

## List of Approval Conditions

### Application No. A/YL/112

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/103)

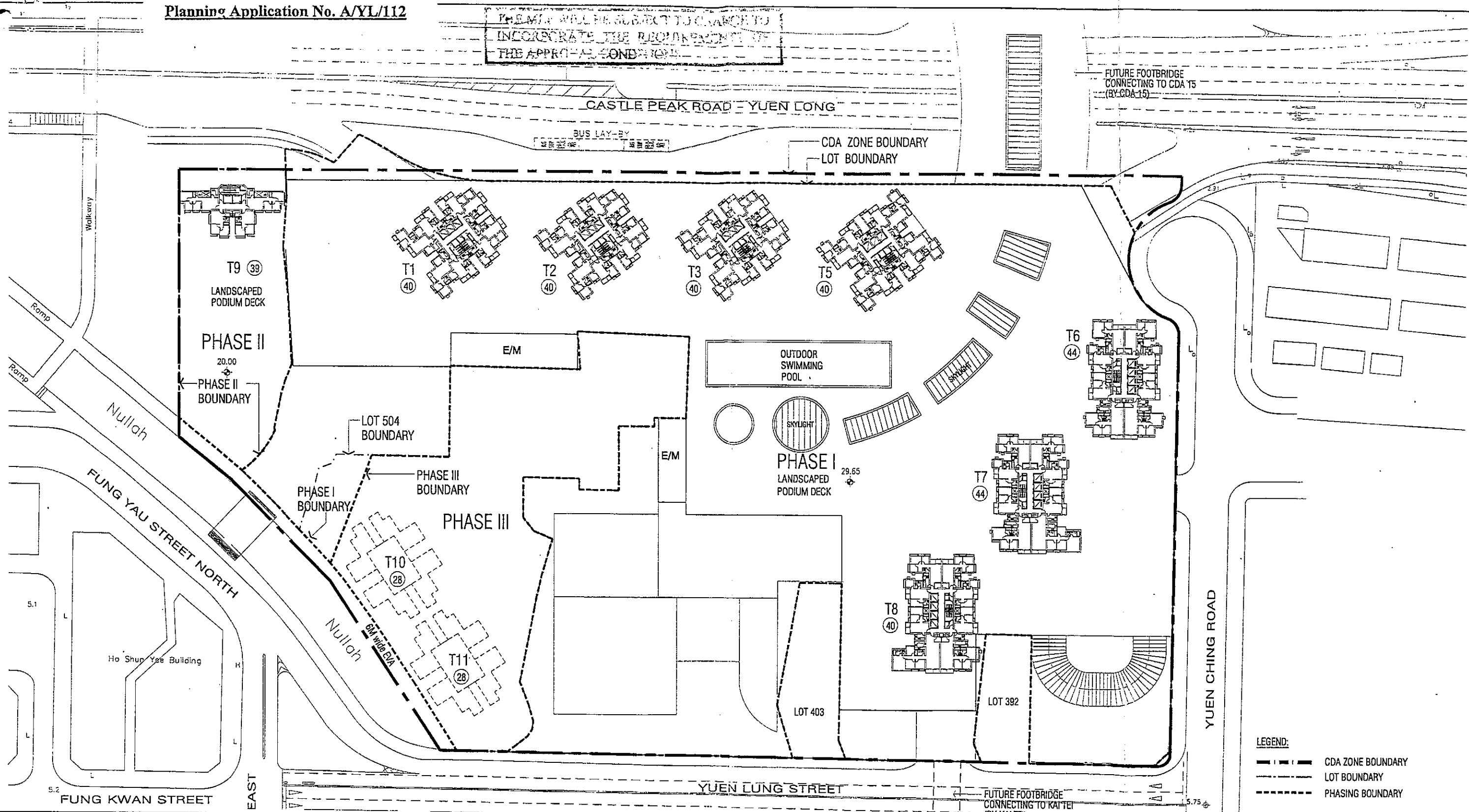
Date of Approval : 19.9.2003

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 Landscape Master 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 Secretary for Education and Manpower 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 permission shall cease to have effect on 19.9.2007 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

THE MASTER LAYOUT PLAN SHALL BE SUBJECT TO CLARIFICATION TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS.



- LEGEND:**
- CDA ZONE BOUNDARY
  - LOT BOUNDARY
  - PHASING BOUNDARY

(39) STOREYS ABOVE PODIUM



0 10 20 30 40 50m

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九月十九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 19. 9. 2003.

