

List of Approval Conditions

Application No. A/YL-PS/72-2

- 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 : Proposed Comprehensive Commercial/Residential Development with Public Transport Interchange [Class B Amendments to the Approved Scheme to Delete G/IC Facilities (Category 10)] in "Comprehensive Development Area" zone
- Date of Approval : 24.10.2008
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan 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 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; and
 - (h) the submission of a sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB.

Major Development Parameters of the Approved MLP
(Application No. A/YL-PS/72-2)

Development Parameter

Site Area (m ²)	34,800
Plot Ratio	
- Domestic	4.85
- Non-domestic	0.29
GFA (m ²)	
- Domestic	168,740
- Non-domestic (Retail/Commercial)	10,000
- PTI [@]	-
Number of Towers	8
Building Height (main roof) (mPD)	137.95 to 146.45
Number of Storeys	38 to 41
Number of Car Parking Spaces	
- Residents	625
- Retail	50
- Visitors (5 per block)	40
- RCHE	to be deleted
- Park & Ride (Station Parking) [@]	220
Motor-cycle Parking spaces	32
Bicycle Parking spaces	180
Loading/unloading bays	
- Residents	8
- Retail	13
- RCHE	to be deleted
Clubhouse (m ²)	6,402

Remarks

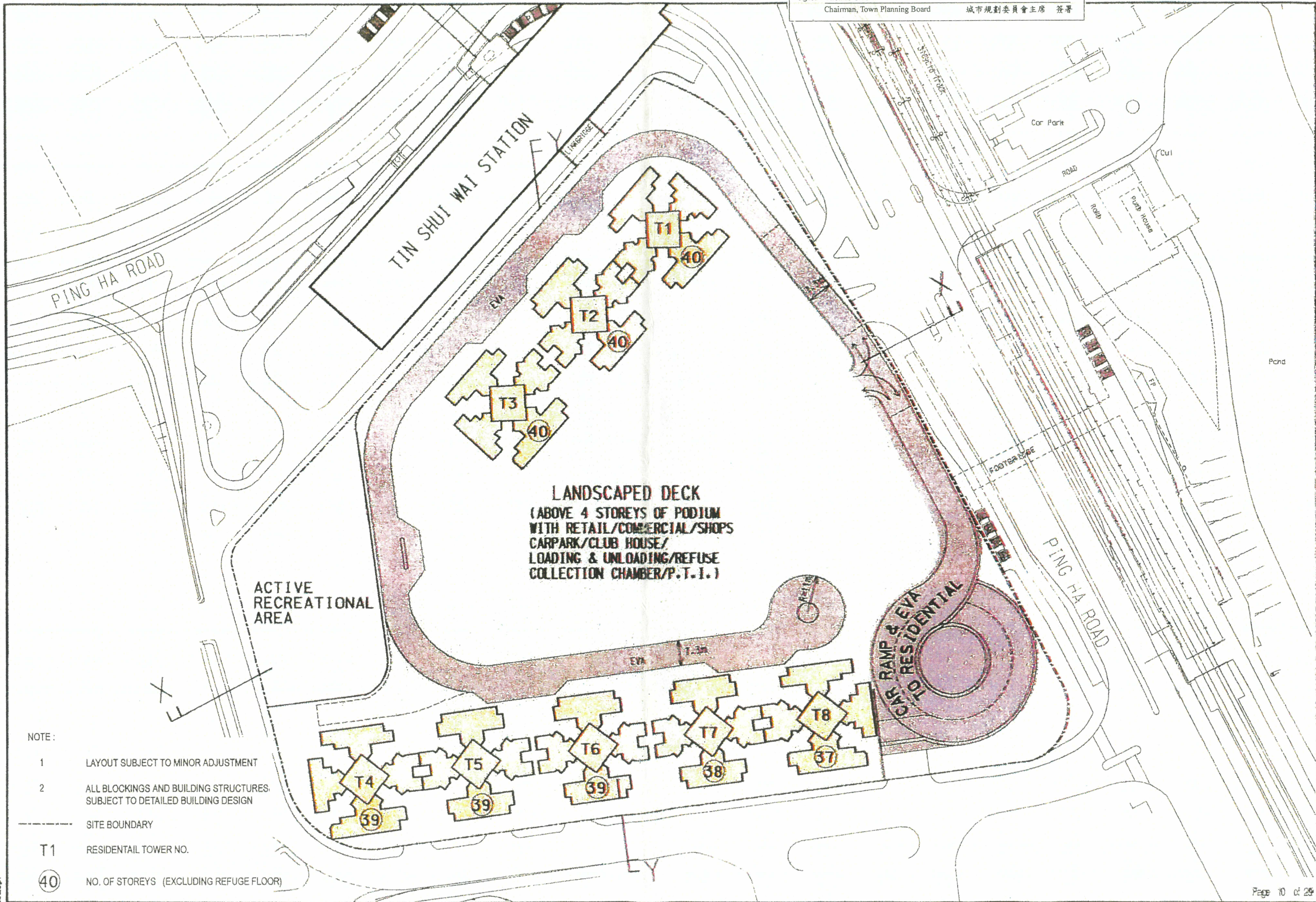
- [@] According to the Notes of the "CDA" zone, the railway station development and the associated public transport facilities and GIC facilities as required by the Government shall be excluded from the plot ratio calculation.

