Application No. A/ST/691

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零九年十二月十八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 18. 12. 2009.

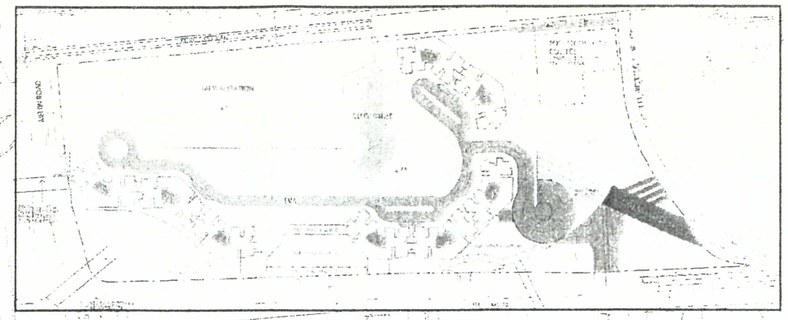
signed Thomas CHOW 周達明

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

LEGEND

- RESIDENTIAL LOBBY/ LIFT AREA
- STATION & RAILWAY RELATED FACILITIES
- RESIDENTIAL TOWER
- PODIUM ROOF/ LANDSCAPED AREA
- EVA
- CLUBHOUSE FACILITIES(EXEMPTED FROM GFA)
- LANDSCAPED/HARD PAVED AREA AT GROUND FLOOR

REMARK:
THE ALIGNMENT OF THE PEDESTRIAN LINKS ARE FOR INDICATIVE PURPOSE ONLY AND SUBJECT TO DETAILED DESIGN



APPROVED MLP SCALE: N.T.S.

TSUEN NAM ROAD

MEI TIN ROAD

EAST RAIL LINE

POSSIBLE STATION ENTRANCE FOR PEDESTRIAN LINK (DURING OPERATING HOURS OF MTR MOS & EAST RAIL LINES)

TAI WAI STATION

CLUBHOUSE

LANDSCAPE TERRACE AT LEVEL 4

26.50

28.10

38.50

5.50

SHING MUN RIVER CHANNEL

MOS LINE VIA DUCT

EVA

T1 49

T2 49

49 T3

49 T8

49 T7

48

T6

39

39 T4

T5 40

LANDSCAPED TERRACE AT LEVEL 5

LANDSCAPED TERRACE AT LEVEL 4

LANDSCAPED TERRACE AT LEVEL 4

LANDSCAPED TERRACE AT LEVEL 2

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

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

0 5 10 20 30 40 50m

FIGURE 3.1 MASTER LAYOUT PLAN - BLOCK PLAN

SCALE : 1:1250

DRAWING NO. : -

S:\U199\DWG\20080904\MLP\ X-PODIUM

7

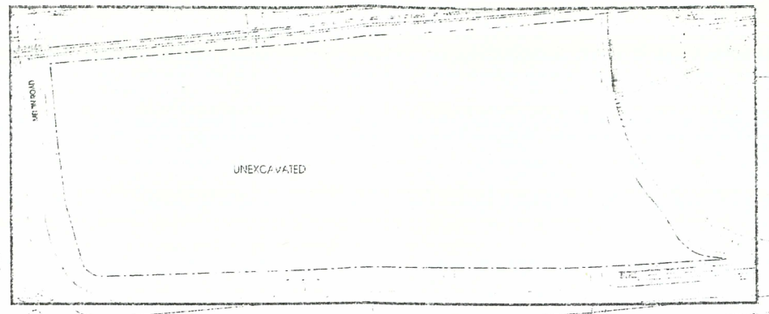
TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

MTR

MA ON SHAN LINE
馬鞍山綫

LEGEND

CARPARK



APPROVED MLP SCALE: N.T.S.

TSUEN NAM ROAD

MEI TIN ROAD

CARPARK

UNEXCAVATED

SHING MUN RIVER CHANNEL

CHE KUNG MIU ROAD

0 5 10 20 30 40 50m

FIGURE 3.2 BASEMENT LEVEL 2 FLOOR PLAN

SCALE : 1:1250

DRAWING NO. : -

S:\J199\DWG\2007\204 SECTION-16\X-B1F

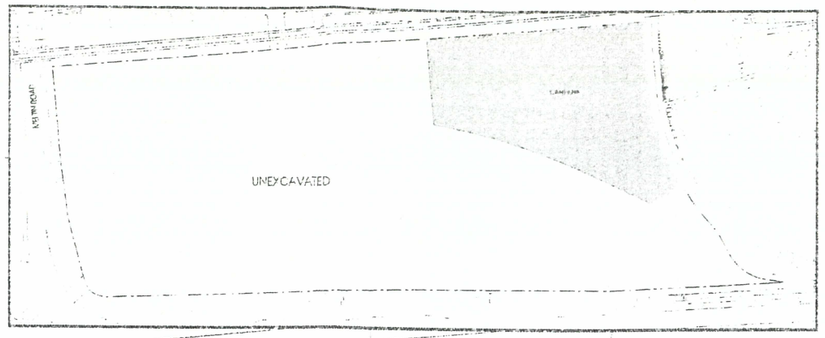
TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

MTR

MA ON SHAN LINE
馬鞍山綫

LEGEND

CARPARK



APPROVED MLP SCALE: N.T.S.

TSUEN NAM ROAD

MEI TIN ROAD

CARPARK

SHING MUN RIVER CHANNEL

UNEXCAVATED

CHE KUNG MIU ROAD

0 5 10 20 30 40 50m

FIGURE 3.3 BASEMENT LEVEL 1 FLOOR PLAN

SCALE : 1:1250
DRAWING NO. : -

TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

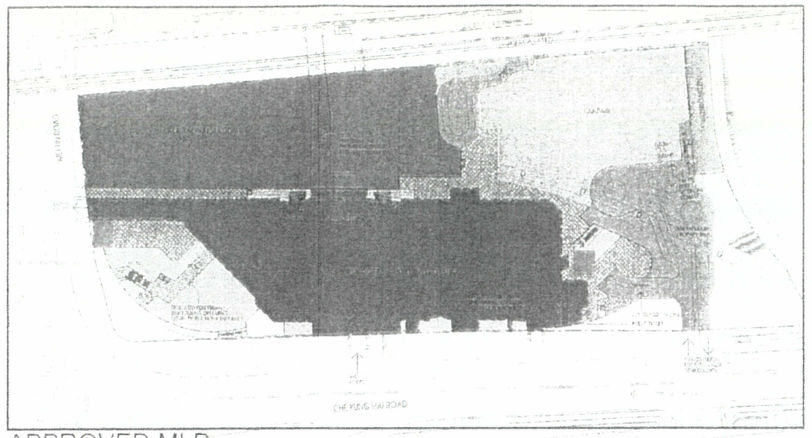
MTR

MA ON SHAN LINE
馬鞍山綫

LEGEND

- CARPARK/ LOADING &UNLOADING AREA/ BICYCLE PARKING
- E/M & SERVICES AREA
- EVA/ LAY-BY/DROP OFF AREA
- STATION & RAILWAY RELATED FACILITIES
- PEDESTRIAN LINK
- POST-SECONDARY COLLEGE
- RESIDENTIAL LOBBY/ LIFT AREA
- PUBLIC TRANSPORT INTERCHANGE & ASSOCIATED FACILITIES
- COMMERCIAL AREA
- LANDSCAPED/ HARD PAVED

REMARK:
THE ALIGNMENT OF THE PEDESTRIAN LINKS ARE FOR INDICATIVE PURPOSE ONLY AND SUBJECT TO DETAILED DESIGN



APPROVED MLP SCALE: N.T.S.

