List of Approval Conditions

Application No. A/K16/36

Application Site	:	G/F and 5/F, Kowloon Motor Bus Headquarters Building, 9 Po Lun Street, Lai Chi Kok (NKML 3RP)
Subject of Application	:	Proposed Eating Place, Office, Shop and Services
Date of Approval	:	13.8.2010
Approval Conditions	:	(a) the submission and implementation of a revised Master Layout Plan (MLP) and development schedule incorporating the proposed eating place, office, shop and services uses on G/F and 5/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 service installations to the satisfaction of the Director of Fire Services or of the TPB.

Application No. A/K16/36

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

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一零年八月十三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 13. 8. 2010.

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

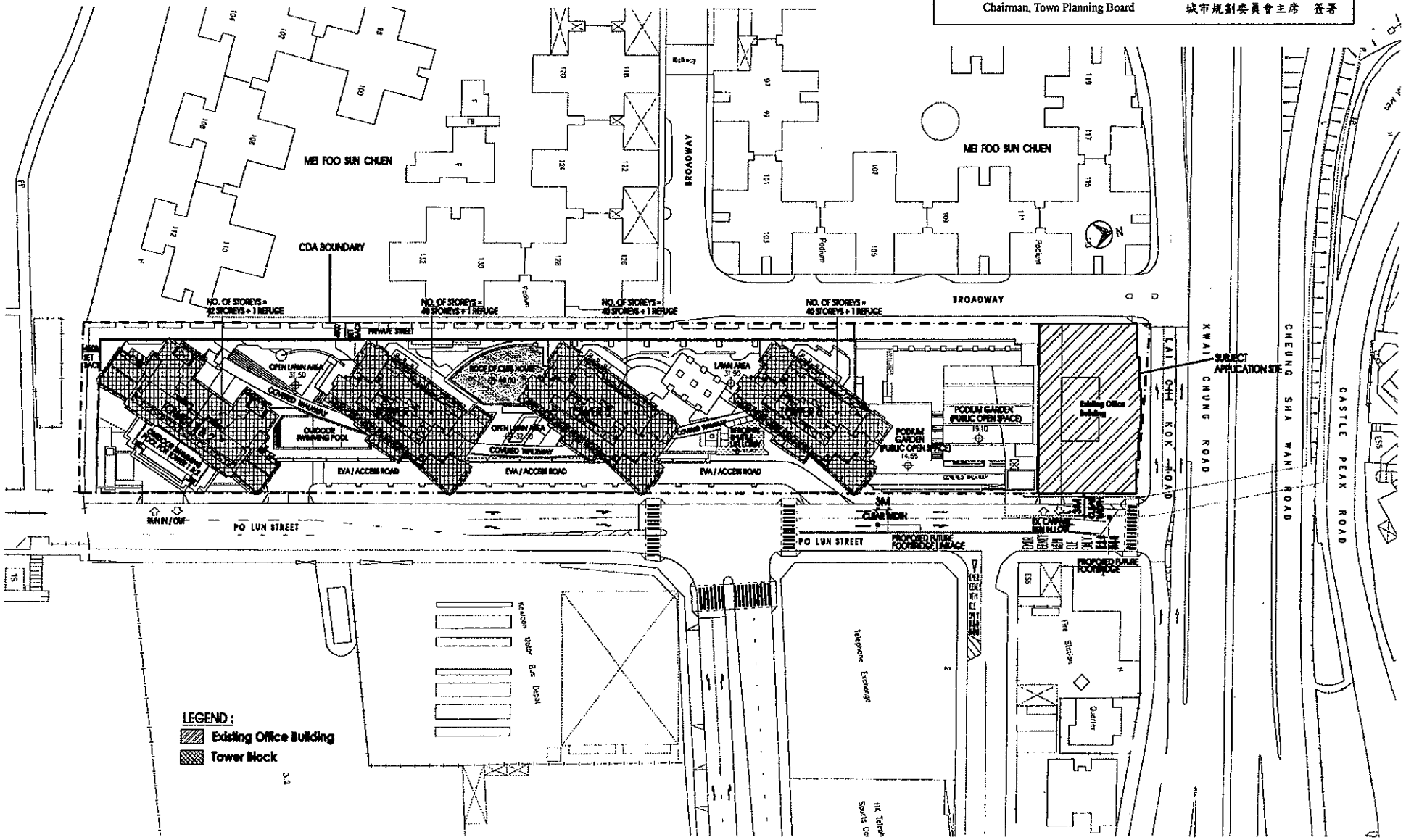


Figure 3.9 Master Layout Plan for Entire CDA Site

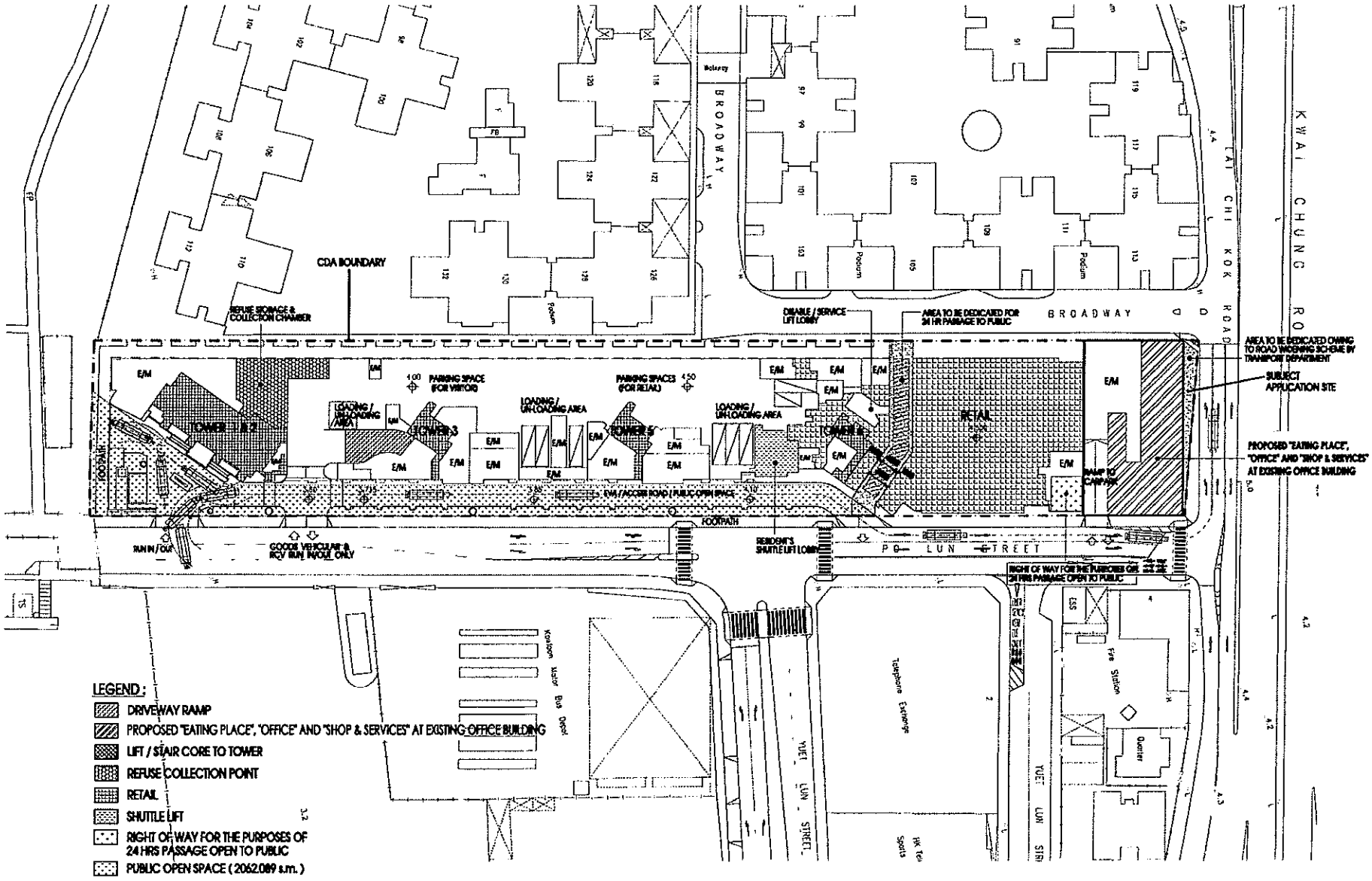


