

B.D. REF. :
F.S.D. REF. :
REVISIONS:

NO.	DESCRIPTION	DATE

NOTE:
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PROJECT :
SECTION 12A PLANNING APPLICATION FOR REZONING VARIOUS LOTS & ADJOINING GOVERNMENT LAND IN DD 104, YUEN LONG, N.T. FROM "REC" & "R1C" ZONES TO "R1C1" ZONE

DRAWING TITLE :
INDICATIVE MASTER LAYOUT PLAN

DATE : FEB 2020	PAPER SIZE : A3
SCALE : 1:3000	DRAWN : AIL
PROJECT NO. : 758	
DWG. NO. : (758)S16-A-02	

LEGEND

--- APPLICATION SITE BOUNDARY

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 basement floor / refuge floor.

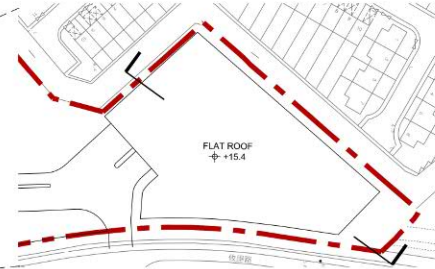


(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

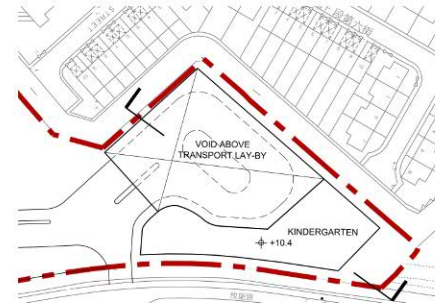
參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 1a
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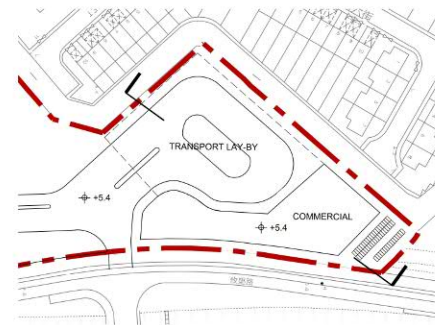
KEY PLAN
1:4000



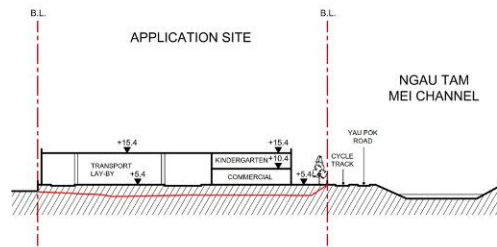
ROOF PART PLAN
1:1500



1/F PART PLAN
1:1500



G/F PART PLAN
1:1500



SECTION
1:1500

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REVISIONS :

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PROJECT :
SECTION 12A PLANNING APPLICATION FOR REZONING VARIOUS LOTS & ADJOINING GOVERNMENT LAND IN DD 104, YUEN LONG, N.T. FROM "REC" & "R1C" ZONES TO "R1C1" ZONE

DRAWING TITLE :
INDICATIVE PART PLANS

DATE : FEB 2020	PAPER SIZE : A3
SCALE AS SHOWN	DRAWN : AIL
PROJECT NO. : 758	
DWG. NO. : (758S)S16-A-03	

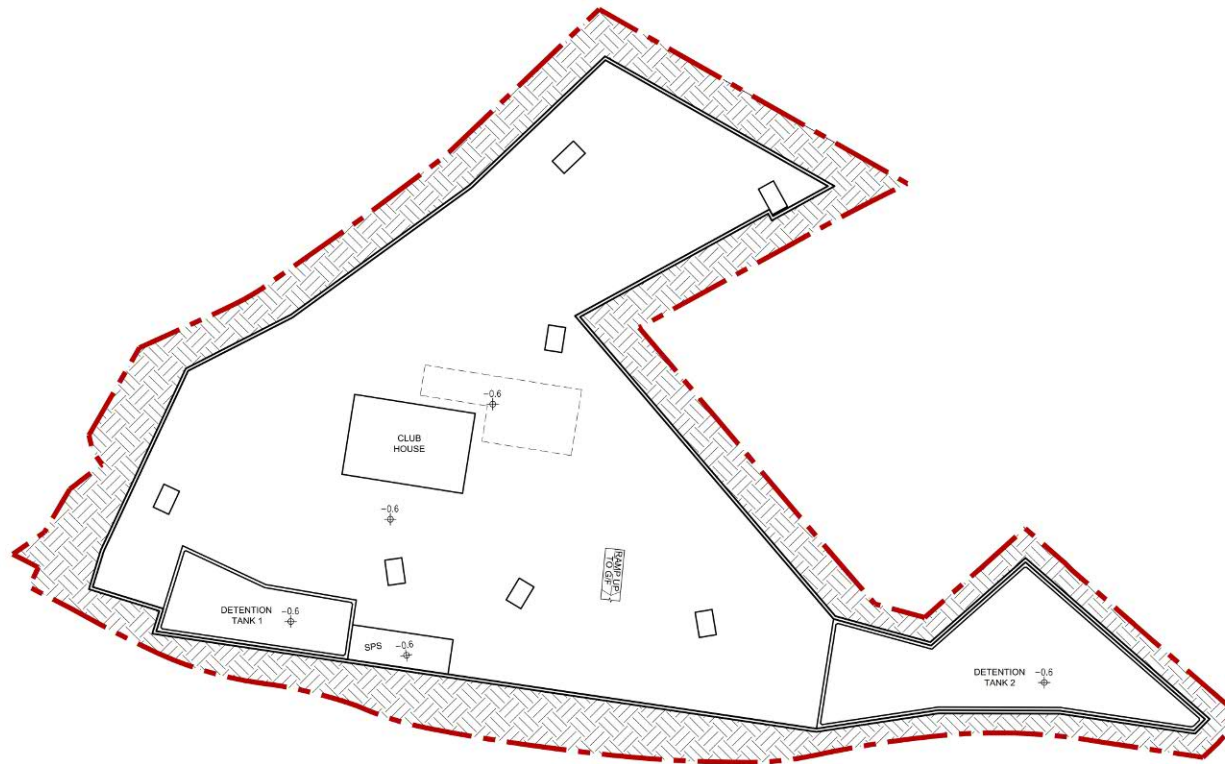
LEGEND

- APPLICATION SITE BOUNDARY
 - 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 basement floor / refuge floor.



(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 1b
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B.D. REF. :
F.S.D. REF. :
REVISIONS :

NO.	DESCRIPTION	DATE

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PROJECT :
SECTION 12A PLANNING APPLICATION
FOR REZONING VARIOUS LOTS &
ADJOINING GOVERNMENT LAND IN DD
104, YUEN LONG, N.T. FROM "REC" &
"R1C" ZONES TO "R1C1" ZONE



DRAWING TITLE :
INDICATIVE
BASEMENT LAYOUT PLAN

DATE : FEB 2020	PAPER SIZE : A3
SCALE : 1:1500	DRAWN : AIL
PROJECT NO. : 758	
DWG. No. : (758)S16-A-04	

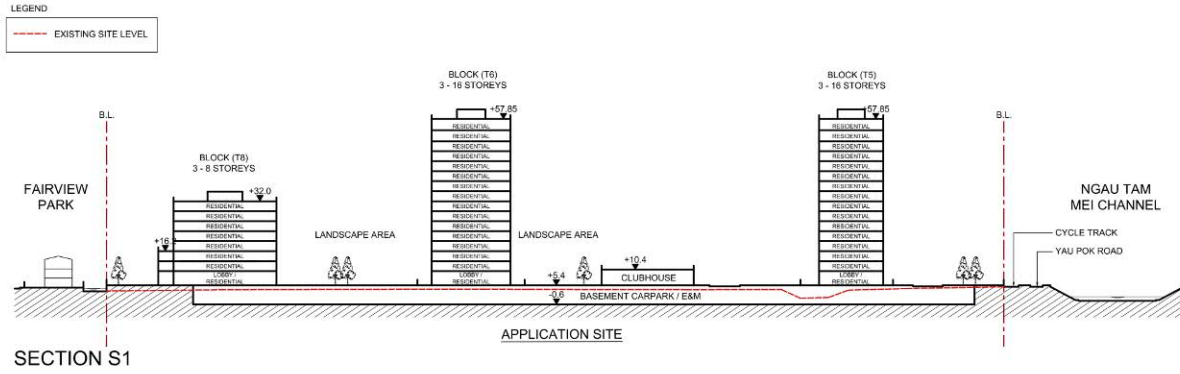
LEGEND
- - - - - APPLICATION SITE BOUNDARY

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 basement floor / refuge floor.

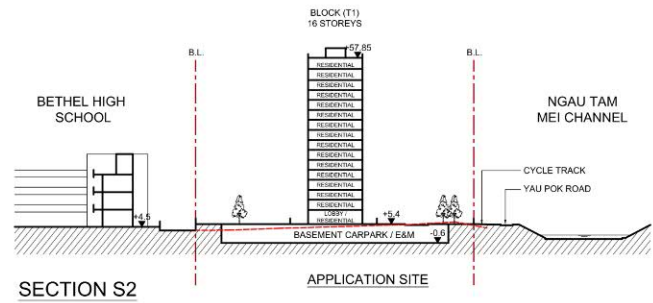


(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 2
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SECTION S1



SECTION S2

LEGEND
 - - - - - EXISTING SITE LEVEL

B.D. REF. :
 F.S.D. REF. :
 REVISIONS :

NO.	DESCRIPTION	DATE

NOTE:
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PROJECT :
 SECTION 12A PLANNING APPLICATION FOR REZONING VARIOUS LOTS & ADJOINING GOVERNMENT LAND IN DD 104, YUEN LONG, N.T. FROM "REC" & "R1C1" ZONES TO "R1C1" ZONE

DRAWING TITLE :
 INDICATIVE SECTIONS

DATE : FEB 2020	PAPER SIZE : A3
SCALE : 1:1500	DRAWN : AIL
PROJECT NO. : 758	
DWG. NO. : (758S)S16-S-01	

- - - - - 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 basement floor / refuge floor.



(摘錄自申請人於14. 5. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

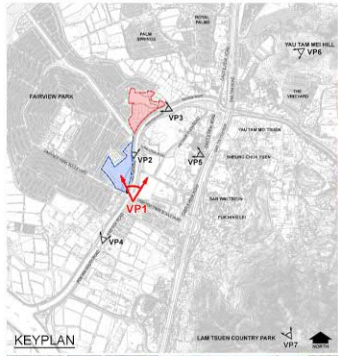
參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 3
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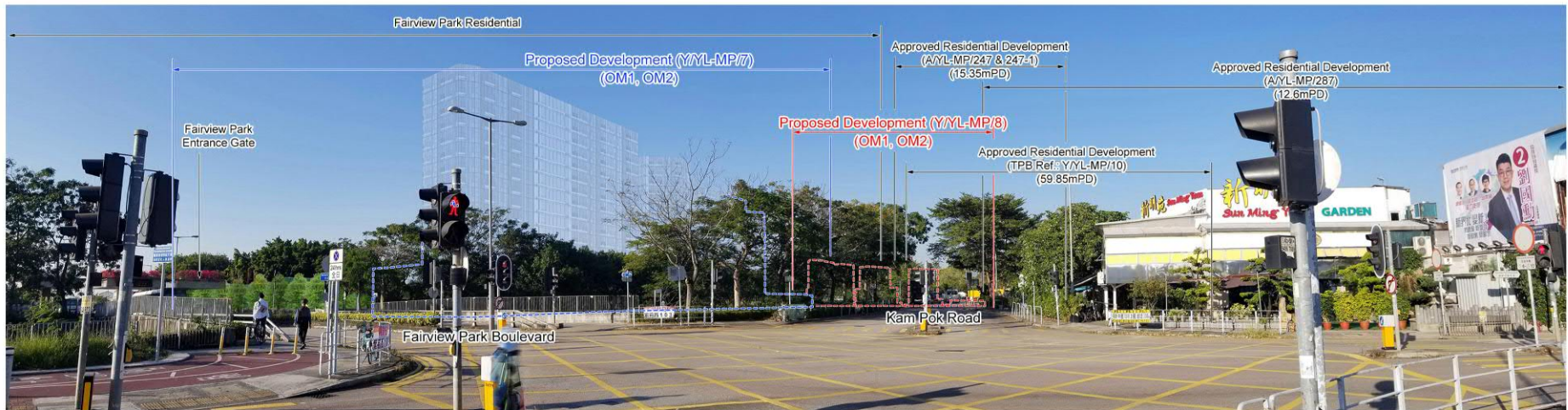
	TITLE : LANDSCAPE MASTER PLAN	APPENDIX: C.1
	PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8 from "REC and R(C)" Zones to "R(C)1" Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories.	REVISION: C
		DATE: MAY 2026

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. Y/YL-MP/7 & 8	繪圖 DRAWING Z - 4
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VP1 - View towards Application Site from Fairview Park Boulevard Intersection (Condition as of Year 2022 before the construction of the Light Public Housing)



VP1 - View towards Application Site from Fairview Park Boulevard Intersection with Proposed Development



TITLE: **PHOTOMONTAGES – VP1 PEDESTRIANS AND VEHICLES FROM FAIRVIEW PARK BOULEVARD INTERSECTION (VSR T1)**

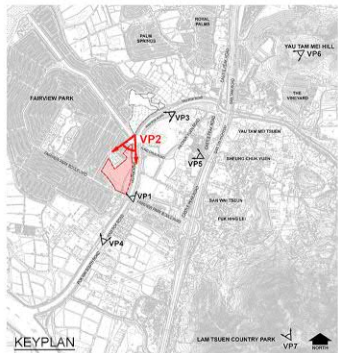
PROJECT: Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8 from "REC" Zone to "R(C)1" Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories

FIGURE: **5.1**
 REVISION: B
 DATE: MAY 2026

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號
 REFERENCE No.
 YYL-MP/7 & 8

繪圖
 DRAWING
 Z - 5a



VP2 - View towards Application Site from Yau Pok Road and Existing Cycle Track (Condition as of Year 2022 before the construction of the Light Public Housing)



VP2 - View towards Application Site from Yau Pok Road and Existing Cycle Track with Proposed Development



TITLE: **PHOTOMONTAGES – VP2 PEDESTRIANS, CYCLISTS AND DRIVERS ON YAU POK ROAD AND EXISTING CYCLE TRACK (VSR T2)**

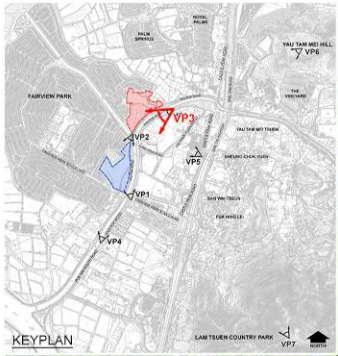
PROJECT: Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. SYL-MP/8 from "REC and R(C)" Zones to "R(C)1" Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories

FIGURE: **5.2**
 REVISION: A
 DATE: OCT 2025

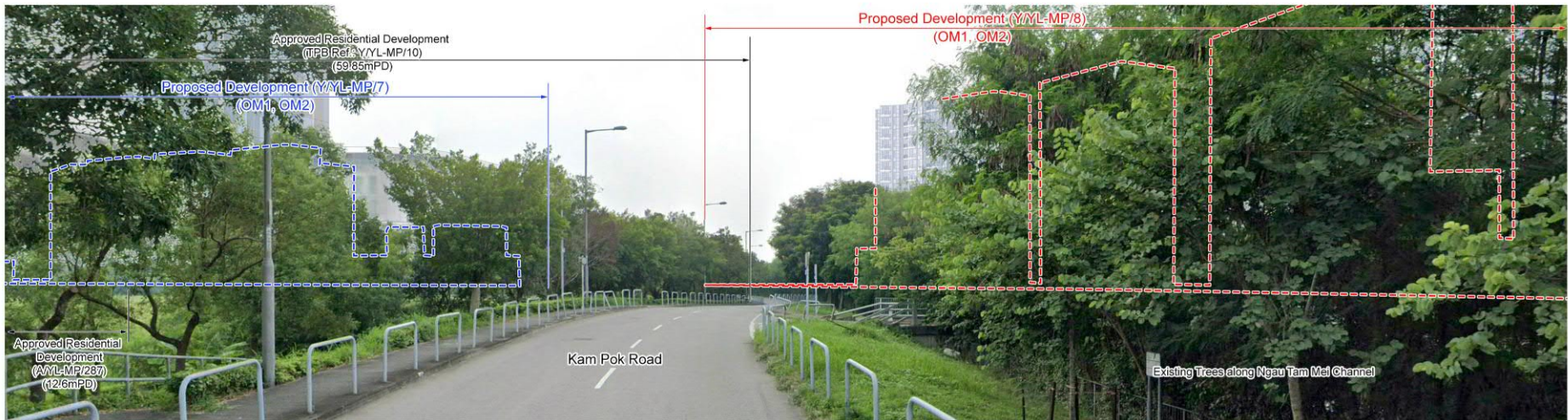
(摘錄自申請人於14. 5. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號
 REFERENCE No.
 YY/L-MP/7 & 8

繪圖
 DRAWING
 Z - 5b



VP3 - View towards Application Site from Kam Pok Road (Condition as of Year 2022 before the construction of the Light Public Housing)



VP3 - View towards Application Site from Kam Pok Road with Proposed Development



TITLE : **PHOTOMONTAGES – VP3 PEDESTRIANS AND DRIVERS ON KAM POK ROAD (VSR T3)**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. SYL-MP/8 from “REC and R(C)” Zones to “R(C)1” Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories

FIGURE: **5.3**

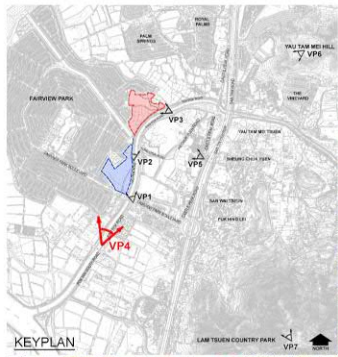
REVISION: B

DATE: MAY 2026

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

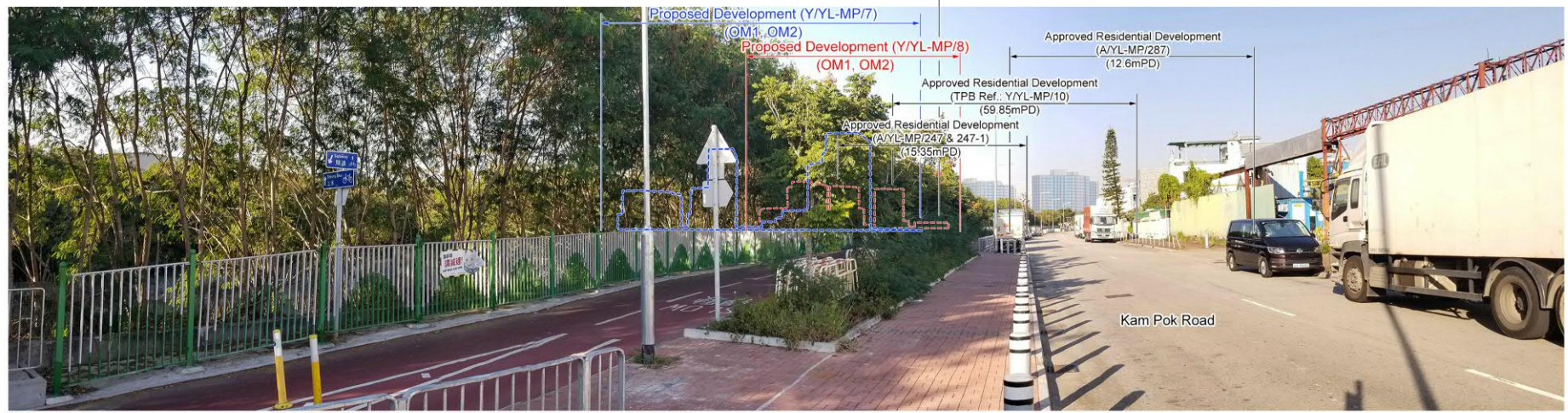
參考編號
REFERENCE No.
YYL-MP/7 & 8

繪圖
DRAWING
Z - 5c



VP4 - View towards Application Site between Kam Pok Road and Pok Wai South (Condition as of Year 2022 before the construction of the Light Public Housing)

Fairview Park Residential



VP4 - View towards Application Site between Kam Pok Road and Pok Wai South with Proposed Development



TITLE: **PHOTOMONTAGES – VP4 PEDESTRIANS, CYCLISTS AND DRIVERS BETWEEN KAM POK ROAD AND POK WAI SOUTH AND \ EXISTING CYCLE TRACK (VSR T4)**

PROJECT: Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8 from “REC” Zone to “R(C)1” Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories

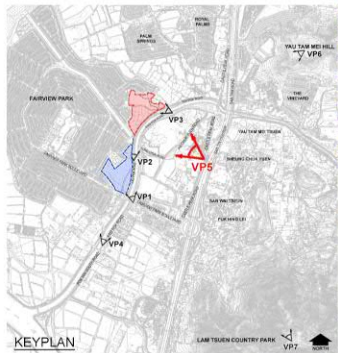
FIGURE: **5.4**

REVISION: B

DATE: MAY 2026

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. Y/YL-MP/7 & 8	繪圖 DRAWING Z - 5d
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VP5 - View towards Application Site from Ha Chuk Yuen Sitting-out Area (Condition as of Year 2022 before the construction of the Light Public Housing)



VP5 - View towards Application Site from Ha Chuk Yuen Sitting-out Area with Proposed Development



TITLE: **PHOTOMONTAGES – VP5 USERS OF PUBLIC OPEN SPACE PAVILLION AT CASTLE PEAK ROAD (VSR REC1)**

PROJECT: Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8 from "REC" Zone to "R(C)1" Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories

FIGURE: **5.5**

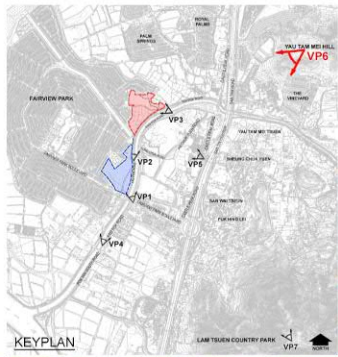
REVISION: B

DATE: MAY 2026

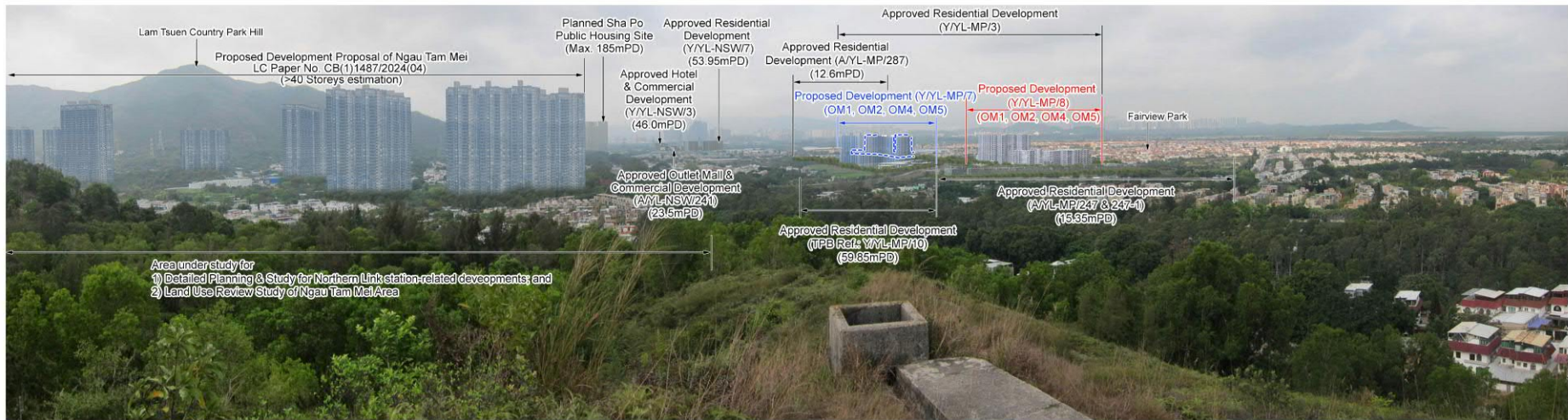
(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號
REFERENCE No.
YYL-MP/7 & 8

繪圖
DRAWING
Z - 5e



VP6 - View towards Application Site from Yau Tam Mei Hill (Condition as of Year 2022 before the construction of the Light Public Housing)



VP6 - View towards Application Site from Yau Tam Mei Hill with Proposed Development

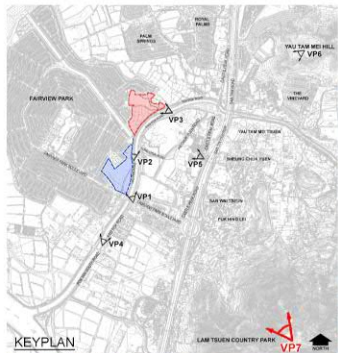


TITLE :	PHOTOMONTAGES – VP6 HIKERS ON YAU TAM MEI HILL (VSR REC2)
PROJECT :	Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8 from “REC” Zone to “R(C)1” Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories

FIGURE:	5.6
REVISION:	B
DATE:	MAY 2026

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 5f
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VP7 - View towards Application Site from Lam Tsuen Country Park Hill (Condition as of Year 2022 before the construction of the Light Public Housing)

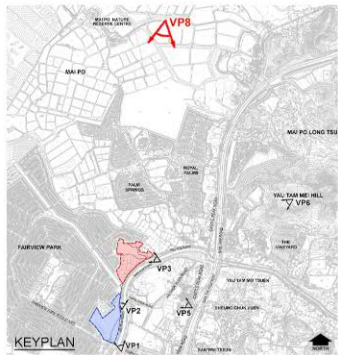


VP7 - View towards Application Site from Lam Tsuen Country Park Hill with Proposed Development

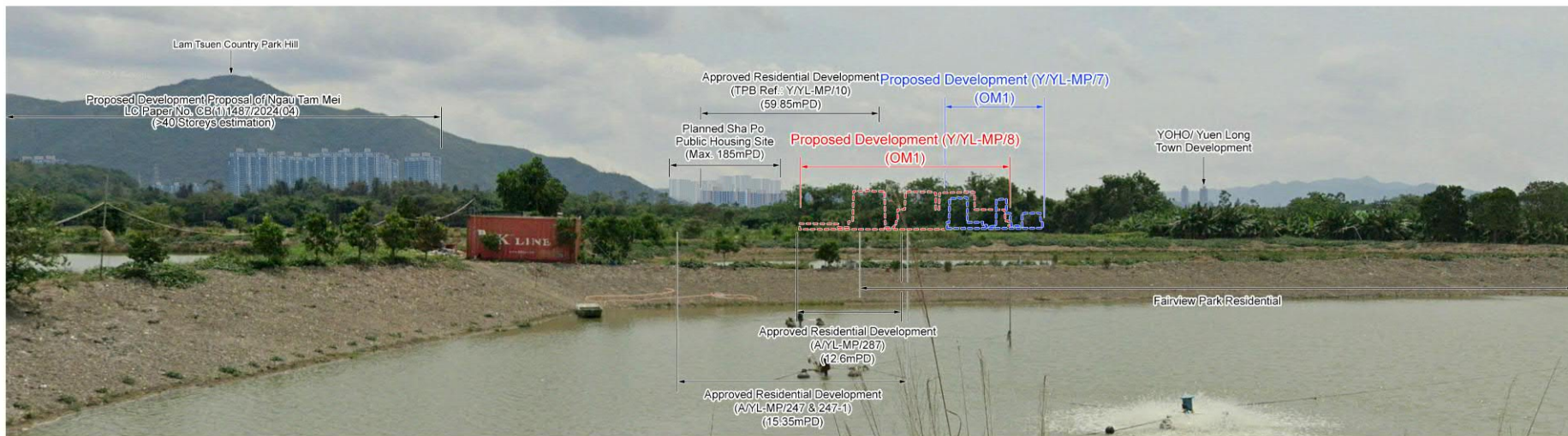
	TITLE :	PHOTOMONTAGES – VP7 HIKERS ON LAM TSUEN COUNTRY PARK (VSR REC3)	FIGURE:	5.7
	PROJECT :	Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8 from "REC" Zone to "R(C)1" Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories	REVISION:	B
			DATE:	MAY 2026

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 5g
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VP8 - View towards Application Site from Tam Kon Chau Road



VP8 - View towards Application Site from Tam Kon Chau Road with Proposed Development



TITLE : **PHOTOMONTAGES – VP8 VISITORS VISITORS TO MAI PO RESERVE CENTRE, VIEWING FROM TAM KON CHAU ROAD (VSR REC4)**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8 from “REC” Zone to “R(C)1” Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories

FIGURE: **5.8**

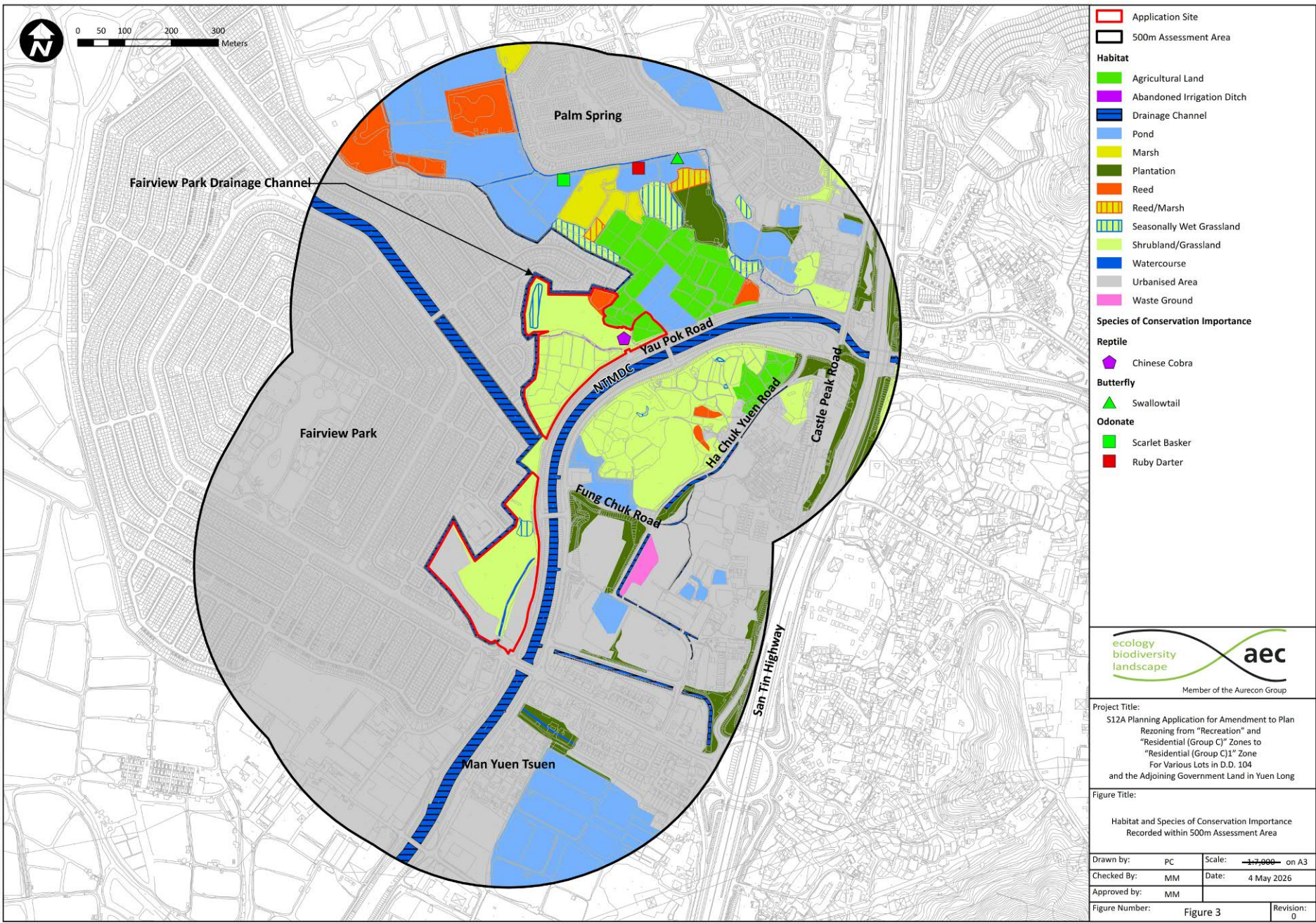
REVISION: C

DATE: MAY 2026

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

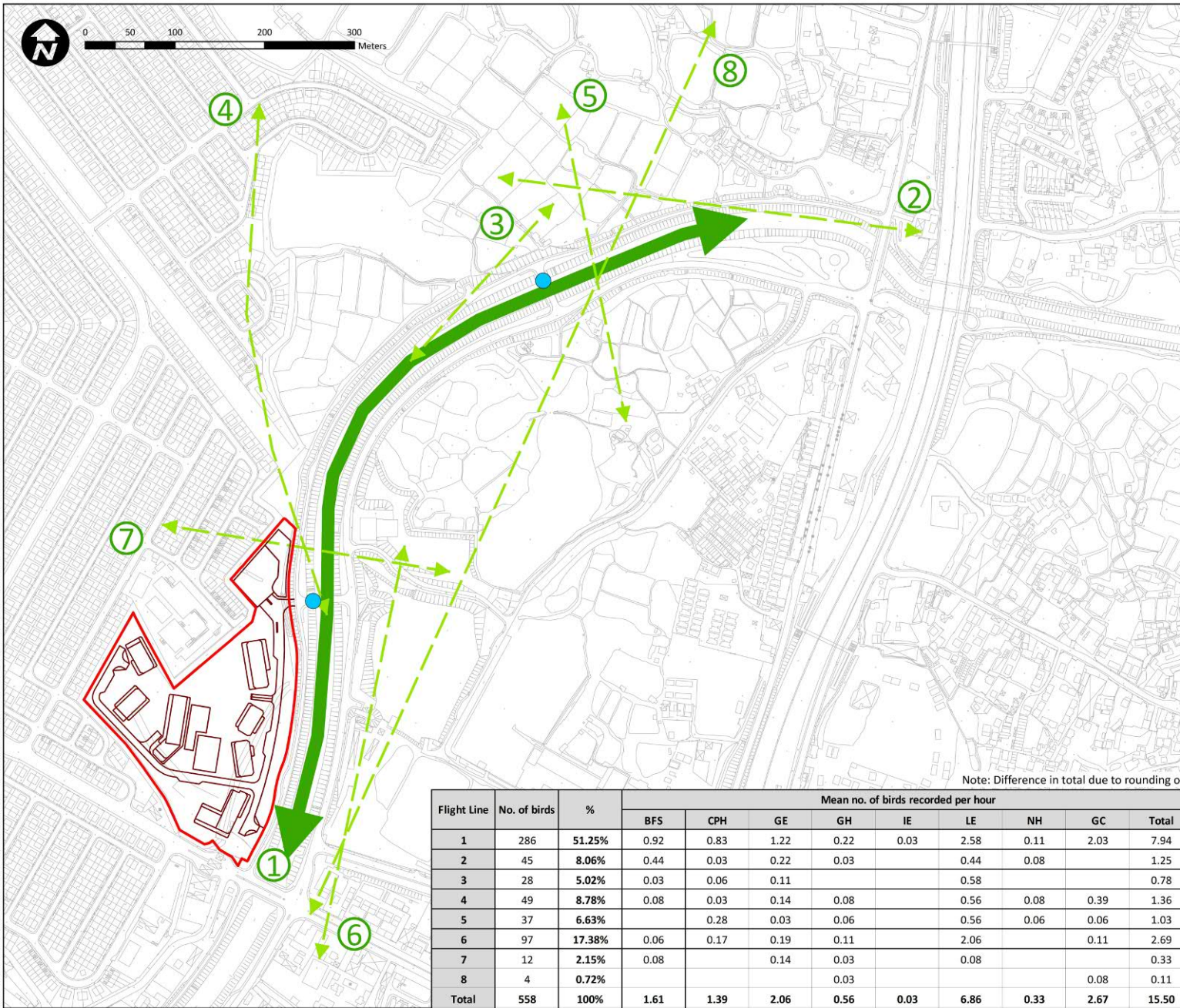
參考編號
REFERENCE No.
YYL-MP/7 & 8

繪圖
DRAWING
Z - 5h



(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 6
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- REC(S) Site
- Master Layout Plan
- Flight Line Observation Point
- ↔ Flight Line



Note: Difference in total due to rounding off

Flight Line	No. of birds	%	Mean no. of birds recorded per hour								
			BFS	CPH	GE	GH	IE	LE	NH	GC	Total
1	286	51.25%	0.92	0.83	1.22	0.22	0.03	2.58	0.11	2.03	7.94
2	45	8.06%	0.44	0.03	0.22	0.03		0.44	0.08		1.25
3	28	5.02%	0.03	0.06	0.11			0.58			0.78
4	49	8.78%	0.08	0.03	0.14	0.08		0.56	0.08	0.39	1.36
5	37	6.63%		0.28	0.03	0.06		0.56	0.06	0.06	1.03
6	97	17.38%	0.06	0.17	0.19	0.11		2.06		0.11	2.69
7	12	2.15%	0.08		0.14	0.03		0.08			0.33
8	4	0.72%				0.03				0.08	0.11
Total	558	100%	1.61	1.39	2.06	0.56	0.03	6.86	0.33	2.67	15.50

Project Title:
S12A Planning Application for Amendment to Plan
Rezoning from "Recreation" and
"Residential (Group C)" Zones to
"Residential (Group C)1" Zone
For Various Lots in D.D. 104
and the Adjoining Government Land in Yuen Long

Figure Title:
Identified Bird Flight Lines
with Master Layout Plan overlaid

Drawn by: JH Scale: ~~1:4,000~~ on A3

Checked By: MM Date: 7 Aug 2025

Approved by: PIL

Figure Number: Figure 4

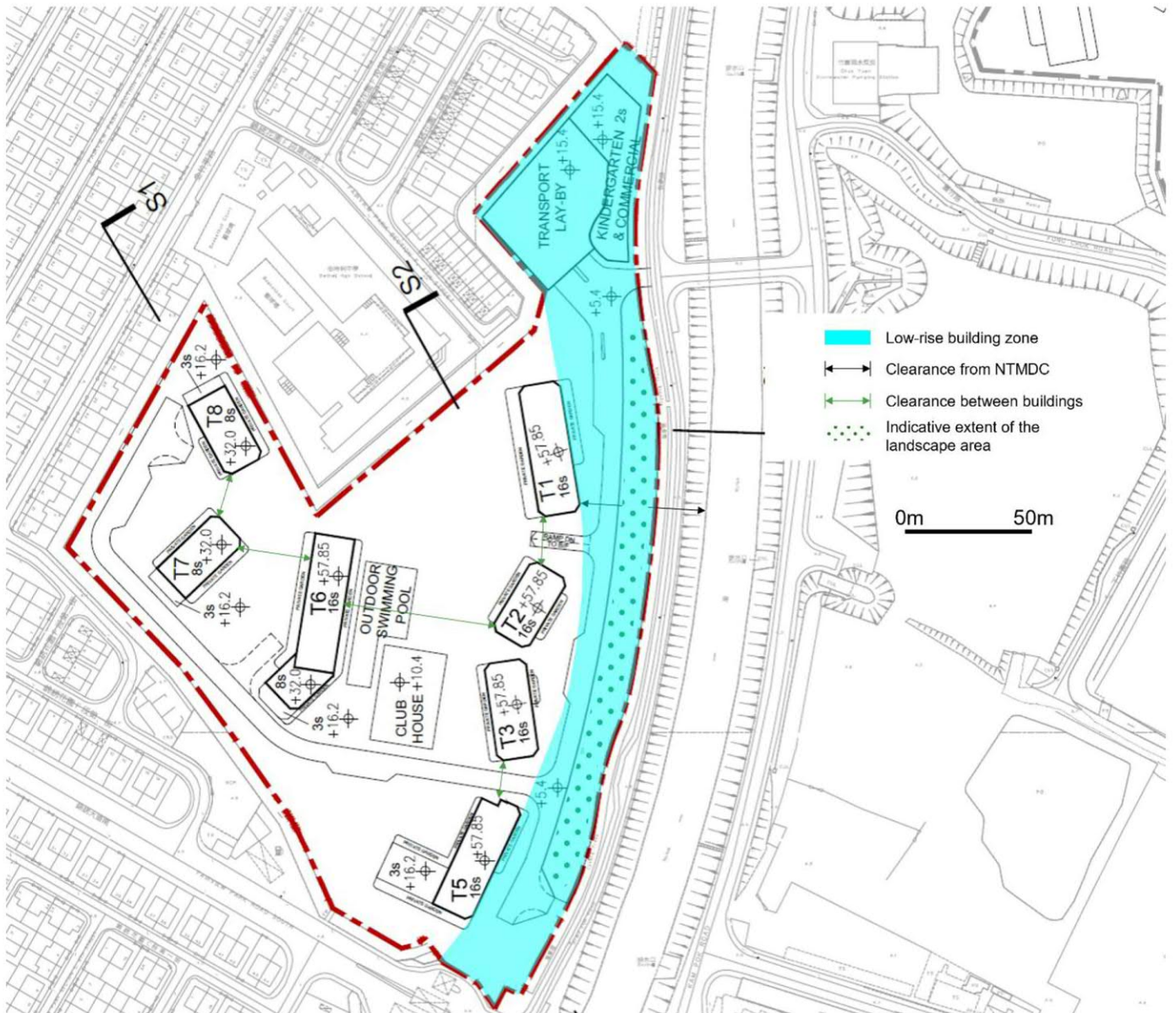
Revision: 0

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.5.2026)

參考編號
REFERENCE No.
YYL-MP/7 & 8

繪圖
DRAWING
Z - 7

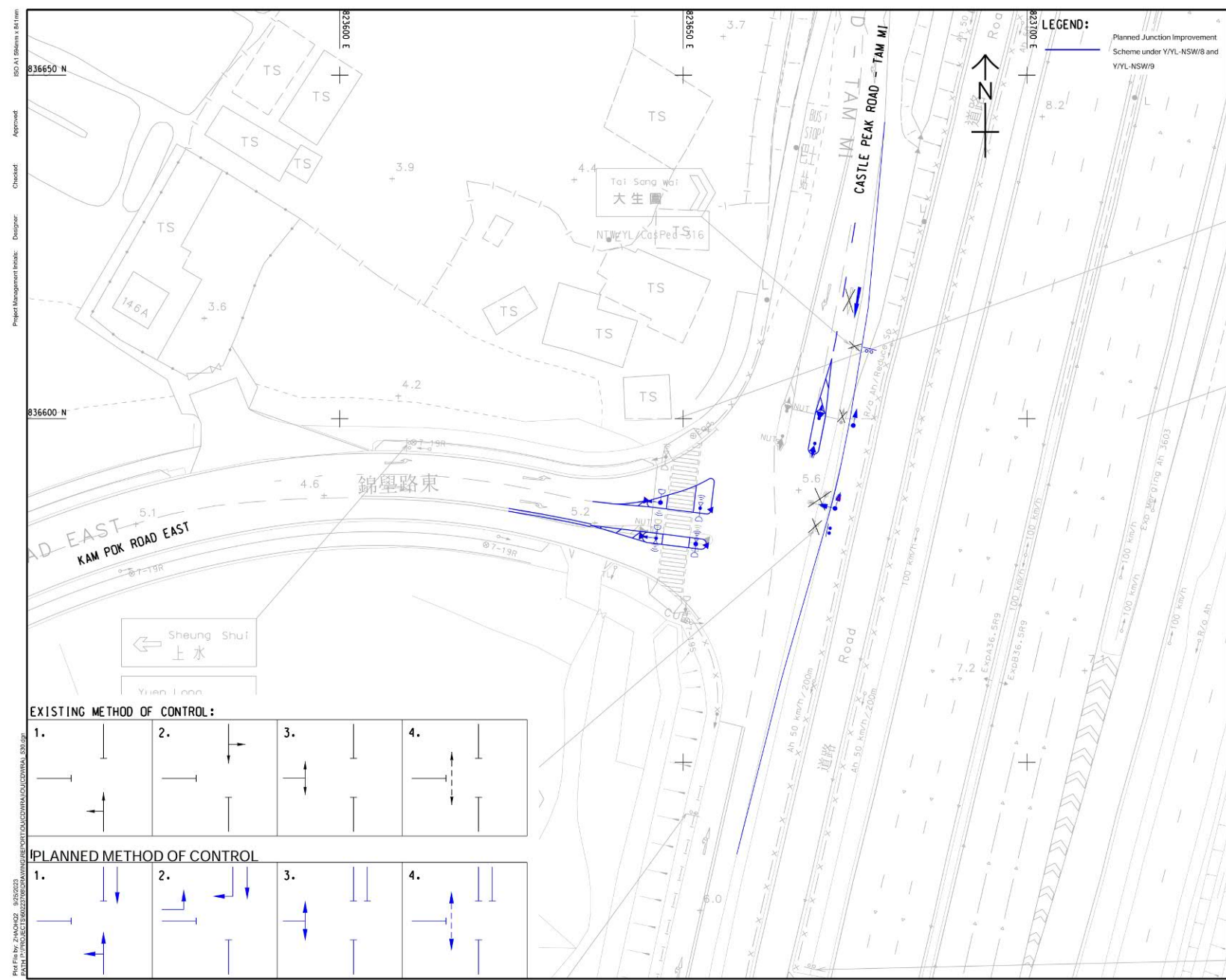
Plate 8.1 The low-rise building zone and clearance distance between buildings adopted in the current building layout



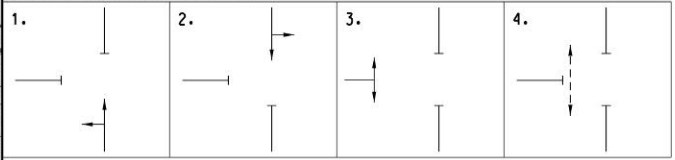
(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. Y/YL-MP/7 & 8	繪圖 DRAWING Z - 8
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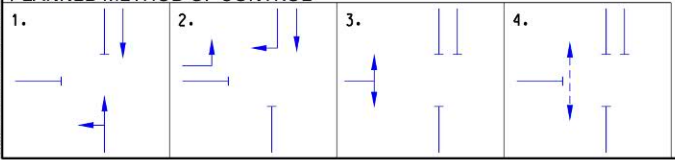
NO.	DATE	DESCRIPTION	CHK.



