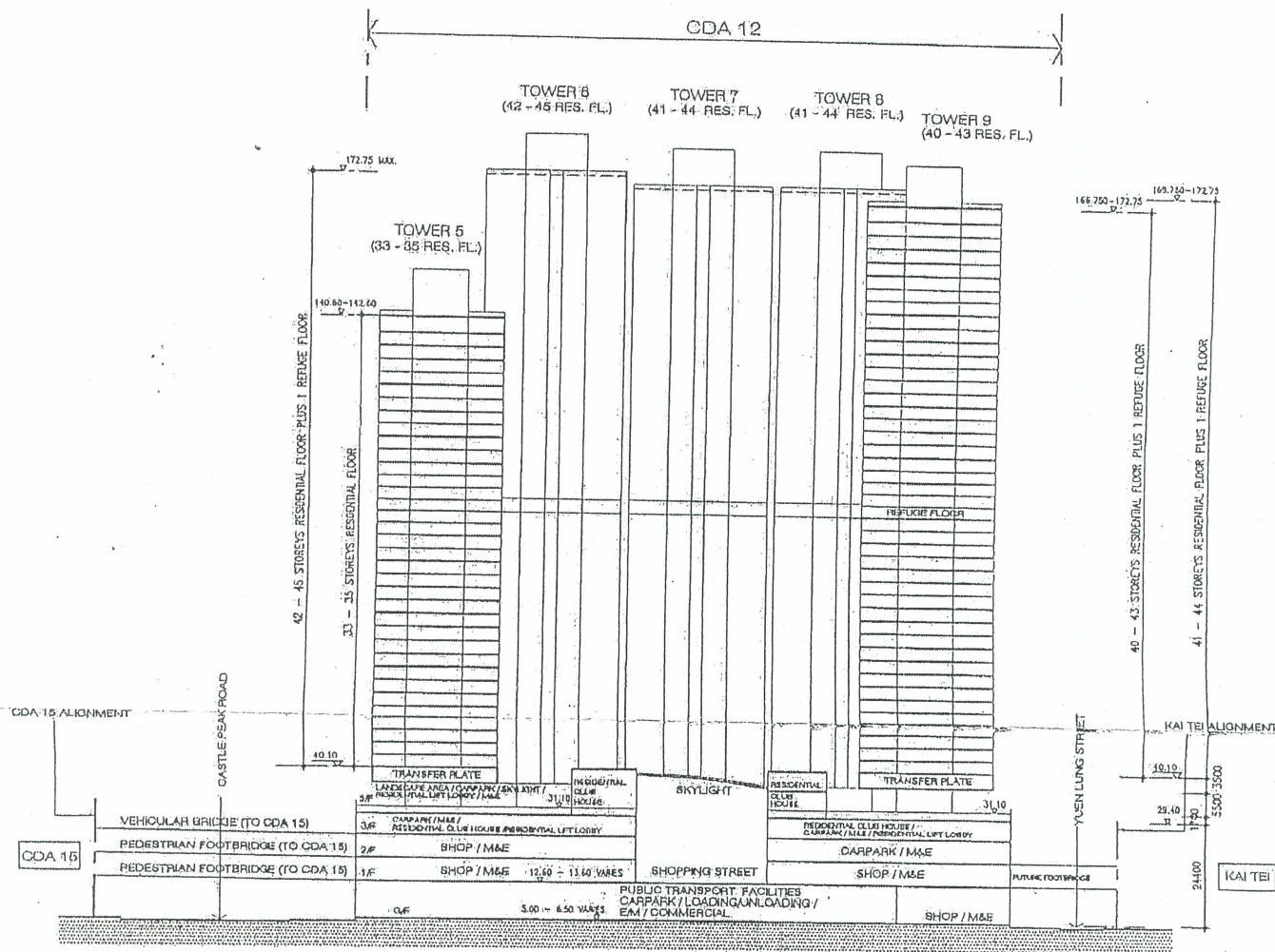




現今方案A/YL/134-1
(摘錄自申請人於14. 3. 2006呈交的補充資料)

