

List of Approval Conditions

Application No. A/TKO/68-2

Application Site : Area 86, Tseung Kwan O

Subject of Application : Application for Class B Amendments – Comprehensive Commercial and Residential Development

Date of Approval : 17.11.2006

Approval Conditions :

- (a) the submission and implementation of a revised MLP and development schedule to take into account the approval conditions (b), (c) and (e) to (ae) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a revised landscape master plan to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and provision of environmental mitigation measures within the application site, including but not limited to noise, to the satisfaction of the Director of Environmental Protection or of the TPB;
- (d) the submission of a report on the feasibility of applying low noise road surfacing at Wan Po Road, as proposed by the applicant, to the satisfaction of the Director of Highways or of the TPB;
- (e) the provision and maintenance of noise mitigation measures identified in the report mentioned in (d) above or any other alternative measures, as proposed by the applicant, to the satisfaction of the Director of Environmental Protection or of the TPB;
- (f) the submission and implementation of an environmental monitoring and audit programme to ensure protection of the future residents in Area 86 from the potential industrial noise impact from the Tseung Kwan O Industrial Estate, as proposed by the applicant, to the satisfaction of the Director of Environmental Protection or of the TPB;
- (g) the submission and implementation of a monitoring programme and contingency plan for dealing with potential landfill gas and leachate migration to the satisfaction of the Director of Environmental Protection or of the TPB;
- (h) the design and provision of emergency vehicular access, fire service installations and fire fighting water supplies to the satisfaction of the Director of Fire Services or of the TPB;
- (i) the implementation and completion of the junction improvement works proposed under the "Revised Final Report - Further Traffic Impact Assessment" dated September 2006 prior to the population intake of Stage 2 of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;

- (j) the detailed design and provision of vehicular accesses arrangement to the application site and internal roads and roadside loading/unloading facilities within the application site to the satisfaction of the Commissioner for Transport or of the TPB;
- (k) the design and provision of decking of internal roads within the application site to the satisfaction of the Director of Environmental Protection or of the TPB;
- (l) the design, construction and timing on the operationalization of the temporary and permanent combined public transport interchanges to the satisfaction of the Commissioner for Transport or of the TPB;
- (m) the design and provision of vehicle parking spaces and loading and unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (n) the design and provision of a cycle track and cycle parking system serving the development to the satisfaction of the Commissioner for Transport or of the TPB;
- (o) the submission of a detailed assessment on the adequacy of pedestrian circulation facilities at the junction of Wan Po Road and Shek Kok Road and the provision of improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB;
- (p) the design and provision of a covered pedestrian walkway system within the application site and a footbridge across Road D10 (to be known as Road L861), as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (q) the design and provision of structural support and connections for one footbridge across Road D9 and for two possible footbridges across Wan Po Road to the satisfaction of the Commissioner for Transport or of the TPB;
- (r) the submission of a revised visual impact assessment study for the MLP and implementation of the mitigation measures identified therein to the satisfaction of the Director of Planning or of the TPB;
- (s) the design and provision of terraced podia for Package 1 and Package 2 within Stage 1 of the proposed development to the satisfaction of the Director of Planning or of the TPB;
- (t) the design and provision of drainage and sewage disposal facilities including drainage and sewerage reserves to the satisfaction of the Director of Drainage Services or of the TPB;
- (u) the designation of water main reserves within the application site to the satisfaction of the Director of Water Supplies or of the TPB;

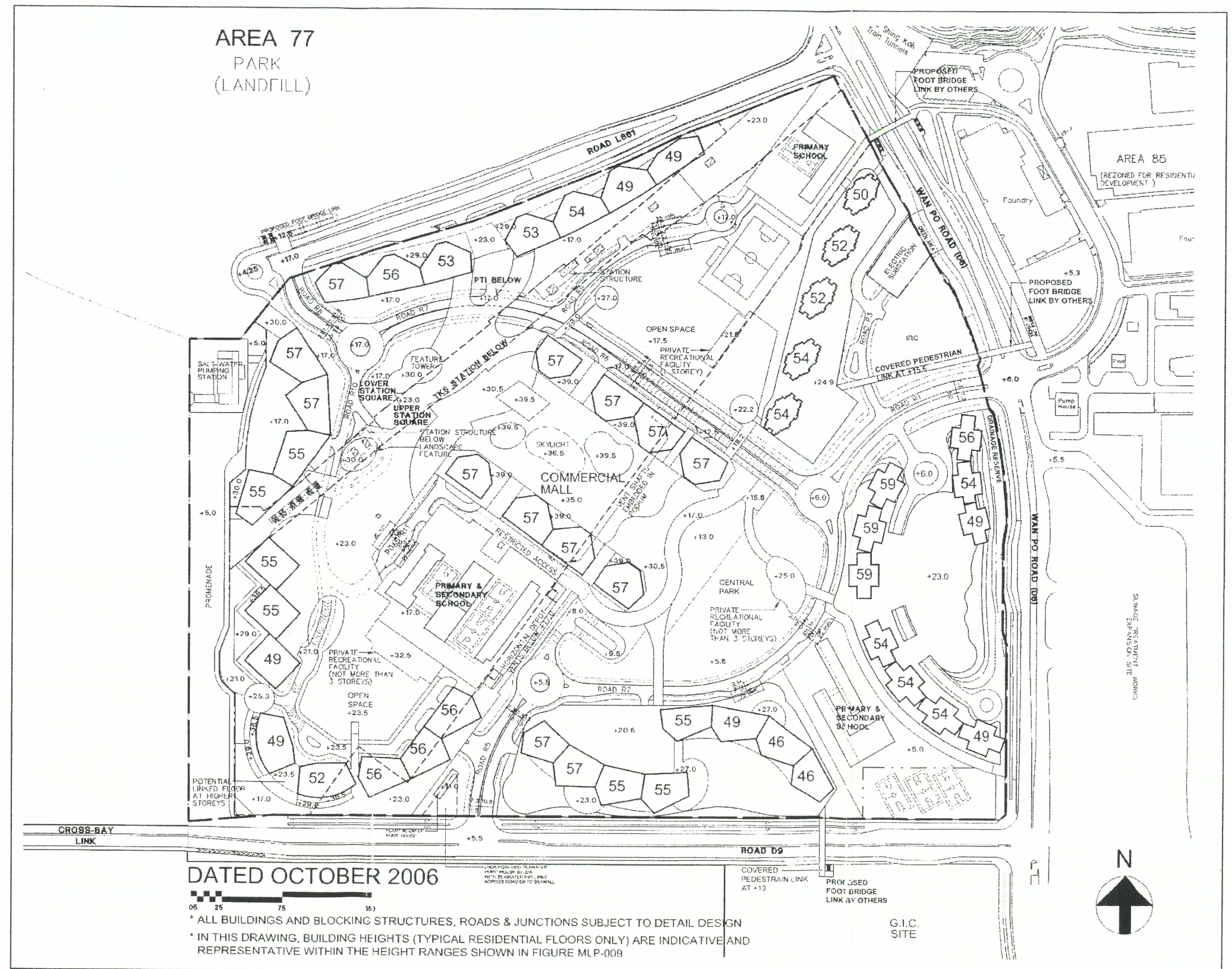
- (v) the design and provision of a minimum of 2.3 hectares of district open space and 7.07 hectares of local open space to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (w) the design, provision, maintenance and management of a 3m green strip between the southern boundary of the application site and Road D9, as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (x) the design and provision of refuse collection points to the satisfaction of the Director of Food and Environmental Hygiene or of the TPB;
- (y) the provision of a site for an indoor recreation centre to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (z) the design and provision of kindergartens to the satisfaction of the Secretary for Education and Manpower or of the TPB;
- (aa) the design and provision of three primary schools and two secondary schools to the satisfaction of the Secretary for Education and Manpower or of the TPB;
- (ab) the design and provision of an integrated team of children and youth services centre, neighbourhood elderly centre, nursery, social centres for the elderly and residential care home for the elderly to the satisfaction of the Director of Social Welfare or of the TPB;
- (ac) the design and provision of a community hall to the satisfaction of the Director of Home Affairs or of the TPB;
- (ad) the design and provision of a police facility room to the satisfaction of the Commissioner of Police or of the TPB; and
- (ae) the submission and implementation of a staged development programme of the proposed development based on a comprehensive traffic impact assessment to the satisfaction of the Director of Planning or of the TPB.

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

Master Layout Plan

(Refer to MLP Drawing Nos. MLP-001 to MLP-010 for details)

- This plan provides the general context for the scheme and should be read in conjunction with figures MLP-001 to MLP-010.
- All roads and junctions are subject to detailed design.
- Configuration of all building and blocking structures are indicative and subject to detailed design.
- Building heights (typical residential floors only) are indicative and representative within the height ranges shown in drawing no. MLP-009.
- All levels are subject to detailed design. For stepped residential podia, only indicative general levels are shown.



