List of Approval Conditions

Application No. A/ST/555

Application Site : Ma On Shan Rail Tai Wai Station Site, Sha Tin

Subject of Application : Proposed Comprehensive Commercial/Residential Development cum Government, Institution or Community Facilities

Date of Approval : 15.3.2002

Approval Conditions :

(a) the submission and implementation of a revised Master Layout Plan (MLP) based on Scheme 1 taking into account the approval conditions as stipulated in conditions (b) to (g) below to the satisfaction of the Director of Planning or of the Town Planning Board;

(b) the submission and implementation of a revised Master Landscape Plan to the satisfaction of the Director of Planning or of the Town Planning Board;

(c) the implementation of the mitigation measures (including setback) to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

(d) the design and provision of vehicular access, pedestrian circulation system, bicycle parking, car-parking (including the parking space for police use), loading/unloading and lay-by facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

(e) the design and provision of the proposed footbridges to connect the application site with Sun Chui Estate and Tai Wai Maintenance Centre site and the provision of footbridge connections to the existing footbridge system above the roundabout of Che Kung Miu Road/Mei Tin Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

(f) the provision of a kindergarten (10 classrooms) and a primary school to the satisfaction of the Director of Education or of the Town Planning Board;

(g) the provision of a public toilet to the satisfaction of the Director of Food and Environmental Hygiene or of the Town Planning Board;

(h) no population intake should be allowed prior to the completion of the Sha Tin Sewerage Treatment Works Stage III Expansion Works by the Government;

(i) the submission and implementation of a revised development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the Town Planning Board; and

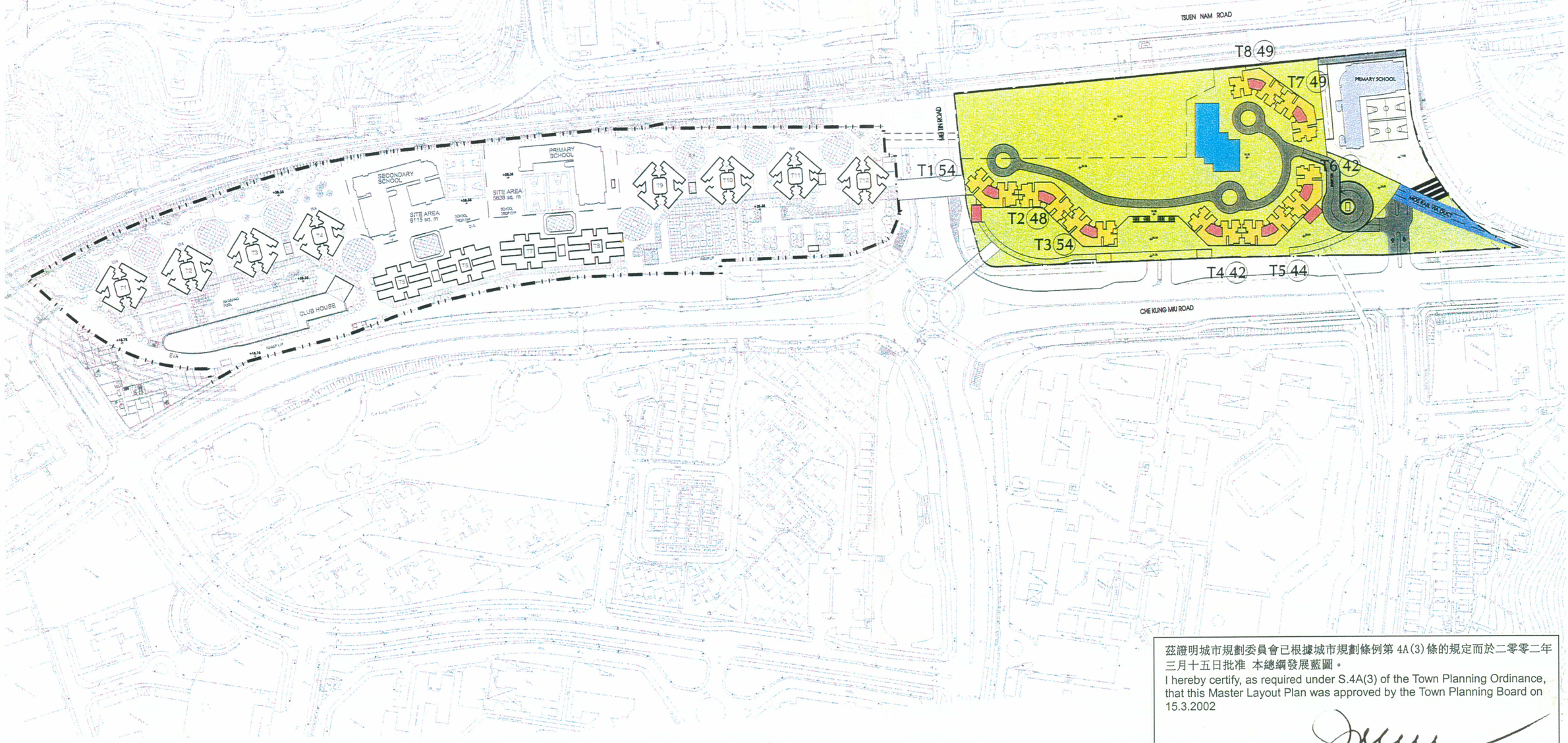
(j) the permission shall cease to have effect on 15.3.2005 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Planning Application No. A/ST/555

THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS

MAINTENANCE CENTRE

TAI WAI STATION SITE
(SUBJECT SITE)



茲證明城市規劃委員會已根據城市規劃條例第 4A(3) 條的規定而於二零零二年三月十五日批准 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 15.3.2002

Signed John C. TSANG 曾俊華
Chairman, Town Planning Board 城市規劃委員會主席 簽署

FIGURE 5.1 OVERALL MASTER LAYOUT PLAN (SCHEME 1)

