

- Legend**
- APPLICATION SITE BOUNDARY
  - LANDSCAPE AREA AT GROUND LEVEL/ ON GRADE
  - LANDSCAPE AREA AT PODIUM LEVEL
  - COMMERCIAL USE
  - GIC USE
  - EVA
  - L/UL / CARPARK
  - E&M
  - RECREATIONAL FACILITIES
  - RESIDENTIAL USE

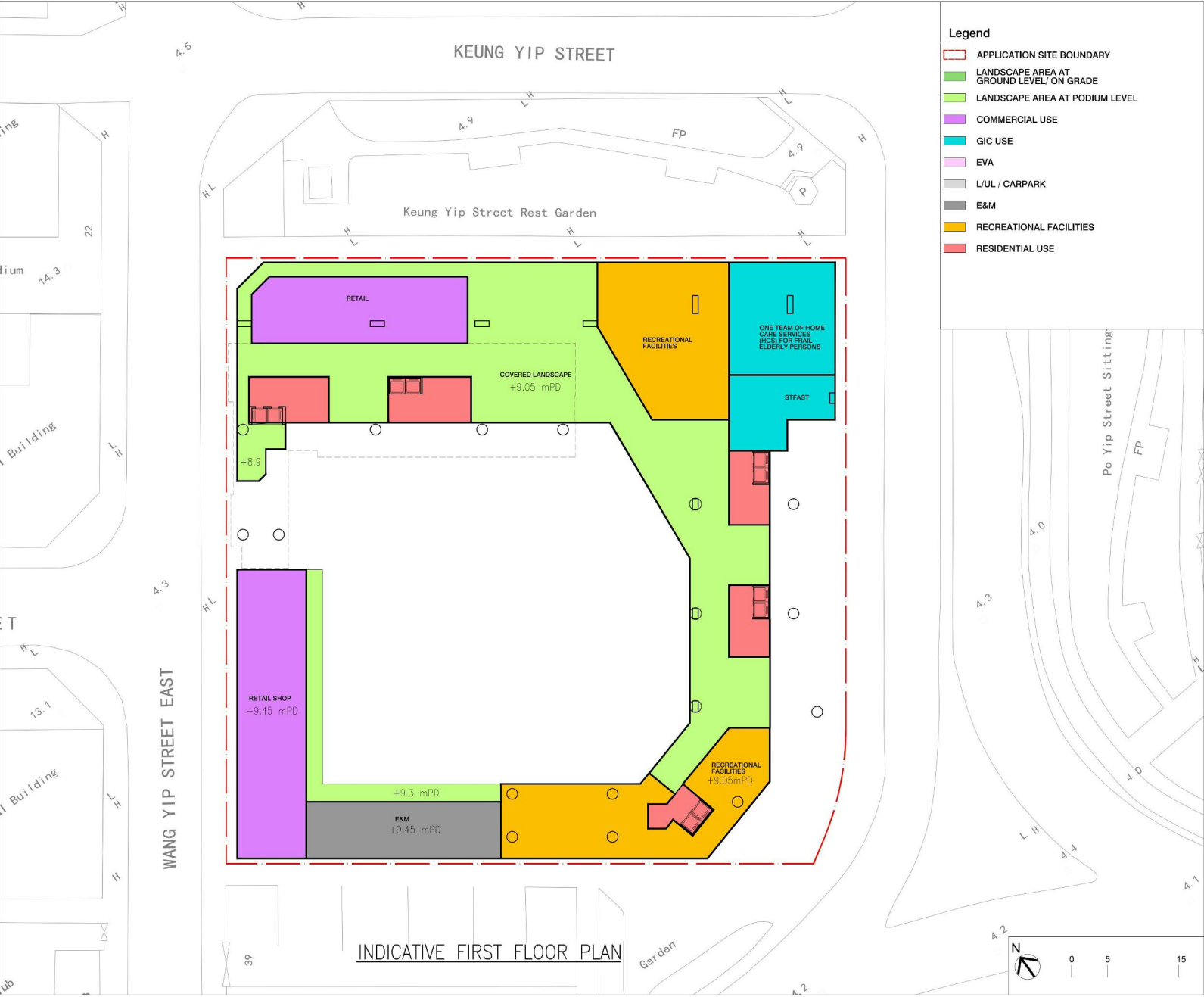
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F.S.D. REFERENCE		消防處檔案	
W.W.O. REFERENCE		水務署檔案	
CAD FILE NAME		檔案編號	
NOTES		注釋	
NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人
<b>DLN</b>			
<b>DLN Architects Limited</b> 劉榮業伍振民建築師有限公司			
46-47 Floor, Tower One, Times Square Matheson Street, Causeway Bay, Hong Kong 香港銅鑼灣時代廣場一樓46及47樓 1 + 852 2895 6888 1 + 852 2576 4074 email: general@dln.com.hk www.dln.com.hk			
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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	DATE	日期
1:7500(AS)		APRIL 2023	
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 4.12.2023 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 4.12.2023)

