

List of Approval Conditions

Application No. A/K15/120

Application Site: Yau Tong Inland Lot No. 44 and adjoining Government Land, Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon.

Subject of Application: Proposed Comprehensive Commercial/ Residential Development (including Flats, Shop and Services, Eating Place and Public Vehicle Park (excluding container vehicle))

Date of Approval : 11.8.2017

- (a) The submission and implementation of a revised Master Layout Plan (MLP) to incorporate the approval conditions as stipulated in conditions (b) to (i) 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 proposals, to the satisfaction of the Director of Planning or of the TPB;
- (d) The design and provision of a public waterfront promenade to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (e) The design and provision of a public vehicle park to the satisfaction of the Commissioner for Transport 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 submission of a revised Air Quality Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
- (h) The submission of a revised Noise Impact Assessment and the implementation of the mitigation measures identified therein for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (i) 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;
- (j) The public waterfront promenade should be opened on a 24-hour basis every day, as proposed by you, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (k) 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; and
- (l) 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.

Development Schedule

Proposed Comprehensive Development at Yau Tong Inland Lot (YTIL) No. 44 and adjoining Government Land

Parameters	MLP (A/K15/120)
Gross Site Area (including Yellow Area, Government Land)	10,816 m ²
Net Site Area (accountable for GFA calculation) (excluding Yellow Area, Government land)	10,530 m ²
Max. Plot Ratio (Applicable to Net Site Area Only)	5.0 (not more than)
Domestic	4.25
Non-domestic	0.75
Site Coverage	
Domestic	40% (Not more than)
Podium	75% (Not more than)
Total GFA	52,650 m ²
Total Residential GFA	44,750 m ²
Total Commercial GFA	900 m ² (Not more than)
Public Facilities Area	
Public Vehicle Park	7,000 m ²
Public Waterfront Promenade	1,590 m ²
No. of Blocks	4
Building Height (main roof)	(T1) Block 1 = 80 mPD (T2) Block 2 = 80 mPD (T3) Block 3 = 100 mPD (T5) Block 5 = 100 mPD
No. of Storeys	(T1) Block 1 = 20 (T2) Block 2 = 20 (on top of podium of 2-storeys and 1 Basement Floor) (T3) Block 3 = 25 (T5) Block 5 = 25 (on top of podium of 2-storeys and 1 B/F)
Total No. of Flats	657 (Not more than)
Average Flat Size (m ²)	68.1 (about)
Design Population	1,840

Development Program	
Phase 1 (Only Public Vehicle Park at Inland portion)	Completed by Mar 2020
Phase 2 (All remaining parts of development)	Completed by Dec 2022
Open Space Provision	
Total Private Local Open Space	1,900 m ² (Not Less Than)
Private Local Open Space on Ground Level	600 m ² (Not Less Than)
Total Public Open Space (on Ground Level only)	1,590 m ² (Not Less Than) (including Government land of 286m ² for public waterfront promenade)
Transport Provisions:	
Residential Parking Provision:	
Private Car parking spaces	121 (includes 2 Disabled Car parking spaces)
Visitor Car parking spaces	20
Motorcycle	8
L/UL (HGV) spaces	4
Commercial Parking Provision:	
Private Car spaces	5
L/UL (HGV) spaces	1
Public Vehicle Park Provision:	
Private Car parking spaces	122
HGV parking spaces	25
LGV parking spaces	24