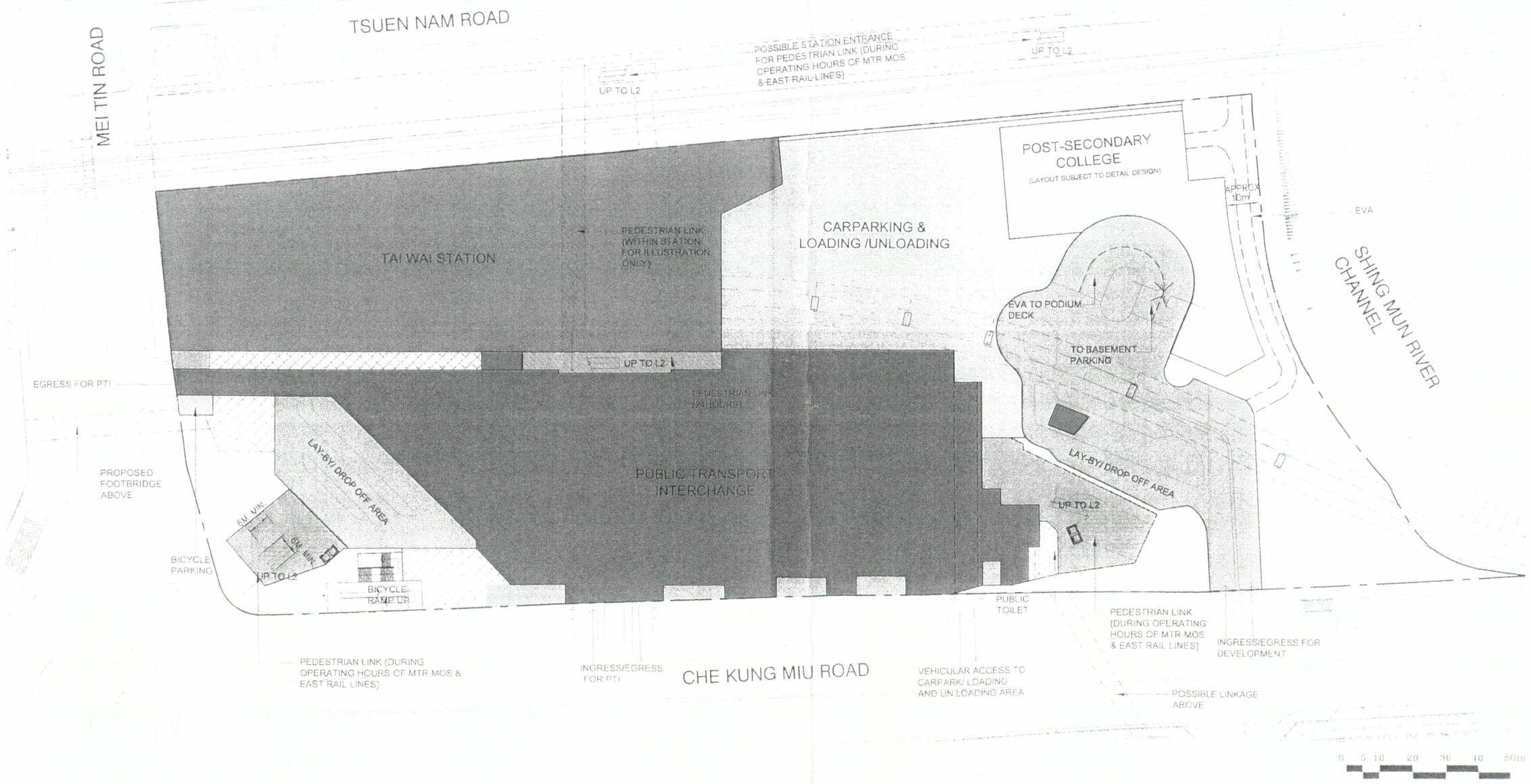


FIGURE 3.4 GROUND FLOOR PLAN

SCALE 1:1250
DRAWING NO.
S:\J199\DWG\200.80S04.MLP\X-GF

TAI WAI STATION
PROPERTY DEVELOPMENT (OCT 2009)

MTR

MA ON SHAN LINE
馬鞍山綫

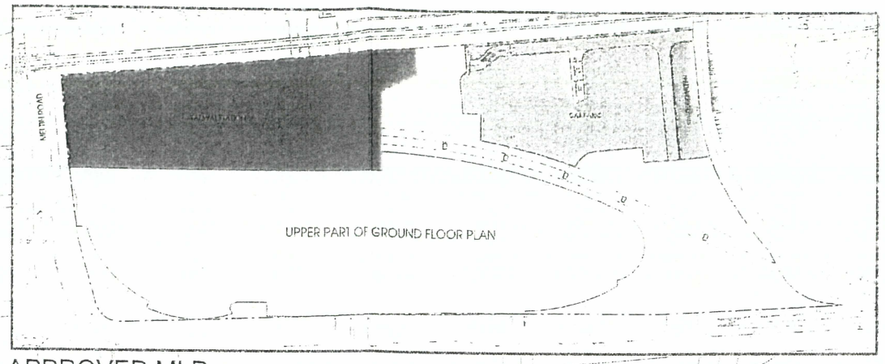
LEGEND

POST-SECONDARY COLLEGE

STATION & RAILWAY RELATED FACILITIES

EVA

REMARK
THE ALIGNMENT OF THE PEDESTRIAN LINKS ARE FOR INDICATIVE PURPOSE ONLY AND SUBJECT TO DETAILED DESIGN



APPROVED MLP SCALE: N.T.S.

TSUEN NAM ROAD

MEI TIN ROAD

POSSIBLE PEDESTRIAN LINK DURING OPERATING HOURS OF MOS & EAST RAIL LINES

POST-SECONDARY COLLEGE
(LAYOUT SUBJECT TO DETAIL DESIGN)

EVA TO PODIUM DECK

VOID TO CARPARKING & LOADING /UNLOADING

TAI WAI STATION

SHING MUN RIVER CHANNEL

PROPOSED FOOTBRIDGE ABOVE

UPPER PART OF GROUND FLOOR PLAN

CHE KUNG MIU ROAD

POSSIBLE LINKAGE ABOVE

0 5 10 20 30 40 50m

FIGURE 3.5 MEZZANINE OF GROUND FLOOR PLAN

SCALE : 1:1250
DRAWING NO. : -
S:\U199\DWG\2007\1204 SECTION-15\X-UGF

TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

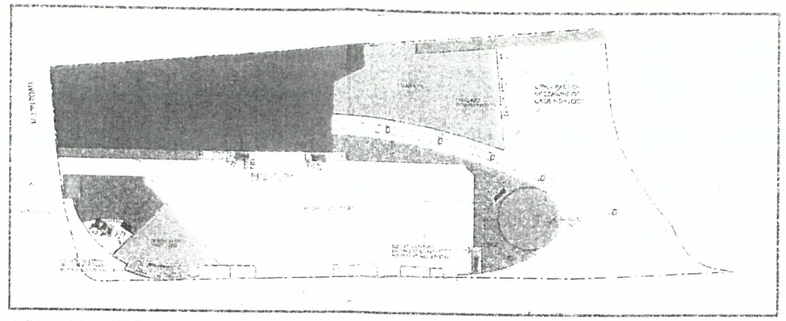
MTR

MA ON SHAN LINE
馬鞍山綫

LEGEND

- CARPARK/ BICYCLE PARKING
- RESIDENTIAL LOBBY/ LIFT AREA
- E/M & SERVICES AREA
- EVA
- STATION & RAILWAY RELATED FACILITIES
- PEDESTRIAN LINK
- COMMERCIAL AREA
- POST-SECONDARY COLLEGE

REMARK:
THE ALIGNMENT OF THE PEDESTRIAN LINKS ARE FOR INDICATIVE PURPOSE ONLY AND SUBJECT TO DETAILED DESIGN



APPROVED MLP SCALE: N.T.S.

POSSIBLE PEDESTRIAN LINK
(DURING OPERATING HOURS OF
MTR MOS & EAST RAIL LINES)

POST-SECONDARY COLLEGE
(LAYOUT SUBJECT TO DETAIL DESIGN)

CARPARK

TAI WAI STATION

EVA TO PODIUM DECK

PEDESTRIAN LINK
(24HOURS)

PROPOSED
FOOTBRIDGE
ABOVE

HIGH LEVEL OF PTI

BICYCLE
PARKING

UPPER PART OF GROUND
FLOOR

PEDESTRIAN LINK (DURING
OPERATING HOURS OF MTR MOS
& EAST RAIL LINES)

PEDESTRIAN LINK (DURING
OPERATING HOURS OF MTR MOS
& EAST RAIL LINES)

