List of Approval Conditions

Application No. A/YL/72

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 : 22.9.2000

Approval Conditions :

(a) the submission and implementation of a revised Master Layout Plan (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 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 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 disable facilities, and demolition of the existing footbridge across Castle Peak Road, as proposed by an 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 an 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 submission of a revised sewerage impact assessment to confirm that 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;

(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

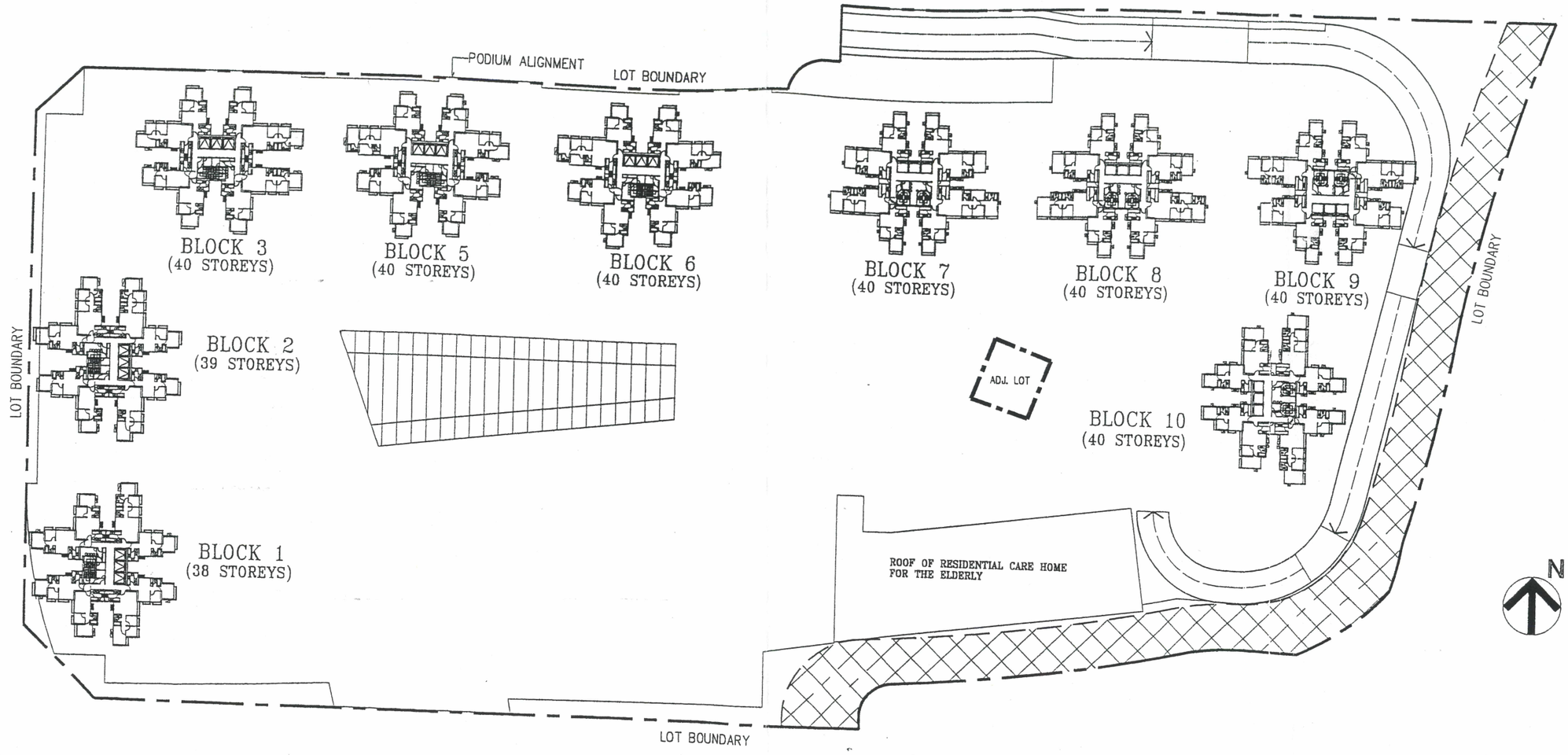
(n) the permission shall cease to have effect on 22.9.2003 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Planning Application No. A/ YL/72

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

B.L.D. ref.

F.P.B. ref.



OVERALL TYPICAL FLOOR PLAN (9 BLOCKS)

0 10 20 30 40 50m

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九月二十二日批準本總綱發展藍圖。

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 22.9.2000.

signed Gordon K. C. Siu
Chairman, Town Planning Board

蕭炯柱
城市規劃委員會主席 簽署

FIGURE 4
PROPOSED MASTER LAYOUT PLAN

SUN HUNG KAI ENGINEERING CO., LTD.
JN HUNG KAI CENTRE, WANCHAI, HONGKONG
EL. 28278111 FAX. 28272884

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DATE/REVISION/AMENDMENTS		
3-7-2000	a	GENERAL REVISION

FILE E:\SPO\PROJECT\CDA15\S-16\MLP-6\1-POD1
DRWN E.C.
CHKD W. YAU
DATE 3-7-2000
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. M7

REV. a

A3H

WEST RAIL - YUEN LONG STATION

VILLAGE CAR PARK

B.L.D. ref.

F.P.B. ref.

