

**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 19.10.2022  
因應於 2022 年 10 月 19 日接獲的進一步資料而修訂的概括發展規範

|  |  |  |                                       |
|--|--|--|---------------------------------------|
| Application No.<br>申請編號                            | Y/YL-MP/8  |  |                                       |
| Location/address<br>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<br>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<br>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<br>圖則   | Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6<br>米埔及錦綉花園分區計劃大綱核准圖編號 S/YL-MP/6  |  |                                       |
| Zoning<br>地帶                                       | "Recreation"<br>「康樂」   |  |                                       |
| Proposed Amendment(s)<br>擬議修訂                      | To rezone the application site from "Recreation" to "Residential (Group C) 1"<br>and amend the Notes of the zone applicable to the site<br>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<br>總樓面面積及／或地積比率 |  | sq. m<br>平方米                           | Plot ratio<br>地積比率                    |
|  | Domestic<br>住用   | Not more than 不多於 55,121               | Not more than 不多於 1.21                |
|  | Non-domestic<br>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<br>幢數                                 | Domestic<br>住用   | 9                                      |                                       |
|  | Non-domestic<br>非住用  | 1                                      |                                       |
|  | Composite<br>綜合用途  | -                                      |                                       |

|  |   |                                 |   |
|--|---|---------------------------------|---|
| Building height/No. of storeys<br>建築物高度／層數                           | Domestic<br>住用  | 10.8 - 52.45                    | m 米   |
|  |   | 16.2 - 57.85                    | mPD 米(主水平基準上)                                     |
|  |   | 3 - 16<br><i>1</i>              | Storey(s) 層<br><i>Exclude 不包括<br/>Basement 地庫</i> |
|  | Non-domestic<br>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<br><i>1</i> | Storey(s) 層<br><i>Exclude 不包括<br/>Basement 地庫</i> |
|  | Composite<br>綜合用途   | -                               | m 米   |
|  |   | -                               | mPD 米(主水平基準上)                                     |
|  |   | -                               | Storey(s) 層                                       |
| Site coverage<br>上蓋面積  | About 約 25 %  |                                 |   |
| No. of units<br>單位數目   | 1,249 Flats 住宅單位  |                                 |   |
| Open space<br>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<br>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 單車車位   |                                 | 42  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>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.

