

**List of Approval Conditions**

**Application No. A/ST/554-2**

- Application Site** : Ma On Shan Rail Che Kung Temple Station Site, Sha Tin
- Subject of Application** : Proposed Comprehensive Residential Development with Retail Shops and Kindergarten
- Date of Approval** : 12.1.2007
- Approval Conditions** :
- (a) the submission and implementation of a revised Master Layout Plan to take into account the approval conditions as stated in paragraphs (b), (c) and (e) 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 vehicular access, pedestrian circulation system, bicycle parking, car parking, loading/unloading and lay-by facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (d) the provision of pedestrian and cycle track connections from the application site to the nearby river-side promenade to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (e) the submission and implementation of a revised development programme indicating the timing and phasing of the development to the satisfaction of the Director of Planning or of the Town Planning Board; and
  - (f) the permission shall cease to have effect on 31.5.2010 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



THE M.L.P. WILL BE SUBJECT TO CHANGE TO  
INCORPORATE THE REQUIREMENTS OF  
THE APPROVAL CONDITIONS

SHING MUN RIVER CHANNEL

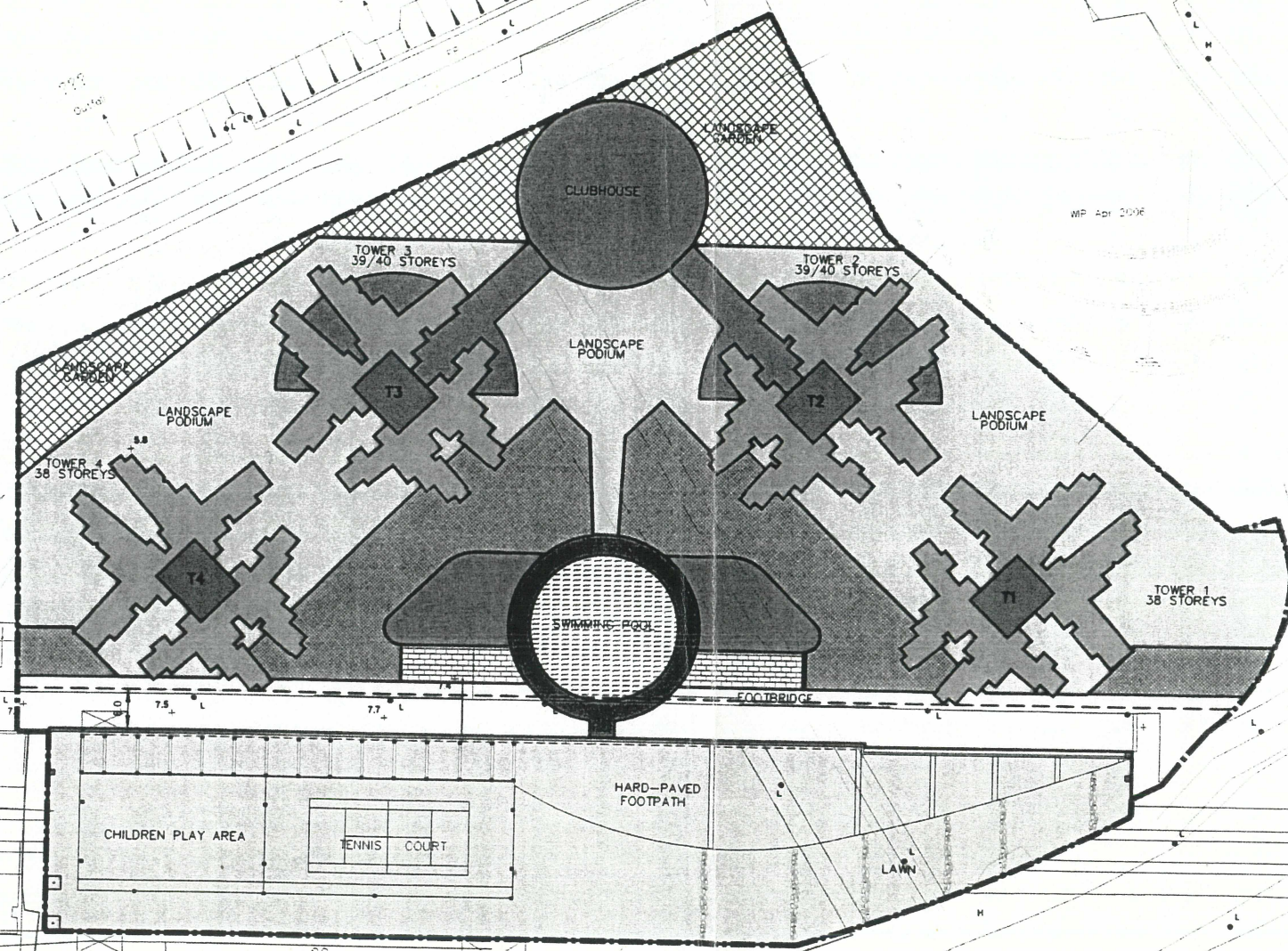
PROPOSED T4 ROAD

TAI CHUNG K

CHE KUNG MU ROAD

**LEGEND**

	RESIDENTIAL LOBBY / LIFTS AREA		LANDSCAPED PODIUM
	RESIDENTIAL UNIT		CLUBHOUSE FACILITIES
	FOOTBRIDGE LINK		EVA
	LANDSCAPED ON GRADE		DRIVEWAY



