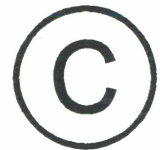


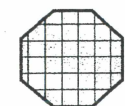
NOTE

All levels, blockings and building structures subject to detailed design

No. of storeys refers to residential levels excluding entrance lobby, refuge floors, plant room floors, transfer structure, etc.



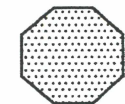
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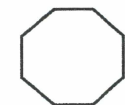
56 - 57



51 - 55



47 - 50



42 - 46

CDA SITE  
BOUNDARY



DRAWING TITLE

REVISED  
TOWER HEIGHTS  
PLAN IN MODIFIED  
MLP

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

REVISION

SCALE 1:3000

DATE MARCH 00



茲證明城市規劃委員會已根據城市規劃條例第 4A (3) 條的規定而於二零零零年三月三十一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 31.3.2000.

signed

Stephen Fisher

Chairman, Town Planning Board

余志穩

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

# INDICATIVE SCHEME



March 2000



## 6 PLANNING ASSESSMENT

### 6.2.4 Conceptual Landscape Master Plan

The Conceptual Landscape Master Plan is illustrated in Figure 6.11. It has taken into consideration the identified landscape planning issues and urban design parameters as well as the Hong Kong Planning Standards and Guidelines. It will be subjected to continuous design developments and reviews as the overall Area 86 project progress.

The arrangement of the recreational uses of the open space has taken into consideration the guidelines on usage of open space site so as to facilitate the healthy enjoyment of users. The recreation facilities are positioned to avoid the locations in proximity to the industrial estate in Area 87, the industrial uses in Area 85, the Road D9 and the Road D6. Adequate landscape buffer will be used as buffer screen between the ball courts and the Road D9 and the Road D6 to mitigate the air impact from vehicles.

Buffer plantings along the Road D9, the Road D6 and the facing podium help in reducing the adverse visual impact from the heavy vehicular road, the industrial estate in Area 87 and the industrial uses in Area 85. The screen landscape buffers are incorporated with a noise barrier wall to screen the adverse traffic noise impact. Road side plantings are also used to reduce adverse air quality impact from vehicles.

The District Open Space provision comprises two interconnected District Open Spaces. In addition, more provision of Local Open Spaces in comparison to earlier submission are distributed throughout the site serving as neighbourhood parks. All of them are strategically distributed throughout the development site - some serving as ceremonial focal points whilst others offer different recreational opportunities within the neighbourhood districts. In the following sections, a brief description of each of the District Open Spaces and significant Local Open Spaces are provided.

The distribution and amount of active and passive recreation facilities within the District Open Space and Local Open Space are determined by site constraints, proximity to Indoor Recreation Centre as well as programmatic relationship to the recreation schedule offered by Area 77. The recreational facilities will aim to satisfy requirements as stated in the Planning Brief wherever possible.

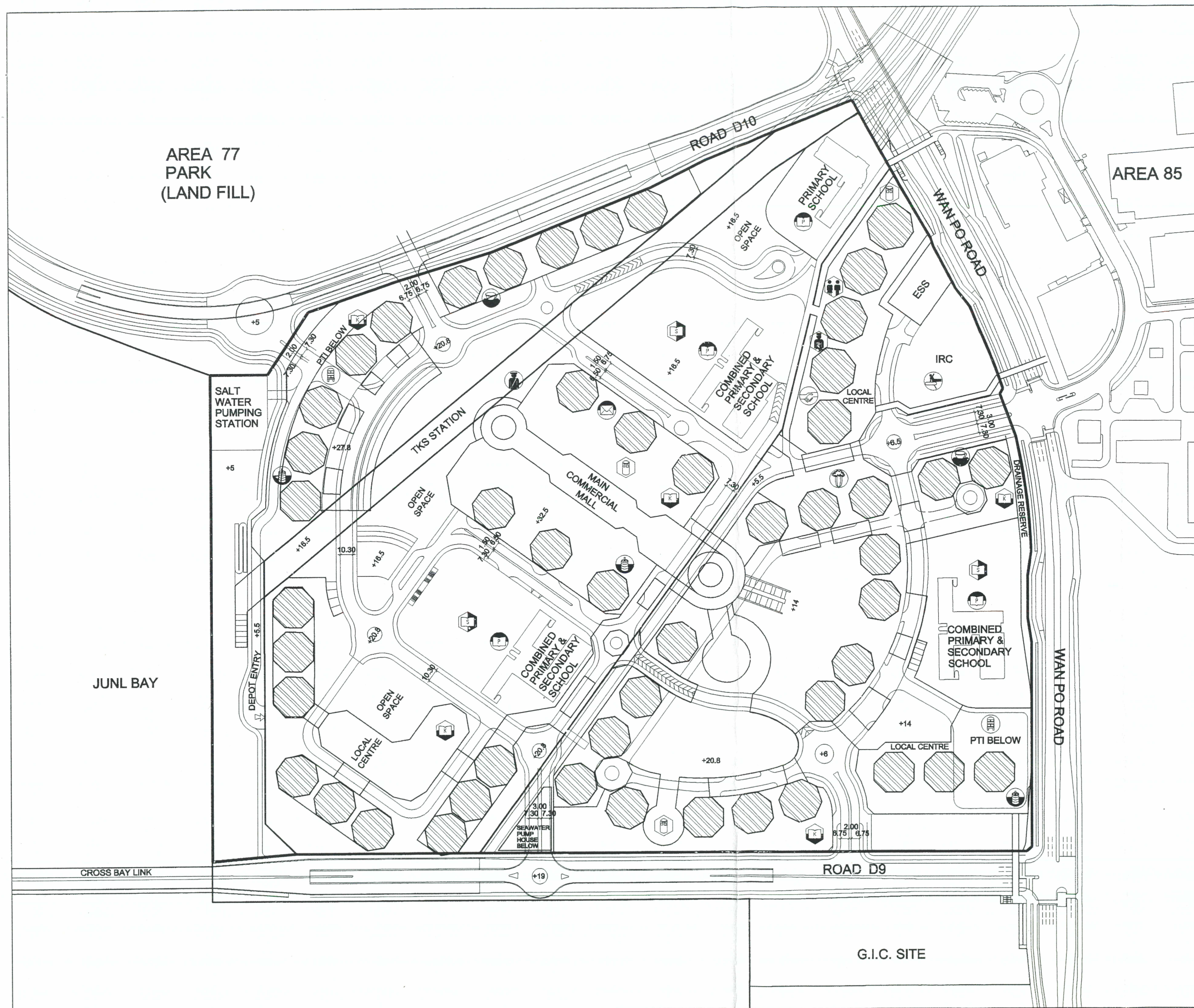


Figure 6.11 Conceptual Master Landscape Plan









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
  - POST OFFICE
  - MARKET
  - INDOOR RECREATION CENTRE
  - COMMUNITY HALL
  - PUBLIC TRANSPORT INTERCHANGE
  - REFUSE COLLECTION POINT
  - 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

