

List of Approval Conditions

Application No. A/K15/114

- Application Site** : 5 and 8 Tung Yuen Street and adjoining Government Land, Yau Tong, Kowloon
- Subject of Application** : Proposed Comprehensive Residential Development in “Comprehensive Development Area (1)” zone
- Date of Approval** : 5.2.2016
- Approval Conditions** :
- (a) the submission and implementation of a revised Master Layout Plan to incorporate the approval conditions as stipulated in conditions (b) to (k) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) the submission and implementation of a 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, including tree preservation proposal, 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 Report to the satisfaction of the Director of Drainage Services or of the TPB;
 - (e) the implementation of the sewerage facilities identified in the Sewerage Impact Assessment Report to the satisfaction of the Director of Drainage Services or of the TPB;
 - (f) the design and provision of ingress/egress point, vehicular access, parking spaces, and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
 - (g) the design and provision of a full height setback to allow a minimum width of 3.5m for footpath on each side of Tung Yuen Street, as proposed by you, to the satisfaction of the Commissioner for Transport or of the TPB;
 - (h) the submission of a revised Air Quality Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (i) the submission of a 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;
 - (j) the design and provision of the public waterfront promenade with a

public pedestrian access connecting Tung Yuen Street and the promenade, as proposed by you, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;

- (k) 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; and
- (l) the public waterfront promenade with the public pedestrian access should be opened from 8:00 to 18:00 every day, and maintained and managed by you to the satisfaction of the Director of Leisure and Cultural Services or of the TPB.

LEGEND:



(LOT NO. YTML NO. 69)

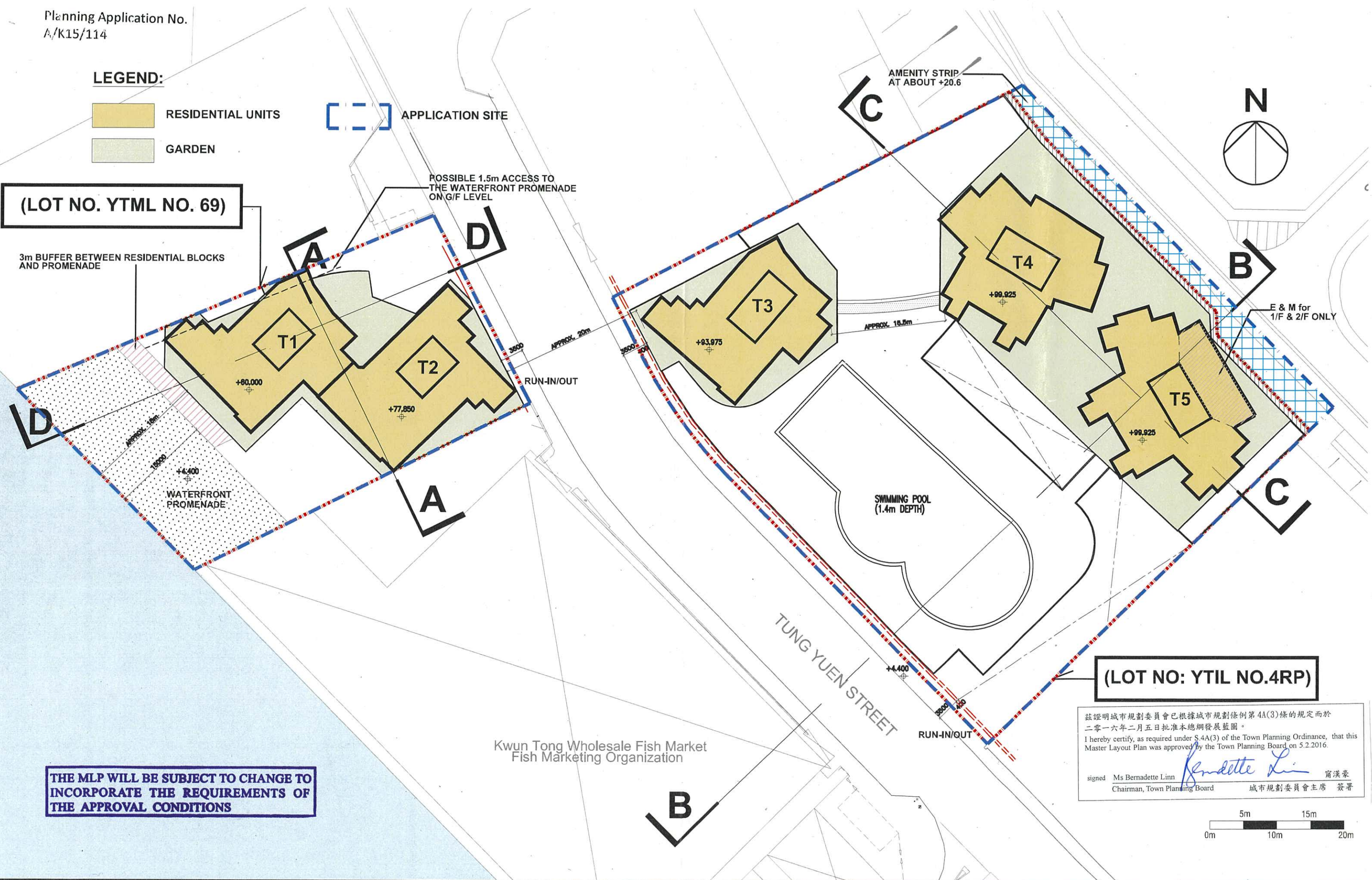
3m BUFFER BETWEEN RESIDENTIAL BLOCKS
AND PROMENADE

