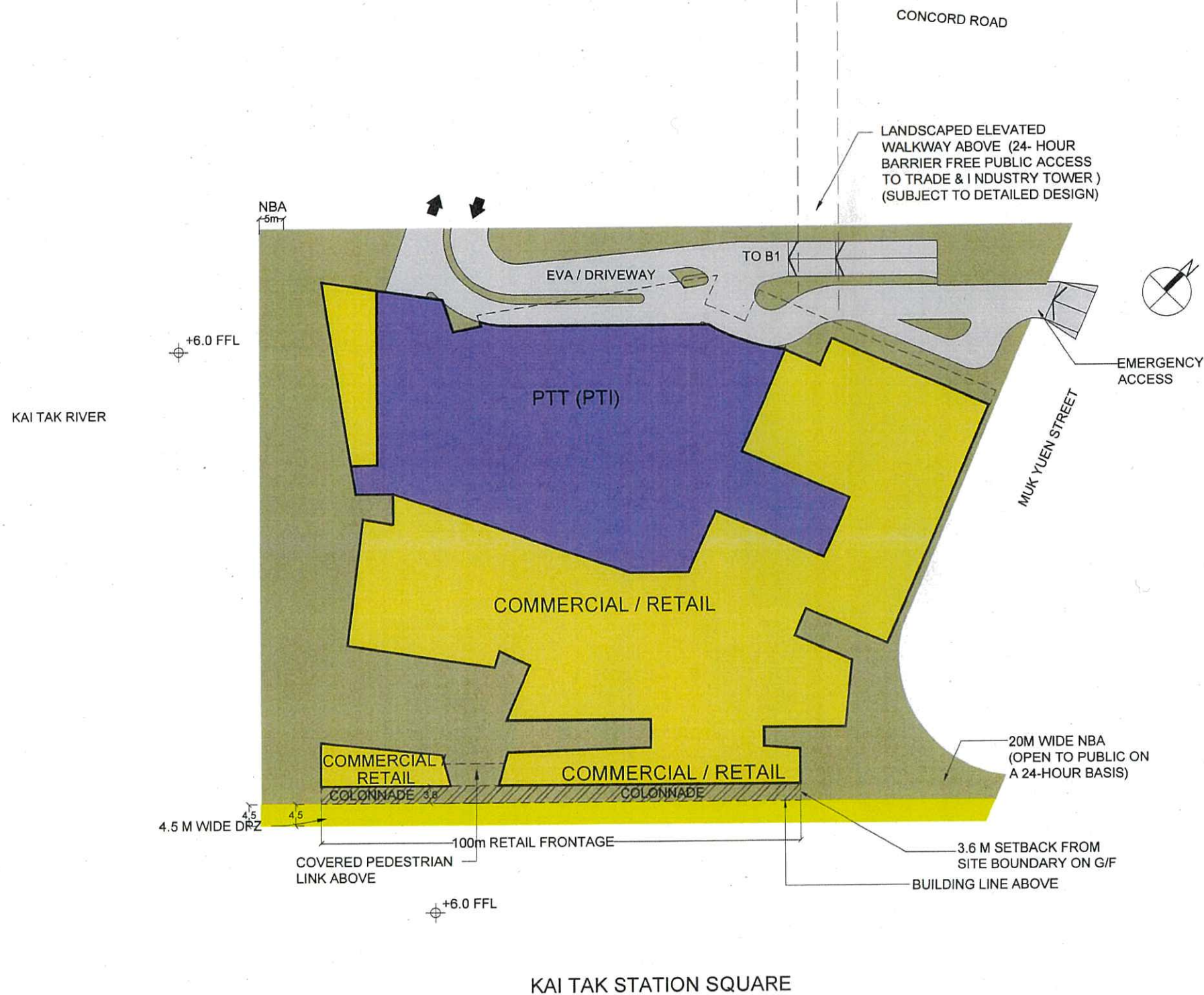
 呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT AT NEW KOWLOON INLAND LOT NO. 6556 KAI TAK AREA 1F SITE 2, KOWLOON

Drawing Title
MASTER LAYOUT PLAN

Project No. 17102 KL	Scale Issue Date
Drawing No. A/17102KL-MLP-SCHA_01	
Cad File No. - -	

Drawing Purpose



NOTES

- ➔ VEHICULAR INGRESS/EGRESS
- APPLICATION SITE
- ▨ NON BUILDING AREA (NBA)
- COMMERCIAL / RETAIL AREA
- ▨ EVA/ DRIVEWAY
- ▨ DRIVE WAY, RSMR, MOTORCYCLE PARKING, L/U/L, CARPARKING, PLANTROOM
- PTT (PTI)
- ▨ COLONNADE
- ▨ SOFT/HARD LANDSCAPE
- DEDICATED PEDESTRIAN ZONE (DPZ)

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

Rev.	Description	Drawn	Checked	Approved	Date

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Approved - Date -

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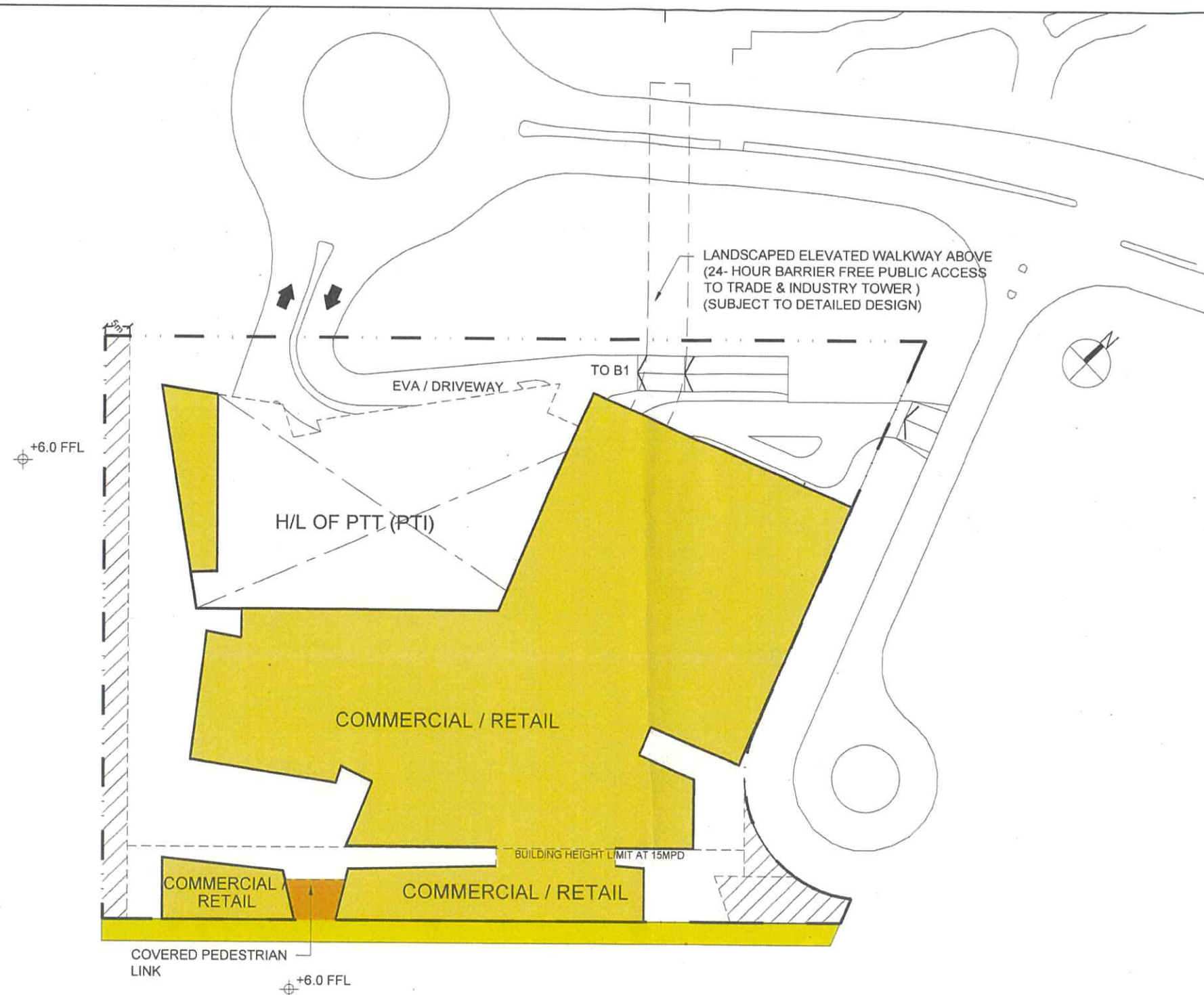
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Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON









Drawing Title
GROUND FLOOR PLAN
1:1000

Project No.
17102 KL
Drawing No.
A/17102KL-MLP-SCHA_02
Cad File No. -

Drawing Purpose



NOTES

-  VEHICULAR INGRESS/EGRESS
-  APPLICATION SITE
-  NON BUILDING AREA (NBA)
-  COMMERCIAL / RETAIL AREA
-  EVA/ DRIVEWAY
-  SOFT/HARD LANDSCAPE
-  LANDSCAPED ELEVATED WALKWAY / COVERED PEDESTRIAN LINK
-  DEDICATED PEDESTRIAN ZONE (DPZ)

