

## List of Approval Conditions

Application No. A/YL/90

Application Site : Government Land covering the Proposed West Rail Yuen Long Station and the Associated Public Transport Interchange, Area 15, Yuen Long New Town

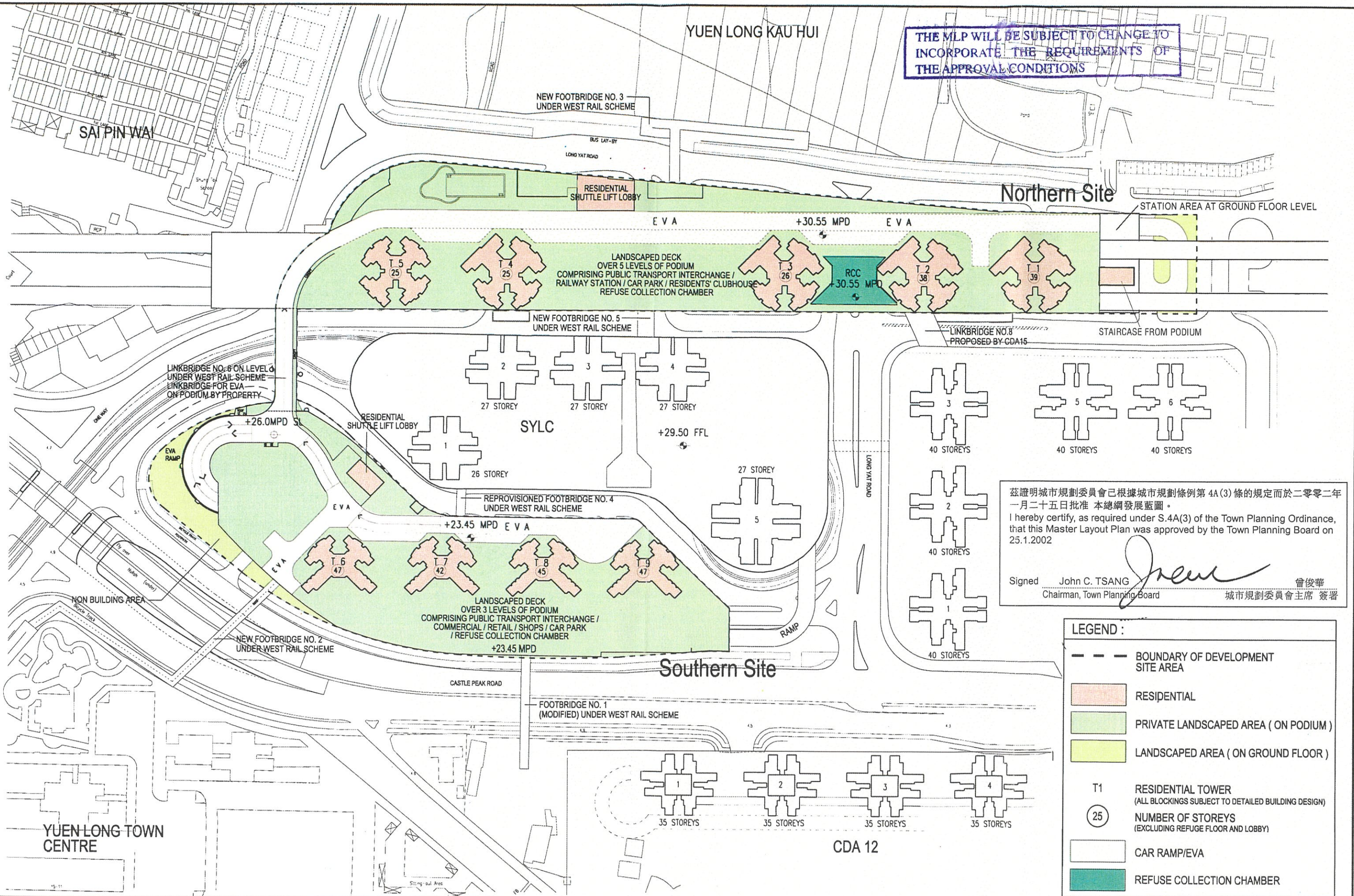
Subject of Application : Proposed Comprehensive Commercial/ Residential Development

