

List of Approval Conditions

Application No. A/MOS/61-7

Application Site : Various Lots in D.D. 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 Approved Scheme)

Date of Approval : 24.10.2008

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 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 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 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	326,350 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	3,335
No. of Residential Blocks	25
Average Flat Size	94.9 m ² (about)
No. of Storeys	10 to 32 over 2-storey podium (+basement)
Building Height	55.55 to 129.9mPD
Design Population	10,072
Clubhouse	15,817.5 m ² (about) (5% of domestic GFA)
<i>Non-domestic Component</i>	
Non-domestic GFA	10,000m ²
Retail	9,160 m ²
Kindergarten	840 m ² (7 classrooms)
Primary School (site area)#	6,200 m ²
Secondary School (site area)#	6,950 m ²
No. of Car Parking Spaces	1,632 (including 8 spaces for disabled)
Resident	1,395
Disabled (Residential)	7
Visitor	125
Retail	104 + 1 space for disabled
Kindergarten	0

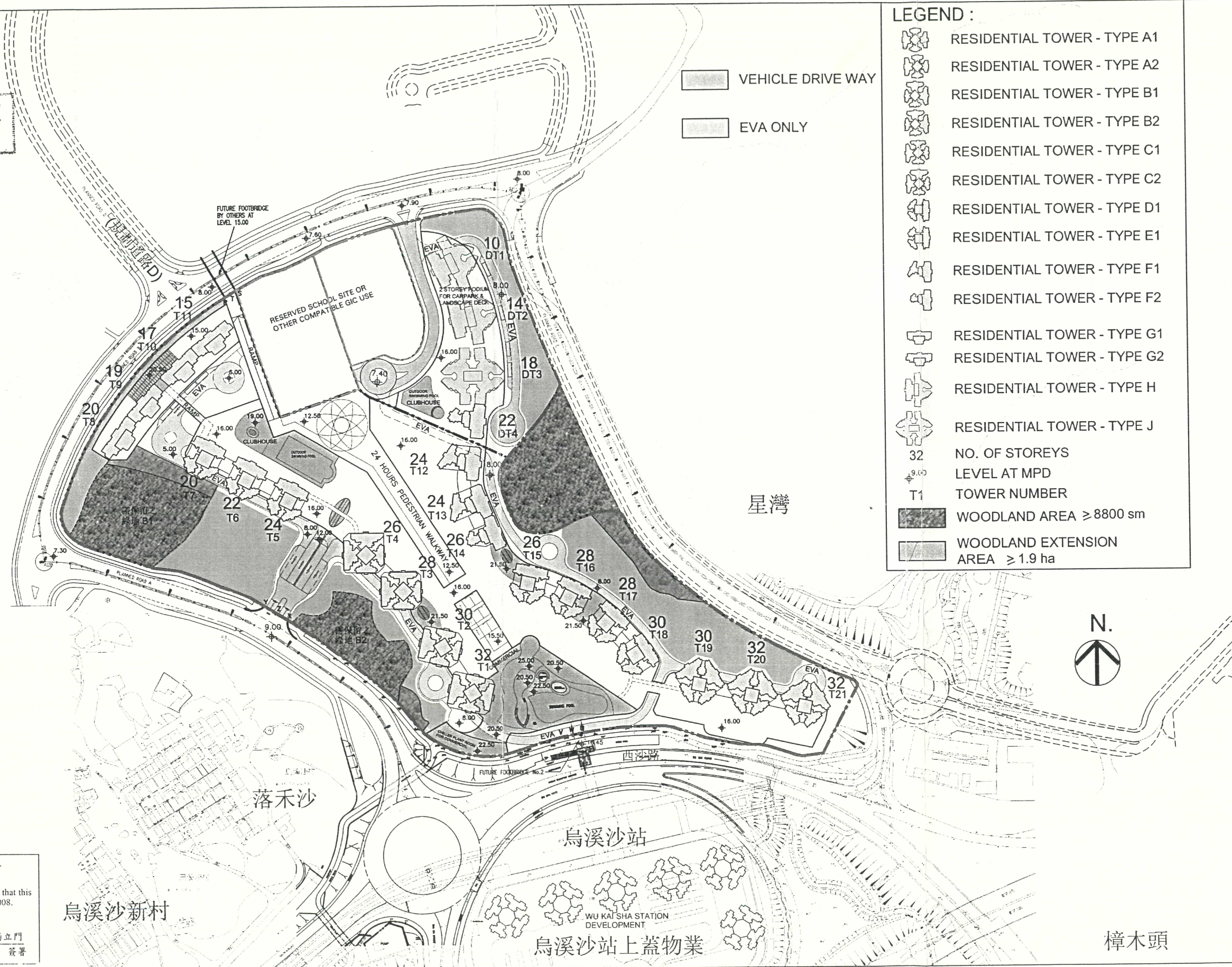
No. of Loading/Unloading Bays	33
Resident	25
Retail	8
No. of Lay-bys for Kindergarten	1 for taxi/private car and 5 for mini-bus/nanny
No. of Motor Cycle Parking Spaces	163
Resident	152
Retail	11
No. of Bicycle Parking Spaces	1,162
Residential	1,112
Retail	50

