

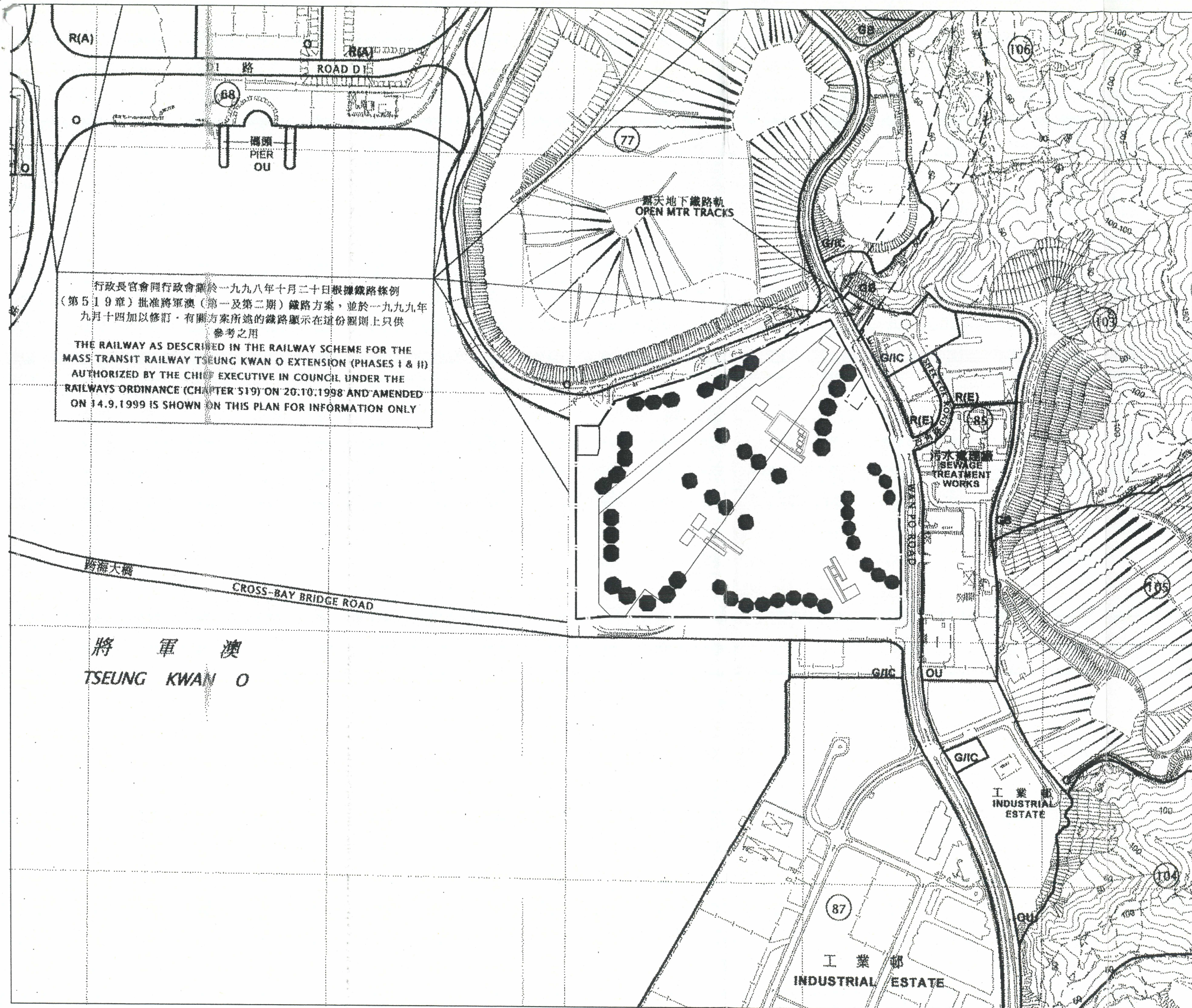
List of Approval Conditions

Application No. A/TKO/68

- Application Site : Area 86, Tseung Kwan O New Town
- Subject of Application : Proposed Comprehensive Commercial and Residential Development
- Date of Approval : 13.8.2004
- Approval Conditions :
- (a) the submission and implementation of a revised MLP and development schedule to take into account the approval conditions (b), (c), (f) to (j) and (l) to (aa) below to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the submission and implementation of a revised landscape master plan to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (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 Town Planning Board;
 - (d) 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 Town Planning Board;
 - (e) 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 Town Planning Board;
 - (f) the design and provision of emergency vehicular access to the satisfaction of the Director of Fire Services or of the Town Planning Board;
 - (g) 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 Town Planning Board;
 - (h) 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 Town Planning Board;
 - (i) 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 Town Planning Board;

- (j) 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 Town Planning Board;
- (k) the design and provision of vehicle parking spaces and loading and unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (l) 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 Town Planning Board;
- (m) 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 provision of improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (n) the design and provision of a covered pedestrian walkway system within the application site and a footbridge across Road D10, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (o) 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 Town Planning Board;
- (p) the submission of a 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 Town Planning Board;
- (q) 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 Town Planning Board;
- (r) the designation of water main reserves within the application site to the satisfaction of the Director of Water Supplies or of the Town Planning Board;
- (s) 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 Town Planning Board;
- (t) 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 Town Planning Board;

- (u) the design and provision of refuse collection points to the satisfaction of the Director of Food and Environmental Hygiene or of the Town Planning Board;
- (v) the provision of a site for an indoor recreation centre to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;
- (w) the design and provision of kindergartens to the satisfaction of the Secretary for Education and Manpower or of the Town Planning Board;
- (x) 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 Town Planning Board;
- (y) the design and provision of an integrated family services centre, accommodation for an integrated team of young people services, 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 Town Planning Board;
- (z) the design and provision of a community hall to the satisfaction of the Director of Home Affairs or of the Town Planning Board;
- (aa) the design and provision of a police facility room to the satisfaction of the Commissioner of Police or of the Town Planning Board;
- (bb) 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 Town Planning Board; and
- (cc) the permission shall cease to have effect on 13.8.2008 unless prior to the said date either the development hereby permitted is commenced or the permission is renewed.



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, 並於一九九九年九月十四加以修訂, 有關方案所述的鐵路顯示在這份圖則上只供參考之用

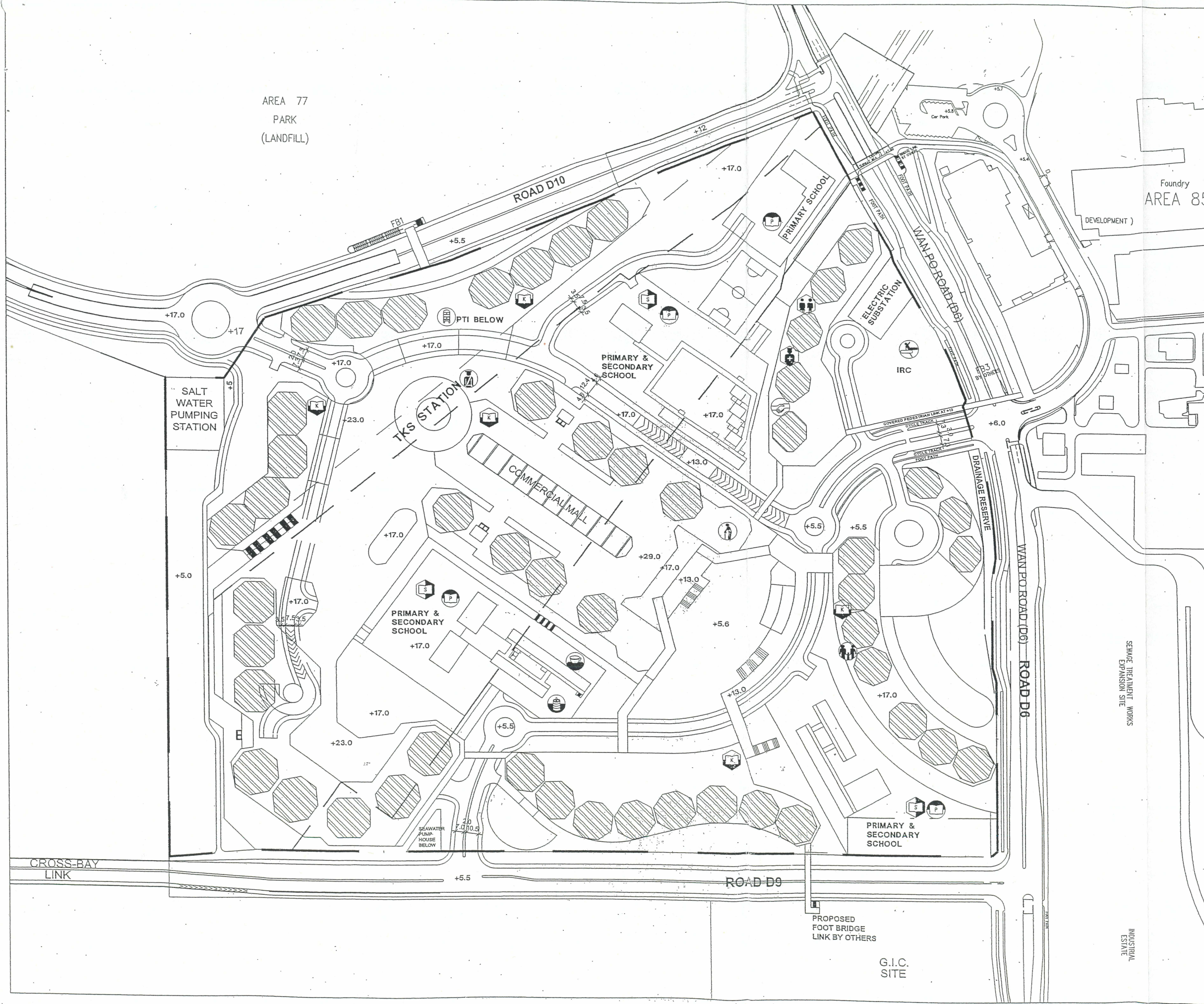
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE MASS TRANSIT RAILWAY TSEUNG KWAN O EXTENSION (PHASES I & II) AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 20.10.1998 AND AMENDED ON 14.9.1999 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY

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

LEGEND
CDA SITE BOUNDARY

將軍澳
TSEUNG KWAN O

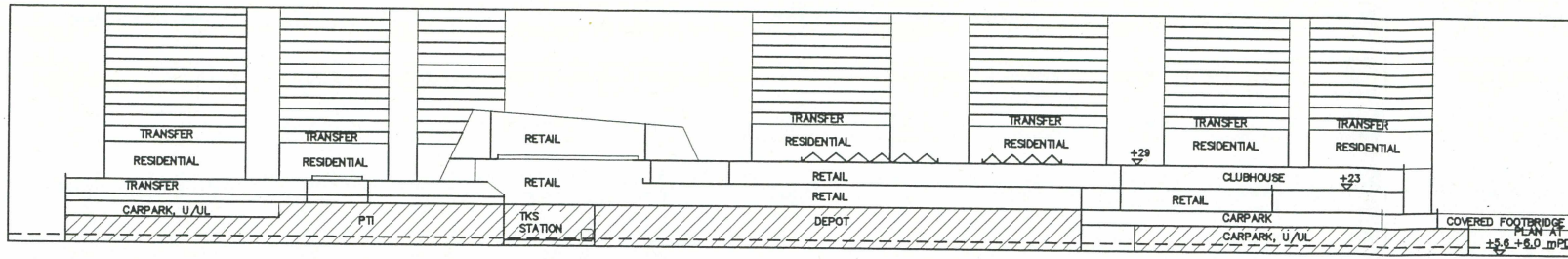
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PROJECT	TSEUNG KWAN O AREA 86 COMPREHENSIVE DEVELOPMENT AREA
ARCHITECT	WONG & OUYANG (HK) LTD ARCHITECTS AND ENGINEERS HONG KONG
CLIENT	地鐵公司 MTR Corporation
DRAWING NO	MLP - 001
REVISION	
SCALE	1:10000
DATE	JUNE 04



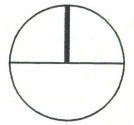
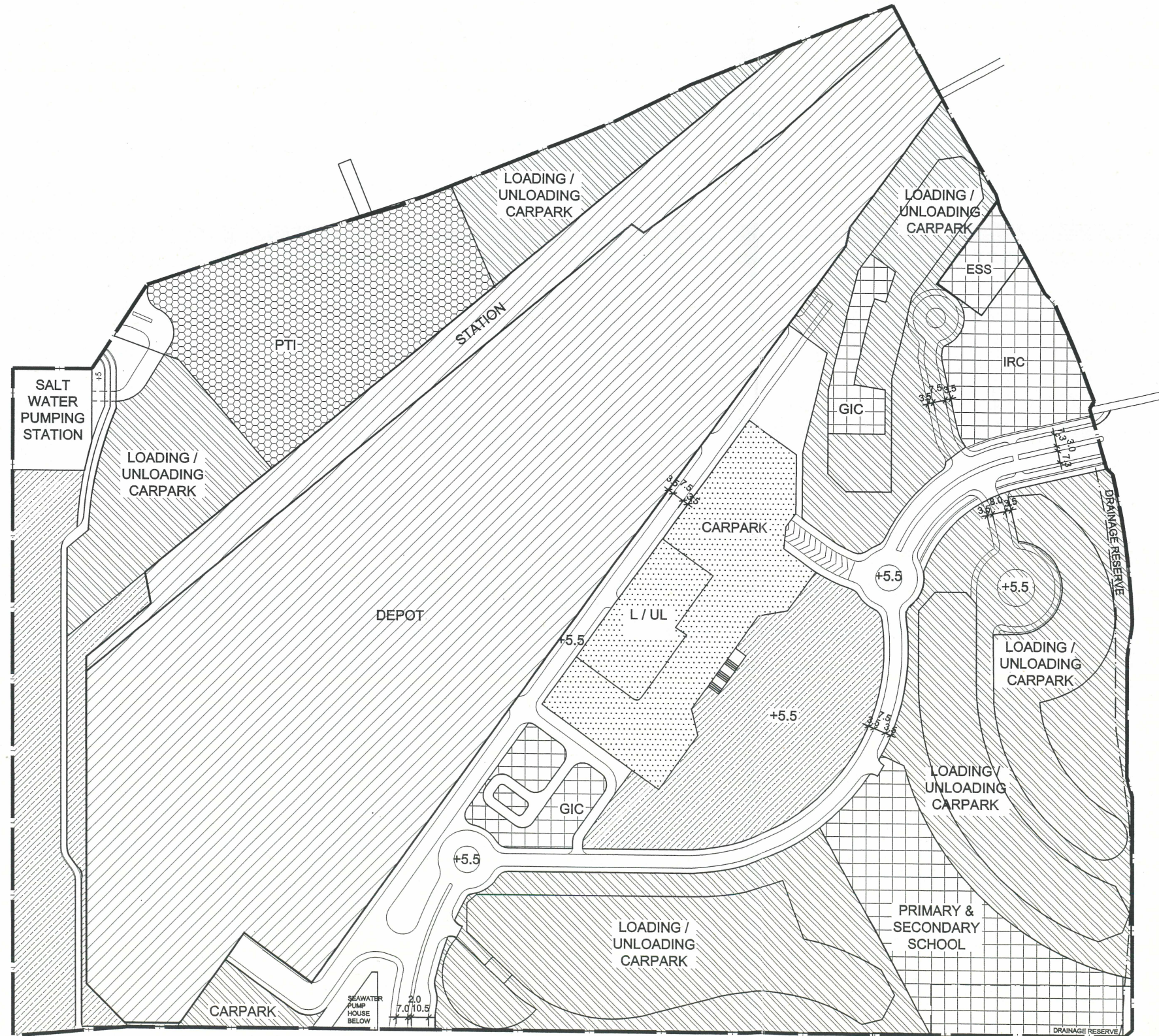
NOTE
 All levels, blockings and building structures subject to detailed design
 Locations of GIC Facilities are indicative only and will be subject to detailed design in consultation with Government Departments

- 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
 - INDOOR RECREATION CENTRE
 - COMMUNITY HALL
 - INTEGRATED FAMILY SERVICES CENTRE
 - NEIGHBOURHOOD ELDERLY CENTRE
 - PUBLIC TRANSPORT INTERCHANGE
 - 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	
DRAWING NO	MLP - 002
REVISION	
SCALE	1:3000
DATE	JUNE 04









