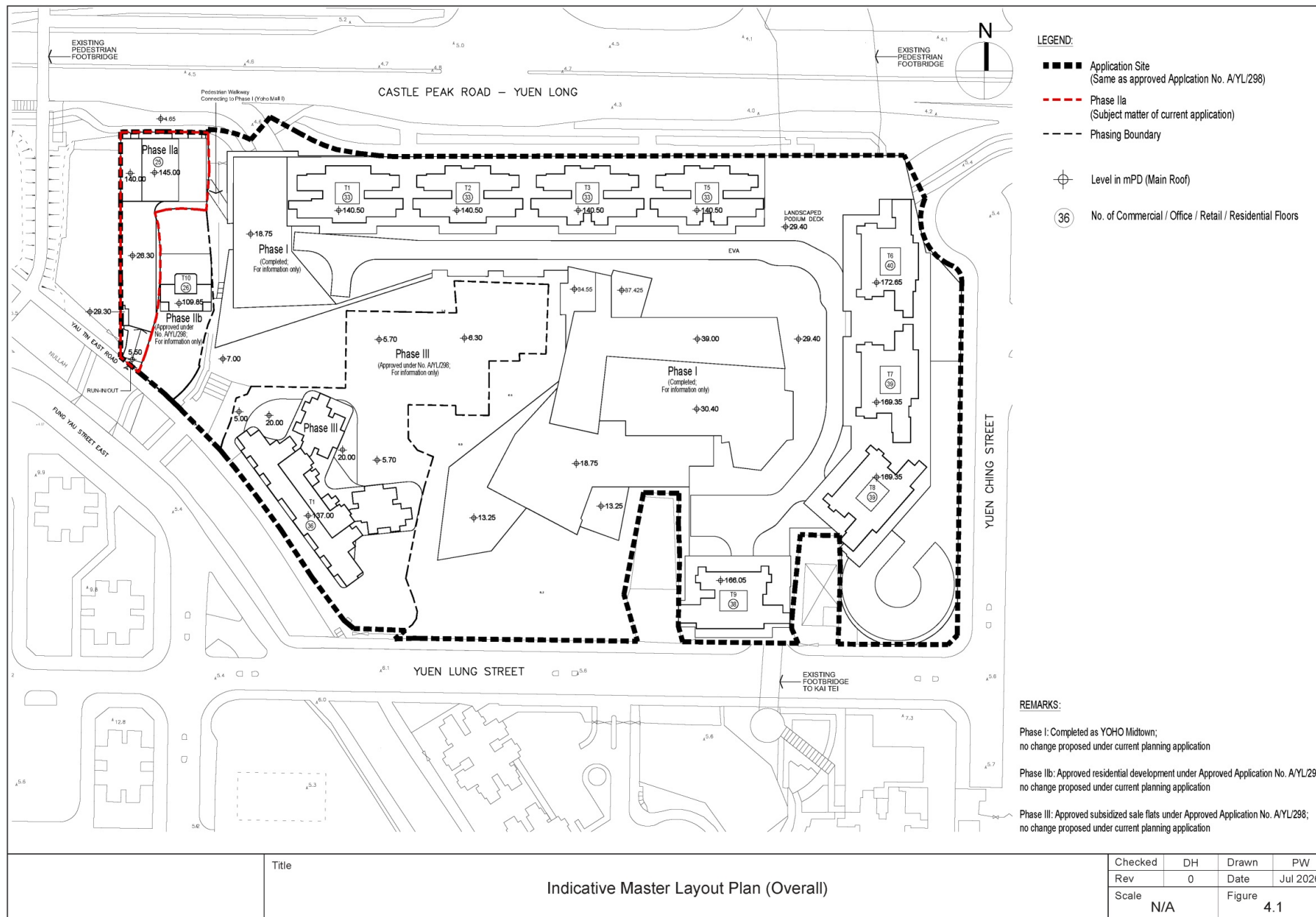
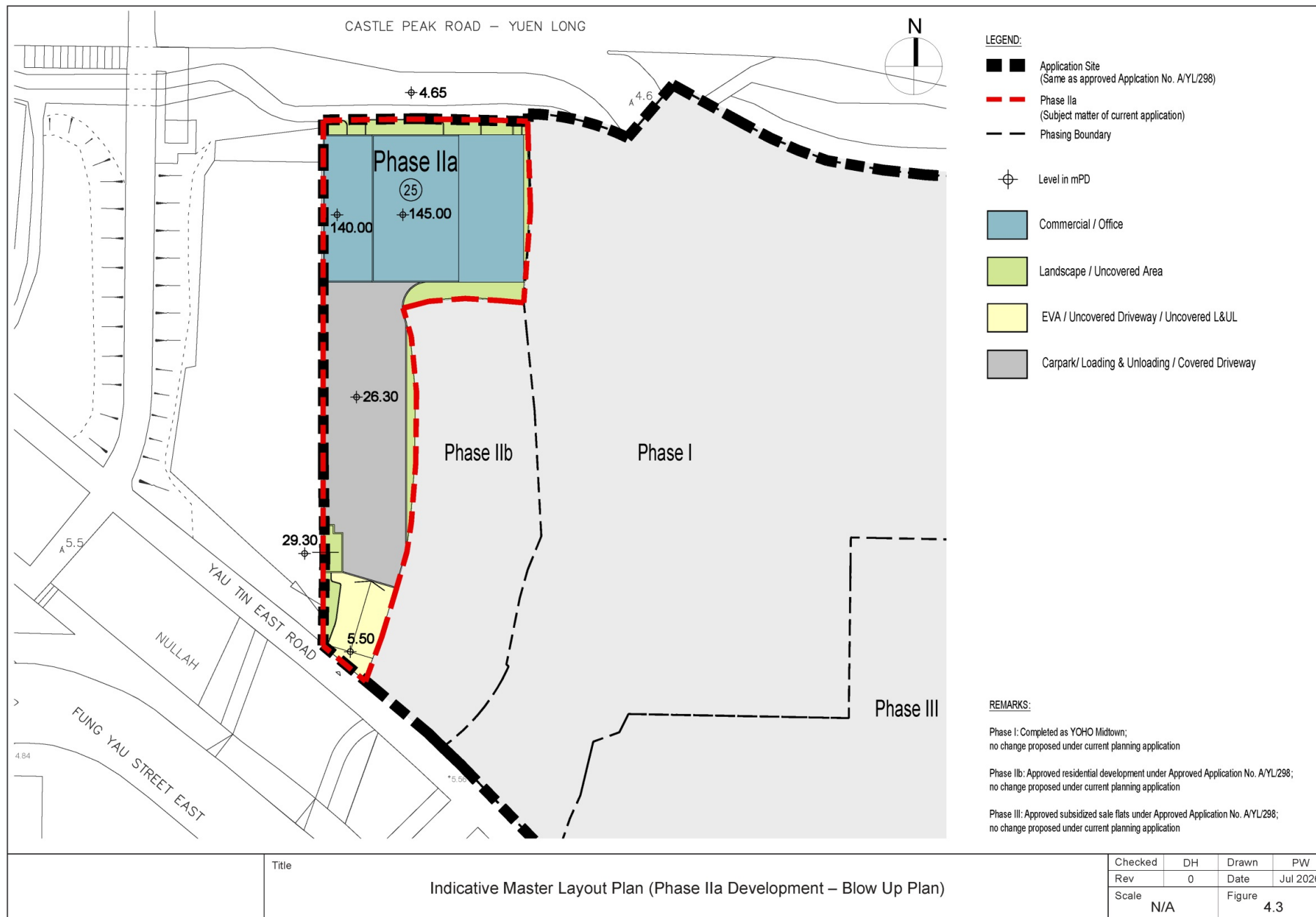




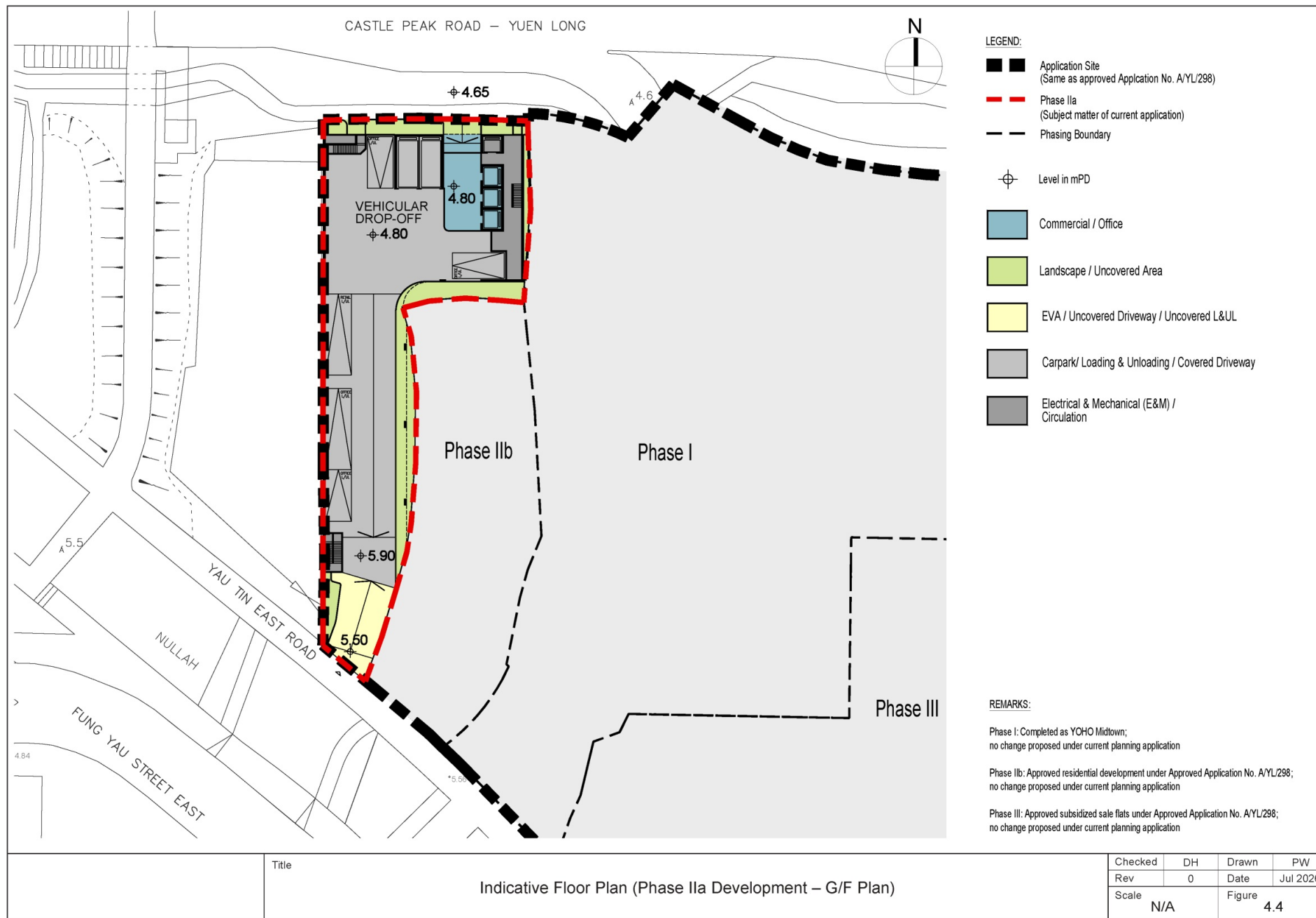
(摘錄自申請人於 7.8.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 7.8.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/333	A-1