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  
二零零七年一月十二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 12. 1. 2007.

signed Mrs. Rita LAU 劉吳惠蘭  
Chairman, Town Planning Board 城市規劃委員會主席 簽署

Figure 2.1 Master Layout Plan

JOB NO.: 99084NT  
DATE: 07.10.2006  
SCALE: 1:1000  
DRAWING NO.:  
CAD REF.: SECTION 10/0001007.MLP.DWG

Che Kung Temple Station  
Property Development



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MVA OAP PBA  
WHA



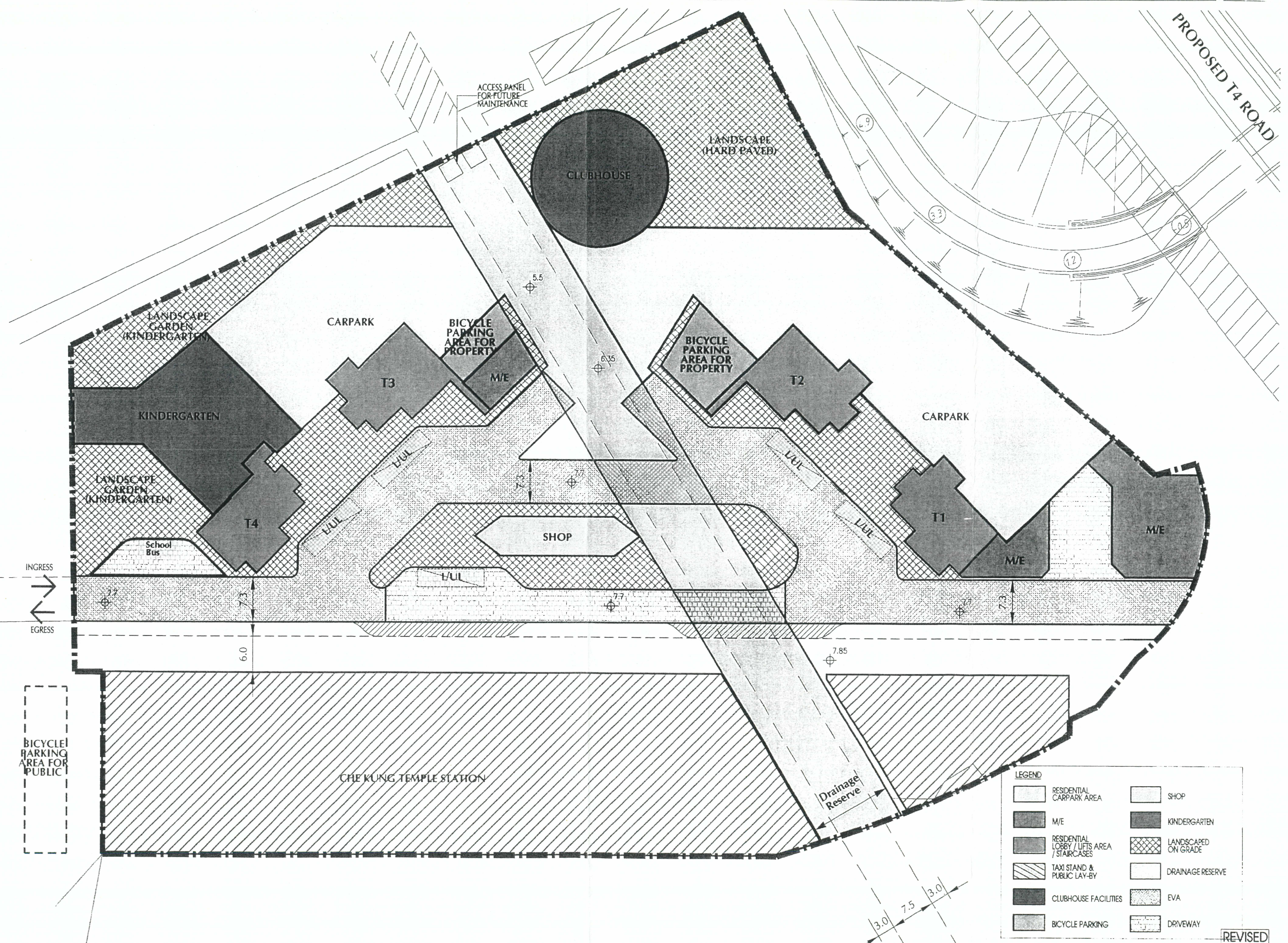


Figure 2.3

Ground Floor Plan

JOB NO.: 99084NT  
 DATE: 07.10.2006  
 SCALE: 1:600  
 DRAWING NO.: -  
 CAD REF.: SECTION16/2006/1007/GR2WPG



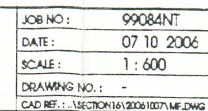
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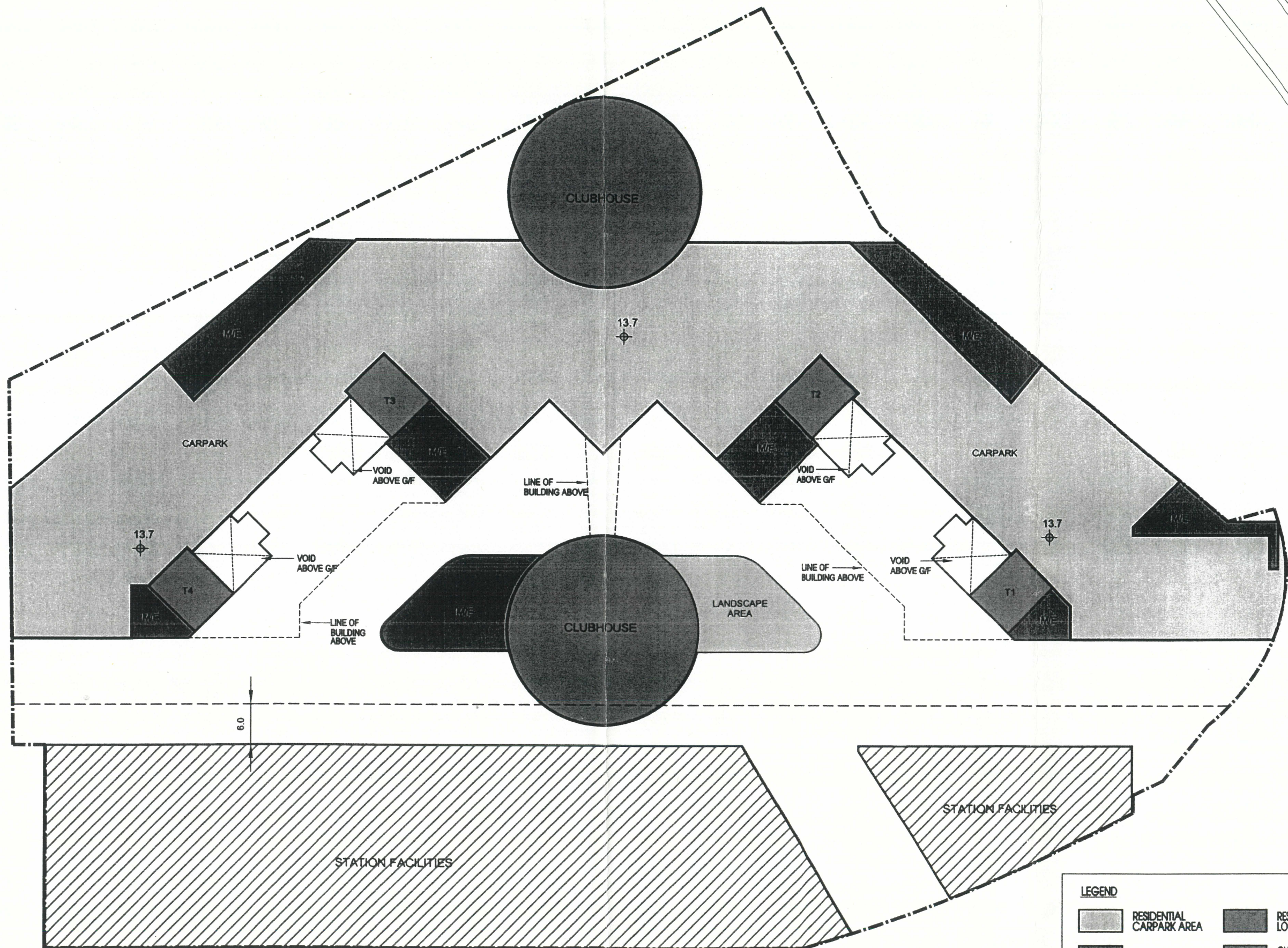


