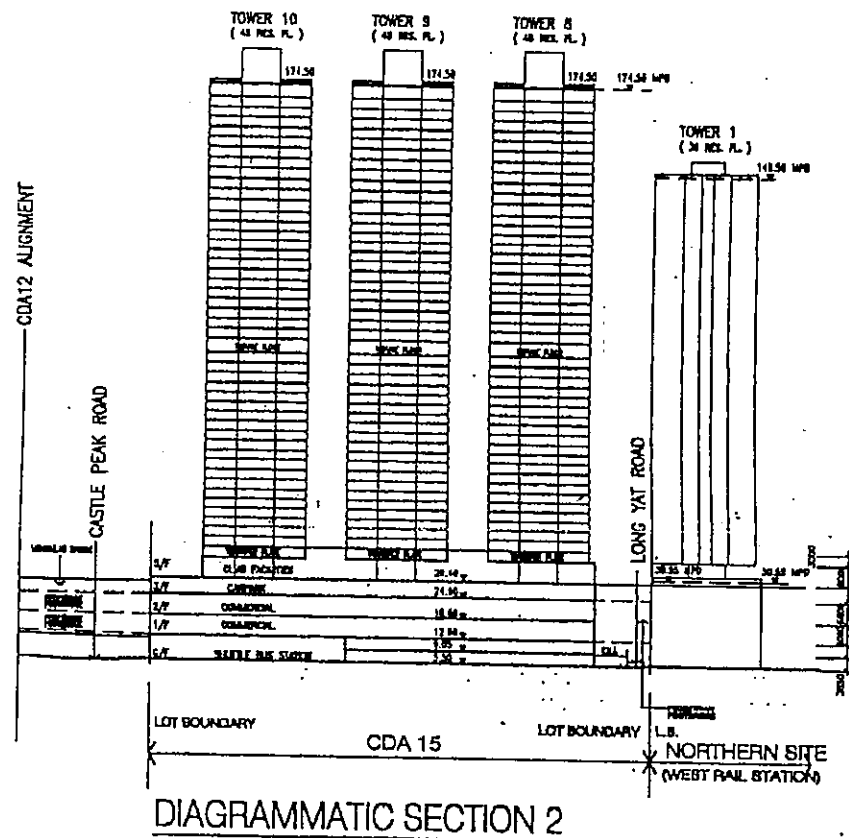


List of Approval Conditions

Application No. A/YL/131


- 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 (Proposed Amendments to the Scheme Previously Approved under Application No. A/YL/129)
- Date of Approval : 29.4.2005
- 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 the Landscape Master Plan (LMP) 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 Department 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 with net operation floor area (NOFA) of not less than 593m², 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 29.4.2009 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



Current Scheme

(Extract from Applicant's Planning Statement dated 11.3.05)

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			22-01-2005	A	REVISION, REVISION
SUN HUNG KAI CENTRE, WANCHAI, HONGKONG TEL. 26279111 FAX. 26271844			DATE/REVISION/AMENDMENTS		
			FILE: 01/0000000000	PROJECT	
			DRAWN: G. YUEN	PROPOSED RESIDENTIAL AND	
			CHECK: W.K. LI	COMMERCIAL DEVELOPMENT	
			DATE: JUN, 2005	AT YUEN LONG CDA, AREA 15, N.T.	
			SCALE: 1		
			TITLE	JOB NO.	
			DIAGRAMMATIC SECTION 2		DRAWING NO. M-9
					REV.

