

List of Approval Conditions

Application No. A/K4/67

- Application Site : Tai Hang Sai Estate, Shek Kip Mei, Kowloon
- Subject of Application : Proposed Comprehensive Redevelopment of Tai Hang Sai Estate (including flats and shops and services) and Minor Relaxation of Plot Ratio and Building Height Restrictions in "Comprehensive Development Area" zone
- Date of Approval : 24.6.2016
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to take into account the approval conditions as stated in paragraphs (b) to (j) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) the submission and implementation of Landscape Master Plan and tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;
 - (c) the design and provision of vehicular access, car parking and loading / unloading facilities (up to the upper range of the Hong Kong Planning Standards and Guidelines requirements) to the satisfaction of the Commissioner for Transport (C for T) or of the TPB;
 - (d) the implementation of the road improvement works as proposed in the Traffic Impact Assessment including the design and provision of bus stops / laybys and widening of pavements by the developer at his own costs and to the satisfaction of C for T or of the TPB;
 - (e) the submission of an updated Noise Impact Assessment report and implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (f) the implementation of the local sewerage upgrading / sewerage connection works identified in the updated Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB;
 - (g) the design and provision of fire service installations and water supply for fire-fighting to the satisfaction of the Director of Fire Services or of the TPB
 - (h) the design and provision of the Neighbourhood Elderly Centre to the satisfaction of the Director of Social Welfare or of the TPB;
 - (i) the design and provision of kindergarten facilities to the satisfaction of the Secretary for Education or of the TPB; and

Proposed Comprehensive Redevelopment of Tai Hang Sai Estate, Shek Kip Mei

Major Development Parameters

Development Parameters		Application No. A/K4/67
Site Area		2.09 ha (about)
Total Plot Ratio		6.8*
Total Gross Floor Area (GFA)		142,192m ²
- Domestic GFA		131,618m ²
- Non-domestic GFA		10,574m ²
No. of Flats		4,925 (Phase 1: 1,289 & Phase 2: 3,636)
Estimated Population		13,051 persons
Average Flat Size		26.7m ² (approx.)
No. of Blocks		6
Building Heights	Phase 1:	Block 1: 131 mPD (41 storeys)
		Block 2: 94.3mPD (28 storeys)
	Phase 2:	Block 3: 88.7mPD (27 storeys)
		Block 4: 88.7mPD (27 storeys)
		Block 5: 125.4mPD (39 storeys)
		Block 6: 128.2mPD (40 storeys)
Commercial Facilities		Shop and services, 9-classroom kindergarten
Government, Institution or Community Facilities		Neighbourhood elderly centre
Transport Facilities		
- Private Car Parking Spaces		78
- Motorcycle Parking Spaces		10
- Light Goods Vehicle Parking Spaces		4
- Loading/Unloading Spaces		15
- Refuse Collection Vehicle Parking Spaces		1
Local Open Space		13,089m ² (about)
Completion Year		
Phase 1:		2021
Phase 2:		2029

Remarks: The total PR of 6.8 comprises a PR of 6.6 under application for minor relaxation of the PR restriction from 5.5 to 6.6 by +20% and a bonus PR of 0.2 (GFA of 4,170.2m²) due to surrender of 834.04m² of land for road widening and provision of bus stop and layby

NOTES :
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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六月二十四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 24.6.2016.

signed Michael WONG
Chairman, Town Planning Board

黃偉瑜
城市規劃委員會主席 簽署

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

Figure 7b Master Layout Plan (Revised)

