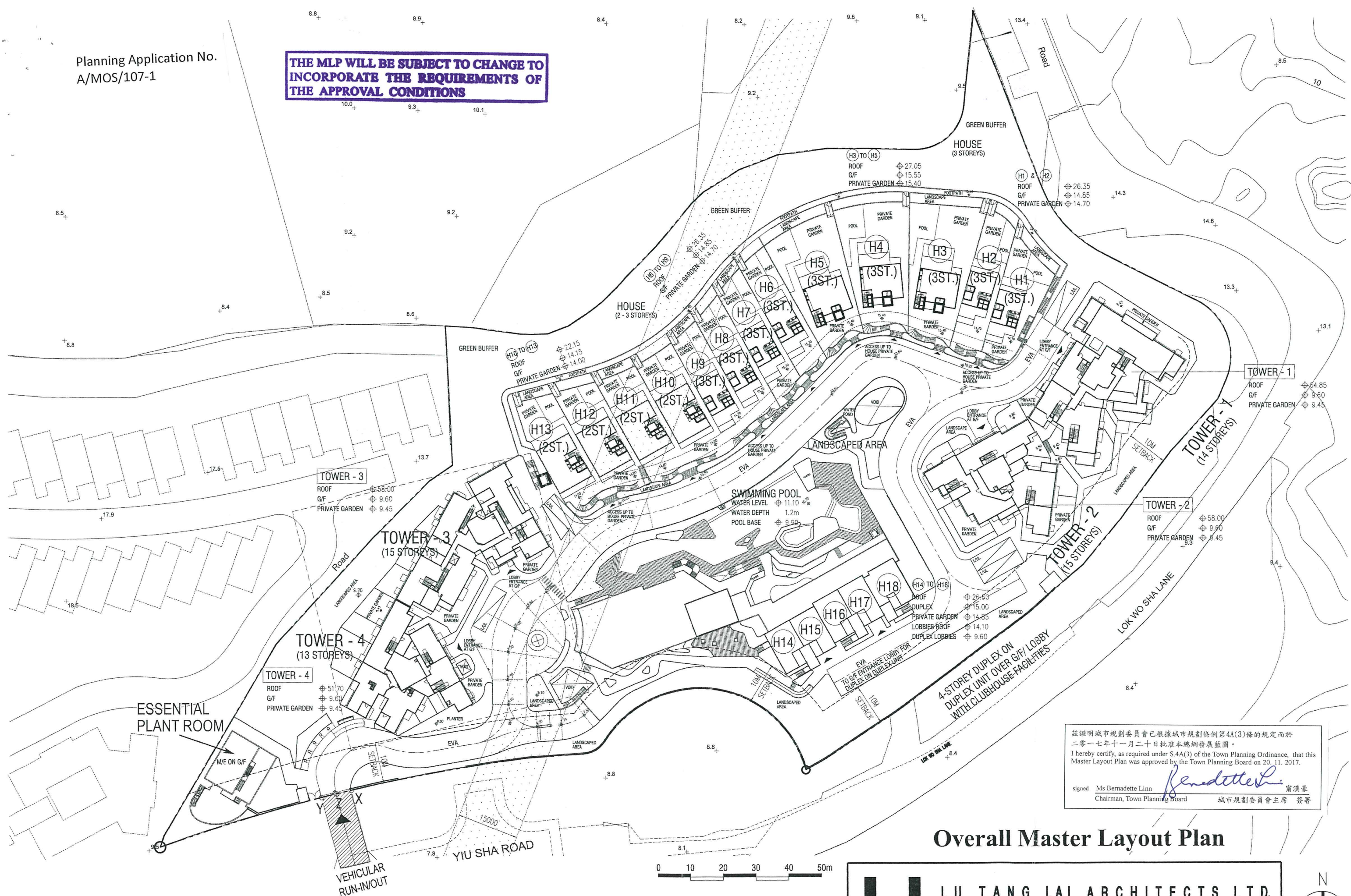


**THE MLP WILL BE SUBJECT TO CHANGE TO  
INCORPORATE THE REQUIREMENTS OF  
THE APPROVAL CONDITIONS**



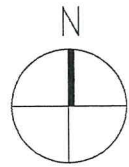
茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於  
二零一七年十一月二十日批准本總綱發展藍圖。  
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this  
Master Layout Plan was approved by the Town Planning Board on 20. 11. 2017.  
signed Ms Bernadette Linn *Bernadette Linn* 蕭漢豪  
Chairman, Town Planning Board 城市規劃委員會主席 簽署

