List of Approval Conditions

Application No. A/MOS/61-12

Application Site	:	Various Lots in D.D. 206 and Adjoining Government Land, Area near Lok Wo Sha, Ma On Shan, New Territories
Subject of Application	:	Proposed Comprehensive Residential Development with Commercial and Government, Institution or Community Facilities in "Comprehensive Development Area (1)" Zone
Date of Approval	:	24.6.2010
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 Town Planning Board (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 (May 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;

(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 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 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

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	3,800
No. of Residential Blocks	25
Average Flat Size	83.25 m² (about)
No. of Storeys	10 storeys (over 2-storey non-domestic podium + basement) to 35 storeys** (with no podium nor basement)
Building Height	55.55 to 127.5 mPD
Design Population	11,476
Clubhouse	15,817.5 m² (about) (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	1,435 (including 8 spaces for disabled) 1,218 7 105

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	144
Resident	133
Retail	11
No. of Bicycle Parking Spaces	253
Residential	203
Retail	50

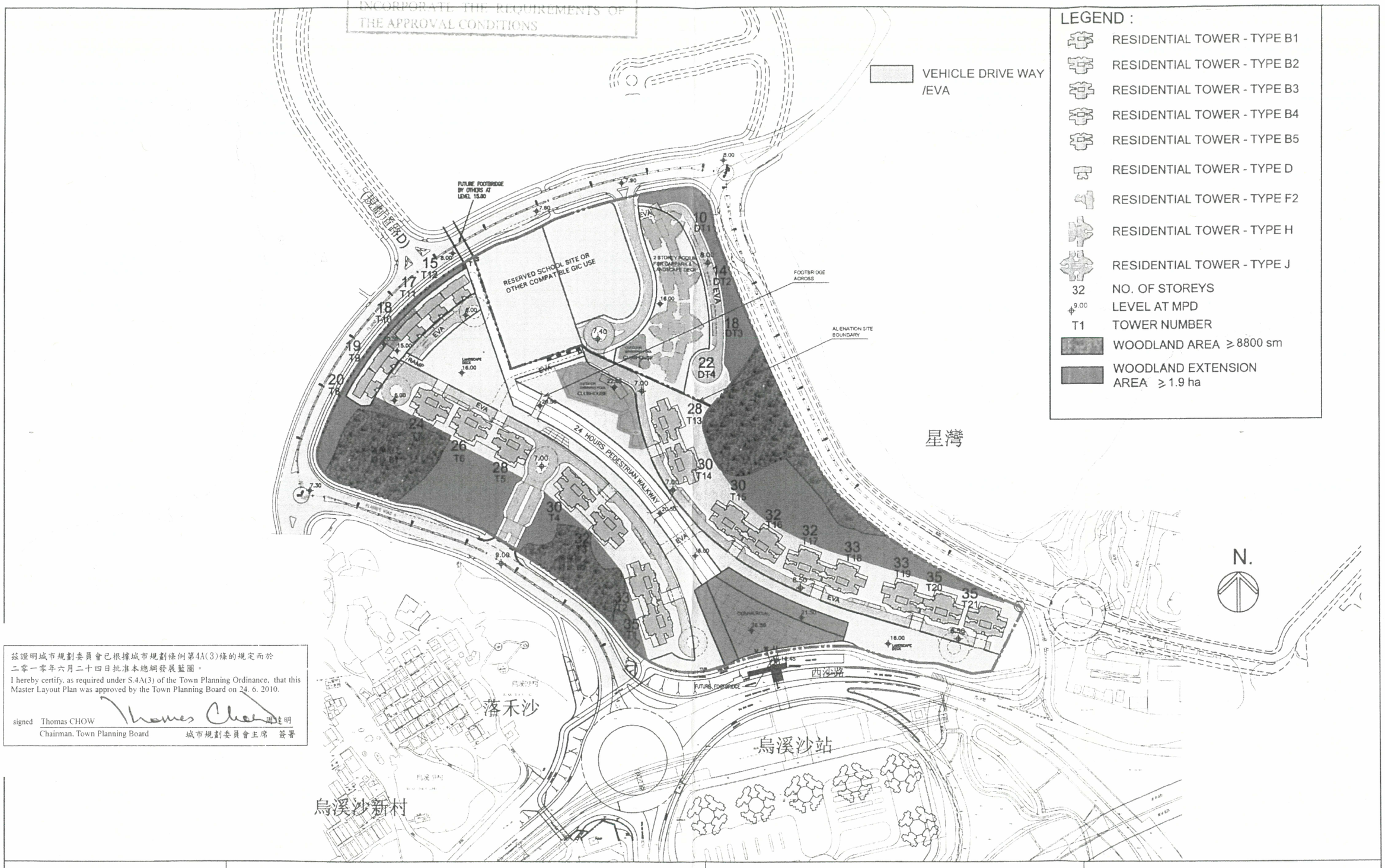
Not accountable for GFA calculation. Should the two school sites be eventually taken up by other GIC uses, there would be a reduction of 13,150 m^2 in site area for school use and a corresponding increase in site area for other GIC uses.

