

580

List of Approval Conditions

Application No. A/TKO/68-3

580

Application Site : Area 86, Tseung Kwan O

Subject of Application : Proposed Class B Amendments to Master Layout Plan – Comprehensive Commercial and Residential Development

Date of Approval : 5.9.2008

- 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 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 fire fighting water supplies to the satisfaction of the Director of Fire Services or of the TPB;
 - (h) the implementation and completion of the junction improvement works proposed under the "Revised Final Report - Further Traffic Impact Assessment" dated September 2006 prior to the population intake of Stage 2 of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;

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AFTER USE

- (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 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;
- (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 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;

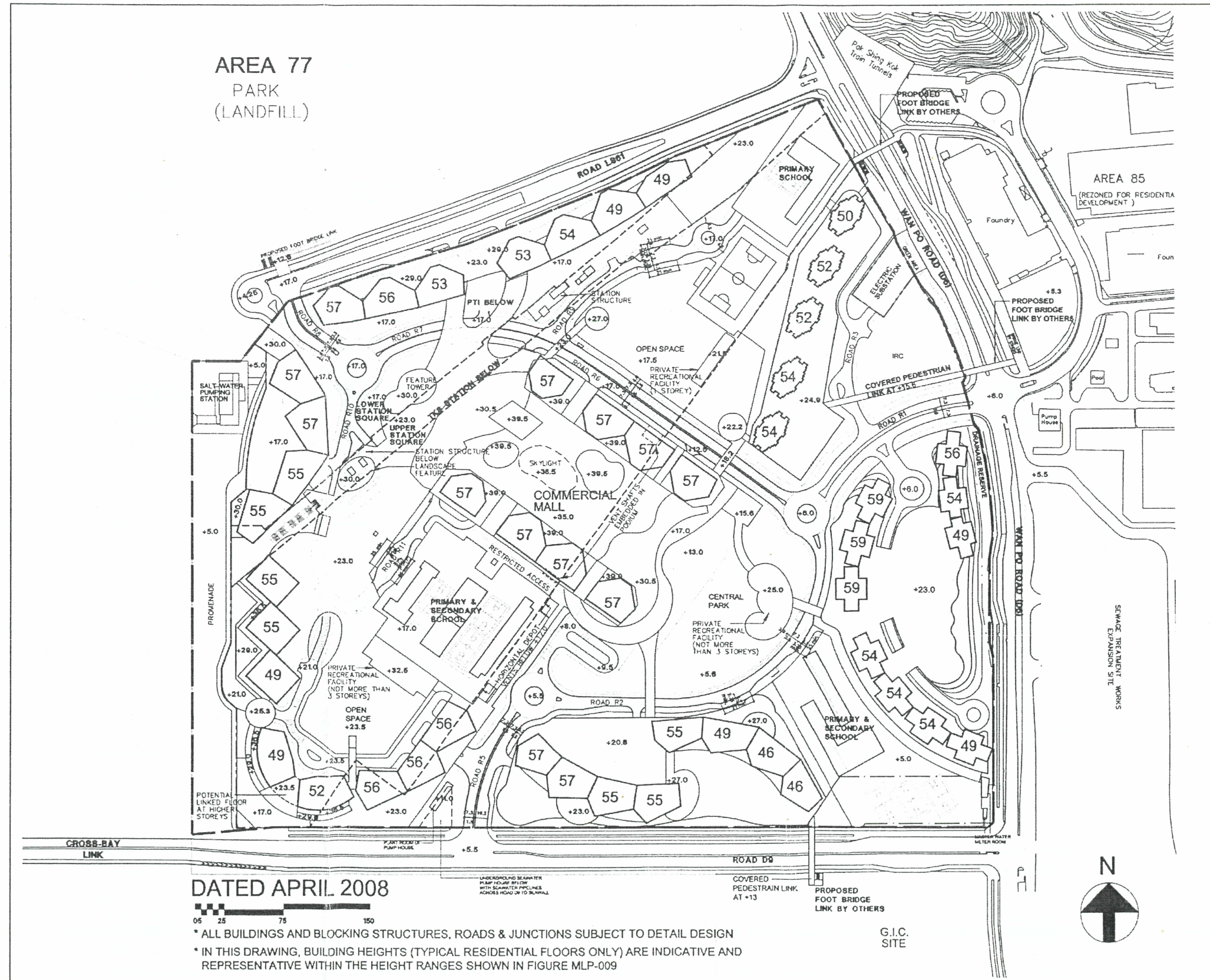
- (u) the design and provision of a minimum of 2.3 hectares of district open space and 7.07 hectares of local open space to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (v) the design, provision, maintenance and management of a 3m green strip between the southern 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 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, 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;
- (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

(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 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.



AREA 77
PARK
(LANDFILL)

