

List of Approval Conditions

Application No. A/YL/73

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

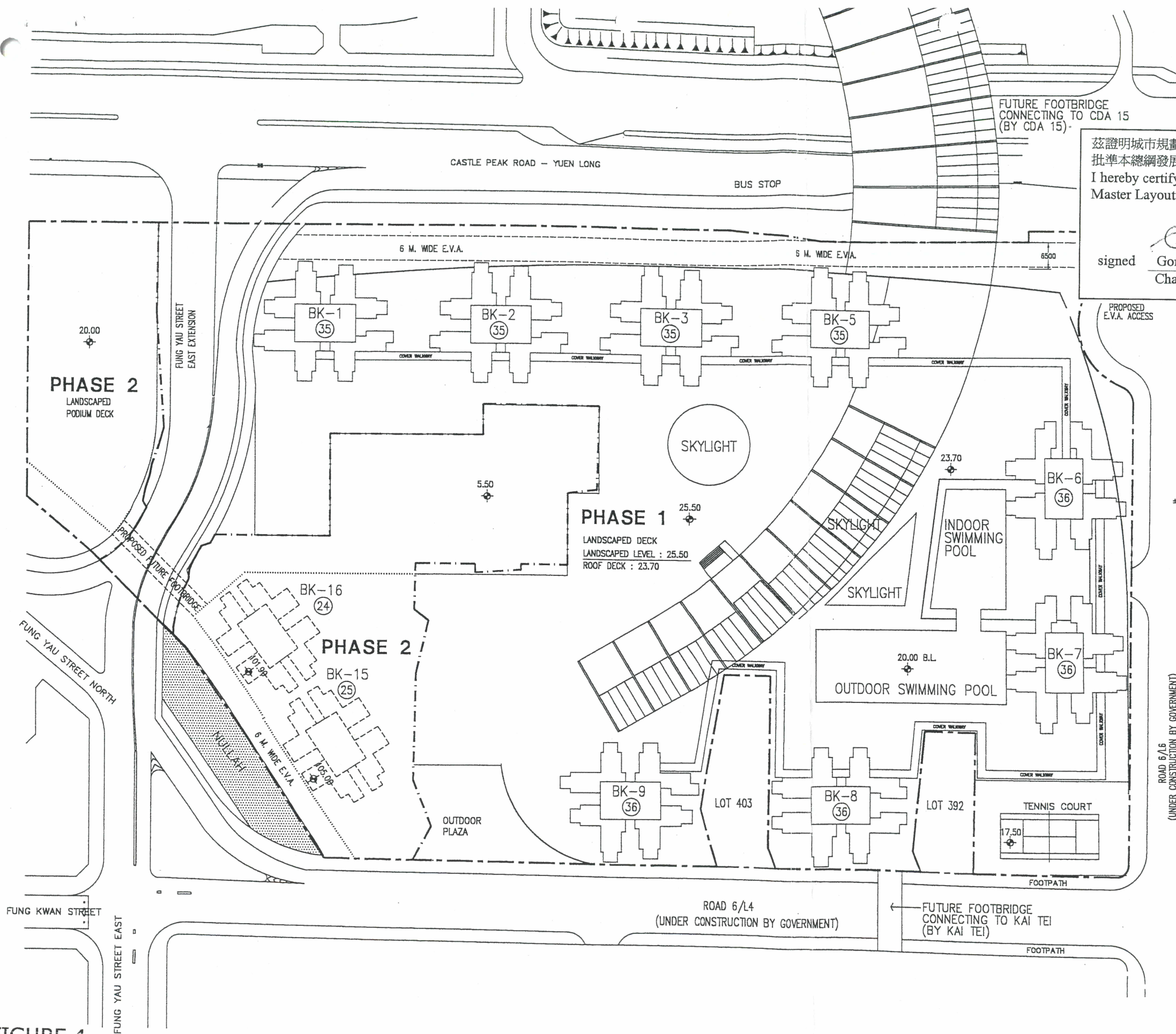
Subject of Application : Proposed Comprehensive Commercial/Residential Development

Date of Approval : 22.9.2000

Approval Conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (d), (e), (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 an applicant, to the satisfaction of the Director of Highways or of the Town Planning Board;
- (e) the design and implementation of Fung Yau Street East Extension, as proposed by an 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 an 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 an applicant and at no cost to the Government, 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 permission shall cease to have effect on 22.9.2003 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



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九月二十二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 22.9.2000.

