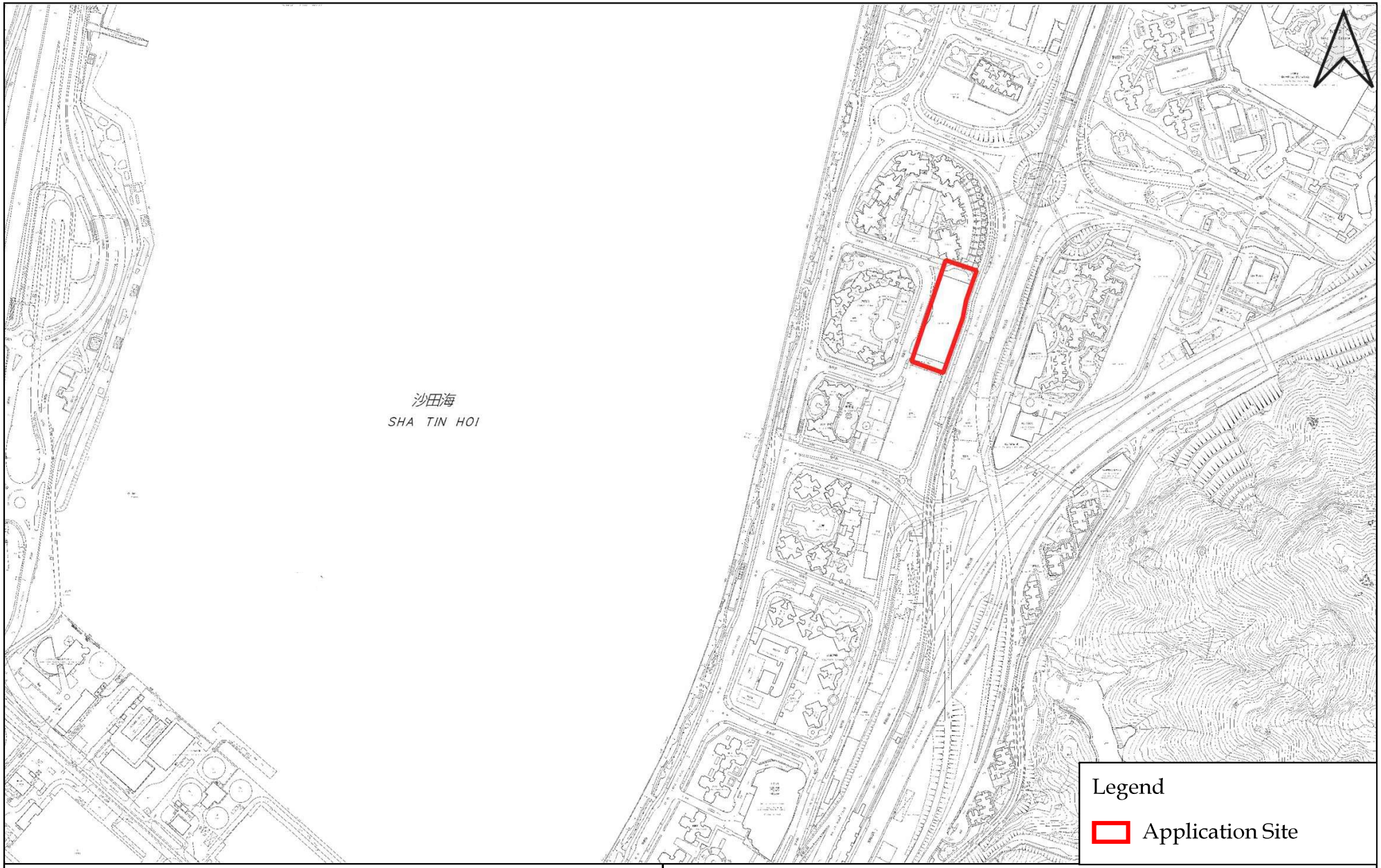


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Figure 1 : Location Plan

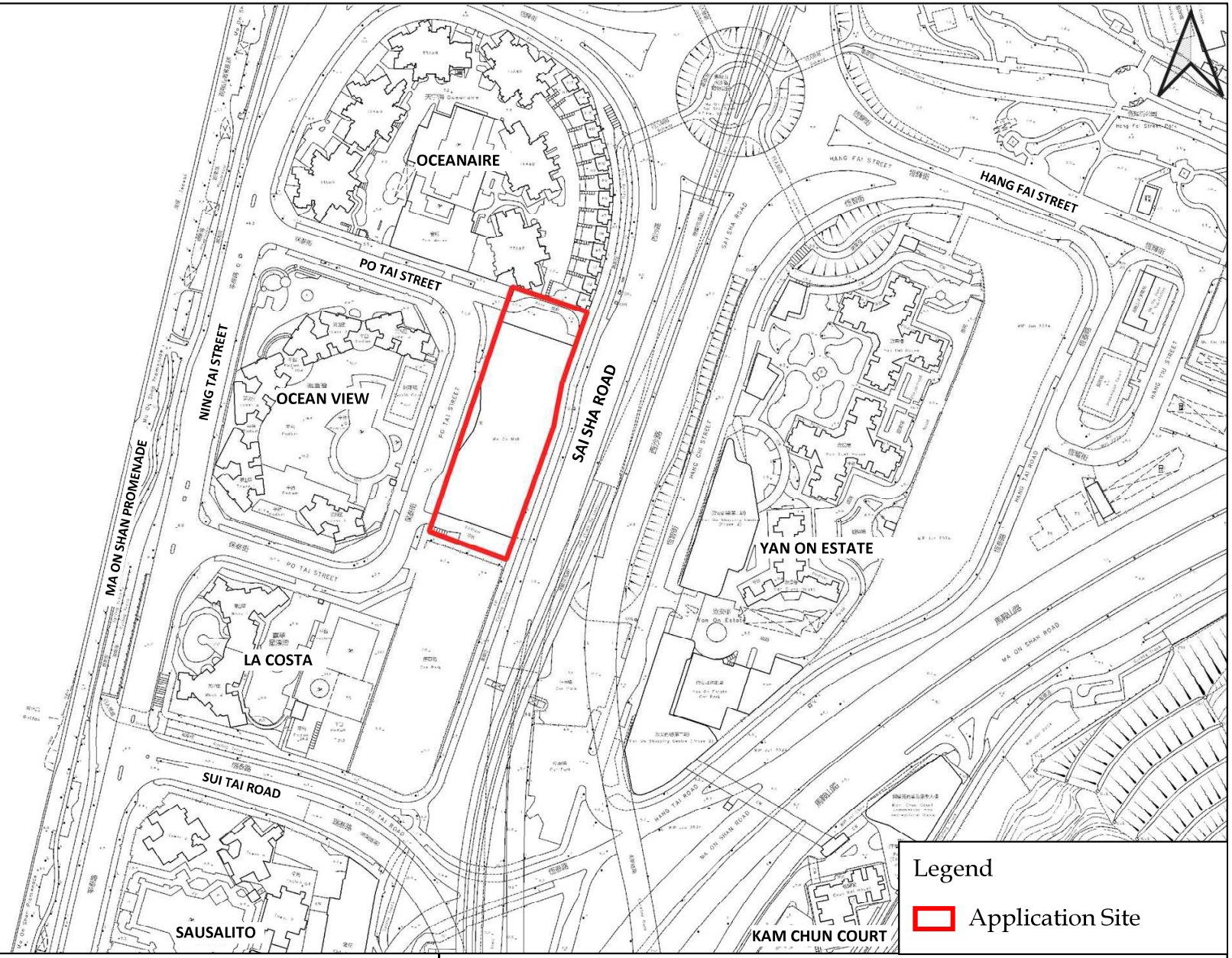
(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and area shown as 'Road' 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.



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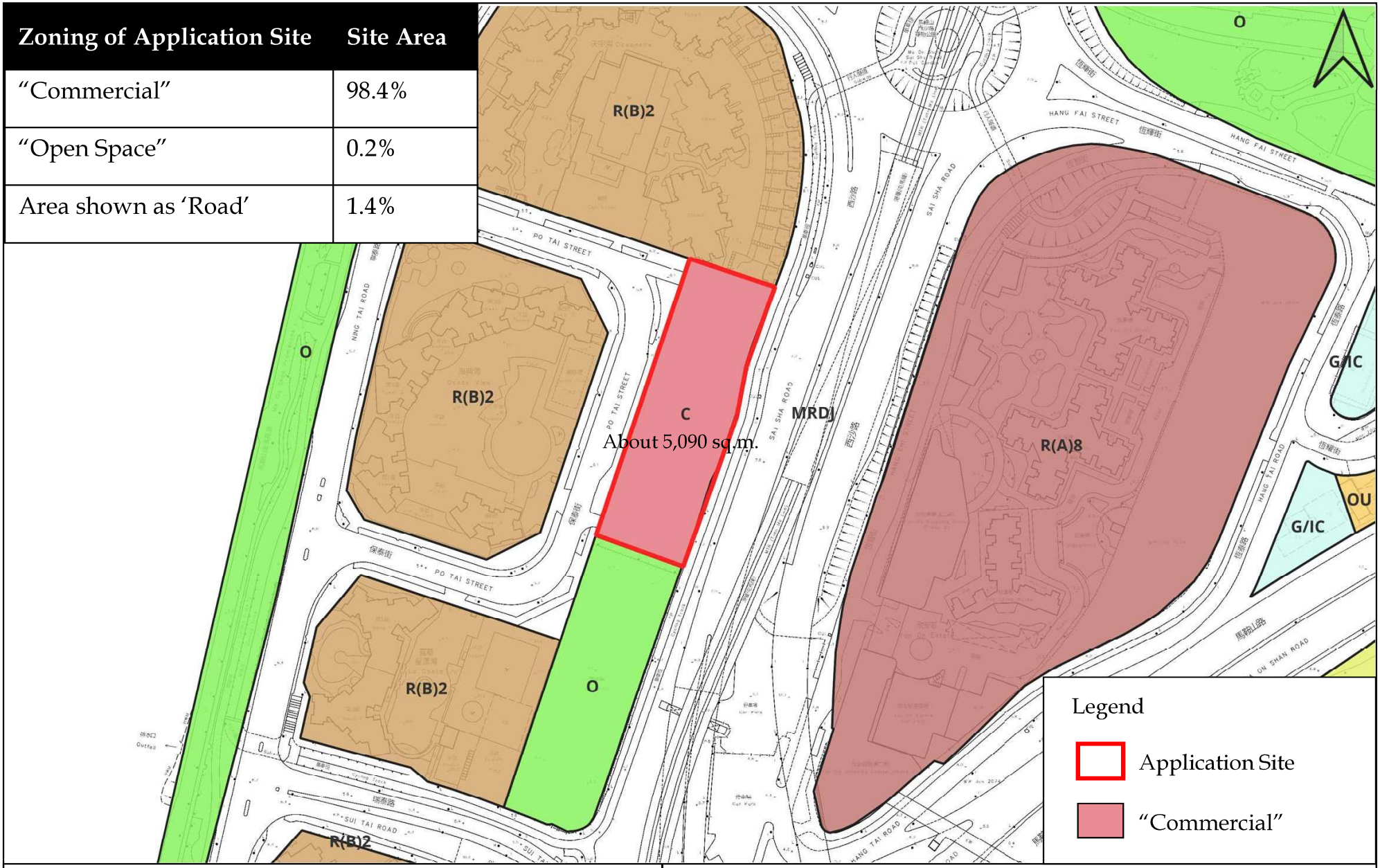
Figure 2 : Site Plan

