

B.D. REF. :		
F.S.D. REF. :		
REVISIONS :		
NO.	DESCRIPTION	DATE

NOTE:
DETAIL DESIGN INCLUDING
BARRIER FREE ACCESS,
F.S. REQUIREMENT,
STRUCTURAL REQUIREMENT,
ETC. TO BE DETERMINED
IN GBP STAGE.

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PROJECT :
SECTION 12A PLANNING APPLICATION
FOR REZONING FROM "RESIDENTIAL
(GROUP D)" TO "RESIDENTIAL (GROUP
C) 1" ZONE FOR A PROPOSED
RESIDENTIAL DEVELOPMENT AT
VARIOUS LOTS IN D.D. 104 AND THE
ADJOINING GOVERNMENT LAND IN
YUEN LONG, THE NEW TERRITORIES

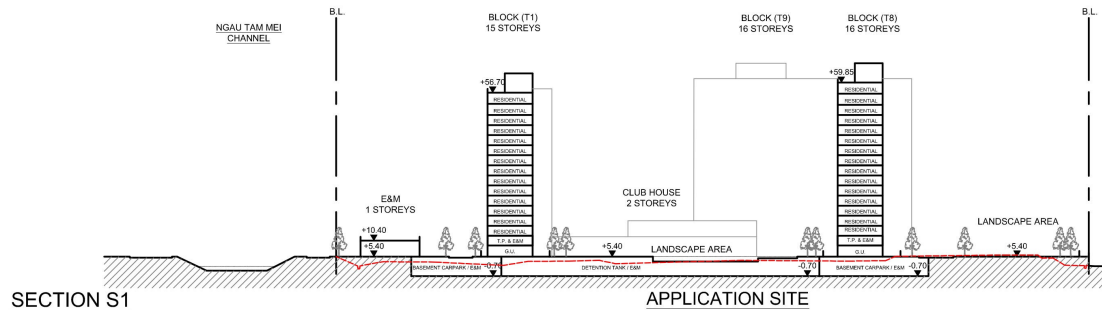
DRAWING TITLE :
INDICATIVE
MASTER LAYOUT PLAN

DATE : FEB 2020 PAPER SIZE : A3
SCALE : 1:2000 DRAWN : AIL
PROJECT NO. : 767
DWG. NO. : (767)S16-A-02

(摘錄自申請人於 27.6.2025 呈交的申請書)
(Extract from Applicant's
Submission of 27.6.2025)

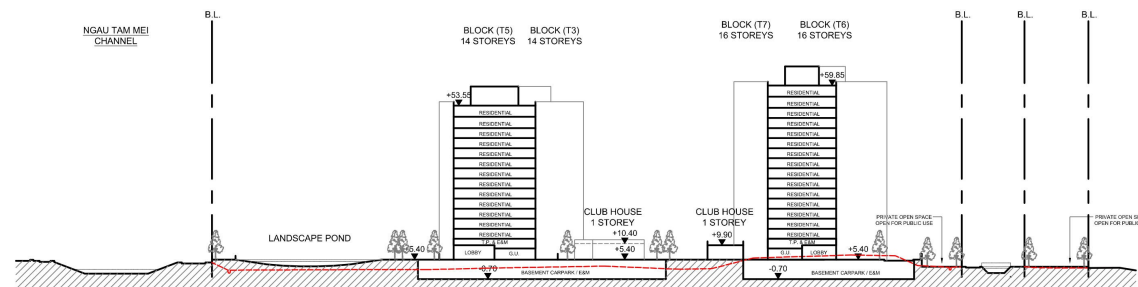
參考編號
REFERENCE No.
M/YLE1/25/143

繪圖
DRAWING
1



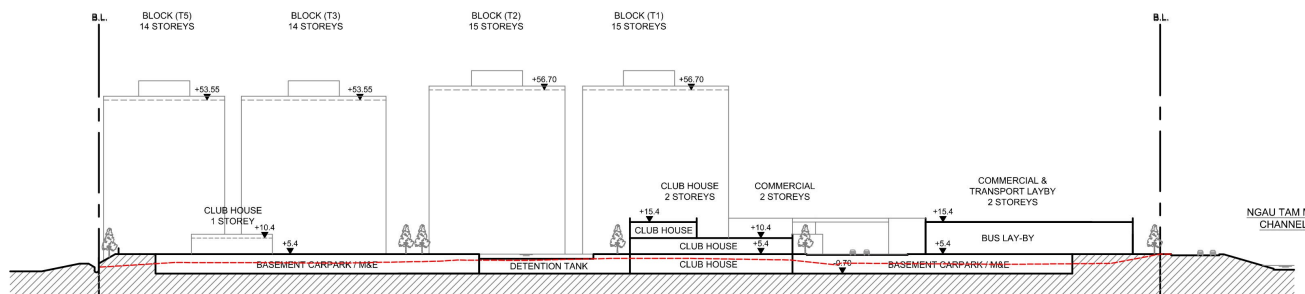
SECTION S1

APPLICATION SITE



SECTION S2

APPLICATION SITE



SECTION S3

APPLICATION SITE

LEGEND

--- EXISTING SITE LEVEL

Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
2. No. of storeys marked on plan excludes Transfer Plate (T.P.) & E&M and basement floor.



B.D. REF. :		
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STRUCTURAL REQUIREMENT,
ETC. TO BE DETERMINED
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PROJECT :
SECTION 12A PLANNING APPLICATION
FOR REZONING FROM "RESIDENTIAL
(GROUP D)" TO "RESIDENTIAL (GROUP
C)" ZONE FOR A PROPOSED
RESIDENTIAL DEVELOPMENT AT
VARIOUS LOTS IN D.D. 104 AND THE
ADJOINING GOVERNMENT LAND IN
YUEN LONG, THE NEW TERRITORIES

DRAWING TITLE :
INDICATIVE
SECTIONS

DATE : FEB 2020	PAPER SIZE : A3
SCALE : 1:1500	DRAWN : AIL
PROJECT NO. : 767	
DWG. NO. : (767)S16-S-01	

(摘錄自申請人於 27.6.2025 呈交的申請書)
(Extract from Applicant's
Submission of 27.6.2025)

