

Project: Proposed Comprehensive Redevelopment of KMB Depot at
NKML 3, No. 1 Po Lun Street, Lai Chi Kok, Kowloon.
TPB Ref: TPB/A/K16/27 (Approval Date: 28 May 2004)
Re: Development Schedule

Development Schedule	
Site Area	13,030 m ²
Plot Ratio:	
Domestic	7.59
Non-domestic	1.5
Total:	9.09
Gross Floor Area:	
Domestic	98,964.595 m ² ##
Non-domestic	19,545 m ²
Total:	118,509.595 m ²
Number of Blocks	4
Building Height	Max. 197.7 mPD
No. of Storeys	Max. 43 Storeys
Number of Flats	1,100 to 1,200
Average Flat Size	87.1 m ²
Open Space	9,978 m ²
Public Open Space	Minimum 4,141 m ²
Residential Club House (non-accountable)	4,948 m ² (Max.)*
Parking Spaces:	
Residential	392
Visitors	25
Retail	25
GIC	nil
Motorcycle	45
Loading / Unloading Bays:	
Residential	5 (1/blk; 2 for Tower Block 1)
Retail	5 (1/1,000 m ²)
Off-street Lay-by	2

Including a Revised Bonus GFA of about 1,239.595m²

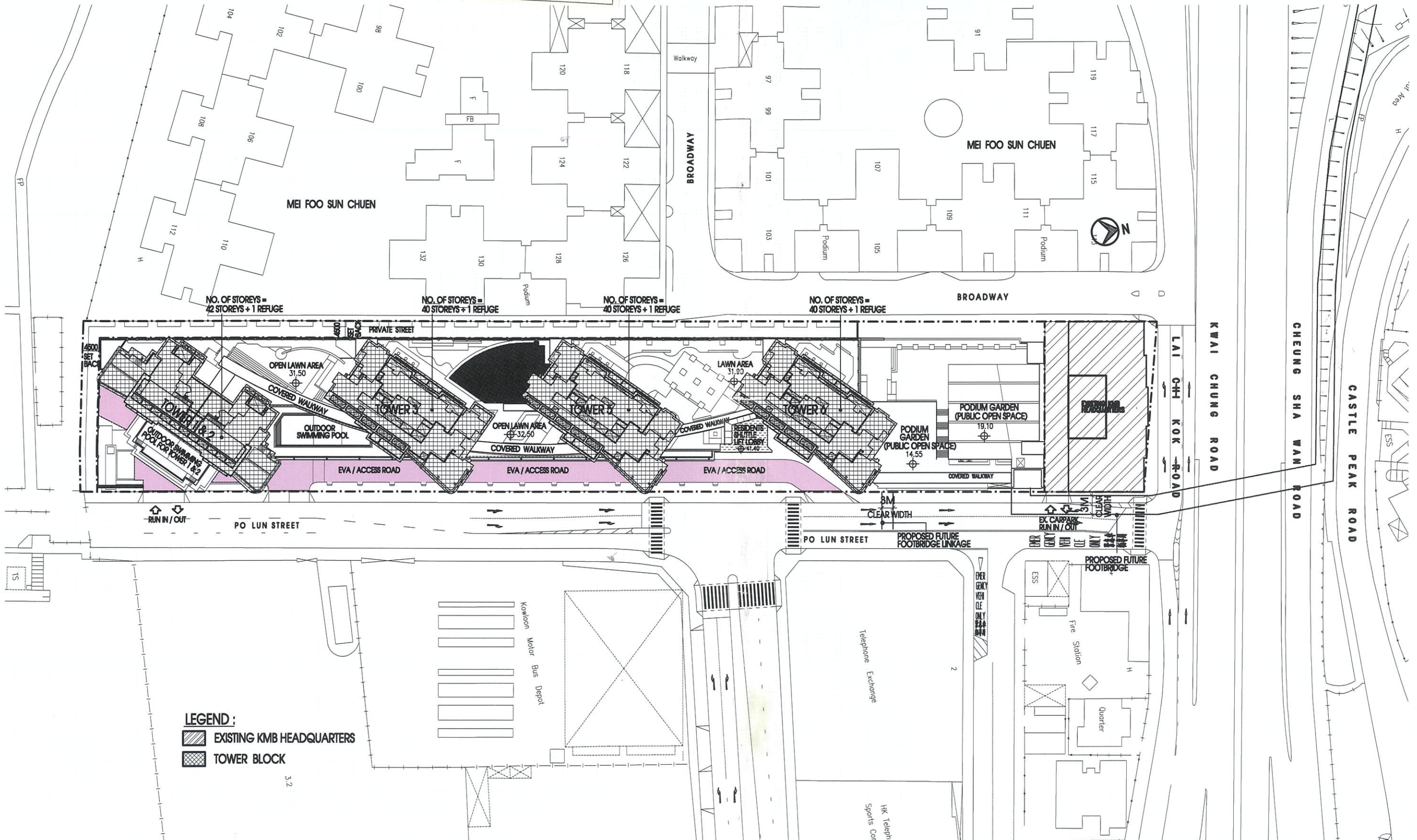
* Proposed recreational area of not more than 5% of domestic GFA (i.e. 4,948 m²)

Comprehensive Redevelopment of KMB Depot at
NKML 3, 1 Po Lun Street, Lai Chi Kok, Kowloon

Re: Master Layout Plan

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五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 Town Planning Board on 28. 5. 2004.

