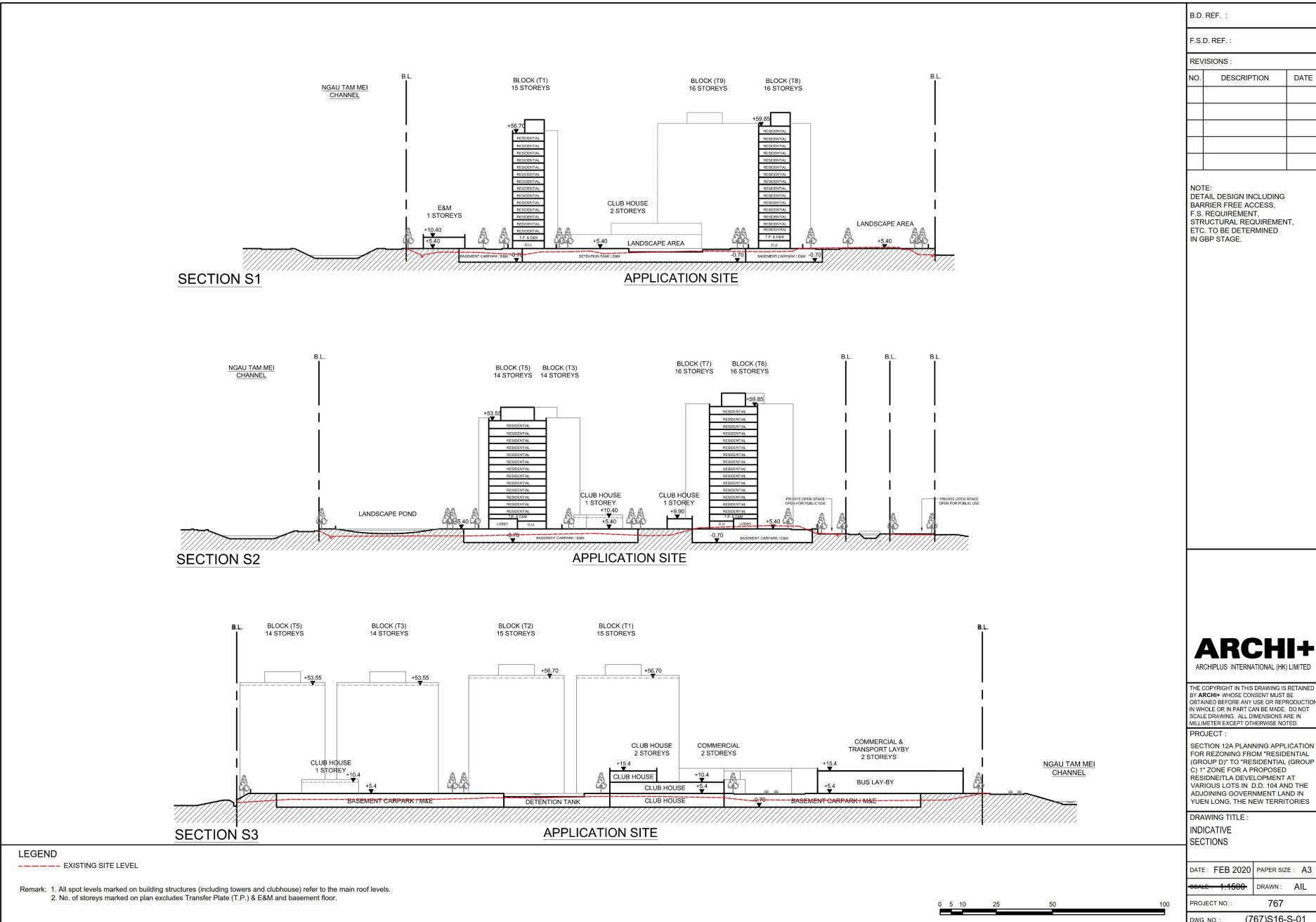


(摘錄自申請人於 27.6.2025 呈交的申請書)  
(Extract from Applicant's Submission of 27.6.2025)

參考編號  
REFERENCE No.  
M/YLE1/25/143

繪圖  
DRAWING  
1



(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



#### LEGEND

- APPLICATION SITE BOUNDARY (APPROX. 1.8M(H) PERIPHERY FENCE WALL)
- 3M(H) NOISE BARRIER
- PROPOSED TREES
- BUFFER PLANTING (3M OFFSET FROM THE SITE BOUNDARY)
- SHRUB / GROUNDCOVER PLANTING
- LAWN
- BAMBOO GROVE
- LANDSCAPE POND WITH ECOLOGICAL FEATURES
- PRIVATE GARDEN
- REEDBED
- SEATING DECK
- MAINTENANCE PATH / FOOTPATH
- OPEN WATER
- SHALLOW WATER

- ① MAIN ENTRANCE
- ② RETAIL STREET
- ③ POCKET GARDEN
- ④ COMMUNITY FARM
- ⑤ FARM STORAGE
- ⑥ CLUBHOUSE
- ⑦ GARDEN
- ⑧ SWIMMING POOL
- ⑨ PLAY AREA
- ⑩ SEATING DECK
- ⑪ PERGOLA

Scale 1:2,000

0 20 40 60 80 100m



#### TITLE : LANDSCAPE MASTER PLAN

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.

