List of Approval Conditions

Application No. A/MOS/107

Application Site	:	Sha Tin Town Lot No. 601, Yiu Sha Road, Ma On Shan, New Territories
Subject of Application	:	Proposed Comprehensive Residential Development
Date of Approval	:	6.11.2015
Approval Conditions	:	(a) the submission and implementation of a revised Master Layout Plan (MLP) to incorporate the approval conditions as stipulated in conditions (b) to (g) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);

(b) the submission and implementation of a revised Landscape Master Plan, including tree preservation proposals, to the satisfaction of the Director of Planning or of the TPB;

(c) the implementation of the ecological mitigation measures identified in the revised Ecological Assessment Report to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;

(d) the implementation of the drainage facilities identified in the revised Drainage Impact Assessment Report to the satisfaction of the Director of Drainage Services or of the TPB;

(e) the implementation of the sewerage facilities identified in the revised Sewerage Impact Assessment Report to the satisfaction of the Director of Drainage Services or of the TPB;

(f) the design and provision of ingress/egress point, vehicular access, parking spaces, loading/unloading and lay-by facilities to the satisfaction of the Commissioner for Transport or of the TPB;

(g) the provision of emergency vehicular access, water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and

(h) the submission and implementation of a development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB.

Schedule of Development

Application No. A/MOS/107

Development Parameters	
Site Area	About 23,500 m^2
Total Domestic GFA	Not more than 36,000 m^2
Domestic Plot Ratio	1.53
Site Coverage	Not more than 25%
Number of Building Blocks	Residential Towers: 4 Houses: 13 Low-rise Building Blocks: 5
Number of Storeys	Residential Towers: 13 to 15 storeys Houses: 2 to 3 storeys Low-rise Building Blocks: 5 storeys (including a storey for G/F lobby and clubhouse facilities)
Maximum Building Height (Main Roof Level)	Residential Towers: 51.7 to 58 mPD Houses: 22.1 to 27.3 mPD Low-rise Building Blocks: 28.6 mPD
Total Number of Units	503 [Residential Towers: 480 (462 apartments and 18 duplex units); Houses: 13; Low-rise Building Blocks: 10]
Average Unit Size	71.57 m^2
Anticipated Population	About 1,509
Number of Basement Level	1 (for carpark, clubhouse and E&M facilities)
Car Parking Provision - Private Car - Loading/Unloading Bays - Motorcycle - Bicycle - Refuse Collection Vehicle	 191 4 5 39 1
Greenery Provision	About 7,700 m^2 (about 32.8% of the site area)
Open Space Area	About 4,200 m^2
Ancillary Facilities - Residents' Clubhouse - Management Office	 1,620 m^2 GFA 50 m^2 GFA

TPB/A/MOS/107

PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES

Figure 9a Master Layout Plan (Revised)

0 10 20 30 40 50m

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C Y S Associates (H K) Ltd.
Architects & Urban Designers.
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茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一五年十一月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 6. 11. 2015.

