

List of Approval Conditions

Application No. A/TKO/76

Application Site : Area 86, Tseung Kwan O

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

Date of Approval : 26.8.2005

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 the 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 to the satisfaction of the Director of Fire Services or of the TPB;
- (i) 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 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 provisions 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 5.76 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 four primary schools and three secondary schools to the satisfaction of the Secretary for Education and Manpower or of the TPB;
- (ab) the design and provision of an integrated family services 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 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;
- (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; and
- (af) the permission shall cease to have effect on 26.8.2009 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

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 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.
- All levels are subject to detail design. For stepped residential poidia only indicative general levels are shown.
- All landscape design is indicative and included for illustration purposes only.

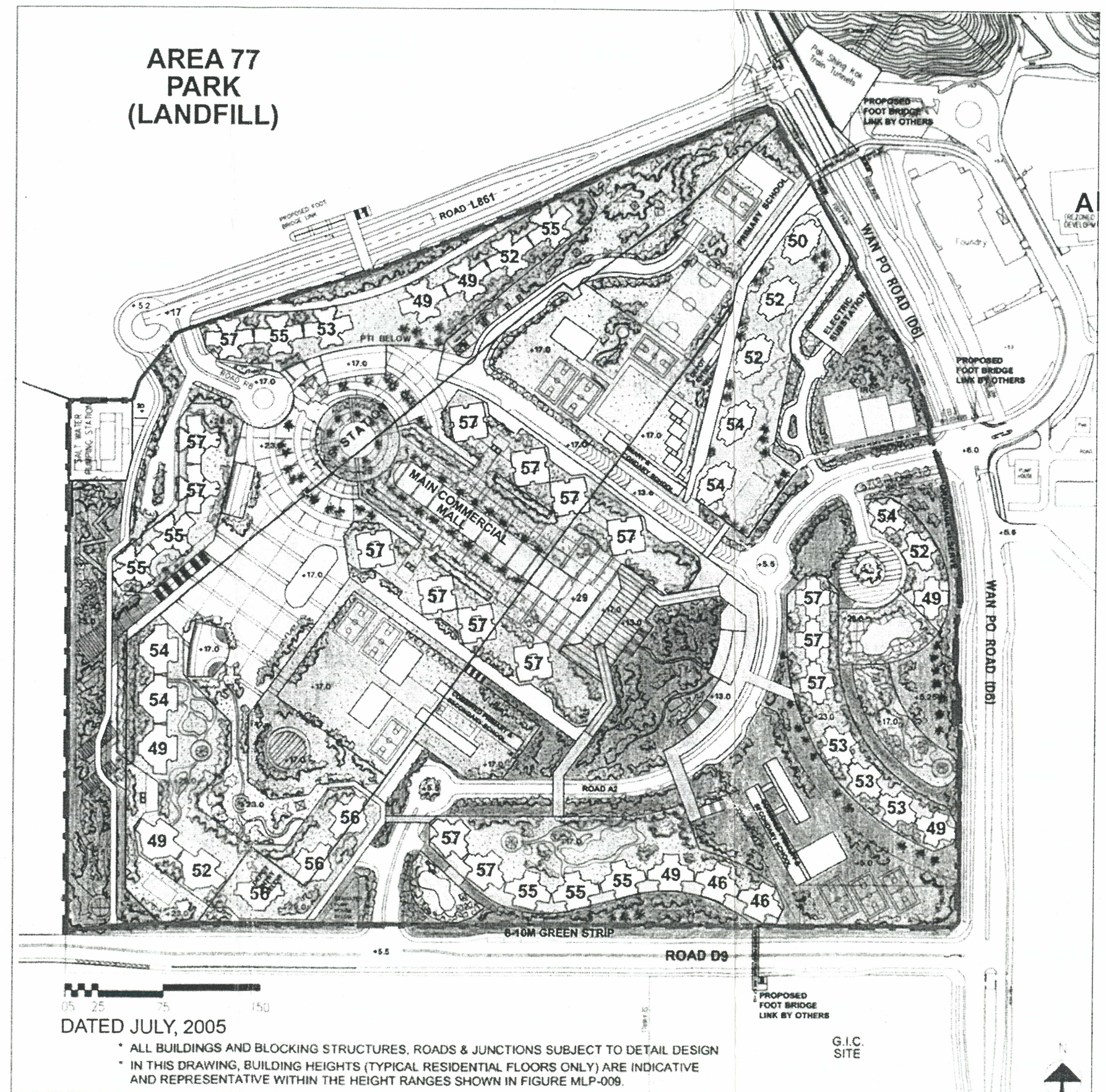
THE MLP WILL BE SUBJECT TO CHANGE TO
INCORPORATE THE REQUIREMENTS OF
THE APPROVAL CONDITIONS

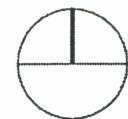
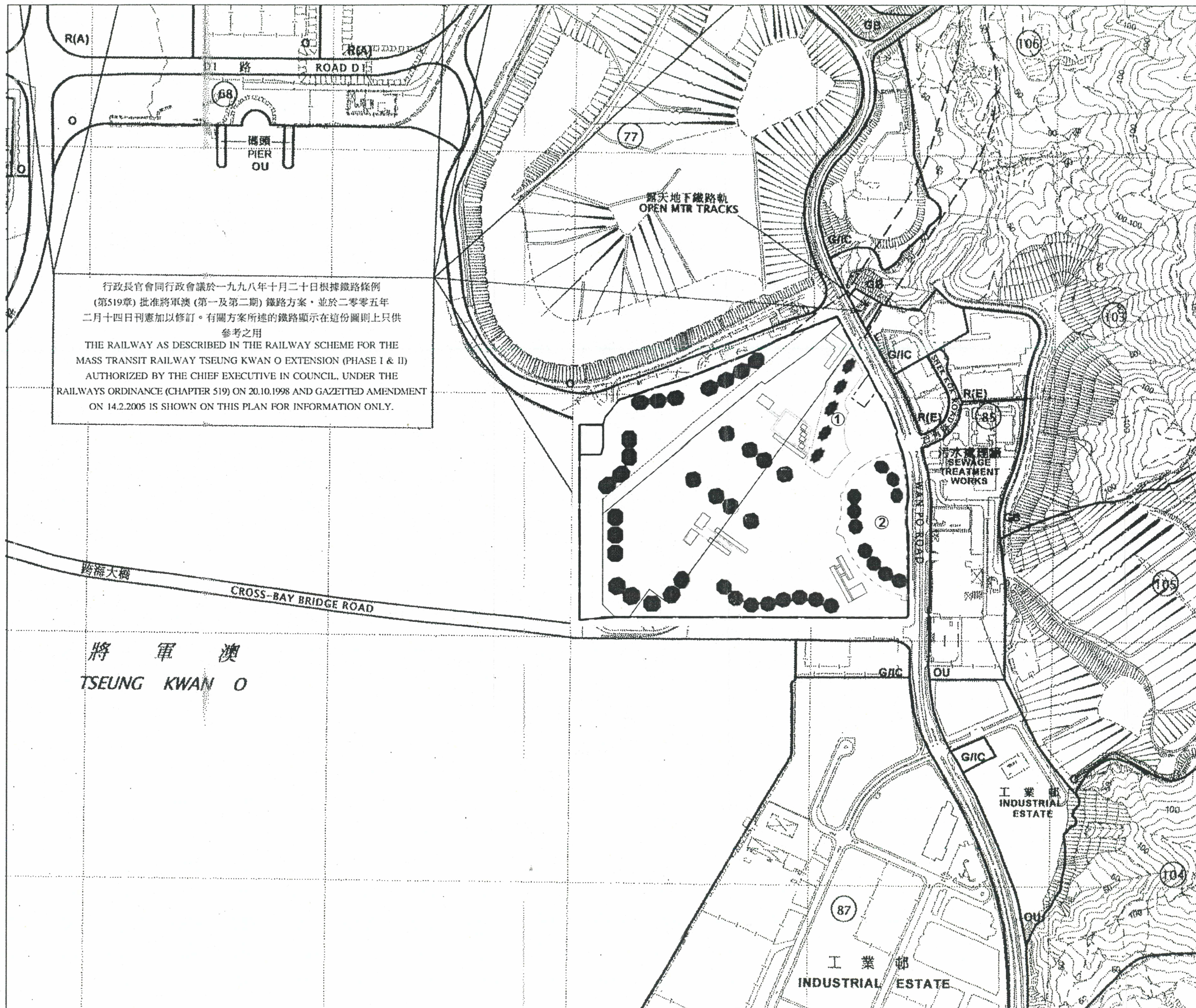
茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於
二零零五年八月二十六日批准本總綱發展藍圖。

