

List of Approval Conditions

Application No. A/TKO/75

Application Site : Area 86, Tseung Kwan O

Subject of Application : Proposed Comprehensive Commercial and Residential Development

Date of Approval : 18.6.2005

Approval Conditions :

- (a) the submission and implementation of a revised Master Layout Plan and development schedule to take into account the approval conditions (b), (c) and (f) to (ac) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission and implementation of a revised landscape master plan to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the design and provision of the 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 Town Planning Board;
- (d) 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 Town Planning Board;
- (e) 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 Town Planning Board;
- (f) the design and provision of emergency vehicular access to the satisfaction the Director of Fire Services or of the Town Planning Board;
- (g) the submission of a further traffic impact assessment with proposed mitigation measures prior to the implementation of Stage 2 and Stage 3 of the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (h) the detailed design and provision of vehicular access 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 Town Planning Board;



- (i) 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 Town Planning Board;
- (j) 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 Town Planning Board;
- (k) the design and provision of vehicle parking spaces and loading and unloading to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (l) 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 Town Planning Board;
- (m) 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 provision of improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (n) the design and provision of a covered pedestrian walkway 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 Town Planning Board;
- (o) the design and provision of structural support and connections for one footbridge across Road D9 and two possible footbridges across Wan Po Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (p) the submission of a visual impact assessment study for the Master Layout Plan and implementation of the mitigation measures identified therein to the satisfaction of the Director of Planning or of the Town Planning Board;
- (q) the design and provision of a terraced podium for Package 1 (Site F) within Stage 1 of the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board;
- (r) 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 Town Planning Board;
- (s) the designation of water main reserves within the application site to the satisfaction of Water Supplies or of the Town Planning Board;

- (t) the design and provision of a minimum of 2.3 hectares of district open space and 5.76 hectares of local open space to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;
- (u) 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 Town Planning Board;
- (v) the design and provision of refuse collection points to the satisfaction of the Director of Food and Environmental Hygiene or of the Town Planning Board;
- (w) the provision of a site for an indoor recreation centre to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;
- (x) the design and provision of kindergartens to the satisfaction of the Secretary for Education and Manpower or of the Town Planning Board;
- (y) the design and provision of four primary schools and three secondary schools to the satisfaction of the Secretary for Education and Manpower or of the Town Planning Board;
- (z) the design and provision of an integrated family service centre, accommodation for 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 Town Planning Board;
- (aa) the design and provision of a community hall to the satisfaction of the Director of Home Affairs or of the Town Planning Board;
- (ab) the design and provision of a police facility room to the satisfaction of the Commissioner of Police or of the Town Planning Board;
- (ac) 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 Town Planning Board;
- (ad) the permission shall cease to have effect on 18.6.2009 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

AREA 77 PARK (LANDFILL)

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
二零零五年六月十八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 18.6.2005.

signed Mr. Raymond Young
Chairman, Town Planning Board

楊立門
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

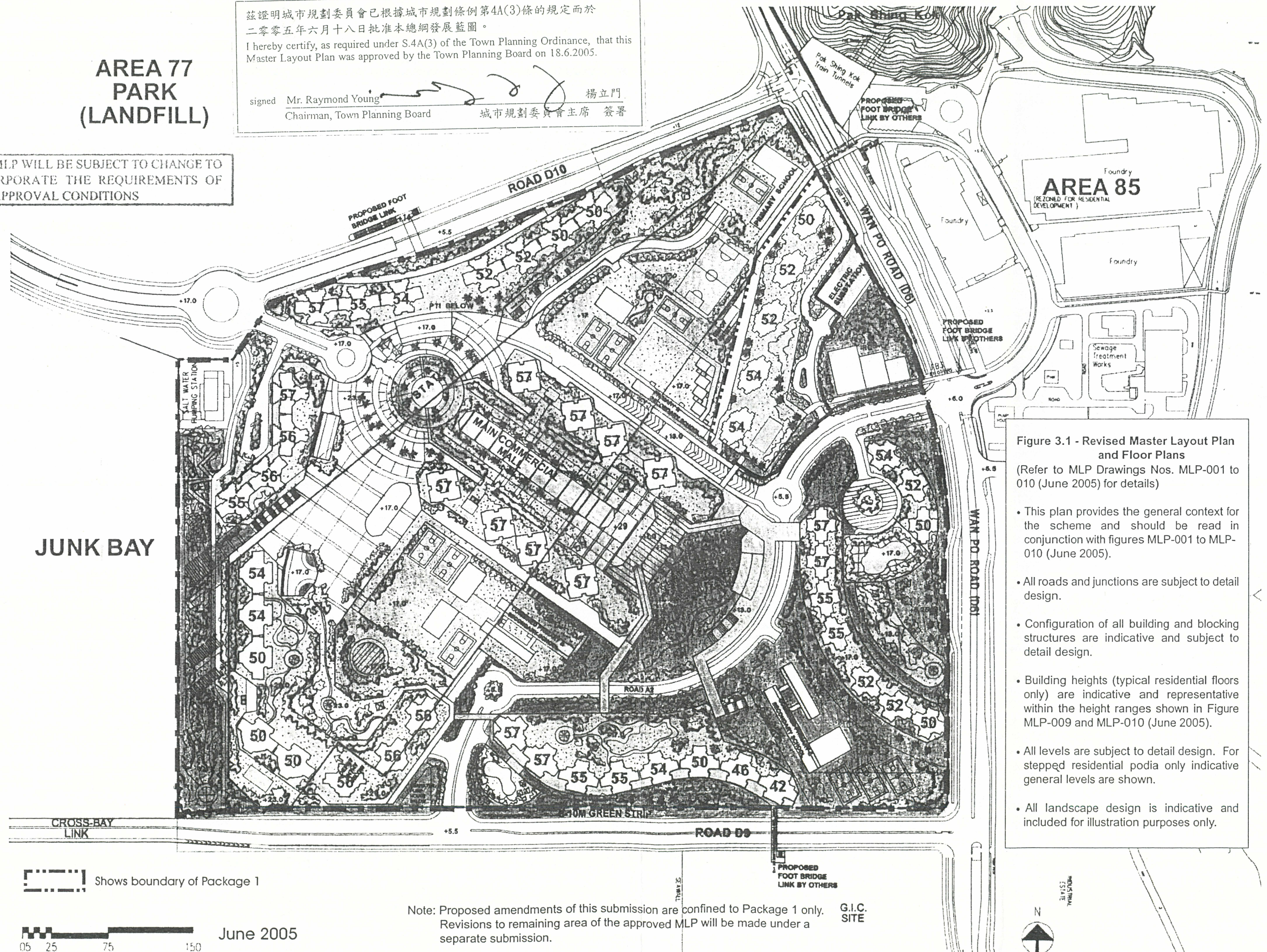


Figure 3.1 - Revised Master Layout Plan
and Floor Plans
(Refer to MLP Drawings Nos. MLP-001 to
010 (June 2005) for details)

- This plan provides the general context for the scheme and should be read in conjunction with figures MLP-001 to MLP-010 (June 2005).
- All roads and junctions are subject to detail design.
- Configuration of all building and blocking structures are indicative and subject to detail design.
- Building heights (typical residential floors only) are indicative and representative within the height ranges shown in Figure MLP-009 and MLP-010 (June 2005).
- All levels are subject to detail design. For stepped residential podia only indicative general levels are shown.
- All landscape design is indicative and included for illustration purposes only.

