### **List of Approval Conditions**

### Application No. A/K11/223-1

Application Site

"Comprehensive Development Area" Zone and areas shown as 'Road',

Diamond Hill, Kowloon

Subject of Application

Proposed Public Housing Development including 'Flat', 'Shop and Services', 'Market', 'Place of Recreation, Sports or Culture', 'Public Transport Terminus or Station', 'Religious Institution', 'School' and 'Eating Place' in "Comprehensive Development Area" Zone

Date of Approval

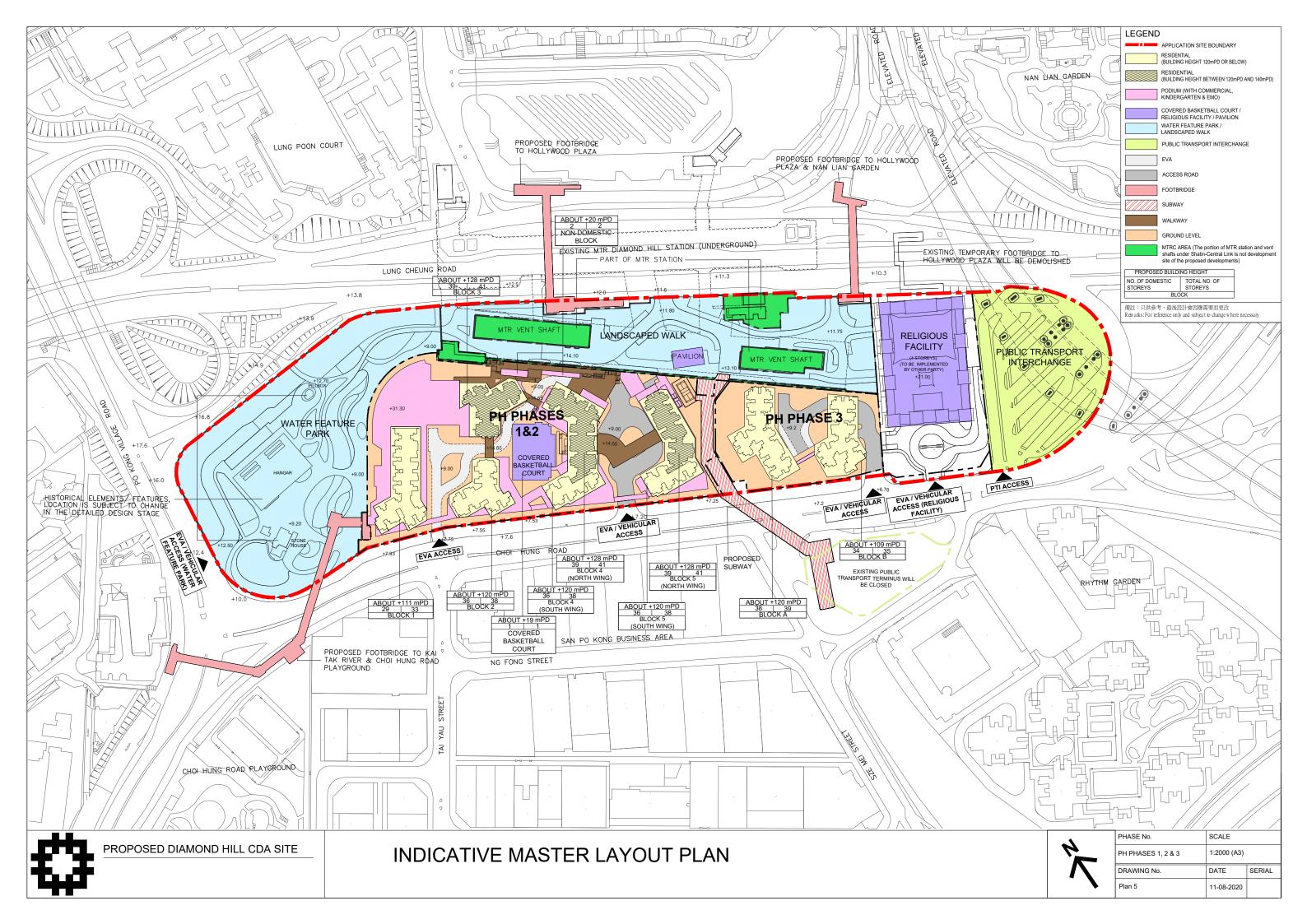
21.5.2020

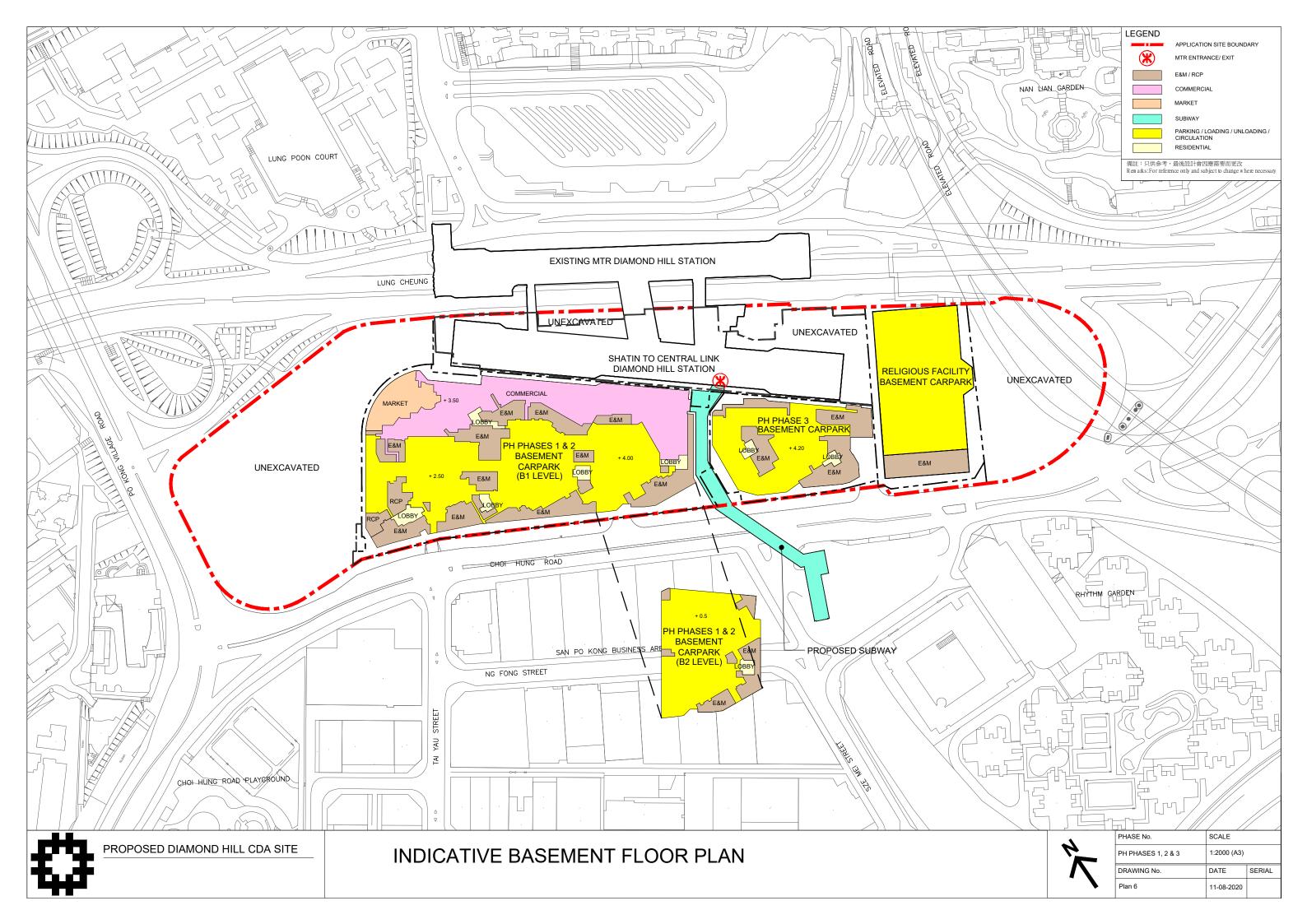
Approval Conditions

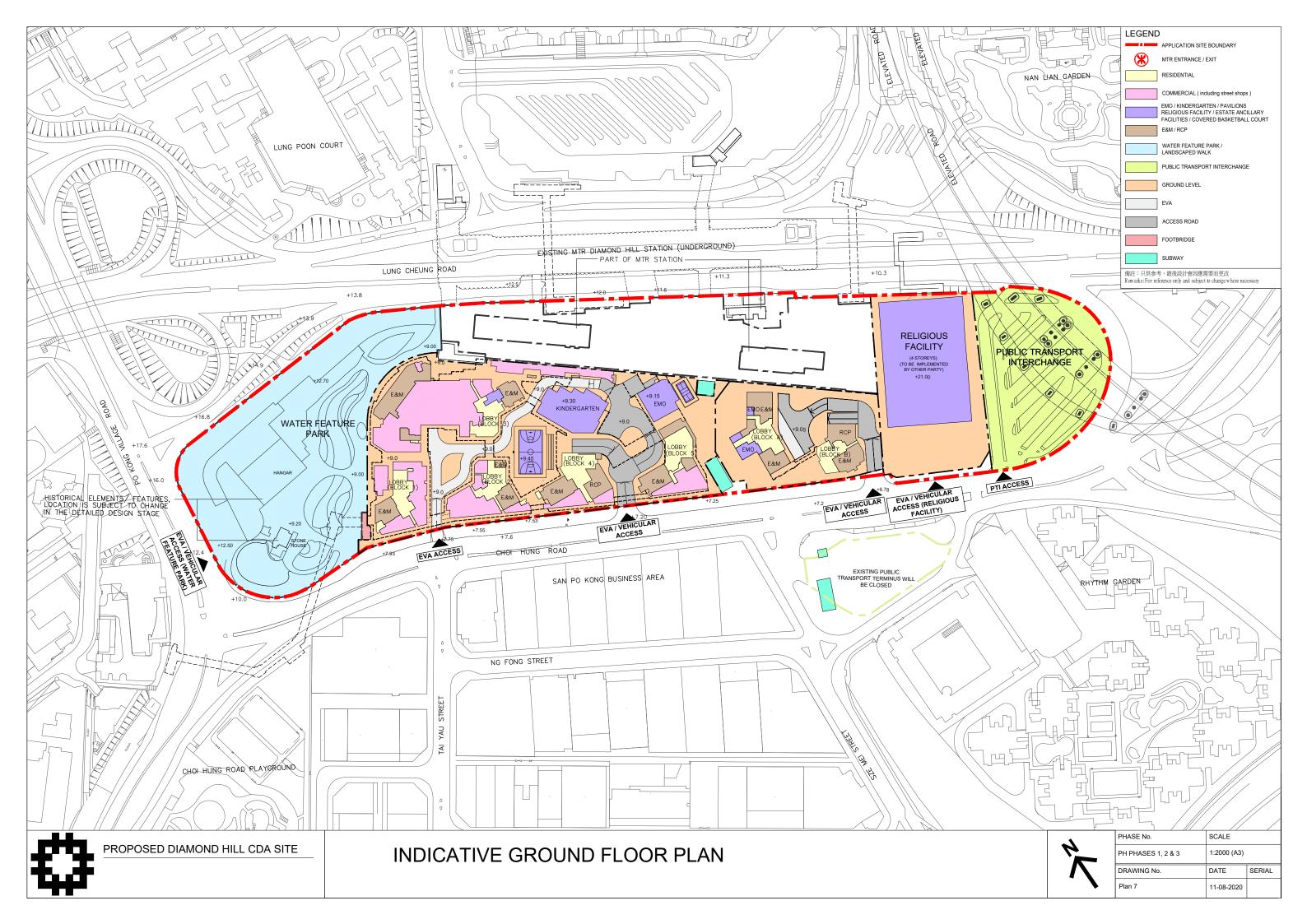
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to incorporate the approval conditions as stipulated in conditions (b) to (i) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the implementation of the accepted development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and provision of pedestrian links, ingress/egress point, vehicular access, parking spaces, loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the submission and implementation of a revised Landscape Master Plan including tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;
- (e) the submission of a tree monitoring report on the preserved trees based on the interval specified in the tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;
- (f) the implementation of traffic mitigation measures identified in the Traffic Impact Assessment to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;
- (g) the design and provision of the public transport interchange to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;
- (h) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (i) the design and provision of the water feature park (including the three historic buildings/structures) and landscaped walk with cultural theme, as proposed by you, to the satisfaction of the

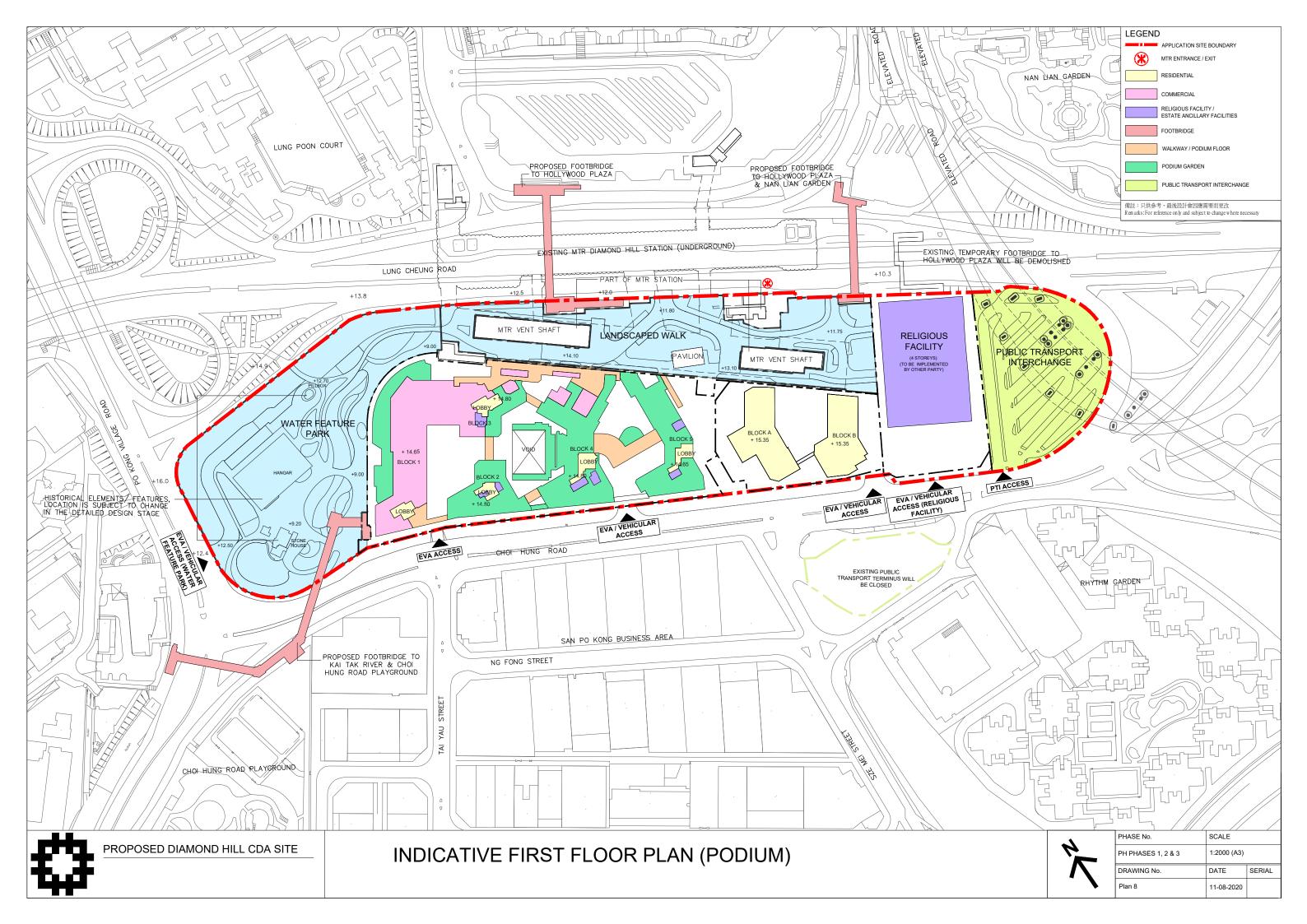
Director of Leisure and Cultural Services or of the TPB; and

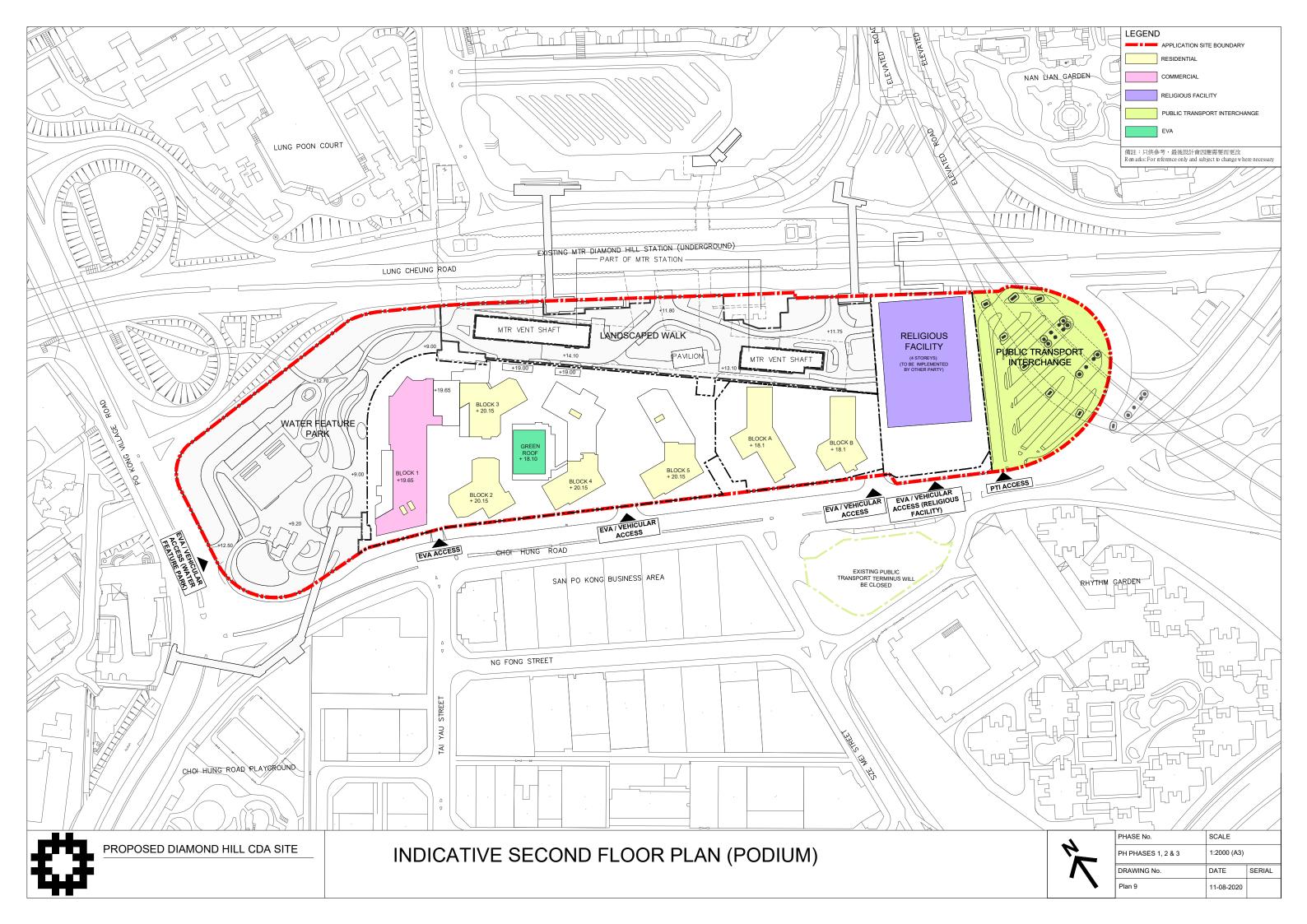
(j) the submission of a Conservation Management Plan for the two graded structures (i.e. the former Royal Air Force Hangar and the Old Pillbox) to the satisfaction of the Antiquities and Monuments Office or of the TPB.

