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List of Approval Conditions

Application No. A/YL/136

117

- Application Site : Various Lots in D.D. 120 and Adjoining Government Land, Tai Kiu, Yuen Long Town
- Subject of Application : Proposed Comprehensive Commercial/Residential Development in "Comprehensive Development Area" zone
- Date of Approval : 27.8.2010
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (b), (e) to (g) and (j) to (q) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
  - (b) the submission and implementation of the Landscape Master Plan (LMP) including Tree Preservation Scheme to the satisfaction of the Director of Planning or of the TPB;
  - (c) the submission of quarterly tree monitoring report to the satisfaction of the Director of Planning or of the TPB up to the satisfactory implementation of the LMP;
  - (d) the submission of an implementation programme to the satisfaction of the Director of Planning or of the TPB;
  - (e) the submission of a revised design of the podium structures to enhance visual quality of the proposed development to the satisfaction of the Director of Planning or of the TPB;
  - (f) the submission of a revised Air Ventilation Assessment and to implement suitable mitigation measures identified therein, as necessitated by the proposed development, to the satisfaction of the Director of Planning or of the TPB;
  - (g) the submission of a revised Environmental Assessment and to implement suitable on-site and off-site mitigation measures identified therein, as necessitated by the proposed development, to the satisfaction of the Director of Environmental Protection or of the TPB;
  - (h) the provision of sewerage upgrading works, as necessitated by the proposed development, prior to the occupation of the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
  - (i) the provision and maintenance of flood mitigation measures, as proposed by the applicant in the Drainage Impact Assessment and any other stormwater drainage facilities as necessitated by the proposed development to the satisfaction of the Director of Drainage Services or of the TPB;

- (j) the provision of waterworks reserve area 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;
- (k) the submission of a revised Traffic Impact Assessment and to implement suitable traffic improvement measures identified therein, as proposed by the applicant, prior to the occupation of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (l) the design and provision of a 5m wide 24-hour public passageway at ground level along Yuen Long On Ning Road to the satisfaction of the Commissioner for Transport or of the TPB;
- (m) the design and provision of footbridges and/or footbridge openings to the satisfaction of the Commissioner for Transport or of the TPB;
- (n) the design and provision of a 10m wide non-building area to serve as a public promenade at the western side of the site along the nullah to the satisfaction of the Director of Planning or of the TPB. The promenade should be accessible to the public at all times, and managed and maintained by the owner(s) of the commercial podium without transferring the responsibility to future flat owners, as proposed by the applicant;
- (o) the provision of car parking spaces and loading/unloading bays to the satisfaction of the Commissioner for Transport or of the TPB;
- (p) the provision of emergency vehicular access, water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (q) the preservation of the Entrance Tower of Tai Kiu Village to the satisfaction of the Director of Leisure and Cultural Services 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)條的規定而於二零一零年八月二十七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 27. 8. 2010.

signed Thomas CHOW

Chairman, Town Planning Board

城市規劃委員會主席 簽署

周達明

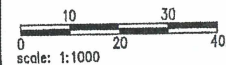
LEGEND

- BOUNDARY LINE
- RESIDENTIAL
- OPEN SPACE
- EVA

MASTER LAYOUT PLAN  
(showing minor adjustment of position of towers 2, 3 & 4)

PROPOSED CDA DEVELOPMENT  
AT TAI KIU, YUEN LONG, N.T.

SIGN BY APPLICANT:



DWG. NO. : 1494MLP001(D)