Current Scheme A/YL/134-1

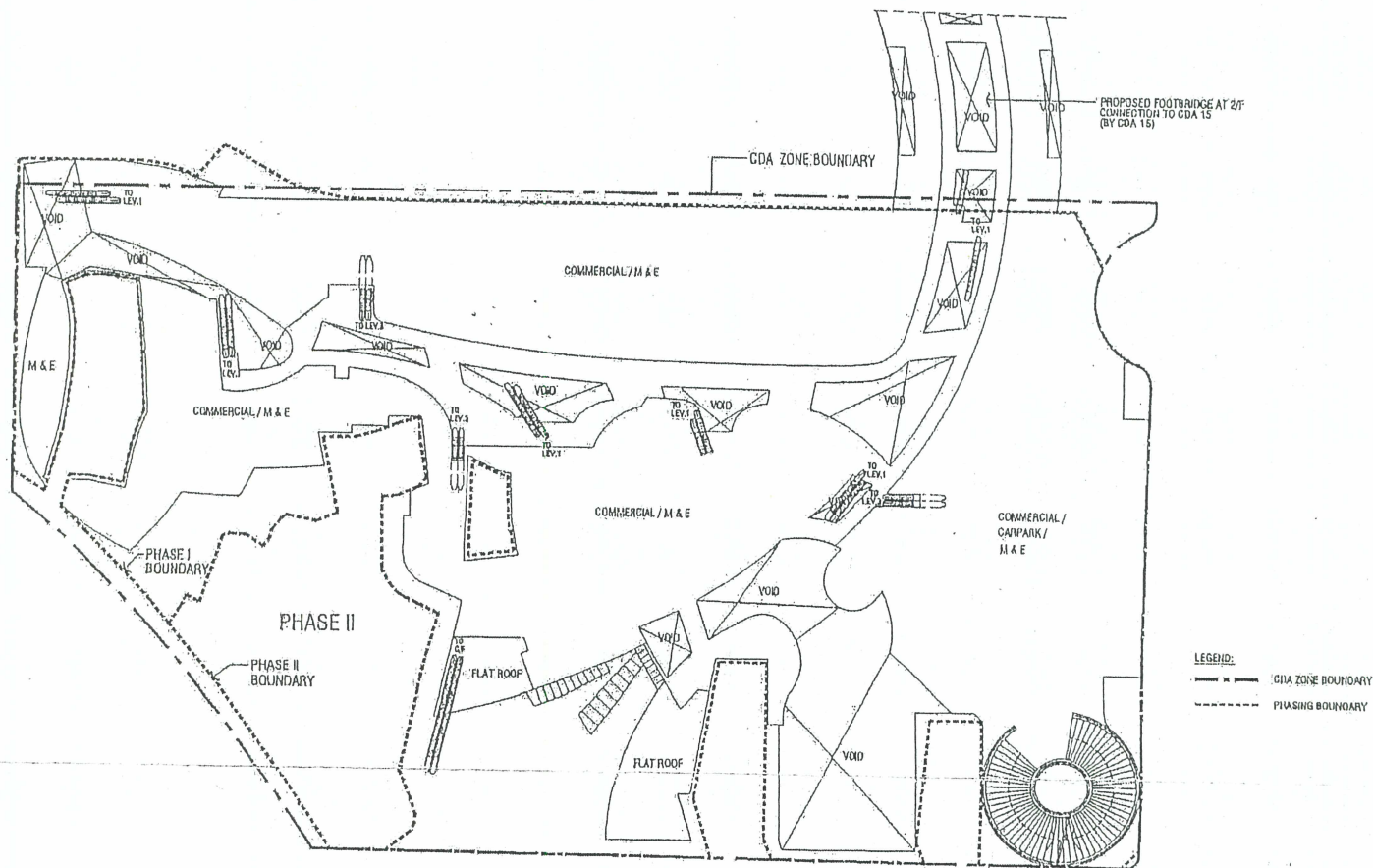
(Extract from Applicant's Supplementary Information Submitted on 14.3.2006)

DIAGRAMMATIC SECTION 2

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		03-12-05	1	REVISED PODIUM LEVELS						
SUN HUNG KAI CENTRE, WANCHAI, HONGKONG TEL. 28278111 FAX. 28272884					FILE NO. A/E/C/134-1 DRAWN: RL CHECKED: JHL 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

參考編號
REFERENCE No.
A/YL/134-1

繪圖
DRAWING
AA-3



現今方案A/YL/134-1
(摘錄自申請人於14. 3. 2006呈交的補充資料)

Current Scheme A/YL/134-1

(Extract from Applicant's Supplementary Information Submitted on 14.3.2006)

2ND FLOOR PLAN

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

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DATE/REVISION/AMENDMENTS	DATE/REVISION/AMENDMENTS
21-07-03	11-12-04
01-09-04	
10-05-04	
11-05-05	
03-12-05	

DATE/REVISION/AMENDMENTS	DATE/REVISION/AMENDMENTS
31-12-04	

DATE/REVISION/AMENDMENTS	DATE/REVISION/AMENDMENTS
31-12-04	

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

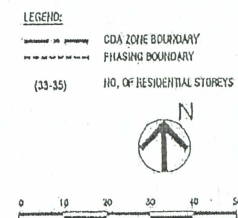
TITLE
2ND FLOOR PLAN

JOB NO.

