

List of Approval Conditions

Application No. A/YL/128

- 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/123)
- Date of Approval : 28.1.2005
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan 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 submission and implementation of the Landscape Master Plan, including the landscaping for the nullah deck along the south-western boundary of the application site which is open for public use as proposed by the applicant, 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;
- (o) the design and implementation of the cycle parking provision on the nullah deck, the upgraded layout of Yau Tin East Road and the cycle track/footpath system of the development to the satisfaction of the Commissioner of Transport or of the Town Planning Board; and
- (p) the planning permission shall cease to have effect on 28.1.2009 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

signed Mrs. Rita LAU  劉吳惠蘭
Chairman, Town Planning Board 城市規劃委員會主席 簽署

GROUND FLOOR PLAN
AT LEV. 5.30

LEGEND:

- CDA ZONE BOUNDARY
- - - PHASING BOUNDARY
- [Pattern] RIGHT OF WAY
- [Pattern] DEDICATED 24 Hrs. PEDESTRIAN PASSAGEWAY (EXEMPTABLE FOR G.F.A. CALCULATION)

GROUND FLOOR PLAN

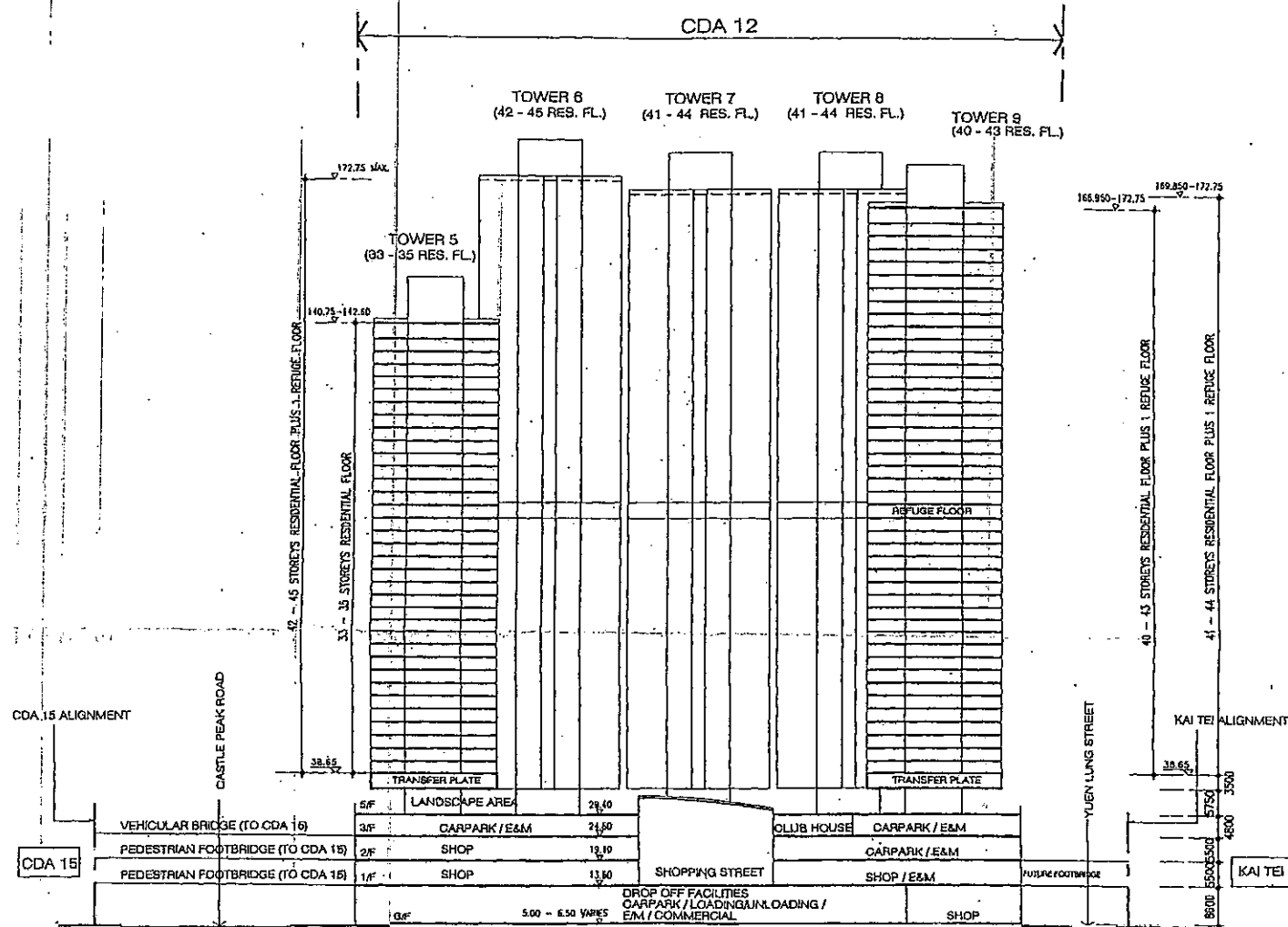
1 JOBB NO.

