

List of Approval Conditions

Application No. A/K16/42

- Application Premises : 6/F, Kowloon Motor Bus Headquarters Building, 9 Po Lun Street, Lai Chi Kok
- Subject of Application : Shop and Services, Place of Recreation, Sports or Culture and Office in "Comprehensive Development Area" zone
- Date of Approval : 5.2.2016
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan and development schedule incorporating the shop and services, place of recreation, sports or culture and office uses on 6/F of the Kowloon Motor Bus Headquarters Building to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the submission and implementation of fire service installations in the subject premises within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.8.2016; and
 - (c) if the above planning condition (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Development Schedule

Shop and Services, Place of Recreation, Sports or Culture and Office in "Comprehensive Development Area" zone
6/F, Kowloon Motor Bus Headquarters Building, 9 Po Lun Street, Lai Chi Kok
 (Planning Application No. A/K16/42)

The Entire CDA Site

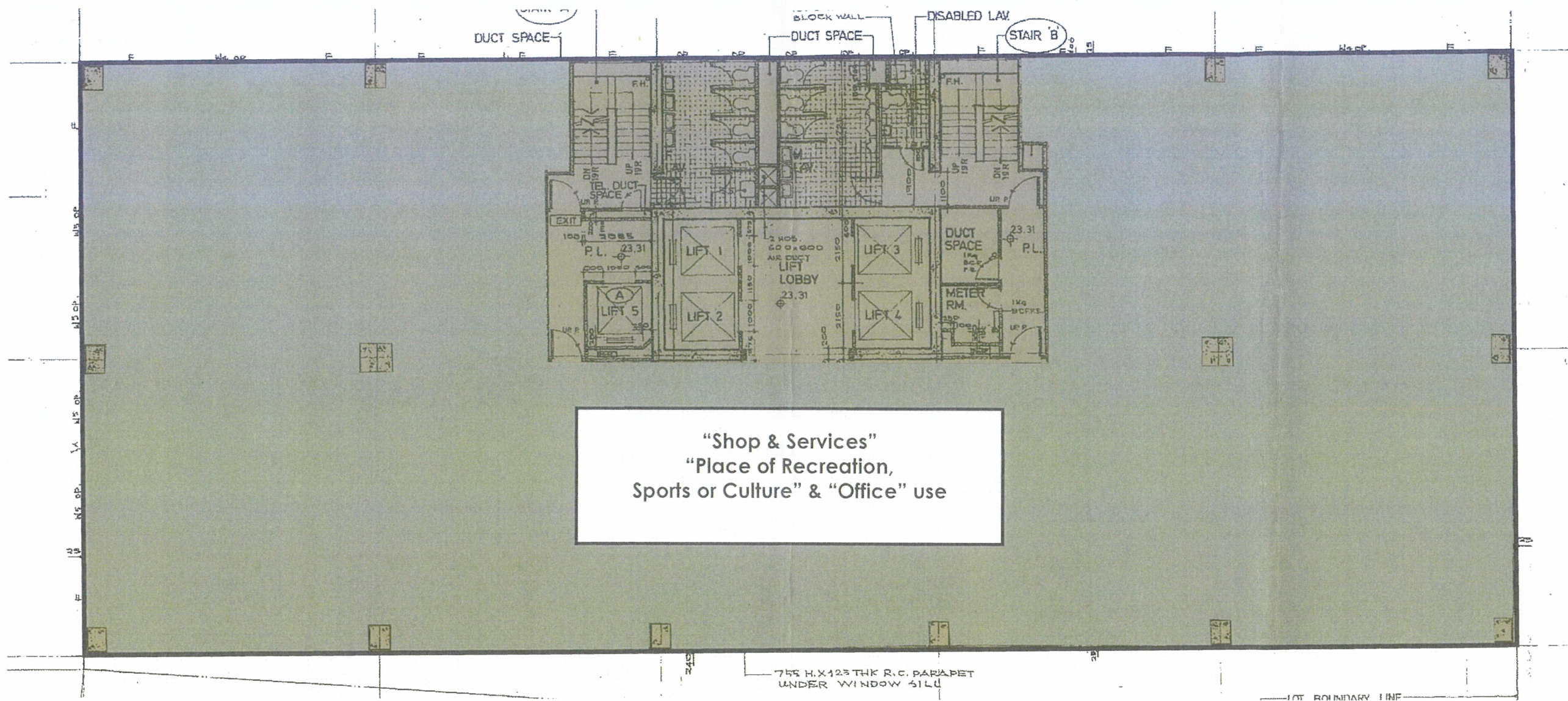
Site Area	13,030m ²
Net Site Area	11,916m ²
Total Plot Ratio	9.94
- Domestic	8.30
- Non-domestic	1.64
Total Gross Floor Area (GFA)	118,450m ²
- Domestic	98,933m ²
- Non-domestic	19,517m ²
➤ Retail Provision	4,951m ²
➤ KMB Headquarters	14,566m ²