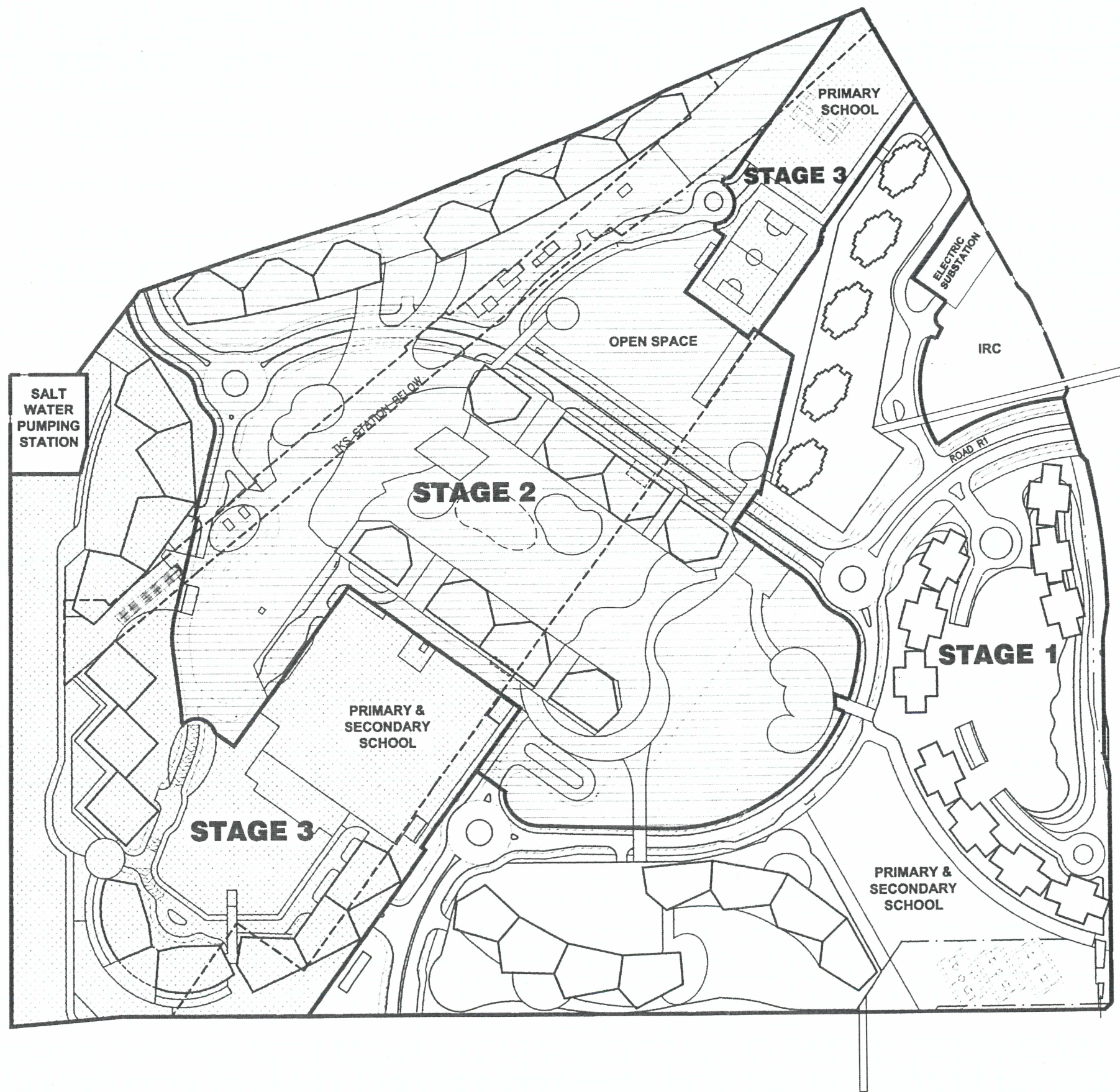
DATED APRIL 2008








* 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
二零零八年九月五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 5. 9. 2008.

signed Mr. Raymond Young 楊立門
Chairman, Town Planning Board 城市規劃委員會主席 簽署



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 AREA 86
COMPREHENSIVE
DEVELOPMENT AREA**

ARCHITECT

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CLIENT

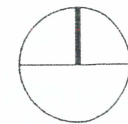
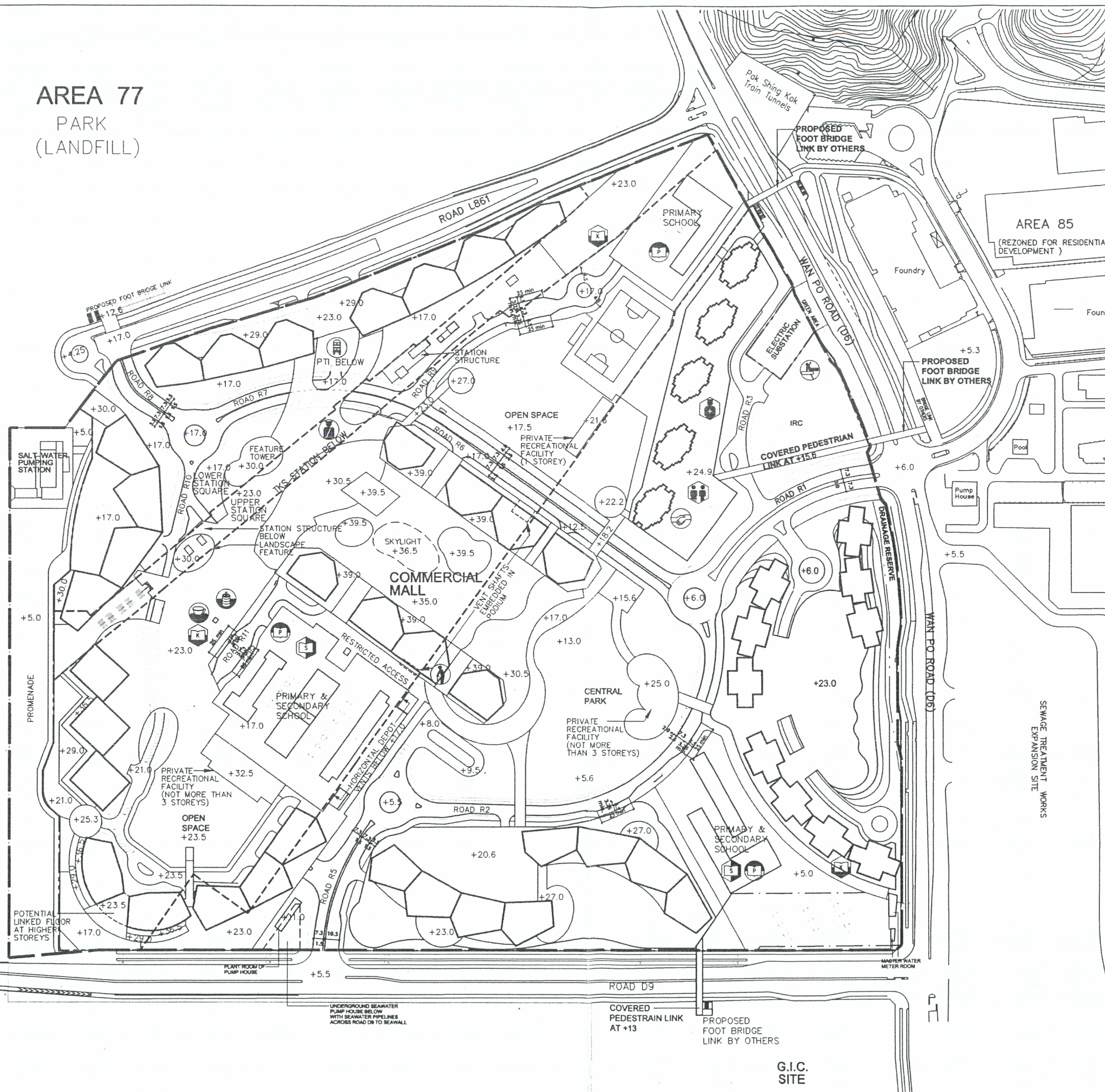