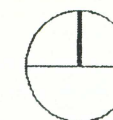
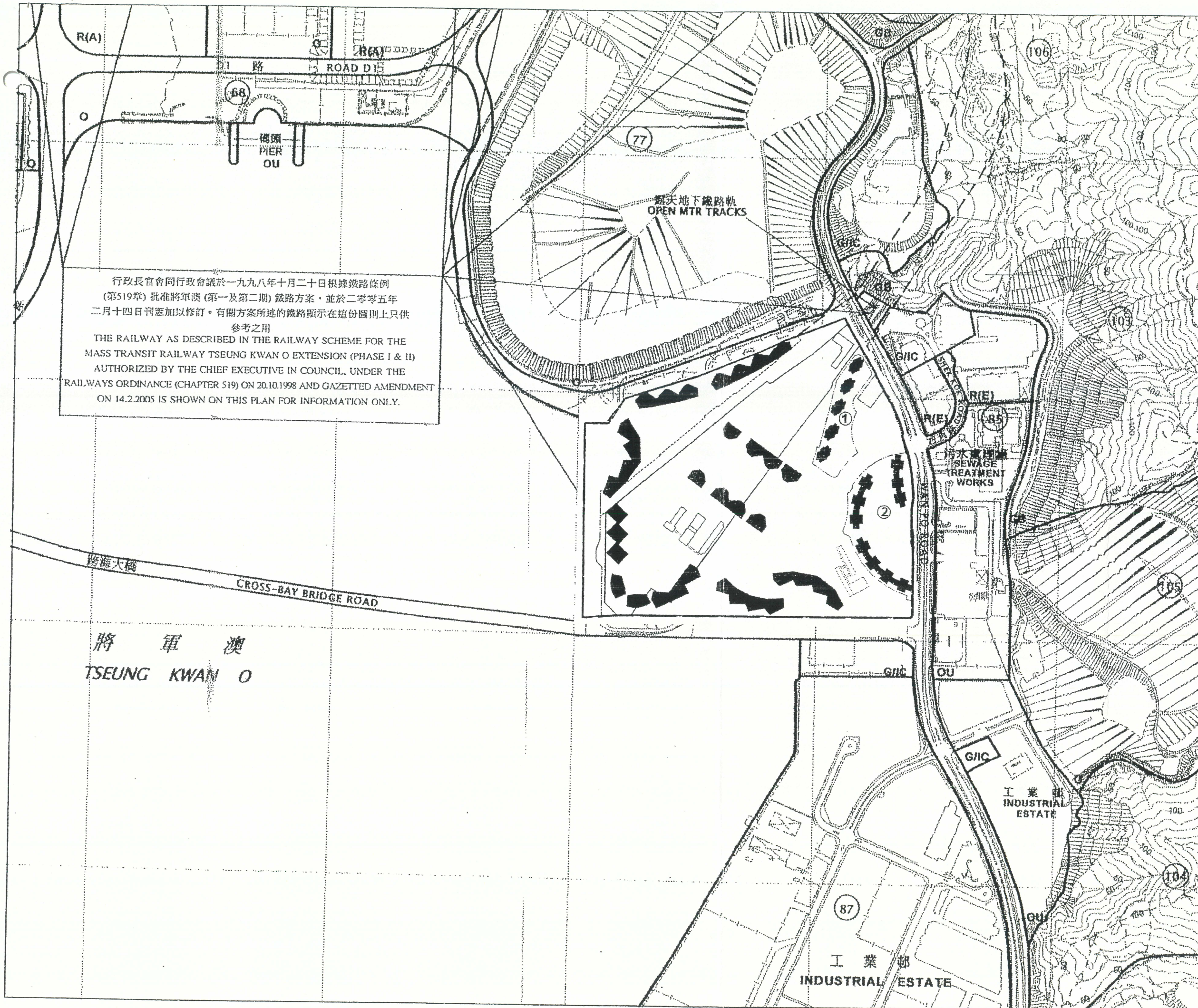
茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零六年十一月十七日批准本總綱發展藍圖。

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 17. 11. 2006.

signed Mrs. Rita LAU
Chairman, Town Planning Board

劉吳惠蘭

城市規劃委員會主席 簽署



NOTE
All levels, blockings and building structures subject to detailed design

LEGEND

- CDA SITE BOUNDARY
- ① PACKAGE ONE DEVELOPMENT
- ② PACKAGE TWO DEVELOPMENT

DRAWING TITLE

CDA SITE PLAN

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

ronald lu & partners
Architects - Planners - Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所 (香港) 有限公司
22nd Floor, Wu Chung House,
213, Queen's Road East,
Wanchai, Hong Kong.
Telephone : (852) 2891 2212
Facsimile : (852) 2834 6442

CLIENT

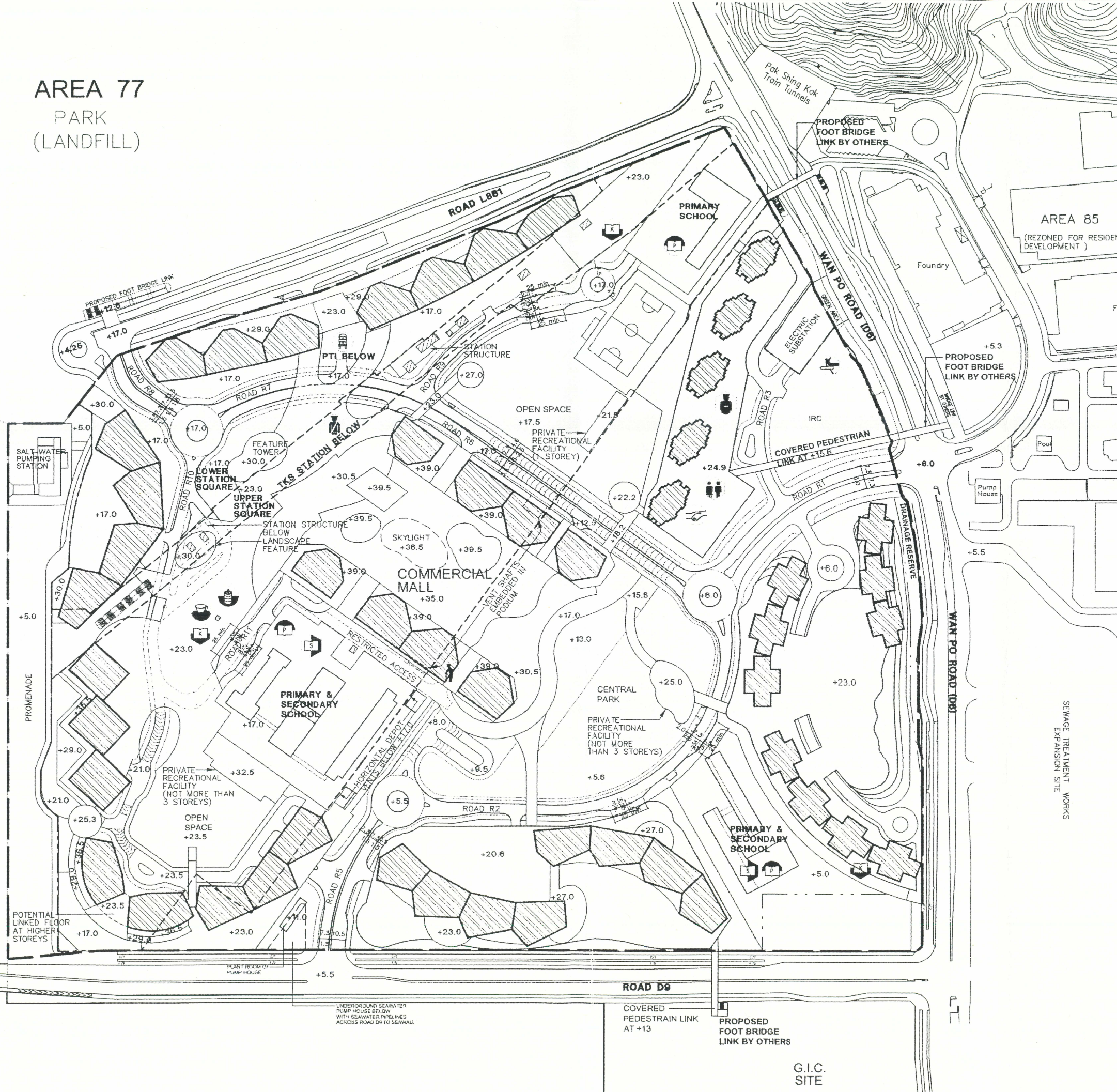
 **地鐵公司**
MTR Corporation

DRAWING NO MLP - 001

REVISION 6A

SCALE 1:10000 DATE OCT 06




AREA 77
PARK
(LANDFILL)
















NOTE

Locations of GIC Facilities are indicative only and will be subject to detailed design in consultation with Government Departments

LEGEND

-  RESIDENTIAL AREA
 CDA SITE BOUNDARY
 BOUNDARIES OF TKS STATION AND DEPOT

GIC FACILITIES

- | | |
|---|---|
|  | SECONDARY SCHOOL |
|  | PRIMARY SCHOOL |
|  | KINDERGARTEN |
|  | DAY NURSERY |
|  | SOCIAL CENTRE FOR THE ELDERLY |
|  | RESIDENTIAL CARE HOME FOR THE ELDERLY |
|  | POLICE POST |
|  | INDOOR RECREATION CENTRE |
|  | COMMUNITY HALL |
|  | PUBLIC TRANSPORT INTERCHANGE |
|  | NEIGHBOURHOOD ELDERLY CENTRE |
|  | INTEGRATED CHILDREN AND YOUTH SERVICES CENTRE |
|  | DEPOT/STATION VENT SHAFTS |

DRAWING TITLE

BLOCK PLAN

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

ronald lu
& partners

Architects Planners Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所 (香港) 有限公司
22nd Floor, Wu Chung House,
Z13, Queen's Road East,
Wanchai, Hong Kong.
Telephone : (852) 2891 2212
Facsimile : (852) 2834 5442