DRAWING NO.
M-4A

參考編號
REFERENCE No.
A/YL/134-1

繪圖
DRAWING
AA-5



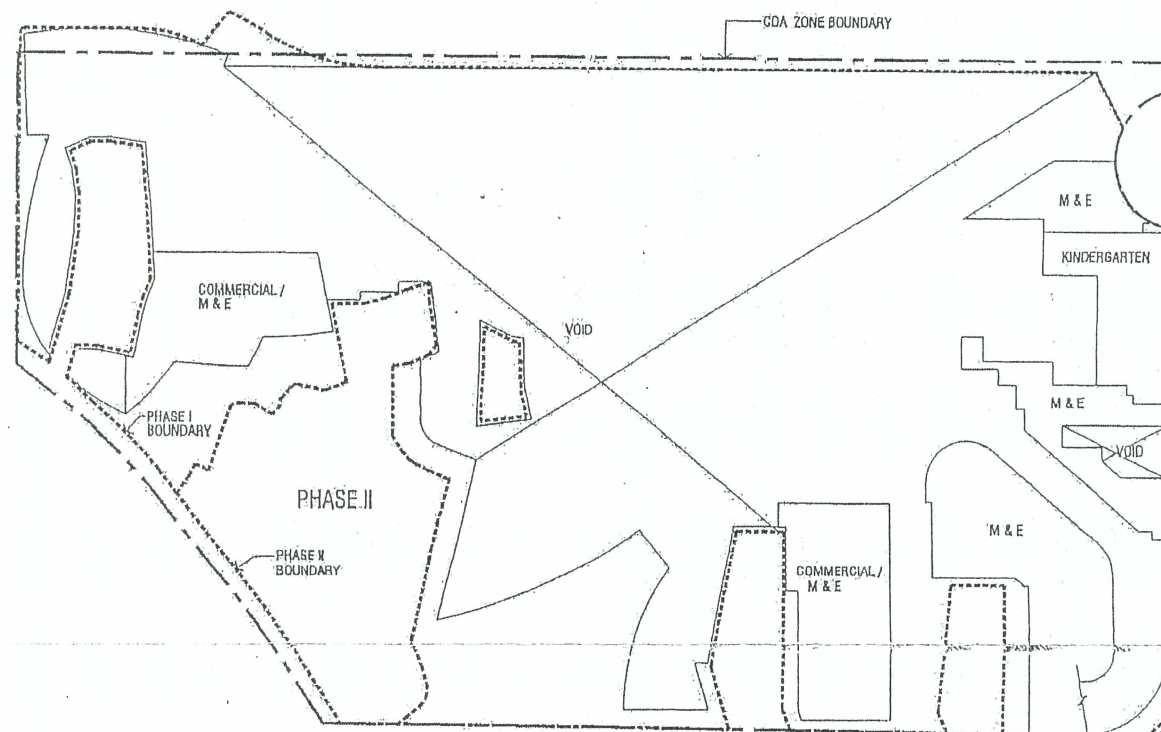
ROOF PLAN

(Extract from Applicant's Supplementary Information Submitted on 14.3.2006)

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		19-07-04	C	TOWERS & POORUM REVISED	13-03-06	K	TOWERS & POORUM REVISED	DATE			
		11-05-05	F	TOWERS & POORUM REVISED				CHANG			
		09-01-05	A	PLUMB & WIND OF STONE, ADDED				DATE			
		03-11-05	B	POORUM LAYOUT REVISED				SCALE			
		DATE/REVISION/AMENDMENTS			DATE/REVISION/AMENDMENTS						
SUN HUNG KAI CENTRE, WANCHAI, HONGKONG TEL. 28270111 FAX. 28272884											

參考編號
REFERENCE No.
A/YL/134-1

繪圖
DRAWING
AA-7



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



0 10 20 30 40 50m

現今方案A/YL/134-1
 (摘錄自申請人於14. 3. 2006呈交的補充資料)

Current Scheme A/YL/134-1

(Extract from Applicant's Supplementary Information Submitted on 14.3.2006)

MEZZ. FLOOR PLAN

SUN HUNG KAI
 ENGINEERING CO., LTD.