DATE : 17 May, 2010

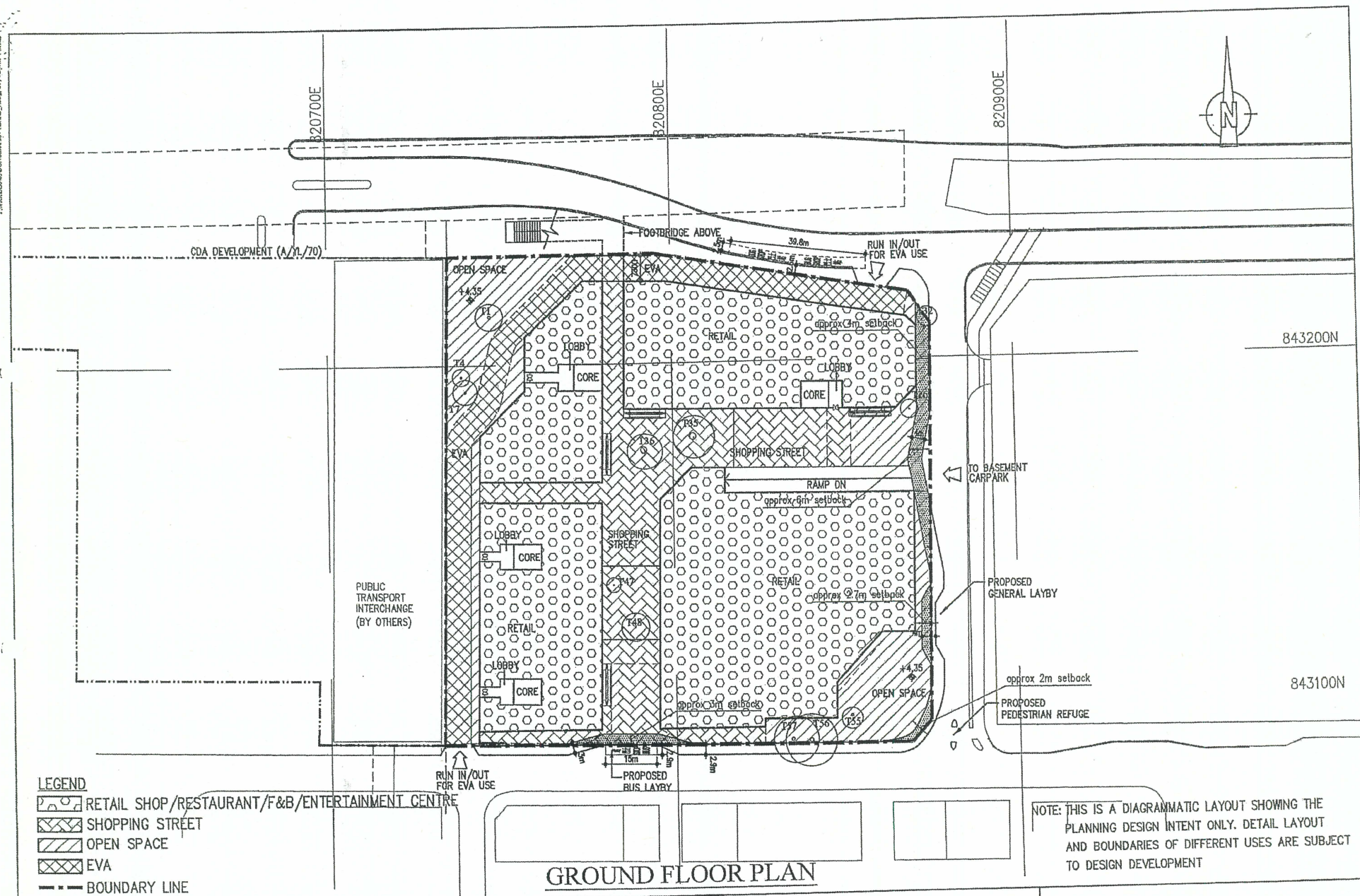


香港燦建築師有限公司

D. HEUNG & ASSOCIATES ARCHITECTS & ENGINEERS LTD.

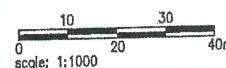


NOTE: THIS IS A DIAGRAMMATIC LAYOUT SHOWING THE PLANNING DESIGN INTENT ONLY. DETAIL LAYOUT AND BOUNDARIES OF DIFFERENT USES ARE SUBJECT TO DESIGN DEVELOPMENT



# PROPOSED CDA DEVELOPMENT AT TAI KIU, YUEN LONG, N.T.

SIGN BY APPLICANT:

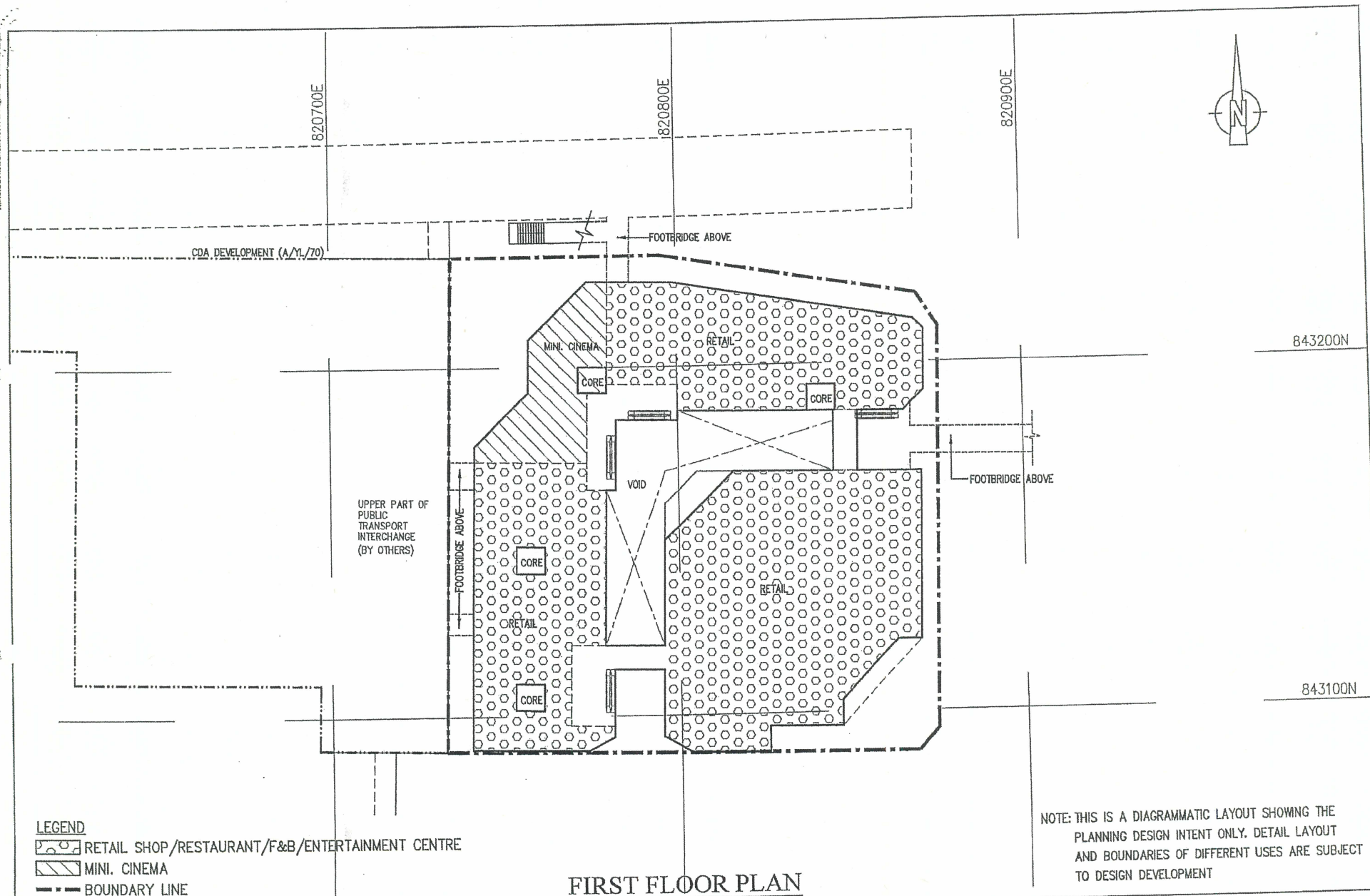


DWG. NO. : 1494MLP002(A)  
DATE : 4 Aug., 2009

香港燭機建築師有限公司

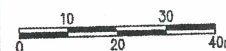


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PROPOSED CDA DEVELOPMENT  
AT TAI KIU, YUEN LONG, N.T.