JOB NO :	99053NT
DATE :	24 JAN 2002
SCALE :	1 : 3000
DRAWING NO. :	-
\SECTION_1\6\200201.03\5.1_OVERALL_MLP.DWG	

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY

KCR 九廣鐵路

MOS RAIL
馬鞍山鐵路

TSUEN NAM ROAD

MEI TIN ROAD

LANDSCAPED GARDEN
(TAI WAI STATION BELOW)

CLUBHOUSE

PRIMARY SCHOOL

RAMP UP

RAMP DN

T1 54

T2 48

T3 54

T4 42

T5 44

T6 42

T7 49

T8 49

LANDSCAPED PODIUM

LANDSCAPED GARDEN

MOS RAIL VIA DUCT

PROPOSED FOOTBRIDGE CONNECTION TO TAI WAI MAINTENANCE CENTRE PROPERTY DEVELOPMENT

MODIFIED CONNECTION TO EXISTING FOOTBRIDGE TO SUN CHUI ESTATE

POSSIBLE LINKAGE TO CHUI TIN STREET

CHE KUNG MIU ROAD

LEGEND

- CARPARK
- EVA
- RESIDENTIAL LOBBY / LIFTS AREA
- STATION & RAILWAY RELATED FACILITIES
- RESIDENTIAL TOWER
- PODIUM ROOF / LANDSCAPED AREA
- GIC
- CLUBHOUSE FACILITIES
- OPEN AREA FOR SCHOOL
- LANDSCAPED / HARD PAVED AREA AT GROUND FLOOR

FIGURE 5.3 MASTER LAYOUT PLAN (SCHEME 1)