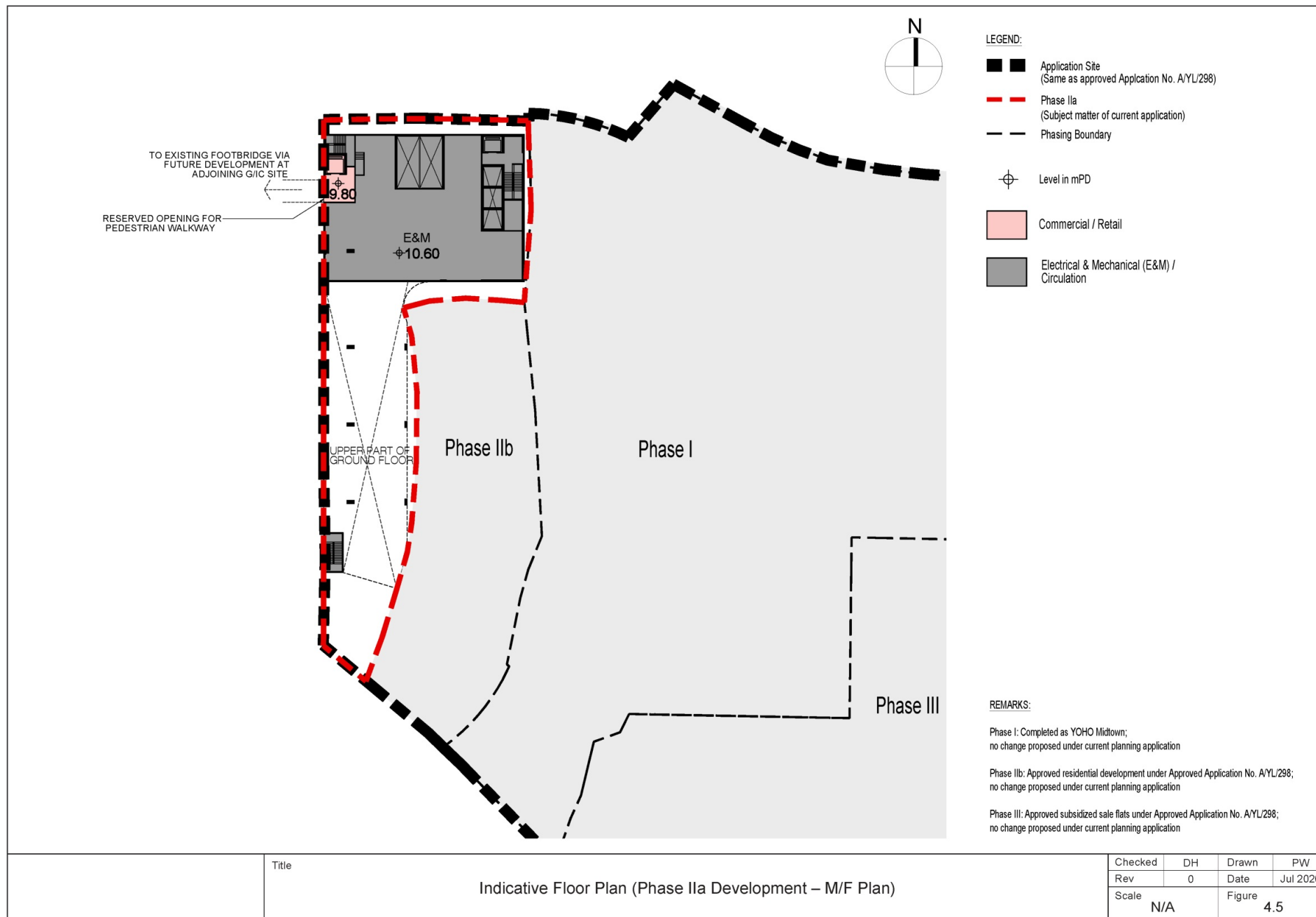
(摘錄自申請人於 7. 8. 2026 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 7.8.2026)

參考編號 REFERENCE No. A/YL/333	繪圖 DRAWING A-2
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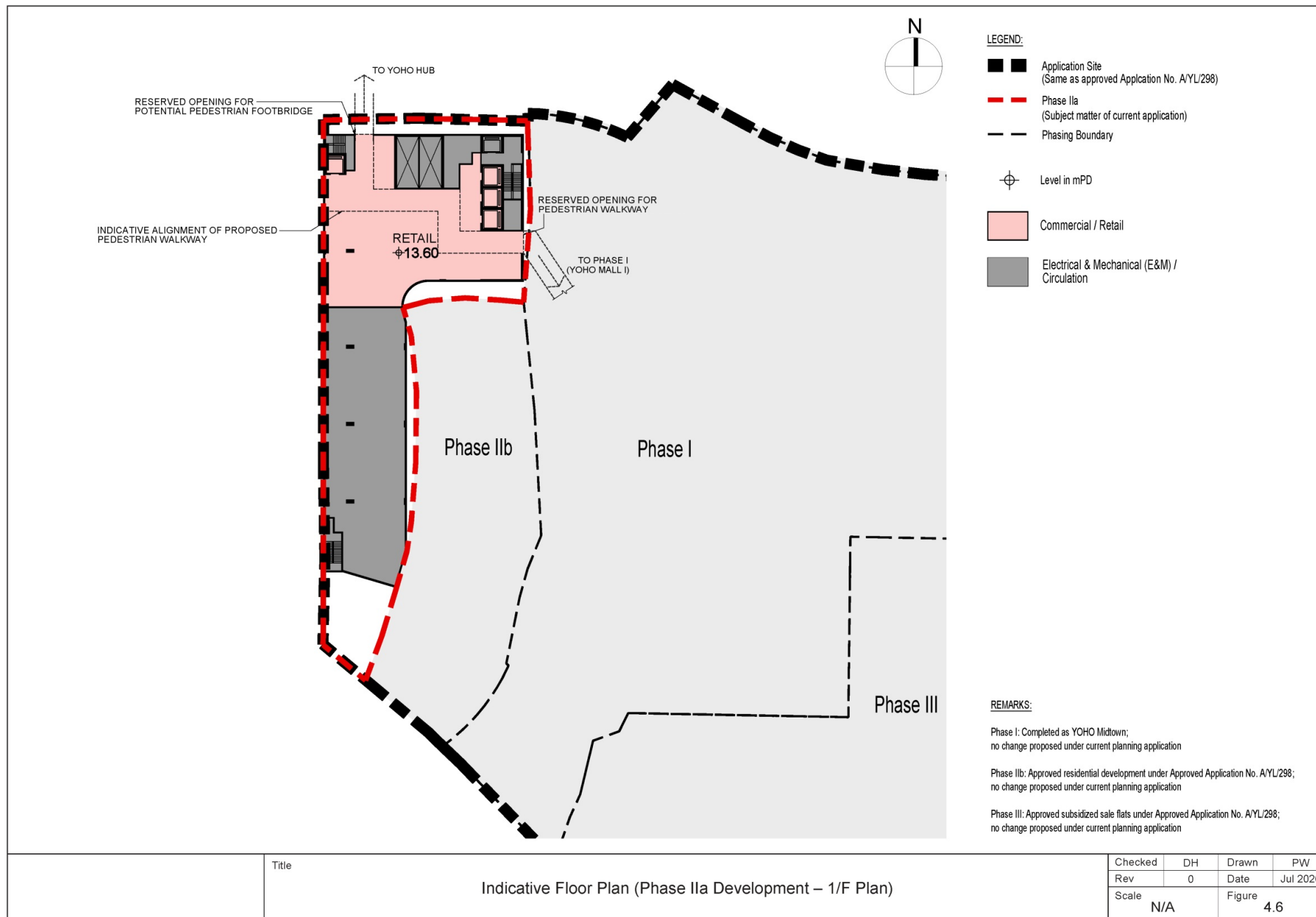
(摘錄自申請人於 7. 8. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 7.8.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/333	A-3



(摘錄自申請人於 7. 8. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 7.8.2026)

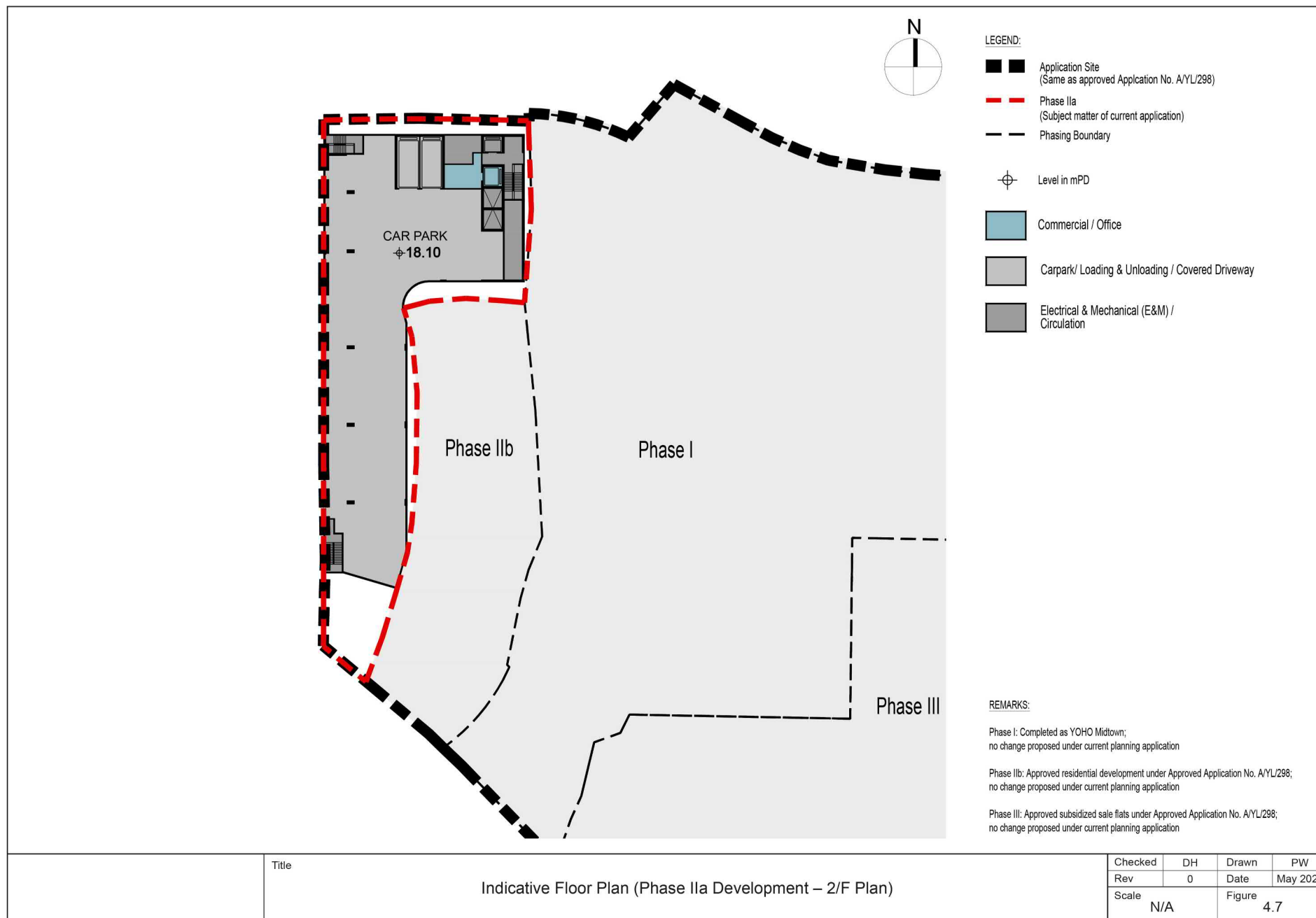
參考編號 REFERENCE No. A/YL/333	繪圖 DRAWING A-4
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(摘錄自申請人於 7. 8. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 7.8.2026)