signed Michael WONG 黃偉綸
Chairman, Town Planning Board 城市規劃委員會主席

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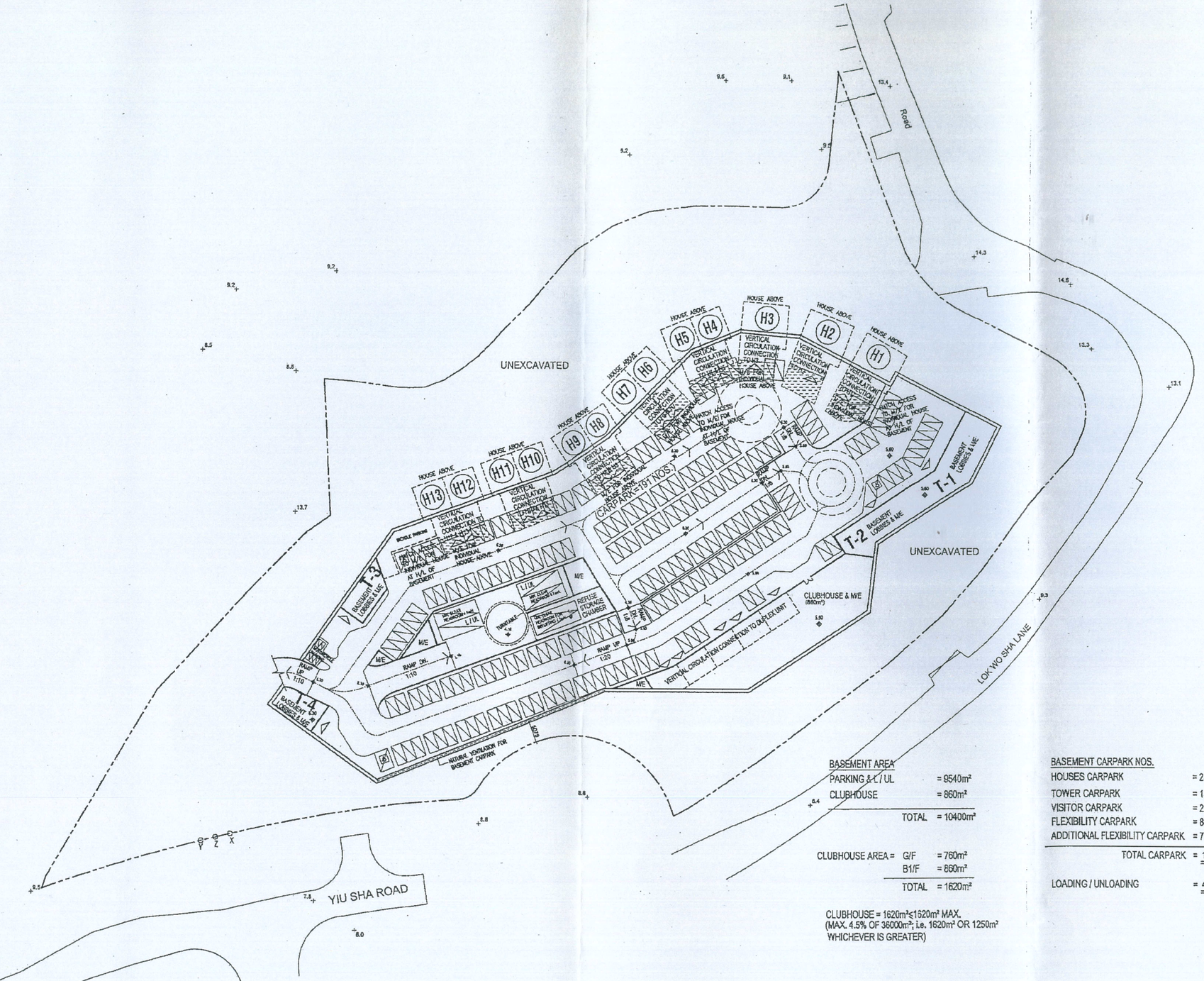
THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS



BASEMENT AREA

PARKING & L / UL	= 9540m²
CLUBHOUSE	= 860m²
TOTAL	= 10400m²

CLUBHOUSE AREA =	G/F	= 760m²
	B1/F	= 860m²
	TOTAL	= 1620m²

CLUBHOUSE = 1620m²≤1620m² MAX.
(MAX. 4.5% OF 36000m²; i.e. 1620m² OR 1250m² WHICHEVER IS GREATER)

BASEMENT CARPARK NOS.

HOUSES CARPARK	= 23
TOWER CARPARK	= 133
VISITOR CARPARK	= 20
FLEXIBILITY CARPARK	= 8
ADDITIONAL FLEXIBILITY CARPARK	= 7
TOTAL CARPARK	= 191 NOS.
LOADING / UNLOADING	= 4 NOS.

PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES

Figure 10a Basement Layout Plan (Revised)

0 10 20 30 40 50m

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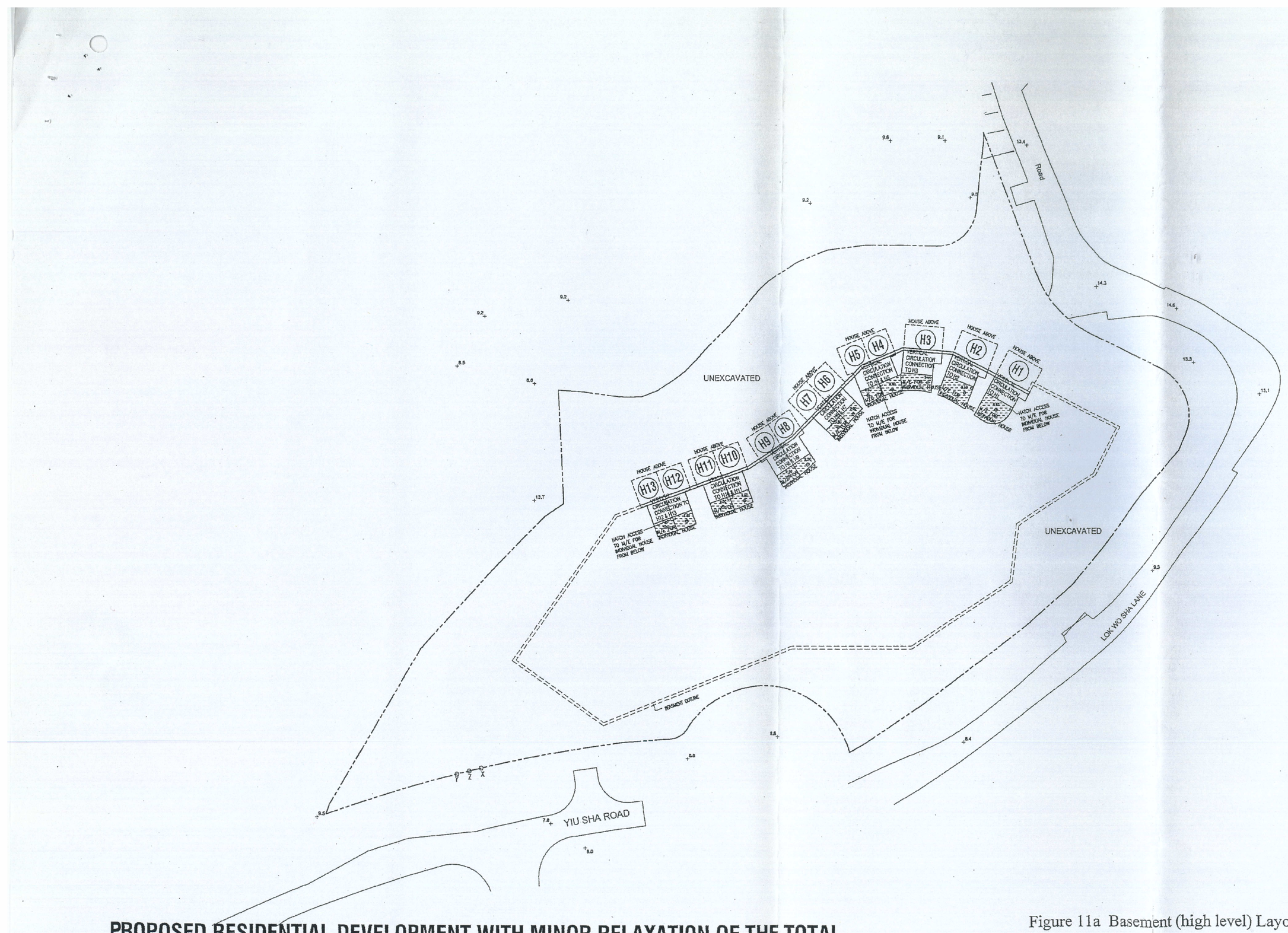

PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES

Figure 11a Basement (high level) Layout Plan (Revised)

