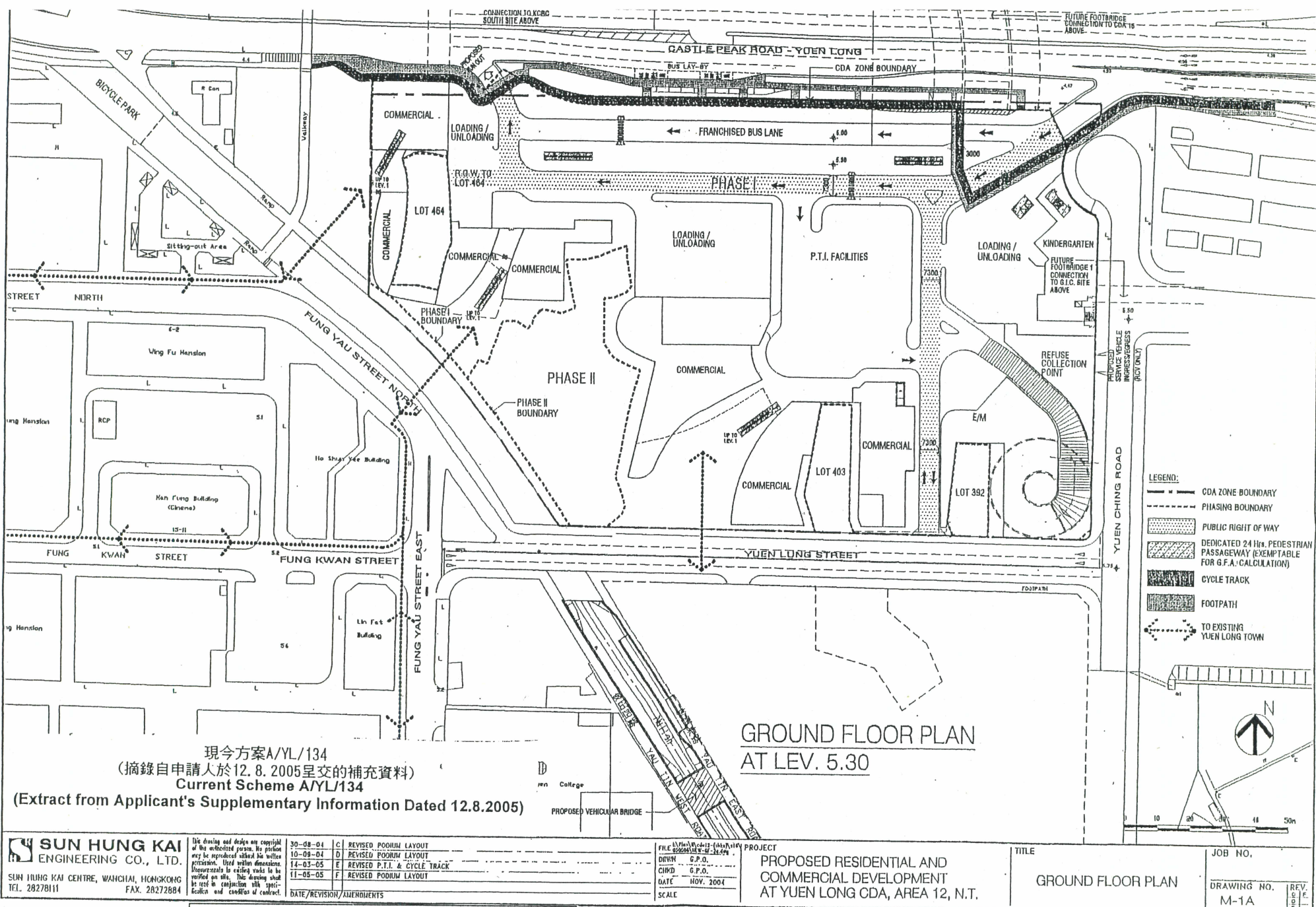


## List of Approval Conditions

### Application No. A/YL/134

- Application Site : Yuen Long Town Lot 504 and Various Lots and Adjoining Government in DD 115 and DD 116, Area 12, Yuen Long New Town
- Subject of Application : Proposed Comprehensive Commercial/Residential Development (Proposed Amendments to the Previously Approved Scheme) and Minor Relaxation of Plot Ratio Restriction to Include the GFA of the Public Transport Interchange and the Public Right-of-Way
- Date of Approval : 23.9.2005
- 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 TPB;
  - (b) the submission and implementation of the Landscape Master Plan, including the landscaping for the nullah deck along the south-western boundary of the application site which is open for public use as proposed by the applicant, 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 and south of the site, and those for vehicular bridge connecting to the "Comprehensive Development Area" development to the north, as proposed by the applicant, 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 the applicant, 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 the applicant, 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 services 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 the applicant, to the satisfaction of the Secretary for Education and Manpower 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 diversion of existing water mains affected by the proposed development to the satisfaction of the Director of Water Supplies or of the TPB; and
- (o) the design and implementation of the cycle parking provision on the nullah deck, the upgraded layout of Yau Tin East Road and the cycle track/footpath system of the development to the satisfaction of the Commissioner for Transport or of the TPB.



GROUND FLOOR PLAN  
AT LEV. 5.30

現今方案A/YL/134  
(摘錄自申請人於12.8.2005呈交的補充資料)  
Current Scheme A/YL/134  
(Extract from Applicant's Supplementary Information Dated 12.8.2005)

**SUN HUNG KAI**  
ENGINEERING CO., LTD.  
SUN HUNG KAI CENTRE, WANCHAI, HONGKONG  
TEL. 28278111 FAX. 28272684

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30-08-04	C	REVISED PODIUM LAYOUT
10-09-04	D	REVISED PODIUM LAYOUT
14-03-05	E	REVISED P.T.I. & CYCLE TRACK
11-05-05	F	REVISED PODIUM LAYOUT
DATE/REVISION/AMENDMENTS		

FILE NO. 12/12/12/12/12/12/12/12  
DRAWN G.P.O.  
CHKD G.P.O.  
DATE NOV. 2004  
SCALE

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

TITLE  
GROUND FLOOR PLAN

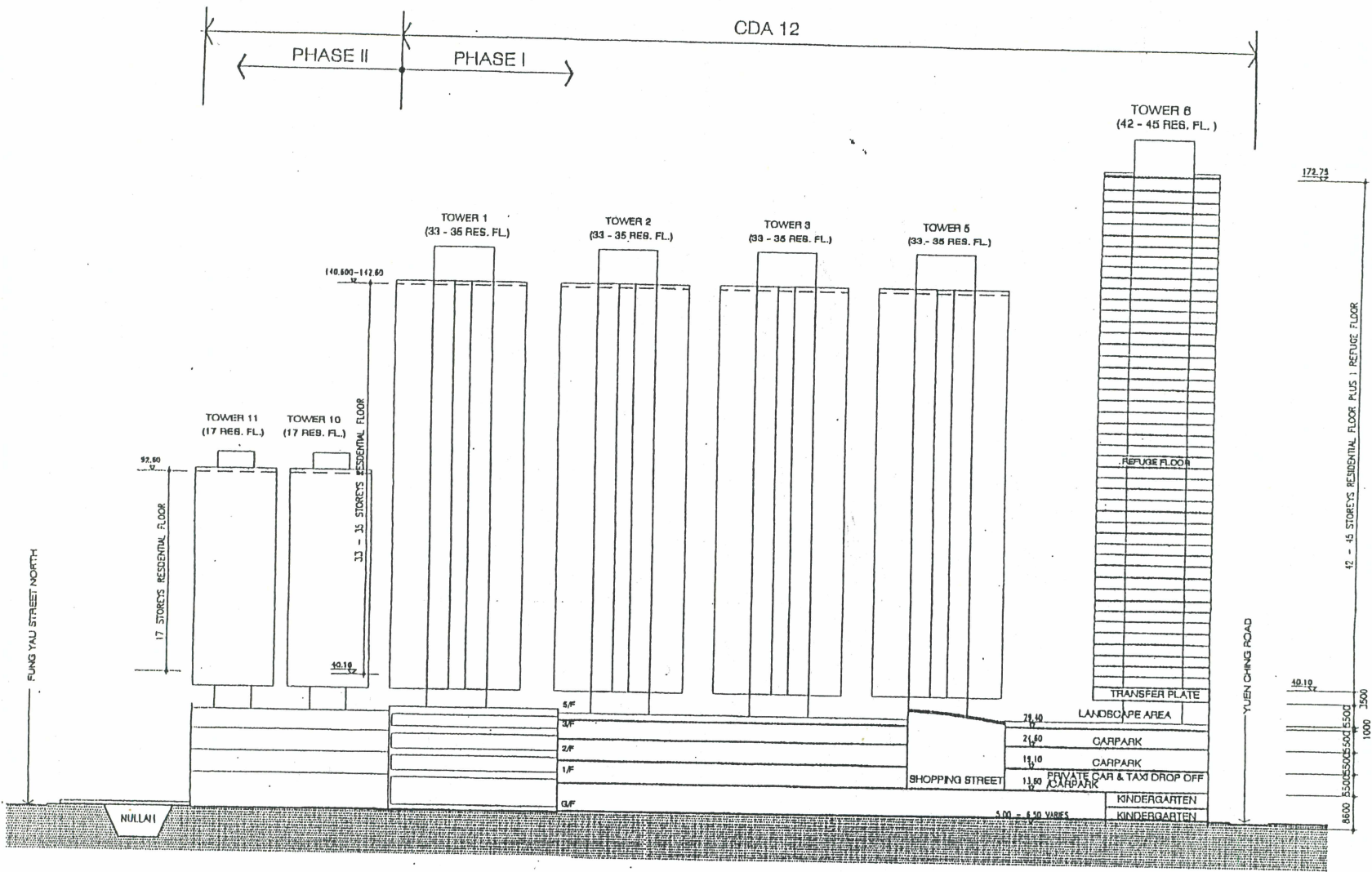
JOB NO.  
DRAWING NO.  
M-1A  
REV. 1/1/1

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零五年九月二十三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 23. 9. 2005.  
signed Mrs. Rita LAU 劉吳惠蘭  
Chairman, Town Planning Board 城市規劃委員會主席 簽署

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

A/YL/134  
繪圖  
DRAWING  
A-1

PRINTED DATE: 08.09.2008 [P:\42412\42412\121212\121212\121212\121212.dwg]

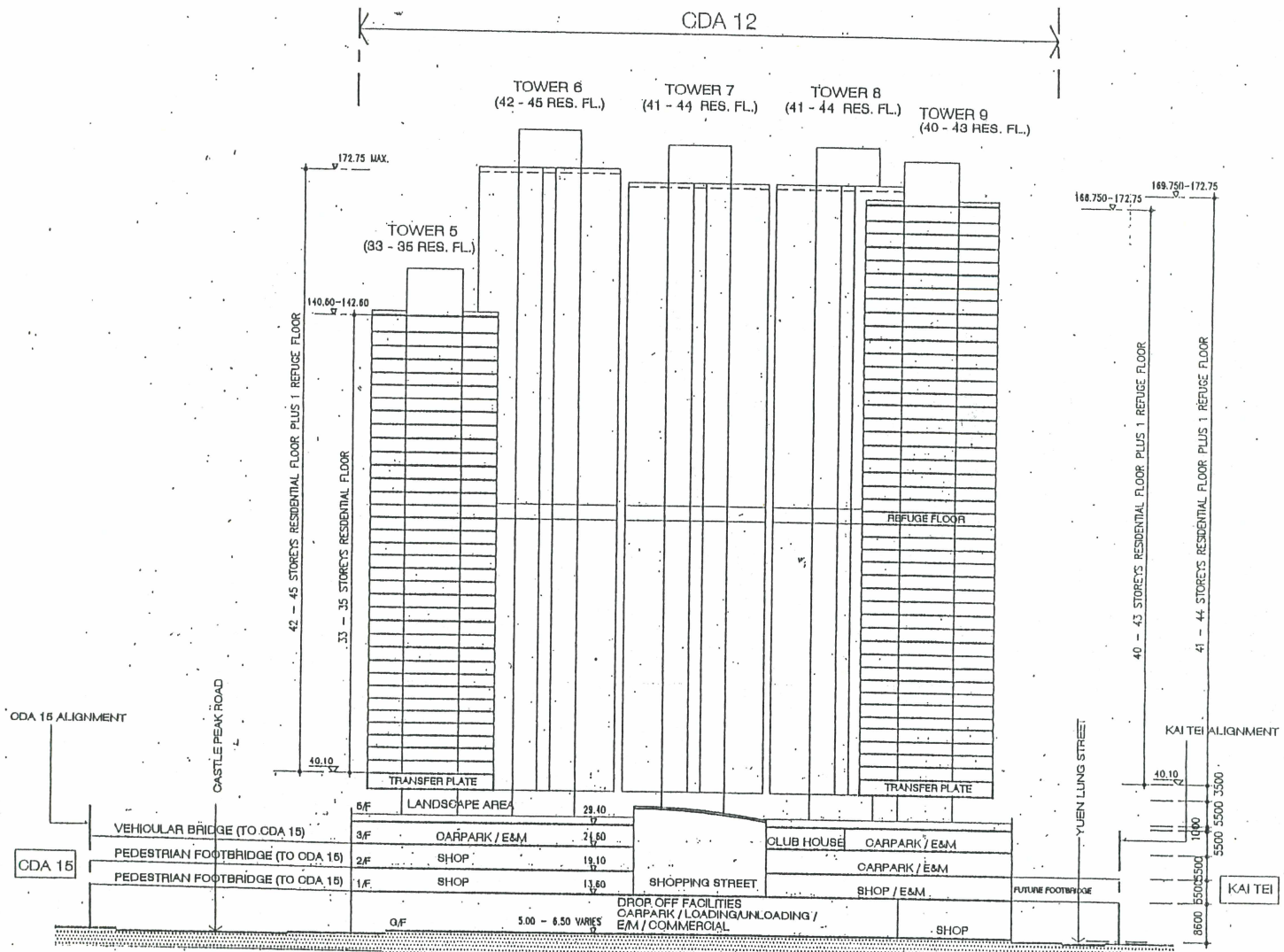


DIAGRAMMATIC SECTION 1

FIGURE 6A : PROPOSED SCHEME - DIAGRAMMATIC SECTION

現今方案A/YL/134  
 (摘錄自申請人於13. 9. 2005呈交的補充資料)  
 Current Scheme A/YL/134

(Extract from Applicant's Supplementary Information Dated 13.9.2005)



現今方案A/YL/134  
 (摘錄自申請人於8.6.2005呈交的規劃書)  
 Current Scheme A/YL/134

(Extract from Applicant's Planning Statement Dated 8.6.2005)

DIAGRAMMATIC SECTION 2

**SUN HUNG KAI**  
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 TEL. 28278111 FAX. 28272884

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22-12-03	C	REVISED STOREYS OF T6 & T7
08-01-04	D	REVISED LEVELS & FL. HEIGHT OF T5, T7, - T9
19-05-04	E	REVISED PODIUM LEVELS
10-09-04	F	REVISED PODIUM LEVELS
11-05-05	G	REVISED PODIUM LEVELS
DATE/REVISION/AMENDMENTS		

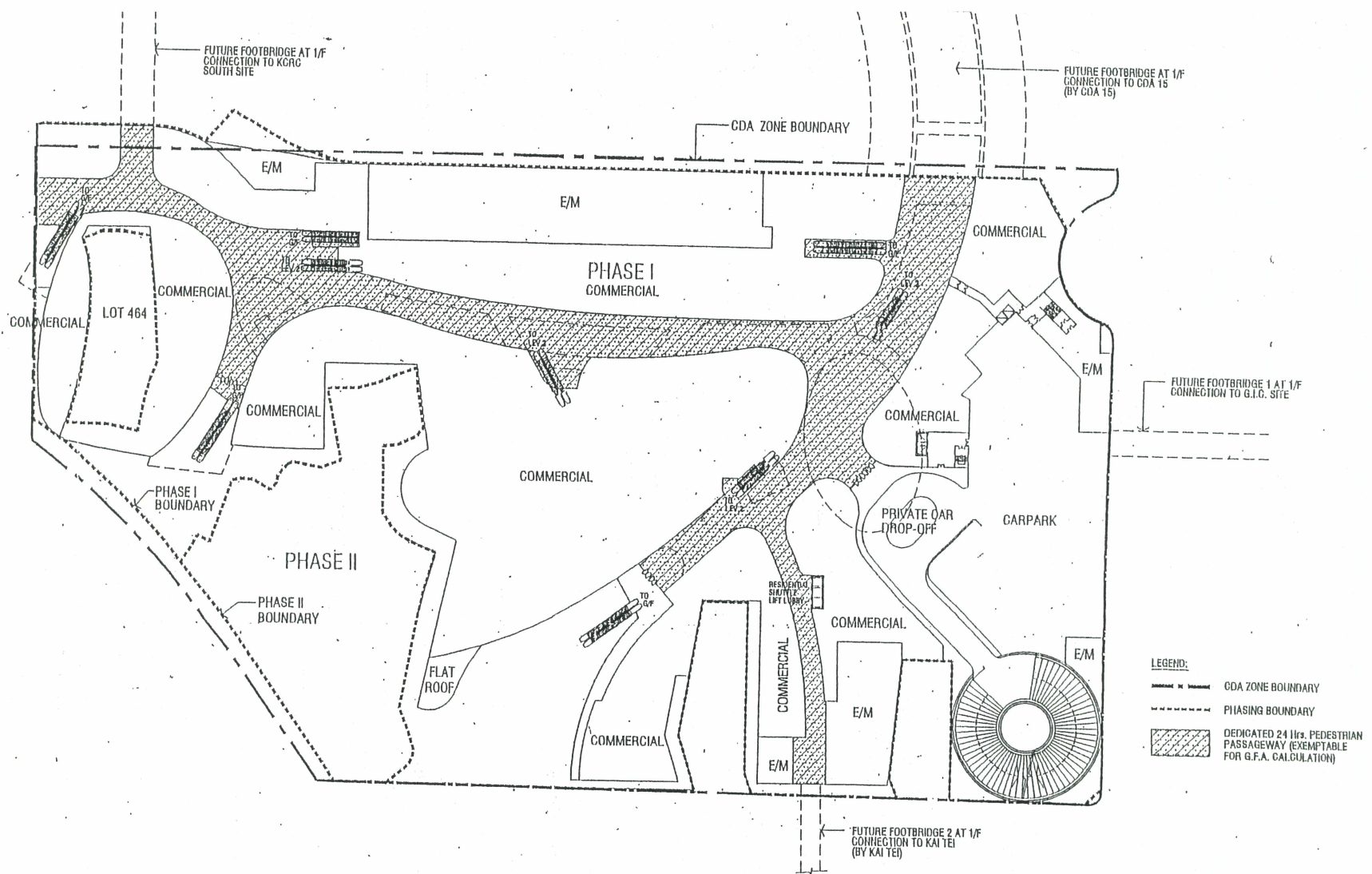
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 DRWN: RL  
 CHKD: MIL  
 DATE: DEC, 2003  
 SCALE: 1:1000

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

TITLE  
 DIAGRAMMATIC SECTION 2

JOB: 110.  
 DRAWING NO. M-10A  
 REV. 1/1

A/YL/134  
 繪圖  
 DRAWING  
 A-3



現今方案A/YL/134  
 (摘錄自申請人於8.6.2005呈交的規劃書)  
 Current Scheme A/YL/134

1ST FLOOR PLAN AT LEV. 13.60

(Extract from Applicant's Planning Statement Dated 8.6.2005)

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21-07-03	-	-
30-08-04	A	REVISED PODIUM LAYOUT
01-09-04	B	REVISED PODIUM LAYOUT
10-09-04	C	REVISED PODIUM LAYOUT
11-05-05	D	REVISED PODIUM LAYOUT
DATE/REVISION/AMENDMENTS		

FILE NO.	21-07-03
DRWN.	G.P.O.
CHKD.	G.P.O.
DATE	NOV. 2004
SCALE	1:1000

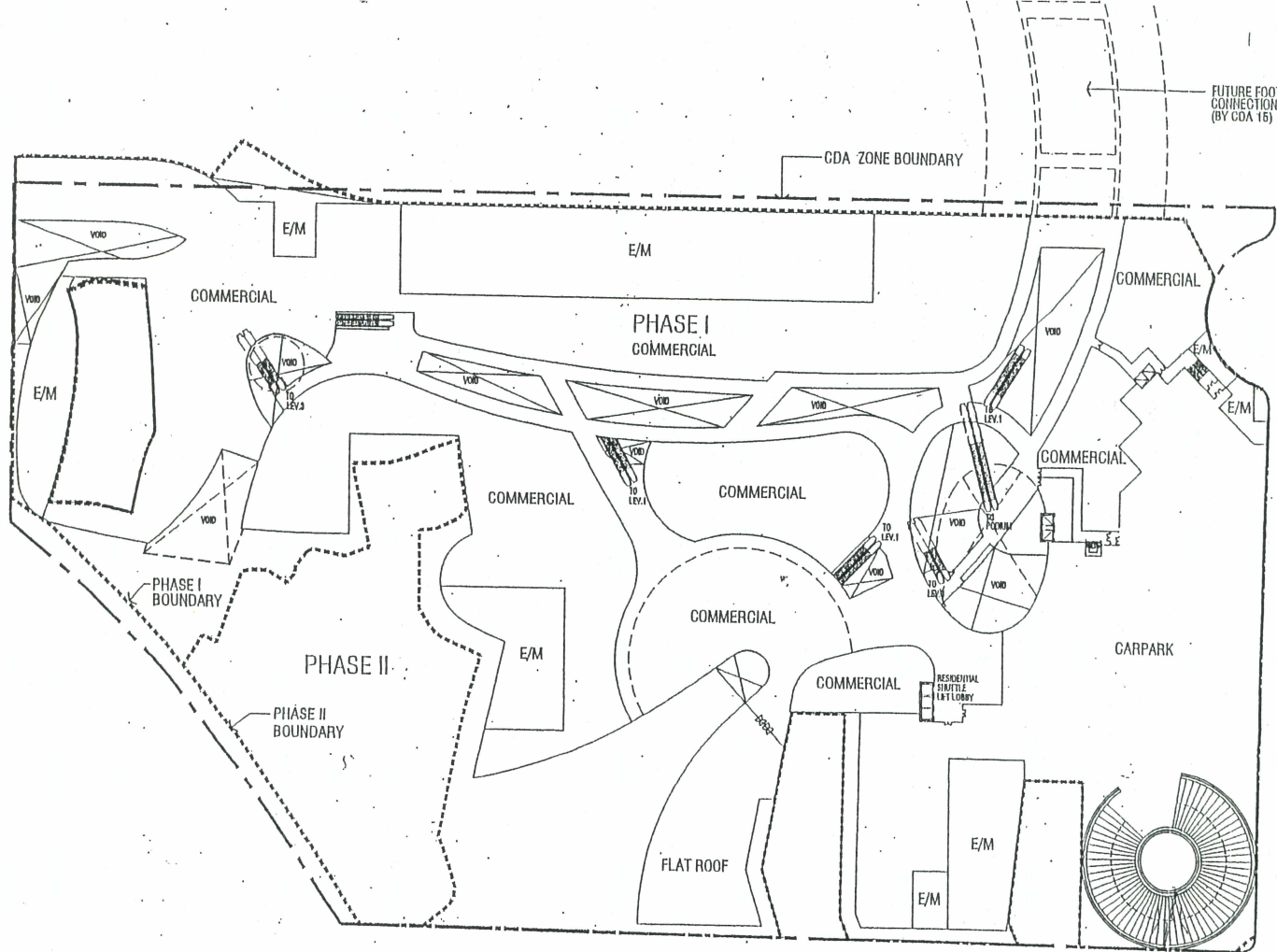
PROJECT  
 PROPOSED RESIDENTIAL AND  
 COMMERCIAL DEVELOPMENT  
 AT YUEN LONG CDA, AREA 12, N.T.

TITLE  
 1ST FLOOR PLAN  
 AT LEV. 13.60

JOB NO.  
 DRAWING NO. M-3A  
 REV. 1/1/05

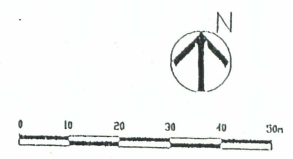
A/YL/134

繪圖  
 DRAWING  
 A-4



現今方案A/YL/134  
 (摘錄自申請人於8. 6. 2005呈交的規劃書)  
 Current Scheme A/YL/134  
 (Extract from Applicant's Planning Statement Dated 8.6.2005)

2ND FLOOR PLAN AT LEV. 19.10



**SUN HUNG KAI**  
 ENGINEERING CO., LTD.  
 SUN HUNG KAI CENTRE, WANCHAI, HONGKONG  
 TEL. 28278111 FAX. 28272884

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DATE/REVISION/AMENDMENTS	NO.	DESCRIPTION
21-07-03	1	PODIUM LAYOUT REVISED
01-09-04	2	PODIUM LAYOUT REVISED
10-09-04	3	PODIUM LAYOUT REVISED
11-05-05	4	PODIUM LAYOUT REVISED

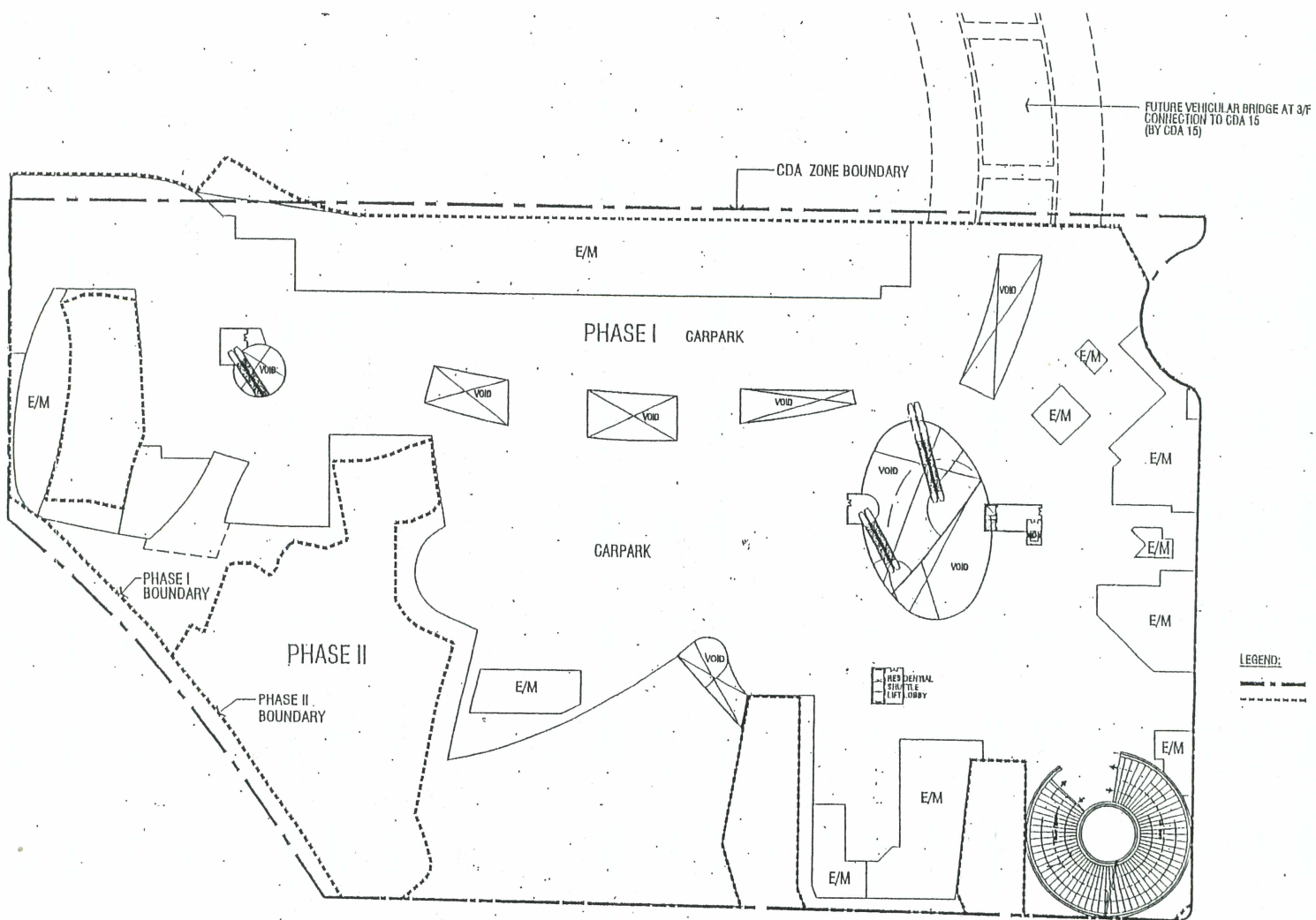
FILE NO.	PROJECT
DRWN G.P.O.	PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.
CHKD G.P.O.	
DATE NOV. 2004	
SCALE 1:11000	

TITLE  
 2ND FLOOR PLAN AT LEV. 19.10

JOB NO.  
 DRAWING NO. M-4A

REV. 1/1

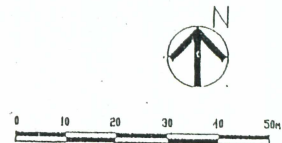
A/YL/134 繪圖 A-5



現今方案A/YL/134  
 (摘錄自申請人於8. 6. 2005呈交的規劃書)  
 Current Scheme A/YL/134

(Extract from Applicant's Planning Statement Dated 8.6.2005)

3RD FLOOR PLAN AT LEV. 24.60



**SUN HUNG KAI**  
 ENGINEERING CO., LTD.  
 SUN HUNG KAI CENTRE, WANCHAI, HONGKONG  
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DATE/REVISION/AMENDMENTS	DATE/REVISION/AMENDMENTS
21-07-03	-
01-09-04	A PODIUM LAYOUT REVISED
10-09-04	B PODIUM LAYOUT REVISED
11-05-05	C PODIUM LAYOUT REVISED

FILE NO.	CU/PL/04/12-14/11/1
DRWN	G.P.C.
CHKD	G.P.C.
DATE	NOV. 2004
SCALE	1:1000

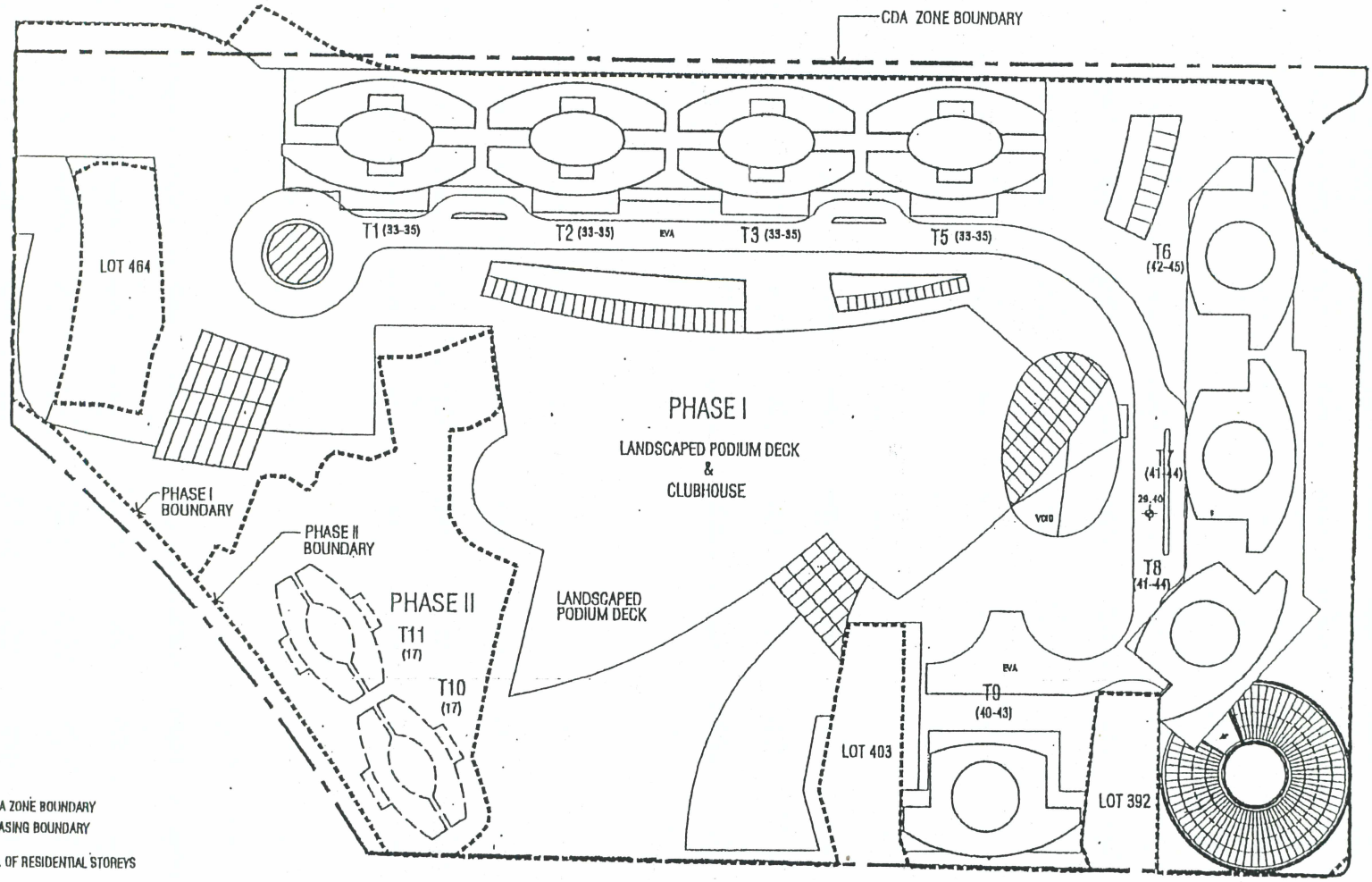
PROJECT  
 PROPOSED RESIDENTIAL AND  
 COMMERCIAL DEVELOPMENT  
 AT YUEN LONG CDA, AREA 12, N.T.

TITLE  
 3RD FLOOR PLAN  
 AT LEV. 24.60

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

A/YL/134 繪圖  
 A-6





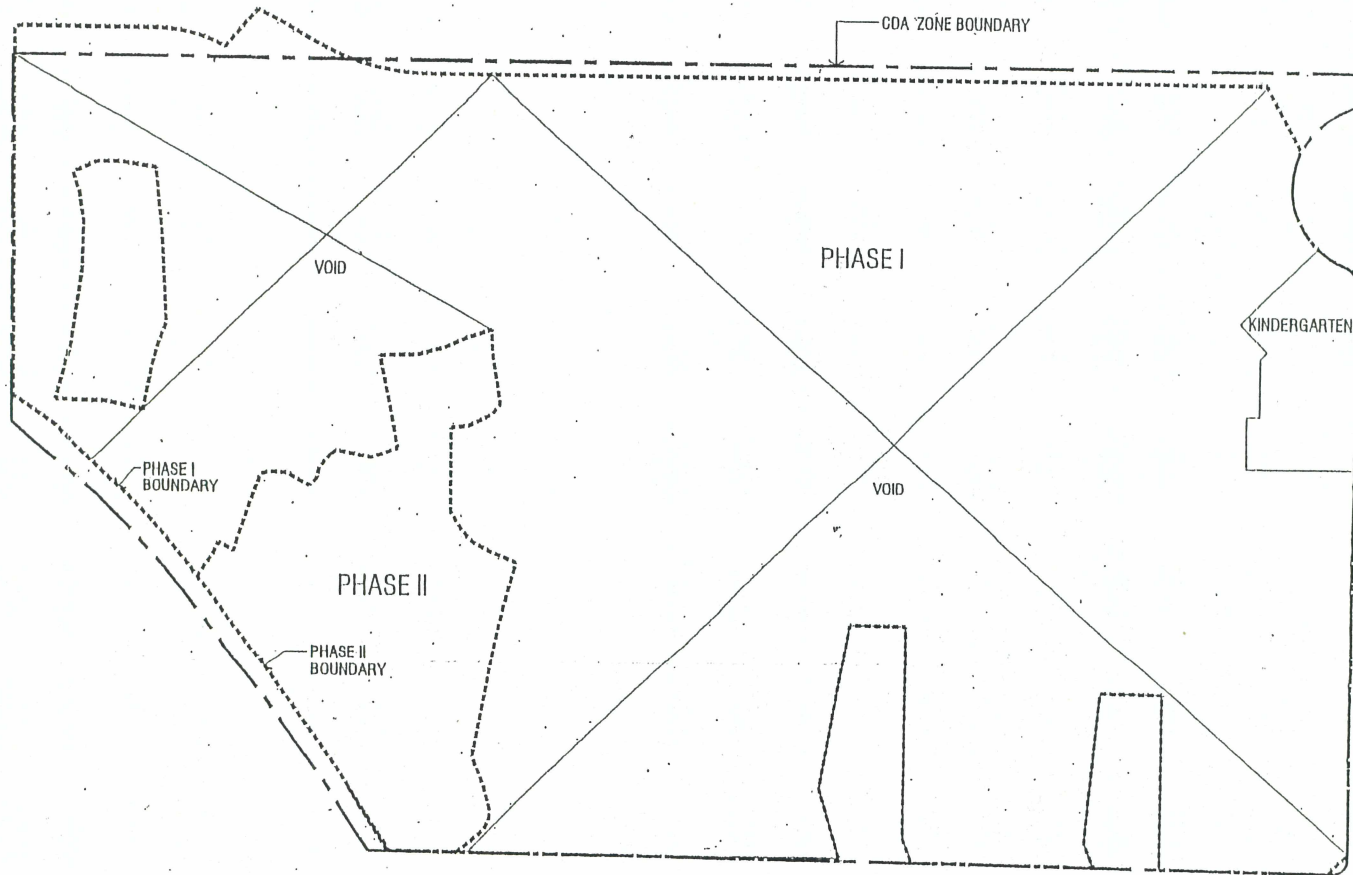
**LEGEND:**  
 - - - CDA ZONE BOUNDARY  
 . . . PHASING BOUNDARY  
 (33-35) NO. OF RESIDENTIAL STOREYS



ROOF PLAN

FIGURE 5A : PROPOSED SCHEME – MASTER LAYOUT PLAN

現今方案A/YL/134  
 (摘錄自申請人於13. 9. 2005呈交的補充資料)  
 Current Scheme A/YL/134  
 (Extract from Applicant's Supplementary Information Dated 13.9.2005)



LEGEND:  
 - - - - - CDA ZONE BOUNDARY  
 - - - - - PHASING BOUNDARY



0 10 20 30 40 50m

現今方案A/YL/134  
 (摘錄自申請人於8. 6. 2005呈交的規劃書)  
 Current Scheme A/YL/134  
 (Extract from Applicant's Planning Statement Dated 8.6.2005)

MEZZ. FLOOR PLAN AT LEV. 11.00

**SUN HUNG KAI**  
 ENGINEERING CO., LTD.  
 SUN HUNG KAI CENTRE, WANCHAI, HONGKONG  
 TEL. 28278111 FAX. 28272884

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21-07-03	-	-
01-09-04	A	REVISED PODIUM LAYOUT
10-08-04	B	REVISED PODIUM LAYOUT
14-01-05	C	REVISED PODIUM LAYOUT
11-05-05	D	REVISED PODIUM LAYOUT
DATE/REVISION/AMENDMENTS		

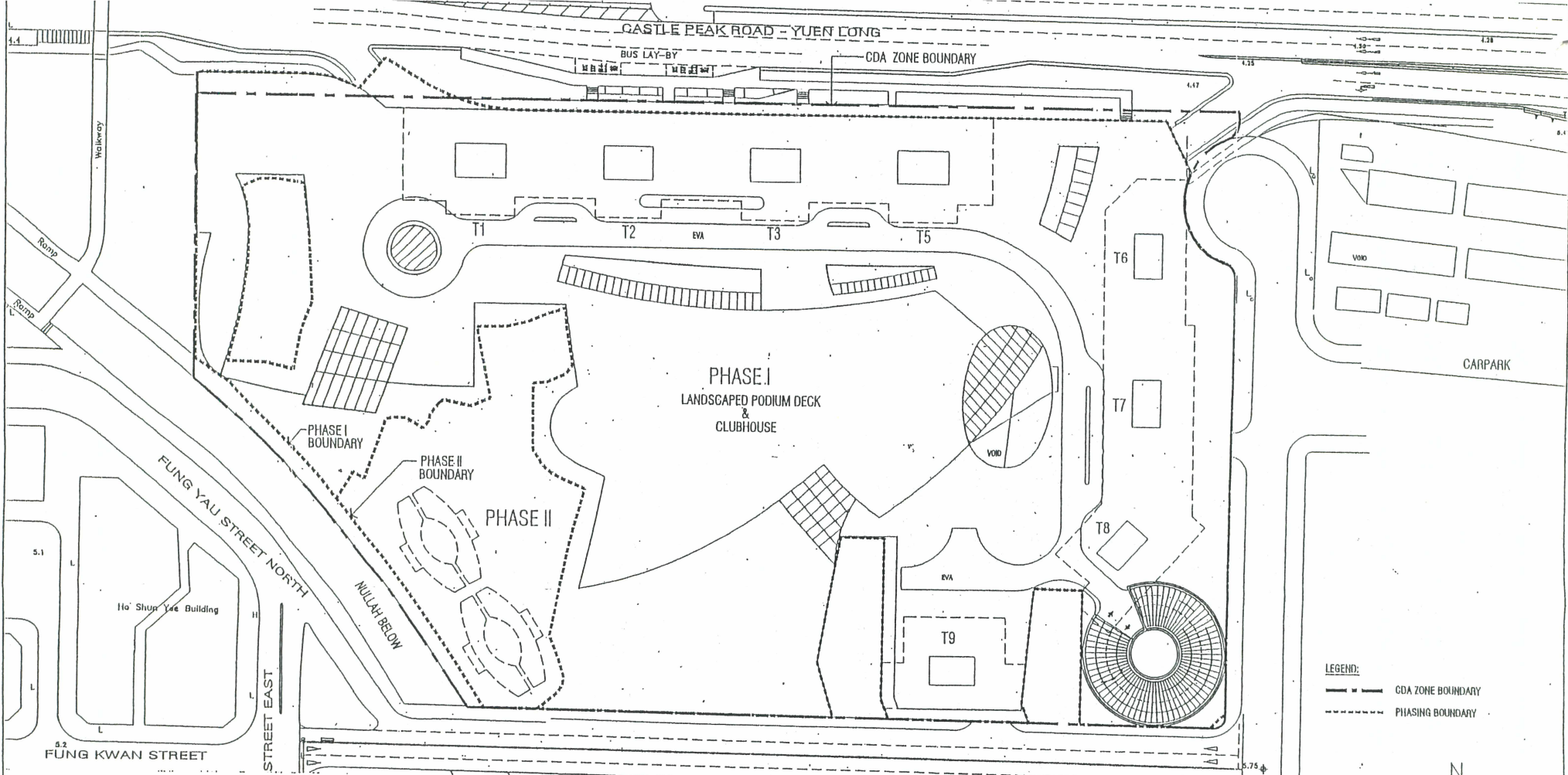
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 DRWN G.P.O.  
 CHKD G.P.O.  
 DATE NOV. 2004  
 SCALE 1:1000

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  
 REV. 1/1/05

A/YL/134 繪圖  
 DRAWING A-8



現今方案A/YL/134  
 (摘錄自申請人於8. 6. 2005呈交的規劃書)  
 Current Scheme A/YL/134

(Extract from Applicant's Planning Statement Dated 8.6.2005)

5TH FLOOR PLAN AT LEV. 29.40

**SUN HUNG KAI**  
 ENGINEERING CO., LTD.  
 SUN HUNG KAI CENTRE, WANCHAI, HONGKONG  
 TEL. 28278111 FAX. 28272884

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01-09-04		
11-05-05	A	PODIUM LAYOUT REVISED
DATE/REVISION/AMENDMENTS		

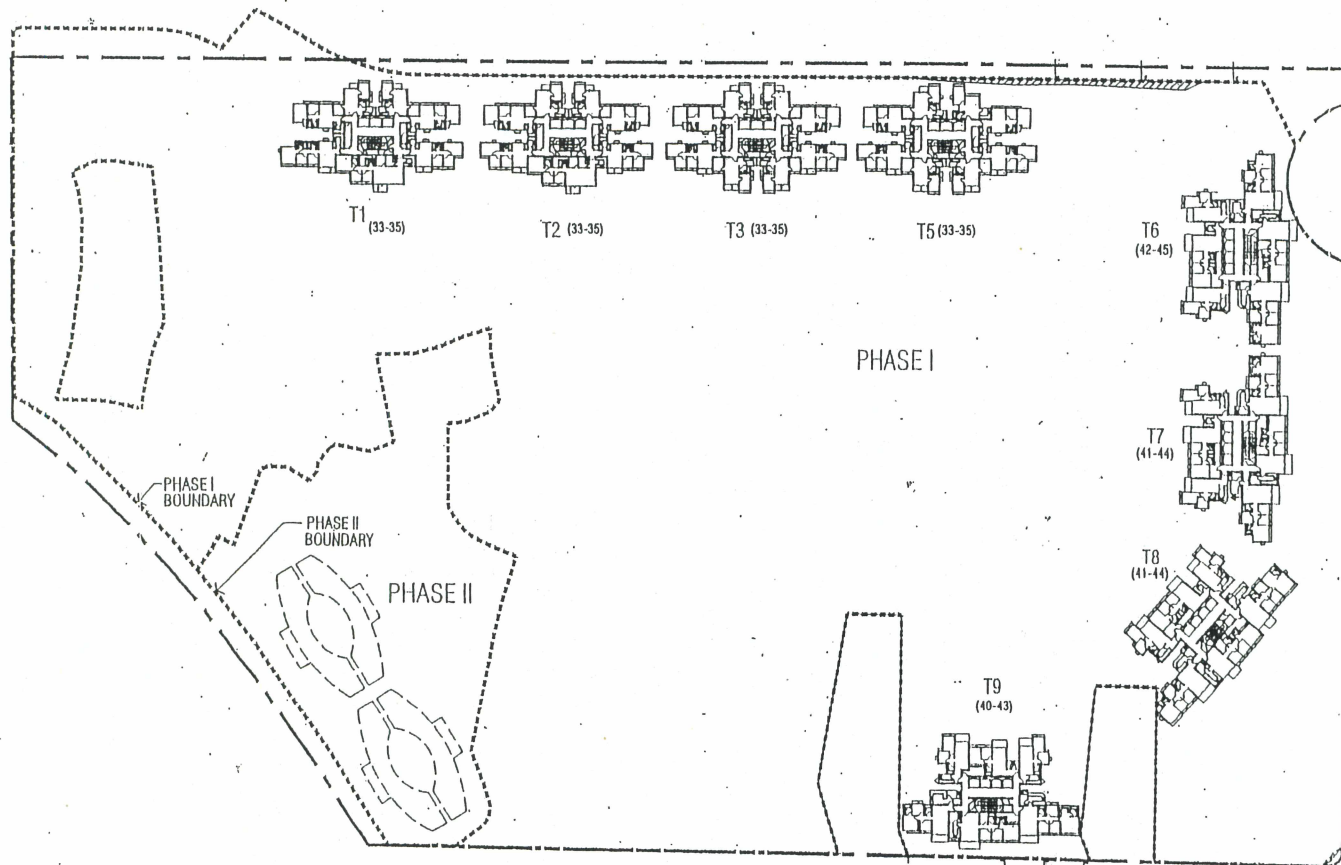
FILE E:\Plan\A\134\1-134\134.dwg  
 ORWH C.P.O.  
 CHKD C.P.O.  
 DATE NOV. 2004  
 SCALE 1:1000

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

TITLE  
 5TH FLOOR PLAN  
 AT LEV. 29.40

JOB NO.  
 DRAWING NO. M-6A  
 REV. 1/1

A/YL/134 繪圖  
 DRAWING  
 A-9



TYPICAL FLOOR PLAN

現今方案A/YL/134  
 (摘錄自申請人於8.6.2005呈交的規劃書)  
 Current Scheme A/YL/134  
 (Extract from Applicant's Planning Statement Dated 8.6.2005)

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01-08-04	-	-
11-05-05	A	TOWERS LAYOUT REVISED.
DATE/REVISION/AMENDMENTS		

FILE NO. 2005/00134-1/11	PROJECT
DRWN RL	PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.
CHKD MIL	
DATE NOV. 2004	
SCALE 1:1000	

TITLE	JOB NO.
TYPICAL FLOOR PLAN	
DRAWING NO. M-7A	REV. 1

**A/YL/134** 繪圖  
 DRAWING  
 A-10

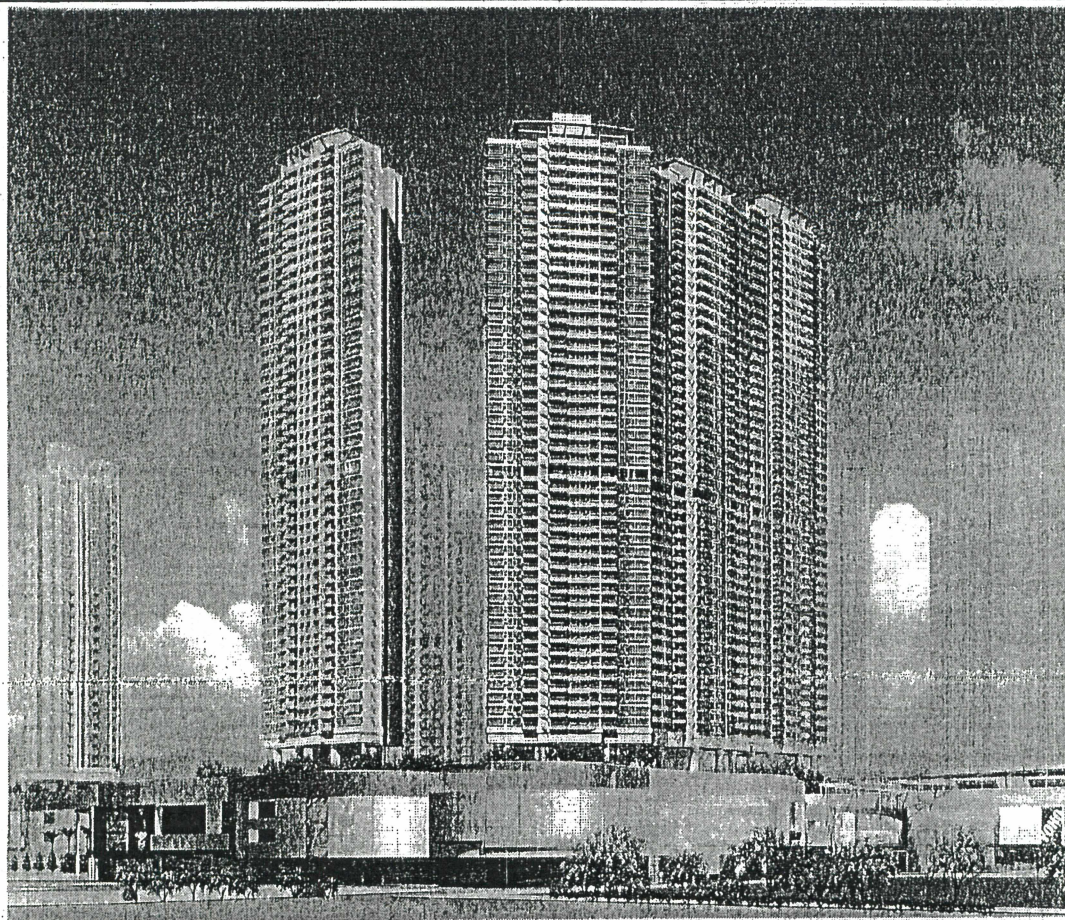
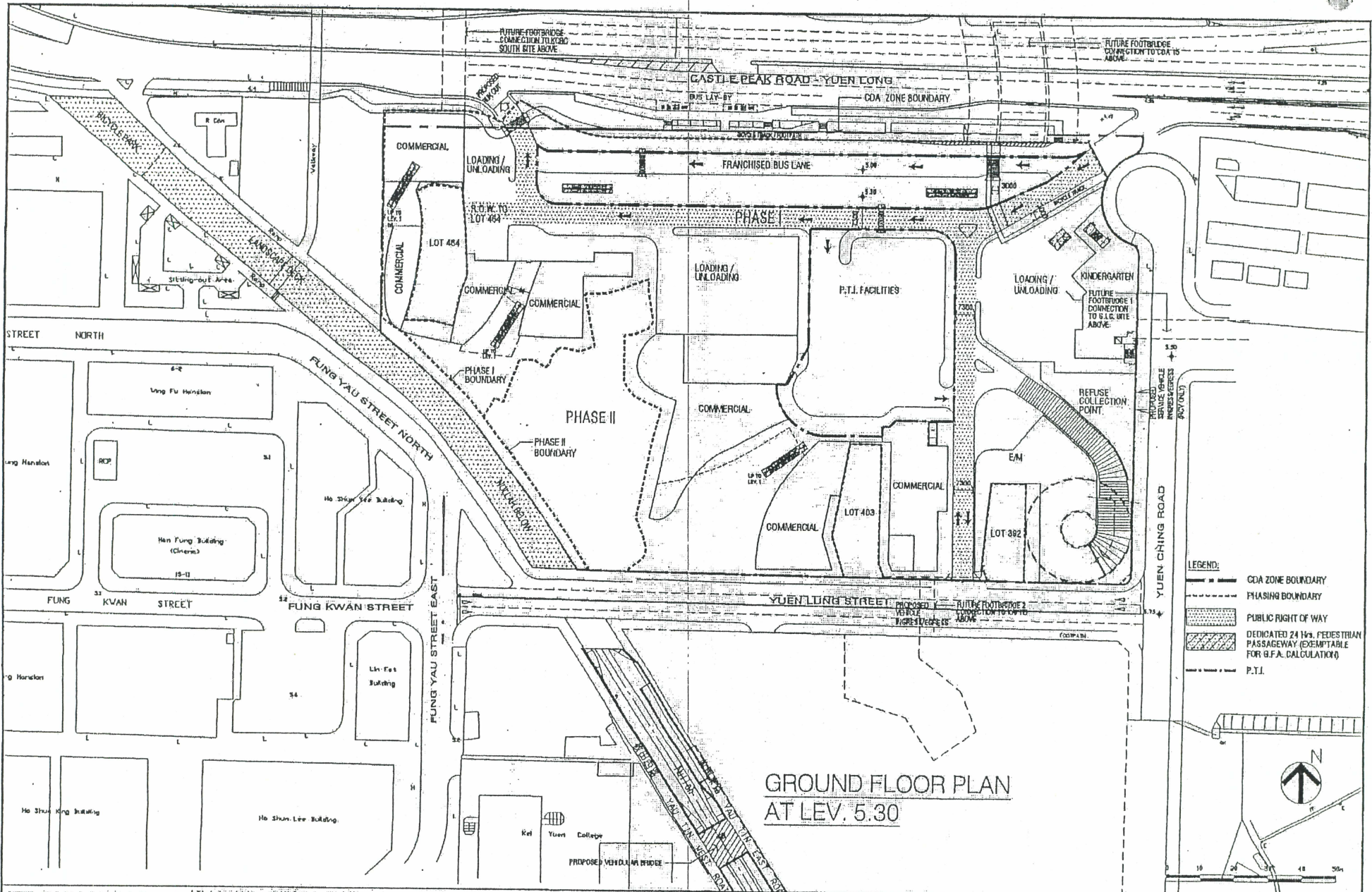


FIGURE 7 : VIEW FROM THE SOUTH-EAST

現今方案A/YL/134  
(摘錄自申請人於8. 6. 2005呈交的規劃書)  
Current Scheme A/YL/134  
(Extract from Applicant's Planning Statement Dated 8.6.2005)

A/YL/134

繪圖  
DRAWING  
A-11



**GROUND FLOOR PLAN  
AT LEV. 5.30**

- LEGEND:**
- CDA ZONE BOUNDARY
  - - - PHASING BOUNDARY
  - ▨ PUBLIC RIGHT OF WAY
  - ▩ DEDICATED 24 Hrs. PEDESTRIAN PASSAGEWAY (EXEMPTABLE FOR G.F.A. CALCULATION)
  - ▧ P.T.I.



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 SUN HUNG KAI CENTRE, WANCHAI, HONGKONG  
 TEL. 28278111 FAX. 28272884

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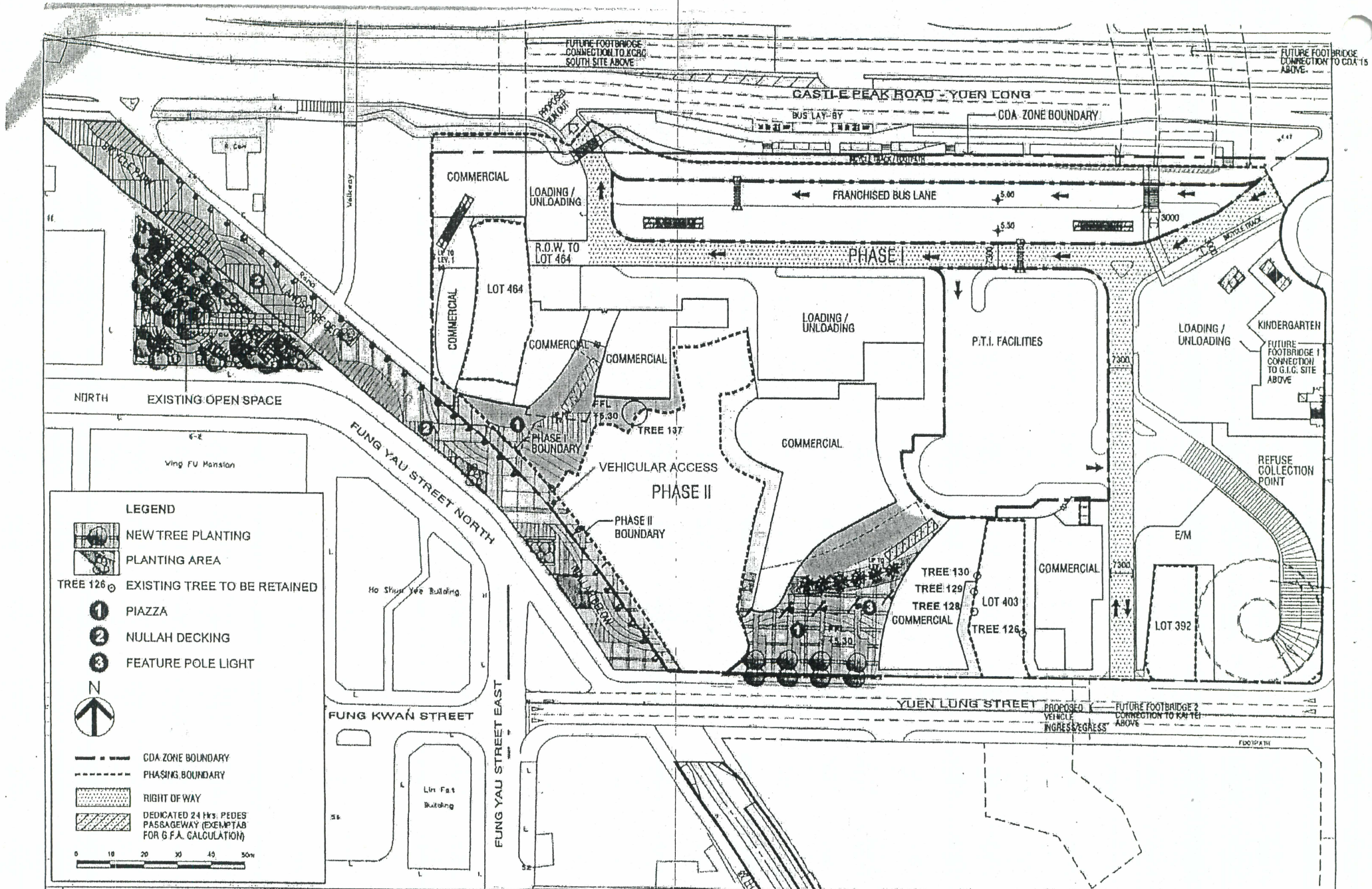
10-08-04	C	REVISED POORUM LAYOUT
10-08-04	D	REVISED POORUM LAYOUT
14-03-05	E	REVISED P.T.I. & CYCLE TRACK
11-03-05	F	REVISED POORUM LAYOUT
DATE/REVISION/AUTHOR/REVISIONS		

FILE NO.	PROJECT
DRWK	G.P.O.
CHRD	G.P.O.
DATE	NOV. 2004
SCALE	

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

**A/YL/134**

**繪圖  
DRAWING  
A-12**



A/YL/134

繪圖  
DRAWING  
A-13



**HONG CHUI**  
CONSULTANTS CO. LTD

308 Sun Hung Kai Centre  
30 Harbour Road, Wanchai  
Hong Kong  
Tel.: 2828 0714  
Fax: 2832 2018  
E-mail: hongchui@hkstar.com

DESIGNER	IL
PROJECT MGR	WL
DATE	

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

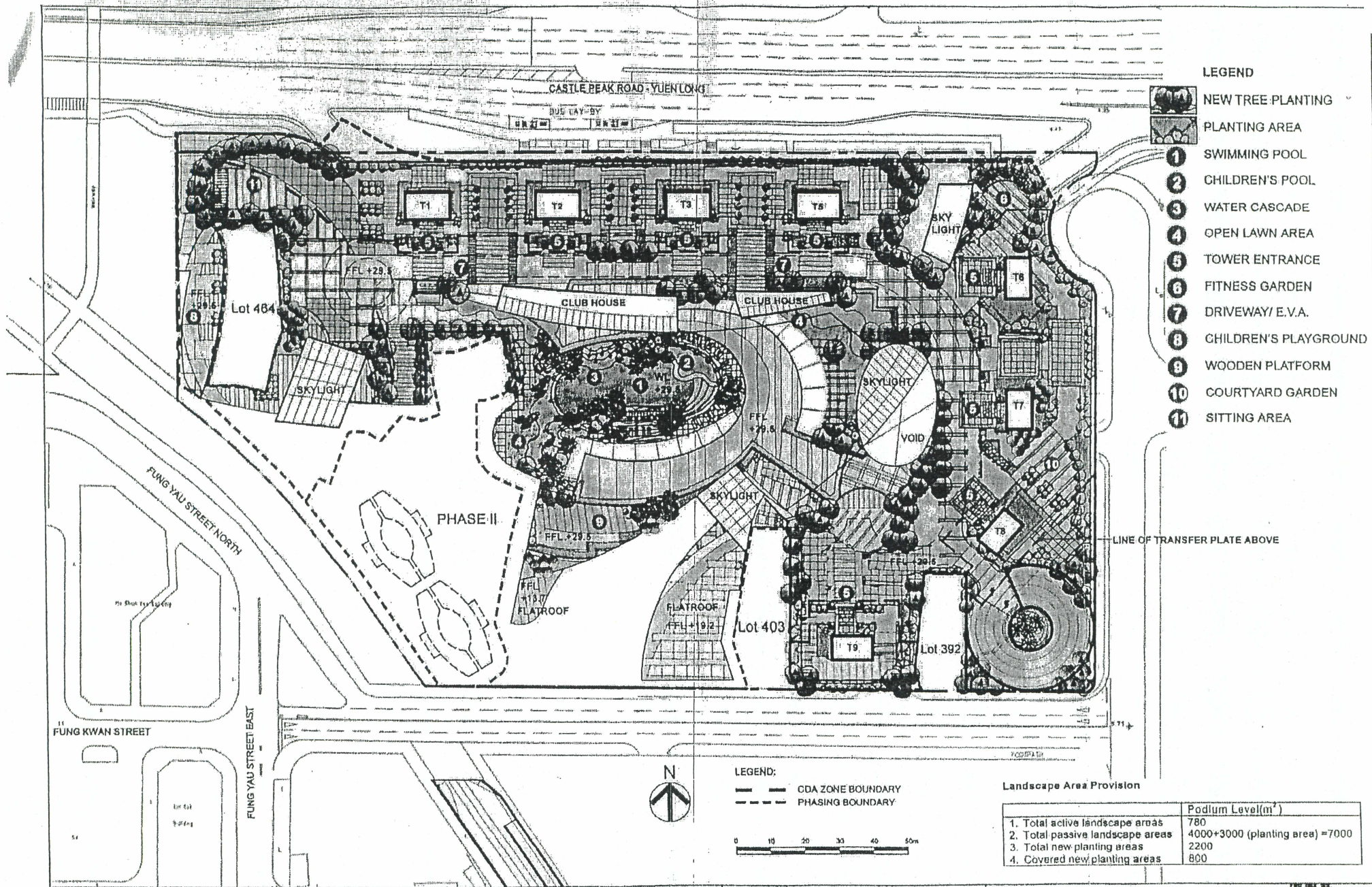
MASTER LANDSCAPE PLAN  
(GROUND FLOOR)

DATE	30.07.2005
SCALE	1:1000
JOB NO.	D92803
REV	G/MLP-1

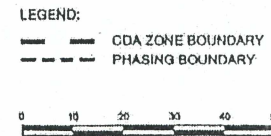
(摘錄自申請人於12.8.2005呈交的補充資料)

(Extract from Applicant's Supplementary Information Dated 12.8.2005)

PROJECT MANAGEMENT ■ ENVIRONMENTAL PLANNING



- LEGEND**
- NEW TREE PLANTING
  - PLANTING AREA
  - 1** SWIMMING POOL
  - 2** CHILDREN'S POOL
  - 3** WATER CASCADE
  - 4** OPEN LAWN AREA
  - 5** TOWER ENTRANCE
  - 6** FITNESS GARDEN
  - 7** DRIVEWAY/ E.V.A.
  - 8** CHILDREN'S PLAYGROUND
  - 9** WOODEN PLATFORM
  - 10** COURTYARD GARDEN
  - 11** SITTING AREA



**Landscape Area Provision**

	Podium Level(m <sup>2</sup> )
1. Total active landscape areas	780
2. Total passive landscape areas	4000+3000 (planting area) =7000
3. Total new planting areas	2200
4. Covered new planting areas	800

A/YL/134 繪圖  
DRAWING  
A-14

**HONG CHUI**  
CONSULTANTS CO. LTD

808 Sun Hung Kai Centre  
30 Harbour Road, Wanchai  
Hong Kong

Tel.: 2828 0714  
Fax.: 2802 2015  
E-mail: hongchui@hkstar.com

LANDSCAPE ARCHITECTURE | PROJECT MANAGEMENT | ENVIRONMENTAL PLANNING

PROJECT NO.	IL
DRAWING NO.	WL
DATE	

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

MASTER LANDSCAPE PLAN  
(PODIUM DECK)

DATE	30.07.2005
SCALE	1:1000
DRAWING NO.	D92803
REV. NO.	G/MLP-2



Development Parameters	Current Scheme (No. A/YL/134)
<b>Site Area</b>	35,467m <sup>2</sup> (Total)
Phase I	31,979m <sup>2</sup>
Phase II	3,488m <sup>2</sup>
<b>Plot Ratio</b>	
- Domestic	
Phase I	4.2888 (about)
Phase II	4.3942 (about)
<b>Overall</b>	4.2992 (about)
- Non-domestic	
Phase I	1.67 (about)
Phase II	1.15 (about)
<b>Overall</b>	1.6189 (about) <sup>(1)</sup>
<b>Gross Floor Area</b>	
- Residential	
Phase I	137,154m <sup>2</sup>
Phase II	15,327m <sup>2</sup>
<b>Total</b>	152,481m <sup>2</sup>
- Non-Domestic	
Phase I	
- Commercial	41,806m <sup>2</sup>
- GIC	1,400m <sup>2</sup>
- PTI	7,100m <sup>2</sup>
- Public ROW	3,100m <sup>2</sup>
- Sub-total	53,406m <sup>2</sup>
Phase II	
- Commercial	3,014 m <sup>2</sup>
- GIC	1,000m <sup>2</sup>
- PTI	-
- Public ROW	-
- Sub-total	4,014m <sup>2</sup>
<b>Total</b>	57,420m <sup>2(2)</sup>
<b>Site Coverage for Residential Towers</b>	20%
<b>No. of Blocks</b>	
Phase I	8
Phase II	2
<b>Total</b>	10
<b>No. of Flats</b>	
Phase I	1,962
Phase II	272
<b>Total</b>	2,184-2,284 (assume 2,234)
<b>Average Flat Size</b>	
Phase I	69.91m <sup>2</sup>
Phase II	56.35m <sup>2</sup>

Development Parameters	Current Scheme (No. A/YL/134)
<b>No. of Domestic Storeys</b>	17-45
Phase I	33-45
Towers 1, 2, 3 & 5	33-35
Tower 6	42-45
Tower 7	41-44
Tower 8	41-44
Tower 9	40-43
Phase II (Towers 10 & 11)	17
<b>Building Height (mPD)</b>	134.73-172.75mPD
Phase I	
Towers 1, 2, 3 & 5	140.75-142.6mPD
Tower 6	172.75mPD
Tower 7	169.75-172.75mPD
Tower 8	169.75-172.75mPD
Tower 9	166.75-172.75mPD
Phase II (Towers 10 & 11)	134.73mPD
<b>Open Space</b>	> 25,000m <sup>2</sup> (about)
<b>Residents Club House</b>	
Phase I	4,114m <sup>2</sup> (3% of total domestic GFA in Phase I)
Phase II	460m <sup>2</sup> (3% of total domestic GFA in Phase II)
<b>Car Parking Spaces</b>	
(Phases I & II)	676(total)
- Residential	249
- Commercial	373
- GIC	4
- Visitors	50
<b>Loading/Unloading Bays</b>	
(Phases I & II)	53 (total) <sup>(3)</sup>
- Residential	10
- Commercial	38
- GIC	5

Notes:

- (1) Includes a relaxation of plot ratio by 0.2876 to include the Public Transport Interchange (PTI) and public right-of-way (ROW) of 10,200m<sup>2</sup>.
- (2) Includes a non-domestic GFA of 10,200m<sup>2</sup> for the PTI and public right-of-way and 2,400m<sup>2</sup> for nursery/kindergarten respectively but excludes 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.