

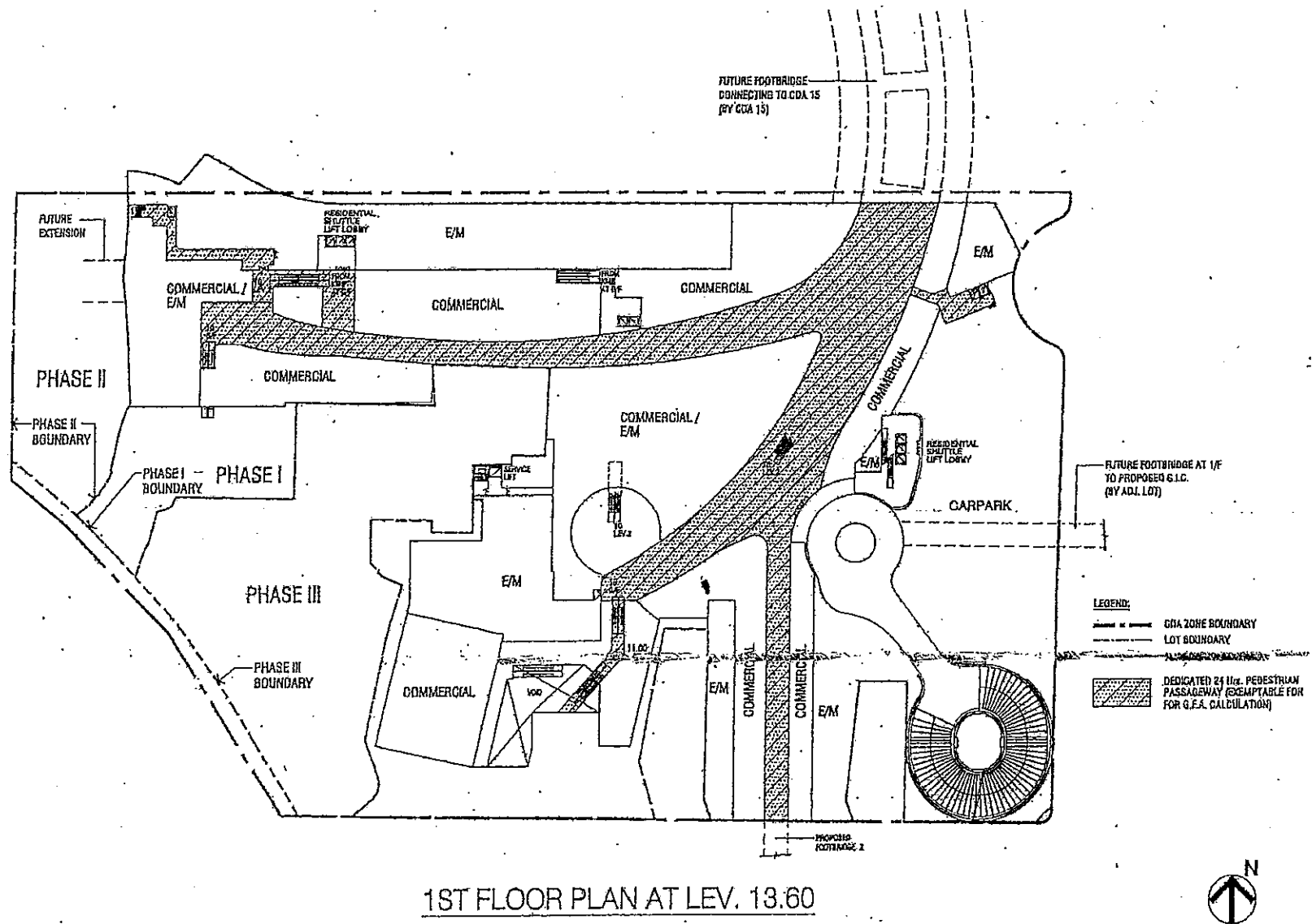
List of Approval Conditions

Application No. A/YL/122

- Application Site : Various Lots in DD 115 and DD 116, Phase 1, Area 12, Yuen Long New Town, Yuen Long
- Subject of Application : Proposed Comprehensive Residential and Commercial Development
- Date of Approval : 13.8.2004
- Approval Conditions :
- (a) the submission and implementation of a revised MLP to take into account conditions (d), (g) to (j) and (m) below to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the submission and implementation of the Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (c) the submission of an implementation programme with phasing proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (d) the design and provision of structural openings and supports for footbridges connecting to adjacent developments in the north, east and south of the site, and those for vehicular bridge connecting to the "Comprehensive Development Area" ("CDA") development to the north, as proposed by the applicant, to the satisfaction of the Director of Highways or of the Town Planning Board;
 - (e) the design and implementation of the improvement works for Pok Oi Interchange of Yuen Long Highway and Castle Peak Road-Yuen Long , as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (f) the design and implementation of the junction improvement works for Fung Kam Street/Fung Yau Street South and Fung Cheung Road/Fung Kam Street, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (g) the provision of emergency vehicular access, water supplies for fire fighting and fire service installations to all residential blocks to the satisfaction of the Director of Fire Services or of the Town Planning Board;
