

## **List of Approval Conditions**

### **Application No. A/YL/65**

**Application Site** : Various Lots and Adjoining Government Land in DD 115 and DD 116, Area 12, Yuen Long New Town

**Subject of Application** : Proposed Comprehensive Commercial/Residential Development

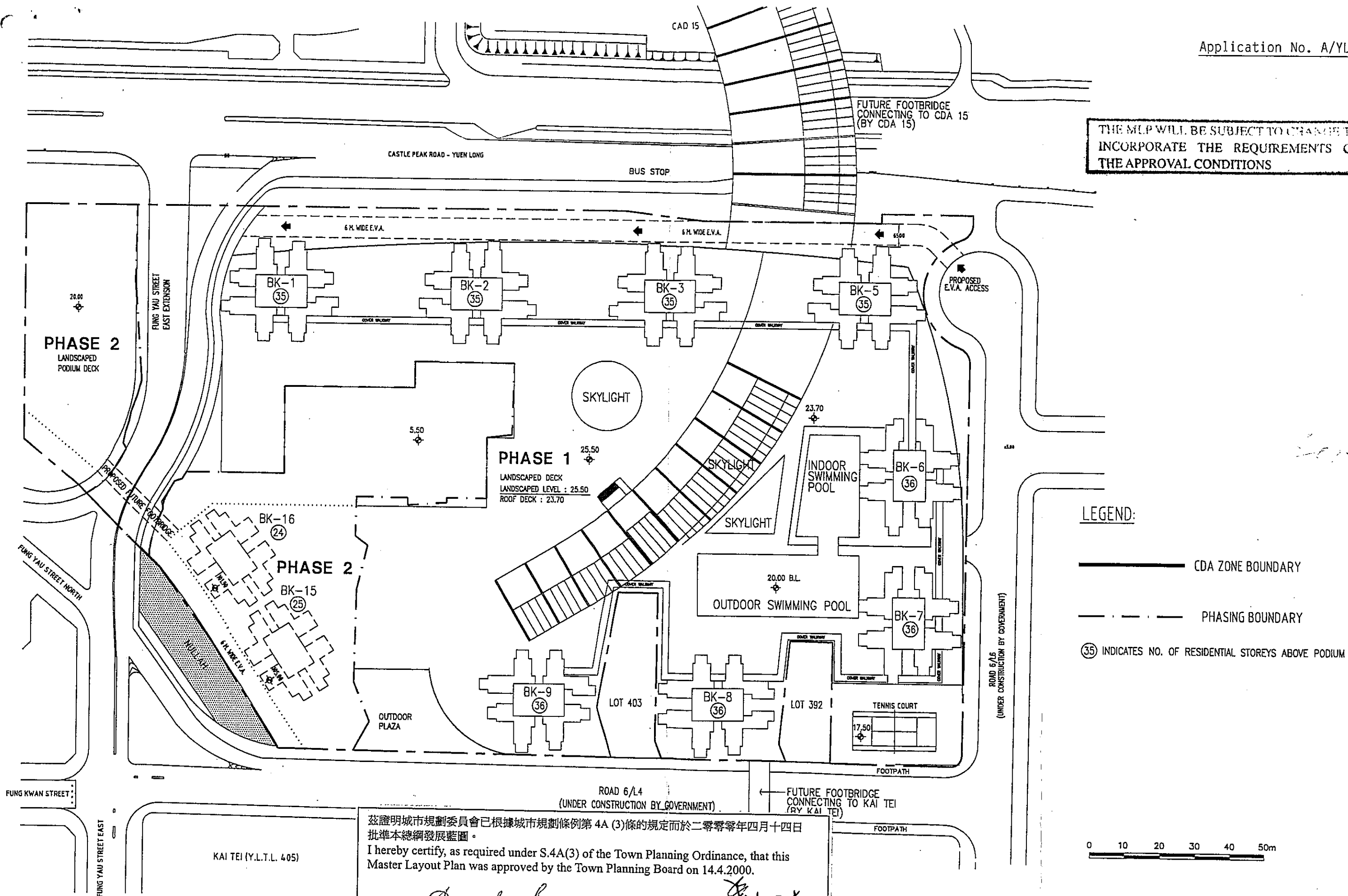
**Date of Approval** : 14 April 2000

**Approval Conditions** :

- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (c), (d), (f) to (i) and (l) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the implementation of the Master Landscape Plan to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the design and provision of structural openings and supports for footbridges connecting to adjacent developments in the north, east and south of the site, as proposed by the applicant and at no cost to the Government, to the satisfaction of the Director of Highways or of the Town Planning Board;
- (d) the design and implementation of Fung Yau Street East Extension, as proposed by the applicant and at no cost to the Government, to the satisfaction of the Commissioner of Transport or of the Town Planning Board;
- (e) the design and implementation of the junction improvement works for Fung Kam Street/Fung Yau Street South and Fung Cheung Road/Fung Kam Street, as proposed by the applicant, to the satisfaction of the Commissioner of Transport or of the Town Planning Board;
- (f) the provision of emergency vehicular access, water supplies for fire-fighting and fire services installations to all residential blocks to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (g) the provision of 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;
