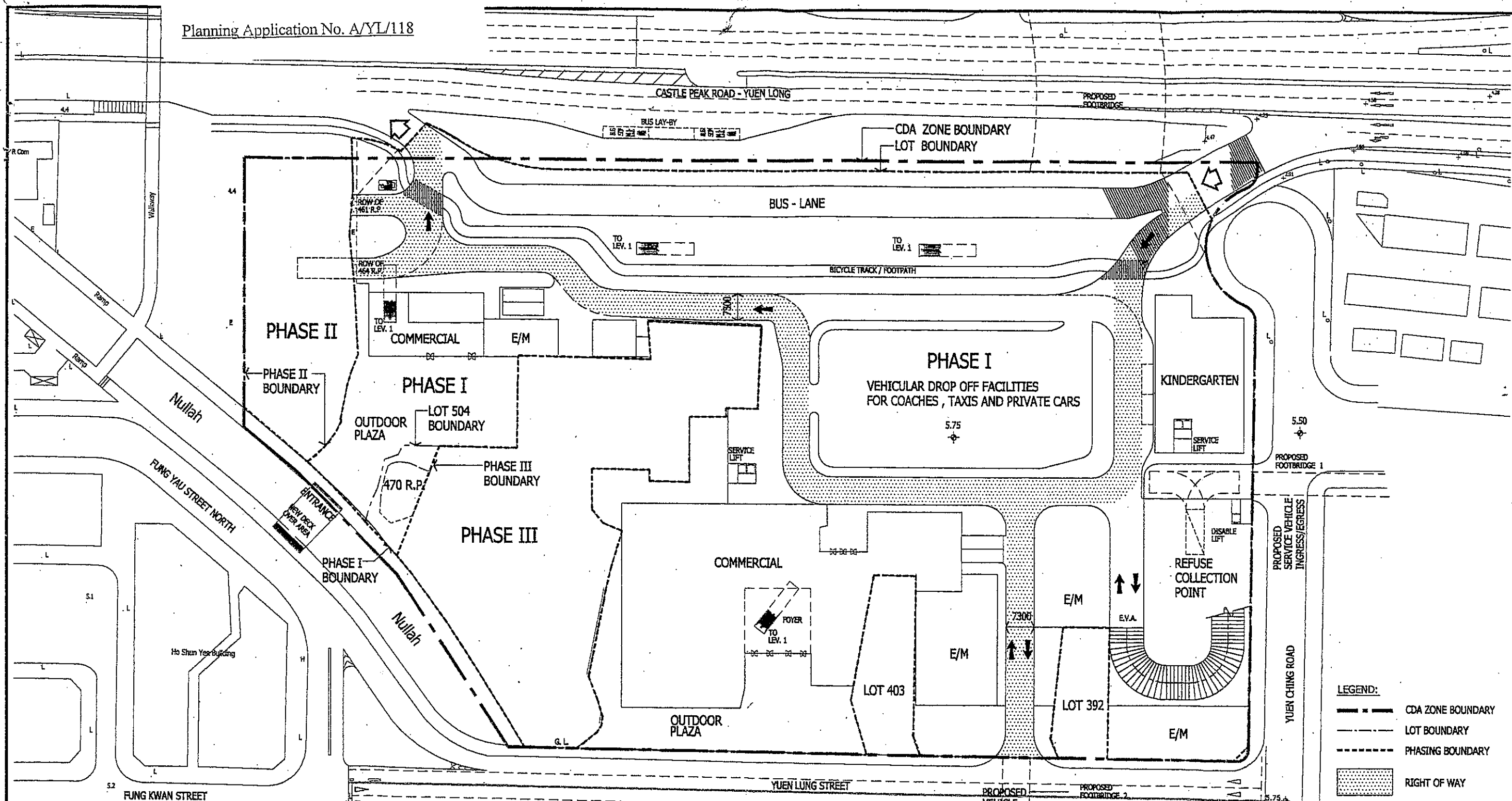


List of Approval Conditions

Application No. A/YL/118

- Application Site : Various Lots and Adjoining Government Land in DD 115 and DD 116, Area 12, Yuen Long New Town (to be known as Yuen Long Town Lot 504)
- Subject of Application : Proposed Comprehensive Commercial/Residential Development (Proposed Amendments to the Scheme Previously Approved under Application No. A/YL/112)
- Date of Approval : 27.2.2004
- Approval Conditions :
- (a) the submission and implementation of a revised MLP to take into account conditions (d), (e), (h) to (k) and (n) below to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the 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 spacing between residential blocks should be increased to facilitate ventilation and minimise possible wall effect of the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (e) 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 Town Planning Board;
 - (f) 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 Town Planning Board;
 - (g) 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 Town Planning Board;
 - (h) 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 Town Planning Board;

