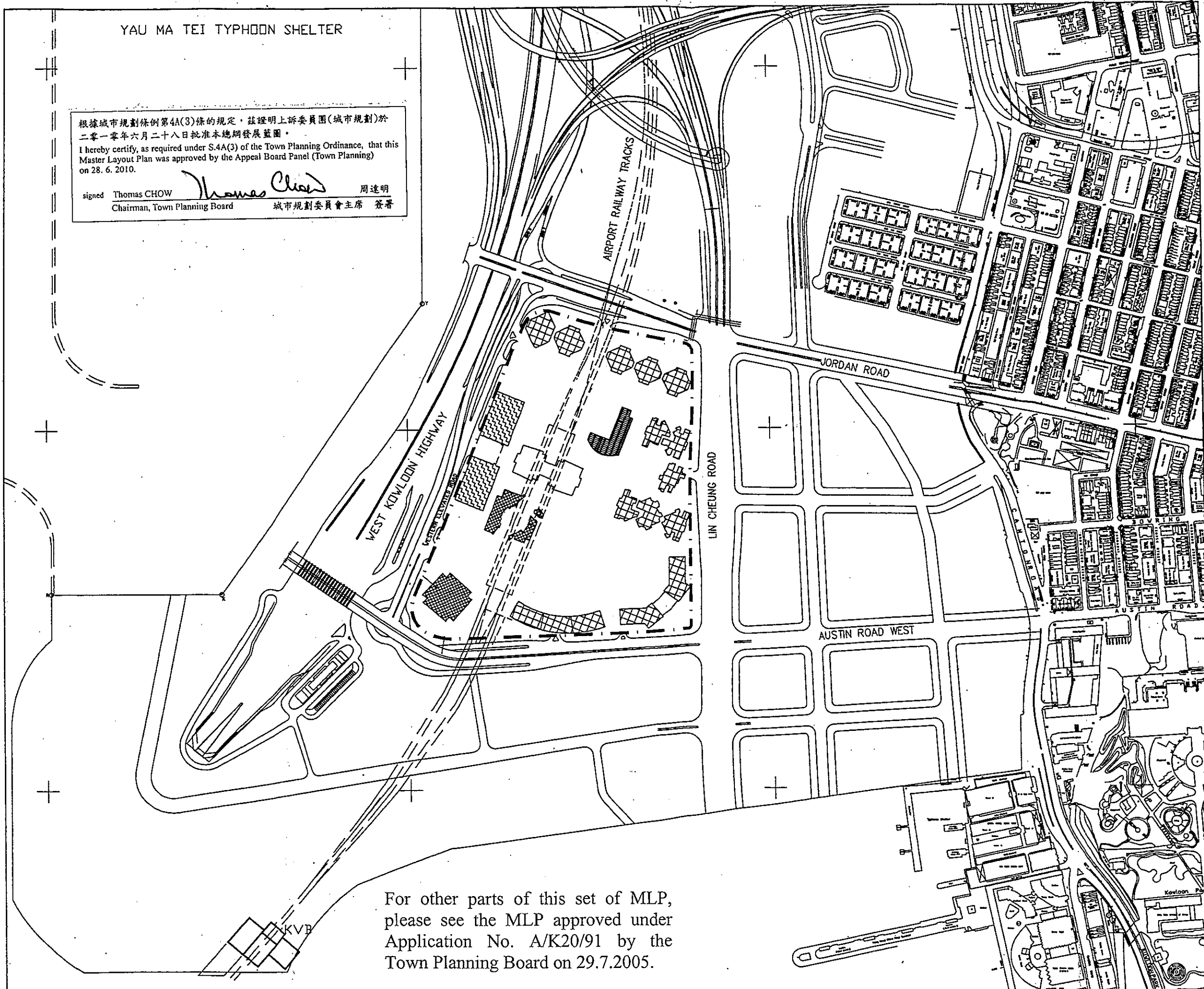


YAU MA TEI TYPHOON SHELTER

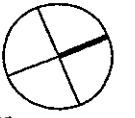
根據城市規劃條例第4A(3)條的規定，茲證明上訴委員會(城市規劃)於二零一零年六月二十八日批准本總綱發展藍圖。
 I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Appeal Board Panel (Town Planning) on 28. 6. 2010.

signed Thomas CHOW *Thomas Chou* 周達明
 Chairman, Town Planning Board 城市規劃委員會主席 簽署



For other parts of this set of MLP, please see the MLP approved under Application No. A/K20/91 by the Town Planning Board on 29.7.2005.

NOTE:

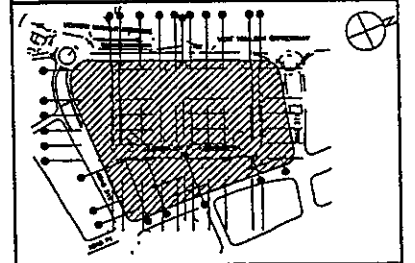


ALL BLOCKING, BUILDING STRUCTURES AND LEVELS SUBJECT TO DETAIL DESIGN

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



地鐵公司
 MTR Corporation
 PROPERTY DIVISION
 MTR TOWER, TELFORD PLAZA, 33 WAH YIP STREET,
 KOWLOON BAY, HONG KONG
 TELEPHONE: (852)29832111 FACSIMILE: (852)27501230