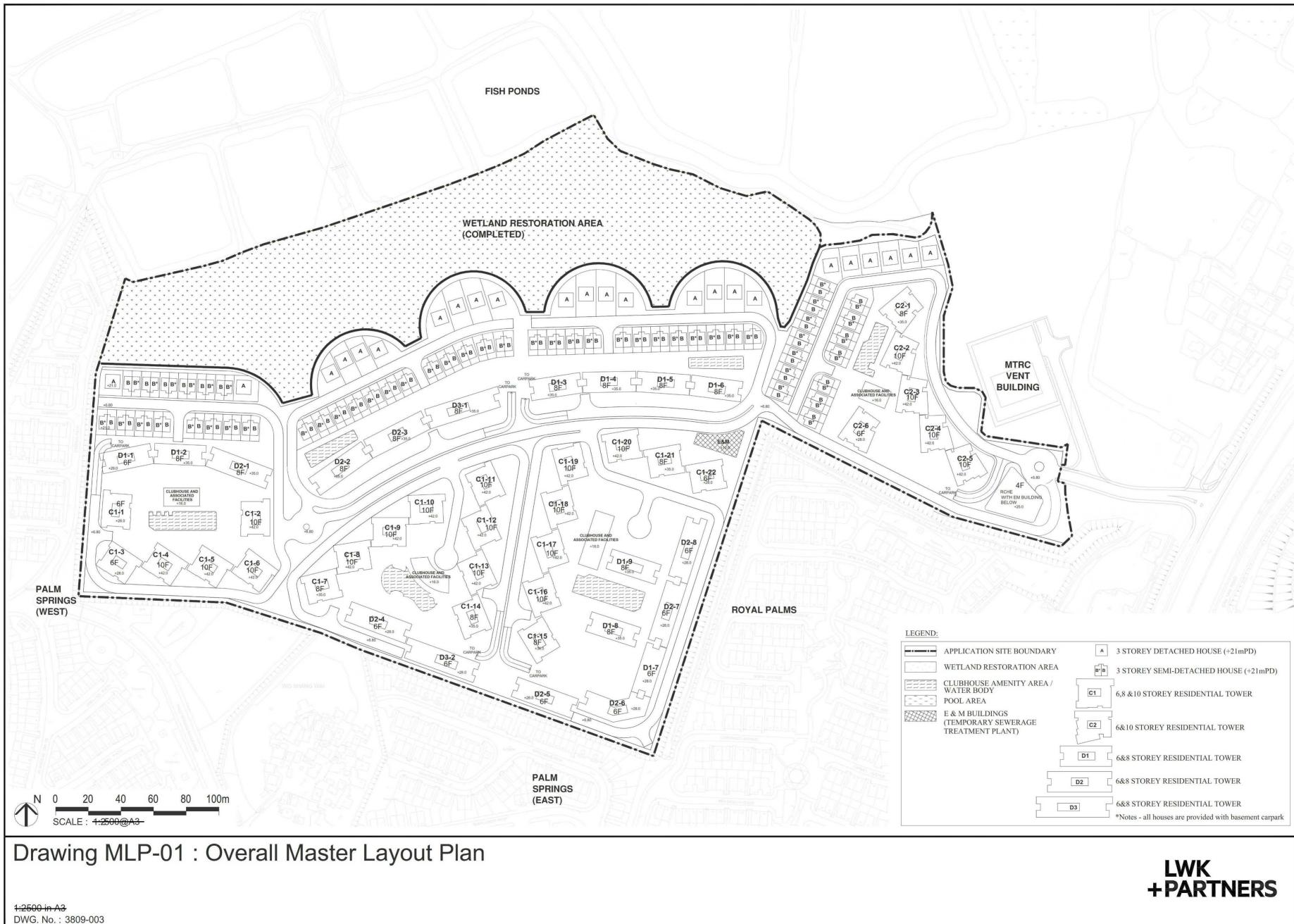
ANNEX: C.1

REVISION: 0  
DATE: JUN 2025

(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  
3



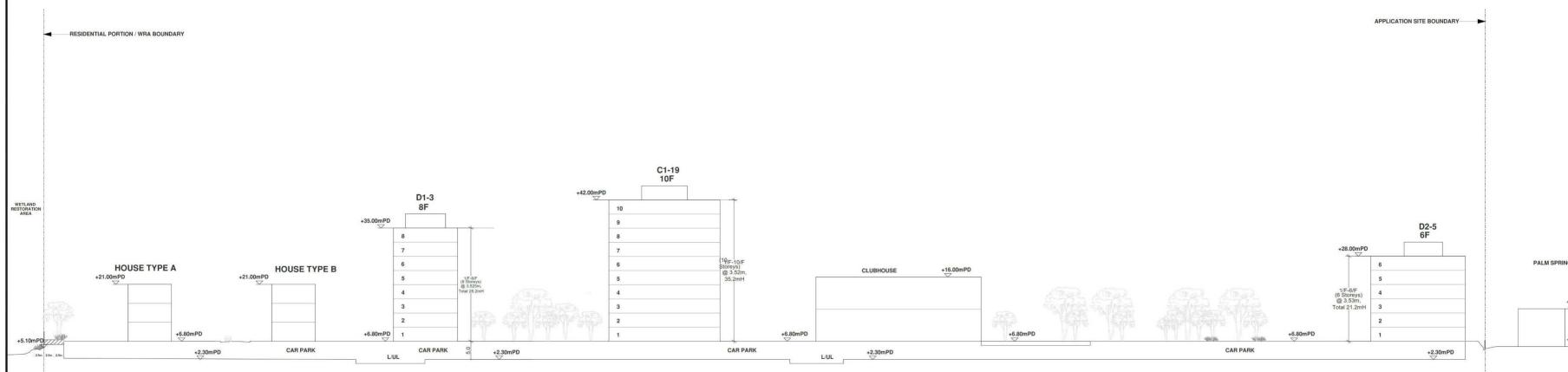
(摘錄自申請人於 18.9.2025 呈交的申請書)  
(Extract from Applicant's Submission of 18.9.2025)