EXISTING METHOD OF CONTROL:



PLANNED METHOD OF CONTROL:



(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 9c
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ISSUE/REVISION

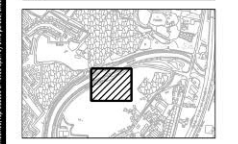
NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE **DIMENSION UNIT**

1:1 METRES

KEY PLAN A3 1: 20000



PROJECT NO. **CONTRACT NO.**

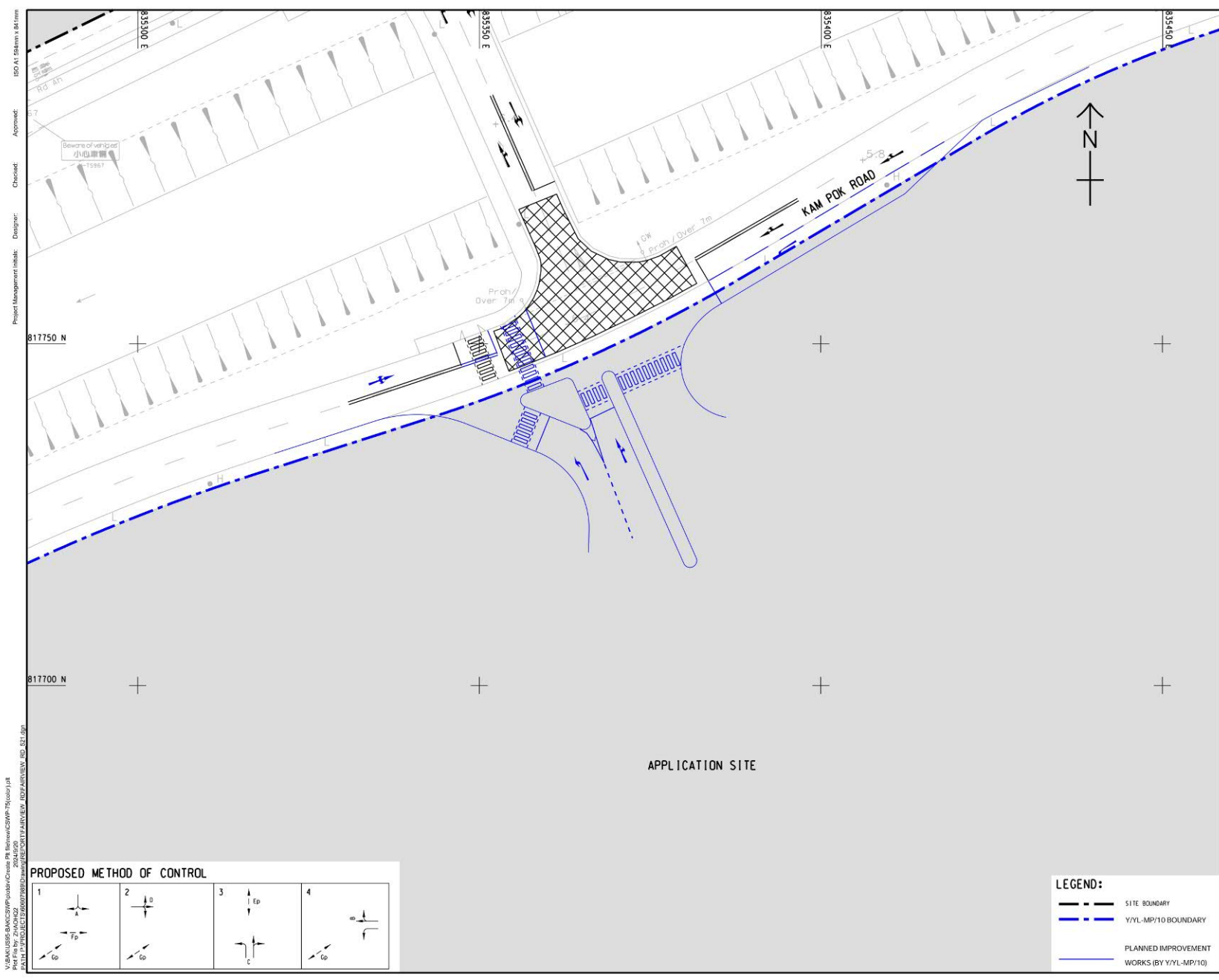
60607989

SHEET TITLE

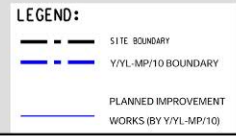
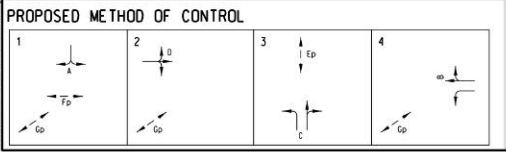
PLANNED JUNCTION IMPROVEMENT OF YAU POK ROAD / VEHICULAR BRIDGE - NORTH R(D) SITE ACCESS

SHEET NUMBER

FIGURE 4.9

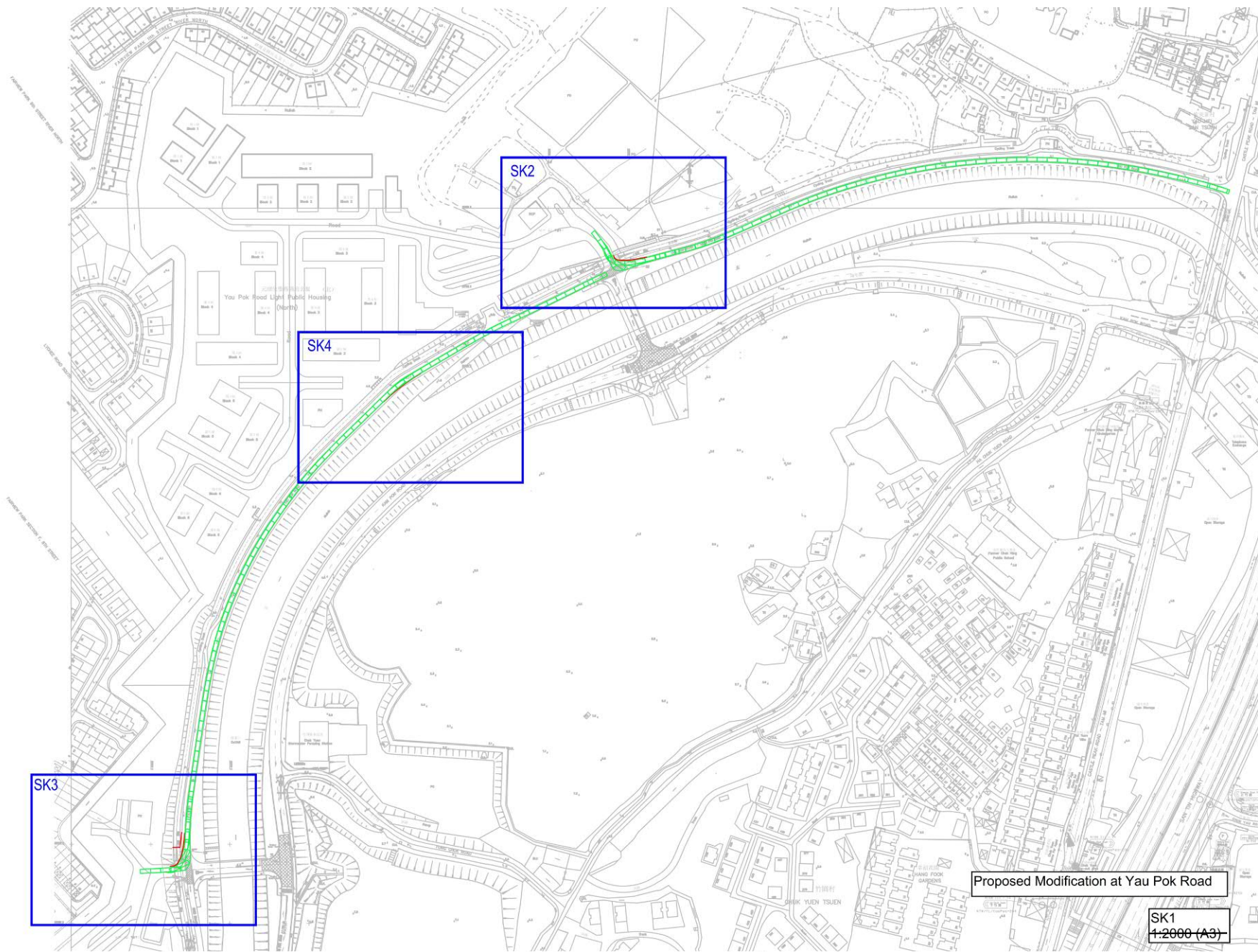


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 15/05/2026 10:58:56 AM



(摘錄自申請人於14. 5. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 9d
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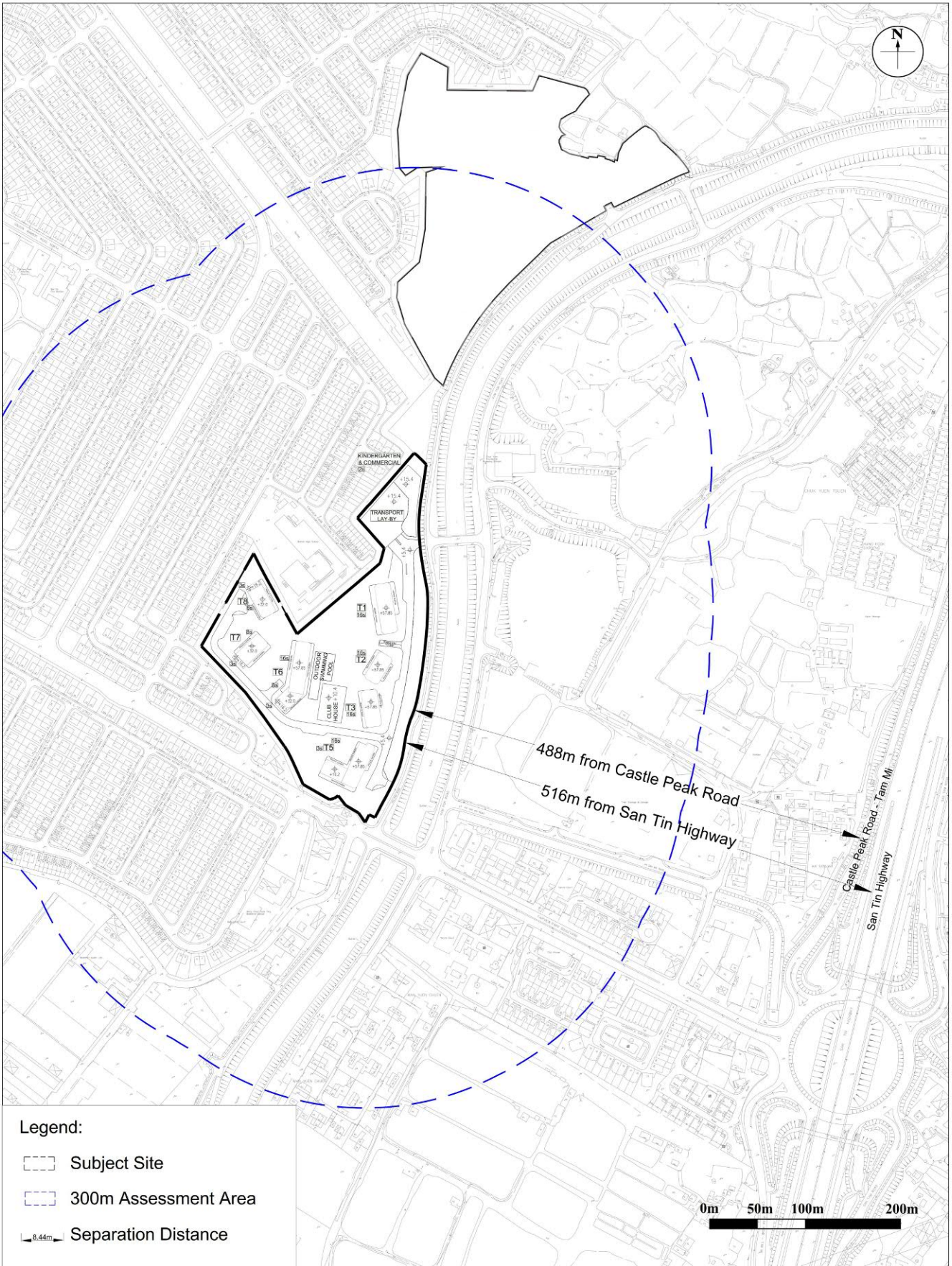
Proposed Modification at Yau Pok Road

SK1
1:2000 (A3)

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.5.2026)

參考編號
REFERENCE No.
YYL-MP/7 & 8

繪圖
DRAWING
Z - 10



Legend:

- Subject Site
- 300m Assessment Area
- Separation Distance

Figure: 3.1		
Title: Noise Assessment Boundary and Separation Distance from Major Roads		Drawn by: CL
		Checked by: HN
Project: Rezoning from "Recreation" and "Residential (Group C)" Zones 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, N.T.		Rev.: 7.0
		Date: Aug 2025

