(11)

**List of Approval Conditions**

**Application No. A/MOS/61**

| | | |
|---|---|---|
| Application Site | : | Various Lots in DD 206 and Adjoining Government Land, Area near Lok Wo Sha, Ma On Shan |
| Subject of Application | : | Proposed Comprehensive Residential Development with Commercial and Government, Institution or Community Facilities |
| Date of Approval | : | 20.5.2005 |
| Approval Conditions | : | (a) the submission and implementation of a revised Master Layout Plan (MLP) taking into account conditions (b), (c), (e), (f), (g), (h), (i) and (j) below to the satisfaction of the Director of Planning or of the Town Planning Board; |

(b) 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 Town Planning Board;

(c) the submission of a revised noise impact assessment and implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

(d) 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 Town Planning Board;

(e) the provision of vehicular access, pedestrian circulation system, car parking spaces, loading/unloading and lay-by facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

(f) the submission of a revised traffic impact assessment and the implementation of traffic improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

(g) 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 Town Planning Board;

(h) the provision of emergency vehicular access and fire safety measures to the satisfaction of the Director of Fire Services or of the Town Planning Board;

(i) the provision of a kindergarten and sites for a primary school and a secondary school to the satisfaction of the Secretary for Education and Manpower or of the Town Planning Board;

(j) the submission of a revised cultural heritage impact assessment, including an archaeological survey and a historical survey, and the implementation of recommendations identified therein to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;

(k) the submission of a revised drainage impact assessment and the implementation of the drainage facilities identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board;

(l) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

(m) the implementation of the sewerage facilities identified in the revised sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board;

(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 Town Planning Board;

(o) the submission of an 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 Town Planning Board; and

(p) the permission shall cease to have effect on 20.5.2009 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

(10)

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零五年五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. 5. 2005.

signed Mrs. Rita LAU 劉吳惠蘭

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

## LEGEND :

- RESIDENTIAL TOWER - TYPE A
- RESIDENTIAL TOWER - TYPE B1
- RESIDENTIAL TOWER - TYPE C
- 32 NO. OF STOREYS
- 9.00 LEVEL AT MPD
- T1 TOWER NUMBER
- WOODLAND EXTENSION AREA

REMARK : T23 TO BE B2

POSSIBLE AT-GRADE CYCLE TRACK CROSSING BY OTHERS

POSSIBLE RAMP LINK TO POSSIBLE BRIDGE BY OTHERS AT LEVEL 16.00

PLANNED ROAD B

PLANNED ROAD C

PLANNED ROAD D

PLANNED ROAD A

RESERVED SECONDARY SCHOOL SITE (Site Area : 8,950 SM)

RESERVED PRIMARY SCHOOL SITE (Site Area : 6,200 SM)

2 STOREY PODIUM FOR CARPARK & LANDSCAPE DECK

CLUB HOUSE

COMMERCIAL CENTRE

WOODLAND b1

WOODLAND BOUNDARY STATED ON OZP

WOODLAND BOUNDARY STATED ON OZP

WOODLAND b2

STARFISH BAY (TAI PO HOI)