參考編號  
REFERENCE No.  
M/YLE1/25/143

繪圖  
DRAWING  
4



KEYPLAN



Drawing MLP-06 : Section 1

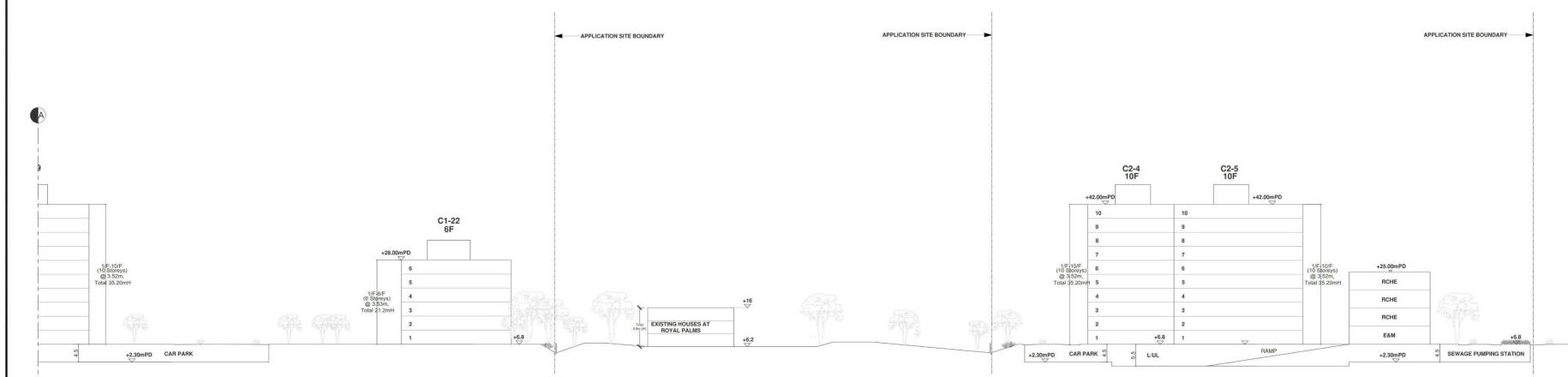
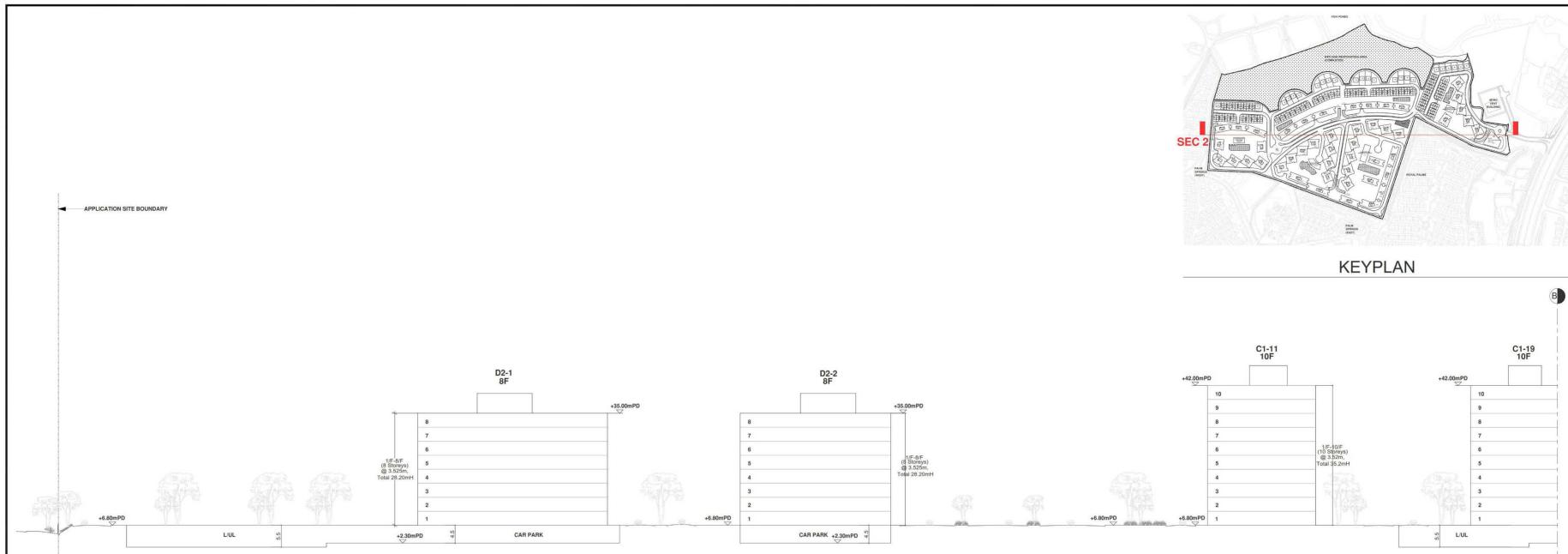
+1000 @ A3

**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



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

+1000 @ A3

**LWK  
+PARTNERS**

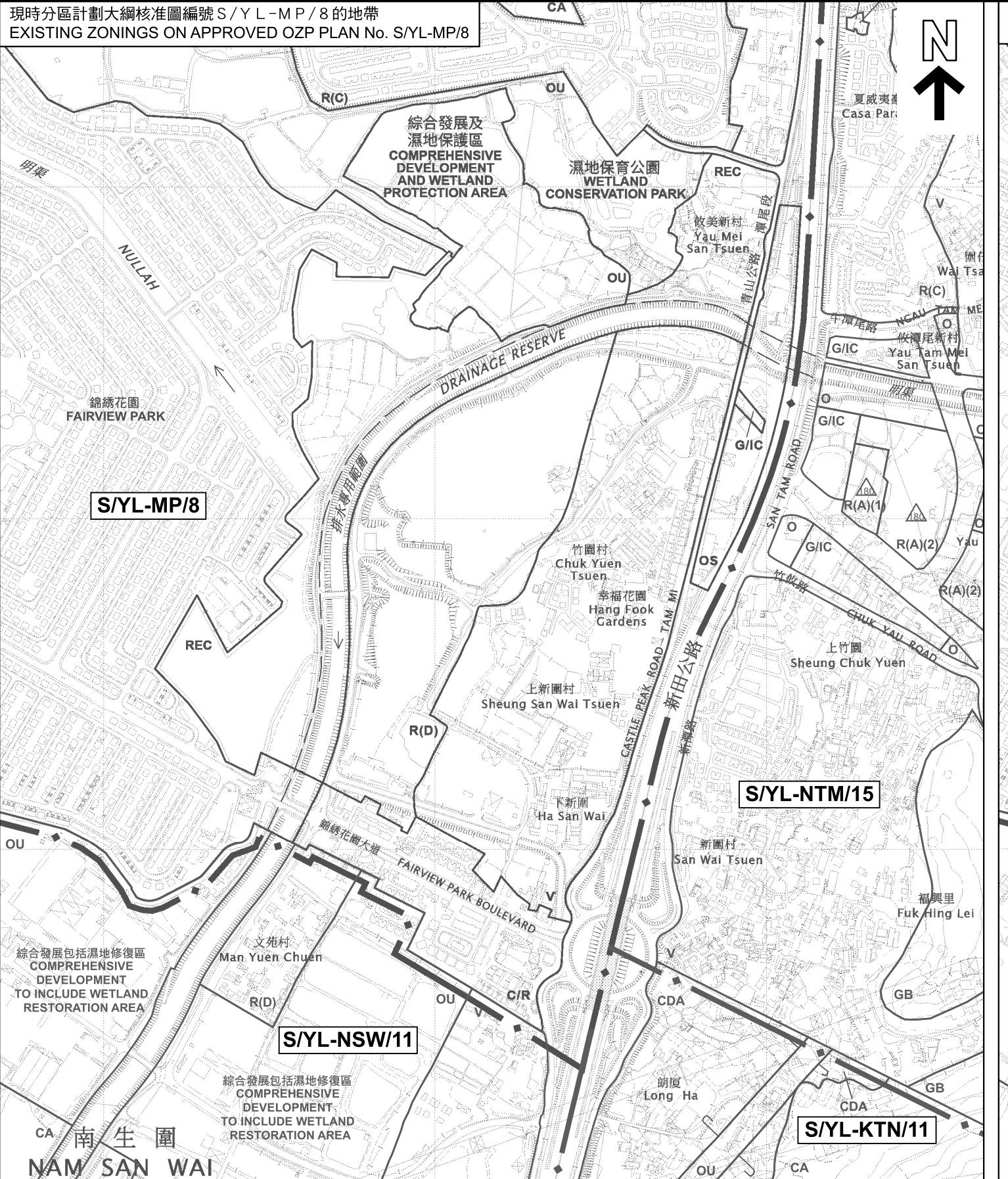
(摘錄自申請人於 18.9.2025 呈交的申請書)  
(Extract from Applicant's Submission of 18.9.2025)

