

List of Approval Conditions

Application No. A/YL/209

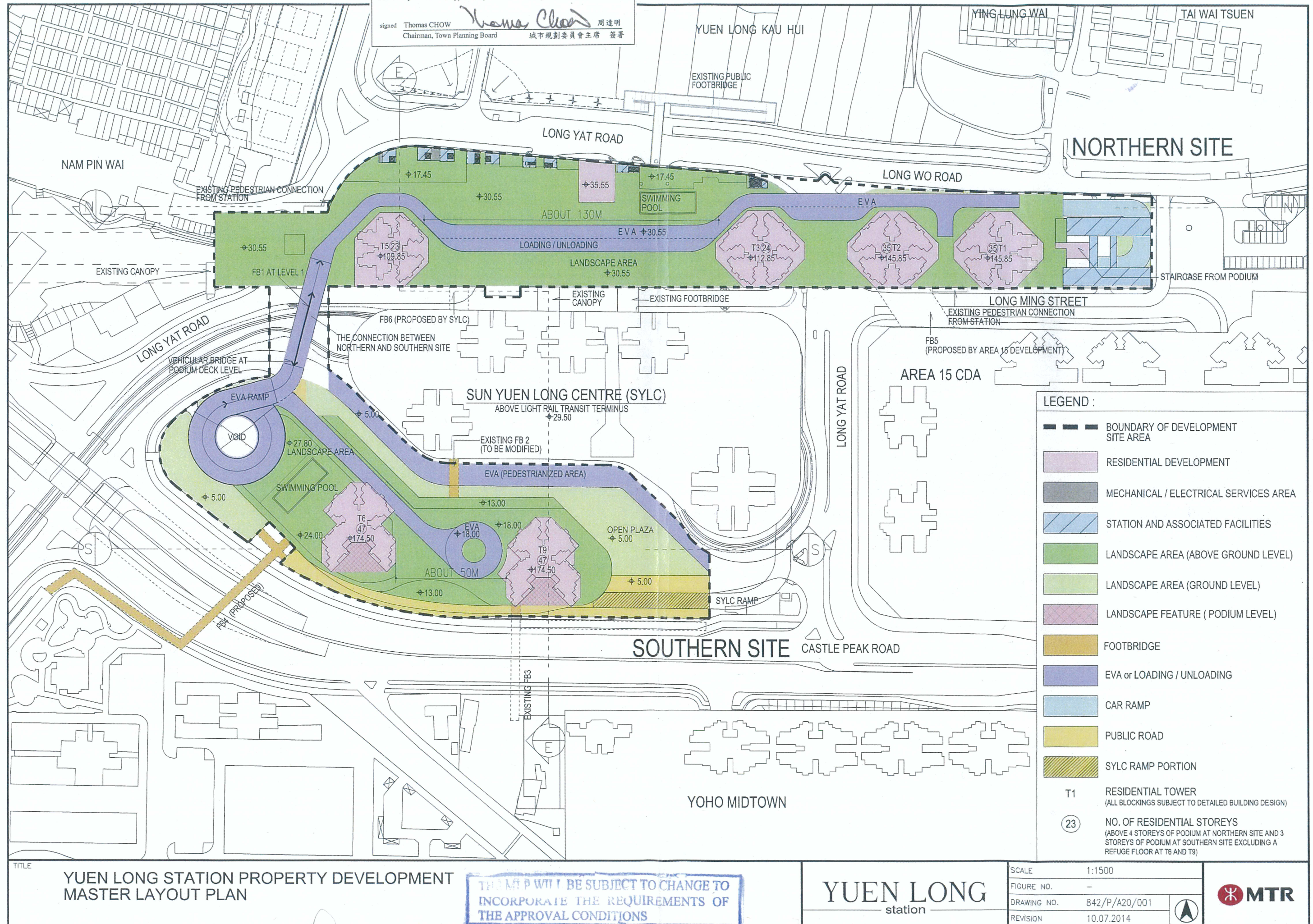
- Application Site : Government Land in the West Rail Yuen Long Station and the Associated Public Transport Interchange in Area 15, Yuen Long, New Territories
- Subject of Application : Proposed Comprehensive Residential and Commercial Development with Government, Institution or Community Facilities and Public Transport Facilities (Amendments to Approved Master Layout Plan) in "Comprehensive Development Area", 'Road', "Open Space" and "Village Type Development" Zones
- Date of Approval : 26.9.2014
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b), (c), (f), (g), (h), (i), (k), (o) and (p) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the submission and implementation of a Landscape Master Plan including a tree preservation proposal and submission of quarterly tree monitoring reports 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 design and implementation of the road improvement works as proposed in the Traffic Impact Assessment by the applicant to the satisfaction of the Commissioner for Transport or of the TPB;
 - (e) the design and implementation of the link road connecting Long Ming Street and Long Wo Road and the associated junctions to the satisfaction of the Commissioner for Transport or of the TPB;
 - (f) the design and implementation of the realigned Long Lok Road and public transport facilities arrangement to the satisfaction of the Commissioner for Transport or of the TPB;
 - (g) the design and implementation of a pedestrian walkway system and footbridge connections to the surrounding areas to the satisfaction of the Commissioner for Transport or of the TPB;
 - (h) the design and implementation of the vehicular access arrangements and car parking provision to the satisfaction of the Commissioner for Transport or of the TPB;
 - (i) the submission of an Environmental Assessment Report and provision of environmental mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (j) the submission of an undertaking letter on the implementation of the proposed noise mitigation measures and to incorporate the measures

