

List of Approval Conditions

Application No. A/MOS/82

- Application Site : STTL 502 and Adjoining Government Land
- Subject of Application : Comprehensive Residential Development with Commercial and Government, Institution or Community Facilities – Minor Relaxation of Maximum Gross Floor Area to the Approved Master Layout Plan in “Comprehensive Development Area (1)” zone
- Date of Approval : 10.9.2010
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) taking into account conditions (b), (c), (d), (f), (g), (h), (i), (j) and (k) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the submission of a revised MLP showing separate alienation of Government land in the north-eastern part of the site to the satisfaction of the Director of Lands or of the TPB;
 - (c) the submission and implementation of a revised landscape master plan, including tree felling and preservation proposals as well as a management plan for the woodland areas, to the satisfaction of the Director of Planning or of the TPB;
 - (d) the implementation of the noise mitigation measures identified in the revised noise impact assessment (May 2010) to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (e) the submission of an Environmental Monitoring and Audit (EM&A) Manual and the implementation of the EM&A Programme identified therein, including but not limited to audit of the construction phase mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (f) the provision of vehicular access, pedestrian circulation system, parking spaces, entrance and exit points to car parks, loading/unloading and lay-by facilities to the satisfaction of the Commissioner for Transport or of the TPB;
 - (g) the submission of a revised traffic impact assessment and the implementation of the traffic improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB;
 - (h) the provision of footbridge connection and public pedestrian walkway(s) from the Ma On Shan Rail Wu Kai Sha Station to the Whitehead headland to the satisfaction of the Commissioner for Transport or of the TPB;

- (i) 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;
- (j) the provision of a kindergarten to the satisfaction of the Secretary for Education or of the TPB;
- (k) the implementation of the recommendations identified in the revised cultural heritage impact assessment (January 2007), including an archaeological survey and a historical survey to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (l) the implementation of the drainage facilities identified in the revised drainage impact assessment (December 2009) to the satisfaction of the Director of Drainage Services or of the TPB;
- (m) the implementation of the sewerage facilities identified in the revised sewerage impact assessment (December 2009) to the satisfaction of the Director of Drainage Services or of the TPB;
- (n) the diversion of water mains to be affected by the proposed development to the satisfaction of the Director of Water Supplies or of the TPB; and
- (o) the submission of a revised implementation programme, with phasing proposals to tie in with the completion of the major infrastructural facilities serving the proposed development and the proposed traffic improvement measures, to the satisfaction of the Director of Planning or of the TPB.

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

VEHICLE DRIVE WAY
/EVA

- LEGEND :
- RESIDENTIAL TOWER - TYPE B1
 - RESIDENTIAL TOWER - TYPE B2
 - RESIDENTIAL TOWER - TYPE B3
 - RESIDENTIAL TOWER - TYPE B4
 - RESIDENTIAL TOWER - TYPE B5
 - RESIDENTIAL TOWER - TYPE D
 - RESIDENTIAL TOWER - TYPE F2
 - RESIDENTIAL TOWER - TYPE H
 - RESIDENTIAL TOWER - TYPE J
 - 32 NO. OF STOREYS
 - 9.00 LEVEL AT MPD
 - T1 TOWER NUMBER
 - WOODLAND AREA ≥ 8800 sm
 - WOODLAND EXTENSION AREA ≥ 1.9 ha

星灣

N.

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
二零一零年九月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 10. 9. 2010.