signed Mr. Raymond Young 楊立門
Chairman, Town Planning Board 城市規劃委員會主席 簽署



MASTER LAYOUT PLAN SUBMISSION

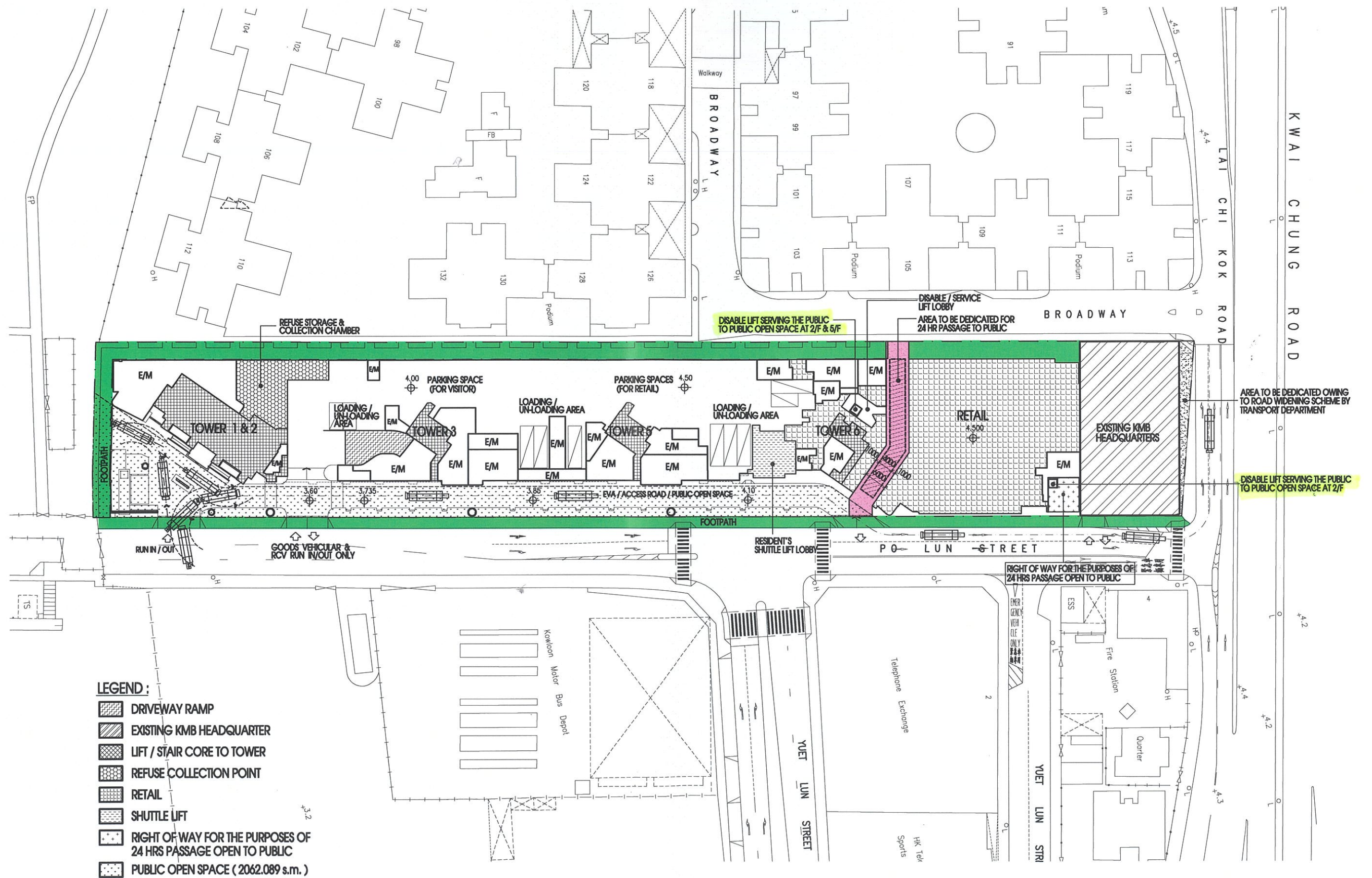
MASTER LAND USE PLAN

Ronald Lu & Partners (HK) Ltd.
Architects • Planners • Interior Designers
呂元祥建築師事務所(香港)有限公司

PROPOSED COMPREHENSIVE DEVELOPMENT OF
THE LAI CHI KOK BUS DEPOT SITE

JOB NO.: 00062K
CAD REF: MLP_SUB\10TH_SUB\M03-101
DRG. NO.: A/M03/101
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DATE: 26 AUG 2006
REV.: K
APPR.: _____