(For reference only. Not to scale.

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and area shown as 'Road' 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	Site Area
"Commercial"	98.4%
"Open Space"	0.2%
Area shown as 'Road'	1.4%



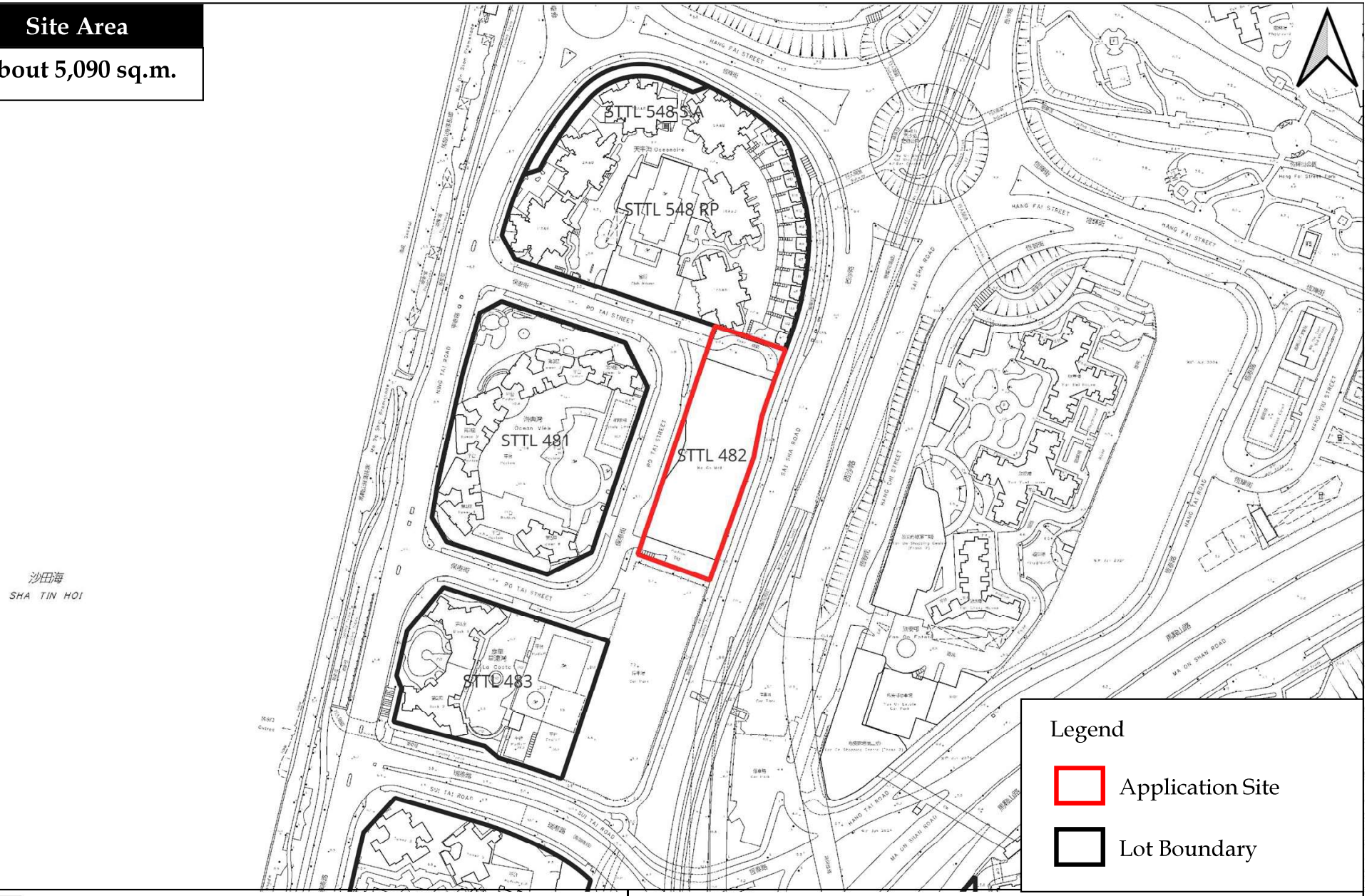
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Figure 3 : Extract of Outline Zoning Plan
(Approved Ma On Shan OZP No. S/MOS/28)
(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and area shown as 'Road' 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
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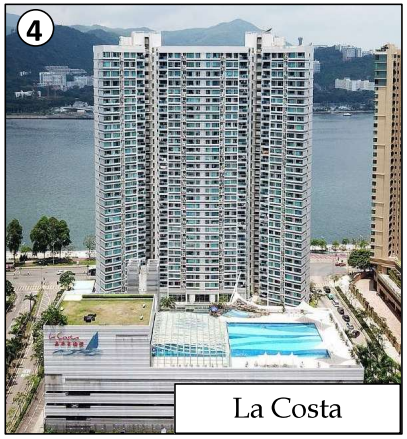
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Figure 4 : Land Status

(For reference only. Not to scale.)

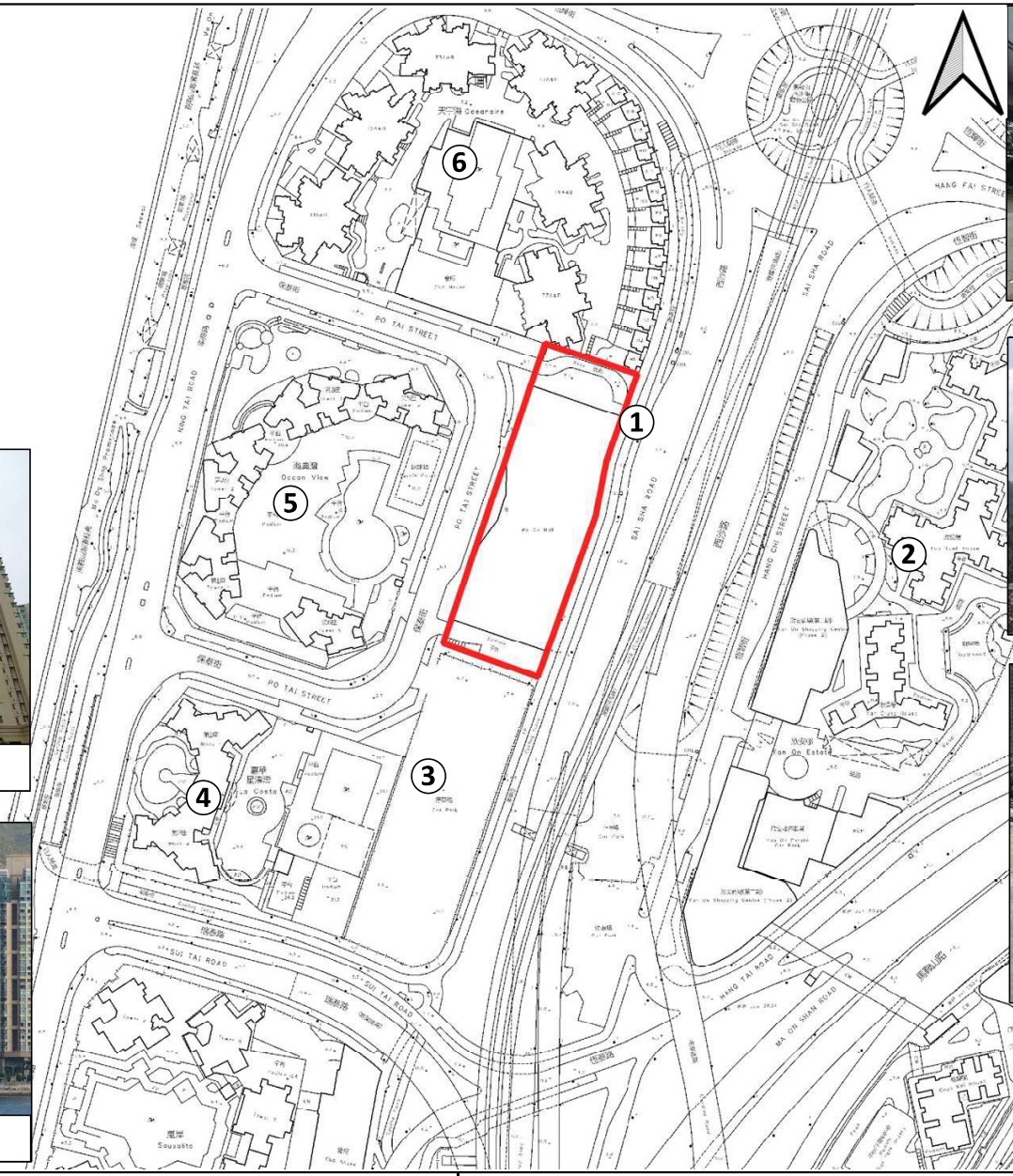
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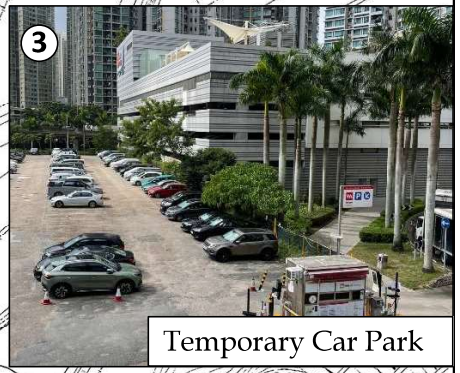