signed Thomas CHOW 周達明
Chairman, Town Planning Board 城市規劃委員會主席 簽署

烏溪沙新村

落禾沙

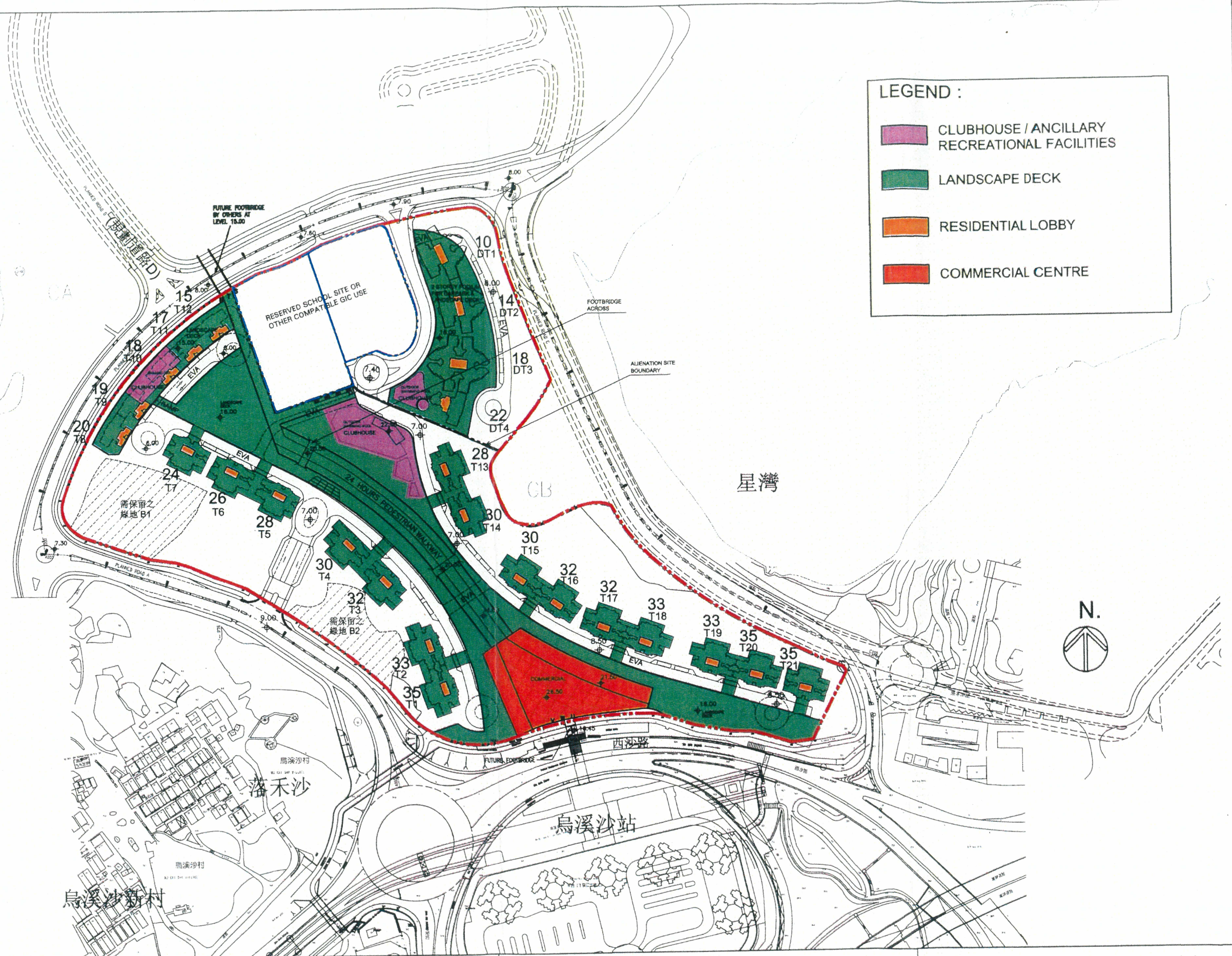
烏溪沙站

Harvest Development Ltd
Onfine Development Ltd
Regent Star Investment Ltd
Sunny Gold Investment Ltd
Joyful Gay Ltd

PROPOSED RESIDENTIAL DEVELOPMENT AT
VARIOUS LOTS IN DD206,
LOK WO SHA, MA ON SHAN

Plan 1
Master Layout Plan
(Current Scheme)

Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
Kenneth To & Associates Ltd
Mounsell Consultants Asia Ltd
Mounsell Environmental Management Consultants Ltd
ADI Ltd
Archaeological Assessments Ltd



LEGEND :

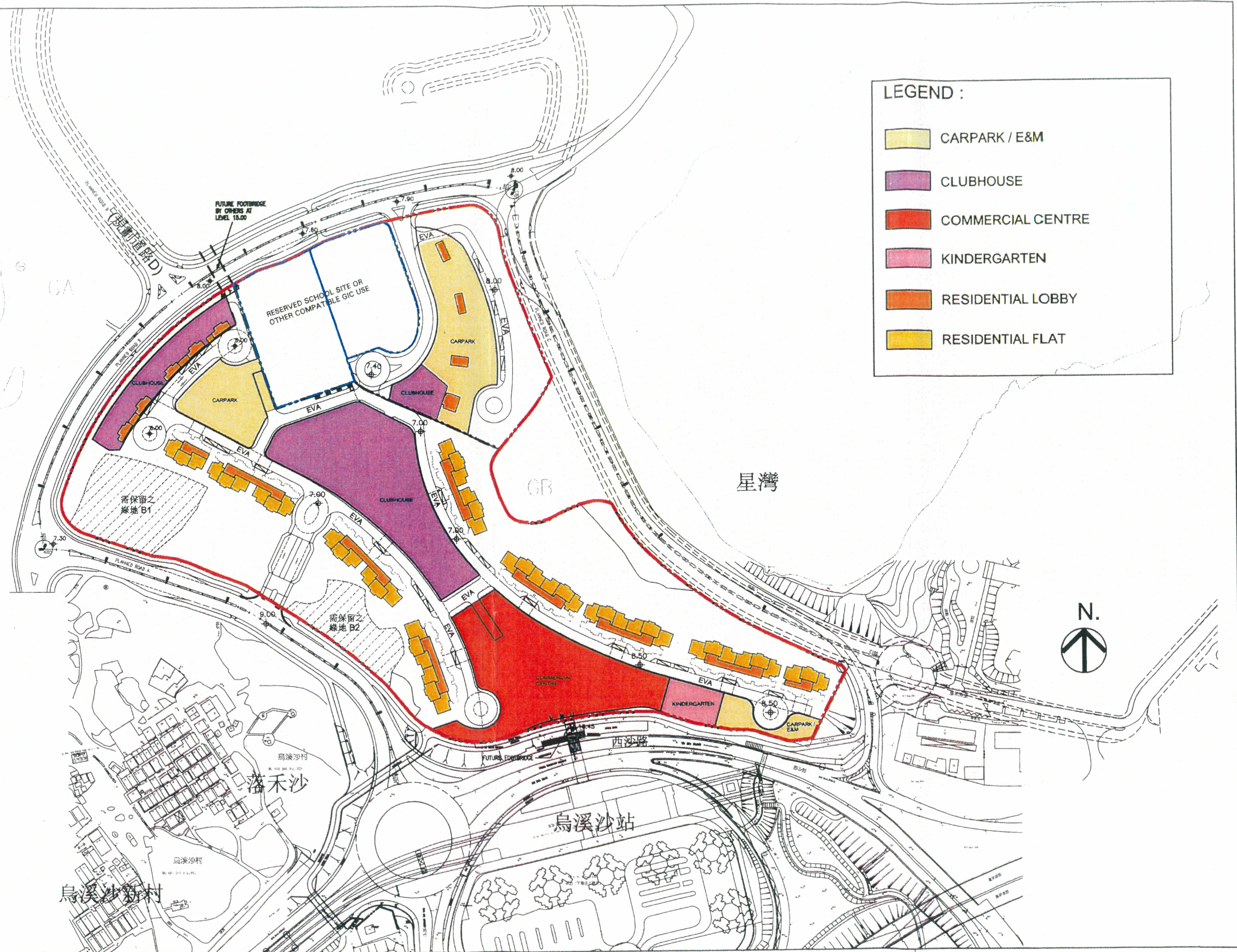
- CLUBHOUSE / ANCILLARY RECREATIONAL FACILITIES
- LANDSCAPE DECK
- RESIDENTIAL LOBBY
- COMMERCIAL CENTRE

