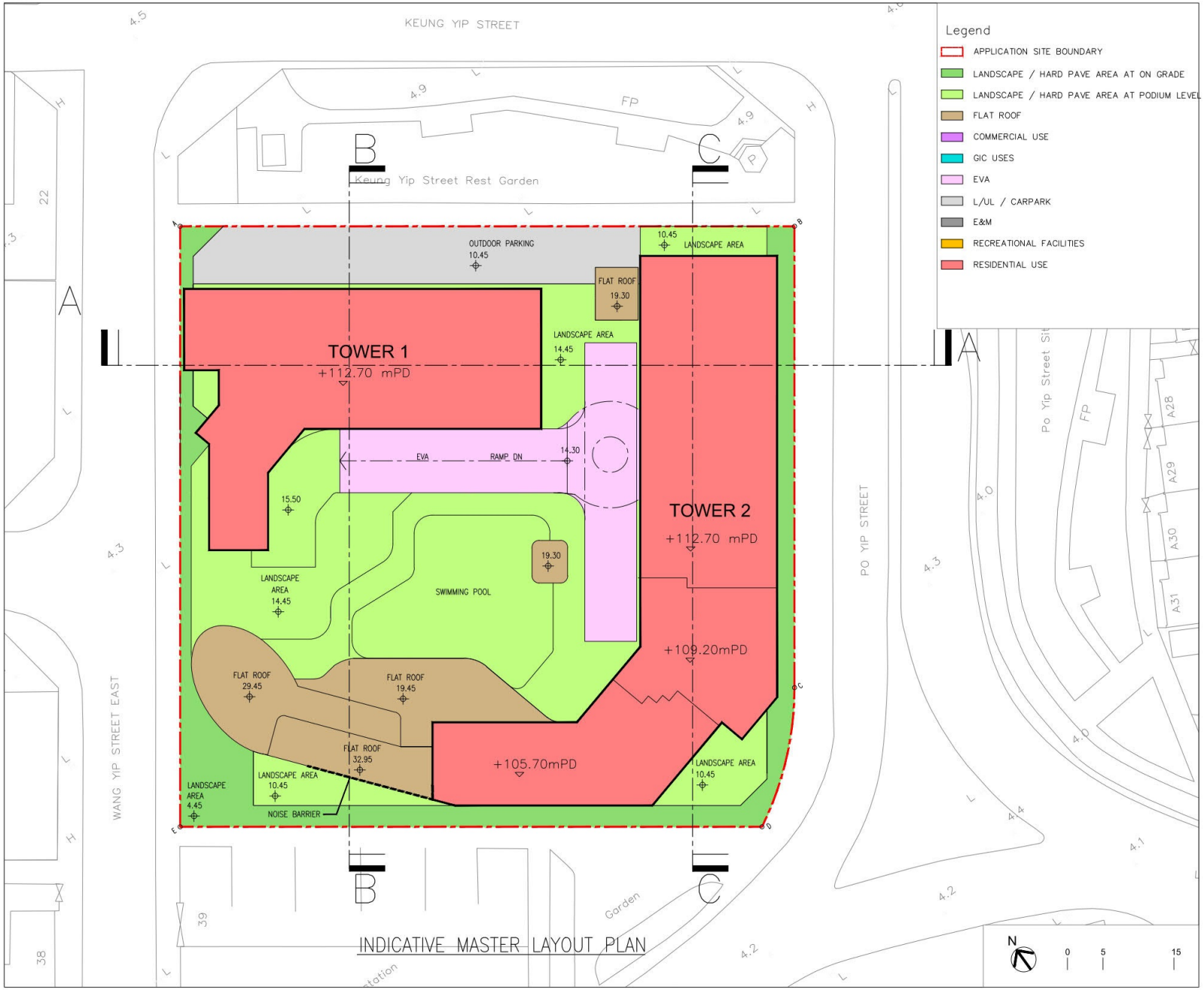


Legend

- APPLICATION SITE BOUNDARY
- LANDSCAPE / HARD PAVE AREA AT ON GRADE
- LANDSCAPE / HARD PAVE AREA AT PODIUM LEVEL
- FLAT ROOF
- COMMERCIAL USE
- GIC USES
- EVA
- L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋

NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

DLN

DLN Architects Limited
劉榮廣伍振民建築師有限公司

3RD DRAFT

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PROJECT 項目名稱

21-25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

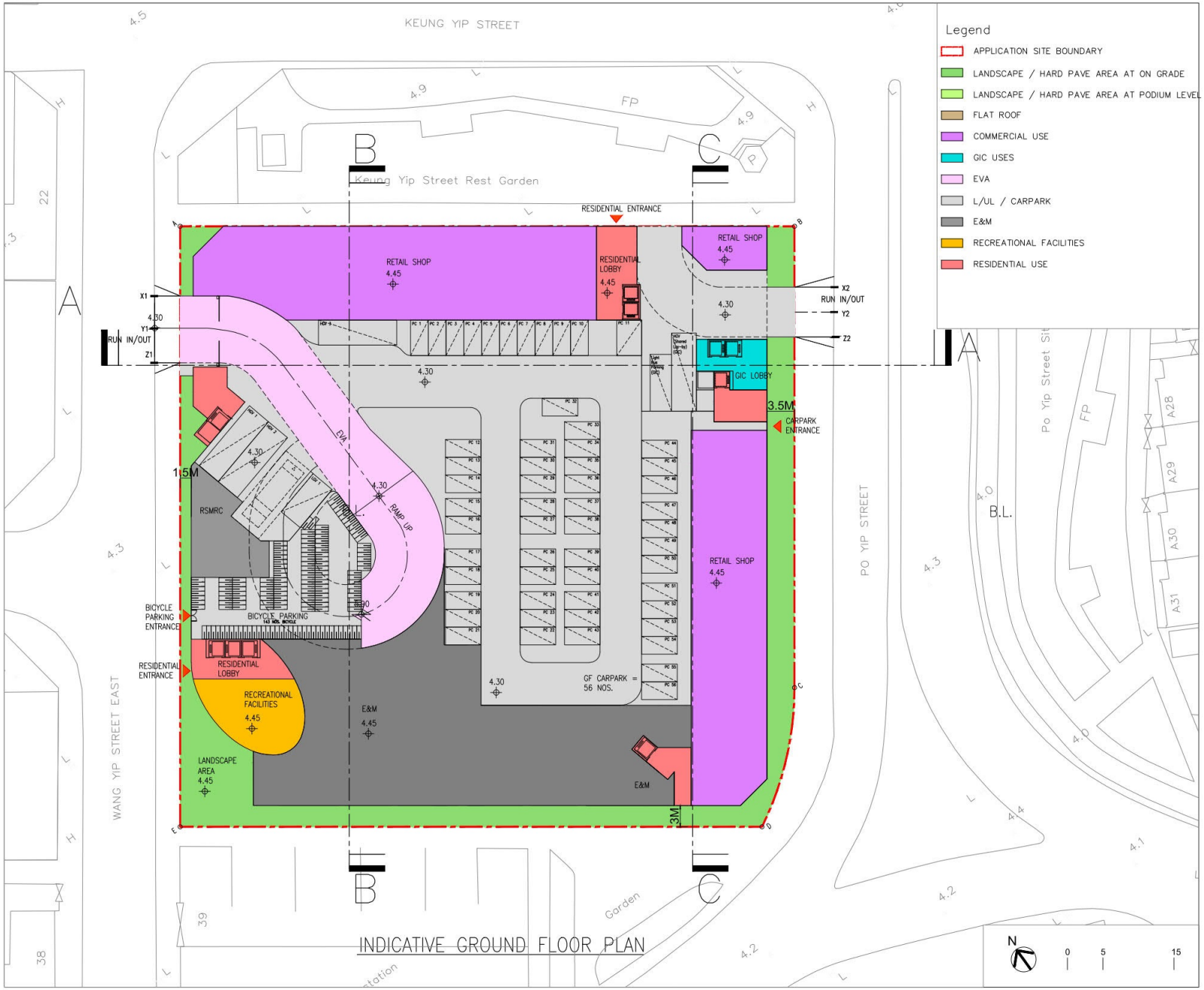
TITLE 標題

INDICATIVE MASTER LAYOUT PLAN

SCALE 比例 ~~1:500(A3)~~	DATE 日期 MAR 2026
DRAWN BY 製作人 –	CHECKED BY 檢查 –
JOB NO. 工程項目 N3147-H	DRAWING NO. 圖號 –

(摘錄自申請人於 10.7.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 10.7.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-1



