

## List of Approval Conditions

### Application No. A/ST/707

- Application Site : Ma On Shan Line Che Kung Temple Station Site, Sha Tin, New Territories
- Subject of Application : Comprehensive Residential Development with Retail Shop and Kindergarten Uses – Proposed Amendments (with Minor Relaxation of Maximum Gross Floor Area) to the Approved Master Layout Plan under Planning Application No. A/ST/554-3
- Date of Approval : 16.7.2010
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (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 Town Planning Board (TPB);
  - (b) the submission of a revised Landscape Master Plan (LMP) and implementation of the approved LMP 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.



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一零年七月十六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 16. 7. 2010.

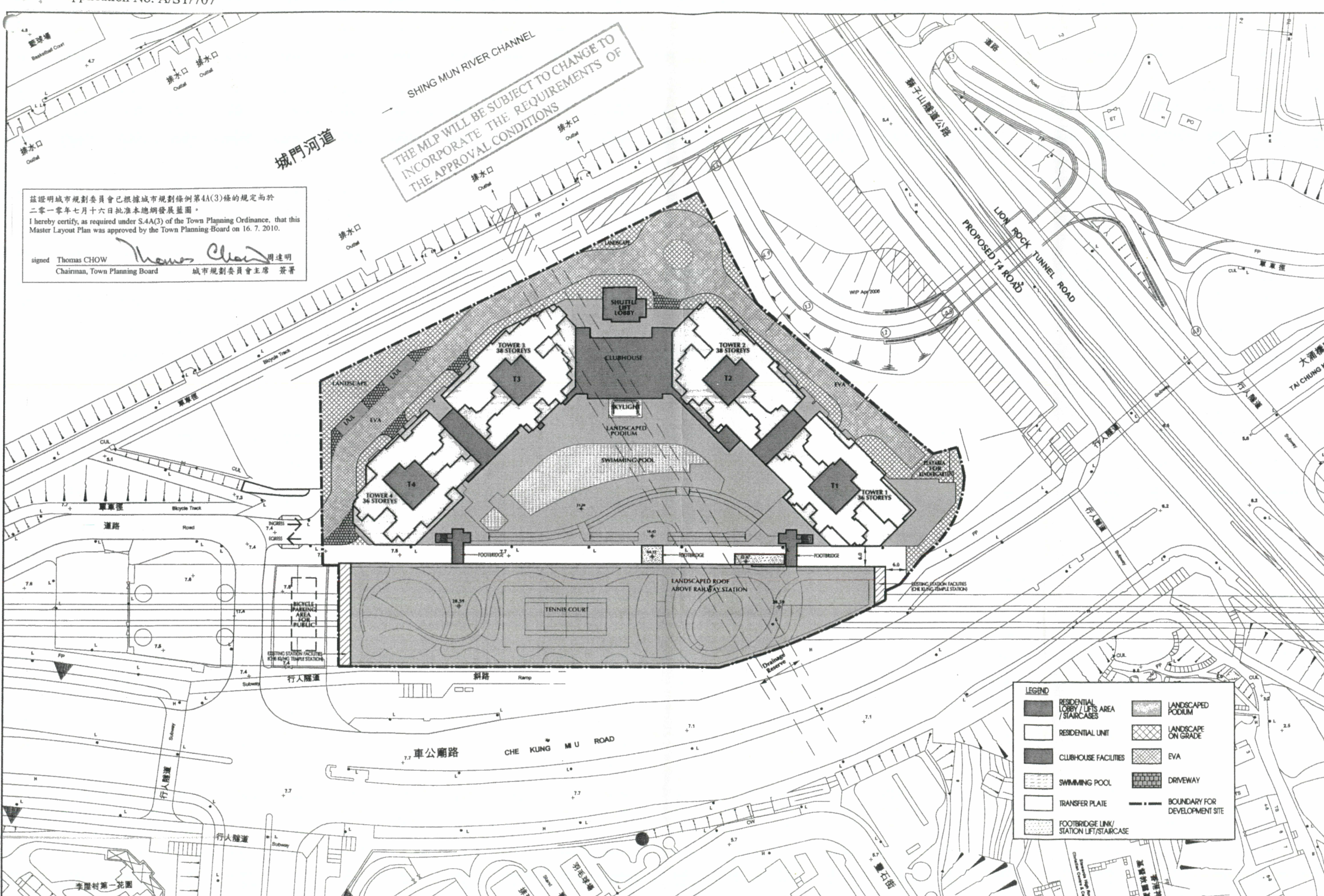
signed Thomas CHOW

Chairman, Town Planning Board

周達明  