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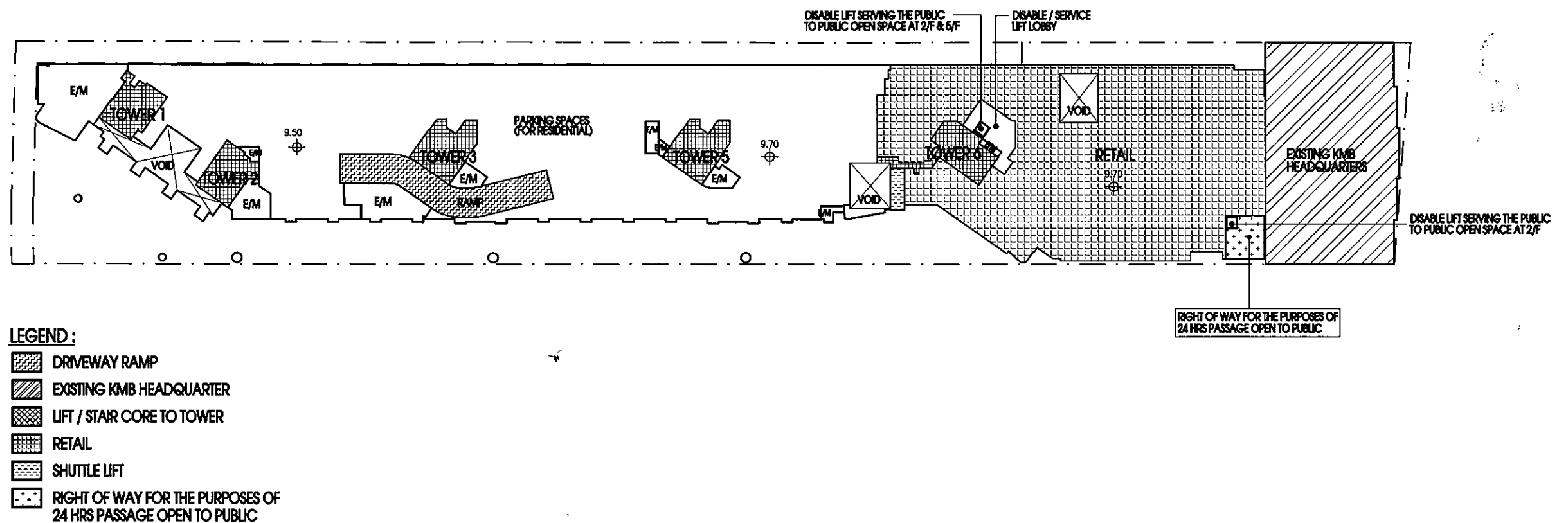
PODIUM LAYOUT - G/F PLAN

JOB NO.: 00062K
CAD REF: MLP_SUB\10th_SUB\M03-102
DRG. NO.: A/M03/102
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1 : 1000



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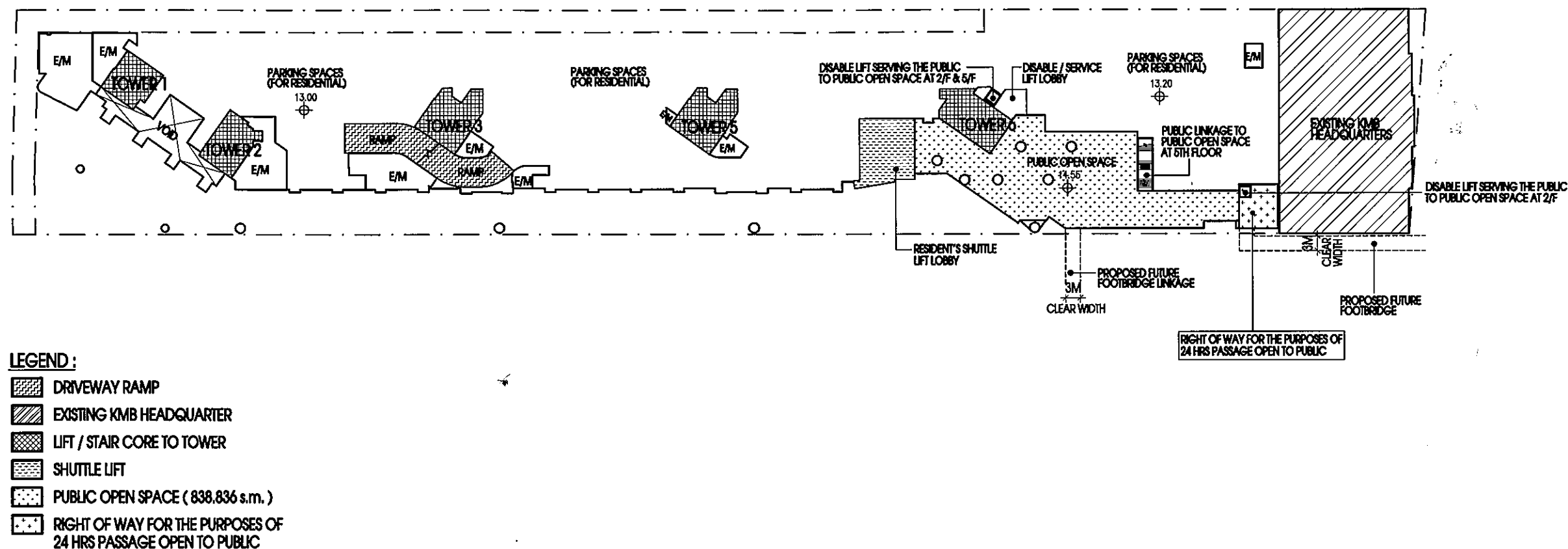
PROPOSED COMPREHENSIVE DEVELOPMENT OF
THE LAI CHI KOK BUS DEPOT SITE

PODIUM LAYOUT - 1ST FLOOR PLAN

1:1000

JOB NO.: 00062K
CAD REF: MLP_SUB\10th_SUB\M03-103
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PROPOSED COMPREHENSIVE DEVELOPMENT OF THE LAI CHI KOK BUS DEPOT SITE