SUN HUNG KAI CENTRE, WANCHAI, HONGKONG
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DATE/REVISION/AMENDMENTS	REVISION	DESCRIPTION
11-05-05	D	REVISED PORNUM LAYOUT
03-12-05	F	REVISED PORNUM LAYOUT
31-12-05	F	REVISED PORNUM LAYOUT
13-03-06	C	REVISED PORNUM LAYOUT

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

DESIGNED BY: SUN HUNG KAI
 CHECKED BY: G.P.O.
 DATE: NOV. 2004
 SCALE: 1:1000

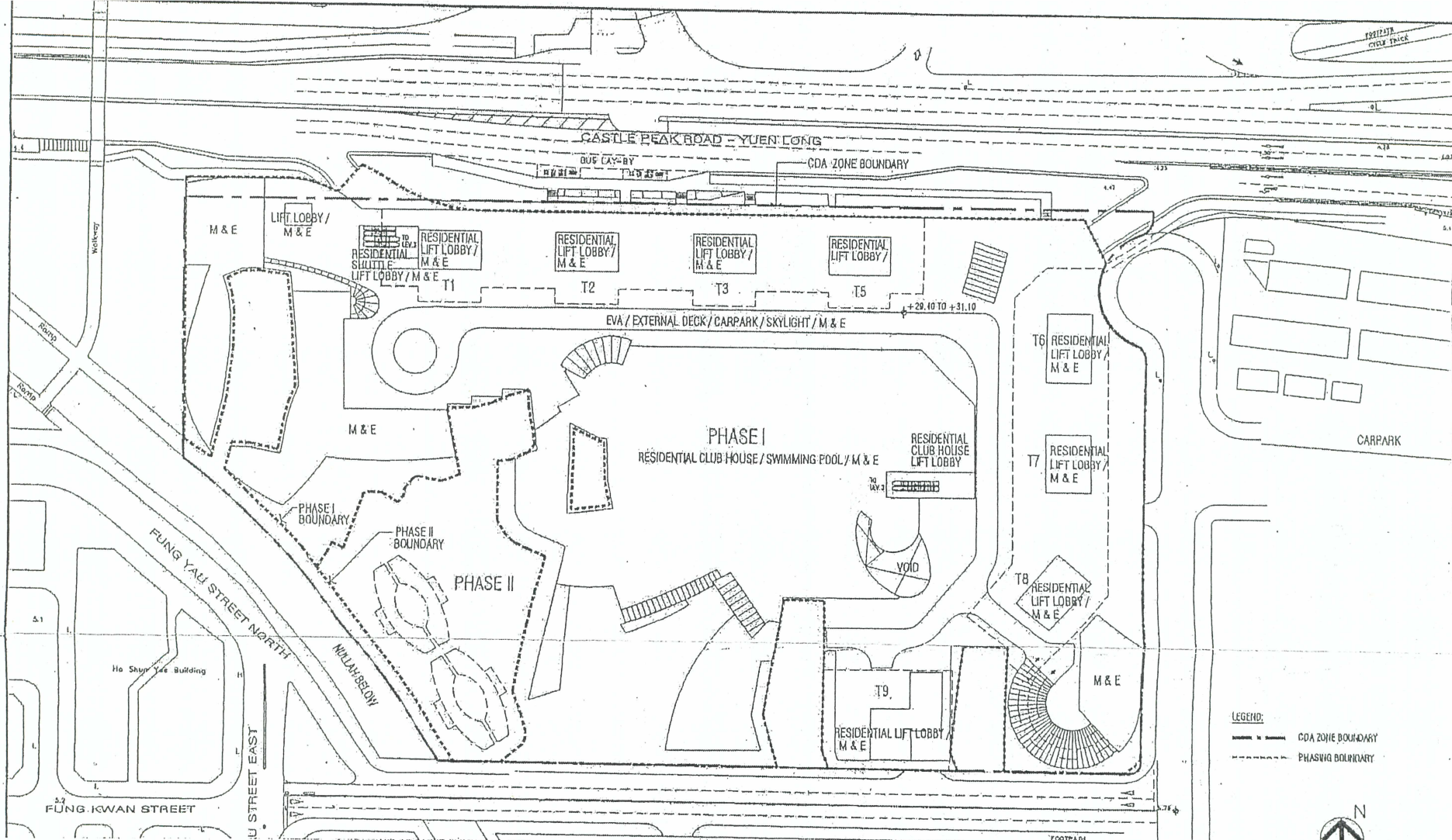
TITLE
 MEZZ. FLOOR PLAN

JOB NO.
 DRAWING NO.
 M-2A

REV.
 1
 2
 3
 4
 5
 6
 7
 8

參考編號
 REFERENCE No.
 A/YL/134-1

繪圖
 DRAWING
 AA-8



現今方案A/YL/134-1
(摘錄自申請人於14. 3. 2006呈交的補充資料)