城市規劃委員會主席 簽署

城門河道

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

排水口  
Outlet排水口  
Outlet排水口  
Outlet

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

Plan 1

Master Layout Plan

JOB NO.: 08063NT  
DATE: 03/2010  
SCALE: 1:1000  
DRAWING NO.:  
CAD REF.: 08063NT\_1001MLP/20100324MLP.DWG

Che Kung Temple Station Development,  
Ma On Shan Line

MTR

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

SUPPORTED BY:  
MVA PBA  
GGL WHA  
WFL









LEGEND	
	RESIDENTIAL CARPARK AREA
	M/E/ ANCILLARY SERVICE
	RESIDENTIAL LOBBY / LIFTS AREA / STAIRCASES
	REFUSE COLLECTION CHAMBER W/ VEHICULAR ACCESS
	CLUBHOUSE FACILITIES
	DRAINAGE RESERVE
	FOOTBRIDGE LINK/ STATION LIFT/STAIRCASE
	BOUNDARY FOR DEVELOPMENT SITE

Plan 3

Level 1 Floor Plan

JOB NO.: 08063NT  
 DATE: 03/2010  
 SCALE: 1:600  
 DRAWING NO.:  
 CAD REF.: 08063NT\_0001.dwg



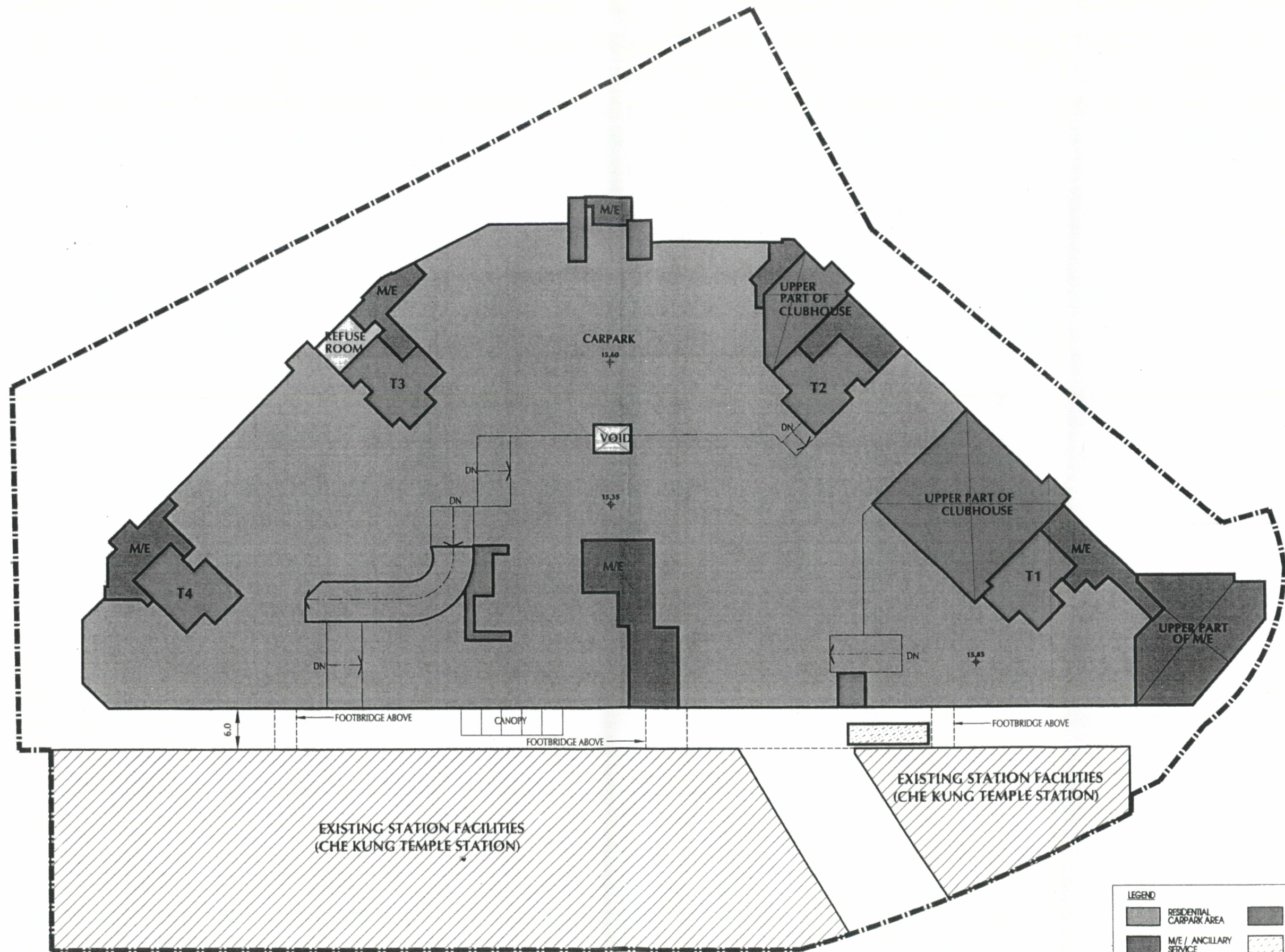
Che Kung Temple Station Development,  
 Ma On Shan Line



