

List of Approval Conditions

Application No. A/YL/139-1

- Application Site : Yuen Long Town Lot No. 507, Area 15, Yuen Long Town, New Territories
- Subject of Application : Proposed Class B Amendments to the Approved Master Layout Plan under Application No. A/YL/139 - Proposed Comprehensive Commercial/Residential Development and Proposed Vehicular/Pedestrian Bridge with Retail Use
- Date of Approval : 28.5.2010
- 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 (n) 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 including tree preservation proposals 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 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 TPB;
 - (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 TPB;
 - (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 TPB;
 - (g) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (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 TPB;
 - (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 TPB;

- (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 service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (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 TPB;
- (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 TPB;
- (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 TPB; and
- (n) the provision of car parking and loading/unloading spaces to the satisfaction of the Commissioner for Transport or of the TPB.

WTP Nov 2000

WEST RAIL - YUEN LONG STATION

VILLAGE CARPARK

PROPOSED LINK
TO WEST RAIL STATION
ABOVE

ROAD 6/13

4.5.80

ENTRANCE
FOR
COMMUNITY
HALL

COMMERCIAL
LIFT LOBBY / E/M

EVA/DRIVEWAY
RAMP UP

SUN
YUEN
LONG
CENTRE

LONG YAT ROAD

COA ZONE BOUNDARY

LOT BOUNDARY

E/M

E/M

LIFT LOBBY
FOR RCHIE

LOADING/UNLOADING /
E/M

COMMERCIAL
LIFT LOBBY

LOADING/
UNLOADING /
FOR
COMMUNITY
HALL

COMMUNITY HALL

CARPARK / E/M

ADJ. LOT

TRANSPORT INTERCHANGE

FRANCHISED
BUS STOP

TAXI / PRIVATE CAR
LAY-BY / DROP-OFF
SHUTTLE
BUS STATION

LOADING/
UNLOADING /
E/M

COMMERCIAL / E/M

LANDSCAPED
AREA

DROP
OFF

RESIDENTIAL
LIFT LOBBY

WATER RESERVE

PROPOSED FOOTBRIDGE
TO CDA12 (ABOVE)

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

CASTLE PEAK ROAD - YUEN LONG

PROPOSED BUS LAY-BY

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
二零一零年五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. 5. 2010.

signed Thomas CHOW

Chairman, Town Planning Board

周達明

城市規劃委員會主席 簽署

LEGEND:

- • • • • 24 Hrs. PEDESTRIAN PASSAGEWAY
EXEMPTABLE FOR G.F.A. CALCULATION
- COA ZONE BOUNDARY
- LOT BOUNDARY

0 10 20 30 40 50m

SUN HUNG KAI
ARCHITECTS AND ENGINEERS LIMITED

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04-05-2002 -
29-07-2002 a
JAN., 2010 b

MLP (13)

DATE/REVISION/AMENDMENTS

FILE (316-NEW 20100111)
DRWN: G.P.O.
CHKD: G.P.O.
DATE: JAN, 2010
SCALE: 1 : 1000

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

TITLE

GROUND FLOOR PLAN

JOB NO.

DRAWING NO. REV.
M-1

ING KAI CENTRE, WANCHAI, HONGKONG
9111 FAX. 26272884



— PROPOSED FOOTBRIDGE
TO WEST RAIL STATION (ABOVE)

UPPER PART
OF E/M

UPPER PART OF
LIFT LOBBY
FOR RCHE

UPPER PART OF
LOADING/UNLOADING /
E/M

~~UPPER PART OF
COMMERCIAL
LIFT LOBBY~~

UPPER PART OF
LOADING/
UNLOADING /
FOR COMMUNITY
HALL

UPPER PART OF
COMMUNITY HALL

~~UPPER PART
OF COMMERCIAL
LIFT LOBBY / E/M~~

UPPER PART
OF ENTRANCE
FOR
COMMUNITY
HALL

⇒ E.V.A./DRIVEWAY
⇒ RAMP UP

CARPARK

ADJ.LOT.

