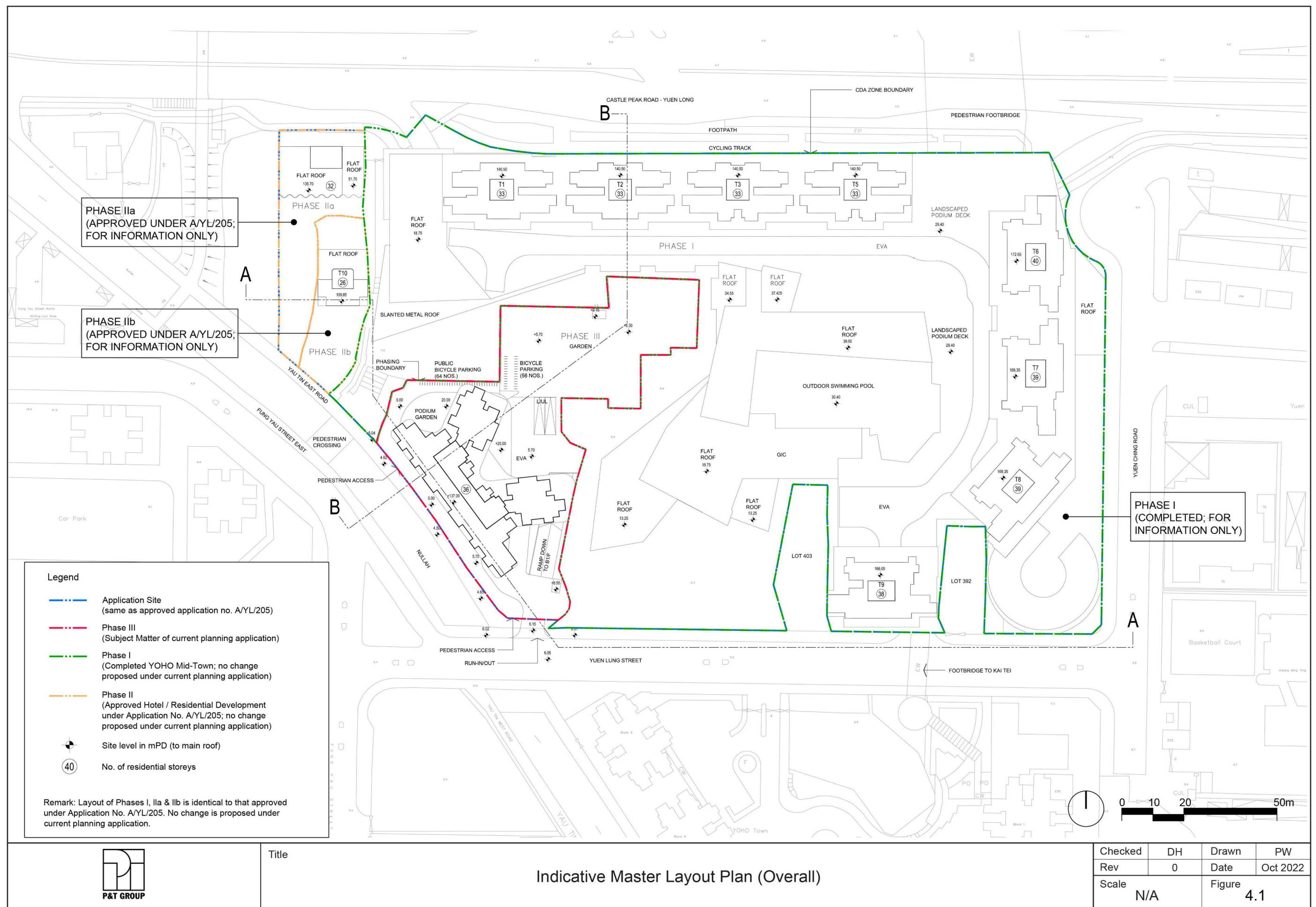




(摘錄自申請人於 1. 11. 2022 呈交的申請書)
(Extract from Applicant's
Submission of 1.11.2022)

參考編號
REFERENCE No.
A/YL/298

繪圖 DRAWING
A-1



(摘錄自申請人於 16. 12. 2022 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 16.12.2022)

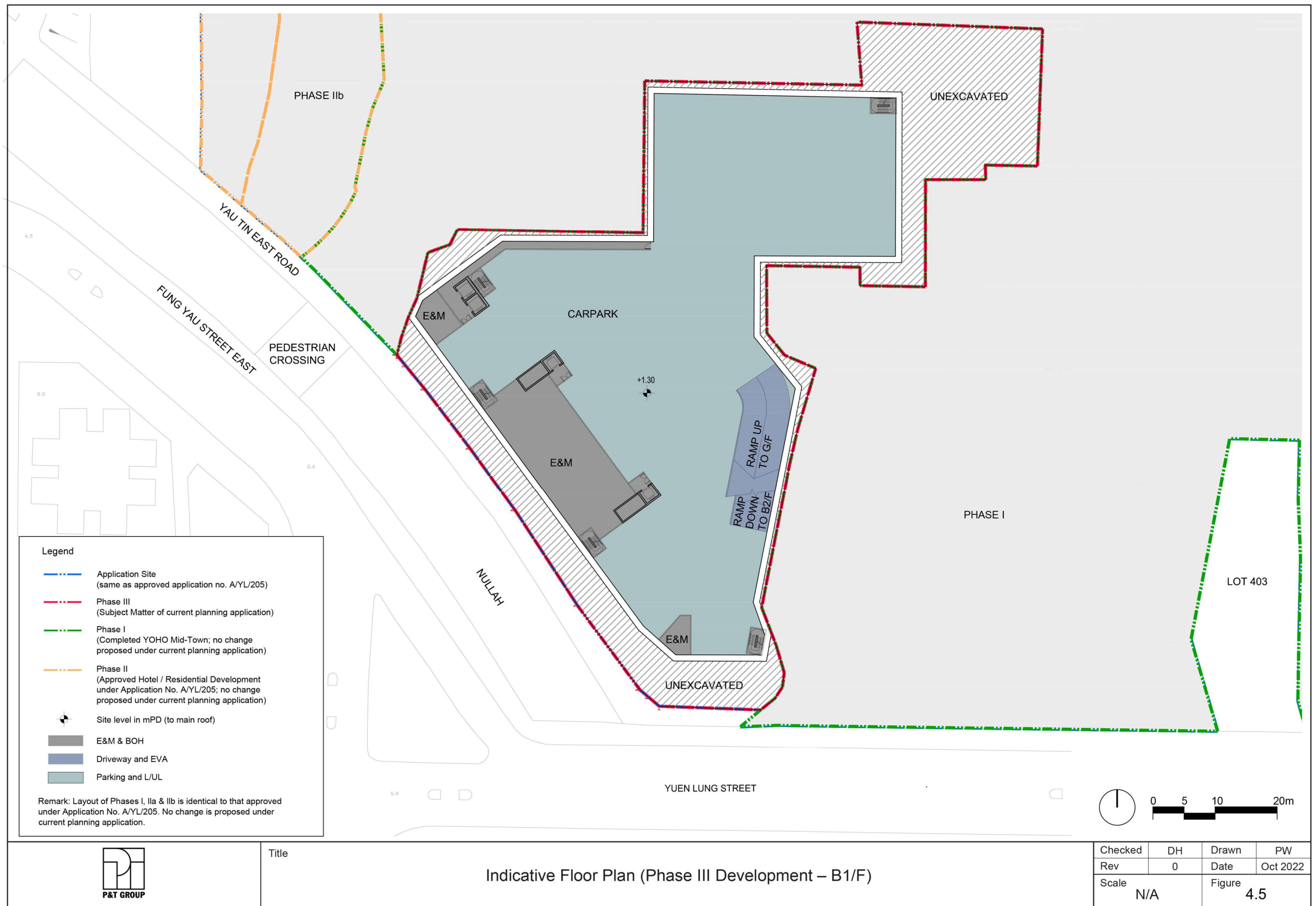
參考編號 REFERENCE No. A/YL/298	繪圖 DRAWING A-2
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	Title	Indicative Floor Plan (Phase III Development – B2/F)				Checked	DH	Drawn	PW
						Rev	0	Date	Oct 2022
						Scale	N/A	Figure	4.4

(摘錄自申請人於 1. 11. 2022 呈交的申請書)
(Extract from Applicant's
Submission of 1.11.2022)

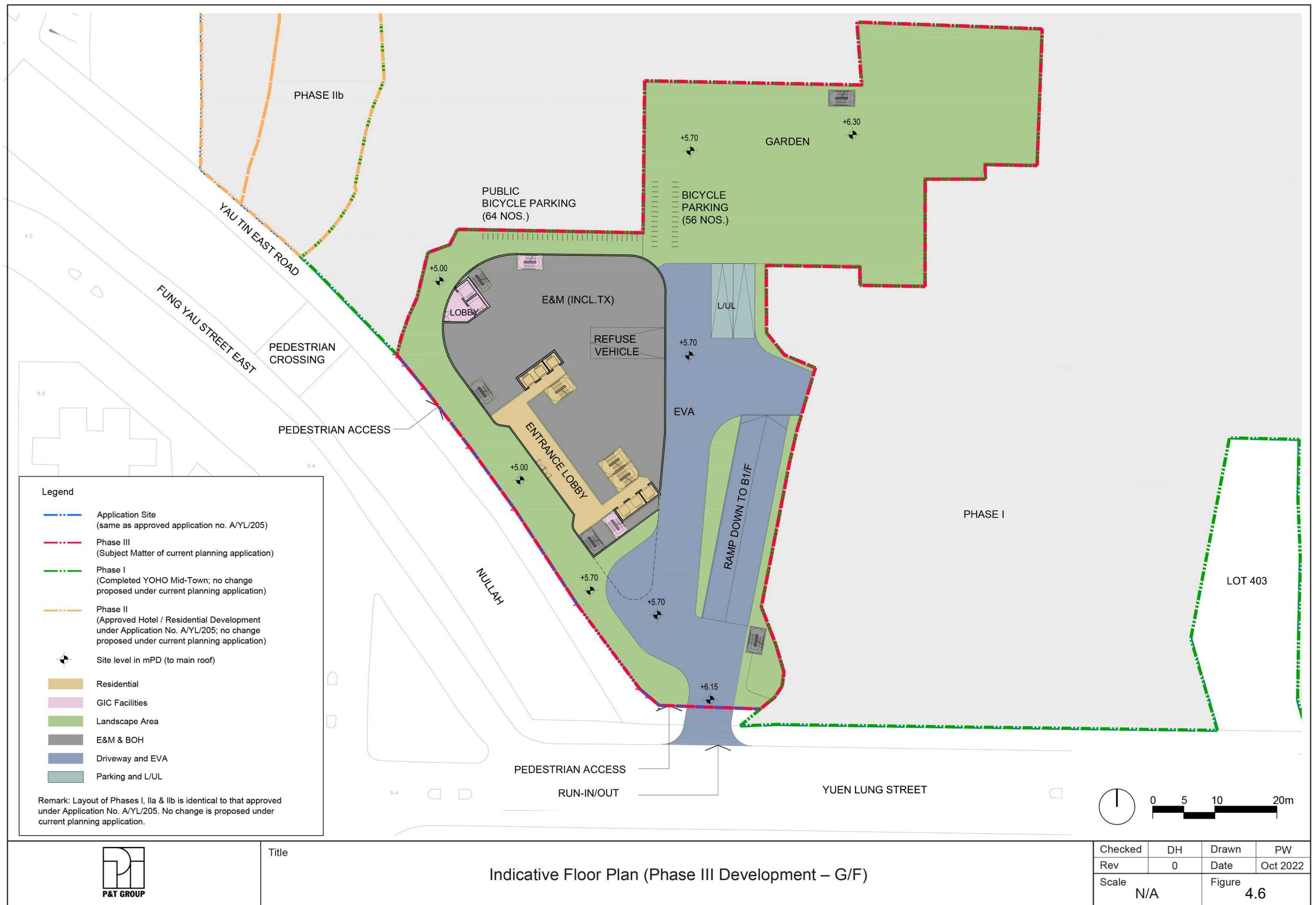
參考編號 REFERENCE No.	繪圖 DRAWING
A/YL/298	A-3