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. 8. 2005.

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

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，並於二零零五年二月十四日刊憲加以修訂。有關方案所述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 (PHASE I & II) AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL, UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 20.10.1998 AND GAZETTED AMENDMENT ON 14.2.2005 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

DRAWING TITLE

CDA SITE PLAN

PROJECT

TSEUNG KWAN O AREA 86 COMPREHENSIVE DEVELOPMENT AREA

ARCHITECT

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

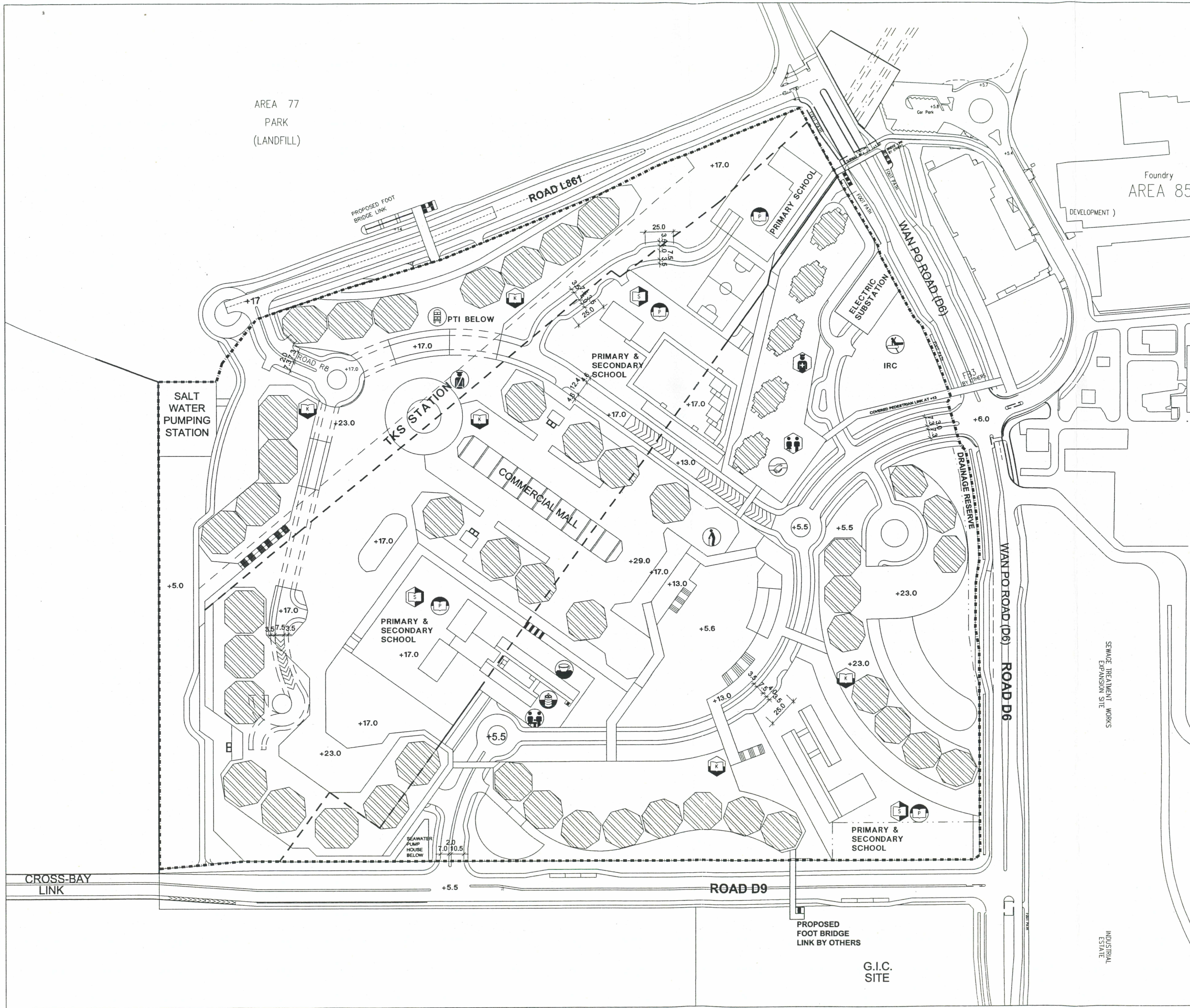
CLIENT

地鐵公司 MTR Corporation

DRAWING NO MLP - 001

REVISION 4B

SCALE 1:10000 DATE JULY 05



AREA 77
PARK
(LANDFILL)

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 CHILDREN AND YOUTH SERVICES CENTRE
- SOCIAL CENTRE FOR THE ELDERLY
- RESIDENTIAL CARE HOME FOR THE ELDERLY
- POLICE POST
- INDOOR RECREATION CENTRE
- COMMUNITY HALL
- PUBLIC TRANSPORT INTERCHANGE
- INTEGRATED FAMILY SERVICES CENTRE
- NEIGHBOURHOOD ELDERLY CENTRE

