

List of Approval Conditions

Application No. A/K20/91

- Application Site : Comprehensive Development Area at Airport Railway Kowloon Station, West Kowloon Reclamation (KIL 11080)
- Subject of Application : Proposed Comprehensive Development (Amendments to an Approved Master Layout Plan) in "Comprehensive Development Area" zone
- Date of Approval : 29.7.2005
- Approval Conditions :
- (a) the design and provision of vehicular ingress/egress, parking (including coach parking) and loading/unloading facilities, and lay-bys to the satisfaction of the Commissioner for Transport or of the TPB;
 - (b) the design and provision of a pedestrian circulation system including footbridges, subways and underpasses, connecting the proposed development with the surrounding areas, particularly the "Comprehensive Development Area" to the east and the West Kowloon Cultural District to the south, to the satisfaction of the Commissioner for Transport or of the TPB;
 - (c) the provision of refuse collection points to the satisfaction of the Director of Food and Environmental Hygiene or of the TPB;
 - (d) the provision, design and construction of public open space to the satisfaction of the Director of Planning or of the TPB;
 - (e) the provision of kindergarten facilities within the proposed development to the satisfaction of the Secretary for Education and Manpower or of the TPB;
 - (f) 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;
 - (g) the submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the TPB;
 - (h) the submission of sewerage impact assessment and the implementation of mitigation measures, as proposed by the applicant, to the satisfaction of the Director of Environmental Protection or of the TPB; and
 - (i) the permission shall cease to have effect on 29.7.2009 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

YAU MA TEI TYPHOON SHELTER

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
二零零五年七月二十九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 29. 7. 2005.

signed Mrs. Rita LAU 劉吳惠蘭
Chairman, Town Planning Board 城市規劃委員會主席 簽署

AIRPORT RAILWAY TRACKS

WEST KOWLOON HIGHWAY

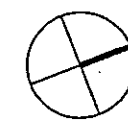
LIN CHEUNG ROAD

JORDAN ROAD

AUSTIN ROAD WEST

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

NOTE:

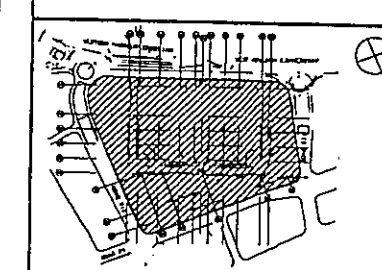


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NO OF STOREYS COUNTED
ABOVE PODIUM LEVEL
(EXCLUDING ALL PLANTS,
REFUGE FLOORS AND LOBBIES)

LEGEND:

- RESIDENTIAL
- COMMERCIAL/HOTEL
- SERVICE APARTMENT +
HOTEL +
RESIDENTIAL
- STATION
FACILITIES
- G.I.C.
- BUS
STATION
- C.D.A.
SITE
BOUNDARY



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WONG & OUYANG (HK) LTD
ARCHITECTS AND ENGINEERS HONG KONG

PROJECT
**UNION SQUARE,
KOWLOON STATION,
CDA DEVELOPMENT**

DRAWING TITLE
**M.L.P. REV. 25
SITE PLAN**

SIGNATURE FOR SUBMISSION/CONSTRUCTION

DATE 06/02/02

DRAWN BY WKL DATE 06/02/02

ENTERED BY WKL PLOT DATE 06/02/02

CHECKED BY TY DATE 27/05/05

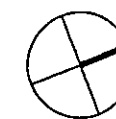
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JOB NUMBER DRAWING NUMBER REVISION

2052 ASK-0055 C

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NOTE:

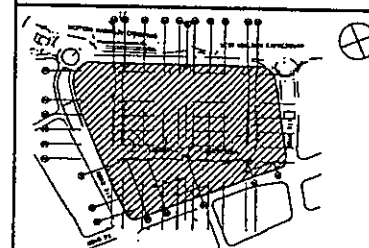


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PROJECT
**UNION SQUARE,
KOWLOON STATION,
CDA DEVELOPMENT**

DRAWING TITLE

**M.L.P. REV. 25
BASEMENT PLAN**

SIGNATURE FOR SUBMISSION/CONSTRUCTION

DATE 06/02/02

DRAWN BY WKL DATE 06/02/02

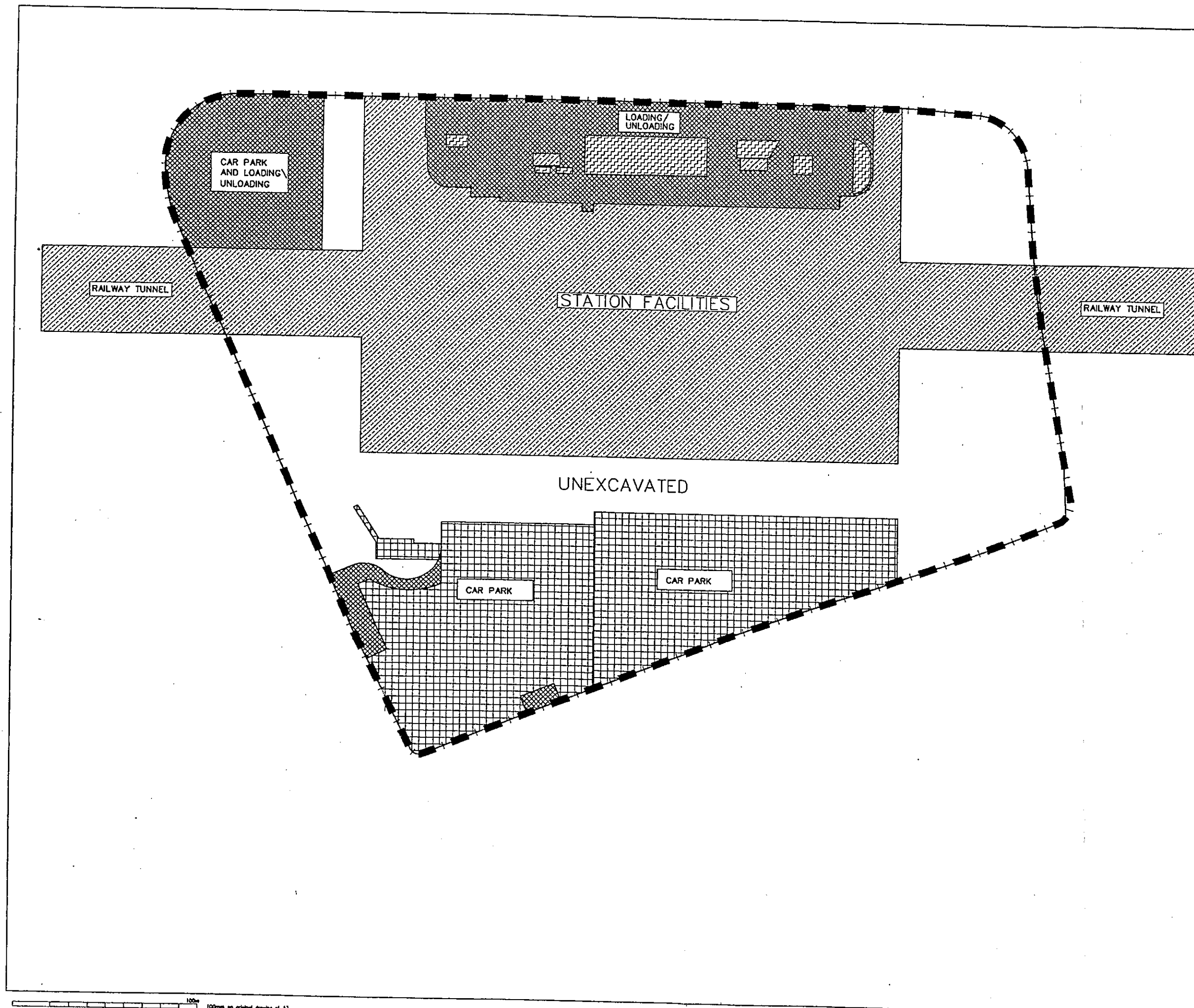
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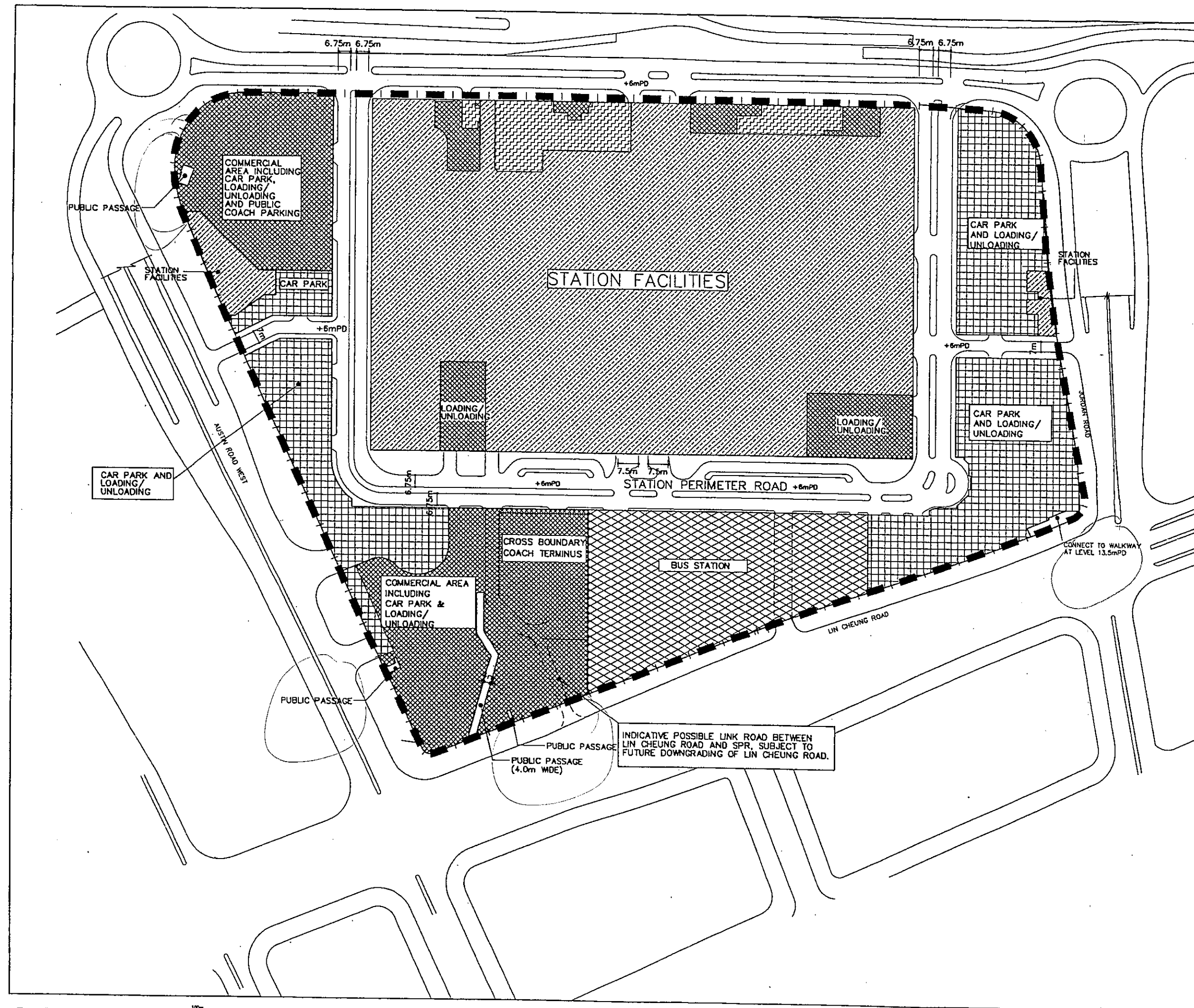
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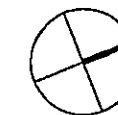
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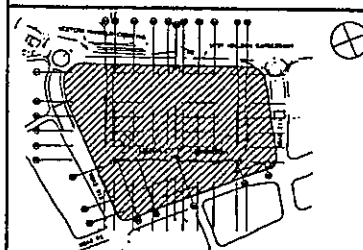