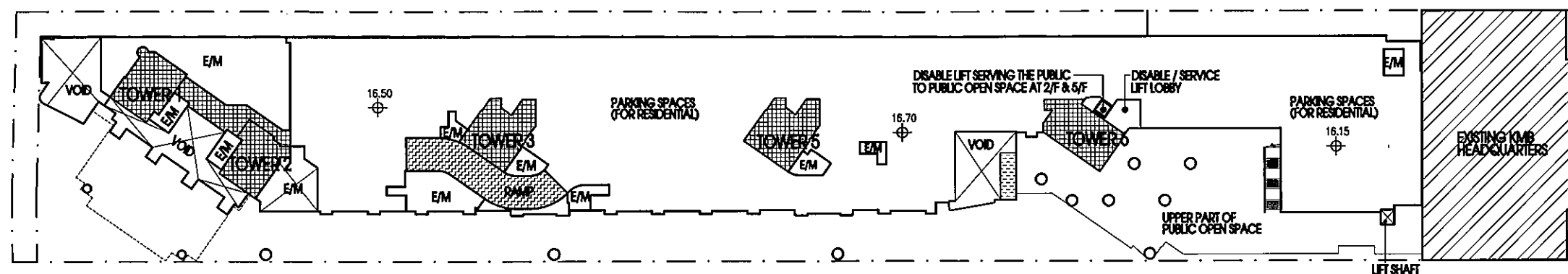
PODIUM LAYOUT - 2ND FLOOR PLAN



1:1000

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- LEGEND :**
-  EXISTING KMB HEADQUARTER
 -  LIFT / STAIR CORE TO TOWER
 -  PUBLIC OPEN SPACE
 -  SHUTTLE LIFT

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PROPOSED COMPREHENSIVE DEVELOPMENT OF
THE LAI CHI KOK BUS DEPOT SITE

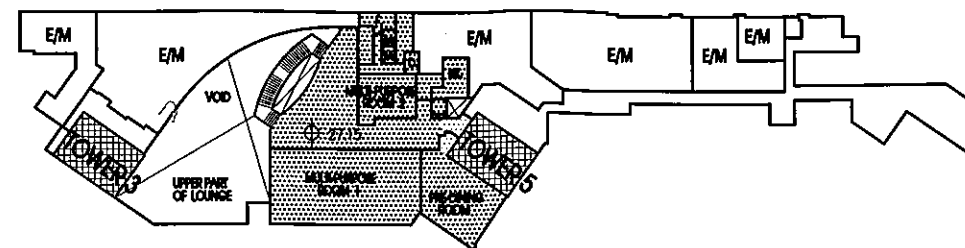
PODIUM LAYOUT - 3RD FLOOR PLAN



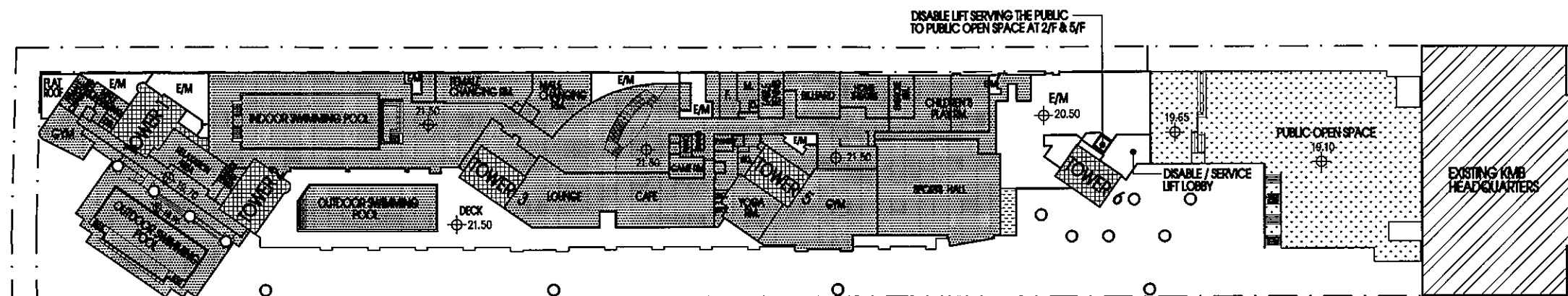
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CAD REF: MLP_SUB\10th_SUB\M03-105
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REV.: L
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6TH FLOOR PLAN



5TH FLOOR PLAN

LEGEND :

- CLUBHOUSE
- EXISTING KMB HEADQUARTER
- LIFT / STAIR CORE TO TOWER
- SHUTTLE LIFT
- PUBLIC OPEN SPACE (1244.924 s.m.)

(82 TYPICAL FLATS
+ 2 DUPLEX FLATS
+ 38 SIMPLEX FLATS
= 122 FLATS)

TOWER 1 & 2
42 STOREYS
+ 1 REFUGE

(336 TYPICAL FLATS
+ 1 DUPLEX FLAT
+ 1 SIMPLEX FLAT
= 338 FLATS)