POSSIBLE 1.5m ACCESS TO
THE WATERFRONT PROMENADE
ON G/F LEVEL

AMENITY STRIP
AT ABOUT +20.6



E & M for
1/F & 2/F ONLY

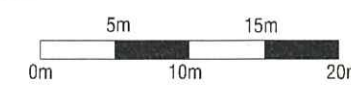


THE MLP WILL BE SUBJECT TO CHANGE TO
INCORPORATE THE REQUIREMENTS OF
THE APPROVAL CONDITIONS

Kwun Tong Wholesale Fish Market
Fish Marketing Organization

(LOT NO: YTIL NO.4RP)

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
二零一六年二月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 5.2.2016.
signed Ms Bernadette Linn 蕭漢豪
Chairman, Town Planning Board 城市規劃委員會主席 簽署



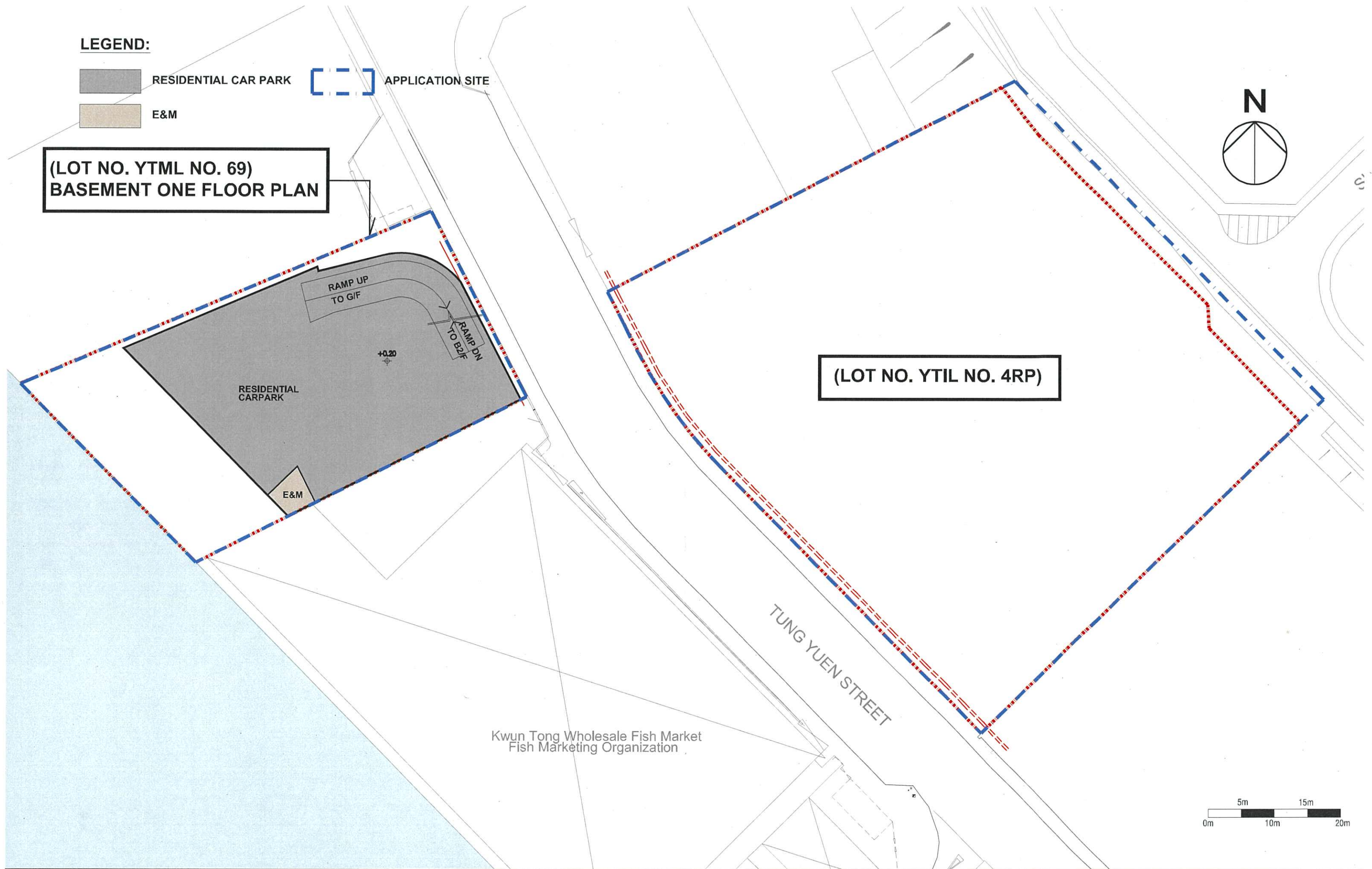
MASTER LAYOUT PLAN (LOT NO. YTML NO. 69) / (LOT NO. YTIL NO. 4RP)
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TUNG YUEN STREET AND
SHUNG YIU STREET, YAU TONG, KOWLOON (YTML NO. 69 & YTIL NO. 4RP)