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

THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS

LEGEND:

- CDA ZONE BOUNDARY
- PHASING BOUNDARY
- (35) INDICATES NO. OF RESIDENTIAL STOREYS ABOVE PODIUM

0 10 20 30 40 50m

FIGURE 4
MASTER BLOCK PLAN (SCHEME 8 BLOCKS)
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.

SUN HUNG KAI
ENGINEERING CO., LTD.

SCALE : 1 : 1000
DATE : 5-5-2000
CODE : I:\PLAN\CDA12\S-16\5-2000\12-3F
REV : A



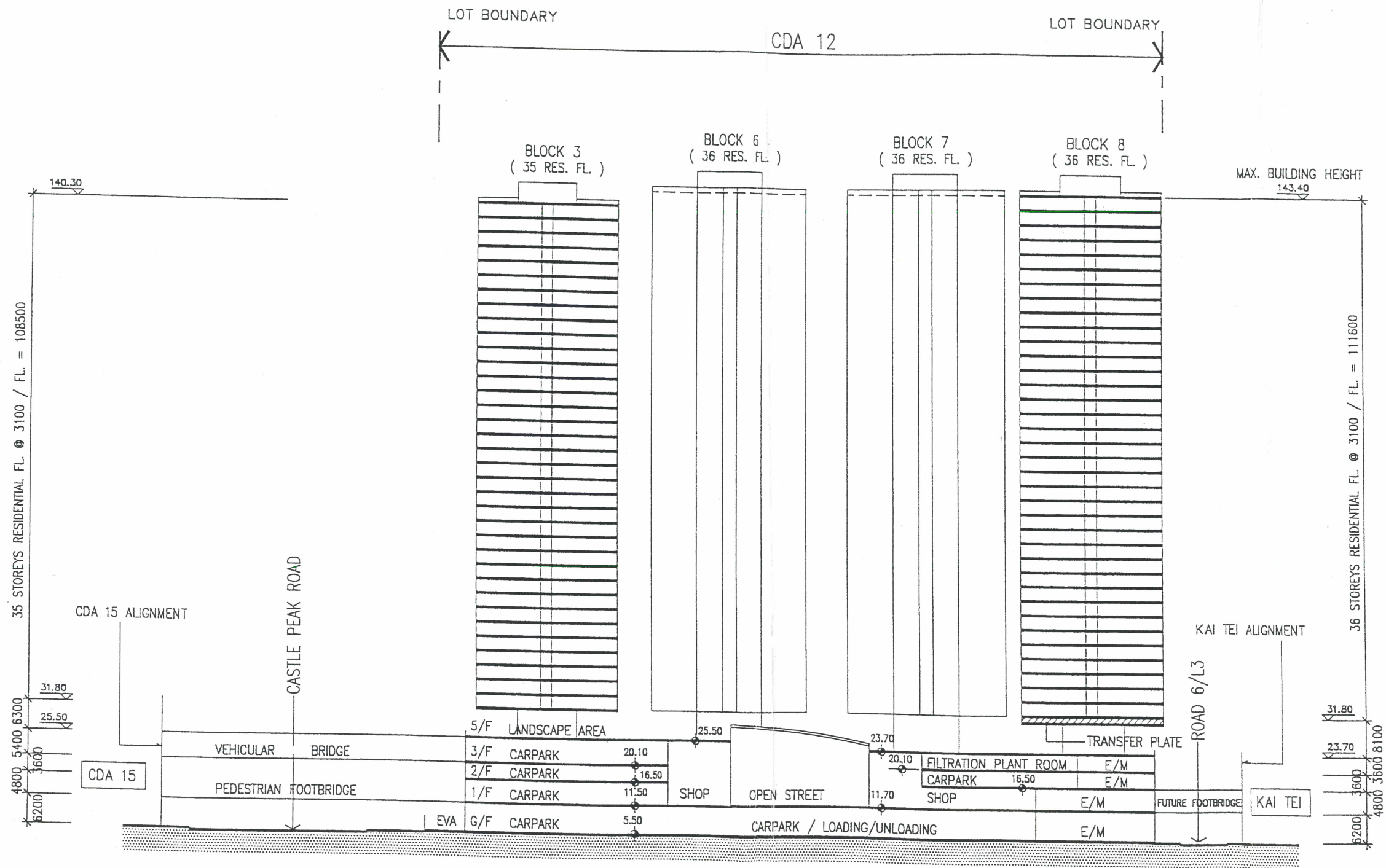
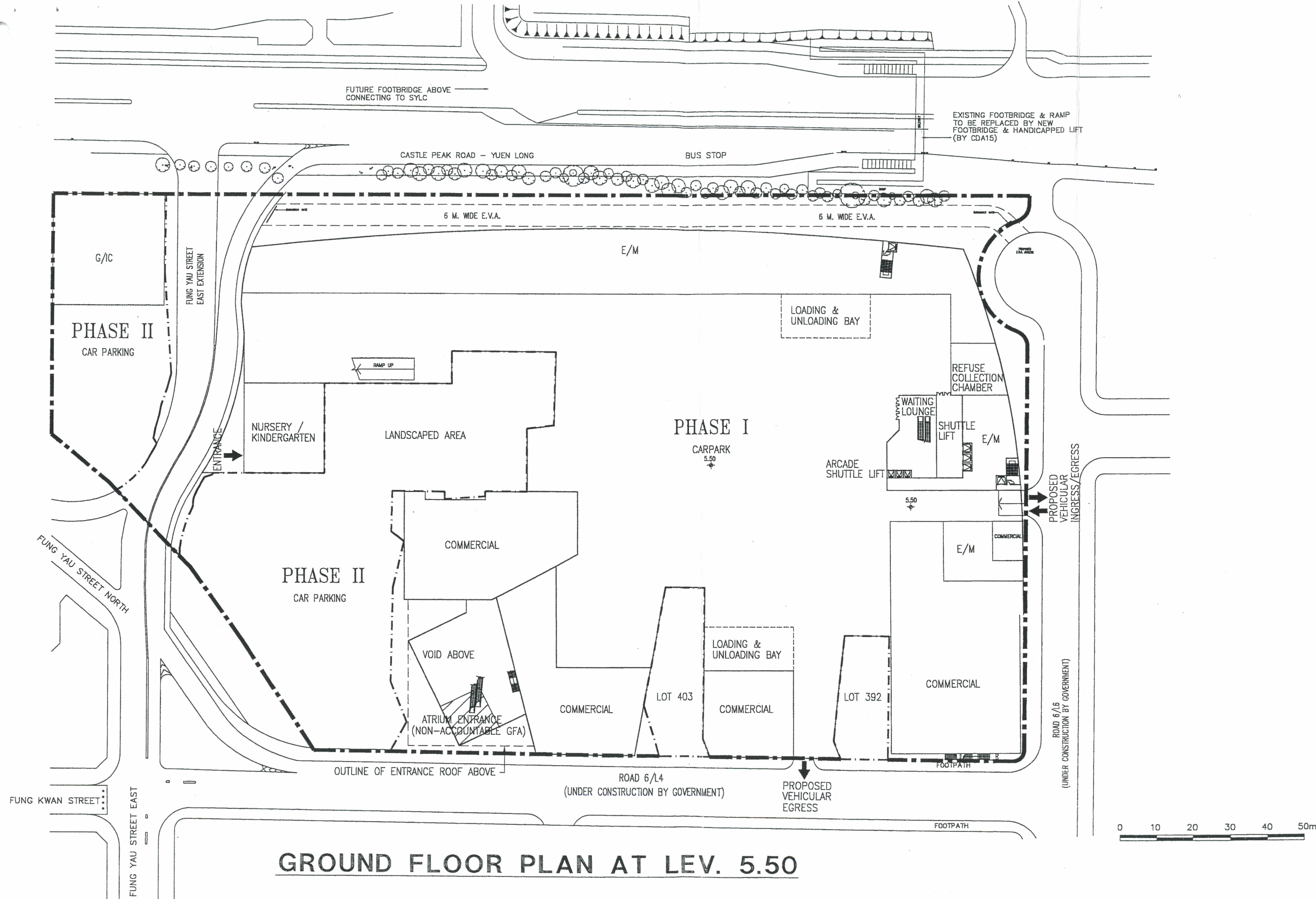


FIGURE 5
 DIAGRAMMATIC SECTION (NORTH-SOUTH SECTION)
 PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.