DRAWING TITLE

BLOCK PLAN

PROJECT

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

ARCHITECT

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

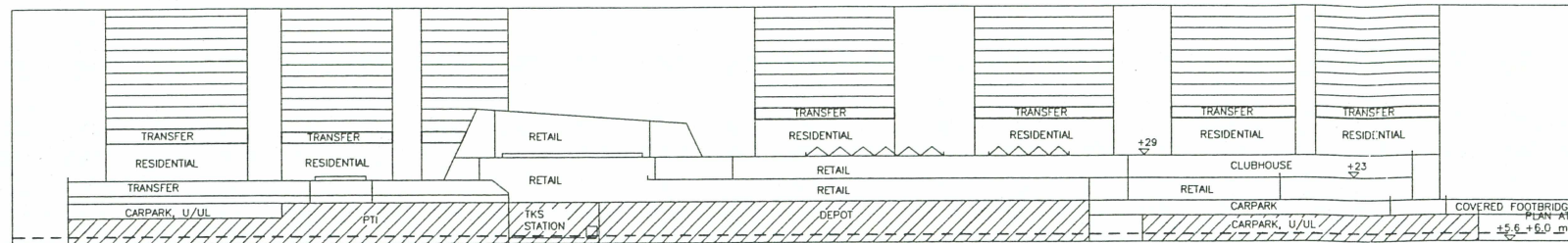
CLIENT

**地鐵公司
MTR Corporation**

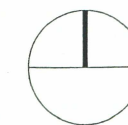
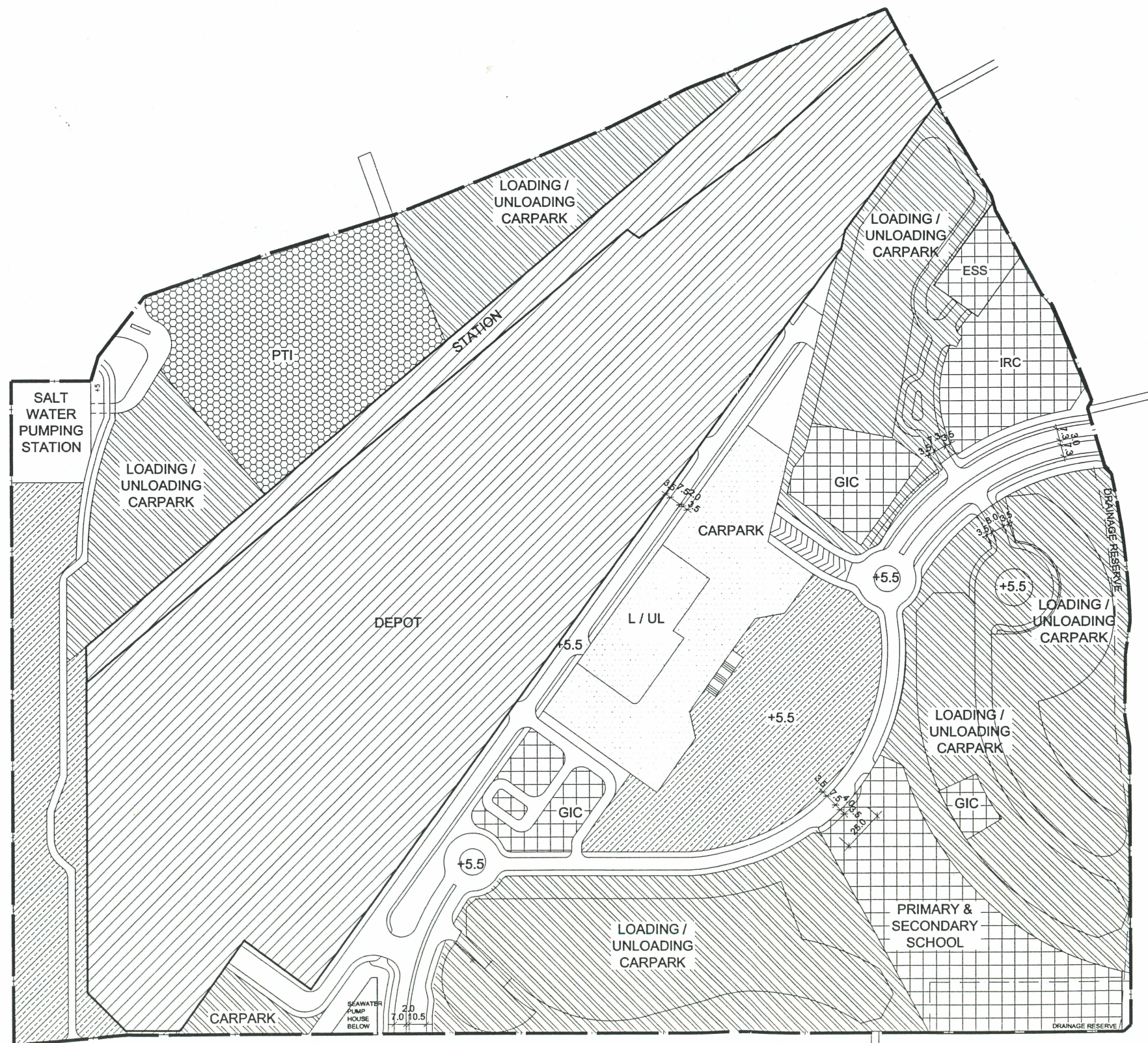
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REVISION **4B**

SCALE **1:3000** DATE **JULY 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

