

## List of Approval Conditions

### Application No. A/YL/83

Application Site : Various Lots and Adjoining Government Land in DD 115, Area 15, Yuen Long New Town (to be known as YLTL 507)

Subject of Application : Proposed Comprehensive Commercial/Residential Development

Date of Approval : 17.8.2001

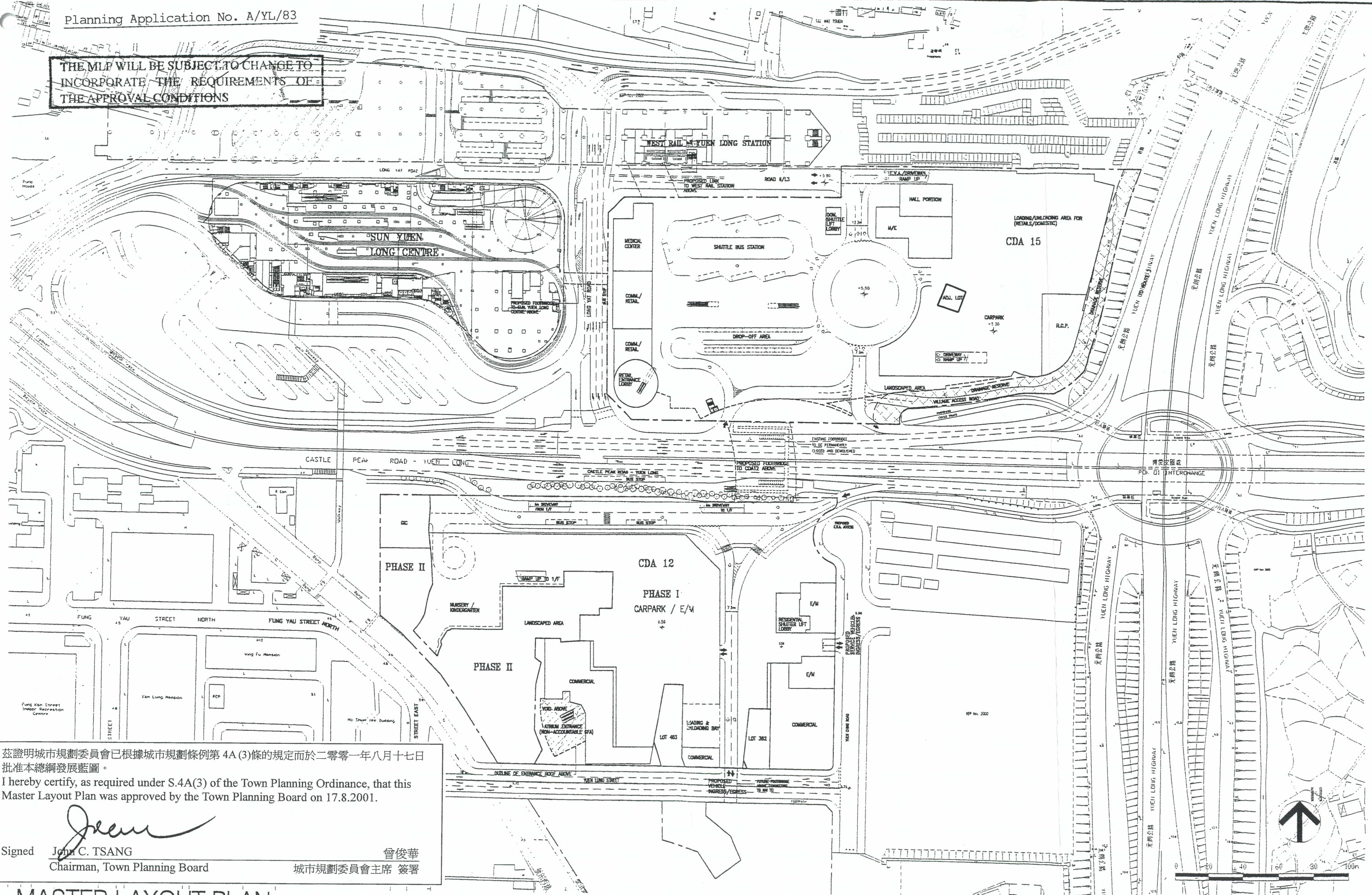
Approval Conditions :

- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (d), (f), (g) and (j) to (m) to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the implementation of the Master Landscape Plan including tree preservation proposals 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 provision of the proposed footbridges across Long Yat Road, Road 6/L3 and Castle Peak Road including the proposed vehicular connections, if any, the associated landings, staircases and disabled facilities, and demolition of the existing footbridge across Castle Peak Road, as proposed by the applicant, to the satisfaction of the Director of Highways or of the Town Planning Board;
- (e) the provision of improvement measures at Castle Peak Road and Pok Oi Interchange, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (f) the provision of Road 6/L3 and vehicular access arrangement including internal vehicular access and ingress/egress points to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (g) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (h) the submission of a revised sewerage impact assessment to confirm there is adequate capacity available in the existing/planned sewerage systems for the proposed development and connection to any of these systems is feasible to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (i) the submission of a revised drainage impact assessment and the provision of flood mitigation measures proposed therein and necessary drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board;

- (j) the provision of emergency vehicular access on the podium to the residential blocks, fire fighting arrangement to the Residential Care Home for the Elderly (RCHE), water supplies for the fire fighting and fire services installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (k) the design and provision of a Community Hall cum contact liaison office with net operation floor area (NOFA) of not less than 593m<sup>2</sup> and 10m<sup>2</sup> respectively, and the associated parking facilities to the satisfaction of the Director of Home Affairs or of the Town Planning Board;
- (l) the design and provision of RCHE with NOFA of not less than 1,576m<sup>2</sup> and the associated parking facilities to the satisfaction of the Director of Social Welfare or of the Town Planning Board;
- (m) the provision of a 6m wide Waterworks Reserve for the existing fresh water trunk main along the southern boundary of the application site to the satisfaction of the Director of Water Supplies or of the Town Planning Board; and
- (n) the planning permission should cease to have effect on 17.8.2004 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)條的規定而於二零零一年八月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 17.8.2001.