SIGN BY APPLICANT:

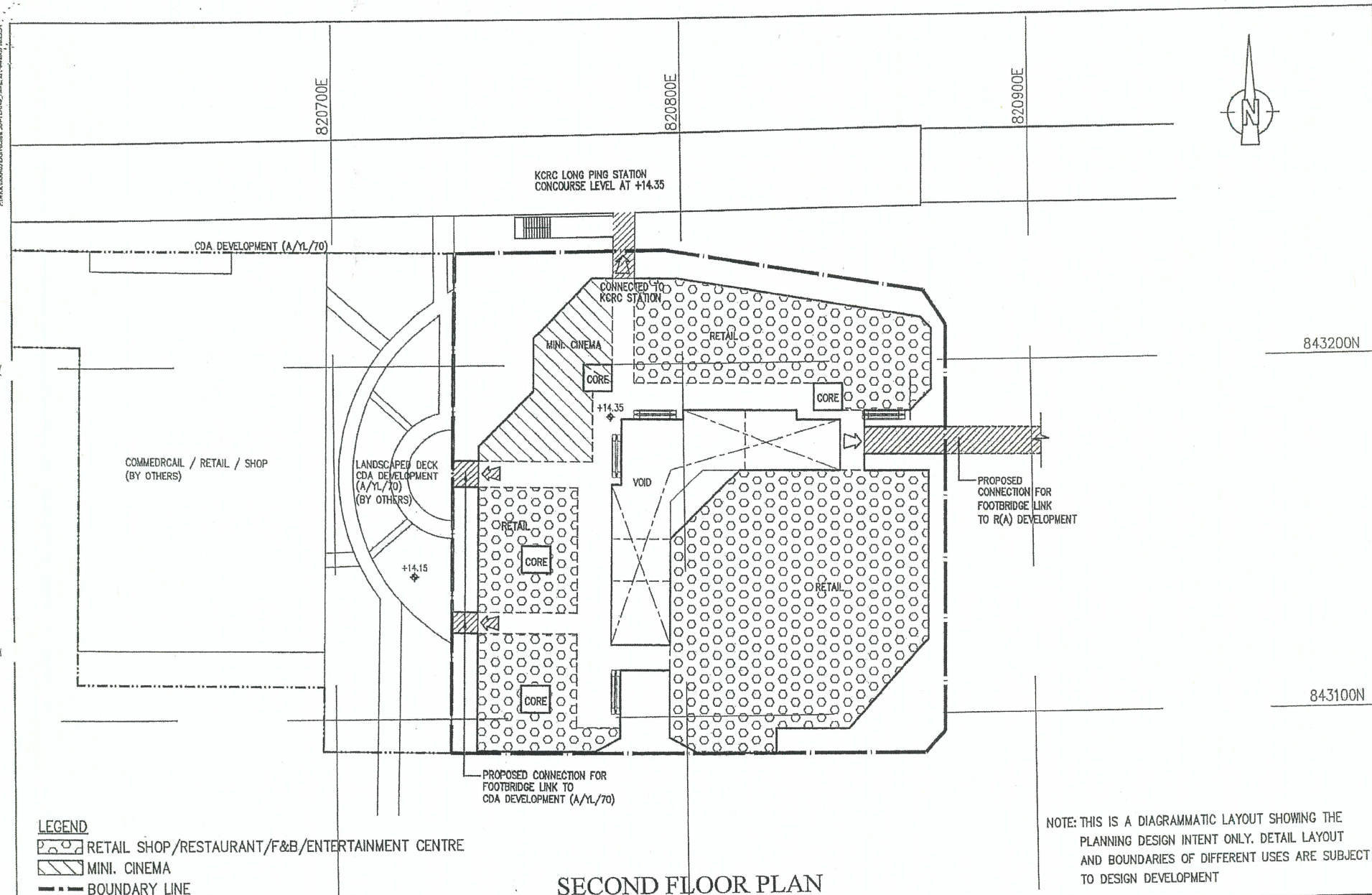


DWG. NO. : 1494MLP003(A)  
DATE : 4 Aug., 2008



香灼璣建築師有限公司





PROPOSED CDA DEVELOPMENT  
AT TAI KIU, YUEN LONG, N.T.