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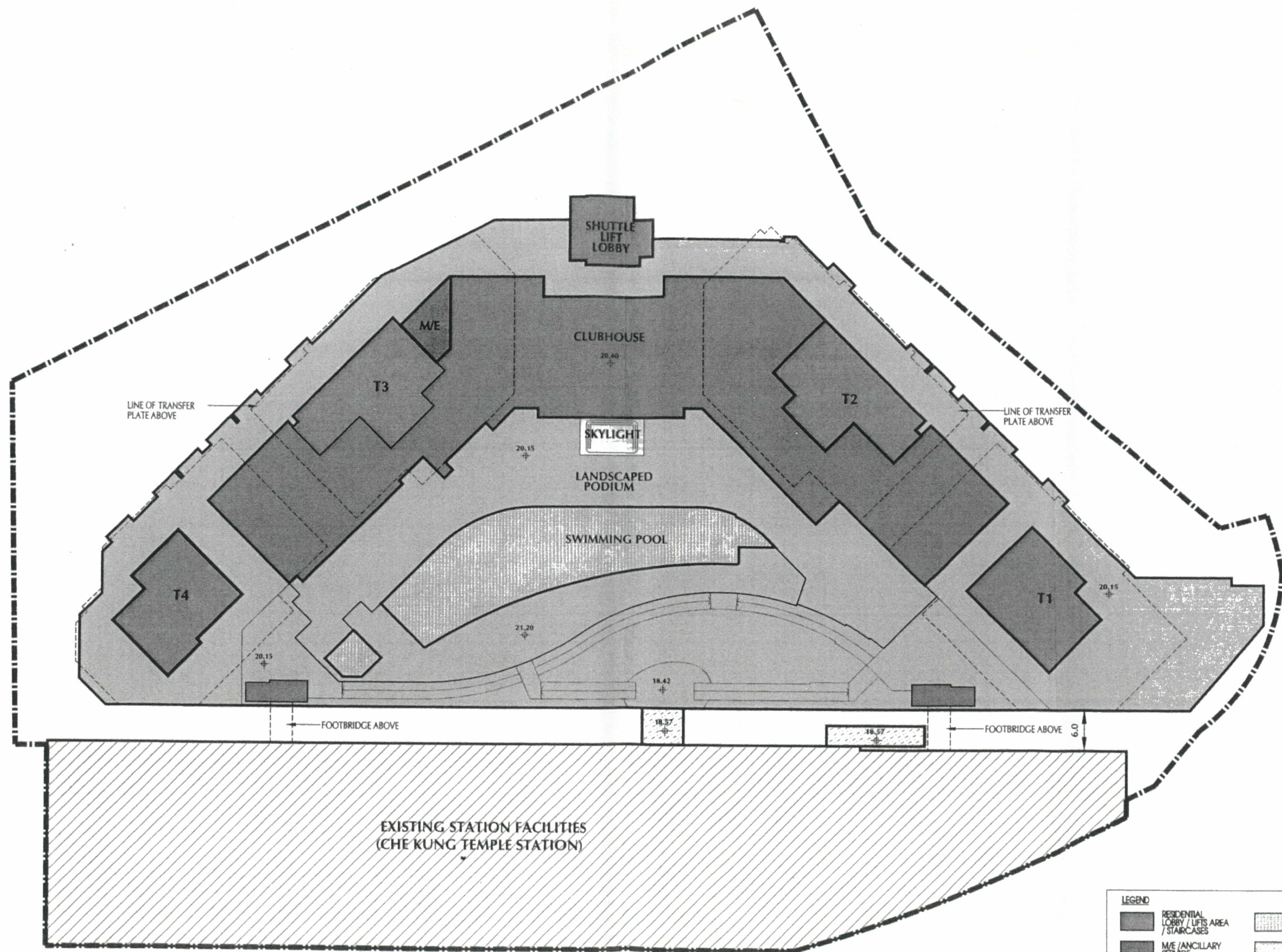




LEGEND			
	RESIDENTIAL CARPARK AREA		CLUBHOUSE FACILITIES
	M/E / ANCILLARY SERVICE		FOOTBRIDGE LINK / STATION LIFT / STAIRCASE
	RESIDENTIAL LOBBY / LIFTS AREA / STAIRCASES		BOUNDARY FOR DEVELOPMENT SITE
	REFUSE ROOM		







LEGEND			
	RESIDENTIAL LOBBY / LIFTS AREA / STAIRCASES		SWIMMING POOL
	M/E / ANCILLARY SERVICE		LANDSCAPED PODIUM
	FOOTBRIDGE LINK / STATION LIFT / STAIRCASE		BOUNDARY FOR DEVELOPMENT SITE
	CLUBHOUSE FACILITIES		