Signed *John C. TSANG*  
Chairman, Town Planning Board

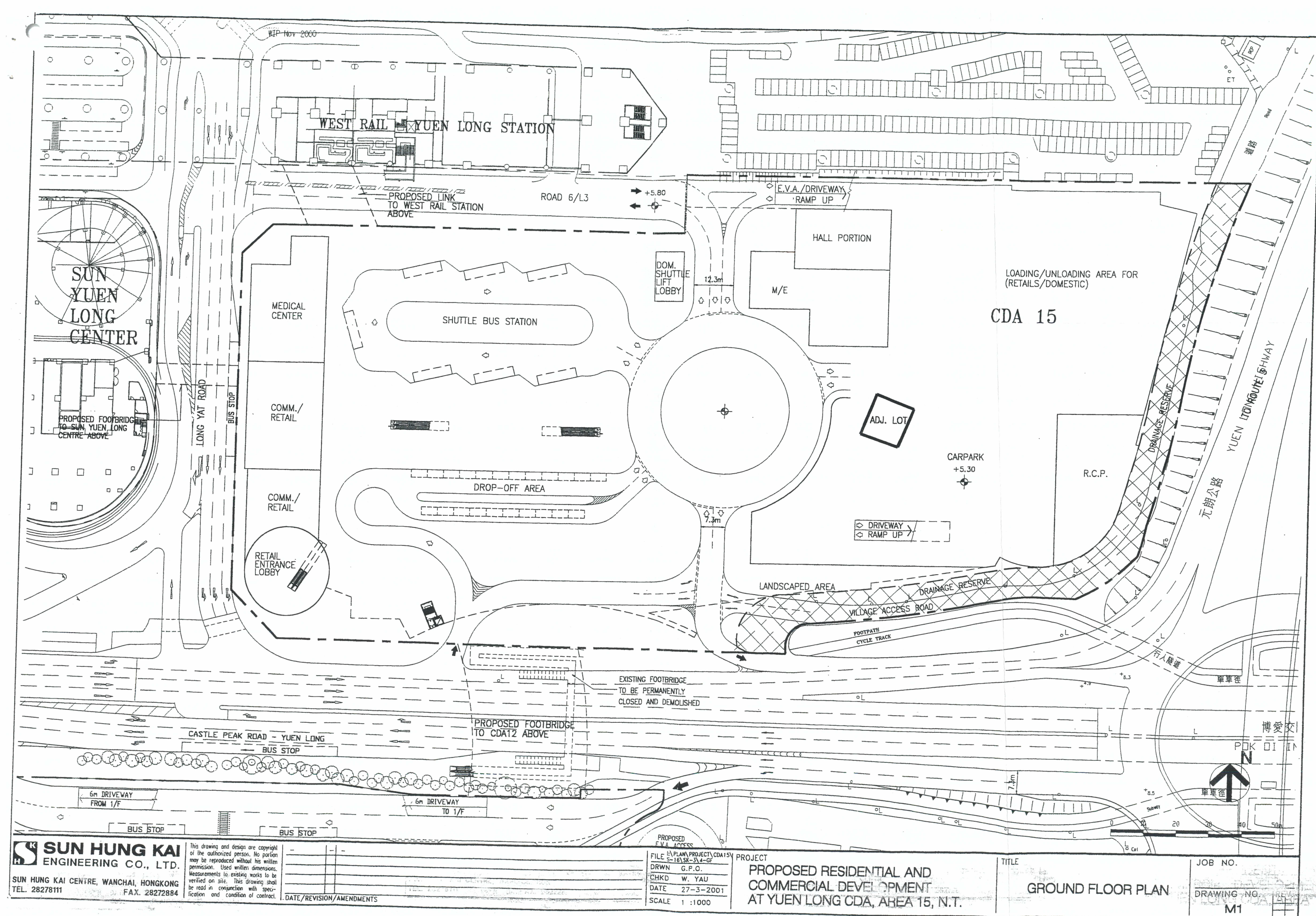
曾俊華  
城市規劃委員會主席 簽署

# MASTER LAYOUT PLAN PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12 & 15, N.T.

**SUN HUNG KAI**  
ENGINEERING CO., LTD.

SCALE: 1 : 2000  
DATE: 31-03-2001  
CODE: I:\PLAN\PROJ CT\CD12-15\5-16\  
25mip-C.DWG







WEST RAIL STATION

PROPOSED LINK  
TO WEST RAIL STATION  
ABOVE

LOT BOUNDARY

E.V.A. ◊

E.V.A. / DRIVEWAY  
TO PODIUM ROOF

E.V.A. 6.5m MIN.

SUN  
YUEN  
LONG  
CENTRE

PROPOSED FOOTBRIDGE  
TO SUN YUEN LONG  
CENTRE ABOVE

LOT BOUNDARY

UPPER PART OF GROUND FLOOR

ADJ. LOT

CARPARK  
+8.90

M/E

LOT BOUNDARY

M/E

DRIVEWAY  
RAMP DN

LOT BOUNDARY

PROPOSED FOOTBRIDGE  
TO CDA12 (ABOVE)

CDA 12



0 10 20 30 40 50m

**SUN HUNG KAI**  
ENGINEERING CO., LTD.

SUN HUNG KAI CENTRE, WANCHAI, HONGKONG  
TEL. 28278111 FAX. 28272884

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verified on site. This drawing shall  
be read in conjunction with speci-  
fication and condition of contract.

3-7-2000	a	GENERAL REVISION
NOV. 2000	b	GENERAL REVISION
MAR. 2001	c	GENERAL REVISION

REVISION/AMENDMENTS

FILE: I:\PLAN\PROJECT\CDA15\  
DRWN: G.P.O.  
CHKD: W. YAU  
DATE: 27-3-2001  
SCALE: 1:1

PROJECT  
PROPOSED RESIDENTIAL AND  
COMMERCIAL DEVELOPMENT  
AT YUEN LONG CDA, AREA 15, N.T.