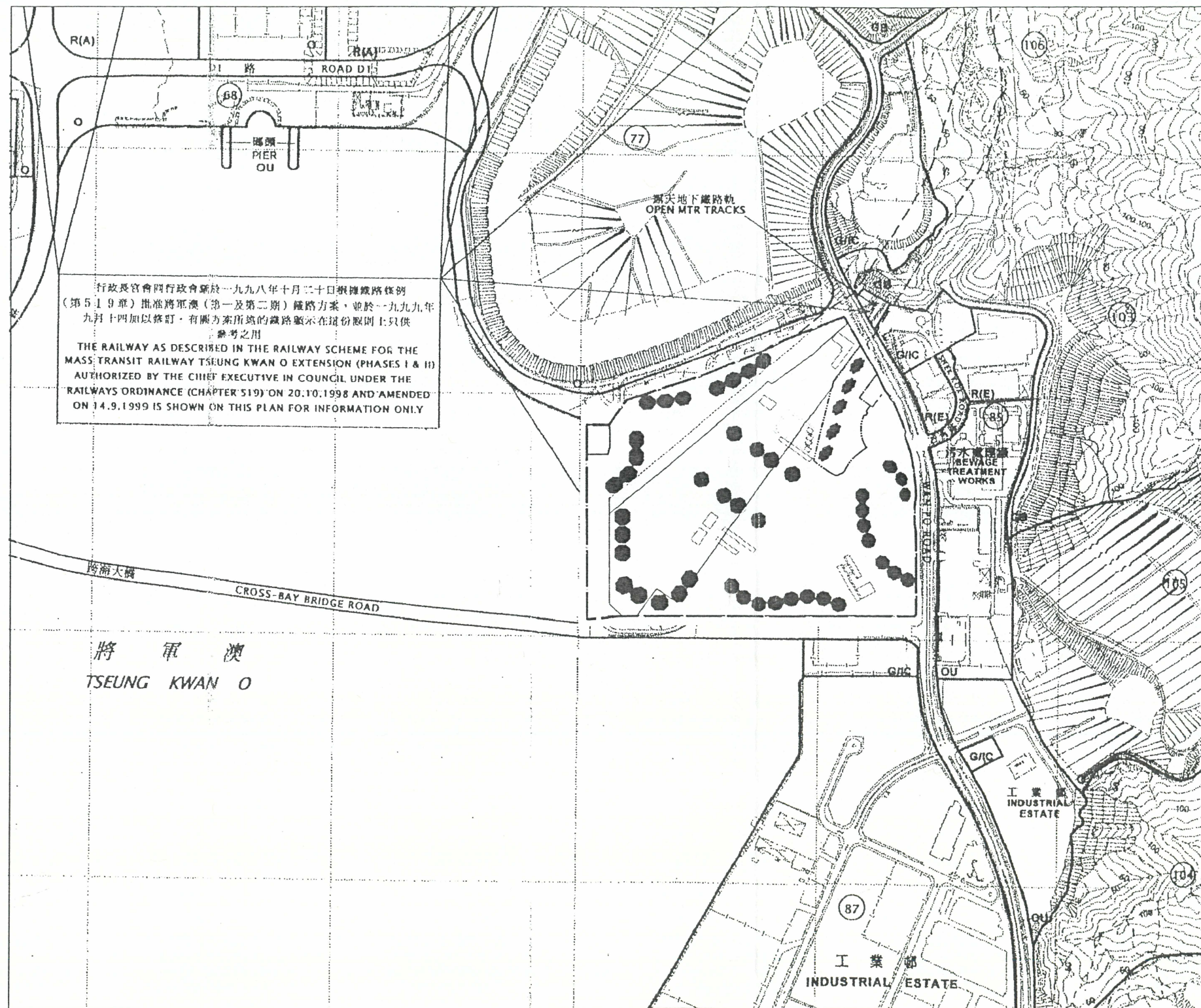
Shows boundary of Package 1

05 25 75 150

June 2005

Note: Proposed amendments of this submission are confined to Package 1 only.
Revisions to remaining area of the approved MLP will be made under a
separate submission.

G.I.C.
SITE



行政長官會同行政會議於一九九八年十月二十日根據鐵路條例
(第519章)批准將軍澳(第一及第二期)鐵路方案,並於一九九九年
九月十四日加以修訂,有關方案所指的鐵路顯示在這份圖則上只供
參考之用
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE
MASS TRANSIT RAILWAY TSEUNG KWAN O EXTENSION (PHASES I & II)
AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE
RAILWAYS ORDINANCE (CHAPTER 519) ON 20.10.1998 AND AMENDED
ON 14.9.1999 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY



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

LEGEND

— CDA SITE
BOUNDARY

DRAWING TITLE

CDA SITE PLAN

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

 WONG & OUYANG (HK) LTD
ARCHITECTS AND ENGINEERS HONG KONG

CLIENT

 地鐵公司
MTR Corporation

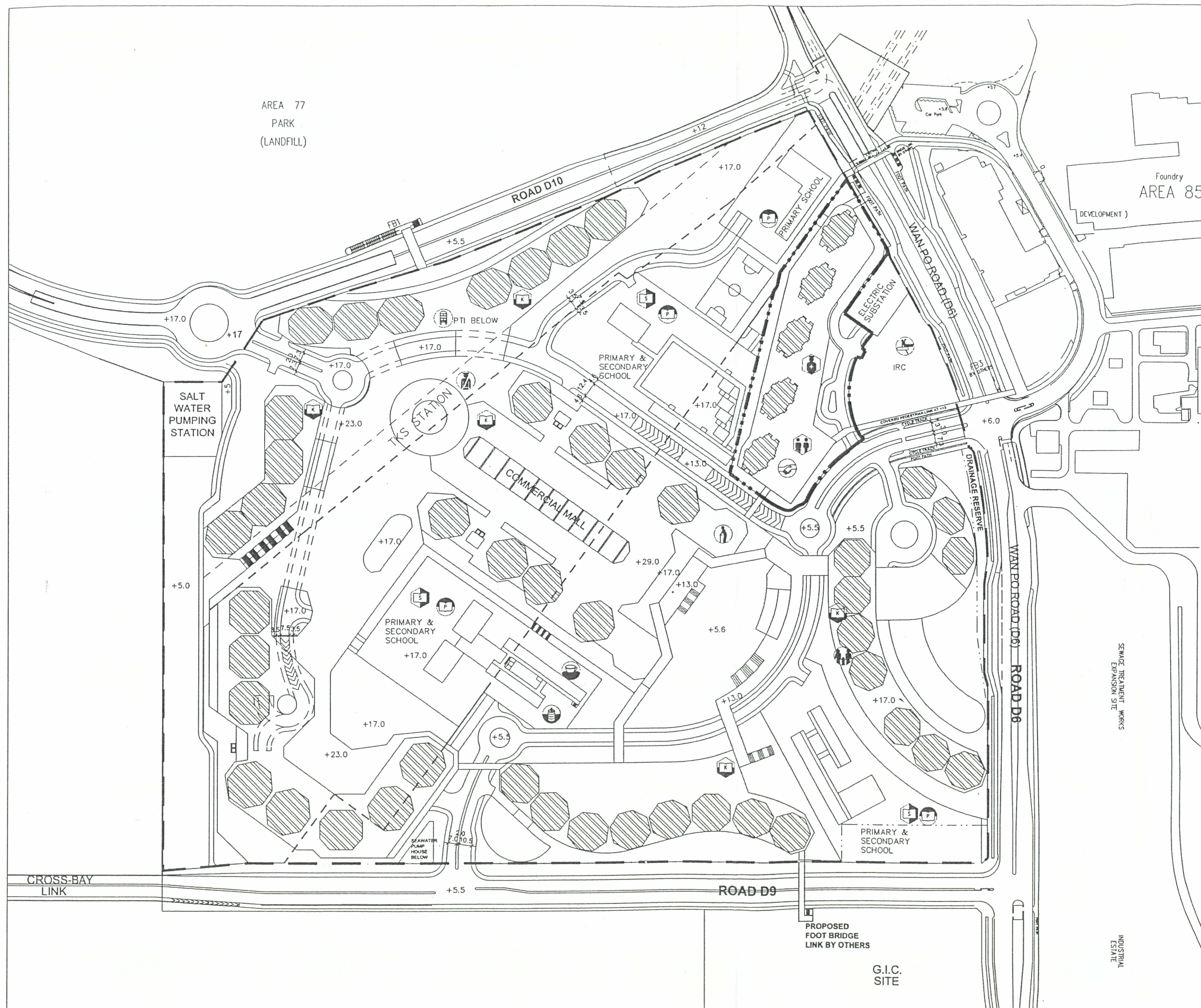
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MLP - 001