參考編號  
REFERENCE No.  
M/YLE1/25/143

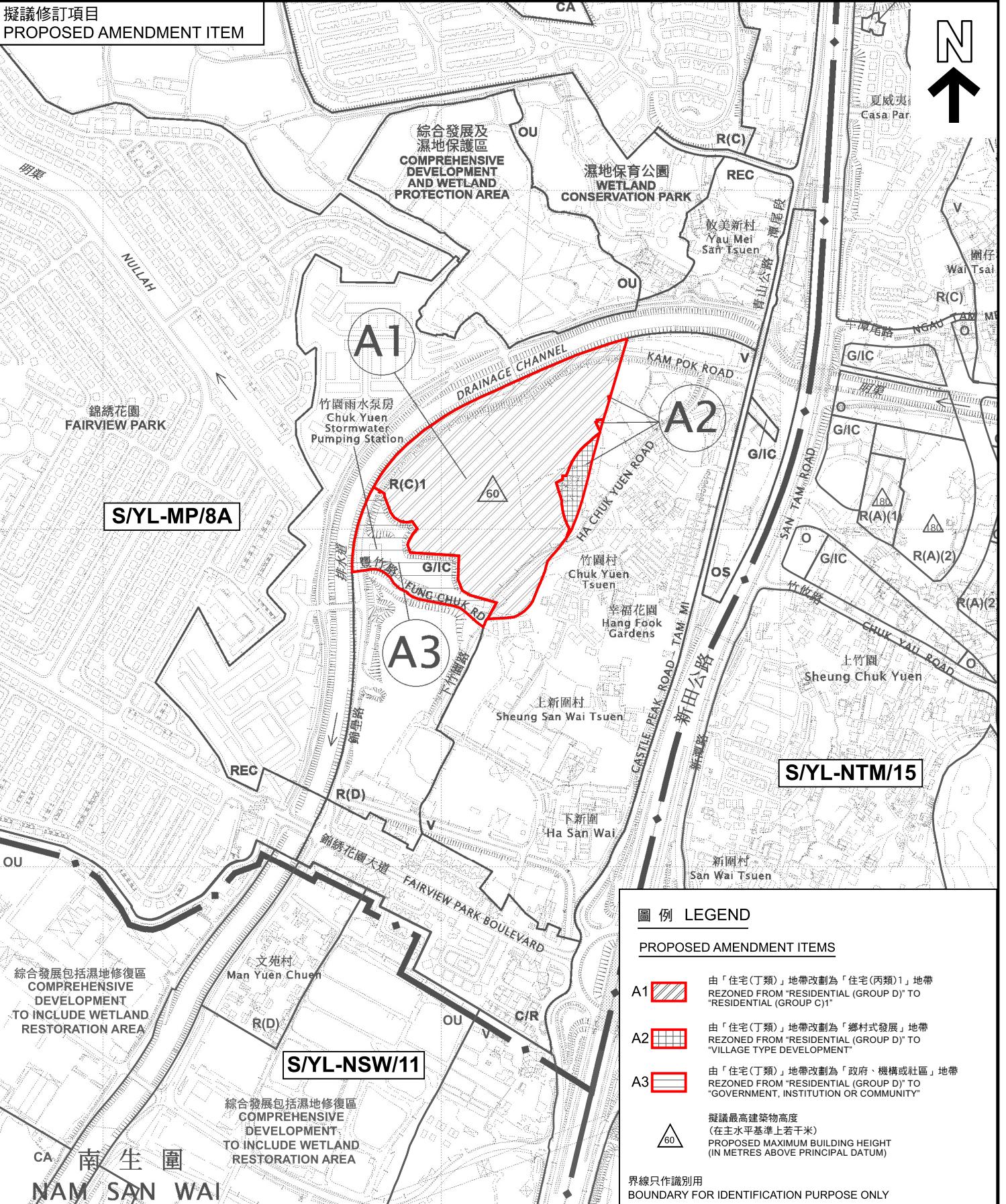
繪圖  
DRAWING  
5b



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



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"