signed Mrs. Carrie LAM  
Chairman, Town Planning Board

*Carrie Lam*

林鄭月娥  
城市規劃委員會主席 簽署

# OVERALL TYPICAL FLOOR PLAN (7-BLOCKS)

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

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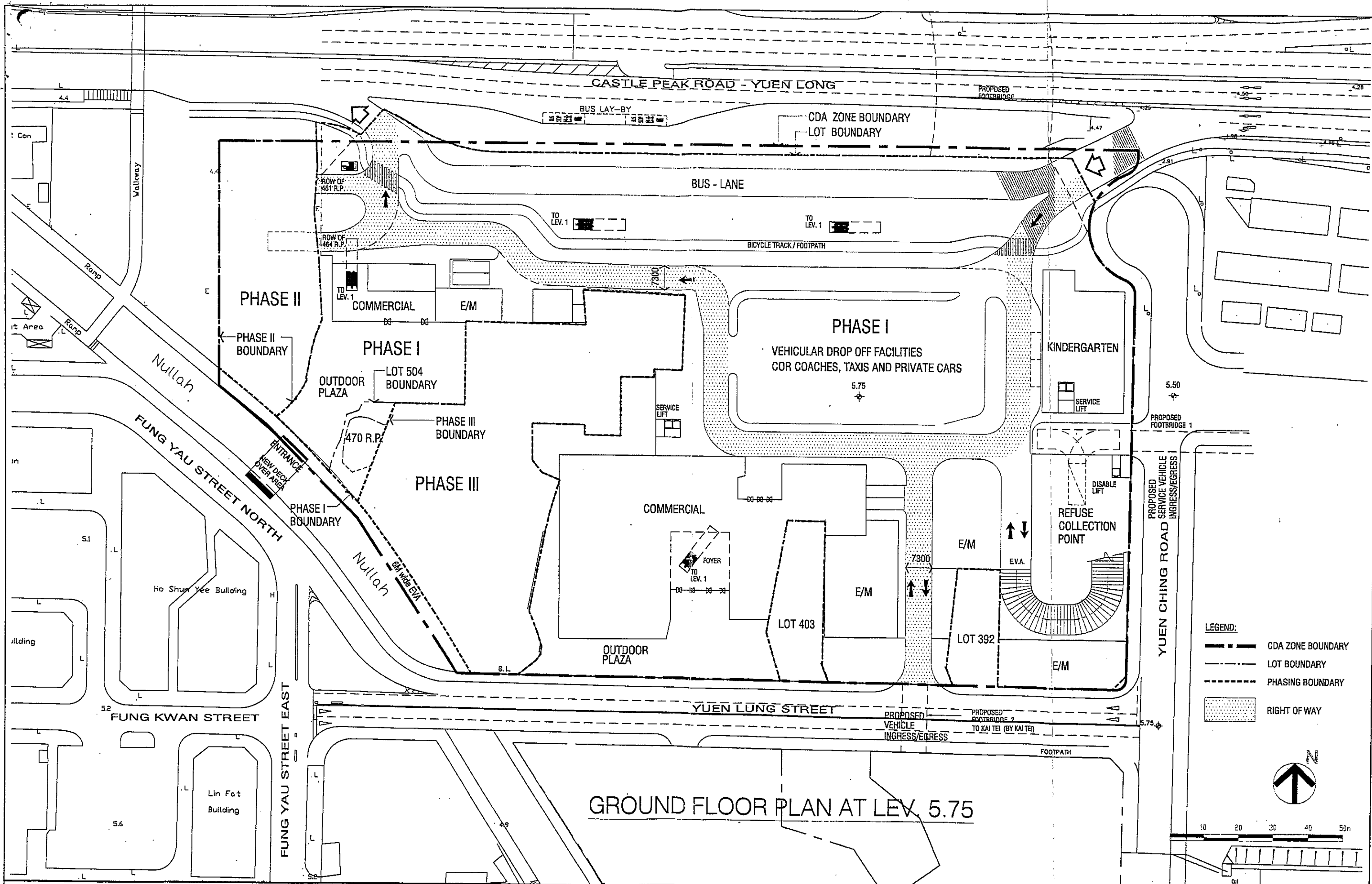
21-07-03	-	-
31-07-03	a	nos. of storeys revised.
DATE/REVISION/AMENDMENTS		

FILE: A/CDA-SITE/CDA12-ULP/PROJECT  
DRWN G.P.O.  
CHKD W. YAU  
DATE JULY, 2003  
SCALE 1:1000

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

TITLE  
OVERALL TYPICAL FLOOR PLAN (7-BLOCKS)

JOB NO.  
DRAWING NO. M-6A  
REV.