* Not accountable for GFA calculation

** Excluding 1 level of landscape deck above the first two levels of domestic unit at +16mPD

Application No. A/MOS/61-12

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)條的規定而於二零一零年六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. 6. 2010.

signed Thomas CHOW 周達明

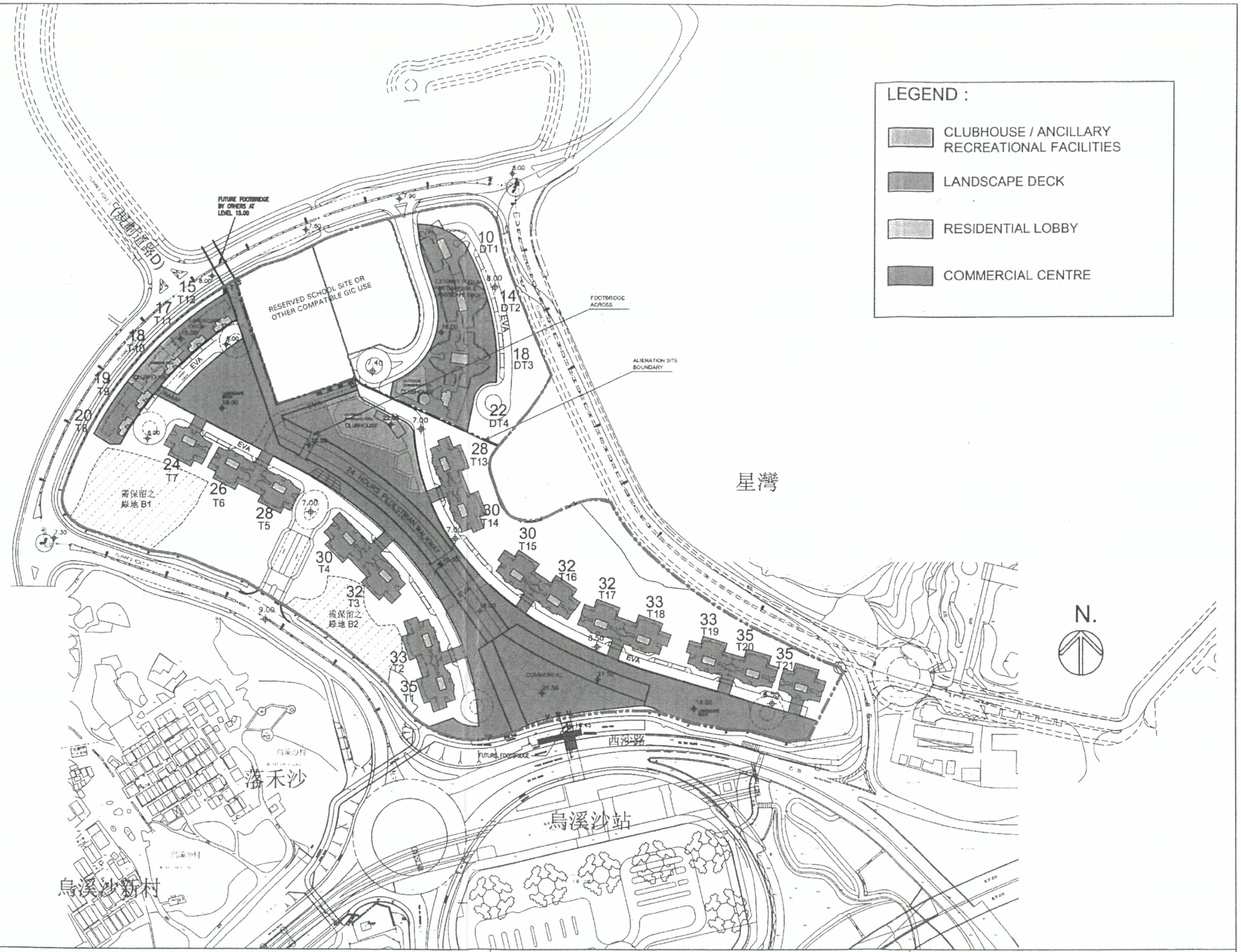
Chairman, Town Planning Board 城市規劃委員會主席 簽署