CLIENT

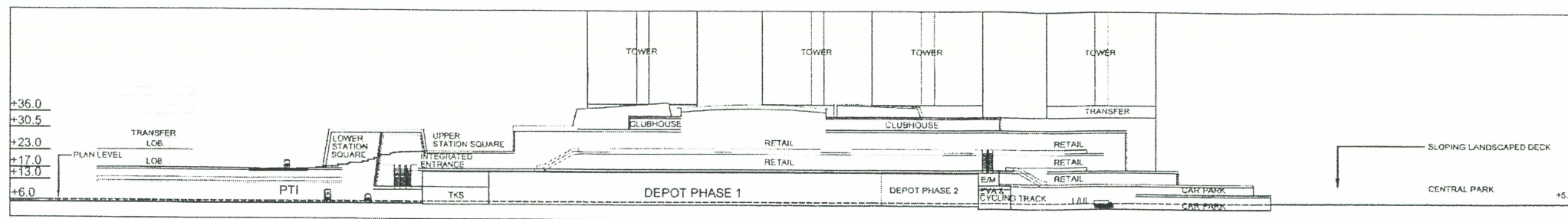


DRAWING NO MLP - 002

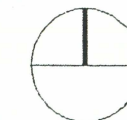
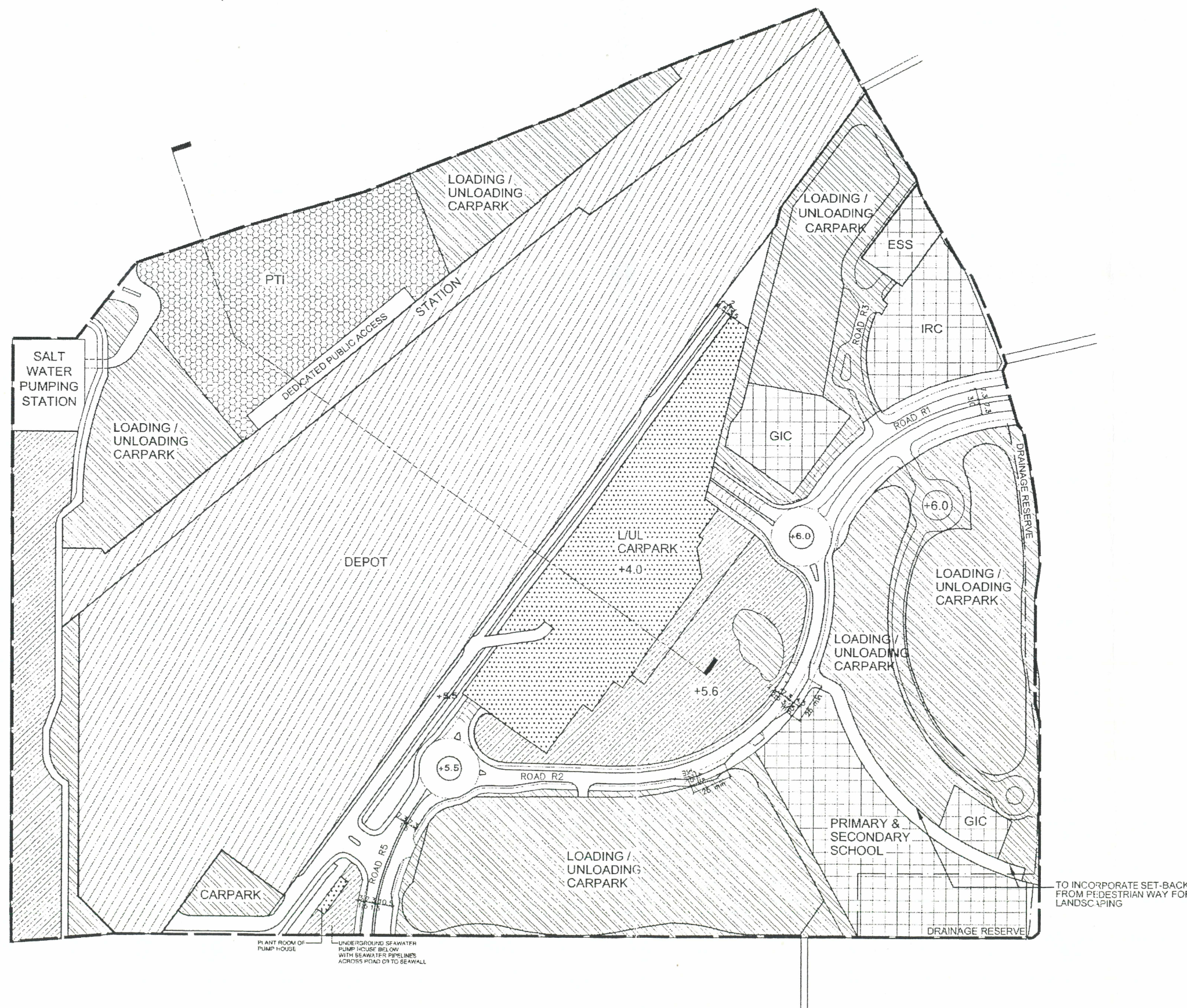
REVISION	6A
----------	----

SCALE	1:3000	DATE	OCT 06
-------	--------	------	--------

G.I.C.
SITE



KEY SECTION (SUBJECT TO DETAILED DESIGN)



NOTE
All levels, blockings and building structures subject to detailed design

LEGEND

- STATION & DEPOT FACILITIES AREA
- OPEN SPACE
- G.I.C. AREA
- COMMERCIAL AREA
- PTI AREA
- RESIDENTIAL AREA
- CDA SITE BOUNDARY

DRAWING TITLE

PLAN AT +6.0mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

ronald lu & partners
Architects, Planners, Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所 (香港) 有限公司
22nd Floor, Wu Chung House,
213, Queen's Road East,
Wanchai, Hong Kong.
Telephone : (852) 2891 2212
Facsimile : (852) 2834 5442

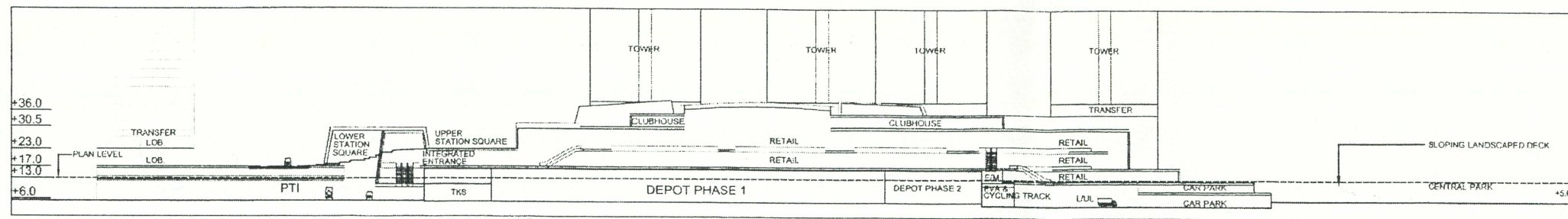
CLIENT

地鐵公司
MTR Corporation

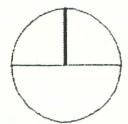
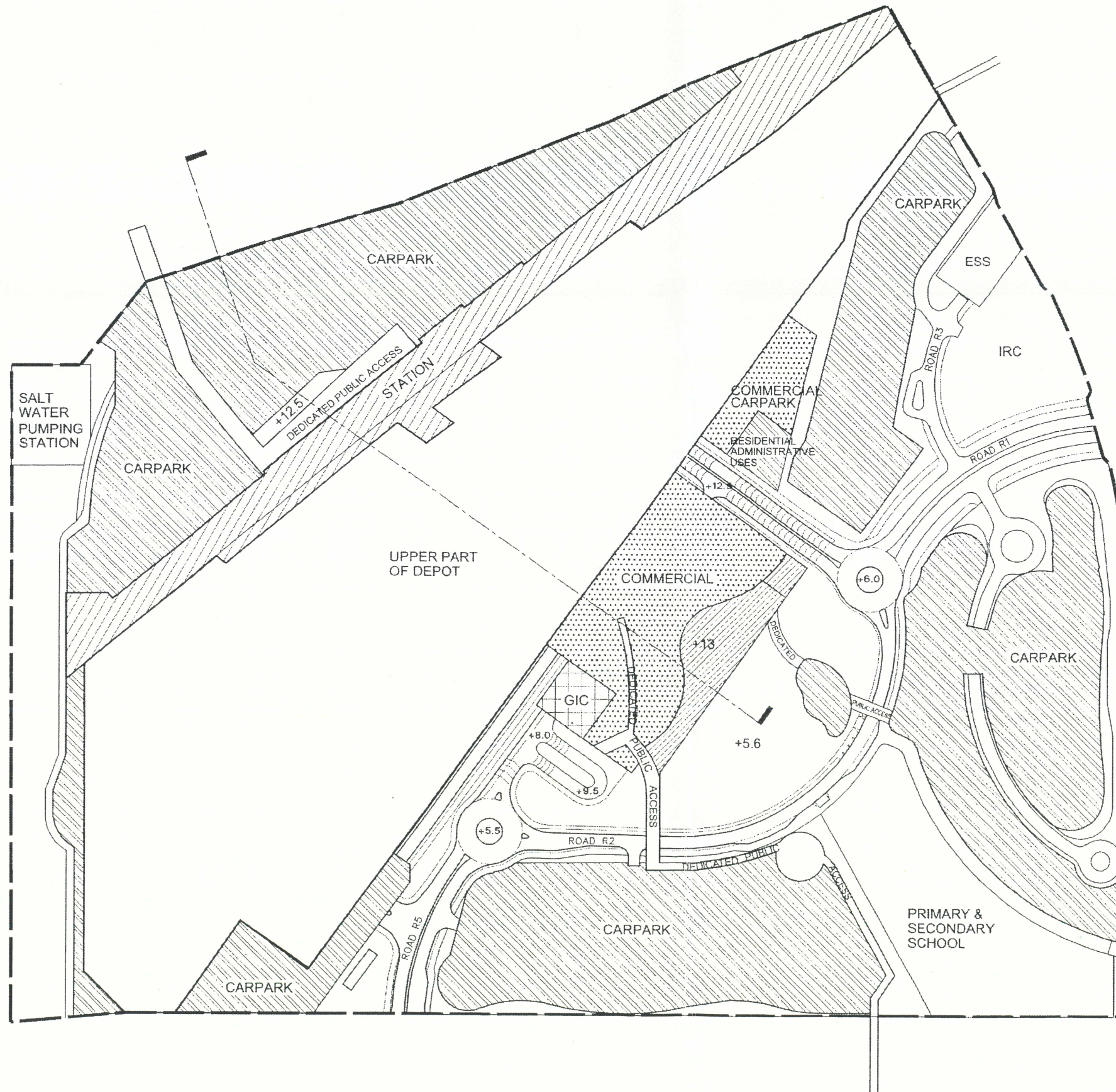
DRAWING NO MLP - 003