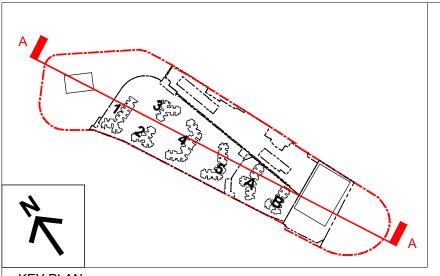












LEGEND
APPLICATION SITE BOUNDARY
RESIDENTIAL
COMMERCIAL
KINDERGARTEN /
COVERED BASKETBALL COURT
EMO
E&M
RELIGIOUS FACILITY
SUBWAY

(構註: 只供参考,最後設計會因應需要而更改
R m arks: For reference only and subject to change where necessary

KEY PLAN SCALE 1:3000

APPLICATION APPLICATION SITE BOUNDARY SITE BOUNDARY WATER FEATURE PARK BLOCK 3 (41 STOREYS) (39 DOMESTIC STOREYS) BLOCK 4 (41 STOREYS) (39 DOMESTIC STOREYS) BLOCK 2 (39 (38 STOREYS) (36 DOMESTIC STOREYS) BLOCK 5 (41 STOREYS) (39 DOMESTIC STOREYS) BLOCK A (39 STOREYS) (38 DOMESTIC STOREYS) BLOCK 1 (33 STOREYS) (29 DOMESTIC STOREYS) BLOCK B (35 STOREYS) (34 DOMESTIC STOREYS) RELIGIOUS FACILITY
(4 STOREYS ATOP
1 STOREY BASEMENT)
(TO BE IMPLEMENTED BY OTHER PARTY) ELEVATED ROAD PO KONG EXISTING
VILLAGE
ROAD DRAINAGE
RESERVE WATER FEATURE PARK PODUM GARDEN