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### Mezzanine Floor Plan





**LEGEND**

RESIDENTIAL CARPARK AREA	RESIDENTIAL LOBBY / LIFTS AREA
M/E	CLUB HOUSE FACILITIES
LANDSCAPED PODIUM	

Figure 2.5

Level 1 Floor Plan

JOB NO: 99084NT  
 DATE: 07 10 2006  
 SCALE: 1: 600  
 DRAWING NO: -  
 CAD REF: -



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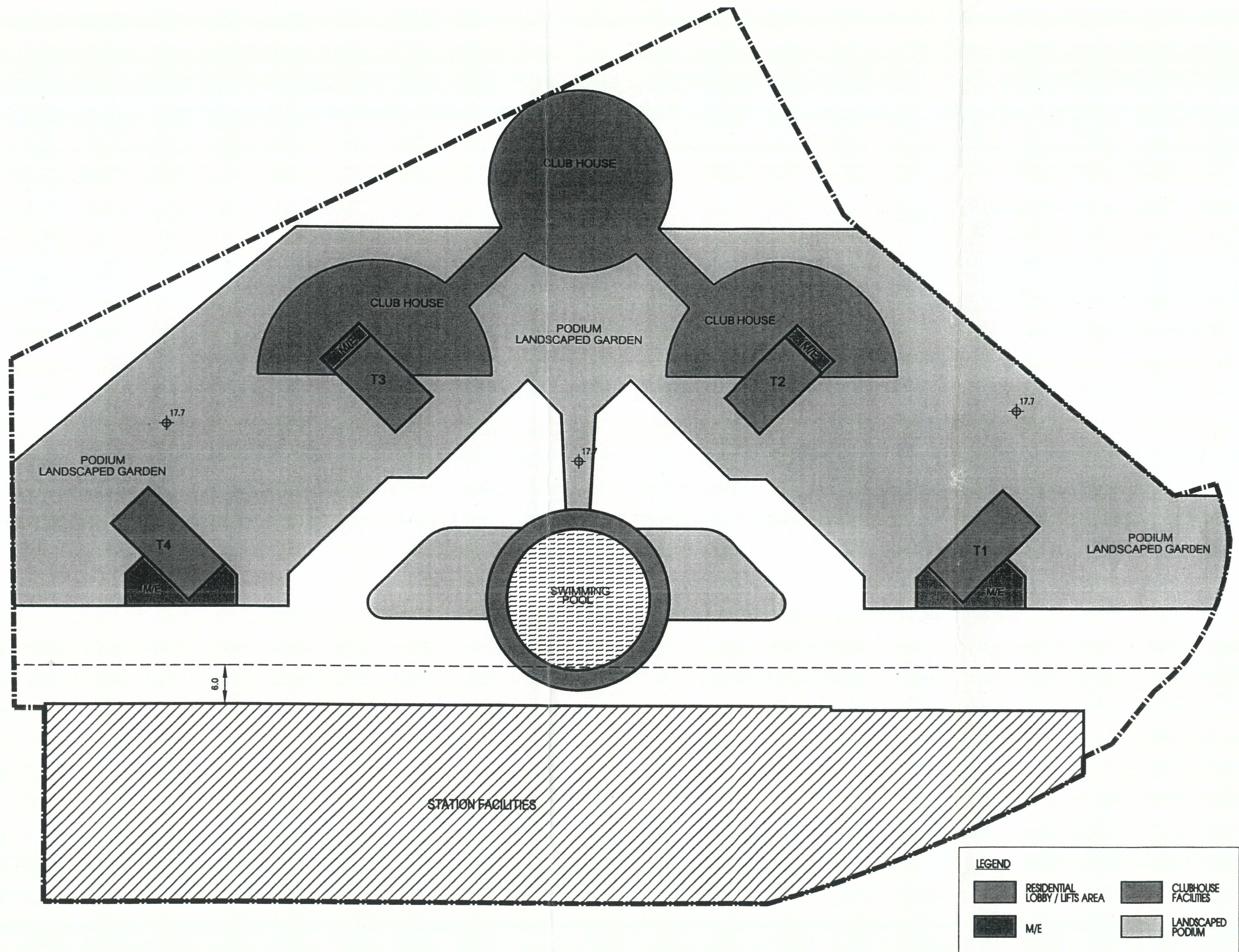