REVISION 6A

SCALE 1:3000 DATE OCT 06

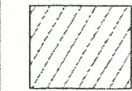


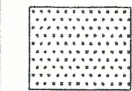
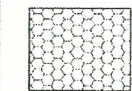
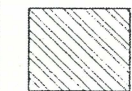



KEY SECTION (SUBJECT TO DETAILED DESIGN)



NOTE
All levels, blockings and building structures subject to detailed design

LEGEND

-  STATION & DEPOT FACILITIES AREA
-  OPEN SPACE
-  G.I.C. AREA
-  COMMERCIAL AREA
-  PTI AREA
-  RESIDENTIAL AREA
-  CDA SITE BOUNDARY

DRAWING TITLE

PLAN AT +13.0mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

ronald lu & partners
Architects · Planners · Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所 (香港) 有限公司
22nd Floor, Wu Chung House,
213, Queen's Road East,
Wanchai, Hong Kong
Telephone : (852) 2891 2212
Facsimile : (852) 2834 5442

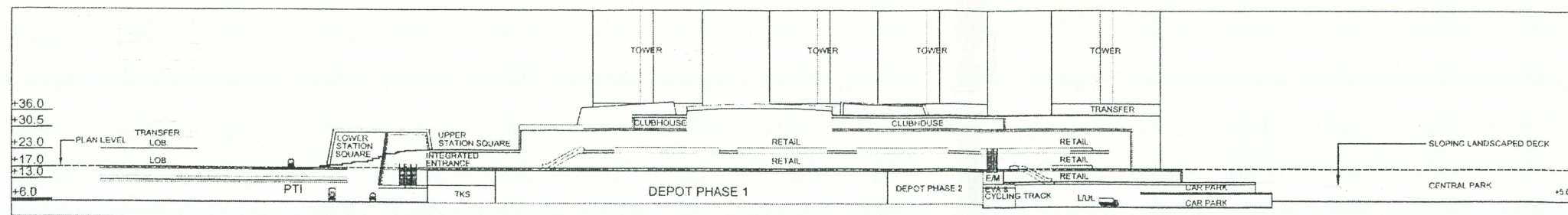
CLIENT



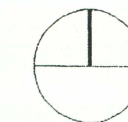
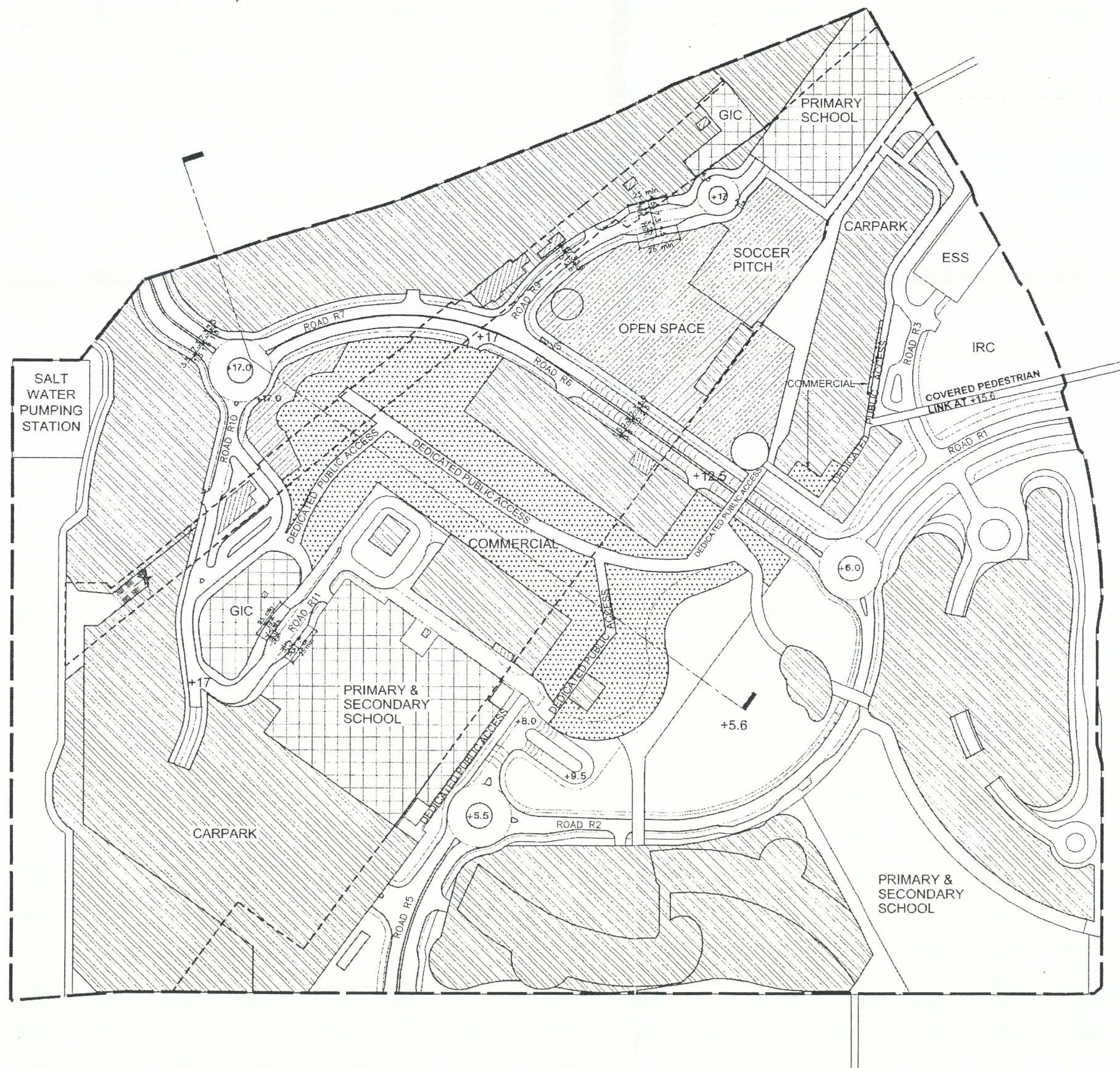
DRAWING NO MLP - 004

REVISION 6A

SCALE 1:3000 DATE OCT 06



KEY SECTION (SUBJECT TO DETAILED DESIGN)



NOTE
All levels, blockings and building structures subject to detailed design

LEGEND

- STATION & DEPOT FACILITIES AREA
- OPEN SPACE
- G.I.C. AREA
- COMMERCIAL AREA
- PTI AREA
- RESIDENTIAL AREA
- CDA SITE BOUNDARY
- BOUNDARIES OF TKS STATION AND DEPOT

DRAWING TITLE

PLAN AT +17.0mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

ronald lu & partners
Architects, Planners, Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所 (香港) 有限公司
22nd Floor, Wu Chung House,
213, Queen's Road East,
Wanchai, Hong Kong
Telephone : (852) 2891 2212
Facsimile : (852) 2834 5442