(摘錄自申請人於 1. 11. 2022 呈交的申請書)
(Extract from Applicant's
Submission of 1.11.2022)

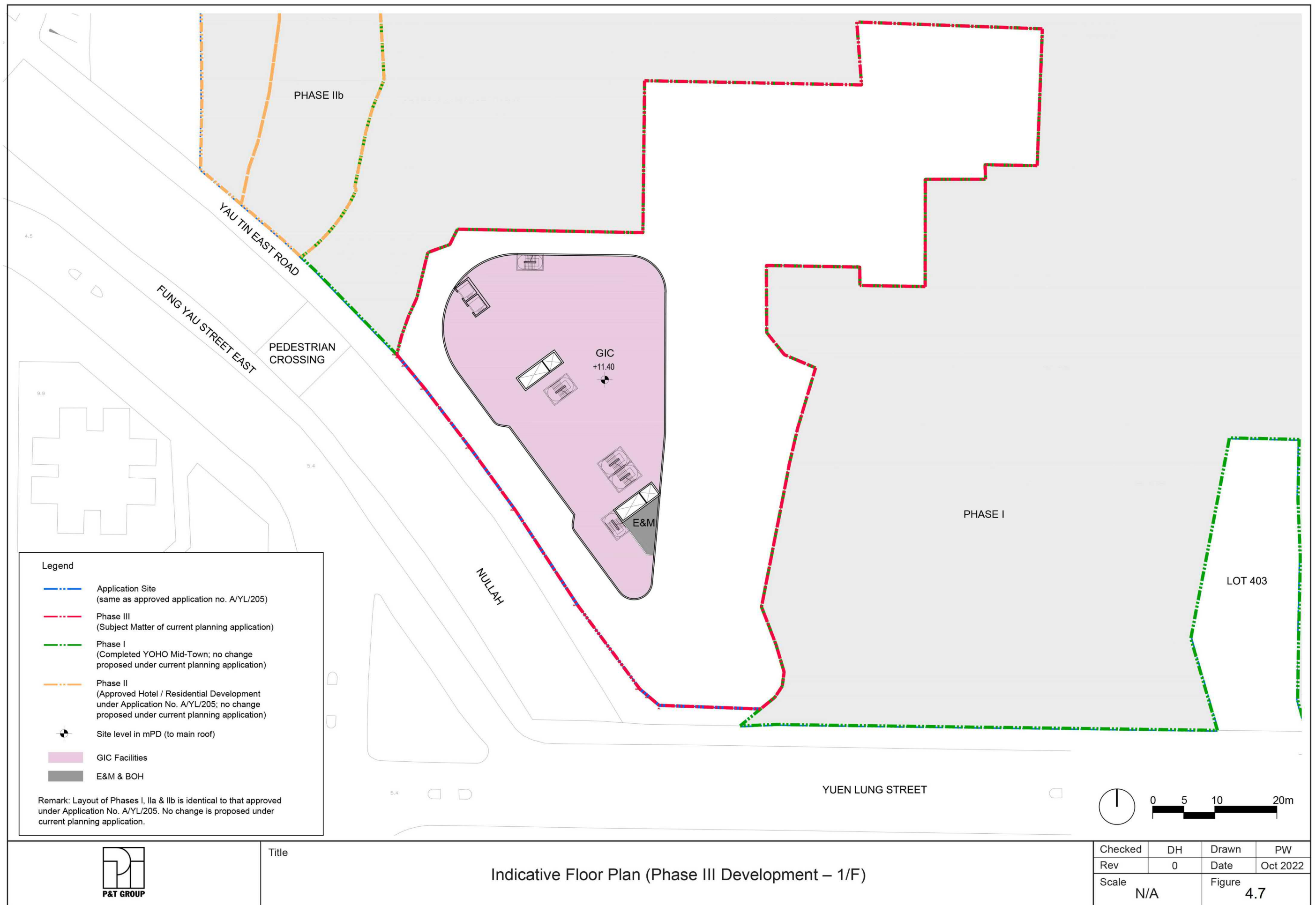
參考編號
REFERENCE No.
A/YL/298

繪圖 DRAWING
A-4



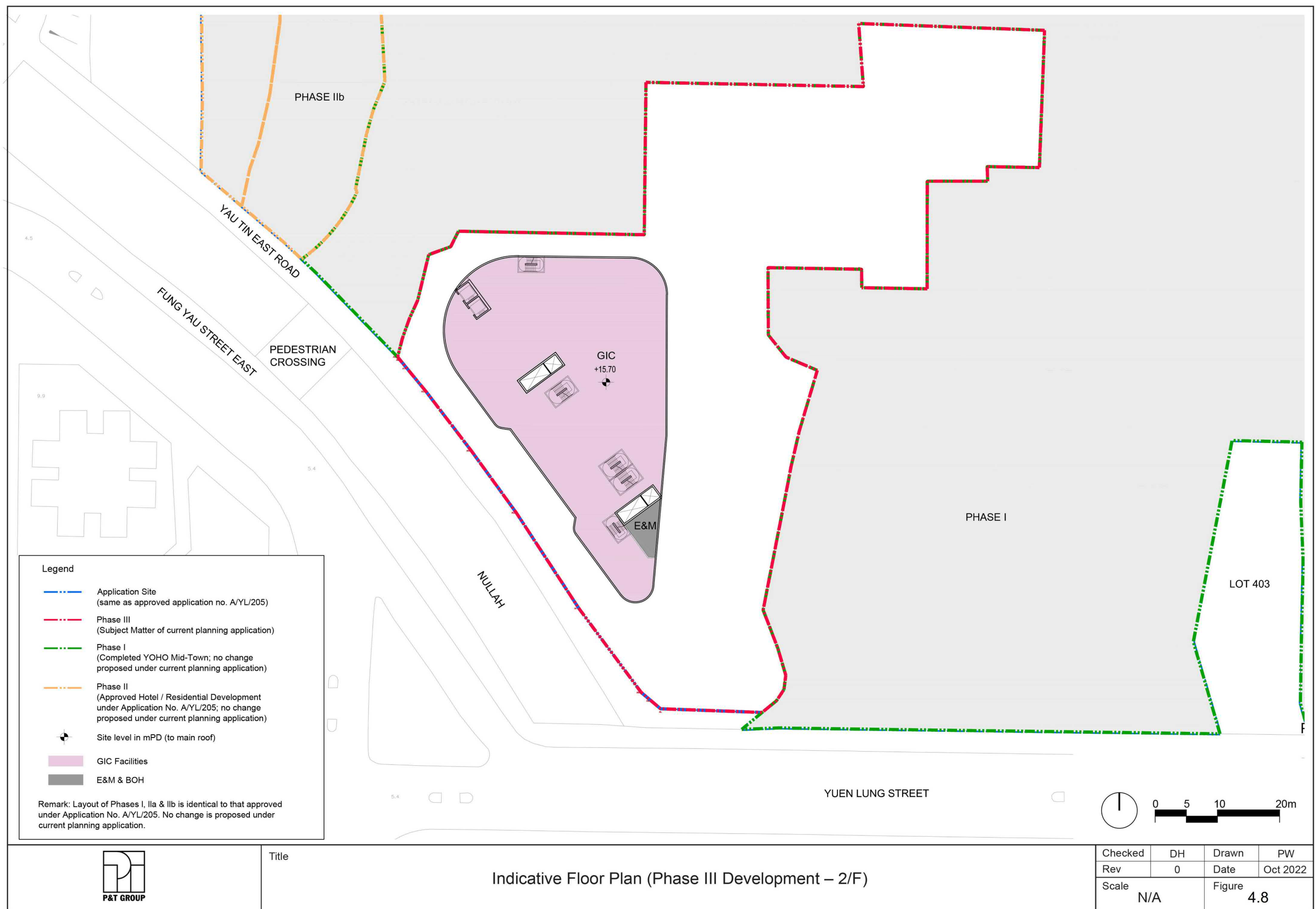
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(Extract from Applicant's
Submission of 1.11.2022)

參考編號 REFERENCE No. A/YL/298	繪圖 DRAWING A-5
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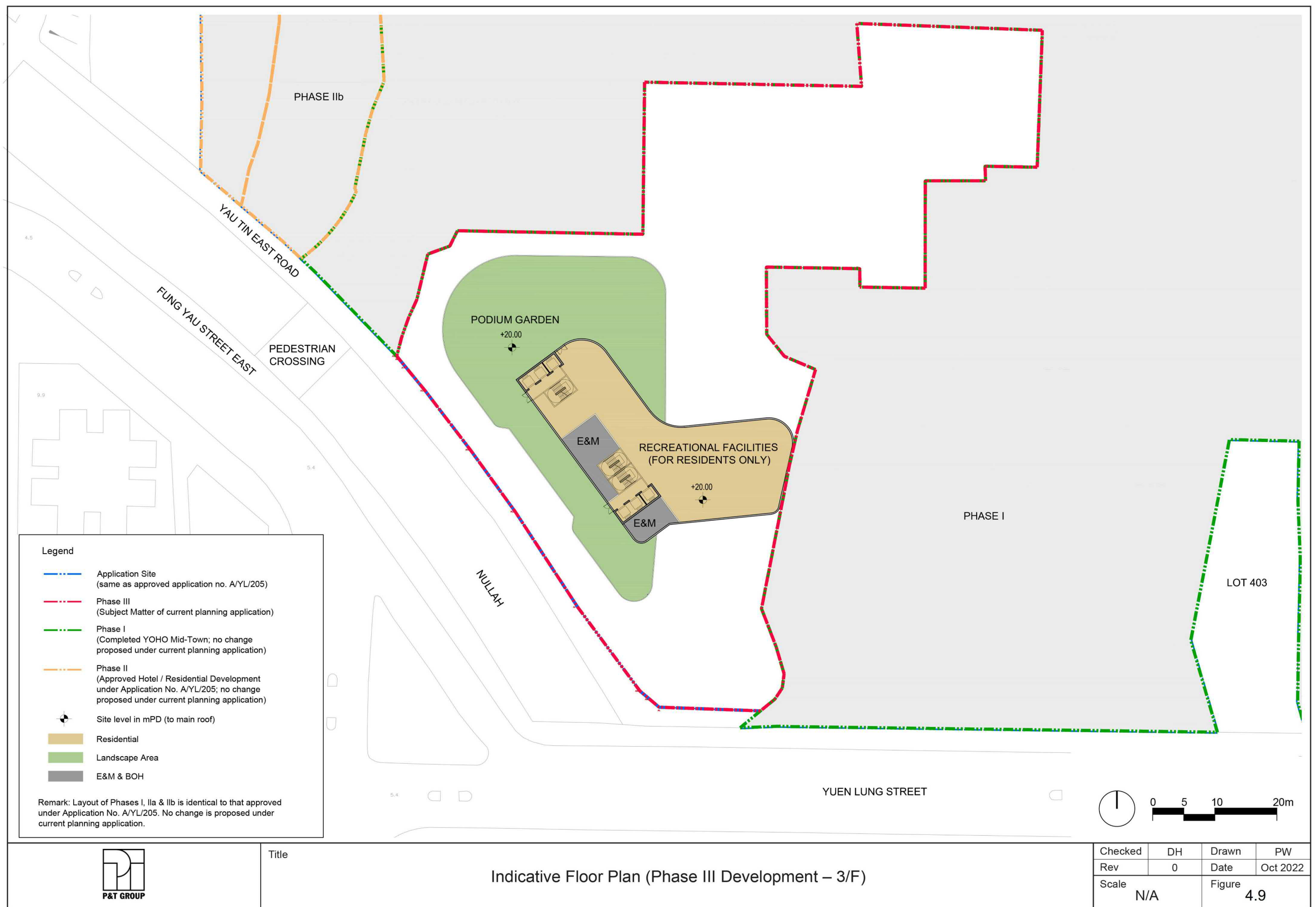
(摘錄自申請人於 1. 11. 2022 呈交的申請書)
(Extract from Applicant's
Submission of 1.11.2022)

