

List of Approval Conditions

Application No. A/K15/119

Application Site: **Yau Tong Inland Lots 4 S.B and 9, Yau Tong Marine Lot 57, and
Adjoining Government Land, Tung Yuen Street, Yau Tong, Kowloon**

Subject of Application: **Proposed Comprehensive Residential Development**

Date of Approval: **15 June 2018**

- (a) The submission and implementation of a revised Master Layout Plan (MLP), taking into account the approval conditions (b) to (l) 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 submission of a revised Environmental Assessment to address the potential air quality and noise impacts and industrial/residential interface problems, and the implementation of the environmental mitigation measures identified therein for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) The submission of a revised Land Contamination Assessment and the implementation of the mitigation measures proposed therein prior to the commencement of the construction works for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (f) The implementation of the sewerage facilities identified in the submitted Sewerage Impact Assessment Report to the satisfaction of the Director of Drainage Services or of the TPB;
- (g) The submission of a revised Traffic Impact Assessment and implementation of traffic mitigation measures identified therein for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (h) The design and provision of vehicular access, parking spaces, and loading/unloading facilities and ancillary carpark provisions should be provided to corresponding phase(s) of the development to the satisfaction of the Commissioner for Transport or of the TPB;
- (i) The design and provision of setback along Tung Yuen Street and Yan Yue Wai, as proposed by the applicant, to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;
- (j) The provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (k) The design and provision of the public waterfront promenade, and to be maintained and managed by the applicant before surrendering to the Government, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB; and
- (l) The public waterfront promenade should be opened from 8:00 to 21:00 every day, as proposed by the applicant, before surrendering to the Government, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB.

Development Schedule

Proposed Comprehensive Residential Development at Yau Tong Inland Lots 4 S.B and 9, Yau Tong Marine Lot 57, and Adjoining Government Land, Tung Yuen Street, Yau Tong, Kowloon

Parameters	MLP (A/K15/119)
Gross Site Area (about)	12,430 m ² Waterfront portion: 1,469 m ² Inland portion: 10,961 m ² (including Government land of about 681 m ²)
Net Site Area (about) (countable for GFA calculation) (excluding Government Land)	11,749 m ² Waterfront portion: 1,469 m ² Inland portion: 10,280 m ²
Total PR	5
Total GFA (about)	58,745 m ² Domestic GFA: Waterfront portion: 7,607 m ² Inland portion: 50,966 m ² Private Footbridges GFA: 172 m ²
No. of Blocks	5 Waterfront portion: 1 (Tower 5) Inland portion: 4 (Towers 1 to 4)
Site Coverage (SC) (about) - Domestic - Podium	Waterfront portion: 26% Inland portion: 20% Waterfront portion: 39% Inland portion: 71%
BH (main roof)	Waterfront portion: 79.75mPD Inland portion: 99.35mPD

No. of Storeys	Waterfront portion: 21 residential floors (on top of 2-level clubhouse/lobby) Inland portion: 27 residential floors (on top of 1-level clubhouse and 1-level basement carpark*)
No. of Flats	1,056 Waterfront portion: 84 Inland portion: 972
Design population (about)	3,168
Open Space (about)	Private: Not less than 3,168 m ² Public : 454 m ² (public waterfront promenade with 15m width)
Transport Provision	
Parking Provision# - Private Car - Resident - Visitor - Motorcycle - Loading/unloading (L/UL) bays	194 (including 3 accessible spaces) 169 25 11 5
Target completion	2023


* Remarks: The carpark facilities are to be provided in the inland portion, which abuts two streets of different levels, namely Shung Yiu Street (+18.2mPD) and Tung Yuen Street (+4.3mPD). While the carpark floor is at the similar level of Tung Yuen Street, the applicant claimed it as underground carpark.

