

List of Approval Conditions

Application No. A/MOS/87-2

- Application Site : Sha Tin Town Lot (STTL) 502 and Adjoining Government Land, New Territories
- Subject of Application : Proposed Comprehensive Residential Development with Commercial and Government, Institution or Community Facilities in "Comprehensive Development Area (1)" Zone, STTL 502 and Adjoining Government Land (including the land known as STTL 574), Ma On Shan, New Territories
- Date of Approval : 23.10.2013
- 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 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 (November 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;

- O.
- (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.

Proposed Schedule of Development for Master Layout Plan Submission

Application No. A/MOS/87-2

Gross Site Area	About 127,400 m ²
Development Site Area	
- STTL502	88,041 m ²
- STTL574	14,400 m ²
Domestic Plot Ratio	
- STTL 502	3
- STTL 574	3.63
Domestic GFA	
- STTL 502	264,123 m ²
- STTL 574	52,227 m ²
Total Domestic GFA	316,350 m ²
Non-Domestic GFA	
- Kindergarten (7 classrooms)	840 m ²
- Retail	9,160m ²
- 24-hour covered walkway outside retail podium	3,200 m ²
Total Non-Domestic GFA	13,200 m ²
Total GFA	329,550 m ²
Domestic Site Coverage	Less than 20%
No. of Residential Towers	24
No. of Storeys	13 storeys (over 1-storey E&M + 1-storey club house + 2 Levels of basements) to 35 storeys ⁽ⁱ⁾ (with no podium nor basements)
Building Height (on main roof level)	58.5 to 127.5 mPD
No. of Flats	
- STTL 502	3,537
- STTL 574	463
Total	4,000
Average Flat Size	About 79.1 m ²
Population	12,080
Recreational Facilities and Open Space	
Clubhouse	
- STTL 502	13,206 m ²
- STTL 574	2,250 m ²
Total	15,456 m ²

Local Open Space	Not less than 12,080 m ²
Parking Provision ⁽ⁱⁱ⁾	
No. of Car Parking Spaces:	
(i) Residential	1,172 (254 for STTL 574)
(ii) Visitor	100 (15 for STTL 574)
(iii) Retail	104 + 1 space for disabled
(iv) Kindergarten	0
(v) Disabled (Residential)	10 (4 for STTL 574)
Total	1,387
No. of Loading/Unloading (L/U) Bays and Lay-bys:	
(i) Residential	24 (3 for STTL 574)
(ii) Retail	8 + 6 (LGV/MGV parking spaces)
(iii) Kindergarten	1 lay-by for taxis/private cars and 5 lay-bys for mini-bus/ nanny
Total	38 L/U Bays & 6 lay-bys
No. of Motor Cycle Parking Spaces:	
(i) Residential	146 (28 for STTL 574)
(ii) Retail	11
Total	157 ⁽ⁱⁱⁱ⁾
No. of Bicycle Parking Spaces:	
(i) Residential	203
(ii) Retail	50
Total	253 ^(iv)

Notes:

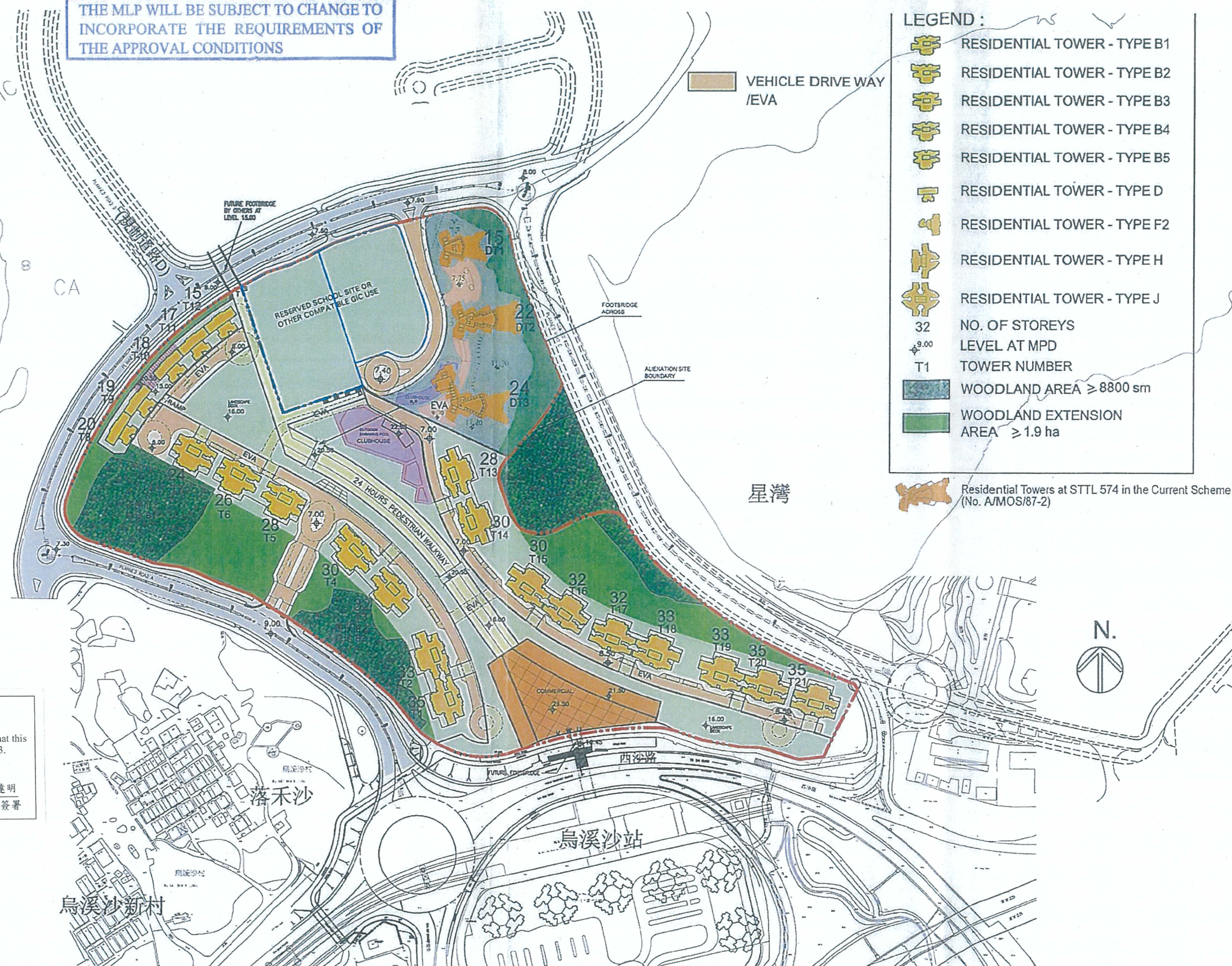
- (i) Excluding one level of landscape deck above the first two levels of domestic unit at +16mPD.
- (ii) The parking provision of STTL 502 will be subject to the decision and submission of the developers of STTL 502.
- (iii) Reflecting the latest provision on motor cycle parking spaces in accordance with the provisional basic terms of the land exchange for the proposed development.
- (iv) The provision is in accordance with Transport Department's current guideline.

