List of Approval Conditions

Application No. A/ST/554-3

Application Site	:	Ma On Shan Line Che Kung Temple Station Site, Sha Tin
Subject of Application	:	Comprehensive Residential Development with Retail Shops and Kindergarten
Date of Approval	:	23.1.2009
Approval Conditions	:	(a) the submission and implementation of a revised MLP 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 TPB;

(b) the submission of a revised Landscape Master Plan and implementation of the approved Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;

(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 TPB;

(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 TPB; and

(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 TPB.

Application No. A/ST/354-3

THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零九年一月廿三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 23. 1. 2009.

signed Mr. Raymond Young 楊立門

Chairman, Town Planning Board 城市規劃委員會主席 簽署

SHING MUN RIVER CHANNEL 城門河道

LION ROCK TUNNEL ROAD PROPOSED T4 ROAD 獅子山隧道公路

CHE KUNG MIU ROAD 車公廟路

LANDSCAPE EVA SHUTTLE LIFT LOBBY CLUBHOUSE T1 T2 T3 T4 LANDSCAPE PODIUM SKYLIGHT SWIMMING POOL PLAYAREA FOR KINDERGARTEN FOOTBRIDGE FOOTBRIDGE FOOTBRIDGE Children Play Area TENNIS COURT LANDSCAPED ROOF ABOVE RAILWAY STATION BICYCLE PARKING AREA FOR PUBLIC INGRESS EGRESS Drainage Reserve 斜路 Ramp 單車徑 Bicycle Track 道路 Road 行人隧道 Subway 排水口 Outfall 籃球場 Basketball Court 李屋村第一花園 大涌橋 TAI CHUNG K

WIP Apr 2006

LEGEND

- RESIDENTIAL LOBBY / LIFTS AREA / STAIRCASES
- RESIDENTIAL UNIT
- CLUBHOUSE FACILITIES
- SWIMMING POOL
- TRANSFER PLATE
- FOOTBRIDGE LINK
- LANDSCAPED PODIUM
- LANDSCAPE ON GRADE
- EVA
- DRIVEWAY
- BOUNDARY FOR DEVELOPMENT SITE

Plan 1 Master Layout Plan

JOB NO :	08063NT
DATE :	22 10 2008
SCALE :	1 : 1000
DRAWING NO. :	-
CAD REF. :	08063NT\..\SUB\MLP\20080919\MLP.DWG

Che Kung Temple Station Development, Ma On Shan Line

MTR

ronald lu & partners
Architects . Planners . Interior Designers
Ronald Lu & Partners (HK) Ltd.
呂元祥建築師事務所（香港）有限公司

SUPPORTED BY:
KTA MVA PBA
T73 WHA
WPL

PROPOSED T4 ROAD

LANDSCAPE

EVA

ACCESS PANEL FOR FUTURE MAINTENANCE

5.5

LINE OF BUILDING ABOVE

7.3

SHUTTLE LIFT LOBBY

BICYCLE PARKING AREA FOR PROPERTY

T2

M/E

L/UL FOR REFUSE COLLECTION CHAMBER

L/UL

CARPARK

7.7

T4

T1

PLAYAREA FOR KINDERGARTEN

SHOP

KINDERGARTEN

INGRESS

EGRESS

Taxi Stand & Public Lay-by

FOOTBRIDGE ABOVE

6.0

EXISTING STATION FACILITIES (CHE KUNG TEMPLE STATION)

BICYCLE PARKING AREA FOR PUBLIC

Drainage Reserve

3.0 7.5 3.0

LEGEND

- RESIDENTIAL/COMMERIAL /KINDERGARTEN CARPARK AREA
- M/E
- RESIDENTIAL LOBBY / LIFTS AREA / STAIRCASES
- TAXI STAND & PUBLIC LAY-BY
- CLUBHOUSE FACILITIES
- BICYCLE PARKING
- REFUSE COLLECTION CHAMBER W/ VEHICULAR ACCESS
- SHOP
- KINDERGARTEN
- LANDSCAPE ON GRADE
- DRAINAGE RESERVE
- EVA
- DRIVEWAY
- BOUNDARY FOR DEVELOPMENT SITE

