List of Approval Conditions

Application No. A/MOS/61-4

Application Site : Various Lots in DD 206 and Adjoining Government Land, Area near Lok Wo Sha, Ma On Shan

Subject of Application : Comprehensive Residential Development with Commercial and Government, Institution or Community Facilities – Proposed Amendments to the Master Layout Plan under Application No. A/MOS/61

Date of Approval : 22.6.2007

Approval Conditions :

(a) the submission and implementation of a revised 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 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 implementation of the landscape master plan, including tree felling and preservation proposals as well as the submission and implementation of 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 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, loading/unloading and lay-by facilities to the satisfaction of the Commissioner for Transport or of the TPB;

(g) the implementation of the traffic improvement measures identified in the traffic impact assessment 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 fire-fighting 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 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 TPB;

(m) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the TPB;

(n) 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 TPB;

(o) 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

(p) 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.

Proposed Schedule of Development for Master Layout Plan Submission

Site Area	127,400 m²
Area (a) - Development site area - Reserved school site or other compatible GIC site#	118,600 m² - 105,450 m² - 13,150 m²
Area (b) - Woodland areas*	 - 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	3,307
No. of Residential Blocks	25
Average Flat Size	95.7 m² (about)
No. of Storeys	10 to 32 over 2-storey podium (+basement)
Building Height	55.55 to 129.9mPD
Design Population	9,988
Clubhouse	15,817 m² (5% of domestic GFA)
Non-domestic Component	
Non-domestic GFA Retail Kindergarten	10,000m² 9,160 m² 840 m² (7 classrooms)
Primary School (site area)#	6,200 m²
Secondary School (site area)#	6,950 m²
No. of Car Parking Spaces Resident Disabled (Residential) Visitor Retail Kindergarten	1,672 (including 9 spaces for disabled) 1,434 8 125 104 + 1 space for disabled 0

No. of Loading/Unloading Bays Resident Retail	33 25 8
No. of Lay-bys for Kindergarten	1 for taxi/private car and 5 for mini-bus/nanny
No. of Motor Cycle Parking Spaces Resident Retail	167 156 11
No. of Bicycle Parking Spaces Residential Retail	1,153 1,103 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 m^2 in site area for school use and a corresponding increase in site area for other GIC uses.

* Not accountable for GFA calculation

Application No. A/MOS/61-4

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)條的規定而於二零零七年六月廿二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 22. 6. 2007.

signed Mr. Raymond Young 楊立門

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

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
Maunsell Consultants Asia Ltd
Maunsell Environmental Management Consultants Ltd
ADI Ltd
Archaeological Assessments Ltd

LEGEND :

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

N.

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 3.4
Podium Plan (Basement Floor)