參考編號 REFERENCE No. A/YL/298	繪圖 DRAWING A-6
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(摘錄自申請人於 1. 11. 2022 呈交的申請書)
(Extract from Applicant's
Submission of 1.11.2022)

參考編號 REFERENCE No. A/YL/298	繪圖 DRAWING A-7
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Title

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

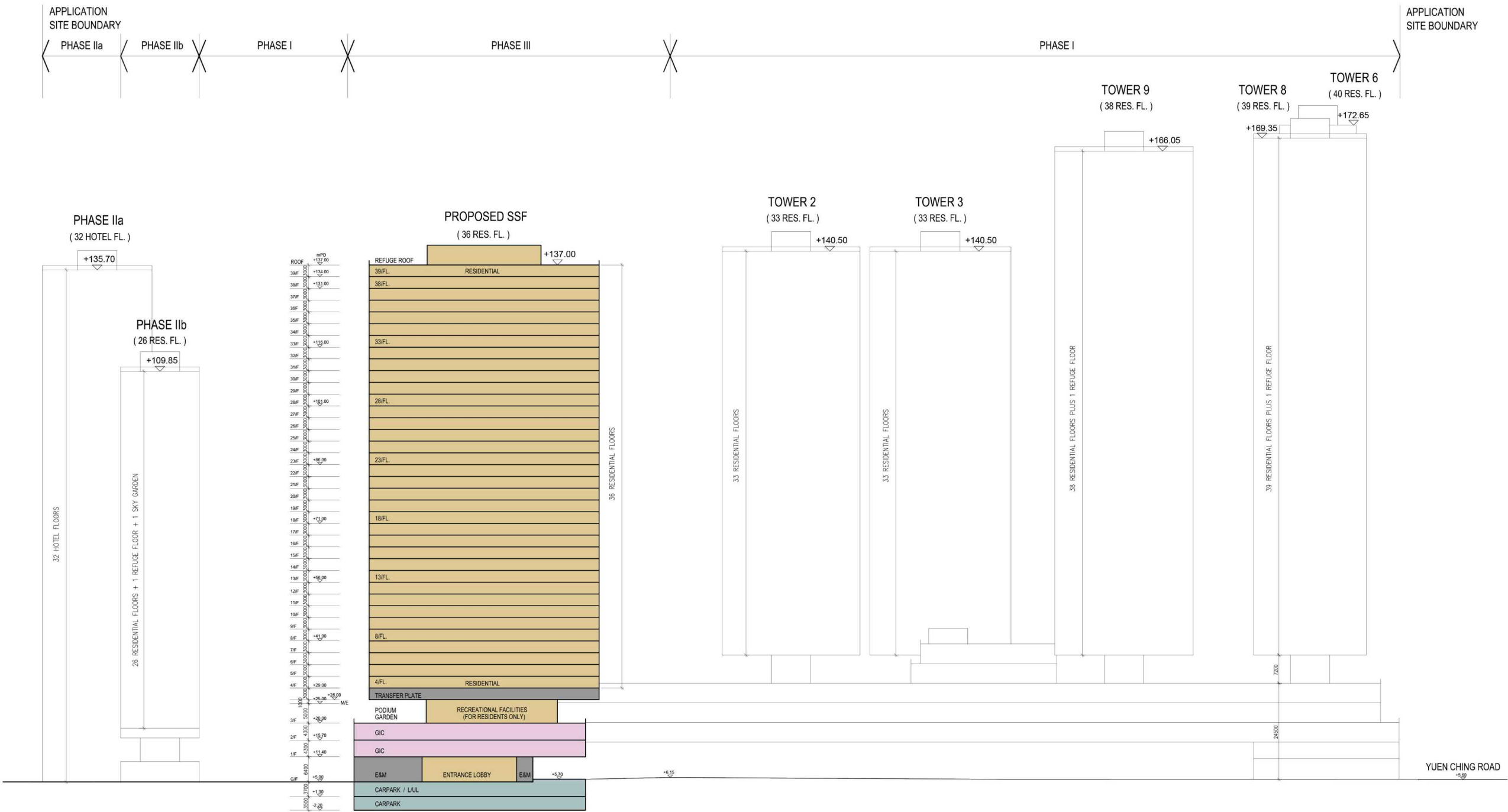
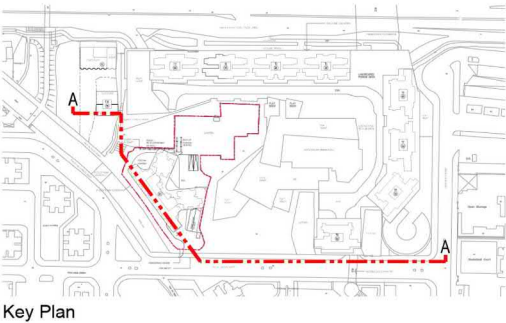
Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	N/A		Figure 4.9

(摘錄自申請人於 1. 11. 2022 呈交的申請書)
(Extract from Applicant's
Submission of 1.11.2022)

參考編號
REFERENCE No.
A/YL/298

繪圖 DRAWING
A-8

- Legend
- Residential
 - GIC Facilities
 - E&M & BOH
 - Parking and L/UL



Title

Indicative Section AA Plan

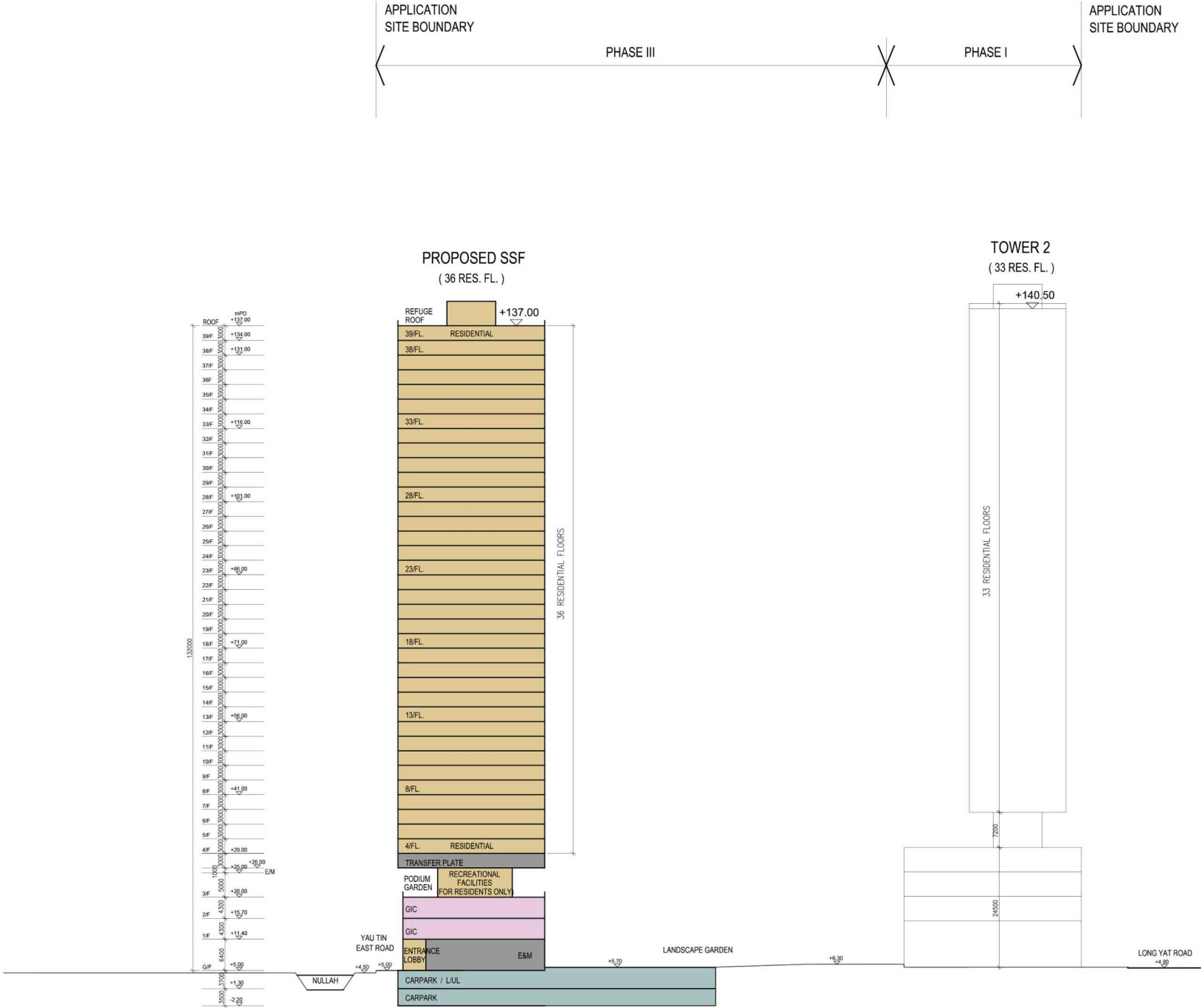
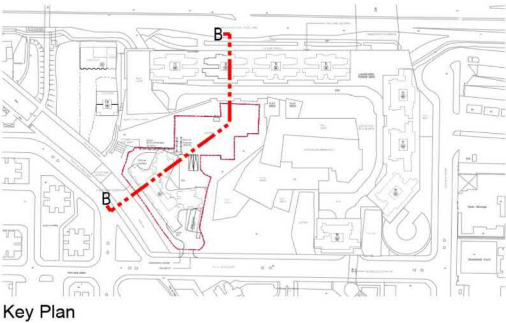
Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	N/A		Figure 4.10

(摘錄自申請人於 1. 11. 2022 呈交的申請書)
(Extract from Applicant's
Submission of 1.11.2022)

參考編號
REFERENCE No.
A/YL/298

繪圖 DRAWING
A-9

- Legend
- Residential
 - GIC Facilities
 - E&M & BOH
 - Parking and L/UL



Title

Indicative Section BB Plan

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	N/A		Figure 4.11

(摘錄自申請人於 1. 11. 2022 呈交的申請書)
(Extract from Applicant's
Submission of 1.11.2022)