- (h) the design and provision of a nursery/kindergarten, as proposed by the applicant and at no cost to the Government, to the satisfaction of the Director of Education or of the Town Planning Board;

- (i) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (j) the submission of a revised sewerage impact assessment, the provision of mitigation measures for sewage treatment and the arrangement of operation and maintenance of the proposed sewerage works, as necessitated by the development, prior to the completion of trunk sewer along Yuen Long Highway, to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (k) the submission of a revised drainage impact assessment to ascertain the effects of the proposed development and the provision of flood mitigation measures and drainage facilities, as necessitated by the proposed development, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (l) the provision of a Drainage Reserve for the operation and maintenance of the nullah along the south-western boundary of the application site to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (m) the diversion of existing water mains affected by the proposed development 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 14.4.2003 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) 條的規定而於二零零零年四月十四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 14.4.2000.

signed *Gordon K. C. Siu*  
Gordon K. C. Siu  
Chairman, Town Planning Board

*蕭炯柱*  
蕭炯柱  
城市規劃委員會主席 簽署

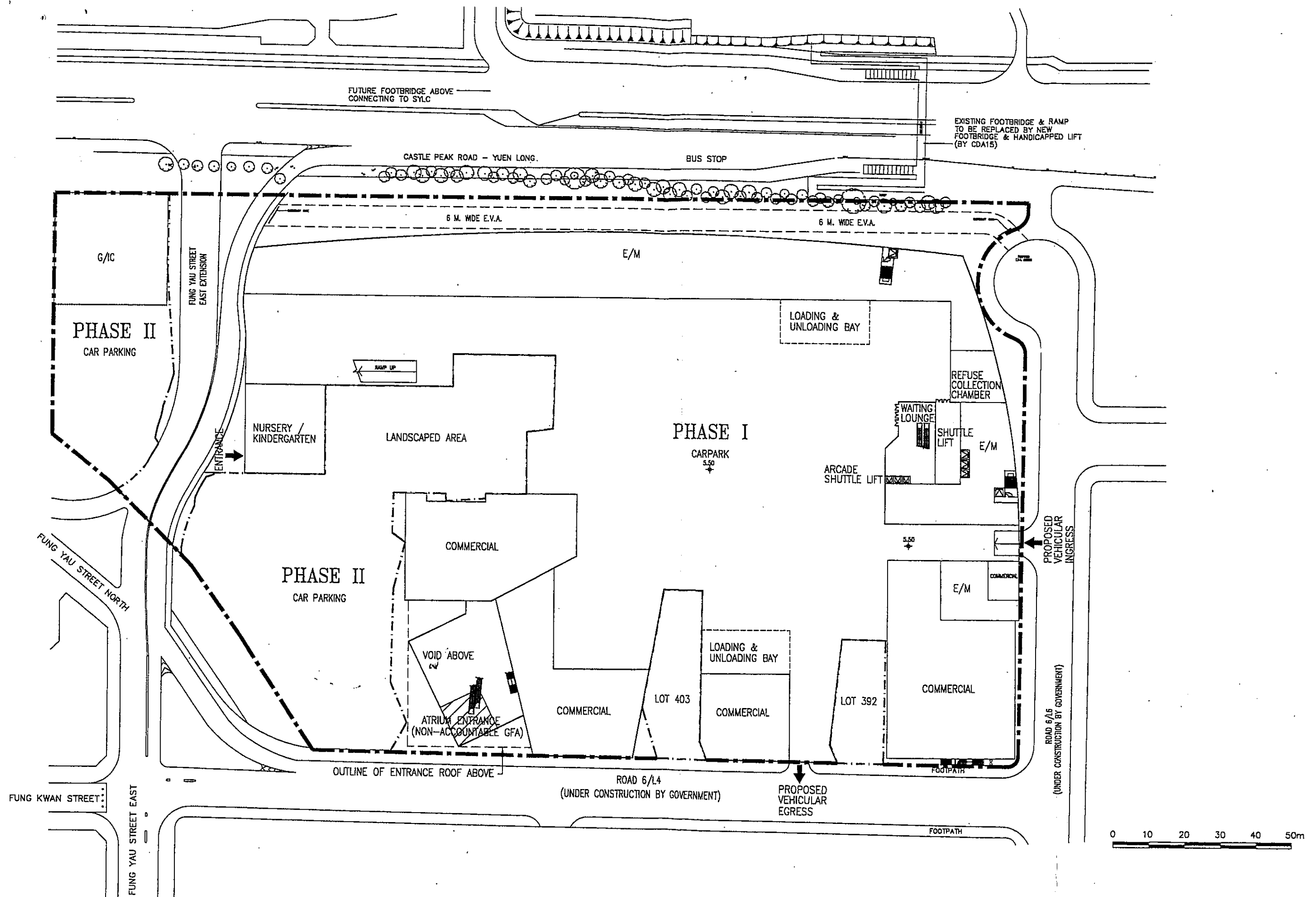
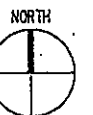