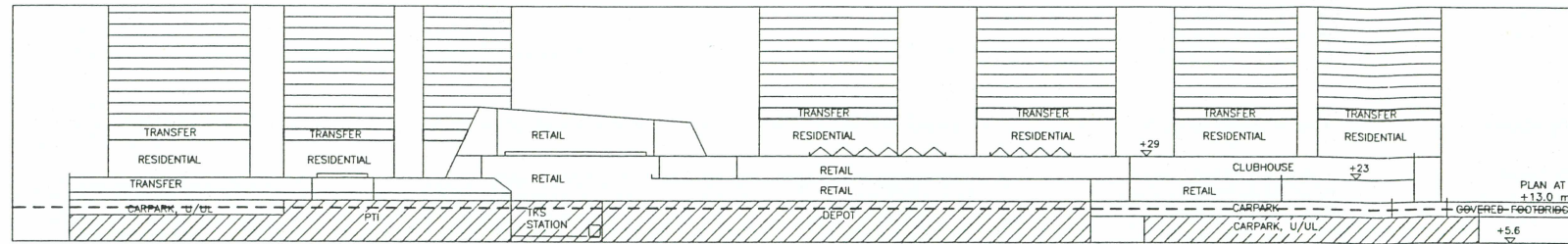
CLIENT

 地鐵公司
MTR Corporation

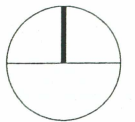
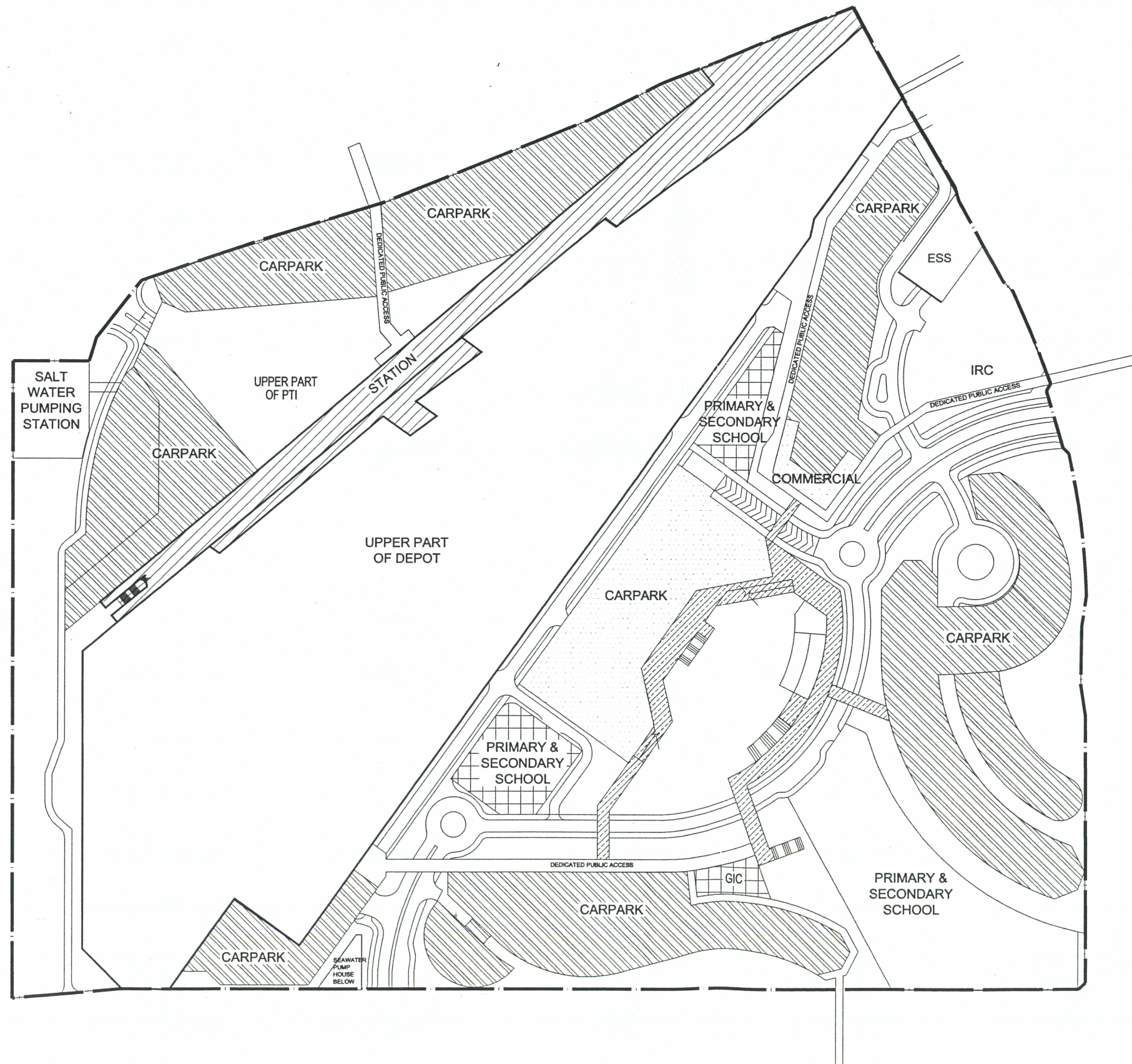
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REVISION 4B

SCALE 1:3000 DATE JULY 05




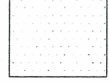
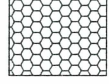




KEY SECTION (SUBJECT TO DETAILED DESIGN)



