

## List of Approval Conditions

### Application No. A/ST/625

- Application Site : Ma On Shan Rail Tai Wai Station Site, Sha Tin
- Subject of Application : Proposed Comprehensive Commercial/Residential Development cum Educational Institution (Post-secondary College) (Proposed Amendment to the Master Layout Plan under s.16 Application No. A/ST/576, Including Relaxation of Total GFA to a Maximum of 264,120m<sup>2</sup> to Facilitate the Replacement of the Proposed Primary School by a Post-secondary College)
- Date of Approval : 29.7.2005
- 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 TPB;
  - (b) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
  - (c) the implementation of the mitigation measures (including setback) to the satisfaction of the Director of Environmental Protection or of the TPB;
  - (d) the design and provision of vehicular access, pedestrian circulation system (including the dedicated pedestrian link to the Tai Wai Station), bicycle parking, car-parking, loading/unloading and lay-by facilities to the satisfaction of the Commissioner for Transport or of the TPB;
  - (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 with direct and convenient access to Mei Tin Road to the satisfaction of the Commissioner for Transport or of the TPB;
  - (f) the provision of a kindergarten (10 classrooms) and a post-secondary college (gross floor area not exceeding 10,530m<sup>2</sup>) to the satisfaction of the Secretary for Education and Manpower or of the TPB;
  - (g) the design and disposition of the proposed post-secondary college at the development site to the satisfaction of the Director of Planning or of the TPB;
  - (h) no population intake should be allowed prior to the completion of the Sha Tin Sewage 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 TPB; and
- (j) the permission shall cease to have effect on 29.7.2009 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

**TABLE 3.2 PROPOSED SCHEDULE OF DEVELOPMENT FOR MLP SUBMISSION**

Site Area : 4.85 ha  
Total GFA: 264,120m<sup>2</sup>

**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 m<sup>2</sup>

(3) Total no. of Flats : Not more than 2,900

(4) Average Flat Size : 66 m<sup>2</sup> (about)

(5) Total no. of Population : about 8,120

**B) COMMERCIAL/RETAIL ACCOMMODATION**

Shopping Arcade (GFA) : Not more than 62,000 m<sup>2</sup>

Kindergarten (GFA) : 1,110 m<sup>2</sup> (10 classrooms)

Post-secondary College (GFA) : 10,530 m<sup>2</sup>

**C) RECREATION AND OPEN SPACE**

Residents' Clubhouse (GFA) : Not more than 6,404 m<sup>2</sup>

Open Space : Not less than 8,500 m<sup>2</sup> private open space on podium deck

**D) PARKING PROVISIONS**

- (1) Carparking : Not less than one space per 9 residential units (Total: 323)  
Not less than 5 nos. per residential block for visitors (Total: 40)  
Not less than one space per 200m<sup>2</sup> retail GFA and an additional 80 nos. required by Transport Department (Total: 390)  
Not less than 1 no. per 4 classrooms for Post-Secondary College (Total: 8)
- (2) Motorcycle Parking: Not less than 10% of total development required parking for residential and a minimum of 5 for Post-Secondary College (Total: 82)
- (3) Bicycle Parking : Not less than one space per 20 residential flats (Total: 145)  
(A total of 330 public bicycle parking spaces will also be re-provided next to the railway station and the PTI at ground level.)
- (4) Loading and Unloading : Not less than one space per residential tower (Total : 8)  
Not less than one space per 1,200 m<sup>2</sup> retail GFA (Total: 52)  
No. of space for Coach for Post-Secondary College (Total: 1)
- (5) Taxi and Private Car : No. of space for Post-Secondary College (Total: 8)

**E) DEVELOPMENT PROGRAMME**

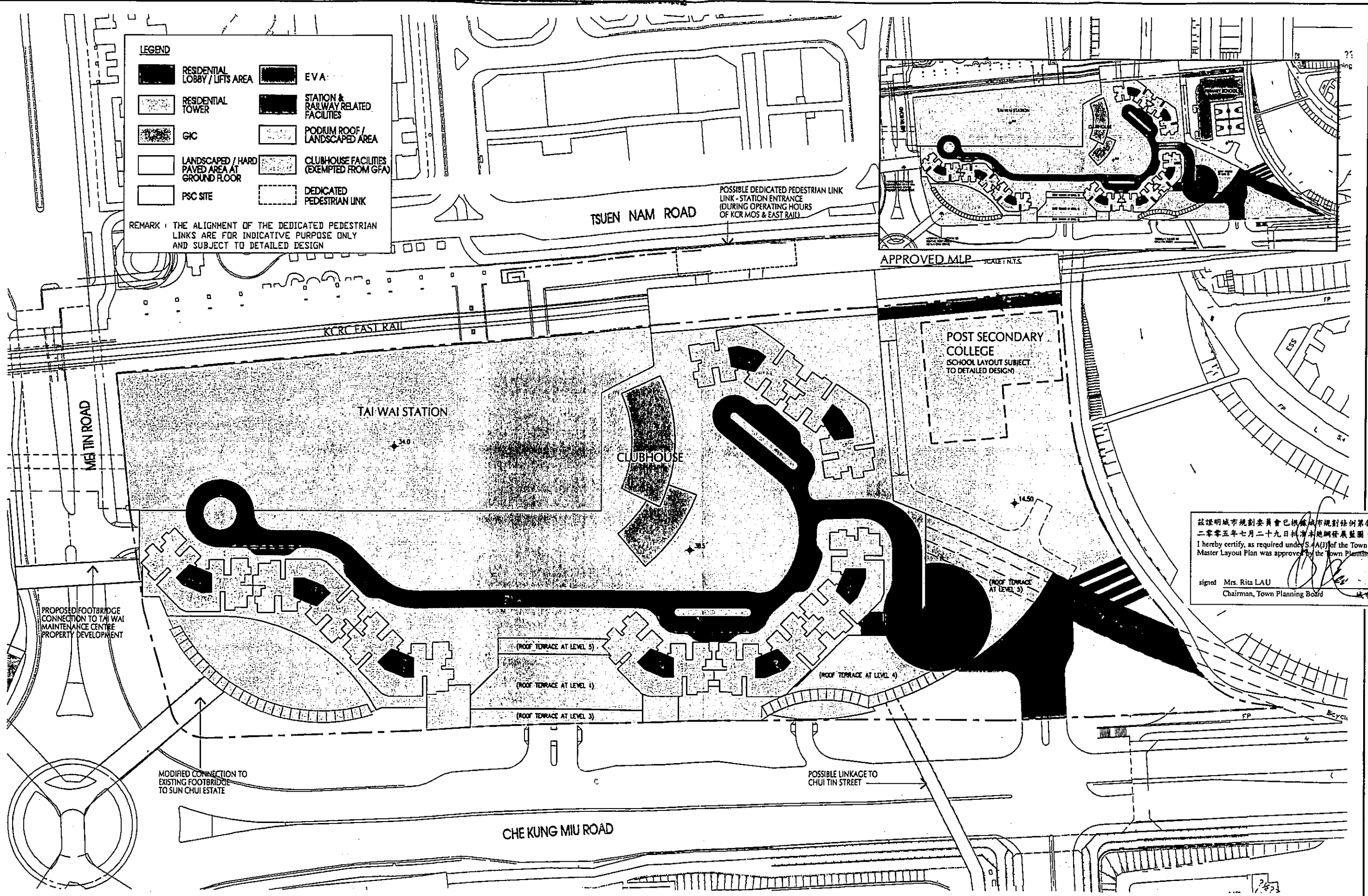
- (1) PTI and covering slab above PTI by early 2005 (completed)
- (2) Remaining part of development is scheduled to be completed in phases by 2010-2012