REVISION		
NO.	DATE	DESCRIPTION

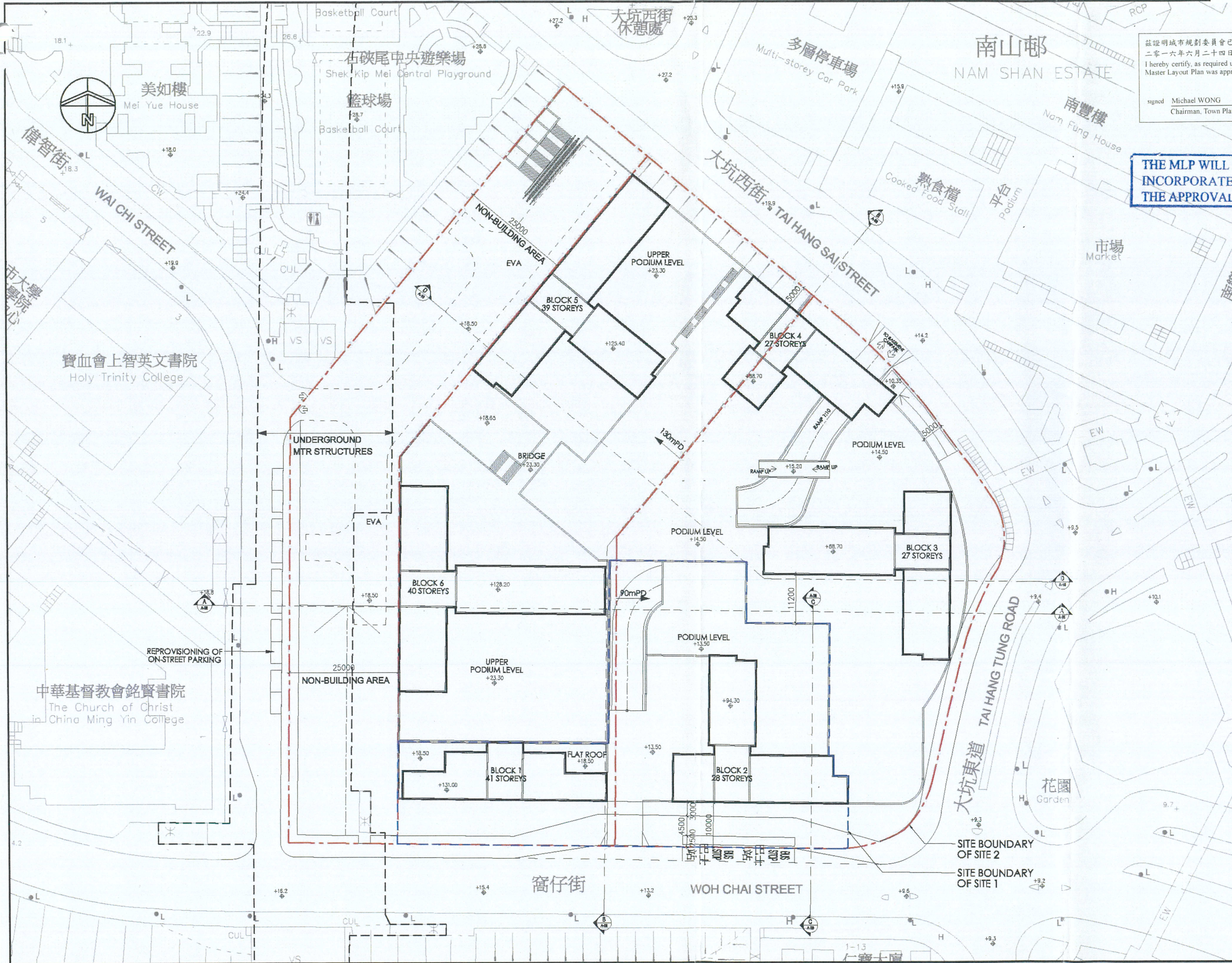
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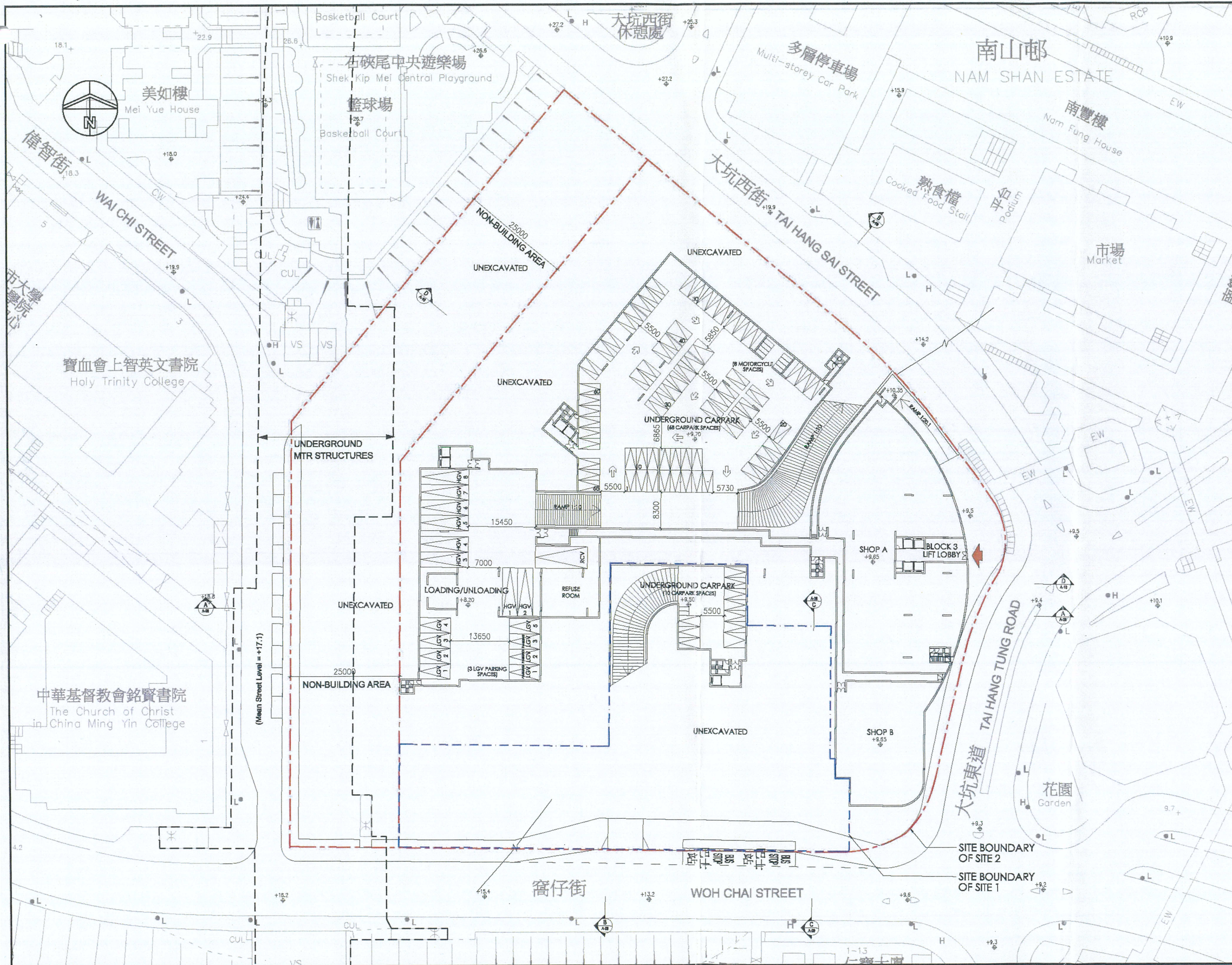
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PROJECT NAME
PROPOSED MINOR RELAXATIONS OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS
IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE
AT NEW KOWLOON INLAND LOT NO. 4479,
TAI HANG SAI ESTATE, SHEK KIP MEI,
KOWLOON

