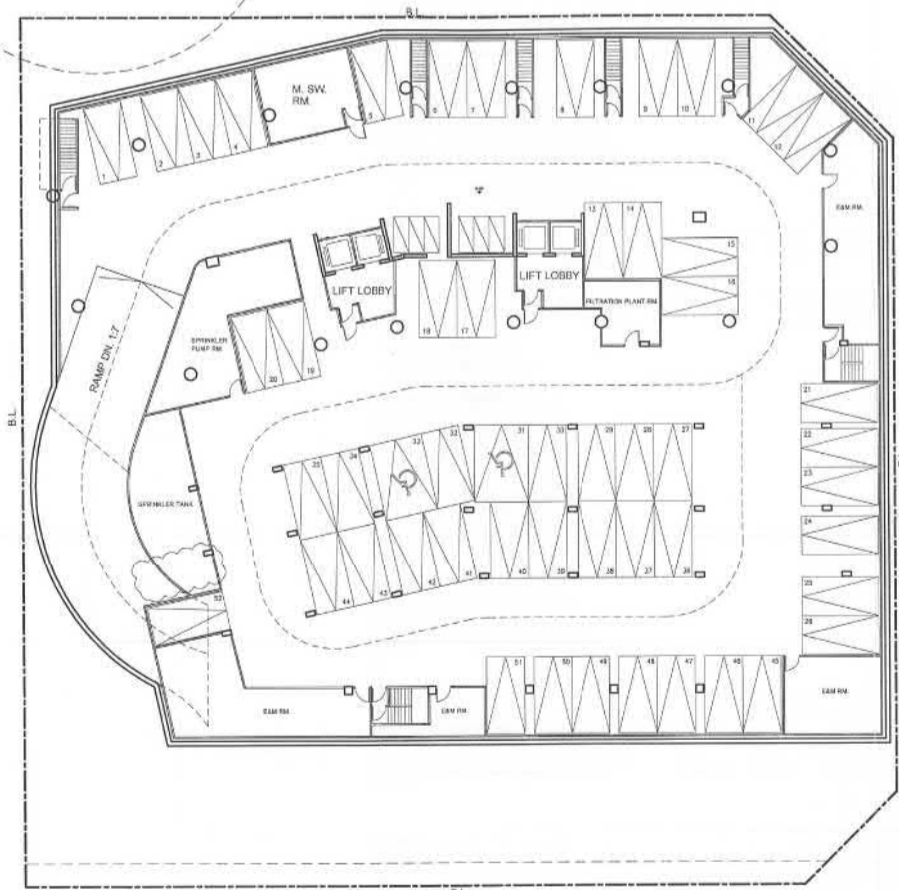


MLP - 4/6
BASEMENT PLAN
~~1:300~~

先前核准方案 A/YL/191
 Previous Approved Scheme A/YL/191



B/F PLAN 1:300 (A3)

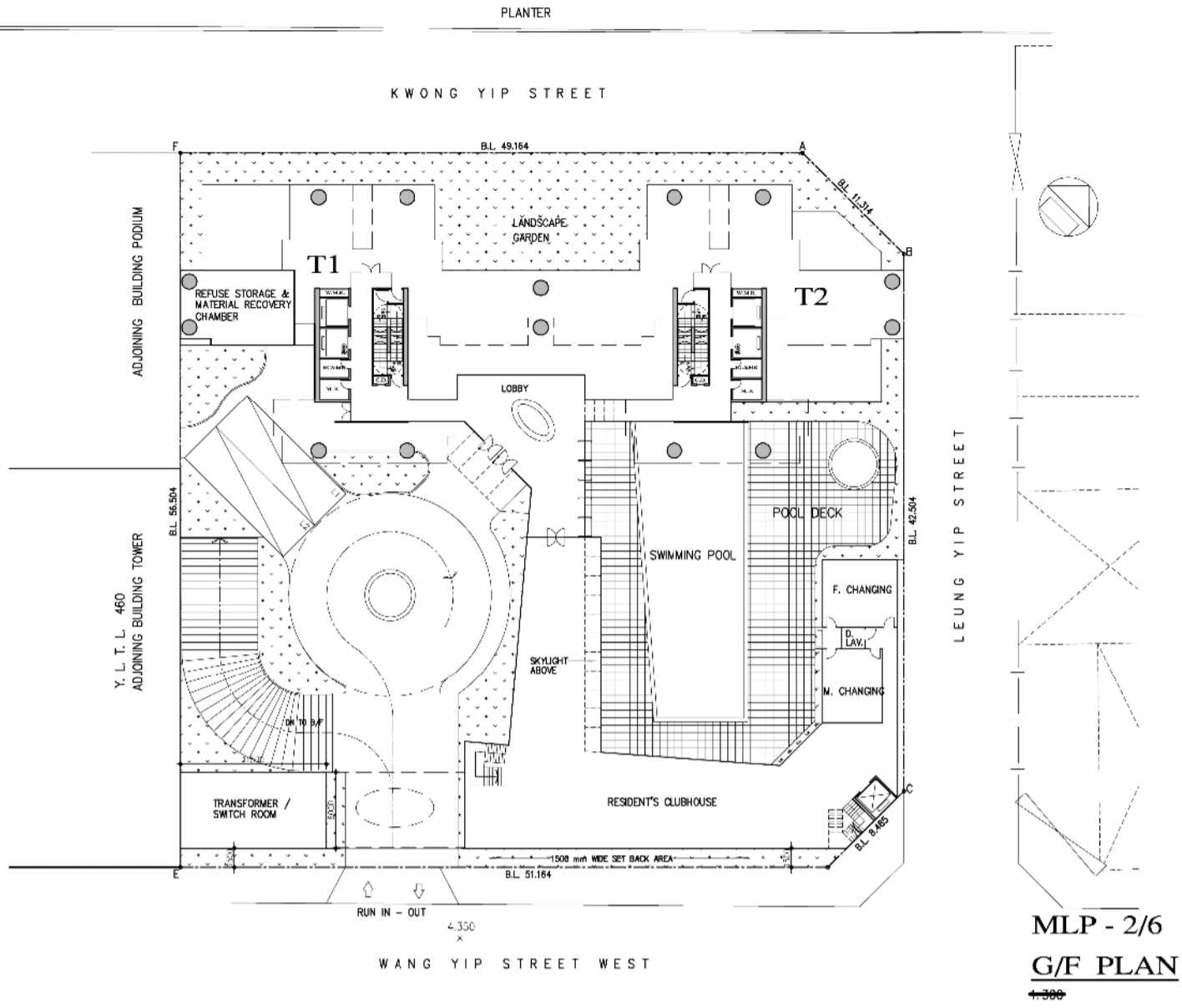
PRUDENT DESIGN LTD.
 誠藝建築設計有限公司
 ROOMS 1203-1204, 12/F, BELGIAN BANK BUILDING,
 NOS. 721-725 NATHAN ROAD, KOWLOON
 TEL : 2499 2229 FAX : 2374 4229

PROJECT :
 NO. 21 WANG YIP STREET WEST, YUEN LONG, N.T.

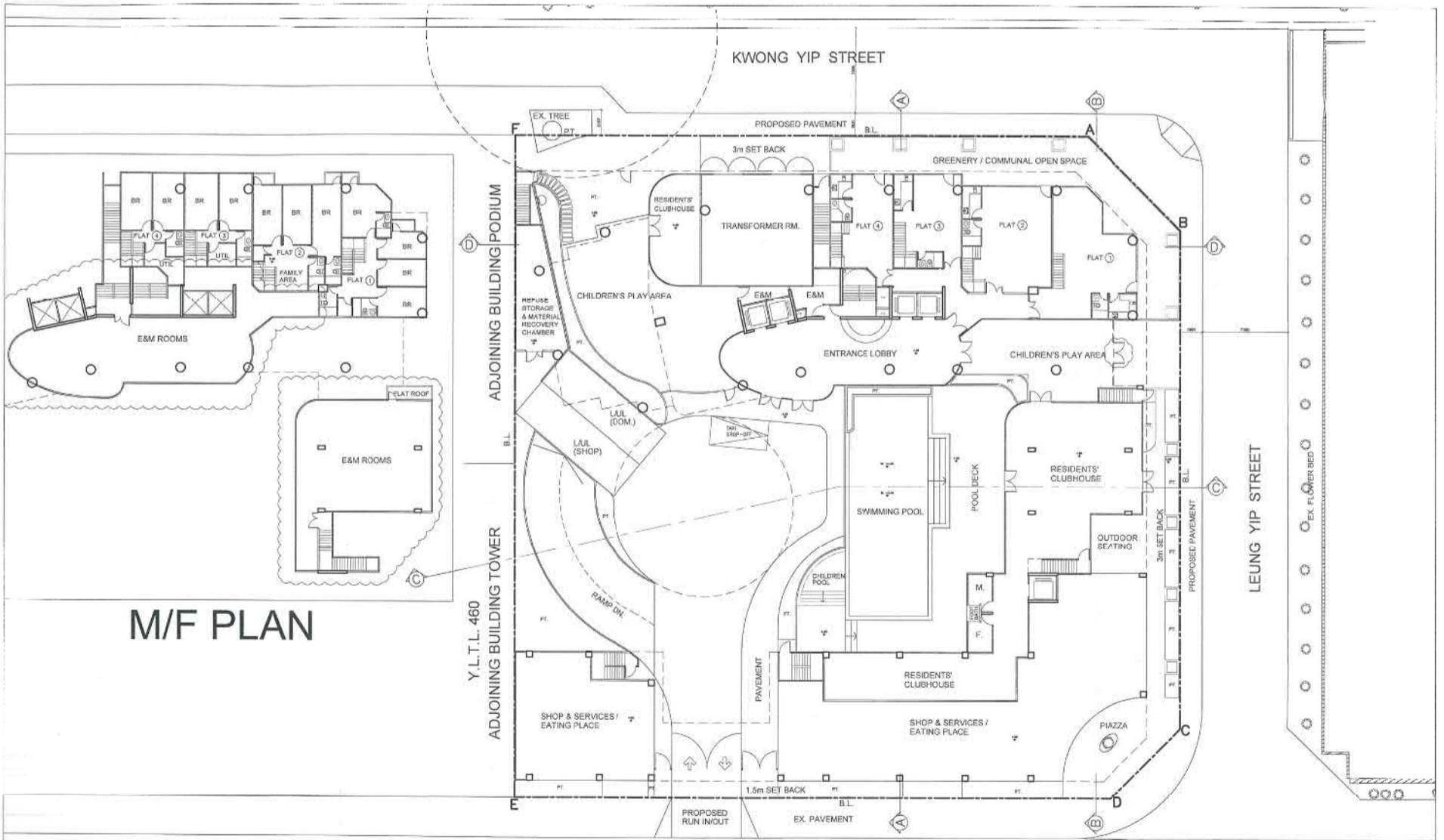
TITLE: B/F PLAN		DRAWING NO.: DA-01	
DRAW: KF	CHECK: DL	DATE: 20-01-17	SCALE: 1:300 (A3)
REVISION: A			

現今方案 A/YL/231 (摘錄自申請人於 9.11.2017 提交的進一步資料)
 Current Scheme A/YL/231 (Extract from Applicant's Further Information Submitted on 9.11.2017)

參考編號 REFERENCE No. A/YL/231	繪圖 DRAWING A-1
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先前核准方案 A/YL/191
Previous Approved Scheme A/YL/191



M/F PLAN

G/F PLAN 1:300 (A3)