Figure 3.2 Ground Floor Plan  
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.

**SUN HUNG KAI**  
ENGINEERING CO., LTD.  
SCALE : 1 : 1000  
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CODE : F:\PLAN\CDA12\S-16\2-2000\12-GF  
REV. : A







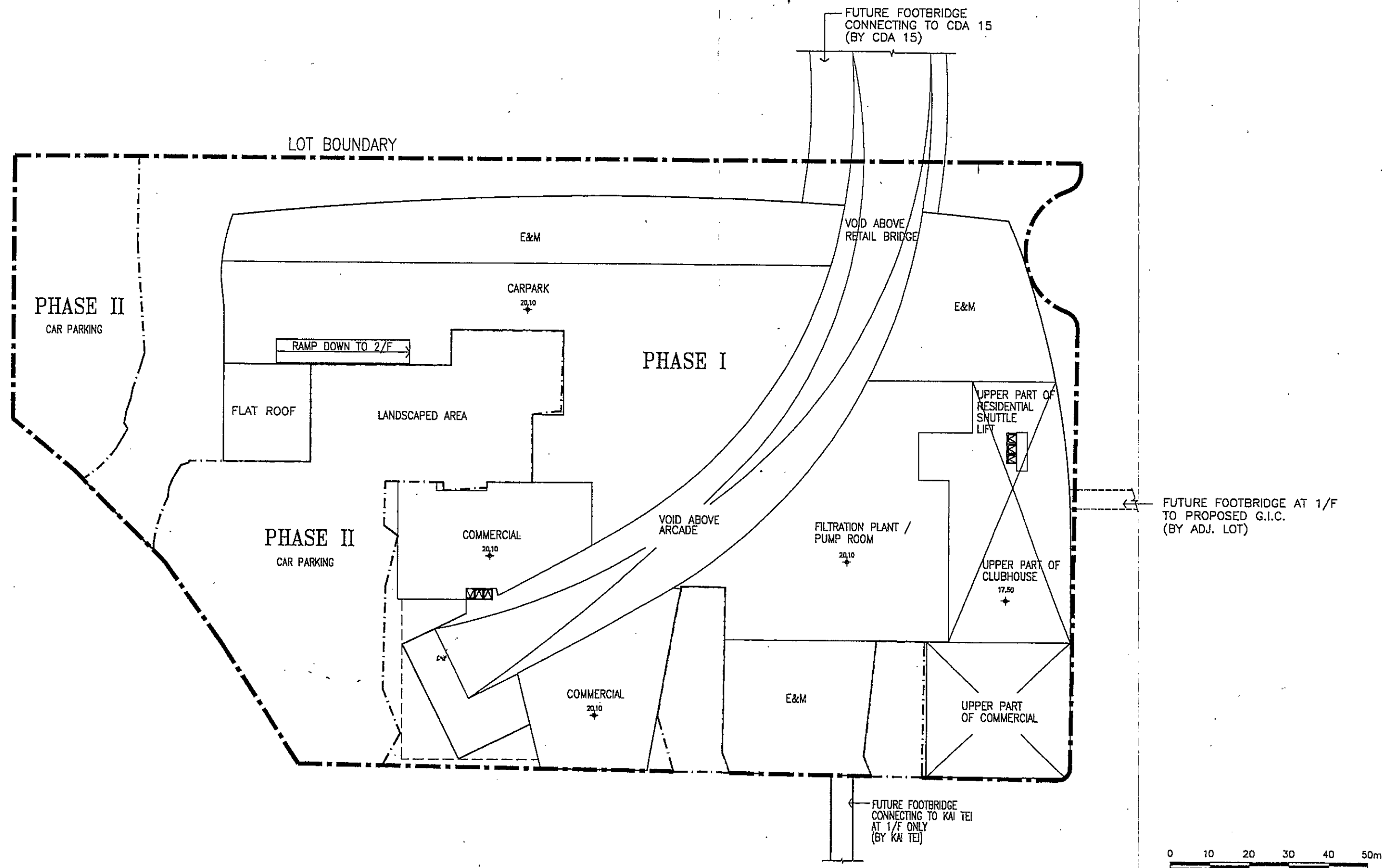