Legend

Application Site

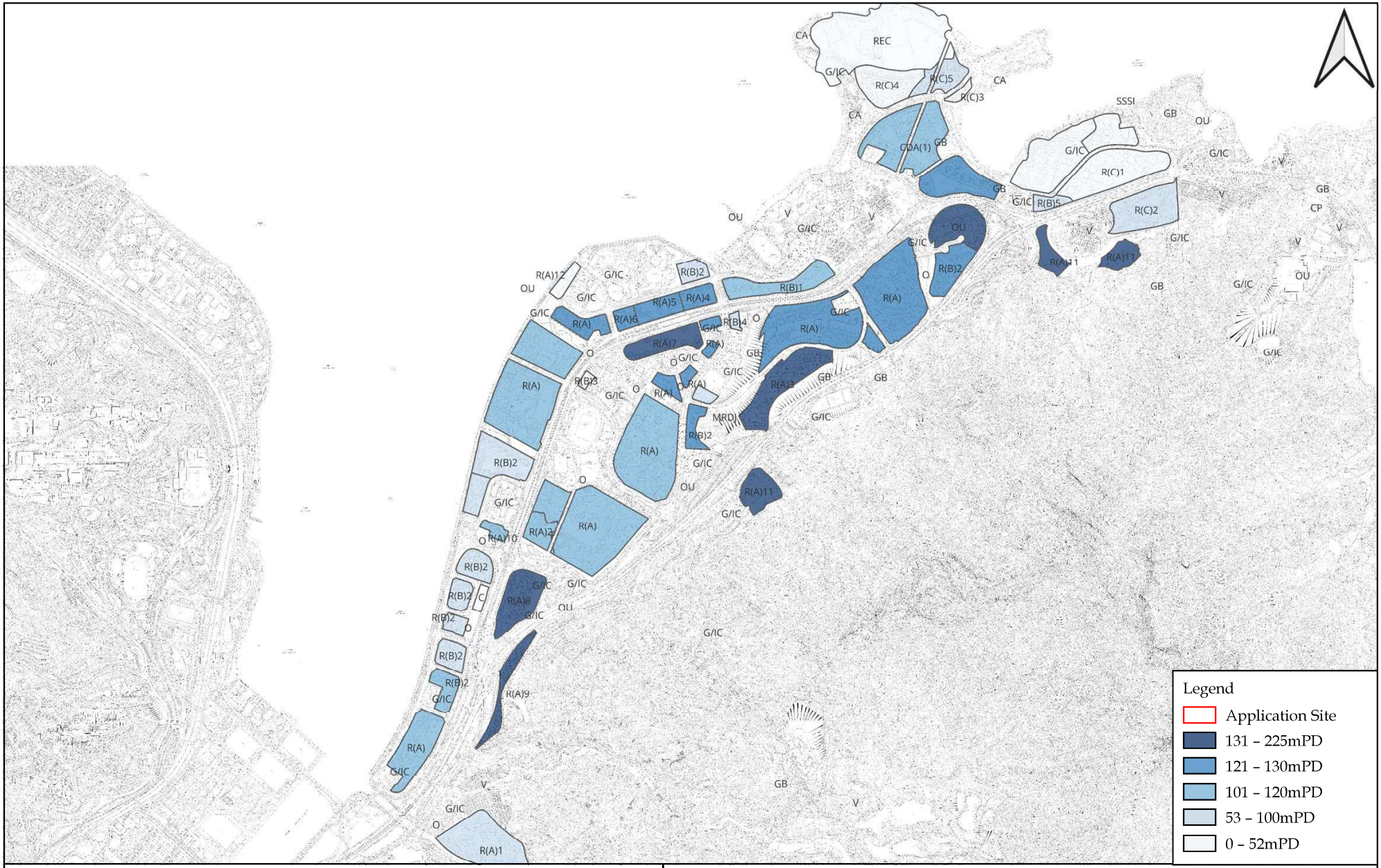
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Figure 5 : Surrounding Area

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and area shown as 'Road' 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)



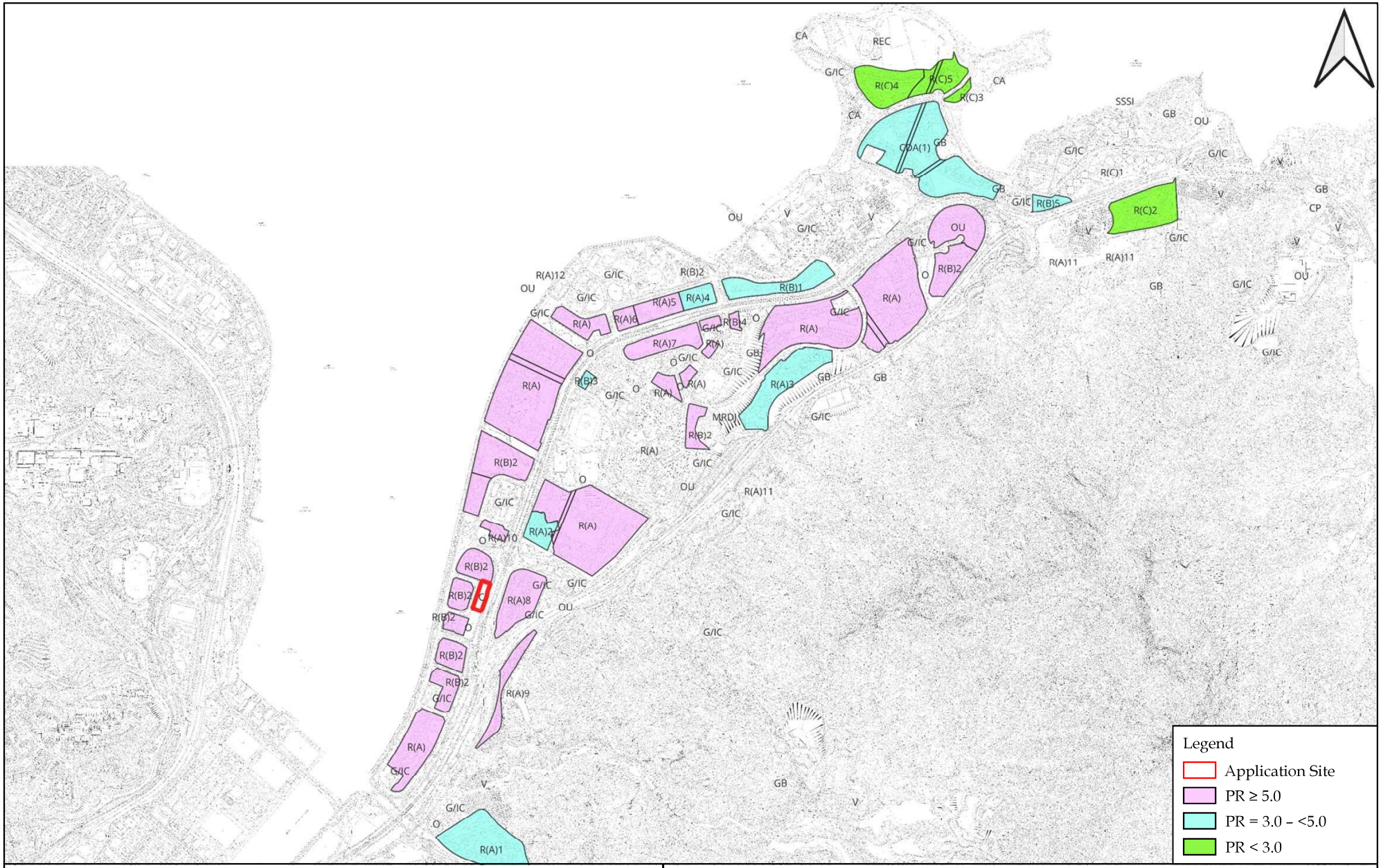
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Figure 6 : Overview of Building Height Restriction in Ma On Shan

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and area shown as 'Road' 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)