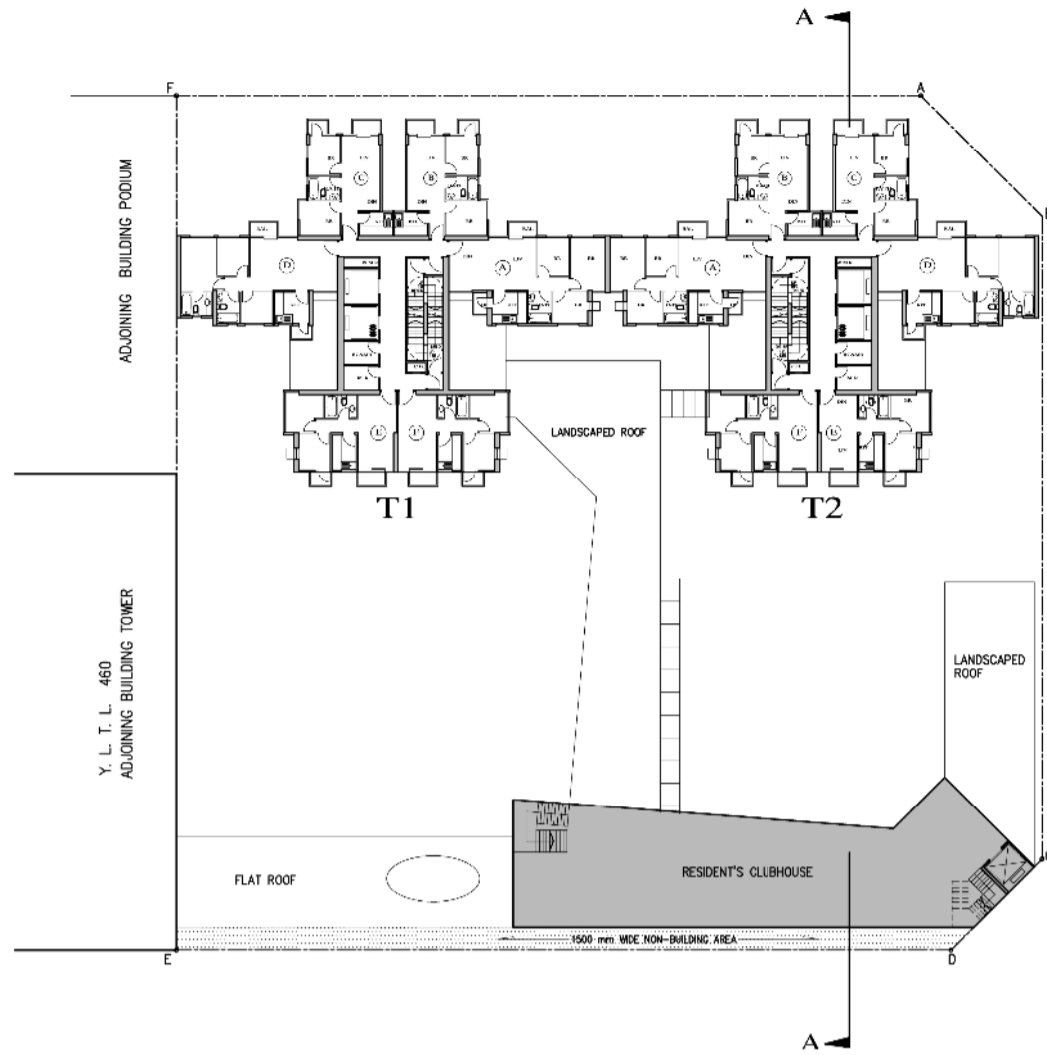
PRUDENT DESIGN LTD.
誠藝建築設計有限公司
ROOMS 1203-1204, 12/F, BELGIAN BANK BUILDING,
NOS. 721-725 NATHAN ROAD, KOWLOON
TEL : 2499 2229 FAX : 2374 4228

PROJECT :
NO. 21 WANG YIP STREET WEST, YUEN LONG, N.T.

TITLE: G/F PLAN & M/F PLAN	DRAWING NO.:
DRAW: KE	DA-02
CHECK: DL	REVISION: A
DATE: 20-01-17	
SCALE: 1:300	

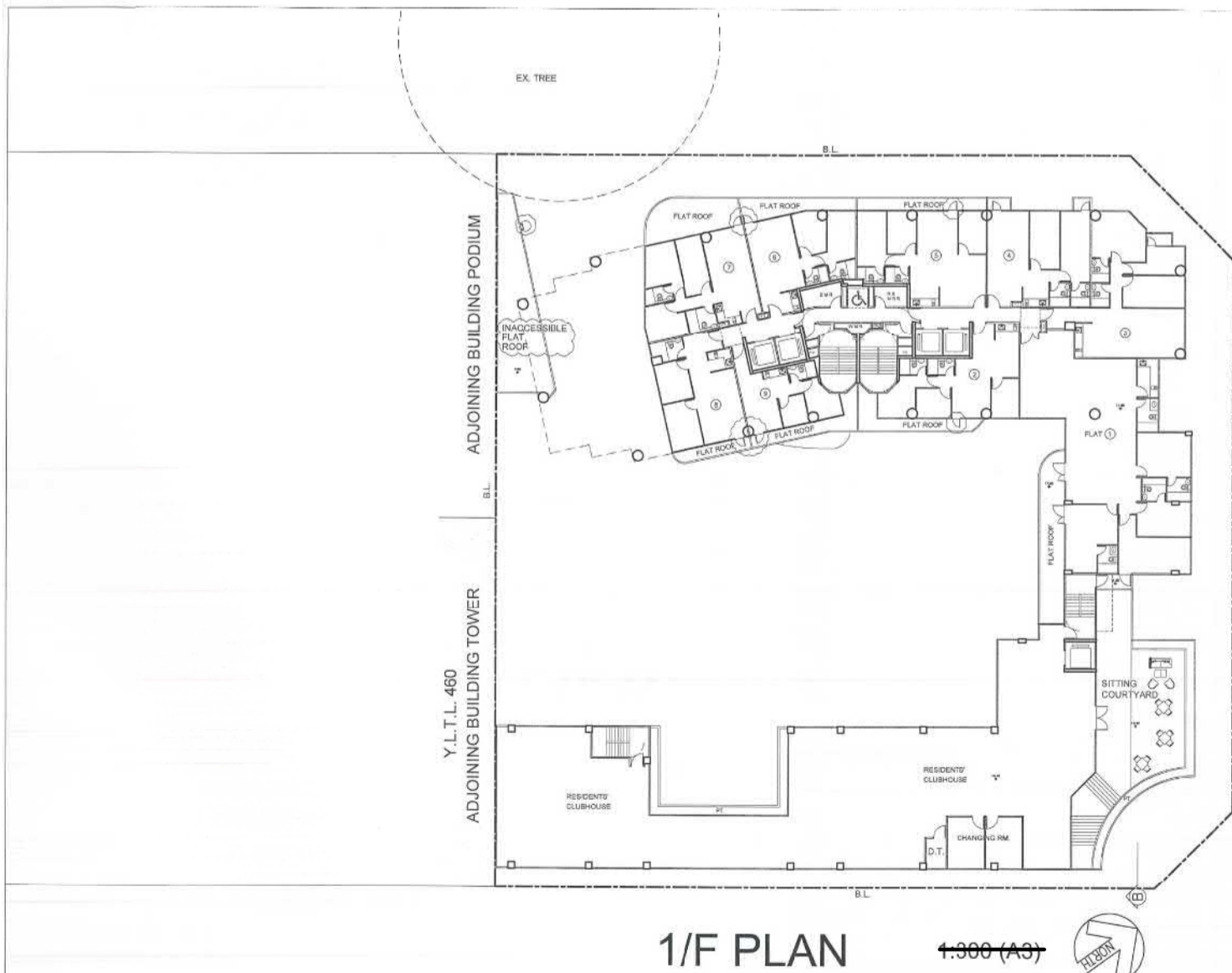
現今方案 A/YL/231 (摘錄自申請人於 9.11.2017 提交的進一步資料)
Current Scheme A/YL/231 (Extract from Applicant's Further Information Submitted on 9.11.2017)

參考編號 REFERENCE No. A/YL/231	繪圖 DRAWING A-2
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MLP - 3/6
1/F PLAN

先前核准方案 A/YL/191
Previous Approved Scheme A/YL/191



1/F PLAN

1:300 (A3)



PRUDENT DESIGN LTD.
誠藝建築設計有限公司
ROOMS 1203-1204, 12/F, BELGIAN BANK BUILDING,
NDS. 721-725 NATHAN ROAD, KOWLOON
TEL : 2499 2229 FAX : 2374 4229

PROJECT :

NO. 21 WANG YIP STREET WEST, YUEN LONG, N.T.

TITLE:

1/F PLAN

DRAWING NO.:

DA-03

DRAW:

CHECK:

DATE:

SCALE:

REVISION:

KF

DL

20-01-17

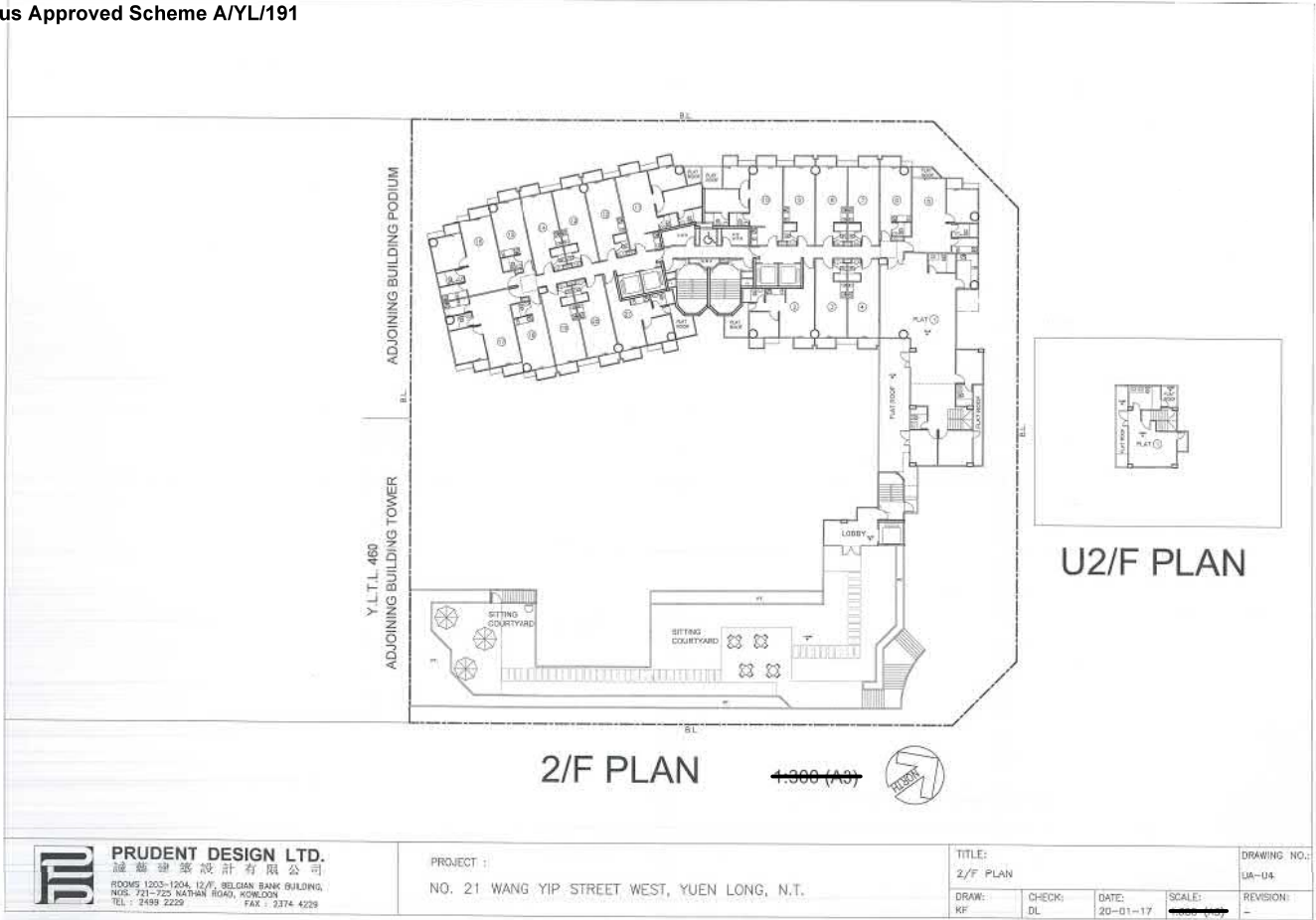
1:300 (A3)

