

## **List of Approval Conditions**

### **Application No. A/YL/92**

- Application Site** : YLTL 503, Lot 1134 in DD 116 and Adjoining Government Land, Area 12, Yuen Long New Town
- Subject of Application** : Minor Amendments to Approval Master Layout Plan for Comprehensive Residential Development
- Date of Approval** : 15.2.2002
- Approval Conditions** :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (c) to (f) to the satisfaction of the Director of Planning or of the Town Planning Board;
  - (b) the submission and implementation of a revised Master Landscape Plan including tree survey and tree felling proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
  - (c) the design and provision of the proposed footbridge across Yuen Lung Street, as proposed by the applicant, to the satisfaction of the Director of Highways or of the Town Planning Board;
  - (d) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
  - (e) the design and provision of the car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
  - (f) the design and provision of emergency vehicular access, water supplies for fire-fighting and fire services installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
  - (g) the submission of a revised sewerage impact assessment and provision of temporary sewage treatment/discharge facilities to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
  - (h) the permission shall cease to have effect on 15.2.2005 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

CDA 12

PROPOSED NEW ROAD 6/L4

PROPOSED  
FOOTBRIDGE

OUTDOOR  
SWIMMING  
POOL

LANDSCAPE DECK

FOUNTAIN

LANDSCAPE AREA

EXISTING NULLAH

OPEN CARPARK  
YAU TIN EAST ROAD  
YAU TIN WEST ROAD

PROPOSED NEW ROAD 6/L5

COVERED WALKWAY W/ 4.5m CLEAR HEADROOM WHERE CROSS EVA

LOT BOUNDARY

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  
二零零二年二月十五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 15.2.2002

signed John C. TSANG

Chairman, Town Planning Board 城市規劃委員會主席 簽署

MASTER LAYOUT PLAN

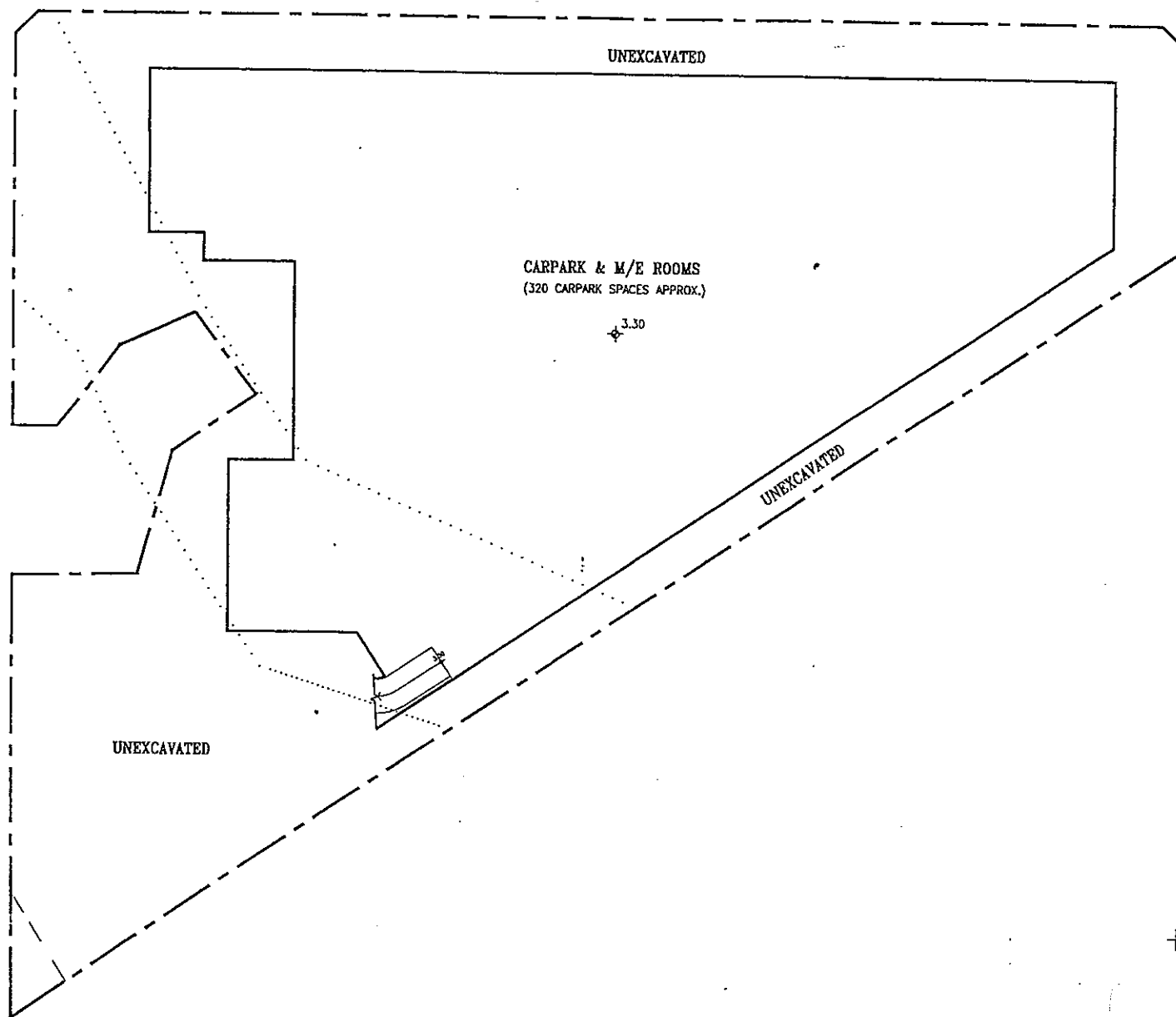
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