參考編號
REFERENCE No.
A/YL/333

繪圖 DRAWING
A-5



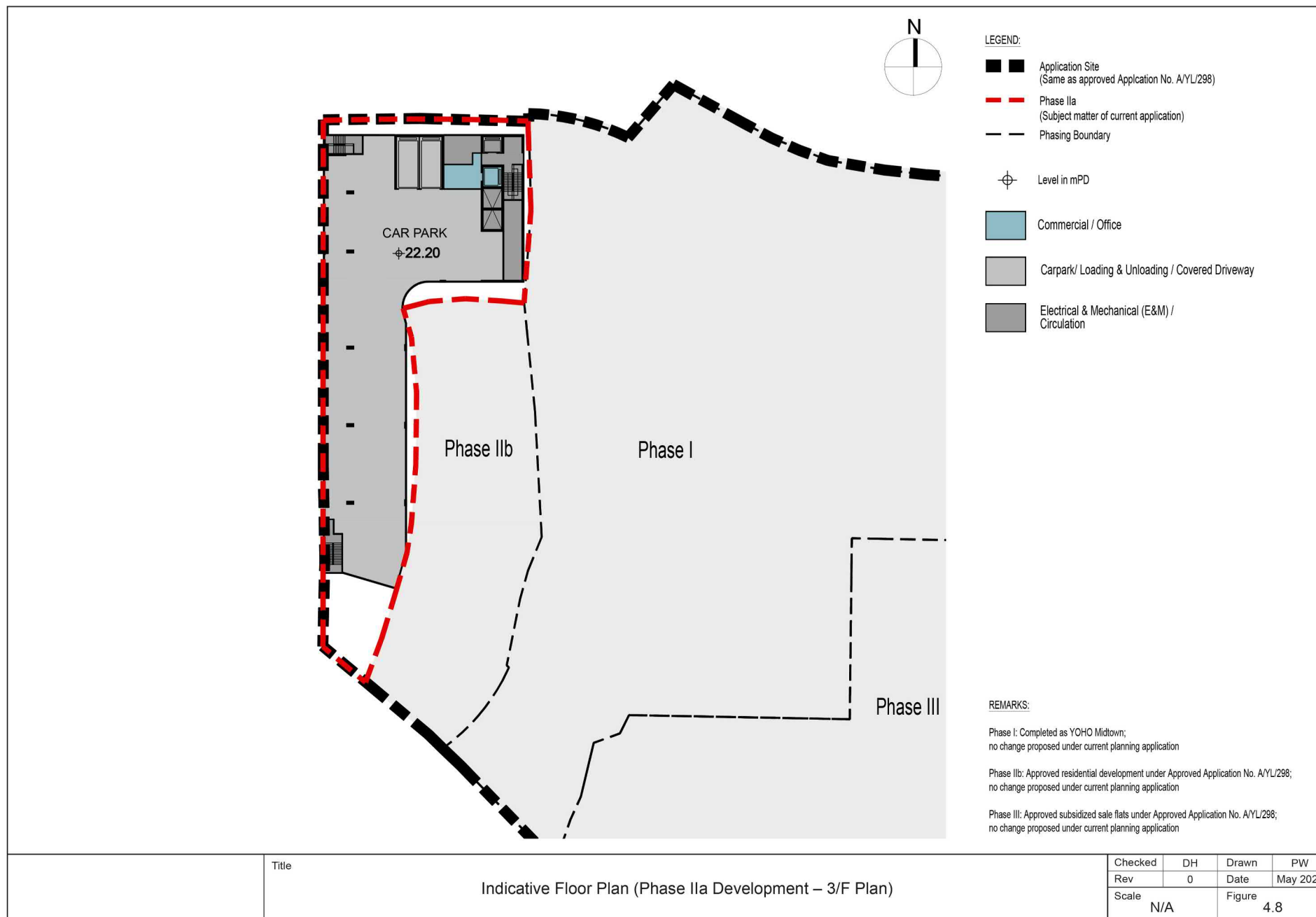
Title

Indicative Floor Plan (Phase IIa Development – 2/F Plan)

(摘錄自申請人於 26. 5. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 26.5.2026)

參考編號
REFERENCE No.
A/YL/333

繪圖 DRAWING
A-6



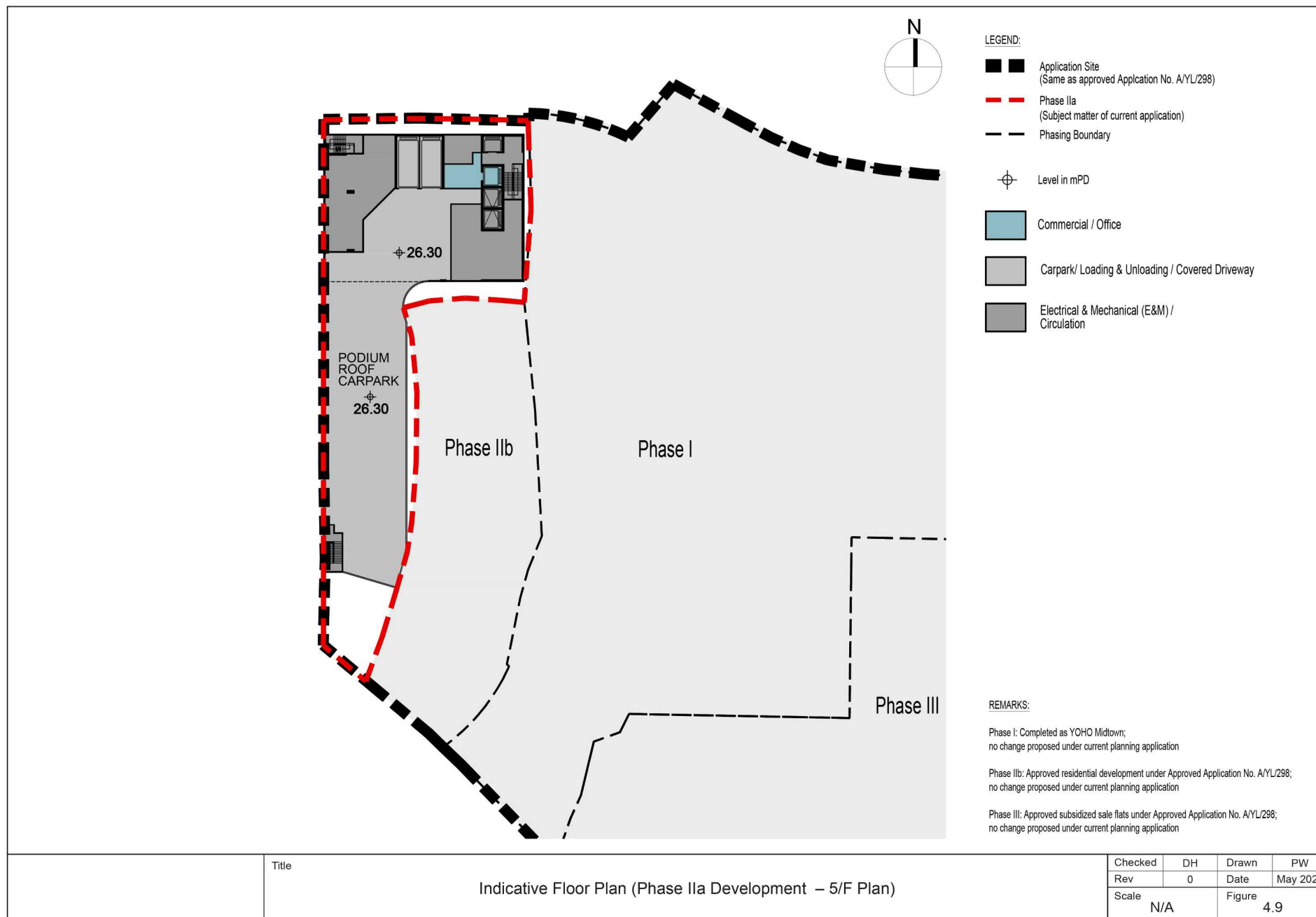
Title

Indicative Floor Plan (Phase IIa Development – 3/F Plan)

(摘錄自申請人於 26. 5. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 26.5.2026)

參考編號
REFERENCE No.
A/YL/333

繪圖 DRAWING
A-7



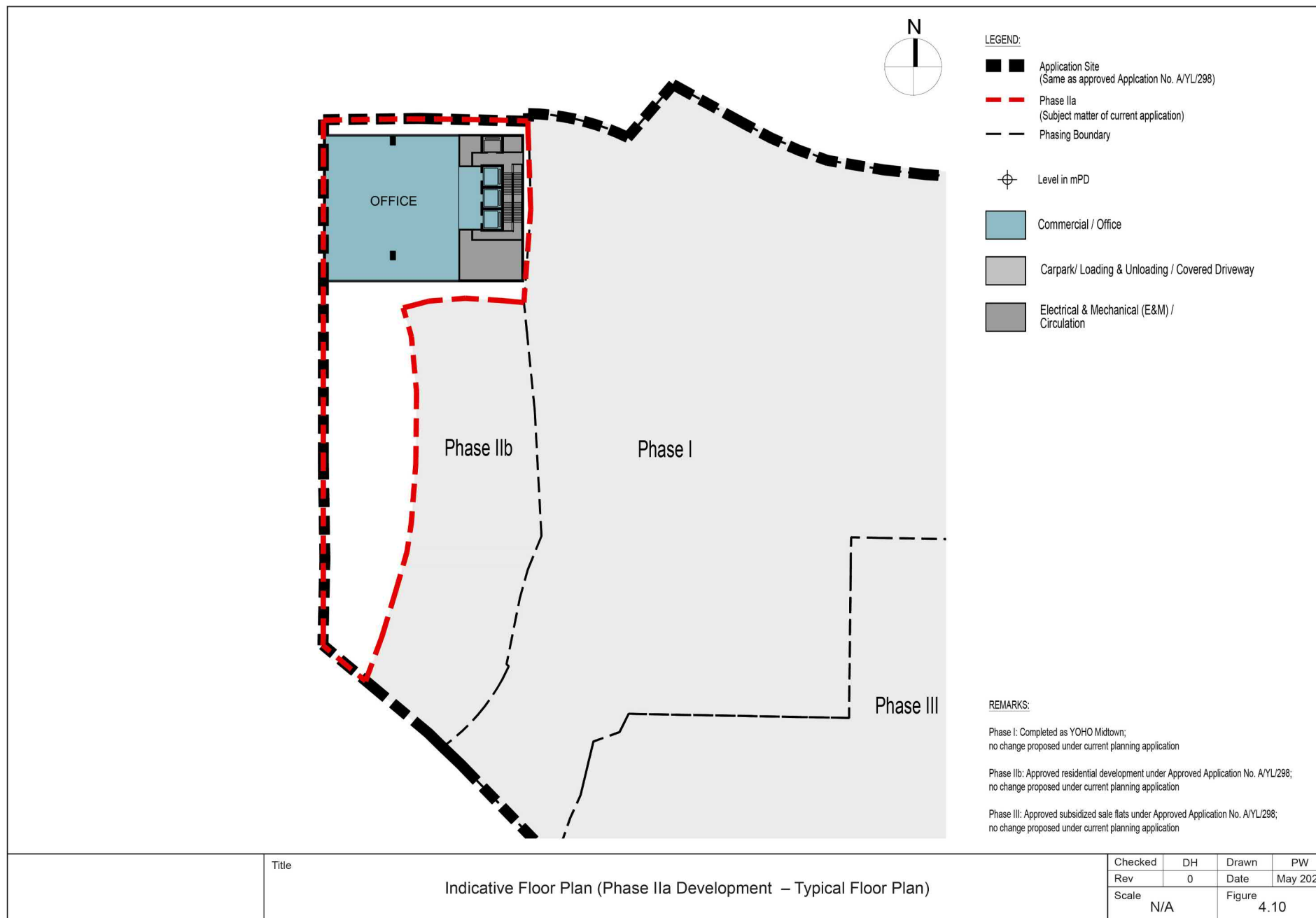
Title

Indicative Floor Plan (Phase IIa Development – 5/F Plan)