DRAWING NO.
M-1A

A/YL/128

DRAWING
A-1

DRAWING
A-2



Current Scheme
(Extract from Applicant's Planning Statement Dated 9.12.04)

DIAGRAMMATIC SECTION 2

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

This drawing and design are copyright of the copyright owner. No part may be reproduced without the written permission. Drawn without disclaimer. Measurements to existing works to be verified on site. This drawing shall be used in conjunction with specifications and conditions of contract.

22-12-05	C	REVISED STOREYS OF T6 & T7
06-01-04	D	REVISED LEVELS & FL. HEIGHT OF T5, T7 - T9
19-05-04	E	REVISED POSITION LEVELS
10-09-04	F	REVISED POSITION LEVELS

DATE/REVISION/AMENDMENTS

FILE	PROJ/RES/12-12-04
DRWN	RL
CHKD	WIL
DATE	DEC., 2003
SCALE	

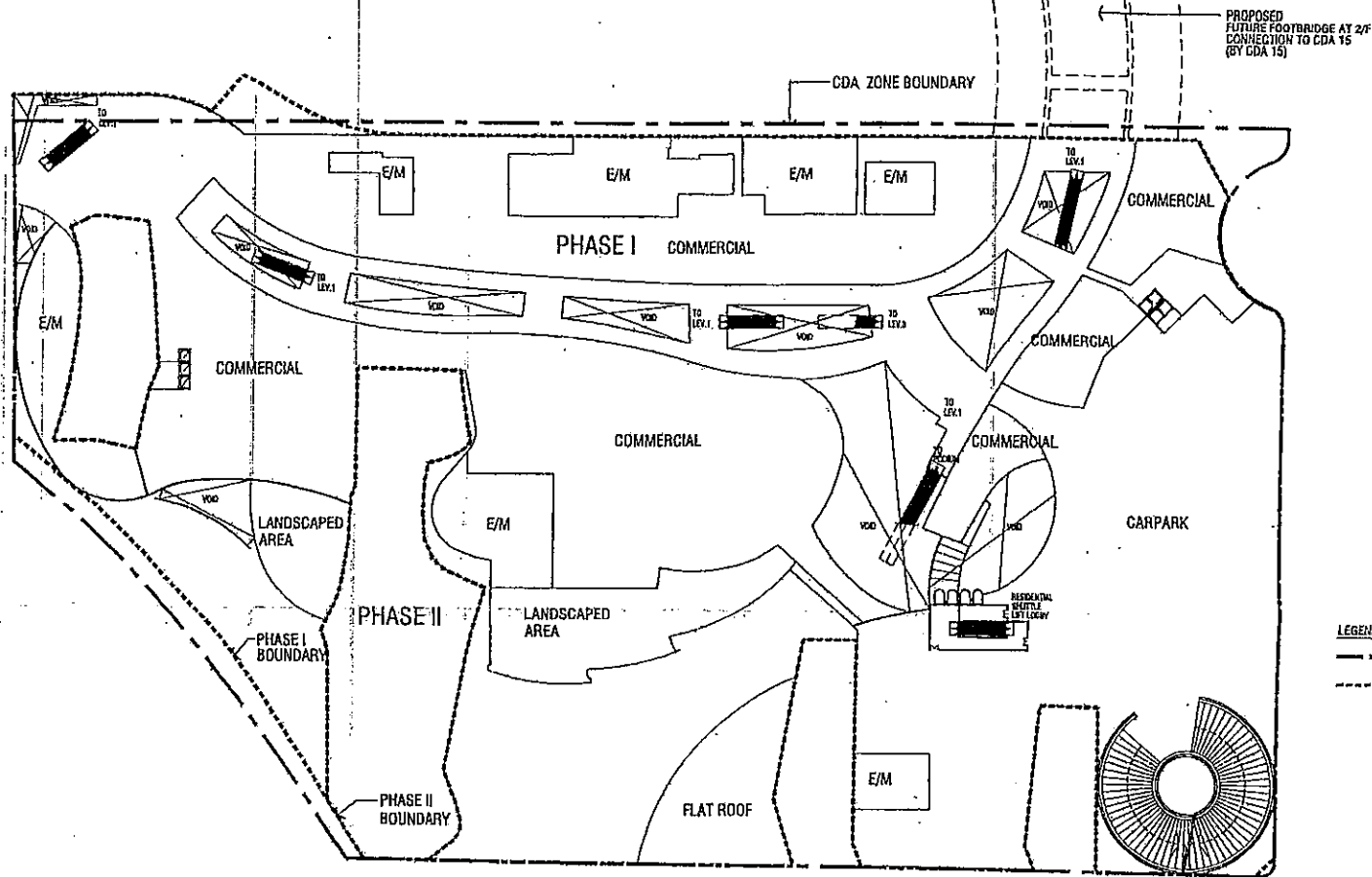
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
DIAGRAMMATIC SECTION 2