Legend

- APPLICATION SITE BOUNDARY
- LANDSCAPE / HARD PAVE AREA AT ON GRADE
- LANDSCAPE / HARD PAVE AREA AT PODIUM LEVEL
- FLAT ROOF
- COMMERCIAL USE
- GIC USES
- EVA
- L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋

NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

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PROJECT 項目名稱

21-25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

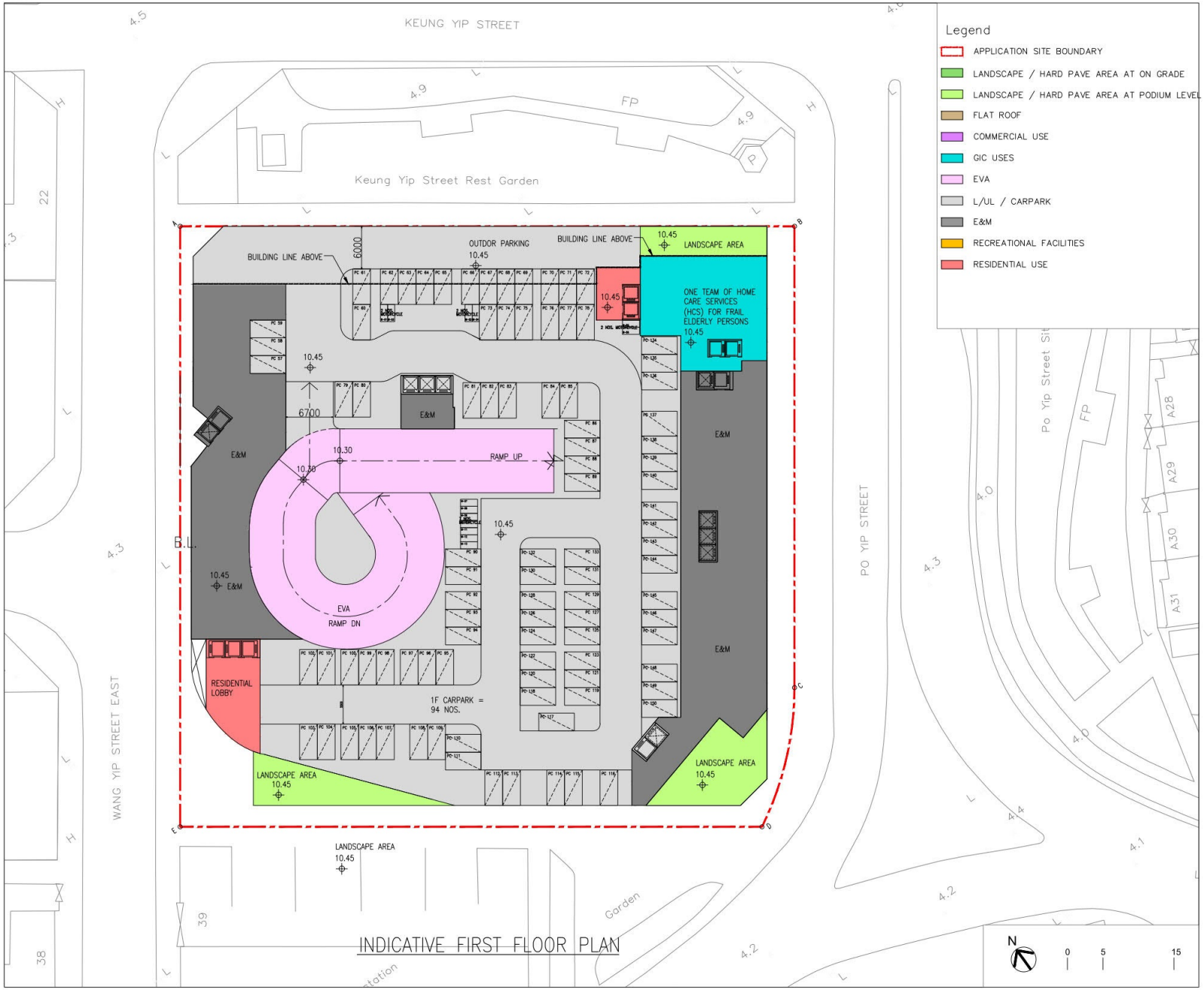
TITLE 標題

INDICATIVE GROUND FLOOR PLAN

SCALE 比例	DATE 日期
~~1:500(A3)~~	JULY 2026
DRAWN BY 製作人	CHECKED BY 檢查
–	–
JOB NO. 工程項目	DRAWING NO. 圖號
N3147-H	–

(摘錄自申請人於 10.7.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 10.7.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-2



Legend

- APPLICATION SITE BOUNDARY
- LANDSCAPE / HARD PAVE AREA AT ON GRADE
- LANDSCAPE / HARD PAVE AREA AT PODIUM LEVEL
- FLAT ROOF
- COMMERCIAL USE
- GIC USES
- EVA
- L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋

NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

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3RD DRAFT

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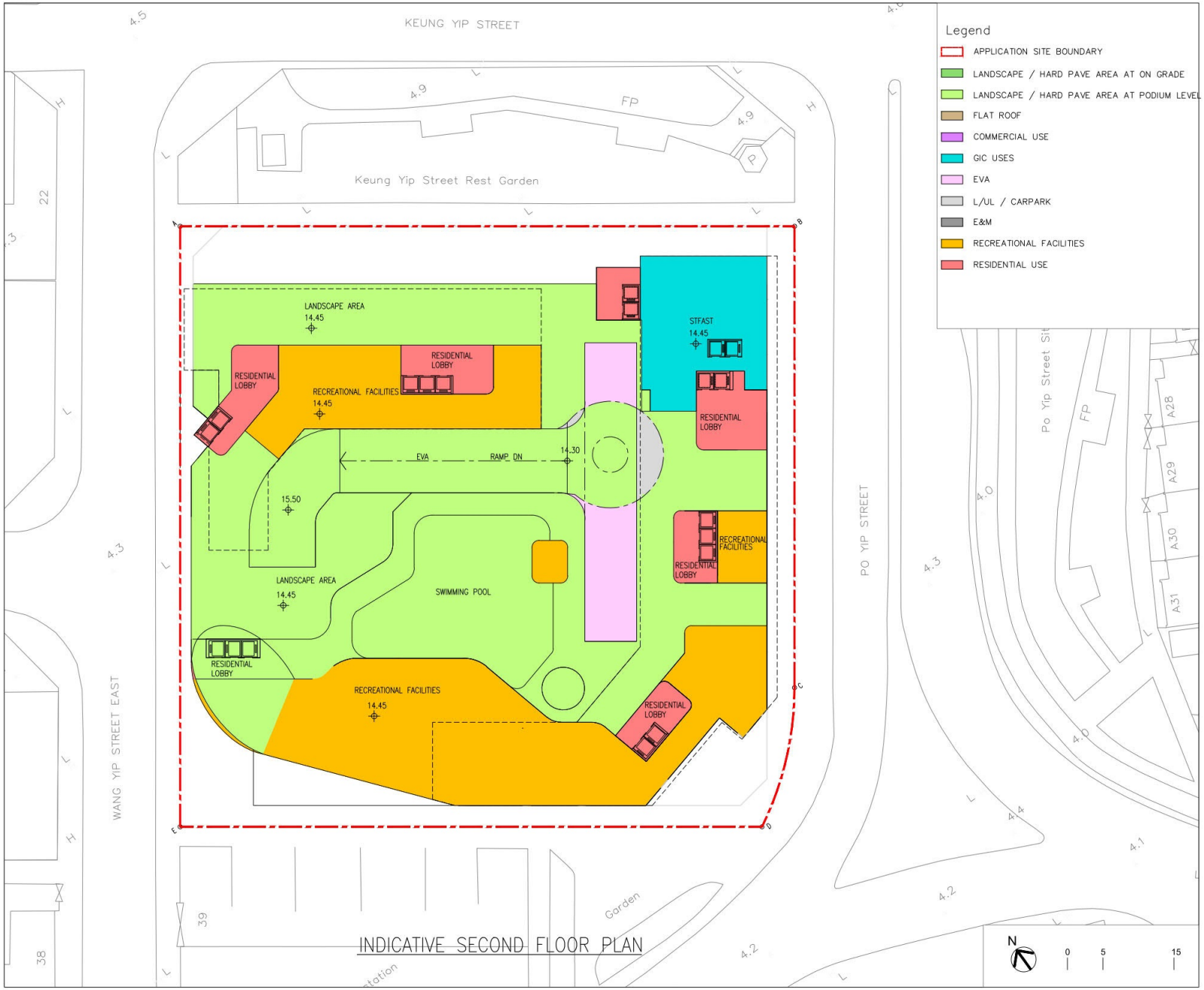
PROJECT 項目名稱
21-25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