LOK WO SHA 落禾沙 Lok Wo Sha

WU KAI SHA

SAI SHA ROAD

WU KAI SHA KCRC STATION

WU KAI SHA STATION DEVELOPMENT

Jetty

Fence

EVA

SCALE 1:3000

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

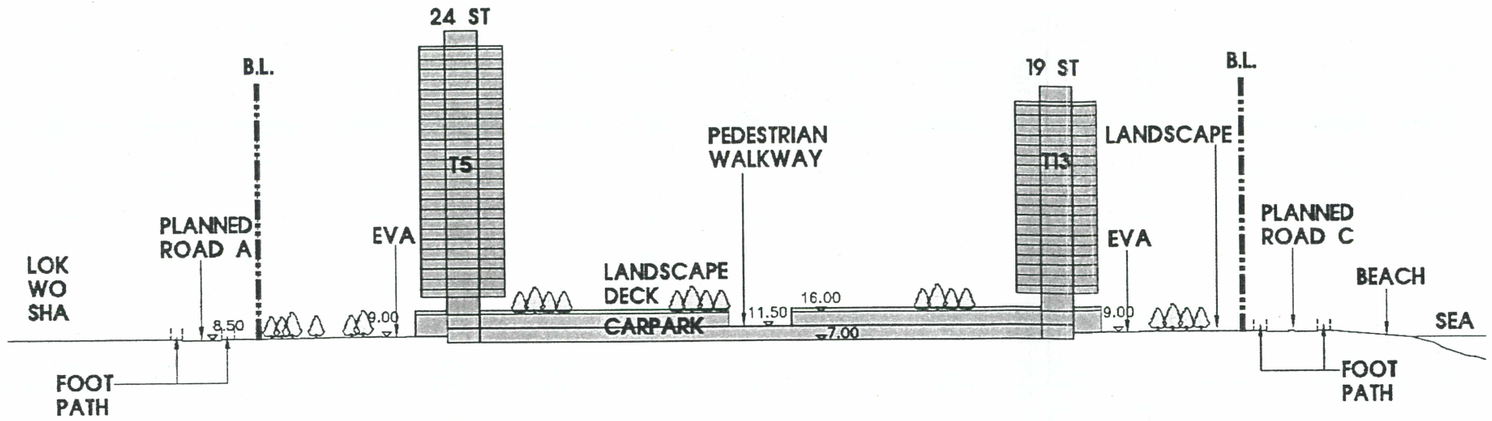
**Proposed Residential Development at Various Lots in DD206, Lok Wo Sha, Ma On Shan**

# Plan 1

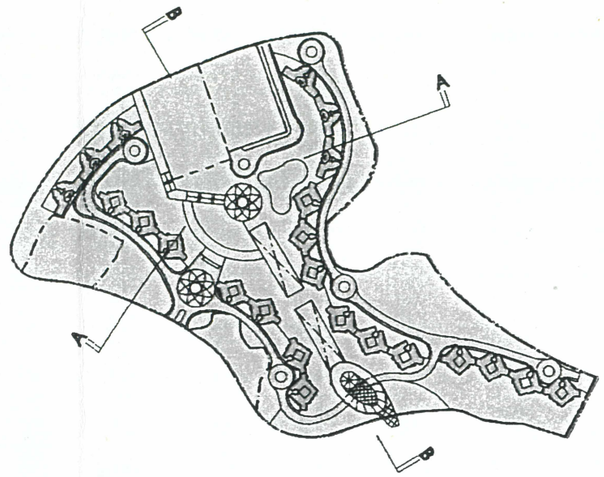
# Master Layout Plan

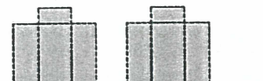
THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS

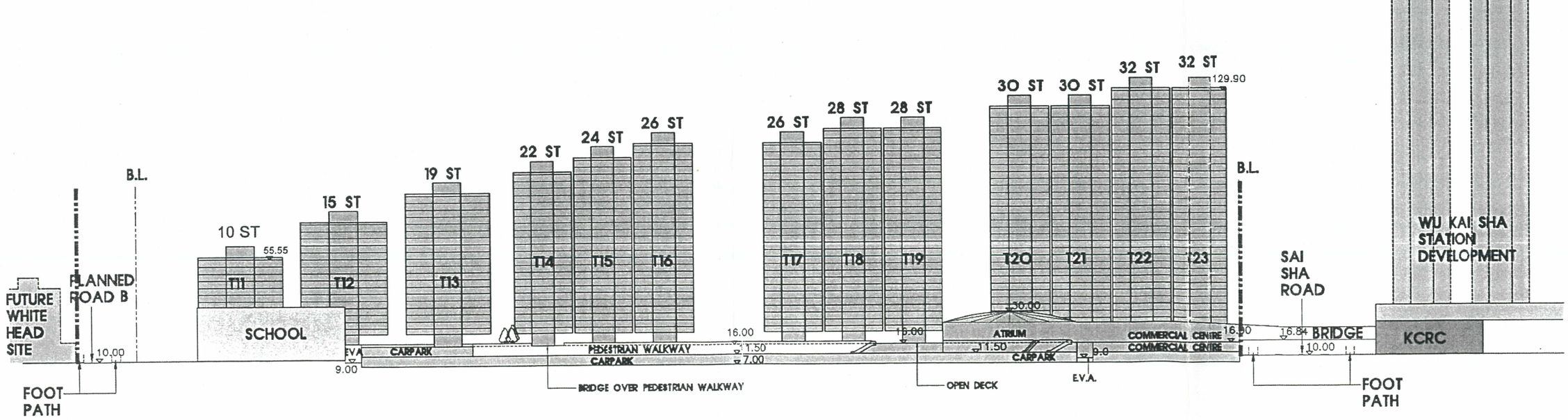
David C Lee Surveyors Ltd
Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
Kenneth To & Associates Ltd
Maunsell Consultants Asia Ltd
Maunsell Environmental Management Consultants Ltd
MVA Hong Kong Ltd
ADI Ltd
Archaeological Assessments Ltd