JOB NO.
DRAWING NO. M-10A
REV. 1/1

A/YL/128

DRAWING
A-3



Current Scheme
(Extract from Applicant's Planning Statement Dated 9.12.04)

2ND FLOOR PLAN AT LEV. 19.10

SUN HUNG KAI
ENGINEERING CO., LTD.

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

This drawing and design are copyright of the individual parties. No portion may be reproduced without the written permission. Used without dimensions, measurements to existing works to be verified on site. This drawing shall be read in conjunction with specifications and conditions of contract.

21-07-03	-	-
01-09-04	A	PODIUM LAYOUT REVISED
10-09-04	B	PODIUM LAYOUT REVISED
DATE/REVISION/AMENDMENTS		

FILE NO.	W-4A-M-19.10
DRWN	G.F.O.
CHKD	G.F.O.
DATE	NOV. 2004
SCALE	

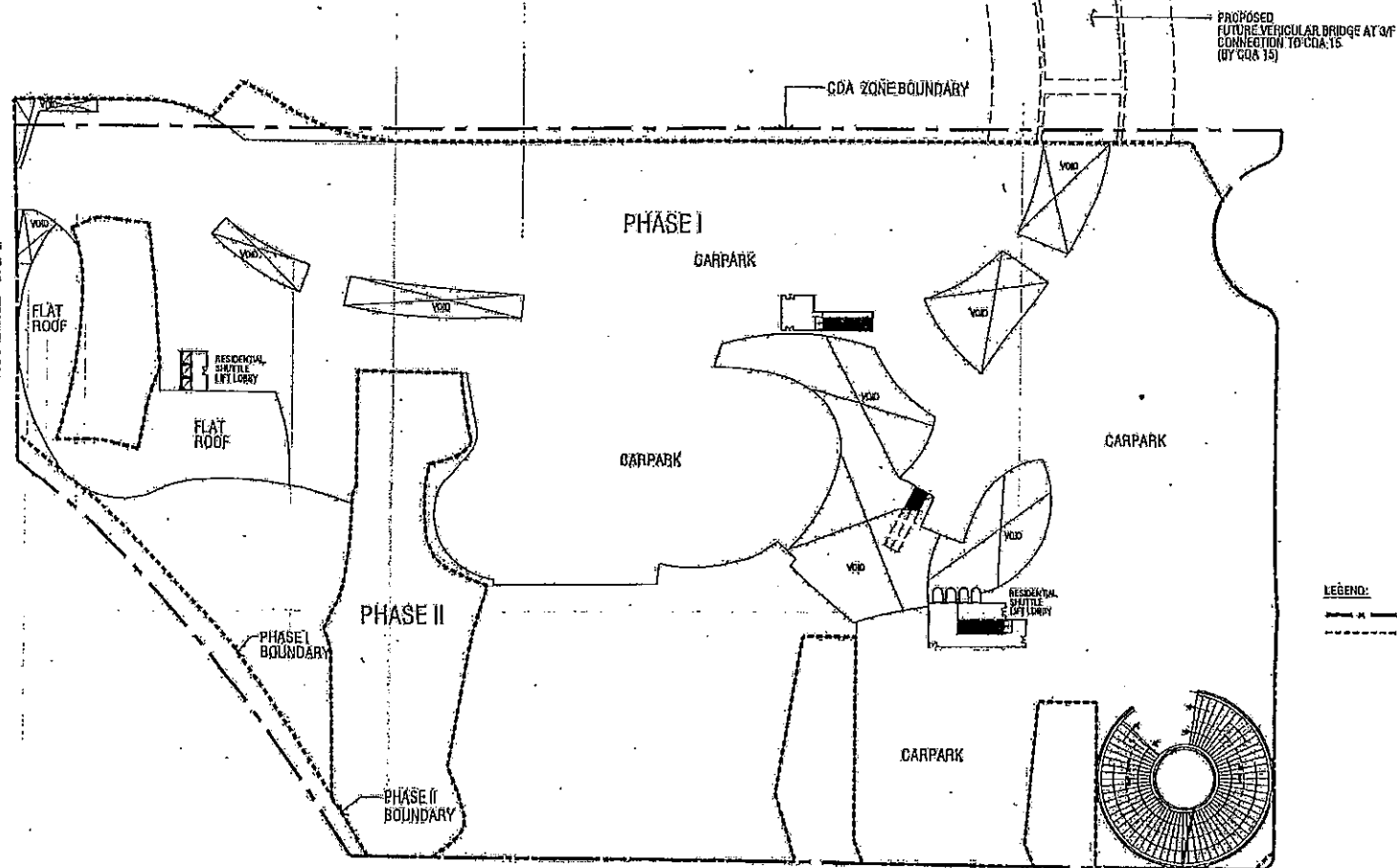
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
2ND FLOOR PLAN
AT LEV. 19.10

