

## List of Approval Conditions

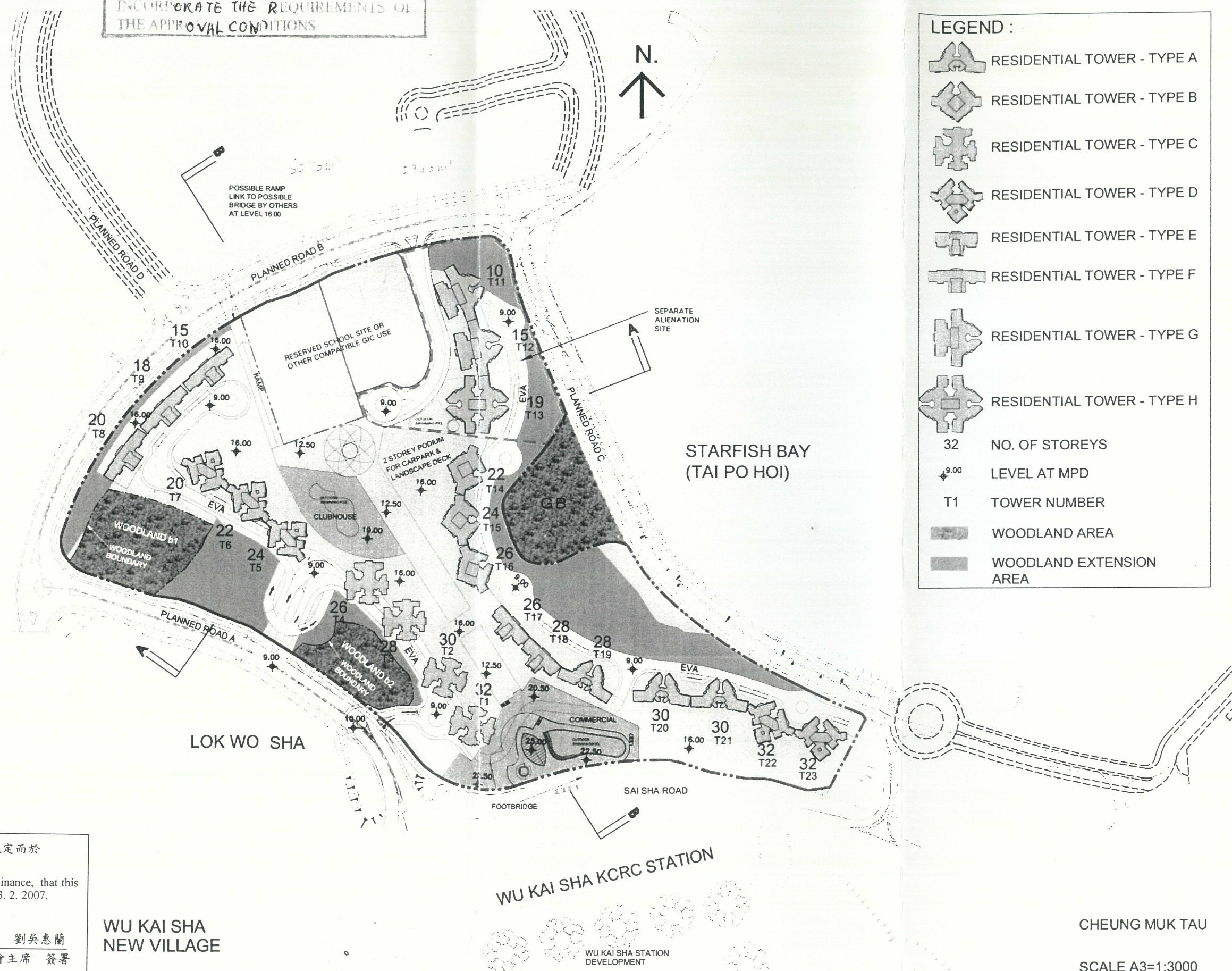
### Application No. A/MOS/61-3

- Application Site : Various Lots in DD 206 and Adjoining Government Land, Area near Lok Wo Sha, Ma On Shan
- Subject of Application : Application for Class B Amendments to the Master Layout Plan under the previous Approved Application No. A/MOS/61 - Comprehensive Residential Development with Commercial and Government, Institution or Community Facilities
- Date of Approval : 23.2.2007
- 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 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 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 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 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 and fire safety measures to the satisfaction of Director of Fire Services or of the TPB;

- (j) the provision of a kindergarten to the satisfaction of the Secretary for Education and Manpower or of the TPB;
- (k) 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 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 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 TPB.



