List of Approval Conditions

Application No. A/TKO/86-3

Application Site	:	Area 86, Tseung Kwan O
Subject of Application	:	Proposed Comprehensive Commercial and Residential Development with Eating Place, Educational Institution, Flat, Government Use (not elsewhere specified), Off-course Betting Centre, Office, Place of Entertainment, Place of Recreation, Sports or Culture, Private Club, Public Transport Terminus or Station, Public Utility Installation, Religious Institution, School, Shop and Services, Social Welfare Facility, and Utility Installation for Private Project, and Minor Relaxation of Maximum Non-domestic Gross Floor Area (Proposed Class B Amendments to Approved Scheme) in "Comprehensive Development Area" zone
Date of Approval	:	23.9.2011
Approval Conditions	:	(a) the submission and implementation of a revised Master Layout Plan (MLP) and development schedule to take into account the approval conditions (b) to (ad) below to the satisfaction of the Director of Planning or of the Town Planning Board(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 provision and maintenance of the noise mitigation measures identified in the report on the feasibility of applying low noise road surfacing at Wan Po Road approved by the Director of Highways on 28.7.2006 or any other alternative measures, as proposed by the applicant, to the satisfaction of the Director of Environmental Protection or of the TPB;
		(e) 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;
		(f) 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;
		(g) the design and provision of emergency vehicular access, fire service installations and water supplies for fire-fighting to the satisfaction

of the Director of Fire Services or of the TPB;

(h) the submission of an updated Traffic Impact Assessment and implementation and completion of the junction improvement works proposed therein prior to the population intake of Stage 2 of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;

(i) 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;

(j) 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;

(k) 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;

(l) 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;

(m) 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;

(n) 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 provisions of improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB;

(o) the design and provision of a covered pedestrian walkway system within the application site and a footbridge across LOHAS Park Road (previously known as Road D10 or Road L861), as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;

(p) 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;

(q) 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;

(r) 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;

(s) 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;

(t) the designation of water main reserves within the application site to the satisfaction of the Director of Water Supplies or of the TPB;

(u) 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;

(v) 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;

(w) the design and provision of refuse collection points to the satisfaction of the Director of Food and Environmental Hygiene or of the TPB;

(x) 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;

(y) the design and provision of kindergartens/kindergartens cum child care centres, as proposed by the applicant to the satisfaction of the Secretary for Education or of the TPB;

(z) the design and provision of three primary schools and two secondary schools to the satisfaction of the Secretary for Education or of the TPB;

(aa) the design and provision of an integrated team of children and youth services centre, centre for community care and support services for the elderly, supported hostel for physically or mentally handicapped persons and early education and training centre and residential care home for the elderly to the satisfaction of the Director of Social Welfare or of the TPB;

(ab) the design and provision of a community hall to the satisfaction of the Director of Home Affairs or of the TPB;

(ac) the design and provision of a police facility room to the satisfaction of the Commissioner of Police or of the TPB; and

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

Master Layout Plan

- 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.

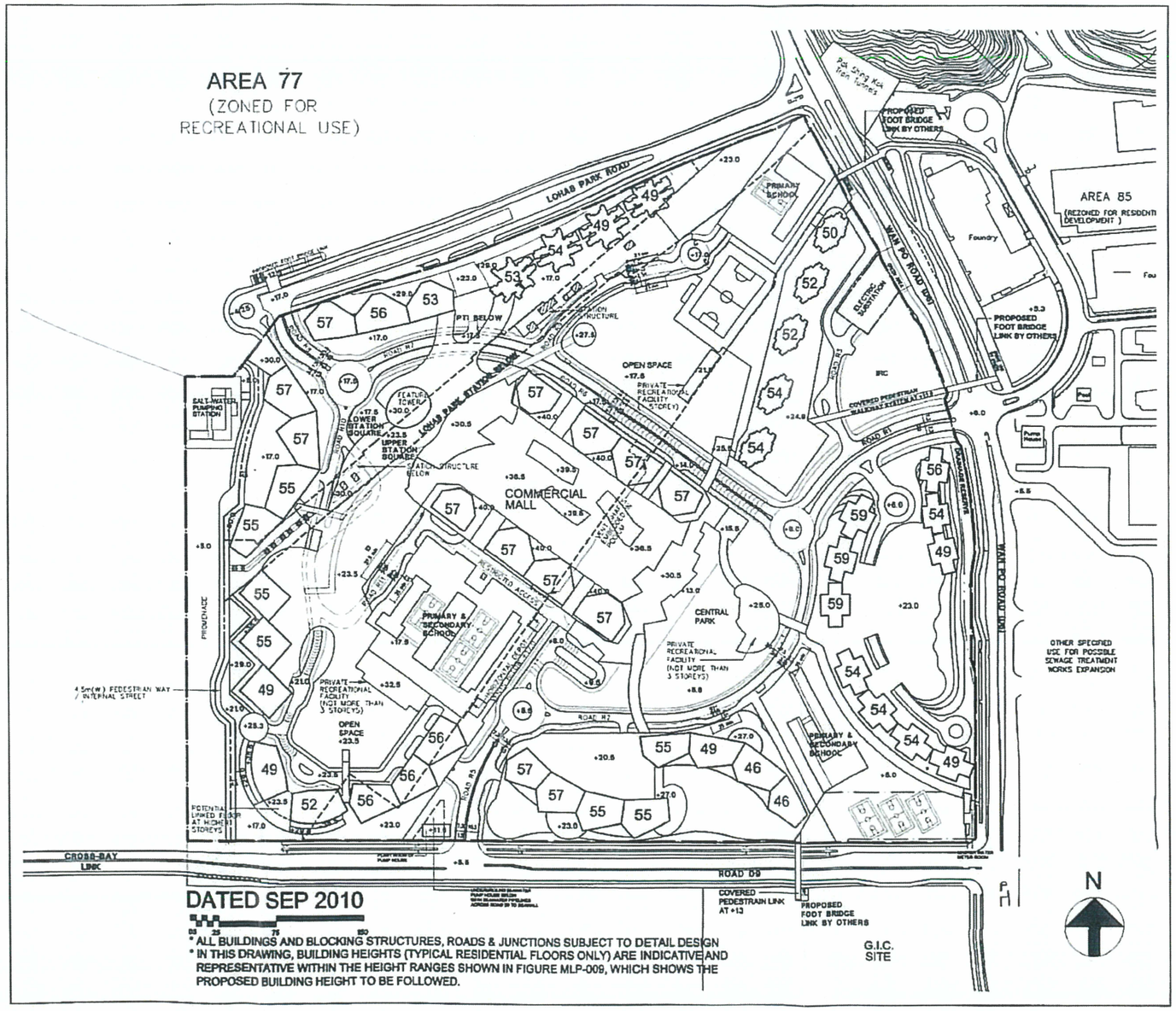
茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一一年九月二十三日批准本總綱發展藍圖。