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21-07-03

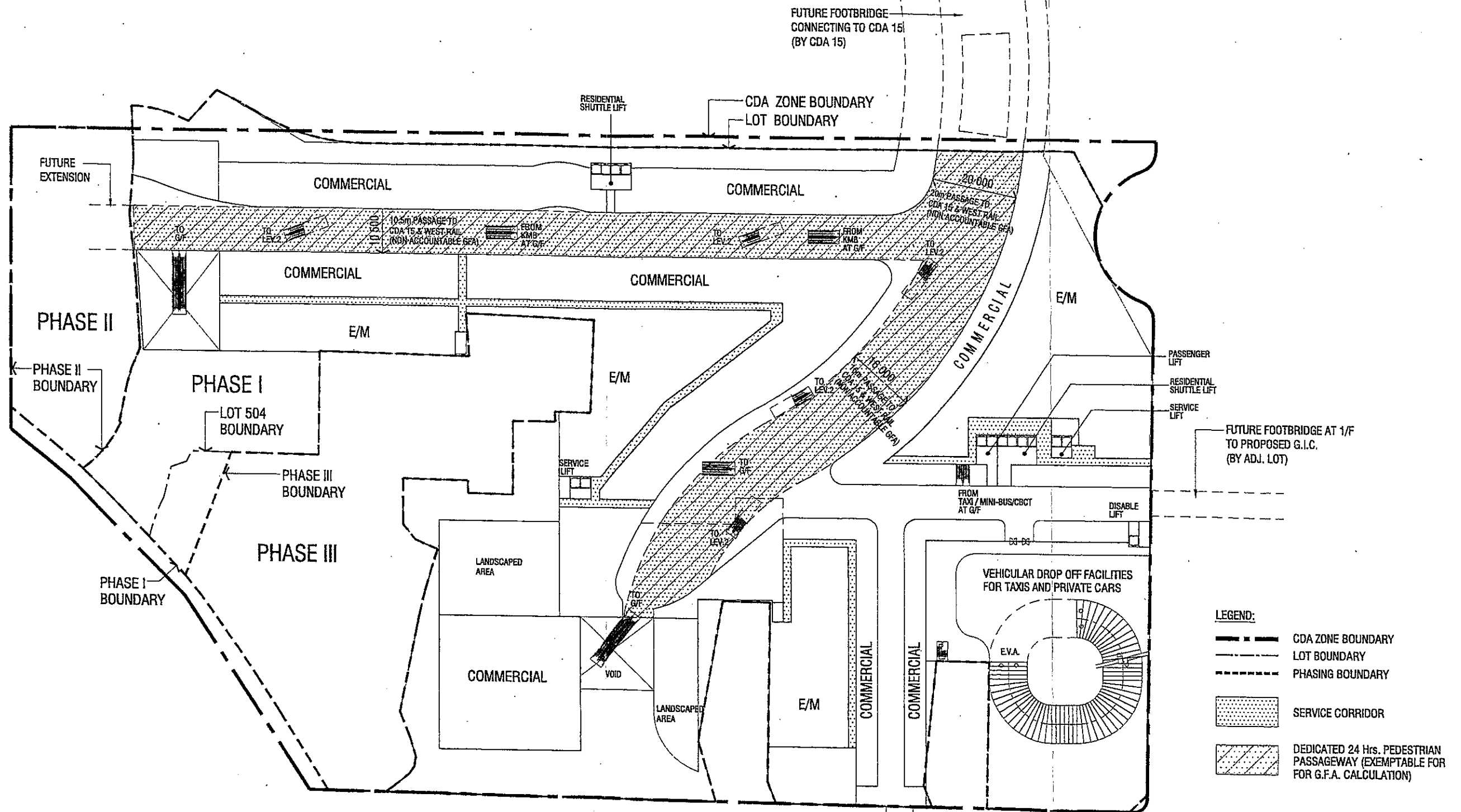
DATE/REVISION/AMENDMENTS

FILE: HLA CDA-SITES\CDAT2-WLP\21003-clarence\GEO-a.DWG  
DRAWN: G.P.O.  
CHKD: W. YAU  
DATE: JULY, 2003  
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. M-1A  
REV.



1ST FLOOR PLAN AT LEV. 12.85

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21-07-03

DATE/REVISION/AMENDMENTS

FILE: A:\A-CDA-SITES\CD12-MLP\21jul03-clarence\1F.DWG  
DRWN: G.P.O.  
CHKD: W. YAU  
DATE: JULY, 2003  
SCALE: 1:1000

PROJECT

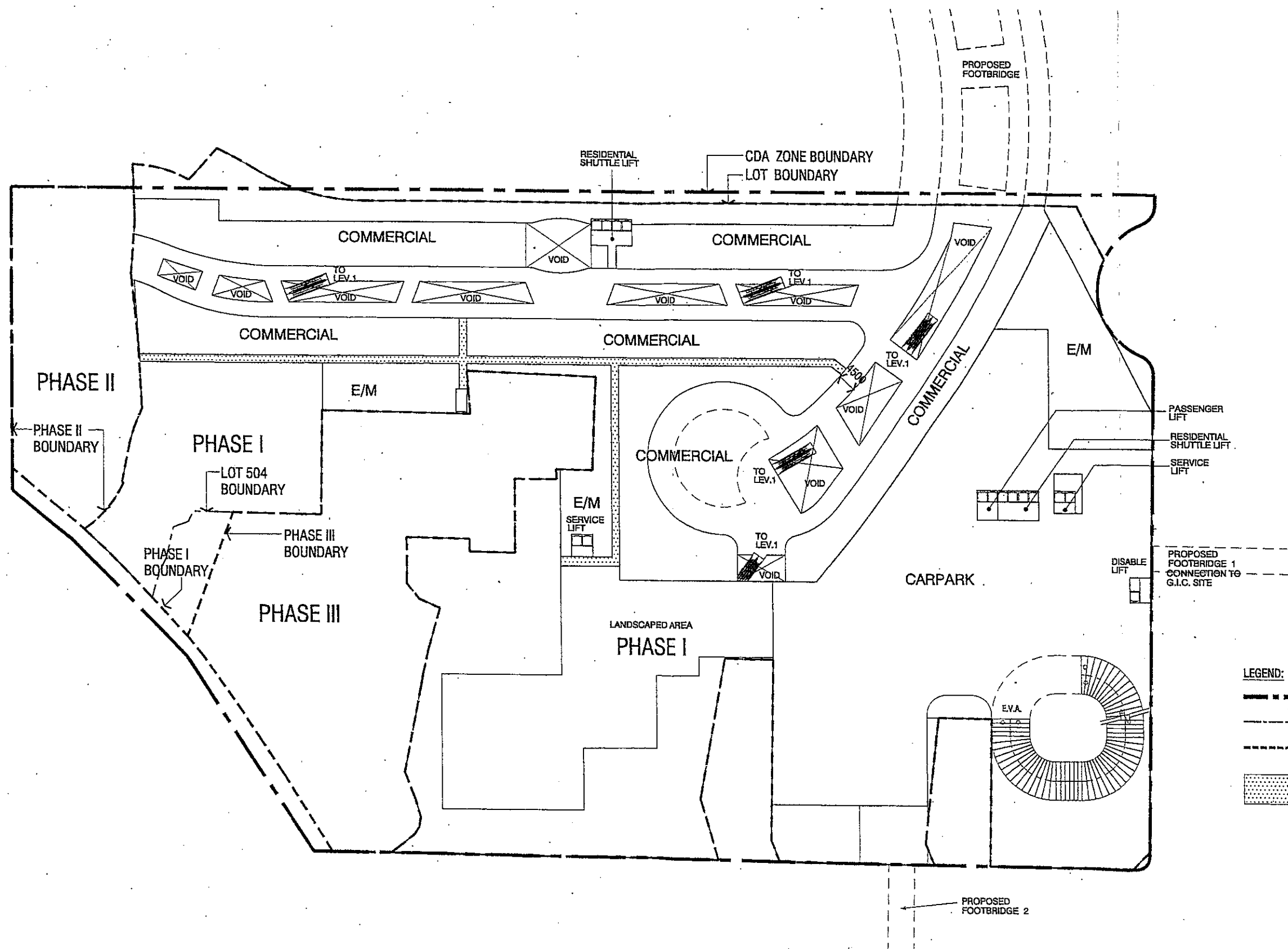
PROPOSED RESIDENTIAL AND  
COMMERCIAL DEVELOPMENT  
AT YUEN LONG CDA, AREA 12, N.T.

