

Figure 7A Overall Schematic MLP of the Application Site (With PSH Development)

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一四年八月八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 8. 8. 2014.

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

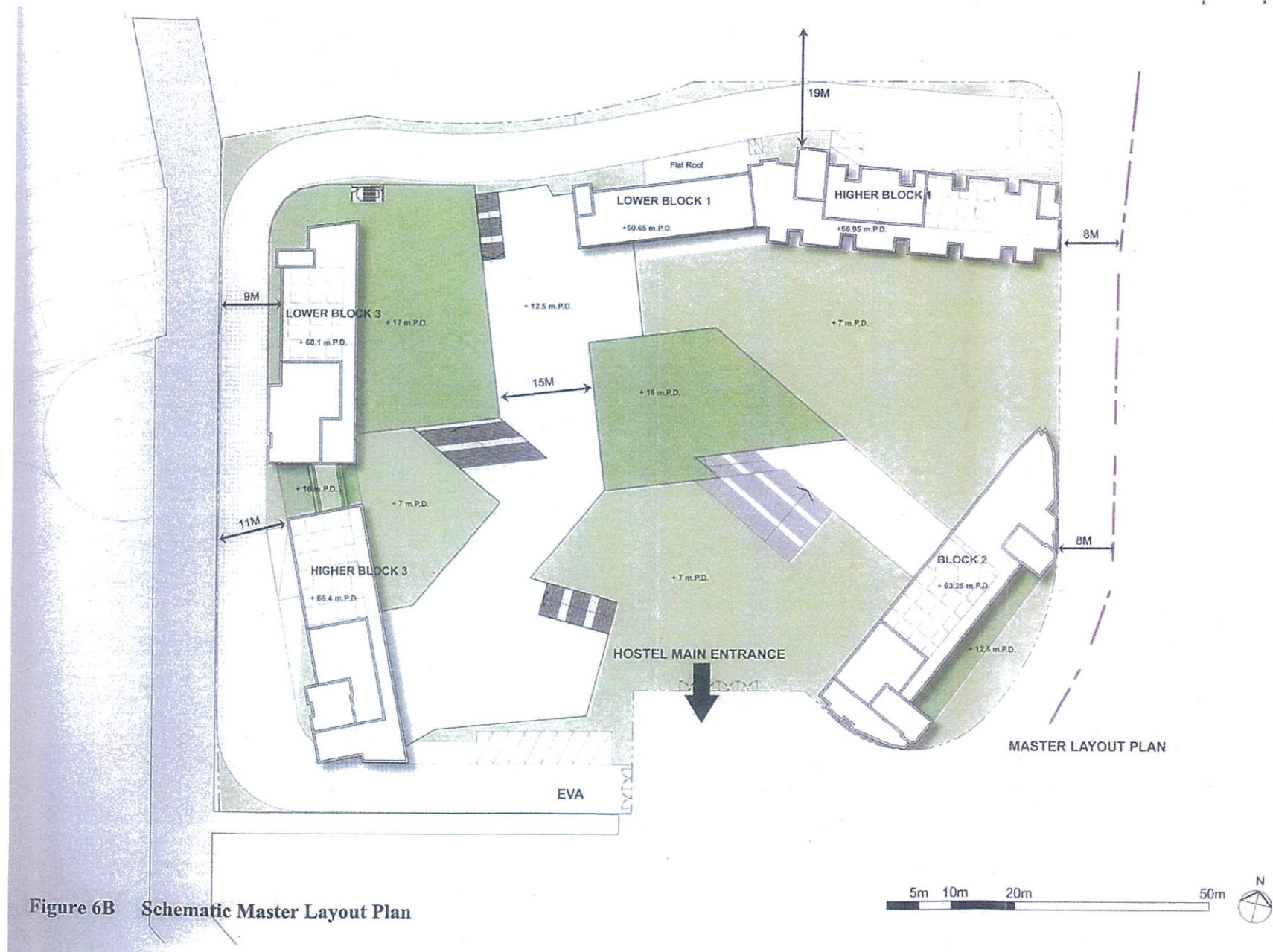
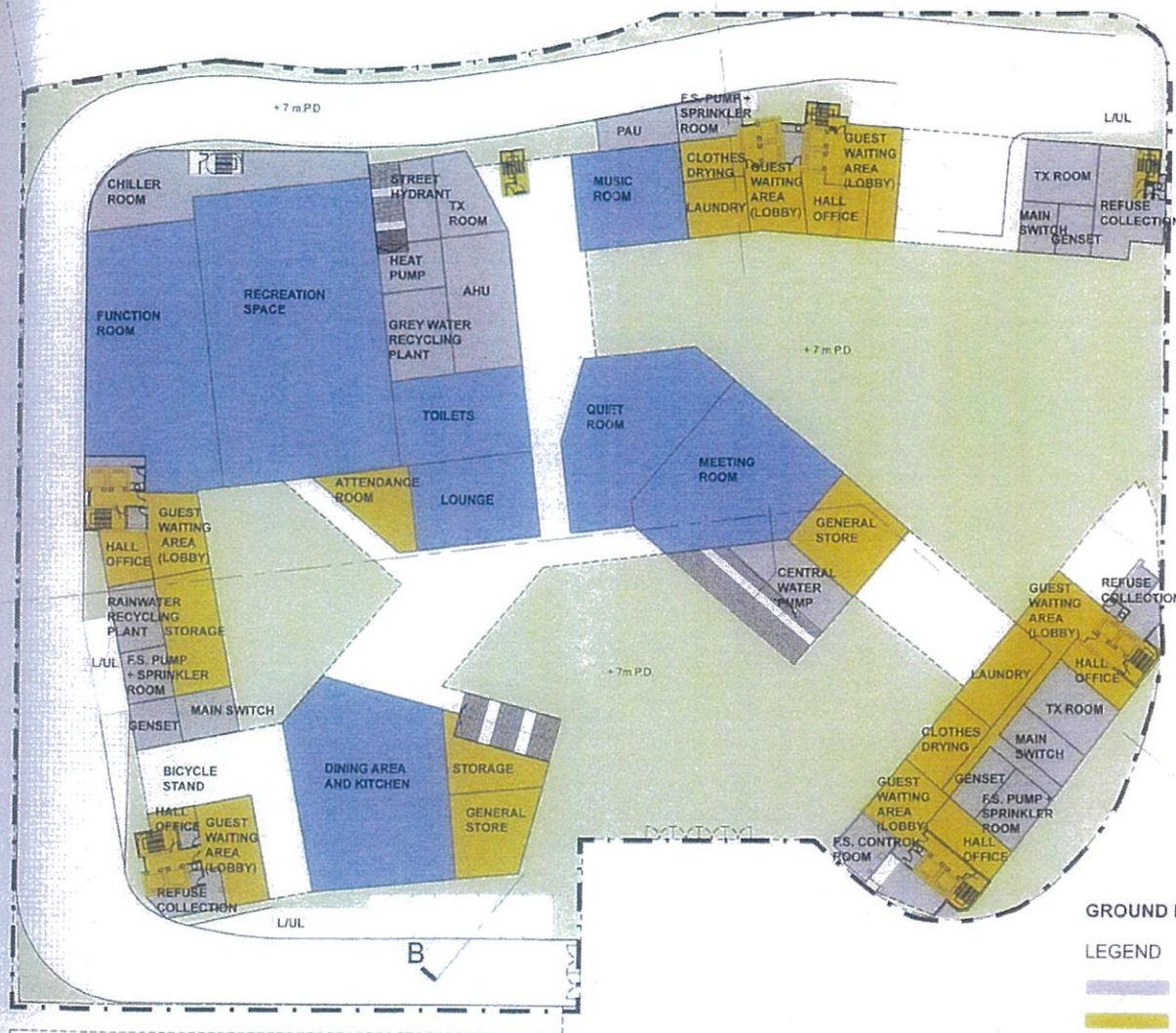