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

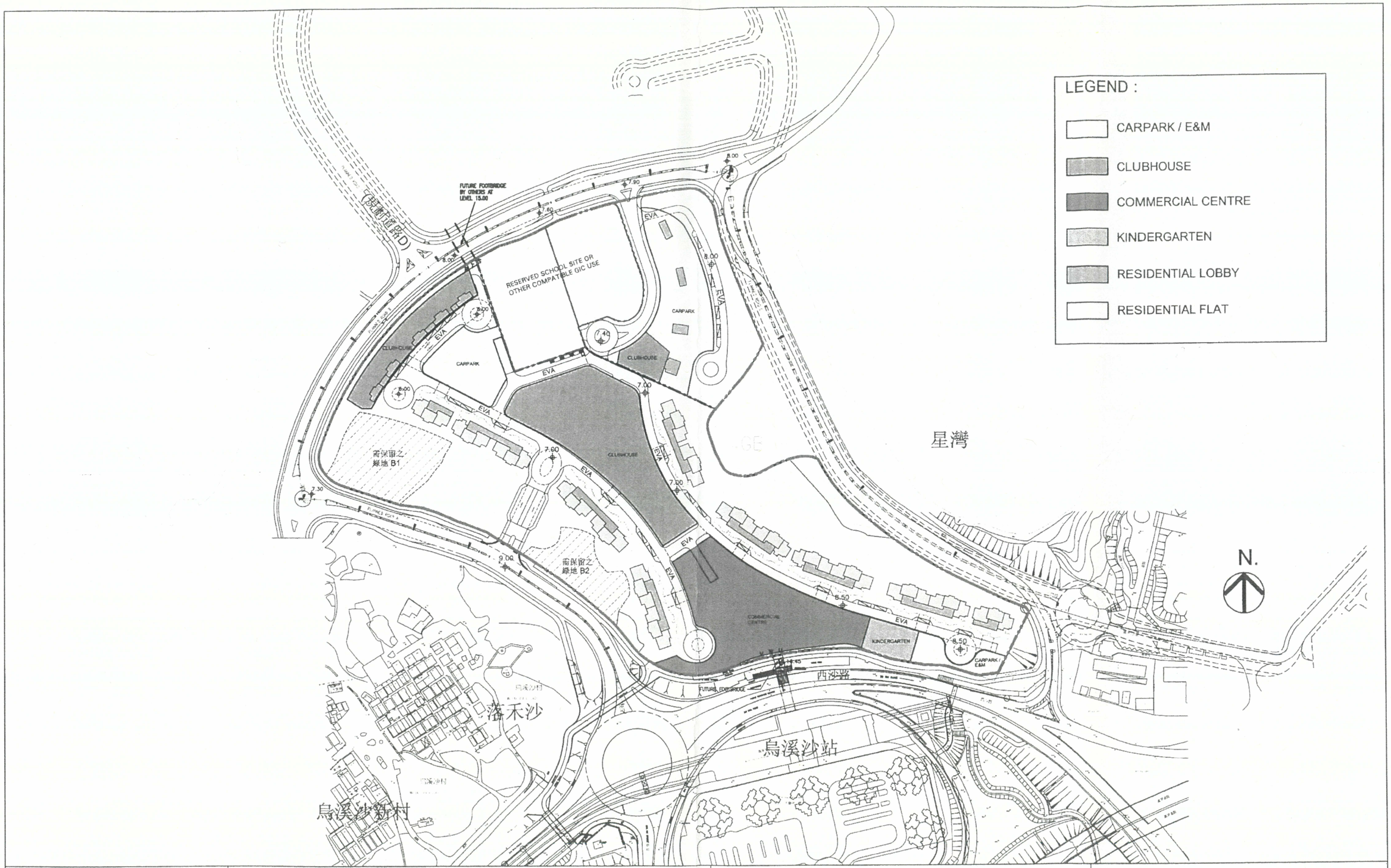
PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD206, LOK WO SHA, MA ON SHAN