Current Scheme A/YL/134-1

Extract from Applicant's Supplementary Information Submitted on 14.3.2006)

5TH FLOOR PLAN

NOTE: THERE ARE SKYLIGHT, ARCHITECTURAL FEATURES, COVERED WALKWAY, ETC. PROTRUDING ABOVE 5/F ROOF LEVEL

SUN HUNG KAI
ENGINEERING CO., LTD.
SUN HUNG KAI CENTRE, WANCHAI, HONGKONG
TEL: 28278111 FAX: 28272004

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01-08-04	A	POORUM LAYOUT REVISED
11-05-05	A	POORUM LAYOUT REVISED
03-12-05	B	POORUM LAYOUT REVISED
31-12-05	C	POORUM LAYOUT REVISED
13-03-06	D	POORUM LAYOUT REVISED

FILE NO.	SA/134-1/5TH FLOOR PLAN
DATE	NOV. 2004
SCALE	1:1000

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

TITLE
6TH FLOOR PLAN

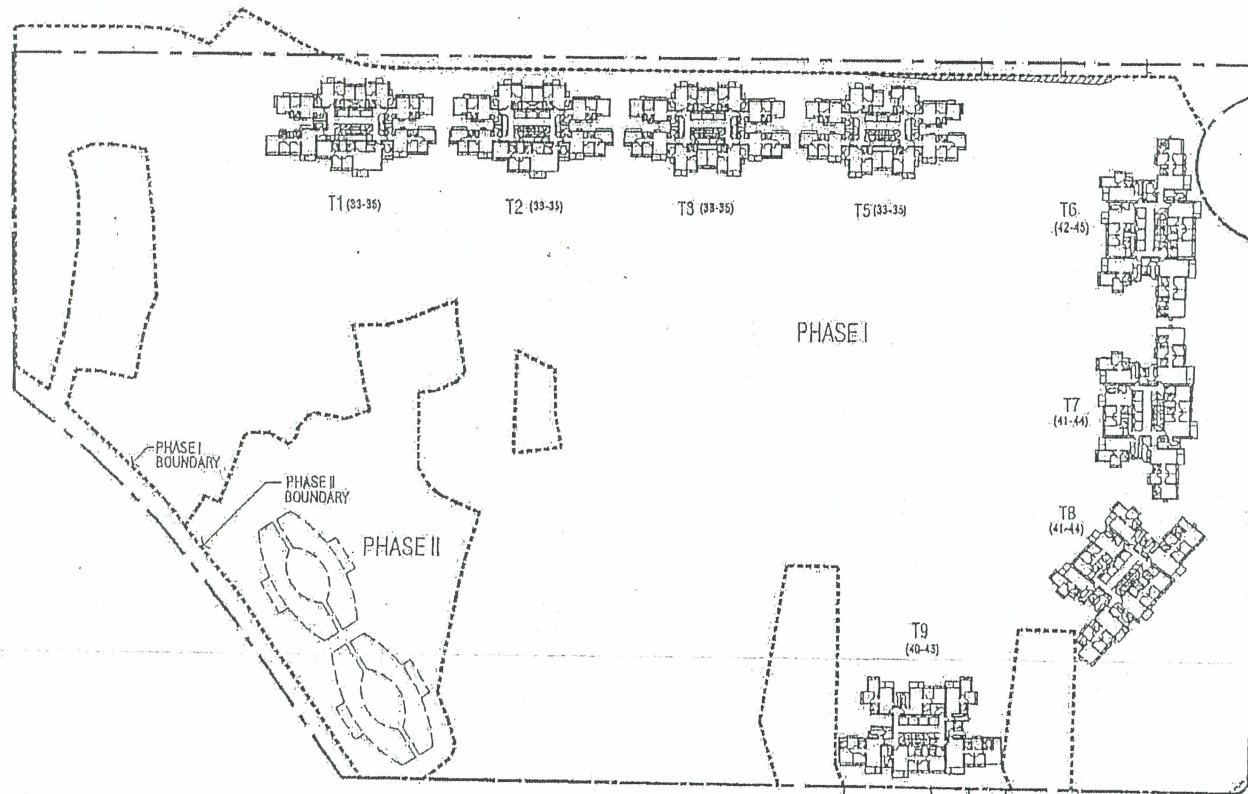
JOB NO.
DRAWING NO.
M-6A

REV.	1
DATE	11/11/04

PRINTED DATE: 03/12/2006 HP/06/06/06 (14/01/07/0025, Internal 14/01/07/0025)