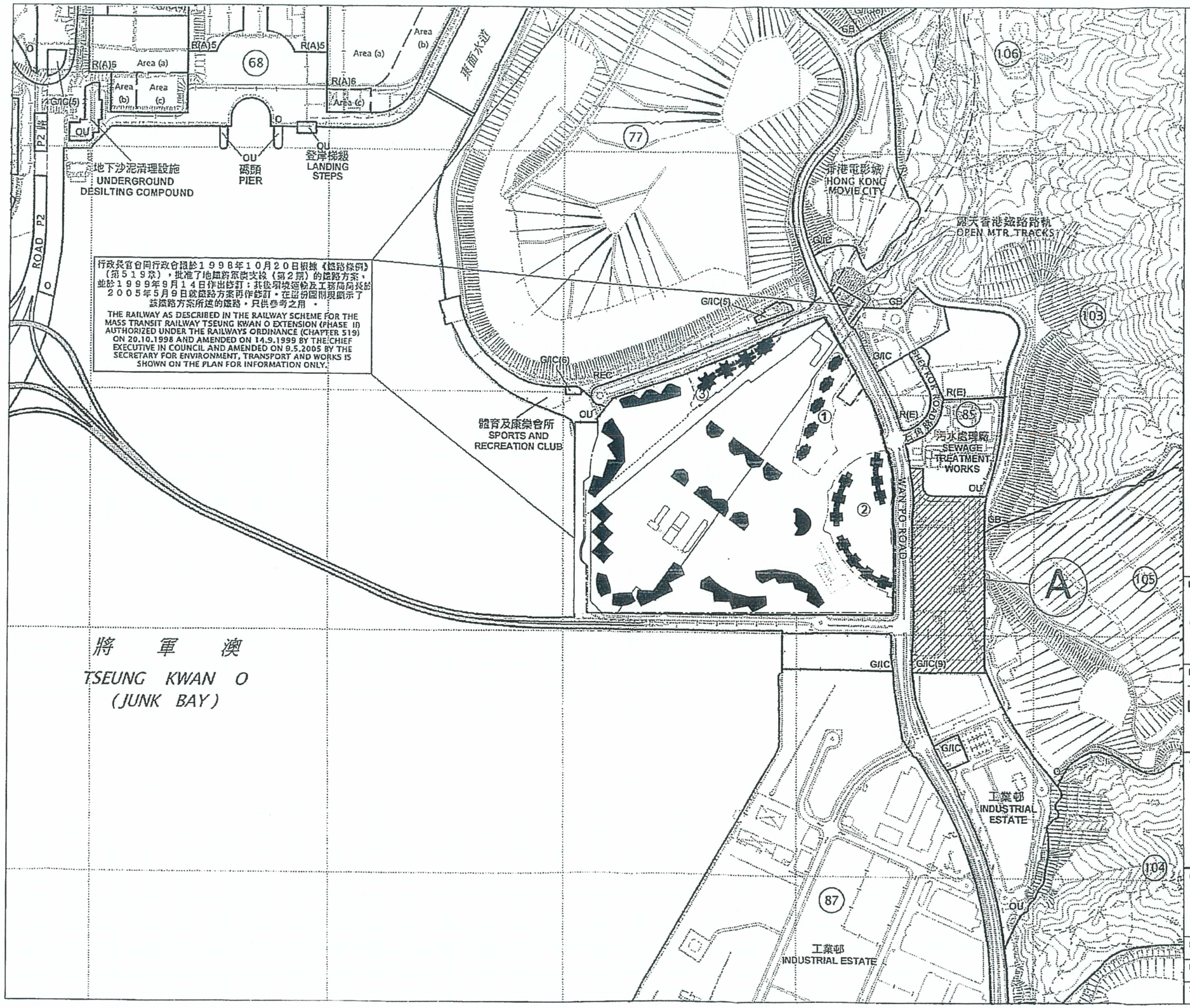
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 23. 9. 2011.

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

Figure 4

Approved Master Layout Plan (19 November 2010)





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

LEGEND

- CDA SITE BOUNDARY
- ① PACKAGE ONE DEVELOPMENT
- ② PACKAGE TWO DEVELOPMENT
- ③ PACKAGE THREE DEVELOPMENT

DRAWING TITLE
CDA SITE PLAN

PROJECT
TSEUNG KWAN O
LOHAS PARK CDA

ARCHITECT
RONALD LU & PARTNERS
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CLIENT
MTR

DRAWING NO MLP - 001
REVISION 11
SCALE 1:10000
DATE JUN 11

AREA 77
(ZONED FOR RECREATIONAL USE)

LOHAS PARK ROAD
PROPOSED FOOT BRIDGE LINK
PTI BELOW
STATION STRUCTURE
PRIMARY SCHOOL
OPEN SPACE
PRIVATE RECREATIONAL FACILITY (1 STOREY)
LOHAS PARK STATION BELOW
FEATURE TOWER
LOWER STATION SQUARE
UPPER STATION SQUARE
STATION STRUCTURE BELOW
COMMERCIAL MALL
SALT WATER PUMPING STATION
ROAD R10
ROAD R7
ROAD R8
ROAD R6
ROAD R3
ROAD R1
Pok Shing Kok Tron Tunnels
PROPOSED FOOT BRIDGE LINK BY OTHERS
WAN PO ROAD (D8)
ELECTRIC SUBSTATION
AREA 85
(REZONED FOR RESIDENTIAL DEVELOPMENT)
Foundry
PROPOSED FOOT BRIDGE LINK BY OTHERS
IRC
COVERED PEDESTRIAN WALKWAY SYSTEM AT +15.6
Pump House
DRAINAGE RESERVE
PROMENADE
4.5m(W.) PEDESTRIAN WAY / INTERNAL STREET
RESTRICTED ACCESS
HORIZONTAL DEPOT VENTS BELOW +17.0
VENT SHAFTS & EMERGENCY EXIT DOOR
PRIVATE RECREATIONAL FACILITY (NOT MORE THAN 3 STOREYS)
OPEN SPACE +23.5
CENTRAL PARK
PRIVATE RECREATIONAL FACILITY (NOT MORE THAN 3 STOREYS)
PRIMARY & SECONDARY SCHOOL
PRIMARY & SECONDARY SCHOOL
ROAD R2
ROAD R5
POTENTIAL LINKED FLOOR AT HIGHER STOREYS
G.I.C. SITE
CROSS-BAY LINK
PLANT ROOM OF PUMP HOUSE
UNDERGROUND SEAWATER PUMP HOUSE BELOW WITH SEAWATER PIPELINES ACROSS ROAD D9 TO SEAWALL
ROAD D9
COVERED PEDESTRAIN LINK AT +13
PROPOSED FOOT BRIDGE LINK BY OTHERS
G.I.C. SITE
WAGHER WATER METER ROOM
WAN PO ROAD (D8)
G.I.C. SITE

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 Goverment Departments

LEGEND

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

GIC FACILITIES

- SECONDARY SCHOOL
- PRIMARY SCHOOL
- KINDERGARTEN / KINDERGARTEN CUM CHILD CARE CENTRE
- EARLY EDUCATION & TRAINING CENTRE
- SUPPORTED HOSTEL FOR PHYSICALLY OR MENTALLY HANDICAPPED PERSONS
- RESIDENTIAL CARE HOME FOR THE ELDERLY
- POLICE POST
- INDOOR RECREATION CENTRE
- COMMUNITY HALL
- PUBLIC TRANSPORT INTERCHANGE
- CENTRE FOR COMMUNITY CARE AND SUPPORT SERVICES FOR THE ELDERLY
- INTEGRATED CHILDREN AND YOUTH SERVICES CENTRE
- DEPOT/STATION VENT SHAFTS

