

現今方案 A/YL/139  
(摘錄自申請人於8. 4. 2006呈交的規劃書)  
Current Scheme A/YL/139

(Extract from Applicant's Planning Statement Dated 8.4.2006)

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

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|                          |   |                  |
|--------------------------|---|------------------|
| 28-04-03                 | - | -                |
| 22-01-2005               | A | GENERAL REVISION |
| DATE/REVISION/AMENDMENTS |   |                  |

|       |                          |
|-------|--------------------------|
| FILE  | W.K.U. (W.K.U. 21/03/05) |
| DRWN  | C. YUEN                  |
| CHKD  | W.K. U                   |
| DATE  | JAN, 2005                |
| SCALE |                          |

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

TITLE  
DIAGRAMMATIC SECTION 1

|             |     |
|-------------|-----|
| JOB NO.     |     |
| DRAWING NO. | M-8 |

參考編號 REFERENCE No.  
A/YL/139

繪圖 DRAWING  
A-2















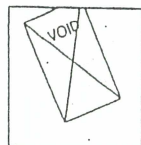
WEST RAIL STATION

SUN YUEN LONG CENTRE

POSSIBLE FUTURE VEHICULAR LINKBRIDGE TO SUN YUEN LONG CENTER

CDA ZONE BOUNDARY

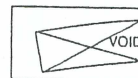
LOT BOUNDARY



SERVICE  
LIFT LOBBY  
DOM. SHUTTLE  
LIFT LOBBY  
COMMERCIAL  
LIFT LOBBY

ELDERLY CENTRE

LIFT LOBBY FOR ELDERLY CENTRE



CARPARK



DOM. SHUTTLE  
LIFT LOBBY  
COMMERCIAL  
LIFT LOBBY

E/M

VOID

E/M

VOID

DRAINAGE RESERVE

VEHICULAR LINKBRIDGE TO CDA 12

CDA 12

現今方案 A/YL/139

(摘錄自申請人於8. 4. 2006呈交的規劃書)

Current Scheme A/YL/139

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THIRD FLOOR PLAN

LEGEND:

--- CDA ZONE BOUNDARY  
--- LOT BOUNDARY

0 10 20 30 40 50m



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04-05-2002 - 1 -  
DATE/REVISION/AMENDMENTS

FILE: 13 Plan Model 15 - (cda)  
1315/050332  
DRWN: G.P.O.  
CHKD: W. YAU  
DATE: MAY, 2002  
SCALE:

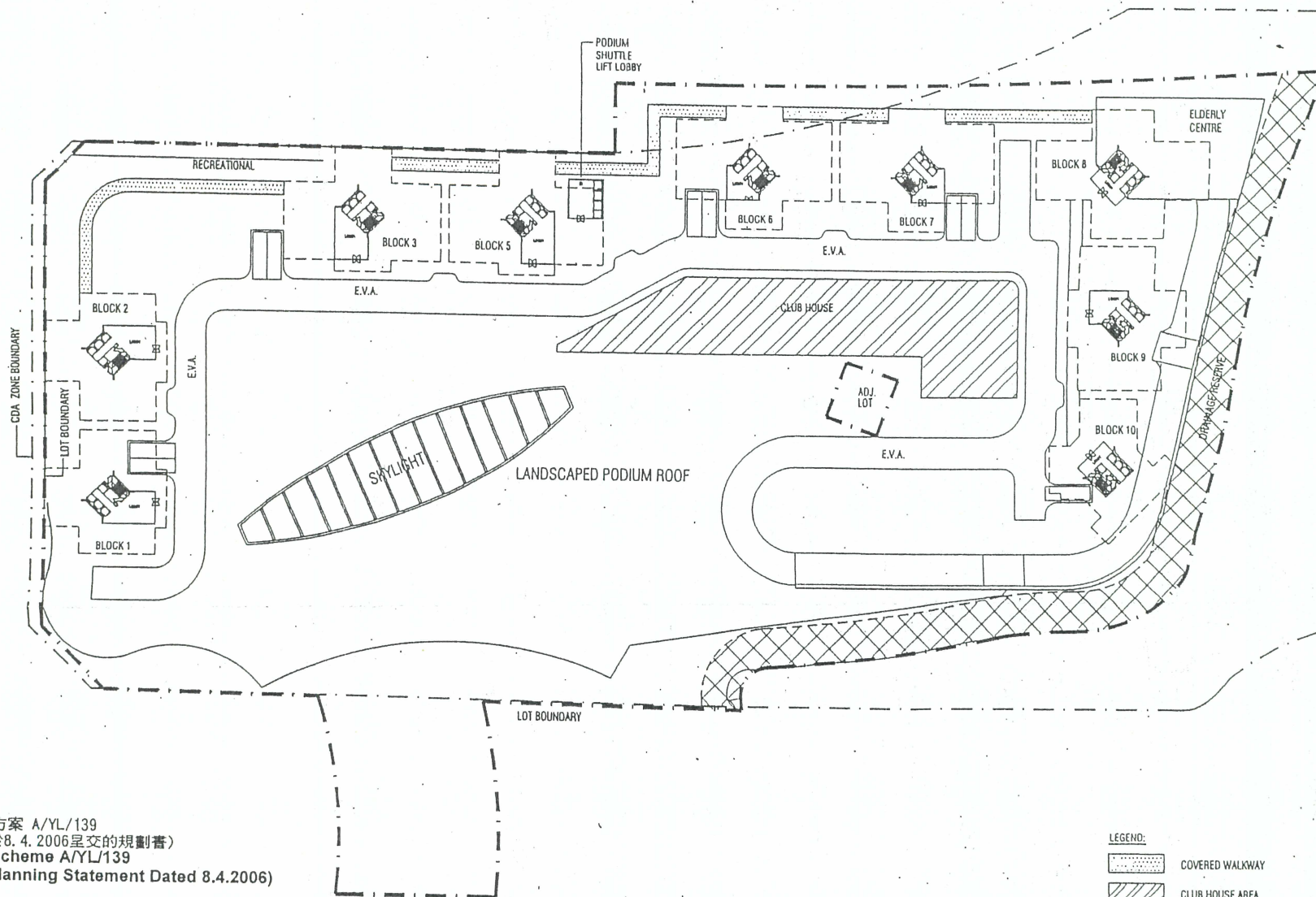
PROJECT  
PROPOSED RESIDENTIAL AND  
COMMERCIAL DEVELOPMENT  
AT YUEN LONG CDA, AREA 15, N.T.

