

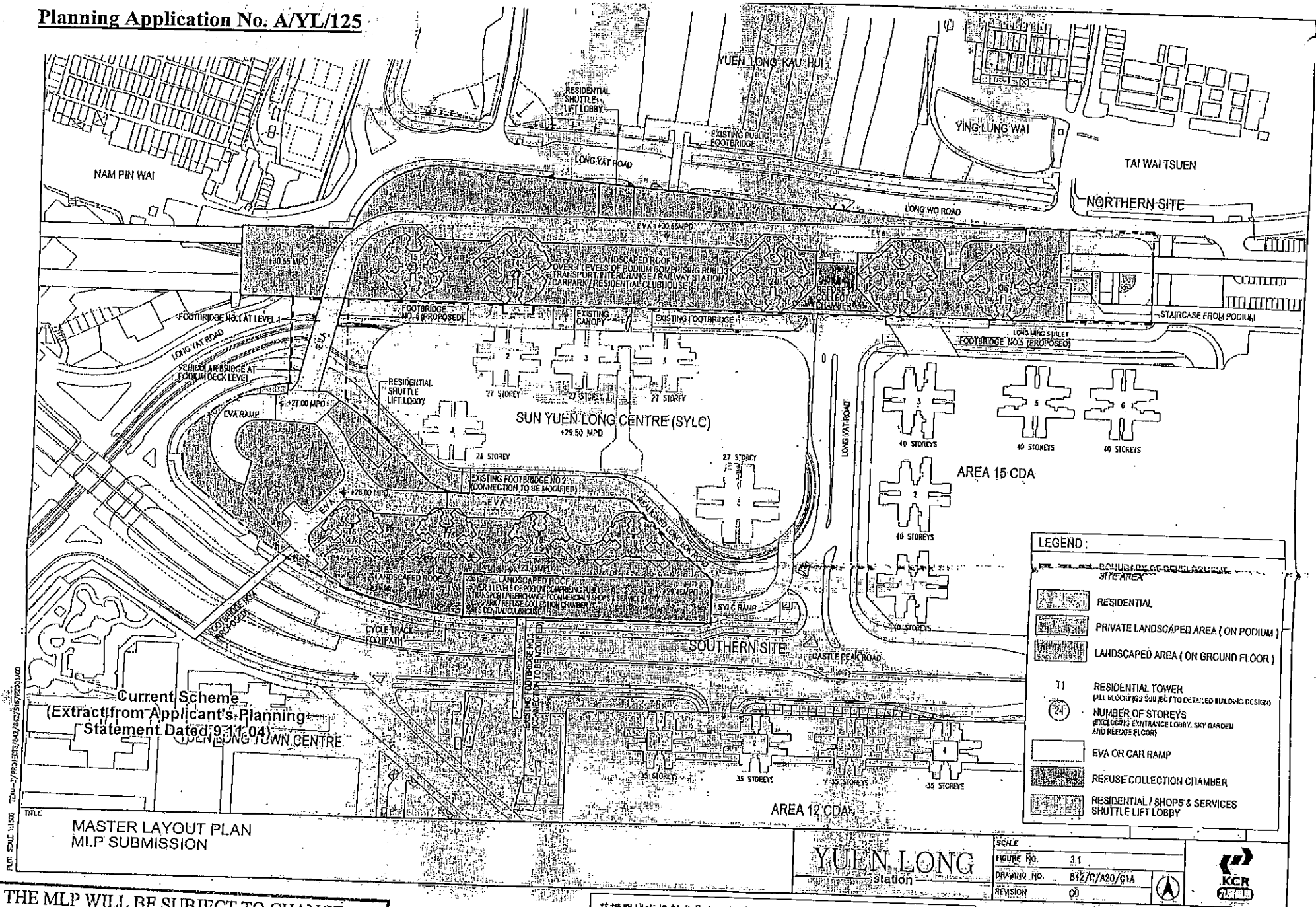
List of Approval Conditions

Application No. A/YL/125

- Application Site : Government Land Covering the 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 (Minor Amendments to Previously Approved Scheme under Application No. A/YL/90)
- Date of Approval : 28.1.2005
- Approval Conditions :
- (a) the submission and implementation of a revised MLP 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 Landscape Master 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 Public Transport Interchange (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 proposed 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 proposed 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 28.1.2009 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



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

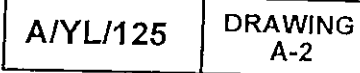
茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零五年一月二十八日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 28. 1. 2005.