SUN HUNG KAI  
ENGINEERING CO., LTD.

SCALE : 1 : 800

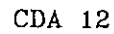
DATE : DEC. 2001




CODE : \PLAN\5-16\KAI-TEI\NEW-SCH5\PR5\011215\1705\SITE.D



BASEMENT PLAN  
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

PROPOSED NEW ROAD 6/L5



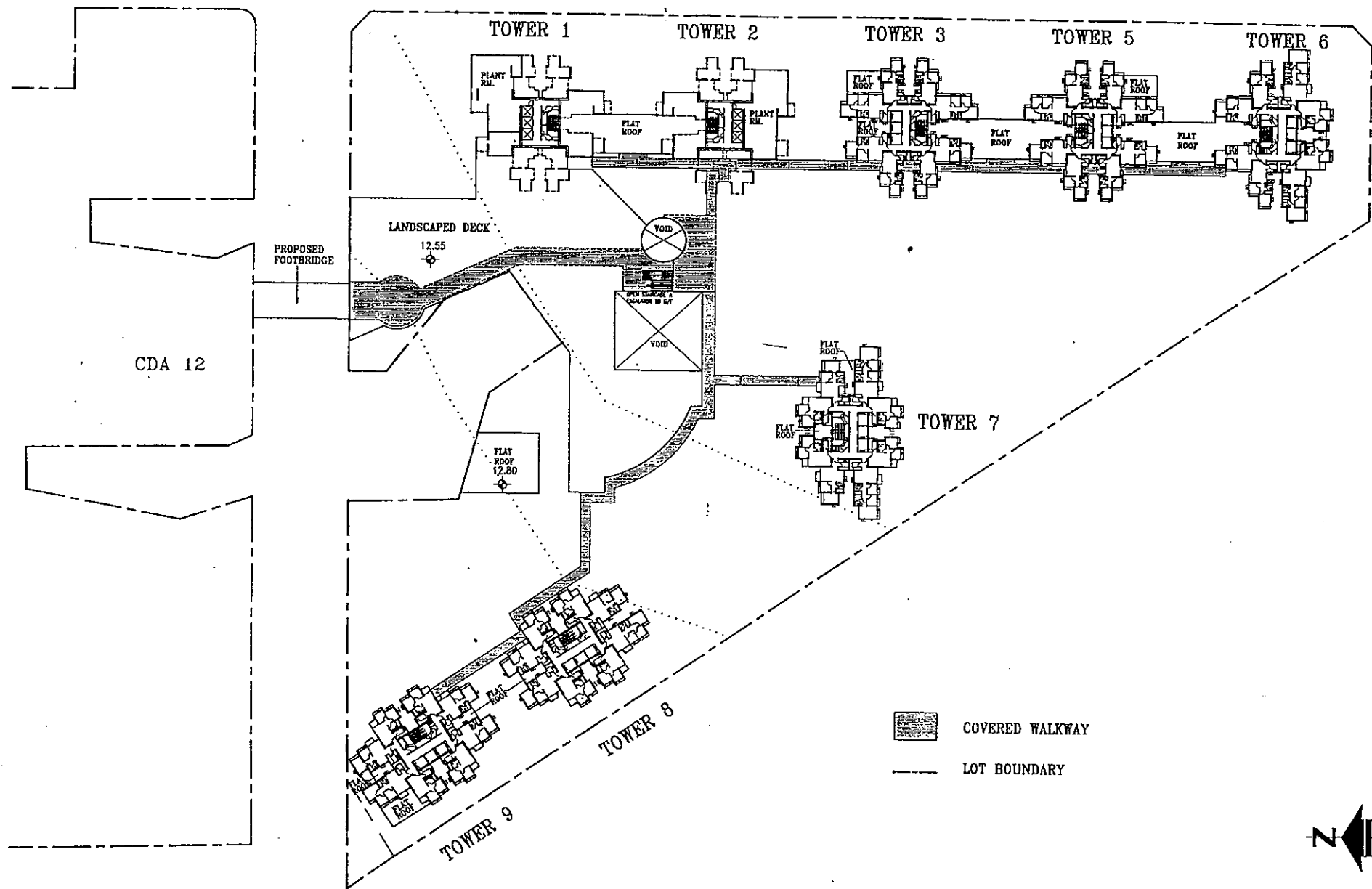
	CLUB HOUSE (LEV. +7.70)
	RESIDENTIAL ENTRANCE LIFT LOBBY
	CARETAKER



**SUN HUNG KAI**  
ENGINEERING CO., LTD.

SCALE : 1 : 800  
DATE : DEC. 2001  
CODE : \PLAN\S-16\KAI-TE\NEW-5CH5

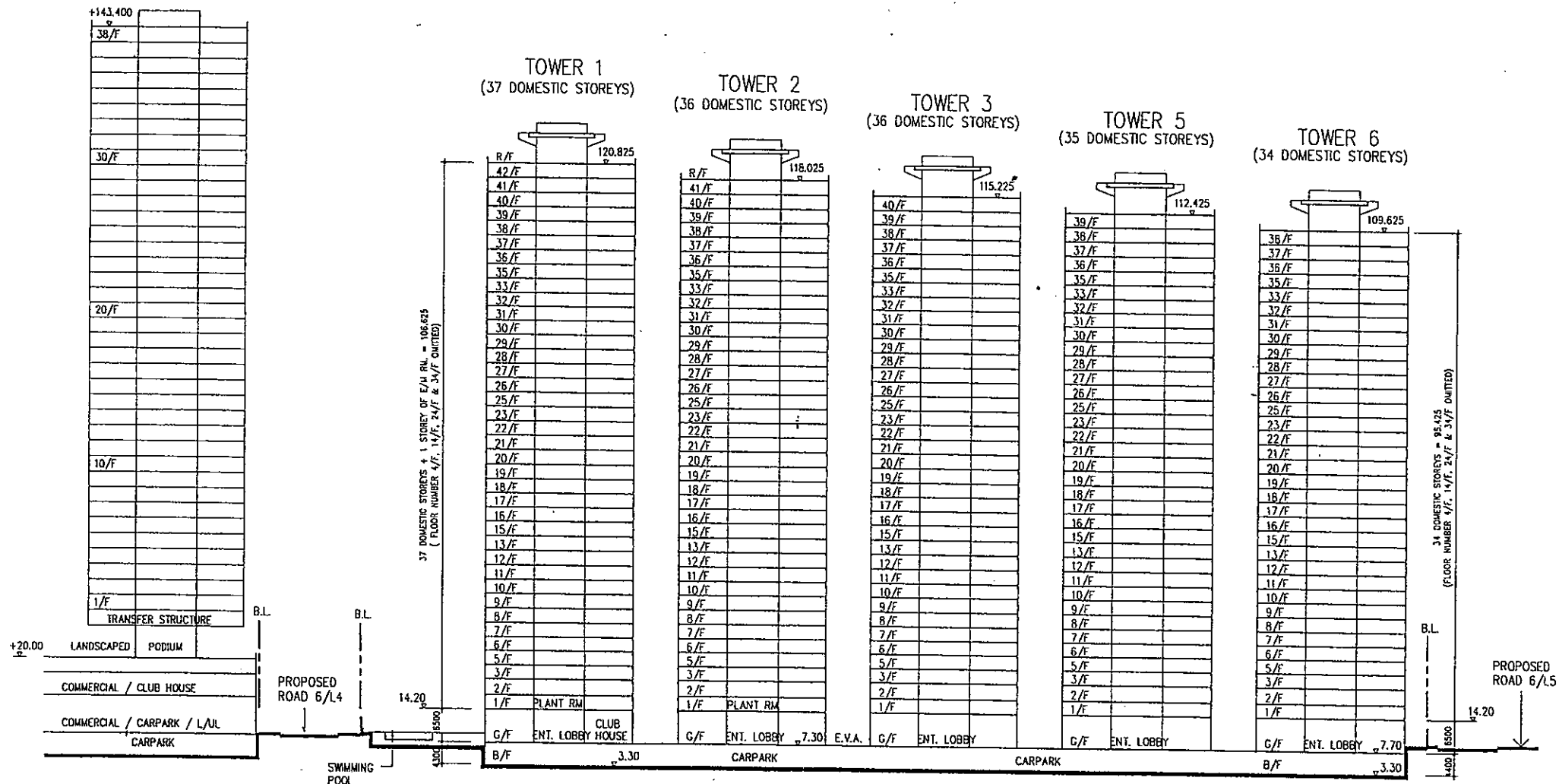
3



1ST FLOOR PLAN  
 PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.



CDA 12  
FOR REFERENCE ONLY  
RESIDENTIAL BLOCK  
( 38 DOMESTIC STOREYS )