參考編號
REFERENCE No.
A/YL/298

繪圖 DRAWING
A-10

- LEGEND**
- PHASE III DEVELOPMENT SITE BOUNDARY
 - ▲ RESIDENT'S ENTRY POINT
 - ▲ PEDESTRIAN ENTRY POINT
 - PAVING
 - PAVING (DRIVEWAY)
 - PERMEABLE PAVING
 - SHRUB PLANTING
 - AMENITY LAWN
 - PROPOSED HEAVY STANDARD TREE ON GRADE
 - PROPOSED HEAVY STANDARD TREE ON SLAB
 - PROPOSED STANDARD TREE ON GRADE
 - SAFETY MAT
 - BENCH
 - SEATING STAIRS
 - ↘ 1:21 SLOPE
 - 3/F INDOOR AREA
 - PAVING ON 3/F
 - PEBBLE
 - COURTYARD FURNITURE
 - SEATING FURNITURE



AECOM

Title

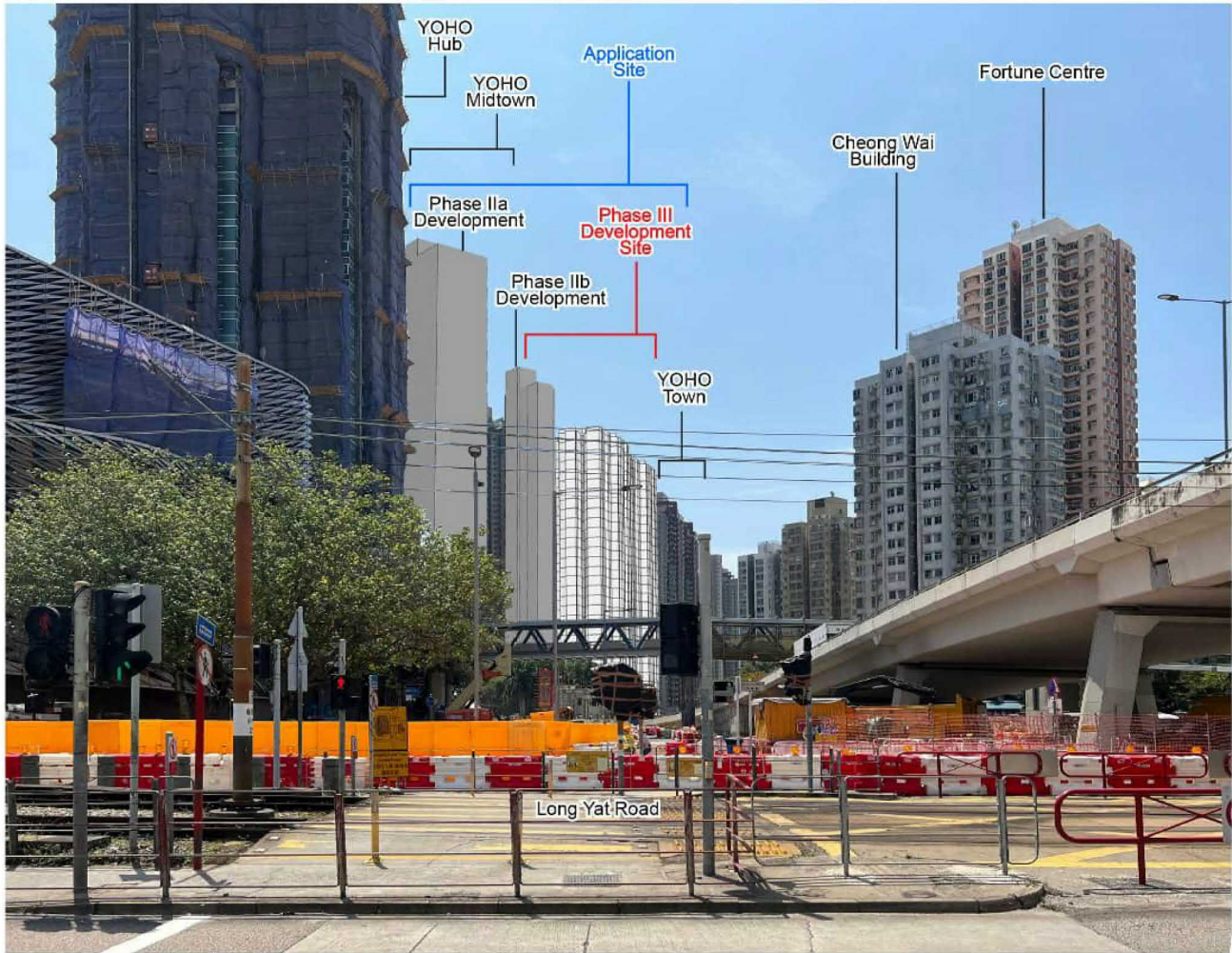
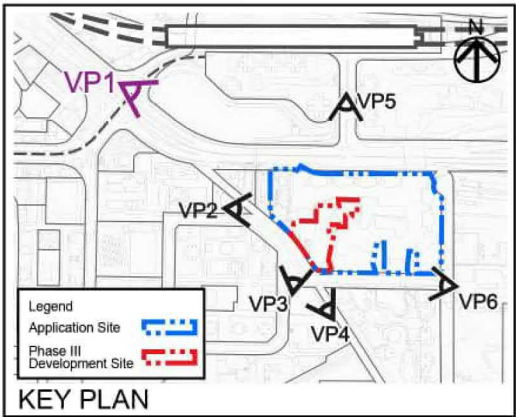
Indicative Landscape Master Plan (Overall)

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2022
Scale	N/A		Figure 5.1

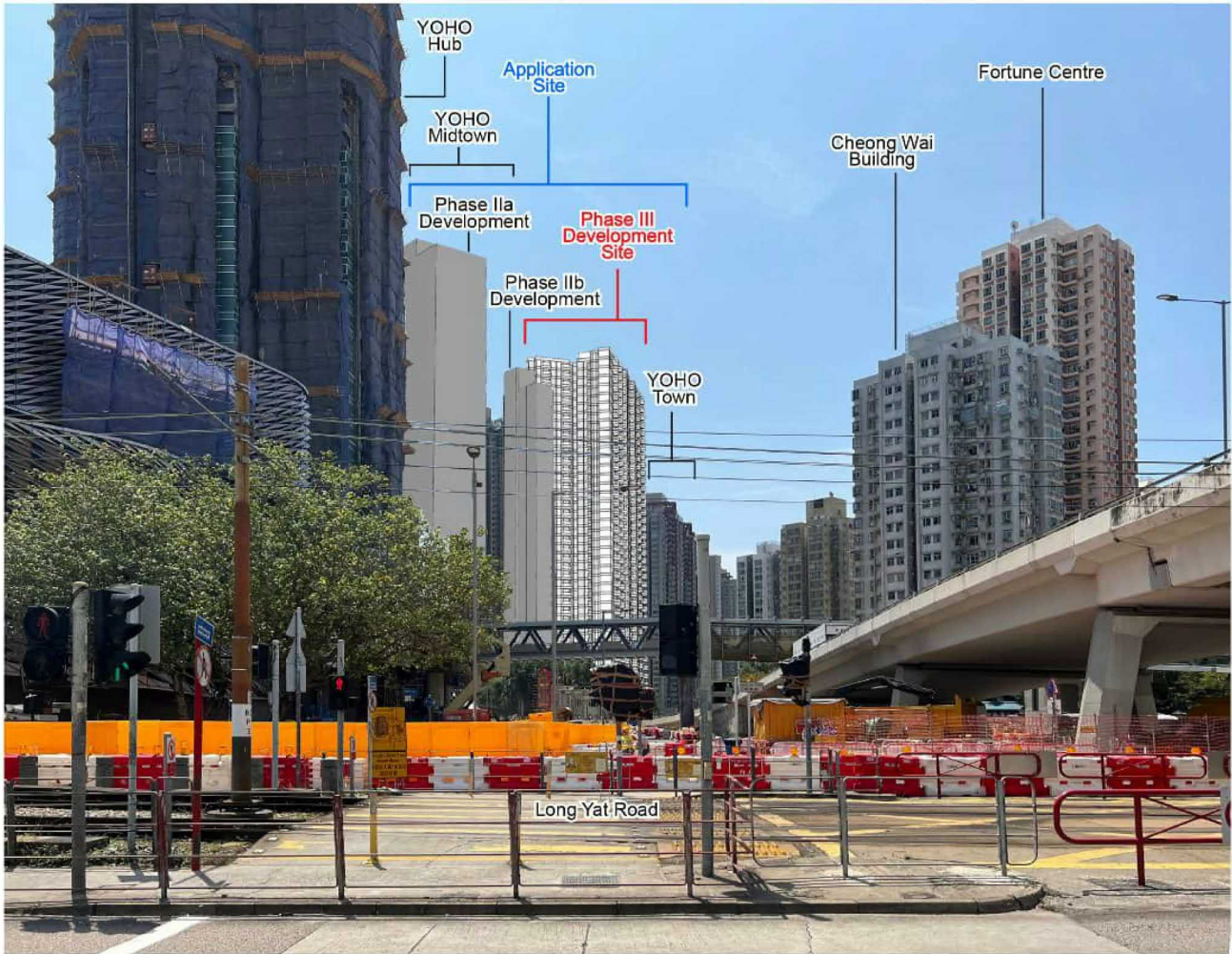
(摘錄自申請人於 1. 11. 2022 呈交的申請書)
(Extract from Applicant's
Submission of 1.11.2022)

參考編號
REFERENCE No.
A/YL/298

繪圖 DRAWING
A-11



Baseline Condition (With Approved CDA Development)



