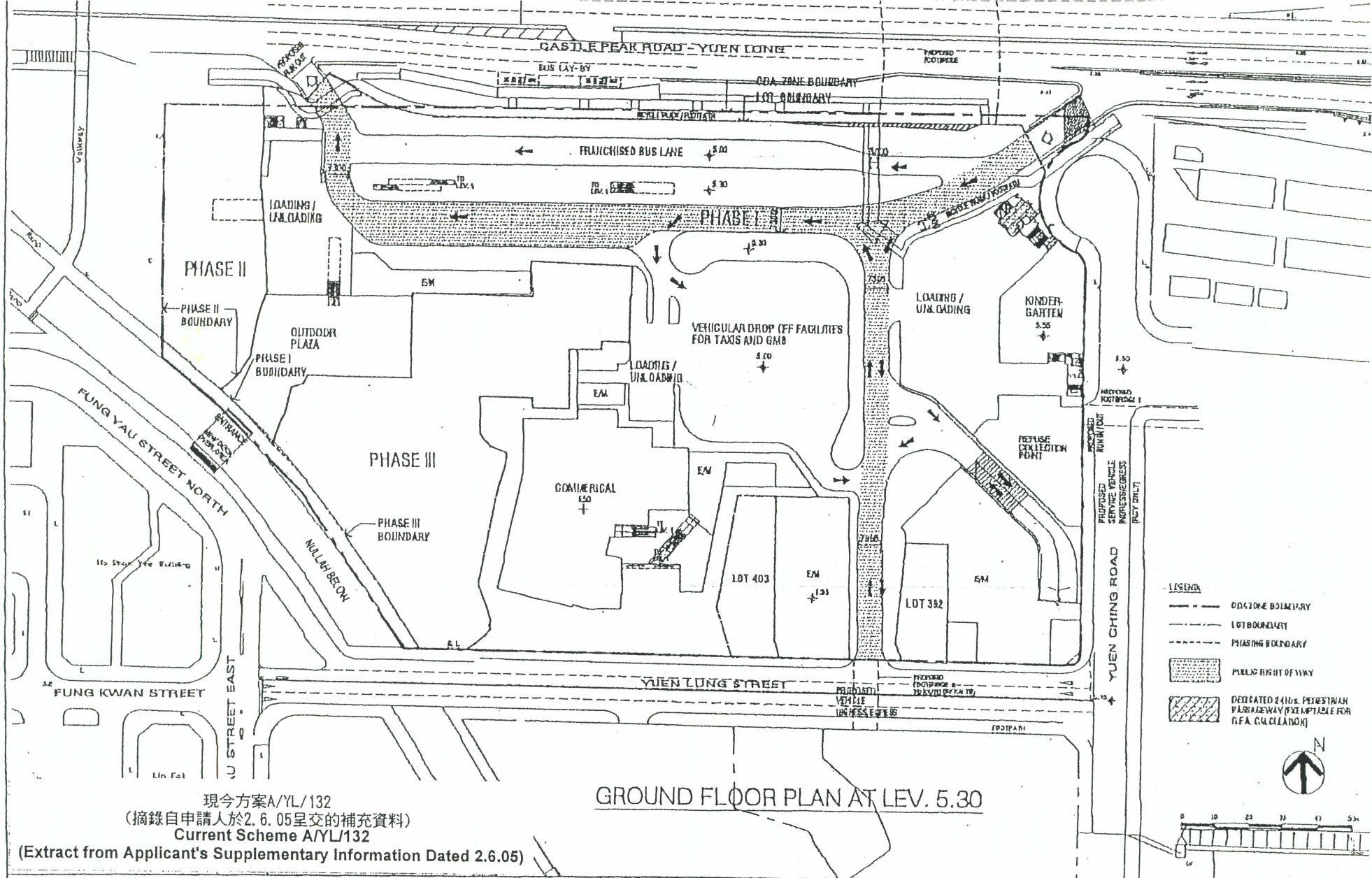


List of Approval Conditions

Application No. A/YL/132

- Application Site : Yuen Long Town Lot 504 and Various Lots and Adjoining Government Land in DD 115 and DD 116, Area 12, Yuen Long New Town
- Subject of Application : Proposed Comprehensive Commercial/Residential Development (Amendments to the an Approved Scheme) and Minor Relaxation of Plot Ratio Restriction to Include the Gross Floor Area of the Public Transport Interchange and the Public Right-of-Way
- Date of Approval : 29.7.2005
- 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 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 to 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 permission shall cease to have effect on 29.7.2009 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



現今方案A/YL/132
(摘錄自申請人於2.6.05呈交的補充資料)
Current Scheme A/YL/132

(Extract from Applicant's Supplementary Information Dated 2.6.05)

SUN HUNG KAI
ENGINEERING CO., LTD.
SUN HUNG KAI CHINA, WANCHAI, HONGKONG
TEL: 28777777

We hereby certify that the Master Layout Plan is a true and correct copy of the Master Layout Plan as approved by the Town Planning Board on 29.7.2005.