POSSIBLE LINKAGE
ABOVE

0 5 10 20 30 40 50m

FIGURE 3.6 LEVEL 1 FLOOR PLAN

SCALE : 1:1250
DRAWING NO. : -
S:\U199\DWG\20080904\MLP\X-GF

TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

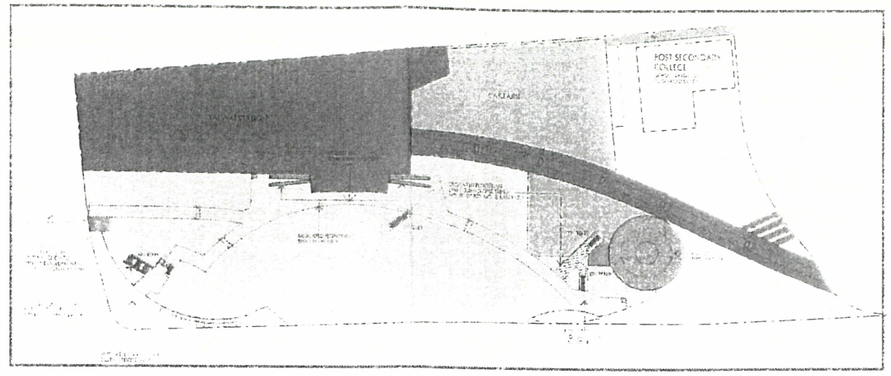
MTR

MA ON SHAN LINE
馬鞍山綫

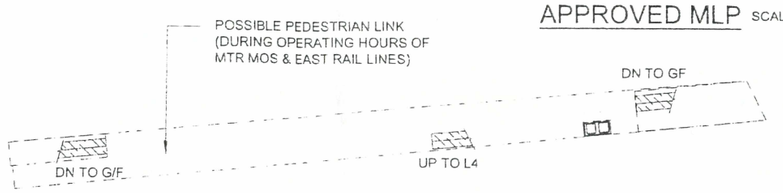
LEGEND

- CARPARK
- EVA
- RESIDENTIAL LOBBY/ LIFT AREA
- COMMERCIAL AREA
- LANDSCAPED TERRACE
- STATION & RAILWAY RELATED FACILITIES
- PEDESTRIAN LINK

REMARK:
THE ALIGNMENT OF THE PEDESTRIAN LINKS ARE FOR INDICATIVE PURPOSE ONLY AND SUBJECT TO DETAILED DESIGN



APPROVED MLP SCALE: N.T.S.



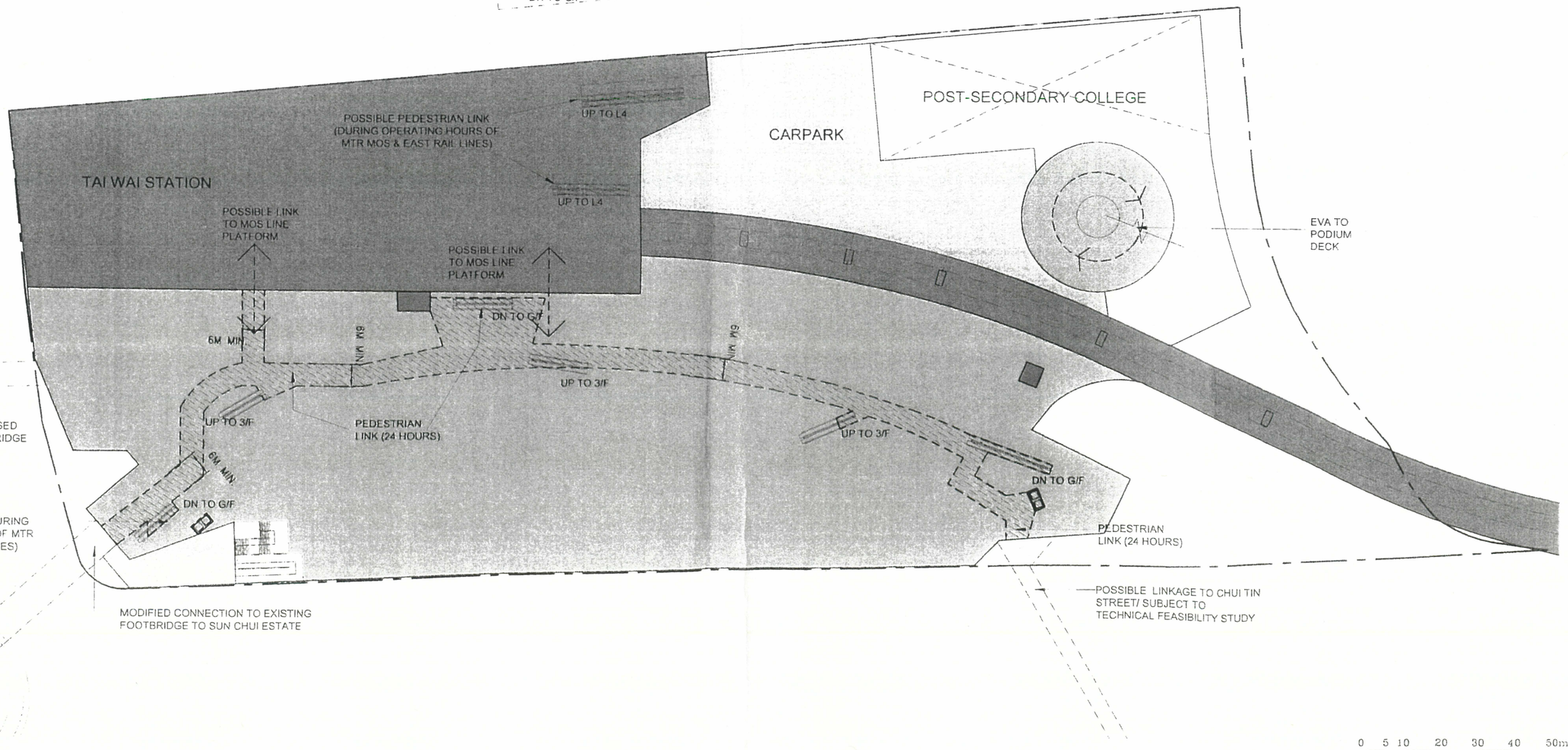


FIGURE 3.7 LEVEL 2 FLOOR PLAN

SCALE : 1:1250
DRAWING NO. : -
S:\U199\DWG\2008090\4\MLP\X-GF

TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

MTR

MA ON SHAN LINE
馬鞍山綫

LEGEND

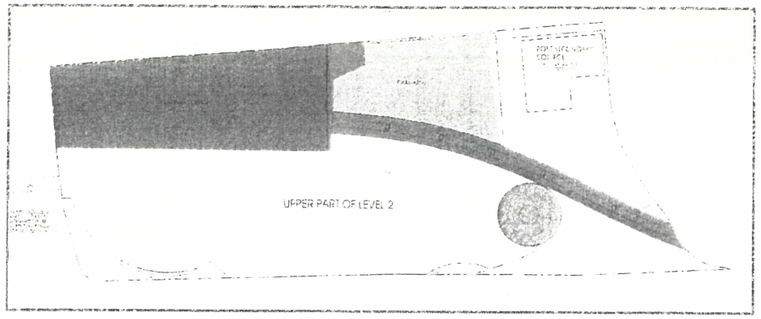
CARPARK

STATION & RAILWAY RELATED FACILITIES

EVA

POST-SECONDARY COLLEGE

REMARK:
THE ALIGNMENT OF THE PEDESTRIAN LINKS ARE FOR INDICATIVE PURPOSE ONLY AND SUBJECT TO DETAILED DESIGN



APPROVED MLP SCALE N.T.S.

