

List of Approval Conditions

Application No. A/YL/129

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

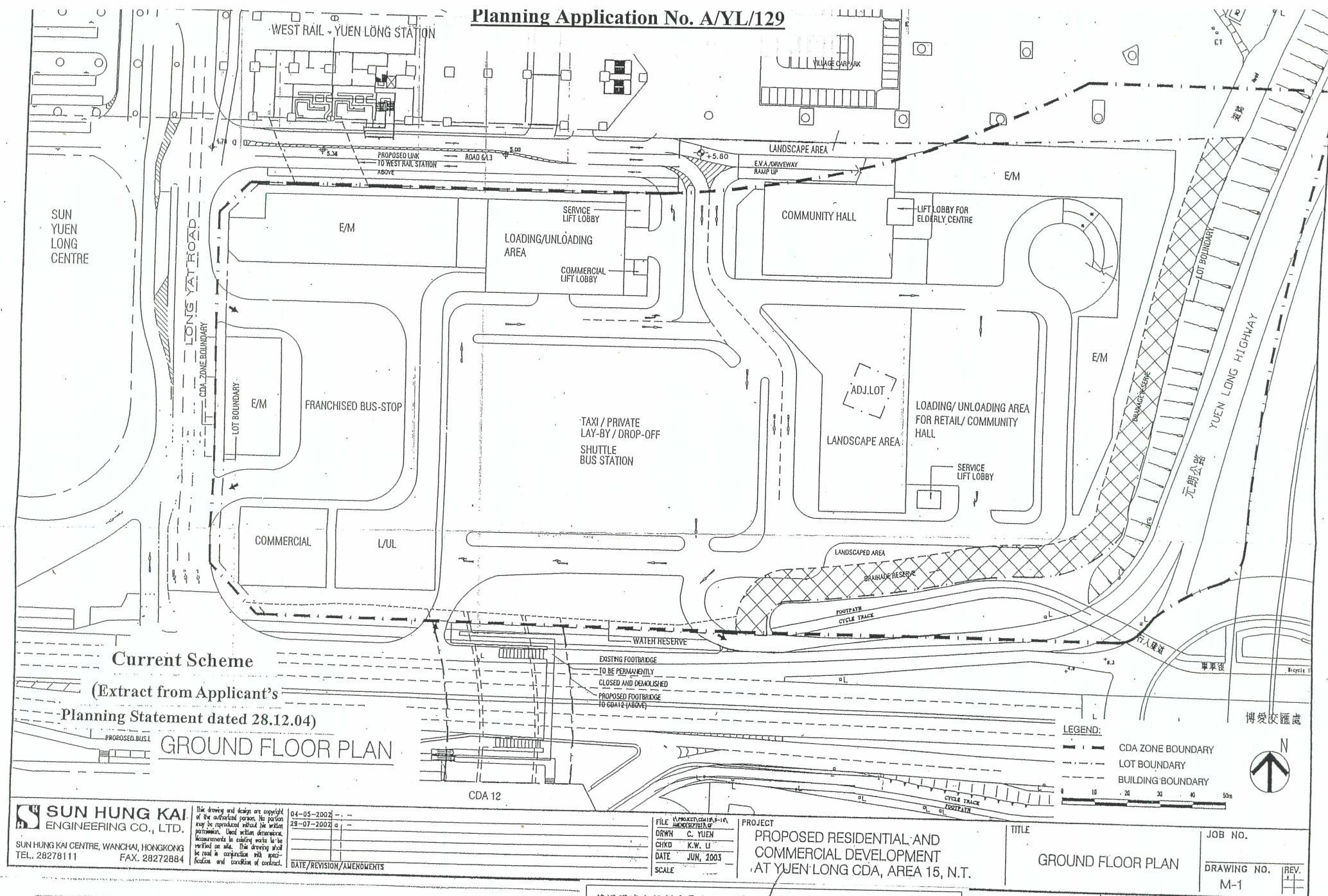
Subject of Application : Proposed Comprehensive Commercial/Residential Development and Pedestrian Footbridge with Retail Use (Proposed Amendment to the Scheme Previously Approved under Application No. A/YL/104)