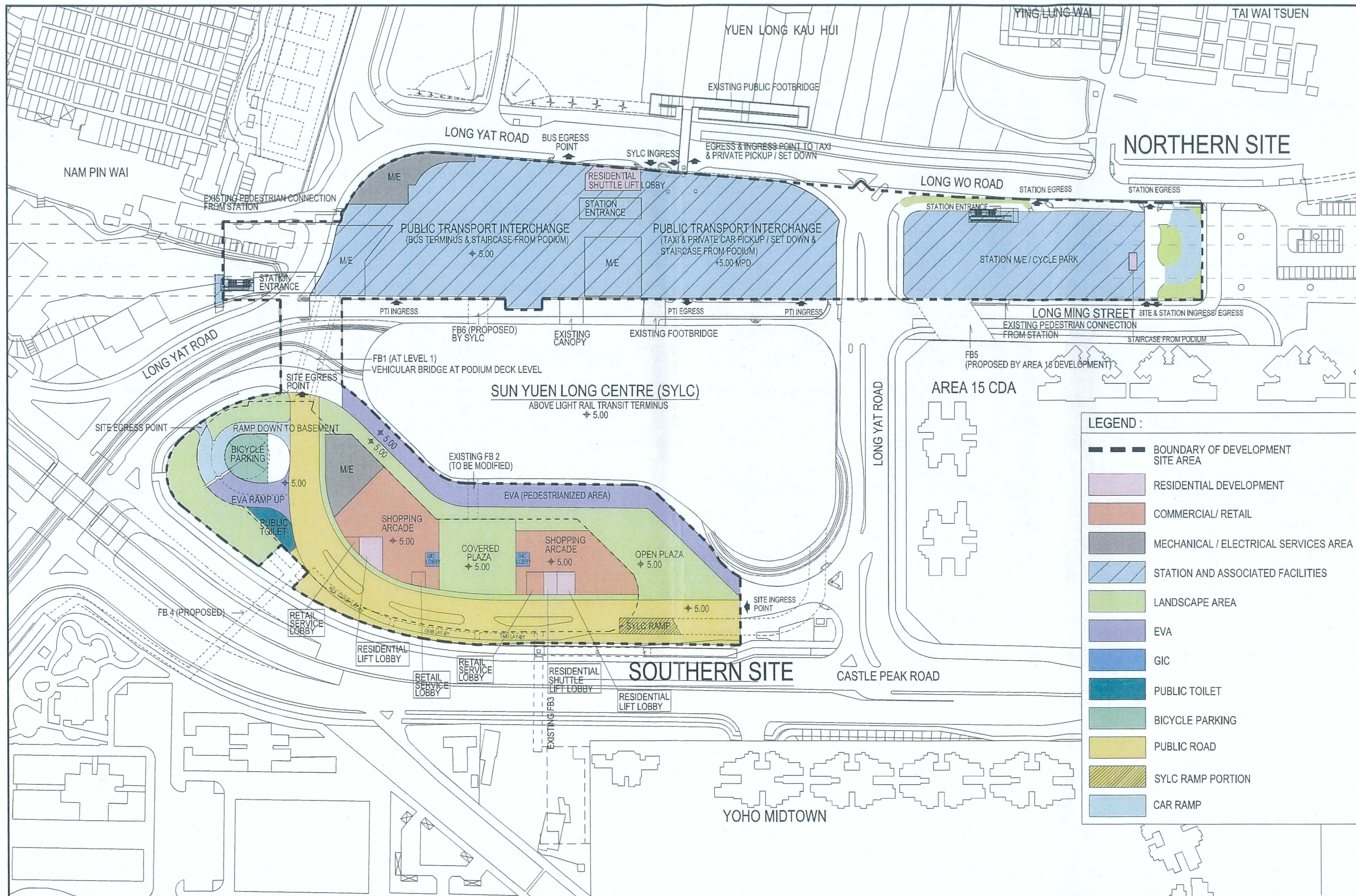
in the building plan submission as well as in the Deed of Mutual Covenant, to the satisfaction of the Director of Environmental Protection or of the TPB;

- (k) 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 TPB;
- (l) the provision of waterworks reserve areas for protection of existing water mains and any diversion required by the proposed development to the satisfaction of the Director of Water Supplies or of the TPB;
- (m) the submission of a revised Drainage Impact Assessment for the proposed development, including flood relief mitigation measures and implementation of the drainage proposal and other necessary flood relief mitigation measures identified in the revised Drainage Impact Assessment, to the satisfaction of the Director of Drainage Services or of the TPB;
- (n) the provision of sewage disposal system including the actual alignment and connection point of the proposed sewers to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB;
- (o) the design and provision of an Integrated Children and Youth Services Centre with a net operation floor area (NOFA) of not less than 631m² and an Integrated Family Service Centre with a NOFA of not less than 535m² to the satisfaction of the Director of Social Welfare or of the TPB; and
- (p) the design and provision of public toilet and other ancillary facilities to the satisfaction of the Director of Food and Environmental Hygiene or of the TPB.

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一四年九月二十六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 26. 9. 2014.