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

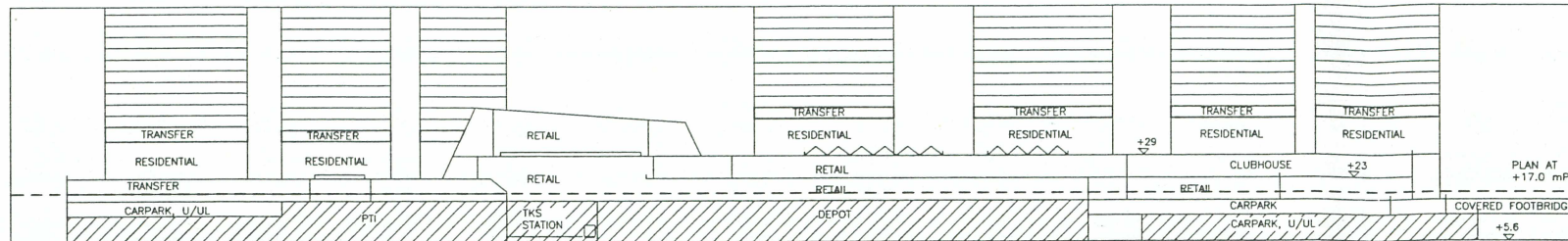
CLIENT

 地鐵公司
MTR Corporation

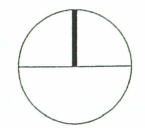
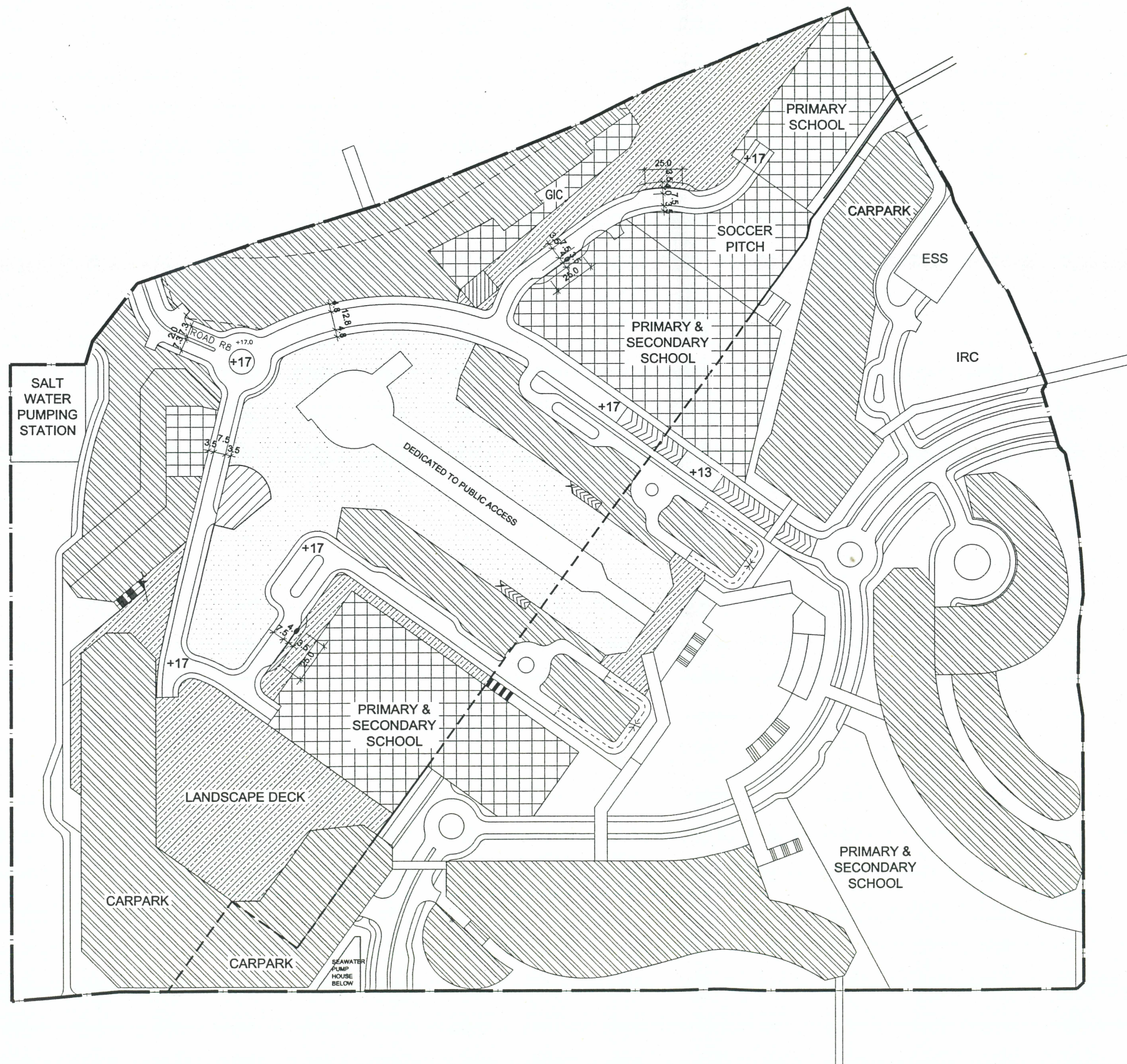
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REVISION 4B

SCALE 1:3000 DATE JULY 05




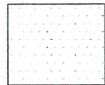
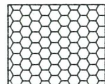




KEY SECTION (SUBJECT TO DETAILED DESIGN)



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

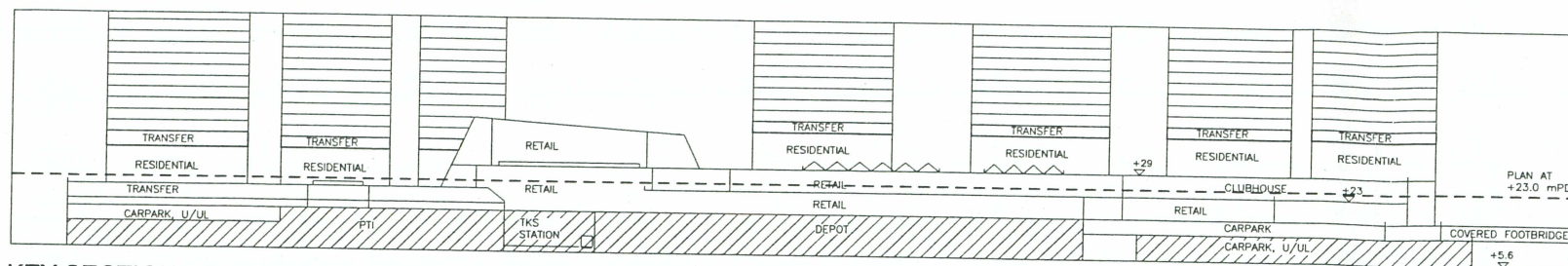
CLIENT

 地鐵公司
MTR Corporation

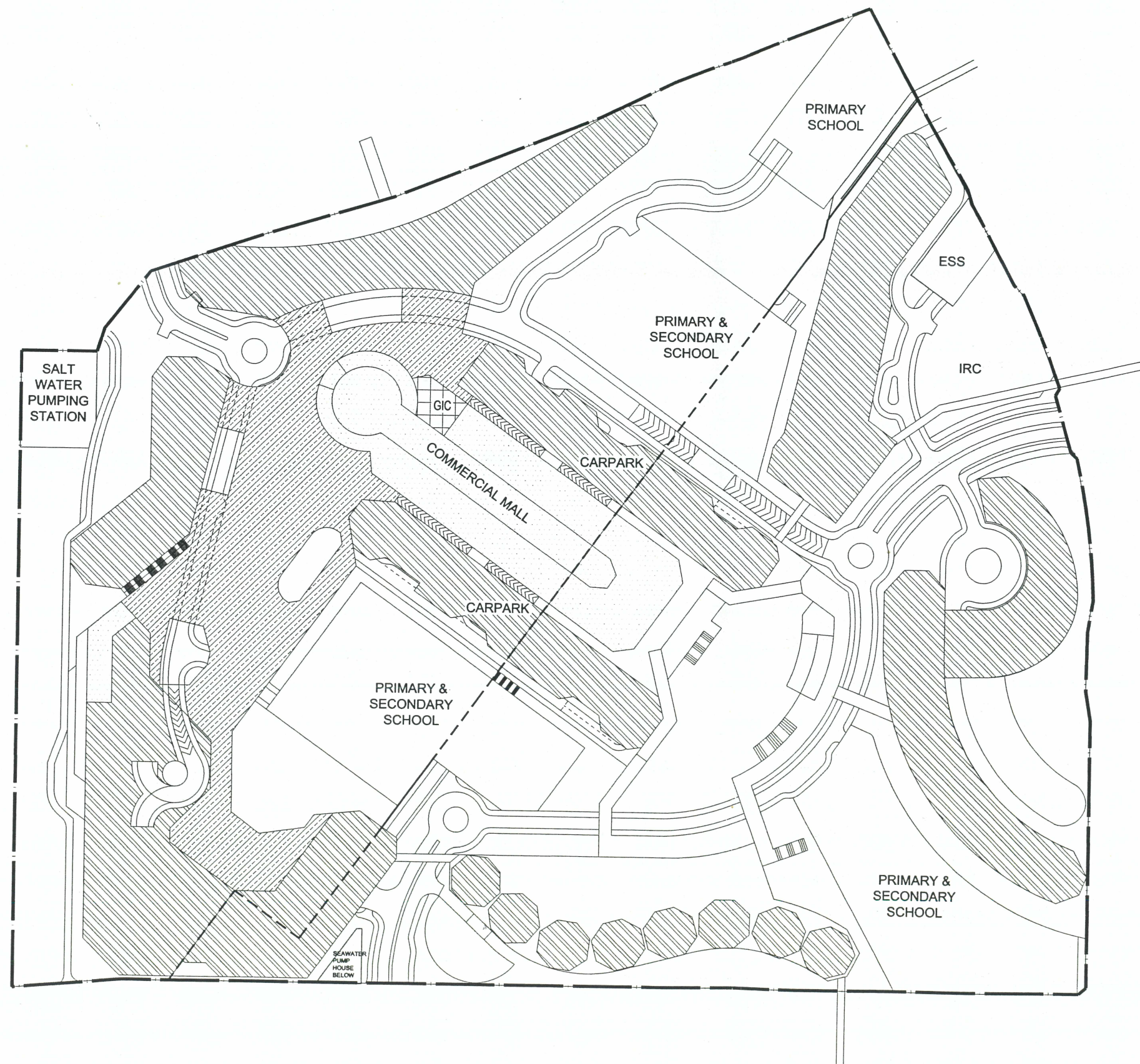
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REVISION 4B

