

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-MP/414**
关于申请编号 A/YL-MP/414 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 23.9.2026
因应于 2026 年 9 月 23 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/414		
Location/address 位置／地址	Lot 2942 S.A RP (Part) in D.D. 104, Mai Po, Yuen Long 元朗米埔丈量约份第 104 约地段第 2942 号 A 分段余段（部分）		
Site area 地盘面积	About 约 1,832 sq. m 平方米		
Plan 图则	Draft Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/9 米埔及锦绣花园分区计划大纲草图编号 S/YL-MP/9		
Zoning 地带	"Recreation" 「康乐」		
Type of Application 申请类别	Temporary Use/Development in Rural Areas for a Period of 3 Years 位于乡郊地区的临时用途/发展为期 3 年		
Applied use/ development 申请用途/发展	Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station and Associated Filling of Land and Pond for a Period of 3 Years 临时商店及服务行业（电动货车销售）及电动货车充电站及相关填土及填塘工 程（为期 3 年）		
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	-	-
	Non-domestic 非住用	About 约 750.48	About 约 0.41
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	4	
Building height/ No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	2.6 - 8	m 米
		-	mPD 米(主水平基准上)
		1 - 2	Storey(s) 层
Site coverage 上盖面积	About 约 38.57 %		

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	6
	Private Car Parking Spaces 私家车车位	2
	Heavy Goods Vehicle/Medium Goods Vehicle Charging Spaces 重型货车/中型货车充电车位	4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	1
	Heavy Goods Vehicle/Medium Goods Vehicle Waiting Space 重型货车/中型货车等候车位	1

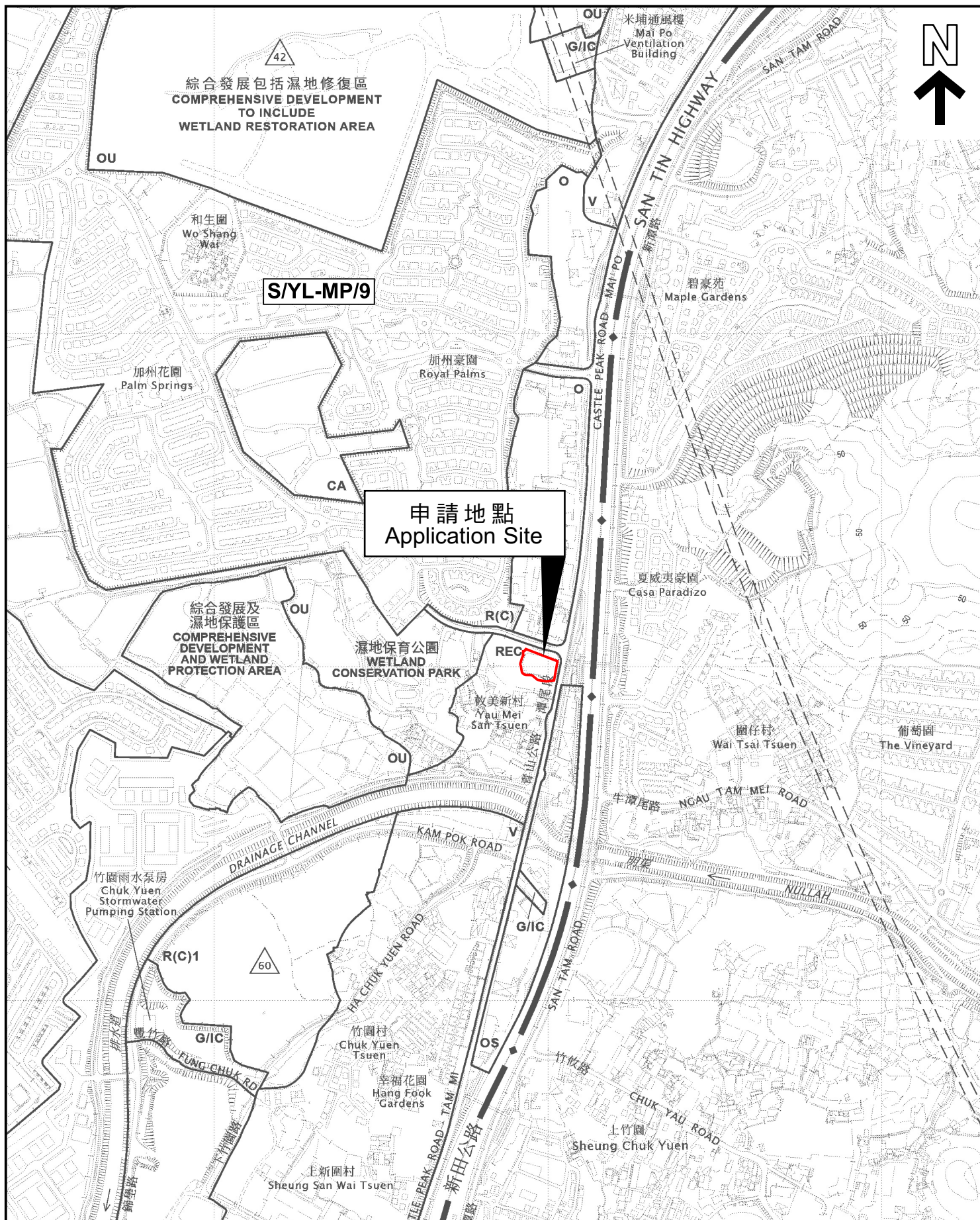
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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>Swept Path Analysis Plan 行车线分析图</u>		
<u>Site Photos 场地照片</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>Responses to Departmental Comments 回应部门的意见</u>		
<u>Tree Preservation and Removal Proposal 树木保育及移除建议</u>		
<u>Drainage Proposal 排水建议</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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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。對於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。



