

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-MP/8**  
**关于申请编号 Y/YL-MP/8 而只作指示用途的拟议发展计划的概括发展规范**

Revised broad development parameters in view of  
the further information received on 26.7.2024  
因应於 2024 年 7 月 26 日接获的进一步资料而修订的概括发展规范

|  |   |  |                                       |
|--|---|--|---------------------------------------|
| Application No.<br>申请编号                            | Y/YL-MP/8   |  |                                       |
| Location/address<br>位置／地址                          | <p>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</p> <p>元朗米埔攸壆路丈量约份第 104 约地段第 3054 号 A 分段第 1 小分段、第 3156 号 A 分段、第 3200 号余段（部份）、第 3200 号 A 分段余段、第 3201 号余段（部份）、第 3202 号（部份）、第 3203 号余段、第 3204 号余段及第 3205 号余段和毗连政府土地</p> |  |                                       |
| Site area<br>地盘面积                                  | About 约 45,627 sq. m 平方米 (Includes Government Land of about 包括政府土地约 2,385 sq. m 平方米)  |  |                                       |
| Plan<br>图则   | <p><u>Section 12A application</u> 第 12A 条申请</p> <p>Approved Mai Po &amp; Fairview Park Outline Zoning Plan No. S/YL-MP/6<br/>米埔及锦绣花园分区计划大纲核准图编号 S/YL-MP/6</p>   |  |                                       |
|  | <p><u>Further information received</u> 接获进一步资料</p> <p>Draft Mai Po &amp; Fairview Park Outline Zoning Plan No. S/YL-MP/7<br/>米埔及锦绣花园分区计划大纲草图编号 S/YL-MP/7</p>  |  |                                       |
| Zoning<br>地带                                       | <p>"Recreation"</p> <p>「康乐」</p>   |  |                                       |
| Proposed Amendment(s)<br>拟议修订                      | <p>To rezone the application site from "Recreation" to "Residential (Group C) 1"</p> <p>and amend the Notes of the zone applicable to the site</p> <p>把申请地点由「康乐」地带改划为「住宅(丙类)1」地带并修订适用于申请地点土地用途地带的《注释》</p>   |  |                                       |
| Gross floor area and/or plot ratio<br>总楼面面积及／或地积比率 |   | sq. m<br>平方米                           | Plot ratio<br>地积比率                    |
|  | 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>幢数                                 | Domestic<br>住用  | 9                                      |                                       |
|  | Non-domestic<br>非住用   | 1                                      |                                       |
|  | Composite<br>综合用途   | -                                      |                                       |

|  |   |                          |   |
|--|---|--------------------------|---|
| Building height/No. of storeys<br>建筑物高度／层数                           | Domestic<br>住用  | 10.8 - 52.45             | m 米                                       |
|  |   | 16.2 - 57.85             | mPD 米(主水平基准上)                             |
|  |   | 3 - 16<br>1              | Storey(s) 层<br>Exclude 不包括<br>Basement 地库 |
|  | 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(主水平基准上)                             |
|  |   | Not more than 不多於 1<br>1 | Storey(s) 层<br>Exclude 不包括<br>Basement 地库 |
|  | Composite<br>综合用途   | -                        | m 米                                       |
|  |   | -                        | mPD 米(主水平基准上)                             |
|  |   | -                        | Storey(s) 层                               |
| Site coverage<br>上盖面积  | About 约 25 %  |                          |   |
| No. of units<br>单位数目   | 1,249 Flats 住宅单位  |                          |   |
| Open space<br>休憩用地   | Private 私人  | Not less than 不少於 3,372  | sq. m 平方米                                 |
|  | Public 公众   | -                        | sq. m 平方米                                 |
| No. of parking spaces and loading / unloading spaces<br>停车位及上落客货车位数目 | Total no. of vehicle spaces 停车位总数                                   |                          | 419                                       |
|  | Private Car Parking Spaces 私家车车位                                    |                          | 364                                       |
|  | Motorcycle Parking Spaces 电单车车位                                     |                          | 13  |
|  | Bicycle Parking Spaces 单车车位   |                          | 42  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位／停车处总数 |                          | 9   |
|  | Heavy Goods Vehicle Spaces 重型货车车位                                   |                          | 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.