Plan 5

Level 3 Floor Plan

JOB NO.: 08063NT  
DATE: 09/2010  
SCALE: 1:600  
DRAWING NO.: -  
CAD REF.: 08063NT\_10000000000000000000.DWG



Che Kung Temple Station Development,  
Ma On Shan Line



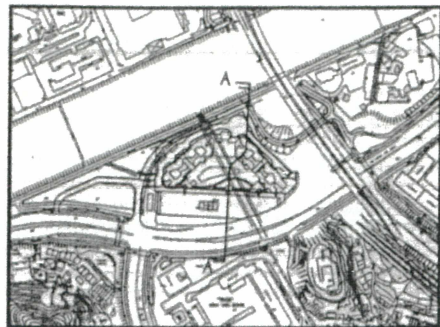
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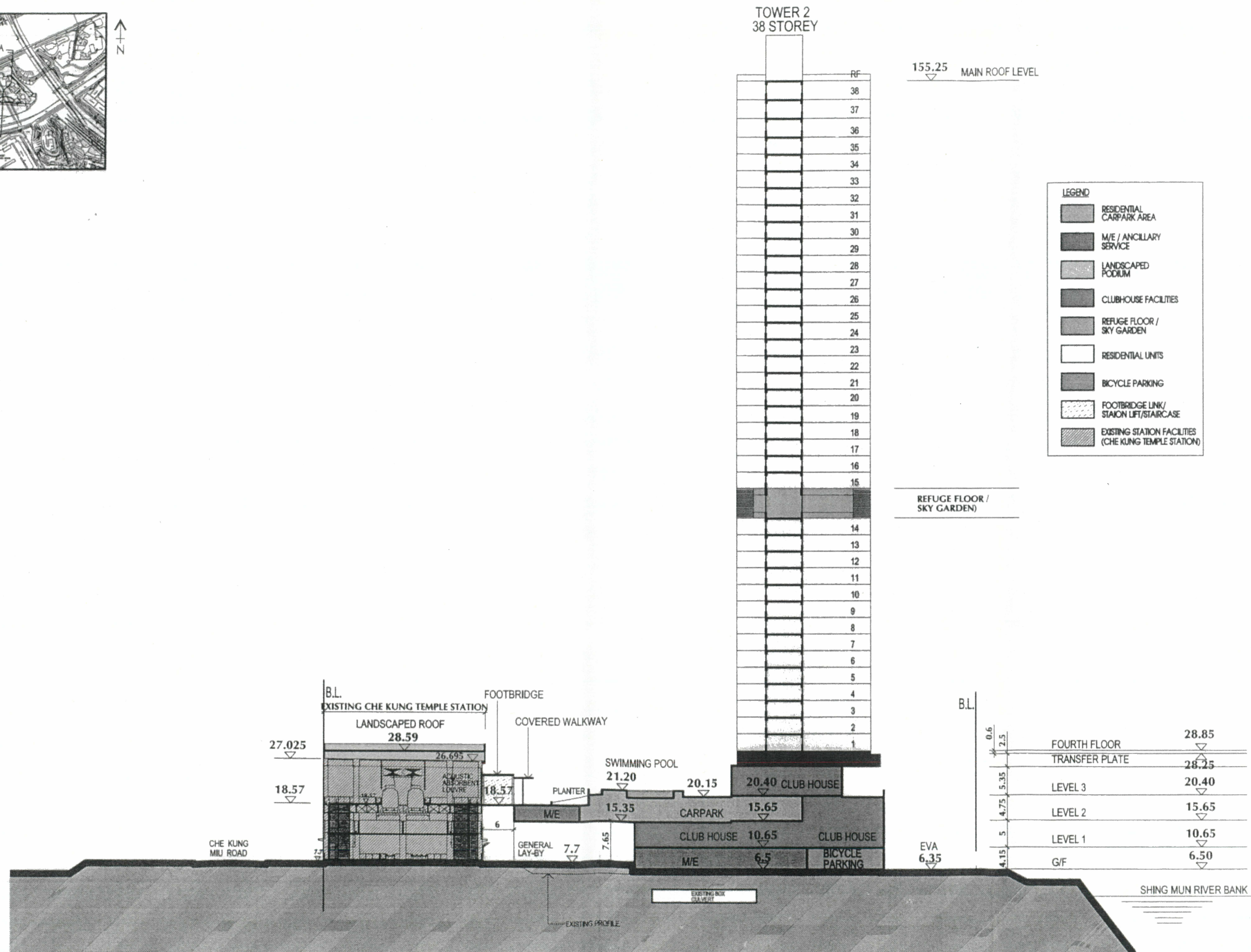








