List of Approval Conditions

Application No. A/TKO/68-1

Application Site : Area 86, Tseung Kwan O

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

Date of Approval : 28.4.2006

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), (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 you, to the satisfaction of 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 you, 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 you, 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 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 you, 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 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 you 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 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.

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

MTR Tseung Kwan O Line
Tseung Kwan O Area 86 CDA

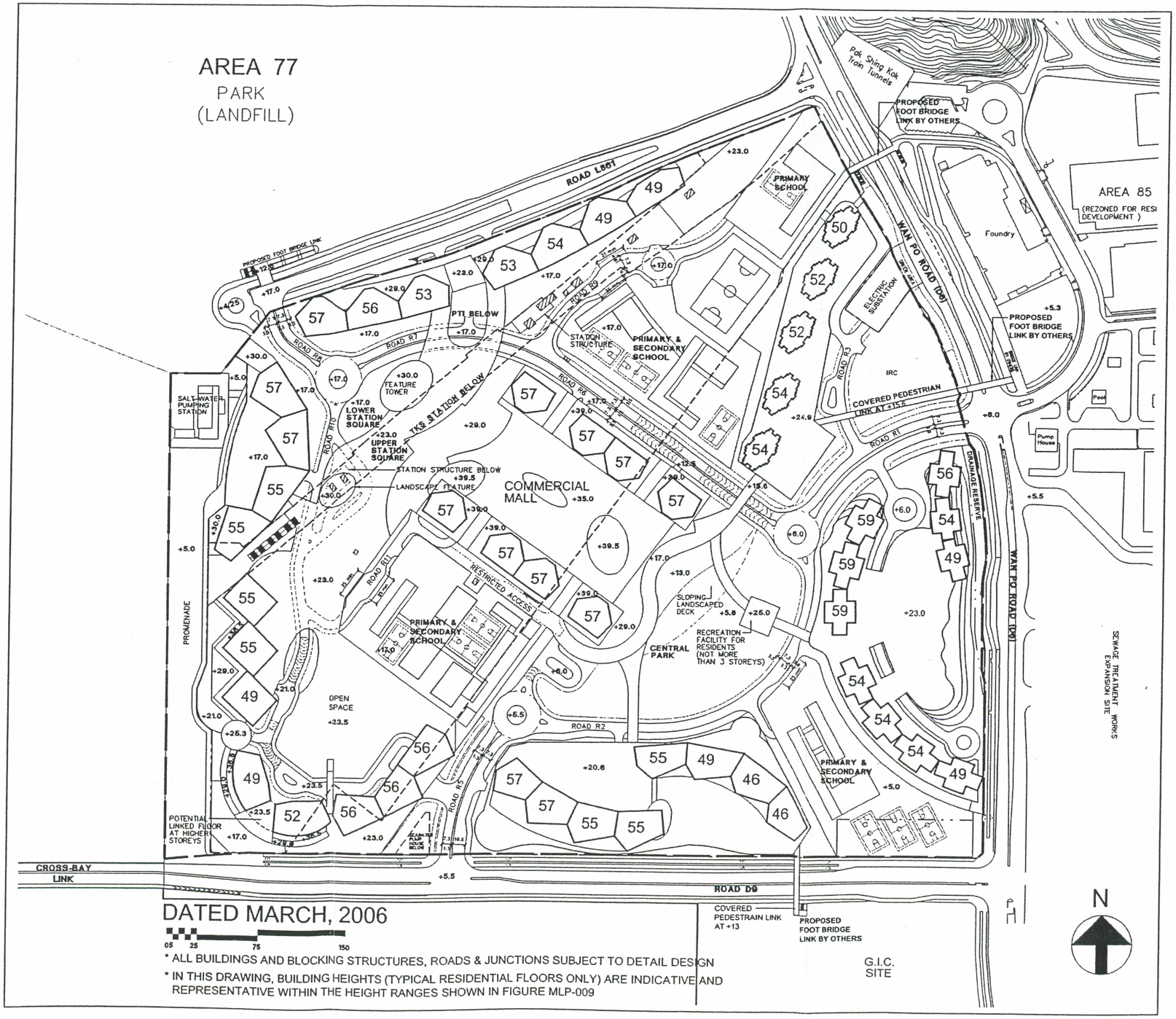
Class B Amendments to the Approved Master Layout Plan
Submission under Section 16A of the Town Planning Ordinance

REVISION 5

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 drawing no. MLP-009.
- All levels are subject to detail design. For stepped residential podia, only indicative general levels are shown.



DATED MARCH, 2006

0 5 25 75 150

* ALL BUILDINGS AND 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-009

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四月二十八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 28. 4. 2006.

signed Mrs. Rita LAU 劉吳惠蘭

Chairman, Town Planning Board 城市規劃委員會主席 簽署

AREA 77
PARK
(LANDFILL)

ROAD L861
PROPOSED FOOT BRIDGE LINK
Pok Shing Kok Train Tunnels
PROPOSED FOOT BRIDGE LINK BY OTHERS
PRIMARY SCHOOL
AREA 85
(REZONED FOR RESIDENTIAL DEVELOPMENT)
Foundry
WAN PO ROAD (D6)
ELECTRIC SUBSTATION
PROPOSED FOOT BRIDGE LINK BY OTHERS
PTI BELOW
ROAD R8
ROAD R7
ROAD R9
STATION STRUCTURE
PRIMARY & SECONDARY SCHOOL
ROAD R3
IRC
COVERED PEDESTRIAN LINK AT +15.6
Pool
Pump House
SALT WATER PUMPING STATION
FEATURE TOWER
LOWER STATION SQUARE
TKS STATION BELOW
ROAD R10
ROAD R6
UPPER STATION SQUARE
STATION STRUCTURE BELOW
LANDSCAPE FEATURE
COMMERCIAL MALL
ROAD R11
RESTRICTED ACCESS
DRAINAGE RESERVE
PROMENADE
SLOPING LANDSCAPED DECK
RECREATION FACILITY FOR RESIDENTS (NOT MORE THAN 3 STOREYS)
CENTRAL PARK
SEWAGE TREATMENT WORKS EXPANSION SITE
OPEN SPACE
ROAD R2
ROAD R5
PRIMARY & SECONDARY SCHOOL
POTENTIAL LINKED FLOOR AT HIGHER STOREYS
SEAWATER PUMP HOUSE BELOW
CROSS-BAY LINK
ROAD D9
COVERED PEDESTRAIN LINK AT +13
PROPOSED FOOT BRIDGE LINK BY OTHERS
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
- 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