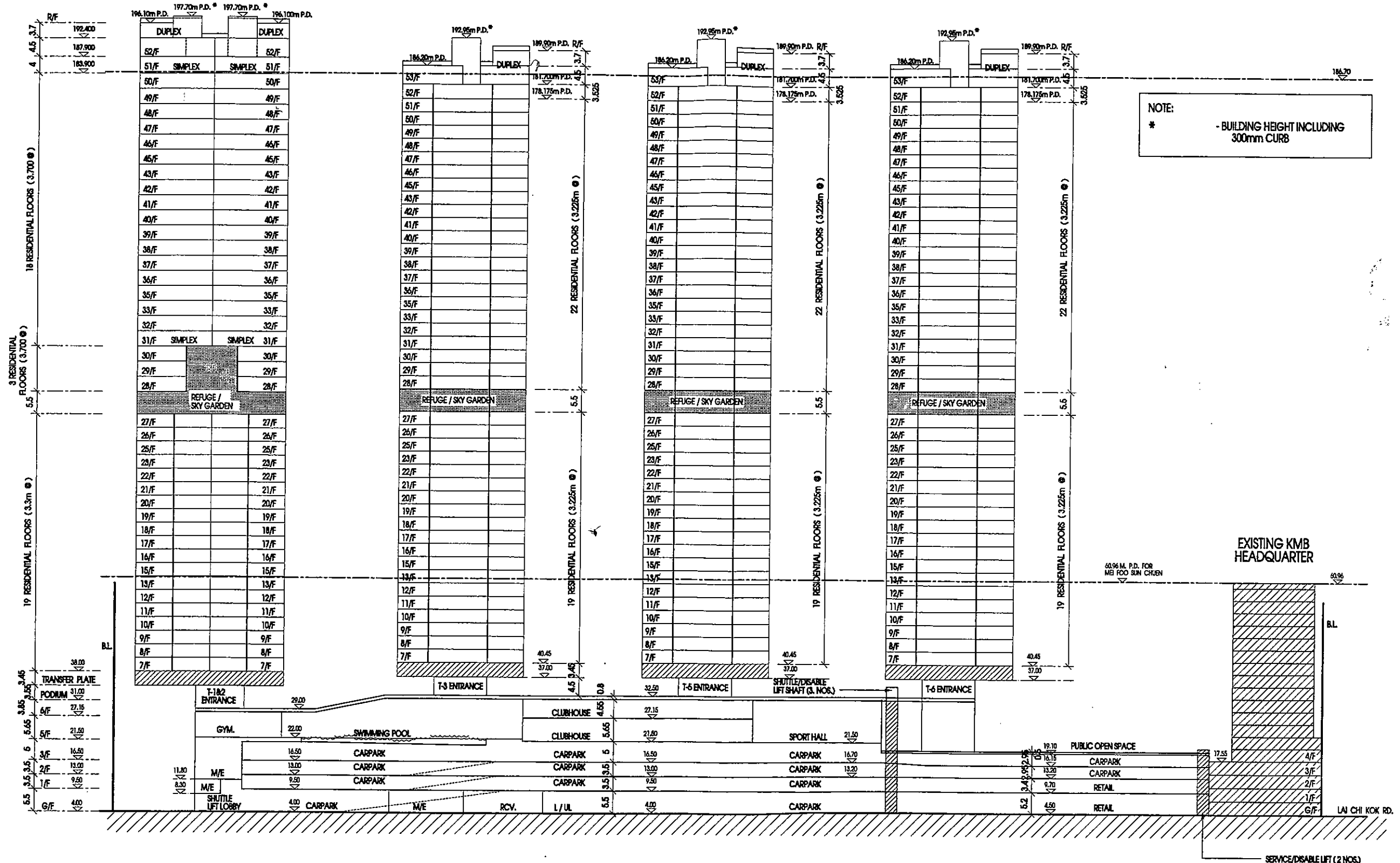
TOWER 3
43 STOREYS
+ 1 REFUGE

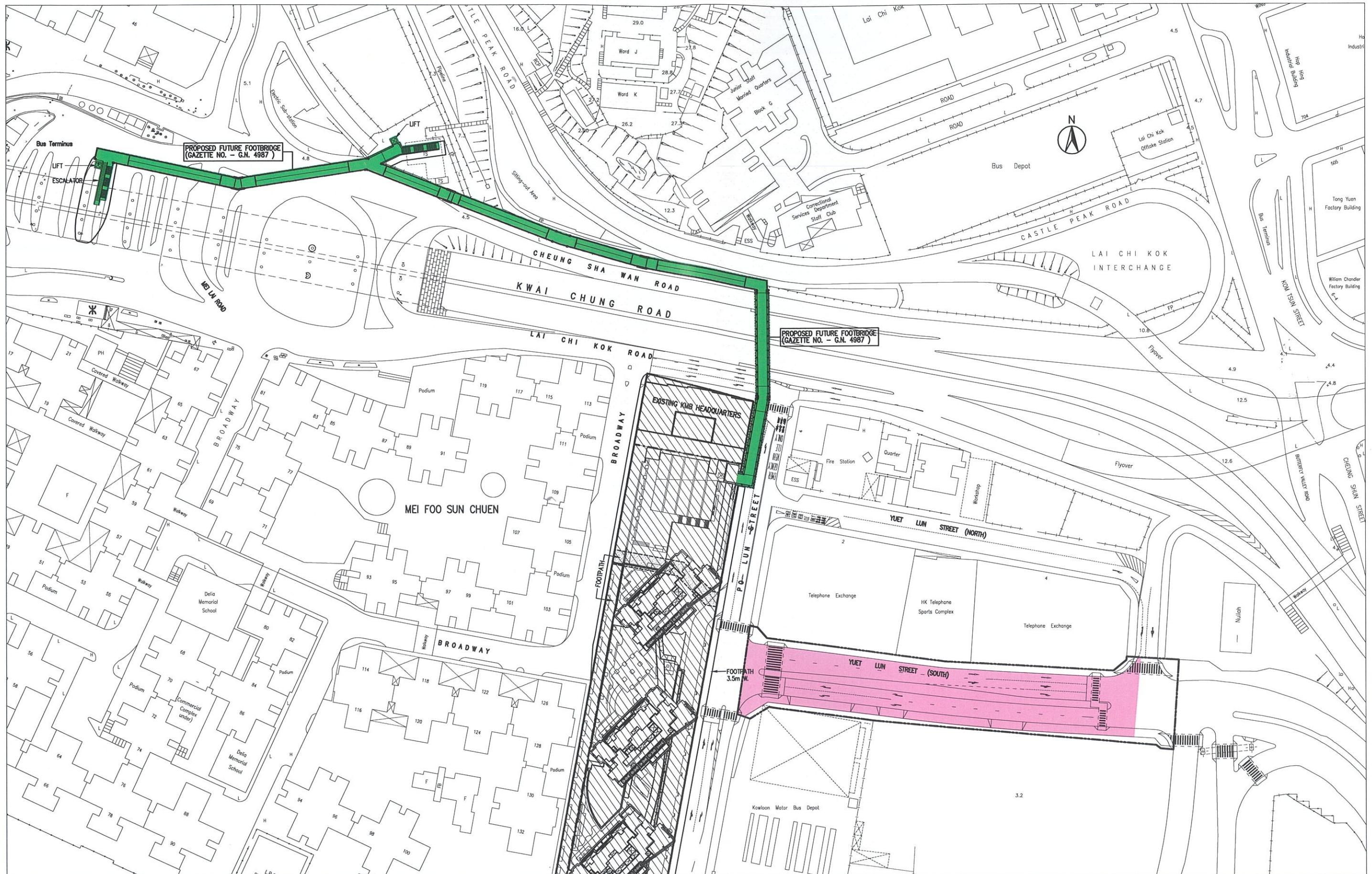
(336 TYPICAL FLATS
+ 1 DUPLEX FLAT
+ 1 SIMPLEX FLAT
= 338 FLATS)