Date of Approval : 25.1.2002

- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b), (c), (f), (g), and (h) 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 submission of an implementation programme to the satisfaction of the Director of Planning or of the Town Planning Board;
  - (d) the design and implementation of the road improvement works as proposed in the Traffic Impact Assessment by the applicant, including the U-turn loop at the junction of Castle Peak Road/Long Yat Road/Long Yip Street, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (e) the design and implementation of Road L2 and the link road to the emergency vehicular access of the proposed development at the "Comprehensive Development Area" site in Yuen Long Area 15 to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (f) the design and implementation of a pedestrian walkway system and footbridge connection, particularly 24-hour pedestrian connections between the north PTI and south PTI, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (g) the design and implementation of the vehicular access arrangements and car parking provision to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (h) the design and provision of emergency vehicular access, water supplies for fire-fighting and fire services installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;

- (i) the submission of a detailed Drainage Impact Assessment for the development, including the drainage mitigation proposals during construction stage, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (j) the submission of a detailed Sewerage Impact Assessment for the development, including interim sewage disposal measures, to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (k) the planning permission shall cease to have effect on 25.1.2005 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.





茲證明城市規劃委員會已根據城市規劃條例第 4A(3) 條的規定而於二零零二年一月二十五日批准 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 25.1.2002

Signed John C. TSANG 曾俊華  
Chairman, Town Planning Board 城市規劃委員會主席 簽署

SCALE 1:1500

FIGURE NO. 5.1

DRAWING NO. 842/P/A20/60

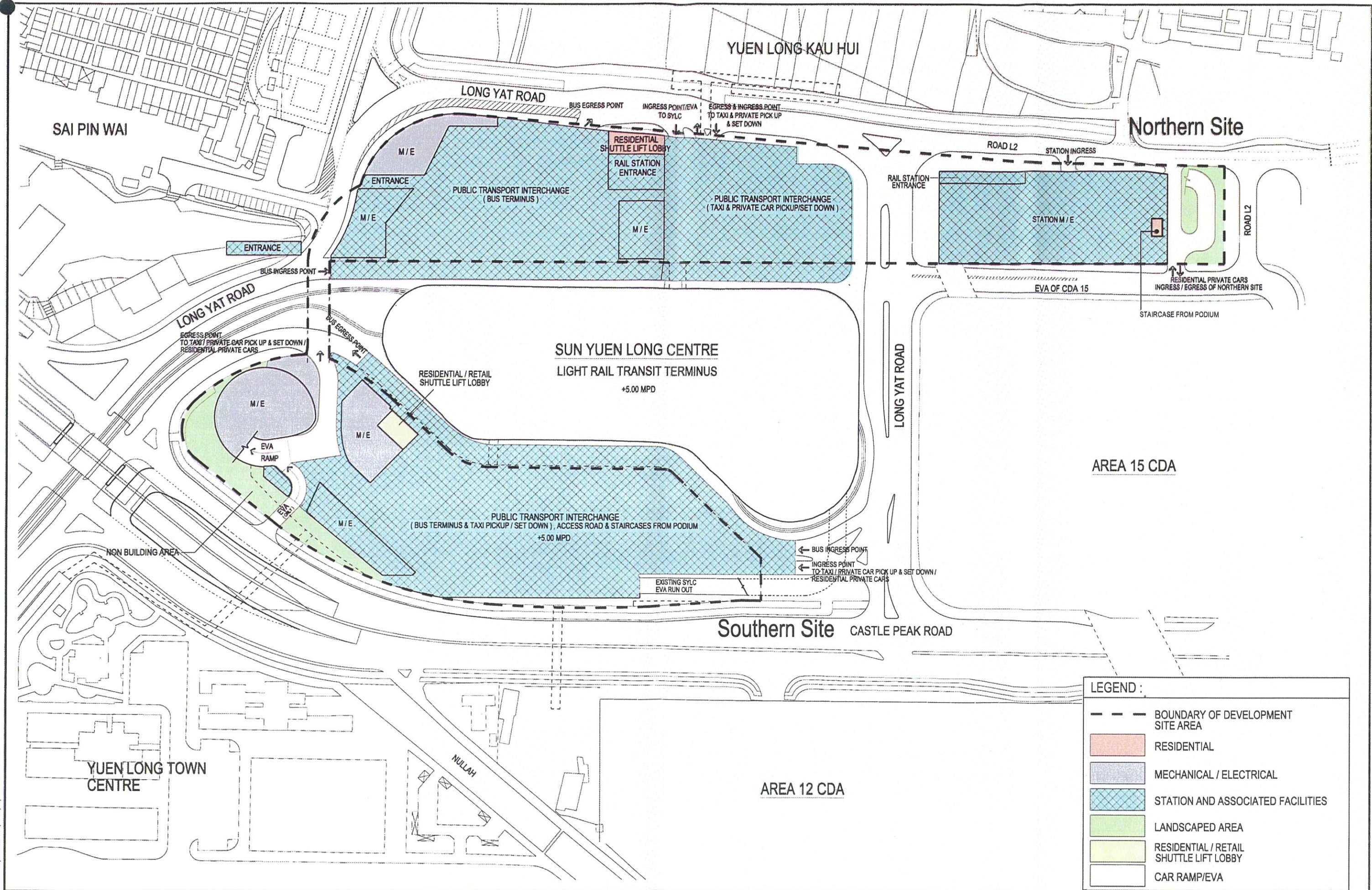
REVISION 12

YUEN LONG  
station





P:\01 SITE PLAN\1:5000 PLAN\5\PROJECTS\842/P/A20/0611.5.DWG



TITLE  
**GROUND FLOOR LEVEL  
MLP SUBMISSION**

**YUEN LONG**  
station

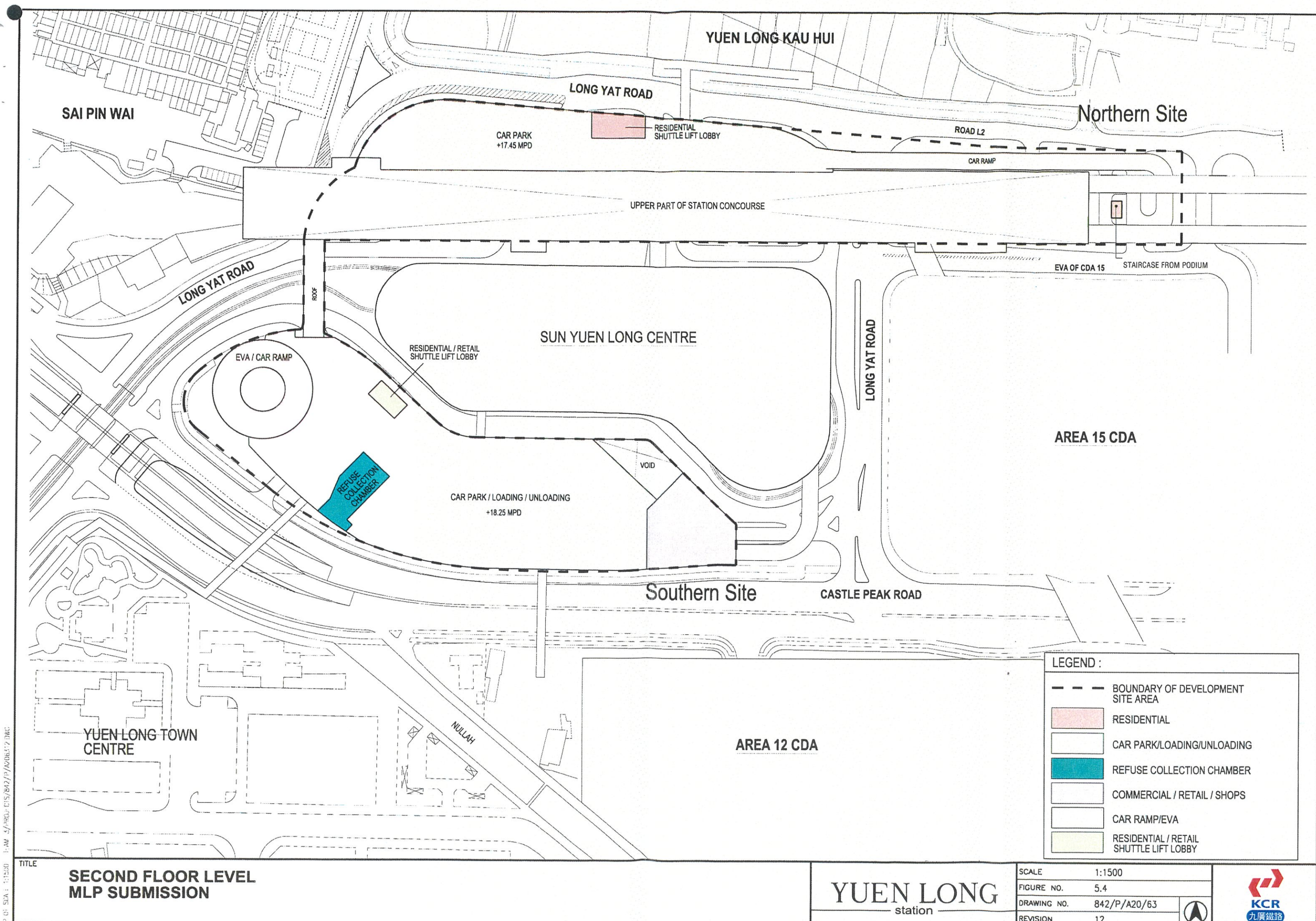
SCALE	1:1500
FIGURE NO.	5.2
DRAWING NO.	842/P/A20/61
REVISION	13











