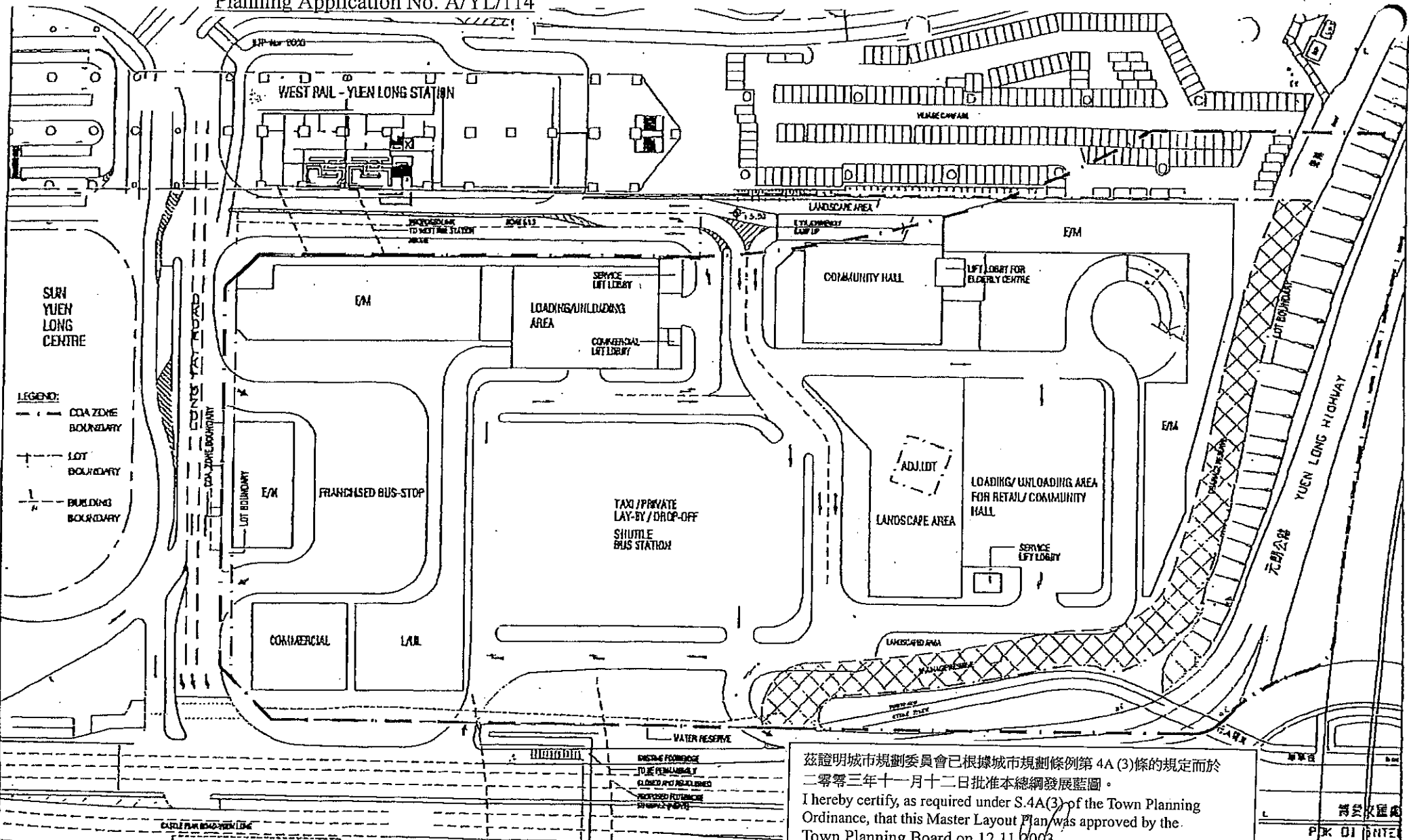


List of Approval Conditions

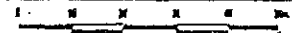
Application No. A/YL/114

- Application Site : Various Lots and Adjoining Government Land in DD 115, Area 15 Yuen Long New Town (to be known as Yuen Long Town Lot 507)
- Subject of Application : Application for Minor Amendments to Approved Master Layout Plan for Comprehensive Commercial/Residential Development
- Date of Approval : 12.11.2003
- Approval Conditions :
- (a) the submission and implementation of a revised MLP to take into account conditions (d), (f), (g) and (j) to (m) to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the submission and implementation of a Landscape Master Plan including tree preservation proposals to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (c) the submission of an implementation programme to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (d) the design and provision of the proposed footbridges across Long Yat Road, Road 6/L3 and Castle Peak Road including the proposed vehicular connections, if any, the associated landings, staircases and disabled facilities, and demolition of the existing footbridge across Castle Peak Road, as proposed by the applicant, to the satisfaction of the Director of Highways or of the Town Planning Board;
 - (e) the provision of improvement measures at Castle Peak Road and Pok Oi Interchange, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (f) the provision of Road 6/L3 and 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;
 - (g) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
 - (h) the implementation of temporary and permanent sewage disposal arrangements depending on the commissioning date of the Au Tau Trunk Sewer (as proposed in the approved Sewerage Impact Assessment (SIA) for the previous application No. A/YL/83 and the SIA for the current application) to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