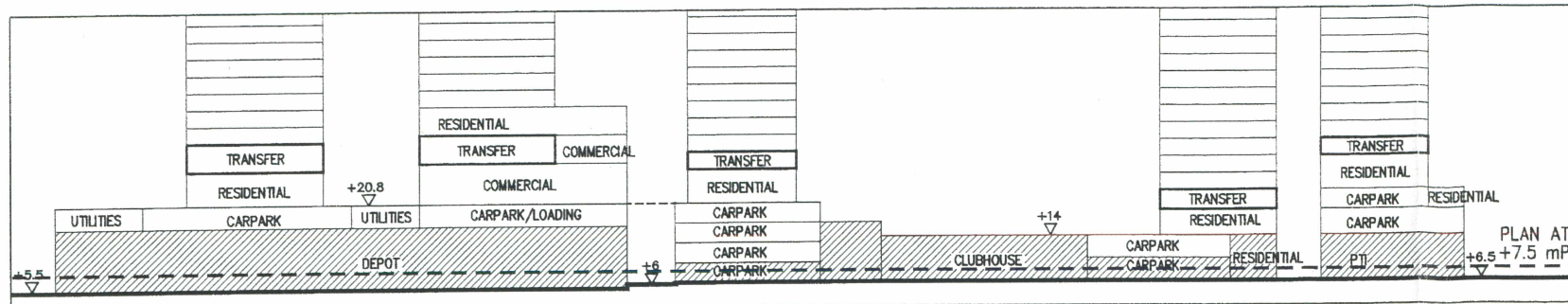
CLIENT  
 **地鐵公司  
MTR Corporation**

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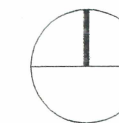
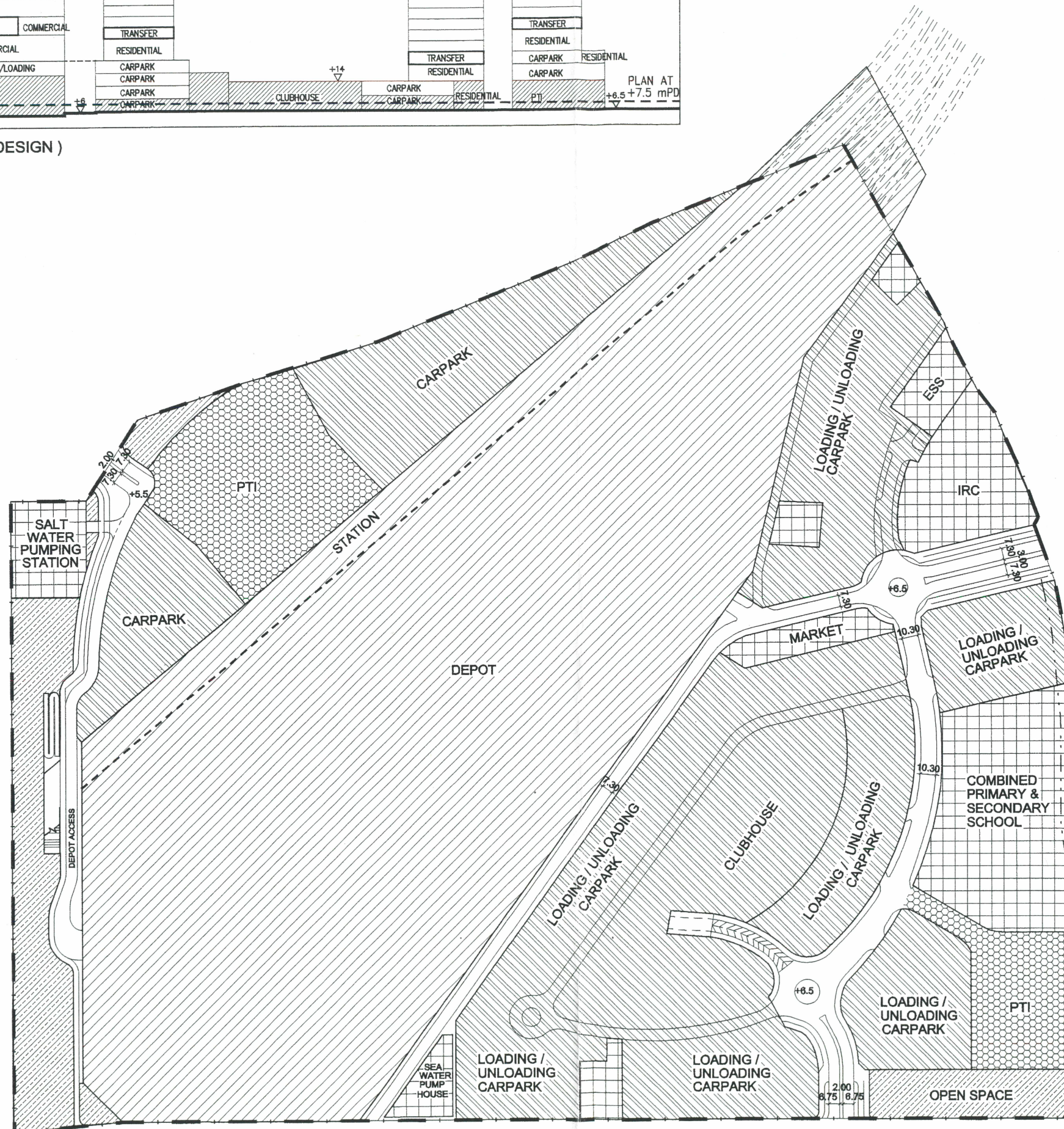
REVISION **1**

SCALE **1:3000** DATE **DEC 99**












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 +7.50 mPD

PROJECT

TSEUNG KWAN O AREA 86  
COMPREHENSIVE  
DEVELOPMENT AREA

ARCHITECT

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

CLIENT

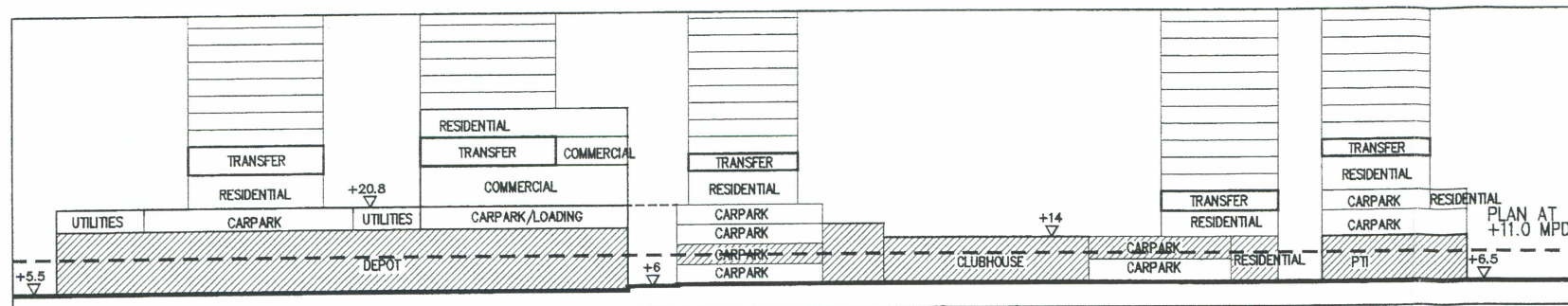
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**MTR Corporation**