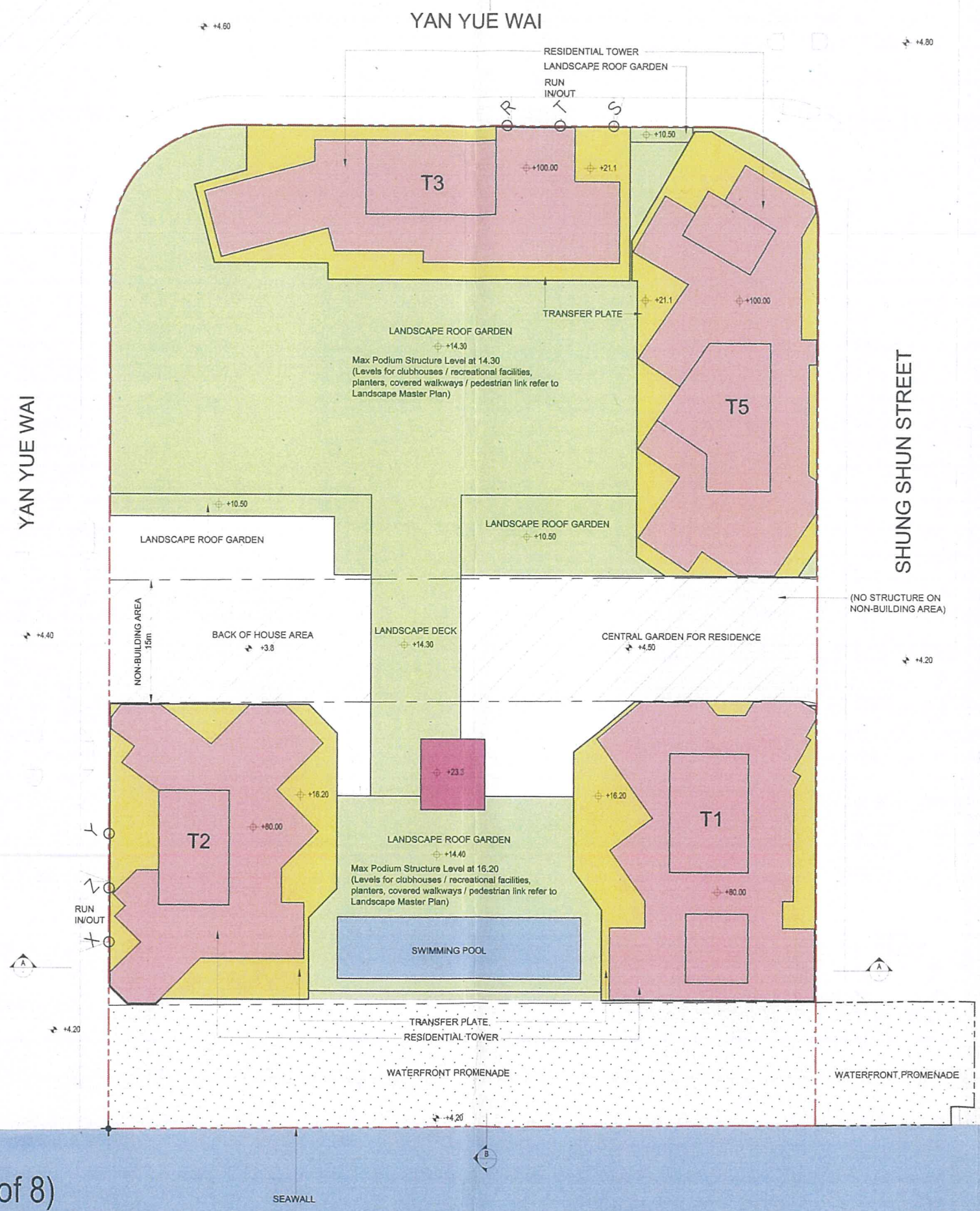
THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS

Application No. A/K15/120



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一七年八月十一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 11.8.2017.
signed Ms Bernadette Linn 蕭漢豪
Chairman, Town Planning Board 城市規劃委員會主席 簽署

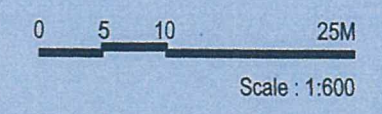
- LEGEND:
- STRUCTURAL FLOOR LEVEL
 - FINISH FLOOR LEVEL
 - NON-BUILDING AREA
 - WATERFRONT PROMENADE
 - INLAND LOT NO.44 BOUNDARY
 - NON-BUILDING AREA BOUNDARY LINE
 - RESIDENTIAL
 - CLUBHOUSE
 - SWIMMING POOL
 - TRANSFER PLATE
 - LANDSCAPE ROOF GARDEN
- EACH FUNCTIONAL AREA SHALL CONTAIN SOME ANCILLARY E&M FACILITIES, SUBJECT TO DETAILED DESIGN


