JOB NO :	99053NT
DATE :	24 JAN 2002
SCALE :	1 : 1250
DRAWING NO. :	-
\SECTION_1\1\200201.031\5.3_MLP.DWG	

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY

KCR 九廣鐵路

MOS RAIL
馬鞍山鐵路

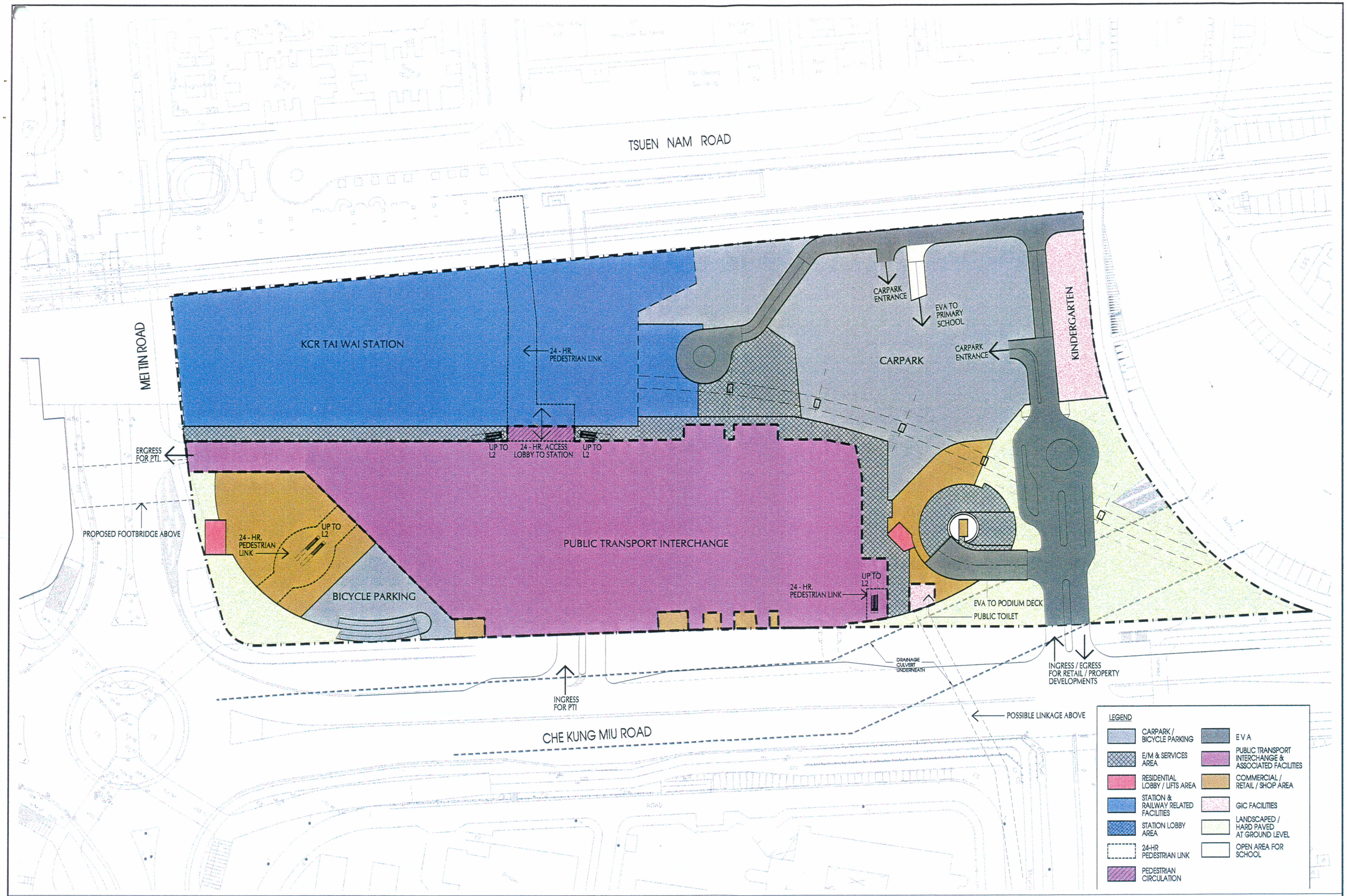


FIGURE 5.5 LEVEL 0 FLOOR PLAN

JOB NO :	99053NT
DATE :	24 JAN 2002
SCALE :	1 : 1250
DRAWING NO. :	-
\SECTION_1\1\200201.031\5.5_L0.DWG	

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY

KCR

MOS RAIL
馬鞍山鐵路

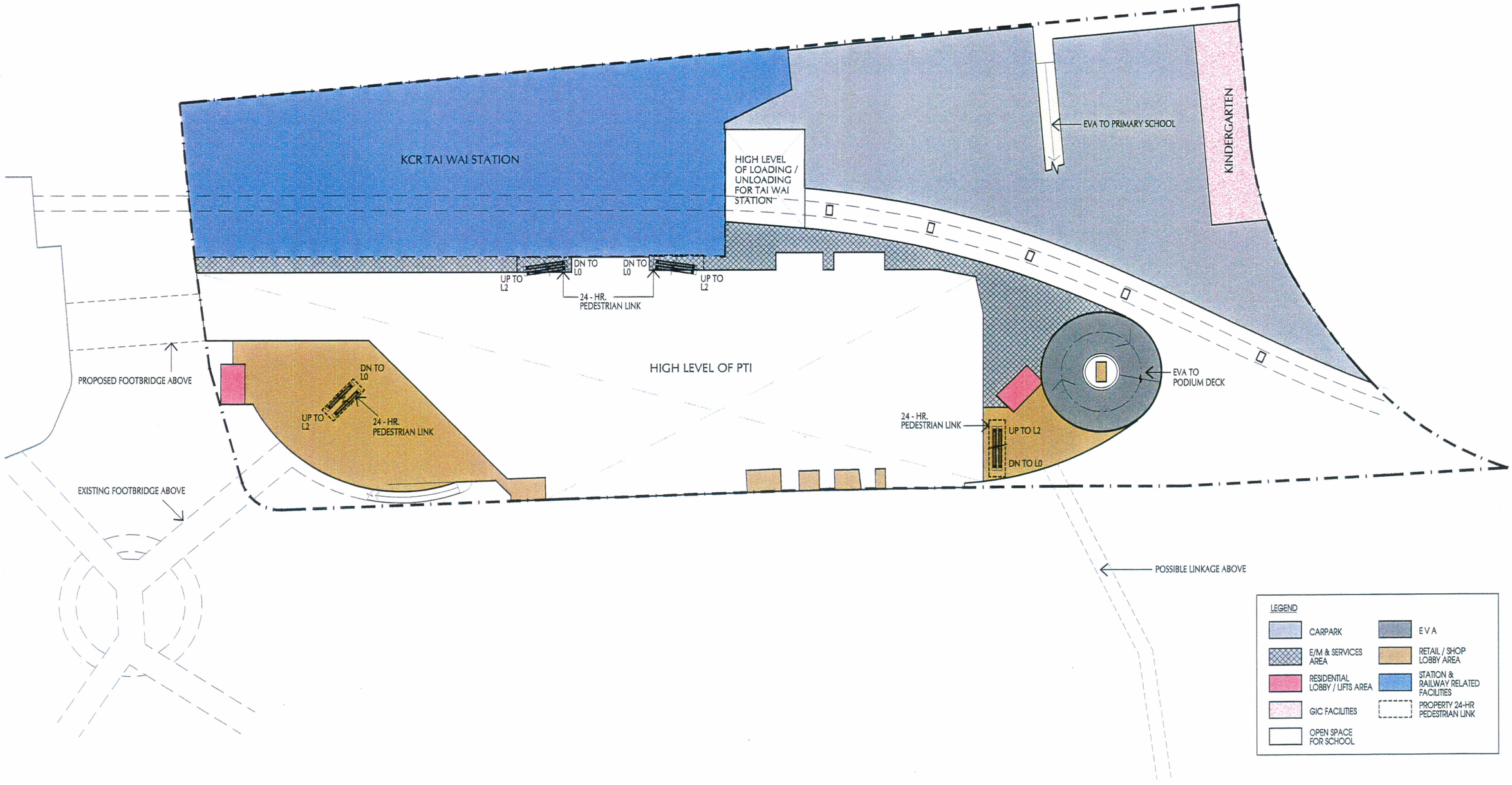


