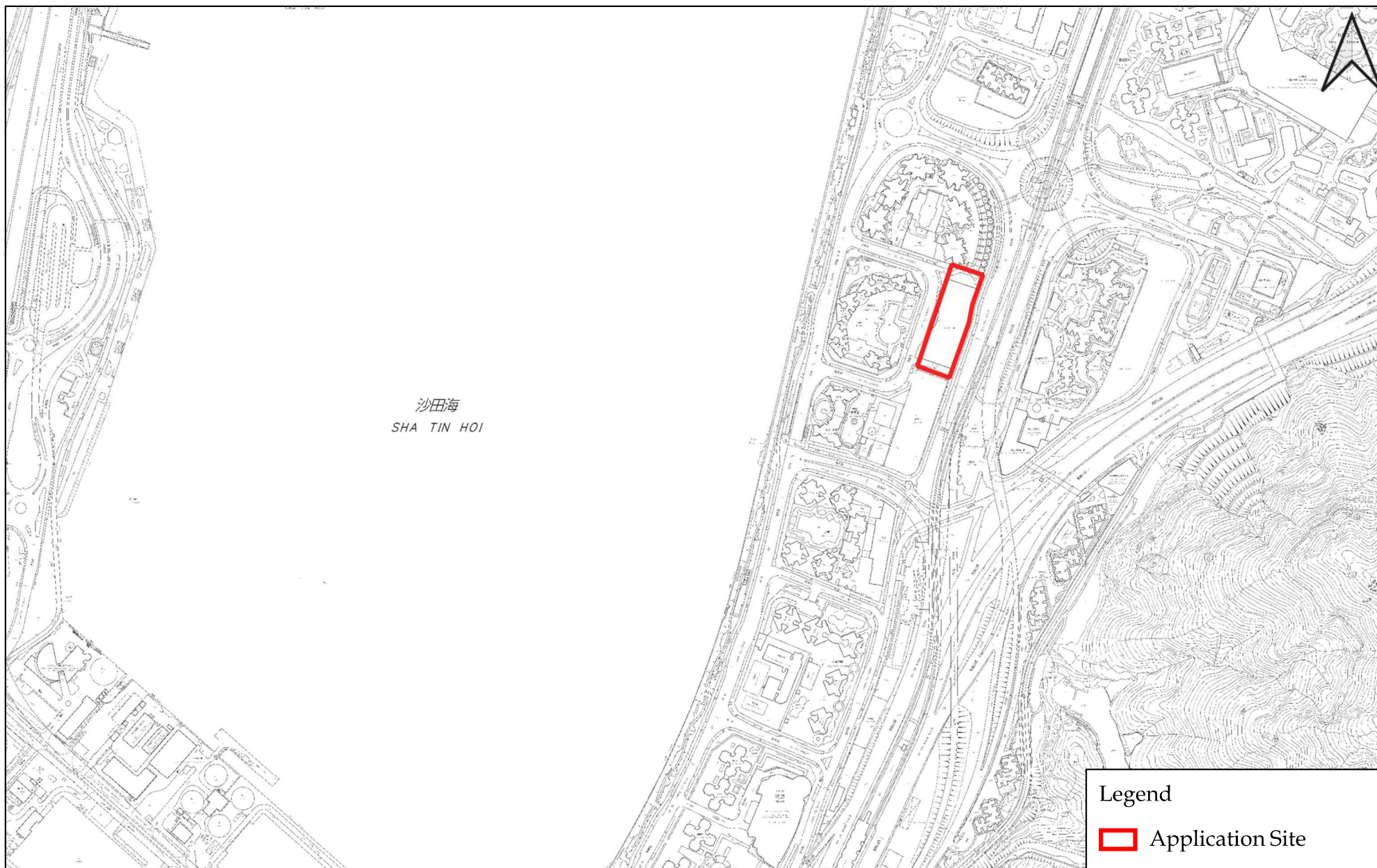




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Figure 1 : Location Plan

(For reference only. Not to scale.)

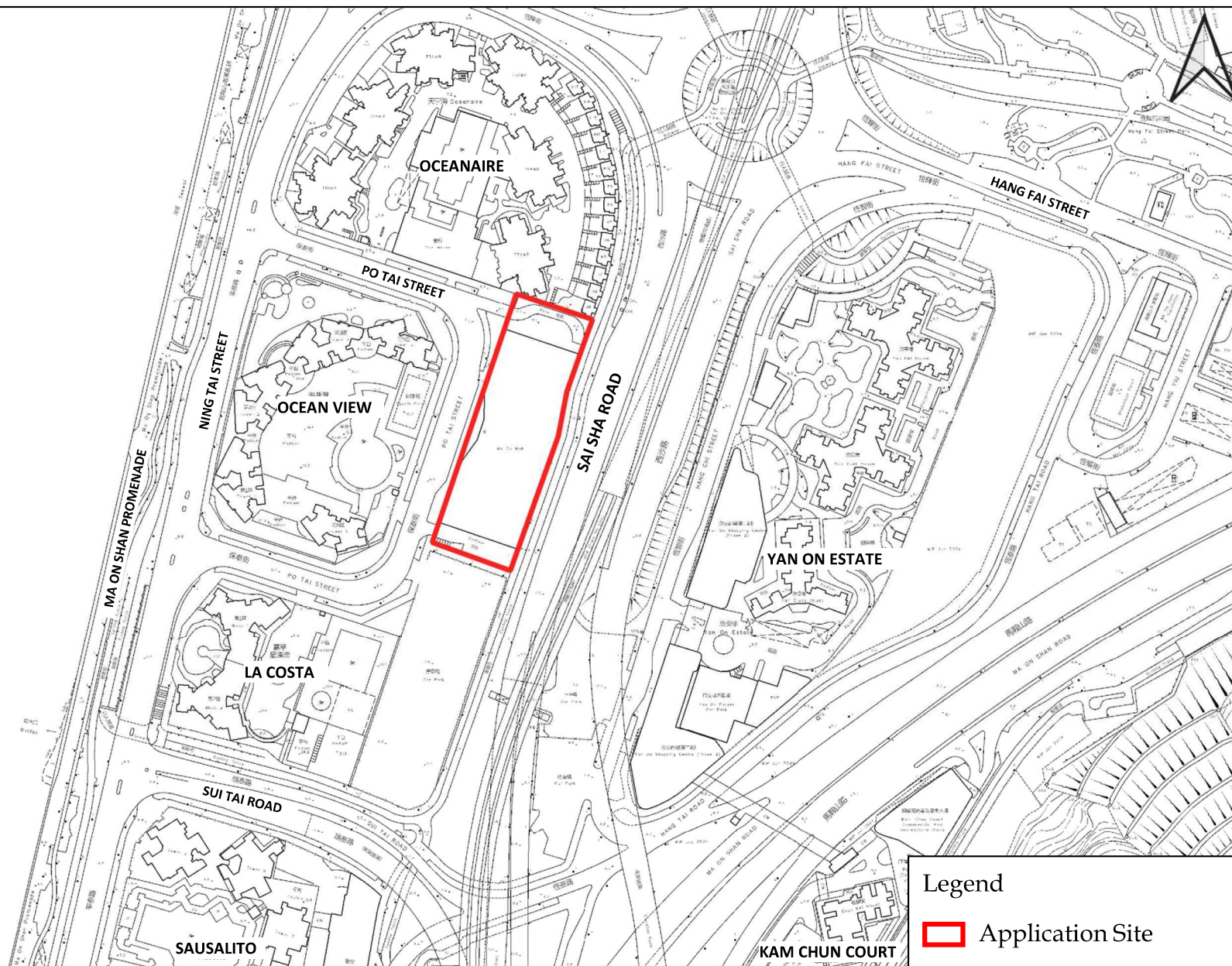
Section 12A Application for Proposed Rezoning from "Commercial" to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shops and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government)

Site Area

About 5,090 sq.m.