20-03-01	C	REVISED PCD/LN LAYOUT
18-01-01	D	REVISED PCD/LN LAYOUT
01-01-01	E	REVISED PCD/LN LAYOUT

FILE	20-03-01
DATE	20-03-01
SCALE	1:500

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

TITLE
GROUND FLOOR PLAN

JOB NO.
DRAWING NO.
M-1A

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七月二十九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 29.7.2005.

signed Mrs. Rita LAU

Chairman, Town Planning Board

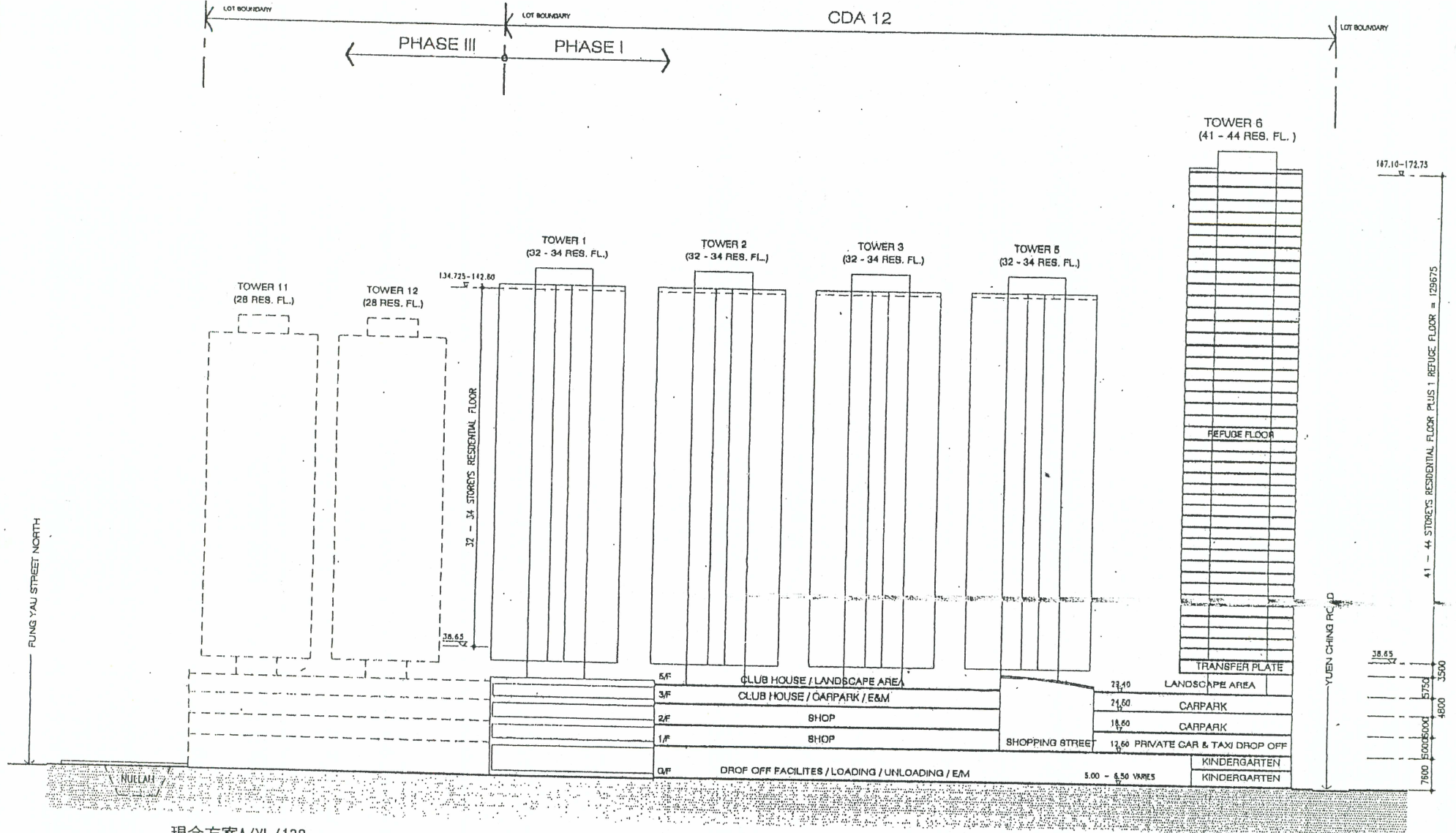
劉吳惠蘭

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/132

繪圖
DRAWING
A-1



現今方案A/YL/132
(摘錄自申請人於23. 4. 05呈交的規劃書)
Current Scheme A/YL/132
(Extract from Applicant's Planning Statement Dated 23.4.05)

DIAGRAMMATIC SECTION 1

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

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22-12-03	D	REVISED STOREYS OF 18
08-01-04	E	REVISED LEVELS & FL. HEIGHT OF 11 - 15
18-05-04	F	REVISED POORUM LEVELS
10-09-04	G	REVISED POORUM LEVELS
28-01-05	H	REVISED TOWER LEVELS
DATE/REVISION/AMENDMENTS		