SAM KA TSUEN
TYPHOON SHELTER

FERRY PIER

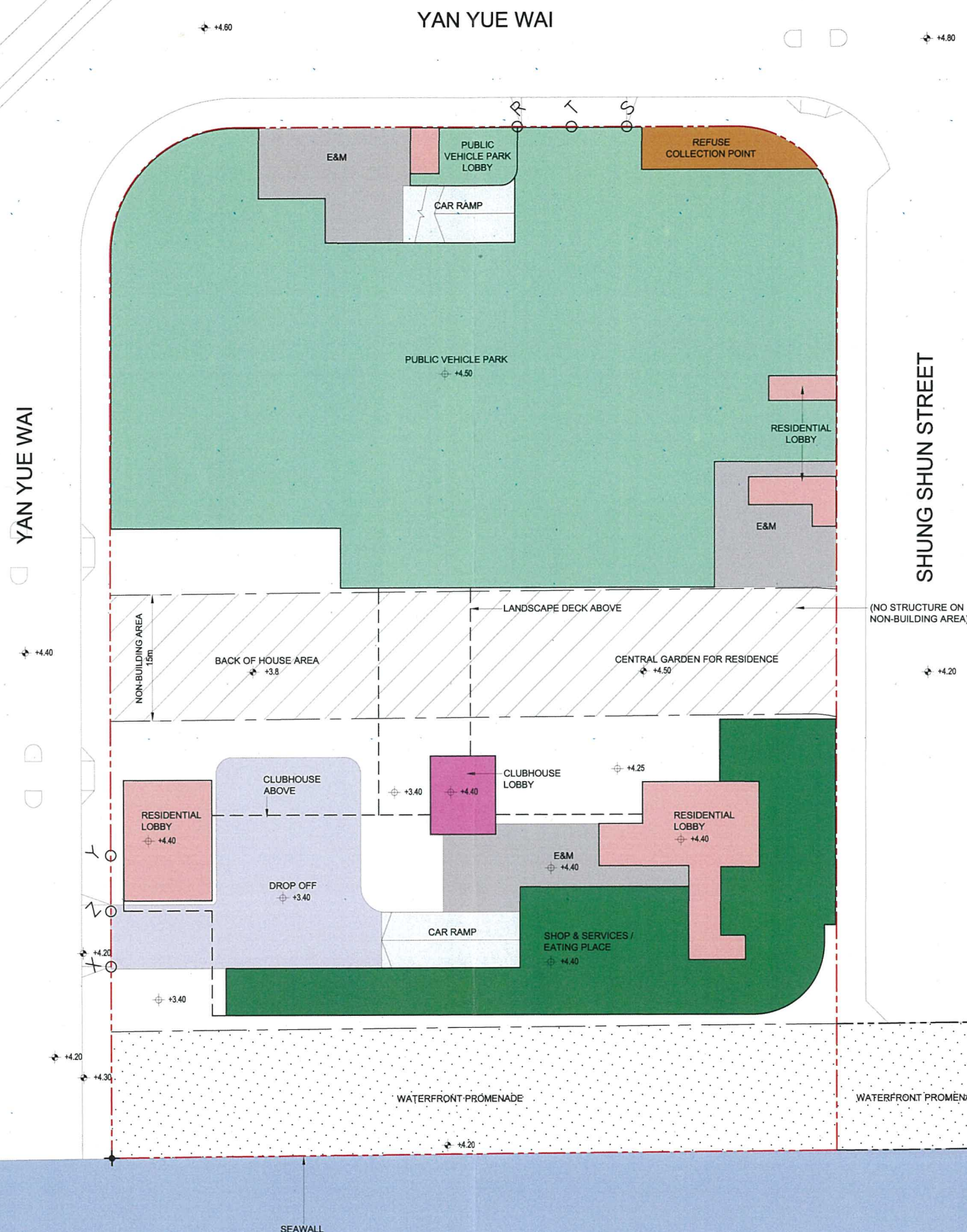
MASTER LAYOUT PLAN Overall (Sheet 1 of 8)
PROPOSED FLAT (COMPREHENSIVE RESIDENTIAL DEVELOPMENT)
AT YAU TONG INLAND LOT NO. 44, YAU TONG, KOWLOON.



LEGEND:

-  STRUCTURAL FLOOR LEVEL
-  FINISH FLOOR LEVEL
-  NON-BUILDING AREA
-  WATERFRONT PROMENADE
-  INLAND LOT NO.44 BOUNDARY
-  NON-BUILDING AREA BOUNDARY LINE
-  RESIDENTIAL
-  CLUBHOUSE
-  PUBLIC VEHICLE PARK
-  SHOP & SERVICES / EATING PLACE
-  E&M
-  REFUSE COLLECTION POINT
-  CAR RAMP
-  LANDSCAPE ROOF GARDEN
-  DROP OFF

EACH FUNCTIONAL AREA SHALL CONTAIN SOME ANCILLARY E&M FACILITIES, SUBJECT TO DETAILED DESIGN



Master Layout Plan (Sheet 2 of 8)
GROUND FLOOR PLAN (G/F)

PROPOSED FLAT (COMPREHENSIVE RESIDENTIAL DEVELOPMENT)
AT YAU TONG INLAND LOT NO. 44, YAU TONG, KOWLOON.

