

List of Approval Conditions

Application No. A/ST/576

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

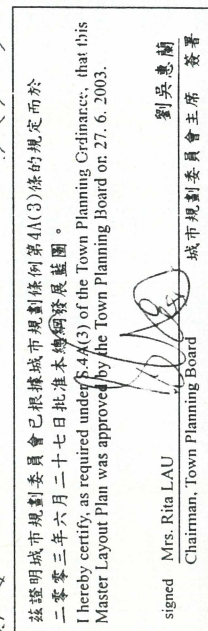
Subject of Application : Proposed Comprehensive Commercial/Residential Development cum Government, Institution or Community Facilities

Date of Approval : 27.6.2003

Approval Conditions :

- (a) the submission and implementation of a revised MLP 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 Secretary for Education and Manpower 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 27.6.2007 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



JOB NO:	99063INT
DATE:	07-01-2008
SCALE:	1:1260
DRAWING NO.:	-
UNIVERSITY MICROFILMS INTL SERIALS ACQUISITION	

TAI WAI STATION
PROPERTY DEVELOPMENT STUDY



MOS RAIL
馬鞍山鐵路

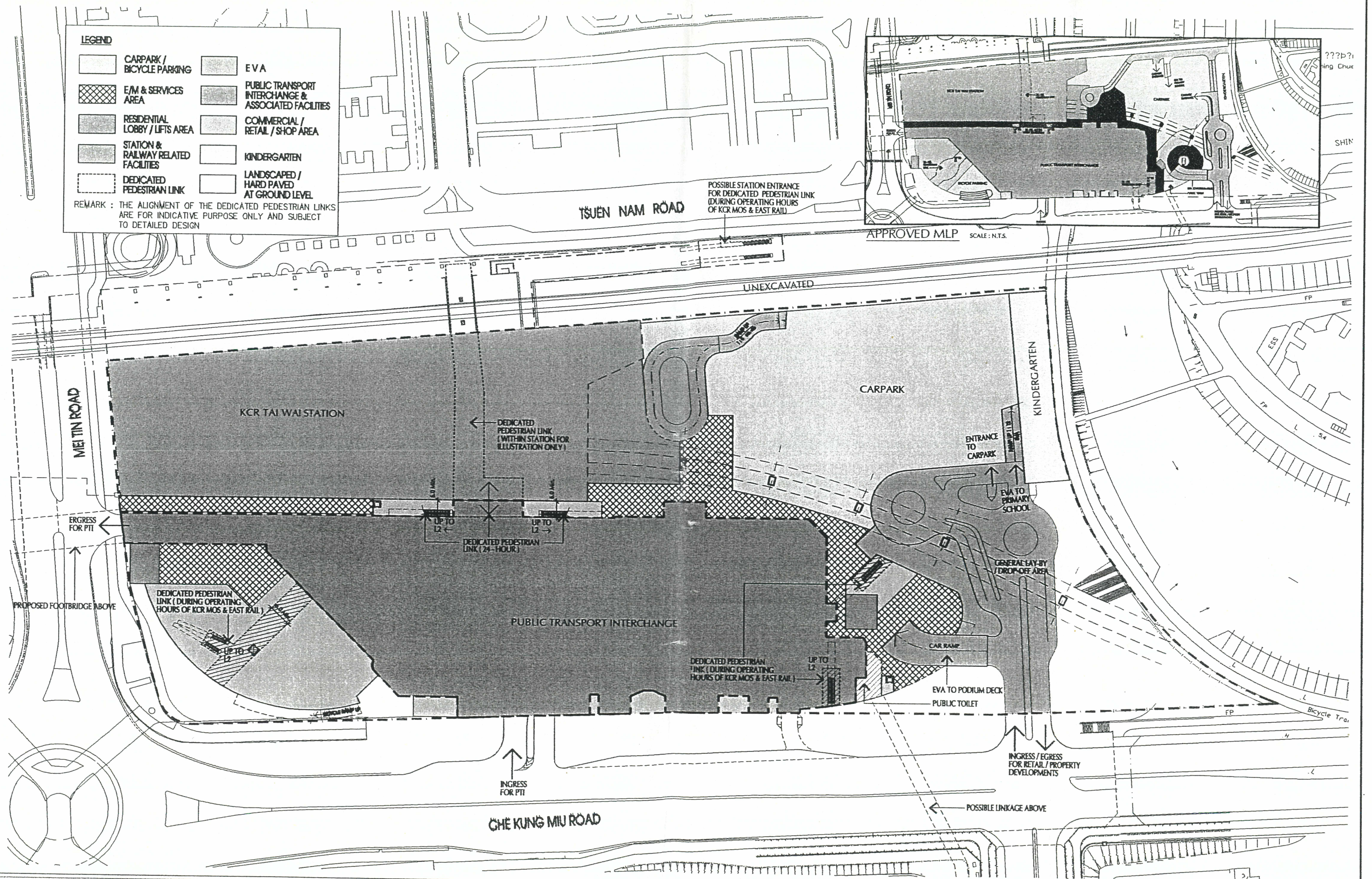


FIGURE 3.3 GROUND FLOOR PLAN

JOB NO: 99063NT
 DATE: 07-01-2008
 SCALE: 1:1250
 DRAWING NO.:
 (BY/REVISED/DATE/PROJECT NAME)