JOB NO.	
DRAWING NO.	REV.
M-4A	1/1

A/YL/128

DRAWING
A-5



Current Scheme
(Extract from Applicant's Planning Statement Dated 9.12.04)

3RD FLOOR PLAN AT LEV. 24.60

SUN HUNG KAI
ENGINEERING CO., LTD.

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

21-02-03
01-05-04
10-09-04

1. PODIUM LAYOUT REVISED
2. PODIUM LAYOUT REVISED

DATE/REVISION/AMENDMENTS

FILE: HKCDA/AREA 12/04/05
DRWN: G.P.D.
CHKD: S.P.D.
DATE: NOV. 2004
SCALE:

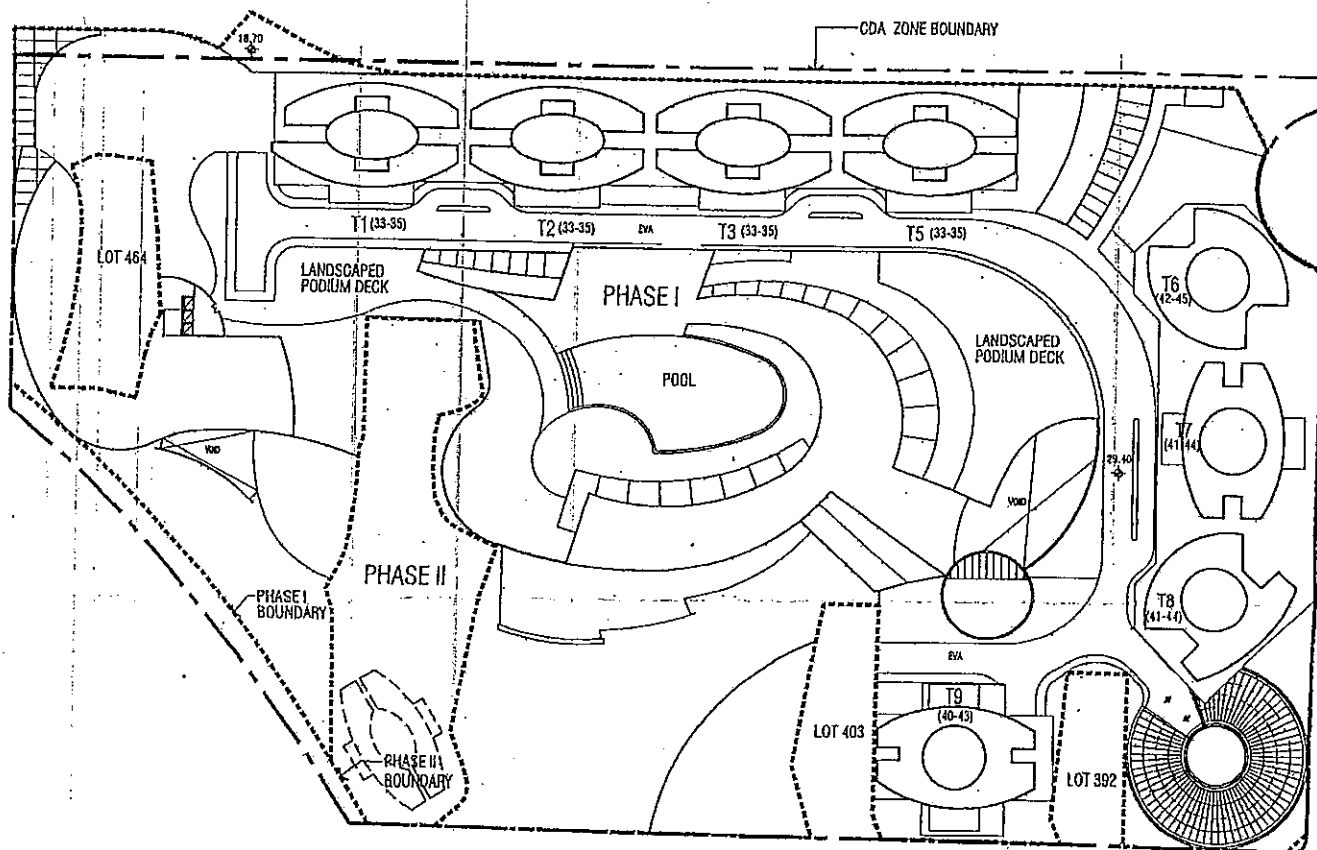
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
3RD FLOOR PLAN
AT LEV. 24.60

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

A/YL/128

DRAWING
A-6



LEGEND:
 --- CDA ZONE BOUNDARY
 --- PHASING BOUNDARY
 (33-35) NO. OF RESIDENTIAL STOREYS



0 10 20 30 40 50m

Current Scheme
 (Extract from Applicant's Planning Statement Dated 9.12.04)

ROOF PLAN

SUN HUNG KAI
 ENGINEERING CO., LTD.

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

This drawing and design are copyright of the individual person, the person may be reproduced without his written permission. Used without permission. Measurements to existing works to be verified as able. The drawing shall be read in conjunction with specification and condition of contract.

25-03-04	D	TOWERS & POOLING REVISED
10-02-04	E	TOWERS & POOLING REVISED
DATE/REVISION/AMENDMENTS		

FILE: R:\P\A\128\128-A\A
DRAWN: G.P.O.
CHECK: G.P.O.
DATE: NOV. 2004
SCALE:

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

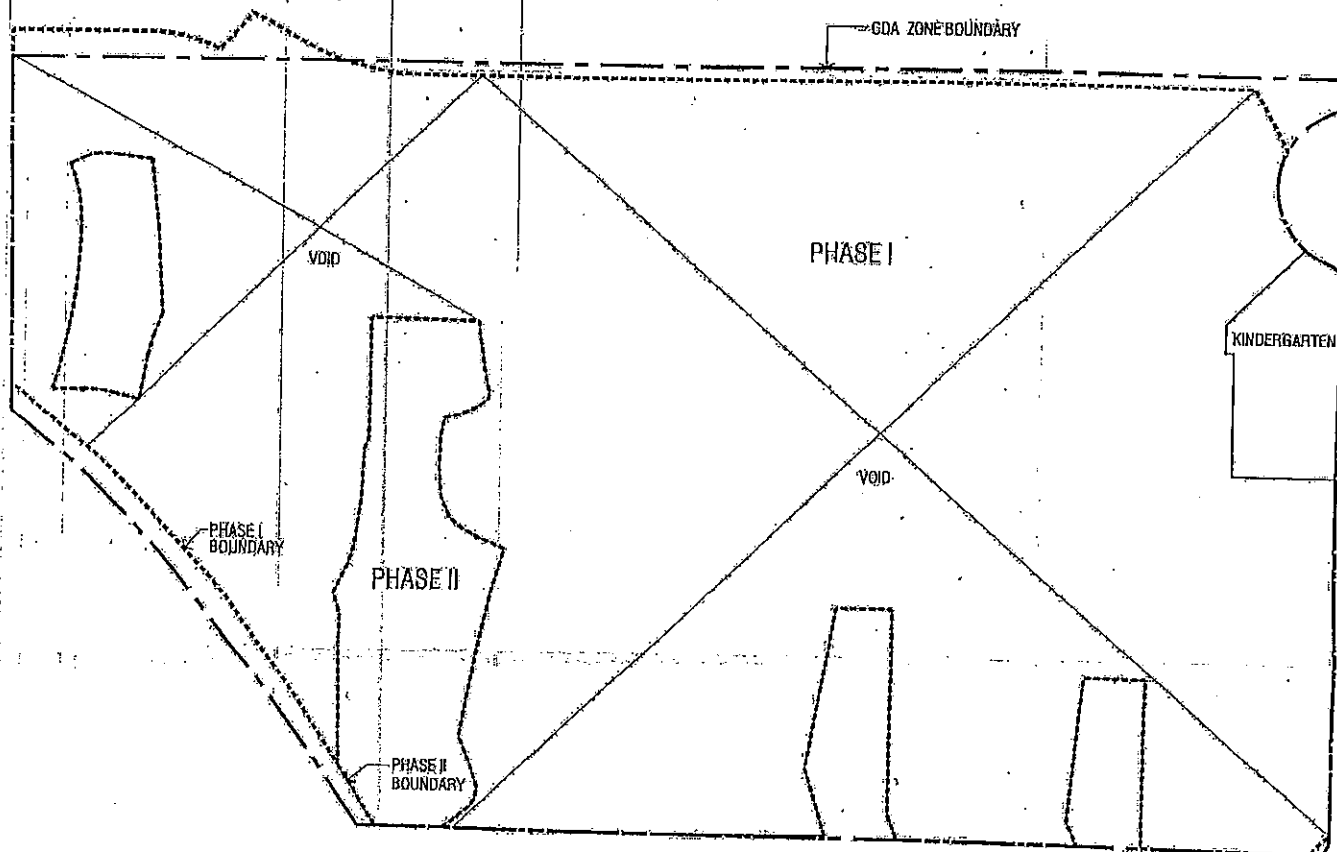
TITLE
 ROOF PLAN

JOB NO.

DRAWING NO. M-8A
 REV. 1

A/YL/128

DRAWING
 A-7



LEGEND:
 --- GDA ZONE BOUNDARY
 --- PHASING BOUNDARY



0 10 20 30 40 50m

Current Scheme
 (Extract from Applicant's Planning Statement Dated 9.12.04)

MEZZ. FLOOR PLAN AT LEV. 11.00

SUN HUNG KAI
 ENGINEERING CO., LTD.

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

This drawing and design are the property of the engineering firm. No part of this drawing may be reproduced without the written permission of the engineering firm. The drawing shall be used only for the purpose for which it was prepared and shall not be used for any other purpose without the written permission of the engineering firm.

21-07-03	-	-
01-08-04	A	REVISED POODUM LAYOUT
12-08-04	B	REVISED POODUM LAYOUT
DATE/REVISION/AMENDMENTS		

DESIGNED BY	DRWN	C.F.O.
CHECKED BY	C.K.O.	C.F.O.
DATE	NOV. 2004	
SCALE		

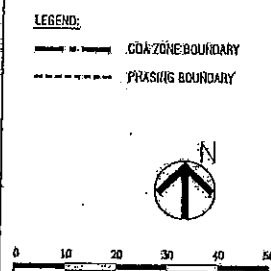
PROJECT
 PROPOSED RESIDENTIAL AND
 COMMERCIAL DEVELOPMENT
 AT YUEN LONG CDA, AREA 12, N.T.

