

List of Approval Conditions

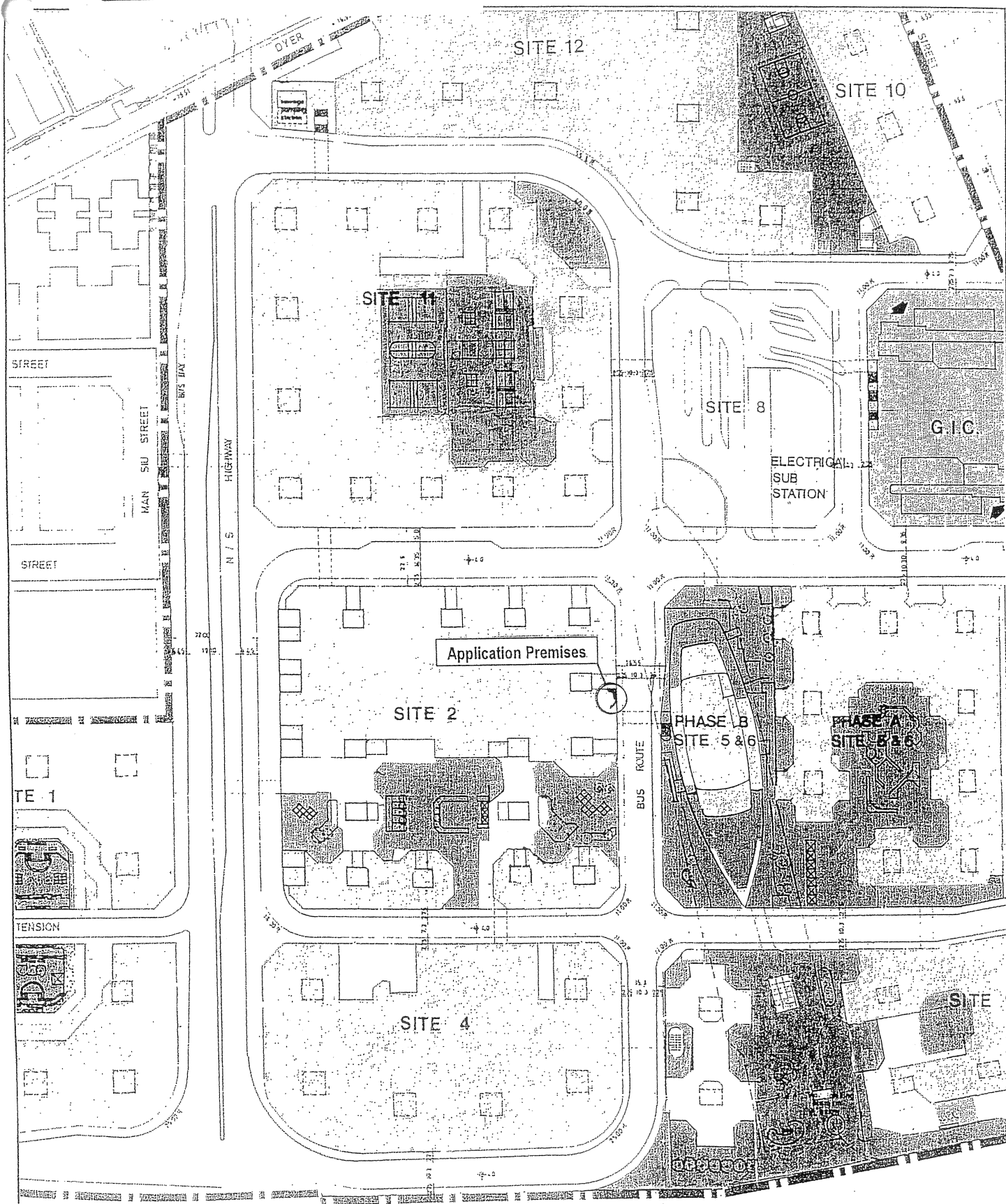
Application No. A/K9/190

Application Site : G/F, Site 2, Whampoa Garden, Hung Hom

Subject of Application : Minor Amendments to the Approved Whampoa Garden MLP, Revision of Schedule of Accommodation to Increase Commercial GFA of Site 2 for Shopfront Extension

Date of Approval : 2.11.2004

Approval Condition : the permission shall cease to have effect on 2 November 2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零四年十一月二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 2. 11. 2004.

signed Mrs. Rita LAU

Chairman, Town Planning Board

劉吳惠蘭

城市規劃委員會主席 簽署

HUNG HOM BAY

DRAWING NO. A-4

Extract of Approved Whampoa Garden MLP (Ground Floor Plan)

Figure:

2

Scale:

NTS

Date:

Sept 2004



亞洲
先創

Pro Plan Asia Ltd

Development Planning &
Management Consultants

705 East Town Building
41 Lockhart Road, Wanchai
Hong Kong

Tel: (852) 2529 2275
Fax: (852) 2529 2449

SCHEDULE OF ACCOMMODATION WITH PROPOSED PHASING OF DEVELOPMENT

Sequence of Construction is intended to follow Numbering of Sites

Site	Domestic GFA	No. of Domestic Unit	Total Population (3.5 pers./unit)	Commercial GFA *(exclude GIC, Kindergarten & Carpark area)	Local Open Space at Street level	Local Open Space on podium	Local Open Space in the Form of Indoor Recreational Facilities	G.I.C.		
								Provision of Community Facilities	Provision of Market	Provision of Refuse Collection Point and Electrical Substation
Special Condition Refers	SC (10)(a)		N/A	SC (10)(b)	SC (16)		SC (13)	SC (14)	SC (11)(a)	N/A
Site 1	47,513.0 sq.m.	600	2,100 p.	5,547.0 sq.m.	606.0 sq.m.	1,164.0 sq.m.	—	—	Market Facilities including refuse collection, toilet facilities, loading and unloading space at Site 12 and public toilets at Site 8 (Total area = 4,930 sq.m.)	Refuse Collection Point and Electrical Substation at G/F of Site 8 (Total area = 256.415 + 954.840 = 1,211.255 sq.m.)
Site 2	101,173.0 sq.m.	2,160	7,560 p.	17,438.6 sq.m.	3,043.0 sq.m.	3,580.0 sq.m.	—	Post Office (254 sq.m.) Children Youth Centre (603 sq.m.) Nursery (430 sq.m.)		
Site 3	76,782.0 sq.m.	960	3,360 p.	9,753.0 sq.m.	776.0 sq.m.	3,596.0 sq.m.	—	—		
Site 4	55,760.0 sq.m.	720	2,520 p.	8,676.8 sq.m.	—	4,863.0 sq.m.	—	—		
Phase A of Site 5 & 6	68,252.0 sq.m.	1,080	3,780 p.	13,354.9 sq.m.	3,165.0 sq.m.	567.0 sq.m.	—	City District Office (249 sq.m.) Nursery (419 sq.m.) Child Care Centre for Disabled Children (474 sq.m.)		
Phase B of Site 5 & 6	—	—	—	11,764.0 sq.m.	2,961.0 sq.m.	914.0 sq.m.	1,104.0 sq.m.	—		
Site 7	40,367.0 sq.m.	465	1,628 p.	5,272.0 sq.m.	—	2,031.0 sq.m.	—	Labour Dept. Office (242 sq.m.)		
Site 8	—	—	—	19,240.0 sq.m.	—	5,224.0 sq.m.	6,900.0 sq.m.	Social Centre of elderly (189 sq.m.), Work Activities Centre for mentally handicapped adults (789 sq.m.), Children & Youth Centre (610 sq.m.), 1 Public Transport Terminus — area as per requirement		
Site 10	49,370.0 sq.m.	600	2,100 p.	3,231.0 sq.m.	3,970.0 sq.m.	—	—	—		
Site 11	95,509.0 sq.m.	1,552	5,432 p.	26,570.5 sq.m.	4,300.0 sq.m.	3,375.0 sq.m.	1,029.5 sq.m.	—		
Site 12	80,483.0 sq.m.	1,078	3,773 p.	17,892.0 sq.m.	6,900.0 sq.m.	—	—	—		
Sub-Total	615,209.0 sq.m.	9,215	32,253 p.	138,739.8 sq.m.	25,721.0 sq.m.	25,314.0 sq.m.	9,033.5 sq.m.	4,259.0 sq.m. + Area of Public Transport Terminus	4,930.0 sq.m.	1,211.255 sq.m.
Site 9	94,679.0 sq.m.	1,216	4,256 p.	7,217.9 sq.m.	8,570.0 sq.m.	3,200.0 sq.m.	—	—	—	—
Total	Actual Provided = 709,888.0 sq.m. (Max. Permitted = 710,000.0 sq.m.)	Actual Provided = 10,431 (Max. permitted = 11,224)	36,509 p.	Actual Provided 145,957.7 sq.m. (Max. Permitted = 157,000 sq.m.) (233.5 sq.m of the total LOS GFA is provided in form of Indoor Recreational Facilities and counted as Commercial GFA under Lease)	Actual Provided = 34,291.0 sq.m. (Not less than a min. of 34,291.0 sq.m.)	Actual Provided = 28,514.0 sq.m. (Not less than a min. of 28,309.0 sq.m.)	Actual Provided = 9,033.5 sq.m. (233.5 sq.m. exceeding the lease limit of 8,800 sq.m. under SC (13)(b). Therefore, 233.5 sq.m. is regarded as part of the Commercial GFA under SC (10)(b))	Actual Provided = 4,259.0 sq.m. which is approved under Amended MLP on 23 March 1989 + area of Public Transport Terminus	Actual Provided = 4,930.0 sq.m. (Not less than a min. of 4,600.0 sq.m. as required under SC (11)(a))	Actual Provided = 1,211.255 sq.m. (GFA non-accountable under the Master Plan Requirement shown in the approved General Building Plan by the Buildings Department)
				Additional kindergarten facilities (36 classrooms) be provided to the satisfaction of Director of Education not included in the above total.				*Site available for 4 primary schools 1.764 ha in addition.		

NOTE :

Total open space provisions including indoor recreational facilities area = 71,605.0 sq.m.

Minimum total open space required under Town Planning board approval letter of Dec. 1, 1983 : 71,400 sq.m.

Carparking Provisions

Commercial Carpark at 250 s.m. / Car i.e. 628 nos.
Commercial loading/unloading bay at 4,500 s.m. / bay i.e. 35 nos.
Residential Carpark : Not more than 1 carpark per 5 flats i.e. 2088 carparks.

AMENDMENTS TO THE APPROVED SCHEDULE

September 2004

Table 1

For other parts of this set of MLP, please see the MLPs approved under the following Applications by the Town Planning Board:

<u>Application No.</u>	<u>Approval Date</u>
A/K09/034	22.4.1988
A/K09/036	23.9.1988
A/K09/097	17.5.1996
A/K09/116	23.7.1998
A/K09/120	24.9.1998
A/K09/121	24.9.1998
A/K09/122	24.9.1998
A/K09/124	22.1.1999
A/K09/126	12.3.1999
A/K09/154	9.5.2001
A/K09/165	9.8.2002
A/K09/166	13.12.2002
A/K09/167	27.9.2002
A/K09/175	15.2.2003
A/K09/184	1.4.2004

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