DIAGRAMMATIC SECTION 'A' - 'A'  
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

## SUMMARY

SITE AREA = 21,933 s.m. ABOUT  
 PERMITTED PLOT RATIO FOR DOMESTIC = 5 (109,665 s.m.)

## PROPOSED DISTRIBUTION

FLOOR	USE
BASEMENT	CARPARK
GROUND FL.	ENTRANCE LOBBIES RESIDENT'S CLUB CARPARK
1ST FL.	DOMESTIC / LANDSCAPED DECK
1ST - 42ND FL. ( FL. NO. 4/F, 14/F, 24/F & 34/F OMITTED )	DOMESTIC

## PROPOSED G.F.A.

TOTAL G.F.A. OF DOMESTIC : = 109,665 s.m.  
 ( 8 RESIDENTIAL TOWERS BET'N 32 ~ 37 STOREYS )  
 ( TOWER NO. 4 OMITTED )

AREA OF RESIDENT'S CLUB PROVIDED : = 3,289.950 s.m. MAX.  
 ( NOT MORE THAN 3% OF TOTAL G.F.A. )

## CARPARKING PROVISION

PRIVATE CAR = 371 NOS. TO 445 Nos.  
 ( 1 SPACE / 5 UNIT TO 1 SPACE / 6 UNIT )

VISITOR'S CAR = 40 Nos.  
 ( 5 NOS. OF CARPARK / EACH TOWER )

MOTORCYCLE = 25 Nos.  
 ( 5% OF CARPARK PROVISION )

LOADING / UNLOADING BAY = 8 Nos.  
 ( 1 BAY FOR EVERY 800 FLATS OR EACH TOWER )

## UNIT MIX SCHEDULE

	G.F.A.		NOS. OF UNIT	% BY UNIT NO.
	(s.m.)	(s.f.)		
SIZE RANGE	60.0~70.0	650~750	132	5.94
	55.0~60.0	590~650	356	16.00
	47.0~55.0	510~590	624	28.06
	40.0~47.0	430~510	1112	50.00
TOTAL			2224	100.00

## DEVELOPMENT PARAMETERS

PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

**SUN HUNG KAI**  
 ENGINEERING CO., LTD.

SCALE : NIL  
 DATE : DEC. 2001  
 CODE : \PLAN\5-16\KAI-TEI\NEW-SCHS\PRS\011215\1705\DEV-S

7