FILE	WYH/11/12-04/11
DRWN	RL
CHKD	MIL
DATE	DEC., 2003
SCALE	

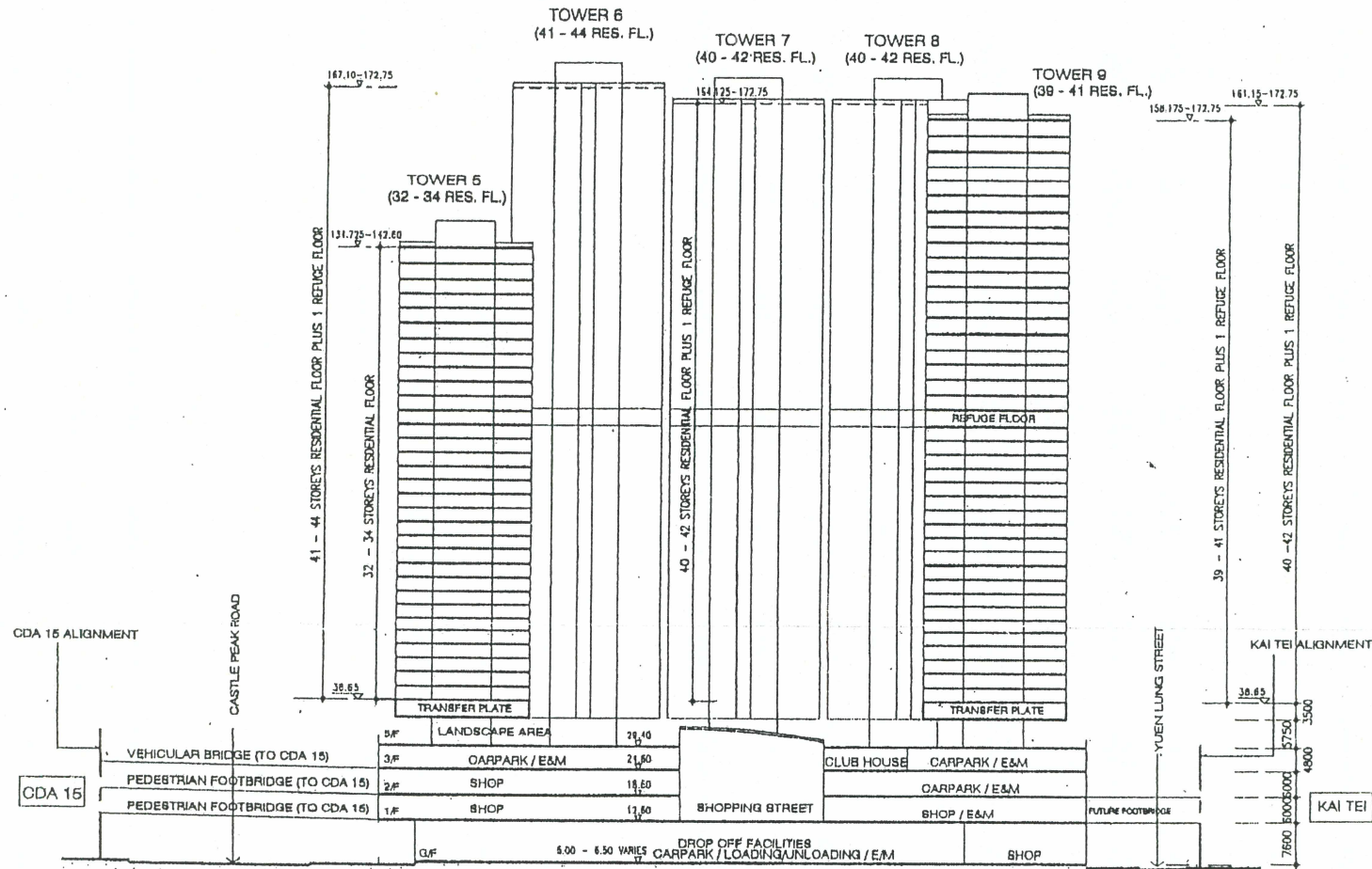
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
DIAGRAMMATIC SECTION 1

JOB NO.
DRAWING NO.
M-9A
REV.
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A/YL/132

繪圖
DRAWING
A-2



現今方案A/YL/132
(摘錄自申請人於23. 4. 05呈交的規劃書)
Current Scheme A/YL/132

DIAGRAMMATIC SECTION 2

(Extract from Applicant's Planning Statement Dated 23.4.05)

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23-12-03	C	REVISED STOREYS OF T6 & T7
08-01-04	D	REVISED LEVELS & FL. HEIGHT OF T5, T7 - T9
18-05-04	E	REVISED POIUM LEVELS
10-08-04	F	REVISED POIUM LEVELS
28-01-05	G	REVISED TOWER LEVELS
DATE/REVISION/AMENDMENTS		