沙田海
SHA TIN HOI



Legend

Application Site



LCH Planning and Development
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Figure 2 : Site Plan

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial" to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shops and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

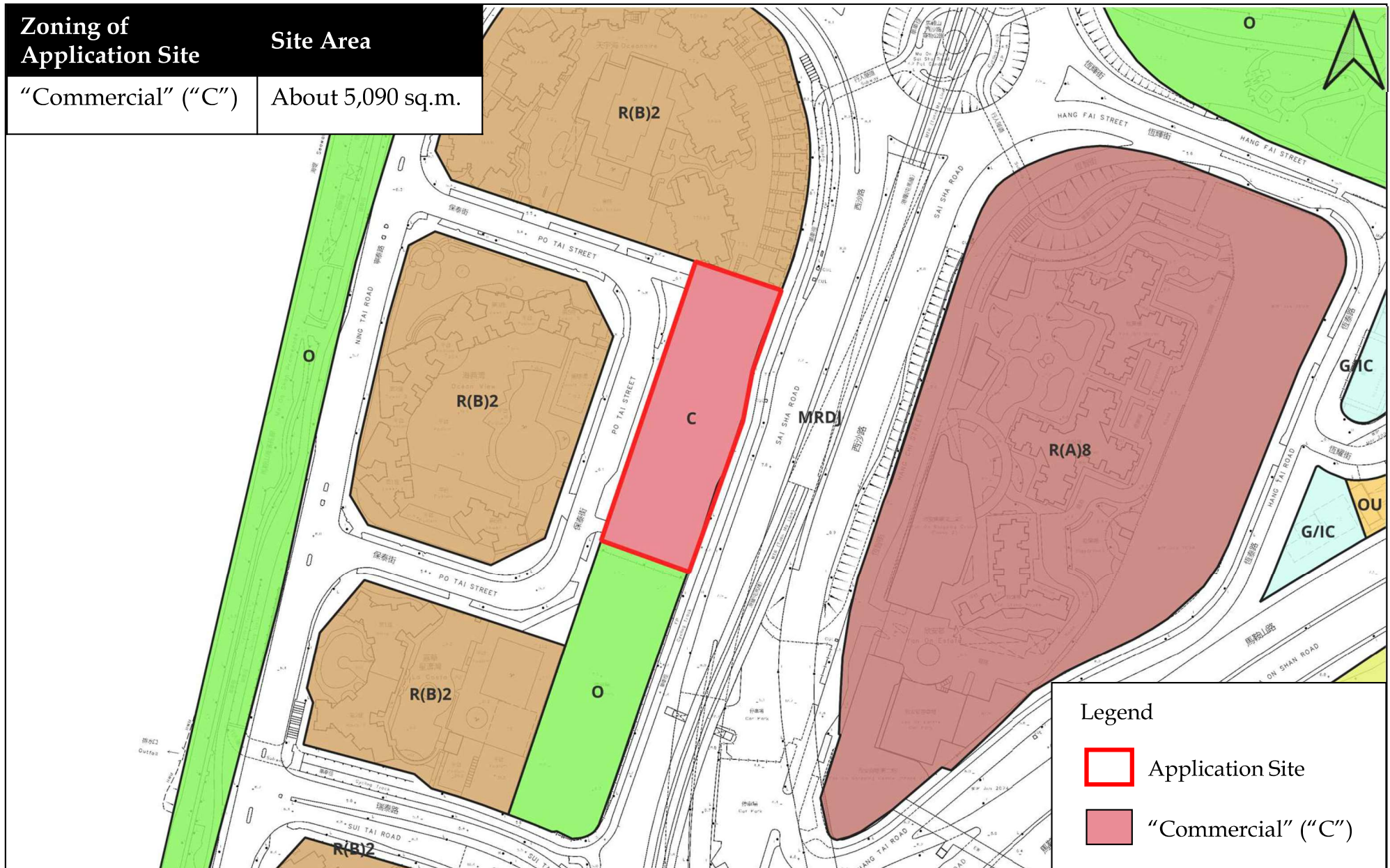
(Source: HK GEODATA STORE, HKSAR Government)

**Zoning of
Application Site**

"Commercial" ("C")

Site Area

About 5,090 sq.m.



Legend



Application Site



"Commercial" ("C")



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**Figure 3 : Extract of Outline Zoning Plan
(Approved Ma On Shan OZP No. S/MOS/28)**

(For reference only. Not to scale.)

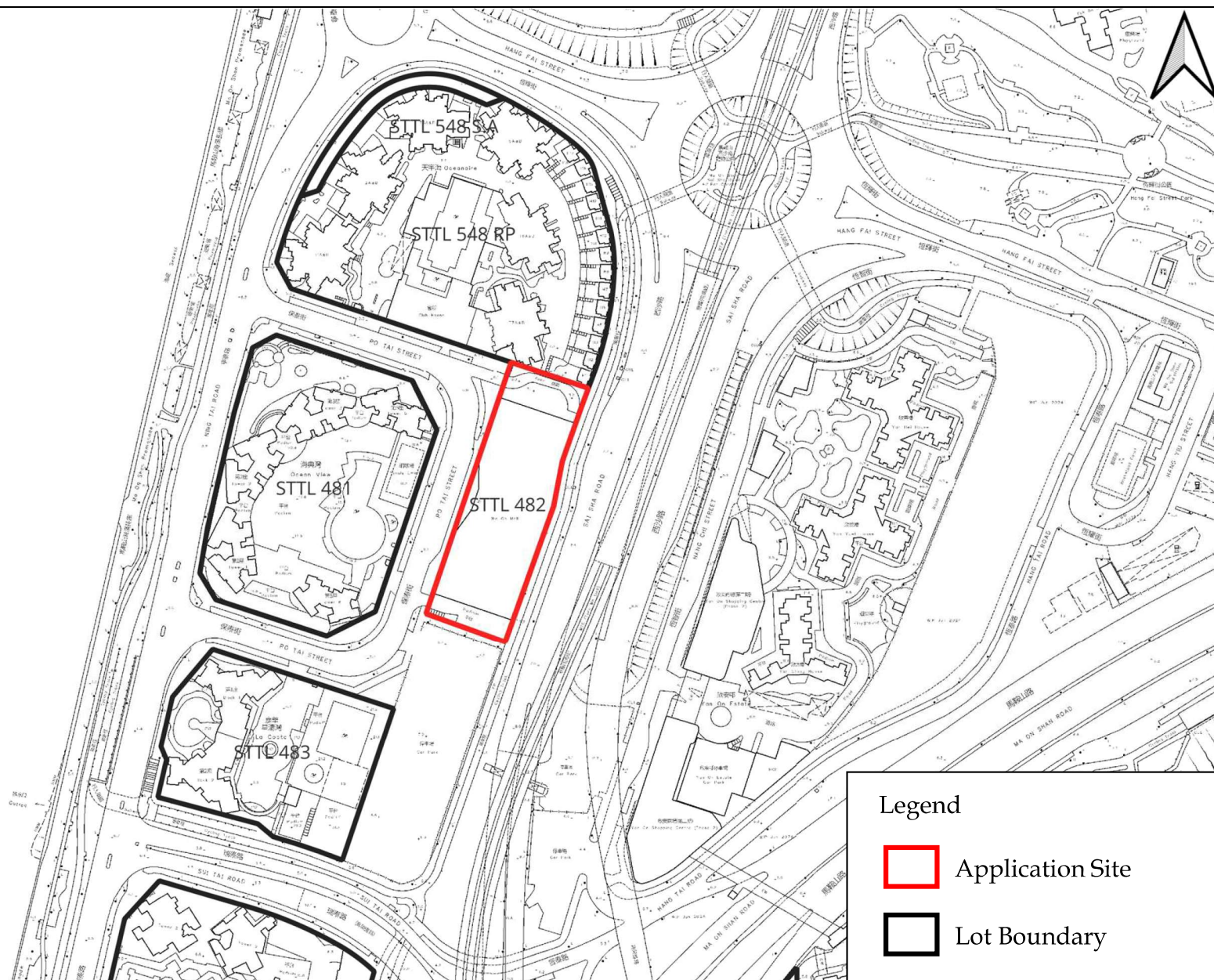
Section 12A Application for Proposed Rezoning from "Commercial" to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shops and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government)

Site Area

About 5,090 sq.m.

