

List of Approval Conditions

Application No. A/K16/41

- Application Premises** : G/F (Part), Kowloon Motor Bus Headquarters Building, 9 Po Lun Street, Lai Chi Kok
- Subject of Application** : Proposed Eating Place, Office, Shop and Services in "Comprehensive Development Area" Zone
- Date of Approval** : 8.1.2016
- Approval Conditions** : (a) the submission and implementation of a revised Master Layout Plan and development schedule incorporating the proposed eating place, office, shop and services uses on G/F of the Kowloon Motor Bus Headquarters Building to the satisfaction of the Director of Planning or of the Town Planning Board (TPB); and
- (b) the provision of fire services installations to the satisfaction of the Director of Fire Services or of the TPB.

Development Schedule
Eating Place, Office, Shop and Services in "Comprehensive Development Area" Zone, G/F (Part)
Kowloon Motor Bus Headquarters Building, 9 Po Lun Street, Lai Chi Kok, Kowloon
(Application No. A/K16/41)

The Entire CDA Site

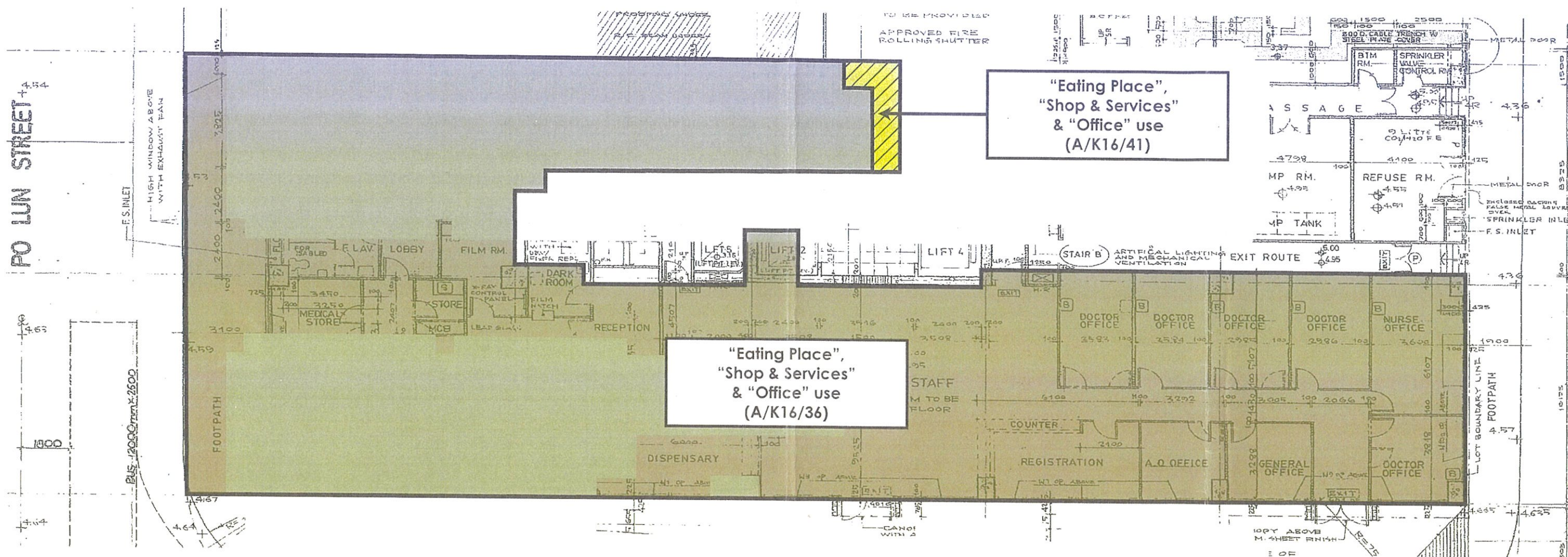
Site Area	13,030m ²
Net Site Area	11,916m ²
Total Plot Ratio	9.94
- Domestic	8.30
- Non-domestic	1.64
Total Gross Floor Area (GFA)	118,450m ²
- Domestic	98,933m ²
- Non-domestic	19,517m ²
➤ Retail Provision	4,951m ²
➤ KMB Headquarters	14,566m ²