FILE	WANCHAI/132-2-2
DRWN	HL
CHKD	WIL
DATE	DEC., 2003
SCALE	

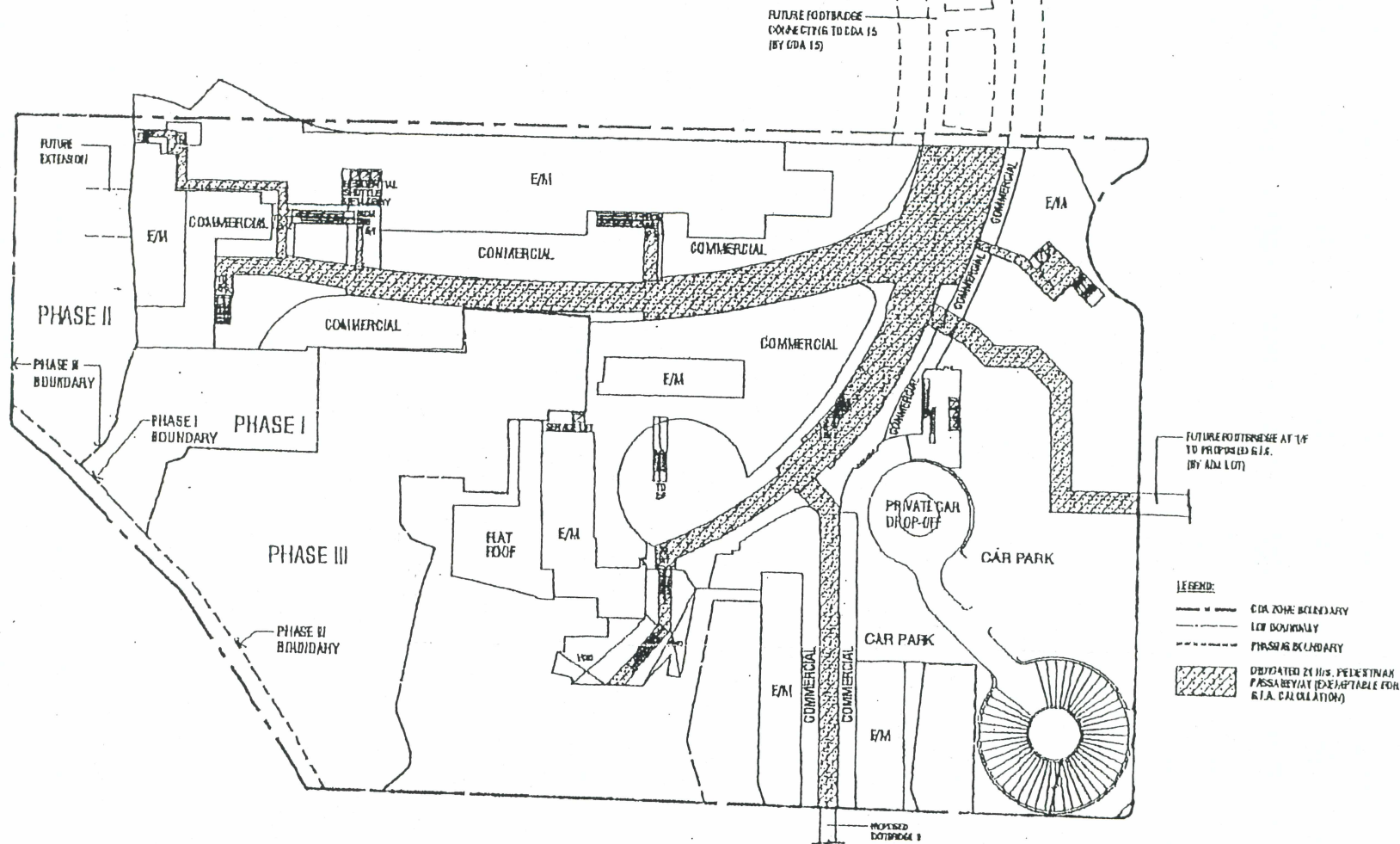
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
DIAGRAMMATIC SECTION 2

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

A/YL/132

繪圖
DRAWING
A-3



現今方案A/YL/132
(摘錄自申請人於2.6.05呈交的補充資料)
Current Scheme A/YL/132

1ST FLOOR PLAN AT LEV. 13.60

(Extract from Applicant's Supplementary Information Dated 2.6.05)

SUN HUNG KAI
ENGINEERING CO., LTD.
SUN HUNG KAI CENTRE, WANCHAI, HONGKONG
TEL 28778111 FAX 28778881

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01-10-04	B	REVISED KENNEL LAYOUT
10-04-04	C	REVISED POOL LAYOUT
01-01-05	D	REVISED POOL LAYOUT
DATE/REVISION/APPENDIX		

FILE NO. 11-000000-111	PROJECT
DRAWN: G.P.O.	PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.
CHECKED: G.P.O.	
DATE: JULY, 2003	
SCALE:	