沙田海
SHA TIN HOI



Legend



Application Site



Lot Boundary



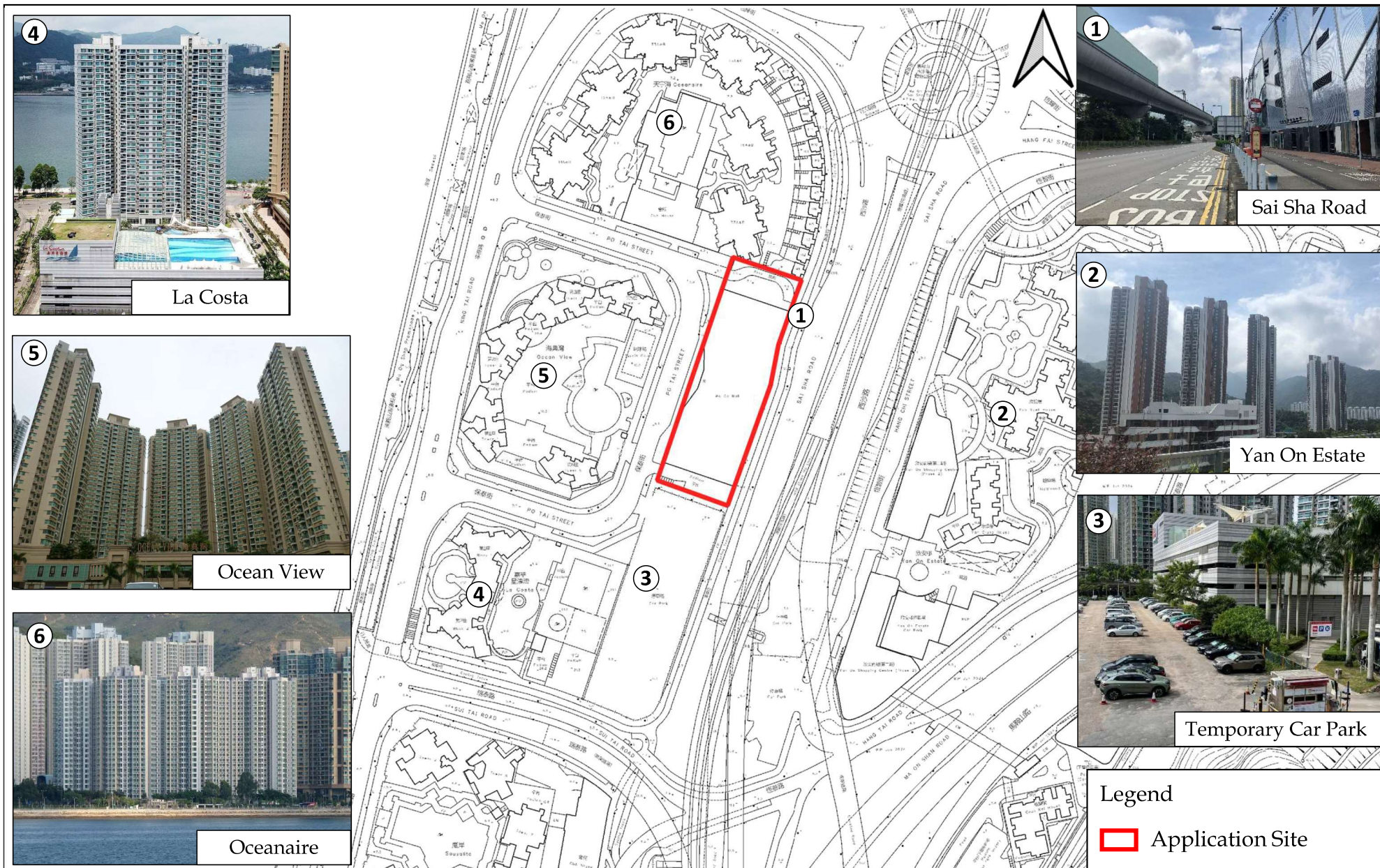
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Figure 4 : Land Status

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial" to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shops and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government)



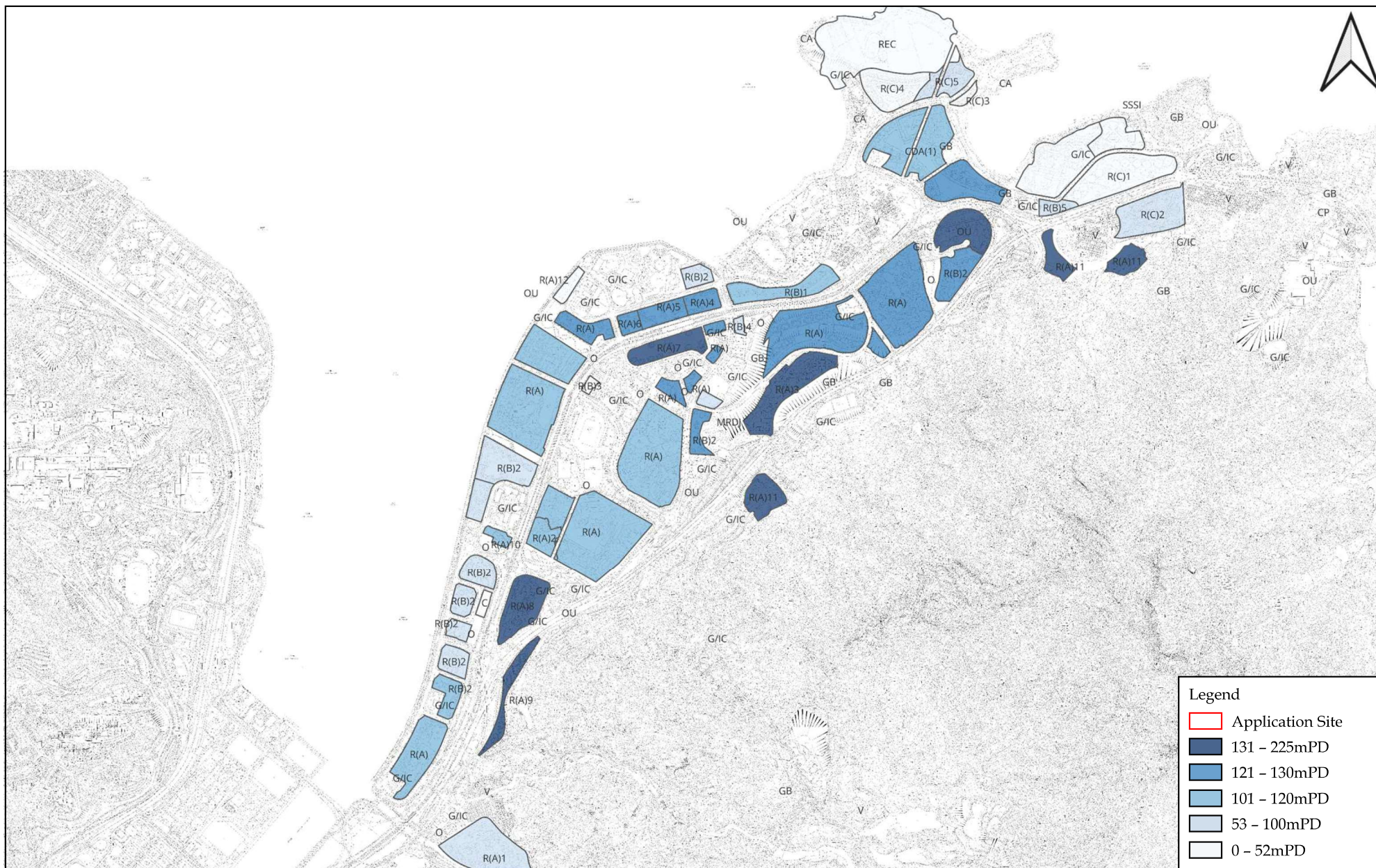
**LCH Planning and Development
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Figure 5 : Surrounding Area

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from “Commercial” to “Residential (Group A)13” and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shops and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)