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. Y/YL-MP/7 & 8	繪圖 DRAWING Z - 11
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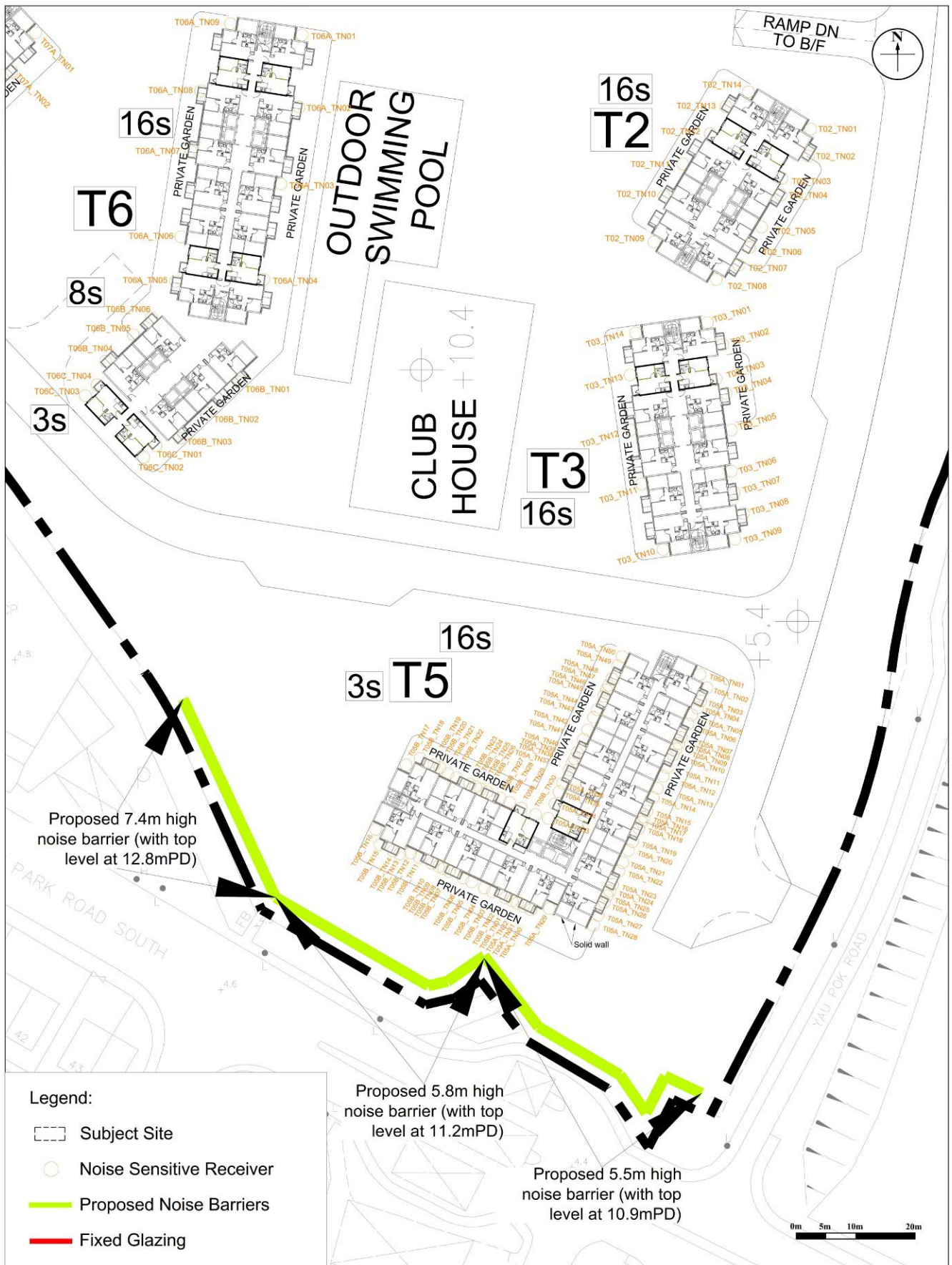


Figure: 3.2-3	RAMBOLL
Title: Locations of Noise Sensitive Receivers for Road Traffic Noise Impact Assessment	Drawn by: CL
	Checked by: HN
Project: Rezoning from "Recreation" Zone to "Residential (Group C)1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land in Yuen Long, N.T.	Rev.: 7.0
	Date: Aug

(摘錄自申請人於14.5.2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. Y/YL-MP/7 & 8	繪圖 DRAWING Z - 12
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PROJECT

S12A AMENDMENT OF PLAN APPLICATION REZONING FROM "RECREATION" ZONE 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, N.T.

CLIENT

CONSULTANT

AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE

1:500 METRES

KEY PLAN

PROJECT NO.

60098969

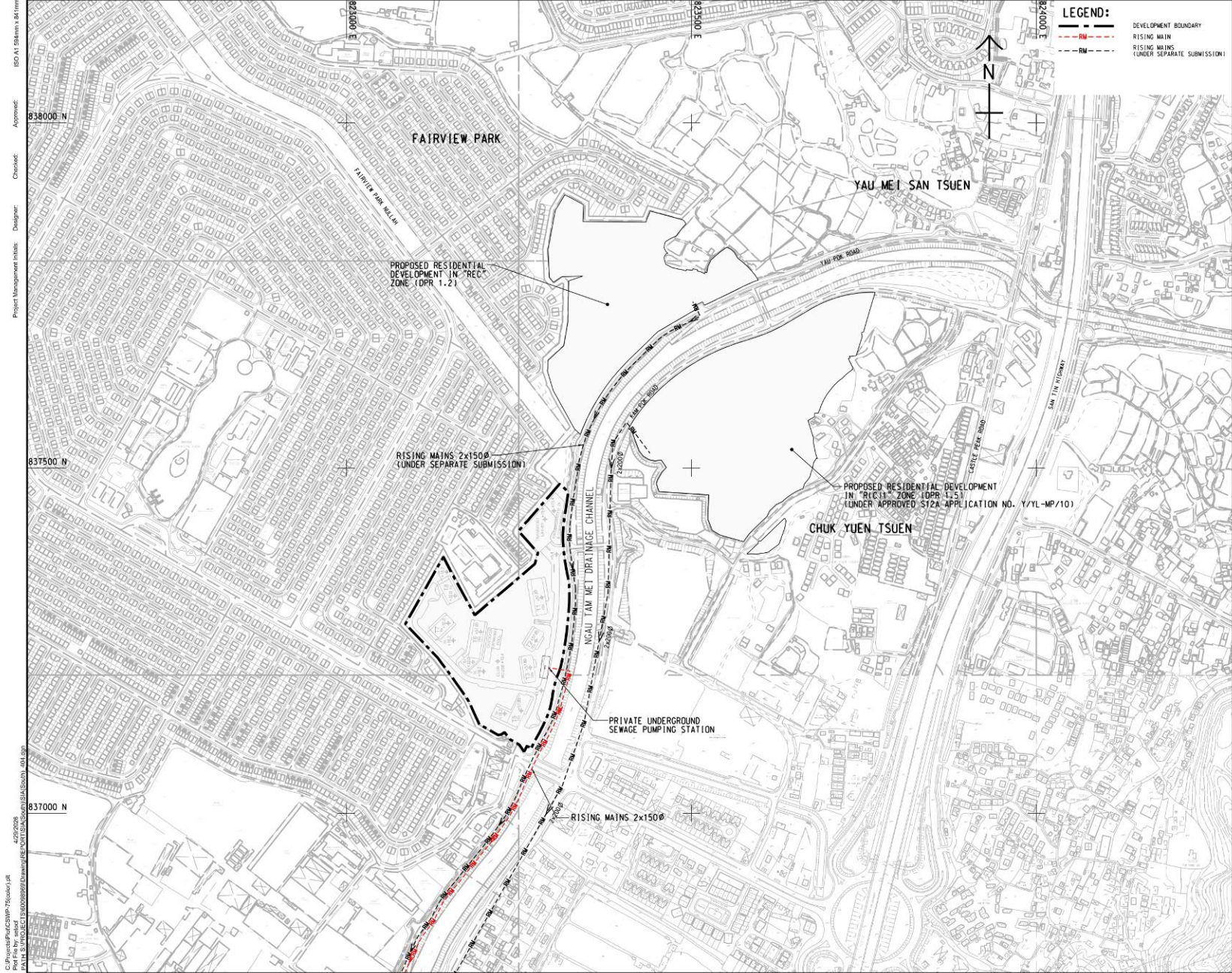
AGREEMENT NO.

SHEET TITLE

SEWER CONNECTION PLAN

SHEET NUMBER

FIGURE 4

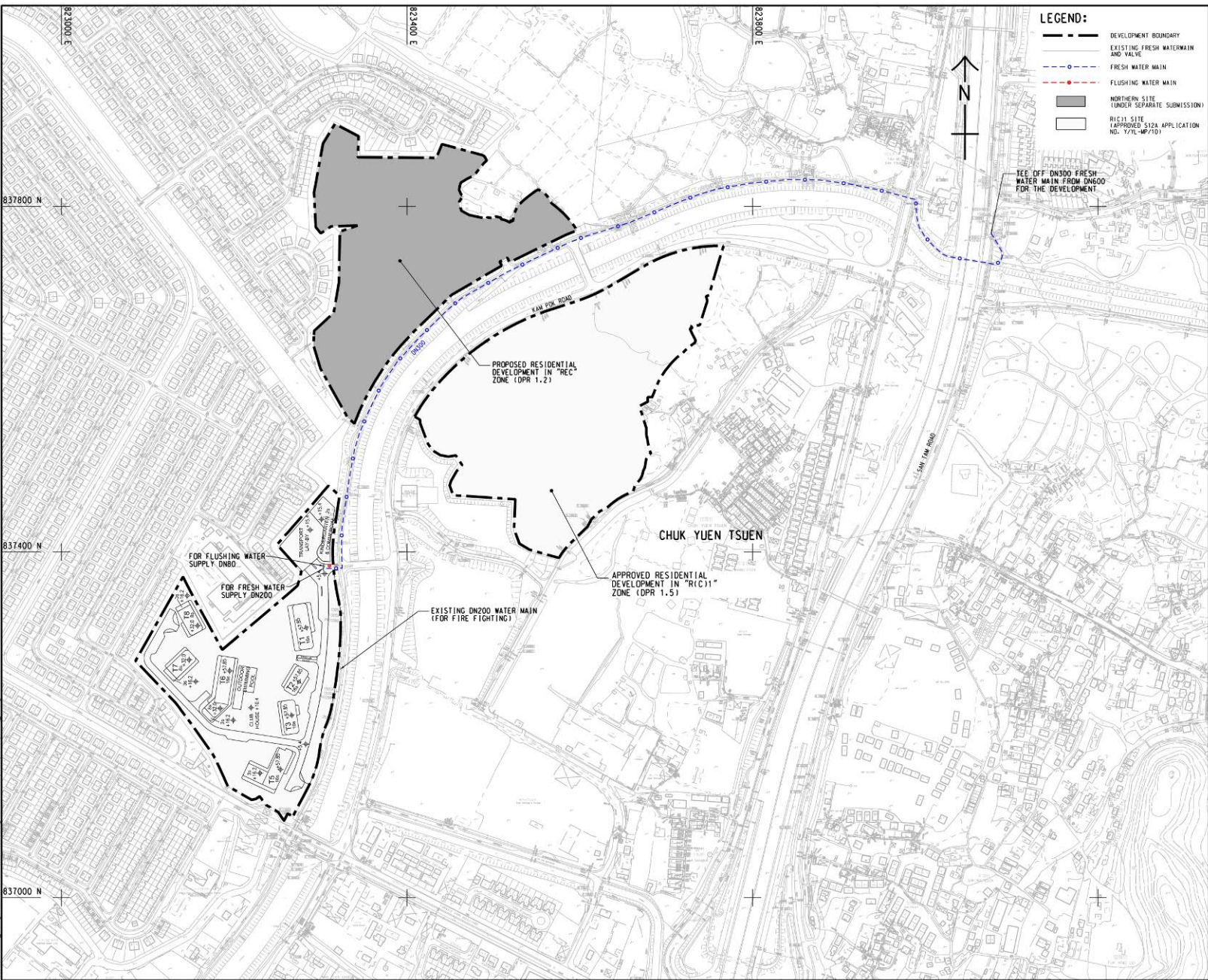


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 Checked:
 Designer:
 Project Management Staff:
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 04.11.2026

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. Y/YL-MP/7 & 8	繪圖 DRAWING Z - 13
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LEGEND:

- DEVELOPMENT BOUNDARY
- - - EXISTING FRESH WATERMAIN AND VALVE
- - - FRESH WATER MAIN
- - - FLUSHING WATER MAIN
- NORTHING SITE UNDER SEPARATE SUBMISSION
- RIC11 SITE APPROVED S12A APPLICATION NO. YYL-MP7/10

AECOM

PROJECT

S12A AMENDMENT OF PLAN APPLICATION REZONING FROM "RECREATION" ZONE 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, N.T.