In view of the small site area of the waterfront portion and that nearly one-third of the site has been reserved for PWP, only one L/UL bay would be provided at the waterfront portion and the other parking provision are in the inland portion. Footbridge connecting podium levels of the two portions are proposed to facilitate the use of the parking facilities by the residents and visitors.

hpa

KNT1510 - RESIDENTIAL
DEVELOPMENT AT YAU TONG
20/04/2018

LEGEND

-  Designated as Ground Floor@+8.3
-  Clubhouse Portion@+8.3 to +14.3
-  Residential Towers
-  Footbridge
-  Covered Walkway
-  New Pathway
-  Lot Boundary
-  Application Site Boundary

0 5 10 15 20 25 30m

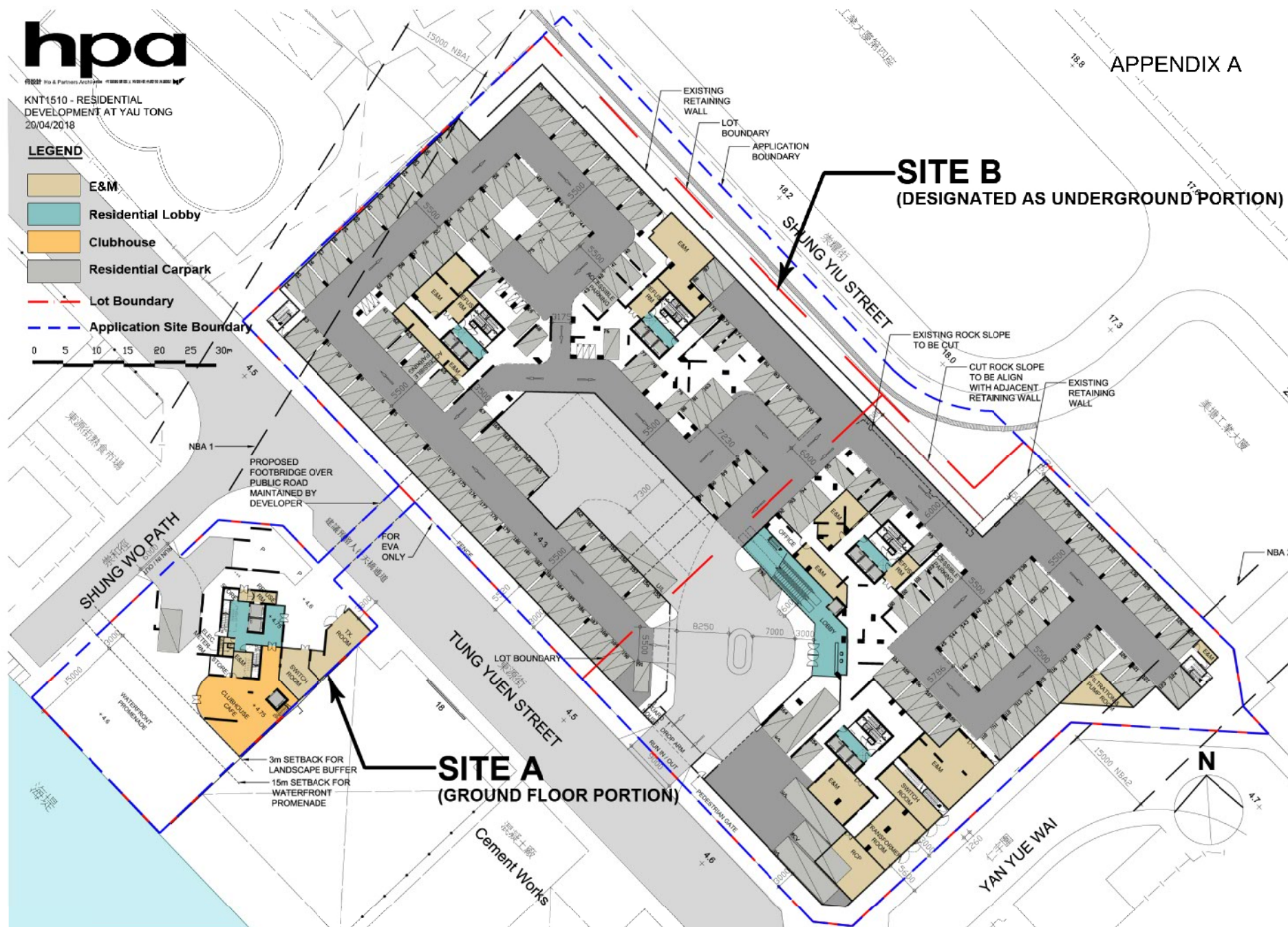


MASTER LAYOUT PLAN

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

LEGEND

-
- E&M
 Residential Lobby
 Clubhouse
 Residential Carpark
 Lot Boundary
 Application Site Boundary