TOWER 5
43 STOREYS
+ 1 REFUGE

(336 TYPICAL FLATS
+ 1 DUPLEX FLAT
+ 1 SIMPLEX FLAT
= 338 FLATS)

TOWER 6
43 STOREYS
+ 1 REFUGE





MASTER LAYOUT PLAN SUBMISSION

LAYOUT PLAN FOR FUTURE FOOTBRIDGE & ROAD WIDENING

1 : 1500

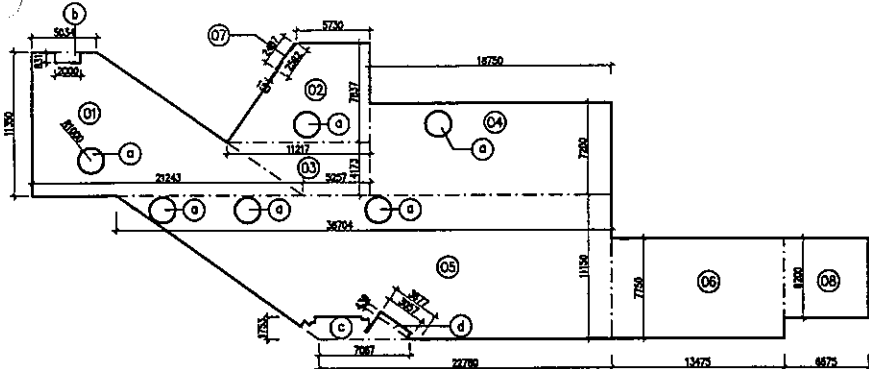
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PROPOSED COMPREHENSIVE DEVELOPMENT OF
THE LAI CHI KOK BUS DEPOT SITE

JOB NO.: 00062K
CAD REF: MLP_SUB\10th_SUB\M03-113
DRG. NO.: A/M03/113
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DATE: 25 AUG 2006
REV.: B
APPR: _____

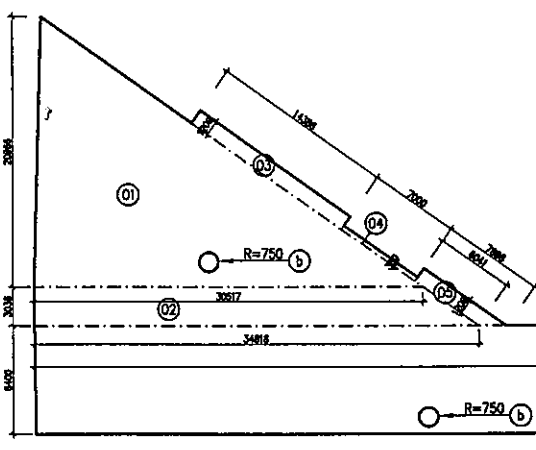
PUBLIC OPEN SPACE CALCULATIONS : (FOR T.B.P. REQUIREMENT)



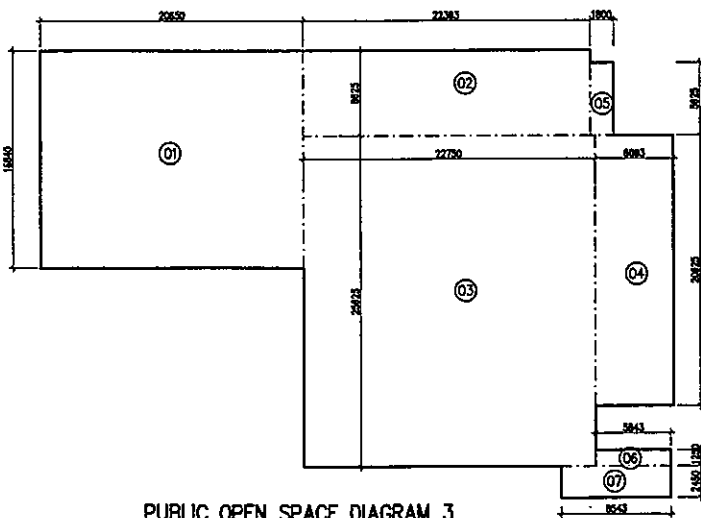
PUBLIC OPEN SPACE DIAGRAM 1

PORTION 1			
①	$(5.034 + 21.243) \times 11.350 \times 0.5$	=	148.122
②	$(5.730 + 11.217) \times 7.837 \times 0.5$	=	66.407
③	$(5.257 + 11.217) \times 4.173 \times 0.5$	=	34.373
④	18.750×7.200	=	135.000
⑤	$(22.780 + 38.704) \times 11.150 \times 0.5$	=	342.773
⑥	13.475×7.750	=	104.431
⑦	$(2.487 + 2.582) \times 8.150 \times 0.5$	=	0.381
⑧	6.200×6.575	=	40.785
⑨	6.860×8.405	=	2.571
DEDUCT			
①	$(3.142 \times 1.000^2) \times 6$	=	18.852
②	2.000×0.831	=	1.662
③	7.087×1.753	=	12.424
④	$(3.057 + 3.877) \times 0.430 \times 0.5$	=	1.478
⑤	6.575×1.550	=	10.191
TOTAL = 838.836 s.m.			

