

List of Approval Conditions

Application No. A/YL/79

Application Site : Yuen Long Town Lot 507, Area 15, Yuen Long New Town

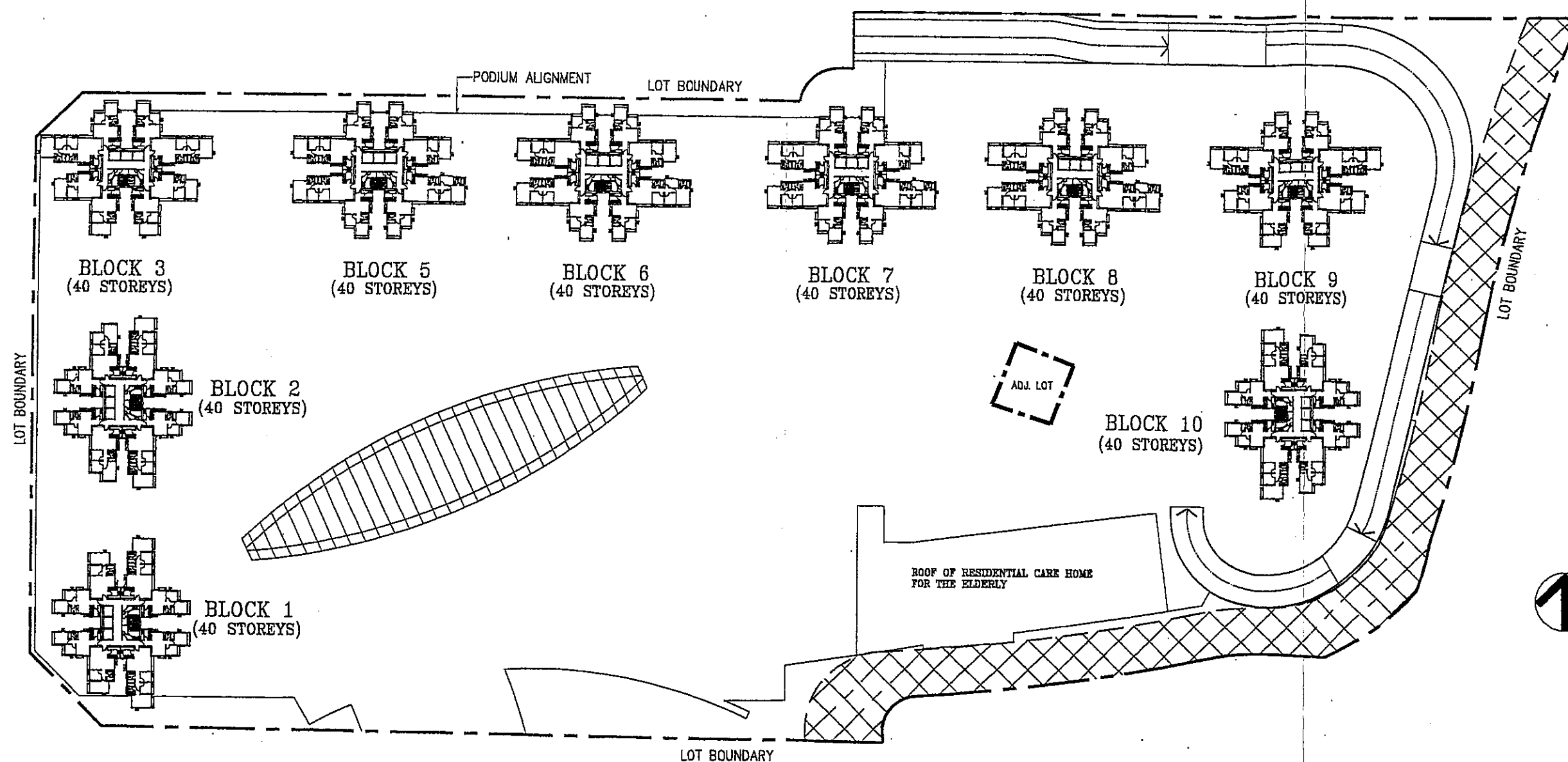
Subject of Application : Comprehensive Residential and Commercial Development

Date of Approval : 5.2.2001

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 disable facilities, and demolition of the existing footbridge across Castle Peak Road, as proposed by you, 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 you, 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 that 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 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 593m² and 10m² 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 1,576m² 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 5.2.2004 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 5.2.2001.