TITLE

1ST FLOOR PLAN  
AT LEV. 12.60

JOB NO.

DRAWING NO. M-2A  
REV.



2ND FLOOR PLAN AT LEV. 18.85

- LEGEND:**
- CDA ZONE BOUNDARY
  - LOT BOUNDARY
  - PHASING BOUNDARY
  - SERVICE CORRIDOR



0 10 20 30 40 50m

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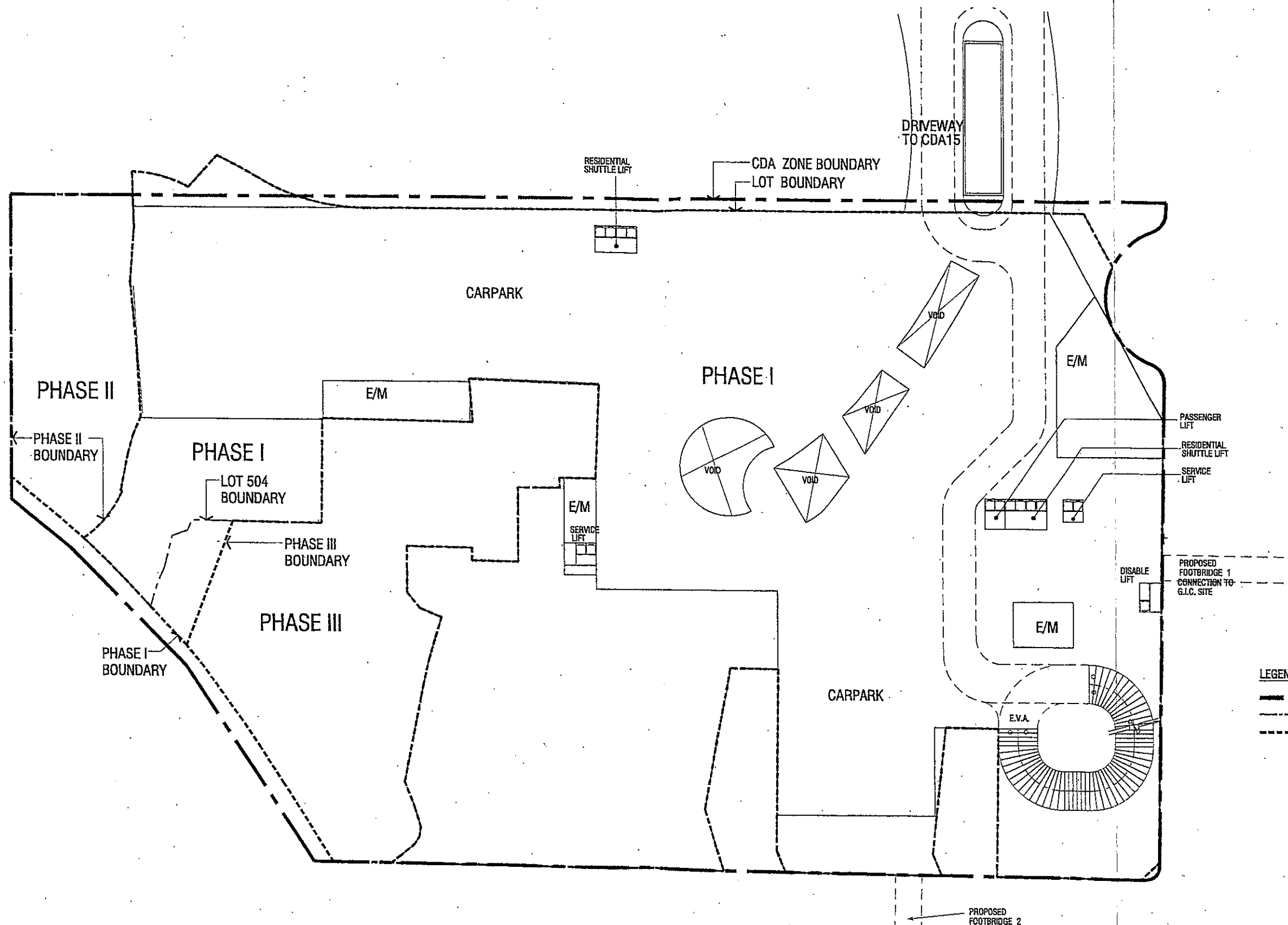
21-07-03  
DATE/REVISION/AMENDMENTS