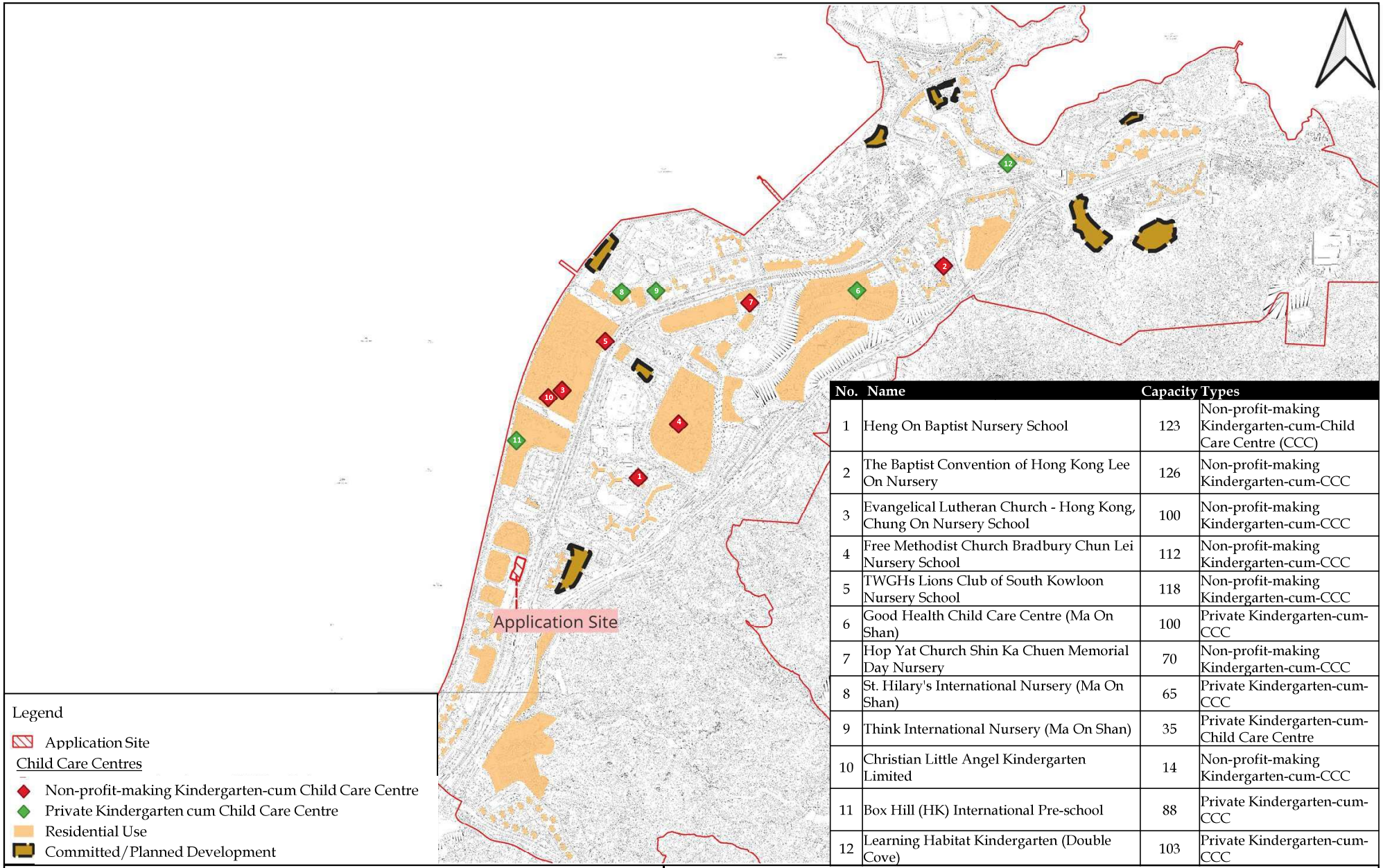
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Figure 7 : Overview of Plot Ratio Restriction in Ma On Shan

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and area shown as 'Road' 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)



No.	Name	Capacity	Types
1	Heng On Baptist Nursery School	123	Non-profit-making Kindergarten-cum-Child Care Centre (CCC)
2	The Baptist Convention of Hong Kong Lee On Nursery	126	Non-profit-making Kindergarten-cum-CCC
3	Evangelical Lutheran Church - Hong Kong, Chung On Nursery School	100	Non-profit-making Kindergarten-cum-CCC
4	Free Methodist Church Bradbury Chun Lei Nursery School	112	Non-profit-making Kindergarten-cum-CCC
5	TWGHs Lions Club of South Kowloon Nursery School	118	Non-profit-making Kindergarten-cum-CCC
6	Good Health Child Care Centre (Ma On Shan)	100	Private Kindergarten-cum-CCC
7	Hop Yat Church Shin Ka Chuen Memorial Day Nursery	70	Non-profit-making Kindergarten-cum-CCC
8	St. Hilary's International Nursery (Ma On Shan)	65	Private Kindergarten-cum-CCC
9	Think International Nursery (Ma On Shan)	35	Private Kindergarten-cum-Child Care Centre
10	Christian Little Angel Kindergarten Limited	14	Non-profit-making Kindergarten-cum-CCC
11	Box Hill (HK) International Pre-school	88	Private Kindergarten-cum-CCC
12	Learning Habitat Kindergarten (Double Cove)	103	Private Kindergarten-cum-CCC

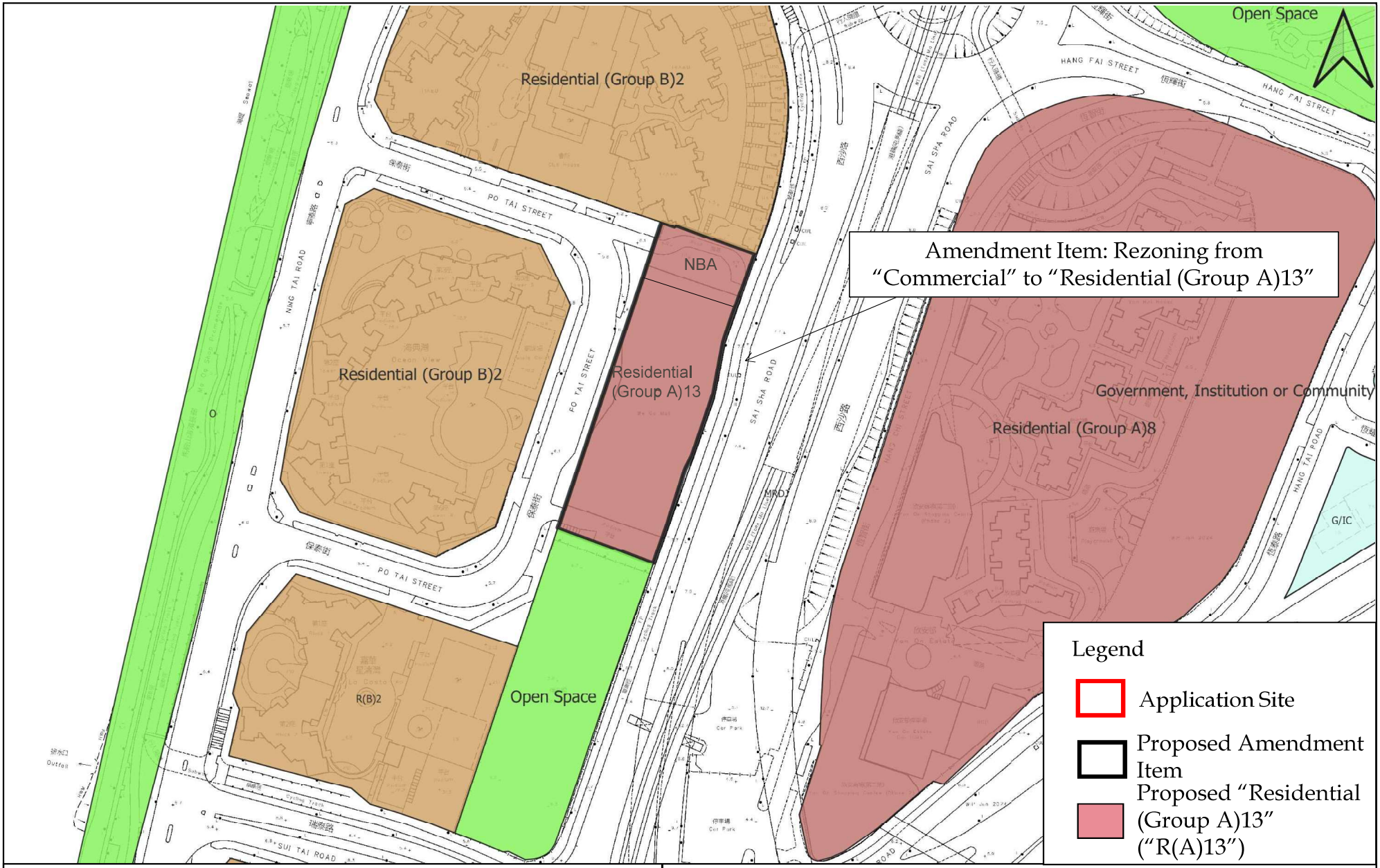
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Figure 8 : Provision of Child Care Centre in Ma On Shan

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and area shown as 'Road' 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)



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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", "Open Space" and area shown as 'Road' 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 Consultants Limited

Figure 10a : Design Merits (AI-generated Image)

(Source: Derived from Landscape Proposal and Tree Preservation Proposal, with the background photo adopted from Google Earth taken at Ma On Shan in 2024)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and area shown as 'Road' 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

(For reference only. Not to scale.)



LCH Planning and Development Consultants Limited

Figure 10b : Design Merits (AI-generated Image)

(Source: Derived from Landscape Proposal and Tree Preservation Proposal, with the background photo adopted from Google Earth taken at Ma On Shan in 2024)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and area shown as 'Road' 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

(For reference only. Not to scale.)