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



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

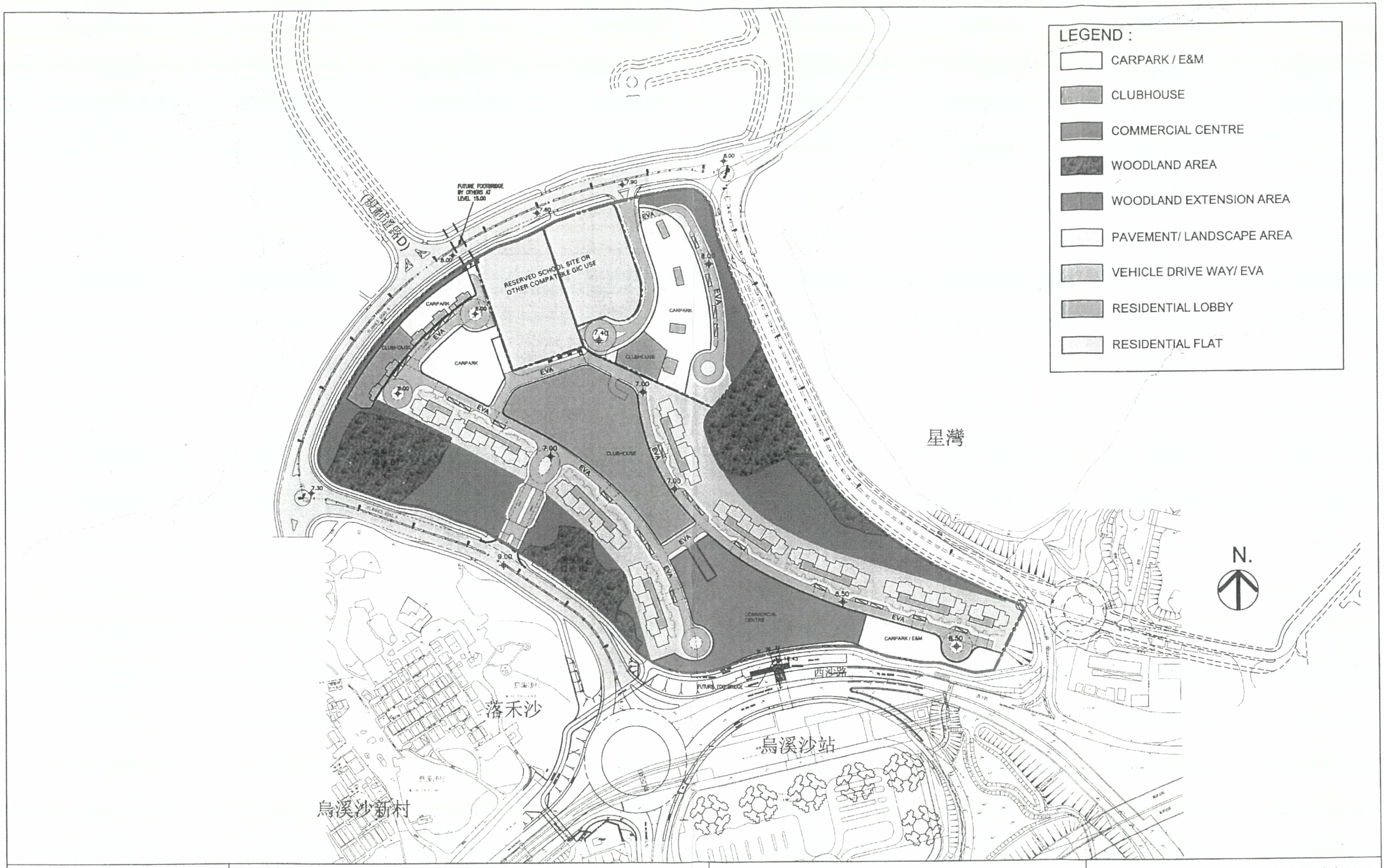


Harvest Development Ltd
Onfine Development Ltd
Regent Star Investment Ltd
Sunny Gold Investment Ltd
Joyful Gay Ltd

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



Harvest Development Ltd
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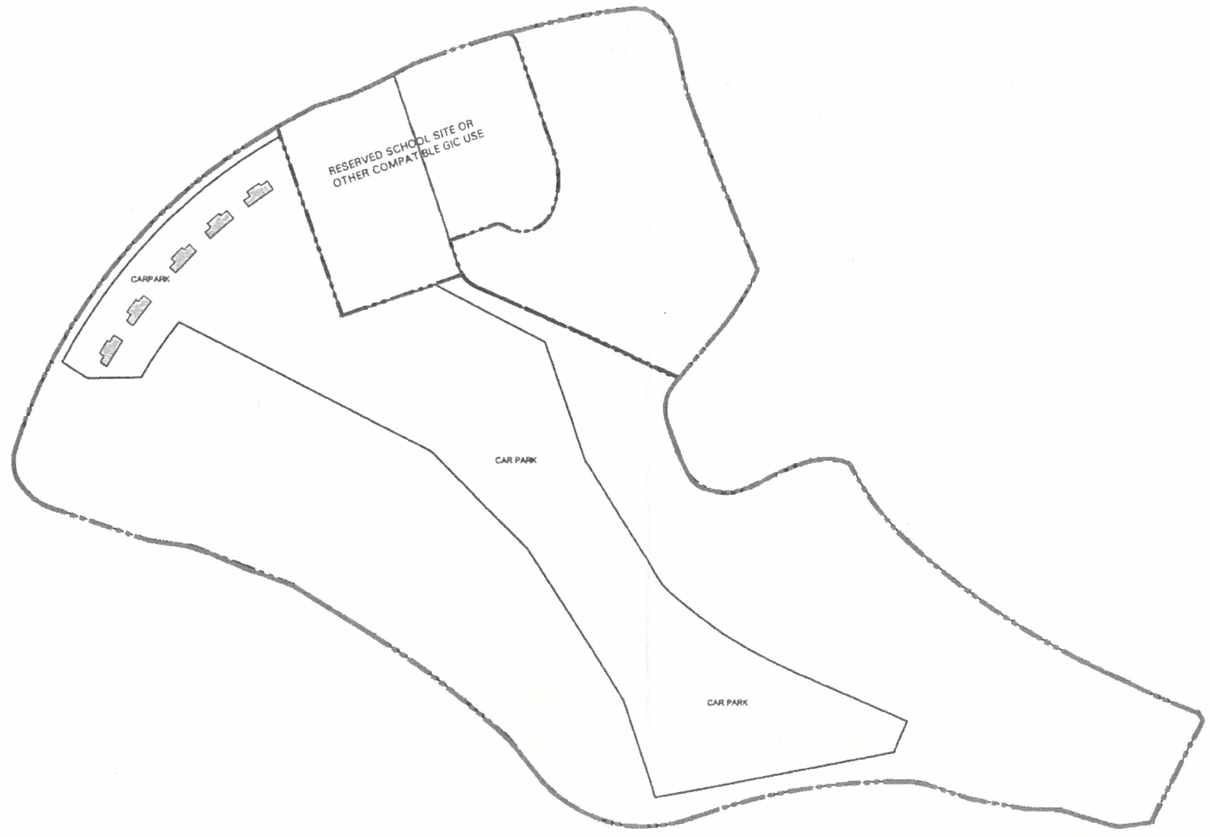
Sunny Gold Investment Ltd
Joyful Gay Ltd