TITLE  
MEZZANINE FLOOR PLAN

JOB NO.  
DRAWING NO. M2  
REV.  
a  
b  
c

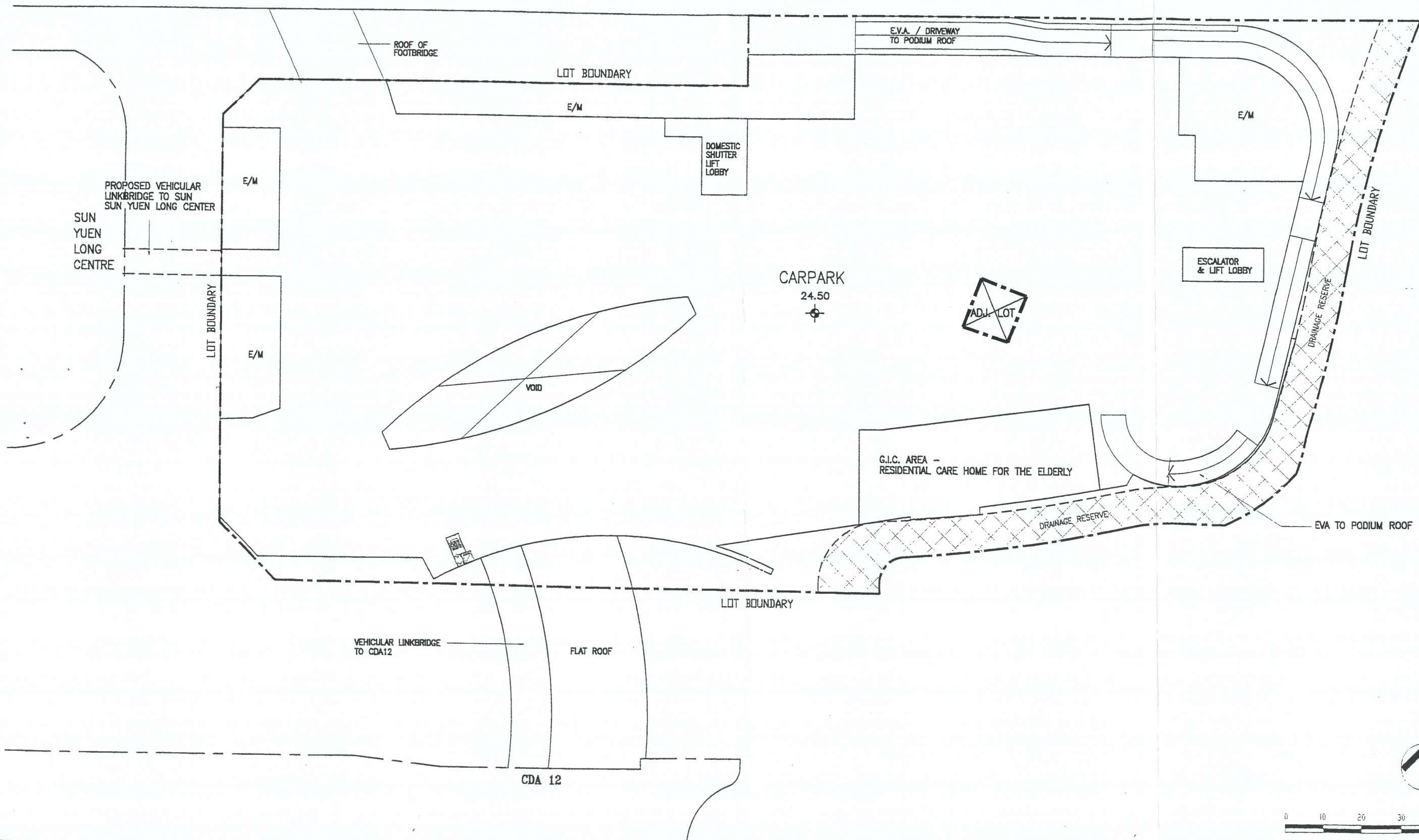












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DATE/REVISION/AMENDMENTS		

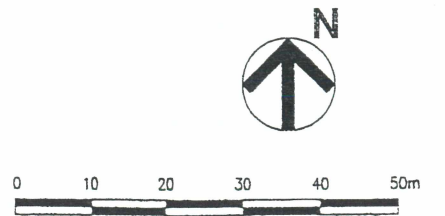
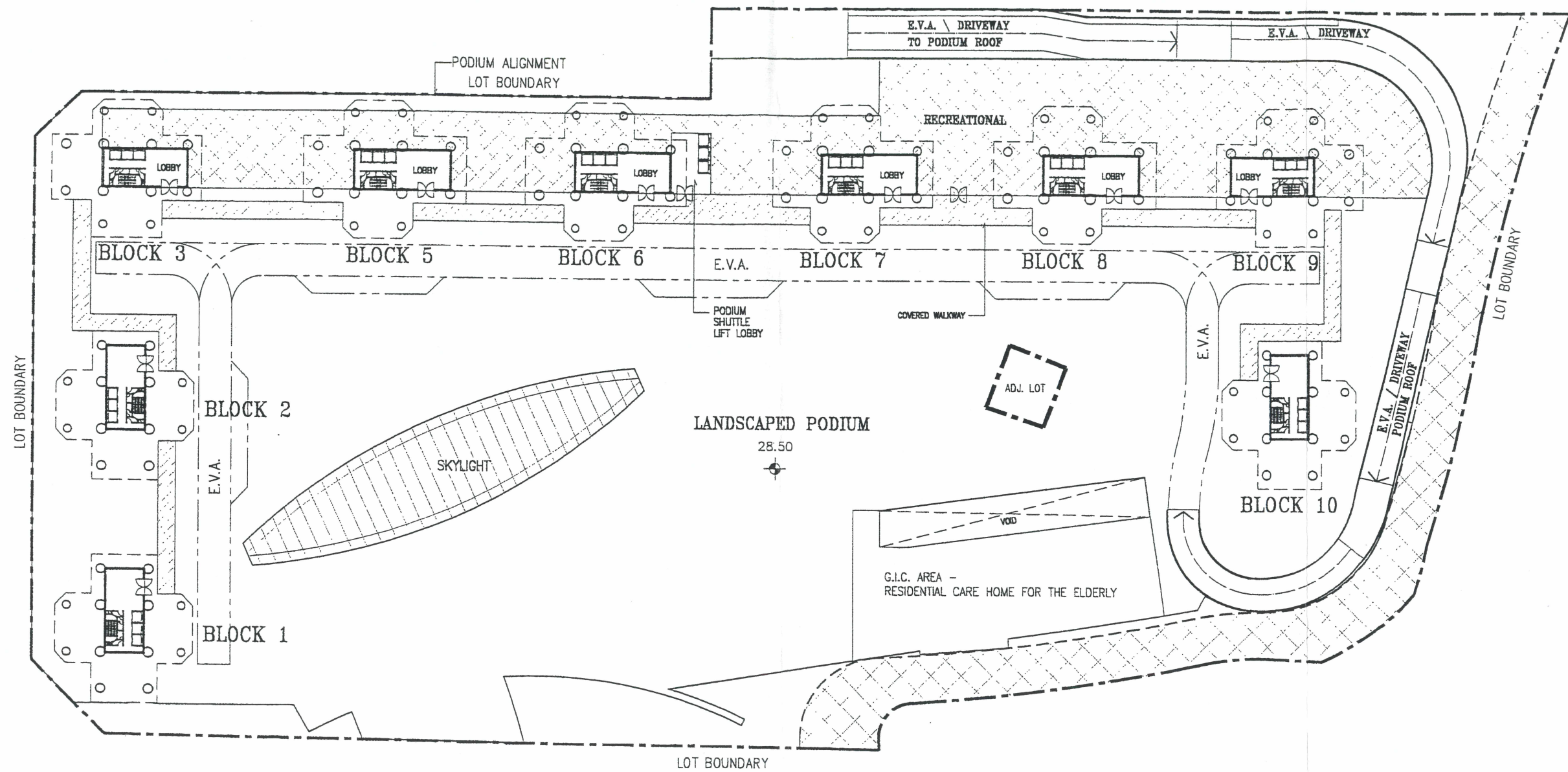
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S-16\SK-3\1F  
DRWN G.P.O.  
CHKD W. YAU  
DATE 27-3-2001  
SCALE 1:1000

PROJECT  
**PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA AREA 15, N.T.**

TITLE  
**THIRD FLOOR PLAN**

JOB NO.  
DRAWING NO. REV.