Proposed Scheme

**llewelyn
davies**

Title

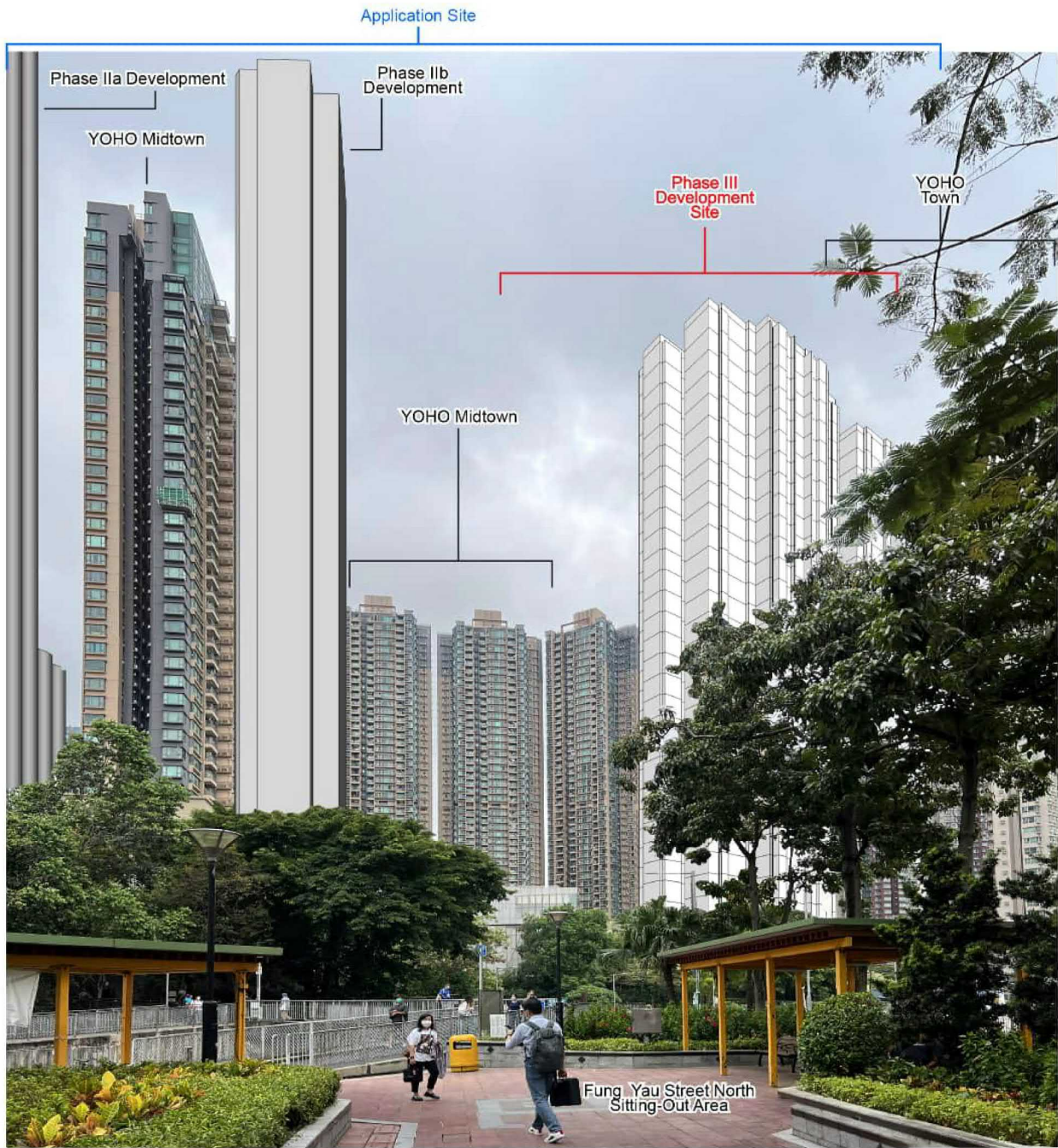
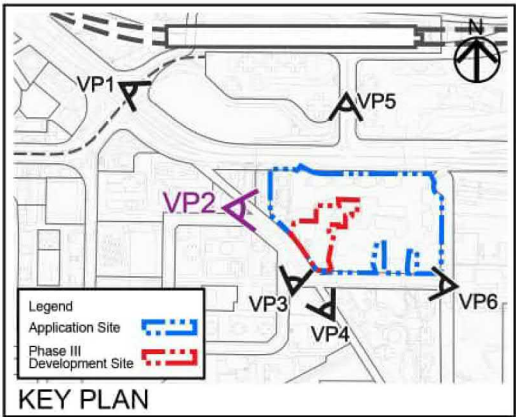
Photomontage View from VP1: Eastbound Castle Peak Road

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2023
Scale	N/A	Figure	5.1

(摘錄自申請人於 9.2.2023 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 9.2.2023)

參考編號
REFERENCE No.
A/YL/298

繪圖 DRAWING
A-12



Baseline Condition (With Approved CDA Development)



Proposed Scheme

**llewelyn
davies**

Title

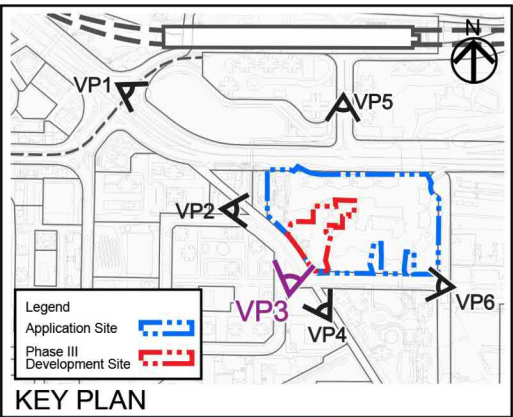
Photomontage View from VP2: Fung Yau Street North Sitting Out Area

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2023
Scale	N/A		Figure 5.2

(摘錄自申請人於 9.2.2023 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 9.2.2023)

參考編號
REFERENCE No.
A/YL/298

繪圖 DRAWING
A-13



Baseline Condition (With Approved CDA Development)



Proposed Scheme

**llewelyn
davies**

Title

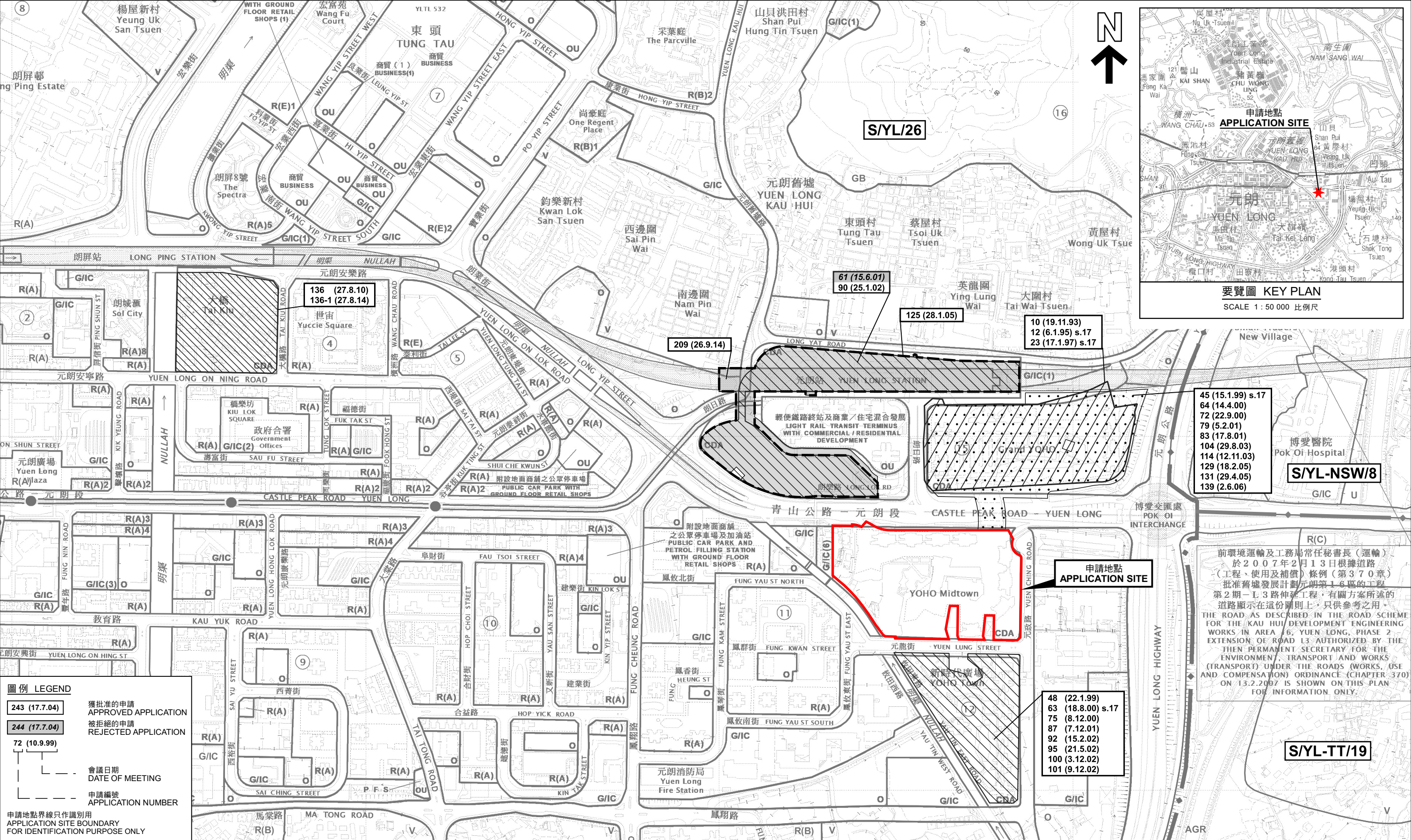
Photomontage View from VP3: Junction of
Northbound Fung Yau Street East and Westbound Yuen Lung Street

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2023
Scale	N/A		Figure 5.3

(摘錄自申請人於 7.3.2023 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 7.3.2023)

參考編號
REFERENCE No.
A/YL/298

繪圖 DRAWING
A-14



圖例 LEGEND

243 (17.7.04)

獲批准的申請
APPROVED APPLICATION

244 (17.7.04)

被拒絕的申請
REJECTED APPLICATION

72 (10.9.99)

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，並略為放寬第三期發展的地積比率限制以作擬議資助出售房屋及社會福利設施（修訂已核准的總綱發展藍圖）元朗元龍街元朗市地段第504號、丈量約份第116約地段第461號餘段、第462號B分段、第463號B分段、第464號餘段及第495號餘段和毗連政府土地

PROPOSED COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY AND PUBLIC VEHICLE PARK DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PHASE III DEVELOPMENT FOR PROPOSED SUBSIDISED SALE FLATS AND SOCIAL WELFARE FACILITY (AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN) YUEN LONG TOWN LOT 504, LOTS 461 RP, 462 S.B, 463 S.B, 464 RP AND 495 RP IN D.D.116 AND ADJOINING GOVERNMENT LAND, YUEN LUNG STREET, YUEN LONG