DRAWING TITLE

BLOCK PLAN

PROJECT

TSEUNG KWAN O
LOHAS PARK CDA

ARCHITECT

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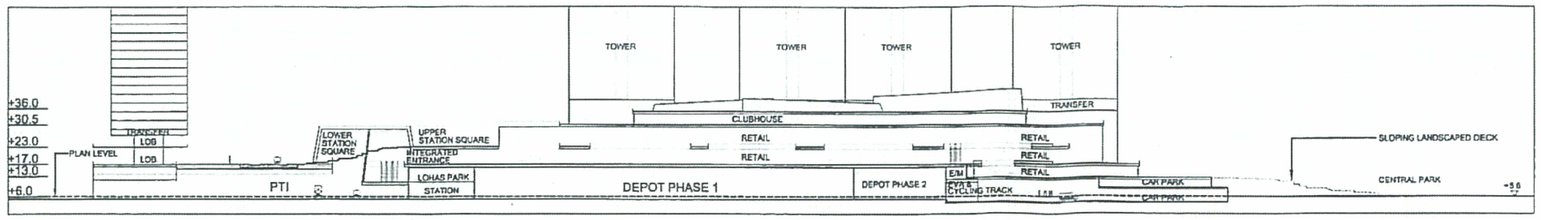
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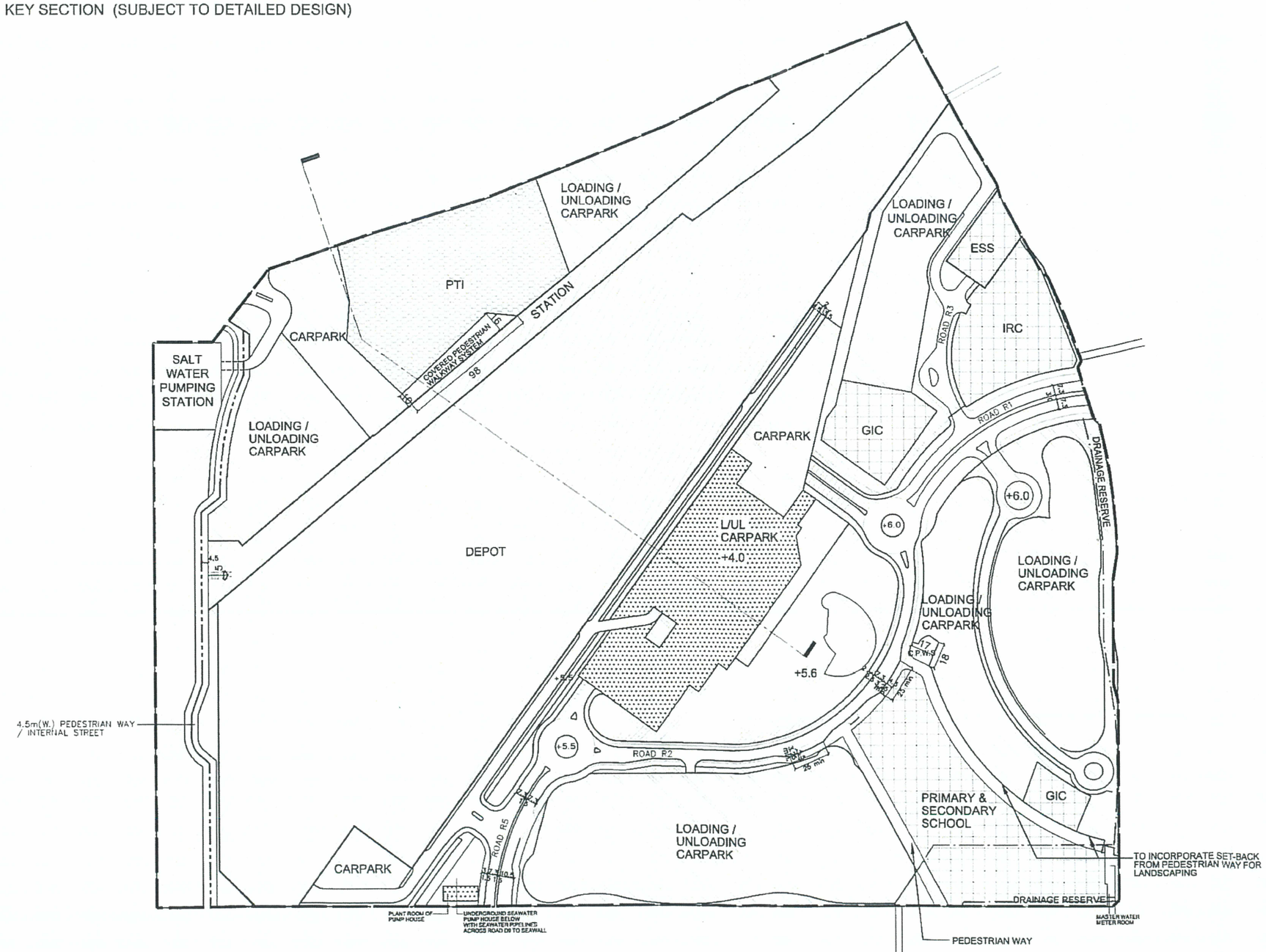
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REVISION 11

SCALE 1:3000 DATE JUN 11



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
- MECHANICAL AND ELECTRICAL FACILITIES
- CDA SITE BOUNDARY
- C.P.W.S. COVERED PEDESTRIAN WALKWAY SYSTEM

DRAWING TITLE

PLAN AT +6.0mPD

PROJECT

TSEUNG KWAN O
LOHAS PARK CDA

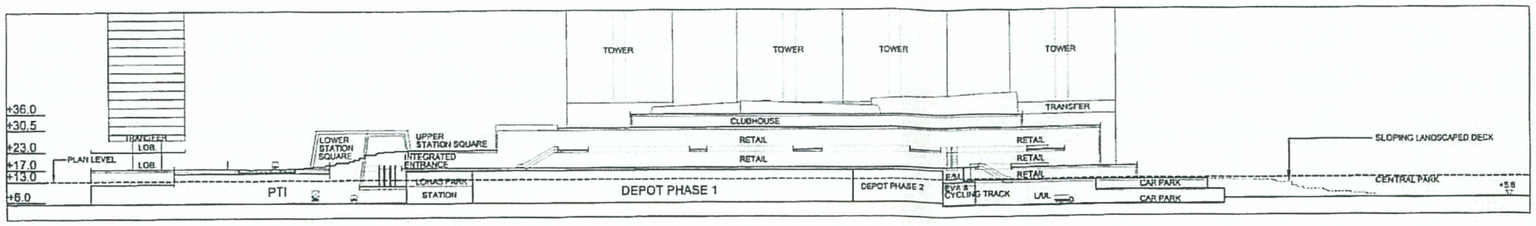
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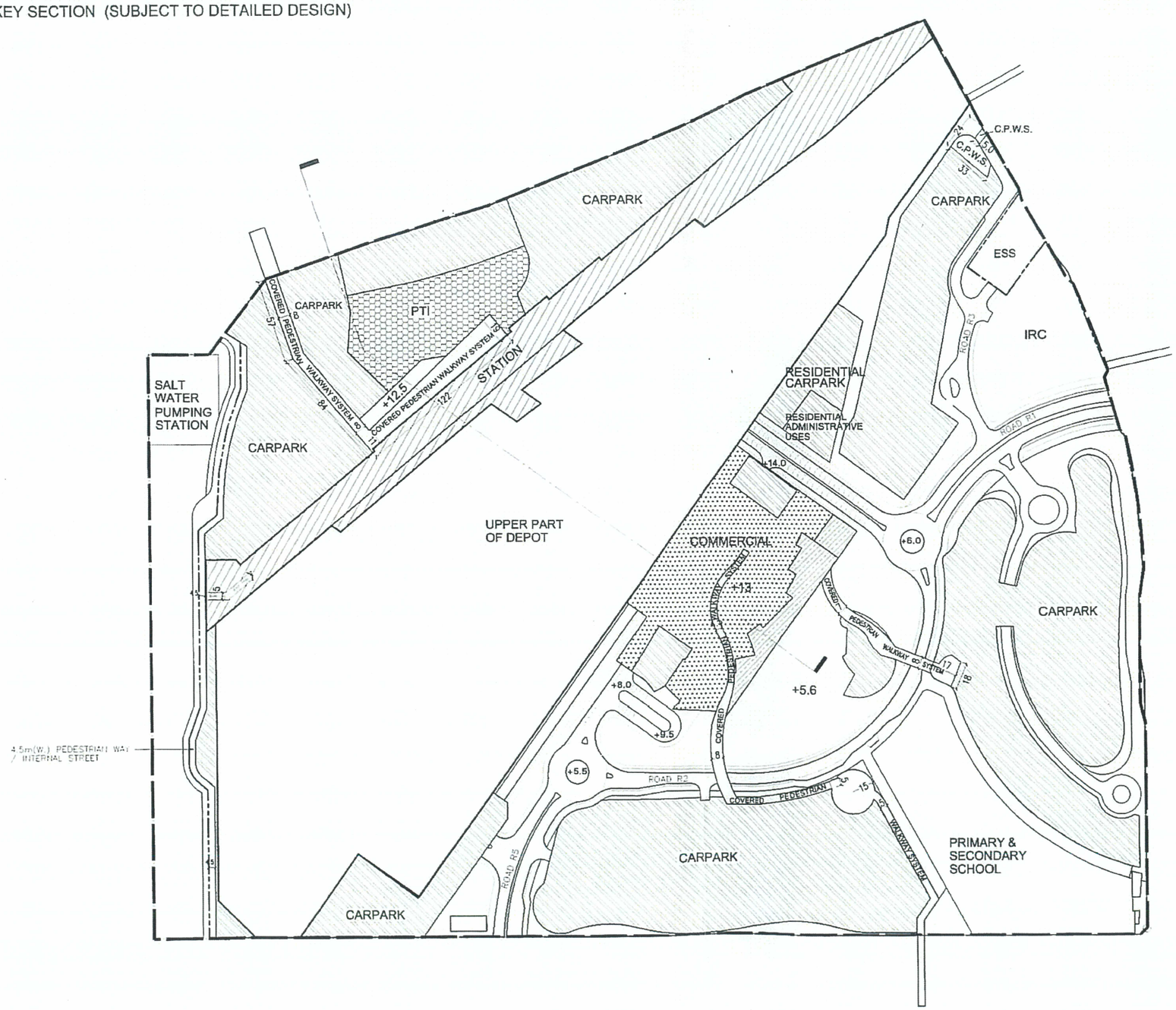
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REVISION	11
SCALE	1:3000
DATE	JUN 11



