**Broad Development Parameters of the Applied Use/Development in respect of Application No. A/YL-MP/424**
**关乎申请编号 A/YL-MP/424 的拟议用途/发展的概括发展规范**

| | | | |
|---|---|---|---|
| Application No.<br>申请编号 | A/YL-MP/424 | | |
| Location/address<br>位置／地址 | Lot 1294 RP (Part) in D.D. 105 and Adjoining Government Land, Mai Po, Yuen Long<br>元朗米埔丈量约份第 105 约地段第 1294 号余段（部分）和毗连政府土地 | | |
| Site area<br>地盘面积 | About 约 530.35 sq. m 平方米 (Includes Government Land of about 包括政府土地约 9.72 sq. m 平方米) | | |
| Plan<br>图则 | Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/10<br>米埔及锦绣花园分区计划大纲核准图编号 S/YL-MP/10 | | |
| Zoning<br>地带 | "Village Type Development"<br>「乡村式发展」 | | |
| Type of Application<br>申请类别 | Temporary Use/Development in Rural Areas for a Period of 3 Years<br>位於乡郊地区的临时用途/发展为期 3 年 | | |
| Applied use/ development<br>申请用途/发展 | Proposed Temporary Shop and Services (Ironmongery) and Associated Excavation of Land for a Period of 3 Years<br>拟议临时商店及服务行业（五金）及相关挖土工程（为期 3 年） | | |
| 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 | - | - |
| | Non-domestic<br>非住用 | About 约 201.79 | About 约 0.38 |
| No. of block<br>幢数 | Domestic<br>住用 | - | |
| | Non-domestic<br>非住用 | 1 | |
| Building height/ No. of storeys<br>建筑物高度／层数 | Domestic<br>住用 | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| | Non-domestic<br>非住用 | Not more than 不多於 5 | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | 1 | Storey(s) 层 |
| Site coverage<br>上盖面积 | About 约 38 % | | |

| | | |
|---|---|---|
| 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 | 2 |
| | Private Car Parking Spaces 私家车车位 | 2 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数 | 1 |
| | Light Goods Vehicle Spaces 轻型货车车位 | 1 |

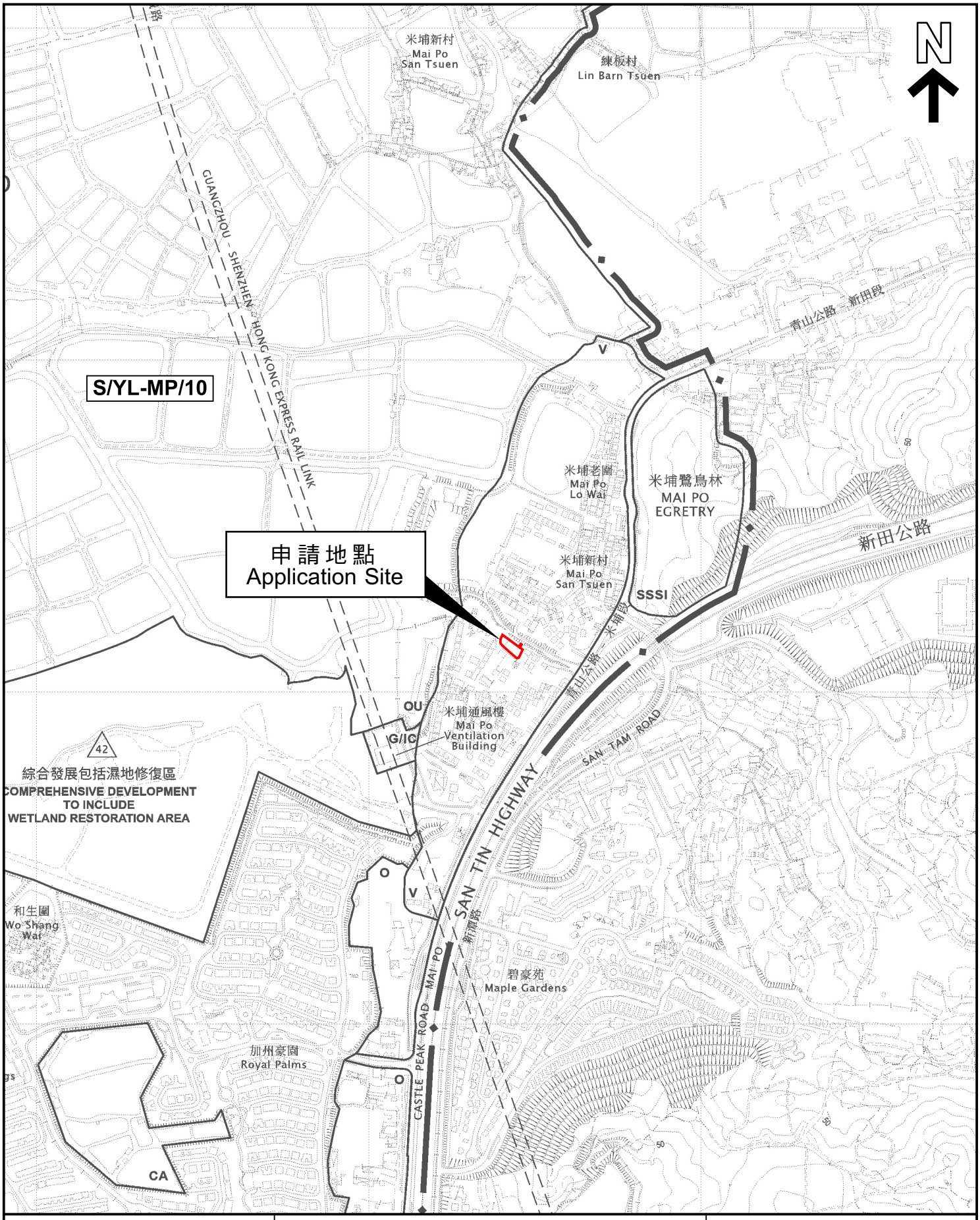
* 有关资料是为方便市民大众参考而提供。对於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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| **Submitted Plans, Drawings and Documents 提交的图则、绘图及文件** | | |
|---|---|---|
| | **Chinese** 中文 | **English** 英文 |
| **Plans and Drawings 图则及绘图** | | |
| 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） | ☐ | ☐ |
| Location Plan 位置图 | | |
| Swept Path Analysis Plan 行车线分析图 | | |
| Land Excavation Plan 挖土工程范围图 | | |
| **Reports 报告书** | | |
| 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） | ☐ | ☑ |
| Drainage Proposal 排水建议 | | |
| Note: May insert more than one「✔」. 注：可在多於一个方格内加上「✔」号 | | |

