

List of Approval Conditions

Application No. A/YL/87

Application Site : Yuen Long Town Lot 503, Lot 1134 in DD 116 and Adjoining Government Land, Kai Tei, Area 12, Yuen Long New Town

Subject of Application : Proposed Comprehensive Residential Development

Date of Approval : 7.12.2001

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 7.12.2004 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

CDA 12

PROPOSED
FOOTBRIDGE

PROPOSED NEW ROAD 6/L4

6.00
⊕
RUN -
IN/OUT

OPEN CARPARK

OUTDOOR
SWIMMING
POOL

LANDSCAPE DECK
12.55

OPEN CARPARK
7.30

LANDSCAPE AREA

COVERED WALKWAY W/ 4.5m CLEAR HEADROOM WHERE CROSS EVA

LOT BOUNDARY

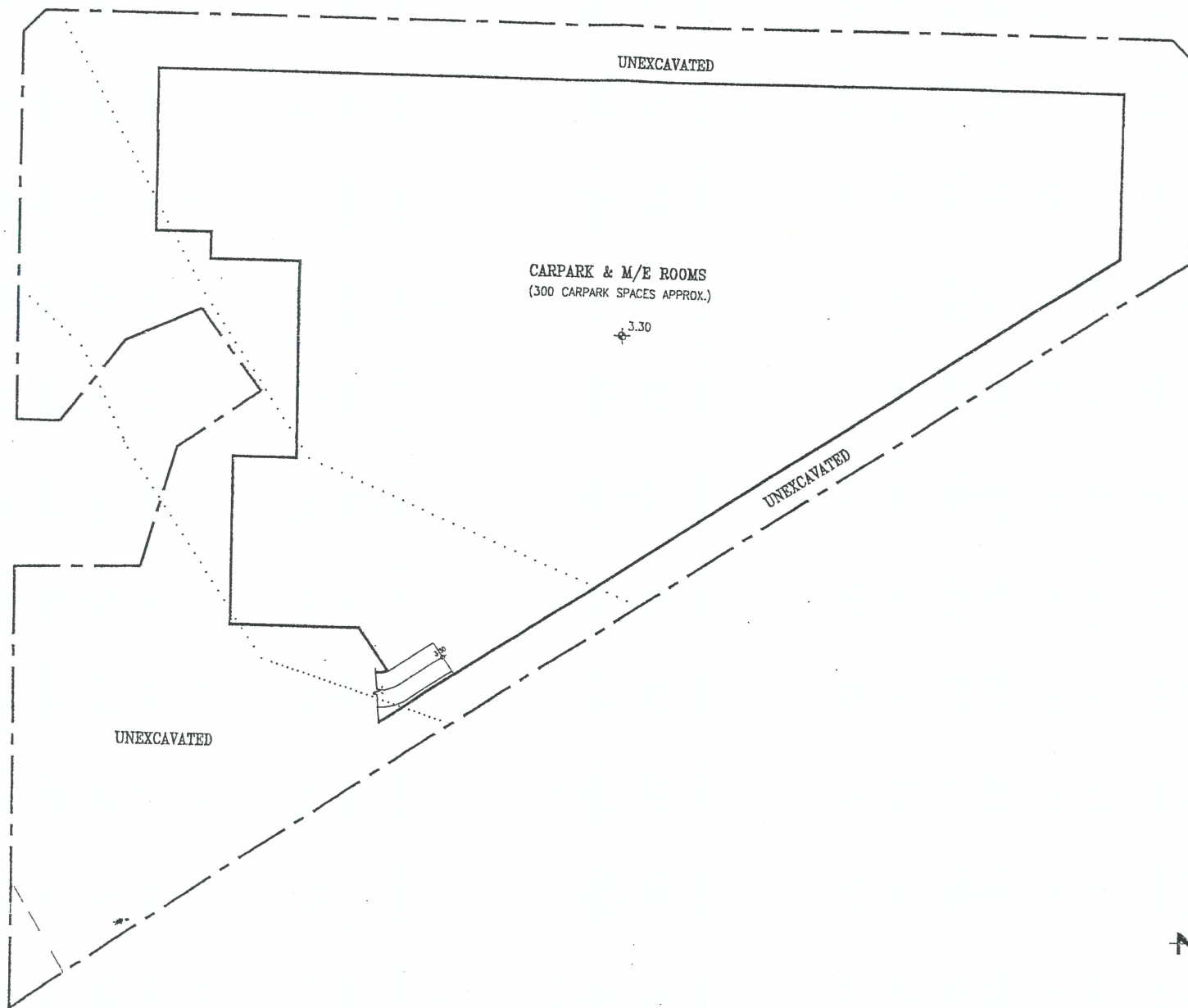
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 7.12.2001

城市規劃委員會主席 簽署

SCALE : 1 : 800
DATE : SEP. 2001
CODE : \PLAN\S-

MASTER LAYOUT PLAN

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



BASEMENT 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 : SEP. 2001
CODE : \PLAN\S-16\KAI-TEI\NEW-SCH5\PR5\010619\1:6\BAS.DWG

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PROPOSED NEW ROAD 6/L6

PROPOSED NEW ROAD 6/L5

CDA 12

PROPOSED NEW ROAD 6/L4

PROPOSED FOOTBRIDGE

RUN - IN/OUT

OUTDOOR SWIMMING POOL

INDOOR SWIMMING POOL

OPEN YARD

REFUSE STORAGE CHAMBER

DRIVEWAY / E.V.A.