 - (h) the provision of 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;
 - (i) the design and provision of a nursery/kindergarten, as proposed by the applicant, to the satisfaction of the Secretary for Education and Manpower or of the Town Planning Board;

- (j) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (k) the provision of sewerage works and the arrangement of their operation and maintenance, as recommended in the approved sewerage impact assessment and necessitated by the development, to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (l) the submission of a revised drainage impact assessment to ascertain the effects of the proposed development and the provision of flood mitigation measures and drainage facilities, as necessitated by the proposed development, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (m) the provision of a Drainage Reserve for the operation and maintenance of the nullah along the south-western boundary of the application site to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (n) the diversion of existing water mains affected by the proposed development to the satisfaction of the Director of Water Supplies or of the Town Planning Board; and
- (o) the planning permission shall cease to have effect on 13.8.2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

**DRAWING
A-3**



1ST FLOOR PLAN AT LEV. 13.60

Current Scheme

(Extract from Applicant's Planning Statement dated 26.6.04)

SUN HUNG KAI
ENGINEERING CO., LTD.

SUN HUNG KAI CENTRE, WANGCHAI, HONGKONG
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21-07-05
DATE/REVISION/APPROVALS

PROJECT
DRAWN G.P.O.
CHKD W. YAU
DATE JULY 2003
SCALE

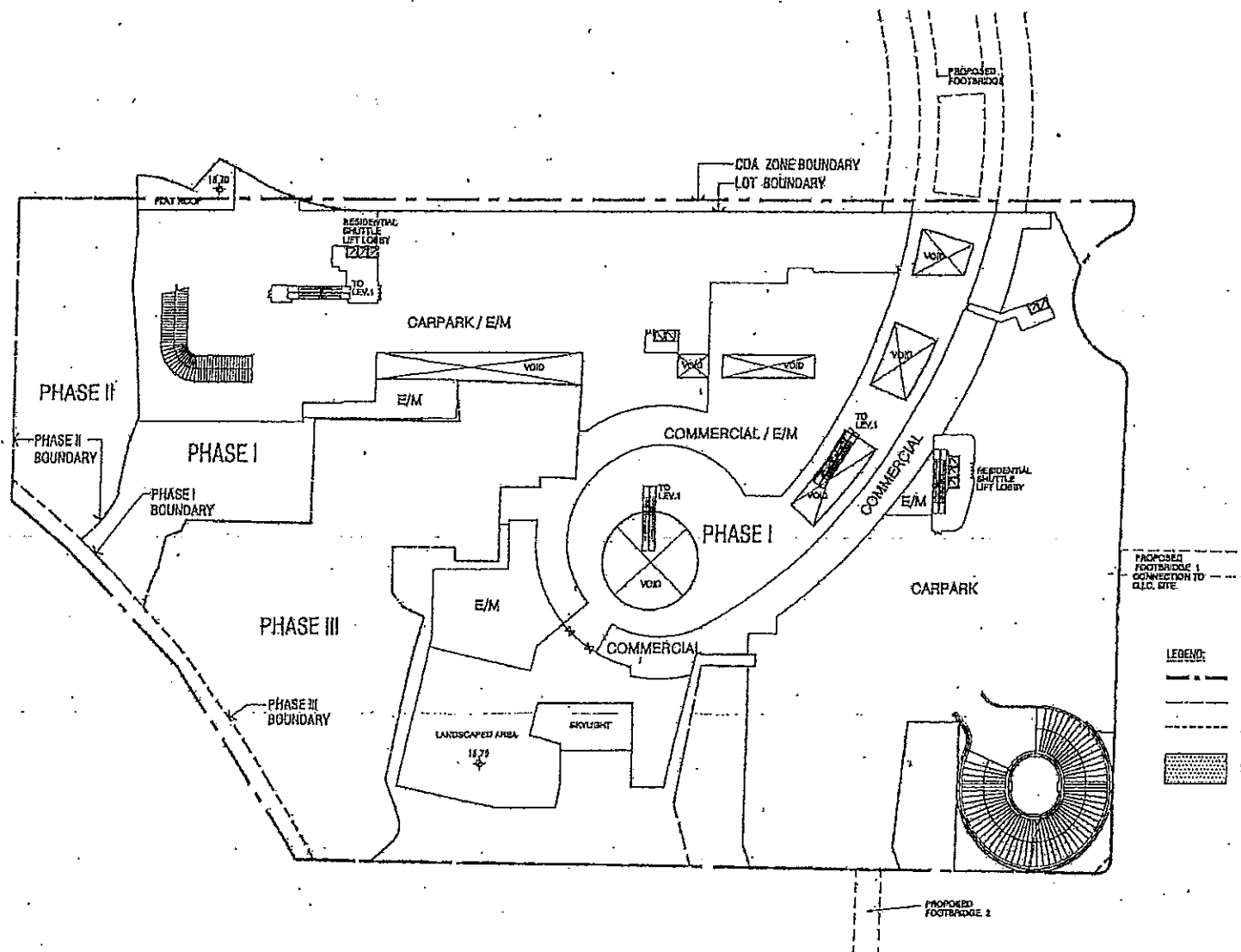
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
1ST FLOOR PLAN
AT LEV. 13.60

