

List of Approval Conditions

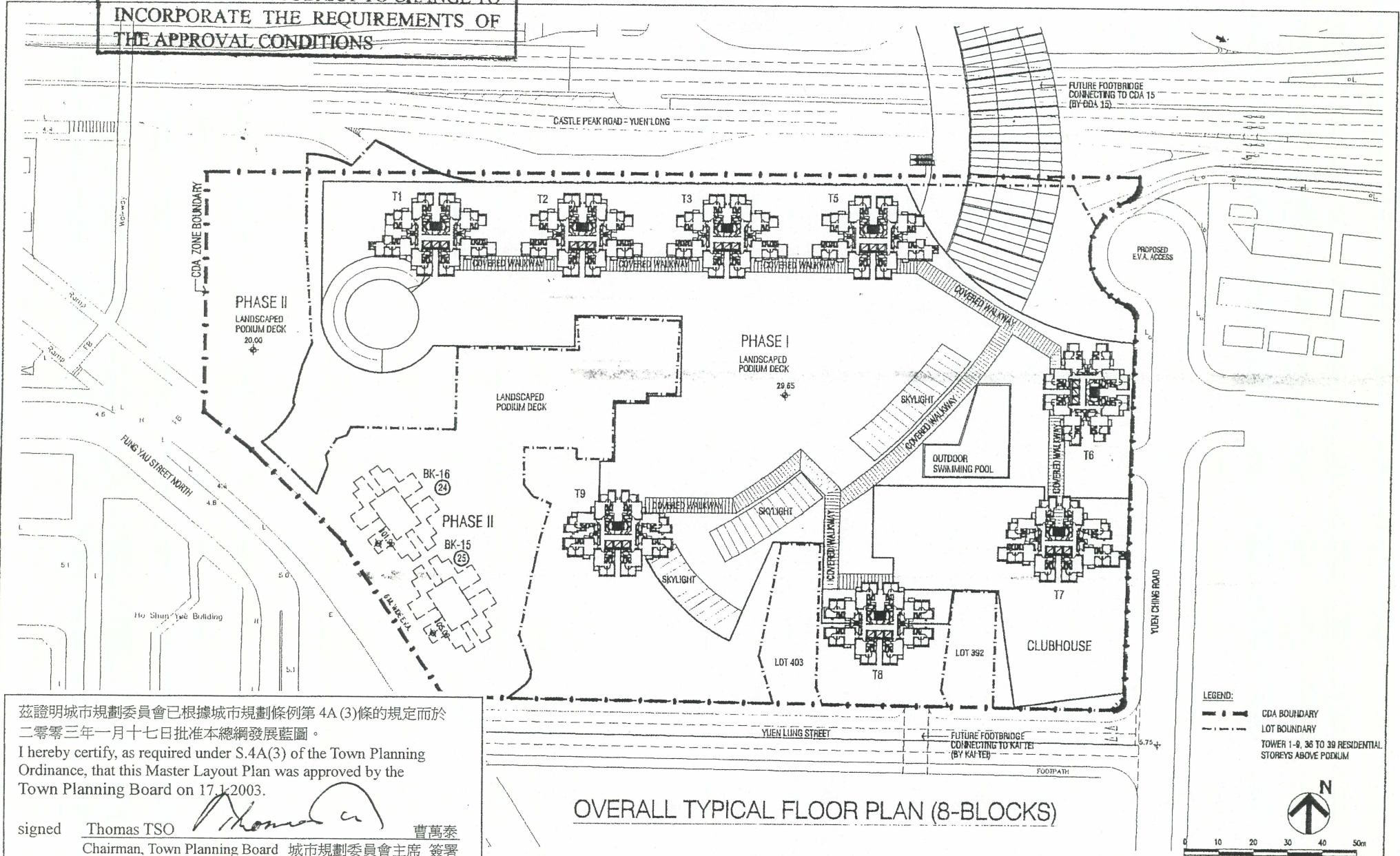
61c

Application No. A/YL/103

- Application Site : Various Lots and Adjoining Government Land in DD 115 and DD 116, Area 12, Yuen Long New Town (to be known as Yuen Long Town Lot 504)
- Subject of Application : Proposed Comprehensive Commercial/Residential Development (Proposed Amendments to the Scheme Previously Approved under Application No. A/YL/84)
- Date of Approval : 17.1.2003
- Approval Conditions :
- (a) the submission and implementation of a revised MLP to take into account conditions (d), (g) to (j) and (m) 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 submission of an implementation programme with phasing proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (d) the design and provision of structural openings and supports for footbridges connecting to adjacent developments in the north, east and south of the site, and those for vehicular bridge connecting to the "Comprehensive Development Area" development to the north, as proposed by the applicant, to the satisfaction of the Director of Highways or of the Town Planning Board;
 - (e) the design and implementation of the improvement works for Pok Oi Interchange of Yuen Long Highway and Castle Peak Road-Yuen Long, as proposed by the applicant, to the satisfaction of the Commissioner of Transport or of the Town Planning Board;
 - (f) 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;
