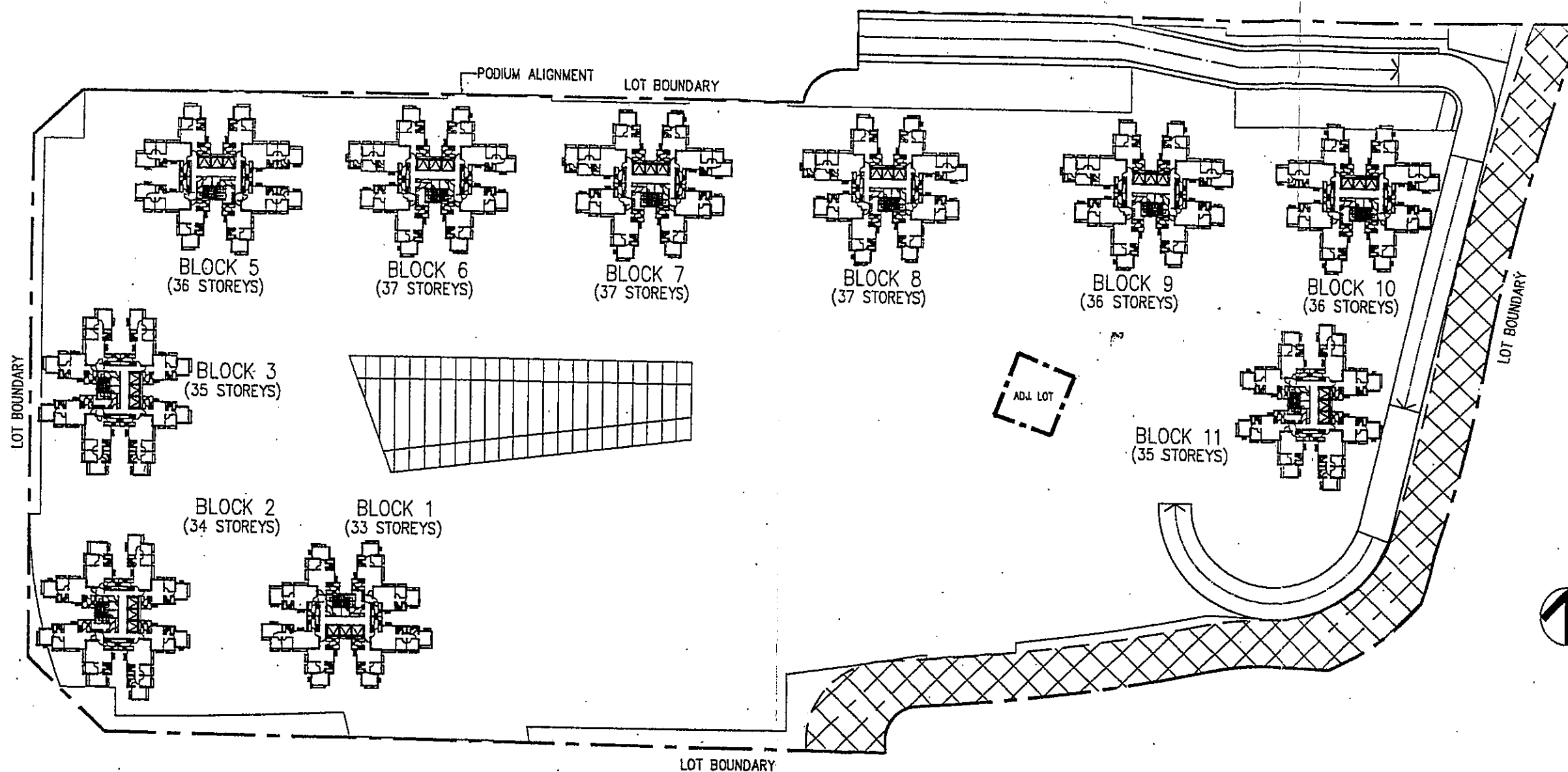


List of Approval Conditions

Application No. A/YL/64

- Application Site** : Various Lots and Adjoining Government Land in DD 115, Area 15, Yuen Long New Town
- Subject of Application** : Proposed Comprehensive Commercial/Residential Development with Retail Use in the Proposed Pedestrian Footbridge
- Date of Approval** : 14 April 2000
- Approval Conditions** :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (c), (e), (f) and (i) to (l) to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the implementation of the Master Landscape Plan including tree preservation proposals to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (c) the design and provision of the proposed footbridges across Long Yat Road, Road 6/L3 and Castle Peak Road including the associated landings, staircases and disable facilities, as proposed by the applicant and at no cost to the Government, to the satisfaction of the Director of Highways or of the Town Planning Board;
 - (d) 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;
 - (e) 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;
 - (f) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
 - (g) the submission of a revised sewerage impact assessment to confirm there is adequate capacity available in the existing/planned sewerage systems for the proposed development and connection to any of these systems is feasible to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

- (h) 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;
- (i) the provision of emergency vehicular access on the podium to the residential blocks, water supplies for fire fighting and fire services installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (j) 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;