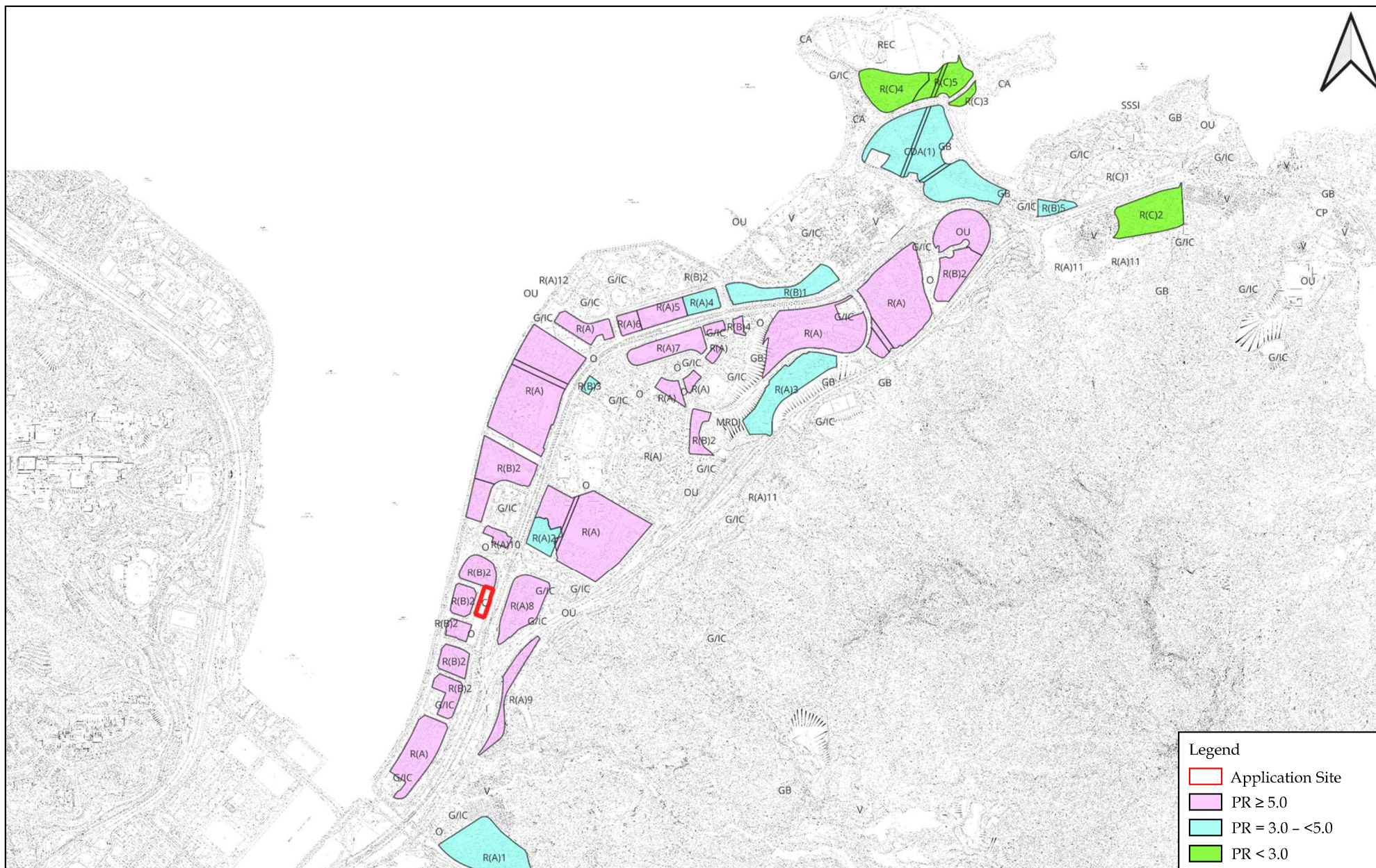
**LCH Planning and Development
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Figure 6 : Overview of Building Height Restriction in Ma On Shan

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from “Commercial” to “Residential (Group A)13” and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shops and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government)



Legend

- Application Site
- PR ≥ 5.0
- PR = 3.0 - <5.0
- PR < 3.0



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Figure 7 : Overview of Plot Ratio Restriction in Ma On Shan

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from “Commercial” to “Residential (Group A)13” and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shops and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government)

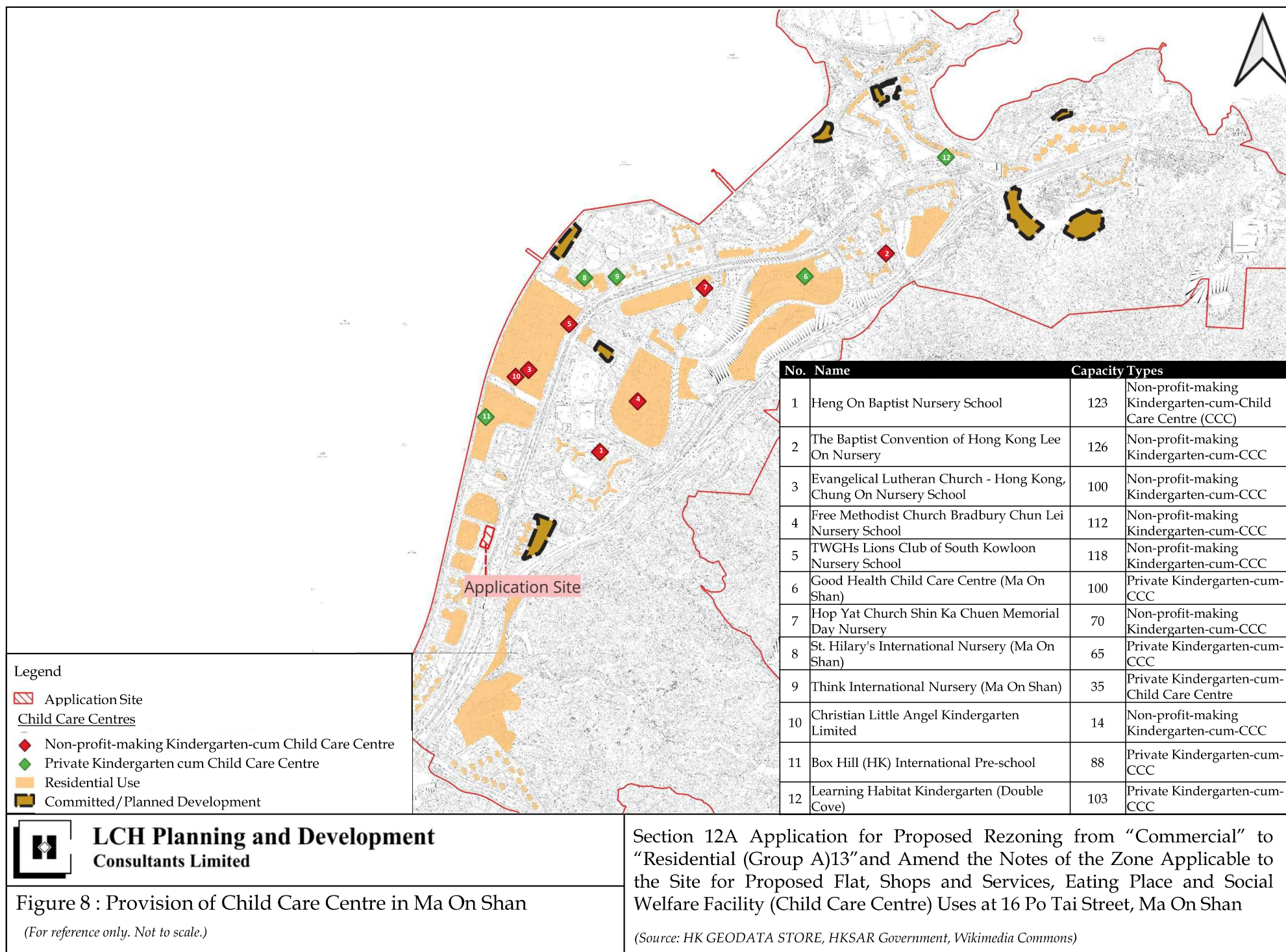
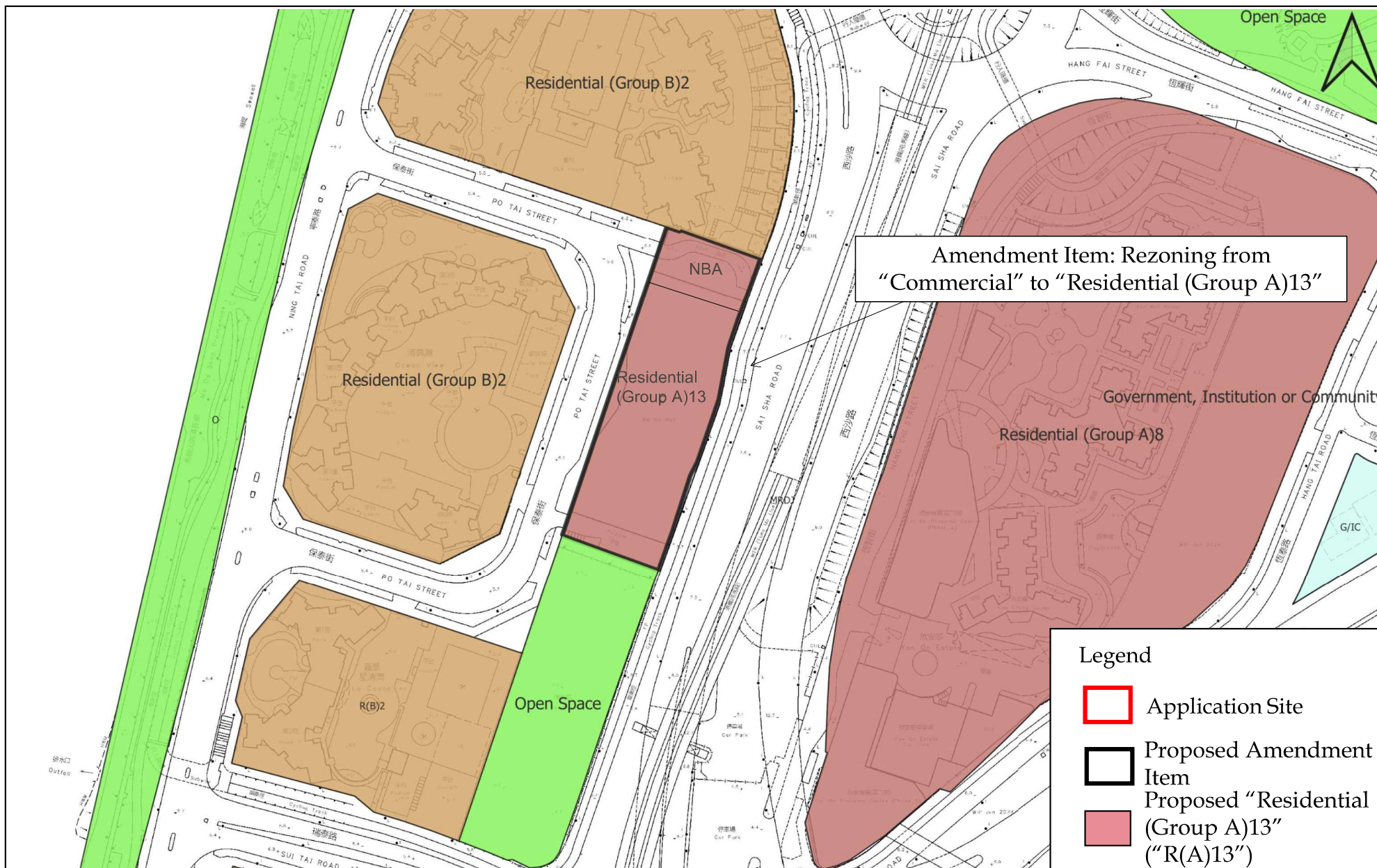


