

List of Approval Conditions

Application No. A/TKO/67

(21)
- attachment

Application Site : Area 86, Tseung Kwan O

Subject of Application : Application for Minor Amendments to an Approved Master Layout Plan for a Proposed Comprehensive Commercial and Residential Development within a Comprehensive Development Area

Date of Approval : 26.6.2004

- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan and development schedule to take into account the approval conditions (b) to (c), (f) to (h), (j) to (m), (o) to (q) and (s) to (y) below to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (c) the design and provision of environmental mitigation measures within the site 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 of the Director of Fire Services or of the Town Planning Board;
 - (g) the design and provision of vehicular accesses to the site and internal roads within the site to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (h) the design and provision of decking of internal roads to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
 - (i) the design and construction of the two public transport interchanges to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

- (j) the design and provision of vehicle parking spaces and loading and unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (k) 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;
- (l) the design and provision of a covered pedestrian walkway system within the site and a footbridge across Road D10, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (m) 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 Town Planning Board;
- (n) 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;
- (o) the designation of water main reserves within the site to the satisfaction of the Director of Water Supplies or of the Town Planning Board;
- (p) 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;
- (q) 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;
- (r) 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;
- (s) the design and provision of kindergartens to the satisfaction of the Secretary for Education and Manpower or of the Town Planning Board;
- (t) 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;
- (u) the design and provision of nurseries, accommodation for an integrated team of young people services, social centres and residential care home for the elderly to the satisfaction of the Director of Social Welfare or of the Town Planning Board;

- (v) the design and provision of a community hall to the satisfaction of the Director of Home Affairs or of the Town Planning Board;
- (w) the design and provision of a post office to the satisfaction of the Postmaster General or of the Town Planning Board;
- (x) the design and provision of a police facility room to the satisfaction of the Commissioner of Police or of the Town Planning Board;
- (y) the submission and implementation of a development programme of the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (z) the permission shall cease to have effect on 26.6.2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Planning Application No. A/TKO/67

AREA 77
PARK
(LANDFILL)

Foundry
AREA 85
(POSSIBLE FUTURE
RESIDENTIAL DEVELOPMENT)

JUNK BAY

茲證明城市規劃委員會已根據城市規劃條例第 4A(3)條的規定而於二零零四年六月二十六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 26.6.2004.

signed Mrs. Rita LAU 劉吳惠蘭
Chairman, Town Planning Board 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

SCALE: 1:1000 A0 1500 A1 1:2000 A2
0 5 25 75 150

* ALL BUILDINGS, BLOCKING STRUCTURES, ROADS & JUNCTIONS SUBJECT TO DETAIL DESIGN
* IN THIS DRAWING, BUILDING HEIGHTS (TYPICAL RESIDENTIAL FLOORS ONLY) ARE INDICATIVE
AND REPRESENTATIVE WITHIN THE HEIGHT RANGES SHOWN IN FIGURE MLP-012 REV. 1

G.I.C.
SITE

(REV. 9.6.04)