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

TPB/A/MOS/61-7

THE PLAN WILL BE SUBJECT TO CHANGE TO
MEET 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
二零零八年十月二十四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 24. 10. 2008.

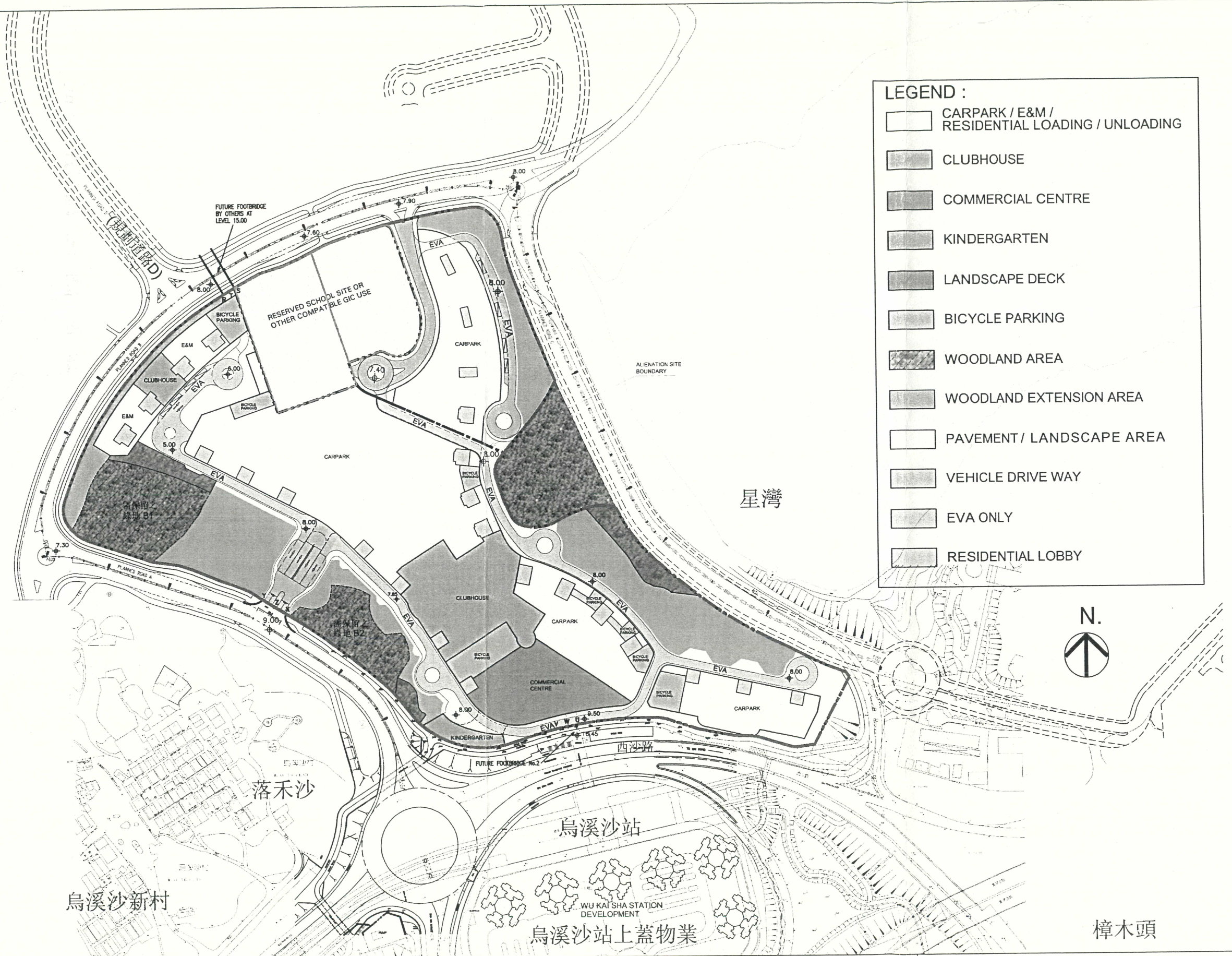
signed Mr. Raymond Young 楊立門
Chairman, Town Planning Board 城市規劃委員會主席 簽署