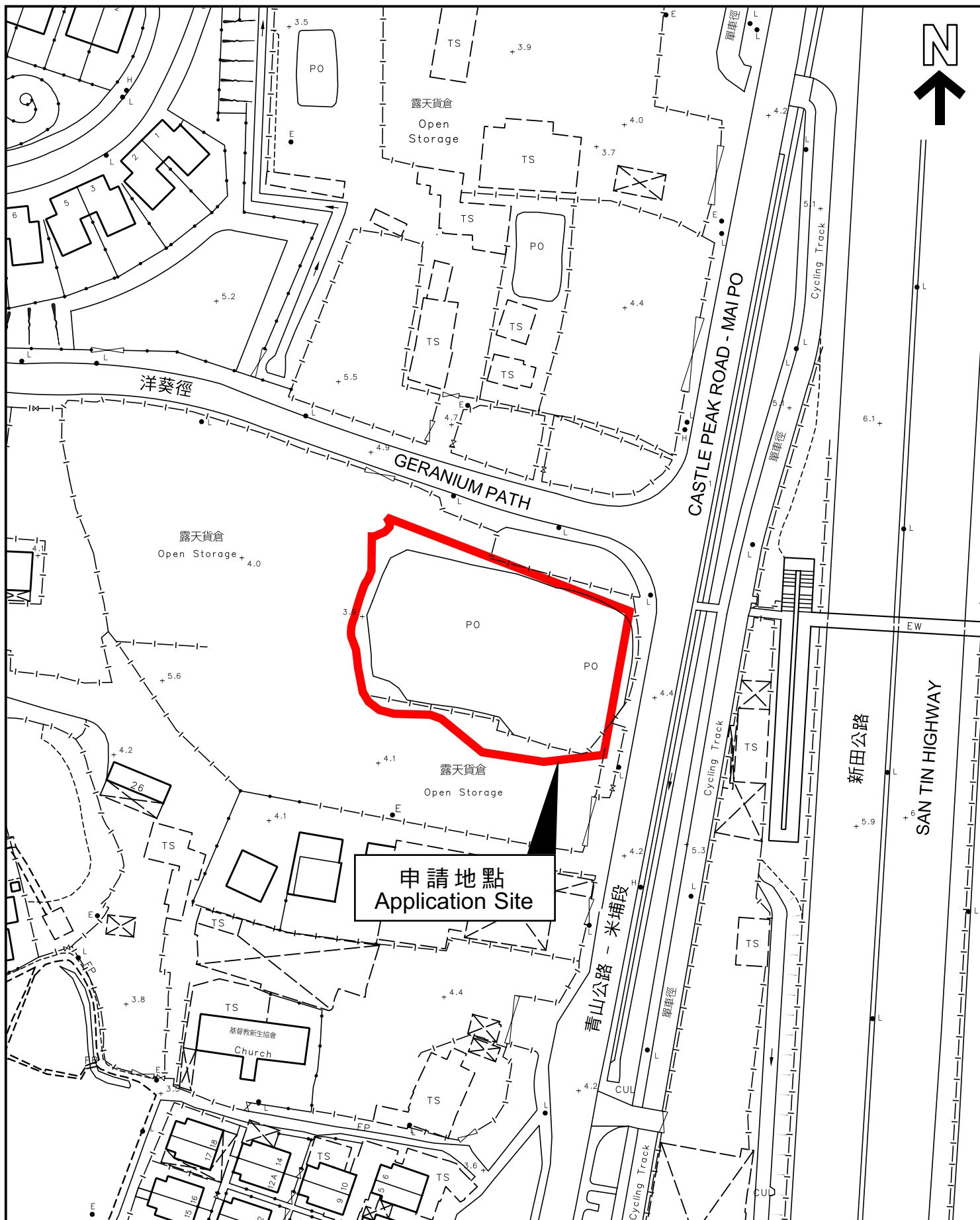
本摘要圖於2026年9月30日擬備，
所根據的資料為於2026年9月30日
展示的分區計劃大綱圖編號 S/YL-MP/9
EXTRACT PLAN PREPARED ON 30.9.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/9 EXHIBITED ON 6.3.2026

位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

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/414



本摘要圖於2026年9月30日擬備，
所根據的資料為測量圖編號
2-SE-16B 及 17A
EXTRACT PLAN PREPARED ON 30.9.2026
BASED ON SURVEY SHEETS No.
2-SE-16B & 17A

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/414