參考編號
REFERENCE No.
M/YLE1/25/143

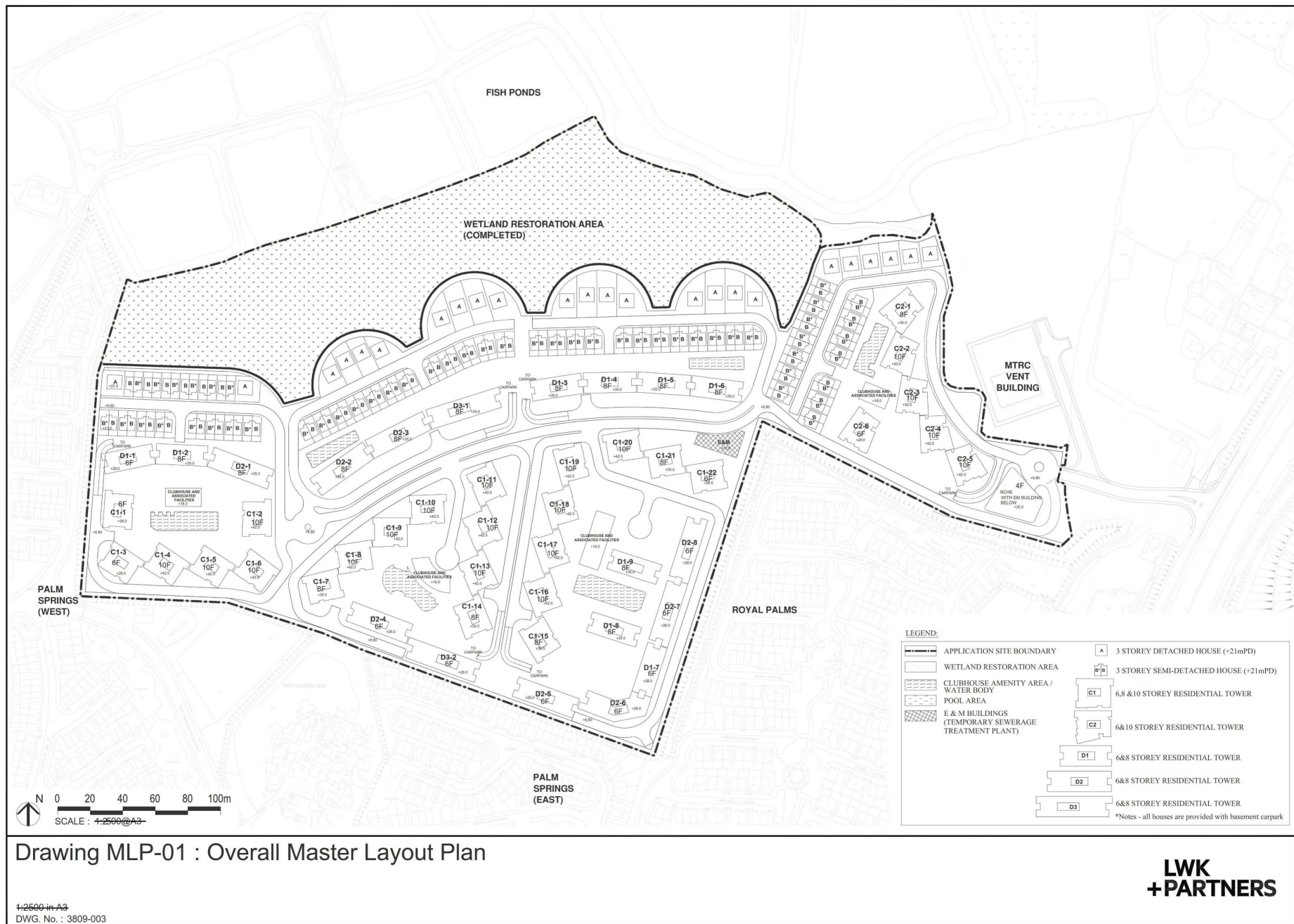
繪圖
DRAWING
2



	<p>TITLE : LANDSCAPE MASTER PLAN</p> <p>PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.</p>	<p>ANNEX: C.1</p> <p>REVISION: 0</p> <p>DATE: JUN 2025</p>
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(摘錄自申請人於 27.6.2025 呈交的申請書)
(Extract from Applicant's Submission of 27.6.2025)

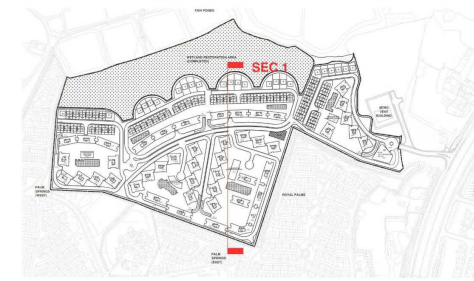
<p>參考編號 REFERENCE No. M/YLE1/25/143</p>	<p>繪圖 DRAWING 3</p>
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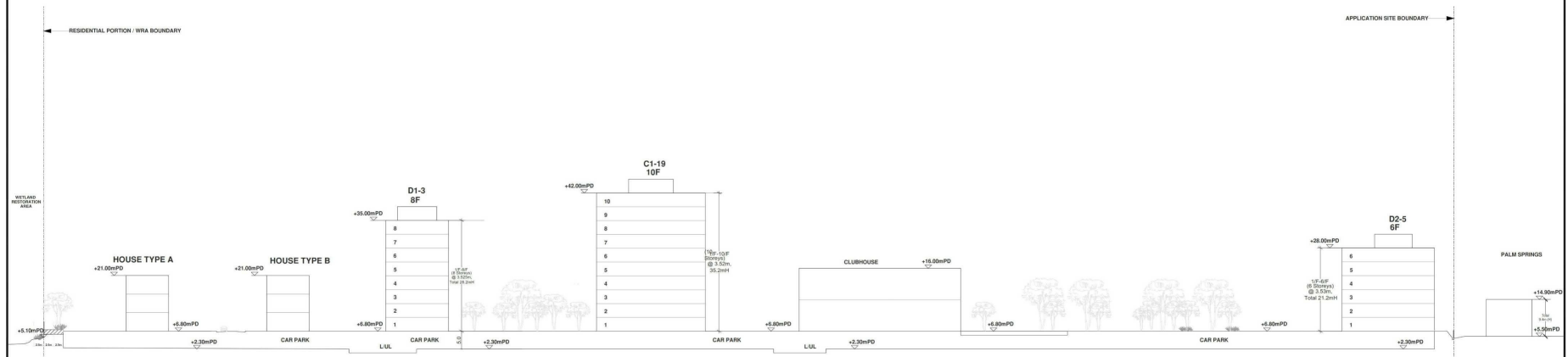
(摘錄自申請人於 18. 9. 2025 呈交的申請書)
(Extract from Applicant's
Submission of 18.9.2025)

參考編號
REFERENCE No.
M/YLE1/25/143

繪圖
DRAWING
4



KEYPLAN



SECTION 1 - SECTION THROUGH PALM SPRINGS (EAST) / PROJECT AREA (APPROXIMATE)

Drawing MLP-06 : Section 1

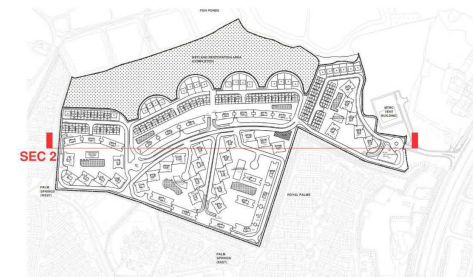
4:1000 @ A3

LWK
+PARTNERS

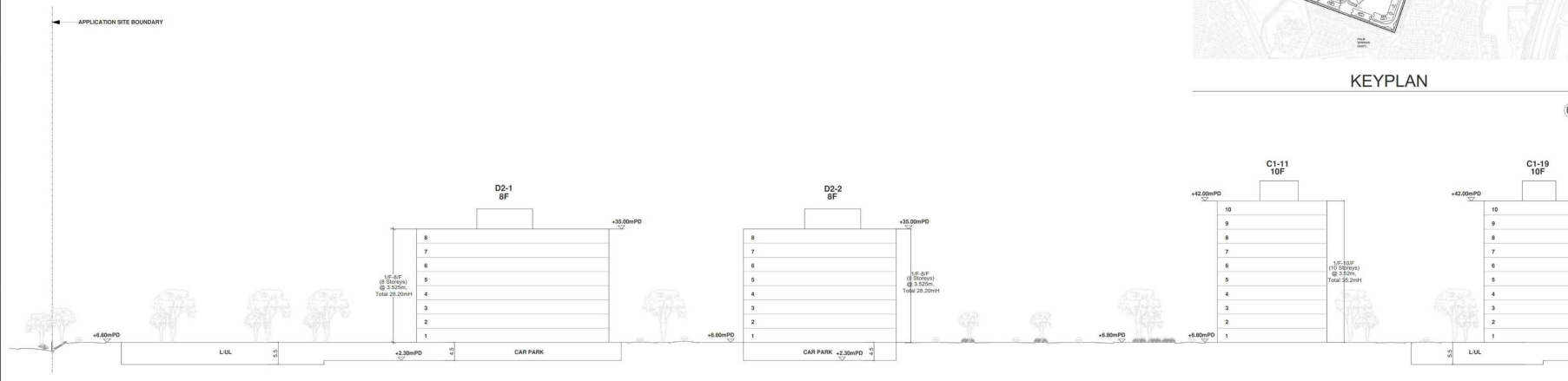
(摘錄自申請人於 18.9.2025 呈交的申請書)
(Extract from Applicant's
Submission of 18.9.2025)