FILE: HLA-CDA-SITES-CDA12-MLP  
21-07-03-clarence 27.DWG  
DRWN G.P.O.  
CHKD W. YAU  
DATE JULY, 2003  
SCALE 1:1000

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

TITLE  
2ND FLOOR PLAN  
AT LEV. 18.60

JOB NO.  
DRAWING NO. REV.  
M-3A



LEGEND:

- CDA ZONE BOUNDARY
- LOT BOUNDARY
- PHASING BOUNDARY

# 3RD FLOOR PLAN AT LEV. 24.85



0 10 20 30 40 50m

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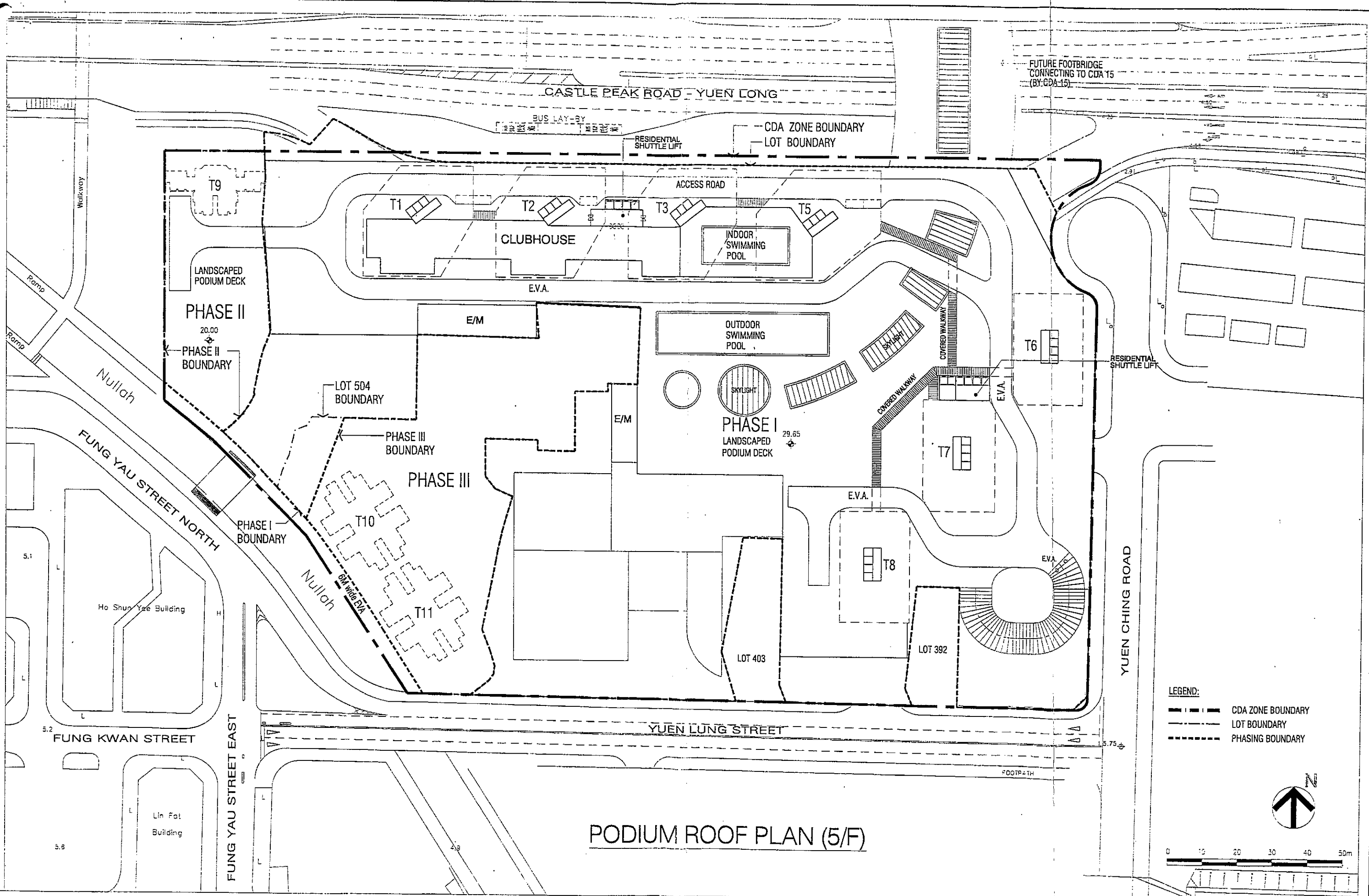
21-07-03	-	-
DATE/REVISION/AMENDMENTS		

FILE: H1A CDA-SITES/CDA12-MLP  
21/03-21/03-clarence SF.DWG  
DRWN G.P.O.  
CHKD W. YAU  
DATE JULY, 2003  
SCALE 1:1000

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

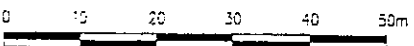
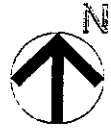
TITLE  
3RD FLOOR PLAN  
AT LEV. 24.60

JOB NO.  
DRAWING NO. M-4A  
REV.