Figure 6B Schematic Master Layout Plan

A

B



GROUND FLOOR PLAN

LEGEND

- E&M
- DOMESTIC AREA
- SUPPORTING FACILITIES

5m 10m 20m 50m



Figure 11B Schematic Layout Plan G/F (+7mPD)

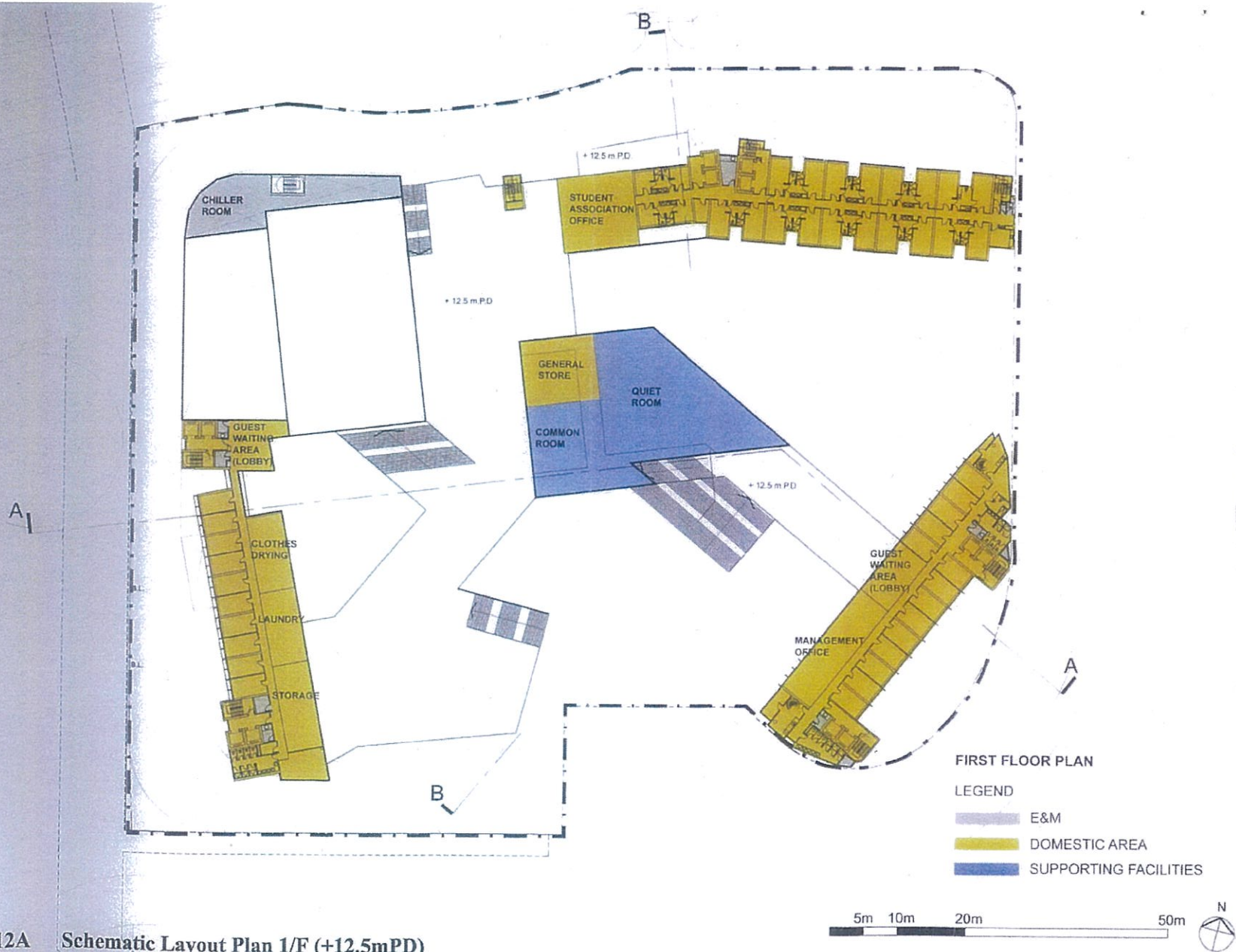
