

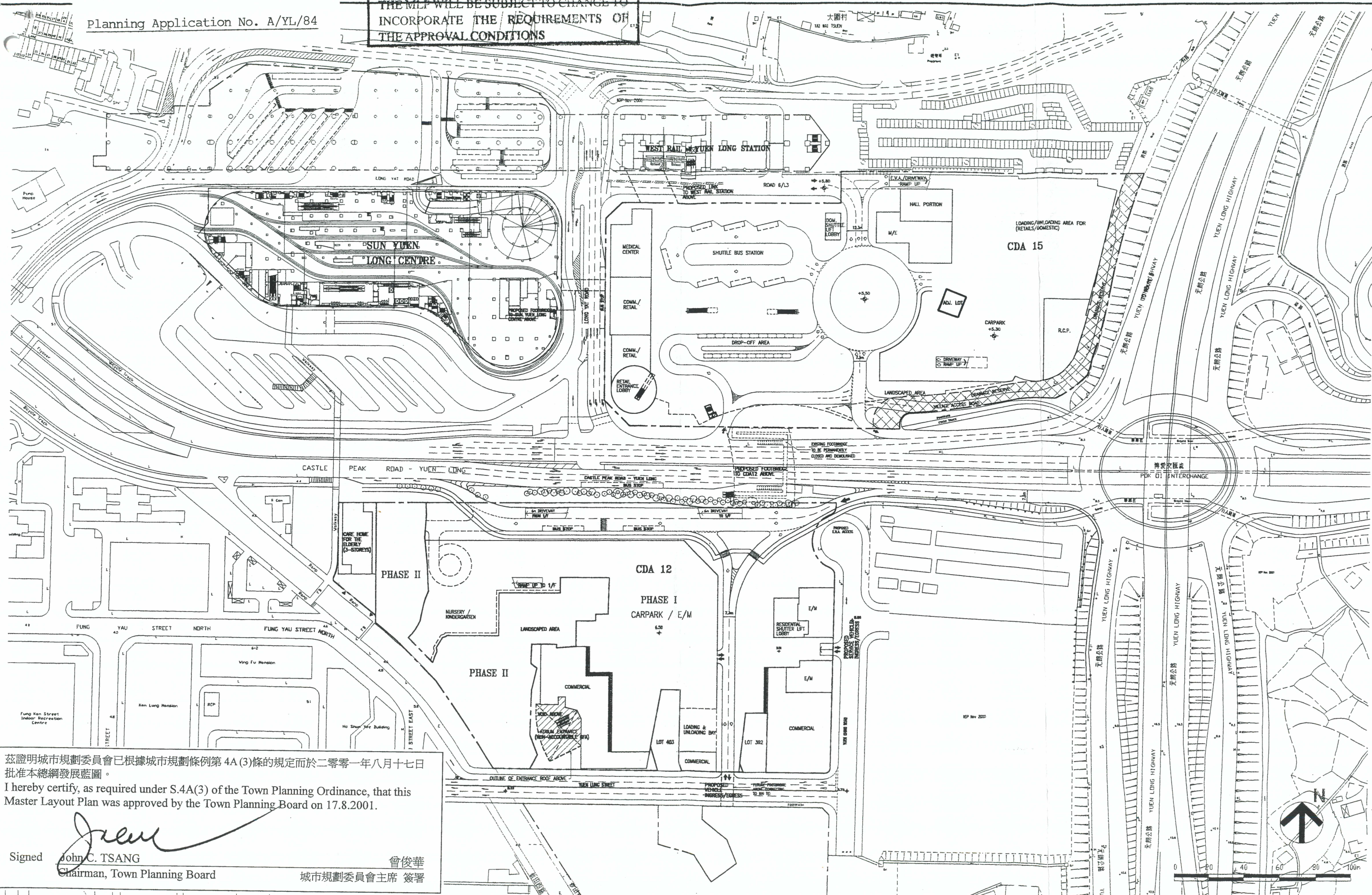
List of Approval Conditions

Application No. A/YL/84

- Application Site** : Various Lots and Adjoining Government Land in DD 115 and DD 116, Area 12, Yuen Long New Town (to be known as YLTL 504)
- Subject of Application** : Proposed Comprehensive Commercial/Residential Development
- Date of Approval** : 17.8.2001
- Approval Conditions** :
- (a) the submission and implementation of a revised Master Layout Plan (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" ("CDA") 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 for 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 for 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 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;
- (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 should cease to have effect on 17.8.2004 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