△ 60  
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

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

SCALE 1:7500 比例尺

100 0 100 200 300 400 500 600 700 METRES

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

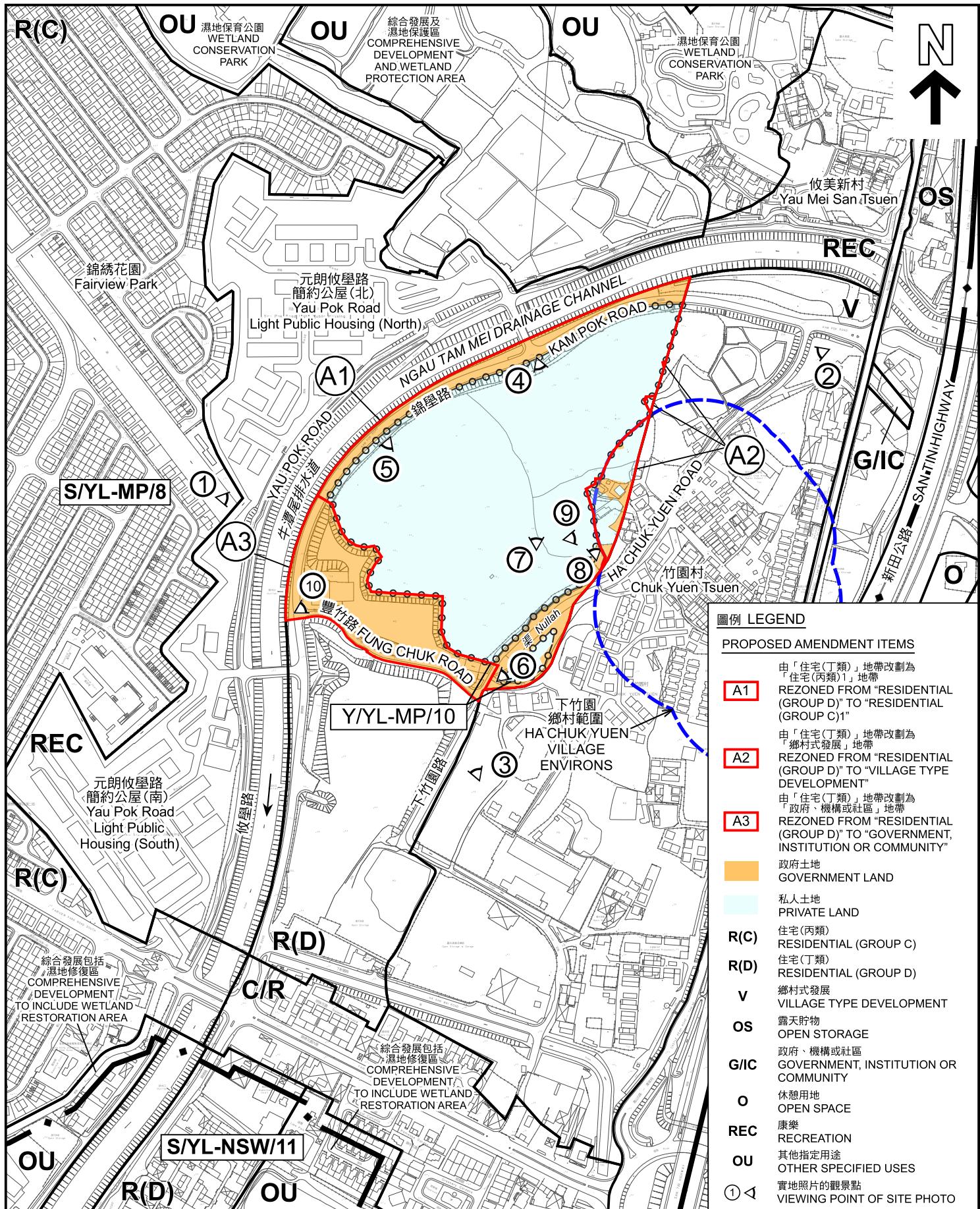


規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/YLE1/25/143

圖 PLAN  
1a





### 平面圖 SITE PLAN

米埔及錦绣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

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

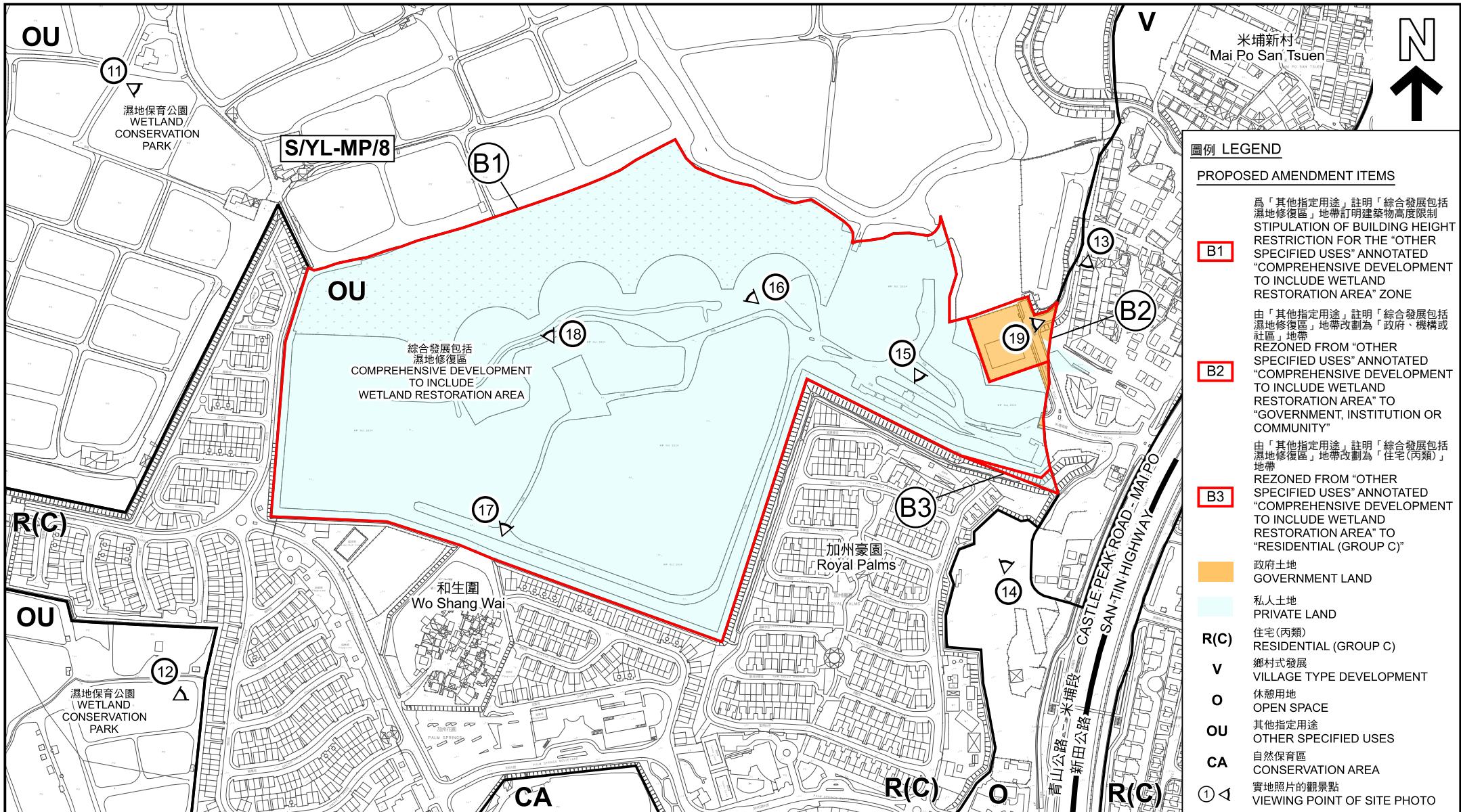
SCALE 1:5000 比例尺  
100 0 100 200 METRES



規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/YLE1/25/143

圖 PLAN  
2a



## 平面圖 SITE PLAN

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

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 1:5000 比例尺  
METRES 100 0 100 200 METRES



## 規劃署 Planning Department

參考編號  