TITLE 標題
INDICATIVE FIRST FLOOR PLAN

SCALE 比例	DATE 日期
~~1:500(A3)~~	JULY 2026
DRAWN BY 製作人	CHECKED BY 檢查
–	–
JOB NO. 工程項目	DRAWING NO. 圖號
N3147-H	–

(摘錄自申請人於 10.7.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 10.7.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-3



Legend

- APPLICATION SITE BOUNDARY
- LANDSCAPE / HARD PAVE AREA AT ON GRADE
- LANDSCAPE / HARD PAVE AREA AT PODIUM LEVEL
- FLAT ROOF
- COMMERCIAL USE
- GIC USES
- EVA
- L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋

NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

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PROJECT 項目名稱

21-25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

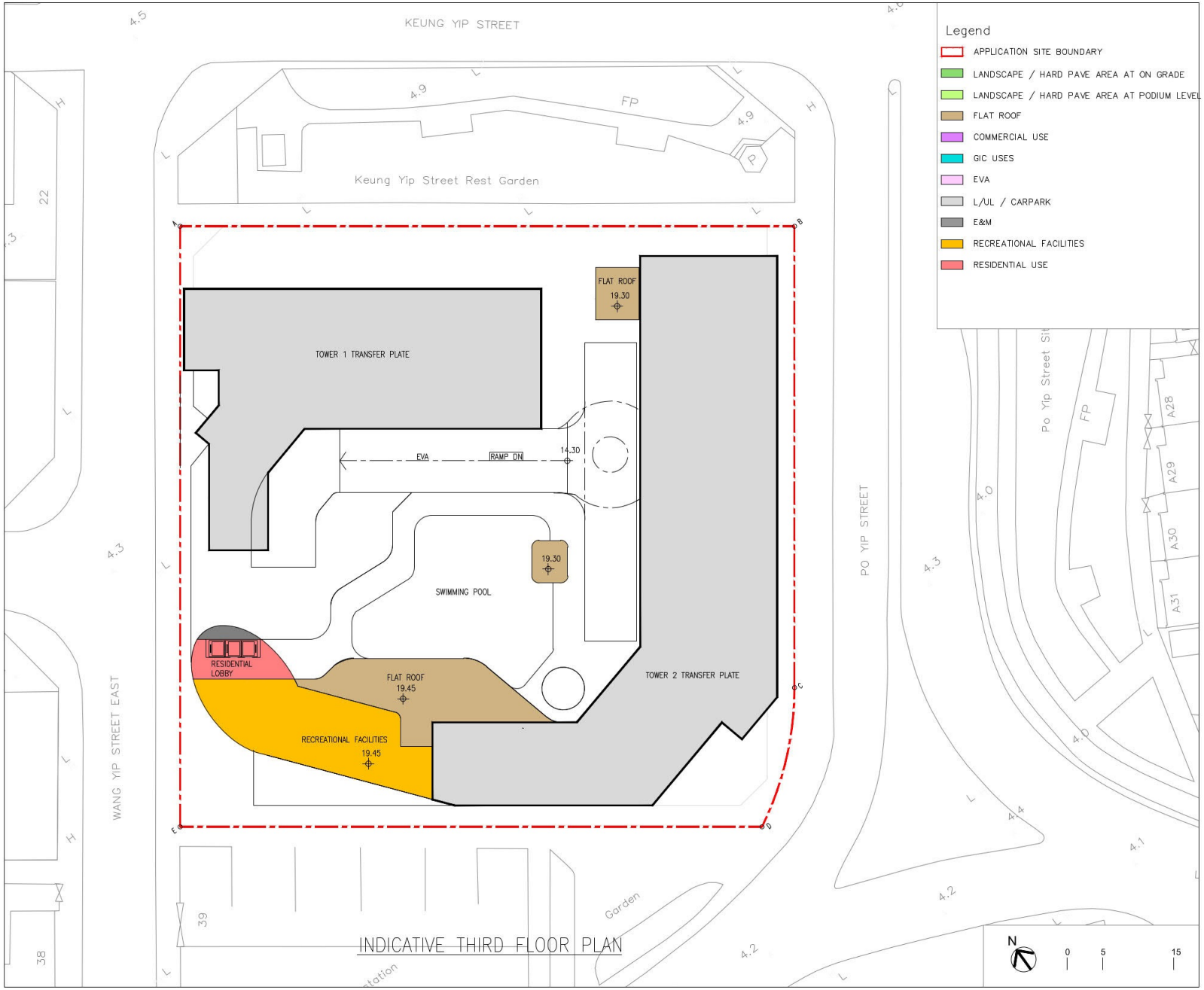
TITLE 標題

INDICATIVE SECOND FLOOR PLAN

SCALE 比例	DATE 日期
~~1:500(A3)~~	APRIL 2026
DRAWN BY 製作人	CHECKED BY 檢查
–	–
JOB NO. 工程項目	DRAWING NO. 圖號
N3147-H	–

(摘錄自申請人於 10.7.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 10.7.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-4



Legend

- APPLICATION SITE BOUNDARY
- LANDSCAPE / HARD PAVE AREA AT ON GRADE
- LANDSCAPE / HARD PAVE AREA AT PODIUM LEVEL
- FLAT ROOF
- COMMERCIAL USE
- GIC USES
- EVA
- L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋

NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

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PROJECT 項目名稱

21-25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

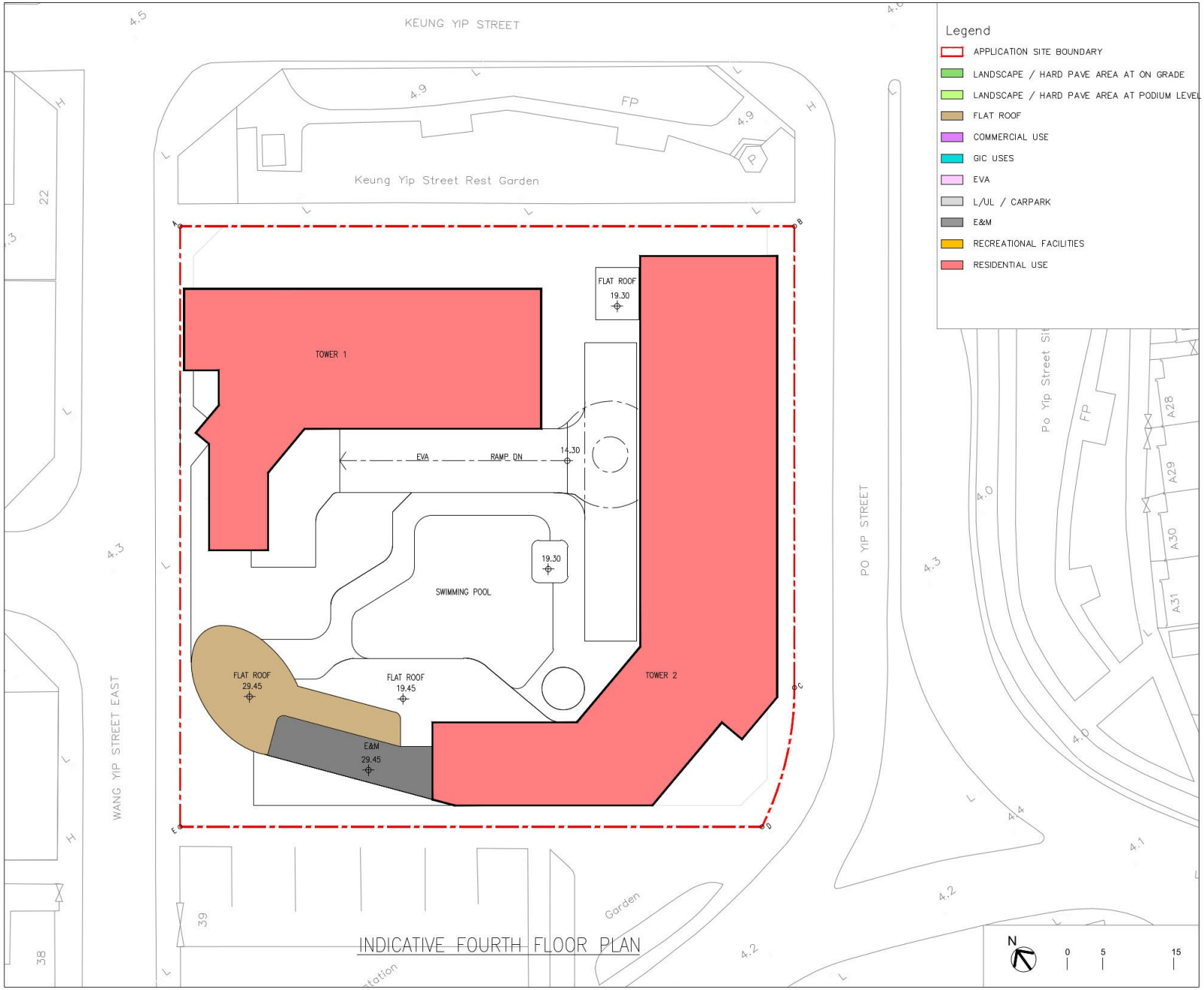
TITLE 標題

INDICATIVE THIRD FLOOR PLAN

SCALE 比例 ~~1:500(A3)~~	DATE 日期 APRIL 2026
DRAWN BY 製作人 –	CHECKED BY 檢查 –
JOB NO. 工程項目 N3147-H	DRAWING NO. 圖號 –