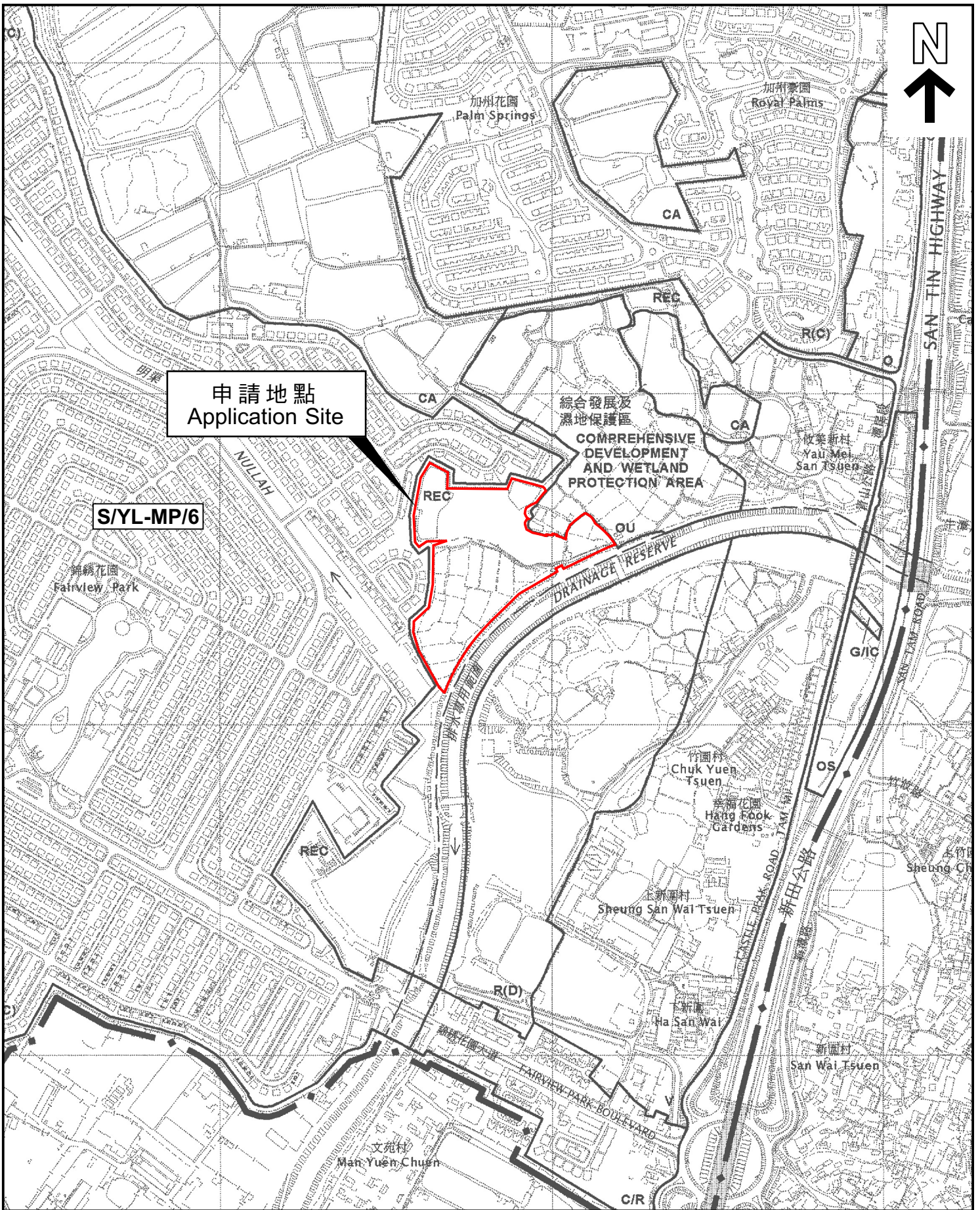
**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

|  | <u>Chinese</u><br>中文     | <u>English</u><br>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 checked="" type="checkbox"/> |
| <u>Updated landscape drawings 更新的園境設計繪圖</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"/>            |
| <u>Revised environmental assessment 經修訂的環境評估</u>                                 | <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"/>            |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/> | <input 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 經修訂的排水影響評估</u>                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sewerage impact assessment 排污影響評估  | <input type="checkbox"/> | <input 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"/> |
| <u>Responses-to-Comment Table 回應部門意見表</u>  |                          |                                     |
| <u>Proposed sewerage arrangement and combined flows of planning applications</u> |                          |                                     |
| 附近規劃申請的擬議排污措施及合併流量   |                          |                                     |