Dwg. No. : -
Scale : 1:500
Date : 10 April 2015
File Path : P:\Chan Hon Shing\Yau Tong\drawings

LEGEND:



(LOT NO. YTML NO. 69)
BASEMENT ONE FLOOR PLAN



BASEMENT ONE FLOOR PLAN (LOT NO. YTML NO. 69)
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TUNG YUEN STREET AND
SHUNG YIU STREET, YAU TONG, KOWLOON (YTML NO. 69 & YTIL NO. 4RP)

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LEGEND:



(LOT NO. YTML NO. 69)
BASEMENT TWO FLOOR PLAN



BASEMENT TWO FLOOR PLAN (LOT NO. YTML NO. 69)
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TUNG YUEN STREET AND
SHUNG YIU STREET, YAU TONG, KOWLOON (YTML NO. 69 & YTIL NO. 4RP)

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E&M

EVA

APPLICATION SITE

**(LOT NO. YTML NO. 69)
GROUND FLOOR PLAN**

EXTRA 3m WIDE STRIP RESERVED BETWEEN THE RESIDENTIAL BLOCKS AND PROMENADE AS BUFFER

—POSSIBLE ACCESS TO
THE WATERFRONT PROMENADE

UNEXCAVATED

RETAINING WALL

N

RESIDENTIAL
CARPARK

**(LOT NO: YTIL NO.4RP)
UNDERGROUND
FLOOR PLAN**

THE CEILING SOFFIT OF CARPARK IS NOT MORE THAN 5m ABOVE THE MEAN LEVEL OF THE LOWEST STREET AND THEREFORE IS NOT GFA COUNTABLE ACCORDING TO PNAP APP-2

Kwun Tong Wholesale Fish Market
Fish Marketing Organization

TUNG YUEN STREET

A horizontal bar representing a 20m road. It is divided into four segments: a 5m white segment, a 15m black segment, a 5m white segment, and a 15m black segment. The total length is 20m. The segments are labeled 5m, 15m, 5m, and 15m above the bar. The bar is labeled 0m, 10m, and 20m below it.

GROUND FLOOR PLAN (LOT NO. YTML NO. 69) / UNDERGROUND FLOOR PLAN (LOT NO. YTIL NO.4RP)

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TUNG YUEN STREET AND SHUNG YIU STREET, YAU TONG, KOWLOON (YTML NO. 69 & YTIL NO. 4RP)

