

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-MP/417**
关于申请编号 A/YL-MP/417 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 29.9.2026
因应於 2026 年 9 月 29 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/417		
Location/address 位置／地址	Palm Springs Plaza (Shop Nos. G1-G3 and G5-G8), Lot 4750 R.P. (Part) in D.D. 104, Yuen Long 元朗丈量约份第 104 约地段第 4750 号余段(部分)加州花园广场(G1-G3 及 G5-G8 号铺位)		
Site area 地盘面积	- 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	"Residential (Group C)" 「住宅(丙类)」		
Applied use/ development 申请用途/发展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) 拟议社会福利设施(安老院)		
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 973.8	-
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 综合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建筑物高度／ 层数	住用	-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		1	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	-		
No. of units 单位数目	90 Beds 床位		
Open space 休憩用地	Private 私人	-	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	- (1)		

(1) 拟议安老院会利用加州花园广场现有的停车位及上落客货车位(包括 207 个停车位及 7 个上落客货车位)。

The proposed Residential Care Home for the Elderly will be served by the existing carparking spaces and loading/unloading bays already available in Palm Springs Plaza (including 207 carparking spaces and 7 loading/unloading bays).

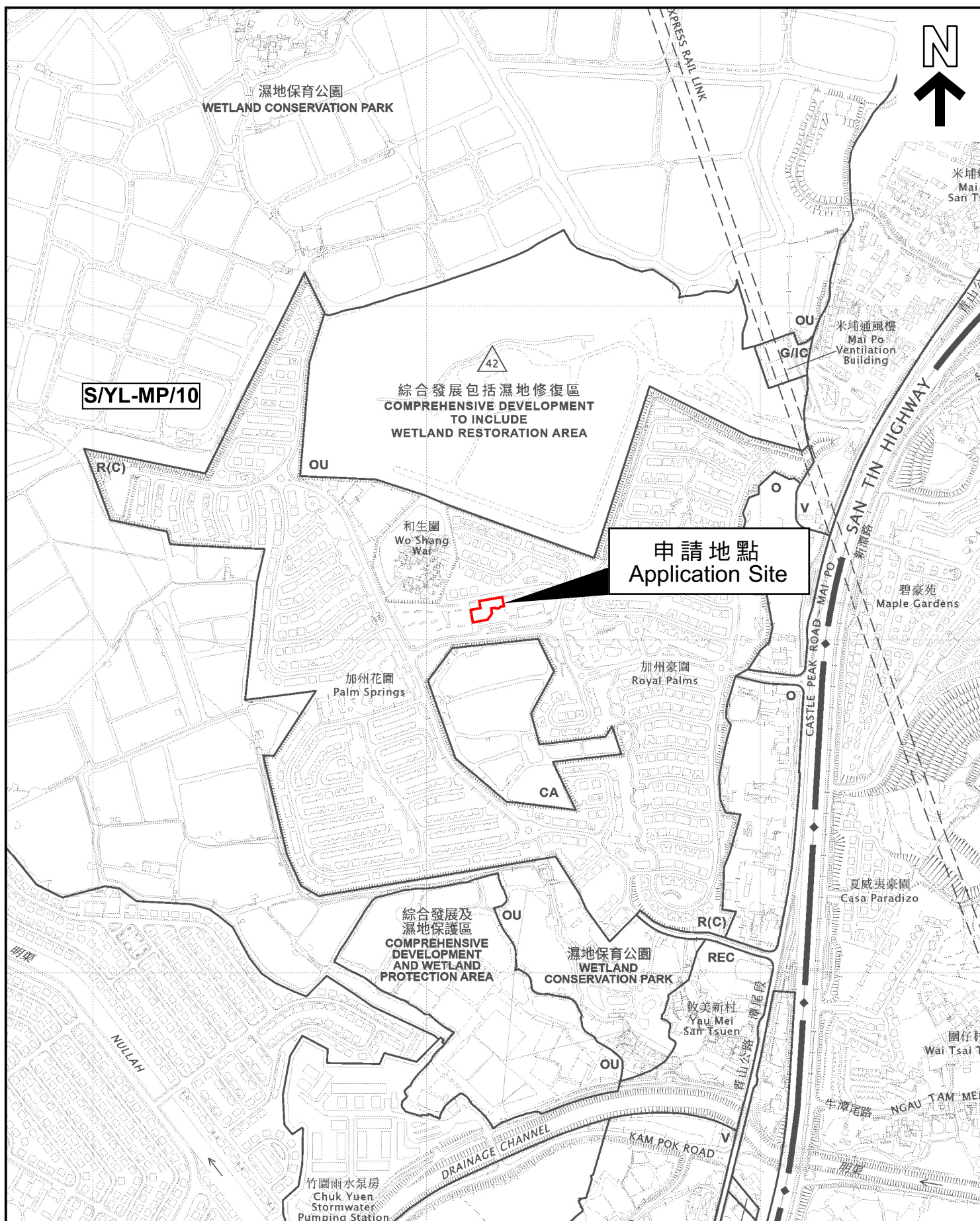
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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> 中文	<u>English</u> 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>Supplementary plans to show the existing layout and floor uses of Palm Springs Plaza</u>		
加州花园广场现有布局及用途的相关图则		
<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	☐	☐
Revised sewerage impact assessment 经修订的排污影响评估	☐	☒
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Responses to departmental and public comments 回应部门和公众人士的意见</u>		
<u>Air Quality Impact Review 空气质素影响评估</u>		
<u>Revised Traffic Review Report 经修订的交通评估报告</u>		
<u>Revised Noise Impact Review 经修订的噪音影响评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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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2026年10月2日擬備，
所根據的資料為於2026年9月29日
核准的分區計劃大綱圖編號 S/YL-MP/10
EXTRACT PLAN PREPARED ON 2.10.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/10 APPROVED ON 29.9.2026