signed Thomas CHOW 周達明
Chairman, Town Planning Board 城市規劃委員會主席 簽署



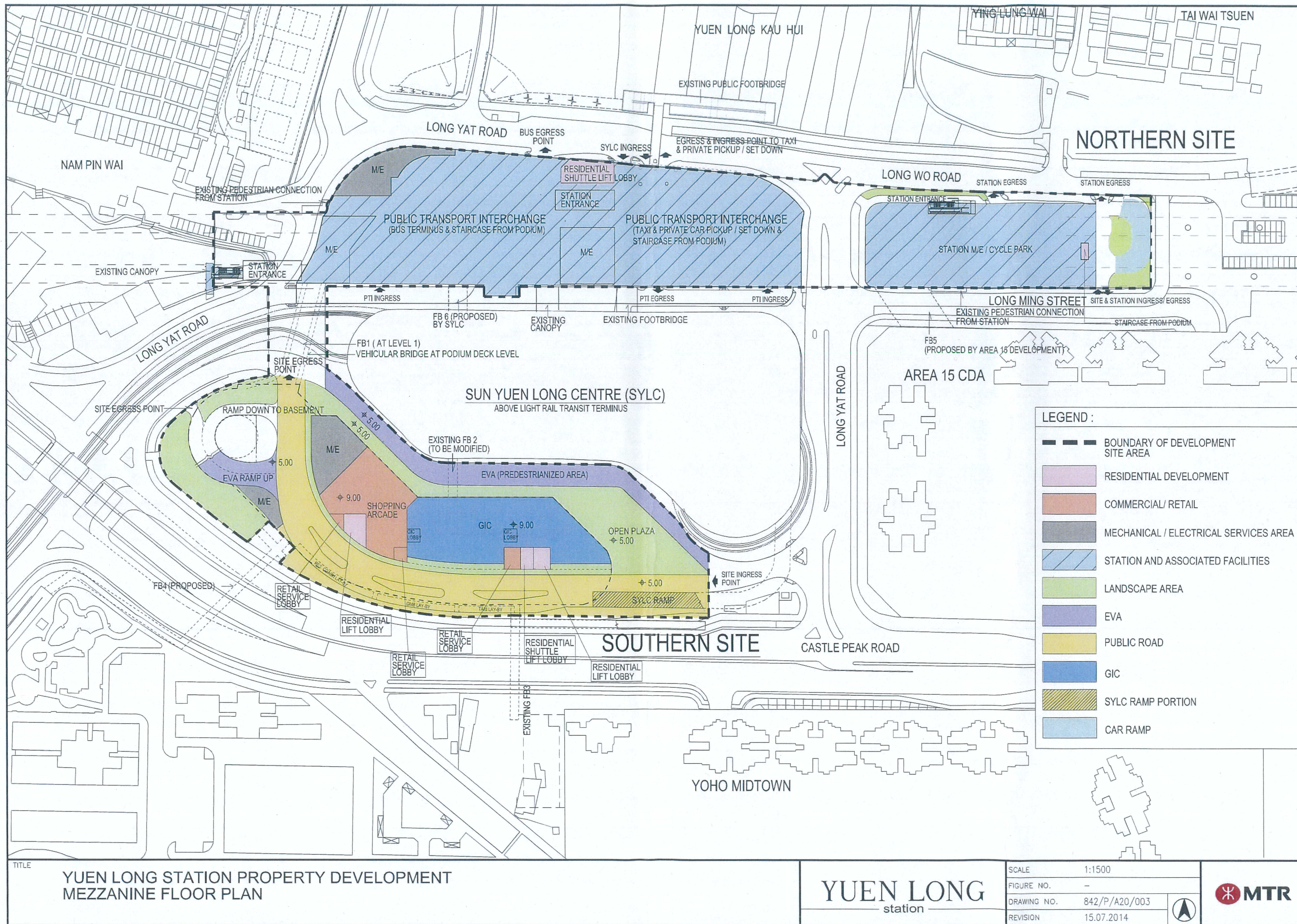


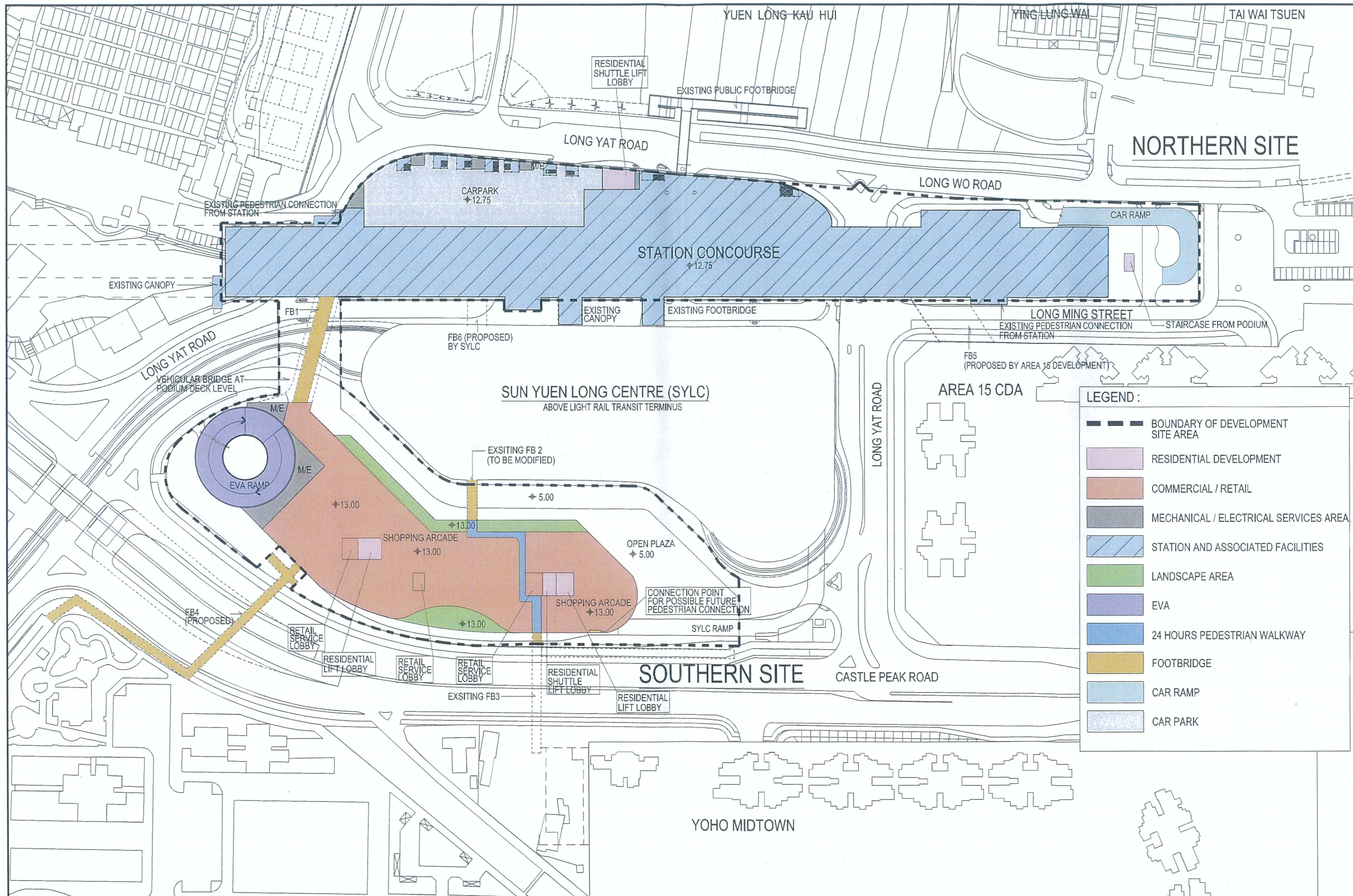
TITLE
YUEN LONG STATION PROPERTY DEVELOPMENT
GROUND FLOOR PLAN

YUEN LONG
station

SCALE 1:1500
FIGURE NO. -
DRAWING NO. 842/P/A20/002
REVISION 18.07.2014





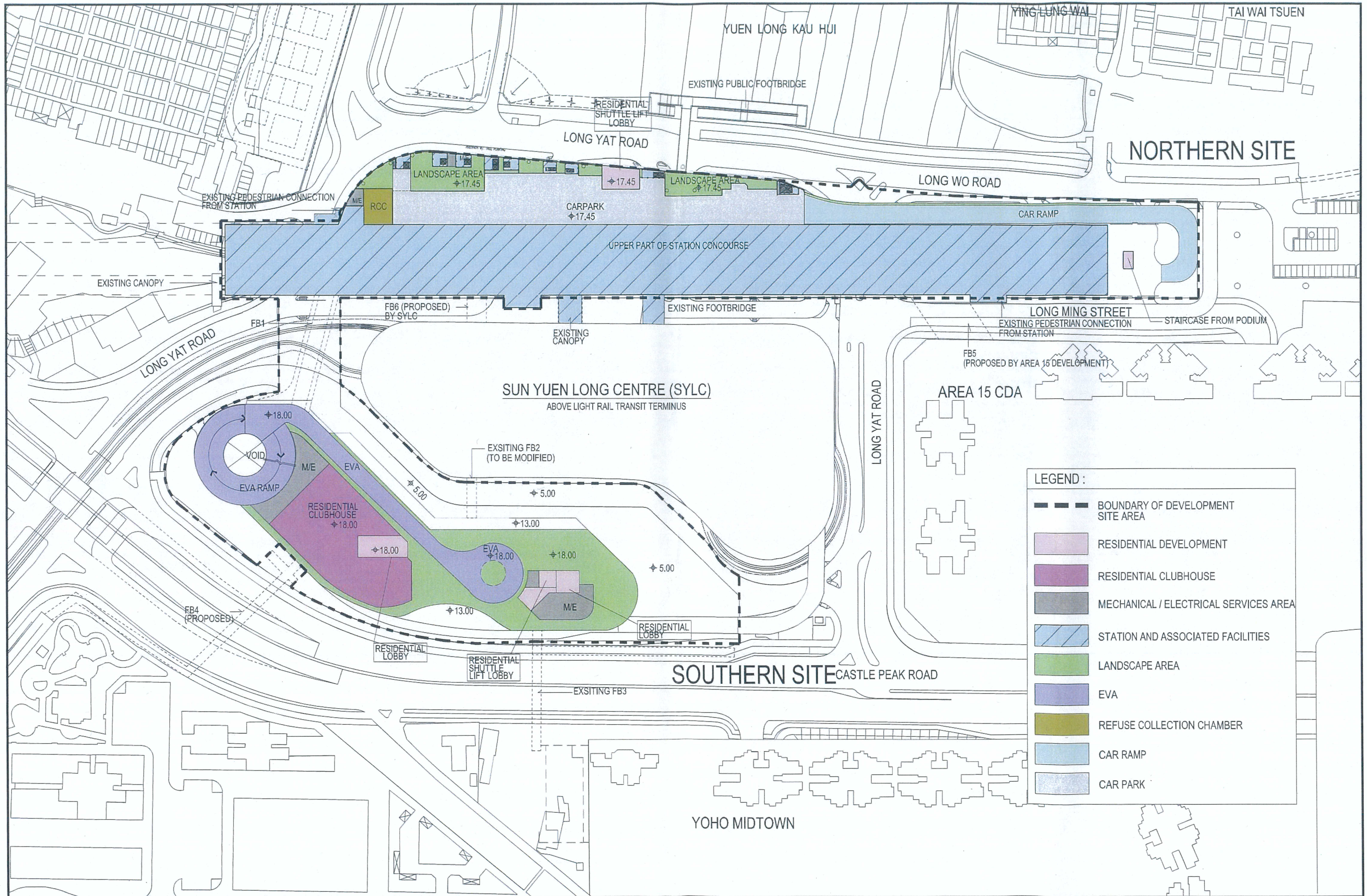