TITLE  
THIRD FLOOR PLAN

JOB NO.  
DRAWING NO. M-5  
REV.

參考編號 REFERENCE No.  
A/YL/139

繪圖 DRAWING  
A-7



現今方案 A/YL/139  
 (摘錄自申請人於8.4.2006呈交的規劃書)  
 Current Scheme A/YL/139  
 (Extract from Applicant's Planning Statement Dated 8.4.2006)

# PODIUM FLOOR PLAN

**SUN HUNG KAI**  
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|                          |   |                 |
|--------------------------|---|-----------------|
| 04-05-2002               | - |                 |
| 24-04-2003               | - | GENERAL REVISED |
|                          |   |                 |
|                          |   |                 |
| DATE/REVISION/AMENDMENTS |   |                 |

|       |           |
|-------|-----------|
| FILE  | 1118-0001 |
| DRWN  | G.P.O.    |
| CHKD  | W. YAU    |
| DATE  | MAY 2002  |
| SCALE |           |

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

TITLE  
 PODIUM ROOF PLAN

JOB NO.  
 DRAWING NO. M-6

參考編號 REFERENCE No. A/YL/139  
 繪圖 DRAWING A-8





| Development Parameters                               | Approved Scheme<br>(No. A/YL/139)           |
|--|---|
| <b>Site Area</b>                                     | 40,618m <sup>2</sup> (about) <sup>(1)</sup> |
| Commercial/Residential Development                   | 38,808m <sup>2</sup> (1)                    |
| Vehicular/Pedestrian Bridge                          | 1,810m <sup>2</sup>                         |
| <b>Plot Ratio</b>                                    |   |
| <i>Domestic</i>                                      |   |
| Residential  | 4.4266 (about) <sup>(2)</sup>               |
| RCHE   | 0.0696 (about) <sup>(3)</sup>               |
| <b>Overall</b>                                       | 4.4962 (about) <sup>(2)</sup>               |
| <i>Non-domestic</i>                                  |   |
| Commercial/Retail                                    | 1.0895 (about) <sup>(4)</sup>               |
| Transport Interchange                                | 0.2061 (about) <sup>(4)</sup>               |
| Community Hall                                       | 0.0332 (about) <sup>(4)</sup>               |
| <b>Overall</b>                                       | 1.3288 (about) <sup>(5)</sup>               |
| <b>Gross Floor Area</b>                              |   |
| <i>Domestic</i>                                      |   |
| Residential  | 171,747m <sup>2</sup>                       |
| RCHE   | 2,703m <sup>2</sup>                         |
| <b>Total</b>   | 174,450m <sup>2</sup>                       |
| <i>Non-Domestic</i>                                  |   |
| Commercial/Retail                                    | 42,280m <sup>2</sup> (6)                    |
| Transport Interchange                                | 8,000m <sup>2</sup>                         |
| Community Hall                                       | 1,287m <sup>2</sup>                         |
| <b>Total</b>   | 51,567m <sup>2</sup> (6)                    |
| <b>Vehicular/Pedestrian<br/>Bridge<sup>(7)</sup></b> |   |
| Commercial/Non-domestic GFA                          | 1,450m <sup>2</sup>                         |
| <b>No. of Blocks</b>                                 | 9   |
| <b>No. of Flats</b>                                  | 2,700-3,000<br>(assume 2,848)               |
| <b>Average Flat Size</b>                             | 60.3m <sup>2</sup>                          |
| <b>No. of Domestic Storeys</b>                       | 36-45 <sup>(8)</sup>                        |
| <b>Maximum Building Height (mPD)</b>                 | 149.3 to 174.5mPD                           |
| <b>Open Space</b>                                    | 28,000m <sup>2</sup> (about)                |