# Overall Master Layout Plan

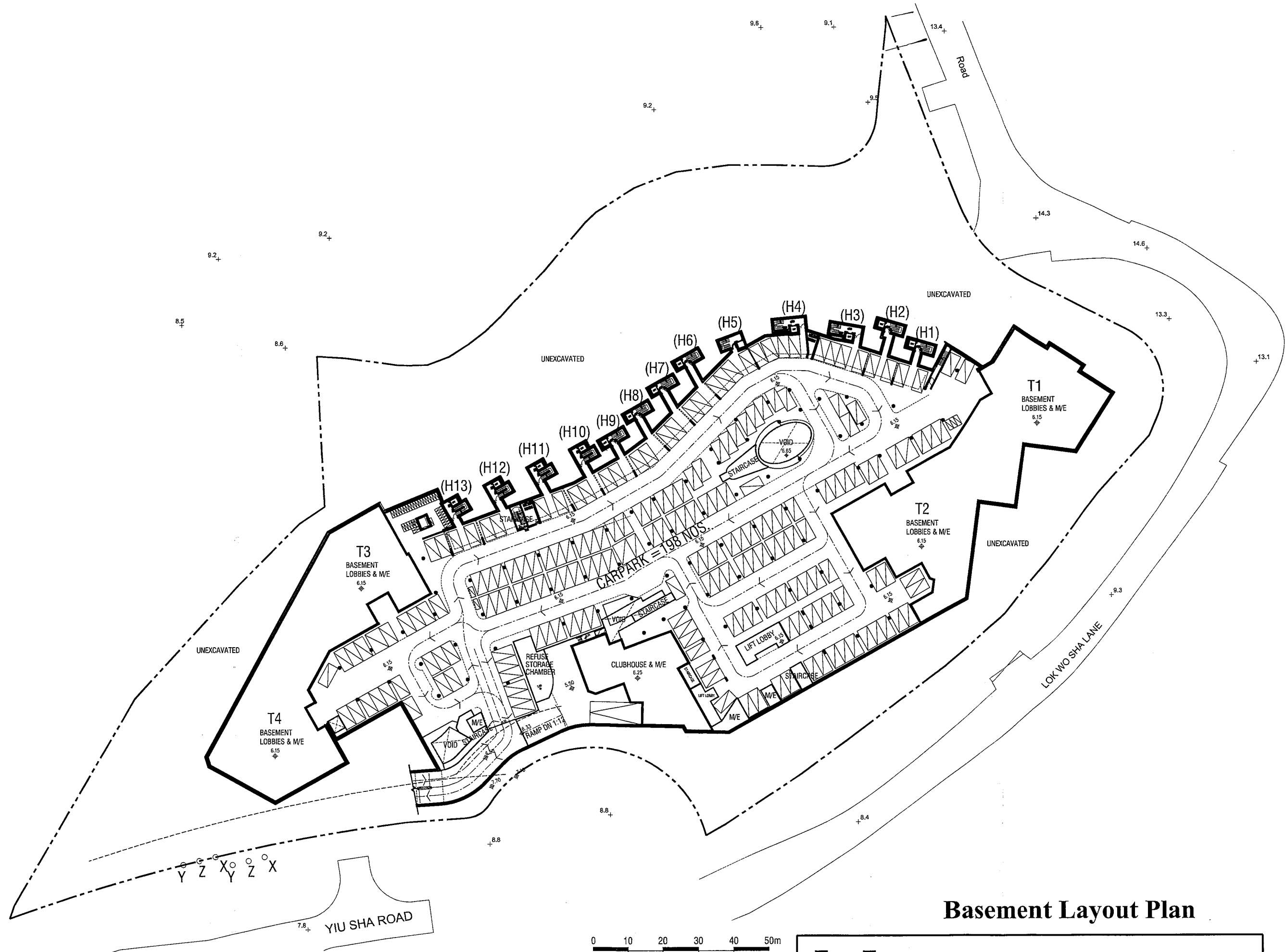


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PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL  
GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE  
DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD,  
WHITEHEAD, MA ON SHAN, NEW TERRITORIES



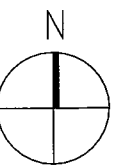
PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES

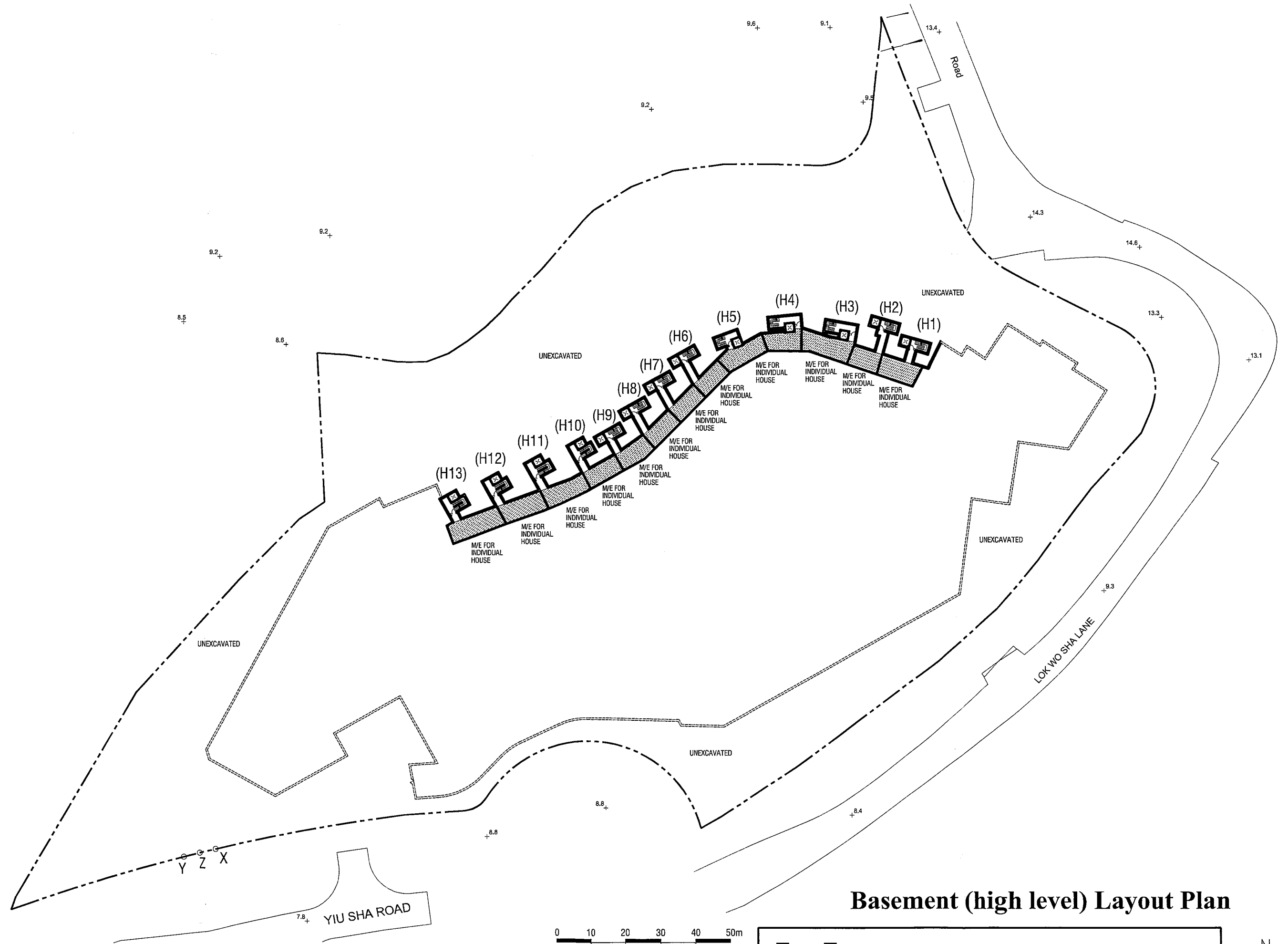
## Basement Layout Plan





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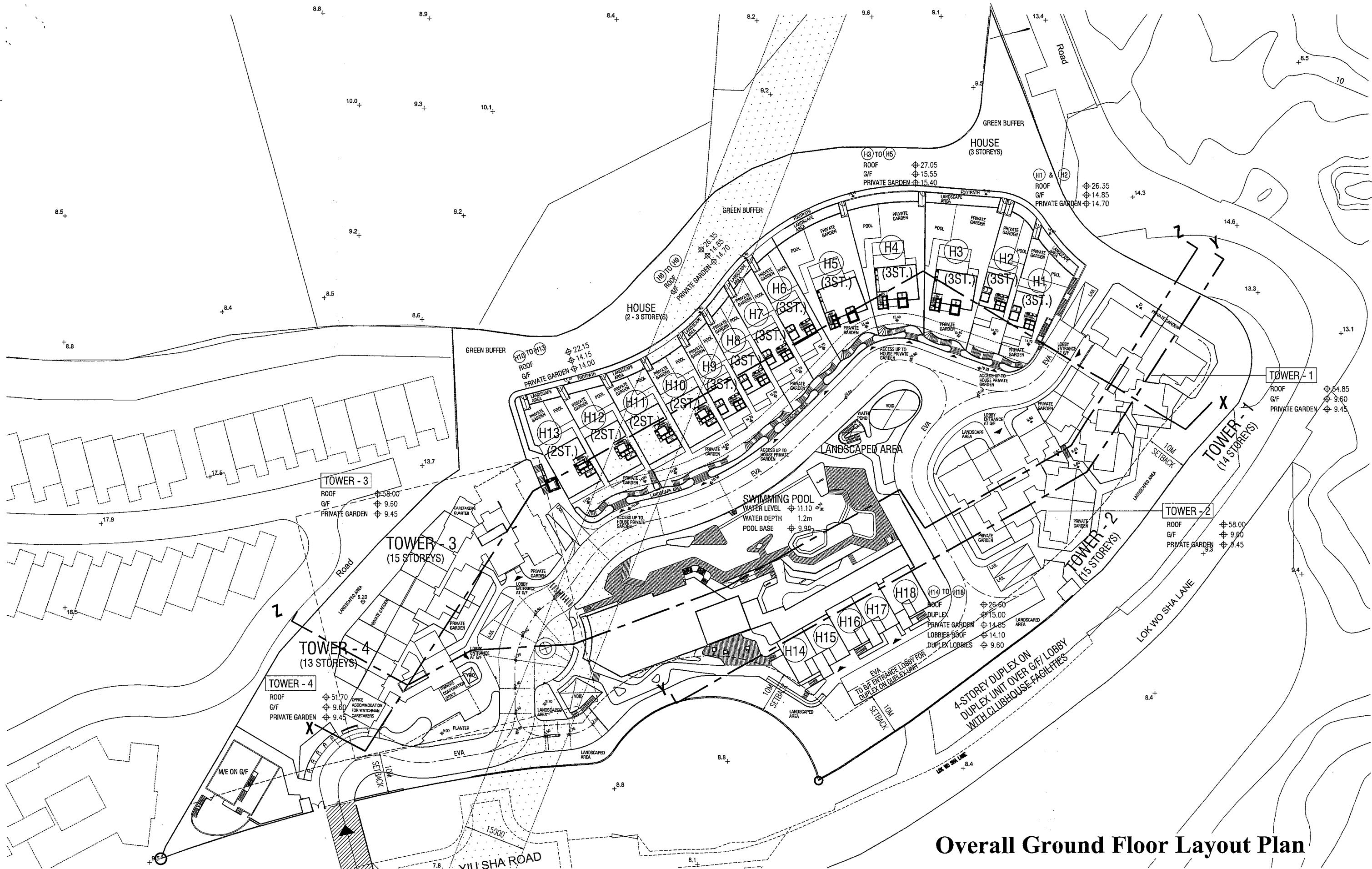