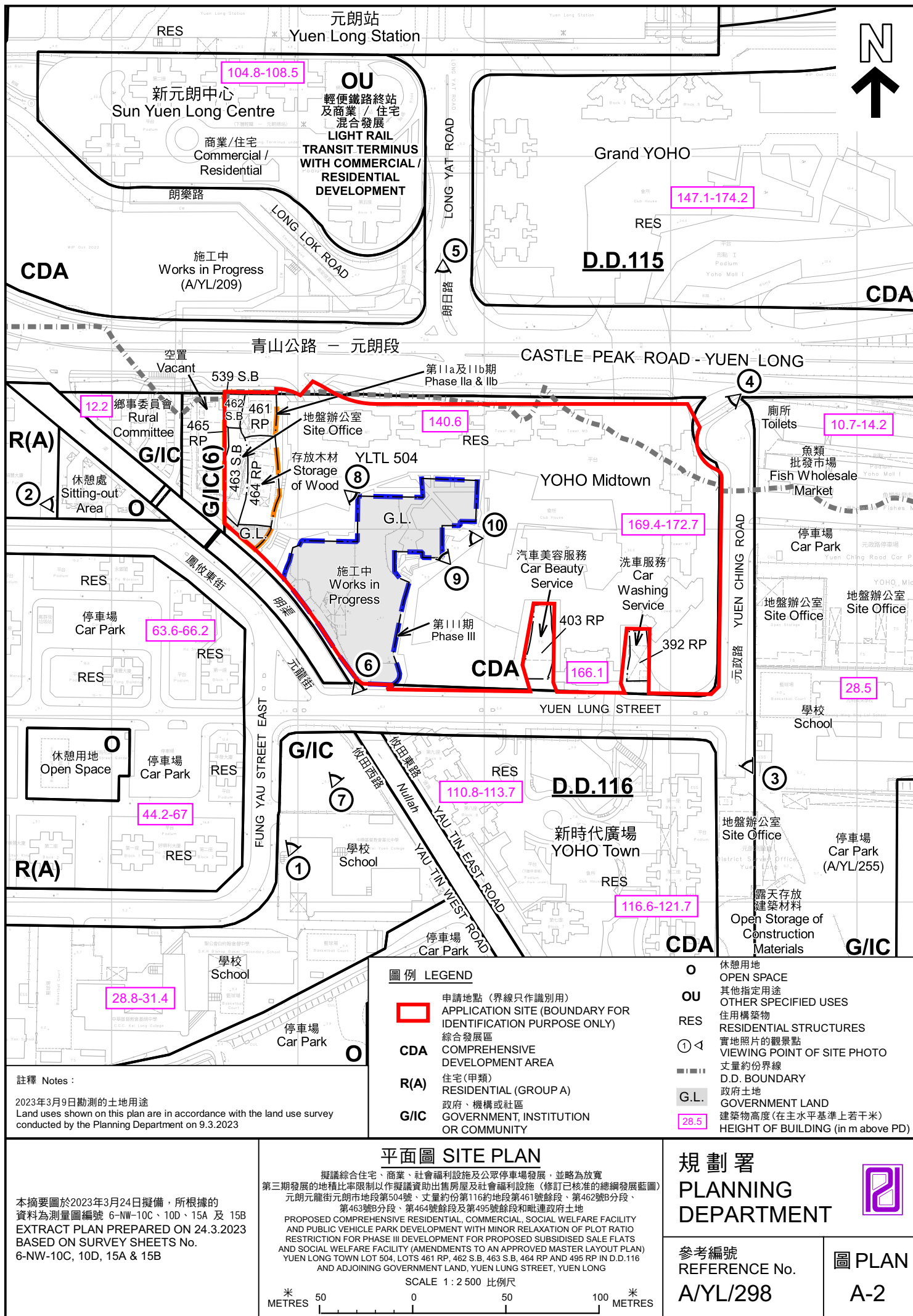
SCALE 1 : 5 000 比例尺

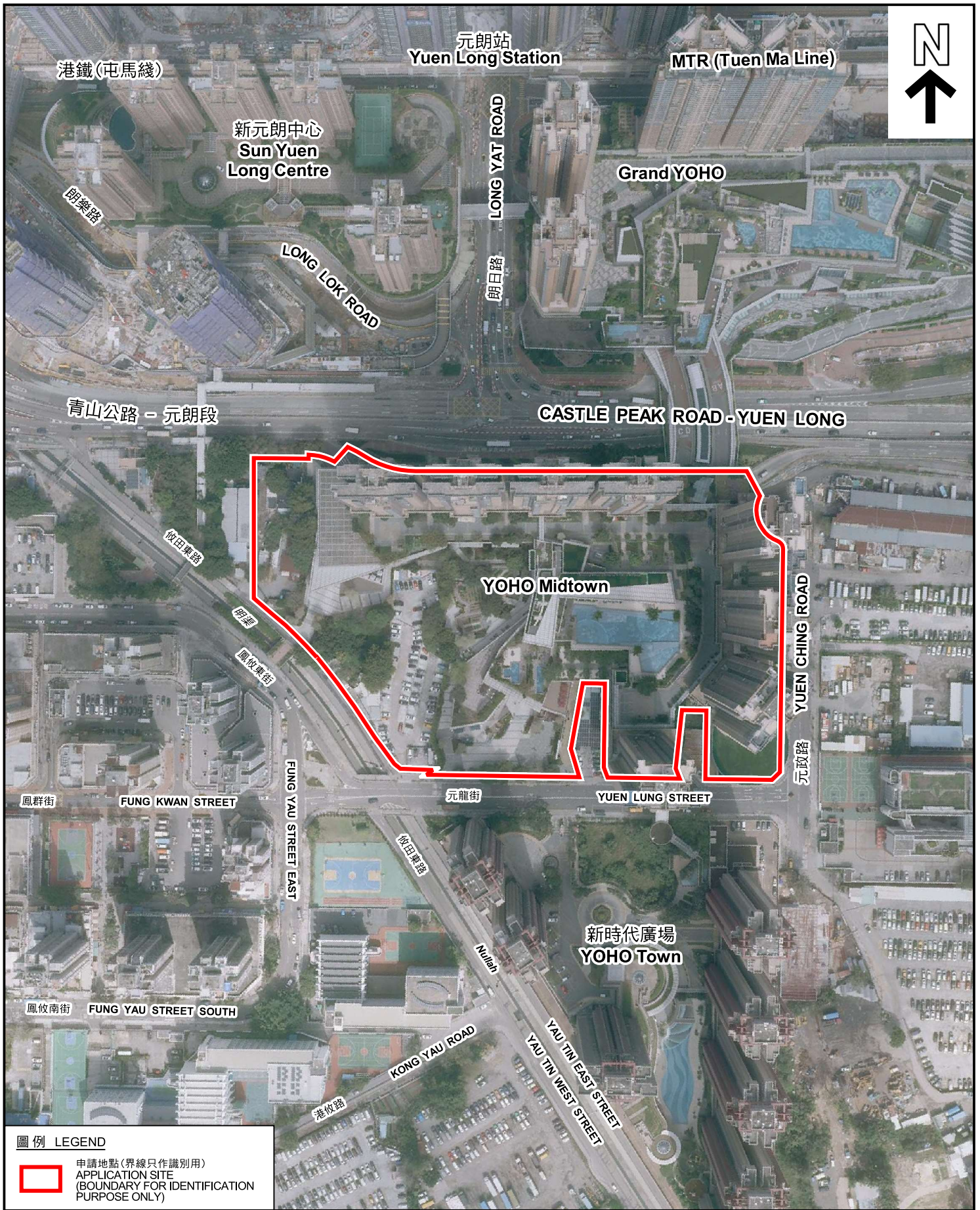
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/YL/298

圖 PLAN
A-1a

本摘要圖於2023年3月17日擬備，所根據的資料為於2023年1月6日展示的分區計劃大綱圖編號 S/YL/26 EXTRACT PLAN PREPARED ON 17.3.2023 BASED ON OUTLINE ZONING PLAN No. S/YL/26 EXHIBITED ON 6.1.2023





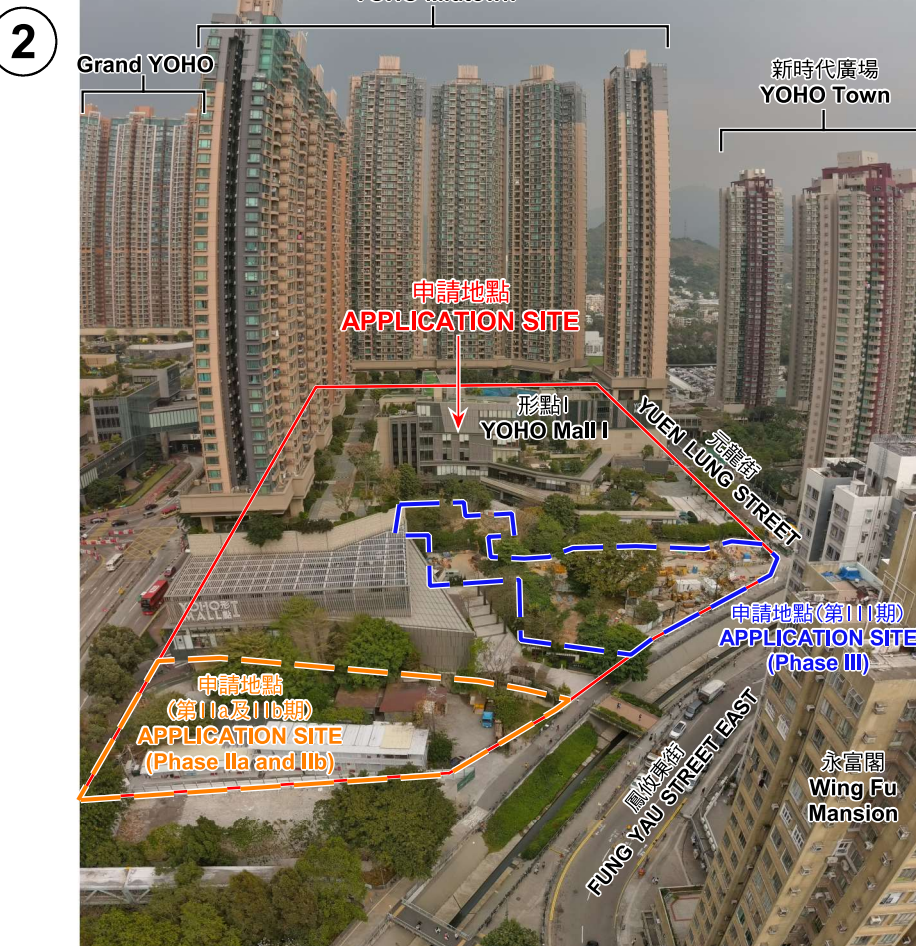
 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

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
第三期發展的樓宇比率限制以作發展資助出售房屋及社會福利設施（修訂已核准的總綱發展藍圖）
元朗元朗街元朗市地段第504號、丈量約份第1166的地段第461號地段、第462號地段、
第463號地段、第464號地段及第495號地段和毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY
AND PUBLIC VEHICLE PARK DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO
RESTRICTION FOR THE PERMIT TO DEVELOP HOUSING SUBSIDISED FOR SALE FLATS
AND SOCIAL WELFARE FACILITIES (AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN)
YUEN LONG TOWN LOT 504, LOTS 461 RP, 462 S, 463 S, 464 RP AND 495 RP IN D.D.116
AND ADJOINING GOVERNMENT LAND, YUEN LONG STREET, YUEN LONG

PLAN
A-3

1



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2023年3月17日擬備，所根據的資料為攝於2023年3月9日的實地照片
PLAN PREPARED ON 17.3.2023
BASED ON SITE PHOTOS
TAKEN ON 9.3.2023

擬議綜合住宅、商業、社會福利設施及公眾停車場發展，並略為放寬第三期發展的地積比率限制以作擬議資助出售房屋及社會福利設施（修訂已核准的總綱發展藍圖）
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YUEN LONG TOWN LOT 504, LOTS 461 RP, 462 S.B, 463 S.B, 464 RP AND 495 RP IN D.D.116 AND ADJOINING GOVERNMENT LAND, YUEN LUNG STREET, YUEN LONG

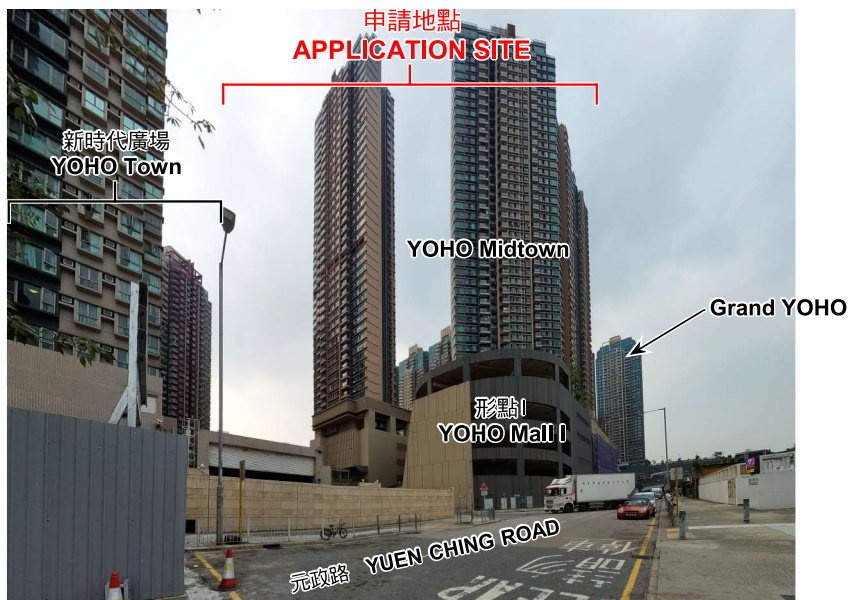
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/298