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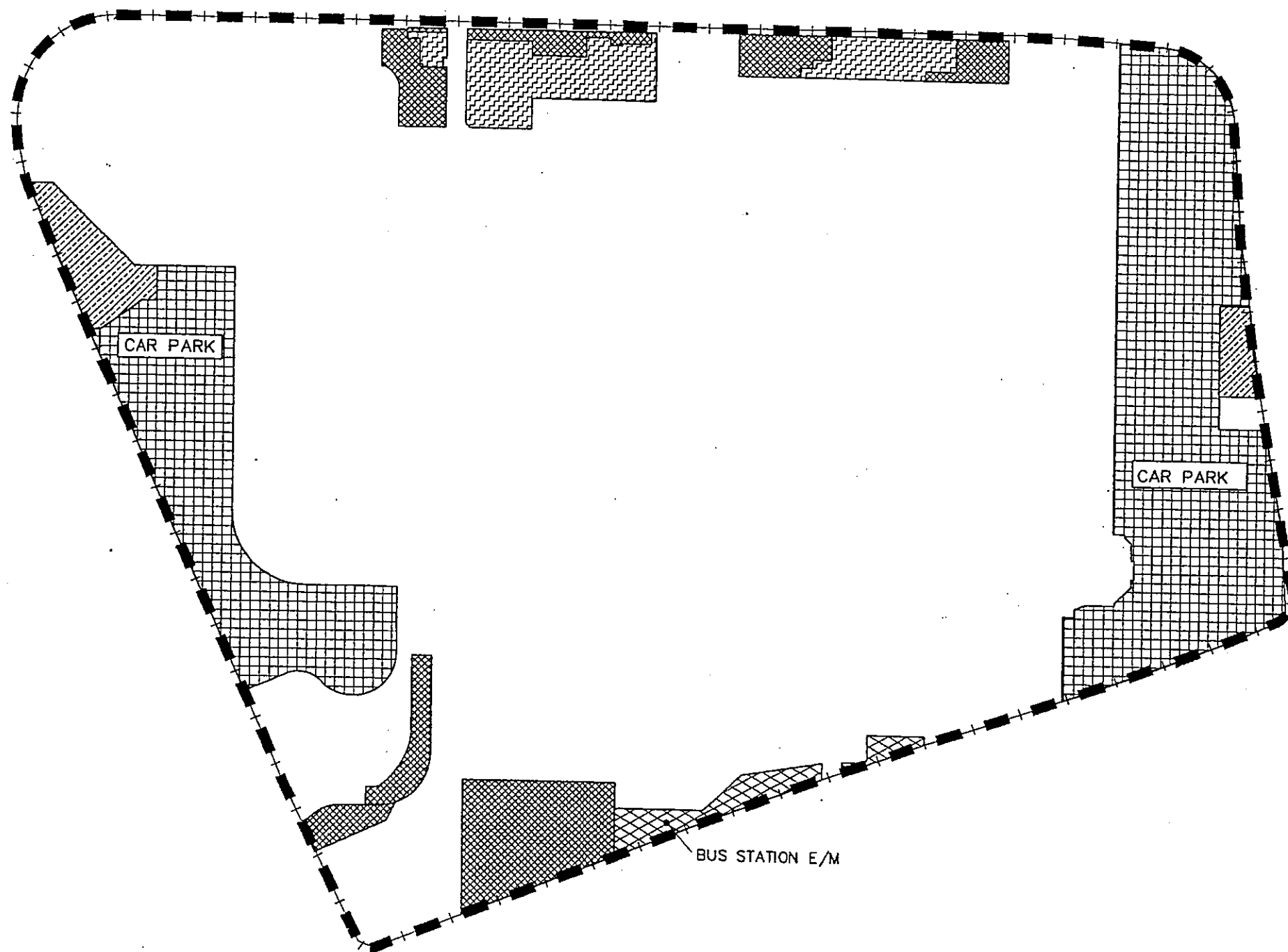
DRAWING TITLE
**M.L.P. REV. 25
GROUND FLOOR PLAN**

SIGNATURE FOR SUBMISSION/CONSTRUCTION

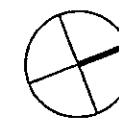
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| ENTERED BY WGL | PLOT DATE 06/02/02 |
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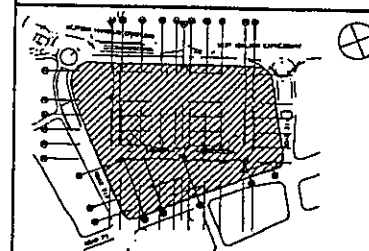