SECTION A - A

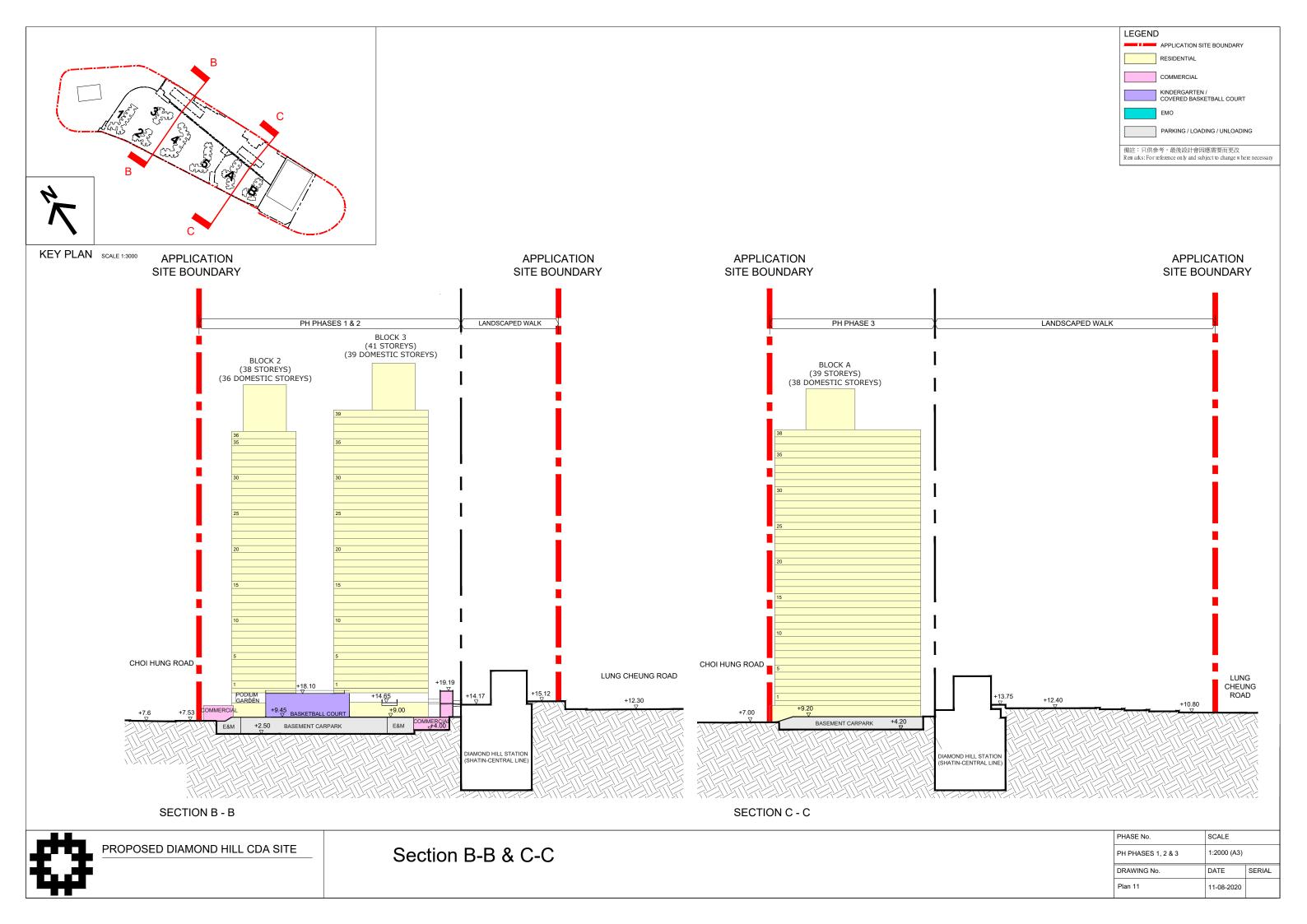


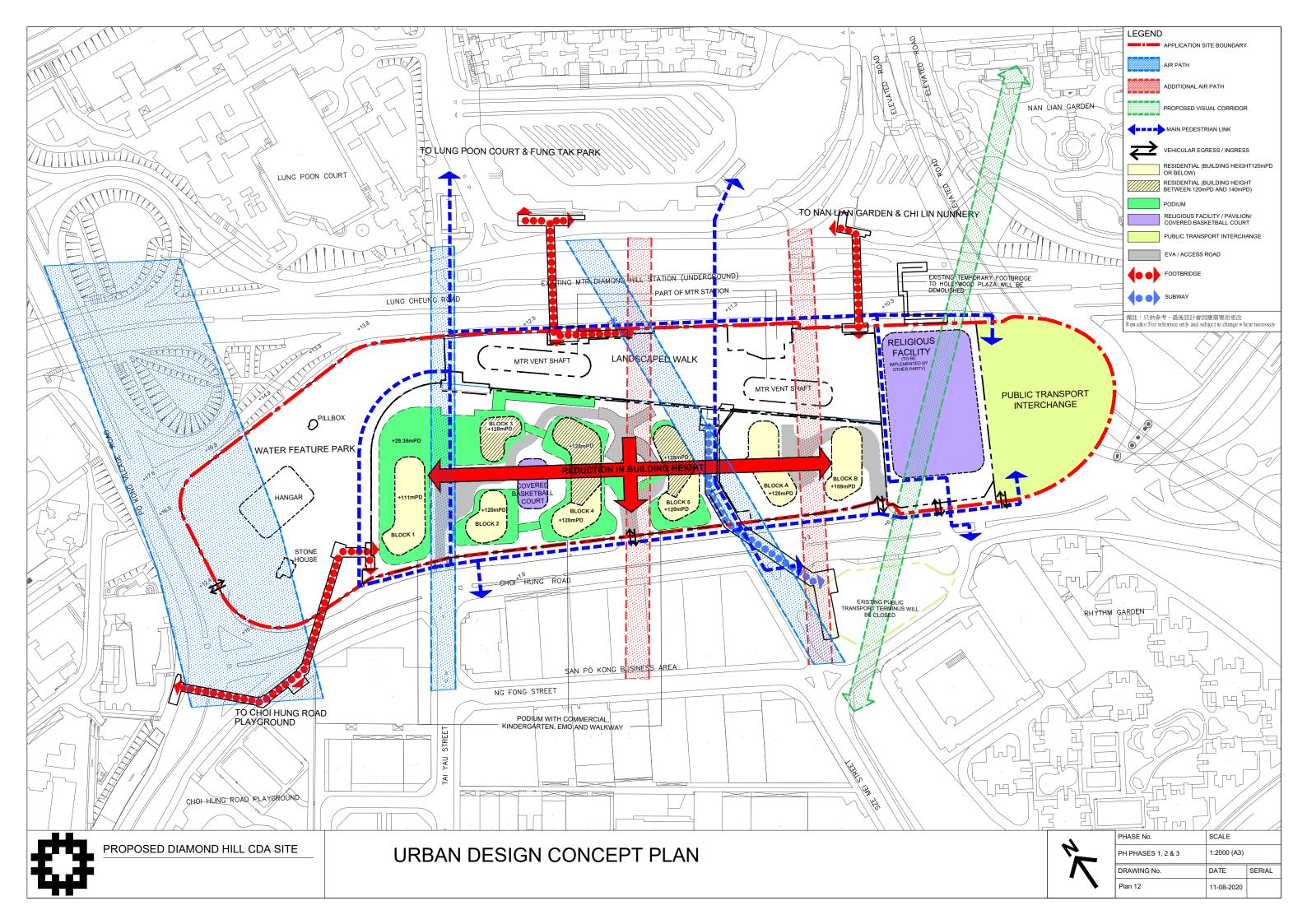
PROPOSED DIAMOND HILL CDA SITE

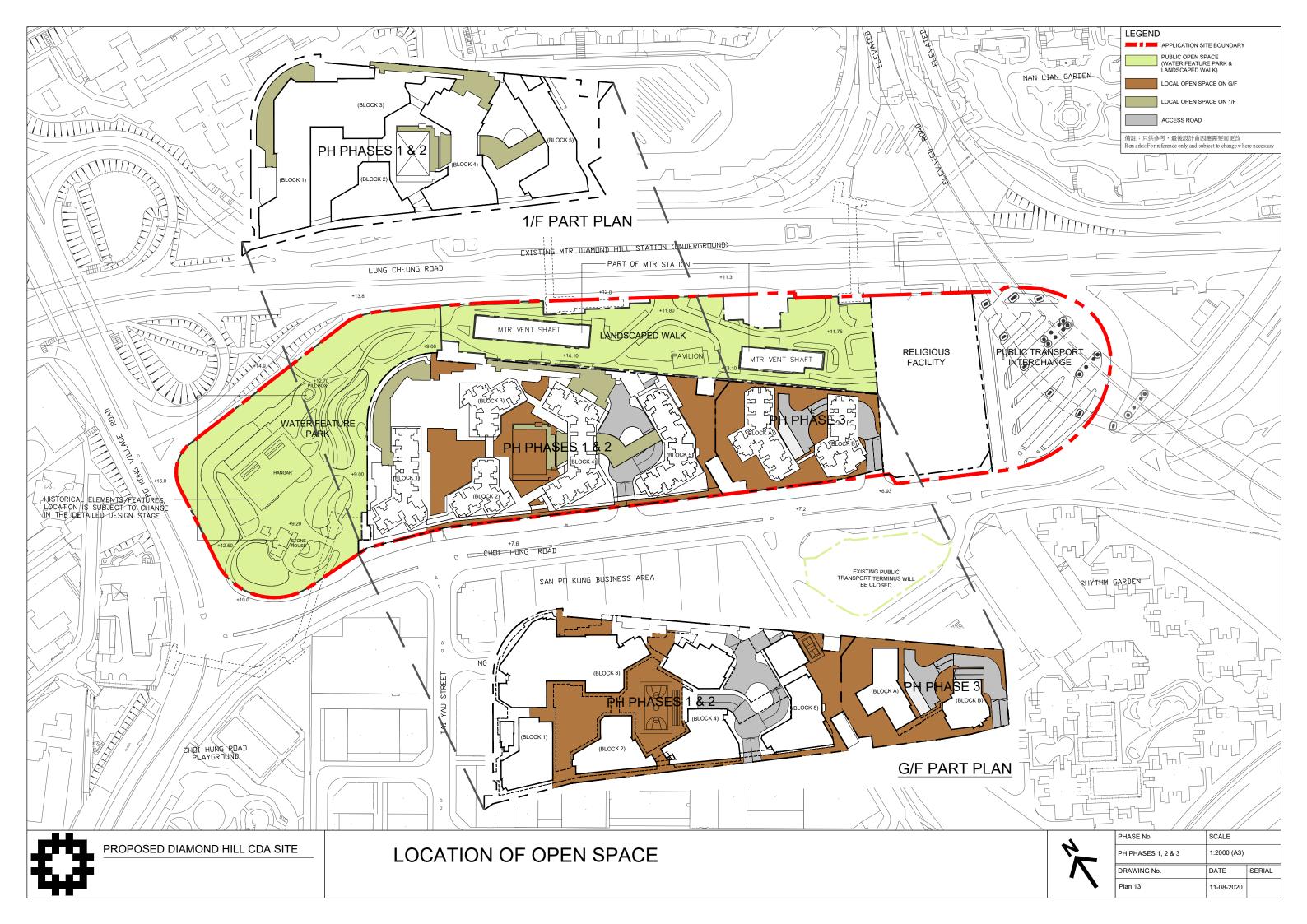
LOCATION IS SUBJECT TO CHANGE IN THE DETAILED DESIGN STAGE

Section A-A

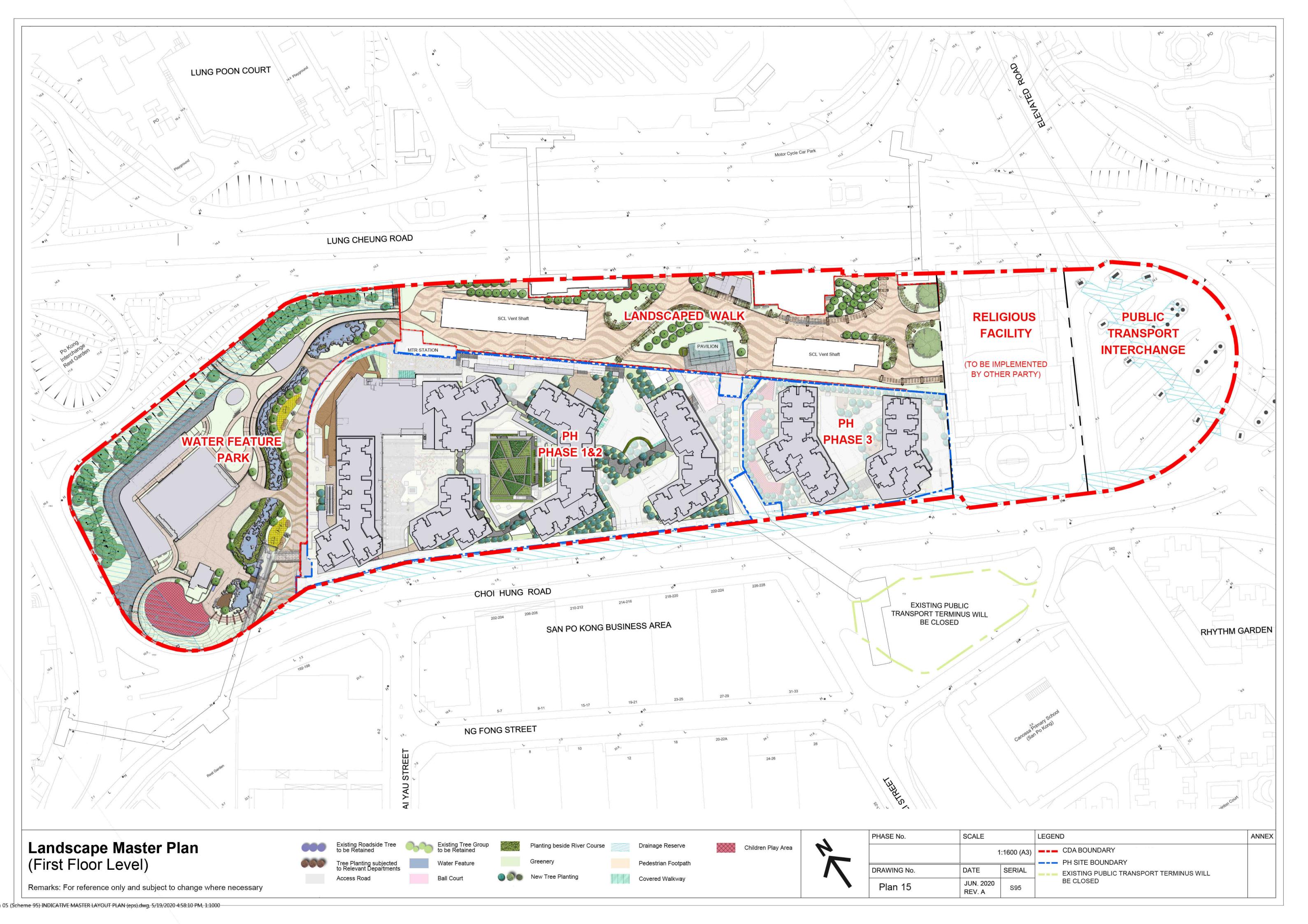
PHASE No.	SCALE	
PH PHASE 1, 2 & 3	1:2000 (A3)	
DRAWING No.	DATE	SERIAL
Plan 10	11-08-2020	

