

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-MP/394**

关于申请编号 A/YL-MP/394 的拟议用途/发展的概括发展规范

Revised broad development parameters in view of

the further information received on 18.11.2025

因应於 2025 年 11 月 18 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	A/YL-MP/394		
Location/address 位置／地址	Lots 50 S.A and 77 in D.D.101, Wo Shang Wai, Mai Po, Yuen Long 元朗米埔和生围丈量约份第 101 约地段第 50 号 A 分段及第 77 号		
Site area 地盘面积	About 约 207,408 sq. m 平方米		
Plan 图则	Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8 米埔及锦绣花园分区计划大纲核准图编号 S/YL-MP/8		
Zoning 地带	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" 「其他指定用途」注明「综合发展包括湿地修复区」		
Applied use/ development 申请用途/发展	Proposed Comprehensive House and Wetland Habitat Development with Filling and Excavation of Land (Amendments to an Approved Scheme) 拟议屋宇、湿地生境、填土及挖土工程以作土地平整（修订已核准的发展计划）		
Gross floor area and/or plot ratio 总楼面面积及／或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	Not more than 不多於 82,963	Not more than 不多於 0.4
	Non-domestic 非住用	-	-
No. of block 幢数	Domestic 住用	649	
	Non-domestic 非住用	4	
	Composite 综合用途	-	
Building height/No.	Domestic	10 - 14.5	m 米

of storeys 建筑物高度／ 层数	住用	16.8 - 21.3	mPD 米(主水平基准上)
		2 - 3	Storey(s) 层
		1	Exclude Basement 不包括地库
	Non-domestic 非住用	10	m 米
		17	mPD 米(主水平基准上)
		1 - 2	Storey(s) 层
		1	Exclude Basement 不包括地库
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	About 约 25 %		
No. of units 单位数目	649 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 1,817	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数		1340
	Private Car Parking Spaces 私家车车位		1298
	Motorcycle Parking Spaces 电单车车位		37
	Visitor's Car Parking Spaces 访客泊车位		5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		1
	Heavy Goods Vehicle Spaces 重型货车车位		1