DRAWING NO **FIG-A**

REVISION **7**

SCALE **1:3000** DATE **APR 08**

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
 - 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**

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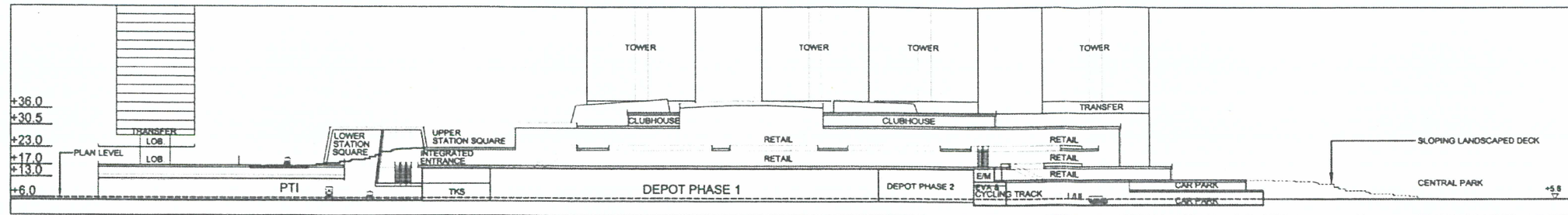
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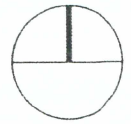
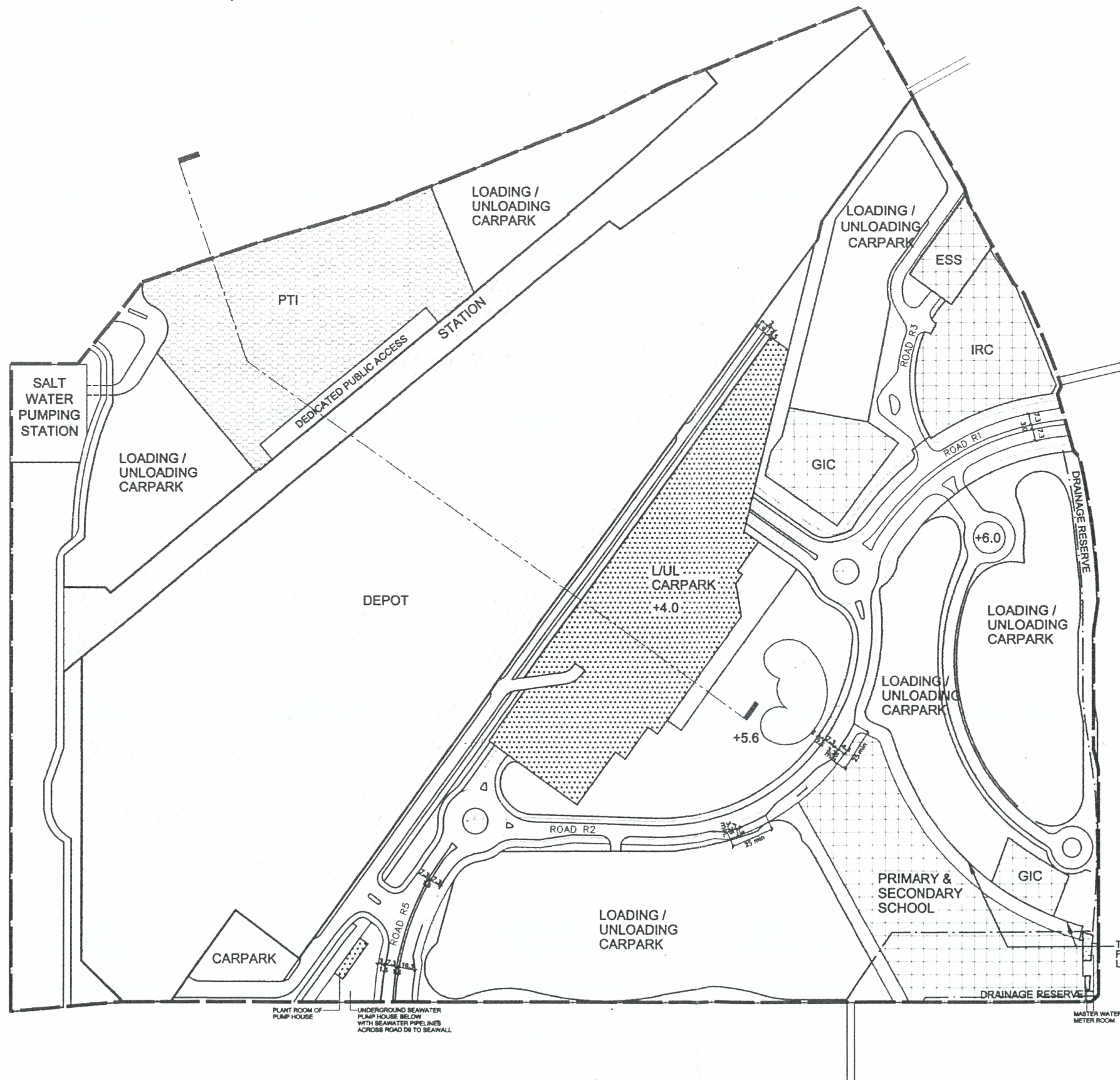
REVISION **7**

SCALE **1:3000** DATE **APR 08**

G.I.C.
SITE



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

DRAWING TITLE

PLAN AT +6.0mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

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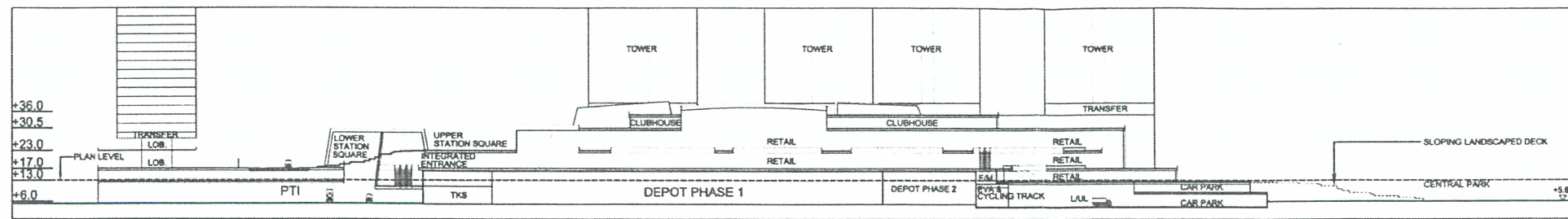