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JUN, 2001	d	GENERAL REVISION
DATE/REVISION/AMENDMENTS		

FILE	H:\PLAN\PROJECT\CD\15\
DRWN	G.P.O.
CHKD	W. YAU
DATE	27-3-2001
SCALE	1:1000

PROJECT  
PROPOSED RESIDENTIAL AND  
COMMERCIAL DEVELOPMENT  
AT YUEN LONG CDA, AREA 15, N.T.

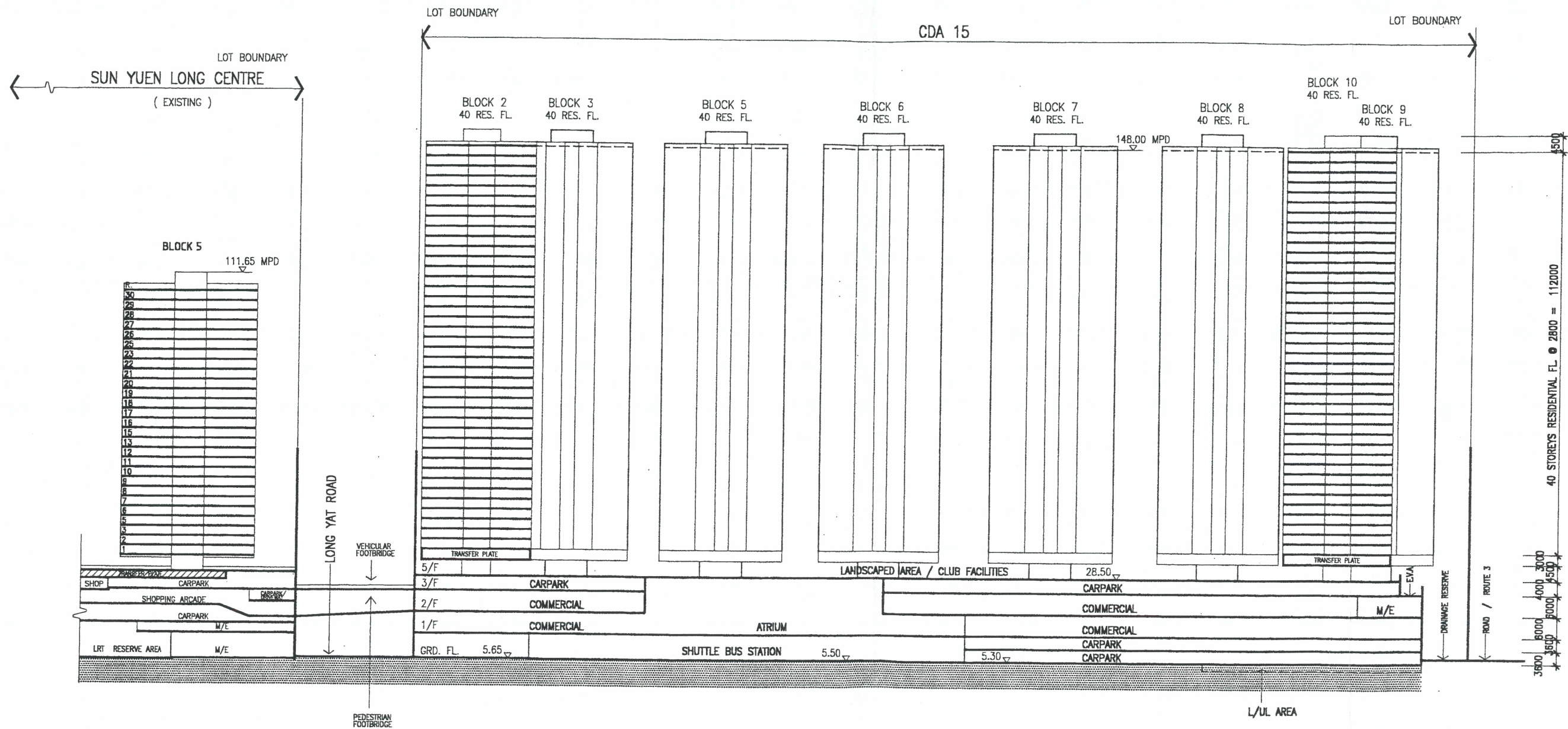
TITLE  
PODIUM ROOF PLAN (5/F)