BASEMENT 1 FLOOR PLAN



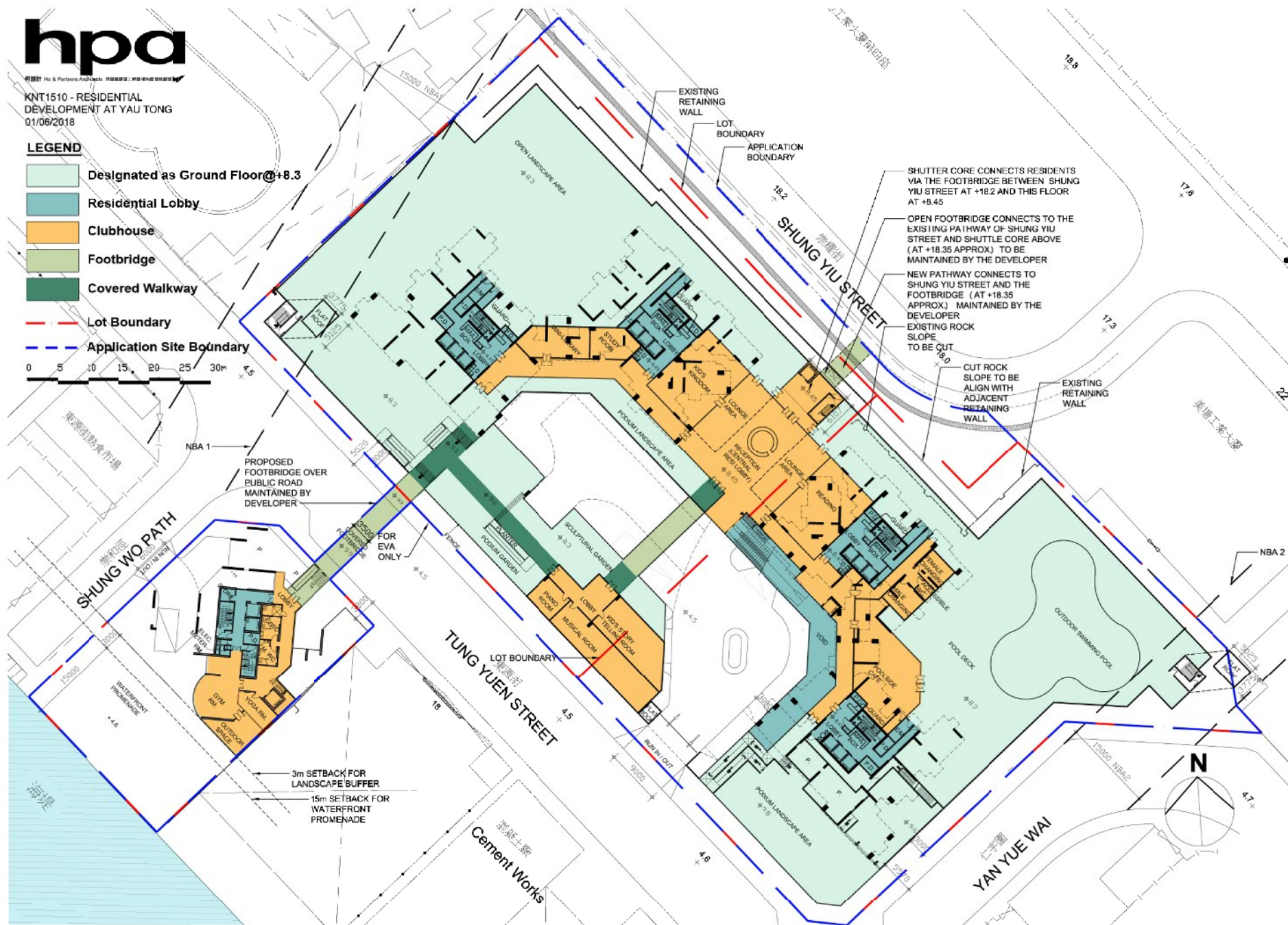
KNT1510 - RESIDENTIAL
DEVELOPMENT AT YAU TONG
01/06/2018