- (i) the submission of a revised drainage impact assessment and the provision of flood mitigation measures proposed therein and necessary drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (j) the provision of emergency vehicular access on the podium to the residential blocks, fire fighting arrangement to the Residential Care Home for the Elderly (RCHE), water supplies for fire fighting and fire services installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (k) the design and provision of a Community Hall cum contact liaison office with net operation floor area (NOFA) of not less than 593m² and 10m² respectively, and the associated parking facilities to the satisfaction of the Director of Home Affairs or of the Town Planning Board;
- (l) the design and provision of RCHE with NOFA of not less than 1,576m² and the associated parking facilities to the satisfaction of the Director of Social Welfare or of the Town Planning Board;
- (m) the provision of a 6m wide Waterworks Reserve for the existing fresh water trunk main along the southern boundary of the application site to the satisfaction of the Director of Water Supplies or of the Town Planning Board; and
- (n) the planning permission shall cease to have effect on 12.11.2007 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



GROUND FLOOR PLAN



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
 二零零三年十一月十二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 12.11.2003.

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



SUN HUNG KAI
 ENGINEERING CO., LTD.
 SUN HUNG KAI CENTRE, MANDALAY HONGKONG
 TEL: 2827A111 FAX: 28272684

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 為準。

02-01-1003-1
 02-07-2102-1
 DATE PREPARED: 02/01/03
 DATE FOR REVIEW: 02/07/03

FILE (PROJECT) NO. AND
 DATE OF APPROVAL
 DATE OF REVIEW
 DATE OF REVISION
 SCALE: 1:500

PROJECT
**PROPOSED RESIDENTIAL AND
 COMMERCIAL DEVELOPMENT
 AT YUEN LONG CDA, AREA 15, N.T.**

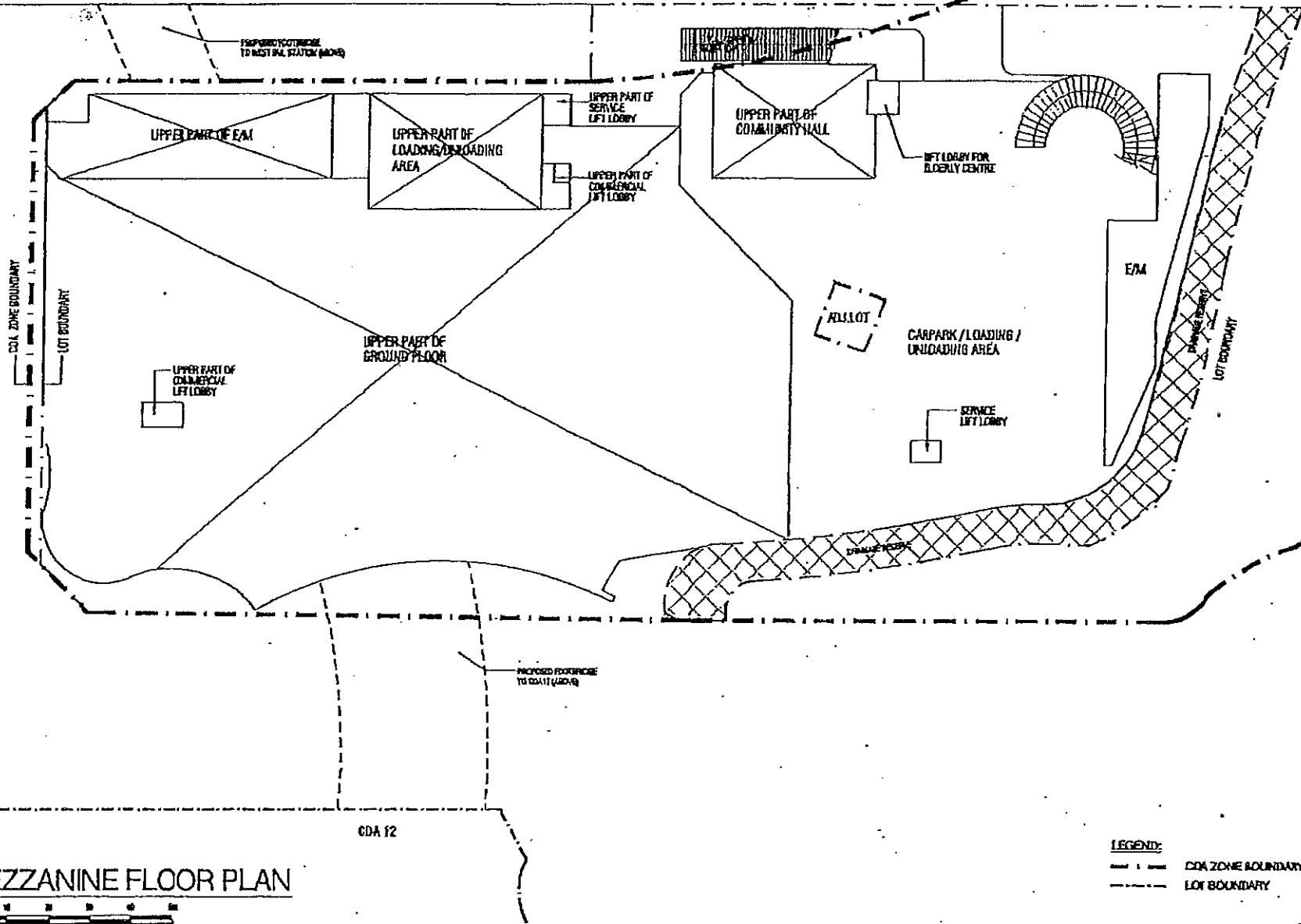
PROJECT
GROUND FLOOR PLAN

JOB NO.
 DRAWING NO. (REV.)
 M-1

WEST RAIL STATION

PROPOSED FOOTBRIDGE TO WEST RAIL STATION (M.O.S.)

SUN YUEN LONG CENTRE



MEZZANINE FLOOR PLAN



LEGEND:

- CDA ZONE BOUNDARY
- · - · - LOT BOUNDARY



CDA 12

PROPOSED FOOTBRIDGE TO CDA 12 (M.O.S.)

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02-01-2002

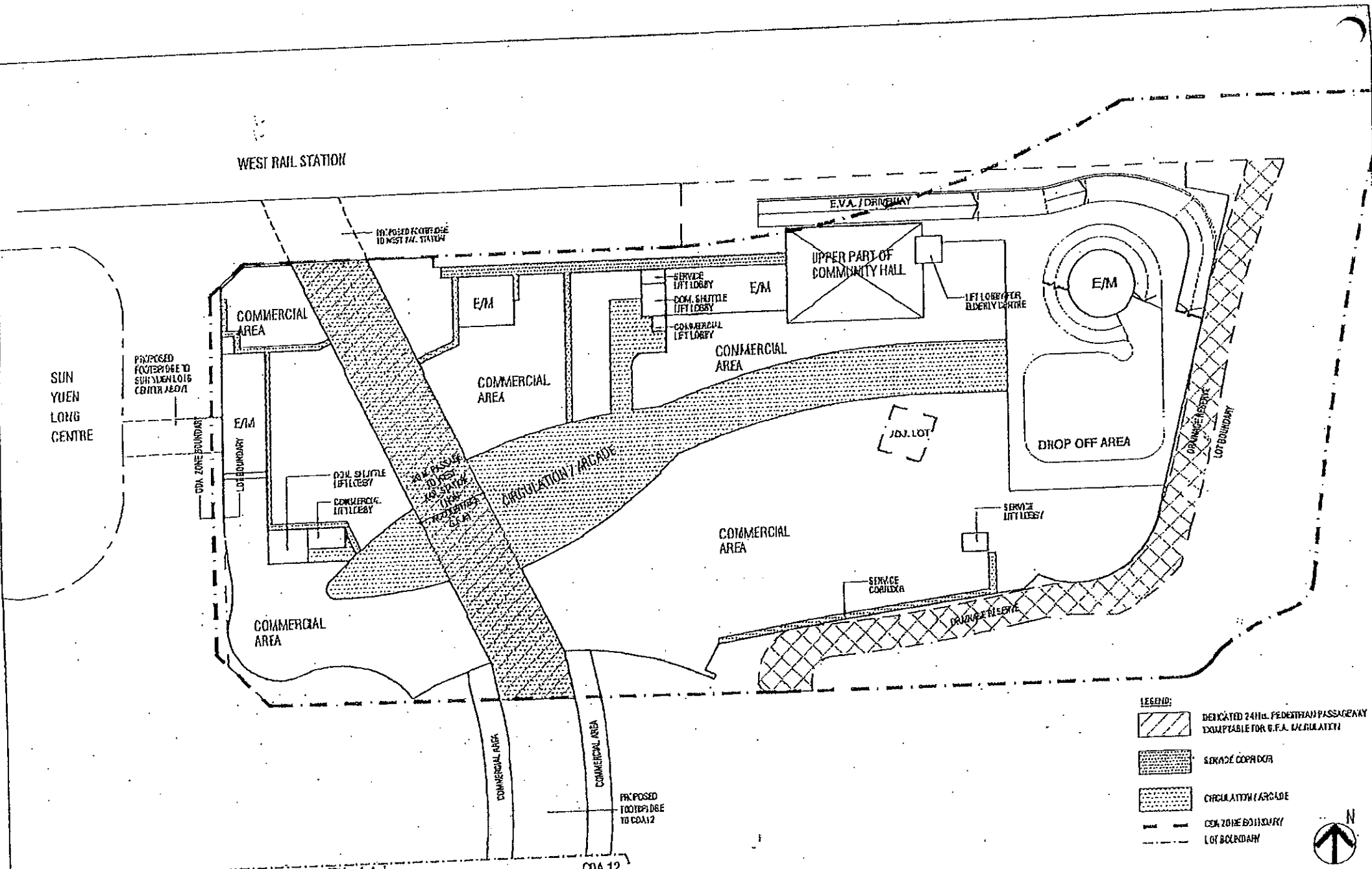
DATE/REVISION/AMENDMENTS






FILE: 15-000001-DRAW-17
DRAWN: G.Z.L.
CHECKED: W. J. LIU
DATE: MAY 2002
SCALE: 1:500

PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 15, N.T.