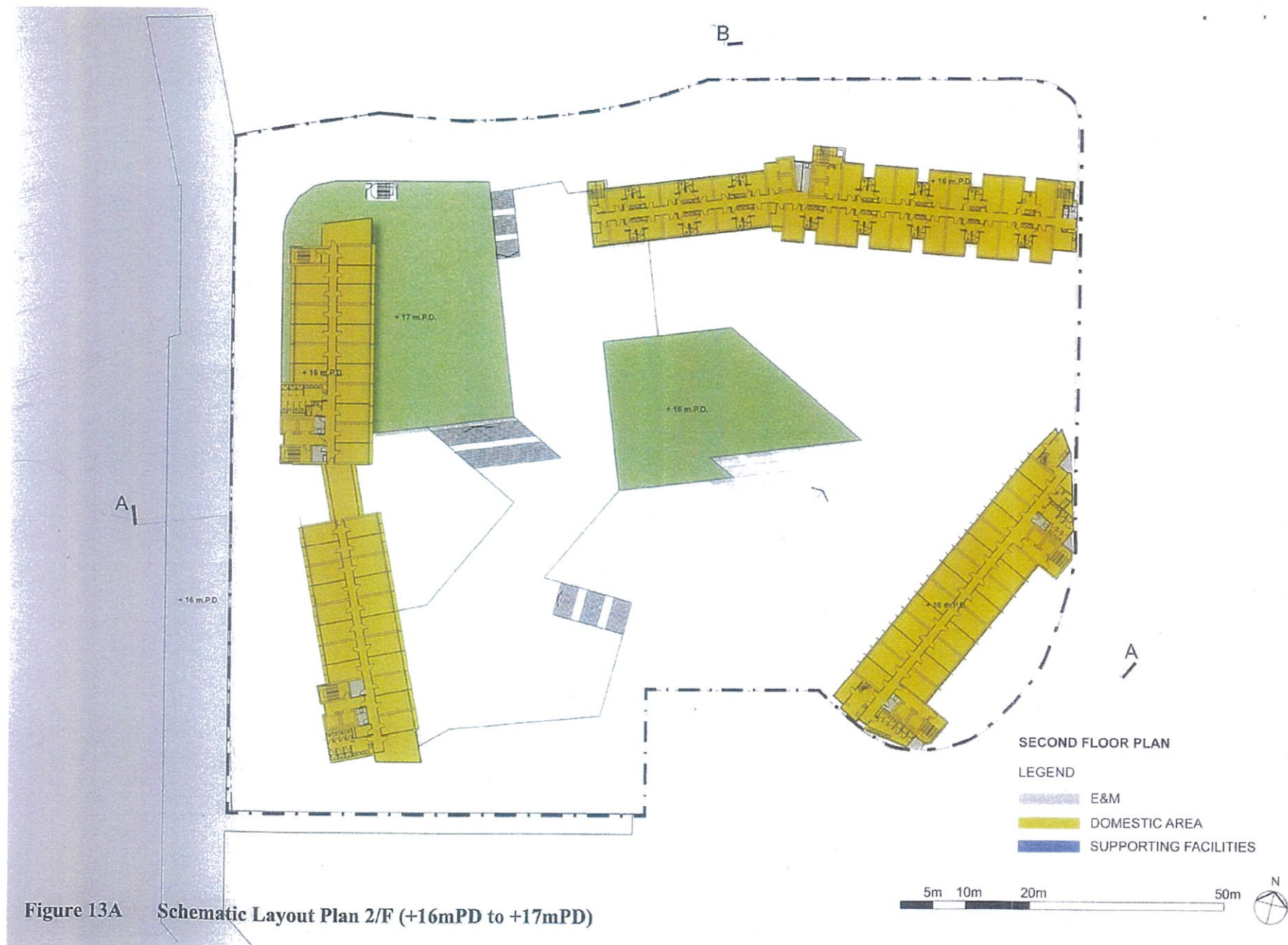
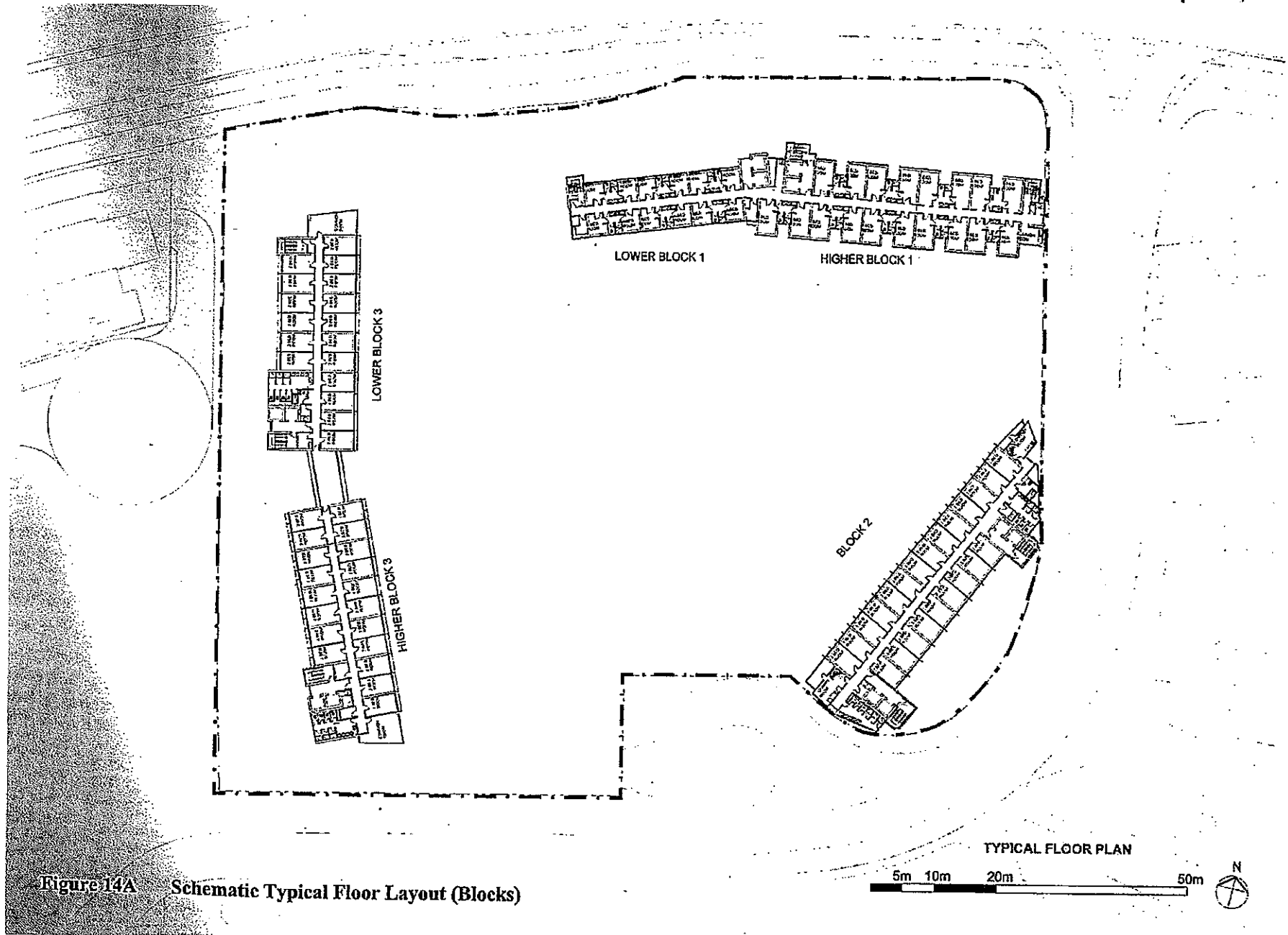
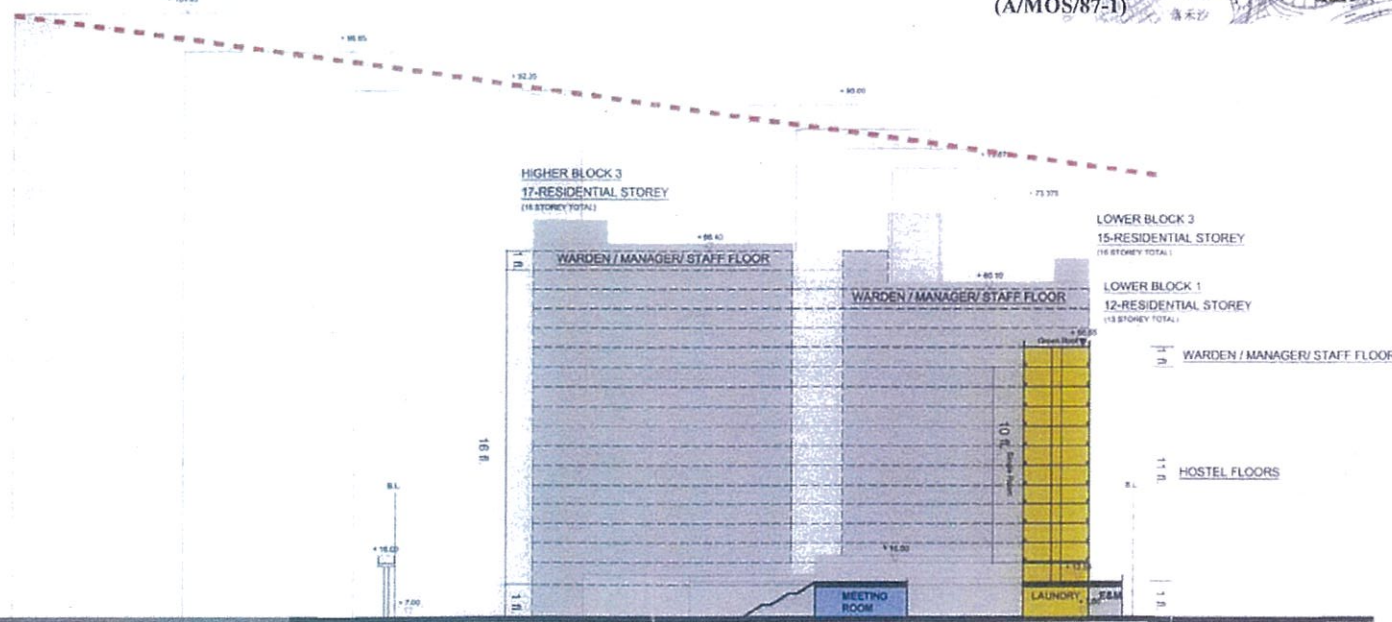