 - (g) 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;
 - (h) 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;
 - (i) the design and provision of a nursery/kindergarten, as proposed by the applicant, to the satisfaction of the Director of Education or of the Town Planning Board;

- (j) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (k) the provision of sewerage works and the arrangement of their operation and maintenance, as recommended in the approved sewerage impact assessment and necessitated by the development, to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (l) 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;
- (m) 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;
- (n) 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
- (o) the planning permission shall cease to have effect on 17.1.2007 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) 條的規定而於二零零三年一月十七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 17.1.2003.

signed Thomas TSO 曹萬泰
Chairman, Town Planning Board 城市規劃委員會主席 簽署

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

This drawing and design are copyright of the authorisation person. No portion may be reproduced without his written permission. Used without permission, measurements in existing works to be verified on site. This drawing shall be used in connection with the location and condition of contract.

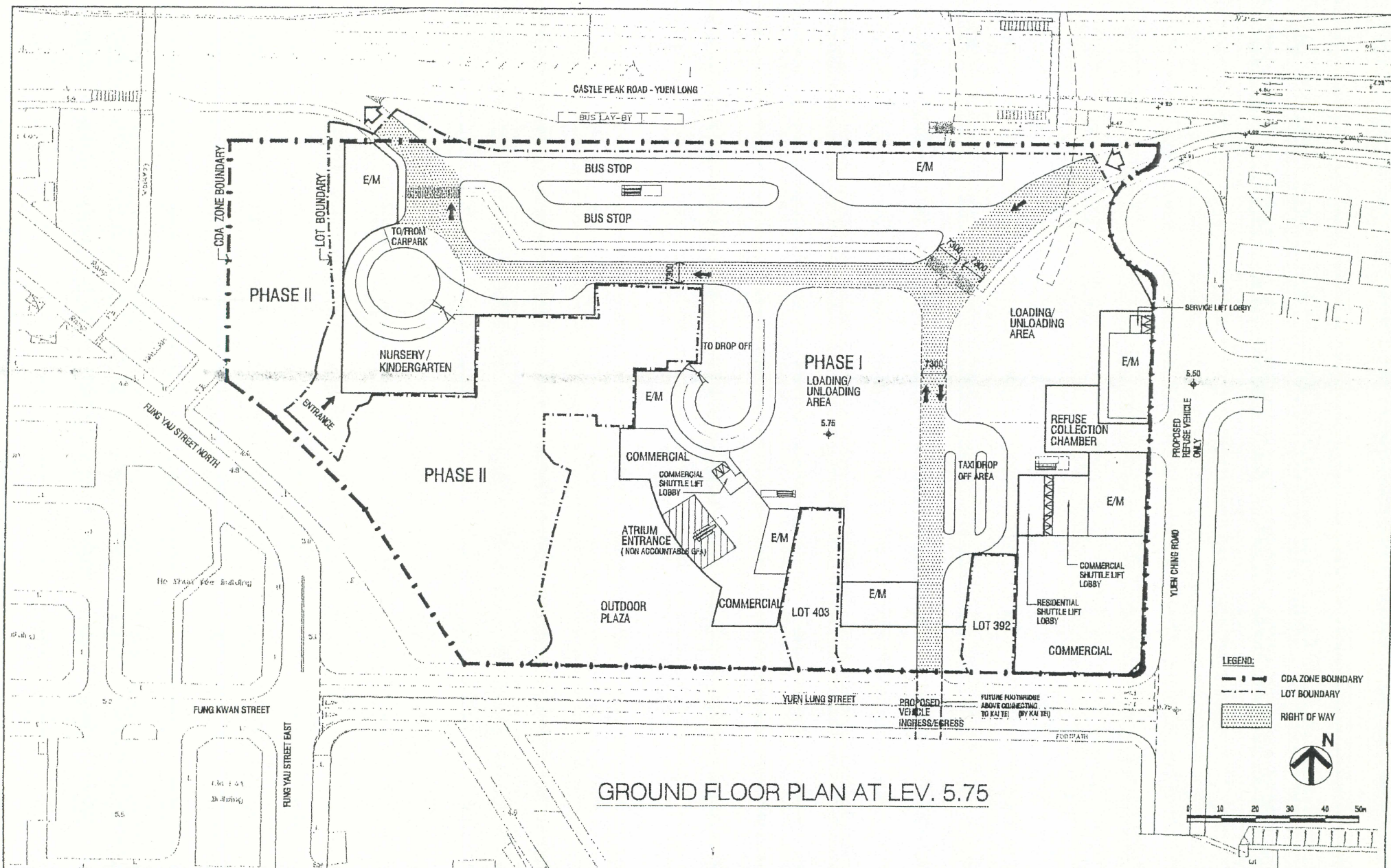
24-04-2002 -
10-05-2002 b GENERAL REVISION
DATE/REVISION/AMENDMENTS