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	= 21.509%

NOS. OF UNIT

ONE BEDROOM	= 282
TWO BEDROOM	= 168
THREE BEDROOM + MAID	= 90
TOTAL	= 540

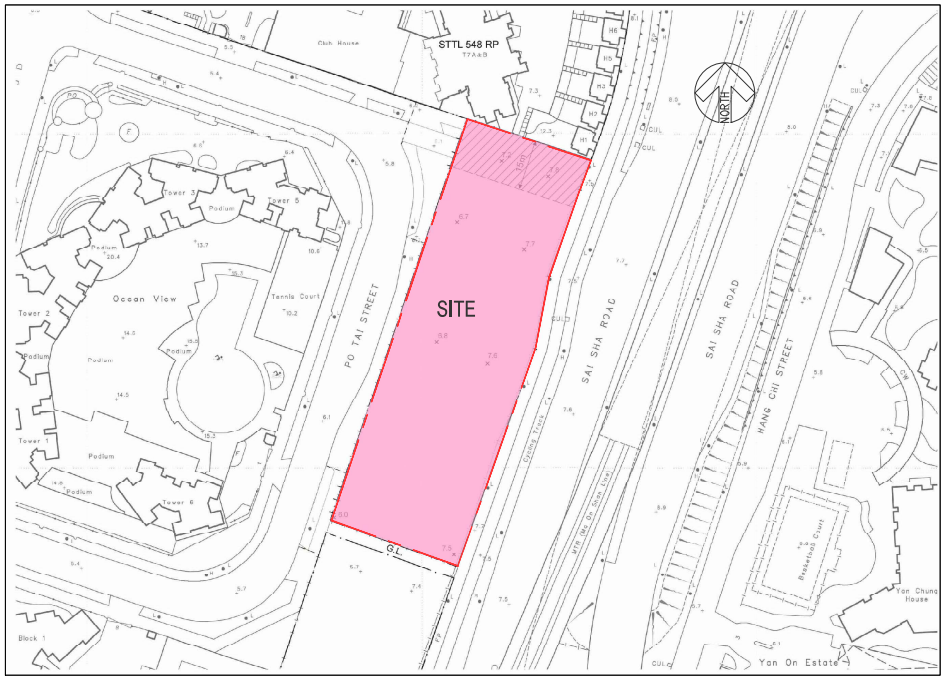
PROPOSED COMMERCIAL

PLOT RATIO	= 1.792
GROSS FLOOR AREA	= 9,121.280 m²

PROPOSED CHILD CARE CENTRE

PLOT RATIO	= 0.198
GROSS FLOOR AREA	= 1,007.820 m²

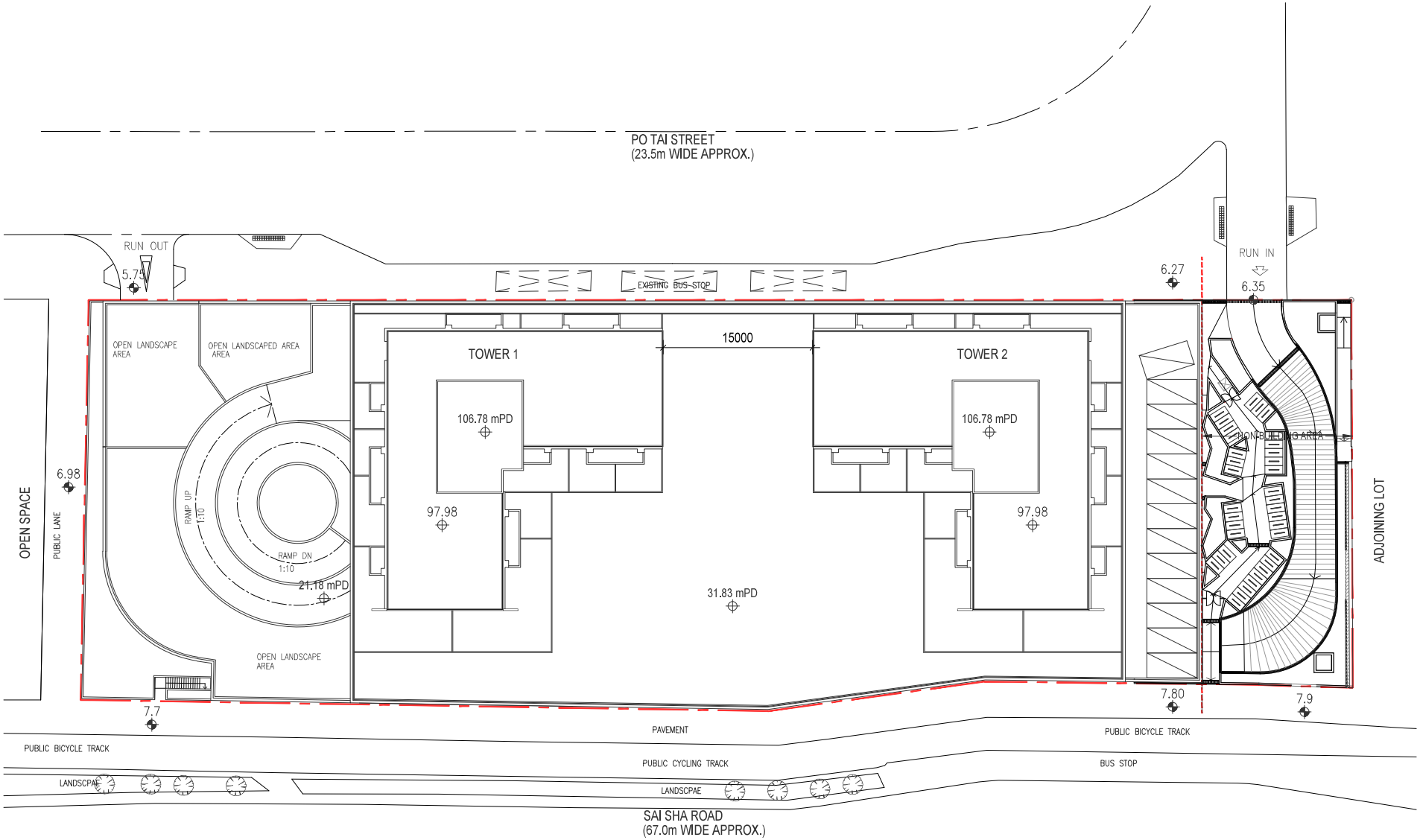
TOTAL PLOT RATIO	= 6.99
TOTAL GROSS FLOOR AREA	= 35,579.100 m²



BLOCK PLAN
1:1500

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMMERCIAL", "OPEN SPACE" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)13" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

04/11/2026

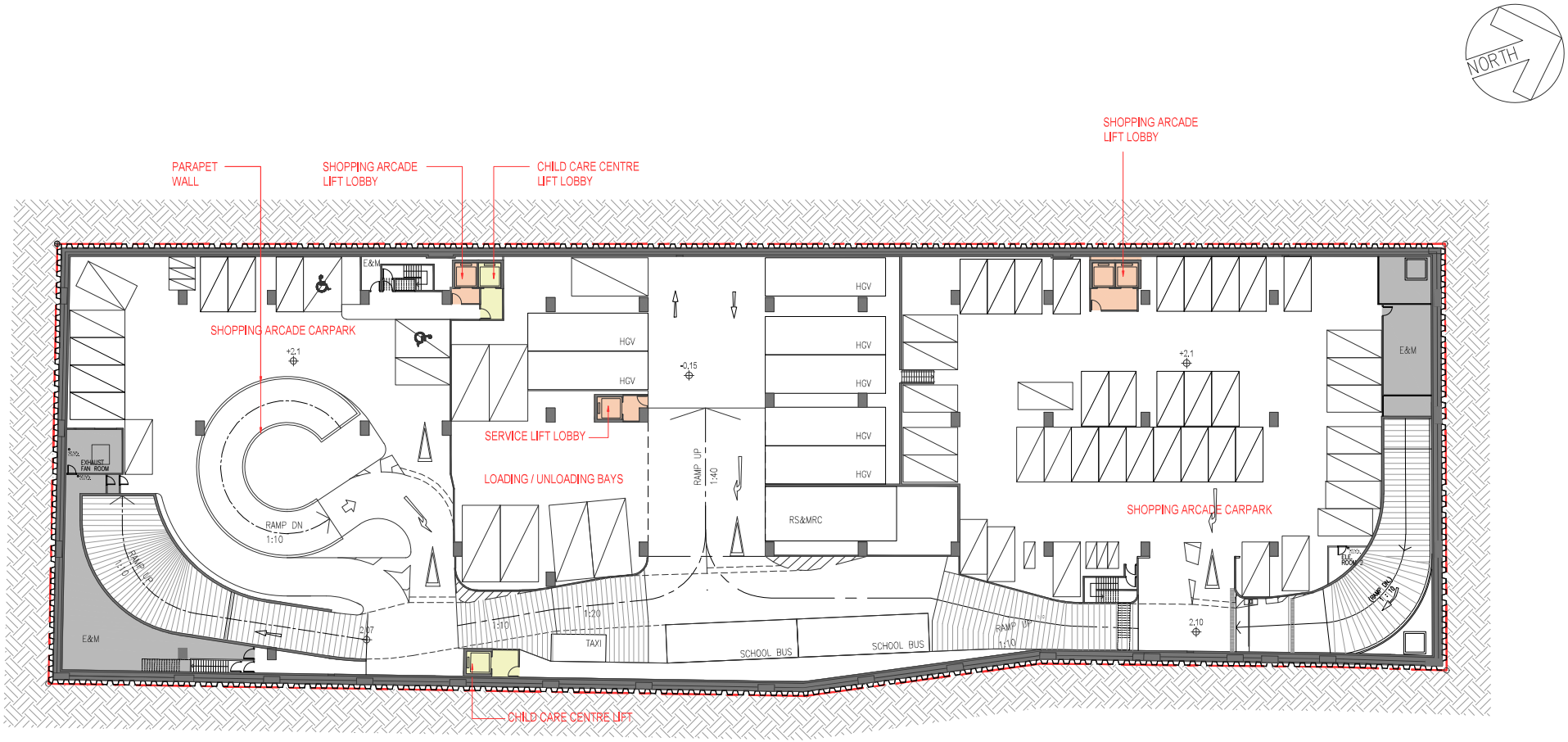


MASTER LAYOUT PLAN

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMMERCIAL", "OPEN SPACE" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)13" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