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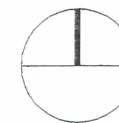
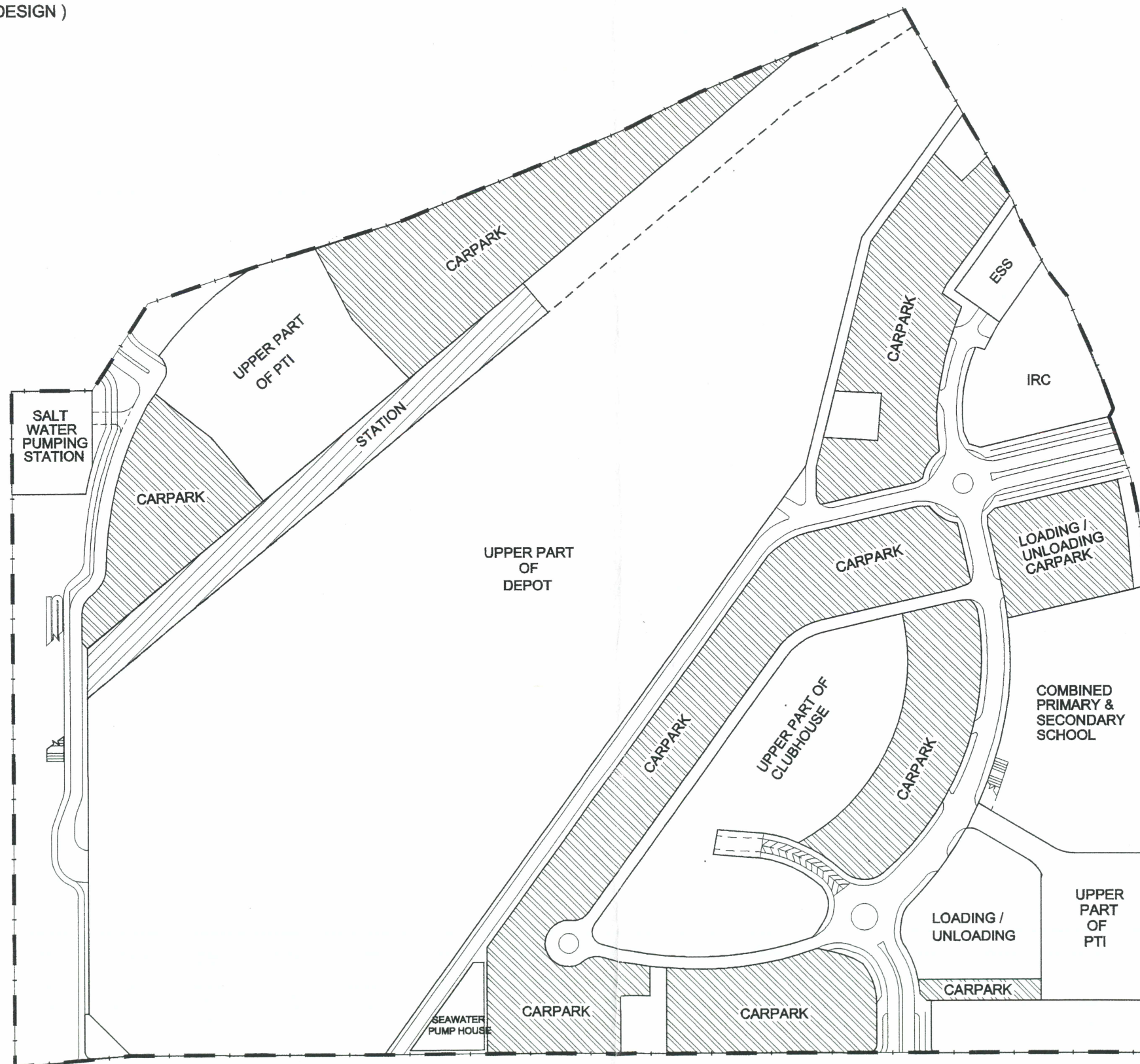
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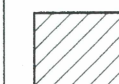

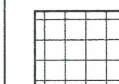

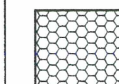




KEY SECTION (SUBJECT TO DETAILED DESIGN)



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 +11.0 mPD

PROJECT

TSEUNG KWAN O AREA 86  
COMPREHENSIVE  
DEVELOPMENT AREA

ARCHITECT

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

CLIENT

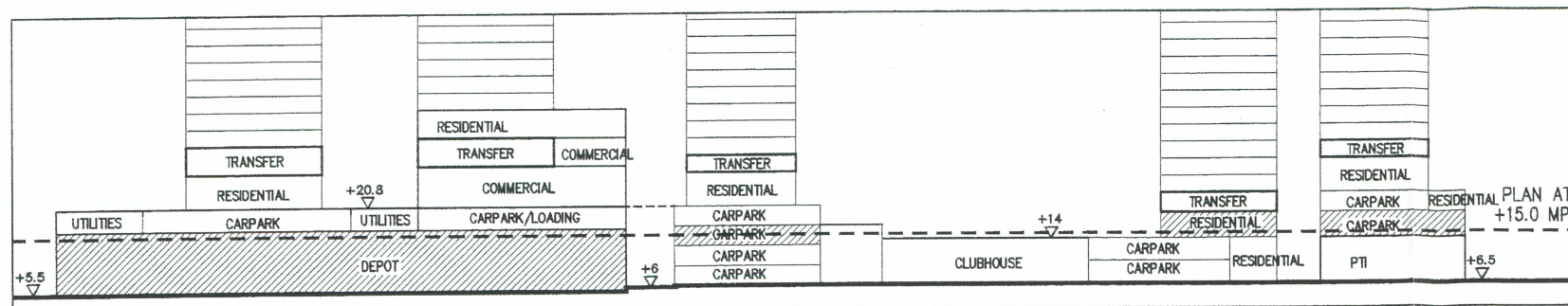
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MTR Corporation