TAI WAI STATION
 PROPERTY DEVELOPMENT STUDY



MOS RAIL
 馬鞍山鐵路

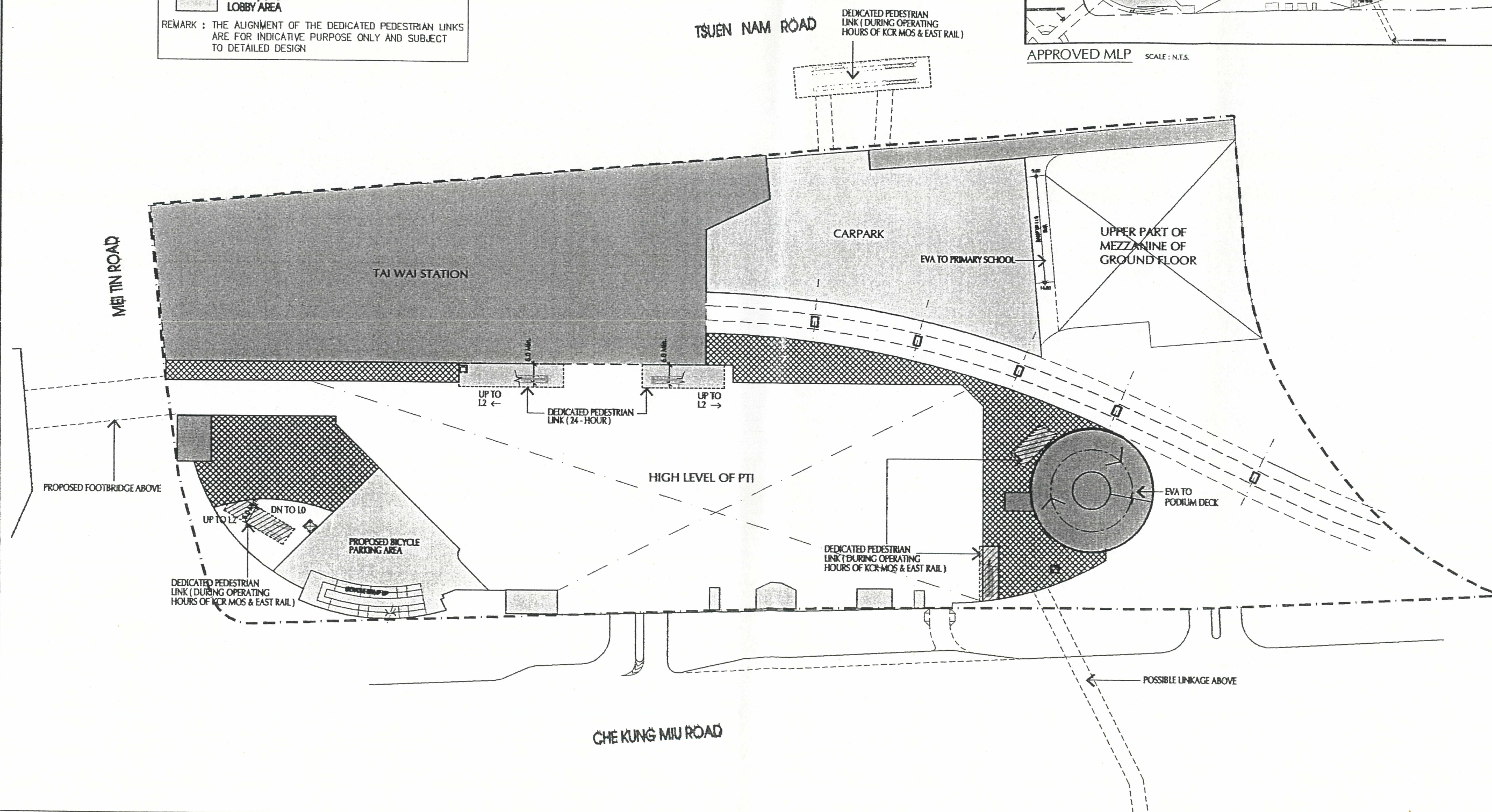
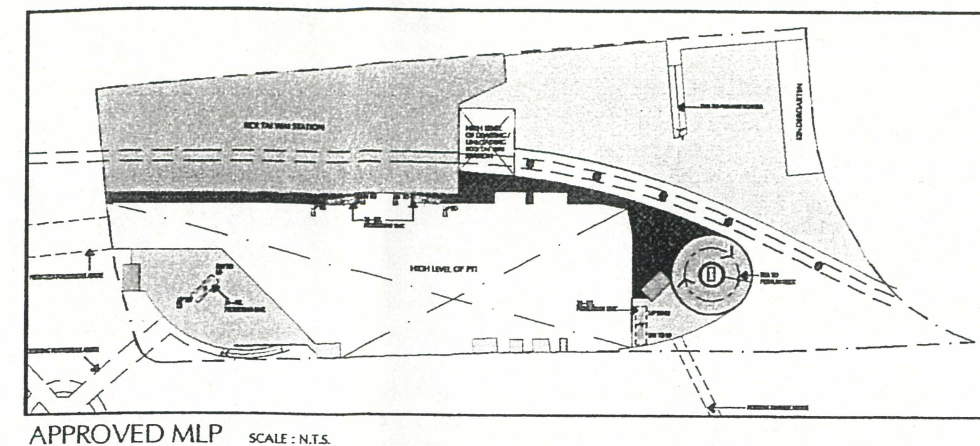
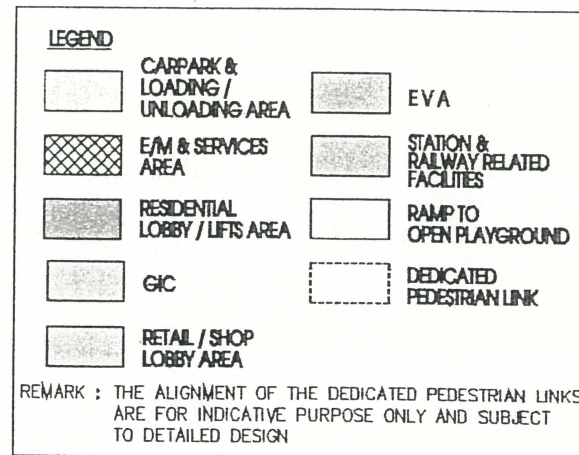


FIGURE 3.5 LEVEL 1 FLOOR PLAN

JOB NO: 99063NT
 DATE: 07-01-2008
 SCALE: 1:1250
 DRAWING NO.: -
 BY: P. WONG / C. A. WONG / S. K. WONG



TAI WAI STATION
 PROPERTY DEVELOPMENT STUDY



MOS RAIL
 馬鞍山鐵路

LEGEND

	CARPARK & LOADING / UNLOADING AREA		EVA
	E/M & SERVICES AREA		RETAIL / SHOP LOBBY AREA
	RESIDENTIAL LOBBY / LIFTS AREA		STATION & RAILWAY RELATED FACILITIES
	GIC		DEDICATED PEDESTRIAN LINK
			OPEN PLAYGROUND