**Basement (high level) Layout Plan**

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

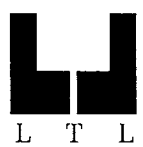
**LU TANG LAI ARCHITECTS LTD.**  
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A3 - SCALE 1 : 800



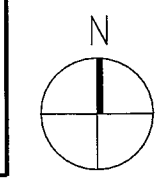
**Overall Ground Floor Layout Plan**

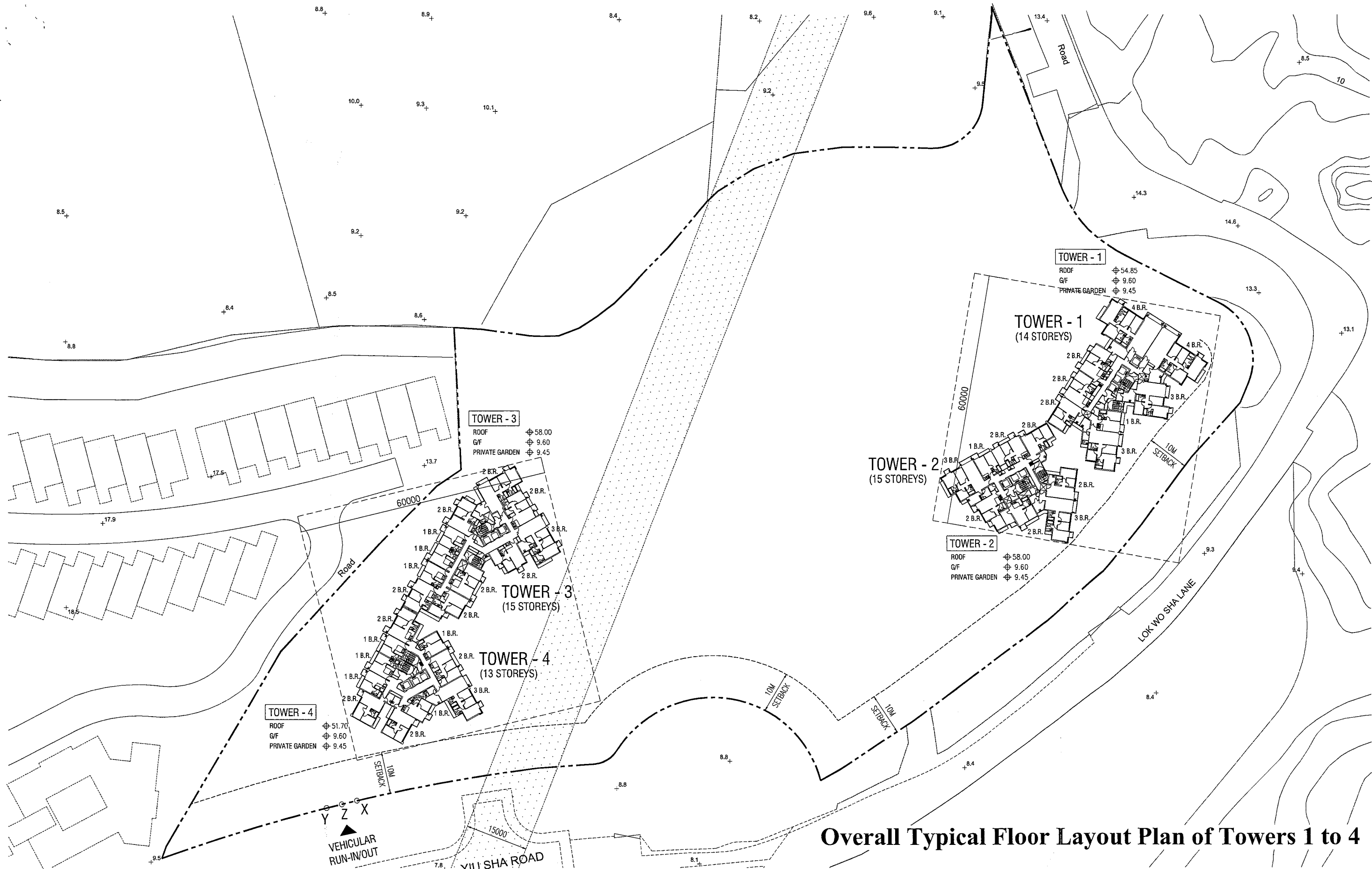
PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES



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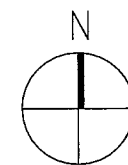
**LU TANG LAI ARCHITECTS LTD.**  
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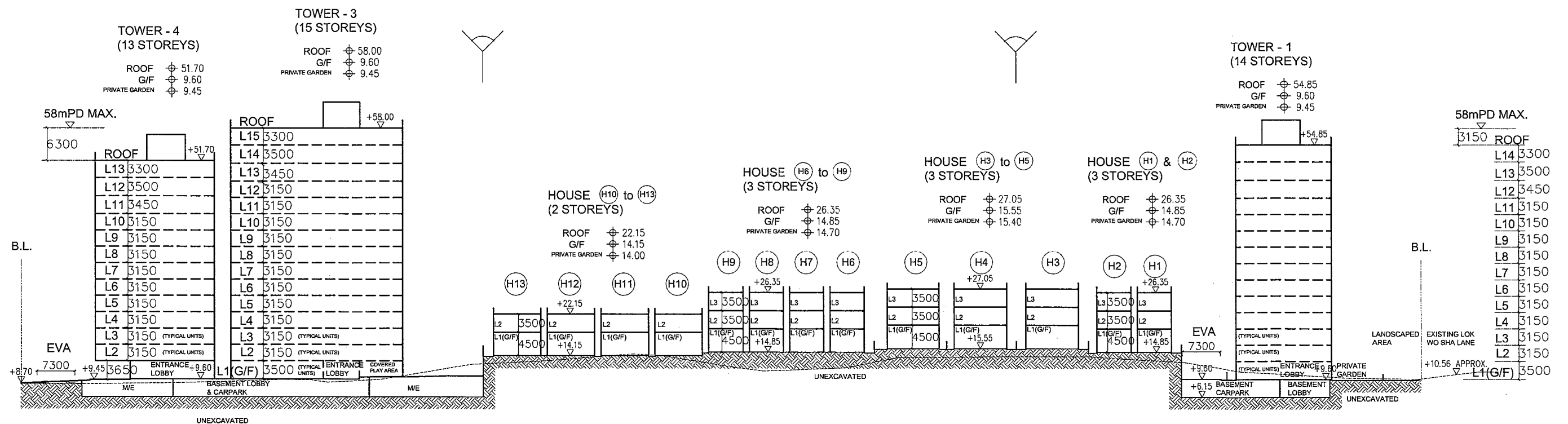
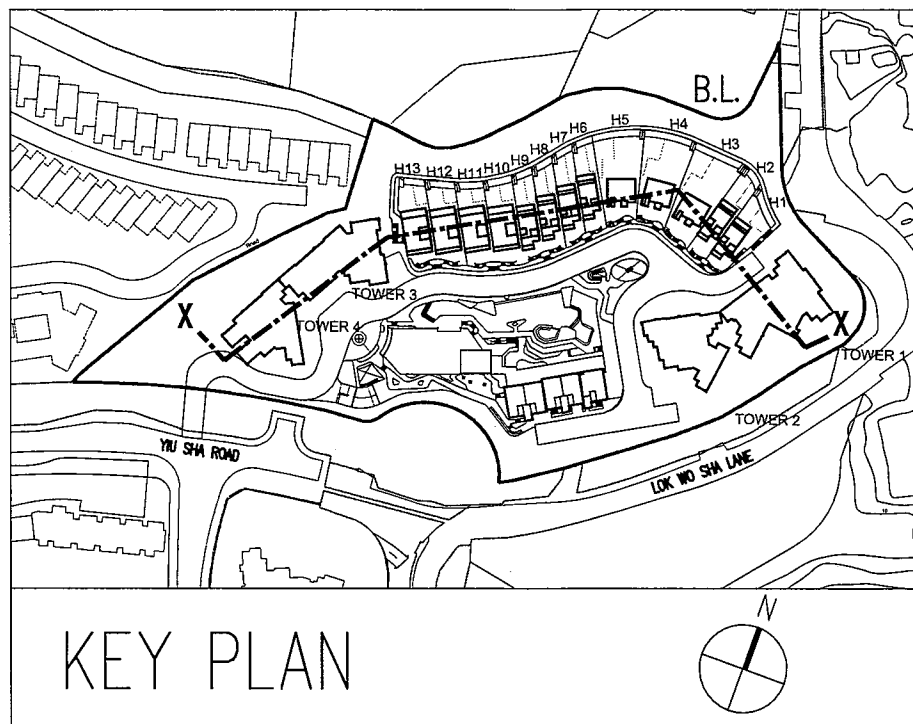




PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES

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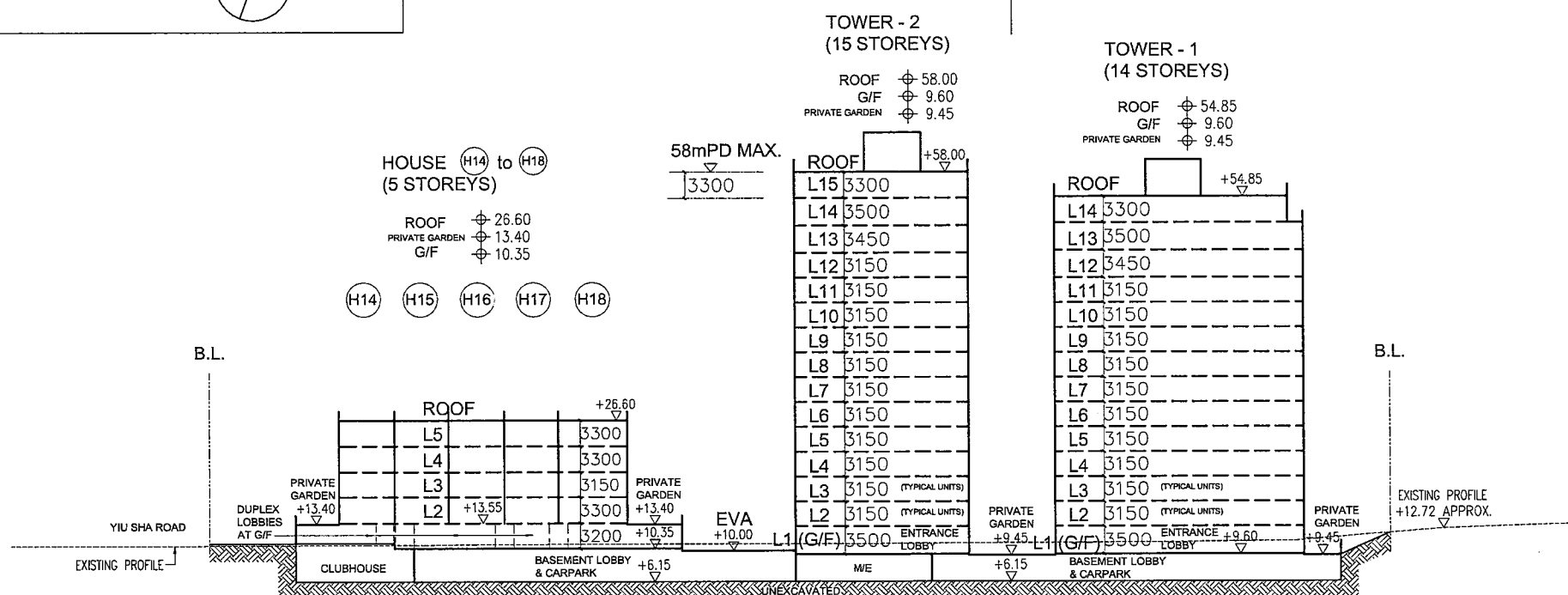
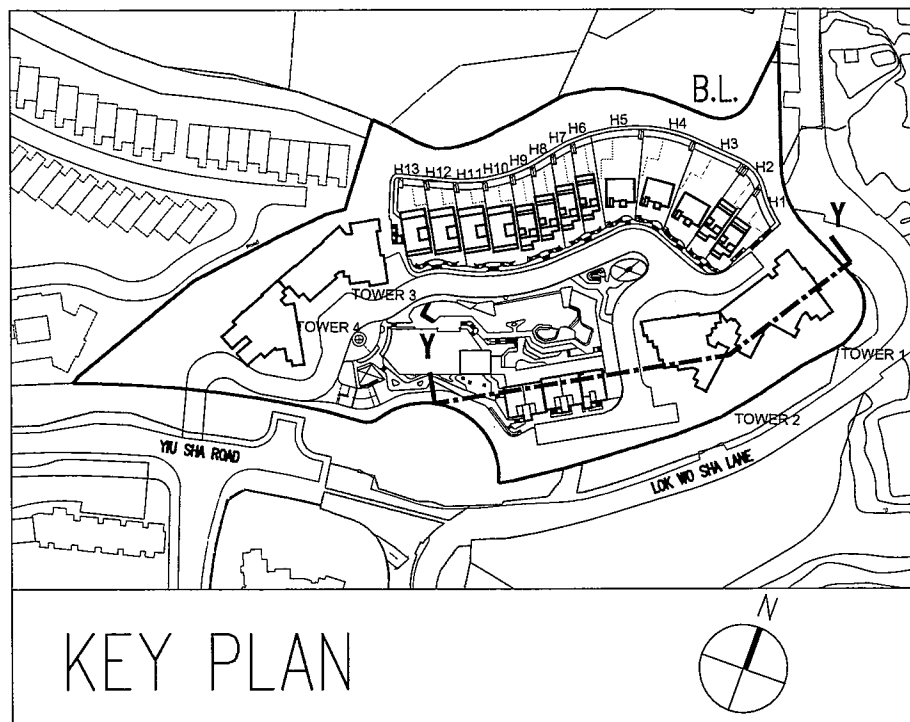