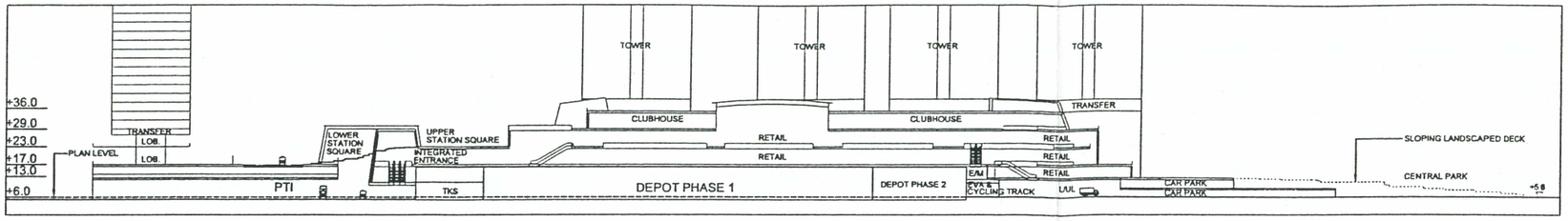
ARCHITECT

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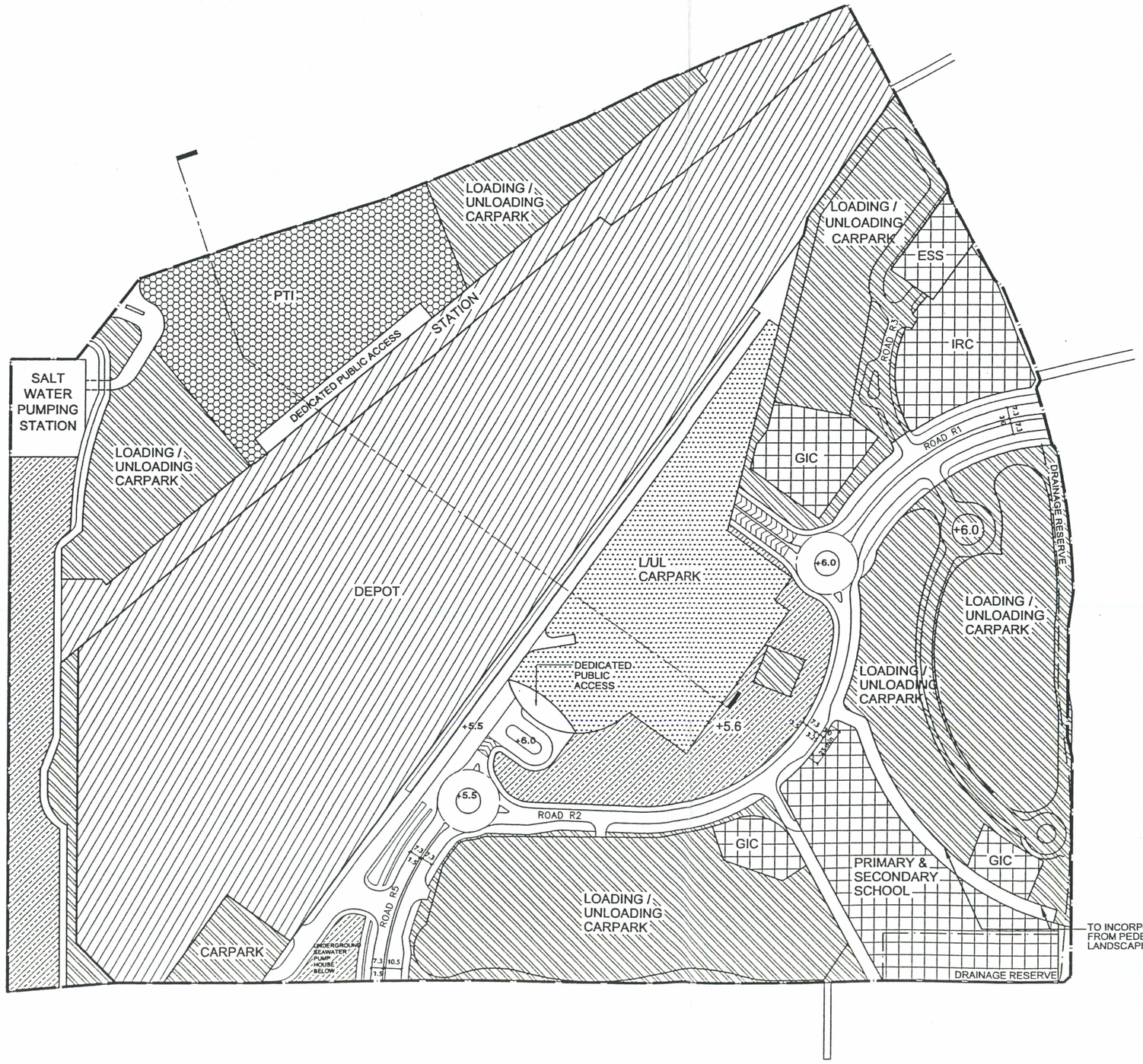
CLIENT

地鐵公司 MTR Corporation

DRAWING NO	MLP - 002
REVISION	5D
SCALE	1:3000
DATE	APR 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 +6.0mPD

PROJECT

TSEUNG KWAN O AREA 86 COMPREHENSIVE DEVELOPMENT AREA

ARCHITECT

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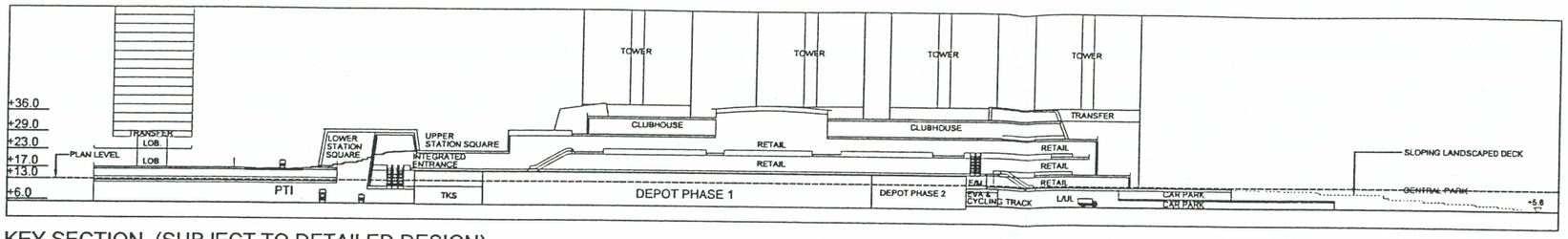
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地鐵公司 MTR Corporation