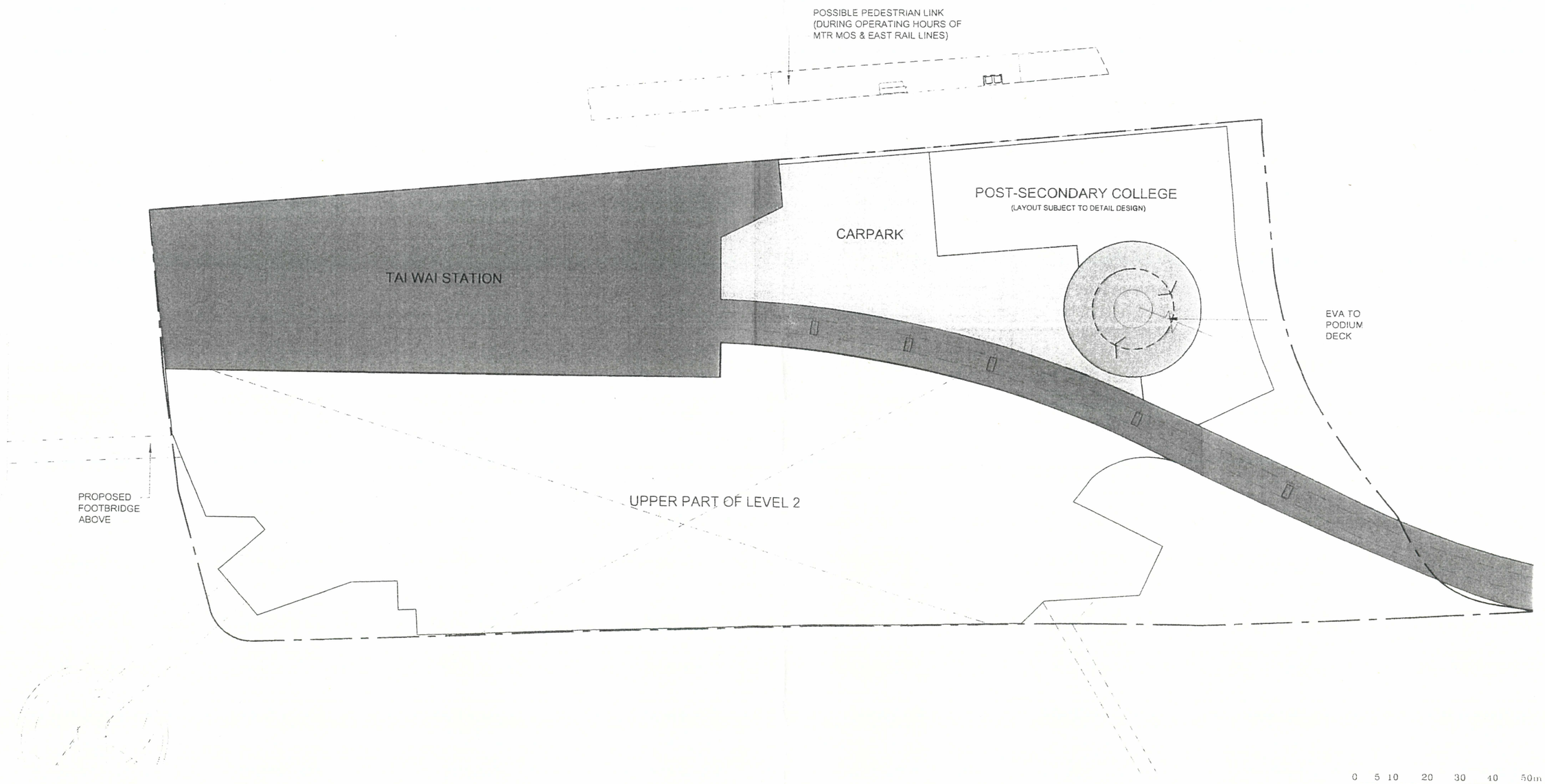


FIGURE 3.8 MEZZANINE OF LEVEL 2 FLOOR PLAN

SCALE : 1:1250
DRAWING NO. : -
S:\U1990\DWG\20080904\MLP\X-GF

TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

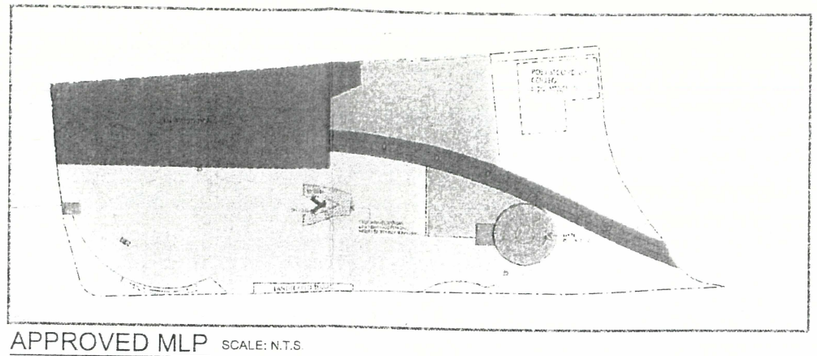
MTR

MA ON SHAN LINE
馬鞍山綫

LEGEND

- CARPARK
- EVA
- RESIDENTIAL LOBBY/ LIFT AREA
- COMMERCIAL AREA
- POST-SECONDARY COLLEGE
- STATION & RAILWAY RELATED FACILITIES
- PEDESTRIAN LINK

REMARK:
THE ALIGNMENT OF THE PEDESTRIAN LINKS ARE FOR INDICATIVE PURPOSE ONLY AND SUBJECT TO DETAILED DESIGN



APPROVED MLP SCALE: N.T.S

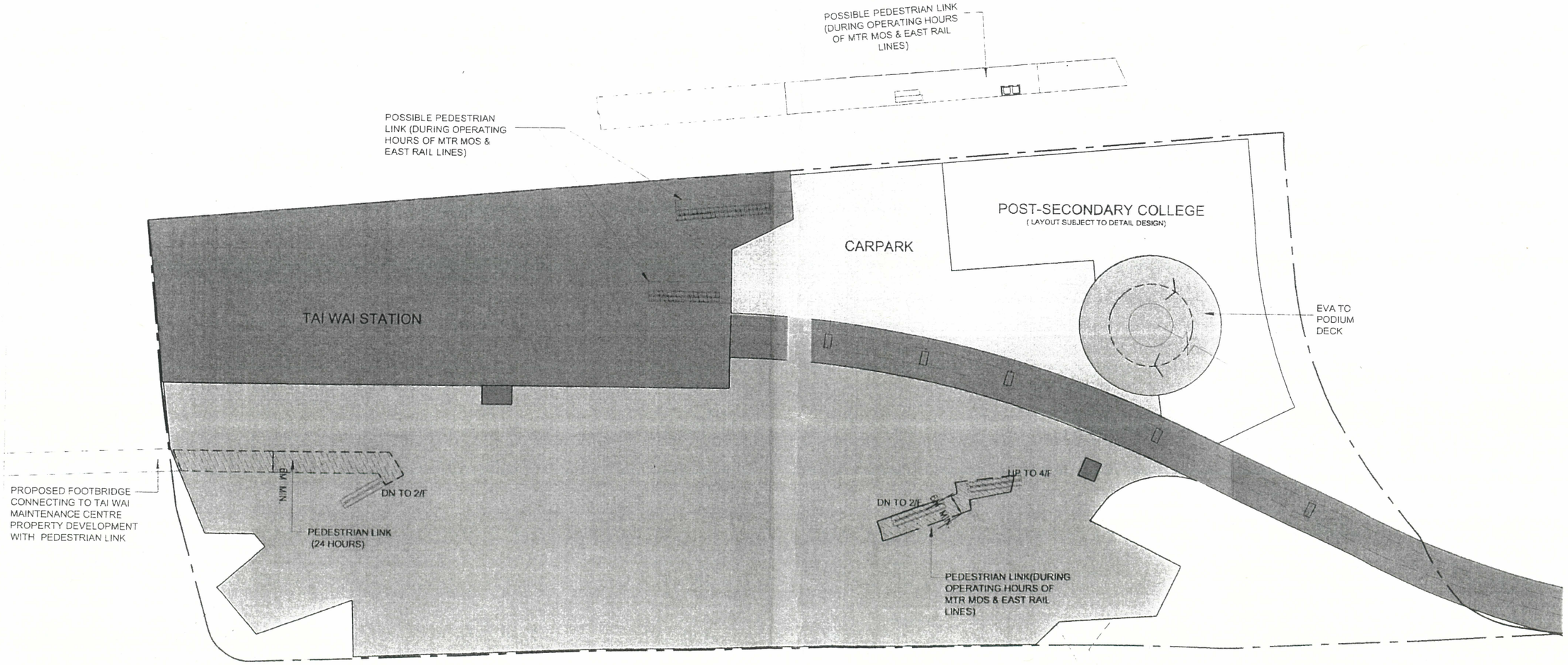


FIGURE 3.9 LEVEL 3 FLOOR PLAN

SCALE : 1:1250
DRAWING NO. : -
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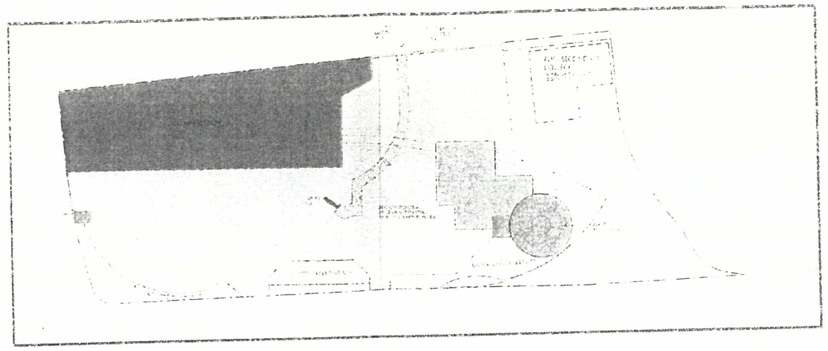
TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

MTR
MA ON SHAN LINE
馬鞍山綫

LEGEND

- EVA
- COMMERCIAL AREA
- LANDSCAPED TERRACE
- STATION & RAILWAY RELATED FACILITIES
- RESIDENTIAL LOBBY/ LIFT AREA
- PEDESTRIAN LINK