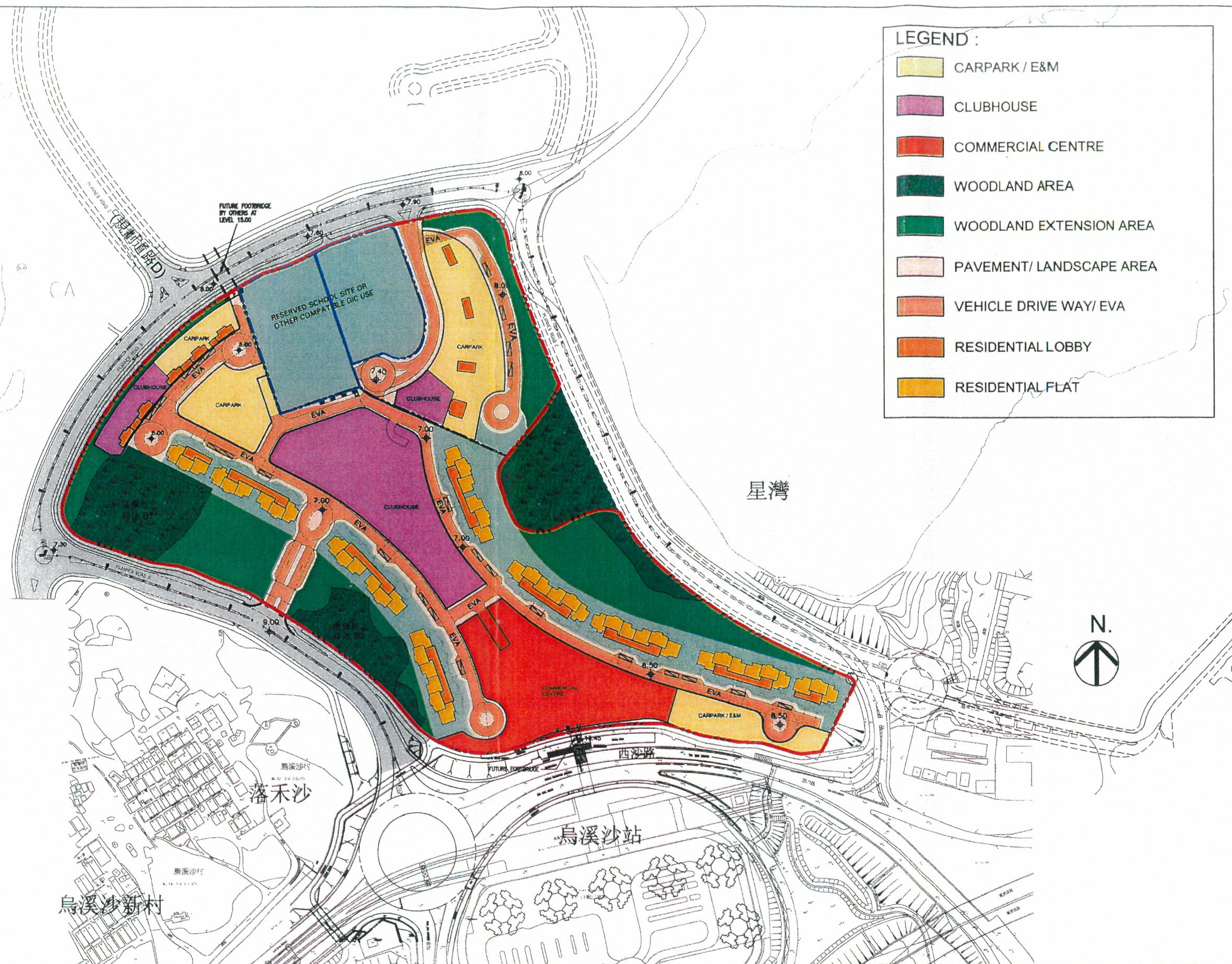
Harvest Development Ltd
 Onfine Development Ltd
 Regent Star Investment Ltd
 Sunny Gold Investment Ltd
 Joyful Gay Ltd

**PROPOSED RESIDENTIAL DEVELOPMENT AT
 VARIOUS LOTS IN DD206,
 LOK WO SHA, MA ON SHAN**

**Plan 3.1
 Podium Plan (Podium Floor)**

Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
 Kenneth To & Associates Ltd
 Maunsell Consultants Asia Ltd
 Maunsell Environmental Management Consultants Ltd
 ADI Ltd
 Archaeological Assessments Ltd







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 Onfine Development Ltd
 Regent Star Investment Ltd
 Sunny Gold Investment Ltd
 Joyful Gay Ltd

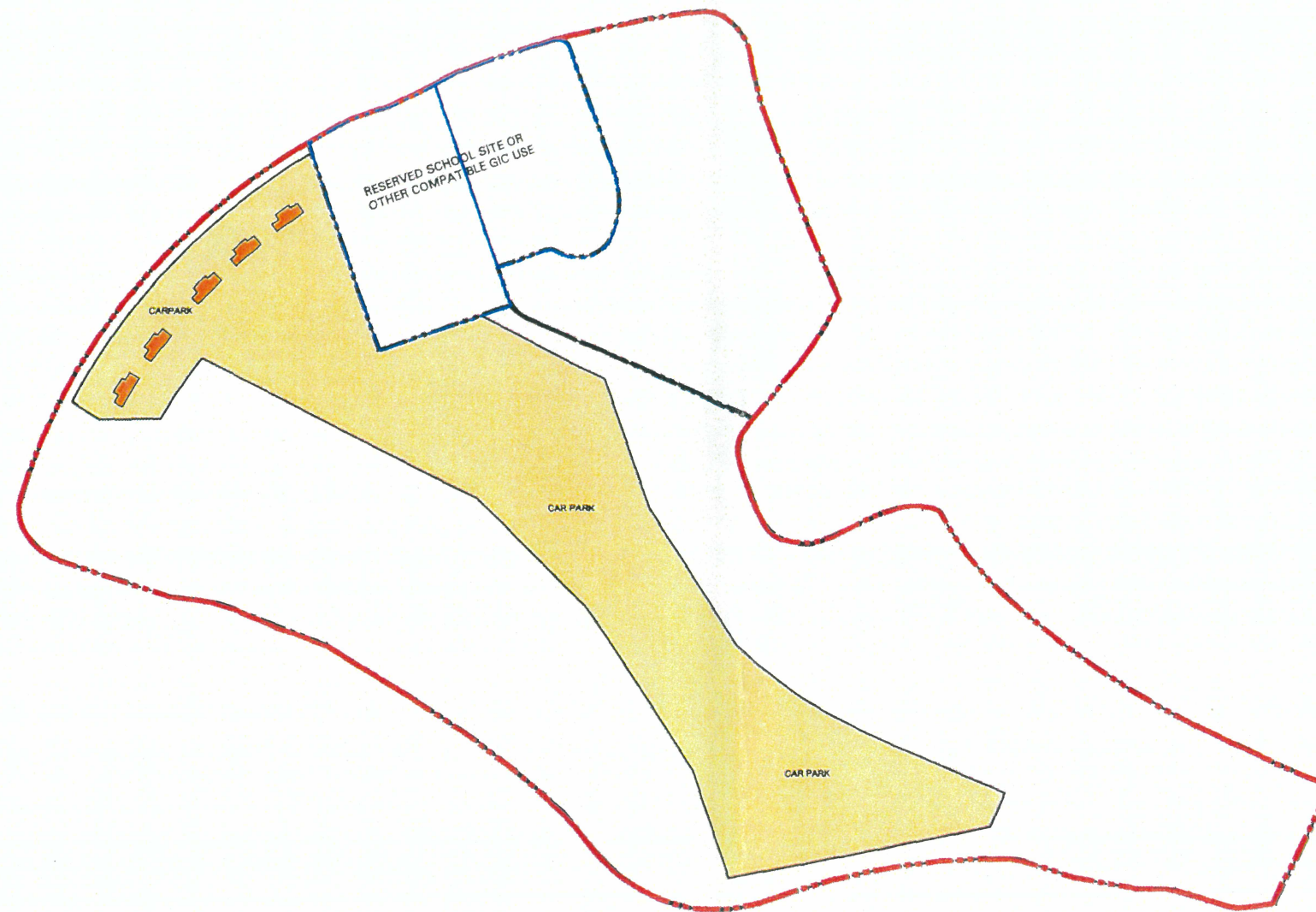
**PROPOSED RESIDENTIAL DEVELOPMENT AT
 VARIOUS LOTS IN DD206,
 LOK WO SHA, MA ON SHAN**