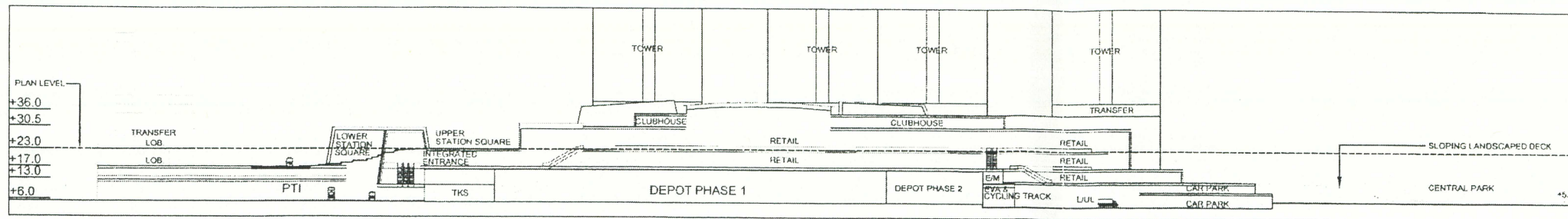
CLIENT

地鐵公司
MTR Corporation

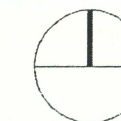
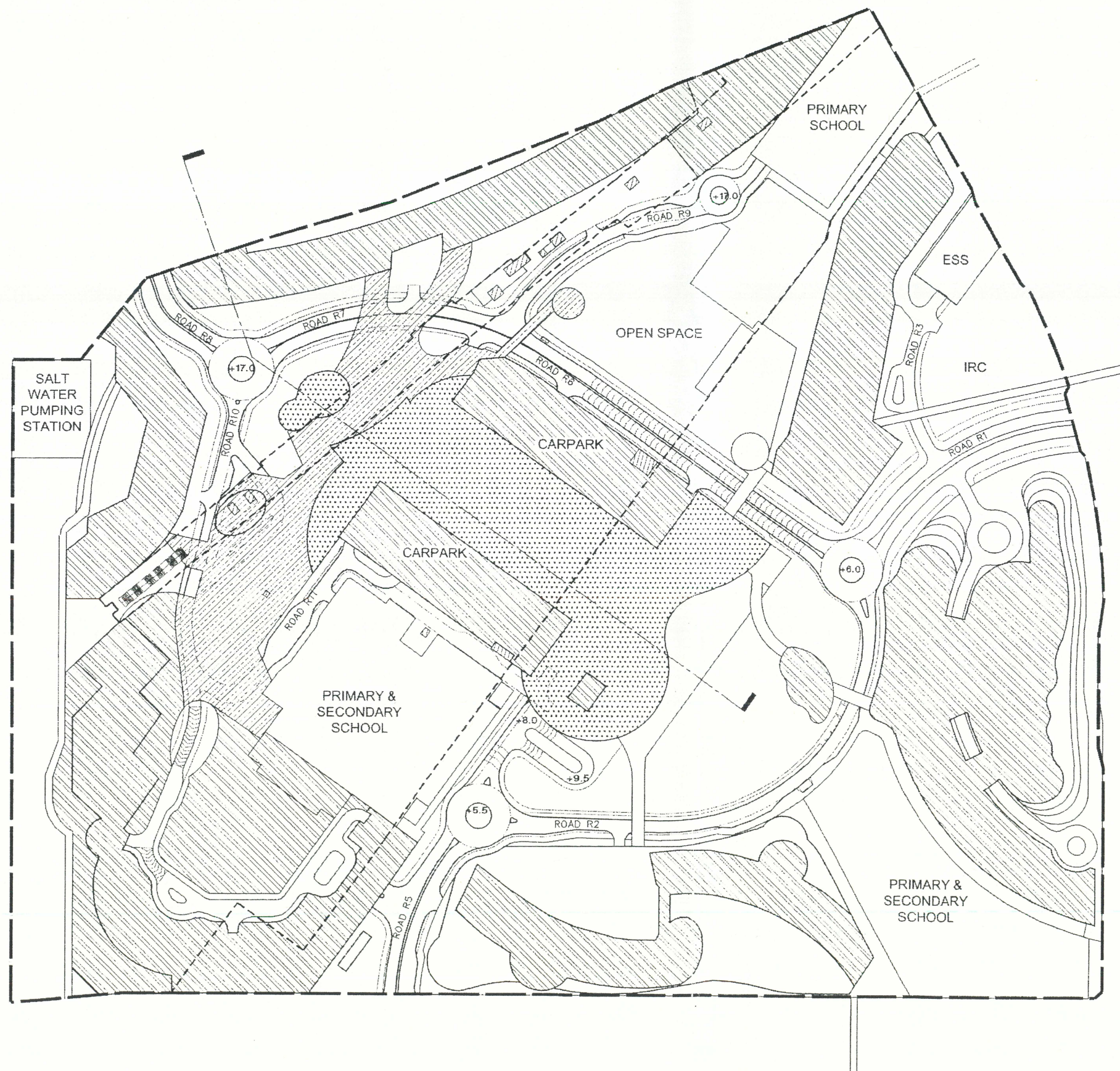
DRAWING NO MLP - 005

REVISION 6A

SCALE 1:3000 DATE OCT 06





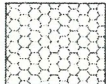





KEY SECTION (SUBJECT TO DETAILED DESIGN)



NOTE
All levels, blockings and building structures subject to detailed design

LEGEND

-  STATION & DEPOT FACILITIES AREA
-  OPEN SPACE
-  G.I.C. AREA
-  COMMERCIAL AREA
-  PTI AREA
-  RESIDENTIAL AREA
-  CDA SITE BOUNDARY
-  BOUNDARIES OF TKS STATION AND DEPOT

DRAWING TITLE

PLAN AT +23.0mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

ronald lu & partners
Architects, Planners, Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所 (香港) 有限公司
22nd Floor, Wu Chung House,
213, Queen's Road East,
Wanchai, Hong Kong
Telephone : (852) 2891 2212
Facsimile : (852) 2834 6442

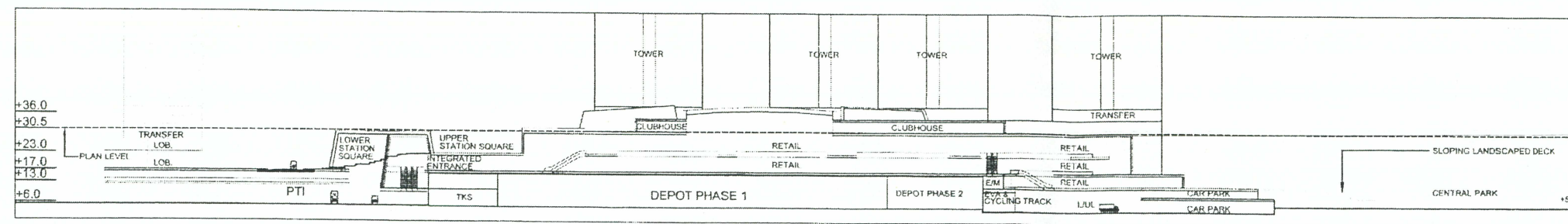
CLIENT

 **地鐵公司**
MTR Corporation

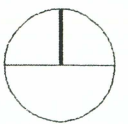
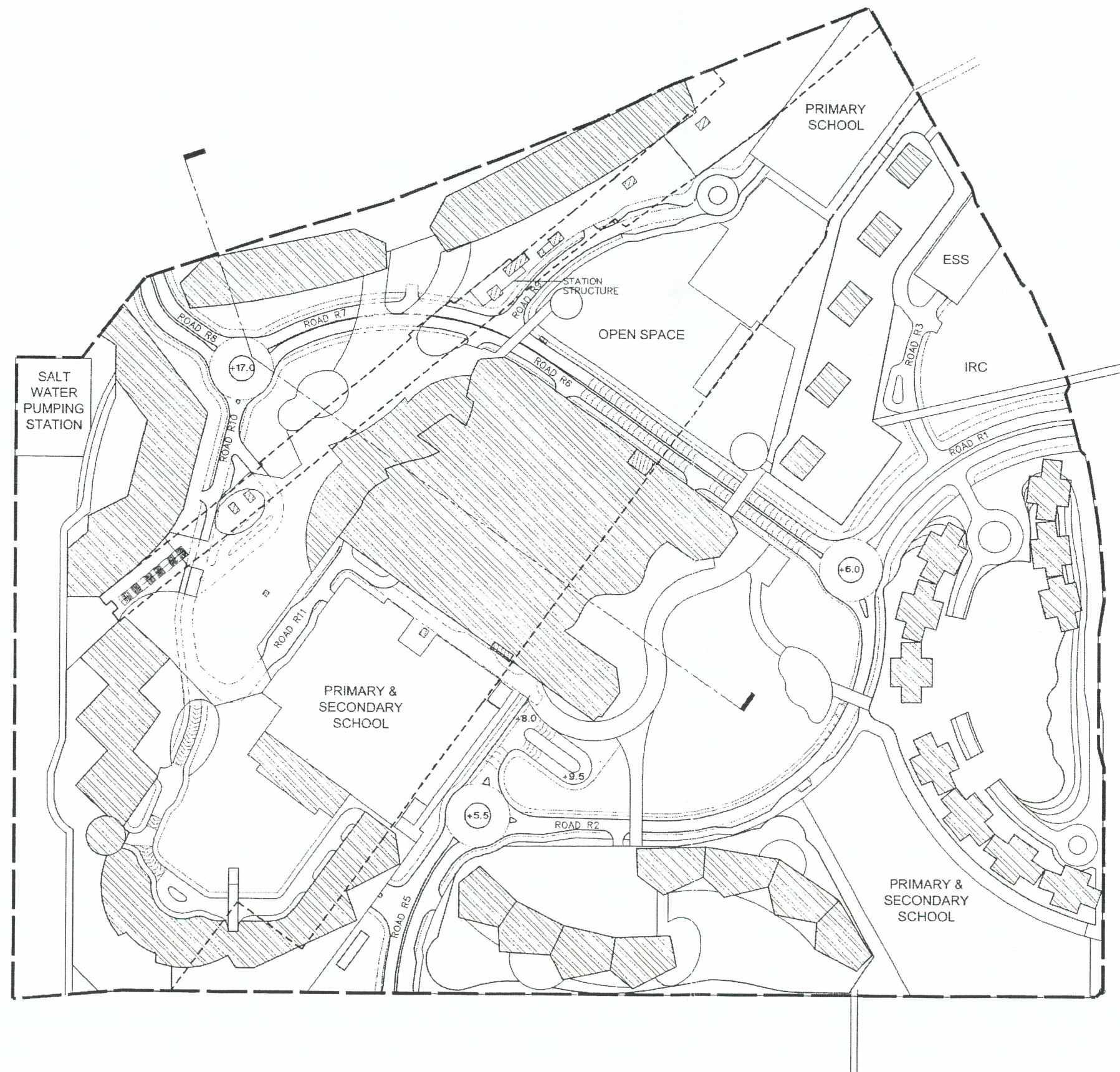
DRAWING NO MLP - 006

REVISION 6A

SCALE 1:3000 DATE OCT 06



KEY SECTION (SUBJECT TO DETAILED DESIGN)



NOTE
All levels, blockings and building structures subject to detailed design

LEGEND

- STATION & DEPOT FACILITIES AREA
- OPEN SPACE
- G.I.C. AREA
- COMMERCIAL AREA
- PTI AREA
- RESIDENTIAL AREA
- CDA SITE BOUNDARY
- BOUNDARIES OF TKS STATION AND DEPOT

DRAWING TITLE

PLAN AT +30.5mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

ronald lu & partners
Architects, Planners, Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所 (香港) 有限公司
22nd Floor, Wu Chung House,
213, Queen's Road East,
Wanchai, Hong Kong.
Telephone : (852) 2891 2212
Facsimile : (852) 2834 5442