Plan 2

Ground Floor Plan

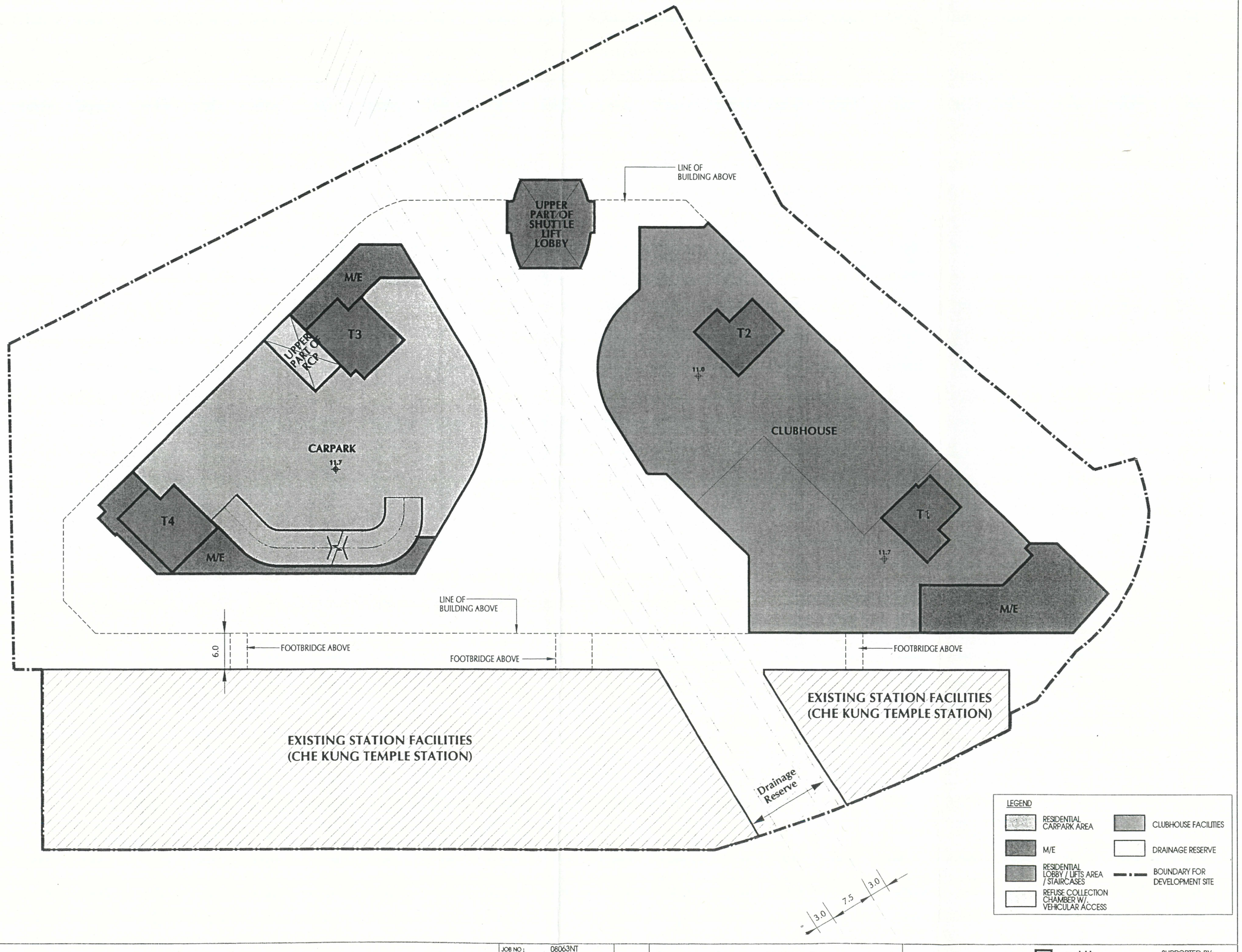
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Plan 3