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

經核對城市規劃委員會已核准本總綱發展藍圖。
二零零八年十月二十四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 24. 10. 2008.
signed Thomas CHOW 周達明
Chairman, Town Planning Board 城市規劃委員會主席 簽署

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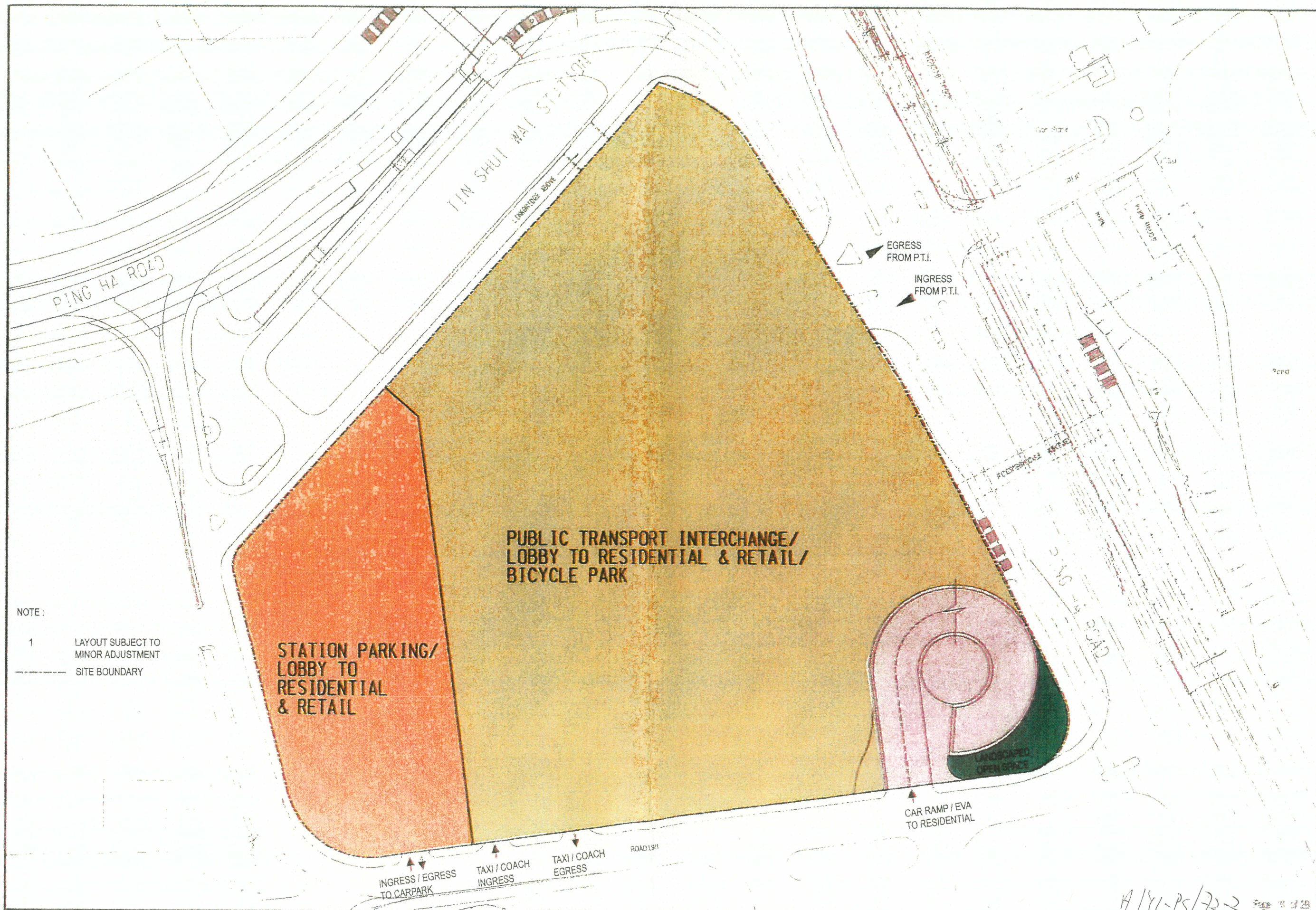
- NOTE:
- 1 LAYOUT SUBJECT TO MINOR ADJUSTMENT
 - 2 ALL BLOCKINGS AND BUILDING STRUCTURES SUBJECT TO DETAILED BUILDING DESIGN
- SITE BOUNDARY
- T1 RESIDENTIAL TOWER NO.
- 40 NO. OF STOREYS (EXCLUDING REFUGE FLOOR)