**Plan 3.3
 Podium Plan (Ground Floor)**

Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
 Kenneth To & Associates Ltd
 Maunsell Consultants Asia Ltd
 Maunsell Environmental Management Consultants Ltd
 ADI Ltd
 Archaeological Assessments Ltd

LEGEND :

-  CARPARK / E&M /
COMMERCIAL CARPARK /
LOADING & UNLOADING
-  RESIDENTIAL LOBBY

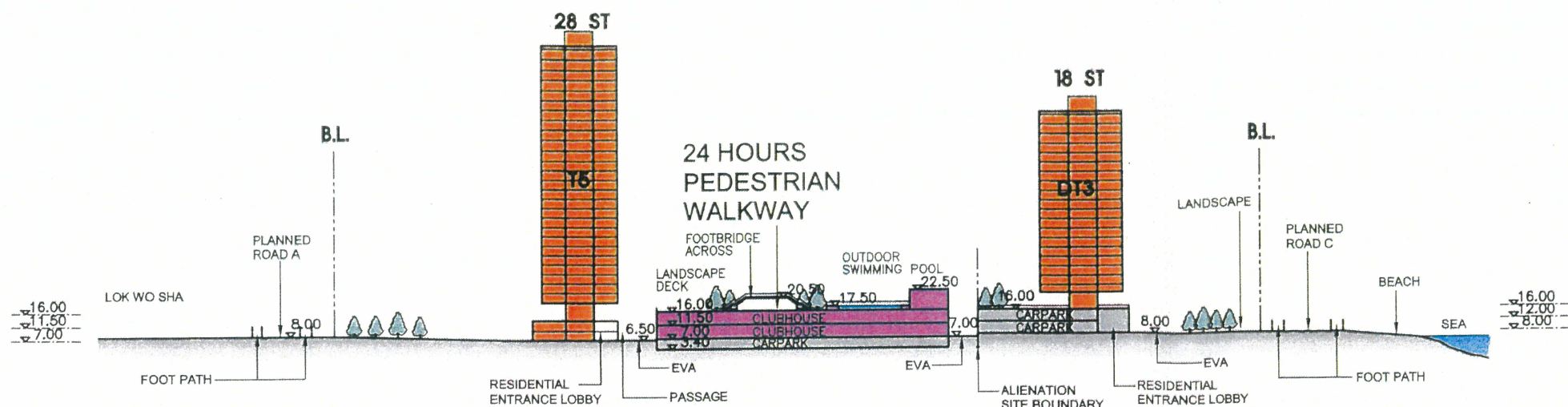


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Sunny Gold Investment Ltd
Joyful Gay Ltd

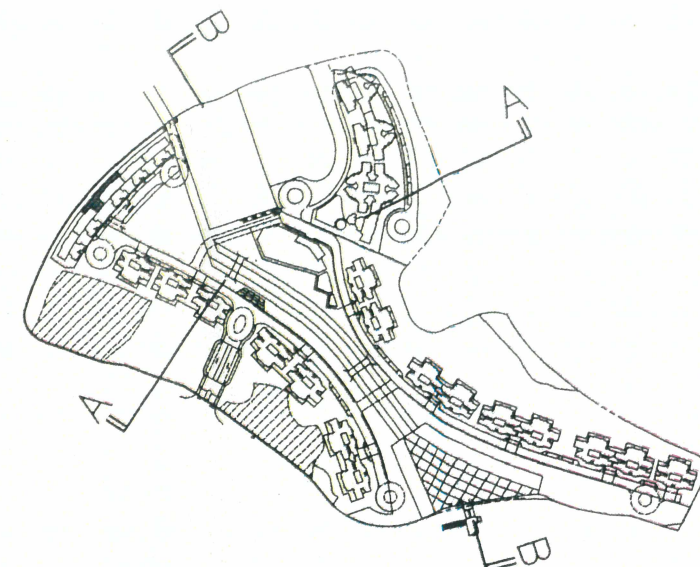
**PROPOSED RESIDENTIAL DEVELOPMENT AT
VARIOUS LOTS IN DD206,
LOK WO SHA, MA ON SHAN**