Figure 12A Schematic Layout Plan 1/F (+12.5mPD)





26F mPD 91.60
 25F mPD 88.45
 24F mPD 85.30
 23F mPD 82.15
 22F mPD 79.00
 21F mPD 75.85
 20F mPD 72.70
 19F mPD 69.55
 18F mPD 66.40
 17F mPD 63.25
 16F mPD 60.10
 15F mPD 56.95
 14F mPD 53.80
 13F mPD 50.65
 12F mPD 47.50
 11F mPD 44.35
 10F mPD 41.20
 9F mPD 38.05
 8F mPD 34.90
 7F mPD 31.75
 6F mPD 28.60
 5F mPD 25.45
 4F mPD 22.30
 3F mPD 19.15
 2F mPD 16.00
 1F mPD 12.50
 GF mPD 7.00



SCHEMATIC SECTION BB

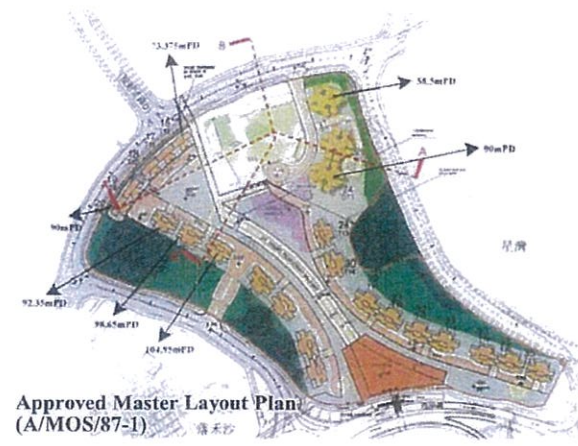
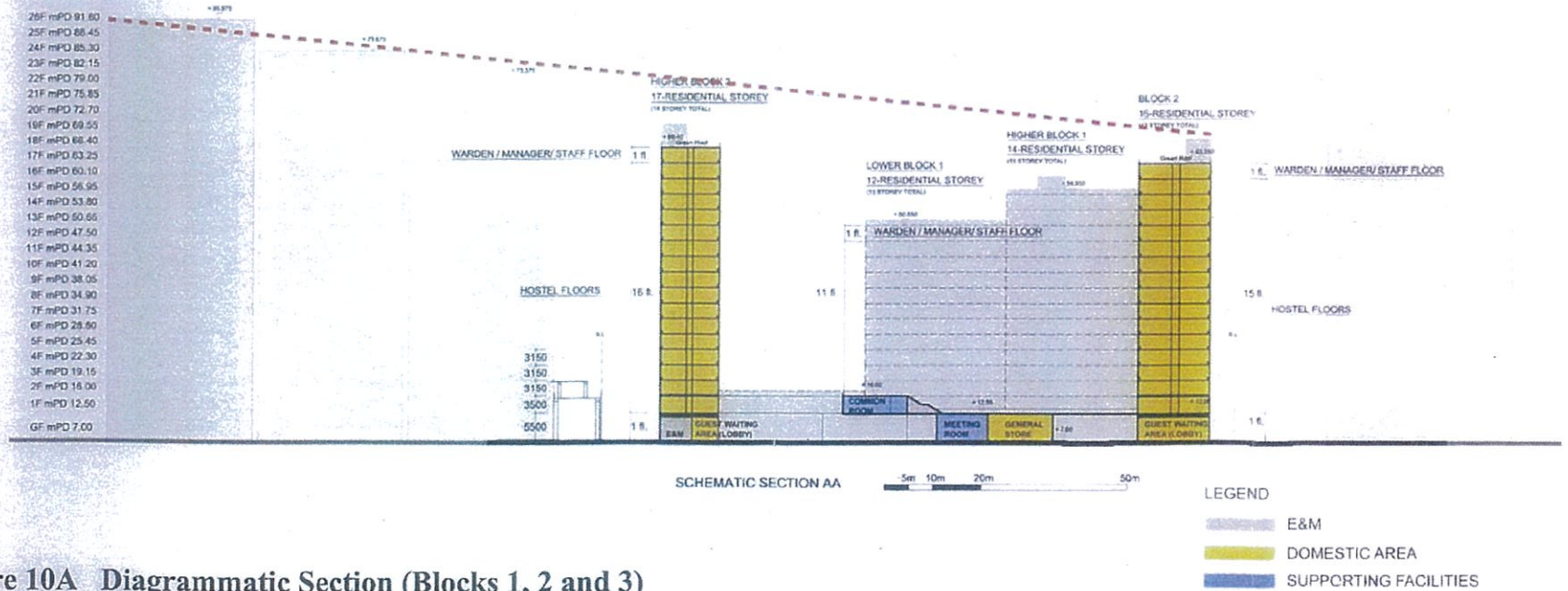
LEGEND