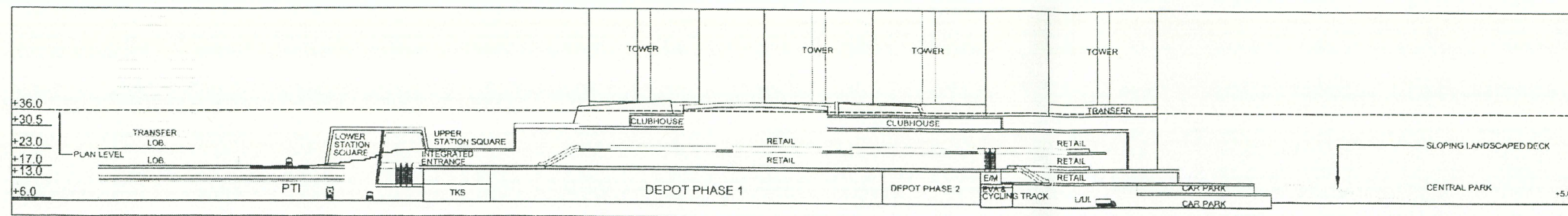
CLIENT

地鐵公司
MTR Corporation

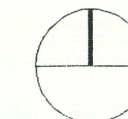
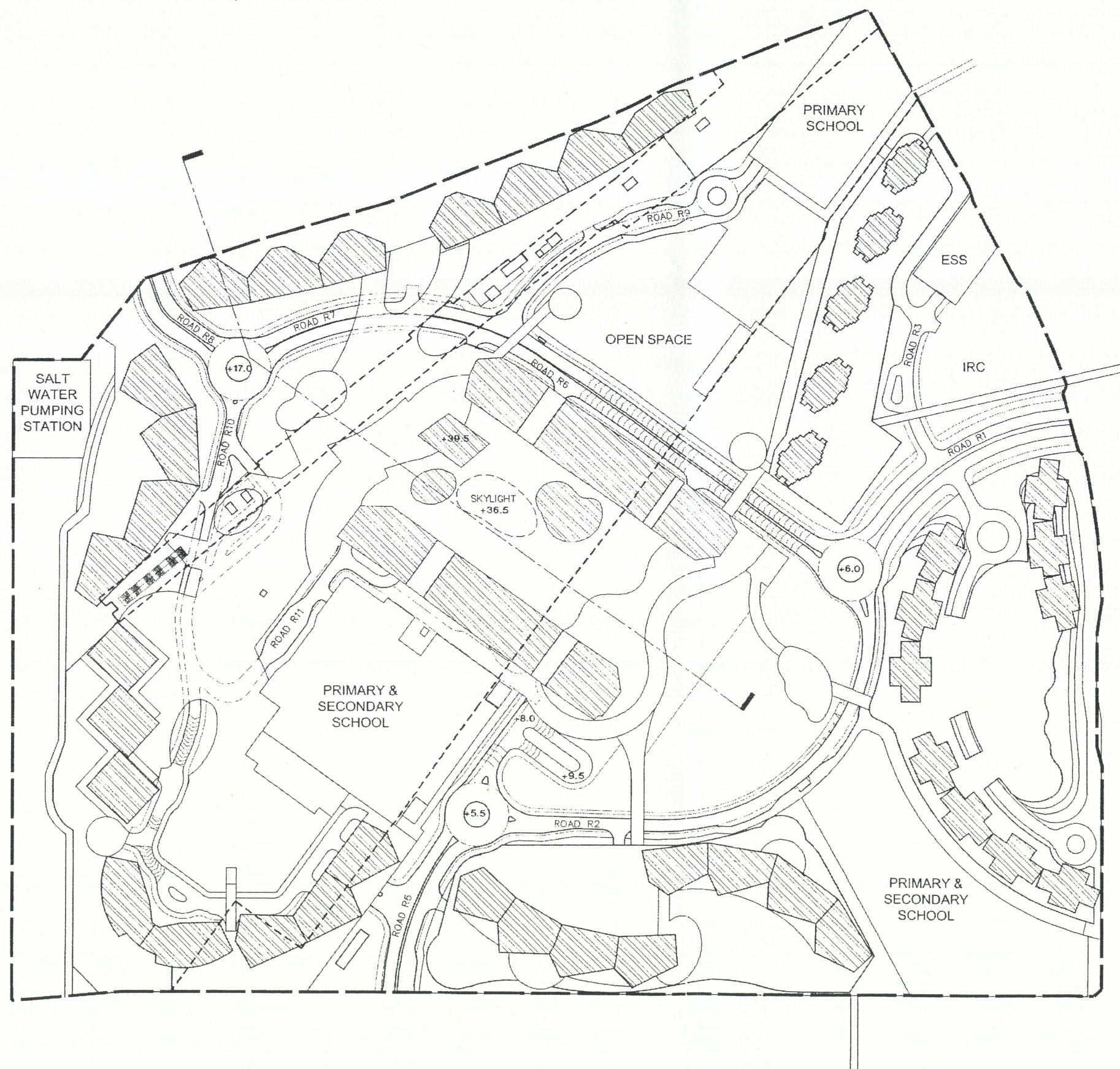
DRAWING NO MLP - 007

REVISION 6A

SCALE 1:3000 DATE OCT 06











KEY SECTION (SUBJECT TO DETAILED DESIGN)



NOTE
All levels, blockings and building structures subject to detailed design

LEGEND

-  STATION & DEPOT FACILITIES AREA
-  OPEN SPACE
-  G.I.C. AREA
-  COMMERCIAL AREA
-  PTI AREA
-  RESIDENTIAL AREA
-  CDA SITE BOUNDARY
-  BOUNDARIES OF TKS STATION AND DEPOT

DRAWING TITLE

PLAN AT +36.0mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

ronald lu & partners
Architects Planners Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所 (香港) 有限公司
22nd Floor, Wu Chung House,
213, Queen's Road East,
Wanchai, Hong Kong.
Telephone : (852) 2891 2212
Facsimile : (852) 2834 5442

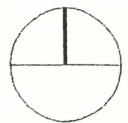
CLIENT



DRAWING NO MLP - 008

REVISION 6A

SCALE 1:3000 DATE OCT 06

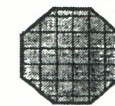


NOTE

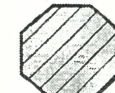
All levels, blockings and building structures subject to detailed design

Locations of GIC Facilities are indicative only and will be subject to detailed design in consultation with Government Departments

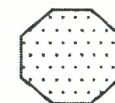
NO. OF STOREYS



56 - 57



51 - 55



47 - 50

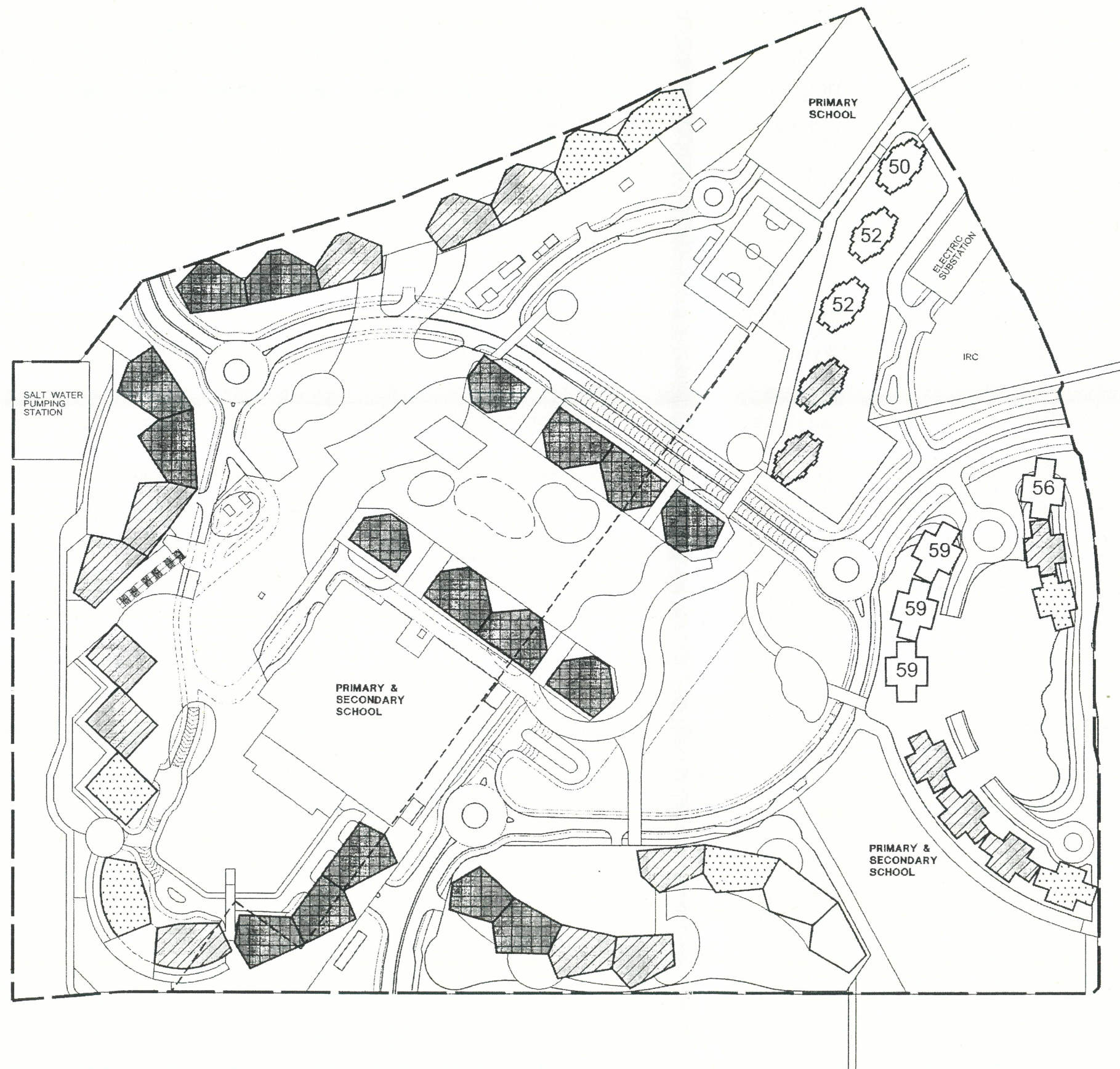


42 - 46



50 STOREYS OR LESS

--- CDA SITE BOUNDARY



Note: No. of storeys refers to residential levels excluding double height entrance lobby, refuge floors, plant room floors and transfer plates.