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

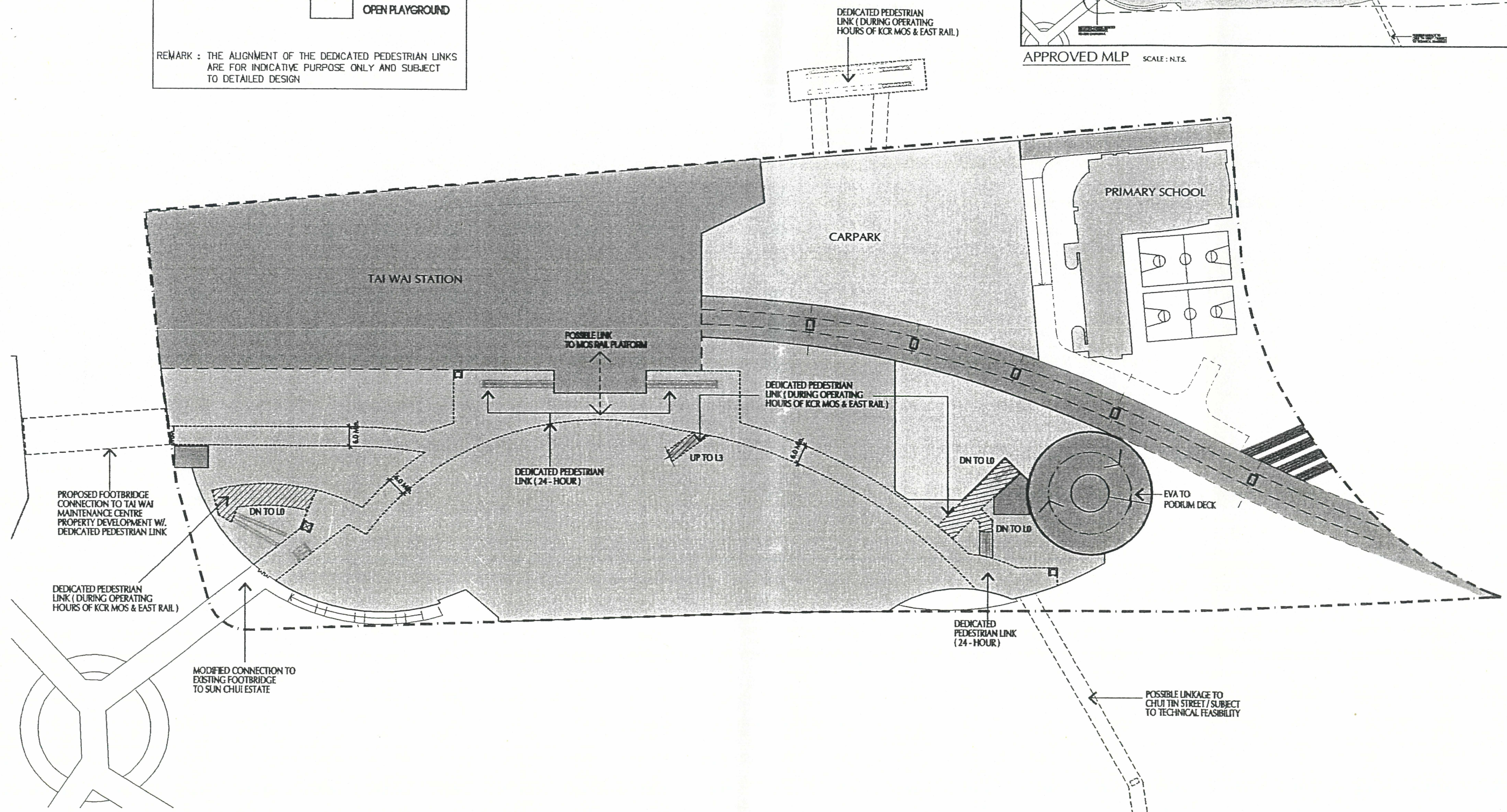
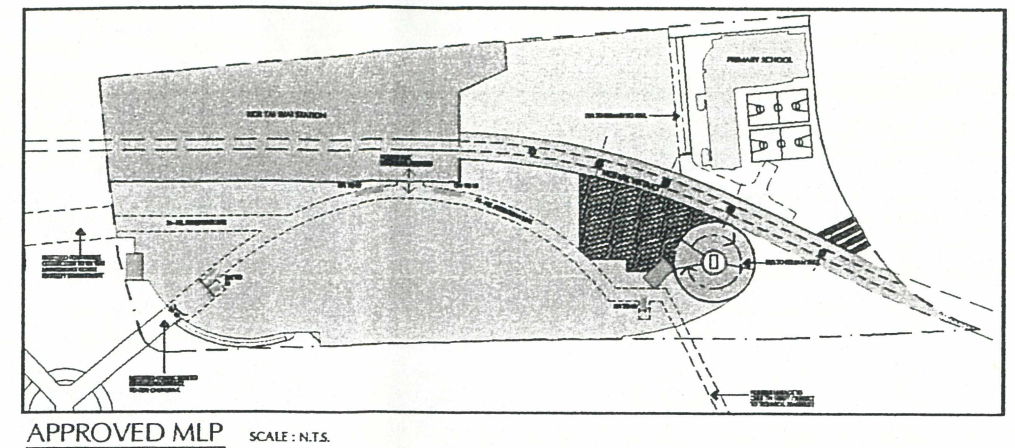


FIGURE 3.6 LEVEL 2 FLOOR PLAN

JOB NO: 99063MT
 DATE: 09-01-2003
 SCALE: 1:1250
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TAI WAI STATION
 PROPERTY DEVELOPMENT STUDY



MOS RAIL
 馬鞍山鐵路

LEGEND

	CARPARK & LOADING / UNLOADING		EVA
	E/M & SERVICES AREA		RETAIL / SHOP LOBBY AREA
	RESIDENTIAL LOBBY / LIFTS AREA		STATION & RAILWAY RELATED FACILITIES
	GIC		DEDICATED PEDESTRIAN LINK
	LANDSCAPED TERRACE		