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二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. 2. 2007.

signed Mrs. Rita LAU  
Chairman, Town Planning Board

劉吳惠蘭  
城市規劃委員會主席 簽署

WU KAI SHA  
NEW VILLAGE

CHEUNG MUK TAU

SCALE A3=1:3000

Harvest Development Ltd  
Online Development Ltd  
Regent Star Investment Ltd  
Sunny God Investment Ltd  
Joyful Coy Ltd

**PROPOSED RESIDENTIAL DEVELOPMENT AT  
VARIOUS LOTS IN DD2O6,  
LOK WO SHA, MA ON SHAN**

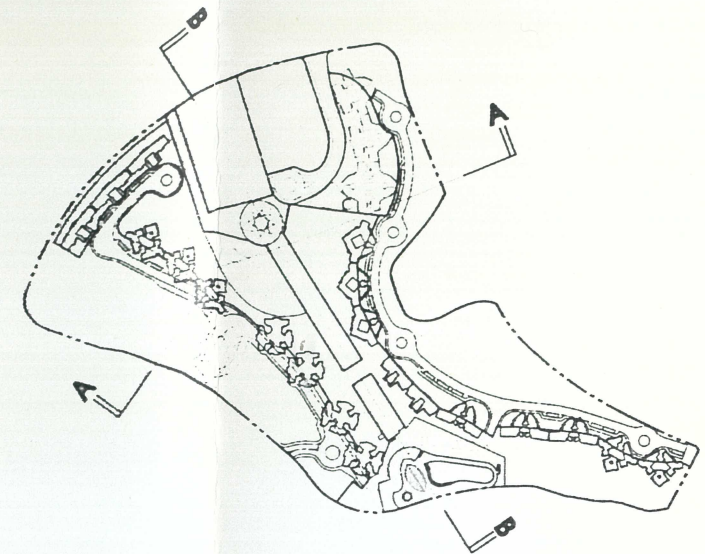
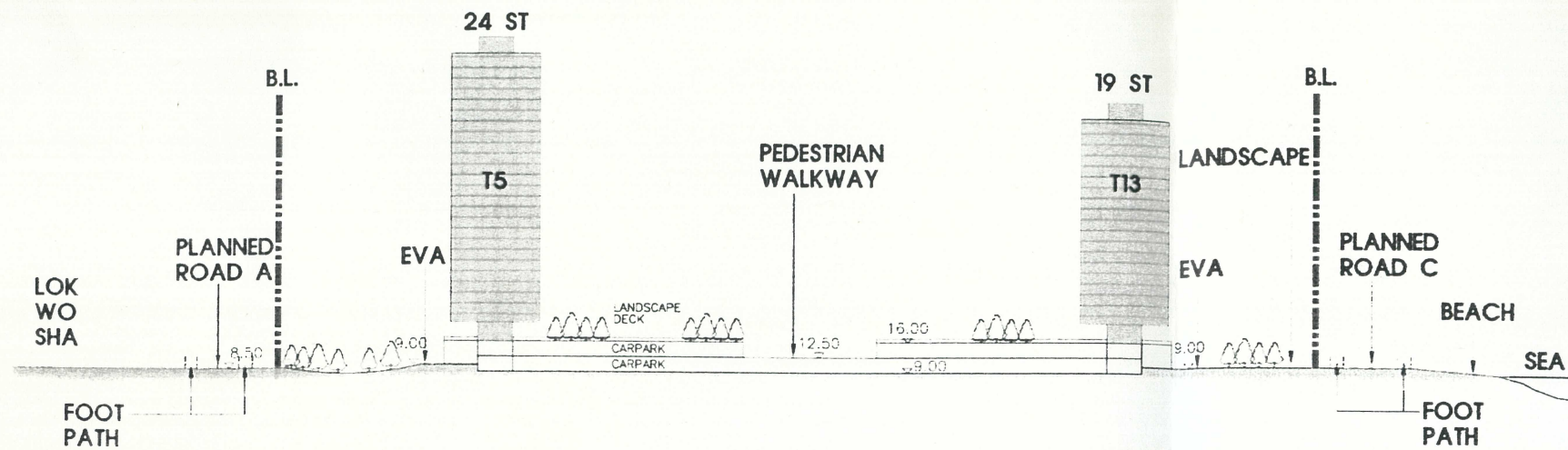
## Plan 1