TITLE
YUEN LONG STATION PROPERTY DEVELOPMENT
1ST FLOOR PLAN

YUEN LONG
station

SCALE 1:1500
FIGURE NO. -
DRAWING NO. 842/P/A20/004
REVISION 10.07.2014





TITLE

YUEN LONG STATION PROPERTY DEVELOPMENT
2ND FLOOR PLAN

YUEN LONG
station

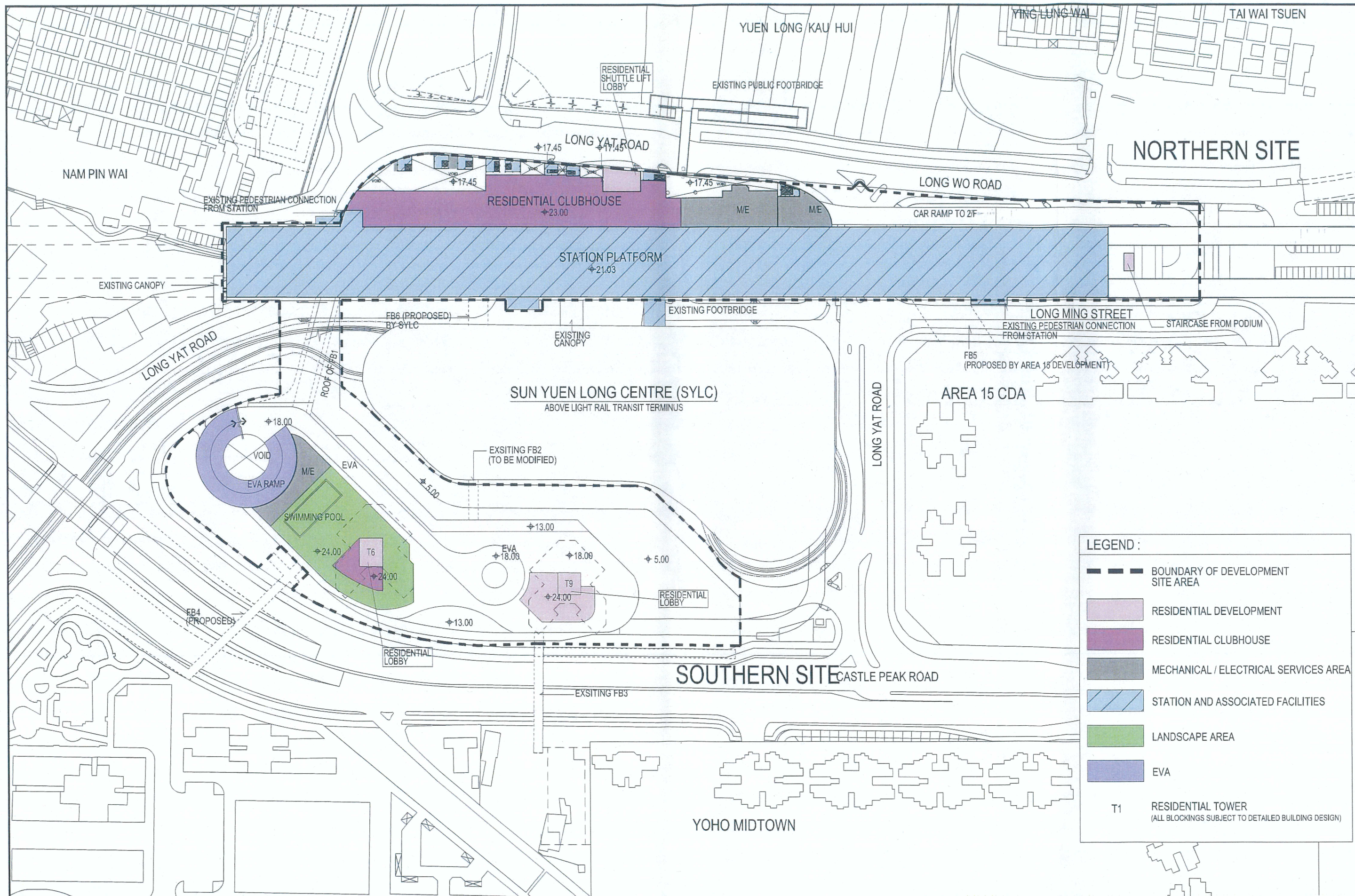
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FIGURE NO. -