參考編號
REFERENCE No.
M/YLE1/25/143

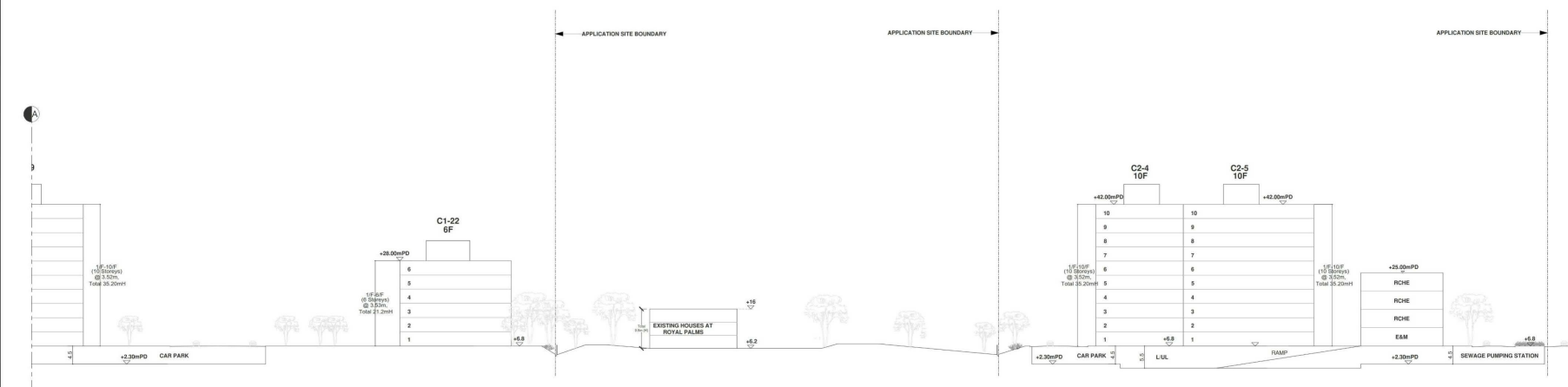
繪圖
DRAWING
5a



KEYPLAN



SECTION 2 (A) - SECTION THROUGH ROYAL PALMS (WEST)/PROJECT AREA (APPROXIMATE)



SECTION 2 (B) - SECTION THROUGH ROYAL PALMS (WEST)/PROJECT AREA (APPROXIMATE)

Drawing MLP-07 : Sections 2(A) and 2(B)

4:1000 @ A3

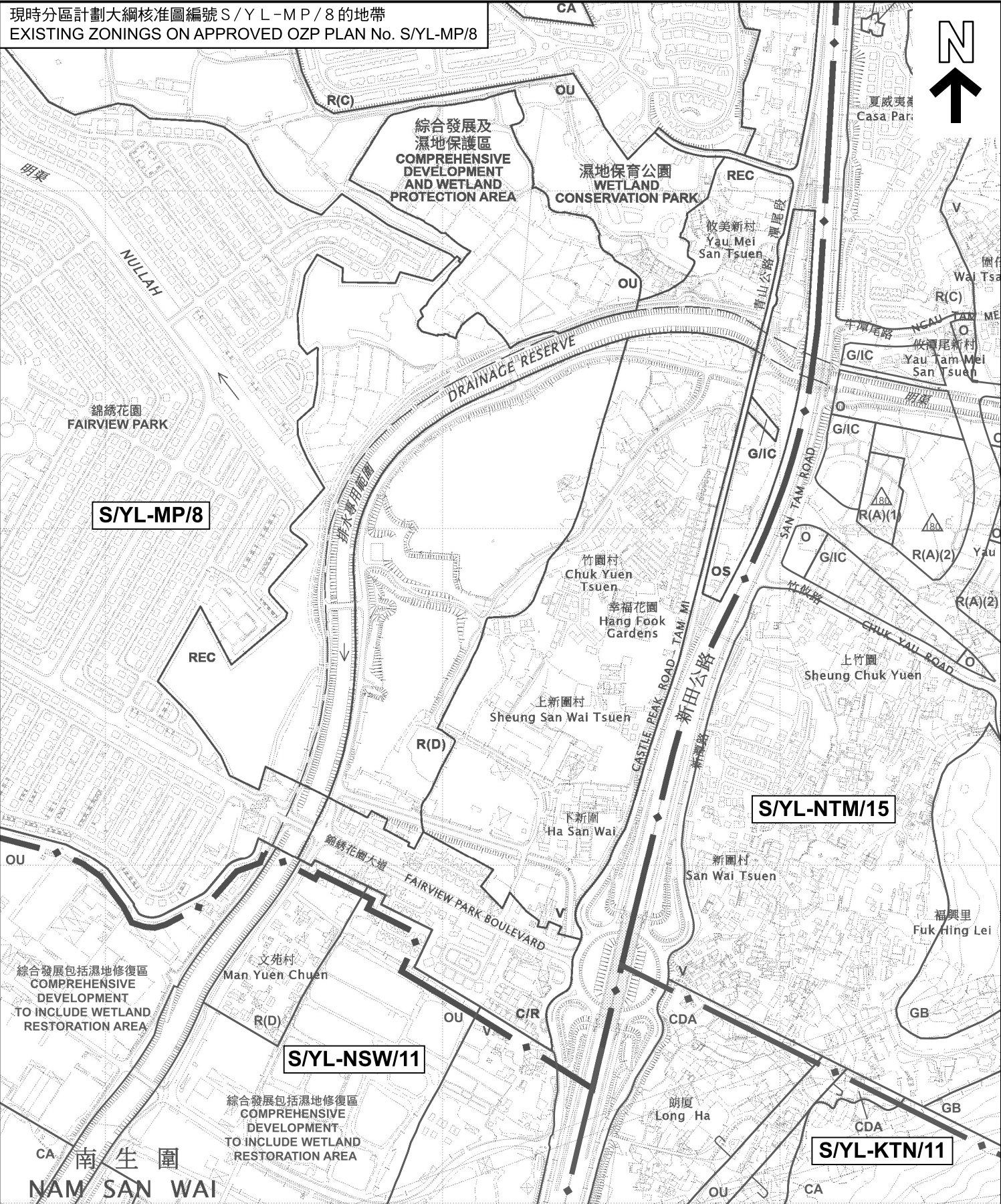
LWK
+PARTNERS

(摘錄自申請人於 18. 9. 2025 呈交的申請書)
(Extract from Applicant's
Submission of 18.9.2025)