REMARK:
THE ALIGNMENT OF THE PEDESTRIAN LINKS ARE FOR INDICATIVE PURPOSE ONLY AND SUBJECT TO DETAILED DESIGN



APPROVED MLP SCALE: N.T.S

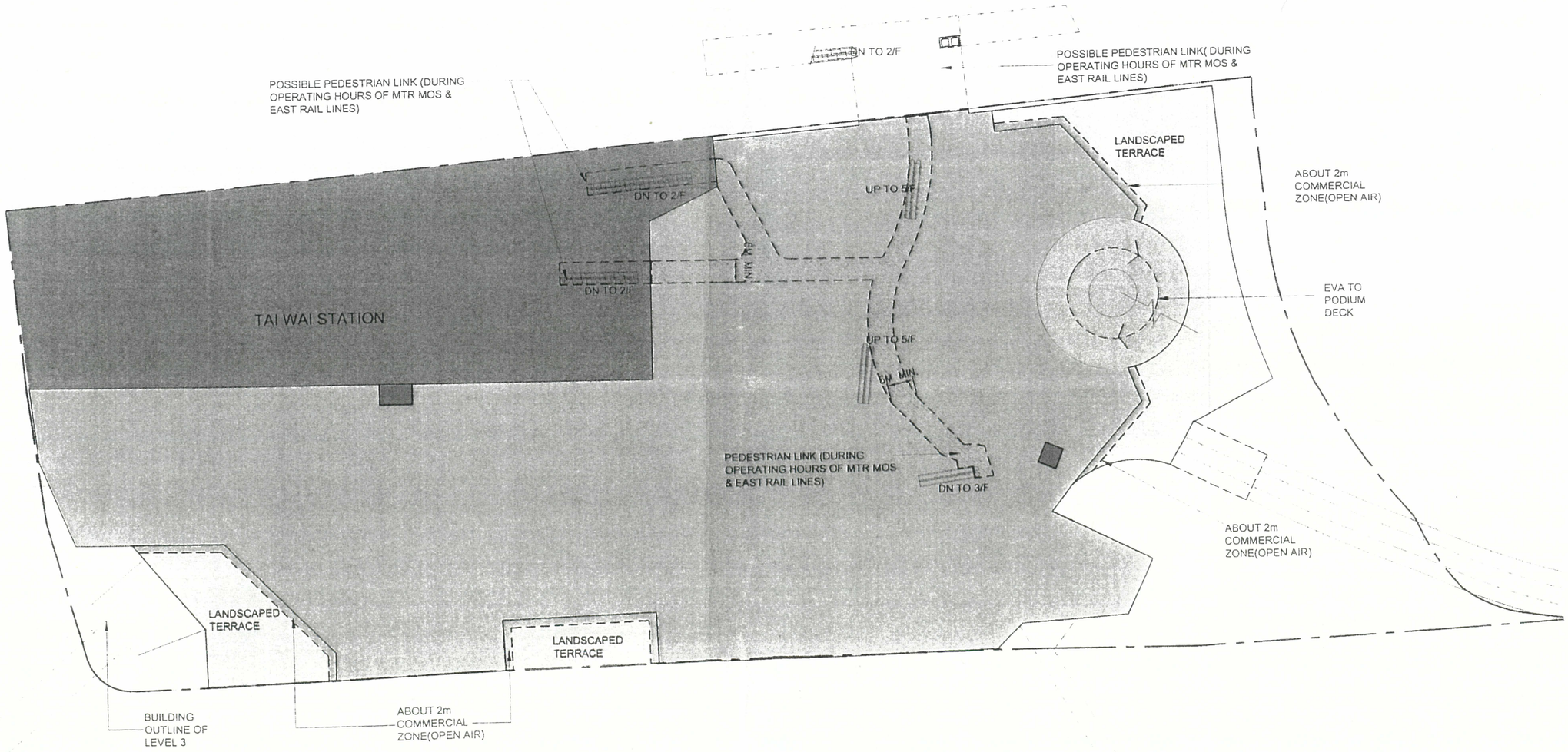


FIGURE 3.10 LEVEL 4 FLOOR PLAN

SCALE : 1:1250
DRAWING NO. -
S:\U109\DWG\20080904\MLP\X-4F

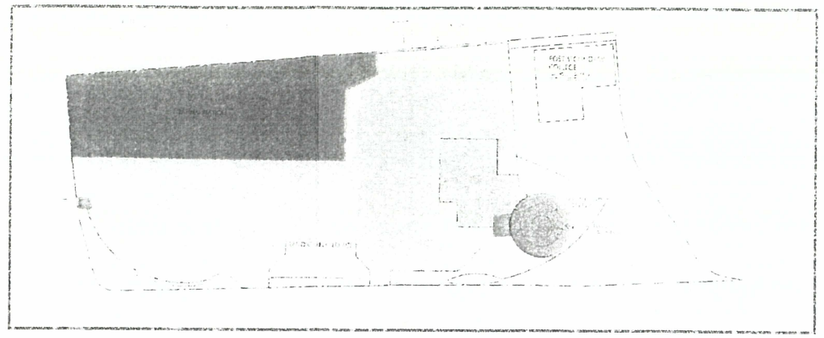
TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

MTR
MA ON SHAN LINE
馬鞍山綫

LEGEND

- EVA
- COMMERCIAL AREA
- LANDSCAPED TERRACE
- STATION & RAILWAY RELATED FACILITIES
- RESIDENTIAL LOBBY/ LIFT AREA
- PEDESTRIAN LINK

REMARK:
THE ALIGNMENT OF THE PEDESTRIAN LINKS ARE FOR INDICATIVE PURPOSE ONLY AND SUBJECT TO DETAILED DESIGN



APPROVED MLP SCALE: N.T.S.