TITLE
PROPOSED MASTER LAYOUT PLAN

TIN SHUI WAI
station

SCALE 1:1000
FIGURE NO. 4.1A
DRAWING NO. SK-D4-01 (Rev 1)
REVISION





TITLE

GROUND FLOOR PLAN

TIN SHUI WAI

station

SCALE 1:1000

FIGURE NO. 4.2A

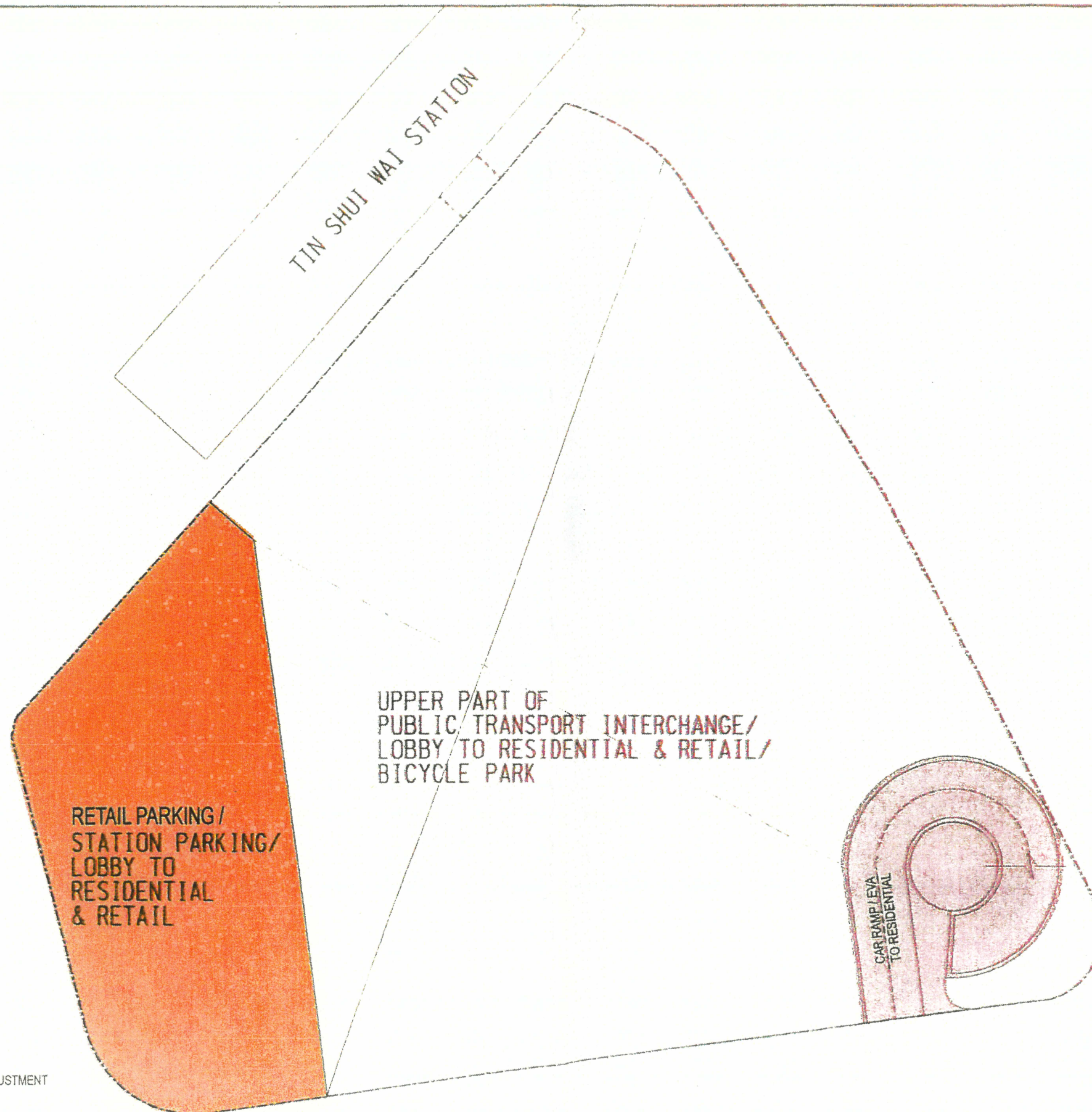
DRAWING NO. SK-D4-02 (Rev 1)

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NOTE:

- 1 LAYOUT SUBJECT TO MINOR ADJUSTMENT
----- SITE BOUNDARY

TITLE

FIRST FLOOR PLAN (L1)

TIN SHUI WAI

station

SCALE 1:1000

FIGURE NO. 4.3A

DRAWING NO. SK-D4-03 (Rev 1)