**Plan 3.4
Podium Plan (Basement Floor)**

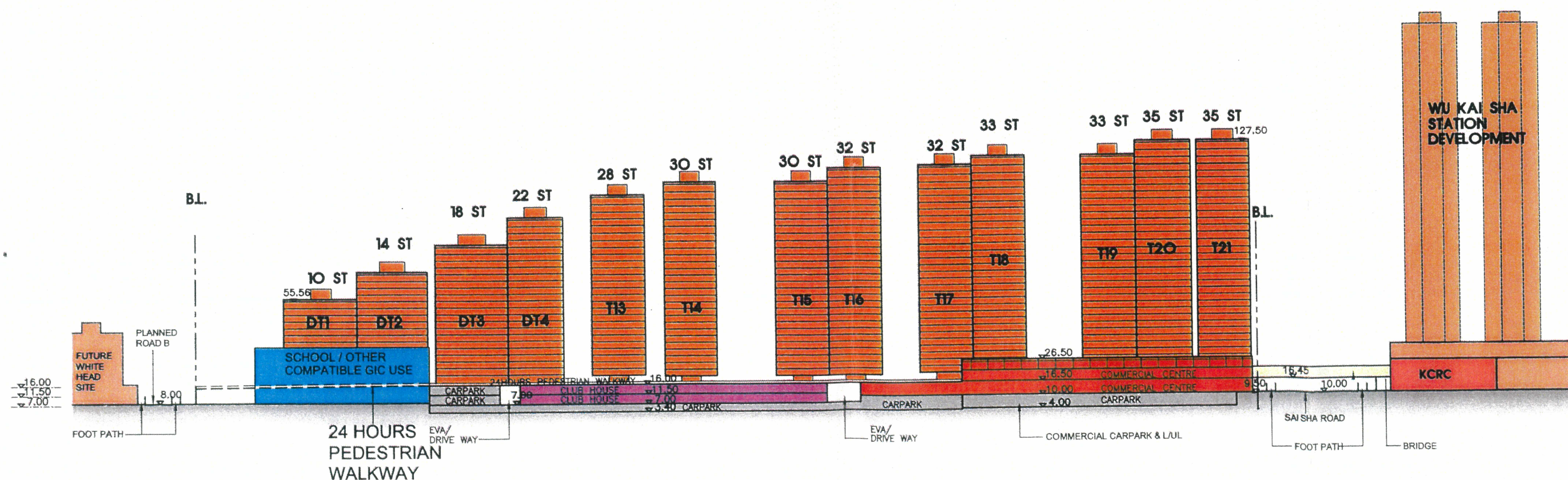
Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
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SECTION A-A



KEY PLAN



SECTION B-B

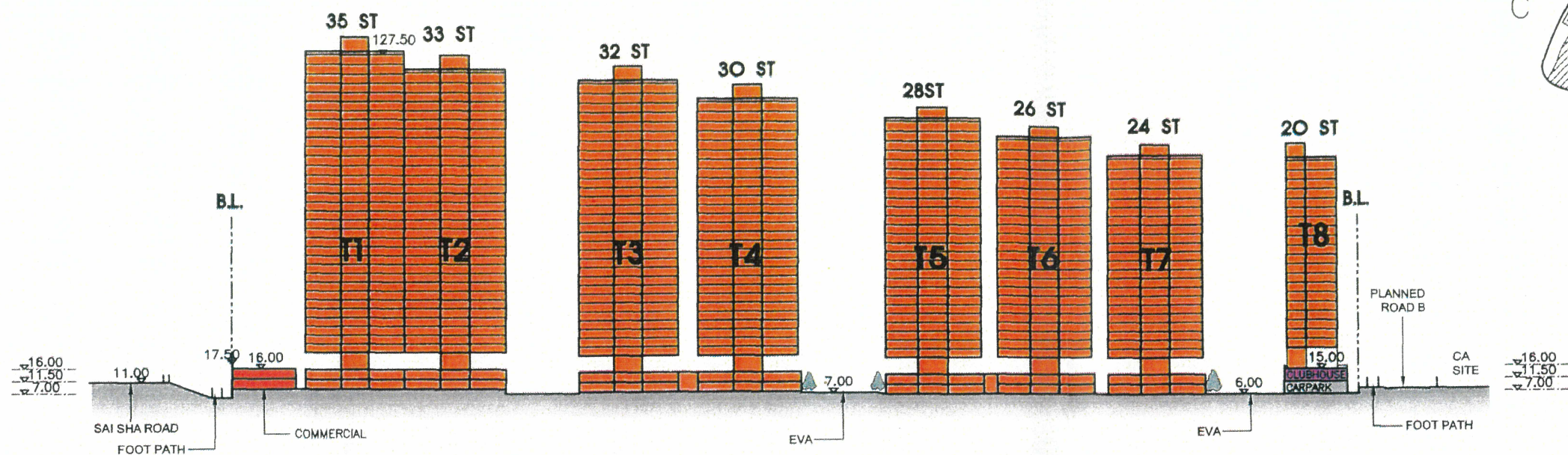
SCALE A3 = 1:2000

Harvest Development Ltd
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Sunny Gold Investment Ltd
Joyful Gay Ltd

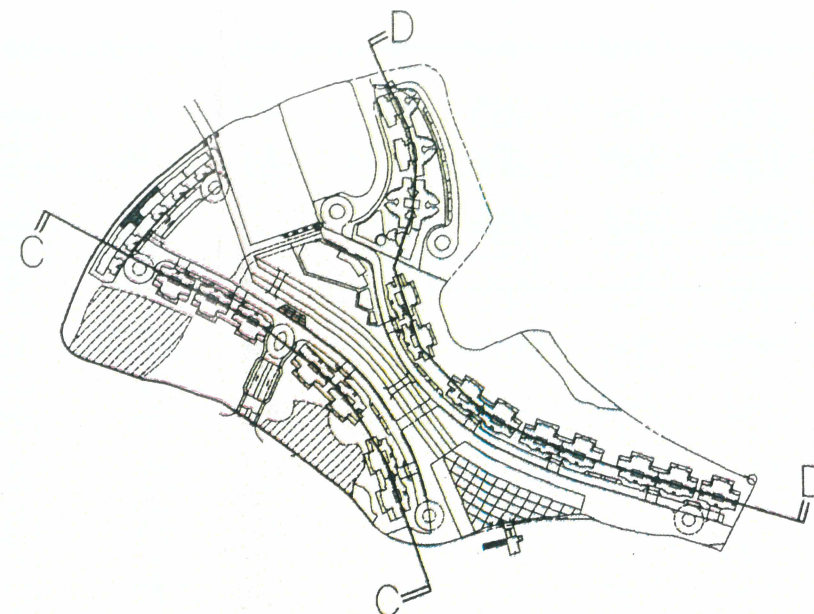
**PROPOSED RESIDENTIAL DEVELOPMENT AT
VARIOUS LOTS IN DD206,
LOK WO SHA, MA ON SHAN**