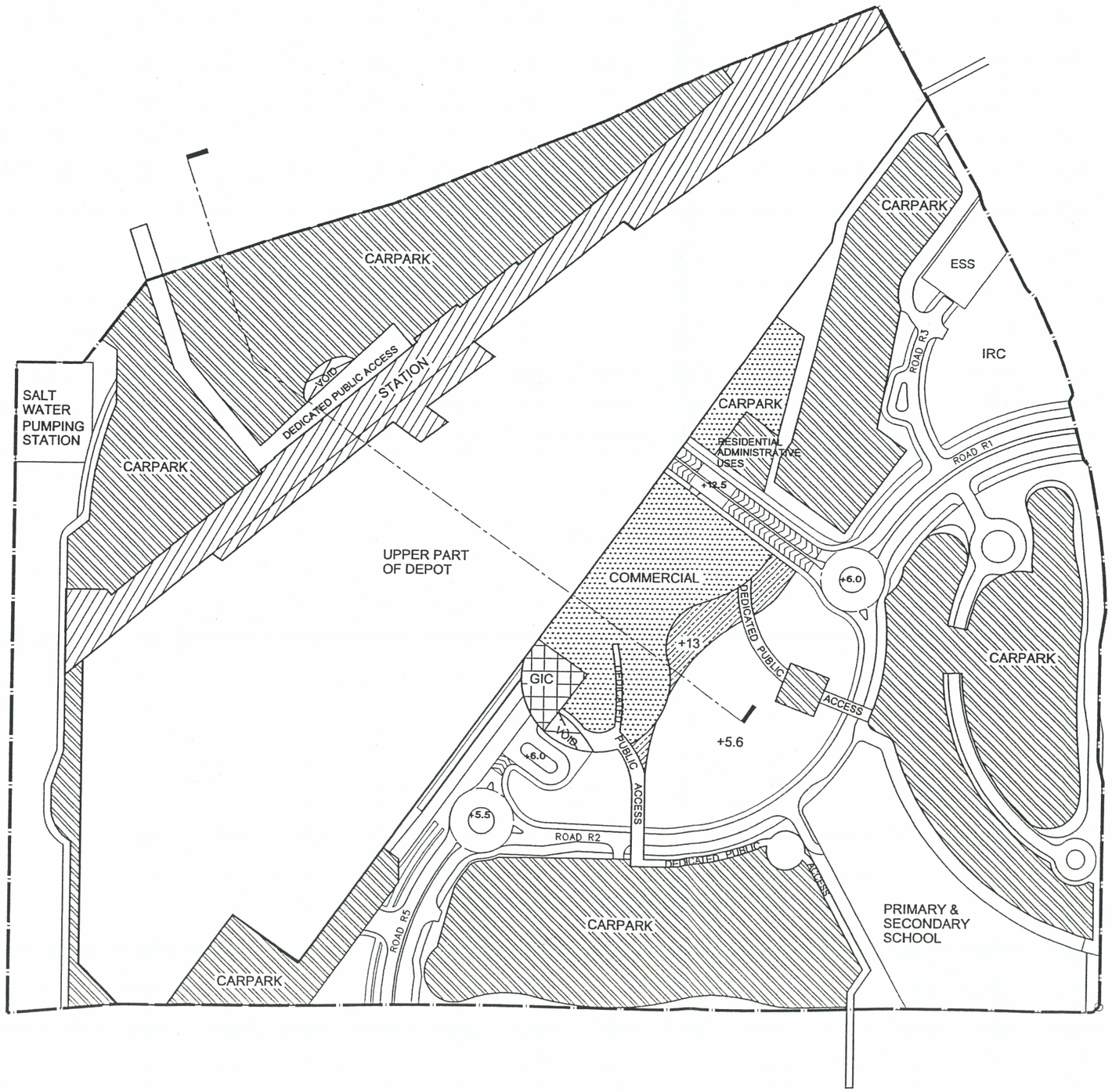
DRAWING NO MLP - 003

REVISION 5B

SCALE 1:3000 | DATE APR 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

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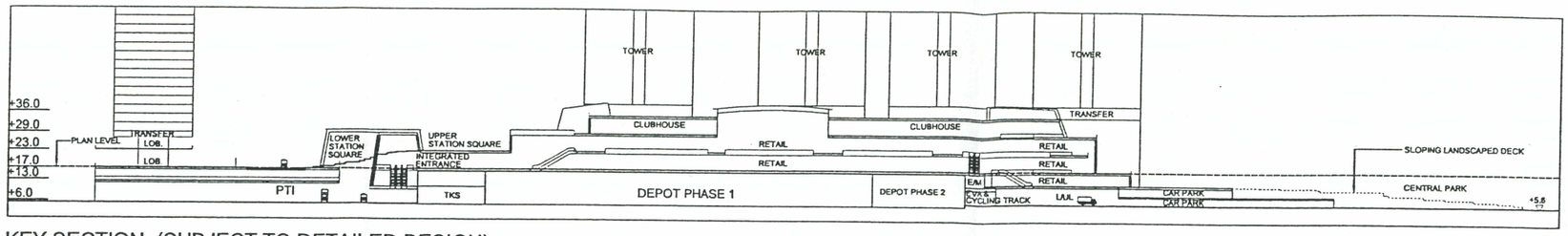
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地鐵公司 MTR Corporation