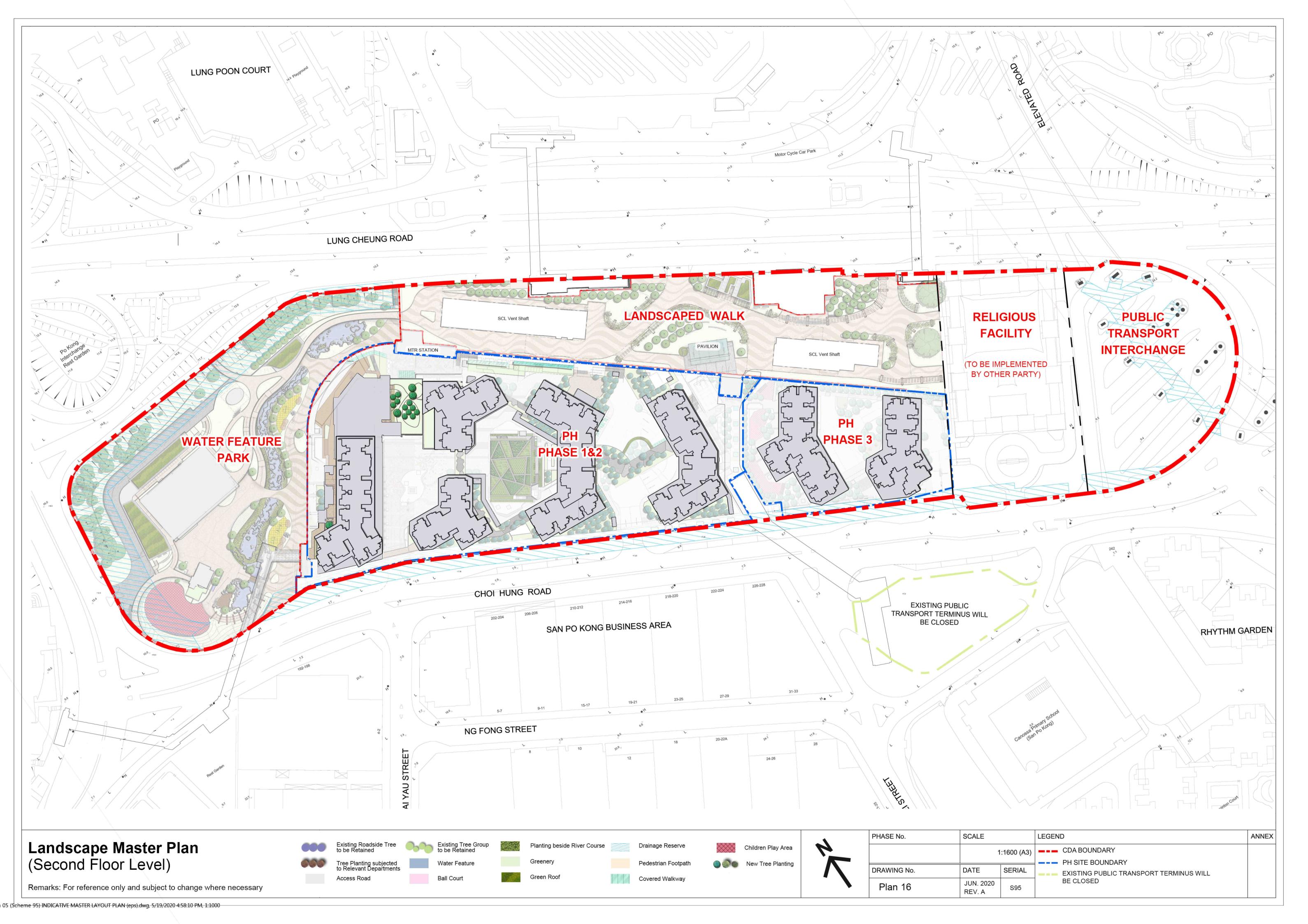


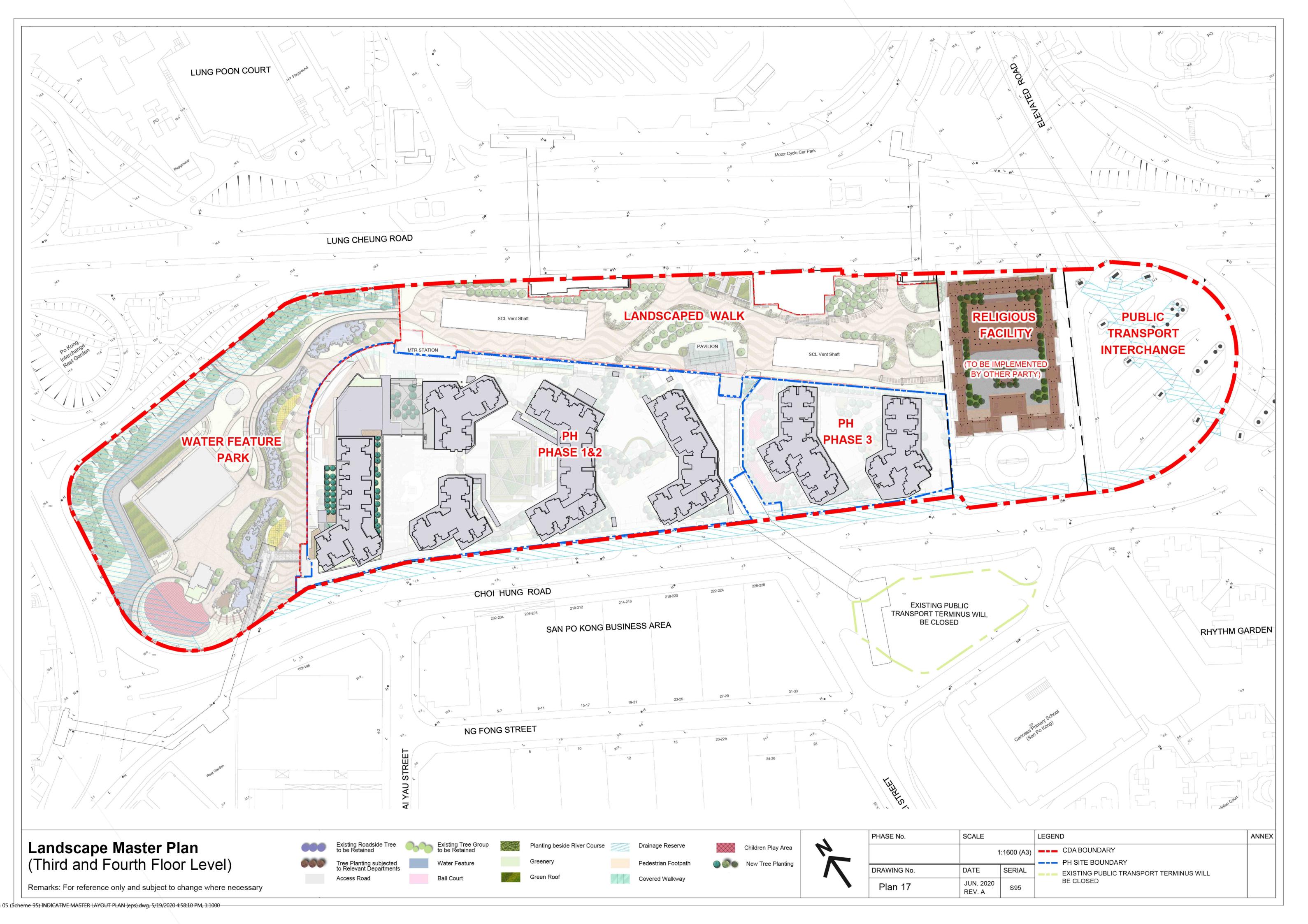


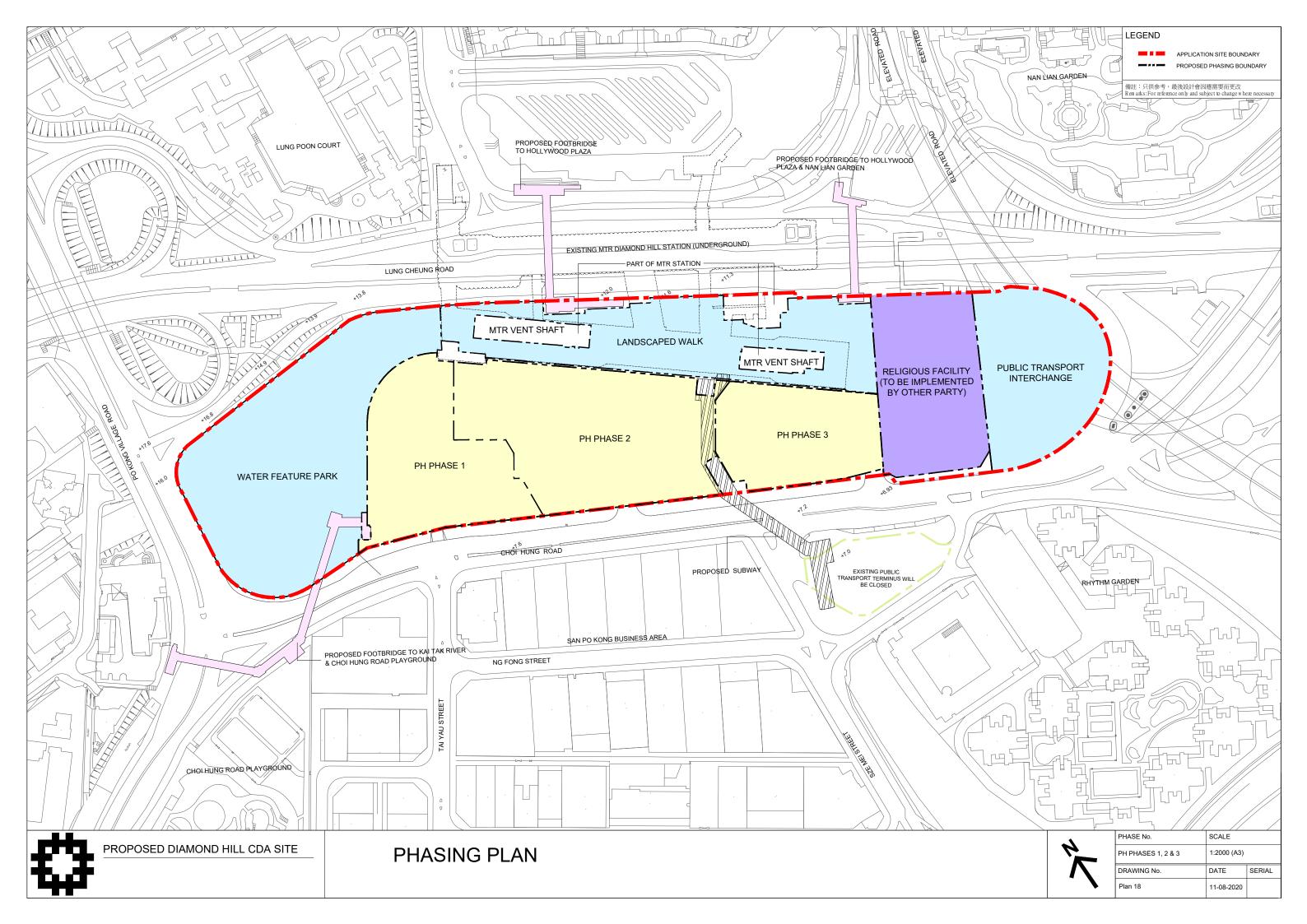












# Section 16 Planning Application for Proposed Developments at the "Comprehensive Development Area" ("CDA") Site in Diamond Hill, Kowloon – Disposition of MLP for Approved Planning Application No. A/K11/223