- (i) 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;
- (j) 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;
- (k) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (l) 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;
- (m) 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;
- (n) 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;
- (o) 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
- (p) the permission shall cease to have effect on 27.2.2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



茲證明城市規劃委員會已根據城市規劃條例第 4A (3) 條的規定而於二零零四年二月二十七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 27.2.2004.

signed Mrs. Rita Lau
Chairman, Town Planning Board

劉吳惠蘭
城市規劃委員會主席 簽署

GROUND FLOOR PLAN AT LEV. 5.75

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

SUN HUNG KAI
ENGINEERING CO., LTD.

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

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21-07-03

DATE/REVISION/AMENDMENTS

FILE A/YL/CDA-SITES/CDA12-MLP/21 JUL 03 - 21 JUL 03 - 21 JUL 03
DRWN G.P.O.
CHKD W. YAU
DATE JULY, 2003
SCALE 1:1000

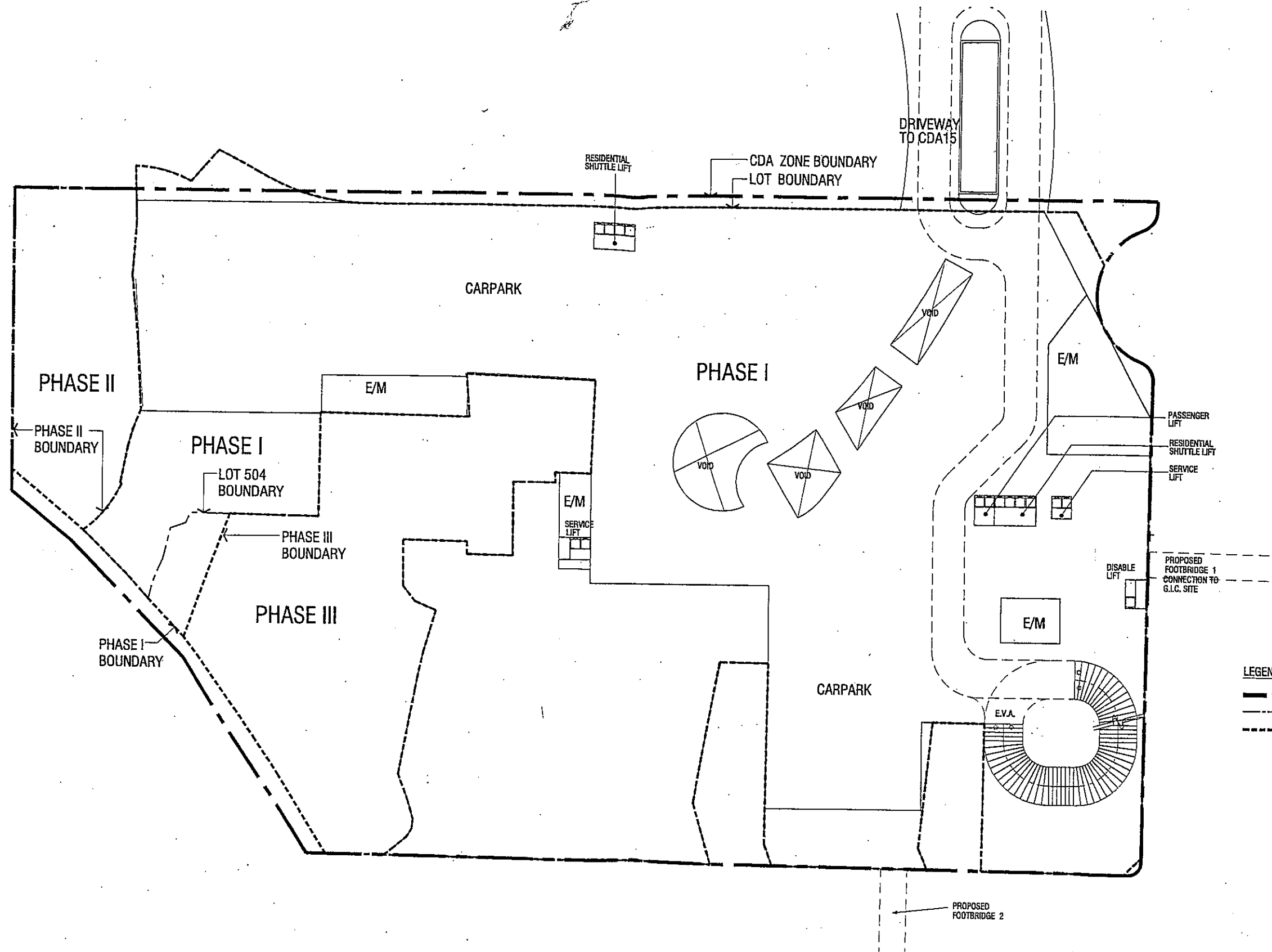
PROJECT
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.