Rev.	Description	Drawn	Checked	Approved	Date
1					
2					
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D.L.O. Ref. -
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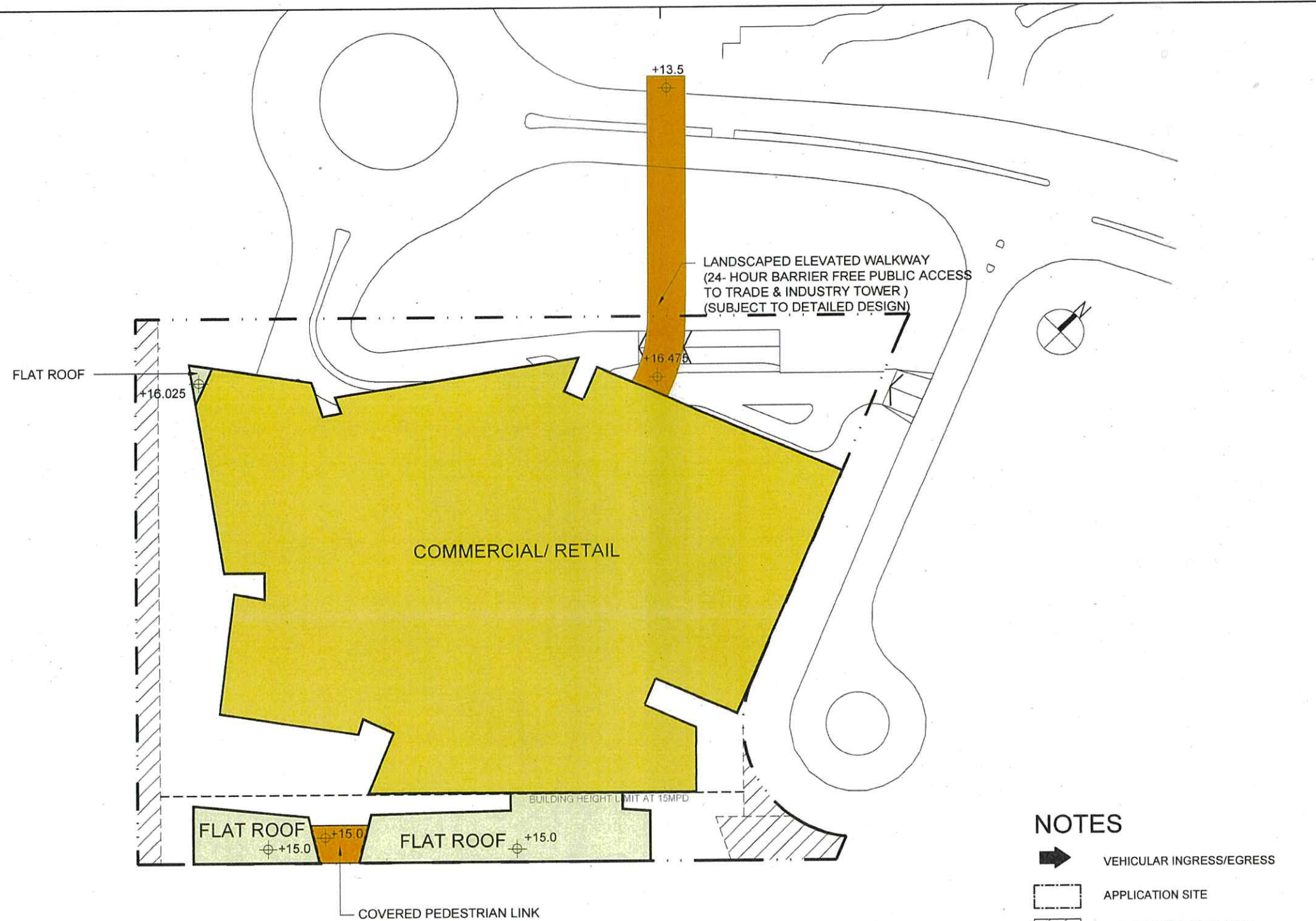
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON






Drawing Title
1/F PLAN
1:1000

Project No.
17102 KL
Scale
Issue Date
Drawing No.
A/17102KL-MLP-SCHA_03
Cad File No. -

Drawing Purpose



NOTES

-  VEHICULAR INGRESS/EGRESS
-  APPLICATION SITE
-  NON BUILDING AREA (NBA)
-  COMMERCIAL / RETAIL AREA
-  LANDSCAPED ELEVATED WALKWAY / COVERED PEDESTRIAN LINK

Rev.	Description	Drawn	Checked	Approved	Date

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D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



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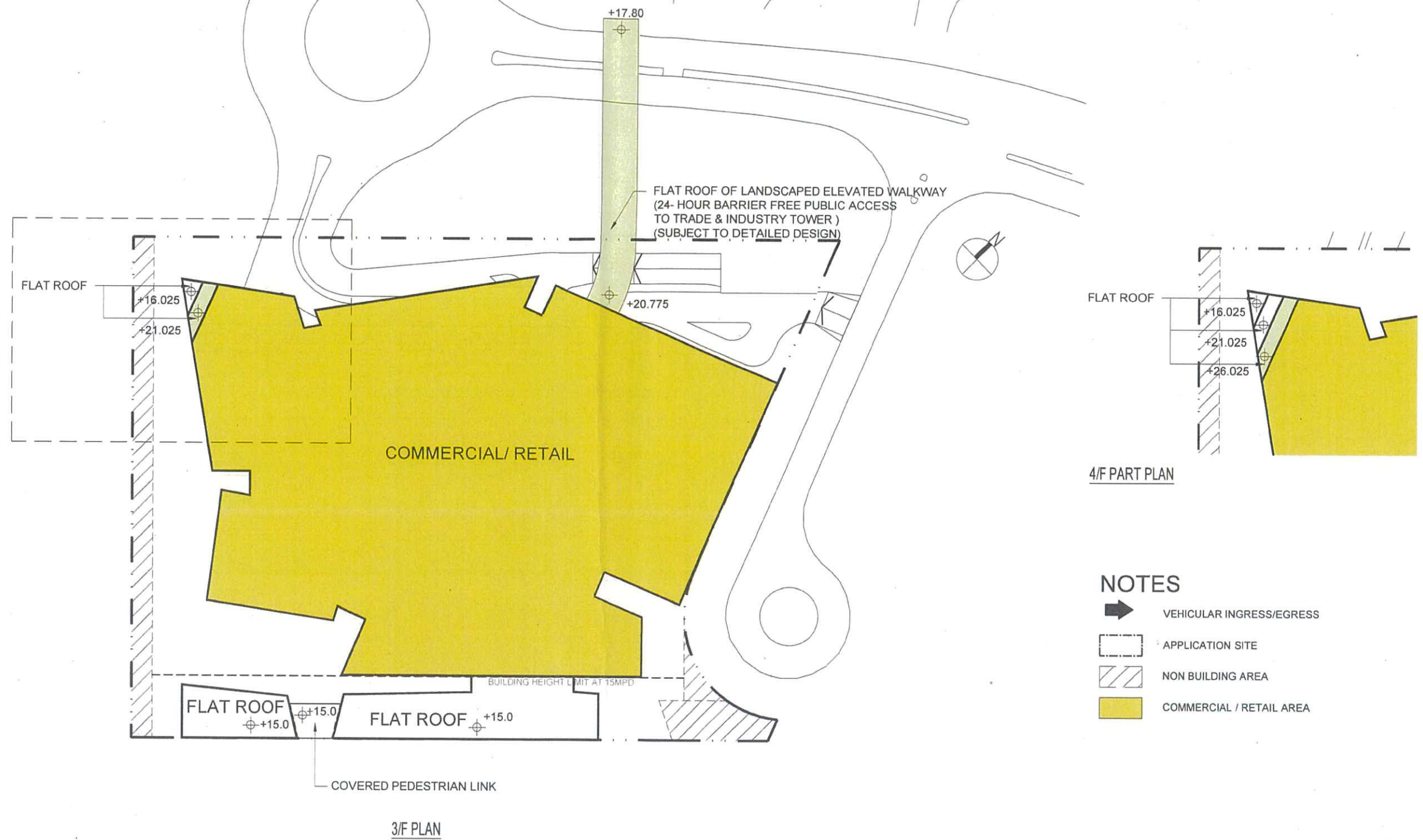
Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON

Drawing Title
2/F PLAN
1:1000

Project No.
17102 KL
Drawing No.
A/17102KL-MLP-SCHA_04
Cad File No. -

Scale
Issue Date

Drawing Purpose



Rev.	Description	Drawn	Checked	Approved	Date

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Checked	- Date -
Approved	- Date -

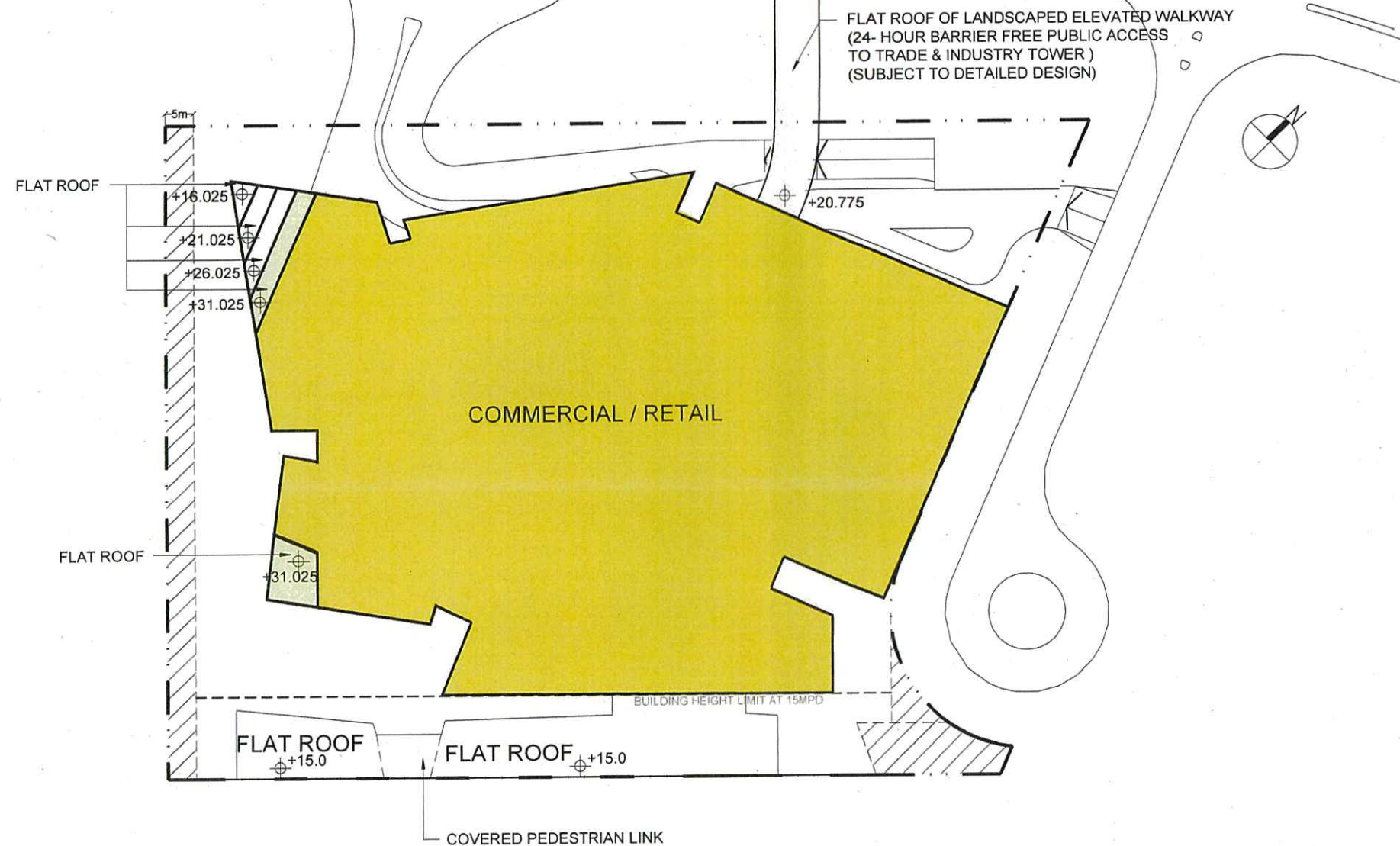
RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON

Drawing Title
3/F & 4/F PLAN
1:1000

Project No.
17102 KL
Drawing No.
A/17102KL-MLP-SCHA_05
Cod File No. -

Drawing Purpose



NOTES

- VEHICULAR INGRESS/EGRESS
- APPLICATION SITE
- NON BUILDING AREA (NBA)
- COMMERCIAL / RETAIL AREA

Rev.	Description	Drawn	Checked	Approved	Date

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D.L.O. Ref.	-
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Checked	- Date -
Approved	- Date -



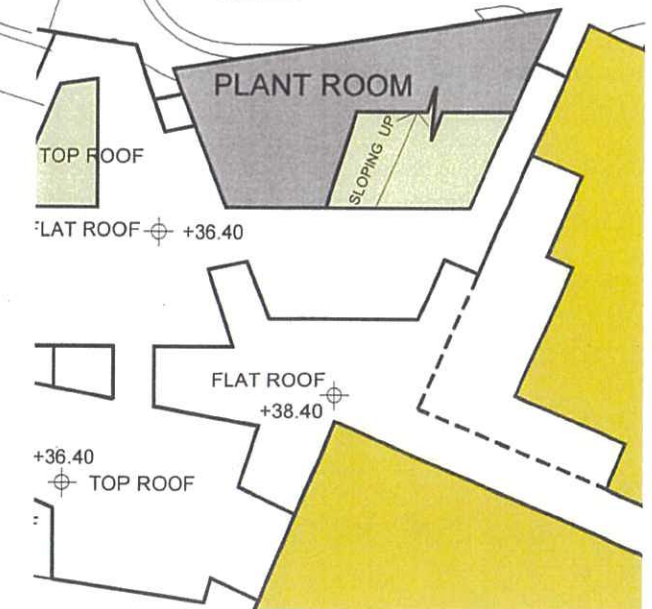
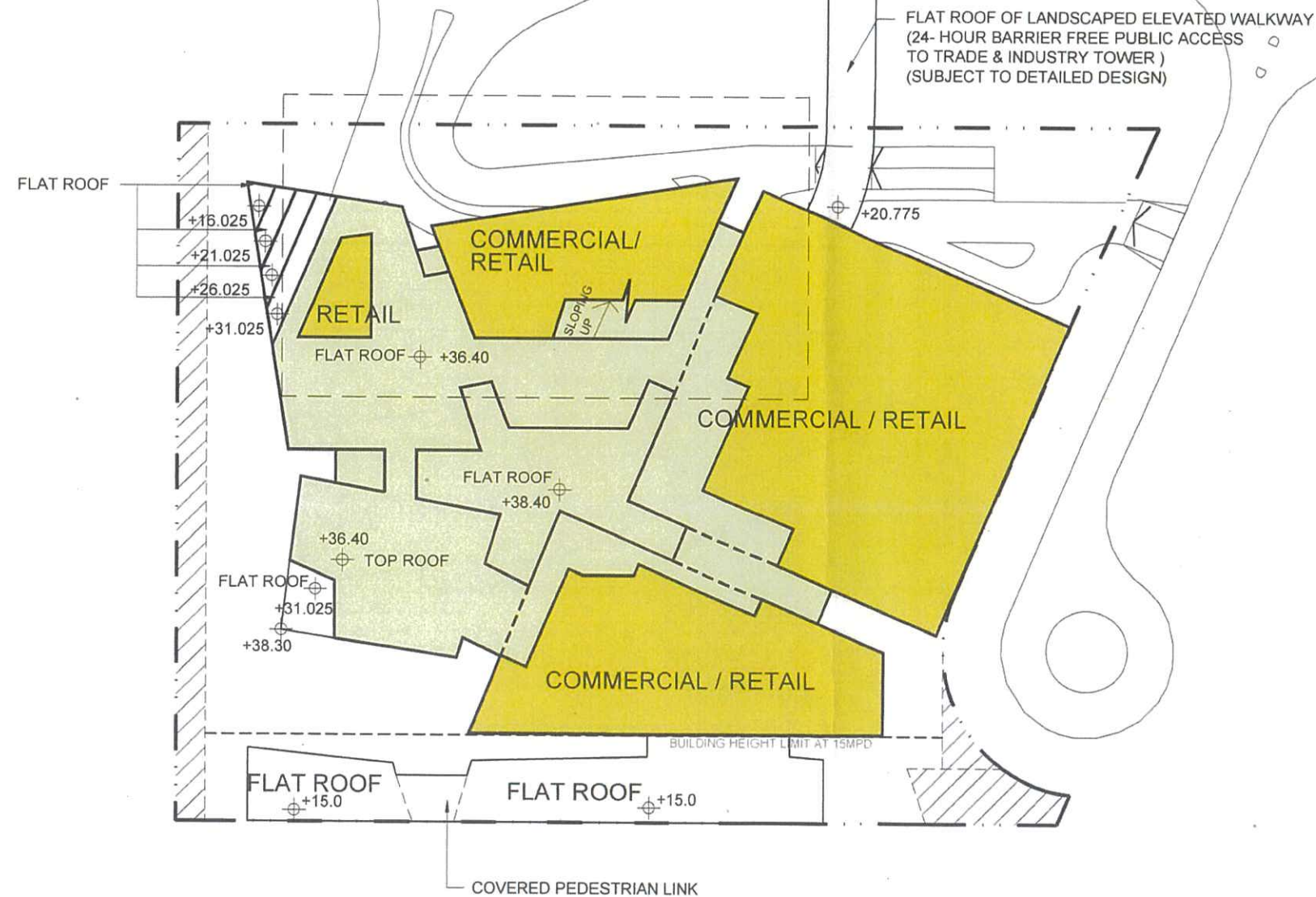
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Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON






Drawing Title
5/F PLAN
1:1000

Project No.
17102 KL
Scale
Issue Date
Drawing No.
A/17102KL-MLP-SCHA_06
Cad File No. -

Drawing Purpose



NOTES

-  VEHICULAR INGRESS/EGRESS
-  APPLICATION SITE
-  PLANT ROOM
-  NON BUILDING AREA (NBA)
-  COMMERCIAL / RETAIL AREA

Rev.	Description	Drawn	Checked	Approved	Date

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D.L.O. Ref.	-
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Approved	- Date -



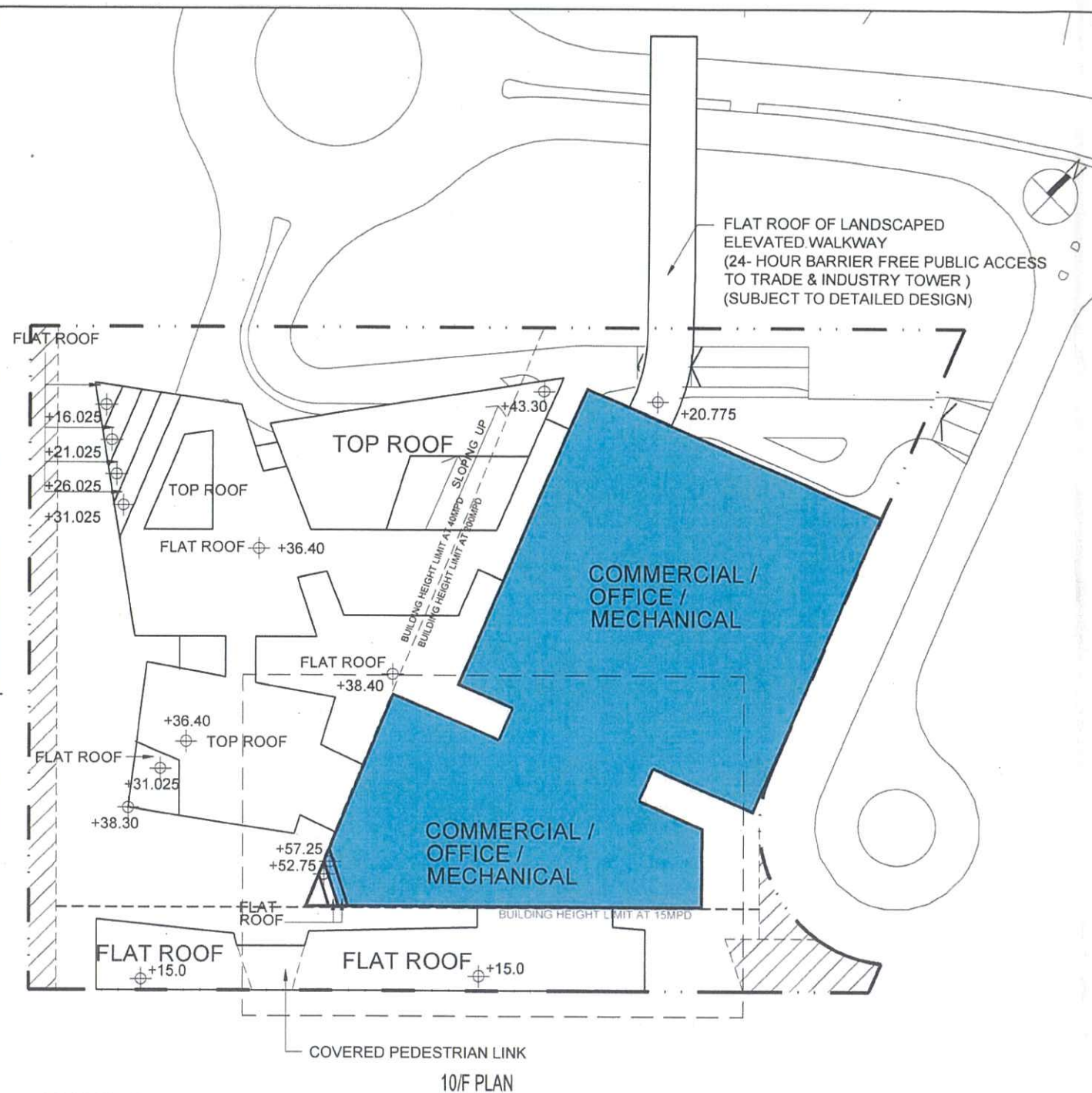
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Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON

Drawing Title
6/F - 7/F PLAN
1:1000

Project No.
17102 KL
Drawing No.
A/17102KL-MLP-SCHA_07
Cad File No. -

Drawing Purpose



NOTES

-  VEHICULAR INGRESS/EGRESS
-  APPLICATION SITE
-  NON BUILDING AREA (NBA)
-  OFFICE / COMMERCIAL AREA

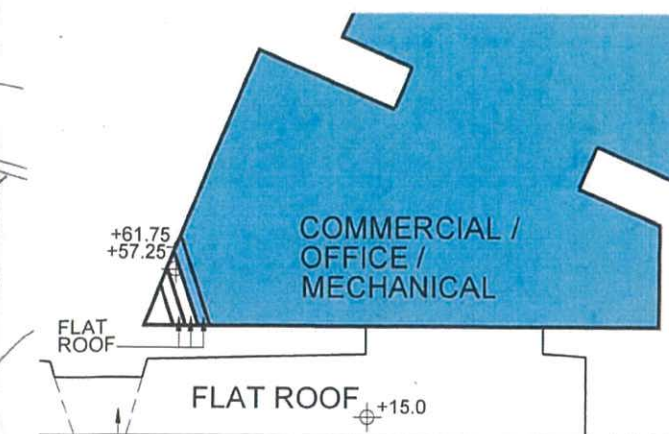
Rev.	Description	Drawn	Checked	Approved	Date

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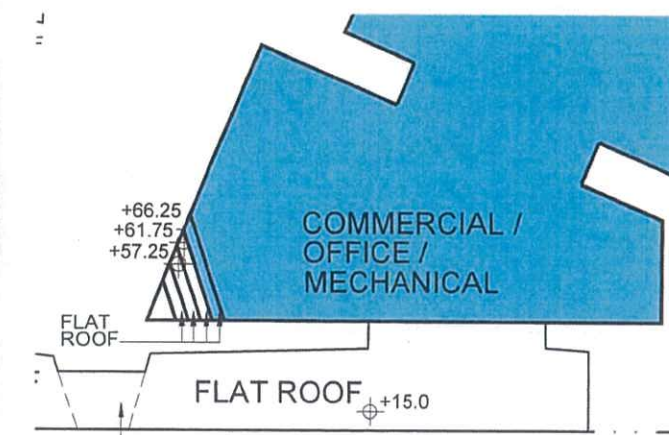
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D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



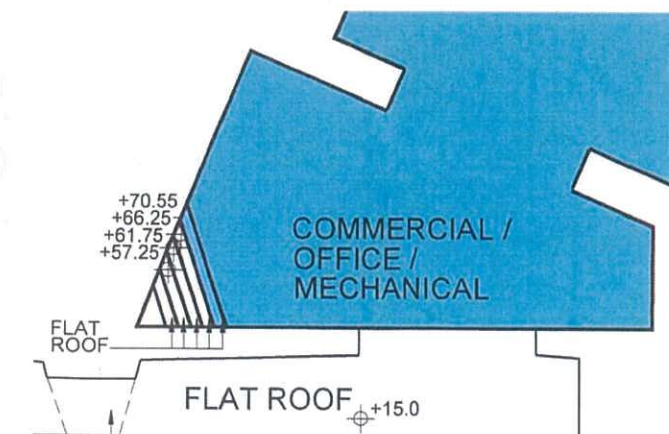
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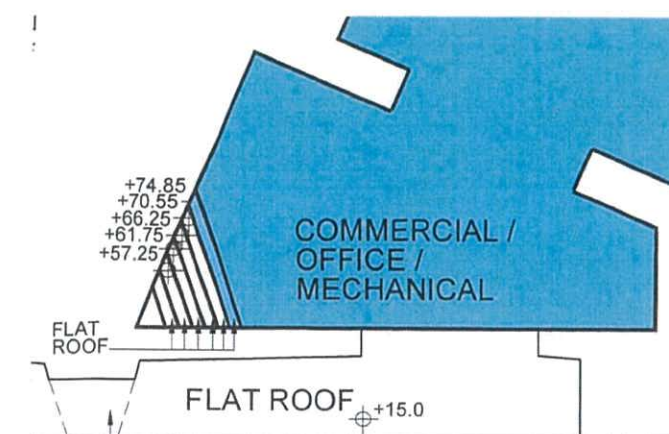
11/F PART PLAN