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



LEGEND :

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

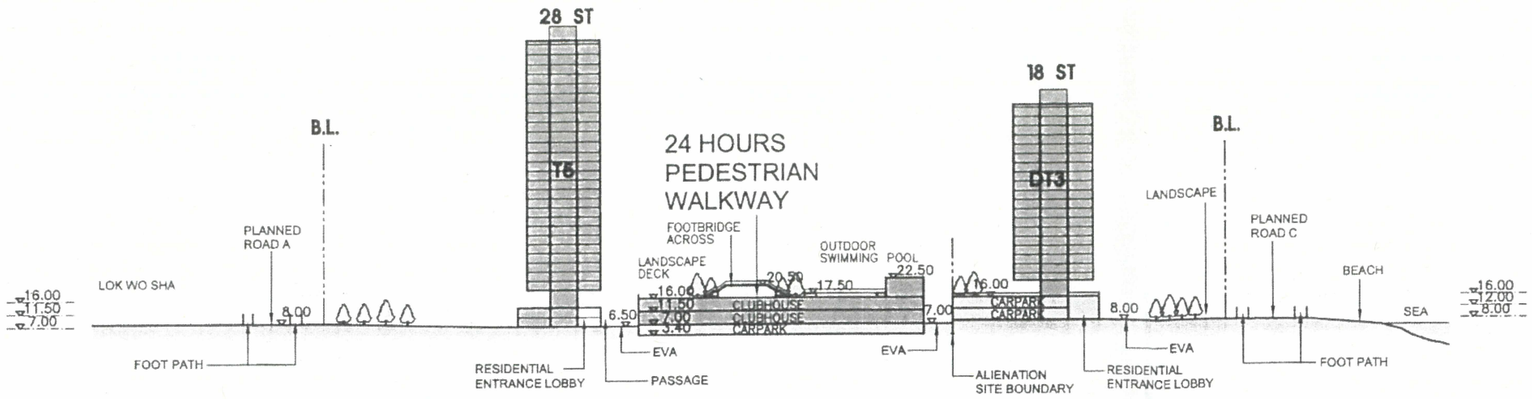
N.

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

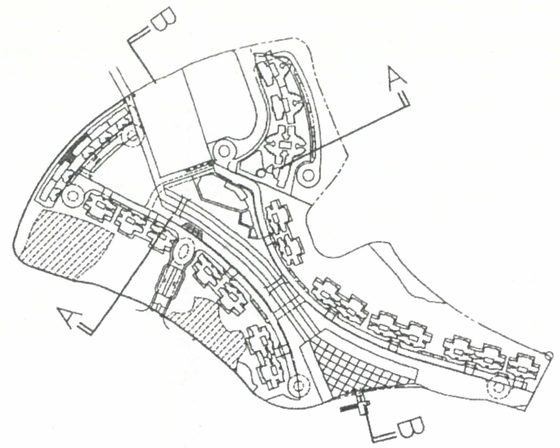
PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD206, LOK WO SHA, MA ON SHAN

Plan 3.4
Podium Plan (Basement Floor)

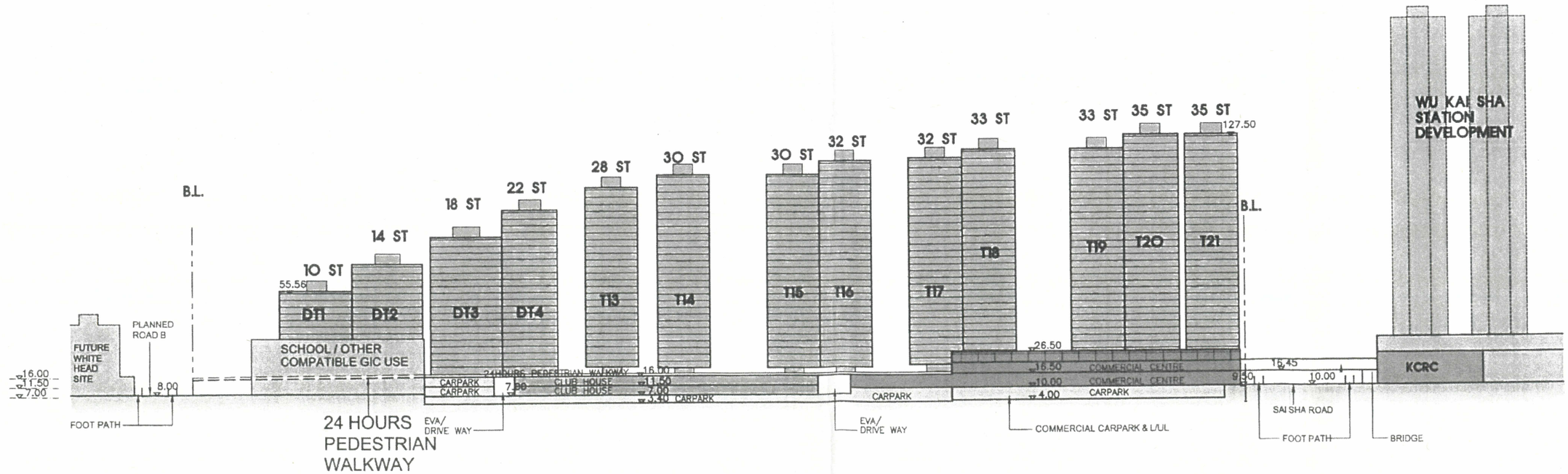
Dennis Lau & Ng Chun Man Architects & Engineering (HK) Ltd
Kenneth To & Associates Ltd
Maunsell Consultants Asia Ltd
Maunsell Environmental Management Consultants Ltd
ADI Ltd
Archaeological Assessments Ltd