## I. Proposed Development Parameters for the "Comprehensive Development Area" Site in Diamond Hill

Development Parameters	Current Proposal			
Application Site Area	7.45ha <sup>‡</sup>			
District Open Space (Water Feature Park) +				
Site Area (Approx.)	1.66ha <sup>#@</sup>			
Coach Parking Spaces	2 nos.			
Private Car Parking Spaces	1 no.			
Accessible Parking Spaces	1 no.			
Landscaped Walk <sup>+</sup>				
Site Area (Approx.)	1.1ha <sup># &amp;</sup>			
Pavilion	Not more than 3 storeys			
	(The GFA of the Pavilion is disregarded as per			
	Remark 4 under the Notes of the "CDA" zone in the			
	OZP)			
7.11.1	77.111. *			
	us Facility *			
Site Area (Approx.)	0.8ha #			
Non-Domestic GFA	Not more than 15,000m <sup>2</sup> including library, dinner			
	banquet hall, regimen centre, exhibition area, function			
	room and lecture hall, grand hall, theatre, recital			
	room, studio, music room, meditation room, Da			
77 00	Cheng Hall etc. (Annex refers)			
No. of Storeys	4 storeys atop 1 storey of basement car park			
Site Coverage (About)	52%			
Private Car Parking Spaces	54 nos.			
Accessible Parking Spaces	3 nos.			
Loading/Unloading Spaces (Light Goods Vehicle)	3 nos.			
Motorcycle Parking Spaces	3 nos.			
Coach Parking Spaces	30 nos.			
Duklia Trans	port Interchange <sup>†</sup>			
Site Area (Approx.)	oort Interchange <sup>+</sup> 0.79ha <sup>#</sup>			
Sile Area (Approx.)	U. / 711a			
Public Housing Development				
Site Area (PH Phases 1 & 2) (Approx.)	2.138ha #			
Site Area (PH Phase 3) (Approx.)	0.632ha#			
Domestic GFA (PH Phases 1 & 2)	Not more than 138,100m <sup>2</sup>			
Domestic GFA (PH Phase 3)	Not more than $50,500\text{m}^2$			

(To be Continued)

<b>Development Parameters</b>	Current Proposal		
Non-Domestic GFA (PH Phases 1 & 2)	Not more than 29,280m <sup>2</sup>		
	• Retail and Commercial: Not more than 15,590m <sup>2</sup>		
	8-Classroom Kindergarten: Not more than		
	920m <sup>2</sup>		
	Other Non-Domestic Facilities: Not more than		
	12,770m <sup>2</sup> (including basketball court, elevated		
	walkway, plant rooms, car park, cleansing		
	contractor's office, maintenance service room,		
	estate management office, artisans' workshop,		
	property management agency office etc.)		
Non-Domestic GFA (PH Phase 3)	Not more than 30m <sup>2</sup> including office for cleansing		
	contractor, workshop for artisans etc.		
Overall Plot Ratio	Not more than 7.87		
Domestic Plot Ratio (PH Phase 1 & Phase 2)	6.46		
(About)			
Non-Domestic Plot Ratio (PH Phases 1 & 2)	1.37		
(About)			
Domestic Plot Ratio (PH Phase 3)	7.99		
(About)			
Non-Domestic Plot Ratio (PH Phase 3)	0.005		
(About)			
No. of Public Housing Units (PH Phases 1 & 2)	3,130		
(Approx.)			
No. of Public Housing Units (PH Phase 3)	940		
(Approx.)	45.2		
Average Flat Size for PH Phases 1 & 2 (GFA)	45m <sup>2</sup>		
(About)	54?		
Average Flat Size for PH Phase 3 (GFA)	54m <sup>2</sup>		
(About) Design Population (PH Phases 1 & 2)	9 562 norgang		
(About)	8,563 persons		
Design Population (PH Phase 3)	2,896 persons		
(About)	2,890 persons		
No. of Domestic Blocks (PH Phases 1 & 2)	5		
No. of Non-Domestic Blocks (PH Phases 1 & 2)	2		
No. of Domestic Blocks (PH Phase 3)	2		
No. of Storeys/Building Height in mPD	Domestic Blocks: Not exceeding 140mPD for the		
(measured up to main roof level)	northern portion and 120mPD for the southern		
(measured up to main root level)	portion		
	portion		
	Public Housing		
	Block 1 – 33 storeys including a lobby cum retail		
	floor, 2 storeys of retail facilities and a podium		
	floor atop 1 storey of basement car park (111mPD)		
	Block 2 – 38 storeys including a lobby cum retail		
	floor and a podium floor atop 1 storey of basement		
	car park (120mPD)		
	• Blocks 3 – 41 storeys including a lobby cum retail		
	floor, 1 storey of retail facilities atop 1 storey of		
	basement car park (128mPD)		
	(To be Continued)		