DRAWING TITLE

TOWER HEIGHT PLAN
(IN STOREYS)

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

ronald lu & partners
Architects, Planners, Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所 (香港) 有限公司
22nd Floor, Wu Chung House,
213, Queen's Road East,
Wanchai, Hong Kong
Telephone : (852) 2891 2212
Facsimile : (852) 2834 5442

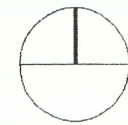
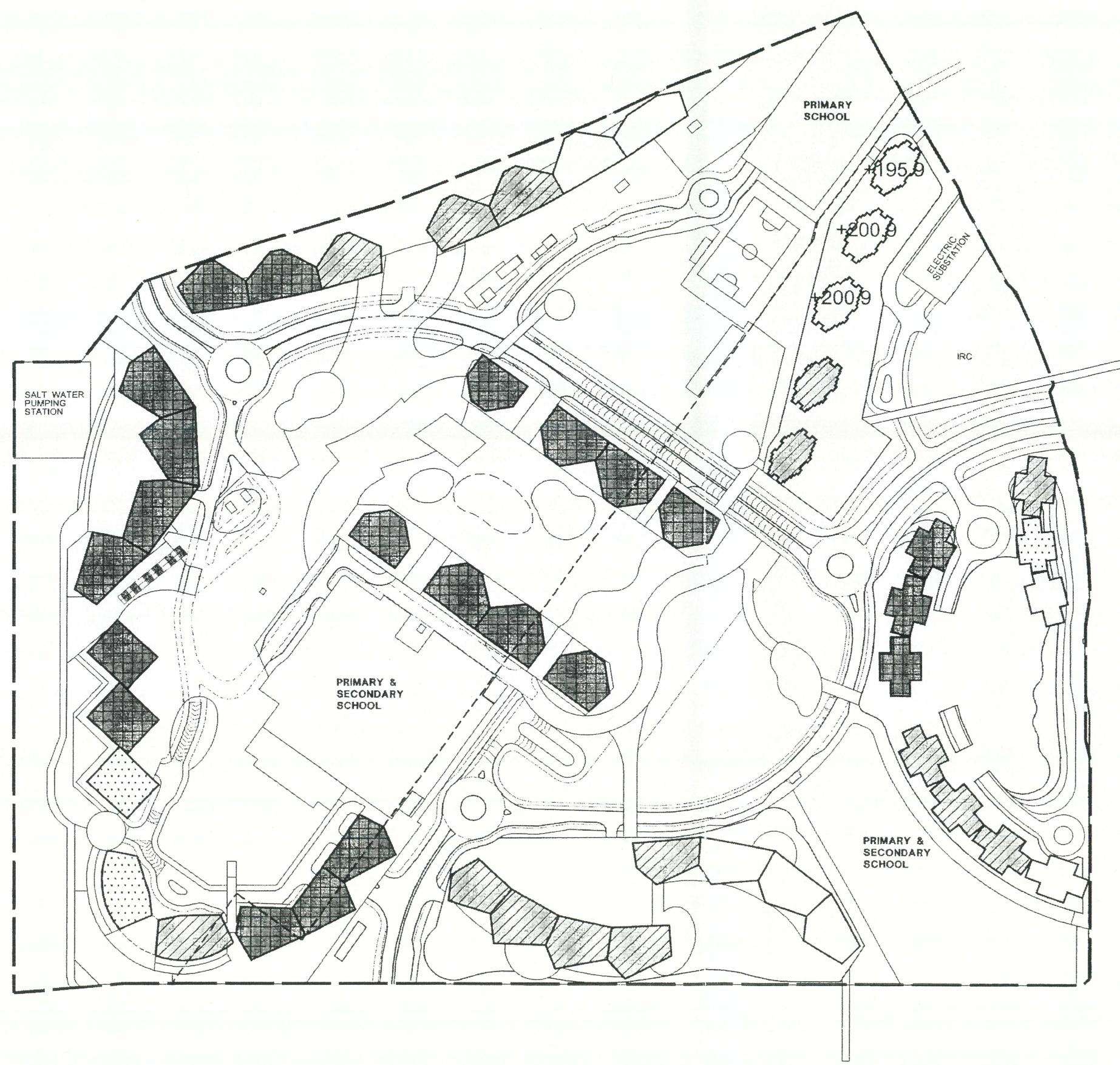
CLIENT



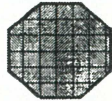





DRAWING NO MLP - 009

REVISION 6A

SCALE 1:3000 DATE OCT 06



NOTE
 All levels, blockings and building structures
 subject to detailed design
 Locations of GIC Facilities are indicative
 only and will be subject to detailed design
 in consultation with Government Departments

- MPD
-  +208.0 - +217.0
 -  +198.0 - +207.9
 -  +188.0 - +197.9
 -  BELOW +188.0
 -  +200.9 OR LESS
 -  CDA SITE BOUNDARY

DRAWING TITLE	
TOWER HEIGHTS PLAN (IN MPD)	
PROJECT	
TSEUNG KWAN O AREA 86 COMPREHENSIVE DEVELOPMENT AREA	
ARCHITECT	
 Architects Planners Interior Designers Ronald Lu & Partners (HK) Ltd. 呂元祥建築師事務所 (香港) 有限公司 22nd Floor, Wu Chung House, 213, Queen's Road East, Wanchai, Hong Kong. Telephone : (852) 2891 2212 Facsimile : (852) 2834 5442	
CLIENT	
 地鐵公司 MTR Corporation	
DRAWING NO	MLP - 010
REVISION	6A
SCALE	1:3000
DATE	OCT 06

E. Schedule of Accommodation

Accommodation		OZP / Planning Brief Requirement	Approved MLP Ref. TPB/A/TKO/68 (August 2004)	Proposed
Residential		Residential GFA not to exceed 1,612,800s.m.	1,397,500s.m. - 1,612,800 s.m. (Subject to total GFA not exceeding 1,652,000s.m. aggregate for residential & commercial uses)	1,397,500s.m. - 1,612,800 s.m. (Subject to total GFA not exceeding 1,652,800s.m. aggregate for residential & commercial uses)
No. of Flats ¹		21,500 (maximum) 20,000 (minimum)	20,000 to 21,500	20,000 to 21,500
Designed Population		57,620	57,620 (indicative - assuming PPOF of 2.68 applied to 21,500 flats)	57,620 (indicative - assuming PPOF of 2.68 applied to 21,500 flats)
Commercial ²		GFA not to exceed 40,000s.m.	GFA not to exceed 50,000s.m.	GFA not to exceed 50,000s.m.
District Open Space		2.3ha minimum	Minimum 2.3ha • As required by Planning Brief • Additional open space (Design and provision subject to Applicant's discretion)	Minimum 2.3ha • As required by Planning Brief • Additional open space (Design and provision subject to Applicant's discretion)
Local Open Space		5.76ha minimum Club house - not set requirement	Not less than 5.76ha Club house to be provided subject to detailed design	Not less than 7.075ha Club house to be provided subject to detailed design
GIC ³ facilities	Kindergarten	43 classrooms	43 classrooms	26 classrooms as per comments from EMB
	Primary School ⁴	4 Nos. each of minimum site area of 6,200s.m.	4 Nos. each of minimum site area of 6,200s.m.	3 Nos. each of minimum site area of 6,200s.m.
	Secondary School ⁴	3 Nos. each of minimum site area of 6,950s.m.	3 Nos. each of minimum site area of 6,950s.m.	2 Nos. each of minimum site area of 6,950s.m.
	Day Nursery	3 Nos. 100 places each	1 No. at 379s.m. NOFA in Stage III subject to future review as advised by SWD	1 No. at 379s.m. NOFA in Stage III subject to future review as advised by SWD.
	Neighbourhood Elderly Centre	---	Upgrading from 1 Social Centre for the Elderly to 1 No. Neighbourhood Elderly Centre at 303s.m. NOFA as advised by SWD	Upgrading from 1 Social Centre for the Elderly to 1 No. Neighbourhood Elderly Centre at 303s.m. NOFA as advised by SWD
	Integrated Family Services Centre	---	1 No. at 379s.m. NOFA as advised by SWD	Deleted as advised by SWD.
	Integrated Children and Youth Services Centre (previously named Integrated Team of Young People Services in August 2004)	1 No. 1 Team at 631s.m. NOFA	1 Team at 631s.m. NOFA as per Land Grant executed	1 Team at 631s.m. NOFA as per Land Grant executed
	Social Centre for the Elderly	2 Nos. at 132s.m. NOFA each	1 No. at 183s.m. NOFA in Stage III subject to future review as advised by SWD	1 No. at 183s.m. NOFA in Stage III subject to future review as advised by SWD.
	Residential Care Home for the Elderly	1 No. 100 spaces	1 No. 1,376s.m. NOFA as per Land Grant executed	1 No. 3,100s.m. GFA as per Land Grant executed
	Community Hall	1 No. 1,260s.m. GFA	1 No. 593s.m. NOFA as per Land Grant executed	1 No. 593s.m. NOFA as per Land Grant executed
	Post Office	1 No. at 144s.m. IFA	1 No. 83s.m. NOFA as per Land Grant executed	Deleted as advised by PMG.
	Police Post	1 No.	1 No.	1 No.
	Indoor Recreation Centre ⁵	1 No. Type C	1 No. Type C	1 No. Type C
	Public Transport Interchange	1 No. Primary near MTR Station 1 No. Secondary at south east portion of the site	Combined PTI next to MTR Station	Combined PTI next to MTR Station