(摘錄自申請人於 15. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 15.10.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-5



Legend

- APPLICATION SITE BOUNDARY
- LANDSCAPE / HARD PAVE AREA AT ON GRADE
- LANDSCAPE / HARD PAVE AREA AT PODIUM LEVEL
- FLAT ROOF
- COMMERCIAL USE
- GIC USES
- EVA
- L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋

NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

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PROJECT 項目名稱

21-25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

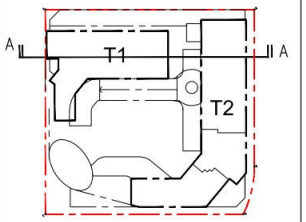
TITLE 標題

INDICATIVE FOURTH FLOOR PLAN

SCALE 比例 ~~1:500(A3)~~	DATE 日期 APRIL 2026
DRAWN BY 製作人 –	CHECKED BY 檢查 –
JOB NO. 工程項目 N3147-H	DRAWING NO. 圖號 –

(摘錄自申請人於 15. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 15.10.2026)

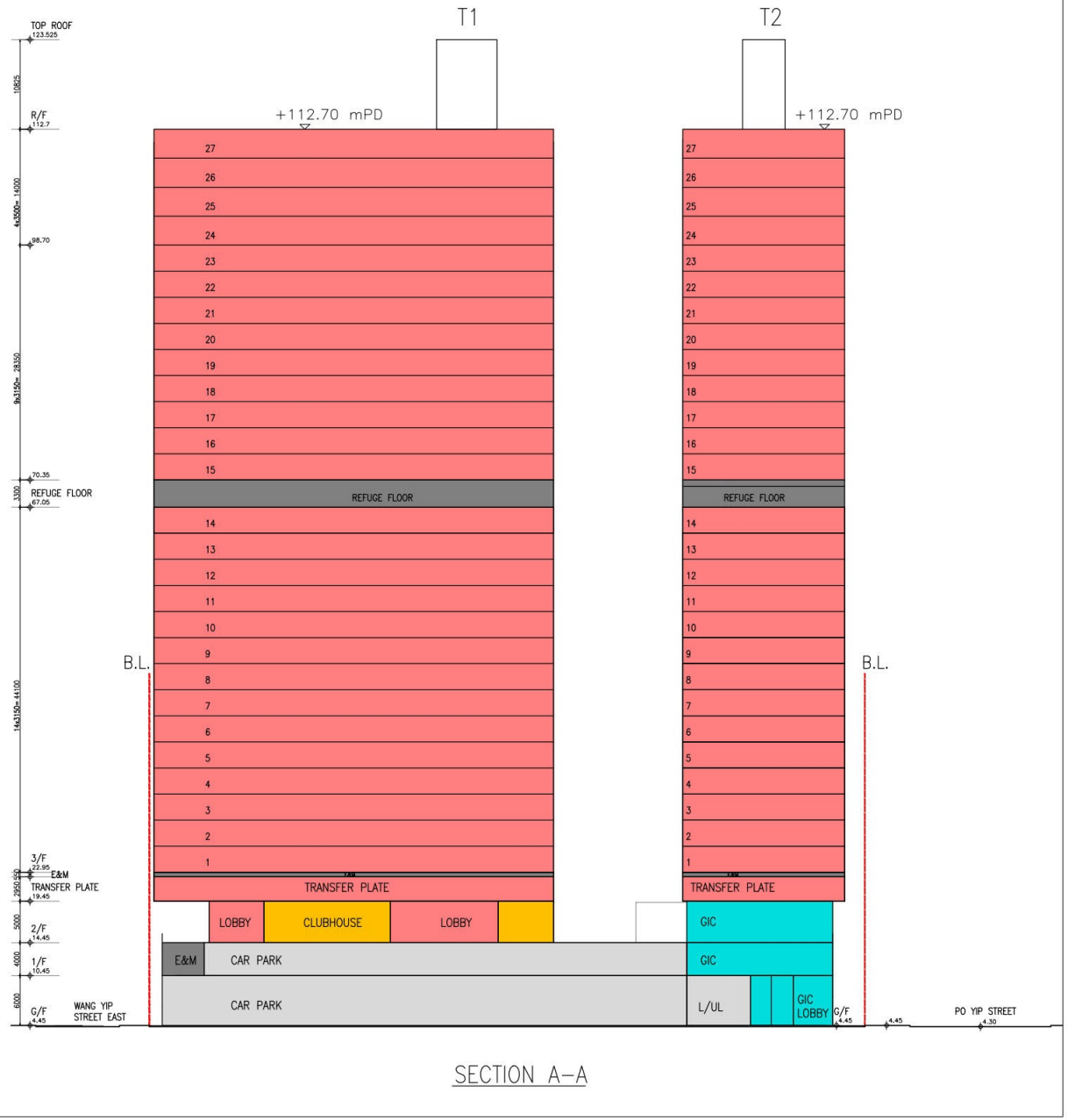
參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-6



KP

Legend

- APPLICATION SITE BOUNDARY
- COMMERCIAL USE
- GIC USES
- EVA
- L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE



SECTION A–A

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋

NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

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PROJECT 項目名稱

21–25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

TITLE 標題

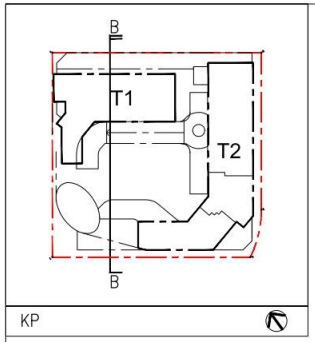
INDICATIVE SECTION PLAN

SCALE 比例	DATE 日期
~~1:500(A3)~~	MAR 2026
DRAWN BY 製作人	CHECKED BY 檢查
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JOB NO. 工程項目	DRAWING NO. 圖號
N3147–H	–

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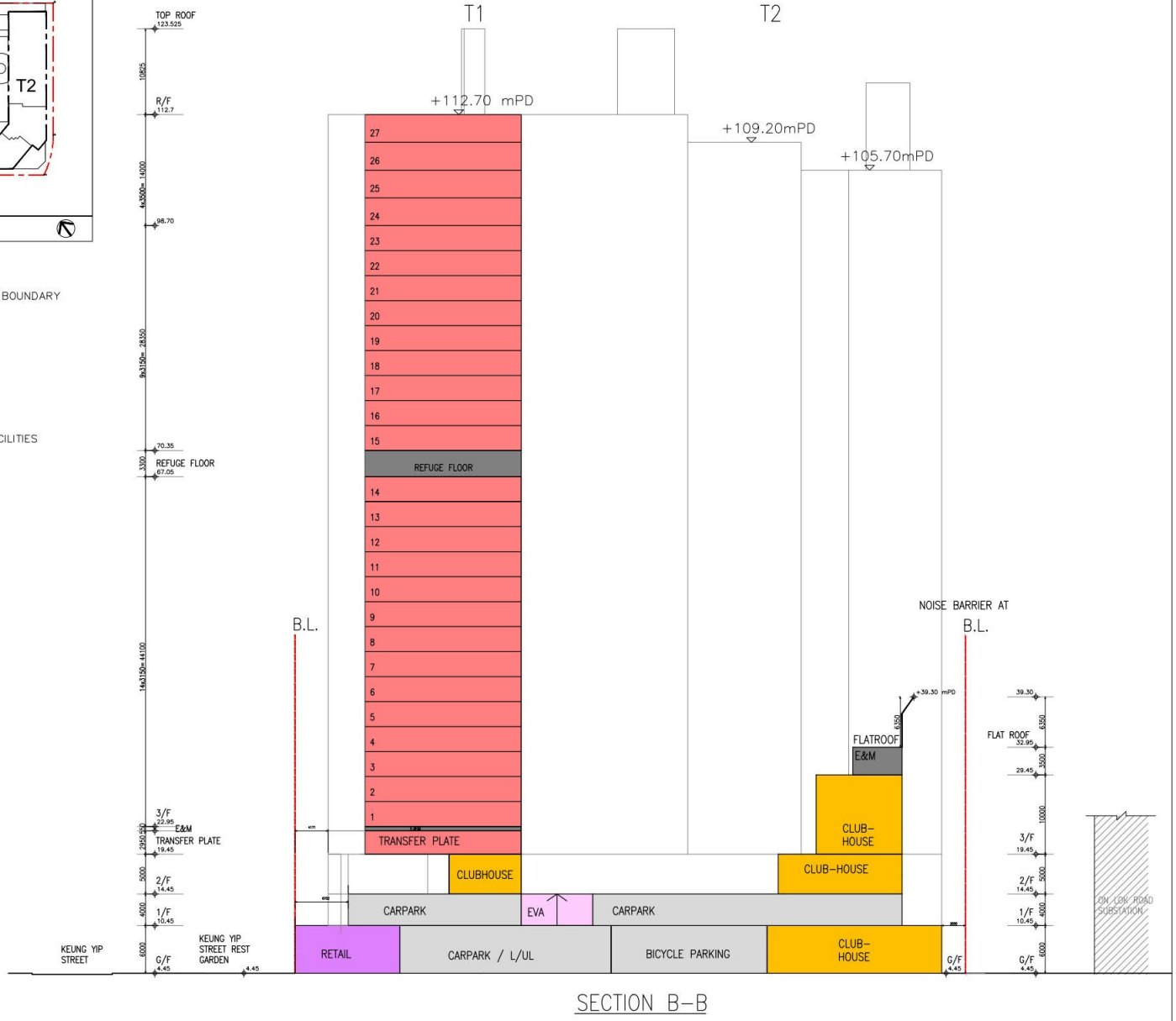
（摘錄自申請人於 3. 9. 2026 呈交的進一步資料）
(Extract from Applicant's Further Information Submitted on 3.9.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-7