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MTR Corporation
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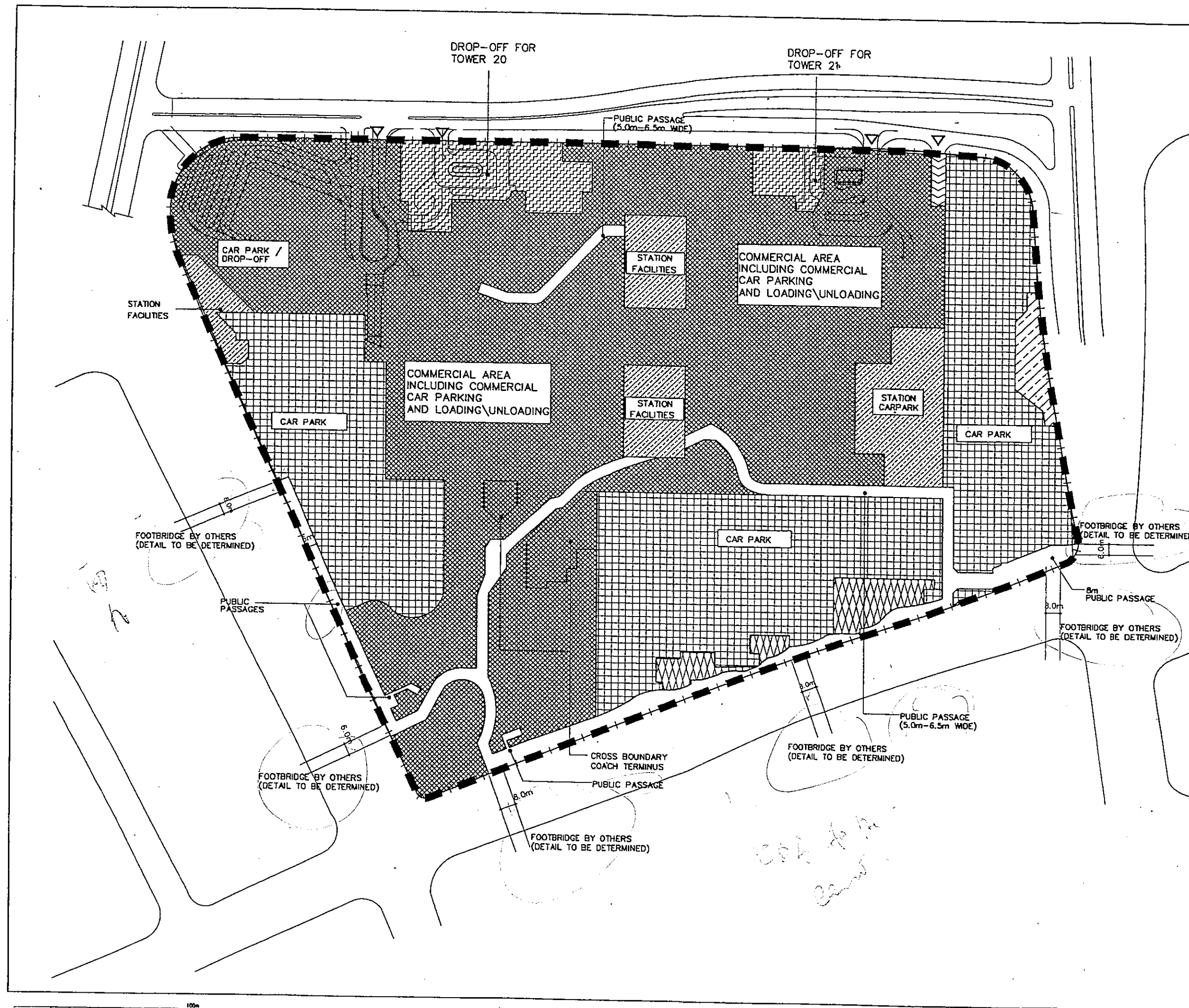
DRAWING TITLE
**M.L.P. REV. 25
MEZZANINE FLOOR PLAN**

SIGNATURE FOR SUBMISSION/CONSTRUCTION

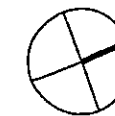
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JOB NUMBER 2052 DRAWING NUMBER ASK-0058 REVISION E

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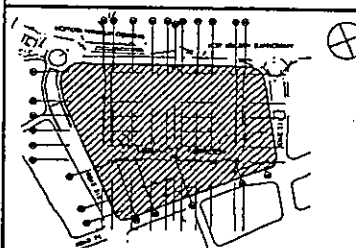


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MTR Corporation
 1101 YIM, YIM TUNG PLAZA, 33 34 YIP STREET,
 KOWLOON BAY, HONG KONG
 TELEPHONE: (852) 27653111 FACSIMILE: (852) 27653130

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PROJECT
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 KOWLOON STATION,
 CDA DEVELOPMENT**

DRAWING TITLE
**M.L.P. REV. 25
 FIRST FLOOR PLAN**

SIGNATURE FOR SUBMISSION/CONSTRUCTION

DATE 06/02/02

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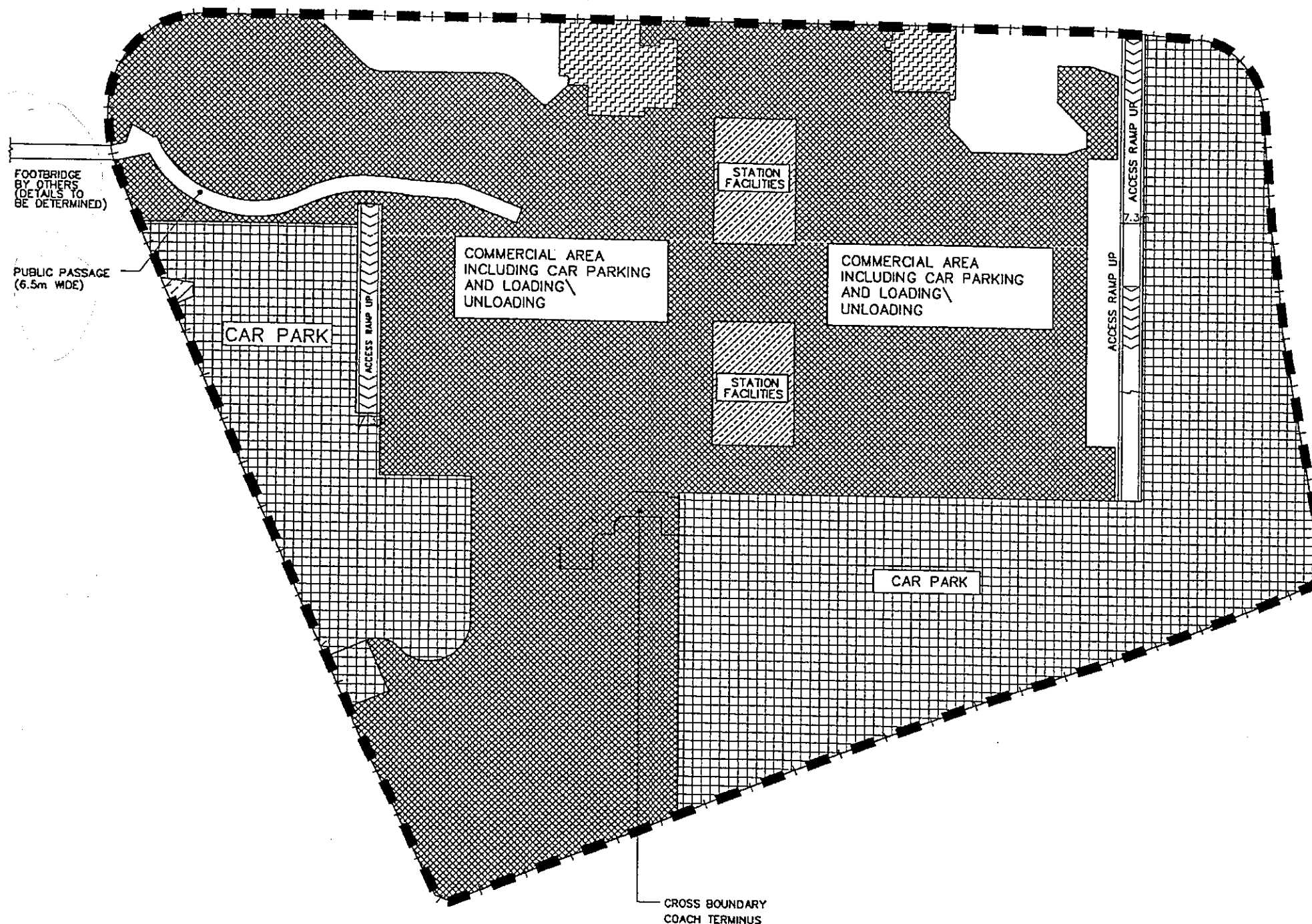
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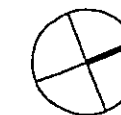
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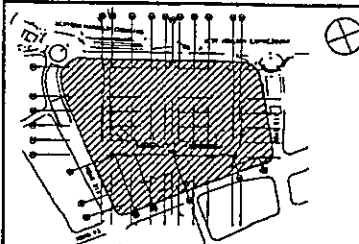