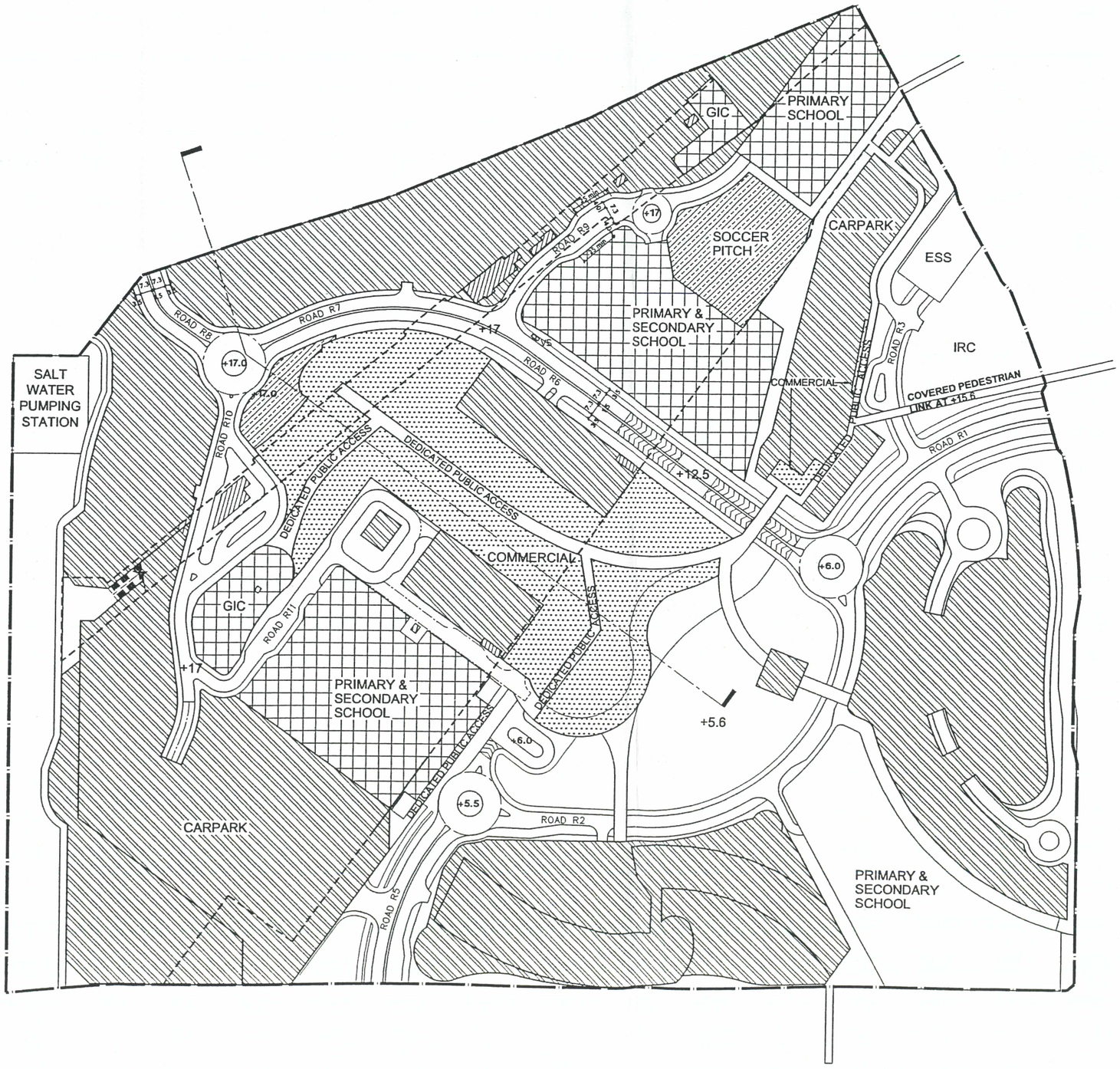
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REVISION 5A

SCALE 1:3000 | DATE MAR 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

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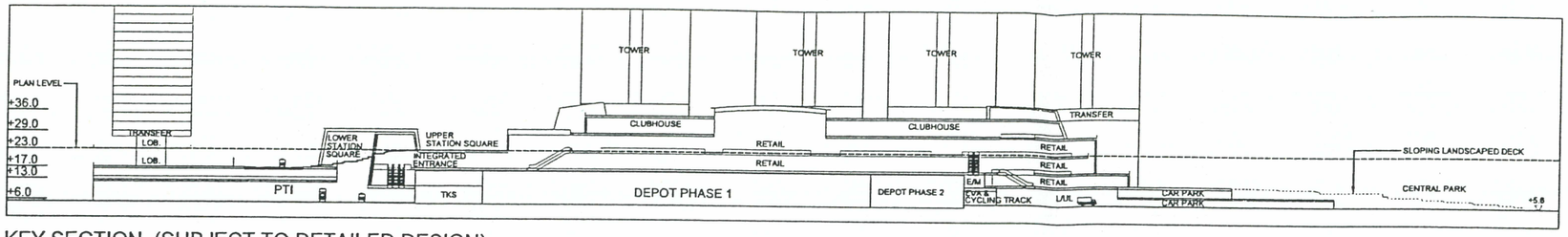
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地鐵公司 MTR Corporation

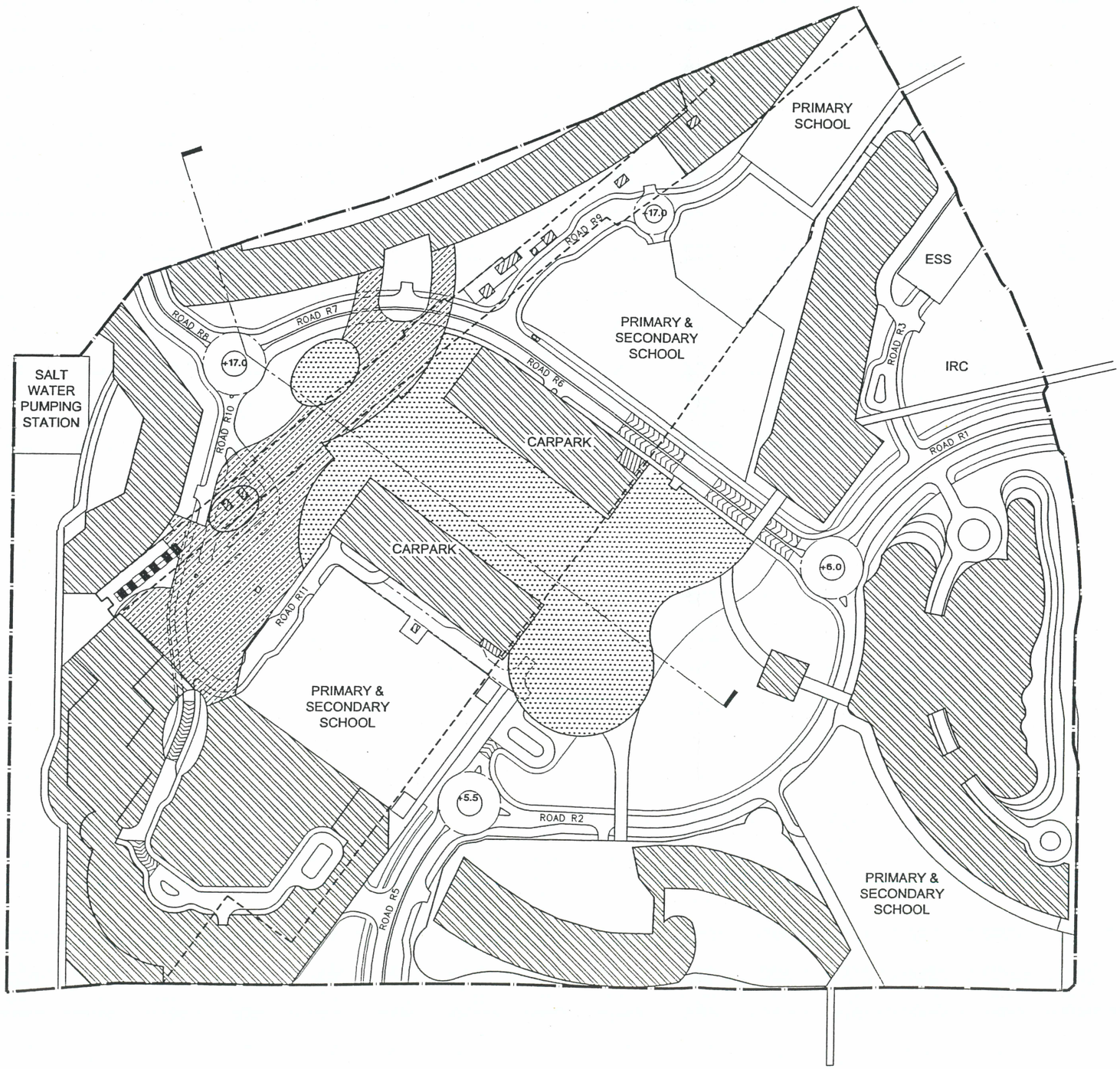
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REVISION 5B