Level 1 Floor Plan

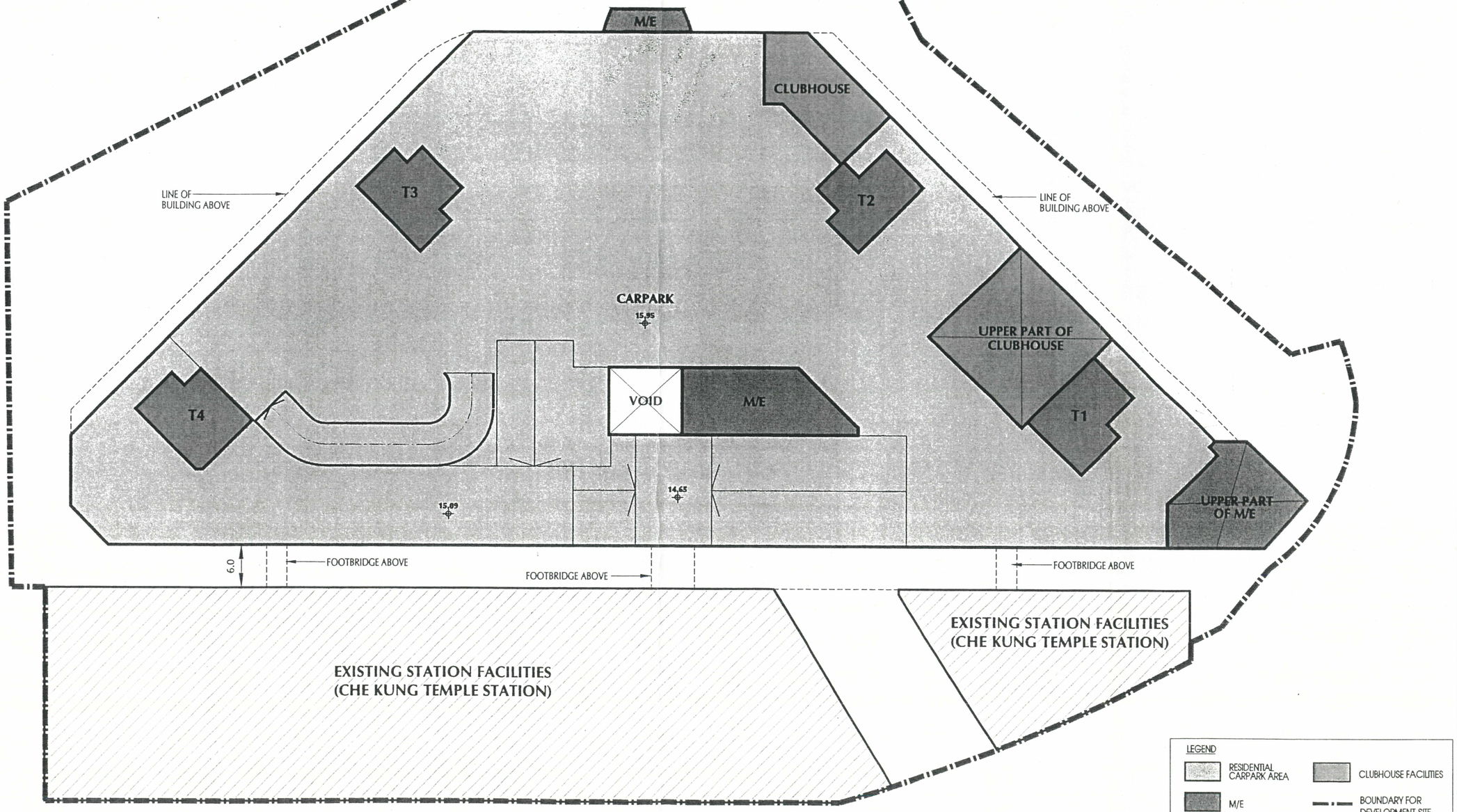
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Plan 4