Dwg. No. : -

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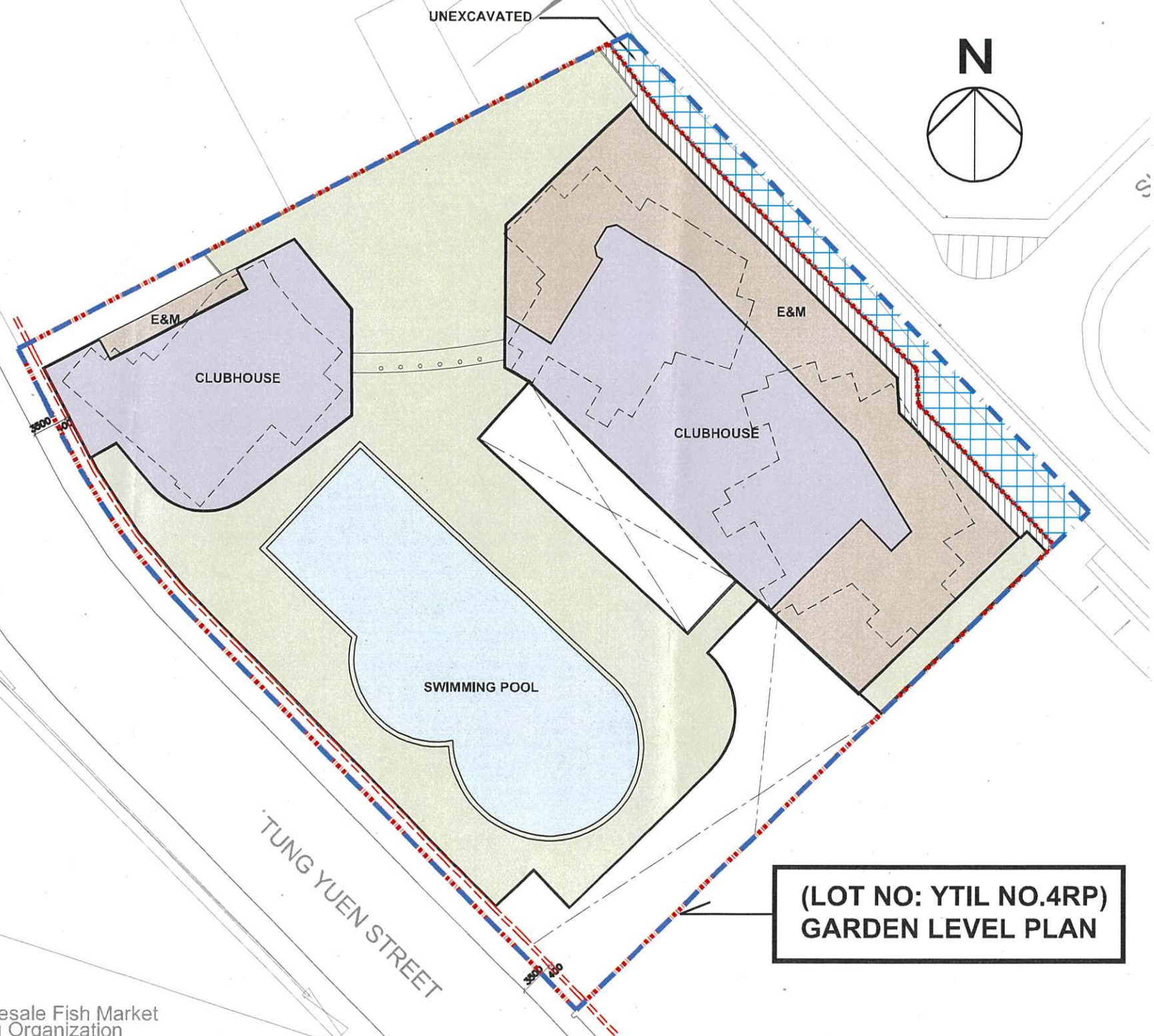
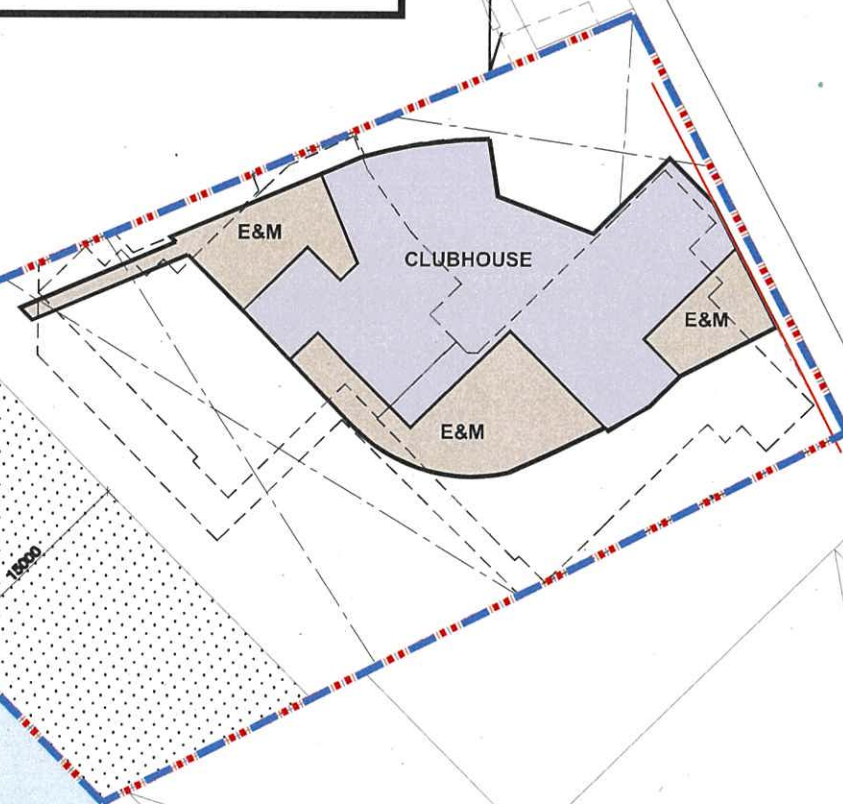
Date : 10 April 2015

File Path : P:\Chan Hon Shing\Yau Tong\drawings

LEGEND:



**(LOT NO. YTML NO. 69)
FIRST FLOOR PLAN**



**(LOT NO: YTML NO.4RP)
GARDEN LEVEL PLAN**

Kwun Tong Wholesale Fish Market
Fish Marketing Organization

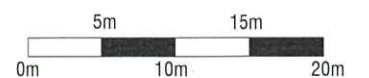


**FIRST FLOOR PLAN (LOT NO. YTML NO. 69) / GARDEN LEVEL PLAN (LOT NO. YTML NO.4RP)
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TUNG YUEN STREET AND
SHUNG YIU STREET, YAU TONG, KOWLOON (YTML NO. 69 & YTML NO. 4RP)**