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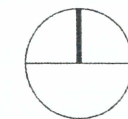
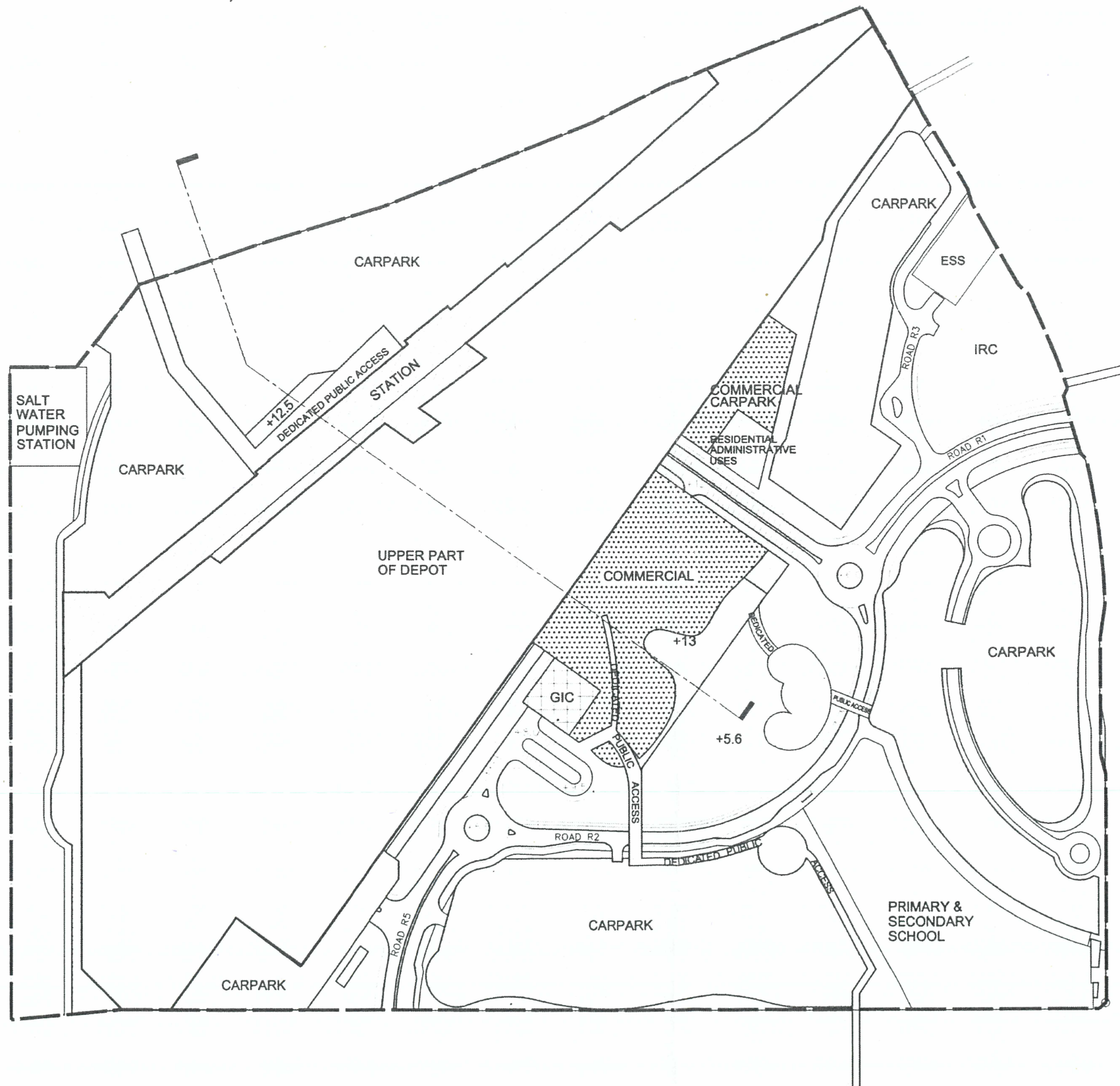
REVISION 7