### Revised Master Layout Plan

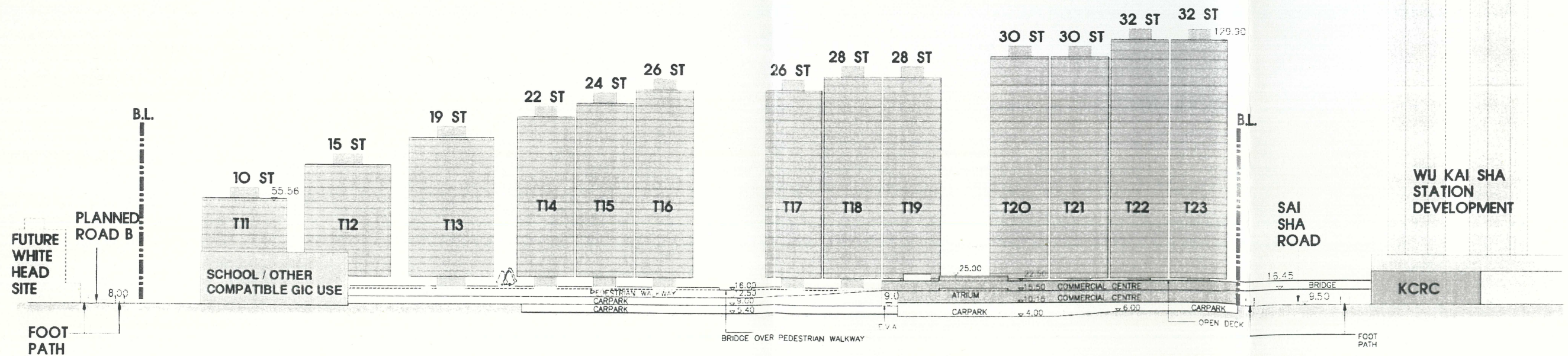
Dennis Lau & Ng Chun Van Architects & Engineering (HK) Ltd  
Kenneth To & Associates Ltd  
Vounsell Consultants Asia Ltd  
Vounsell Environmental Management Consultants Ltd  
ADL Ltd  
Archaeological Assessments Ltd



For other parts of this set of MLP, please see the MLP approved under Application No. A/MOS/61 by the Town Planning Board on 20.5.2005



SECTION A-A Scale 1:2000



SECTION B-B Scale 1:2000

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

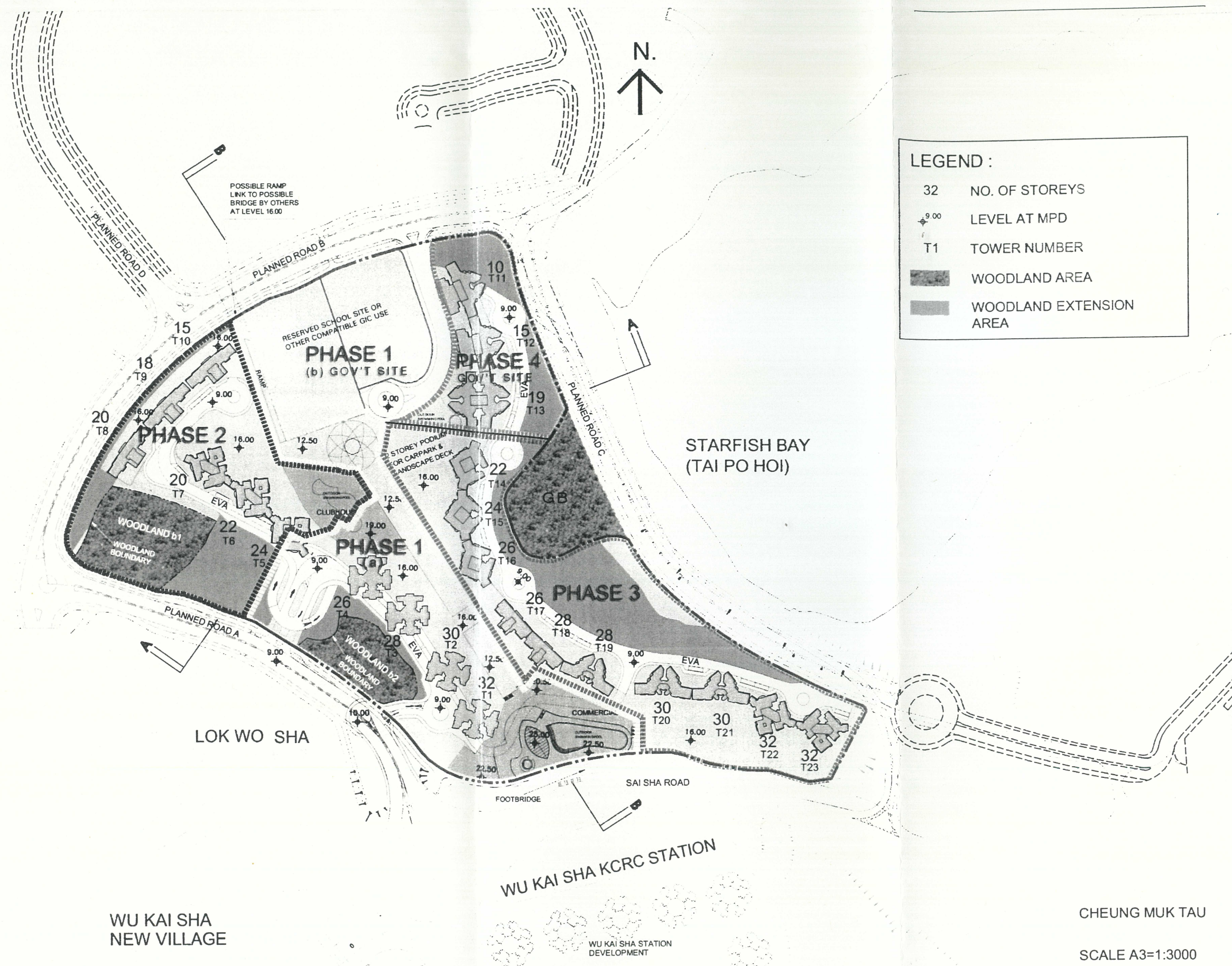
**PROPOSED RESIDENTIAL DEVELOPMENT AT  
VARIOUS LOTS IN DD206,  
LOK WO SHA, MA ON SHAN**

