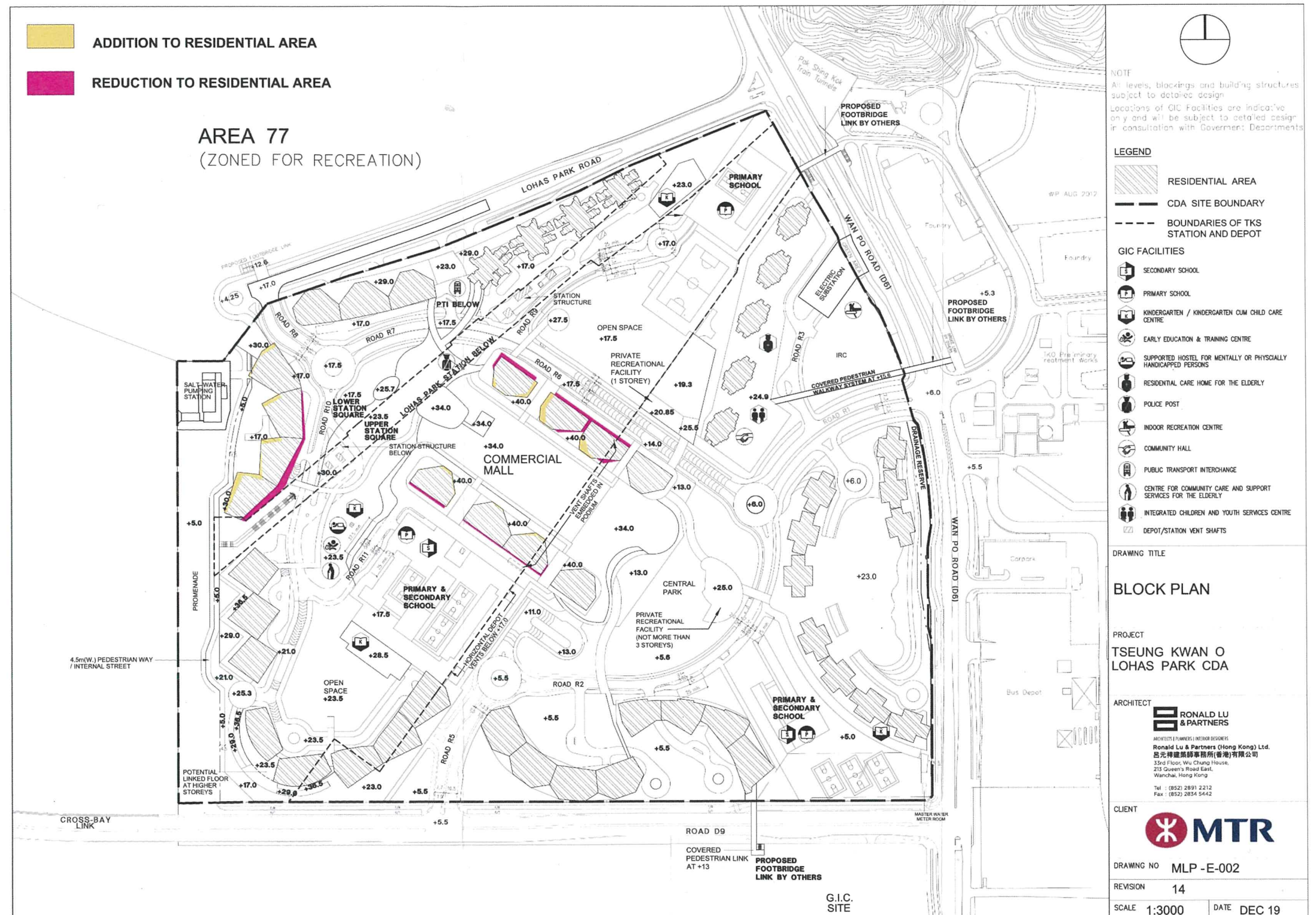


MTR Tseung Kwan O Line LOHAS Park Comprehensive Development Area

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

REVISION 14 | DECEMBER 2019

Comparison Plan Highlighting Proposed Amendments



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Schedule of Accommodation

Accommodation		OZP / Planning Brief Requirement	Approved MLP Ref. TPB/A/TKO/98 (February 2015)	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 1,652,800s.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 25,500	20,000 to 25,700
Designed Population		57,620	68,340 (indicative - assuming PPOF of 2.68 applied to 25,500 flats)	68,876 (indicative - assuming PPOF of 2.68 applied to 25,700 flats)
Commercial ²		GFA not to exceed 40,000s.m.	GFA not to exceed 50,000s.m.	GFA not to exceed 50,000s.m.
Covered Pedestrian Walkway System ³		---	GFA not to exceed 21,900s.m.	GFA not to exceed 21,900s.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 - no set requirement	Not less than 8.147ha Club house to be provided subject to detailed design	Not less than 8.147ha Club house to be provided subject to detailed design
GIC ⁴ facilities	Kindergarten/Kindergarten Cum Child Care Centre	43 classrooms	32 classrooms	32 classrooms
	Primary School ⁵	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 ⁵	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	Nil	Nil
	Supported Hostel for Mentally or Physically Handicapped Persons	---	1 No. at 355s.m. NOFA	1 No. at 355s.m. NOFA
	Centre for Community Care and Support Services for the Elderly (<i>previously named Neighbourhood Elderly Centre in November 2010</i>)	---	Upgrading from 1 Neighbourhood Elderly Centre to Centre for Community Care and Support Services at 303s.m. NOFA	Upgrading from 1 Neighbourhood Elderly Centre to Centre for Community Care and Support Services at 303s.m. NOFA
	Integrated Family Services Centre	---	Nil	Nil
	Integrated Children and Youth Services Centre (<i>previously named Integrated Team of Young People Services in August 2004</i>)	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	Nil	Nil
	Early Education and Training Centre	---	1 No. at 212s.m. NOFA	1 No. at 212s.m. NOFA
	Residential Care Home for the Elderly	1 No. 100 spaces	1 No. 3,100s.m. GFA 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	Nil	Nil
	Police Post	1 No.	1 No.	1 No.
	Indoor Recreation Centre ⁶	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

 Changes highlighted

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Other Facilities	Electricity Substation ⁷		1 No.	1 No.	1 No.
	Refuse Collection Point		3 Nos.	Not more than 13 Nos.	Not more than 13 Nos.
	Market		250 stalls or 1,830s.m. net floor area (minimum)	Supermarket 1,830s.m. NFA (minimum) to be provided in Commercial Accommodation	Supermarket 1,830s.m. NFA (minimum) to be provided in Commercial Accommodation
	Gas Governor Kiosk		3 Nos.	Provision subject to detailed design and further discussion with gas companies	Provision subject to detailed design and further discussion with gas companies