A

現今方案 A/YL/231 (摘錄自申請人於 9.11.2017 提交的進一步資料)
Current Scheme A/YL/231 (Extract from Applicant's Further Information Submitted on 9.11.2017)

參考編號
REFERENCE No.
A/YL/231

繪圖 DRAWING
A-3



(摘錄自申請人於 9. 11. 2017 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 9.11.2017)

參考編號
 REFERENCE No.
A/YL/231

繪圖 DRAWING
A-4



(摘錄自申請人於 9.11.2017 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 9.11.2017)

參考編號
 REFERENCE No.
A/YL/231

繪圖 DRAWING
A-5



(摘錄自申請人於 9. 11. 2017 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 9.11.2017)

參考編號
 REFERENCE No.
A/YL/231

繪圖 DRAWING
A-6

CONDITION OF SITE

SITE AREA = 3,180 s.m.
 ZONING = "RE1"
 CLASS OF SITE = "C"

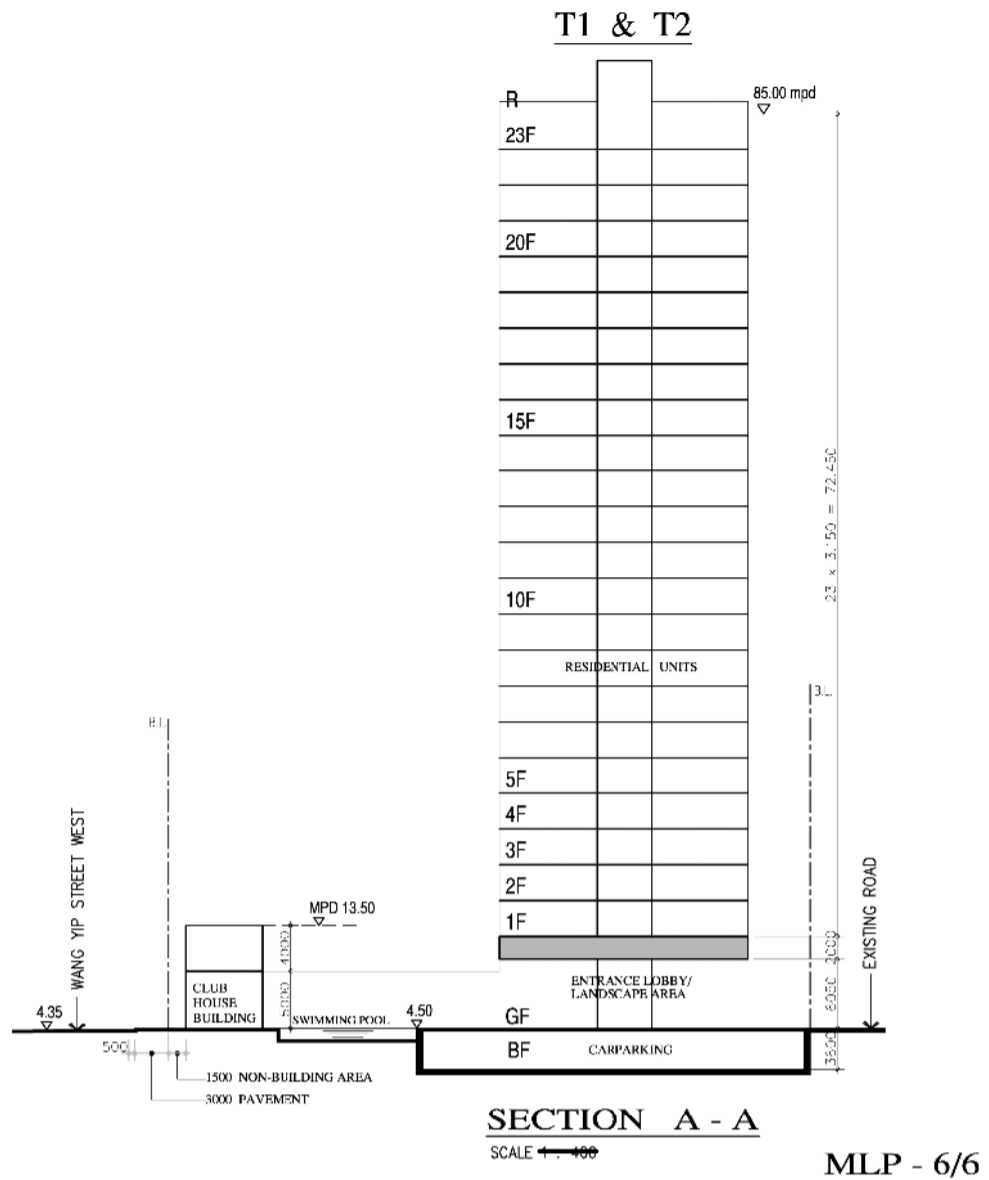
PERMISSIBLE PLOT RATIO = 5 (15,900 s.m.)
 MAX SITE COVERAGE UP TO 2 STOREY = 60%
 MAX SITE COVERAGE ABOVE 2 STOREY = 30%

GFA PROVIDED (TOWER 1 & TOWER 2)

RESIDENTIAL TOWERS (23 X 6 UNITS x 2 = 276 FLATS)
 BF CARPARKING = NIL
 GF ENTRANCE LOBBY = 260 s.m.
 1F - 23F DOMESTIC 680 X 23 STOREYS = 15,640 s.m.
 = 15,900 s.m.

CARPARKING NUMBER CALCULATION

NOS. OF FLATS = 276 NOS.
 UNDER HKPSG
 (PARKING STANDARDS FOR RESIDENTIAL DEVELOPMENT)
 PRIVATE CAR REQUIRED 276 / 6 x 1 x 0.85 = 40 NOS.
 5% RELAXATION = 2 NOS.
 PROVIDED = 42 NOS.
 = 44 NOS.
 L / UL REQUIRED 1 PER TOWER = 2 NOS.
 MOTORCYCLE PARKING = 5 NOS.



先前核准方案 A/YL/191
 Previous Approved Scheme A/YL/191

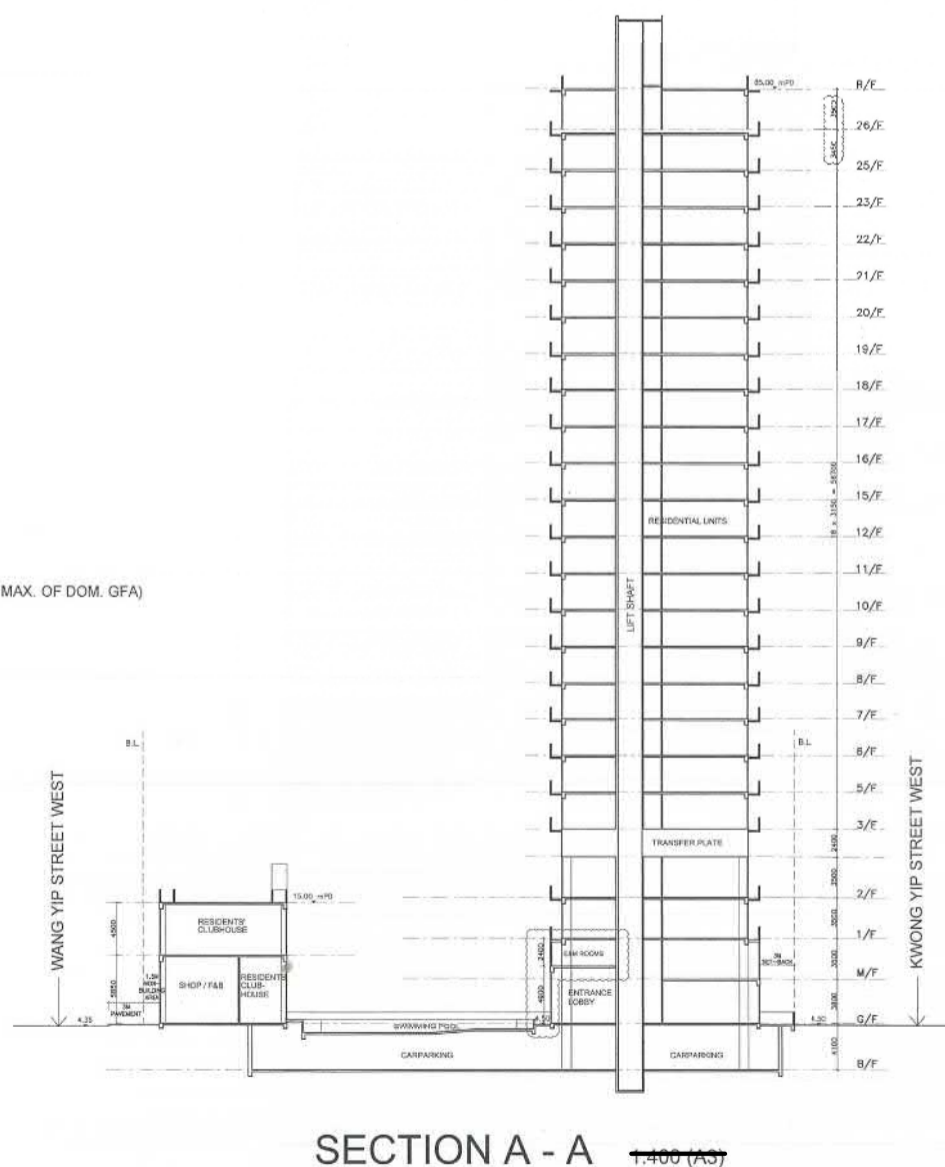
CONDITION OF SITE

SITE AREA = 3,180 S.M.
 ZONING = "RE1"
 CLASS OF SITE = "C"
 PERMISSIBLE PLOT RATIO = 5.5 (17,490 S.M.)
 MAX. SITE COVERAGE UP TO 2 STOREYS = 60%
 ACTUAL SITE COVERAGE UP TO 2 STOREYS = 59%
 MAX. SITE COVERAGE ABOVE 2 STOREY S = 30%
 ACTUAL SITE COVERAGE ABOVE 2 STOREYS = 29.5%

GFA PROVIDED

B/F LOBBY = 53 S.M.
 G/F DOMESTIC = 470 S.M.
 NON-DOMESTIC = 410 S.M.
 M/F DOMESTIC = 244 S.M.
 1/F DOMESTIC = 748 S.M.
 2/F & U2/F DOMESTIC = 873 S.M.
 G/F-2/F RESIDENTS' CLUBHOUSE = 854 S.M. EXEMPTED (5% MAX. OF DOM. GFA)
 3/F DOMESTIC = 750 S.M.
 5/F-22/F DOMESTIC 752 X 16 STOREYS = 12,032 S.M.
 (NO 4/F, 13/F, 14/F, 24/F)
 23/F DOMESTIC = 893 S.M.
 25/F DOMESTIC = 644 S.M.
 26/F DOMESTIC = 573 S.M.
 TOTAL = 17,490 S.M.