SCALE 1:3000

DATE APR 08



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

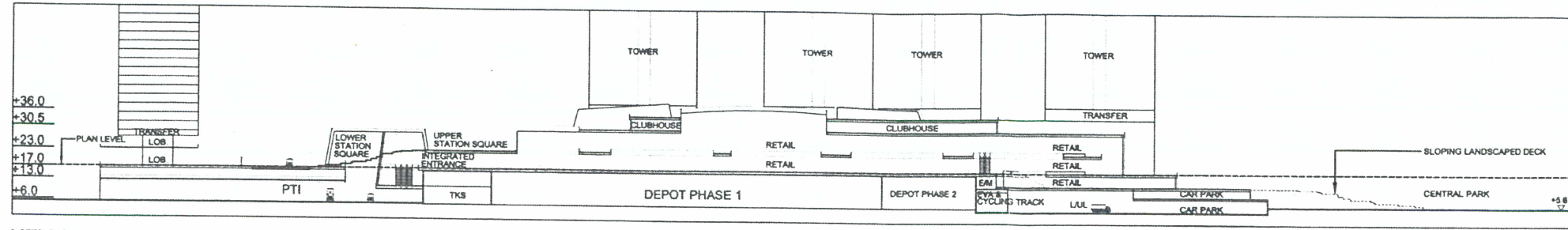
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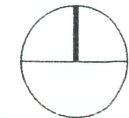
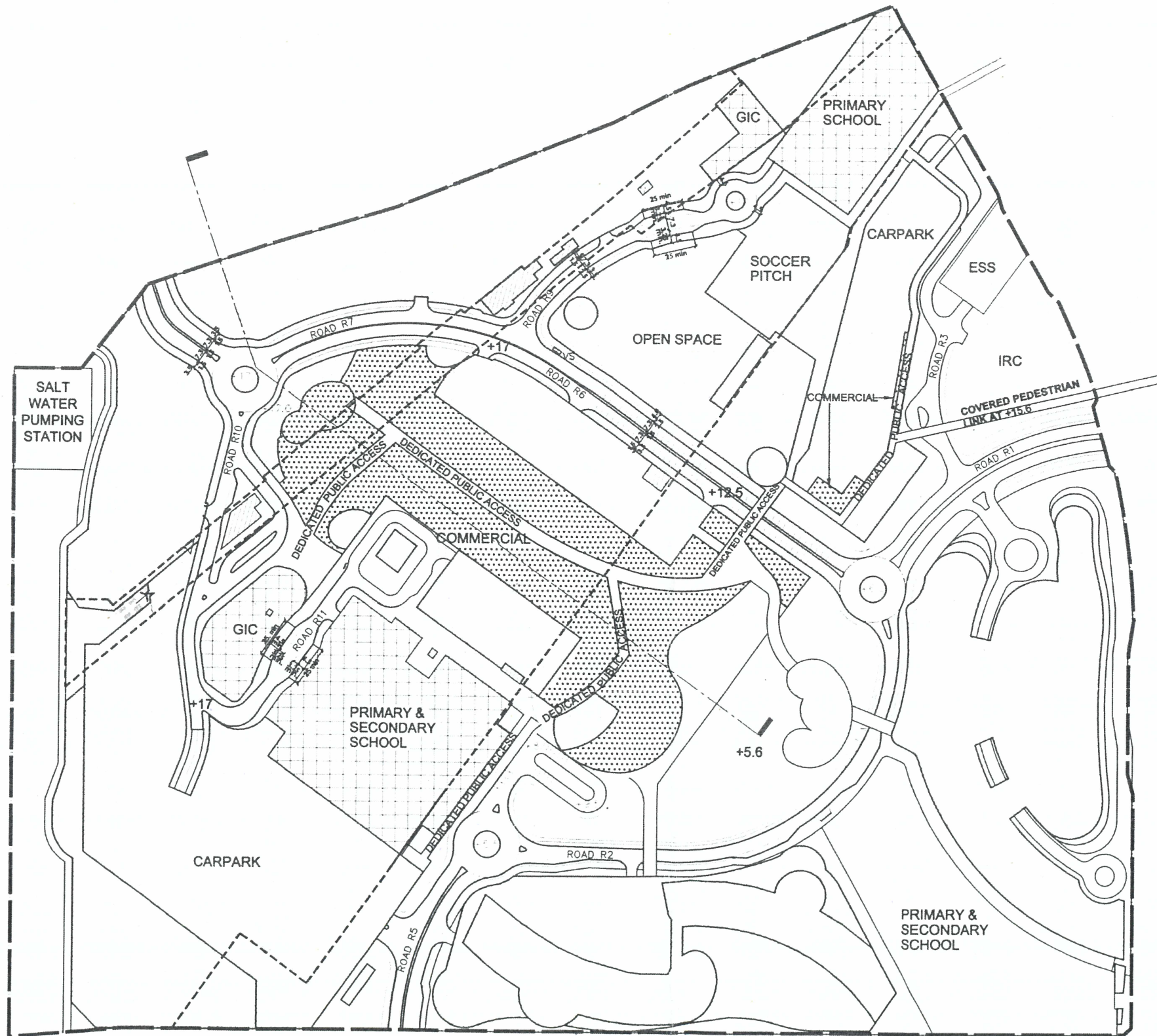
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REVISION 7

SCALE 1:3000 DATE APR 08











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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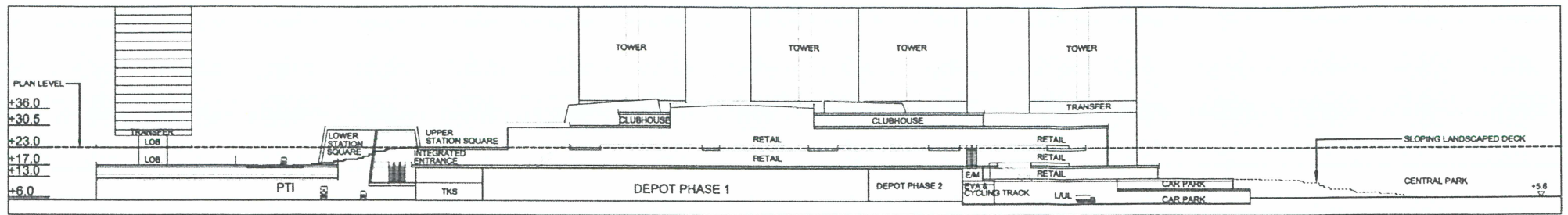
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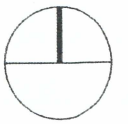
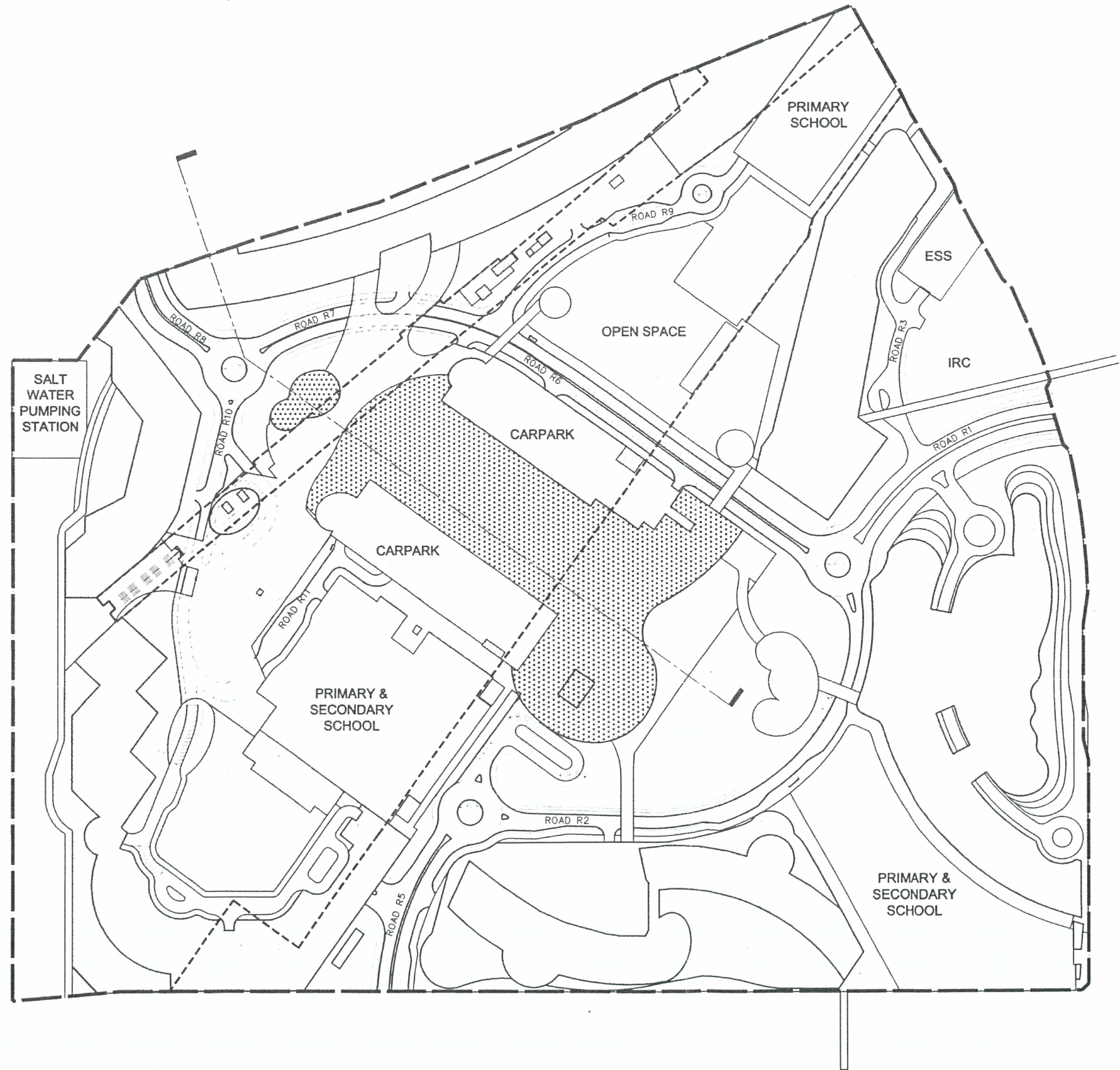
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REVISION 7