DRAWING NO. 842/P/A20/005

REVISION 10.07.2014



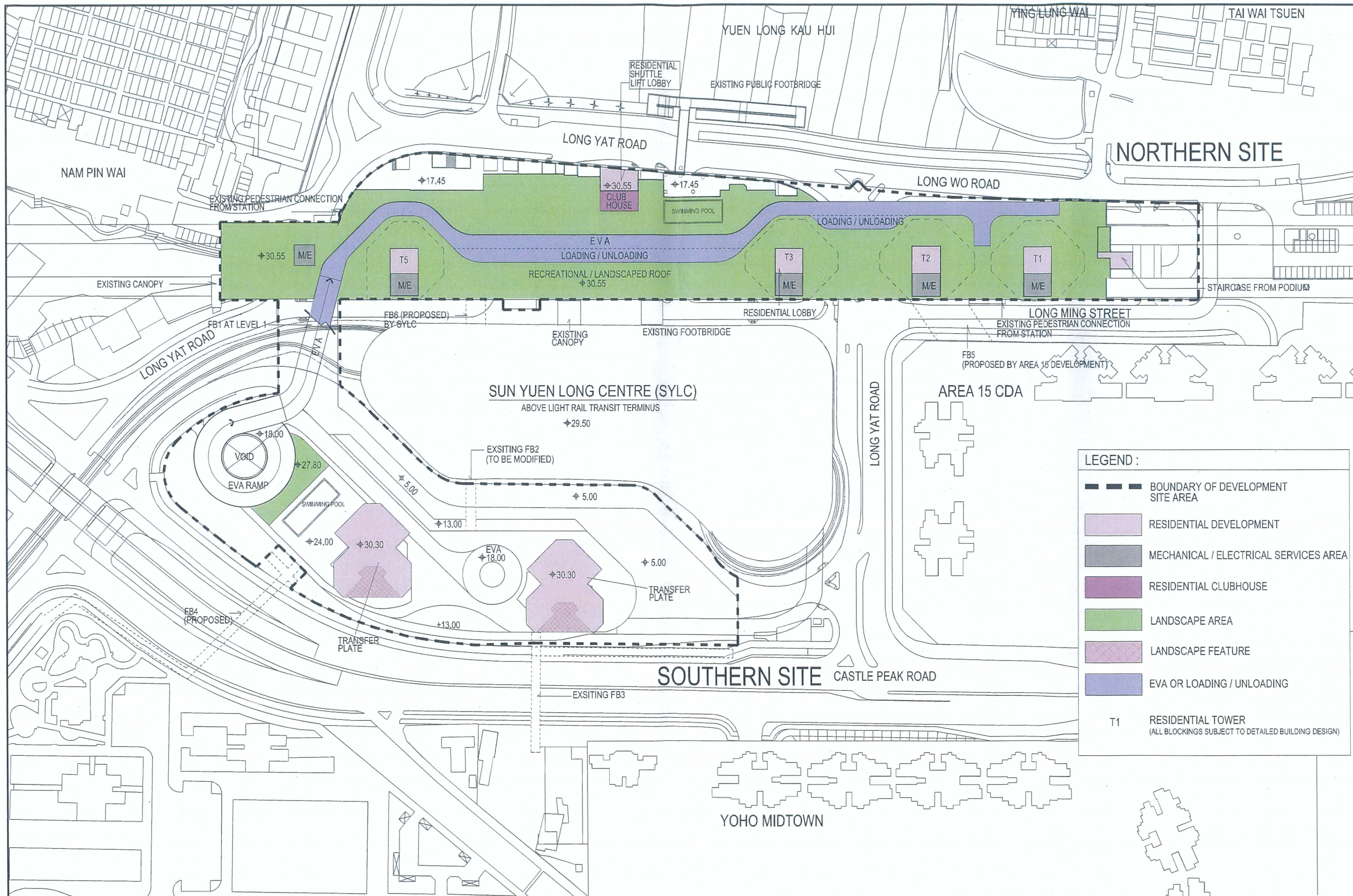


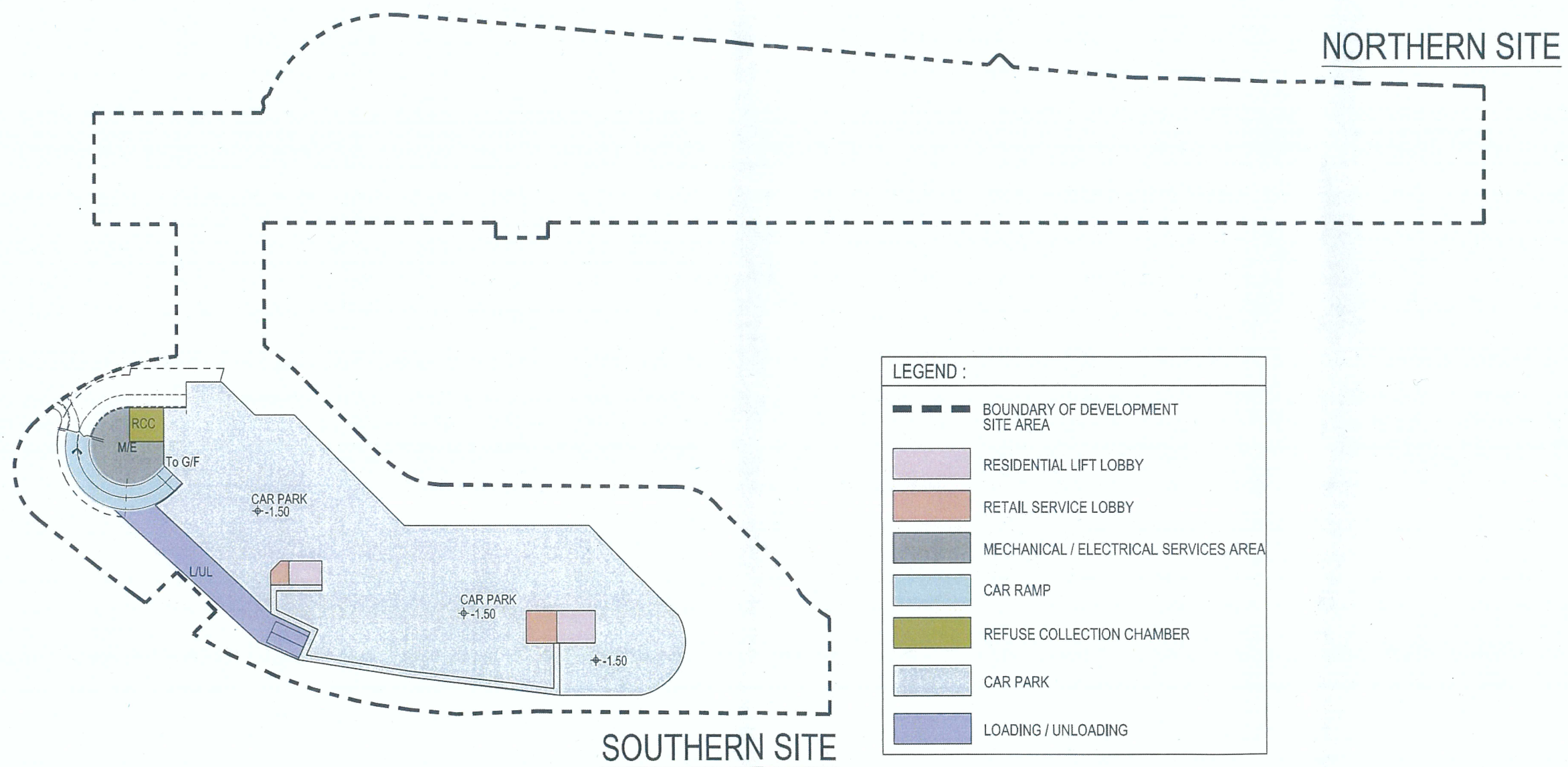
TITLE
YUEN LONG STATION PROPERTY DEVELOPMENT
3RD FLOOR PLAN

YUEN LONG
station

SCALE 1:1500
FIGURE NO. —
DRAWING NO. 842/P/A20/006
REVISION 10.07.2014





