

Kowloon Canton Railway Corporation (KCRC) Property Development Study along Ma On Shan Rail (MOS)



Tai Wai Depot

| | |
|-----------------------------|---|
| Site Area : | 70,600 sqm (Approx.) |
| No. of Residential Blocks : | 12 |
| No. of Residential Units : | 4,304 (Ave. Unit Size = 73 sqm) |
| Associated Use : | 1 Primary School 1 Secondary School 2,200 sqm GFA for Other GIC |

Tai Wai Station

| | |
|-----------------------------|---|
| Site Area : | 48,450 sqm (Approx.) |
| No. of Residential Blocks : | 8 |
| No. of Residential Units : | 2,900 (Ave. Unit Size = 65.7 sqm) |
| Associated Use : | 62,000 sqm GFA for Retail 1 Post Secondary College 1 Kindergarten |

Che Kung Temple Station

| | |
|-----------------------------|--|
| Site Area : | 18,200 sqm (Approx.) |
| No. of Residential Blocks : | 4 |
| No. of Residential Units : | 1,242 (Ave. Unit Size = 72.3 sqm) |
| Associated Use : | 200 sqm GFA for Retail 1 Kindergarten |

Wu Kai Sha Station

| | |
|-----------------------------|--|
| Site Area : | 34,150 sqm (Approx.) |
| No. of Residential Blocks : | 7 |
| No. of Residential Units : | 2,528 (Ave. Unit Size = 66.7 sqm) |
| Associated Use : | 3,000 sqm GFA for Retail 1 Kindergarten |

Note :

The above - quoted figures are preliminary only & exact details subject to change under corresponding studies.

MVA Head Office in Asia

26/F China Resources Building
26 Harbour Road
Wanchai Hong Kong

Tel : (852) 2529 7037
Fax : (852) 2527 8490
mva@mva.com.hk
www.mva-group.com



MVA in Hong Kong

Serving the community of Ma On Shan, Ma On Shan (MOS) Rail provides reliable and convenient rail services between Ma On Shan and Tai Wai. It runs over a length of 11.4km and comprises 9 stations, including Tai Wai, Che Kung Temple, Sha Tin Wai, City One, Shek Mun, Tai Shui Hang, Heng On, Ma On Shan and Wu Kai Sha. The stations are within easy walking distance of the area's major residential developments.



Incorporation of residential developments with the provision of the key railway infrastructures is considered to be of paramount importance in land use planning terms due to the significant traffic and environmental benefits involved. Property development opportunities along MOS Rail have been identified with the planning of the railway development by KCRC.



MVA was commissioned by KCRC as the traffic consultant to carry out a wide range of studies for the property developments along MOS Rail including :

- ▶ Property Development Study
- ▶ Land Grant Consultancy Study
- ▶ Property Design Review Consultancy Services
- ▶ PTI and Property Development Enabling Works
- ▶ Traffic Advice for Cap 370 Road Works Gazette