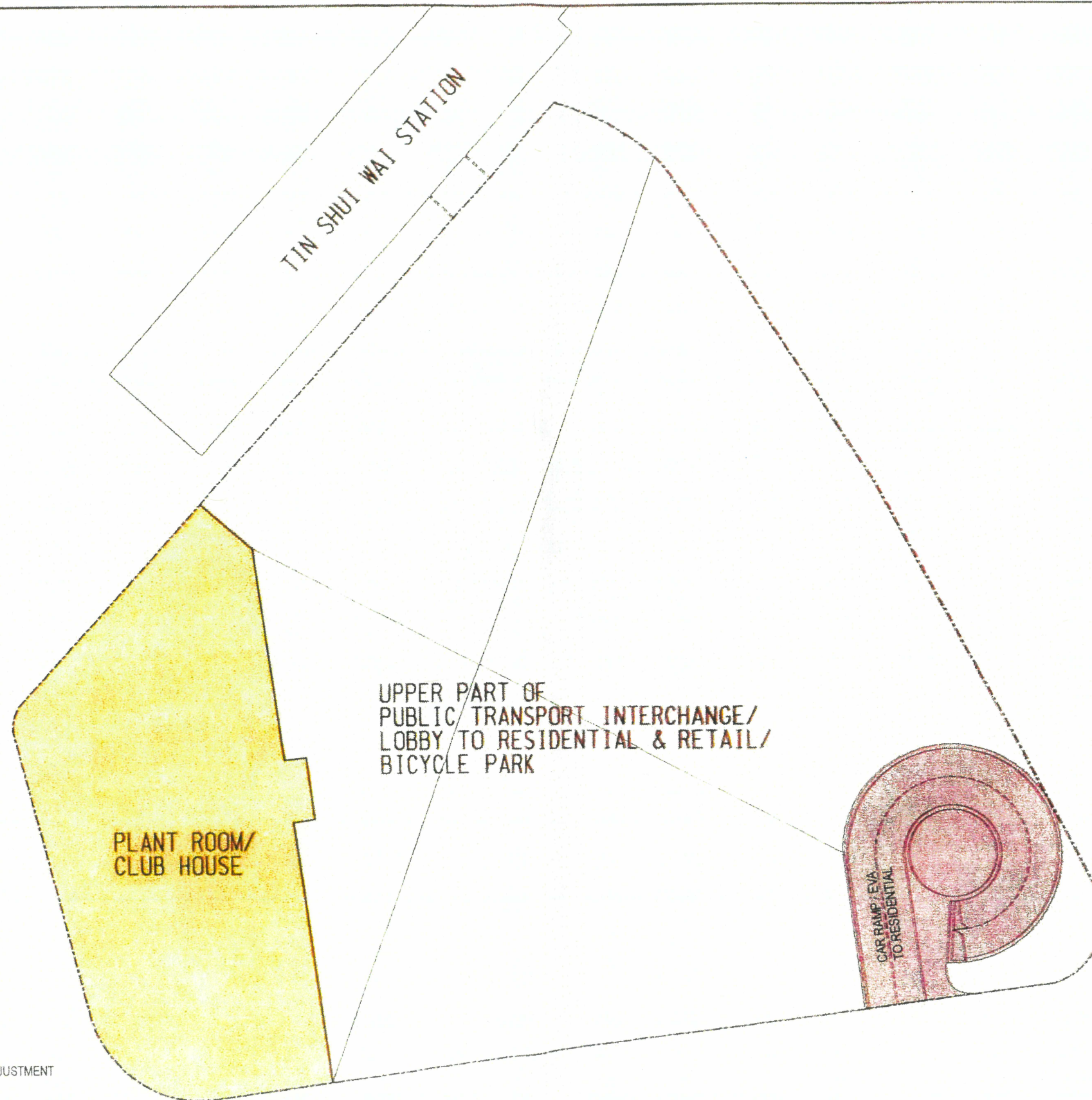
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NOTE:

- 1 LAYOUT SUBJECT TO MINOR ADJUSTMENT
--- SITE BOUNDARY

TITLE

SECOND FLOOR PLAN (L2)