SCALE 1:3000 DATE JULY 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

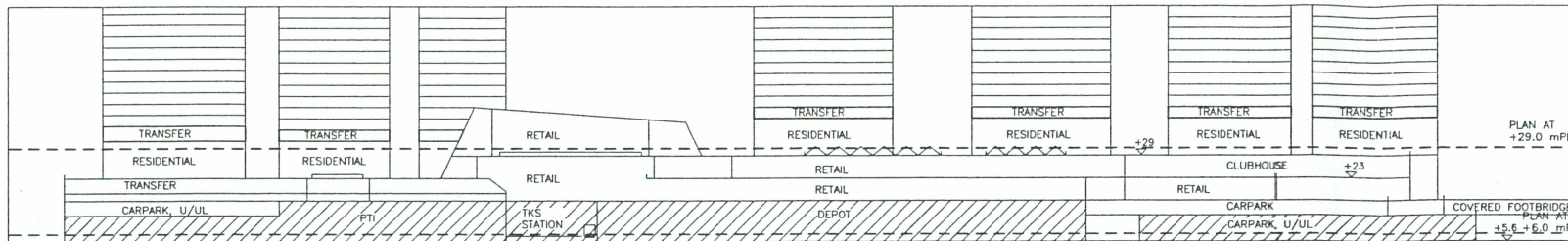
CLIENT

地鐵公司
MTR Corporation

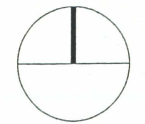
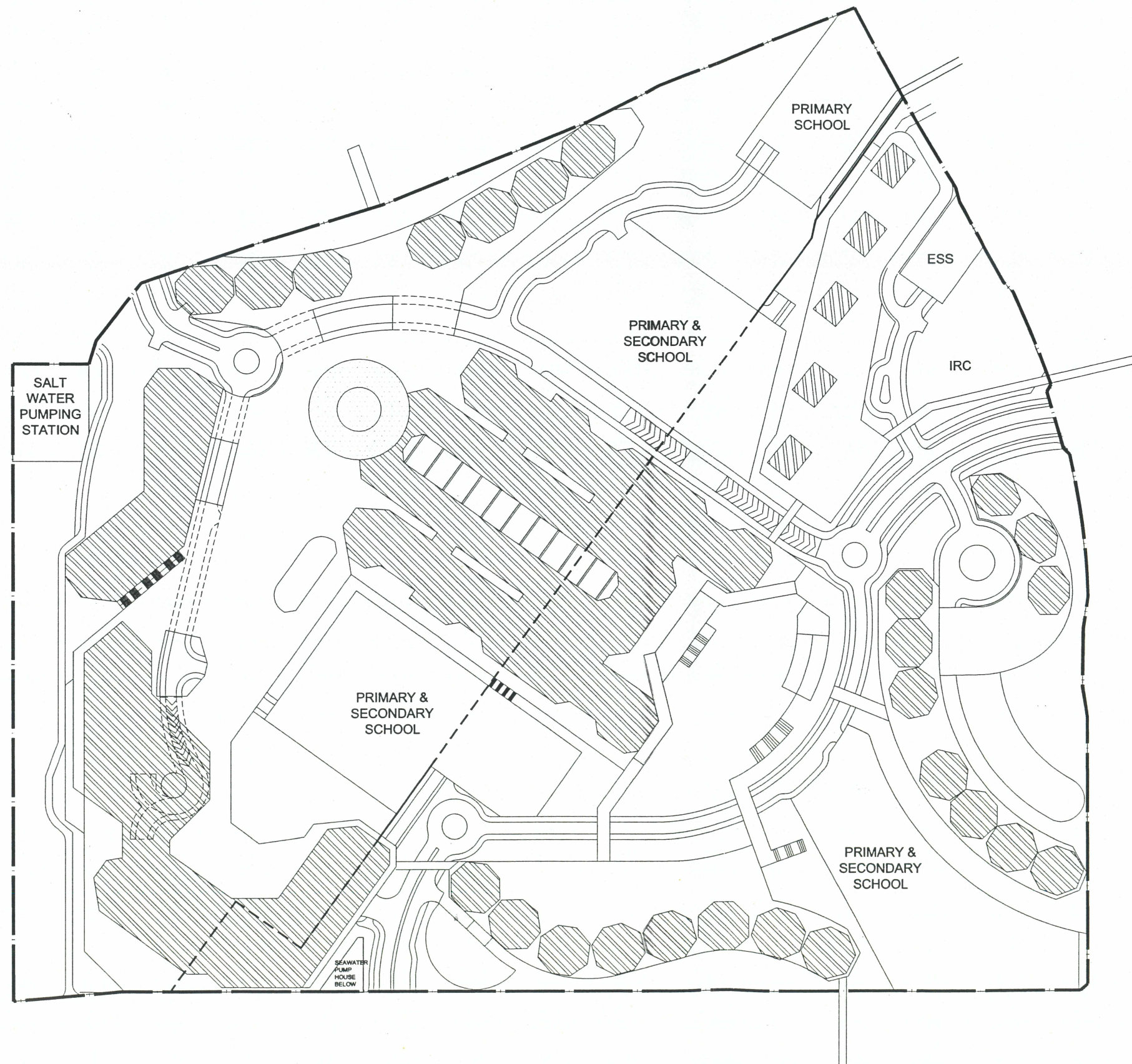
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REVISION 4B

SCALE 1:3000 DATE JULY 05



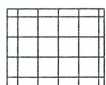

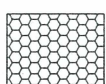



KEY SECTION (SUBJECT TO DETAILED DESIGN)