| Development Parameters        | Approved Scheme<br>(No. A/YL/139) |
|-------------------------------|-----------------------------------|
| <b>Residents Club House</b>   | 5,152m <sup>2</sup> (about)       |
| <b>Car Parking Spaces</b>     | 775 (Total)                       |
| Residential                   | 407                               |
| Visitors                      | 45                                |
| Retail                        | 319                               |
| GIC                           | 4                                 |
| <b>Loading/Unloading Bays</b> | 54 (Total)                        |
| Residential                   | 9                                 |
| Retail                        | 43                                |
| GIC                           | 2                                 |

Notes:

- (1) Excluding the site area of Lot No. 436 in DD 115.
- (2) Applying a composite formula of 5/9.5 domestic or non-domestic plot ratio restriction based on the site area for commercial/residential development of 38,808m<sup>2</sup> excluding the site area for the vehicular/pedestrian bridge of 1,810m<sup>2</sup>.
- (3) A minor relaxation of domestic plot ratio by 0.0696 for RCHE of 2,703m<sup>2</sup> GFA approved by the RNTPC on 29.4.2005 under Application No. A/YL/131.
- (4) Based on the site area for commercial/residential development of 38,808m<sup>2</sup> excluding the site area for the vehicular/pedestrian bridge of 1,810m<sup>2</sup>.
- (5) Including a relaxation of plot ratio by 0.2061 for the TI of 8,000m<sup>2</sup> GFA and 0.0332 for the CH of 1,287m<sup>2</sup> GFA based on the site area for commercial/residential development of 38,808m<sup>2</sup> excluding the site area for the vehicular/pedestrian bridge of 1,810m<sup>2</sup>.
- (6) Excluding the GFA of the 24-hour public passageway at 1/F and 2/F connecting the West Rail Yuen Long Station, adjacent residential developments and the vehicular/pedestrian bridge.
- (7) Commercial/non-domestic GFA of 1,450m<sup>2</sup> included within the vehicular/pedestrian bridge across Castle Peak Road as a component to the proposed development scheme under application. The applicant also assumes that about 1,500m<sup>2</sup> of the 24-hour public passageway within the bridge will be exempted from GFA calculation on application to BD.
- (8) Residential storeys are above 4 levels of podium and excluding refuge floors.

## List of Approval Conditions

### Application No. A/YL/139

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 : Proposed Comprehensive Commercial/Residential Development and Proposed Vehicular/Pedestrian Bridge with Retail Use and Minor Relaxation of Plot Ratio Restriction to Include the Gross Floor Area of Transport Interchange and Community Hall (Proposed Amendments to the Scheme Previously Approved under Application No. A/YL/131)

Date of Approval : 2.6.2006

Approval Conditions :

- (a) the submission and implementation of a revised MLP to take into account conditions (c), (d), (f), (g) and (j) to (m) to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of the Landscape Master Plan including tree preservation proposals to the satisfaction of the Director of Planning or of the TPB;
- (c) the submission of an implementation programme to the satisfaction of the Director of Planning or of the TPB;
- (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 TPB;
- (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 TPB;
- (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 TPB;
- (g) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
- (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 TPB;



- (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 TPB;
- (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 TPB;
- (k) the design and provision of a Community Hall with net operation floor area (NOFA) of not less than  $593\text{m}^2$ , and the associated parking facilities to the satisfaction of the Director of Home Affairs or of the TPB;
- (l) the design and provision of RCHE with NOFA of not less than  $1,576\text{m}^2$  and the associated parking facilities to the satisfaction of the Director of Social Welfare or of the TPB;
- (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 TPB; and
- (n) the provision of car parking and loading/unloading spaces to the satisfaction of the Commissioner for Transport or of the TPB.