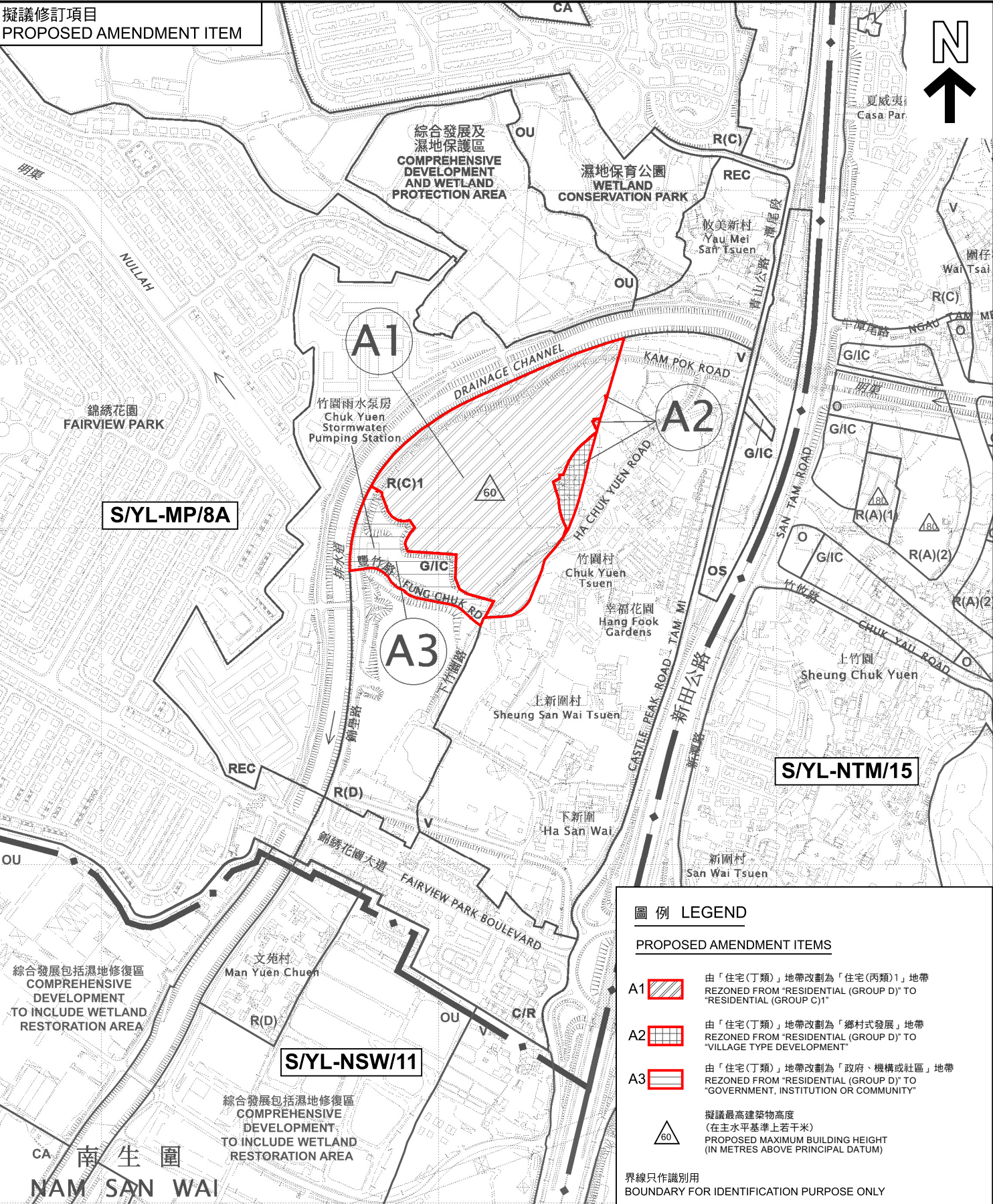
參考編號
REFERENCE No.
M/YLE1/25/143

繪圖
DRAWING
5b

現時分區計劃大綱核准圖編號 S/YL-MP/8 的地帶
EXISTING ZONINGS ON APPROVED OZP PLAN No. S/YL-MP/8



擬議修訂項目
PROPOSED AMENDMENT ITEM

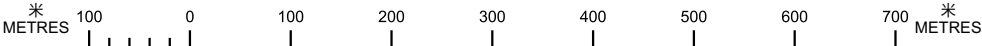


位置圖 LOCATION PLAN

本摘要圖於2026年1月20日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/YL-MP/8
EXTRACT PLAN PREPARED ON 20.1.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/8 APPROVED ON 17.9.2024

米埔及錦繡花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂
項目A1至A3
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND
FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS A1 TO A3

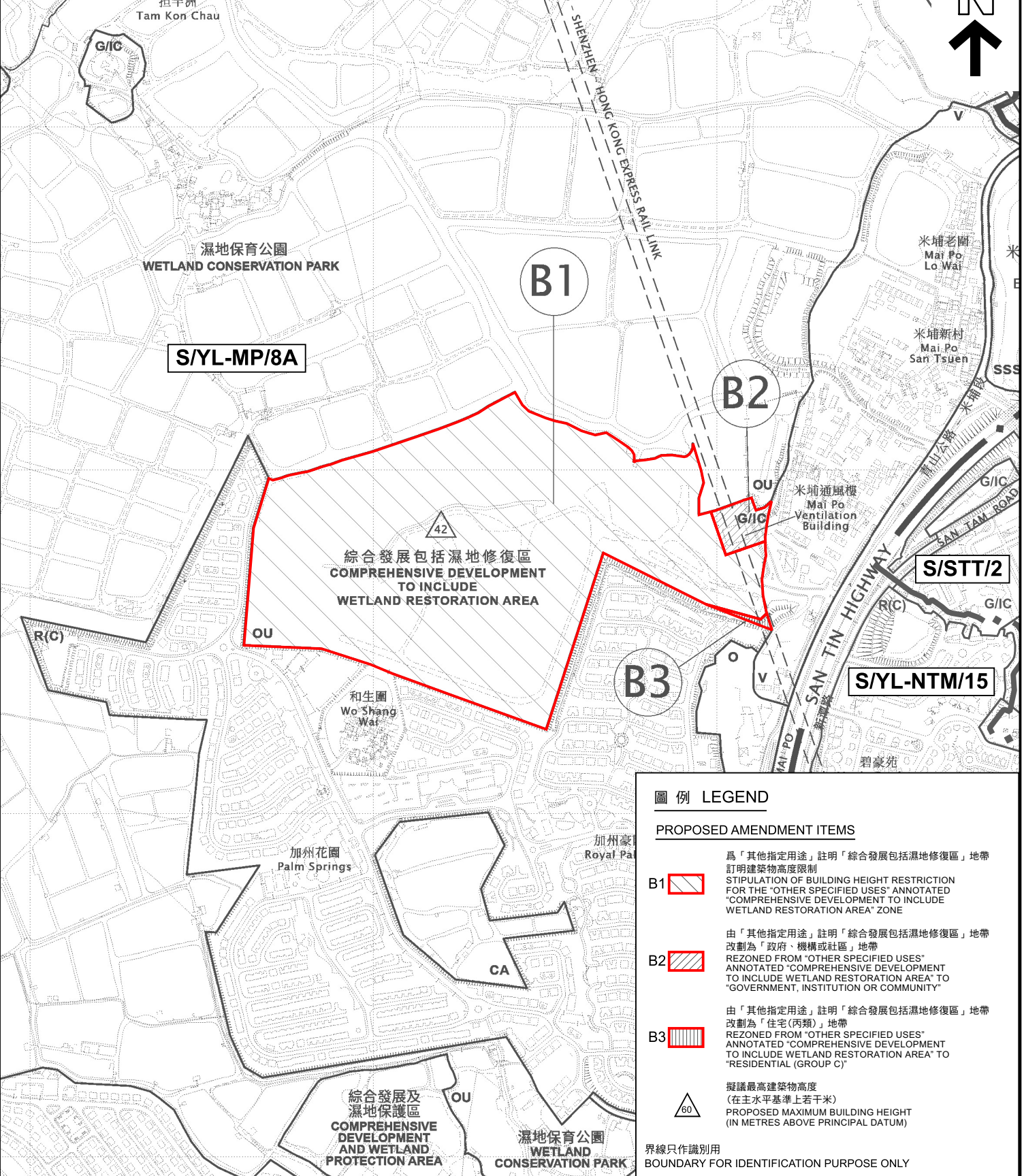
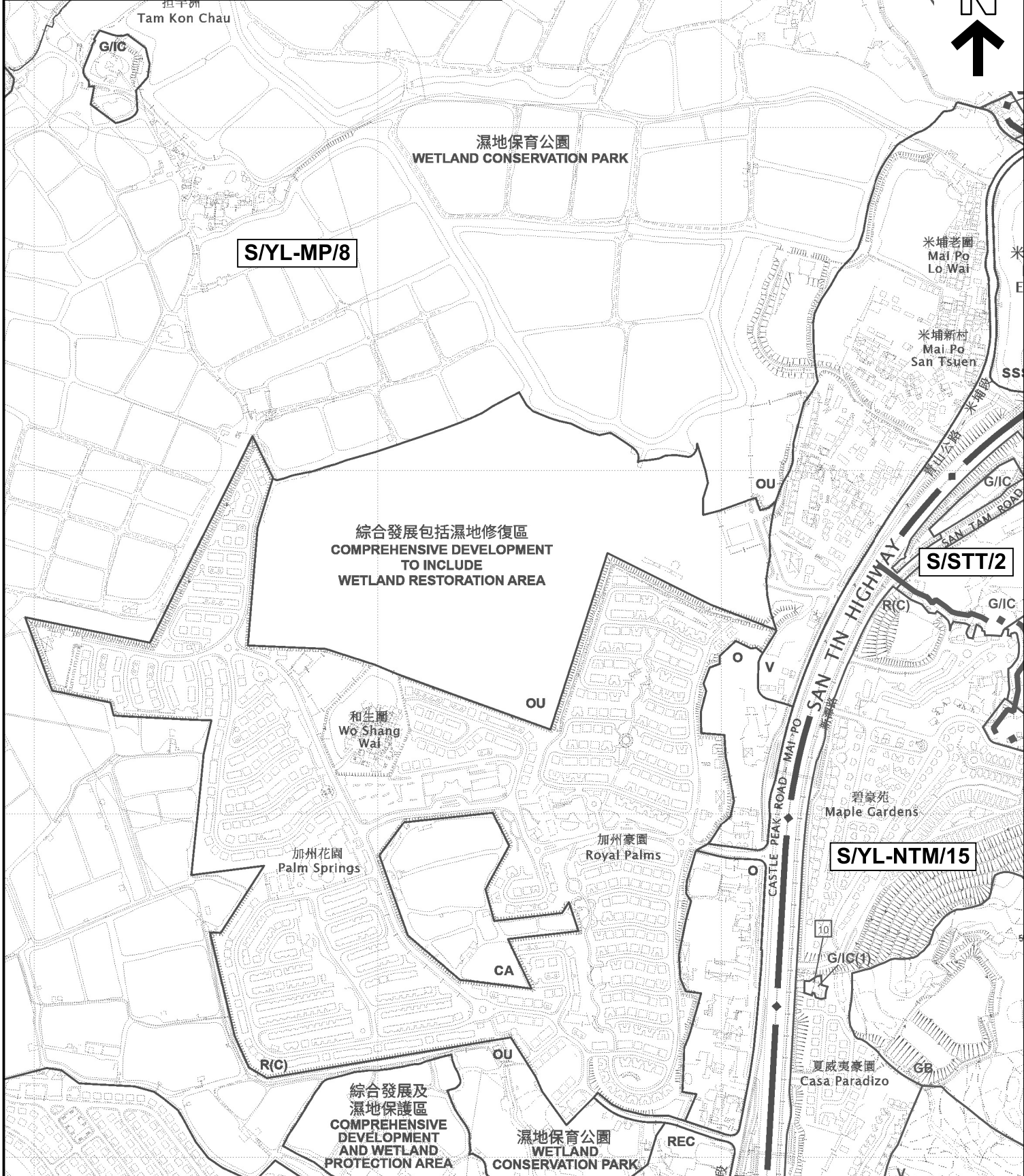
SCALE 1 : 7 500 比例尺