signed Mrs. Rita LAU
Chairman, Town Planning Board

劉吳惠蘭
城市規劃委員會主席 答

A/YL/125

DRAWING
A-1



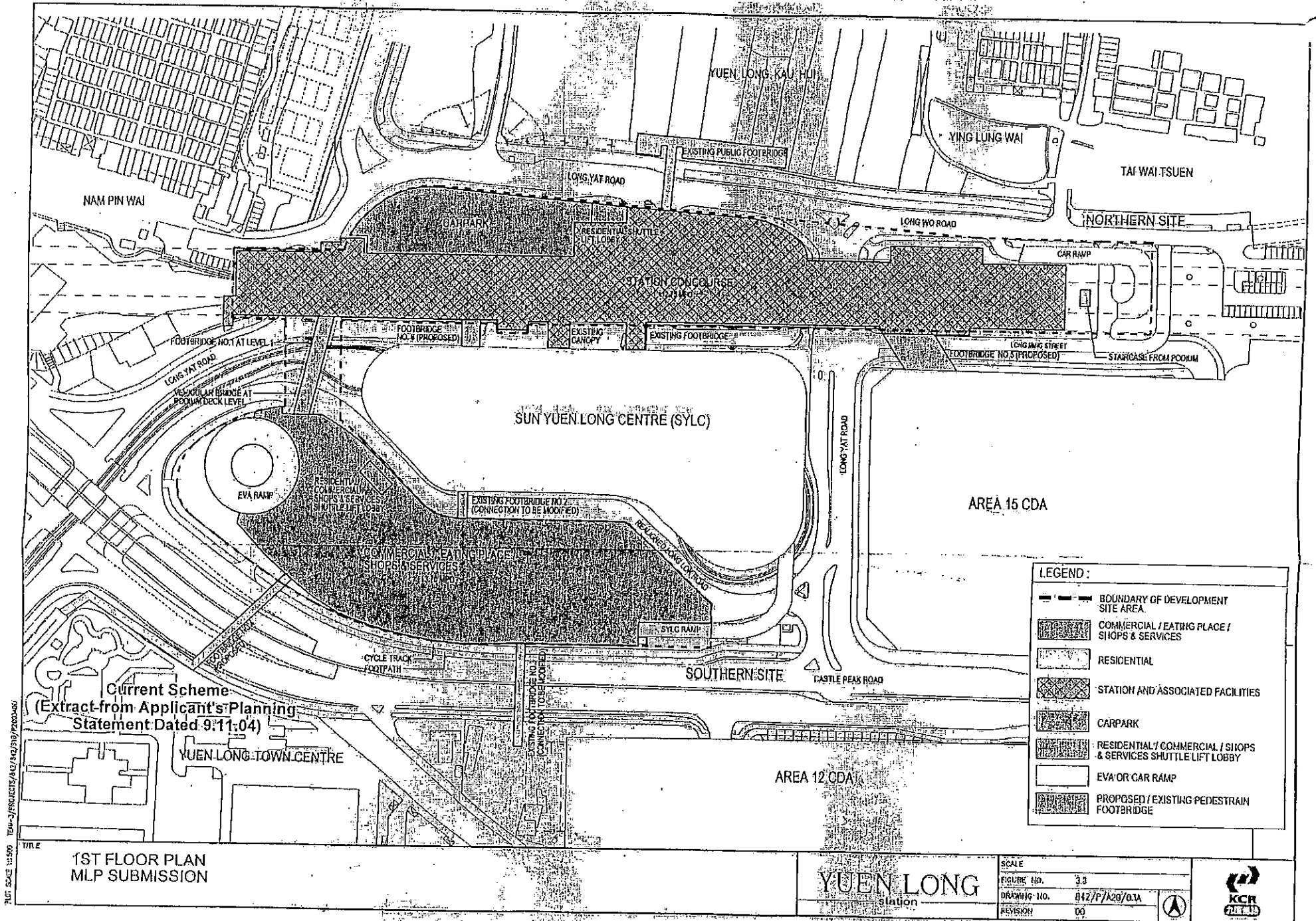


FIG. SCALE 1:1000
 TCU-1/STRUCT/42/44/516/15400



LEGEND:

- BOUNDARY OF DEVELOPMENT SITE AREA
- RESIDENTIAL
- CAR PARK / LOADING / UNLOADING
- REFUSE COLLECTION CHAMBER
- EVA OR CAR-RAMP
- RESIDENTIAL / COMMERCIAL / SHOPS & SERVICES SHUTTLE LIFT LOBBY
- RESIDENTIAL CLUBHOUSE
- M/E

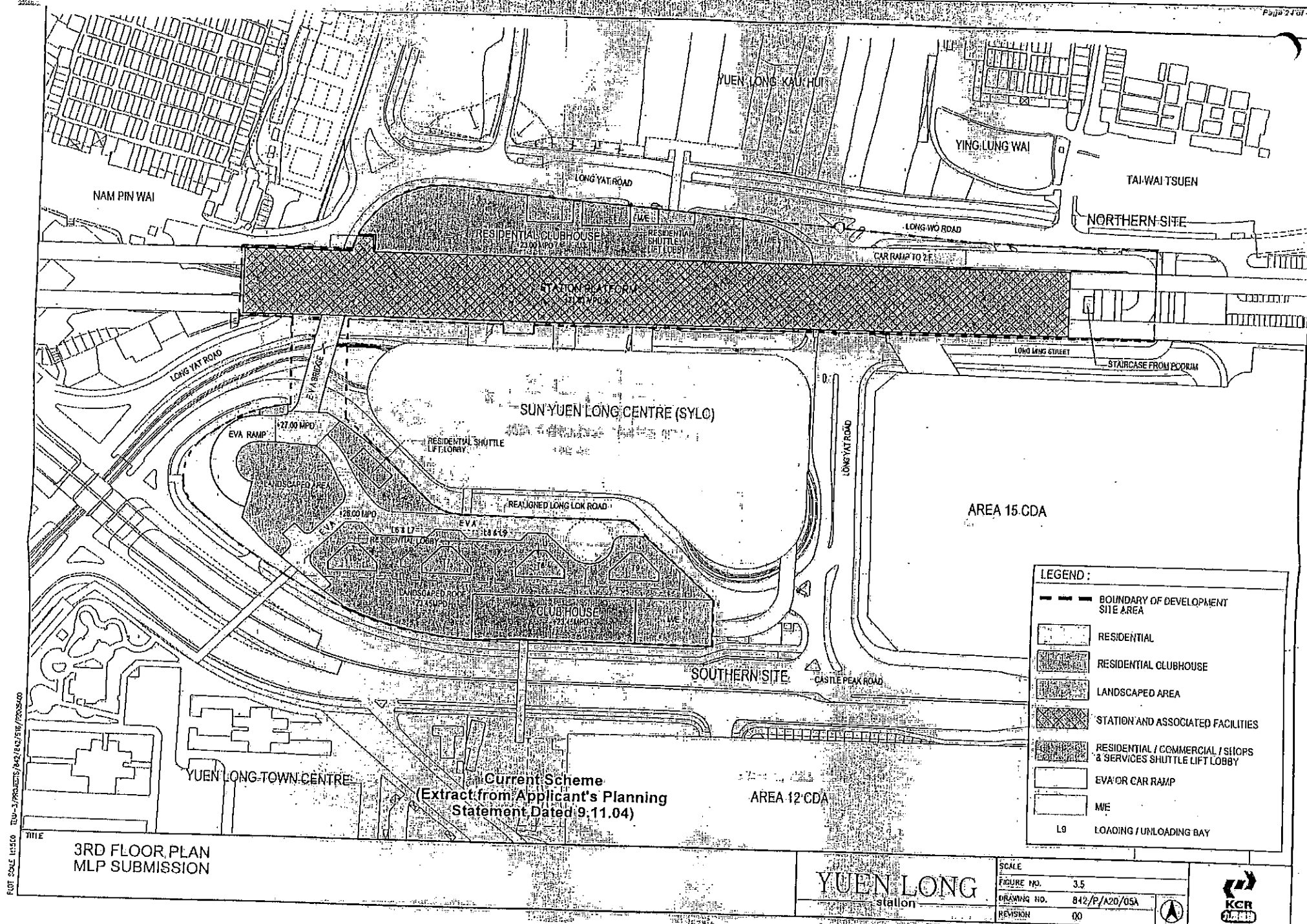
2ND FLOOR PLAN
 MLP SUBMISSION

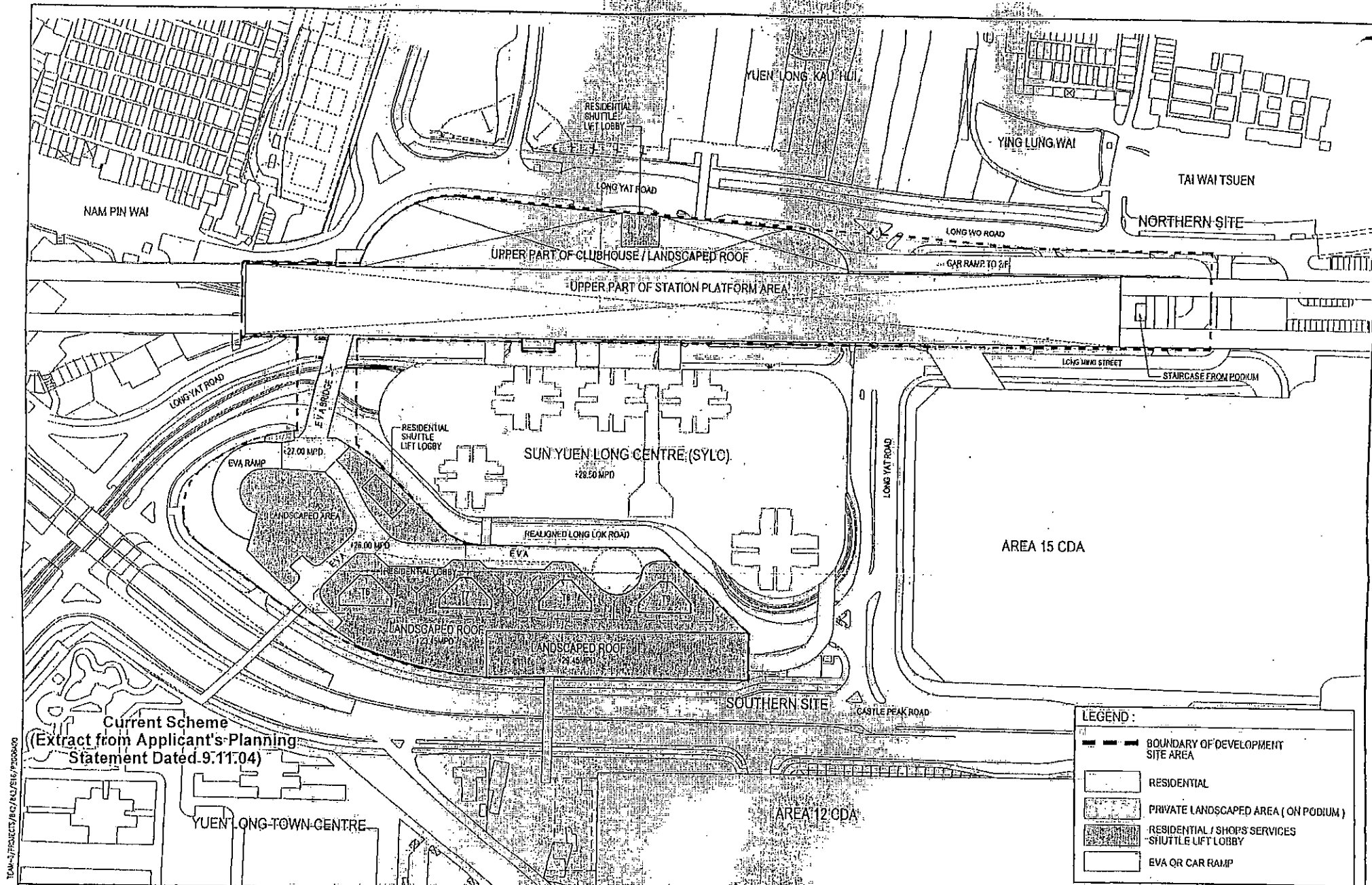
Current Scheme
 (Extract from Applicant's Planning
 Statement Dated 9.11.04)

YUEN LONG
 station

SCALE	3:4
FIGURE NO.	842/P/A20/01A
DRAWING NO.	00
REVISION	







LEGEND:	
	BOUNDARY OF DEVELOPMENT SITE AREA
	RESIDENTIAL
	PRIVATE LANDSCAPED AREA (ON PODIUM)
	RESIDENTIAL / SHOPS SERVICES SHUTTLE LIFT LOBBY
	EVA QR CAR RAMP