JOB NO.
DRAWING NO. M-2A
REV.

A/YL/122

DRAWING
A-4



Current Scheme

2ND FLOOR PLAN AT LEV. 19.10

(Extract from Applicant's Planning Statement dated 26.6.04)

SUN HUNG KAI
ENGINEERING CO., LTD.

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DATE/REVISION/AMENDMENTS
11-07-01

FILE NO. HK-2001-001-001
DRAWN: G.P.O.
CHKD: W. YAU
DATE: JULY 2003
SCALE:

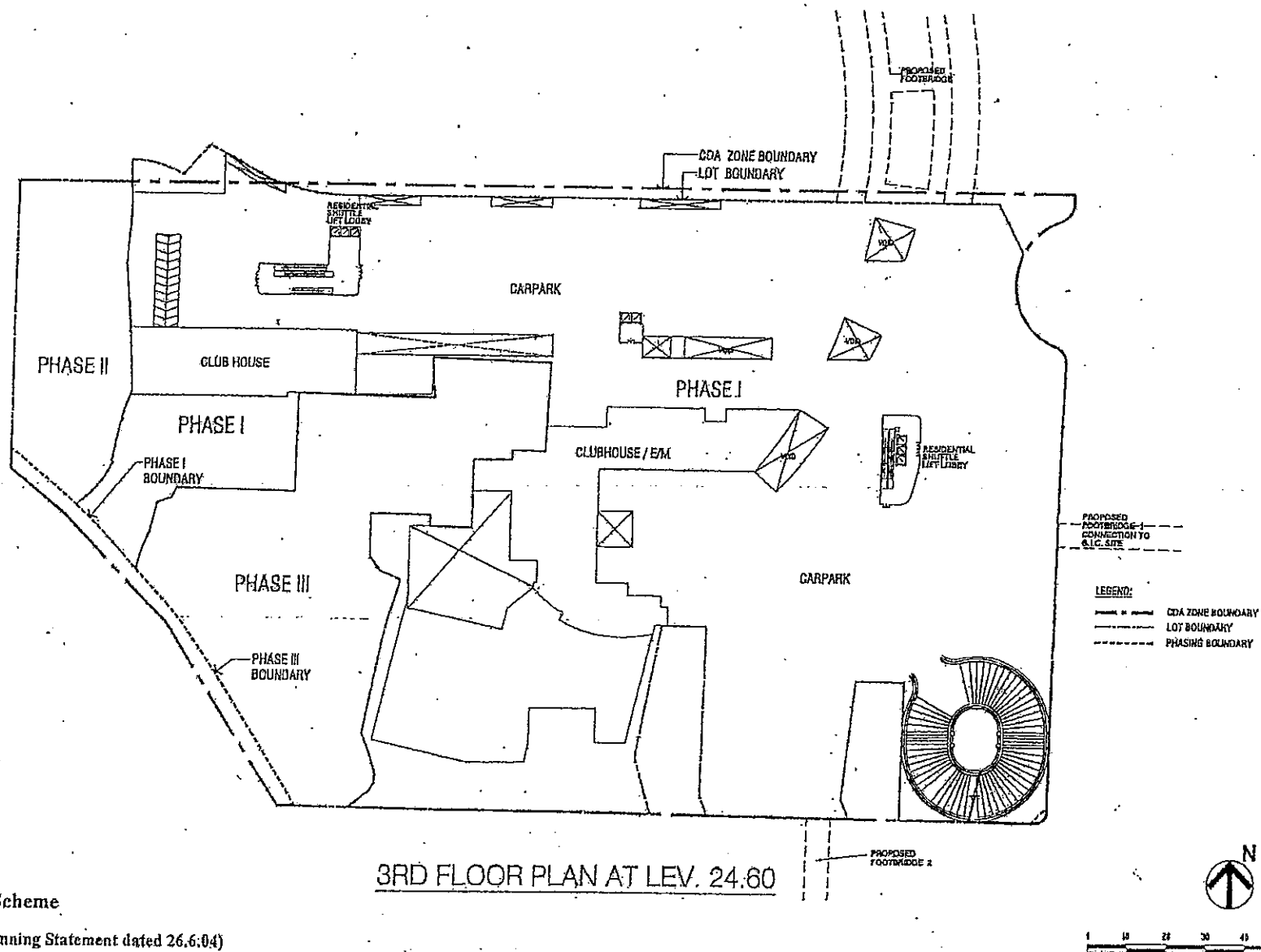
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
2ND FLOOR PLAN
AT LEV. 19.10