參考編號
REFERENCE No.
A/YL/134-1

繪圖
DRAWING
A-A-9



TYPICAL FLOOR PLAN

現今方案A/YL/134-1

(摘錄自申請人於14. 3. 2006呈交的補充資料)

Current Scheme A/YL/134-1

(Extract from Applicant's Supplementary Information Submitted on 14.3.2006)

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01-09-04	-	-
11-05-05	A	TOWERS LAYOUT REVISED
03-12-05	B	TOWERS LAYOUT REVISED
03-12-05	C	TOWERS LAYOUT REVISED
13-03-06	D	TOWERS LAYOUT REVISED
DATE/REVISION/AMENDMENTS		

FILED	11/05/05
DRWN	RL
CKVD	MIL
DATE	NOV. 2004
SCALE	1:1000

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

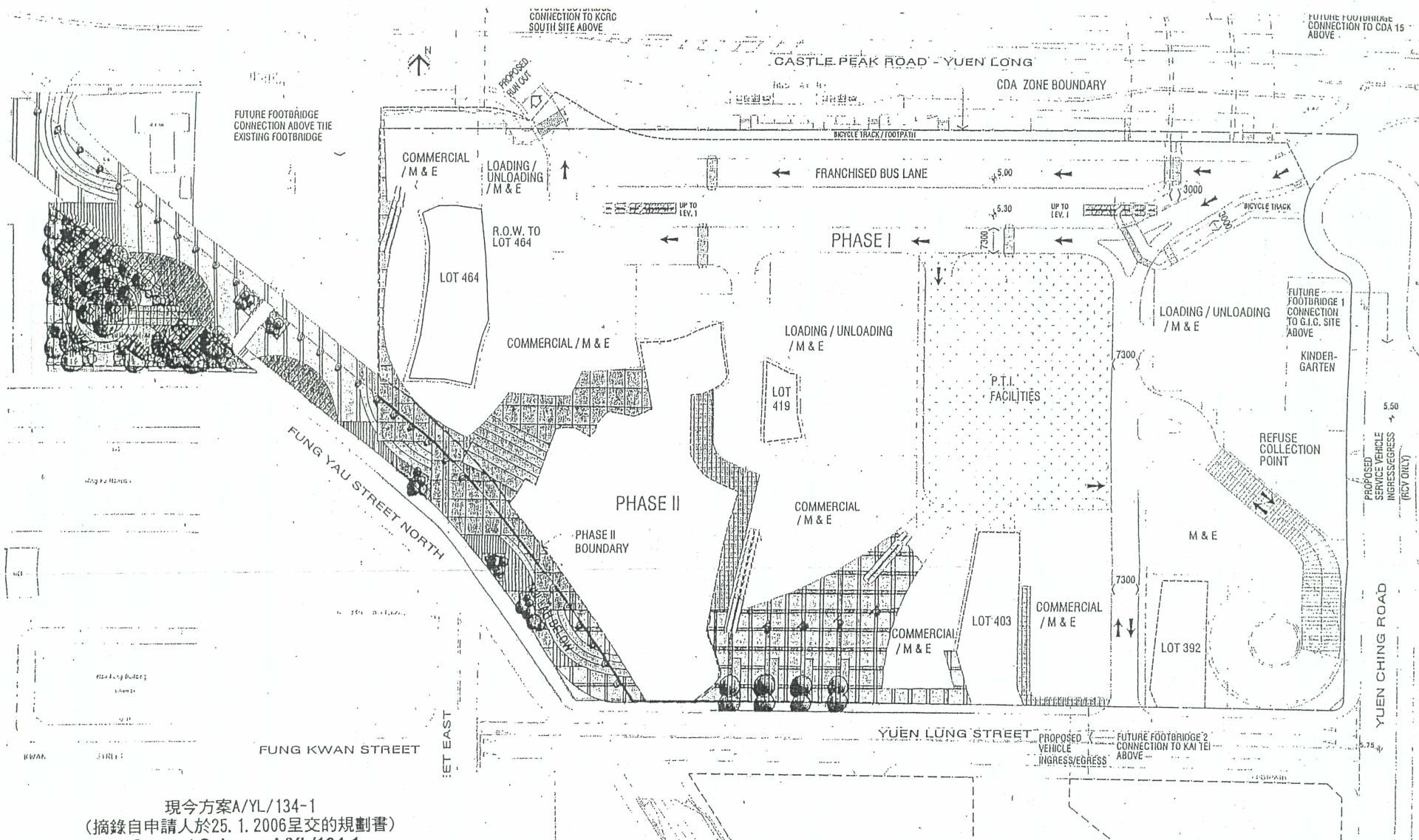
TITLE
TYPICAL FLOOR PLAN

JOB NO.
DRAWING NO. M-7A
REV. 1/1

PRINTED DATE: 03-12-2005 PLOT DATE: 03-12-2005 PLOT SCALE: 1:1000 PLOT SIZE: 1000x1000 PLOT AREA: 1000000

參考編號
REFERENCE No.
A/YL/134-1

繪圖
DRAWING
AA-10



現今方案A/YL/134-1
 (摘錄自申請人於25. 1. 2006呈交的規劃書)
 Current Scheme A/YL/134-1
 (Extract from Applicant's Planning Statement Submitted on 25.1.2006)