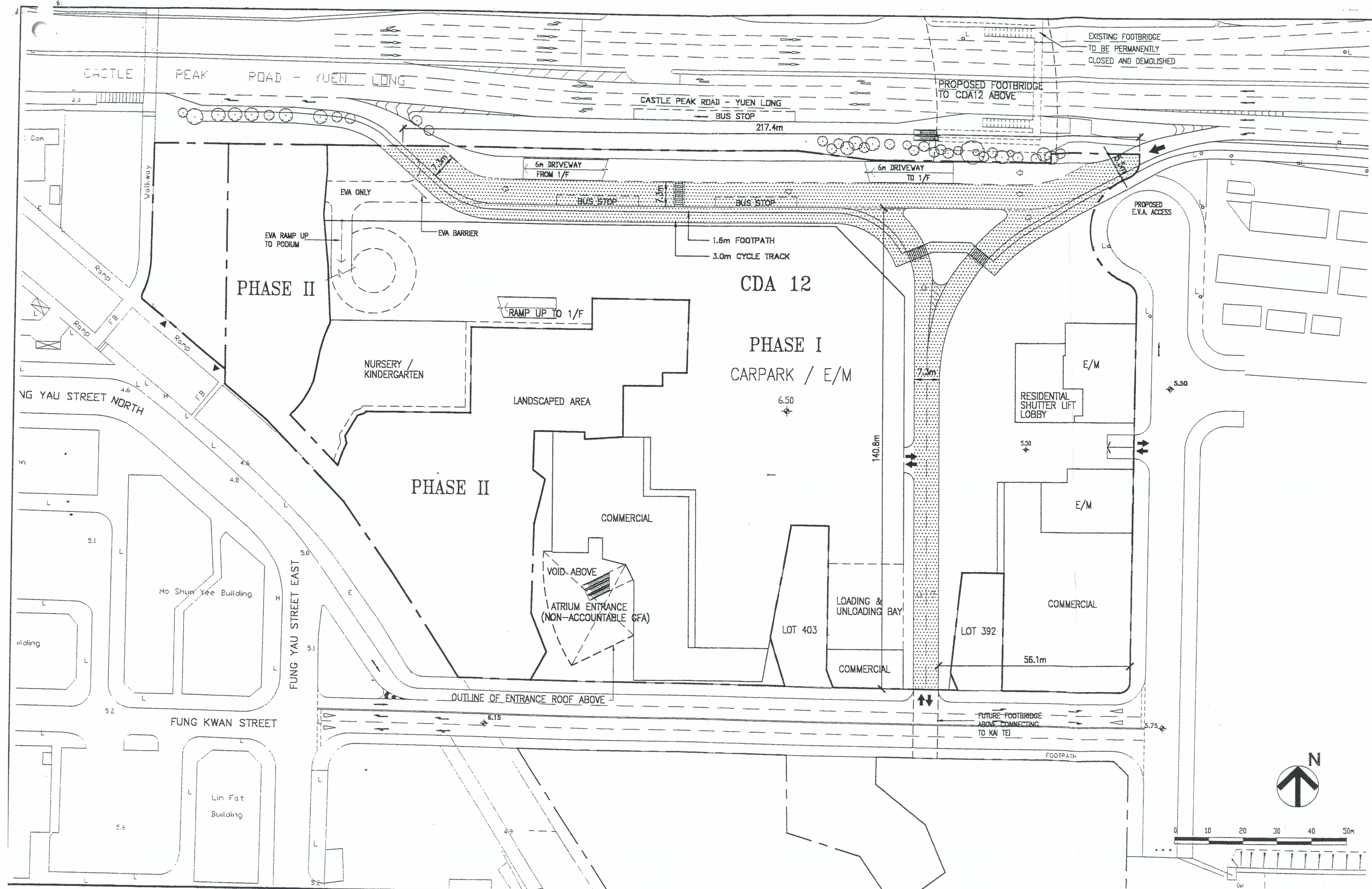
茲證明城市規劃委員會已根據城市規劃條例第 4A(3) 條的規定而於二零零一年八月十七日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 17.8.2001.