Dwg. No. : -
Scale : 1:500
Date : 10 April 2015
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LEGEND:

	RESIDENTIAL UNITS AND LOBBIES
	SOIL FOR GARDEN ON TRANSFER PLATE
	CLUBHOUSE
	E&M SPACE
	RESIDENTIAL CAR PARK

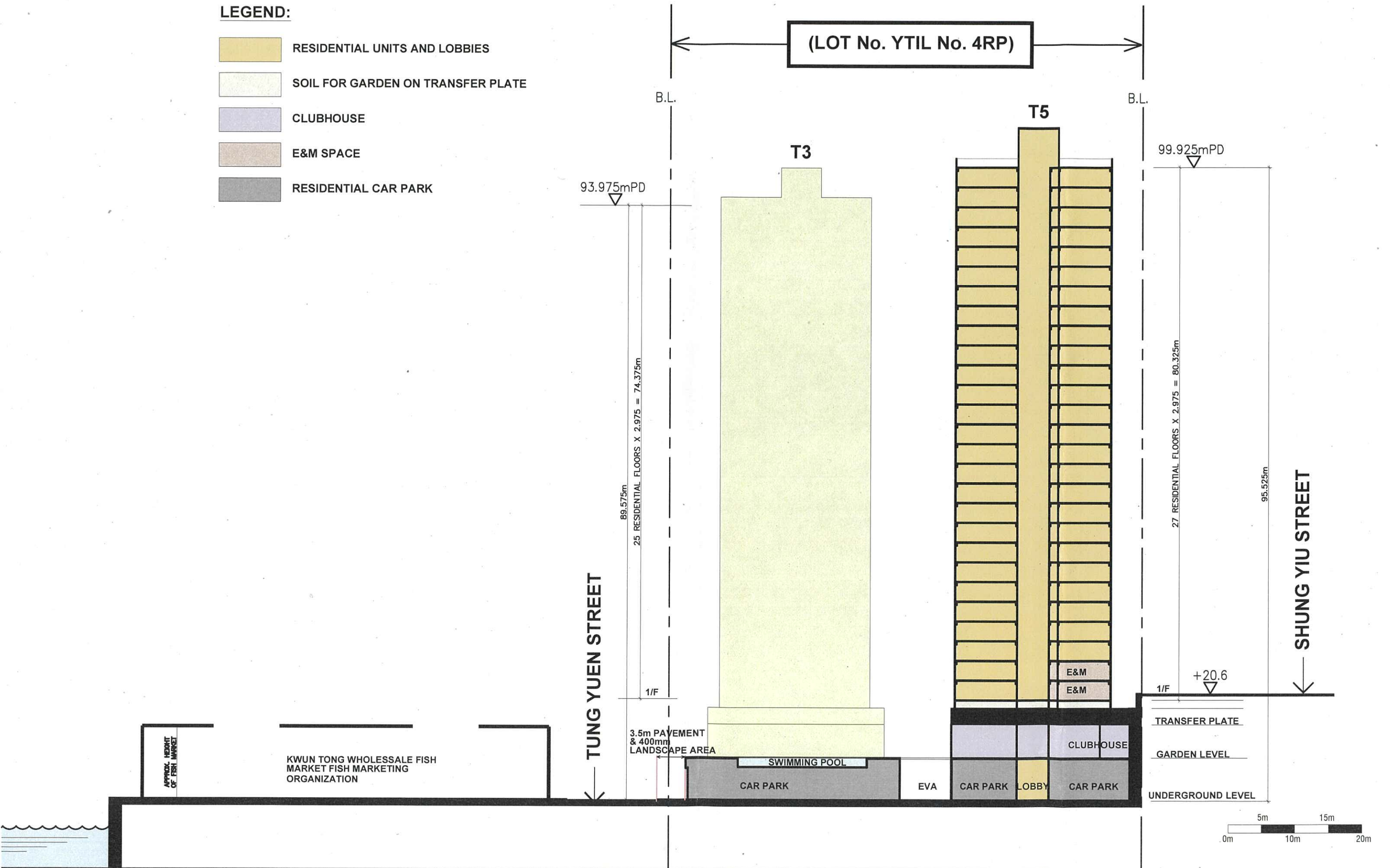


SECTION A-A (LOT NO. YTML NO. 69) / (LOT NO. YTIL NO. 4RP)
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TUNG YUEN STREET AND
SHUNG YIU STREET, YAU TONG, KOWLOON (YTML NO. 69 & YTIL NO. 4RP)

Dwg. No. : -
 Scale : 1:500
 Date : 27 March 2015
 File Path : P:\Chan Hon Shing\Yau Tong\drawings

LEGEND:

- RESIDENTIAL UNITS AND LOBBIES
- SOIL FOR GARDEN ON TRANSFER PLATE
- CLUBHOUSE
- E&M SPACE
- RESIDENTIAL CAR PARK



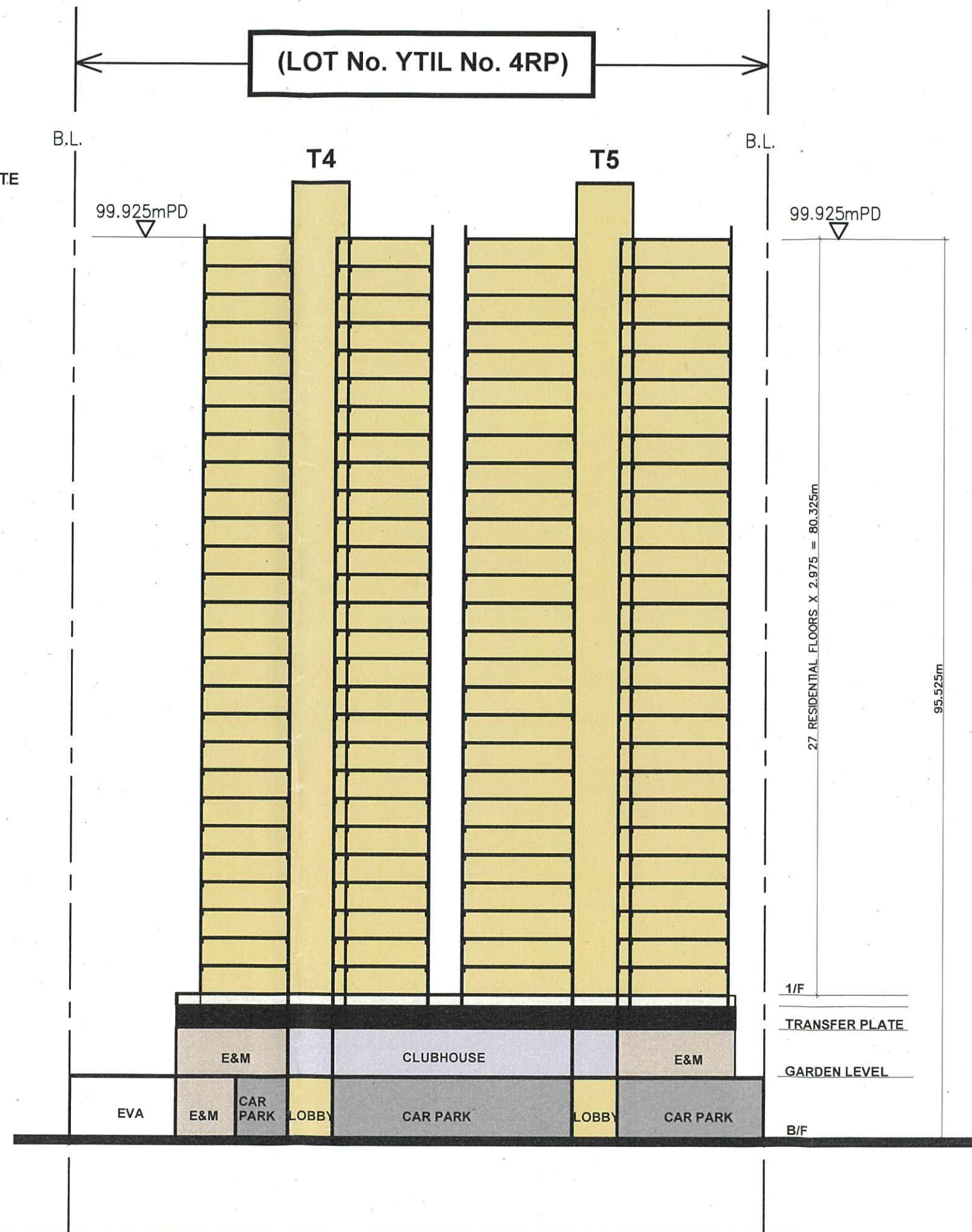
SECTION B-B (LOT NO. YTML NO. 69) / (LOT NO. YTIL NO. 4RP)

**PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TUNG YUEN STREET AND
SHUNG YIU STREET, YAU TONG, KOWLOON (YTML NO. 69 & YTIL NO. 4RP)**

Dwg. No. : -
Scale : 1:500
Date : 27 March 2015
File Path : P:\Chan Hon Shing\Yau Tong\drawings

LEGEND:

- RESIDENTIAL UNITS AND LOBBIES
- SOIL FOR GARDEN ON TRANSFER PLATE
- CLUBHOUSE
- E&M SPACE
- RESIDENTIAL CAR PARK



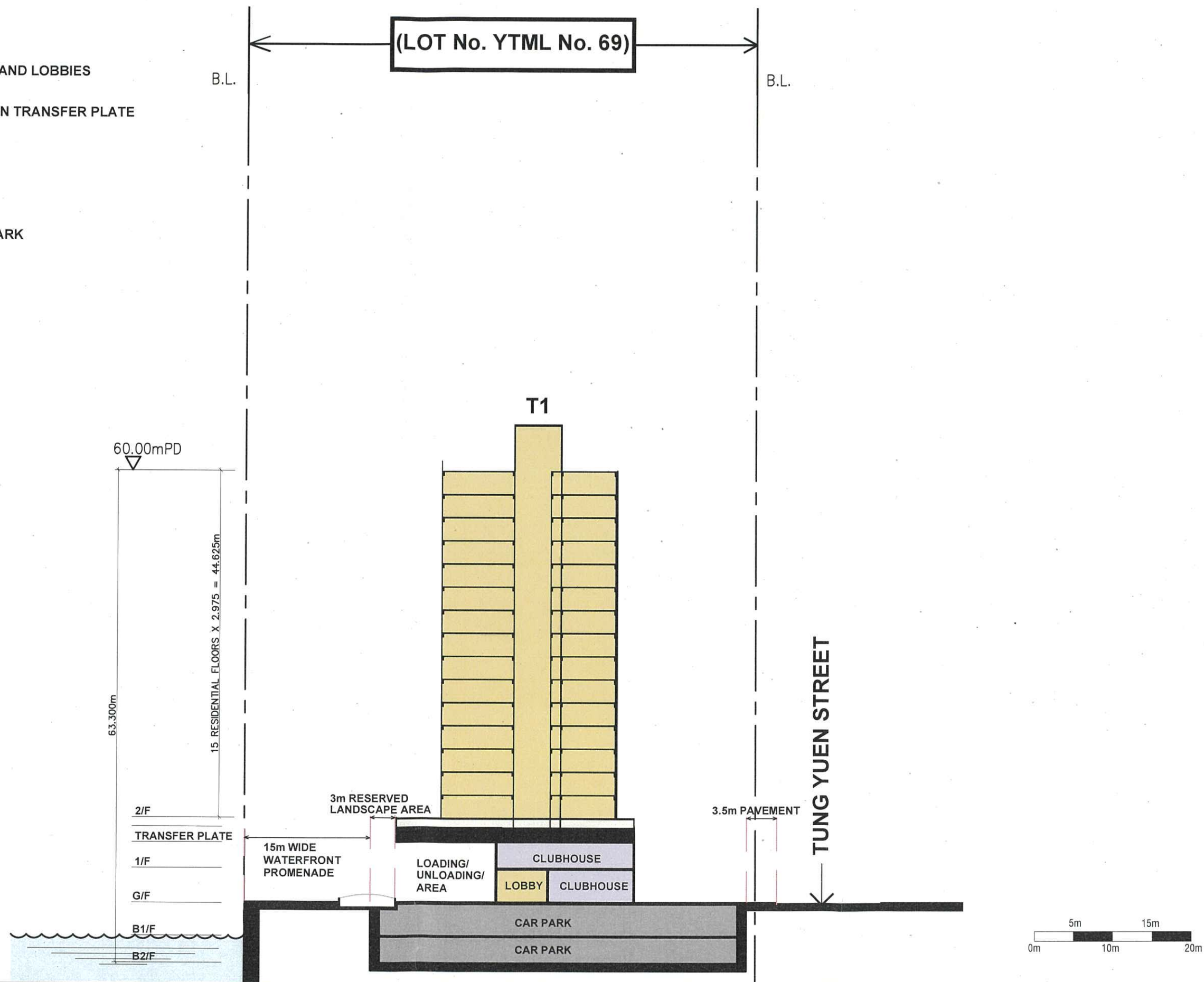
SECTION C-C (LOT NO. YTML NO. 69) / (LOT NO. YTIL NO. 4RP)

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TUNG YUEN STREET AND SHUNG YIU STREET, YAU TONG, KOWLOON (YTML NO. 69 & YTIL NO. 4RP)

Dwg. No. : -
 Scale : 1:500
 Date : 26 September 2014
 File Path : P:\Chan Hon Shing\Yau Tong\drawings

LEGEND:

- RESIDENTIAL UNITS AND LOBBIES
- SOIL FOR GARDEN ON TRANSFER PLATE
- CLUBHOUSE
- E&M SPACE
- RESIDENTIAL CAR PARK



SECTION D-D (LOT NO. YTML NO. 69) / (LOT NO. YTIL NO. 4RP)

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT TUNG YUEN STREET AND SHUNG YIU STREET, YAU TONG, KOWLOON (YTML NO. 69 & YTIL NO. 4RP)

Dwg. No. : -
 Scale : 1:500
 Date : 27 March 2015
 File Path : P:\Chan Hon Shing\Yau Tong\drawings