FIGURE 7 : CONCEPTUAL LANDSCAPE PLAN - GROUND FLOOR

參考編號
 REFERENCE No.
 A/YL/134-1

繪圖
 DRAWING
 AA-11

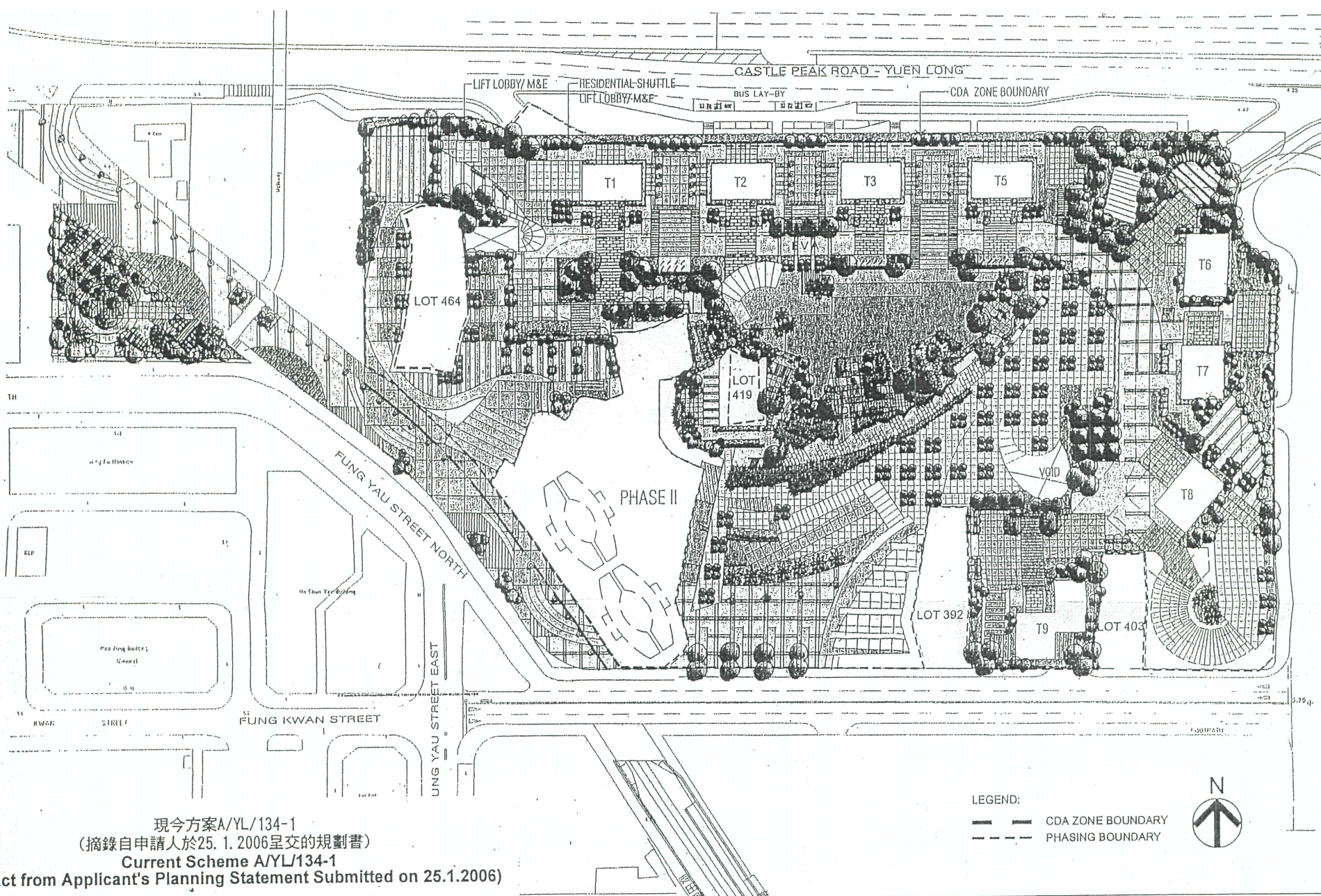


FIGURE 8 : CONCEPTUAL LANDSCAPE PLAN – GROUND AND PODIUM LEVEL

Development Parameters**Approved Scheme
(No. A/YL/134-1)**

Site Area	35,280m ² (Total) ⁽¹⁾
Phase I	31,792m ²
Phase II	3,488m ²

Plot Ratio***Residential***

Phase I	4.3141 (about)
Phase II	4.3943 (about)
Overall	4.322 (about)

Commercial

Phase I	1.624 (about)
Phase II	1.1508 (about)
Overall	1.5773 (about) ⁽²⁾

Gross Floor Area***Domestic***

Phase I	137,154m ²
Phase II	15,327m ²
Total	152,481m ²

Non-Domestic

Phase I	
Commercial	40,031m ²
GIC	1,400m ²
PTI	7,100m ²
Public ROW	3,100m ²
Sub-total	51,631m ²
Phase II	
Commercial	3,014 m ²
GIC	1,000m ²
PTI	--
Public ROW	--
Sub-total	4,014m ²

Total55,645m²⁽³⁾**Site Coverage for Residential Towers**

20%

No. of Blocks

Phase I	8
Phase II	2
Total	10

Development Parameters	Approved Scheme (No. A/YL/134-1)
No. of Flats	
Phase I	1,962
Phase II	272
Total	2,184-2,284 (assume 2,234)
Average Flat Size	68.25m ²
Phase I	69.91m ²
Phase II	56.35m ²
No. of Domestic Storeys	17-45
Phase I	
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	
Tower 10	17
Tower 11	17
Maximum Building Height (mPD)	92.6-172.75mPD
Phase I	
Towers 1, 2, 3 & 5	140.6-142.6mPD
Tower 6	172.75mPD
Tower 7	169.75-172.75mPD
Tower 8	169.75-172.75mPD
Tower 9	166.75-172.75mPD
Phase II	
Tower 10	92.6mPD
Tower 11	92.6mPD
Open Space	> 25,000m ² (about)
Residents Club House	
Phase I	Not more than 4,800m ² (3.5% of total domestic GFA in Phase I)