CLIENT

CONSULTANT

AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

NO.	DESCRIPTION

STATUS

SCALE **DIMENSION UNIT**

1:500 METRES

KEY PLAN

PROJECT NO. **CONTRACT NO.**

60098969 20060

SHEET TITLE

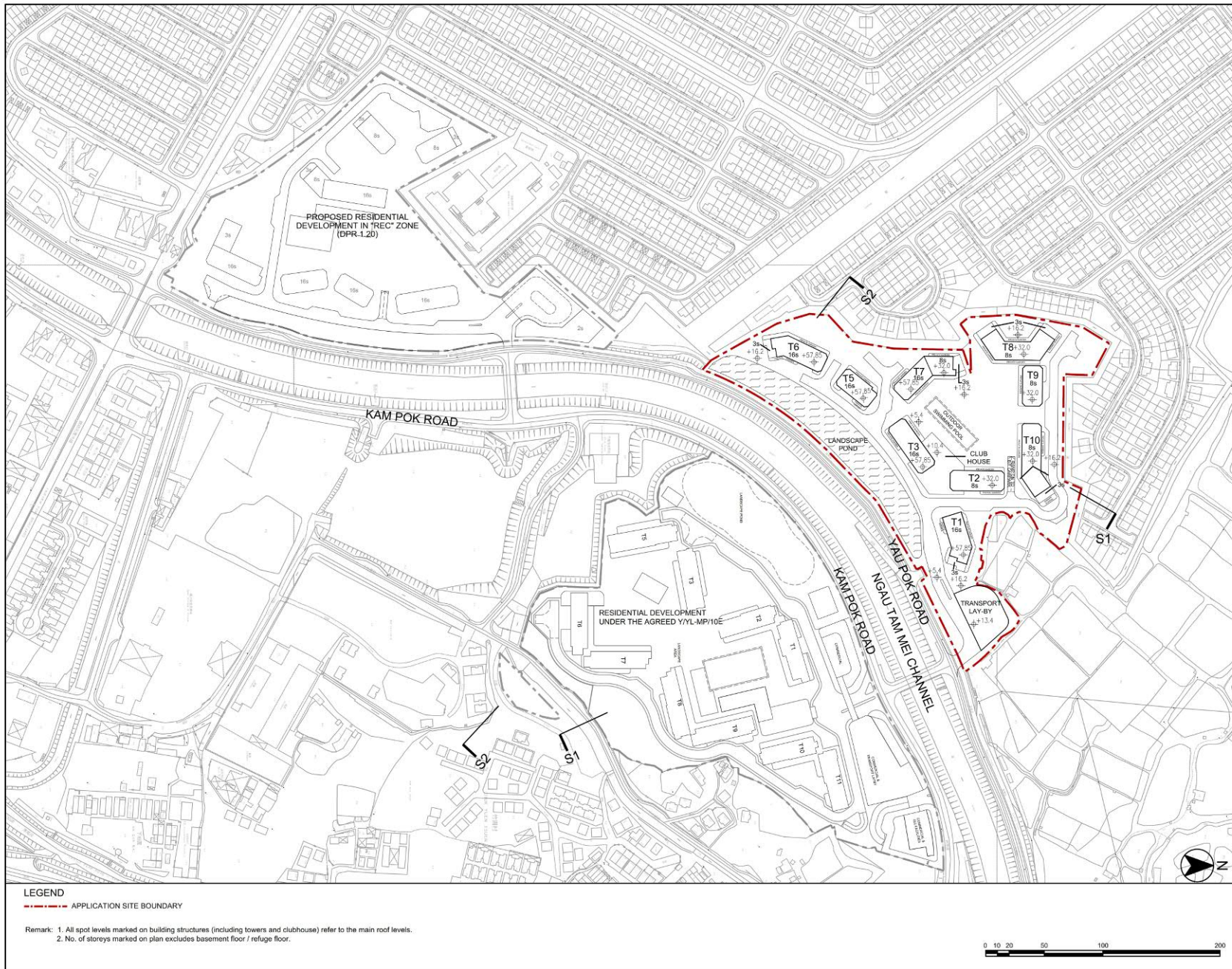
FRESH WATER LAYOUT PLAN

SHEET NUMBER

FIGURE 4

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 14
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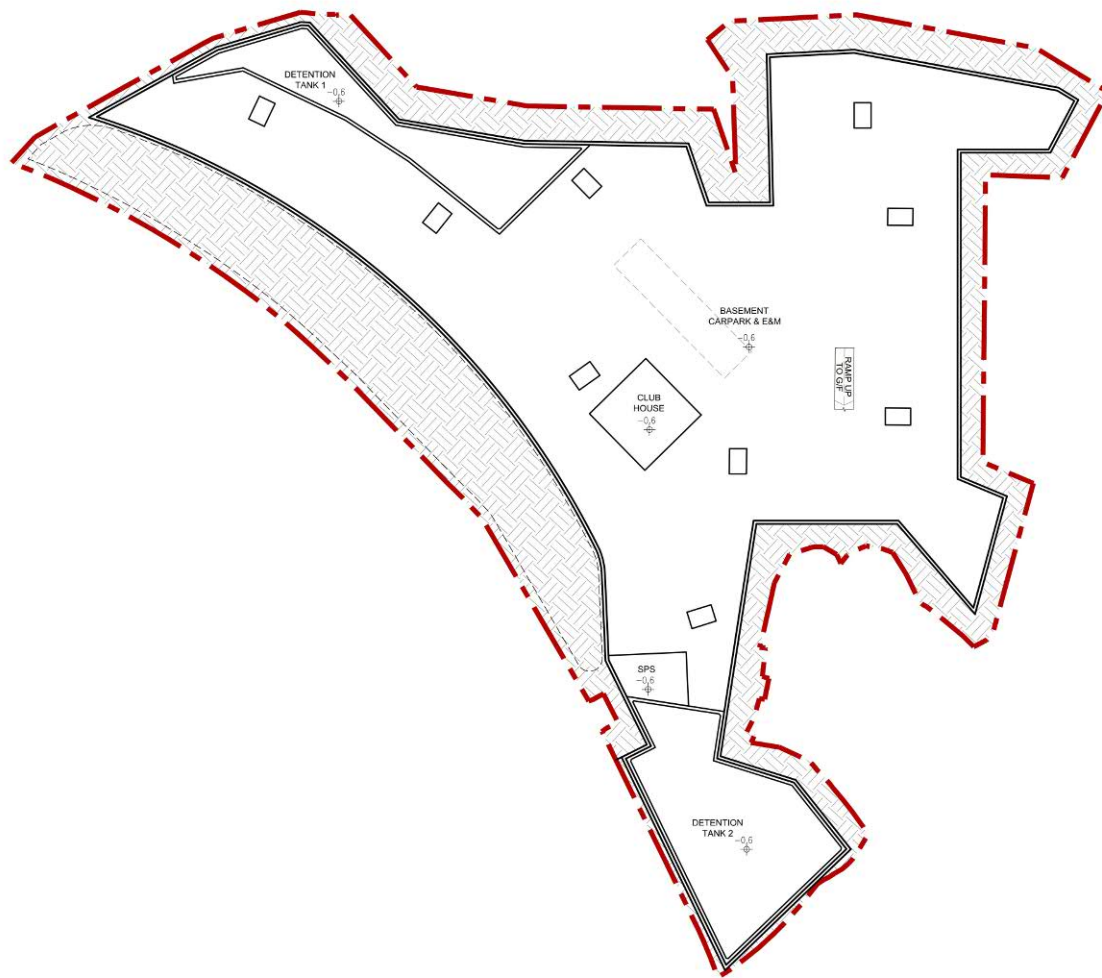
LEGEND
 - - - - - APPLICATION SITE BOUNDARY

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 basement floor / refuge floor.

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.		
ARCHI+ ARCHIPLUS INTERNATIONAL (HK) LIMITED		
<small>THE COPYRIGHT IN THIS DRAWING IS RETAINED BY ARCHI+ WHOSE CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION IN WHOLE OR IN PART CAN BE MADE. DO NOT SCALE DRAWING. ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED.</small>		
<small>PROJECT : SECTION 12A PLANNING APPLICATION FOR REZONING VARIOUS LOTS & ADJOINING GOVERNMENT LAND IN DD 104, YUEN LONG, N.T. FROM "REC" & "RC" ZONES TO "R(IG)" ZONE</small>		
DRAWING TITLE : INDICATIVE MASTER LAYOUT PLAN		
DATE : FEB 2020	PAPER SIZE : A3	
SCALE : 1:3000	DRAWN : AIL	
PROJECT NO. : 758		
DWG. NO. : (758N)S16-A-02		

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 15
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B.D. REF. :

F.S.D. REF. :

REVISIONS :

NO.	DESCRIPTION	DATE

NOTE:
 DETAIL DESIGN INCLUDING
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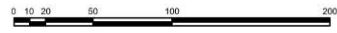
PROJECT :
 SECTION 12A PLANNING APPLICATION FOR REZONING VARIOUS LOTS & ADJOINING GOVERNMENT LAND IN DD 104, YUEN LONG, N.T. FROM "RECT" & "R(C)" ZONES TO "RIG(O)" ZONE

DRAWING TITLE :
 INDICATIVE
 BASEMENT LAYOUT PLAN

DATE : FEB 2020 PAPER SIZE : A3
 SCALE : ~~1:1500~~ DRAWN : AIL
 PROJECT NO. : 758
 DWG. NO. : (758N)S16-A-03

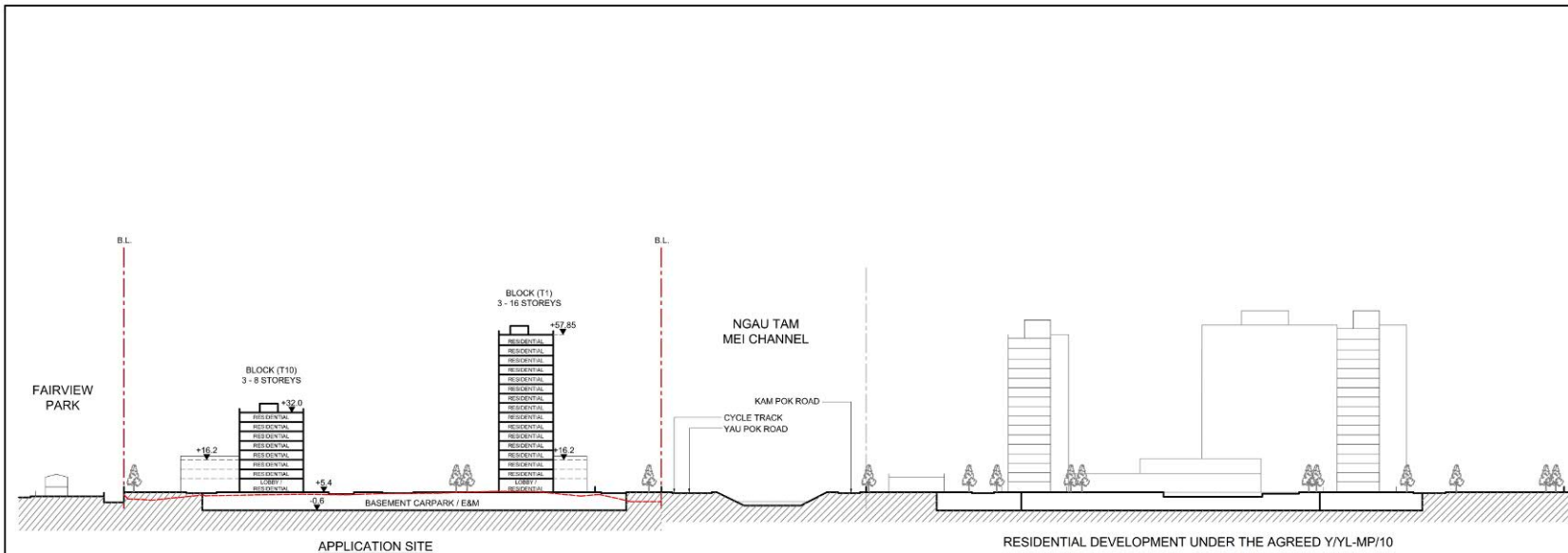
LEGEND
 - - - - - APPLICATION SITE BOUNDARY

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 basement floor / refuge floor.

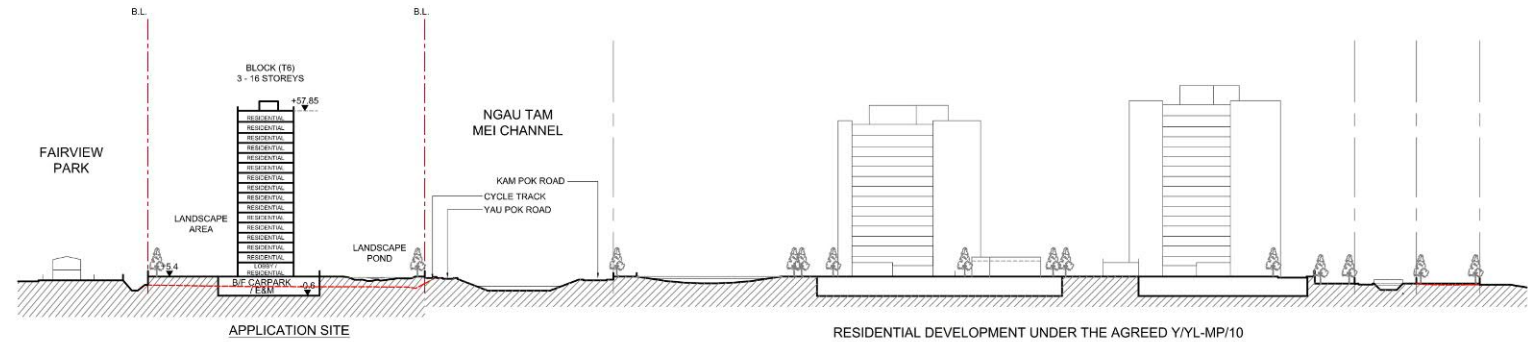


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 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YY/L-MP/7 & 8	繪圖 DRAWING Z - 16
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SECTION S1



SECTION S2

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 basement floor / refuge floor.



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 VARIOUS LOTS & ADJOINING GOVERNMENT LAND IN DD 104, YUEN LONG; N.T. FROM "RECT" & "R(C)" ZONES TO "R(G)" ZONE


DRAWING TITLE :
INDICATIVE
SECTIONS

DATE : FEB 2020 PAPER SIZE : A3
SCALE : 1:1500 DRAWN : AIL
PROJECT NO. : 758
DWG. NO. : (758N)S16-S-01

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 17
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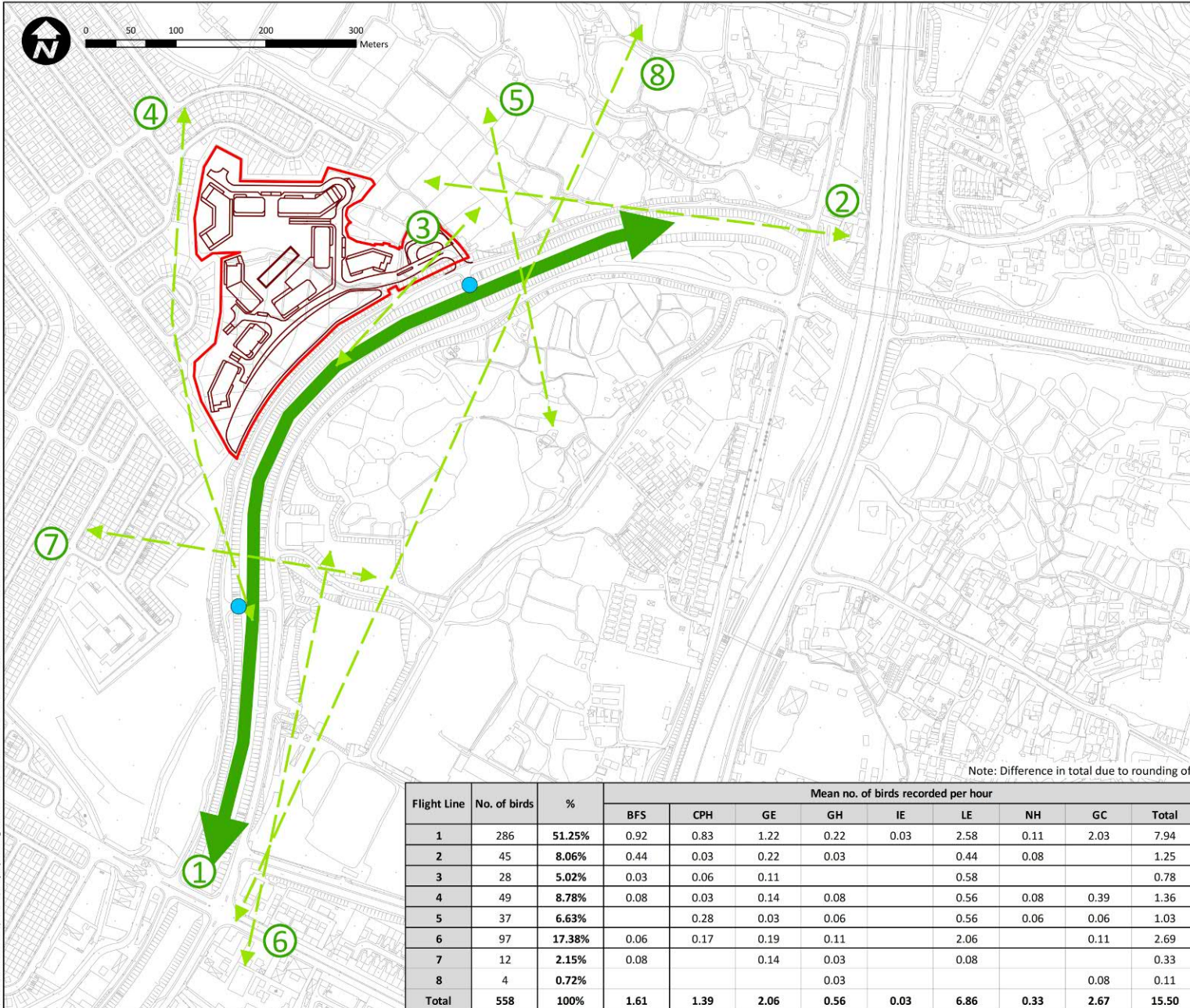