SECTION A-A



KEY PLAN



SECTION B-B

SCALE A3 = 1:2000

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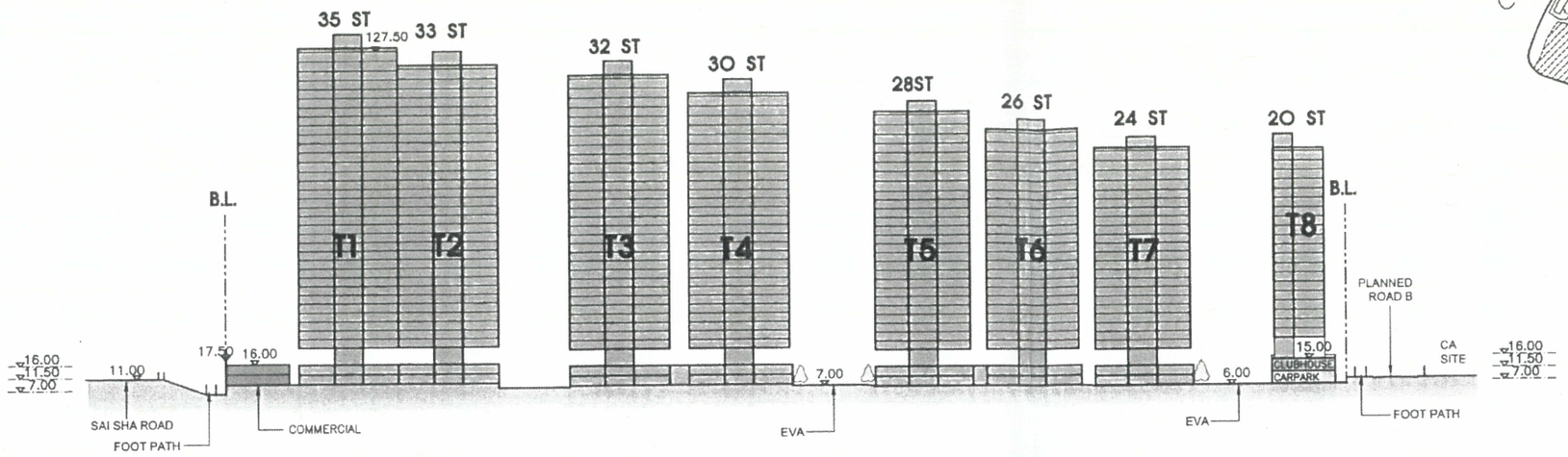
Regent Star Investment Ltd
Sunny Gold Investment Ltd
Joyful Gay Ltd

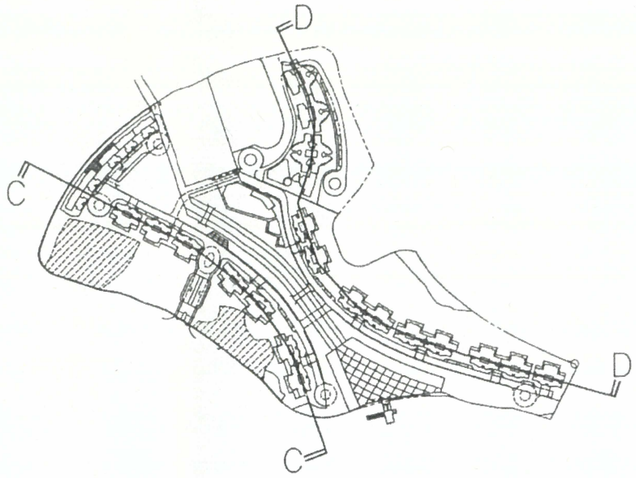
PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN DD206, LOK WO SHA, MA ON SHAN