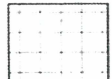
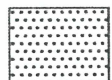
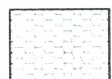
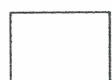
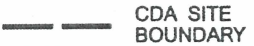

SCALE 1:3000 DATE APR 08



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

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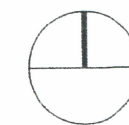
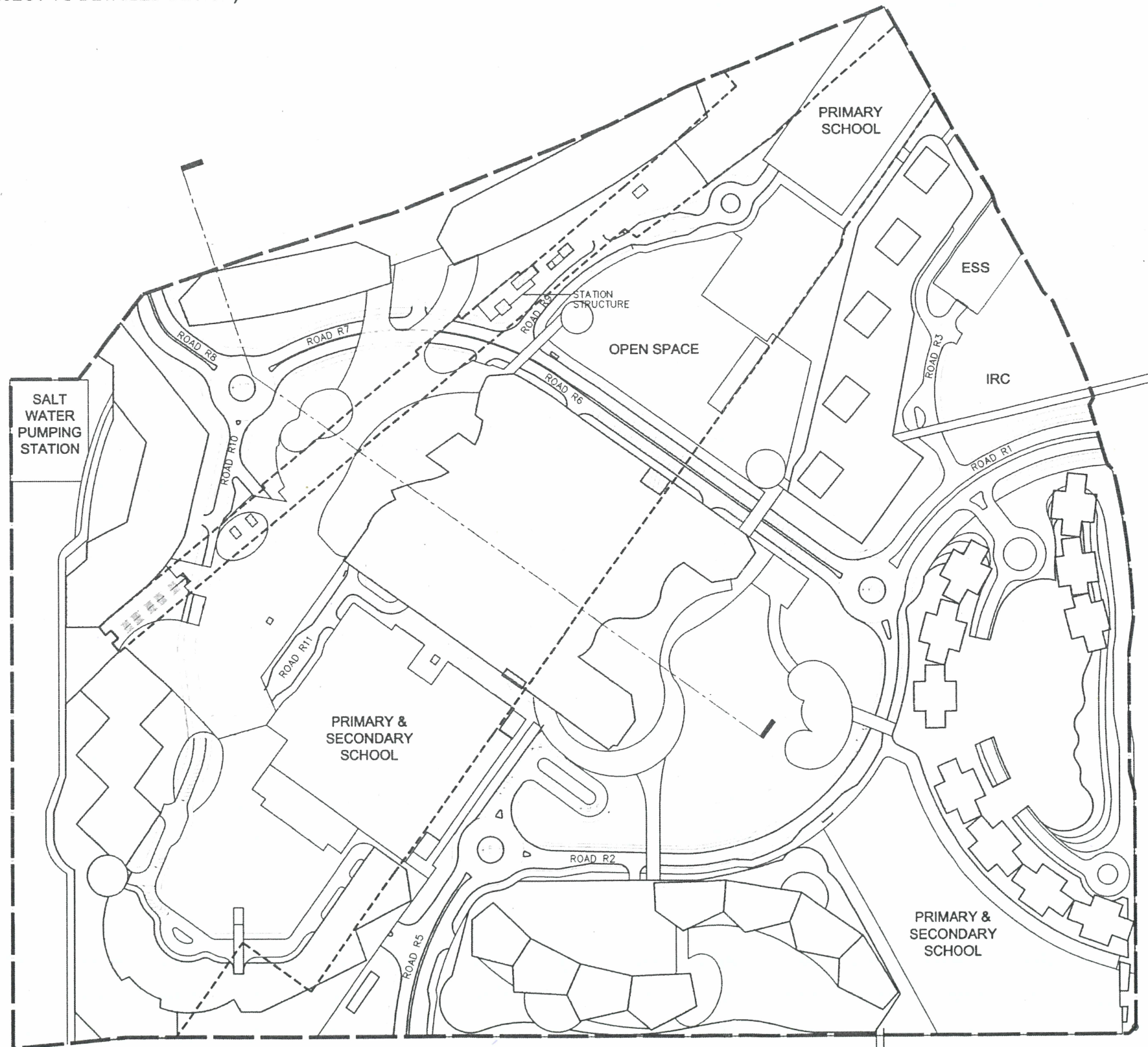
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REVISION **7**