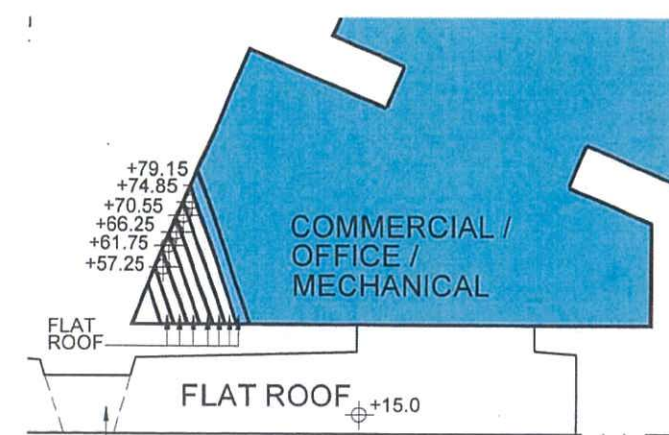
12/F PART PLAN



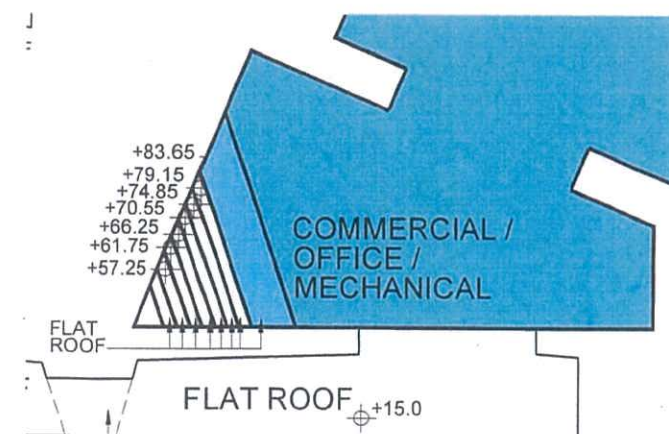
15/F PART PLAN



16/F PART PLAN



17/F PART PLAN



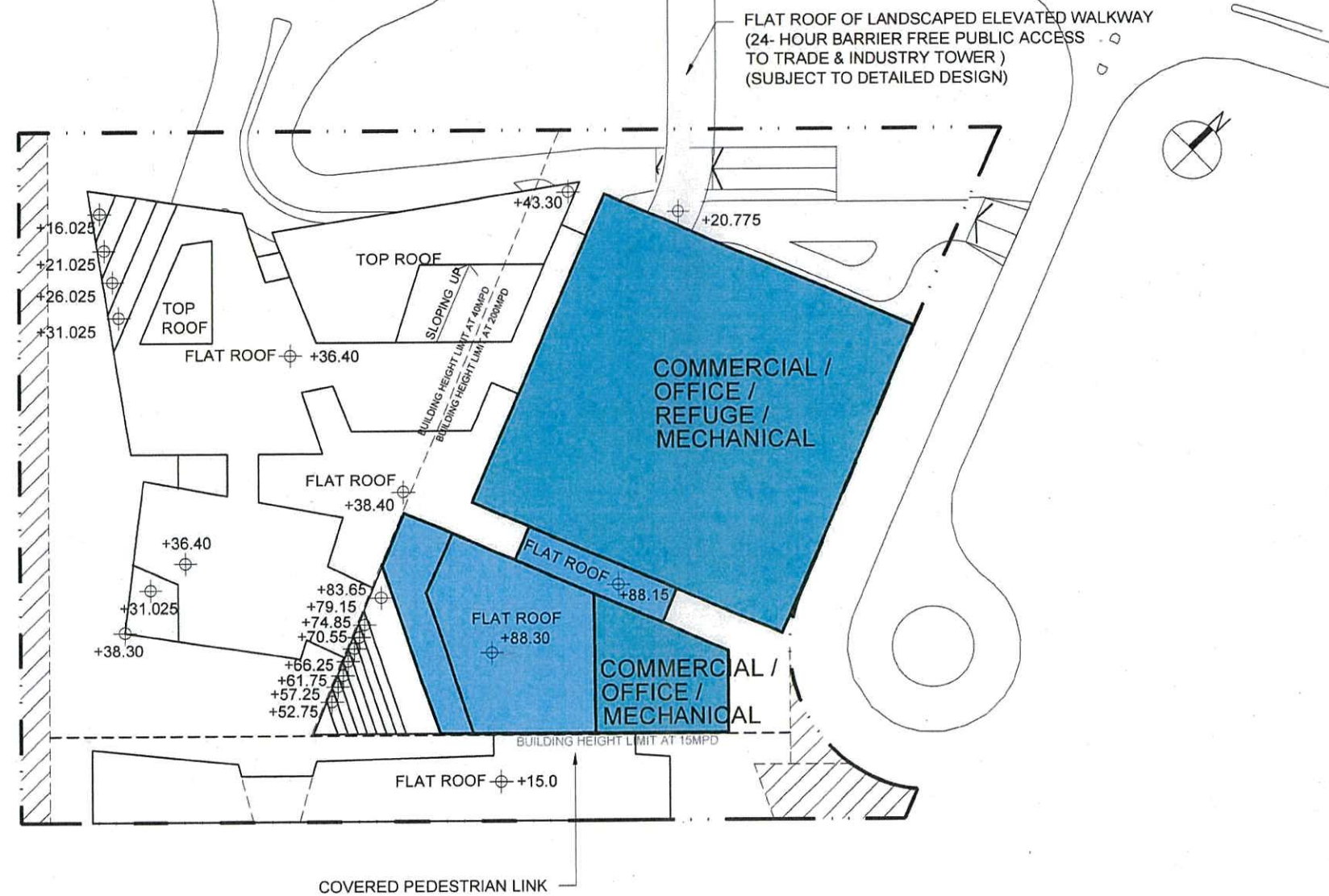
18/F PART PLAN

Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON

Drawing Title
10/F - 18/F PLAN
(13/F, 14/F OMITTED)
1:1000

Project No.
17102 KL
Drawing No.
A/17102KL-MLP-SCHA_09
Cod File No. -

Drawing Purpose



NOTES

- VEHICULAR INGRESS/EGRESS
- APPLICATION SITE
- OFFICE / COMMERCIAL AREA
- NON BUILDING AREA
- FLAT ROOF

Rev.	Description	Drawn	Checked	Approved	Date

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



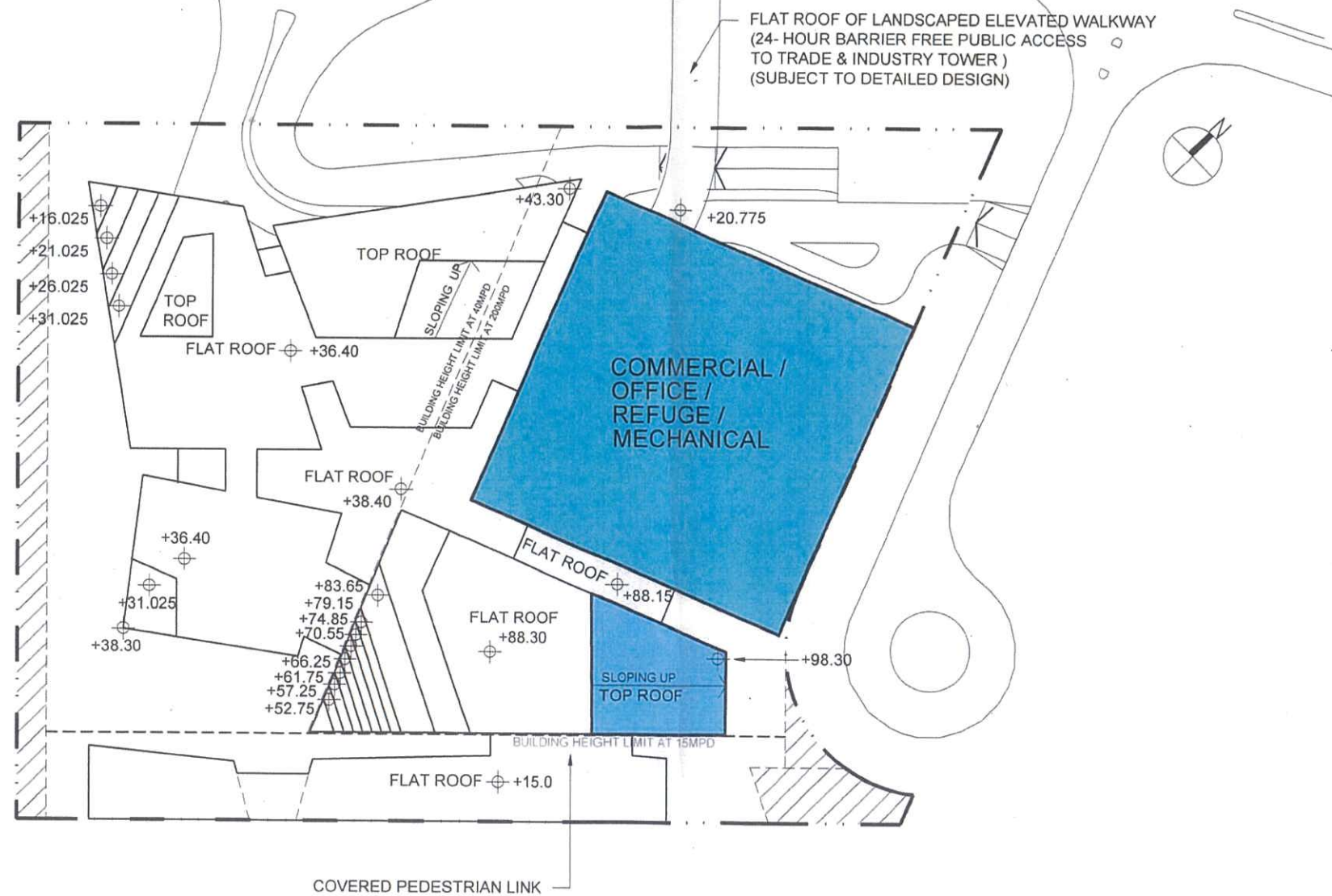
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON

Drawing Title
TOWER - LOW ZONE
ROOF PLAN

Project No.
17102 KL
Scale
Issue Date
Drawing No.
A/17102KL-MLP-SCHA_11
Cad File No. -

Drawing Purpose



NOTES

- VEHICULAR INGRESS/EGRESS
- APPLICATION SITE
- NON BUILDING AREA (NBA)
- OFFICE / COMMERCIAL AREA

Rev.	Description	Drawn	Checked	Approved	Date

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



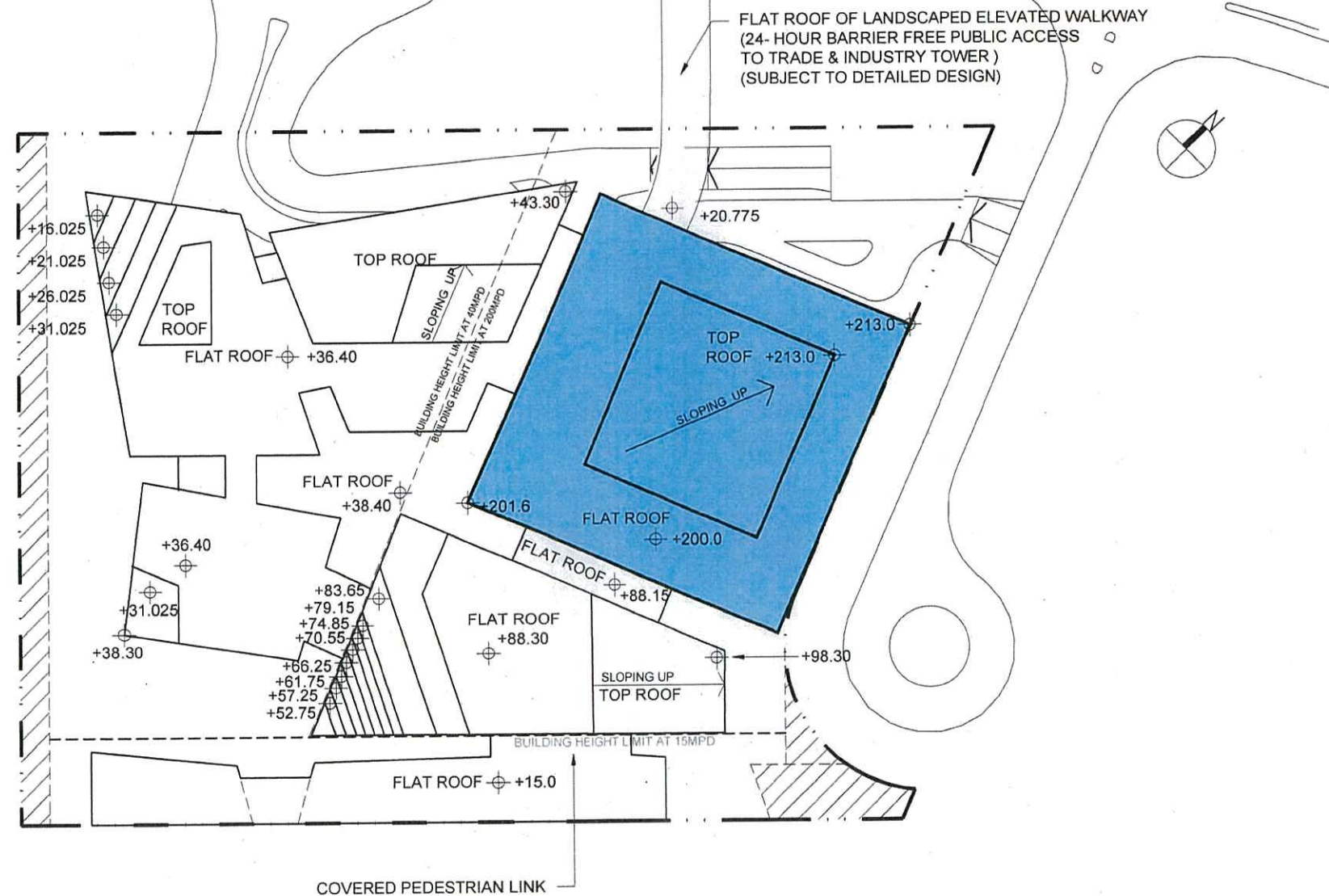
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Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON

Drawing Title
20/F TO 47/F PLAN
(24/F, 34/F, 44/F OMITTED)

Project No.	17102 KL
Scale	Issue Date
Drawing No.	A/17102KL-MLP-SCHA_12
Cad File No.	-

Drawing Purpose



NOTES

- ➡ VEHICULAR INGRESS/EGRESS
- APPLICATION SITE
- ▨ NON BUILDING AREA (NBA)

Rev.	Description	Drawn	Checked	Approved	Date

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F.S.D. Ref.	-
D.L.O. Ref.	-
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Checked	- Date -
Approved	- Date -



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Project Title
PROPOSED COMMERCIAL DEVELOPMENT AT NEW KOWLOON INLAND LOT NO. 6556 KAI TAK AREA 1F SITE 2, KOWLOON

Drawing Title
ROOF PLAN

Project No.	Scale
17102 KL	Issue Date
Drawing No.	
A/17102KL-MLP-SCHA_13	
Cad File No.	-
	-

Drawing Purpose

RESERVED OPENING AND
SUPPORT AT "CONNECTION A"
UNDER DETAIL DESIGN

VERTICAL CIRCULATION TO
CONNECT USS AND GROUND
LEVEL

RETAIL AREA

DRIVEWAY, RSMR,
MOTORCYCLE PARKING, L/UL,
PRIVATE CARPARKING,
PLANT ROOM

USS OVERALL 20M -0.425

RETAIL AREA

6M WIDE UNDERGROUND PUBLIC WALKWAY
CONNECTING WITH THE ADJOINING
'OU(MIXED USE)(2)' SITE

8M CLEAR WIDTH
FOR PUBLIC CIRCULATION
(OPEN TO PUBLIC ON A 24-HOUR BASIS)

CONNECTION TO
KAI TAK STATION

KAI TAK STATION

NOTES

- APPLICATION SITE
- COMMERCIAL / RETAIL AREA
- DRIVE WAY, RSMR,
MOTORCYCLE PARKING, L/UL,
PRIVATE CARPARKING, PLANTROOM
- USS (UNDERGROUND SHOPPING STREET)
- UNDERGROUND PUBLIC WALKWAY
- CURRENT USS

Rev.	Description	Drawn	Checked	Approved	Date
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FSD Ref. -

DLO Ref. -

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Checked - Date -

Approved - Date -

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& PARTNERS**

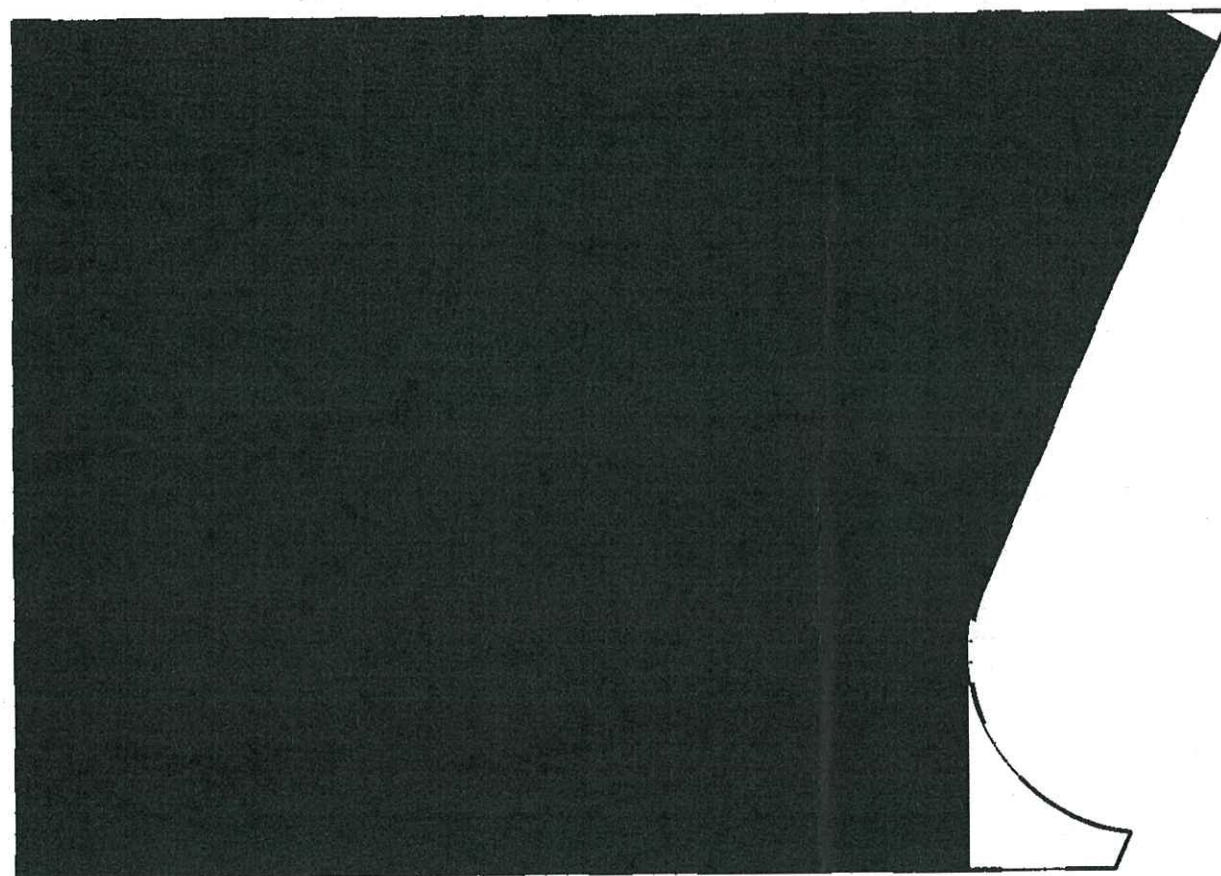
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON



Drawing Title
B1 PLAN
1:1000

Project No.
17102 KL
Scale
Issue Date
Drawing No.
A/17102KL-MLP-SCHA_B01
Cad File No. -

Drawing Purpose



NOTES

-  APPLICATION SITE
-  DRIVEWAY, RSMR, MOTORCYCLE PARKING, L/L, PRIVATE CARPARKING, PLANT ROOM

Rev.	Description	Drawn	Checked	Approved	Date

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



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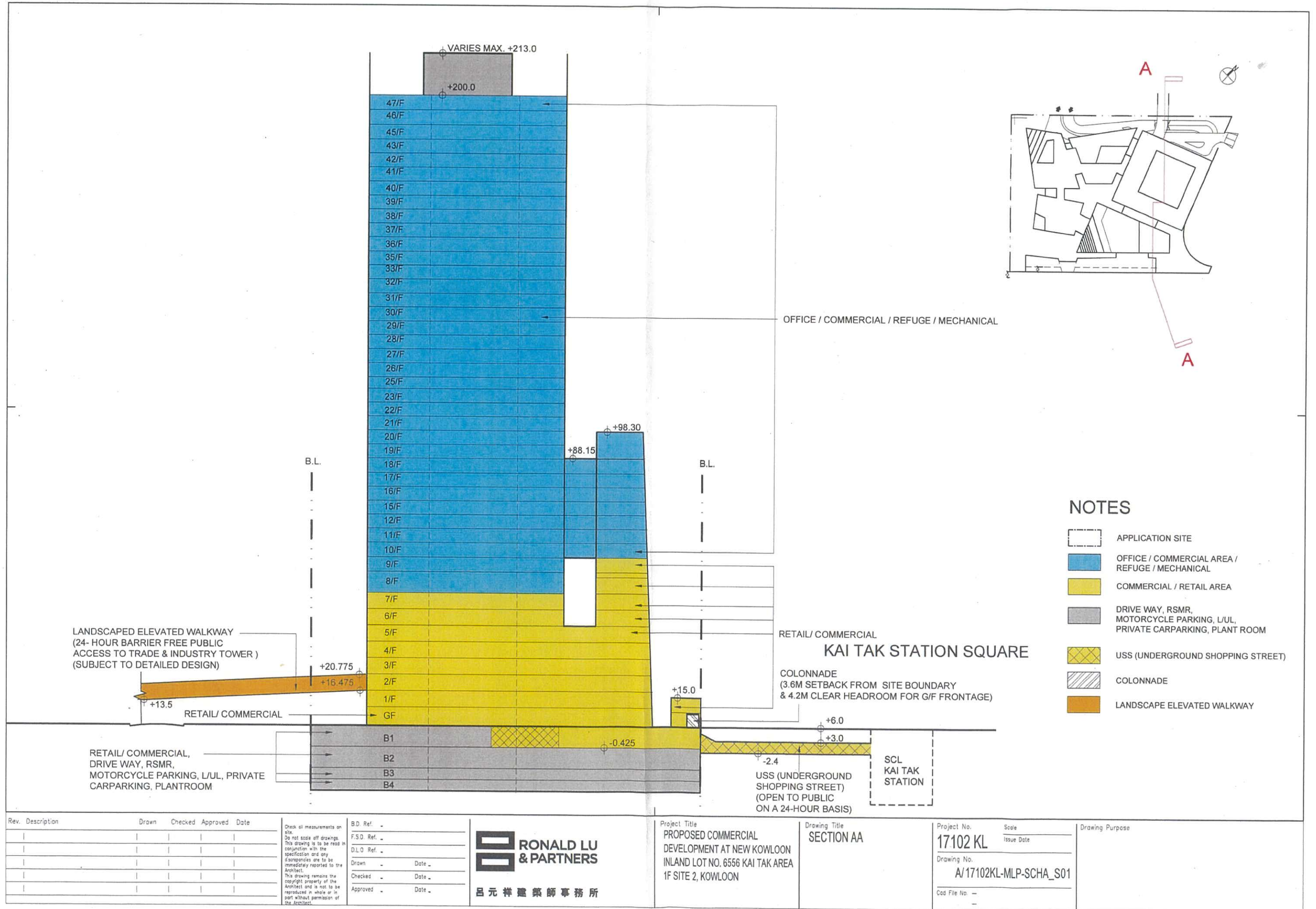
Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON

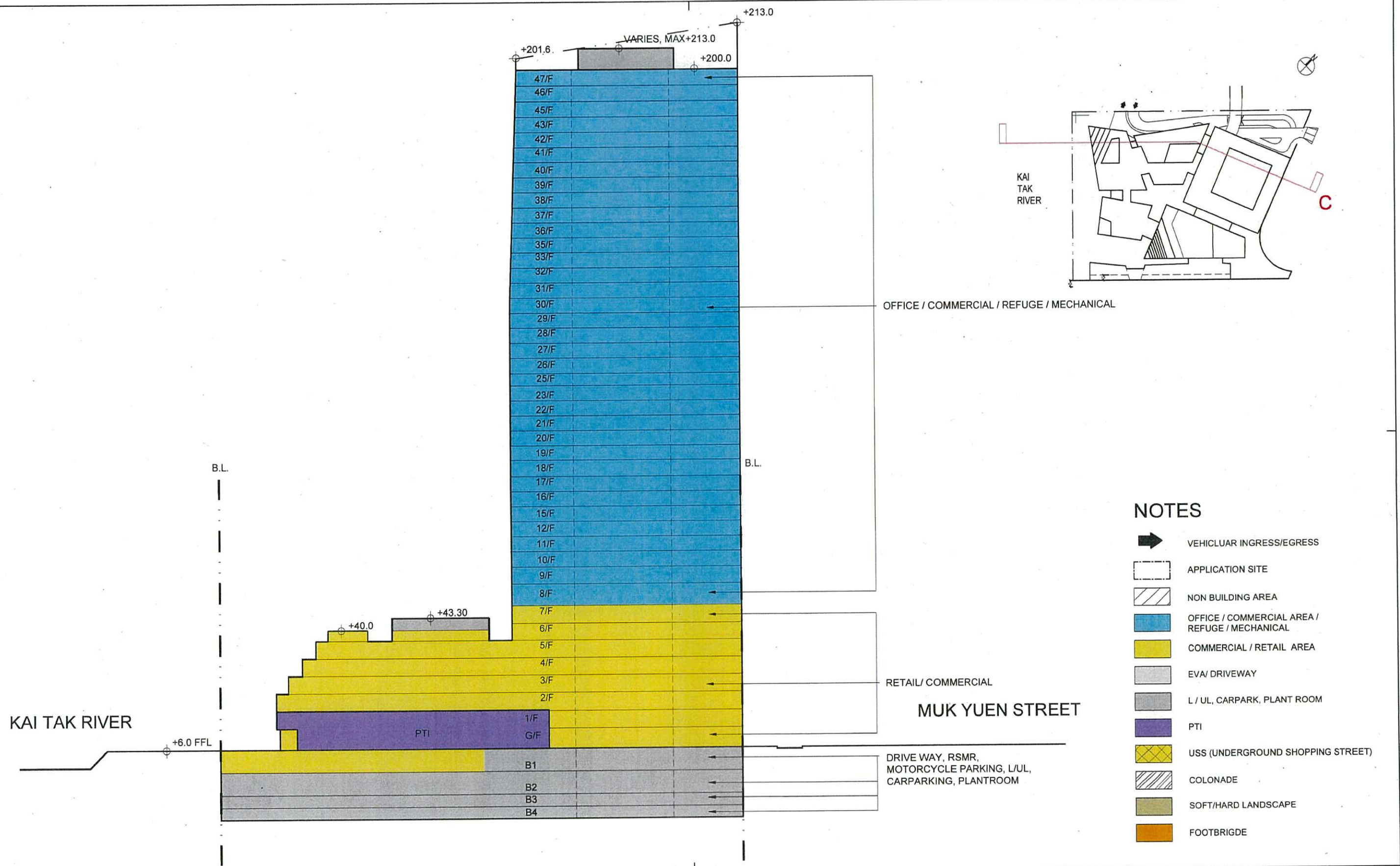
Drawing Title
B2/B3/B4 PLAN
1:1000

Project No.
17102 KL
Drawing No.
A/17102KL-MLP-SCHA_B02
Cad File No. -
-

Scale
Issue Date

Drawing Purpose





Rev.	Description	Drawn	Checked	Approved	Date

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Checked -	Date -
Approved -	Date -



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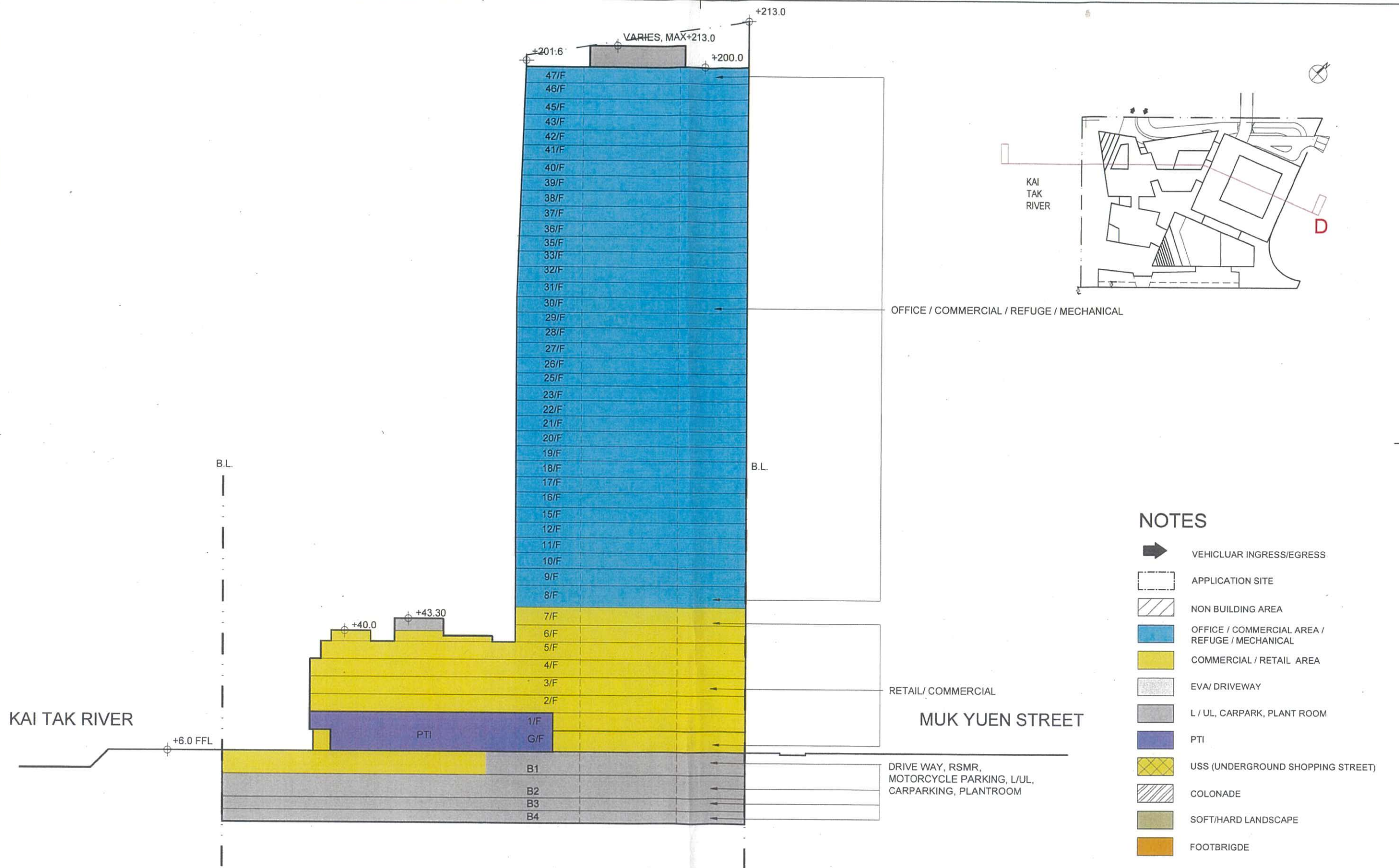
Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON

Drawing Title
SECTION CC

Project No.
17102 KL
Drawing No.
A/17102KL-MLP-SCHA_S01A
Cad File No. -

Scale
Issue Date

Drawing Purpose



NOTES

- VEHICULAR INGRESS/EGRESS
- APPLICATION SITE
- NON BUILDING AREA
- OFFICE / COMMERCIAL AREA / REFUGE / MECHANICAL
- COMMERCIAL / RETAIL AREA
- EVA DRIVEWAY
- L / UL, CARPARK, PLANT ROOM
- PTI
- USS (UNDERGROUND SHOPPING STREET)
- COLONADE
- SOFT/HARD LANDSCAPE
- FOOTBRIDGE

Rev.	Description	Drawn	Checked	Approved	Date
1					
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DLO Ref.	-
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Approved	- Date -

