

List of Approval Conditions

Application No. A/YL/130

Application Site : Various Lots and Adjoining Government Land in DD115 and DD116, Area 12, Yuen Long New Town (to be known as Yuen Long Town Lot 504)

Subject of Application : Minor Amendments to Approved Master Layout Plan for Comprehensive Commercial/Residential Development

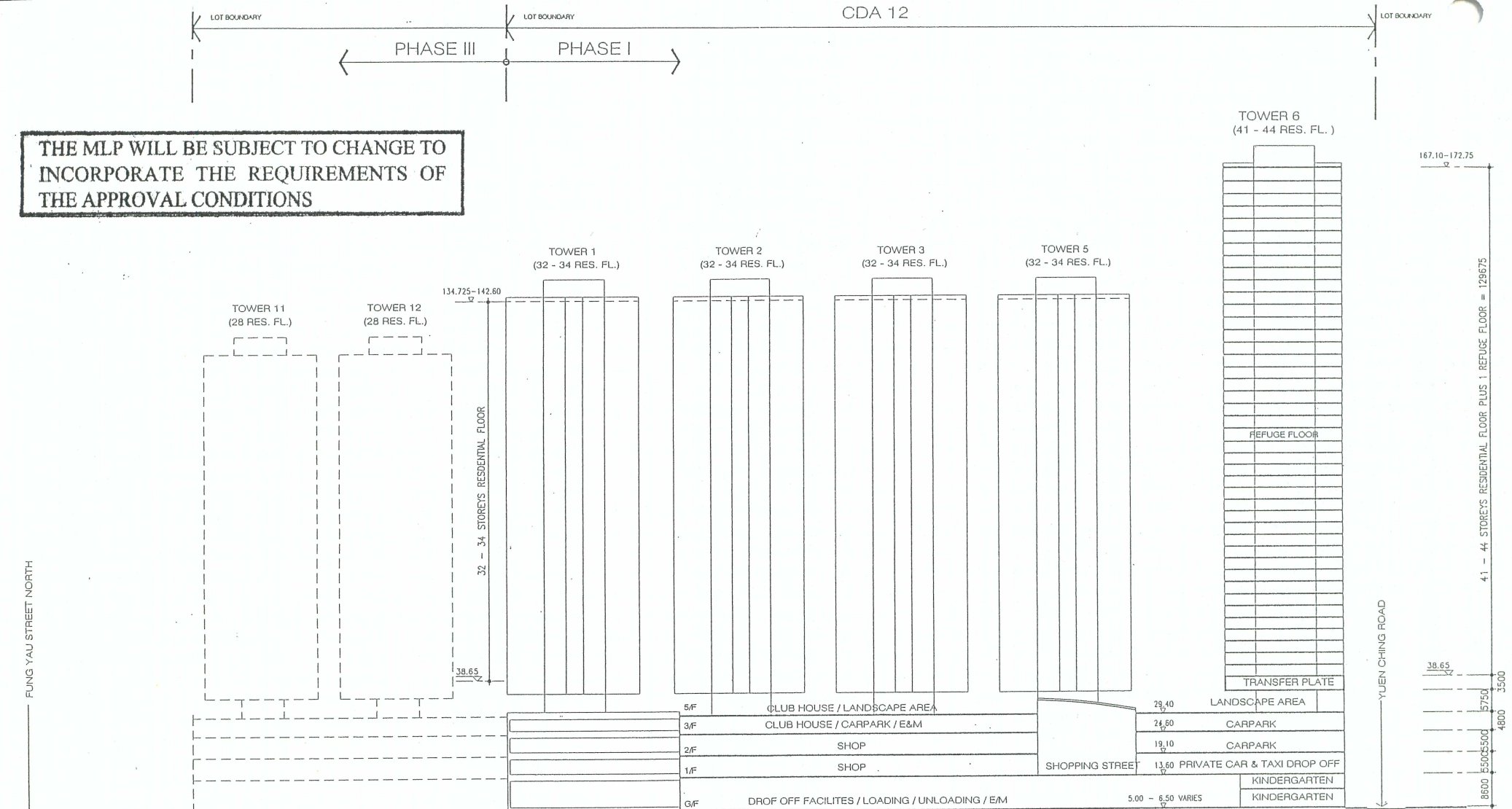
Date of Approval : 4.2.2005

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 submission and 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 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 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 planning permission shall cease to have effect on 4.2.2009 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



茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零五年二月四日批准本總綱發展藍圖。
I hereby certify, as required under 4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 4. 2. 2005.