REVISION

SCALE 1:10000

DATE JUNE 05



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

- LEGEND**
- RESIDENTIAL AREA
 - CDA SITE BOUNDARY

- GIC FACILITIES**
- SECONDARY SCHOOL
 - PRIMARY SCHOOL
 - KINDERGARTEN
 - DAY NURSERY
 - INTEGRATED TEAM OF YOUNG PEOPLES SERVICES
 - SOCIAL CENTRE FOR THE ELDERLY
 - RESIDENTIAL CARE HOME FOR THE ELDERLY
 - POLICE POST
 - INDOOR RECREATION CENTRE
 - COMMUNITY HALL
 - INTEGRATED FAMILY SERVICES CENTRE
 - NEIGHBOURHOOD ELDERLY CENTRE
 - PUBLIC TRANSPORT INTERCHANGE
 - ESS ELECTRICITY SUBSTATION

DRAWING TITLE

BLOCK PLAN

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

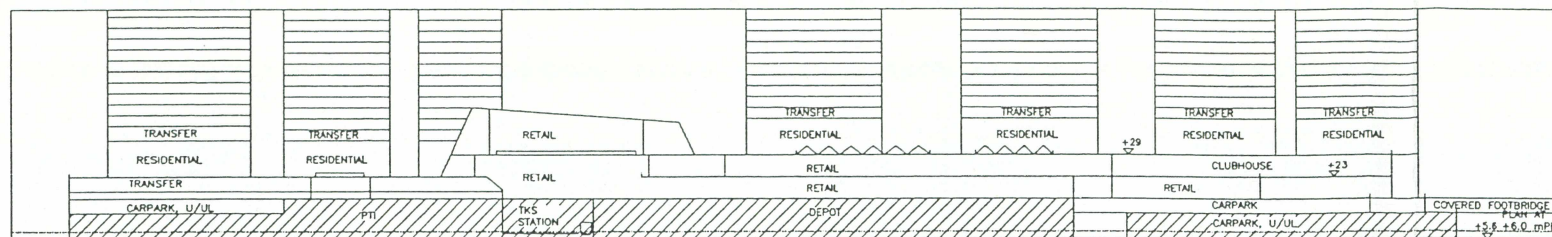
ARCHITECT
WONG & OUYANG (HK) LTD
ARCHITECTS AND ENGINEERS HONG KONG

CLIENT
 **地鐵公司
MTR Corporation**

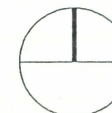
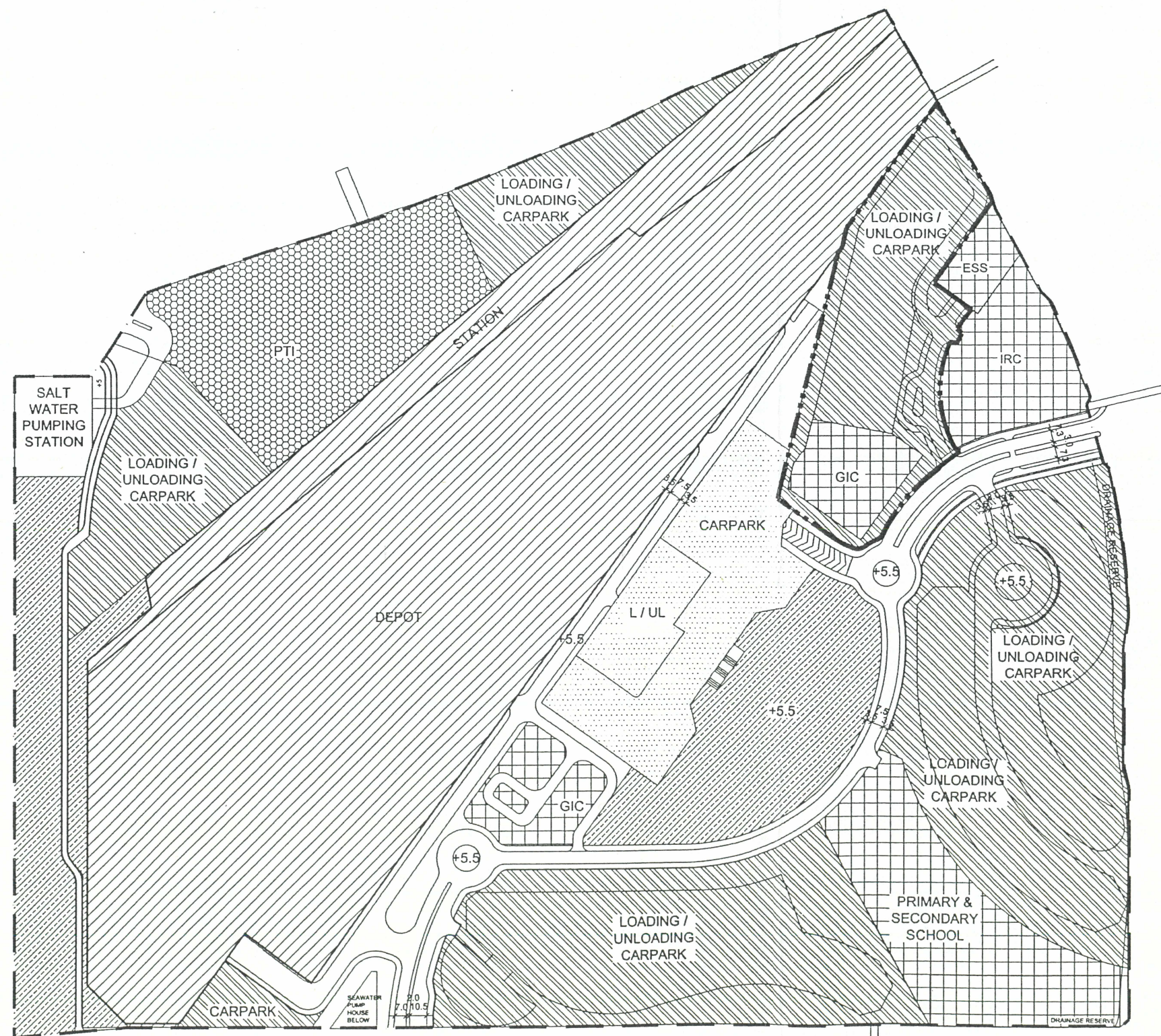
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REVISION

SCALE **1:3000** DATE **JUNE 05**










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 +6.00 mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