FIGURE 5.6 LEVEL 1 FLOOR PLAN

JOB NO :	99053NT
DATE :	24 JAN 2002
SCALE :	1 : 1250
DRAWING NO. :	-

\SECTION_1\61\200201.03\5.6_L1.DWG

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY

KCR 九廣鐵路

MOS RAIL
馬鞍山鐵路

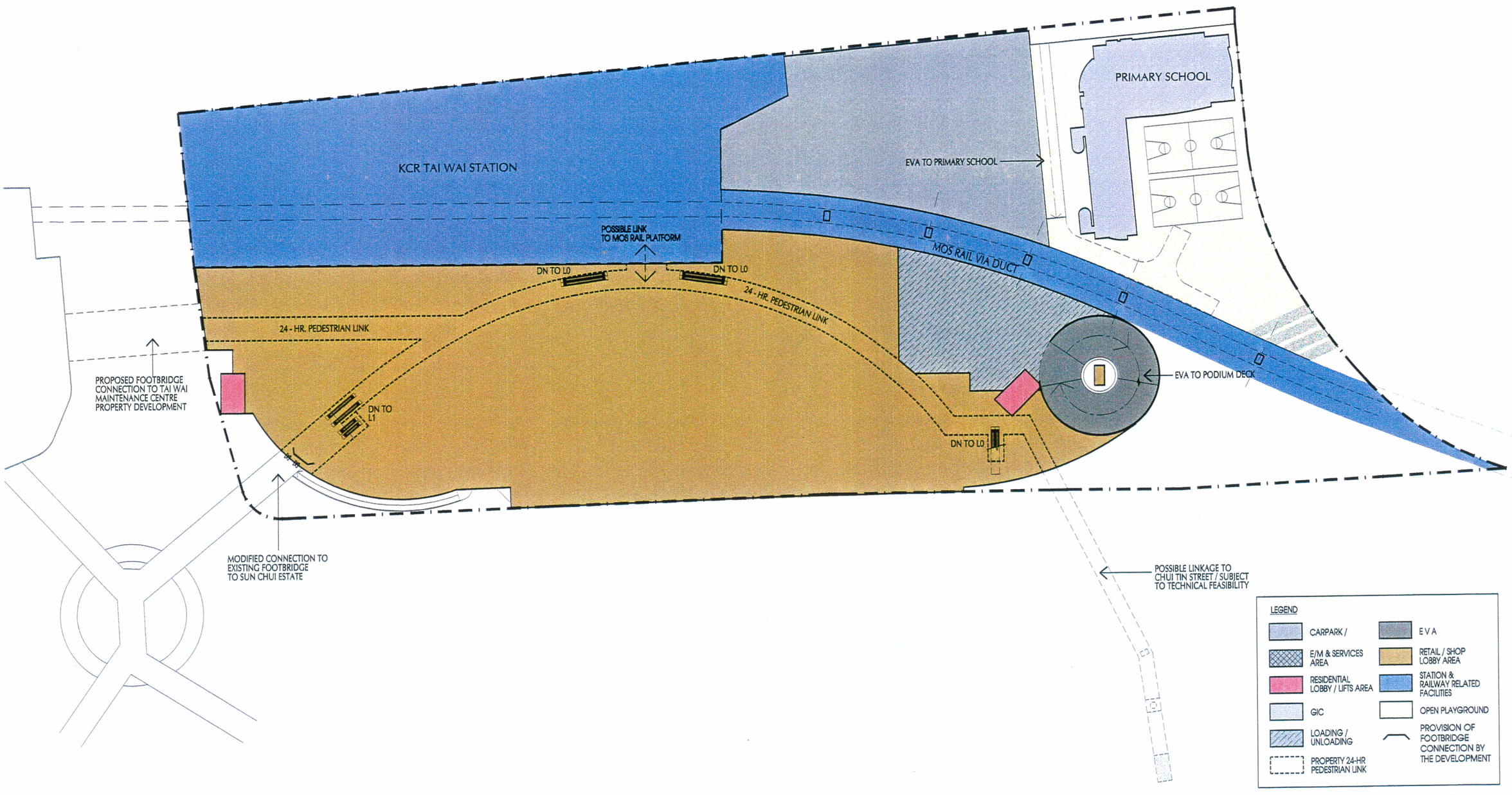


FIGURE 5.7 LEVEL 2 FLOOR PLAN

JOB NO :	99053NT
DATE :	24 JAN 2002
SCALE :	1 : 1250
DRAWING NO. :	-
\SECTION_16\200201.03\5.7_L2.DWG	

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY

KCR 九鐵

MOS RAIL
馬鞍山鐵路