Signed *John C. TSANG*
Chairman, Town Planning Board

曾俊華
城市規劃委員會主席 簽署

MASTER LAYOUT PLAN PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12 & 15, N.T.

SUN HUNG KAI
ENGINEERING CO., LTD.
SCALE: 1 : 2000
DATE: 31-03-2001
CODE: I:\PLAN\PROJECT\CD12-15\5-16\25mlp-C.DWG



SUN HUNG KAI
ENGINEERING CO., LTD.

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

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27-03-2001	-	-
14-08-2001	A	EVA LAYOUT ADDED
DATE/REVISION/AMENDMENTS		

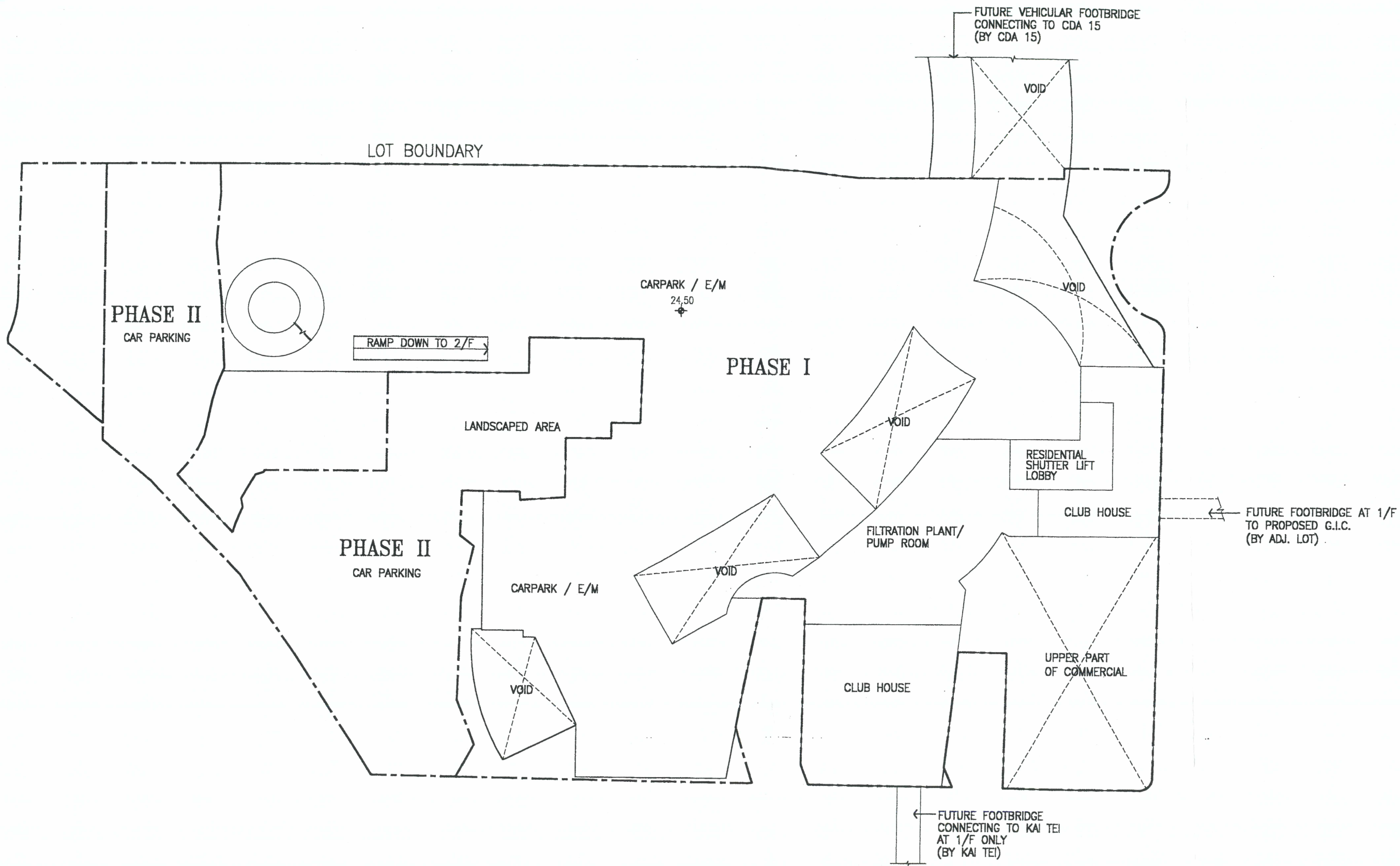
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DRWN G.P.O.
CHKD W. YAU
DATE MAR, 2001
SCALE 1:1000