LOT BOUNDARY

E.V.A. RAMP UP

TO 1/F

PROPOSED LINK TO WEST RAIL STATION ABOVE

ROAD 6/L3

+5.0

OUT IN

IN & OUT FOR G.I.C. (COMMUNITY HALL)

LOT BOUNDARY

OUT IN

DRIVEWAY RAMP DN

M/E

COMM./ RETAIL

LOADING/ UNLOADING AREA

DOM. SHUTTLE LIFT LOBBY

M/E

COMMUNITY HALL

HALL PORTION

M/E

LOADING/UNLOADING AREA FOR (RETAILS/DOMESTIC)

+1.70

RETAIL LIFT LOBBY

SUN YUEN LONG CENTRE

M/E

TAXI BAY-BY

DRIVEWAY RAMP DN

DRIVEWAY RAMP DN

M/E

PEDESTRIAN WAITING AREA

PROPOSED FOOTBRIDGE TO SUN YUEN LONG CENTRE ABOVE

LONG YAT ROAD

2.0M AMENITY STRIP

3.0M FOOTPATH

LOT BOUNDARY

COMM./ RETAIL

+4.50

FACILITIES ANNEXED TO SHUTTLE BUS STATION

ADJ. LOT

R.C.P.

CARPARK

+3.70

SHUTTLE BUS STATION

+4.35

COMM./ RETAIL

RETAIL ENTRANCE LOBBY

M/E

RETAIL LIFT LOBBY

ELDERLY HOME LIFT LOBBY

DRIVEWAY RAMP UP

M/E

LANDSCAPED AREA

DRAINAGE RESERVE

LOT BOUNDARY

TO ROUTE 3

RETAIL

M/E

WAITING LOUNGE

RUN OUT

FOOTPATH

CYCLE TRACK

Bicycle Track

FOOTPATH

CYCLE TRACK

AMENITY STRIP

LOT BOUNDARY

DISABLE RAMP (1 : 12) TO 1/F

4.5

4.4

5.0

4.2

7.2

4.8

4.7

PROPOSED FOOTBRIDGE TO CDA12 ABOVE

CASTLE PEAK ROAD - YUEN LONG

4.3

4.1

4.1

5.9

CDA 12

GROUND FLOOR PLAN

0 10 20 30 40 50m

N

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DRWN	E.C.
CHKD	W. YAU
DATE	5-5-2000
SCALE	1 :1000

PROJECT

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

TITLE

GROUND FLOOR PLAN

JOB NO.

DRAWING NO. M1

REV. a

A3H

B.L.D. ref.

F.P.B. ref.

WEST RAIL STATION

LOT BOUNDARY

PROPOSED LINK TO WEST RAIL STATION ABOVE

E.V.A.

E.V.A. RAMP UP TO PODIUM ROOF

E.V.A. 6.5m MIN.

E.V.A. RAMP UP TO PODIUM ROOF

LOT BOUNDARY

VOID

M/E

CARPARK

+7.3

LOT BOUNDARY

SUN YUEN LONG CENTRE

PROPOSED FOOTBRIDGE TO SUN YUEN LONG CENTRE ABOVE

LOT BOUNDARY

UPPER PART OF GROUND FLOOR

ADJ. LOT

DRIVEWAY

RAMP DN

M/E

LOT BOUNDARY

PORPOSED FOOTBRIDGE TO CDA12 (ABOVE)

MEZZANINE FLOOR PLAN

CDA 12

0 10 20 30 40 50m

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DRWN E.C.
CHKD W. YAU
DATE 5-5-2000
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

REV. b

A3H

B.L.D. ref.

F.P.B. ref.

WEST RAIL STATION

N

PROPOSED FOOTBRIDGE TO WEST RAIL STATION

RAMP DN

LOT BOUNDARY

VOID

COMMERCIAL AREA

DOMESTIC SHUTTER LIFT LOBBY

E.V.A. RAMP UP TO PODIUM ROOF

CARPARK/LOADING/UNLOADING AREA

UPPER PART OF MULTI-PURPOSED HALL

CONNECTION TO FUTURE FOOTBRIDGE

PROPOSED FOOTBRIDGE TO SUN YUEN LONG CENTER ABOVE

SUN YUEN LONG CENTRE

E/M

COMMERCIAL AREA

CIRCULATION / ARCADE

20th.

PASSAGE TO FAST RAIL STATION (NON-ACCOUNTABLE G.F.A.)

COMMERCIAL AREA

ADJ. LOT

LOT BOUNDARY

COMMERCIAL AREA

10.90

DRAINAGE RESERVE

LOT BOUNDARY

VOID

COMMERCIAL AREA

COMMERCIAL AREA

VOID

DRAINAGE RESERVE

LOT BOUNDARY

DISABLE RAMP (1 : 12) TO G/F

PROPOSED FOOTBRIDGE TO CDA12

RETAIL SHOP

RAMP UP TO 2/F

1/F PLAN

CDA 12

0 10 20 30 40 50m

N

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DATE	5-5-2000
SCALE	1 :1000

PROJECT

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

TITLE

FIRST FLOOR FLOOR

JOB NO.