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

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

Residential Towers at STTL 574 in the Current Scheme
(No. A/MOS/87-2)



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
二零一三年十月二十三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 23. 10. 2013.

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

KTA
Kenneth To & Associates Ltd.
土地規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Master Layout Plan of the Application Site

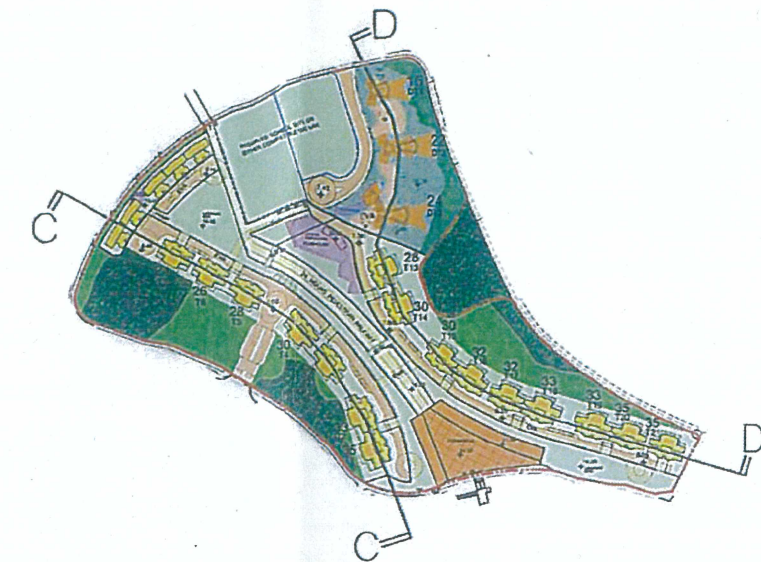
Proposed Comprehensive Residential Development with
Commercial and G/C Facilities in "CDA(1)" zone, at STTL 502
and Adjoining Government Land (including Part of Government
Land to be known as STTL 574), Area near Lo Wo Sha
S16A Application (Application No. A/MOS/87-2)

Revised Figure A

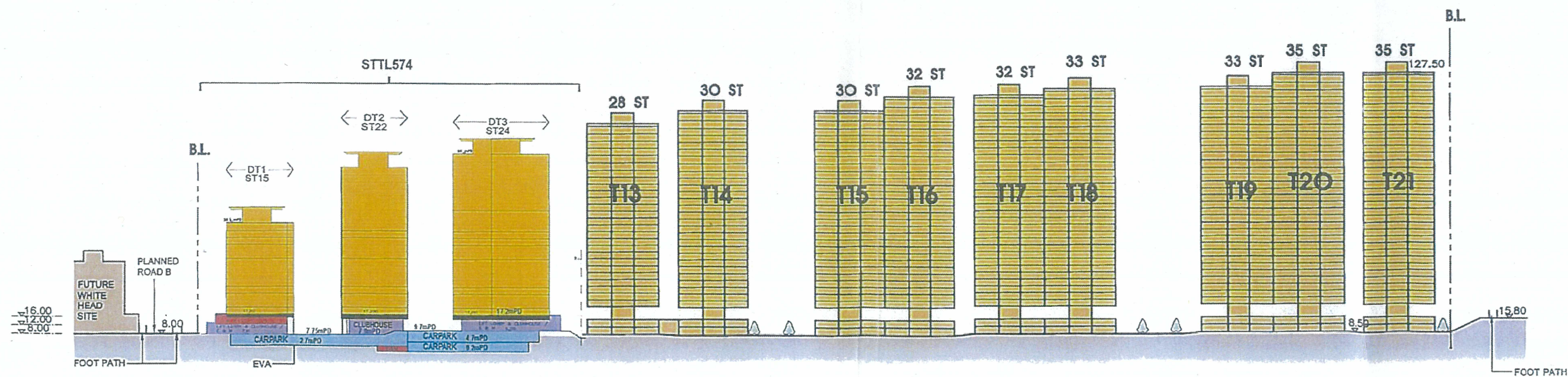
Date: 5 Sept 2013



SECTION C-C



KEY PLAN



SECTION D-D

