List of Approval Conditions

Application No. A/K22/30

Application Site

Kai Tak Area 2B Site 1, Kowloon

Subject of Application:

Proposed Comprehensive Development including Flat (Subsidized Sale

Flats), Shop and Services and Eating Place in "Comprehensive

Development Area (5)" Zone

Date of Approval

25.6.2021

Approval Conditions

- (a) the submission and implementation of a revised Master Layout Plan, taking into account the approval conditions (b) to (l) 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 to the satisfaction of the Director of Planning or of the TPB;
- (c) the implementation of the mitigation measures to protect the cultural heritage as identified in the Environmental Assessment to the satisfaction of Antiquities and Monuments Office or of the TPB;
- (d) the design and implementation of retail belt to the satisfaction of the Director of Architectural Services or of the TPB;
- (e) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB;
- (f) the submission of a revised Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
- (g) the implementation of the local sewerage upgrading/sewerage connection works as identified in the revised Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB;
- (h) the submission of a revised Noise Impact Assessment and the implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (i) the submission of a revised Traffic Impact Assessment to the satisfaction of the Commissioner for Transport or of the TPB;
- the design and provision of vehicular access, parking spaces, loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (k) the design and implementation of the junction improvement works, as proposed by the applicant, to the satisfaction of the

Commissioner for Transport or of the TPB; and

(l) the submission of implementation programme indicating the timing and phasing of the proposed development to the satisfaction of Director of Planning or to the TPB.

Key Development Parameters of "CDA(5)" Site

ney bevelopment i arameters of	ODA(0) Site
Overall Development	
Site Area	About 13,800 sq.m
Total Plot Ratio (Maximum)	6.8
 Domestic 	6.5
 Non-domestic 	0.3
 Cantilever Belt 	0.2
- Colonnade Belt	0.1
Total GFA (Maximum)	93,840 sq.m
Domestic	89,700 sq.m
 Non-domestic 	4,140 sq.m
- Cantilever Belt	2,760 sq.m
- Colonnade Belt	1,380 sq.m
Maximum Site Coverage	Not more than 40%
No. of Blocks	
 Residential 	2
Retail Belt	1
No. of Storeys	×
 Residential 	40 nos. of domestic floors
	(above 1 level of recreational
,	facilities/residential lobbies/E&M and
2	2 levels of basement carpark)
Retail Belt	2 nos. (above 2 levels of basement carpark)
Maximum Building Height	
 Residential 	+135mPD (at main roof)
Retail Belt	+15mPD
No. of Units	About 1,790 nos.
Average Unit Size	About 50.1 sq.m
Estimated Population	About 5,012 (1)
Private Open Space	Not less than 5,012 sq.m
Private Carparking Spaces	237 nos.
 Residential 	199 nos. ⁽²⁾
■ Visitor	10 nos.
■ Retail	28 nos.
Goods Vehicle Parking Spaces	7 nos. (for LGV and Private Light Bus)
Loading/Unloading Bays	-
 Residential 	4 nos. (for Coach and M/HGV)
 Retail 	4 nos. (for LGV)
(i)	2 nos. (for HGV)
Motorcycle Parking Spaces	
 Residential 	17 nos.
■ Retail	3 nos.
Bicycle Parking Spaces	120 nos.

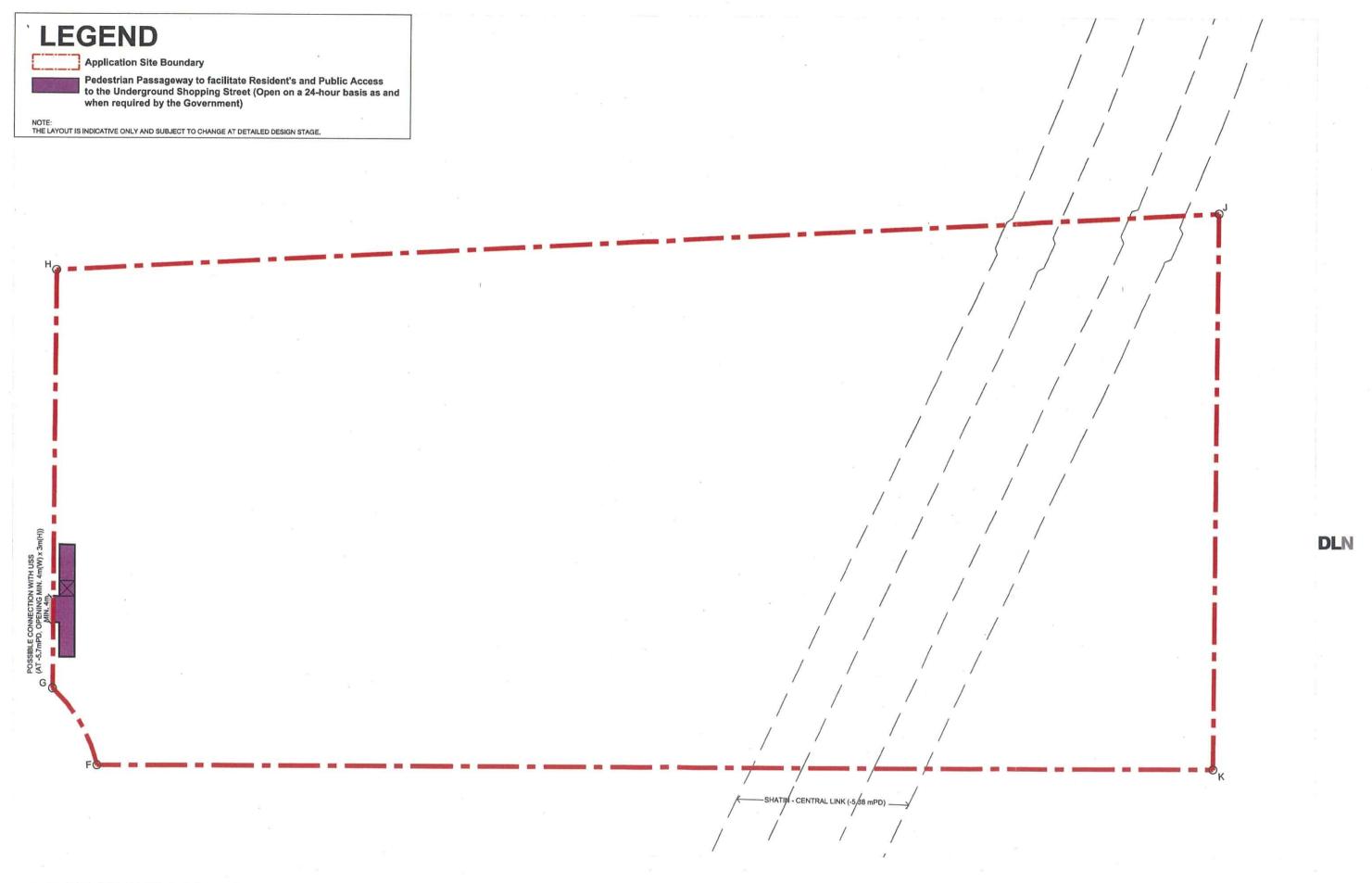
- Notes:
 (1) Based on a person per flat ratio of 2.8
 (2) Including 3 nos. for persons with disabilities