 **WONG & OUYANG (HK) LTD**
ARCHITECTS AND ENGINEERS HONG KONG

CLIENT

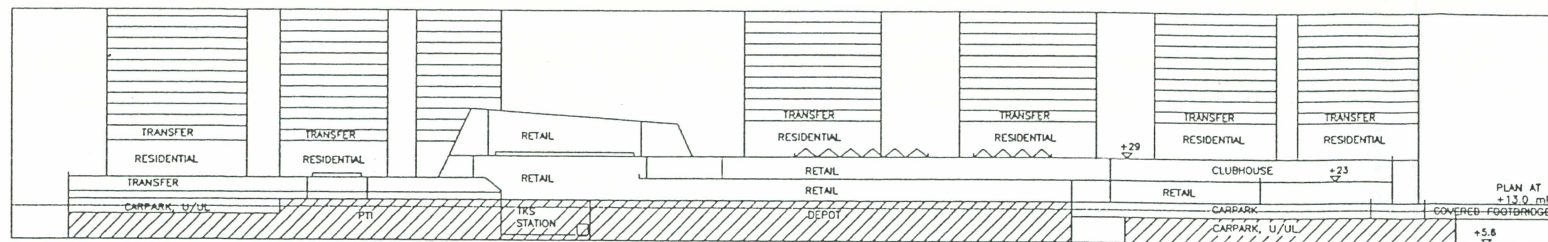
 **地鐵公司**
MTR Corporation

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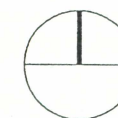
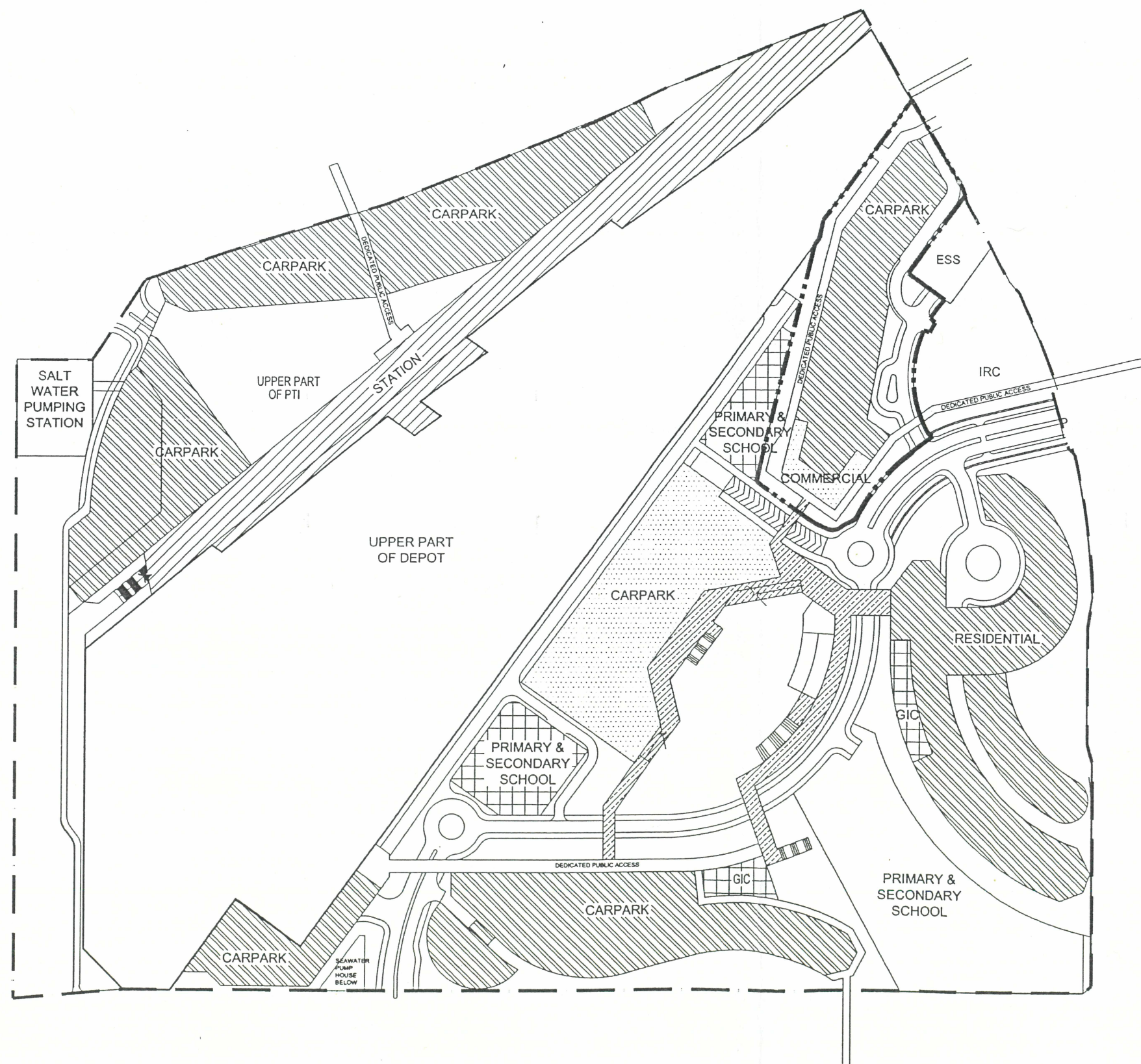
REVISION

SCALE 1:3000

DATE JUNE 05



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 +13.00 mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

WONG & OUYANG (HK) LTD
ARCHITECTS AND ENGINEERS HONG KONG

CLIENT

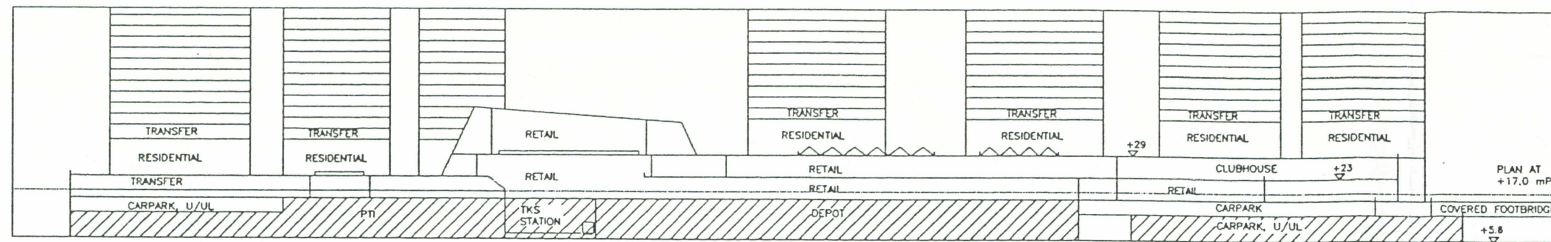
地鐵公司
MTR Corporation

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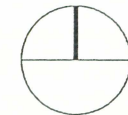
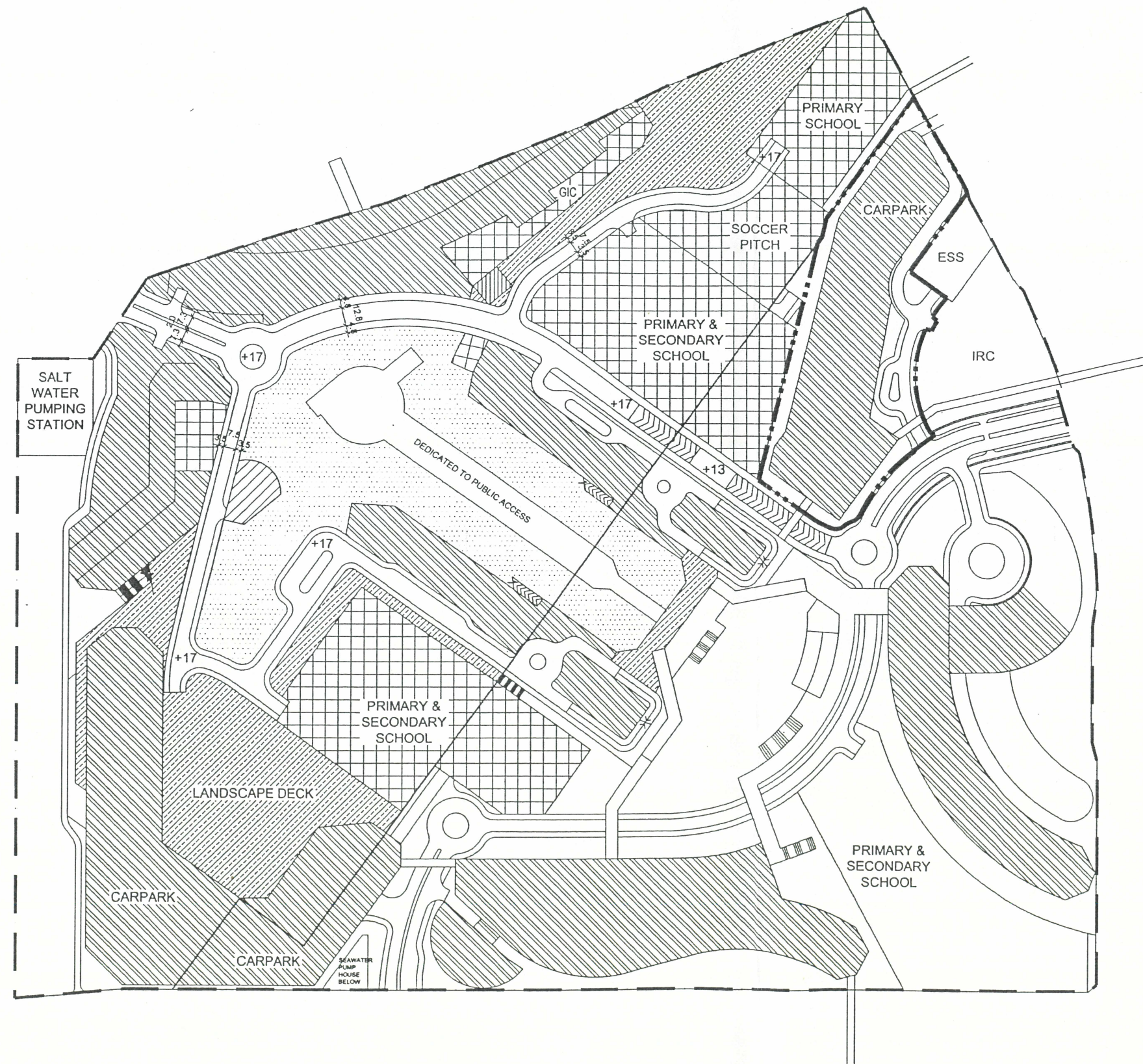
REVISION