Legend

- APPLICATION SITE BOUNDARY
- COMMERCIAL USE
- GIC USES
- EVA
- L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE



SECTION B–B

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋

NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

DLN

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劉榮廣伍振民建築師有限公司

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PROJECT 項目名稱

21–25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

TITLE 標題

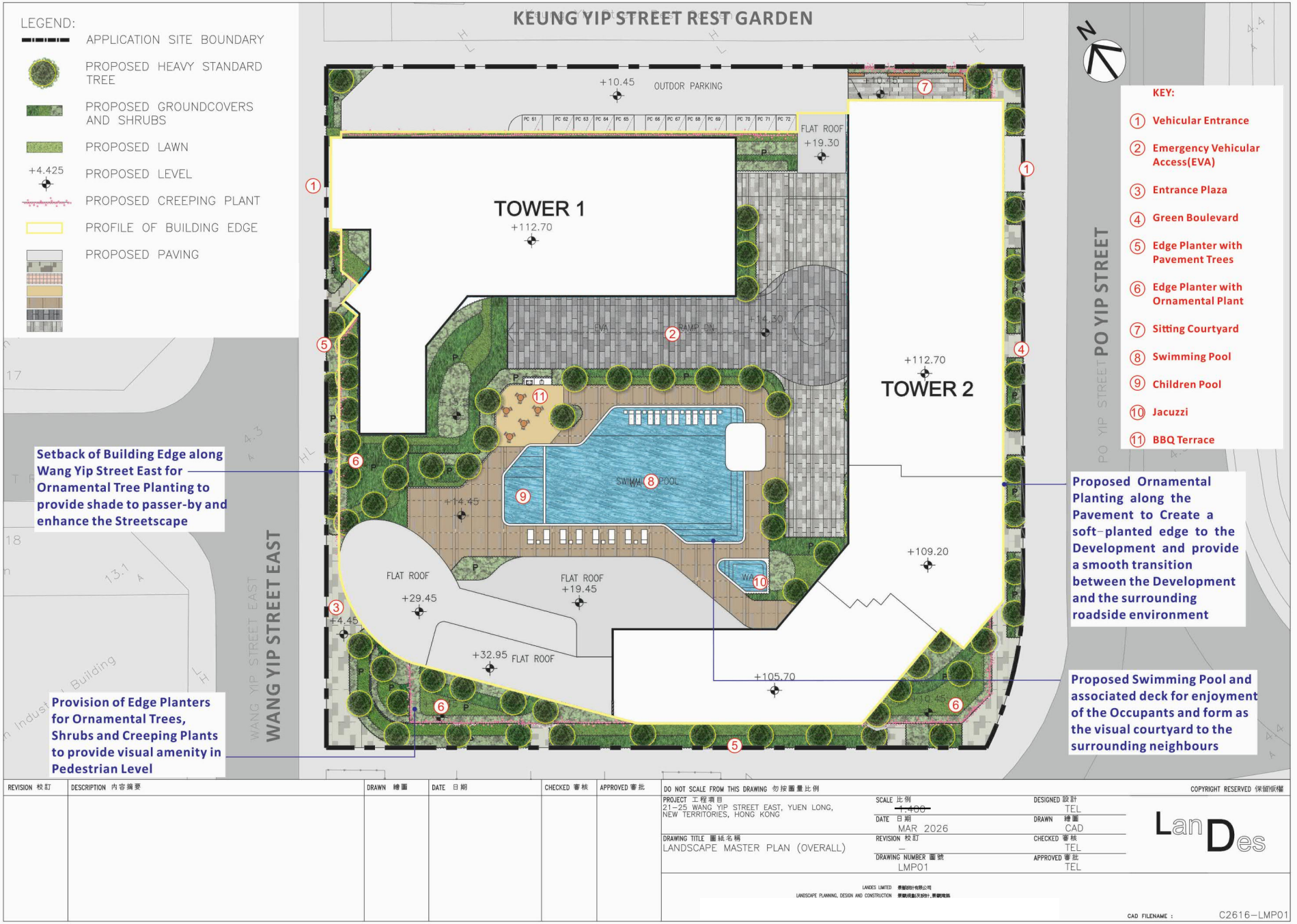
INDICATIVE SECTION PLAN

SCALE 比例	DATE 日期
~~1:500(A3)~~	APRIL 2026
DRAWN BY 製作人	CHECKED BY 檢查
–	–
JOB NO. 工程項目	DRAWING NO. 圖號
N3147–H	–

H:\Dwgs\ACAD\Sketches\2026-07-20 S16 Plant room\2026-09-01 S16_update.dwg, 1:500, Project No.: N3147-H

(摘錄自申請人於 3. 9. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 3.9.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-8



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

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PROJECT 工程項目
21–25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

SCALE 比例 ~~1:400~~

DATE 日期 MAR 2026

DRAWING TITLE 圖紙名稱
LANDSCAPE MASTER PLAN (OVERALL)

REVISION 校訂 –

DRAWING NUMBER 圖號 LMP01

DESIGNED 設計 TEL

DRAWN 繪圖 CAD

CHECKED 審核 TEL

APPROVED 審批 TEL

LanDes

LANDES LIMITED 景觀設計有限公司
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計、景觀建築

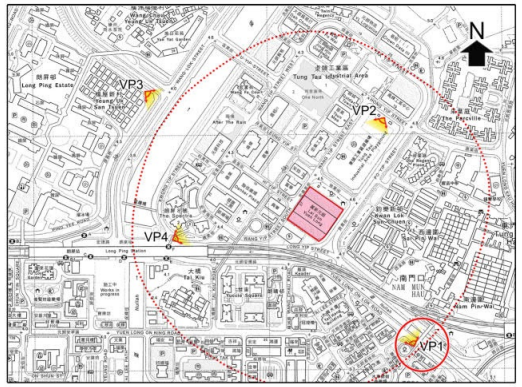
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(摘錄自申請人於 10. 7. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 10.7.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-9

Existing Condition





Key Plan

Proposed Residential Development (Building heigth at +112.7mPD max.)

Approved Residential Development under Application No. S/YL/304 (Building heigth at +100.75mPD max.)





