

## List of Approval Conditions

### Application No. A/YL/104

- 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 Proposed Pedestrian Footbridge with Retail Use
- Date of Approval : 29.8.2003
- 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 a Landscape Master 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 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 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 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 shall cease to have effect on 29.8.2007 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

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 29.8.2003.

signed Mrs. Rita LAU  劉吳惠蘭  
Chairman, Town Planning Board 城市規劃委員會主席 簽署



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

BUN JUNG KAI CENTRE, WANGCHAI, HONGKONG  
TEL. 28278111 FAX. 28272884

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04-05-2002	-	-
28-07-2002	a	-
DATE/REVISION/AMENDMENTS		

FILE	L/PACKET COAST-1
ORGN	U.F.O.
CLKB	W. YAU
DATE	MAY 2002
SCALE	

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

TITLE	GROUND FLOOR PLAN
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JOB NO.	
DRAWING NO.	REV.
M-1	1

WEST RAIL STATION

PROPOSED CONNECTION  
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

E/M

LOT BOUNDARY

UPPER PART OF  
GROUND FLOOR

UPPER PART OF  
COMMERCIAL  
LIFT LOBBY

ADJ. LOT

CARPARK/LOADING/  
UNLOADING AREA

SERVICE  
LIFT LOBBY

PROPOSED PROVISION  
TO ROAD (ABOVE)

CDA 12

# MEZZANINE FLOOR PLAN



## LEGEND:

- CDA ZONE BOUNDARY
- LOT BOUNDARY



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purpose intended and that all necessary  
permissions are obtained.

DATE	BY	CHKD	APPD
11-11-2001			

DATE/REVISION/APPROVALS

FILE	SYNOPSIS
DRWN	W. TAU
CHKD	W. TAU
DATE	11/11/2001
SCALE	1:1000

PROJECT

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

TITLE

MEZZANINE FLOOR PLAN

JOB NO.

DRAWING NO. 311-21

WEST RAIL STATION

PROPOSED FOOTBRIDGE  
TO WEST RAIL STATION

E.V.A. / DRIVEWAY

UPPER PART OF  
COMMUNITY HALL

LIFT LOBBY FOR  
ELDERLY CENTRE

E/M

DROP OFF AREA

SERVICE  
LIFT LOBBY

SERVICE  
CORRIDOR

DRAINAGE RESERVE

COMMERCIAL  
AREA

CIRCULATION / ARCADE

COMMERCIAL  
AREA

SERVICE  
LIFT LOBBY  
DOM. SHUTTLE  
LIFT LOBBY  
COMMERCIAL  
LIFT LOBBY

E/M

E/M

COMMERCIAL  
AREA

E/M

DOM. SHUTTLE  
LIFT LOBBY  
COMMERCIAL  
LIFT LOBBY

COMMERCIAL  
AREA

20 M. PASSAGE  
TO WEST  
RAIL STATION  
(NON-  
ACCOUNTABLE  
G.F.A.)

ADJ. LOT

DRAINAGE RESERVE  
LOT BOUNDARY

LEGEND:



DEDICATED 24 HRS. PEDESTRIAN PASSAGEWAY  
EXEMPTABLE FOR G.F.A. CALCULATION



SERVICE CORRIDOR



CIRCULATION / ARCADE



CDA ZONE BOUNDARY



LOT BOUNDARY



FIRST FLOOR PLAN

CDA 12



PROPOSED  
FOOTBRIDGE  
TO CDA12

COMMERCIAL AREA

COMMERCIAL AREA

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04-05-2002	--
19-07-2002	a
DATE/REVISION/AMENDMENTS	

FILE	PROJECT/CDA12-15
DRWN	G.P.O.
CHKD	W. YAU
DATE	MAY, 2002
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.  
M-3

