

B.L.D. REF. NO.
F.P.R. NO.


FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS IN ALL CASES. BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956, AND THE COPYRIGHT NOTICE BOARD ORDER 1975, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED FROM THEM EXCEPT DRAWINGS AND WORKS FOR THE CROWN WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
ON Y.L.T.L. 362
WANG YIP STREET

PLAN
BLOCK PLAN

SCALE
1:500


GYU Limited
Authorized Person.
Registered Structural Engineer, Property Development Consultant
余錫強
Gabriel Yu

YU LIN KEUNG
AUTHORIZED PERSON
R.P.E. (Arch.), B.Sc. (Hon. Civl) W.S. (Urban Planning)

FOR OFFICIAL USE

DRAWN
CHECKED
L.L.

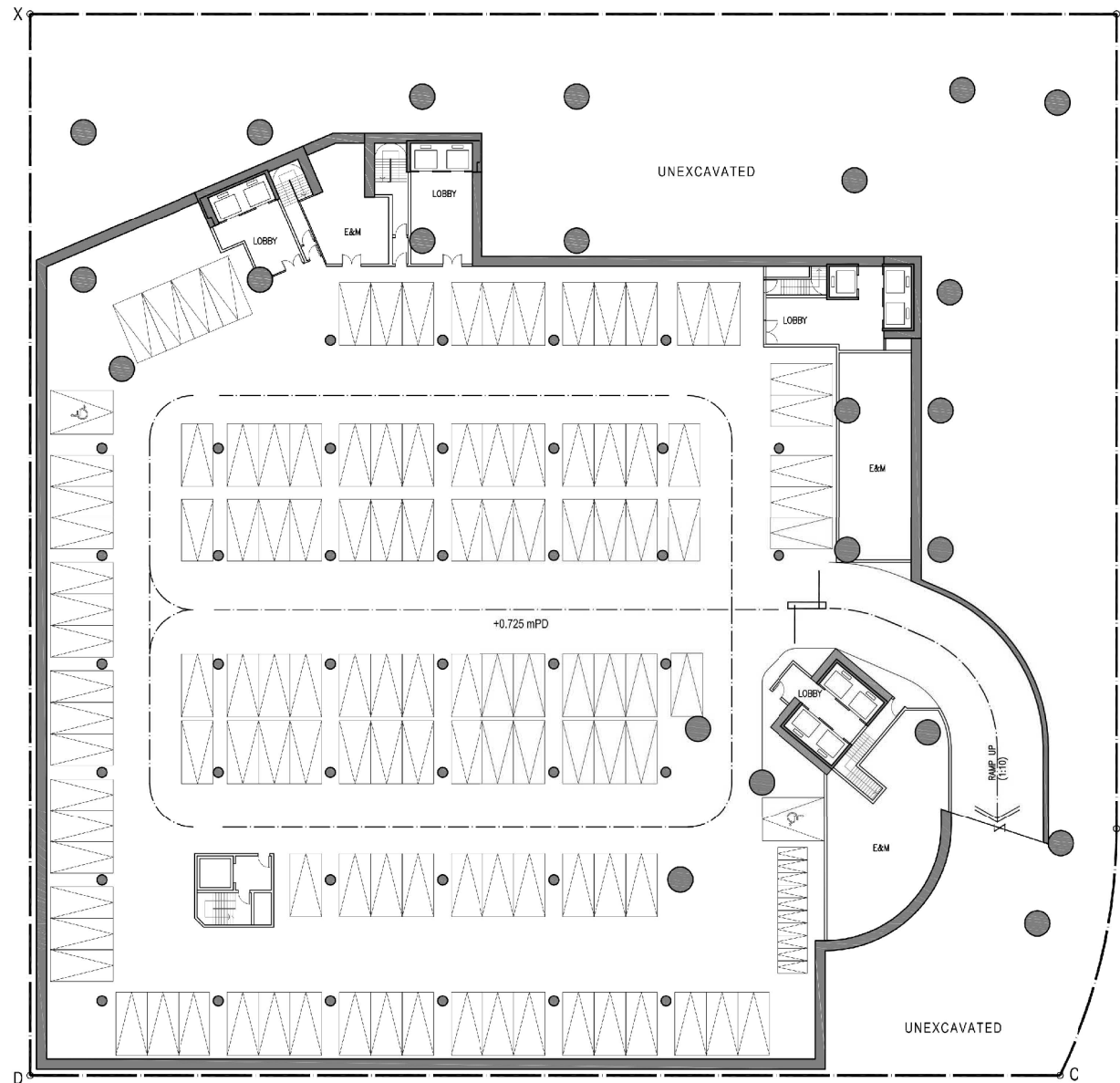
DRAWING NO. DATE 16/06/2021
FIG-02 C

A	E
B	F
C	G
D	H

(摘錄自申請人於 19. 8. 2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.8.2021)

參考編號
REFERENCE No.
Y/YL/16

繪圖 DRAWING
Z-1



BASEMENT PLAN

PRIVATE CAR : 120 Nos.
MOTOR CYCLE: 10 Nos.

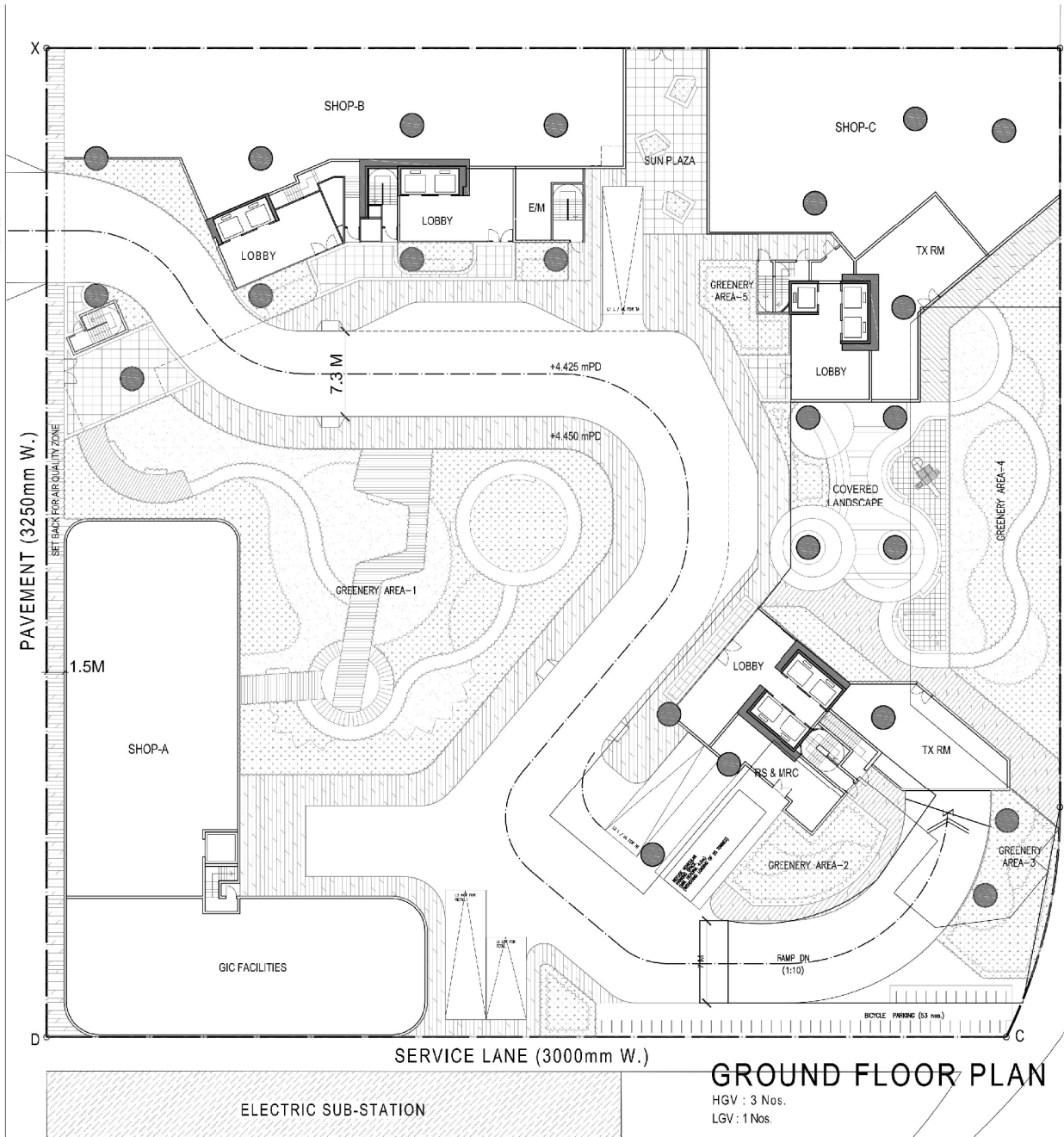
B.L.D. REF. NO.													
F.P.B. NO.													
<p>FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMS IN ALL CASES.</p> <p>BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.</p> <p>IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956 AND THE COPYRIGHT (AMENDMENT) ORDER 1977, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED FROM THEM, EXCEPT DRAWINGS AND WORKS FOR THE ORIGINAL WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.</p>													
<p>PROJECT</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT ON Y.L.T. 362 WANG YIP STREET</p>													
<p>PLAN</p> <p>BASEMENT PLAN</p>													
<p>SCALE</p> <p>1:360</p>													
<p></p> <p>GYU Limited Authorized Person: 余錦強建築工程 設計師樓有限公司 Gabriel Yu 余錦強 Registered Structural Engineer (Property Development Consultant)</p>													
<p>YU LIN KEUNG R.P.E., F.R.A.I.C.E., M.A.S.C.E.D. AUTHORIZED PERSON R.S. (Arch), S.S. (Arch), S.S. (Urban Planning)</p>													
<p>FOR OFFICIAL USE</p>													
<p>DRAWN: _____ CHECKED: L.L.</p>													
<table border="1"> <tr> <td>DRAWING NO.</td> <td>DATE 10/06/2021</td> </tr> <tr> <td>FIG-03</td> <td> <table border="1"> <tr> <td>A</td> <td>E</td> </tr> <tr> <td>B</td> <td>F</td> </tr> <tr> <td>C</td> <td>G</td> </tr> <tr> <td>D</td> <td>H</td> </tr> </table> </td> </tr> </table>		DRAWING NO.	DATE 10/06/2021	FIG-03	<table border="1"> <tr> <td>A</td> <td>E</td> </tr> <tr> <td>B</td> <td>F</td> </tr> <tr> <td>C</td> <td>G</td> </tr> <tr> <td>D</td> <td>H</td> </tr> </table>	A	E	B	F	C	G	D	H
DRAWING NO.	DATE 10/06/2021												
FIG-03	<table border="1"> <tr> <td>A</td> <td>E</td> </tr> <tr> <td>B</td> <td>F</td> </tr> <tr> <td>C</td> <td>G</td> </tr> <tr> <td>D</td> <td>H</td> </tr> </table>	A	E	B	F	C	G	D	H				
A	E												
B	F												
C	G												
D	H												

(摘錄自申請人於 19. 8. 2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.8.2021)

參考編號
REFERENCE No.
Y/YL/16

繪圖 DRAWING
Z-2

WANG YIP STREET EAST



SERVICE LANE (3000mm W.)

GROUND FLOOR PLAN

HGV : 3 Nos.
LGV : 1 Nos.

GREENERY	AREA	PRIMARY	OVERALL
①	= 880m.	✓	✓
②	= 80m.	✓	✓
③	= 100m.	✓	✓
④	= 345m.	✓	✓
⑤	= 40m.	✓	✓
⑥	= 115m.	✓	✓
PRIMARY	= 1,560m. / 7,271 = 21.43% > 10%		
OVERALL	= 1,560m. / 7,271 = 21.43% > 20%		

參考編號
REFERENCE No.
Y/YL/16

繪圖 DRAWING
Z-3

B.L.D. REF. NO.
F.P.B. NO.

FOUR DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALD ONES IN ALL CASES. BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THIS BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956, AND THE COPYRIGHT OWNERS (WONG) ORDER 1972, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED FROM THEM, EXCEPT DRAWINGS AND WORKS FOR THE CROWN, WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
ON Y.L.T. 362
WANG YIP STREET

PLAN
GROUND FLOOR PLAN

SCALE
1:360



GYU Limited
余詠強建築工程
余詠強有限公司
Authorized Person
Registered Structural
Engineer, Property
Development Consultant
Gabriel Yu 余詠強

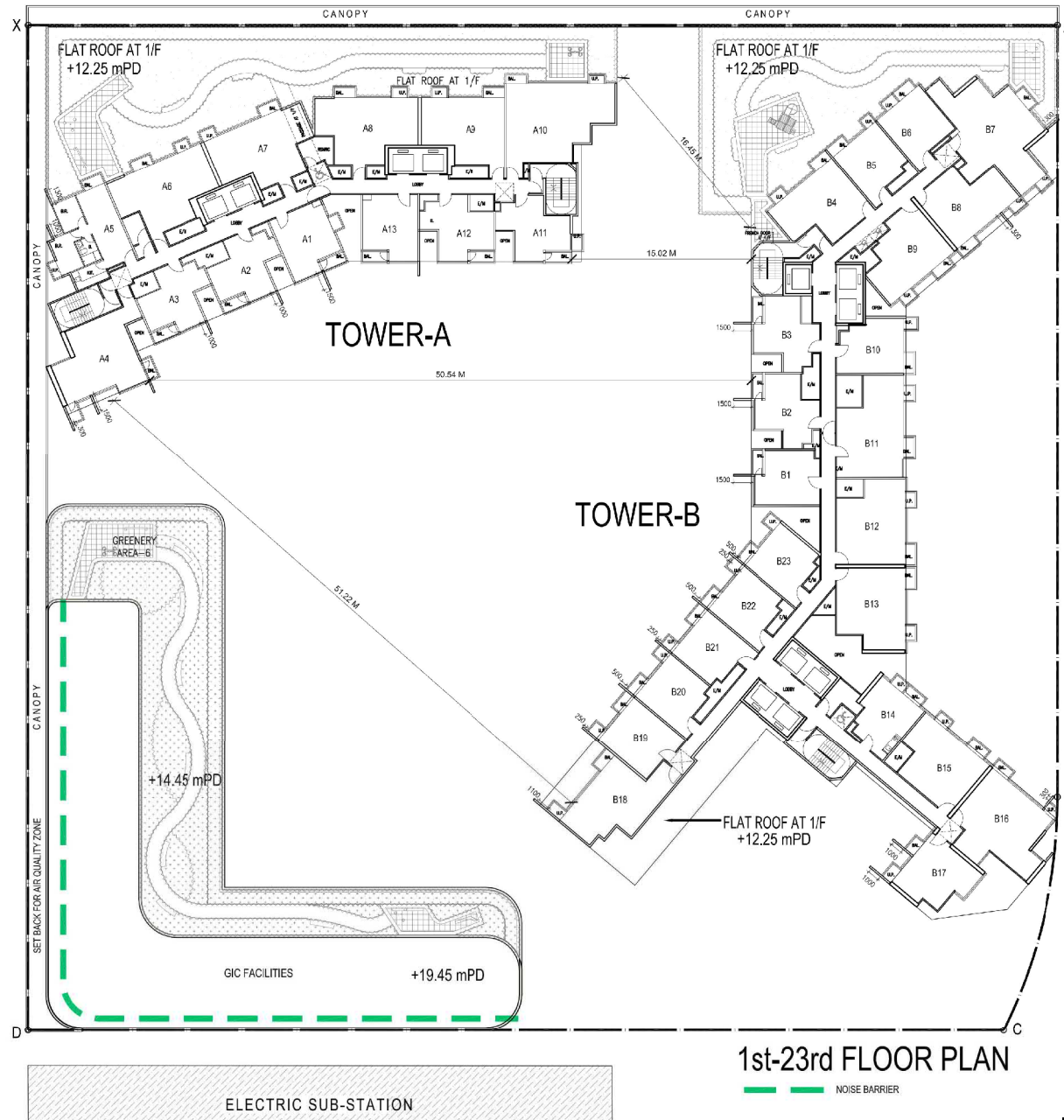
YU LIN KEUNG R.P.L. 1:1000, 1:500, 1:200, 1:100, 1:50, 1:20, 1:10, 1:5, 1:2, 1:1
AUTHORIZED PERSON
W.L. (Arch), S.E. (Eng. Gen),
W.S. (Urban Planning)

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DRAWN
CHECKED L.L.

DRAWING NO.
FIG-04
DATE 16/08/2021
A E
B F
C G
D H

(摘錄自申請人於 19.8.2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.8.2021)



1st-23rd FLOOR PLAN

B.L.D. REF. NO.
F.P.B. NO.

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
ON Y.L.T.L. 362
WANG YIP STREET

PLAN
MASTER LAYOUT PLAN
1st-23rd FLOOR PLAN

SCALE
1:300


GYU Limited
余詠強建築工程
設計師樓有限公司
Authorized Person,
Registered Structural
Engineer/Property
Development Consultant
Gabriel Yu 余詠強

YU LIN KEUNG R.P.E., T.H.K.E., W.H.K.B.E.
AUTHORIZED PERSON
B.L.E. (Arch.), B.Sc. (Hon. Div.)
M.Sc. (Urban Planning)

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DRAWING NO. DATE 19/08/2021

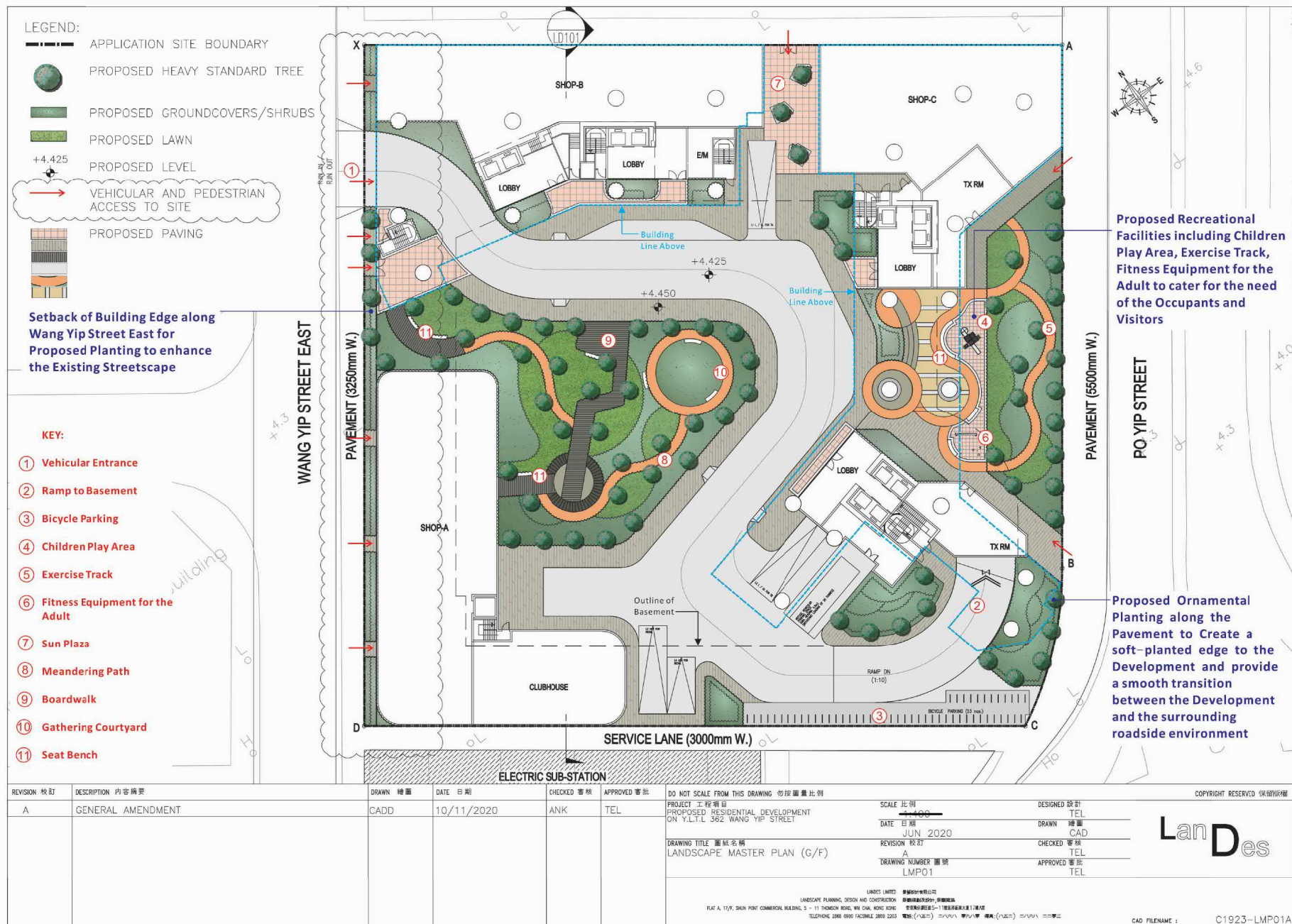
A	E
B	F
C	G
D	H

FIG-05

(摘錄自申請人於 19. 8. 2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.8.2021)

參考編號
REFERENCE No.
Y/YL/16

繪圖 DRAWING
Z-4



(摘錄自申請人於 19.8.2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.8.2021)

參考編號
REFERENCE No.
Y/YL/16

繪圖 DRAWING
Z-6

Location Plan



Existing Condition



Proposed Scheme



Figure: 1

Date: July 2020



Figure Title: Viewing Point 1: Yuen Long On Lok Road

(摘錄自申請人於 19. 8. 2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.8.2021)

參考編號
REFERENCE No.
Y/YL/16

繪圖 DRAWING
Z-7

Location Plan



Existing Condition



Proposed Scheme



Figure: 2

Date: July 2020

Figure Title: Viewing Point 2: Kwong Yip Street





(摘錄自申請人於 19. 8. 2021 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 19.8.2021)

參考編號
 REFERENCE No.
 Y/YL/16

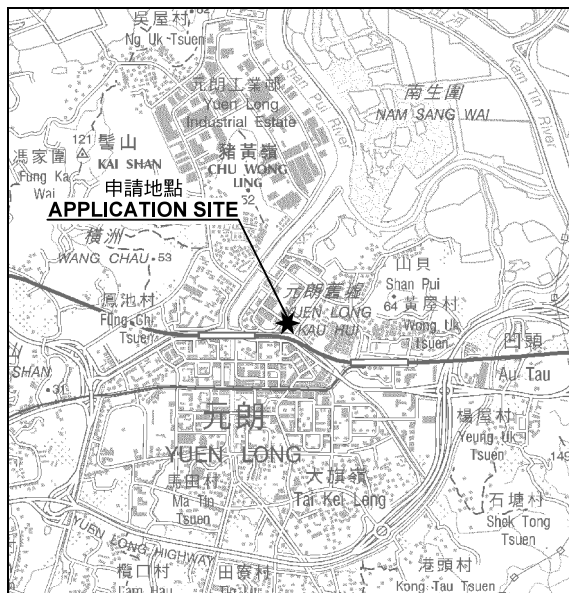
繪圖 DRAWING
 Z-9



(摘錄自申請人於 19. 8. 2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.8.2021)

參考編號
REFERENCE No.
Y/YL/16

繪圖 DRAWING
Z-10



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



東頭圍新村
Tung Tau Wai
San Tsuen

工業邨
INDUSTRIAL ESTATE

香港駕駛學院元朗駕駛學校
The Hong Kong School of
Motoring Yuen Long
Driving School

S/YL-NSW/8

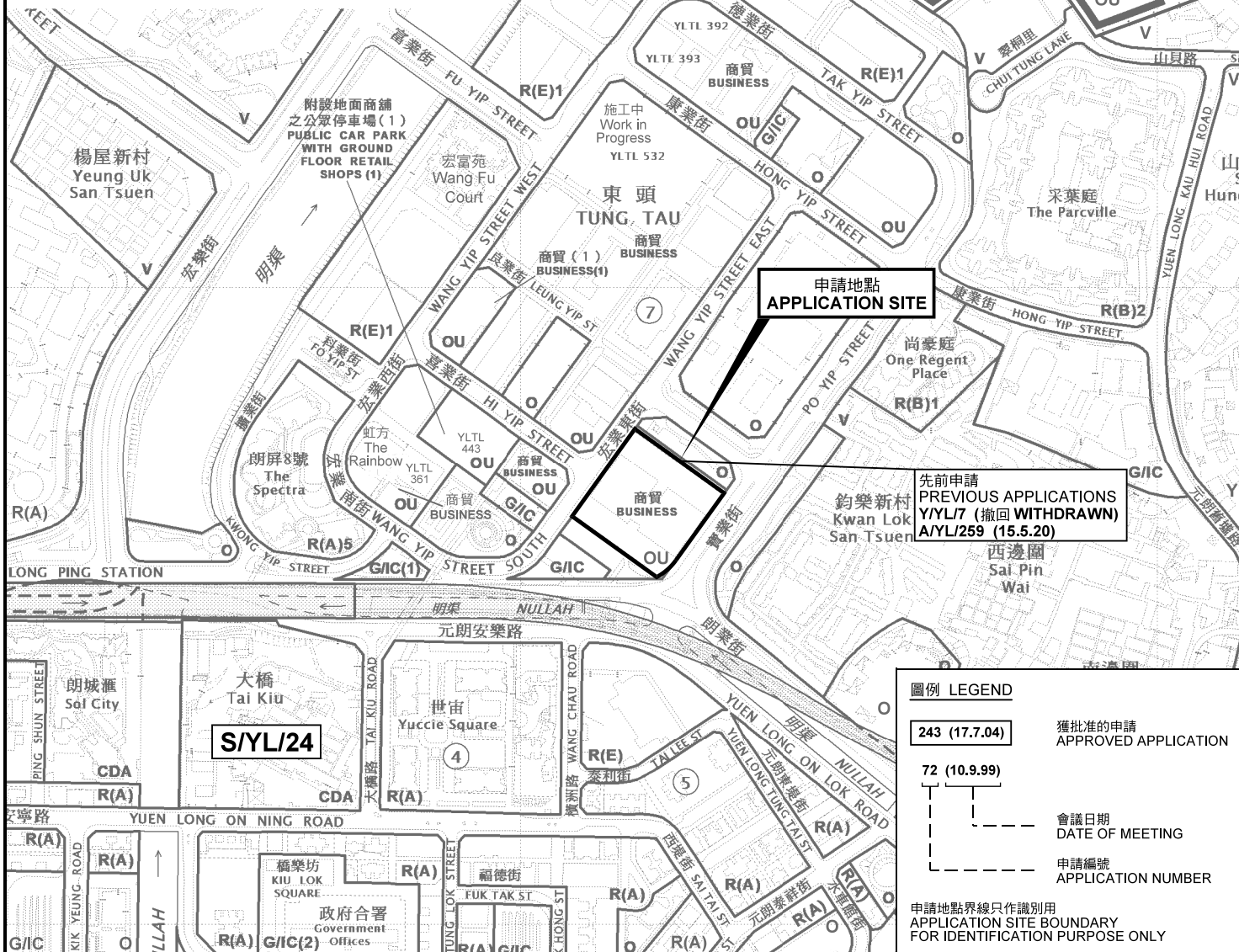
綜合發展及
濕地改善區
COMPREHENSIVE
DEVELOPMENT
AND WETLAND
ENHANCEMENT
AREA 1

綜合發展
包括
濕地修復區
COMPREHENSIVE
DEVELOPMENT
TO INCLUDE
WETLAND
RESTORATION
AREA

山貝涌口村
Shan Pui
Chung Hau Tsuen

抽水站
PUMPING STATION

映御
Twin Regency



申請地點
APPLICATION SITE

先前申請
PREVIOUS APPLICATIONS
Y/YL/7 (撤回 WITHDRAWN)
A/YL/259 (15.5.20)

圖例 LEGEND

243 (17.7.04)

獲批准的申請
APPROVED 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 LOCATION PLAN

本摘要圖於2021年8月4日擬備，
所根據的資料為2021年1月29日
展示的分區計劃大綱圖編號 S/YL/24
EXTRACT PLAN PREPARED ON 4.8.2021
BASED ON OUTLINE ZONING PLAN No.
S/YL/24 EXHIBITED ON 29.1.2021

把「其他指定用途」註明「商貿」地帶改劃為「住宅(戊類)2」地帶
元朗東頭工業區宏業東街21-35號(元朗市地段第362號)
TO REZONE THE APPLICATION SITE FROM "OTHER SPECIFIED USES"
ANNOTATED "BUSINESS" TO "RESIDENTIAL (GROUP E) 2"
21-35 WANG YIP STREET EAST, TUNG TAU INDUSTRIAL AREA,
YUEN LONG (YUEN LONG TOWN LOT NO. 362)

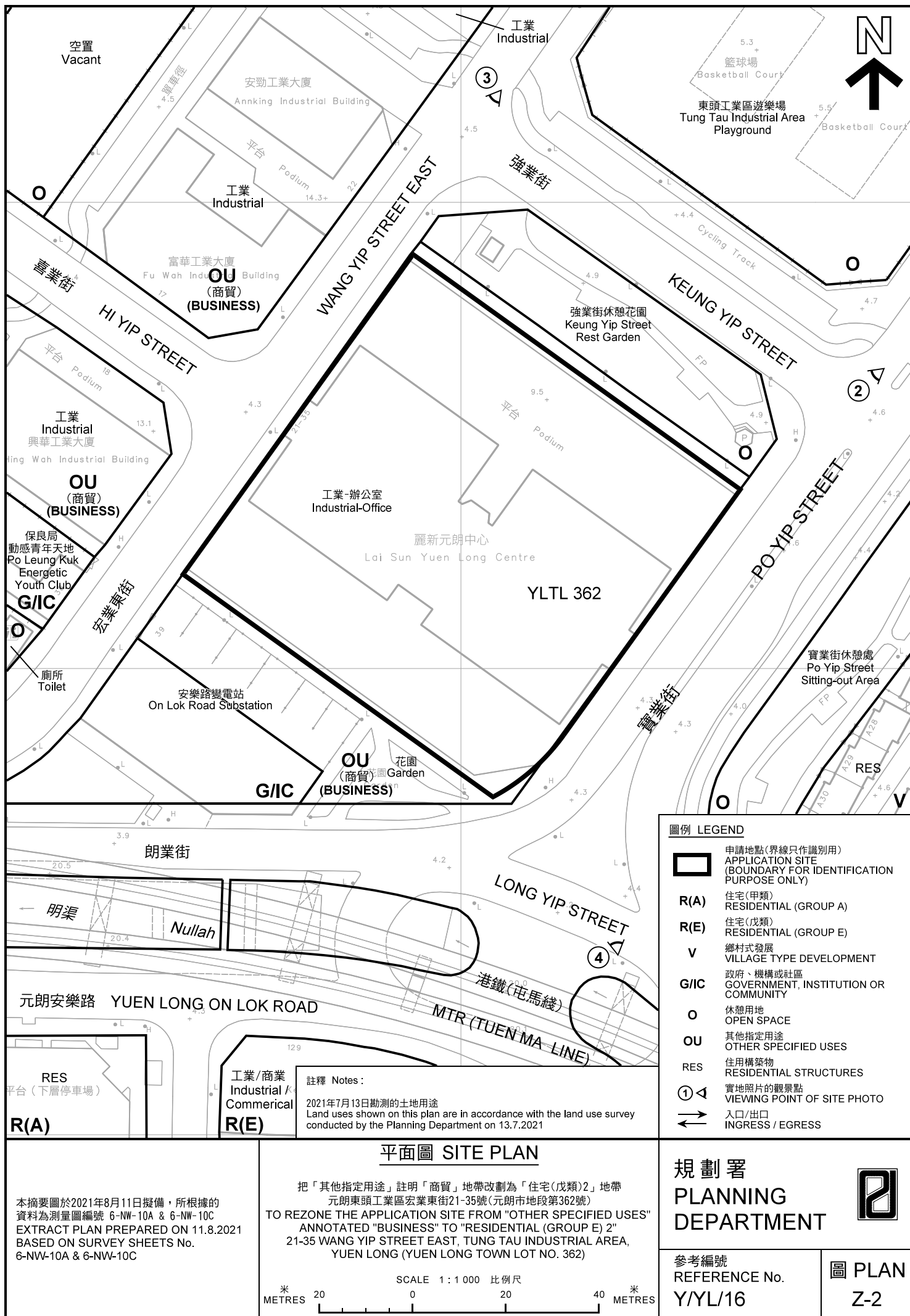
SCALE 1 : 5 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL/16

圖 PLAN
Z-1





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2021年7月20日擬備，所根據的資料為地政總署於2020年11月25日拍得的航攝照片編號 E106003C
EXTRACT PLAN PREPARED ON 20.7.2021
BASED ON AERIAL PHOTO No.
E106003C TAKEN ON 25.11.2020
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把「其他指定用途」註明「商貿」地帶改劃為「住宅(戊類)2」地帶
元朗東頭工業區宏業東街21-35號(元朗市地段第362號)
TO REZONE THE APPLICATION SITE FROM "OTHER SPECIFIED USES"
ANNOTATED "BUSINESS" TO "RESIDENTIAL (GROUP E) 2"
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.
Y/YL/16

圖 PLAN
Z-3



本圖於2021年8月6日擬備，所根據的資料為攝於2021年7月26日的實地照片
 PLAN PREPARED ON 6.8.2021
 BASED ON SITE PHOTOS
 TAKEN ON 26.7.2021

實地照片 SITE PHOTOS

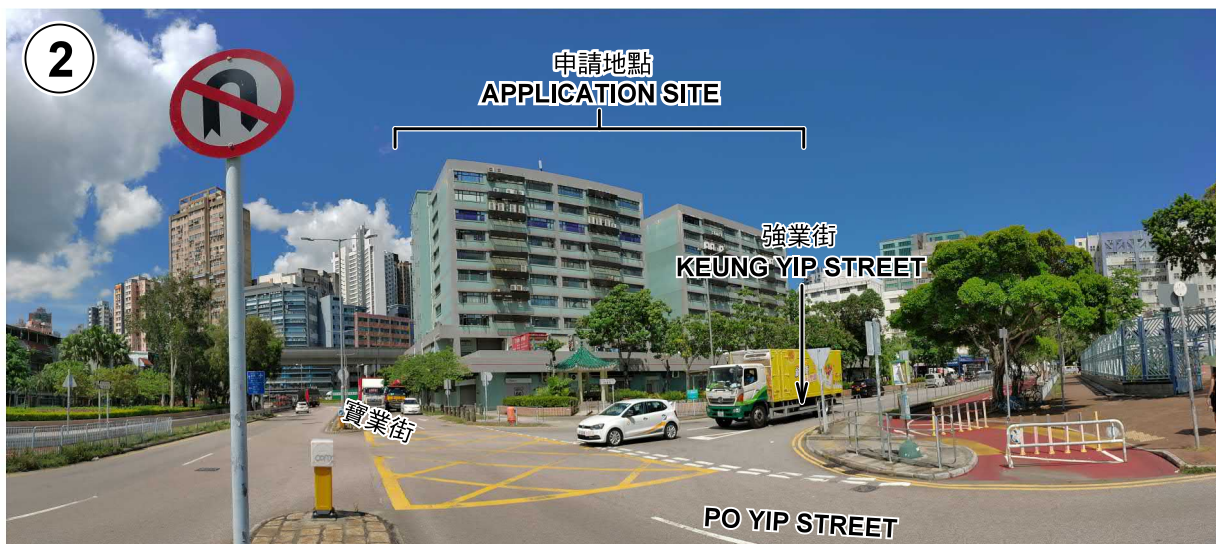
把「其他指定用途」註明「商貿」地帶改劃為「住宅(戊類)2」地帶
 元朗東頭工業區宏業東街21-35號(元朗市地段第362號)
 TO REZONE THE APPLICATION SITE FROM "OTHER SPECIFIED USES"
 ANNOTATED "BUSINESS" TO "RESIDENTIAL (GROUP E) 2"
 21-35 WANG YIP STREET EAST, TUNG TAU INDUSTRIAL AREA,
 YUEN LONG (YUEN LONG TOWN LOT NO. 362)

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 Y/YL/16

圖 PLAN
 Z-4a



本圖於2021年7月27日擬備，所根據的資料為攝於2021年7月13日的實地照片
PLAN PREPARED ON 27.7.2021
BASED ON SITE PHOTOS
TAKEN ON 13.7.2021

實地照片 SITE PHOTOS

把「其他指定用途」註明「商貿」地帶改劃為「住宅(戊類)2」地帶
元朗東頭工業區宏業東街21-35號(元朗市地段第362號)
TO REZONE THE APPLICATION SITE FROM "OTHER SPECIFIED USES"
ANNOTATED "BUSINESS" TO "RESIDENTIAL (GROUP E) 2"
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.
Y/YL/16

圖 PLAN
Z-4b