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
- C.P.W.S. COVERED PEDESTRIAN WALKWAY SYSTEM

DRAWING TITLE

PLAN AT +13.0mPD

PROJECT

TSEUNG KWAN O
LOHAS PARK CDA

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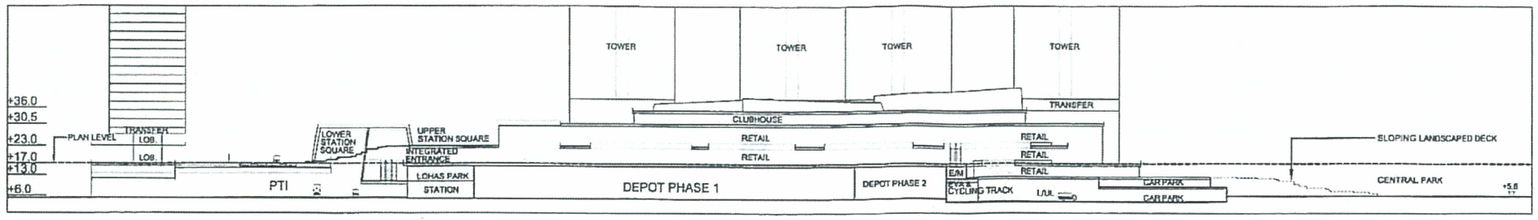
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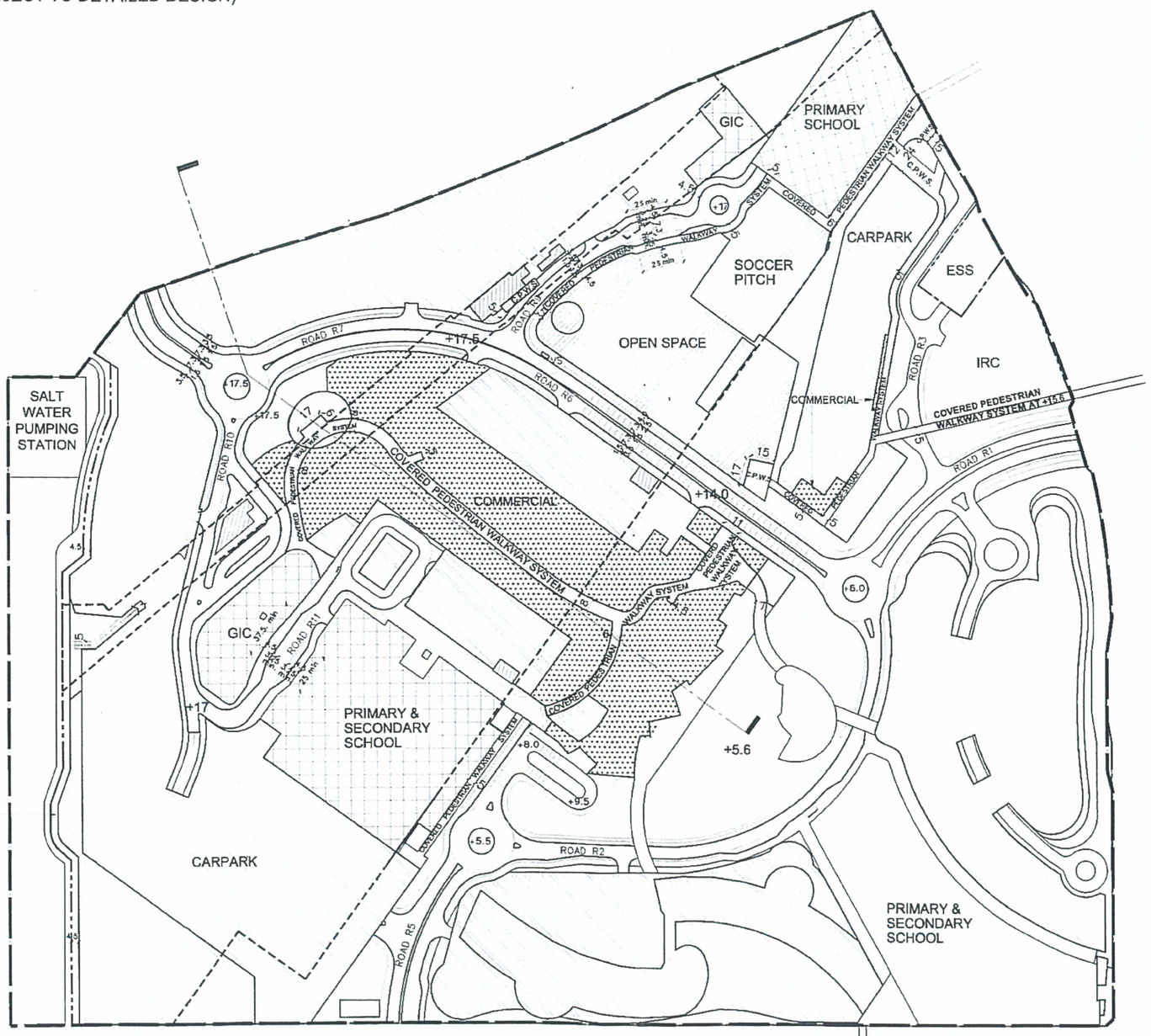
REVISION 11

SCALE 1:3000

DATE JUN 11



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
- C.P.W.S. COVERED PEDESTRIAN WALKWAY SYSTEM