- E&M
- DOMESTIC AREA
- SUPPORTING FACILITIES

Figure 8A Diagrammatic Section (Block 3 and Block 1)
(Stepped-Height Building Profile Retained)

Approved Master Layout Plan
(A/MOS/87-1)





**Figure 10A Diagrammatic Section (Blocks 1, 2 and 3)
(Stepped-Height Building Profile Retained)**

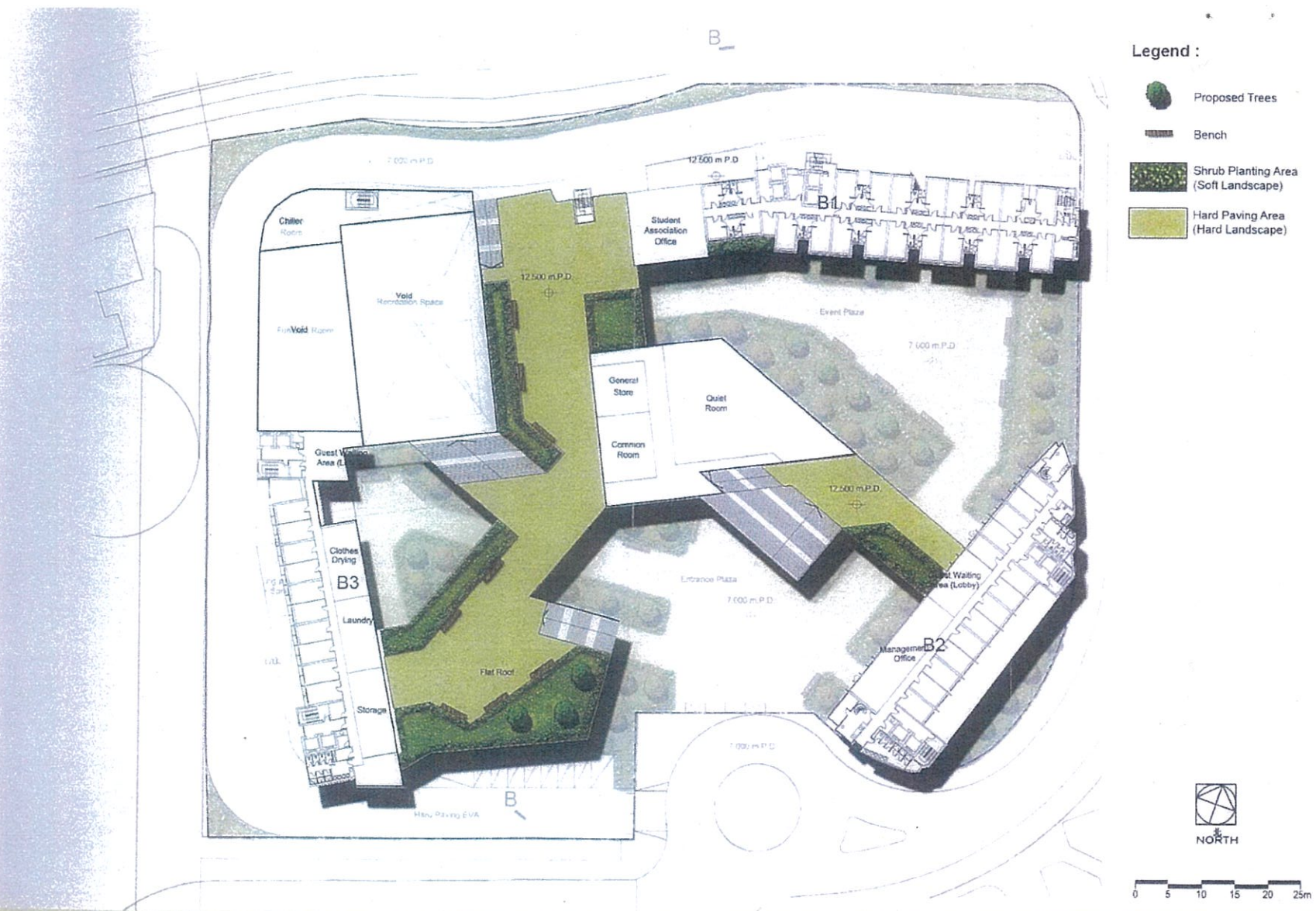


Figure 22D Schematic Landscape Master Plan Ground Floor (+7mPD)