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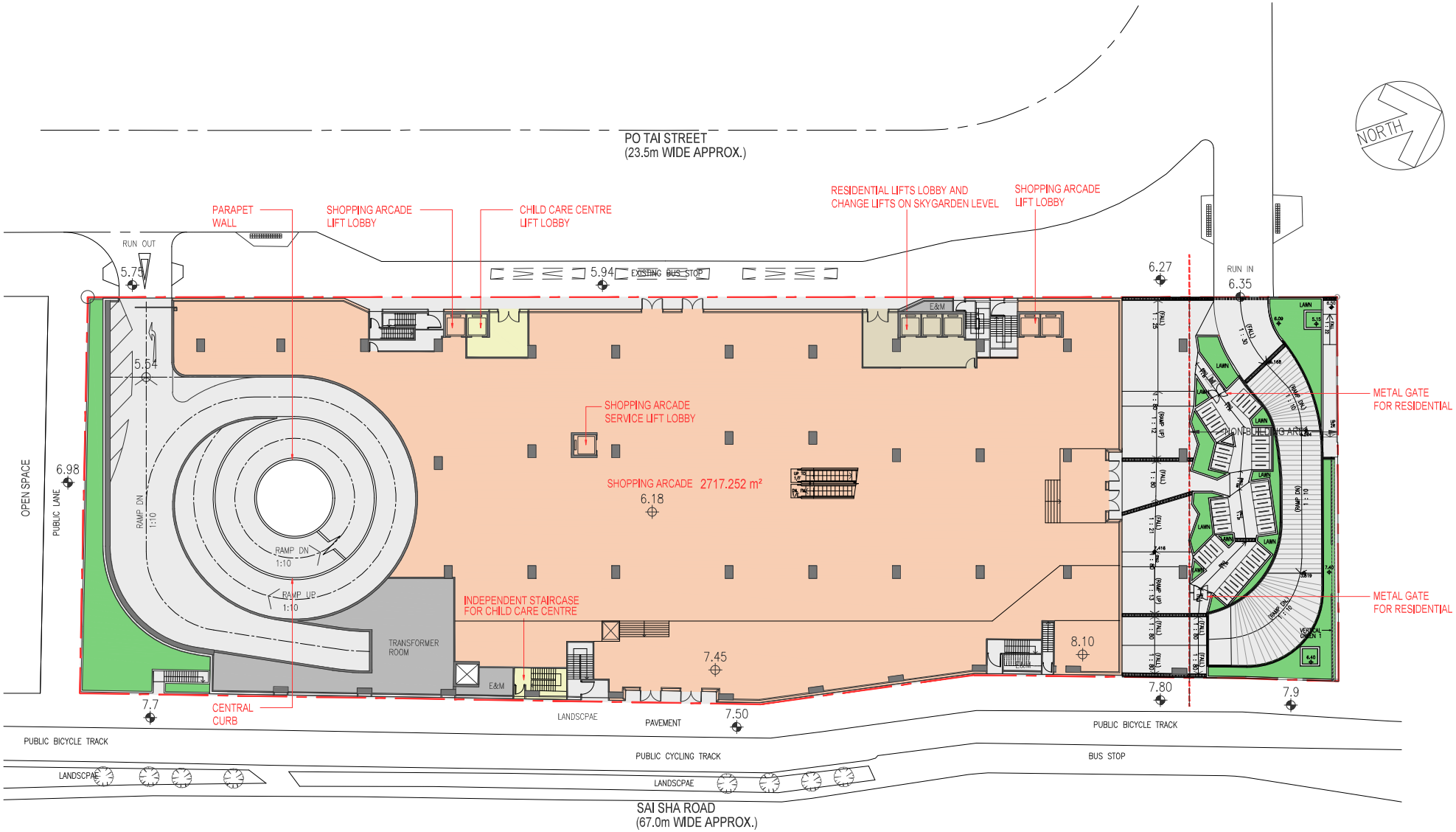


BASEMENT 1 FLOOR PLAN

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMMERCIAL", "OPEN SPACE" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)13" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

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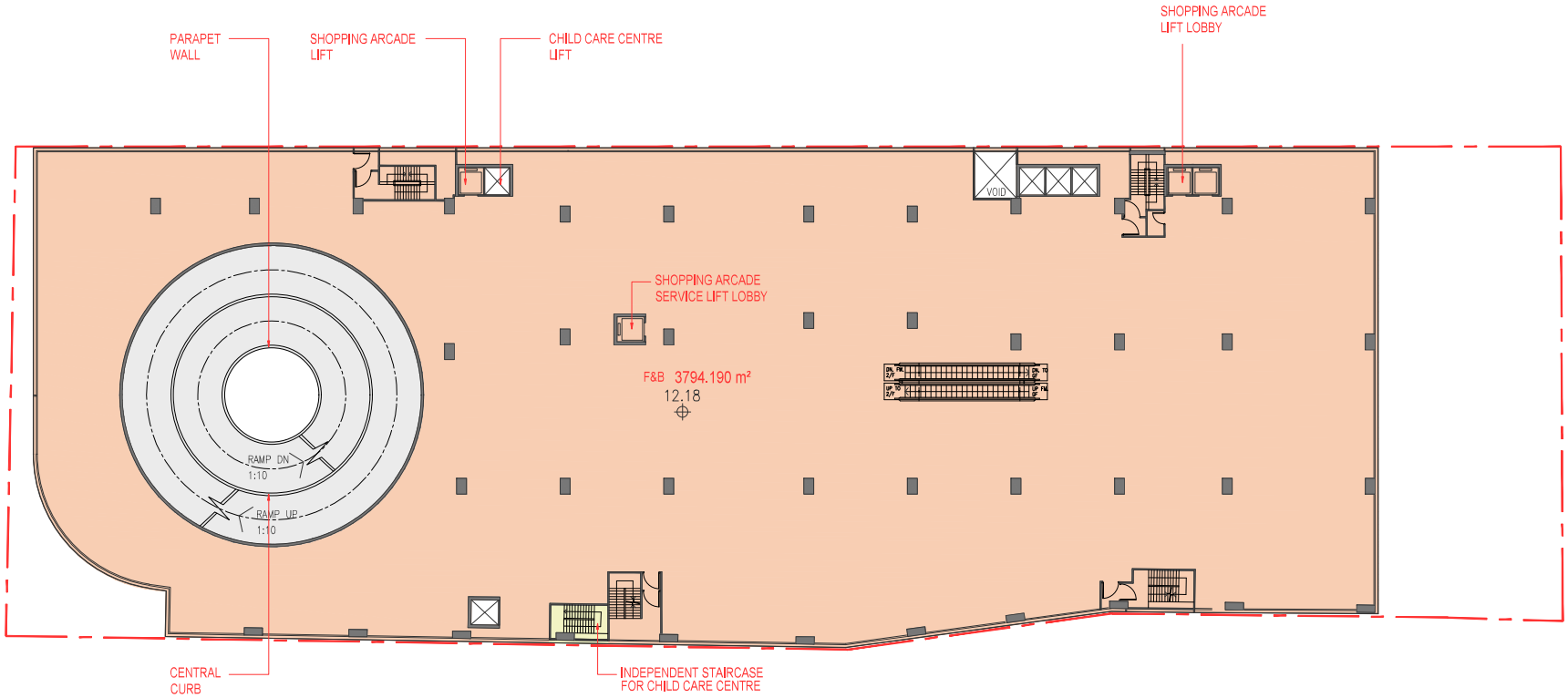


GROUND FLOOR PLAN

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMMERCIAL", "OPEN SPACE" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)13" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

04/11/2026



1ST FLOOR PLAN

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM “COMMERCIAL”, “OPEN SPACE” AND AN AREA SHOWN AS 'ROAD' TO “RESIDENTIAL (GROUP A)13” AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

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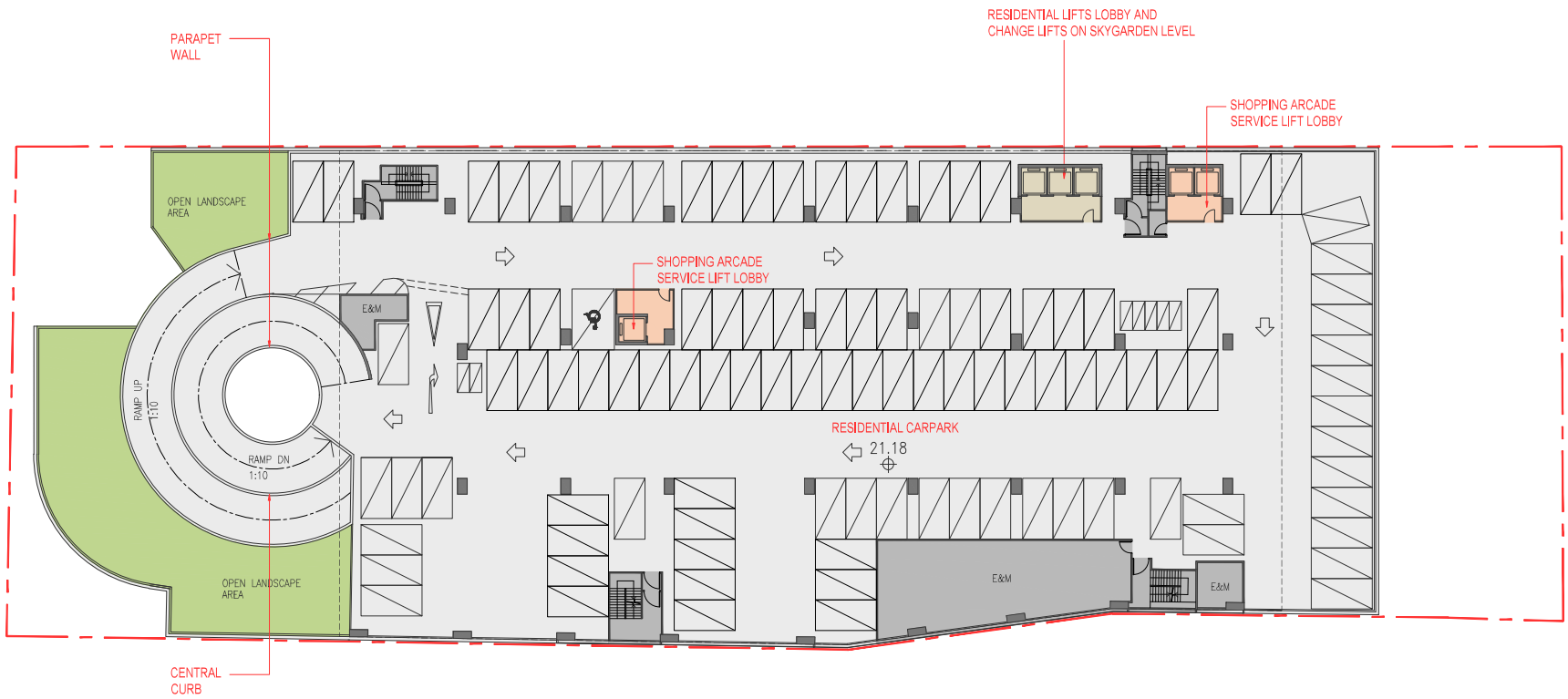