DRAWING TITLE

PLAN AT +17.0mPD

PROJECT

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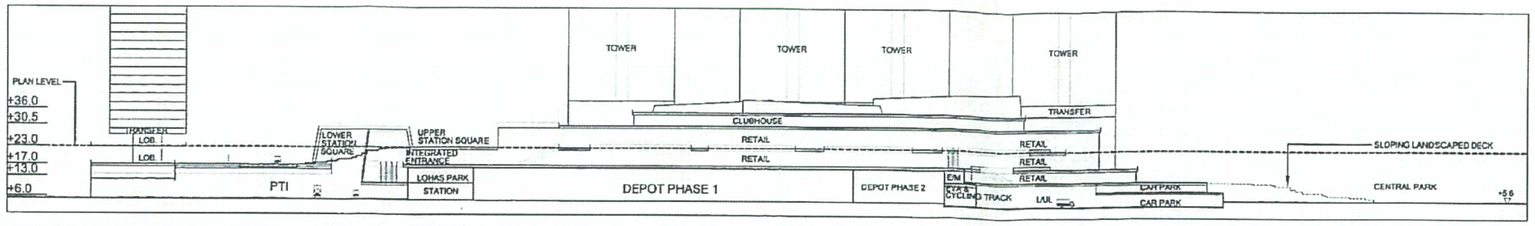
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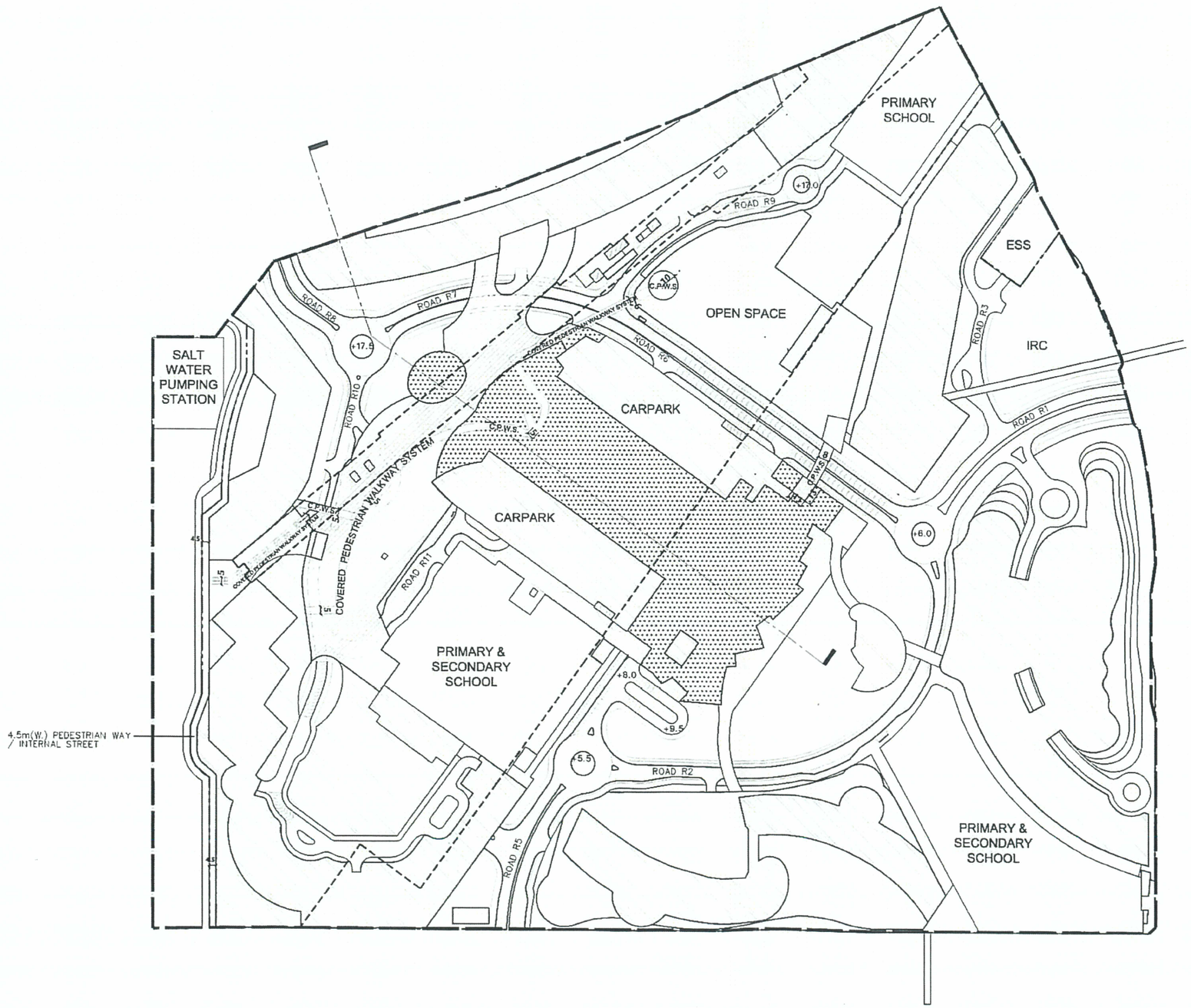
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REVISION 11

SCALE 1:3000 | DATE JUN 11



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
- C.P.W.S. COVERED PEDESTRIAN WALKWAY SYSTEM