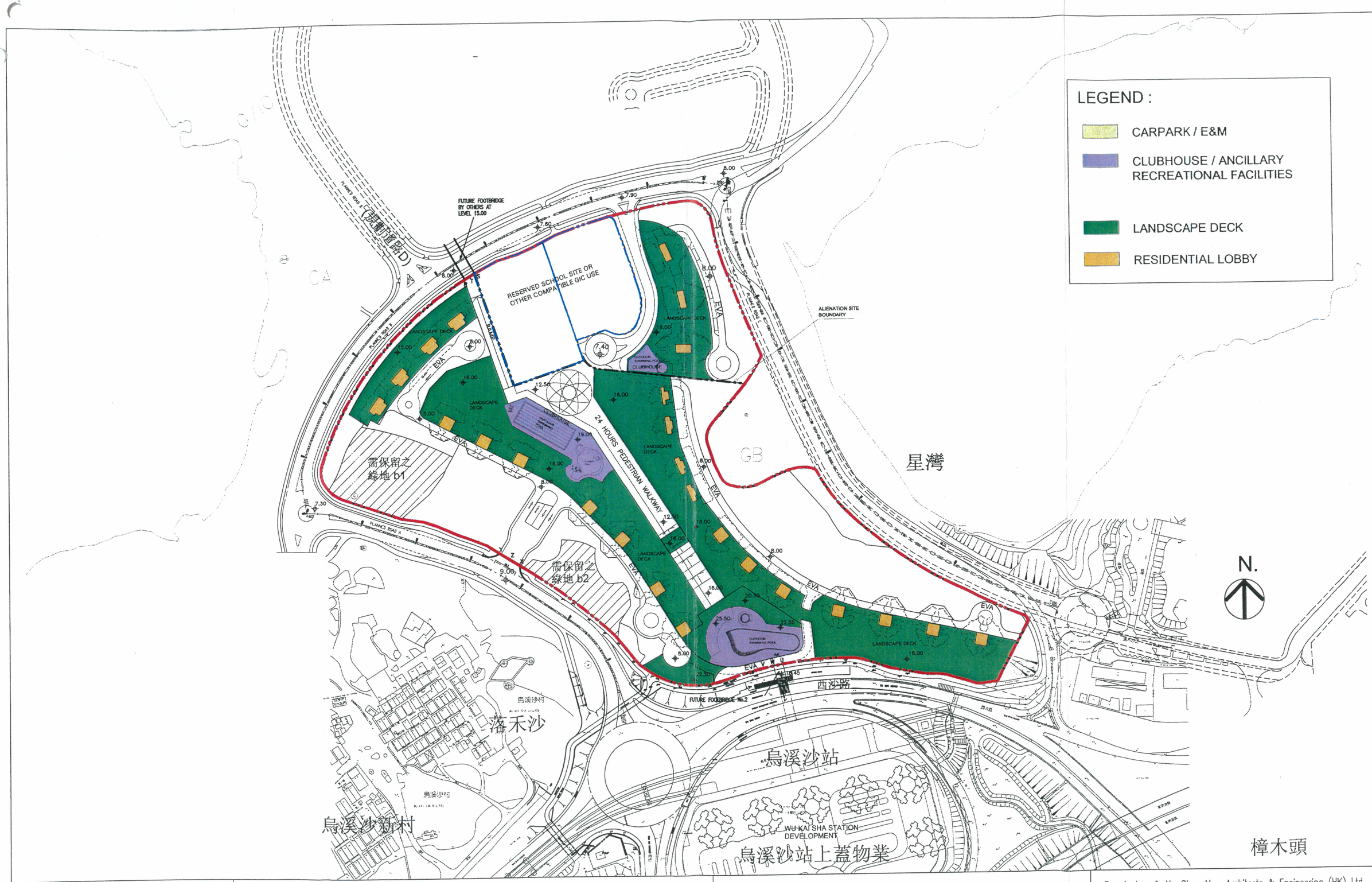
Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
Kenneth To & Associates Ltd
Maunsell Consultants Asia Ltd
Maunsell Environmental Management Consultants Ltd
ADI Ltd
Archaeological Assessments Ltd

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 3.3
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

