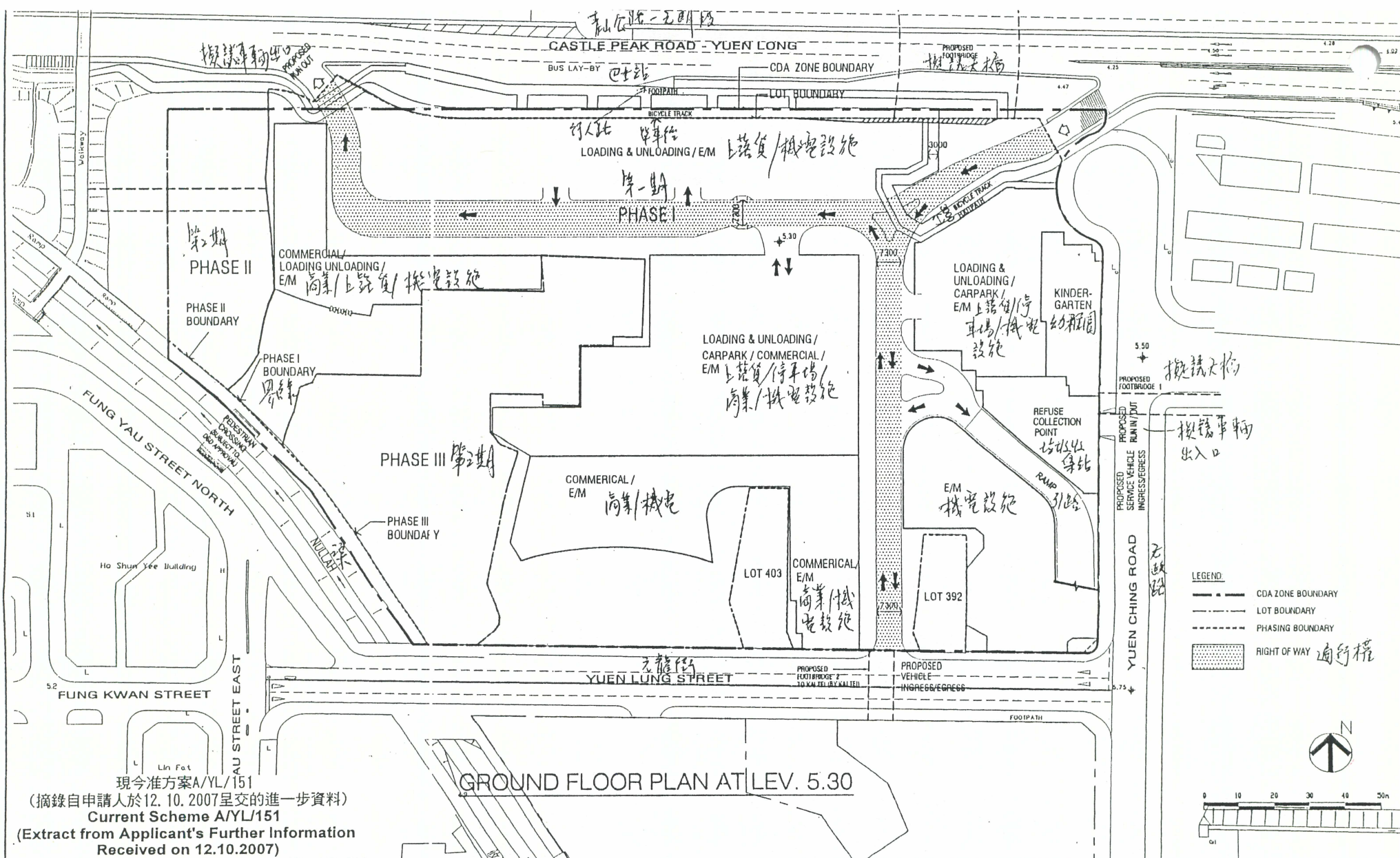


List of Approval Conditions

Application No. A/YL/151

- Application Site : Yuen Long Town Lot 504 and Various Lots in DD 116 and Adjoining Government Land, Area 12, Yuen Long Town
- Subject of Application : Proposed Comprehensive Residential/Commercial Development and Minor Relaxation of Plot Ratio Restriction to Include the Gross Floor Area of Public Right-of-way (Amendments to Approved Scheme under Application No. A/YL/132)
- Date of Approval : 2.11.2007
- Approval Conditions :
- (a) the submission and implementation of a revised MLP to take into account conditions (d), (g) to (j), (m), (o) and (p) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) the submission and implementation of the Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
 - (c) the submission of an implementation programme with phasing proposal to the satisfaction of the Director of Planning or of the TPB;
 - (d) the design and provision of structural openings and supports for footbridges connecting to adjacent developments in the north, east, south and west of the site, and those for vehicular bridge connecting to the "Comprehensive Development Area" ("CDA") development to the north, as proposed by you, to the satisfaction of the Director of Highways or of the TPB;
 - (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 you, to the satisfaction of the Commissioner of Transport or of the TPB;
 - (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 you, to the satisfaction of the Commissioner of Transport or of the TPB;
 - (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 TPB;
 - (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 TPB;
 - (i) the design and provision of a nursery/kindergarten, as proposed by you, to the satisfaction of the Secretary for Education or of the TPB;

- (j) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
- (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 TPB;
- (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 TPB;
- (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 TPB;
- (n) the provision of waterworks reserve areas for protection of existing water mains and any diversion required by the proposed development to the satisfaction of the Director of Water Supplies or of the TPB;
- (o) the design and implementation of the pedestrian crossing across the nullah along the south-western boundary of the application site, as proposed by you, to the satisfaction of the Director of Drainage Services or of the TPB; and
- (p) the design and implementation of the cycle track/footpath system of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB.



現今准方案A/YL/151
(摘錄自申請人於12. 10. 2007呈交的進一步資料)
Current Scheme A/YL/151
(Extract from Applicant's Further Information
Received on 12.10.2007)

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30-08-04	C	REVISED PODIUM LAYOUT
10-09-04	D	REVISED PODIUM LAYOUT
09-04-05	E	REVISED PODIUM LAYOUT
JUNE, 2007	F	REVISED PODIUM LAYOUT

DATE/REVISION/AMENDMENTS

FILE: A/YL/151/001/001
DRAWN: G.P.O.
CHKD: G.P.O.
DATE: JULY, 2003
SCALE: ---

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

TITLE
GROUND FLOOR PLAN

11.10.2007

DRAWING NO. M-1A
REV. 1

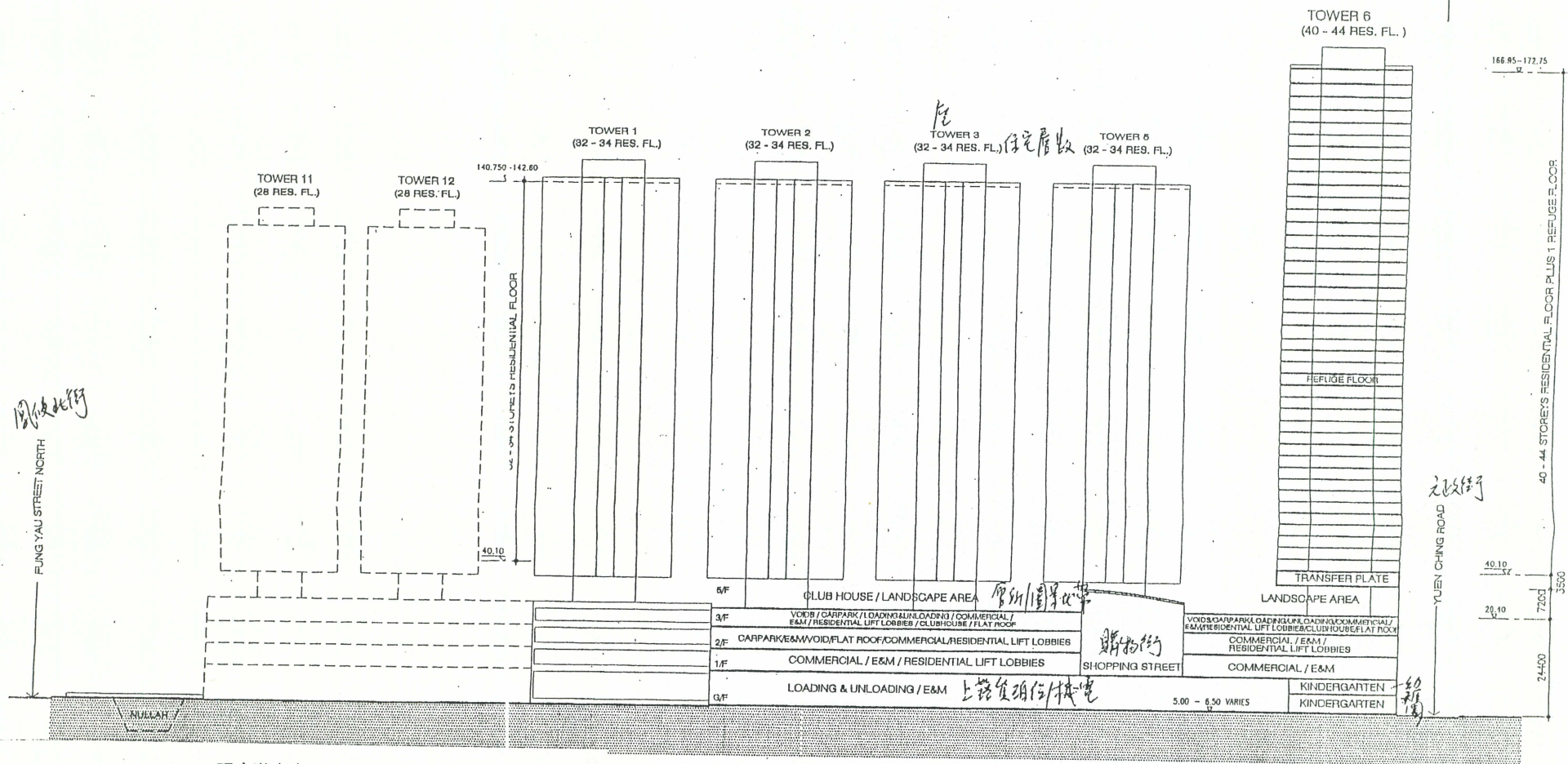
茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一七年十一月二日批准本總綱發展藍圖。
I hereby certify, as required under S 4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 2. 11. 2007.

signed Mr. Raymond Young
Chairman, Town Planning Board

楊立門
城市規劃委員會主席 簽署

參考編號
REFERENCE No.
A/YL/151

繪圖 DRAWING
A-1



現今准方案A/YL/151
(摘錄自申請人於10. 8. 2007呈交的規劃書)

Current Scheme A/YL/151

(Extract from Applicant's Planning Statement Received on 10.8.2007)

DIAGRAMMATIC SECTION 1

不為剖面圖

0 10 20 30 40 50m

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DATE	REVISION/AMENDMENTS
MAY, 2007	REVISED TOWER LEVELS

FILE: S:\A\A1111-1000
DRAWN: RL
CHECKED: MIL
DATE: DEC. 2003
SCALE: 1:1000

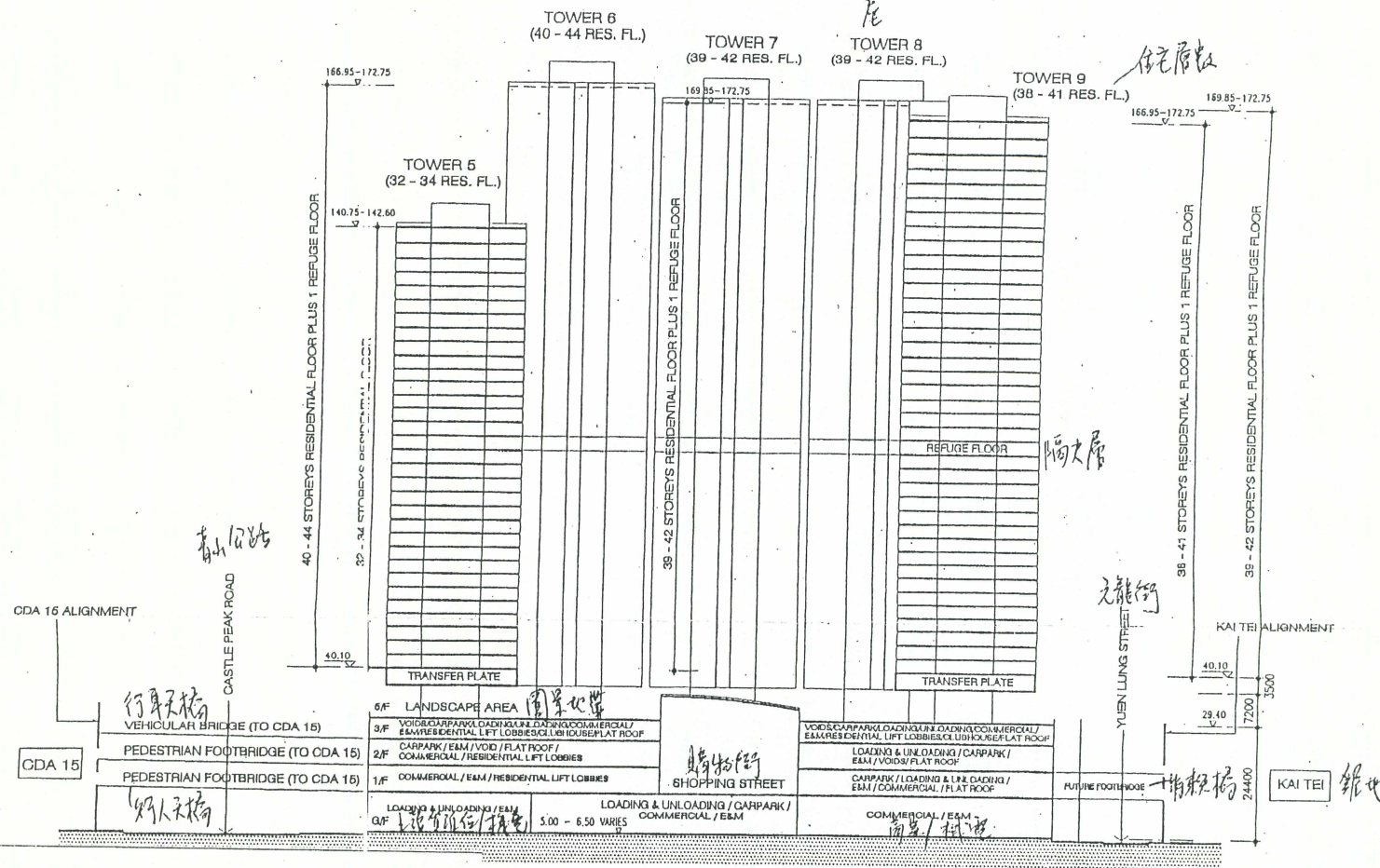
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
DIAGRAMMATIC SECTION 1

JOB NO.
DRAWING NO. M-9A
REV.

參考編號
REFERENCE No.
A/YL/151

繪圖 DRAWING
A-2



現今准方案A/YL/151
(摘錄自申請人於10. 8. 2007呈交的規劃書)

DIAGRAMMATIC SECTION 2

Current Scheme A/YL/151
(Extract from Applicant's Planning Statement Received on 10.8.2007)

示意剖面圖2

0 10 20 30 40 50m

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DATE	REVISION/AMENDMENTS
MAY, 2007	II REVISED TOWER LEVELS

FILE	DRWN	RL
CHKD	MIL	
DATE	DEC., 2003	
SCALE	1:1000	

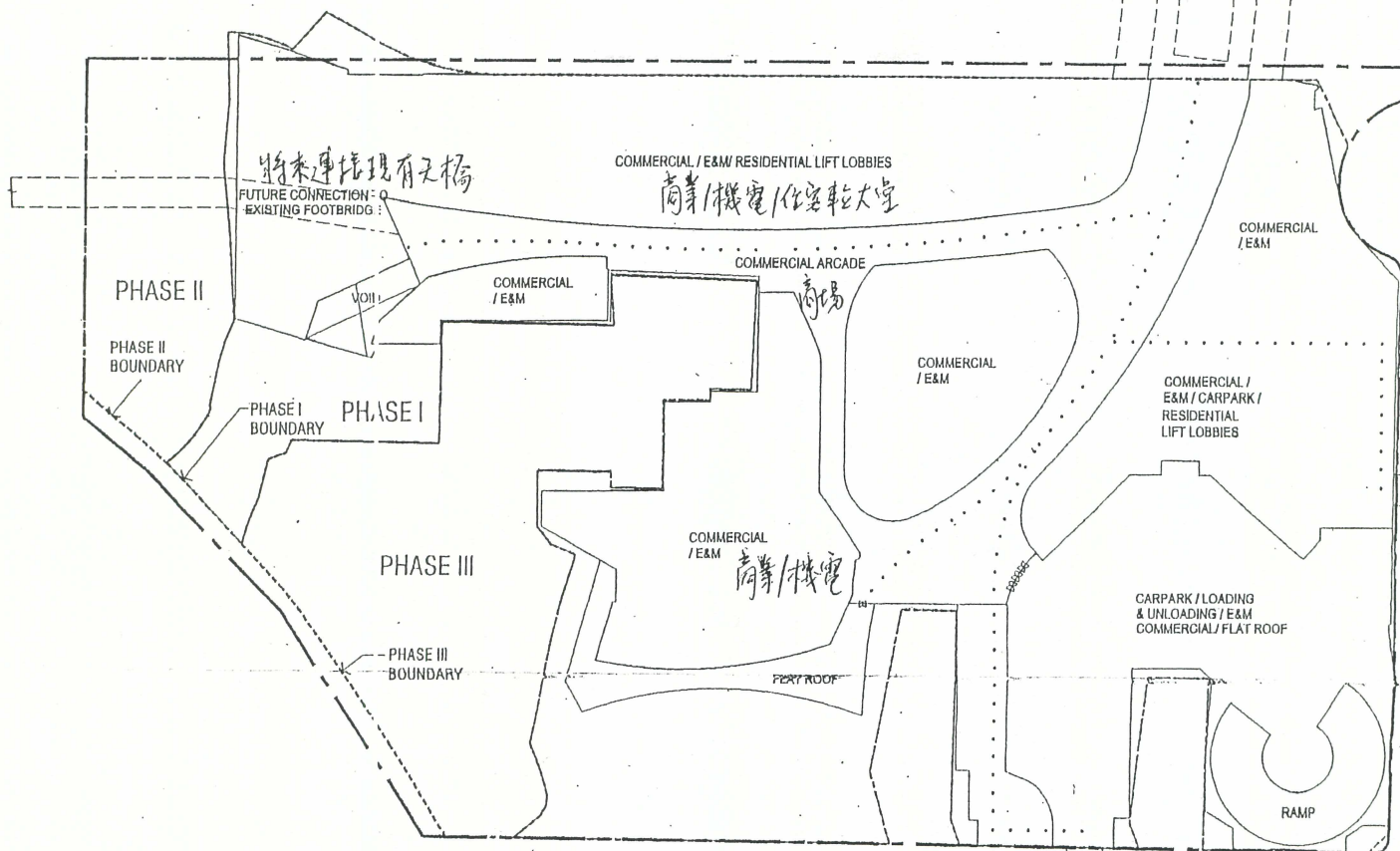
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
DIAGRAMMATIC SECTION 2

JOB NO.
DRAWING NO. M-10A
REV. 1/1

參考編號
REFERENCE No.
A/YL/151

繪圖 DRAWING
A-3



搬遷行人天橋1/F, 連接擬議 G.I.C. 世隆

LEGEND:
 --- CDA ZONE BOUNDARY
 --- LOT BOUNDARY
 --- PHASING BOUNDARY
 DEDICATED 24 Hrs. PEDESTRIAN PASSAGEWAY (EXEMPTABLE FOR G.F.A. CALCULATION)
 24小時行人通道
 新世隆入樓面總面積



0 10 20 30 40 50m

現今准方案A/YL/151
 (摘錄自申請人於10. 8. 2007呈交的規劃書)

Current Scheme A/YL/151

(Extract from Applicant's Planning Statement Received on 10.8.2007)

1ST FLOOR PLAN AT LEV. 13.60

1/F平面圖

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01-08-04	B	REVISED PODIUM LAY. UT
10-08-04	C	REVISED PODIUM LAY. UT
09-04-05	D	REVISED PODIUM LAY. UT
JUNE, 2007	E	REVISED PODIUM LAY. UT
DATE/REVISION/AMENDMENTS		

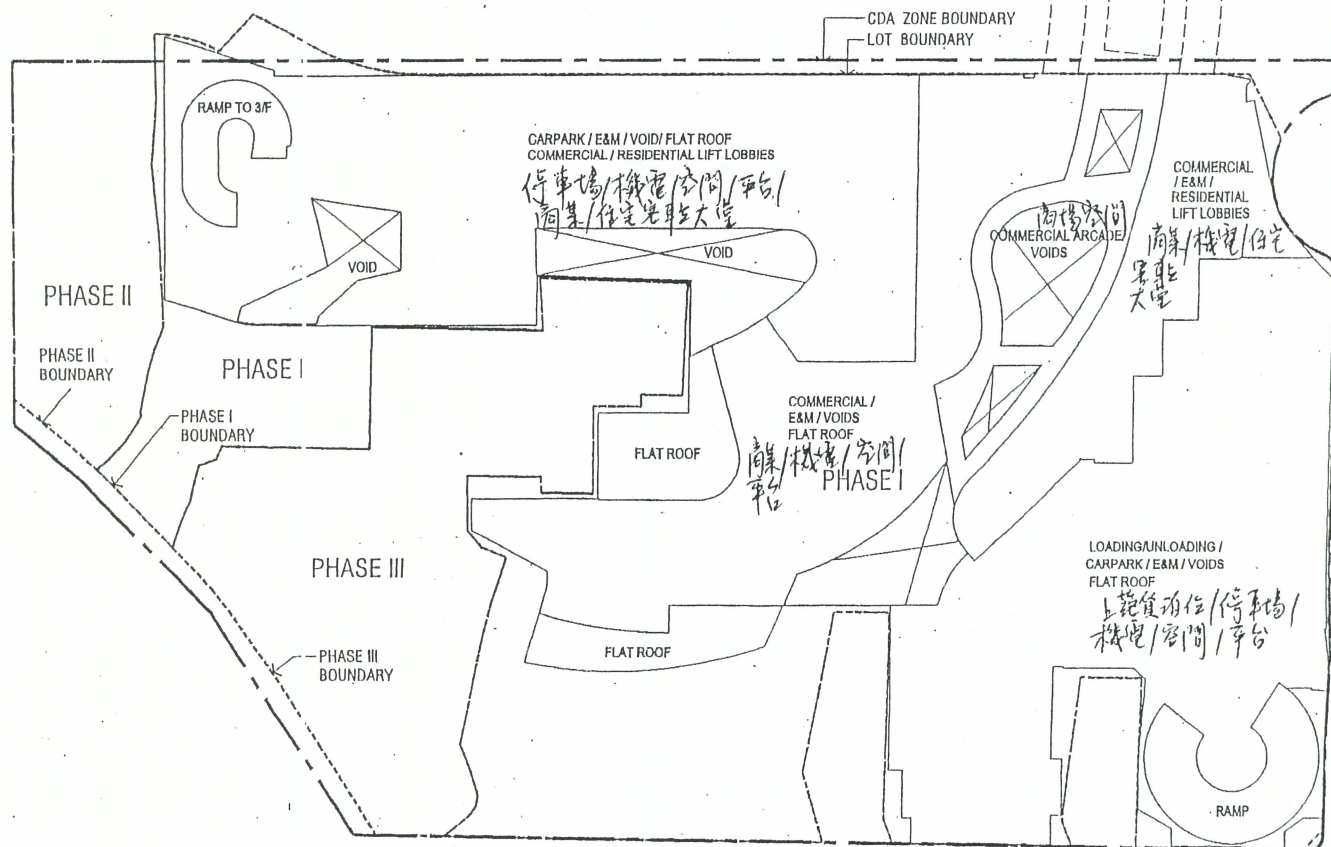
FILE NO. KAIF-10007-1151	PROJECT
DRWN G.P.O.	PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.
CIRD G.P.O.	
DATE JULY, 2003	
SCALE ---	

PROJECT
 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-3A
 REV. 1

參考編號 REFERENCE No. A/YL/151	繪圖 DRAWING A-4
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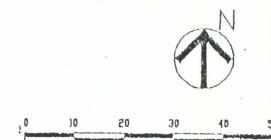
現今准方案A/YL/151
(摘錄自申請人於10. 8. 2007呈交的規劃書)

Current Scheme A/YL/151

(Extract from Applicant's Planning Statement Received on 10.8.2007)

2ND FLOOR PLAN AT LEV. 19.10

2/F 平面圖



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01-09-04	A	PODIUM LAYOUT A VISED
10-09-04	B	PODIUM LAYOUT B VISED
09-04-05	C	REVISED PODIUM I LAYOUT
JUNE, 2007	D	REVISED PODIUM I LAYOUT
DATE/REVISION/AMENDMENTS		

FILE	11A/0011-0011A
DRWN	G.P.O.
CHKD	G.P.O.
DATE	JULY, 2003
SCALE	---

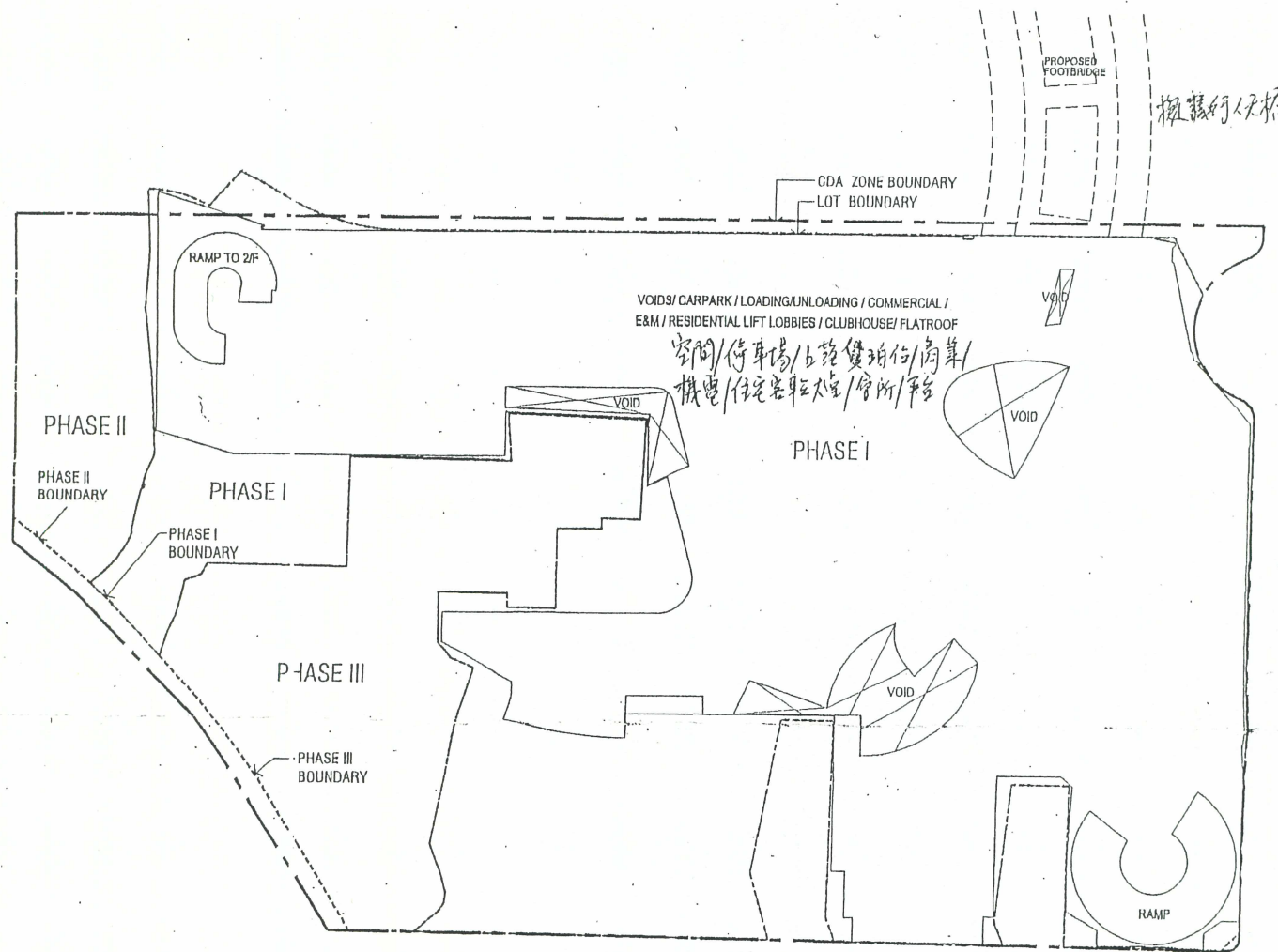
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
2ND FLOOR PLAN
AT LEV. 19.10

JOB NO.
DRAWING NO. M-4A
REV. 1/1

參考編號
REFERENCE No.
A/YL/151

繪圖 DRAWING
A-5



LEGEND:
 --- GDA ZONE BOUNDARY
 --- LOT BOUNDARY
 --- PHASING BOUNDARY



0 10 20 30 40 50m

現今准方案A/YL/151
 (摘錄自申請人於10. 8. 2007呈交的規劃書)

Current Scheme A/YL/151

(Extract from Applicant's Planning Statement Received on 10.8.2007)

3RD FLOOR PLAN AT LEV. 24.60

3/F 平面圖

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01-09-04	A	PODIUM LAYOUT REVIS	D
10-09-04	B	PODIUM LAYOUT REVIS	D
09-04-05	C	PODIUM LAYOUT REVIS	D
JUNE, 2007	D	PODIUM LAYOUT REVIS	D
DATE/REVISION/AMENDMENTS			

FILE	SA/000000-000000
DRWN	G.P.O.
CHKD	G.P.O.
DATE	JULY, 2003
SCALE	---

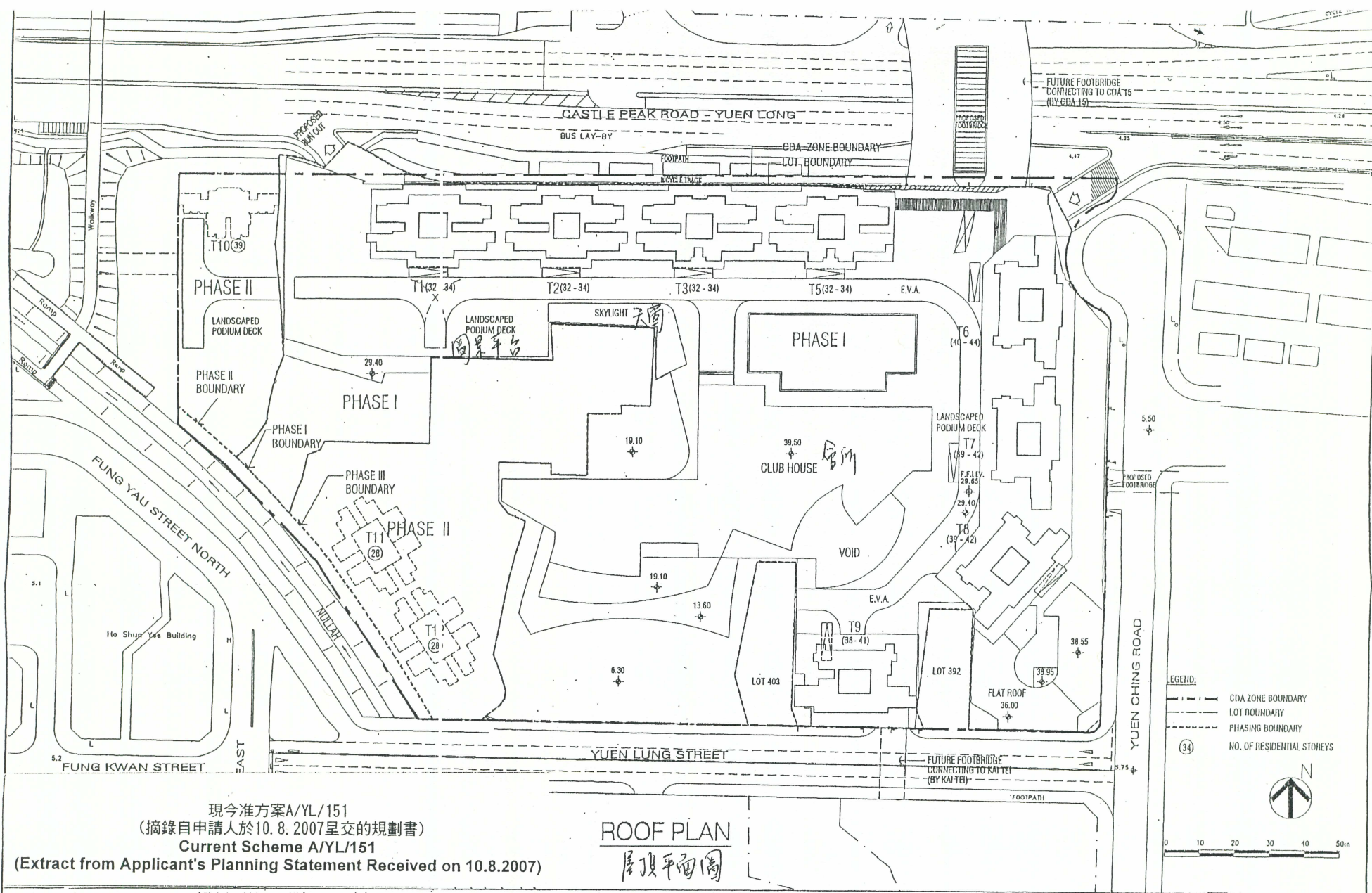
PROJECT
 PROPOSED RESIDENTIAL AND
 COMMERCIAL DEVELOPMENT
 AT YUEN LONG CDA, AREA 12, N.T.

TITLE
 3RD FLOOR PLAN
 AT LEV. 24.60

JOB NO.
 DRAWING NO.
 M-5A

參考編號
 REFERENCE No.
 A/YL/151

繪圖 DRAWING
 A-6



現今准方案A/YL/151
(摘錄自申請人於10. 8. 2007呈交的規劃書)

Current Scheme A/YL/151

(Extract from Applicant's Planning Statement Received on 10.8.2007)

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25-05-04	D	TOWERS & PODIUM	REVISED
10-09-04	E	TOWERS & PODIUM	REVISED
JUNE, 2007	F	TOWERS & PODIUM	REVISED
DATE/REVISION/AMENDMENTS			

FILED: A/C/151/2007/151
DRAWN: RL
CHKD: MIL
DATE: 20MAY, 2004
SCALE: ---

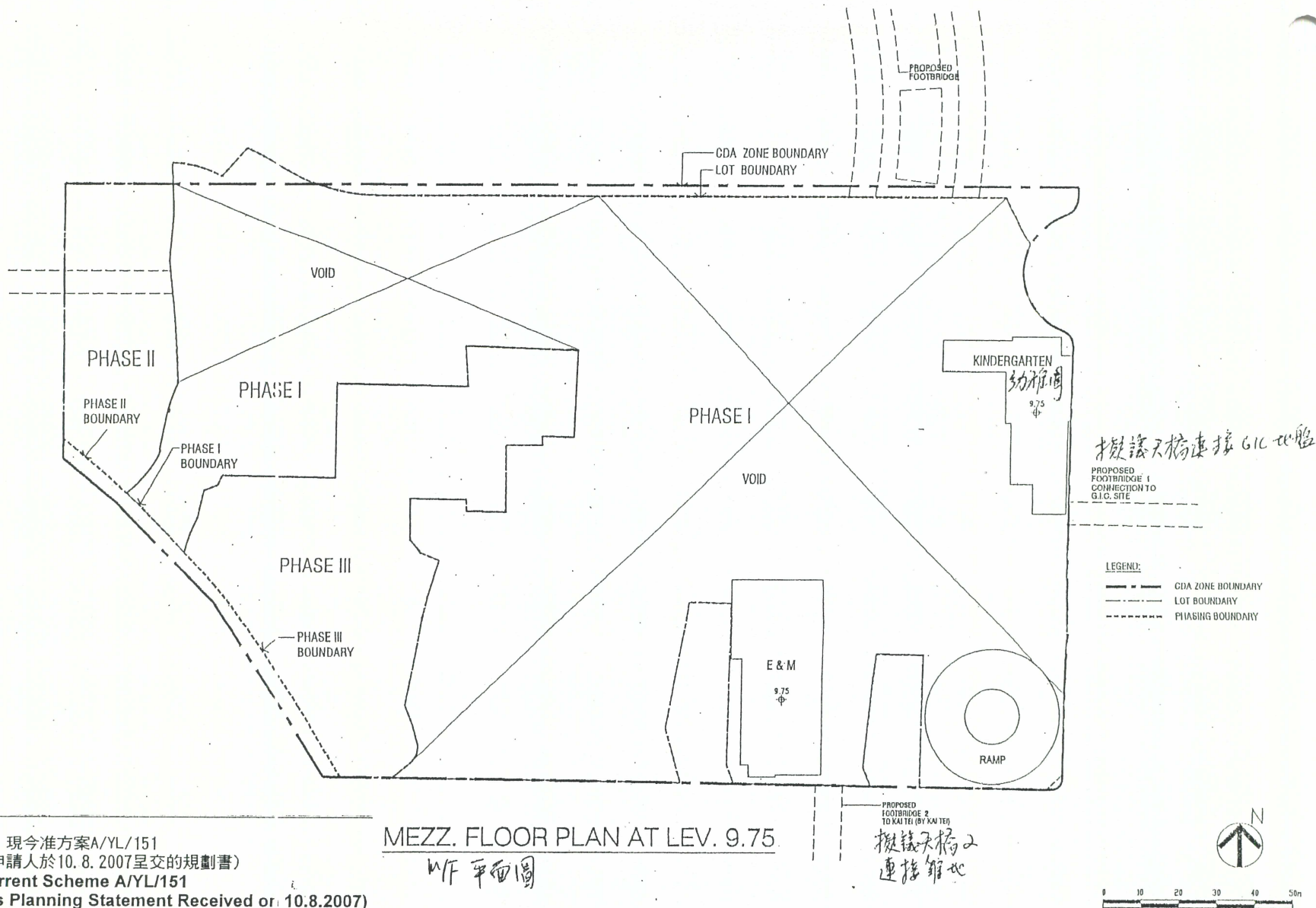
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
ROOF PLAN

JOB NO.
DRAWING NO.
M-8A

參考編號
REFERENCE No.
A/YL/151

繪圖 DRAWING
A-7



MEZZ. FLOOR PLAN AT LEV. 9.75

ME 平面圖

現今准方案A/YL/151
(摘錄自申請人於10. 8. 2007呈交的規劃書)

Current Scheme A/YL/151

(Extract from Applicant's Planning Statement Received on 10.8.2007)

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01-08-04	A	REVISED PODIUM	AYOUT
10-09-04	B	REVISED PODIUM	AYOUT
09-04-05	C	REVISED PODIUM	AYOUT
JUNE, 2007	D	REVISED PODIUM	AYOUT

DATE/REVISION/AMENDMENTS

FILE NO.	UACM12-00000151
DRWN	G.P.O.
CHKD	G.P.O.
DATE	JULY, 2003
SCALE	---

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

TITLE
MEZZ. FLOOR PLAN
AT LEV. 9.75

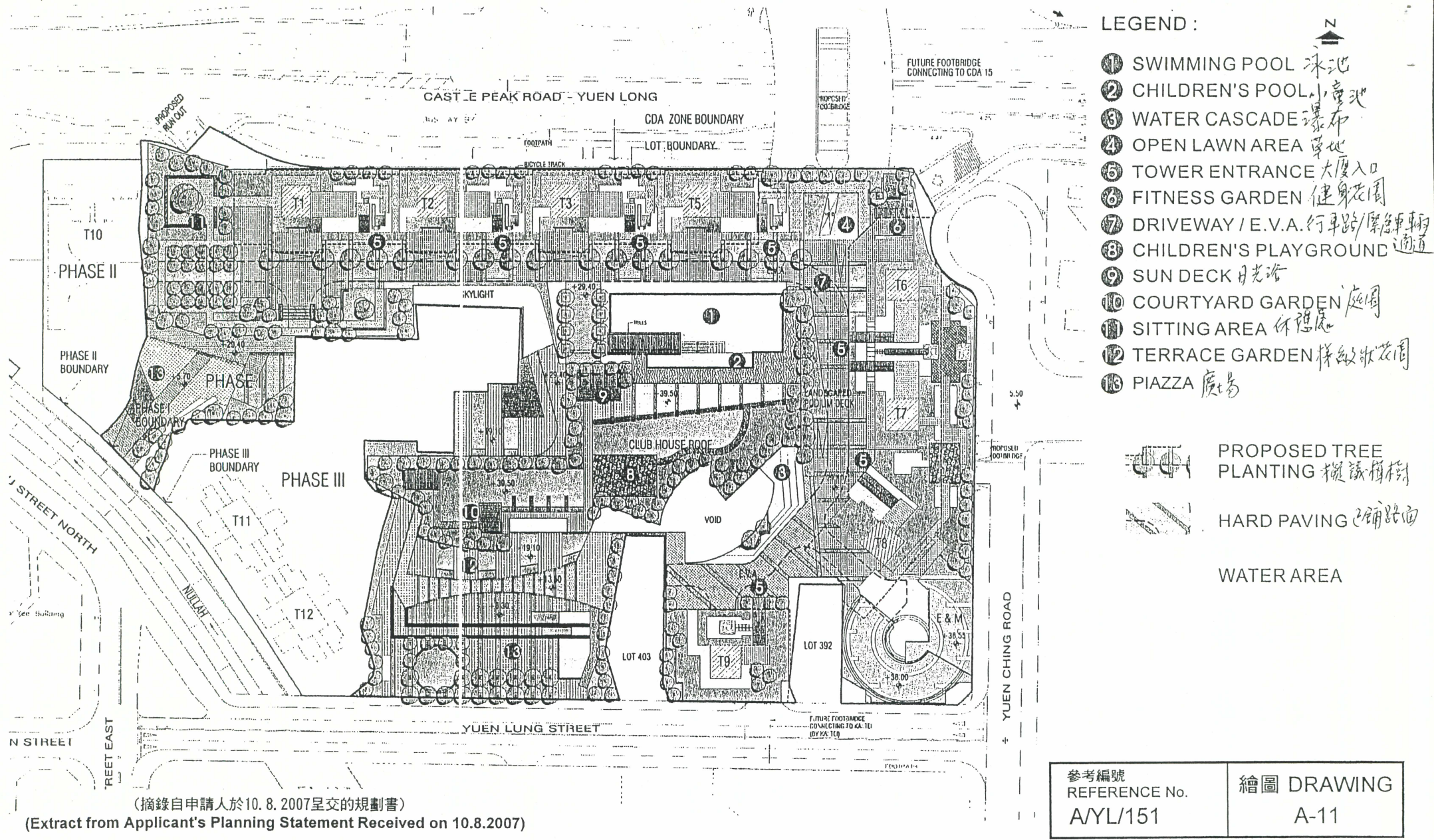
JOB NO.
DRAWING NO.
M-2A

參考編號
REFERENCE No.
A/YL/151

繪圖 DRAWING
A-8



繪圖 DRAWING
A-10



(摘錄自申請人於10. 8. 2007呈交的規劃書)

(Extract from Applicant's Planning Statement Received on 10.8.2007)

FIGURE 8 : CONCEPTUAL LANDSCAPE PLAN

Development Parameters	Approved Scheme (No. A/YL/151)
<u>Site Area</u>	
Phase I	28,711m ²
Phase II	2,099m ²
Phase III	5,270m ²
Total	36,080m²
<u>Plot Ratio</u>	
<i>Domestic</i>	
Phase I	4.5763 (about)
Phase II	4.3959 (about)
Phase III	4.9
Overall	4.6131 (about)
<i>Non-domestic</i>	
Phase I	0.9129 (about) ⁽¹⁾
Phase II	1.1062 (about)
Phase III	0.1898 (about)
Overall	0.8185 (about)⁽¹⁾
<u>Gross Floor Area (GFA)</u>	
<i>Domestic</i>	
Phase I	131,391m ²
Phase II	9,227m ²
Phase III	25,823m ²
Total	166,441m²
<i>Non-Domestic</i>	
<u>Phase I</u>	
Commercial	21,709m ²
GIC	1,400m ²
Public Right-of-way (ROW)	3,100m ²
Sub-total (Phase I)	26,209m²
<u>Phase II</u>	
Commercial	2,322m ²
Sub-total (Phase II)	2,322m²
<u>Phase III</u>	
GIC	1,000m ²
Sub-total (Phase III)	1,000m²
Total	29,531m²⁽²⁾

Development Parameters**Approved Scheme
(No. A/YL/151)**

Site Coverage for Residential Towers

20%

No. of Blocks

Phase I	8
Phase II	1
Phase III	2
Total	11

No. of Flats

Phase I	1,890
Phase II	156
Phase III	448
Total	2,400-2,600

Average Flat Size

Phase I	69.52m ²
Phase II	59.44m ²
Phase III	57.64m ²

No. of Domestic Storeys

<u>Phase I</u>	
Towers 1, 2, 3 & 5	32-34
Tower 6	40-44
Towers 7 & 8	39-42
Tower 9	38-41

Phase II

Tower 10	39
----------	----

Phase III

Towers 11 & 12	28
Overall	28-44

Maximum Building Height (mPD)Phase I

Towers 1, 2, 3 & 5	140.75-142.6mPD
Tower 6	166.95-172.75mPD
Towers 7 & 8	169.85-172.75mPD
Tower 9	166.95-172.75mPD

Phase II

Tower 10	163.85mPD
----------	-----------

Phase III

Towers 11 & 12	117.05mPD
----------------	-----------

Overall**117.05-172.75mPD**

Development Parameters**Approved Scheme
(No. A/YL/151)**

Open Space> 25,000m² (about)**Residents Club House**

Phase I

Not more than 3,941m²
(3% of total domestic GFA)

Phase II

--

Phase III

--

Total**Not more than 3,941m²**
(3% of total domestic GFA in Phase I)**Car Parking Spaces (for all Phases I, II & III)**

Residential

416

Commercial

225

GIC

7

Visitor

55

Total**703 (Total)****Loading/Unloading Bays (for all Phases I, II & III)**

Residential

11

Commercial

25

GIC

5

Total**41 (Total)⁽³⁾**

Notes:

- (1) Including a relaxation of plot ratio by 0.0859 for the public ROW of 3,100m².
- (2) Including the non-domestic GFA of 3,100m² for the public ROW and 2,400m² for nursery/kindergarten and unspecified GIC facilities respectively but excluding the 24-hour public passageway connecting the West Rail Yuen Long Station and adjacent residential developments.
- (3) The loading/unloading bays include 2 taxi lay-bys and 2 school bus lay-bys.