DRAWING TITLE

PLAN AT +23.0mPD

PROJECT

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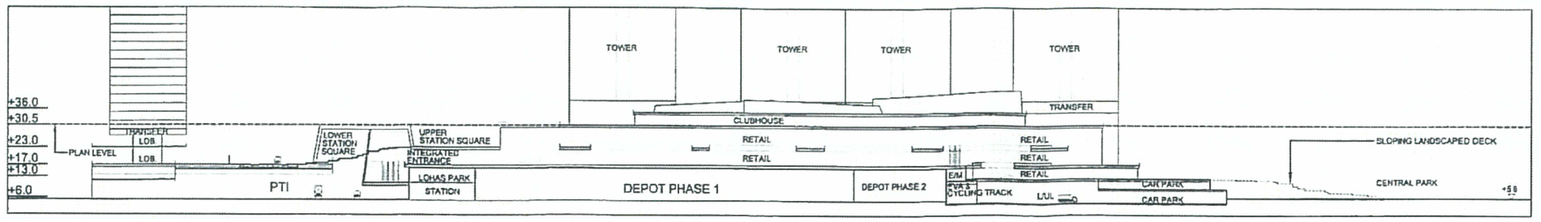
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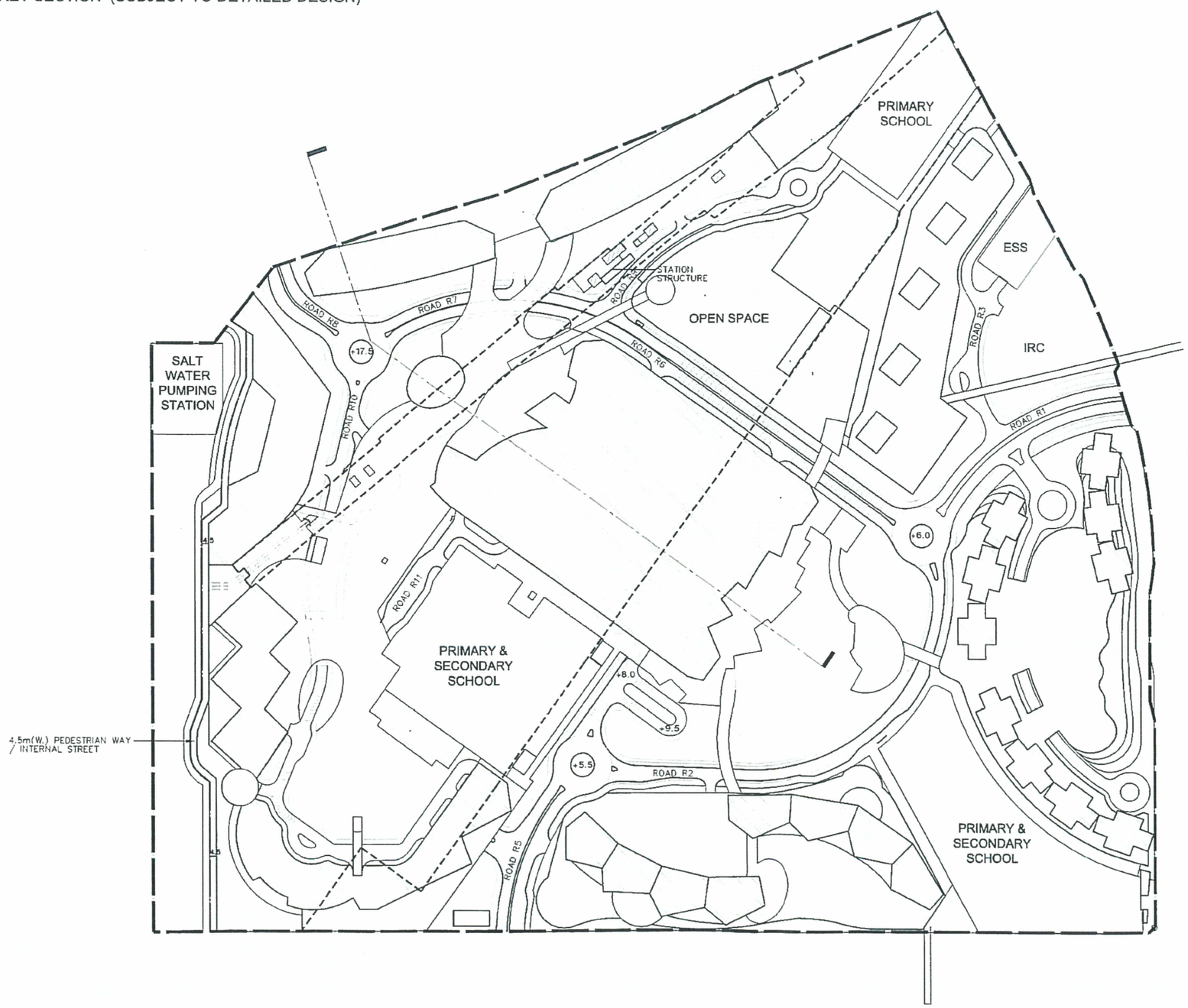
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REVISION 11

SCALE 1:3000 DATE JUN 11



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
- C.P.W.S. COVERED PEDESTRIAN WALKWAY SYSTEM

DRAWING TITLE

PLAN AT +30.5mPD

PROJECT

TSEUNG KWAN O
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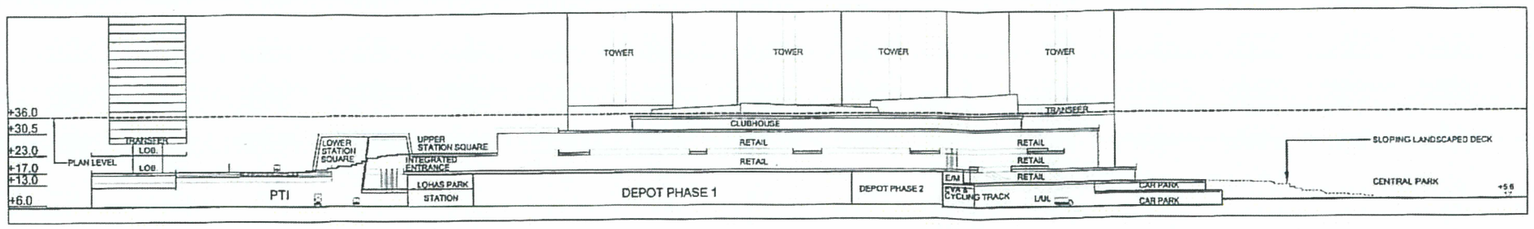
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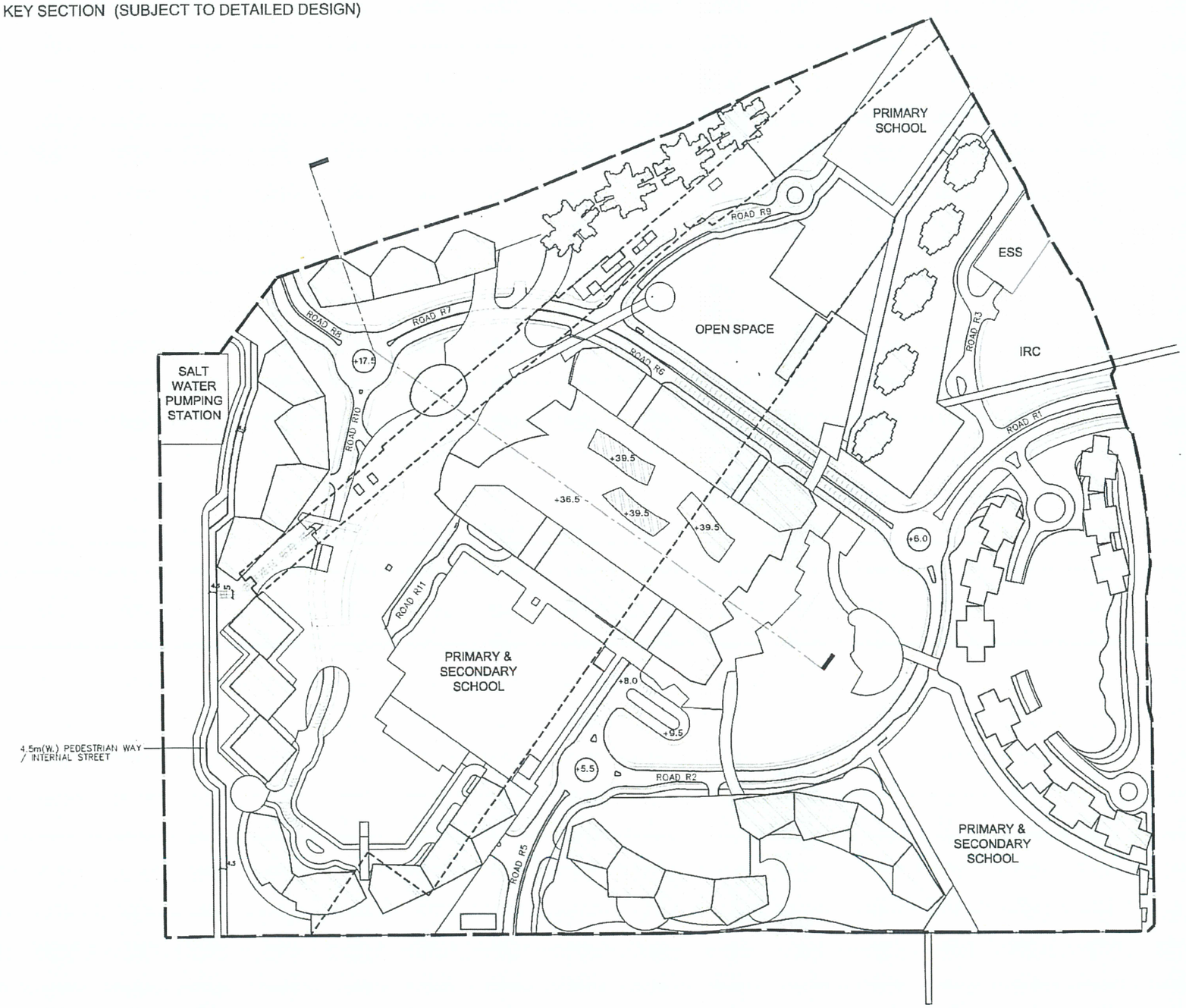
REVISION 11