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HOTEL +
RESIDENTIAL + COMMERCIAL
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- G.I.C.
- BUS
STATION
- C.D.A.
SITE
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PROJECT
**UNION SQUARE,
KOWLOON STATION,
CDA DEVELOPMENT**

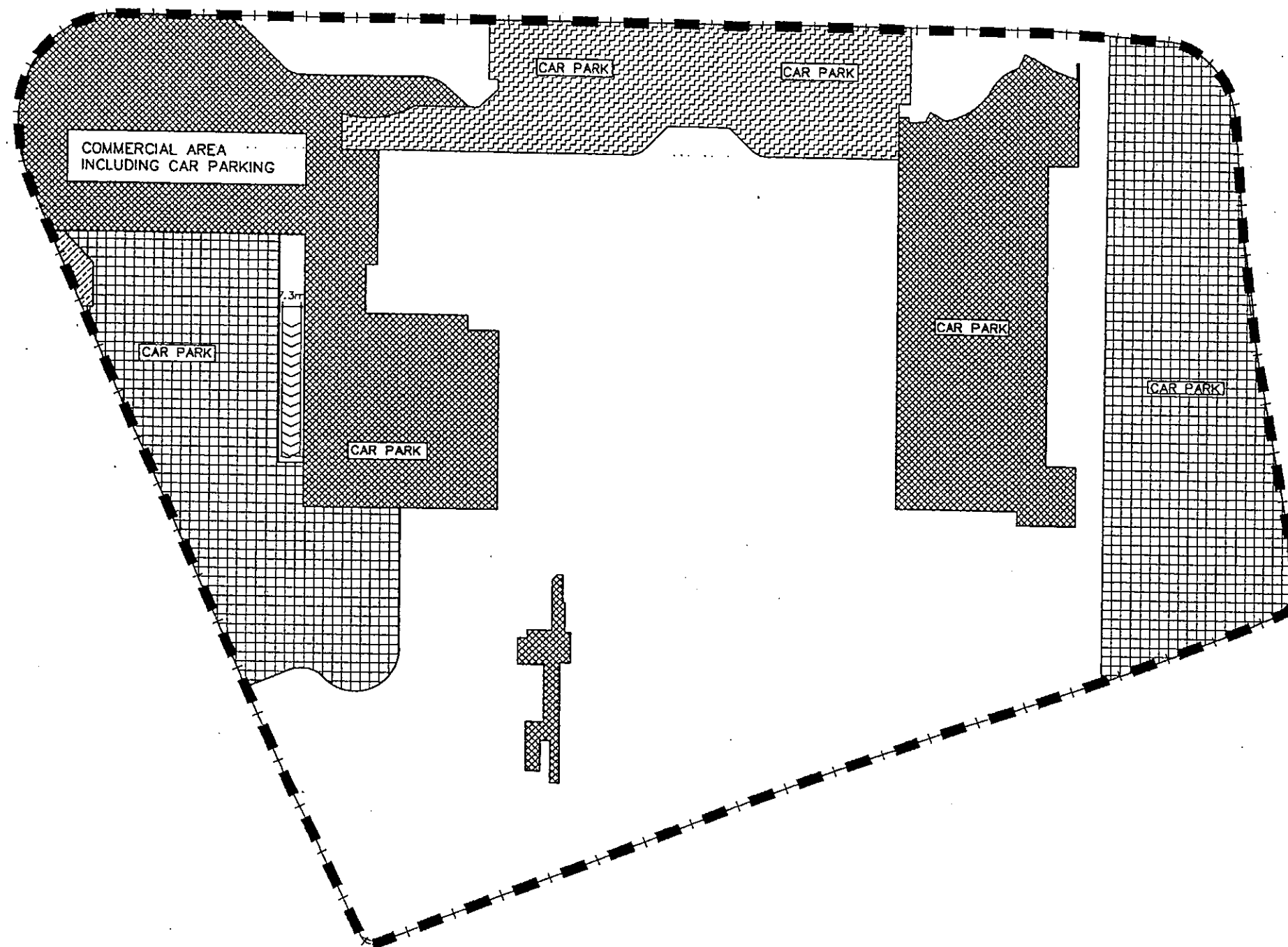
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**M.L.P. REV. 25
SECOND FLOOR PLAN**

SIGNATURE FOR SUBMISSION/CONSTRUCTION

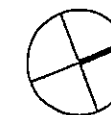
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| DRAWN BY | WKL |
| DATE | 31/05/05 |
| ENTERED BY | WKL |
| PLOT DATE | 31/05/05 |
| CHECKED BY | TY |
| DATE | 31/05/05 |
| SCALE | 1:2000 |
| PRINT DATE | 31/05/05 |

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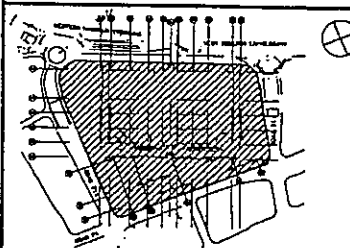