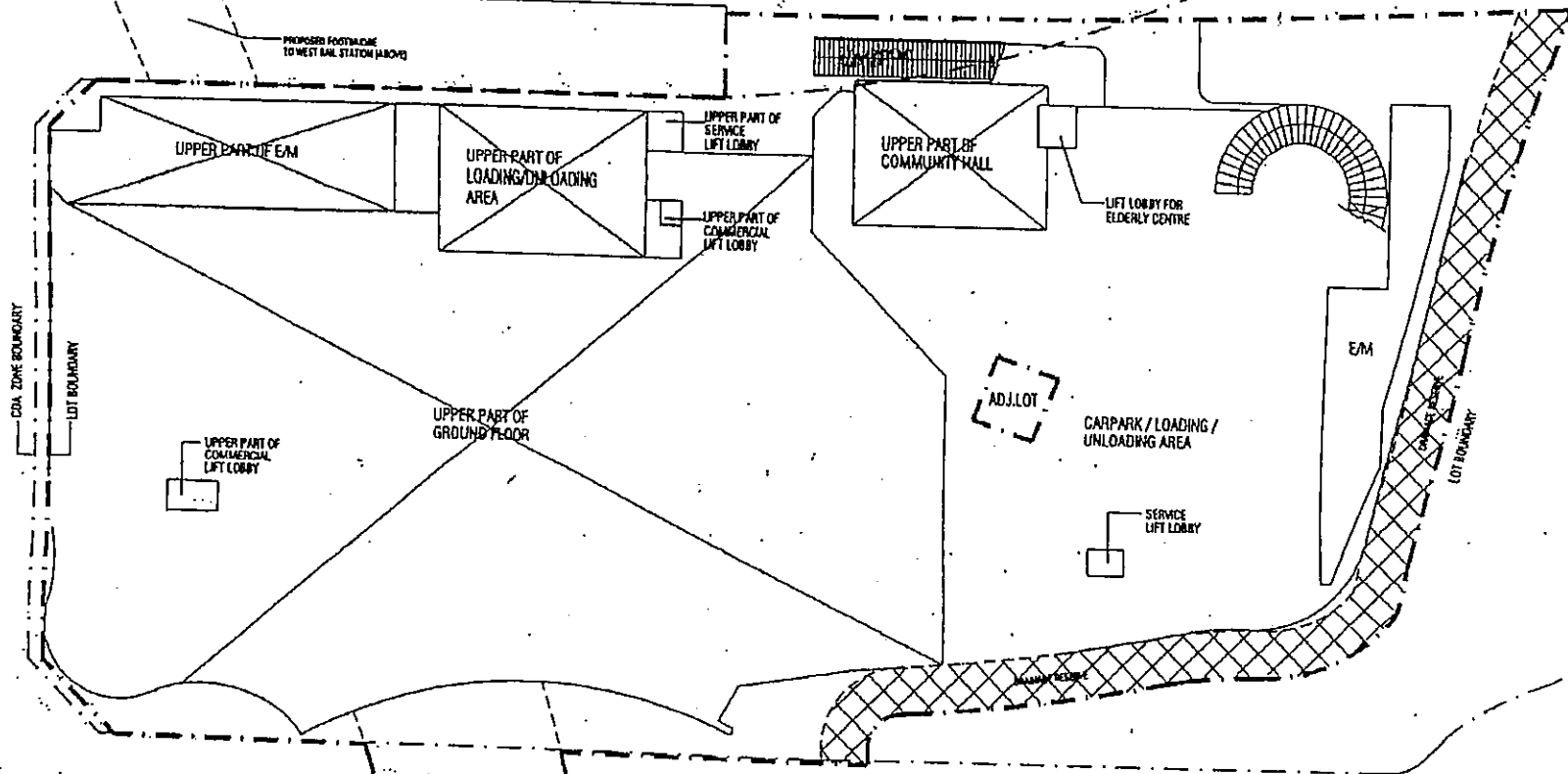
A/YL/131

DRAWING
A-3

WEST RAIL STATION

PROPOSED FOOTPATH
TO WEST RAIL STATION (ABOVE)

SUN
YUEN
LONG
CENTRE



Current Scheme

(Extract from Applicant's Planning Statement dated 11.3.05)

MEZZANINE FLOOR PLAN

CDA 12

LEGEND:

--- CDA ZONE BOUNDARY
--- LOT BOUNDARY



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01-04-1003

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AMENDMENTS

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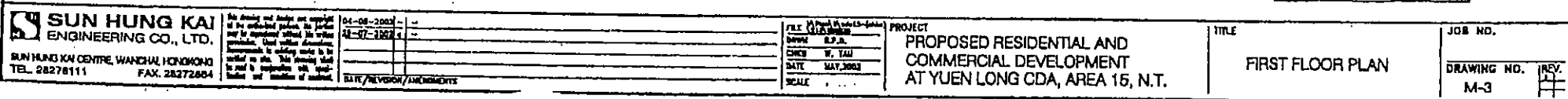
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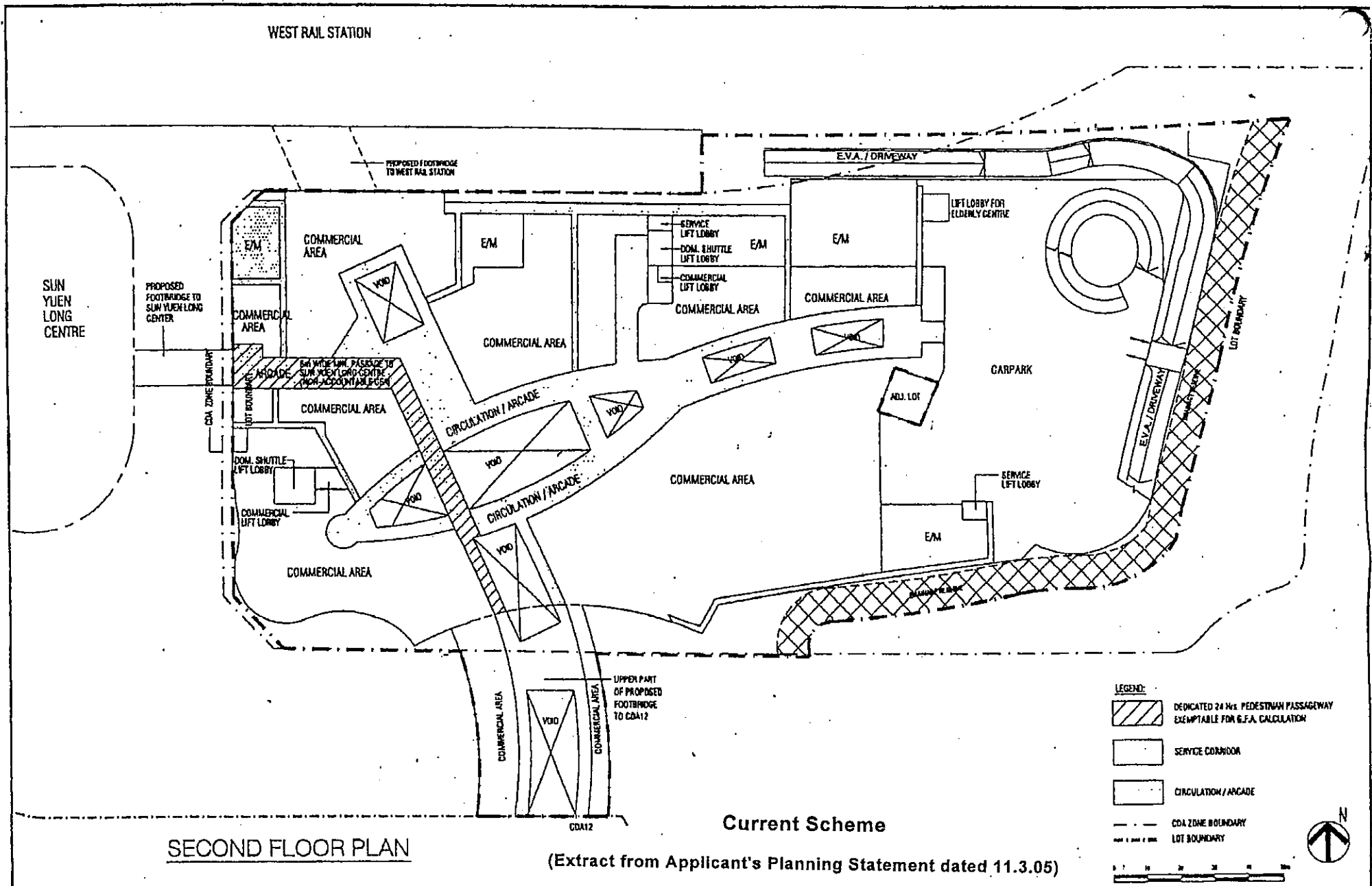
REVISION

AMENDMENTS

A/YL/131

DRAWING
A-4





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TEL. 28278111 FAX. 28272884

01-05-1001
DATE/REVISION/AMENDMENT

FILE: S/H/K/15-1001-1001
DRAWN: P. H. Z.
CHECK: W. H.
DATE: MAY 2003
SCALE:

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

TITLE
SECOND FLOOR PLAN

JOB NO.
DRAWING NO. REV.
M-4

A/YL/131

DRAWING
A-6

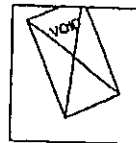
WEST RAIL STATION

SUN YUEN LONG CENTRE

POSSIBLE FUTURE VEHICULAR LINK BRIDGE TO SUN YUEN LONG CENTRE

CDA ZONE BOUNDARY

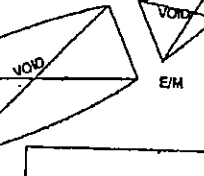
LOT BOUNDARY



DOM. SHUTTLE LIFT LOBBY

COMMERCIAL LIFT LOBBY

E/M



E/M

SERVICE LIFT LOBBY
DOM. SHUTTLE LIFT LOBBY
COMMERCIAL LIFT LOBBY

ELDERLY CENTRE

LIFT LOBBY FOR ELDERLY CENTRE



ADJ. LOT

CARPARK

VEHICULAR LINK BRIDGE TO CDA 12

LOT BOUNDARY

LANDSCAPE RESERVE

VEHICULAR LINK BRIDGE TO CDA 12

CDA 12

Current Scheme

(Extract from Applicant's Planning Statement dated 11.3.05)