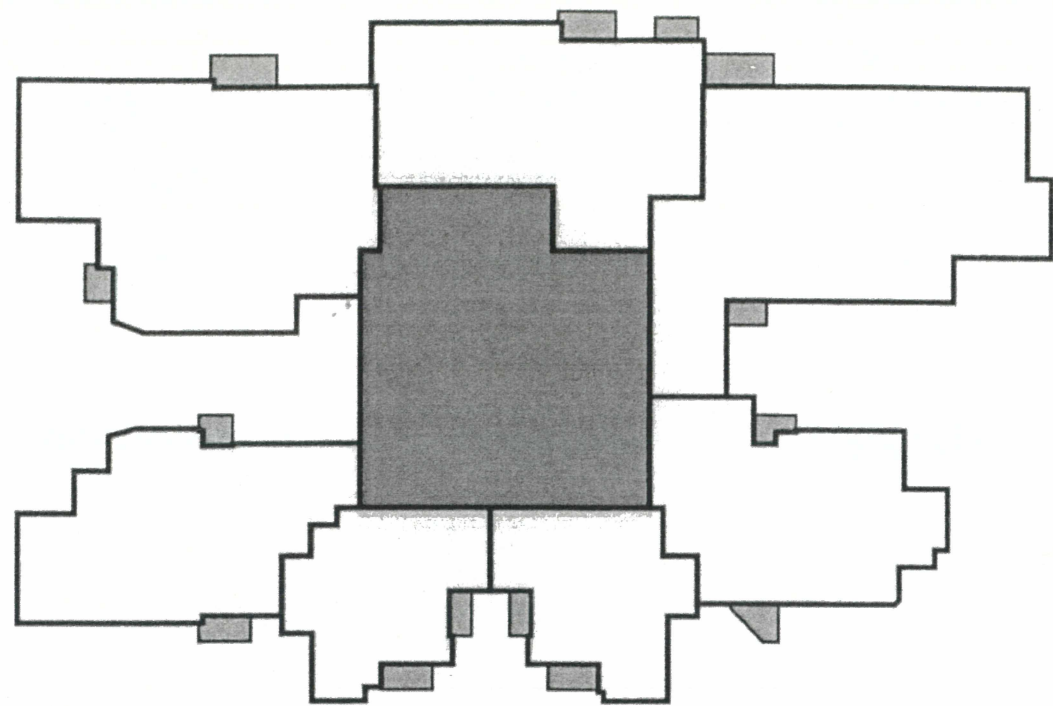
KEY PLAN



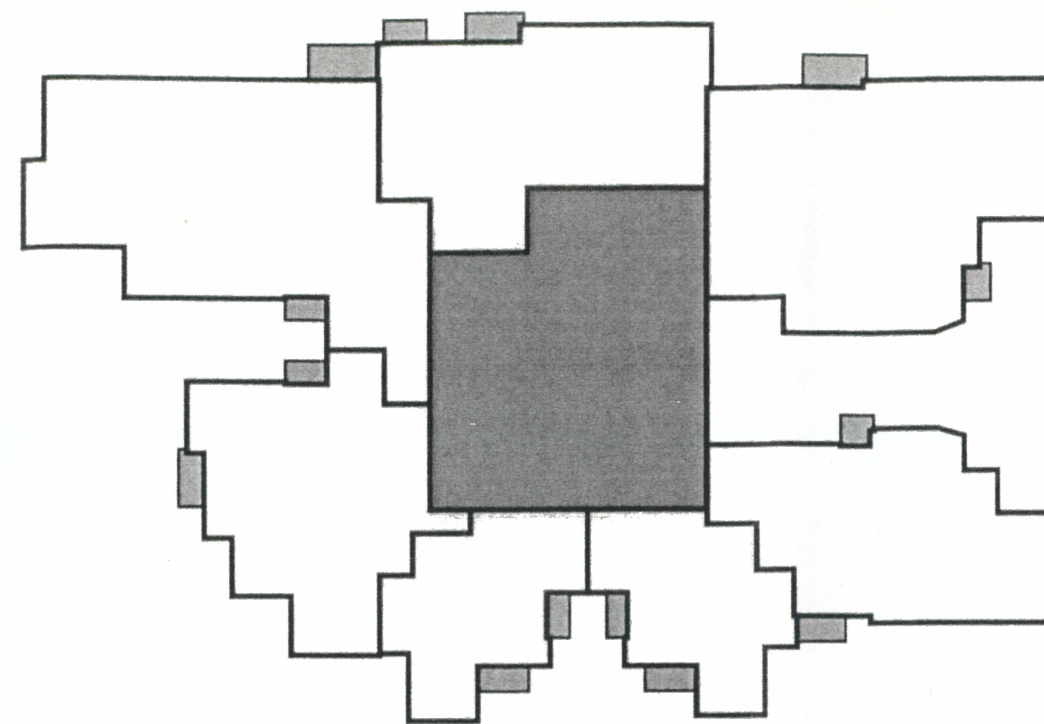




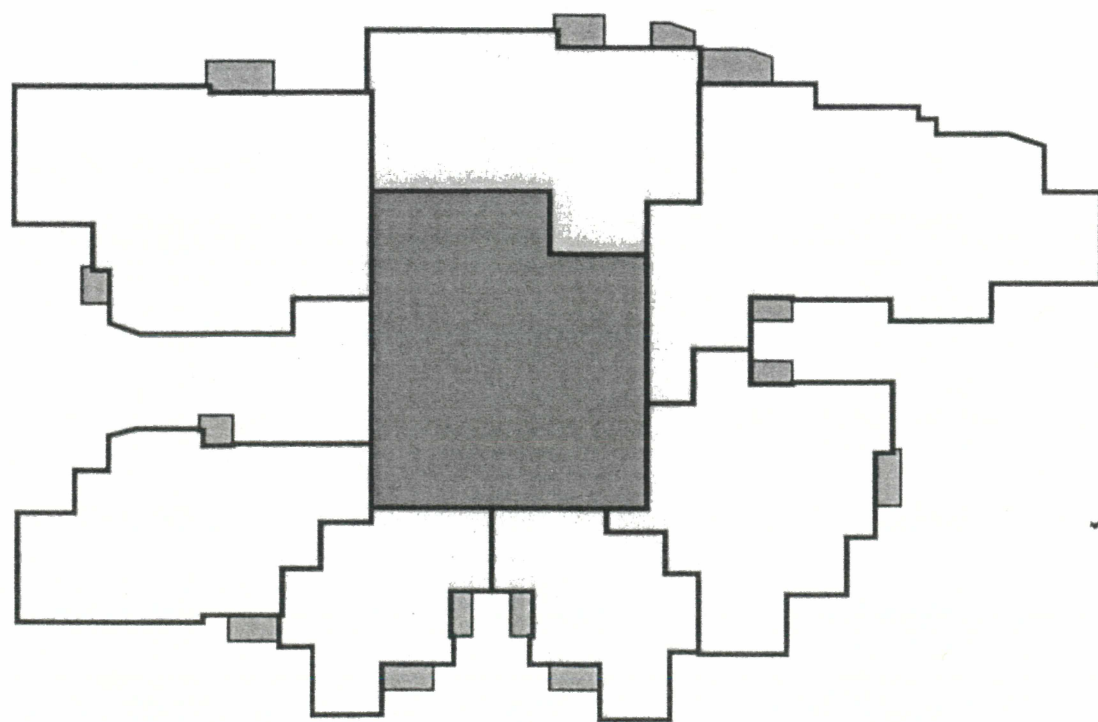