REFERENCE No.  
M/YLE1/25/1

## 圖 PLAN 2b



圖例 LEGEND

## PROPOSED AMENDMENT ITEMS

由「住宅(丁類)」地帶改劃為  
「住宅(丙類)1」地帶

**A1 REZONED FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C)"**

由「住宅(丁類)」地帶改劃為  
「鄉村式發展」地帶

**A2 REZONED FROM "RESIDENTIAL (GROUP D)" TO "VILLAGE TYPE DEVELOPMENT"**

由「住宅(丁類)」地帶改劃為  
「政府、機構或社區」地帶  
REZONED FROM "RESIDE

A3 REZONED FROM RESIDENTIAL (GROUP D) TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 航攝照片 AERIAL PHOTO

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)

EXTRACT PLAN PREPARED ON 20.1.2026  
BASED ON TRUE DIGITAL ORTHOPHOTO  
(TDOP(VERSION JUL 2025 )) BY LANDS  
DEPARTMENT

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 MAJOR AND

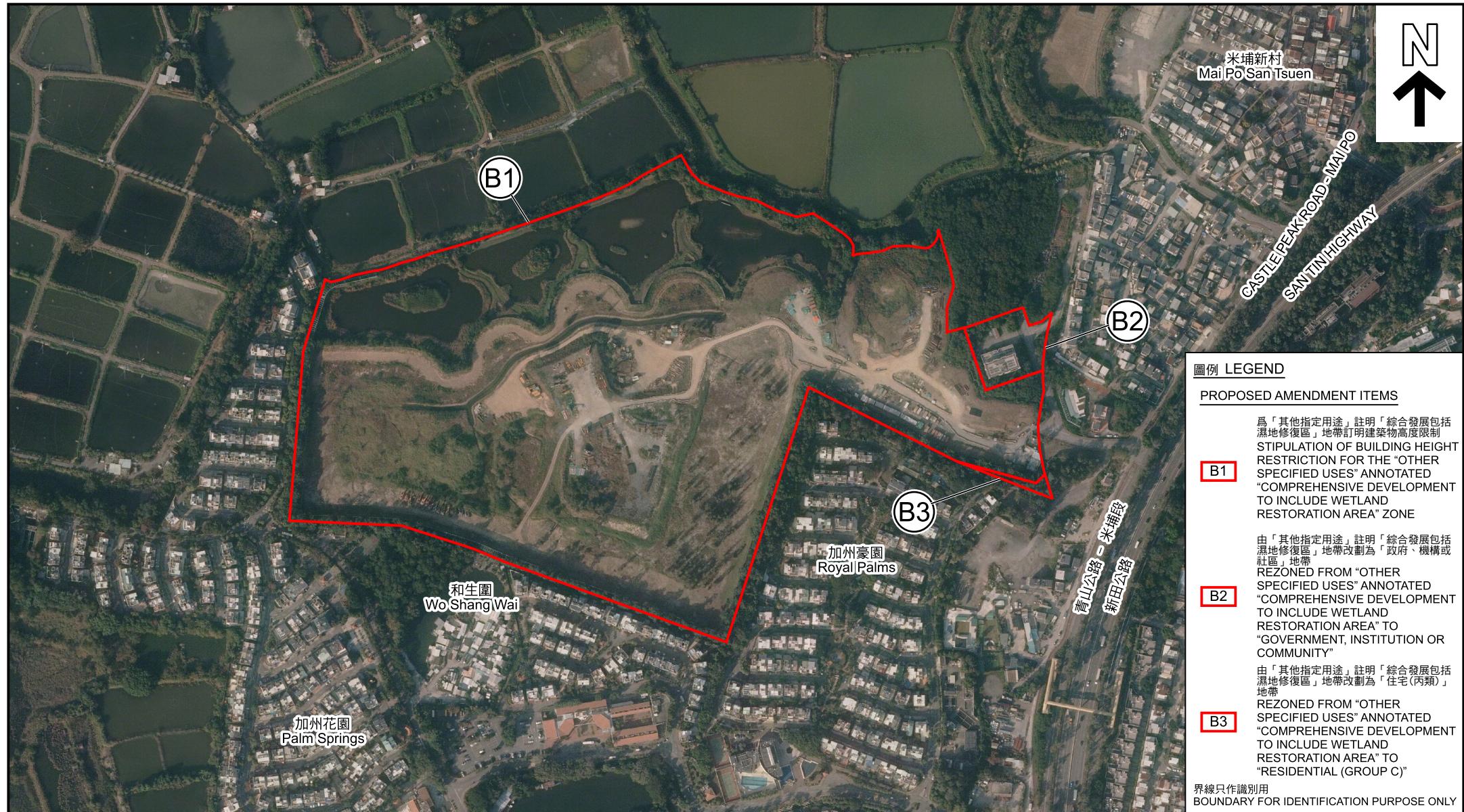
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND  
FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8  
ITEMS A1 TO A3