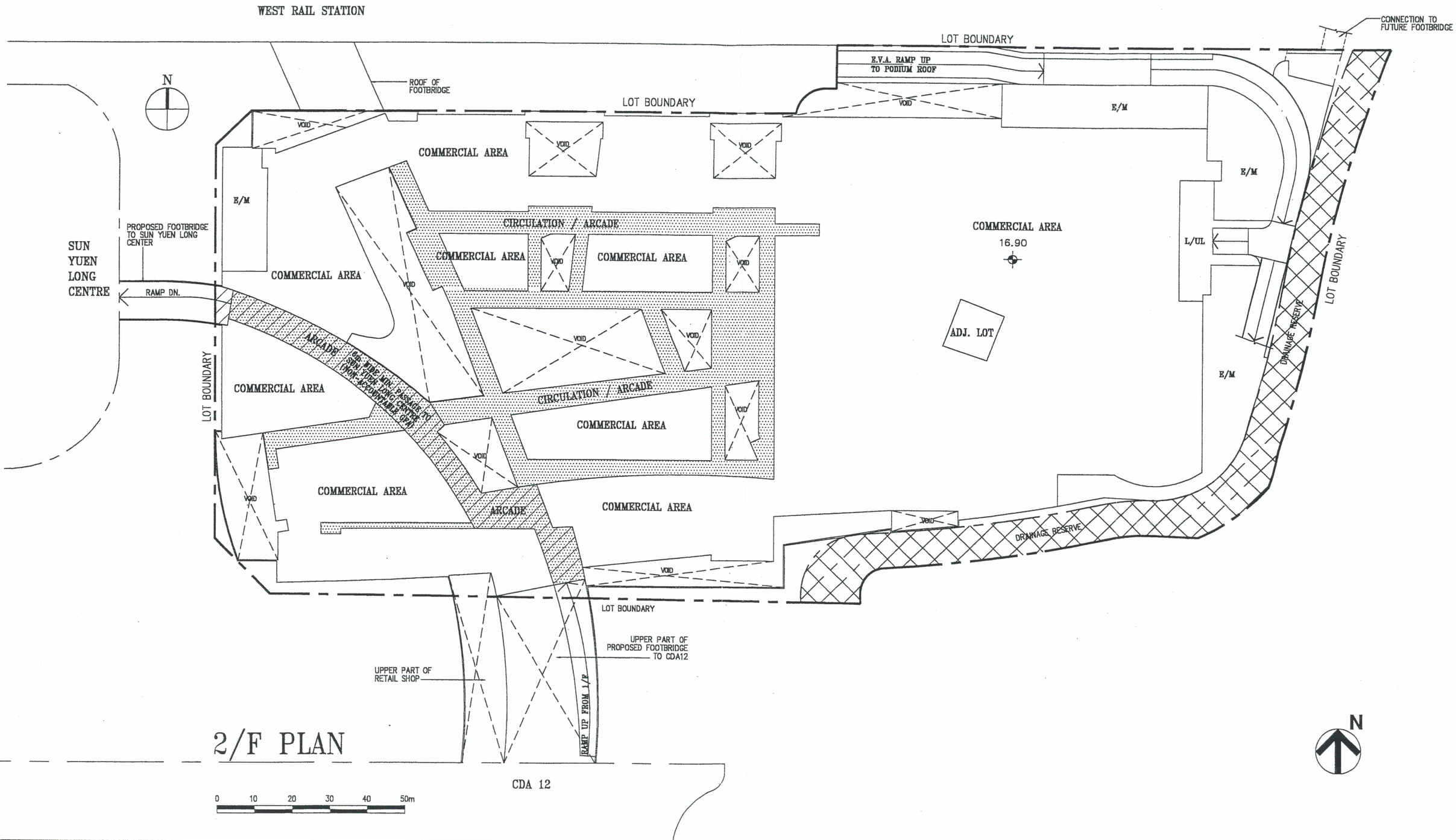
DRAWING NO. M3

REV. a

A3H

B.L.D. ref.

F.P.B. ref.



2/F PLAN

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DRWN	E.C.
CHKD	W. YAU
DATE	5-5-2000
SCALE	1 :1000

PROJECT

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

TITLE

SECOND FLOOR PLAN

JOB NO.