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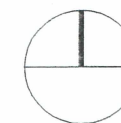
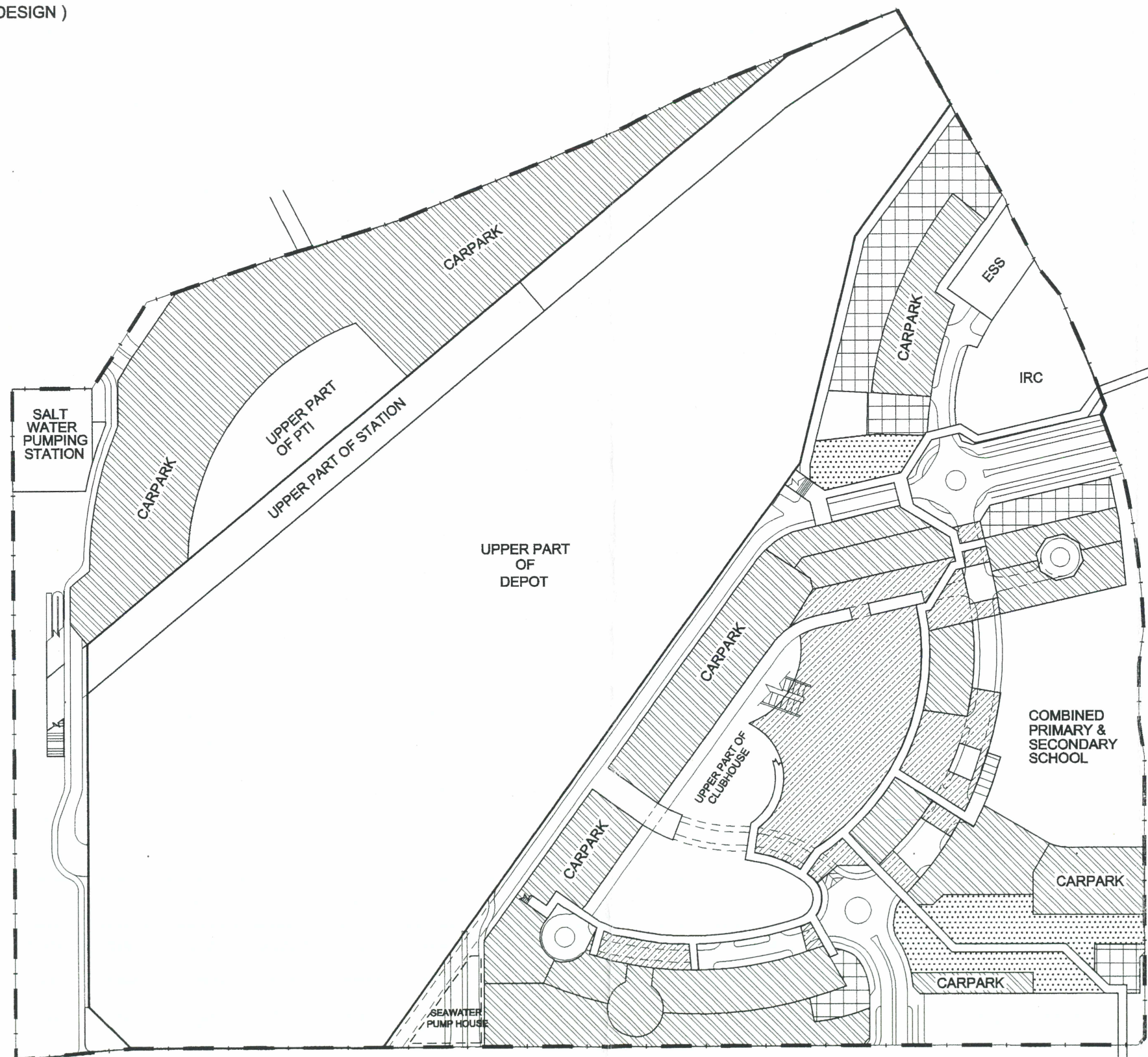
REVISION 1

SCALE 1:3000 DATE DEC 99






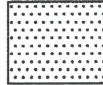
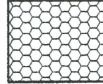



KEY SECTION (SUBJECT TO DETAILED DESIGN)



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 +15.0 mPD

PROJECT

TSEUNG KWAN O AREA 86  
COMPREHENSIVE  
DEVELOPMENT AREA

ARCHITECT

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

CLIENT

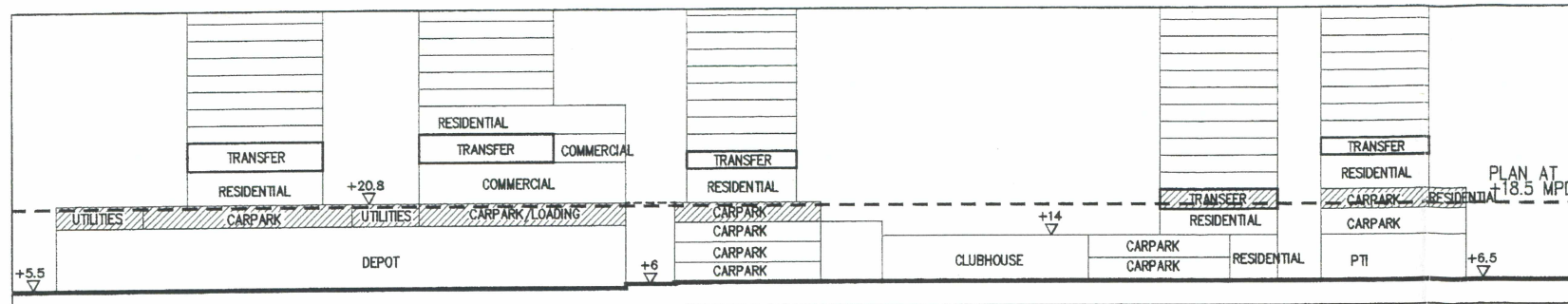
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MTR Corporation