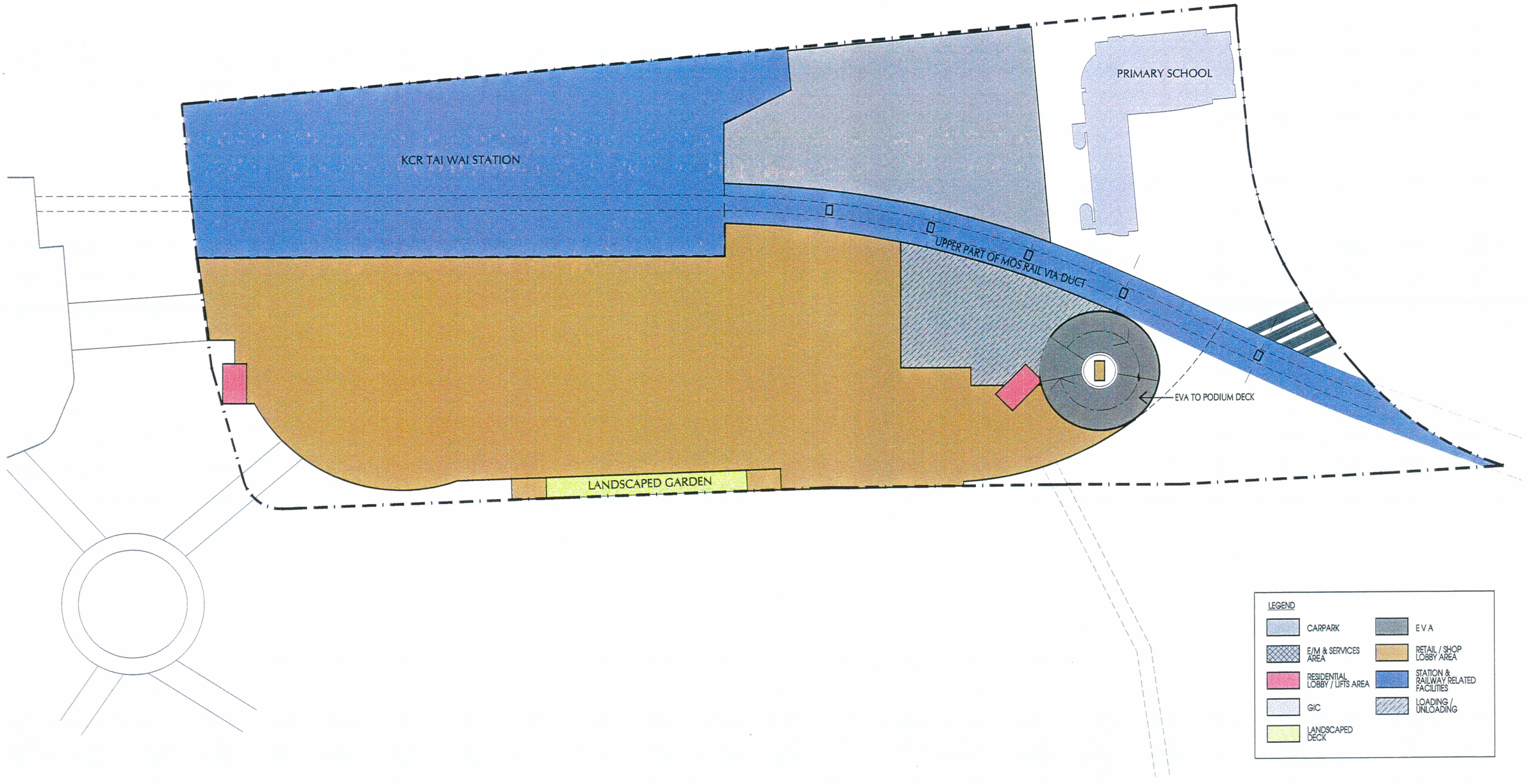


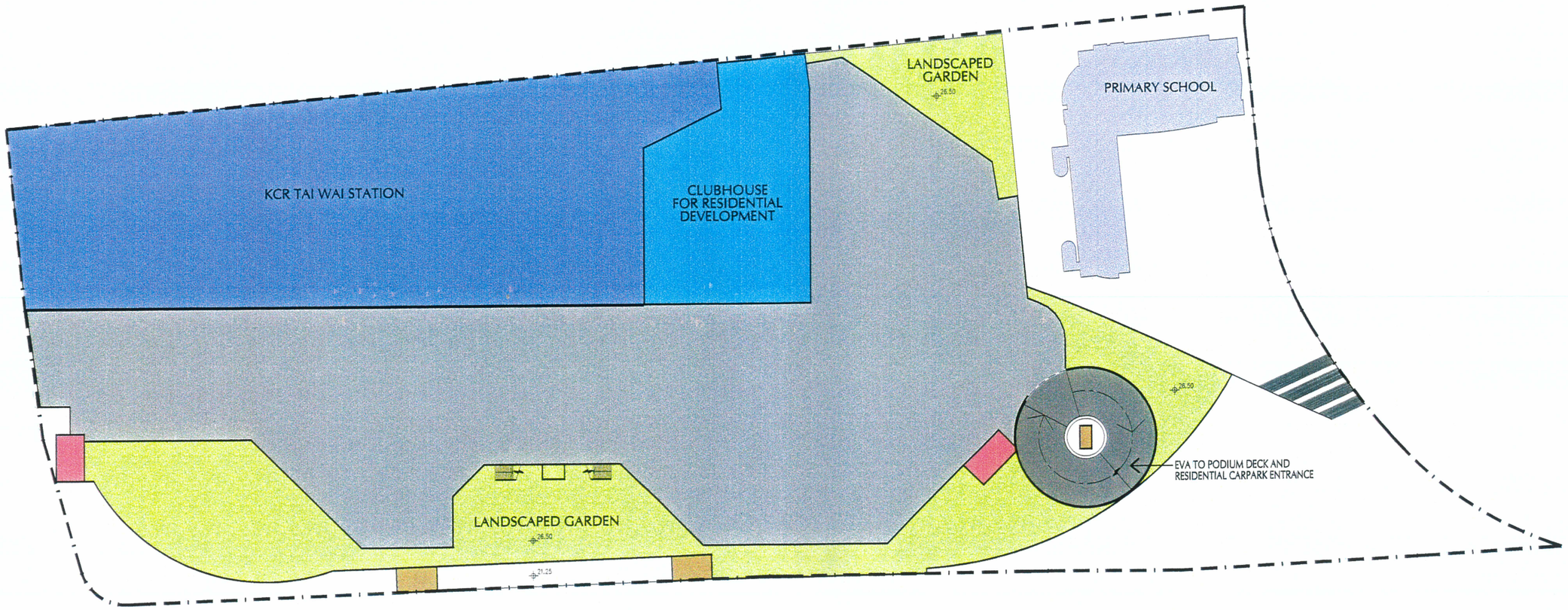
FIGURE 5.8 LEVEL 3 FLOOR PLAN

JOB NO :	99053NT
DATE :	24 JAN 2002
SCALE :	1 : 1250
DRAWING NO. :	-
\SECTION_16\200201.03\5.8_L3.DWG	

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY

KCR 九廣鐵路

MOS RAIL
馬鞍山鐵路



LEGEND

- CARPARK
- EVA
- RESIDENTIAL LOBBY / LIFTS AREA
- STATION & RAILWAY RELATED FACILITIES
- GIC
- PODIUM ROOF / LANDSCAPED DECK
- E/M & SERVICES AREA
- RETAIL / SHOP LOBBY AREA
- CLUBHOUSE FACILITIES