signed Mrs. Rita LAU

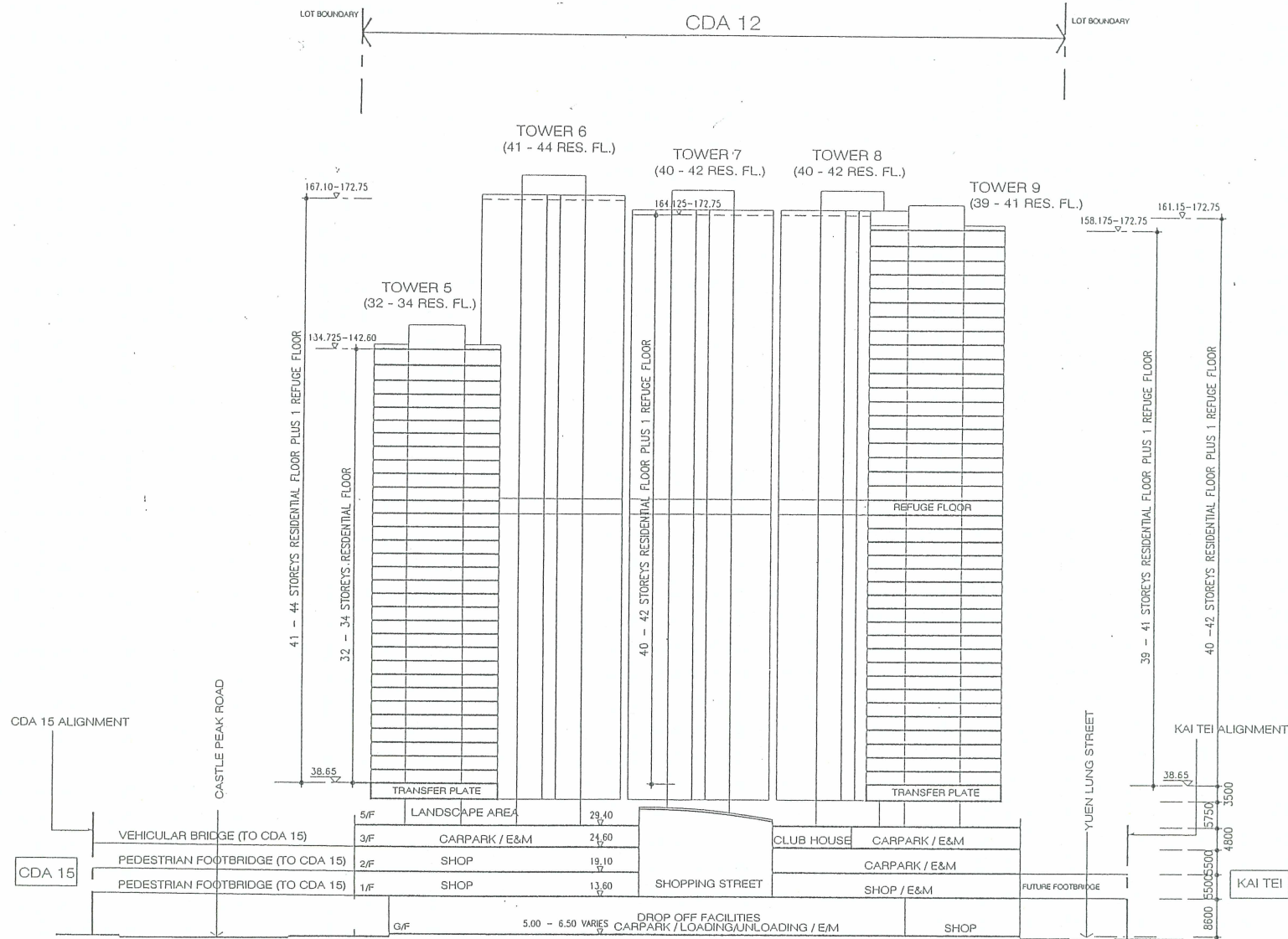
Chairman, Town Planning Board

劉吳惠蘭

城市規劃委員會主席 簽署

DIAGRAMMATIC SECTION 1

For other parts of this set of MLP, please see the MLP approved under Application No. A/YL/123 by the Town Planning Board on 19.11.2004



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 authorized person. No portion may be reproduced without his written permission. Used written dimensions. Measurements to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.

DATE/REVISION/AMENDMENTS	REVISION	DESCRIPTION
22-12-03	C	REVISED STOREYS OF T6 & T7
06-01-04	D	REVISED LEVELS & FL HEIGHT OF T5, T7 - T9
19-05-04	E	REVISED PODIUM LEVELS
10-09-04	F	REVISED PODIUM LEVELS
26-01-05	G	REVISED TOWER LEVELS

FILE	E:\P\m\Kai12-2\Kai12-2.dwg
DRWN	RL
CHKD	MIL
DATE	DEC., 2003
SCALE	1:1000

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. 010
E
F

**A Comparison of the Difference in Building Height between the Approved
Schemes No. A/YL/123 and A/YL/130**

Building Height	Approved Scheme (a) (A/YL/123)	Approved Scheme (b) (A/YL/130)	Differences (b) – (a)
Towers 1	134.73-142.6mPD	134.73-142.6mPD	-
Tower 2	134.73-142.6mPD	134.73-142.6mPD	-
Tower 3	134.73-142.6mPD	134.73-142.6mPD	-
Tower 5	134.73-142.6mPD	134.73-142.6mPD	-
Tower 6	172.75mPD	167.1-172.75mPD	-5.65mPD(-3.27%)
Tower 7	169.775-172.75mPD	164.125-172.75mPD	-5.65mPD(-3.33%)
Tower 8	169.775-172.75mPD	161.15-172.75mPD	-8.625mPD(-5.08%)
Tower 9	163.825-172.75mPD	158.175-172.75mPD	-5.65mPD(-3.44%)