Figure 2.6

Level 2 Floor Plan



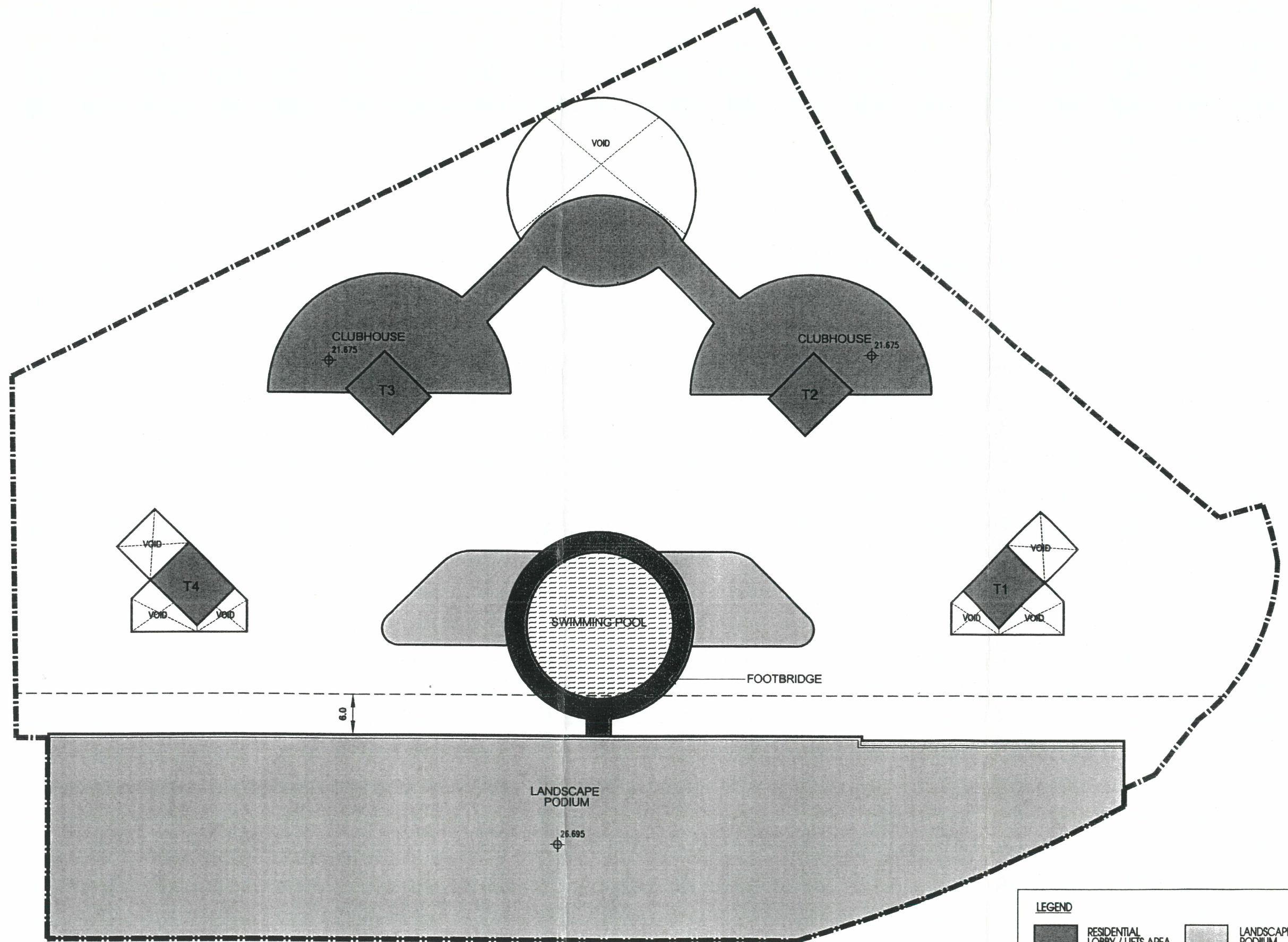


Figure 2.7

Level 3 Floor Plan

JOB NO.: 99084NT  
 DATE: 07 10 2006  
 SCALE: 1:600  
 DRAWING NO.: -  
 CAD REF.: - USC/CHINA/2006/1007-3F.DWG



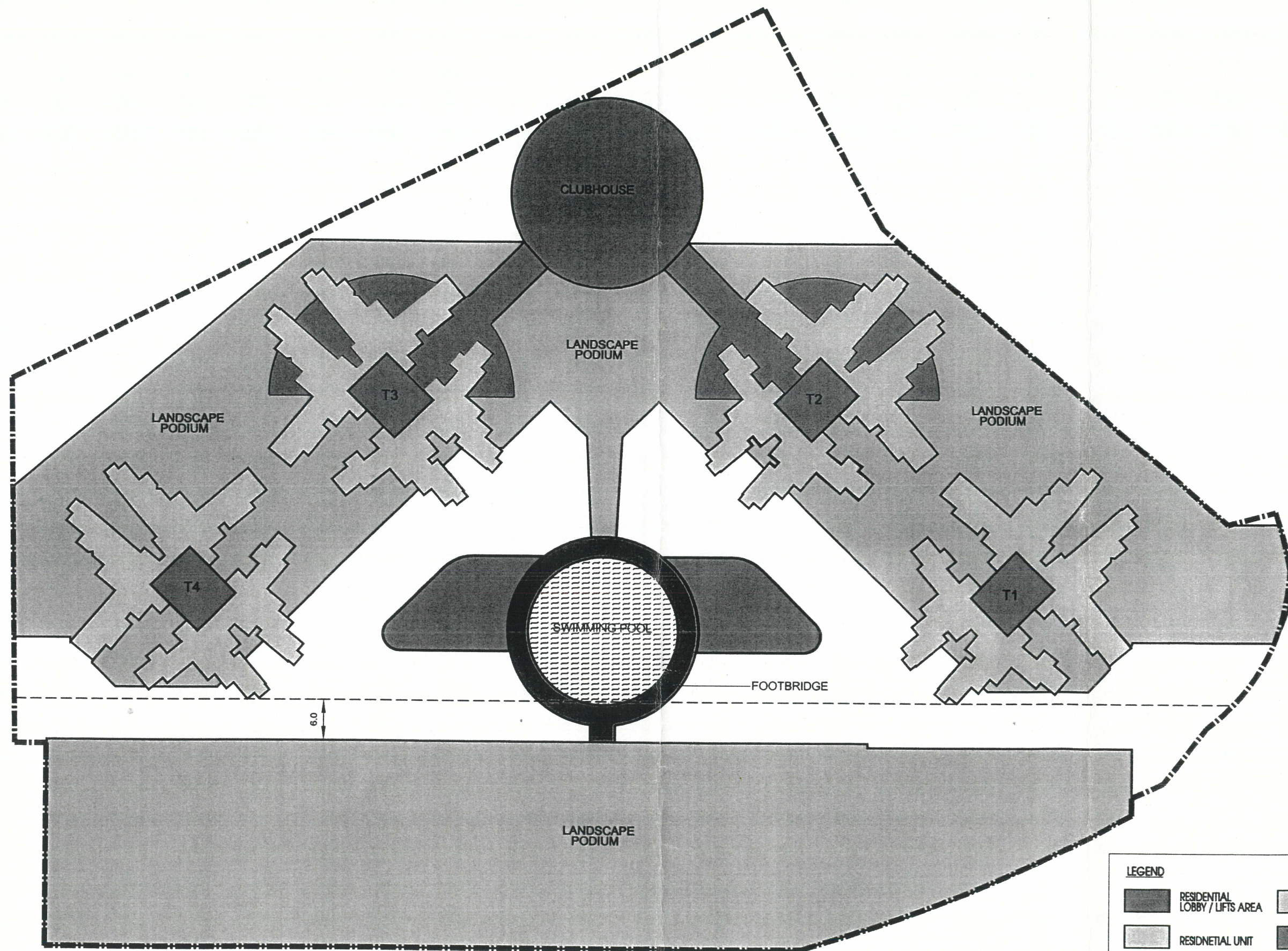
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LEGEND			
	RESIDENTIAL LOBBY / LIFTS AREA		LANDSCAPED PODIUM
	RESIDENTIAL UNIT		CLUBHOUSE FACILITIES
	FOOTBRIDGE LINK		