**Plan 6
Cross Section Plan**

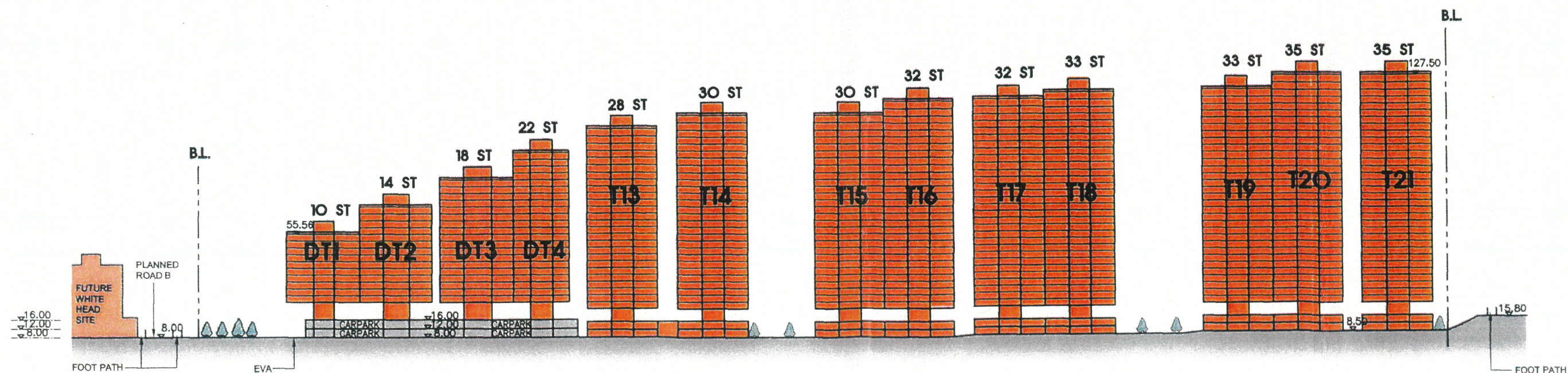
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SECTION C-C



KEY PLAN



SECTION D-D

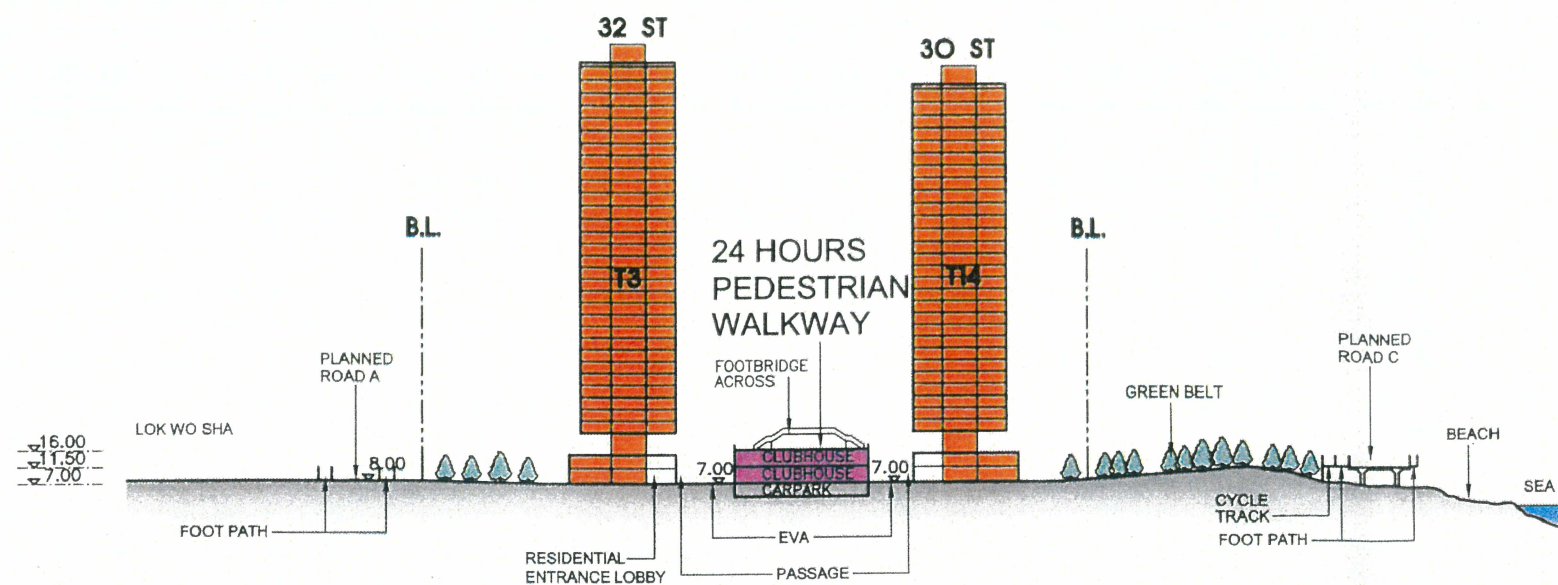
SCALE A3 = 1:2000

Harvest Development Ltd
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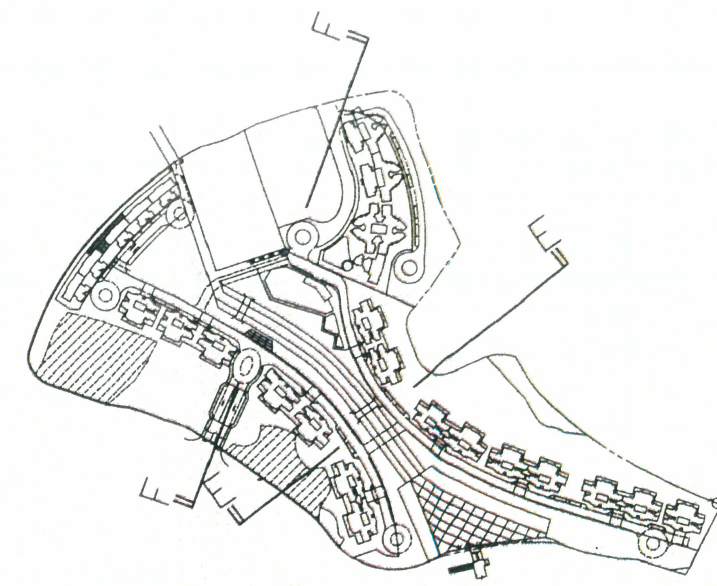
**PROPOSED RESIDENTIAL DEVELOPMENT AT
VARIOUS LOTS IN DD206,
LOK WO SHA, MA ON SHAN**