包括总楼面面积不少於 1,000 平方米作运输上落客货设施。会所设施豁免计入总楼面面积及地积比率

\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

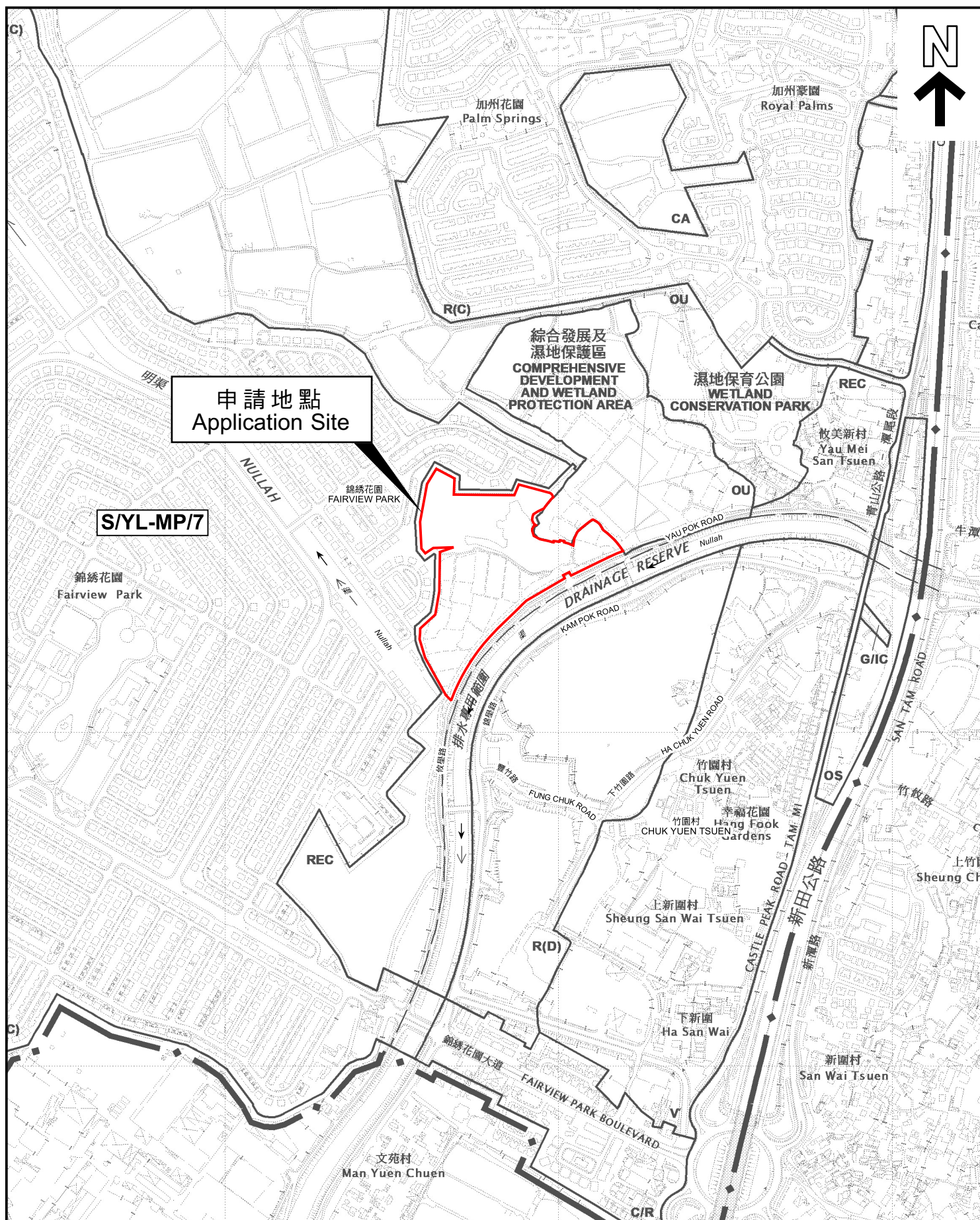
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission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

| Submitted Plans, Drawings and Documents 提交的图则、绘图及文件                              |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 图则及绘图</u></b>   |                          |                                     |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Block plan(s) 楼宇位置图  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 楼宇平面图  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截视图  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立视图   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）  | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Reports 报告书</u></b>  |                          |                                     |
| Planning Statement / Justifications 规划纲领 / 理据                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 视觉影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景观影响评估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 树木调查   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影响评估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 风险评估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号                            |                          |                                     |

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。





本摘要圖於2024年7月31日擬備，  
所根據的資料為於2024年3月8日  
展示的分區計劃大綱圖編號 S/YL-MP/7  
EXTRACT PLAN PREPARED ON 31.7.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-MP/7 EXHIBITED ON 8.3.2024