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HOTEL +
RESIDENTIAL + COMMERCIAL
- STATION
FACILITIES
- G.I.C.
- BUS
STATION
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CDA DEVELOPMENT

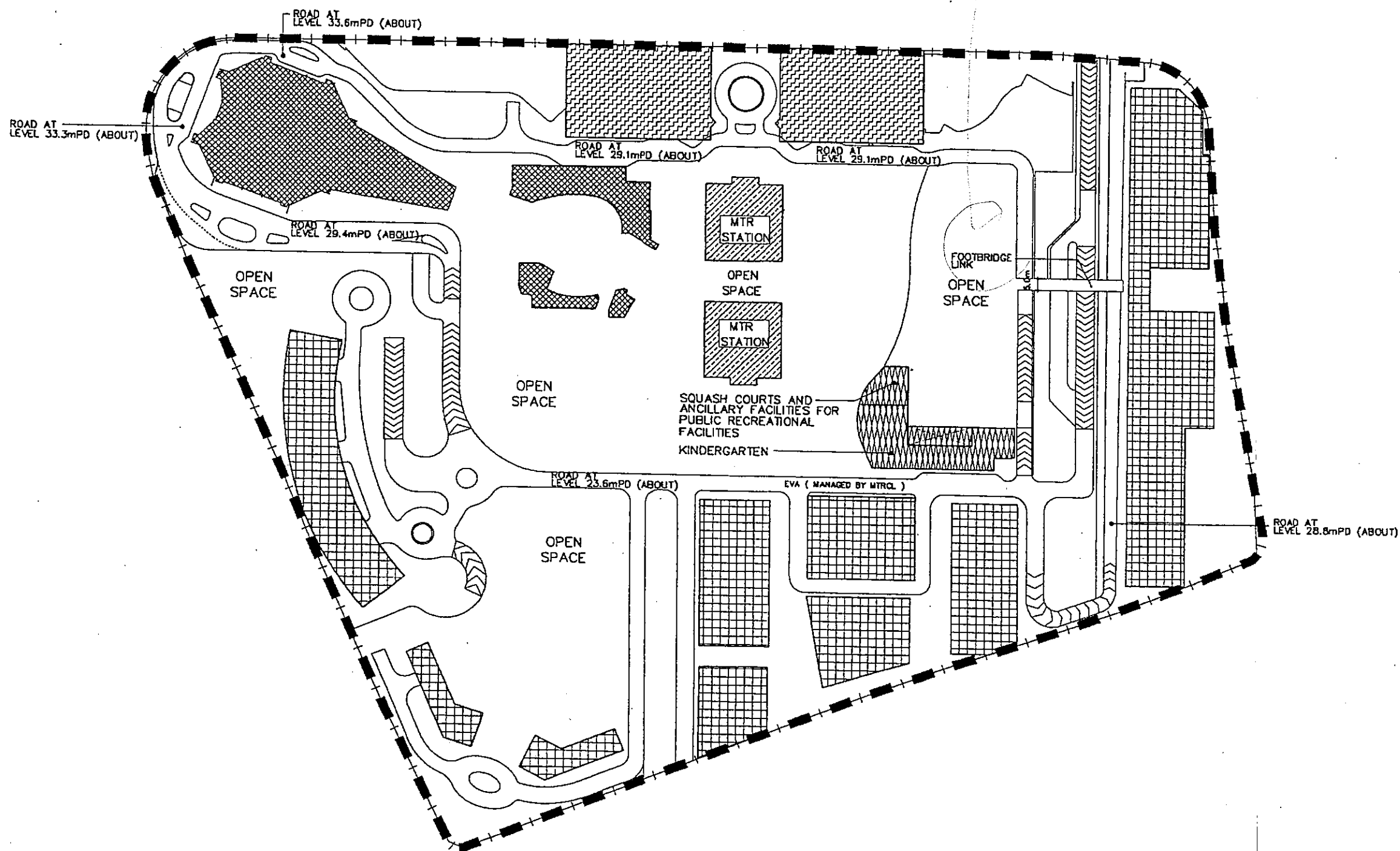
DRAWING TITLE
M.L.P. REV. 25
INTERMEDIATE LEVELS
A & B PLAN

SIGNATURE FOR SUBMISSION/CONSTRUCTION

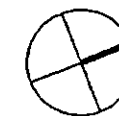
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| ENTERED BY WKL | DATE 31/05/05 |
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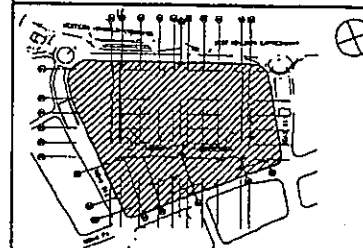


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KOWLOON BAY, HONG KONG
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PROJECT
**UNION SQUARE,
KOWLOON STATION,
CDA DEVELOPMENT**