DRAWING TITLE
MASTER LAYOUT PLAN

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JOB NO. 1503	DRAWING NO. A-001





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Figure 8b
LG Floor
Plan
(Revised)

REVISION		
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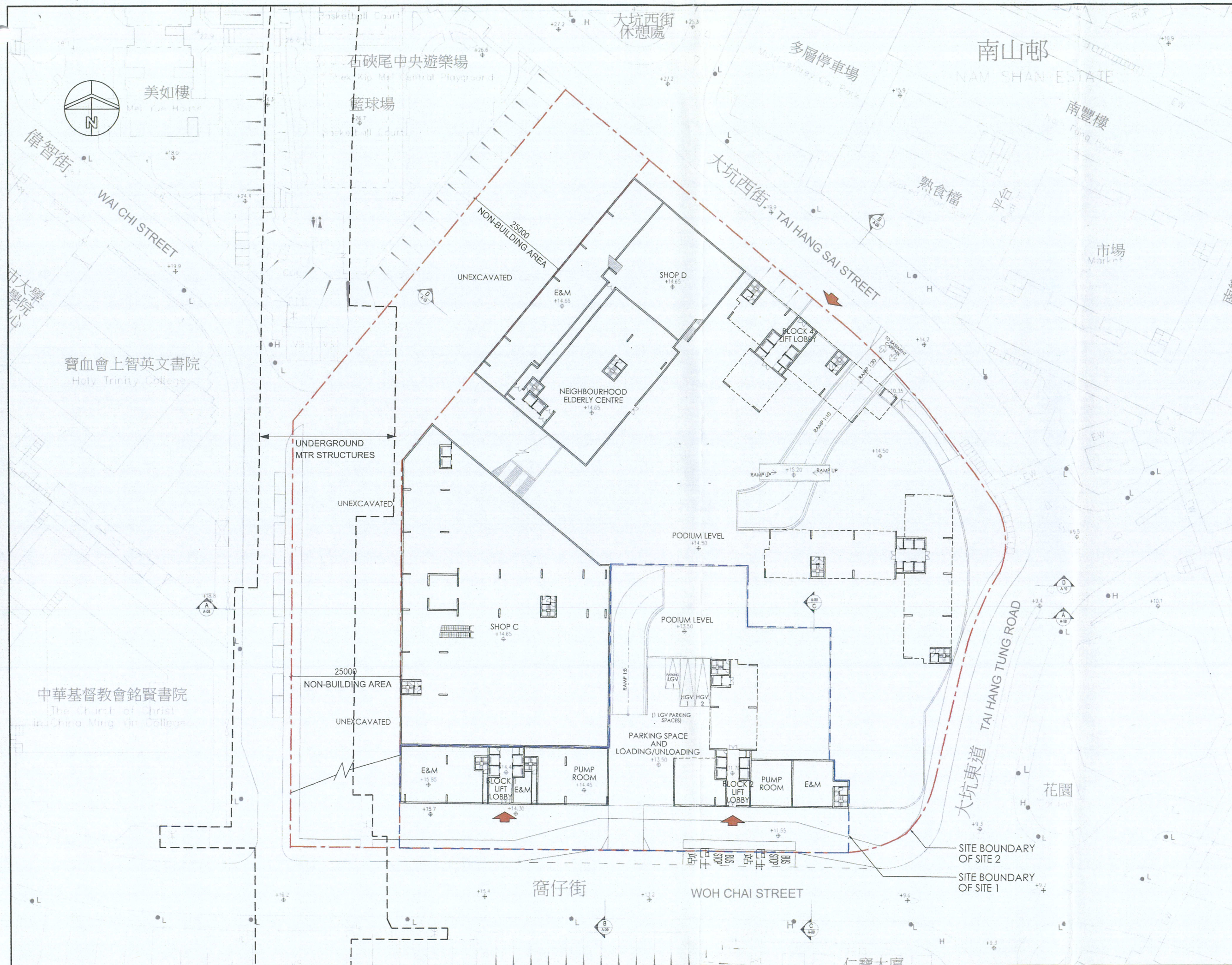
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KOWLOON

DRAWING TITLE
LG FLOOR PLAN

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Figure 9c UG Floor Plan (Revised)