- (k) the design and provision of Residential Care Home for the Elderly 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;
- (l) 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
- (m) the planning permission shall cease to have effect on 14.4.2003 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) 條的規定而於二零零零年四月十四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 14.4.2000.

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

OVERALL TYPICAL FLOOR PLAN (10 BLOCKS)

0 10 20 30 40 50m

FIGURE 4
PROPOSED MASTER LAYOUT PLAN

SUN HUNG KAI
ENGINEERING CO., LTD.

SUN HUNG KAI CENTRE, WANCHAI, HONGKONG
TEL. 28278111 FAX. 28272884

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DATE/REVISION/AMENDMENTS

FILE	E:\SPD\PROJECT\CD\15\
DRWN	E.C.
CHKD	W. YAU
DATE	FEB. 2000
SCALE	1:1000

PROJECT

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

TITLE

OVERALL TYPICAL
FLOOR PLAN

JOB NO.

DRAWING NO.	REV
M7	

WEST RAIL STATION

PROPOSED LINK
TO WEST RAIL STATION
ABOVE

LOT BOUNDARY

E.V.A. →

E.V.A. RAMP UP
TO PODIUM ROOF

E.V.A. 8.5m MIN.

E.V.A. RAMP UP
TO PODIUM ROOF

LOT BOUNDARY

VOID

M/E

M/E

LOT BOUNDARY

SUN
YUEN
LONG
CENTRE

PROPOSED FOOTBRIDGE TO
SUN YUEN LONG CENTRE
LINK ABOVE

LOT BOUNDARY

UPPER PART OF GROUND FLOOR

ADJ. LOT

CARPARK

+7.3

DRIVEWAY

RAMP DN

LOT BOUNDARY

PROPOSED FOOTBRIDGE
TO CDA12 (ABOVE)

MEZZANINE FLOOR PLAN

CDA 12



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DATE/REVISION/AMENDMENTS

FILE: S:\PROJECT\CDA15\PROJECT
S-16\MEP-SUMF.DWG
DRWN: E.C.
CHKD: W. YAU
DATE: FEB 2000
SCALE: 1:1000

PROJECT

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

TITLE

MEZZANINE FLOOR PLAN

JOB NO.

DRAWING NO.

