

## List of Approval Conditions

### Application No. A/MOS/61-1

- Application Site : Various Lots in DD 206 and Adjoining Government Land, Area near Lok Wo Sha, Ma On Shan
- Subject of Application : Application for Amendments to Permission – Comprehensive Residential Development with Commercial and Government, Institution or Community Facilities
- Date of Approval : 28.4.2006
- 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 submission of a revised noise impact assessment and implementation of the noise mitigation measures identified therein 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;






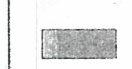
- (j) the provision of a kindergarten and sites for a primary school and a secondary school to the satisfaction of the Secretary for Education and Manpower or of the TPB;
- (k) the submission of a revised cultural heritage impact assessment, including an archaeological survey and a historical survey, 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.



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.



LEGEND :

-  RESIDENTIAL TOWER - TYPE A
-  RESIDENTIAL TOWER - TYPE B1
-  RESIDENTIAL TOWER - TYPE C1
-  RESIDENTIAL TOWER - TYPE D
-  RESIDENTIAL TOWER - TYPE E
- 32 NO. OF STOREYS
- 9.00 LEVEL AT MPD
- T1 TOWER NUMBER
-  WOODLAND EXTENSION AREA
- T23 TO BE TYPE C2

INCORPORATE THE REQUIREMENTS OF  
THE APPROVAL CONDITIONS

POSSIBLE AT-GRADE CYCLE TRACK  
CROSSING BY OTHERS

POSSIBLE RAMP  
LINK TO POSSIBLE  
BRIDGE BY OTHERS  
AT LEVEL 16.00

RESERVED PRIMARY  
SCHOOL SITE  
(Site Area : 6,200 SQM)

RESERVED SECONDARY  
SCHOOL SITE  
(Site Area : 9,940 SQM)

2 STOREY PODIUM  
FOR CARPARK &  
LANDSCAPE DECK

CLUB HOUSE

WOODLAND b1  
WOODLAND BOUNDARY  
STATED ON OZP

WOODLAND  
BOUNDARY  
STATED  
ON OZP

WOODLAND  
b2

COMMERCIAL  
CENTRE

STARFISH BAY  
(TAI PO HOI)

LOK WO SHA

WU KAI SHA

WU KAI SHA KCRC STATION

WU KAI SHA STATION  
DEVELOPMENT

SCALE 1:3000

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  
二零零六年四月二十八日批准本總綱發展藍圖。  
I hereby certify, as required under 54A(3) of the Town Planning Ordinance, that this  
Master Layout Plan was approved by the Town Planning Board on 28.4.2006.

signed Mrs. Rita LAU 劉吳惠蘭  
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 Amendments to the Approved Planning  
Application (A/MOS/61) For  
Residential Development at  
Various Lots in D.D.206  
Lok Wo Sha, Ma On Shan.

## Master Layout Plan

SITE.jpg (3071 x 2205 x 24)