(摘錄自申請人於 26. 5. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 26.5.2026)

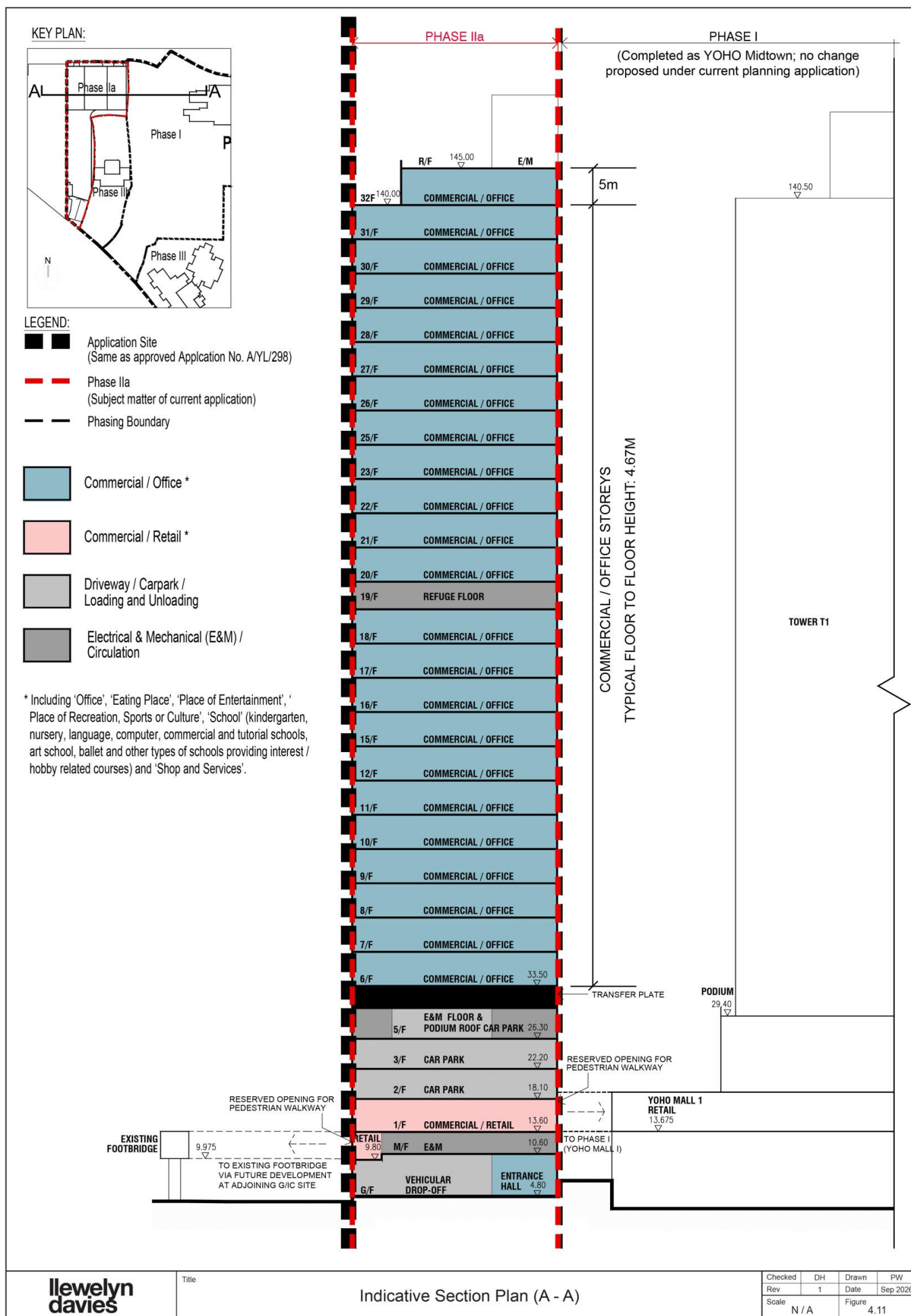
參考編號
REFERENCE No.
A/YL/333

繪圖 DRAWING
A-8



(摘錄自申請人於 26. 5. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 26.5.2026)

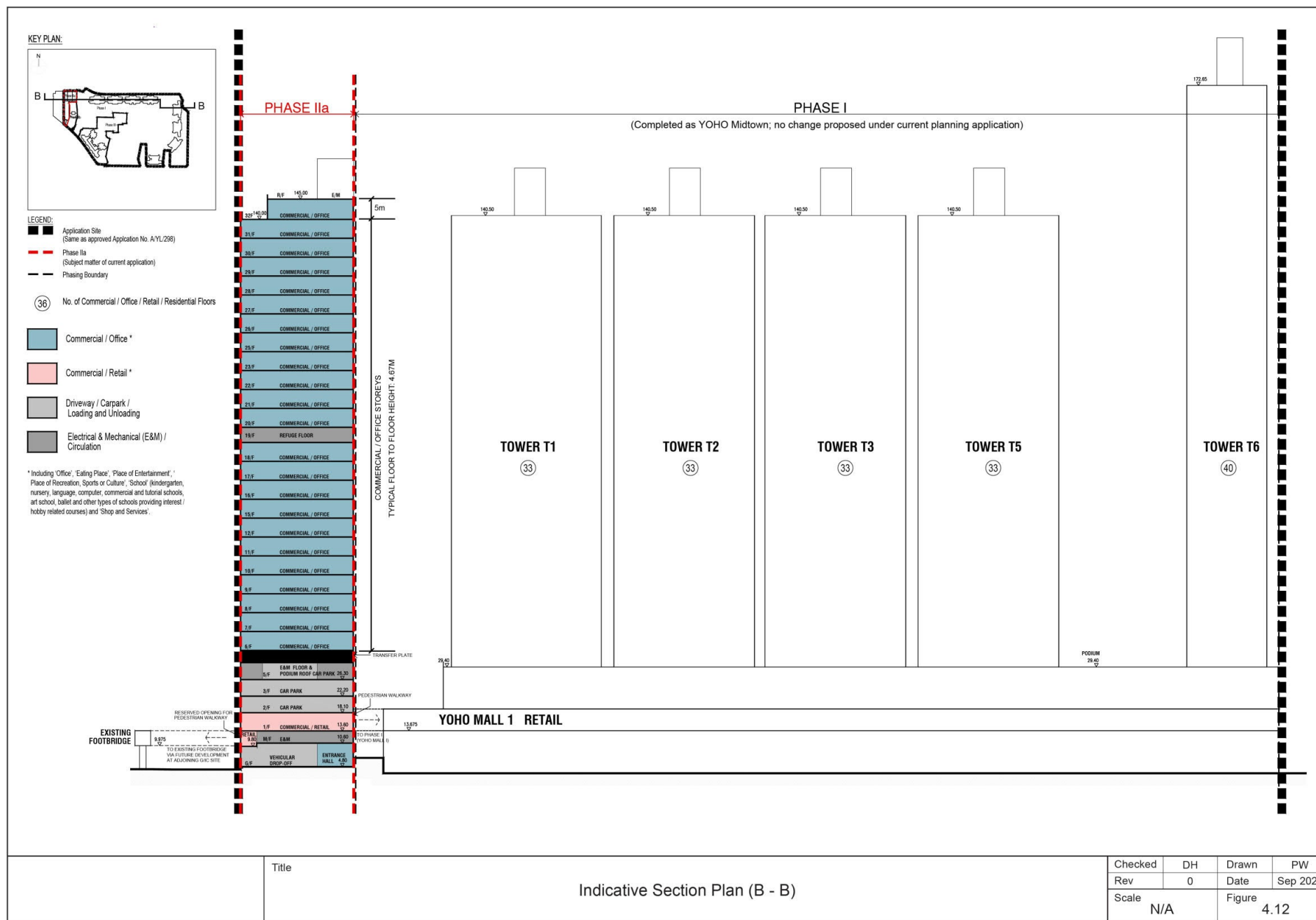
參考編號 REFERENCE No. A/YL/333	繪圖 DRAWING A-9
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(摘錄自申請人於 18.9.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 18.9.2026)