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。

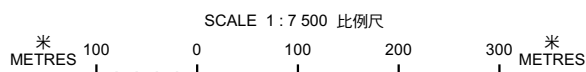


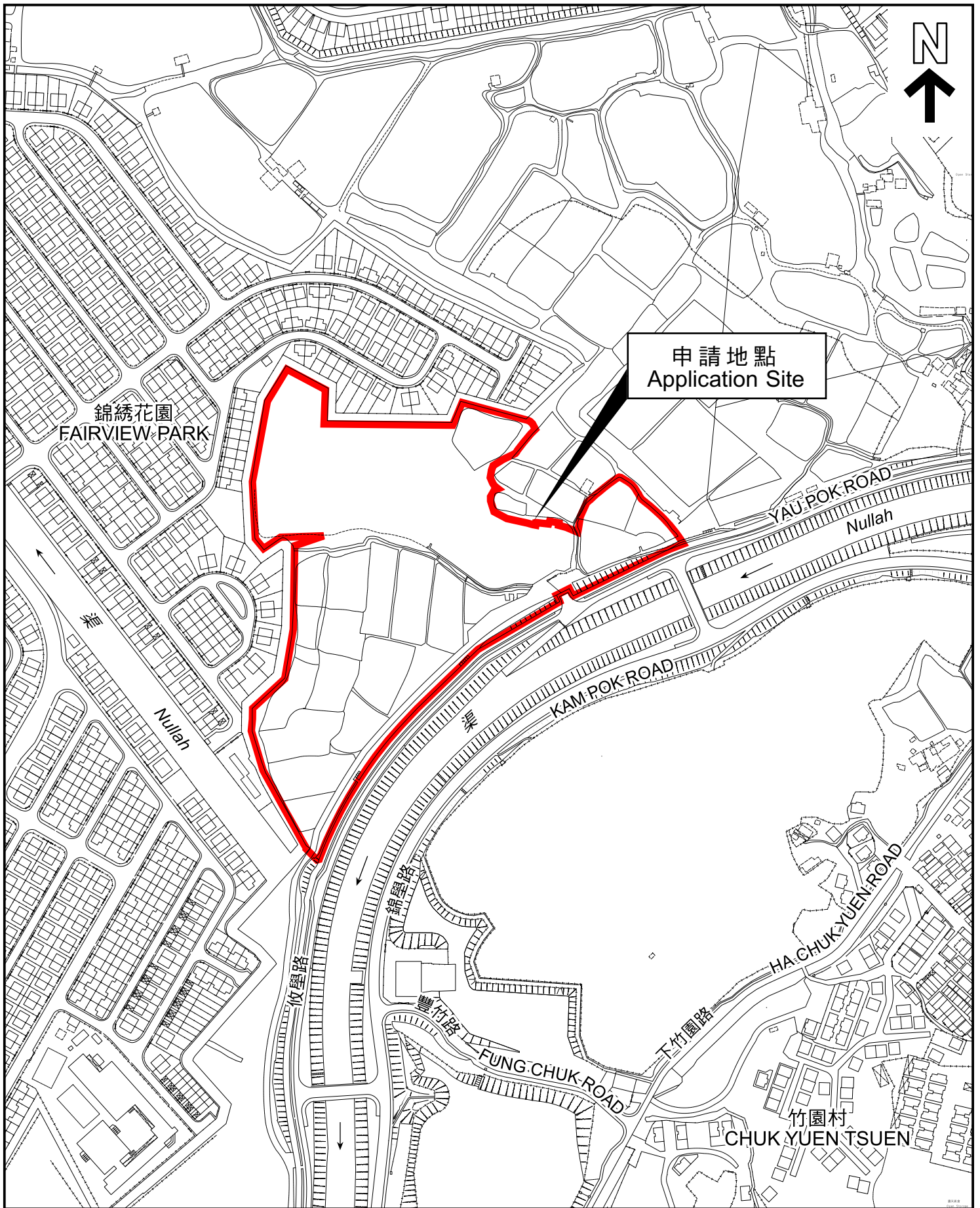
**位置圖 LOCATION PLAN**

本摘要圖於2022年10月25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 25.10.2022  
 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10月25日擬備，  
所根據的資料為測量圖編號  
2-SE-16A、16B、16C 及 16D  
EXTRACT PLAN PREPARED ON 25.10.2022  
BASED ON SURVEY SHEETS No.  
2-SE-16A, 16B, 16C & 16D