JOB NO.
DRAWING NO. M-3A
REV.

A/YL/122

DRAWING
A-5



SUN HUNG KAI
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21-07-03
DATE/REVISION/REVISIONS

FILE NO. 22-07-03
DRAWN BY: G.P.C.
CHKD BY: W. YAU
DATE: JULY 2003
SCALE

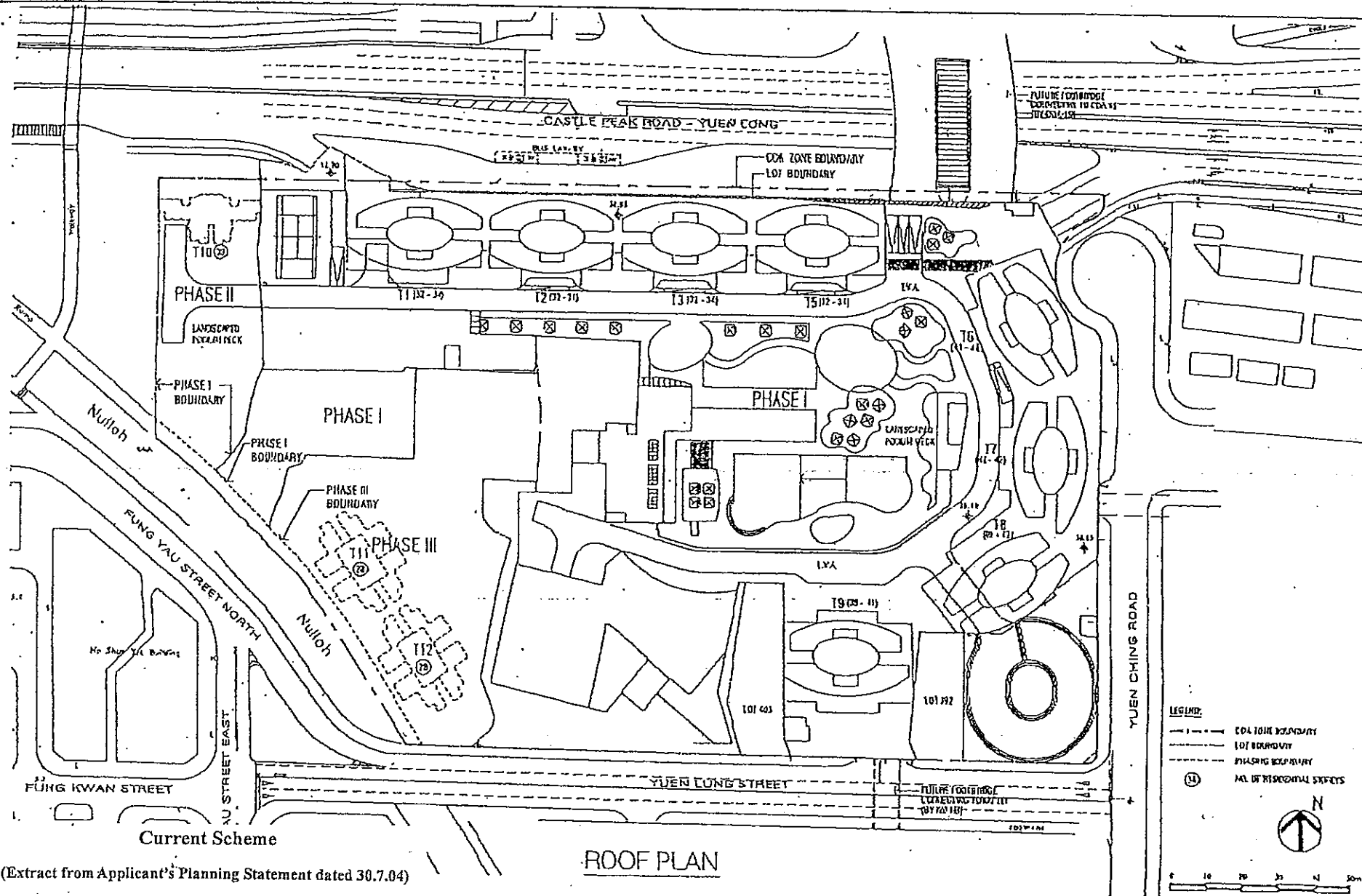
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
3RD FLOOR PLAN
AT LEV. 24.60