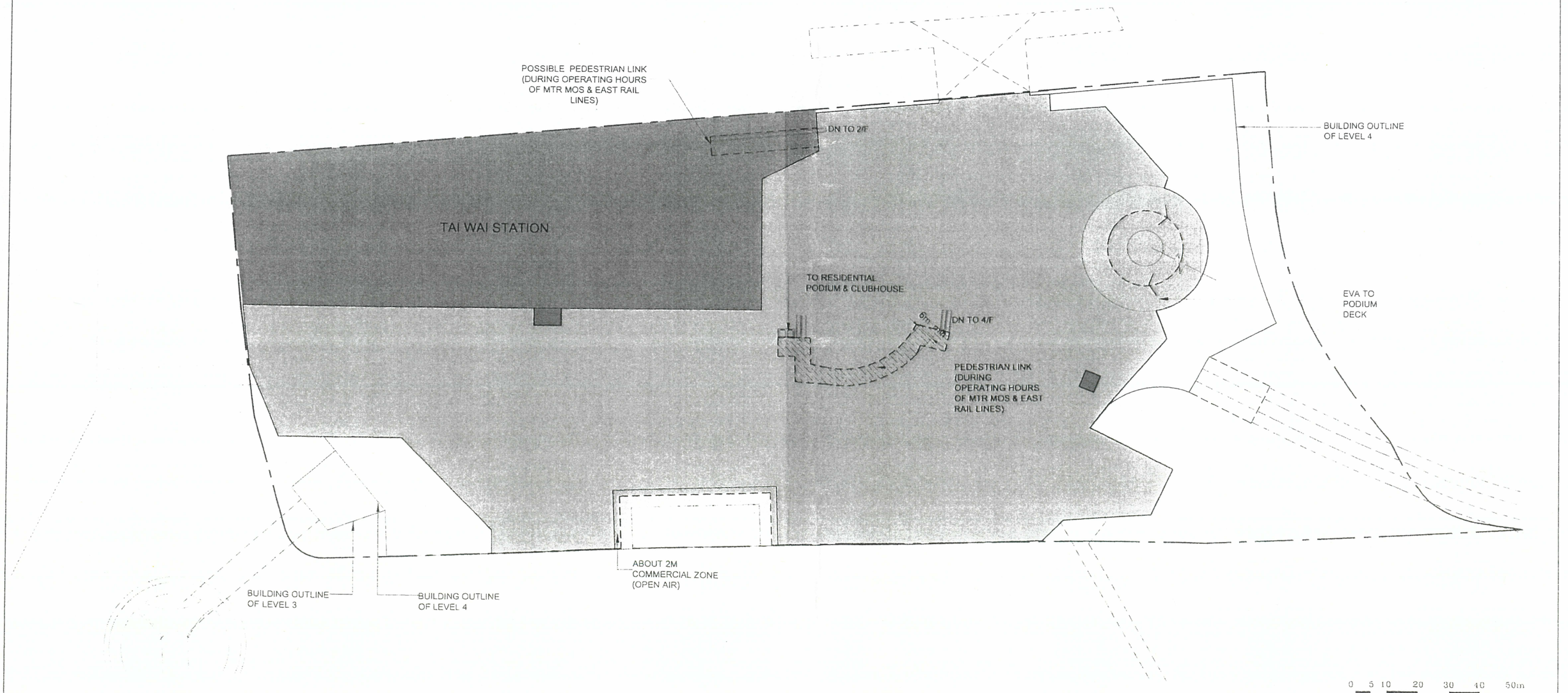


FIGURE 3.11 LEVEL 5 FLOOR PLAN

SCALE : 1:1250
DRAWING NO. : -
S:\U199\DWG\200809041MLP\X-GF

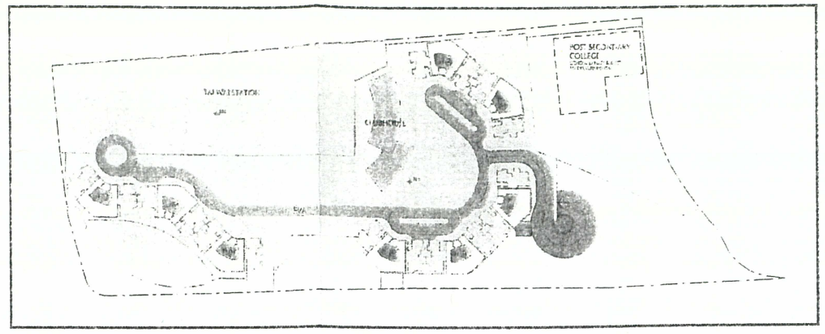
TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

MTR

MA ON SHAN LINE
馬鞍山綫

LEGEND

- RESIDENTIAL LOBBY/ LIFTS AREA
- RESIDENTIAL TOWER
- EVA
- LANDSCAPED AREA/ PODIUM ROOF
- CLUBHOUSE FACILITIES(EXEMPTED FROM GFA)



APPROVED MLP SCALE: N.T.S.

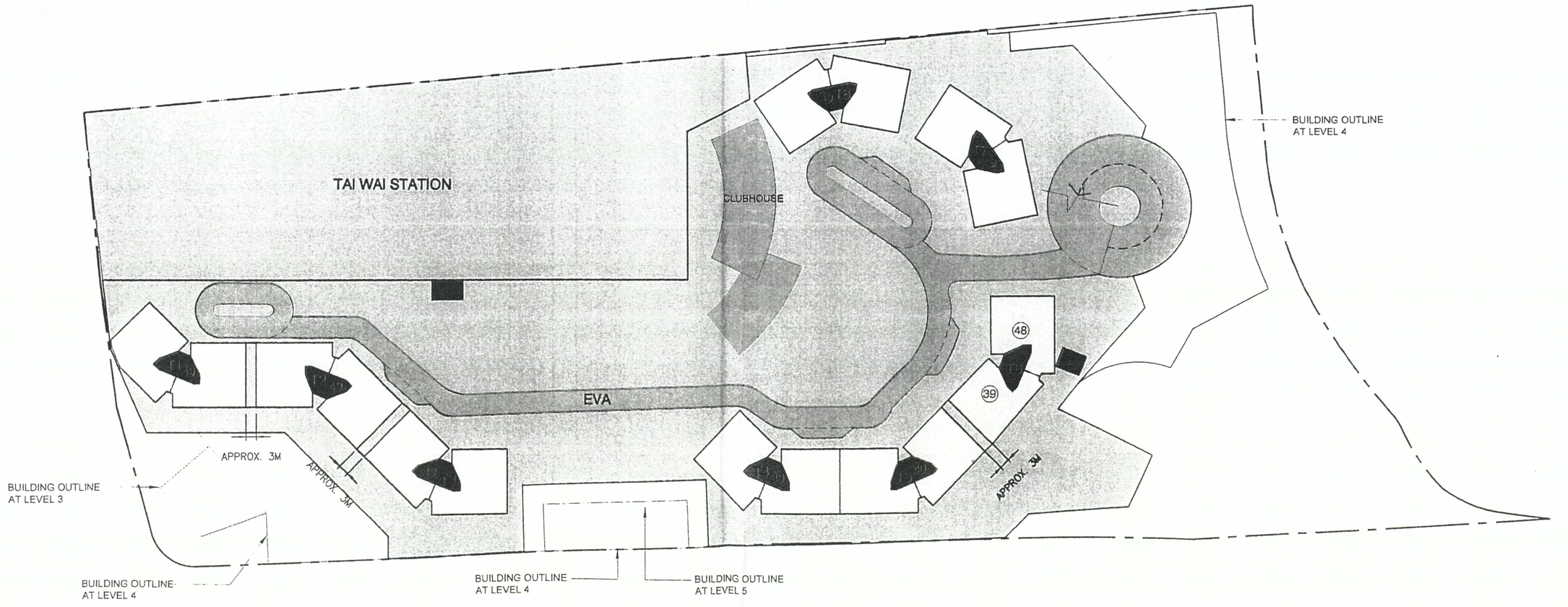


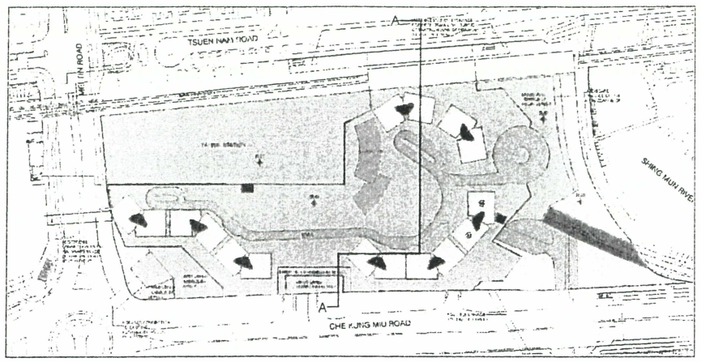
FIGURE 3.12 PODIUM FLOOR PLAN

SCALE : 1:1250
DRAWING NO. : -
S:\J199\DWG\200 80604 MIL P\X-GF

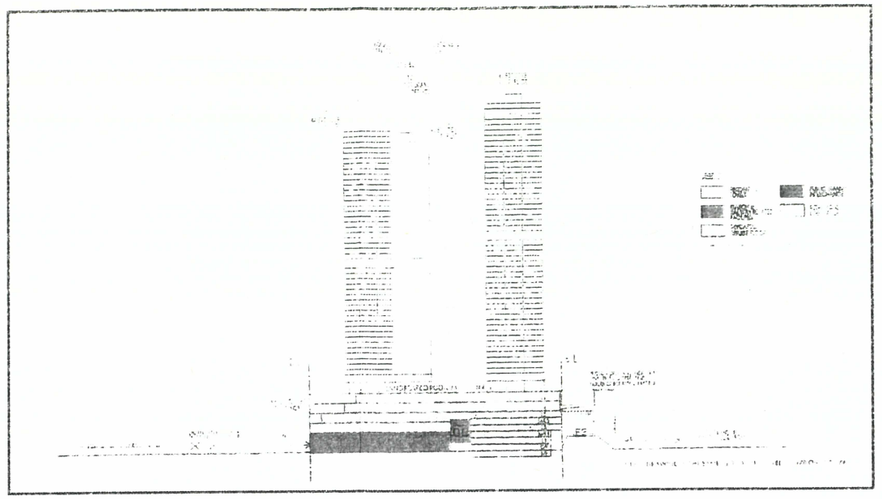
TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