JOB NO.	
DRAWING NO.	M6
REV.	a b c









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DATE/REVISION/AMENDMENTS

FILE H:\PLAN\PROJECT\CD15\PROJECT  
5-16\SK-3\SEC  
DRWN G.P.O.  
CHKD W. YAU  
DATE 27-3-2001  
SCALE 1:1250

PROJECT  
PROPOSED RESIDENTIAL AND  
COMMERCIAL DEVELOPMENT  
AT YUEN LONG CDA, AREA 15, N.T.

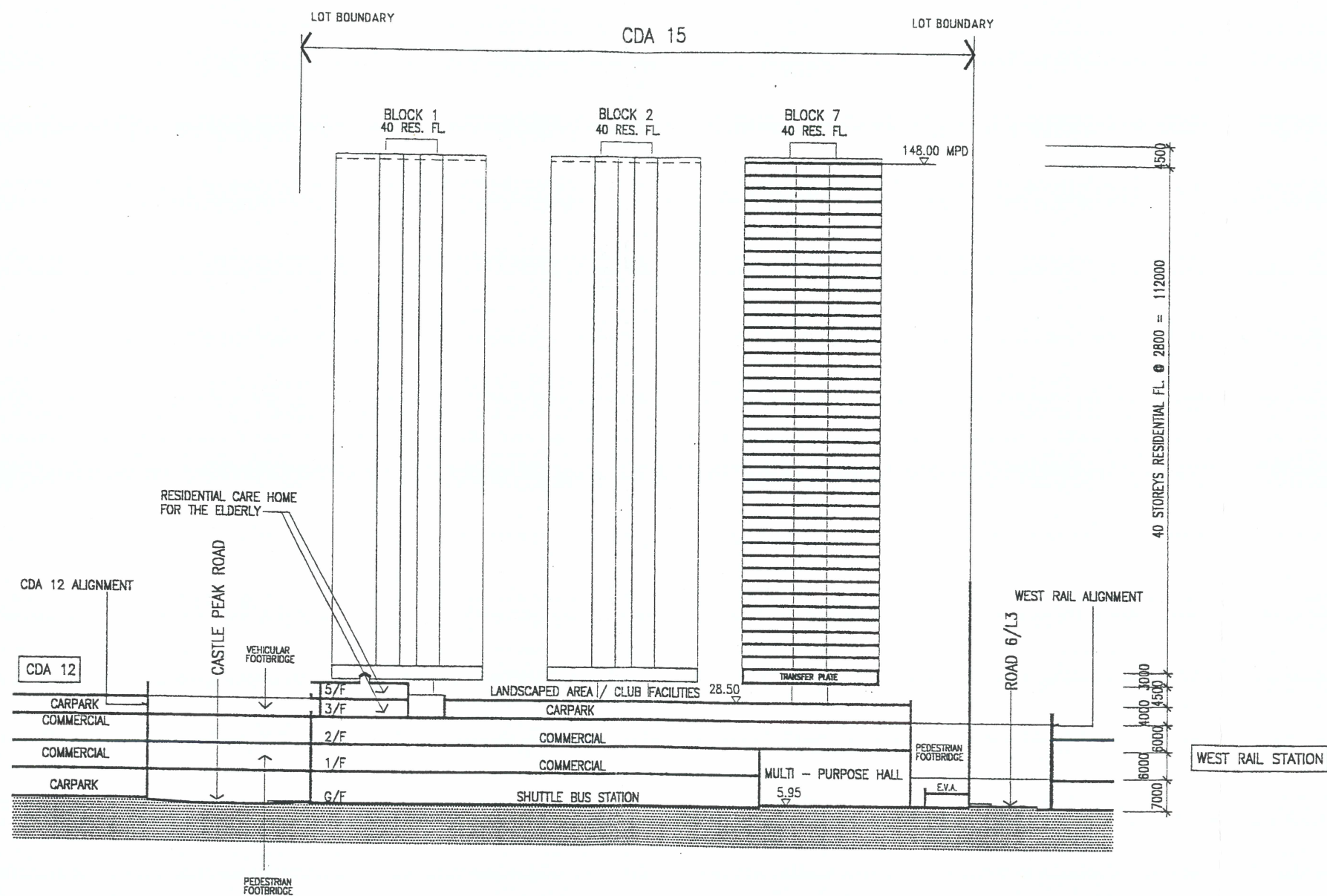
TITLE  
DIAGRAMMATIC SECTION 1

JOB NO.

DRAWING NO.  
M8

REV.  
a  
b  
c





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JUN, 2001	d	GENERAL REVISION

DATE/REVISION/AMENDMENT

FILE: H:\PLAN PROJECT\CD15\5-16\SK-3\SEC  
DRWN G.P.O.  
CHKD W. YAU  
DATE 27-3-2001  
SCALE 1:1250

PROJECT  
PROPOSED RESIDENTIAL AND  
COMMERCIAL DEVELOPMENT  
AT YUE LONG CDA, AREA 15, N.T.

TITLE

DIAGRAMMATIC SECTION 2

JOB NO.

DRAWING NO.

REV.  
a  
b  
c



# SCHEDULE OF ACCOMMODATION FOR CDA 15

REVISED 24-3-2001

	APPROVED SCHEDULE (ON 7/2/2001)	REVISED SCHEDULE
SITE AREA (m <sup>2</sup> )	38,749.00	39,201.00
(A) RESIDENTIAL RESIDENTIAL GFA (m <sup>2</sup> )	171,747	171,747
NO. OF BLOCKS	9	9
NO. OF RESIDENTIAL FLATS	2,880	2,880
AVERAGE FLAT SIZE (m <sup>2</sup> )	59.30	59.30