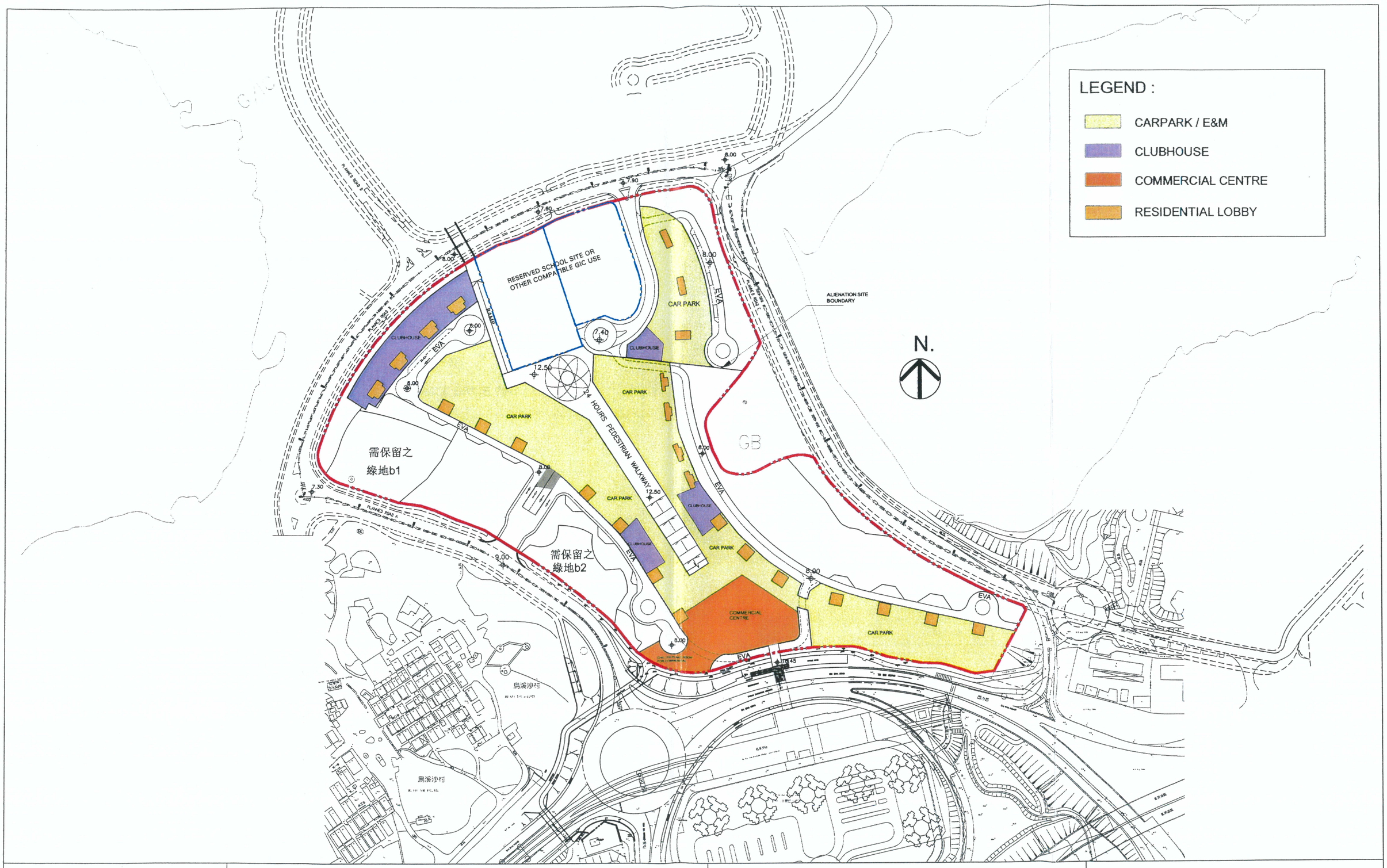


Harvest Development Ltd
Onfine Development Ltd
Regent Star Investment Ltd
Sunny Gold Investment Ltd
Joyful Gay Ltd

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

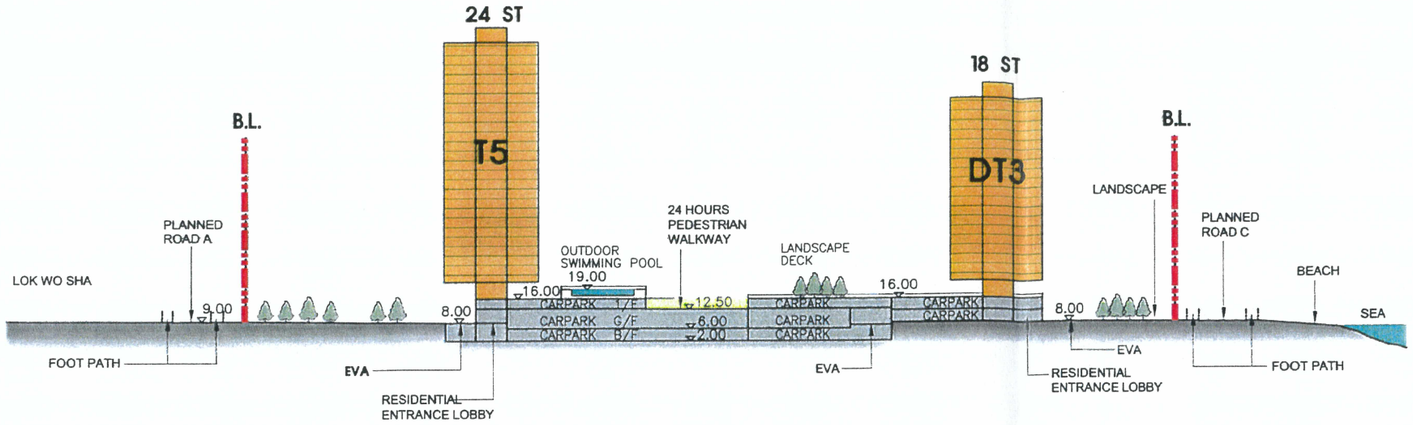


Harvest Development Ltd
Onfine Development Ltd
Regent Star Investment Ltd
Sunny Gold Investment Ltd
Joyful Gay Ltd