THIRD FLOOR PLAN

LEGEND:

--- CDA ZONE BOUNDARY
--- LOT BOUNDARY



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64-65-2002

DATE/REVISION/APPROVALS

FILE (P) 64-65-2002-1 (Rev. 1)
DRAWN S.P.O.
CHECK W. TAN
DATE MAY 2002
SCALE

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

TITLE

THIRD FLOOR PLAN

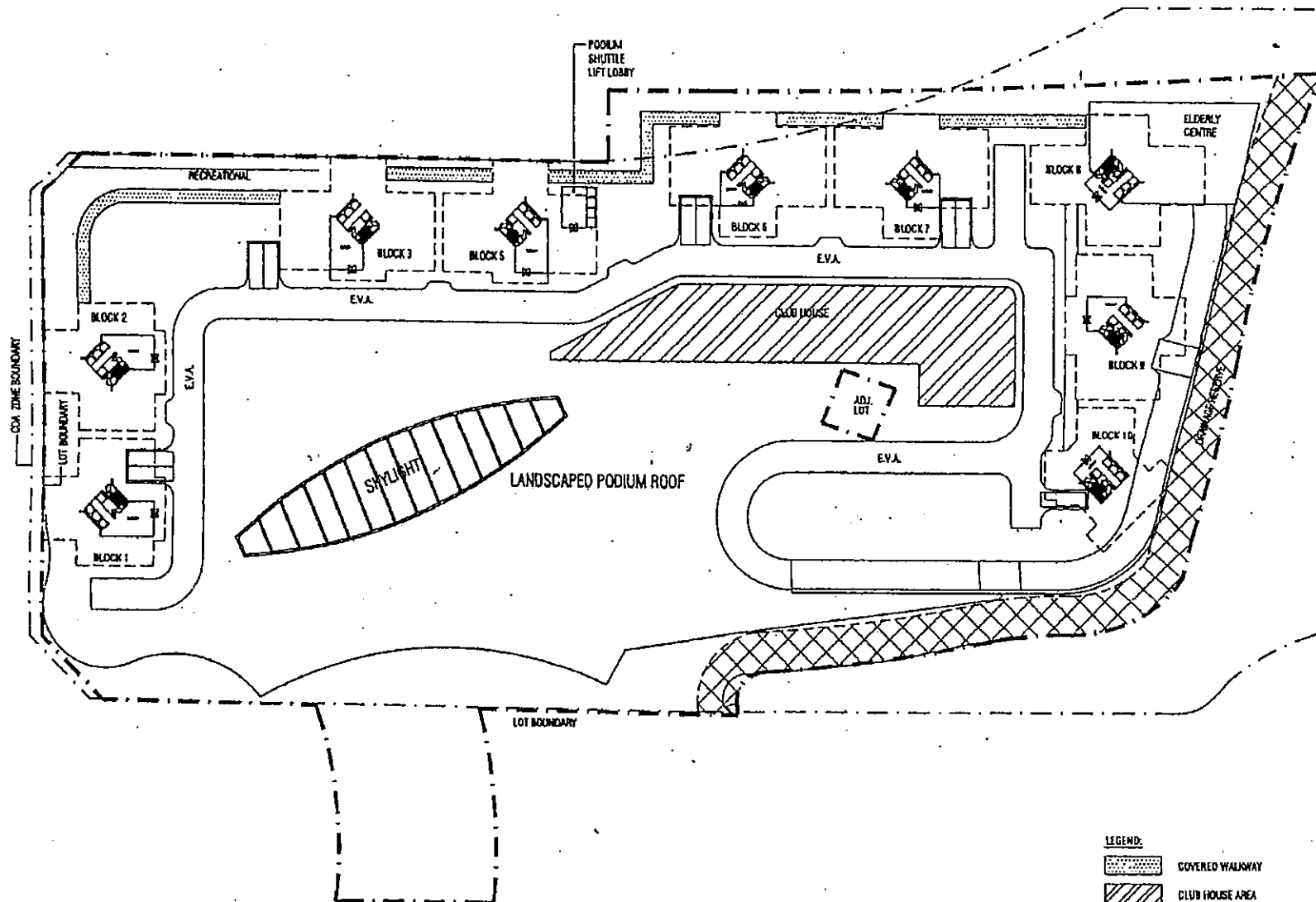
JOB NO.

DRAWING NO. M-5

REV.