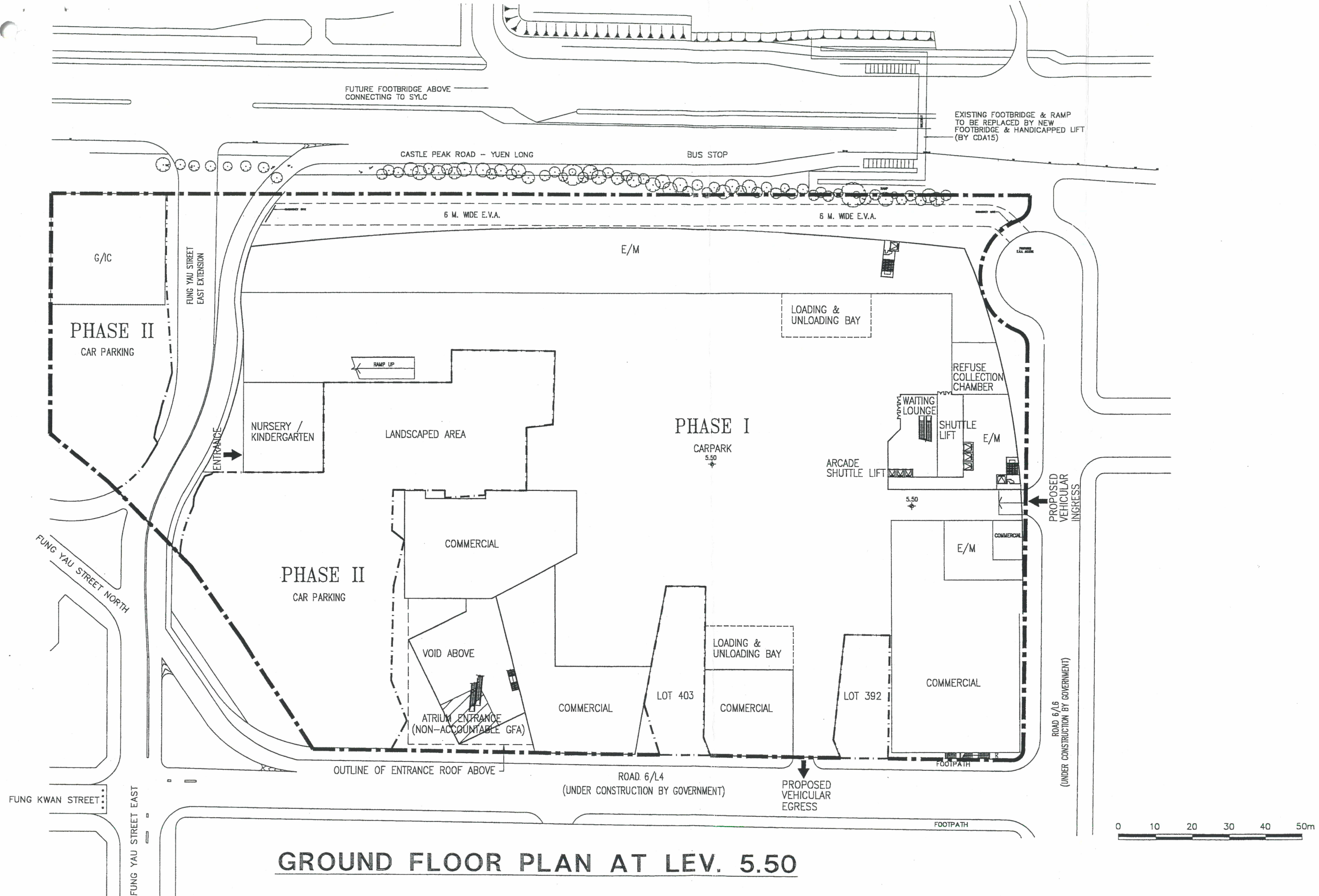
GROUND FLOOR PLAN AT LEV. 5.50

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

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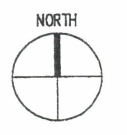