Figure 3.10 Ground Floor Plan for Entire CDA Site

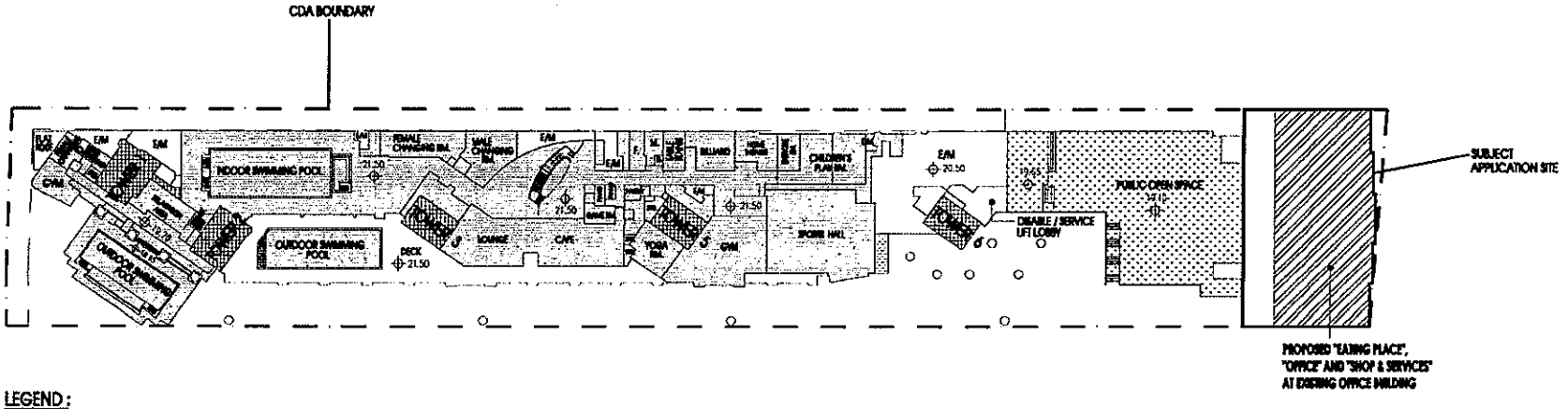


Figure 3.11 Fifth Floor Plan for Entire CDA Site

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

TOWER 3
– 40 STOREYS + 1 REFUGE
(315 TYPICAL FLATS
+ 1 DUPLEX FLAT
+ 1 SIMPLEX FLAT
= 317 FLATS)

TOWER 5
– 40 STOREYS + 1 REFUGE
(315 TYPICAL FLATS
+ 1 DUPLEX FLAT
+ 1 SIMPLEX FLAT
= 317 FLATS)

TOWER 6
– 40 STOREYS + 1 REFUGE
(315 TYPICAL FLATS
+ 1 DUPLEX FLAT
+ 1 SIMPLEX FLAT
= 317 FLATS)