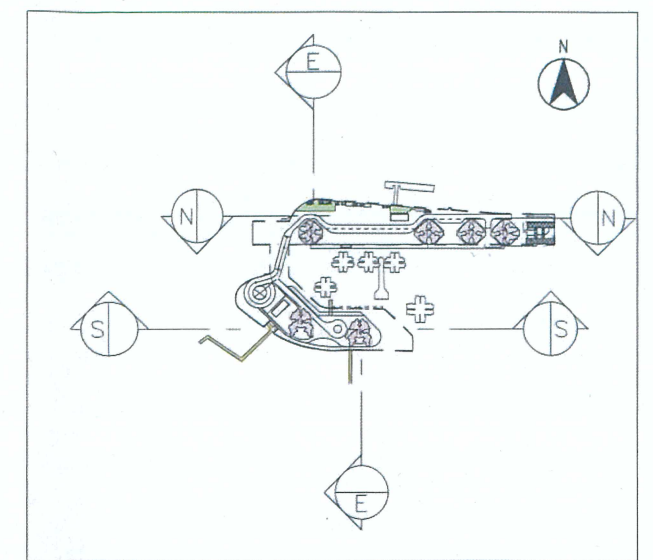


TITLE
YUEN LONG STATION PROPERTY DEVELOPMENT
BASEMENT PLAN OF SOUTHERN SITE

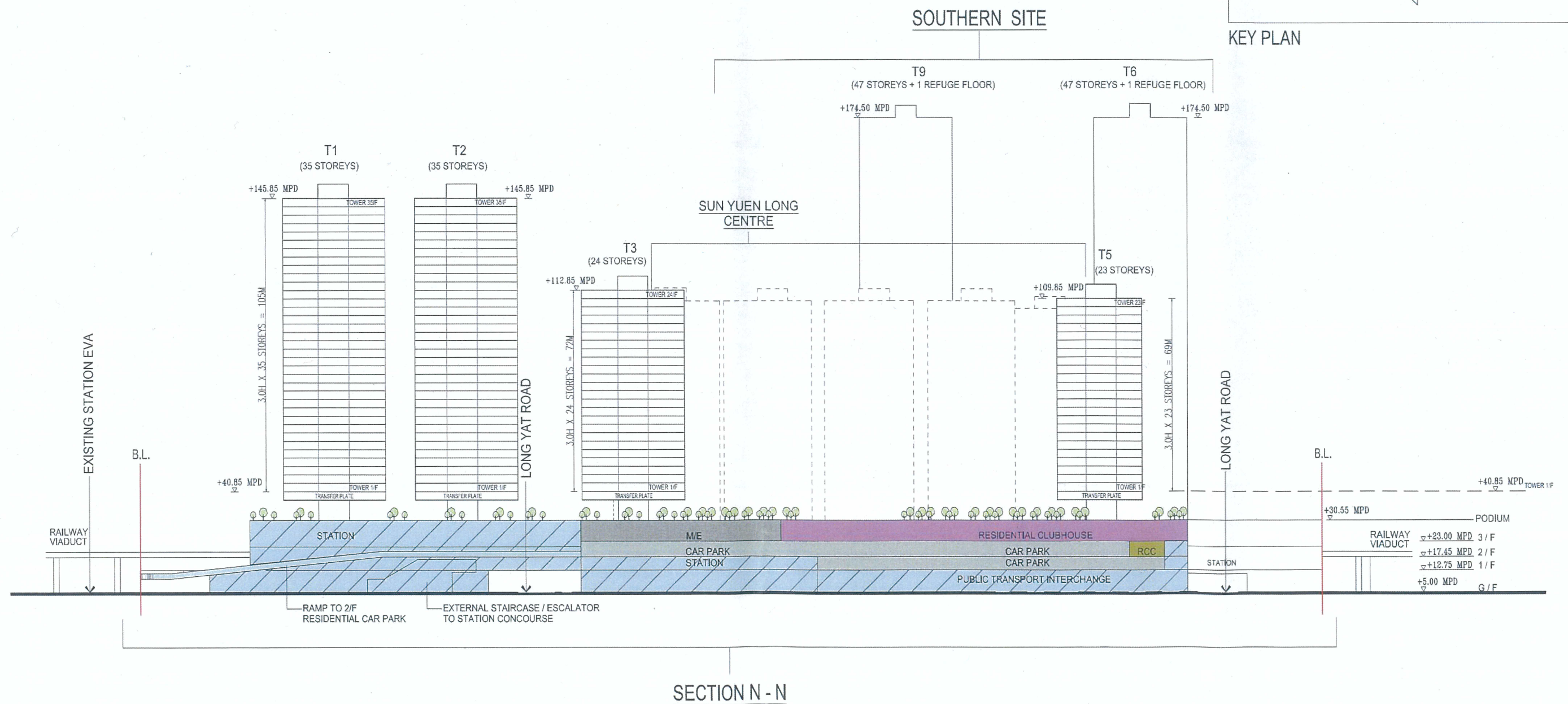
YUEN LONG
station

SCALE	1:1500
FIGURE NO.	—
DRAWING NO.	842/P/A20/008
REVISION	21.07.2014





KEY PLAN



TITLE

**YUEN LONG STATION PROPERTY DEVELOPMENT
SECTION N - N (ILLUSTRATION ONLY)**