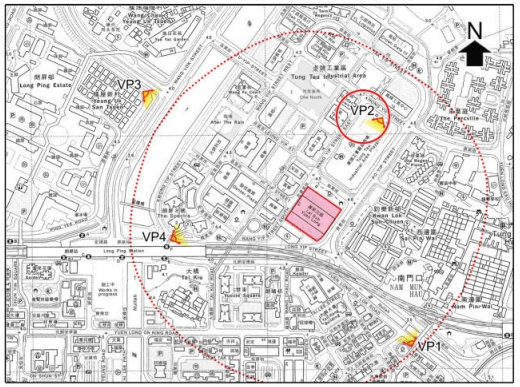
KTA PLANNING LIMITED 規劃顧問有限公司	Viewpoint 1 – Shui Mun Tau Rest Garden on Yuen Long On Lok Road	Proposed Residential Development with Minor Relaxation of Plot Ratio and Building Height Restrictions at 21-35 Wang Yip Street East in Yuen Long	Figure 6.1
		Visual Impact Assessment	Date: 10 July 2026

（摘錄自申請人於 10.7.2026 呈交的進一步資料）
(Extract from Applicant's Further Information Submitted on 10.7.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-10

Existing Condition



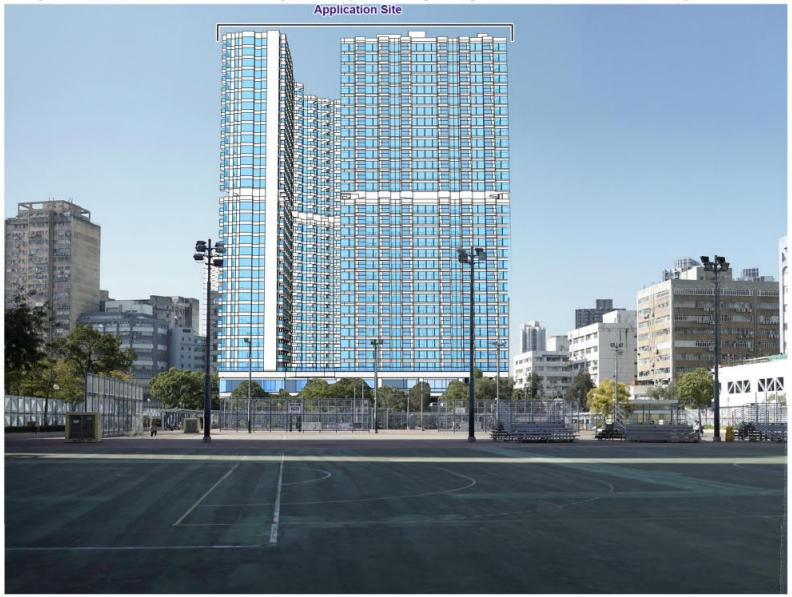


Key Plan

Approved Residential Development under Application No. S/YL/304 (Building heigth at +100.75mPD max.)



Proposed Residential Development (Building heigth at +112.7mPD max.)



KTA PLANNING LIMITED 規劃顧問有限公司

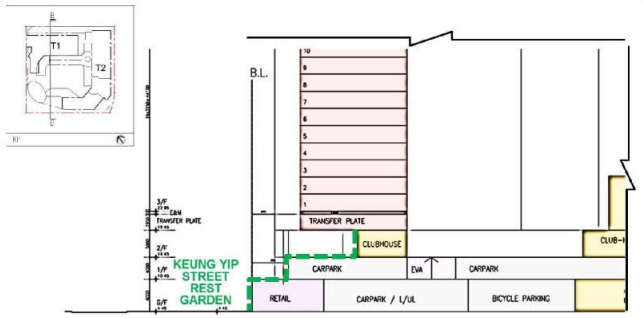
Viewpoint 2 – Tung Tau Industrial Playground

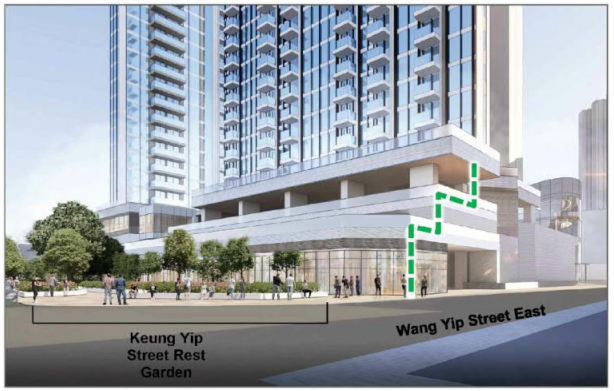
Proposed Residential Development with Minor Relaxation of Plot Ratio and Building Height Restrictions at 21-35 Wang Yip Street East in Yuen Long	Figure 6.2
Visual Impact Assessment	Date: 10 July 2026

（摘錄自申請人於 10. 7. 2026 呈交的進一步資料）
(Extract from Applicant's Further Information Submitted on 10.7.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-11







Stepped Podium Design



Viewing from Wang Yip Street East (Illustrative Drawing)

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋

NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

DLN

DLN Architects Limited
劉榮廣伍振民建築師有限公司

ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR 所有尺寸應由承建商於工地核實
DO NOT SCALE FROM DRAWINGS 尺寸不應由圖紙直接量度
ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. 所有印刷、規格說明及所有的版權屬於建築師及應在工程完結後歸還建築師

PROJECT 項目名稱

21-25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

TITLE 標題

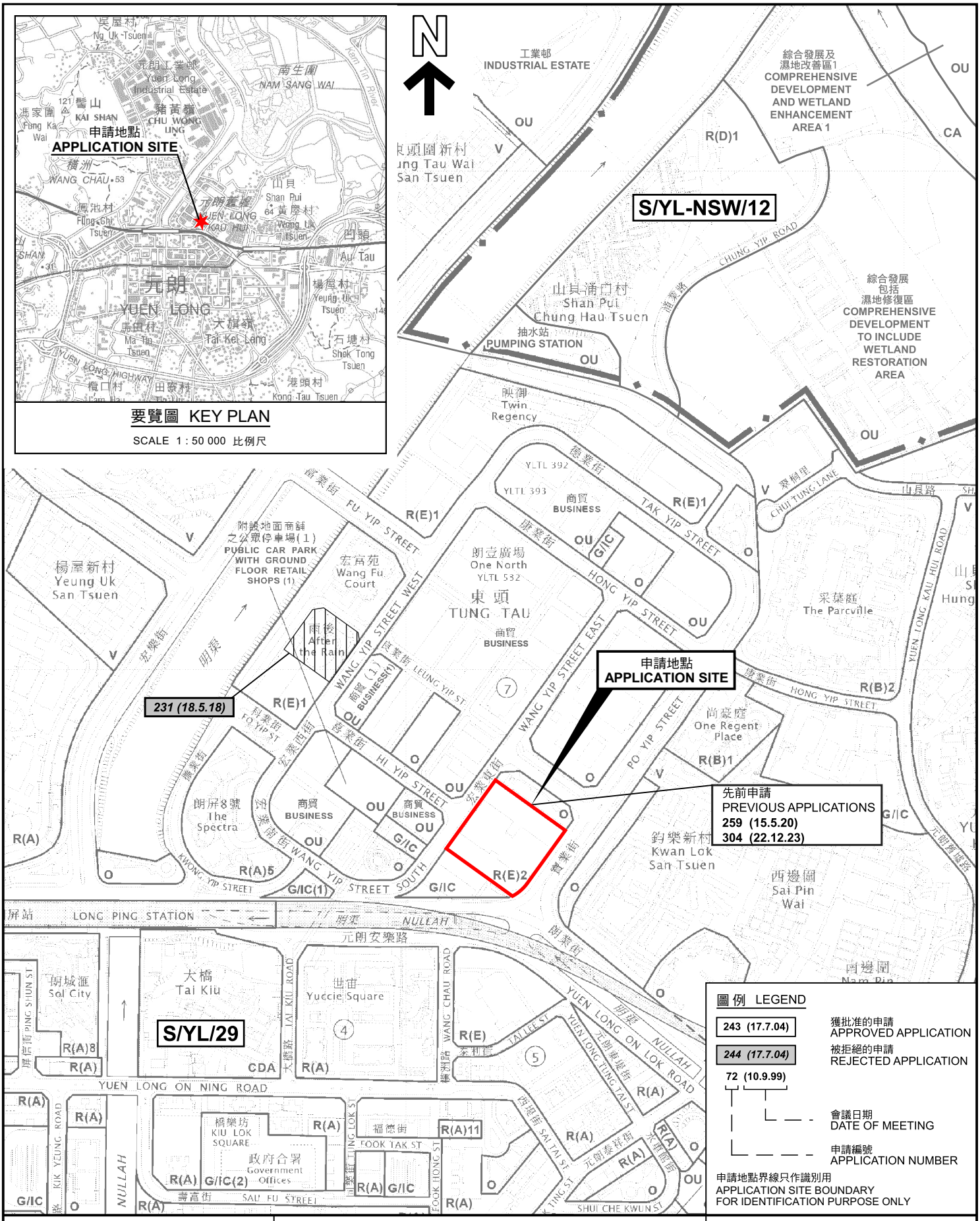
DESIGN MERIT

SCALE 比例	DATE 日期
AS SPECIFIED	MAR 2026
DRAWN BY 製作人	CHECKED BY 檢查
–	–
JOB NO. 工程項目	DRAWING NO. 圖號
N3147-H	–