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

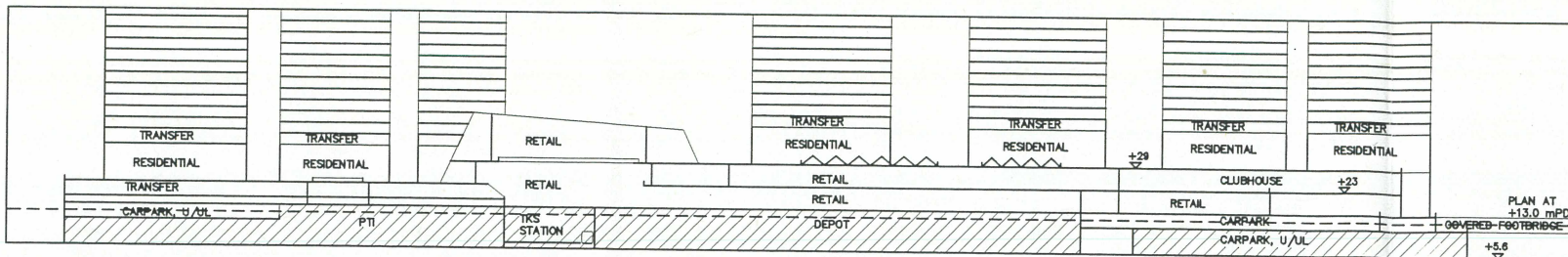
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MTR Corporation

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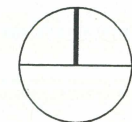
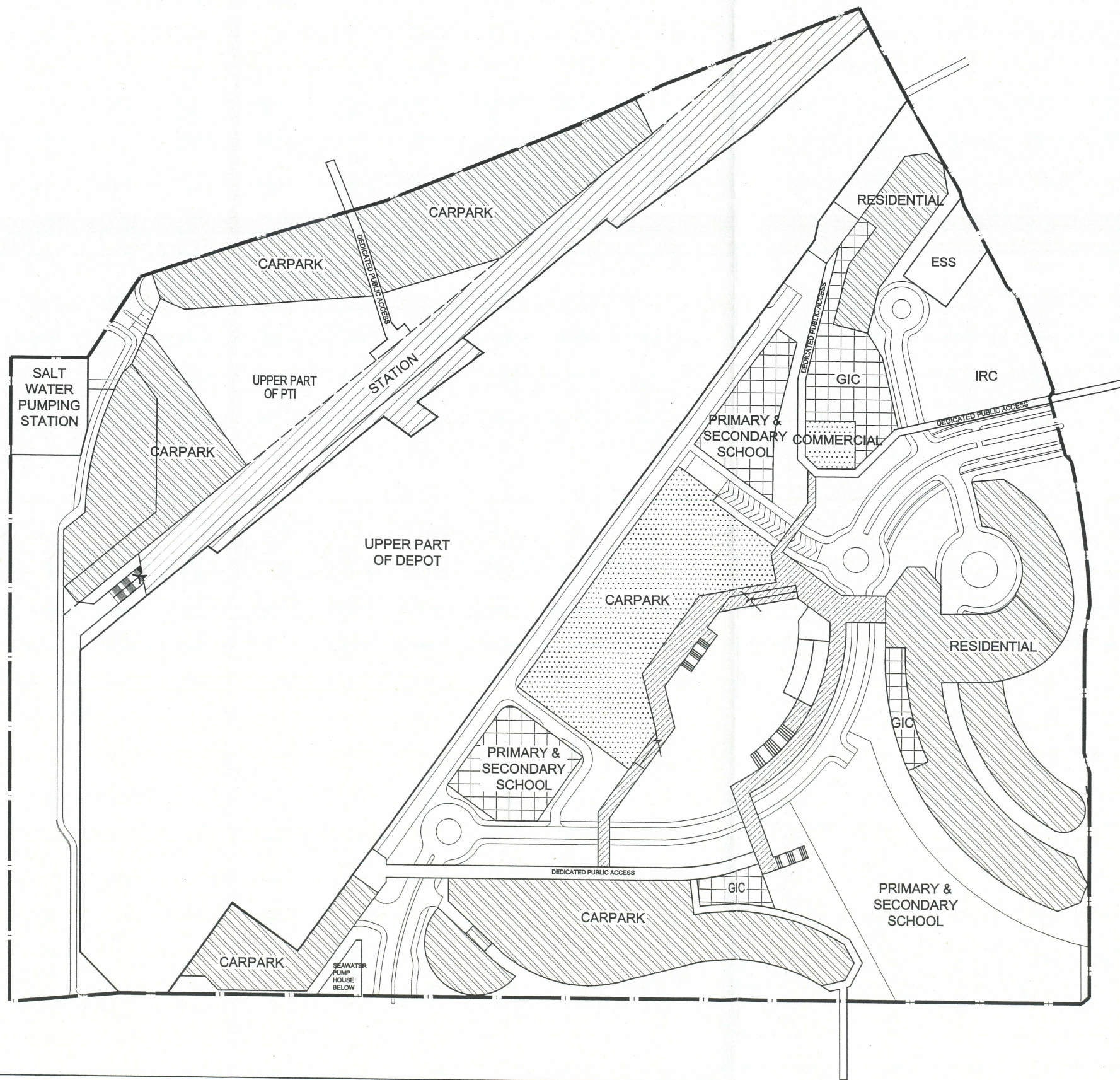
REVISION

SCALE 1:3000

DATE JUNE 04









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

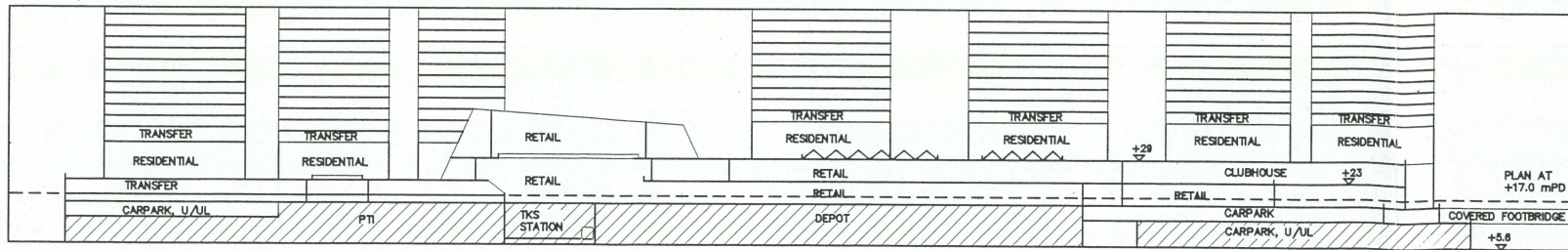
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MTR Corporation

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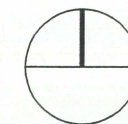
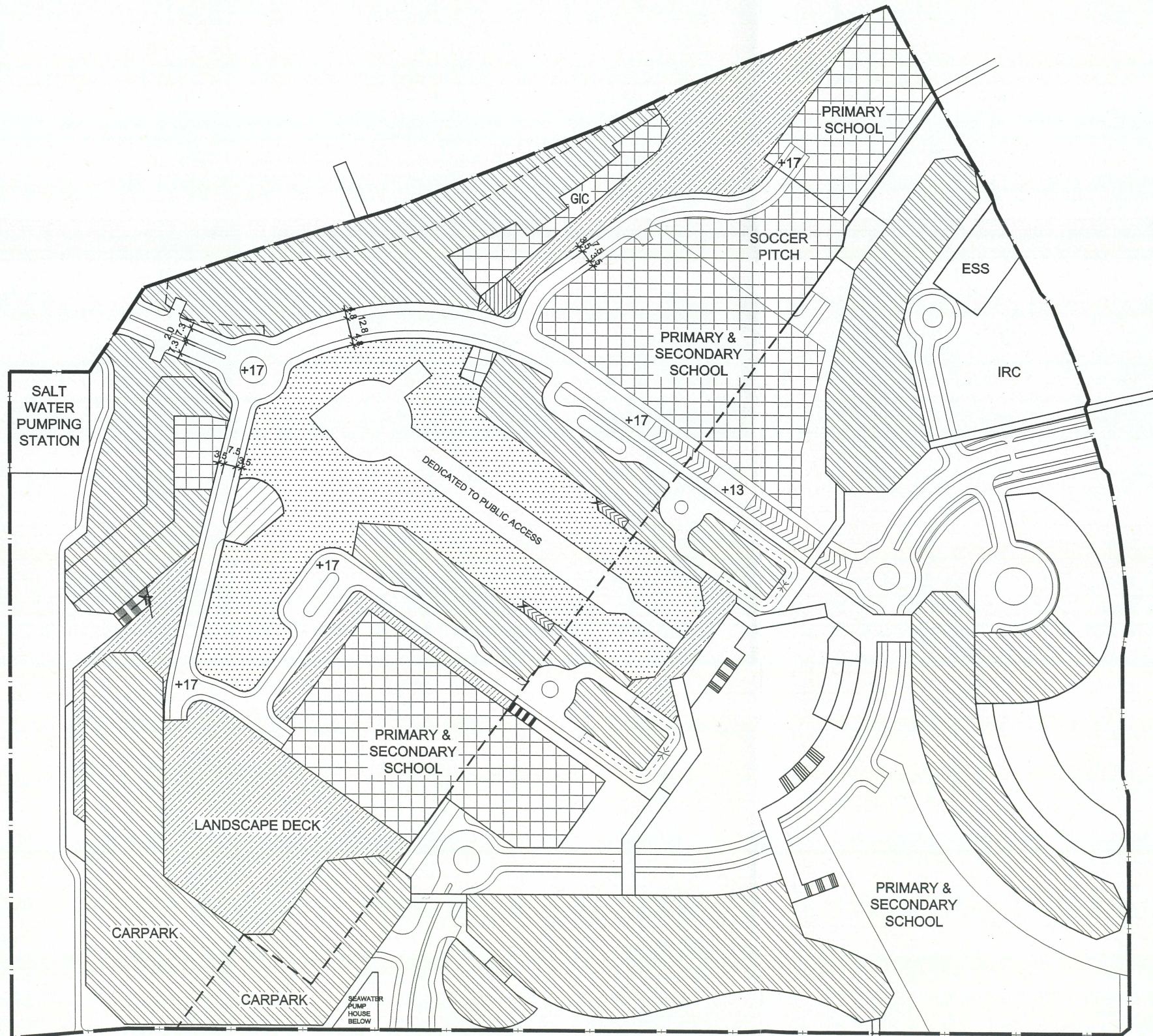
REVISION