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

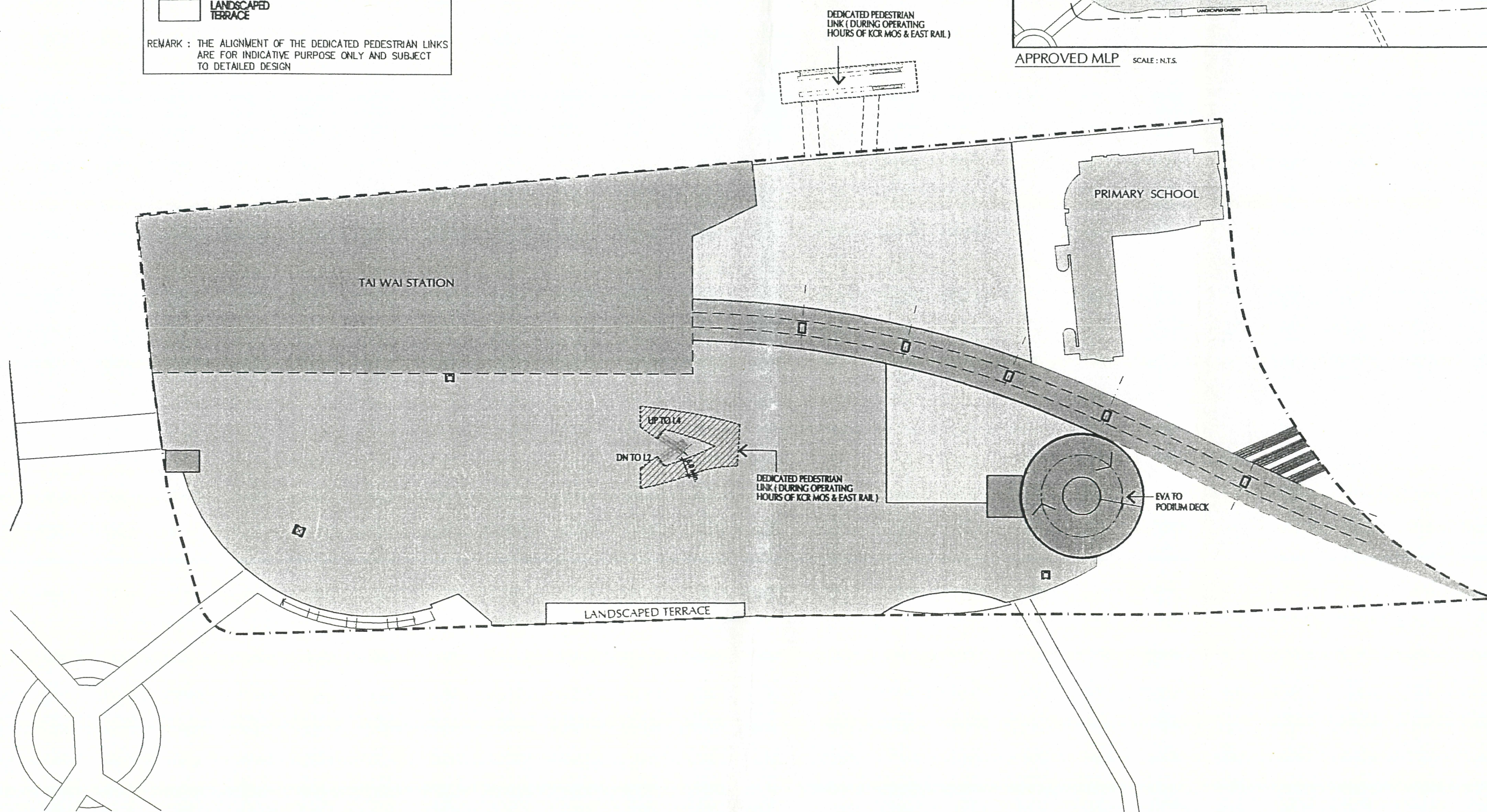
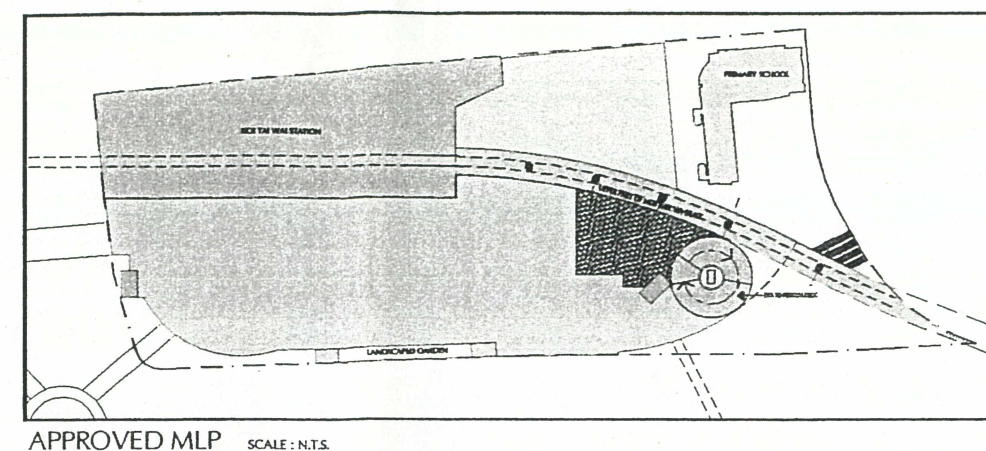


FIGURE 3.8 LEVEL 3 FLOOR PLAN

JOB NO: 99063NT
 DATE: 09-01-2008
 SCALE: 1:1260
 DRAWING NO: -
 BY: P. WONG / C. CHAN / J. L. L.