TOTAL NO. OF RESIDENTIAL UNITS = 4+9+21+22x17+18+14+10 = 450 UNITS



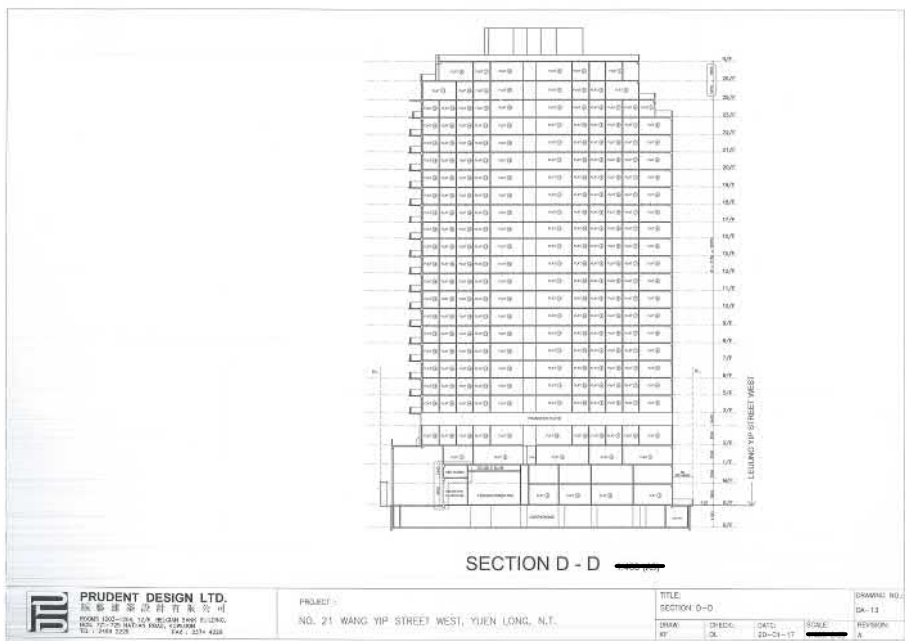
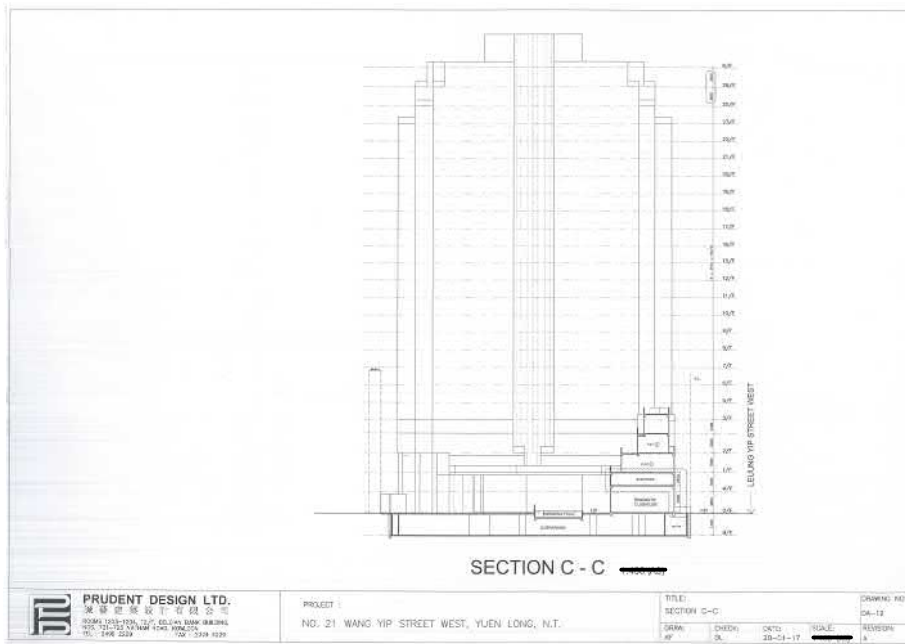
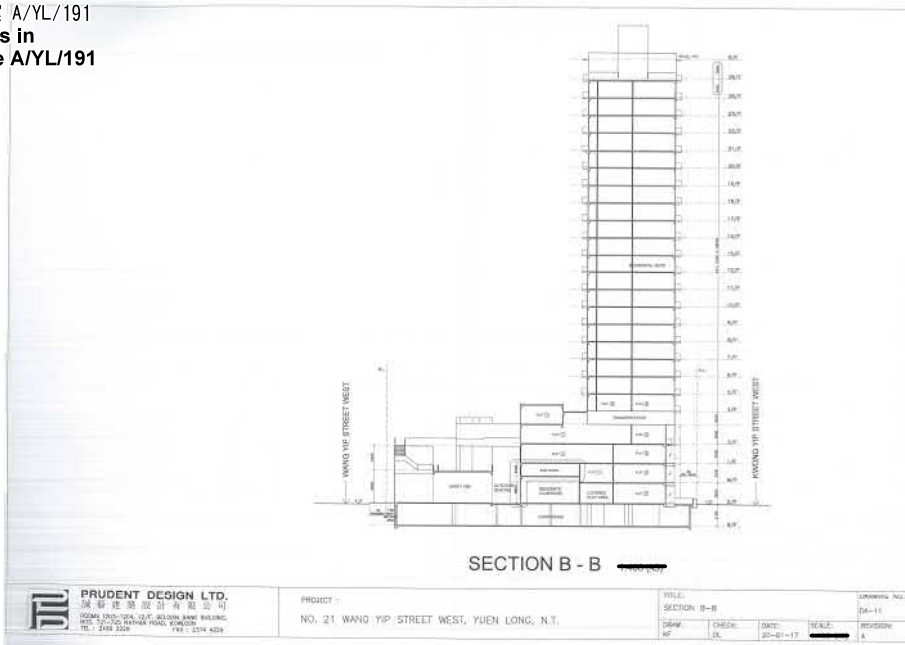
PRUDENT DESIGN LTD.
 誠藝建築設計有限公司
 ROOMS 1203-1204, 12/F, BELGIAN BANK BUILDING,
 NOS. 721-725 NATHAN ROAD, KOWLOON
 TEL : 2499 2229 FAX : 2374 4229

PROJECT :
 NO. 21 WANG YIP STREET WEST, YUEN LONG, N.T.

TITLE:
 SECTION A-A
 DRAWING NO.:
 DA-10
 DRAW: KF CHECK: DL DATE: 20-01-17 SCALE: 1:400 (A3) REVISION: A

現今方案 A/YL/231 (摘錄自申請人於 9.11.2017 提交的進一步資料)
 Current Scheme A/YL/231 (Extract from Applicant's Further Information Submitted on 9.11.2017)

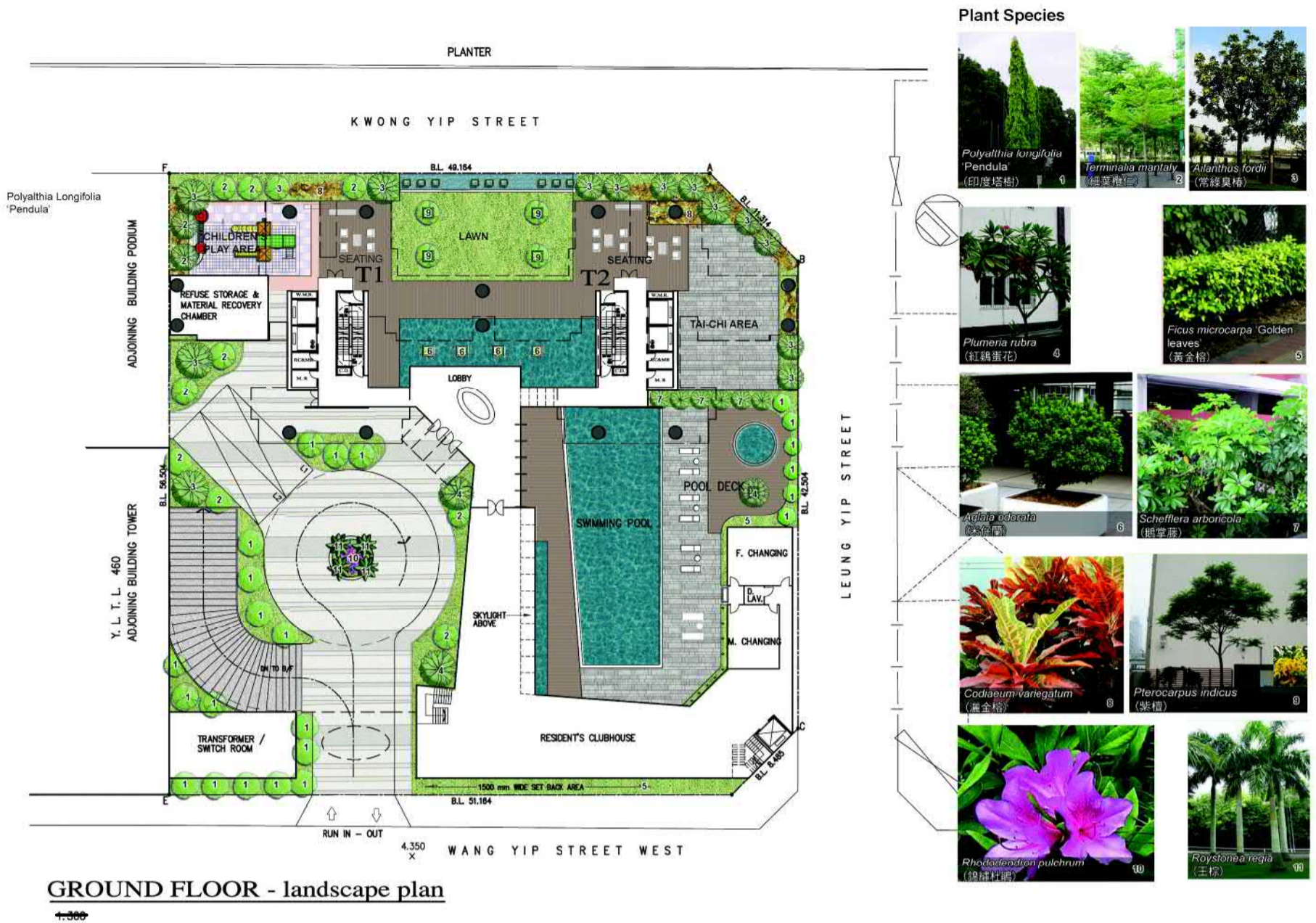
參考編號
 REFERENCE No.
 A/YL/231
 繪圖 DRAWING
 A-7