~~UPPER PART OF
TRANSPORT INTERCHANGE~~

~~UPPER
PART OF
LOADING/
UNLOADING /
E/M~~

UPPER PART OF
COMMERCIAL / E/M

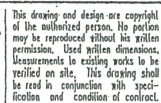
~~UPPER PART
OF RESIDENTIAL
LIFT LOBBY~~

— PROPOSED FOOTBRIDGE
TO CDA12 (ABOVE)

CDA-12

LEGEND:

CDA ZONE BOUNDARY

 LOT BOUNDARY

04-05-2002	a	
JAN., 2010	b	MLP (13)

DATE/REVISION/AMENDMENTS

FILE	I:\Plan\1\eda15-(shk S16-NEW 20100111
DRWN	G.P.O.
CHKD	G.P.O.
DATE	JAN, 2010
SCALE	1 : 1000

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

TITLE	
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MEZZANINE FLOOR PLAN

JOB NO.

DRAWING NO.	REV.
M-2	2
	b



WEST RAIL STATION

PROPOSED FOOTBRIDGE
TO WEST RAIL STATION

SUN
YUEN
LONG
CENTRE

PROPOSED
FOOTBRIDGE TO
SUN YUEN LONG
CENTER ABOVE

CDA ZONE BOUNDARY
LOT BOUNDARY

COMMERCIAL / E/M

COMMERCIAL / E/M

CIRCULATION / ARCADE

COMMERCIAL

CARPARK / E/M

CIRCULATION / ARCADE

COMMERCIAL / E/M

ADJ. LOT

LOADING &
UNLOADING

RAINAGE RESERVE
LOT BOUNDARY

FLAT ROOF

FLAT ROOF

COMMERCIAL AREA

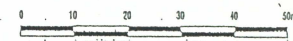
COMMERCIAL AREA

PROPOSED
FOOTBRIDGE
TO CDA12

CDA12

LEGEND:

- 24 Hrs. PEDESTRIAN PASSAGEWAY
EXEMPTABLE FOR G.F.A. CALCULATION
- CDA ZONE BOUNDARY
- LOT BOUNDARY



SUN HUNG KAI
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04-05-2002	a	—
29-07-2002	a	—
JAN. 2010	b	MLP (13)
DATE/REVISION/AMENDMENTS		

FILE	3\Plan\1\cda15-(bbs)
DRWN	G.P.O.
CHKD	G.P.O.
DATE	JAN. 2010
SCALE	1 : 1000

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

TITLE
FIRST FLOOR PLAN

JOB NO.	
DRAWING NO.	REV.
M-3	1



WEST RAIL STATION

SUN YUEN LONG CENTRE

PROPOSED FOOTBRIDGE TO SUN YUEN LONG CENTRE

CDA ZONE BOUNDARY

LOT BOUNDARY

PROPOSED FOOTBRIDGE TO WEST RAIL STATION

CARPARK

LOADING/ UNLOADING

E.V.A./DRIVEWAY

LOT BOUNDARY

COMMERCIAL / E/M

COMMERCIAL / E/M

CIRCULATION / ARCADE

COMMERCIAL

CIRCULATION / ARCADE

CIRCULATION / ARCADE

COMMERCIAL / E/M

COMMERCIAL / E/M

FLAT ROOF

FLAT ROOF

FLAT ROOF

COMMERCIAL / E/M

DRAINAGE RESERVE

UPPER PART OF PROPOSED FOOTBRIDGE TO CDA12

CDA12

LEGEND:

- 24 Hrs. PEDESTRIAN PASSAGEWAY EXEMPTABLE FOR G.F.A. CALCULATION
- CDA ZONE BOUNDARY
- LOT BOUNDARY

0 10 20 30 40 50m

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04-05-2002	-	-	GENERAL REVISION
18-12-2009	a	-	MLP (13)
JAN., 2010	b	-	
DATE/REVISION/AMENDMENTS			

FILE	15-Plan/15-eda15-shk
DRWN	G.P.O.
CHKD	G.P.O.
DATE	JAN, 2010
SCALE	1 : 1000

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

TITLE
SECOND FLOOR PLAN

JOB NO.
DRAWING NO. 1
REV. 1
M-4



WEST RAIL STATION

SUN
YUEN
LONG
CENTRE

COA ZONE BOUNDARY

LOT BOUNDARY

RESIDENTIAL CARE HOME
FOR THE ELDERLY

LIFT LOBBY
FOR RCHE

CARPARK / E/M

E.V.A./DRIVEWAY

VOID

VOID

CARPARK / E/M

FLAT ROOF

CLUB HOUSE

ADJ. LOT

DRAINAGE RESERVE
LOT BOUNDARY

DRAINAGE RESERVE

VEHICULAR
LINK BRIDGE TO
CDA 12

VOID

-CDA-12-

LEGEND:

-  CLUB HOUSE AREA
-  COA ZONE BOUNDARY
-  LOT BOUNDARY

0 10 20 30 40 50m

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fication and condition of contract.