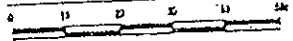
TITLE
MEZZANINE FLOOR PLAN

JOB NO.
DRAWING NO.
14-2



- LEGEND:**
-  DESIGNATED 24HRS. PEDESTRIAN PASSAGEWAY EXEMPTABLE FOR G.E.A. CALCULATION
 -  SERVICE CORRIDOR
 -  CIRCULATION / ARCADE
 -  CDA ZONE BOUNDARY
 -  LOT BOUNDARY

FIRST FLOOR PLAN



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DC-05-2004	
2-07-2004	
3-11-2004	COMMERCIAL AREA REVISED

FILE NUMBER: 15-152-152-152-152
 DRAWN: S.P.L.
 CHECKED: W. HUI
 DATE: MAY 2002
 SCALE: 1:500

PROJECT: PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 15, N.T.

TITLE: FIRST FLOOR PLAN

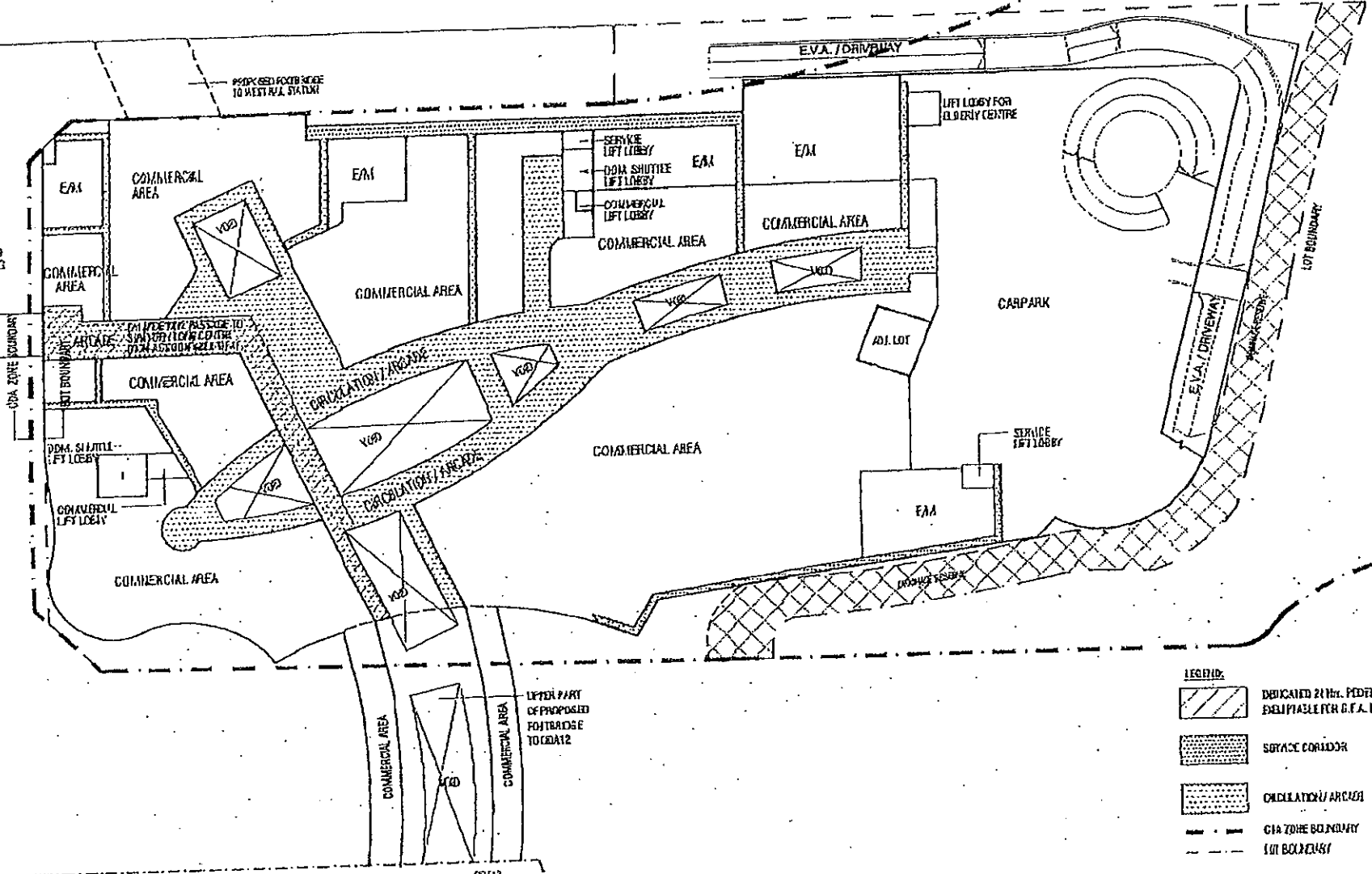
JOB NO.:
 DRAWING NO.: M-3

WEST RAIL STATION

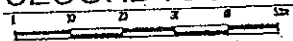
PROPOSED FOOTBRIDGE TO WEST RAIL STATION