DRAWING TITLE
**M.L.P. REV. 25
PODIUM LEVEL PLAN**

SIGNATURE FOR SUBMISSION/CONSTRUCTION

DATE 06/02/02

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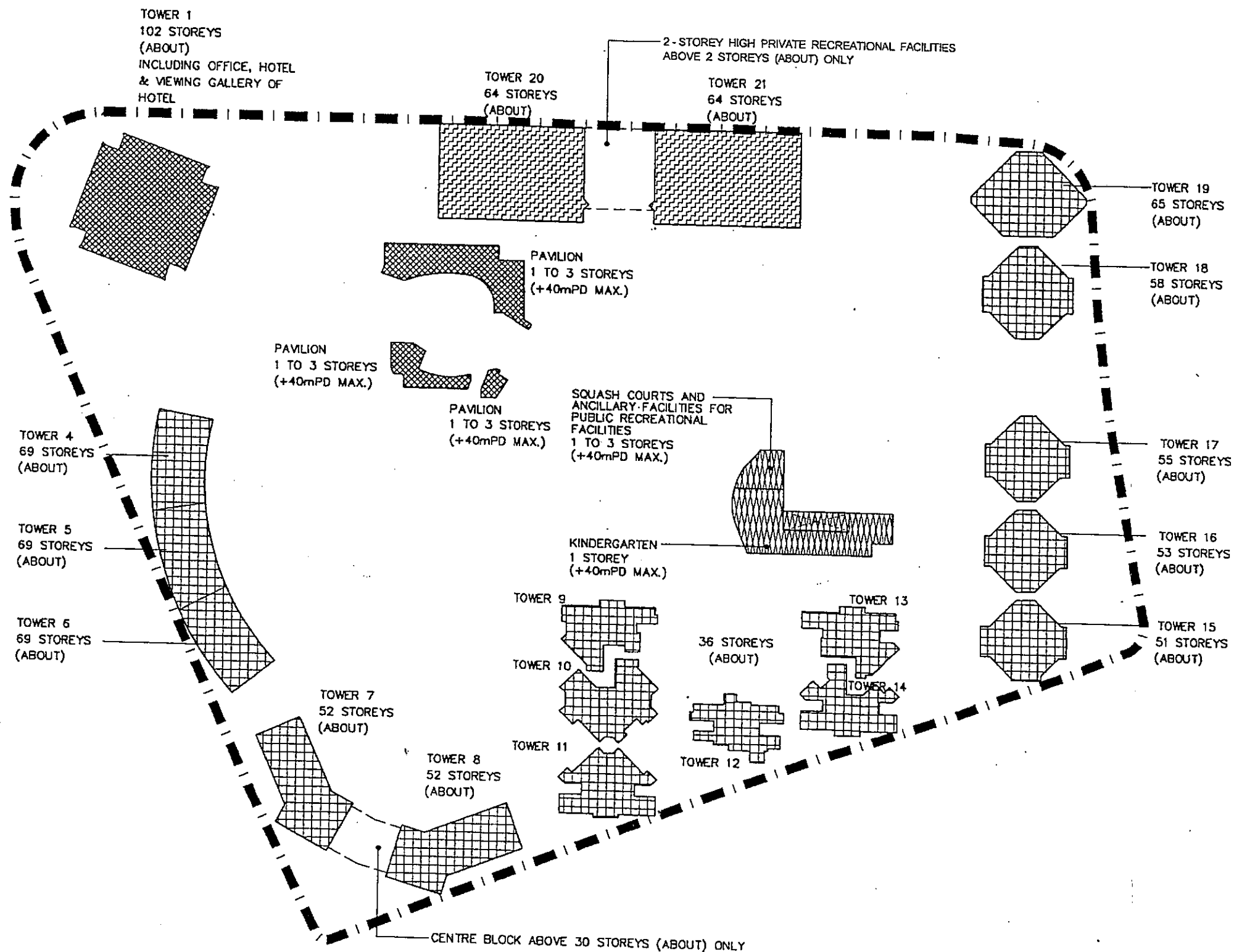
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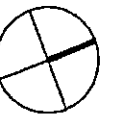
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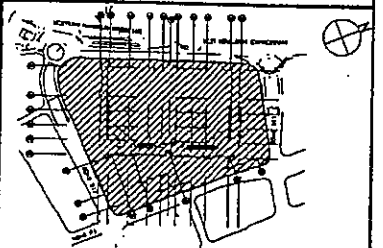


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MTR TOWER, Telford Plaza, 33 MTR STREET,
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PROJECT
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CDA DEVELOPMENT