Level 2 Floor Plan

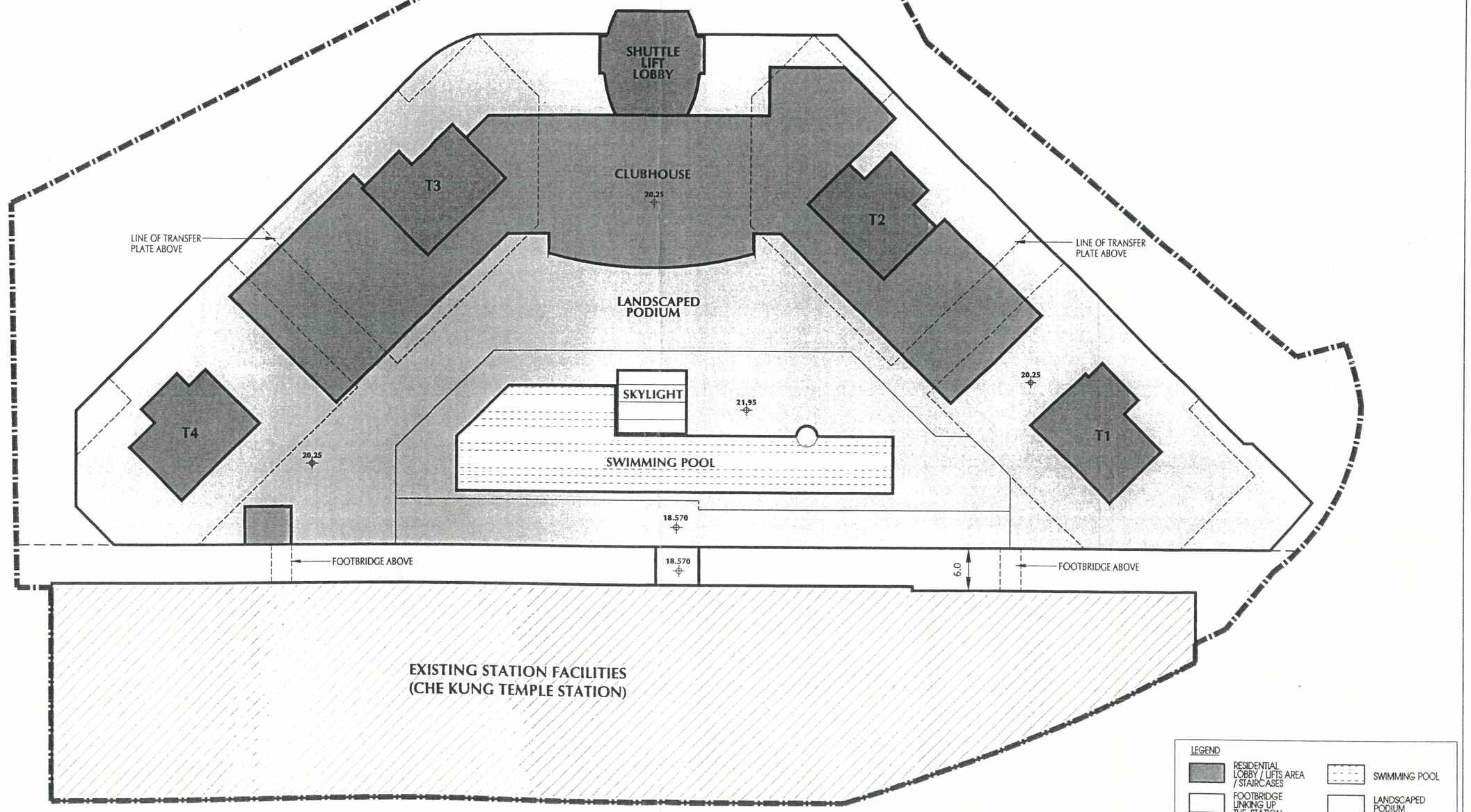
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Plan 5