Figure 8 : Provision of Child Care Centre in Ma On Shan

(For reference only. Not to scale.)



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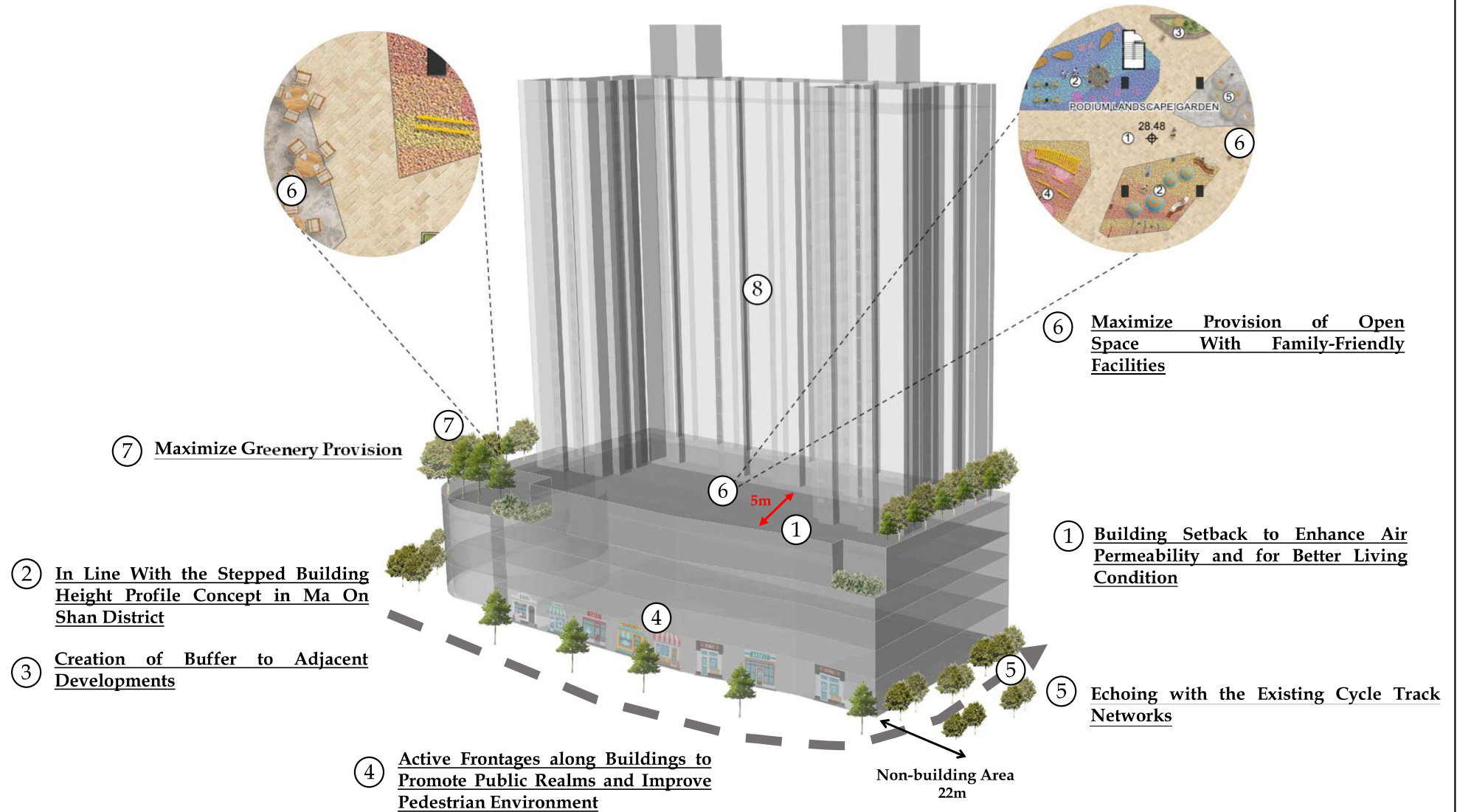
Figure 9 : Proposed Amendment of the Ma On Shan OZP

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial" to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shops and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government)

⑧ Sensible Design and Disposition with Site Constraints



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Figure 10 : Design Merits

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from “Commercial” to “Residential (Group A)13” and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shops and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: Derived from Landscape Proposal and Tree Preservation Proposal)

SITE PARTICULARS

ADDRESS = PO TAI STREET, MA ON SHAN, SHA TIN, N.T.
LOT NO. = SHA TIN TOWN LOT NO. 482
AREA OF SITE = 5,090 m²
CLASS OF SITE = 'A'
HEIGHT OF BUILDING (mPD) = 100mPD
SITE COVERAGE
PERMITTED SITE COVERAGE FOR NON-DOMESTIC (OVER 15m) = 60%
PERMITTED SITE COVERAGE FOR DOMESTIC = 33.33%

PROPOSED RESIDENTIAL

PLOT RATIO = 5
GROSS FLOOR AREA = 25,450 m²
SITE COVERAGE = 25.343%
NOS. OF UNIT
ONE BEDROOM = 179
TWO BEDROOM = 280
THREE BEDROOM + MAID = 80
TOTAL = 539

