

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-MP/417**
關於申請編號 A/YL-MP/417 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of
the further information received on 29.9.2026
因應於 2026 年 9 月 29 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	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 元朗丈量約份第 104 約地段第 4750 號餘段(部分)加州花園廣場(G1-G3 及 G5-G8 號鋪位)		
Site area 地盤面積	- sq. m 平方米		
Plan 圖則	Draft Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/9 米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9		
Zoning 地帶	"Residential (Group C)" 「住宅(丙類)」		
Applied use/ development 申請用途/發展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) 擬議社會福利設施(安老院)		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 973.8	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度／ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	-		
No. of units 單位數目	90 Beds 床位		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	- (1)		

(1) 擬議安老院會利用加州花園廣場現有的停車位及上落客貨車位(包括 207 個停車位及 7 個上落客貨車位)。

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).

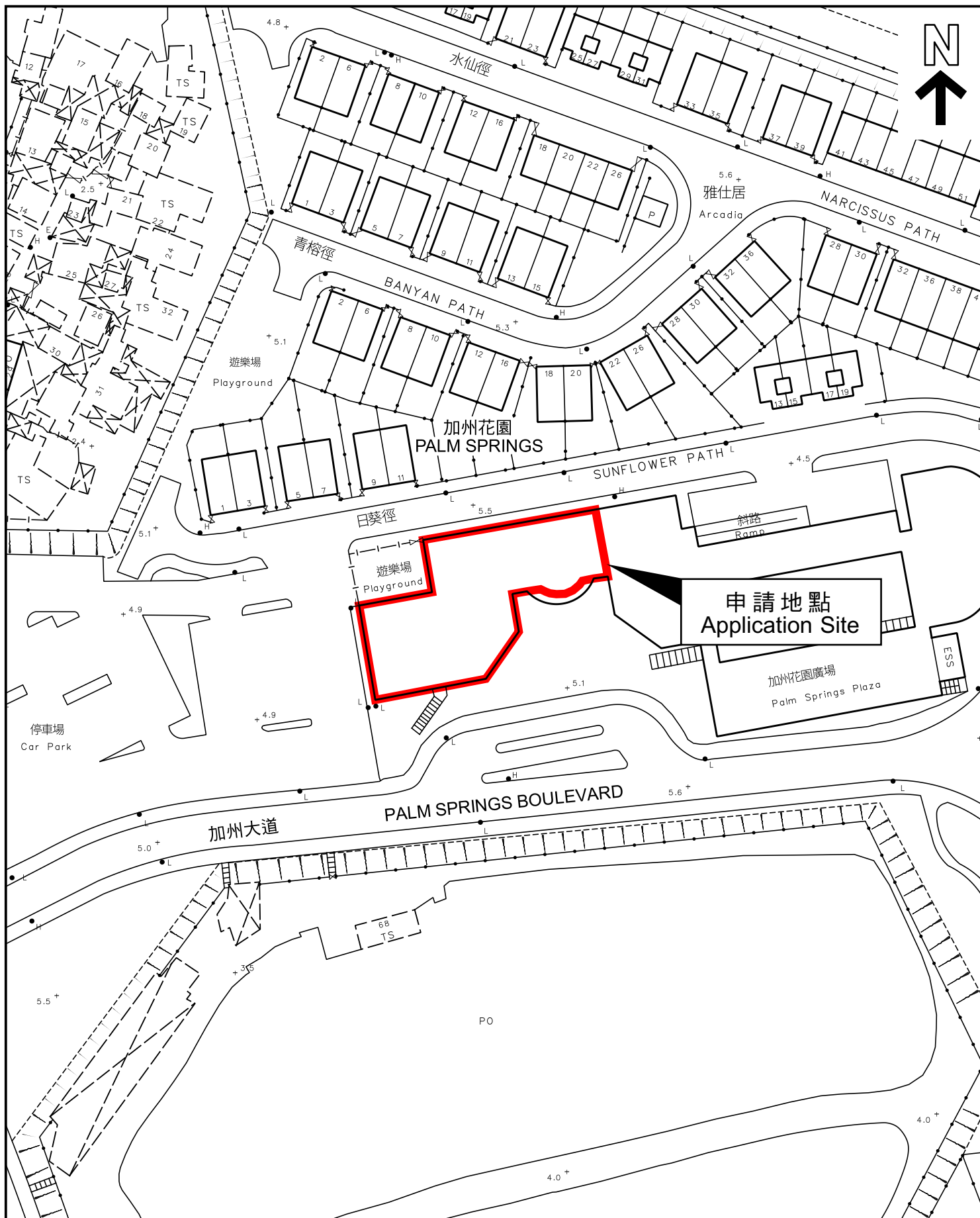
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Supplementary plans to show the existing layout and floor uses of Palm Springs Plaza</u>		
加州花園廣場現有布局及用途的相關圖則		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Revised sewerage impact assessment 經修訂的排污影響評估	☐	☒
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Responses to departmental and public comments 回應部門和公眾人士的意見</u>		
<u>Air Quality Impact Review 空氣質素影響評估</u>		
<u>Revised Traffic Review Report 經修訂的交通評估報告</u>		
<u>Revised Noise Impact Review 經修訂的噪音影響評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



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