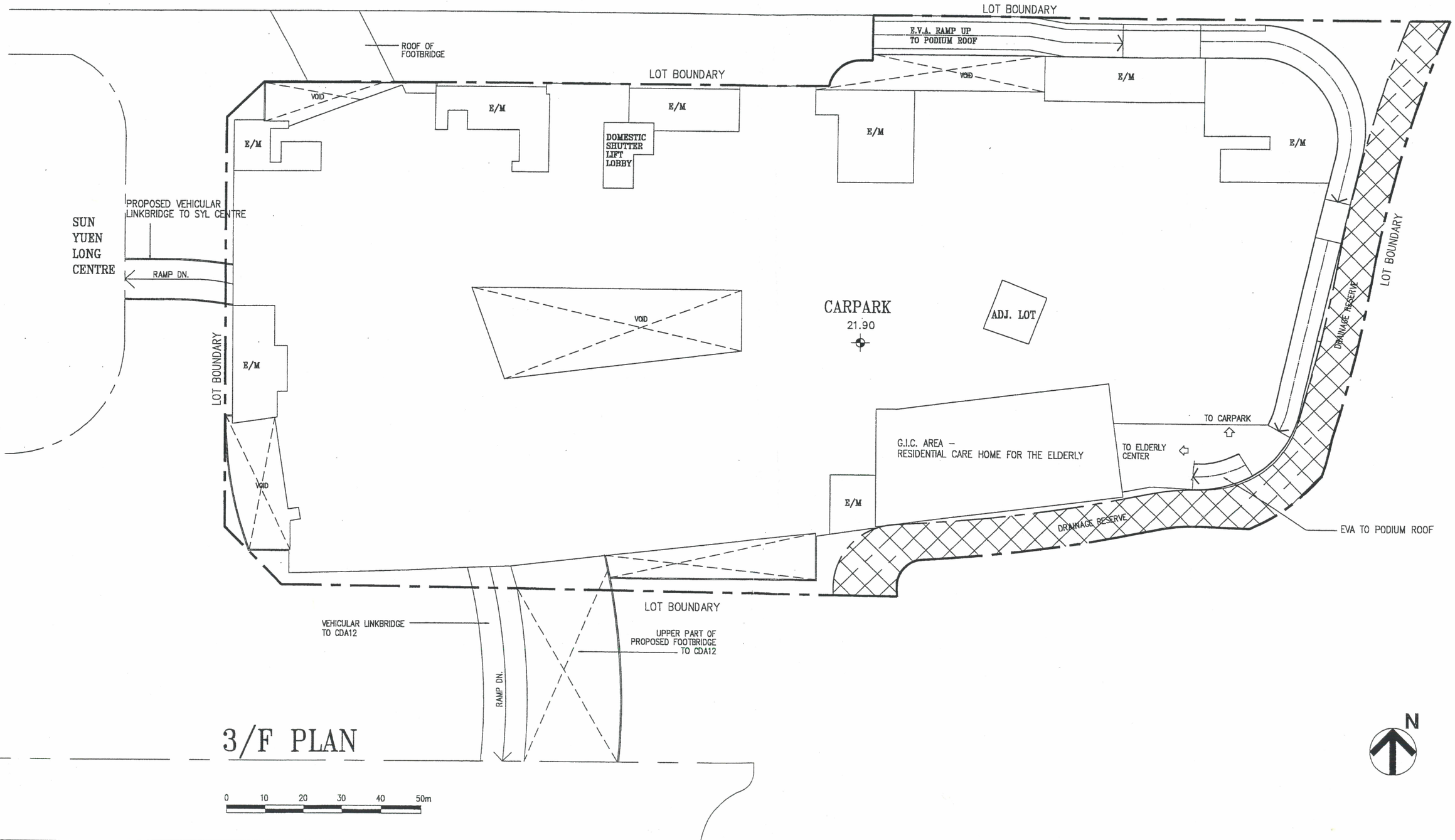
DRAWING NO. M4

REV. a

A3H

B.L.D. ref.

F.P.B. ref.



3/F PLAN

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DRWN	E.C.
CHKD	W. YAU
DATE	3-7-2000
SCALE	1 :1000

PROJECT

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

TITLE

THIRD FLOOR PLAN

JOB NO.