	TITLE : LANDSCAPE MASTER PLAN	APPENDIX: C.1
	PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8 from "REC" Zone to "R(C)1" Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories.	REVISION: B
		DATE: AUG 2025

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. Y/YL-MP/7 & 8	繪圖 DRAWING Z - 18
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Document Path: Y:\ARUP\arup-fpk\4\Figures\mxd\20220214 MLP update\Figure 4_ Identified Flight Lines with MLP_N_20220214.mxd



- ▭ REC(N) Site
- Master Layout Plan
- Flight Line Observation Point
- ↔ Flight Line

ecology
arboriculture
landscape

Note: Difference in total due to rounding off

Flight Line	No. of birds	%	Mean no. of birds recorded per hour								Total
			BFS	CPH	GE	GH	IE	LE	NH	GC	
1	286	51.25%	0.92	0.83	1.22	0.22	0.03	2.58	0.11	2.03	7.94
2	45	8.06%	0.44	0.03	0.22	0.03		0.44	0.08		1.25
3	28	5.02%	0.03	0.06	0.11			0.58			0.78
4	49	8.78%	0.08	0.03	0.14	0.08		0.56	0.08	0.39	1.36
5	37	6.63%		0.28	0.03	0.06		0.56	0.06	0.06	1.03
6	97	17.38%	0.06	0.17	0.19	0.11		2.06		0.11	2.69
7	12	2.15%	0.08		0.14	0.03		0.08			0.33
8	4	0.72%				0.03				0.08	0.11
Total	558	100%	1.61	1.39	2.06	0.56	0.03	6.86	0.33	2.67	15.50

Project Title:
S12A Planning Application for Amendment to Plan
Rezoning from "Recreation" and
"Residential (Group C)" Zones to
"Residential (Group C1)" Zone
For Various Lots in D.D. 104
and the Adjoining Government Land in Yuen Long

Figure Title:
Identified Bird Flight Lines
with Master Layout Plan overlaid

Drawn by: JH	Scale: 1:4,000 on A3
Checked By: MM	Date: 14 Feb 2022
Approved by: PJL	

Figure Number: Figure 4 Revision: 0

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.5.2026)

<p style="font-size: small; margin: 0;">參考編號 REFERENCE No. YYL-MP/7 & 8</p>	<p style="font-size: small; margin: 0;">繪圖 DRAWING Z - 19</p>
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Plate 8.1 The low-rise building zone and clearance distance between buildings adopted in the current building layout

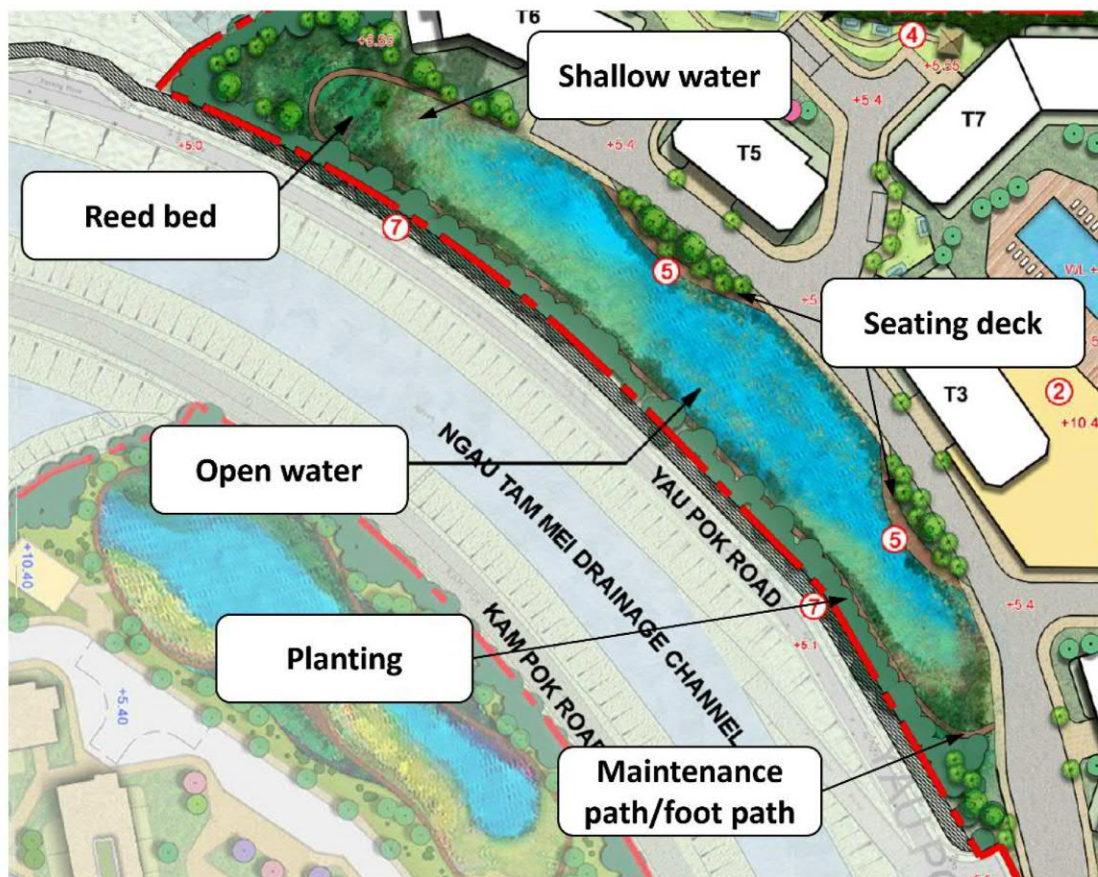
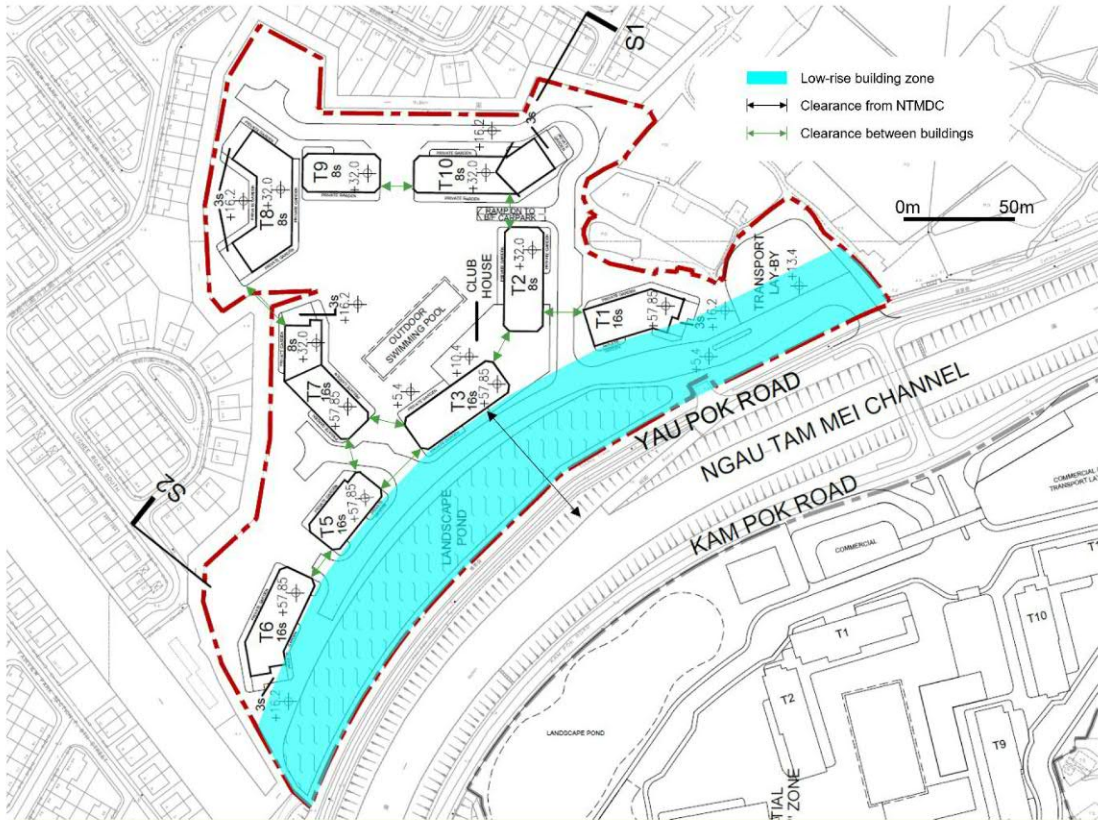


Plate 8.2 Indicative features within the Proposed Landscape Pond

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. Y/YL-MP/7 & 8	繪圖 DRAWING Z - 20
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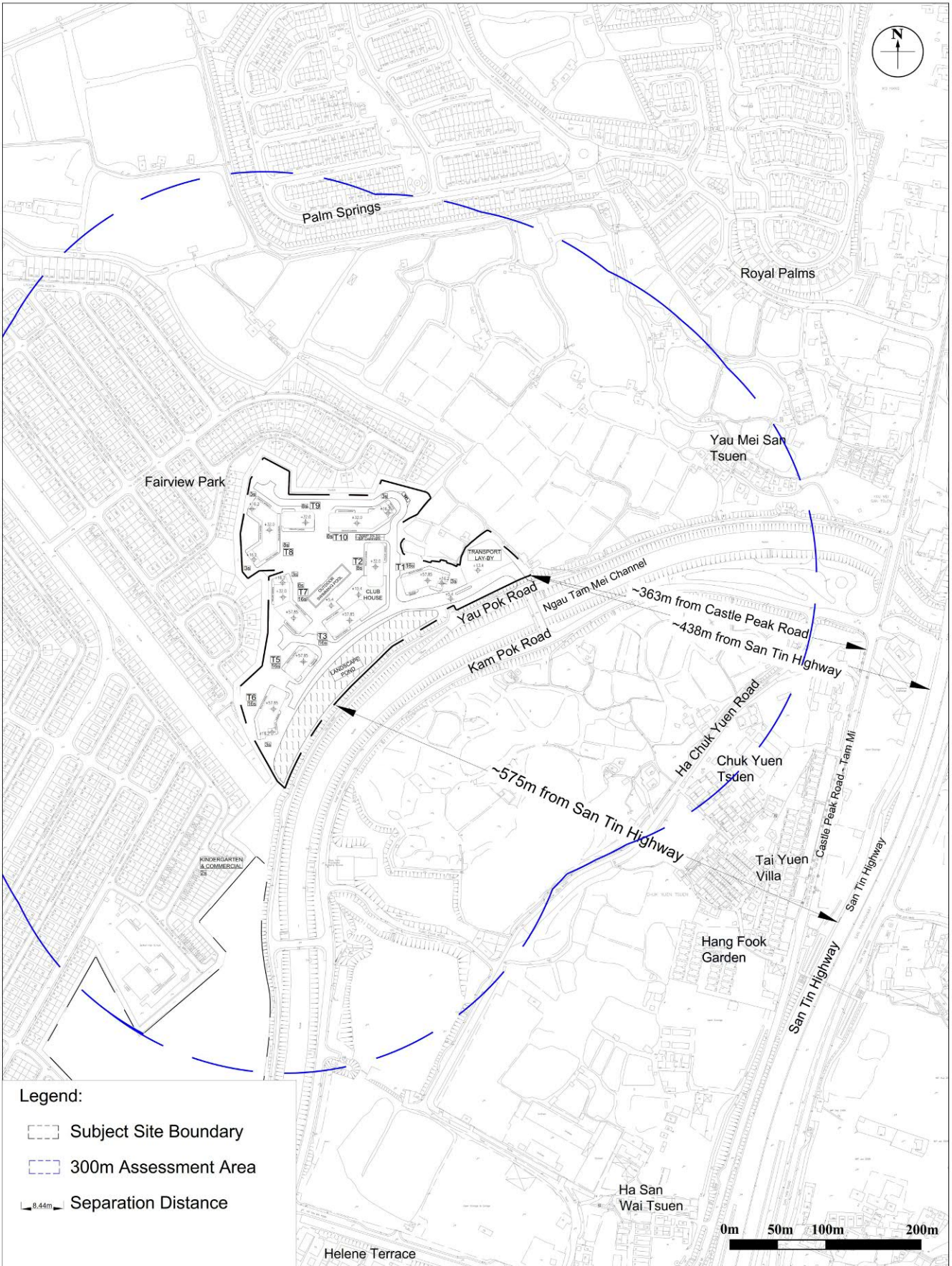


Figure: 3.1

Title: Noise Assessment Boundary and Separation Distance from Major Roads

Project: Rezoning from "Recreation" Zone 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, N.T.

RAMBOLL

Drawn by: CL
 Checked by: HN
 Rev.: 7.0
 Date: Aug 2025

(摘錄自申請人於14.5.2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. Y/YL-MP/7 & 8	繪圖 DRAWING Z - 21
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PROJECT
 S12A AMENDMENT OF PLAN APPLICATION REZONING FROM "RECREATION" ZONE 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, N.T.