0 5 10 25M
Scale : 1:600



LEGEND:

-  STRUCTURAL FLOOR LEVEL
-  FINISH FLOOR LEVEL
-  NON-BUILDING AREA
-  WATERFRONT PROMENADE
-  INLAND LOT NO.44 BOUNDARY
-  NON-BUILDING AREA BOUNDARY LINE
-  RESIDENTIAL
-  CLUBHOUSE
-  PUBLIC VEHICLE PARK
-  E&M
-  CAR RAMP
-  LANDSCAPE ROOF GARDEN

EACH FUNCTIONAL AREA SHALL CONTAIN SOME ANCILLARY E&M FACILITIES, SUBJECT TO DETAILED DESIGN

YAN YUE WAI

YAN YUE WAI

SHUNG SHUN STREET

SAM KA TSUEN
TYPHOON SHELTER

FERRY PIER












Master Layout Plan (Sheet 3 of 8)
FIRST FLOOR PLAN (1/F)

PROPOSED FLAT (COMPREHENSIVE RESIDENTIAL DEVELOPMENT)
AT YAU TONG INLAND LOT NO. 44, YAU TONG, KOWLOON.

0 5 10 25M
Scale : 1:600



LEGEND:

-  STRUCTURAL FLOOR LEVEL
-  FINISH FLOOR LEVEL
-  NON-BUILDING AREA
-  WATERFRONT PROMENADE
-  INLAND LOT NO.44 BOUNDARY
-  NON-BUILDING AREA BOUNDARY LINE
-  RESIDENTIAL
-  CLUBHOUSE
-  SWIMMING POOL
-  TRANSFER PLATE
-  LANDSCAPE ROOF GARDEN