SCALE 1:3000

DATE JUNE 05










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 +17.00 mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

 **WONG & OUYANG (HK) LTD**
ARCHITECTS AND ENGINEERS HONG KONG

CLIENT

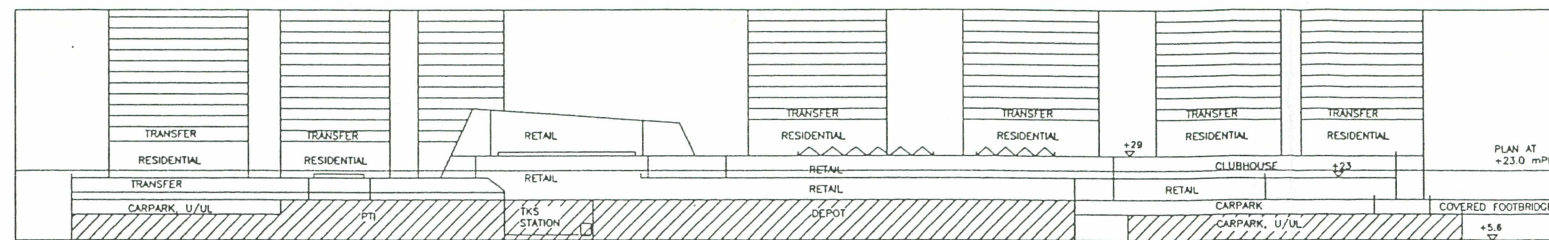
 **地鐵公司**
MTR Corporation

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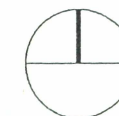
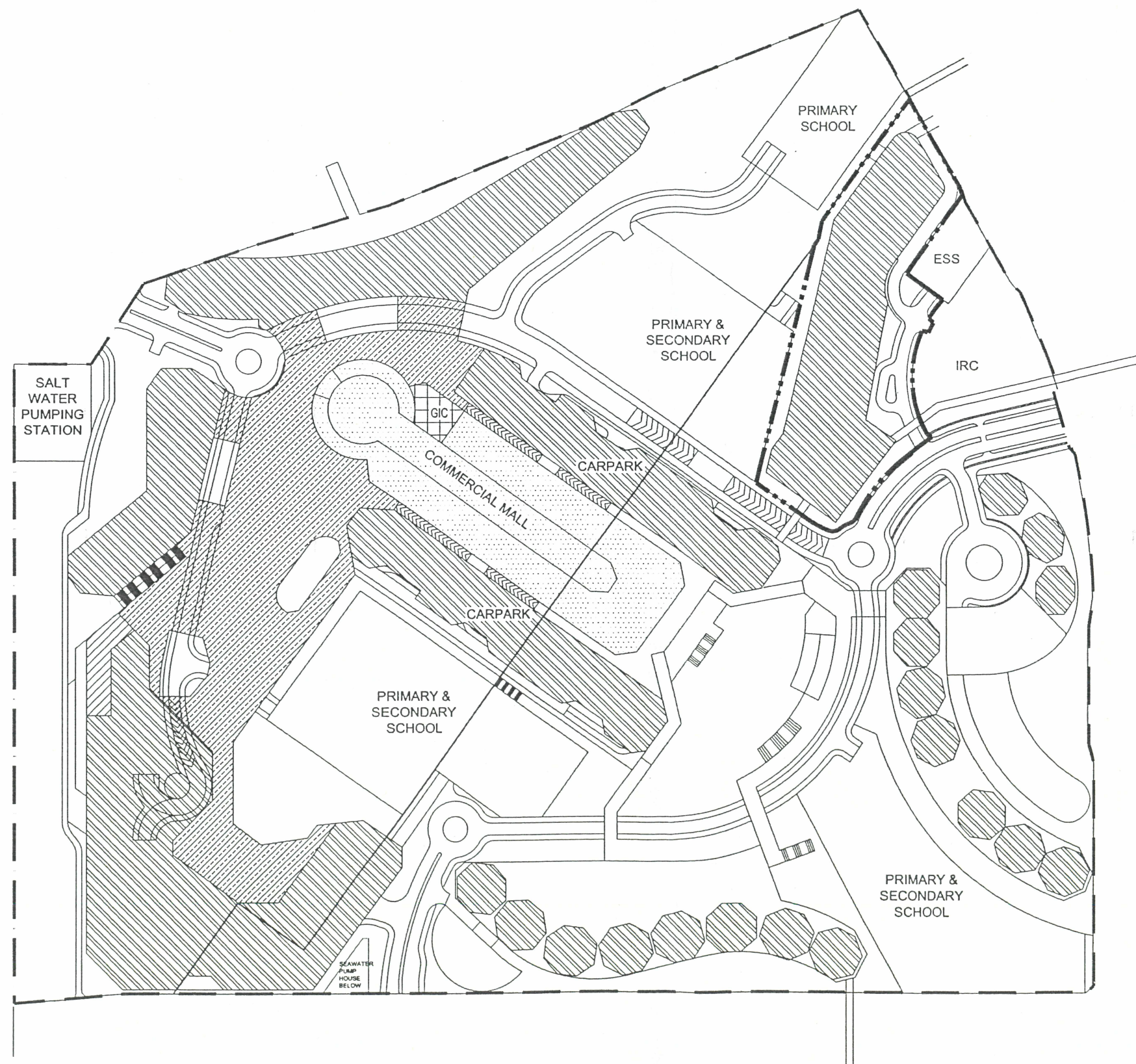
REVISION

SCALE 1:3000

DATE JUNE 05










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 +23.00 mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