## 位置圖 LOCATION PLAN

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

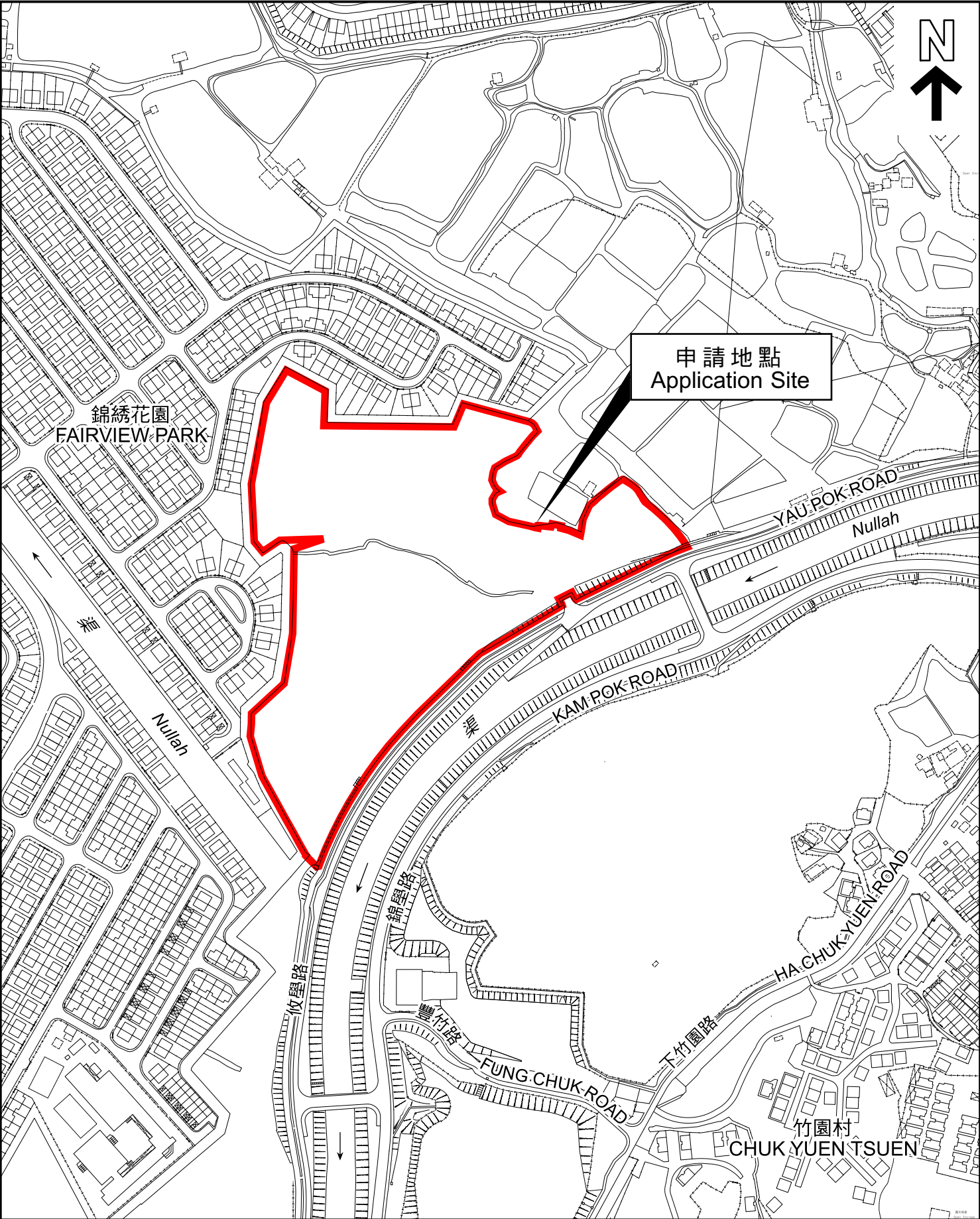
參考編號  
REFERENCE No.

Y/YL-MP/8

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米  
METRES METRES





本摘要圖於2024年7月31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 31.7.2024  
BASED ON SURVEY SHEETS No.  
2-SE-16A, 16B, 16C & 16D

平面圖 SITE PLAN

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，包括經修訂的交通影響評估。

The applicant provided further information which includes a revised Traffic Impact Assessment.

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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