Parking Provision	Residential ⁸	Private carparking spaces	3,583 - 4,300 spaces (1 space per 5 - 6 flats)	2,857 - 4,500 nos. (1 space per 5 - 7 flats) ⁹	2,857 - 4,500 nos. (1 space per 5 - 7 flats) ⁹
		Visitor parking spaces	Not specified	250 spaces	250 spaces
		Motorcycle parking spaces	180 - 430 spaces	311 - 475 spaces (with provision for visitor parking)	311 - 475 spaces (with provision for visitor parking)
		Bicycle parking spaces	538 spaces (1 space per 40 flats)	2,005 - 2460 spaces (Not less than 1 space per 10 flats, except 65 nos. for Package 1 and 132 nos. for Package 3 as per Land Grant executed)	2,005 - 2,480 spaces (Not less than 1 space per 10 flats, except 65 nos. for Package 1 and 132 nos. for Package 3 as per Land Grant executed, and 237 nos. for Package 5 as per lease requirement)
		Loading/ unloading bays	1 bay per 800 flats subject to a minimum of 1 bay/housing block	50 bays	50 bays
	Retail	Private carparking spaces	167 spaces (1 space per 240s.m. of retail GFA)	333 spaces	333 spaces
		Motorcycle parking spaces	17 spaces	33 spaces	33 spaces
		Loading/ unloading bays	1 bay per 1,000s.m. of retail GFA	40 - 50 bays	40 - 50 bays
	Market	Loading/ unloading bays	1 medium/heavy good vehicle bay each per 20 - 30 large stalls 40 - 60 small stalls respectively 1 loading/unloading bay per RCP	Loading/unloading bays provided for supermarket as part of Commercial Accommodation	Loading/unloading bays provided for supermarket as part of Commercial Accommodation

Notes

- 1 Average flat size will be determined subject to detailed design and review in response to market conditions. Based on the proposed GFA and flat number, the average flat size will range between 54 - 81s.m. (approx).
- 2 Commercial includes shops and services and other commercial uses including eating places, educational institutions, off-course betting centres, offices, places of entertainment, private clubs, religious institutions and schools (excluding nursery, kindergarten, primary and secondary schools).
- 3 All Covered Pedestrian Walkways are opened for public 24 hours a day. The widths of the Covered Pedestrian Walkways are indicative only but will not be less than 4.5m in accordance with the lease requirements. Exact widths subject to detailed design and agreement with relevant Government Departments.
- 4 Provision of G/IC facilities and open spaces based on upper limit of proposed flat production range of 20,000 - 25,700 units. Subject to detailed design and review.
- 5 1 no. combined Primary and Secondary School proposed. The remaining 1 pair of primary and secondary schools can be built as combined schools if required.
- 6 Does not form part of development packages. Design and provision to be decided by Government.
- 7 Does not form part of development packages. Design and provision to be decided by CLP.
- 8 Parking provision based on 20,000 - 25,700 flats. Subject to adjustment in accordance with HKPSG requirement and actual flat provision.
- 9 Provision based on individual package.

 Changes highlighted