

## **List of Approval Conditions**

### **Application No. A/YL/75**

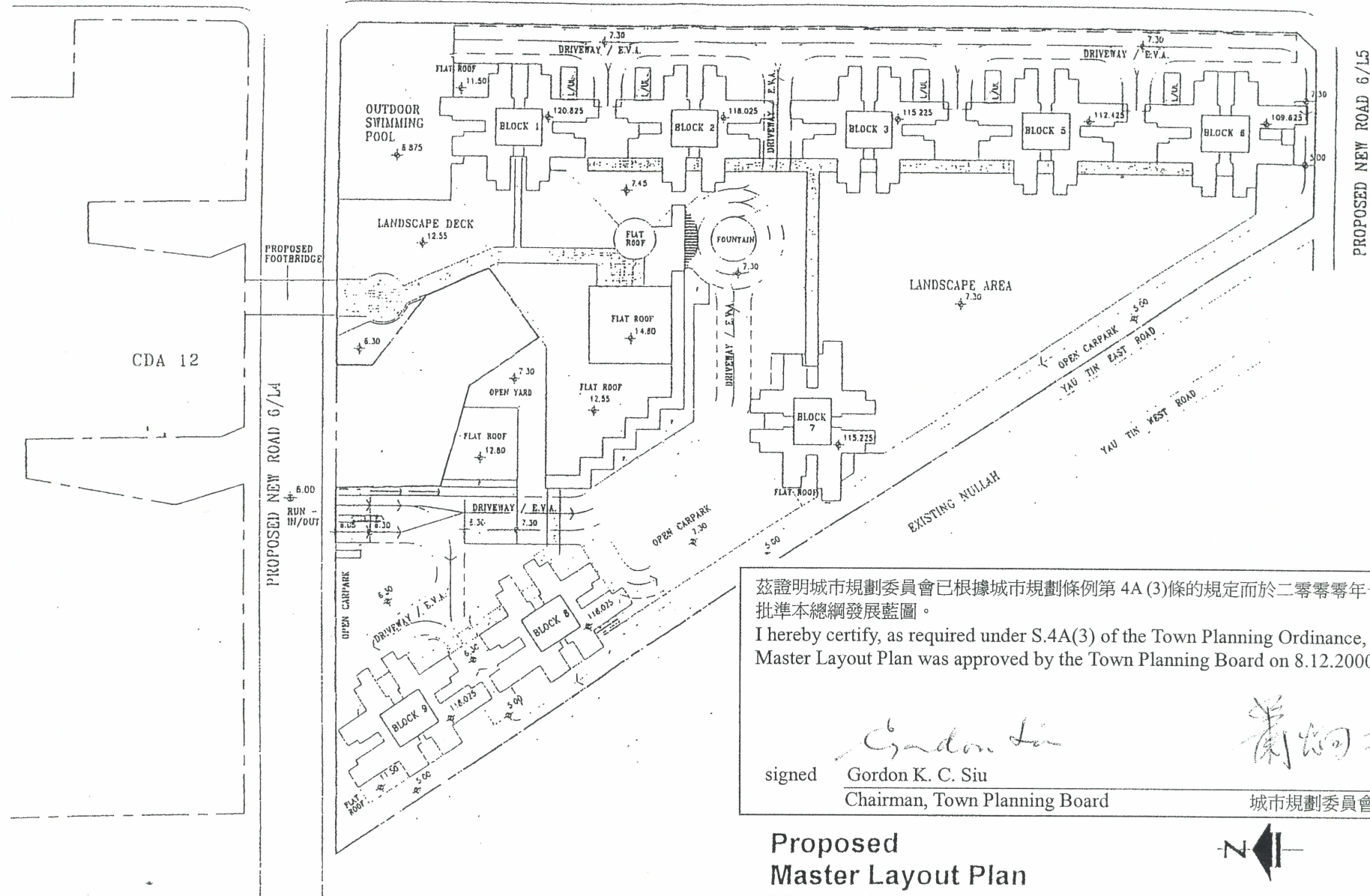
Application Site : Yuen Long Town Lot 503, Lot 1134 in DD 116 and Adjoining Government Land, Kai Tei, Area 12, Yuen Long New Town

Subject of Application : Proposed Comprehensive Residential Development

Date of Approval : 8.12.2000

Approval Conditions :

- (a) the submission and implementation of a revised Master Land Use Plan to take into account conditions (c) to (f) below 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 Road 6/L4 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 carparking 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 service 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 the 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 planning permission shall cease to have effect on 8.12.2003 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十二月八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 8.12.2000.

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

Proposed  
Master Layout Plan  
Figure 1



SUN HUNG KAI  
ENGINEERING CO., LTD.