DRIVEWAY / E.V.A.

DRIVEWAY / E.V.A.

FOUNTAIN

FOUNTAIN

LANDSCAPE AREA

OPEN CARPARK

EXISTING NULLAH

OPEN CARPARK
YAU TN EAST ROAD

YAU TN WEST ROAD

116 NOS. PRIVATE CARPARK SPACES APPROX.



CLUB HOUSE (LEV. +7.70)



RESIDENTIAL
ENTRANCE LIFT LOBBY



CARETAKER



GROUND FLOOR PLAN

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



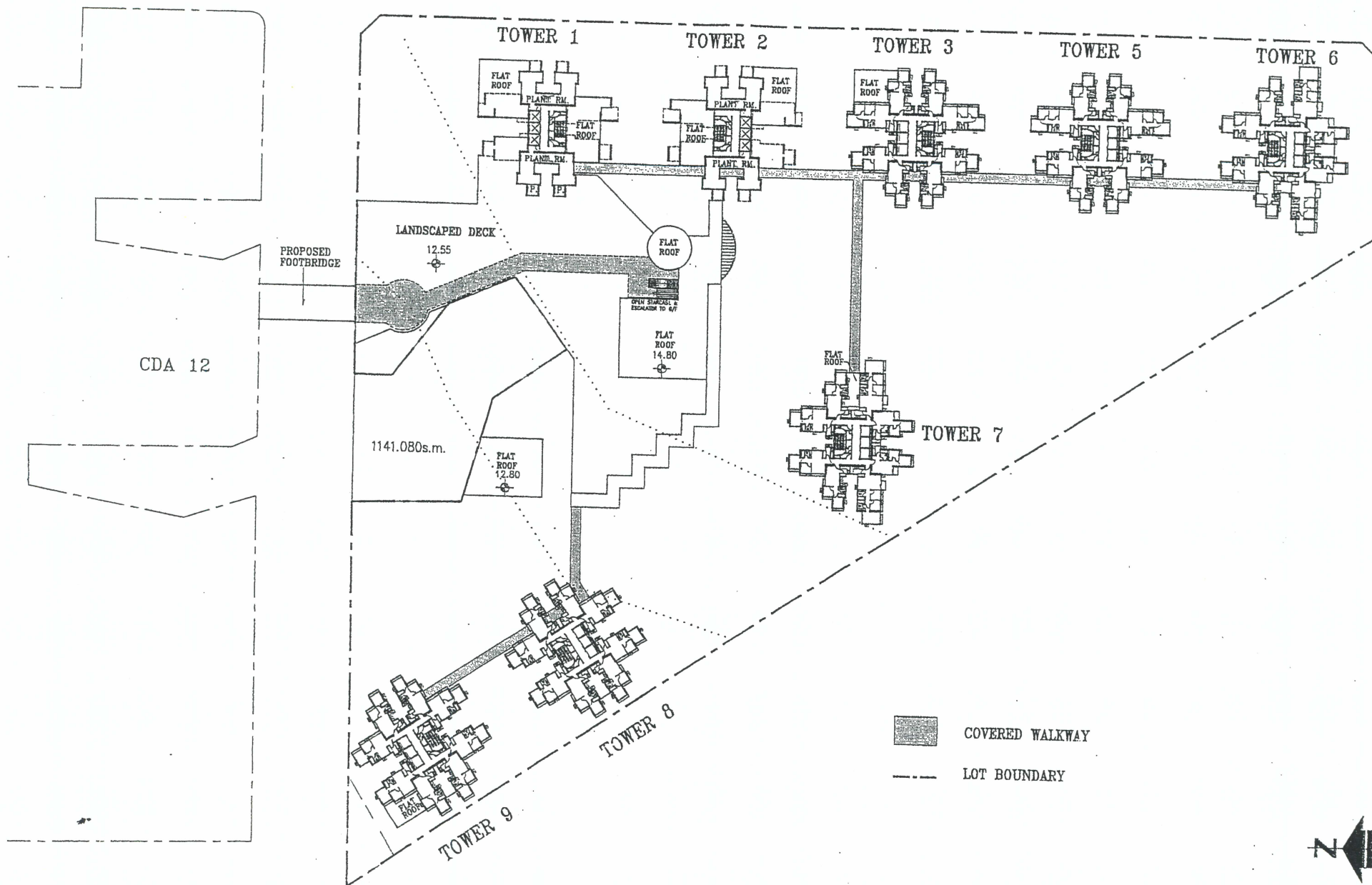
SUN HUNG KAI
ENGINEERING CO., LTD.