Date of Approval : 18.2.2005

Approval Conditions :

- (a) the submission and implementation of a revised 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 submission and implementation of the Landscape Master Plan (LMP) 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 implementation of temporary and permanent sewage disposal arrangements depending on the commissioning date of the Au Tau Trunk Sewer (as proposed in the approved Sewerage Impact Assessment (SIA) for the previous application No. A/YL/83) and the SIA for the current application, to the satisfaction of the Director of Environmental Protection Department 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 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 with net operation floor area (NOFA) of not less than 593m², 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 1,576m² 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 permission shall cease to have effect on 18.2.2009 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二月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 18. 2. 2005

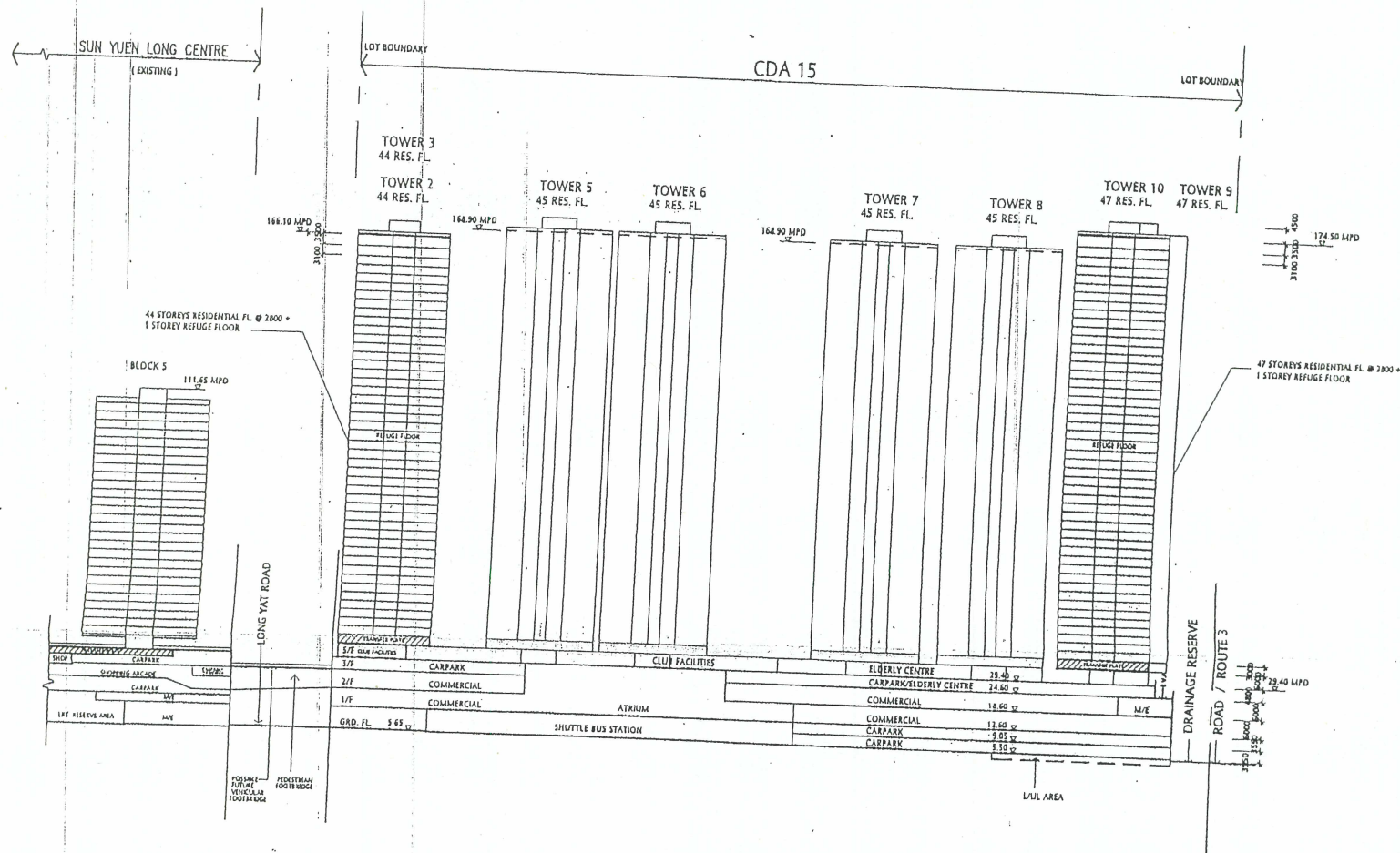
signed Mrs. Rita LAU
 Chairman, Town Planning Board