 **WONG & OUYANG (HK) LTD**
ARCHITECTS AND ENGINEERS HONG KONG

CLIENT

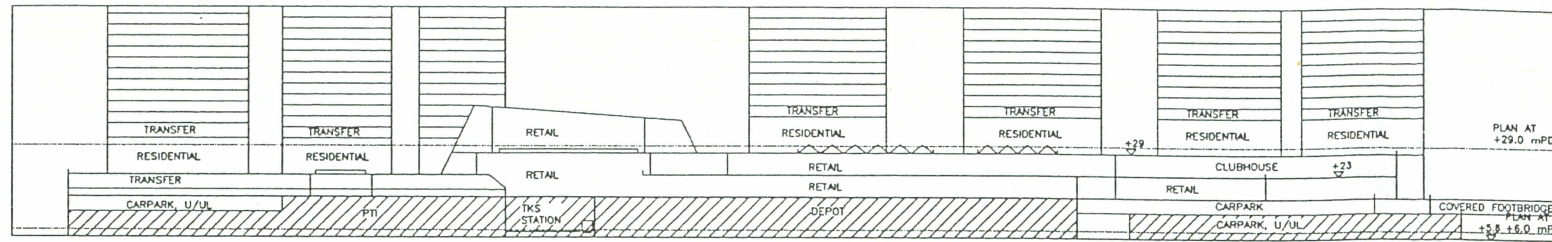
 **地鐵公司**
MTR Corporation

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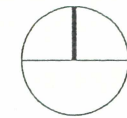
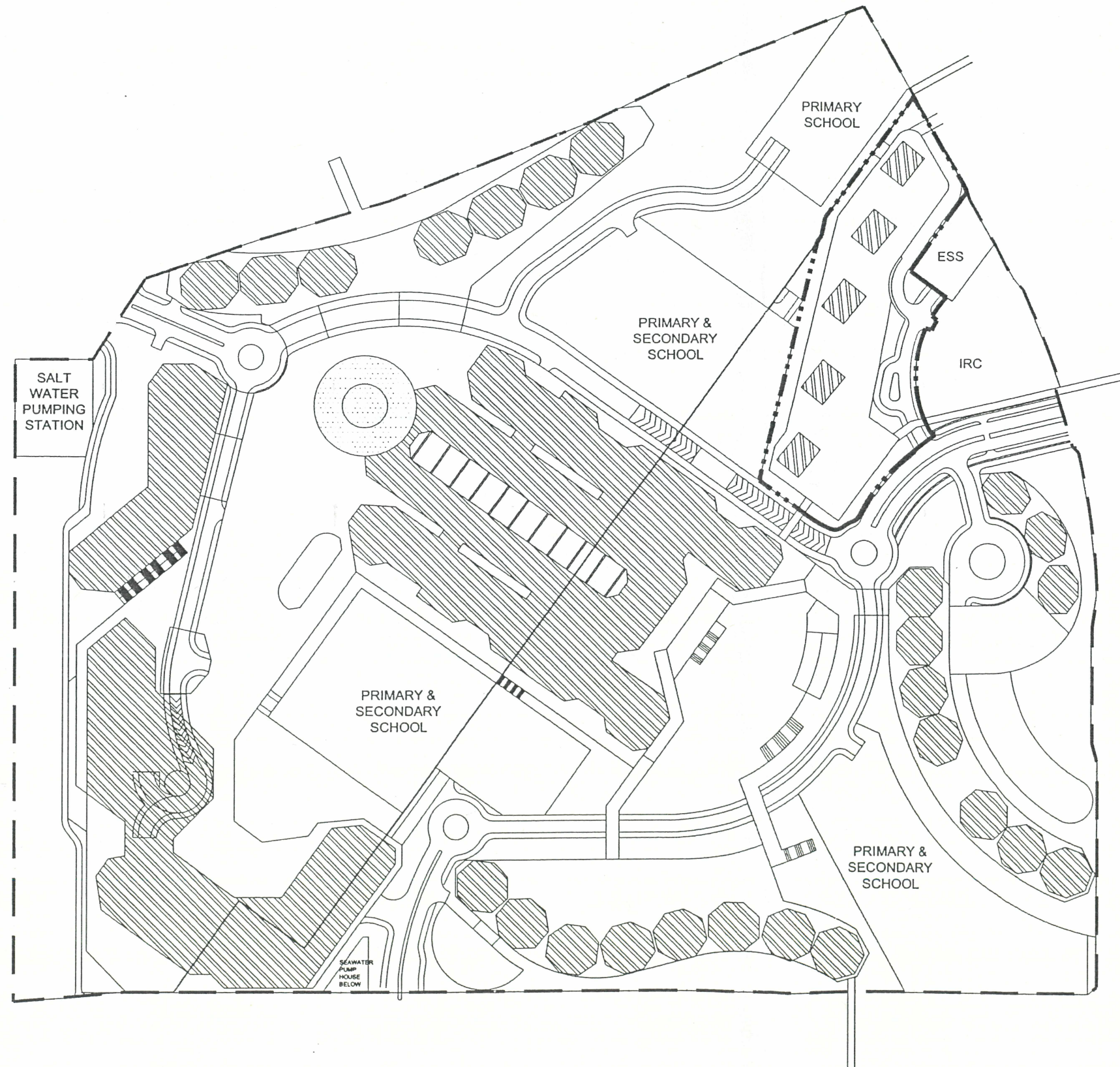
REVISION

SCALE 1:3000

DATE JUNE 05










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 +29.00 mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

 **WONG & OUYANG (HK) LTD**
ARCHITECTS AND ENGINEERS HONG KONG

CLIENT

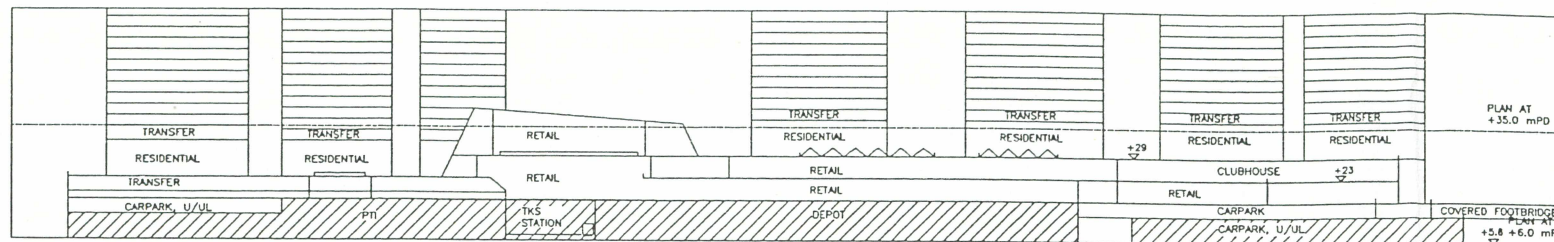
 **地鐵公司**
MTR Corporation

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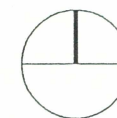
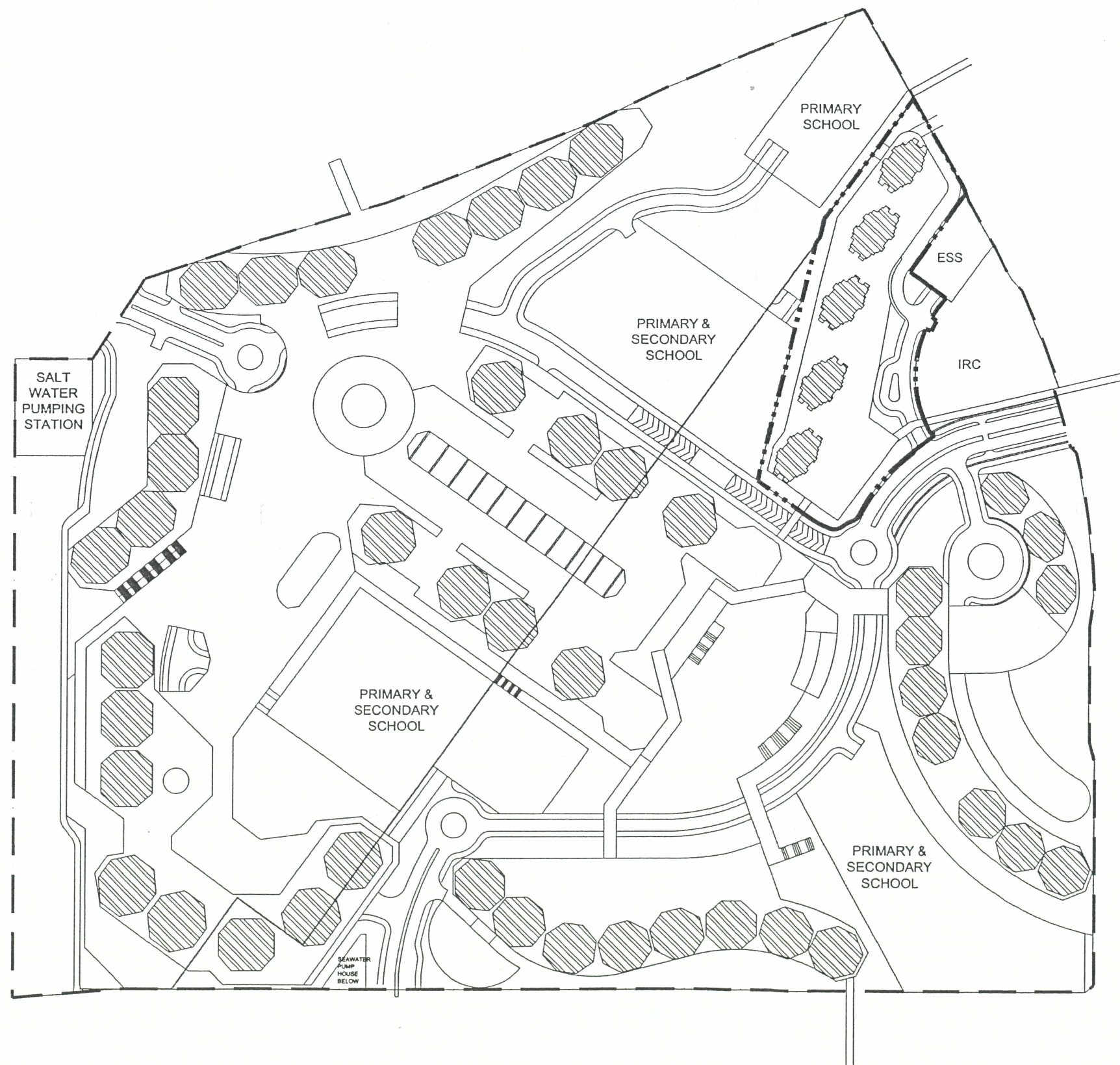
REVISION