The Manhattan Hill (Residential Development)

Site Area	11,800m ²
Number of Blocks	5
Number of Flats	1,115
Number of Storeys	41-43 storeys (including 1 refuge floor) above 5-storey podium
Building Height	182.60mPD to 195.05mPD
Car Parking Spaces	442
- Residential	392
- Visitors	25
- Retail	25
Motorcycle Parking Spaces	45
Loading/Unloading Spaces	10
Open Space	9,978m ² (minimum of 4,141m ² for public)
GFA of Residents' Recreational Facilities	4,941m ²

KMB Headquarters

Site Area	About 1,230m ²	
Total GFA	14,566m ²	
Number of Block	1	
Maximum Building Height	60.69mPD	
Number of Storey	17	
Private Car Parking Spaces	84	
Loading/Unloading Bays	2	
Floor Use and Non-domestic GFA		
G/F	Commercial Uses including Office (Lobby), Eating Place, Shop and Services	1,044.206m ²
1/F	Carpark and Store	49.88m ²
2/F	Carpark and Store	4.51m ²
3/F	Carpark	1,233.002m ²
4/F	Carpark	872.45m ²
5/F	Commercial Uses including Office and Eating Place	898.32m ²
6/F	Shop and Services , Place of Recreation, Sports or Culture and Office	898.32m ²
7/F	Eating Place, Office and Shop and Services	898.32m ²
8/F	Eating Place, Office and Shop and Services	898.32m ²
9/F	Office	898.32m ²
10F-16/F	Office	898.32 x 7 = 6,288.24m ²
Roof	E/M	581.45m ²
Total GFA		14,566m ²



Layout Plan of 6/F

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一六年二月五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 2/2/2016.

signed Ms Bernadette Linn *Bernadette Linn* 蕭漢雲
Chairman, Town Planning Board 城市規劃委員會主席 簽署

PROJECT
"Shop & Services" & "Place of Recreation, Sports & Culture" & "Office" use
in CDA zone at 6/F, 9 Po Lun Street, Lai Chi Kok, Kowloon, N.K.I.L. 3 R.P.