TIN SHUI WAI
station

SCALE 1:1000
FIGURE NO. 4.4A
DRAWING NO. SK-D4-04 (Rev 1)
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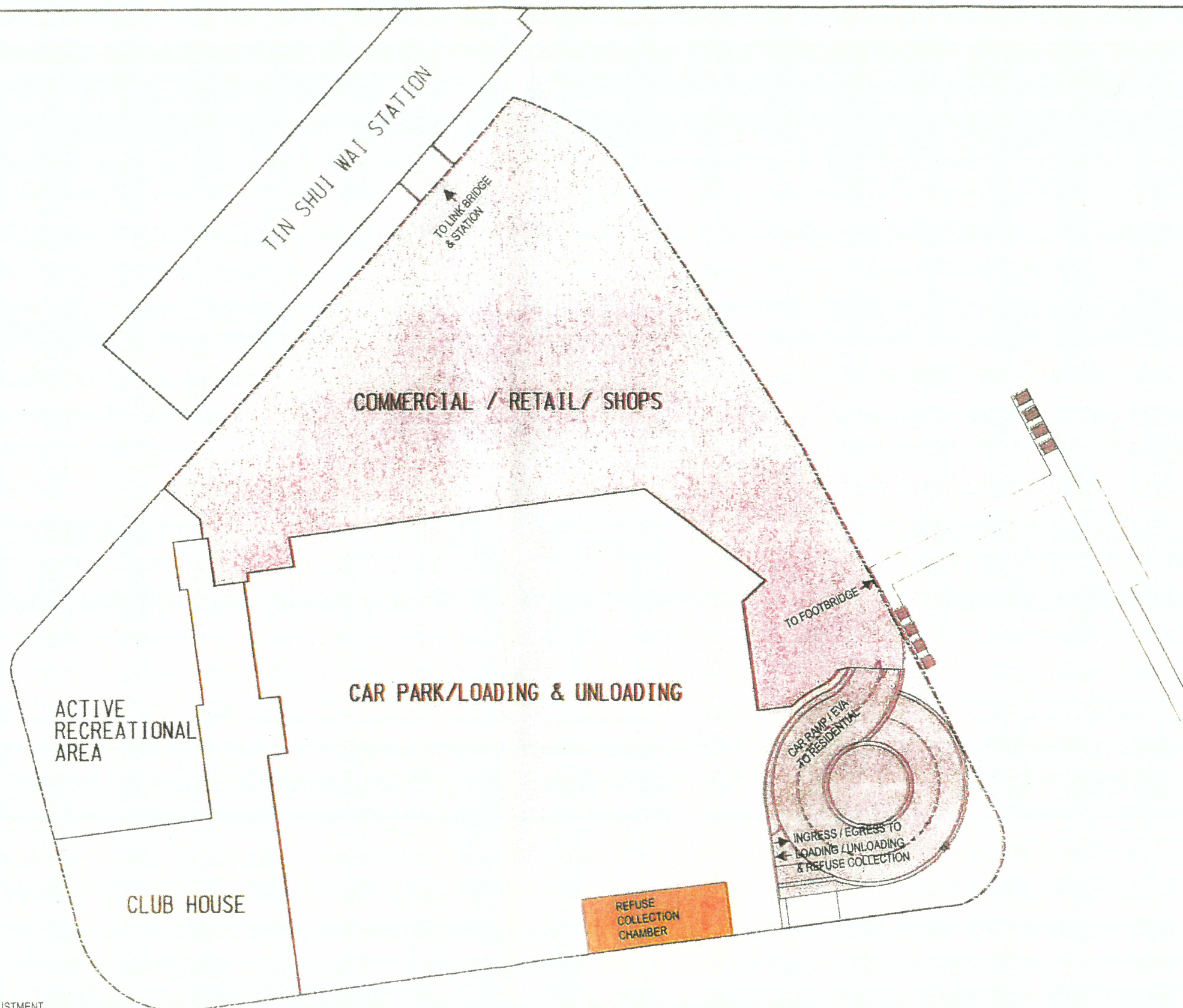
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NOTE:

- 1 LAYOUT SUBJECT TO MINOR ADJUSTMENT
--- SITE BOUNDARY

TITLE

THIRD FLOOR PLAN (L3)