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

PLAN
1a



圖例 LEGEND

PROPOSED AMENDMENT ITEMS

B1 為「其他指定用途」註明「綜合發展包括濕地修復區」地帶
訂明建築物高度限制
STIPULATION OF BUILDING HEIGHT RESTRICTION
FOR THE "OTHER SPECIFIED USES" ANNOTATED
"COMPREHENSIVE DEVELOPMENT TO INCLUDE
WETLAND RESTORATION AREA" ZONE

B2 由「其他指定用途」註明「綜合發展包括濕地修復區」地帶
改劃為「政府、機構或社區」地帶
REZONED FROM "OTHER SPECIFIED USES"
ANNOTATED "COMPREHENSIVE DEVELOPMENT
TO INCLUDE WETLAND RESTORATION AREA" TO
"GOVERNMENT, INSTITUTION OR COMMUNITY"

B3 由「其他指定用途」註明「綜合發展包括濕地修復區」地帶
改劃為「住宅(丙類)」地帶
REZONED FROM "OTHER SPECIFIED USES"
ANNOTATED "COMPREHENSIVE DEVELOPMENT
TO INCLUDE WETLAND RESTORATION AREA" TO
"RESIDENTIAL (GROUP C)"

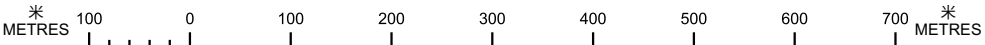
擬議最高建築物高度
(在主水平基準上若干米)
PROPOSED MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

米埔及錦繡花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂
項目B1至B3
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND
FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS B1 TO B3

SCALE 1 : 7 500 比例尺

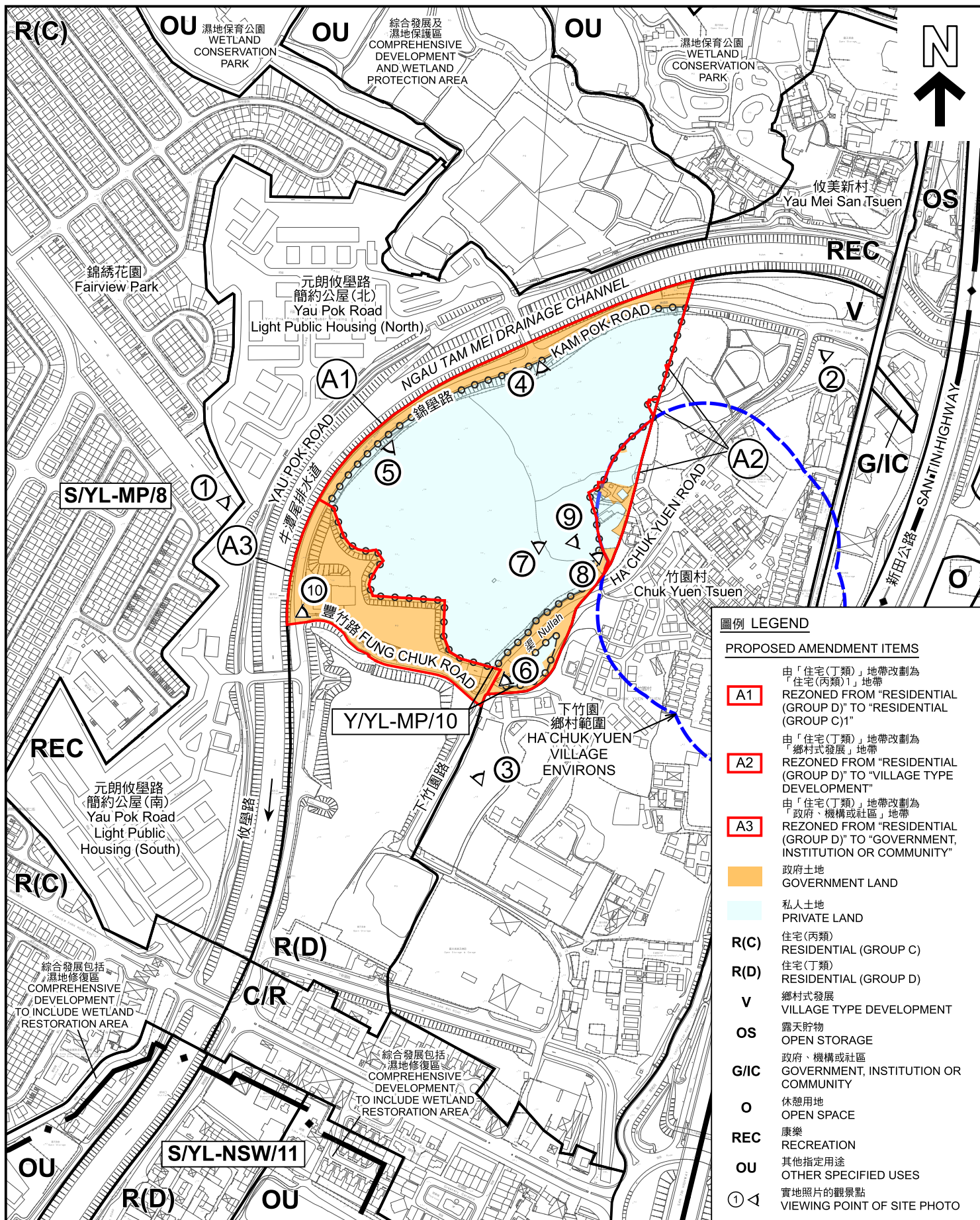


本摘要圖於2026年1月29日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/YL-MP/8
EXTRACT PLAN PREPARED ON 29.1.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/8 APPROVED ON 17.9.2024

 **規劃署**
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
1b



平面圖 SITE PLAN

本摘要圖於2026年1月20日擬備，
所根據的資料為測量圖編號2-SE-C
EXTRACT PLAN PREPARED ON
20.1.2026 BASED ON SURVEY SHEET
No. 2-SE-C

米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂
項目A1至A3
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND
FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS A1 TO A3