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A	16.06.2016	REVISION

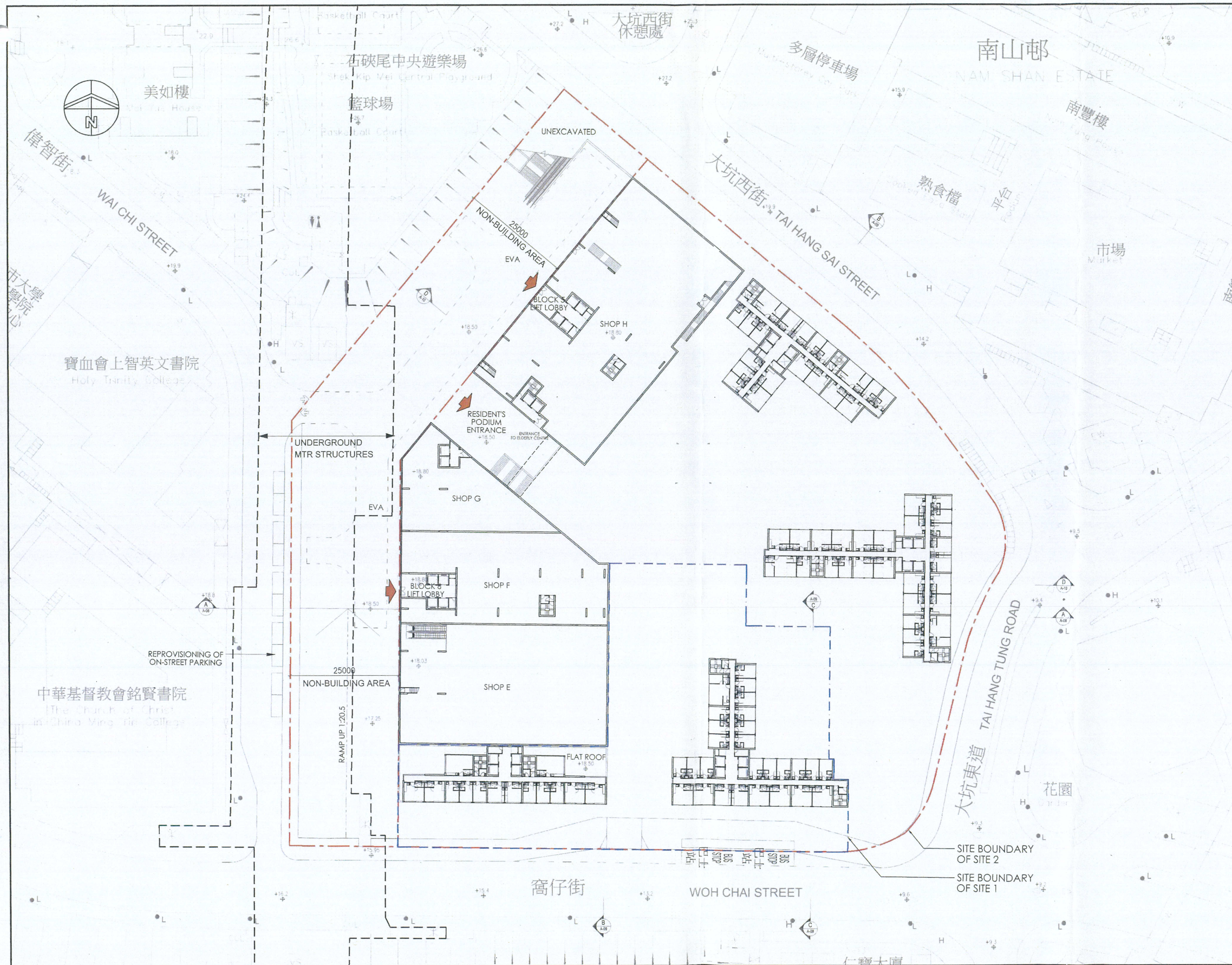
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AT NEW KOWLOON INLAND LOT NO. 4479,
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KOWLOON

DRAWING TITLE
UG FLOOR PLAN

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Figure 10c
1st Floor
Plan
(Revised)

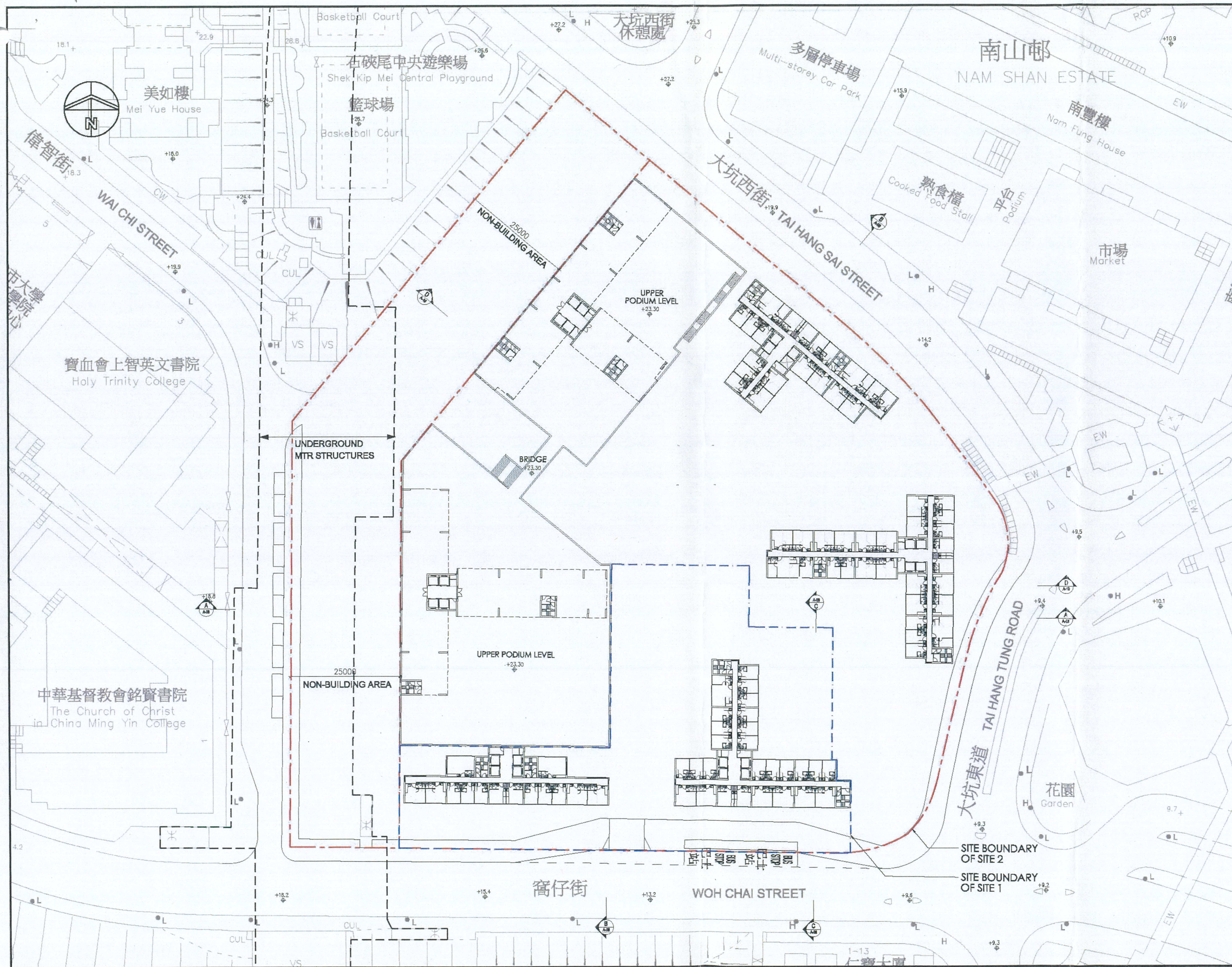
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NO.	DATE	DESCRIPTION
A	08.06.2016	REVISION