# PODIUM ROOF PLAN (5/F)

- LEGEND:**
- CDA ZONE BOUNDARY
  - LOT BOUNDARY
  - PHASING BOUNDARY



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21-07-03	- 1 -
DATE/REVISION/AMENDMENTS	

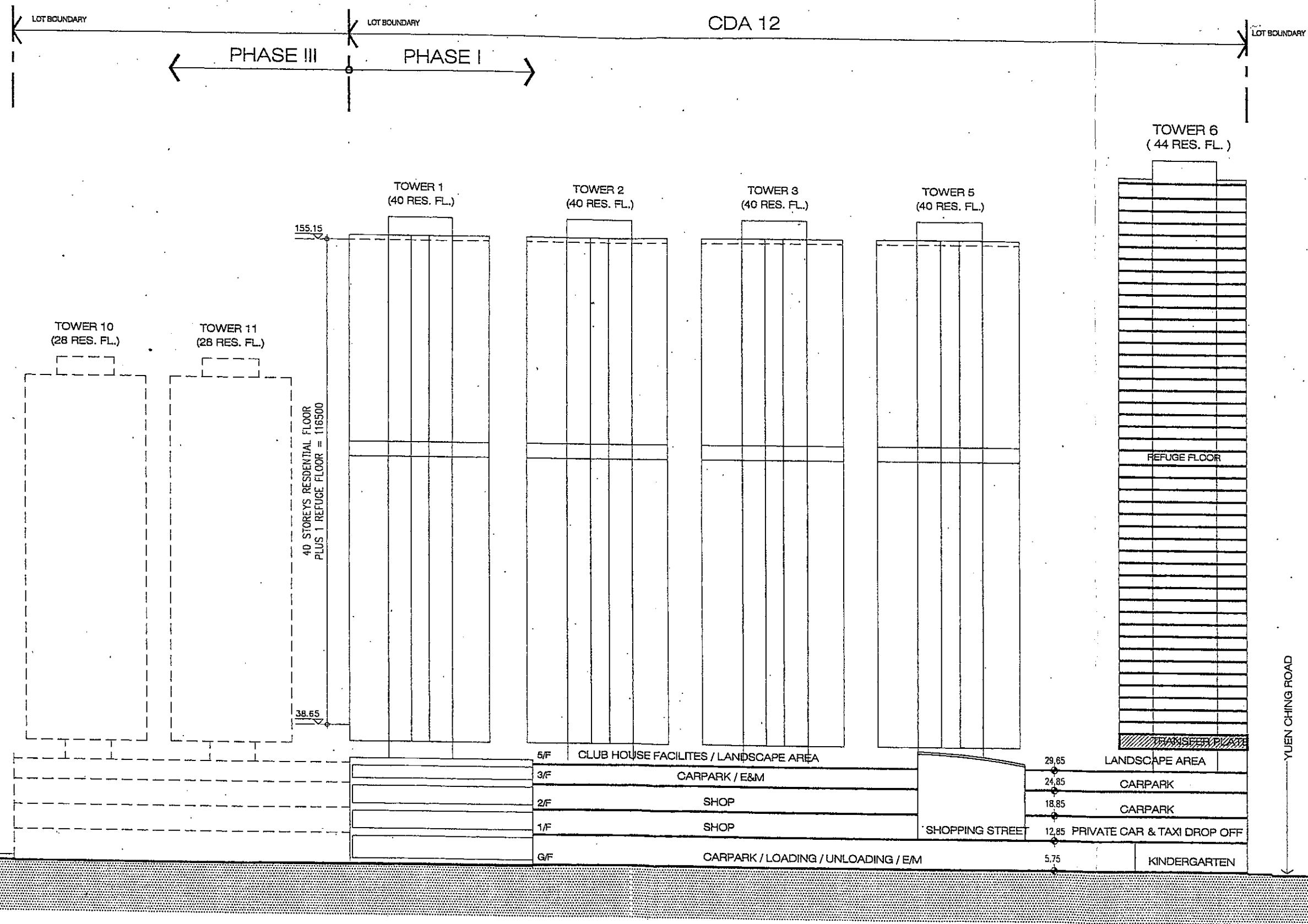
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DRWN: G.P.O.  
CHKD: W. YAU  
DATE: JULY, 2003  
SCALE: 1:1000

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

TITLE  
PODIUM ROOF PLAN (5/F)

JOB NO.  
DRAWING NO. M-5A  
REV.





DIAGRAMMATIC SECTION 1

**SUN HUNG KAI**  
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23-06-03	-	-
07-07-03	A	REVISED STORIES OF T6
12-07-03	B	BLOCKING AT PHASE III REVISED