PORTION 2			
①	$30.517 \times 20.986 \times 0.5$	=	318.910
②	$(30.517 + 34.616) \times 3.036 \times 0.5$	=	96.175
③	14.388×1.208	=	17.385
④	7.000×0.360	=	2.520
⑤	$(6.041 + 7.886) \times 1.208 \times 0.5$	=	8.426
⑥	$(191.770 + 203.686) \times 8.400 \times 0.5$	=	1660.831
DEDUCT			
①	$(8.988 + 2.114) \times 2.750 \times 0.5$	=	12.517
②	$(3.142 \times 0.750^2) \times 2$	=	3.535
③	$(5.967 + 1.108) \times 2.753 \times 0.5 \times 2$	=	19.527
④	$11.785 \times 0.450 \times 2$	=	10.598
TOTAL = 2062.089 s.m.			

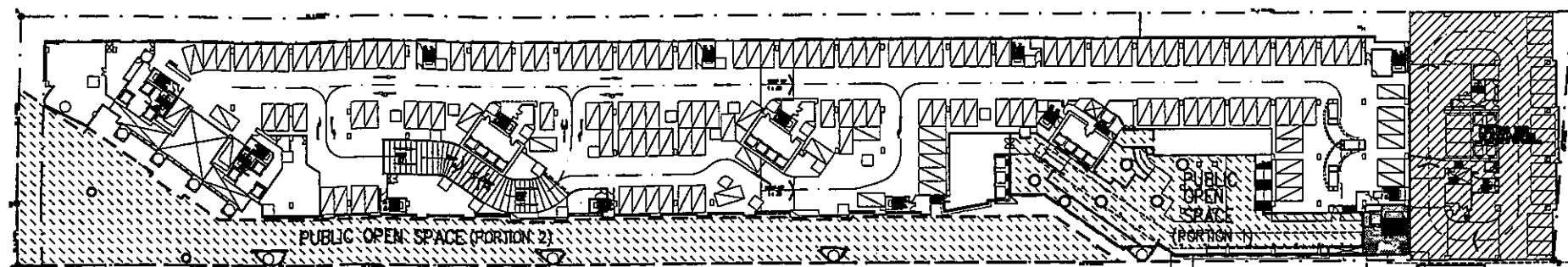


PUBLIC OPEN SPACE DIAGRAM 2

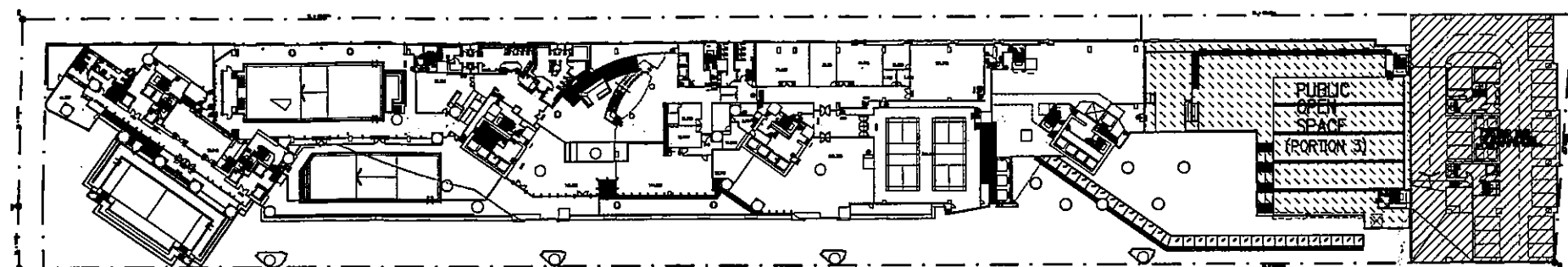


PUBLIC OPEN SPACE DIAGRAM 3

PORTION 3			
①	20.650×16.840	=	347.748
②	22.383×8.825	=	148.354
③	22.750×25.825	=	588.989
④	20.925×8.083	=	127.486
⑤	5.625×1.800	=	10.125
⑥	5.843×1.250	=	7.304
⑦	6.543×2.450	=	20.930
TOTAL = 1244.924 s.m.			



2/F FLOOR PLAN



5/F FLOOR PLAN

PUBLIC OPEN SPACE SCHEDULE		
	AREA (S.M.)	TOTAL PUBLIC OPEN SPACE
PORTION 1	838.836	4145.849 > 4141 s.m. (REQUIRED)
PORTION 2	2062.089	
PORTION 3	1244.924	