SIGN BY APPLICANT:

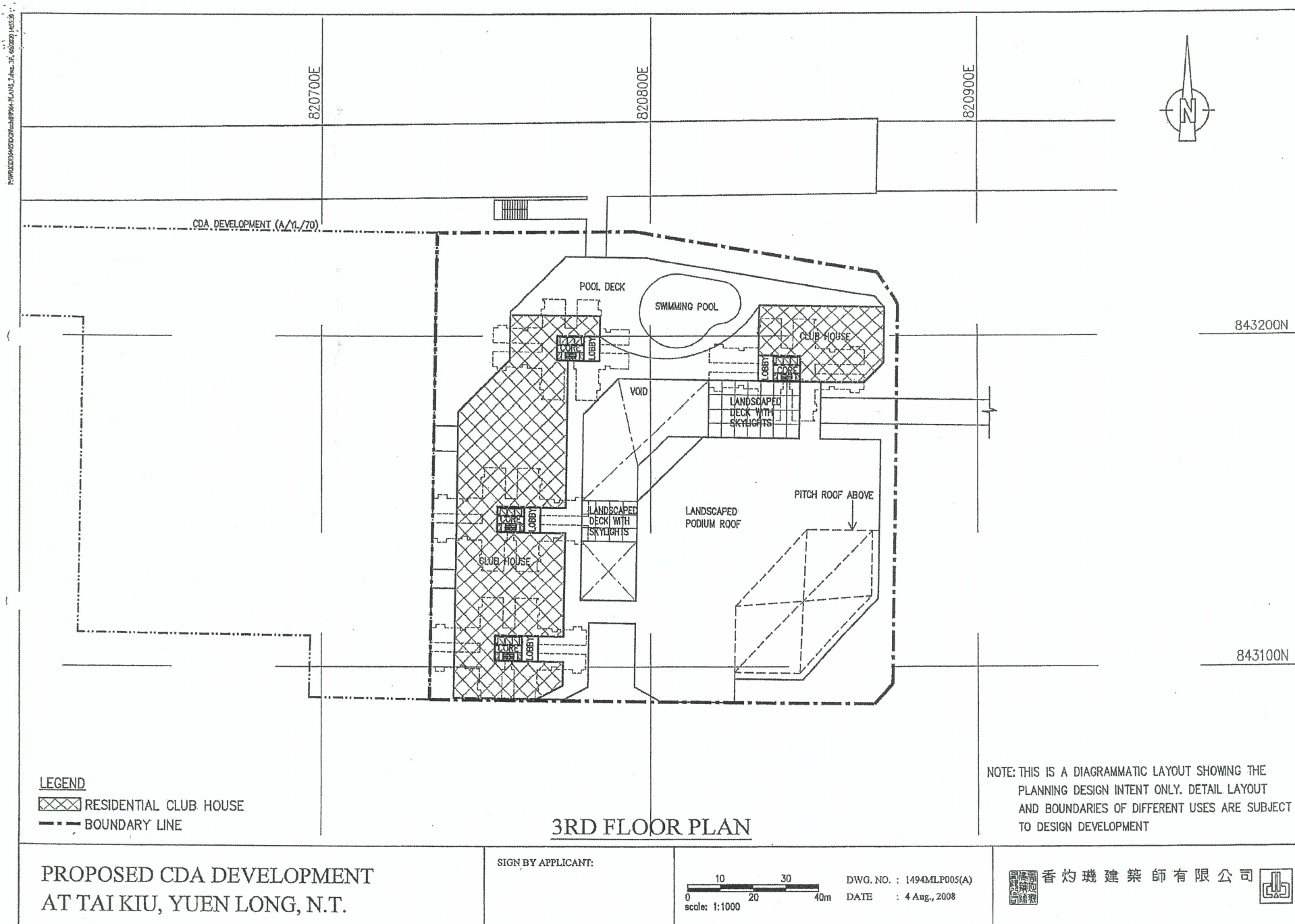
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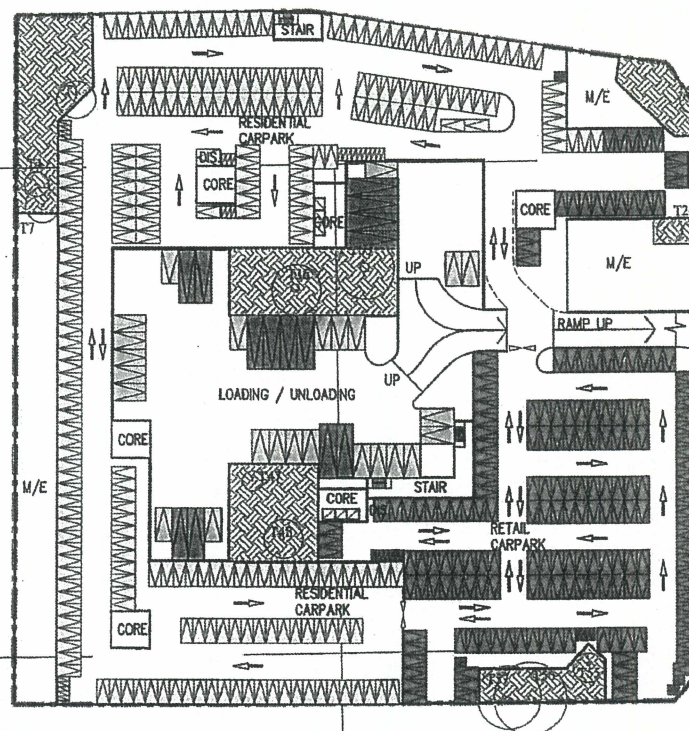
DWG. NO. : 1494MLP004(A)  
DATE : 4 Aug., 2008