M2

WEST RAIL STATION

LOT BOUNDARY

E.V.A. RAMP UP
TO PODIUM ROOF

VOID

VOID

LOT BOUNDARY

PROPOSED FOOTBRIDGE
TO WEST RAIL STATION

COMMERCIAL AREA

DOMESTIC SHUTTER
LIFT LOBBY

CARPARK/LOADING/UNLOADING AREA

UPPER PART OF
MULTI-PURPOSE HALL

ADJ. LOT

COMMERCIAL AREA

10.90

CIRCULATION / ARCADE

COMMERCIAL AREA

COMMERCIAL AREA

COMMERCIAL AREA

E/M

COMMERCIAL AREA

PROPOSED FOOTBRIDGE
ABOVE TO
SUN YUEN LONG CENTRESUN
YUEN
LONG
CENTRE

LOT BOUNDARY

N

LOT BOUNDARY

DISABLE RAMP (1:12) TO G/F

PROPOSED FOOTBRIDGE
TO CDA12RETAIL
SHOP

RAMP UP TO 2/F

CDA 12

1/F PLAN

0 10 20 30 40 50m



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DATE/REVISION/AMENDMENTS

FILE E:\SP\PRO\CD\15\ PROJECT
DRWN E.C.
CHKD W. YAU
DATE FEB 2000
SCALE 1:1000

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

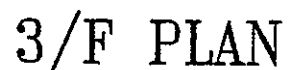
TITLE
FIRST FLOOR FLOOR

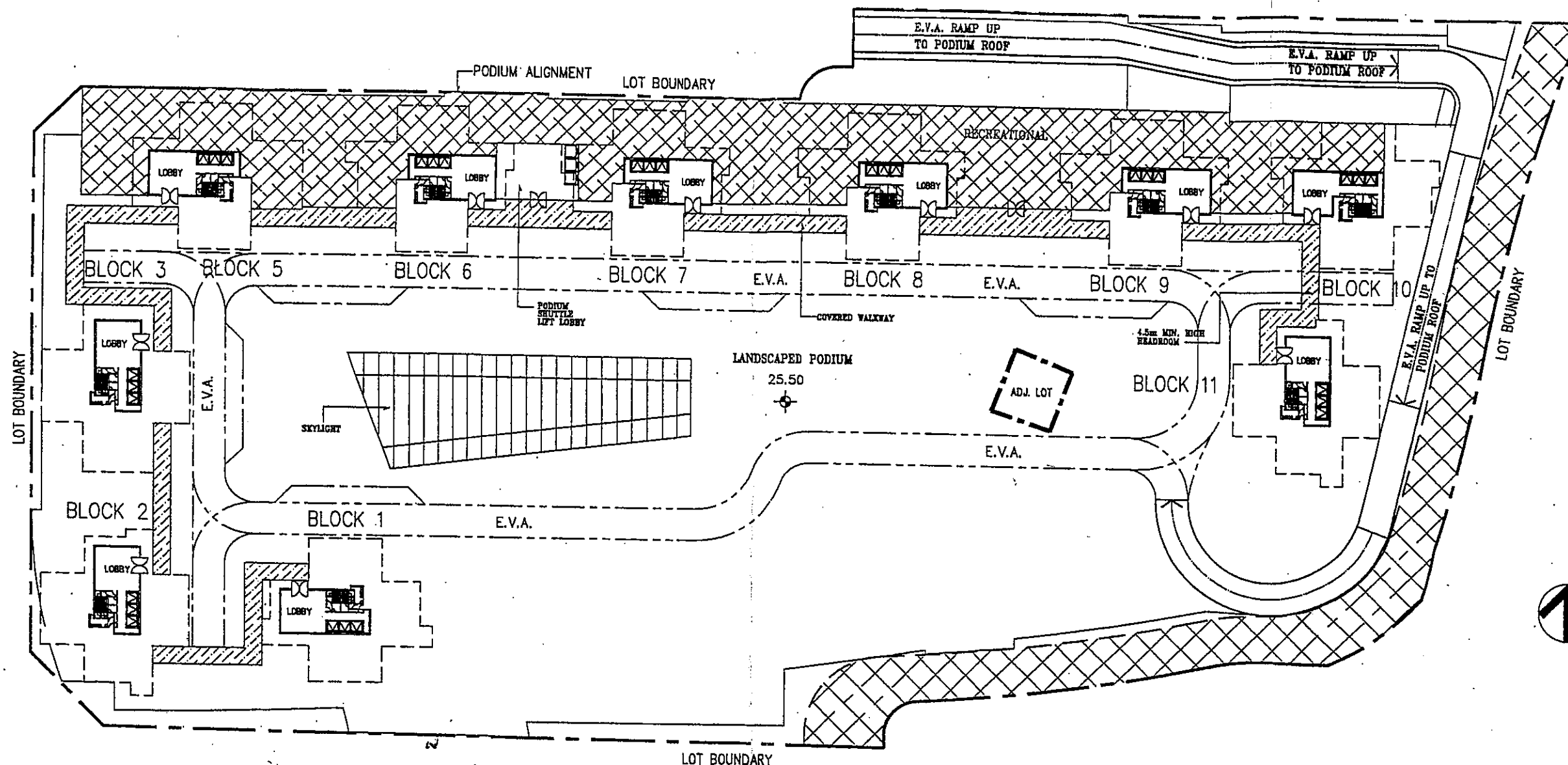
JOB NO.
DRAWING NO. REV.
M3



2/F PLAN

A horizontal scale bar with markings at 0, 10, 20, 30, 40, and 50m.