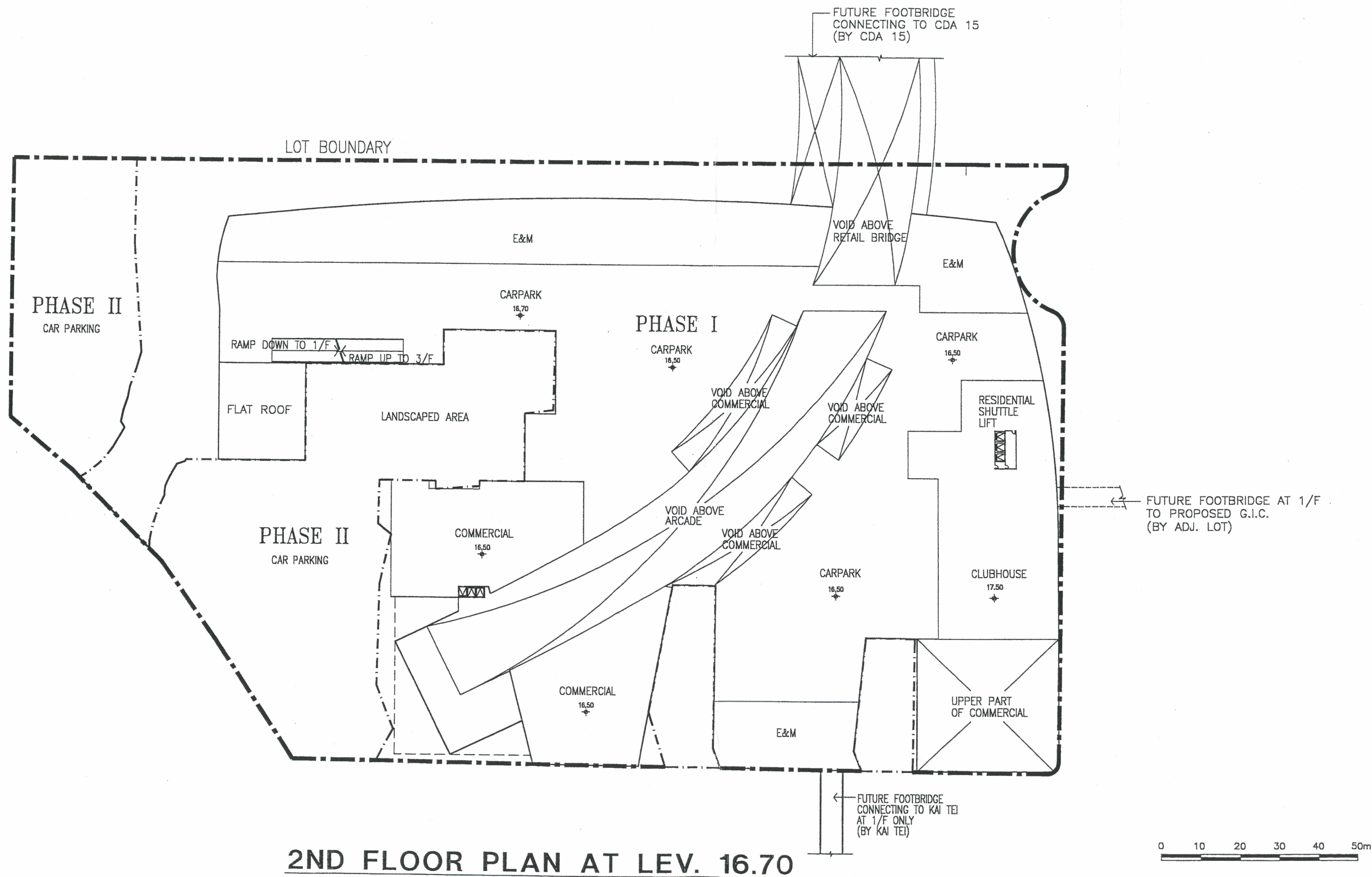


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2ND FLOOR PLAN AT LEV. 16.70
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.