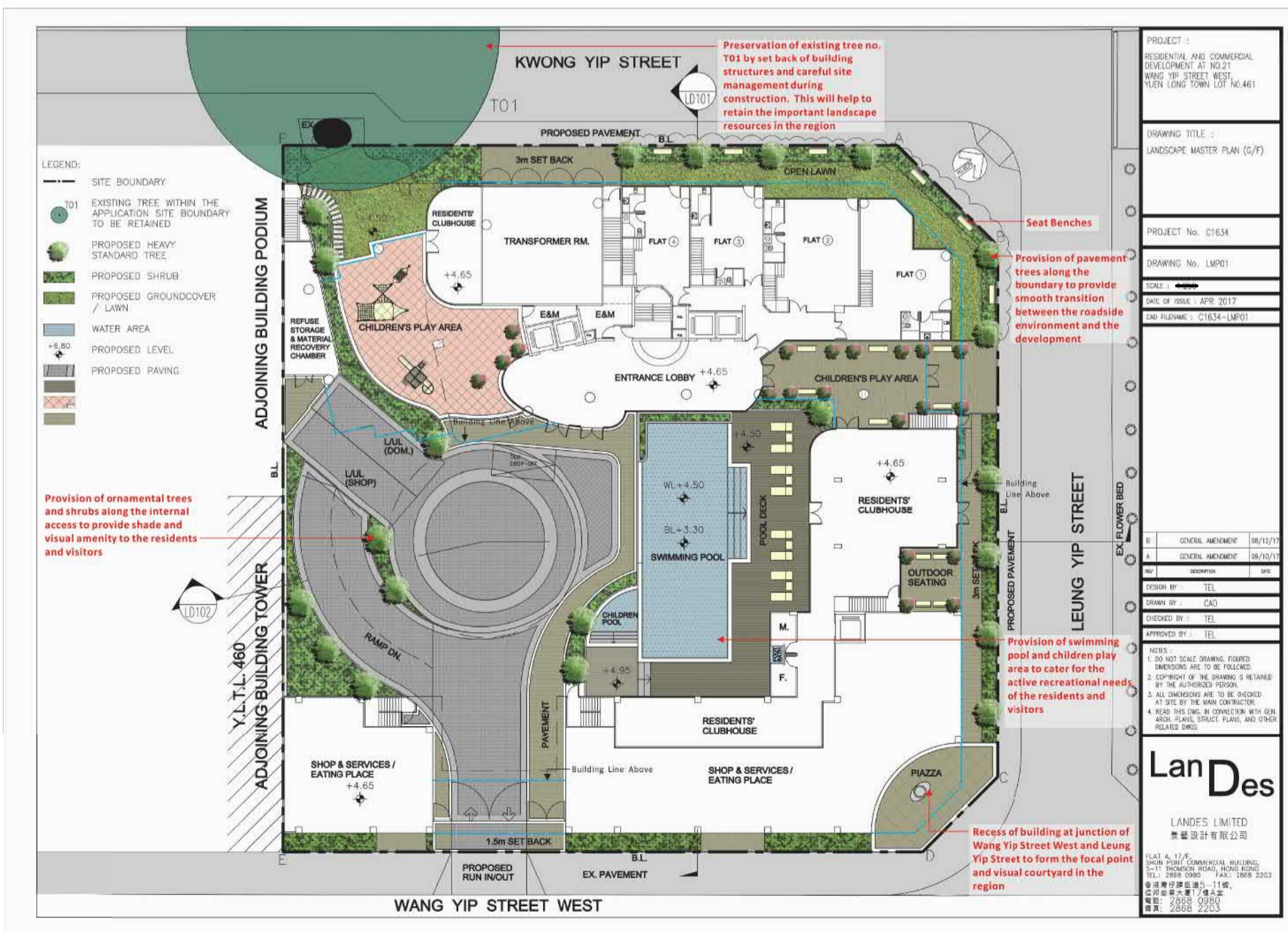
(摘錄自申請人於 9. 11. 2017 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 9.11.2017)

參考編號
 REFERENCE No.
 A/YL/231

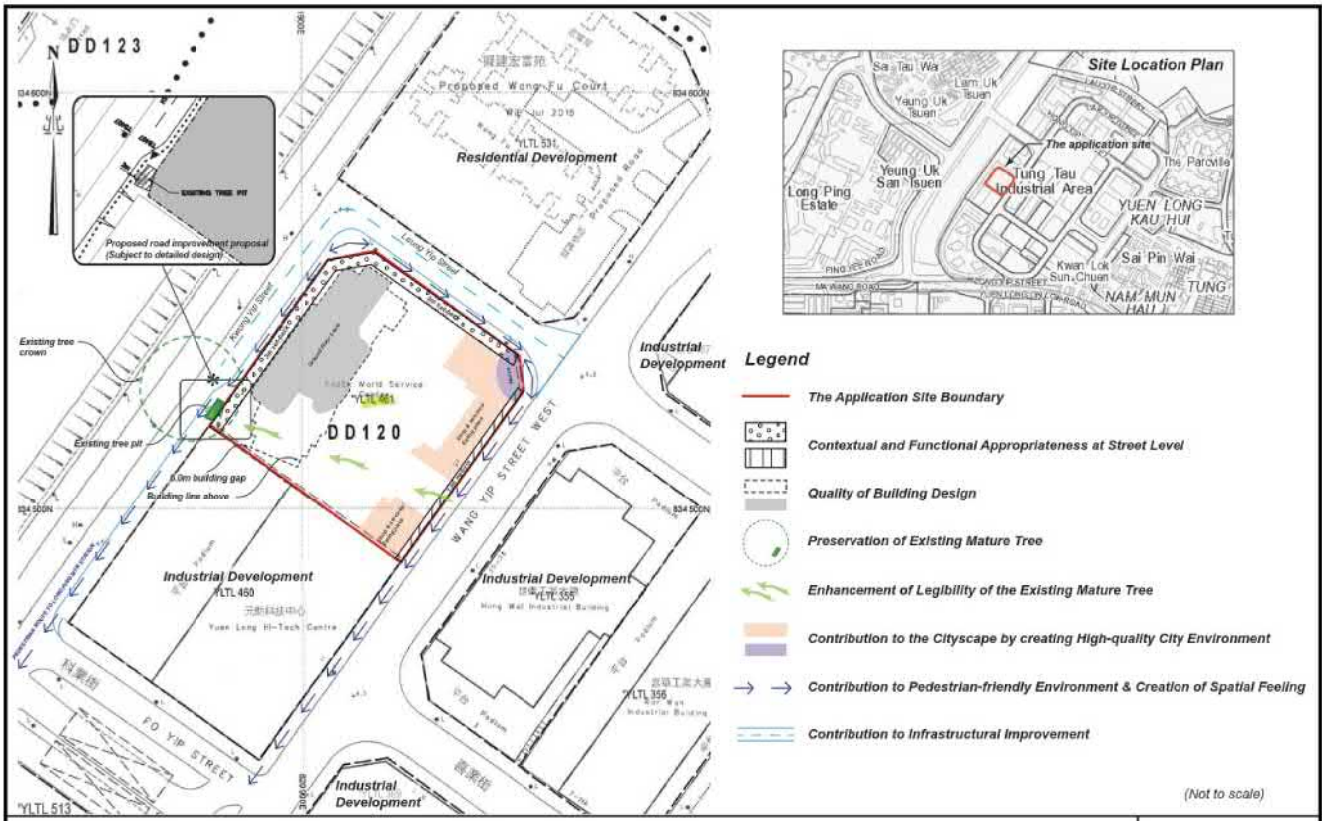
繪圖 DRAWING
 A-8



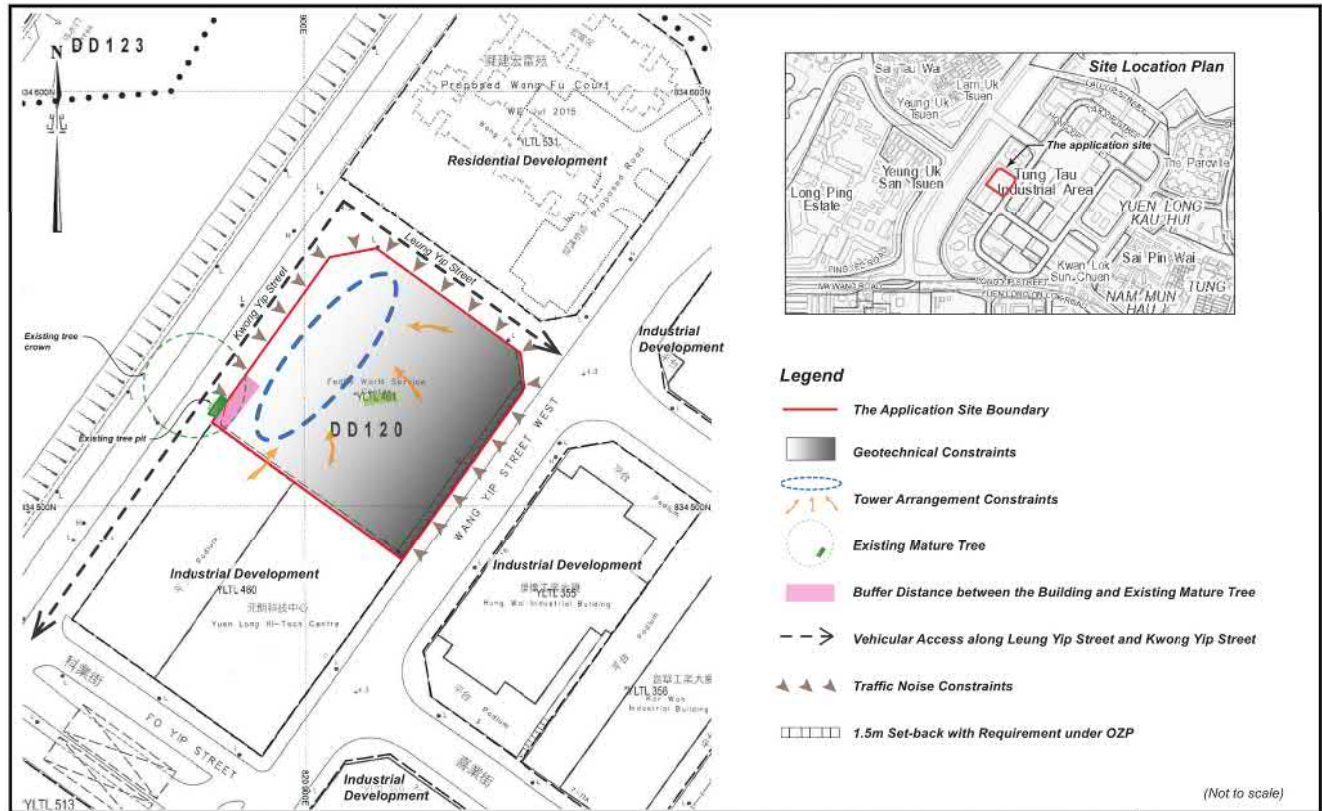
先前核准方案 A/YL/191
Previous Approved Scheme A/YL/191



現今方案 A/YL/231 (摘錄自申請人於 13.12.2017 提交的進一步資料)
Current Scheme A/YL/231 (Extract from Applicant's Further Information Submitted on 13.12.2017)



Section 16 Application for Proposed Residential and Commercial Development and Minor Relaxation of Plot Ratio at No. 21 Wang Yip Street West (Yuen Long Town Lot No. 461), Yuen Long, New Territories
Figure 2: Summary of Site Opportunities of Current Design Scheme