TIN SHUI WAI

Station

SCALE 1:1000

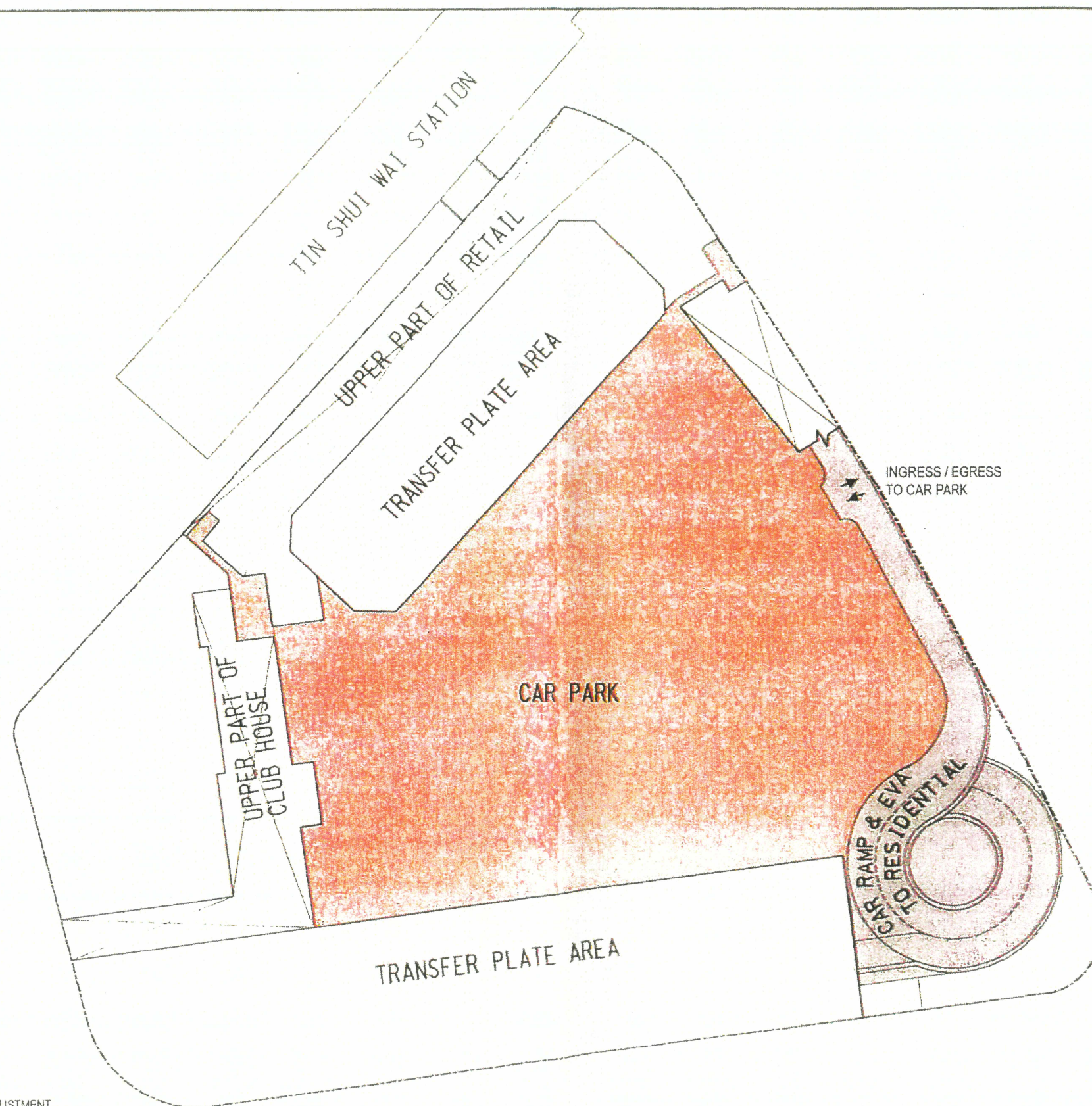
FIGURE NO. 4.5A

DRAWING NO. SK-D4-05 (Rev 1)

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NOTE:

- 1 LAYOUT SUBJECT TO MINOR ADJUSTMENT
--- SITE BOUNDARY

TITLE

FOURTH FLOOR PLAN (L4)

TIN SHUI WAI
station

SCALE 1:1000

FIGURE NO. 4.6A

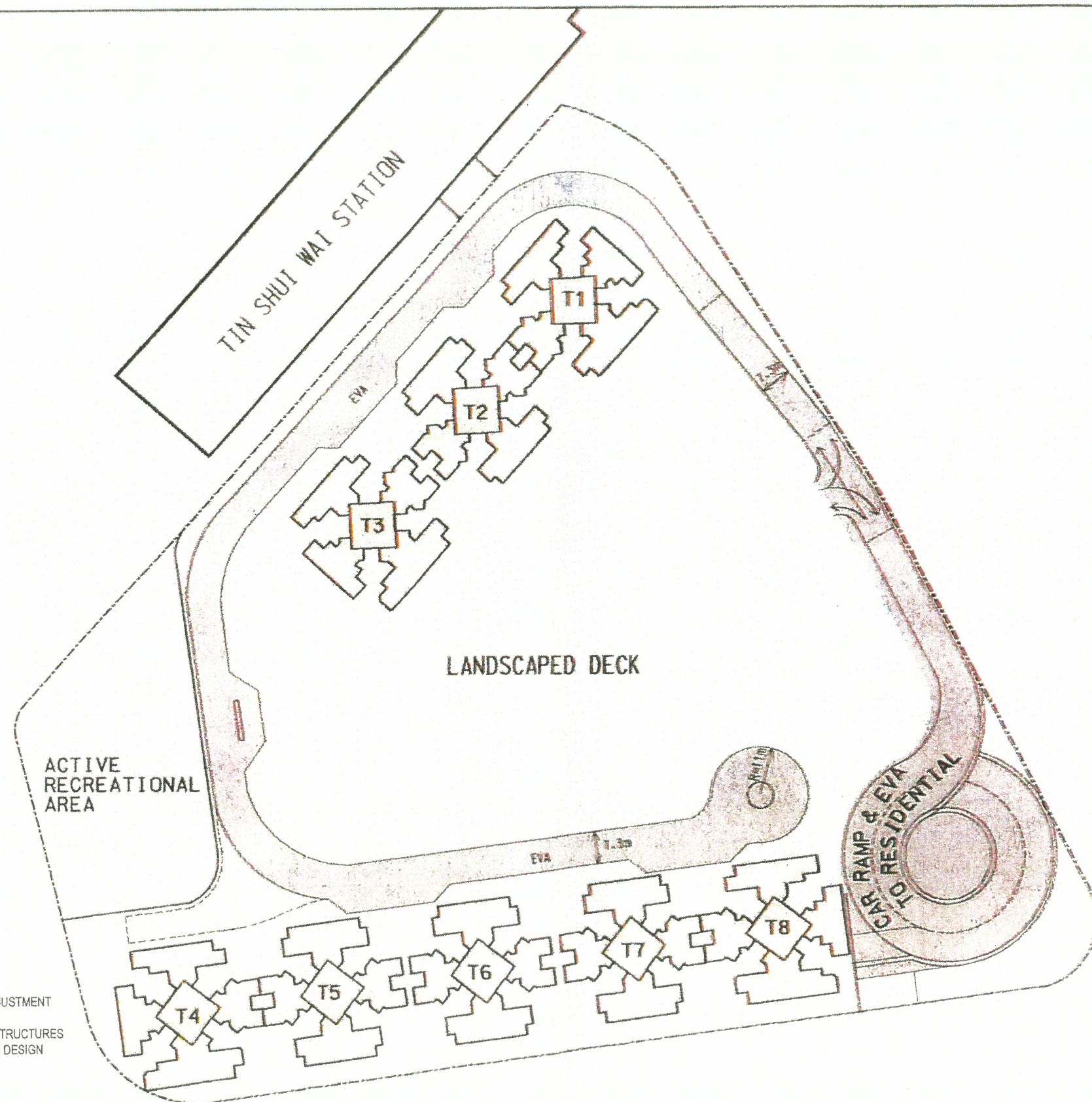
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NOTE:

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

----- SITE BOUNDARY

T1 RESIDENTIAL TOWER NO.

TITLE

PODIUM ROOF PLAN

TIN SHUI WAI
station

SCALE 1:1000

FIGURE NO. 4.7A

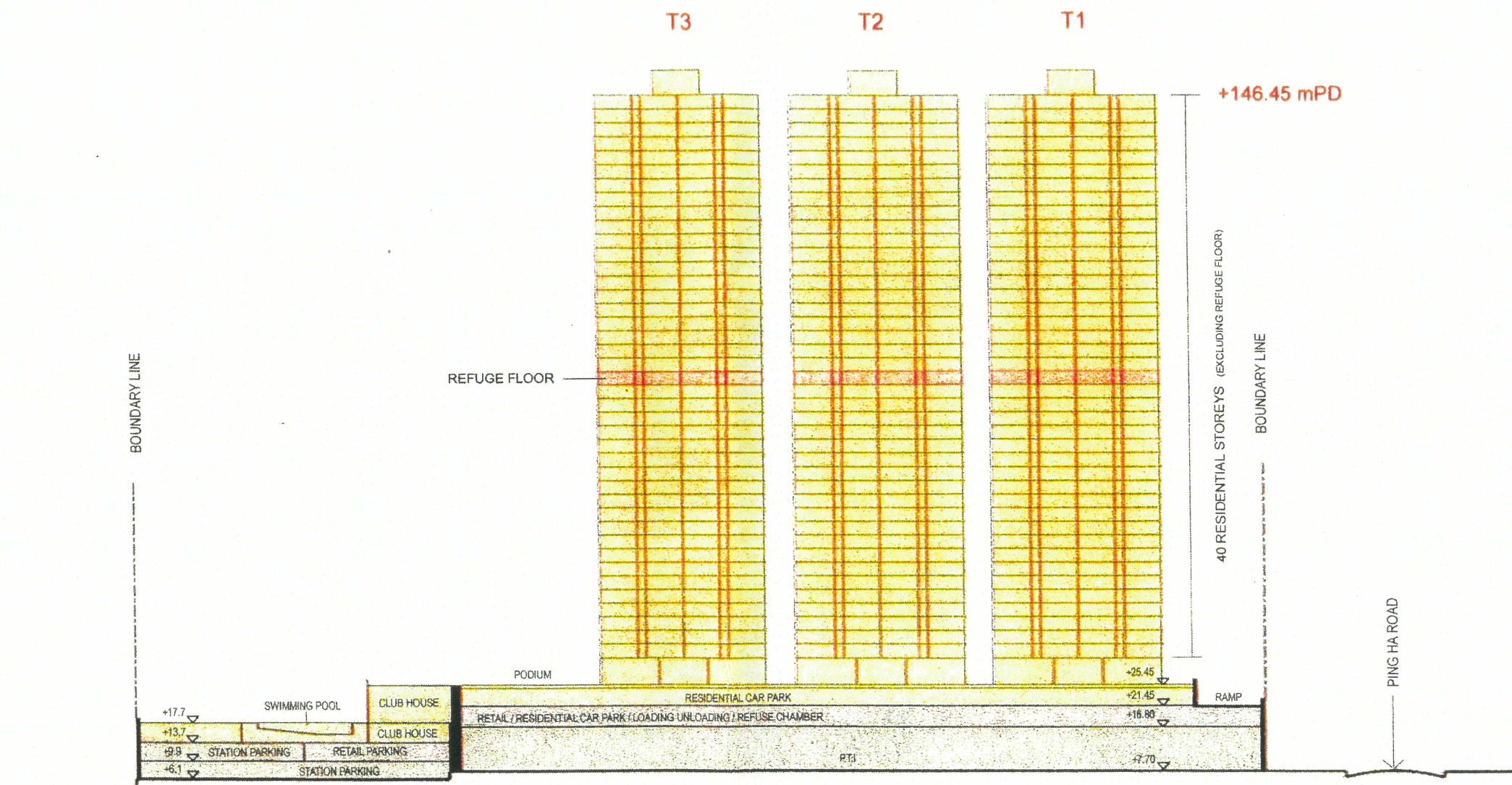
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FOR ILLUSTRATION ONLY