5/F PLAN



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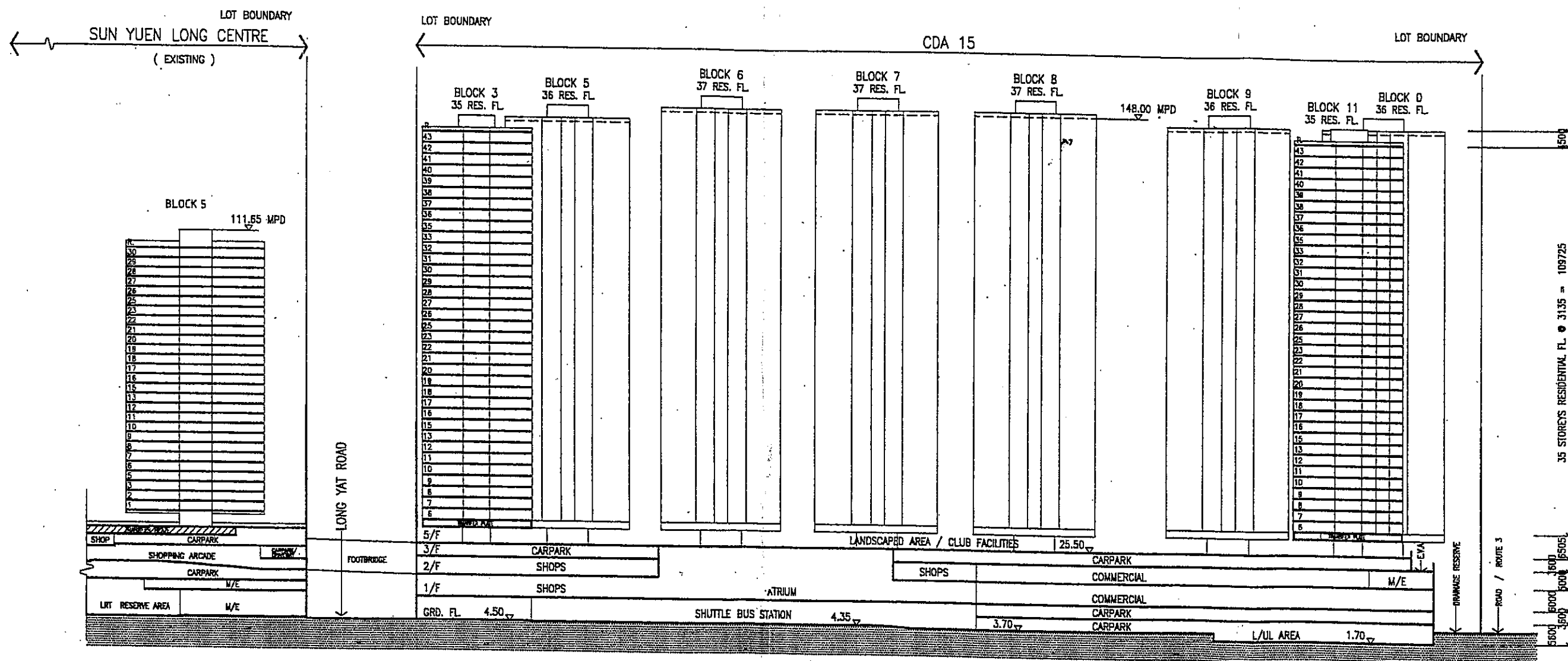
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DATE/REVISION/AMENDMENTS