TAI WAI STATION
 PROPERTY DEVELOPMENT STUDY



MOS RAIL
 馬鞍山鐵路

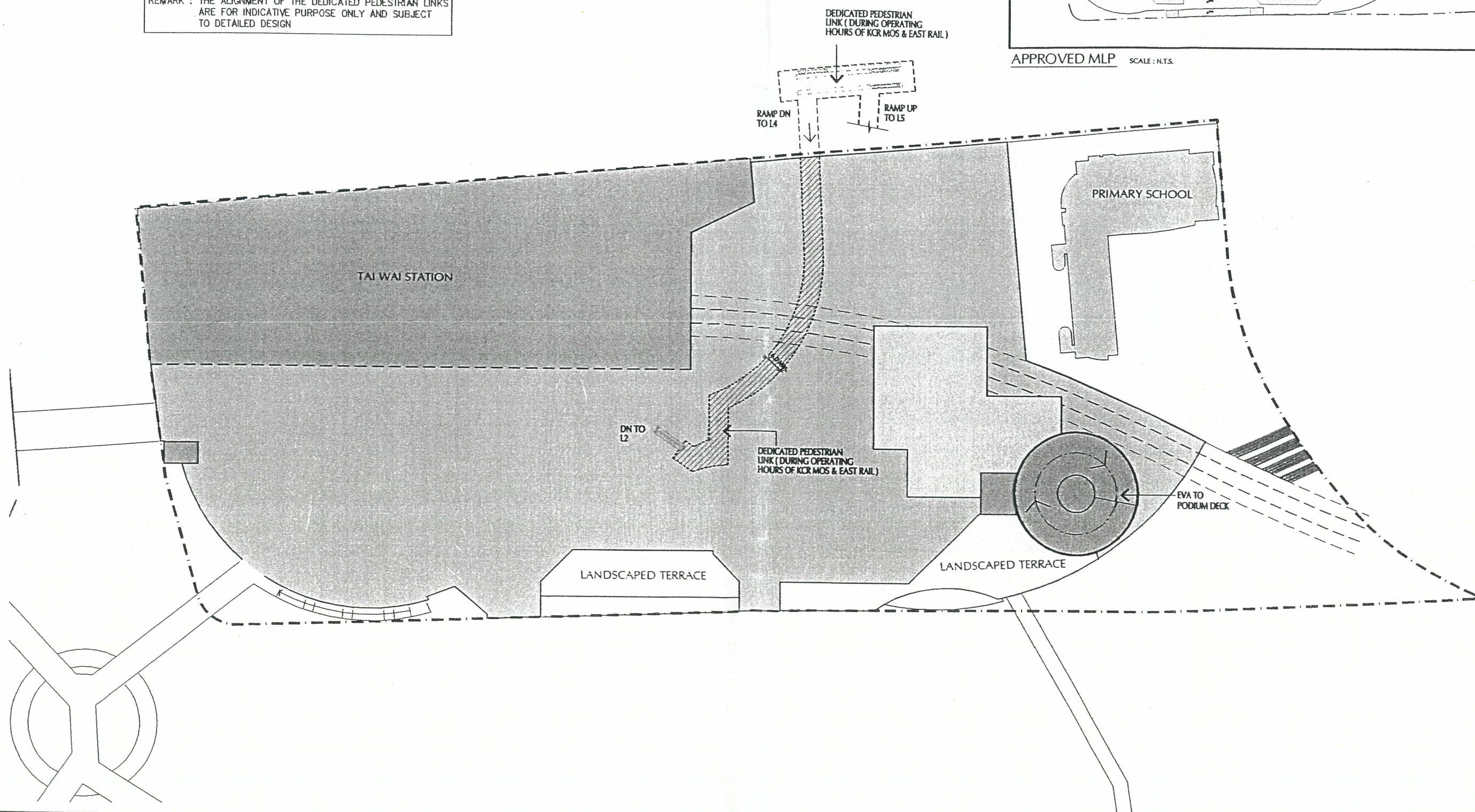
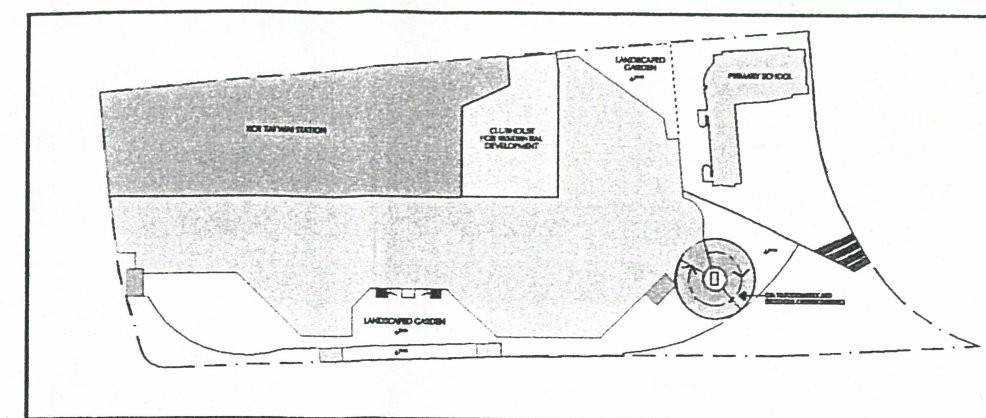
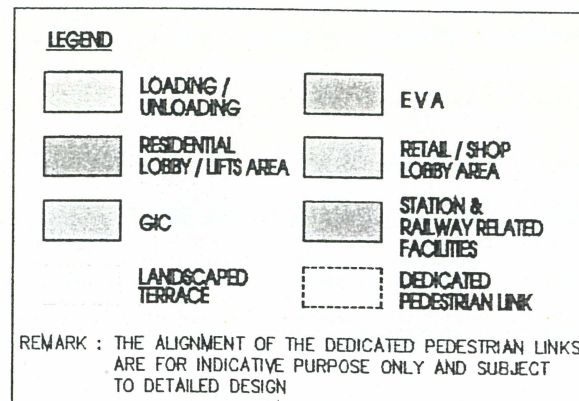


FIGURE 3.9 LEVEL 4 FLOOR PLAN

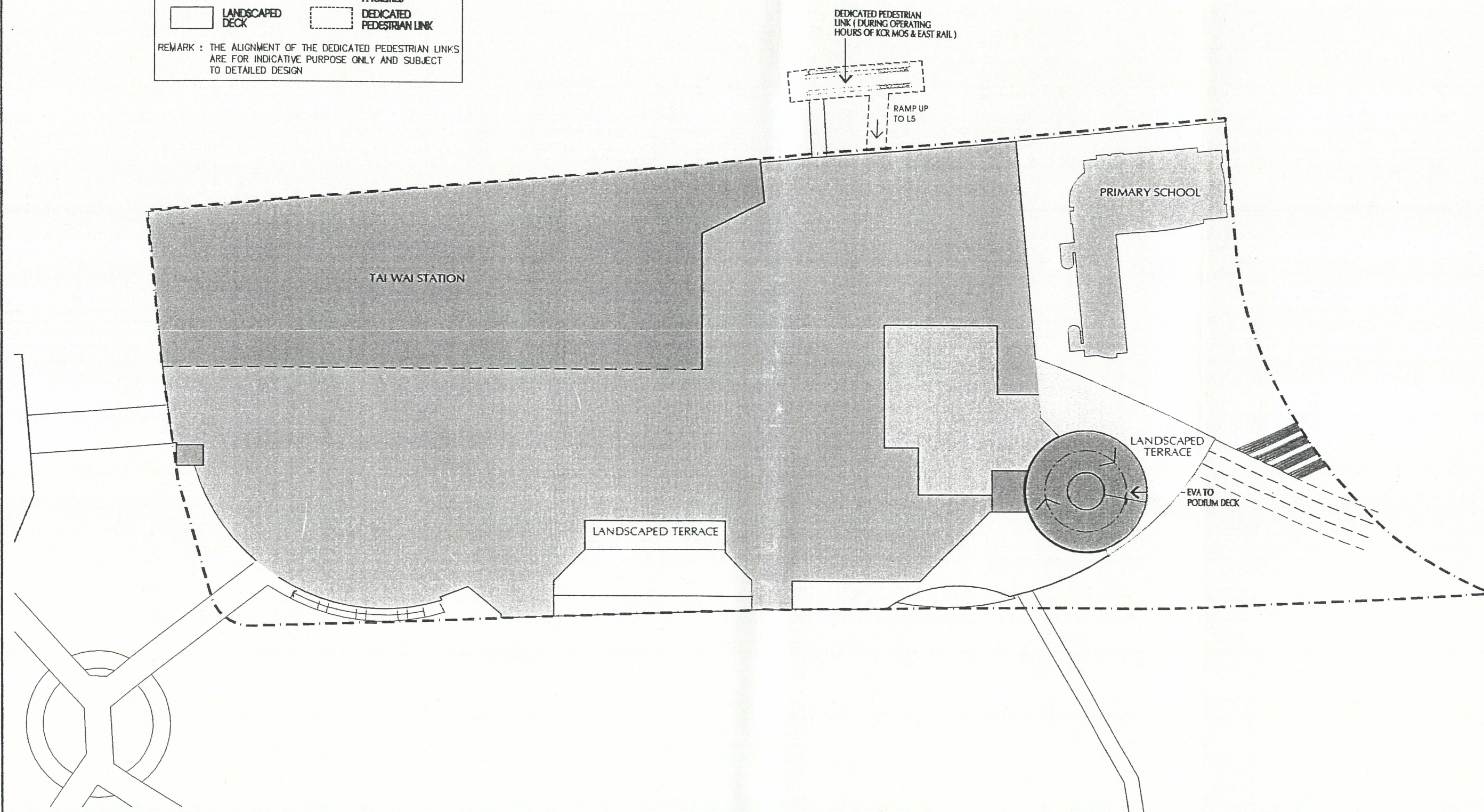
JOB NO: 99063MT
 DATE: 09-01-2008
 SCALE: 1:1250
 DRAWING NO: -
 BY: P. S. CHAN / C. S. CHAN / M. A. L. L.