圖 PLAN
A-4a

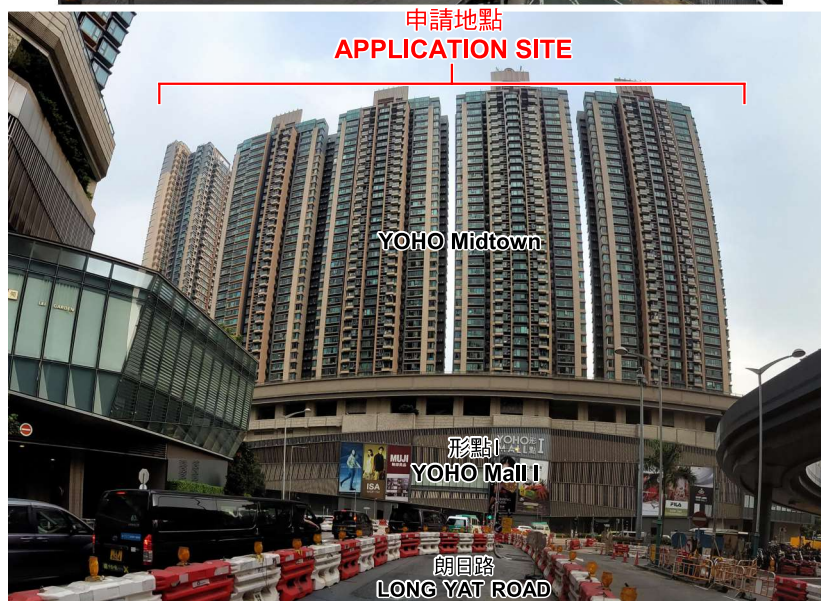
3



4



5



實地照片 SITE PHOTOS

本圖於2023年3月17日擬備，所根據的資料為攝於2023年3月9日的實地照片
PLAN PREPARED ON 17.3.2023
BASED ON SITE PHOTOS
TAKEN ON 9.3.2023

擬議綜合住宅、商業、社會福利設施及公眾停車場發展，並略為放寬第三期發展的地積比率限制以作擬議資助出售房屋及社會福利設施（修訂已核准的總綱發展藍圖）
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YUEN LONG TOWN LOT 504, LOTS 461 RP, 462 S.B, 463 S.B, 464 RP AND 495 RP IN D.D.116 AND ADJOINING GOVERNMENT LAND, YUEN LUNG STREET, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



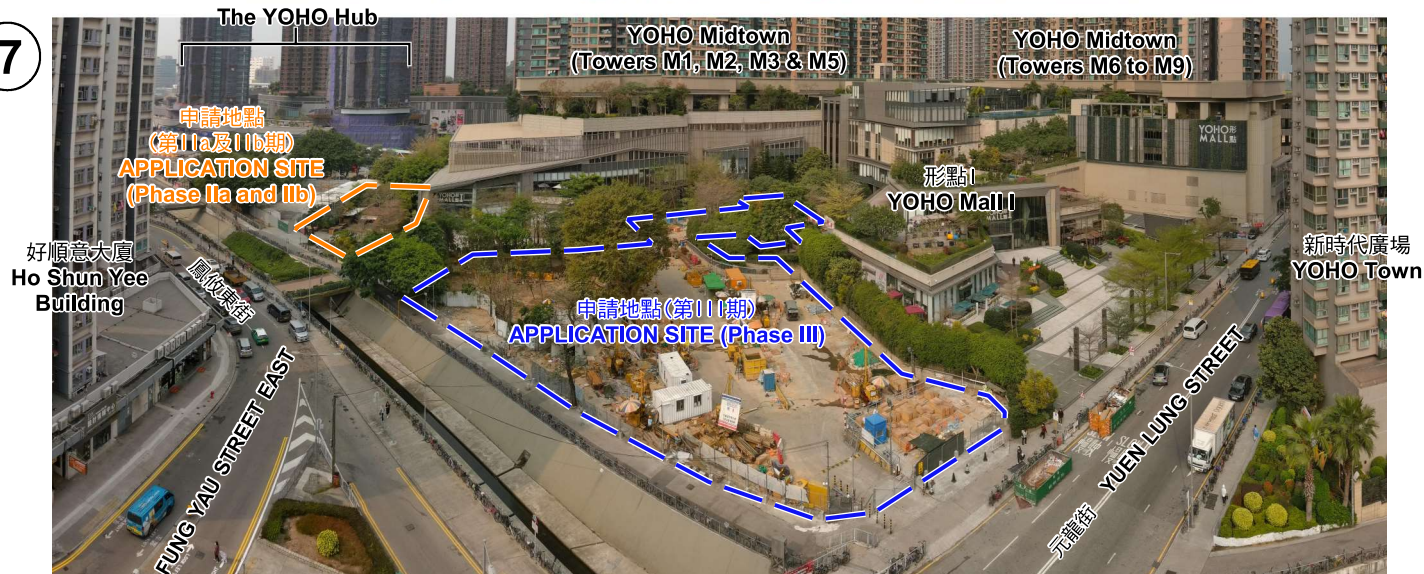
參考編號
REFERENCE No.
A/YL/298

圖 PLAN
A-4b

6



7



8



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2023年3月17日擬備，所根據的資料為攝於2023年3月9日的實地照片
PLAN PREPARED ON 17.3.2023
BASED ON SITE PHOTOS
TAKEN ON 9.3.2023

擬議綜合住宅、商業、社會福利設施及公眾停車場發展，並略為放寬第三期發展的地積比率限制以作擬議資助出售房屋及社會福利設施（修訂已核准的總綱發展藍圖）
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PROPOSED COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY AND PUBLIC VEHICLE PARK DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PHASE III DEVELOPMENT FOR PROPOSED SUBSIDISED SALE FLATS AND SOCIAL WELFARE FACILITY (AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN)
YUEN LONG TOWN LOT 504, LOTS 461 RP, 462 S.B, 463 S.B, 464 RP AND 495 RP IN D.D.116 AND ADJOINING GOVERNMENT LAND, YUEN LUNG STREET, YUEN LONG

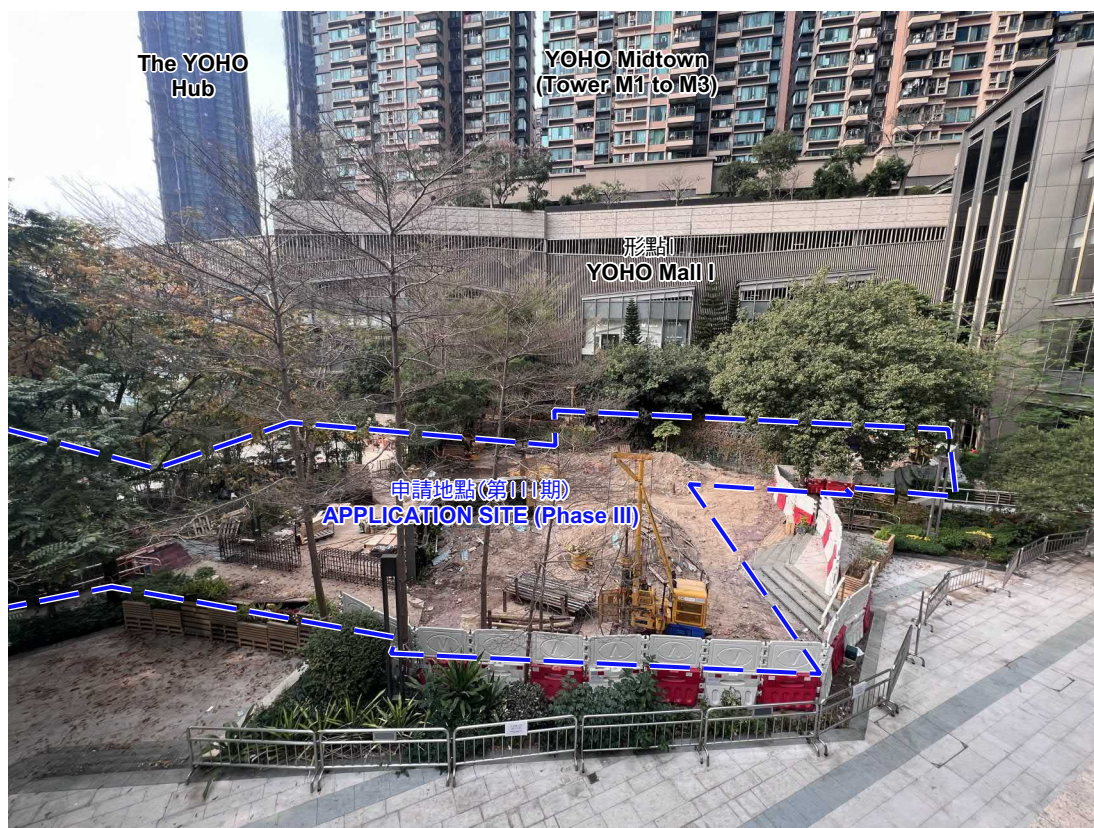
規劃署
PLANNING
DEPARTMENT



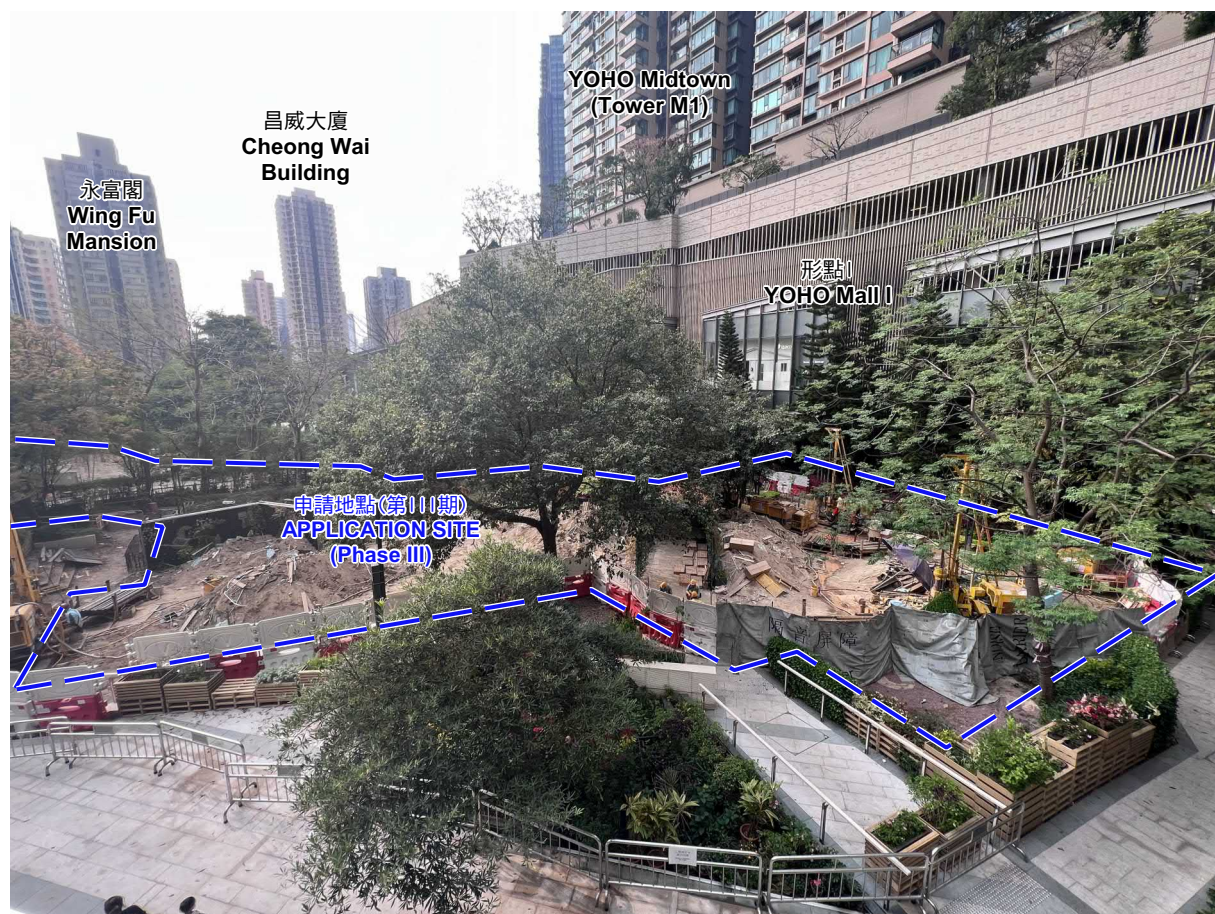
參考編號
REFERENCE No.
A/YL/298

圖 PLAN
A-4c

9



10



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2023年3月23日擬備，所根據的資料為攝於2023年3月9日的實地照片
PLAN PREPARED ON 23.3.2023
BASED ON SITE PHOTOS
TAKEN ON 9.3.2023