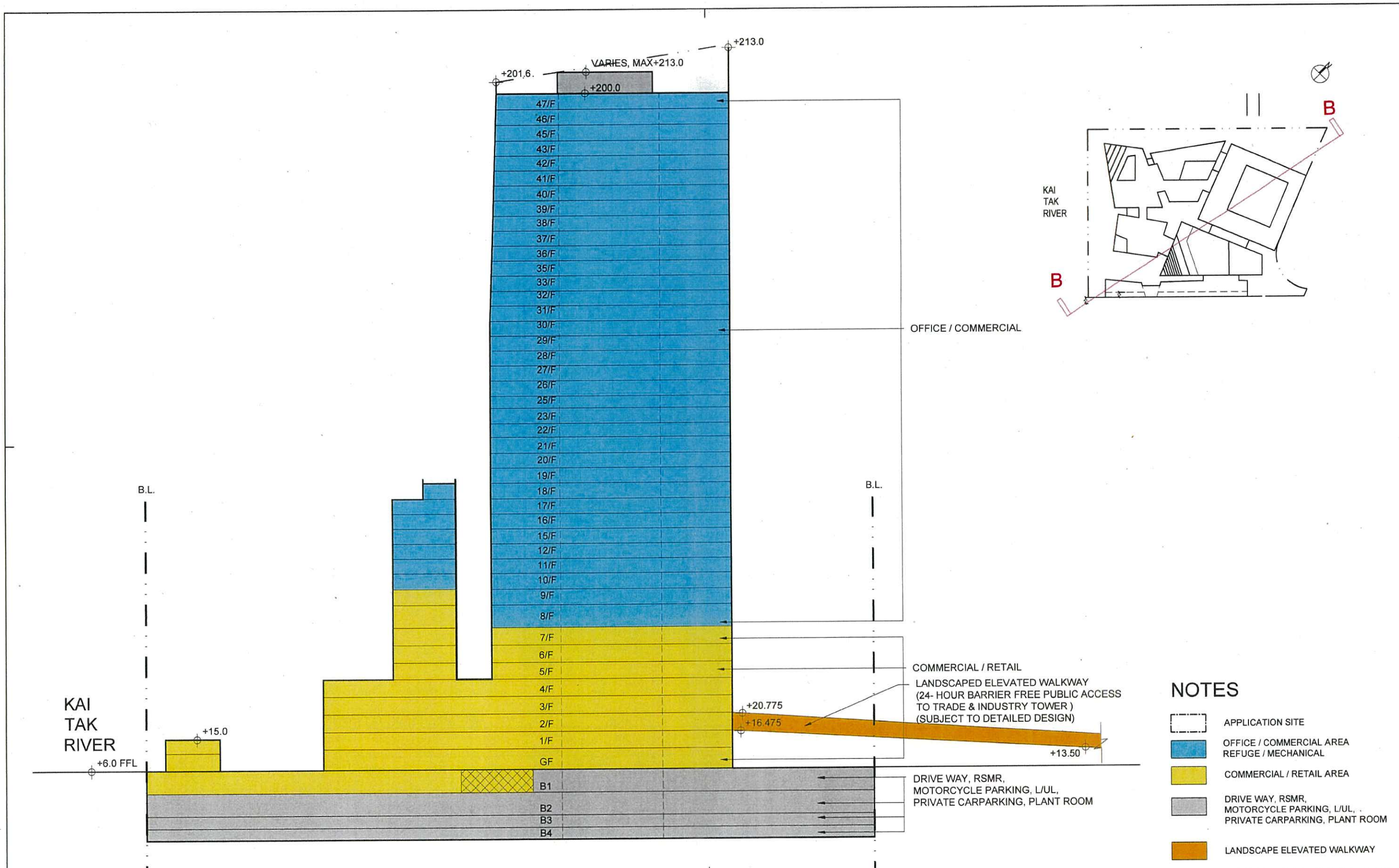
RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON

Drawing Title
SECTION DD

Project No.
17102 KL
Scale
Issue Date
Drawing No.
A/17102KL-MLP-SCHA_S01B
Cad File No. -

Drawing Purpose



NOTES

- APPLICATION SITE
- OFFICE / COMMERCIAL AREA
REFUGE / MECHANICAL
- COMMERCIAL / RETAIL AREA
- DRIVE WAY, RSMR,
MOTORCYCLE PARKING, L/UL,
PRIVATE CARPARKING, PLANT ROOM
- LANDSCAPE ELEVATED WALKWAY

Rev.	Description	Drawn	Checked	Approved	Date
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3					
4					
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Do not scale off drawings.
This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect.
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B.D. Ref.	-
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	Date
Checked	Date
Approved	Date

RONALD LU & PARTNERS

呂元祥建築師事務所

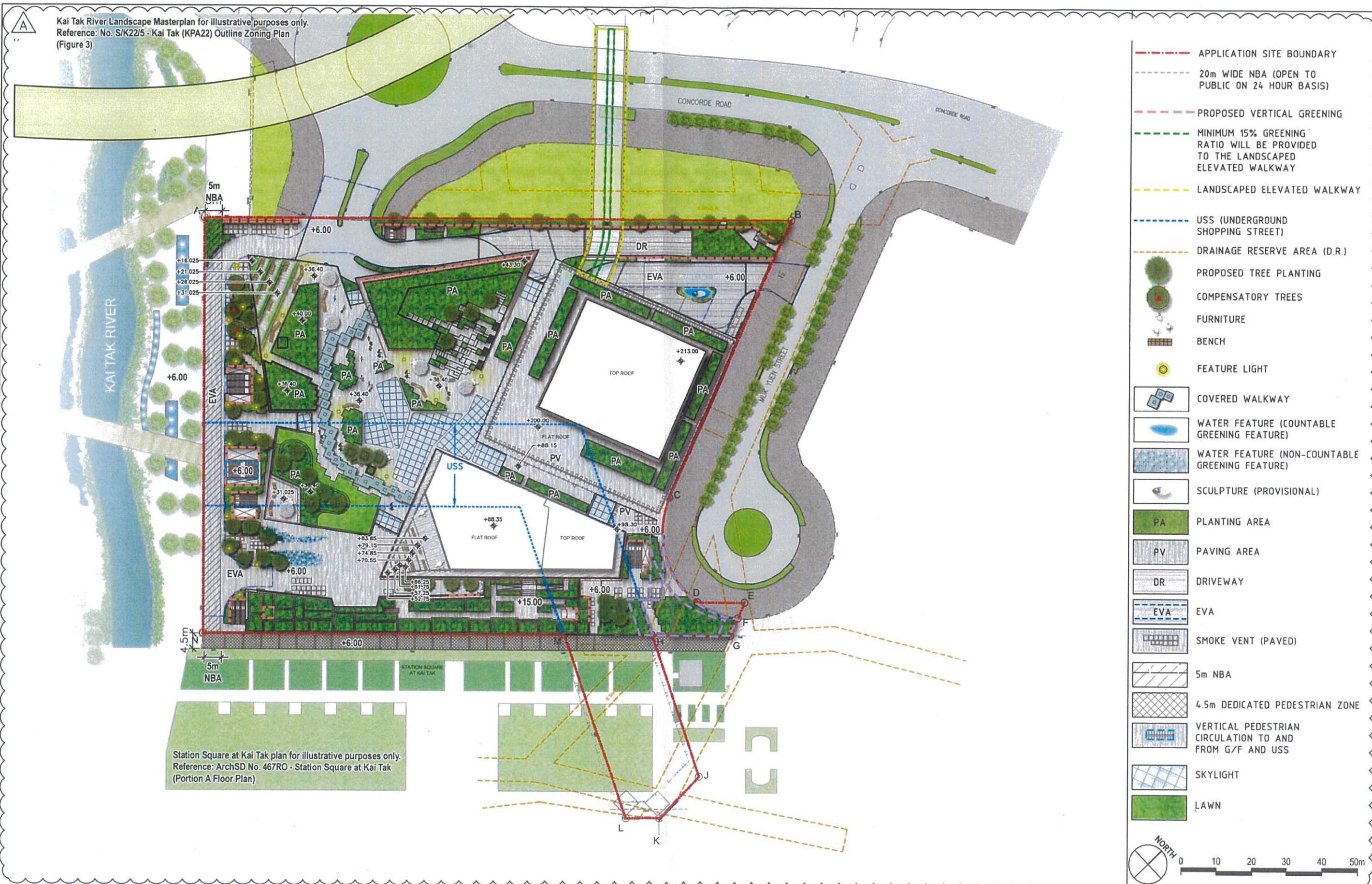
Project Title
PROPOSED COMMERCIAL
DEVELOPMENT AT NEW KOWLOON
INLAND LOT NO. 6556 KAI TAK AREA
1F SITE 2, KOWLOON

Drawing Title
SECTION BB

Project No.
17102 KL
Drawing No.
A/17102KL-MLP-SCHA_S03
Cod File No. -

Drawing Purpose

Kai Tak River Landscape Masterplan for illustrative purposes only.
Reference: No. S/K22/5 - Kai Tak (KPA22) Outline Zoning Plan
(Figure 3)



PROPOSED COMMERCIAL DEVELOPMENT FOR "COMPREHENSIVE DEVELOPMENT AREA (1)" SITE AT NEW KOWLOON INLAND LOT NO. 6556, KAI TAK AREA 1F SITE 2, KOWLOON

LANDSCAPE MASTER PLAN - COMBINED PLAN

SCALE	1:1000 @ A3	DATE	JUL 2018
CHECKED	AC	DRAWN	JL
FIGURE NO.	LMP001	REV.	A



A/K22/20: Key Development Parameters of the Proposed Development (Revised)

Key Development Parameters	Proposed Development
Application Site Area	19,044m ² (including areas of USS and underground public walkway to adjacent "OU(Mixed Use)(2)" site)
Development Site Area	17,767m ² ("CDA(1)" zone)
Incl. Landscape Elevated Walkway	
Plot Ratio	10
GFA	Total GFA: 177,670m ² - Commercial GFA: 173,870m ² - Retail GFA: 65,032m ² - Office GFA: 108,838m ² - PTT(PTI) GFA: 3,800m ²
Site Coverage	Not exceeding 65% (excluding basements)
Building Height	Main Block: 43 storeys (above 4 storeys of basement) - Western Part: Not exceeding 40mPD (main roof level) - Eastern Part: Not exceeding 200 mPD (main roof level) Retail Frontage (Retail Belt): 2 storeys, 15mPD (main roof level)
Open Space	Not less than 4292m ²
Internal Transport Facilities	Car Parking Spaces: 852 (incl. 6 Disabled Parking) Motorcycle Parking Spaces: 86 Loading/unloading Bays: 131 Pick-up/drop-off Laybys for Private Car/Taxi: 6
Development Programme	The Proposed Development is anticipated to be completed by the year of 2023