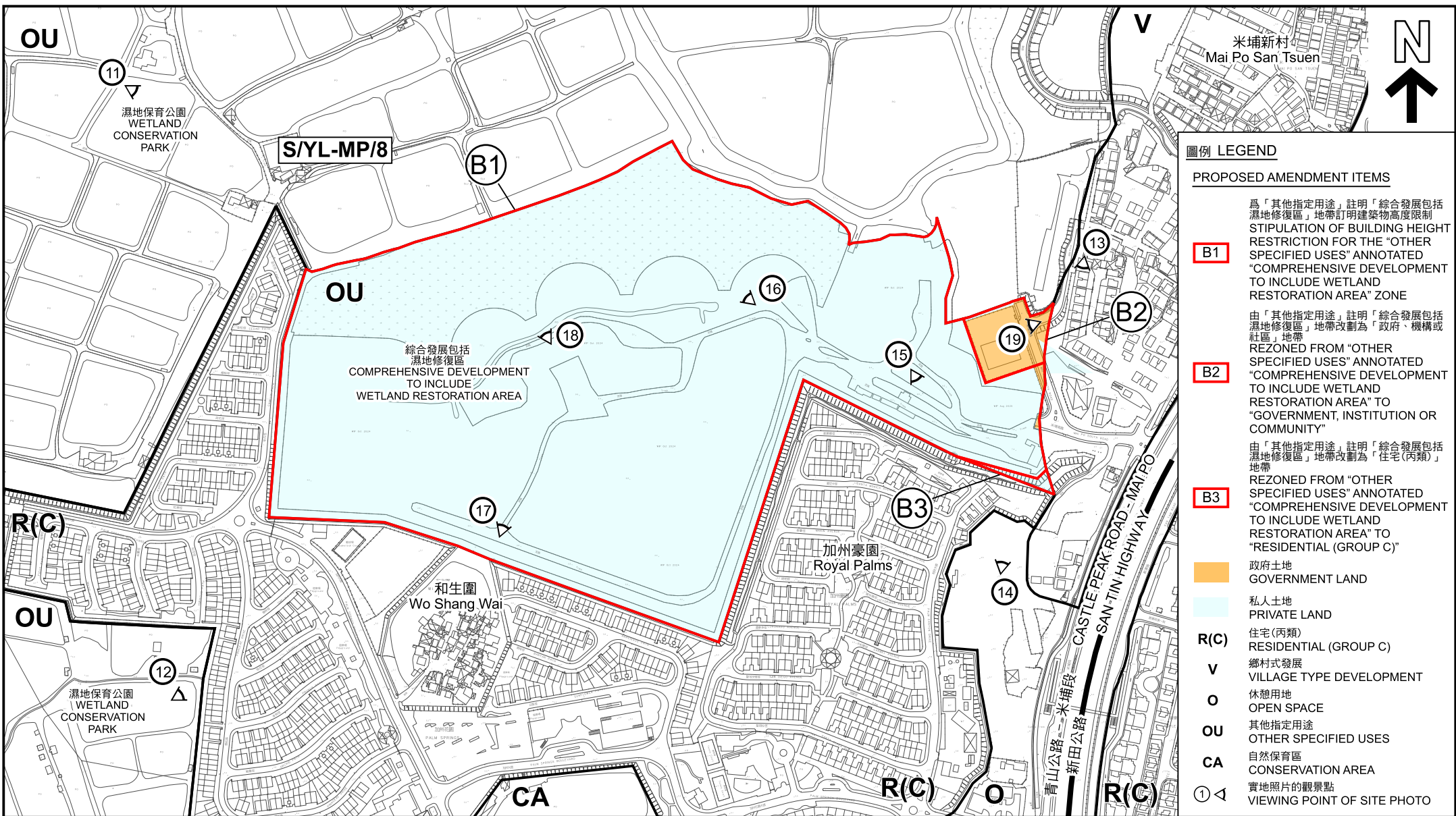
SCALE 1 : 5 000 比例尺
米 METRES 100 0 100 200 METRES



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
2a



平面圖 SITE PLAN

米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂
項目B1至B3
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND
FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS B1 TO B3

SCALE 1:5 000 比例尺
米 100 0 100 200 米
METRES

本摘要圖於2026年1月29日擬備，所根據的
資料為測量圖編號2-SE-C
EXTRACT PLAN PREPARED ON 29.1.2026
BASED ON SURVEY SHEET No. 2-SE-C



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
2b



圖例

LEGEND

PROPOSED AMENDMENT ITEMS

A1

由「住宅(丁類)」地帶改劃為「住宅(丙類)1」地帶
REZONED FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C)1"

A2

由「住宅(丁類)」地帶改劃為「鄉村式發展」地帶
REZONED FROM "RESIDENTIAL (GROUP D)" TO "VILLAGE TYPE DEVELOPMENT"

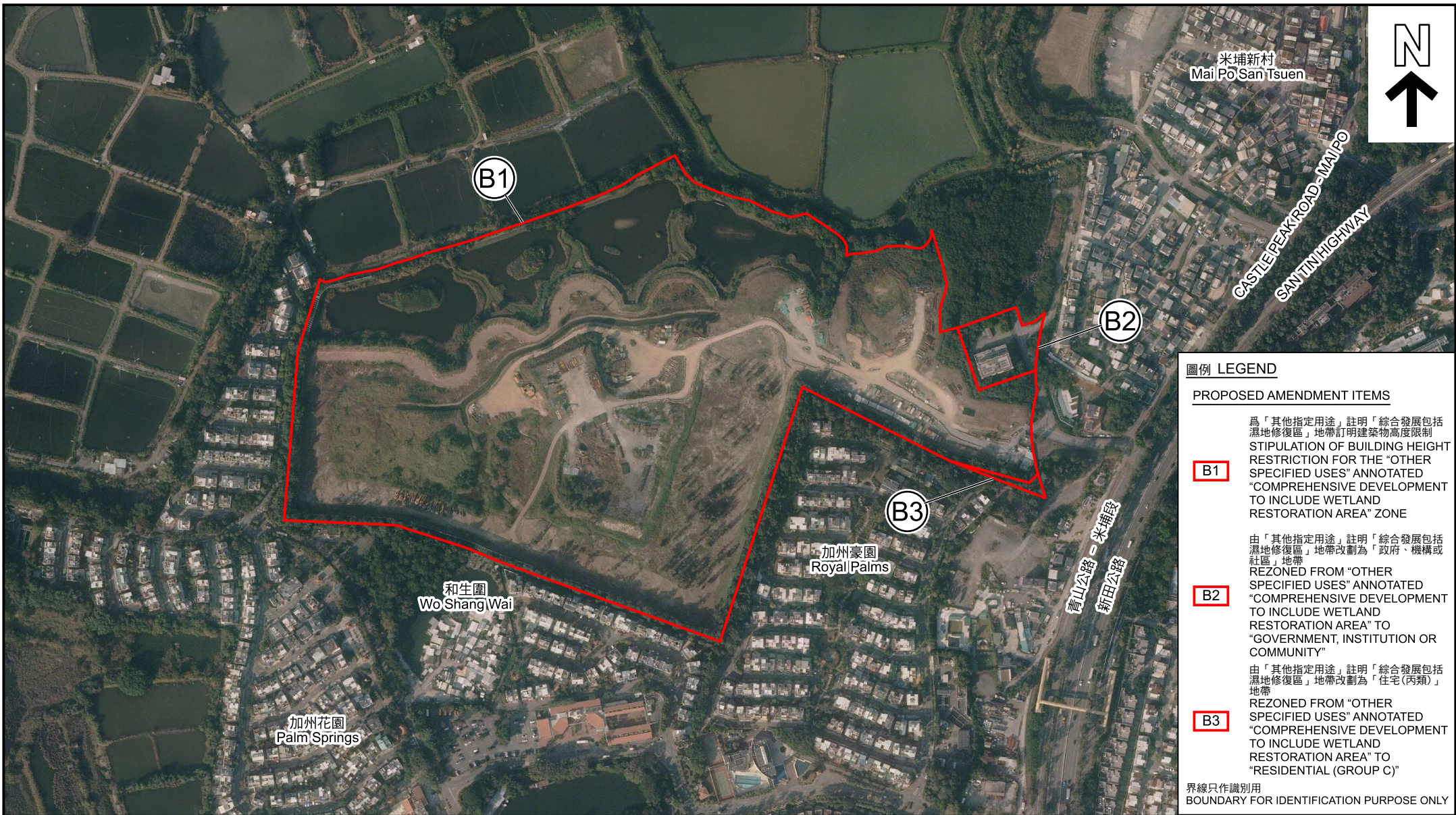
A3

由「住宅(丁類)」地帶改劃為「政府、機構或社區」地帶
REZONED FROM "RESIDENTIAL (GROUP D)" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