0 10 20 30 40 50m

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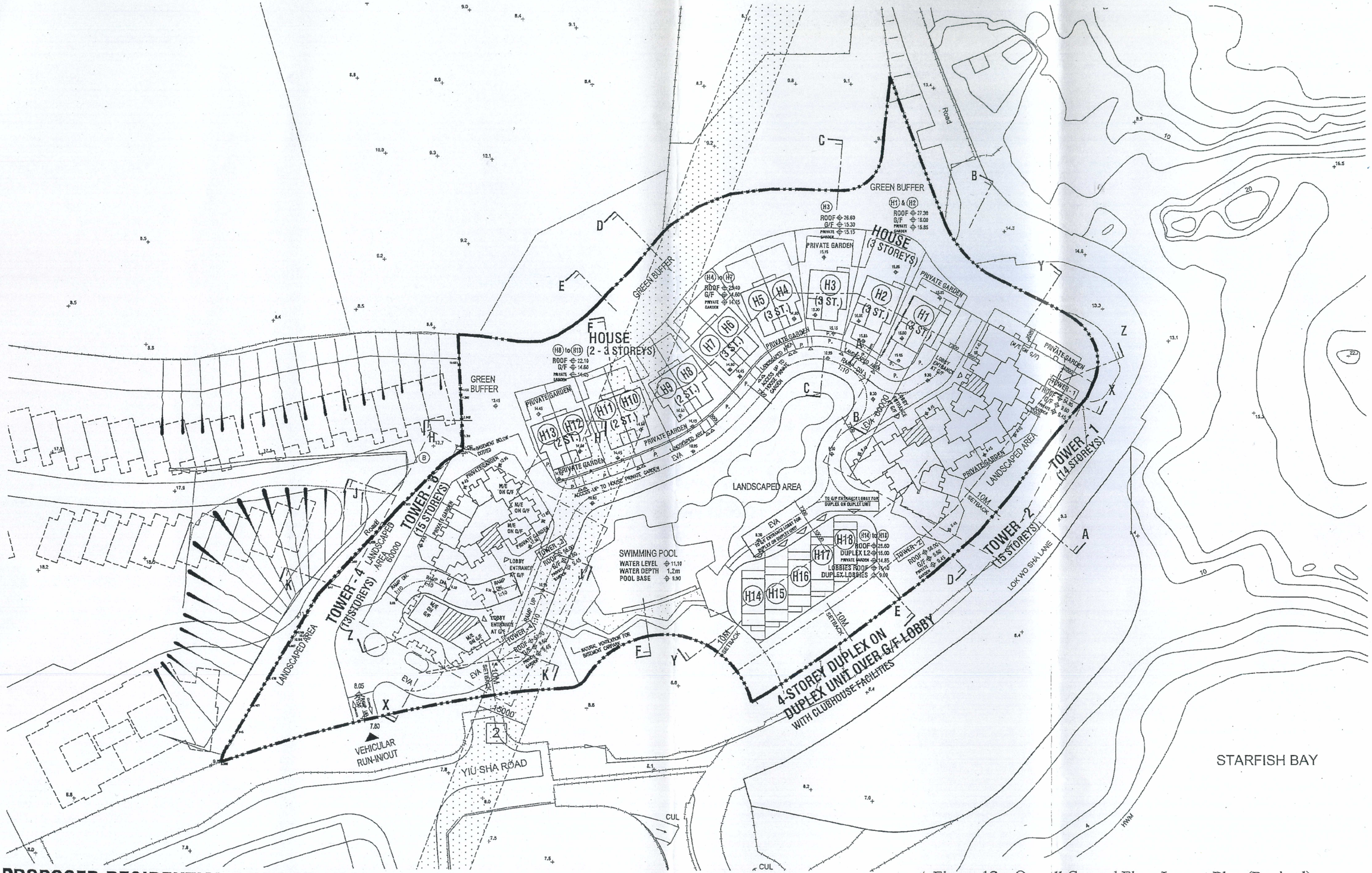

PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES

Figure 12a Overall Ground Floor Layout Plan (Revised)