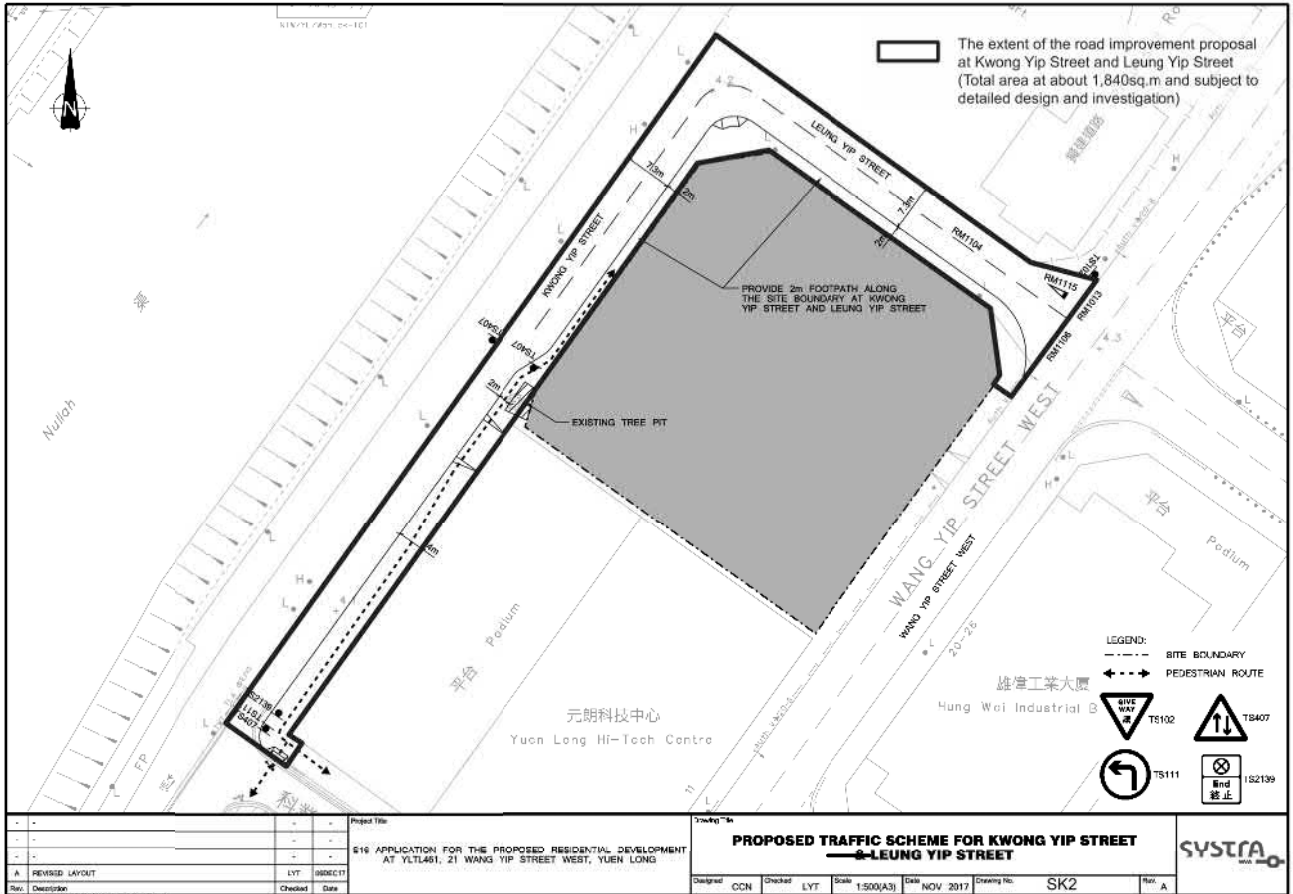
Section 16 Application for Proposed Residential and Commercial Development and Minor Relaxation of Plot Ratio at No. 21 Wang Yip Street West (Yuen Long Town Lot No. 461), Yuen Long, New Territories
Figure 1: Summary of Site Constraints in the Preparation of Current Design Scheme



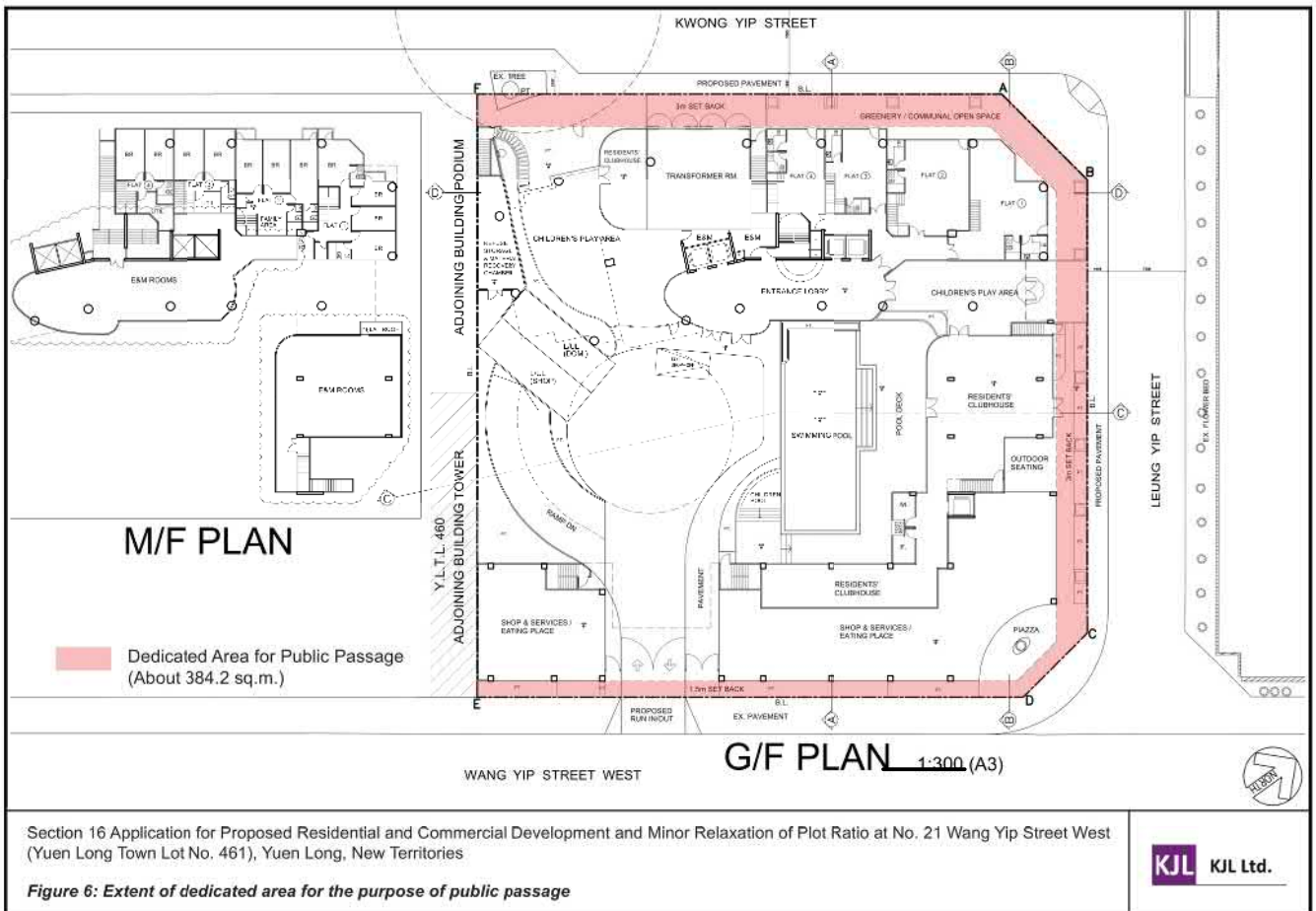
(摘錄自申請人於 26. 3. 2018 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 26.3.2018)

參考編號
 REFERENCE No.
A/YL/231

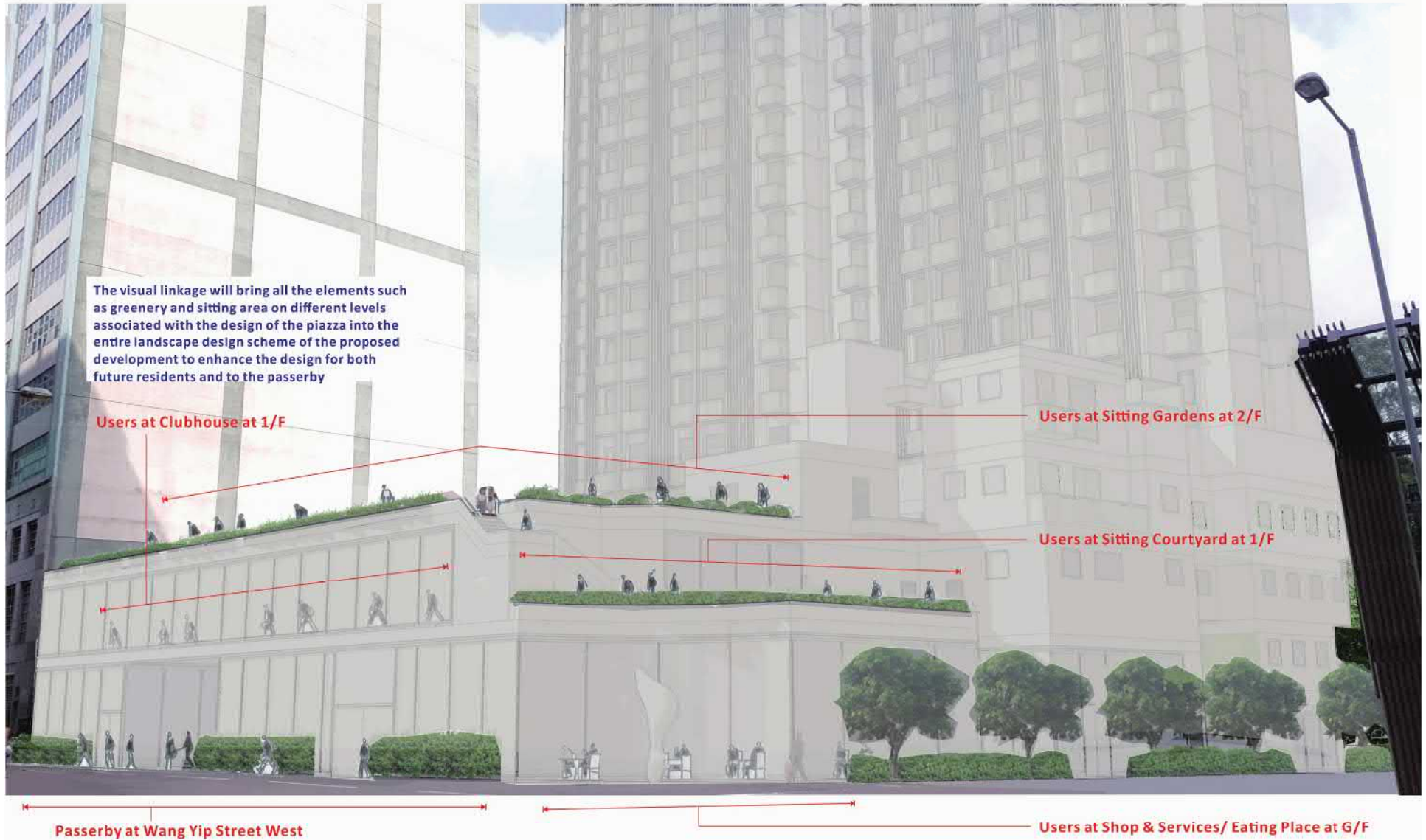
繪圖 DRAWING
A-11



(摘錄自申請人於 10. 1. 2018 呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 10.1.2018)



(摘錄自申請人於 26. 3. 2018 呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 26.3.2018)



SK 01 Photomontage showing the Visual Connection between the Pedestrian and the Landscape Provision with Site

(摘錄自申請人於 13. 12. 2017 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 13.12.2017)