**F) NON-ACCOUNTABLE GFA**

- (1) Public Toilet
- (2) Dedicated Pedestrian Links

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

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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  
二零零五年七月二十九日批准本地圖發展藍圖。  
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 29. 7. 2005.

signed Mrs. Rita LAU 劉吳惠蘭  
Chairman, Town Planning Board 城市規劃委員會主席 簽署

FIGURE 3.1 MASTER LAYOUT PLAN - BLOCK PLAN

For other parts of this set of MLP, Please see  
the MLP approved under Application No. A/ST/625  
by the Town Planning Board on 27.6.2003.

JOB NO: 99063NT  
DATE: 19-06-2006  
SCALE: 1:1250  
DRAWING NO.:  
TSP/99063NT/001/MLP/001



TAI WAI STATION  
PROPERTY DEVELOPMENT STUDY



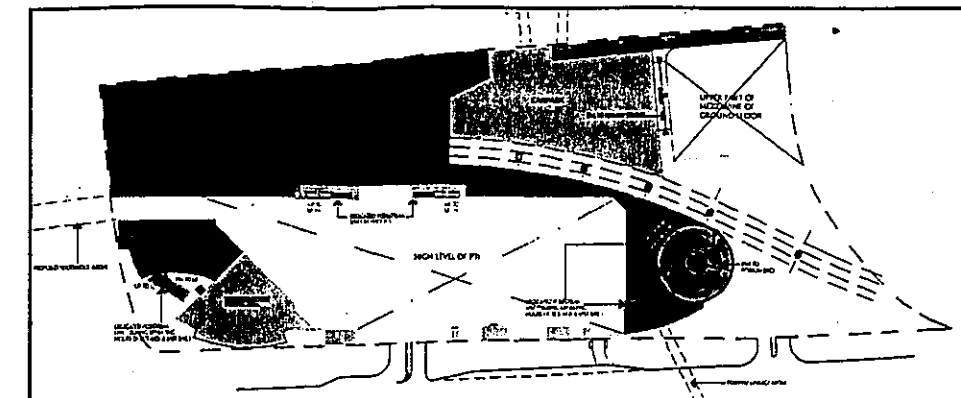
MOS RAIL  
馬鞍山鐵路



**LEGEND**

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

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



APPROVED MLP SCALE : N.T.S.