0 10 20 30 40 50m

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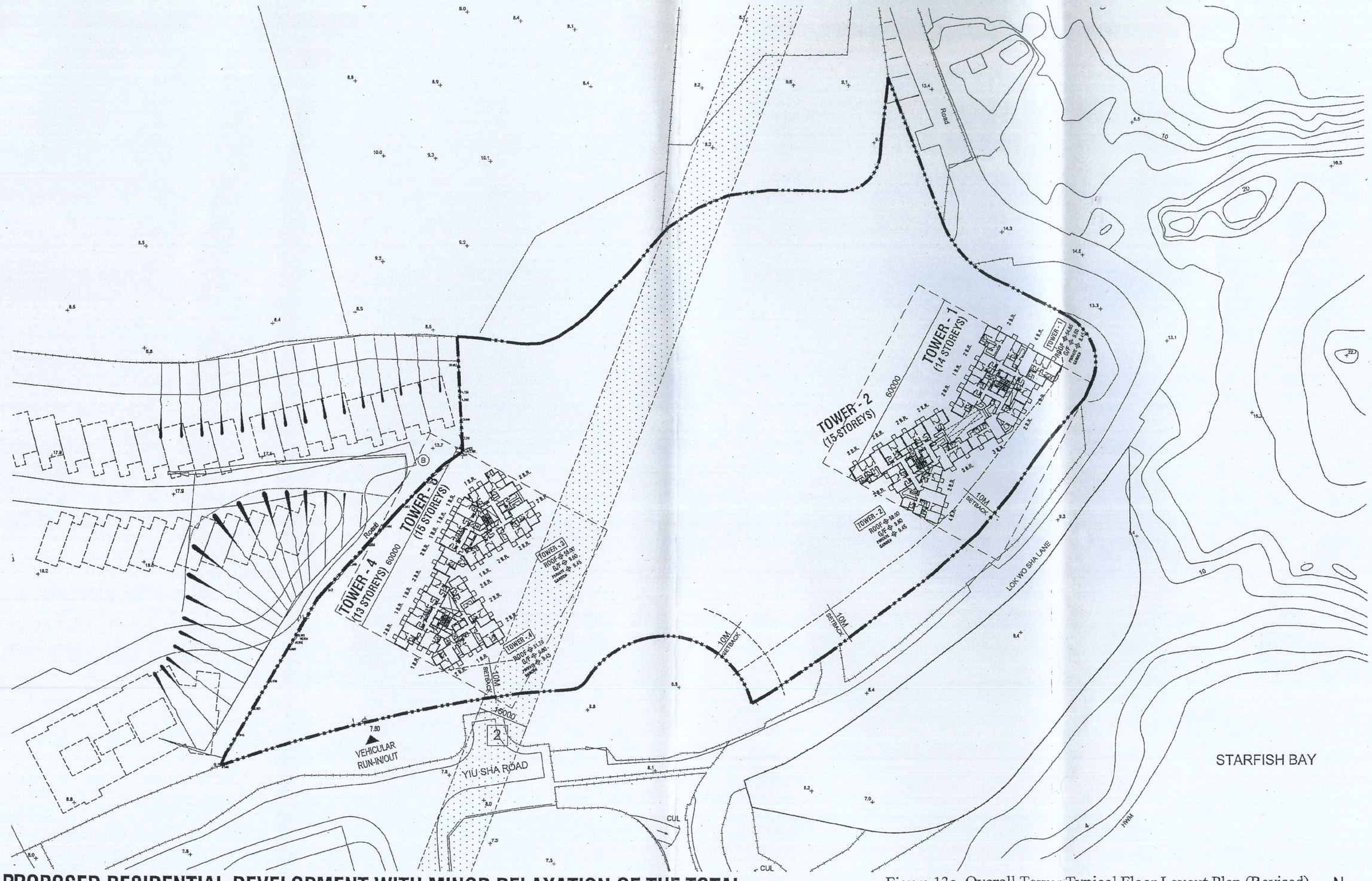

PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES

Figure 13a Overall Tower Typical Floor Layout Plan (Revised)

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0 10 20 30 40 50m

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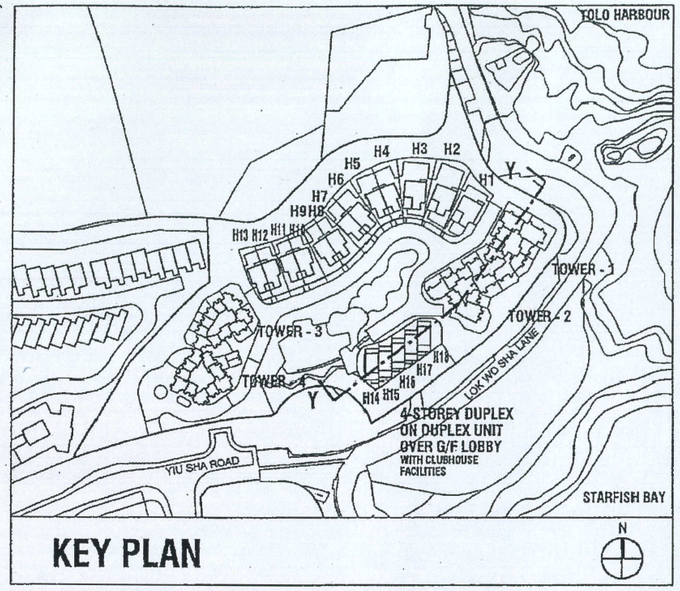