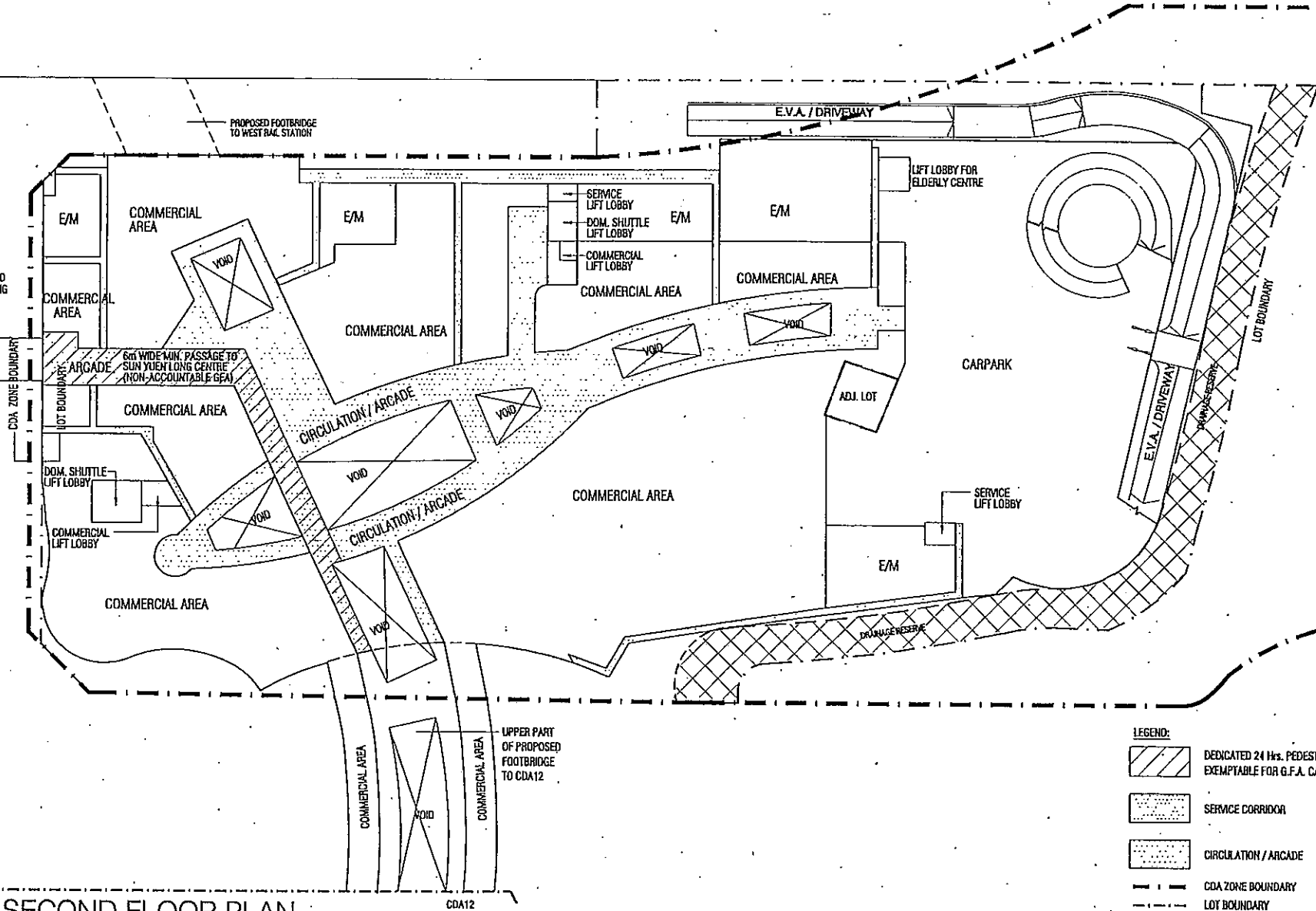
REV.  
1

WEST RAIL STATION

SUN YUEN LONG CENTRE

PROPOSED FOOTBRIDGE TO SUN YUEN LONG CENTRE

PROPOSED FOOTBRIDGE TO WEST RAIL STATION



SECOND FLOOR PLAN



LEGEND:

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



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04-05-2002 --

DATE/REVISION/AMENDMENTS

FILE: S:\PROJECT\CDA12-15\PROJECT  
DRAWN: P.W.C.  
CHKD: WAI  
DATE: MAY 2002  
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. REV.  
M-4

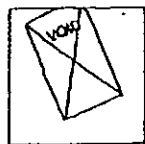
WESTRAIL STATION

SUN  
YUEN  
LONG  
CENTRE

POSSIBLE FUTURE  
VEHICULAR  
LINKBRIDGE TO  
SUN YUEN LONG  
CENTER.