Figure 3.5 Third Floor Plan  
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.

**SUN HUNG KAI**  
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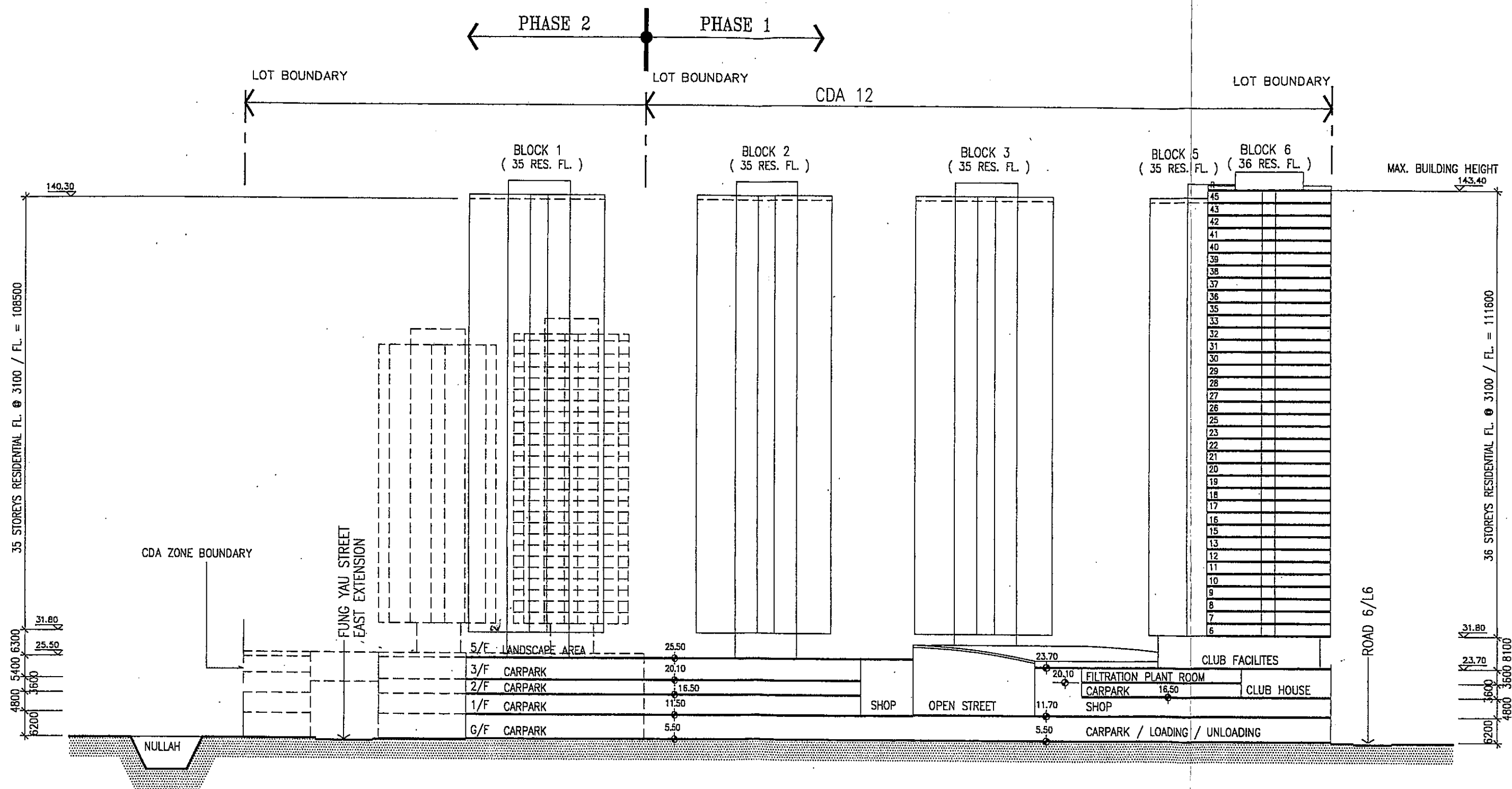


Figure 3.6 Diagrammatic Section (East-West Section)

PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.