SCALE 1:3000

DATE JUN 11



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
- C.P.W.S. COVERED PEDESTRIAN WALKWAY SYSTEM

DRAWING TITLE

PLAN AT +36.0mPD

PROJECT

TSEUNG KWAN O
LOHAS PARK CDA

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MTR

DRAWING NO MLP - 008

REVISION 11

SCALE 1:3000

DATE JUN 11



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

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 Goverment Departments

NO. OF STOREYS

- 56 - 57
- 51 - 55
- 47 - 50
- 42 - 46
- 50 — 50 STOREYS OR LESS

CDA SITE BOUNDARY

DRAWING TITLE

TOWER HEIGHT PLAN (IN STOREYS)

PROJECT

TSEUNG KWAN O
LOHAS PARK CDA

ARCHITECT

RONALD LU & PARTNERS

ARCHITECTS | PLANNERS | INTERIOR DESIGNERS

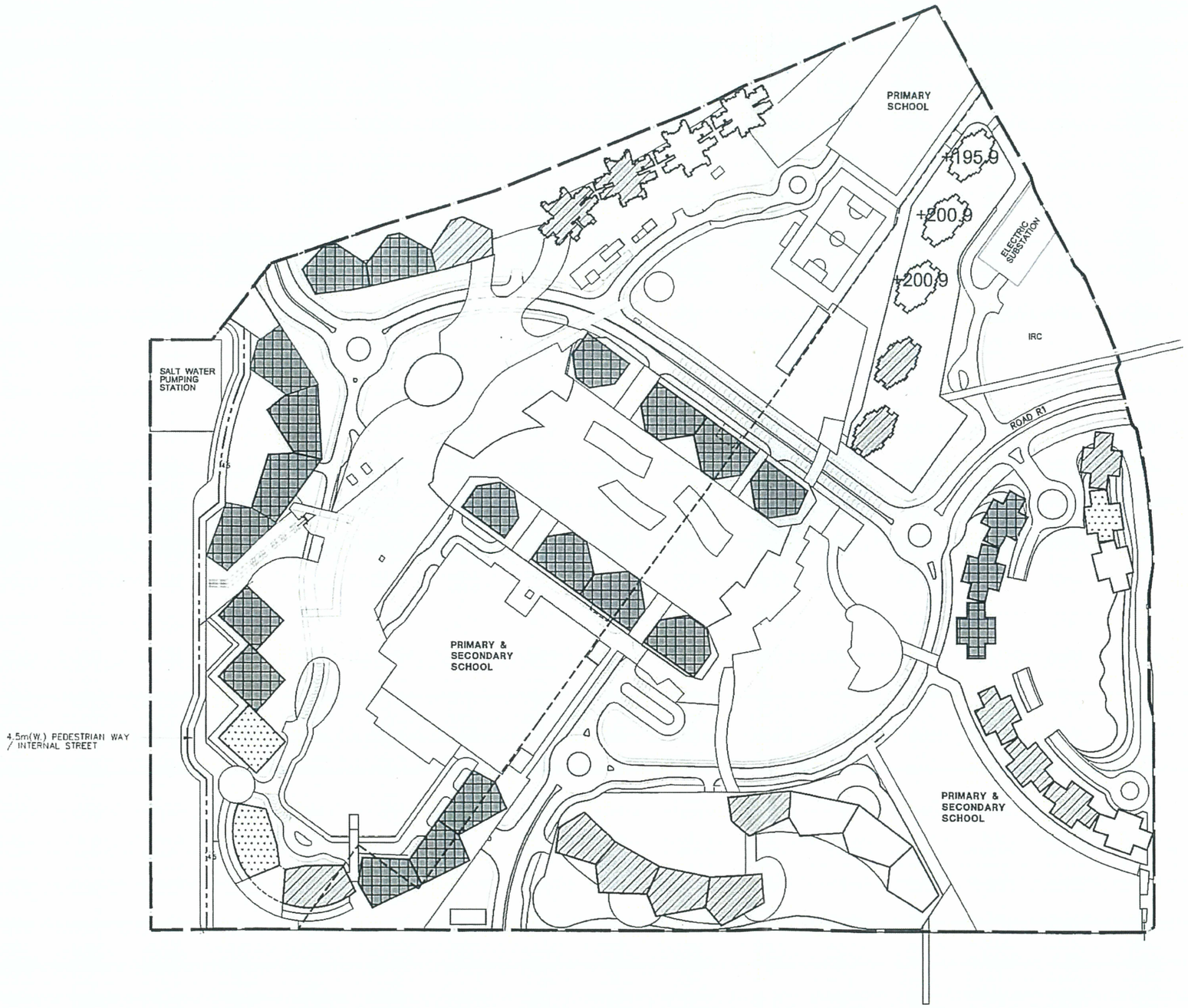
Ronald Lu & Partners (Hong Kong) Ltd.
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CLIENT

MTR

DRAWING NO	MLP - 009
REVISION	11
SCALE 1:3000	DATE JUN 11



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 Goverment Departments

MPD

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

DRAWING TITLE

TOWER HEIGHTS PLAN (IN MPD)

PROJECT

TSEUNG KWAN O
LOHAS PARK CDA

ARCHITECT

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CLIENT

MTR

DRAWING NO MLP - 010

REVISION 11

SCALE 1:3000 DATE JUN 11

Development Schedule

A. Site Area

34.80 ha (subject to survey)

B. Type of Use

Proposed Comprehensive Commercial and Residential Development with Flat, Utility Installation for Private Project, Commercial Uses include Shop and Services, Eating Place, Educational Institution, Off-course Betting Centre, Office, Place of Entertainment, Private Club and Religious Institutions and Government, Institution or Community Facilities include Government Use (not elsewhere specified), Social Welfare Facility, Place of Recreation, Sports or Culture, Public Transport Terminus or Station, Public Utility Installation and School

C. Height of Building

Residential

- 27 Towers between 47 to 57 residential levels, on top of two to three levels carpark and/or commercial and/or amenity podium, located on depot deck.*
- 23 Towers between 42 to 59 residential levels on top of two to three level carpark and/or amenity podium, located on reclamation land.*

** No. of residential levels excludes double height entrance lobby, refuge floors, plant room floors and transfer plate.*

D. Prescribed window and fire access requirements

Checked and complied with.