**Block 4 – 41 storeys including a lobby cum retail floor and a podium floor atop 1 storey of basement car park (128mPD)  **Block 5 – 41 storeys including a lobby cum retail floor and a podium floor atop 2 storeys of basement car park (128mPD)  **Non-Domestic Block (Retail and Ancillary Facilities e.g. estate management office) - 2 storeys (20mPD)  **Covered Basketball Court - 1 storey (19mPD)  **Block A – 39 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  **Block B – 35 storeys of basement car park (120mPD)  **Not less than 8,563m²  **All	Development Parameters	Curre	nt Proposal	
car park (128mPD)  Block 5 - 41 storeys including a lobby cum retail floor and a podium floor atop 2 storeys of basement car park (128mPD)  Non-Domestic Block (Retail and Ancillary Facilities e.g. estate management office) - 2 storeys (20mPD)  Covered Basketball Court - 1 storey (19mPD)  Block A - 39 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  Block B - 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  Block B - 35 storeys including a lobby floor atop 1 storey of basement car park (109mPD)  Site Coverage (PH Phase 1 & Phase 2) (About)  Coverage (PH Phase 1 & Phase 2)  (approx.) (1m² per person)  Local Open Space (PH Phase 1 & Phase 2)  (approx.) (1m² per person)  Local Open Space (PH Phase 1 & Phase 2)  (approx.) (1m² per person)  Children Play Area (PH Phase 1 & Phase 2)  (approx.) (400m² per 5,000 persons)  Badminton Court (Whole Public Housing Site)  (1 per 7,300 persons)  Green Coverage % (PH Phase 3)  Parking Facilities  Private Car Parking for Domestic (PH Phase 1 & Phase 2)  (Tight Goods Vehicle Parking (PH Phase 1 & Phase 2)  (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2)  (I space per 200 to 400 flats excluding 1P/2P flats)  Logid Goods Vehicle Parking (PH Phase 1 & Phase 2)  (I space per 200 to 400 flats excluding 1P/2P flats)  Logading Unloading for Domestic (PH Phase 1 & Phase 2)  (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading Unloading for Domestic (PH Phase 1 & Phase 2)  (i per ach housing block)	2 0 1 0 10 p. 11 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1			
Block 5 = 41 storeys including a lobby cum retail floor and a podium floor atop 2 storeys of basement car park (128mPD) Non-Domestic Block (Retail and Ancillary Facilities e.g., estate management office) - 2 storeys (20mPD) Block A = 39 storeys including a lobby floor atop 1 storey of basement car park (120mPD) Block B = 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD) Block B = 35 storeys including a lobby floor atop 1 storey of basement car park (100mPD)  Site Coverage (PH Phase 1 & Phase 2) (About)  All Place B = 35 storeys including a lobby floor atop 1 storey of basement car park (100mPD)  Toward Game of the park (100mPD)  Block B = 35 storeys including a lobby floor atop 1 storey of basement car park (100mPD)  Toward (100mPD)  Not less than 2,806m² (PH Phase 1 & Phase 2) (Approx.) (Im² per person)  Local Open Space (PH Phase 1 & Phase 2) (Approx.) (Im² per person)  Local Open Space (PH Phase 1 & Phase 2) (Approx.) (Im² per person)  Children Play Area (PH Phase 1 & Phase 2) (Approx.) (400m² per 5,000 persons)  Badmiton Court (Whole Public Housing Site) (1 per 3,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 3,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 3,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 3,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 3,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 3,000 persons)  Barking Facilities  Target 20% with half of which at pedestrian zone Requirement  Provision  Private Car Parking for Domestic (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Target 20% with half of which at pedestrian zone Requirement  Provision  Target 20% with half of which at pedestrian zone Requirement  Provision  Finals (12PP) Plates (1 per 10 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (2 5 nos. 5 nos. 5 nos. 6 nos. 6 nos. 6 nos. 6 nos. 6 nos			loor atop 1 storey of basement	
floor and a podium floor atop 2 storeys of basement car park (128mPD)  Non-Domestic Block (Retail and Ancillary Facilities e.g. estate management office) - 2 storeys (20mPD)  Block A – 39 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  Block A – 39 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  Block B – 35 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  T2% (non-domestic portion)  Site Coverage (PH Phase 1 & Phase 2) (approx.) (1 m² per person)  Local Open Space (PH Phase 1 & Phase 2) (approx.) (1 m² per person)  Children Play Area (PH Phase 1 & Phase 2) (approx.) (400m² per 5,000 persons)  Badminton Court (Whole Public Housing Site) (1 per 8,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Green Coverage % (PH Phase 1 & Phase 2) (1 per 7,500 persons)  Parking Facilities  Private Car Parking for Domestic (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.  5 nos.  5 nos.  5 nos.  5 nos.				
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storeys (20mPD)  Covered Basketball Court - 1 storey (19mPD)  Block A - 39 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  Block B - 35 storeys including a lobby floor atop 1 storey of basement car park (109mPD)  Site Coverage (PH Phase 1 & Phase 2) (About)  Zite Coverage (PH Phase 3) (About)  Avenue of the person of the			`	
Covered Basketball Court - 1 storey (19mPD) Block A - 39 storeys including a lobby floor atop 1 storey of basement car park (120mPD) Block B - 35 storeys including a lobby floor atop 1 storey of basement car park (109mPD)  Site Coverage (PH Phase 1 & Phase 2) (About)  Site Coverage (PH Phase 3) (About)  Local Open Space (PH Phase 1 & Phase 2) (approx.) (1m² per person)  Local Open Space (PH Phase 1 & Phase 2) (approx.) (1m² per person)  Children Play Area (PH Phase 1 & Phase 2) (approx.) (100m² per person)  Children Play Area (PH Phase 3) (approx.) (400m² per 5,000 persons)  Badminton Court (Whole Public Housing Site) (1 per 8,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Green Coverage % (PH Phase 1 & Phase 2)  Green Coverage % (PH Phase 3)  Private Car Parking for Domestic (PH Phase 1 & Phase 2) (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & Phase 2) (1 per ach housing block)  Coverage (PH Phase 1 & Phase 2) (1 per ach housing block)		storeys (20mPD)		
Block A — 39 storeys including a lobby floor atop 1 storey of basement car park (120mPD)  Site Coverage (PH Phase 1 & Phase 2) (About)  Site Coverage (PH Phase 3) (About)  Local Open Space (PH Phase 1 & Phase 2) (approx.) (1m² per person)  Children Play Area (PH Phase 3) Children Play Area (PH Phase 3) (approx.) (400m² per 5,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 1,500 persons)  Table Tennis Table (Whole Public Housing Site) (1 per 1,500 persons)  Green Coverage % (PH Phase 1 & Phase 2) Frivate Car Parking for Domestic (PH Phase 1 & Phase 2) (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (Within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (Within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & Phase 2) (I per each housing block)				
1 storey of basement car park (120mPD)		• Block A – 39 storeys including a lobby floor atop		
Site Coverage (PH Phase 1 & Phase 2) (About)  Site Coverage (PH Phase 1 & Phase 2) (About)  Site Coverage (PH Phase 3) (About)  Local Open Space (PH Phase 1 & Phase 2) (approx.) (1m² per person)  Local Open Space (PH Phase 3) (About)  Local Open Space (PH Phase 3) (About)  Local Open Space (PH Phase 3) (About)  Not less than 8,563m²  (approx.) (1m² per person)  Local Open Space (PH Phase 3) (About)  Not less than 2,896m²  (approx.) (400m² per 5,000 persons)  Children Play Area (PH Phase 1 & Phase 2) (approx.) (400m² per 5,000 persons)  Badminton Court (Whole Public Housing Site) (1 per 8,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 1,500 persons)  Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons)  Green Coverage % (PH Phase 3)  Parking Facilities  Private Car Parking for Domestic (PH Phase 1 & Phase 2)  (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2)  (Within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & Phase 2)  (Within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & Phase 2)  (I per each housing block)				
Site Coverage (PH Phase 1 & Phase 2) (About)  Site Coverage (PH Phase 1 & Phase 2) (About)  Site Coverage (PH Phase 3) (About)  Local Open Space (PH Phase 1 & Phase 2) (approx.) (Im² per person)  Local Open Space (PH Phase 3) (approx.) (Im² per person)  Local Open Space (PH Phase 3) (approx.) (Im² per person)  Children Play Area (PH Phase 1 & Phase 2) (approx.) (400m² per 5,000 persons)  Children Play Area (PH Phase 3) (approx.) (400m² per 5,000 persons)  Badminton Court (Whole Public Housing Site) (1 per 8,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons)  Green Coverage % (PH Phase 3)  Green Coverage % (PH Phase 3)  Frivate Car Parking for Domestic (PH Phase 1 & Phase 2)  Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos. 5 nos. Phase 2) (1 per each housing block)				
Site Coverage (PH Phase 3) (About)  Local Open Space (PH Phase 1 & Phase 2) (approx.) (1m² per person)  Local Open Space (PH Phase 3) (approx.) (1m² per person)  Local Open Space (PH Phase 3) (approx.) (1m² per person)  Children Play Area (PH Phase 1 & Phase 2) (approx.) (400m² per 5,000 persons)  Children Play Area (PH Phase 3) (approx.) (400m² per 5,000 persons)  Badminton Court (Whole Public Housing Site) (1 per 8,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Green Coverage % (PH Phase 1 & Phase 2)  Green Coverage % (PH Phase 1 & Phase 2)  Green Coverage % (PH Phase 3)  Frivate Car Parking for Domestic (PH Phase 1 & Provision  Target 20% with half of which at pedestrian zone  Requirement Provision  75 nos. to 81 nos. (including 2 nos. of accessible parking spaces)  to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2)  (I space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2)  (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.)  5 nos.  5 nos.  5 nos.  1 1 (with cover)  1 (with cover)  1 (with cover)  1 (with at pedestrian zone Parget 20% with half of which at pedestrian zone Parget 20% with half of which at pedestrian zone Parking Facilities  75 nos. to 81 nos. (including 2 nos. of accessible parking spaces)  13 nos. (including 2 nos. of accessible parking spaces)  25 nos. (5 nos.)  5 nos.				
Local Open Space (PH Phase 1 & Phase 2) (approx.) (1m² per person) Local Open Space (PH Phase 3) (approx.) (1m² per person) Children Play Area (PH Phase 1 & Phase 2) (approx.) (400m² per 5,000 persons) Children Play Area (PH Phase 3) (approx.) (400m² per 5,000 persons) Badminton Court (Whole Public Housing Site) (1 per 8,000 persons) Basketball Court (Whole Public Housing Site) (1 per 10,000 persons) Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons) Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons) Green Coverage % (PH Phase 1 & Phase 2) Target 30% with half of which at pedestrian zone Green Coverage % (PH Phase 3) Target 20% with half of which at pedestrian zone Requirement Provision  Private Car Parking for Domestic (PH Phase 1 & Phase 2) (Ispht Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats) Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.  5 nos.  5 nos.  5 nos.	Site Coverage (PH Phase 1 & Phase 2) (About)	72% (non-c	lomestic portion)	