LEGEND

- Designated as Ground Floor@+8.3
- Residential Lobby
- Clubhouse
- Footbridge
- Covered Walkway

- Lot Boundary
- Application Site Boundary

0 5 10 15 20 25 30m



FIRST FLOOR PLAN

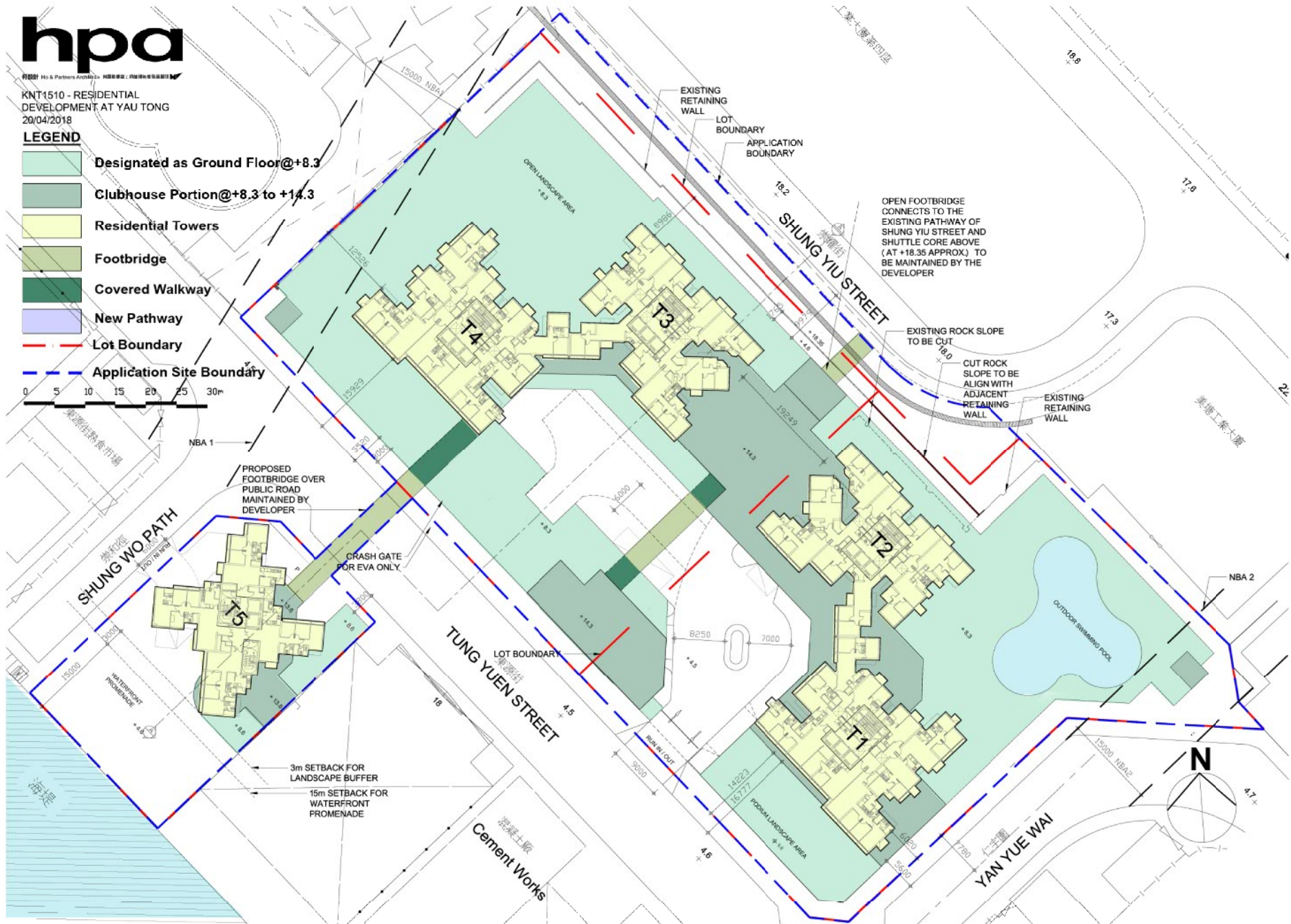


KNT1510 - RESIDENTIAL
DEVELOPMENT AT YAU TONG