Rev.	Description	Drawn	Checked	Approved	Date	Rev.	Description	Drawn	Checked	Approved	Date
A	RE-SUBMISSION	WY	ML	CW	28/12/01	M	13TH AMENDMENT	WY	SHI	CW	14/03/08
B	RE-SUBMISSION	WY	ML	CW	01/03/02						
C	2ND AMEND	WY	ML	CW	24/12/02						
D	2ND AMEND (RE-SUBMISSION)	WY	ML	CW	17/03/03						
E	3RD AMEND	WY	ML	CW	15/08/03						
F	3RD AMEND (RE-SUBMISSION)	WY	ML	CW	08/10/03						
G	5TH AMENDMENT	WY	ML	CW	18/05/04						
H	7TH AMENDMENT	LHM/SZ	ML	CW	22/11/04						
J	8TH AMENDMENT	LHM	SW	CW	02/02/05						
X	10TH AMENDMENT	LHM	KFS	CW	08/02/05						
L	11TH AMENDMENT	LHM	KFS	CW	22/08/05						

ronald lu & partners
Architects, Planners, Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所 (香港) 有限公司
22nd Floor, Wu Chung House,
213, Queen's Road East,
Wanchai, Hong Kong.
Telephone : (852) 2891 2212
Facsimile : (852) 2834 5442

Project Title
**PROPOSED COMPREHENSIVE
REDEVELOPMENT OF KMB DEPOT
AT N.K.M.L. 3,
1 PO LUN STREET,
LAI CHI KOK, KOWLOON**

Drawing Title
**PUBLIC OPEN SPACE
CALCULATIONS**

Project No.
00062K
Issue Date.
MAR 2006
Cod File No.
16-13TH AMEND-V-GRP-48
SCALE
1 : 300
Drawing No.
A/GBP/48

Authorised Person's Signature
Authority's / Client's Approval

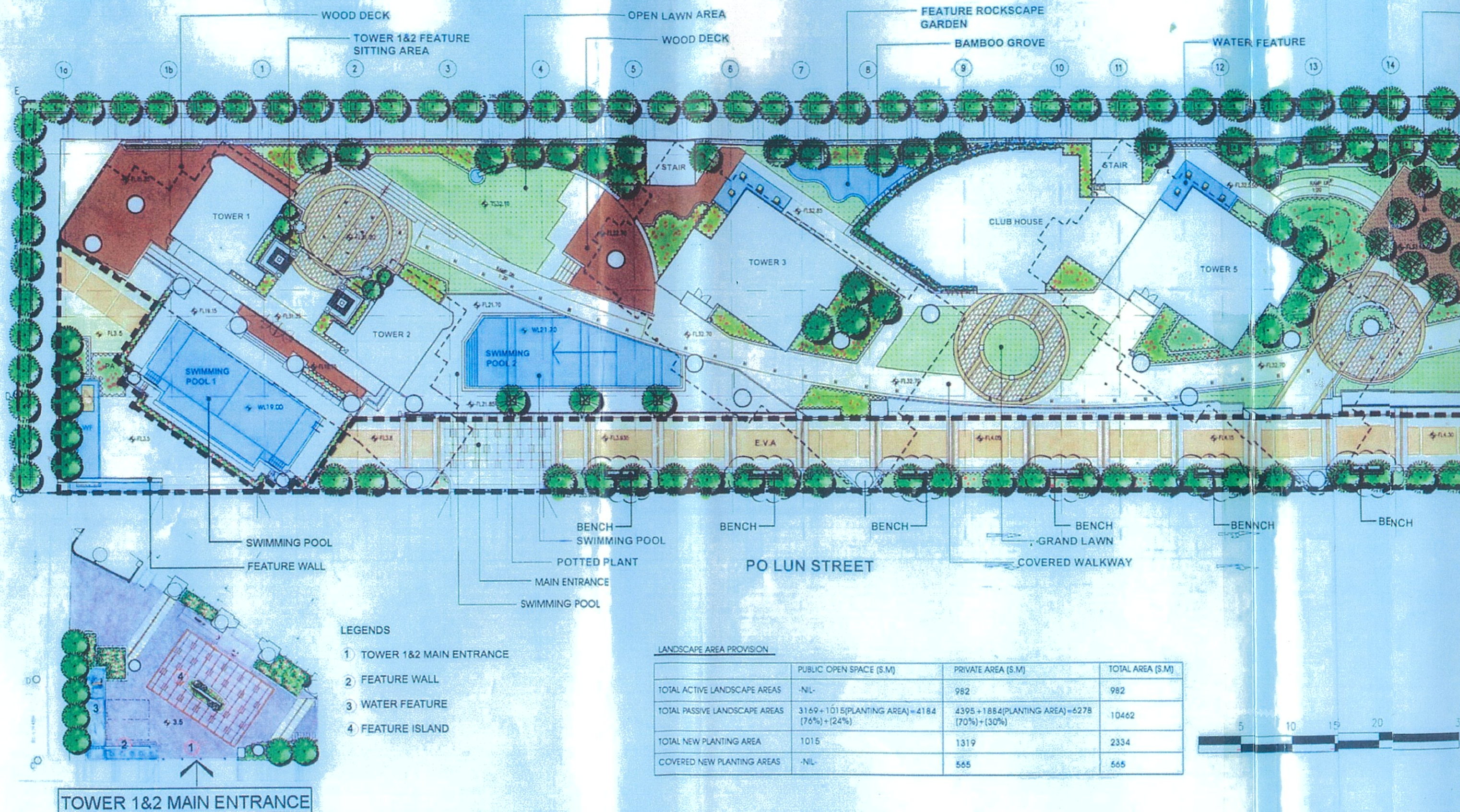
PROPOSED COMPREHENSIVE REDEVELOPMENT OF KMB DEPOT
AT N.K.M.L. 3, 1 PO LUN STREET, LAI CHI KOK, KOWLOON

Date : 29 SEP 2008

Job No.: 00062K

Development Programme

[illegible]



MASTER LANDSCAPE PLAN
COMPREHENSIVE REDEVELOPMENT OF KMB DEPOT AT NKML 3, No.1 PO LUN STREET