<p>本摘要圖於2026年1月20日擬備，所根據的資料為地政總署真數碼正視影像圖（2025年7月版本）</p> <p>EXTRACT PLAN PREPARED ON 20.1.2026 BASED ON TRUE DIGITAL ORTHOPHOTO (TDOP(VERSION JUL 2025)) BY LANDS DEPARTMENT</p>	<div><div>航攝照片</div><div>AERIAL PHOTO</div></div> <div><div>米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂項目A1至A3</div><div>PROPOSED AMENDMENT TO THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8 ITEMS A1 TO A3</div></div>	<div><div></div><div><div>規劃署</div><div>Planning Department</div></div><div><div>參考編號</div><div>REFERENCE No.</div><div>M/YLE1/25/143</div></div><div><div>圖</div><div>PLAN</div><div>3a</div></div></div>
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圖例 LEGEND

PROPOSED AMENDMENT ITEMS

- B1** 為「其他指定用途」註明「綜合發展包括濕地修復區」地帶訂明建築物高度限制
STIPULATION OF BUILDING HEIGHT RESTRICTION FOR THE "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA" ZONE
- B2** 由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「政府、機構或社區」地帶
REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- B3** 由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「住宅(丙類)」地帶
REZONED FROM "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA" TO "RESIDENTIAL (GROUP C)"

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BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

米埔及錦繡花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂
項目B1至B3
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS B1 TO B3



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
3b

本摘要圖於2026年1月29日擬備，
所根據的資料為地政總署真數碼正視影像圖
(2025年7月版本)
EXTRACT PLAN PREPARED ON 29.1.2026
BASED ON TRUE DIGITAL ORTHOPHOTO
(TDOP(VERSION JUL 2025)) BY LANDS
DEPARTMENT

1



2



地點界線只作識別用 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年11月27日擬備，所根據的資料為攝於2025年11月7日的實地照片
PLAN PREPARED ON 27.11.2025
BASED ON SITE PHOTOS
TAKEN ON 7.11.2025

米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂項目A1至A2
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS A1 TO A3



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
4a

3



地點界線只作識別用 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年11月27日擬備，所根據的資料為攝於2025年11月7日的實地照片
PLAN PREPARED ON 27.11.2025
BASED ON SITE PHOTOS
TAKEN ON 7.11.2025

米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂項目A1及A3
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND
FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS A1 & A3

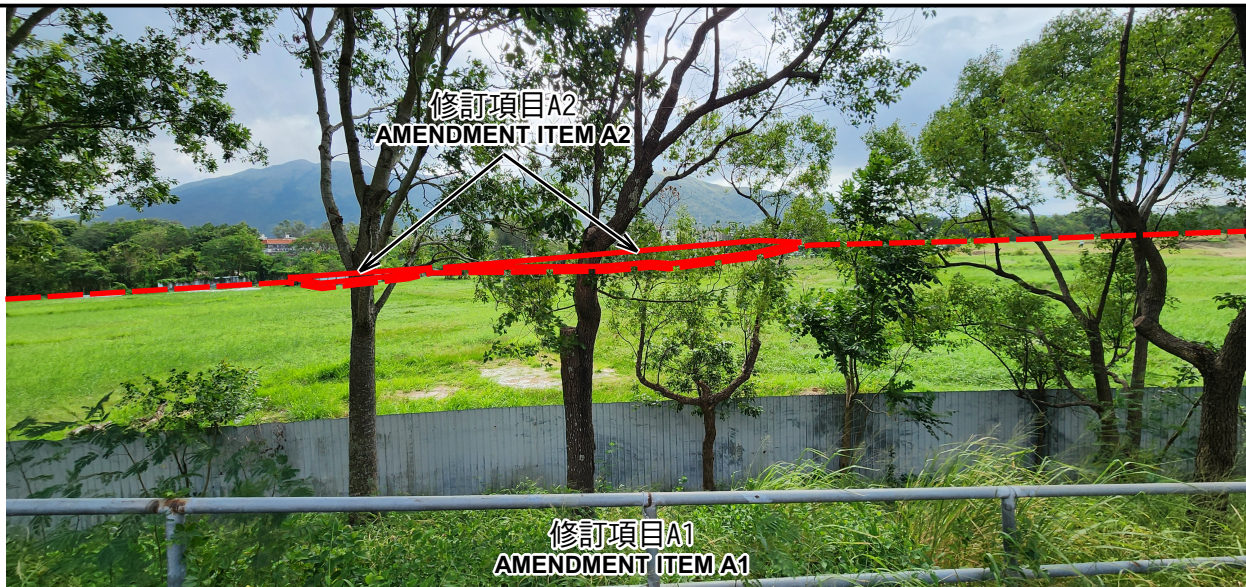


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參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
4b

4



5



6



地點界線只作識別用 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年11月27日擬備，所根據的資料為攝於2025年11月7日的實地照片
PLAN PREPARED ON 27.11.2025
BASED ON SITE PHOTOS
TAKEN ON 7.11.2025

米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂
項目A1至A2
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND
FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS A1 TO A2



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
4c

7



8



地點界線只作識別用 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年11月27日擬備，所根據的資料為攝於2025年11月7日的實地照片
PLAN PREPARED ON 27.11.2025
BASED ON SITE PHOTOS
TAKEN ON 7.11.2025

米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂
項目A1至A2
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND
FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS A1 TO A2



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Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
4d

9



10



地點界線只作識別用 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年11月27日擬備，所根據的資料為攝於2025年11月7日的實地照片
PLAN PREPARED ON 27.11.2025
BASED ON SITE PHOTOS
TAKEN ON 7.11.2025

米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂項目A2至A3
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS A2 TO A3



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
4e

11



12



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實地照片 SITE PHOTOS

本圖於2025年11月27日擬備，所根據的資料為攝於2025年8月28日的實地照片
PLAN PREPARED ON 27.11.2025
BASED ON SITE PHOTOS
TAKEN ON 28.8.2025

米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂項目B1至B3
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS B1 TO B3



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
4f

13



14



地點界線只作識別用 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年11月27日擬備，所根據的資料為攝於2025年11月7日的實地照片
PLAN PREPARED ON 27.11.2025
BASED ON SITE PHOTOS
TAKEN ON 7.11.2025

米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂項目B2至B3
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS B2 TO B3



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
4g

15



地點界線只作識別用 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年11月27日擬備，所根據的資料為攝於2025年11月7日的實地照片
PLAN PREPARED ON 27.11.2025
BASED ON SITE PHOTOS
TAKEN ON 7.11.2025

米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂項目B2至B3
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS B2 TO B3



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
4h

16



17



地點界線只作識別用 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年11月27日擬備，所根據的資料為攝於2025年8月28日的實地照片
PLAN PREPARED ON 27.11.2025
BASED ON SITE PHOTOS
TAKEN ON 28.8.2025

米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂項目B1
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEM B1



規劃署
Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
4i

18



日期 DATE: 28.8.2025

19



日期 DATE: 7.11.2025

地點界線只作識別用 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年11月27日擬備，所根據的資料為攝於2025年8月28日及2025年11月7日的實地照片
PLAN PREPARED ON 27.11.2025
BASED ON SITE PHOTOS
TAKEN ON 28.8.2025 & 7.11.2025