FILE NO. CM13-15
DRWN G.P.O.
CHKD W. YAU
DATE JUNE, 2002
SCALE 1:1000

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

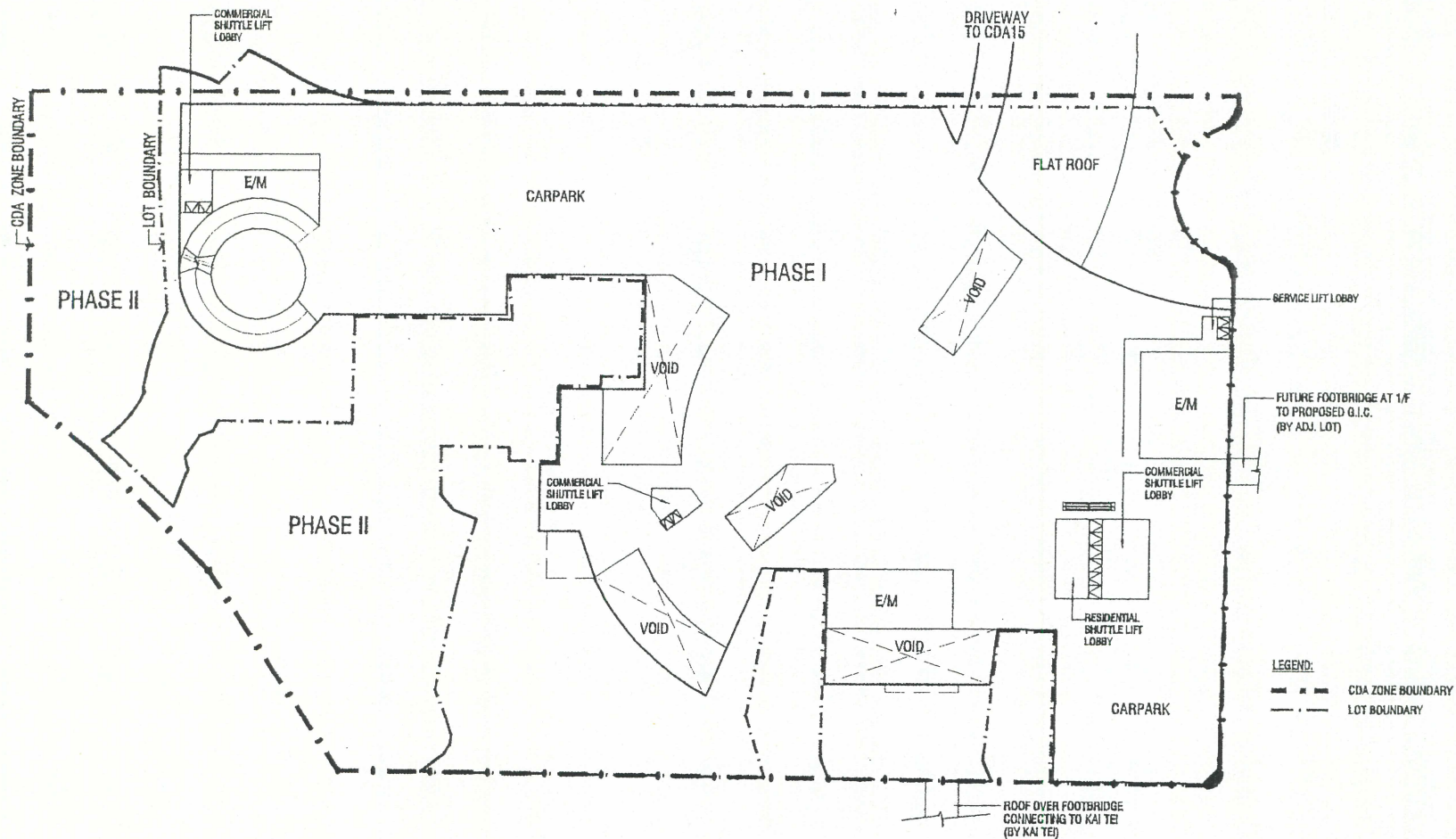
TITLE
OVERALL TYPICAL FLOOR PLAN (8-BLOCKS)