SCALE : 1 : 800

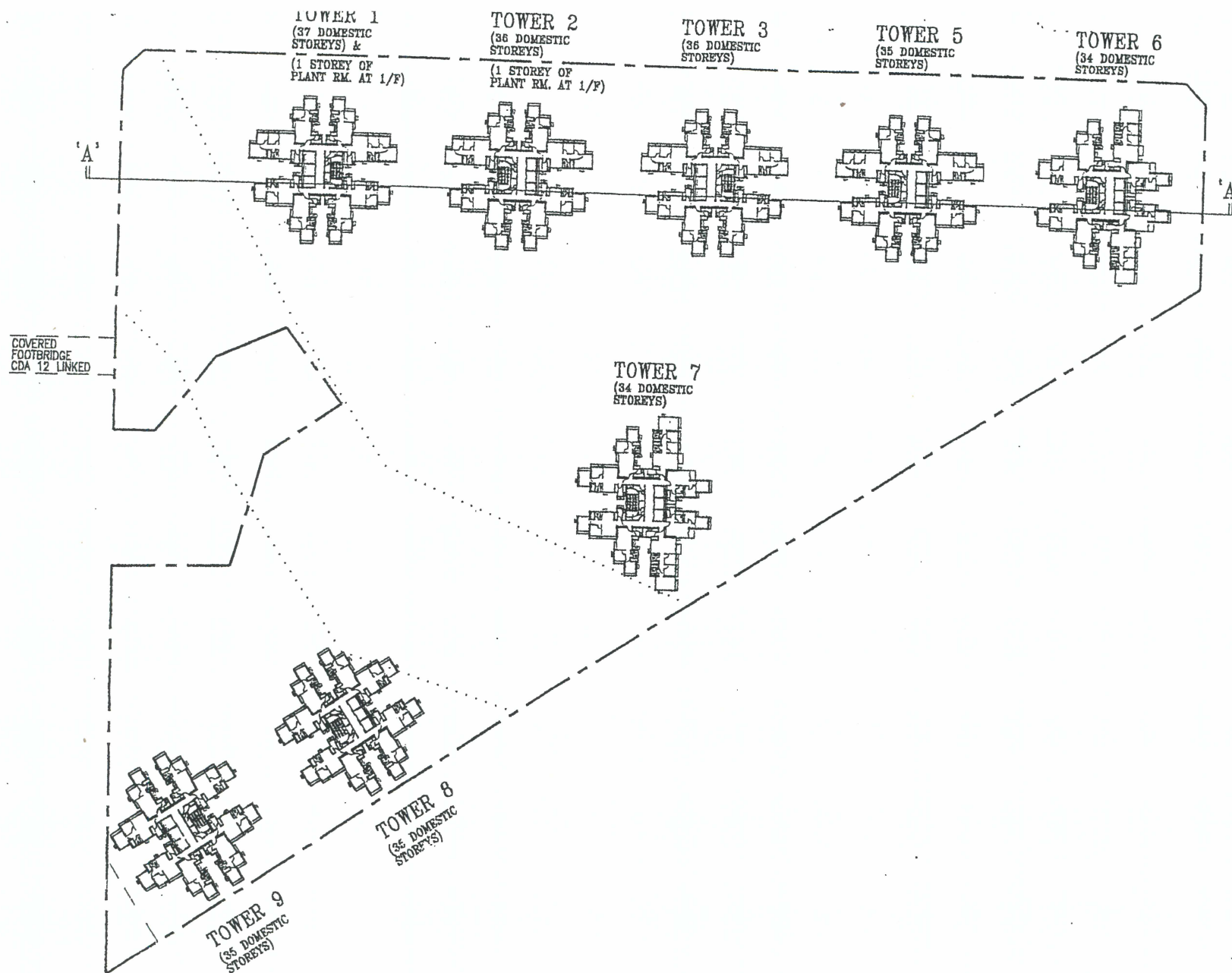
DATE : SEP. 2001

CODE : \PLAN\5-16\KAI-TEI\NEW-SCH5\PR5\010619\1:8\GRD.DWG

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



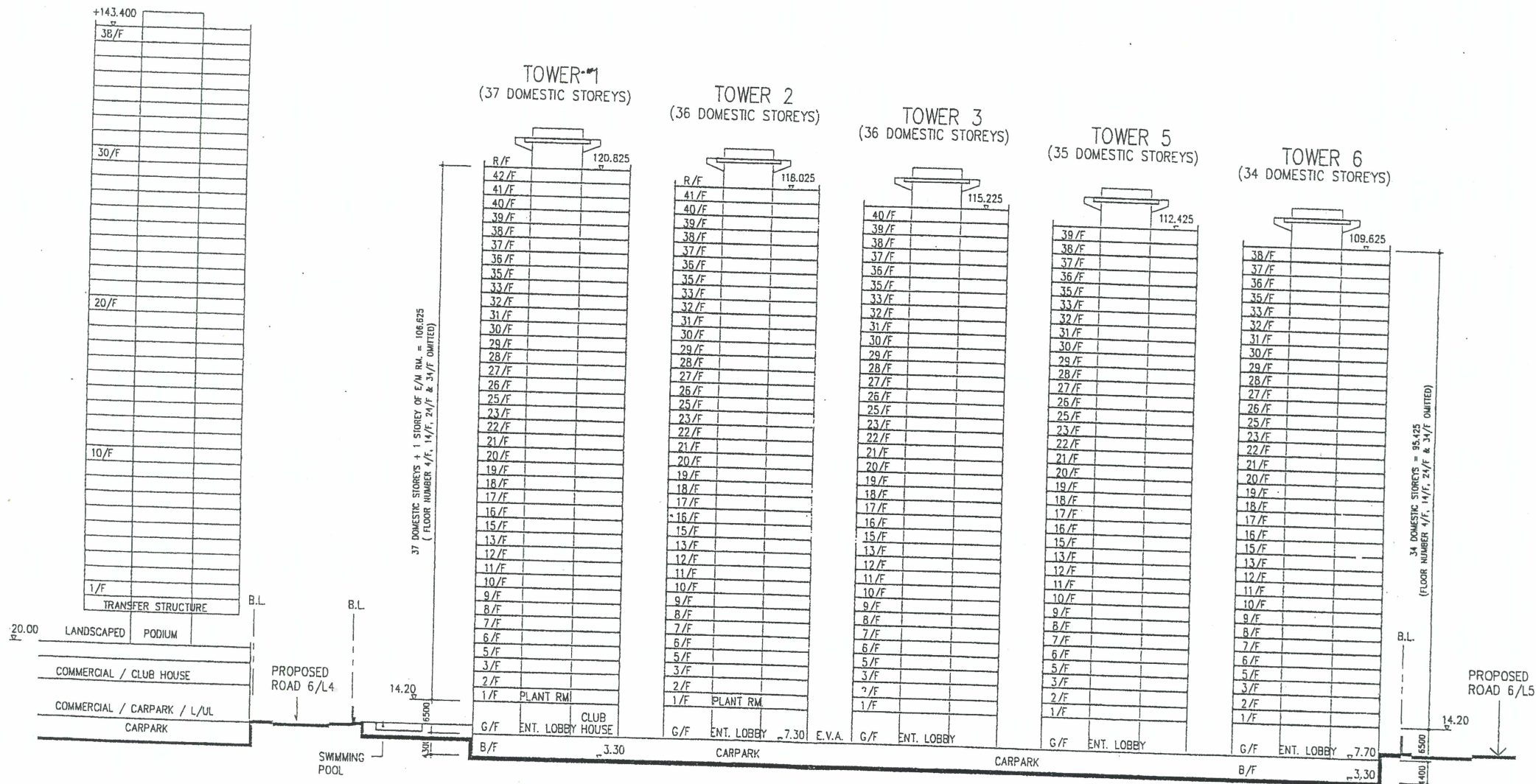
OVERALL TYPICAL FLOOR PLAN
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

SUN HUNG KAI
ENGINEERING CO., LTD.

SCALE : 1 : 800
DATE : SEP. 2001
CODE : \PLAN\S-15\KAI-TEI\NEW-SCH5\PRS\010619\1:5\OTYP.DWG

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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

<u>FLOOR</u>	<u>USE</u>
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 :
 (8 RESIDENTIAL TOWERS BET'N 34 ~ 37 STOREYS)
 (TOWER NO. 4 OMITTED) = 109,665 s.m.

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

CARPARKING PROVISION

PRIVATE CAR = 376 Nos.
 (1 SPACE / 6 UNIT)
 VISITOR'S CAR = 40 Nos.
 (5 NOS. OF CARPARK / EACH TOWER)
 MOTORCYCLE = 21 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	136	6.00
	55.0~60.0	590~650	288	12.80
	47.0~55.0	510~590	704	31.20
	40.0~47.0	430~510	1128	50.00
TOTAL			2256	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 : SEP. 2001
 CODE : \PLAN\5-16\KAI-TEI\NEW-SCH5\PR5\010619\1:6\DEV-SCH.DW

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