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

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

DRAWING TITLE
**M.L.P. REV. 26
 SITE PLAN**

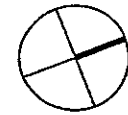
SIGNATURE FOR SUBMISSION/CONSTRUCTION
 DATE NOV 07

DRAWN BY WKL DATE
 ENTERED BY WKL PLOT DATE
 CHECKED BY TY DATE
 SCALE 1:5000 PRINT DATE NOV 07

JOB NUMBER	DRAWING NUMBER	REVISION
2052	ASK-0055	D

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NOTE:

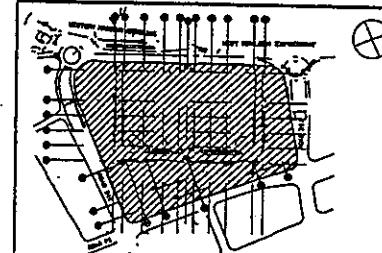


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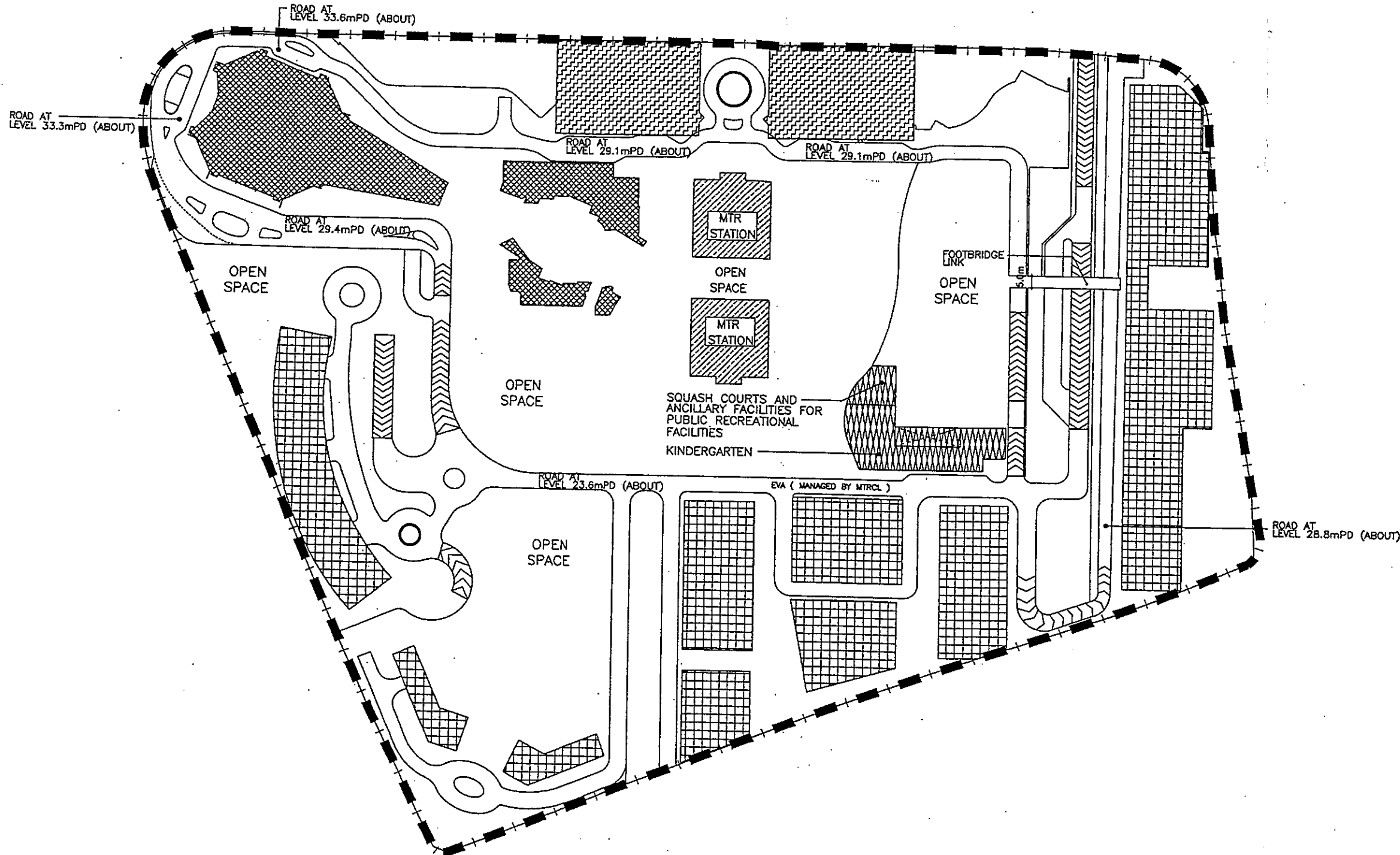
DRAWING TITLE
**M.L.P. REV. 26
PODIUM LEVEL PLAN**

SIGNATURE FOR SUBMISSION/CONSTRUCTION _____ DATE NOV 07

DRAWN BY WKL DATE _____
ENTERED BY WKL PLOT DATE _____
CHECKED BY TY DATE _____
SCALE 1:2000 PRINT DATE NOV 07

JOB NUMBER	DRAWING NUMBER	REVISION
2052	ASK-0062	D

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100m
100mm as original drawing at A3

PROPOSED KOWLOON STATION CDA DEVELOPMENT SCHEDULE (REVISION 26)
(Unchanged from 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