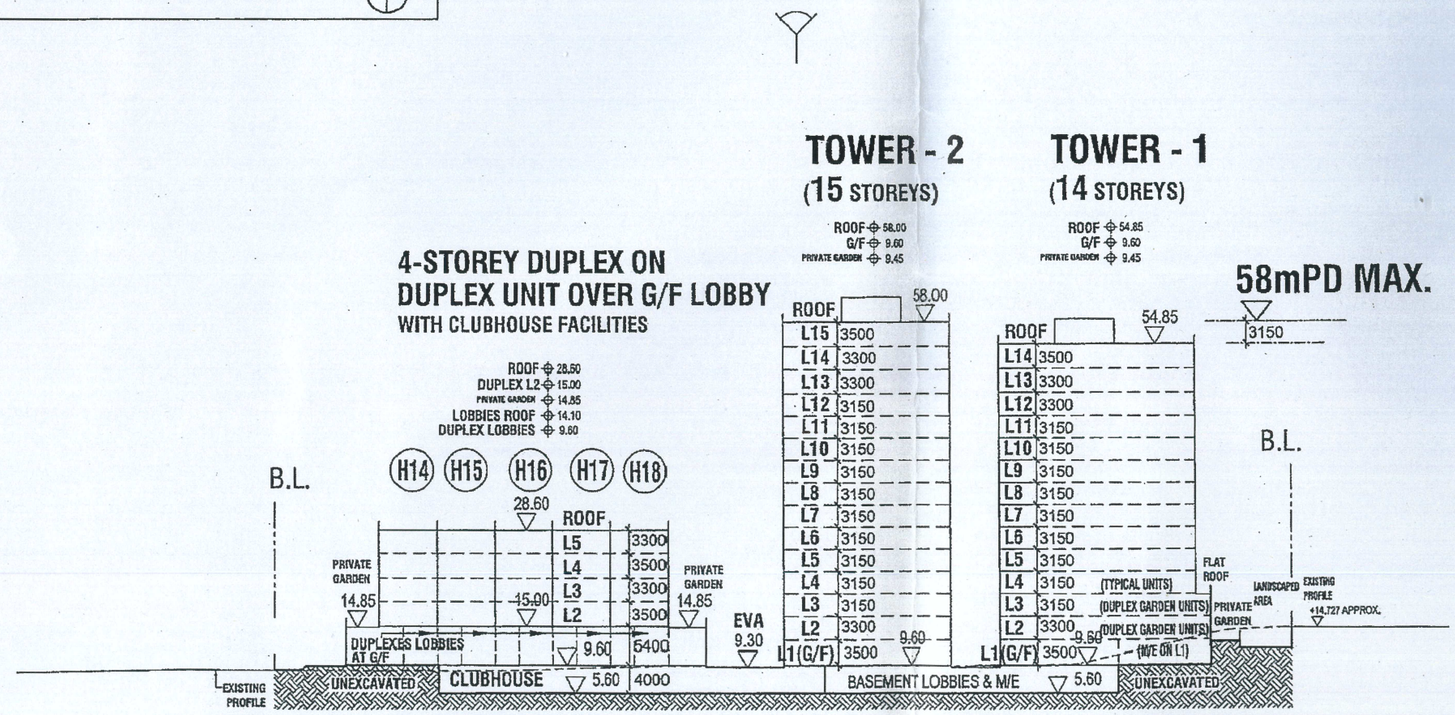

PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES

Figure 15a Schematic Elevation Diagram Y-Y (Revised)