SCALE 1:3000

DATE JUNE 04




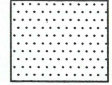
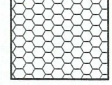




KEY SECTION (SUBJECT TO DETAILED DESIGN)

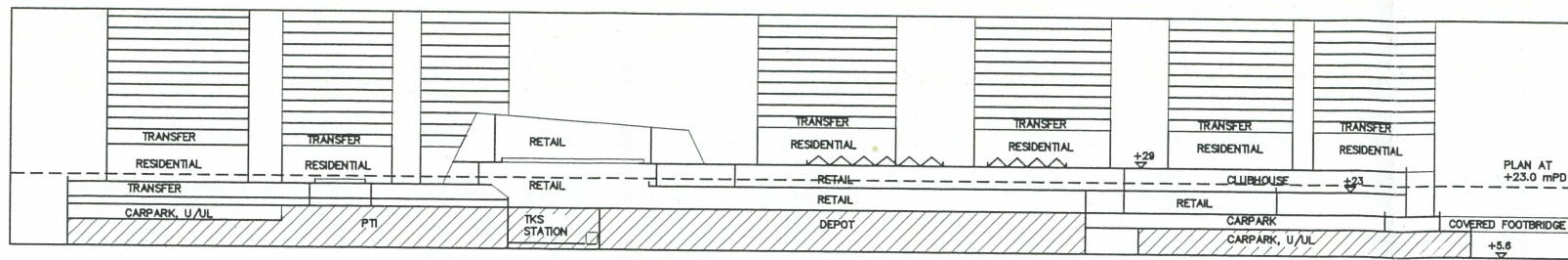


NOTE
All levels, blockings and building structures subject to detailed design

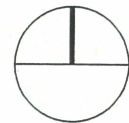
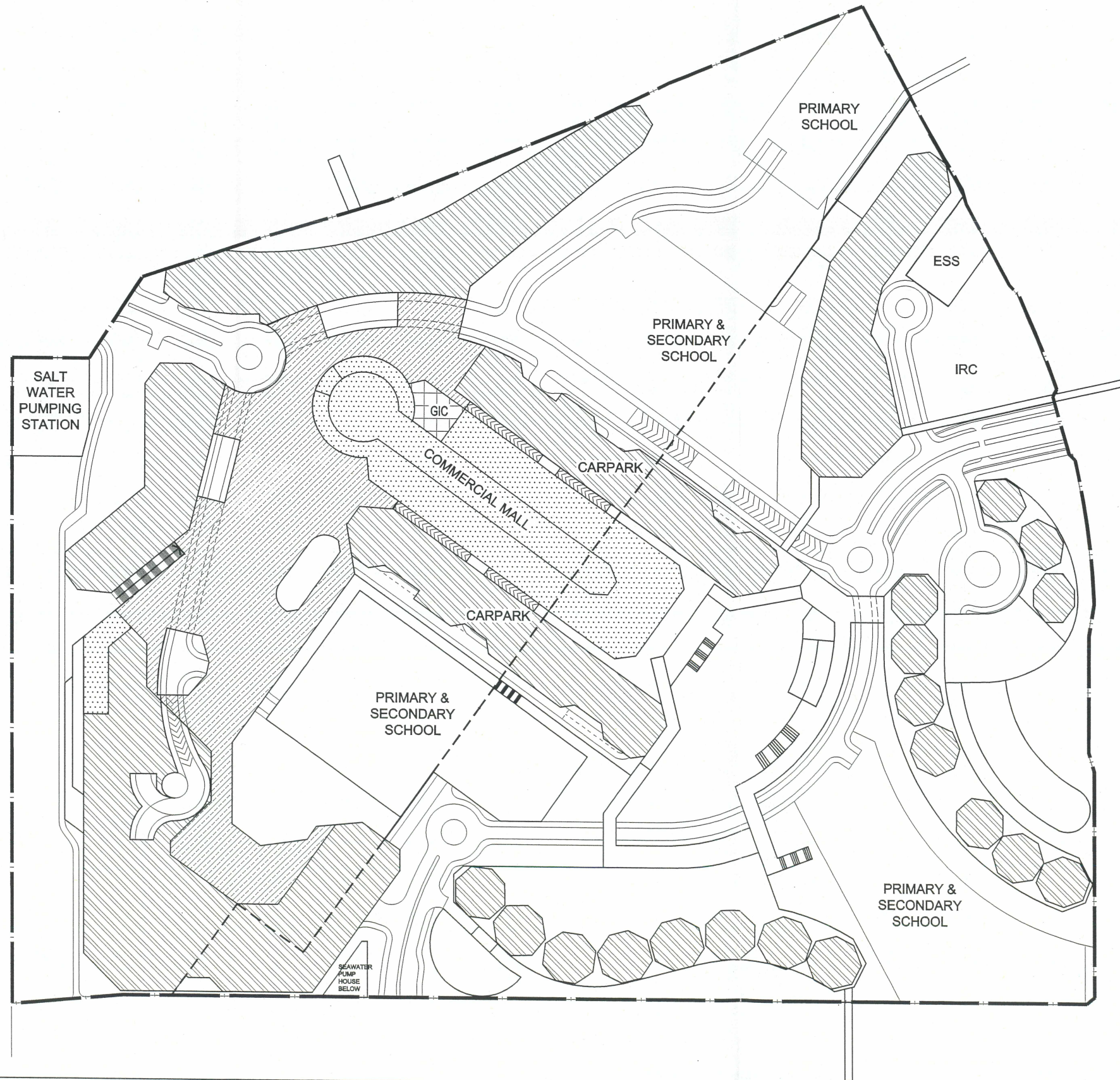
LEGEND

-  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	
DRAWING NO	MLP - 005
REVISION	
SCALE	1:3000
DATE	JUNE 04









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

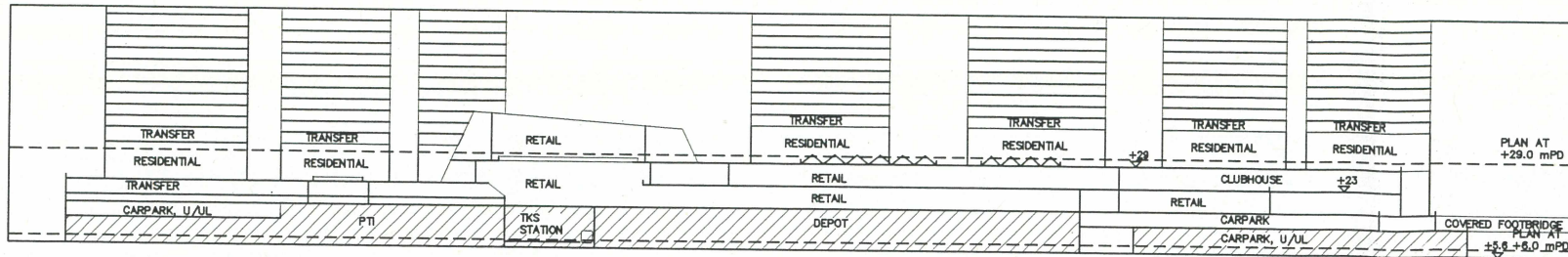
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MTR Corporation