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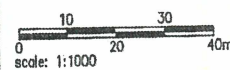


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|                                                                                     |                                                   |
|-------------------------------------------------------------------------------------|---------------------------------------------------|
|  | VISITOR PARKING FOR RESIDENTIAL (20 NOS.)         |
|  | RESIDENTIAL PARKING (246 NOS.)                    |
|  | PARKING FOR RETAIL (163 NOS)                      |
|  | MOTORCYCLE FOR RESIDENTIAL (25 NOS.)              |
|  | MOTORCYCLE FOR RETAIL (19 NOS.)                   |
|  | LOADING & UNLOADING (7m x 3.5m x 3.6m) (25 NOS.)  |
|  | LOADING & UNLOADING (11m x 3.5m x 4.7m) (14 NOS.) |
|  | RETAINED EARTH (UNEXCAVATED)                      |
|  | GATE                                              |
|  | BOUNDARY LINE                                     |

PROPOSED CDA DEVELOPMENT  
AT TAI KIU, YUEN LONG, N.T.

SIGN BY APPLICANT:



DWG. NO. : 1494MLP006(A)  
DATE : 4 Aug., 2008

香港燦建築師有限公司





# NOTES:

- (1) The open space at Ground Level will be open for public but will be managed and maintained by the applicant.
- (2) The applicant shall take up the post maintenance responsibility for a life-time of the development.
- (3) There will be no open space to be surrendered to the government.
- (4) All open spaces whether accessible or inaccessible by public shall be Private Owned.

# LEGEND:

- TREE RETAINED (OUTSIDE SUBJECT SITE)**  
**TREE RETAINED (WITHIN SUBJECT SITE)**  
**PLANTING AREA**  
**LANDSCAPED AREA: 2000m<sup>2</sup> (FOR ACTIVE USE)**  
**LANDSCAPED AREA: 3700m<sup>2</sup> (FOR PASSIVE USE)**  
**TOTAL PLANTING AREA: 2 400m<sup>2</sup>**
- TRANSPLANTED TREE**  
**PROPOSED NEW TREE**  
**FINISH LEVEL**  
**LANDSCAPE PODIUM GARDEN (Approx. 4173m<sup>2</sup>)**  
**OPEN SPACE (ACCESSIBLE BY PUBLIC) (Approx. 3279m<sup>2</sup>)**  
**OPEN SPACE (NOT ACCESSIBLE BY PUBLIC) (Approx. 6266m<sup>2</sup>)**  
**EVA (Approx. 1800m<sup>2</sup>)**