EACH FUNCTIONAL AREA SHALL CONTAIN SOME ANCILLARY E&M FACILITIES, SUBJECT TO DETAILED DESIGN

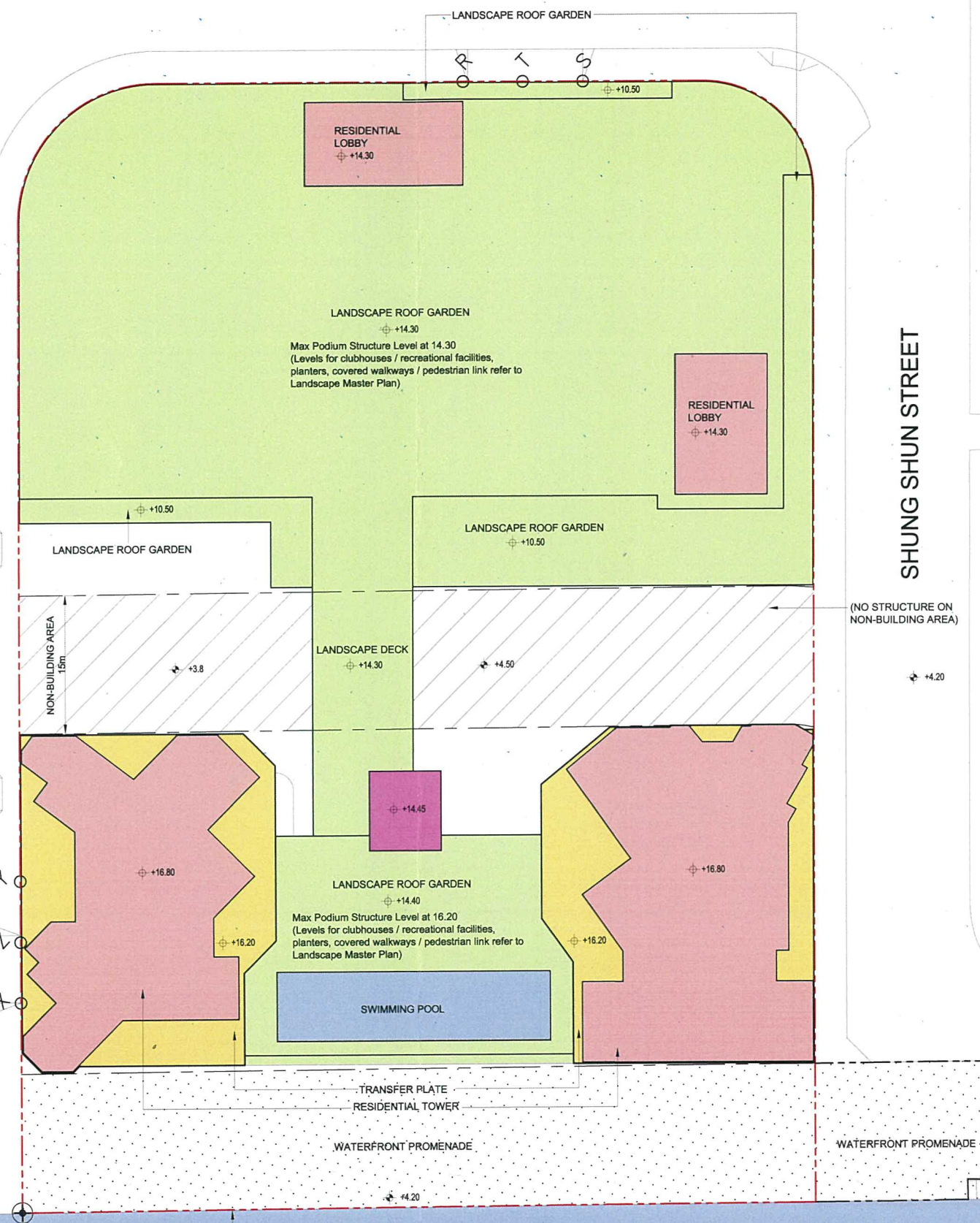
YAN YUE WAI

YAN YUE WAI

SHUNG SHUN STREET

SAM KA TSUEN
TYPHOON SHELTER

FERRY PIER

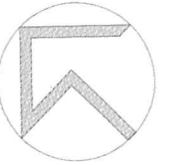


Master Layout Plan (Sheet 4 of 8)
SECOND FLOOR PLAN (2/F)

PROPOSED FLAT (COMPREHENSIVE RESIDENTIAL DEVELOPMENT)
AT YAU TONG INLAND LOT NO. 44, YAU TONG, KOWLOON.

0 5 10 25M
Scale : 1:600





LEGEND:

STRUCTURAL FLOOR LEVEL

FINISH FLOOR LEVEL

NON-BUILDING AREA

WATERFRONT PROMENADE

INLAND LOT NO.44 BOUNDARY

NON-BUILDING AREA BOUNDARY LINE

DRAINAGE RESERVE AREA

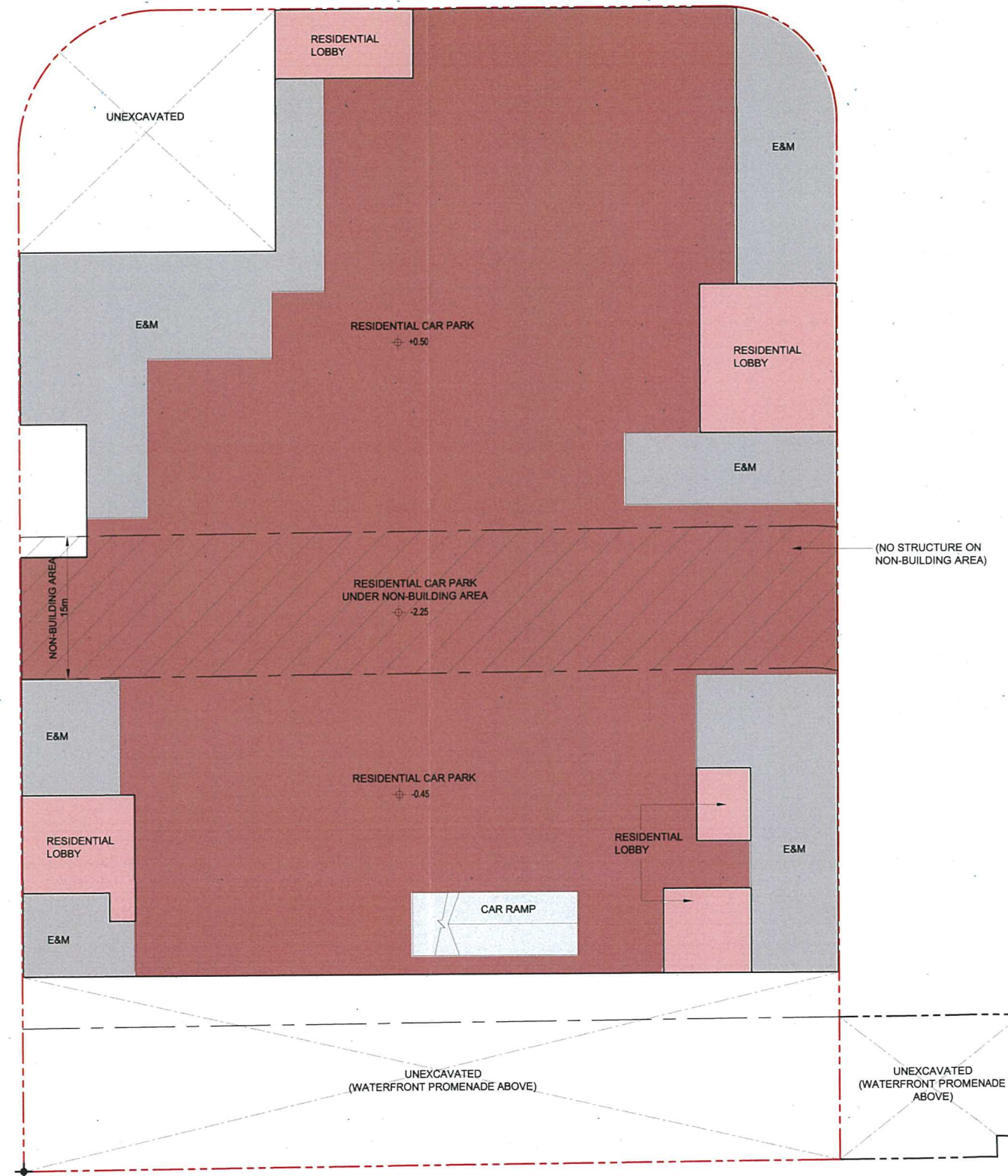
RESIDENTIAL

RESIDENTIAL CAR PARK

E&M

CAR RAMP

EACH FUNCTIONAL AREA SHALL CONTAIN SOME ANCILLARY E&M FACILITIES, SUBJECT TO DETAILED DESIGN



Master Layout Plan (Sheet 5 of 8)

BASEMENT FLOOR PLAN (B/F)

PROPOSED FLAT (COMPREHENSIVE RESIDENTIAL DEVELOPMENT)
AT YAU TONG INLAND LOT NO. 44, YAU TONG, KOWLOON.

0 5 10 25M
Scale : 1:600



LEGEND:

-  STRUCTURAL FLOOR LEVEL
-  FINISH FLOOR LEVEL
-  NON-BUILDING AREA
-  WATERFRONT PROMENADE
-  INLAND LOT NO. 44 BOUNDARY
-  NON-BUILDING AREA BOUNDARY LINE
-  RESIDENTIAL
-  CLUBHOUSE
-  SWIMMING POOL
-  TRANSFER PLATE
-  LANDSCAPE ROOF GARDEN

EACH FUNCTIONAL AREA SHALL CONTAIN SOME ANCILLARY E&M FACILITIES, SUBJECT TO DETAILED DESIGN

YAN YUE WAI

YAN YUE WAI

SHUNG SHUN STREET

SAM KA TSUEN
TYPHOON SHELTER

FERRY PIER

Master Layout Plan (Sheet 6 of 8) TYPICAL FLOOR PLAN





PROPOSED FLAT (COMPREHENSIVE RESIDENTIAL DEVELOPMENT)
AT YAU TONG INLAND LOT NO. 44, YAU TONG, KOWLOON.

SEAWALL

0 5 10 25M
Scale : 1:600



LEGEND:

-  STRUCTURAL FLOOR LEVEL
-  FINISH FLOOR LEVEL
-  INLAND LOT NO.44 BOUNDARY
-  NON-BUILDING AREA BOUNDARY LINE
-  NON-BUILDING AREA
-  RESIDENTIAL
-  TRANSFER PLATE
-  RESIDENTIAL CAR PARK
-  SHOP & SERVICES / EATING PLACE
-  CLUBHOUSE
-  SWIMMING POOL
-  E&M

EACH FUNCTIONAL AREA SHALL CONTAIN SOME ANCILLARY E&M FACILITIES, SUBJECT TO DETAILED DESIGN

3/F +16.80
2/F (PODIUM ROOF) +14.40
1/F +9.40
G/F +4.40
B/F -0.45

YAN YUE WAI

B.L.

ROOF +80.00



B.L.

SHUNG SHUN STREET

SAM KA TSUEN
TYPHOON SHELTER

YAU TONG YTIL NO.44

Master Layout Plan (Sheet 7 of 8) SECTION A-A

PROPOSED FLAT (COMPREHENSIVE RESIDENTIAL DEVELOPMENT)
AT YAU TONG INLAND LOT NO. 44, YAU TONG, KOWLOON.

0 5 10 25M
Scale : 1:600



B.L.

B.L.