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

TITLE
GROUND FLOOR PLAN

JOB NO.
DRAWING NO. **M1** REV.





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27-03-2001 - -
DATE/REVISION/AMENDMENTS

FILE H:\PLAN\PROJECT\CD12\ PROJECT
5-18\SK-3\1F
DRWN G.P.O.
CHKD W. YAU
DATE 27-3-2001
SCALE 1:1000

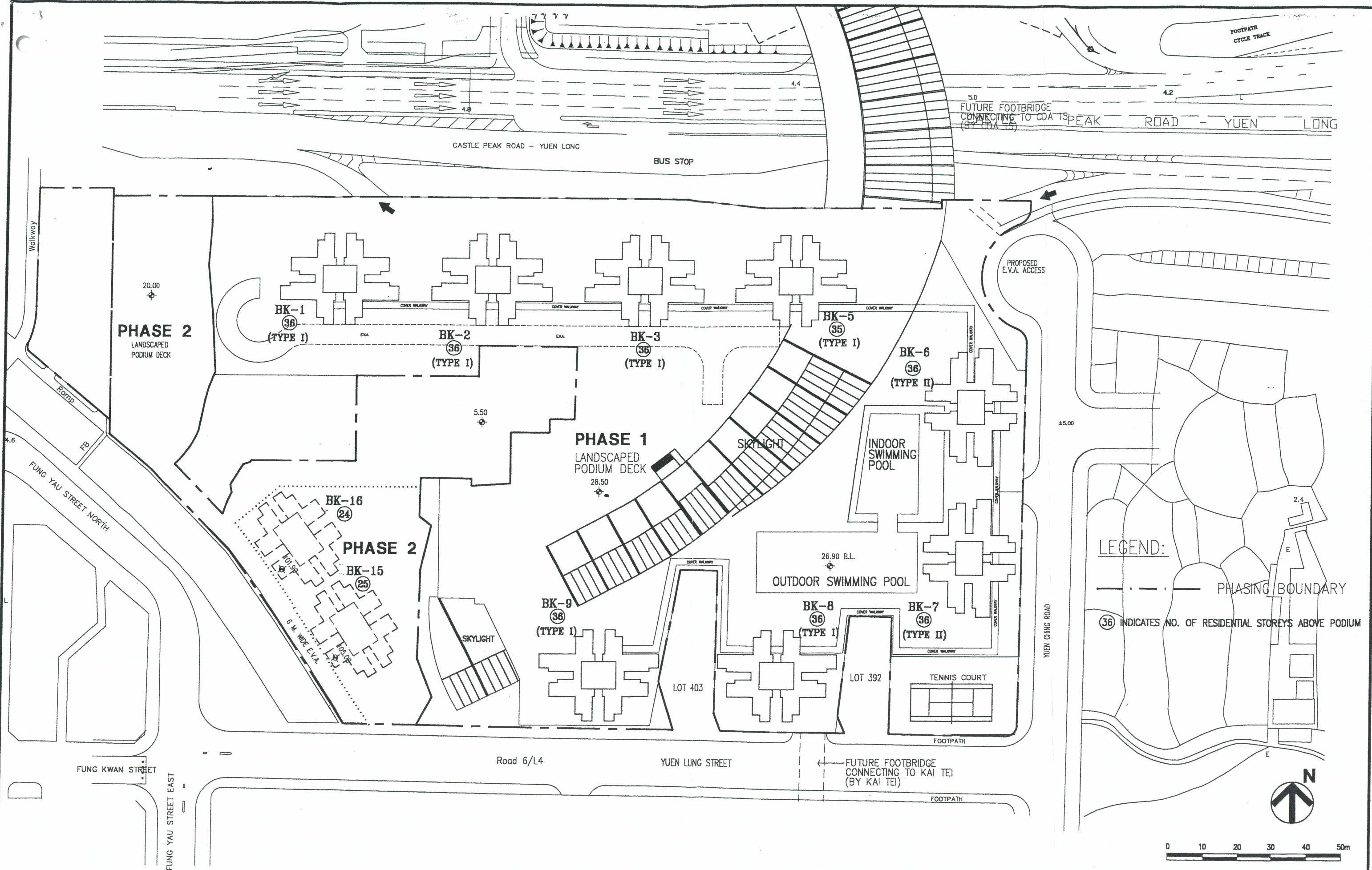
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE

3RD FLOOR PLAN
AT LEV. 24.50

JOB NO.

DRAWING NO. REV.
M/



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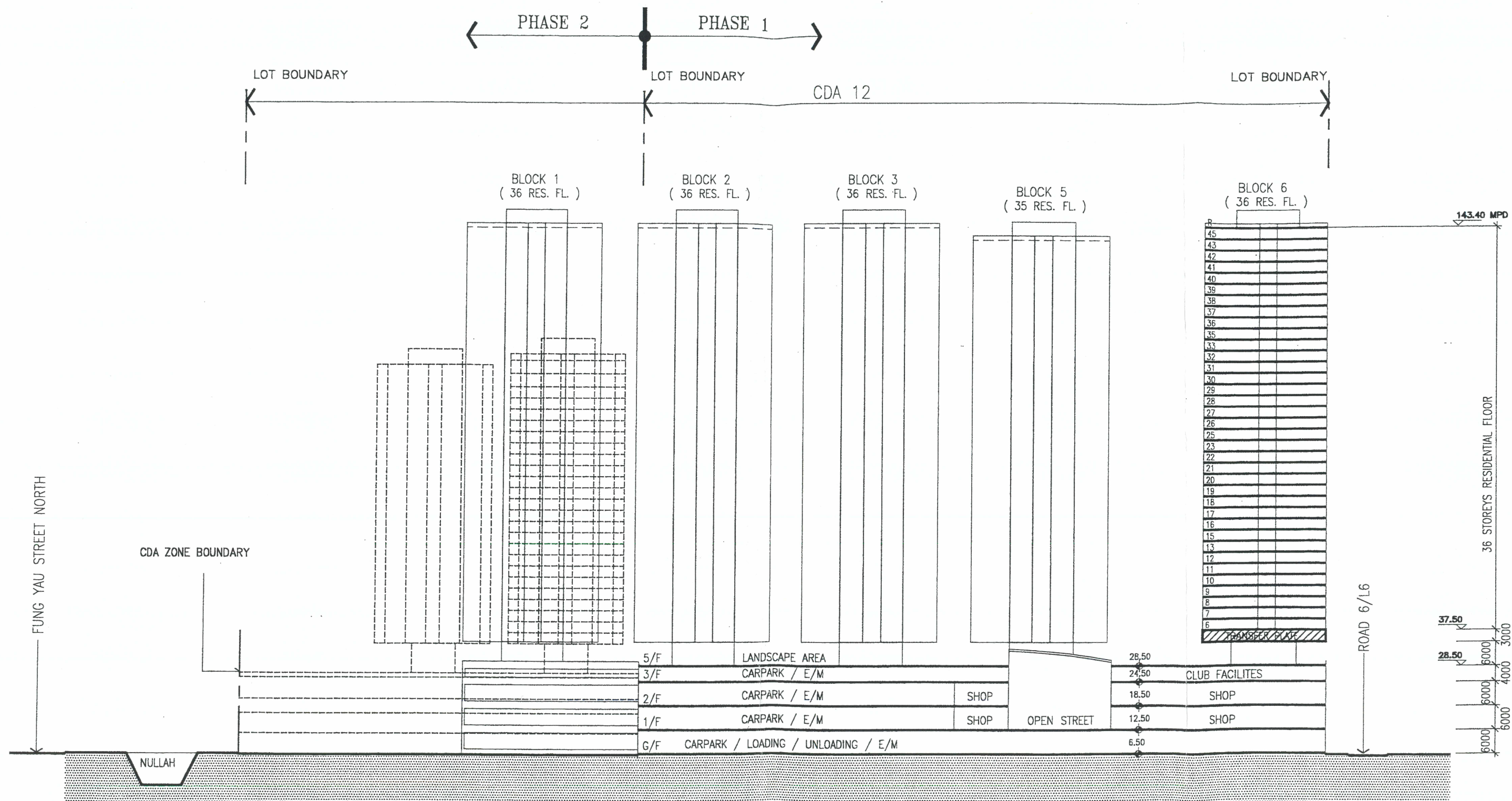
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27-03-2001	-	-
DATE/REVISION/AMENDMENTS		