SUN YUEN LONG CENTRE

PROPOSED FOOTBRIDGE TO SUN YUEN LONG CENTRE



SECOND FLOOR PLAN



- LEGEND:
-  DEDICATED 21m. PEDESTRIAN PASSAGEWAY FEASIBLE FOR G.E.A. TAI CHAI KWOK
 -  SERVICE CORRIDOR
 -  CIRCULATION ARCADE
 -  ODA ZONE BOUNDARY
 -  LOT BOUNDARY



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18-05-2002	GENERAL REVISED
18-11-2002	
DATE/REVISION/APPROVED	

PREPARED BY	W. J. WONG
CHECKED BY	W. J. WONG
DATE	18/11/2002
SCALE	1:500

PROJECT
 PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG ODA, AREA 15, N.T.

TITLE
 SECOND FLOOR PLAN

JOB NO.
 DRAWING NO. M-4

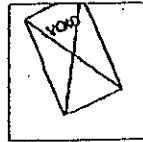
WEST RAIL STATION

SUN YUEN LONG CENTRE

POSSIBLE FUTURE VEHICULAR LINKBRIDGE TO SUN YUEN LONG CENTRE

CDA ZONE BOUNDARY

LOT BOUNDARY



- SERVICE LIFT LOBBY
- COMM SHUTTLE LIFT LOBBY
- COMMERCIAL LIFT LOBBY

ELDERLY CENTRE

LIFT LOBBY FOR ELDERLY CENTRE



CARPARK

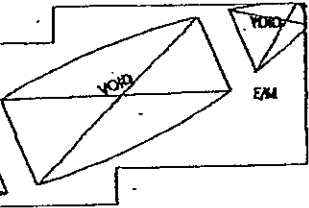


- COMM SHUTTLE LIFT LOBBY
- COMMERCIAL LIFT LOBBY

E/M

VOID

E/M



LEGEND:

- CDA ZONE BOUNDARY
- - - - - LOT BOUNDARY

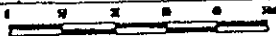


DRAINAGE RESERVE

VEHICULAR LINKBRIDGE TO CDA 12

THIRD FLOOR PLAN

CDA 12



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04-16-2803	
DATE/REVISION/DESCRIPTION	

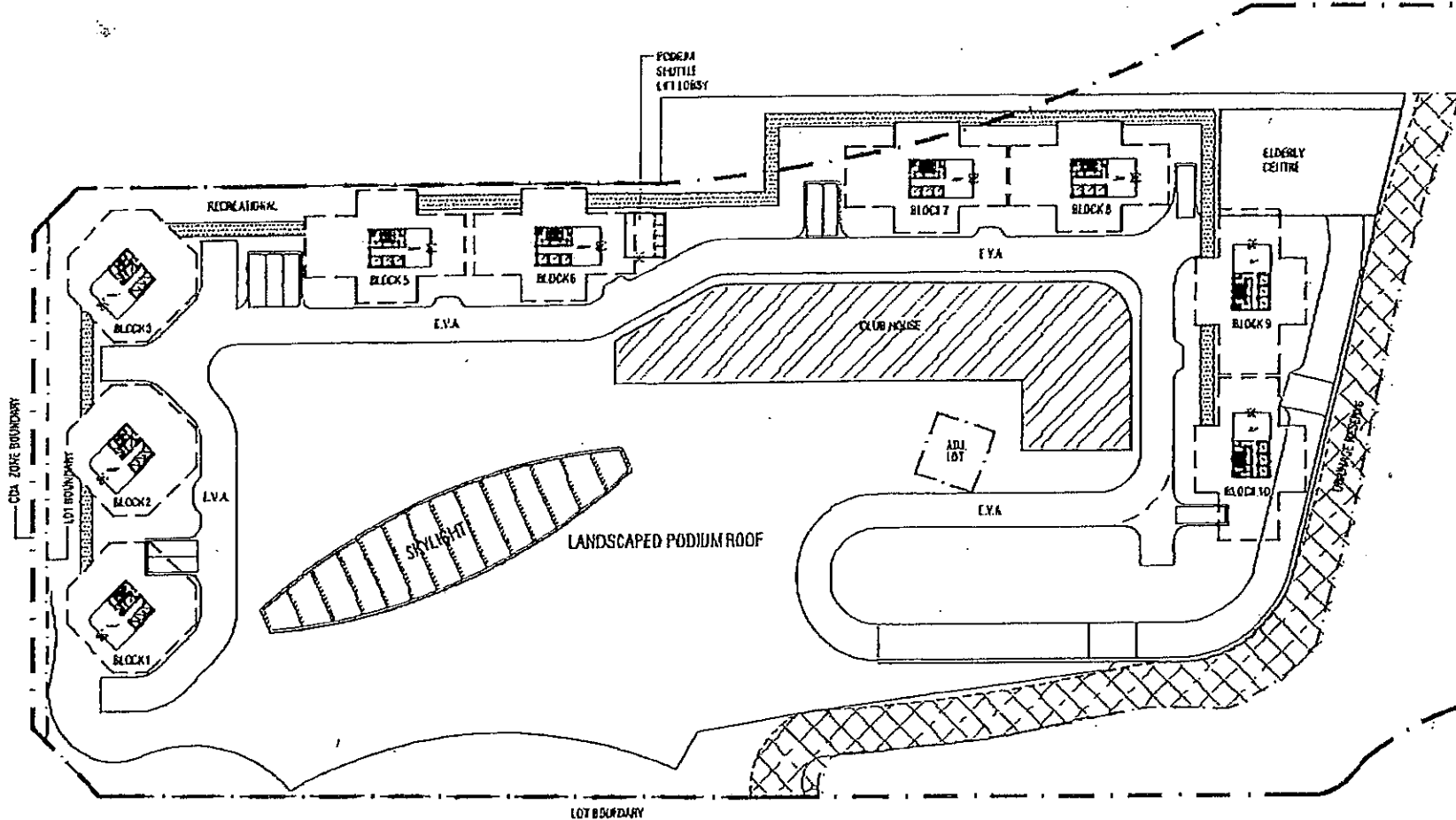
FILE NO. / PROJECT NO. / 111-111
DRWN. E.P.O.
CHKD. W. YAU
DATE MAY, 2002
SCALE 1:1000