| Plant Schedule | Botanical Name     | Chinese Name | Size                         | Qty. |
|----------------|--------------------|--------------|------------------------------|------|
| Trees          |                    |              |                              |      |
| BB             | Bauhinia blakeana  | 洋紫荊          | 95mm DBH; 2.5m Ht; 2m Spd.   | 21   |
| CF             | Cassia fistula     | 黃荊           | 95mm DBH; 2.5m Ht; 2m Spd.   | 17   |
| EH             | Elaeagnus argentea | 銀葉海欖         | 95mm DBH; 2.5m Ht; 2m Spd.   | 20   |
| FB             | Ficus benjamina    | 金絲桃          | 95mm DBH; 2.5m Ht; 2m Spd.   | 20   |
| HT             | Hibiscus tiliaceus | 葵            | 95mm DBH; 2.5m Ht; 2m Spd.   | 11   |
| PR             | Plumeria rubra     | 朱槿           | 75mm DBH; 2.5m Ht; 1.5m Spd. | 12   |
| TC             | Terminalia catappa | 欖仁樹          | 95mm DBH; 2.5m Ht; 2m Spd.   | 19   |
| TM             | Terminalia nutans  | 欖仁樹          | 95mm DBH; 2.5m Ht; 2m Spd.   | 10   |
| MA             | Michelia alba      | 白蘭           | 95mm DBH; 2.5m Ht; 2m Spd.   | 15   |
| MD             | Magnolia deodonta  | 玉蘭           | 75mm DBH; 2.5m Ht; 1.5m Spd. | 12   |

|              |                                   |      |                        |            |
|--------------|-----------------------------------|------|------------------------|------------|
| Shrubs       |                                   |      |                        |            |
| Aw           | Acalypha wilkesiana 'white'       | 白掌   | 500mm Ht. x 450mm Spd. | 400mm o.c. |
| Ad           | Aglaia odorata                    | 黃仔樹  | 600mm Ht. x 500mm Spd. | 450mm o.c. |
| Cml          | Carmosine microphylla             | 紅蓮   | 600mm Ht. x 600mm Spd. | 500mm o.c. |
| Cva          | Codisium variegatum               | 斑葉金蓮 | 500mm Ht. x 450mm Spd. | 400mm o.c. |
| Cte          | Cedrela terminalis 'crystal leaf' | 銀樹   | 900mm Ht. x 500mm Spd. | 450mm o.c. |
| Dre          | Duranta repens                    | 紅蓮   | 600mm Ht. x 450mm Spd. | 400mm o.c. |
| Hrs          | Hibiscus rosa-sinensis            | 大紅花  | 750mm Ht. x 600mm Spd. | 500mm o.c. |
| Ich          | Itea chinensis                    | 銀樹   | 600mm Ht. x 350mm Spd. | 300mm o.c. |
| Joa          | Jasminum sambac                   | 茉莉花  | 400mm Ht. x 300mm Spd. | 300mm o.c. |
| Lm           | Lagerstroemia indica 'du ar'      | 紫葳   | 750mm Ht. x 600mm Spd. | 550mm o.c. |
| Mer          | Mussaenda erythrophylla           | 紅金花  | 600mm Ht. x 450mm Spd. | 400mm o.c. |
| Sar          | Scheffera arboricola              | 銀樹   | 600mm Ht. x 500mm Spd. | 450mm o.c. |
| Groundcovers |                                   |      |                        |            |
| Ag           | Agave 'silver queen'              | 銀皇后  | 300mm Ht. x 300mm Spd. | 300mm o.c. |
| Lml          | Lantana nilita                    | 黃花馬利 | 300mm Ht. x 300mm Spd. | 300mm o.c. |
| Lsp          | Liriodendron spicata              | 黃花   | 100mm Ht. x 150mm Spd. | 150mm o.c. |
| Oj           | Oxypogon japonica                 | 狗牙草  | 100mm Ht. x 150mm Spd. | 150mm o.c. |

|                             |                               |
|-----------------------------|-------------------------------|
| No. of Trees Retained = 14  | No. of Trees Transplanted = 3 |
| T1 - Delonix regia          | T36 - Ficus microcarpa        |
| T2 - Melaleuca leucadendron | T47 - Ficus microcarpa        |
| T7 - Melaleuca leucadendron | T48 - Ficus microcarpa        |
| T26 - Bombax malabaricum    | T55 - Ficus microcarpa        |
| T32 - Bombax malabaricum    | T56 - Ficus microcarpa        |
| T35 - Ficus virens          | T57 - Ficus microcarpa        |
| T53 - Euphorbia longan      | T54 - Euphorbia longan        |