MASTER LAYOUT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT KAI TAK 2B1 1:500 (A3)

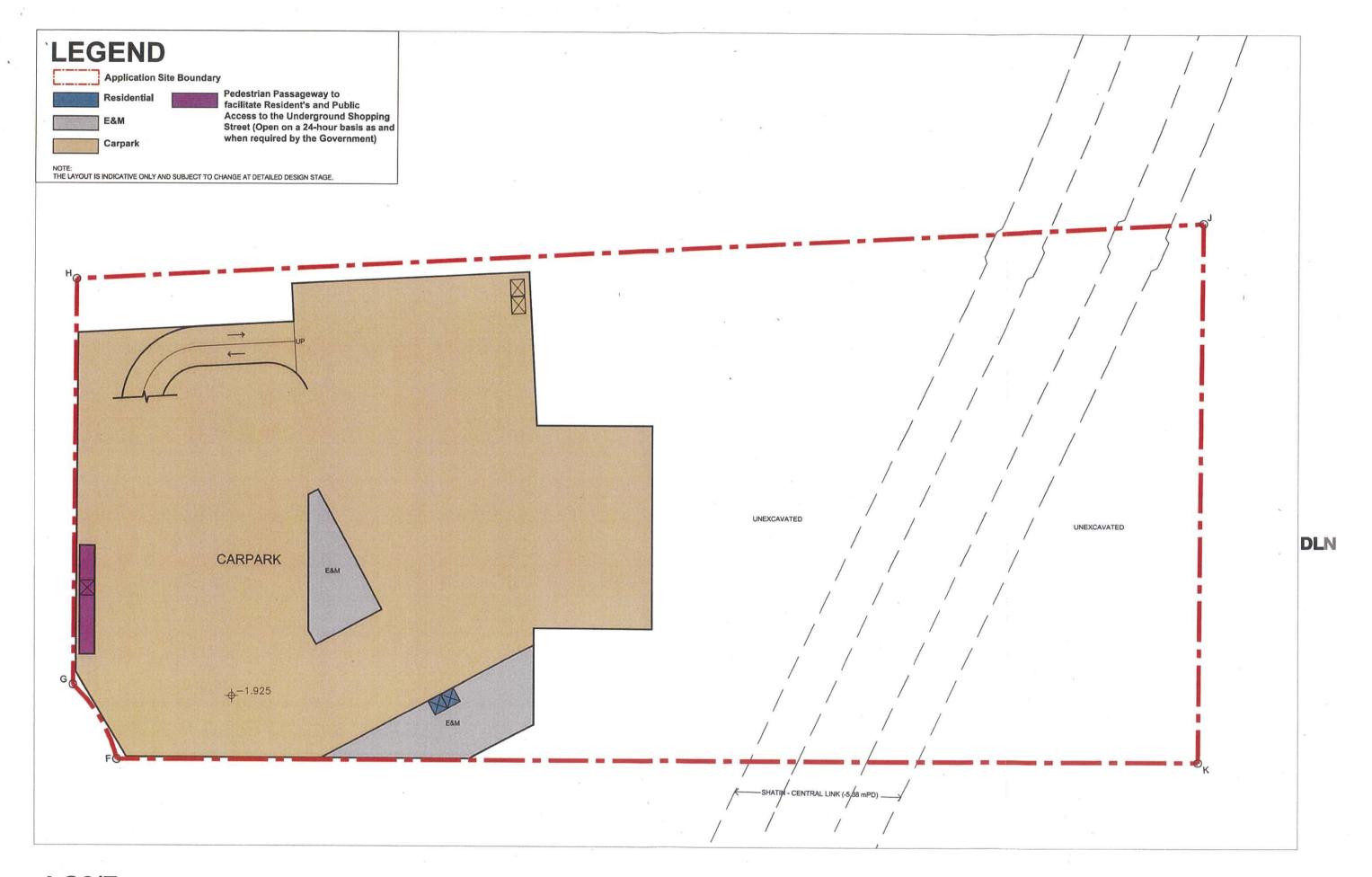
THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS







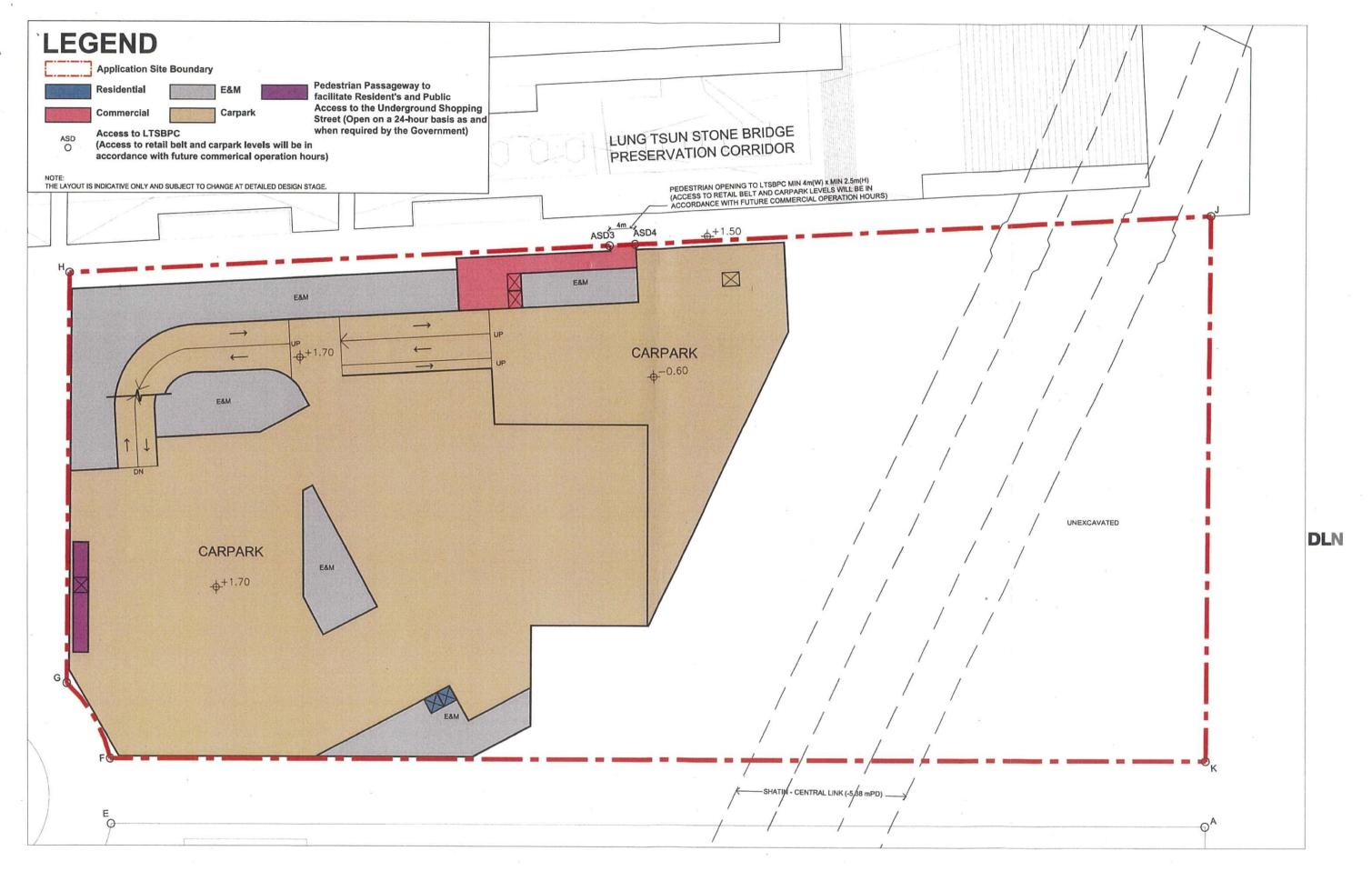






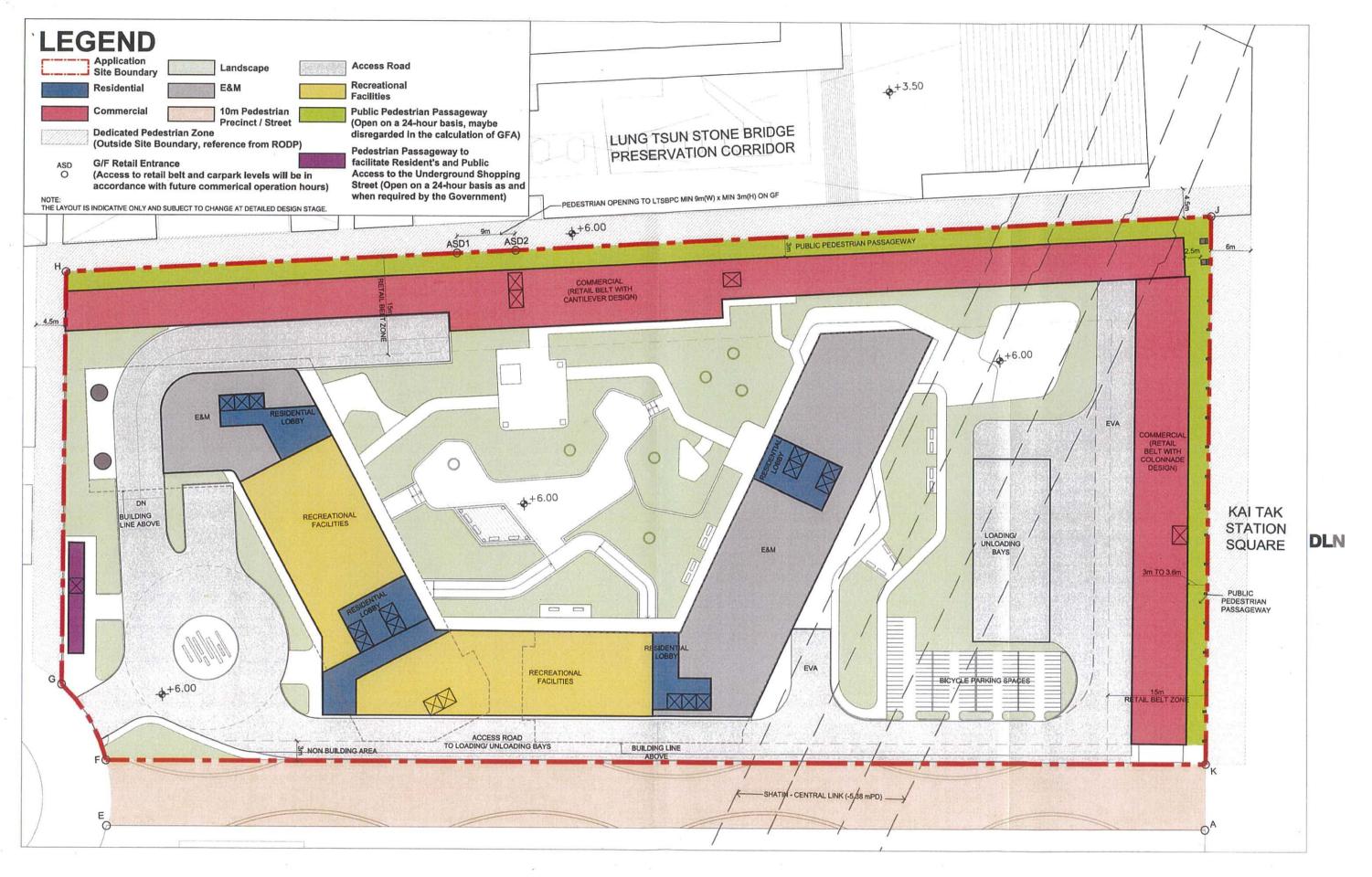
1:500 (A3)