Local Open Space (PH Phase 1 & Phase 2) (approx.) (1m² per person) Local Open Space (PH Phase 3) (approx.) (1m² per person) Children Play Area (PH Phase 1 & Phase 2) (approx.) (400m² per 5,000 persons) Children Play Area (PH Phase 3) (approx.) (400m² per 5,000 persons) Badminton Court (Whole Public Housing Site) (1 per 8,000 persons) Basketball Court (Whole Public Housing Site) (1 per 10,000 persons) Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons) Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons) Green Coverage % (PH Phase 1 & Phase 2) Target 30% with half of which at pedestrian zone Green Coverage % (PH Phase 3) Target 20% with half of which at pedestrian zone Requirement Provision  Private Car Parking for Domestic (PH Phase 1 & Phase 2) (Ispht Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats) Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.  5 nos.  5 nos.  5 nos.				
Local Open Space (PH Phase 1 & Phase 2) (approx.) (1m² per person) Local Open Space (PH Phase 3) (approx.) (1m² per person) Children Play Area (PH Phase 1 & Phase 2) (approx.) (400m² per 5,000 persons) Children Play Area (PH Phase 3) (approx.) (400m² per 5,000 persons) Badminton Court (Whole Public Housing Site) (1 per 8,000 persons) Basketball Court (Whole Public Housing Site) (1 per 10,000 persons) Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons) Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons) Green Coverage % (PH Phase 1 & Phase 2) Target 30% with half of which at pedestrian zone Green Coverage % (PH Phase 3) Target 20% with half of which at pedestrian zone Requirement Provision  Private Car Parking for Domestic (PH Phase 1 & Phase 2) (Ispht Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats) Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.  5 nos.  5 nos.  5 nos.	Site Coverage (PH Phase 3) (About)	42% (non-domestic portion)		
(approx.) (1m² per person)     Local Open Space (PH Phase 3)     Not less than 2,896m²       (approx.) (1m² per person)     Not less than 2,896m²       Children Play Area (PH Phase 1 & Phase 2)     Not less than 686m²       (approx.) (400m² per 5,000 persons)     Not less than 232m²       Children Play Area (PH Phase 3) (approx.)     Not less than 232m²       (400m² per 5,000 persons)     Not less than 232m²       Badminton Court (Whole Public Housing Site)     1 (with cover)       (1 per 10,000 persons)     2       Basketball Court (Whole Public Housing Site)     1 (with cover)       (1 per 7,500 persons)     2       Green Coverage % (PH Phase 1 & Phase 2)     Target 30% with half of which at pedestrian zone       Green Coverage % (PH Phase 3)     Target 20% with half of which at pedestrian zone       Private Car Parking for Domestic (PH Phase 1 & Phase 2)     81 nos. (including 2 nos. of       (Within 500m-radius of rail station: 1 space per 34     5 nos. to 14 nos. 13 nos.       Light Goods Vehicle Parking (PH Phase 1 & Phase 2)     7 nos. to 14 nos. 13 nos.       (Including 2 nos. of accessible parking spaces)     25 nos. 5       Motorcycle Parking (PH Phase 1 & Phase 2)     25 nos. 5       (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)     5 nos. 5       Loading/Unloading for Domestic (PH Phase 1 & Phase 2)     5 nos. 5       (I per each housing block)				
Local Open Space (PH Phase 3) (approx.) (1m² per person)		Not less than 8,563m <sup>2</sup>		
(approx.) (1m² per person)  Children Play Area (PH Phase 1 & Phase 2) (approx.) (400m² per 5,000 persons)  Children Play Area (PH Phase 3) (approx.) (400m² per 5,000 persons)  Badminton Court (Whole Public Housing Site) (1 per 8,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons)  Green Coverage % (PH Phase 1 & Phase 2)  Green Coverage % (PH Phase 3)  Parking Facilities  Target 30% with half of which at pedestrian zone  Requirement  Provision  Private Car Parking for Domestic (PH Phase 1 & Phase 2)  (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & Phase 2) (1 per each housing block)  Not less than 686m²   Not less than 686m²  Not less than 686m²   Not less than 686m²   Not less than 686m²   Not less than 686m²   Not less than 686m²   Not less than 686m²   Not less than 686m²   I (with cover)  1 (with co		Not loss than 2 806m <sup>2</sup>		
Children Play Area (PH Phase 1 & Phase 2) (approx.) (400m² per 5,000 persons)  Children Play Area (PH Phase 3) (approx.) (400m² per 5,000 persons)  Badminton Court (Whole Public Housing Site) (1 per 8,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons)  Green Coverage % (PH Phase 1 & Phase 2)  Green Coverage % (PH Phase 3)  Private Car Parking for Domestic (PH Phase 1 & Phase 2)  (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2)  Motorcycle Parking (PH Phase 1 & Phase 2)  (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.  5 nos.  5 nos.  Not less than 686m²   Not less than 686m²   Not less than 686m²   Not less than 686m²   Not less than 686m²  Not less than 232m²  (with cover)  1 (with cover)  2  Target 30% with half of which at pedestrian zone  Requirement  Provision  75 nos. to 81 nos.  81 nos.  81 nos.  91 nos. of accessible parking spaces)  13 nos. of accessible parking spaces)  25 nos.  25 nos.  5 nos.  5 nos.		110t less man 2,090m		
(approx.) (400m² per 5,000 persons)  Children Play Area (PH Phase 3) (approx.) (400m² per 5,000 persons)  Badminton Court (Whole Public Housing Site) (1 per 8,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons)  Green Coverage % (PH Phase 1 & Phase 2)  Green Coverage % (PH Phase 3)  Parking Facilities  Target 20% with half of which at pedestrian zone  Private Car Parking for Domestic (PH Phase 1 & Phase 2)  (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.  5 nos.  5 nos.  5 nos.		Not les	s than 686m²	
Children Play Area (PH Phase 3) (approx.) (400m² per 5,000 persons)  Badminton Court (Whole Public Housing Site) (1 per 8,000 persons)  Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons)  Green Coverage % (PH Phase 1 & Phase 2)  Green Coverage % (PH Phase 3)  Parking Facilities  Target 20% with half of which at pedestrian zone  Requirement  Provision  Private Car Parking for Domestic (PH Phase 1 & Phase 2) (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.  5 nos.  5 nos.  5 nos.		110t 1655 than 000m		
Addinition Court (Whole Public Housing Site) (1 per 8,000 persons)   1   1		Not less than 232m <sup>2</sup>		
Continue of the second of th				
Basketball Court (Whole Public Housing Site) (1 per 10,000 persons)  Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons)  Green Coverage % (PH Phase 1 & Phase 2)  Green Coverage % (PH Phase 3)  Parking Facilities  Target 20% with half of which at pedestrian zone  Requirement  Provision  Private Car Parking for Domestic (PH Phase 1 & Phase 2)  (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.  5 nos.  5 nos.	Badminton Court (Whole Public Housing Site)	1		
Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons)  Green Coverage % (PH Phase 1 & Phase 2)  Green Coverage % (PH Phase 3)  Parking Facilities  Target 20% with half of which at pedestrian zone  Requirement  Provision  Private Car Parking for Domestic (PH Phase 1 & Provision  Private Car Parking for Domestic (PH Phase 1 & (including 2 nos. of (including 2 nos. of (accessible parking spaces))  Light Goods Vehicle Parking (PH Phase 1 & (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.  5 nos.  5 nos.				
Table Tennis Table (Whole Public Housing Site) (1 per 7,500 persons)  Green Coverage % (PH Phase 1 & Phase 2)  Green Coverage % (PH Phase 3)  Parking Facilities  Target 20% with half of which at pedestrian zone  Requirement  Provision  Private Car Parking for Domestic (PH Phase 1 & Phase 2) (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & 7 nos. to 14 nos. ^ 13 nos. ^ 14 nos. ^ 15 nos. ^ 25 nos. ^ 25 nos. ^ 25 nos. ^ 25 nos. ^ 15 nos.	` '	1 (with cover)		
Green Coverage % (PH Phase 1 & Phase 2)  Green Coverage % (PH Phase 3)  Parking Facilities  Private Car Parking for Domestic (PH Phase 1 & Phase 2)  Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2)  (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2)  (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.  Provision  Target 30% with half of which at pedestrian zone  Requirement  Provision  75 nos. to 81 nos.^  81 nos.^  (including 2 nos. of accessible parking spaces)  7 nos. to 14 nos.^  25 nos.^  25 nos.^  5 nos.  5 nos.  Phase 2)  (1 per each housing block)				
Green Coverage % (PH Phase 1 & Phase 2) Green Coverage % (PH Phase 3) Target 20% with half of which at pedestrian zone Target 20% with half of which at pedestrian zone Requirement Provision  Private Car Parking for Domestic (PH Phase 1 & Phase 2) (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & Finos.  Target 30% with half of which at pedestrian zone Target 20% with half of which at pedestrian zone Target 20% with half of which at pedestrian zone Target 20% with half of which at pedestrian zone Target 20% with half of which at pedestrian zone  Provision  81 nos. ^ (including 2 nos. of accessible parking spaces)  13 nos. ^  25 nos. ^  25 nos. ^  5 nos. 5 nos.  Phase 2) (1 per each housing block)	`		2	
Green Coverage % (PH Phase 3)Target 20% with half of which at pedestrian zoneParking FacilitiesRequirementProvisionPrivate Car Parking for Domestic (PH Phase 1 & Phase 2) (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)75 nos. to 81 nos.^81 nos.^ (including 2 nos. of accessible parking spaces)Light Goods Vehicle Parking (PH Phase 1 & Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)7 nos. to 14 nos.^13 nos.^Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)25 nos.^25 nos.^Loading/Unloading for Domestic (PH Phase 1 & Phase 2) (1 per each housing block)5 nos.5 nos.	(1 per /,500 persons)  Green Coverage % (PH Phase 1 & Phase 2)	Target 30% with half of which at nedestrian zone		
Parking Facilities  Requirement  Provision  Private Car Parking for Domestic (PH Phase 1 & 75 nos. to 81 nos.^ Phase 2) (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & 7 nos. to 14 nos.^ Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.  5 nos.  5 nos.				
Private Car Parking for Domestic (PH Phase 1 & 75 nos. to 81 nos.^ (including 2 nos. of accessible parking spaces)  Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & 7 nos. to 14 nos.^ 13 nos.^ 13 nos.^ 14 nos.^ 15 nos. 15 nos.^ 15 nos. 16 nos.^ 16 nos.^ 16 nos.^ 17 nos. to 14 nos.^ 18 nos.^ 18 nos.^ 18 nos.^ 19 nos.^	• , ,			
Phase 2) (Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & 7 nos. to 14 nos. ^ 13 nos. ^ Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.				
(Within 500m-radius of rail station: 1 space per 34 to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & 7 nos. to 14 nos. ^ 13 nos. ^ Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.	Private Car Parking for Domestic (PH Phase 1 &	75 nos. to 81 nos.^	81 nos. ^	
to 37 flats excluding 1P/2P flats)  Light Goods Vehicle Parking (PH Phase 1 & 7 nos. to 14 nos. ^ 13 nos. ^ Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos.				
Light Goods Vehicle Parking (PH Phase 1 & 7 nos. to 14 nos. ^ 13 nos. ^ Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos. 5 nos. 5 nos. Phase 2) (1 per each housing block)	· ·		accessible parking spaces)	
Phase 2) (1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos. 5 nos. 5 nos. 1 per 2) (1 per each housing block)				
(1 space per 200 to 400 flats excluding 1P/2P flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos. 5 nos. 5 nos. 10 per each housing block)		7 nos. to 14 nos. ^	13 nos. ^	
flats)  Motorcycle Parking (PH Phase 1 & Phase 2) (within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos. 5 nos.  Phase 2) (1 per each housing block)				
(within 500m-radius of rail station: 1 per 110 flats excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos. 5 nos.  Phase 2) (1 per each housing block)	flats)			
excluding 1P/2P flats)  Loading/Unloading for Domestic (PH Phase 1 & 5 nos. 5 nos.  Phase 2) (1 per each housing block)	· · · · · · · · · · · · · · · · · · ·	25 nos. ^	25 nos. ^	
Loading/Unloading for Domestic (PH Phase 1 & 5 nos. 5 nos. (1 per each housing block)	•			
Phase 2) (1 per each housing block)			_	
(1 per each housing block)		5 nos.	5 nos.	