FIGURE 5.9 LEVEL 4 FLOOR PLAN

JOB NO :	99053NT
DATE :	24 JAN 2002
SCALE :	1 : 1250
DRAWING NO. :	-
\SECTION_16\200201.03\5.9_L4.DWG	

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY

KCR 九廣鐵路

MOS RAIL
馬鞍山鐵路

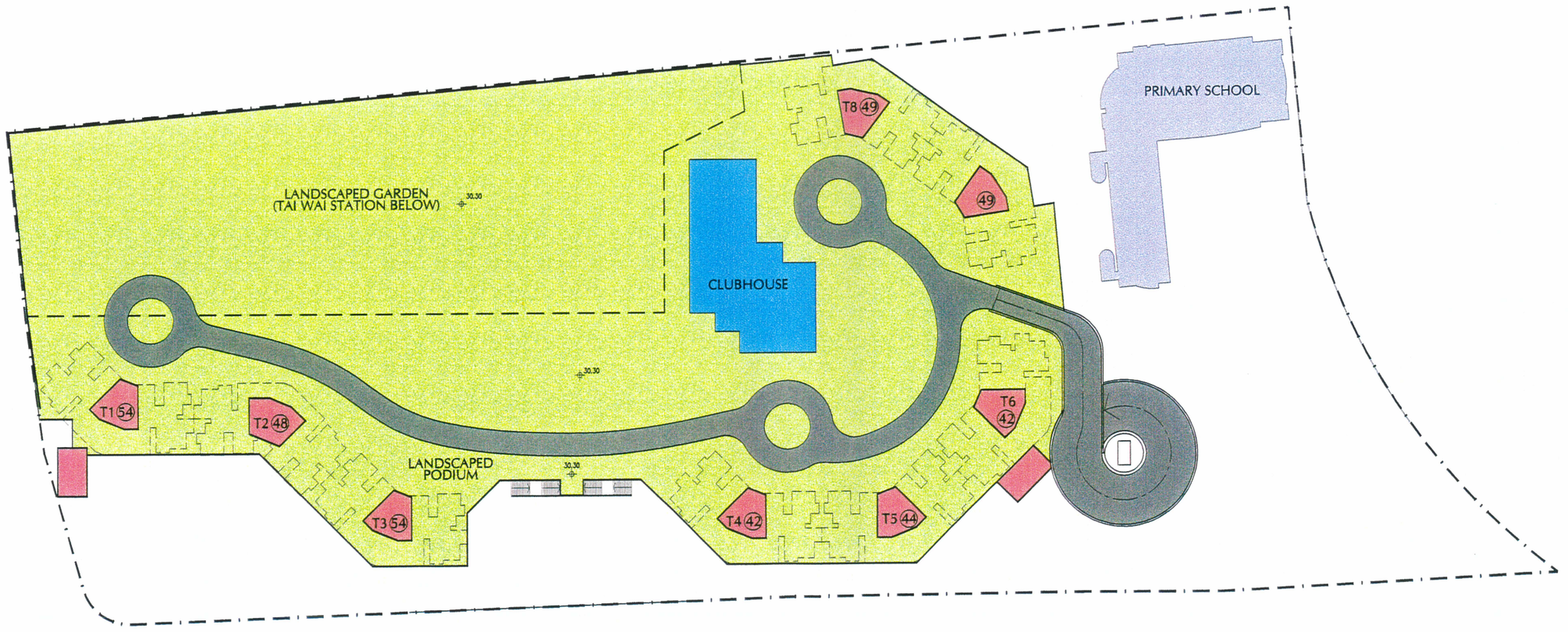


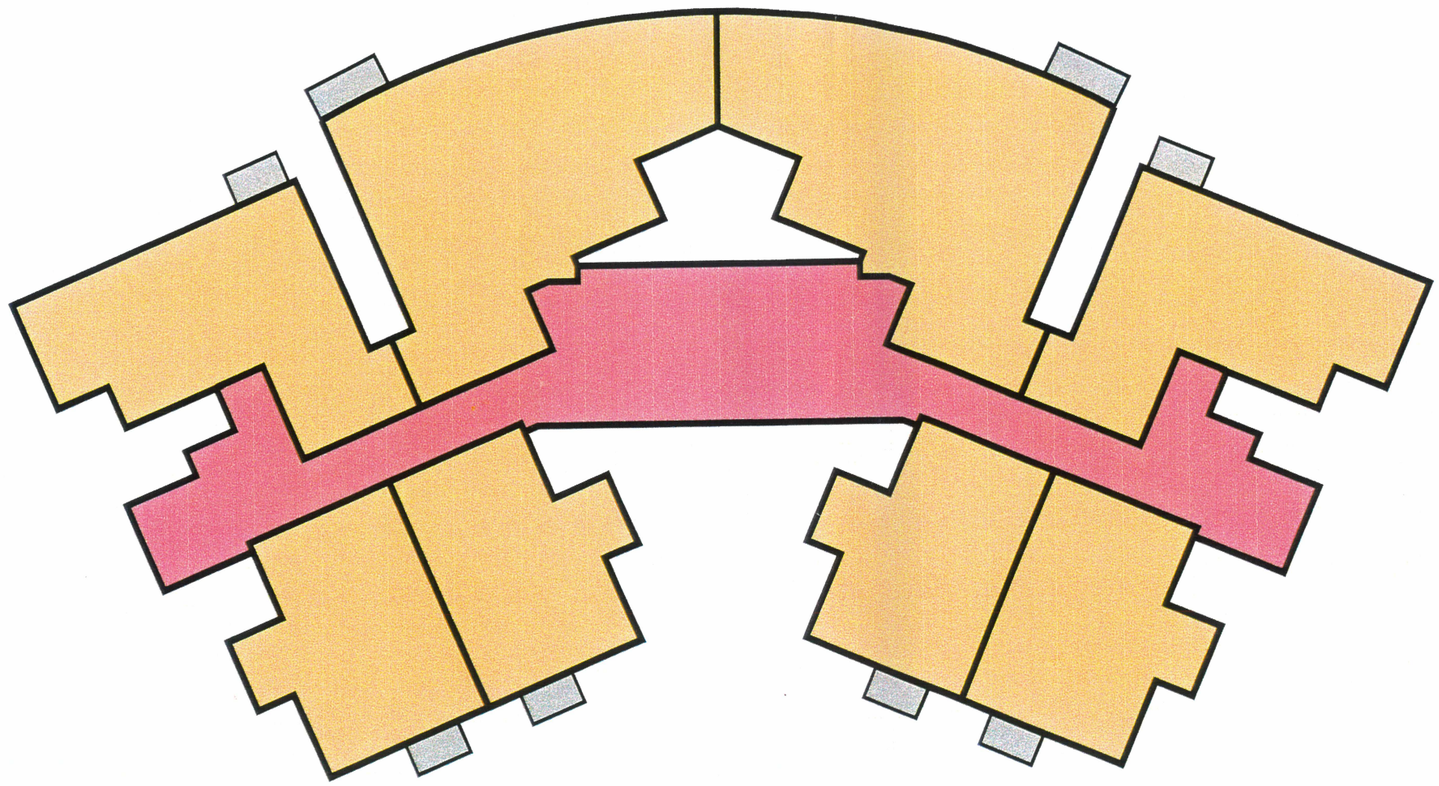
FIGURE 5.10 PODIUM FLOOR PLAN

JOB NO :	99053NT
DATE :	24 JAN 2002
SCALE :	1 : 1250
DRAWING NO. :	-
\SECTION_16\200201.03\5.10_POD_a.DWG	

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY

KCR 九廣鐵路

MOS RAIL
馬鞍山鐵路



LEGEND

RESIDENTIAL UNITS

LIFT CORE / CIRCULATION

BALCONIES

FIGURE 5.11 TYPICAL FLOOR PLAN

JOB NO :	99053NT
DATE :	22 JAN 2002
SCALE :	1 : 200
DRAWING NO. :	-
\SECTION_16\200201.03\5.11_TYPICAL.DWG	

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY

KCR 九廣鐵路

MOS RAIL
馬鞍山鐵路

LEGEND

1 TENNIS COURT
2 LAWN
3 CHILDREN PLAY AREA
4 TRELLIS
5 PAVILION
6 SWIMMING POOL
7 CHILDREN POOL
8 CLUBHOUSE
9 TENSILE STRUCTURE
10 SITTING AREA
11 WATER FEATURE
12 SKYLIGHT
13 JACUZZI
14 PLAZA