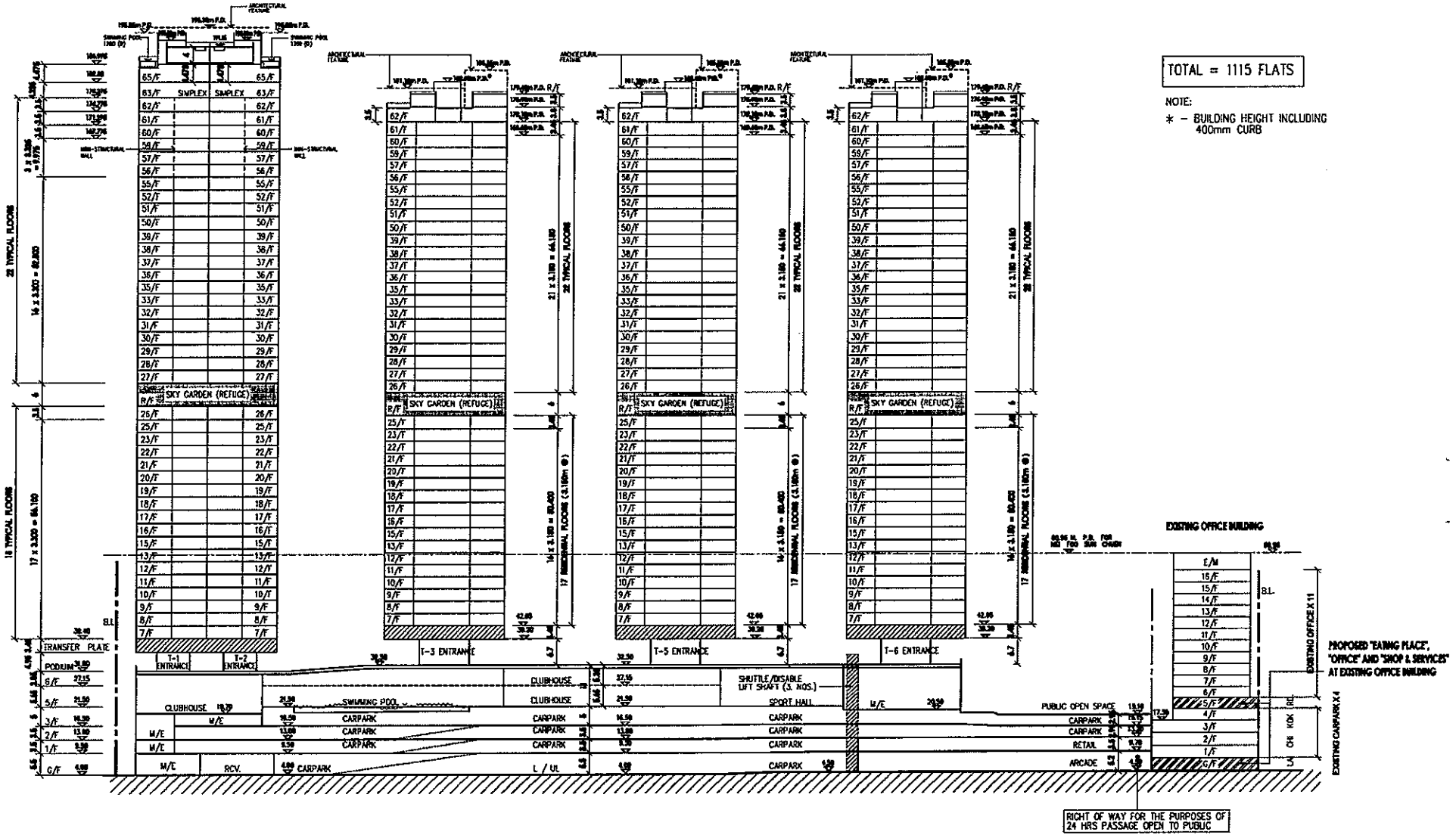


Figure 3.12 