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

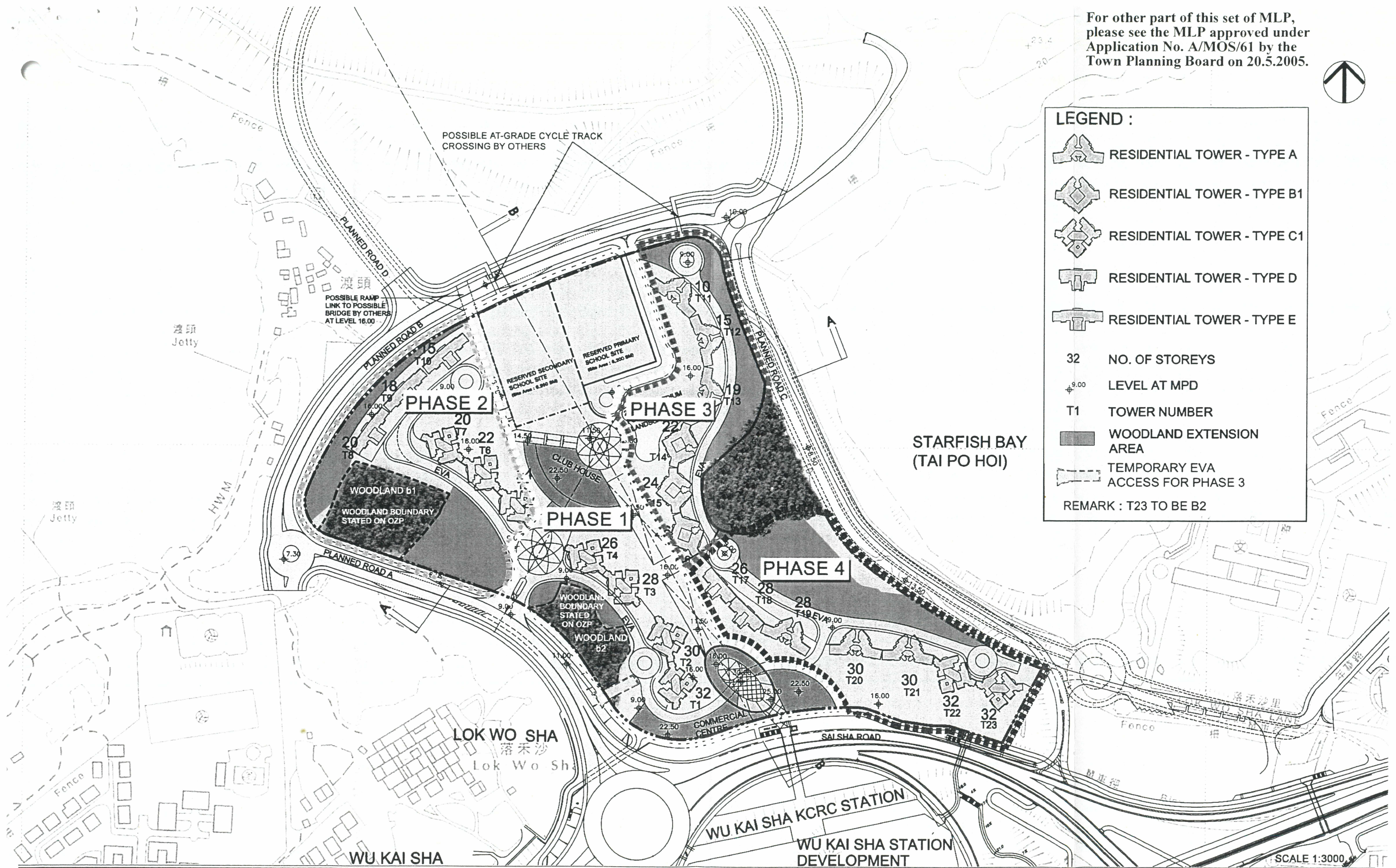




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- WOODLAND EXTENSION AREA
- TEMPORARY EVA ACCESS FOR PHASE 3

REMARK : T23 TO BE B2



Harvest Development Ltd  
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Regent Star Investment Ltd  
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## Phasing Plan

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

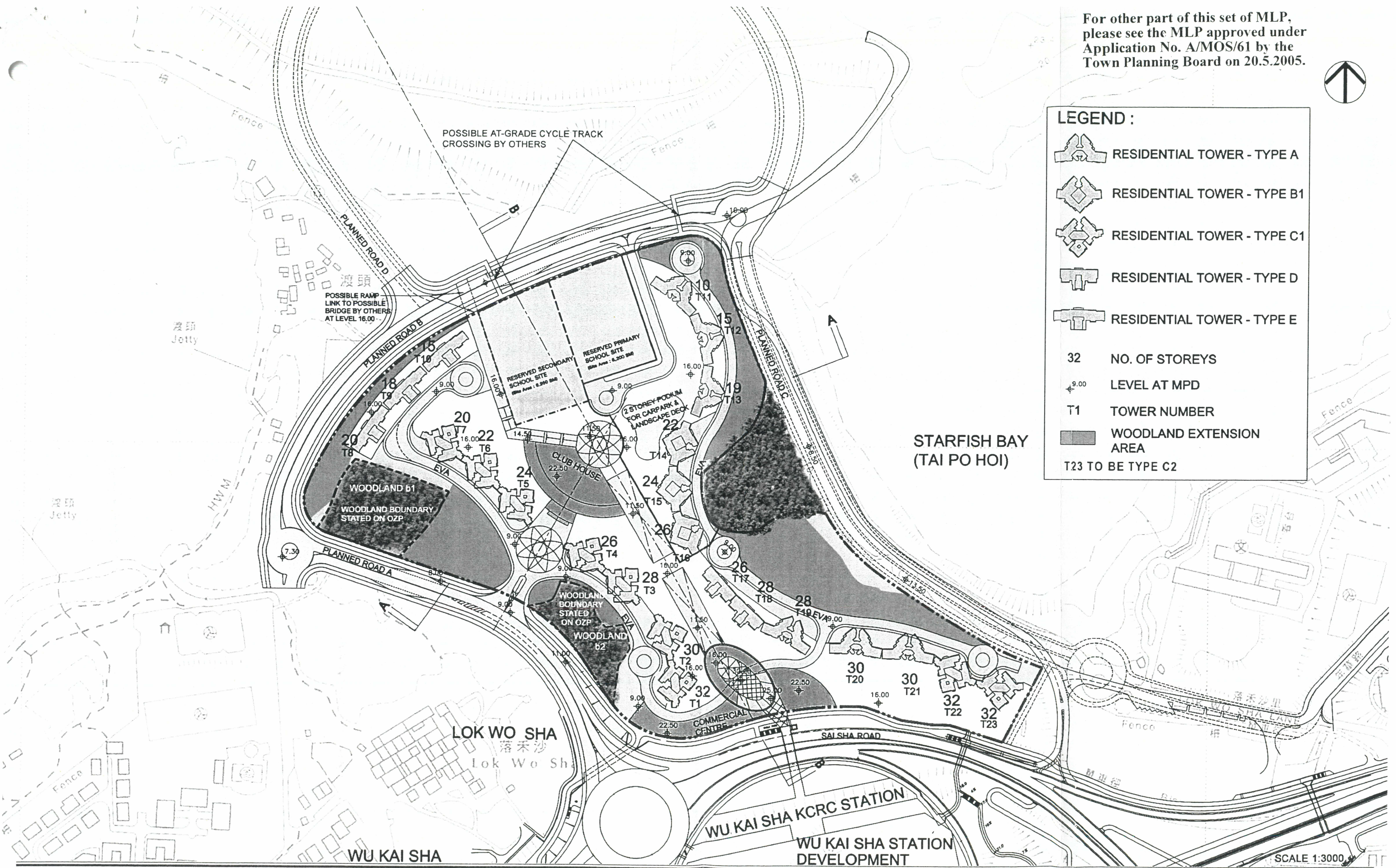


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## Podium Plan

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



## Development Schedule

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>
- Primary school site*	- 6,200 m <sup>2</sup>
- Secondary school site*	- 6,950 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	1,667 (including 11 spaces for disabled)
Resident	1,437
Disabled (Residential)	10
Visitor	115
Retail	104 + 1 space for disabled
Kindergarten	0
No. of Loading/Unloading Bays	31
Resident	23
Retail	8
No. of Motor Cycle Parking Spaces	185
Resident	174
Retail	11
No. of Bicycle Parking Spaces	1,088
Residential	1,054
Retail	34

\* Not accountable for GFA calculation

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