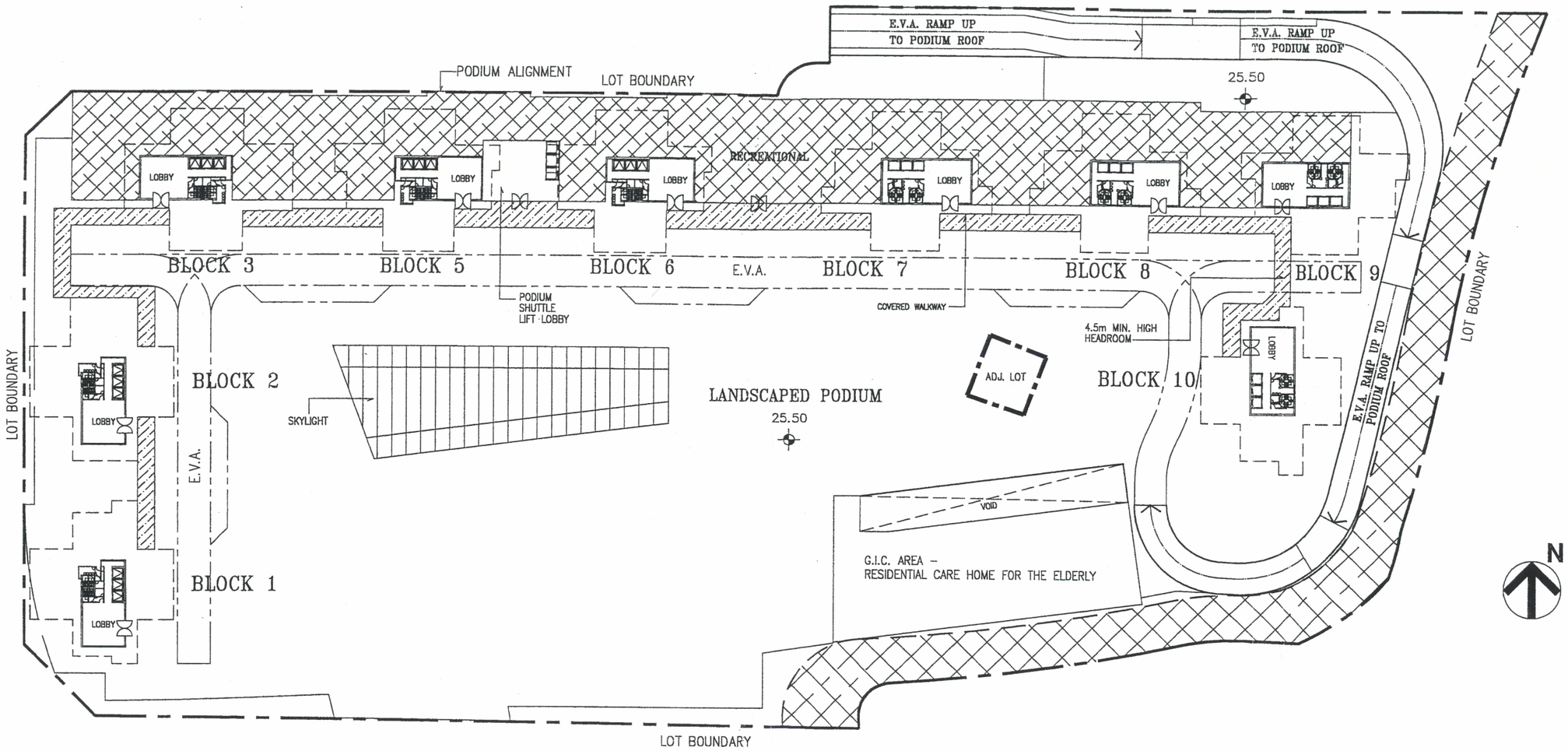
DRAWING NO. M5

REV. a

A3H

B.L.D. ref.

F.P.B. ref.



5/F PLAN

0 10 20 30 40 50m

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CHKD W. YAU
DATE 3-7-2000
SCALE 1 :1000

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

TITLE
PODIUM ROOF PLAN

JOB NO.

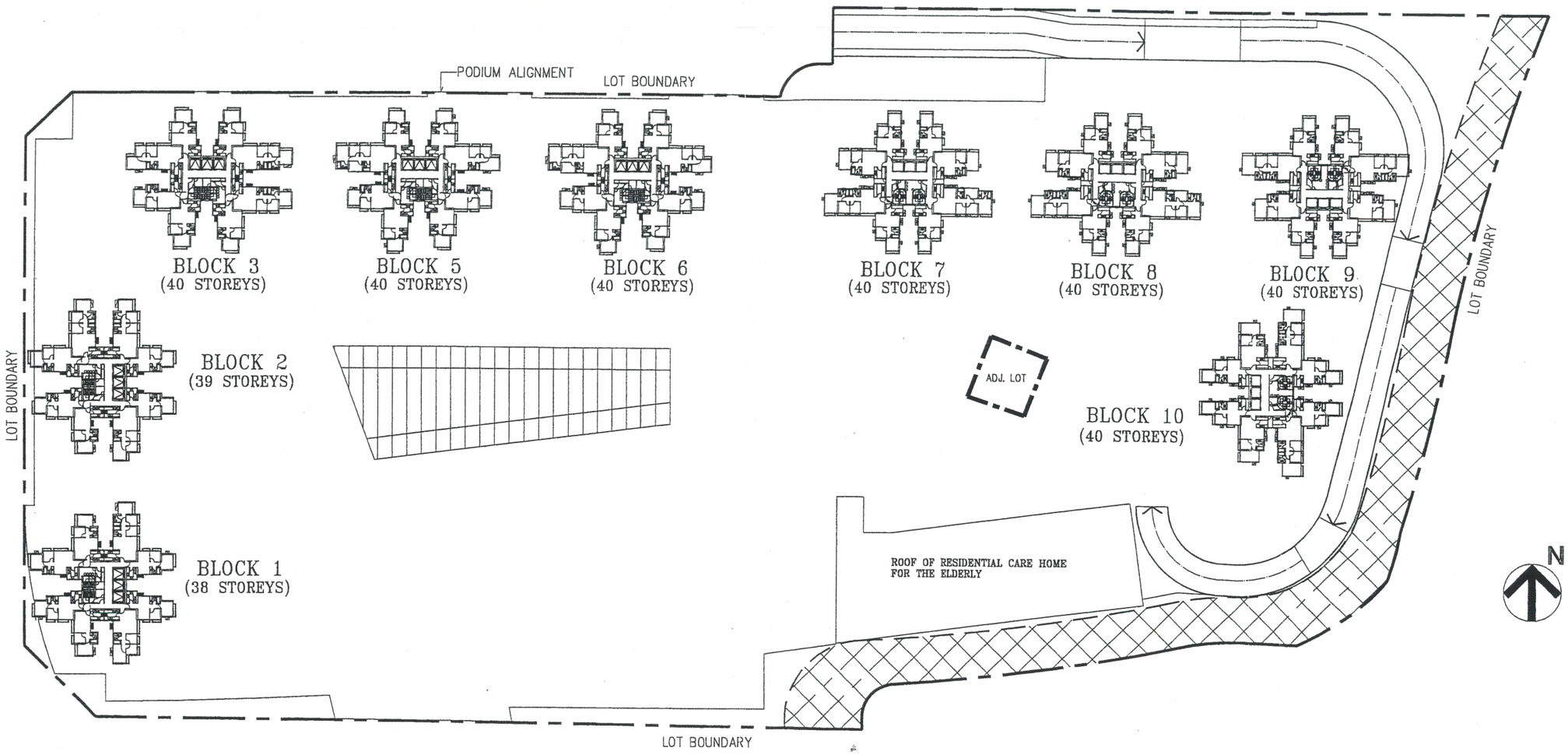
DRAWING NO. M6

REV. a

A3H

B.L.D. ref.

F.P.B. ref.