Figure 2.8

Level 4 Floor Plan

JOB NO.: 99084NT  
 DATE: 07/10/2006  
 SCALE: 1:600  
 DRAWING NO.: -  
 CAD REF.: -SECTION/1/300/102/POD.DWG



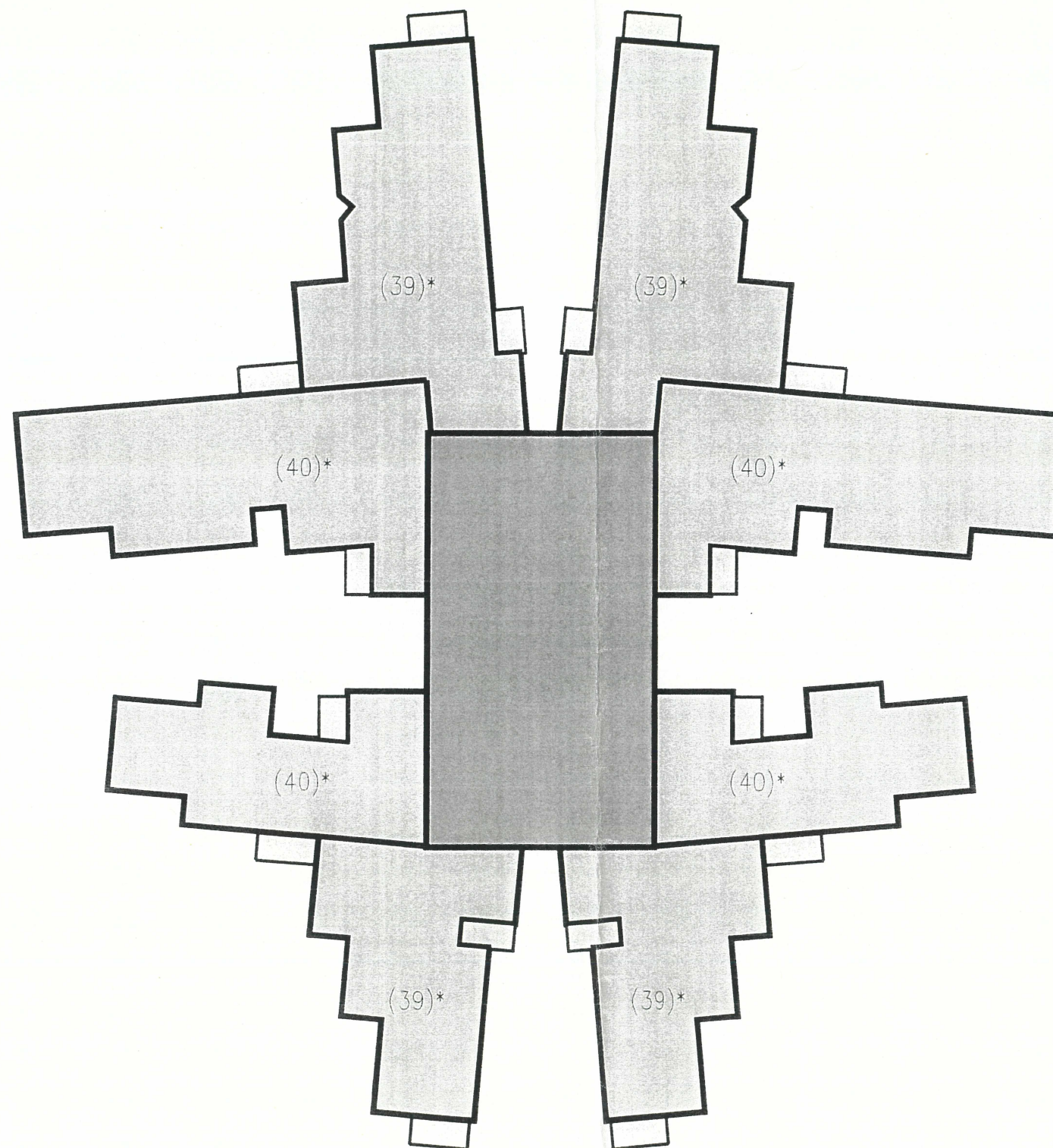
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
LEGEND	
	RESIDENTIAL UNITS
	LIFT CORE / CIRCULATION
	BALCONIES / UTILITY PLATFORM
( )*	NO. OF STOREY

Figure 2.9a

Typical Floor Plan (T2 & T3)