**Plan 6.1
Cross Section Plan**

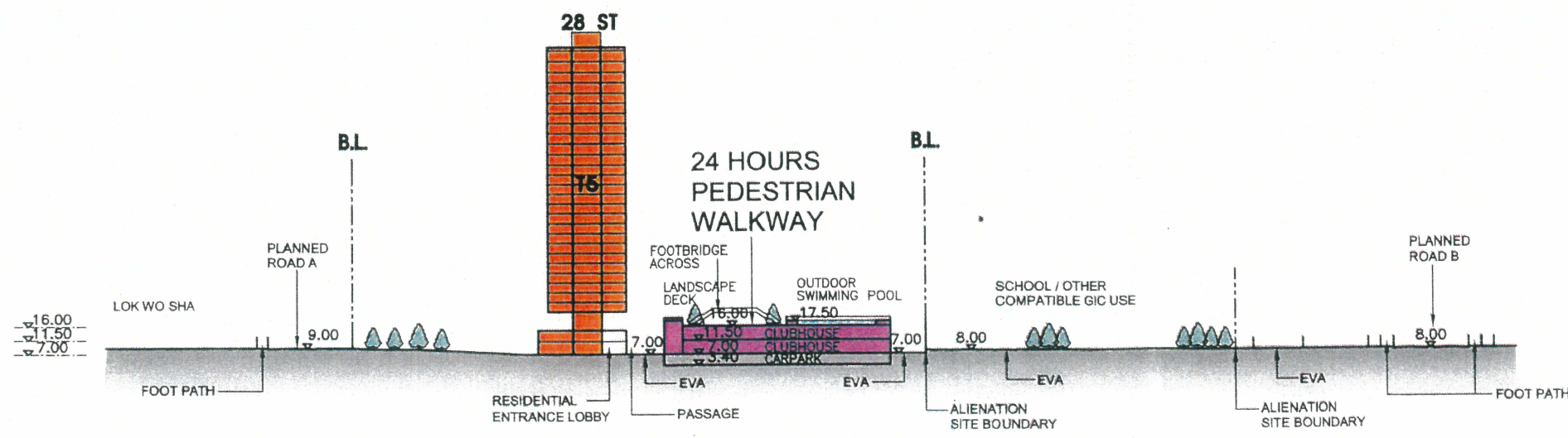
Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
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Mounsell Environmental Management Consultants Ltd
ADI Ltd
Archaeological Assessments Ltd



SECTION E-E



KEY PLAN



SECTION F-F

SCALE A3 = 1:2000

Harvest Development Ltd
Onfine Development Ltd
Regent Star Investment Ltd
Sunny Gold Investment Ltd
Joyful Gay Ltd

**PROPOSED RESIDENTIAL DEVELOPMENT AT
VARIOUS LOTS IN DD206,
LOK WO SHA, MA ON SHAN**

**Plan 6.2
Cross Section Plan**

Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
Kenneth To & Associates Ltd
Maunsell Consultants Asia Ltd
Maunsell Environmental Management Consultants Ltd
ADI Ltd
Archaeological Assessments Ltd

A/MOS/61-12 建議分期發展組合

分期建築	建築數目 (幢)	單位數目 (戶)	建築面積 (平方米)
第一期 1	T1-T4 (4)	976	63,599
第二期 2	T19-T21 (3)	576	44,914
第三期 3	T15-T18 (4)	762	60,248
第四期 4	T13-T14 (2)	354	29,204
第五期 5	T5-T7 (3)	600	35,610
第六期 6	T8-T12 (5)	178	30,548
第A期 A	DT1-DT4 (4)	354	52,227
總數	25*	3800*	316,350*

* 不包括學校面積

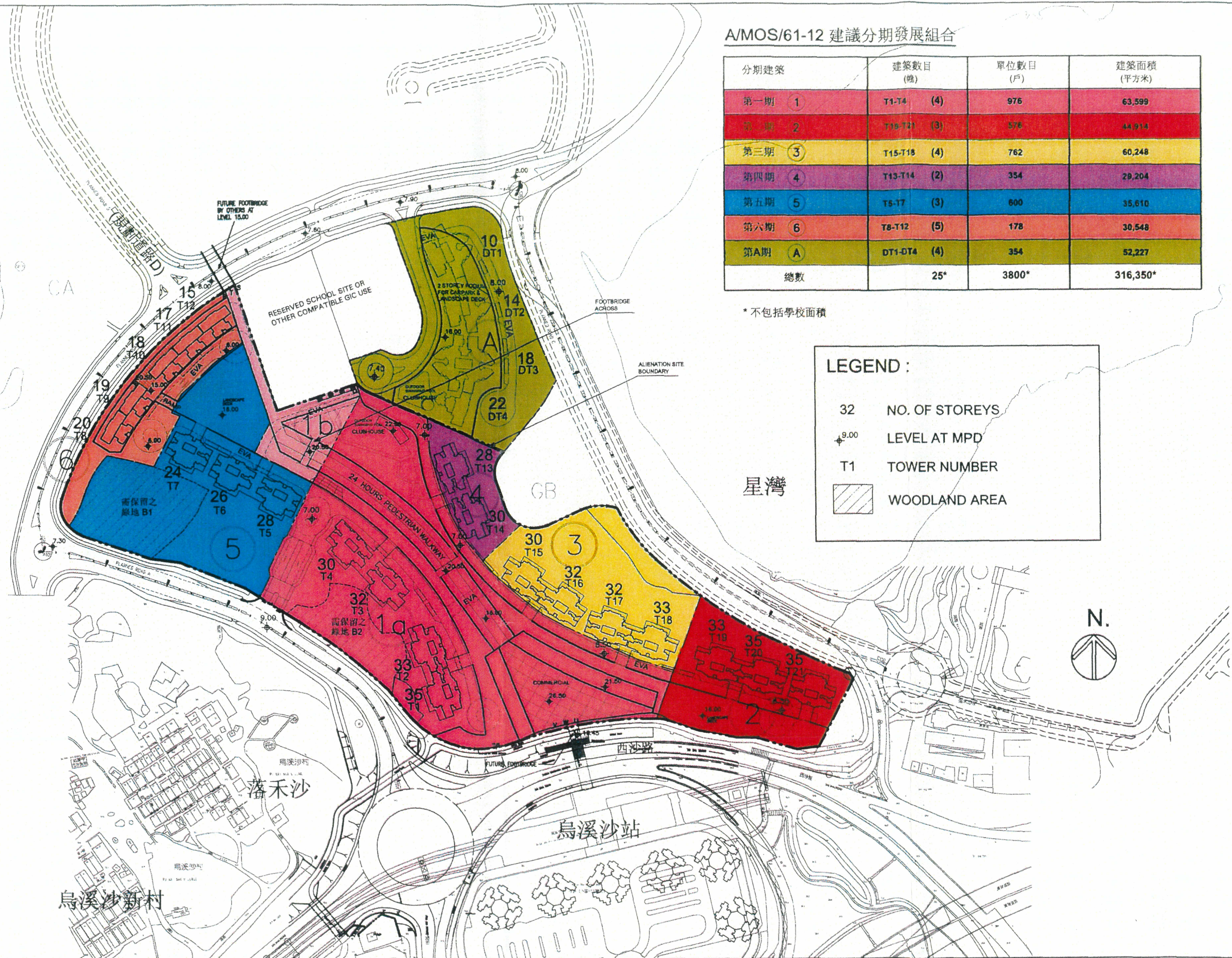
LEGEND :