OVERALL TYPICAL FLOOR PLAN (9 BLOCKS)

0 10 20 30 40 50m

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DRWN E.C.
CHKD W. YAU
DATE 3-7-2000
SCALE 1 :1000

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

TITLE
OVERALL TYPICAL FLOOR PLAN

JOB NO.

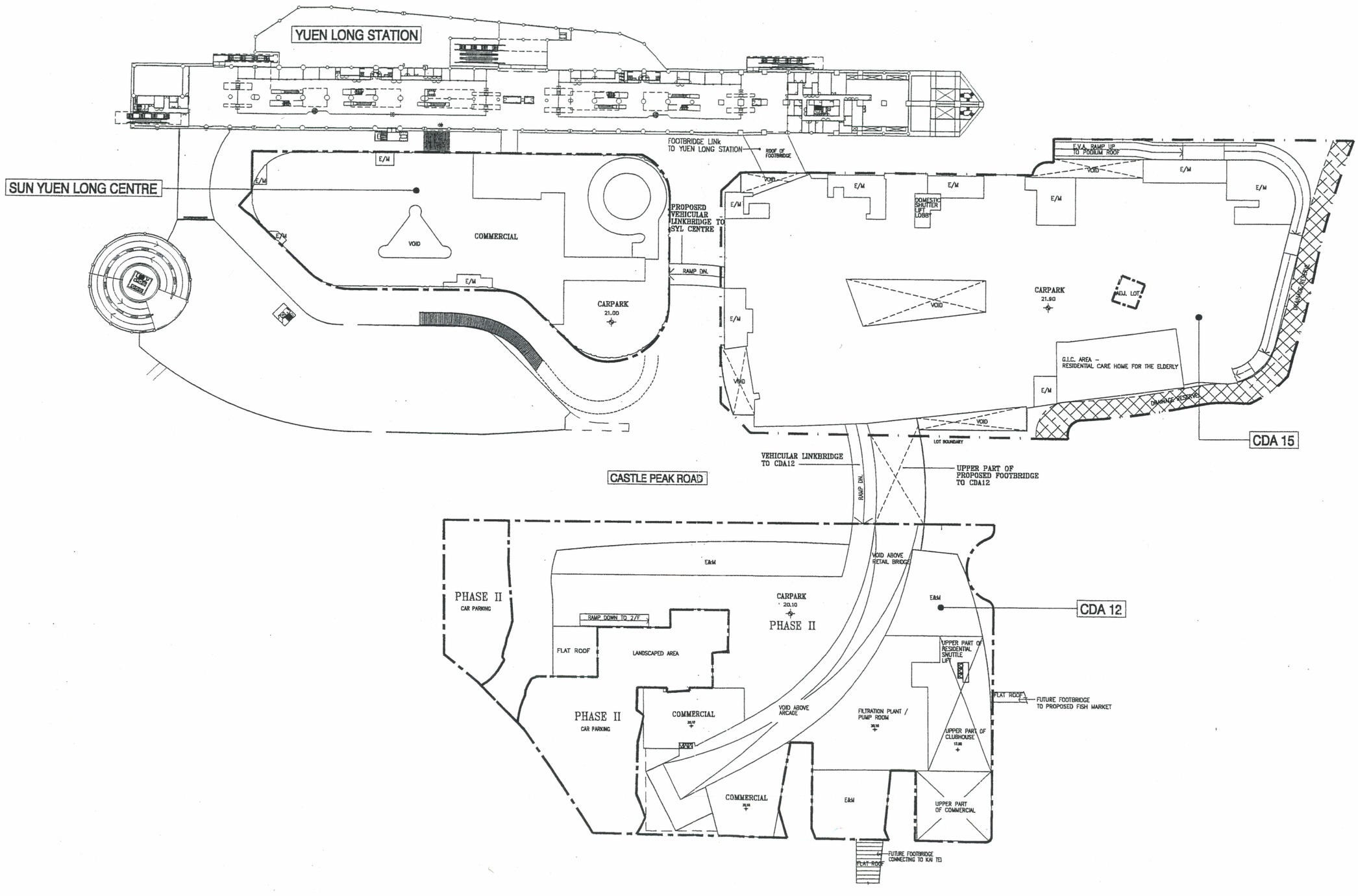
DRAWING NO. M7

REV. a

A3H

B.L.D. ref.

F.P.B. ref.



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DRWN	E.C.
CHKD	W. YAU
DATE	5-5-2000
SCALE	1:2000

PROJECT

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

TITLE

3/F KEY PLAN

JOB NO.

DRAWING NO. M12

REV

A3H

B.L.D. ref.

F.P.B. ref.

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.	9 RESIDENTIAL BLOCKS @38~40 STOREYS	
	BLOCK 1 @465.785 s.m. x 38 ST.	= 17,699.830 s.m.
	BLOCK 2 @478.252 s.m. x 39 ST.	= 18,651.828 s.m.
	BLOCK 3 @478.252 s.m. x 40 ST.	= 19,130.080 s.m.
	BLOCK 5 @474.873 s.m. x 40 ST.	= 18,994.920 s.m.
	BLOCK 6 @474.873 s.m. x 40 ST.	= 18,994.920 s.m.
	BLOCK 7 @468.575 s.m. x 40 ST.	= 18,743.000 s.m.
	BLOCK 8 @468.575 s.m. x 40 ST.	= 18,743.000 s.m.
	BLOCK 9 @463.452 s.m. x 40 ST.	= 18,538.080 s.m.
	BLOCK 10 @463.452 s.m. x 40 ST.	= 18,538.080 s.m.
	AREA FOR GRD. FL. ENT. LOBBY & PODIUM LOBBIES	= 1,268.492 s.m.
	TOTAL	= 169,302.230 s.m. (1,822,369 s.f.)