Harvest Development Ltd
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 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

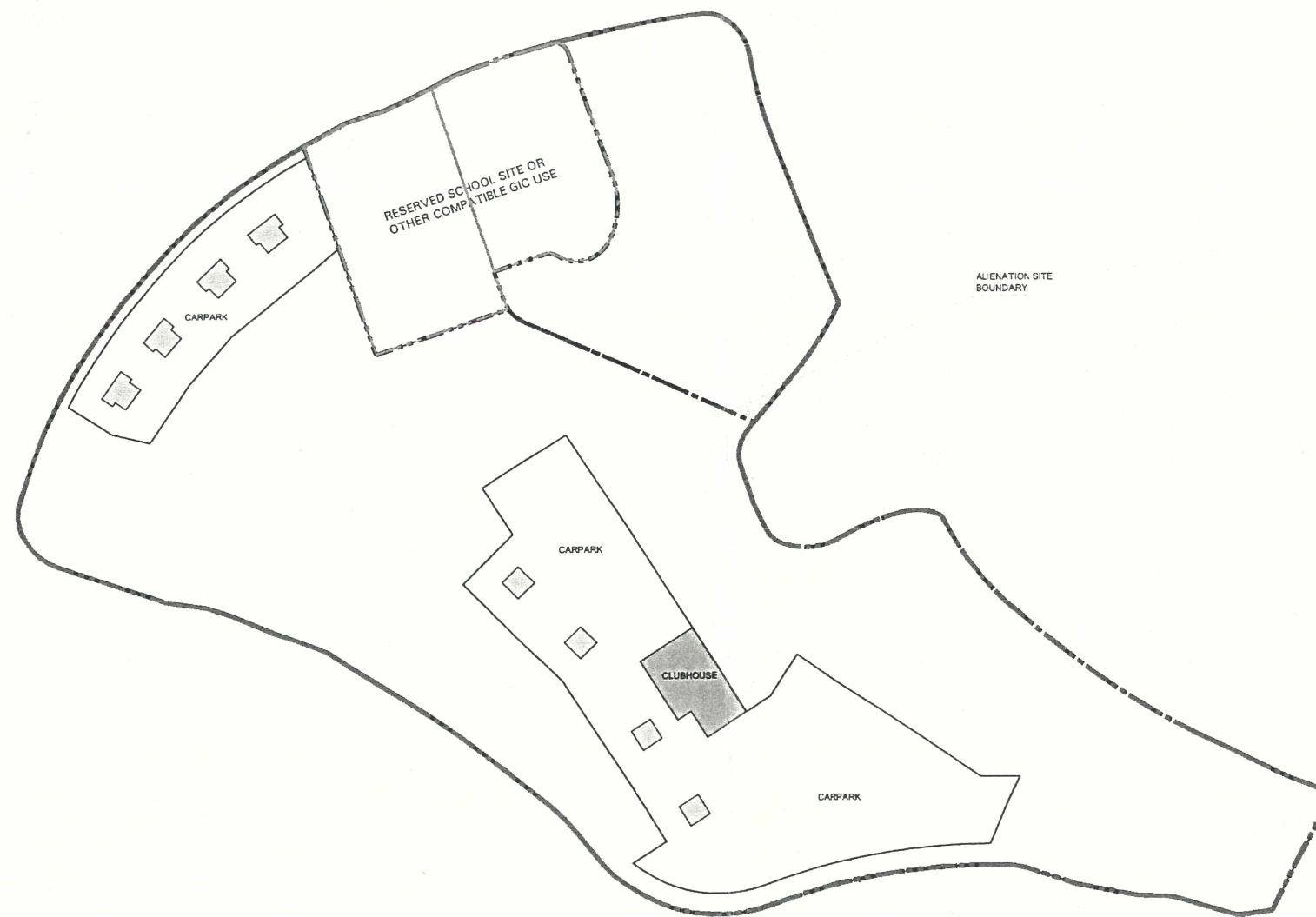


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


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 / RESIDENTIAL & COMMERCIAL LOADING / UNLOADING
-  CLUBHOUSE
-  RESIDENTIAL LOBBY