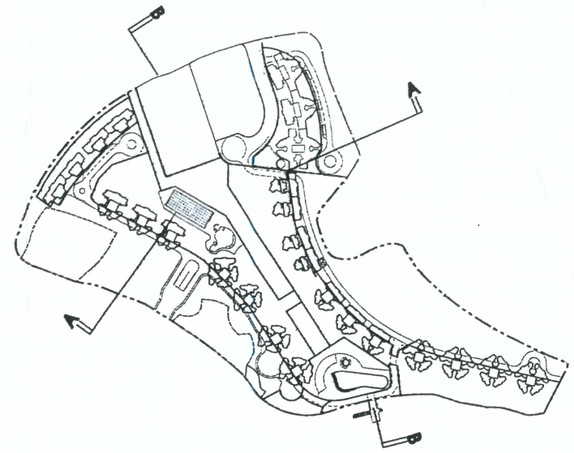
PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD206, LOK WO SHA, MA ON SHAN

Plan 3.2
Podium Plan (First Floor)

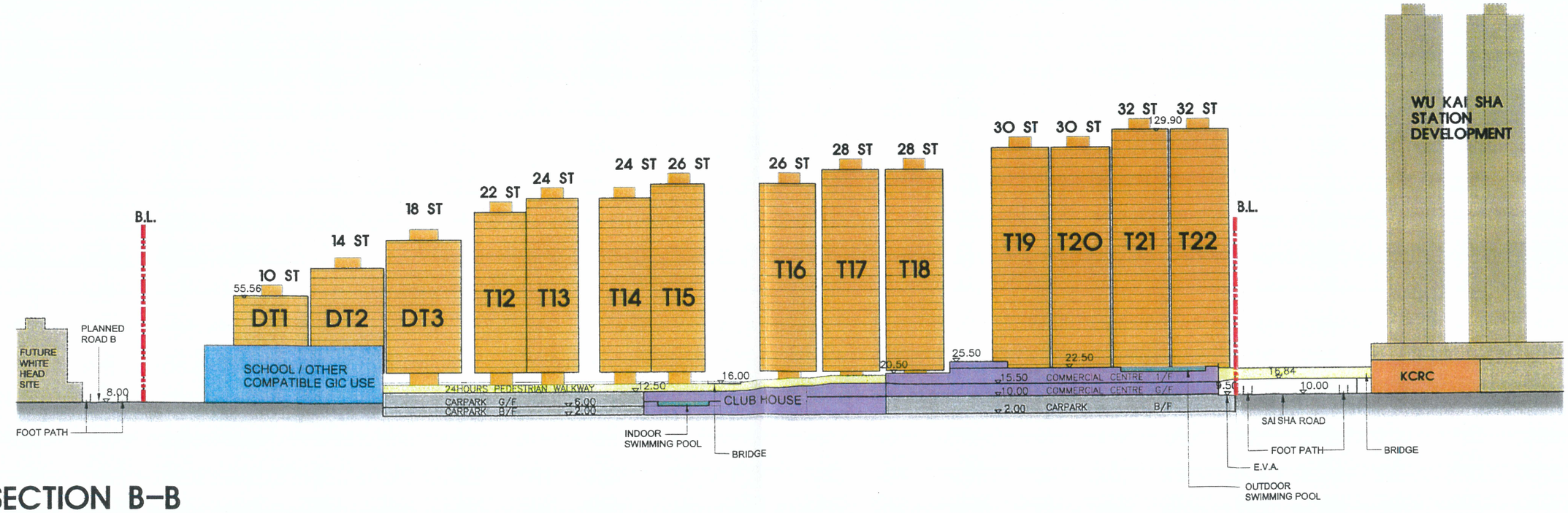
Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
Kenneth To & Associates Ltd
Maunsell Consultants Asia Ltd
Maunsell Environmental Management Consultants Ltd
ADI Ltd
Archaeological Assessments Ltd



SECTION A-A



KEY PLAN



SECTION B-B

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** **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