TEAM: 2/PROJECT/HC/KC/2016/PROJ000
 PLOT SCALE: 1:1500

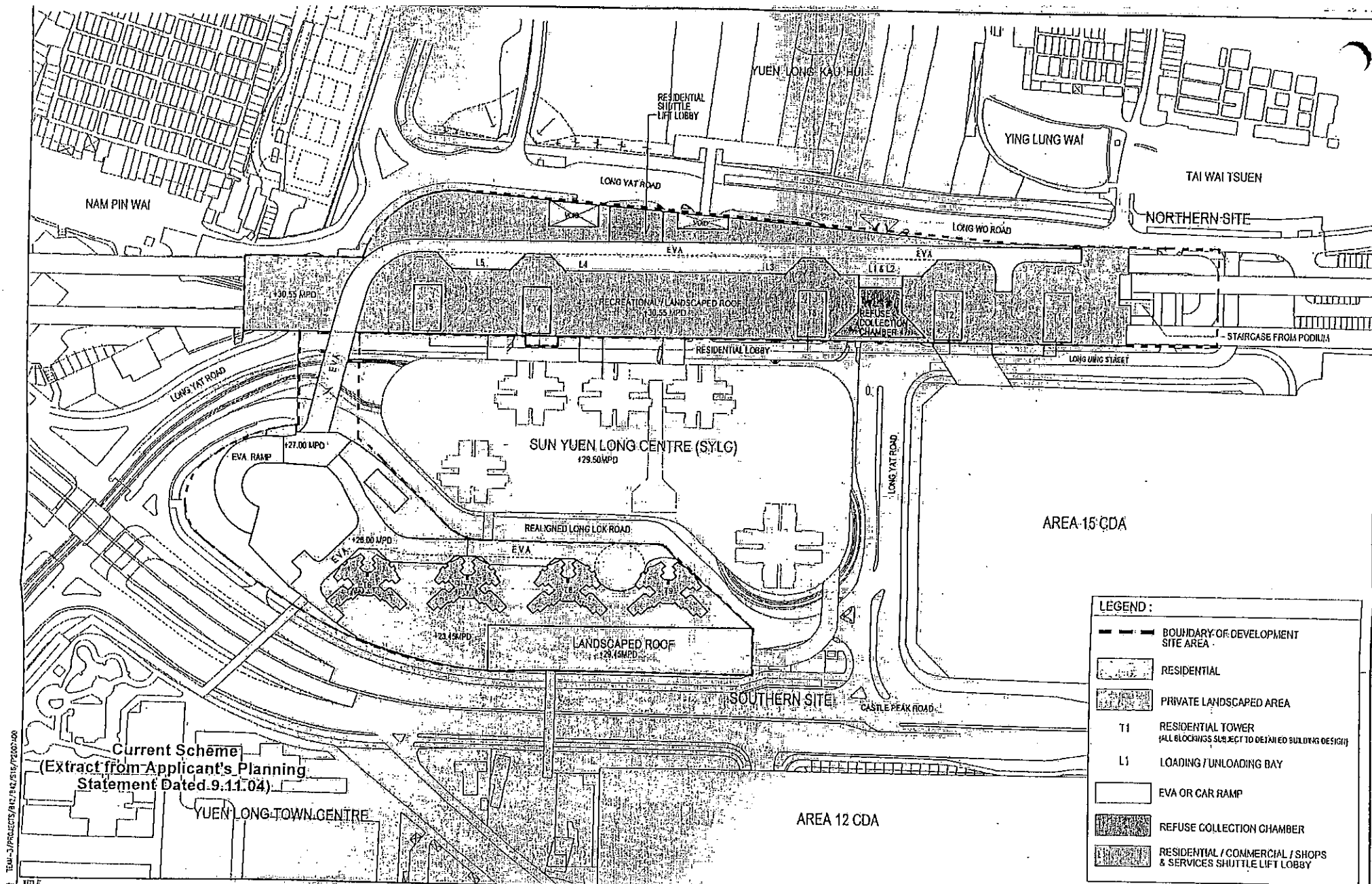
4TH FLOOR PLAN
 MLP SUBMISSION

YUEN LONG
 station

SCALE	
FIGURE NO.	3/6
DRAWING NO.	842/P/420/05A
REVISION	00



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LEGEND:

- BOUNDARY OF DEVELOPMENT SITE AREA
- RESIDENTIAL
- PRIVATE LANDSCAPED AREA
- T1 RESIDENTIAL TOWER (ALL BLOCKINGS SUBJECT TO DETAILED BUILDING DESIGN)
- L1 LOADING / UNLOADING BAY
- EVA OR CAR RAMP
- REFUSE COLLECTION CHAMBER
- RESIDENTIAL / COMMERCIAL / SHOPS & SERVICES SHUTTLE LIFT LOBBY

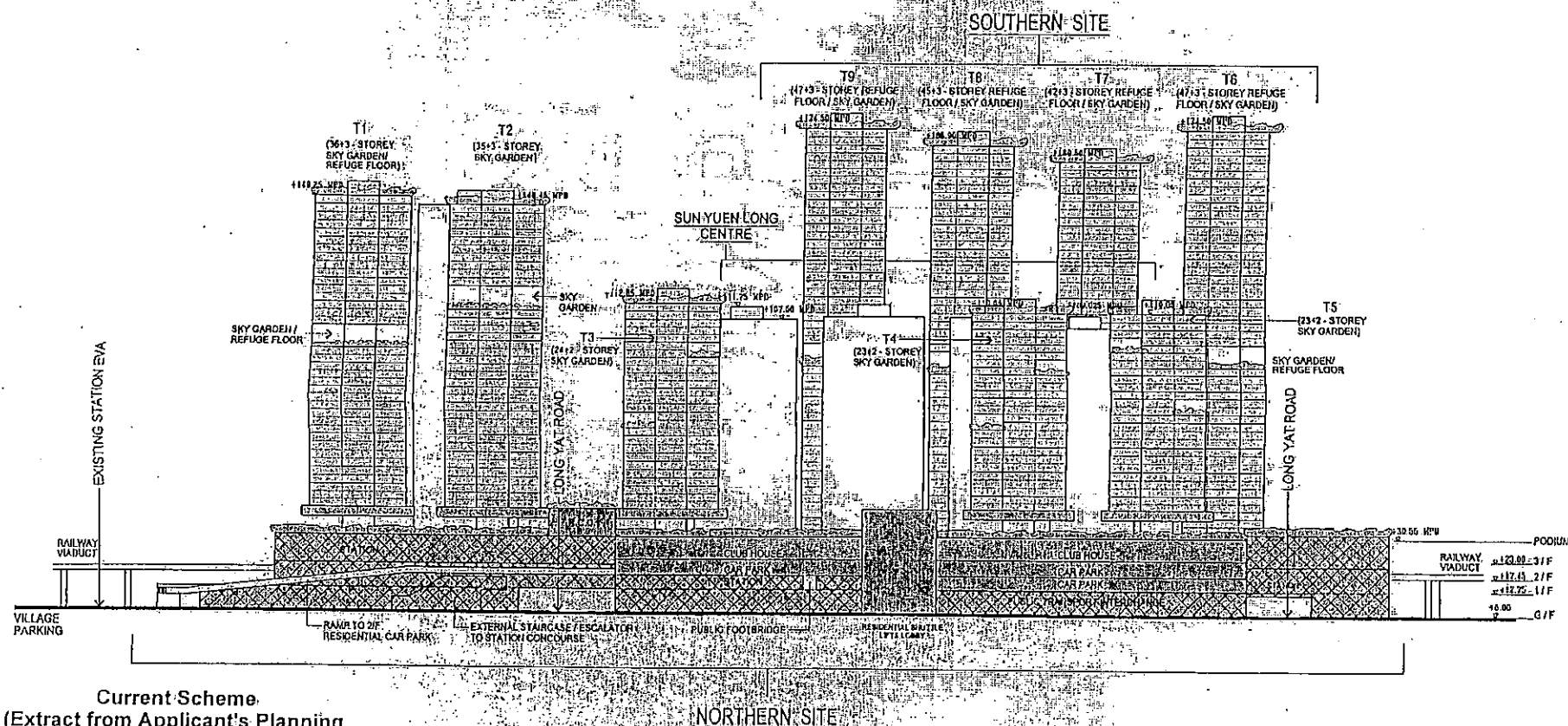
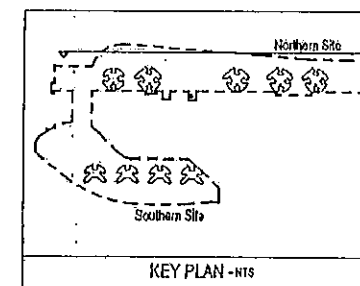
Current Scheme
(Extract from Applicant's Planning
Statement Dated 9.11.04)