Phase II	Not more than 536m ² (3.5% of total domestic GFA in Phase II)
Total	Not more than 5,336m ² (3.5% of total domestic GFA)
Car Parking Spaces	664 (Total)
(Phases I & II)	
Residential	249
Commercial	361

Development Parameters	Approved Scheme (No. A/YL/134-1)
GIC	4
Visitor	50
Loading/Unloading Bays (Phases I & II)	52 (Total) ⁽⁴⁾
Residential	10
Commercial	37
GIC	5

Notes:

- (1) Reduction in site area because of the removal of Lot 419 in D.D. 116 and the land for the revised access/egress to Lot 464RP in D.D. 116.
- (2) Including a relaxation of plot ratio by 0.2891 for the PTI and public right-of-way (ROW) of 10,200m².
- (3) Including the non-domestic GFA of 10,200m² for the PTI and public right-of-way and 2,400m² for nursery/kindergarten respectively but excluding the 24-hour public passageway connecting the West Rail Yuen Long Station and adjacent residential developments.
- (4) The loading/unloading bays include 2 taxi lay-bys and 2 school bus lay-bys.

List of Approval Conditions

Application No. A/YL/134-1

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 : Application for Class B Amendments – Comprehensive Commercial/Residential Development

Date of Approval : 28.4.2006

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, west 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 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 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 the applicant's 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; 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.