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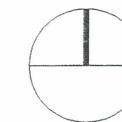
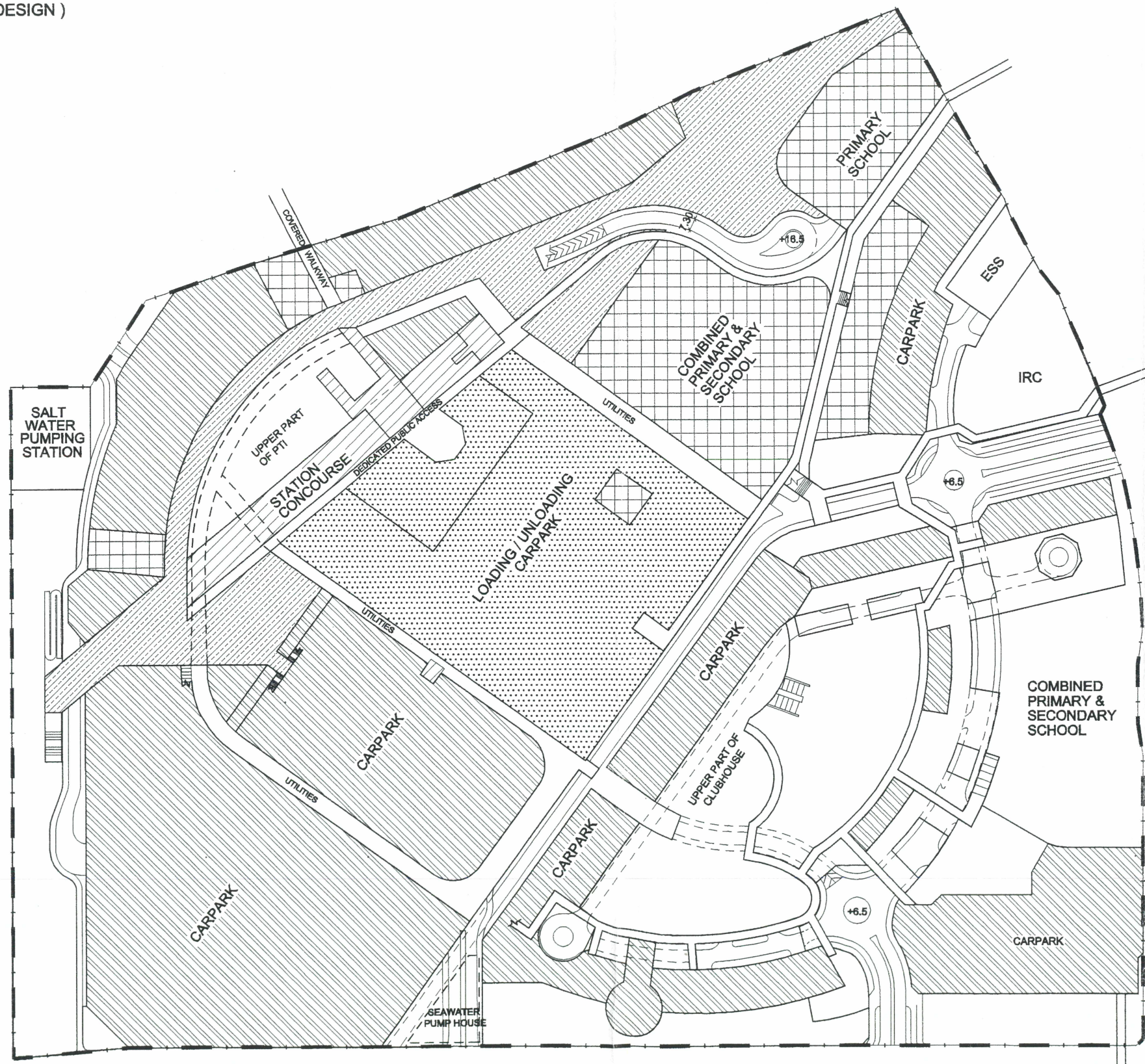
REVISION 1

SCALE 1:3000 DATE DEC 99







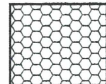



KEY SECTION (SUBJECT TO DETAILED DESIGN)



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 +18.5 mPD

PROJECT

TSEUNG KWAN O AREA 86  
COMPREHENSIVE  
DEVELOPMENT AREA

ARCHITECT

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

CLIENT

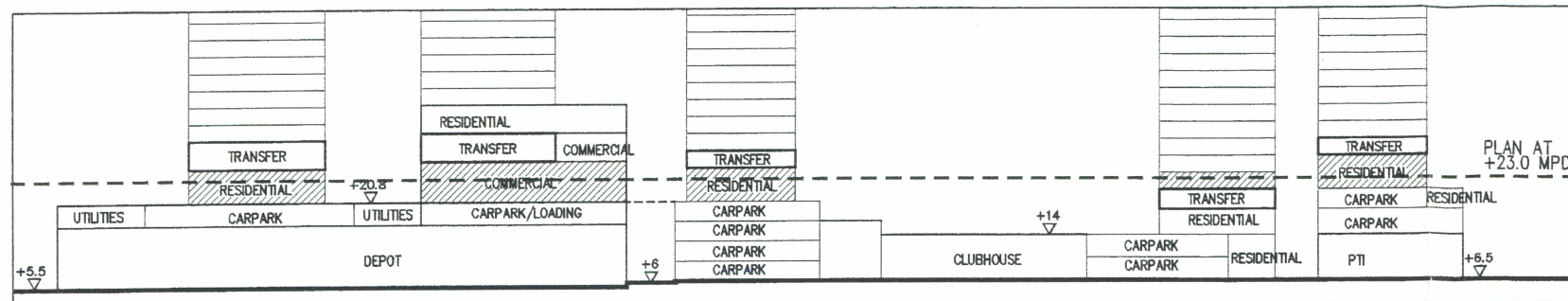
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MTR Corporation

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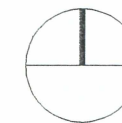
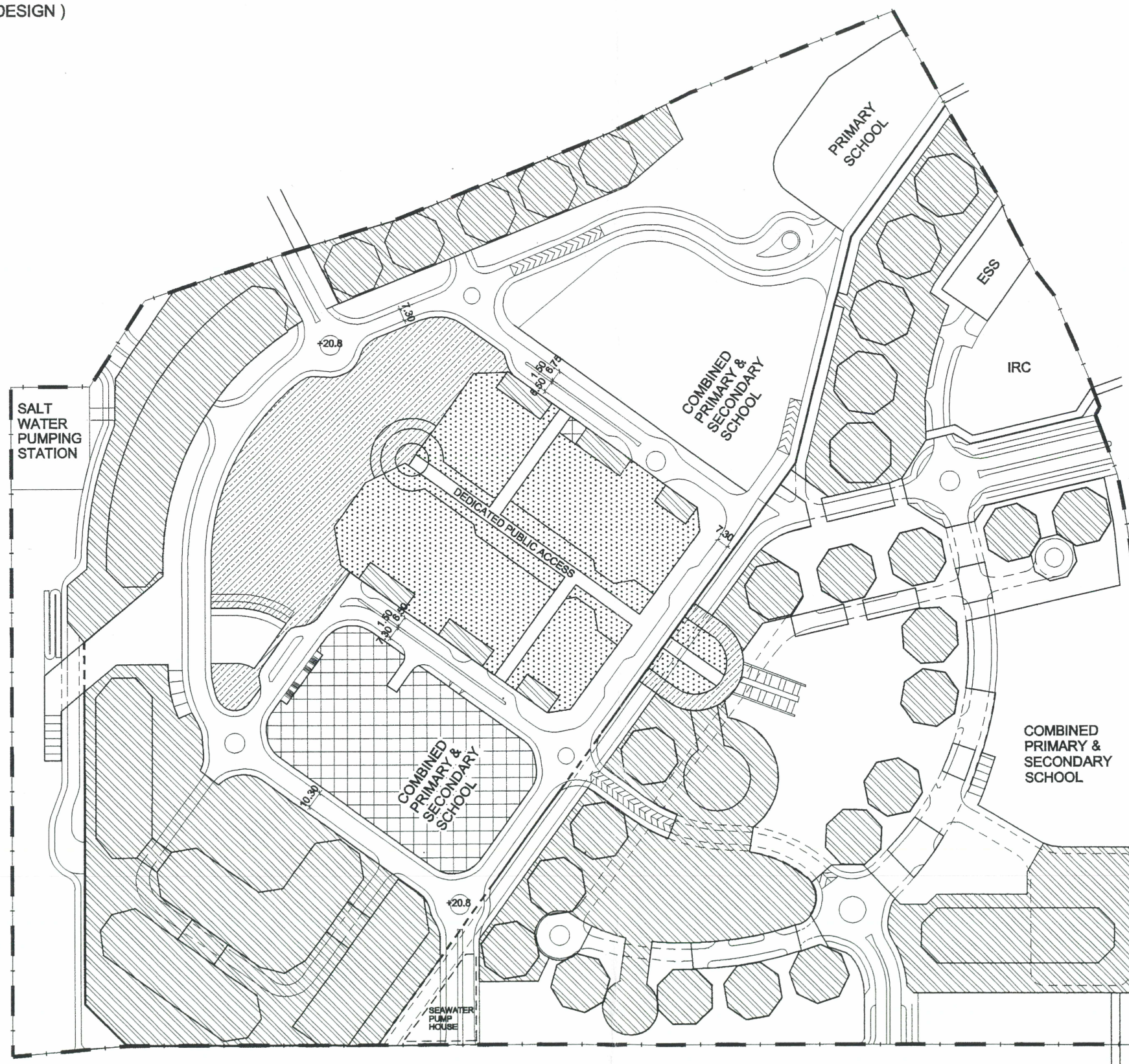
REVISION 1