CARPARKING PROVISION (RESIDENTIAL)	576 (1 SPACE / 5 UNIT)	480 (1 SPACE / 6 UNIT)
CARPARKING PROVISION (VISITOR)	45 (5 SPACE / 1 BLK.)	45 (5 SPACE / 1 BLK.)
MOTORCYCLE PARKING PROVISION	/	5% OF TOTAL CARPARKING SPACE
LOADING / UNLOADING BAY (1 PER BLOCK)	9	9
OPEN SPACE PROVISION (m <sup>2</sup> )	28,000 m <sup>2</sup> (APPROX.)	28,000 m <sup>2</sup> (APPROX.)
(B) COMMERCIAL COMMERCIAL	41,806 m <sup>2</sup>	41,806
(C) G/IC COMMUNITY HALL CUM CONTACT LIAISON OFFICE RESIDENTIAL CARE HOME FOR ELDERLY *	1,297 m <sup>2</sup> 2,703 m <sup>2</sup>	1,297 m <sup>2</sup> 2,703 m <sup>2</sup>
CARPARKING PROVISION		
PRIVATE CAR RETAIL : (1 PER 40 m <sup>2</sup> GFA FOR THE 1st 2000m <sup>2</sup> AND 1 PER 150 m <sup>2</sup> GFA ABOVE 2000 m <sup>2</sup> )	316	316
G.I.C. : COMMUNITY HALL CUM CONTACTLIAISON OFFICE	2	4
RESIDENTIAL CARE HOME FOR THE ELDERLY *		*
LOADING / UNLOADING BAY RETAIL : (1BAY / 1,000 m <sup>2</sup> GFA)	42	42
G.I.C. : COMMUNITY HALL CUM CONTACTLIAISON OFFICE	2	2
RESIDENTIAL CARE HOME FOR THE ELDERLY *		*
(D) CLUBHOUSE CLUBHOUSE GFA (m <sup>2</sup> )	5,152 m <sup>2</sup> (APPROX.)	5,152 m <sup>2</sup> (APPROX.)

\* TO BE RELOCATED TO LOTS 495 R.P., 538 R.P. & 539 R.P.