MTR

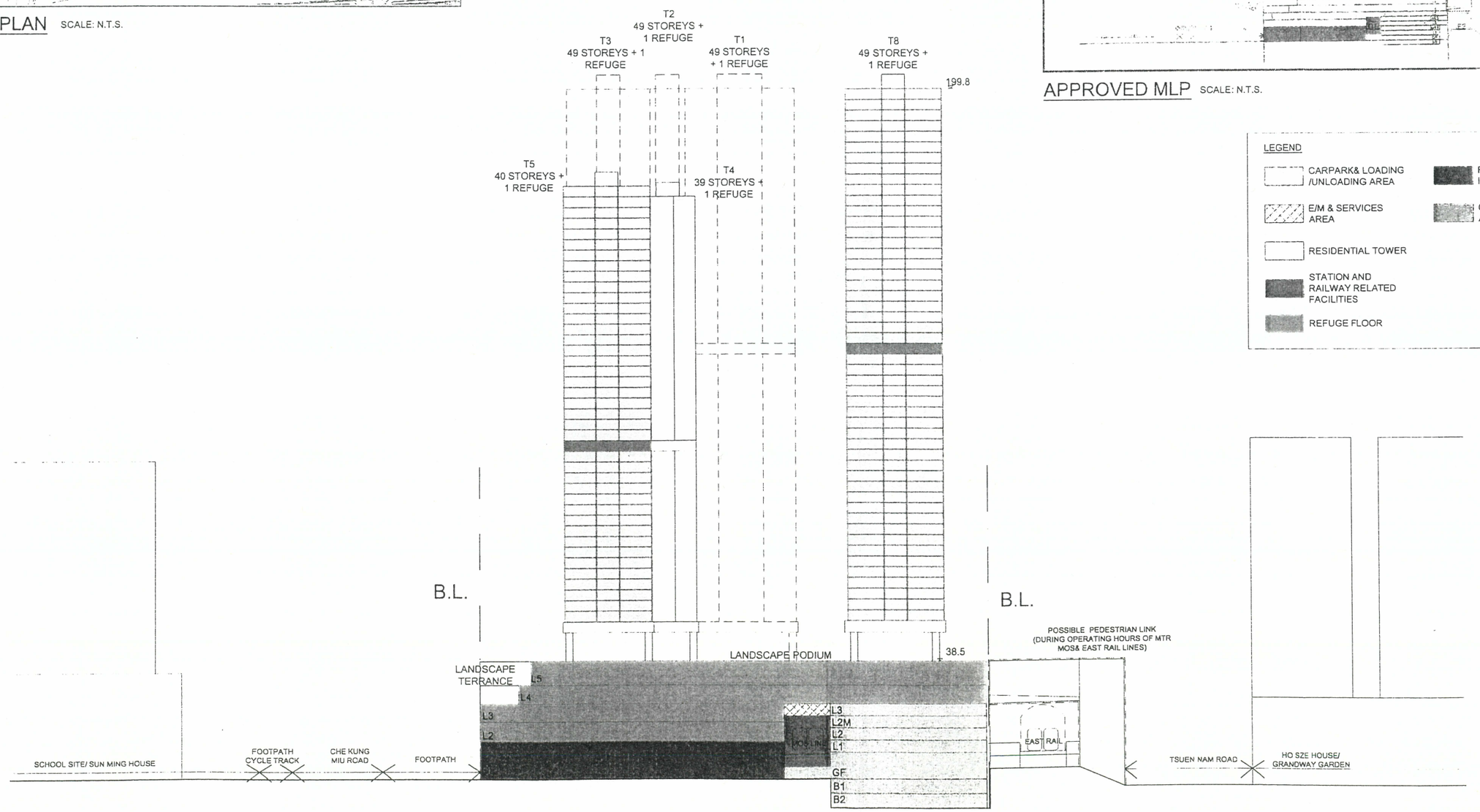
MA ON SHAN LINE
馬鞍山綫



KEY PLAN SCALE: N.T.S.



APPROVED MLP SCALE: N.T.S.



LEGEND

- CARPARK& LOADING /UNLOADING AREA
- PUBLIC TRANSPORT INTERCHANGE
- E/M & SERVICES AREA
- COMMERCIAL AREA
- RESIDENTIAL TOWER
- STATION AND RAILWAY RELATED FACILITIES
- REFUGE FLOOR

0 5 10 20 30 40 50m

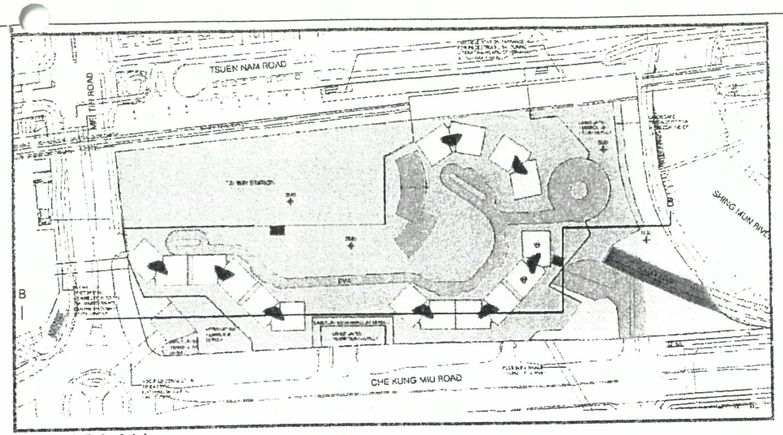
FIGRURE 3.13 DIAGRAMMATIC SECTION A-A

SCALE : -
DRAWING NO. : -
S:\J199\DWG\20071204 SECTION-16\SECTION

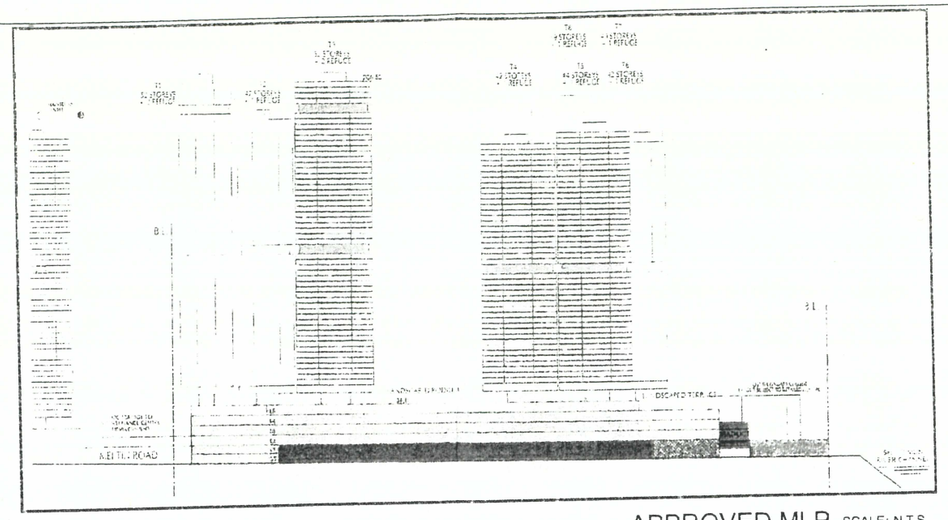
TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

MTR

MA ON SHAN LINE
馬鞍山綫



KEY PLAN SCALE: N.T.S.



APPROVED MLP SCALE: N.T.S.