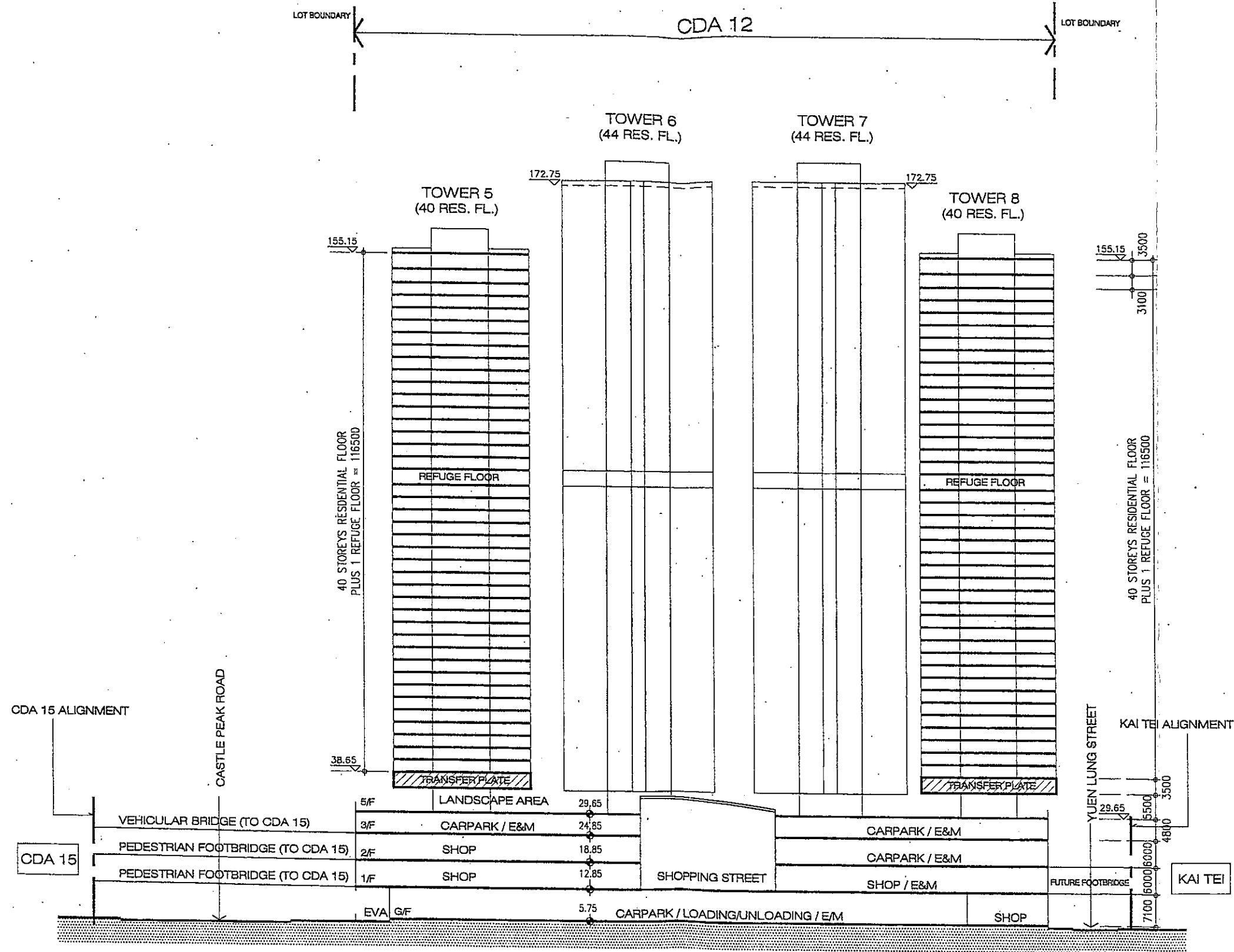
DATE/REVISION/AMENDMENTS

FILE H:\A\CDA-SITES\CD12-MLP\73\HONG SEC-1-3  
DRWN G.P.O.  
CHKD W. YAU  
DATE JUNE 2003  
SCALE 1 : 1000

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

TITLE  
DIAGRAMMATIC SECTION 1

JOB NO.  
DRAWING NO. M-7A  
REV. A  
B



DIAGRAMMATIC SECTION 2

**SUN HUNG KAI**  
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23-06-03	-	-
07-07-03	A	REVISED STOREYS OF T-6, 7 & 8
DATE/REVISION/AMENDMENTS		

FILE H/A CDA-SITES/CDA12-W/PV PROJECT  
31/07/03 SEC-2-A.DWG  
DRWN G.P.O.  
CHKD W. YAU  
DATE JUNE 2003  
SCALE 1:1000

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

TITLE

DIAGRAMMATIC SECTION 2

JOB NO.