SCALE **1:3000** DATE **APR 08**


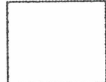
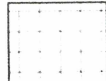
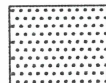
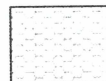
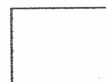




KEY SECTION (SUBJECT TO DETAILED DESIGN)



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 +30.5mPD

PROJECT

TSEUNG KWAN O AREA 86
COMPREHENSIVE
DEVELOPMENT AREA

ARCHITECT

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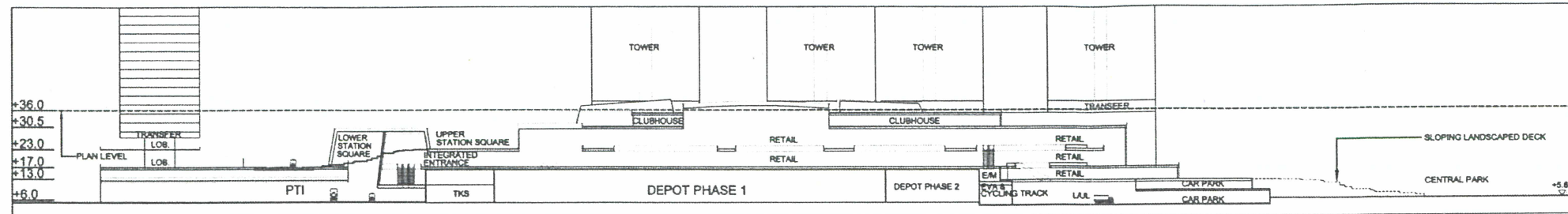
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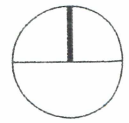
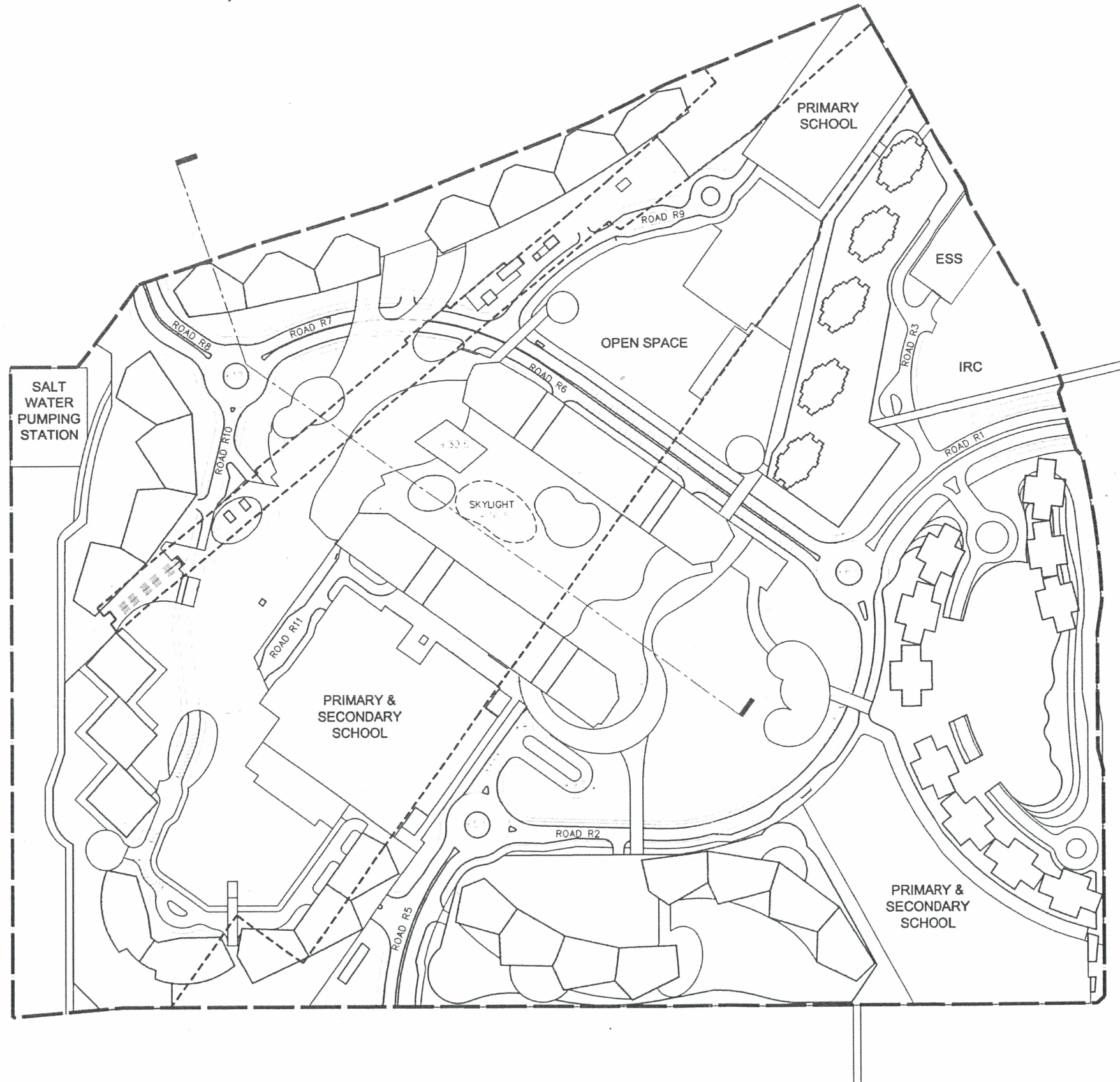
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REVISION 7