PROJECT
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 15, N.T.

TITLE
THIRD FLOOR PLAN

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

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PODIUM FLOOR PLAN



- LEGEND**
- COVERED WALKWAY
 - CLUB HOUSE AREA
 - CDA ZONE BOUNDARY
 - LOT BOUNDARY



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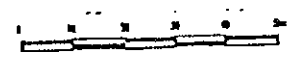
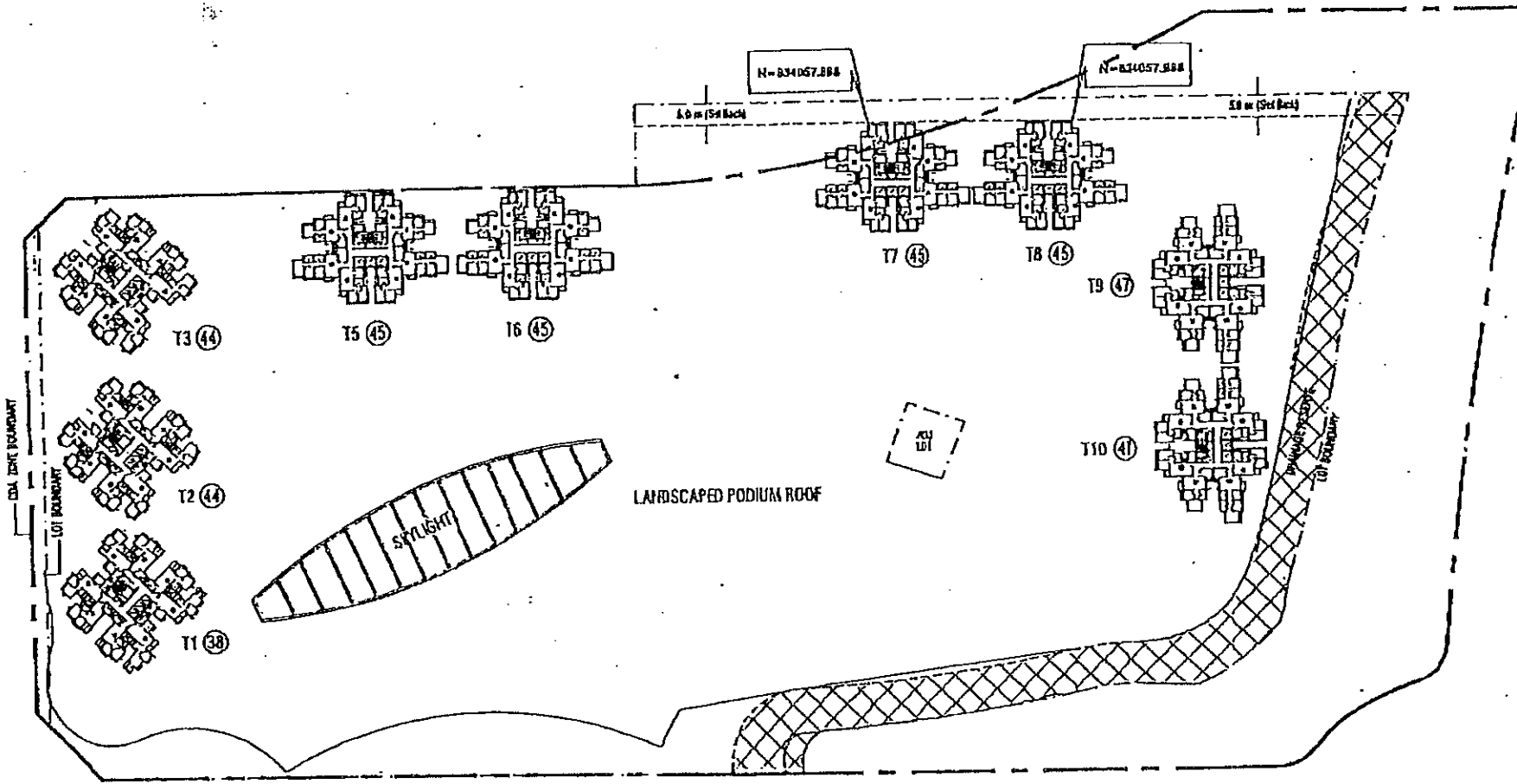
01-02-2003	GENERAL REVISION
02-04-2003	GENERAL REVISION

FILE NO. S/HK/2003/0415
DRAWN C.P.O.
CHECK W. YIU
DATE 14/12/02
SCALE 1:1000

PROJECT
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 15, N.T.