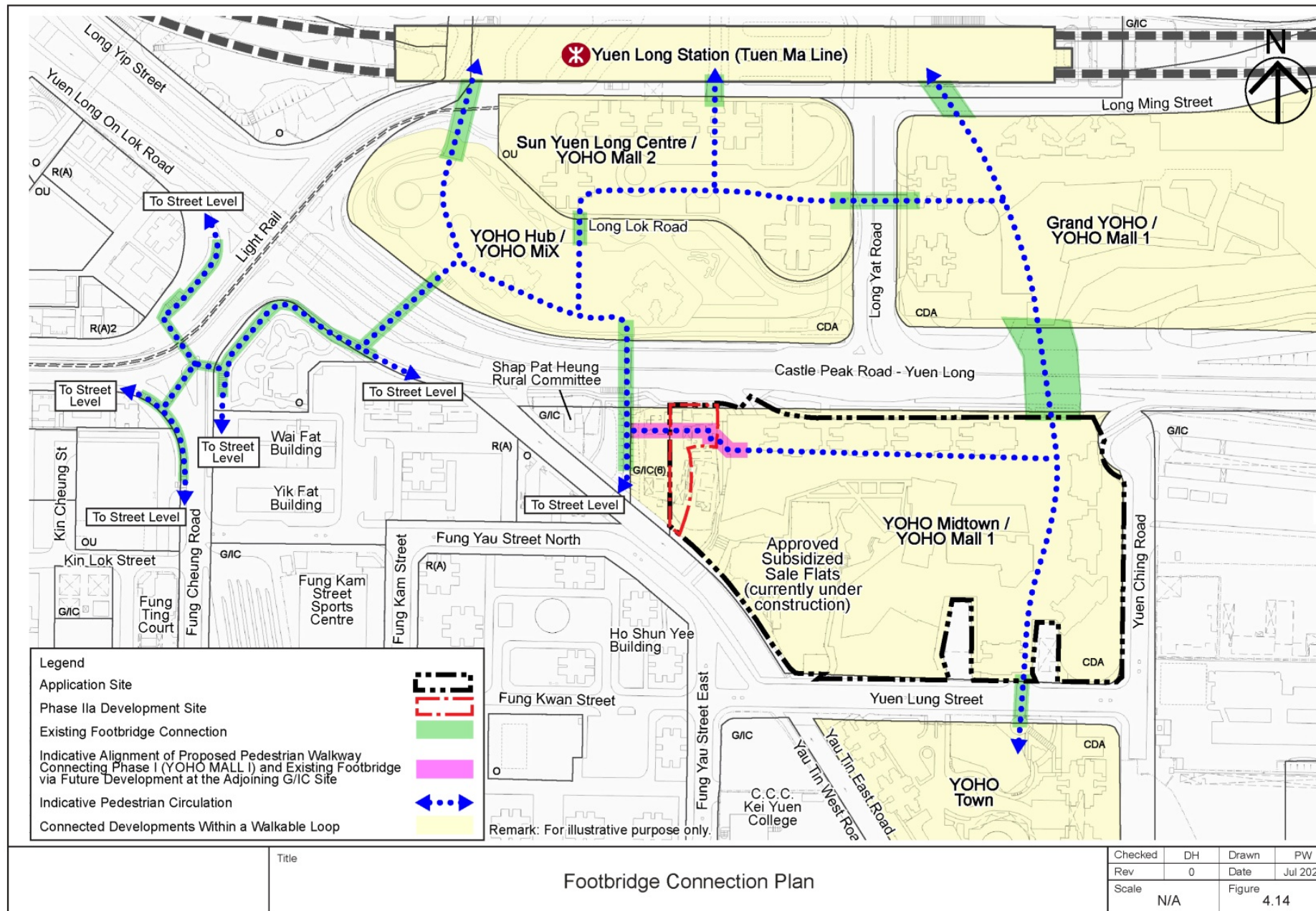
參考編號
REFERENCE No.
A/YL/333

繪圖 DRAWING
A-10



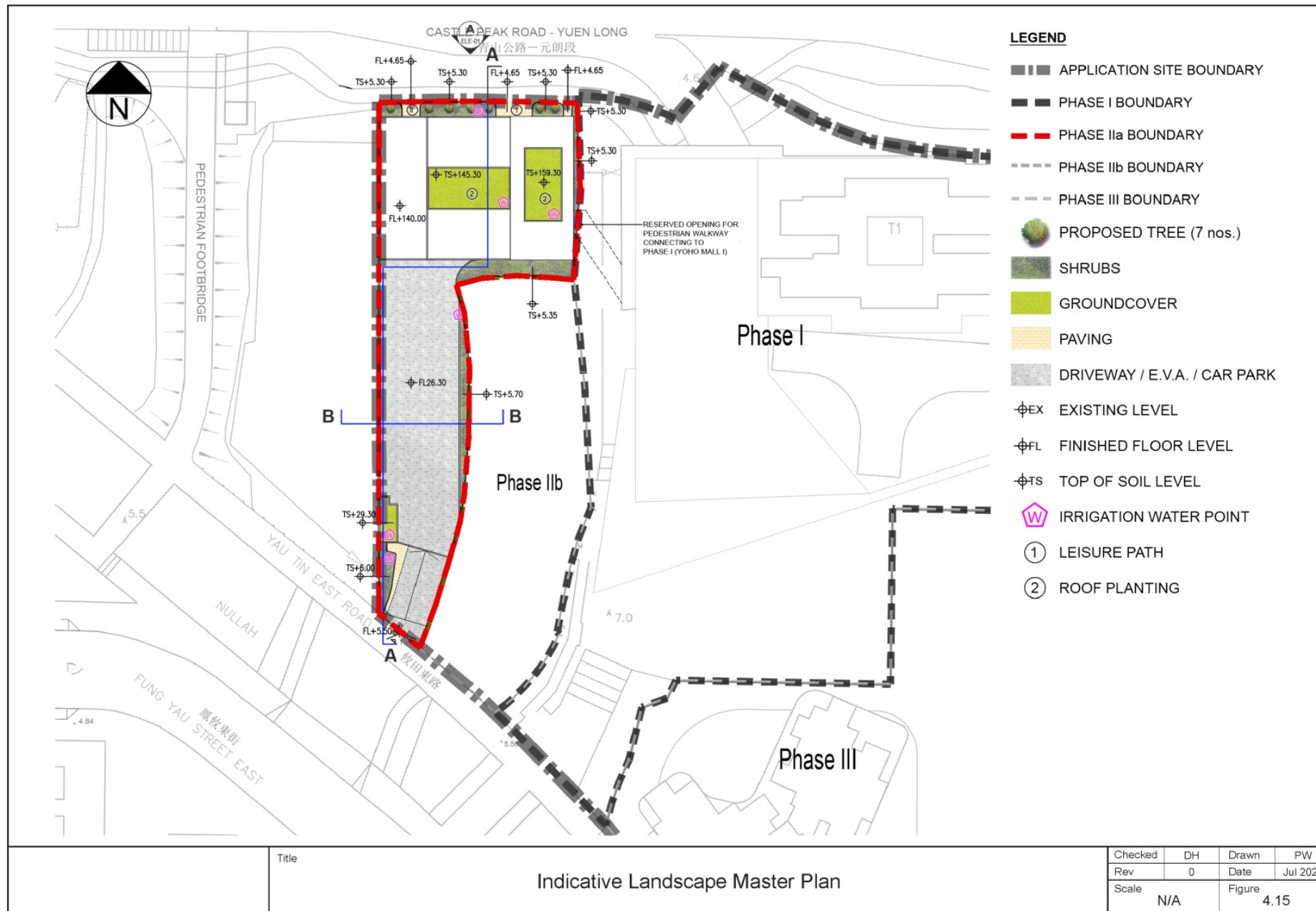
(摘錄自申請人於 18.9.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 18.9.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/333	A-11



(摘錄自申請人於 7.8.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 7.8.2026)

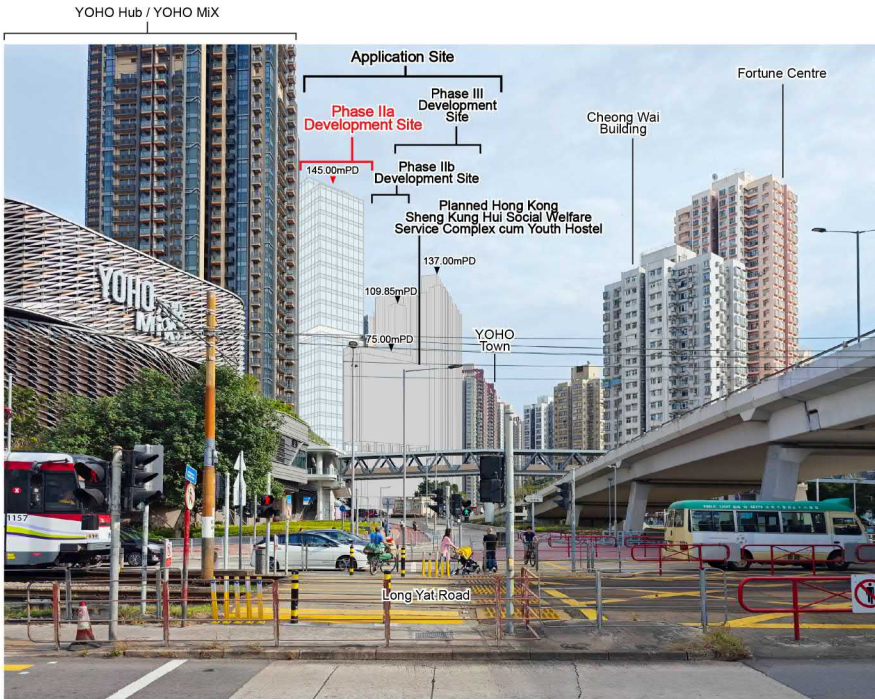
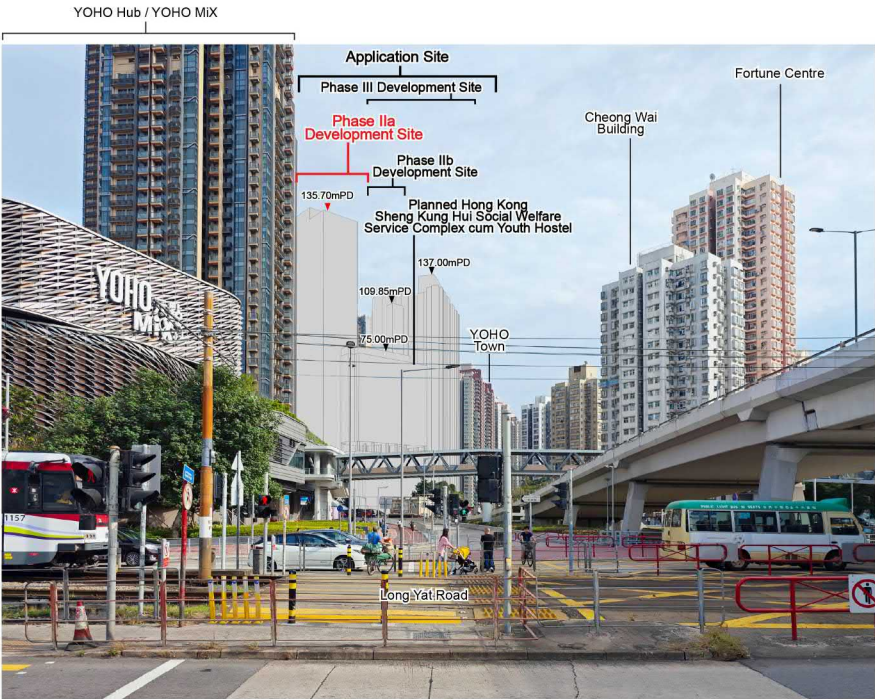
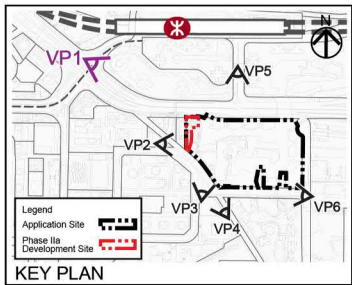
參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/333	A-12



(摘錄自申請人於 7.8.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 7.8.2026)

參考編號
REFERENCE No.
A/YL/333

繪圖 DRAWING
A-13



Baseline Condition (With Approved CDA Development)

Proposed Scheme

**llewelyn
davies**

Title

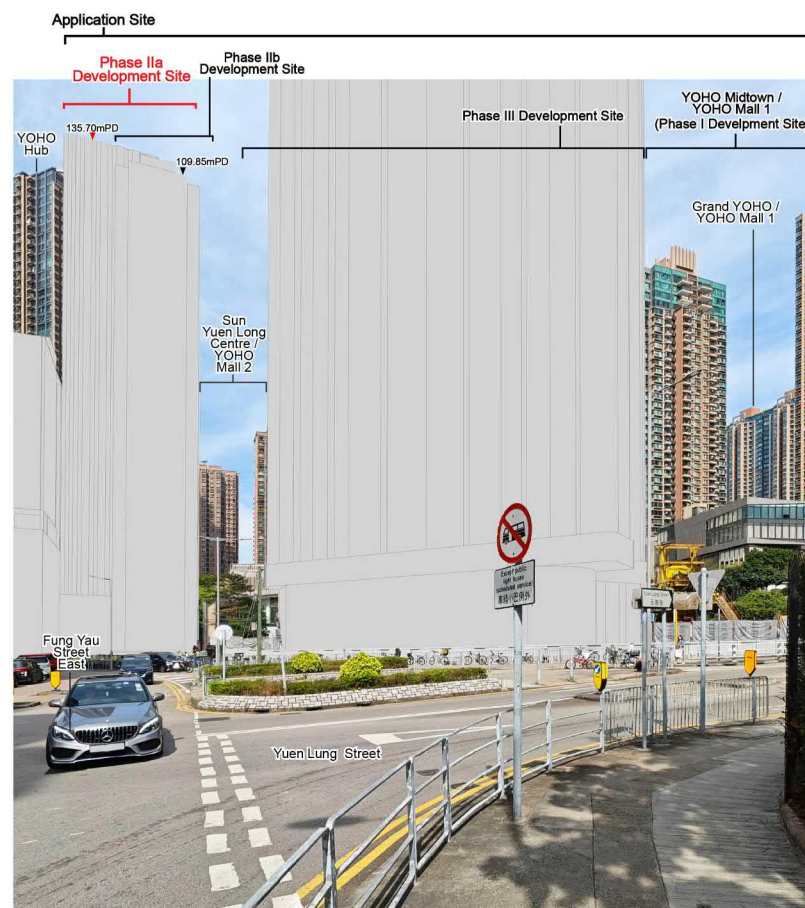
Photomontage View from VP1: Eastbound Castle Peak Road