TAI WAI STATION
 PROPERTY DEVELOPMENT STUDY



MOS RAIL
 馬鞍山鐵路

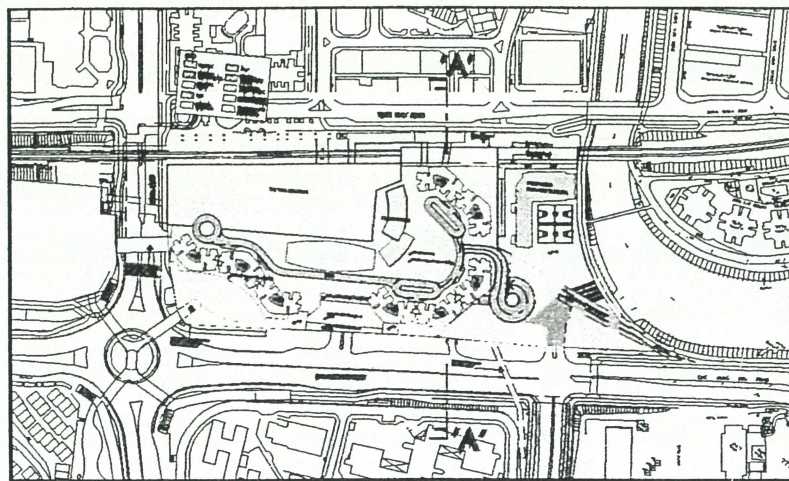


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DATE:	09-01-2008
SCALE:	1:1250
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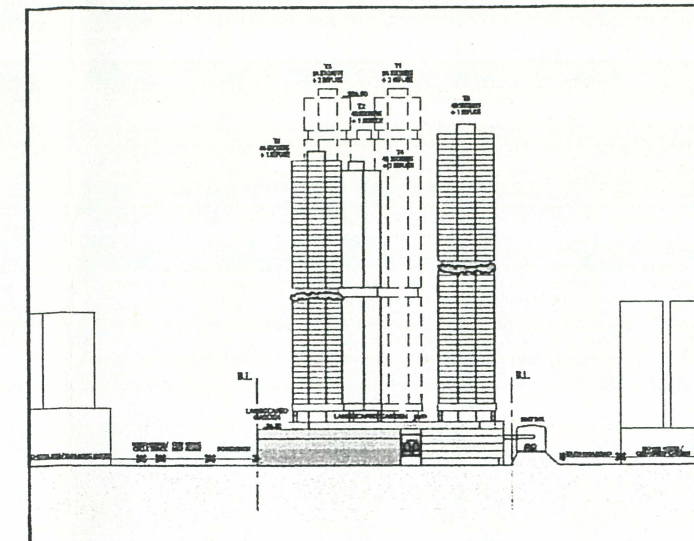
TAI WAI STATION
PROPERTY DEVELOPMENT STUDY



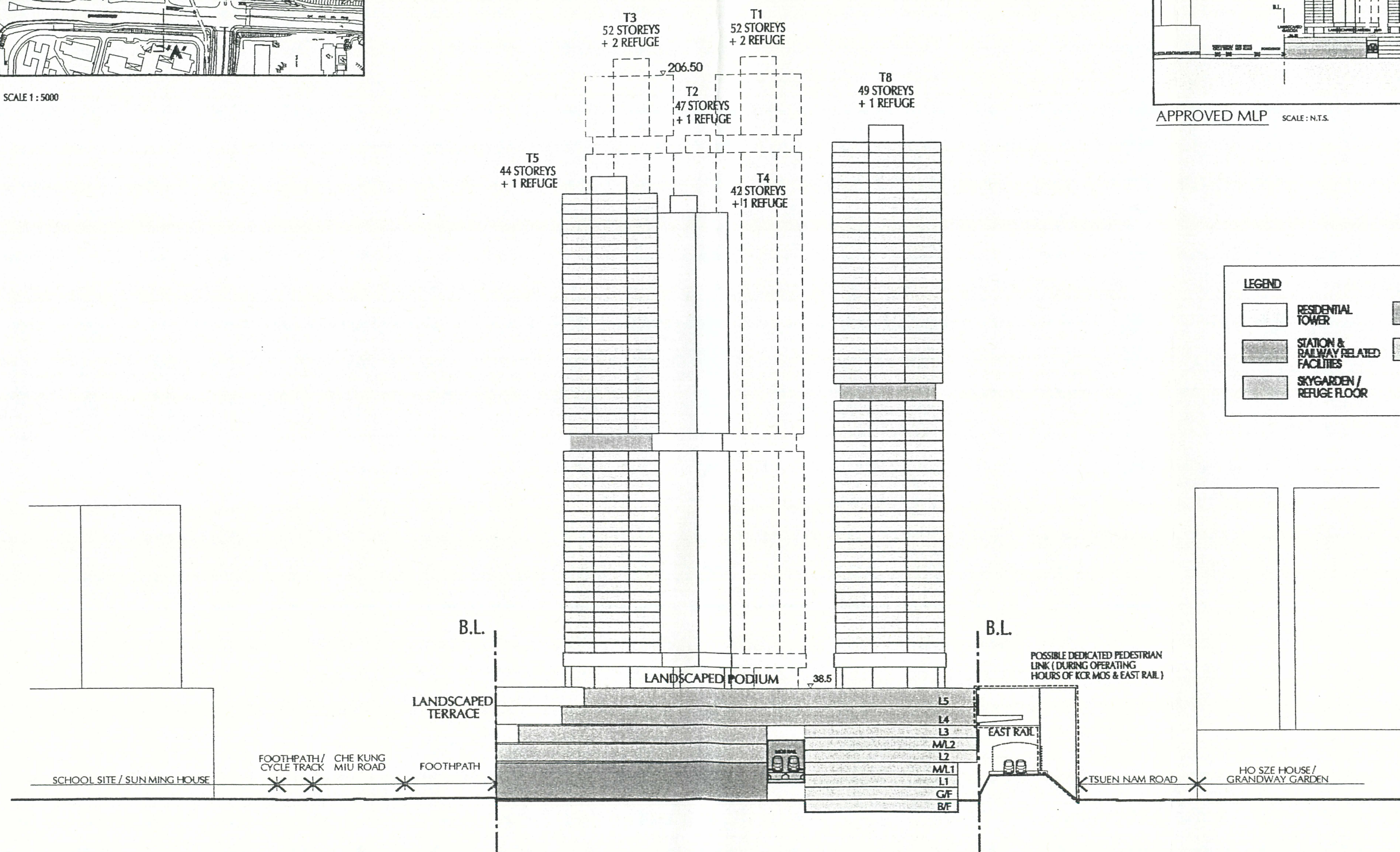
MOS RAIL
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KEY PLAN SCALE 1 : 5000



APPROVED MLP SCALE : N.T.S.