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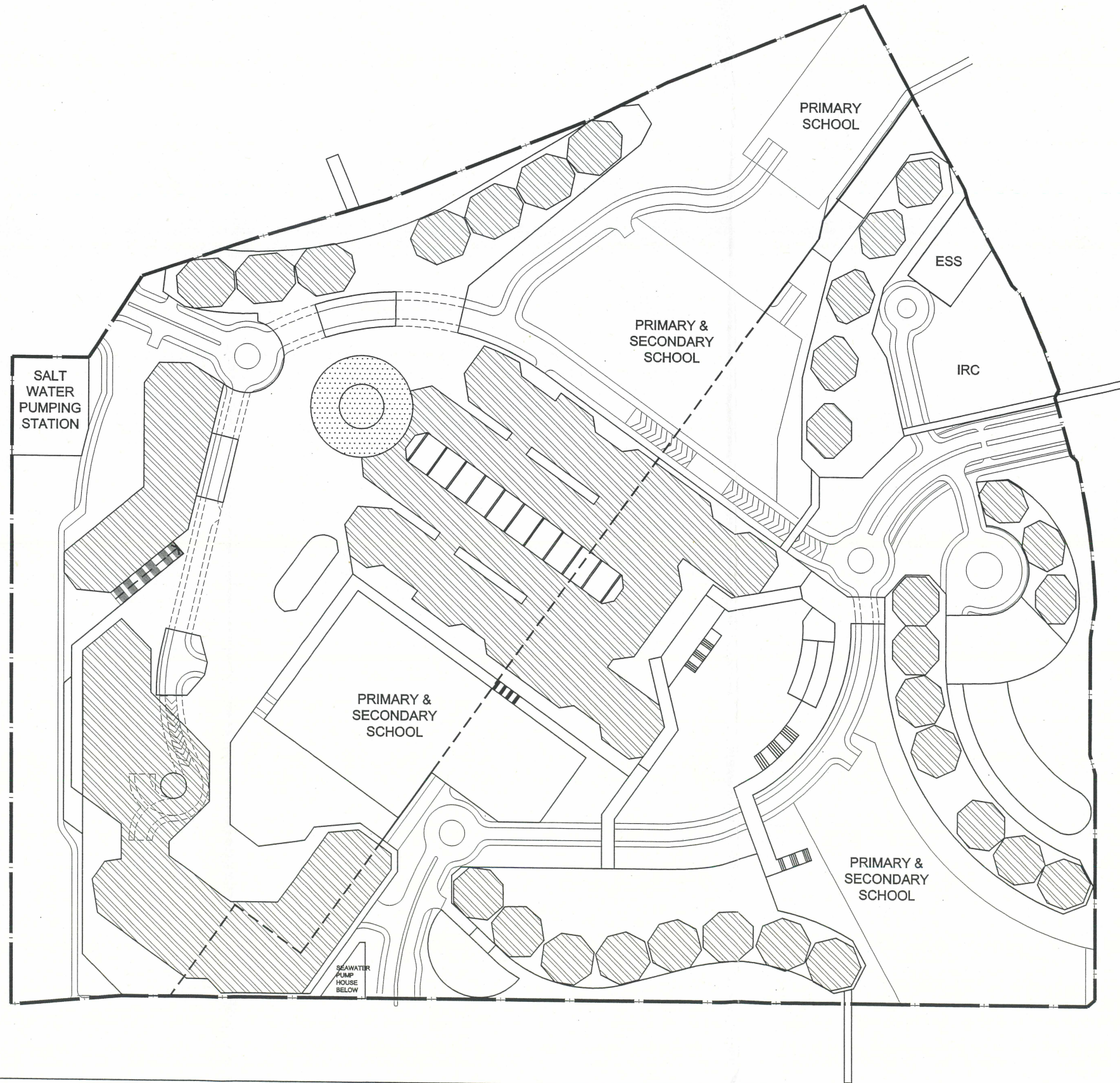
REVISION

SCALE 1:3000

DATE JUNE 04




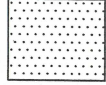
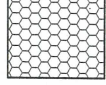




KEY SECTION (SUBJECT TO DETAILED DESIGN)



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

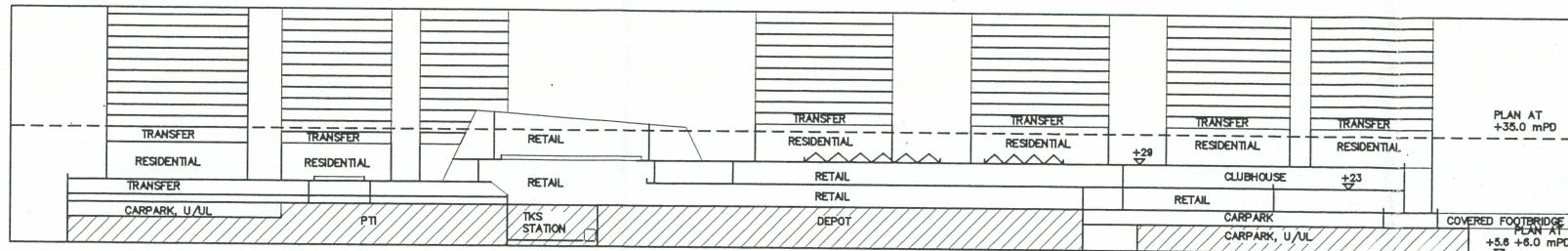
CLIENT

 **地鐵公司**
MTR Corporation

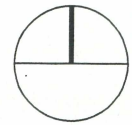
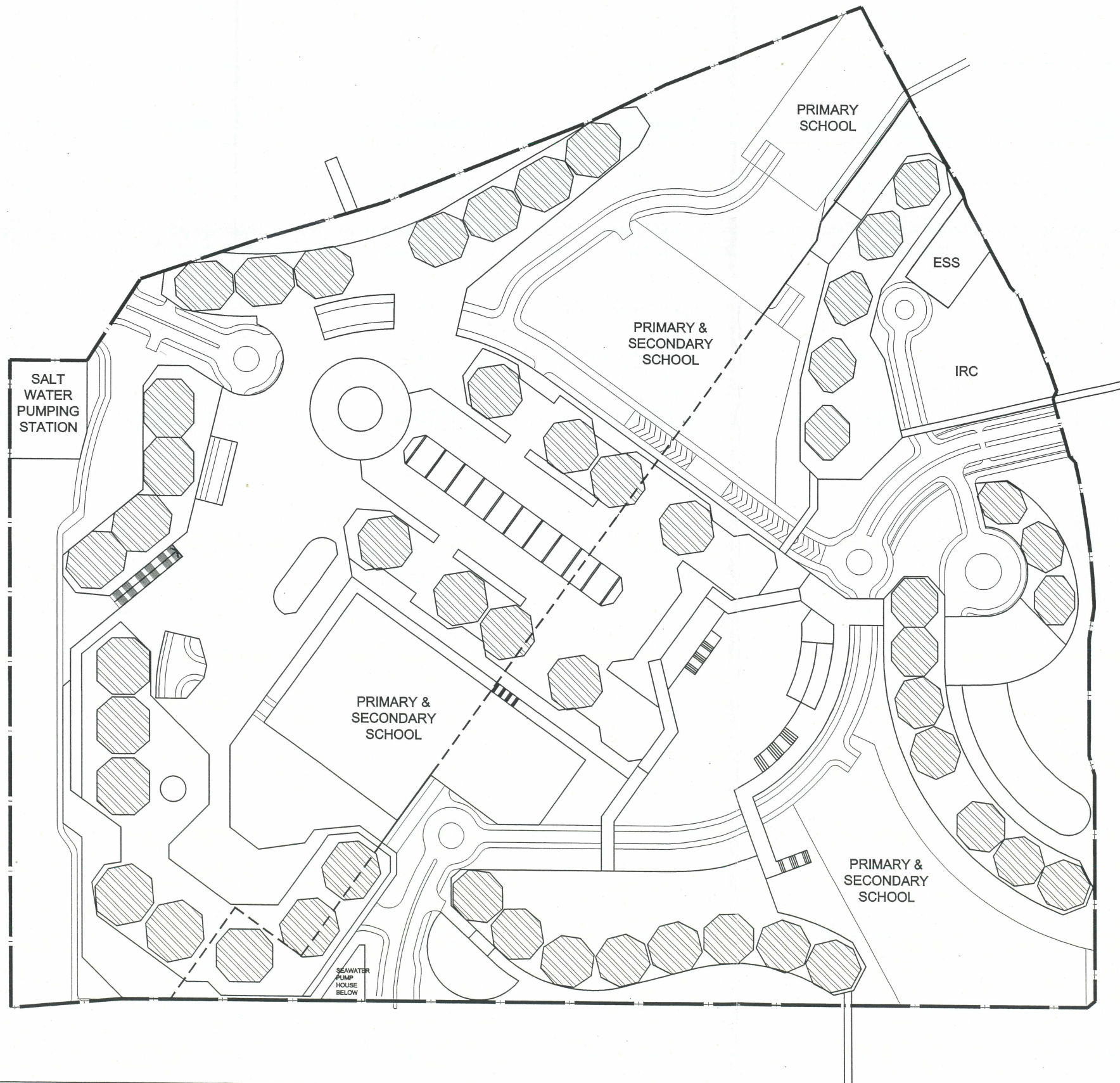
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REVISION