JOB NO.:	99084NT
DATE:	23 10 2006
SCALE:	1:200
DRAWING NO.:	-
CAD REF.:	SECTION16/2006/1007/TYP.DWG



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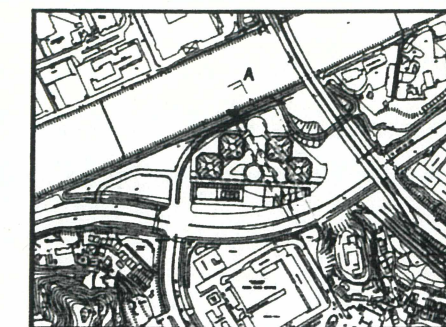
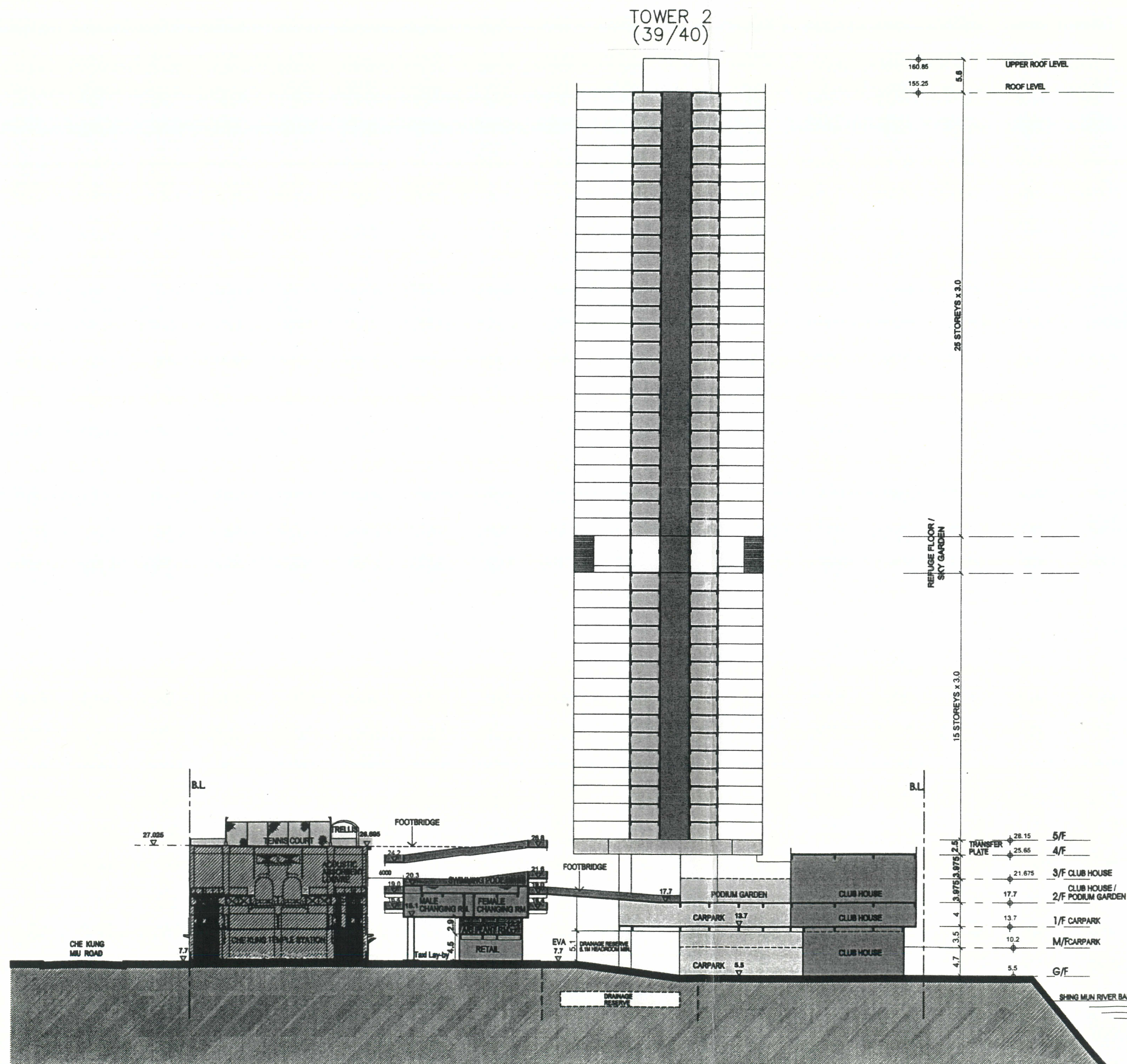


Figure 2.10

DIAGRAMMATIC SECTION A-A

JOB NO.: 99084NT  
DATE: 07 10 2006  
SCALE: 1:700  
DRAWING NO.:  
CAD REF.: SECTION A-A (39/40) SECTION A-A

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# LEGEND

- |                  |                          |                              |
|------------------|--------------------------|------------------------------|
| 1 CENTRAL GARDEN | 7 LOUNGE AREA            | 12 SCULPTURE/<br>REST GARDEN |
| 2 TIMBER DECK    | 8 FITNESS STATION        |                              |
| 3 SWIMMING POOL  | 9 CHILDREN'S PLAY AREA   |                              |
| 4 SUN DECK       | 10 SEATING UNDER TRELLIS |                              |
| 5 WATER FEATURE  | 11 TENNIS COURT          |                              |
| 6 TAI CHI AREA   |                          |                              |