**Plan 6  
Cross Section Plan**

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



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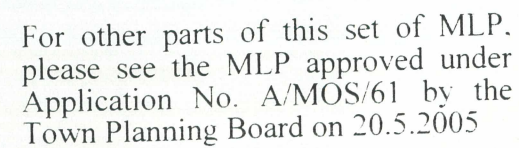
Harvest Development Ltd  
Online Development Ltd  
Regent Star Investment Ltd  
Sunny God Investment Ltd  
Joyful City Ltd

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

## **Plan 7 Phasing Plan**

Dennis Lau & Ng Chun Van Architects & Engineering (HK) Ltd  
Kenneth To & Associates Ltd  
Mousell Consultants Asia Ltd  
Mousell Environmental Management Consultants Ltd  
AD Ltd  
Archaeological Assessments 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  
 MYA Hong Kong Ltd  
 ADI Ltd  
 Archaeological Assessments Ltd



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

Site Area	127,400 m <sup>2</sup>
Area (a)	118,600 m <sup>2</sup>
- Development site area	- 105,450 m <sup>2</sup>
- Reserved school site or other compatible GIC site#	- 13,150 m <sup>2</sup>
Area (b)	
- Woodland areas*	- 8,800 m <sup>2</sup>
Total GFA	326,350 m <sup>2</sup> (domestic GFA and non-domestic GFA)
<b><i>Domestic Component</i></b>	
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 <sup>2</sup> (about)
Domestic Site Coverage	Less than 20%
Total No. of Flats	3,162
No. of Residential Blocks	23
Average Flat Size	100.04 m <sup>2</sup> (about)
No. of Storeys	10 to 32 over 2-storey podium
Building Height	55.55 to 129.9mPD
Design Population	9,549
Clubhouse	15,817 m <sup>2</sup> (5% of domestic GFA)
<b><i>Non-domestic Component</i></b>	
Non-domestic GFA	10,000m <sup>2</sup>
Retail	9,160 m <sup>2</sup>
Kindergarten	840 m <sup>2</sup> (7 classrooms)
Primary School (site area)#	6,200 m <sup>2</sup>
Secondary School (site area)#	6,950 m <sup>2</sup>
No. of Car Parking Spaces	1,665 (including 9 spaces for disabled)
Resident	1,437
Disabled (Residential)	8
Visitor	115
Retail	104 + 1 space for disabled
Kindergarten	0



No. of Loading/Unloading Bays	31
Resident	23
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	166
Resident	155
Retail	11
No. of Bicycle Parking Spaces	1,104
Residential	1,054
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 m<sup>2</sup> in site area for school use and a corresponding increase in site area for other GIC uses.

\* Not accountable for GFA calculation

**For other part of this set of MLP, please see the MLP approved under Application No. A/MOS/61 by the Town Planning Board on 20.5.2005.**