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KOWLOON

DRAWING TITLE
1st FLOOR PLAN

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Figure 11b
2nd Floor
Plan
(Revised)

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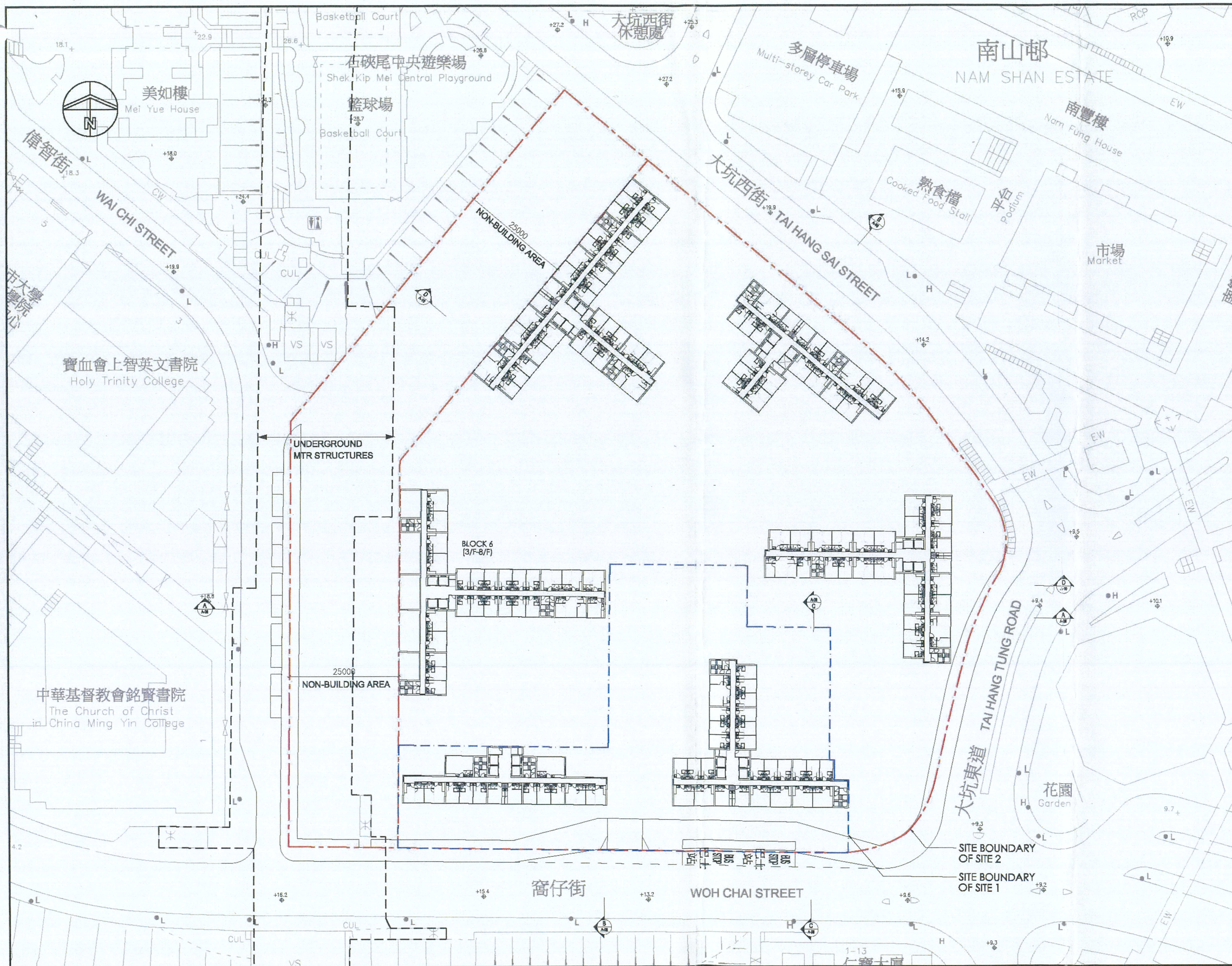
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AT NEW KOWLOON INLAND LOT NO. 4479,
TAI HANG SAI ESTATE, SHEK KIP MEI,
KOWLOON