Section Plan for Entire CDA Site

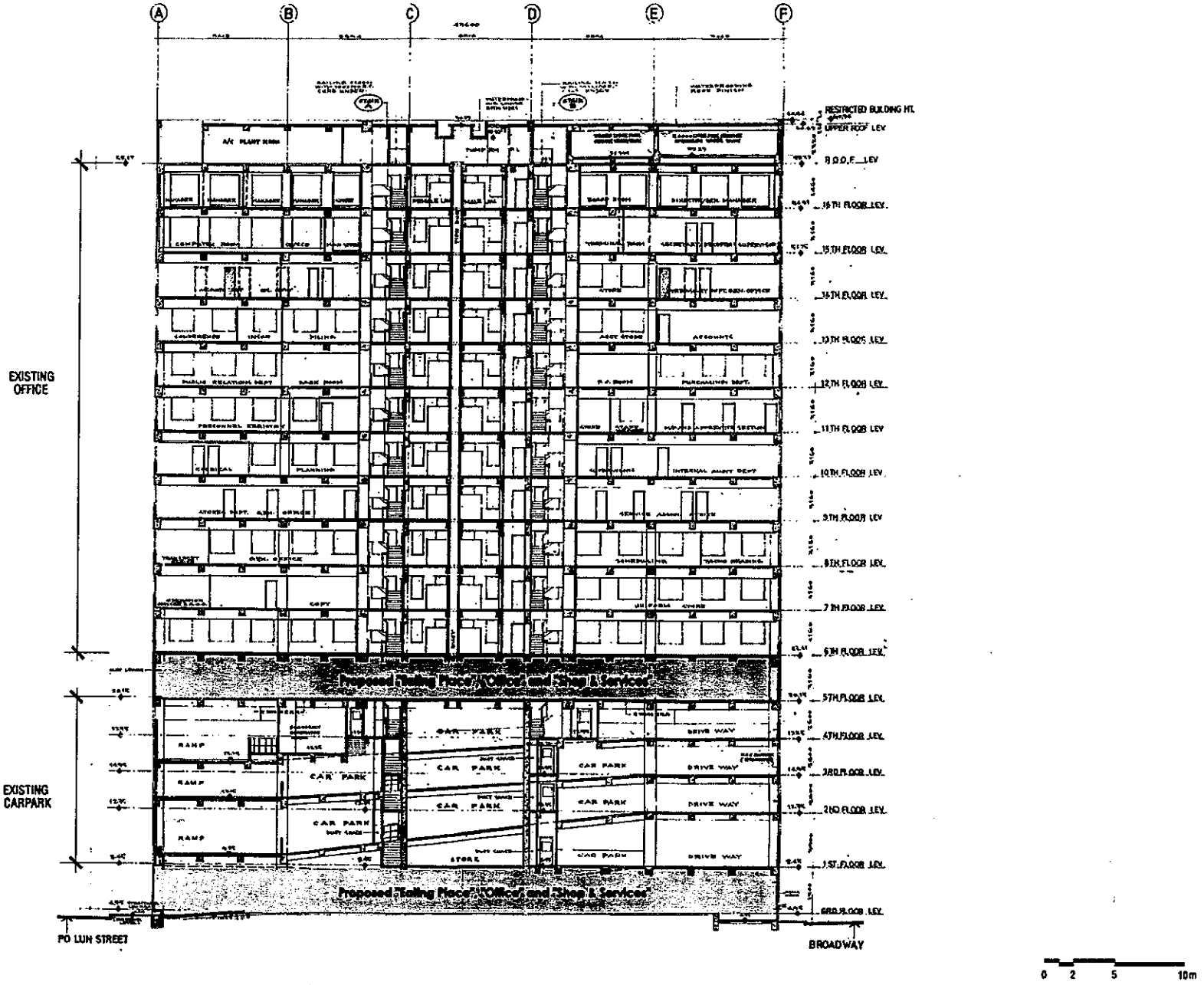
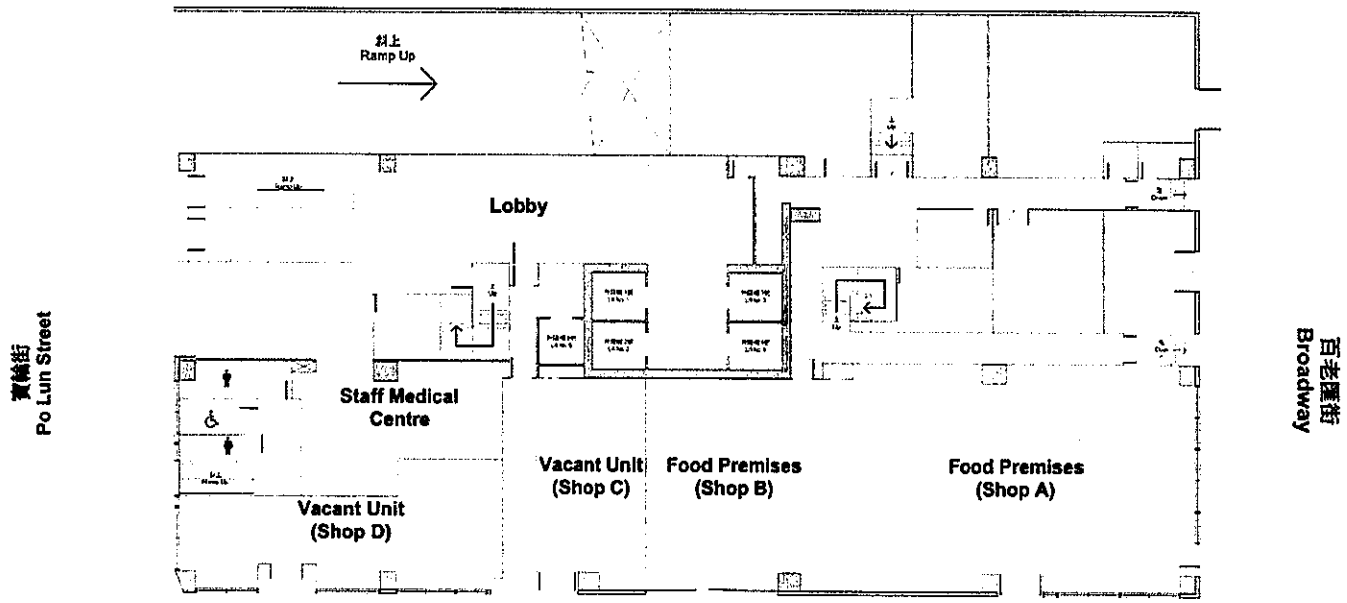