Checked	DH	Drawn	PW
Rev	0	Date	May 2026
Scale	N/A	Figure	5.1

(摘錄自申請人於 26.5.2026 呈交的申請書)
(Extract from Applicant's
Submission of 26.5.2026)

參考編號
REFERENCE No.
A/YL/333

繪圖 DRAWING
A-14



Application Site

Phase IIa Development Site

Phase IIb Development Site

Phase III Development Site

YOHO Midtown / YOHO Mall 1 (Phase I Development Site)

Grand YOHO / YOHO Mall 1

Sun Yuen Long Centre / YOHO Mall 2

YOHO Hub

Fung Yau Street East

Yuen Lung Street

145.00mPD

109.85mPD

NO TRUCKS

Construction site with yellow crane

Ilewelyn davies

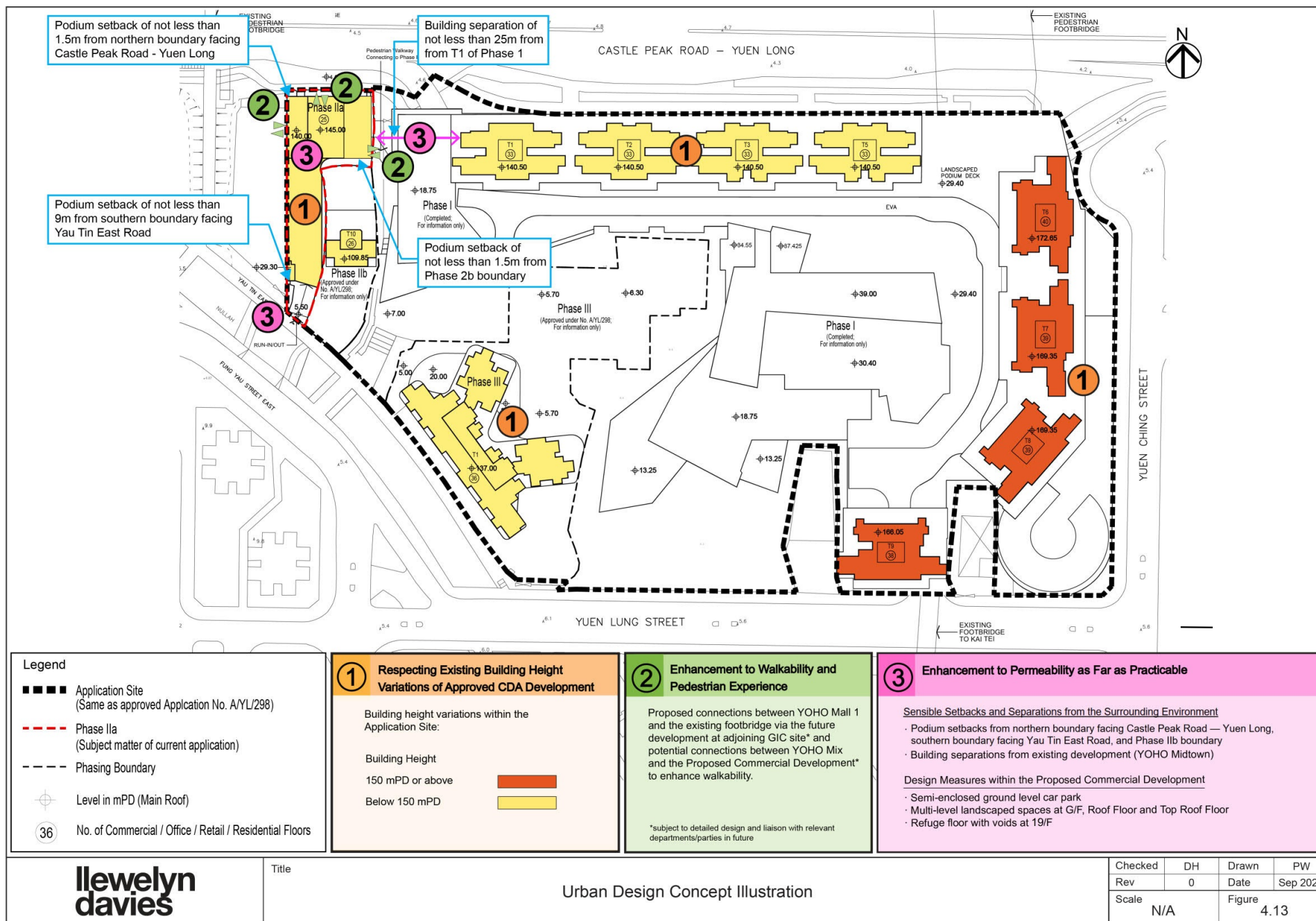
Photomontage View from VP3: Junction of
Northbound Fung Yau Street East and Westbound Yuen Lung Street

Checked	DH	Drawn	PW
Rev	0	Date	May 2026
Scale	N/A	Figure	5.3

(Extract from Applicant's Submission of 26.5.2026)

參考編號
REFERENCE No.
A/YL/333

繪圖 DRAWING
A-15



(摘錄自申請人於 18.9.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 18.9.2026)

參考編號
REFERENCE No.
A/YL/333

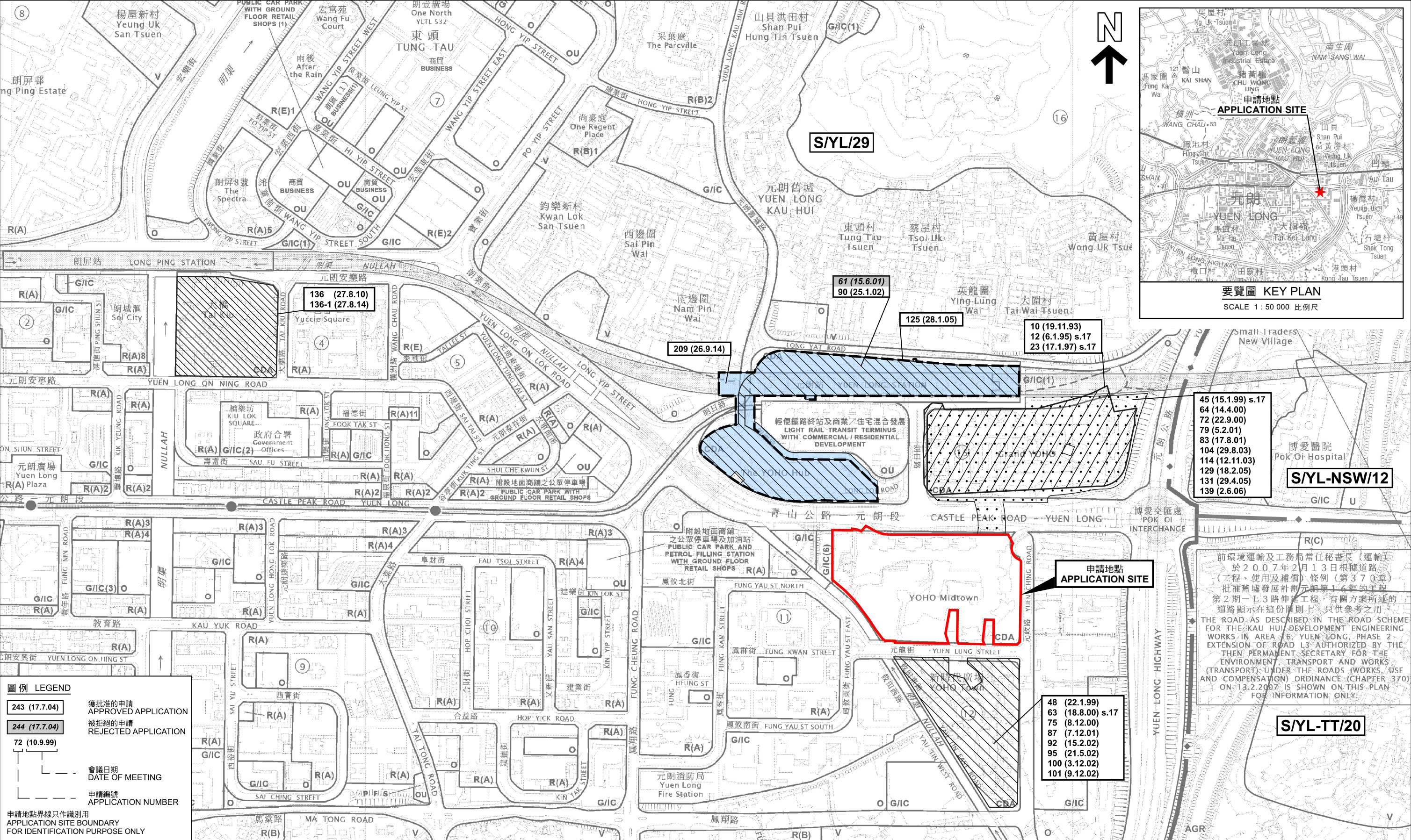
繪圖 DRAWING
A-16

FIGURE 2.1

1. 此泊車處僅供單車停泊。
2. 單車不可連續停泊超過24小時。
3. 單車必須停放於停泊架。
4. 此泊車處會不定期被中止使用。

繪圖 DRAWING
A-17

(Extract from Applicant's Further Information Submitted on 7.8.2026)



圖例 LEGEND

獲批准的申請
APPROVED APPLICATION

被拒絕的申請
REJECTED APPLICATION

會議日期
DATE OF MEETING

申請編號
APPLICATION NUMBER

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

位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATIONS

擬議綜合住宅、商業、社會福利設施及公眾停車場發展，並略為放寬整個「綜合發展區」地盤的地積比率限制(修訂已核准的總綱發展藍圖以作第11a期發展中的擬議商業用途)

元朗丈量約份第116約多個地段、元朗市地段第504號、元朗市地段第544號(部份)和毗連政府土地

PROPOSED COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY AND PUBLIC VEHICLE PARK DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR THE WHOLE "COMPREHENSIVE DEVELOPMENT AREA" SITE (AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN FOR PHASE IIA DEVELOPMENT FOR COMMERCIAL USE)