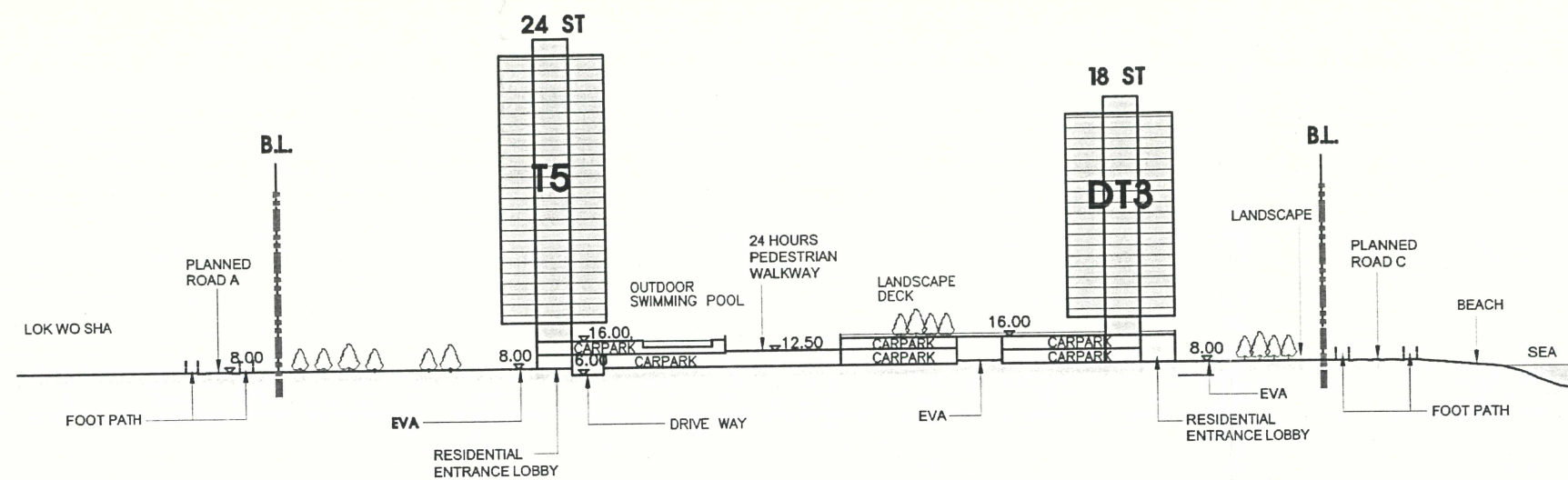


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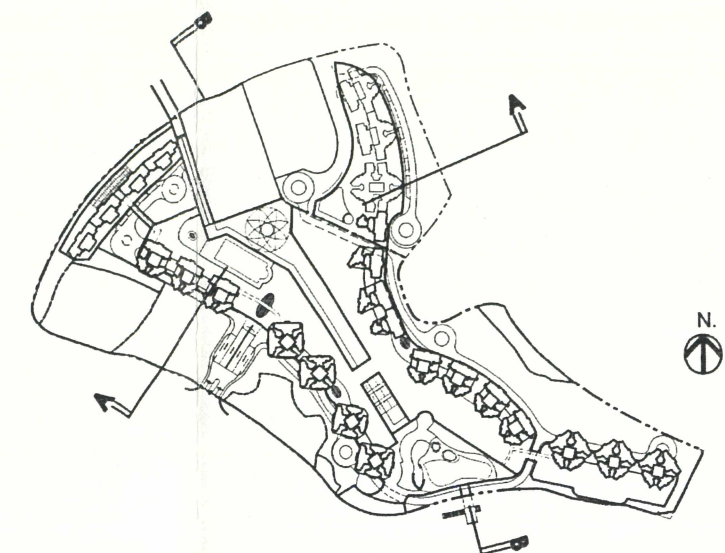
**PROPOSED RESIDENTIAL DEVELOPMENT AT
 VARIOUS LOTS IN DD206,
 LOK WO SHA, MA ON SHAN**