SCALE 1:3000 DATE DEC 99












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 +23.0 mPD

PROJECT

TSEUNG KWAN O AREA 86  
COMPREHENSIVE  
DEVELOPMENT AREA

ARCHITECT

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

CLIENT

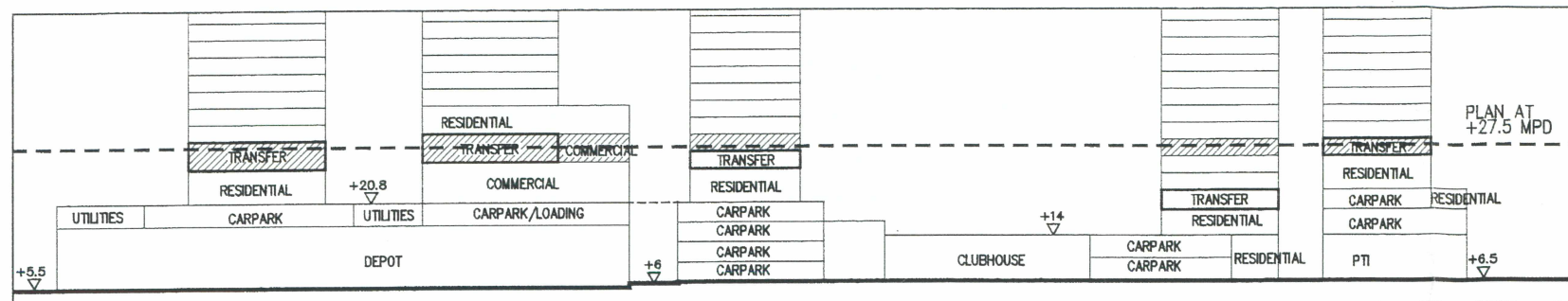
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MTR Corporation

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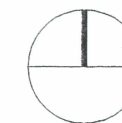
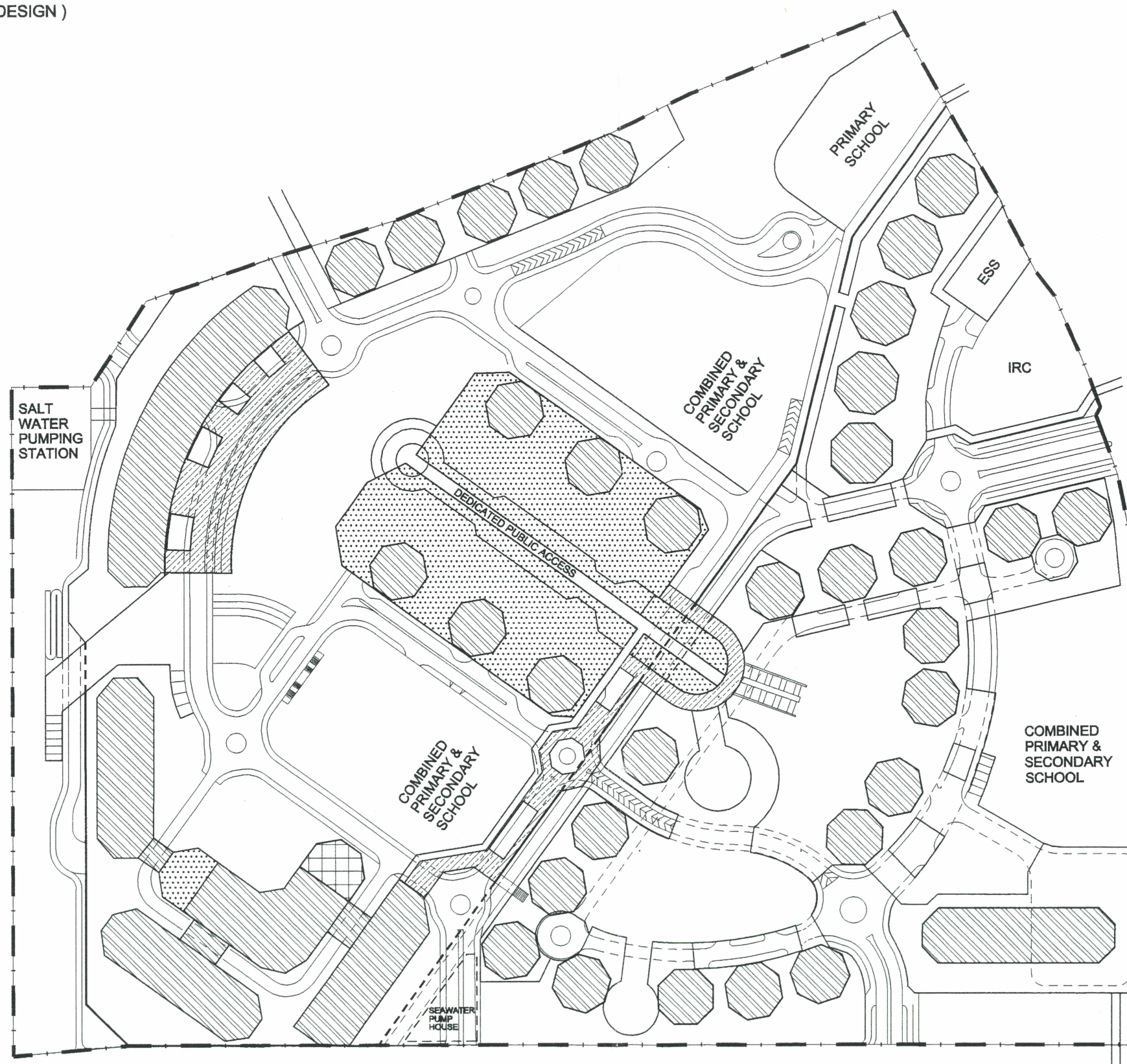
REVISION 1