CDA ZONE BOUNDARY

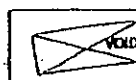
LOT BOUNDARY



— EMBANKMENT  
— LIFT LOBBY  
— DATA SHUTTLE  
— LIFT LOBBY  
— COMMERCIAL  
— LIFT LOBBY

ELDERLY CENTRE

LIFT LOBBY FOR  
ELDERLY CENTRE



CARPARK

ADJ. LOT

DATA SHUTTLE  
LIFT LOBBY

COMMERCIAL  
LIFT LOBBY

E/M

VOID

E/M



VEHICULAR  
LINKBRIDGE TO  
CDA 12

DEVELOPMENT RESERVE

LEGEND:

--- CDA ZONE BOUNDARY  
--- LOT BOUNDARY



THIRD FLOOR PLAN

CDA 12

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10 KAI CENTRE, WANCHAI, HONGKONG

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04-16-7203

FILE: 04-16-7203-04  
DRAWN: S.P.O.  
CHECKED: W. YAU  
DATE: MAY 2003  
SCALE: 1/1000

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

TITLE

THIRD FLOOR PLAN

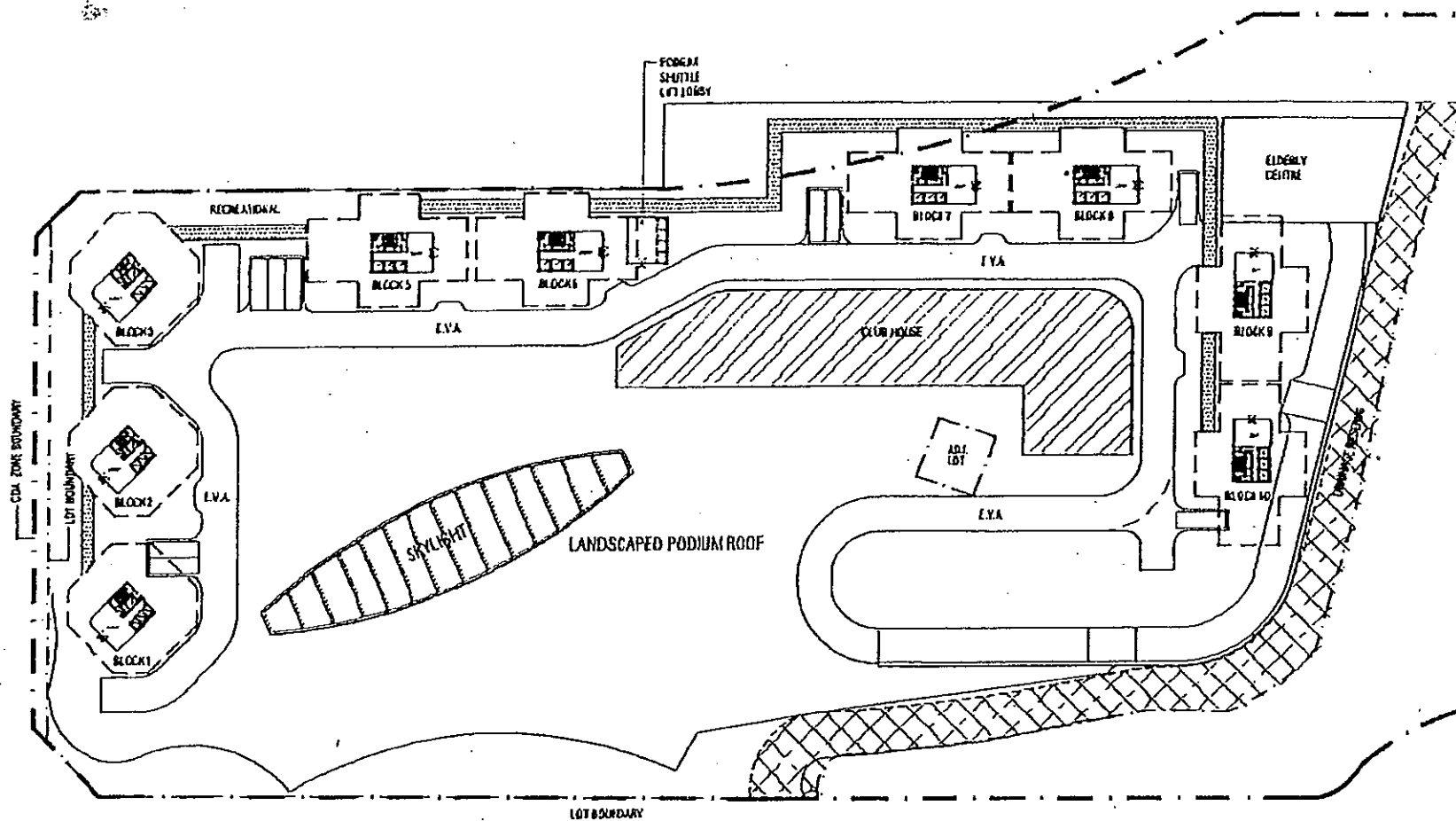
JOB NO.