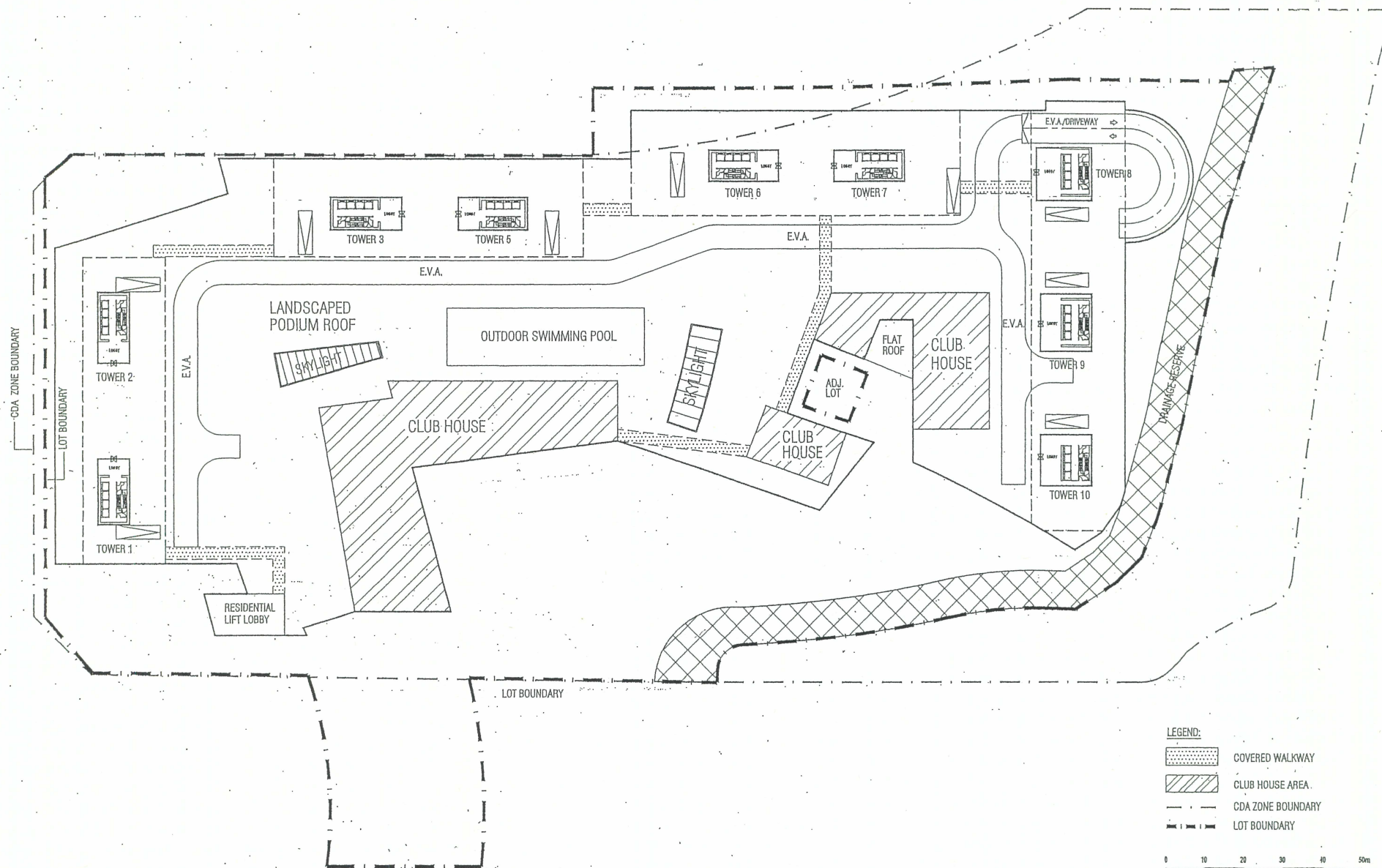
04-05-2002	-	-
18-12-2009	a	GENERAL REVISION
JAN, 2010	b	M.P. (13)
DATE/REVISION/AMENDMENTS		