Accommodation		OZP / Planning Brief Requirement		Approved MLP Ref. TPB/A/TKO/68 (August 2004)	Proposed
Other Facilities	Electricity Substation ⁶		1 No.	1 No.	1 No.
	Refuse Collection Point		3 Nos.	3 Nos.	3 Nos.
	Market		250 stalls or 1,830s.m. net floor area (minimum)	Supermarket 1,830s.m. NFA (minimum) to be provided in Commercial Accommodation	Supermarket 1,830s.m. NFA (minimum) to be provided in Commercial Accommodation
	Gas Governor Kiosk		3 Nos.	Provision subject to detailed design and further discussion with gas companies	Provision subject to detailed design and further discussion with gas companies
Parking Provision	Residential ⁷	Private carparking spaces	3,583 - 4,300 spaces (1 space per 5 - 6 flats)	2,857 - 4,300 nos. (1 space per 5 - 7 flats)	2,857 - 4,300 nos. (1 space per 5 - 7 flats)
		Visitor parking spaces	Not specified	250 spaces	250 spaces
		Motorcycle parking spaces	180 - 430 spaces	311 - 455 spaces (with provision for visitor parking) as advised by TD	311 - 455 spaces (with provision for visitor parking) as advised by TD
		Bicycle parking spaces	538 spaces (1 space per 40 flats)	1,334 spaces as per Land Grant executed	2,005 spaces (1 space per 10 units, except 65 nos. for Package 1 as per Land Grant executed)
		Loading/ unloading bays	1 bay per 800 flats subject to a minimum of 1 bay/housing block	50 bays	50 bays
	Retail	Private carparking spaces	167 spaces (1 space per 240s.m. of retail GFA)	333 spaces (1 space per 150s.m. of retail GFA)	333 spaces
		Motorcycle parking spaces	17 spaces	33 spaces	33 spaces
		Loading/ unloading bays	1 bay per 1,000s.m. of retail GFA	40 - 50 bays	40 - 50 bays
	Market	Loading/ unloading bays	1 medium/heavy good vehicle bay each per 20 - 30 large stalls 40 - 60 small stalls respectively 1 loading/unloading bay per RCP	Loading/unloading bays provided for supermarket as part of Commercial Accommodation	Loading/unloading bays provided for supermarket as part of Commercial Accommodation

Notes

- 1 Average flat size will be determined subject to detailed design and review in response to market conditions. Based on the proposed GFA and flat number, the average flat size will range between 65 - 81s.m. (approx).
- 2 Commercial includes shops and services and other commercial uses including eating places, educational institutions, off-course betting centres, offices, places of entertainment, private clubs, religious institutions and schools (excluding nursery, kindergarten, primary and secondary schools)..
- 3 Provision of G/IC facilities and open spaces based on upper limit of proposed flat production range of 20,000 - 21,500 units. Subject to detailed design and review.
- 4 1 no. combined Primary and Secondary School proposed. The remaining 1 pair of primary and secondary schools can be built as combined schools if required.
- 5 Does not form part of development packages. Design and provision to be decided by Government.
- 6 Does not form part of development packages. Design and provision to be decided by CLP.
- 7 Parking provision based on 20,000 - 21,500 flats. Subject to adjustment in accordance with actual flat production.

APPENDIX 2.3

Development Programme (indicative)

In view of the housing market conditions at present and the need to ensure that the large-scale housing supply in this newly developed area can be absorbed into the market, the current indicative programme assumed extends to 2014. The market will be kept under review and the programme may be accelerated if conditions improve.

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Stage 1 ¹											
Stage 2 ¹											
Stage 3 ¹											
Railway Station ²						▲					

	Residential Units ³	Estimated Population	Retail GFA (sq m)	Schools	PTI	Major G/IC Facilities ⁴	Local Open Space (ha) ⁵	District Open Space (ha) ⁵
Stage 1 ¹	9,692	25,975	500	1 primary & secondary	1 temporary	1 kindergarten 1 residential care home for the elderly 1 integrated children and youth services centre 1 community hall	2.27	---
Stage 2 ¹	6,608	17,709	48,300	---	1 permanent	2 kindergartens 1 police post 1 neighbourhood elderly centre	3.415	1.25
Stage 3 ¹	5,200	13,936	1,200	1 primary & secondary 1 primary	---	1 social centre for the elderly 1 day nursery	1.39	1.05
						1 indoor recreation centre ⁶		
Total	21,500	57,620	50,000	5 schools	1 PTI		7.075	2.30

¹ The scope and programme for the stages, each containing several development packages, reflect current market conditions and may be accelerated if the market improves.

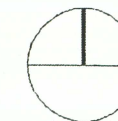
² Railway station opening commensurate with population intake and envisaged in 2009.

³ Provision of G/IC facilities and open space based on upper limit of proposed flat production range of 20,000 - 21,500 units. Number of flats is indicative and rounded. Subject to design and review.

⁴ Stage of provision indicative - subject to agreement with concerned departments. These and other G/IC facilities to be provided commensurate with departmental requirements and population build-up.

⁵ Approximate only; this will be refined during the detailed design of the scheme layout.

⁶ Does not form part of development package. Design and provision to be decided by Government.



All levels, blockings and building structures subject to detailed design

DEVELOPMENT STAGE INDICATIVE AND BASED ON :



STAGE 1



STAGE 2

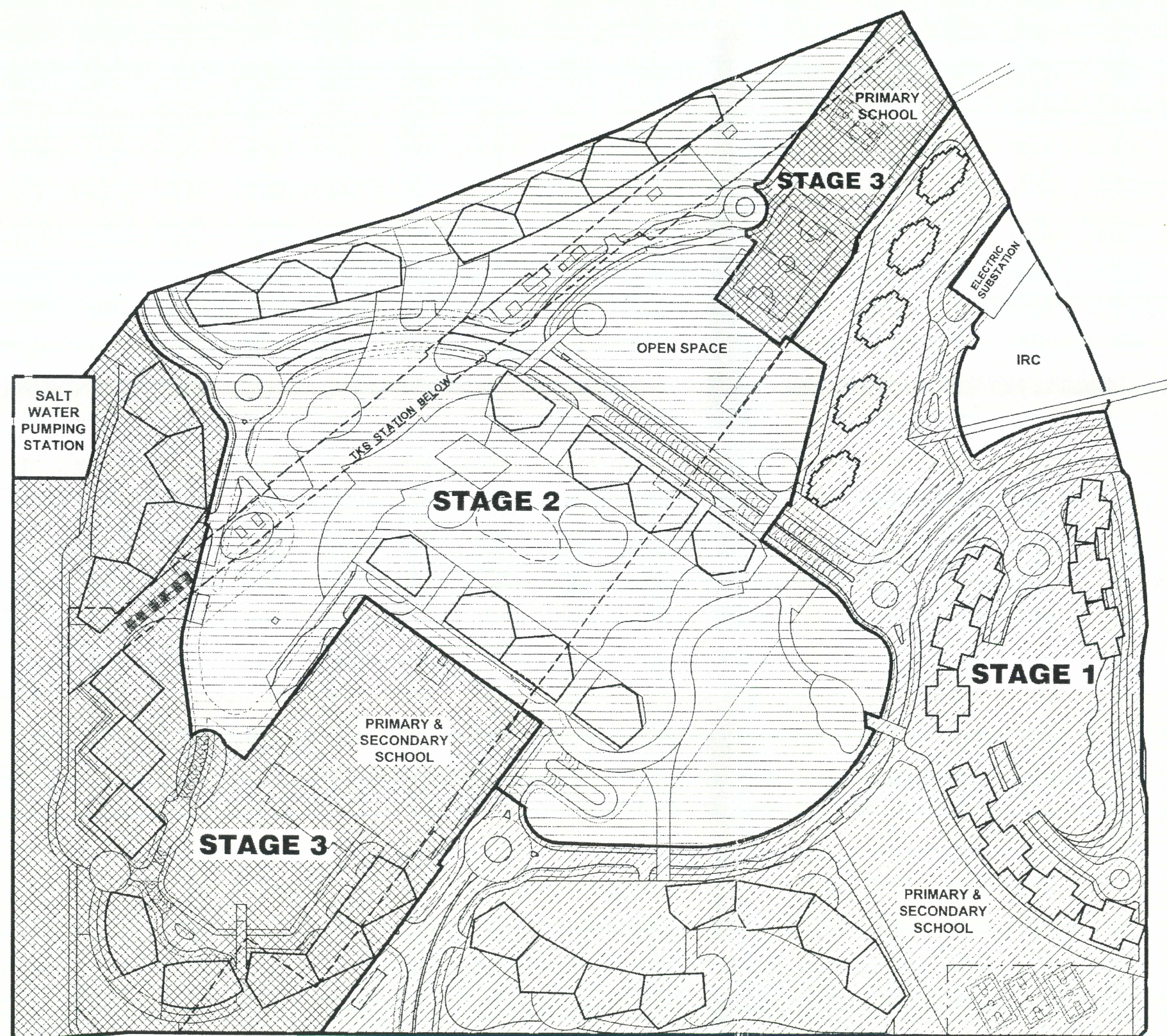


STAGE 3



STAGE DETERMINED BY OTHER

— CDA SITE BOUNDARY



DRAWING TITLE

INDICATIVE STAGE PLAN

PROJECT

**TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA**

ARCHITECT

ronald lu & partners
Architects, Planners, Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所 (香港) 有限公司
22nd Floor, Wu Chung House,
213, Queen's Road East,
Wanchai, Hong Kong.
Telephone : (852) 2891 2212
Facsimile : (852) 2834 5442

CLIENT



DRAWING NO **FIG-A**

REVISION **6A**

SCALE **1:3000**

DATE **OCT 06**

Appendix 4.2f

Landscape Master Plan

Class B Amendments to the Approved Master Layout Plan
Submission under Section 16A of the Town Planning Ordinance
REVISION 6 SUPPLEMENTARY INFORMATION / SEPTEMBER 2006