FILE: H:\PLAN\PROJECT\CD12\PROJECT
DRWN: G.P.O.
CHKD: W. YAU
DATE: 27-3-2001
SCALE: 1:1000

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

TITLE: 5TH FLOOR PLAN
JOB NO.:
DRAWING NO.: 15
REV.:



SCHEDULE OF ACCOMMODATION FOR CDA 12 (Y.L.T.L.504)

REVISED 24-03-2001

	APPROVED SCHEDULE (ON 14/3/2000)			REVISED SCHEDULE		
	PHASE 1	PHASE 2	TOTAL	PHASE 1	PHASE 2	TOTAL
SITE AREA (m ²)	29,516	7,641	37,157	29,516	7,641	37,157
(A) RESIDENTIAL						
RESIDENTIAL GFA (m ²)	135,096	38,205	173,301	135,096	38,205	173,301
NO. OF BLOCKS	8	2	10	8	2	10
NO. OF RESIDENTIAL FLATS	2,272	392	2,664	2,272	392	2,664
AVERAGE FLAT SIZE (m ²)	59.46	97.4	65.04	59.46	97.4	65.04
PERSONS PER FLAT	2.48	2.48	2.48	2.48	2.48	2.48
PROPOSED POPULATION	5,635	973	6,608	5,635	973	6,608
CARPARKING PROVISION (RESIDENTIAL)	455 (1 SPACE / 5 UNIT)	79 (1 SPACE / 5 UNIT)	534	379 (1 SPACE / 6 UNIT)	66 (1 SPACE / 6 UNIT)	445
CARPARKING PROVISION (VISITOR)	40 (5 SPACE / 1 BLK.)	10 (5 SPACE / 1 BLK.)	50	40 (5 SPACE / 1 BLK.)	10 (5 SPACE / 1 BLK.)	50
MOTORCYCLE PARKING PROVISION	/	/	/	5% OF TOTAL CARPARKING SPACE		
LOADING / UNLOADING BAY (1 PER BLOCK)	8	2	10	8	2	10
OPEN SPACE PROVISION (m ²)	/	/	OVER 25,000	/	/	OVER 25,000
(B) COMMERCIAL						
COMMERCIAL GFA (m ²)	23,109	/	23,109	23,109	/	23,109
CARPARKING PROVISION (1 PER 40 m ² GFA FOR THE 1st 2,000 m ² AND 1 PER 150 m ² GFA ABOVE 2,000 m ²)	191	/	191	191	/	191
LOADING / UNLOADING BAY	24 (1 BAY / 1,000 m ² GFA)	/	24	24 (1 BAY / 1,000 m ² GFA)	/	24
(C) G / IC (EXCLUDED FOR G.F.A. CALCULATION)						
G / IC AREA (m ²)	1,400 (NURSERY / KINDERGARTEN)	1,000	2,400	1,400 (NURSERY / KINDERGARTEN)	1,000	2,400
CARPARKING PROVISION	2	5	7	2	5	7
LOADING / UNLOADING BAY	/	1	1	/	1	1
LAY-BY FOR TAXI	2	/	2	2	/	2
LAY-BY FOR SCHOOL BUS	2	/	2	2	/	2
(D) CLUBHOUSE						
CLUBHOUSE GFA (m ²)	2 % OF DOMESTIC G.F.A 2,702	/	2,702	2 % OF DOMESTIC G.F.A 2,702	/	2,702