## SECTION A–A SCALE 1:2000





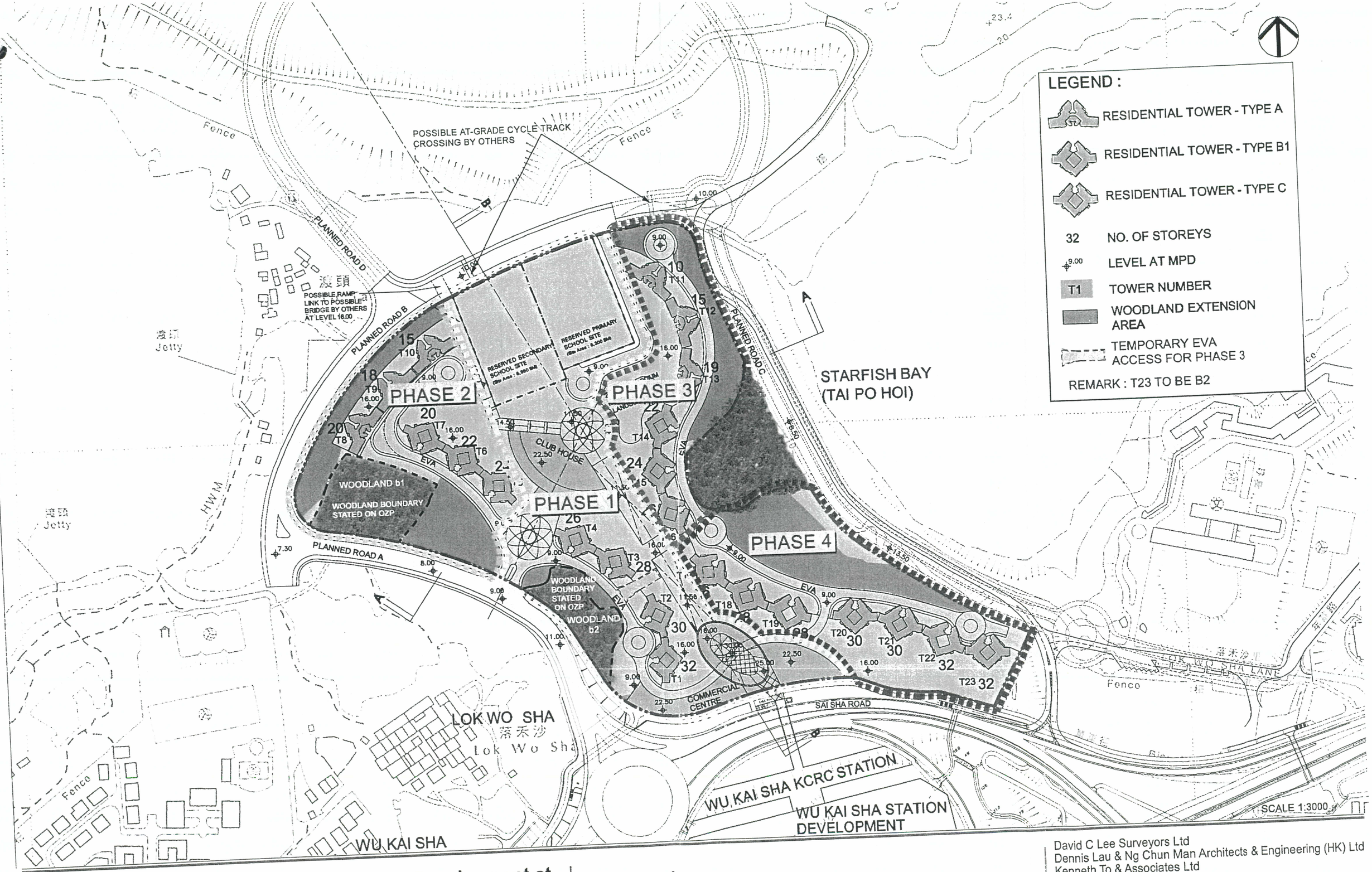

## SECTION B–B SCALE 1:2000

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 3.6
# Cross Section Plan

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




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 4
# Phasing Plan

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

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PLANNED ROAD B

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RESERVED SECONDARY SCHOOL SITE (Site Area : 6,900 m²)

RESERVED PRIMARY SCHOOL SITE (Site Area : 5,300 m²)

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CLUB HOUSE

COMMERCIAL CENTRE

WOODLAND b1

WOODLAND BOUNDARY STATED ON OZP

WOODLAND b2

EVA

STARFISH BAY
(TAI PO HOI)

