

46a

List of Approval Conditions

46a

Application No. A/YL-PS/72-1

- Application Site : Government Land covering the Public Transport Interchange Associated with the West Rail Tin Shui Wai Station at the Junction of Ping Ha Road (West) and Ping Ha Road (South), Yuen Long
- Subject of Application : Extension of Time for Commencement of the Proposed Comprehensive Commercial/Residential Development with Public Transport Interchange in "Comprehensive Development Area" zone
- Date of Approval : 10.2.2006*
(The Town Planning Board at its meeting on 24.1.2003 approved the application for extending the validity period of the planning permission for three years until 18.2.2006 with the same set of approval conditions stipulated for Application No. A/YL-PS/72 set out below.)*
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (d) and (e) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the implementation of a Master Landscape Plan, as proposed by the applicant, to the satisfaction of the Director of Planning or of the TPB;
 - (c) the submission of an implementation programme to the satisfaction of the Director of Planning or of the TPB;
 - (d) the provision of emergency vehicular access, water supplies for fire-fighting and fire services installations to all residential blocks to the satisfaction of the Director of Fire Services or of the TPB;
 - (e) the provision of a footbridge across Ping Ha Road (South), connecting the subject proposed development with the West Rail Tin Shui Wai Station concourse, to the satisfaction of the Director of Highways or of the TPB;
 - (f) the diversion of the existing water mains affected by the proposed development to the satisfaction of the Director of Water Supplies or of the TPB;
 - (g) the design and provision of a Residential Care Home for the Elderly within the podium of the development, to the satisfaction of the Director or Social Welfare or of the TPB;
 - (h) the design and provision of a Public Enquiry Service Centre

within the podium of the development, to the satisfaction of the Director or Home Affairs or of the TPB;

- (i) the submission of a drainage impact assessment and the implementation of flood mitigation measures and any stormwater drainage facilities proposed therein to the satisfaction of the Director of Drainage Services or of the TPB;
- (j) the submission of a sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB; and
- (k) the planning permission shall cease to have effect on 18.2.2009 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Remarks

: For the MLP of this application, please see the MLP approved under Application No. A/YL-PS/72 by the Rural and New Town Planning Committee of the TPB on 18.2.2000

茲證明城市規劃委員會已根據城市規劃條例 第4A(3)條的規定而於二零零零年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 18.2.2000.

signed Patrick Lau
Chairman, Town Planning Board

劉勵超
城市規劃委員會主席 簽署

TIN SHUI WAI STATION

PING HA ROAD

ACTIVE
RECREATIONAL
AREA

LANDSCAPED DECK
(ABOVE 4 STOREYS OF PODIUM
WITH RETAIL/COMMERCIAL/SHOPS
CARPARK/CLUB HOUSE/G.I.C./
LOADING & UNLOADING/REFUSE
COLLECTION CHAMBER/P.T.I.)

CAR RAMP & EVA
TO RESIDENTIAL

PING HA ROAD

NOTE :

- 1 LAYOUT SUBJECT TO MINOR ADJUSTMENT
- 2 ALL BLOCKINGS AND BUILDING STRUCTURES
SUBJECT TO DETAILED BUILDING DESIGN

--- SITE BOUNDARY

T1 RESIDENTIAL TOWER NO.