參考編號  
REFERENCE No.  
A/YL/304

繪圖 DRAWING  
A-1





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			註釋
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人
<div>DLN</div> <div>DLN Architects Limited 劉榮業伍振民建築師有限公司</div> <div>46-47 Floor, Tower One, Times Square Matheson Street, Causeway Bay, Hong Kong 香港銅鑼灣壹壹街四十六樓 時代廣場一樓46及47樓 t +852 2895 6888 f +852 2576 4074 email: general@dln.com.hk www.dln.com.hk</div>			
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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)	APRIL 2023		
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 4.12.2023 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 4.12.2023)

參考編號  
REFERENCE No.  
A/YL/304

繪圖 DRAWING  
A-3

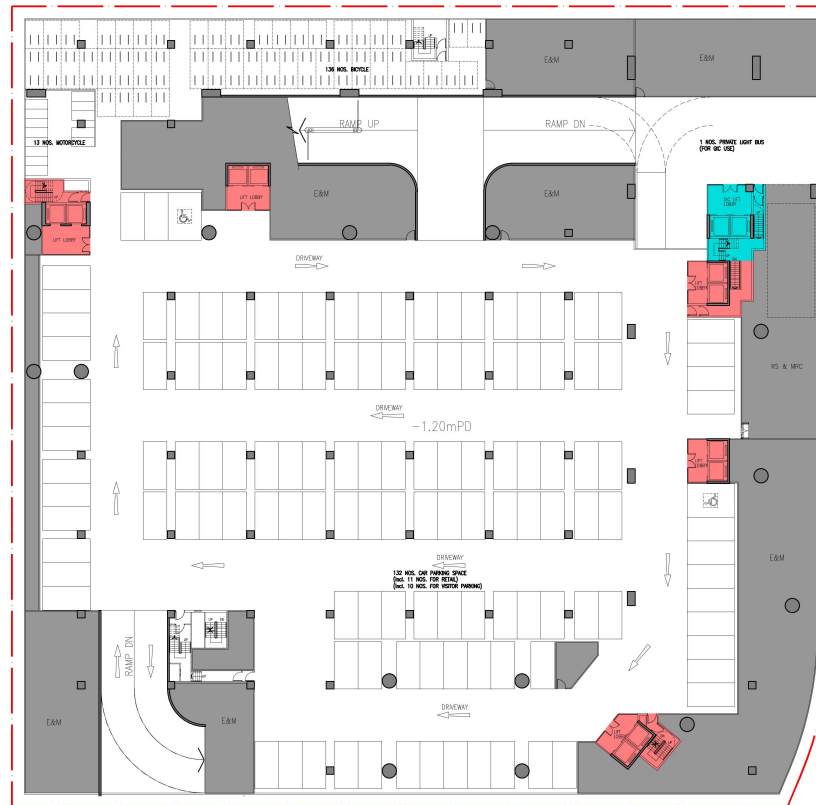




# Replacement Page of RNTPC Paper No. A/YL/304 For Consideration by RNTPC on 22.12.2023

## Legend


- APPLICATION SITE BOUNDARY
- LANDSCAPE AREA AT GROUND LEVEL/ ON GRADE
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- L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE



INDICATIVE BASEMENT 1 PLAN



0 5 15

NOTES		註釋	
NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人
<div style="text-align: center;">  <p><b>DLN Architects Limited</b> 劉榮顯伍振民建築師有限公司</p> <p>46-47/Floor, Tower One, Times Square Matheson Street, Causeway Bay, Hong Kong 香港銅鑼灣勿拉士街 時代廣場一座46至47樓 T + 852 2895 6888 F + 852 2576 4074 email: general@dln.com.hk www.dln.com.hk</p> </div>			
<p>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</p> <p>DO NOT SCALE FROM DRAWINGS 尺寸不准由圖紙直接量度 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交還建築師</p>			
PROJECT		項目名稱	
21-25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG			
TITLE		標題	
INDICATIVE BASEMENT 1 PLAN			
SCALE	比例	DATE	日期
1:500 (A3)		APRIL 2023	
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		—	

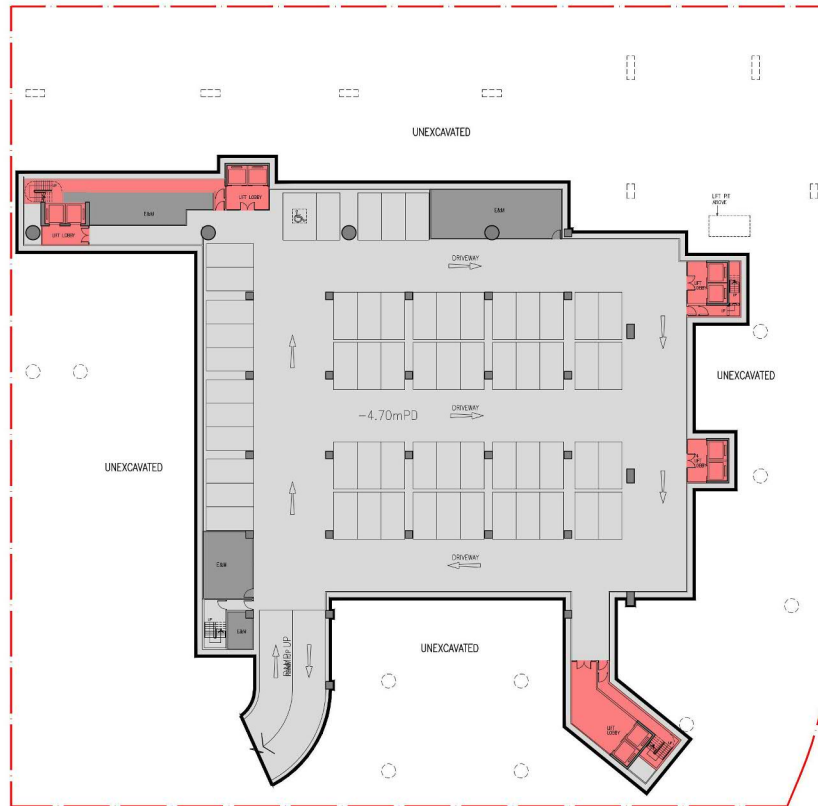
(摘錄自申請人於 15. 12. 2023 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 15.12.2023)

參考編號  
REFERENCE No.  
A/YL/304

繪圖 DRAWING  
A-5

# Legend

- APPLICATION SITE BOUNDARY
- LANDSCAPE AREA AT GROUND LEVEL/ ON GRADE
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- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE



INDICATIVE BASEMENT 2 PLAN

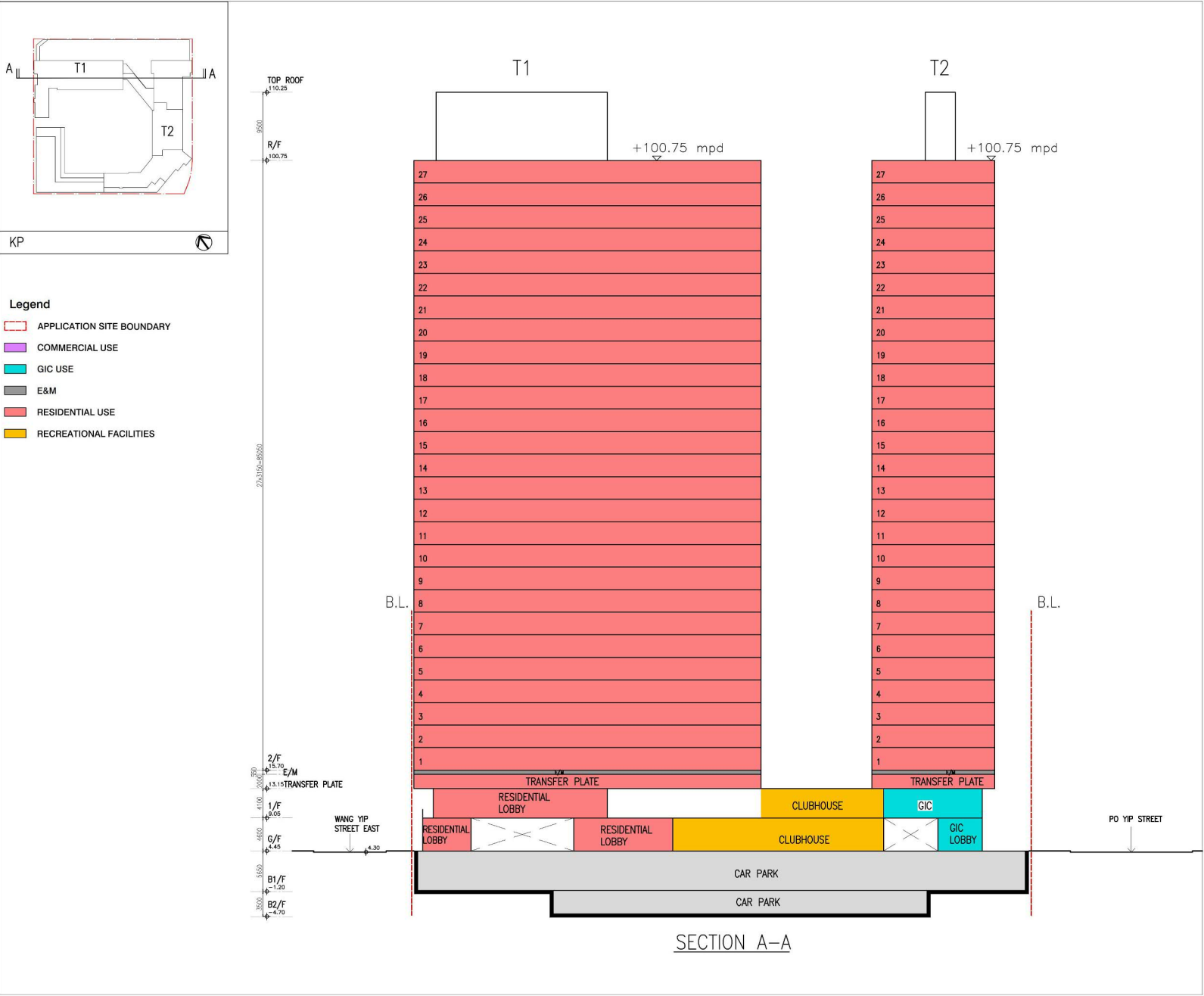


0 5 15

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
<b>DLN</b> <b>DLN Architects Limited</b> 劉榮業伍振民建築師有限公司 46-47 Floor, Tower One, Times Square Matheson Street, Causeway Bay, Hong Kong 香港銅鑼灣時代廣場一樓46及47樓 T +852 2895 6888 F +852 2576 4074 email: general@dln.hk www.dln.com.hk			
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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 BASEMENT 2 PLAN			
SCALE 比例 1:500 (A3)	DATE 日期 APRIL 2023		
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 5. 5. 2023 呈交的申請書)  
(Extract from Applicant's  
Submission of 5.5.2023)

參考編號 REFERENCE No. A/YL/304	繪圖 DRAWING A-6
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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
<div><div><div>DLN</div><div><div>DLN Architects Limited</div><div>劉榮廣伍振民建築師有限公司</div></div><div><div>88-87 First, Tseung Kwa, Times Square</div><div>Matheson Street, Causeway Bay, Hong Kong</div></div><div><div>香港軒尼詩道88-87號</div><div>時代廣場一期40及47樓</div></div><div><div>1 + 852 2885 6888 1 + 852 2576 4074</div><div>email: general@dln.com.hk www: dln.com.hk</div></div></div></div>			

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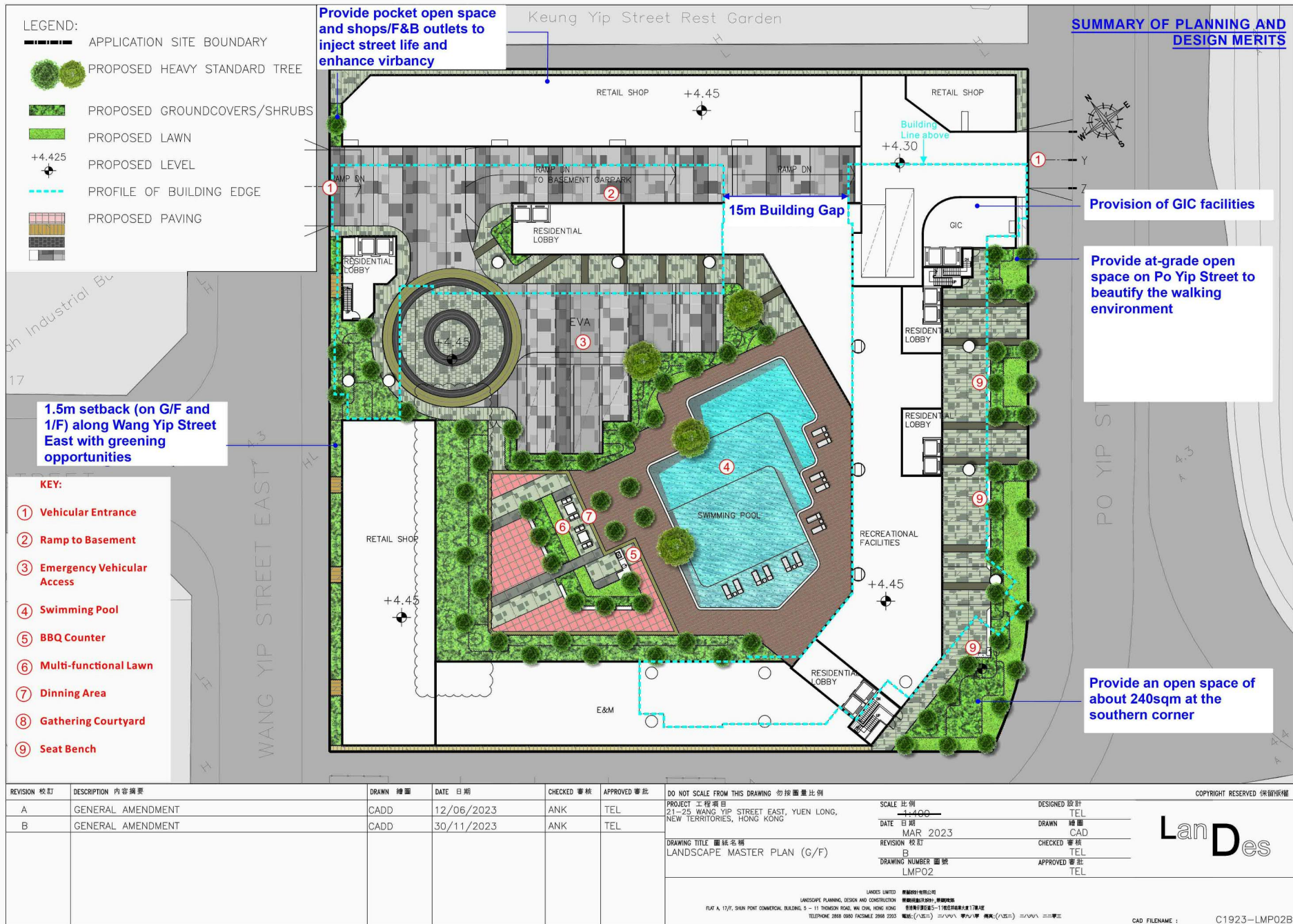
(摘錄自申請人於 4.12.2023 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 4.12.2023)

參考編號 REFERENCE No. A/YL/304	繪圖 DRAWING A-7
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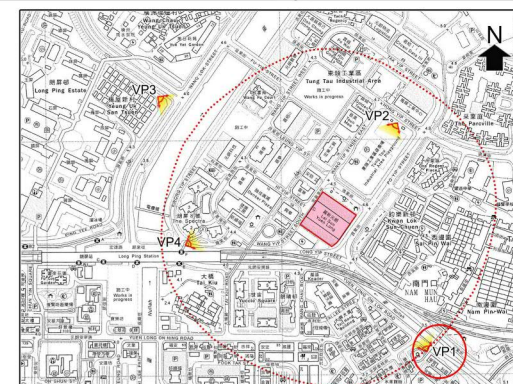


(摘錄自申請人於 15. 12. 2023 呈交的進一步資料)  
 (Extract from Applicant's Further  
 Information Submitted on 15.12.2023)

參考編號  
 REFERENCE No.  
 A/YL/304

繪圖 DRAWING  
 A-10

## Existing Condition



## Proposed Residential Development



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

Visual Impact Assessment

Figure 6.1

Date: 28 March 2023

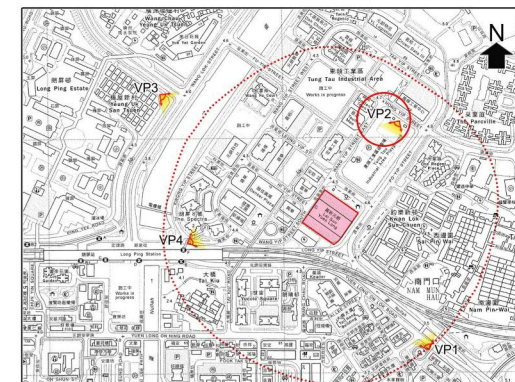
(摘錄自申請人於 16. 6. 2023 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 16.6.2023)

參考編號  
REFERENCE No.  
A/YL/304

繪圖 DRAWING  
A-11

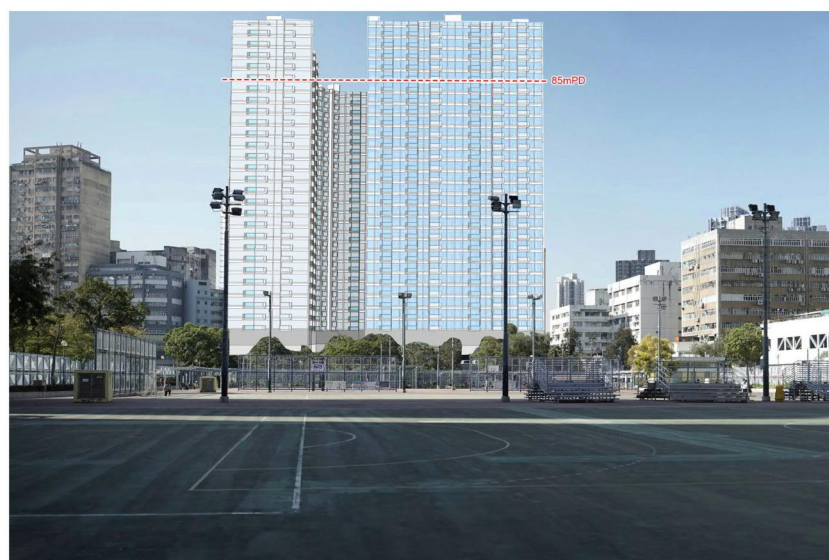


## Existing Condition



Key Plan

## Proposed Residential Development



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

Visual Impact Assessment

Figure 6.2

Date: 28 March 2023

(摘錄自申請人於 16. 6. 2023 呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 16.6.2023)

參考編號  
REFERENCE No.  
A/YL/304

繪圖 DRAWING  
A-12











#### 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2023年11月27日擬備，所根據的資料為地政總署於2022年2月14日拍得的航攝照片編號 E149017C  
EXTRACT PLAN PREPARED ON 27.11.2023  
BASED ON AERIAL PHOTO No.  
E149017C TAKEN ON 14.2.2022  
BY LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

擬議略為放寬地積比率及建築物高度限制，以作屋宇、商店及服務行業/食肆和社會福利設施用途  
元朗東頭工業區宏業東街21-35號(元朗市地段第362號)  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING  
HEIGHT RESTRICTIONS FOR FLAT WITH SHOP AND SERVICES/EATING  
PLACE AND SOCIAL WELFARE FACILITY USES  
21-35 WANG YIP STREET EAST, TUNG TAU INDUSTRIAL AREA,  
YUEN LONG (YUEN LONG TOWN LOT NO. 362)

規劃署  
PLANNING  
DEPARTMENT

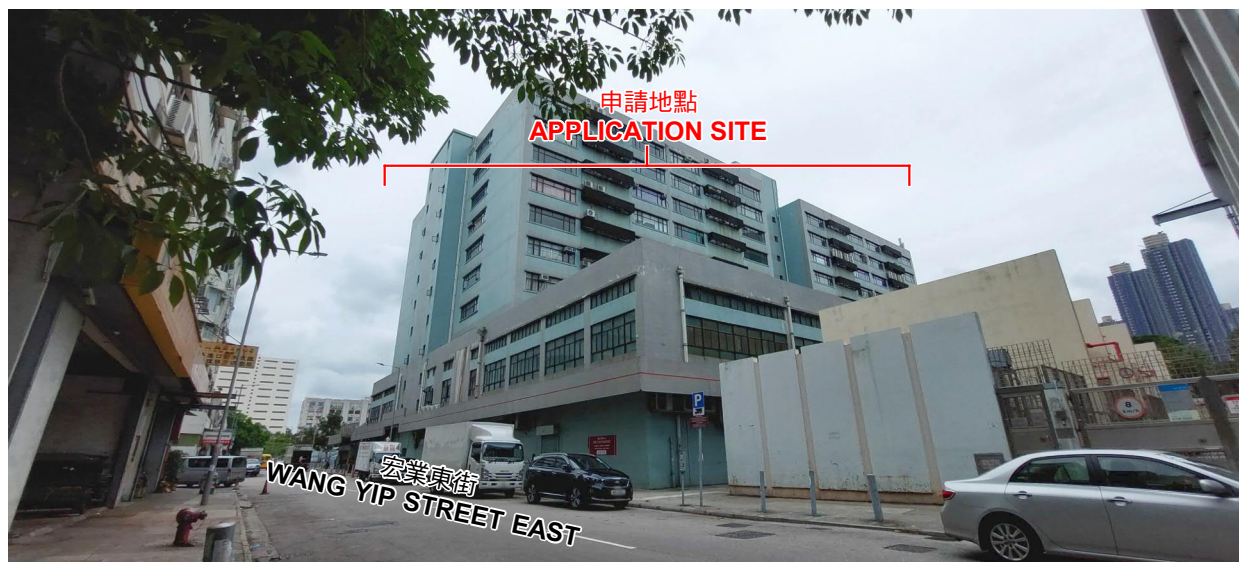


參考編號  
REFERENCE No.  
A/YL/304

圖 PLAN  
A-3



1



2



3



### 實地照片 SITE PHOTOS

擬議略為放寬地積比率及建築物高度限制，以作屋宇、商店及服務行業/食肆和社會福利設施用途  
元朗東頭工業區宏業東街21-35號(元朗市地段第362號)  
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR FLAT WITH SHOP AND SERVICES/EATING PLACE AND SOCIAL WELFARE FACILITY USES  
21-35 WANG YIP STREET EAST, TUNG TAU INDUSTRIAL AREA, YUEN LONG (YUEN LONG TOWN LOT NO. 362)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL/304

圖 PLAN  
A-4

本圖於2023年11月28日擬備，所根據的資料為攝於2023年6月23日的實地照片  
PLAN PREPARED ON 28.11.2023  
BASED ON SITE PHOTOS  
TAKEN ON 23.6.2023