A/YL/131

DRAWING
A-7



PODIUM FLOOR PLAN

Current Scheme

(Extract from Applicant's Planning Statement dated 11.3.05)

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



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14-03-2002	GENERAL REVISED
14-04-2003	GENERAL REVISED
DATE/REVISION/AMENDMENTS	

FILE	14-03-2002
DRWN	S.P.O.
CHKD	W. YAU
DATE	MAY 2003
SCALE	

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

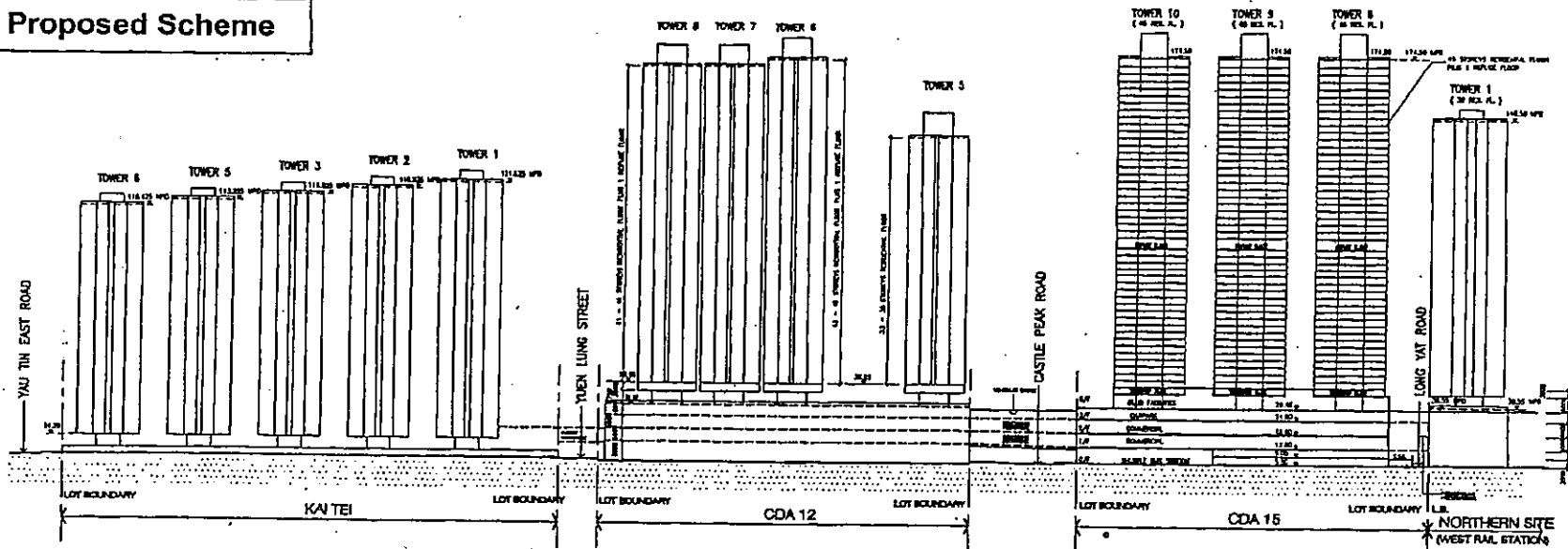
TITLE
PODIUM ROOF PLAN

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

A/YL/131

DRAWING
A-8

Proposed Scheme



Approved Scheme

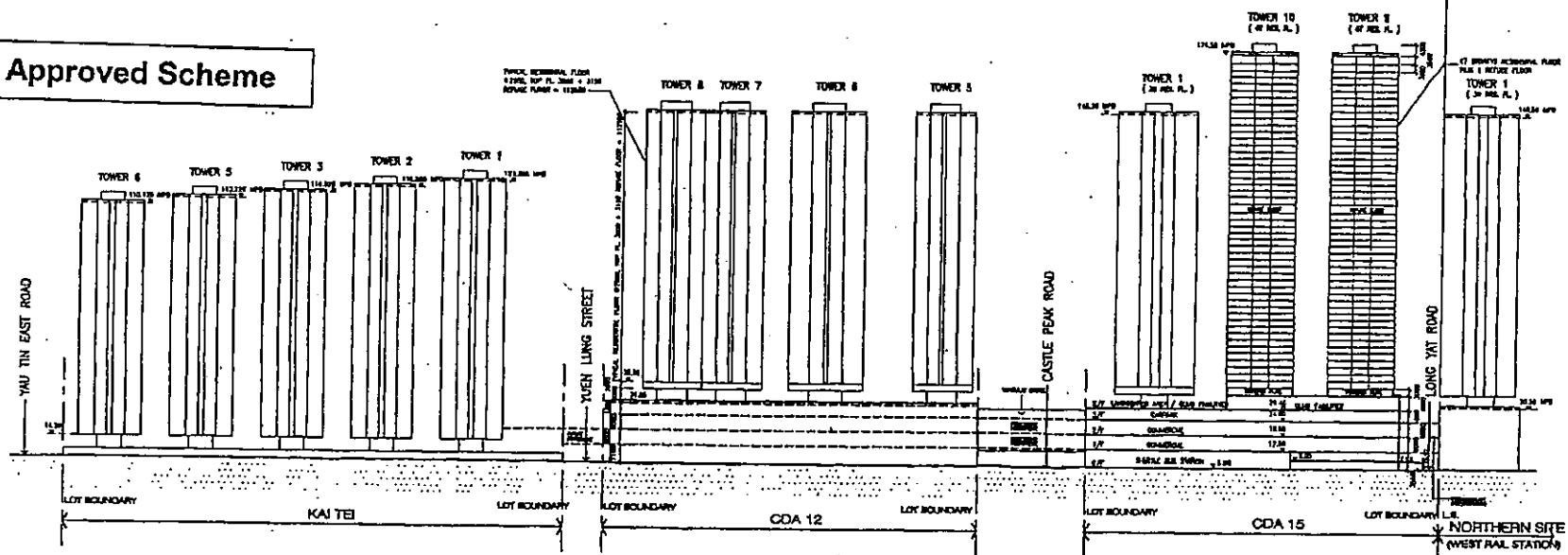


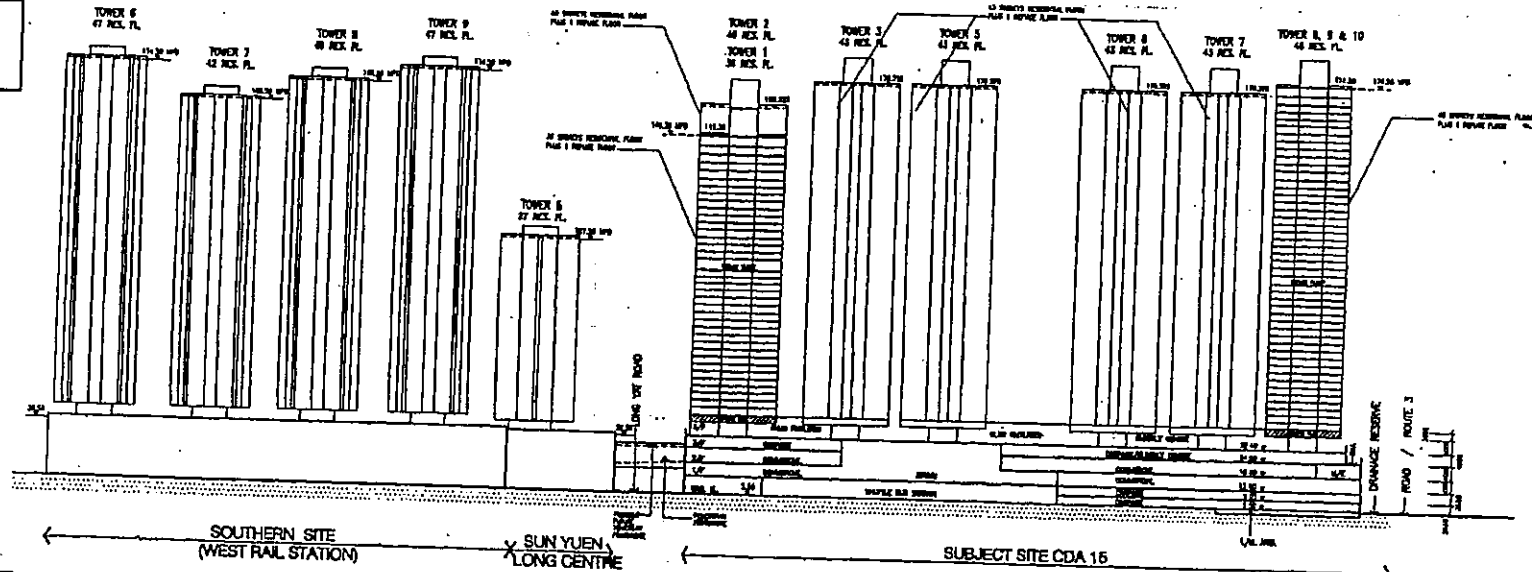
FIGURE 9: COMPARISON WITH SURROUNDING DEVELOPMENTS (NORTH-SOUTH DIRECTION)