DRAWING NO. M-8A  
REV. A1

**Proposed Amendments to an Approved Master Layout Plan at  
Comprehensive Development Area 12, Yuen Long**

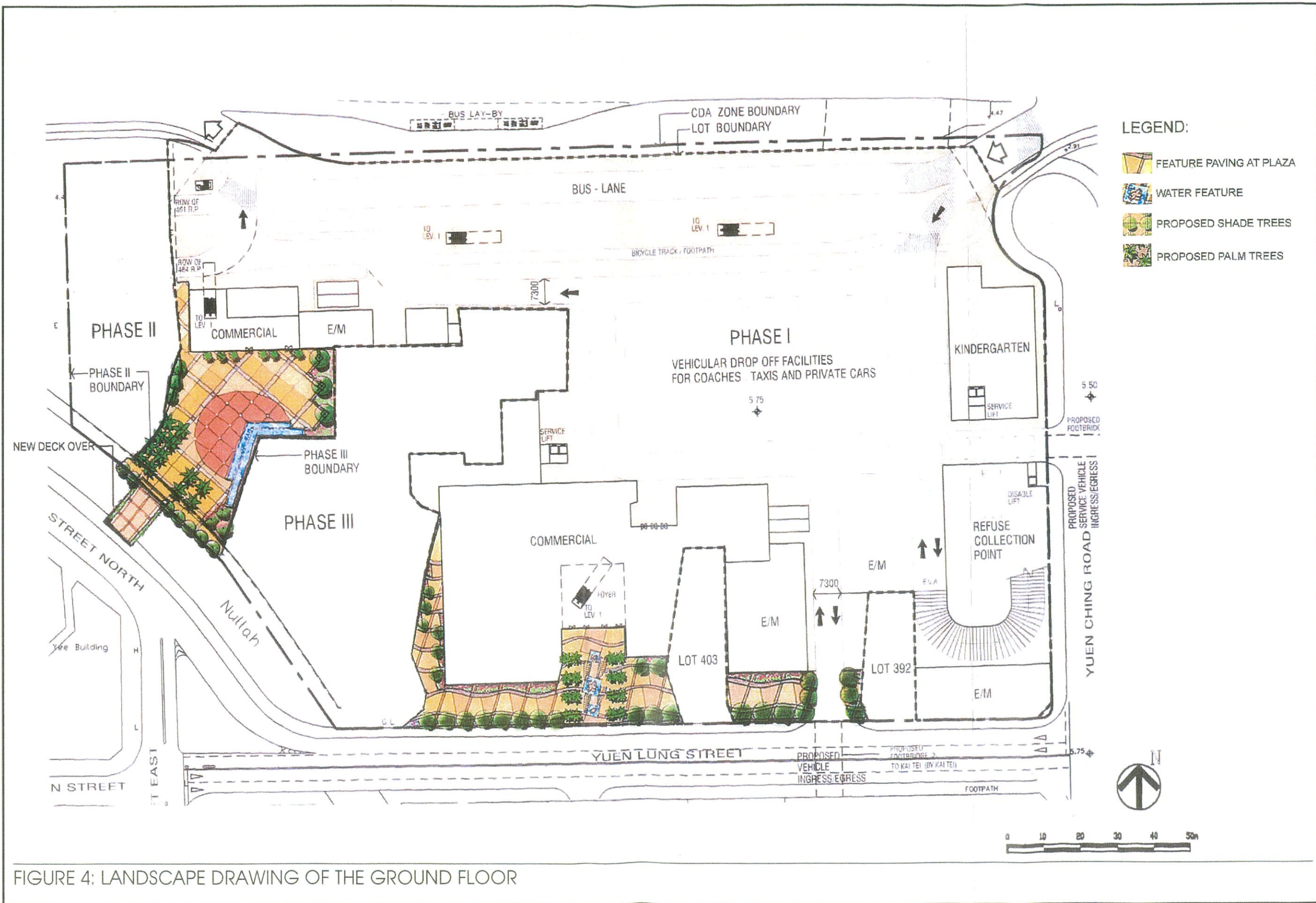






FIGURE 5: LANDSCAPE DRAWING OF THE PODIUM LEVEL



**TABLE 1: COMPARISON OF APPROVED AND CURRENT APPLICATION**

	Approved Application (No. A/YL/103)		Current Scheme		
Development Phase	PHASE 1	PHASE 2	PHASE 1	PHASE 2	PHASE 3
Site Area	28,711 m <sup>2</sup> approx.	7,641 m <sup>2</sup> approx.	29,000 m <sup>2</sup> approx. #	2,099 m <sup>2</sup> approx.	4,981 m <sup>2</sup> approx.
Domestic GFA	131,391 m <sup>2</sup>	38,205 m <sup>2</sup>	132,837 m <sup>2</sup>	9,227 m <sup>2</sup>	24,905 m <sup>2</sup>
Non-domestic GFA	23,109 m <sup>2</sup> *	--	23,109 m <sup>2</sup>	2,322 m <sup>2</sup>	--
Plot Ratio: - Residential - Commercial	4.6654 0.6357			4.6290 0.7049	
Number of Storeys	36 – 39 residential over podium	24 – 25 residential over podium	40 – 44 residential over podium	39 residential over podium	28 residential over podium
Building Height (PHASE 1)	142.0 mPD to 154.0 mPD		155.15 mPD to 172.75 mPD		
GIC Floorspace	2,400 m <sup>2</sup> GFA Total (1,400 m <sup>2</sup> GFA for Nursery/ Kindergarten)		2,400 m <sup>2</sup> GFA Total (1,400 m <sup>2</sup> GFA for Nursery/ Kindergarten)		
Number of Blocks	8	2	7	1	2
Number of Units	2,405 [Total: 2,747 – 2,847 (assume 2,797)]	392	2,304	156	448
Average Flat Size	54.63 m <sup>2</sup>	97.40 m <sup>2</sup>	57.66 m <sup>2</sup>	59.44m <sup>2</sup>	55.59 m <sup>2</sup>
Open Space	>25,000 m <sup>2</sup> approx.		>25,000 m <sup>2</sup> approx.		
Residents Club House	Not more than 3,942m <sup>2</sup> (3% of total domestic GFA)	n/a	Not more than 3,985m <sup>2</sup> (3% of total domestic GFA)	n/a	n/a
<b>Parking:</b>					
Residential (1 space/6 units)	401	66	384	26	75
Visitors (5 spaces/block)	40	10	35	5	10
Retail (40/1 <sup>st</sup> 2000m <sup>2</sup> ; 1/150m <sup>2</sup> )	191	--	191	43	--
GIC	2	5	2	--	5
<b>Total</b>	<b>634</b>	<b>81</b>	<b>612</b>	<b>74</b>	<b>90</b>
<b>Loading/unloading bays:</b>					
Residential (1 bay/block)	8	2	7	1	2
Retail (1/1,000sm)	24	--	24	3	--
GIC	4	1	4	--	1
<b>Total</b>	<b>36**</b>	<b>3</b>	<b>35**</b>	<b>4</b>	<b>3</b>

\* 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.

# With the site area of Lot 470RP.

*I.T. Bownlee*  
10/9/03