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



SECTION C-C



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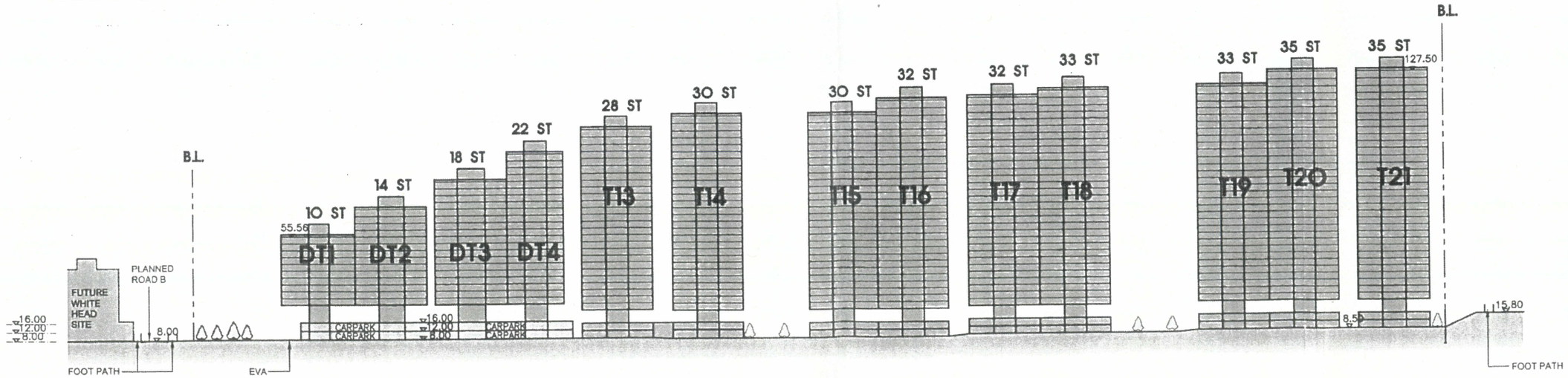