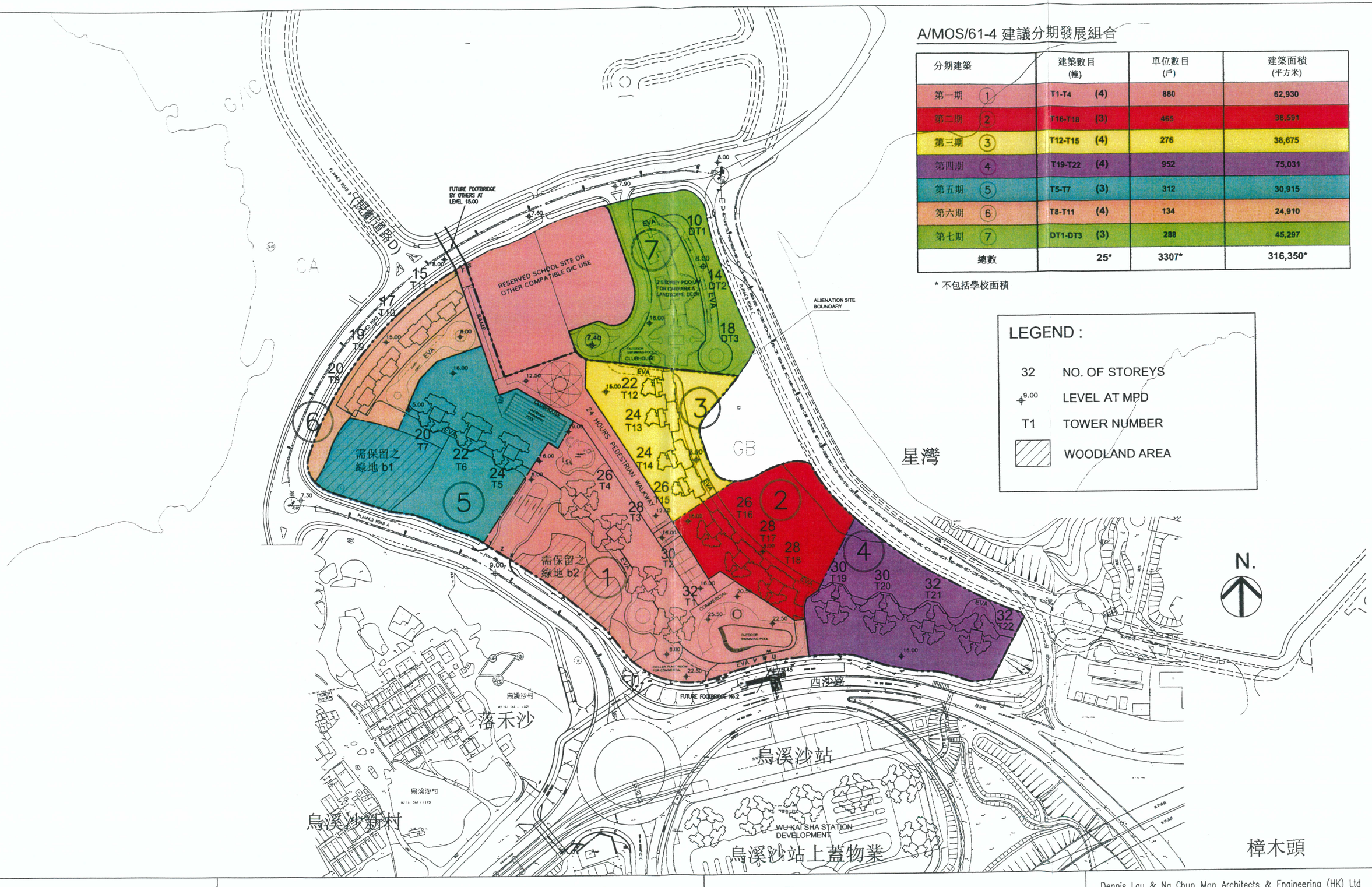
A/MOS/61-4 建議分期發展組合

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)	880	62,930
第二期	2	T16-T18 (3)	465	38,591
第三期	3	T12-T15 (4)	276	38,675
第四期	4	T19-T22 (4)	952	75,031
第五期	5	T5-T7 (3)	312	30,915
第六期	6	T8-T11 (4)	134	24,910
第七期	7	DT1-DT3 (3)	288	45,297
總數		25*	3307*	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
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 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

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

Figure 3
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