JOB NO.
DRAWING NO. M-6
REV.

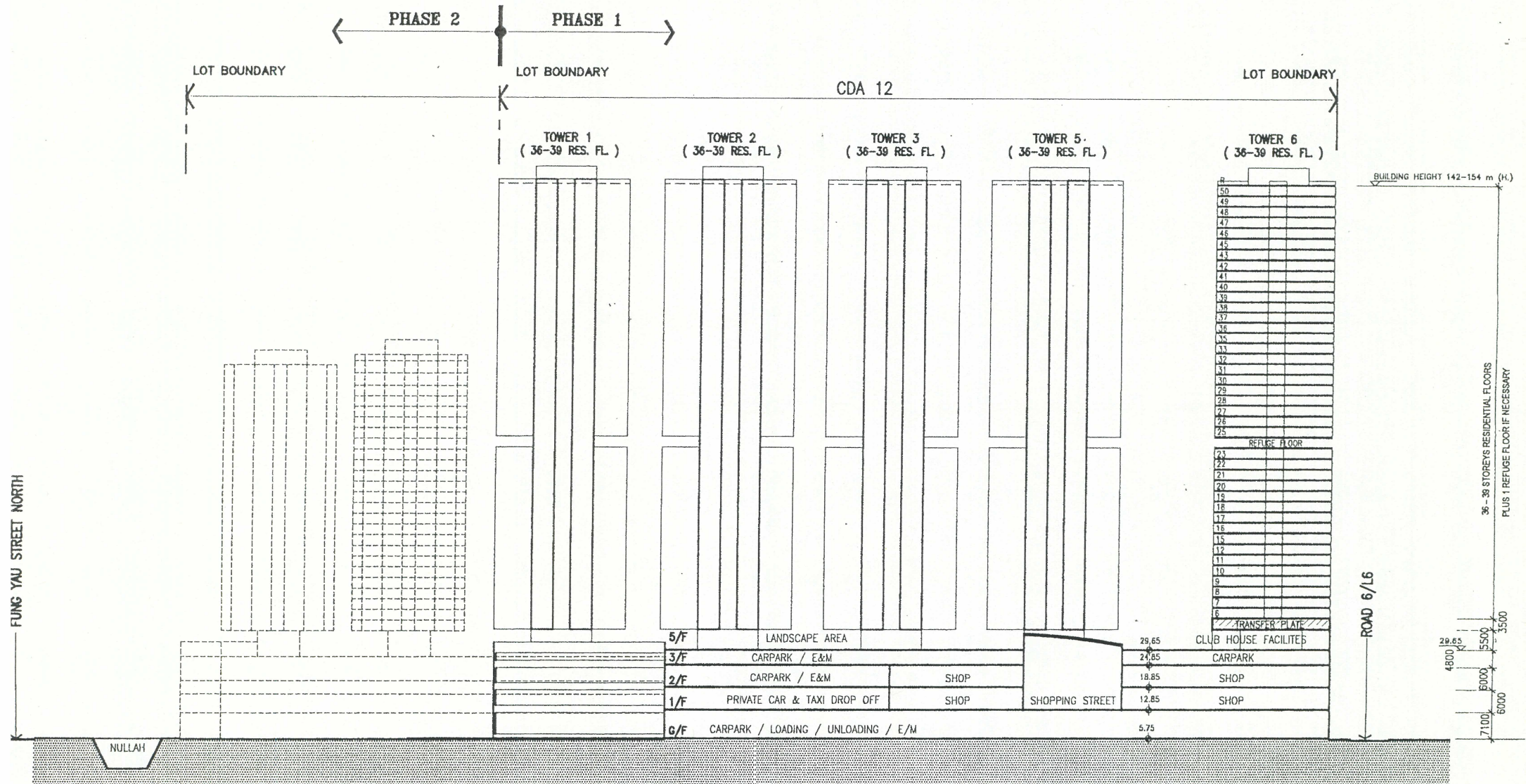




0 10 20 30 40



3RD FLOOR PLAN AT LEV. 24.85



DIAGRAMMATIC SECTION 1



TABLE 1 : COMPARISON OF DEVELOPMENT CRITERIA

	Approved Application (No. A/YL/84)		Current Scheme	
Development Phase	PHASE 1	PHASE 2	PHASE 1	PHASE 2
Site Area	29,516 m ² approx.	7,641 m ² approx.	28,711 m ² approx.	7,641 m ² approx.
Domestic GFA	135,096 m ²	38,205 m ²	131,391 m ²	38,205 m ²
Non-domestic GFA	23,109 m ² *	--	23,109 m ² *	--
Overall Plot Ratio:				
Residential	4.664		4.6654	
Commercial	0.622		0.6357	
Number of Storeys	35 -36 residential over podium	24 - 25 residential over podium	36 - 39 residential over podium	24 - 25 residential over podium
Building Height	143.4 mPD		142.0 to 154.0 mPD	
GIC Floorspace	2,400 m ² GFA Total (1,400 m ² GFA for Nursery/ Kindergarten)		2,400 m ² GFA Total (1,400 m ² GFA for Nursery/ Kindergarten)	
Number of Blocks	8	2	8	2
Number of Units	2,272 [Total: 2,554 - 2,764 (assume 2,664)]	392	2,405 [Total: 2,747 - 2,847 (assume 2,797)]	392
Average Flat Size	59.46 m ²	97.40 m ²	54.63 m ²	97.40 m ²
Open Space	>25,000 m ² approx.		>25,000 m ² approx.	
Residents Club House	2,702 m ² GFA approx.	n/a	Not more than 3,942m ² (3% of total domestic GFA)	n/a
<i>Parking:</i>				
Residential (1 space/6 units)	379	66	401	66
Visitors (5 spaces/block)	40	10	40	10
Retail (40/1 st 2000m ² ; 1/150m ²)	191	--	191	--
GIC	2	5	2	5
Total	612	81	634	81
<i>Loading/unloading bays:</i>				
Residential (1 bay/block)	8	2	8	2
Retail (1/1,000sm)	24	--	24	--
GIC	4	1	4	1
Total	36**	3	36**	3

* Excludes the 24-hour public passageway connecting the West Rail, the public bus terminus and adjacent residential developments, and the GIC floor space.

** The loading/unloading bays include 2 taxi lay-bys and 2 school bus lay-bys.