Level 3 Floor Plan

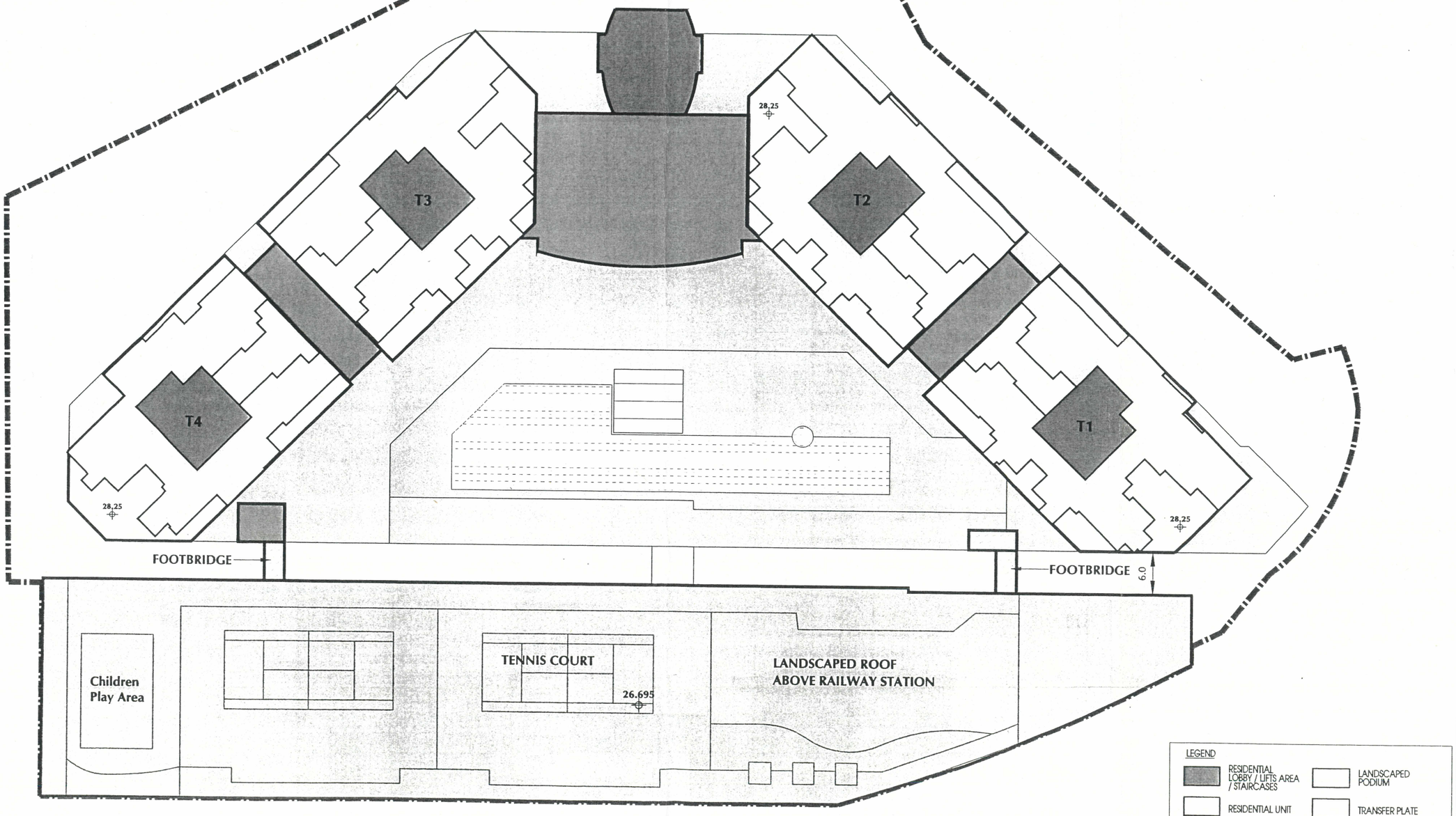
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Plan 6

Podium Floor Plan

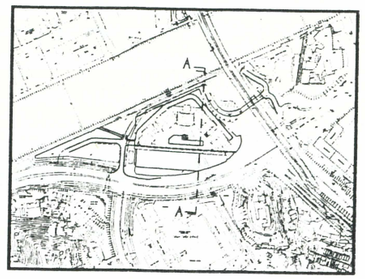
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KEY PLAN 1 : 2000

TOWER 2
38 STOREY

155.25 MAIN ROOF LEVEL

RF
38
37
36
35
34
33
32
31
30
29
28
27
26
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22
21
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14
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9
8
7
6
5
4
3
2
1