DRAWING
Layout Plan of 6/F

NOTES

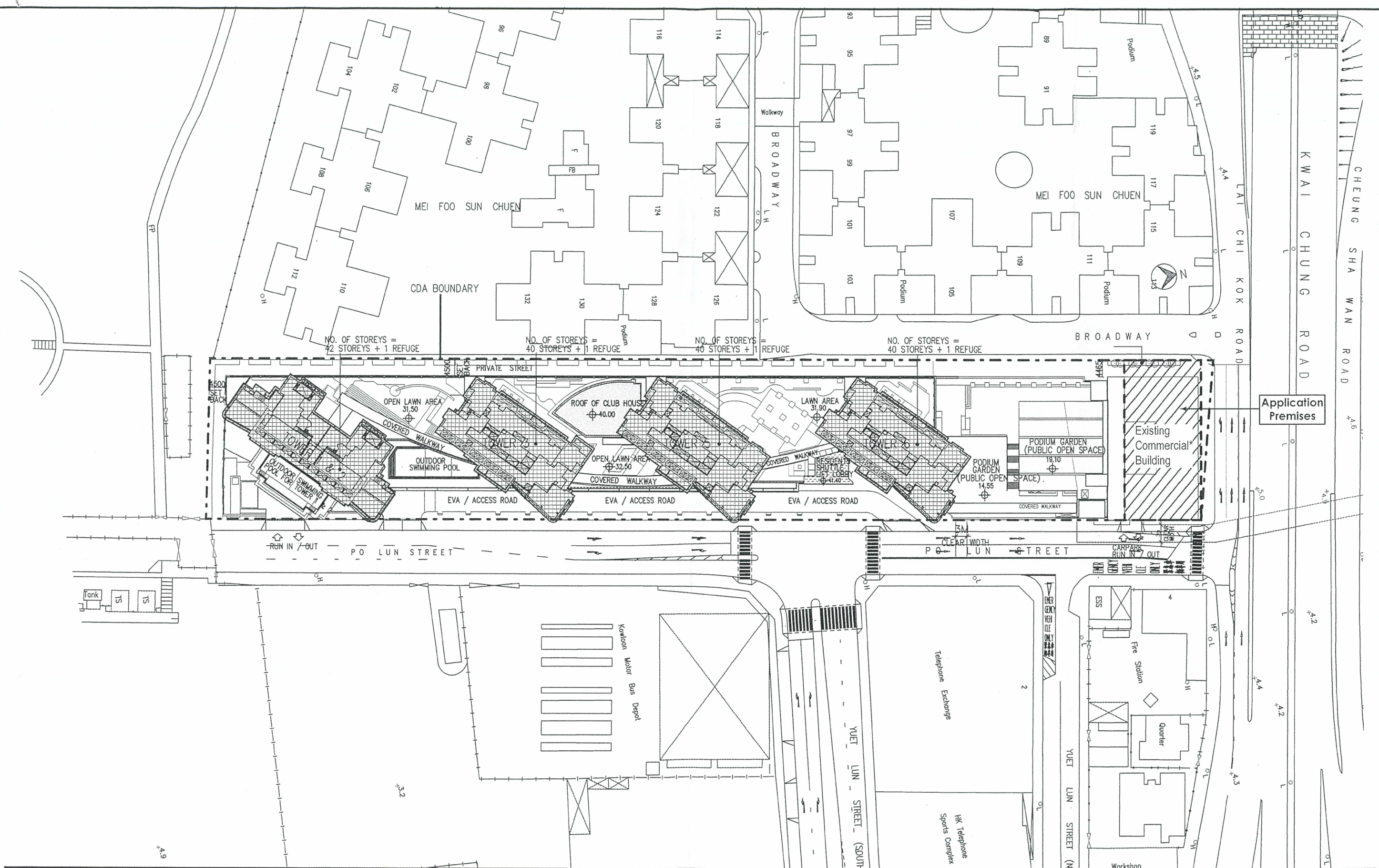
Layout Plan of 6/F
"Shop & Services" & "Place of Recreation, Sports & Culture" & "Office" use

DWG NO.
LCK-01

SCALE
N.T.S

REV. -

DATE
4/2017



PROJECT
"Shop & Services" & "Place of Recreation, Sports & Culture" & "Office" use
in CDA zone at 6/F, 9 Po Lun Street, Lai Chi Kok, Kowloon, N.K.I.L. 3 R.P.

DRAWING
MASTER LAYOUT PLAN OF CDA

NOTES

- CDA BOUNDARY
- ▨ APPLICATION PREMISES
- ▩ TOWER BLOCK

EXISTING COMMERCIAL* BUILDING - USE LIMITED TO: EATING PLACE, OFFICE, SHOP & SERVICES

DWG NO.
LCK-02

SCALE
1:1000

REV. -

DATE
10/2015

TOWER 1 & 2
- 42 STOREYS + 1 REFUGE
(160 TYPICAL FLATS
+ 2 SIMPLEX FLATS
+ 2 DUPLEX FLATS
= 164 FLATS)