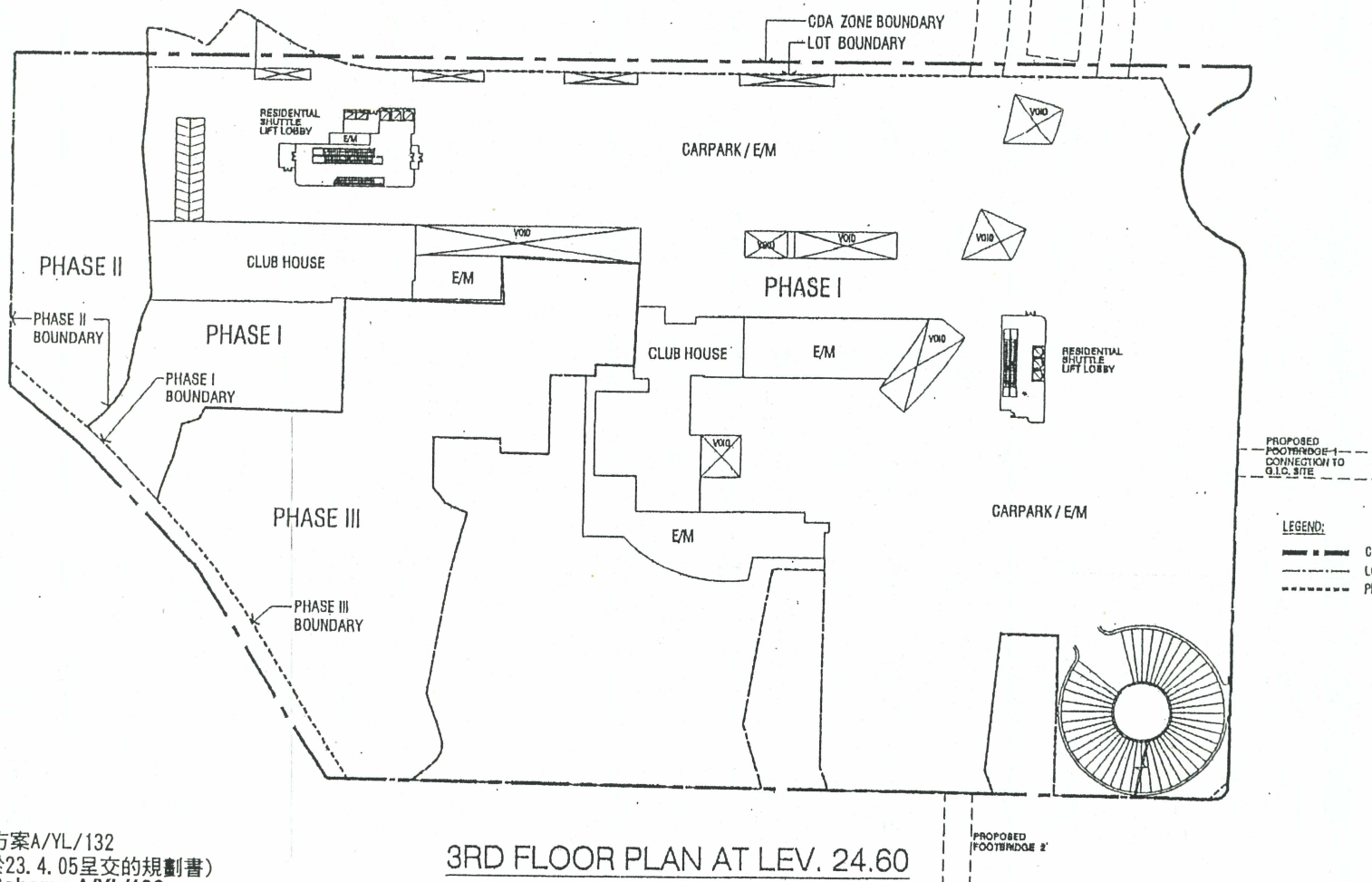
TITLE	1ST FLOOR PLAN AT LEV. 13.60
JOB NO.	
DRAWING	M-3A
REV.	

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
M-3A
REV.

A/YL/132
繪圖
DRAWING
A-4



現今方案A/YL/132
(摘錄自申請人於23. 4. 05呈交的規劃書)

Current Scheme A/YL/132

(Extract from Applicant's Planning Statement Dated 23.4.05)

SUN HUNG KAI
ENGINEERING CO., LTD.

SUN HUNG KAI CENTRE, WANCHAI, HONGKONG
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01-08-04	A	PODIUM LAYOUT REVISED
10-08-04	B	PODIUM LAYOUT REVISED
09-04-05	C	PODIUM LAYOUT REVISED
DATE/REVISION/AMENDMENTS		