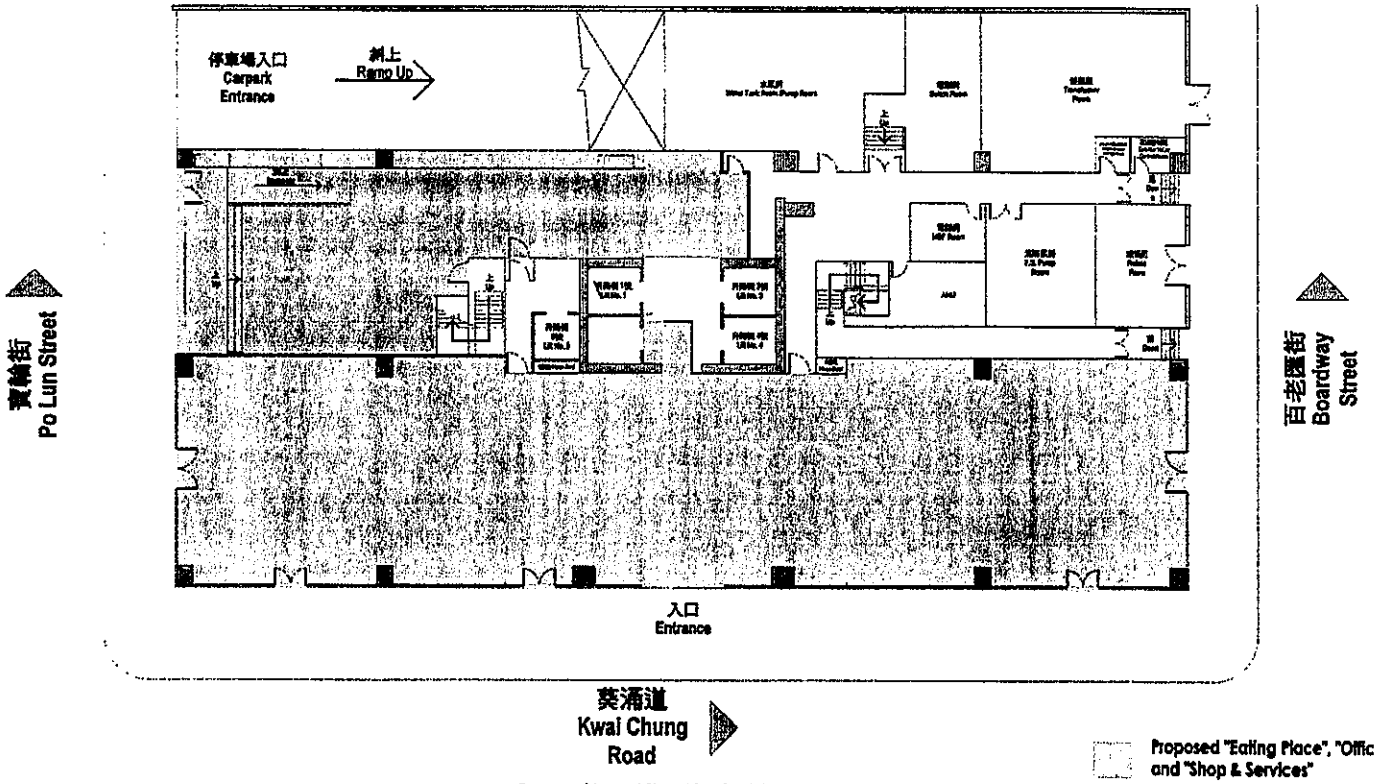