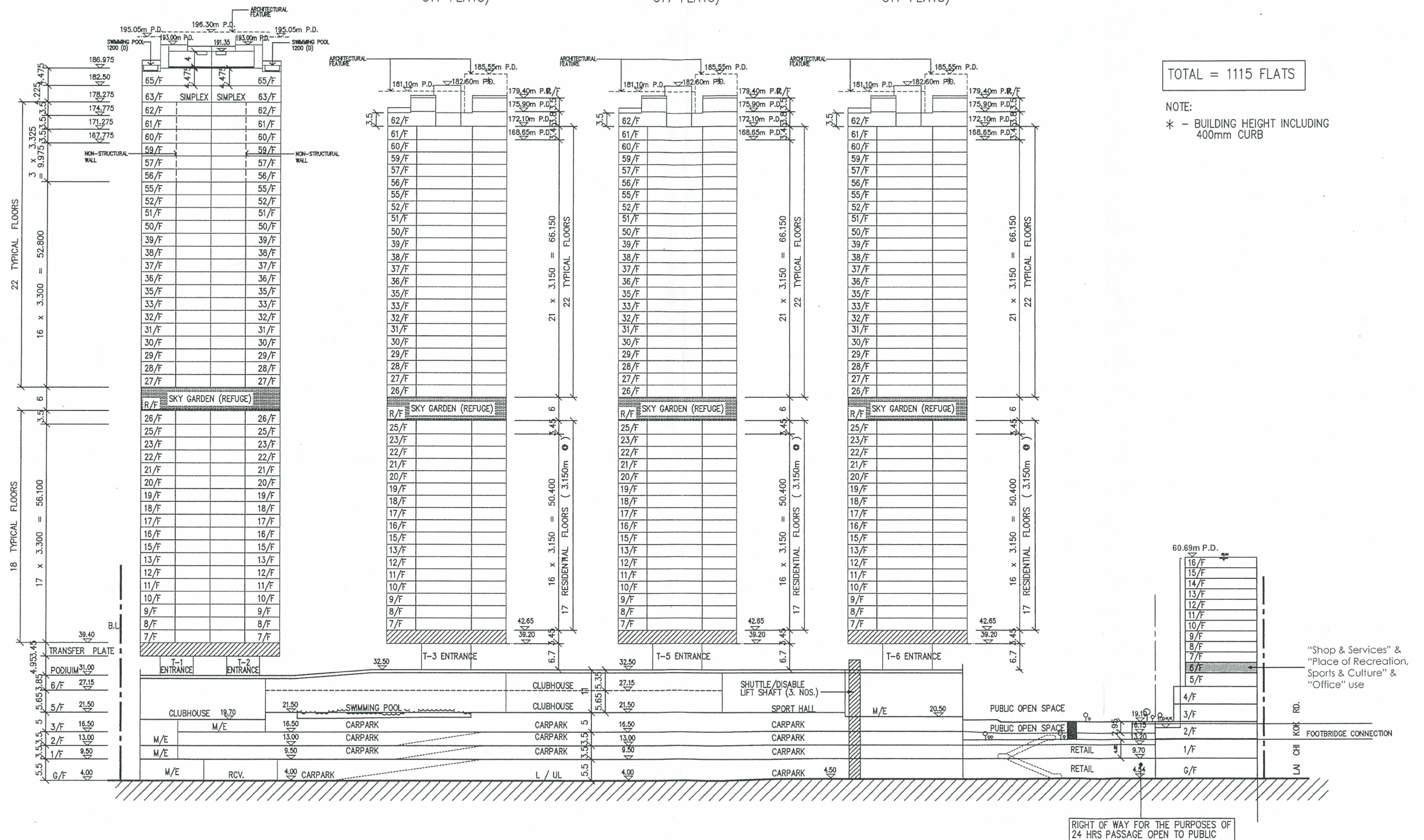
TOWER 3
- 40 STOREYS + 1 REFUGE
(312 TYPICAL FLATS
+ 2 DUPLEX FLAT
+ 3 SIMPLEX FLAT
= 317 FLATS)

TOWER 5
- 40 STOREYS + 1 REFUGE
(312 TYPICAL FLATS
+ 2 DUPLEX FLAT
+ 3 SIMPLEX FLAT
= 317 FLATS)

TOWER 6
- 40 STOREYS + 1 REFUGE
(312 TYPICAL FLATS
+ 2 DUPLEX FLAT
+ 3 SIMPLEX FLAT
= 317 FLATS)

TOTAL = 1115 FLATS

NOTE:
* - BUILDING HEIGHT INCLUDING
400mm CURB



PROJECT
"Shop & Services" & "Place of Recreation, Sports & Culture" & "Office" use
in CDA zone at 6/F, 9 Po Lun Street, Lai Chi Kok, Kowloon, N.K.I.L. 3 R.P.

DRAWING
Section of Entire CDA Site

NOTES
"Shop & Services" & "Place of Recreation, Sports & Culture" & "Office" use at 6/F

DWG NO.
MLP-02
SCALE
N.T.S
REV. B
DATE
5/2020