LEGEND:

- STRUCTURAL FLOOR LEVEL
 - FINISH FLOOR LEVEL
 - INLAND LOT NO.44 BOUNDARY
 - NON-BUILDING AREA BOUNDARY LINE
 - NON-BUILDING AREA
 - DRAINAGE RESERVE AREA
 - RESIDENTIAL
 - TRANSFER PLATE
 - CLUBHOUSE
 - SWIMMING POOL
 - RESIDENTIAL CAR PARK
 - SHOP & SERVICES / EATING PLACE
 - PUBLIC VEHICLE PARK
 - E&M
- EACH FUNCTIONAL AREA SHALL CONTAIN SOME ANCILLARY E&M FACILITIES, SUBJECT TO DETAILED DESIGN

3/F +16.80
2/F (PODIUM ROOF) +14.40
1/F +9.40
G/F +4.40
B/F (UNDER NON-BUILDING AREA) -0.45
B/F (UNDER NON-BUILDING AREA) -2.25
SEAWALL

T2
ROOF +80.00
20
15
10
5
SWIMMING POOL
LANDSCAPE ROOF GARDEN
CLUBHOUSE
SHOP & SERVICES / EATING PLACE
E&M
RESIDENTIAL CAR PARK

+23.30

LANDSCAPE DECK

+21.10

LANDSCAPE ROOF GARDEN

PUBLIC VEHICLE PARK

PUBLIC VEHICLE PARK

RESIDENTIAL CAR PARK

RESIDENTIAL CAR PARK UNDER NON-BUILDING AREA

+4.50

drainage reserve area above +1.45 mpd

+1.45

WATERFRONT PROMENADE 15M

NON-BUILDING AREA 15M

YAU TONG YTIL NO.44

T3

ROOF +100.00

25

20

15

10

5

1

YAN YUE WAI

+21.70 3/F
+14.30 2/F
+10.50 1/F
+4.50 G/F
+0.50 B/F
-2.25 (UNDER NON-BUILDING AREA) B/F

Master Layout Plan (Sheet 8 of 8) SECTION B-B

PROPOSED FLAT (COMPREHENSIVE RESIDENTIAL DEVELOPMENT)
AT YAU TONG INLAND LOT NO. 44, YAU TONG, KOWLOON.

0 5 10 25M

Scale : 1:600





LEGEND

- SITE BOUNDARY
- COMPENSATORY TREE
- TALL SHRUB
- PALM TREE
- SHRUB
- LAWN
- WATER FEATURE
- PA PLANTING AREA
- LANDSCAPE FEATURE
- BENCH
- EXISTING TREE

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CLIENT:

PROJECT:
PROPOSED FLAT
(COMPREHENSIVE RESIDENTIAL
DEVELOPMENT)
YAU TONG INLAND LOT NO. 44,
YAU TONG, KOWLOON

NO	DESCRIPTION	DD/MM/YY
REVISION	REFERENCE	DATE

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SCALE: 1:600

DESIGNED BY:

DRAWN BY: WC/CBU/VHS

CHECKED BY:

APPROVED BY:

DRAWING DATE 24 MAR 2017

SHEET TITLE:
**OVERALL LANDSCAPE
MASTER PLAN**

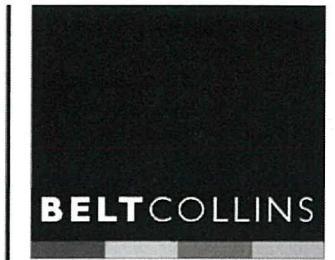
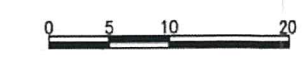
PROJECT No: P160431

SHEET No: MLP/OA01

CAD REF: 7009-GF LANDSCAPE MASTER PLAN



- LEGEND**
- SITE BOUNDARY
 - COMPENSATORY TREE
 - PALM TREE
 - SHRUB
 - LAWN
 - WATER FEATURE
 - NON-SLIP PAVING
 - PA PLANTING AREA
 - LANDSCAPE FEATURE
 - EXISTING TREE



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CLIENT:

PROJECT:
**PROPOSED FLAT
(COMPREHENSIVE RESIDENTIAL
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YAU TONG INLAND LOT NO. 44,
YAU TONG, KOWLOON**

NO	DESCRIPTION	DD/MM/YY
REVISION	REFERENCE	DATE

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DRAWN BY: WC/CBU/VHS

CHECKED BY:

APPROVED BY:

DRAWING DATE 24 MAR 2017

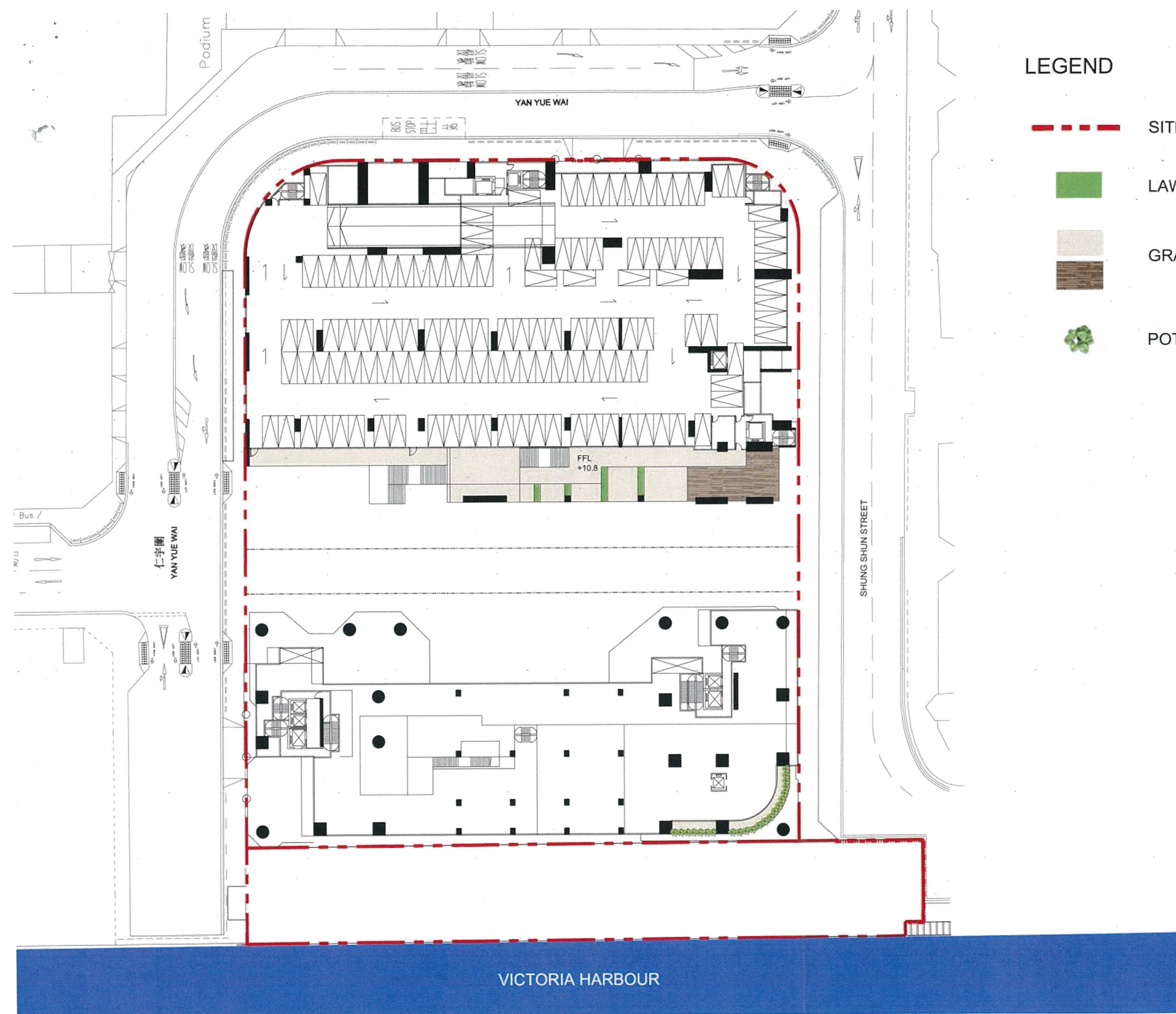
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**G/F LANDSCAPE MASTER
PLAN**

PROJECT No: P160431

SHEET No: **MLP/01** REV:

CAD FILE: 7009-GF LANDSCAPE MASTER PLAN

G/F - Landscape Master Plan (Sheet 2 of 4)



LEGEND

- SITE BOUNDARY
- LAWN / GROUND COVER
- GRANITE PAVING / DECK
- POT PLANTER

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YAU TONG INLAND LOT NO. 44,
YAU TONG, KOWLOON

NO	DESCRIPTION	DD/MM/YY
REVISION	REFERENCE	DATE

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DRAWN BY: WC/VHS

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APPROVED BY:

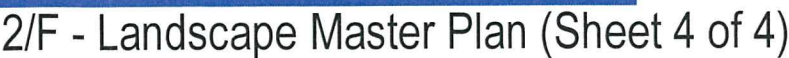
DRAWING DATE 23 MAR 2017

SHEET TITLE:
1/F LANDSCAPE
MASTER PLAN

PROJECT No: P160431

SHEET No: MLP/02

CAD REF: 2017009-##-XS1F



CAD FILE: 7009-2F LANDSCAPE MASTER PLAN