參考編號 REFERENCE No. A/YL/231	繪圖 DRAWING A-13
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View 1: From Tung Tau Industrial Area Playground



Figure No.	3.6A
Project No.	2016 - 11
Date	June 2017
Scale	N.A.
Designed	DY
Checked	KL

Job Title:

Section 16 Application for Proposed Residential and Commercial Development and Minor Relaxation of Plot Ratio at No.21 Wang Yip Street West (Yuen Long Town Lot No. 461), Yuen Long, Hong Kong

Drawing Title:

Photomontage – From Tung Tau Industrial Area Playground



(摘錄自申請人於 12.7.2017 呈交的申請書)
 (Extract from Applicant's
 Submission of 12.7.2017)

參考編號
 REFERENCE No.
 A/YL/231

繪圖 DRAWING
 A-14

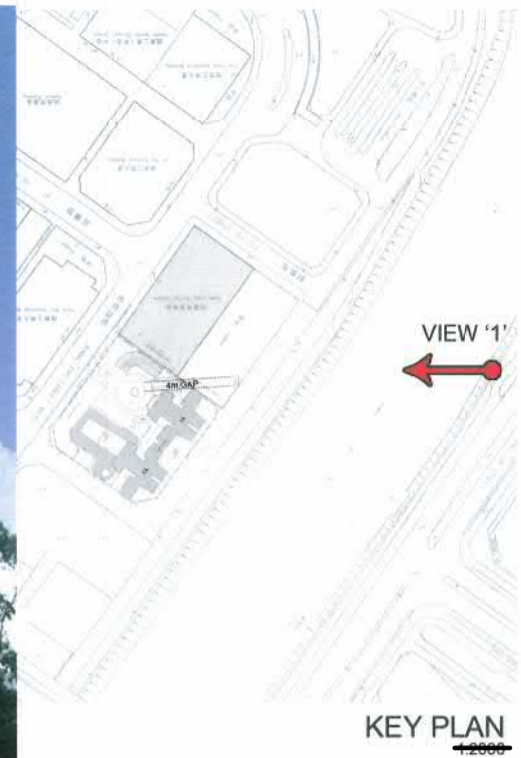


PHOTO MONTAGE FROM VIEW '1'

先前核准方案 A/YL/191
Previous Approved Scheme A/YL/191

View 2: From Wang Lok Street across the nullah

Before

After

<p>Figure No. 3.6B Project No. 2016 - 11</p> <p>Date June 2017 Scale N.A. Designed DY Checked KL</p>	<p>Job Title: Section 16 Application for Proposed Residential and Commercial Development and Minor Relaxation of Plot Ratio at No.21 Wang Yip Street West (Yuen Long Town Lot No. 461), Yuen Long, Hong Kong</p> <p>Drawing Title: Photomontage – From Wang Lok Street across the nullah</p>	
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現今方案 A/YL/231 (摘錄自申請人於 12.7.2017 呈交的申請書)
Current Scheme A/YL/231 (Extract from Applicant's Submission of 12.7.2017)



Section 16 Application for Proposed Residential and Commercial Development and Minor Relaxation of Plot Ratio at No. 21 Wang Yip Street West (Yuen Long Town Lot No. 461), Yuen Long, New Territories

Figure 3: Artist impression - Close up on the piazza at the junction of Wang Yip Street West and Leung Yip Street

KJL KJL Ltd.

(摘錄自申請人於 26.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 26.3.2018)

參考編號
REFERENCE No.
A/YL/231

繪圖 DRAWING
A-16



Section 16 Application for Proposed Residential and Commercial Development and Minor Relaxation of Plot Ratio at No. 21 Wang Yip Street West (Yuen Long Town Lot No. 461), Yuen Long, New Territories

Figure 4: Artist impression - Wang Yip Street West frontage and the piazza

KJL KJL Ltd.

(摘錄自申請人於 26.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 26.3.2018)

參考編號
REFERENCE No.
A/YL/231

繪圖 DRAWING
A-17



Section 16 Application for Proposed Residential and Commercial Development and Minor Relaxation of Plot Ratio at No. 21 Wang Yip Street West
(Yuen Long Town Lot No. 461), Yuen Long, New Territories

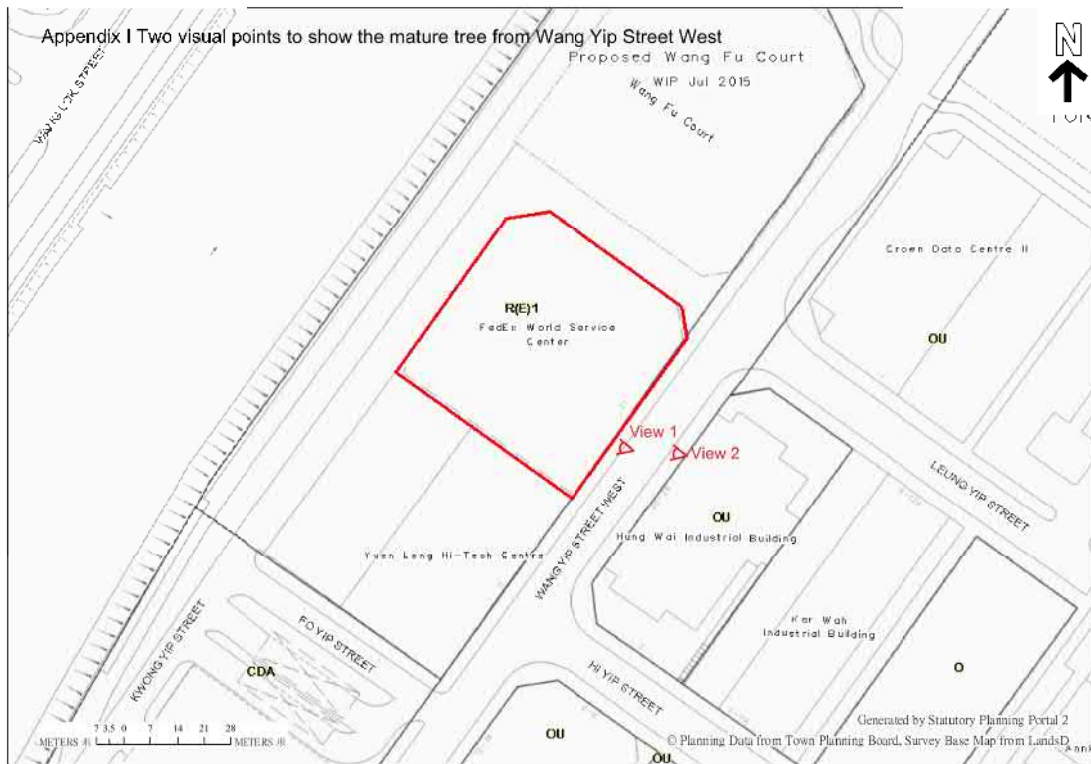
Figure 5: Artist impression - Leung Yip Street and Kwong Yip Street

KJL KJL Ltd.

(摘錄自申請人於 26.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 26.3.2018)

參考編號
REFERENCE No.
A/YL/231

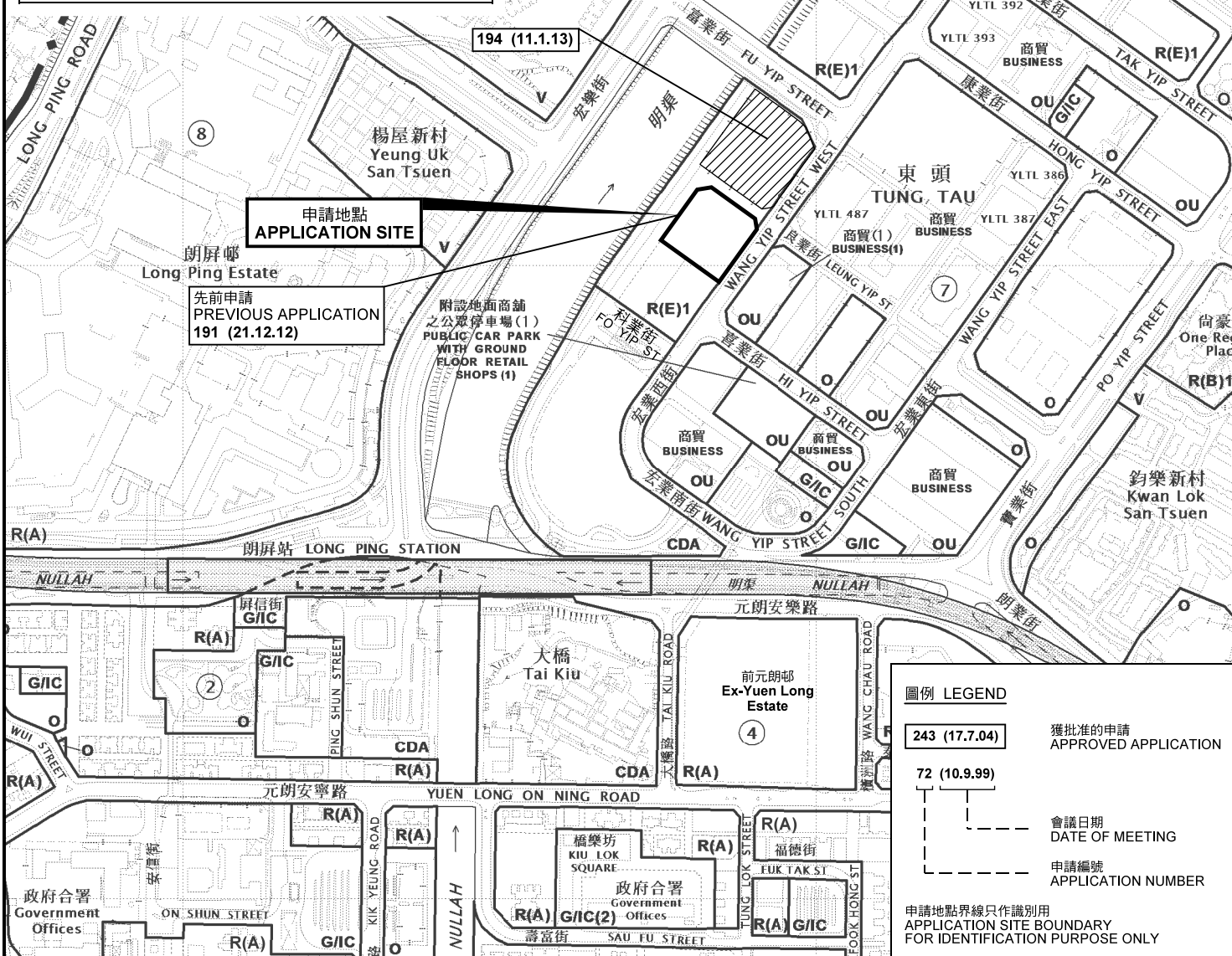
繪圖 DRAWING
A-18



(摘錄自申請人於 26.3.2018 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 26.3.2018)