TITLE

GROUND FLOOR PLAN

JOB NO.

DRAWING NO. M-1A
REV.



3RD FLOOR PLAN AT LEV. 24.85

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21-07-03

DATE/REVISION/AMENDMENTS

FILE: A:\CDA-SITES\CD12-MLP\PROJECT
DRWN G.P.O.
CHKD W. YAU
DATE JULY, 2003
SCALE 1:1000

PROJECT

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

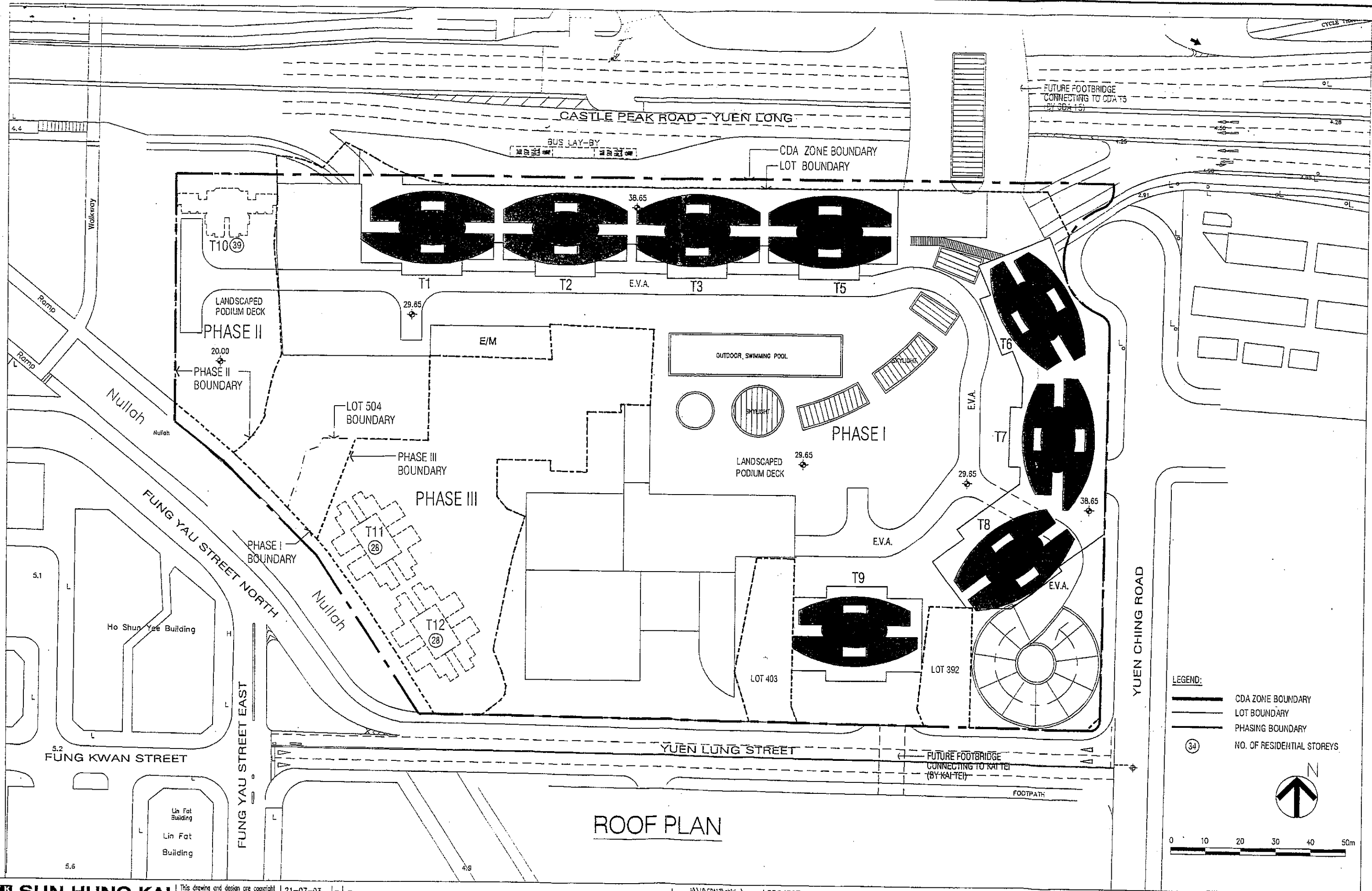
TITLE

3RD FLOOR PLAN
AT LEV. 24.60