## 規劃署 Planning Department

參考編號  
REFERENCE No.  
M/YLE1/25/1

## 圖 PLAN 3a



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

### 航攝照片 AERIAL PHOTO

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  
3b

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

米埔及錦绣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

米埔及錦绣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



規劃署  
Planning Department

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

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	實地照片 SITE PHOTOS  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
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7



8



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

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

實地照片 SITE PHOTOS

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  
4d

9



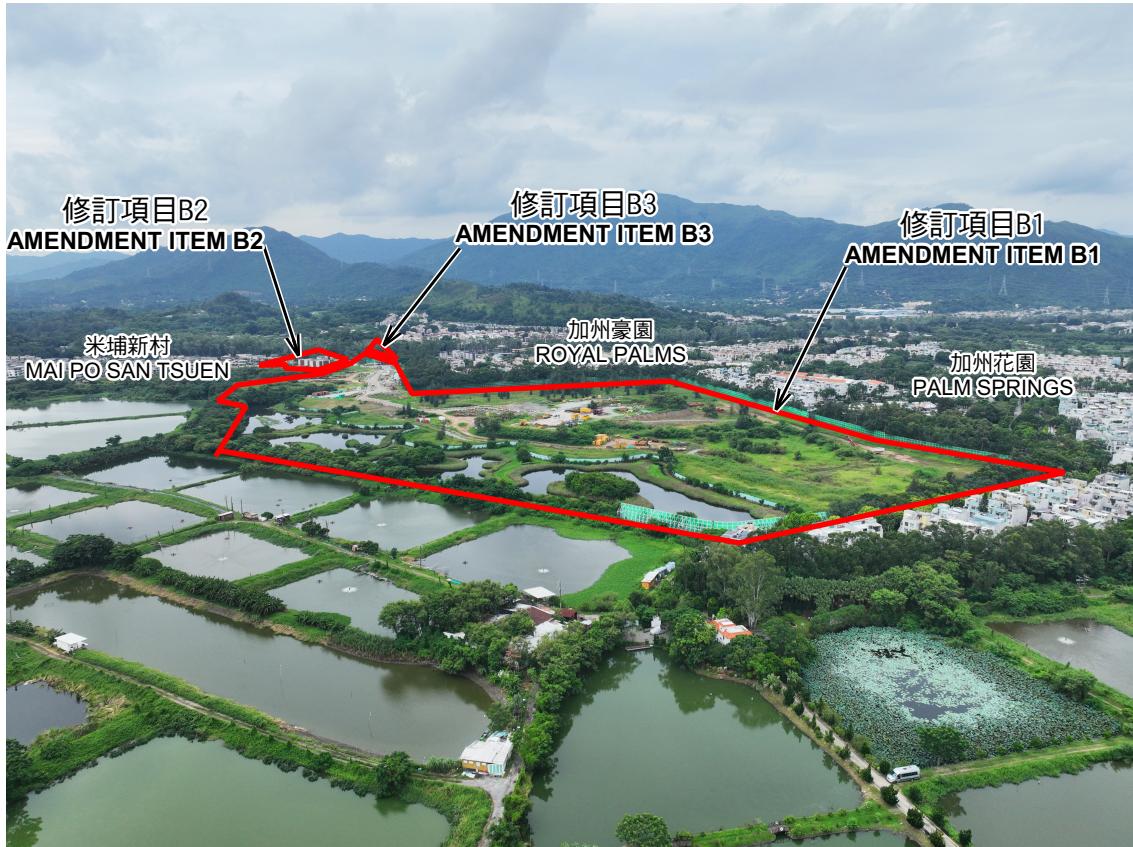
10



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

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	實地照片 SITE PHOTOS  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	規畫署 Planning Department  參考編號 REFERENCE No. M/YLE1/25/143	圖 PLAN 4e
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11



12



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

米埔及錦绣花園分區計劃大綱核淮圖編號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

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	實地照片 SITE PHOTOS  米埔及錦绣花園分區計劃大綱核批圖編號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
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15



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

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

#### 實地照片 SITE PHOTOS

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

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

#### 實地照片 SITE PHOTOS

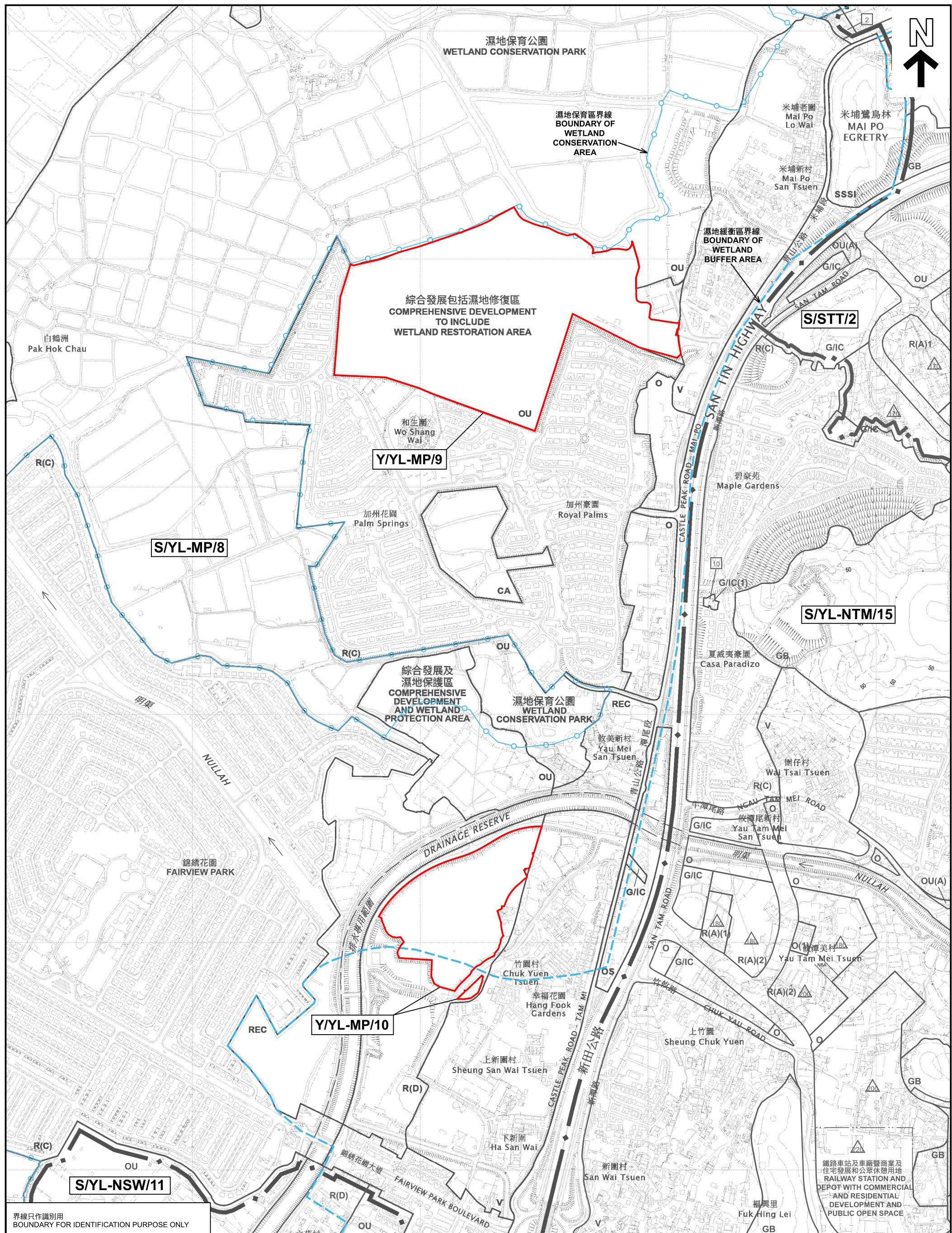
米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/8的擬議修訂  
項目B1至B2  
PROPOSED AMENDMENT TO THE APPROVED MAI PO AND  
FAIRVIEW PARK OUTLINE ZONING PLAN No. S/YL-MP/8  
ITEMS B1 TO B2