VARIOUS LOTS IN D.D.116, YUEN LONG TOWN LOT 504, YUEN LONG TOWN LOT 544 (PART) AND ADJOINING GOVERNMENT LAND, YUEN LONG

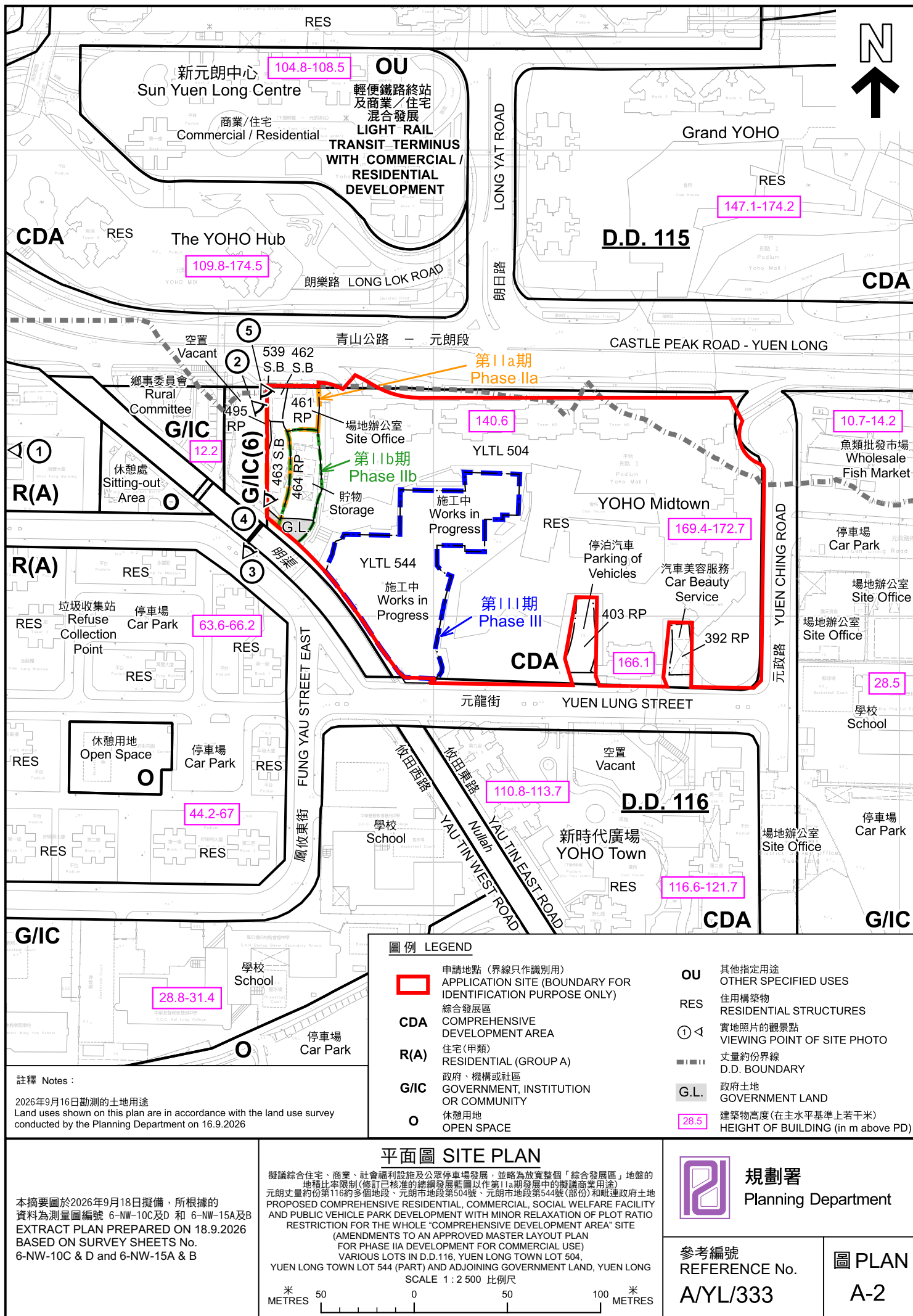
SCALE 1:5 000 比例尺

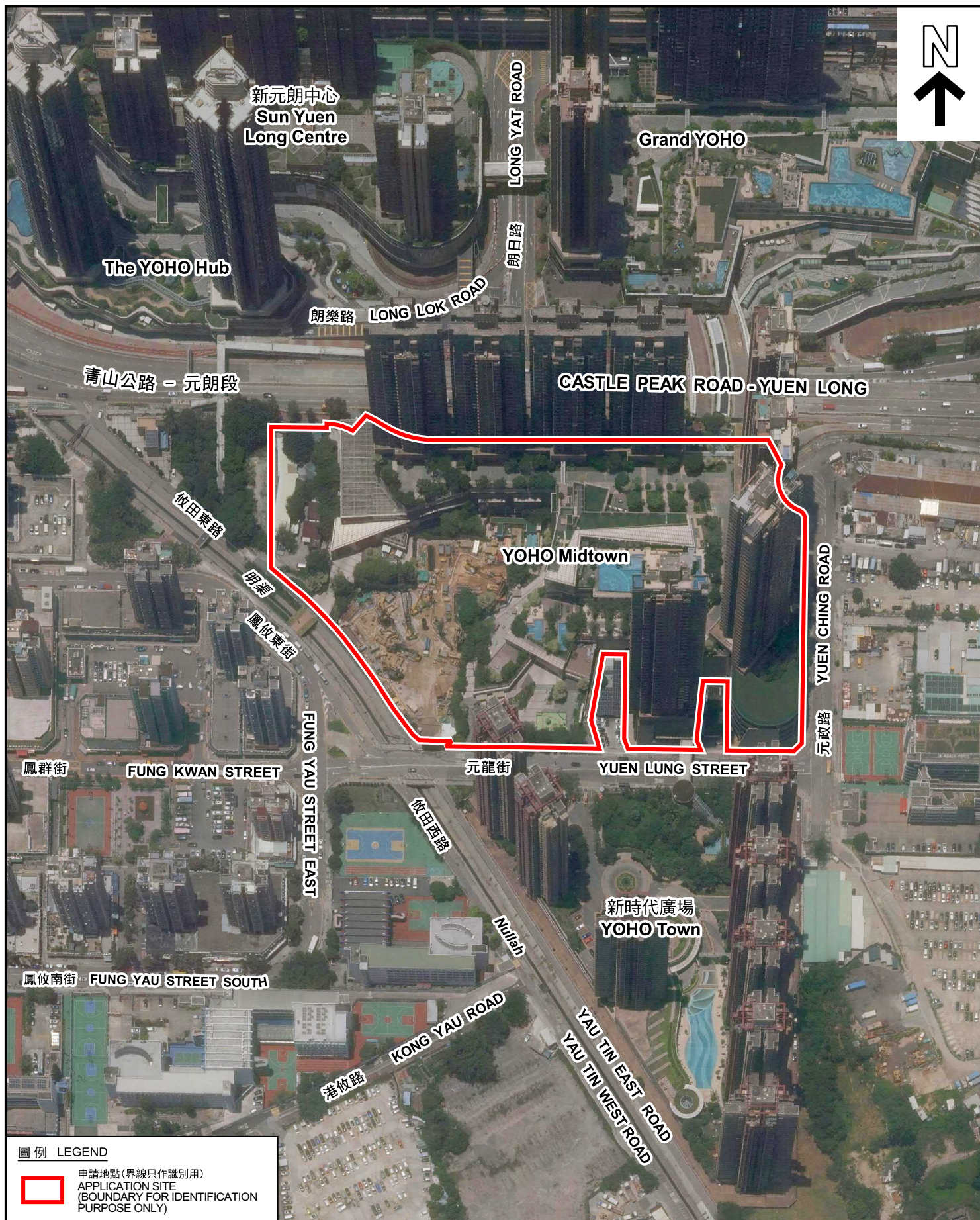
本摘要圖於2026年6月22日擬備，
所根據的資料為於2026年3月24日
核准的分區計劃大綱圖編號S/YL/29
EXTRACT PLAN PREPARED ON 22.6.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL/29 APPROVED ON 24.3.2026

 **規劃署**
Planning Department

參考編號
REFERENCE No.
A/YL/333

圖 PLAN
A-1a





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2026年6月22日擬備，所根據的資料為地政總署於2025年6月9日拍得的航攝照片編號 E257656C
EXTRACT PLAN PREPARED ON 22.6.2026
BASED ON AERIAL PHOTO No.
E257656C TAKEN ON 9.6.2025
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議綜合住宅、商業、社會福利設施及公眾停車場發展，並略為放寬整個「綜合發展區」地盤的地積比率限制(修訂已核准的總綱發展藍圖以作第IIa期發展中的擬議商業用途)
元朗丈量約份第116約多個地段、元朗市地段第504號、元朗市地段第544號(部份)和毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY AND PUBLIC VEHICLE PARK DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR THE WHOLE "COMPREHENSIVE DEVELOPMENT AREA" SITE
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN FOR PHASE IIA DEVELOPMENT FOR COMMERCIAL USE)
VARIOUS LOTS IN D.D.116, YUEN LONG TOWN LOT 504, YUEN LONG TOWN LOT 544 (PART) AND ADJOINING GOVERNMENT LAND, YUEN LONG

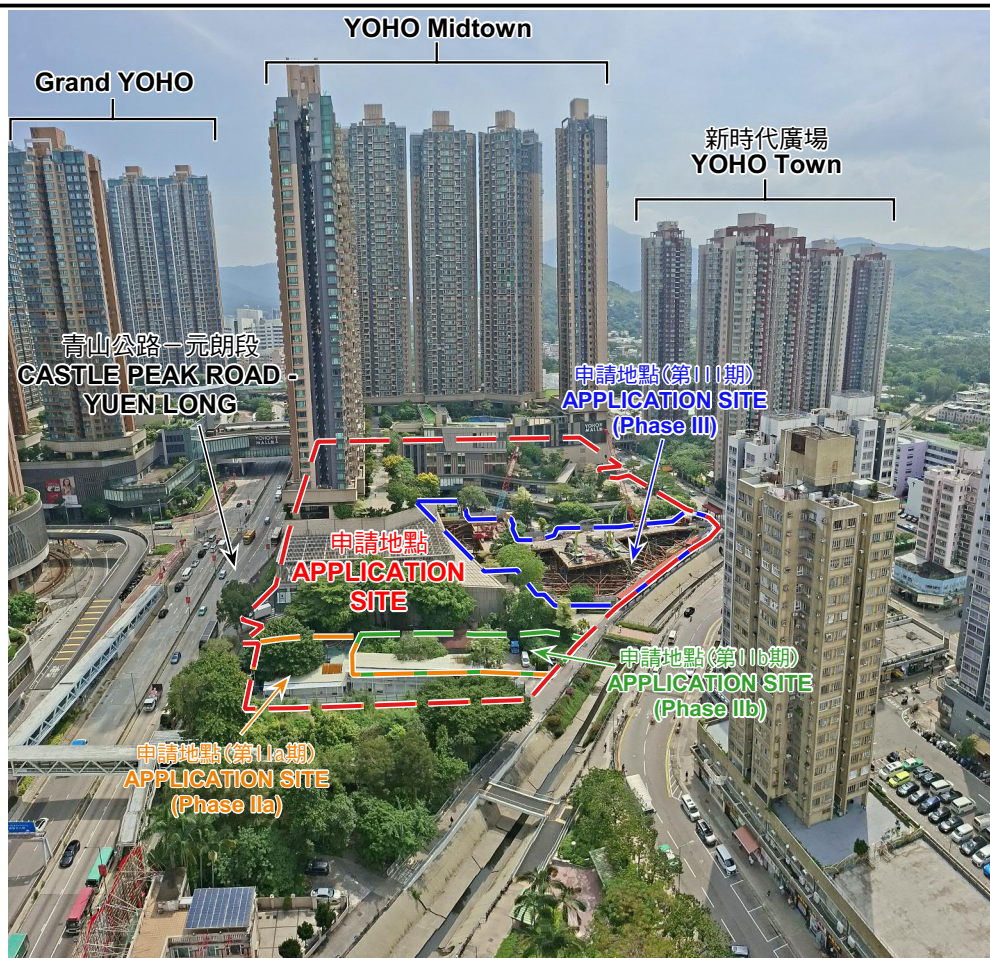


規劃署
Planning Department

參考編號
REFERENCE No.
A/YL/333

圖 PLAN
A-3

1



2



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

實地照片 SITE PHOTOS

本圖於2026年9月21日擬備，所根據的資料為攝於2026年9月16日的實地照片
PLAN PREPARED ON 21.9.2026
BASED ON SITE PHOTOS
TAKEN ON 16.9.2026