參考編號
REFERENCE No.
A/YL/231

繪圖 **DRAWING**
A-19



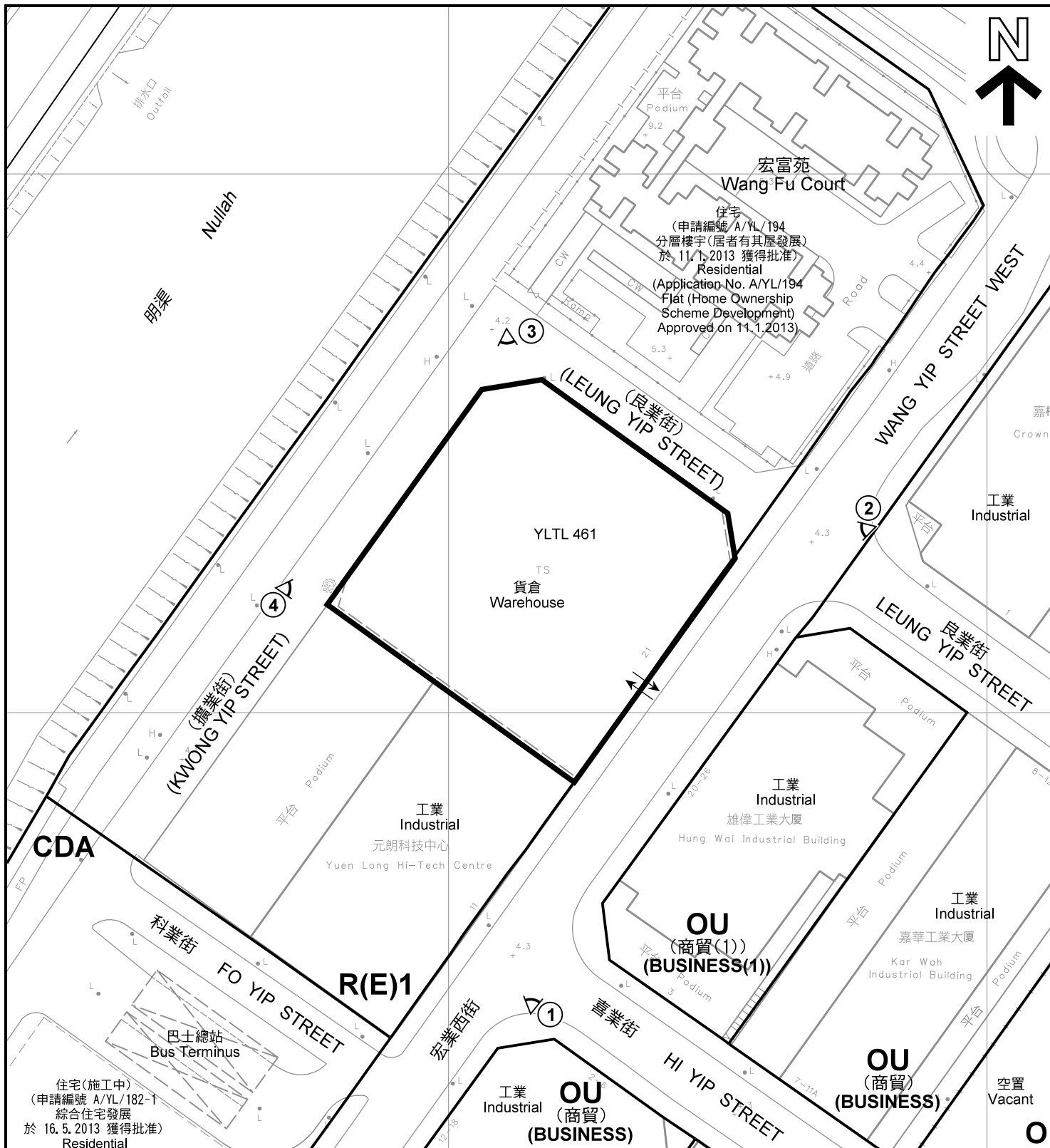
本摘要圖於2018年5月2日擬備，所根據的資料為於2016年10月18日核准的分區計劃大綱圖編號 S/YL/23 EXTRACT PLAN PREPARED ON 2.5.2018 BASED ON OUTLINE ZONING PLAN No. S/YL/23 APPROVED ON 18.10.2016

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/231

圖 PLAN
A-1



宏富苑
Wang Fu Court
住宅
(申請編號 A/YL/194
分層樓宇(居者有其屋發展)
於 11.1.2013 獲得批准)
Residential
(Application No. A/YL/194
Flat (Home Ownership
Scheme Development)
Approved on 11.1.2013)

YLTL 461
TS
貨倉
Warehouse

工業
Industrial
元朗科技中心
Yuen Long Hi-Tech Centre

工業
Industrial
雄偉工業大廈
Hung Wai Industrial Building

OU
(商質(1))
(BUSINESS(1))

工業
Industrial
嘉華工業大廈
Kar Wah Industrial Building

工業
Industrial
OU
(商質)
(BUSINESS)

OU
(商質)
(BUSINESS)

空置
Vacant

圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(E)	住宅(戊類) RESIDENTIAL (GROUP E)
	休憩用地 OPEN SPACE
OU	其他指定用途 OTHER SPECIFIED USES
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	入口/出口 INGRESS / EGRESS

住宅(施工中)
(申請編號 A/YL/182-1
綜合住宅發展
於 16.5.2013 獲得批准)
Residential
(Work in Progress)
(Application No. A/YL/182-1
Comprehensive
Residential Development
Approved on 16.5.2013)

朗屏 8 號
The Spectra

註釋 Notes:

2018年5月4日測劃的土地用途
Land uses shown on this plan are in accordance with the land use survey
conducted by the Planning Department on 4.5.2018

平面圖 SITE PLAN

擬議分層樓宇、商店及服務行業、
食肆及略為放寬地積比率限制
元朗宏業西街21號(元朗市地段第461號)
PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE
AND MINOR RELAXATION OF PLOT RATIO RESTRICTION
21 WANG YIP STREET WEST, YUEN LONG
(YUEN LONG TOWN LOT NO. 461)

SCALE 1 : 1 000 比例尺



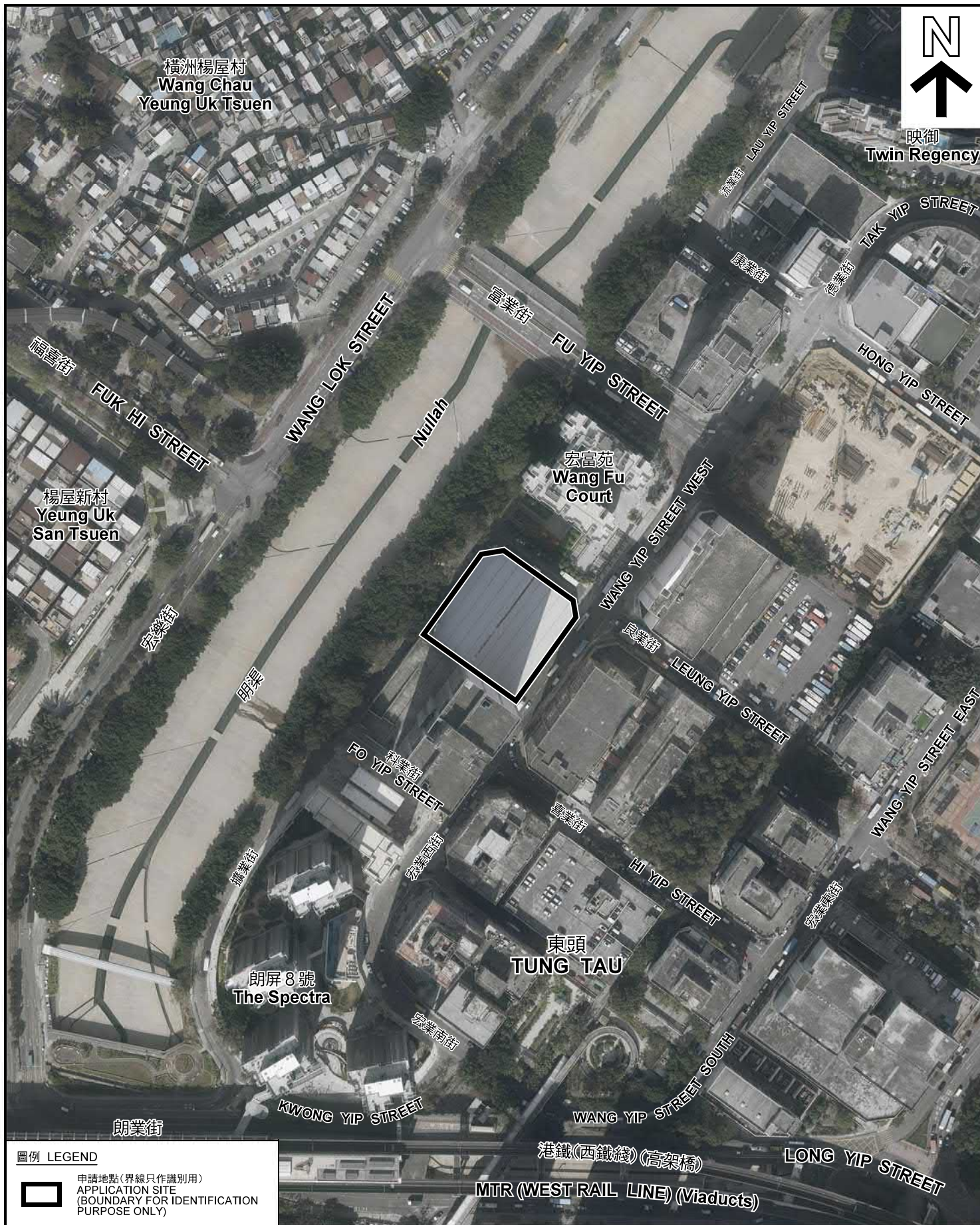
本摘要圖於2018年5月10日擬備, 所根據的
資料為測量圖編號 6-NW-9B 及 10A
EXTRACT PLAN PREPARED ON 10.5.2018
BASED ON SURVEY SHEETS No.
6-NW-9B & 10A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/231

圖 PLAN
A-2



圖例 LEGEND

 申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2018年5月3日擬備，所根據的資料為地政總署於2018年1月3日拍攝的航攝照片編號 E033231C
EXTRACT PLAN PREPARED ON 3.5.2018
BASED ON AERIAL PHOTO No.
E033231C TAKEN ON 3.1.2018
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議分層樓宇、商店及服務行業、
食肆及略為放寬地積比率限制
元朗宏業西街21號(元朗市地段第461號)
PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE
AND MINOR RELAXATION OF PLOT RATIO RESTRICTION
21 WANG YIP STREET WEST, YUEN LONG
(YUEN LONG TOWN LOT NO. 461)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/231

圖 PLAN
A-3



本圖於2018年5月10日擬備，所根據的資料為攝於2018年5月4日的實地照片
 PLAN PREPARED ON 10.5.2018
 BASED ON SITE PHOTOS
 TAKEN ON 4.5.2018

實地照片 SITE PHOTOS
 擬議分層樓宇、商店及服務行業、
 食肆及略為放寬地積比率限制
 元朗宏業西街21號(元朗市地段第461號)
 PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE
 AND MINOR RELAXATION OF PLOT RATIO RESTRICTION
 21 WANG YIP STREET WEST, YUEN LONG
 (YUEN LONG TOWN LOT NO. 461)

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/YL/231

圖 PLAN
 A-4a



本圖於2018年5月10日擬備，所根據的資料為攝於2018年5月4日的實地照片
 PLAN PREPARED ON 10.5.2018
 BASED ON SITE PHOTOS
 TAKEN ON 4.5.2018

實地照片 SITE PHOTOS

擬議分層樓宇、商店及服務行業、
 食肆及略為放寬地積比率限制
 元朗宏業西街21號(元朗市地段第461號)
 PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE
 AND MINOR RELAXATION OF PLOT RATIO RESTRICTION
 21 WANG YIP STREET WEST, YUEN LONG
 (YUEN LONG TOWN LOT NO. 461)

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/YL/231

圖 PLAN
 A-4b