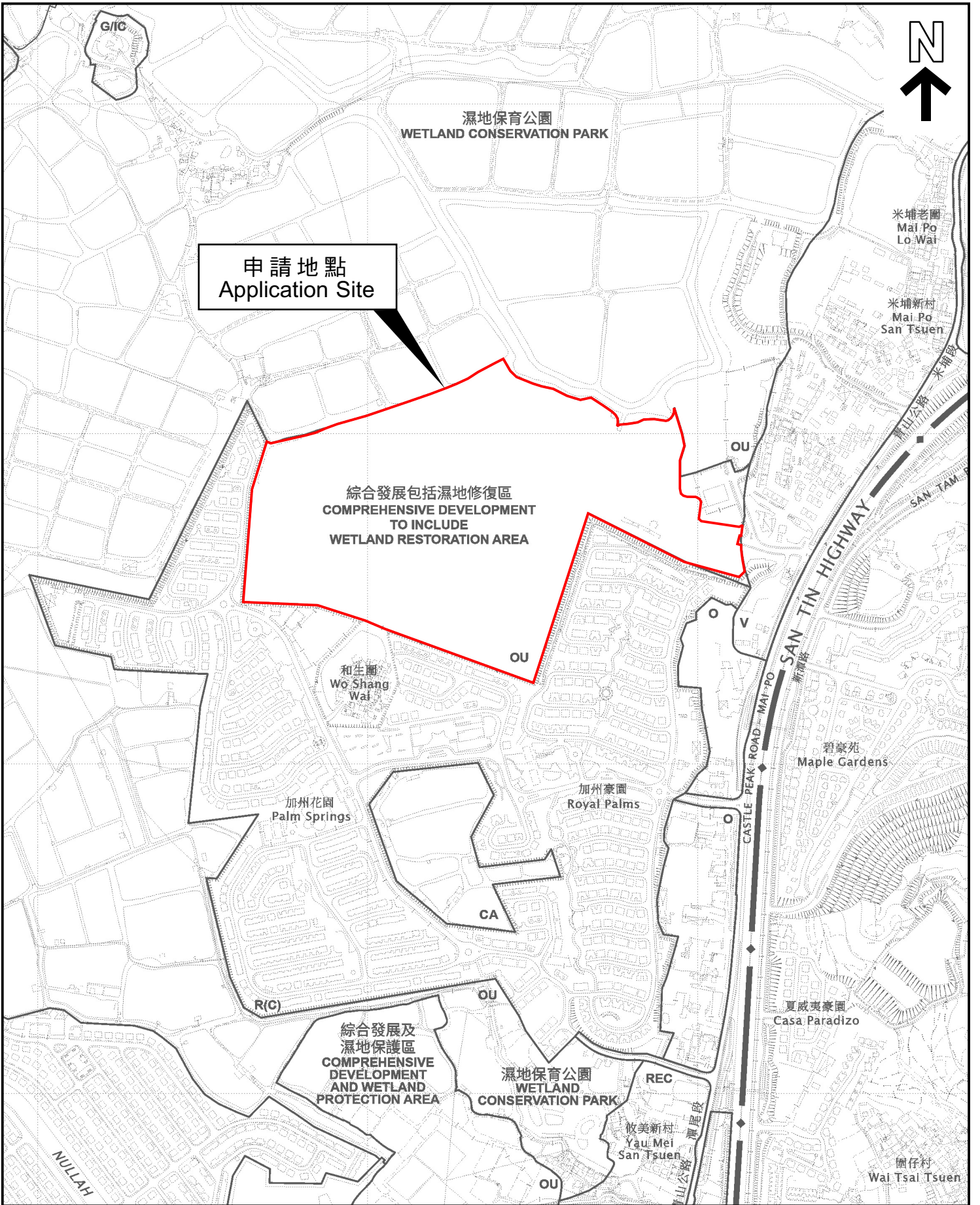
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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		
	Chinese 中文	English 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	☐	☐
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☐
Sectional plan(s) 截视图	☐	☒
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☒
Others (please specify) 其他（请注明）	☐	☒
<u>Comparison of Planning and Design Merits between the Approved Scheme and the Proposed Scheme 已获批和拟议发展计划下规划和设计增益的比较图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☐
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☐
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☐
Sewerage impact assessment 排污影响评估	☐	☐
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Revised Ecological Impact Assessment 经修订的生态影响评估</u>		
<u>Replacement pages for Planning Statement 规划纲领的替换页</u>		
<u>Revised Drainage Impact Assessment 经修订的排水影响评估</u>		
<u>Revised Traffic Impact Assessment 经修订的交通影响评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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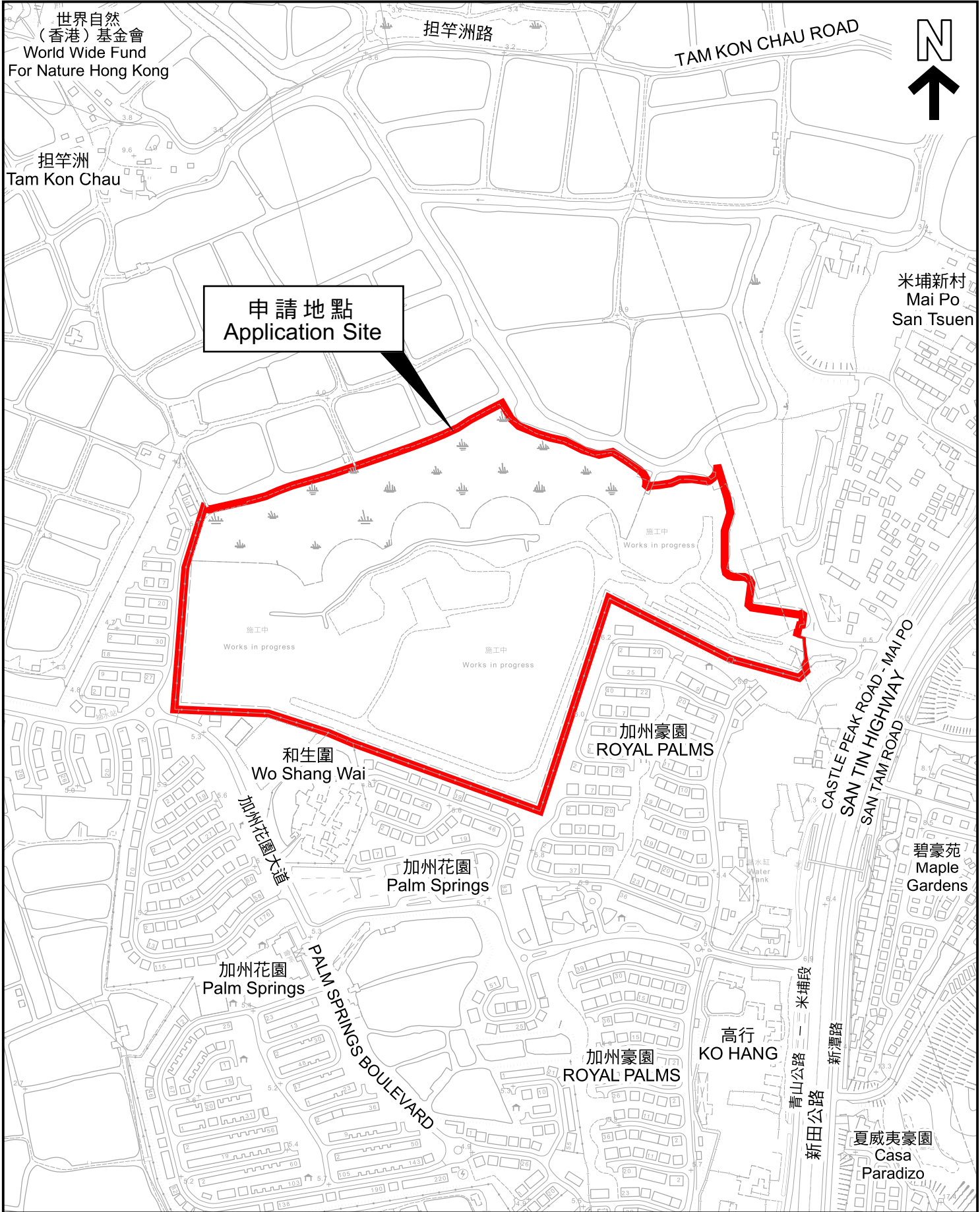


位置圖 LOCATION PLAN

A/YL-MP/394

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES METRES



本摘要圖於2025年11月27日擬備， 所根據的資料為測量圖編號 2-SE-A及C EXTRACT PLAN PREPARED ON 27.11.2025 BASED ON SURVEY SHEETS No. 2-SE-A & C	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. A/YL-MP/394
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