2ND FLOOR PLAN

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM “COMMERCIAL”, “OPEN SPACE” AND AN AREA SHOWN AS 'ROAD' TO “RESIDENTIAL (GROUP A)13” AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

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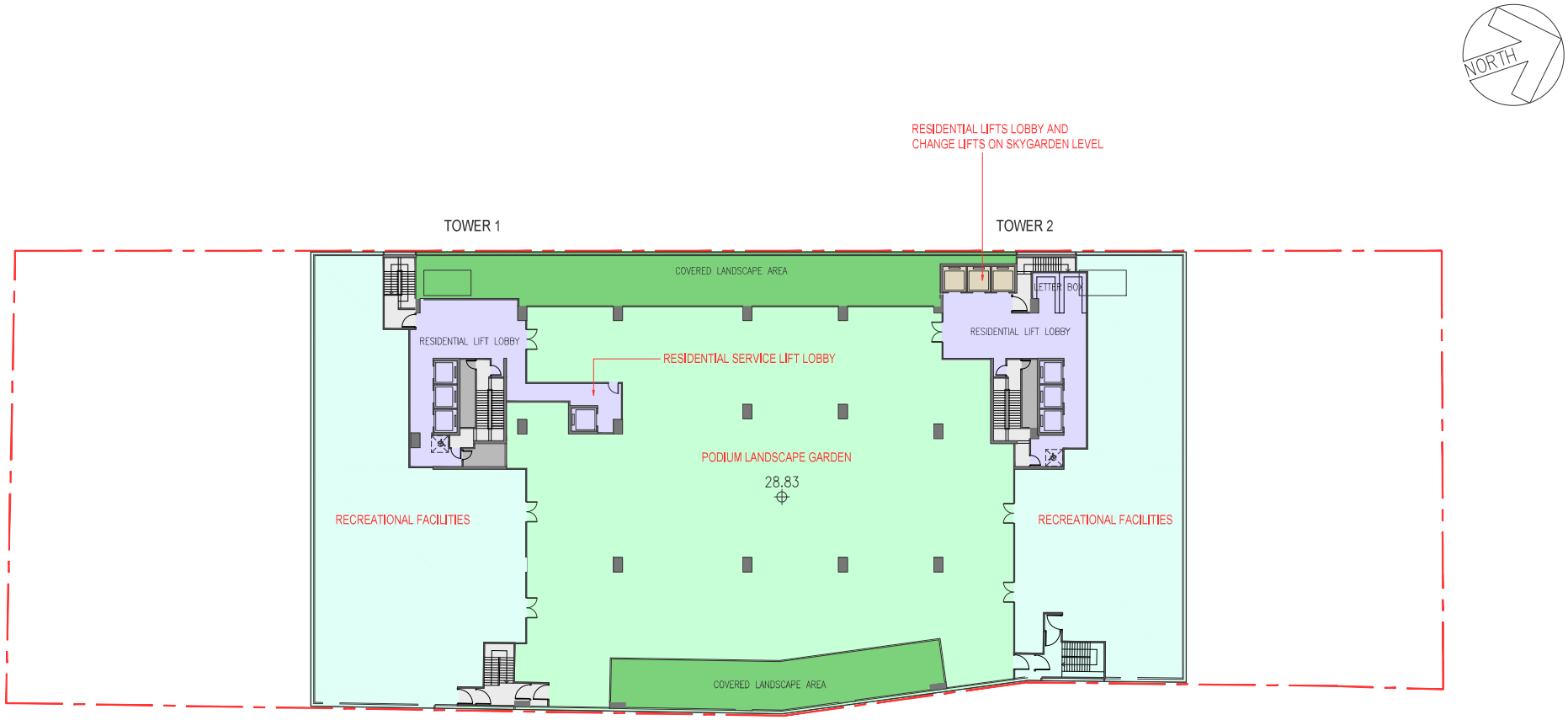


3RD FLOOR PLAN (RESIDENTIAL CARPARK)

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM “COMMERCIAL”, “OPEN SPACE” AND AN AREA SHOWN AS 'ROAD' TO “RESIDENTIAL (GROUP A)13” AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

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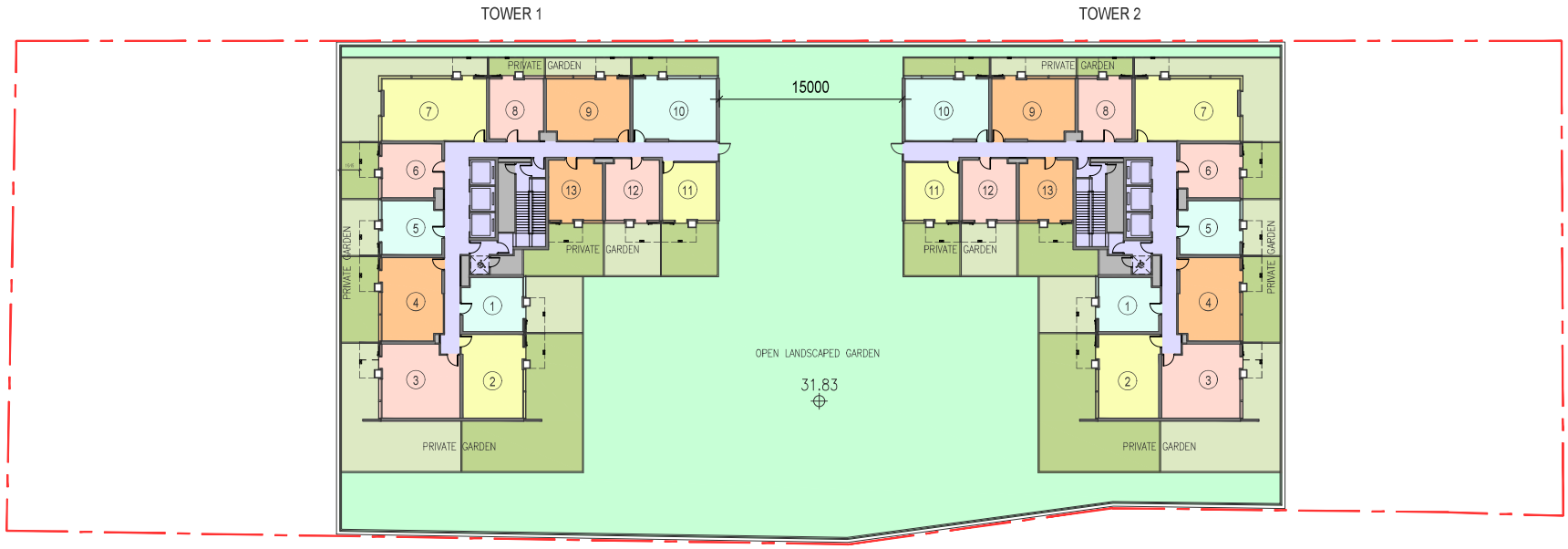


5TH FLOOR PLAN (RECREATIONAL FACILITIES AND COMMUNAL SKY GARDEN)

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM “COMMERCIAL”, “OPEN SPACE” AND AN AREA SHOWN AS 'ROAD' TO “RESIDENTIAL (GROUP A)13” AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

04/11/2026



6TH FLOOR PLAN (RESIDENTIAL)

1:400

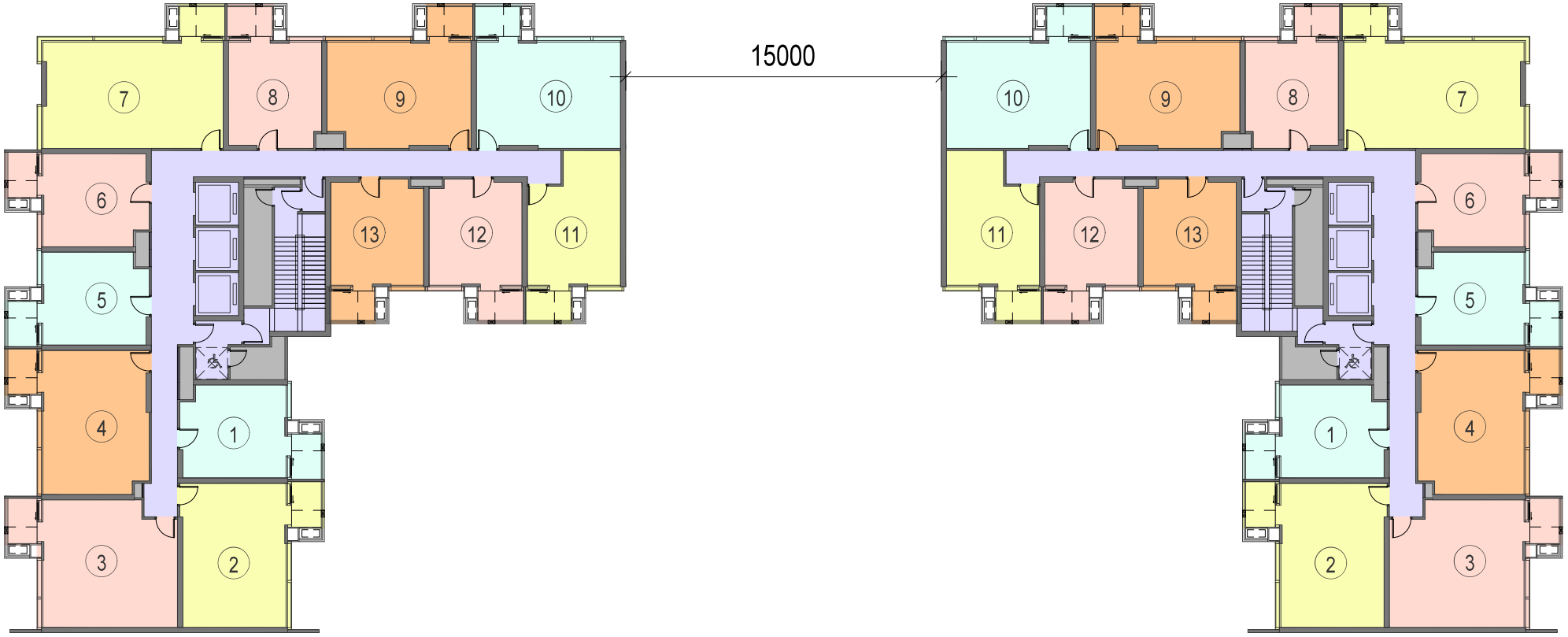
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04/11/2026