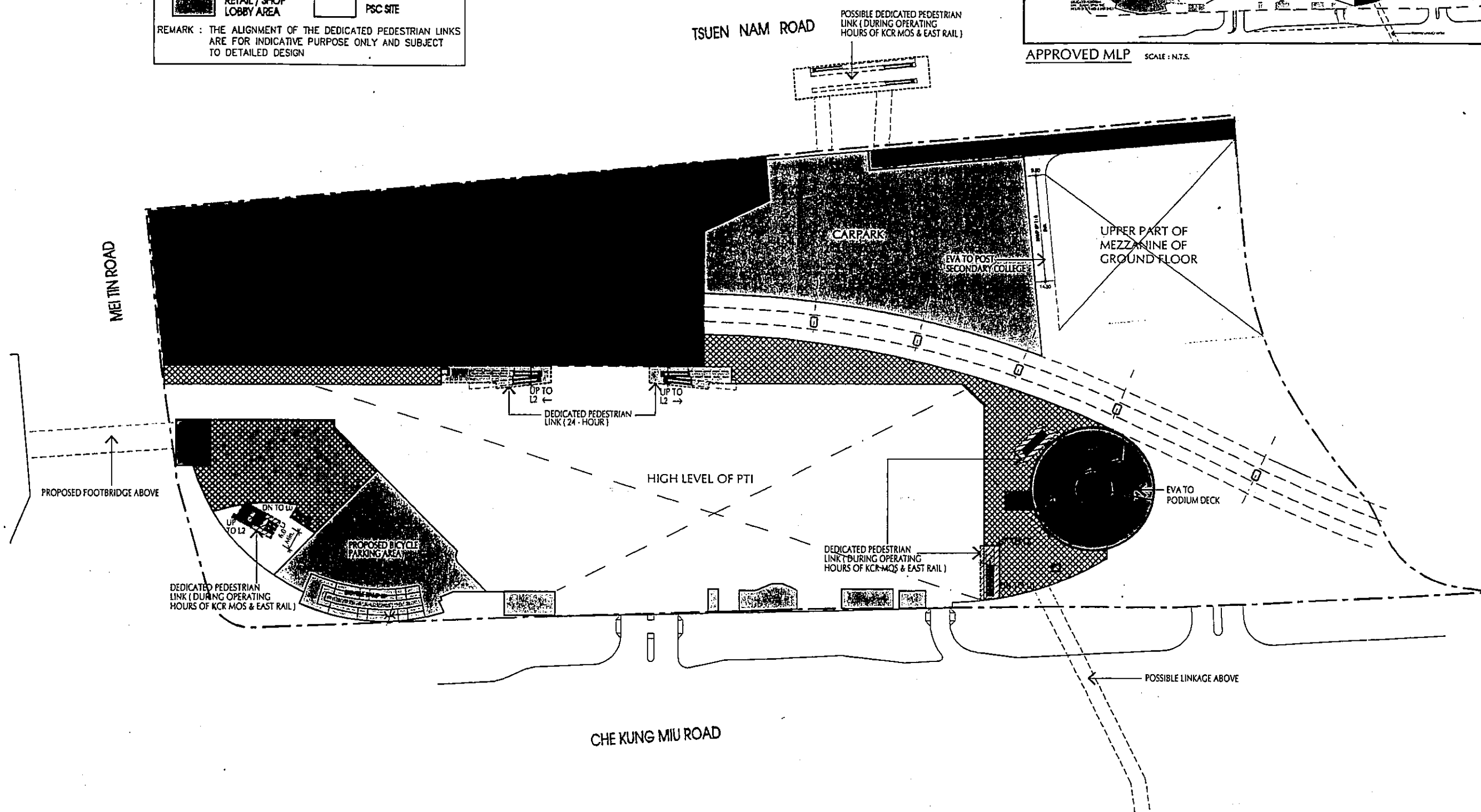


FIGURE 3.5 LEVEL 1 FLOOR PLAN

JOB NO: 99063NI  
 DATE: 19-05-2006  
 SCALE: 1:1250  
 DRAWING NO: -  
 (BY: P. W. CHAN / C. W. CHAN / M. W. CHAN / H. W. CHAN)



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
	PSC SITE		

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

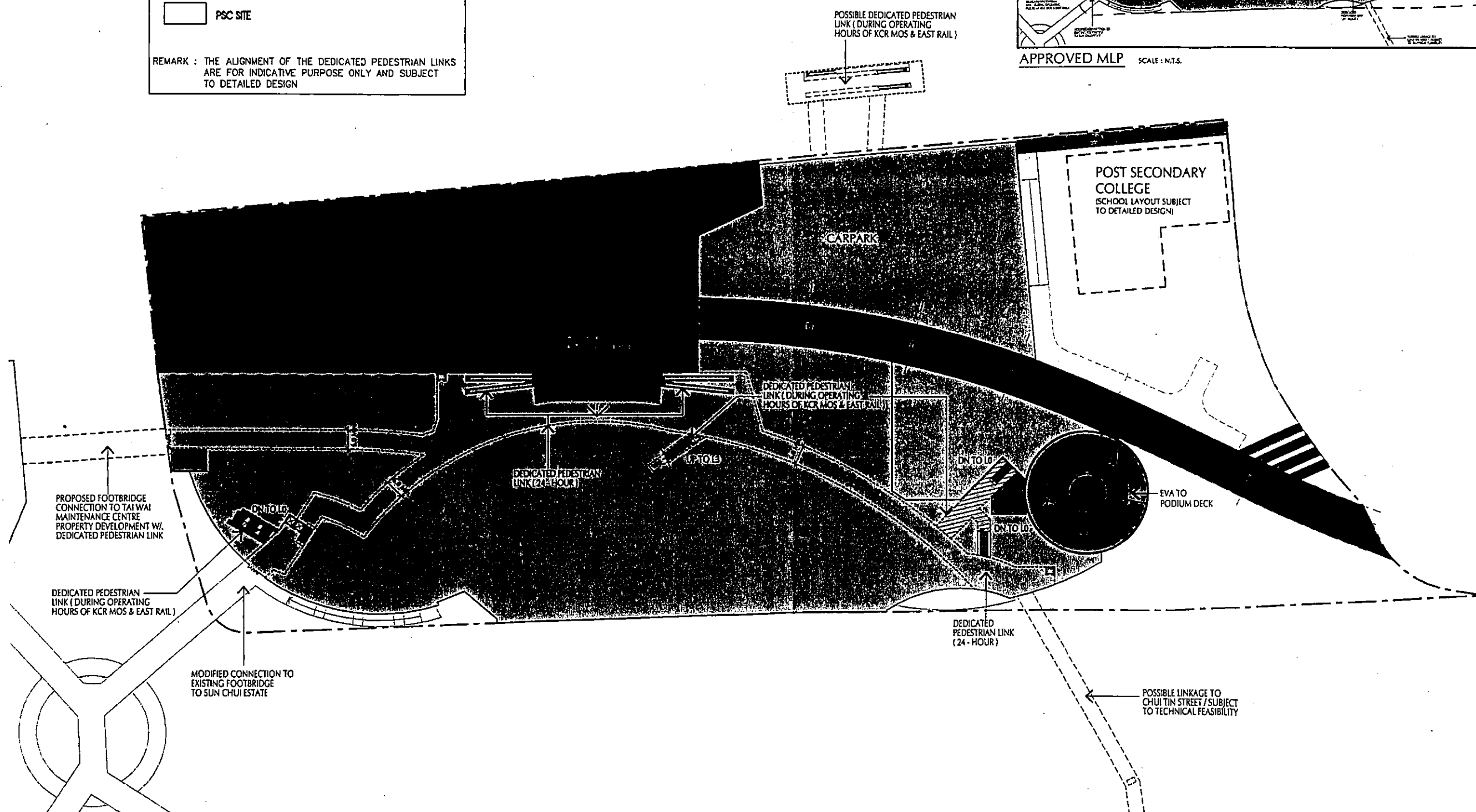
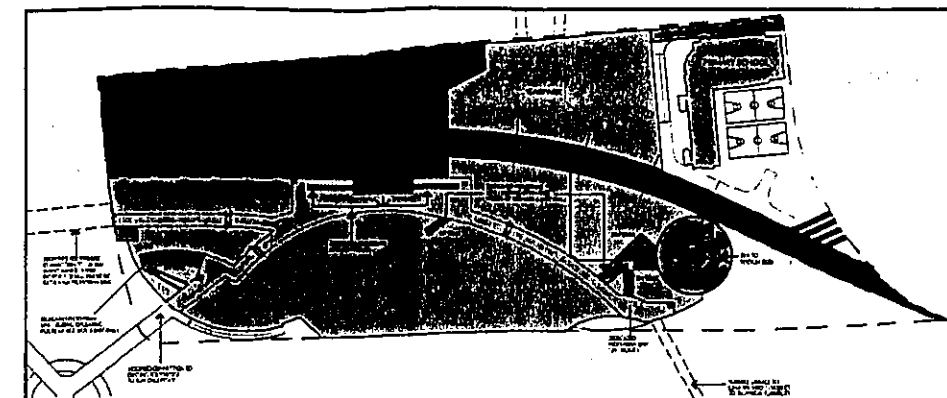