YUEN LONG
station

SCALE 1:1500

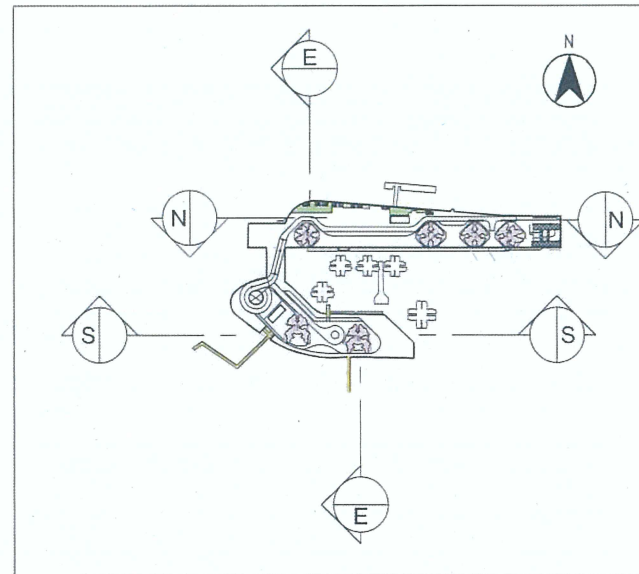
FIGURE NO. -

DRAWING NO. 842/P/A20/009

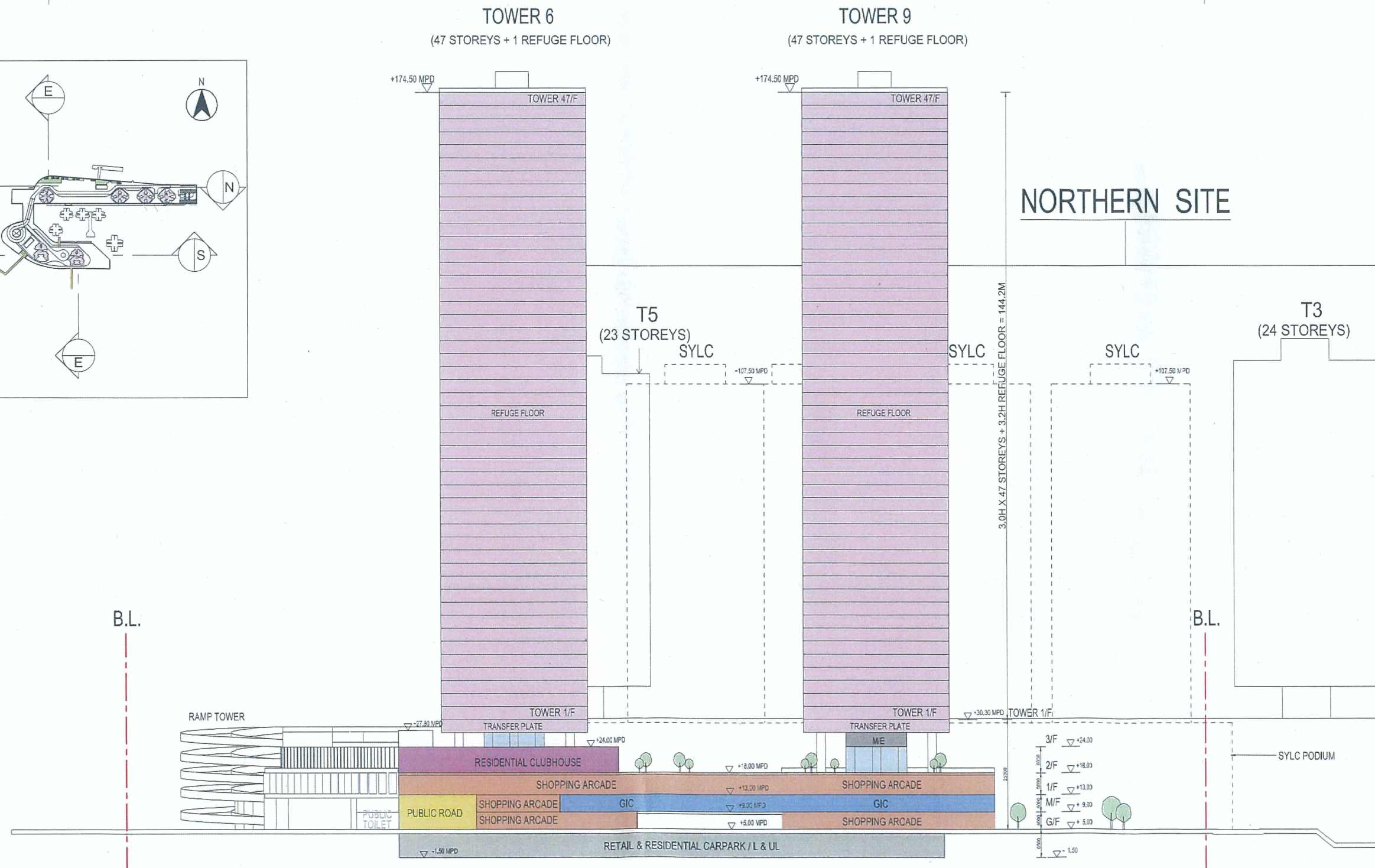
REVISION 15.07.2014



SECTION S - S



KEY PLAN



TITLE

YUEN LONG STATION PROPERTY DEVELOPMENT
SECTION S - S (ILLUSTRATION ONLY)