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

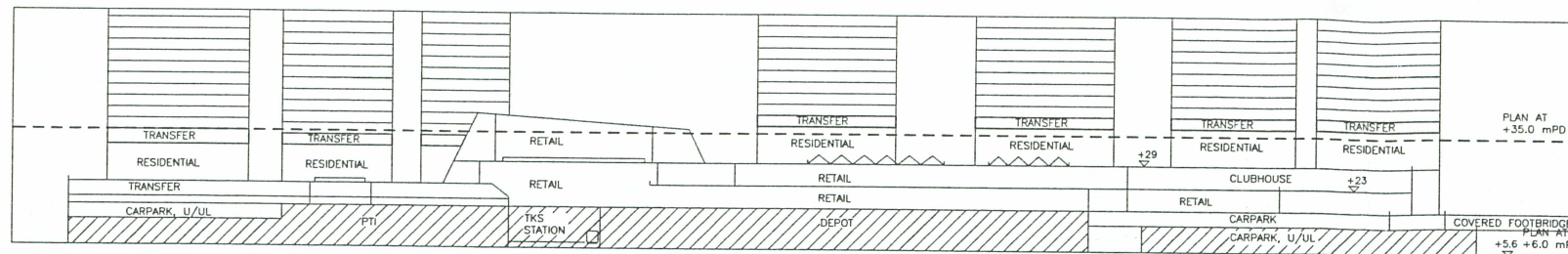
CLIENT

 地鐵公司
MTR Corporation

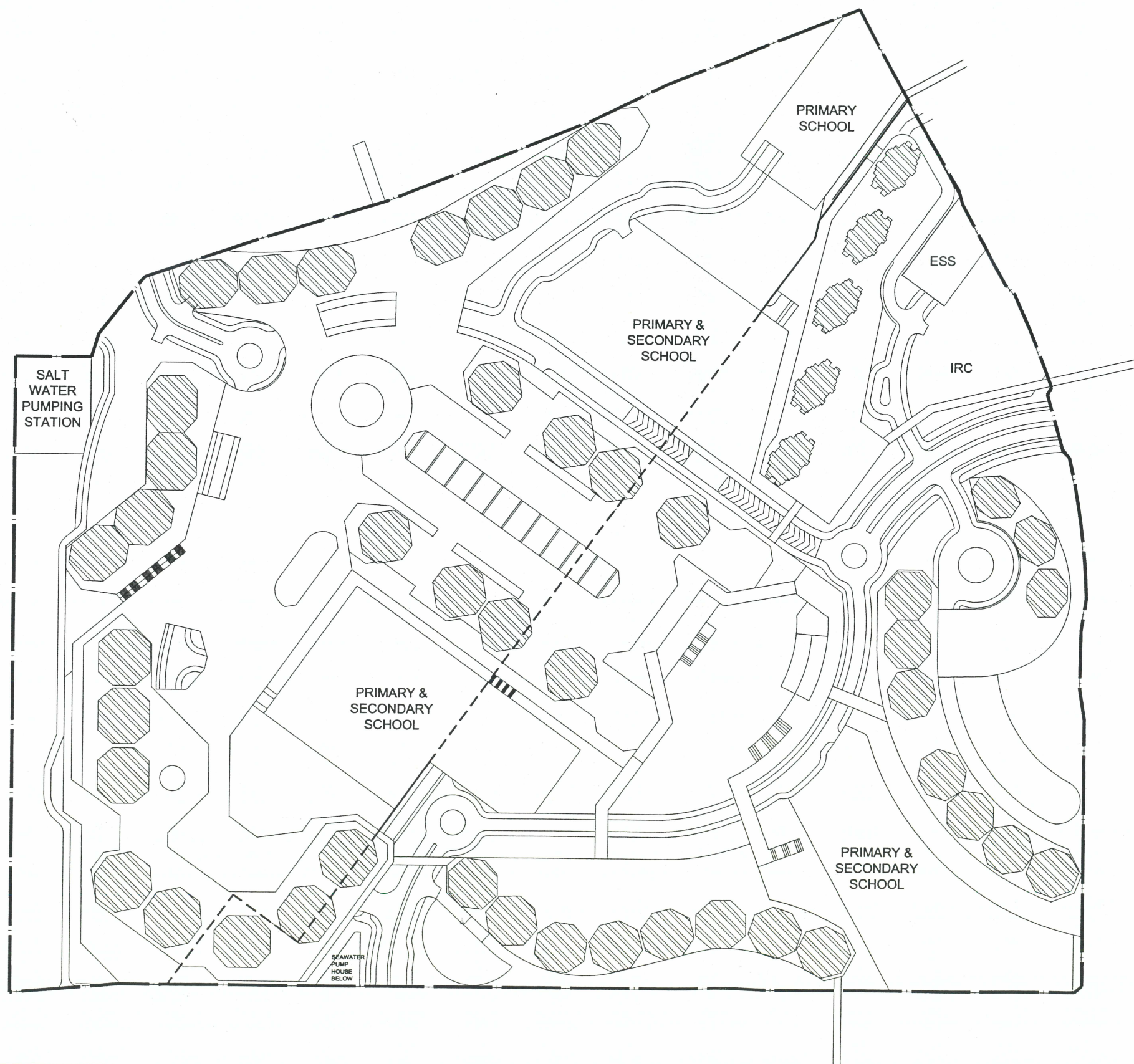
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REVISION 4B

SCALE 1:3000 DATE JULY 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

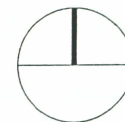
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REVISION 4B

SCALE 1:3000 DATE JULY 05

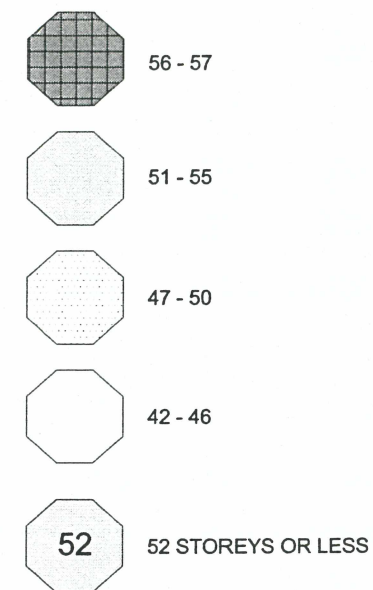


Note: No. of storeys refers to residential levels excluding double height entrance lobby, refuge floors, plant room floors and transfer plates. The building height of the eastern most tower along road D9 is contingent upon the size of the opening(s) on the building facade and may be variable within the range of 42-46 storeys depending on the further design of the opening(s).