FIGURE 3.6 LEVEL 2 FLOOR PLAN

JOB NO: 99063NT  
 DATE: 19-06-2006  
 SCALE:  
 DRAWING NO.:  
 TAI WAI STATION PROPERTY DEVELOPMENT STUDY



TAI WAI STATION  
 PROPERTY DEVELOPMENT STUDY



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**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		PSC SITE

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

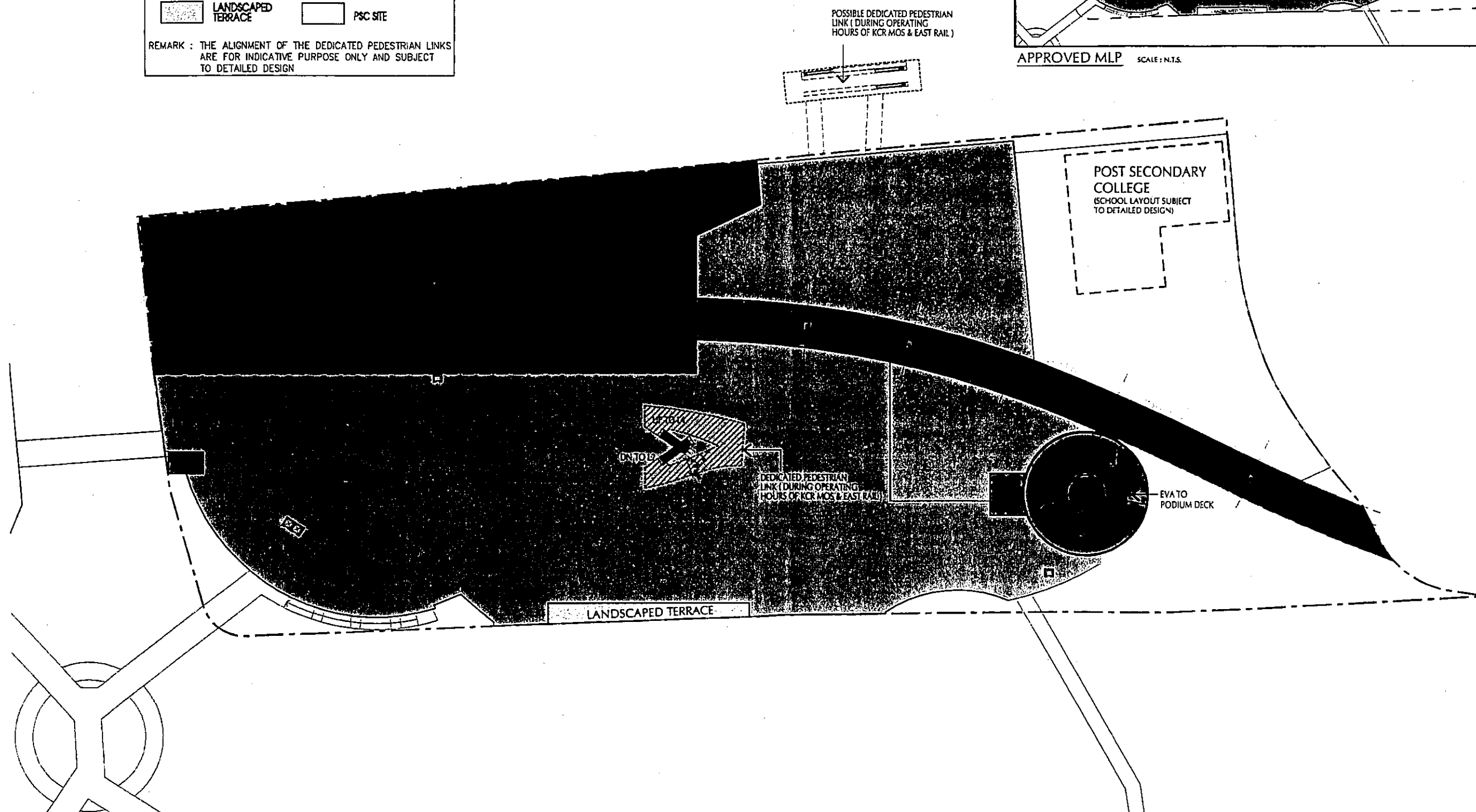
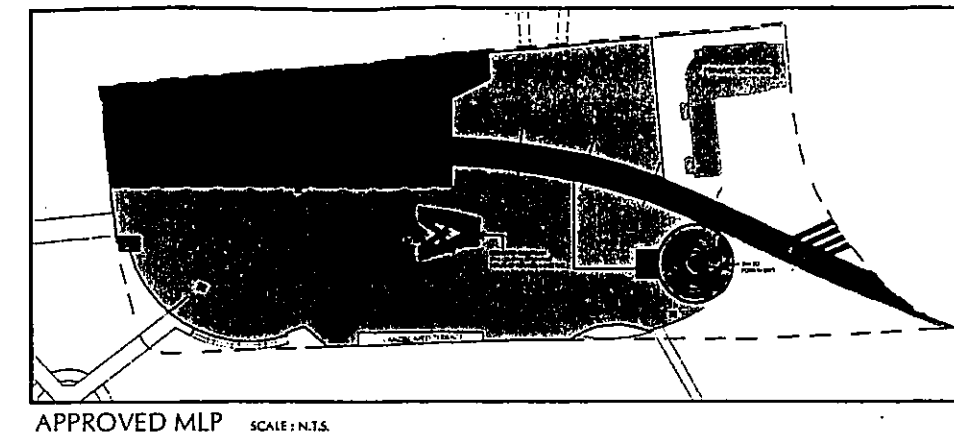


FIGURE 3.8 LEVEL 3 FLOOR PLAN

JOB NO: 99063NT  
 DATE: 19-05-2005  
 SCALE: 1:1250  
 DRAWING NO.: -  
 (UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN METERS)