LOK WO SHA
落禾沙
Lok Wo Sha

WU KAI SHA

WU KAI SHA KCRC STATION

WU KAI SHA STATION DEVELOPMENT

SAI SHA ROAD

LOK WO SHA LANE

Fence

Jetty

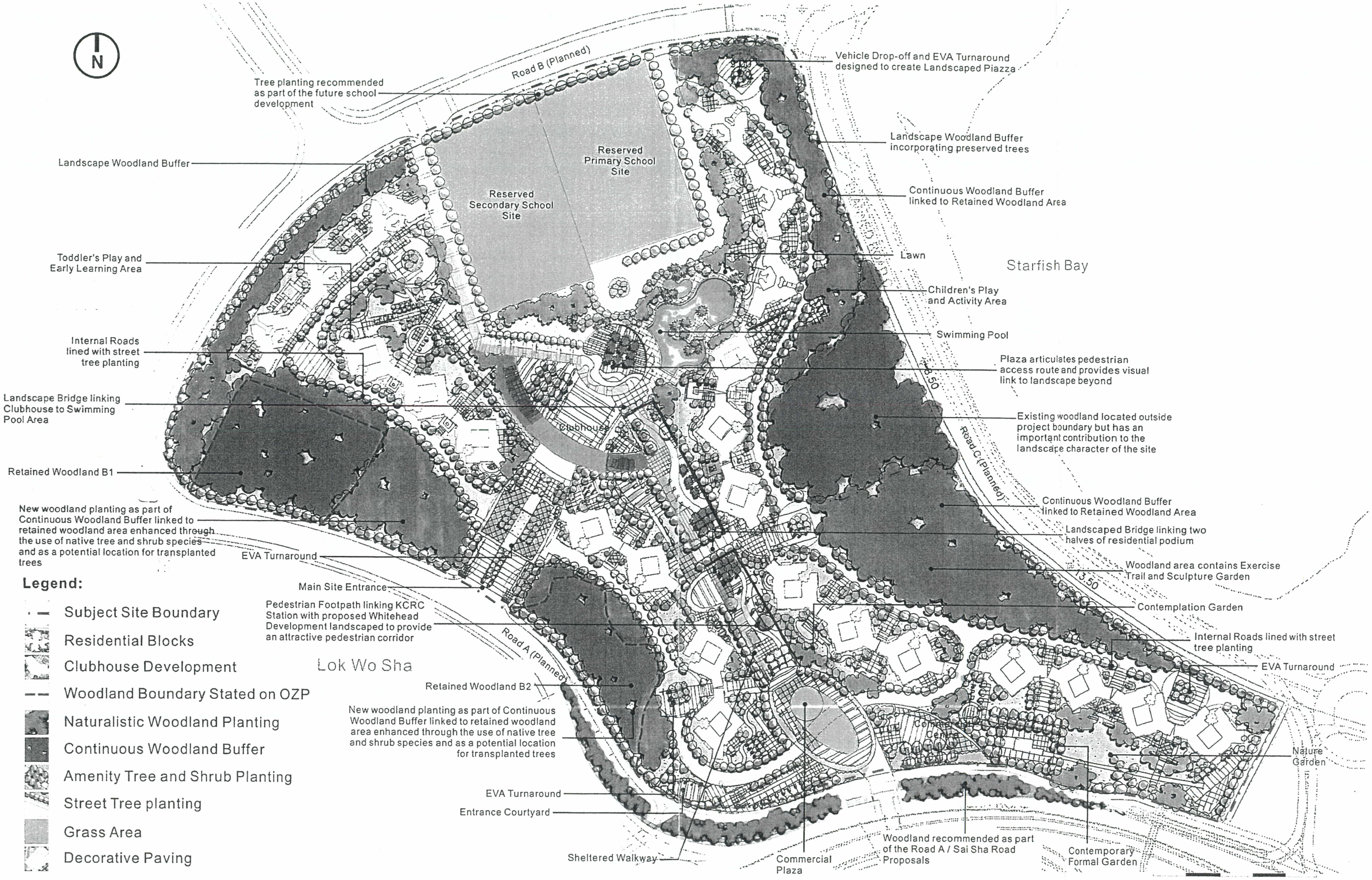
SCALE 1:3000

**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 5
## Podium Plan

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

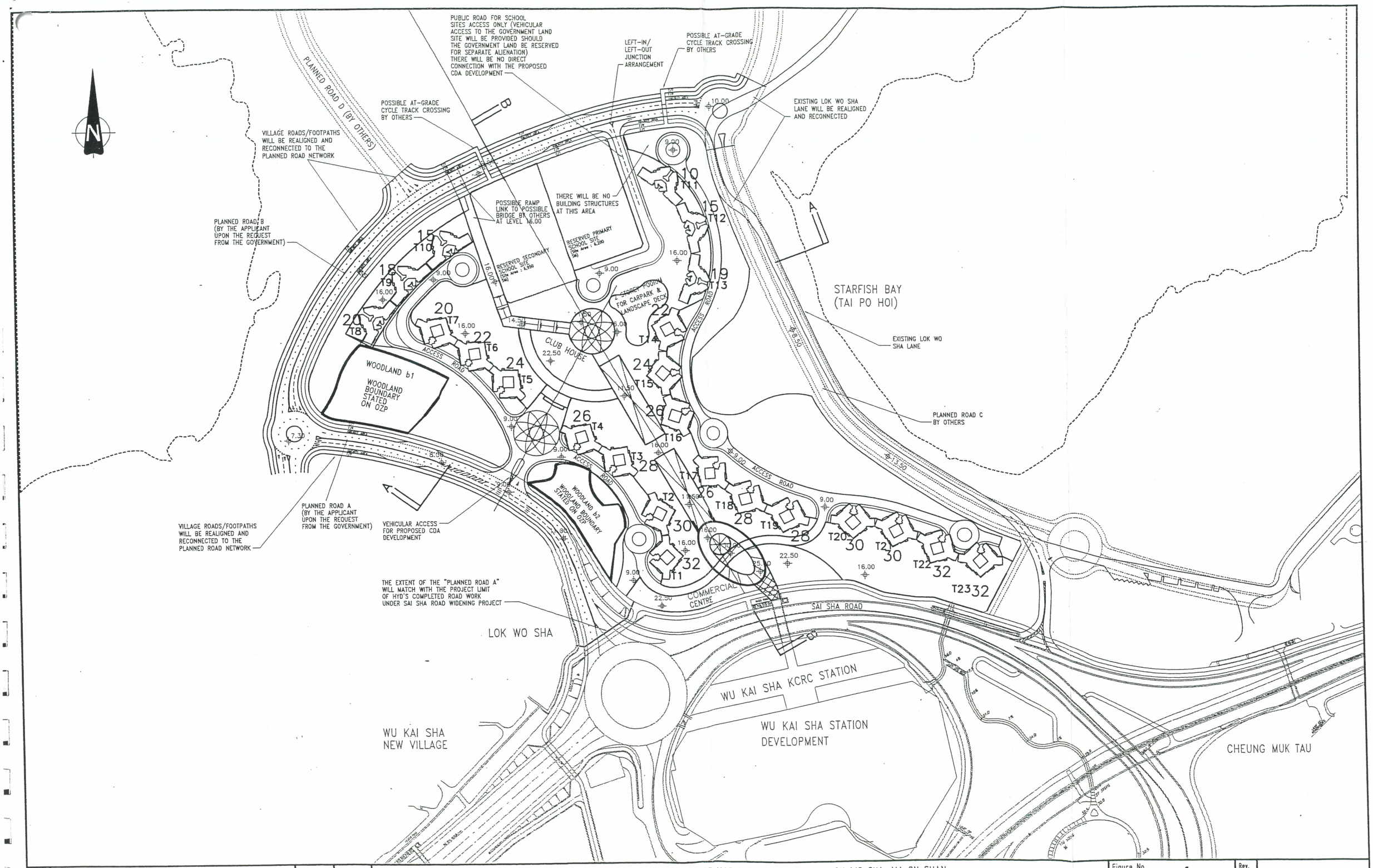



**Harvest Development Ltd**
**Onfine Development Ltd**
**Regent Star Investment Ltd**
**Sunny Gold Investment Ltd**
**Joyful Gay Ltd**

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

# Plan 6
# Master Landscape Plan

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




| Rev. | Description | Approved | Date |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| - | - | - | - |