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

NO. OF STOREYS



CDA SITE BOUNDARY

DRAWING TITLE

TOWER HEIGHT PLAN

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

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

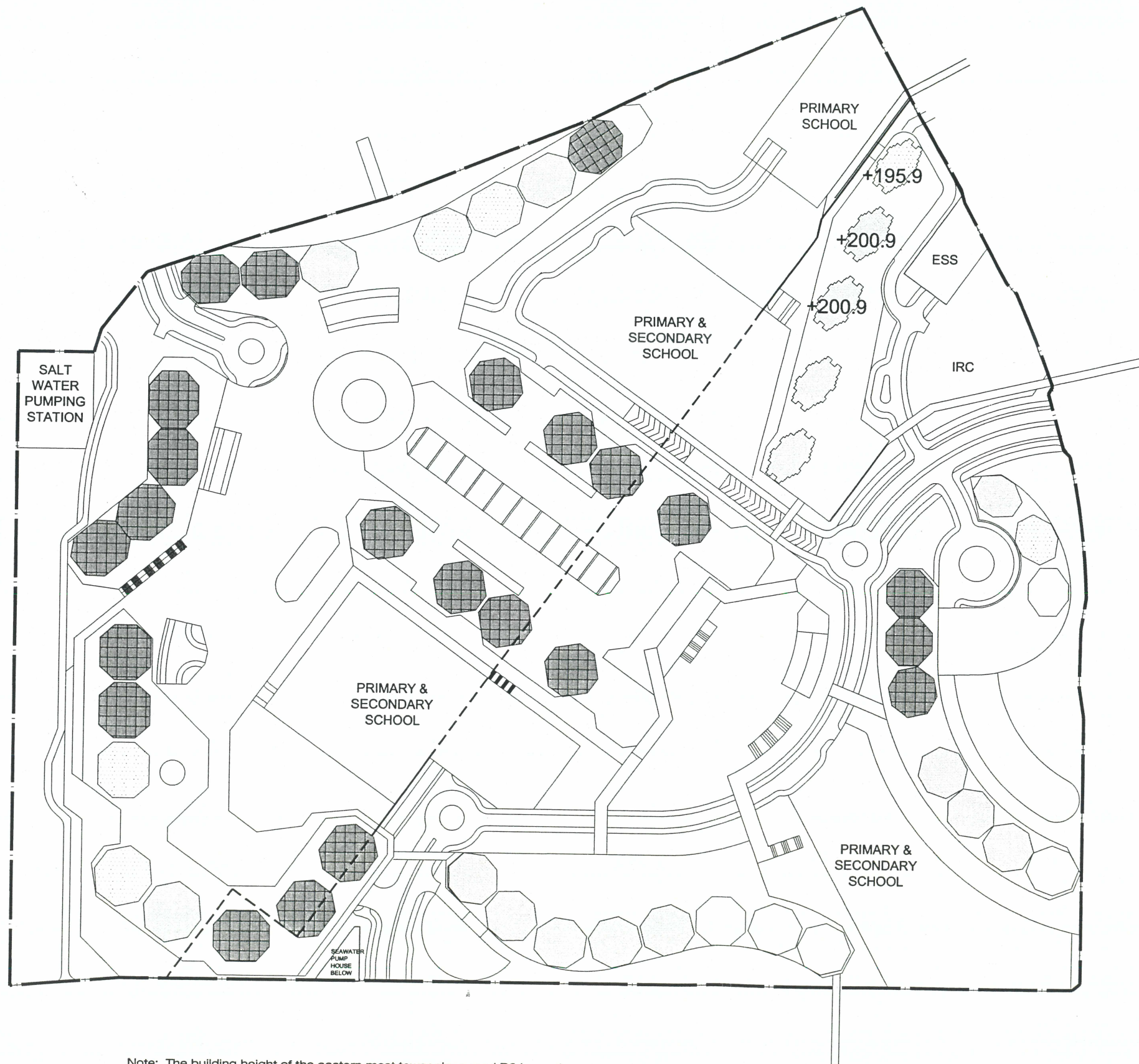
CLIENT

地鐵公司
MTR Corporation

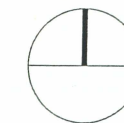
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REVISION 4B

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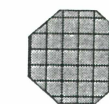


Note: The building height of the eastern most tower along road D9 is contingent upon the size of the opening(s) on the building facade and may be variable within the range of 42-46 storeys depending on the further design of the opening(s).

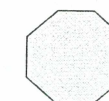


NOTE
All levels, blockings and building structures subject to detailed design

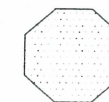
MPD



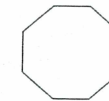
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+196.0 - +205.9



+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

4B

SCALE **1:3000**

DATE **JULY 05**

LEGENDS

- ① PRIMARY & SECONDARY SCHOOL
- ② PRIMARY SCHOOL
- ③ URBAN OASIS
- ④ CAMPUS GREEN
- ⑤ STATION SQUARE
- ⑥ PRIVATE RESIDENTIAL TOWERS ON PODIUM
- ⑦ ARTIFICIAL LAKE & STREAM COURSE
- ⑧ JOGGING TRAIL
- ⑨ INFORMAL WOODLAND PLANTING
- ⑩ OUTDOOR SEATING AREA
- ⑪ GARDEN FOOTPATH
- ⑫ CHILDREN PLAY AREA
- ⑬ PAVILION / TRELLIS & SEATING ALCOVES
- ⑭ OUTDOOR EXERCISE AREA
- ⑮ EDUCATIONAL FACILITIES
(GREEN HOUSE / NATURAL SCIENCE
LABORATORY / COMMUNITY ORCHARD /
BOTANICAL GARDEN)
- ⑯ SCHOOL PLAYGROUND
- ⑰ AVENUE TREE PLANTING

ROAD D9

WAN PO ROAD (D6)

STATION SQUARE

PRIVATE RESIDENTIAL TOWERS ON PODIUM

PRIMARY & SECONDARY SCHOOL

PRIMARY SCHOOL

EDUCATIONAL FACILITIES
(GREEN HOUSE / NATURAL SCIENCE
LABORATORY / COMMUNITY ORCHARD /
BOTANICAL GARDEN)

SCHOOL PLAYGROUND

URBAN OASIS

ARTIFICIAL LAKE & STREAM COURSE

CAMPUS GREEN

JOGGING TRAIL

OUTDOOR SEATING AREA

GARDEN FOOTPATH

CHILDREN PLAY AREA

PAVILION / TRELLIS & SEATING ALCOVES

OUTDOOR EXERCISE AREA

SALT WATER PUMPING STATION

ELECTRIC SUBSTATION

PROPOSED FOOT BRIDGE LINK BY OTHERS

DATED JULY, 05

DATED JULY, 05

APPENDIX 2 REVISED MASTER LAYOUT PLAN

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	2 kindergartens 1 neighbourhood elderly 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 primary & secondary	1 permanent	2 kindergartens 1 police post	2.10	1.25
Stage 3 ¹	5,200	13,936	1,200	1 primary & secondary 1 primary		1 day nursery 1 social centre for the elderly 1 integrated family services centre 1 kindergarten	1.39	1.05
						1 indoor recreation centre ⁶		
Total	21,500	57,620	50,000	7 schools	1 PTI		5.76	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 2008.

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 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 packages. Design and provision to be decided by Government.

(Revised on 8 June 2005)