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



G/F Layout Plan

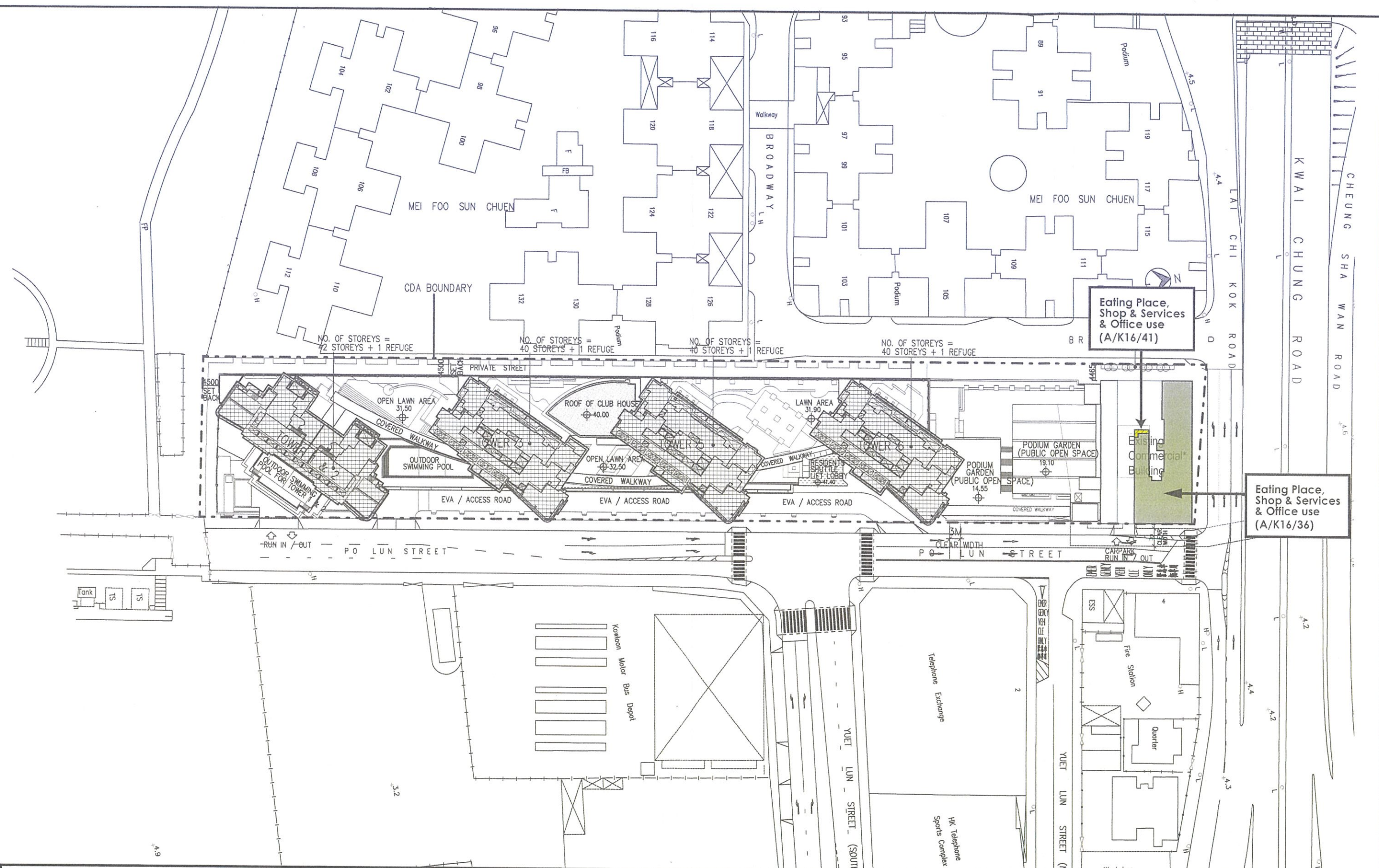
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 8.1.2016

signed Ms Bernadette Linn
Chairman, Town Planning Board

PROJECT	"Eating Place, Shop & Services, & Office" use in CDA zone at G/F, 9 Po Lun Street, Lai Chi Kok, Kowloon, N.K.I.L. 3 R.P.
DRAWING	Layout Plan of G/F

NOTES	
	"Eating Place", "Shop & Services" & "Office" use Scheme Approved by the Board on 13.08.2010 (A/K16/36)
	"Eating Place", "Shop & Services" & "Office" use Scheme Approved by the Board on 08.01.2016 (A/K16/41)

DWG NO.	LCK-01
SCALE	N.T.S
REV.	A
DATE	05/2019



PROJECT
 "Eating Place, Shop & Services, & Office" use
 in CDA zone at G/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
 - [Hatched Box] COMPLETED TOWER BLOCK
 - [Green Box] "Eating Place", "Shop & Services" & "Office" use
Scheme Approved by the Board on 13.08.2010 (A/K16/36)
 - [Yellow Box] "Eating Place", "Shop & Services" & "Office" use
Scheme Approved by the Board on 08.01.2016 (A/K16/41)