H:\Dwgs\ACAD\Sketches\0_Design Team\2026-07-07 PR6.0\2026-07-09 S16_update.dwg, 1:500, Project No.: N3147-H

(摘錄自申請人於 10.7.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 10.7.2026)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/332	A-12



本摘要圖於2026年10月5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 5.10.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL/29 APPROVED ON 24.3.2026

位置圖 LOCATION PLAN

擬議分層住宅發展、商店及服務行業、食肆和社會福利設施用途，
以及略為放寬地積比率及建築物高度限制
元朗東頭工業區宏業東街21-35號(元朗市地段第362號)
PROPOSED FLAT WITH SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY USES AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
21-35 WANG YIP STREET EAST, TUNG TAU INDUSTRIAL AREA, YUEN LONG (YUEN LONG TOWN LOT 362)

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/YL/332

圖 PLAN
A-1a

S/YL-NSW/12

S/YL/29

申請地點
APPLICATION SITE

圖例 LEGEND

- 25 — 最高建築物高度(樓層數目) MAXIMUM BUILDING HEIGHT (in No. of Storeys)
- 95 — 建築物高度限制(在主水平基準上若干米) BUILDING HEIGHT RESTRICTION (in m above PD)
- 95 — 已落成建築物高度(在主水平基準上若干米) HEIGHT OF EXISTING BUILDING (in m above PD)
- PR: 5/9.5 — 地積比率限制(住宅/非住宅)/(總數) PLOT RATIO RESTRICTION (DOMESTIC/NON-DOMESTIC)/(TOTAL)
- PR: 6.3 — 現有建築物地積比率 TOTAL PLOT RATIO OF EXISTING BUILDING
- 住宅用途發展 RESIDENTIAL DEVELOPMENT
- 工業樓宇 INDUSTRIAL BUILDING
- 商業樓宇 COMMERCIAL BUILDING
- 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10月14日擬備，所根據的
資料為測量圖編號 6-NW-9B及D 和 6-NW-10A、B、C及D
EXTRACT PLAN PREPARED ON 14.10.2026
BASED ON SURVEY SHEET No.
6-NW-9B&D and 6-NW-10A, B, C&D

平面圖 SITE PLAN

擬議分層住宅發展、商店及服務行業、食肆和社會福利設施用途，以及略為放寬地積比率及建築物高度限制
元朗東頭工業區宏業東街21-35號(元朗市地段第362號)
PROPOSED FLAT WITH SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY USES AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
21-35 WANG YIP STREET EAST, TUNG TAU INDUSTRIAL AREA,YUEN LONG (YUEN LONG TOWN LOT 362)

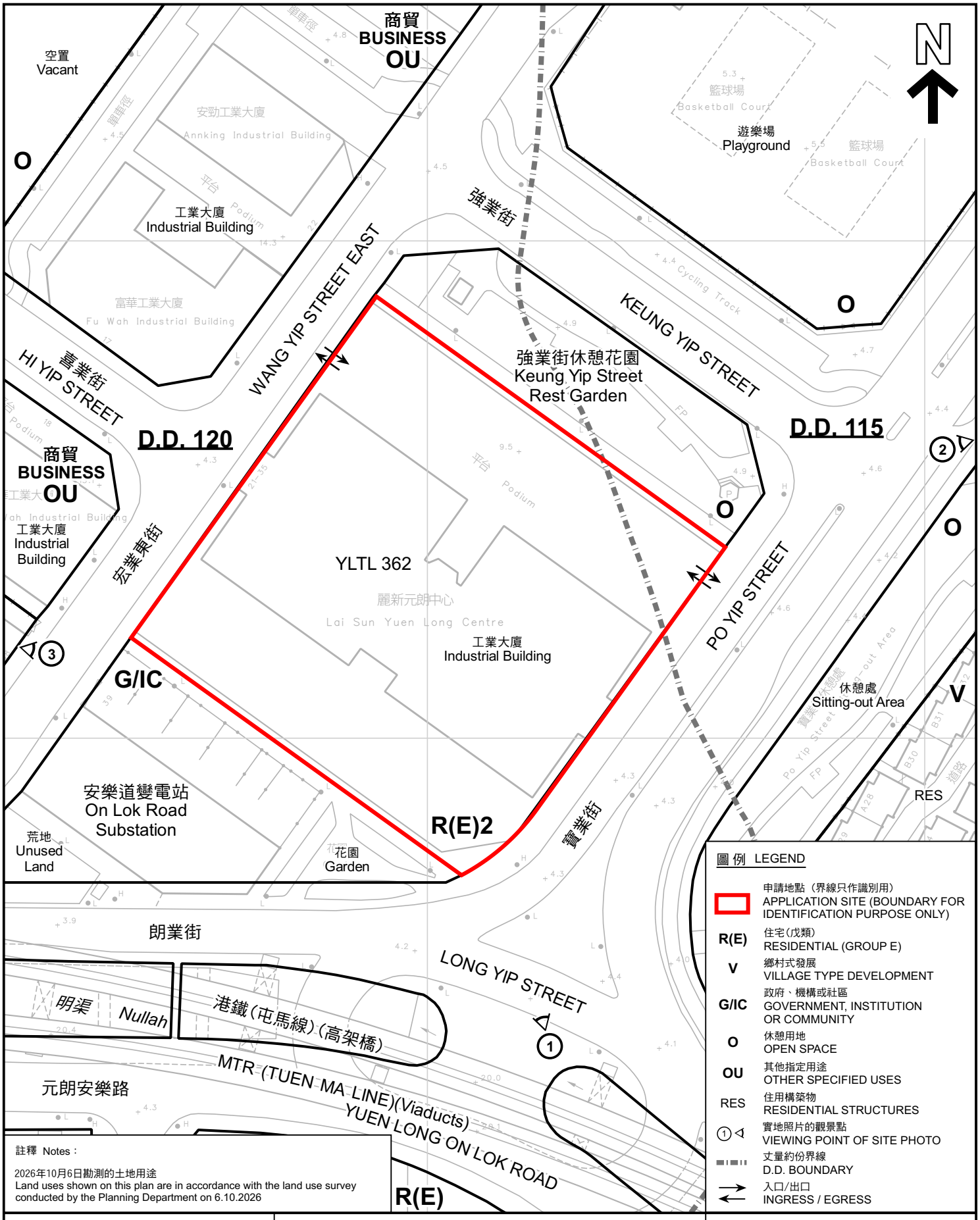
SCALE 1 : 4 000 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/YL/332

圖 PLAN
A-1b



圖例 LEGEND

	申請地點（界線只作識別用） APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
R(E)	住宅(戊類) RESIDENTIAL (GROUP E)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
OU	其他指定用途 OTHER SPECIFIED USES
RES	住用構築物 RESIDENTIAL STRUCTURES
①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	丈量約份界線 D.D. BOUNDARY
	入口/出口 INGRESS / EGRESS

註釋 Notes：

2026年10月6日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 6.10.2026

本摘要圖於2026年10月9日擬備，所根據的資料為測量圖編號 6-NW-10A
EXTRACT PLAN PREPARED ON 9.10.2026 BASED ON SURVEY SHEET No. 6-NW-10A

平面圖 SITE PLAN

擬議分層住宅發展、商店及服務行業、食肆和社會福利設施用途，以及略為放寬地積比率及建築物高度限制
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21-35 WANG YIP STREET EAST, TUNG TAU INDUSTRIAL AREA, YUEN LONG (YUEN LONG TOWN LOT 362)