SCALE 1:3000 DATE DEC 99












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 +27.5 mPD

PROJECT

TSEUNG KWAN O AREA 86  
COMPREHENSIVE  
DEVELOPMENT AREA

ARCHITECT

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

CLIENT

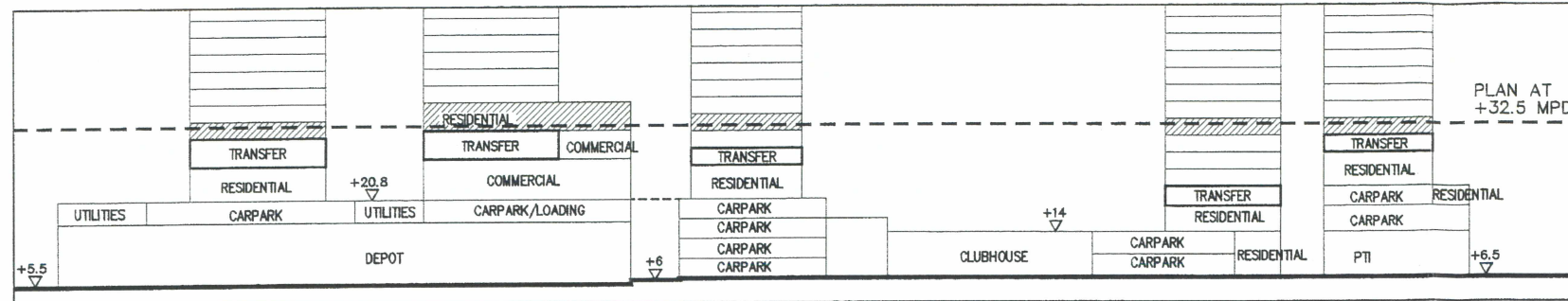
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**MTR Corporation**

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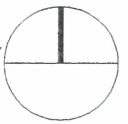
REVISION **1**

SCALE **1:3000** DATE **DEC 99**




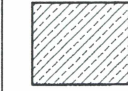

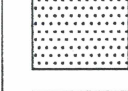
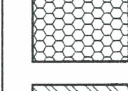




KEY SECTION ( SUBJECT TO DETAILED DESIGN )



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 +32.5 mPD

PROJECT

TSEUNG KWAN O AREA 86  
COMPREHENSIVE  
DEVELOPMENT AREA

ARCHITECT

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

CLIENT

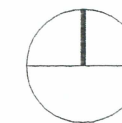
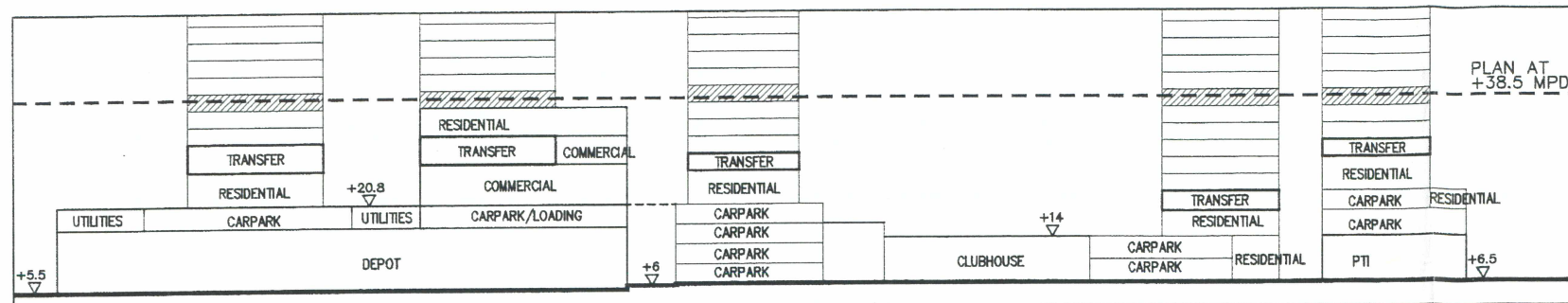
 地鐵公司  
MTR Corporation

DRAWING NO MLP - 009

REVISION 1








SCALE 1:3000 DATE DEC 99





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 +38.5 mPD

PROJECT

TSEUNG KWAN O AREA 86  
COMPREHENSIVE  
DEVELOPMENT AREA

ARCHITECT

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

CLIENT

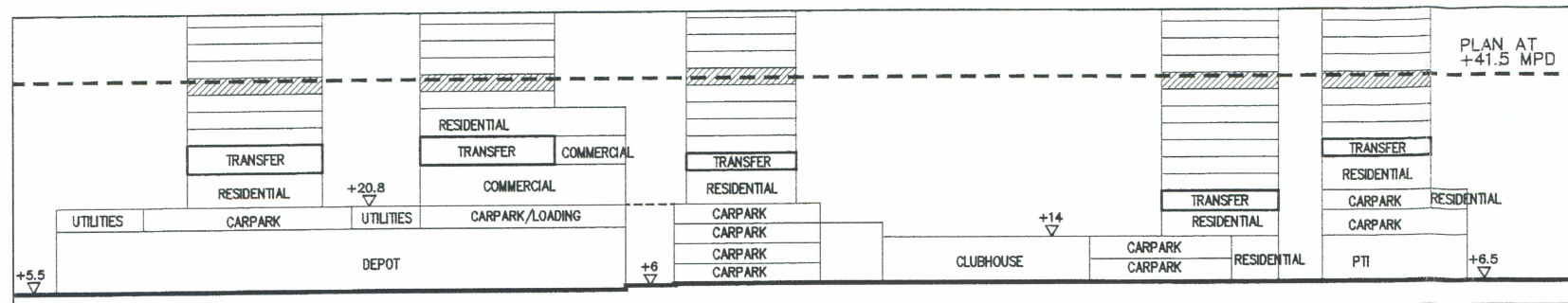
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**MTR Corporation**

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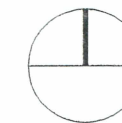
REVISION **1**

SCALE **1:3000** DATE **DEC 99**







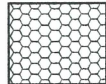




KEY SECTION (SUBJECT TO DETAILED DESIGN)