REFUGE FLOOR /
SKY GARDEN

LEGEND
- RESIDENTIAL CARPARK AREA
- M/E
- LANDSCAPED PODIUM
- CLUBHOUSE FACILITIES
- REFUGE FLOOR / SKY GARDEN
- RESIDENTIAL UNITS
- SHOP
- BICYCLE PARKING
- EXISTING STATION FACILITIES (CHE KUNG TEMPLE STATION)

B.L.
EXISTING CHE KUNG TEMPLE STATION
LANDSCAPED ROOF
FOOTBRIDGE
COVERED WALKWAY
27.025
26.695
18.57
ACOUSTIC ABSORBENT LOUVRE
SWIMMING POOL
21.95
CLUB HOUSE 20.25
CARPARK 15.95
CLUB HOUSE
11.7
CLUB HOUSE 11.0
7.7
SHOP
M/E 5.5
BICYCLE PARKING
6
8.25
CHE KUNG MIU ROAD
7.7
Taxi Lay-by
7.7
EVA
EXISTING BOX CULVERT
EXISTING PROFILE

B.L.
0.6
12.5
5.5
4.3
4.95
5.5
Fourth Floor 28.85
TRANSFER PLATE 28.25
Level 3 20.25
Level 2 15.95
Level 1 11.0
G/F 5.5
SHING MUN RIVER BANK

Plan 7

DIAGRAMMATIC SECTION A-A

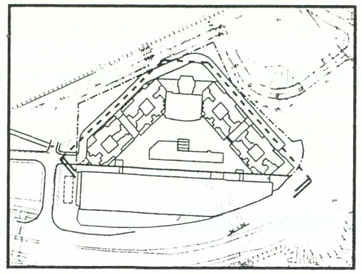
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Ma On Shan Line

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W/DH



KEY PLAN 1 : 2000

N

LEGEND

- RESIDENTIAL CARPARK AREA
- M/E
- RESIDENTIAL LOBBY / LIFTS AREA / STAIRCASES
- CLUBHOUSE FACILITIES
- REFUGE FLOOR / SKY GARDEN
- RESIDENTIAL UNITS

TOWER 1
36 STOREY

TOWER 2
38 STOREY

TOWER 3
38 STOREY

TOWER 4
36 STOREY

MAIN ROOF LEVEL 148.95

MAIN ROOF LEVEL 155.25

REFUGE FLOOR / SKY GARDEN

REFUGE FLOOR / SKY GARDEN

B.L.

28.85 Fourth Floor

0.6 2.5 TRANSFER PLATE 28.25

5.5 20.25 Level 3

4.3 15.95 Level 2

4.95 11.7 Level 1

5.5 5.5 G/F

LION ROCK TUNNEL ROAD

5.0

EVA

28.85 Fourth Floor

5.5

EXISTING BOX CULVERT

DRAINAGE RESERVE

7.7

EVA

RUN IN/OUT

B.L.

Plan 8 Variation in Building Height

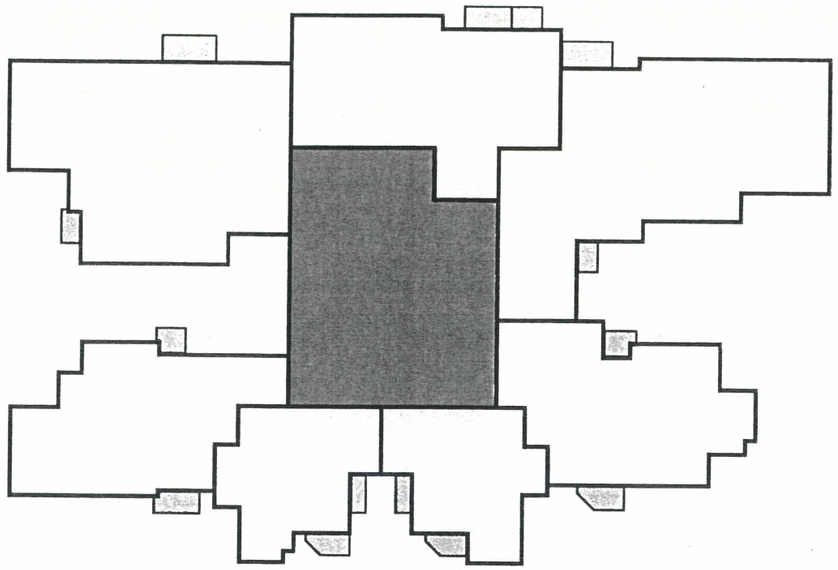
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Che Kung Temple Station Development, Ma On Shan Line