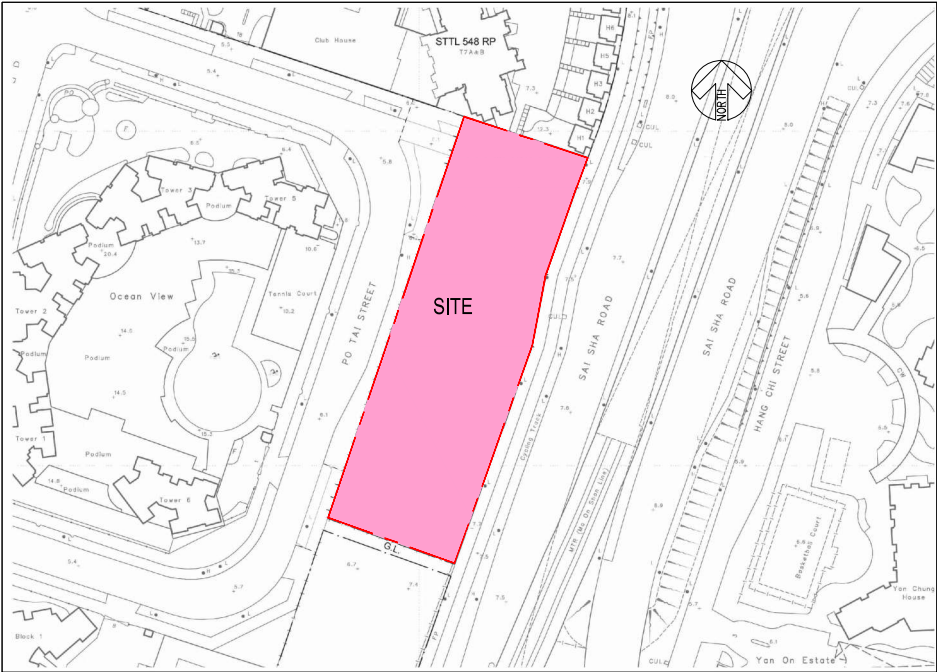
PROPOSED COMMERCIAL

PLOT RATIO = 1,570
GROSS FLOOR AREA = 7,991,300 m²

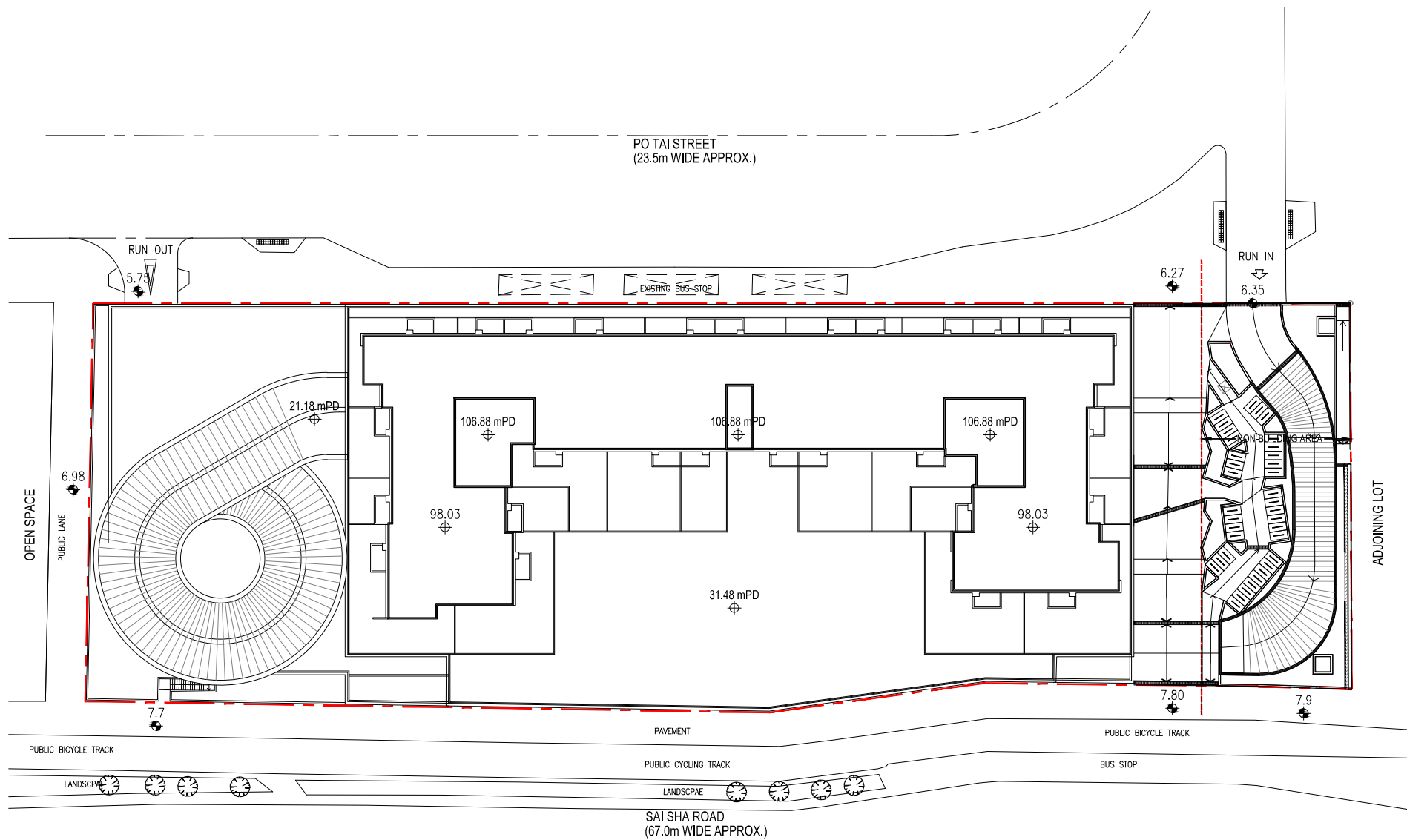
PROPOSED CHILD CARE CENTRE

PLOT RATIO = 0.2
GROSS FLOOR AREA = 1,018,000 m²

TOTAL PLOT RATIO = 6.770
TOTAL GROSS FLOOR AREA = 34,459,300 m²