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 +41.50 mPD

PROJECT

TSEUNG KWAN O AREA 86  
COMPREHENSIVE  
DEVELOPMENT AREA

ARCHITECT

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

CLIENT

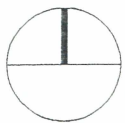
 **地鐵公司**  
**MTR Corporation**

DRAWING NO MLP - 011

REVISION 1

SCALE 1:3000 DATE DEC 99



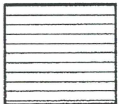


NOTE:  
All levels, blockings and building  
structures subject to detailed  
design

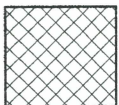
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AND BASED ON :



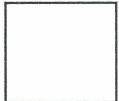
STAGE 1 ( PACKAGES 1-6 )



STAGE 2 ( PACKAGES 7-9 )



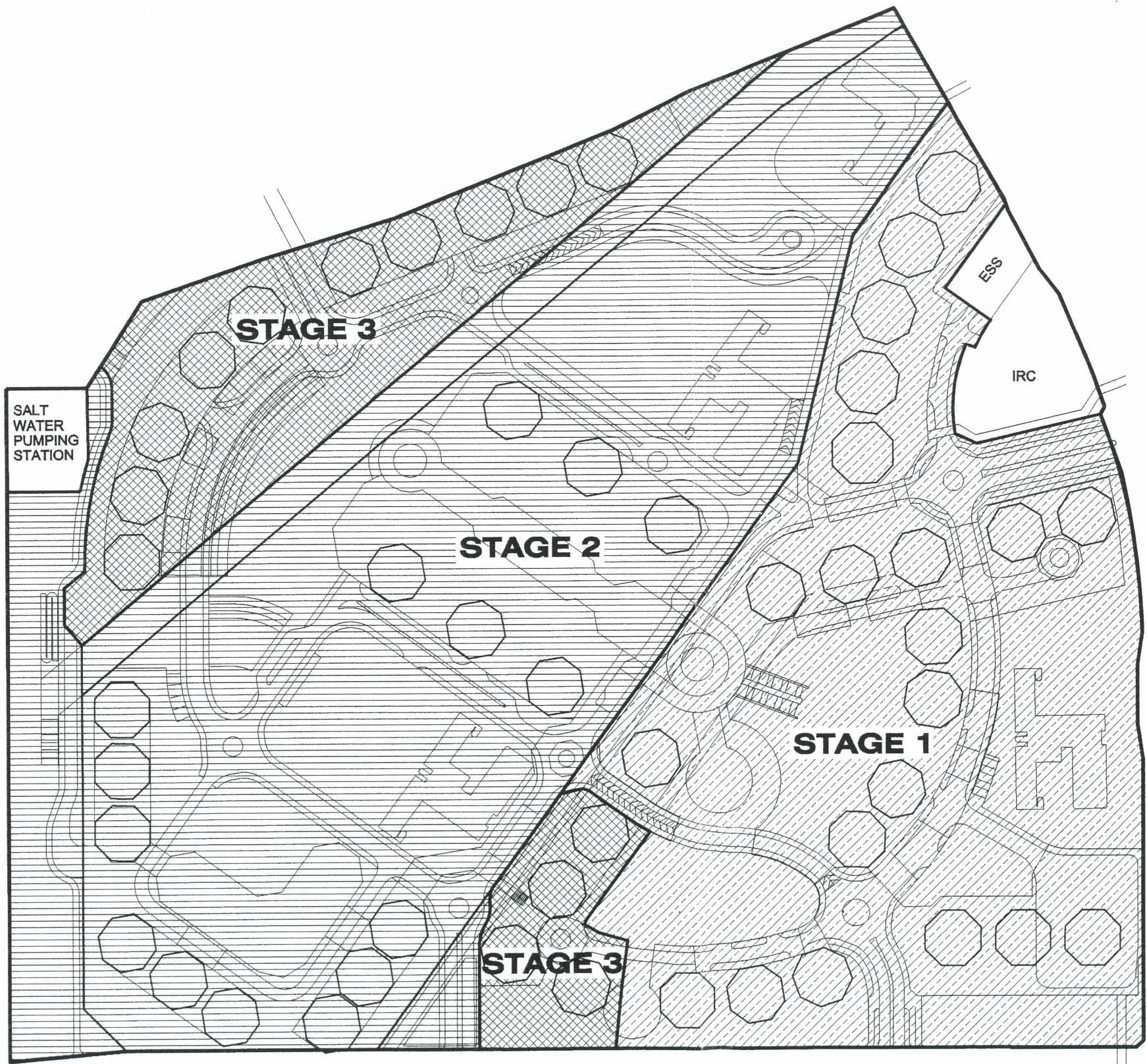
STAGE 3 ( PACKAGES 10-13 )



STAGE DETERMINED  
BY OTHERS



CDA SITE  
BOUNDARY



DRAWING TITLE

**DEVELOPMENT  
STAGE 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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SCALE **1:3000**

DATE **DEC 99**



## 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 2010. The market will be kept under review and the programme may be accelerated if conditions improve.

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Stage 1 <sup>1</sup>											
Stage 2 <sup>1</sup>											
Stage 3 <sup>1</sup>											
Railway Station <sup>2</sup>						▲					

	Residential Units <sup>3</sup>	Estimated Population	Retail GFA (sq m)	Schools	PTI	Major G/IC Facilities <sup>4</sup>	Local Open Space (ha) <sup>5</sup>	District Open Space (ha) <sup>5</sup>
Stage 1 <sup>1</sup>	8,720	23,370	2,500	1 combined primary & secondary 1 primary	1	1 day nursery 2 kindergartens 1 social centre for the elderly 1 residential care home for the elderly 1 integrated team of young people services 1 community hall	2.34	-
Stage 2 <sup>1</sup>	6,540	17,530	37,500	1 combined primary & secondary	-	1 day nursery 2 kindergartens 1 post office 1 police post	1.75	2.30
Stage 3 <sup>1</sup>	6,240	16,720	-	1 combined primary & secondary	1	1 day nursery 1 kindergarten 1 social centre for the elderly	1.67	-
						1 indoor recreation centre <sup>6</sup>		
<b>Total</b>	<b>21,500</b>	<b>57,620</b>	<b>40,000</b>	<b>7 schools</b>	<b>2 PTIs</b>		<b>5.76</b>	<b>2.3</b>

<sup>1</sup> The scope and programme for the stages, each containing several development packages, reflect current market conditions and may be accelerated if the market improves.

<sup>2</sup> Railway station opening commensurate with population intake and envisaged in 2004.

<sup>3</sup> 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.

<sup>4</sup> Stage of provision indicative - subject to agreement with concerned departments. These and other GIC facilities to be provided commensurate with departmental requirements and population build-up.

<sup>5</sup> Approximate only; this will be refined during the detailed design of the scheme layout.

<sup>6</sup> Does not form part of development packages. Design and provision to be decided by Government.