FILE NO.	HA/132/132/132/132
DRWN	G.P.O.
CHKD	G.P.O.
DATE	JULY, 2003
SCALE	

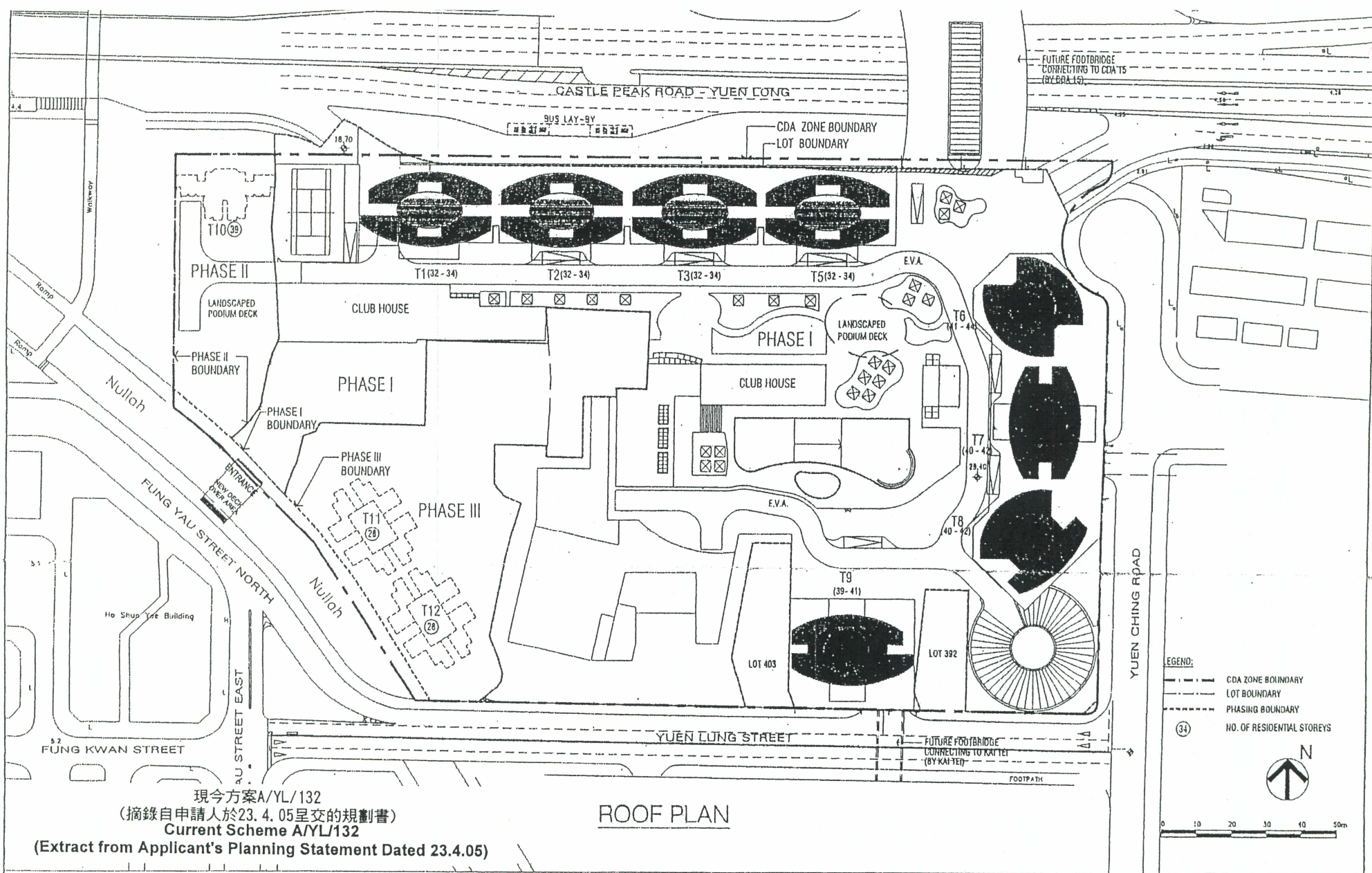
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.