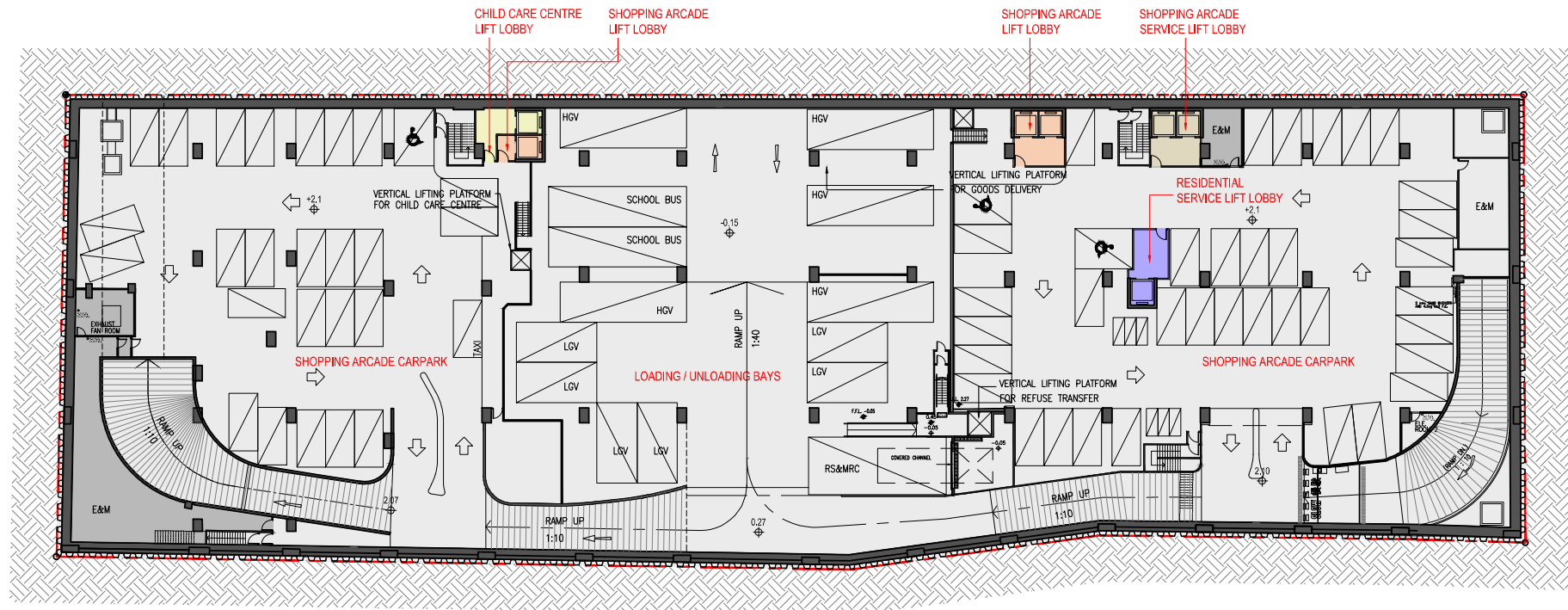


BLOCK PLAN
1:1500



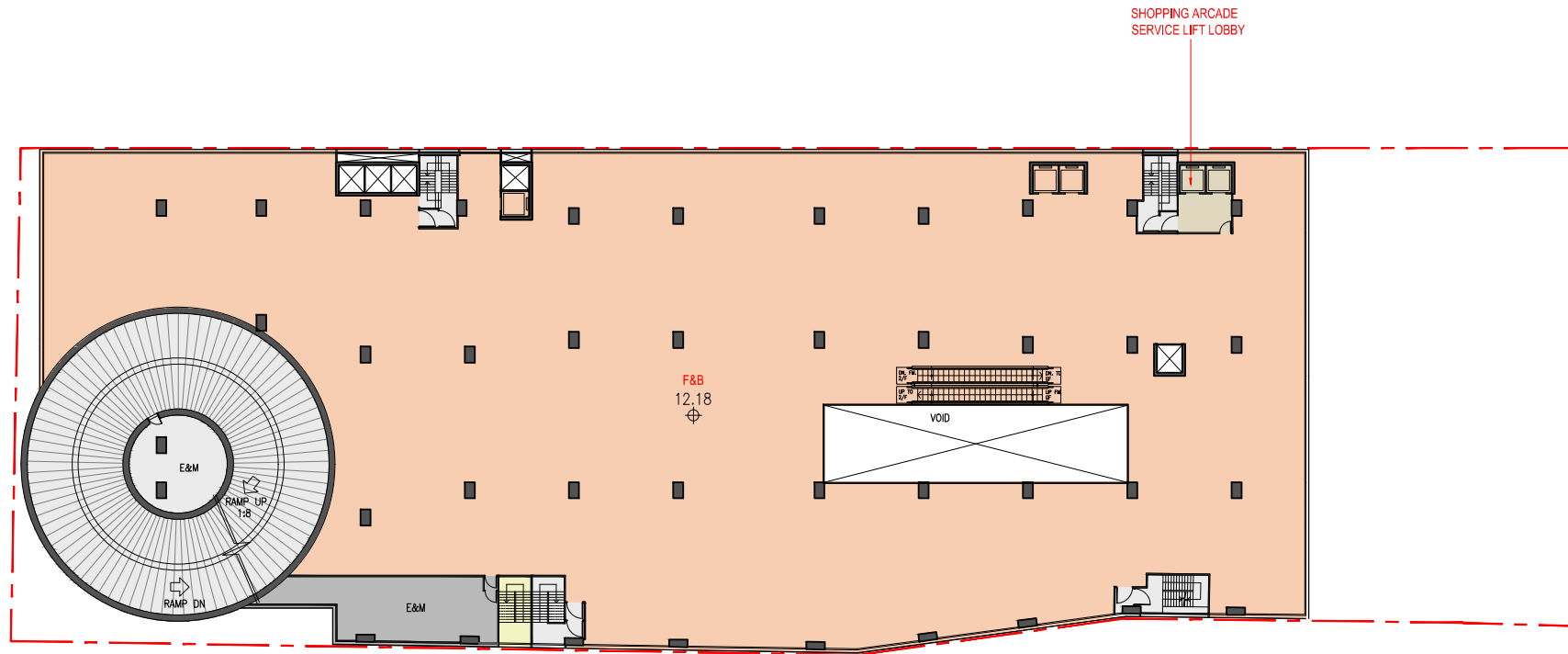
MASTER LAYOUT PLAN

1:400

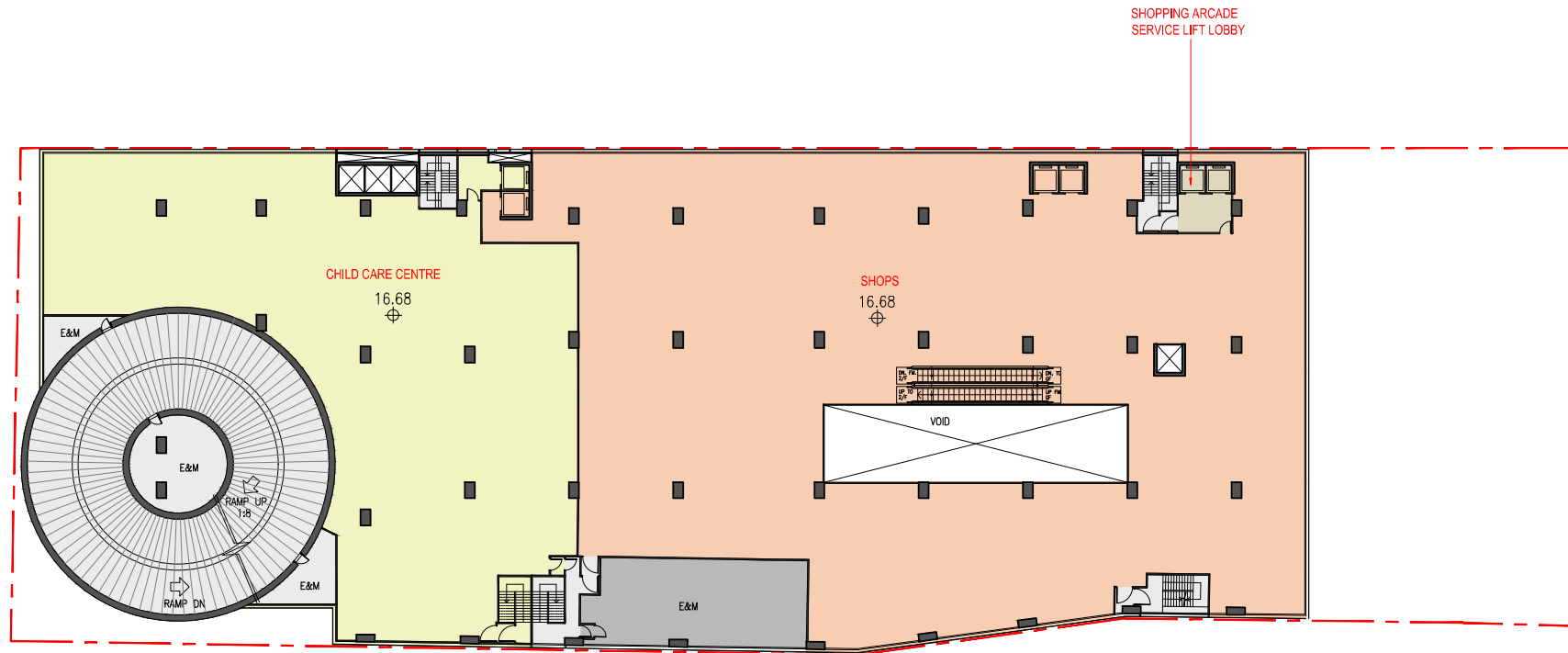


BASEMENT 1 FLOOR PLAN

1:400



1ST FLOOR PLAN
1:400



2ND FLOOR PLAN
1:400



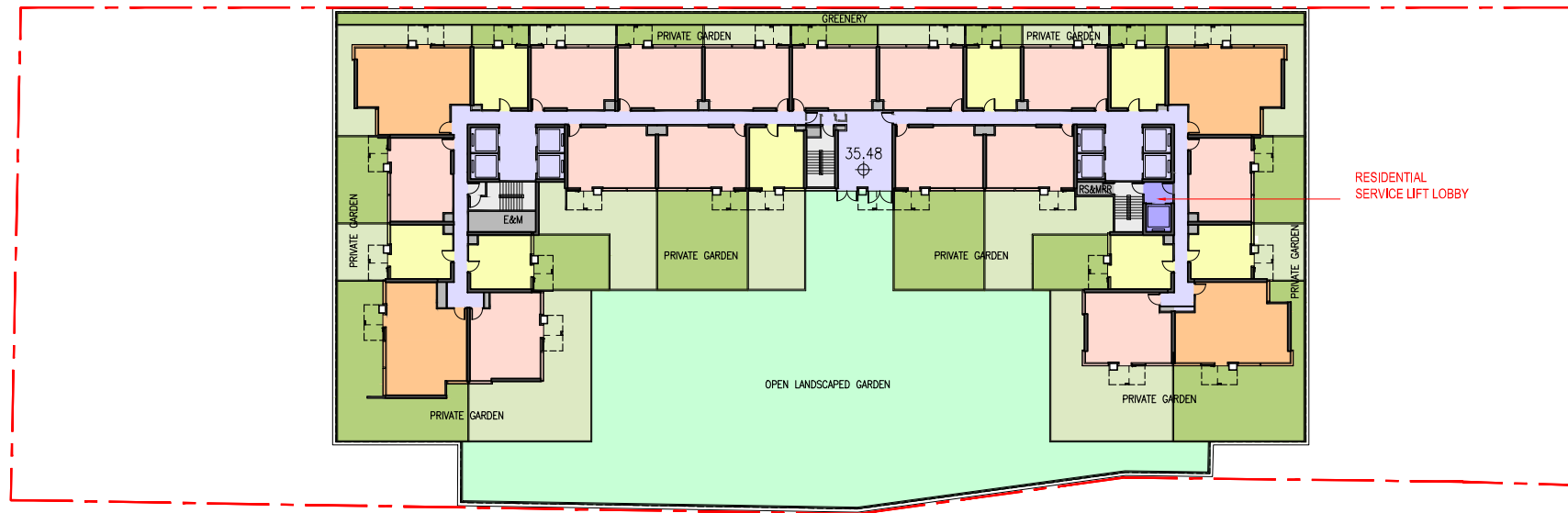
3RD FLOOR PLAN (RESIDENTIAL CARPARK)