YUEN LONG
station

SCALE 1:1000

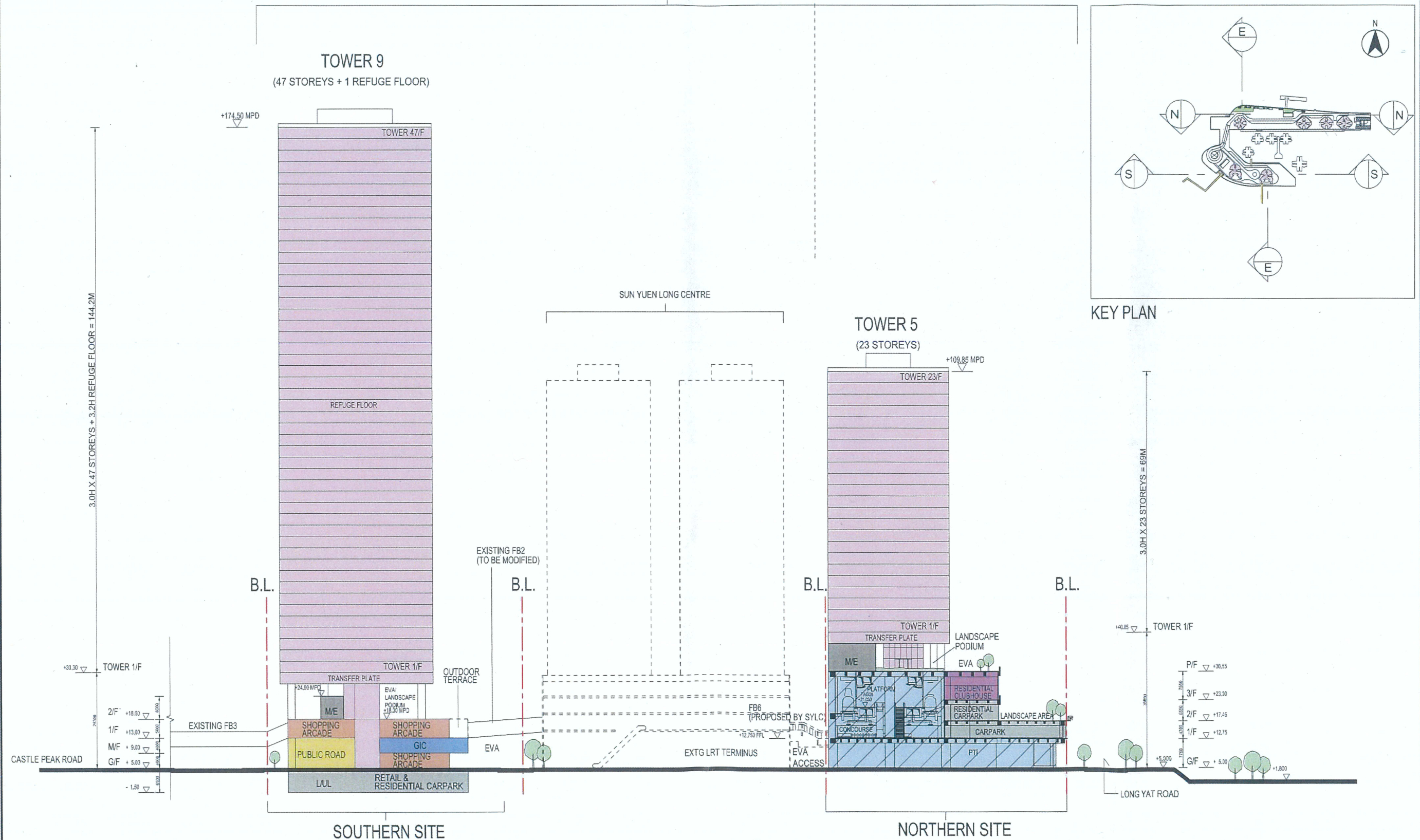
FIGURE NO. -

DRAWING NO. 842/P/A20/010

REVISION 21.07.2014



SECTION E - E



TITLE
YUEN LONG STATION PROPERTY DEVELOPMENT
SECTION E - E (ILLUSTRATION ONLY)

YUEN LONG
station

SCALE 1:1000
FIGURE NO. —
DRAWING NO. 842/P/A20/011
REVISION 21.07.2014





Yuen Long Station Property Development

Landscape Master Plan

SCALE	AS SHOW	DATE	18 JUL 2014
CHECKED	ALL	DRAWN	CYL
FIGURE NO	WTPA11A / LMP01		REV
			A

ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
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香港城市規劃及設計有限公司
 香港城市規劃及設計有限公司
 香港城市規劃及設計有限公司

ADI

Development Schedule

Development Site Area	About 38,793 m ²
Site Area for Plot Ratio Calculation	About 34,587 m ²
Total Gross Floor Area (GFA)	Not more than 137,990 m ²
Site Coverage	Northern Podium: ≤93% Northern Towers: ≤40% Southern Podium: ≤80% Southern Towers: ≤40%
Station Accommodation and Associated Public Transport Facilities (i)	
1. Railway purposes and purposes ancillary thereto, including station entrances, concourses, platforms and operational facilities together with ventilation shafts, servicing and transport facilities; and provision of services or accommodations for the use or enjoyment of passengers on the railway within station premises. 2. Public Transport Interchange. 3. Public road and associated laybys as the drop-off and/or pick-up points for coaches, green minibuses and taxis.	
Domestic Accommodation	
Domestic Plot Ratio	3.66 (approx.)
Domestic GFA	Not more than 126,455 m ²
No. of Residential Towers	6
No. of Residential Storeys (above podium)	Northern Site: 23-35 (+1 entrance lobby floor) Southern Site: 47 (+1 entrance lobby floor, and +1 refuge floor)
Maximum Building Height (main roof level)	Northern Site: +145.85mPD Southern Site: +174.50mPD
No. of Storeys in Podium Above Ground	Northern Site: 4 Southern Site: 3
No. of Basement Level	1 (Southern Site)
No. of Flat	1,876
Average Flat Size	About 67.4 m ²
Anticipated Population	4,823
Open Space and Recreational Facilities	
Private Local Open Space	Not less than 4,823 m ²
Residential Clubhouse	About 3,750 m ²

Non-Domestic Accommodation	
Non-Domestic Plot Ratio	0.33 (approx.)
Total Non-Domestic GFA	Not more than 11,535 m ²
Commercial/Retail GFA	Not more than 9,900 m ² (ii)
24-hour Covered Pedestrian Walkway GFA	Not more than 400 m ²
Covered Landscape Plaza GFA	Not more than 1,235 m ²
Government, Institution or Community (GIC) Facilities (iii)	
Integrated Children and Youth Services Centre	Not less than 631 m ² (NOFA)
Integrated Family Services Centre	Not less than 535 m ² (NOFA)
Car Parking Provision	
Residential Car Parking	245
Visitor Car Parking	30
Commercial Car Parking	47
Motorcycle Parking	25
Bicycle Parking	251
Loading/Unloading Facilities	
Residential	6 bays
Commercial	9 bays
Development Programme	
Tentative Commencement	2015
Tentative Completion	2021

Notes:

- (i) Any floor space that is constructed or intended for use solely as railway station development and associated public transport facilities as required by the Government has been excluded from total plot ratio and GFA calculations.
- (ii) Commercial use would include shops and services together with (for avoidance of doubt) commercial bathhouse/massage establishment; eating places; off-course betting centre; places of entertainment; private clubs; places of recreation, sports or culture; religious institution; market; educational institution; kindergarten; nursery; language, computer, commercial and tutorial schools, art schools, ballet and other types of schools providing interest/ hobby related courses.
- (iii) GIC facilities as required by the Government, including the public toilet, have been excluded from total plot ratio and GFA calculations.