SCALE 1:3000 DATE JUNE 04










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

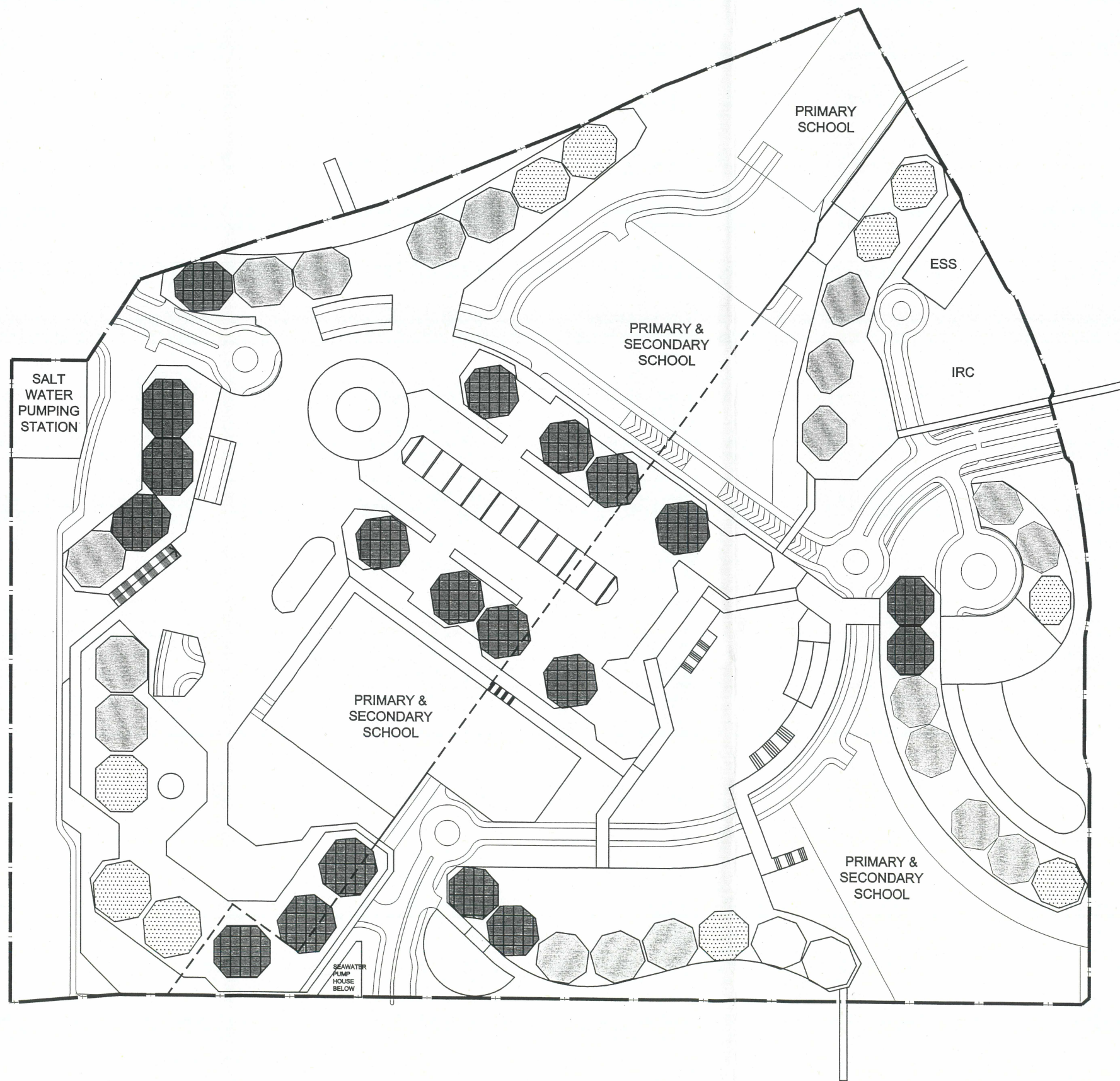
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 **地鐵公司**
MTR Corporation

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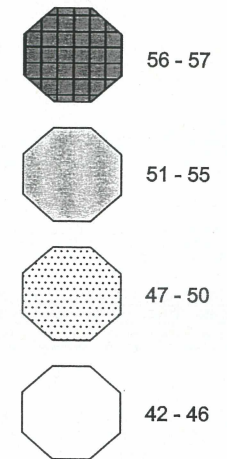
REVISION

SCALE 1:3000 DATE JUNE 04



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

NO. OF STOREYS



--- CDA SITE BOUNDARY

DRAWING TITLE
TOWER HEIGHTS PLAN

PROJECT
TSEUNG KWAN O AREA 86 COMPREHENSIVE DEVELOPMENT AREA

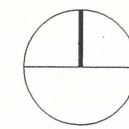
ARCHITECT
WONG & QUYANG (HK) LTD ARCHITECTS AND ENGINEERS HONG KONG

CLIENT
地鐵公司 MTR Corporation

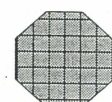
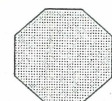
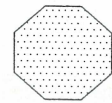
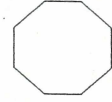

DRAWING NO **MLP - 009**

REVISION

SCALE **1:3000** DATE **JUNE 04**



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

- MPD**
-  +206.0 - +215.0
 -  +196.0 - +205.9
 -  +186.0 - +195.9
 -  BELOW +186.0
 -  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 - 009a**

REVISION

SCALE **1:3000** DATE **OCT, 04**

APPENDIX 2.2

Development Schedule

- A Site Area**
34.80 ha (subject to survey)
- B Type of Use**
Commercial/Residential, G/IC facilities, Open Space, Infrastructure and vent shafts
- C Height of Building**
- Residential*
- 27 Towers between 47 to 57 residential levels, on top of two to three levels carpark and/or commercial and/or amenity podium, located on depot deck.*
 - 23 Towers between 42 to 57 residential levels on top of two to three levels carpark and/or amenity podium, located on reclamation land.*
- *No. of residential levels excludes double height entrance lobby, refuge floors, plant room floors and transfer plate.*
- D Prescribed window and fire access requirements**
Checked and complied with.