1:400



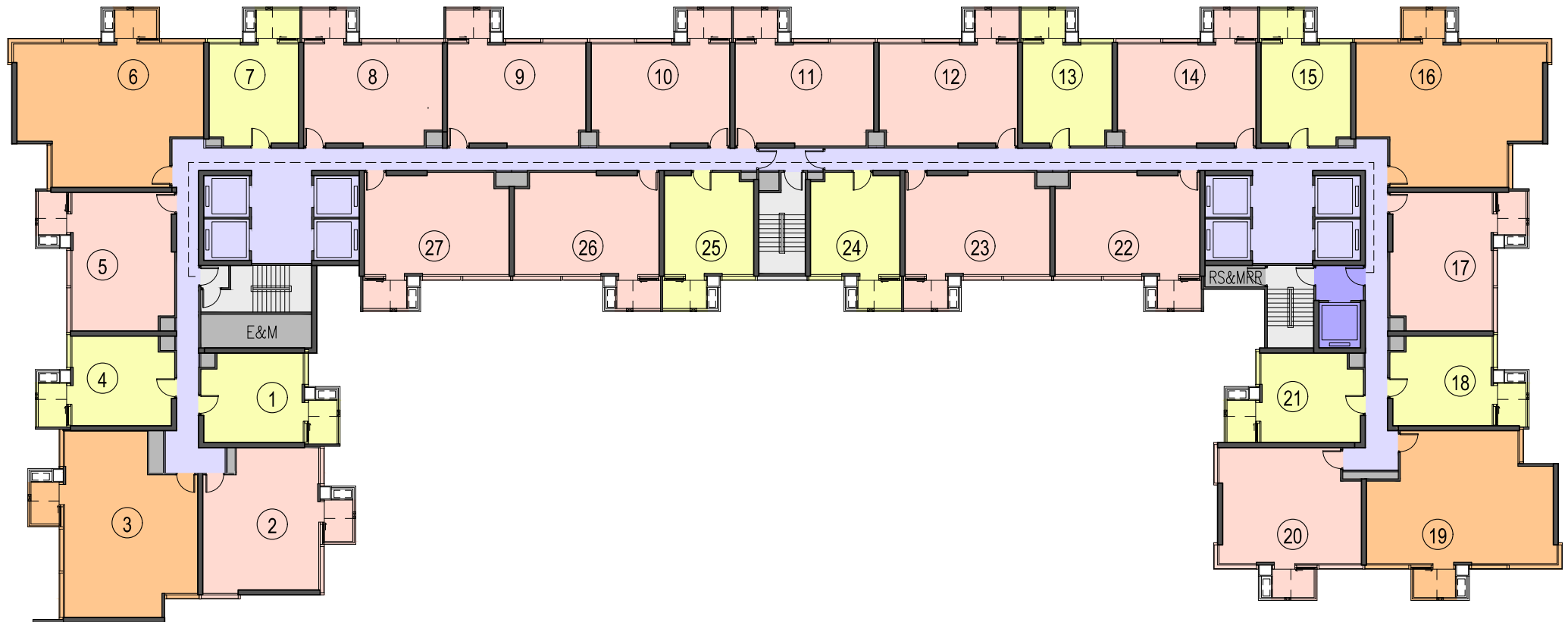
5TH FLOOR PLAN (RECREATIONAL FACILITIES AND COMMUNAL SKY GARDEN)

1:400



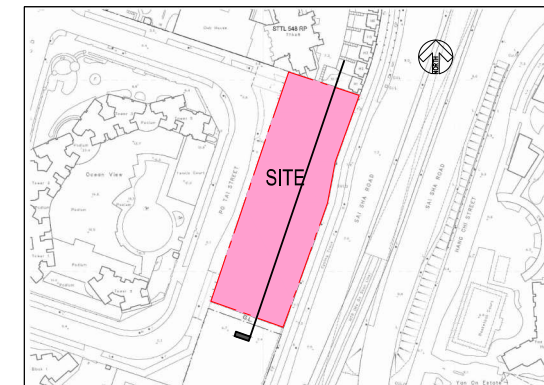
6TH FLOOR PLAN (RESIDENTIAL)

1:400



7TH ~ 27TH FLOOR PLAN (19 STOREYS OF RESIDENTIAL)
1:200

ADDRESS	= PO TAI STREET, MA ON SHAN, SHA TIN, N.T.
LOT NO.	= SHA TIN TOWN LOT NO. 482
AREA OF SITE	= 5,090 m ²
CLASS OF SITE	= 'A'
HEIGHT OF BUILDING (mPD)	= 100mPD
SITE COVERAGE	
PERMITTED SITE COVERAGE FOR NON-DOMESTIC (OVER 15m)	= 60%
PERMITTED SITE COVERAGE FOR DOMESTIC	= 33.33%



PLOT RATIO	= 5
GROSS FLOOR AREA	= 25,450 m ²
SITE COVERAGE	= 25.343%

NOS. OF UNIT	
ONE BEDROOM	= 179
TWO BEDROOM	= 280
THREE BEDROOM + MAID	= 80
<u>TOTAL</u>	<u>= 539</u>

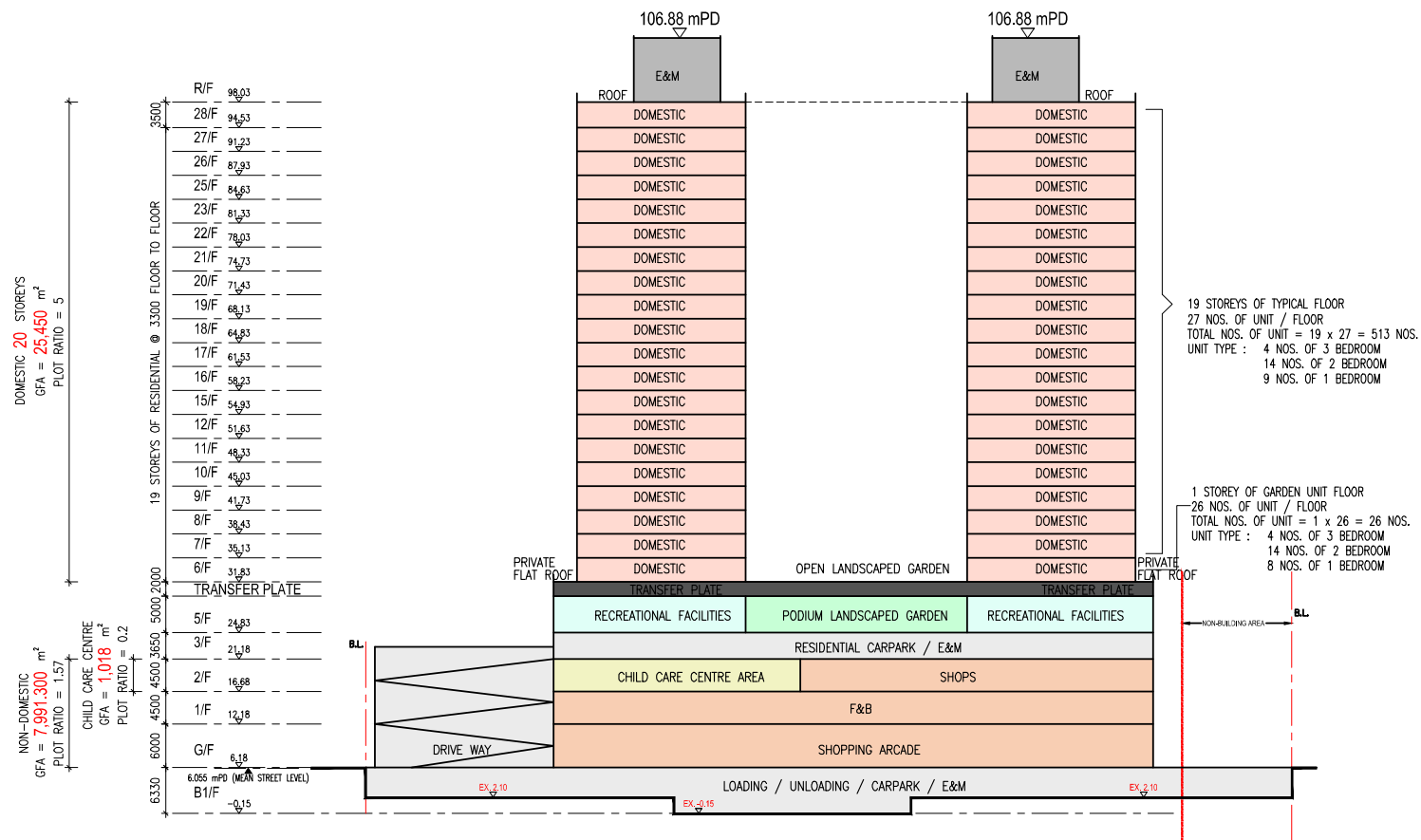
PLOT RATIO = 1.570

GROSS FLOOR AREA = 7,991.300 m²

PLOT RATIO = 0.2

GROSS FLOOR AREA = 1,018.000 m²

TOTAL GROSS FLOOR AREA = 34,459.300 m²



DIAGRAMMATIC SECTION A-A
1:700