P. OF SCA 1: 1:1500 1: AM 5/PROJ: C/S/B42/P/A20/63/2 DMC

TITLE

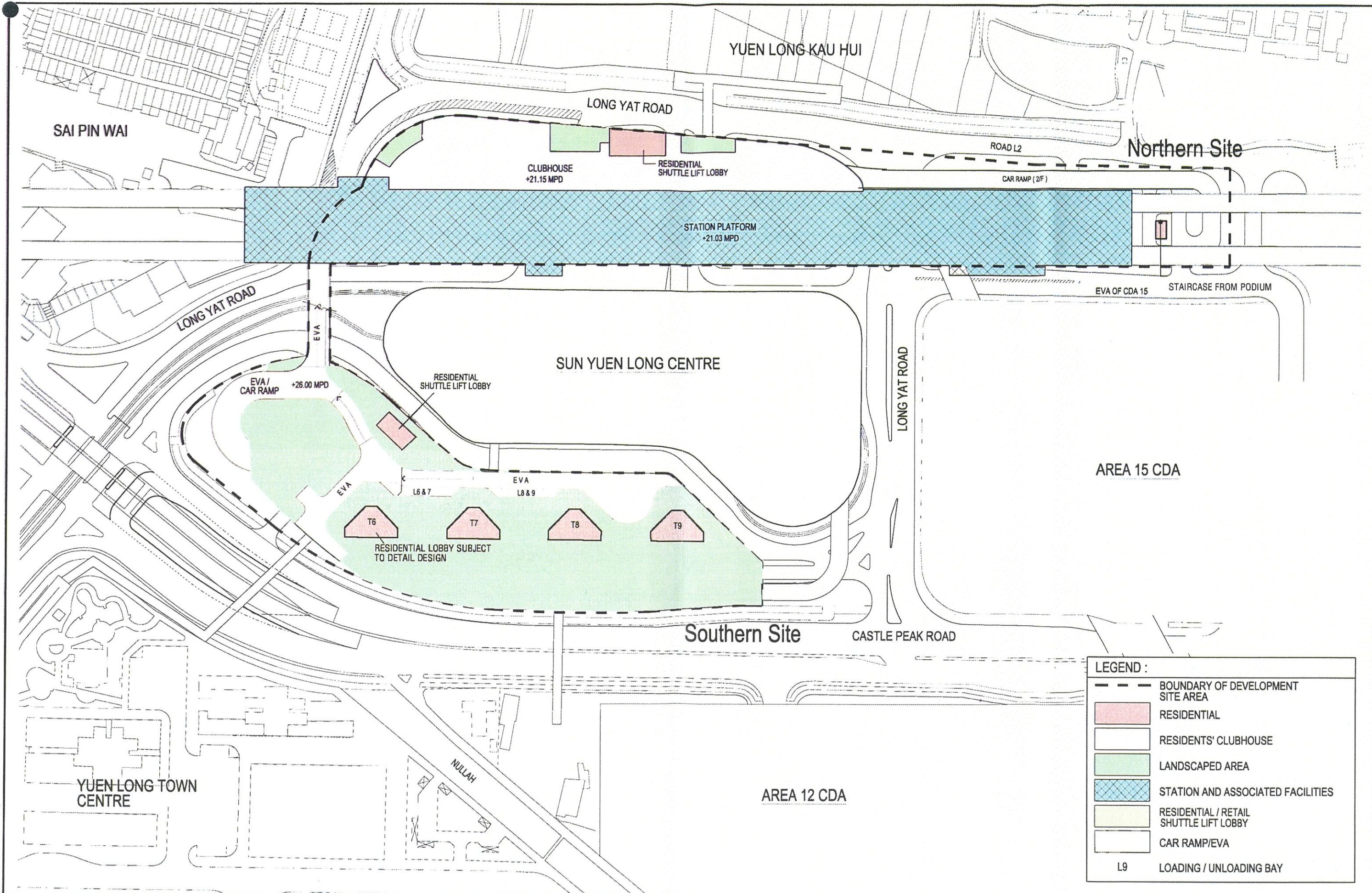
**SECOND FLOOR LEVEL  
MLP SUBMISSION**

**YUEN LONG**  
station

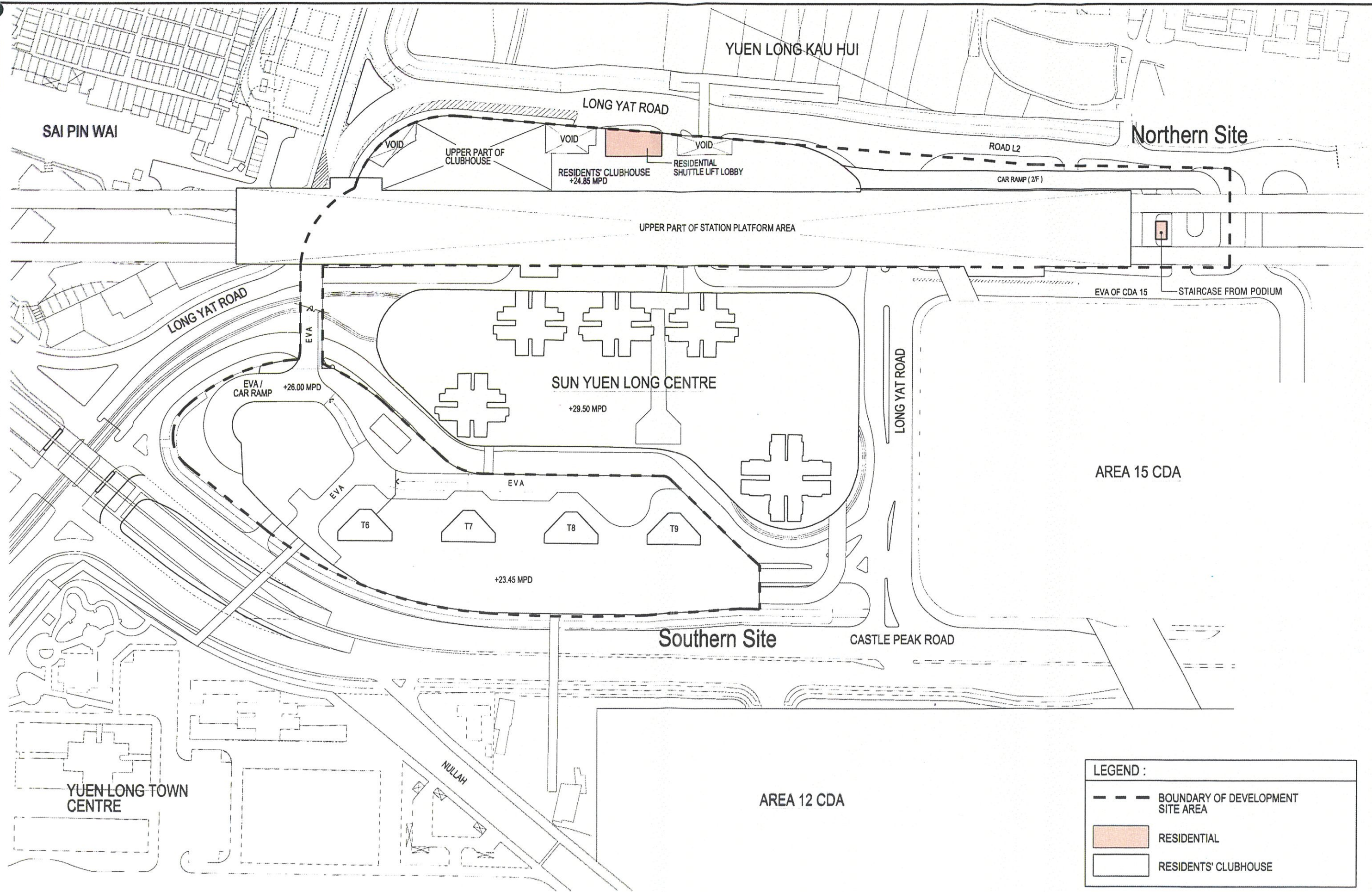
SCALE	1:1500
FIGURE NO.	5.4
DRAWING NO.	842/P/A20/63
REVISION	12