DRAWING TITLE

2st FLOOR PLAN

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NOTES :
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Figure 12b
3 - 8 Floor
Plan of
Block 6
(Revised)

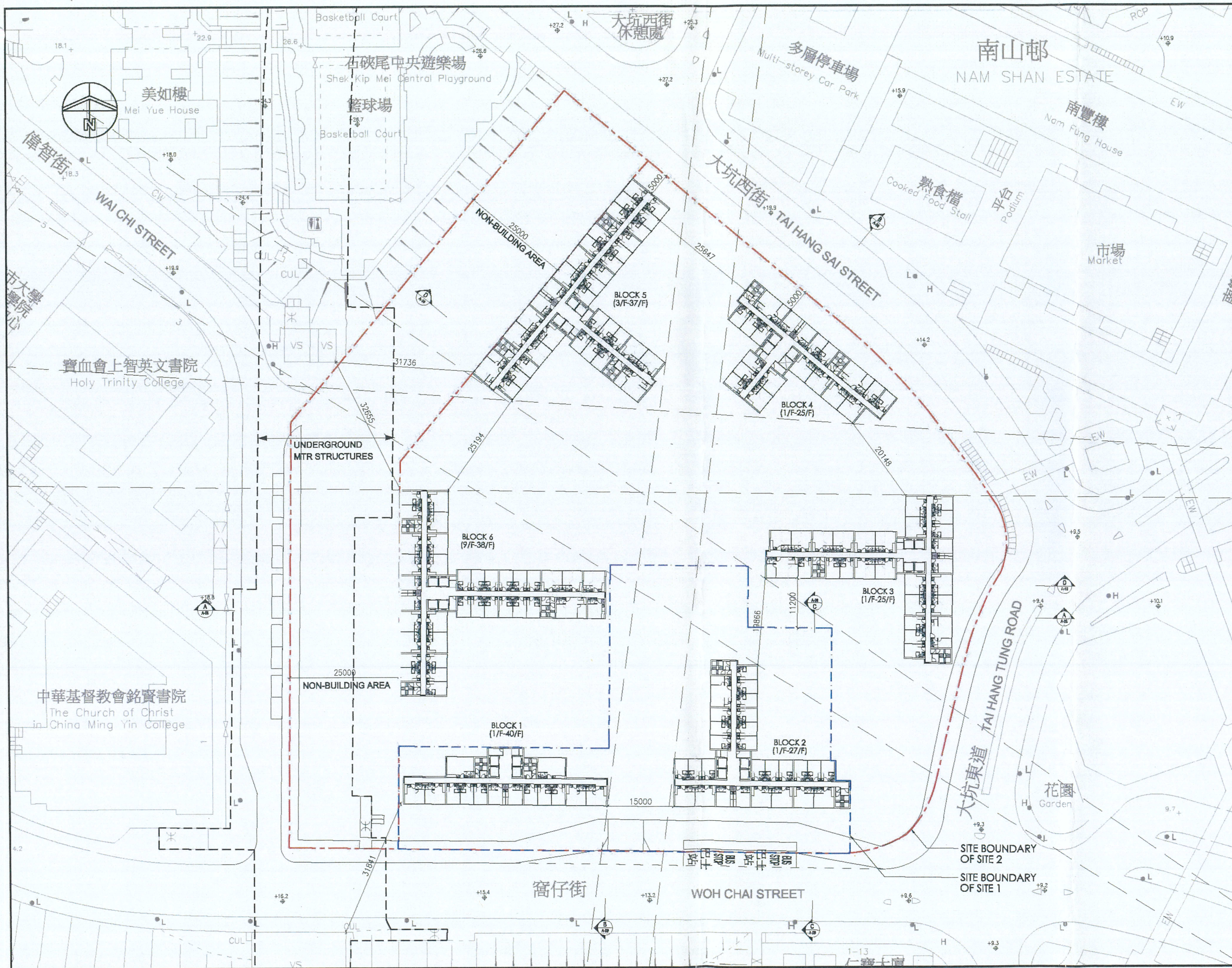
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DRAWING TITLE
3rd - 8th FLOOR PLAN
(BLOCK 6)

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Figure 13b
9 - 36
Floor
Plan of
Block 6
(Revised)

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DRAWING TITLE
TYPICAL FLOOR PLAN
9th - 38th FLOOR PLAN
(BLOCK 6)

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Figure 14b
Section A-A'
(Revised)