Schedule of Accommodation

Accommodation		OZP / Planning Brief Requirement	Approved MLP Ref. TPB/A/TKO/86 (March 2010)	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 1,652,800s.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.
Covered Pedestrian Walkway System[3]		---	GFA not to exceed 21,900s.m.	GFA not to exceed 21,900s.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 7.075ha Club house to be provided subject to detailed design	Not less than 7.075ha Club house to be provided subject to detailed design
GIC[4] facilities	Kindergarten/Kindergarten Cum Child Care Centre	43 classrooms	26 classrooms	26 classrooms
	Primary School[5]	4 Nos. each of minimum site area of 6,200s.m.	3 Nos. each of minimum site area of 6,200s.m.	3 Nos. each of minimum site area of 6,200s.m.
	Secondary School[5]	3 Nos. each of minimum site area of 6,950s.m.	2 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	Nil
	Supported Hostel for Physically or Mentally Handicapped Persons	---	---	1 No. at 364s.m. NOFA
	Centre for Community Care and Support Services for the Elderly (*previously named Neighbourhood Elderly Centre in November 2010*)	---	Upgrading from 1 Social Centre for the Elderly to 1 No. Neighbourhood Elderly Centre at 303s.m. NOFA	Upgrading from 1 Neighbourhood Elderly Centre to Centre for Community Care and Support Services at 301s.m. NOFA
	Integrated Family Services Centre	---	Nil	Nil
	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	Nil
	Early Education and Training Centre	---	---	1 No. at 212s.m. NOFA
	Residential Care Home for the Elderly	1 No. 100 spaces	1 No. 3,100s.m. GFA 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	Nil	Nil
	Police Post	1 No.	1 No.	1 No.
	Indoor Recreation Centre[6]	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/86 (March 2010)	Proposed
Other Facilities	Electricity Substation[7]		1 No.	1 No.	1 No.
	Refuse Collection Point		3 Nos.	Not more than 13 Nos.	Not more than 13 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[8]	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)	2,005 spaces (1 space per 10 units, except 65 nos. for Package 1 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	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 *All Covered Pedestrian Walkways are opened for public 24 hours a day.*

4 *Provision of GIIC 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.*

5 *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.*

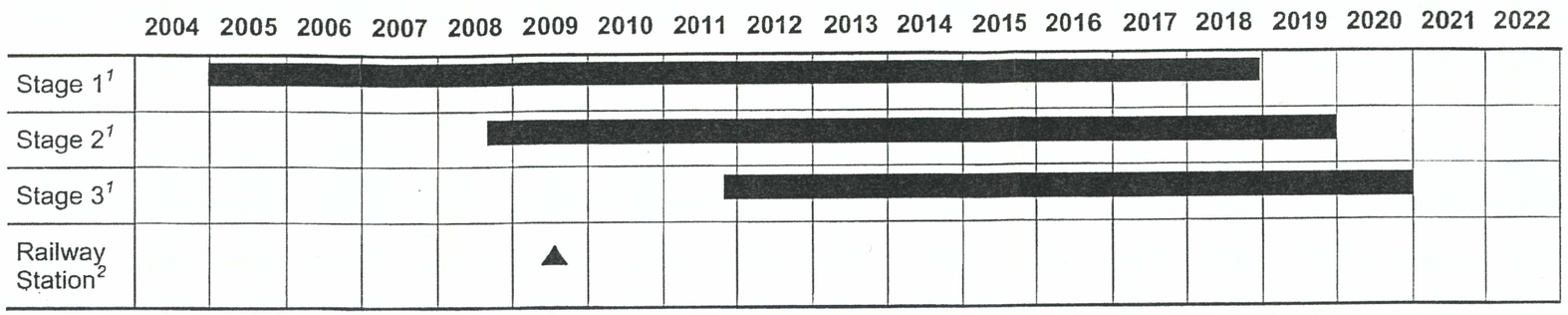
6 *Does not form part of development packages. Design and provision to be decided by Government.*

7 *Does not form part of development packages. Design and provision to be decided by CLP.*

8 *Parking provision based on 20,000 - 21,500 flats. Subject to adjustment in accordance with actual flat production.*

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 to be extended to 2020. The market will be kept under review and the programme may be accelerated if conditions improve.



	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/kindergarten cum child care centre 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/kindergartens cum child care centres 1 police post 1 centre for community care and support services for the elderly	3.415	1.25
Stage 3[1]	5,200	13,936	1,200	1 primary & secondary 1 primary	---	1 supported hostel for physically or mentally handicapped persons 1 early education and training centre	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.*

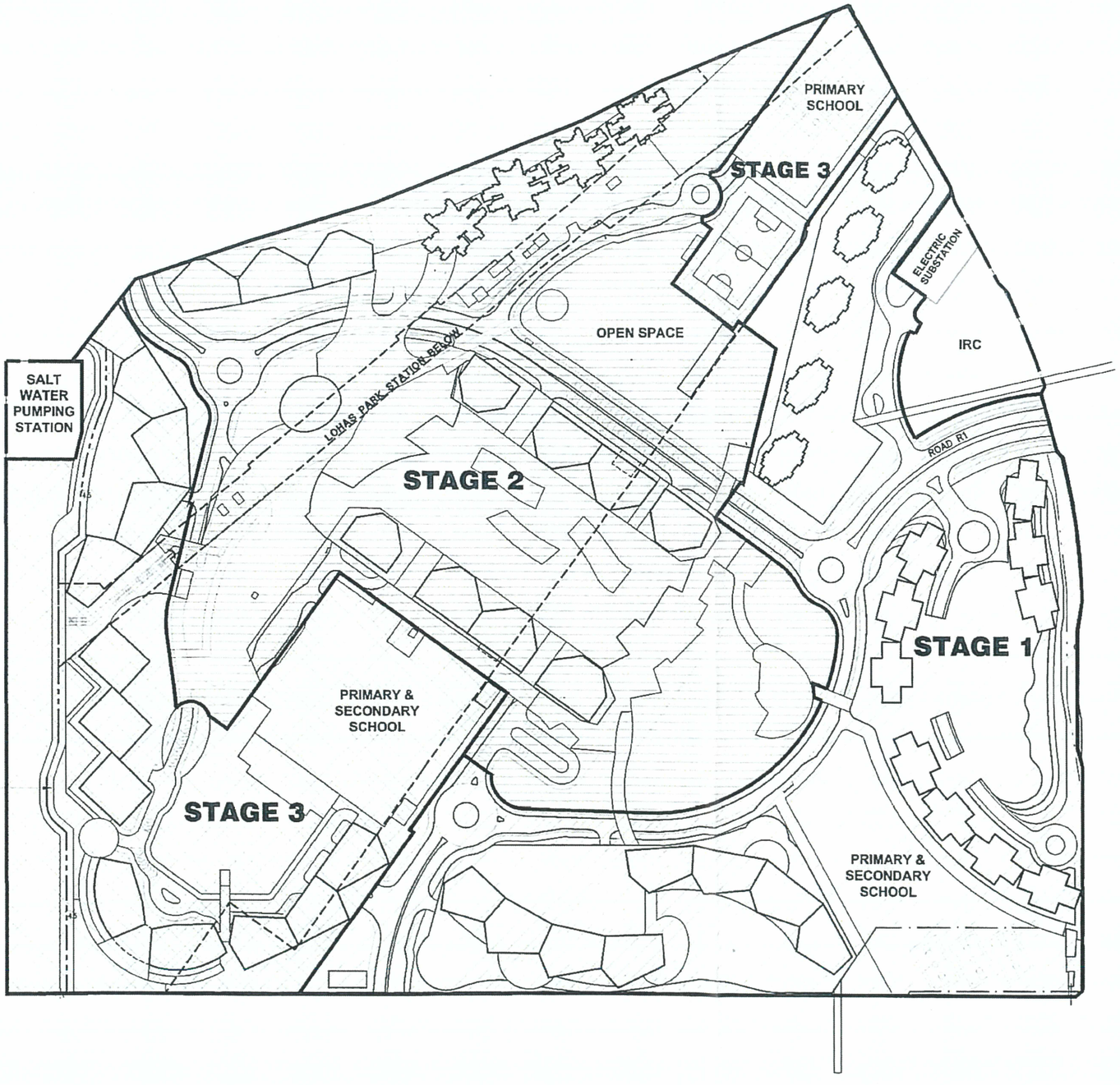
2 *Railway station opened with population intake in 2009.*

3 *Provision of GIIC 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 GIIC 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.*



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 LOHAS PARK CDA

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CLIENT

MTR

DRAWING NO FIG-A

REVISION 11

SCALE 1:3000 | DATE JUN 11