City University of Hong Kong, Student Hostel at Whitehead, Ma On Shan
Figure 1 - Ground Floor Landscape Master Plan

2014 APR

ACLA



City University of Hong Kong, Student Hostel at Whitehead, Man On Shan
 Figure 2 - First Floor Landscape Master Plan

2014 APR

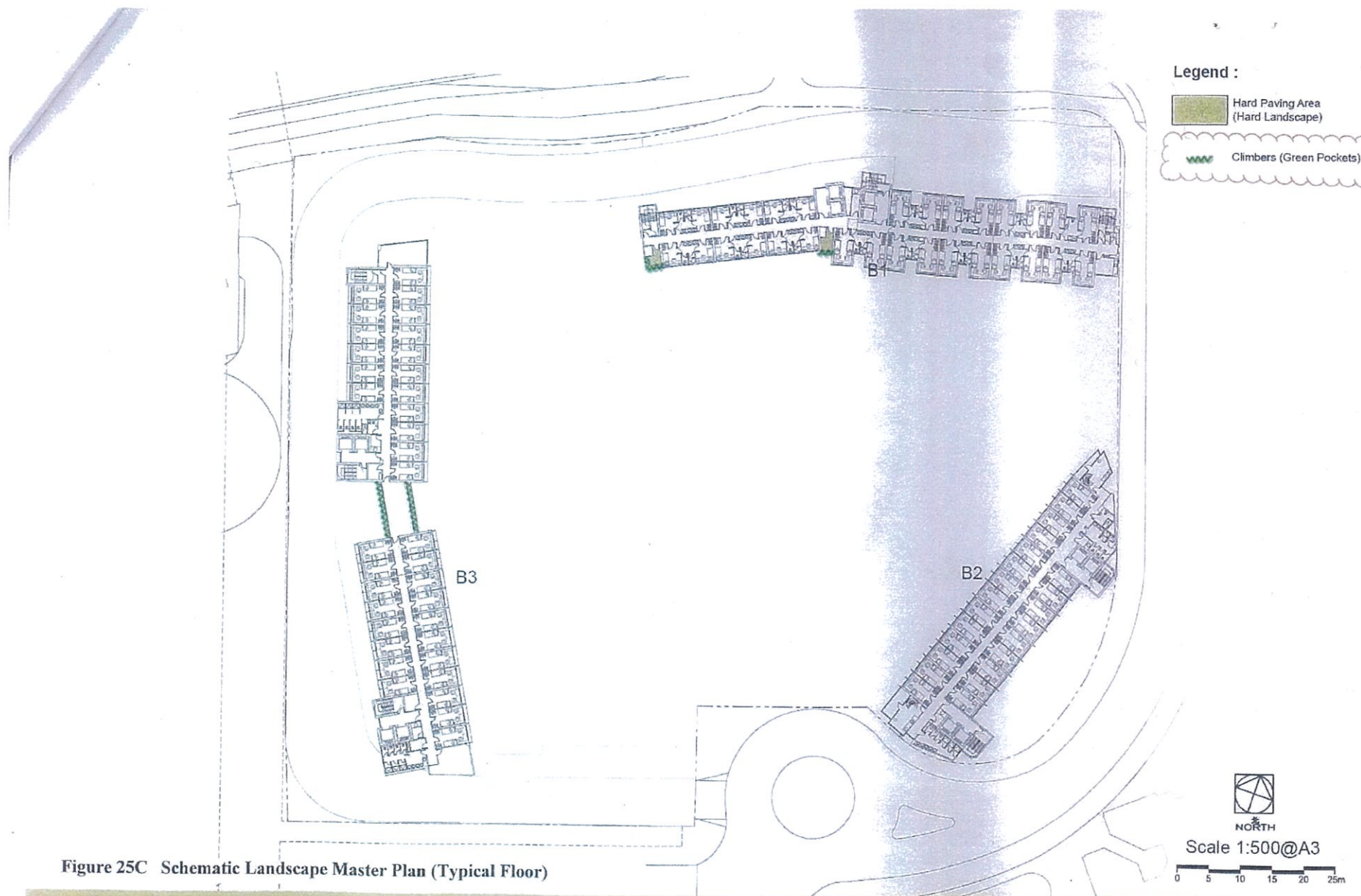
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Figure 32 Schematic Landscape Master Plan 1/F (+12.5mPD)



Figure 23D Schematic Landscape Master Plan 2/F (+16mPD to +17mPD)





City University of Hong Kong, Student Hostel at Whitehead, Ma On Shan
Figure 6 - Tower Typical Floor Landscape Master Plan