TAI WAI STATION  
 PROPERTY DEVELOPMENT STUDY



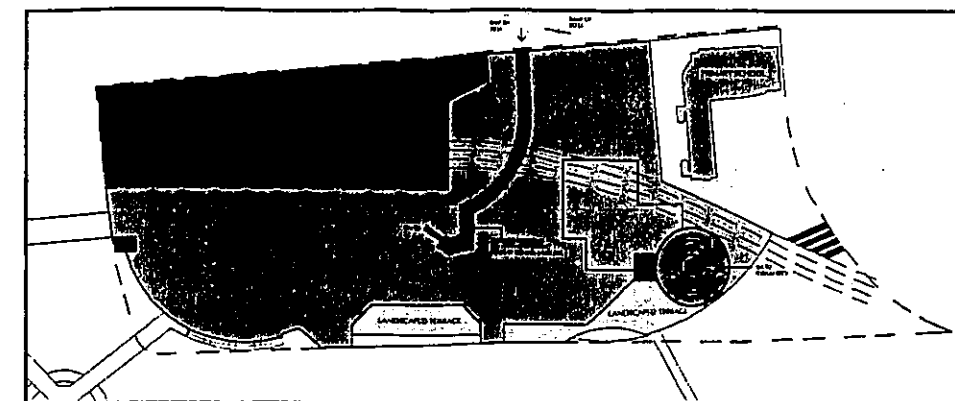
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**LEGEND**

	LOADING / UNLOADING		EVA
	RESIDENTIAL LOBBY / LIFTS AREA		RETAIL / SHOP LOBBY AREA
	GIC		STATION & RAILWAY RELATED FACILITIES
	LANDSCAPED TERRACE		DEDICATED PEDESTRIAN LINK
	PSC SITE		

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



APPROVED MLP SCALE : N.T.S.

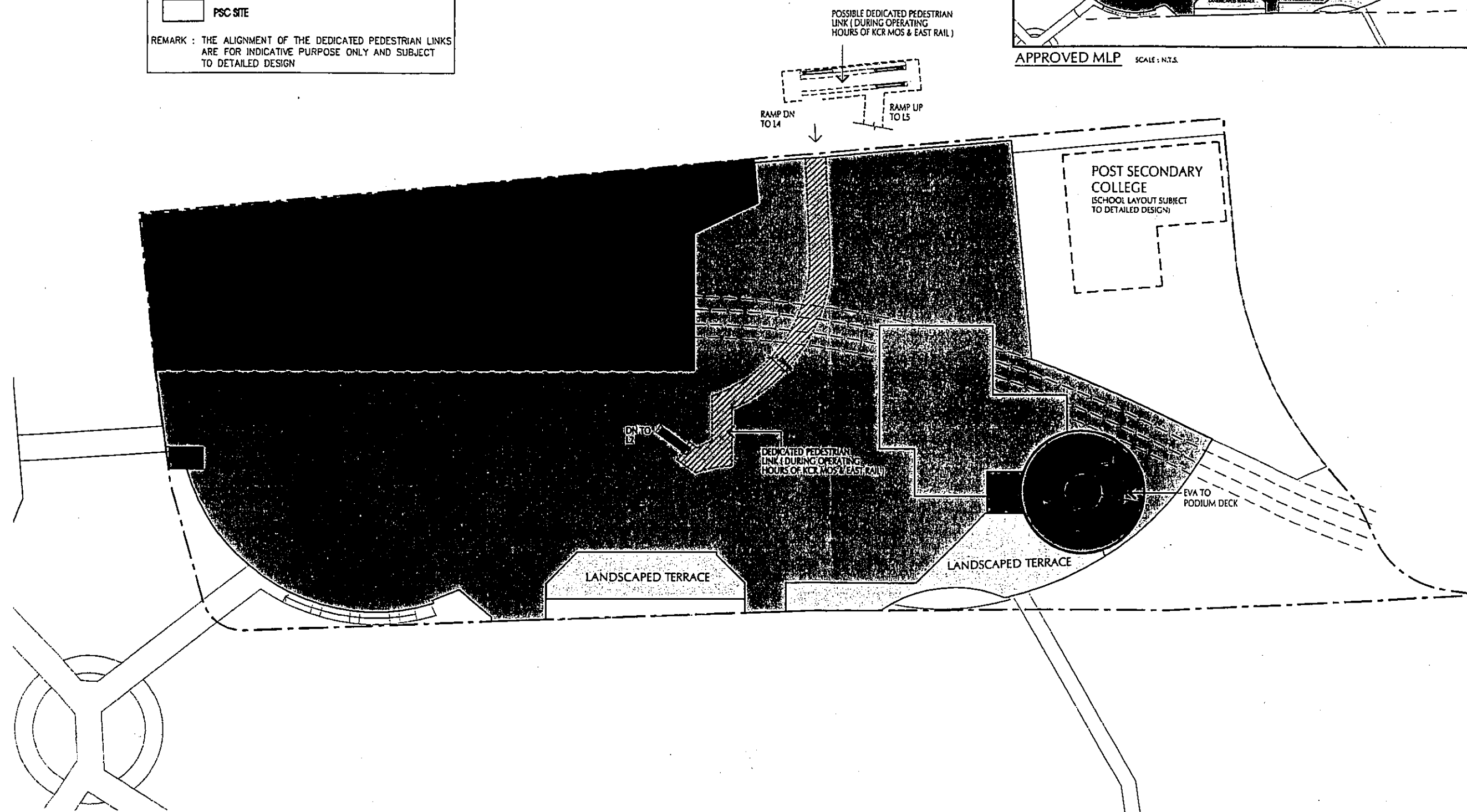


FIGURE 3.9 LEVEL 4 FLOOR PLAN

JOB NO : 99063NT  
 DATE : 19-06-2006  
 SCALE : 1 : 1250  
 DRAWING NO. 1  
 TAI WAI STATION PROPERTY DEVELOPMENT STUDY



TAI WAI STATION  
 PROPERTY DEVELOPMENT STUDY



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**LEGEND**

	CARPARK / LUL		EVA
	RESIDENTIAL LOBBY / LIFTS AREA		RETAIL / SHOP LOBBY AREA
	GIC		STATION & RAILWAY RELATED FACILITIES
	LANDSCAPED DECK		DEDICATED PEDESTRIAN LINK
	PSC SITE		