LEGEND

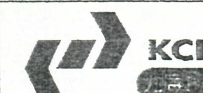
	RESIDENTIAL TOWER		PUBLIC TRANSPORT INTERCHANGE
	STATION & RAILWAY RELATED FACILITIES		RETAIL / SHOP LOBBY AREA
	SKYGARDEN / REFUGE FLOOR		

FIGURE 3.14 DIAGRAMMATIC SECTION A - A

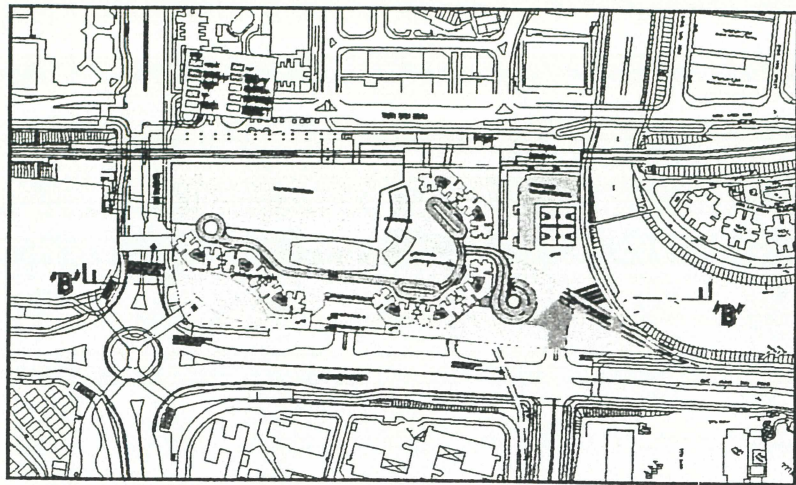
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 SCALE: 1 : 1250
 DRAWING NO.: -
 VERSION: 1.0 (2008) 1.0 (2008) 1.0 (2008) 1.0 (2008)