DRAWING NO.

M-5

REV.

1



PODIUM FLOOR PLAN



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22/F, 188 HONG KONG STREET, WANCHAI, HONG KONG

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14-05-2003	GENERAL REVISED
14-01-2003	

FILE NO.	14-05-2003
CHKD.	C.F.D.
CHKD.	M. T. LI
DATE	14/05/2003

PROJECT  
PROPOSED RESIDENTIAL AND  
COMMERCIAL DEVELOPMENT  
AT VIEN LONG CDA AREA 15 NT

TITLE

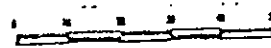
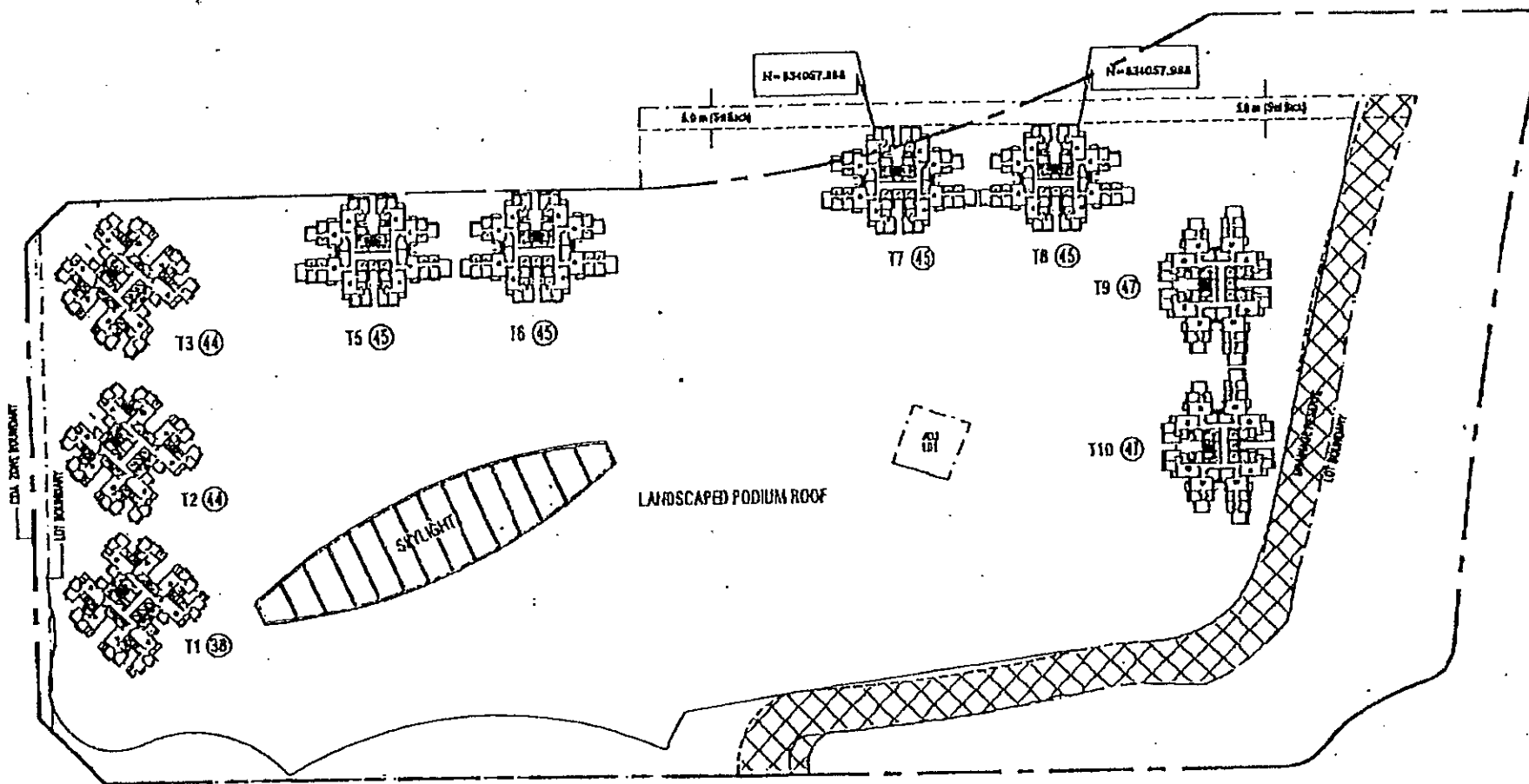
PODIUM ROOF PLAN

JOB NO.