TITLE
PODIUM ROOF PLAN

JOB NO.
 DRAWING NO. **M-6**
 REV. 2



- LEGEND
- CDA ZONE BOUNDARY
 - LOT BOUNDARY
 - - - CO-TENURE BOUNDARY
 - Ⓢ INDICATES NO. OF RESIDENTIAL STOREYS ABOVE PODIUM



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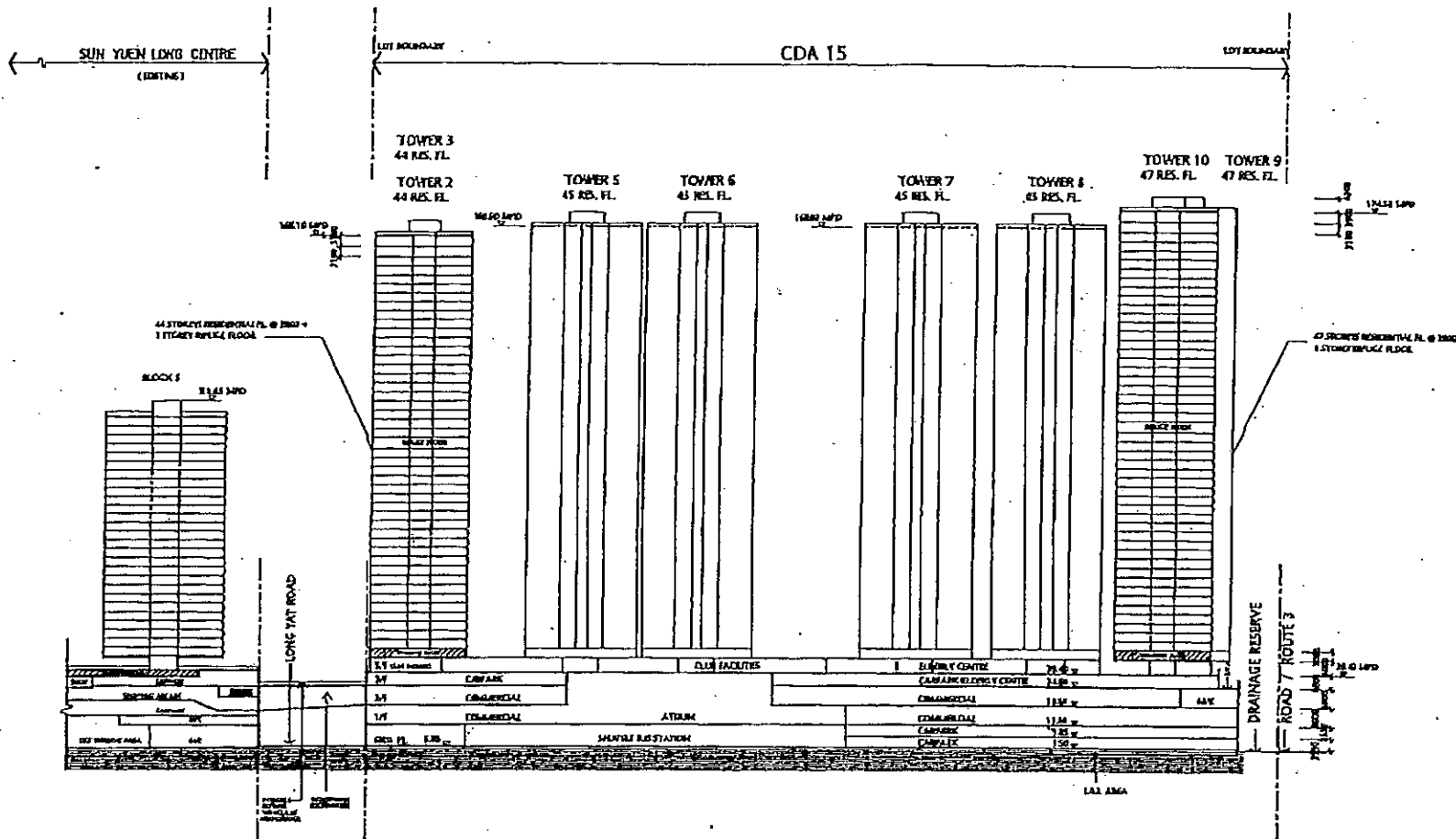
NO.	DATE	BY	CHKD.	APP.