SCALE 1:3000 | DATE MAR 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

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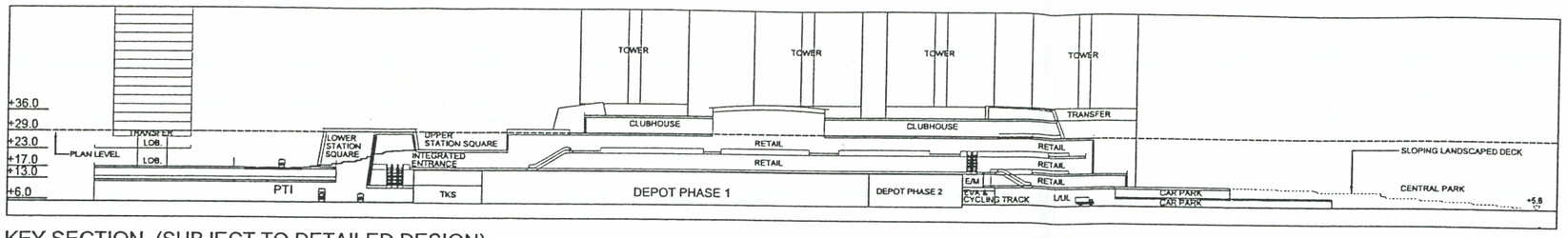
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地鐵公司 MTR Corporation

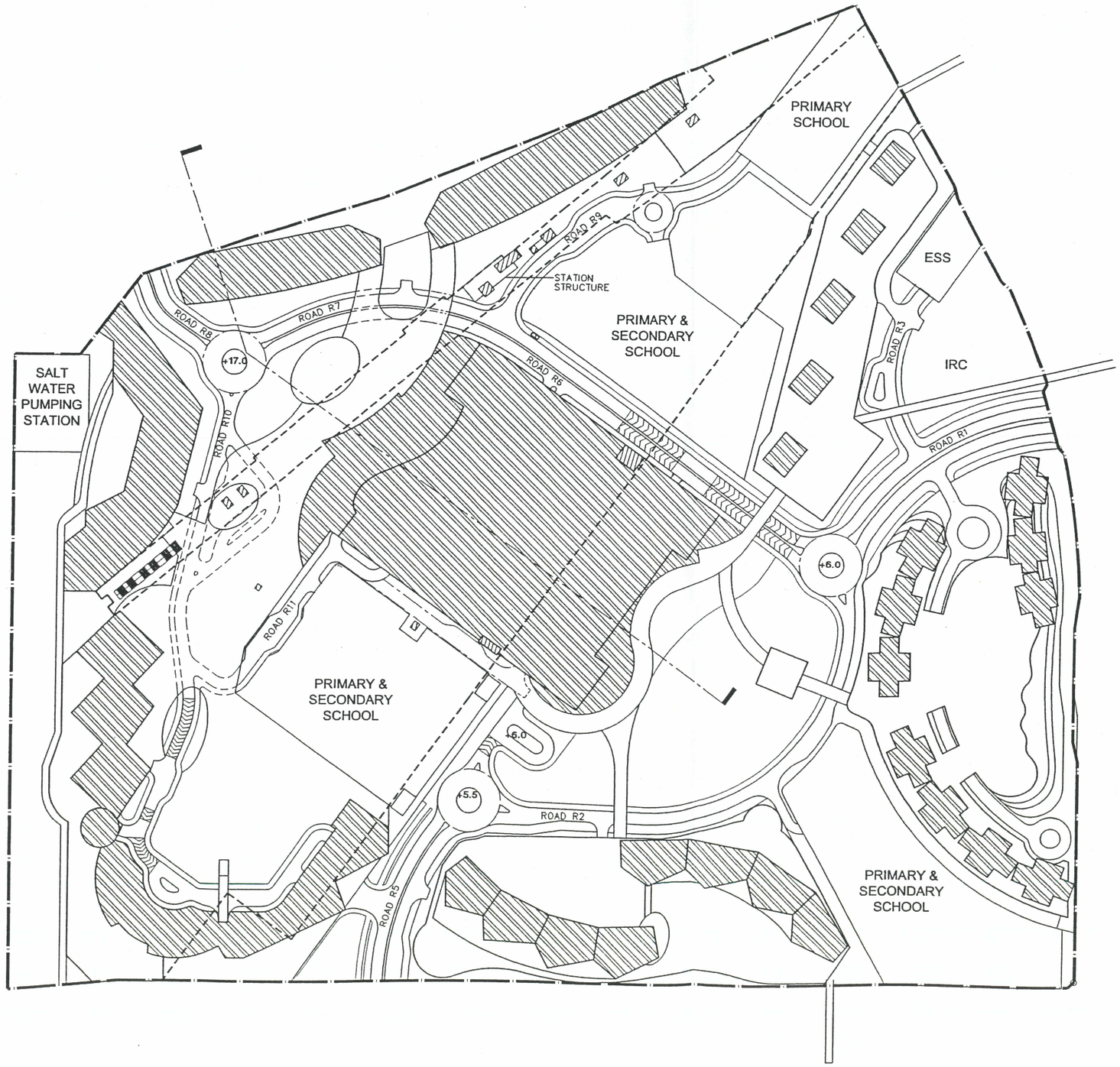
DRAWING NO MLP - 006

REVISION 5B

SCALE 1:3000 | DATE MAR 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 +29.0mPD