JOB NO.

DRAWING NO.
M-4A

REV.
1



ROOF PLAN

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21-07-03	-	-
29-12-03	A	TOWER 6 & 7 REVISED
31-12-03	B	TOWER 1, 2, 3, 5, 6, 7, 8 & 9 REVISED
06-01-04	C	
08-04-04	D	TOWER 8 & 9 REVISED
DATE/REVISION/AMENDMENTS		

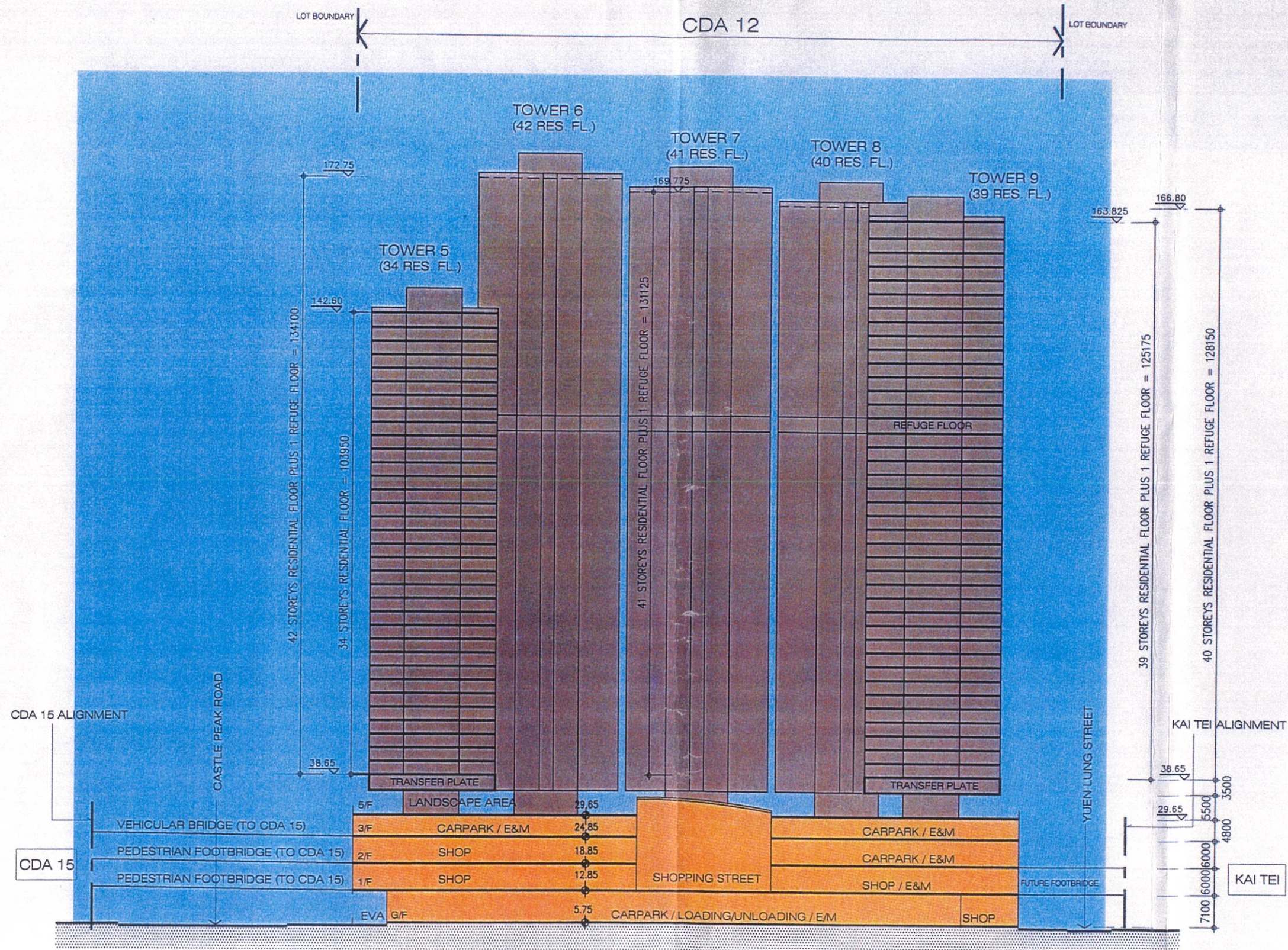
FILE: \A\A\CD\12\chiny\120504-3\115\roof.dwg
DRWN RL
CHKD MIL
DATE APR., 2004
SCALE 1:1000