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

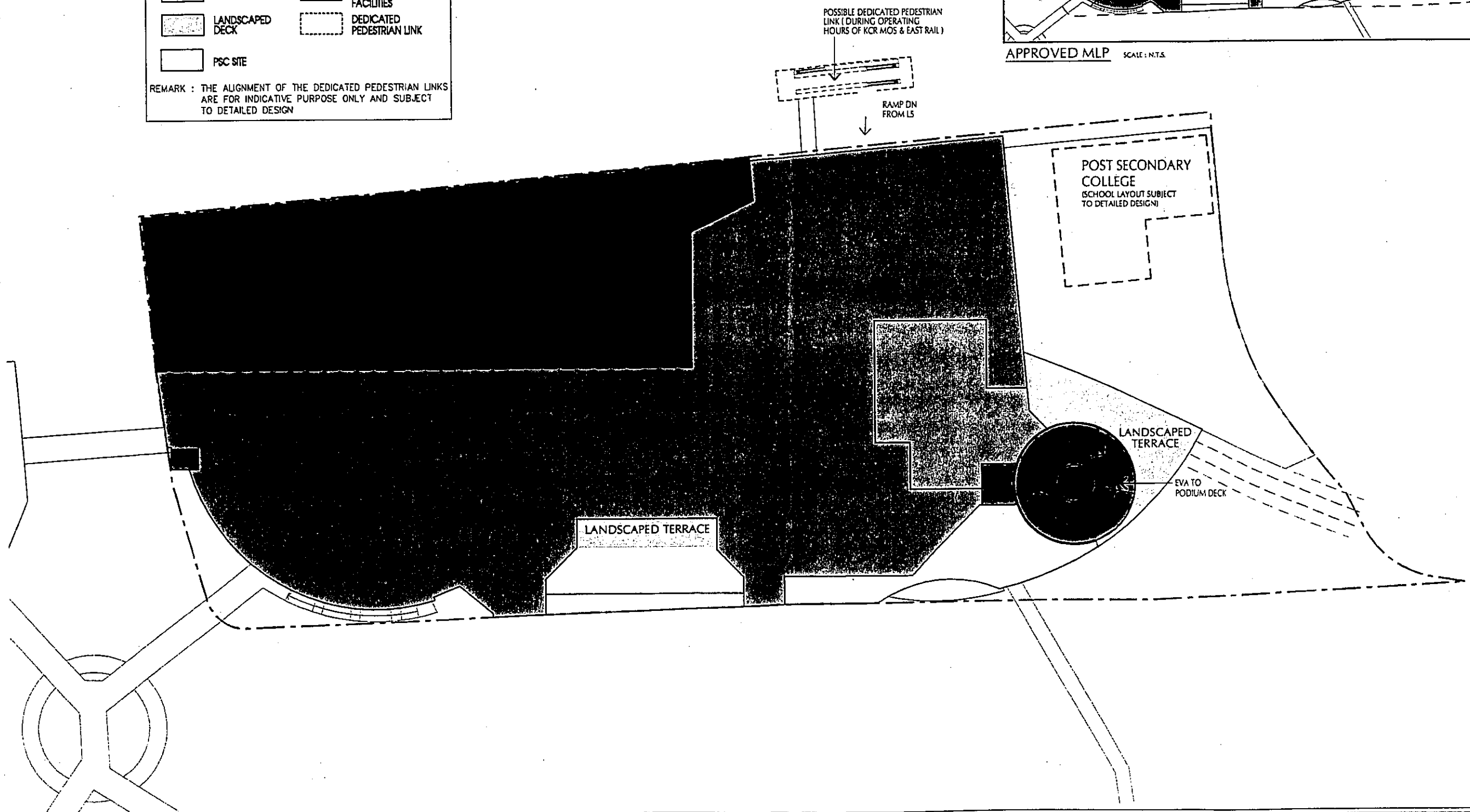
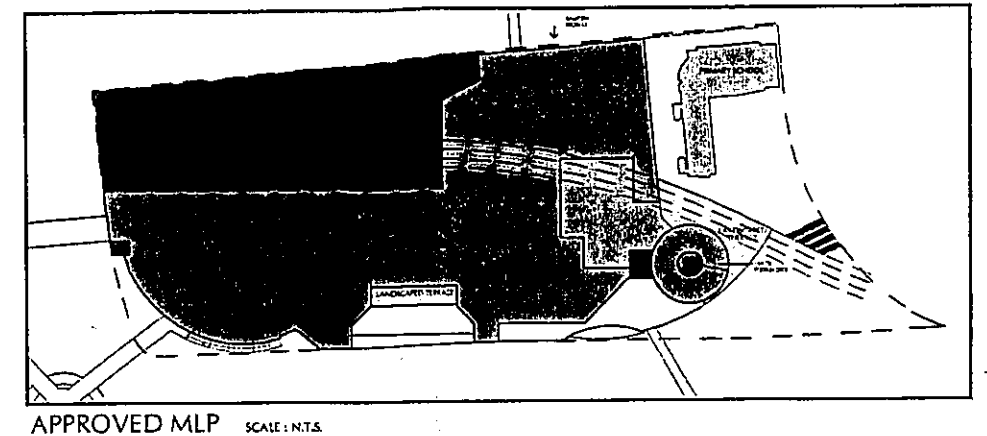


FIGURE 3.10 LEVEL 5 FLOOR PLAN

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 DATE: 19-05-2005  
 SCALE: 1:1250  
 DRAWING NO: -  
 LUL/RESIDENTIAL/SHOP/STATION/RAILWAY/STATION/RAILWAY/STATION/RAILWAY