PROJECT

TSEUNG KWAN O AREA 86 COMPREHENSIVE DEVELOPMENT AREA

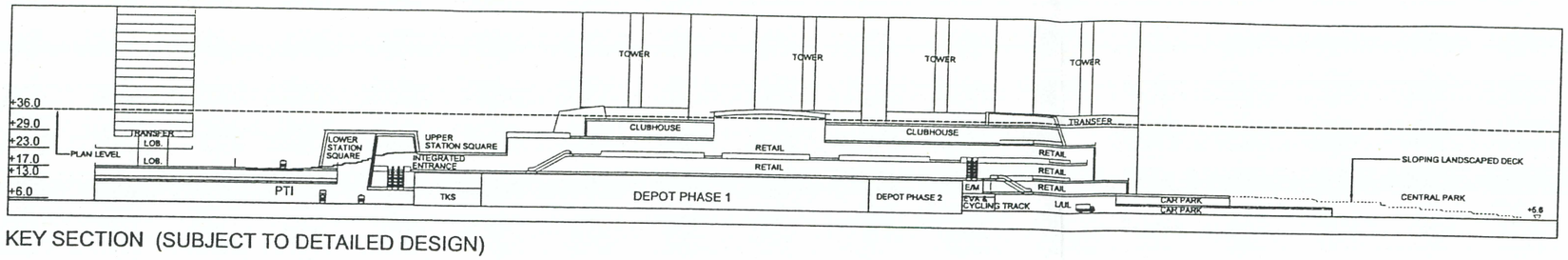
ARCHITECT

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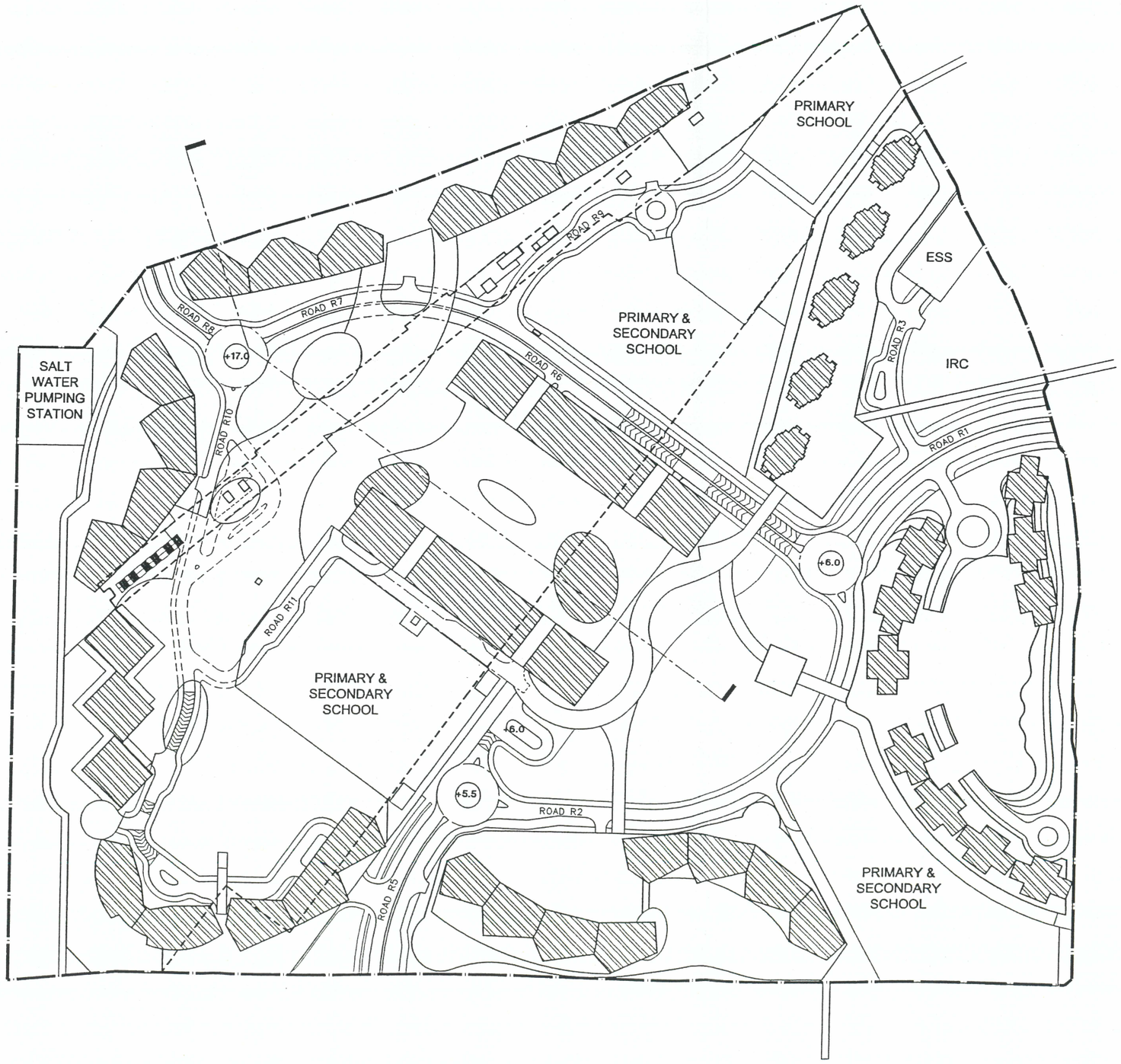
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地鐵公司 MTR Corporation

DRAWING NO	MLP - 007
REVISION	5B
SCALE	1:3000
DATE	MAR 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