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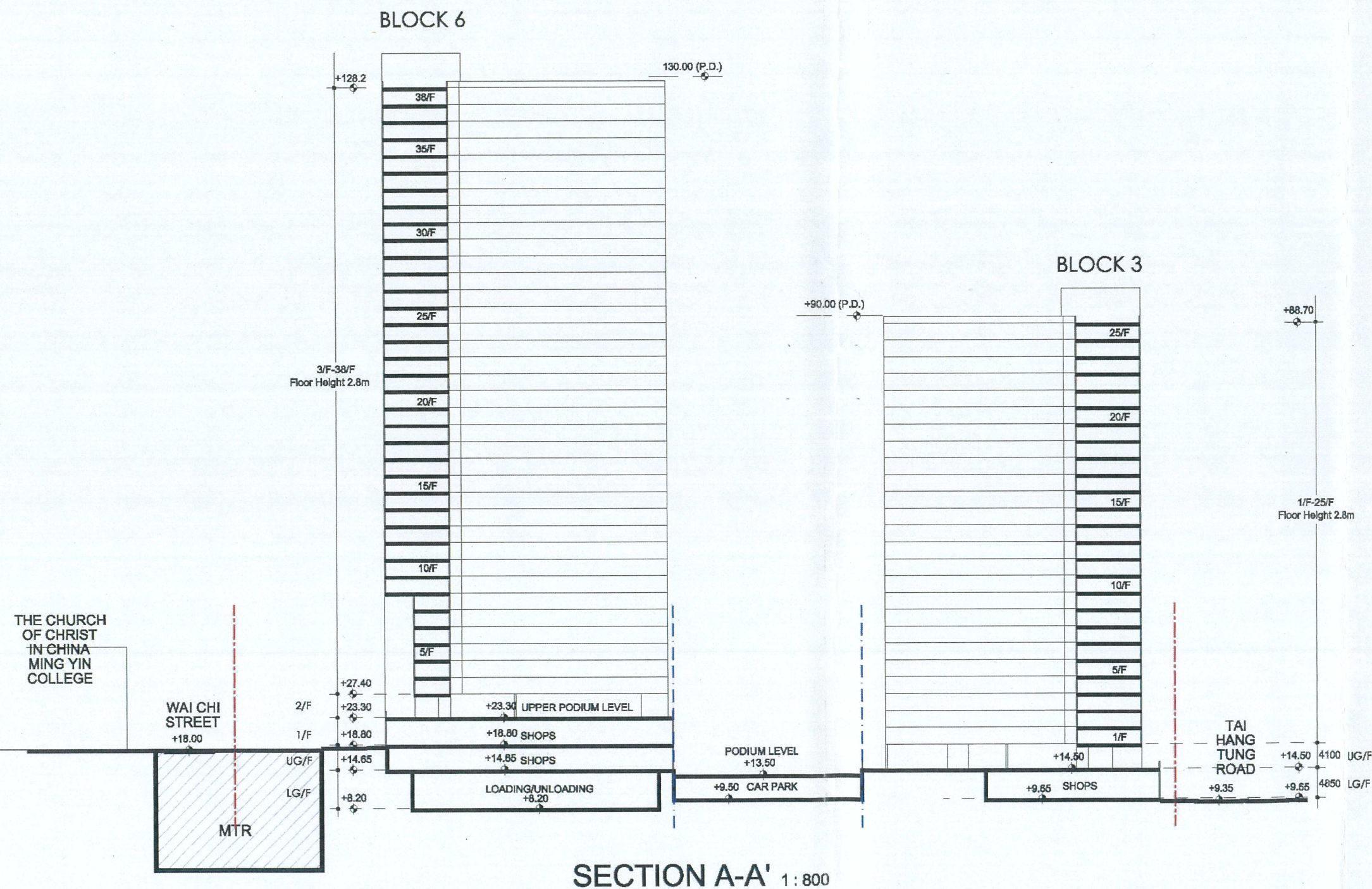
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DRAWING TITLE

SECTION A-A'

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Figure 15
Section B-B'
and
Section C-C'
(Revised)