NOs. OF UNIT = 2,856
AVERAGE UNIT SIZE = 59.28 s.m.

CARPARKING PROVISION

PRIVATE CAR	REQUIRED	PROVIDED
FOR RESIDENTIAL (1 SPACE / 5 UNIT)	2,856 / 5 = 572 Nos.	
FOR VISITOR (5 SPACE / 1 BLOCK)	5 X 9 = 45 Nos.	
	617 Nos.	617 Nos.
FOR RETAILS (50 SPACE FOR 1st 2000 s.m.)	50 Nos.	
(1 SPACE / 150 s.m. FOR ABOVE 2000 s.m.)	44,450 / 150 = 297 Nos.	
	347 Nos.	347 Nos.
FOR G.I.C. - PRIVATE CAR	5 Nos.	5 Nos.
	TOTAL = 969 Nos.	969 Nos.

MOTORCYCLE

5% OF TOTAL CARPARKS	969 X 5% = 49 Nos.	49 Nos.

LOADING / UNLOADING

FOR RESIDENTIAL (1 SPACE FOR @ BLOCK)	1 X 9 = 9 Nos.	9 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 = 50 Nos.	50 Nos.

G.I.C. PROVISION

FOR COMMUNITY HALL AT G/F
FOR RESIDENTIAL CARE HOME FOR THE ELDERLY AT 3/F & 5/F

TOTAL G.F.A. = 4,000 s.m.
(NON-ACCOUNTABLE G.F.A.)

SUMMARY

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UN HUNG KAI CENTRE, WANCHAI, HONGKONG
EL. 28278111 FAX. 28272884

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DATE/REVISION/AMENDMENTS		
3-7-2000	a	GENERAL REVISION

FILE I:\SPO\PROJECT\CDA15\S-16\MLP-6\1-SUM.DWG
DRWN E.C.
CHKD W. YAU
DATE 3-7-2000
SCALE NIL

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

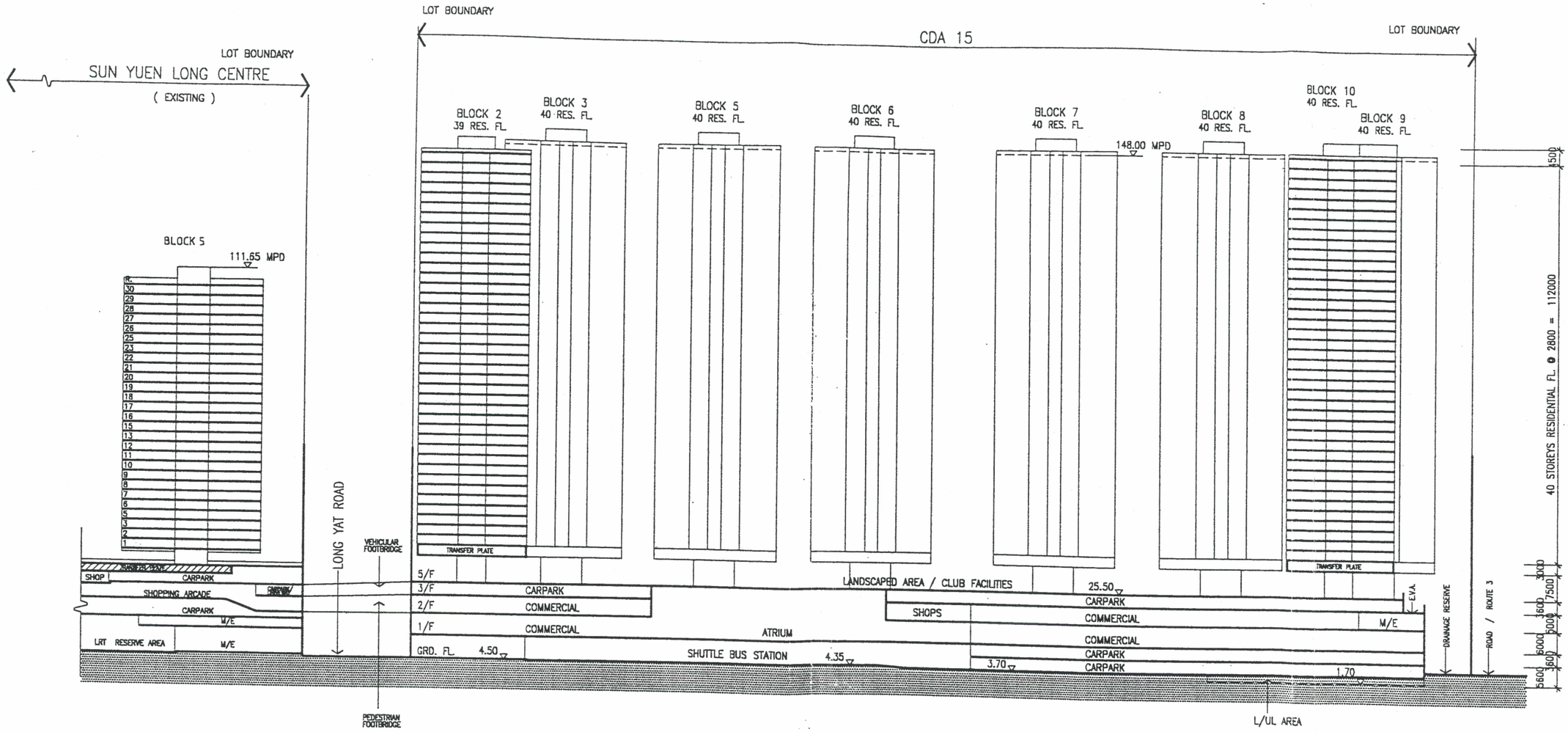
TITLE: SUMMARY

JOB NO.