TITLE
3RD FLOOR PLAN
AT LEV. 24.60

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

A/YL/132

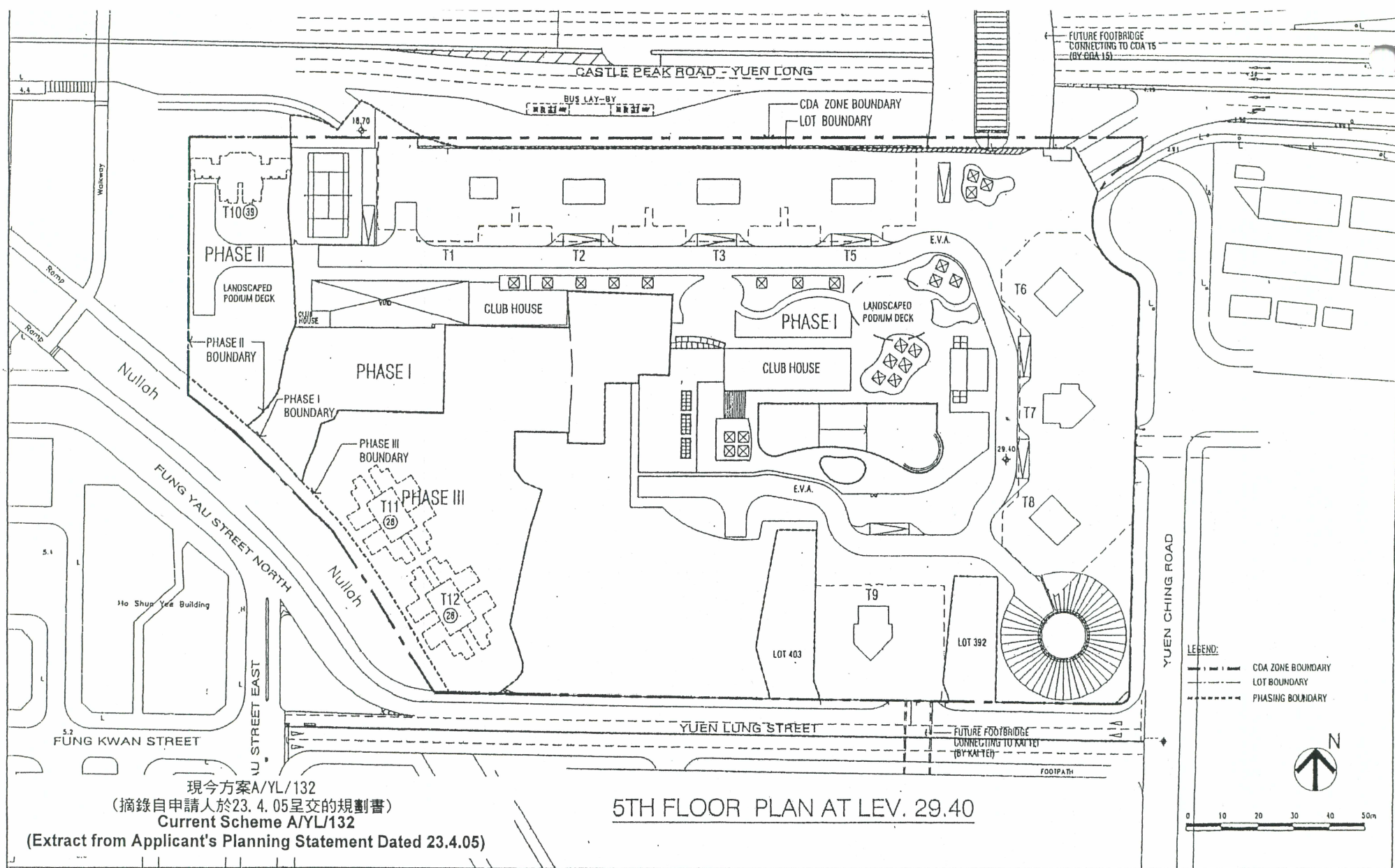
繪圖
DRAWING
A-6



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		10-08-04	E	TOWERS & PODIUM REVISED	DRWN	RL				DRAWING NO. REV. M-8A
					CHKD	MIL				
					DATE	20MAY.2004				
					SCALE					
SUN HUNG KAI CENTRE, WANCHAI, HONGKONG TEL. 28278111 FAX. 28272884		DATE/REVISION/AMENDMENTS								

A/YL/132

繪圖
DRAWING
A-7



現今方案A/YL/132
(摘錄自申請人於23. 4. 05呈交的規劃書)
Current Scheme A/YL/132
(Extract from Applicant's Planning Statement Dated 23.4.05)

5TH FLOOR PLAN AT LEV. 29.40

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09-04-03 A REVISED PODIUM LAYOUT
DATE/REVISION/AMENDMENTS

FILE NO. HK12-001111
DRAWN G.P.O.
CHKD G.P.O.
DATE 20MAY, 2004
SCALE

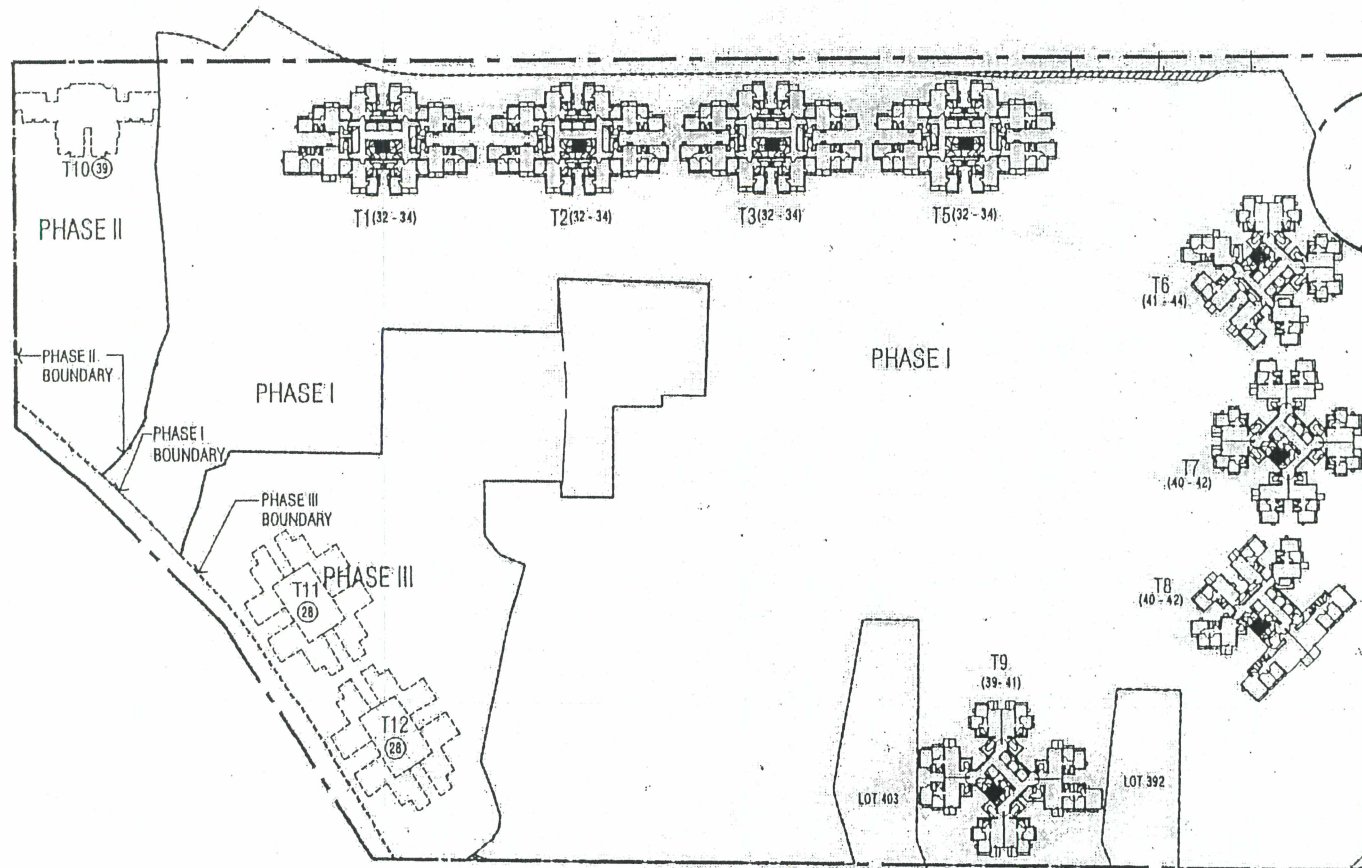
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
5TH FLOOR PLAN
AT LEV. 29.40