40 NO. OF STOREYS

TITLE

PROPOSED MASTER LAYOUT PLAN

TIN SHUI WAI

station

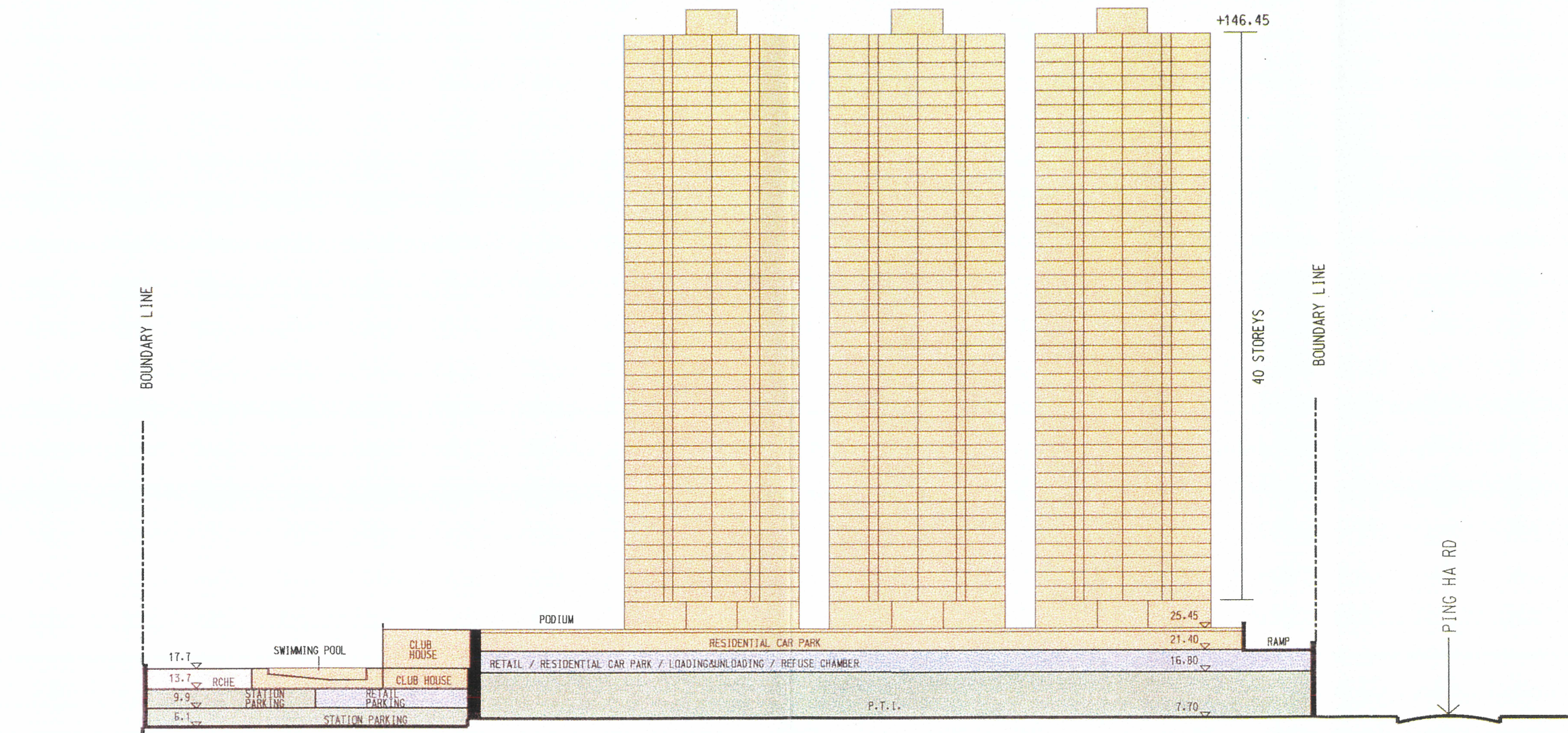
SCALE 1 : 1000

FIGURE NO. 4.1

DRAWING NO. SK - D4 - 01

REVISION





----- SITE BOUNDARY

FOR ILLUSTRATION ONLY

TITLE

SECTION X-X

TIN SHUI WAI

station

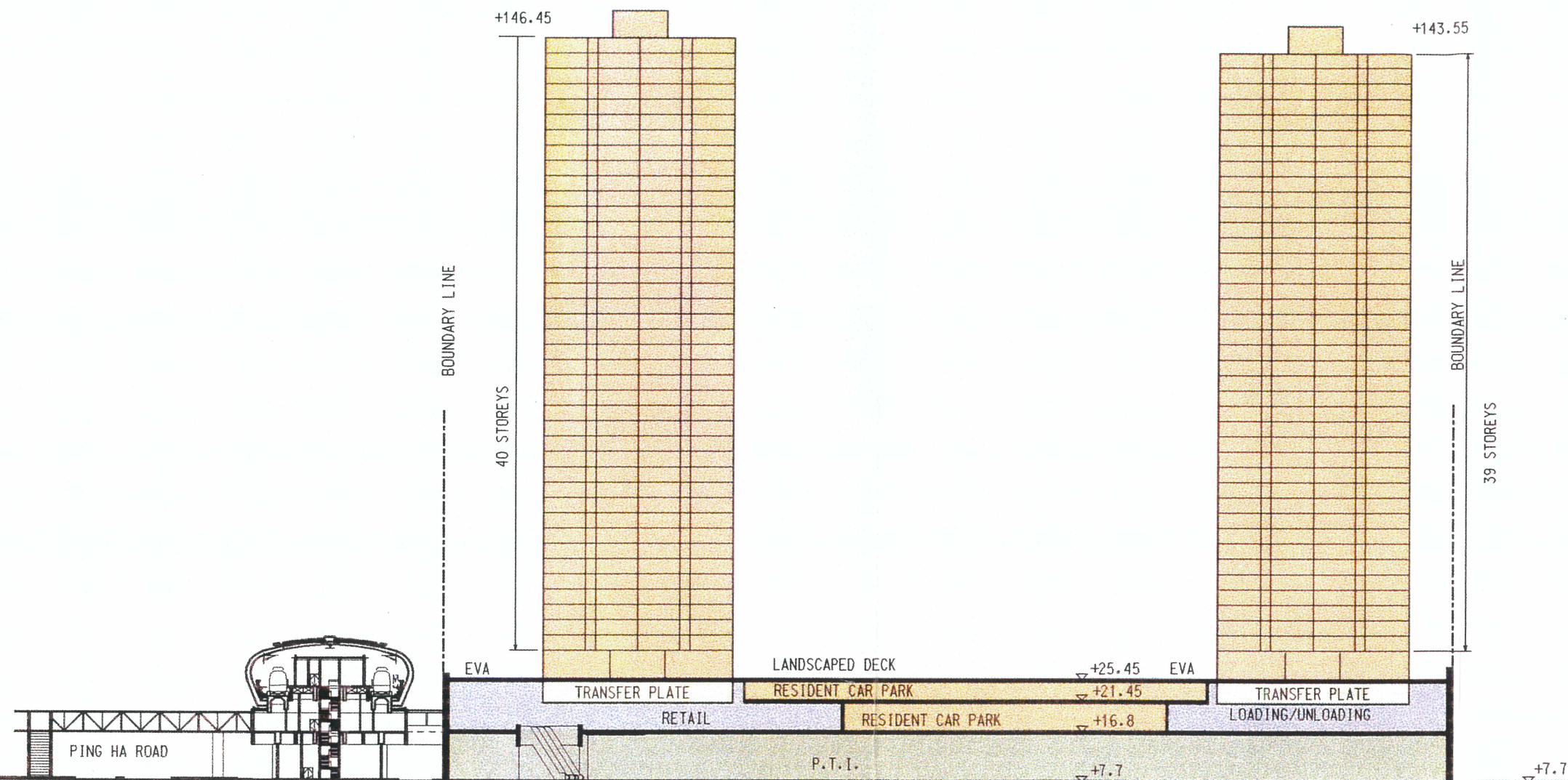
SCALE 1:1000

FIGURE NO. 4.8

DRAWING NO. SK - D4 - 07

REVISION





FOR ILLUSTRATION ONLY

TITLE

SECTION Y-Y

TIN SHUI WAI

station

SCALE 1:1000

FIGURE NO. 4.9

DRAWING NO. SK - D4 - 08

REVISION





Location and configuration
of Landscape facilities
subject to detailed design

TITLE

MASTER LANDSCAPE PLAN

TIN SHUI WAI

station

SCALE 1:1000

FIGURE NO. 4.13

DRAWING NO. SK - D4 - 10

REVISION