DRAWING NO. M11 REV a

B.L.D. ref.

F.P.B. ref.



DIAGRAMMATIC SECTION 1

FIGURE 5
PROPOSED SECTION

SUN HUNG KAI
ENGINEERING CO., LTD.

NG KAI CENTRE, WANCHAI, HONGKONG
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DRWN	E.C.
CHKD	W. YAU
DATE	3-7-2000
SCALE	1 : 1250

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

TITLE
DIAGRAMMATIC SECTION 1

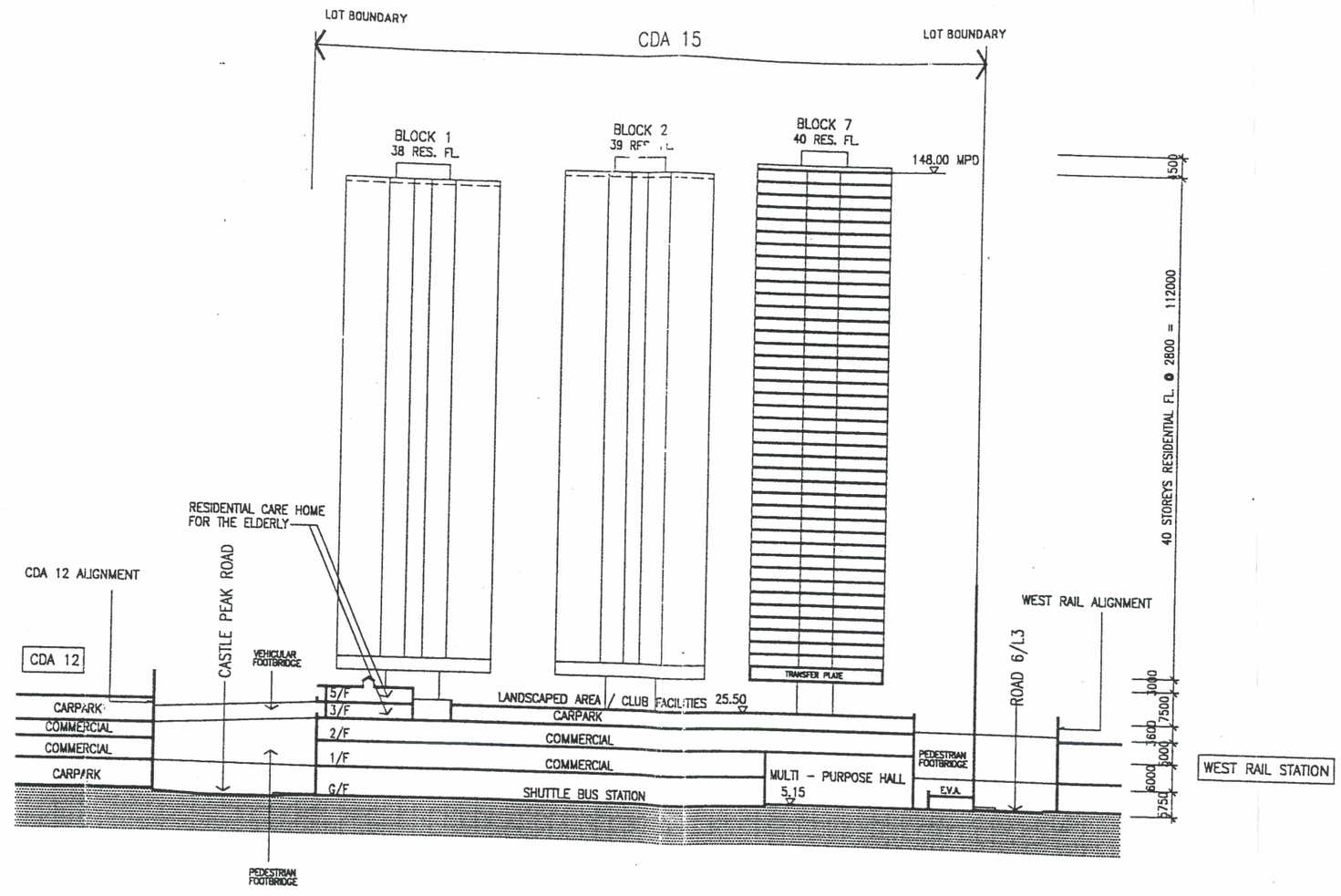
JOB NO.

DRAWING NO. M8

REV. a

B.L.D. ref.

F.P.B. ref.



DIAGRAMMATIC SECTION 2

FIGURE 5
PROPOSED SECTION

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DRWN E.C.
CHKD W. YAU
DATE 3-7-2000
SCALE 1 : 1250

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

TITLE
DIAGRAMMATIC SECTION 2

JOB NO.

DRAWING NO. M9

REV. a