劉吳惠蘭

城市規劃委員會主席 簽署

A/YL/129

DRAWING
 A+1



Current Scheme

(Extract from Applicant's Planning Statement dated 28.12.04)

DIAGRAMMATIC SECTION 1

SUN HUNG KAI
ENGINEERING CO., LTD.

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

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28-08-03

DATE/REVISION/AMENDMENTS

FILE: H:\PROJECT\004-18-04-047
DRAWN: C. YUEN
CHKD: W.K. LI
DATE: JUN, 2003
SCALE:

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

TITLE

DIAGRAMMATIC SECTION 1

JOB NO.

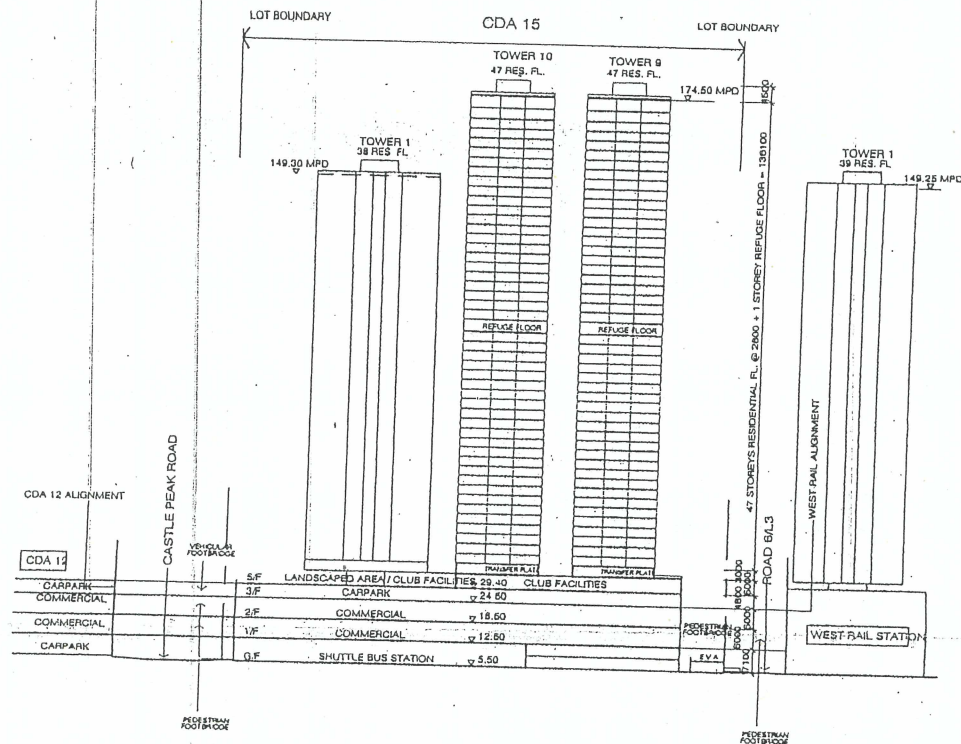
DRAWING NO.

M-8

REV.

A/YL/129

DRAWING
A-2



DIAGRAMMATIC SECTION 2

Current Scheme

(Extract from Applicant's Planning Statement dated 28.12.04)

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28-06-03

DATE/REVISION/AMENDMENTS

FILE: 10 PROJECT/004-15, 946-447
DRAWN: C. YUEN
CHKD: W.K. LI
DATE: JUN, 2003
SCALE:

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

TITLE

DIAGRAMMATIC SECTION 2

JOB NO.

DRAWING NO. M-9 REV.

A/YL/129

DRAWING
A-3

WEST RAIL STATION

PROPOSED FOOTBRIDGE
TO WEST RAIL STATION (ABOVE)

SUN
YUEN
LONG
CENTRE

CDA ZONE BOUNDARY

LOT BOUNDARY

UPPER PART OF E/M

UPPER PART OF
LOADING/UNLOADING
AREA

UPPER PART OF
SERVICE
LIFT LOBBY

UPPER PART OF
COMMUNITY HALL

LIFT LOBBY FOR
ELDERLY CENTRE

UPPER PART OF
COMMERCIAL
LIFT LOBBY

UPPER PART OF
GROUND FLOOR

ADJ. LOT

CARPARK / LOADING /
UNLOADING AREA

SERVICE
LIFT LOBBY

E/M

LOT BOUNDARY

PROPOSED FOOTBRIDGE
TO CDA12 (ABOVE)

Current Scheme

(Extract from Applicant's Planning Statement dated 28.12.04)

MEZZANINE FLOOR PLAN

CDA 12

LEGEND:

--- CDA ZONE BOUNDARY
--- LOT BOUNDARY

0 10 20 30 40 50m



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fication and condition of contract.

04-05-2002

DATE/REVISION/AMENDMENTS

FILE PROJECT CDA12-15
DRAWN G.P.O.
CHECKED W. YAU
DATE MAY 2002
SCALE

PROJECT

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

TITLE

MEZZANINE FLOOR PLAN

JOB NO.

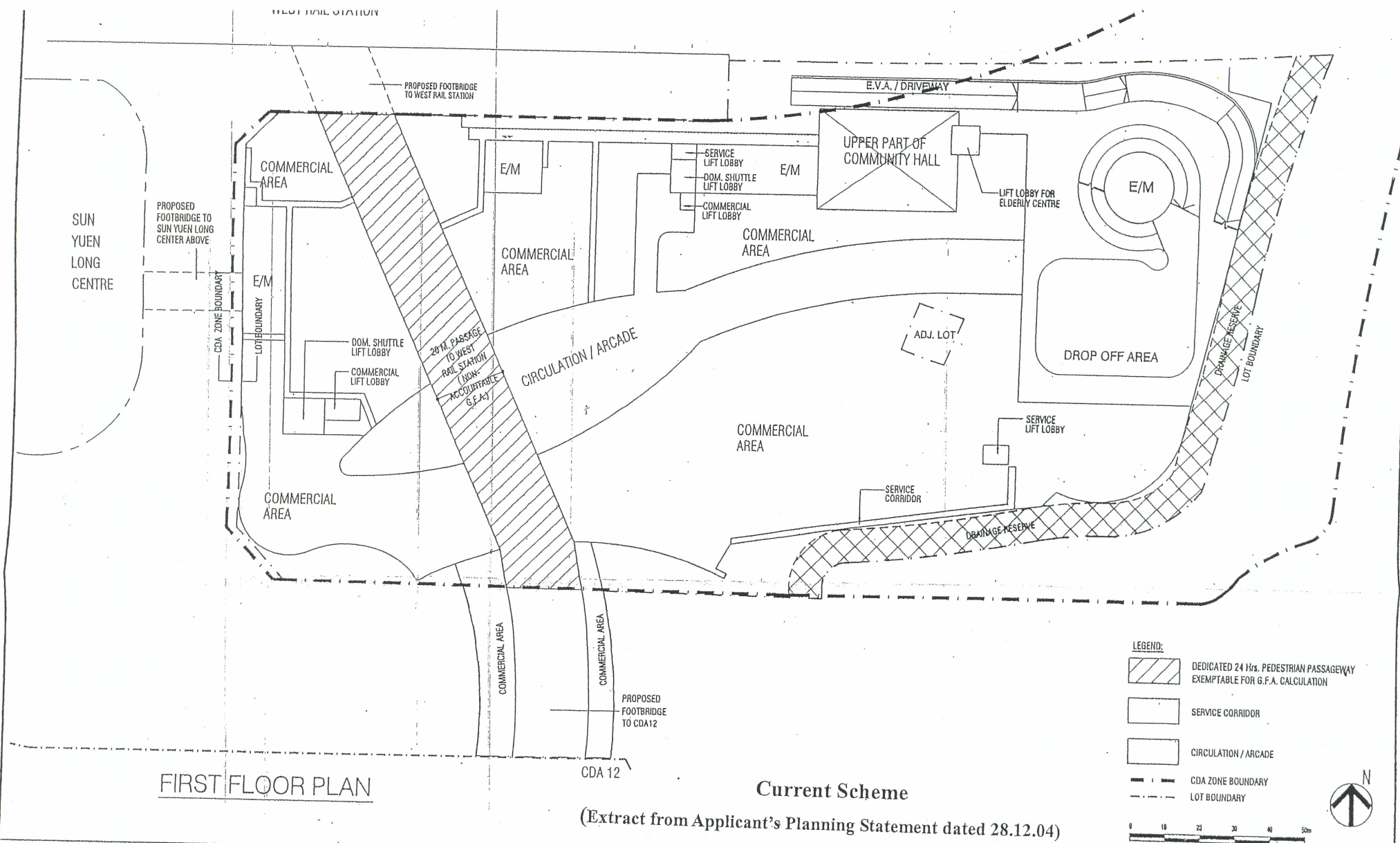
DRAWING NO.