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DATE JUNE 05










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 +35.00 mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

 **WONG & OUYANG (HK) LTD**
ARCHITECTS AND ENGINEERS HONG KONG

CLIENT

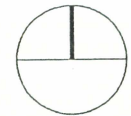
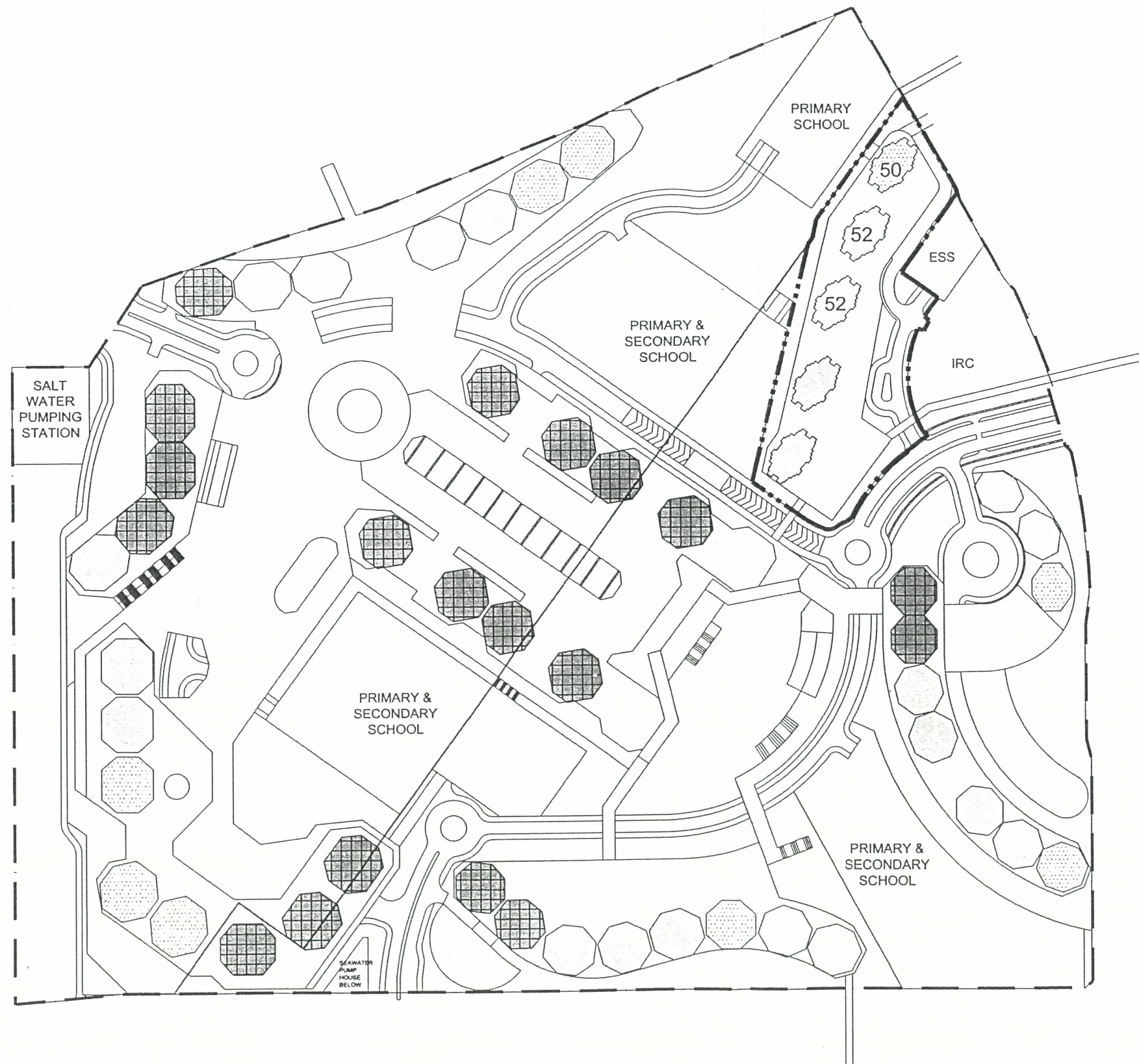
 **地鐵公司**
MTR Corporation

DRAWING NO MLP - 008

REVISION

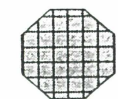
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DATE JUNE 05