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

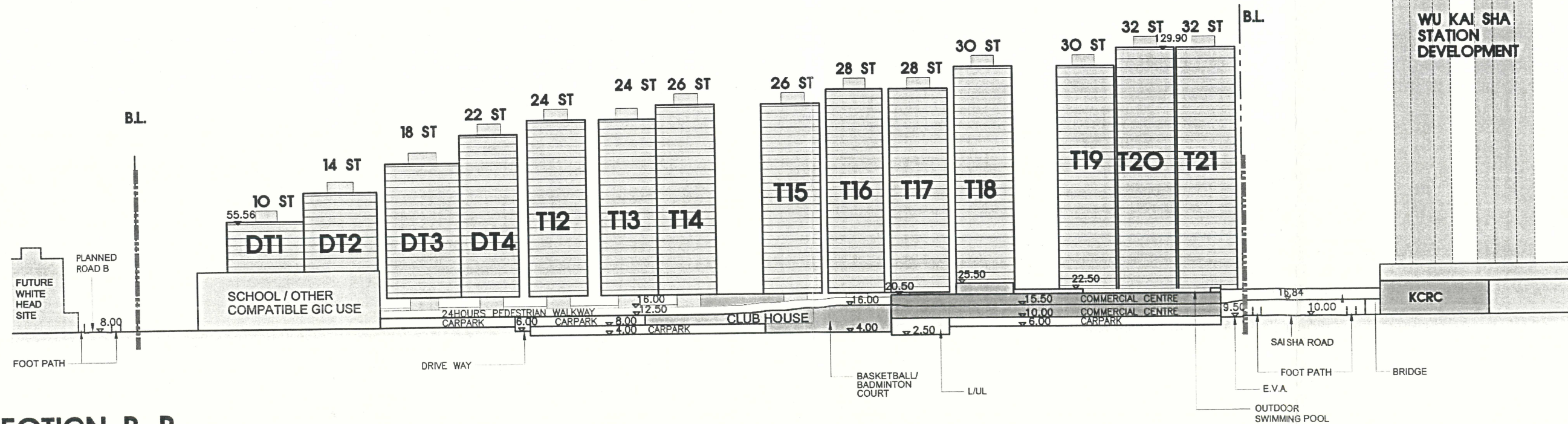
Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
 Kenneth To & Associates Ltd
 Maunsell Consultants Asia Ltd
 Maunsell Environmental Management Consultants Ltd
 ADI Ltd
 Archaeological Assessments Ltd



SECTION A-A



KEY PLAN



SECTION B-B

SCALE A3 = 1:2000

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 6
Cross Section Plan**

Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
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ADI Ltd
Archaeological Assessments Ltd