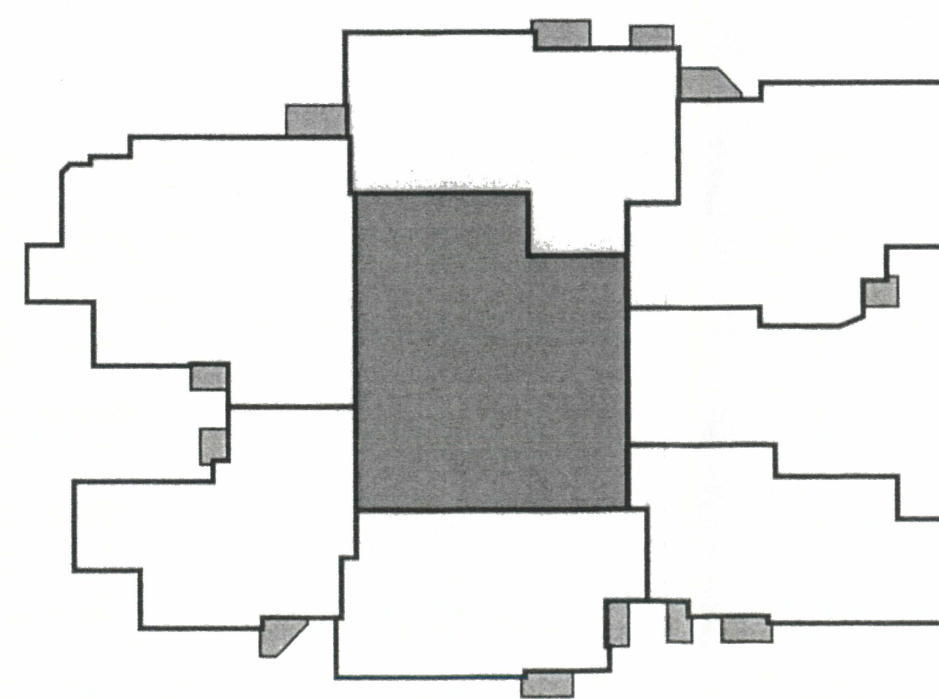
Typical Floor Plan (T1)



Typical Floor Plan (T2)



Typical Floor Plan (T3)



Typical Floor Plan (T4)