20/04/2018

LEGEND

- Designated as Ground Floor@+8.3
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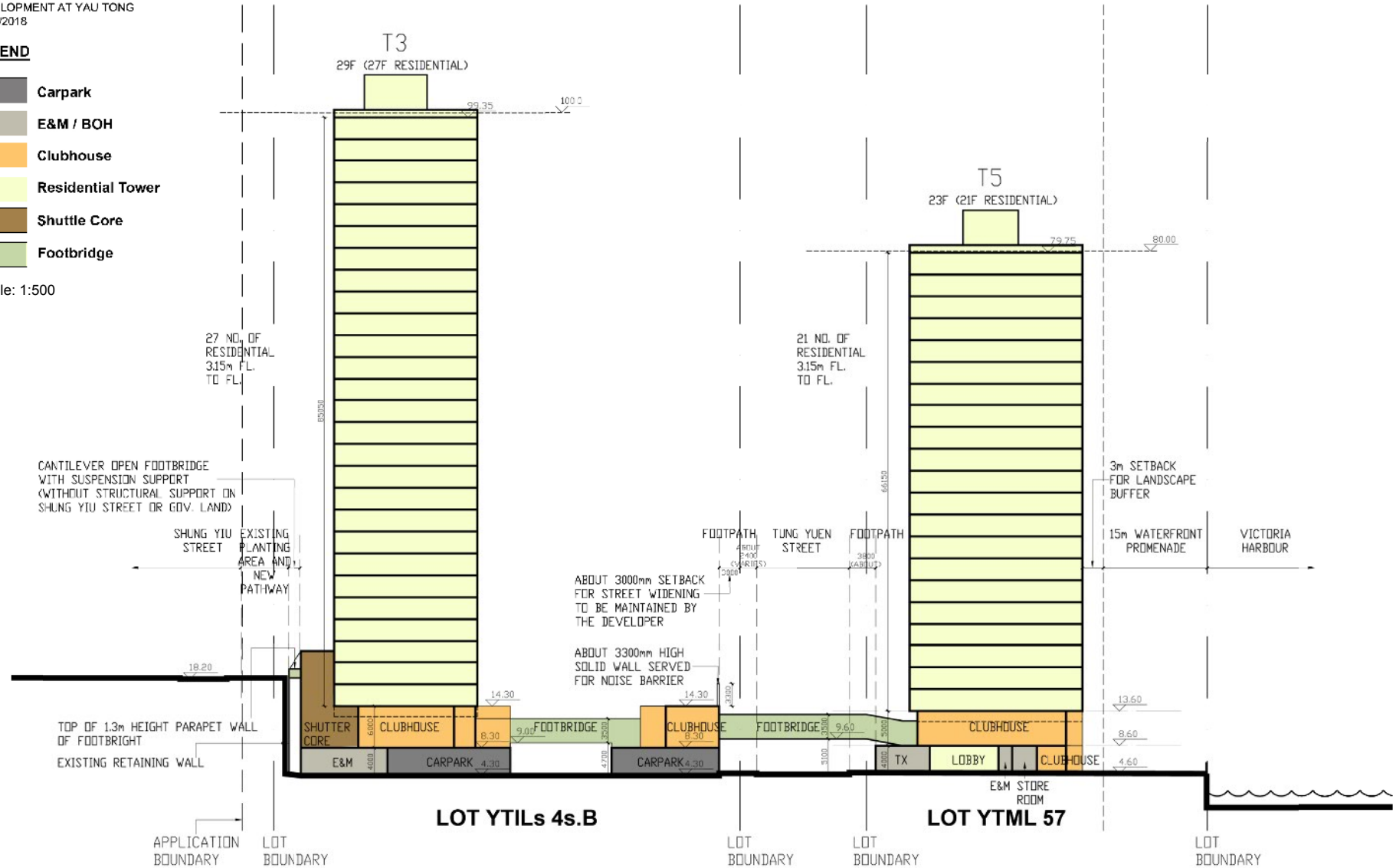


TYPICAL FLOOR PLAN

LEGEND

- Carpark
- E&M / BOH
- Clubhouse
- Residential Tower
- Shuttle Core
- Footbridge

Scale: 1:500



SECTION