Figure 3.1 Application Site - Section Plan



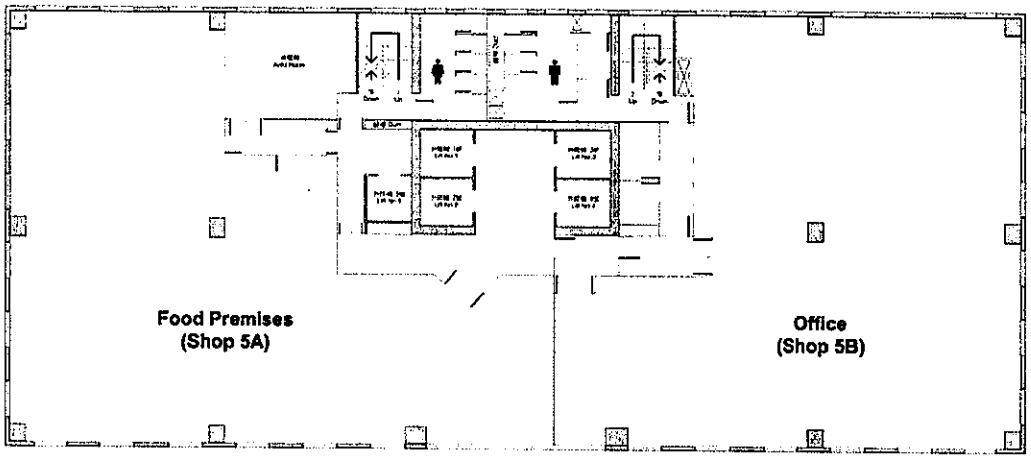
Existing Layout Floor Plan for G/F



Proposed Layout Floor Plan for G/F

Figure 3.2 Application Site - Existing and Proposed Layout Floor Plan for G/F

寶倫街
Po Lun Street

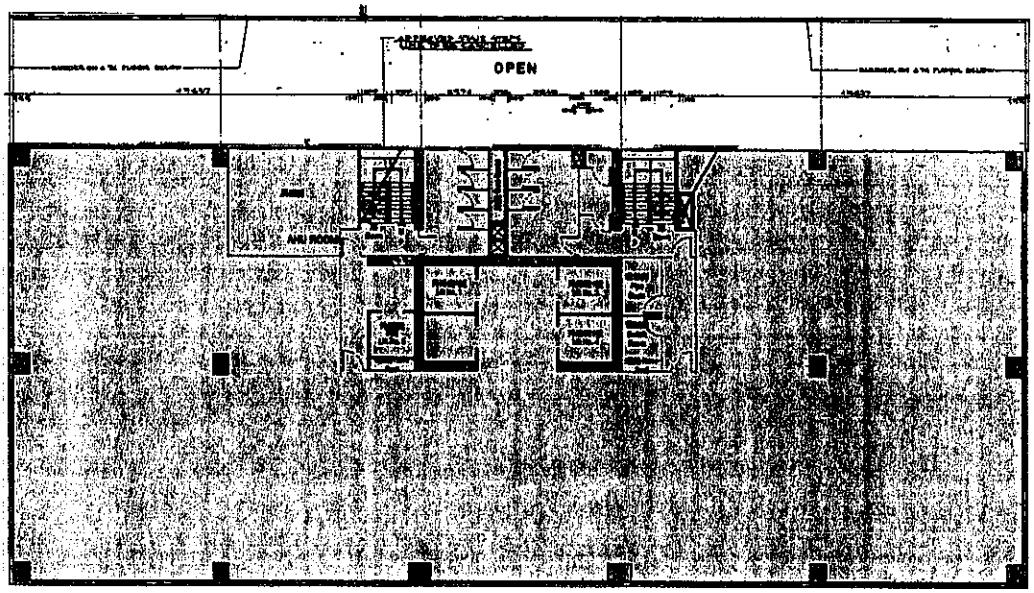


百老匯街
Broadway

葵涌道
Kwai Chung
Road

Existing Layout Floor Plan for 5/F

寶倫街
Po Lun Street



百老匯街
Boardway
Street

葵涌道
Kwai Chung
Road

Proposed "Eating Place", "Office" and "Shop & Services"

Proposed Layout Floor Plan for 5/F

Scale: 5m 0m

Figure 3.3 Application Site - Existing and Proposed Layout Floor Plan for 5/F

Application No. A/K16/36

Development Schedule for the Approved "Eating Place", "Office" and "Shop & Services" in "Comprehensive Development Area" Zone,

G/F and 5/F, Kowloon Motor Bus Headquarters Building, 9 Po Lun Street, Lai Chi Kok (NKML 3 RP)

The Entire CDA Site	***Development Parameters***
Site area	13,030m²
Total plot ratio	**9.09**
- Domestic	7.59
- Non-domestic	1.5
Total gross floor area (GFA)	**118,509.595m²**
- Domestic	98,964.595m²
- Non-domestic	19,545m² (maximum)
- Application Site	*14,559m²*
- Retail use	*4,986m²*

The Manhattan Hill (completed)	***Development Parameters***
No. of flats	1,115
Average flat size	87.1m²
Max. no. of storeys above podium	43
Max. building height	197.7mPD
Total no. of car parking spaces	**442**
- Residential	392
- Visitors	25
- Retail	25
Motorcycle parking spaces	45
Loading/unloading facilities	10
Open space provision	9,978m² (minimum 4,141m² for public)
Private club GFA	4,948m²

Application Site	***Development Parameters***
Site Area	about 1,230m²
Total GFA	14,559m²
Proposed Change of Use	
- G/F	633m² (Eating Place, Office and Shop & Services)
- 5/F	898m² (Eating Place, Office and Shop & Services)
No. of blocks	1
Max. building height (main roof)	60.96mPD
No. of storeys	17
Internal transport facilities:	
- Private car	84
- Coach lay-by	-
- Taxi lay-by	-
- Loading/unloading bay	2

Development Programme

- Tentative completion time of the proposed Eating Place, Office and Shop & Services uses is approx. 2010/2011