LEGEND	
	RESIDENTIAL UNITS
	LIFT CORE / CIRCULATION
	BALCONIES / UTILITY PLATFORM



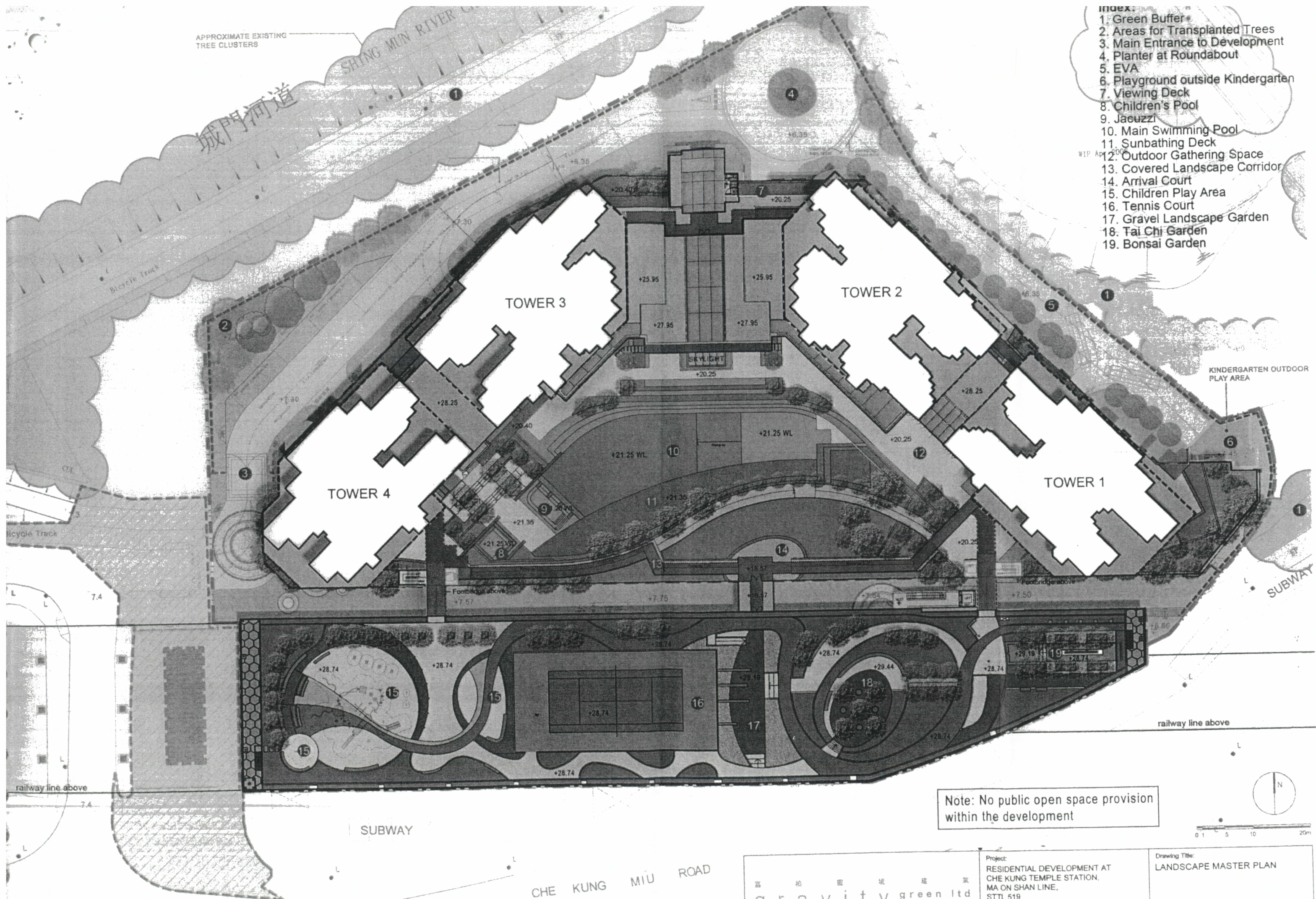


APPROXIMATE EXISTING  
TREE CLUSTERS

城門河道

SHING MUN RIVER

- Index:
1. Green Buffer
  2. Areas for Transplanted Trees
  3. Main Entrance to Development
  4. Planter at Roundabout
  5. EVA
  6. Playground outside Kindergarten
  7. Viewing Deck
  8. Children's Pool
  9. Jacuzzi
  10. Main Swimming Pool
  11. Sunbathing Deck
  12. Outdoor Gathering Space
  13. Covered Landscape Corridor
  14. Arrival Court
  15. Children Play Area
  16. Tennis Court
  17. Gravel Landscape Garden
  18. Tai Chi Garden
  19. Bonsai Garden