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

**申請編號 Application No. : Y/YL-MP/8**

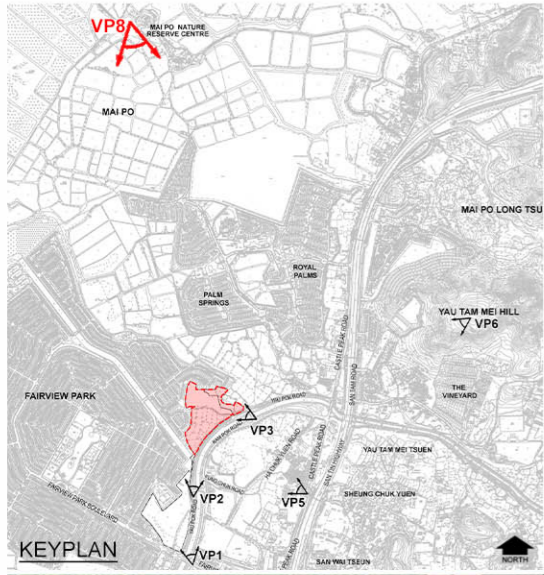
**備註 Remarks**

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、顯示擬議發展的新增合成照片、更新的園境設計繪圖、及附近規劃申請的擬議排污措施及合併流量。

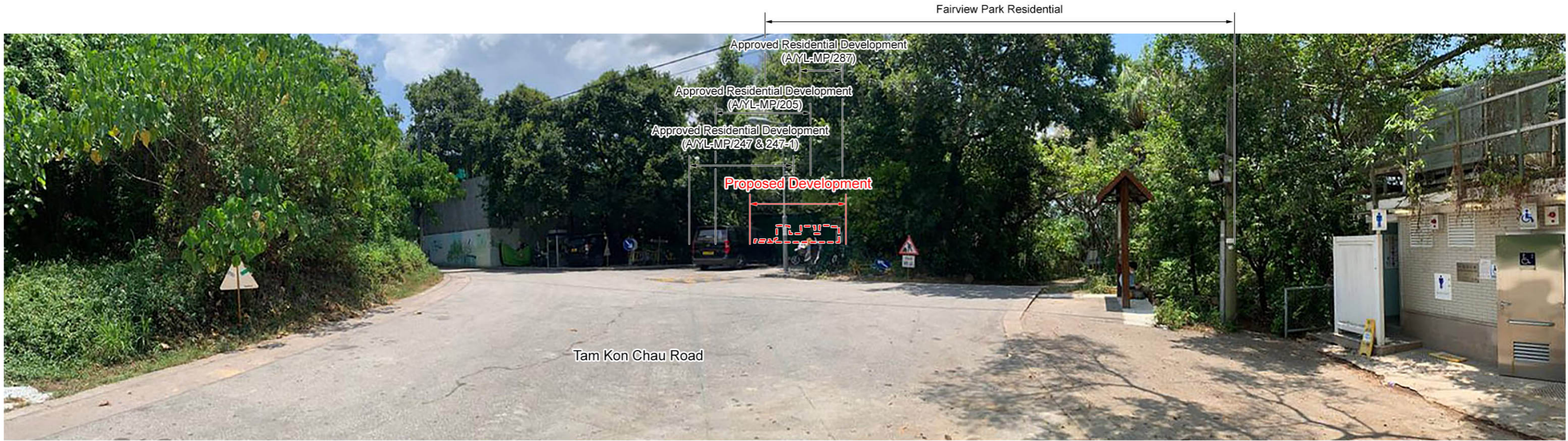
The applicant provided further information which includes a table of response to departmental comments, revised Environmental Assessment, revised Drainage Impact Assessment, additional photomontage, updated landscape drawings, and proposed sewerage arrangement and combined flows of planning applications.

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。

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VP8 - View towards Application Site from Mai Po Centre (Existing Condition)



VP8 - View towards Application Site from Mai Po Centre with Proposed Development



TITLE : **PHOTOMONTAGE VIEWPOINT 8 (VP8) FROM MAI PO CENTRE**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-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

FIGURE: **6.8**

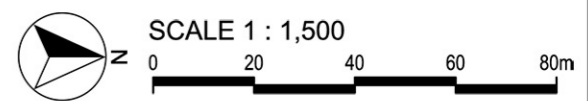
REVISION: 0

DATE: OCT 2022



**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



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.

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.

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