TITLE
SECTION X-X

TIN SHUI WAI
station

SCALE	1:1000
FIGURE NO.	4.8A
DRAWING NO.	SK-D4-07 (Rev 1)
REVISION	

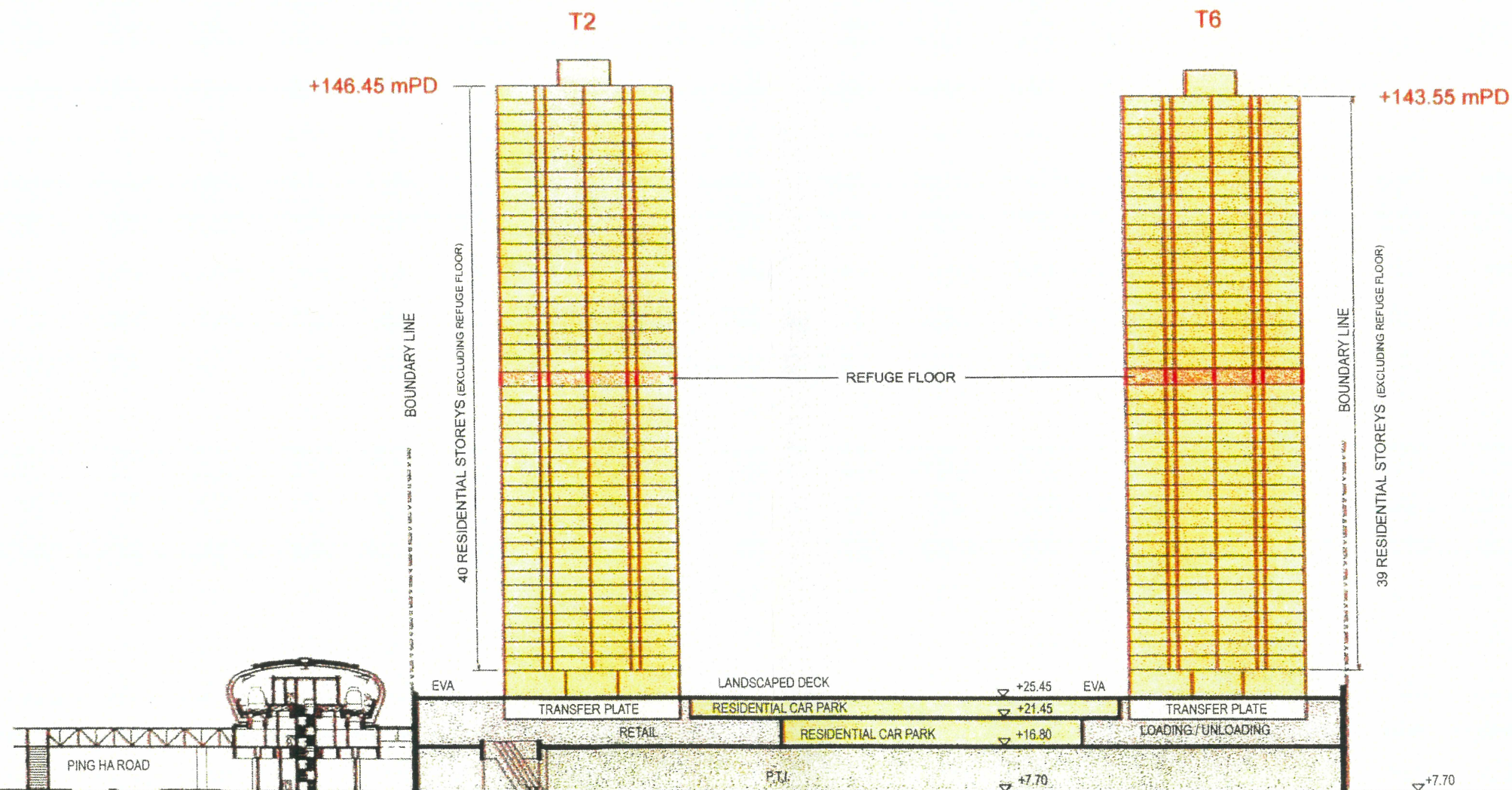


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----- SITE BOUNDARY

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TITLE

SECTION Y-Y

TIN SHUI WAI

station

SCALE 1:1000

FIGURE NO. 4.9A

DRAWING NO. SK-D4-08 (Rev 1)

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FIG 1 C175 A1