APPENDIX 2 MASTER LAYOUT PLAN

E Schedule of Accommodation

Accommodation		OZP/Planning Brief Requirement	Proposed
Residential		Residential GFA not to exceed 1,612,800m ²	1,397,500m ² - 1,612,800m ² (Subject to total GFA not exceeding 1,652,000sm aggregate for residential & commercial uses)
No. of Flats ¹		21,500 (maximum) 20,000 (minimum)	20,000 - 21,500
Design Population		57,620	57,620 (indicative - assuming PPOF of 2.68 applied to 21,500 flats)
Commercial ²		GFA not to exceed 40,000m ²	GFA not to exceed 50,000m ²
District Open Space		2.3 ha minimum	Minimum 2.3 ha - As required by Planning Brief - Additional open space (Design and provision subject to Applicant's discretion)
Local Open Space		5.76 ha minimum Club house - no set requirement	Not less than 5.76 ha Club house to be provided subject to detailed design
G/IC ³ Facilities	Kindergarten	43 Classrooms	43 Classrooms
	Primary School ⁴	4 Nos. each of minimum site area of 6,200m ²	4 Nos. each of minimum site area of 6,200m ²
	Secondary School ⁴	3 Nos. each of minimum site area of 6,950m ²	3 Nos. each of minimum site area of 6,950m ²
	Day Nursery	3 Nos. 100 places each	1 No. at 379m ² NOFA in stage III subject to future review, advised by SWD
	Neighbourhood Elderly Centre	---	Upgrading from 1 Social Centre for the elderly to 1 No. Neighbourhood Elderly Centre at 303m ² NOFA as advised by SWD
	Integrated Family Services Centre	---	1 No. at 379m ² NOFA as advised by SWD
	Intergrated Team of Young People Services	1 No. 1 Team at 631m ² NOFA	1 Team at 631m ² NOFA as per Land Grant executed
	Social Centre for the Elderly	2 Nos. at 132m ² NOFA each	1 No. at 183m ² NOFA in stage III subject to future review as advised by SWD
	Residential Care Home for the Elderly	1 No. 100 spaces	1 No. 1,376m ² NOFA as per Land Grant executed
	Community Hall	1 No. 1,260m ² GFA	1 No. 593m ² NOFA as per Land Grant executed
	Police Post	1 No.	1 No.
	Indoor Recreation Centre ⁵	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	

Accommodation		OZP/Planning Brief Requirement	Proposed
Other Facilities	Electricity Substation ⁶	1 No.	1 No.
	Refuse Collection Point	3 Nos.	3 Nos.
	Market	250 stalls or 1,830m ² net floor area (minimum)	Supermarket 1,830m ² NFA (minimum) to be provided in Commercial Accommodation
	Gas Governor Kiosk	3 Nos.	Provision subject to detailed design and further discussion with gas companies
Parking Provision	Residential ⁷	Private carparking spaces - 3,583 - 4,300 space (1 space per 5-6 flats)	2,857 - 4,300 spaces (1 space per 5-7 flats)
		Visitor parking spaces - not specified	250 spaces
		Motor cycle parking spaces - 180 - 430 spaces	311 - 455 spaces (with provision for visitor parking) as advised by TD
		Bicycle parking spaces - 538 spaces (1 space per 40 flats)	1,334 spaces as per Land Grant executed
	Retail	Loading/unloading bays - 1 bay per 800 flats subject to a minimum of 1 bay/housing block	50 bays
		Private carparking spaces - 167 spaces (1 space per 240m ² of retail GFA)	333 spaces (1 space per 150m ² of retail GFA)
		Motor cycle parking spaces - 17 spaces	33 spaces
	Market	Loading/unloading bays - 1 bay per 1,000m ² of retail GFA	40-50 bays
		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)

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 65-81m² (approx).

² Commercial includes retail shops and other commercial uses including banks, barber shops, beauty parlours, clinics, educational institutions, fast food shops, laundrettes, money exchanges, off-course betting centres, offices, pawnshops, photographic studios, places of public entertainment, private clubs, religious institutions, restaurants and showrooms (including motor-vehicle showrooms).

³ Provision of G/IC facilities and open space based on upper limit of proposed flat production range of 20,000 - 21,500 units. Subject to detailed design and review.

⁴ 1 no. combined Primary and Secondary school proposed. The remaining 2 pairs of primary and secondary school can be built as combined schools if required.

⁵ Does not form part of development packages. Design and provision to be decided by Government.

⁶ Does not form part of development packages. Design and provision to be decided by CLP.

⁷ Parking provision based on 20,000 - 21,500 flats. Subject to adjustment in accordance with actual flat production.

APPENDIX 2 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 2013. 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
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	1 integrated family services centre 2 kindergartens 1 neighbourhood elderly centre 1 residential care home for the elderly 1 integrated team of young people services 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	2.30
Stage 3 ¹	5,200	13,936	1,200	1 primary & secondary 1 primary		1 day nursery 1 kindergarten 1 social centre for the elderly	1.39	-
						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.

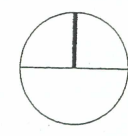
2 Railway station opening commensurate with population intake and envisaged in 2008.

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.

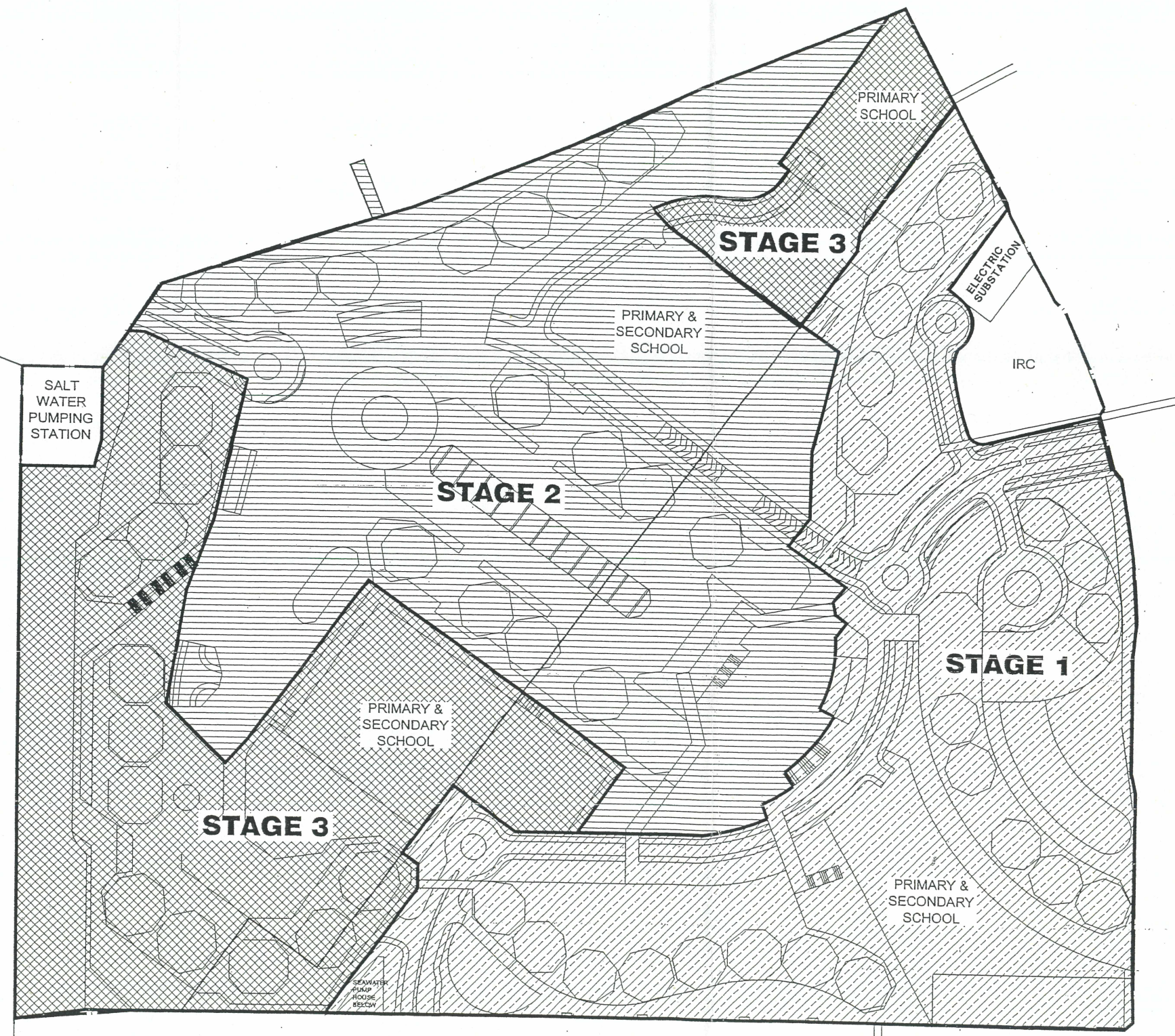
6 Does not form part of development packages. Design and provision to be decided by Government.