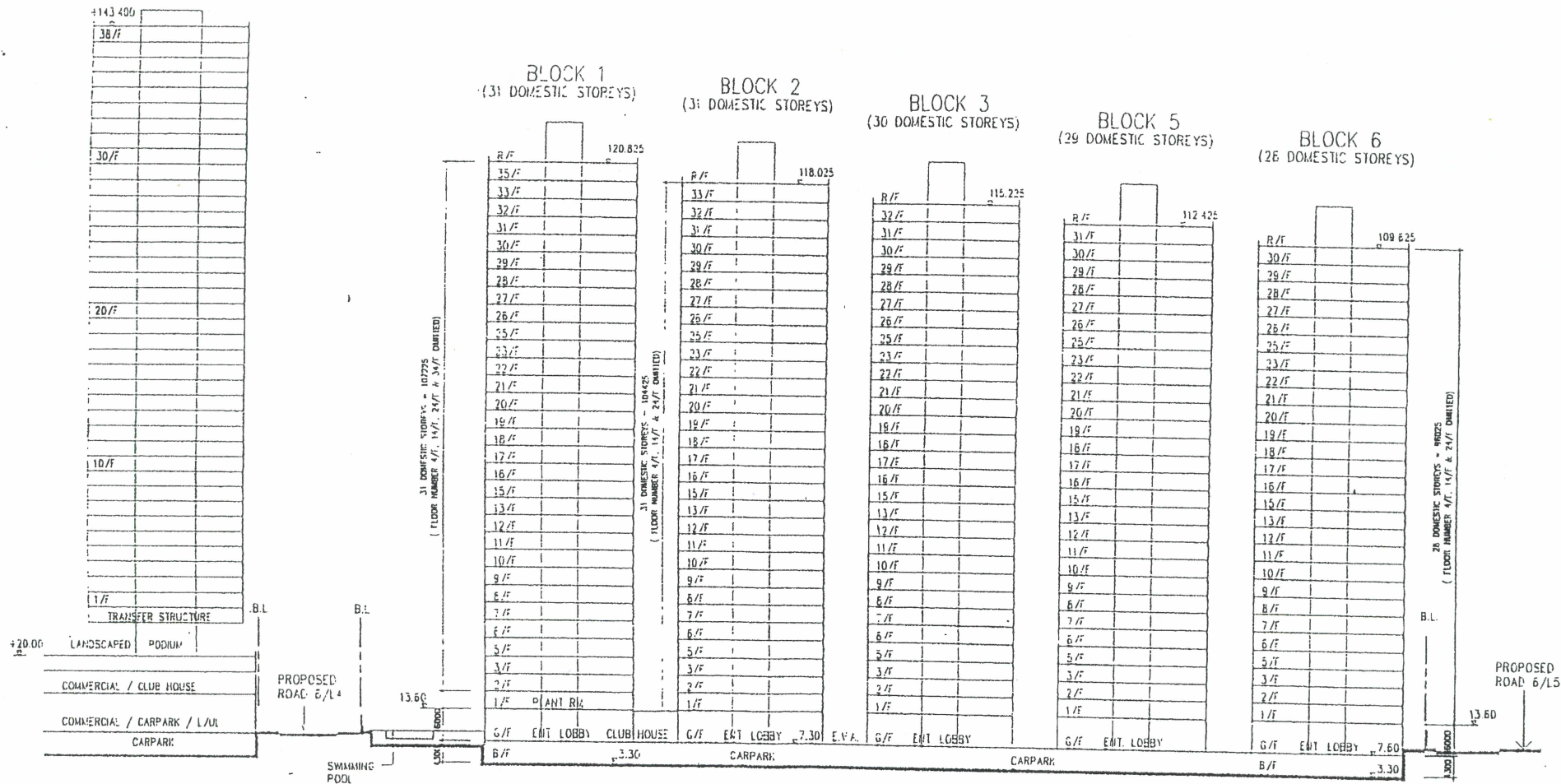
SCALE 1 : 800  
DATE SEP. 2000  
CODE \PLAN\3-16\KAI-TEI\NEW-SCH5\PRS\SITE-A.DWG

MASTER LAYOUT PLAN

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

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

ODA 12  
FOR REFERENCE ONLY  
RESIDENTIAL BLOCK  
(36 DOMESTIC STOREYS)



Proposed Section  
Figure 2

DIAGRAMMATIC SECTION 'A' - 'A'  
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. 2000  
CODE \PLAN\5-16\KAI-TEI\NEW-SCHS\PRS\000B16\SEC.DWG  
REV

**Table 1**  
**Comparison of Approved and Proposed Development**

|                         | <b>Proposed Development</b>            | <b>Approved Development (A/YL/48)</b>  |
|-------------------------|----------------------------------------|----------------------------------------|
| Site Area               | 21,933 s.m.                            | 21,600 s.m.                            |
| Plot Ratio              | 5                                      | 5                                      |
| Domestic GFA            | 109,665 s.m.                           | 108,000 s.m.                           |
| Domestic Site coverage  | <30% for towers                        | <30% for towers                        |
| No. of Blocks           | 8                                      | 8                                      |
| No. of Flats            | Between 1,828 and 2,028 (assume 1,928) | Between 2,120 and 2,220 (assume 2,184) |
| Average Flat Size       | 56 s.m.(.)                             | 50 s.m. (about.)                       |
| No. of Domestic Storeys | 28 – 31                                | 32 – 37                                |
| Maximum Building Height | 120.8mPD                               | 120.8mPD                               |
| Design Population       | 4,630 (approx.)                        | 5,460 (approx.)                        |
| Car Parking Spaces      | (1 space per 5 flats)<br>386           | (1 space per 5 flats)<br>444           |
| Loading/unloading Bays  | 8                                      | 8                                      |
| Recreational Facilities | 3,290 s. m. max.                       | 3,290 s.m. max.                        |