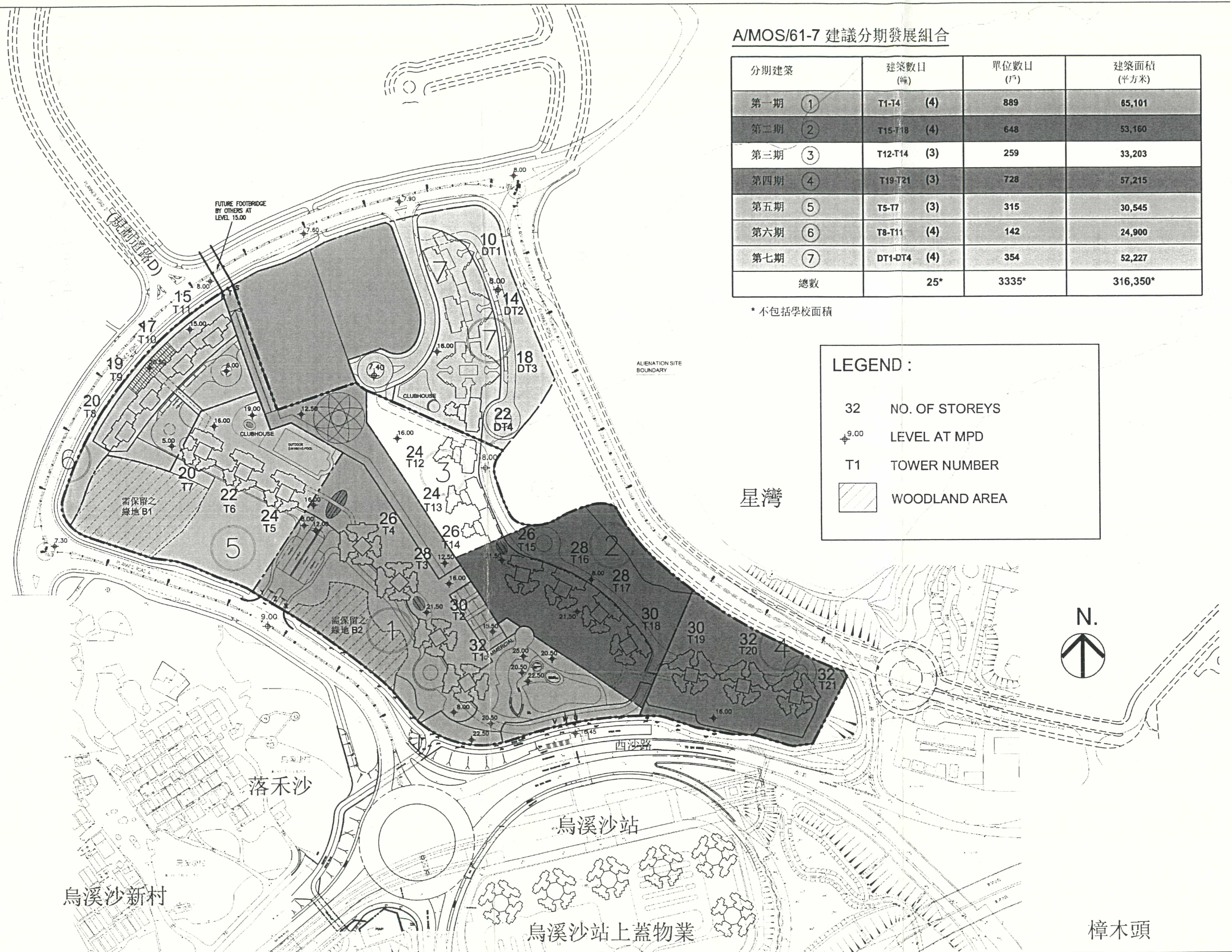
A/MOS/61-7 建議分期發展組合

分期建築	建築數目 (幢)	單位數目 (²)	建築面積 (平方米)
第一期 ①	T1-T4 (4)	889	65,101
第二期 ②	T15-T18 (4)	648	53,160
第三期 ③	T12-T14 (3)	259	33,203
第四期 ④	T19-T21 (3)	728	57,215
第五期 ⑤	T5-T7 (3)	315	30,545
第六期 ⑥	T8-T11 (4)	142	24,900
第七期 ⑦	DT1-DT4 (4)	354	52,227
總數	25*	3335*	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



Trees with high amenity value to be retained at the school site

EVA Turnaround

Landscape Woodland Buffer

Toddler's Play and Early Learning Area

Internal Roads lined with street tree planting

Children's Play Area

Preserved Woodland B1

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

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

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

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 Woodland 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

EVA Turnaround

Planned roads, foot path and cycle track alignment accommodate new street tree planting

Lok Wo Sha

Planned roads, footpath and cycle track alignment incorporating tree retention

Entrance Piazza

Covered Walkway

Commercial Plaza

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

Contemporary Formal Garden

0 20 40 80 120M

Landscape Woodland Buffer incorporating preserved trees

Continuous Woodland Buffer linked to Retained Woodland Area

Starfish Bay

Swimming Pool

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

Lawn

Plaza articulates pedestrian access route and provides visual link to landscape beyond

Swimming Pool

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

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Continuous Woodland Buffer linked to preserved woodland area

Landscaped Bridge linking two halves of residential podium

Woodland area contains Exercise Trail and Sculpture Garden

Green Roof on covered walkway and clubhouses on podium level.

Contemplation Garden

Internal Roads lined with street tree planting

EVA Turnaround

Nature Garden

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

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