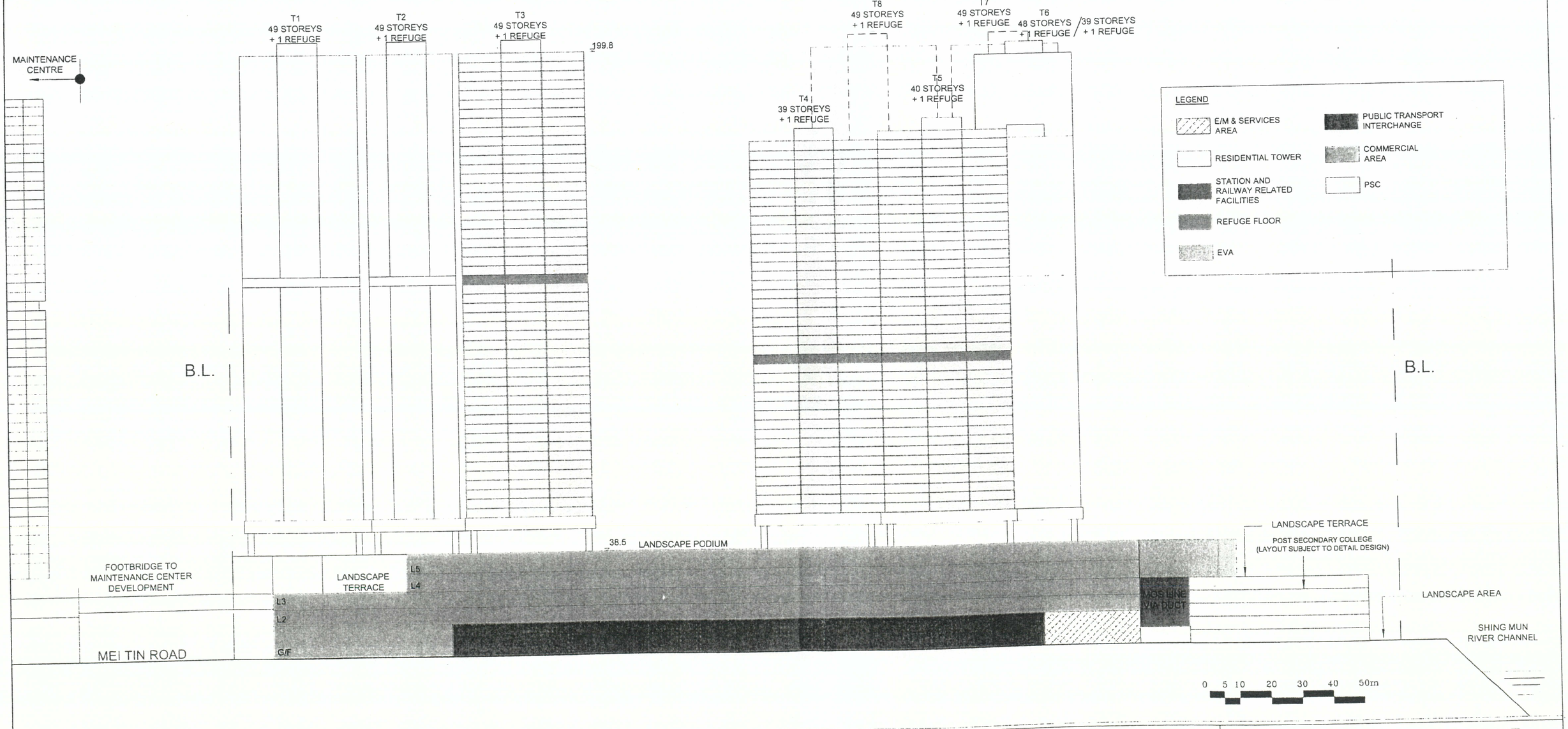


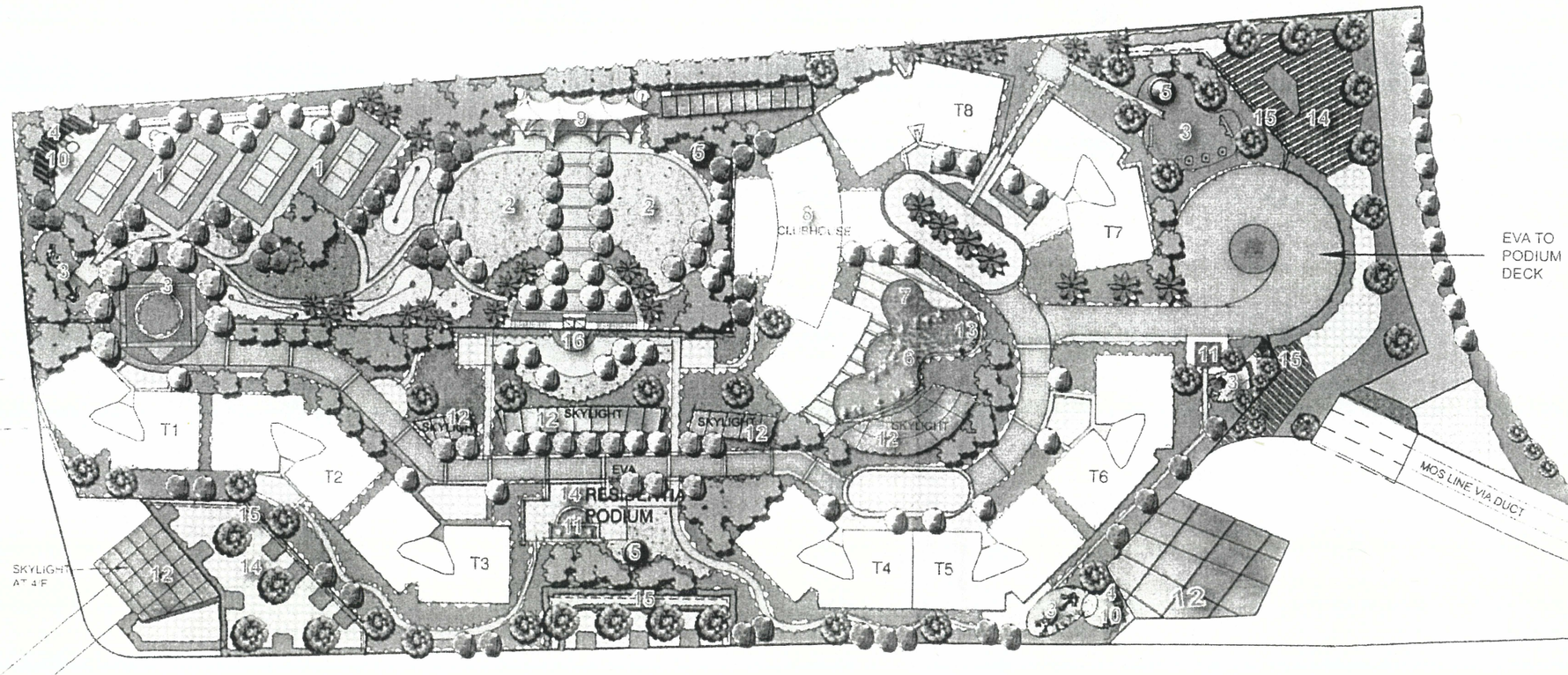
FIGURE 3.14 DIAGRAMMATIC SECTION B-B

SCALE : -
DRAWING NO. : -
S:\U189\DWG\20071204_SECTION-16\SECTION

TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

MTR

MA ON SHAN LINE
馬鞍山綫



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

15 ABOUT 2M COMMERCIAL ZONE (OPEN AIR)

16 CONNECTION BETWEEN TAI WAI STATION ROOF & PODIUM

0 25 50 100M

Scale 1:1250@A3

N

FIGURE 4.1 MASTER LANDSCAPE PLAN

SCALE 1:250

DRAWING NO.

TAI WAI STATION
PROPERTY DEVELOPMENT (NOV 2009)

MTR MA ON SHAN LINE 馬鞍山綫

Table 3: Development Schedule

Proposal

Site Area: 48,388 m^2 (about)

Total GFA: 267,480 m^2

A) Residential Accommodation

(1) 8 Towers (All excluding refuge floor and lobby)

Tower 1:	49 Storeys
Tower 2:	49 Storeys
Tower 3:	49 Storeys
Tower 4:	39 Storeys
Tower 5:	40 Storeys
Tower 6*:	39 Storeys and 48 Storeys
Tower 7:	49 Storeys
Tower 8:	49 Storeys

*Tower 6 is of unique design, i.e. building height split in two halves with stepping design.

(2) Total Domestic GFA:	190,480 m^2
(3) Total No. of Flats:	Not more than 2,900
(4) Average Flat Size:	66 m^2 (about)
(5) Total Population:	about 8,120

B) Commercial/ Retail Accommodation*

(1) Shopping Arcade (GFA):	Not more than 62,000 m^2
(2) Post-Secondary College (GFA):	15,000 m^2

Note:

* Commercial /Retail Accommodation would include shops and services together with (for avoidance of doubt) eating places, off-course betting centre, places of entertainment, private clubs, places of recreation, sports or culture, exhibition or convention hall, religious institution, educational institution, training centre, market, kindergarten, nursery, language, computer, commercial and tutorial schools, ballet and other types of schools providing interest/ hobby related courses.

C) Recreation and Open Space

(1) Residents' Clubhouse (GFA):	Not more than 6,404 m^2
(2) Open Space:	Not less than 8,500 m^2 private open space

D) Parking Provisions ***(follows the requirements from latest Hong Kong Planning Standard and Guidelines, Transport Department and Education Bureau).***

(1) Car parking:	One space per 6 residential units with 15% reduction **(Total: 411)** Not less than 5 nos. per residential block for visitors **(Total: 40)** Not less than one space per 200m^2 retail GFA and an additional 80 nos. required by Transport Department **(Total: 390)** Not less than 1 no. per 4 classrooms for PSC **(Total: 8)**
(2) Motorcycle Parking:	Not less than 10% of total development required parking for residential, i.e. 85 and a minimum of 5 for PSC **(Total: 90)**
(3) Bicycle Parking:	Not less than one space per 20 residential flats **(Total: 145)** (A **total of 330** public bicycle parking spaces will be provided next to the railway station and the PTI.)
(4) Loading and Unloading:	Not less than one space per residential tower **(Total: 8)** Not less than one space per 1,200m^2 retail GFA **(Total: 52)** No. of space/lay-by for Coach for PSC **(Total: 3)**
(5) L/UL for Taxi and Private Car:	No. of space for PSC **(Total: 8)**

E) Development Programme

(1) PTI and covering slab above PTI by early 2005 (completed)
(2) Remaining part of development is scheduled to be completed in phase by 2015-2016.

F) Non-Countable GFA

(1) Public Toilet (former entrusted work; already completed)
(2) Dedicated Pedestrian Links including 24 hour covered walkways
(3) Station and public transport facilities