0 10 20 30 40 50m

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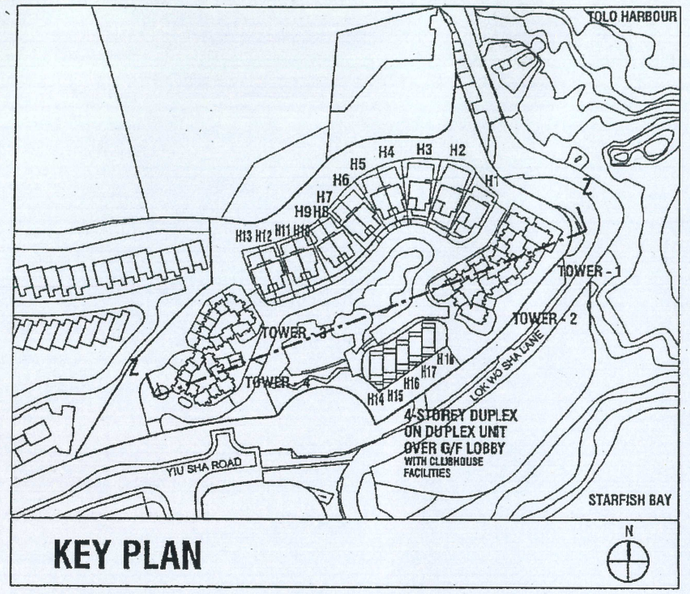
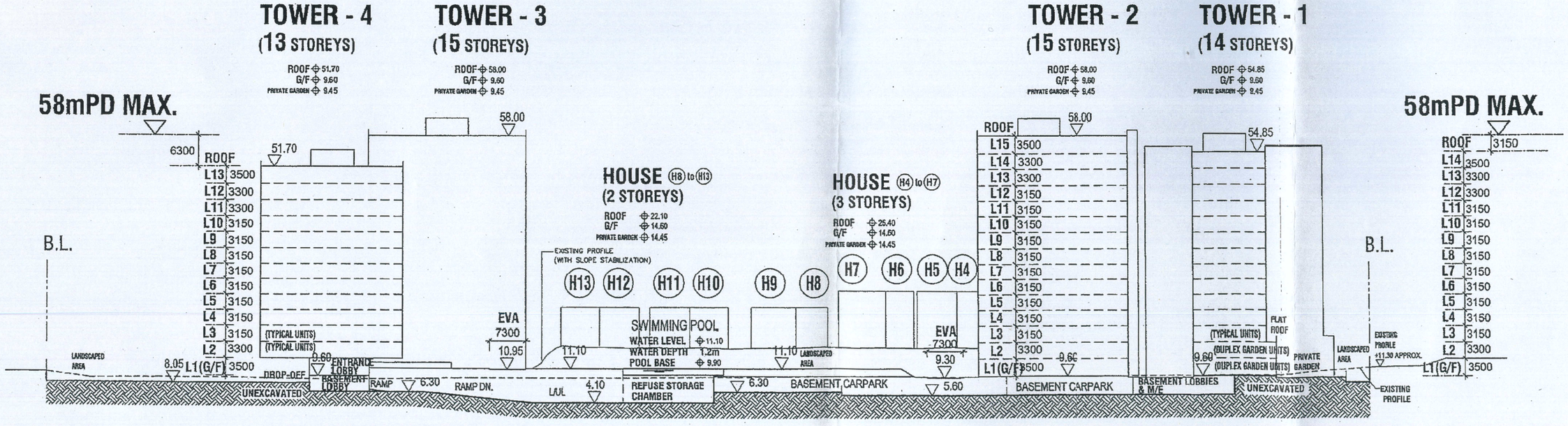


KEY PLAN



PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES

0 10 20 30 40 50m

Figure 16a Schematic Elevation Diagram Z-Z (Revised)

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LEGEND

- Application Boundary
- Tree Planting
- Palm Tree Planting
- Shrubs / Groundcover Planting
- Lawn
- Decorative Paving
- Wood Deck
- Water Feature / Swimming Pool
- Private Garden
- +8.30 Proposed Finished Floor Level

1. Entrance Plaza
2. Drop - off
3. Tower Entrance Courtyard
4. Swimming Pool Deck
5. Landscape Garden
6. Leisure Path
7. Clubhouse Terrace
8. Green Buffer
9. Emergency Vehicular Access