Gordon K. C. Siu
Chairman, Town Planning Board

蕭炯柱
城市規劃委員會主席 簽署

A horizontal scale bar with markings at 0, 10, 20, 30, 40, and 50m.

FIGURE 4
Proposed Master Layout Plan

3-7-2000	a	GENERAL REVISION
NOV. 2000	b	GENERAL REVISION

DATE / REVISION / AMENDMENTS

FILE E:\PLAN\PROJECT\CD\15
S-16\MLP-7\1-POD!
DRWN G.P.O.
CHKD W. YAU
DATE NOV. 2000
SCALE 1:1000

A PROJECT

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

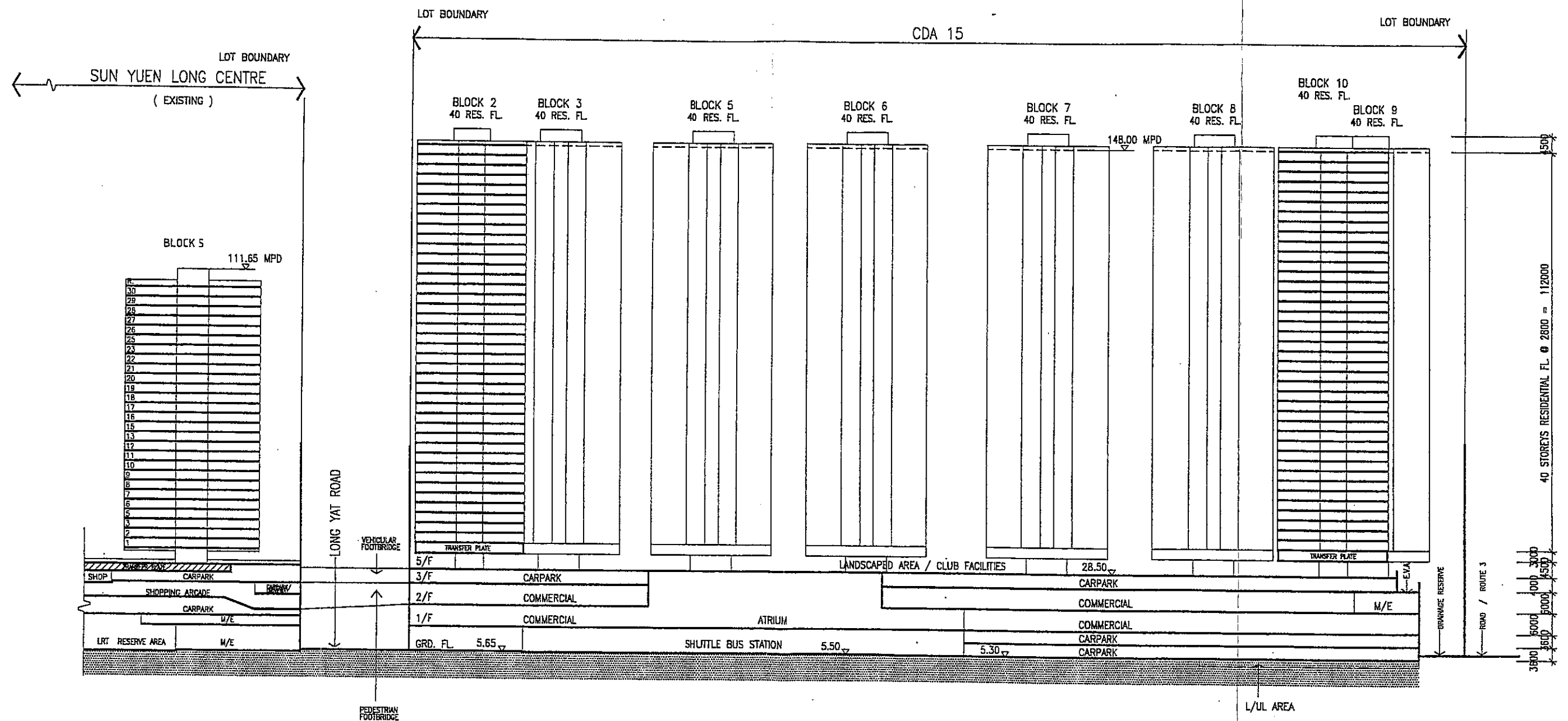
TITLE	
1	1

OVERALL TYPICAL
FLOOR PLAN

JOB NO.

NT-127

DRAWING NO.
M7



DIAGRAMMATIC SECTION 1

FIGURE 5
Section Through Proposed Scheme