SCALE 1:3000 DATE APR 08











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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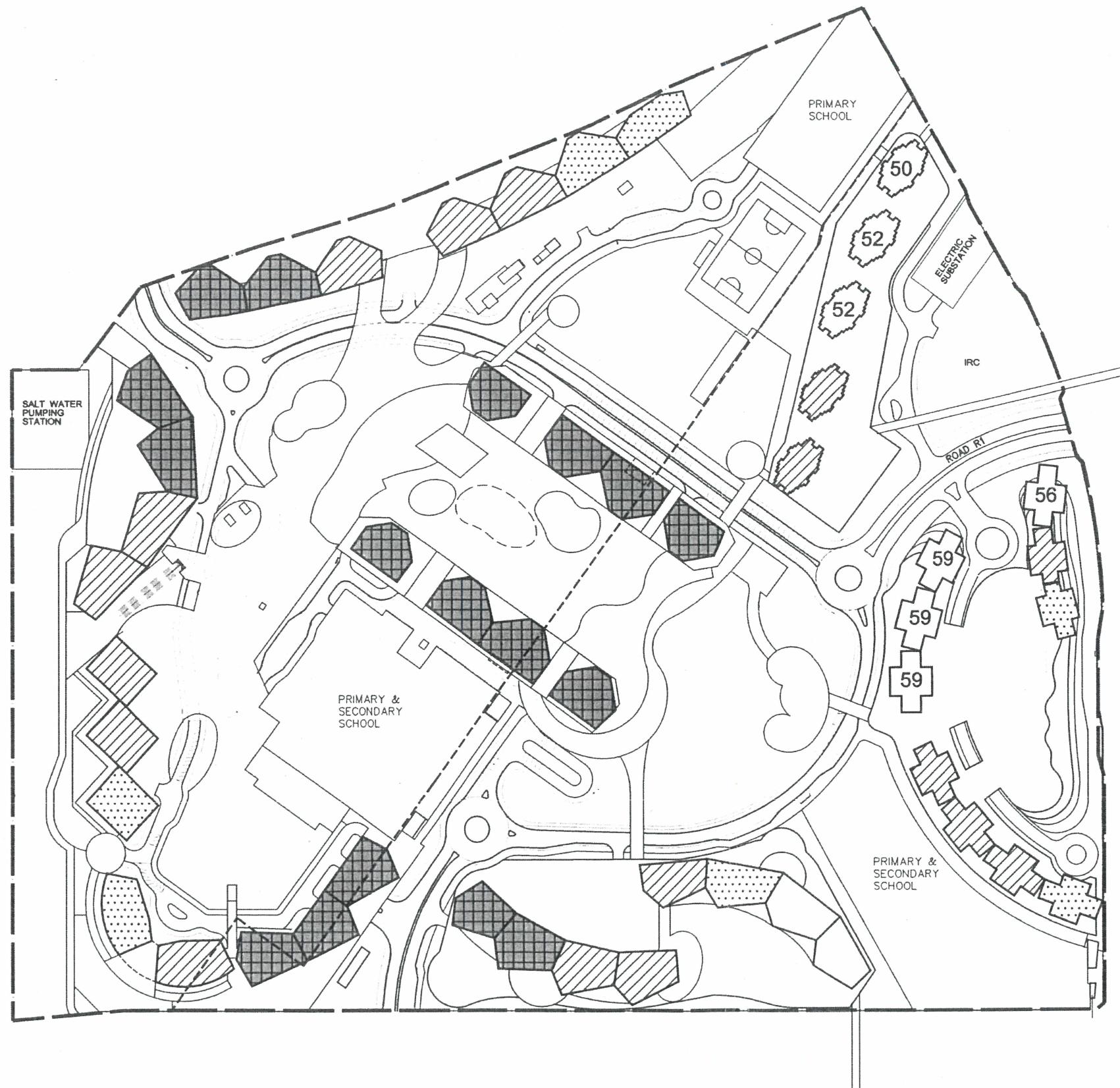


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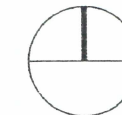
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DATE APR 08

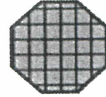
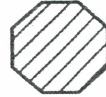
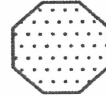





Note: No. of storeys refers to residential levels excluding double height entrance lobby, refuge floors, plant room floors and transfer plates.



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 Government Departments

NO. OF STOREYS

-  56 - 57
-  51 - 55
-  47 - 50
-  42 - 46
-  50 STOREYS OR LESS
-  CDA SITE BOUNDARY

DRAWING TITLE

TOWER HEIGHT PLAN
 (IN STOREYS)

PROJECT

TSEUNG KWAN O AREA 86
 COMPREHENSIVE
 DEVELOPMENT AREA

ARCHITECT


 Architects, Planners, Interior Designers
 Ronald Lu & Partners (HK) Ltd.
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CLIENT

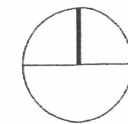


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





REVISION 7

SCALE 1:3000

DATE APR 08



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

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

DRAWING TITLE
**TOWER HEIGHTS PLAN
 (IN MPD)**

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

ARCHITECT

 Architects, Planners, Interior Designers
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CLIENT


DRAWING NO **MLP - 010**

REVISION **7**

SCALE **1:3000** DATE **APR 08**

MTR Tseung Kwan O Line
Tseung Kwan O Area 86 CDA

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

REVISION 7 | Apr 2008






E. Schedule of Accommodation

Accommodation		OZP / Planning Brief Requirement	Approved MLP Ref. TPB/A/TKO/68-2 (November 2006)	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 1,652,000s.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.
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 ³ facilities	Kindergarten	43 classrooms	26 classrooms as per comments from EMB	26 classrooms as per comments from EMB
	Primary School ⁴	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 ⁴	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 as advised by SWD	1 No. at 379s.m. NOFA in Stage III subject to future review as advised by SWD.
	Neighbourhood Elderly Centre	---	Upgrading from 1 Social Centre for the Elderly to 1 No. Neighbourhood Elderly Centre at 303s.m. NOFA as advised by SWD	Upgrading from 1 Social Centre for the Elderly to 1 No. Neighbourhood Elderly Centre at 303s.m. NOFA as advised by SWD
	Integrated Family Services Centre	---	Deleted as advised by SWD.	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 as advised by SWD	1 No. at 183s.m. NOFA in Stage III subject to future review as advised by SWD.
	Residential Care Home for the Elderly	1 No. 100 spaces	1 No. 3,100s.m. NOFA 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	Deleted as advised by PMG.	Nil	
Police Post	1 No.	1 No.	1 No.	
Indoor Recreation Centre ⁵	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	

Appendix A

Updated Landscape Proposal For Area 86 (April 2007)

LEGEND

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