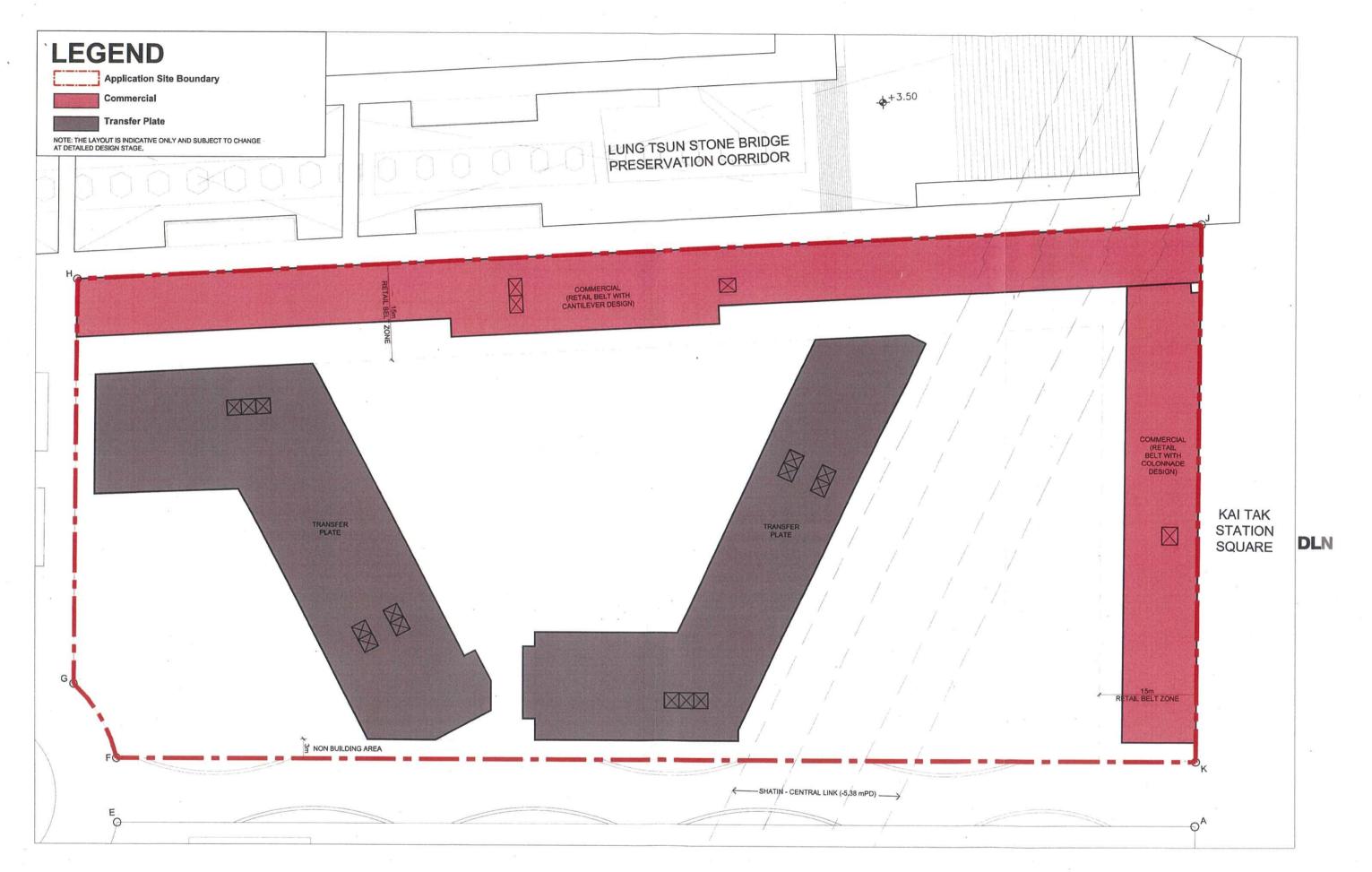






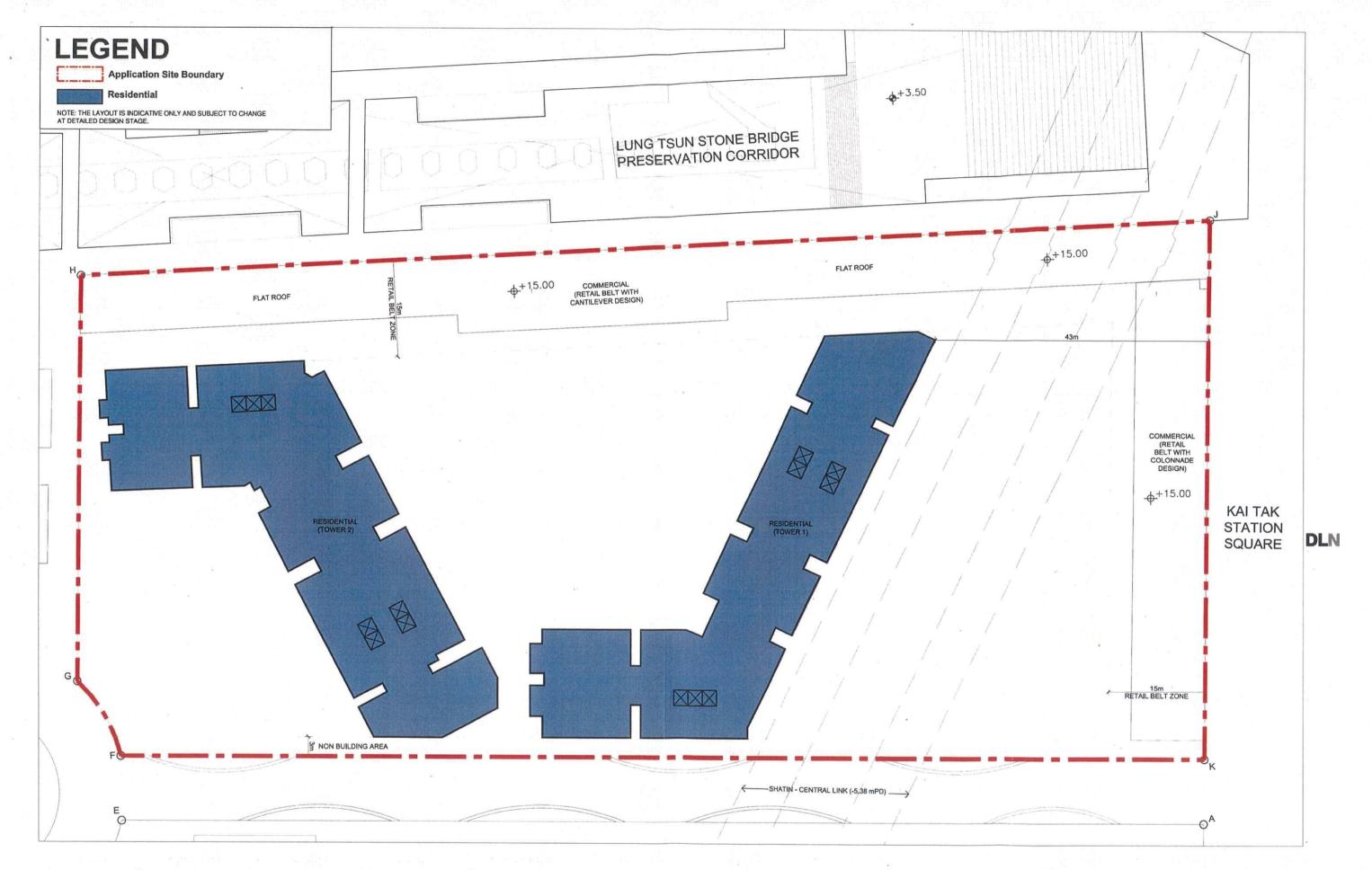






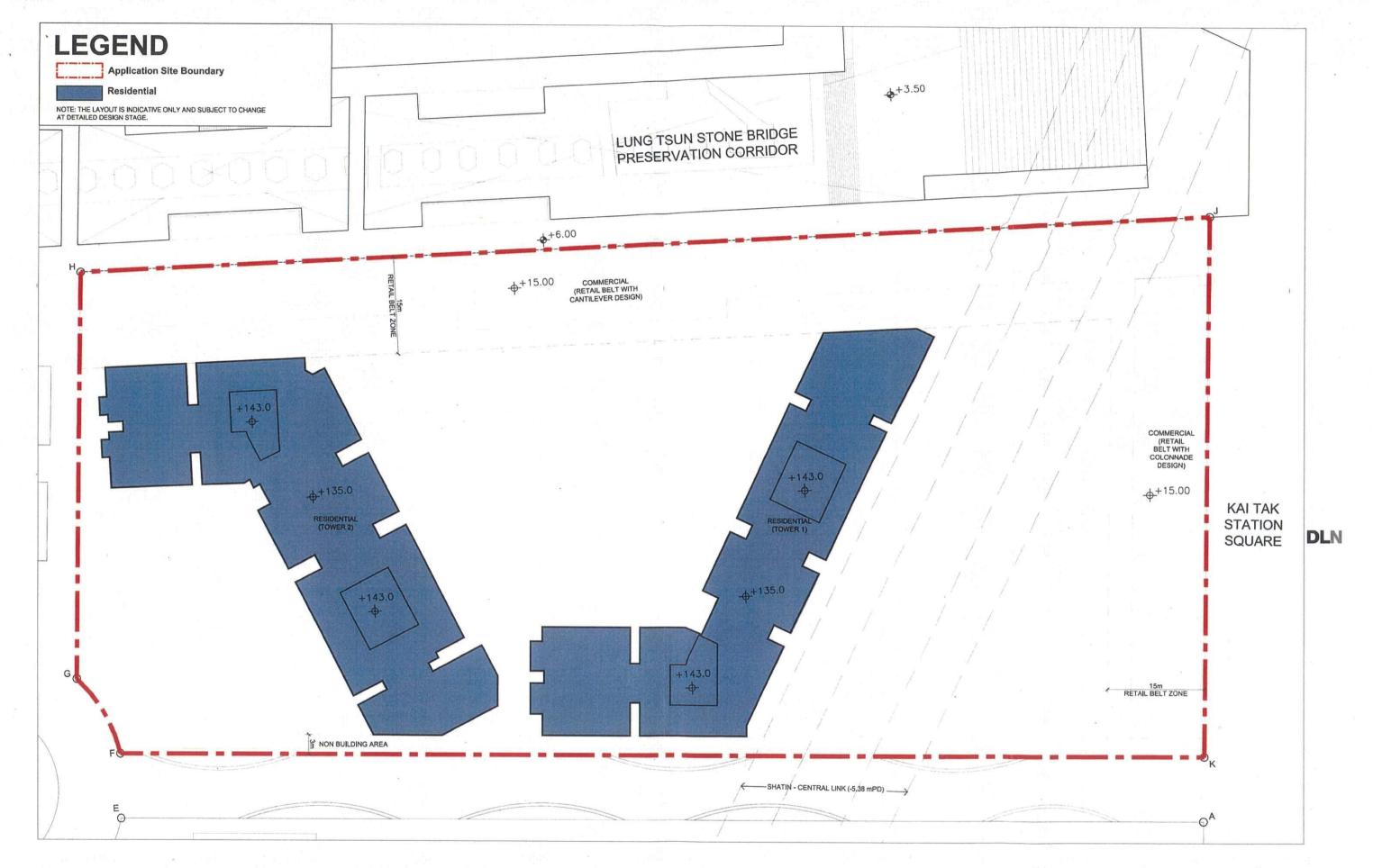
RETAIL BELT 1/F & TRANSFER PLATE





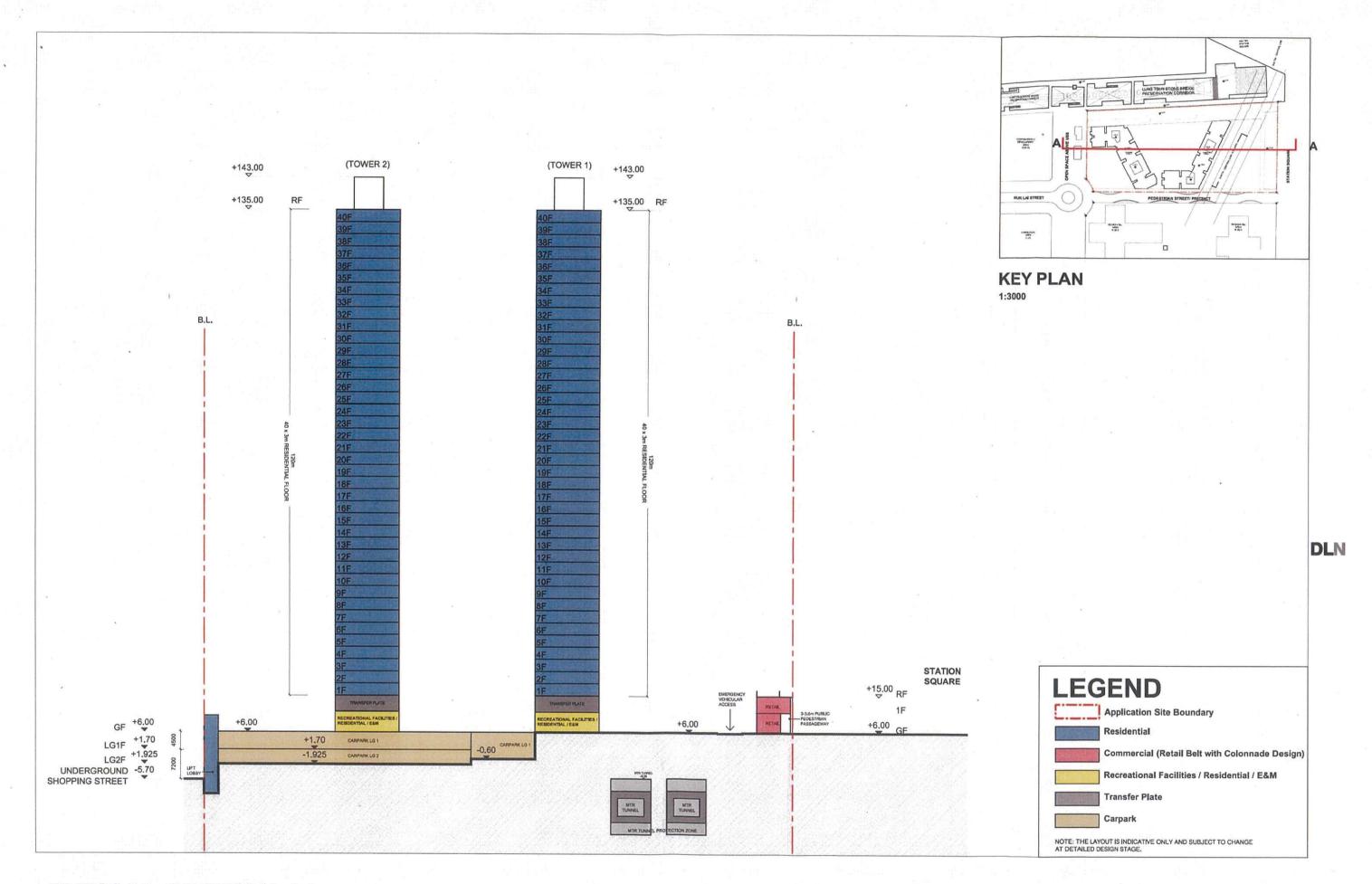






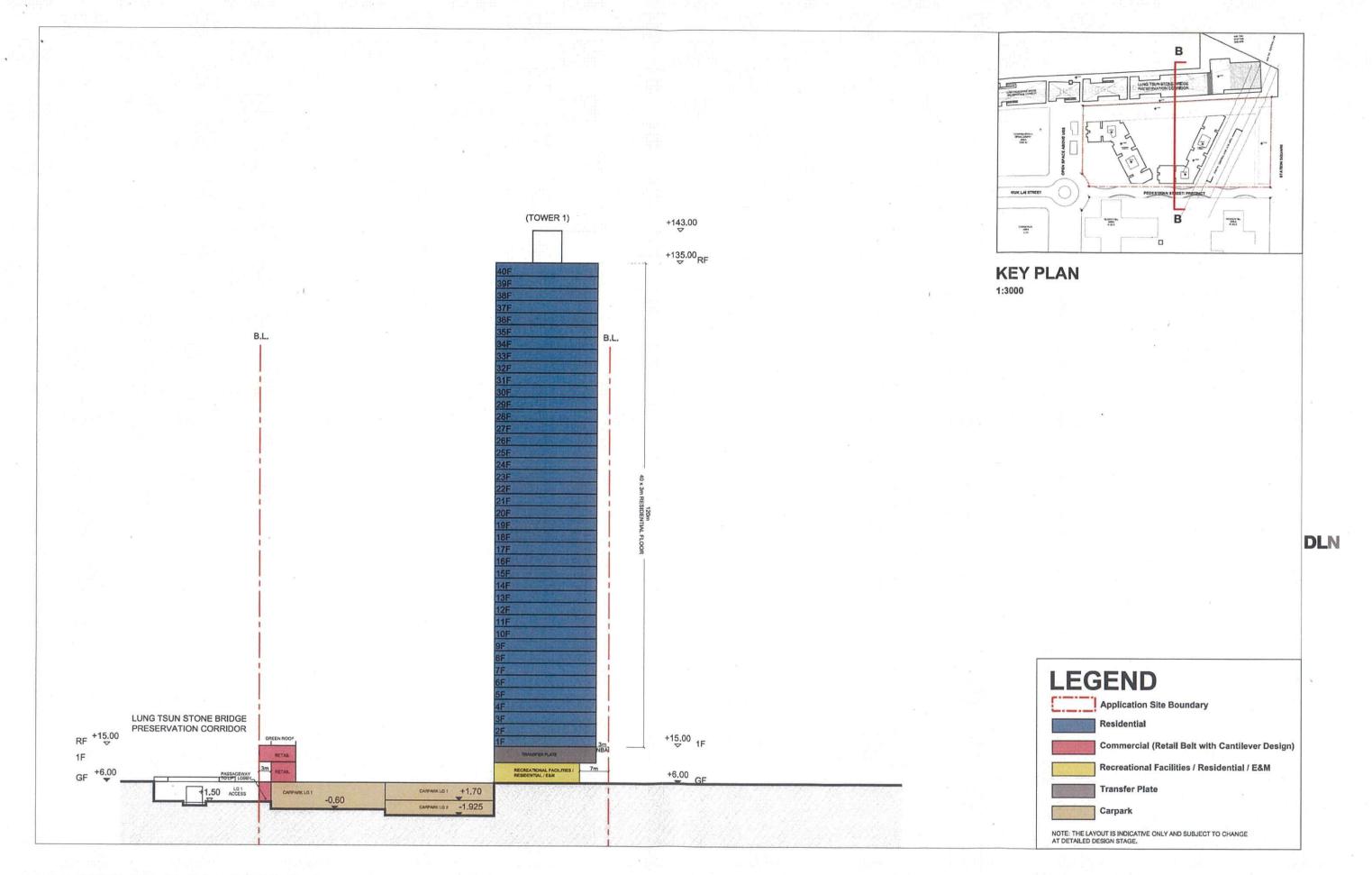