M-2

REV.

A/YL/129

DRAWING
A-4



FIRST FLOOR PLAN

Current Scheme

(Extract from Applicant's Planning Statement dated 28.12.04)

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04-05-2002
29-07-2002

DATE/REVISION/AMENDMENTS

FILE: PROJECT CDA12-15
DRAWN: G.P.O.
CHKD: W. YAU
DATE: MAY 2002
SCALE:

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

TITLE

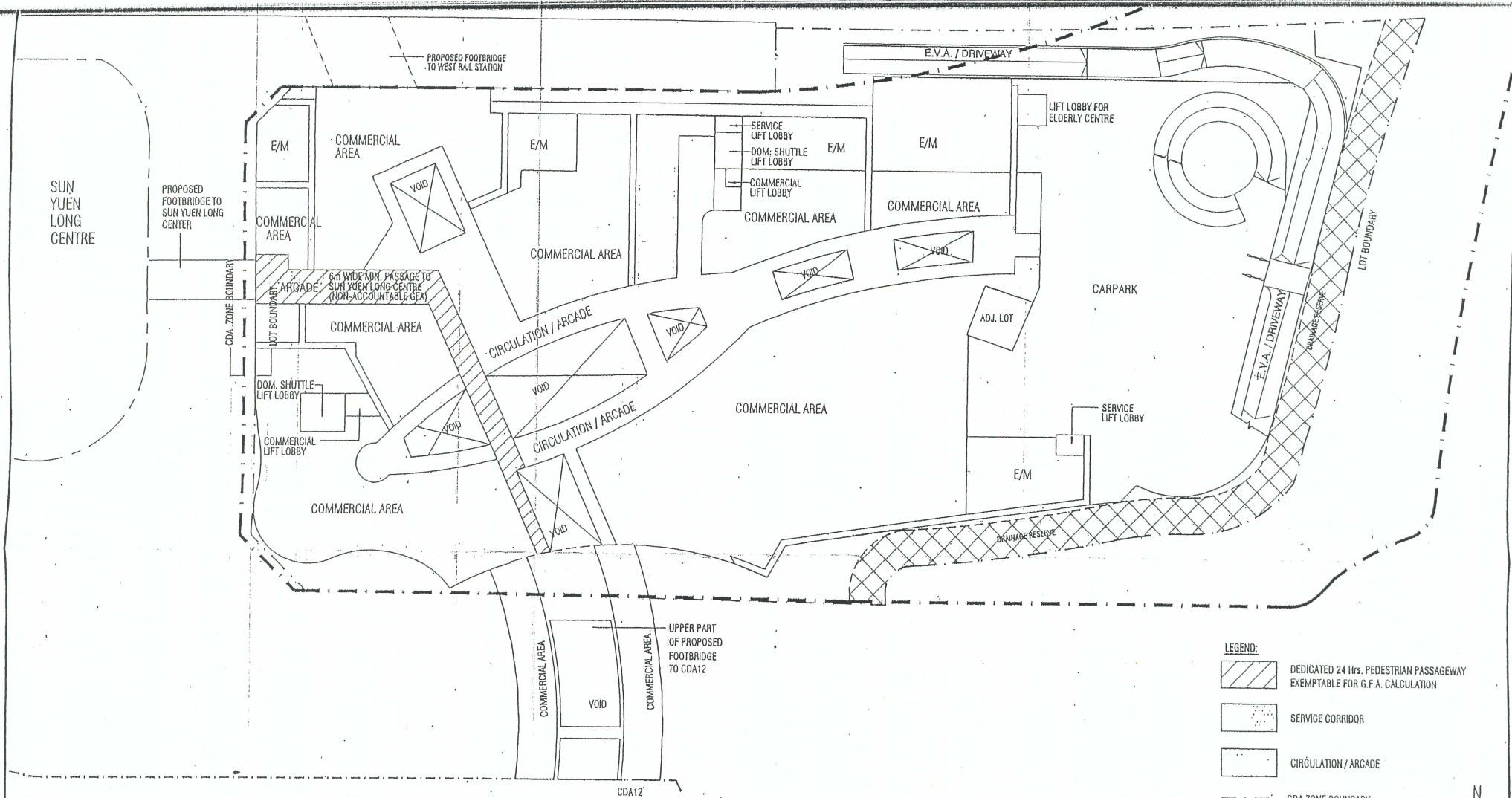
FIRST FLOOR PLAN

JOB NO.

DRAWING NO. M-3
REV.

A/YL/129

DRAWING
A-5



SECOND FLOOR PLAN

Current Scheme

(Extract from Applicant's Planning Statement dated 28.12.04)

- LEGEND:
- DEDICATED 24 Hrs. PEDESTRIAN PASSAGEWAY EXEMPTABLE FOR G.F.A. CALCULATION
 - SERVICE CORRIDOR
 - CIRCULATION / ARCADE
 - CDA ZONE BOUNDARY
 - LOT BOUNDARY

0 10 20 30 40 50m



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TEL.: 28278111 FAX: 28272884

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04-05-2002 --
DATE/REVISION/AMENDMENTS

FILE: PROJECT CDA12-15
DRAWN: P.W.C.
CHECKED: WAI
DATE: MAY 2002
SCALE:

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

TITLE
SECOND FLOOR PLAN

JOB NO.
DRAWING NO. M-4
REV.

A/YL/129

DRAWING
A-6

[illegible]

(Extract from Applicant's Planning Statement dated 28.12.04)

LEGEND:

 CDA ZONE BOUNDARY

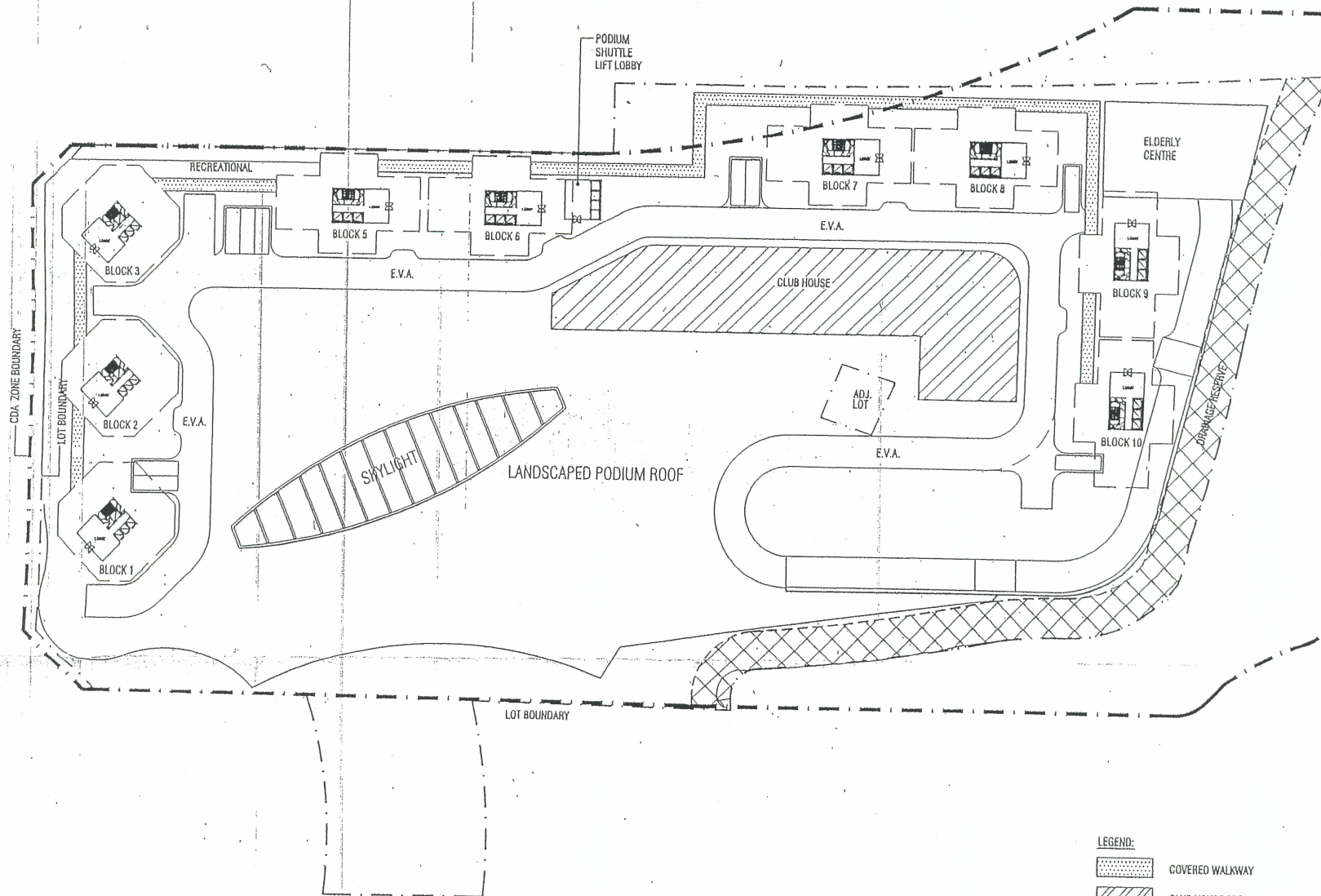
LOT BOUNDARY



0 10 20 30 40

JOB NO.	
DRAWING NO.	REV.
M-5	

DRAWING
A-7

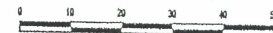


PODIUM FLOOR PLAN

Current Scheme

(Extract from Applicant's Planning Statement dated 28.12.04)

- LEGEND:
- COVERED WALKWAY
 - CLUB HOUSE AREA
 - CDA ZONE BOUNDARY
 - LOT BOUNDARY



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SUN HUNG KAI CENTRE, WANGCHAI, HONGKONG
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04-05-2002	—	—
24-04-2003	—	GENERAL REVISED
DATE/REVISION/AMENDMENTS		

FILE	PROJECT CDA/15
DRWN	G.P.O.
CHKD	W. YAU
DATE	MAY, 2002
SCALE	1:100

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

TITLE
PODIUM ROOF PLAN

JOB NO.
DRAWING NO. M-6
REV. 1

A/YL/129

DRAWING
A-8