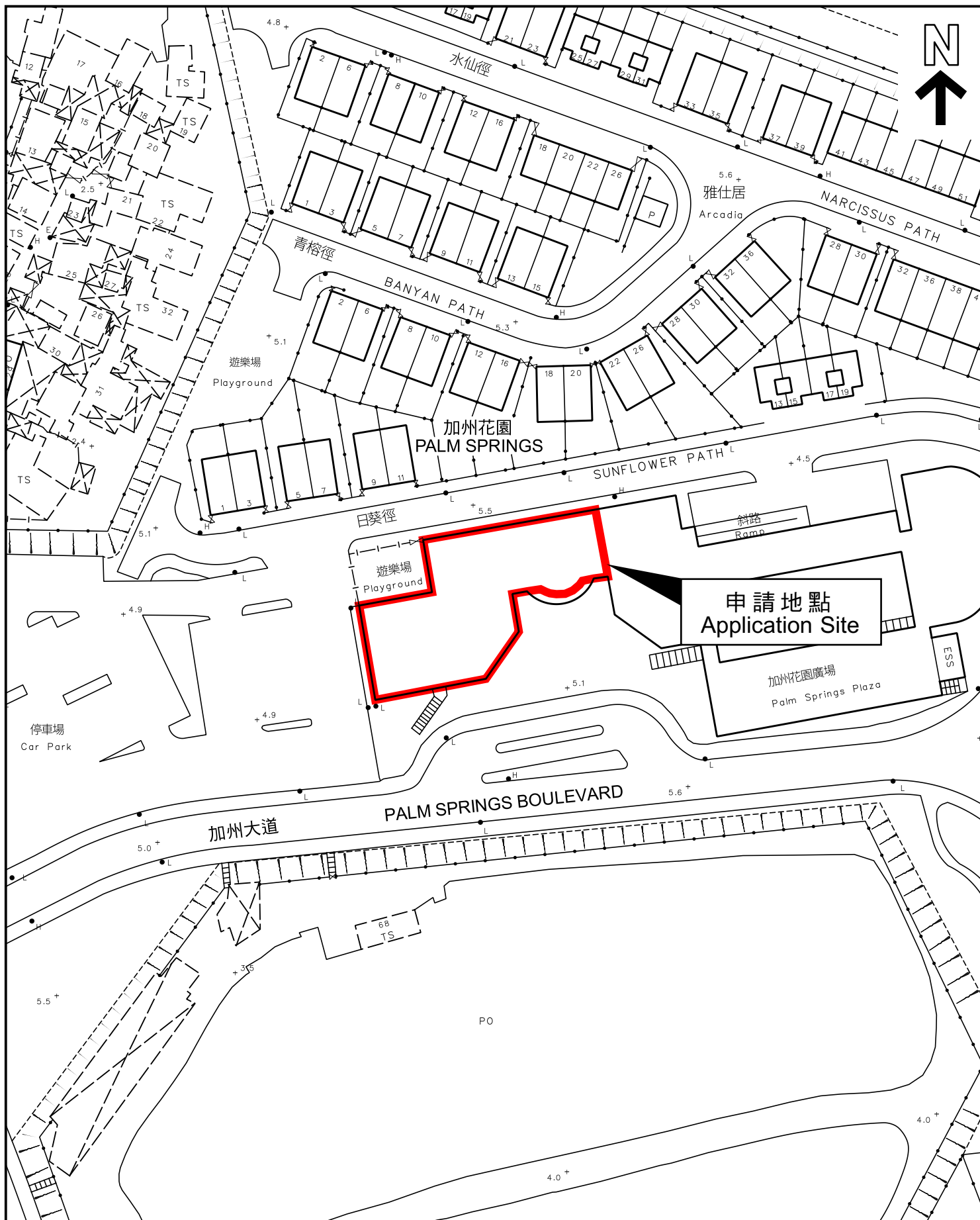
位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES 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/417



本摘要圖於2026年10月2日擬備，
所根據的資料為測量圖編號
2-SE-11D
EXTRACT PLAN PREPARED ON 2.10.2026
BASED ON SURVEY SHEET No.
2-SE-11D

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/417