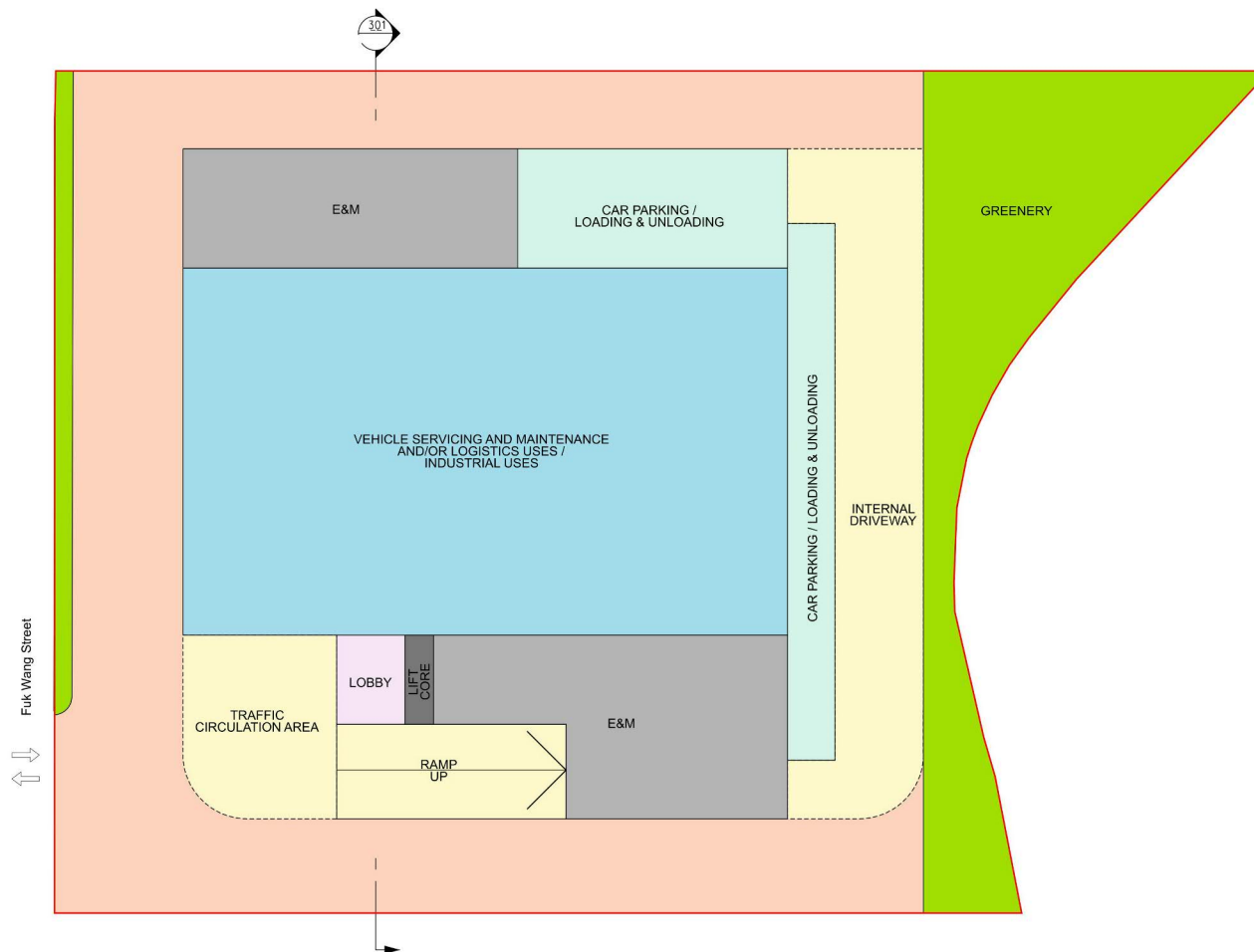




(摘錄自申請人於 10. 10. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 10.10.2023)

參考編號 REFERENCE No. A/YL/312	繪圖 DRAWING A-1
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LEGEND:

Note:
Providing not less than 6m-wide building
setback along the site boundaries fronting Fuk
Wang Street

M
M
MOTT
MACDONALD

Client	
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Project

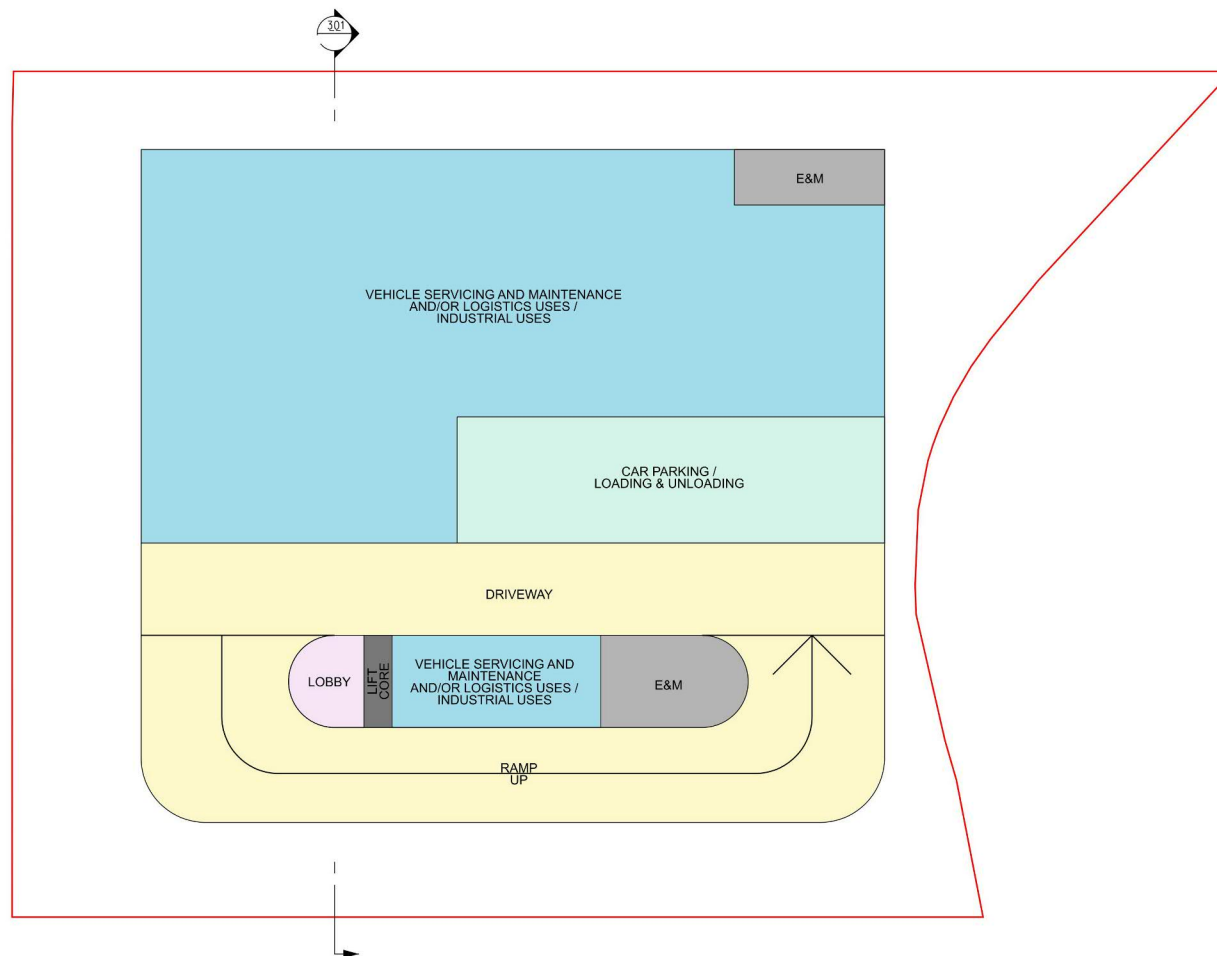
	Title
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Designed	VARIOUS		Eng check	KS	
Drawn	AL		Coordination	KS	
Dwg check	KS		Approved	SHC	
Scale at A1	Status		Rev		
1:250	PRE		P1		

Drawing Number	MMH/369397/IDS/201A
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(摘錄自申請人於 10. 10. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 10.10.2023)



LEGEND:

P1	JUL 2023	AL	FIRST ISSUE	KS	SHC
Rev	Date	Drawn	Description	Ch'kd	App'd

Client

 **CEDD**

**CIVIL ENGINEERING
AND DEVELOPMENT
DEPARTMENT**

Project

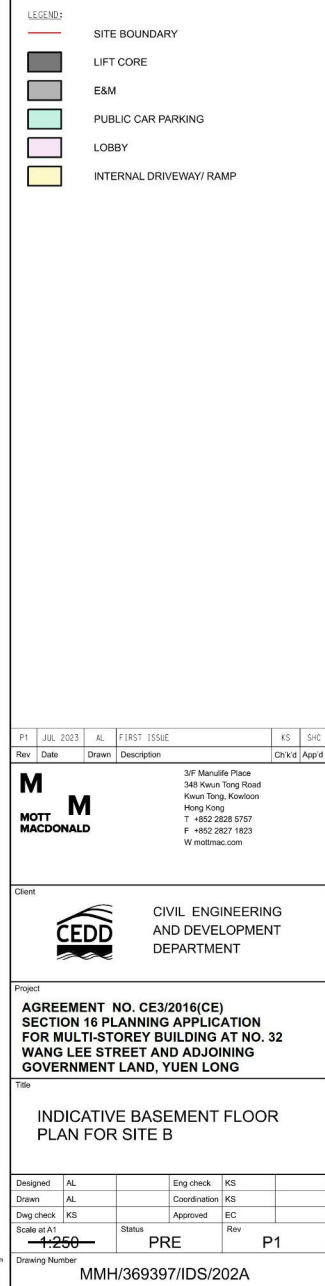
**AGREEMENT NO. CE3/2016(CE)
SECTION 16 PLANNING APPLICATION
FOR MULTI-STOREY BUILDING AT NO. 32
WANG LEE STREET AND ADJOINING
GOVERNMENT LAND, YUEN LONG**

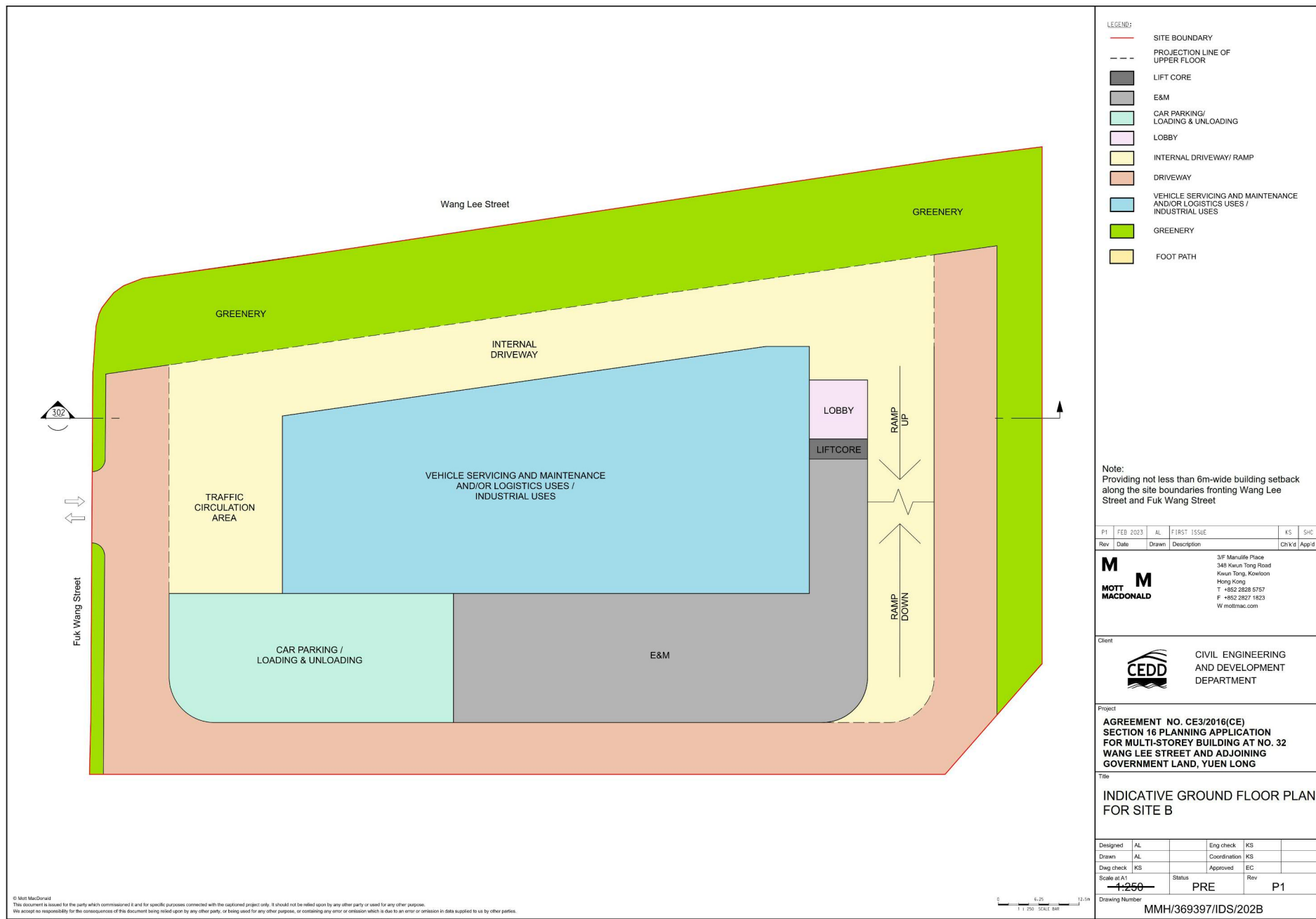
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Drawn	AL		Coordination	KS	
Dwg check	KS		Approved	SHC	
Scale at A1	Status			Rev	
1:250	PRE			P1	

MMH/369397/IDS/201B

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繪圖 DRAWING
A-3

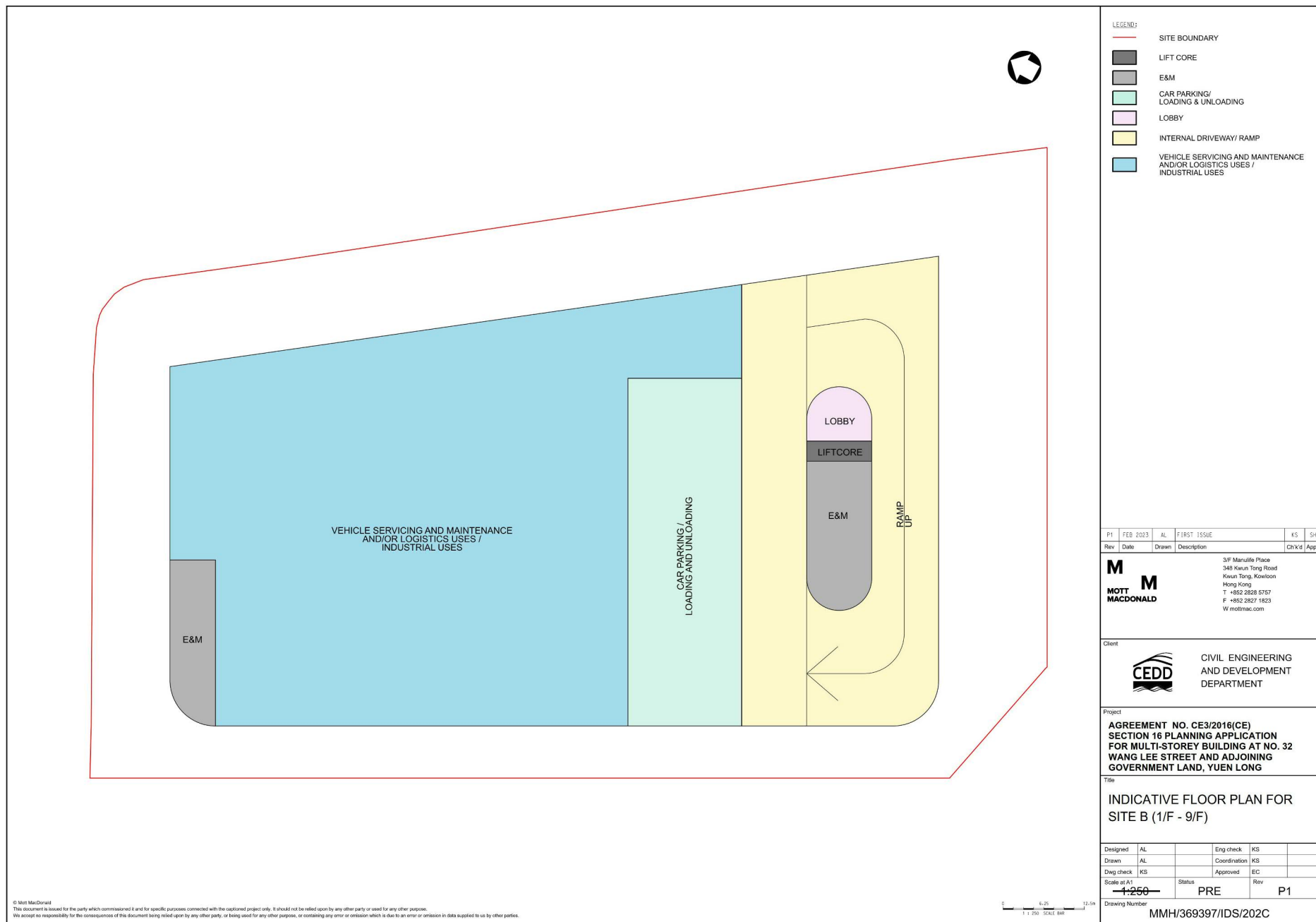




(摘錄自申請人於 10. 10. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 10.10.2023)

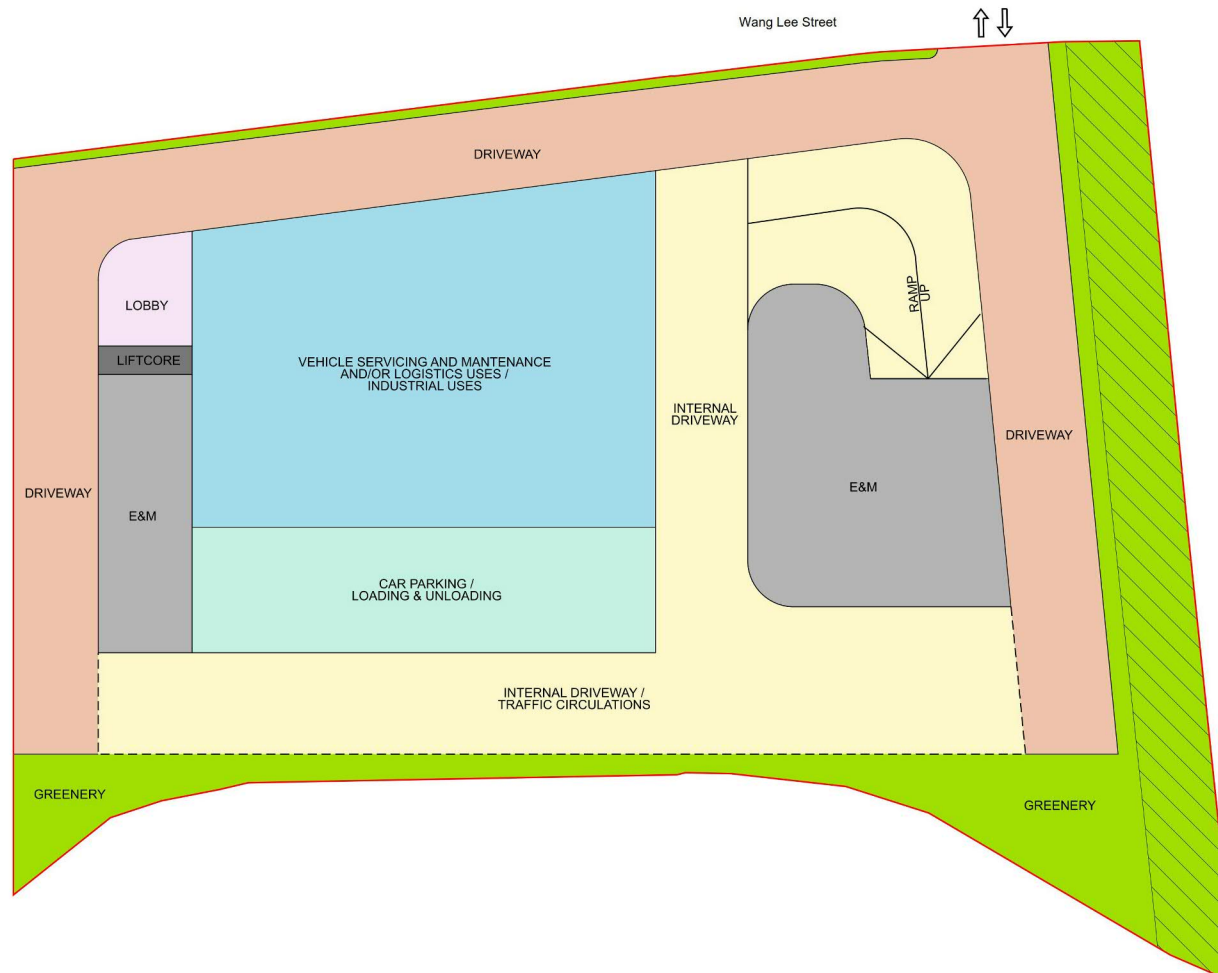
參考編號
REFERENCE No.
A/YL/312












繪圖 DRAWING
A-5



(摘錄自申請人於 10. 10. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 10.10.2023)


參考編號 REFERENCE No. A/YL/312	繪圖 DRAWING A-6
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- LEGEND:**
- | | |
|---|---|
|  | SITE BOUNDARY |
|  | PROJECTION LINE OF UPPER FLOOR |
|  | LIFT CORE |
|  | E&M |
|  | CAR PARKING/
LOADING & UNLOADING |
|  | LOBBY |
|  | INTERNAL DRIVEWAY/ RAMP |
|  | DRIVEWAY |
|  | VEHICLE SERVICING AND MAINTENANCE
AND/OR LOGISTICS USES /
INDUSTRIAL USES |
|  | GREENERY |
|  | DRAINAGE RESERVE |

P1	JUL 2023	AL	FIRST ISSUE	KS	SHC
Rev	Date	Drawn	Description	Ch'k'd	App'd

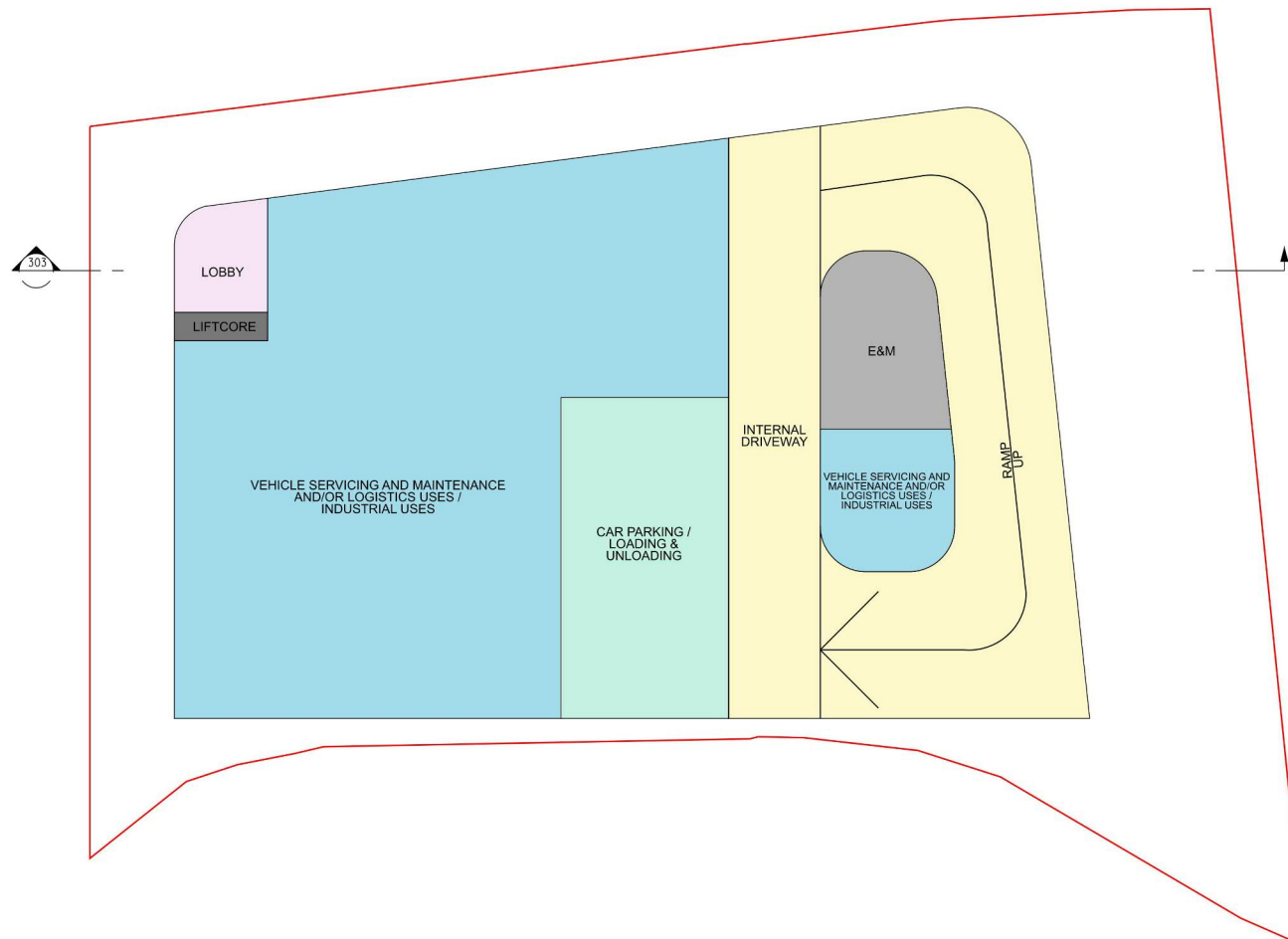
Client

 CIVIL ENGINEERING
AND DEVELOPMENT
DEPARTMENT

INDICATIVE GROUND FLOOR
PLAN FOR SITE C

Drawing Number
MMH/369397/IDS/203A


(摘錄自申請人於 10. 10. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 10.10.2023)



LEGEND:

P1	Jul 2023	AL	FIRST ISSUE	KS	SHC
Rev	Date	Drawn	Description	Ch'k'd	App'd

Client

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AND DEVELOPMENT
DEPARTMENT

Project

**AGREEMENT NO. CE3/2016(CE)
SECTION 16 PLANNING APPLICATION
FOR MULTI-STOREY BUILDING AT NO. 32
WANG LEE STREET AND ADJOINING
GOVERNMENT LAND, YUEN LONG**

Designed	AL		Eng check	KS	
Drawn	AL		Coordination	KS	
Dwg check	KS		Approved	SHC	
Scale at A1	Status		Rev		
1:250	PRE		P1		

MMH/369397/IDS/203B

參考編號
REFERENCE No.
A/YL/312

(摘錄自申請人於 10. 10. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 10.10.2023)

參考編號

REFERENCE No.

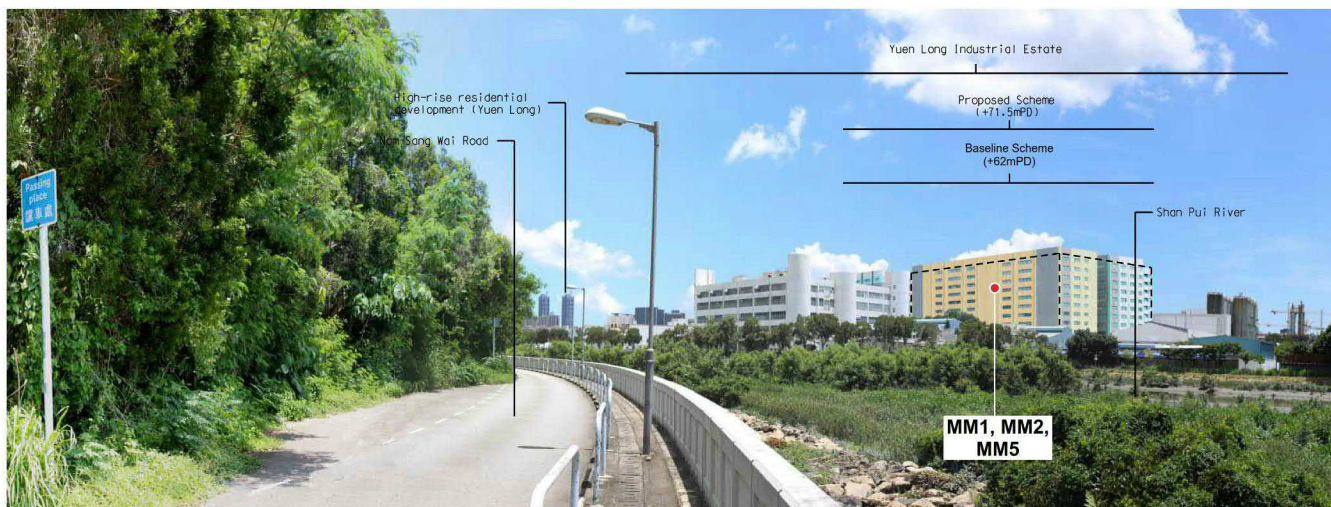
A/YL/312

繪圖 DRAWING

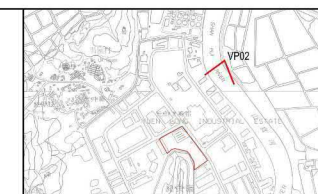
A-8



Vantage Point 02: View looking southwest from Nam Sang Wai Road (Existing Situation)



Vantage Point 02: View looking southwest from Nam Sang Wai Road
Baseline Scheme: Building height profile of maximum building height restriction under OZP (S/YL/26)



KEY PLAN **1:15000**

LEGEND:

— DEVELOPMENT SITE
- - - - BASELINE SCHEME

VANTAGE POINT 02 (VP02)
VANTAGE POINT ELEVATED +4.7mPD
VIEWING DISTANCE 725M
MAXIMUM HEIGHT AT PROPOSED SCHEME +11.5mPD

Mitigation Measures

MM1 - Provide a minimum 6m-wide of building setback along Wang Lee Street and Fuk Wang Streets to enhance streetscapes. This will provide a wider view corridor at these two streets abutting the Development.

MM2 - Tree planting and/or green roof at the Development Site boundary and at the building is recommended for diversity of the visual experience at the pedestrian level.

MM3 - Provide greenery of not less than 20% of the site coverage of each MSB area, 10% of which would be within the primary zone to enhance the visual appearance.

MM4 - Proper design of the building façade and the adopted colour scheme to be in harmony with the environment

Rev	Date	Drawn	Description	CHK'd	App'd
P1	OCT 2022	HL	FIRST ISSUE	LW	SHC



3/F Manulife Place
348 Kwun Tong Road
Kwun Tong, Kowloon
Hong Kong
T +852 2828 5757
F +852 2827 1823
W mottmac.com

Client
CEDD CIVIL ENGINEERING
AND DEVELOPMENT
DEPARTMENT

Project
AGREEMENT NO. CE3/2016(CE)
SECTION 16 PLANNING APPLICATION
FOR MULTI-STOREY BUILDING
DEVELOPMENTS NEAR YUEN LONG
INDUSTRIAL ESTATE

Title
PHOTOMONTAGES
(VANTAGE POINT 02)

Designed	JC	Eng check	LW
Drawn	HL	Coordination	JC
Draw check	JC	Approved	SHC
Scale at A1	N.T.S.	Status	PRE
Drawing Number	MMH/369397/1A/002B	Rev	P1

(摘錄自申請人於 10. 10. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 10.10.2023)

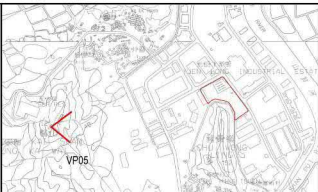
參考編號 REFERENCE No. A/YL/312	繪圖 DRAWING A-12
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Vantage Point 05: View looking southeast from the summit of Kai Shan (Existing Situation)



Vantage Point 05: View looking southeast from the summit of Kai Shan
Baseline Scheme: Building height profile of maximum building height restriction under OZP (S/YL/26)



KEY PLAN 444150001

LEGEND:
 - - - - - DEVELOPMENT SITE
 - - - - - BASELINE SCHEME

VANTAGE POINT 05 (VP05)
 VANTAGE POINT ELEVATED +120.7mPD
 VIEWING DISTANCE 946m
 MAXIMUM HEIGHT AT PROPOSED SCHEME +71.5mPD

Mitigation Measures

MM1 - Provide a minimum 6m-wide of building setback along Wang Lee Street and Fuk Wang Streets to enhance streetscapes. This will provide a wider view corridor at these two streets abutting the Development.

MM2 - Tree planting and/or green roof at the Development Site boundary and at the building is recommended for diversity of the visual experience at the pedestrian level.

MM3 - Provide greenery of not less than 20% of the site coverage of each MSB area, 10% of which would be within the primary zone to enhance the visual appearance.

MM4 - Proper design of the building façade and the adopted colour scheme to be in harmony with the environment

PI	QCT 2022	HL	FIRST ISSUE	LW	SHC
Rev	Date	Drawn	Description	Chk'd	App'd

**MOTT
MACDONALD**

3/F Manulife Place
 348 Kwun Tong Road
 Kwun Tong, Kowloon
 Hong Kong
 T +852 2828 5757
 F +852 2827 1823
 W mottmac.com

Client
CEDD
 CIVIL ENGINEERING
 AND DEVELOPMENT
 DEPARTMENT

Project
 AGREEMENT NO. CE3/2016(CE)
 SECTION 16 PLANNING APPLICATION
 FOR MULTI-STOREY BUILDING
 DEVELOPMENTS NEAR YUEN LONG
 INDUSTRIAL ESTATE

Title
 PHOTOMONTAGES
 (VANTAGE POINT 05)

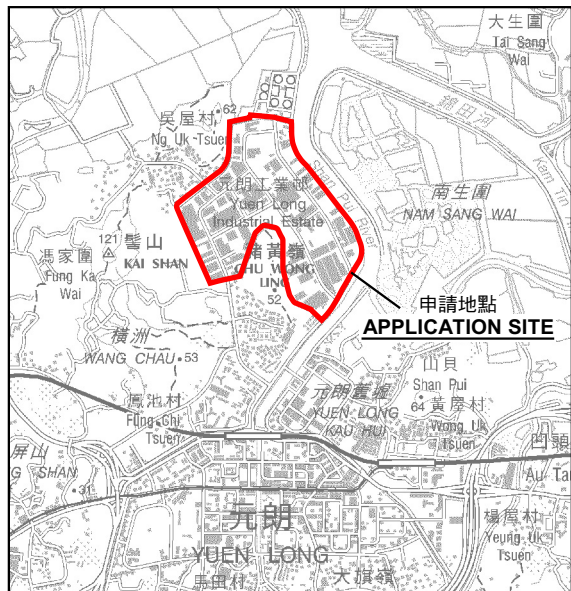
Designed	JC	Eng check	LW
Drawn	HL	Coordination	JC
Eng check	JC	Approved	SHC
Scale at A1	N.T.S.	Status	PRE
Drawing Number	MMH/369397/VIA/002E	Rev	P1

MMH/369397/VIA/002E

(摘錄自申請人於 10. 10. 2023 呈交的申請書)
 (Extract from Applicant's
 Submission of 10.10.2023)

參考編號
 REFERENCE No.
 A/YL/312

繪圖 DRAWING
 A-13



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



S/YL-LFS/11

S/YL-NSW/8

S/YL-PS/20

S/YL/26

申請地點
APPLICATION SITE

圖例 LEGEND

發展地點
DEVELOPMENT SITE

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

位置圖 LOCATION PLAN

擬議略為放寬總樓面面積及建築物高度限制，以在發展地點作准許的
工業用途、公眾停車場（貨櫃車除外）和附屬設施用途

元朗元朗創新園
PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA AND
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED INDUSTRIAL USE,
PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND
ANCILLARY FACILITIES WITHIN DEVELOPMENT SITE
YUEN LONG INNOPARK, YUEN LONG

SCALE 1 : 8 500 比例尺

米 100 0 100 200 300 400 米
METRES

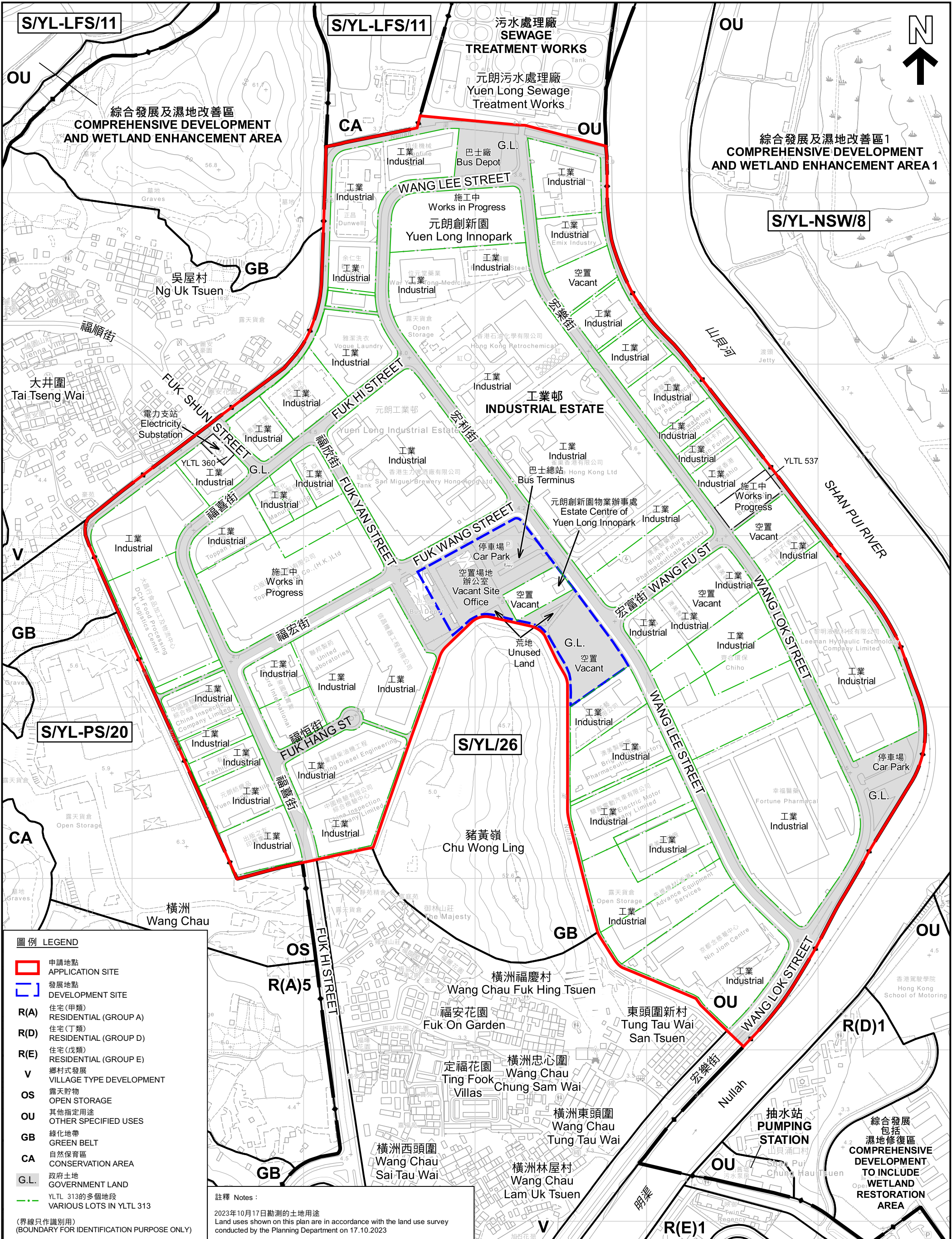
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/312

圖 PLAN
A-1

本摘要圖於2023年11月7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 7.11.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL/26 EXHIBITED ON 6.1.2023



本摘要圖於2023年11月16日擬備，所根據的資料為測量圖編號 2-SW-D 及 6-NW-B
EXTRACT PLAN PREPARED ON 16.11.2023
BASED ON SURVEY SHEETS No. 2-SW-D & 6-NW-B

擬議略為放寬總樓面面積及建築物高度限制，以在發展地點作准許的工業用途、公眾停車場(貨櫃車除外)和附屬設施用途
元朗元朗創新園
PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED INDUSTRIAL USE, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ANCILLARY FACILITIES WITHIN DEVELOPMENT SITE YUEN LONG INNOPARK, YUEN LONG

SCALE 1:5 000 比例尺

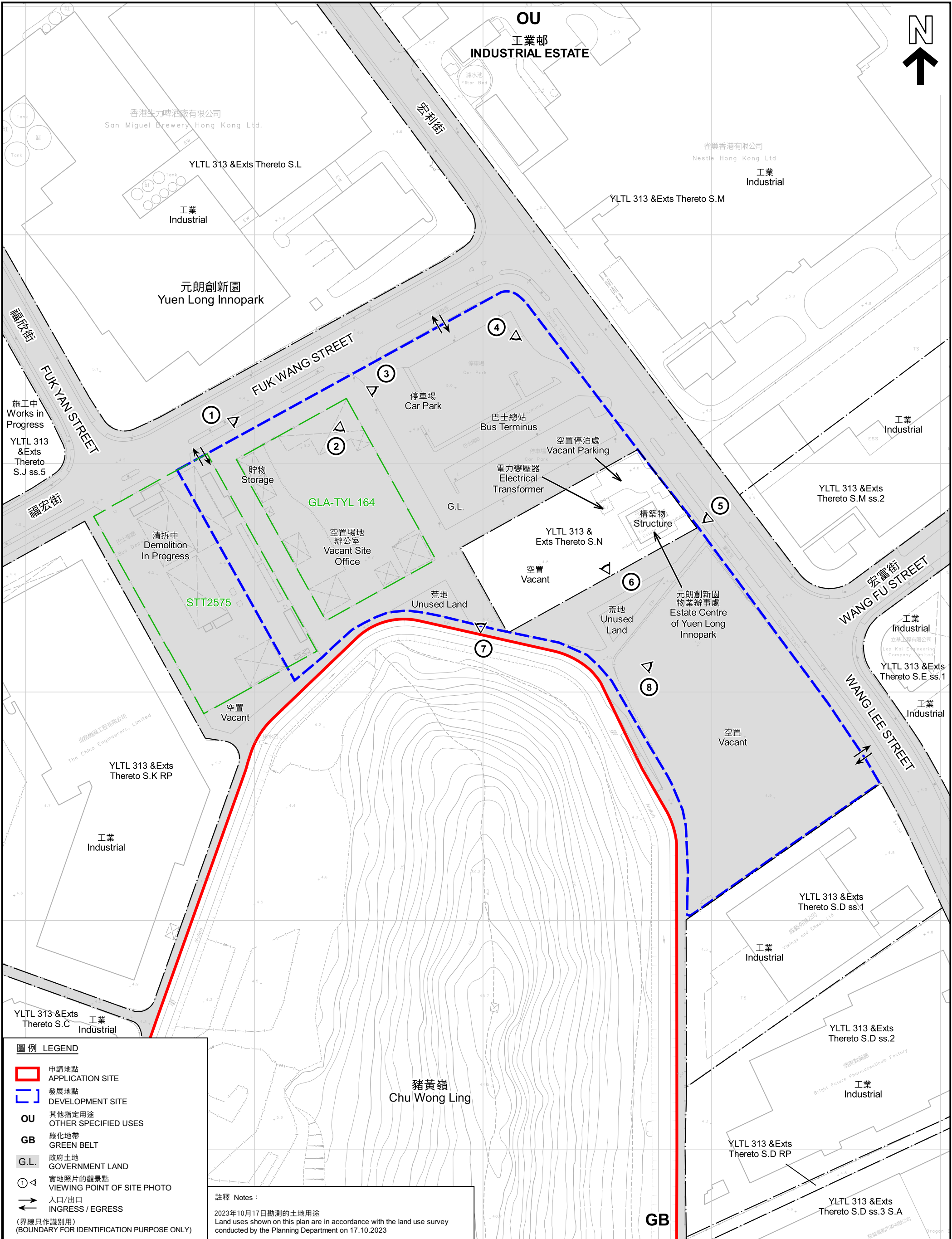
米 100 0 100 200 300 400 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/312

圖 PLAN
A-2a



圖例 LEGEND

- 申請地點
APPLICATION SITE
- 發展地點
DEVELOPMENT SITE
- OU

其他指定用途
OTHER SPECIFIED USES
- GB

綠化地帶
GREEN BELT
- G.L.

政府土地
GOVERNMENT LAND
- ①

實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- ↔

入口/出口
INGRESS / EGRESS
- (界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

註釋 Notes :

2023年10月17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 17.10.2023

平面圖 SITE PLAN

擬議略為放寬總樓面面積及建築物高度限制，以在發展地點作准許的工業用途、公眾停車場(貨櫃車除外)和附屬設施用途
元朗元朗創新園
PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED INDUSTRIAL USE, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ANCILLARY FACILITIES WITHIN DEVELOPMENT SITE
YUEN LONG INNOPARK, YUEN LONG

SCALE 1 : 1 500 比例尺



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/312

圖 PLAN
A-2b

本摘要圖於2023年11月16日擬備，所根據的資料為測量圖編號 6-NW-4B、4D、5A 及 5C
EXTRACT PLAN PREPARED ON 16.11.2023
BASED ON SURVEY SHEETS No. 6-NW-4B, 4D, 5A & 5C



南生圍
Nam Sang Wai

元朗污水處理廠
Yuen Long Sewage
Treatment Works

WANG LEE STREET

元朗創新園
Yuen Long Innopark

吳屋村
Ng Uk Tsuen

福順街
FUK SHUN STREET

大井圍
Tai Tseng Wai

FUK HI STREET

福欣街
FUK YAN STREET

福旺街
FUK WANG STREET

山角河
SHAN PU RIVER

WANG FU ST

WANG LOK STREET

WANG LEE STREET

福恒街
FUK HANG ST

豬黃嶺
Chu Wong Ling

橫洲
Wang Chau

福喜街
FUK HI STREET

橫洲福慶村
Wang Chau Fuk Hing Tsuen

福安花園
Fuk On Garden

東頭圍新村
Tung Tau Wai
San Tsuen

定福花園 橫洲忠心圍
Ting Fook Wang Chau
Villas Chung Sam Wai

橫洲東頭圍
Wang Chau
Tung Tau Wai

山貝涌口村
Shan Pui Chung
Hau Tsuen

橫洲西頭圍
Wang Chau
Sai Tau Wai

橫洲林屋村
Wang Chau
Lam Uk Tsuen

圖例 LEGEND



申請地點
APPLICATION SITE



發展地點
DEVELOPMENT SITE

(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

航攝照片 AERIAL PHOTO

本摘要圖於2023年11月1日擬備，所根據的資料為地政總署數碼正射影像圖 TDOP系列(二零二二年十二月版)
EXTRACT PLAN PREPARED ON 1.11.2023 BASED ON LANDS DEPARTMENT DIGITAL ORTHOPHOTO TDOP SERIES (DECEMBER 2022 RELEASE)

擬議略為放寬總樓面面積及建築物高度限制，以在發展地點作准許的工業用途、公眾停車場(貨櫃車除外)和附屬設施用途
元朗元朗創新園
PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED INDUSTRIAL USE, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ANCILLARY FACILITIES WITHIN DEVELOPMENT SITE
YUEN LONG INNOPARK, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/312

圖 PLAN
A-3



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議略為放寬總樓面面積及建築物高度限制，以在發展地點作准許的
工業用途、公眾停車場（貨櫃車除外）和附屬設施用途
元朗元朗創新園

PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA AND
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED INDUSTRIAL USE,
PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND
ANCILLARY FACILITIES WITHIN DEVELOPMENT SITE
YUEN LONG INNOPARK, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/312

圖 PLAN
A-4a

本圖於2023年11月16日擬備，所根據的
資料為攝於2023年10月17日的實地照片
PLAN PREPARED ON 16.11.2023
BASED ON SITE PHOTOS
TAKEN ON 17.10.2023



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議略為放寬總樓面面積及建築物高度限制，以在發展地點作准許的
工業用途、公眾停車場（貨櫃車除外）和附屬設施用途
元朗元朗創新園

PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA AND
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED INDUSTRIAL USE,
PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND
ANCILLARY FACILITIES WITHIN DEVELOPMENT SITE
YUEN LONG INNOPARK, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL/312

圖 PLAN
A-4b

本圖於2023年11月8日擬備，所根據的
資料為攝於2023年10月17日的實地照片
PLAN PREPARED ON 8.11.2023
BASED ON SITE PHOTOS
TAKEN ON 17.10.2023