FILE	131E-NEW3 20100111
DRWN	G.P.O.
CHKD	G.P.O.
DATE	JAN, 2010
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.
M-5



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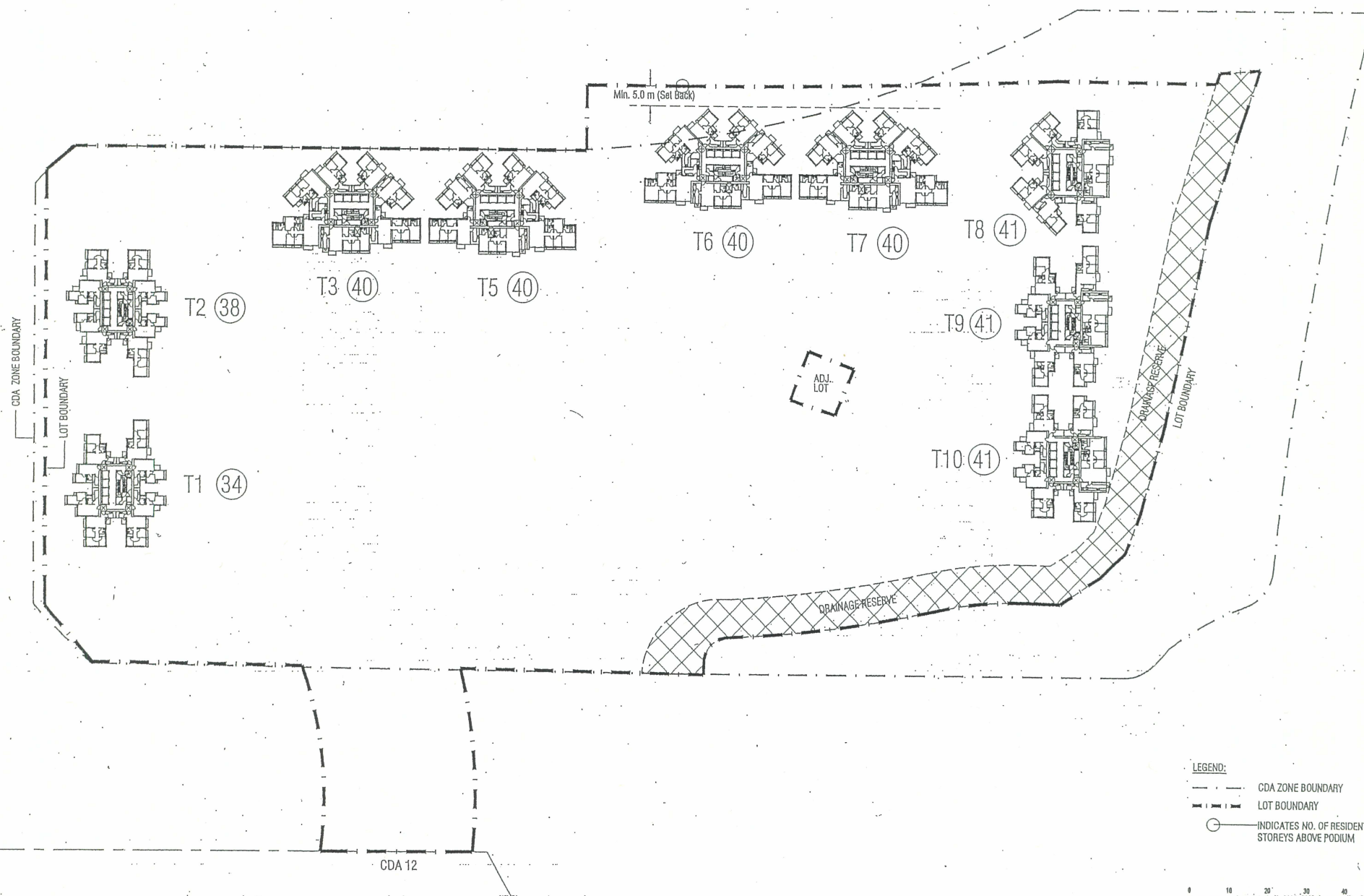
DATE/REVISION/AMENDMENTS	DATE	REVISION	AMENDMENTS
04-05-2002	a	GENERAL REVISED	
24-04-2003	b	MLP (13)	
JAN, 2010			