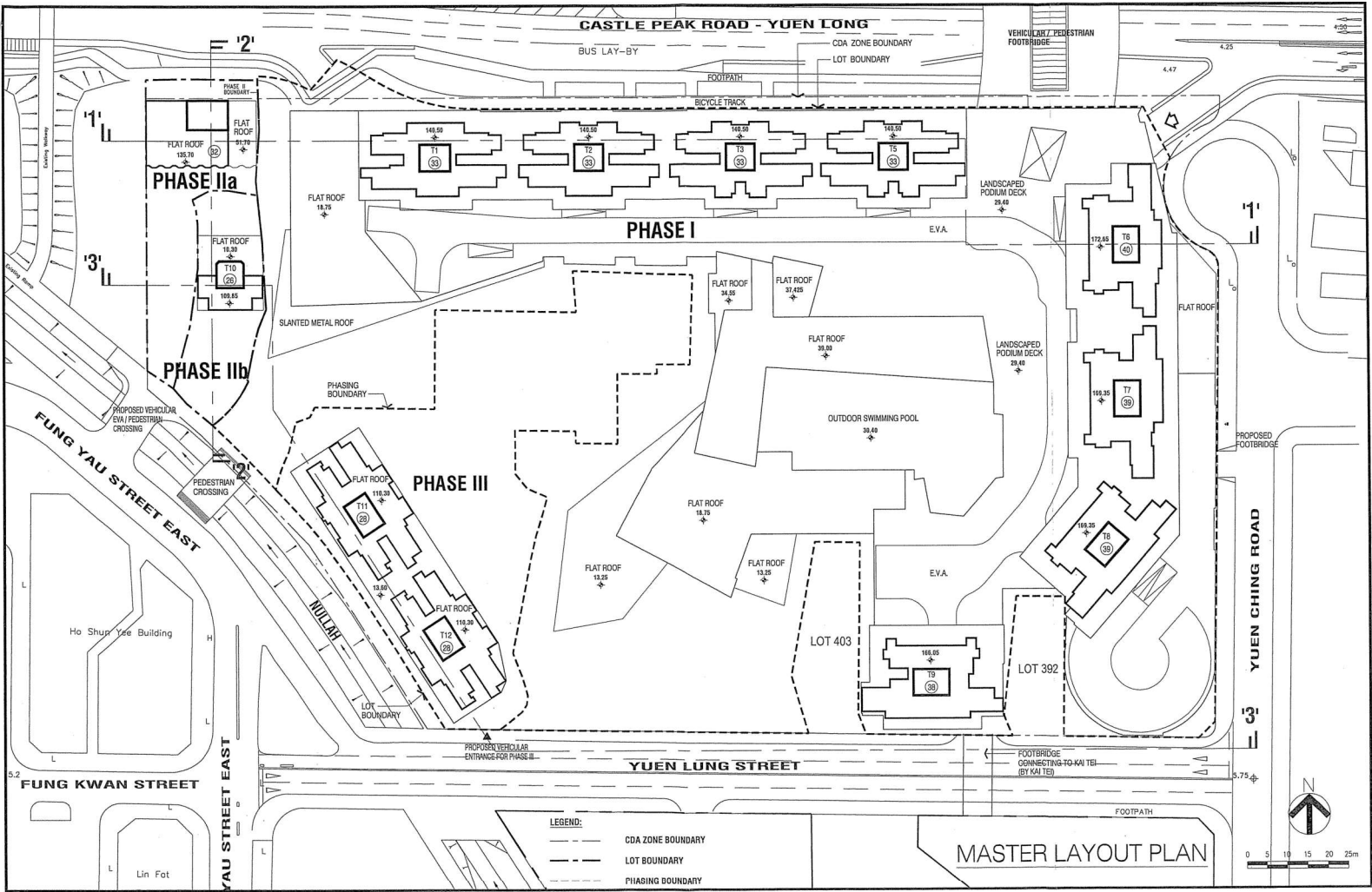
擬議綜合住宅、商業、社會福利設施及公眾停車場發展，並略為放寬第三期發展的地積比率限制以作擬議資助出售房屋及社會福利設施（修訂已核准的總綱發展藍圖）
元朗元龍街元朗市地段第504號、丈量約份第116約地段第461號餘段、第462號B分段、第463號B分段、第464號餘段及第495號餘段和毗連政府土地
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YUEN LONG TOWN LOT 504, LOTS 461 RP, 462 S.B, 463 S.B, 464 RP AND 495 RP IN D.D.116 AND ADJOINING GOVERNMENT LAND, YUEN LUNG STREET, YUEN LONG

規劃署
PLANNING
DEPARTMENT

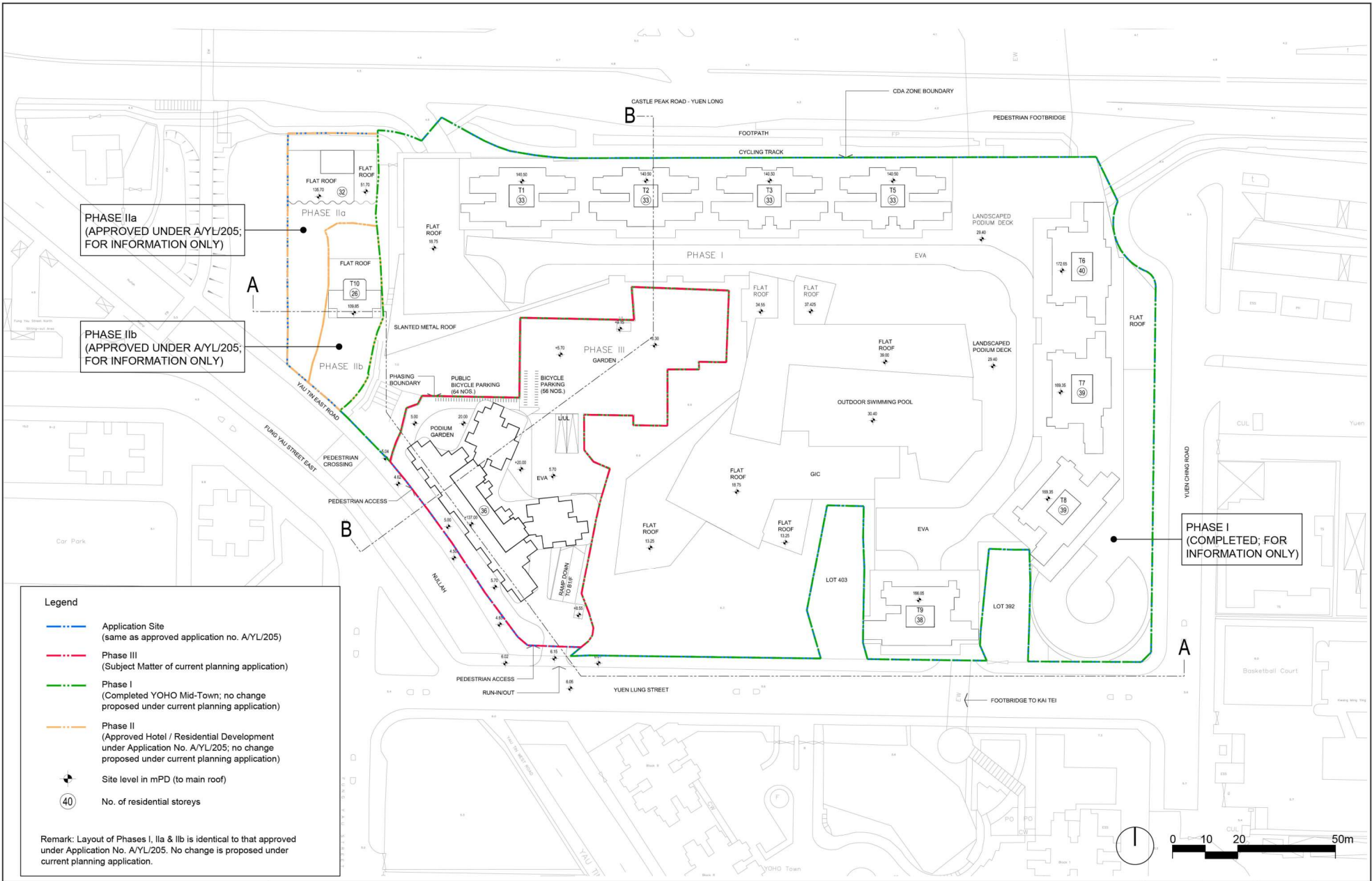


參考編號
REFERENCE No.
A/YL/298

圖 PLAN
A-4d



先前核准方案 A/YL/205
Previously Approved Scheme AYL/205



擬議方案 A/YL/298 (摘錄自申請人於 1. 11. 2022 呈交的規劃綱領)
Proposed Scheme AYL/298 (Extract from Applicant's Planning Statement of 1.11.2022)

本圖於2023年3月17日擬備
PLAN PREPARED ON 17.3.2023

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
第三期發展的地積比率限制以作擬議資助出售房屋及社會福利設施（修訂已核准的總綱發展藍圖）
元朗元龍街元朗市地段第504號、丈量約份第116約地段第461號餘段、第462號B分段、
第463號B分段、第464號餘段及第495號餘段和毗連政府土地
PROPOSED COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY
AND PUBLIC VEHICLE PARK DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO
RESTRICTION FOR PHASE III DEVELOPMENT FOR PROPOSED SUBSIDISED SALE FLATS
AND SOCIAL WELFARE FACILITY (AMENDMENTS TO AN APPROVED MASTER LAYOUT PLAN)
YUEN LONG TOWN LOT 504, LOTS 461 RP, 462 S.B, 463 S.B, 464 RP AND 495 RP IN D.D.116
AND ADJOINING GOVERNMENT LAND, YUEN LONG STREET, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/298

圖 PLAN
A-5