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

NO. OF STOREYS



56 - 57



51 - 55



47 - 50



42 - 46



52 storey or less

--- CDA SITE BOUNDARY

DRAWING TITLE

TOWER HEIGHTS PLAN

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

WONG & OUYANG (HK) LTD
ARCHITECTS AND ENGINEERS HONG KONG

CLIENT

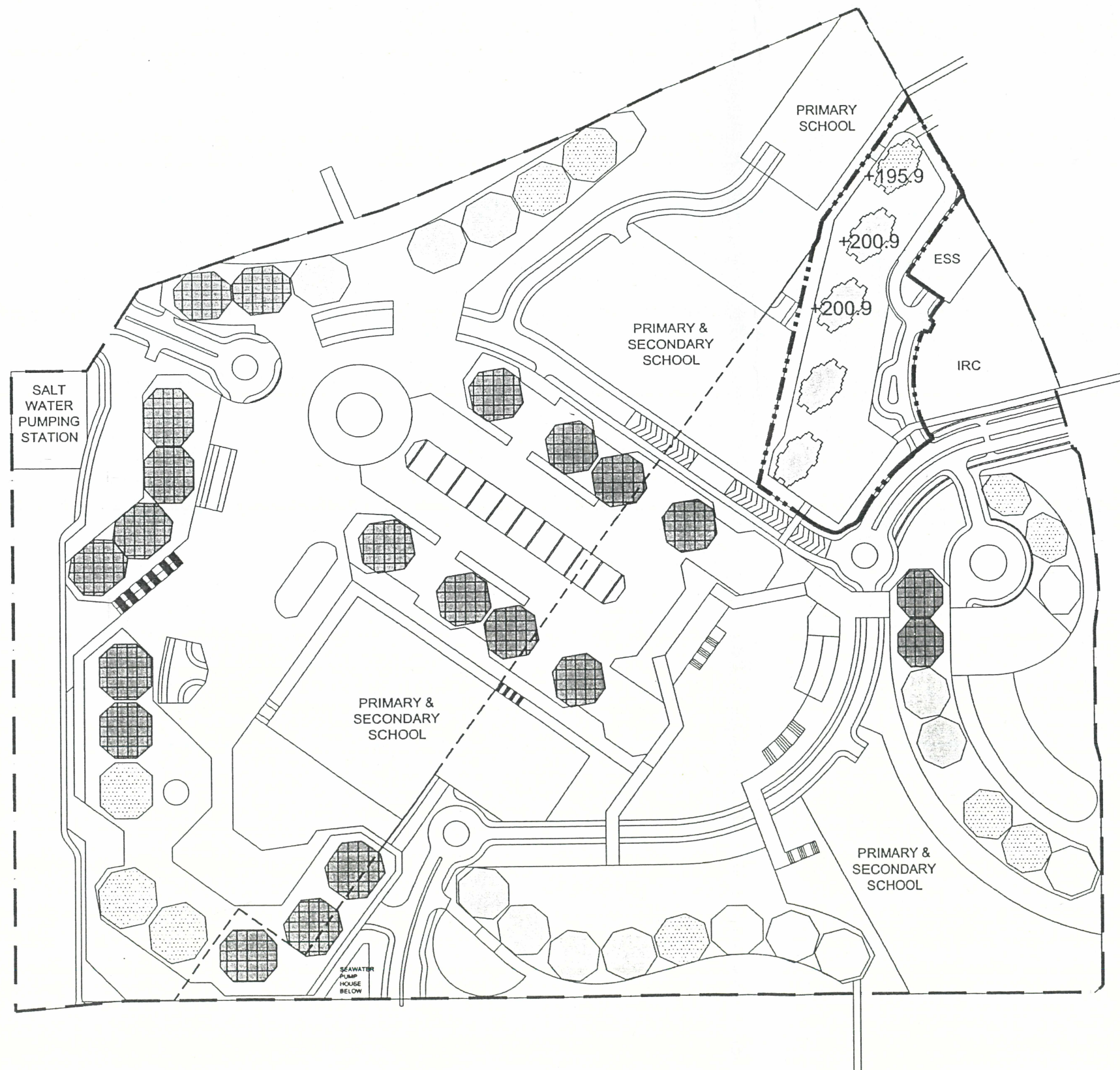
地鐵公司
MTR Corporation

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REVISION

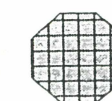
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DATE JUNE 05



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

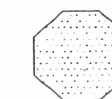
MPD



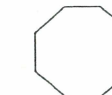
+206.0 - +215.0



+196.0 - +205.9



+186.0 - +195.9



BELOW +186.0



+200.9 or less

--- CDA SITE BOUNDARY

DRAWING TITLE
**TOWER HEIGHTS PLAN
(IN MPD)**

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

ARCHITECT
WONG & OUYANG (HK) LTD
ARCHITECTS AND ENGINEERS HONG KONG

CLIENT
**地鐵公司
MTR Corporation**

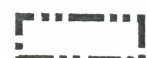
DRAWING NO **MLP - 010**

REVISION

SCALE **1:3000** DATE **JUNE 05**

LEGENDS

- A PRIMARY & SECONDARY SCHOOL
- B PRIMARY SCHOOL
- C URBAN OASIS
- D CAMPUS GREEN
- E STATION SQUARE
- F PRIVATE RESIDENTIAL TOWERS ON PODIUM
- G ARTIFICIAL LAKE & STREAM COURSE
- H JOGGING TRAIL
- I INFORMAL WOODLAND PLANTING
- J OUTDOOR SEATING AREA
- K GARDEN FOOTPATH
- L CHILDREN PLAY AREA
- M PAVILION / TRELLIS & SEATING ALCOVES
- N OUTDOOR EXERCISE AREA
- O EDUCATIONAL FACILITIES
(GREEN HOUSE / NATURAL SCIENCE
LABORATORY / COMMUNITY ORCHARD /
BOTANICAL GARDEN)
- P SCHOOL PLAYGROUND
- Q AVENUE TREE PLANTING



Shows boundary of Package 1

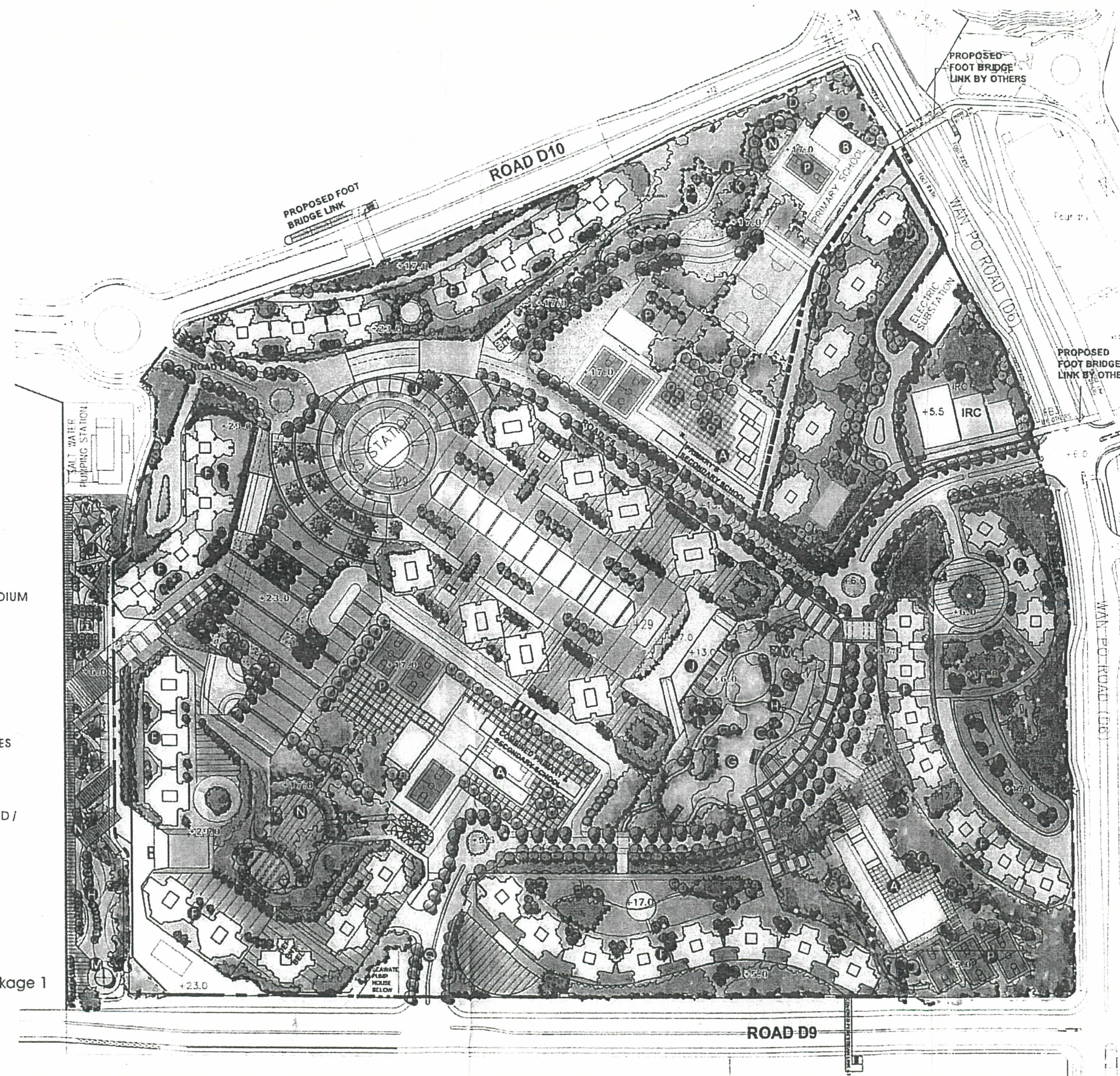


Figure 4.1 - Revised Master Landscape Plan

Scale 1 : 1500 (A1) 1 : 3000(A3)

June 2005

Note: Proposed amendments of this submission are confined to Package 1 only. Revisions to remaining area of the approved MLP will be made under a separate submission.