KINDERGARTEN OUTDOOR  
PLAY AREA

SUBWAY

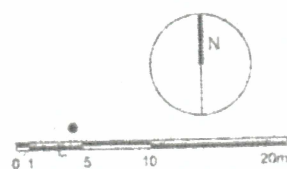
railway line above

railway line above

SUBWAY

CHE KUNG MIU ROAD

Note: No public open space provision  
within the development



Project: RESIDENTIAL DEVELOPMENT AT CHE KUNG TEMPLE STATION, MA ON SHAN LINE, STTL 519				Drawing Title: LANDSCAPE MASTER PLAN			
Dwg No.	GG0014/CKT/LMP/00	Scale	1:600 A3	Rev No.	B	Draw By	PW
				Date	24/03/2010		

gravity green ltd  
landscape & urban design



#### 4.0 DEVELOPMENT SCHEDULE OF THE PROPOSED SCHEME AND THE APPROVED SCHEME

	Approved Scheme (A/ST/554-3) (A)	Proposed Scheme (B)	Difference (B) – (A)
<b>Site Area</b>	About 18,134 m <sup>2</sup>	About 18,134 m <sup>2</sup>	No Change
Domestic Plot Ratio (PR)	4.95	4.95	No Change
Non-domestic Plot Ratio	0.05	Not more than 0.12	+ Not more than 0.07
Domestic GFA	89,792 m <sup>2</sup> (about)	89,792 m <sup>2</sup> (about)	No Change
Non-domestic GFA	863 m <sup>2</sup>	Not more than 2,162 m <sup>2</sup>	+ Not more than 1,299 m <sup>2</sup>
- Kindergarten (6 classrooms)	Not less than 670 m <sup>2</sup>	Not less than 670 m <sup>2</sup>	No Change
- Retail	Not more than 193 m <sup>2</sup>	Not more than 193 m <sup>2</sup>	No Change
- Covered Areas at Ground Floor	-	Not more than 1,299 m <sup>2</sup> (a)	+ Not more than 1,299 m <sup>2</sup>
<b>Total GFA</b>	<b>90,655 m<sup>2</sup></b>	<b>Not more than 91,954 m<sup>2</sup></b>	<b>+ Not more than 1,299 m<sup>2</sup></b>
<b>Residential Accommodation</b>			
No. of Residential Blocks	4	4	No Change
No. of Storeys (excluding sky-gardens, carpark podium and residential lobby)	36 to 38 storeys • T1: 36 • T2: & T3: 38 • T4: 36	36 to 38 storeys • T1: 36 • T2: & T3: 38 • T4: 36	No Change
Building Height (on main roof level)	148.95 to 155.25mPD	148.95 to 155.25mPD	No Change
No. of Flats	981	981	No Change
Average Flat Size	About 91.5 m <sup>2</sup>	About 91.5 m <sup>2</sup>	No Change
Population (ppf 2.8)	2,747	2,747	No Change
<b>Recreational &amp; Open Spaces: -</b>			
- Clubhouse (Not more than 5% of domestic GFA)	Approx. 4,489.6 m <sup>2</sup>	Approx. 4,489.6 m <sup>2</sup>	No Change
- Local Open Space	Not less than 3,472 m <sup>2</sup>	Not less than 3,472 m <sup>2</sup>	No Change
<b>No. of Car Parking Spaces :-</b>	252 <sup>(b)</sup>	252 <sup>(b)</sup>	No Change
(i) Residential	227	227	No Change
(ii) Visitor	20 (5 per blocks)	20 (5 per blocks)	No Change
(iii) Retail	4	4	No Change
(iv) Kindergarten	1	1	No Change
<b>No. of Loading/Unloading Bays and Lay-bys :-</b>	5 L/U Bays & 1 School Bus Lay-by	5 L/U Bays & 1 School Bus Lay-by	No Change
(i) Residential	4	4	No Change
(ii) Retail	1	1	No Change
(iii) Kindergarten	1	1	No Change
<b>Other Facilities :-</b>			
No. of Taxi Stand and General Pick-up/Drop off/Lay-by for Public	1 (40m)	1 (40m)	No Change
No. of Motor Cycle Parking Spaces :-	25 <sup>(c)</sup>	25 <sup>(c)</sup>	No Change
No. of Bicycle Parking Spaces :-	253	253	No Change
(i) for residents	123	123	No Change
(ii) for public	130 <sup>(d)</sup>	130 <sup>(d)</sup>	No Change
No. of L/U for Refuse Collection Chamber	1	1	No Change

Notes:

- The covered areas at ground floor have been incorporated in the development of the Approved MLP in 2009 but were not included in the GFA calculation.
- Excluding 22 nos. of car parking space – design and demand flexibility under lease cl. 40(a)&(b)
- Excluding 1 motor cycle parking space – demand flexibility under lease cl. 40(b)
- As per the Approved Scheme (A/ST/554-3), the facility will be provided off-site at a location to the west of the Che Kung Temple Station.