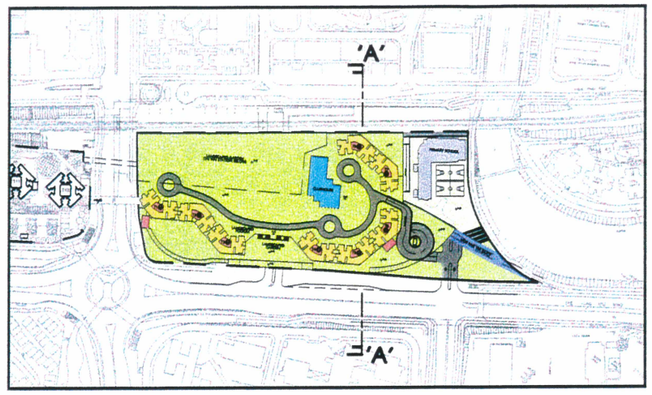


0 5 20 50
10 30
SCALE 1:1000

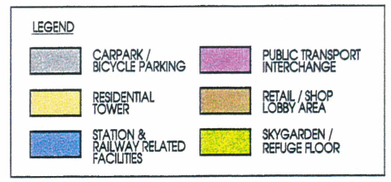
BELT COLLINS
HONG KONG

MASTER LANDSCAPE PLAN (SCHEME 1)
PROPOSED PROPERTY DEVELOPMENT AT
TAI WAI STATION
DATE: 15/1/2002

FIGURE 5.12



KEY PLAN SCALE 1 : 5000



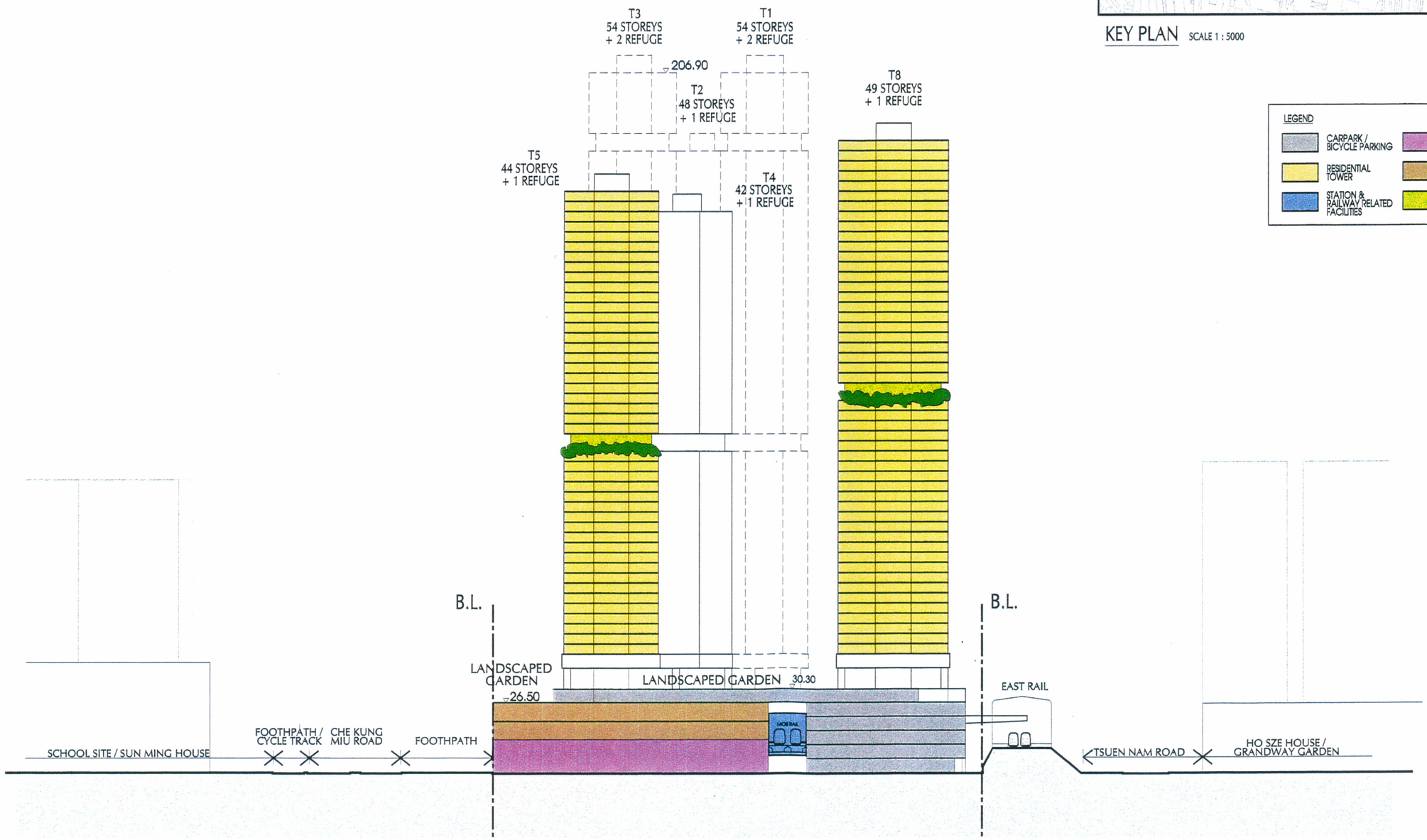


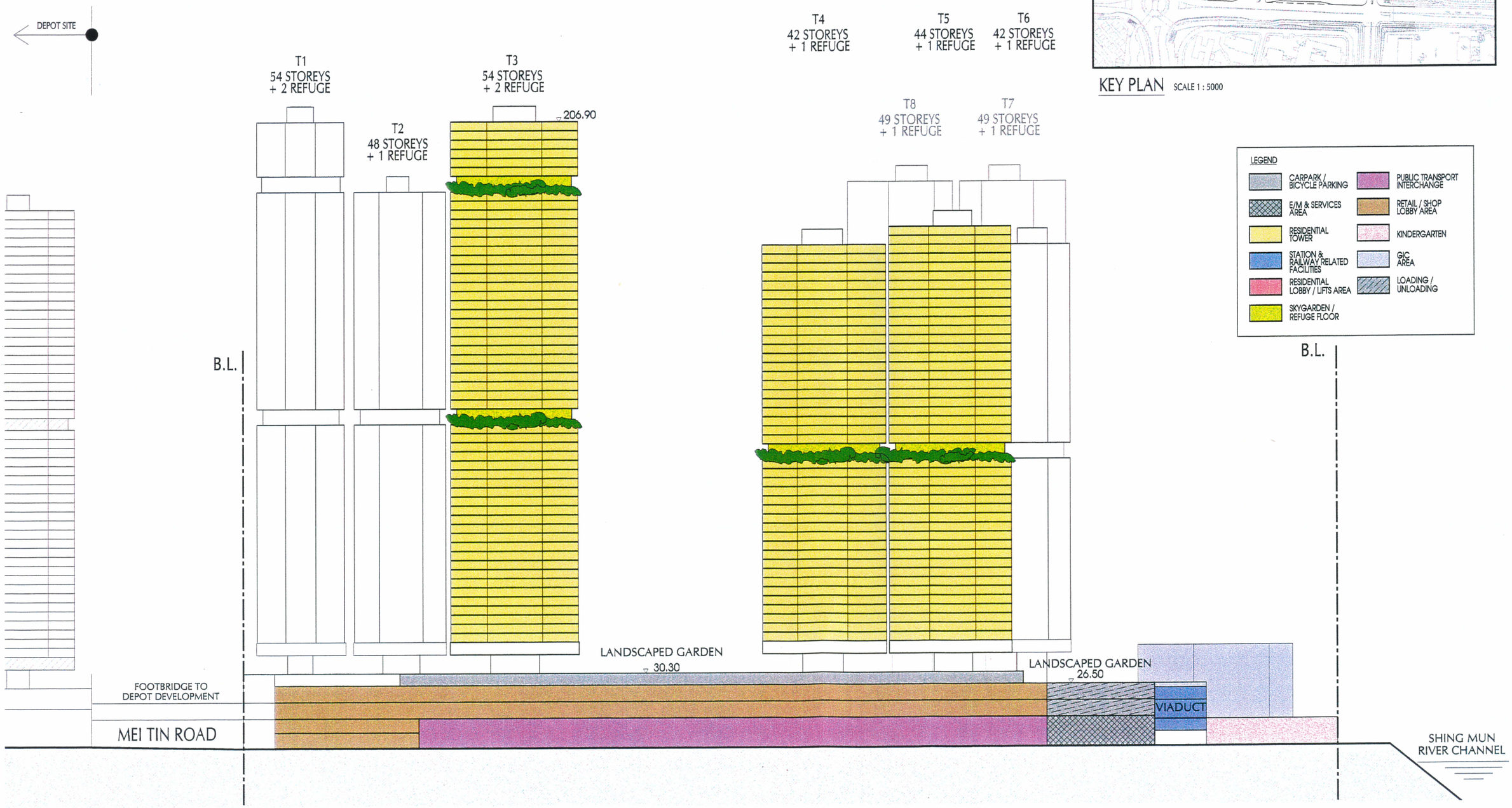
FIGURE 5.15 DIAGRAMMATIC SECTION A - A

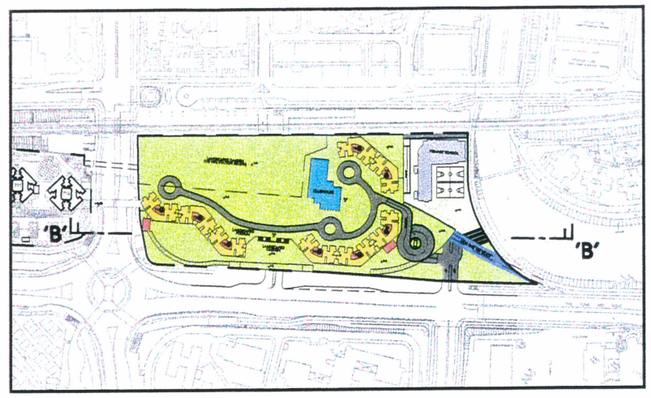
JOB NO :	99053NT
DATE :	24 JAN 2002
SCALE :	1 : 1250
DRAWING NO. :	-
\SECTION_16\200201.08\5.15_SECT-A.DWG	

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY

KCR 九廣鐵路

MOS RAIL
馬鞍山鐵路





KEY PLAN SCALE 1 : 5000

LEGEND

- CARPARK / BICYCLE PARKING
- PUBLIC TRANSPORT INTERCHANGE
- E/M & SERVICES AREA
- RETAIL / SHOP LOBBY AREA
- RESIDENTIAL TOWER
- KINDERGARTEN
- STATION & RAILWAY RELATED FACILITIES
- GIC AREA
- RESIDENTIAL LOBBY / LIFTS AREA
- LOADING / UNLOADING
- SKYGARDEN / REFUGE FLOOR

FIGURE 5.16 DIAGRAMMATIC SECTION B - B

JOB NO :	99053NT
DATE :	24 JAN 2002
SCALE :	1 : 1250
DRAWING NO. :	-
\SECTION_1\200201.03\5.15_SECT-A.DWG	

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY

KCR 九廣鐵路

MOS RAIL
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