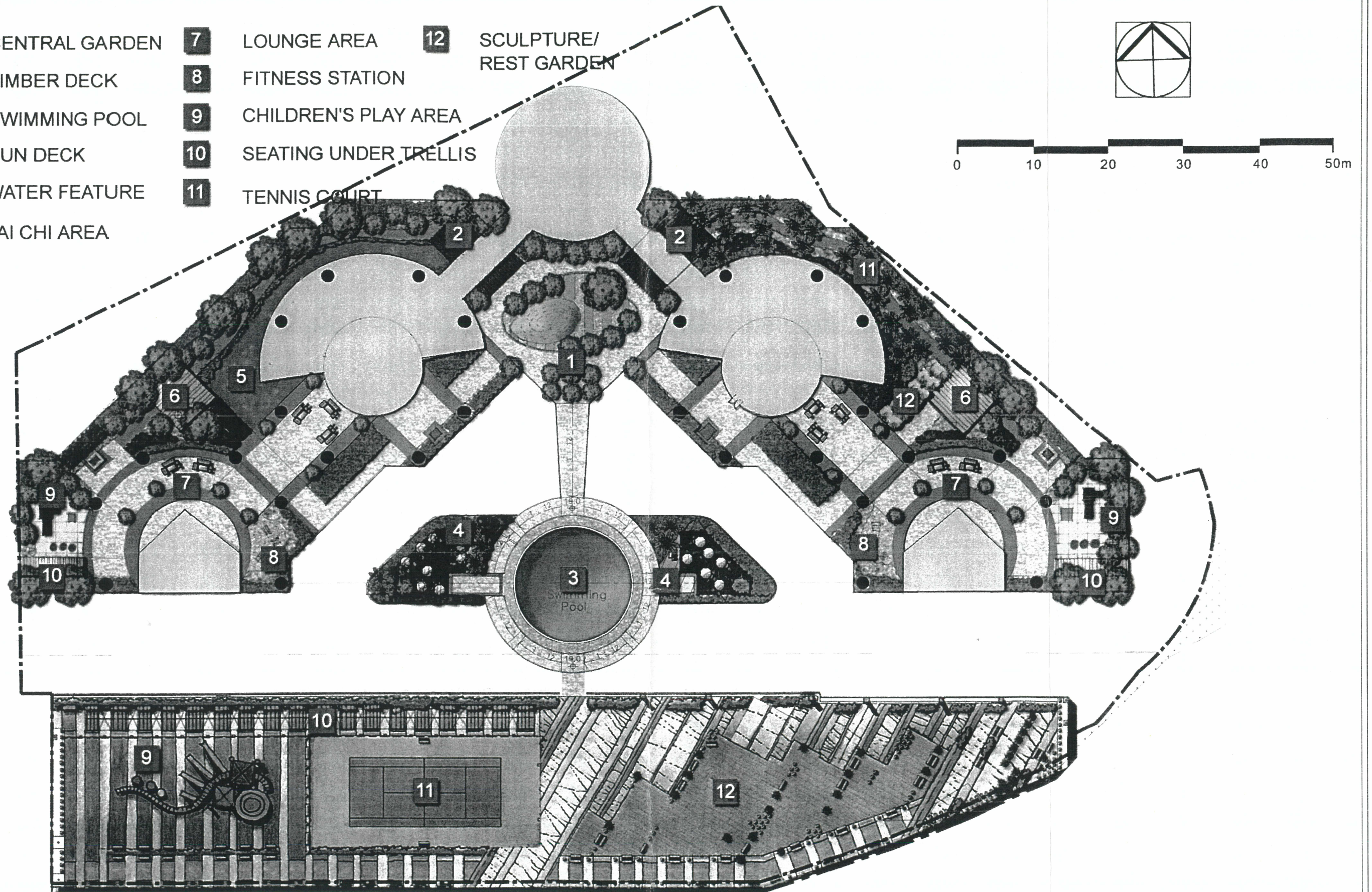


Figure 2.14

## Master Landscape Plan - Podium Garden

JOB NO.: 99084NT  
DATE: 07 10 2006  
SCALE: 1:600  
DRAWING NO.: -  
CAD REF.: AGLA



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## Development Parameters (A/ST/554-2)

	Approved Scheme
Site Area	18,136 m <sup>2</sup>
Domestic Plot Ratio	4.9510
Non-domestic Plot Ratio	0.0476
Total Plot Ratio	4.9986
Domestic GFA	89,792 m <sup>2</sup>
Non-domestic GFA	863 m <sup>2</sup>
Kindergarten	670 m <sup>2</sup> (6 classrooms)
Retail	193 m <sup>2</sup>
Total GFA	90,655 m <sup>2</sup>
<b>Residential Accommodation</b>	
No. of Residential Blocks	4
No. of Storeys (above 2 levels of podium and excluding 2-storey sky gardens)	38 (T1) 39/40 (T2 & T3) 38 (T4)
Building Height (on main roof level)	149.30 to 155.25 mPD
No. of Flats	1,240
Average Flat Size	72.4 m <sup>2</sup> (about)
Population (ppf 2.8)	3,472
Recreational and Open Space Clubhouse	Not more than 4,489.6 m <sup>2</sup> (≤ 5% of domestic GFA)
Local Open Spaces (1 m <sup>2</sup> per person)	Not Less than 3,472 m <sup>2</sup>