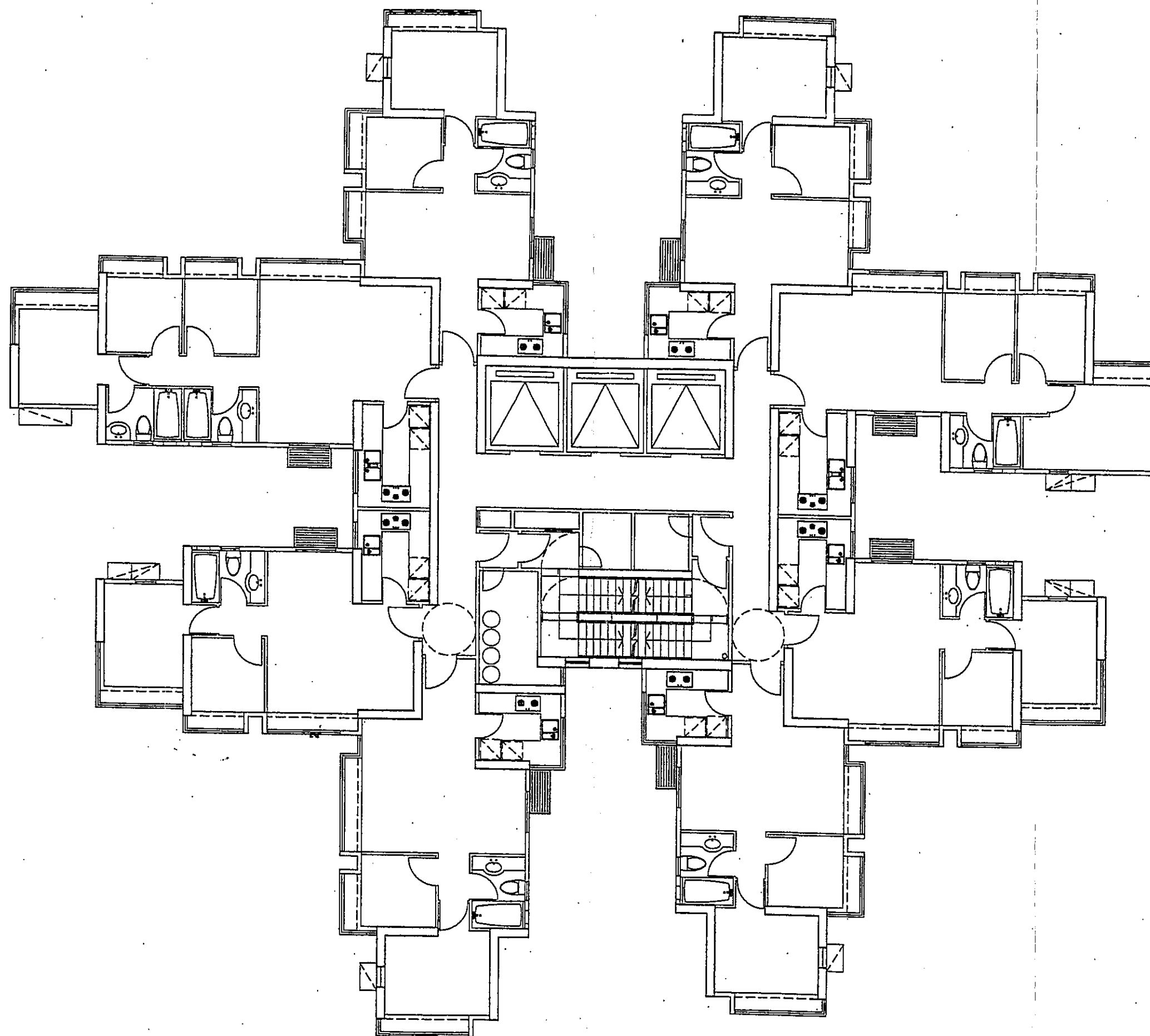
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DRWN E.C.
CHKD W. YAU
DATE FEB. 2000
SCALE 1:1000

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

TITLE	JOB NO.
PODIUM ROOF PLAN	
DRAWING NO.	RE
M6	



DIAGRAMMATIC SECTION 1



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NO.	DATE	REVISION/AMENDMENTS

FILE 8/90/PROJECT/CD/18
3-10/10/10-8/10/10/10
DRWN E.C.
CHKD W. YAU
DATE FEB 2000
SCALE 1:125

PROJECT

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

TITLE

TYPICAL FLOOR PLAN

JOB NO.