2014 APR

Schedule of Development

Application No. A/MOS/96

Development Parameters for the "CDA(1)" Zone #	
Site Area - STTL502 - STTL574 - G/IC site (Proposed Student Hostel) - Public road Total Site area	96,841 m ² 14,400 m ² 13,300 m ² 3,273 m ² 127,814 m ²
Domestic PR - STTL 502 - STTL 574 - G/IC site (Proposed Student Hostel)	3 3.63 3
Domestic GFA - STTL 502 - STTL 574 - G/IC Site (Proposed Student Hostel) Total Domestic GFA	264,123 m ² 52,227 m ² 39,900 m ² 356,250 m ²
Non-Domestic GFA - STTL 502 - Kindergarten (7 classrooms) - Retail - 24-hour covered walkway outside retail podium - Ancillary facilities supporting student hostel Total Non-Dom GFA	840 m ² 9,160 m ² 3,200 m ² 2,690 m ² 15,890 m ²
Domestic Site Coverage - STTL502 and 574 - G/IC site (Proposed Student Hostel)	Less than 20% Not more than 19%
No. of Residential Towers - STTL502 and 574 - G/IC site (Proposed Student Hostel) Total	24 (<i>Approved under A/MOS/87-1</i>) 3 27
No. of Storeys - STTL 502 and 574 - G/IC site (Proposed Student Hostel)	13 storeys (over 1-storey E&M + 1storey club house + 2 levels of basements) to 35 storeys (with no podium nor basements) (<i>Approved under A/MOS/87-2</i>) 12 – 17 storeys (on top of one-storey podium)

Development Parameters for the "CDA(1)" Zone #	
Building Height (main roof level) - STTL 502 and 574 - G/IC site (Proposed Student Hostel)	58.5 to 127.5 mPD (<i>Approved under A/MOS/87-1</i>) 50.65 to 66.4 mPD
No. of Flats - STTL 502 - STTL 574 - G/IC site (Proposed Student Hostel) Total	3,537 (<i>Approved under A/MOS/87-1</i>) 463 (<i>Approved under A/MOS/87-1</i>) 2,308 bed spaces/staff units 4,000 flats + 2,308 bed spaces/staff units
Population - STTL 502 and 574 - G/IC site (Proposed Student Hostel) Total population	12,080 (<i>Approved under A/MOS/87-1</i>) 2,308 14,388
No. of Car Parking Spaces:- (i) Residential (ii) Visitor (iii) Retail (iv) Kindergarten (v) Disabled (Residential) (vi) G/IC site (Proposed Student Hostel) Total car parking spaces	1,172 (254 for STTL 574) (<i>Approved under A/MOS/87-2</i>) 100 (15 for STTL 574) (<i>Approved under A/MOS/87-1</i>) 104 +1 space for disabled 0 10 (4 for STTL 574) (<i>Approved under A/MOS/87-2</i>) 17 1,404
No. of Loading/Unloading Bays and Lay-bys:- (i) Residents (ii) Retail (iii) Kindergarten (iv) G/IC site (Proposed Student Hostel) Total L/UL bays and lay-bys	24 (3 for STTL 574) (<i>Approved under A/MOS/87-1</i>) 8 + 6 (LGV/MGV parking spaces) 1 lay-by for taxis/private cars and 5 lay-bys for mini-bus/nanny 3 41 L/U Bays & 6 Lay-bys for kindergarten
No. of Motor Cycle Parking Spaces:- (i) Residents (ii) Retail (iii) G/IC site (Proposed Student Hostel) Total motor cycle parking spaces	146 (28 for STTL 574) (<i>Approved under A/MOS/87-2</i>) 11 2 159
No. of Bicycle Parking Spaces:- (i) Residents (ii) Retail (iii) G/IC site (Proposed Student Hostel) Total bicycle parking spaces	203 50 73 326

For the residential portions (STTL502 and STTL574), some of the revised development parameters have been approved in the previous s.16A applications as specified.

List of Approval Conditions

Application No. A/MOS/96

- Application Site : STTL 502, STTL574 and adjoining Government Land, near Lok Wo Sha, Ma On Shan, N.T.
- Subject of Application : Proposed Residential Institution (Student Hostel) with Minor Relaxation of Non-domestic Gross Floor Area Restriction for Ancillary Facilities Serving the Student Hostel
- Date of Approval : 8.8.2014
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) taking into account conditions (b) to (i) below to the satisfaction of the Director of Planning or of the Board;
 - (b) the submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the Board;
 - (c) the implementation of the noise mitigation measures identified in the revised traffic noise impact assessment to the satisfaction of the Director of Environmental Protection or of the Board;
 - (d) the implementation of the ecological mitigation measures identified in the revised ecological impact assessment to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the Board;
 - (e) the provision of parking facilities, loading/unloading spaces, lay-bys, vehicular access arrangement and vehicular run-in/run-out to the application site at the cul-de-sac of Choi Sha Street identified in the revised traffic impact assessment to the satisfaction of the Commissioner for Transport or of the Board;
 - (f) 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 Board; ○

- (g) the implementation of the drainage facilities identified in the drainage impact assessment to the satisfaction of the Director of Drainage Services or of the Board;
- (h) the implementation of the sewerage facilities identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the Board; and
- (i) the diversion of water mains to be affected by the proposed development to the satisfaction of the Director of Water Supplies or of the Board.