DRAWING NO. 14-05

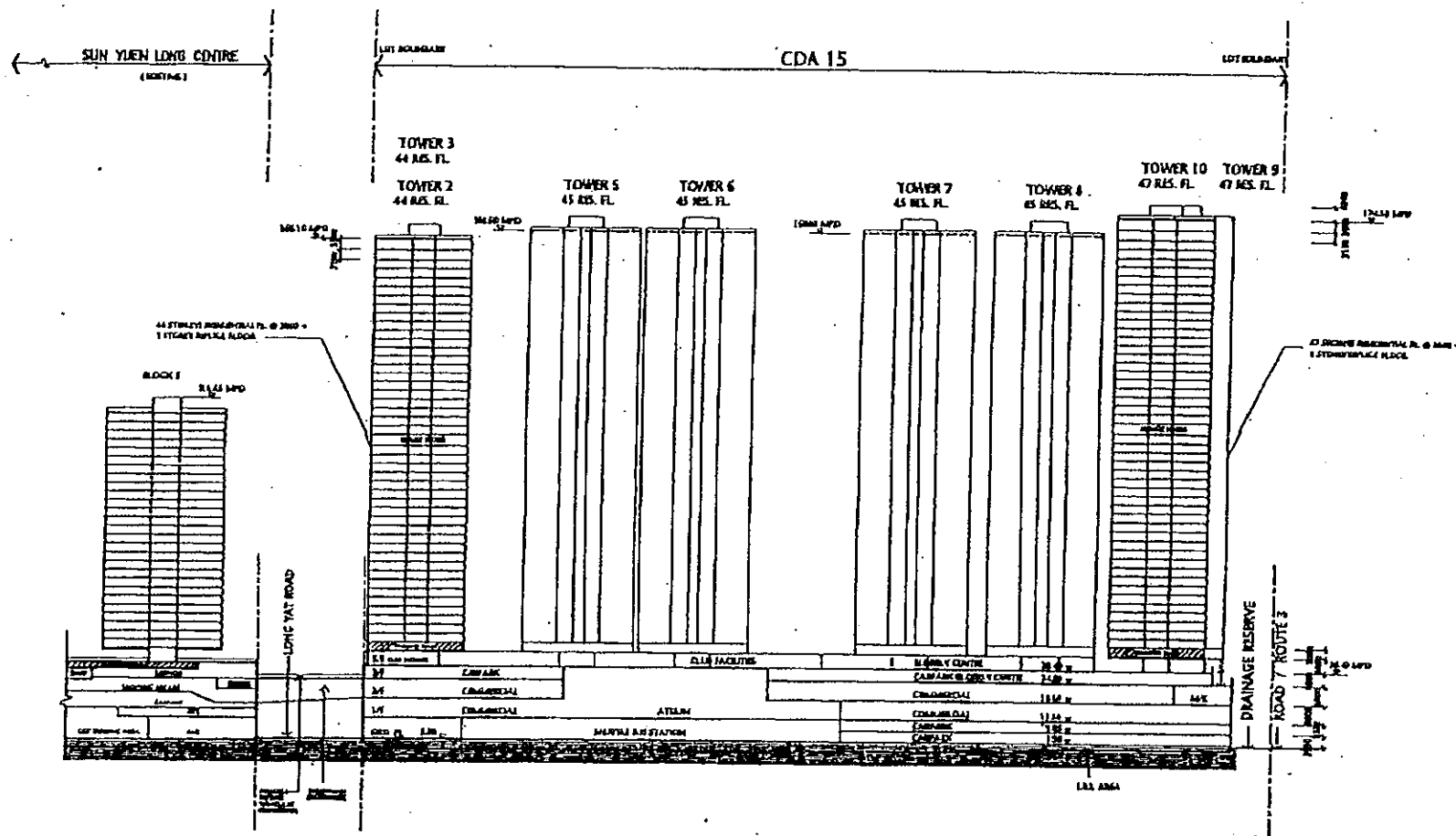


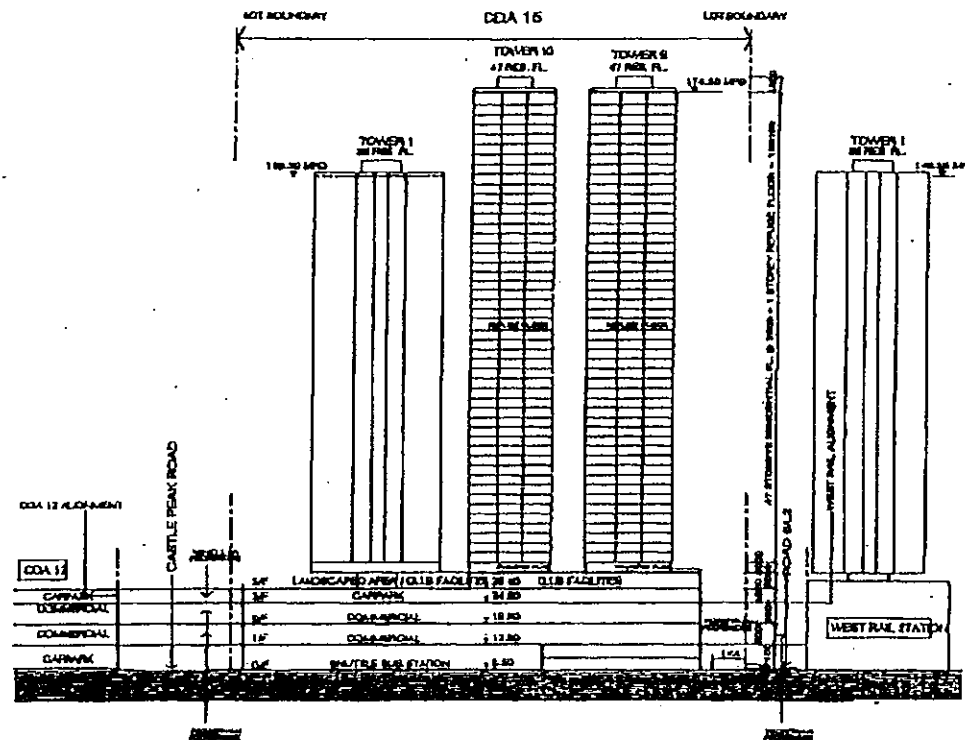




- LEGEND**
- COASTLINE BOUNDARY
  - - - LOT BOUNDARY
  - ④ INDICATES NO. OF RESIDENTIAL STOREYS ABOVE PODIUM







DIAGRAMMATIC SECTION 2 ( OPTION-7)

**The Major Development Parameters of the Approved Scheme**  
**(Option 2) in Application No. A/YL/104**

Development Parameters	Approved Scheme (No. A/YL/104)
Site Area	40,490m <sup>2</sup> (about) <sup>(1)</sup>
- Commercial/Residential Development	38,800m <sup>2</sup> (about)
-Retail Footbridge	1,690m <sup>2</sup> (about)
Plot Ratio (Commercial/ Residential Development)	
- Residential	4.4265 <sup>(2)</sup>
- Commercial	1.0897 <sup>(2)</sup>
Gross Floor Area	
Domestic	171,747m <sup>2</sup>
Non-domestic:	43,730m <sup>2</sup> (about)
-Commercial/ Residential Development	42,280m <sup>2</sup> ( <sup>3</sup> )
-Retail Footbridge	1,450m <sup>2</sup> (about)
GIC Floor Space	4,000m <sup>2</sup> (total)
- Residential Care Home for the Elderly (RCHE)	2,703m <sup>2</sup>
- Community Hall (CH) cum Contact Liaison Office	1,297m <sup>2</sup>
No. of Blocks	9
No. of Flats	3,100 – 3,300 (assume 3,200)
Average Flat Size	53.67m <sup>2</sup> (about)
No. of Domestic Storeys	38-47 <sup>(4)</sup>
Maximum Building Height	149.3mPD to 174.5mPD
Open Space	28,000m <sup>2</sup> (about)
Residents Club House	5,152m <sup>2</sup> (about)
Car Parking Spaces	826(total)
- Residential	458
- Visitors	45
- Retail	319
- GIC	4

Development Parameters	Approved Scheme (No. A/YL/104)
Loading/Unloading Bays	54 (total)
- Residential	9
- Retail	43
- GIC	2

- Notes: (1) Exclude the site area of Lot No. 436 in DD 115.
- (2) Exclude the site area for pedestrian retail footbridge and its retail floor space.
- (3) The GFA excludes the 24-hour public passageway connecting West Rail, the public bus terminus and adjacent residential developments, and the area dedicated for loading/unloading for retail shops.
- (4) Residential storeys are above 4 levels of podium and excluding refuge floors.

AC-104-paramet