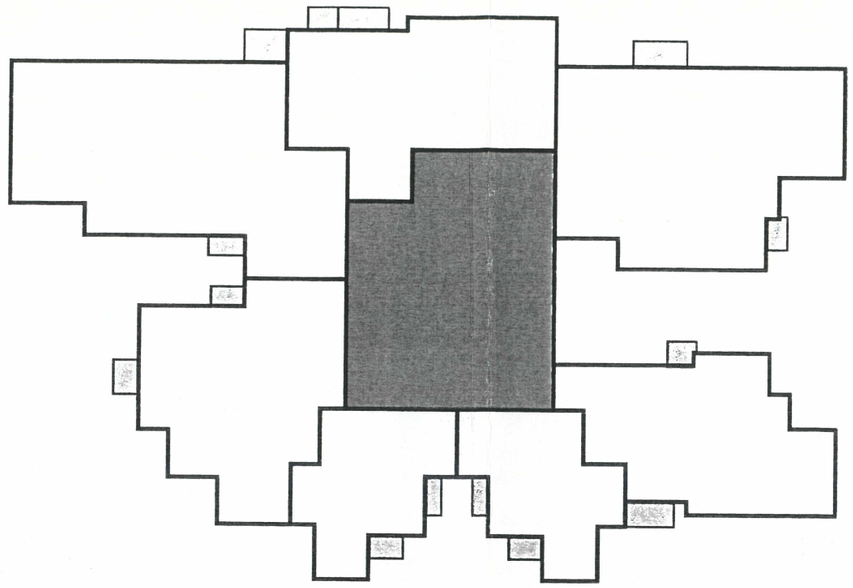
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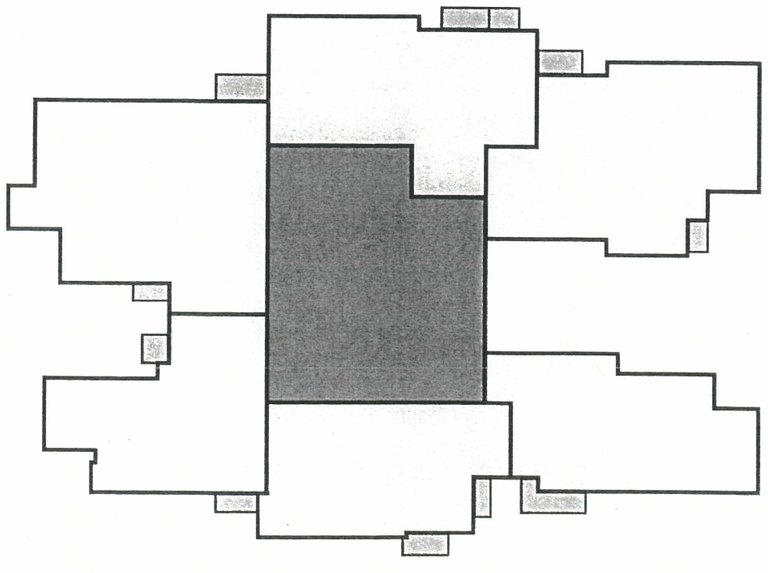
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Typical Floor Plan (T1)



Typical Floor Plan (T2 & T3)



Typical Floor Plan (T4)