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

## 位置圖 LOCATION PLAN

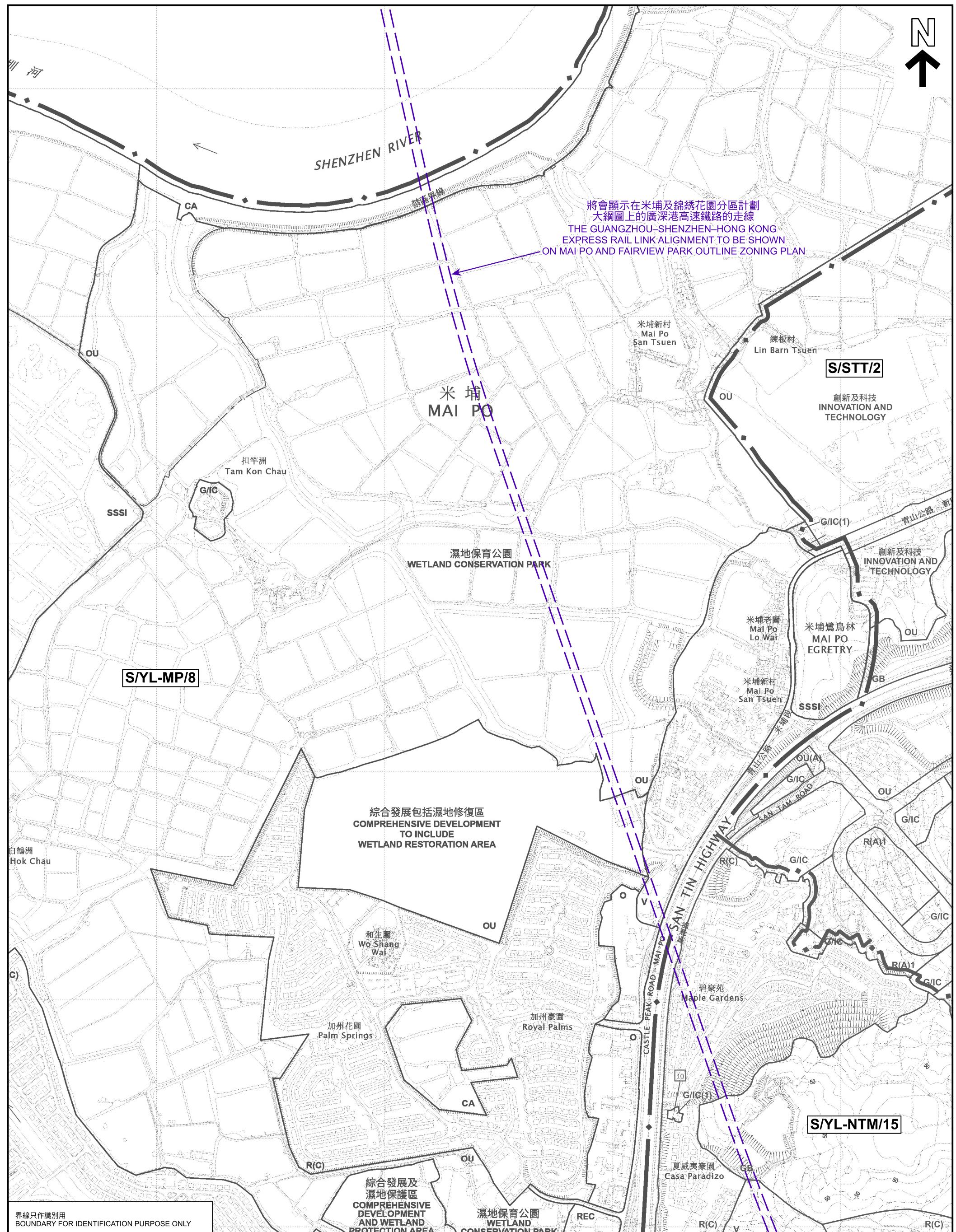


# 規劃署 Planning Department

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

參考編號  
REFERENCE No.  
M/YLE1/25/

# 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

SCALE 1 : 7 500 比例尺

A scale bar for a 1:7500 scale map. It features a horizontal line with tick marks. The text 'METRES' is at the left end, and 'METRES' is at the right end. Numerical values 100, 0, 100, 200, 300, 400, 500, 600, and 700 are placed above the line at regular intervals. The first '100' is preceded by a short line segment, and the last '700' is followed by a short line segment.



## 規劃署 Planning Department

參考編號  
REFERENCE No.  
M/YLE1/25/

圖 PLAN  
6