TITLE
 MEZZ. FLOOR PLAN
 AT LEV. 9.75

JOB NO.
 DRAWING NO. BEV.
 M-2A 1/1

A/YL/128

DRAWING
 A-8

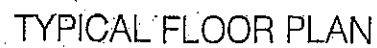


5TH FLOOR PLAN AT LEV. 29.40

(Extract from Applicant's Planning Statement Dated 9.12.04)

DRAWING NO.	REV.
M-6A	

DRAWING
A-9



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

DRAWING
A-10

Current Scheme
(Extract from Applicant's Planning Statement Dated 9.12.04)

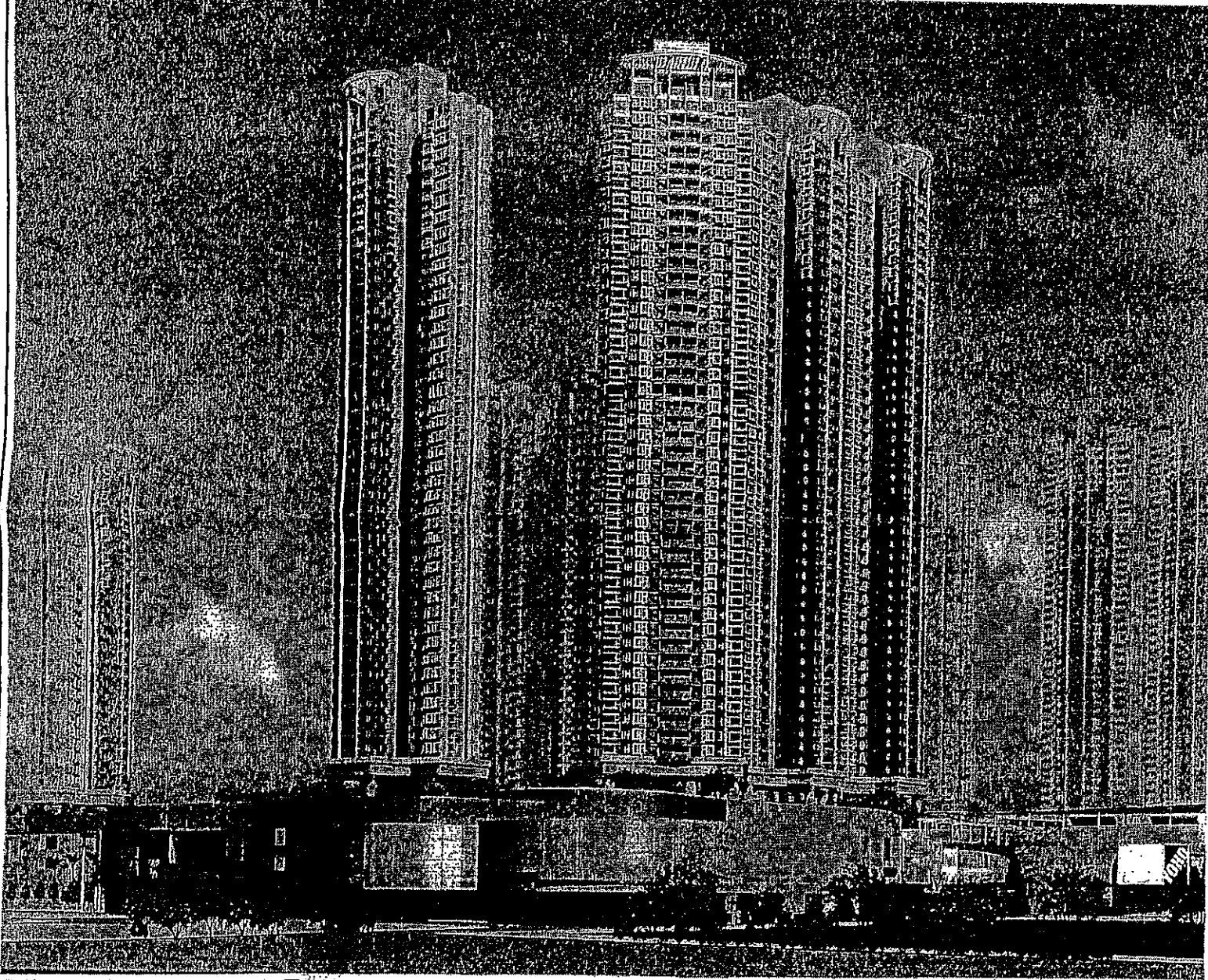


FIGURE 8: VIEW OF THE CURRENT SCHEME FROM THE SOUTH-EAST

A/YL/128

DRAWING
A-11