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

何鍾泰 Ho & Partners Architects

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

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 簽署
Chairman, Town Planning Board 城市規劃委員會主席

EXISTING RETAINING WALL
LOT BOUNDARY
APPLICATION BOUNDARY

YTILs 4 s.B

OPEN FOOTBRIDGE CONNECTS TO THE EXISTING PATHWAY OF SHUNG YIU STREET AND SHUTTLE CORE ABOVE (AT +18.35 APPROX.) TO BE MAINTAINED BY THE DEVELOPER

SHUNG YIU STREET

EXISTING ROCK SLOPE TO BE CUT

CUT ROCK SLOPE TO BE ALIGN WITH ADJACENT RETAINING WALL

EXISTING RETAINING WALL

YTIL9

NBA 1

NBA 2

PROPOSED FOOTBRIDGE OVER PUBLIC ROAD MAINTAINED BY DEVELOPER

SHUNG WO PATH

CRASH GATE FOR EVA ONLY

T1 T2 T3 T4 T5

OPEN LANDSCAPE AREA

OUTDOOR SWIMMING POOL

PODIUM LANDSCAPE AREA

WATERFRONT PROMENADE

LOT BOUNDARY

TUNG YUEN STREET

RUN IN / OUT

YAN YUE WAI

Cement Works

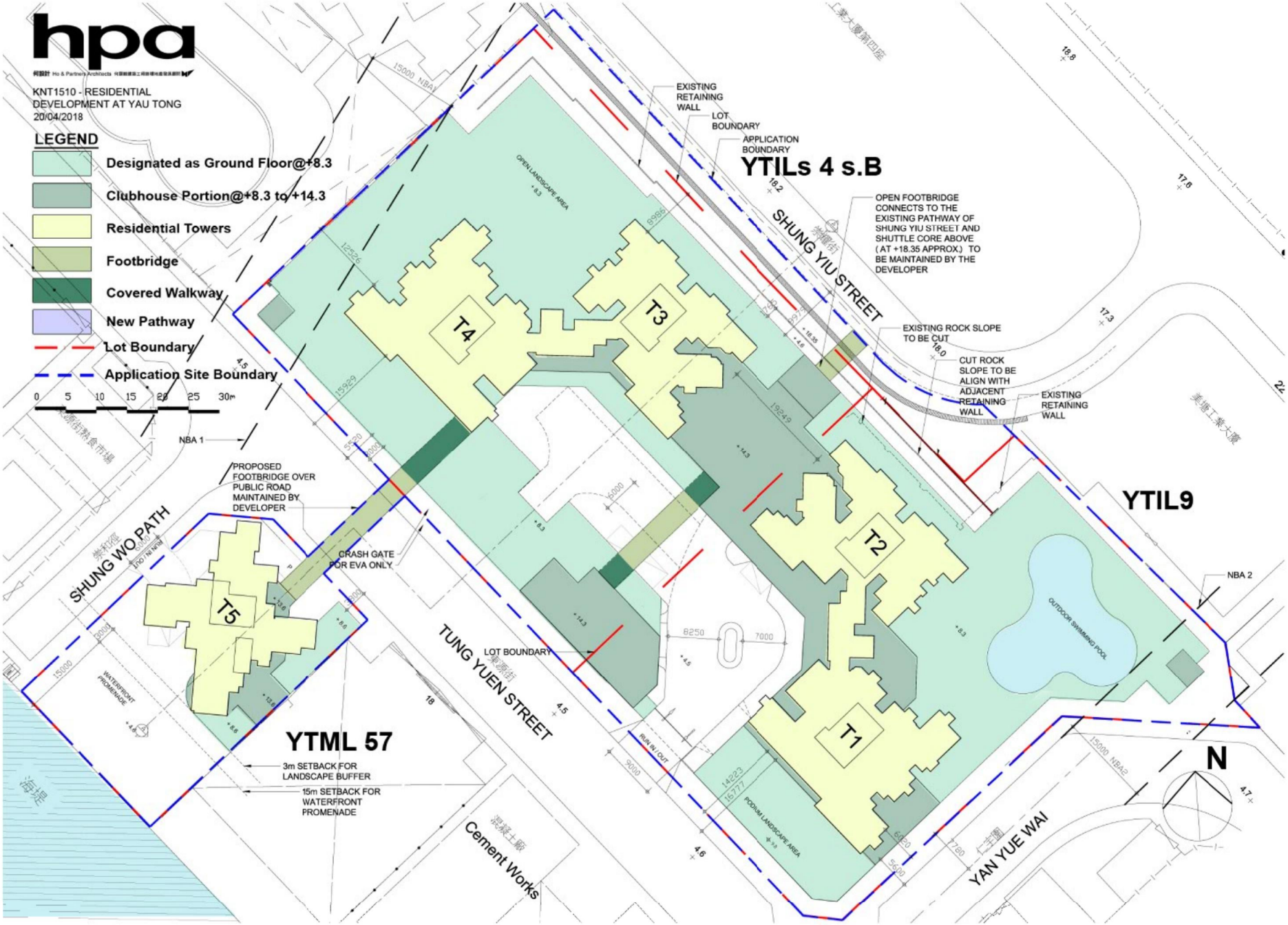
YTML 57

- 3m SETBACK FOR LANDSCAPE BUFFER
- 15m SETBACK FOR WATERFRONT PROMENADE

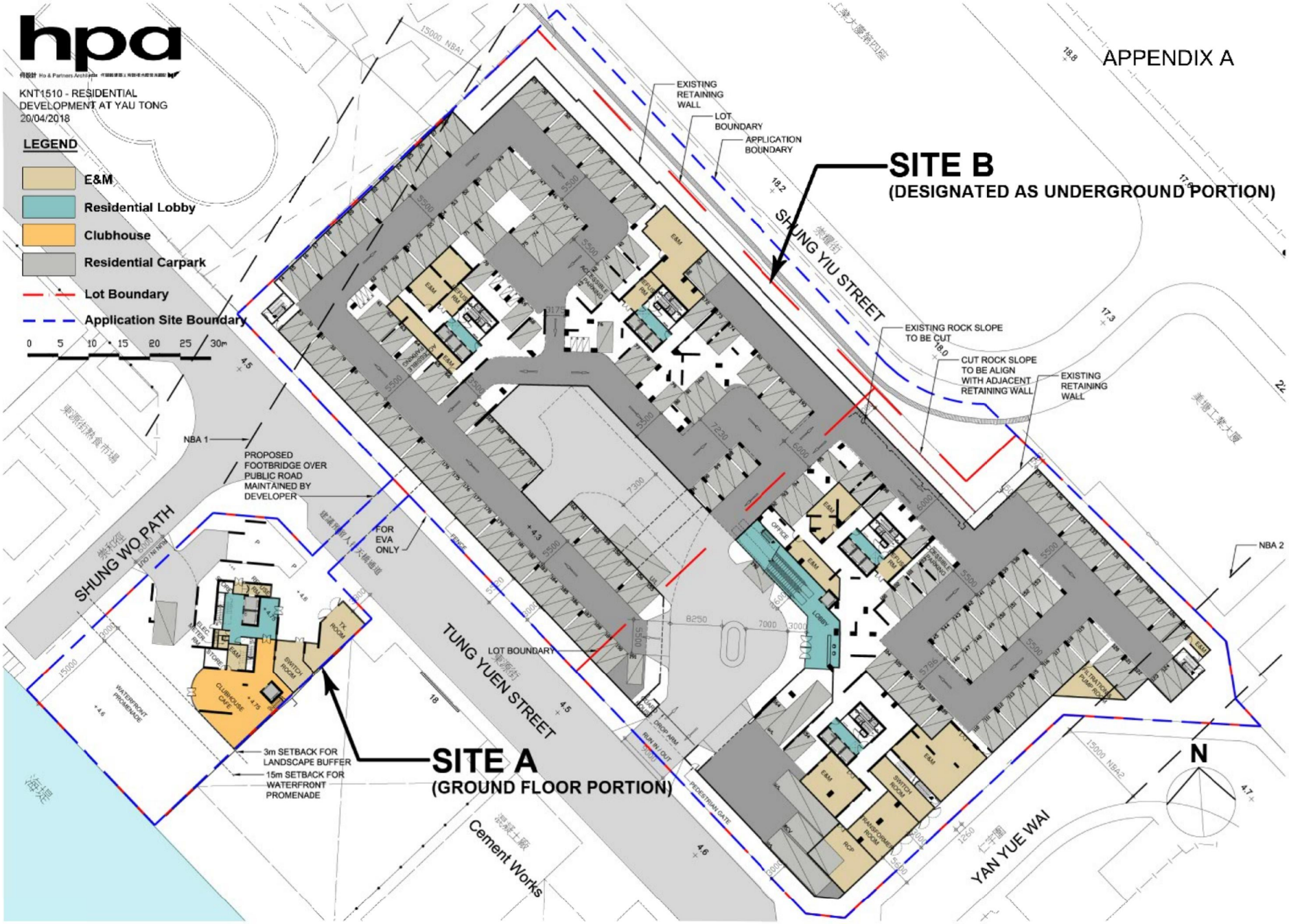
N

MASTER LAYOUT PLAN

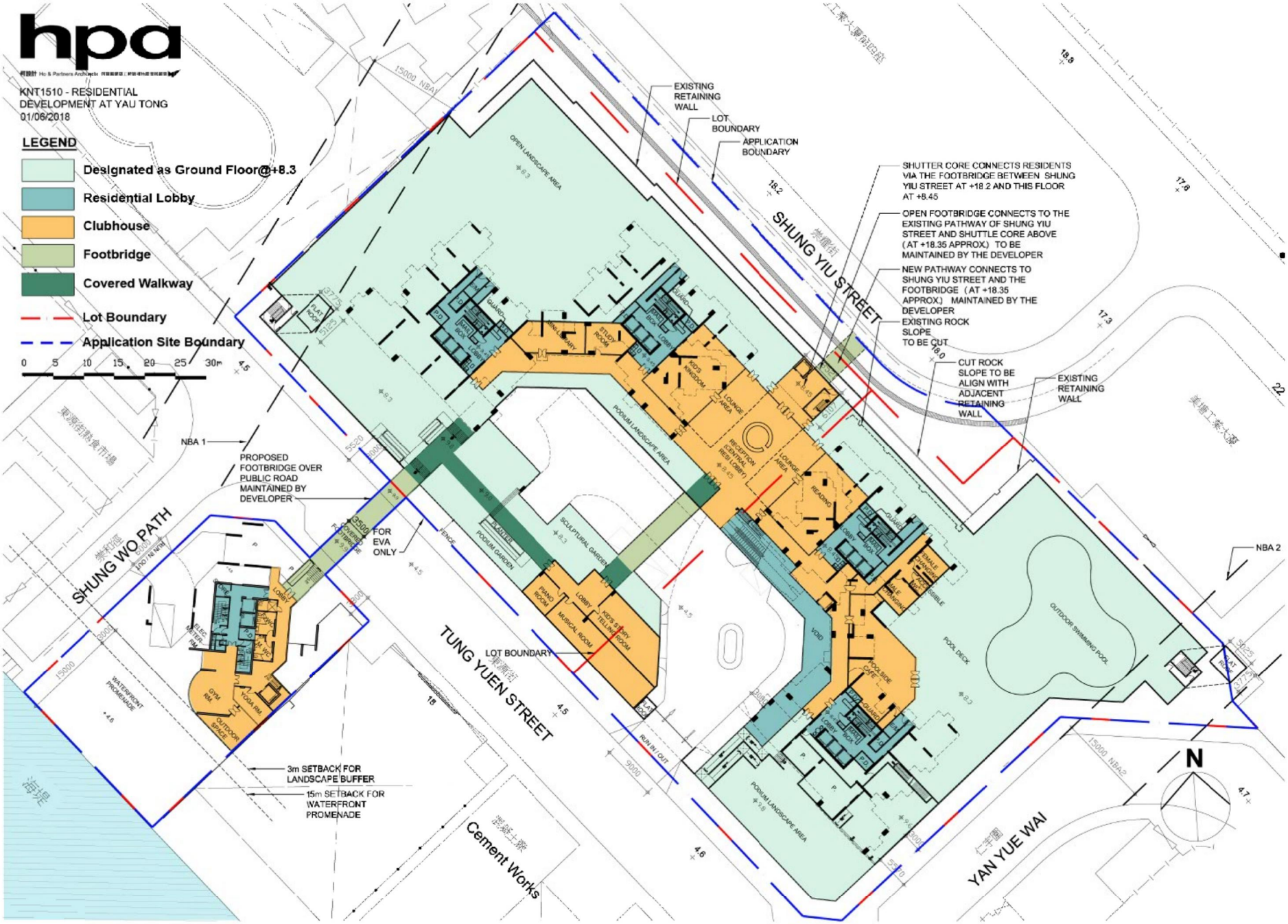
THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS



MASTER LAYOUT PLAN



BASEMENT 1 FLOOR PLAN



FIRST FLOOR PLAN

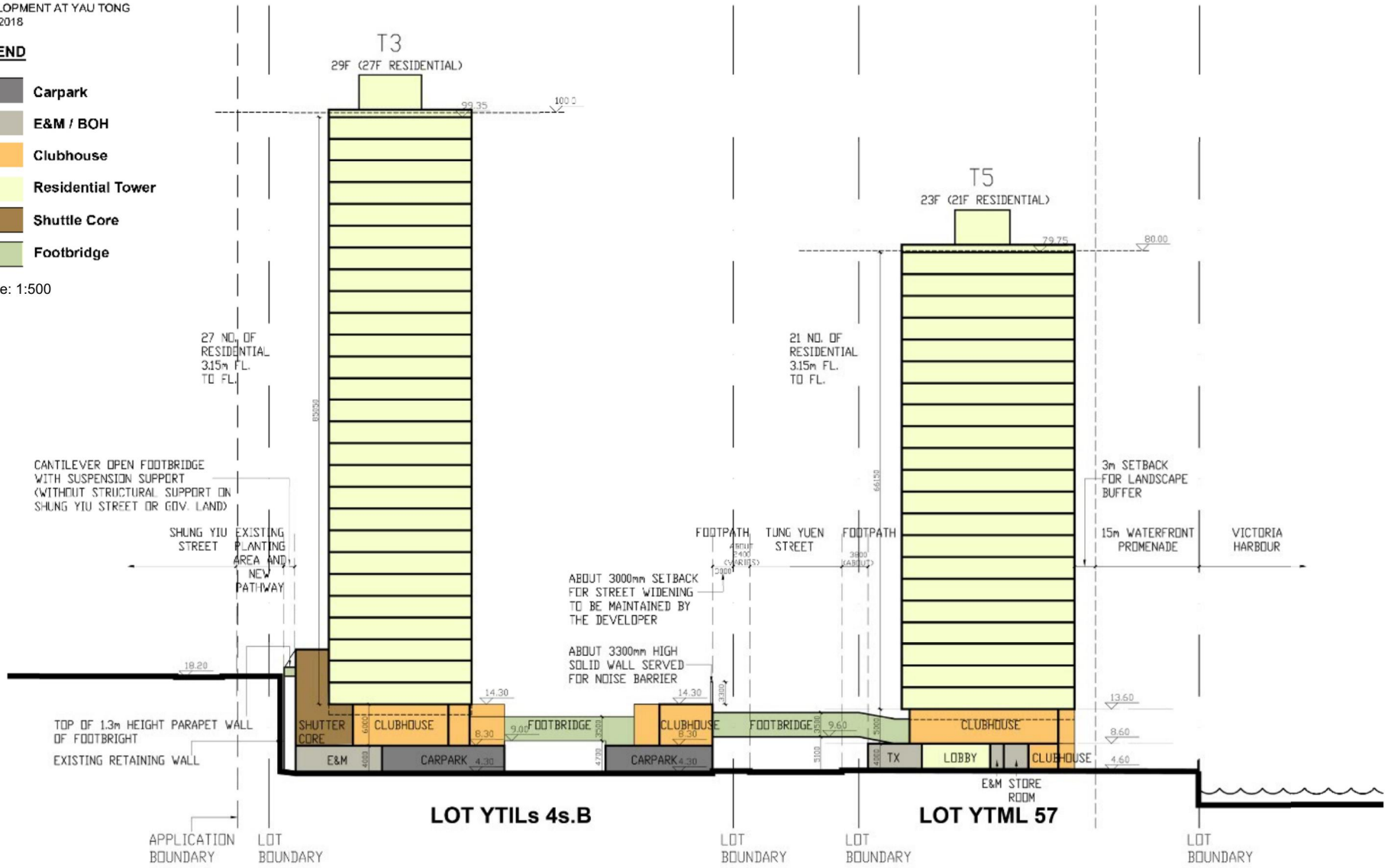
TYPICAL FLOOR PLAN

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

LEGEND

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

Scale: 1:500



SECTION

SHUNG YIU STREET

崇耀街

TUNG YUEN STREET

東源街

YAN YUE WAI

仁宇圍

SHUNG WO PATH

崇和徑

建議預留人行天橋通道

Retaining Wall

15000 NBA1

15000 NBA2

ACCESSIBLE PARKING

REFUSE RM

E&M

OFFICE

LOBBY

SWITCH ROOM

TRANSFORMER ROOM

RCP

FILTRATION & PUMP ROOM

GUARD HOUSE

DROP ARM

PEDESTRIAN GATE

RUN IN / OUT

U/L

仁宇圍
垃圾收集站

東源街熟食市場

混凝土廠
Cement Works

ESS

WATERFRONT PROMENADE

CLUBHOUSE CAFE

ELEC METER RM

STORE

Legend:

- Retained Trees Along Shung Yiu Street
- Proposed Trees
- Proposed Roadside Trees
- Benches
- Shrubs and Groundcovers
- Hard Paved Area
- Lawn
- Driveway
- Site A
- Site B
- Planning Application Boundary
- Weeping Plants Along Retaining Wall

N

0 5 10 15 30M

PROPOSED RESIDENTIAL DEVELOPMENT
AT TUNG YUEN STREET, YAU TONG
KOWLOON

LANDSCAPE MASTER PLAN
GROUND FLOOR

APR 2018 CS3-CD-LMP-02C

Kenneth Ng & Associates Ltd

Landscape & Environmental Consultants

SHUNG YIU STREET

TUNG YUEN STREET

SHUNG WO PATH

YAN YUE WAI

仁宇圍

Retaining Wall

Retaining Wall

OPEN LANDSCAPE AREA

OUTDOOR SWIMMING POOL

POOL DECK

RECEPTION (CENTRAL RESI LOBBY)

KID'S KINGDOM

LOUNGE AREA

READING

STUDY ROOM

MINI-LIBRARY

VOID

POOLSIDE CAFE

SCULPTURAL GARDEN

KID'S STORY TELLING ROOM

PIANO ROOM

MUSICAL ROOM

FLAT ROOF

RUN IN / OUT

