

List of Approval Conditions

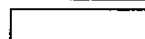
Application No. A/ST/658-1

- Application Site : East Rail Fo Tan Station and its Adjoining Area at Au Pui Wan Street and Lok King Street, Sha Tin, New Territories
- Subject of Application : Application for Minor Amendments to the Approved Master Layout Plan (MLP) for the Comprehensive Commercial/Residential Development with Government, Institution or Community Facilities and Public Transport Interchange in "Comprehensive Development Area (1)" zone
- Date of Approval : 17.6.2011
- Approval Conditions :
- (a) the submission and implementation of a revised MLP to incorporate where appropriate the approval conditions as stated in paragraphs (b) to (h) to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the submission and implementation of a Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
 - (c) the submission of a revised Environmental Impact Assessment Report and implementation of mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (d) the submission of a revised Traffic Impact Assessment Study and the implementation of the improvement measures identified therein, the design and provision of vehicular access, car parking spaces, loading/ unloading/lay-by facilities and pedestrian circulation system to the satisfaction of the Commissioner for Transport or of the TPB;
 - (e) the design and provision of public transport interchange and mini-transport interchange to the satisfaction of the Commissioner for Transport or of the TPB;
 - (f) the submission of revised drainage and sewerage impact assessments and implementation of the upgrading measures identified therein to the satisfaction of the Director of Drainage Services or of the TPB;
 - (g) the design and provision of a kindergarten to the satisfaction of the Secretary for Education or of the TPB; and
 - (h) the provision of fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

ID	Task Name	Y1				Y2				Y3				Y4				Y5				Y6				Y7				
		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Land Grant	◆																												
2	Preparation of Building Plans for Submission and Approval		▬																											
3	Phase 1.1 - Construction (2 Towers)																													
4	Phase 1.2 - Construction (2 Towers)																													

Project: P2114-H (2011-11-23) - Progr
Date: Wed 23/11/11

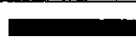
Task



Summary



Rolled Up Progress



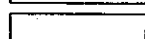
Project Summary



Progress



Critical Task



Rolled Up Task



Split



Group By Summary



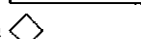
Deadline



Milestone



Rolled Up Milestone



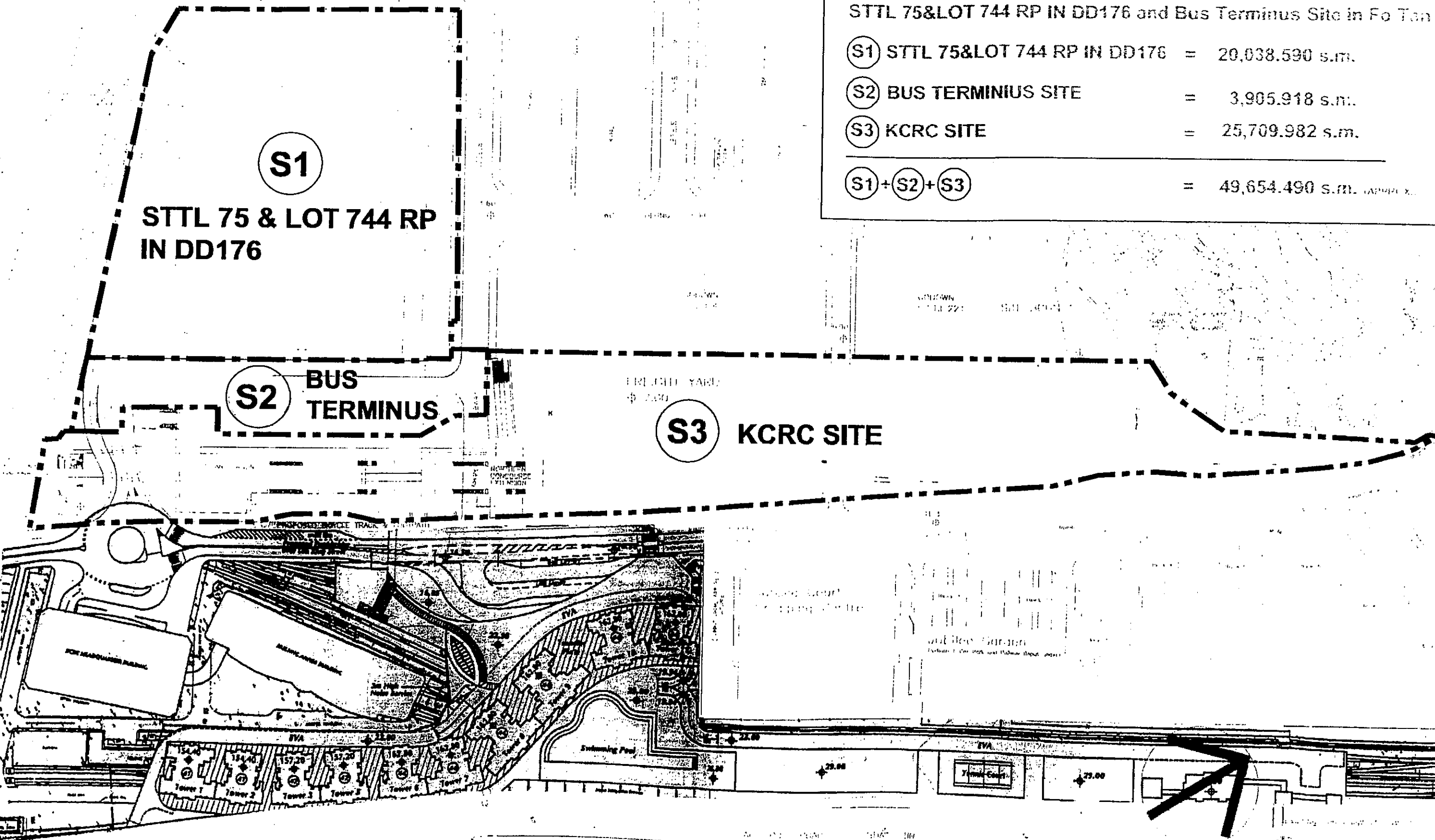
External Tasks



Inactive Task



VILLAGE



SITE AREA OF KCR Station and Freight Yard,
STTL 75&LOT 744 RP IN DD176 and Bus Terminus Site in Fo Tan

(S1) STTL 75&LOT 744 RP IN DD176 = 20,038.590 s.m.

(S2) BUS TERMINUS SITE = 3,905.918 s.m.

(S3) KCRC SITE = 25,709.982 s.m.

(S1)+(S2)+(S3) = 49,654.490 s.m. (APPROX.)

DENNIS LAU & NG CHUN MAN
Architects & Engineers(UK)Ltd
In association with
Ove Arup
MVA
Westwood Hong
Parsons Brinckerhoff
Masterplan
Levett & Bailey

Proposed Development at KCR Station and Freight Yard,
STTL 75&LOT 744 RP IN DD176, Bus Terminus Site and
KCRC Site in Fo Tan
SCHEME MLP-SK-19

SCALE
DATE
DRAWING No.
SK-19-01

Application No. A/ST/658-1

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

茲經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
二零一一年六月十七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 17. 6. 2011.

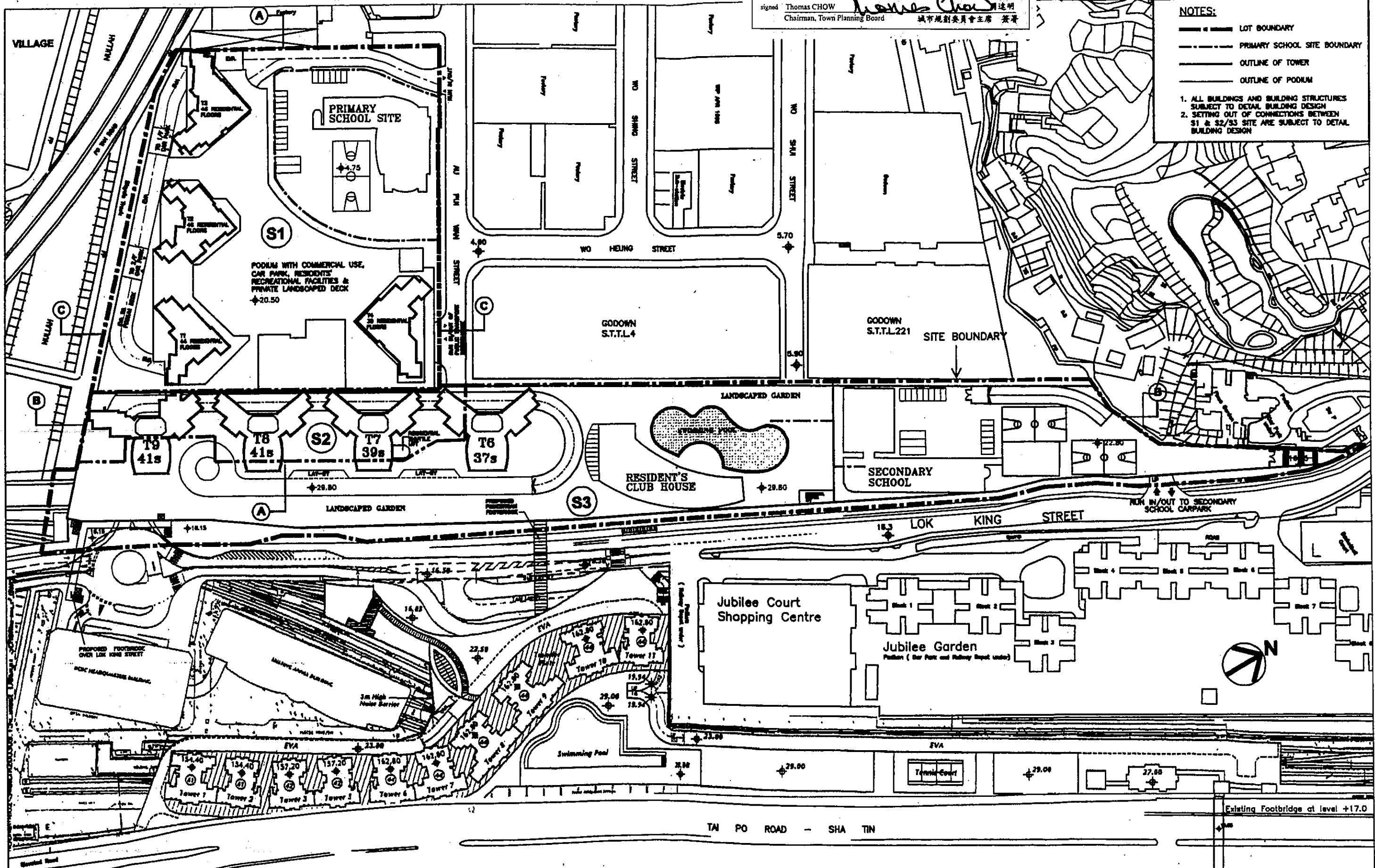
signed Thomas CHOW
Chairman, Town Planning Board

達明
城市規劃委員會主席 簽

NOTES:

- LOT BOUNDARY
- PRIMARY SCHOOL SITE BOUNDARY
- OUTLINE OF TOWER
- OUTLINE OF PODIUM

- ALL BUILDINGS AND BUILDING STRUCTURES
SUBJECT TO DETAIL BUILDING DESIGN
- SETTING OUT OF CONNECTIONS BETWEEN
S1 & S2/S3 SITE ARE SUBJECT TO DETAIL
BUILDING DESIGN



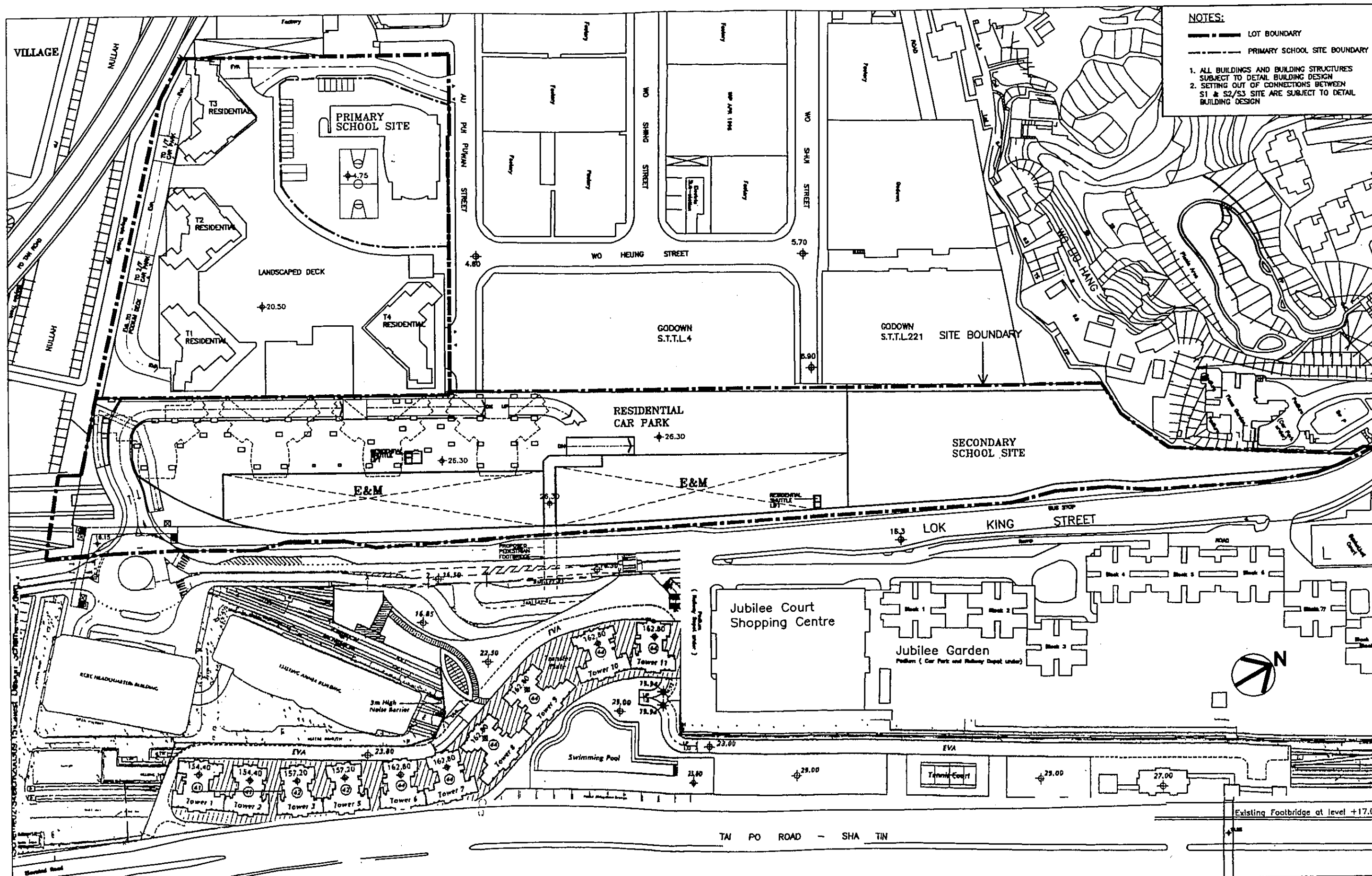
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Proposed Development at KCR Station and Freight Yard,
STTL 758/LOT 744 RP IN D017/6 Bus Terminus Site and
KCRC Site in Fo Tan
SCHEME MLP-SK-19

BLOCK PLAN

SCALE
N.T.S.
DATE
MAR 2011

DRAWING No.
SK-19-02



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Proposed Development at KCR Station and Freight Yard, S.T.L. 758/LOT 744 RP IN DD176 Bus Terminus Site and KCR Site in Fo Tan
SCHEME MLP-SK-19

FOURTH FLOOR PLAN

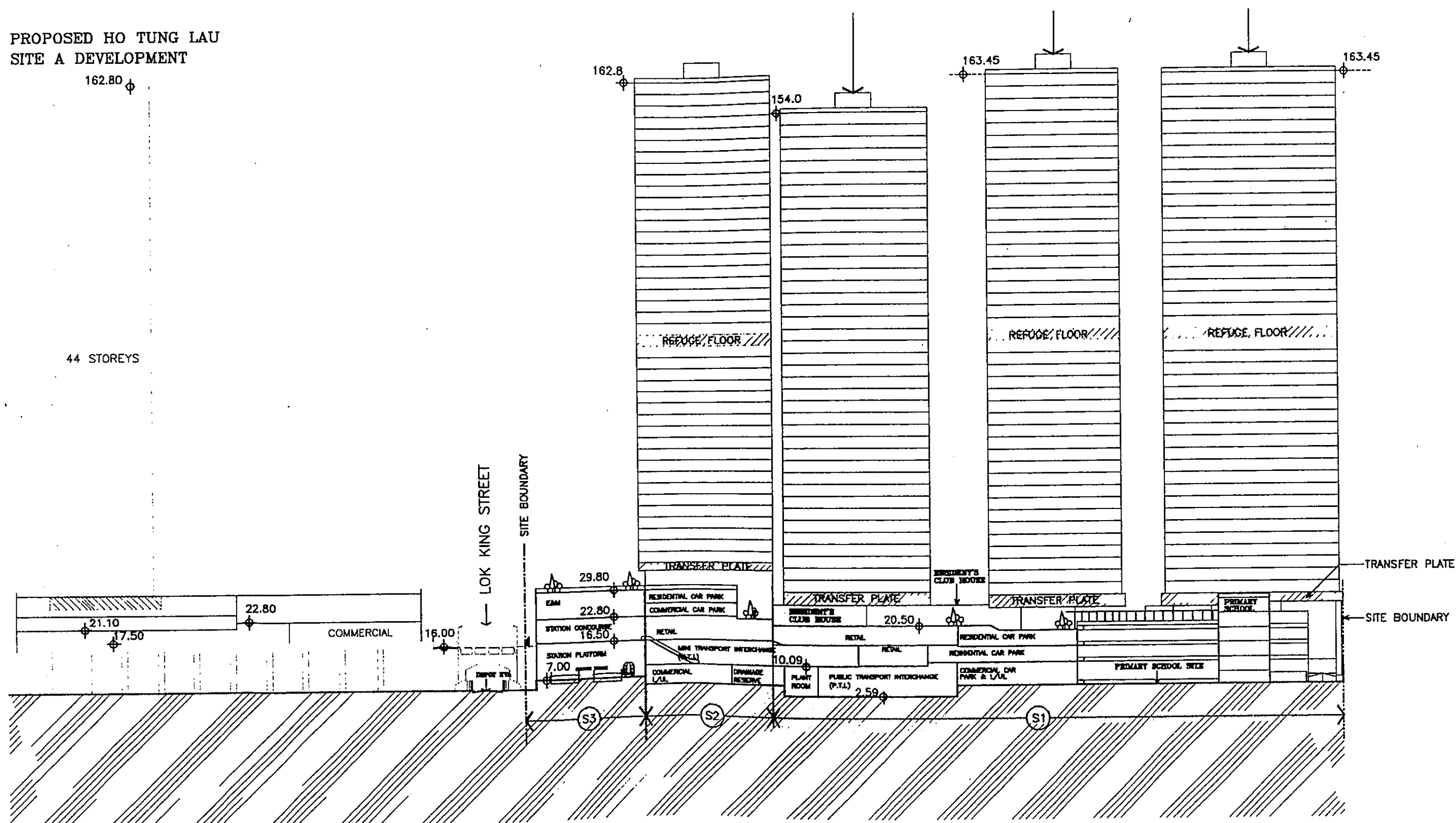
SCALE: N.T.S.
 DATE: MAR 2011

DWG NO.: SK-19-07
 DRAWING No.: SK-19-07

162.80 ϕ

44 STOREYS

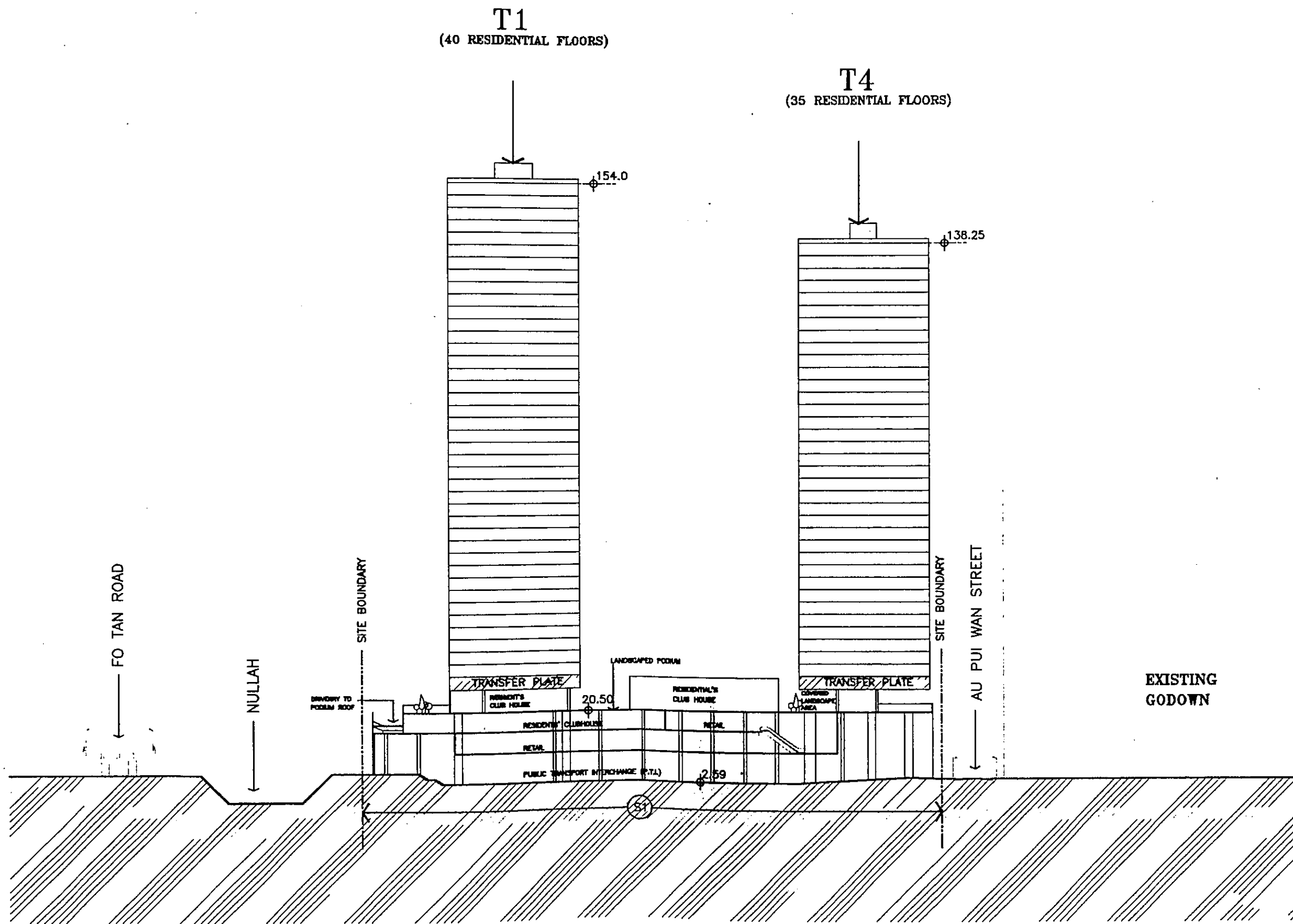
T3
(42 RESIDENTIAL FLOORS)



**Proposed Development at KCR Station and Freight Yard,
STL 75&LOT 744 RP IN DD176, Bus Terminus Site and
KCRC Site in Fo Tan
SCHEME MLP-SK-19**

SECTION A - A

CAD REF. 1000\A\BENTON\CONCRETE\SK-19-08-01-12.DWG
DRAWING No.
SK-19-08



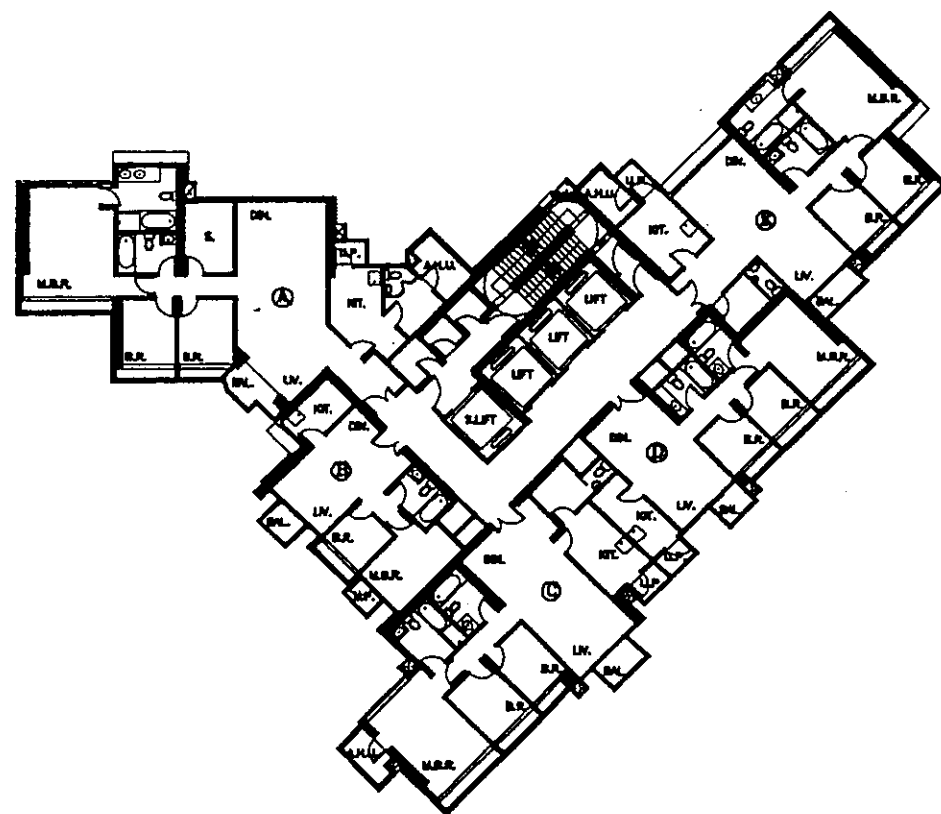
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Proposed Development of KCR Station and Freight Yard,
 STIL 75&LOT 744 RP IN DD176, Bus Terminus Site and
 KCRC Site in Fo Tan
SCHEME MLP-SK-19

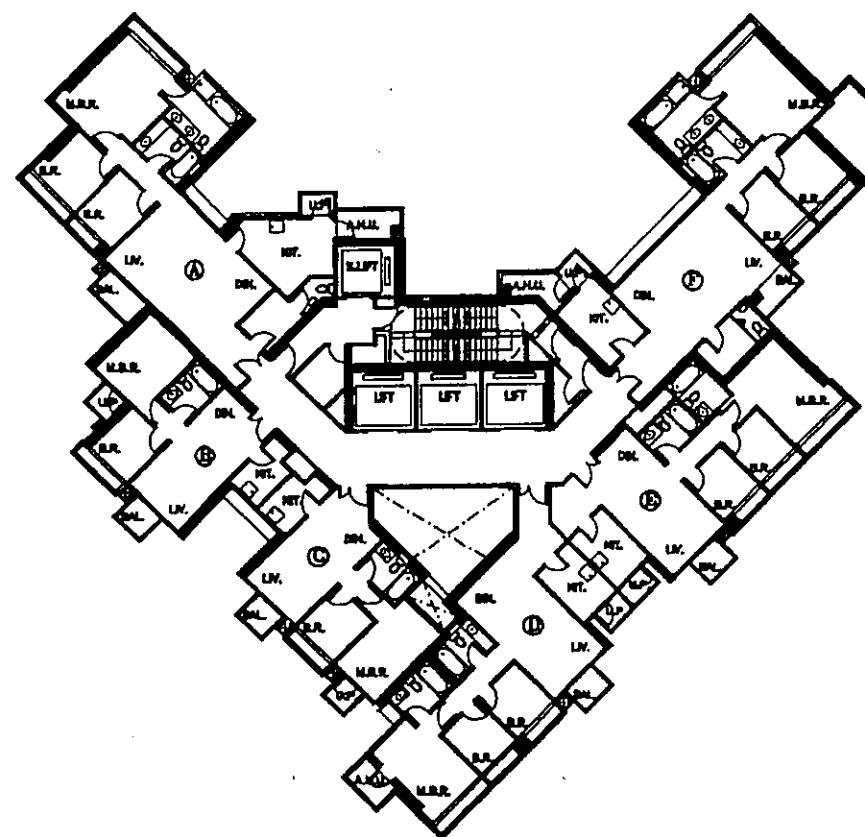
SECTION C - C

SCALE
 N.T.S.
 DATE
 MAR 2011

DRAWING No.
 SK-19-10



T-1



T-2

NOTES:

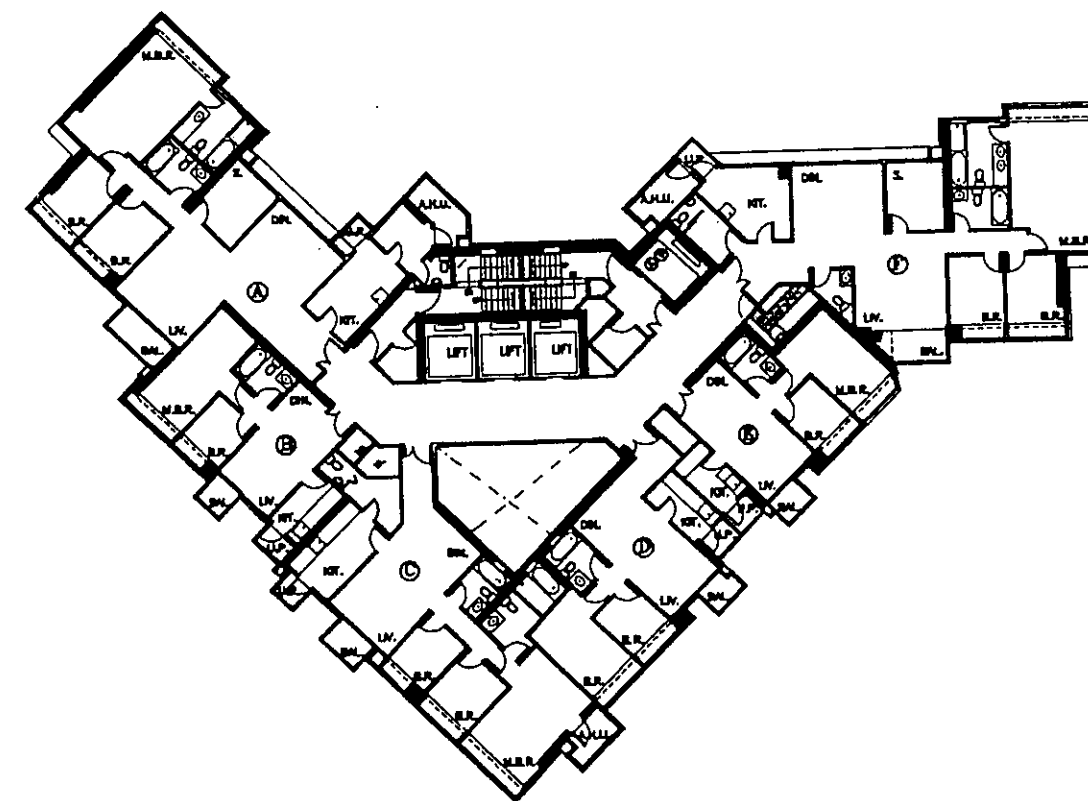
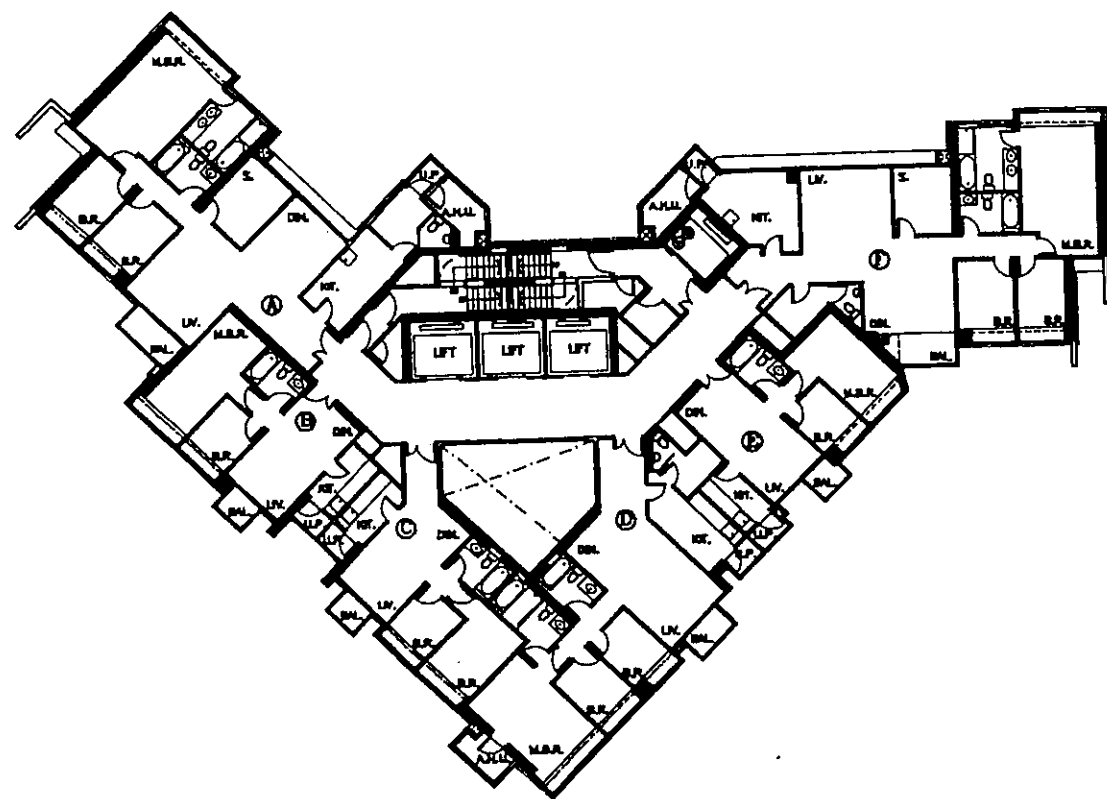
- 1) THE TYPICAL FLOOR PLANS ARE INDICATIVE ONLY AND ARE SUBJECT TO BUILDING DESIGN

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Proposed Development at KCR Station and Freight Yard,
 STL 75&LOT 744 RP IN DD176, Bus Terminus Site and
 KCRC Site in Fo Tan
SCHEME MLP-SK-19

T1 & T2 TYPICAL FLOOR PLAN

SCALE	N.T.S.	Doc Ref: 1000 KCR/MLP/2011/03/19 Rev. 01
DATE	MAR-2011	DRAWING No. SK-19-11



T-3

T-4

NOTES:

NOTES:
1) THE TYPICAL FLOOR PLANS ARE INDICATIVE ONLY AND ARE SUBJECT TO BUILDING DESIGN

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STTL 75&LOT 744 RP IN DD176, Bus Terminus Site and
KCRC Site in Fo Tan
SCHEME MLP-SK-19

T3 & T4 TYPICAL FLOOR PLAN

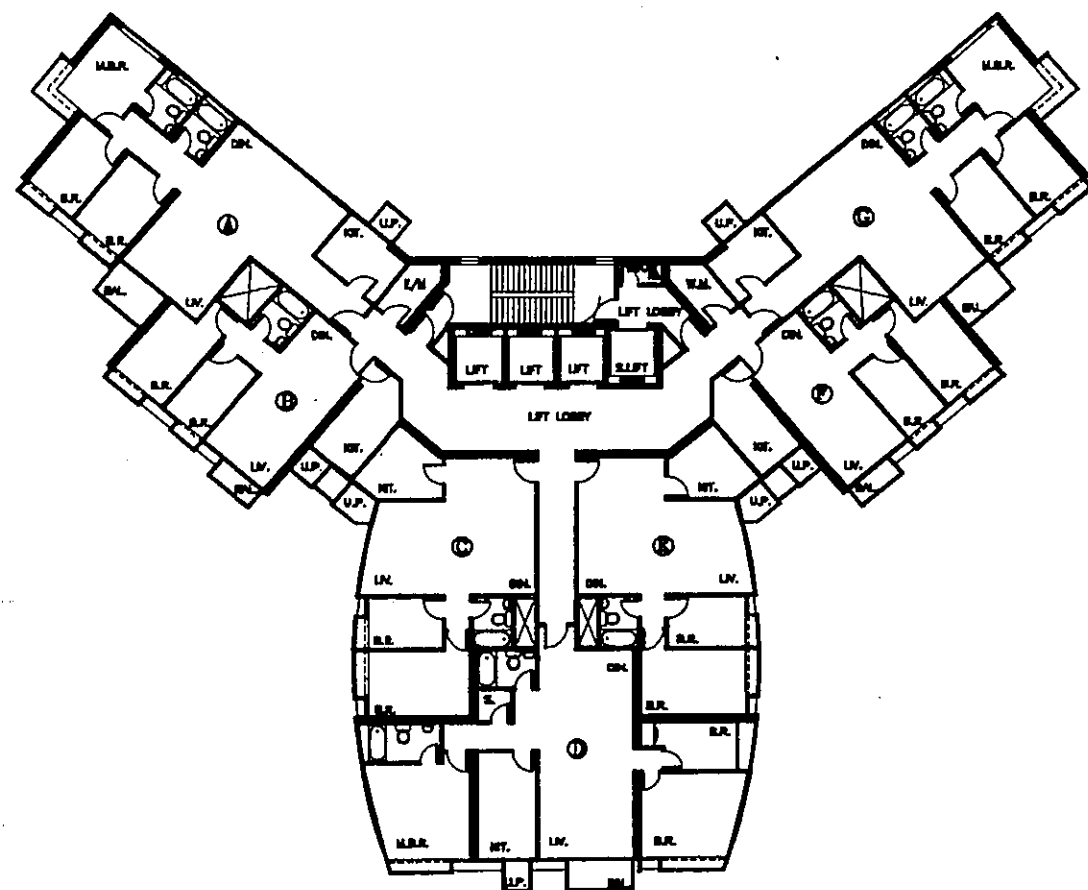
SCALE N.T.S.

DATE **MAR-2011**

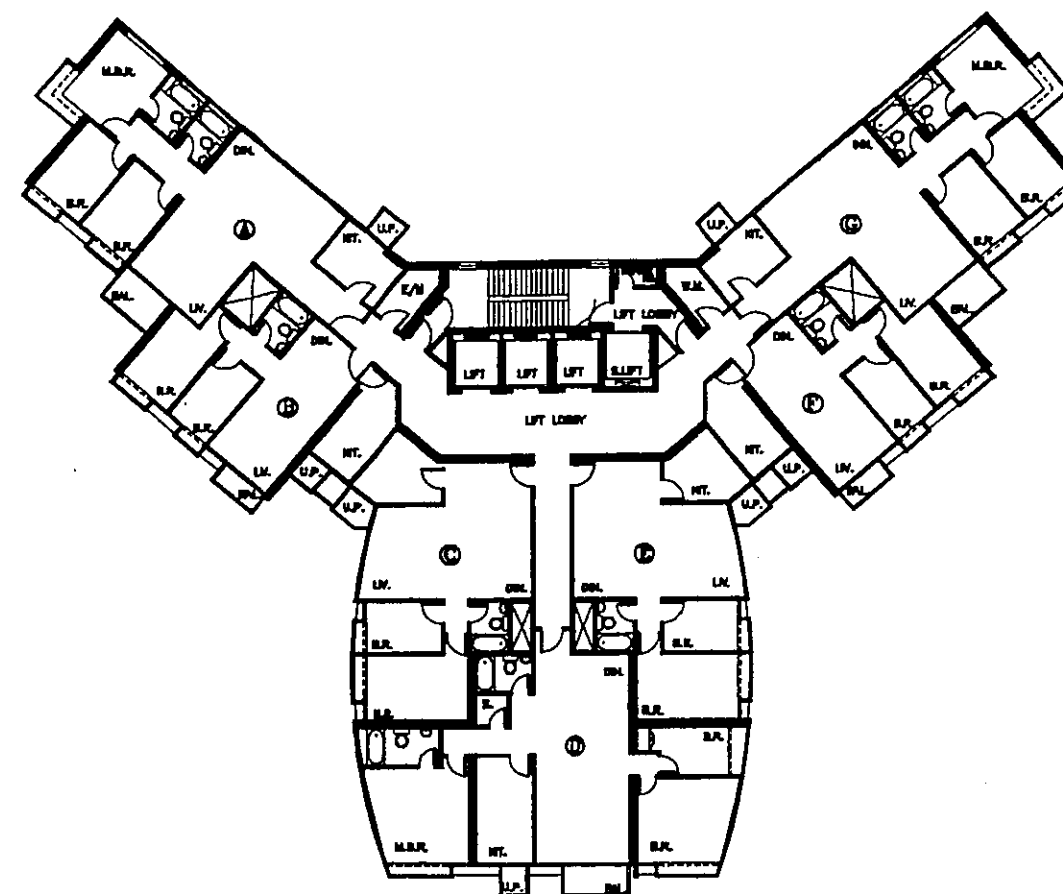
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TYPED CLASS 2 ADD. 201.057.04-10-12.00

DRAWING No.

SK-19-12



T6



T7

NOTES:

- 1) THE TYPICAL FLOOR PLANS ARE INDICATIVE ONLY AND ARE SUBJECT TO BUILDING DESIGN

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Proposed Development at KCR Station and Freight Yard,
STL 75&LOT 744 RP IN DD176,Bus Terminus Site and
KCRC Site in Po Tan
SCHEME MLP-SK-19

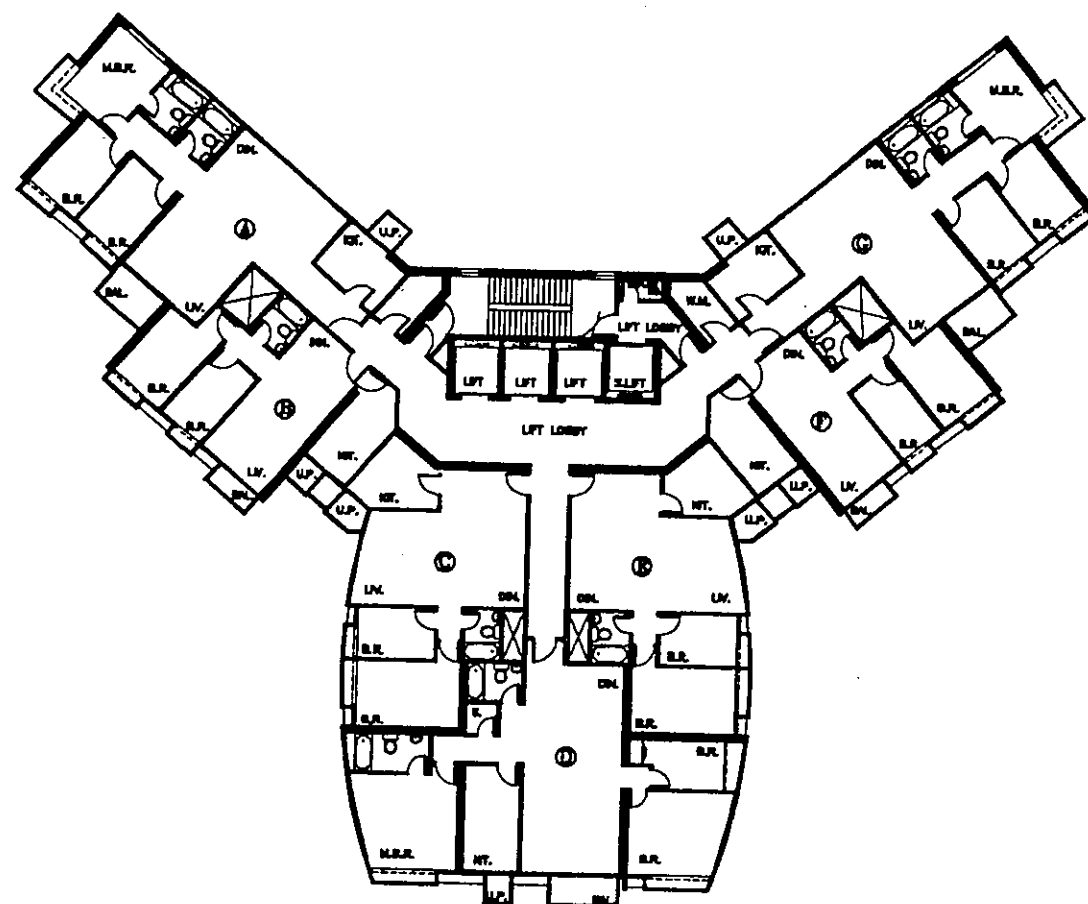
T6,&T7 TYPICAL FLOOR PLAN

SCALE
N.T.S.

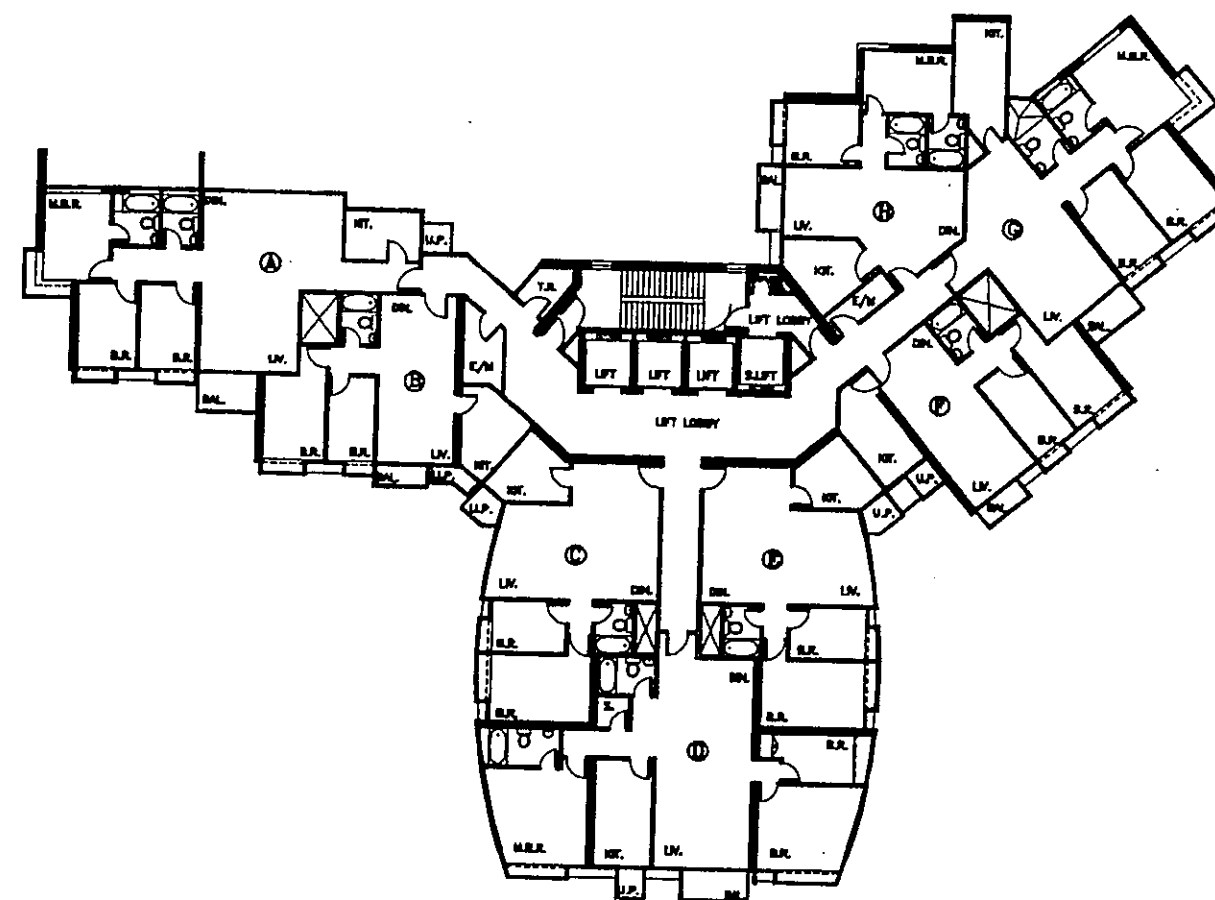
DATE
MAR 2011

DO NOT SCALE DIMENSIONS FROM THIS
DRAWING No.

SK-19-13



T8



T9

NOTES:

- 1) THE TYPICAL FLOOR PLANS ARE INDICATIVE ONLY AND ARE SUBJECT TO BUILDING DESIGN

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Proposed Development at KCR Station and Freight Yard,
 STIL 75&LOT 744 RP IN DD176, Bus Terminus Site and
 KCRC Site in Fo Tan
SCHEME MLP-SK-19

T8 & T9 TYPICAL FLOOR PLAN

SCALE	N.T.S.	DR. NO. 100 (1/4"=1'-0")/100 (1/8"=1'-0")/200 (1/16"=1'-0")
DATE	MAR 2011	DRAWING No. SK-19-14

DEVELOPMENT PARAMETERS	S1 - STTL 75 & LOT 744 RP IN DD176	S2 - BUS TERMINUS S3 - KCRC SITE																												
SITE AREA (m²)	20,038.59 (UPDATED AS PER LEASE AND SURVEY)	29,615.90																												
GFA (ABOUT) (m²) - GFA (ABOUT) Total GFA(m²) - DOMESTIC - NON-DOMESTIC	84,306.03 77,233.65 7,072.38	124,268.32 113,843.52 10,424.8																												
PLOT RATIO - DOMESTIC - NON-DOMESTIC	3.854 0.353	3.844 0.352																												
NO. OF FLATS	914	1,147																												
AVERAGE FLAT SIZE (m²)	84.5	99.3																												
NO. OF DOMESTIC STOREYS	35-42 DOMESTIC STOREYS OVER A PODIUM OF 4-6 STOREYS	37 - 41 DOMESTIC STOREYS OVER A PODIUM OF 4-6 STOREYS																												
BUILDING HEIGHT (mPD)	138.25 - 163.45	147.80 - 162.80																												
G.I.C. FACILITIES	1 PTI	1 MTI																												
	1 KINDERGARTEN	1 SECONDARY SCHOOL (STANDARD SITE AREA)																												
	1 PRIMARY SCHOOL (FREE STANDARD AT GROUND LEVEL)	-																												
PARKING FACILITIES	<table><tr><td><u>RESIDENTIAL PARKING</u></td><td><u>PROVISION</u></td></tr><tr><td>PARKING</td><td>282</td></tr><tr><td>VISITORS</td><td>20</td></tr><tr><td>MOTORCYCLE</td><td>30</td></tr><tr><td>BICYCLE**</td><td>229</td></tr><tr><td></td><td>(1 FOR EVERY 4 UNITS)</td></tr><tr><td>L/LUL BAY</td><td>4</td></tr></table>	<u>RESIDENTIAL PARKING</u>	<u>PROVISION</u>	PARKING	282	VISITORS	20	MOTORCYCLE	30	BICYCLE**	229		(1 FOR EVERY 4 UNITS)	L/LUL BAY	4	<table><tr><td><u>RESIDENTIAL PARKING</u></td><td><u>PROVISION</u></td></tr><tr><td>PARKING</td><td>427</td></tr><tr><td>VISITORS</td><td>20</td></tr><tr><td>MOTORCYCLE</td><td>45</td></tr><tr><td>BICYCLE**</td><td>287</td></tr><tr><td></td><td>(1 FOR EVERY 4 UNITS)</td></tr><tr><td>L/LUL BAY</td><td>4</td></tr></table>	<u>RESIDENTIAL PARKING</u>	<u>PROVISION</u>	PARKING	427	VISITORS	20	MOTORCYCLE	45	BICYCLE**	287		(1 FOR EVERY 4 UNITS)	L/LUL BAY	4
	<u>RESIDENTIAL PARKING</u>	<u>PROVISION</u>																												
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	<table><tr><td><u>COMMERCIAL & G/I/C PARKING</u></td><td></td></tr><tr><td>- NON-DOMESTIC PARKING</td><td>36</td></tr><tr><td>- MOTORCYCLE</td><td>4</td></tr><tr><td>- PRIMARY SCHOOL PARKING</td><td>5</td></tr><tr><td>- KINDERGARTEN PARKING</td><td>1</td></tr></table>	<u>COMMERCIAL & G/I/C PARKING</u>		- NON-DOMESTIC PARKING	36	- MOTORCYCLE	4	- PRIMARY SCHOOL PARKING	5	- KINDERGARTEN PARKING	1	<table><tr><td><u>COMMERCIAL & G/I/C PARKING</u></td><td></td></tr><tr><td>- NON-DOMESTIC PARKING</td><td>53</td></tr><tr><td>- MOTORCYCLE</td><td>6</td></tr><tr><td>- SECONDARY SCHOOL PARKING</td><td>8</td></tr></table>	<u>COMMERCIAL & G/I/C PARKING</u>		- NON-DOMESTIC PARKING	53	- MOTORCYCLE	6	- SECONDARY SCHOOL PARKING	8										
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	<table><tr><td><u>COMMERCIAL & G/I/C L/LUL</u></td><td></td></tr><tr><td>- NON-DOMESTIC L/LUL</td><td>9</td></tr><tr><td>- PRIMARY SCHOOL TAXI/CAR LAY-BY</td><td>10</td></tr><tr><td>- SCHOOL BUS LAY-BY</td><td>3</td></tr><tr><td>- KINDERGARTEN TAXI/CAR LAY-BY</td><td>1</td></tr><tr><td>- SCHOOL BUS LAY-BY</td><td>2</td></tr></table>	<u>COMMERCIAL & G/I/C L/LUL</u>		- NON-DOMESTIC L/LUL	9	- PRIMARY SCHOOL TAXI/CAR LAY-BY	10	- SCHOOL BUS LAY-BY	3	- KINDERGARTEN TAXI/CAR LAY-BY	1	- SCHOOL BUS LAY-BY	2	<table><tr><td><u>COMMERCIAL & G/I/C L/LUL</u></td><td></td></tr><tr><td>- NON-DOMESTIC L/LUL</td><td>14</td></tr><tr><td>- SECONDARY SCHOOL TAXI/CAR LAY-BY</td><td>6</td></tr><tr><td>- SCHOOL BUS LAY-BY</td><td>3</td></tr></table>	<u>COMMERCIAL & G/I/C L/LUL</u>		- NON-DOMESTIC L/LUL	14	- SECONDARY SCHOOL TAXI/CAR LAY-BY	6	- SCHOOL BUS LAY-BY	3								
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- SCHOOL BUS LAY-BY	3																													
	NOTE #: 1. THE PROPOSED GFA HAS NOT COUNTED THE FLOOR AREA OF THE PROPOSED KINDERGARTEN, PRIMARY SCHOOL, SECONDARY SCHOOL, TWO PUBLIC TRANSPORT INTERCHANGES AND THE COVERED AREA OF FO TAN STATION AND THAT OF THE FREIGHT YARD WHICH IS IN THE LINE WITH THE REMARKS IN NOTES FOR THE "CDA(1)" ZONE OF THE OZP, EXCEPT FOR THE PROPOSED KINDERGARTEN WHICH SHOULD BE INCLUDED IN NON-DOMESTIC GFA CALCULATION. 2. PART OF THE STRUCTURE FOR MTI WILL BE LOCATED AT S1 SITE AS SHOWN ON PLANS, AND WILL BE ERECTED UPON COMPLETION OF CONSTRUCTION OF S1 DEVELOPMENT.																													

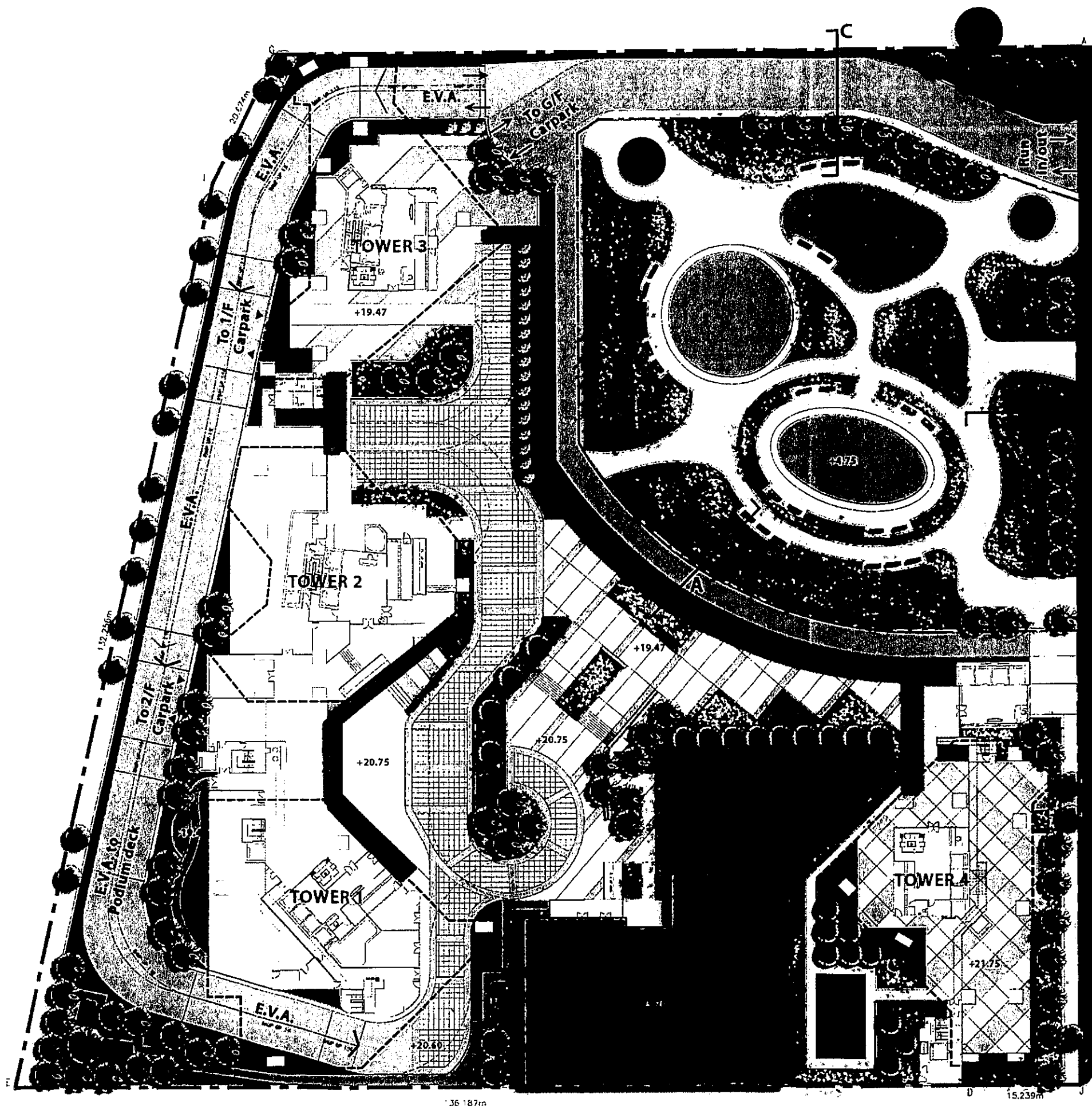
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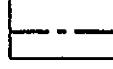
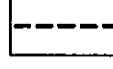






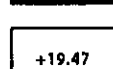


Proposed Development at KCR Station and Freight Yard,
STTL 75&LOT 744 RP IN DD176,Bus Terminus Site and
KCRC Site in Fo Tan
SCHEME MLP-SK-19

DEVELOPMENT SCHEDULE

SCALE	N.T.S.	CAD REF. 1:10000/1:5000/1:2000/1:1000/1:500/1:200/1:100/1:50/1:20/1:10/1:5/1:2/1:1
DATE	MAR 2011	DRAWING No. SK-19-15



LEGEND:

-  Application Site Boundary
-  Future School Site Boundary
-  Extent of Transfer Plate
-  Proposed Tree Planting
-  Proposed Shrub Planting
-  Proposed Lawn Area
-  Proposed Decorative Paving
-  Proposed Timber Deck
-  Proposed Sculptural Feature
-  Proposed Swimming Pool
-  Proposed Levels
-  Retained Tree - T33

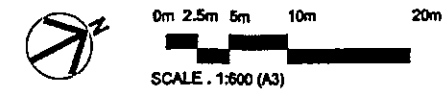
Application No. TP/A/ST/658-1

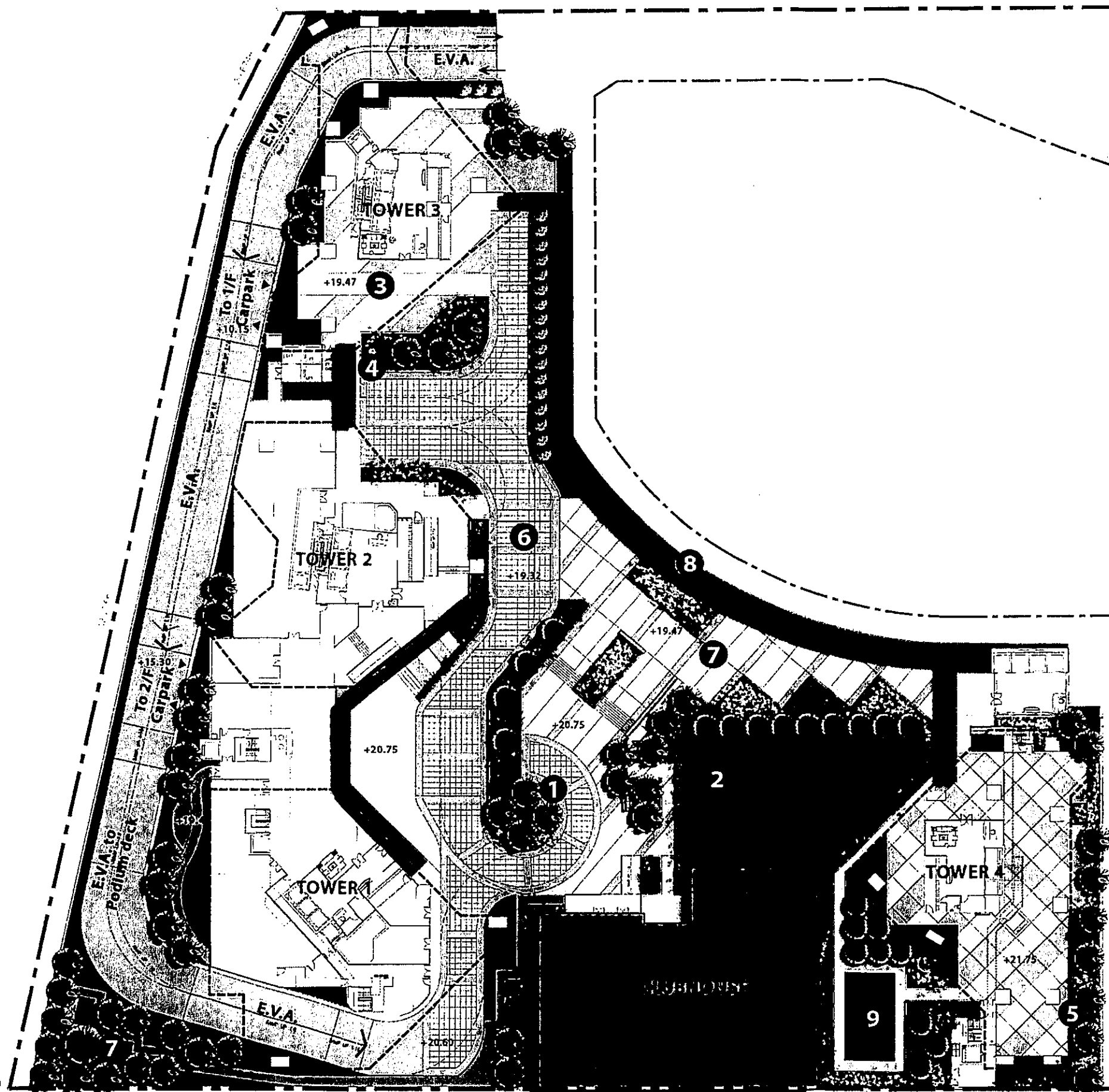
Plan approved by

for Director of Planning

PLANNING DEPARTMENT

Date: 19.9.2011





LEGEND:

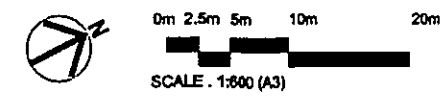
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- Future School Site Boundary
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- Proposed Shrub Planting
- Proposed Decorative Paving
- Proposed Timber Decking
- Proposed Sculptural Feature
- Proposed Swimming Pool
- Proposed Levels

Application No. **TB/A/ST/68-1**

Plan approved by

for Director of Planning
PLANNING DEPARTMENT
 Date: **19.9.2011**

- ① Central Plaza – Vehicular turnaround design to create a landscape plaza effect.
- ② Clubhouse and Recreational Landscape – The swimming pool forms the social focus of the proposed development
- ③ Entry Courtyards – Paving in front of residential blocks distinctive design to integrate with the Central Plaza.
- ④ Tree Planting – To visually soften the proposed development and to create seasonal shade and visual interest.
- ⑤ Planting designed to soften the visual mass of the proposed building edge.
- ⑥ Central Axis – Distinctive paving designed to integrate with the Central Plaza and Entrance Courtyards.
- ⑦ Sculpture Garden – Part of a liner garden and the landscape buffer along the eastern podium edge. The landscape design is based around a formal court enclosed by tree or shrub planting and punctuated by a series of small spaces containing sculptural features and landscape art. The footpath can also be utilized as a jogging trail.
- ⑧ Articulated podium facade integrated with vertical greening links to proposed planting within proposed school site at ground level.
- ⑨ Fitness Court – A space design for multipurpose use such as for Tai Chi and to foster social interaction/ well being.


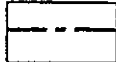
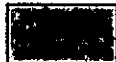
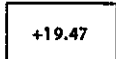


REDEVELOPMENT AT NO. 1 - 11 AU PUI WAN STREET, FO TAN, STTL 75 & LOT 744 RP IN DD176, HONG KONG

Landscape Master Plan (Third Floor) - LMP-03
 Dwg. No. LMP-03




LEGEND:

-  Application Site Boundary
-  Future School Site Boundary
-  Proposed Extensive Green Roof
-  Proposed Levels

- ① **Extensive Green Roof** - Designed to increase the area of visible greening in elevated views from the surrounding residential towers and to soften the hard landscape of the podium below. The green roof will help reduce solar heat build-up by use of low maintenance shrub and groundcover planting.

Application No. TPO/A/ST/658-1

Plan approved by 

for Director of Planning
PLANNING DEPARTMENT

Date: 29.9.2011



0m 2.5m 5m 10m 20m
SCALE: 1:800 (A3)

REDEVELOPMENT AT NO. 1 - 11 AU PUI WAN STREET, FO TAN, STTL 75 & LOT 744 RP IN DD176, HONG KONG

Landscape Master Plan (Fourth Floor) - LMP-04

Dwg No LMP-04

axxa group