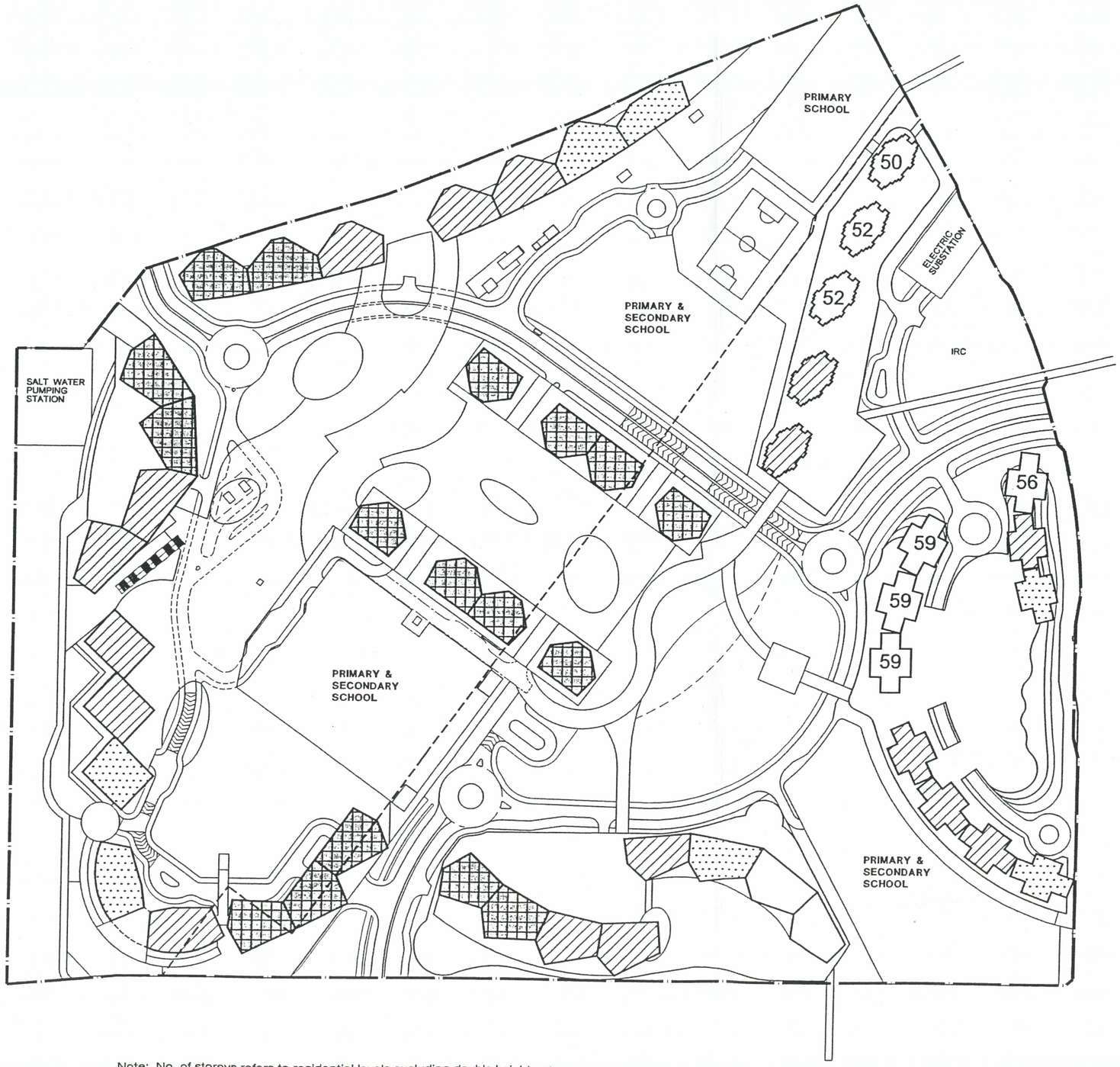
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CLIENT

地鐵公司 MTR Corporation

DRAWING NO MLP - 008

REVISION 5B



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 AREA 86 COMPREHENSIVE DEVELOPMENT AREA