TITLE

# FOURTH FLOOR LEVEL MLP SUBMISSION

YUEN LONG  
station

SCALE 1:1500

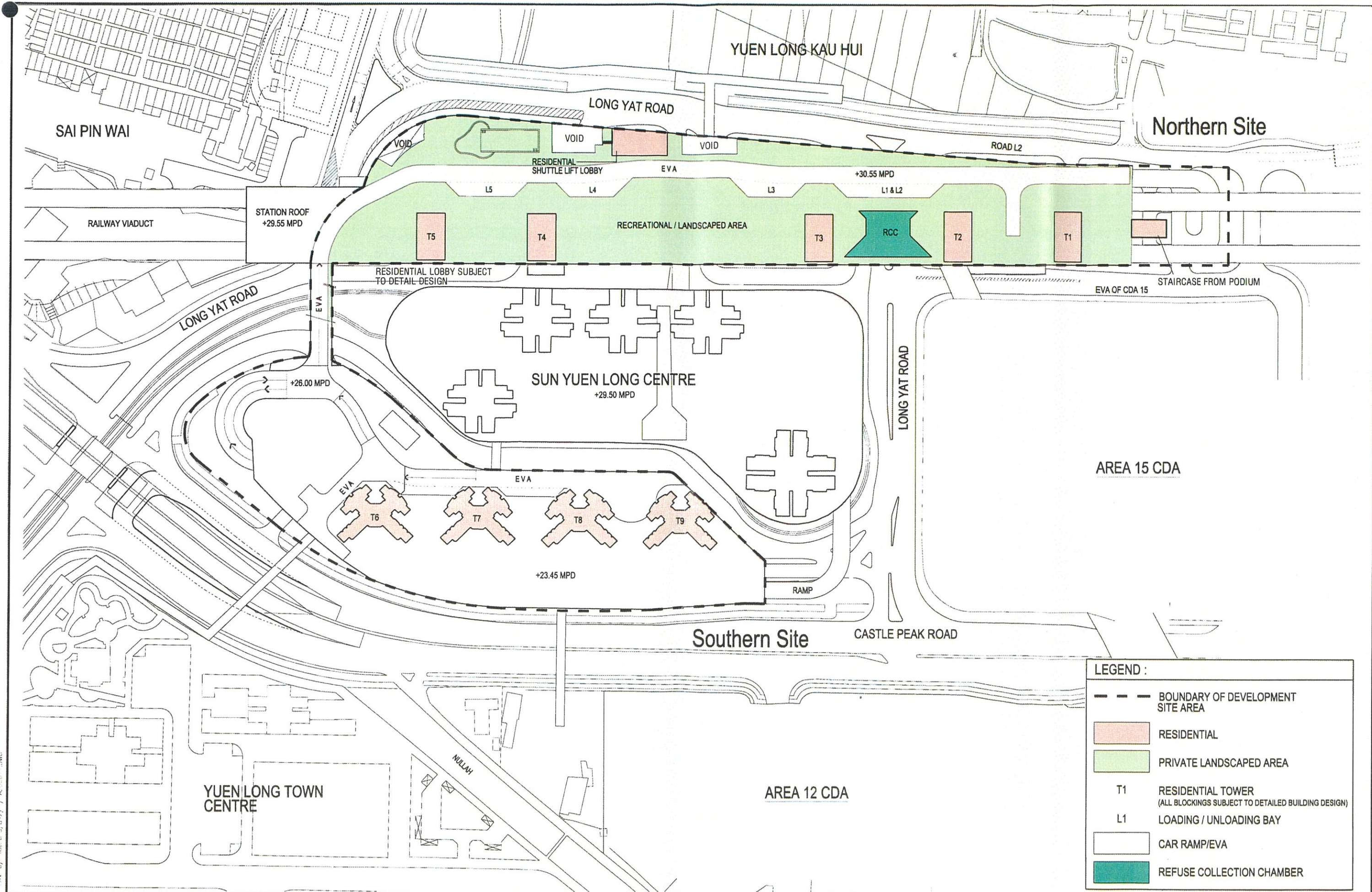
FIGURE NO. 5.6

DRAWING NO. 842/P/A20/65