FILE NO. / DRAWING NO. / PROJECT NO.
 DESIGNED BY: C. YEX
 CHECKED BY: EWS
 DATE:

PROJECT
**PROPOSED RESIDENTIAL AND
 COMMERCIAL DEVELOPMENT
 AT YUEN LONG CDA, AREA 15, N.T.**

TITLE
**OVERALL TYPICAL
 ROOF PLAN**

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



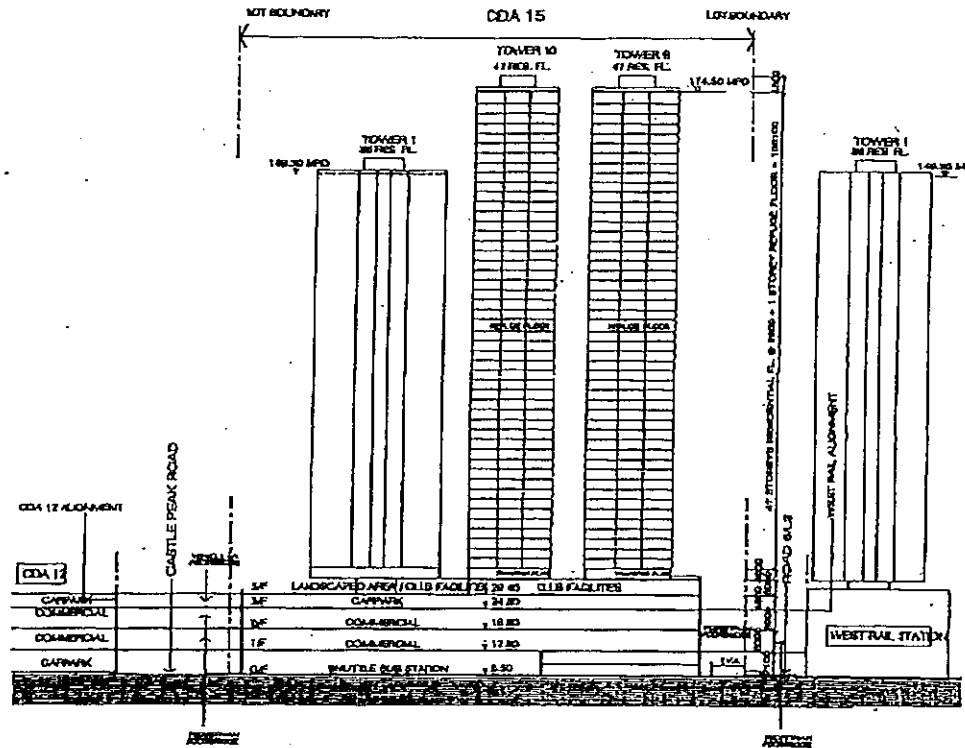
11-24-41		
DATE		
BY		
CHECKED		
APPROVED		
REVISION/AMENDMENTS		

FILE NO.	HS/2003/01-11-01
DRWN.	C. YEN
CHKD.	W.K. LI
DATE	JUN 2003
SCALE	1:1500

PROJECT
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 15, N.T.

TITLE
DIAGRAMMATIC SECTION 1

JOB NO.	
DRAWING NO.	M-B-8
REV.	



DIAGRAMMATIC SECTION 2 (OPTION-7)

**The Major Development Parameters of the Approved Scheme
in Application No. A/YL/114**

Development Parameters	Approved Scheme (No. A/YL/114)
Site Area	40,490m ² (about) ⁽¹⁾
- Commercial/Residential Development	38,800m ² (about)
-Retail Footbridge	1,690m ² (about)
Plot Ratio (Commercial/ Residential Development)	
- Residential	4.4265 ⁽²⁾
- Commercial	1.0897 ⁽²⁾
Gross Floor Area	
Domestic	171,747m ²
Non-domestic:	43,730m ² (about)
-Commercial/ Residential Development	42,280m ² ⁽³⁾
-Retail Footbridge	1,450m ² (about)
GIC Floor Space	4,000m ² (total)
- Residential Care Home for the Elderly (RCHE)	2,703m ²
- Community Hall (CH) cum Contact Liaison Office	1,297m ²
No. of Blocks	9
No. of Flats	3,100 – 3,300 (assume 3,200)
Average Flat Size	53.67m ² (about)
No. of Domestic Storeys	38-47 ⁽⁴⁾
Maximum Building Height	149.3mPD to 174.5mPD
Open Space	28,000m ² (about)
Residents Club House	5,152m ² (about)
Car Parking Spaces	826(total)
- Residential	458
- Visitors	45
- Retail	319
- GIC	4

Development Parameters	Approved Scheme (No. A/YL/114)
Loading/Unloading Bays	54 (total)
- Residential	9
- Retail	43
- GIC	2

- Notes:** (1) Exclude the site area of Lot No. 436 in DD 115.
- (2) Exclude the site area for pedestrian retail footbridge and its retail floor space.
- (3) The GFA excludes the 24-hour public passageway connecting West Rail, the public bus terminus and adjacent residential developments, and the area dedicated for loading/unloading for retail shops.
- (4) Residential storeys are above 4 levels of podium and excluding refuge floors.

AC-11 4-parameter