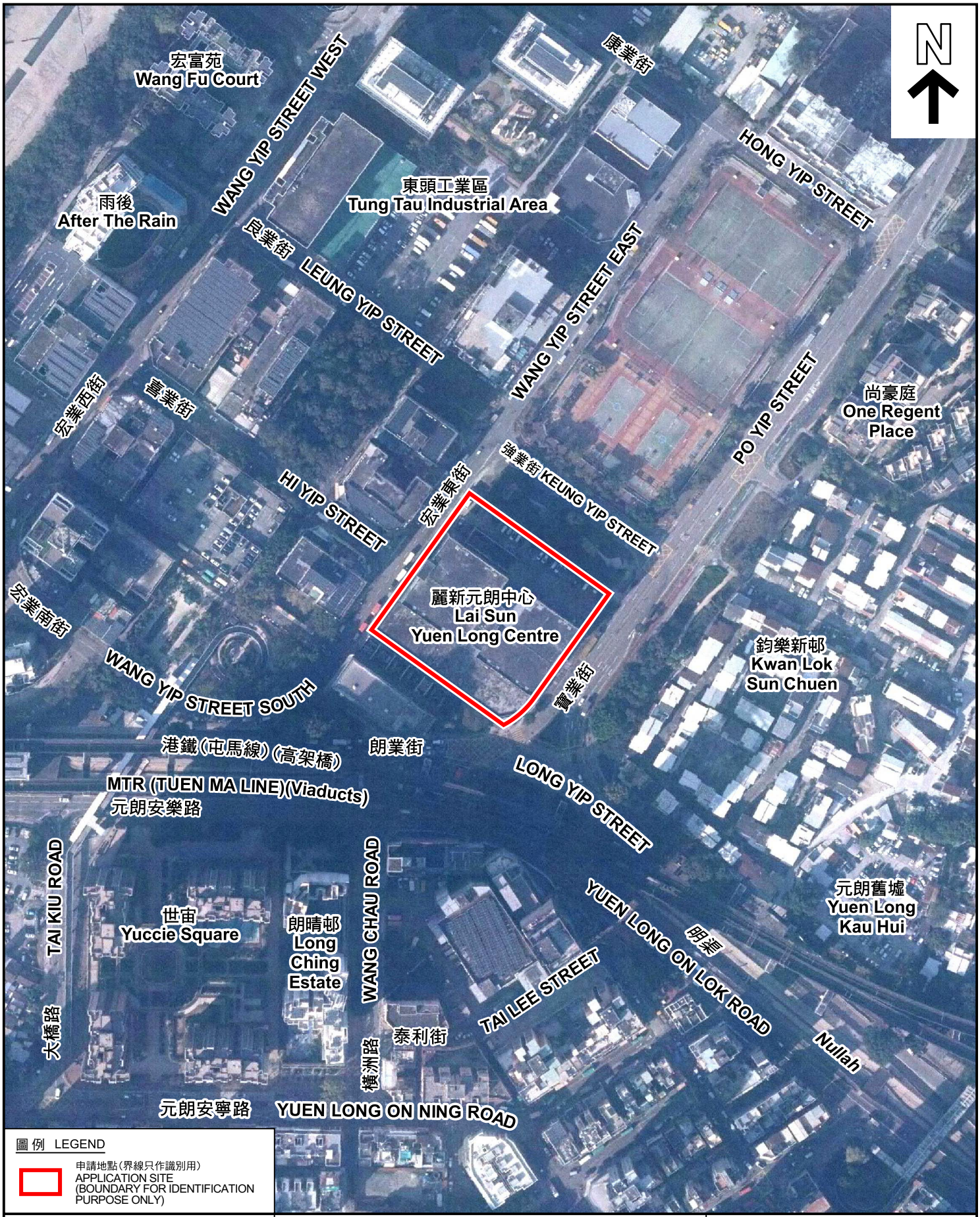
SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/YL/332

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2026年6月10日擬備，所根據的資料為地政總署於2025年1月3日拍得的航攝照片編號 E246697C
EXTRACT PLAN PREPARED ON 10.6.2026 BASED ON AERIAL PHOTO No. E246697C TAKEN ON 3.1.2025 BY LANDS DEPARTMENT

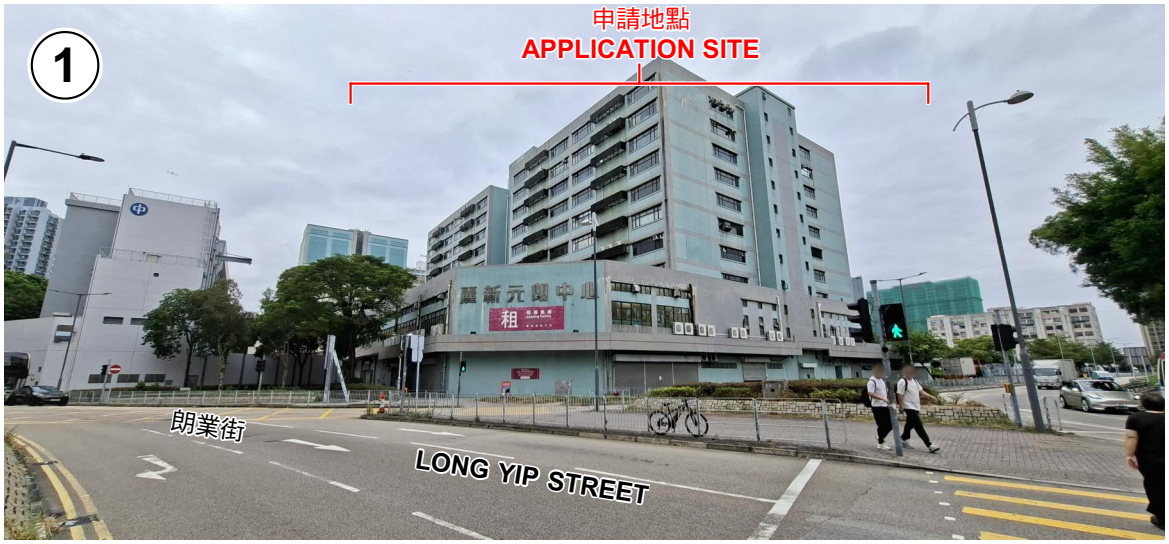
航攝照片 AERIAL PHOTO

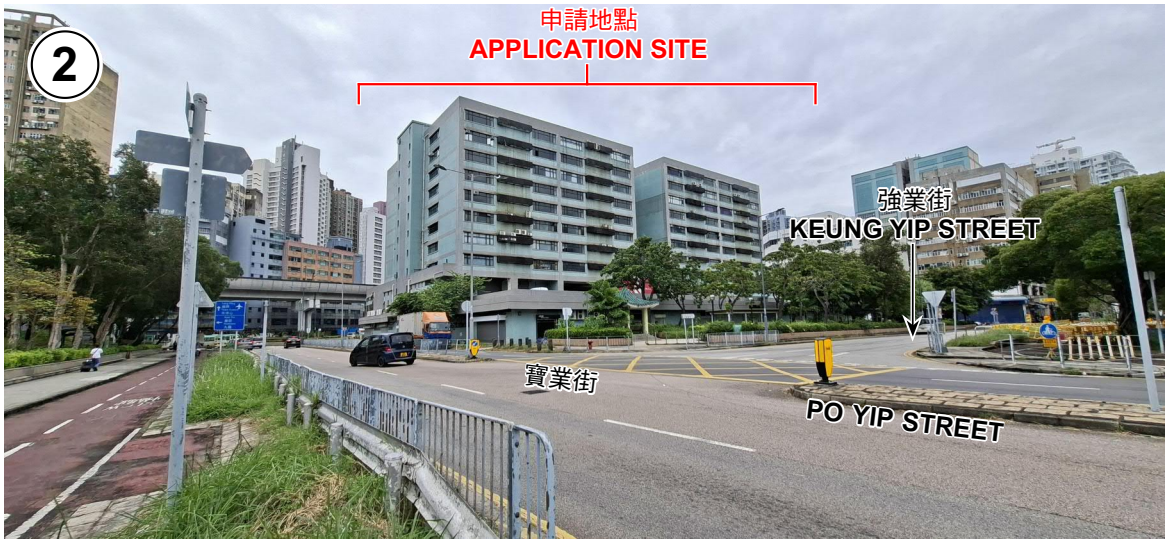
擬議分層住宅發展、商店及服務行業、食肆和社會福利設施用途，
以及略為放寬地積比率及建築物高度限制
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21-35 WANG YIP STREET EAST, TUNG TAU INDUSTRIAL AREA, YUEN LONG (YUEN LONG TOWN LOT 362)

規劃署
Planning Department

參考編號
REFERENCE No.
A/YL/332

圖 PLAN
A-3







本圖於2026年10月9日擬備，所根據的資料為攝於2026年10月6日的實地照片
PLAN PREPARED ON 9.10.2026
BASED ON SITE PHOTOS
TAKEN ON 6.10.2026

實地照片 SITE PHOTOS

擬議分層住宅發展、商店及服務行業、食肆和社會福利設施用途，
以及略為放寬地積比率及建築物高度限制
元朗東頭工業區宏業東街21-35號(元朗市地段第362號)
PROPOSED FLAT WITH SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY USES AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
21-35 WANG YIP STREET EAST, TUNG TAU INDUSTRIAL AREA,
YUEN LONG (YUEN LONG TOWN LOT 362)

規劃署
Planning Department

參考編號
REFERENCE No.
A/YL/332

圖 PLAN
A-4