TOWER 1

TOWER 2

NORTH



7TH ~ 26TH FLOOR PLAN (17 STOREYS OF RESIDENTIAL)

1:200

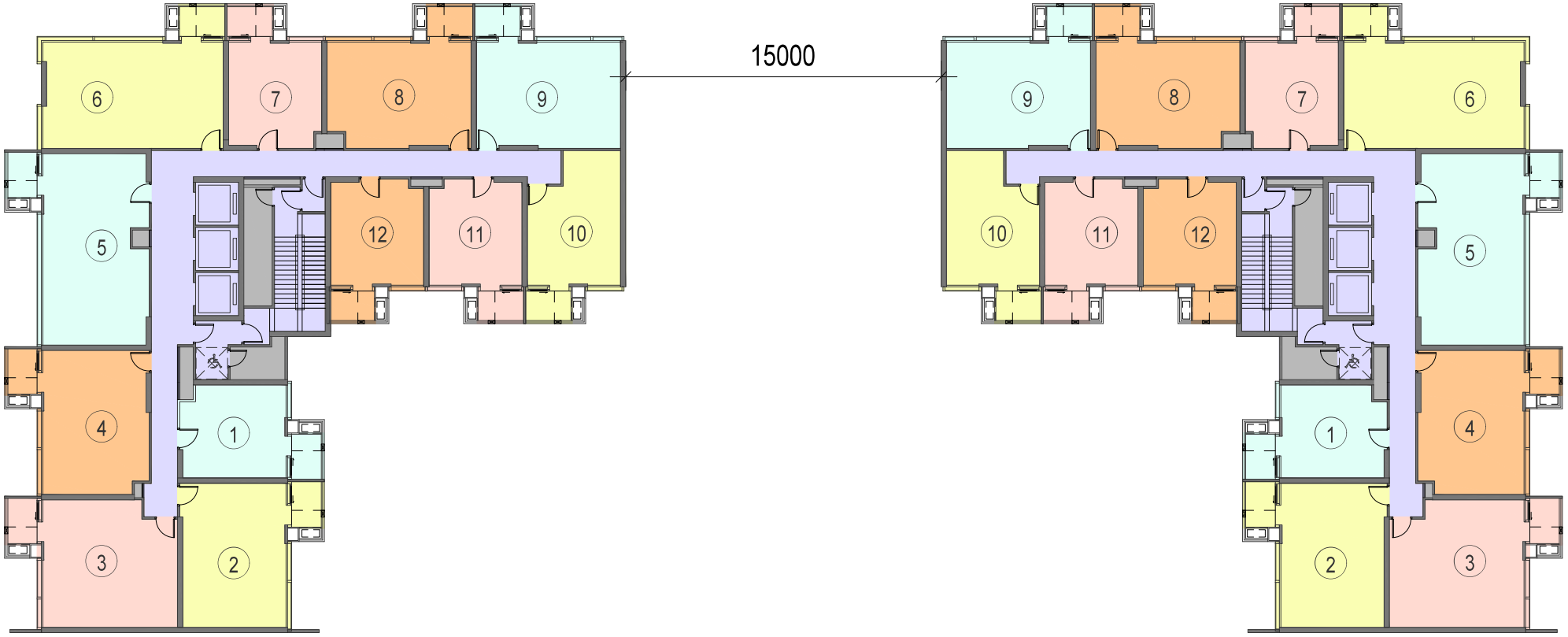
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04/11/2026

TOWER 1

TOWER 2

NORTH



27TH ~ 29TH FLOOR PLAN (3 STOREYS OF RESIDENTIAL)

1:200

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM “COMMERCIAL”, “OPEN SPACE” AND AN AREA SHOWN AS 'ROAD' TO “RESIDENTIAL (GROUP A)13” AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

04/11/2026

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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	= 21.509%

NOS. OF UNIT

ONE BEDROOM	= 282
TWO BEDROOM	= 168
THREE BEDROOM + MAID	= 90
TOTAL	= 540

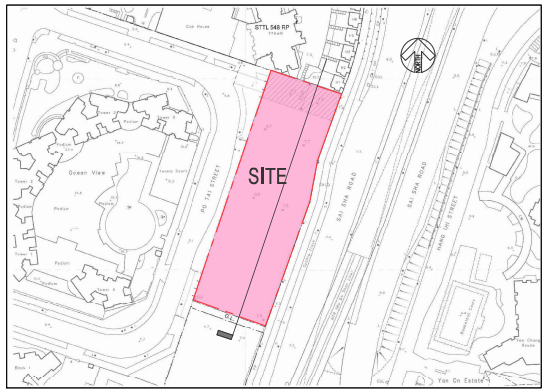
PROPOSED COMMERCIAL

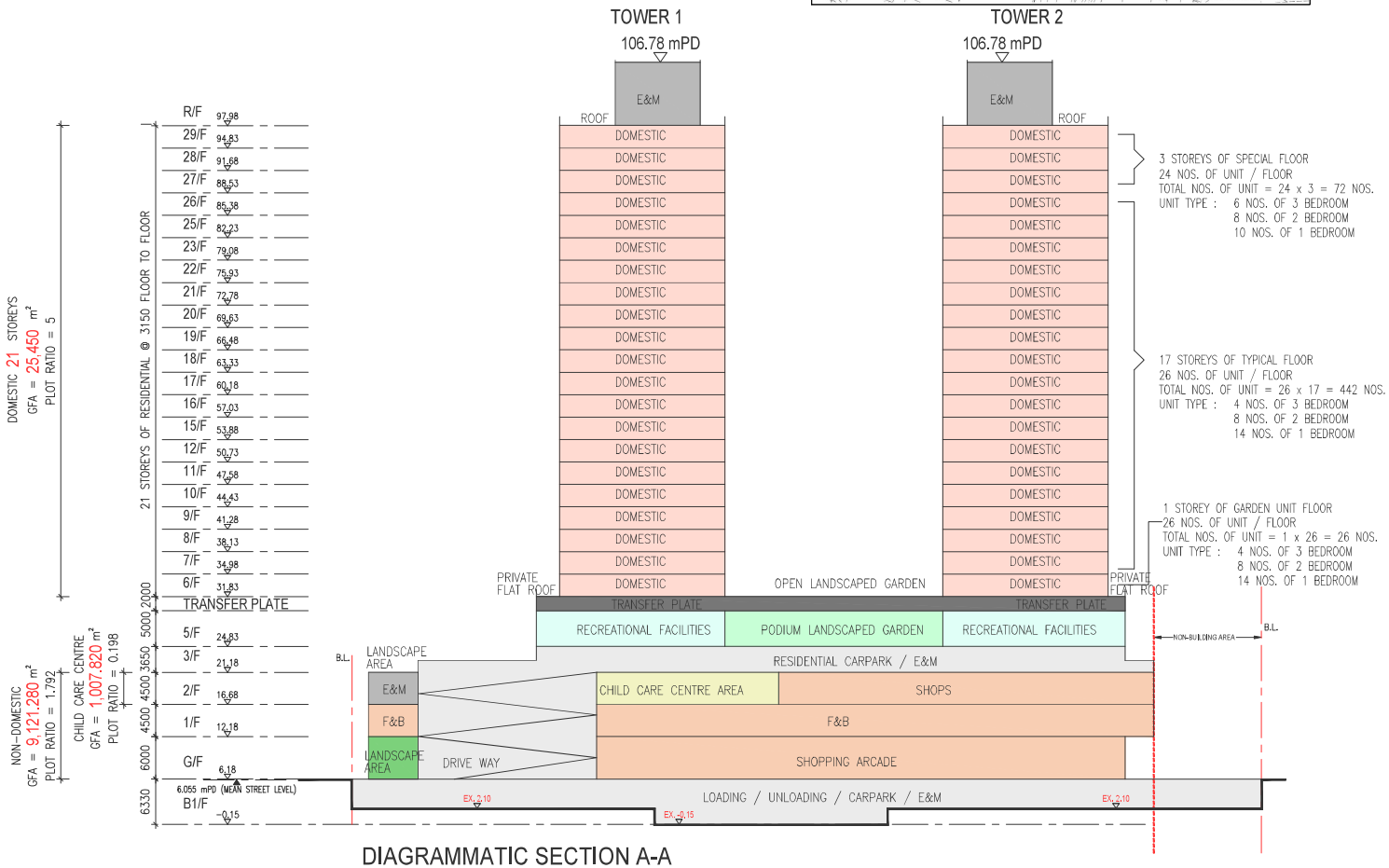
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PROPOSED CHILD CARE CENTRE

PLOT RATIO	= 0.198
GROSS FLOOR AREA	= 1,007.820 m²

TOTAL PLOT RATIO	= 6.99
TOTAL GROSS FLOOR AREA	= 35,579.100 m²





DIAGRAMMATIC SECTION A-A
1:700

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMMERCIAL", "OPEN SPACE" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)13" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

04/11/2026