擬議綜合住宅、商業、社會福利設施及公眾停車場發展，並略為放寬整個「綜合發展區」地盤的地積比率限制(修訂已核准的總綱發展藍圖以作第IIa期發展中的擬議商業用途)
元朗丈量約份第116約多個地段、元朗市地段第504號、元朗市地段第544號(部份)和毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY AND PUBLIC VEHICLE PARK DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR THE WHOLE "COMPREHENSIVE DEVELOPMENT AREA" SITE
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN FOR PHASE IIA DEVELOPMENT FOR COMMERCIAL USE)
VARIOUS LOTS IN D.D.116, YUEN LONG TOWN LOT 504, YUEN LONG TOWN LOT 544 (PART) AND ADJOINING GOVERNMENT LAND, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL/333

圖 PLAN
A-4a



實地照片 SITE PHOTOS

本圖於2026年9月18日擬備，所根據的資料為攝於2026年9月16日的實地照片
PLAN PREPARED ON 18.9.2026
BASED ON SITE PHOTOS
TAKEN ON 16.9.2026

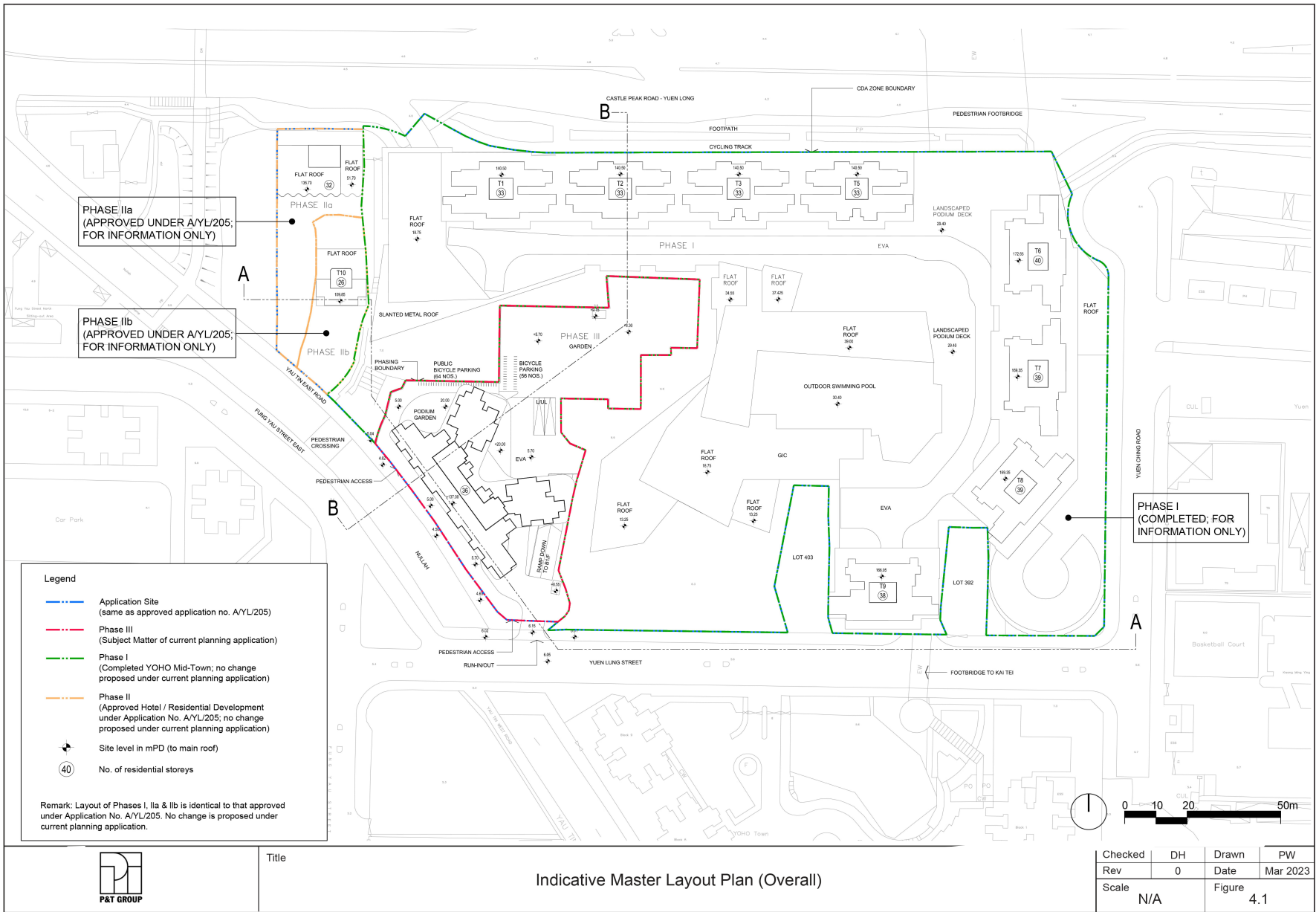
擬議綜合住宅、商業、社會福利設施及公眾停車場發展，並略為放寬整個「綜合發展區」地盤的地積比率限制(修訂已核准的總綱發展藍圖以作第11a期發展中的擬議商業用途)
元朗丈量約份第116約多個地段、元朗市地段第504號、元朗市地段第544號(部份)和毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY
AND PUBLIC VEHICLE PARK DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO
RESTRICTION FOR THE WHOLE "COMPREHENSIVE DEVELOPMENT AREA" SITE
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN
FOR PHASE IIA DEVELOPMENT FOR COMMERCIAL USE)
VARIOUS LOTS IN D.D.116, YUEN LONG TOWN LOT 504,
YUEN LONG TOWN LOT 544 (PART) AND ADJOINING GOVERNMENT LAND, YUEN LONG



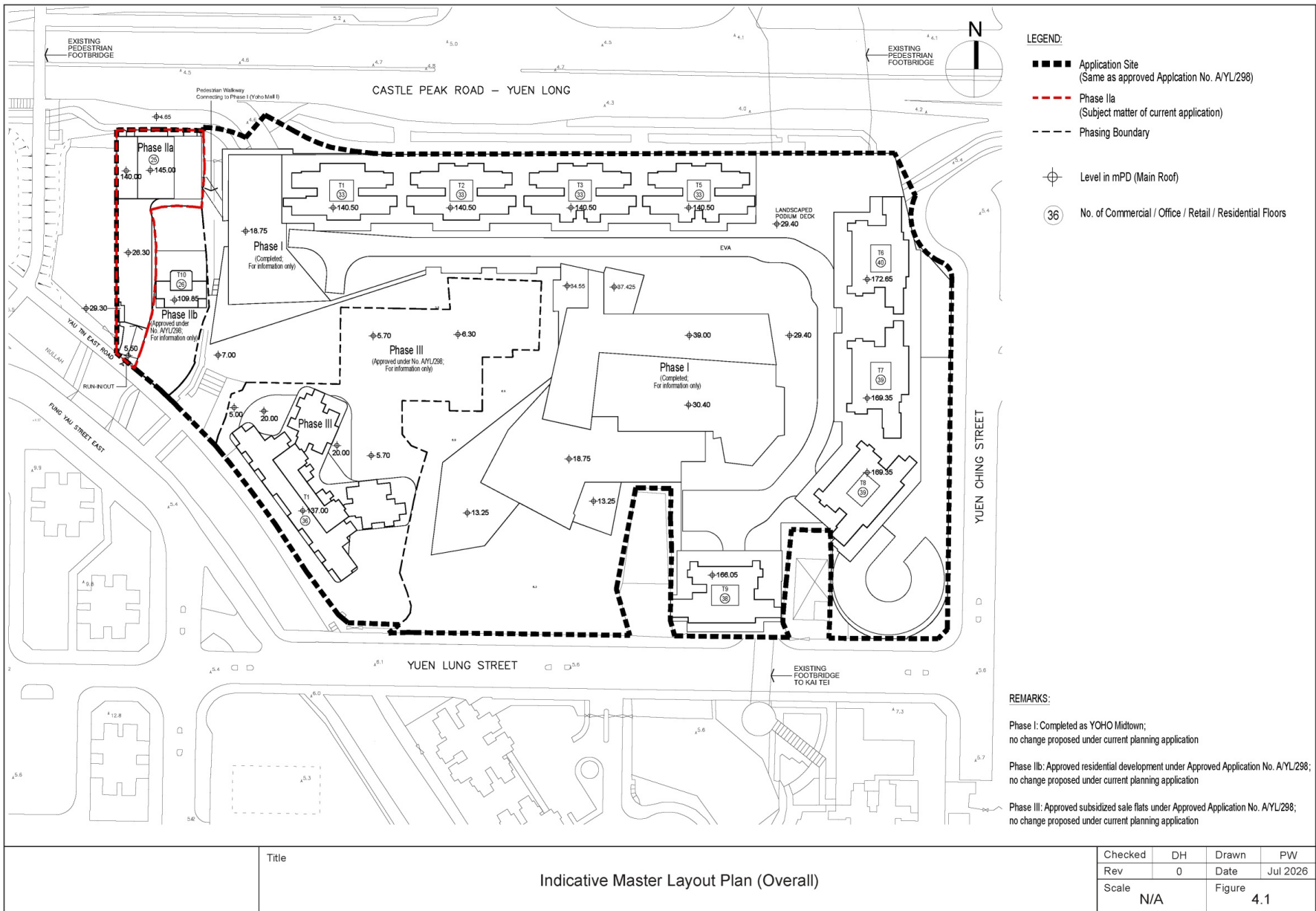
規劃署
Planning Department

參考編號
REFERENCE No.
A/YL/333

圖 PLAN
A-4b



先前核准方案 A/YL/298
Previously Approved Scheme AYL/298



擬議方案 A/YL/333 (摘錄自申請人於 7.8.2026 呈交的規劃綱領)
Proposed Scheme AYL/333 (Extract from Applicant's Planning Statement of 7.8.2026)

先前獲批准方案與擬議方案比較
COMPARISON OF PREVIOUSLY APPROVED SCHEME AND PROPOSED SCHEME

擬議綜合住宅、商業、社會福利設施及公眾停車場發展，並略為放寬整個「綜合發展區」地盤的地積比率限制(修訂已核准的總綱發展藍圖以作第IIa期發展中的擬議商業用途)
元朗丈量約份第116約多個地段、元朗市地段第504號、元朗市地段第544號(部份)和毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY AND PUBLIC VEHICLE PARK DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR THE WHOLE "COMPREHENSIVE DEVELOPMENT AREA" SITE
(AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN FOR PHASE IIA DEVELOPMENT FOR COMMERCIAL USE)
VARIOUS LOTS IN D.D.116, YUEN LONG TOWN LOT 504, YUEN LONG TOWN LOT 544 (PART) AND ADJOINING GOVERNMENT LAND, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL/333

圖 PLAN
A-5

本圖於2026年8月21日擬備
PLAN PREPARED ON 21.8.2026