All levels, blockings and building structures subject to detailed design

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

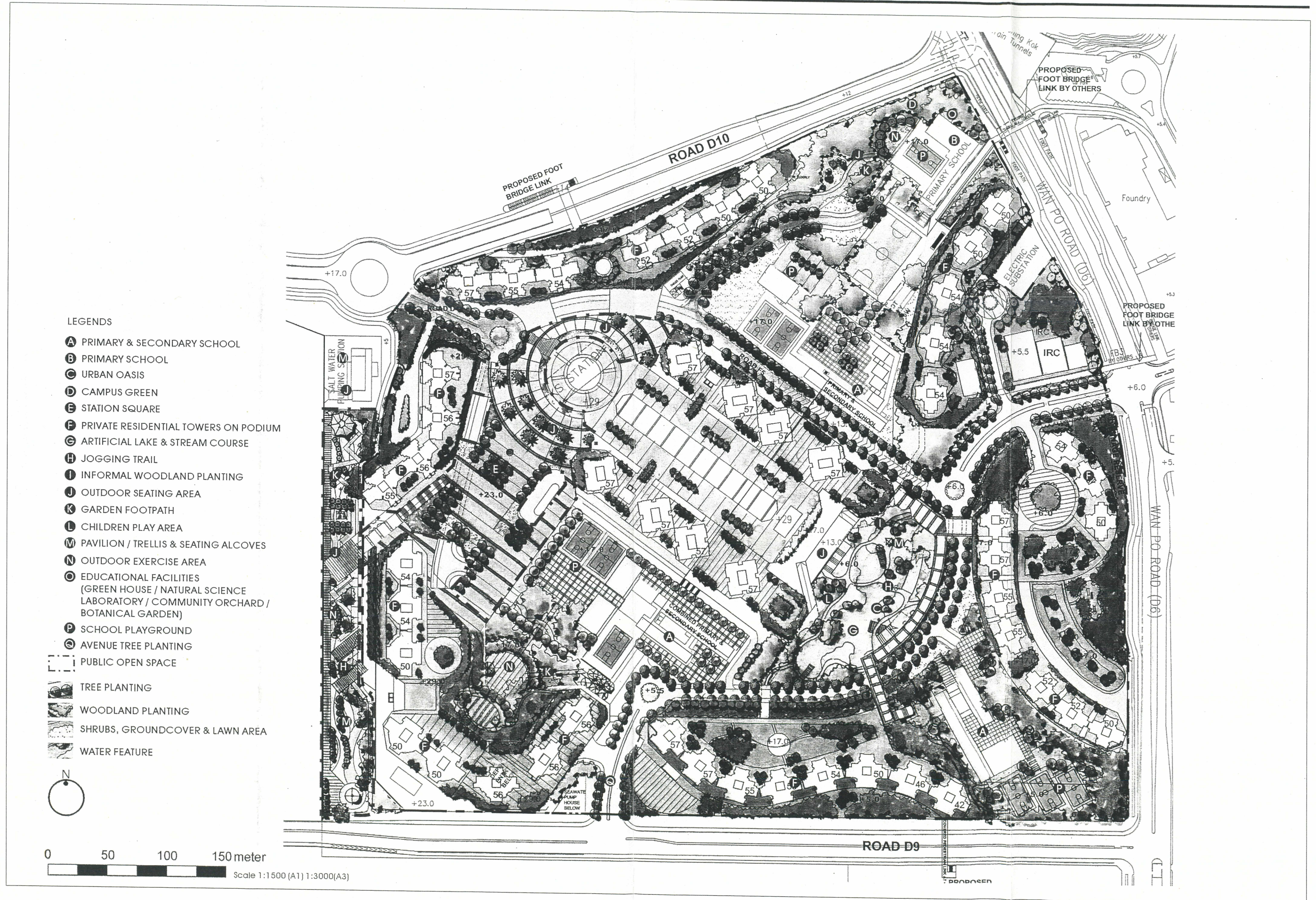
CLIENT
 **地鐵公司**
MTR Corporation

DRAWING NO **FIG-A**

REVISION

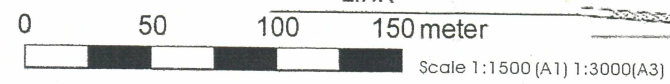
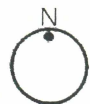
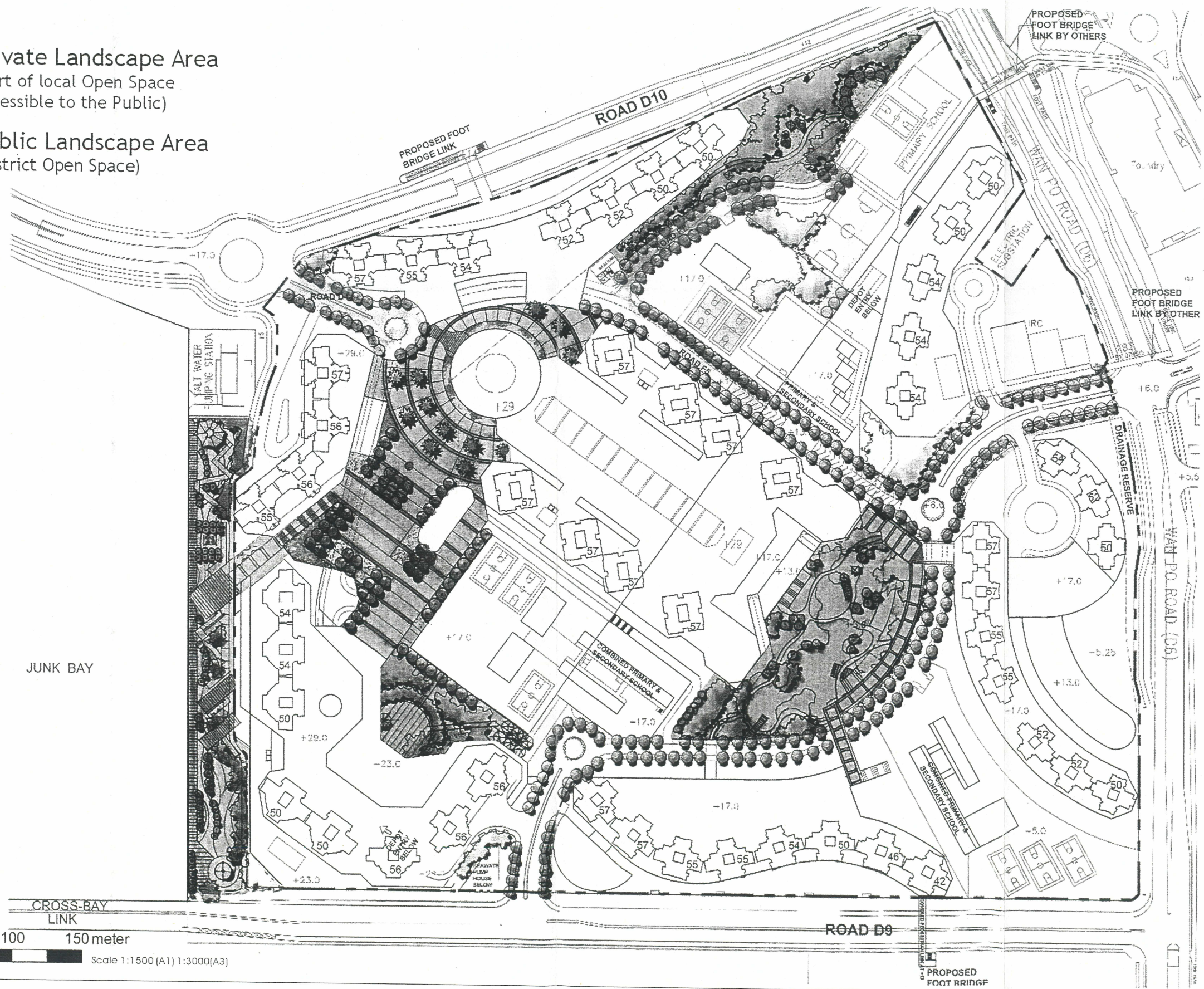
SCALE **1:3000** DATE **JULY 04**

APPENDIX 3 LANDSCAPE MASTER PLAN (REVISED ON 2 AUGUST 2004)



APPENDIX 3 LANDSCAPE MASTER PLAN (REVISED ON 2 AUGUST 2004)

-  Private Landscape Area
(Part of local Open Space accessible to the Public)
-  Public Landscape Area
(District Open Space)



Public and Private Landscape Area Plan (Accessible by Public)