PODIUM FLOOR PLAN
MLP SUBMISSION

YUEN LONG
station

SCALE	
FIGURE HO.	3.7
DRAWING HO.	842/P/A20/07A
REVISION	00





Current Scheme
(Extract from Applicant's Planning Statement Dated 9/11/04)

SECTION
(ILLUSTRATION ONLY)

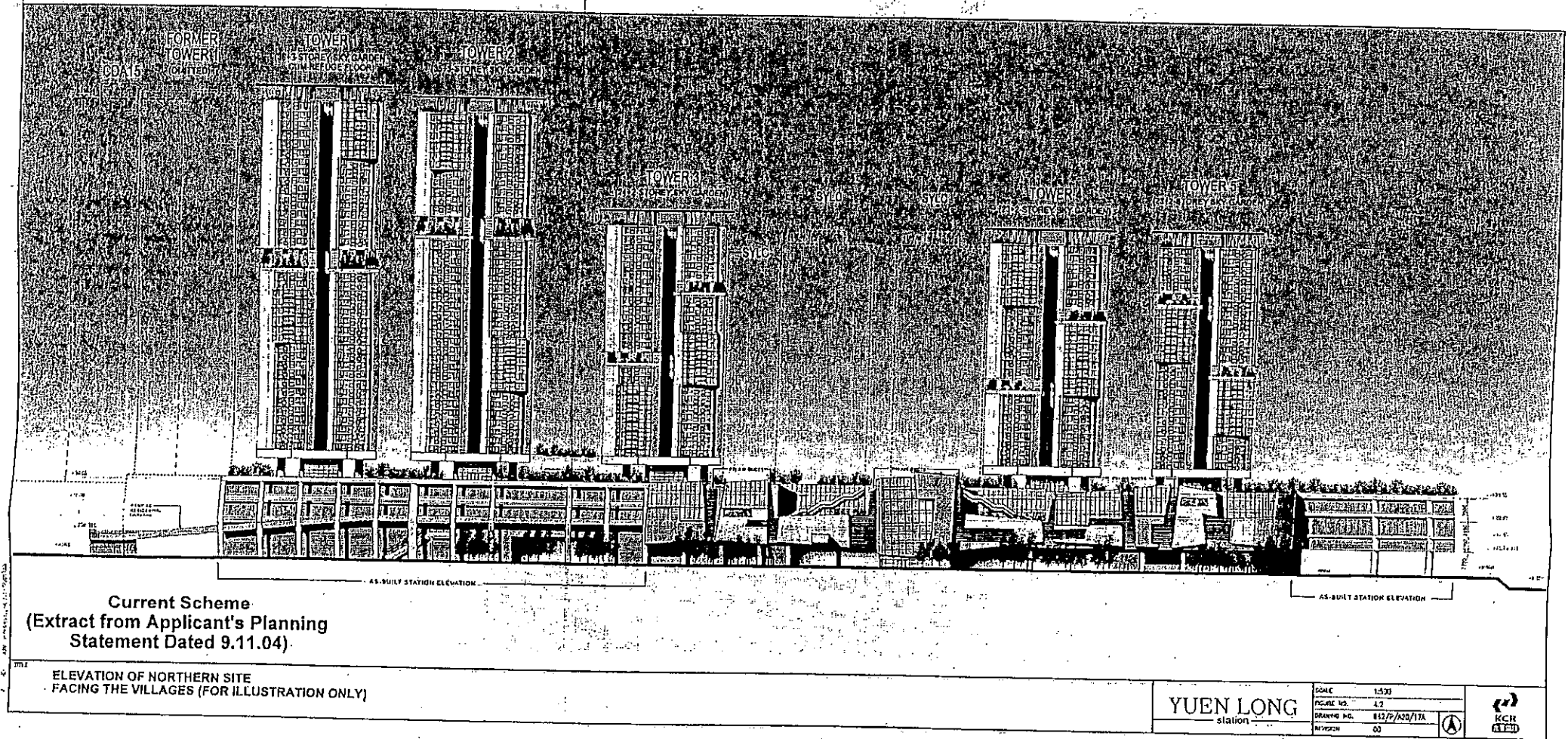
YUEN LONG station

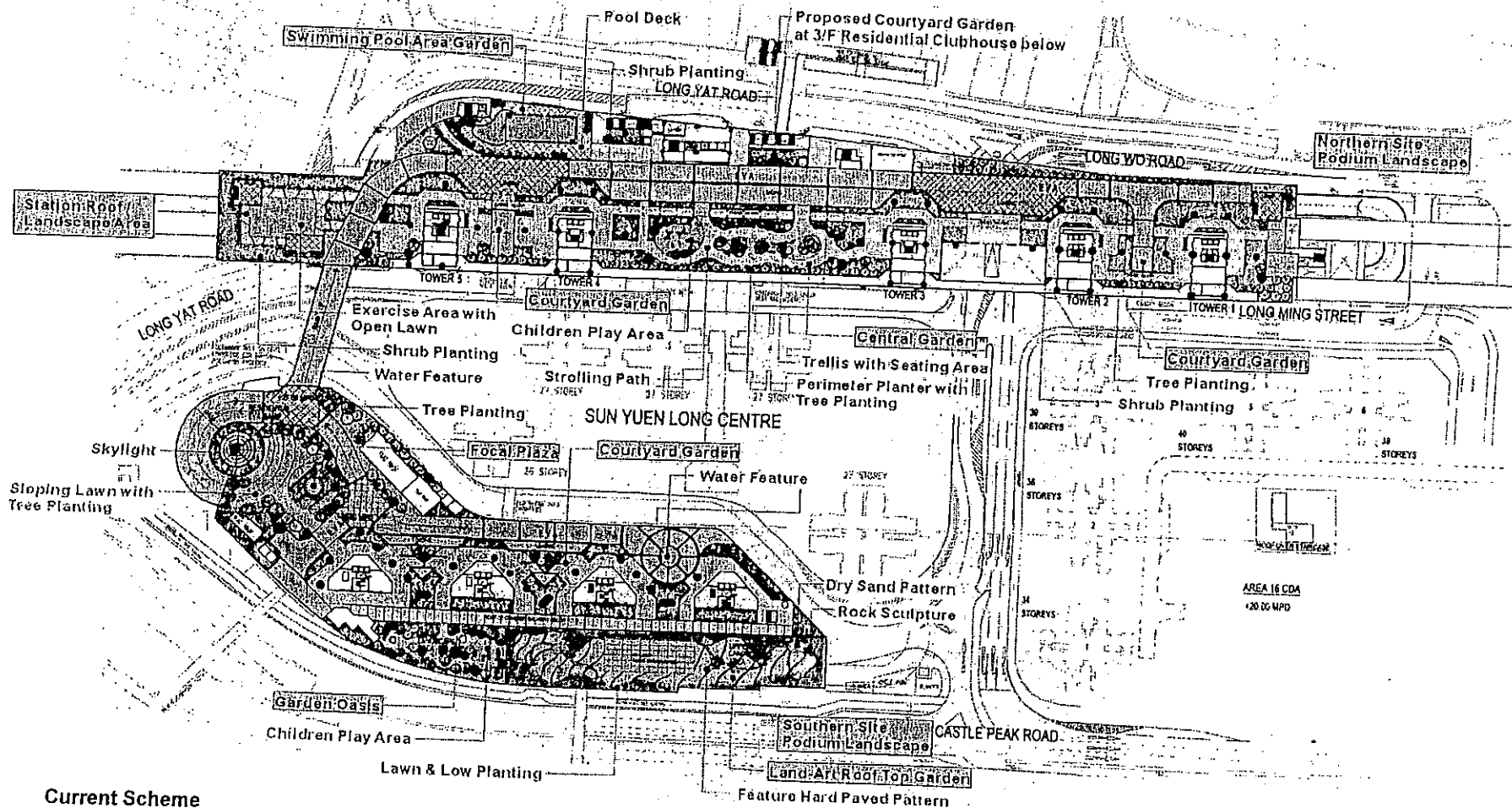
SCALE	
FIGURE NO.	3.8
DRAWING NO.	842/P/A20/09A
REVISION	00



A/YL/125

DRAWING
A-8

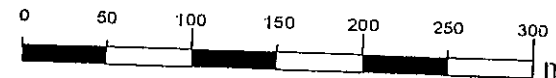




Current Scheme
(Extract from Applicant's Planning
Statement Dated 9.11.04)

TITLE

LANDSCAPE MASTER PLAN - PODIUM FLOOR



SCALE

FIGURE NO.
3.10



KCR
YUEN LONG
station
KCR CYLS

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DRAWING
A-10