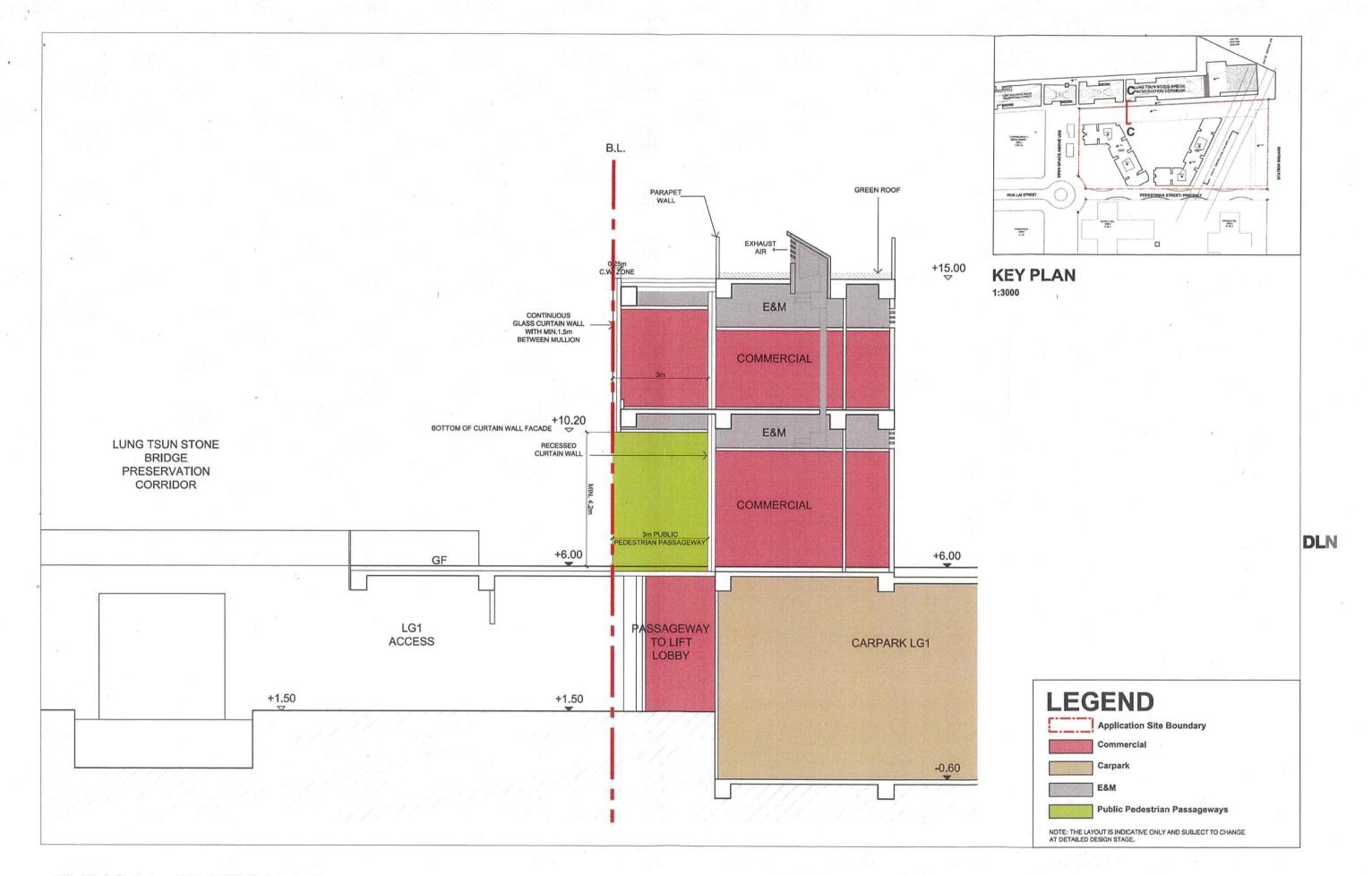








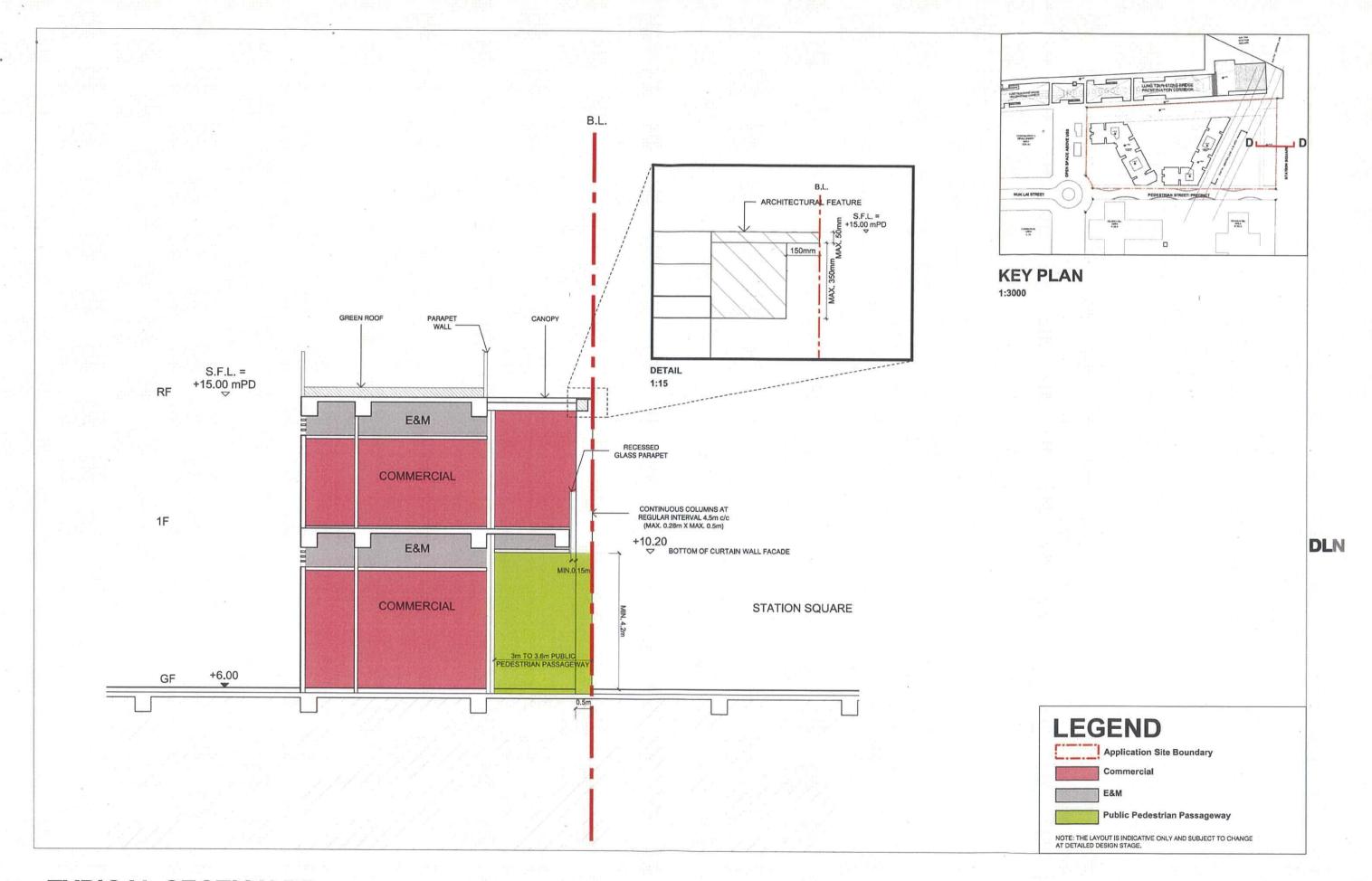








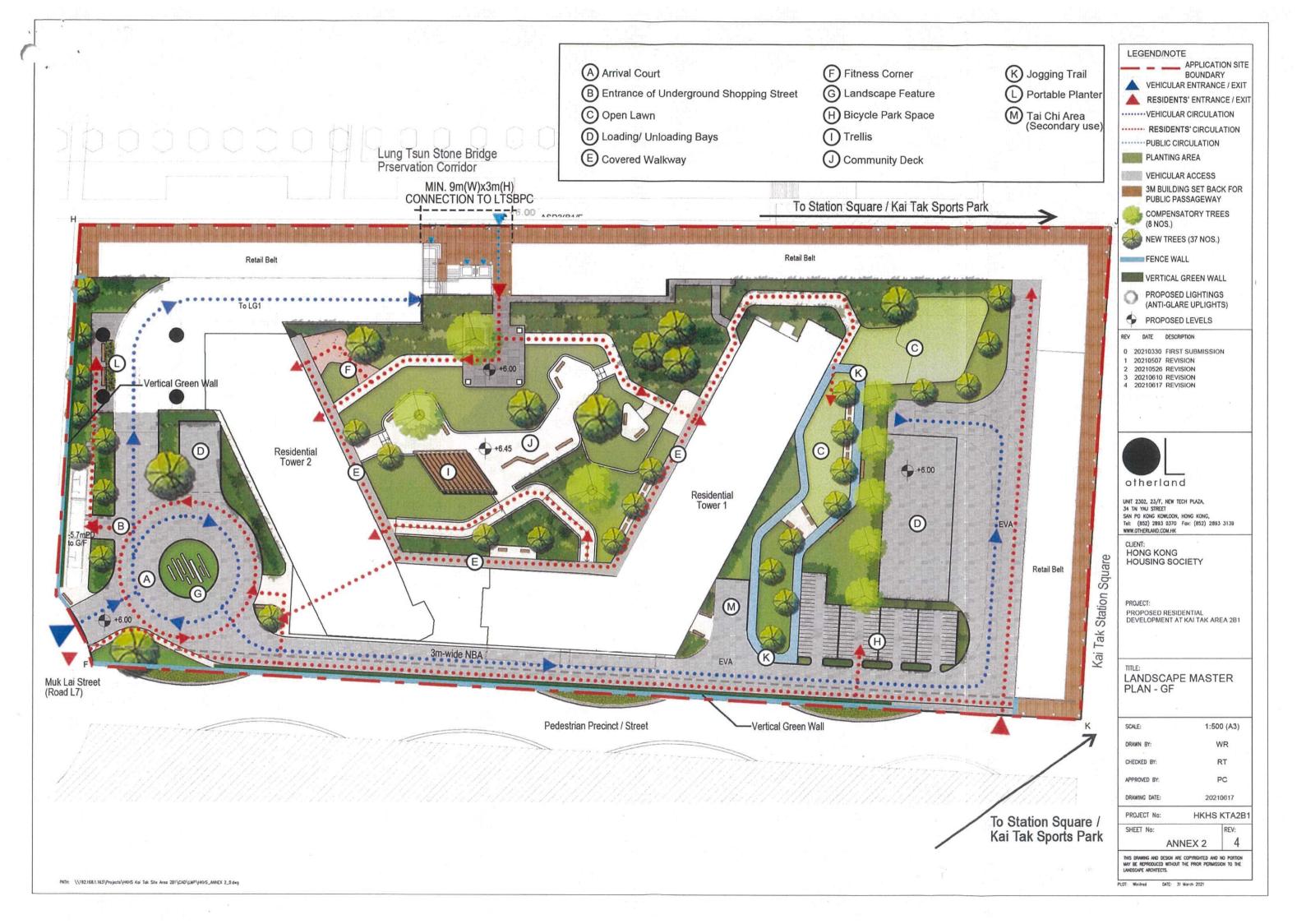


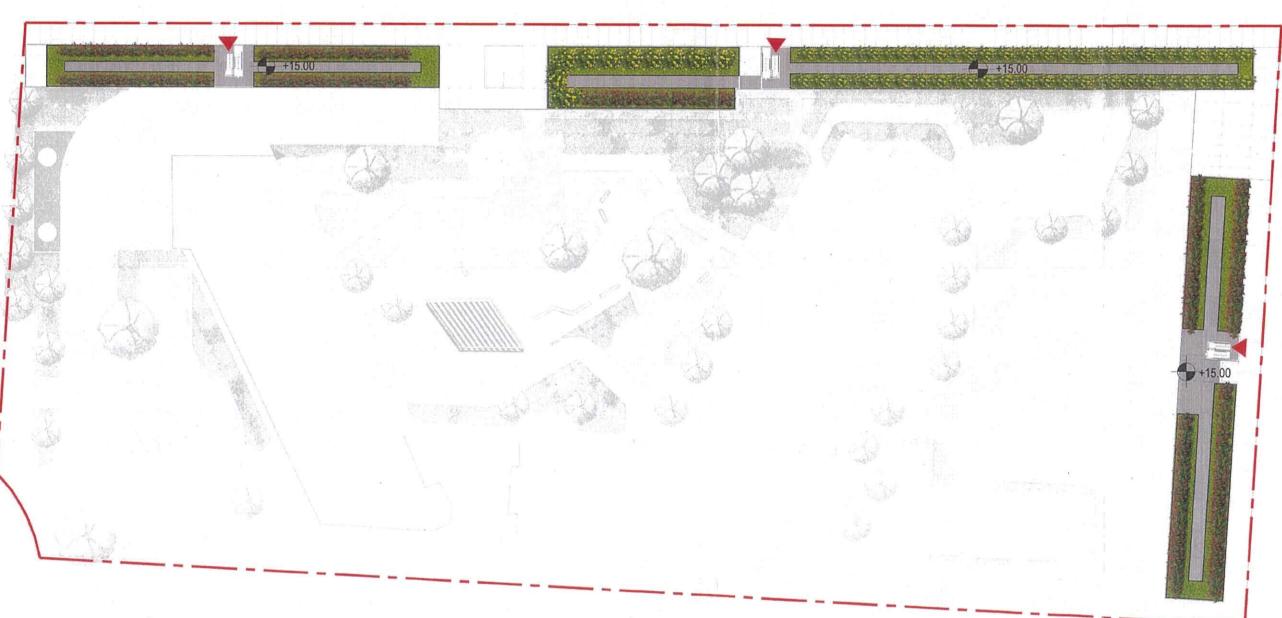












LEGEND/NOTE

APPLICATION SITE BOUNDARY



PLANTER/ CLIMBER



ROOF FLOOR PATTERN



MAINTENANCE ACCESS



PROPOSED LEVELS

*Roof floor of retail belt is inaccessible and for maintenance

REV DATE DESCRIPTION

0 20210330 FIRST SUBMISSION



UNIT 2302, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET ON HONG KONG,
TEL (852) 2893 0370 Fas: (852) 2893 3139
WWW.OTHERLAND.COM.HK

HONG KONG HOUSING SOCIETY

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT KAI TAK AREA 2B1

LANDSCAPE MASTER PLAN - INACCESSIBLE GREEN ROOF

SCALE: 1:500 (A3) DRAWN BY: WR RT CHECKED BY: APPROVED BY: PC 20210329 DRAWING DATE:

PROJECT No: HKHS KTA2B1

ANNEX 3 THIS DRAWING AND DESIGN ARE COPPRIGHTED AND NO PORTION MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION TO THE LANGSCAPE ARCHITECTS.

PLOT: Wnifred DATE: 31 March 2021