TAI WAI STATION
 PROPERTY DEVELOPMENT STUDY



MOS RAIL
 馬鞍山鐵路



KEY PLAN SCALE 1:5000

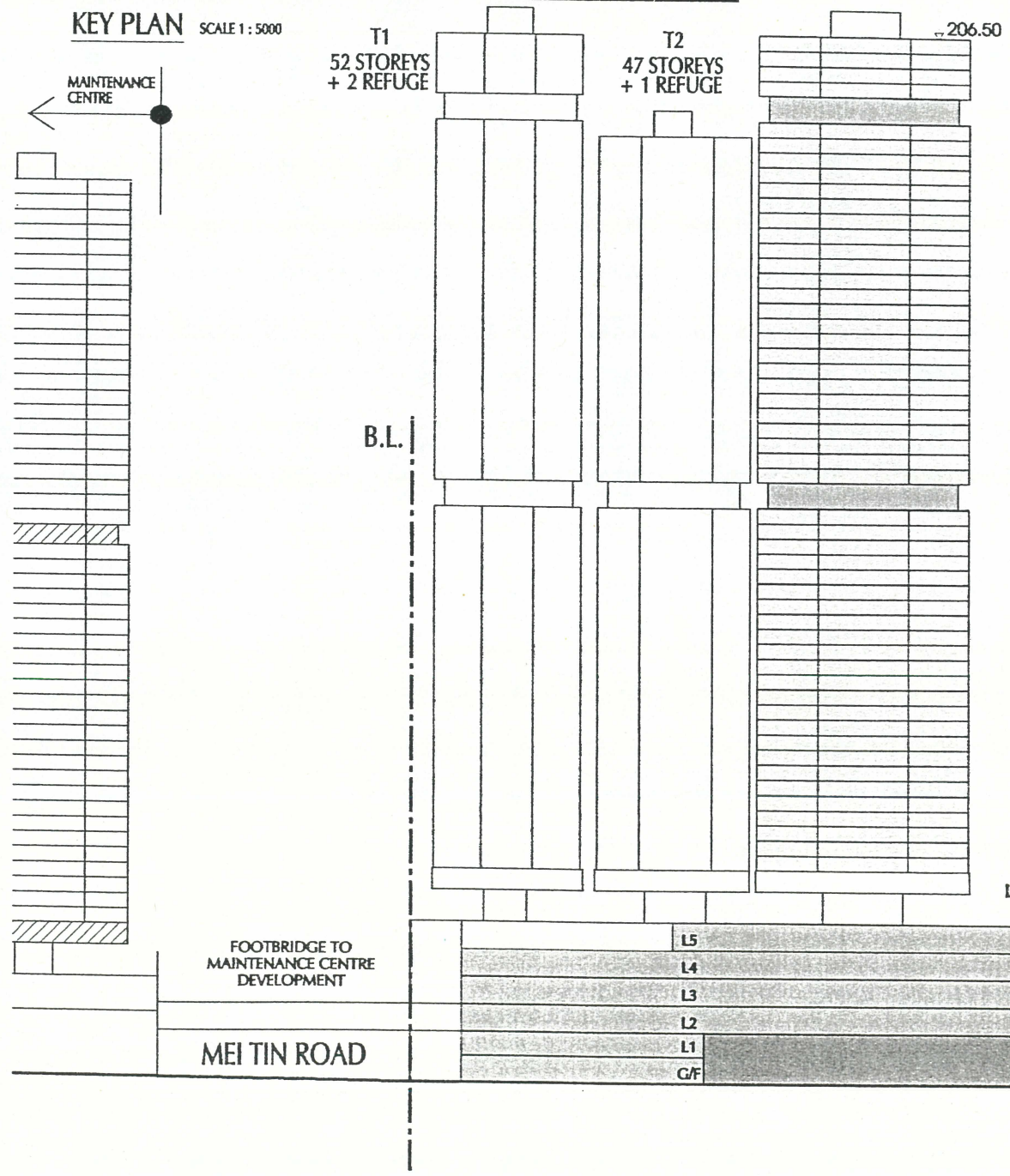


FIGURE 3.15 DIAGRAMMATIC SECTION B - B

JOB NO: 99063NT
 DATE: 09-01-2008
 SCALE: 1:1250
 DRAWING NO: -
 VERSION: 1.0

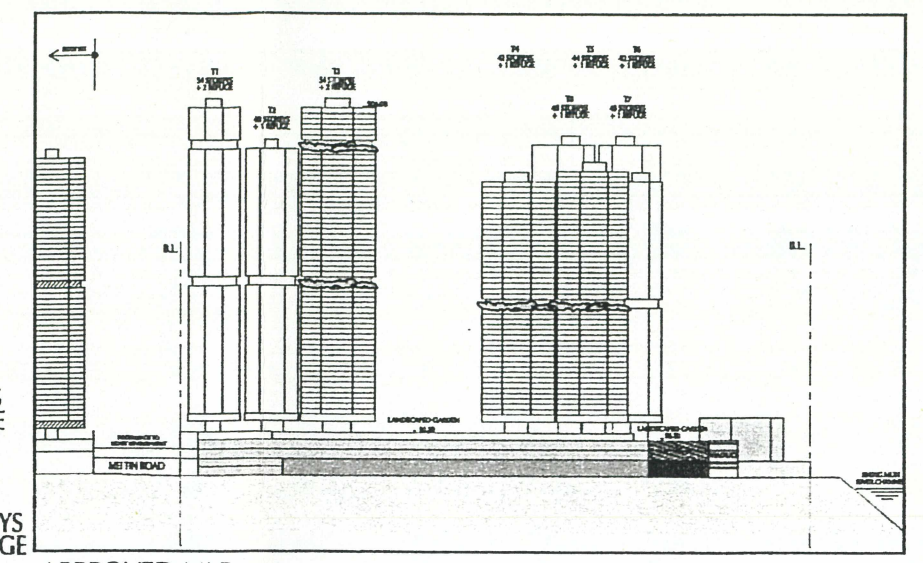
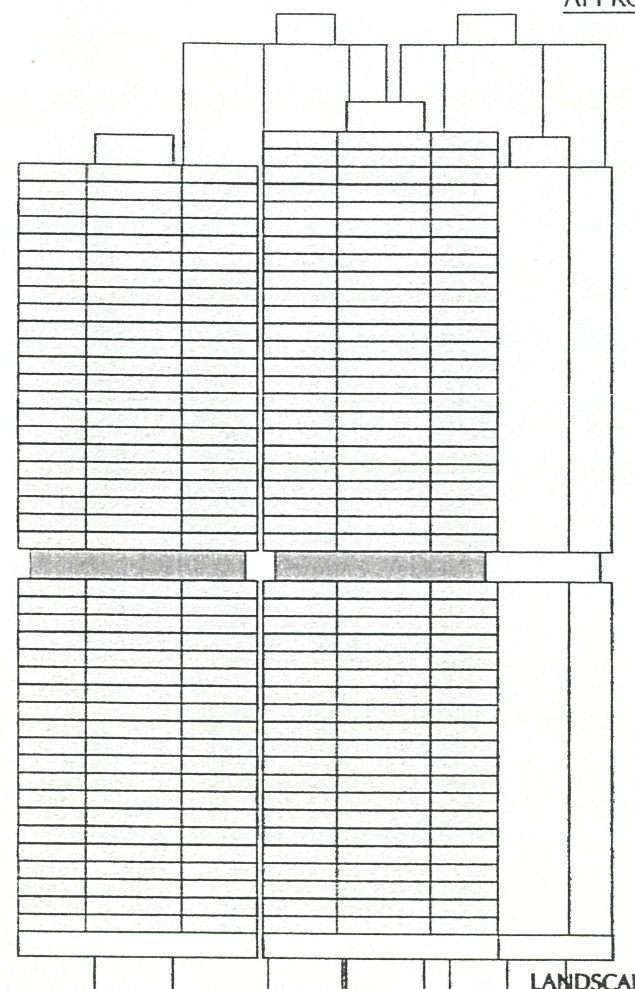


TAI WAI STATION
 PROPERTY DEVELOPMENT STUDY



MOS RAIL
 馬鞍山鐵路

T8 49 STOREYS + 1 REFUGE
 T7 49 STOREYS + 1 REFUGE
 T4 42 STOREYS + 1 REFUGE
 T5 44 STOREYS + 1 REFUGE
 T6 42 STOREYS + 1 REFUGE



LEGEND	
CARPARK	PUBLIC TRANSPORT INTERCHANGE
E/M & SERVICES AREA	RETAIL / SHOP LOBBY AREA
RESIDENTIAL TOWER	KINDERGARTEN
STATION & RAILWAY RELATED FACILITIES	GIC AREA
RESIDENTIAL LOBBY / LIFTS AREA	PODIUM ROOF / LANDSCAPED AREA
SKYGARDEN / REFUGE FLOOR	

B.L.

LANDSCAPED TERRACE

VIADUCT

SHING MUN RIVER CHANNEL

PROPOSED SCHEDULE OF DEVELOPMENT FOR MASTER LAYOUT PLAN SUBMISSION

Site Area : 48,458 m²
Total GFA: 253,590m²

A) RESIDENTIAL ACCOMMODATION

- (1) 8 Towers (All excluding refuge floor and lobby)
 - Tower 1 : 52 Storeys
 - Tower 2 : 47 Storeys
 - Tower 3 : 52 storeys
 - Tower 4 : 42 storeys
 - Tower 5 : 44 storeys
 - Tower 6 : 42 storeys
 - Tower 7 : 49 storeys
 - Tower 8 : 49 storeys
- (2) Total Domestic GFA : 190,480 m²
- (3) Total no. of Flats : Not more than 2,900
- (4) Average Flat Size : 66 m² (about)
- (5) Total no. of Population : about 8,120

B) COMMERCIAL/RETAIL ACCOMMODATION

Shopping Arcade (GFA) : Not more than 62,000 m²
Kindergarten (GFA) : 1,110 m² (10 classrooms)

C) RECREATION AND OPEN SPACE

Residents' Clubhouse (GFA) : Not more than 6,404 m²
Open Space : Not less than 8,500 m² private open space on podium deck

D) PARKING PROVISIONS

- (1) Carparking : Not less than one space per 7 residential units (415 spaces) and Not less than 5 nos. per residential block (40 nos.) of guest parking space (Total: 455 spaces)
Not less than one space per 200 m² retail GFA (Total: 310)
- (2) Motorcycle Parking: Not less than 10% of total development required parking space (Total: 77)
- (3) Bicycle Parking for residents: Not less than one space per 20 residential flats (Total: 145)
- (4) Loading and Unloading : Not less than one space per residential tower (Total : 8)
Not less than one space per 1,200 m² retail GFA (Total: 52)

E) DEVELOPMENT PROGRAMME

- (1) PTI and covering slab above PTI by end 2004
- (2) Remaining part of development is scheduled to be completed in phases by 2008-2011

F) NON-ACCOUNTABLE GFA

- (1) Primary School (GFA): 10,530 m²
 - (2) Public Toilet
 - (3) Dedicated Pedestrian Links
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