SECTION D-D

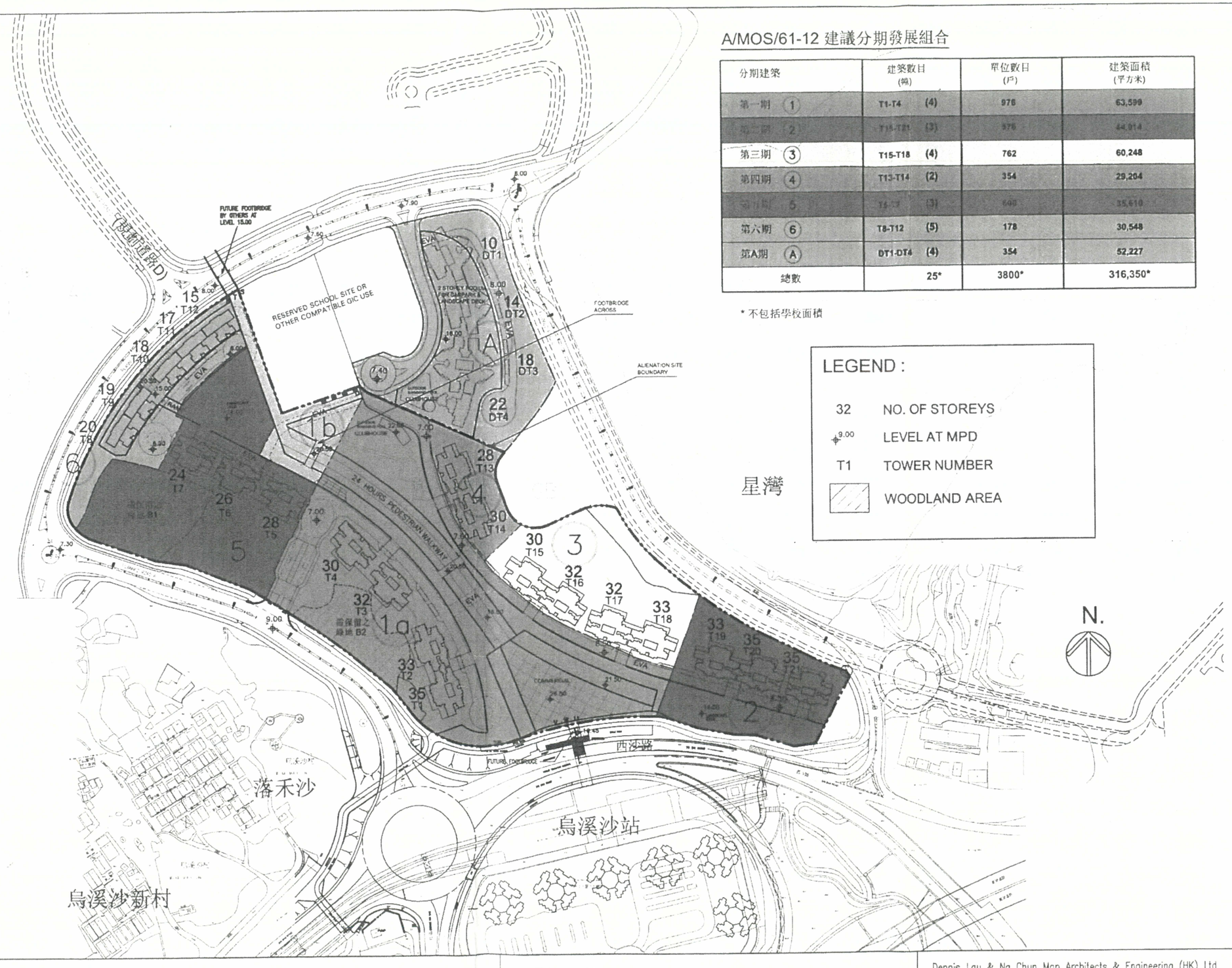
SCALE A3 = 1:2000

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 6.1** **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/61-12 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)	976	63,590
第二期	(2)	T19-T21 (3)	976	44,914
第三期	(3)	T15-T18 (4)	762	60,248
第四期	(4)	T13-T14 (2)	354	29,204
第五期	(5)	T9-T7 (3)	698	35,610
第六期	(6)	T8-T12 (5)	178	30,548
第A期	(A)	DT1-DT4 (4)	354	52,227
總數		25*	3800*	316,350*

* 不包括學校面積



LEGEND :

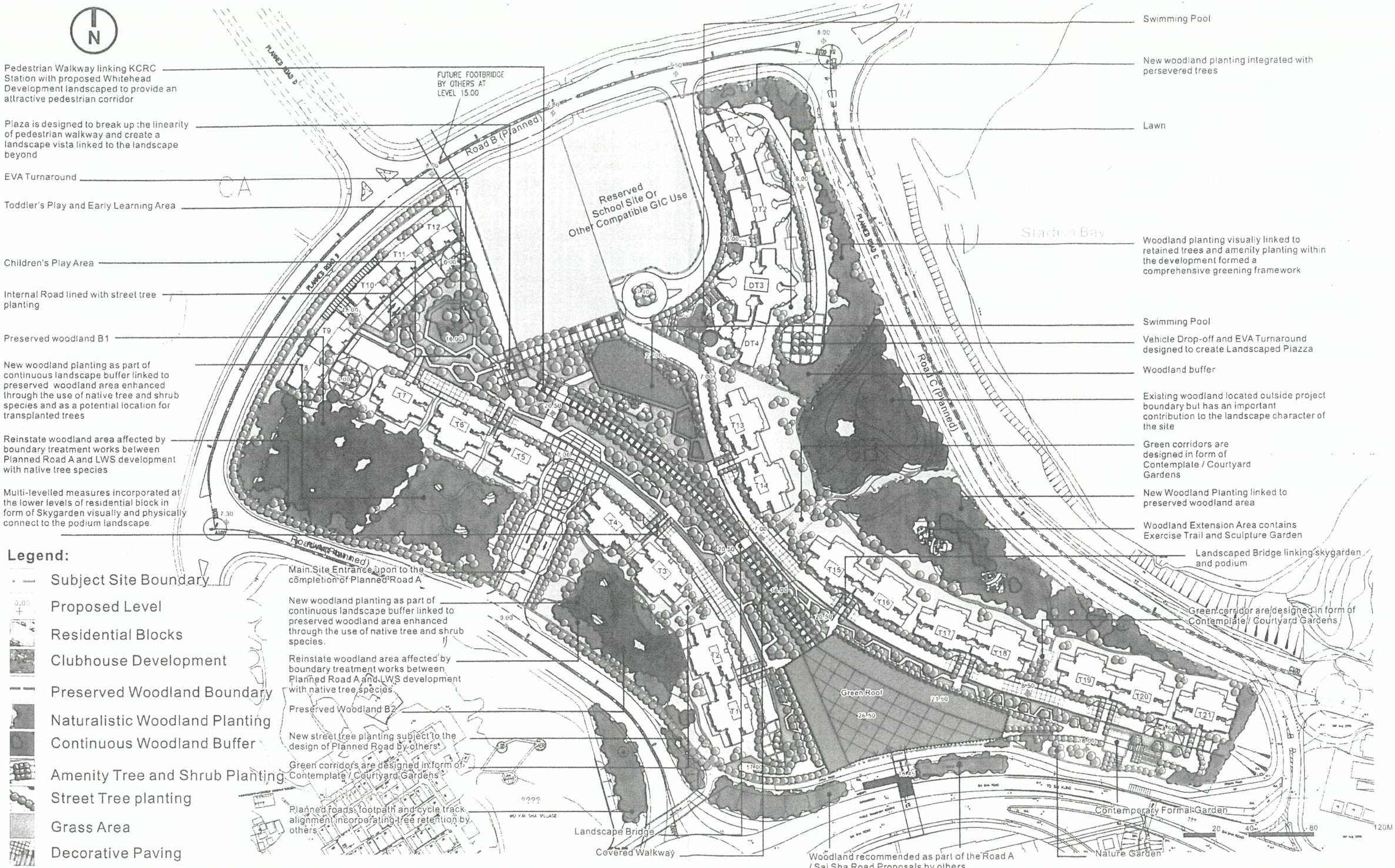
- 32 NO. OF STOREYS
- 9.00 LEVEL AT MPD
- T1 TOWER NUMBER
- WOODLAND AREA

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
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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