Rev. Date	Amendment	Purpose	Client	Project	Job No.	Drawing Title					
			Korn Reach Investment Limited and Glass Bead Limited	Proposed Comprehensive Residential Development at Tung Yuen Street and Shung Yiu Street, Yau Tong, Kowloon. (YTML No. 69 & YTIL No. 4RP)	8061L	LANDSCAPE MASTER PLAN - OVERALL					
Drawn	Checked	Approved	CAD Ref.	Drawing No.	Revision No.	Scale	Date				
S.C.	M.T.	N.L.		Figure 3.1	B	1:500	MAY 2015				

15/F, North Tower, World Finance Harbour City, Tsim Sha Tsui, Kowloon
T: 852-2574 1633 F: 852-2572 4909 E: lwk@lwkp.com
梁黃耀建築師(香港)事務所有限公司
九龍尖沙咀海濱城環球金融中心北座15樓

Development Schedule
Yau Tong Marine Lot (YTML) No.69

Site Area	=	2,108 m ²
Class of Site	=	'A'
Current Zoning	=	Comprehensive Development Area 1 (CDA1)
<u>Plot Ratio</u>		
Permitted Plot Ratio (Domestic Block)	<i>under Building (Planning) Regulations</i>	= 8.0
Proposed Plot Ratio (Domestic)		= 5.0
Proposed GFA (Domestic)	2,108 m ² x 5	= 10,540 m ²
Height Restriction	=	80mPD
Proposed Height of Building	=	60mPD to 77.85mPD
<u>Development Proposal</u>		
Basement Floor	-	Carparks
G/F	-	Entrance Lobbies, Loading/Unloading, Clubhouse
1/F	-	Clubhouse
2/F - 16/F (Tower 1)	-	15 Residential Floors (1 Block)
2/F - 22/F (Tower 2)	-	21 Residential Floors (1 Block)
<u>Proposed GFA (Domestic)</u>		
G/F (Tower 1&2)	[Residential Entrance Lobby]	= 200m ²
1/F - 15/F (Tower 1)		= 4,156.560m ²
1/F - 21/F (Tower 2)		= 6,183.440m ²
<u>Site Coverage</u>		
Permitted Site Coverage [Domestic Block (over 61m)]	=	33.33 %
Proposed Site Coverage [Domestic Block (above podium)]	=	28.874 %
Permitted Site Coverage [Non-domestic (up to 15m above ground level)]	=	100 %
Proposed Site Coverage [Podium (up to 10.975m above ground level)]	=	52.01 %
<u>No. of Units</u>		
Total Residential Units	=	143
<u>Design Population</u>		
	=	429
<u>Anticipated Completion Year</u>		
	=	2018
<u>No. of Loading/Unloading & Carparking Spaces</u>		
Loading/Unloading [Residential]	=	2
Private Carpark [Residential]	=	44
Visitor's Carpark	=	10
Motorcycle's Parking	=	2

Development Schedule
Yau Tong Inland Lot (YTIL) No.4RP

Site Area	=	5,438 m ²
Class of Site	=	'A'
Current Zoning	=	Comprehensive Development Area 1 (CDA1)
<u>Plot Ratio</u>		
Permitted Plot Ratio (Domestic Block)	<i>under Building (Planning) Regulations</i>	= 8.0
Proposed Plot Ratio (Domestic)		= 5.0
Proposed GFA (Domestic)	5,438 m ² x 5	= 27,190 m ²
Height Restriction	=	100mPD
Proposed Height of Building	=	93.975mPD to 99.925mPD
<u>Development Proposal</u>		
Basement Floor	-	Entrance Lobbies, Loading/Unloading, Carparks
Garden Level	-	Clubhouse, Podium Garden
1/F - 25/F (Tower 3)	-	25 Residential Floors (1 Block)
1/F - 27/F (Tower 4)	-	27 Residential Floors (1 Block)
1/F - 27/F (Tower 5)	-	27 Residential Floors (1 Block)
<u>Proposed GFA (Domestic)</u>		
G/F (Tower 3, 4&5)	[Residential Entrance Lobby]	= 300m ²
1/F - 25/F (Tower 3)		= 6,927.600m ²
1/F - 27/F (Tower 4)		= 9,445.842m ²
1/F - 27/F (Tower 5)		= 10,516.558m ²
<u>Site Coverage</u>		
Permitted Site Coverage [Domestic Block (over 61m)]	=	33.33%
Proposed Site Coverage [Domestic Block (above podium)]	=	18.91%
Permitted Site Coverage [Non-domestic (over 15m but not exceeding 18m)]	=	97.5%
Proposed Site Coverage [Podium (up to 15.2m above mean level of lowest street)]	=	85.65%
<u>No. of Units</u>		
Total Residential Units	=	393
<u>Design Population</u>		
	=	1179
<u>Anticipated Completion Year</u>		
	=	2018
<u>No. of Loading/Unloading & Carparking Spaces</u>		
Loading/Unloading [Residential]	=	3
Private Carpark [Residential]	=	103
Visitor's Carpark	=	15
Motorcycle's Parking	=	4