A/YL/131

DRAWING
A-10

(Extract from Applicant's
Planning Statement dated 11.3.05)

Proposed Scheme



Approved Scheme

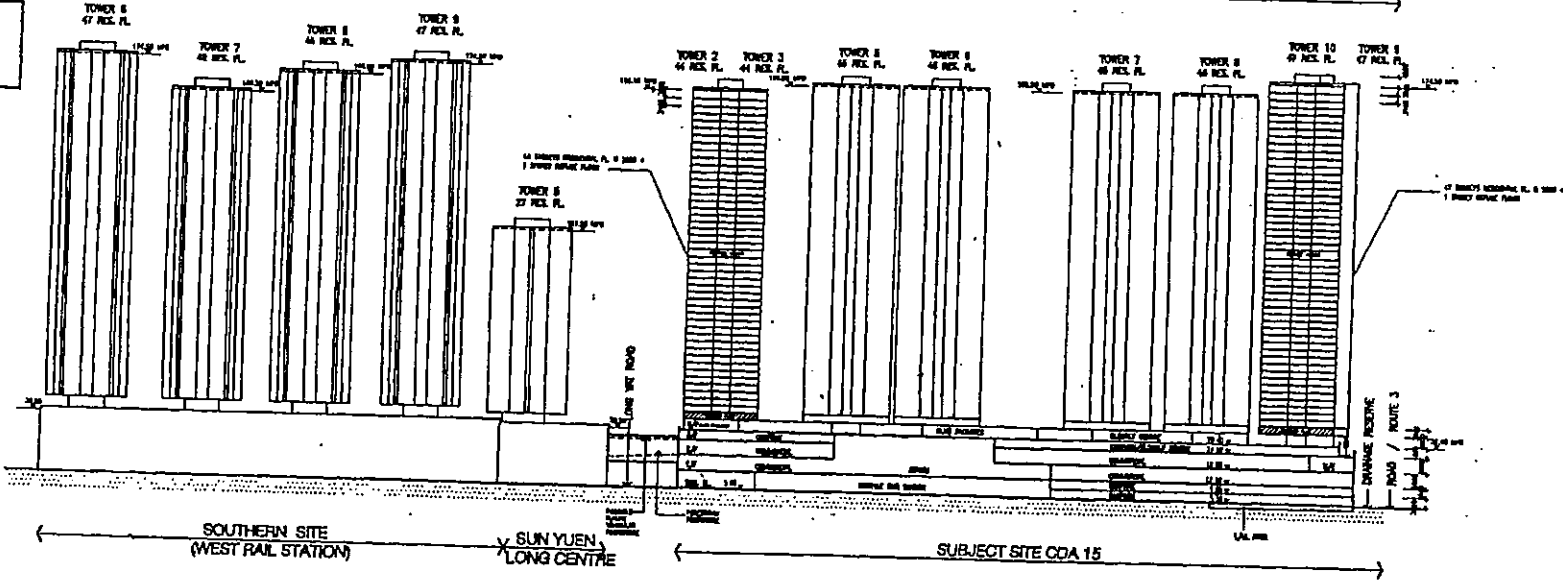


FIGURE 10 : COMPARISON WITH SURROUNDING DEVELOPMENTS (EAST-WEST DIRECTION)

A/YL/131

DRAWING A-11

(Extract from Applicant's Planning Statement dated 11.3.05)



FIGURE 11B : PHOTOMONTAGE OF THE PROPOSED DEVELOPMENT – VIEW FROM THE SOUTH

A/YL/131

DRAWING
A-12

(Extract from Applicant's
Planning Statement dated 11.3.05)