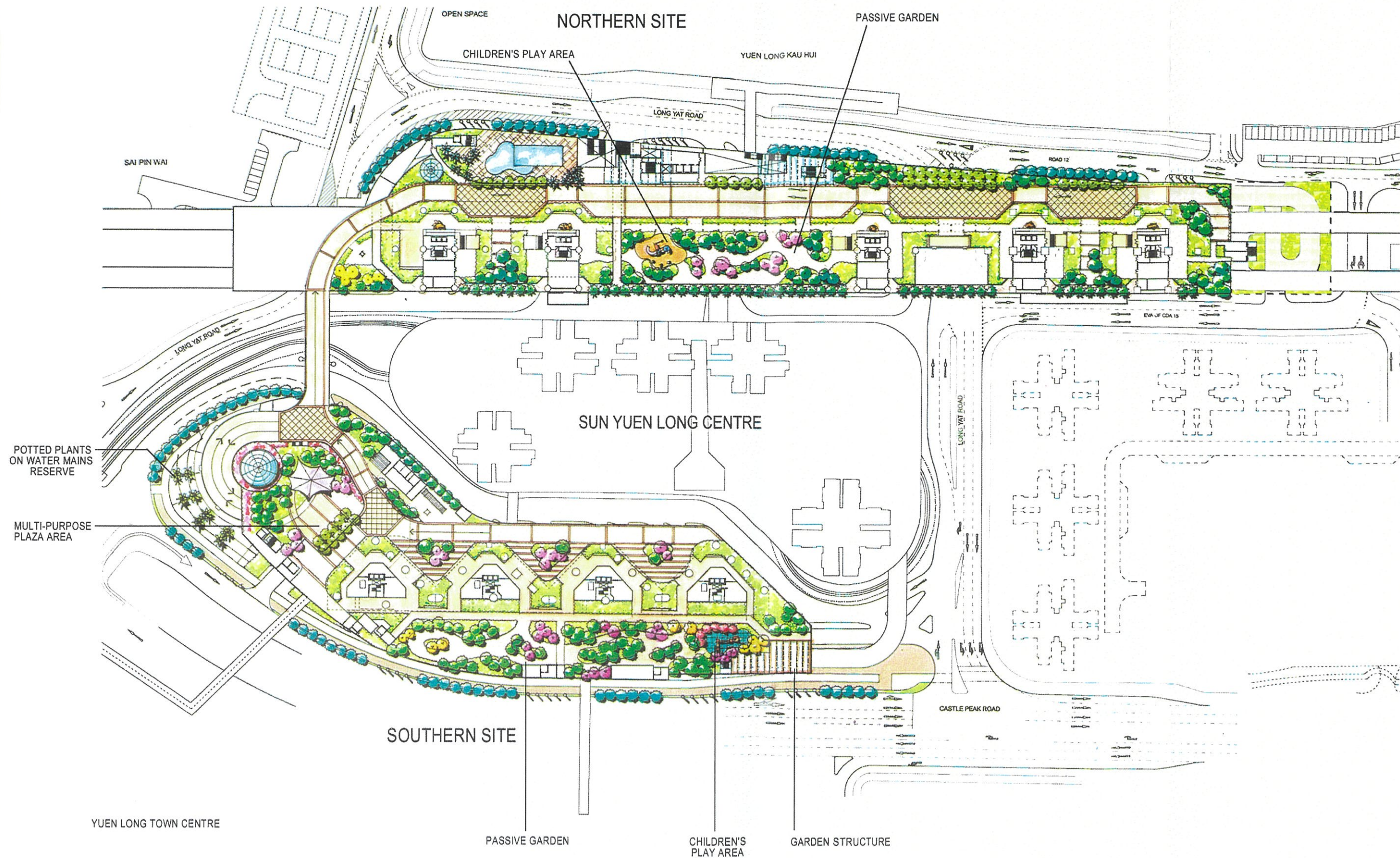
REVISION 11











TITLE

# MASTER LANDSCAPE PLAN

**YUEN LONG**  
station

SCALE 1:1500  
FIGURE NO. 5.8  
DRAWING NO.  
REVISION