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本摘要圖於2026年10月30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 30.10.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/10 APPROVED ON 29.9.2026

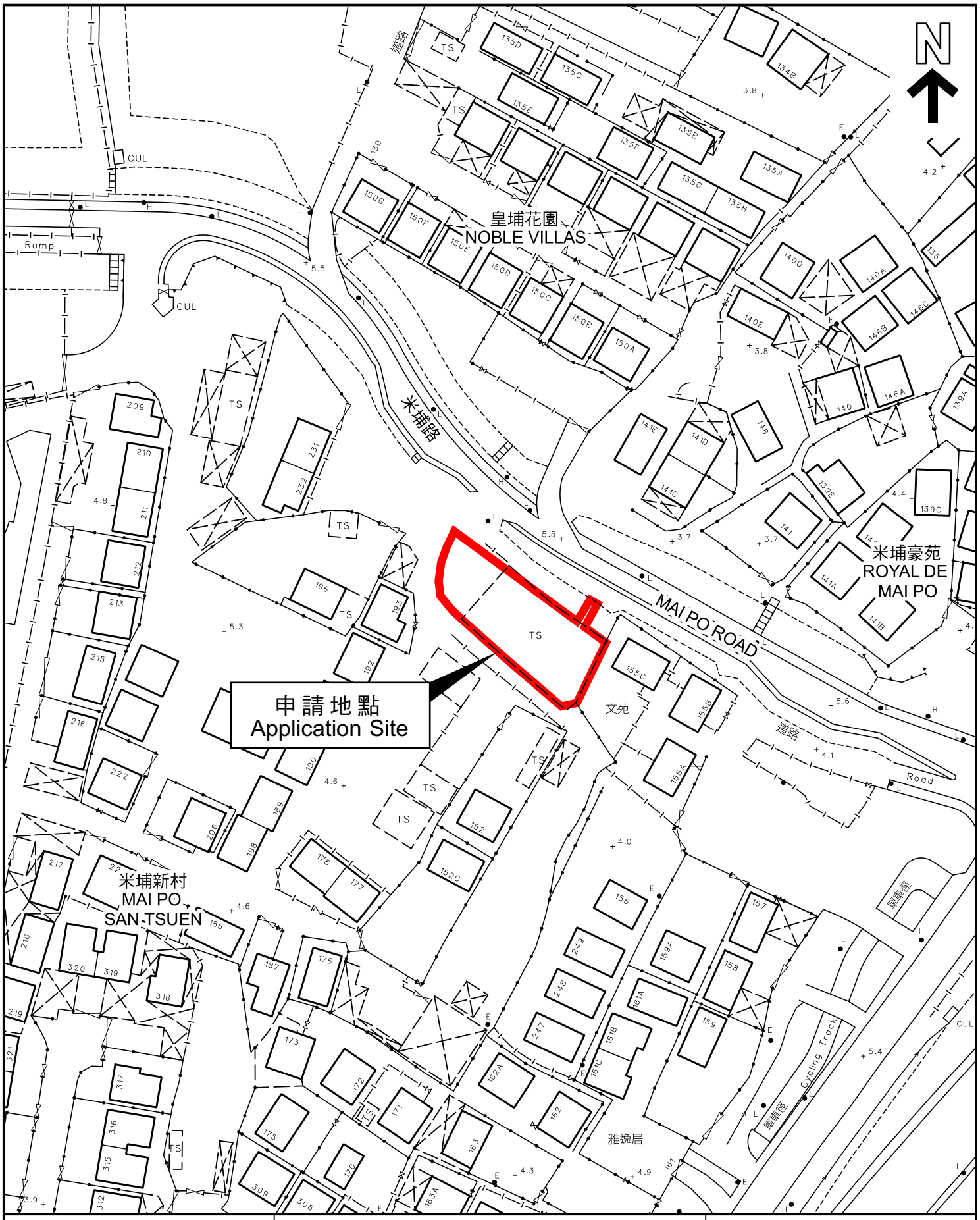
# 位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺

米 METRES 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/424




本摘要圖於2026年10月30日擬備，
所根據的資料為測量圖編號
2-SE-12A 及 12C
EXTRACT PLAN PREPARED ON 30.10.2026
BASED ON SURVEY SHEETS No.
2-SE-12A & 12C

# 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/424