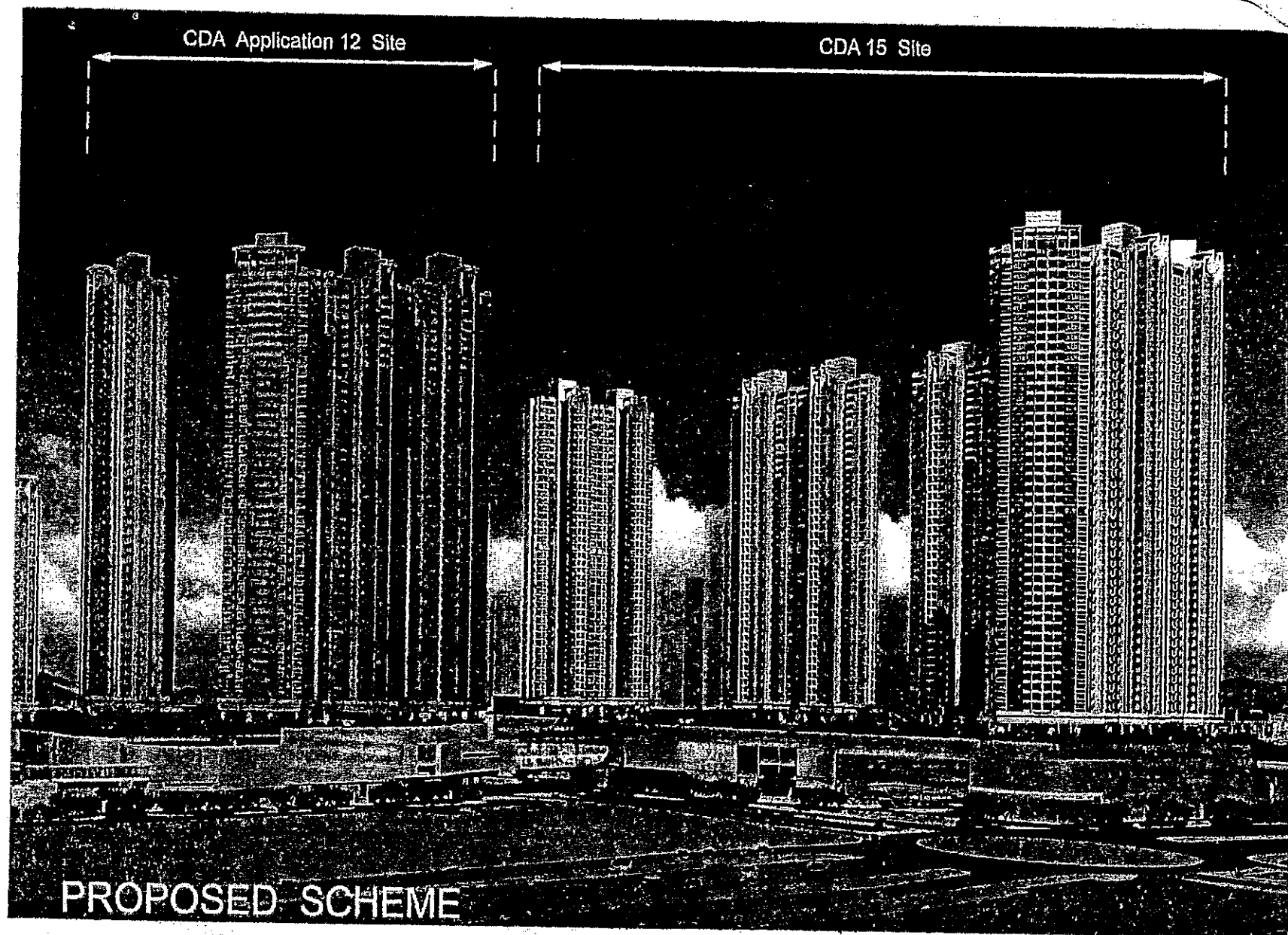


FIGURE 12B : PHOTOMONTAGE OF THE PROPOSED DEVELOPMENT – VIEW FROM THE EAST

A/YL/131

DRAWING
A-13

(Extract from Applicant's
Planning Statement dated 11.3.05)

Development Parameters	Current Scheme (No. A/YL/131)
Site Area	40,618m ² (about) ⁽¹⁾
- Commercial/Residential	38,808m ² (about) ⁽²⁾
- Retail Footbridge	1,810m ² (about)
Plot Ratio (Commercial/ Residential Development)	
- Residential	4.4256
- Residential Care Home for the Elderly (RCHE)	0.0696
- Commercial	1.0895
Total Domestic Gross Floor Area	174,450m ²
- Residential	171,747m ²
- RCHE	2,703m ²
Total Commercial Gross Floor Area	43,730m ² (about)
- Commercial	42,280m ² ⁽³⁾
- Retail Footbridge	1,450m ² (about)
GIC Floor Space	
- Community Hall	1,287m ² (total)
No. of Blocks	9
No. of Flats	2,700 – 3,300 (assume 2,848)
Average Flat Size	60.3m ² (about)
No. of Domestic Storeys	36-45 ⁽⁴⁾
Maximum Building Height (mPD)	149.3 to 174.5mPD
Open Space	28,000m ² (about)
Residents Club House	5,152m ² (about)
Car Parking Spaces	775(total)
- Residential	407
- Visitor	45
- Retail	319
- GIC	4
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 the vehicular/pedestrian retail bridge.

(3) Exclude the GFA of 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 and the retail floor space of 1,450m² in the retail footbridge.

(4) Residential storeys are above 4 levels of podium and excluding refuge floors.