DRAWING TITLE
M.L.P. REV. 25
TYPICAL UPPER LEVEL
PLAN

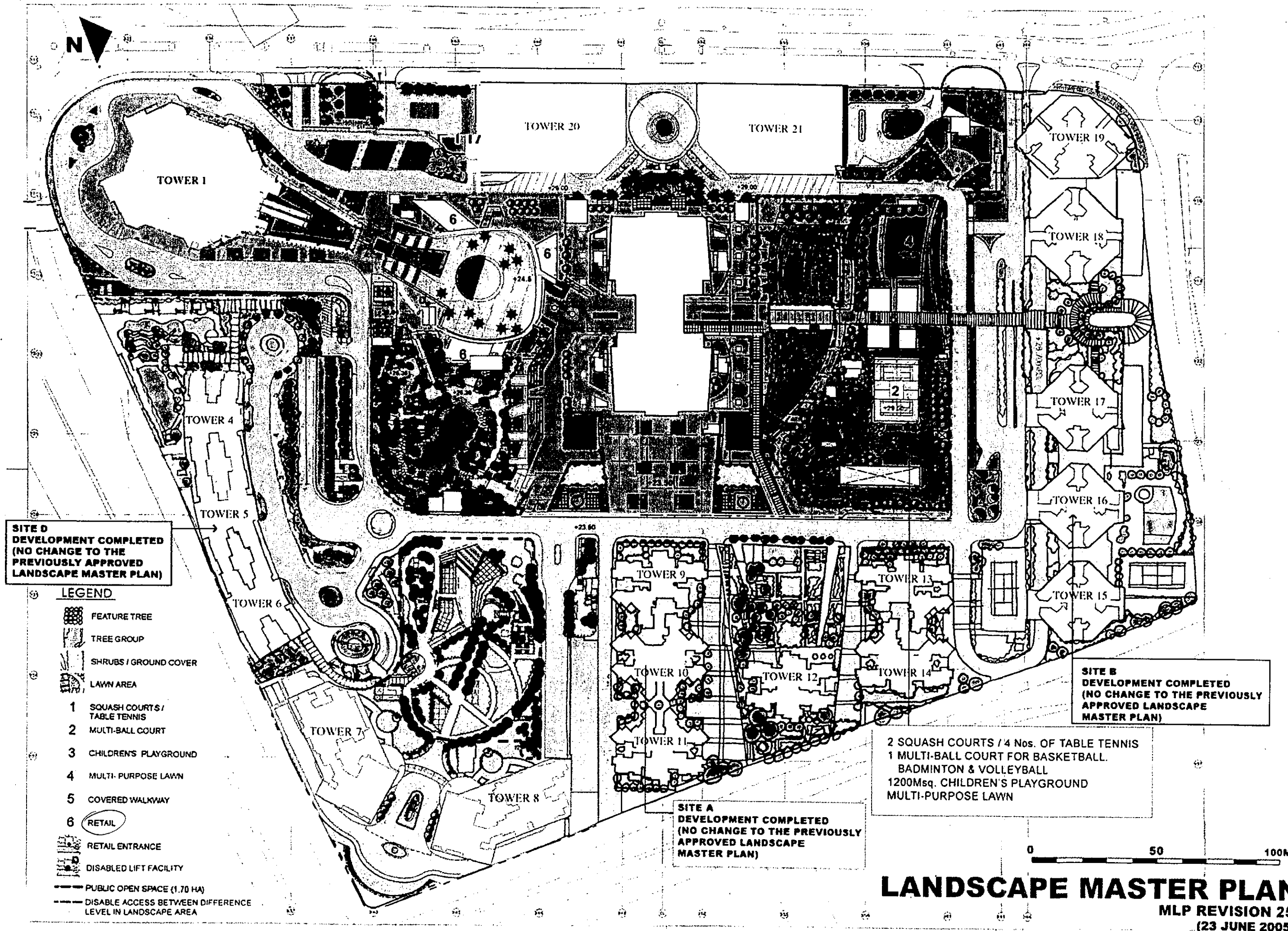
SIGNATURE FOR SUBMISSION/CONSTRUCTION

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| DRAWN BY WGL | DATE 06/02/02 |
| ENTERED BY WGL | DATE 06/02/02 |
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100m
100mm on original drawing of A3



**SITE D
DEVELOPMENT COMPLETED
(NO CHANGE TO THE
PREVIOUSLY APPROVED
LANDSCAPE MASTER PLAN)**

**SITE B
DEVELOPMENT COMPLETED
(NO CHANGE TO THE PREVIOUSLY
APPROVED LANDSCAPE
MASTER PLAN)**

**SITE A
DEVELOPMENT COMPLETED
(NO CHANGE TO THE PREVIOUSLY
APPROVED LANDSCAPE
MASTER PLAN)**

2 SQUASH COURTS / 4 Nos. OF TABLE TENNIS
1 MULTI-BALL COURT FOR BASKETBALL,
BADMINTON & VOLLEYBALL
1200Msq. CHILDREN'S PLAYGROUND
MULTI-PURPOSE LAWN

- LEGEND**
- FEATURE TREE
 - TREE GROUP
 - SHRUBS / GROUND COVER
 - LAWN AREA
 - 1 SQUASH COURTS /
TABLE TENNIS
 - 2 MULTI-BALL COURT
 - 3 CHILDREN'S PLAYGROUND
 - 4 MULTI-PURPOSE LAWN
 - 5 COVERED WALKWAY
 - 6 RETAIL
 - RETAIL ENTRANCE
 - DISABLED LIFT FACILITY
 - PUBLIC OPEN SPACE (1.70 HA)
 - DISABLE ACCESS BETWEEN DIFFERENCE
LEVEL IN LANDSCAPE AREA

LANDSCAPE MASTER PLAN

MLP REVISION 25
(23 JUNE 2005)

KOWLOON STATION CDA DEVELOPMENT SCHEDULE (REVISION 25)

CDA Site Area: 13.54 hectares (about)

A. Station Accommodation

Railway station, entrances, concourses, platforms and operational facilities together with ancillary ventilation shafts, servicing and transport facilities.

B. Residential Accommodation

16 towers BETWEEN 35 storeys* (about) and 69 storeys* (about) on top of podium with basements.

Total number of flats within a range of 5,666 to 5,866.

Total Domestic GFA NOT TO EXCEED 608,026 sq.m.

C. Other Accommodation

3 towers BETWEEN 64 storeys* (about) and 102* storeys (about) above podiums with basements, comprising offices, hotels, serviced apartments and retail accommodation.

Total GFA NOT TO EXCEED 482,000 sq.m. comprising:-

| | | |
|---------------------|---------------------------------|--|
| Shopping Centre + | : 82,750 sq.m. | |
| Hotel | : 95,000 to 145,000 sq.m. | |
| Service Apartments | : 68,472 sq.m. to 72,472 sq.m. |) subject to total GFA |
| Office/Private Club | : 181,778 sq.m to 231,778 sq.m. |) not greater than 304,250 sq.m. |
| | | aggregate for service apartment plus offices/private club. |

+ Note that shopping centre would include shops and services together with (for avoidance of doubt) **eating places**, off-course betting centre, places of entertainment, private clubs, places of recreation, sports or culture, nursery, language, computer, commercial and tutorial schools, art schools, ballet and other types of schools providing interest/hobby related courses.

* exclusive of refuge floors, plant room floors and architectural features.

D. Other Facilities

i) Bus terminus incorporating:

- conventional buses 7 bays with ancillary stacking areas
- green minibuses 4 bays

ii) Cross-Boundary Bus Station 8 bays and 16 stacking spaces together with ancillary supporting facilities

iii) One children and youth centre cum study/reading room, one day nursery, one training and placement centre for people with disabilities and one social centre for the elderly. NET OPERATIONAL AREA of 1,152 sq.m. (about); One 7 classroom kindergarten 1,050 sq.m. (about).

E. Recreation and Open Space

i) Active recreation facilities and local open space, open to the public, to include hard and soft landscape areas, of NOT LESS THAN 1.7 hectares.

Covered public recreational facilities including squash courts cum table tennis courts, changing rooms and ancillary facilities of 272 sq.m. (about)

ii) Private open space and ancillary recreational facilities for the residential development.

iii) Viewing Gallery of Hotel (open to public) with dedicated vertical transportation, lobby facilities and pedestrian access.

F. Parking Provision

i) Development car parking requirement TALLING NOT MORE THAN 6,167 spaces#.

ii) Indicative parking provision within this MLP for the station and development:

| | |
|-------------------------------|------------------------------------|
| - Residential | 3,938 spaces (about) # |
| - Service Apartment | 120 spaces (about) # |
| - Hotel/ Retail/ Office | 1,322 to 1,576 spaces (about) # |
| - Airport railway car parking | provision not more than 400 spaces |

Loading and Unloading for Commercial areas of NOT LESS THAN 109 spaces in total together with 24 coach spaces.

Subject to the applicant's right to amend, without further Section 16 approval, carparking numbers within and up to a maximum of 6,167 spaces