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

TITLE
ROOF PLAN

JOB NO.

DRAWING NO. M-5A
REV. 10
A
B



DIAGRAMMATIC SECTION 2

SUN HUNG KAI
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22-12-03	C	REVISED STOREYS OF T6 & T7
06-01-04	D	REVISED LEVELS & FL. HEIGHT OF T5, T7 - T9
DATE/REVISION/AMENDMENTS		

FILE: \A\A CDA-SITES\CD12-MUP\ PROJECT
23JUN03\SEC-3-A.DWG
DRWN RL
CHKD MIL
DATE DEC., 2003
SCALE 1:1000

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

TITLE
DIAGRAMMATIC SECTION 2

JOB NO.
DRAWING NO. M-8A
REV. A B C

Development Parameters	Approved Scheme (No. A/YL/118)
Site Area	36,080m ² (Total)
Phase I	29,000m ²
Phase II	2,099m ²
Phase III	4,981m ²
Plot Ratio	
- Residential	
Phase I	4.58 (about)
Phase II	4.39 (about)
Phase III	5
Overall	4.6290 (about)
- Commercial	
Phase I	0.796
Phase II	1.106
Overall	0.7049
Gross Floor Area	
- Domestic	
Phase I	132,837m ²
Phase II	9,227m ²
Phase III	24,905m ²
Total	166,969m 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
Phase II	(Nursery/Kindergarten) 1,000m ² (Not Specified)
No. of Blocks	
Phase I	8
Phase II	1
Phase III	2
Total	11
No. of Flats	
Phase I	2,304
Phase II	156
Phase III	448
Total	2,806-2,960 (assume 2,908)
Average Flat Size	
Phase I	57.66m ²
Phase II	59.44m ²

Development Parameters	Approved Scheme (No. A/YL/118)
Phase III	55.59
No. of Domestic Storeys:	
Phase I	34-42
Towers 1, 2, 3 & 5	34
Tower 6	42
Tower 7	41
Tower 8	40
Tower 9	39
Phase II	39
Phase III	28
Building Height (mPD)(Phase I)	142.60-172.75mPD
Towers 1, 2, 3 & 5	142.6mPD
Tower 6	172.75mPD
Tower 7	169.775mPD
Tower 8	166.8mPD
Tower 9	163.825mPD
Open Space	> 25,000m ² (about)
Residents Club House (Phase I)	3,985m ² (3% of total domestic GFA in Phase I)
Car Parking Spaces	781(total)
- Residential	485
- Commercial	234
- GIC	7
- Visitors	55
Loading/Unloading Bays	43 (total) ⁽²⁾
- 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.