PODIUM LANDSCAPE AREA

COVERED FOOTBRIDGE

LOBBY

STORE

YOGA RM.

GYM RM. OUTDOOR SPACE

WATERFRONT PROMENADE

東源街熟食市場

混凝土廠 Cement Works

混凝土廠 Cement Works

ESS

ESS

仁宇圍 垃圾收集站

Legend:

- Retained Trees Along Shung Yiu Street
- Proposed Trees
- Shrubs and Groundcovers
- Hard Paved Area
- Swimming Pool
- Wood Deck
- Play Area
- Seating Areas
- Site A
- Site B
- Planning Application Boundary
- Weeping Plants Along Retaining Wall

N

0 5 10 15 30M

PROPOSED RESIDENTIAL DEVELOPMENT AT TUNG YUEN STREET, YAU TONG KOWLOON

LANDSCAPE MASTER PLAN FIRST FLOOR

APR 2018 CS3-CD-LMP-03C

Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants

SHUNG YIU STREET

崇耀街

Retaining Wall

Retaining Wall

OUTDOOR SWIMMING POOL

OPEN LANDSCAPE AREA

POOL DECK

SCULPTURAL GARDEN

PODIUM LANDSCAPE AREA

RUN IN / OUT

FRONT ELEVATION

TUNG YUEN STREET

YAN YUE WAI

仁宇圍

仁宇圍
垃圾收集站

15000 NBA1

15000 NBA2

建議行天橋通道

東源街熟食市場

SHUNG WO PATH

崇和徑

RUN IN / OUT

混凝土廠
Cement Works

混凝土廠
Cement Works

ESS

ESS

SECTION A-A

WATERFRONT PROMENADE

Legend:

- Retained Trees Along Shung Yiu Street
- Proposed Trees
- Proposed Roadside Trees
- Lawn
- Planting Area
- Hard Paved Area
- Driveway
- Swimming Pool
- Wood Deck
- Play Area
- Seating Areas
- Site A
- Site B
- Planning Application Boundary
- Weeping Plants Along Retaining Wall

N

0 5 10 15 30M

PROPOSED RESIDENTIAL DEVELOPMENT
AT TUNG YUEN STREET, YAU TONG
KOWLOON

LANDSCAPE MASTER PLAN
OVERALL

APR 2018 CS3-CD-LMP-04C

Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants