

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-MP/8**  
**關乎申請編號 Y/YL-MP/8 而只作指示用途的擬議發展計劃的概括發展規範**

Revised broad development parameters in view of  
the further information received on 1.8.2022  
因應於 2022 年 8 月 1 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	Y/YL-MP/8		
Location/address 位置／地址	Lots 3054 S.A ss.1, 3156 S.A, 3200 RP (Part), 3200 S.A RP, 3201 RP (Part), 3202 (Part), 3203 RP, 3204 RP and 3205 RP in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long 元朗米埔攸壘路丈量約份第 104 約地段第 3054 號 A 分段第 1 小分段、第 3156 號 A 分段、第 3200 號餘段（部份）、第 3200 號 A 分段餘段、第 3201 號餘段（部份）、第 3202 號（部份）、第 3203 號餘段、第 3204 號餘段及第 3205 號餘段和毗連政府土地		
Site area 地盤面積	About 約 45,627 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 2,385 sq. m 平方米)		
Plan 圖則	Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6 米埔及錦綉花園分區計劃大綱核准圖編號 S/YL-MP/6		
Zoning 地帶	"Recreation" 「康樂」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Recreation" to "Residential (Group C) 1" and amend the Notes of the zone applicable to the site 把申請地點由「康樂」地帶改劃為「住宅(丙類)1」地帶並修訂適用於申請地點土地用途地帶的《註釋》		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	Not more than 不多於 55,121	Not more than 不多於 1.21
	Non-domestic 非住用	Not less than 不少於 1,000 <sup>(1)</sup>	Not less than 不少於 0.02 <sup>(1)</sup>
No. of block 幢數	Domestic 住用	9	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	10.8 - 52.45	m 米
		16.2 - 57.85	mPD 米(主水平基準上)
		3 - 16 <i>1</i>	Storey(s) 層 <i>Exclude 不包括 Basement 地庫</i>
	Non-domestic 非住用	Not more than 不多於 8	m 米
		Not more than 不多於 13.4	mPD 米(主水平基準上)
		Not more than 不多於 1 <i>1</i>	Storey(s) 層 <i>Exclude 不包括 Basement 地庫</i>
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	About 約 25 %		
No. of units 單位數目	1,249 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 3,372	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		390
	Private Car Parking Spaces 私家車車位		335
	Motorcycle Parking Spaces 電單車車位		13
	Bicycle Parking Spaces 單車泊車位		42
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		9
Heavy Goods Vehicle Spaces 重型貨車車位		9	

(1) Including transport lay-by facilities with GFA of not less than 1,000 m<sup>2</sup>. Clubhouse facilities to be exempted from plot ratio and GFA calculation.

包括總樓面面積不少於 1,000 平方米作運輸上落客貨設施。會所設施豁免計入總樓面面積及地積比率

\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

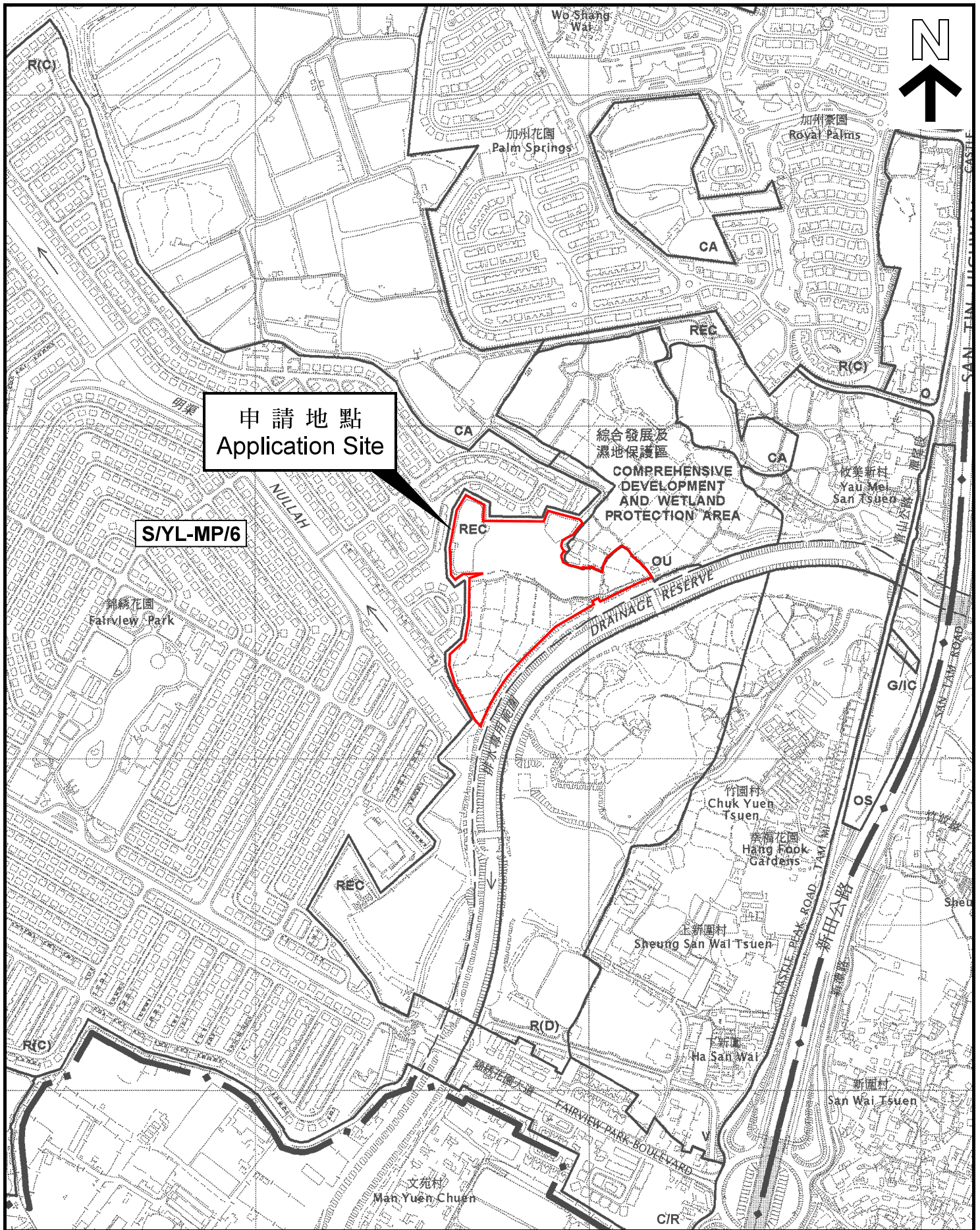
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
<u>Updated landscape drawings and table of the landscape design proposal</u> <u>更新的園境設計繪圖和園境設計計劃書附表</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Revised environmental assessment 經修訂的環境評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
<u>Replacement pages of visual impact assessment 視覺影響評估的替換頁</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
<u>Revised drainage impact assessment with schematic pumping mechanism diagram</u> <u>經修訂的排水影響評估連抽水機制概念圖</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Replacement pages of sewerage impact assessment with sketch and illustration on the proposed rising mains on Kam Pok Road and Yau Pok Road, information and drawings of the proposed sewerage system and DSD project PWP No. 4235DS and breakdown of Average Dry Weather Flow and layout plan of R(D) site</u> <u>排污影響評估的替換頁連錦學路和攸學路上擬議污水泵喉的草圖和說明、擬議排污系統和渠務署工務工程計劃第 4235DS 號的資料和繪圖及平均旱季流量的明細表</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Responses-to-Comment Table 回應部門意見表		
<u>Replacement pages of ecological impact assessment 生態影響評估的替換頁</u>		
<u>Replacement pages of water supply impact assessment 供水影響評估的替換頁</u>		
<u>Replacement pages of air ventilation assessment 空氣流通評估的替換頁</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



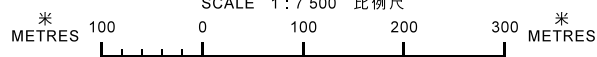


申請地點  
Application Site

S/YL-MP/6

位置圖 LOCATION PLAN

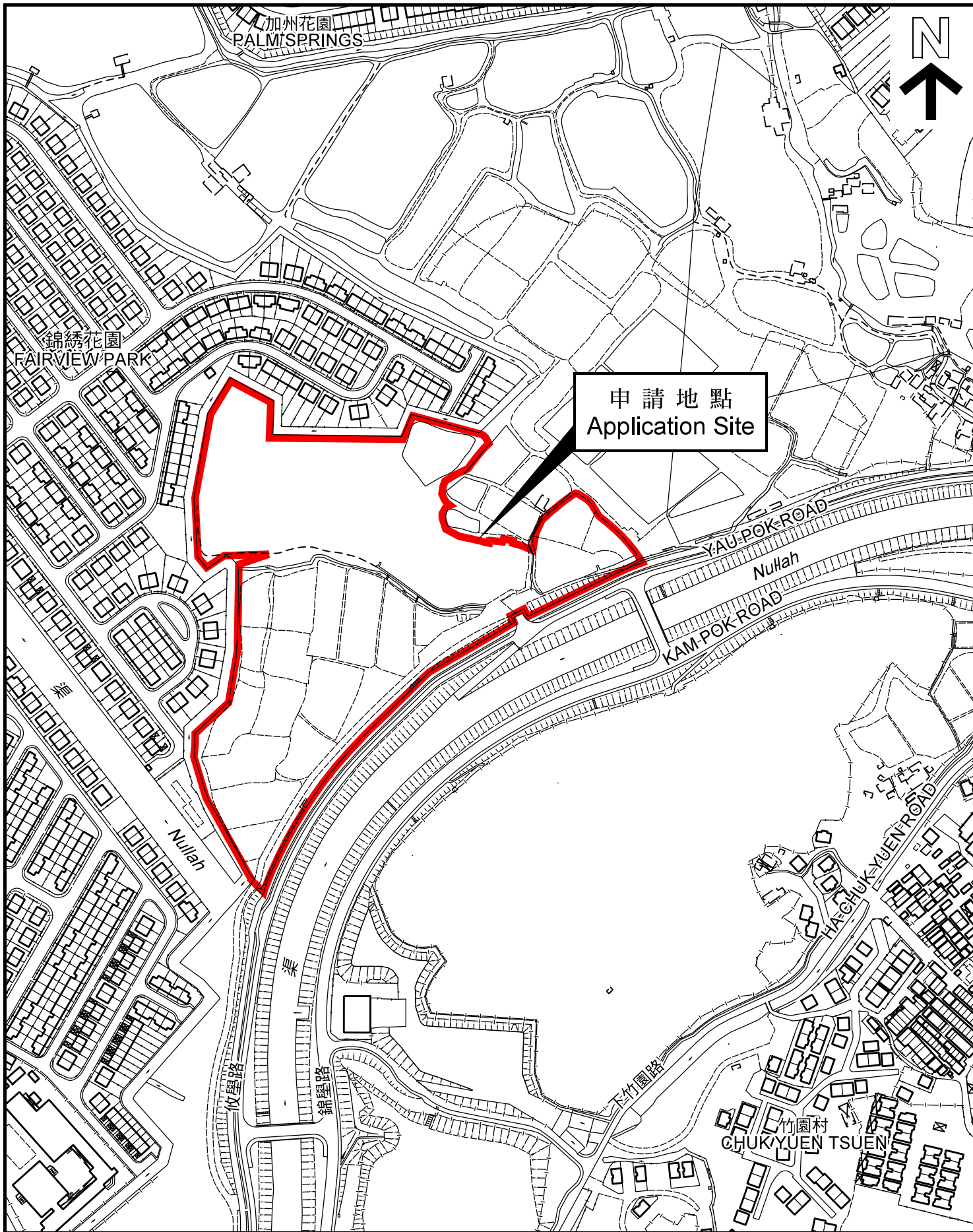
本摘要圖於2022年8月4日擬備，  
所根據的資料為於2005年2月1日  
核准的分區計劃大綱圖編號 S/YL-MP/6  
EXTRACT PLAN PREPARED ON 4.8.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-MP/6 APPROVED ON 1.2.2005



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

參考編號  
REFERENCE No.  
Y/YL-MP/8





平面圖 SITE PLAN

本摘要圖於2022年8月4日擬備，  
 所根據的資料為測量圖編號  
 2-SE-16A、B、C 及 D  
 EXTRACT PLAN PREPARED ON 4.8.2022  
 BASED ON SURVEY SHEETS No.  
 2-SE-16A, B, C & D

申請地點界線只作識別用  
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 Y/YL-MP/8

## 申請編號 Application No. : Y/YL-MP/8

### 備註 Remarks

申請人提交進一步資料，包括回應部門意見表、經修訂的環境評估、經修訂的排水影響評估連抽水機制概念圖、排污影響評估的替換頁連錦墾路和攸墾路上擬議污水泵喉的草圖和說明、擬議排污系統和渠務署工務工程計劃第 4235DS 號的資料和繪圖及平均旱季流量的明細表和住宅（丁類）地盤的布局設計圖、生態影響評估的替換頁、供水影響評估的替換頁、視覺影響評估的替換頁、空氣流通評估的替換頁及更新的園境設計繪圖和園境設計計劃書附表。

The applicant provided further information which includes a table of response to departmental comments, revised Environmental Assessment, revised Drainage Impact Assessment with schematic pumping mechanism diagram, replacement pages of Sewerage Impact Assessment with sketch and illustration on the proposed rising mains on Kam Pok Road and Yau Pok Road, information and drawings of the proposed sewerage system and DSD project PWP No. 4235DS and breakdown of Average Dry Weather Flow and layout plan of R(D) site, replacement pages of Ecological Assessment, replacement pages of Water Supply Impact Assessment, replacement pages of Visual Impact Assessment, replacement pages of Air Ventilation Assessment, and updated landscape drawings and table of the landscape design proposal.

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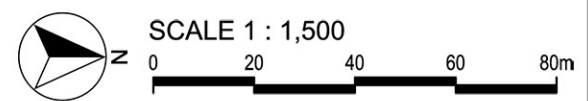
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- LEGEND**
- APPLICATION SITE BOUNDARY (REZONING) FENCE WALL
  - PROPOSED TREES
  - BUFFER PLANTING
  - PRIVATE GARDEN
  - LANDSCAPE POND
  - TIMBER DECK
  - PAVING
  - LAWN
- ① MAIN ENTRANCE
  - ② CLUB HOUSE
  - ③ SWIMMING POOL
  - ④ LANDSCAPE GARDEN
  - ⑤ RAISED TIMBER DECK WITH SEATING
  - ⑥ PLAY AREA
  - ⑦ CYCLE TRACK AND PEDESTRIAN FOOTPATH

申請編號 Application No. : Y/YL-MP/8  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



TITLE : **LANDSCAPE MASTER PLAN**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. SYL-MP/6 from "REC" Zone to "R(C)1" Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories.

APPENDIX: **C.1**  
 REVISION: A  
 DATE: JUL 2022