NOTE: - ALL PLANTING AREAS TO BE PROTECTED BY FENCE  
 - WATER POINTS TO BE LOCATED AT EVERY 25m

| Brief Schedule of Hard Landscape Works | Materials                             |
|----------------------------------------|---------------------------------------|
| Area of Activities                     |                                       |
| Pavement                               | - brick & tile paved                  |
| Footpath                               | - recycled plastic                    |
| Pavilion                               | - for sitting and resting             |
| Water Feature                          | - for ornamental purpose              |
| Pebble Path                            | - for use by adult and elderly        |
| Children's Play Area                   | - round pebbles of diverse sizes      |
| Outdoor Swimming Pool                  | - for leisure use                     |
| Sun Deck                               | - for sun bathing and sitting resting |
| Children's Play Area                   | - wood & tiles                        |
|                                        | - impact absorbing surface            |

NOTE: Outdoor Children Play area, Fitness station and Ballgame courts and ancillary works would be in full compliance with relevant safety standards and guidelines. see JPN page 3.2.3 (c)

The level of provision of landscape area is and will be in accordance with the HKPSG. The landscape design is and will be in compliance with the Design Manual - Barrier Free Access by Buildings Department.

The applicant shall undertake the management and maintenance of all landscaped area in a sustainable manner.

PLAN SHOWING OPEN SPACES AND LANDSCAPE PODIUM GARDEN  
 PROPOSED CDA DEVELOPMENT AT TAI KIU, YUEN LONG, N.T.

| Development Parameters                                                                                                                                                                                                                                                                 | Scheme under Application<br>No. A/YL/136                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Area                                                                                                                                                                                                                                                                              | 19,462 m <sup>2</sup> (about)                                                                                                                                                                               |
| Domestic Plot Ratio                                                                                                                                                                                                                                                                    | 3.95                                                                                                                                                                                                        |
| Non-domestic Plot Ratio                                                                                                                                                                                                                                                                | 1.995                                                                                                                                                                                                       |
| Domestic GFA                                                                                                                                                                                                                                                                           | 76,873.81 m <sup>2</sup> (about)                                                                                                                                                                            |
| Non-domestic GFA                                                                                                                                                                                                                                                                       | 38,826.14 m <sup>2</sup> (about)                                                                                                                                                                            |
| Exempted GFA to be applied under Buildings Ordinance                                                                                                                                                                                                                                   | 31,231.70m <sup>2</sup> (about)/26.99%                                                                                                                                                                      |
| Overall Site Coverage                                                                                                                                                                                                                                                                  | 66.8% (about)                                                                                                                                                                                               |
| Domestic Site Coverage                                                                                                                                                                                                                                                                 | 18.4% (about)                                                                                                                                                                                               |
| No. of Residential Blocks                                                                                                                                                                                                                                                              | 4 blocks                                                                                                                                                                                                    |
| No. of Flats                                                                                                                                                                                                                                                                           | 827 units                                                                                                                                                                                                   |
| Average Flat Size                                                                                                                                                                                                                                                                      | 92.96 m <sup>2</sup> (about)                                                                                                                                                                                |
| Total No. of Storeys<br>No. of Residential Storeys (including refuge floor) above podium<br>No. of Storeys in podium above ground                                                                                                                                                      | 31 storeys<br>27 storeys<br>4 storeys (not including 1-level of basement car park)                                                                                                                          |
| Building Height (Main Roof)                                                                                                                                                                                                                                                            | 106.85 mPD                                                                                                                                                                                                  |
| Design Population                                                                                                                                                                                                                                                                      | 2,068 persons                                                                                                                                                                                               |
| Open Space                                                                                                                                                                                                                                                                             | 13,536.98 m <sup>2</sup> (about)<br>(including 1,298 m <sup>2</sup> (about) for the two pieces of at-grade open spaces provided at the north-western and south-eastern corners easily accessible by public) |
| Residents' Clubhouse                                                                                                                                                                                                                                                                   | 3,843.69 m <sup>2</sup> (about) (not more than 5% of the domestic GFA)                                                                                                                                      |
| Parking & Loading/Unloading Facilities<br>Residents' Car Parking Spaces<br>Visitors' Car Parking Spaces<br>Retail Car Parking Spaces<br>Residents' Motorcycle Parking Spaces<br>Retail Motorcycle Parking Spaces<br>Residents' Loading/Unloading Bays<br>Retail Loading/Unloading Bays | 246 spaces<br>20 spaces<br>163 spaces<br>25 spaces<br>17 spaces<br>4 bays<br>35 bays                                                                                                                        |