(To be Continued)

<b>Development Parameters</b>	Current Proposal	
Private Car Parking for Domestic (PH Phase 3)	43 nos. to 63 nos.	63 nos.
(Within 500m-radius of rail station: 1 space per 15		(including 2 nos. of
to 22 flats)		accessible parking spaces)
Private Car Parking for Visitor (PH Phase 3)	4 nos. to 6 nos.	6 nos.
(2-3 spaces per residential block)		
Motorcycle Parking (PH Phase 3)	9 nos.	9 nos.
(1 per 110 flats)		
Loading/Unloading for Domestic (PH Phase 3)	2 nos.	2 nos.
(1 per each housing block)		
Private Car Parking for Retail Facilities	52 nos. to 78 nos.	52 nos.
(1 space per 200 to 300m <sup>2</sup> GFA)		(including 2 nos. of
		accessible parking spaces)
Loading/Unloading for Retail Facilities	13 nos. to 20 nos.	13 nos.
(1 per 800 to 1,200 m <sup>2</sup> GFA)		

Notes:

#### II. Programme

The construction of Phase 1 of the public housing development was commenced in mid-2016 for completion in 2021. The construction of Phase 2 and Phase 3 were also commenced in mid-2018 for completion in 2023 and 2022 respectively.

The applicant is bidding funding required for implementation of the water feature park, landscape walk, footbridge and subway, road/junction improvement works and PTI from the Government. The works are targeted for completion from 2022 to 2025, subject to site availability and funding approval. The religious facility will be implemented by the respective religious institution and target completion is pending on its implementation programme.

<sup>#</sup> The site area is subject to detailed survey and layout finalisation

<sup>&</sup>lt;sup>@</sup> Including areas occupied by Footbridge FB3

<sup>&</sup>amp; Including areas occupied by MTR exit A2 and Footbridges FB1 and FB2

<sup>&</sup>lt;sup>+</sup>To be handed over to the respective Government Departments upon completion

<sup>\*</sup>To be implemented by the relevant religious institution

<sup>&</sup>lt;sup>^</sup>The parking provision is subject to the finalized flat mix