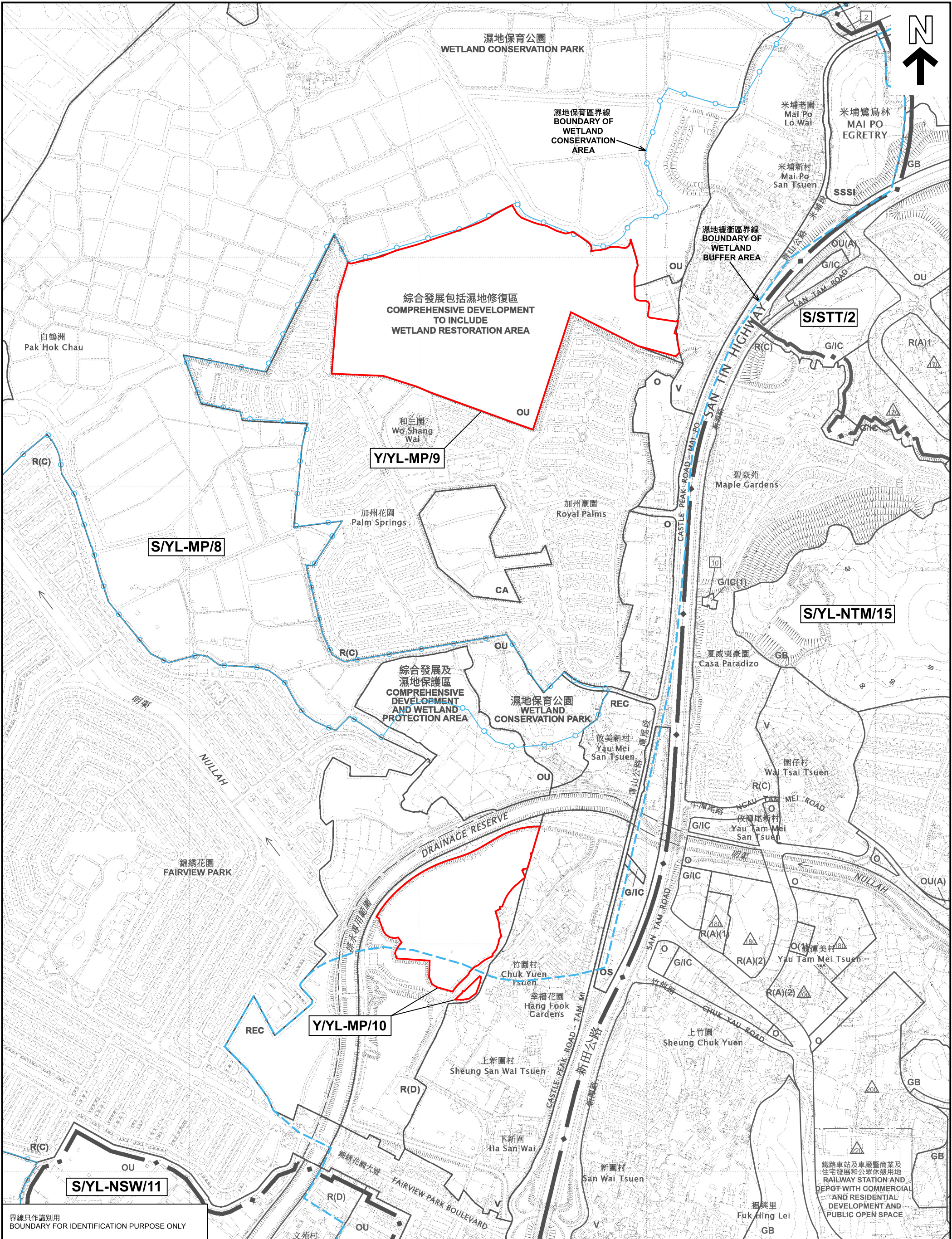
米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂項目B1至B2
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8
ITEMS B1 TO B2



規劃署
Planning Department

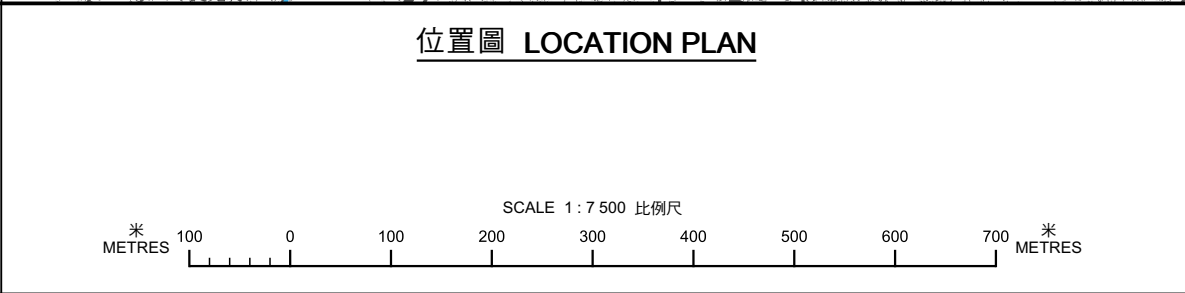
參考編號
REFERENCE No.
M/YLE1/25/143


圖 PLAN
4j



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年11月7日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號S/YL-MP/8
EXTRACT PLAN PREPARED ON 7.11.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/8 APPROVED ON 17.9.2024

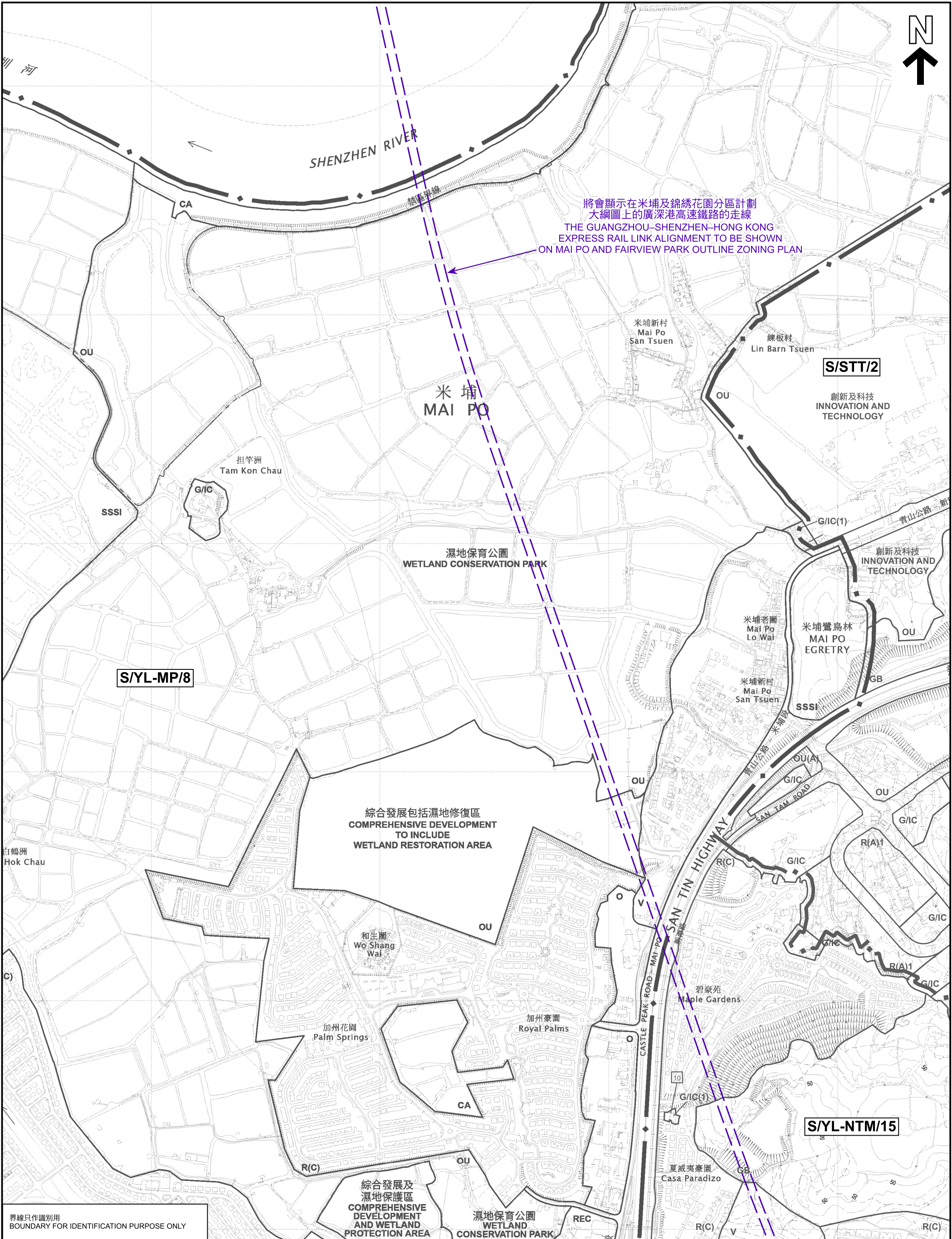




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Planning Department

參考編號
REFERENCE No.
M/YLE1/25/143

圖 PLAN
5



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年11月7日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號S/YL-MP/8
EXTRACT PLAN PREPARED ON 7.11.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/8 APPROVED ON 17.9.2024

廣深港高速鐵路的走線
ALIGNMENT OF GUANGZHOU-SHENZHEN-HONG KONG EXPRESS RAIL LINK

米

METRES

100

0

100

200

300

400

500


600

700

米

METRES

SCALE 1 : 7 500 比例尺

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Planning Department

參考編號
REFERENCE No.

M/YLE1/25/143

圖 PLAN

6