TAI WAI STATION  
 PROPERTY DEVELOPMENT STUDY



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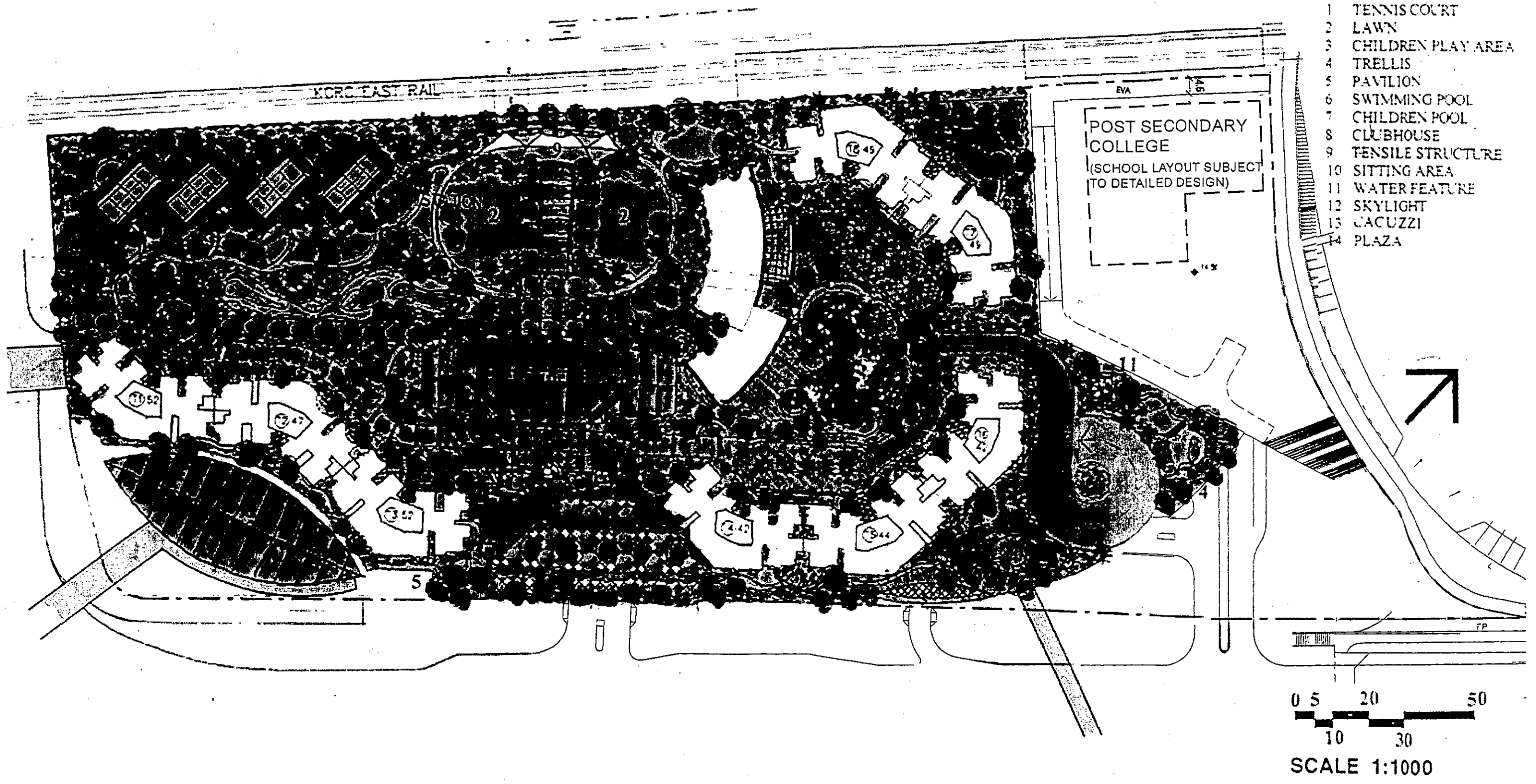
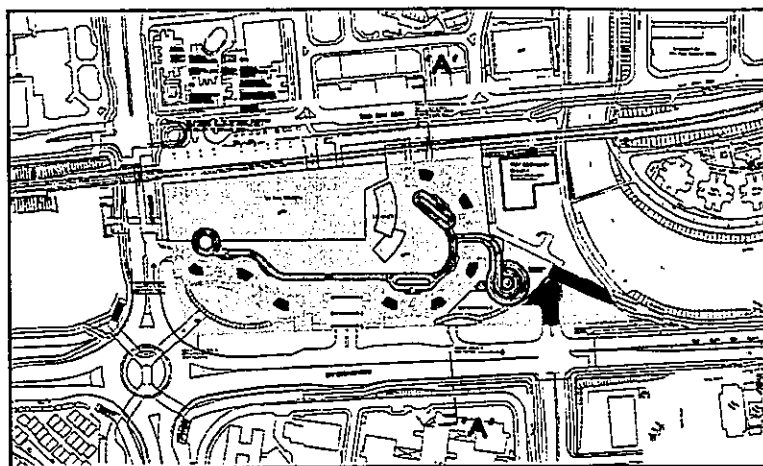