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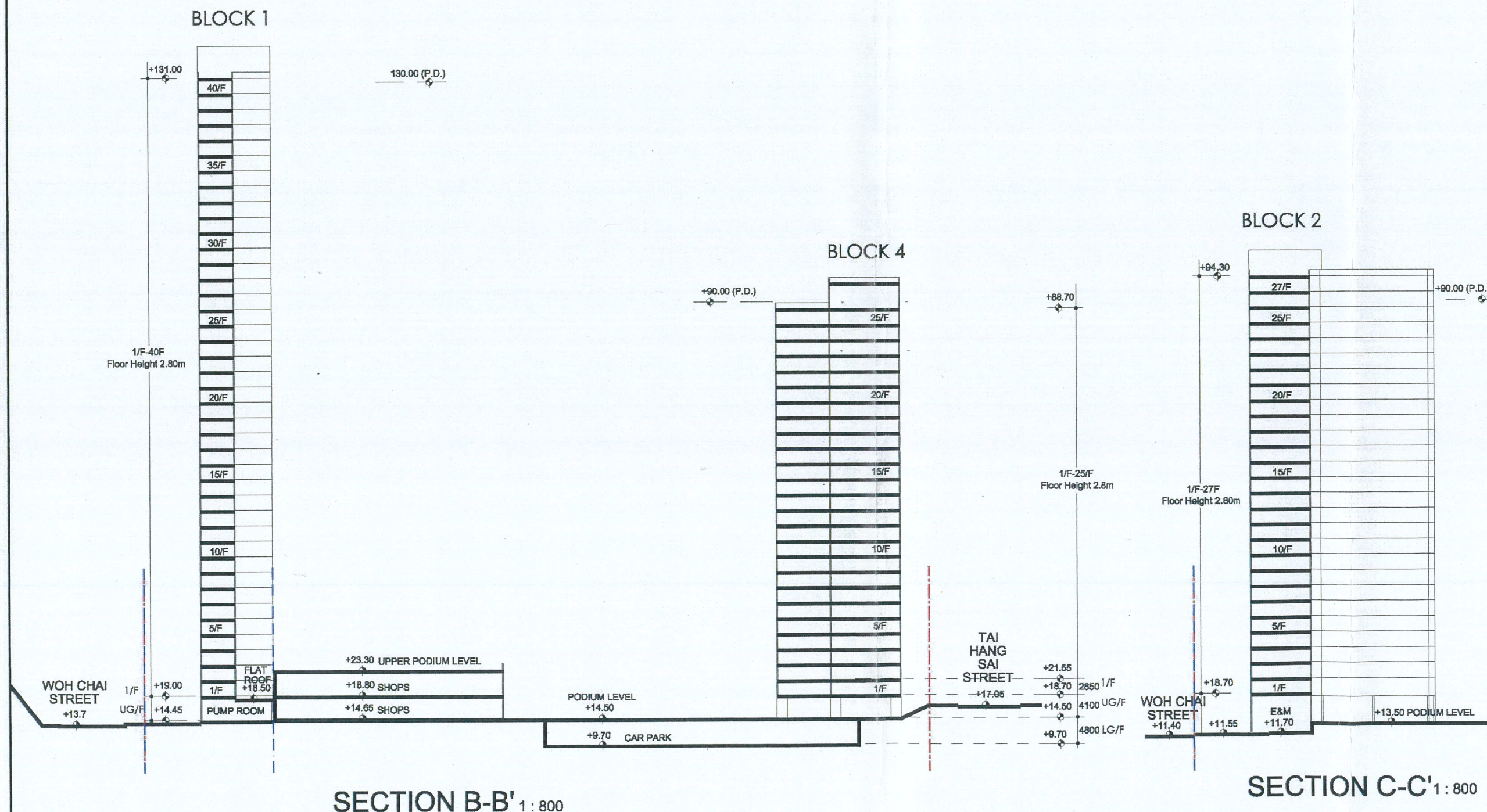
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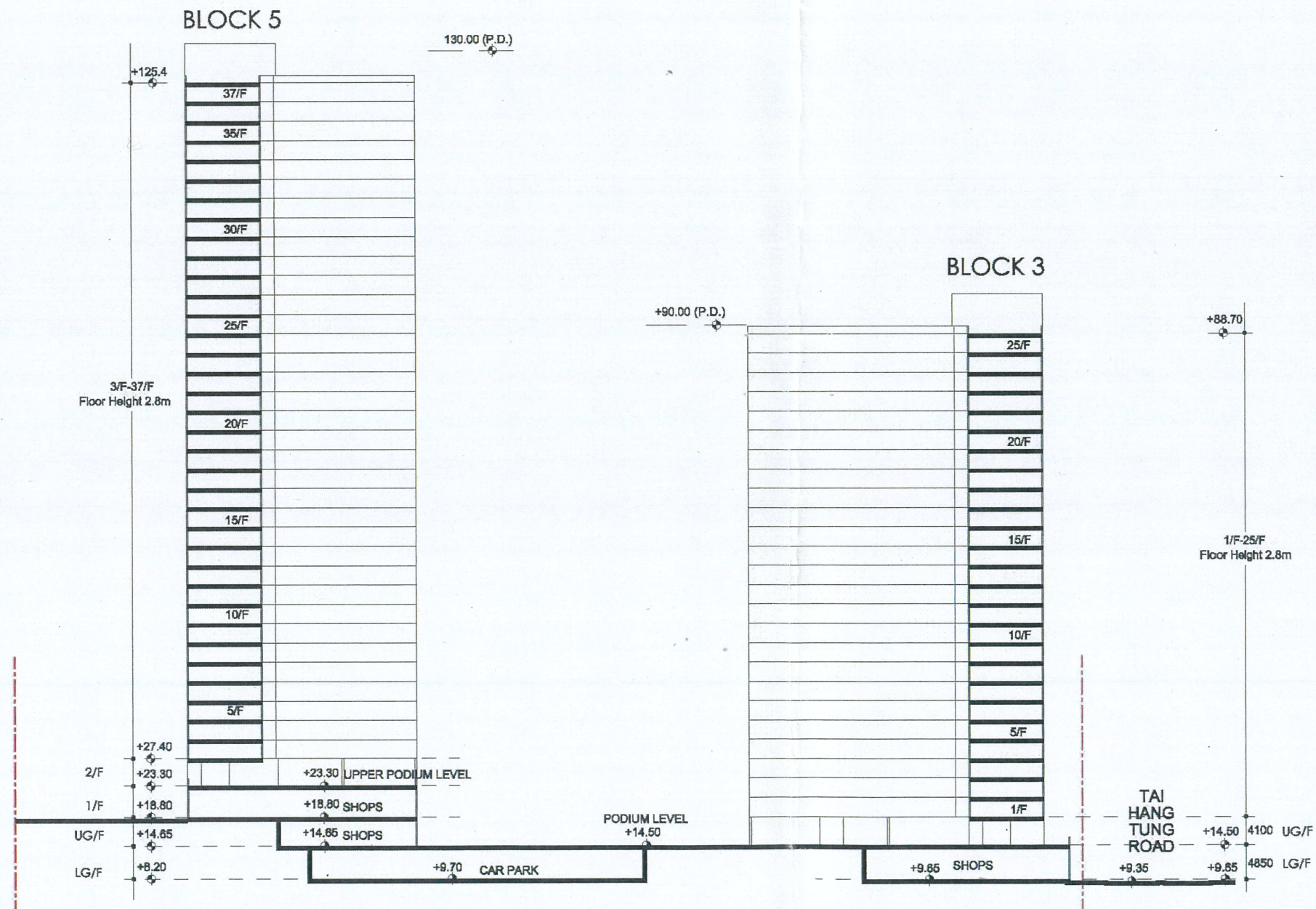
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DRAWING TITLE

SECTION B-B'
& SECTION C-C'

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SECTION D-D' 1:800

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Figure A
Section D-D'

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DRAWING TITLE
SECTION D-D'

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