LEGEND

- RESIDENTIAL UNITS
- LIFT CORE / CIRCULATION
- BALCONIES / UTILITY PLATFORM

Plan 9

Typical Floor Plan

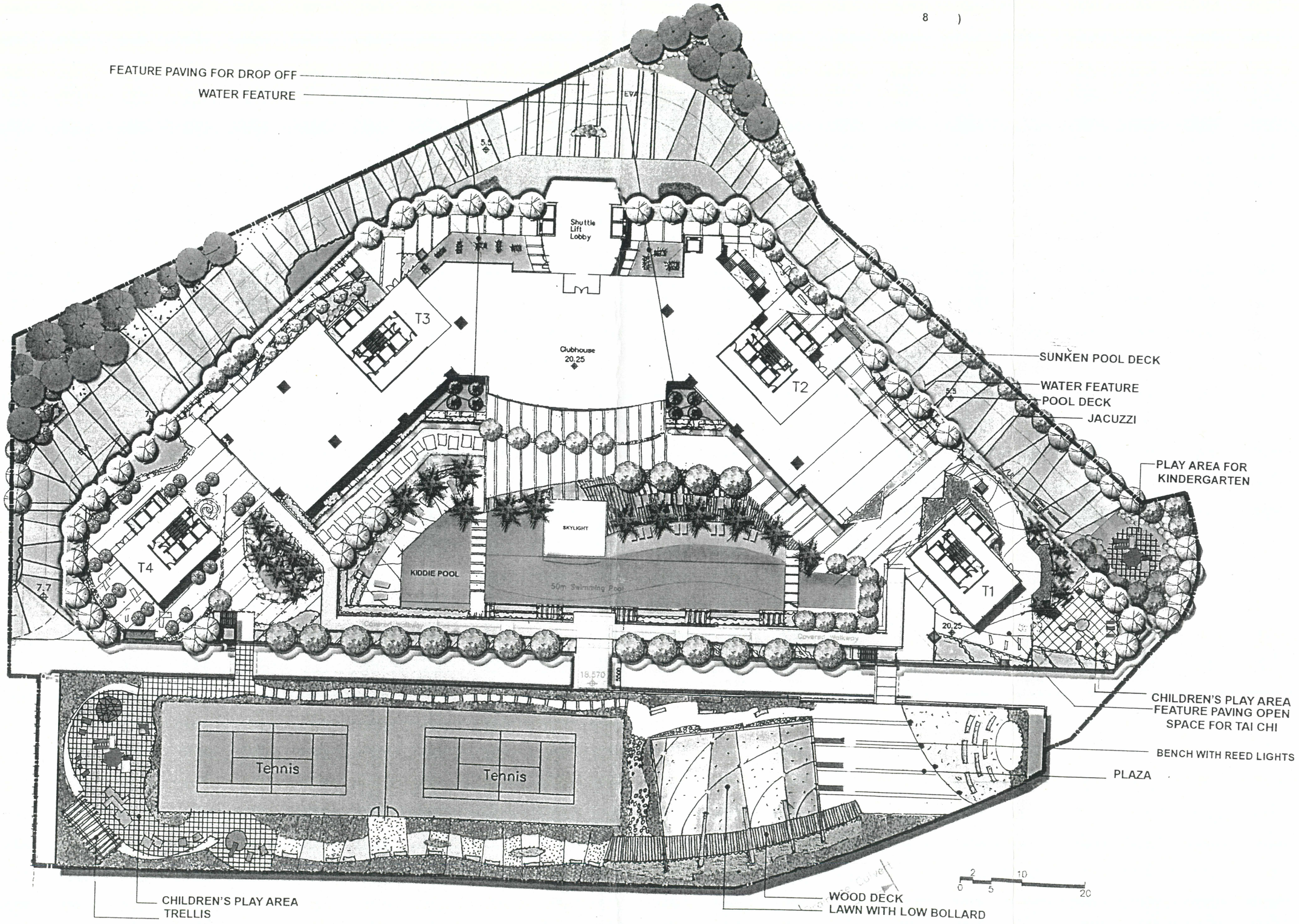
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DRAWING NO. :	-
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Che Kung Temple Station Development, Ma On Shan Line

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HE KUNG TEMPLE STATION
ROPERTY DEVELOPMENT
TRCL , SHATIN

LANDSCAPE MASTER PLAN

(Composite - Levels 1 to 4)

APPENDIX 7