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

SCALE : 1 : 1000  
DATE : 29-2-2000  
CODE : I:\PLAN\CDA12\S-16\2-2000\12-SEC  
REV : A



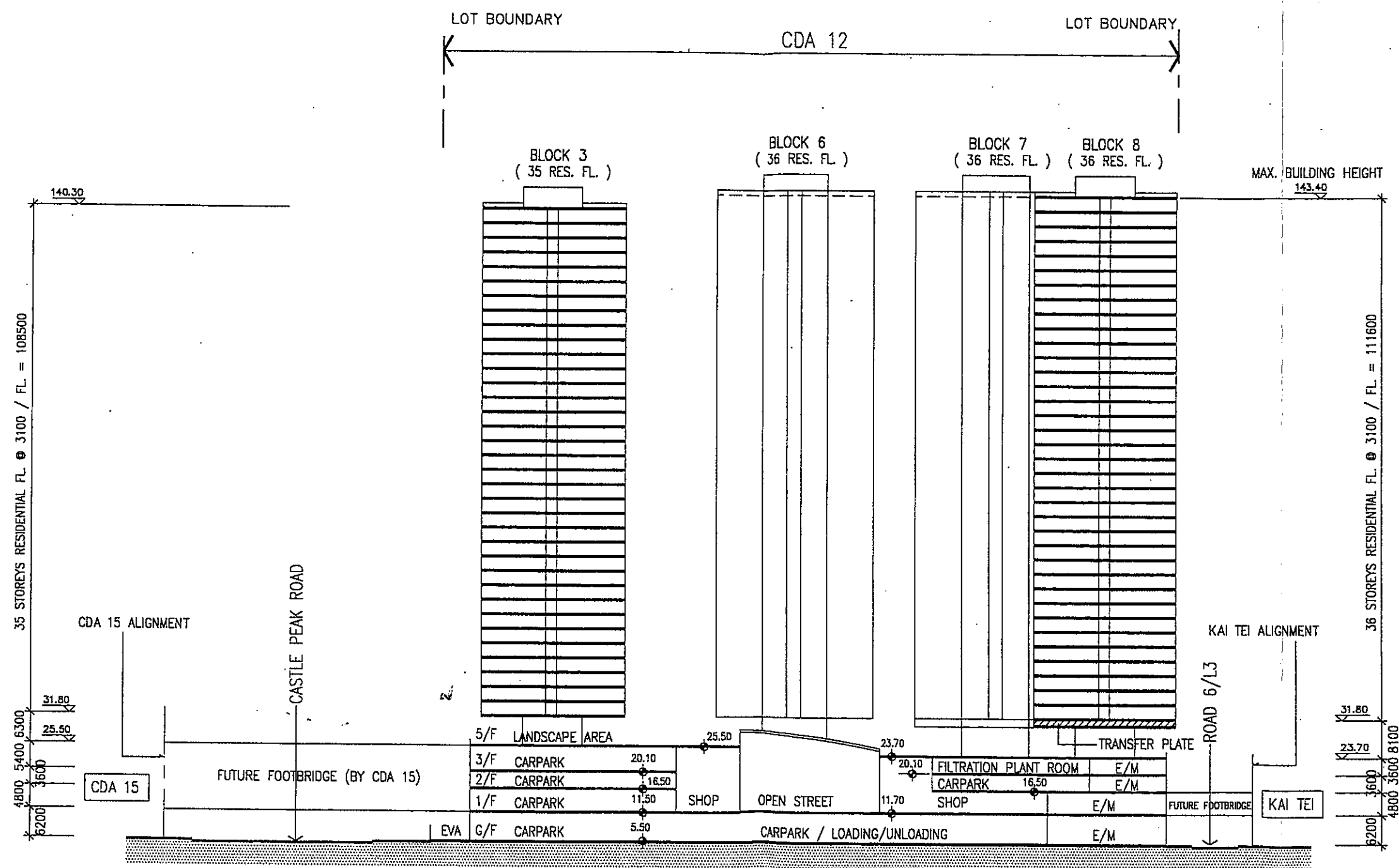


Figure 3.7 Diagrammatic Section (North-South Section)  
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.