32 NO. OF STOREYS

+9.00 LEVEL AT MPD

T1 TOWER NUMBER

WOODLAND AREA



Harvest Development Ltd
Online Development Ltd
Regent Star Investment Ltd
Sunny Gold Investment Ltd
Joyful Gay Ltd

**PROPOSED RESIDENTIAL DEVELOPMENT AT
VARIOUS LOTS IN DD206,
LOK WO SHA, MA ON SHAN**

**Plan 7
Phasing Plan**

Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
Kenneth To & Associates Ltd
Maunsell Consultants Asia Ltd
Maunsell Environmental Management Consultants Ltd
ADI Ltd
Archaeological Assessments Ltd



Pedestrian Walkway linking KCRC Station with proposed Whitehead Development landscaped to provide an attractive pedestrian corridor

Plaza is designed to break up the linearity of pedestrian walkway and create a landscape vista linked to the landscape beyond

EVA Turnaround

Toddler's Play and Early Learning Area

Children's Play Area

Internal Road lined with street tree planting

Preserved woodland B1

New woodland planting as part of continuous landscape buffer linked to preserved woodland area enhanced through the use of native tree and shrub species and as a potential location for transplanted trees

Reinstate woodland area affected by boundary treatment works between Planned Road A and LWS development with native tree species.

Multi-levelled measures incorporated at the lower levels of residential block in form of Skygarden visually and physically connect to the podium landscape.

Legend:

- Subject Site Boundary
- Proposed Level
- Residential Blocks
- Clubhouse Development
- Preserved Woodland Boundary
- Naturalistic Woodland Planting
- Continuous Woodland Buffer
- Amenity Tree and Shrub Planting
- Street Tree planting
- Grass Area
- Decorative Paving

Main Site Entrance upon to the completion of Planned Road A

New woodland planting as part of continuous landscape buffer linked to preserved woodland area enhanced through the use of native tree and shrub species.

Reinstate woodland area affected by boundary treatment works between Planned Road A and LWS development with native tree species.

Preserved Woodland B2

New street tree planting subject to the design of Planned Road by others.

Green corridors are designed in form of Contemplate / Courtyard Gardens

Planned roads, footpath and cycle track alignment incorporating tree retention by others

FUTURE FOOTBRIDGE BY OTHERS AT LEVEL 15.00

Road B (Planned)

Reserved School Site Or Other Compatible GIC Use

Starfish Bay

Swimming Pool

New woodland planting integrated with persevered trees

Lawn

Swimming Pool

Vehicle Drop-off and EVA Turnaround designed to create Landscaped Piazza

Woodland buffer

Existing woodland located outside project boundary but has an important contribution to the landscape character of the site

Green corridors are designed in form of Contemplate / Courtyard Gardens

New Woodland Planting linked to preserved woodland area

Woodland Extension Area contains Exercise Trail and Sculpture Garden

Landscaped Bridge linking skygarden and podium

Green corridors are designed in form of Contemplate / Courtyard Gardens

Woodland recommended as part of the Road A / Sai Sha Road Proposals by others

Harvest Development Ltd
Online Development Ltd
Regent Star Investment Ltd
Sunny Gold Investment Ltd
Joyful Gay Ltd

Proposed Residential Development at
Various Lots in DD206,
Lok Wo Sha, Ma On Shan

Plan 9 Landscape Master Plan

Kenneth To & Associates Ltd
Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
Maunsell Consultants Asia Ltd
Maunsell Environmental Management Consultants Ltd
MVA Hong Kong Ltd
ADI Ltd
Archaeological Assessments Ltd

Proposed Schedule of Development for Master Layout Plan Submission

Site Area	127,400 m ²
Area (a)	118,600 m ²
- Development site area	- 105,450 m ²
- Reserved school site or other compatible GIC site#	- 13,150 m ²
Area (b)	
- Woodland areas*	- 8,800 m ²
Total GFA	329,550 m ² (domestic GFA and non-domestic GFA)
<i>Domestic Component</i>	
Domestic Plot Ratio	3.0 based on site area accountable for GFA calculation (2.48 based on the whole site area)
Domestic GFA	316,350 m ² (about)
Domestic Site Coverage	Less than 20%
Total No. of Flats	3,800
No. of Residential Blocks	25
Average Flat Size	83.25 m ² (about)
No. of Storeys	10 storeys (over 2-storey non-domestic podium + basement) to 35 storeys** (with no podium nor basement)
Building Height	55.55 to 127.5 mPD
Design Population	11,476
Clubhouse	15,817.5 m ² (about) (5% of domestic GFA)
<i>Non-domestic Component</i>	
Non-domestic GFA	13,200m ²
Retail	9,160 m ²
Kindergarten	840 m ² (7 classrooms)
24-hr covered pedestrian walkway outside the retail portion	3,200 m ²
Primary School (site area)#	6,200 m ²
Secondary School (site area)#	6,950 m ²
No. of Car Parking Spaces	1,435 (including 8 spaces for disabled)
Resident	1,218

Disabled (Residential)	7
Visitor	105
Retail	104 + 1 space for disabled
Kindergarten	0
No. of Loading/Unloading Bays	33
Resident	25
Retail	8
No. of Lay-bys for Kindergarten	1 for taxi/private car and 5 for mini-bus/nanny
No. of Motor Cycle Parking Spaces	144
Resident	133
Retail	11
No. of Bicycle Parking Spaces	253
Residential	203
Retail	50

- # Not accountable for GFA calculation. Should the two school sites be eventually taken up by other GIC uses, there would be a reduction of 13,150 m² in site area for school use and a corresponding increase in site area for other GIC uses.
- * Not accountable for GFA calculation
- ** Excluding 1 level of landscape deck above the first two levels of domestic unit at +16mPD