JOB NO.
DRAWING NO. M-4A
REV.

A/YL/122

DRAWING
A-6



Current Scheme

ROOF PLAN

(Extract from Applicant's Planning Statement dated 30.7.04)

SUN HUNG KAI
ENGINEERING CO., LTD.

SUN HUNG KAI CENTRE, WANCHAI, HONGKONG
TEL. 28277111 FAX. 26271214

We hereby certify that the information contained in this statement is true and correct to the best of our knowledge and belief.

25-01-04 10 TOWERS & POOLY ZINGHO
DATE: 25/01/04

PROJECT
DRAWN: RL
CHECKED: ML
DATE: 23/04/2004
SCALE:

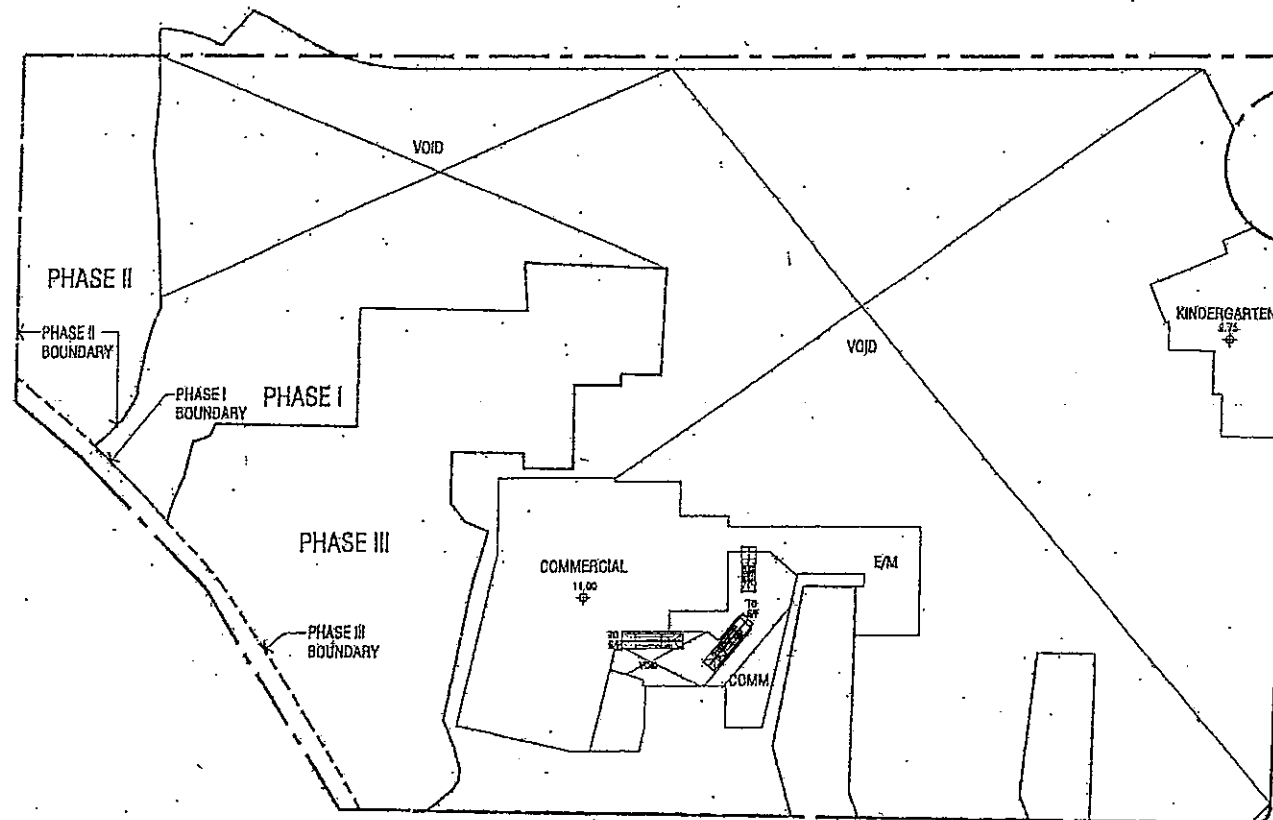
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
ROOF PLAN

JOB NO.
DRAWING NO. M-5A
REV. 1/1

A/YL/122

DRAWING
A-7



MEZZ. FLOOR PLAN AT LEV. 11.00

Current Scheme

(Extract from Applicant's Planning Statement dated 26.6.04)

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21-07-03
DATE/REVISION/AMENDMENTS

FILE: 01-01-01-01-01-01-01
DRAWN: G.P.O.
CHECKED: W. YAU
DATE: JULY 2003
SCALE: 1:1000

PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
MEZZ. FLOOR PLAN
AT LEV. 11.00

JOB NO.
DRAWING NO. M-9
REV.

A/YL/122

DRAWING
A-8

**The Major Development Parameters of the Approved Scheme
under Application No. A/YL/122**

Development Parameters	Current Scheme (No. A/YL/122)
Site Area	36,080m ² (Total)
Phase I	28,711m ²
Phase II	2,099m ²
Phase III	5,270m ²
Plot Ratio	
- Residential	
Phase I	4.5763 (about)
Phase II	4.39 (about)
Phase III	5
Overall	4.6290
- Commercial	
Phase I	0.804 (about)
Phase II	1.106 (about)
Overall	0.7049
Gross Floor Area	
- Domestic	
Phase I	131,391m ²
Phase II	9,227m ²
Phase III	26,350m ²
Total	166,968m ²
- Commercial	
Phase I	23,109m ² (1)
Phase II	2,322m ²
Total	25,431m ²
Site Coverage for Residential Towers	
Phase I	20%
GIC Floor Space	
Phase I	1,400m ² (Nursery/Kindergarten)
Phase II	1,000m ² (Not Specified)
No. of Blocks	
Phase I	8
Phase II	1
Phase III	2
Total	11

Development Parameters	Current Scheme (No. A/YL/122)
No. of Flats	
Phase I	2,200
Phase II	156
Phase III	448
Total	2,760-2,860 (assume 2,804)
Average Flat Size	
Phase I	59.72m ²
Phase II	59.44m ²
Phase III	58.82m ²
No. of Domestic Storeys	
Phase I	32-44
Towers 1, 2, 3 & 5	32-34
Tower 6	41-44
Tower 7	40-42
Tower 8	40-42
Tower 9	39-41
Tower 10 (Phase II)	39
Towers 11 & 12 (Phase III)	28
Building Height (mPD)	
Phase I	134.73-172.75mPD
Towers 1, 2, 3 & 5	134.73-142.6mPD
Tower 6	172.75mPD
Tower 7	169.775-172.75mPD
Tower 8	169.775-172.75mPD
Tower 9	163.825-172.75mPD
Tower 10 (Phase II)	163.85mPD
Towers 11 & 12 (Phase III)	117.05mPD
Open Space	>25,000m ² (about)
Residents Club House (Phase I)	3,941m ² (3% of total domestic GFA in Phase I)

Development Parameters	Current Scheme (No. A/YL/122)
Car Parking Spaces	764(total)
(Phases I, II & III)	
- Residential	468
- Commercial	234
- GIC	7
- Visitors	55
Loading/Unloading Bays	43 (total) ⁽²⁾
(Phases I, II & III)	
- Residential	11
- Commercial	27
- GIC	5

Note: (1) Excludes the 24-hour public passageway connecting the West Rail and adjacent residential developments, and the G/IC floor space.

(2) The loading/unloading bays include 2 taxi lay-bys and 2 school bus lay-bys.