**Schematic Elevation Diagram X-X**

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

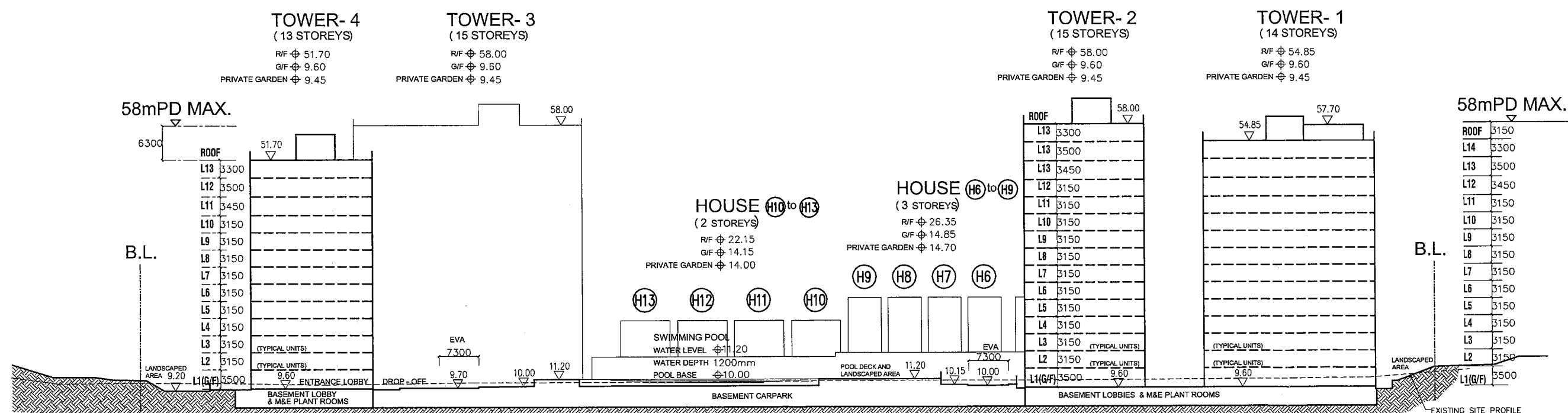
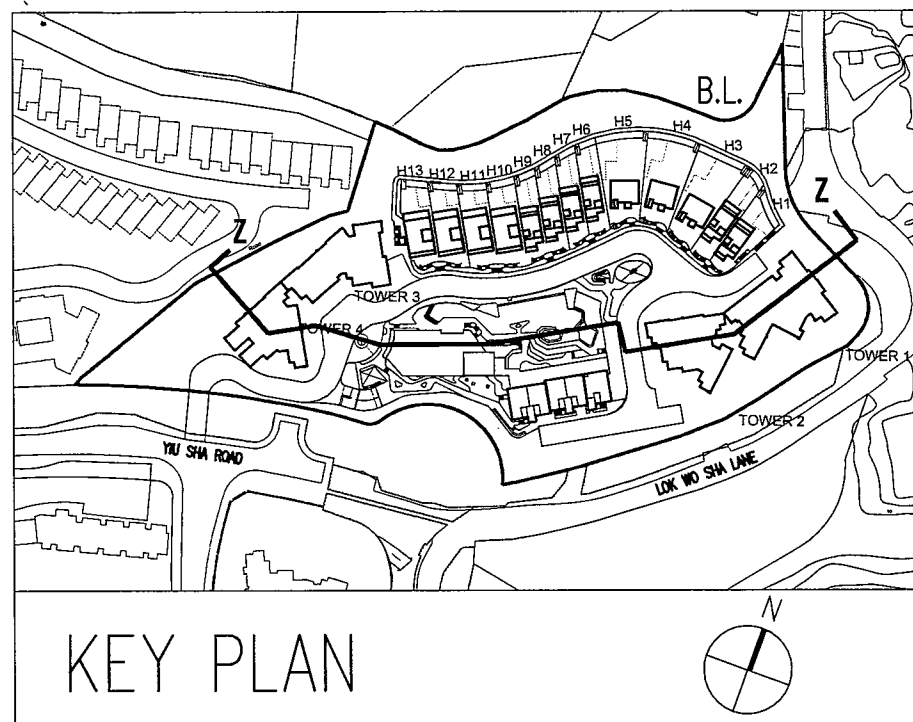