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

A/YL/132

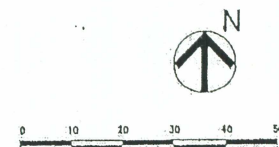
繪圖
DRAWING
A-9



TYPICAL FLOOR PLAN

現今方案A/YL/132
(摘錄自申請人於23. 4. 05呈交的規劃書)
Current Scheme A/YL/132

(Extract from Applicant's Planning Statement Dated 23.4.05)



SUN HUNG KAI
ENGINEERING CO., LTD.

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

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DATE/REVISION/AMENDMENTS

FILE: A/YL/132-1 (SHEK, 2004)
DRAWN: RL
CHKD: MIL
DATE: 20 MAY, 2004
SCALE:

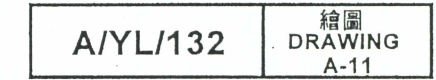
PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

TITLE
TYPICAL FLOOR PLAN

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

A/YL/132

繪圖
DRAWING
A-10



(Extract from Applicant's Additional Information Dated 17.5.05)

Development Parameters**Current Scheme
(No. A/YL/132)**

Site Area

Phase I
Phase II
Phase III

36,080m²(Total)
28,711m²
2,099m²
5,270m²⁽¹⁾

Plot Ratio

- Domestic
Phase I
Phase II
Phase III

4.5763 (about)
4.3959 (about)
4.9

Overall

4.6131 (about)

- Non-domestic

Phase I
Phase II
Phase III

1.16 (about)
1.106 (about)
0.189

Overall

1.0153 (about)⁽²⁾

Gross Floor Area

- Domestic

Phase I
Phase II
Phase III

131,391m²
9,227m²
25,823m²
166,441 m²

Total

- Non-domestic

Phase I

- Commercial
- GIC
- Sub-total

33,309m²⁽³⁾
1,400m²⁽⁴⁾ (Nursery/Kindergarten)
34,709m²

Phase II

- Commercial
- GIC
- Sub-total

2,322m²
--
2,322m²

Phase III

- Commercial
- GIC
- Sub-total

--
1,000m² (Use Not Specified)
1,000m²

Total

38,031m²⁽⁵⁾

Site Coverage for Residential Towers

20%

No. of Blocks

Phase I
Phase II
Phase III
Total

8
1
2
11

Development Parameters**Current Scheme
(No. A/YL/132)**

No. of Flats

Phase I	2,247
Phase II	156
Phase III	448
Total	2,760-2,860 (assume 2,851)

Average Flat Size

Phase I	58.47m ²
Phase II	59.44m ²
Phase III	57.64m ²

No. of Domestic Storeys

Phase I	28-44
Towers 1, 2, 3 & 5	32-34
Tower 6	41-44
Tower 7	40-42
Tower 8	40-42
Tower 9	39-41
Phase II (Tower 10)	39
Phase III (Towers 11 & 12)	28

Maximum Building Height (mPD)

Phase I	117.05-172.75mPD
Towers 1, 2, 3 & 5	134.73-142.6mPD
Tower 6	167.1-172.75mPD ⁽⁶⁾
Tower 7	164.125-172.75mPD ⁽⁶⁾
Tower 8	161.15-172.75mPD ⁽⁶⁾
Tower 9	158.175-172.75mPD ⁽⁶⁾
Phase II (Tower 10)	163.85mPD
Phase III (Towers 11 & 12)	117.05mPD

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

(Phase I)

3,941m²
(3% of total domestic GFA in Phase I)**Car Parking Spaces**

(Phases I, II & III)

	762(total)
- Residential	476
- Commercial	224
- GIC	7
- Visitors	55

Loading/Unloading Bays

(Phases I, II & III)

	43 (total) ⁽⁷⁾
- Residential	11
- Commercial	27
- GIC	5

Notes:

- (1) Includes site area of Lot 470 RP.
- (2) Includes a relaxation of plot ratio by 0.282 to include the covered Public Transport Interchange (PTI) and public right-of-way of 10,200m².
- (3) Includes a non-domestic GFA of 10,200m² for the PTI and public right-of-way, 1,400m² for GIC use for nursery/kindergarten in Phase I but excludes the 24-hour public passageway connecting the West Rail Yuen Long Station and adjacent residential developments.
- (4) This 1,400m² GIC use for nursery/kindergarten has been included in the non-domestic GFA in Phase I development.
- (5) Includes a non-domestic GFA of 10,200m² for the PTI and public right-of-way, 1,400m² for nursery/kindergarten in Phase I and 1,000m² unspecified GIC floor space in Phase III but excludes the 24-hour public passageway connecting the West Rail Yuen Long Station and adjacent residential developments.
- (6) Building height as per Application No. A/YL/130 approved under delegated authority of the Board on 4.2.2005.
- (7) The loading/unloading bays include 2 taxi lay-bys and 2 school bus lay-bys.