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

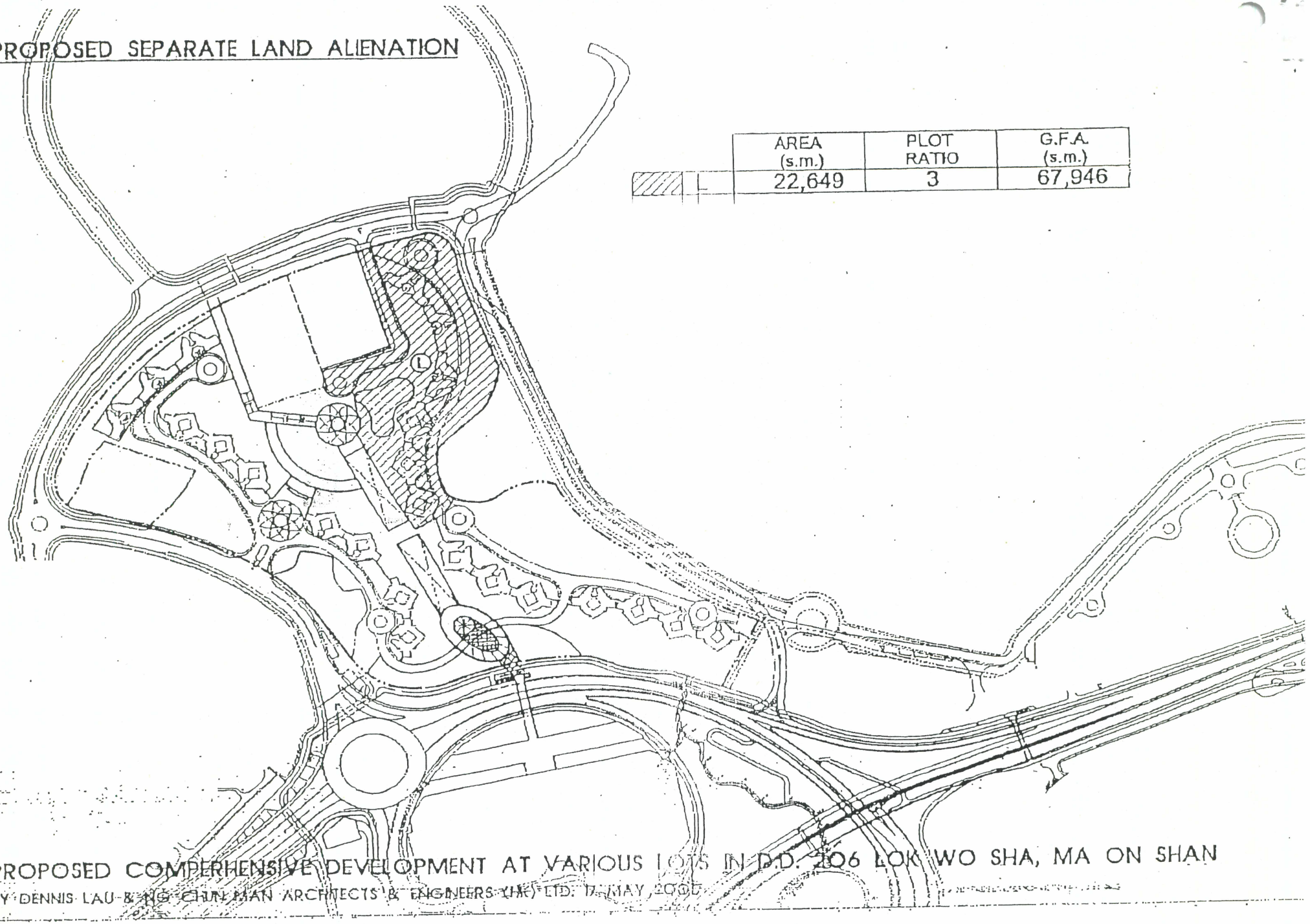
# MASTER LAYOUT PLAN

| | | | |
|---|---|---|---|
| Figure No. 1 | | | Rev. - |
| Designed By : GPH | | Scale : 1 : 3000 | |
| Checked By : HOR | | Date : JAN. 2005 | |
| Ref. : 25562/R TO C (OCT2004)/F1.DWG/CPW/06JAN05 | | | |

MVA HONG KONG LTD.

# PROPOSED SEPARATE LAND ALIENATION

| | AREA (s.m.) | PLOT RATIO | G.F.A. (s.m.) |
|---|---|---|---|
| L | 22,649 | 3 | 67,946 |



PROPOSED COMPERHENSIVE DEVELOPMENT AT VARIOUS LOTS IN D.D. 206 LOK WO SHA, MA ON SHAN

BY DENNIS LAU & NG CHUN MAN ARCHITECTS & ENGINEERS (HK) LTD. 12 MAY 2008

**Proposed Schedule of Development for Master Layout Plan Submission**

| | |
|---|---|
| Site Area | 127,400 m² |
| Area (a)<br>- Development site area<br>- Primary school site*<br>- Secondary school site* | 118,600 m²<br>- 105,450 m²<br>- 6,200 m²<br>- 6,950 m² |
| Area (b)<br>- Woodland areas* | <br>- 8,800 m² |
| Total GFA | 326,350 m² (domestic GFA and non-domestic GFA) |
| ***Domestic Component*** | |
| 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 m² (about) |