**Schematic Elevation Diagram Y-Y**

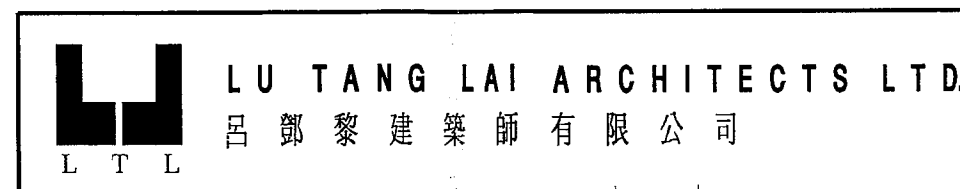
PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT RESTRICTIONS IN "COMPREHENSIVE DEVELOPMENT AREA (3)" AT SHA TIN TOWN LOT NO. 601, NORTH OF YIU SHA ROAD, WHITEHEAD, MA ON SHAN, NEW TERRITORIES

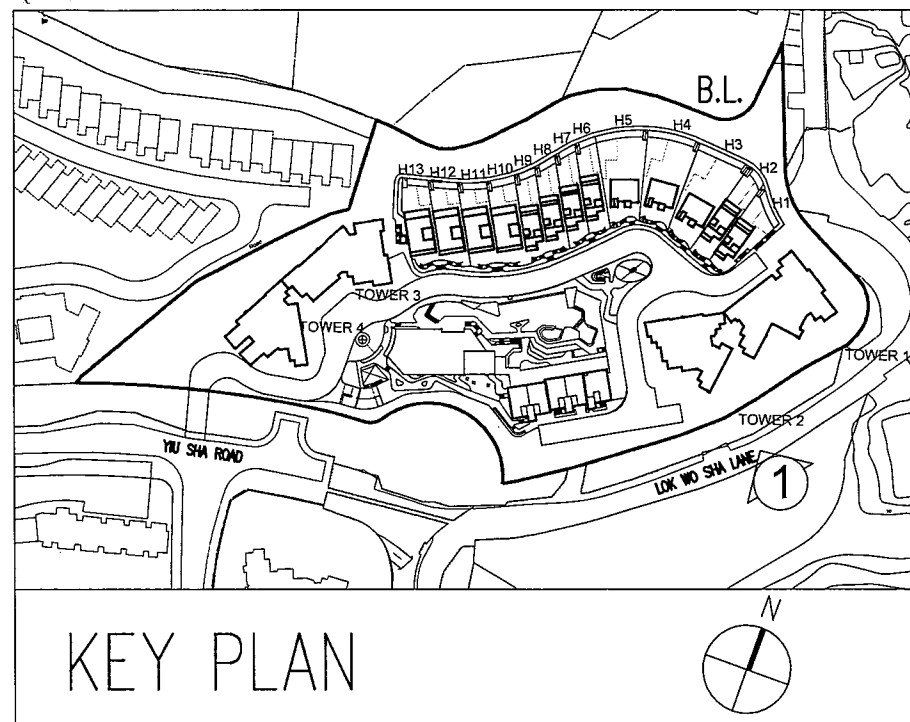




**Schematic Elevation Diagram Z-Z**

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





**TOWER-4**  
(13 STOREYS)

R/F  $\pm$  51.70  
G/F  $\pm$  9.60  
PRIVATE GARDEN  $\pm$  9.45

**TOWER-3**  
(15 STOREYS)

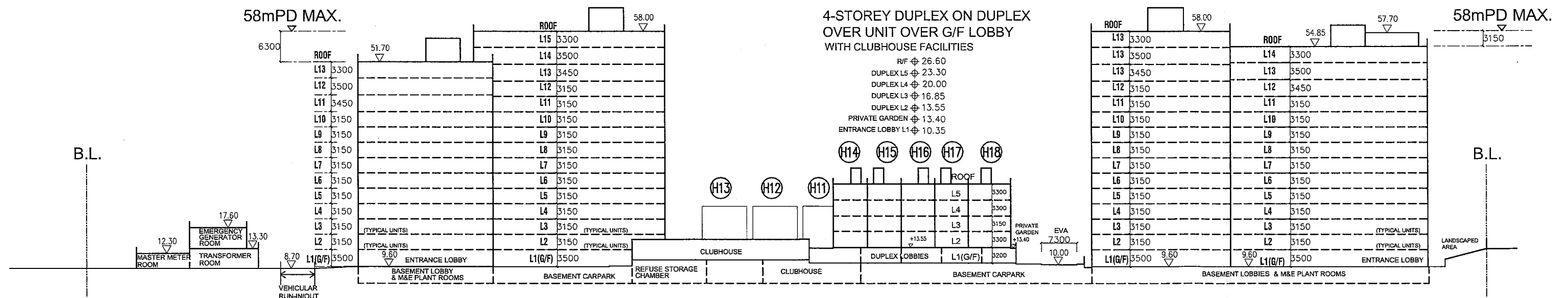
R/F  $\pm$  58.00  
G/F  $\pm$  9.60  
PRIVATE GARDEN  $\pm$  9.45

**TOWER-2**  
(15 STOREYS)

R/F  $\pm$  58.00  
G/F  $\pm$  9.60  
PRIVATE GARDEN  $\pm$  9.45

**TOWER-1**  
(14 STOREYS)

R/F  $\pm$  54.85  
G/F  $\pm$  9.60  
PRIVATE GARDEN  $\pm$  9.45



**Schematic Elevation Diagram 1**

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



Legend

- Site Boundary
- 2m(H) Vertical Green
- Proposed Heavy Standard Tree
- Proposed Light Standard Tree
- Proposed Palm Tree
- Shrubs and Groundcover
- Wood Deck
- Private Garden
- Feature Paving
- Vehicular Access
- Swimming Pool
- Water Feature
- Green Roof

- 1 Main Entrance
- 2 Loading/Unloading Area
- 3 Tower Entrance Courtyard
- 4 Swimming Pool
- 5 Landscape Gardens
- 6 Leisure Path
- 7 Sundeck
- 8 Green Buffer
- 9 Emergency Vehicular Access
- 10 Pedestrian Lift
- 11 Water Feature
- 12 Clubhouse
- 13 Clubhouse Drop-off
- 14 Transformer Building
- 15 Sitting Out Area



LANDSCAPE ARCHITECT

earthasia limited

香港新界沙田大圍村 111 號 COCO Tower, 262 Gloucester Road  
Cantonway Bay, Hong Kong  
Tel: (852) 2559 9438 Fax: (852) 2559 9841

CLIENT

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KEY PLAN

| REVISION |             |      |
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| ISSUE    | DESCRIPTION | DATE |
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| DESIGN  | TN    |
| DRAWN   | TN    |
| CHECKED | SSL   |
| STAGE   | S16   |
| PROJECT | 33217 |

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN "COMPREHENSIVE DEVELOPMENT AREA (3)" ZONE AT SHA TIN TOWN LOT NO. 601 YIU SHA ROAD, WHITEHEAD, MA ON SHAN NEW TERRITORIES"

TITLE

LANDSCAPE MASTER PLAN

SCALE 1:800 @ A3

DRAWING NO. LP - 01

DATE JULY 2017

REFERENCE

REVISION C

0 5 10 20 40M  
SCALE 1:400 (printed on A1)

earthasia design group



**LEGEND**

- APPLICATION BOUNDARY
- ACTIVE RECREATIONAL OPEN SPACE (APPROX. 1160 M<sup>2</sup>)
- PASSIVE RECREATIONAL OPEN SPACE (APPROX. 3040 M<sup>2</sup>)
- TOTAL: APPROX. 4200 M<sup>2</sup>

LANDSCAPE ARCHITECT

**eadg** 泛亞國際

earthasia limited

香港新界沙田上打道282號中環大廈11樓  
11/F COFCO Tower, 282 Gloucester Road  
Causeway Bay, Hong Kong  
Tel: (852) 2559 9438 Fax: (852) 2559 9841

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KEY PLAN



| REVISION |             |      |
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| CHECKED | PL    |
| STAGE   | DD    |
| PROJECT | 33217 |

PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN "COMPREHENSIVE DEVELOPMENT AREA (3)" ZONE AT SHA TIN TOWN LOT NO. 601 YIU SHA ROAD, WHITEHEAD, MA ON SHAN NEW TERRITORIES"

TITLE

**OPEN SPACE DEMARCATION PLAN**

SCALE 1:800 @ A3

DRAWING NO. **OP-01**

DATE **JULY 2017**

REFERENCE

0 5 10 20 40M

SCALE 1:400 (printed on A1)

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|-------------|------------|----------|---|
| SCALE       | 1:800 @ A3 | REVISION | D |
| DRAWING NO. | OP-01      |          |   |
| DATE        | JULY 2017  |          |   |
| REFERENCE   |            |          |   |