DRAWING NO.

M10

SUMMARY

SITE AREA	=	38,749.91 s.m. (417,105 s.f.) APP. (INCLUDING DRAINAGE RESERVE)
PERMITTED PLOT RATIO FOR DOMESTIC	=	5 OR 185,475.21 s.m.
PERMITTED PLOT RATIO FOR NON-DOMESTIC	=	9.5 OR 352,402.899 s.m.] SUBJECT TO S16 APPLICATION

PROPOSED DISTRIBUTION

FLOOR	USE	G.F.A.
GROUND FL.	LOADING / UNLOADING , LIFT LOBBY & STAIRCASE	= 400 s.m.
1/F & 2/F	RETAILS	= 46,050 s.m.
3/F	CARPARK	= NIL
	TOTAL	= 46,450 s.m. (499,988 s.f.)
	NON-DOMESTIC PLOT RATIO : (46,450/38,749.91)	= 1.1987
	DOMESTIC PLOT RATIO : (9.5-1.1987) x 5/9.5	= 4.3691
	DOMESTIC G.F.A. : 4.3691 x 38,749.91	= 169,302.23 s.m. (1,822,369 s.f.)
PODIUM ROOF	CLUB HOUSE [3% OF RESIDENTIAL AREA = 5,079 s.m. (MAX.) (NON-ACCOUNTABLE GFA)]	
DOMESTIC FL.	10 RESIDENTIAL BLOCKS @33~37 STOREYS	
	BLOCK 1 @465.987 s.m. x 33 ST.	= 15,377.571 s.m.
	BLOCK 2 @465.987 s.m. x 34 ST.	= 15,843.558 s.m.
	BLOCK 3 @483.737 s.m. x 35 ST.	= 16,930.795 s.m.
	BLOCK 5 @483.737 s.m. x 36 ST.	= 17,414.532 s.m.
	BLOCK 6 @472.219 s.m. x 37 ST.	= 17,472.103 s.m.
	BLOCK 7 @472.219 s.m. x 37 ST.	= 17,472.103 s.m.
	BLOCK 8 @472.219 s.m. x 37 ST.	= 17,472.103 s.m.
	BLOCK 9 @472.219 s.m. x 36 ST.	= 16,999.864 s.m.
	BLOCK 10 @465.987 s.m. x 36 ST.	= 16,775.532 s.m.
	BLOCK 11 @465.987 s.m. x 35 ST.	= 16,309.544 s.m.
	AREA FOR GRD. FL. ENT. LOBBY & PODIUM LOBBIES	= 1,234.504 s.m.
	TOTAL	= 169,302.230 s.m. (1,822,369 s.f.)
NOs. OF UNIT	=	2,848
AVERAGE UNIT SIZE	=	59.45 s.m.

CARPARKING PROVISION

PRIVATE CAR

FOR RESIDENTIAL (1 SPACE / 5 UNIT)	2,848 / 5 = 570 Nos.	
FOR VISITOR (5 SPACE / 1 BLOCK)	5 X 10 = 50 Nos.	620 Nos.
FOR RETAILS (50 SPACE FOR 1st 2000 s.m.) (1 SPACE / 150 s.m. FOR ABOVE 2000 s.m.)	44,450 / 150 = 297 Nos.	347 Nos.
FOR G.I.C. - PRIVATE CAR	5 Nos.	5 Nos.

MOTORCYCLE

5% OF TOTAL CARPARKS	972 X 5% = 49 Nos.	49 Nos.
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LOADING / UNLOADING

FOR RESIDENTIAL (1 SPACE FOR @ BLOCK)	1 X 10 = 10 Nos.	10 Nos.
FOR RETAILS (1 SPACE / 1,200 s.m.)	46,450 / 1,200 = 39 Nos.	39 Nos.
FOR G.I.C.	2 Nos.	2 Nos.
TOTAL	= 51 Nos.	51 Nos.

G.I.C. PROVISION

GRD. FL.	G.F.A. = 4,000 s.m. (NON-ACCOUNTABLE G.F.A.)
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SUMMARY

B.L.D. ref.

F.P.B. ref.