DWG NO.
MLP-01

SCALE
1:1000

REV. A

DATE
05/2019

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

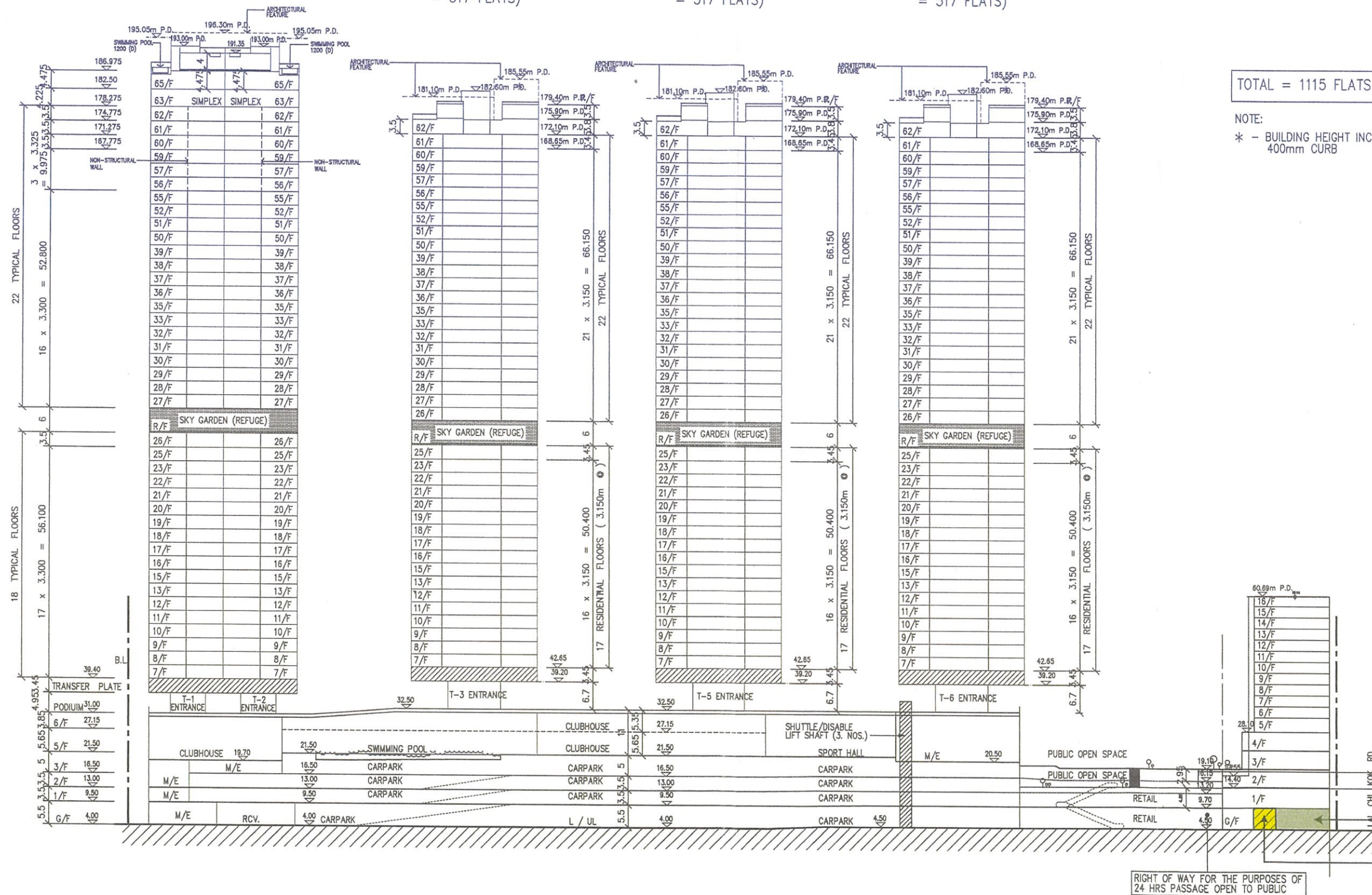
TOWER 3
- 40 STOREYS + 1 REFUGE
(312 TYPICAL FLATS
+ 2 DUPLEX FLAT
+ 3 SIMPLEX FLAT
= 317 FLATS)

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
"Eating Place, Shop & Services, & Office" use
in CDA zone at G/F, 9 Po Lun Street, Lai Chi Kok, Kowloon, N.K.I.L. 3 R.P.
DRAWING
Section of Entire CDA Site

NOTES

- "Eating Place", "Shop & Services" & "Office" use
Scheme Approved by the Board on 13.08.2010 (A/K16/36)
- "Eating Place", "Shop & Services" & "Office" use
Scheme Approved by the Board on 08.01.2016 (A/K16/41)

DWG NO.
MLP-02
SCALE
N.T.S
REV. B
DATE
05/2020



	"Eating Place", "Shop & Services" & "Office" use Scheme Approved by the Board on 13.08.2010 (A/K16/36)
	"Eating Place", "Shop & Services" & "Office" use Scheme Approved by the Board on 08.01.2016 (A/K16/41)

DWG NO.	LCK-02
SCALE	N.T.S
REV.	A
DATE	05/2019