| Domestic Site Coverage | Less than 20% |
| Total No. of Flats | 3,608 |
| No. of Residential Blocks | 23 |
| Average Flat Size | 88 m² (about) (from 52 m² to 176 m²) |
| No. of Storeys | 10 to 32 over 2-storey podium |
| Building Height | 55.55 to 129.9mPD |
| Design Population | 10,896 |
| Clubhouse | 15,817 m² (5% of domestic GFA) |
| ***Non-domestic Component*** | |
| Non-domestic GFA<br>Retail<br>Kindergarten | 10,000m²<br>9,160 m²<br>840 m² (7 classrooms) |
| Primary School (site area) | 6,200 m² |
| Secondary School (site area) | 6,950 m² |
| No. of Car Parking Spaces<br><br>Resident<br>Disabled (Residential)<br>Visitor<br>Retail<br>Kindergarten | 1,230 (including 8 spaces for disabled)<br><br>1003<br>6<br>115<br>104 + 2 spaces for disabled<br>0 |

| | |
|---|---|
| No. of Loading/Unloading Bays | 31 |
| Resident | 23 |
| Retail | 8 |
| No. of Motor Cycle Parking Spaces | 123 |
| Resident | 112 |
| Retail | 11 |
| No. of Bicycle Parking Spaces | 1253 |
| Residential | 1203 |
| Retail | 50 |

* Not accountable for GFA calculation