Figure 3.12 - Master Landscape Plan



KEY PLAN SCALE 1:5000

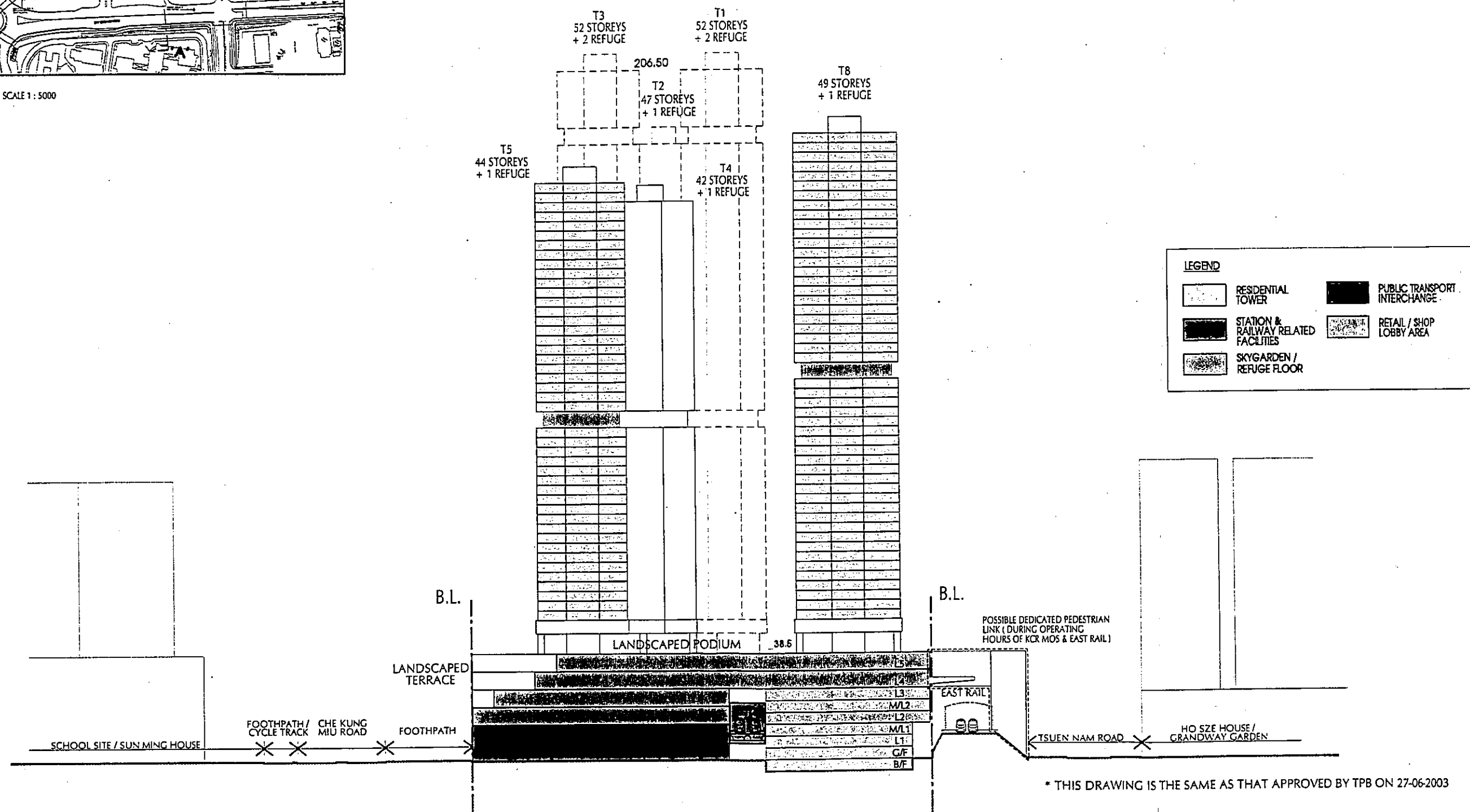


FIGURE 3.14 DIAGRAMMATIC SECTION A - A

JOB NO: 99063NT  
DATE: 19-05-2005  
SCALE: 1:1250  
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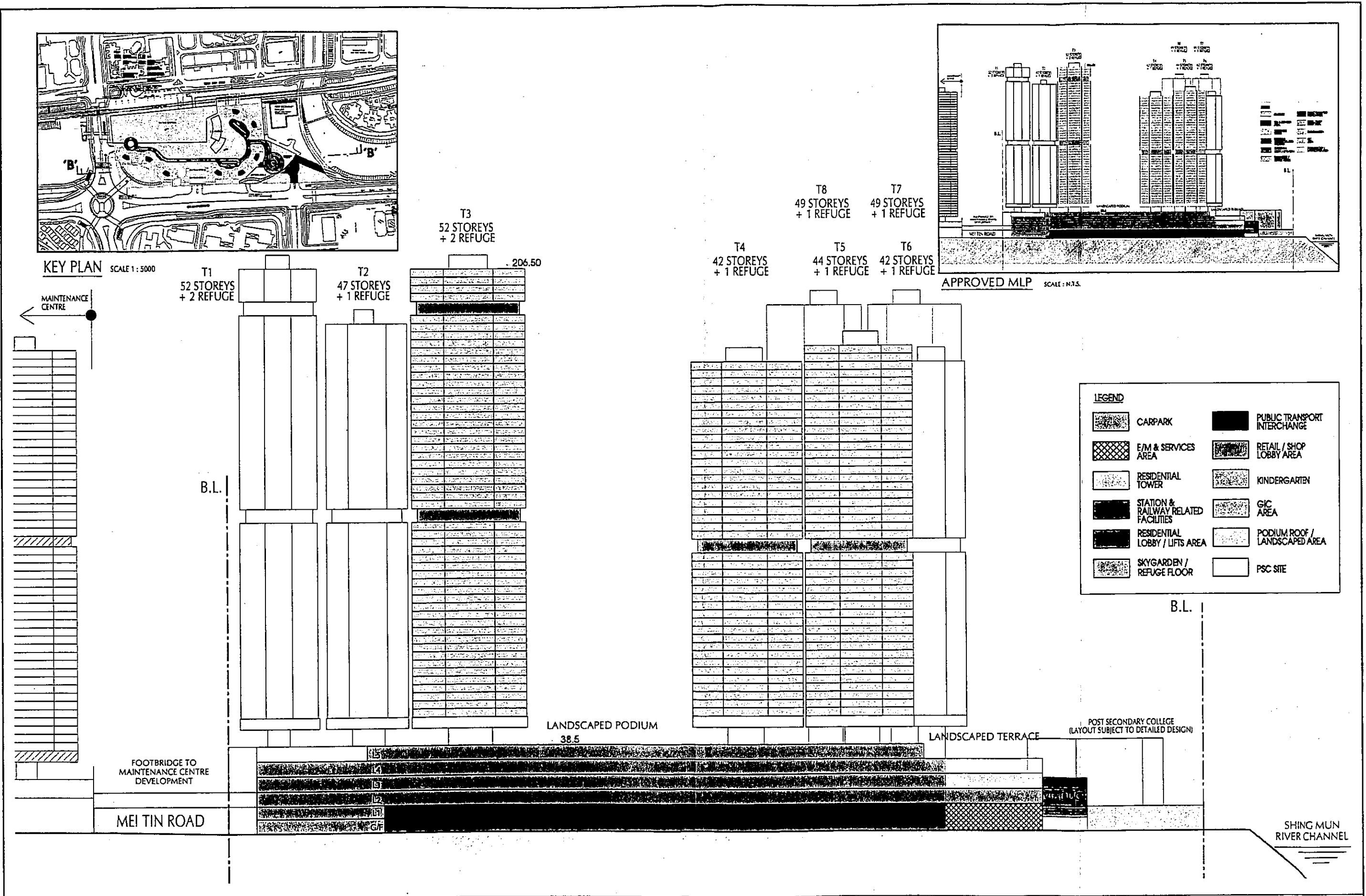


FIGURE 3.15 DIAGRAMMATIC SECTION B - B

JOB NO.: 99063NT  
 DATE: 19-05-2005  
 SCALE: 1:1250  
 DRAWING NO.:  
 TAI WAI STATION PROPERTY DEVELOPMENT STUDY



TAI WAI STATION  
 PROPERTY DEVELOPMENT STUDY



MOS RAIL  
 馬鞍山鐵路