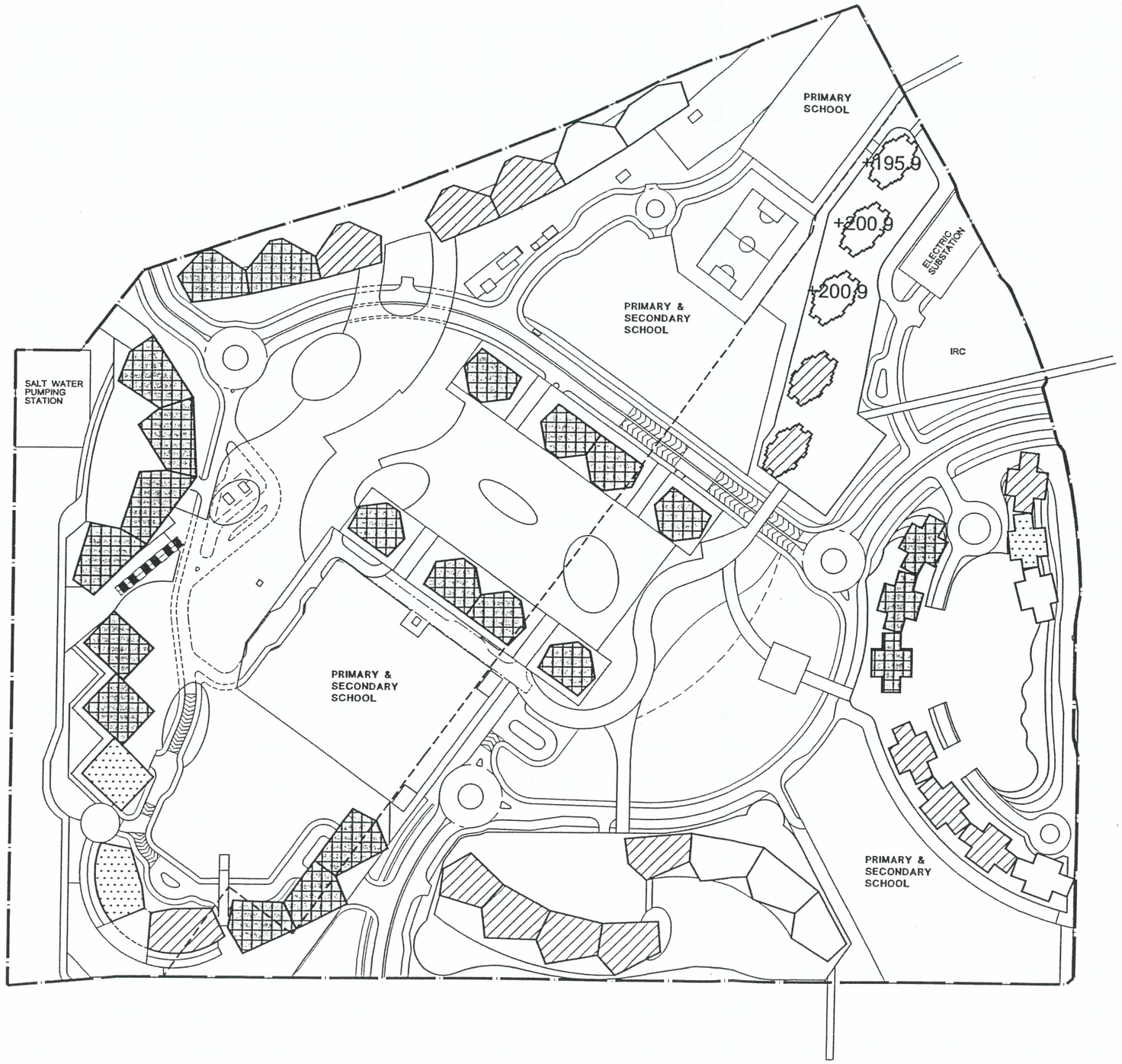
ARCHITECT

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CLIENT

地鐵公司 MTR Corporation

DRAWING NO	MLP - 009
REVISION	5B
SCALE 1:3000	DATE MAR 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 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 AREA 86 COMPREHENSIVE DEVELOPMENT AREA

ARCHITECT

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Ronald Lu & Partners (HK) Ltd.
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CLIENT

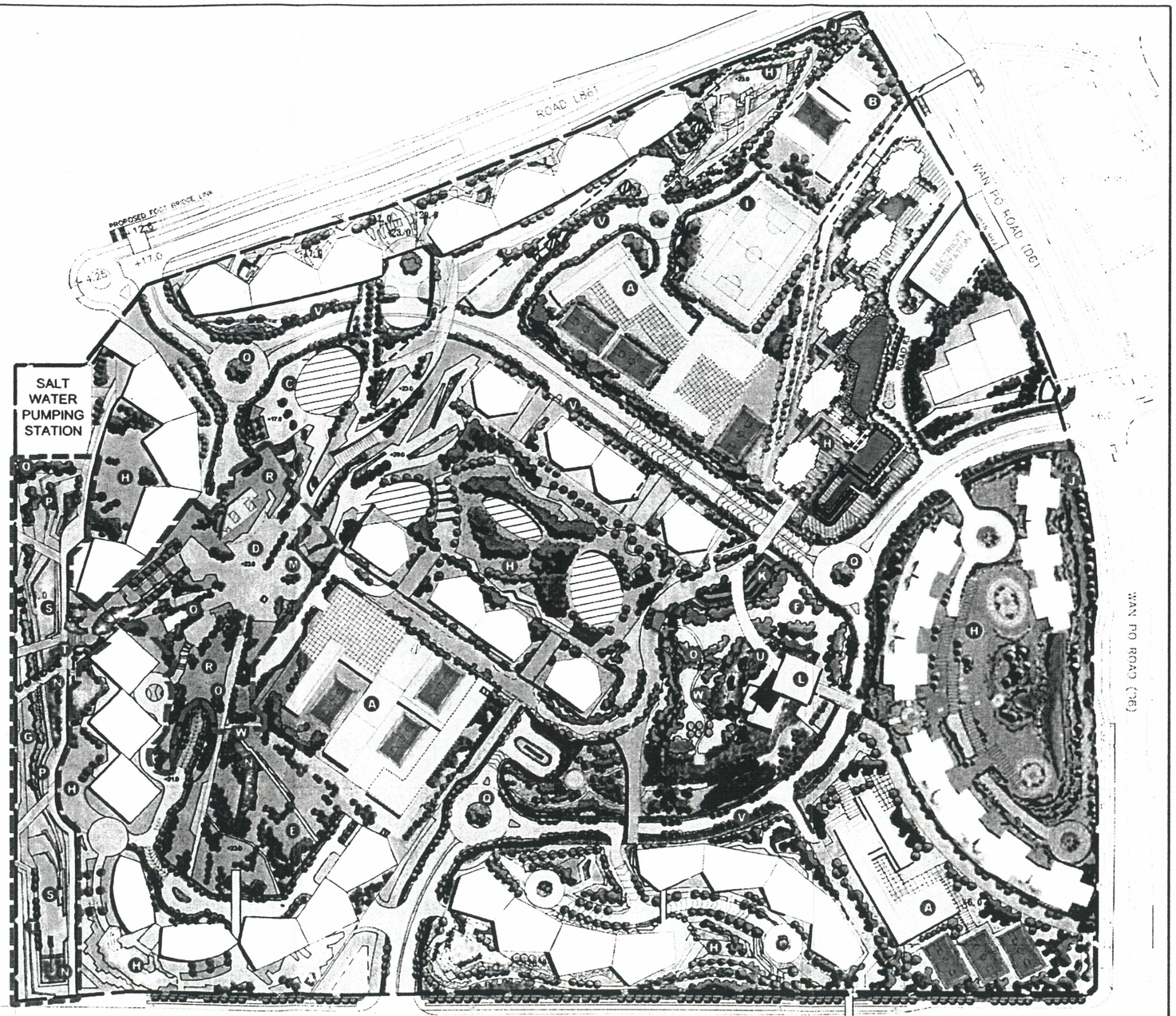
地鐵公司 MTR Corporation

DRAWING NO	MLP - 010
REVISION	5B
SCALE	1:3000
DATE	MAR 06

Appendix 4.2f
Landscape Master Plan

LEGEND

- A PRIMARY AND SECONDARY SCHOOL
- B PRIMARY SCHOOL
- C ARRIVAL PLAZA
- D CENTRAL COURT
- E SERENE GARDEN
- F CENTRAL PARK
- G WATERFRONT PROMENADE
- H PRIVATE PODIUM LANDSCAPE GARDEN
- I ATHLETIC GREEN
- J ARRIVAL LANDSCAPE TREATMENT
- K URBAN WATERFALL
- L ICON BUILDING
- M SEATING PLAZA
- N WATER FEATURE
- O NATURALISTIC PLANTING
- P TERRACED GARDEN
- Q ROUNDABOUT PLANTING
- R MULTI-PURPOSE LAWN
- S OUTDOOR SEATING AREA
- T JOGGING TRAIL
- U NATURALISTIC LAKE & STREAM
- V AVENUE PLANTING
- W GARDEN TRAIL
- PUBLIC OPEN SPACE
- TREE PLANTING
- SHRUBS, GARDENS & LAWN AREA
- HARD PAVING
- WATER FEATURE



N

0 50 100 200 M

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