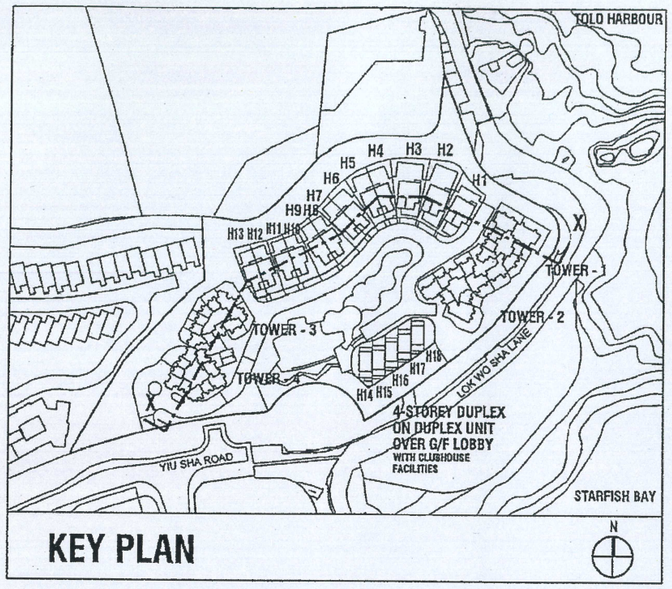
Figure 27a Proposed Landscape Master Plan (Revised)

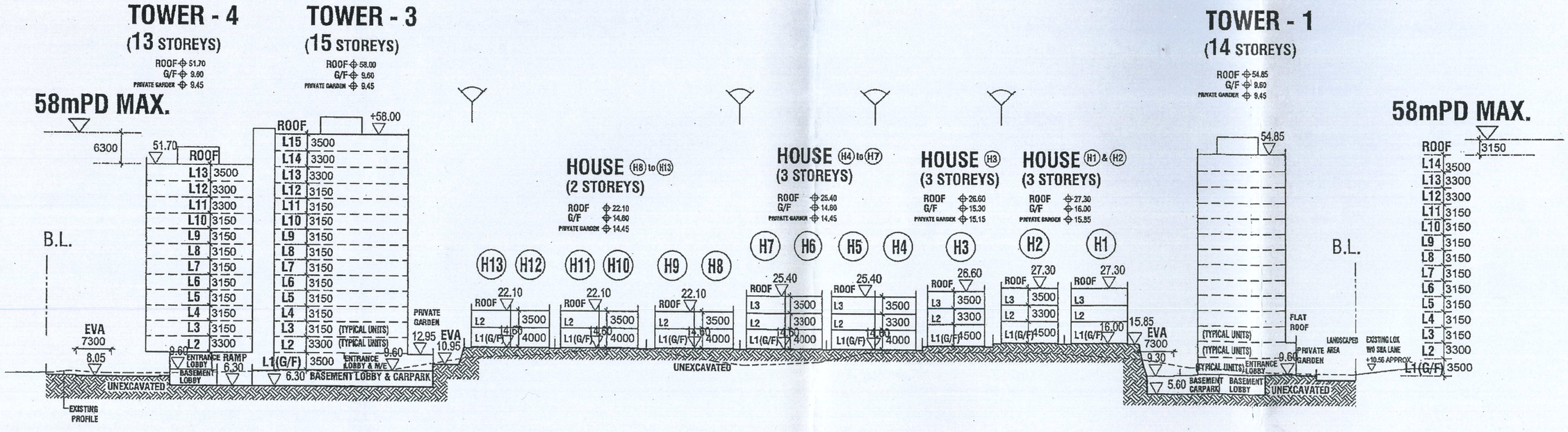
Proposed Residential Development with Minor Relaxation of the Total Gross Floor Area and the Building Height Restrictions in "Comprehensive Development Area (3)" at Sha Tin Town Lot No. 601, North of Yiu Sha Road, Whitehead, Ma On Shan, New Territories.

Landscape Master Plan

SCALE		DATE	JUL 2015
CHECKED	ALL	DRAWN	TEAM
FIGURE NO	CWCE05A - LMP01	REV	A

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
16/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2121 0626 FACSIMILE 2121 0620





PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES

Figure 14a Schematic Elevation Diagram X-X (Revised)

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