FILE	NAME
DRWN	G.P.O.
CHKD	G.P.O.
DATE	JAN, 2010
SCALE	1 : 1000

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

TITLE:
PODIUM ROOF PLAN

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



- LEGEND:
- CDA ZONE BOUNDARY
 - - - LOT BOUNDARY
 - INDICATES NO. OF RESIDENTIAL STOREYS ABOVE PODIUM



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28-06-03	--
18-01-2005	a GENERAL REVISION
JAN.-2010	b MLP (13)
DATE/REVISION/AMENDMENTS	

FILE	R:\Plan\15\cd15-shk\15-NEW\20100111
DRWN	G.P.O.
CHKD	G.P.O.
DATE	JAN, 2010
SCALE	1 : 1000

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

TITLE
OVERALL TYPICAL PLAN

JOB NO.	
DRAWING NO.	M-7
REV.	1

Development Parameters	Current Scheme
	(No. A/YL/139-1)
Site Area	40,600m ² (about) ⁽¹⁾
Commercial/Residential Development	38,790m ² ⁽¹⁾
Vehicular/Pedestrian Bridge	1,810m ²
Plot Ratio	
<i>Domestic</i>	
Residential	4.4256 (about) ⁽²⁾
Residential Care Home for the Elderly (RCHE)	0.0696 (about) ⁽²⁾⁽³⁾
Overall	4.4952 (about) ⁽²⁾
<i>Non-domestic</i>	
Commercial/Retail	1.0895 (about) ⁽²⁾
Transport Interchange	0.2061 (about) ⁽²⁾⁽⁴⁾
Community Hall	0.0332 (about) ⁽²⁾⁽⁴⁾
Overall	1.3288 (about) ⁽⁴⁾
Gross Floor Area (GFA)	
<i>Domestic</i>	
Residential	171,670m ²
RCHE	2,700m ²
Total	174,370m ²
<i>Non-Domestic</i>	
Commercial/Retail	42,262m ² ⁽⁵⁾
Transport Interchange	7,996m ²
Community Hall	1,287m ²
Total	51,545m ² ⁽⁵⁾
Exempted GFA to be applied under Buildings Ordinance	39% (about)
Vehicular/Pedestrian Bridge⁽⁶⁾	
Commercial/Non-domestic GFA	1,450m ² ⁽⁶⁾
No. of Blocks	9
No. of Flats	2,508
Average Flat Size	68.45m ²
No. of Residential Storeys	34-41 ⁽⁷⁾

Development Parameters	Current Scheme (No. A/YL/139-1)
Residential Floor Height	Smaller flat at lower zone - 3.05m (about) Main portion of high zone - 3.19m (about) Simplex/duplex at upper floors - 3.95m (about)
Maximum Building Height (main roof)	149.3 to 174.5mPD
Open Space	25,480m ² (about)
Residents' Club House	6,870m ² (about) (4% of Domestic GFA)
Car Parking Spaces	727 (Total)
Residential	359
Visitors	45
Retail	319
Government, Institution or Community (GIC)	4
Loading/Unloading Bays	54 (Total)
Residential	9
Retail	43
GIC	2

Notes:

- (1) The site area of Lot No. 436 in D.D. 115 is excluded.
- (2) It is based on the site area of 38,790m² for commercial/residential development. This has not included the site area for the vehicular/pedestrian bridge of 1,810m².
- (3) A minor relaxation of domestic plot ratio by 0.0696 for RCHE of 2,703m² GFA approved by the RNTPC on 29.4.2005 under Application No. A/YL/131.
- (4) A minor relaxation of non-domestic plot ratio by 0.2061 for the Transport Interchange of 8,000m² GFA and 0.0332 for the Community Hall of 1,287 m² GFA was approved by the RNTPC on 2.6.2006 under Application No. A/YL/139. The GFA of the Transport Interchange was reduced from 8,000m² to 7,996m² according to the revised layout approved under Application No. A/YL/139-1.
- (5) The GFA of the 24-hour public passageway at 1/F and 2/F connecting the West Rail Yuen Long Station, adjacent residential developments and the vehicular/pedestrian bridge is excluded.
- (6) This refers to the commercial/non-domestic GFA of 1,450m² within the proposed vehicular/pedestrian bridge across Castle Peak Road which is a component to the proposed development scheme under application.
- (7) Residential storeys are above 4 levels of podium (excluding refuge floors and lift lobby).