CLIENT

CONSULTANT
 AECOM Asia Company Ltd.
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SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

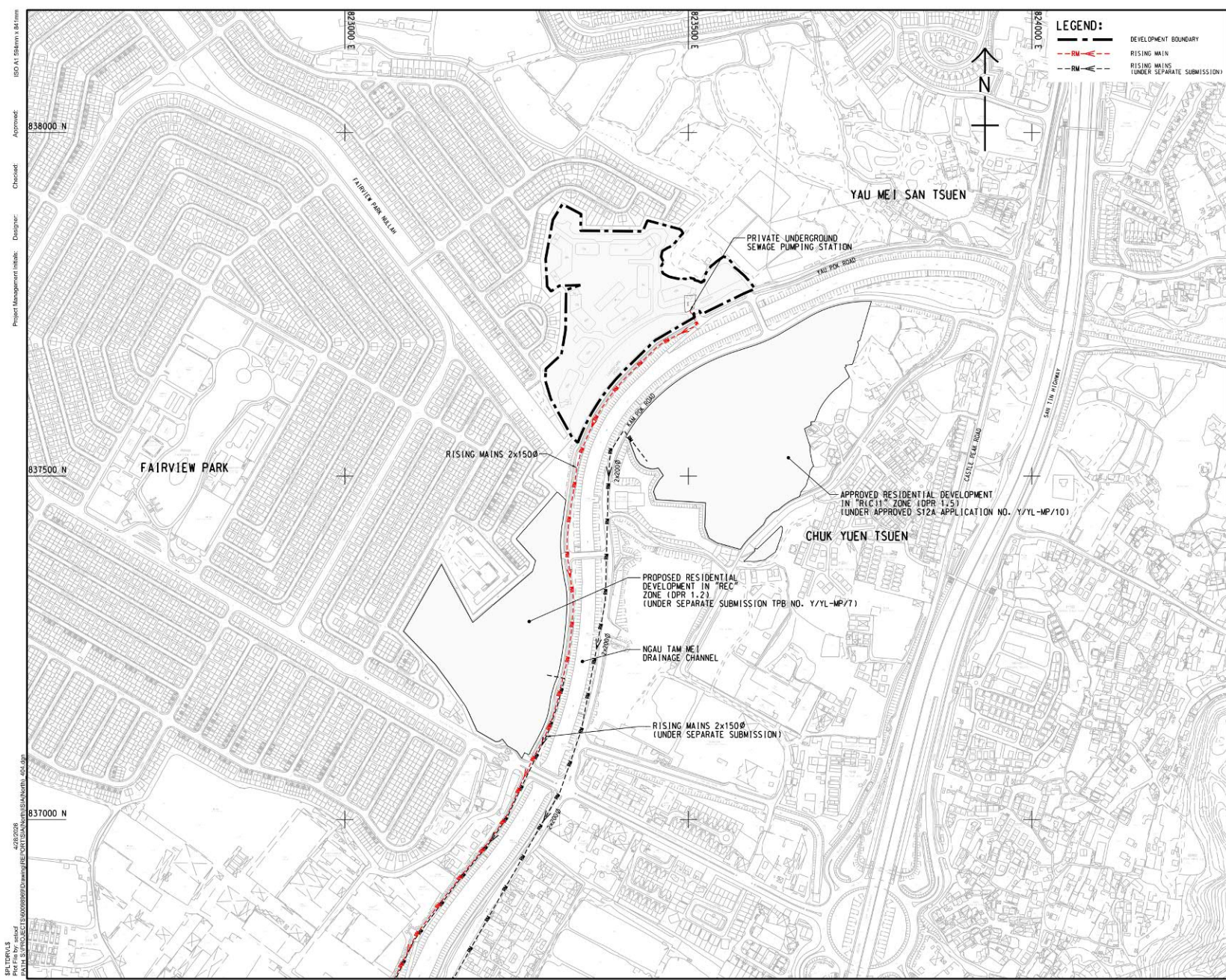
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 1:1000 METRES

KEY PLAN

PROJECT NO. **AGREEMENT NO.**
 60098969 04/2019

SHEET TITLE
 SEWER CONNECTION PLAN

SHEET NUMBER
 FIGURE 4



(摘錄自申請人於14. 5. 2026呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 14.5.2026)

參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 22
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PROJECT
 S12A AMENDMENT OF PLAN
 APPLICATION REZONING FROM
 "RECREATION" ZONE 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, N.T.

CLIENT

CONSULTANT
 AECOM Asia Company Ltd.
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SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE **DIMENSION UNIT**
 1:1000 METRES

KEY PLAN

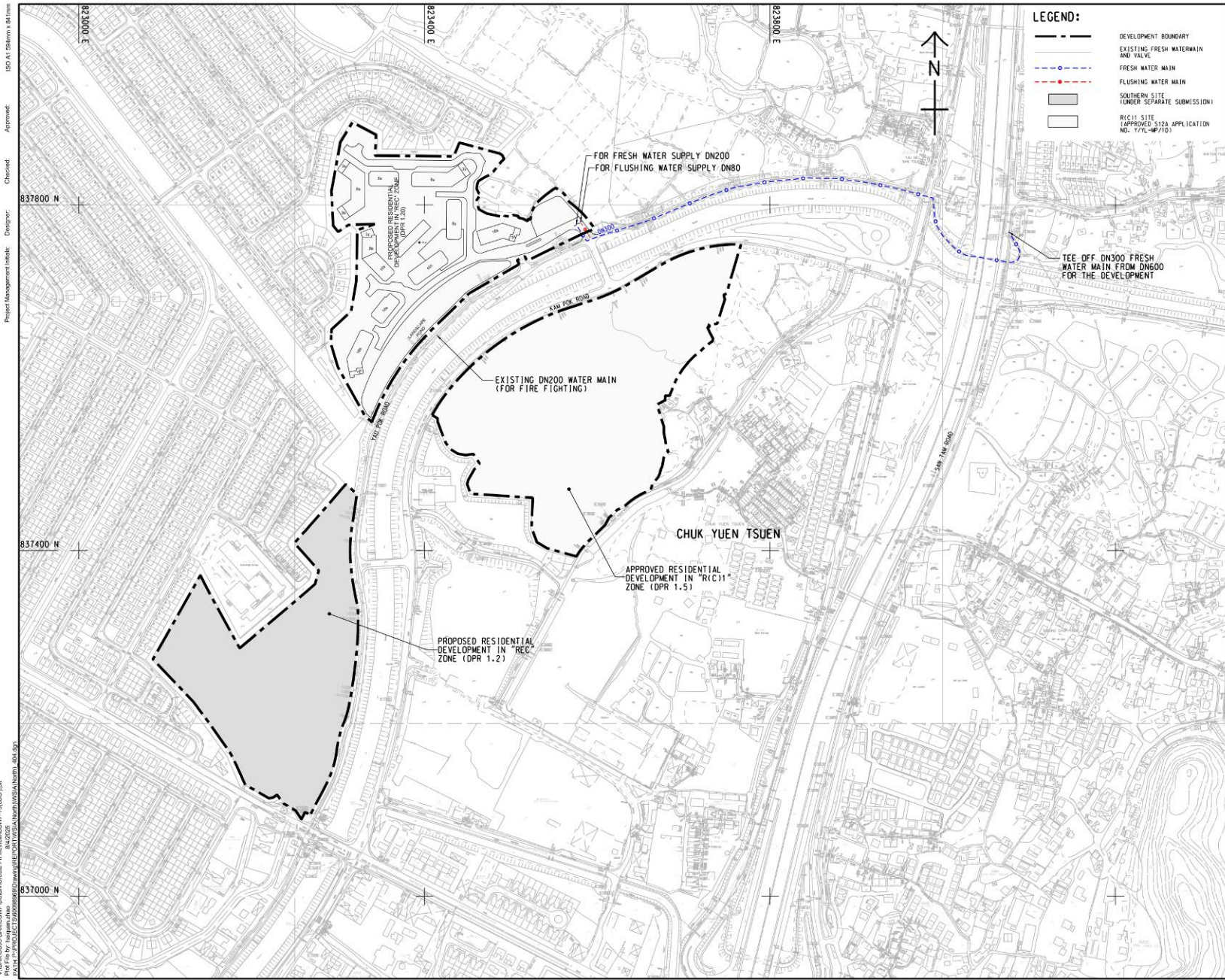
PROJECT NO. **AGREEMENT NO.**
 60098969

SHEET TITLE
 FRESH WATER LAYOUT PLAN

SHEET NUMBER
 FIGURE 4

LEGEND:

- DEVELOPMENT BOUNDARY
- - - EXISTING FRESH WATERMAIN AND VALVE
- FRESH WATER MAIN
- FLUSHING WATER MAIN
- SOUTHERN SITE (UNDER SEPARATE SUBMISSION)
- REC11 SITE (APPROVED S12A APPLICATION NO. YYL-MP/10)



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 823800 E

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 14.5.2026)

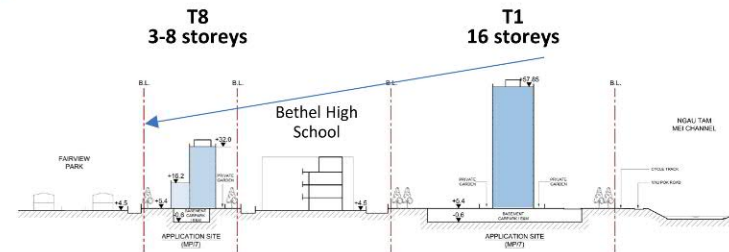
參考編號 REFERENCE No. YYL-MP/7 & 8	繪圖 DRAWING Z - 23
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Planning & Design Merits

Figure 5.3

2 Stepped Building Height



Planning Merits

- 1 Tower Setback from Ngau Tam Mei Drainage Channel (about 40m)
- 2 Stepped Building Height
- 3 Building Separation
- 4 Buffer Planting along Site Boundary
- 5 Green Roof
- 6 Provision of Transport Layby
- 7 Provision of Kindergarten, Commercial Use and Cycle Parking

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.5.2026)

參考編號
REFERENCE No.
YYL-MP/7 & 8

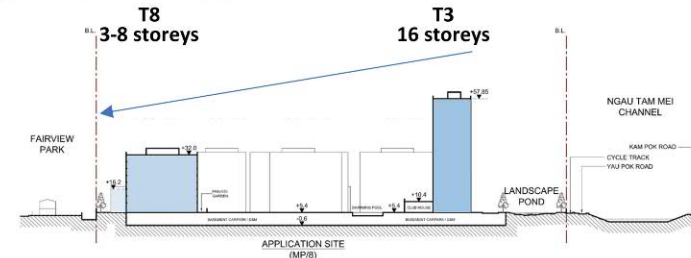
繪圖
DRAWING
Z - 24a



Planning & Design Merits

Figure 5.3

3 Stepped Building Height



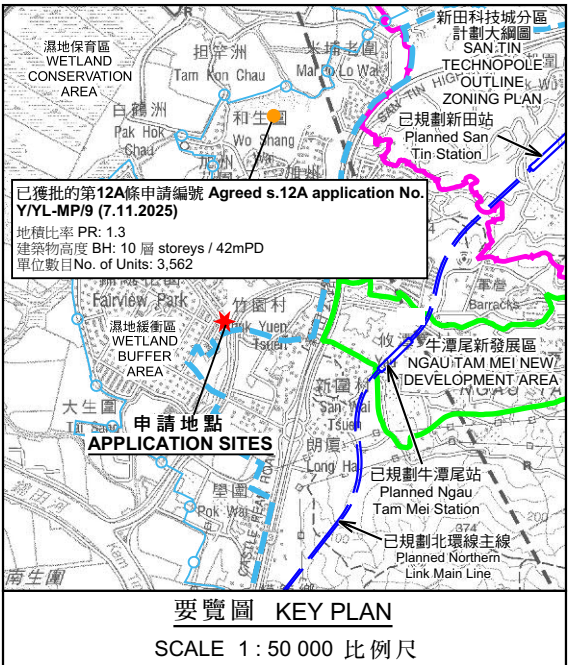
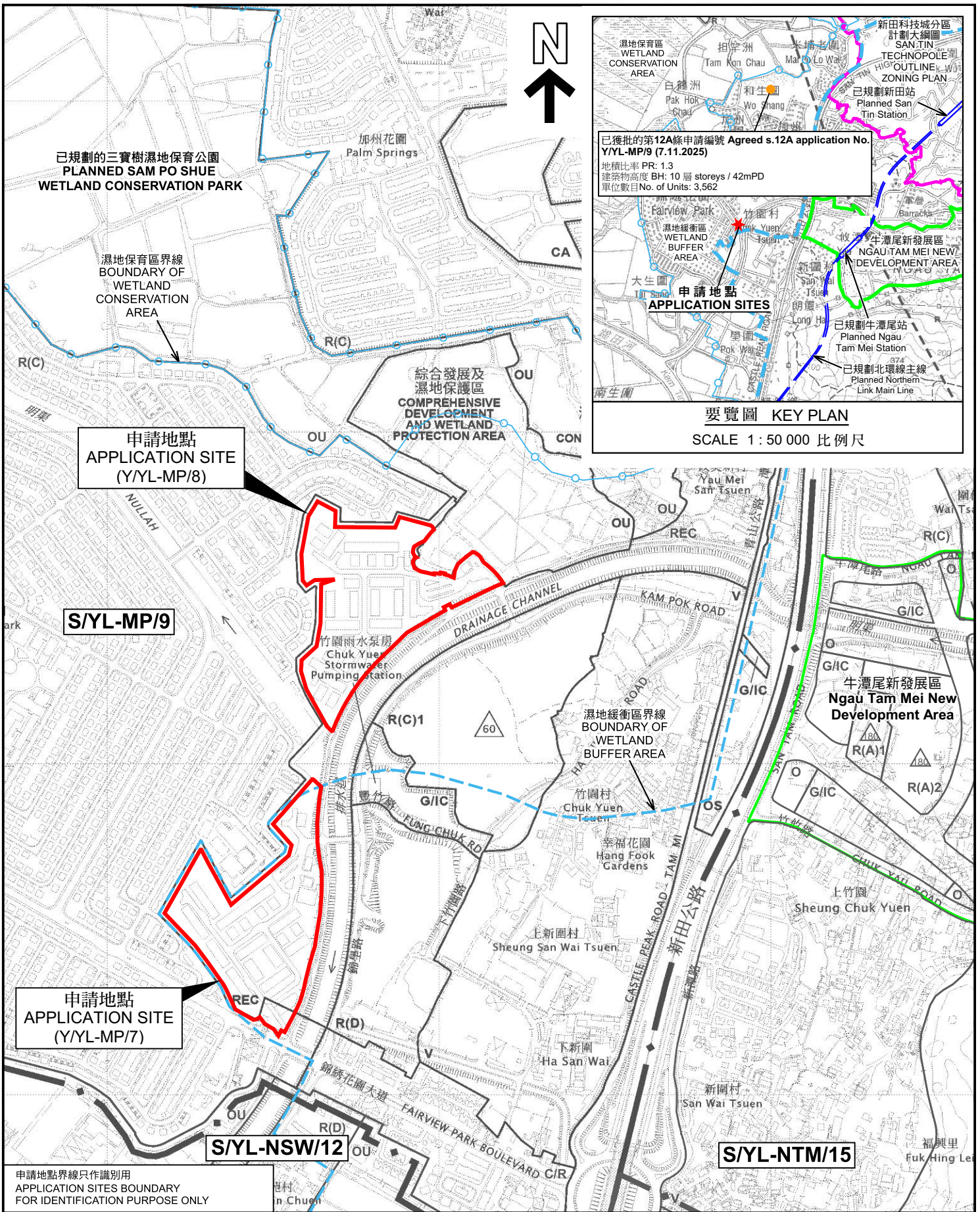
Design Merits

- 1 Provision of Landscape Pond
- 2 Tower Setback from Ngau Tam Mei Drainage Channel (about 50m)
- 3 Stepped Building Height
- 4 Building Separation
- 5 Buffer Planting along Site Boundary
- 6 Green Roof
- 7 Provision of Transport Layby

(摘錄自申請人於14. 5. 2026呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.5.2026)

參考編號
REFERENCE No.
Y/YL-MP/7 & 8

繪圖
DRAWING
Z - 24b



本摘要圖於2026年5月14日擬備，所根據的資料為於2026年3月6日展示的分區計劃大綱圖編號 S/YL-MP/9 EXTRACT PLAN PREPARED ON 14.5.2026 BASED ON OUTLINE ZONING PLAN No. S/YL-MP/9 EXHIBITED ON 6.3.2026

位置圖 LOCATION PLAN

把申請地點由「康樂」及「住宅(丙類)」地帶改劃為「住宅(丙類)1」地帶並修訂適用於申請地點土地用途地帶的《註釋》
元朗米埔牧壆路丈量約份第104約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "RECREATION" AND "RESIDENTIAL (GROUP C)" TO "RESIDENTIAL (GROUP C) 1" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, YAU POK ROAD, MAI PO, YUEN LONG

SCALE 1:7 500 比例尺

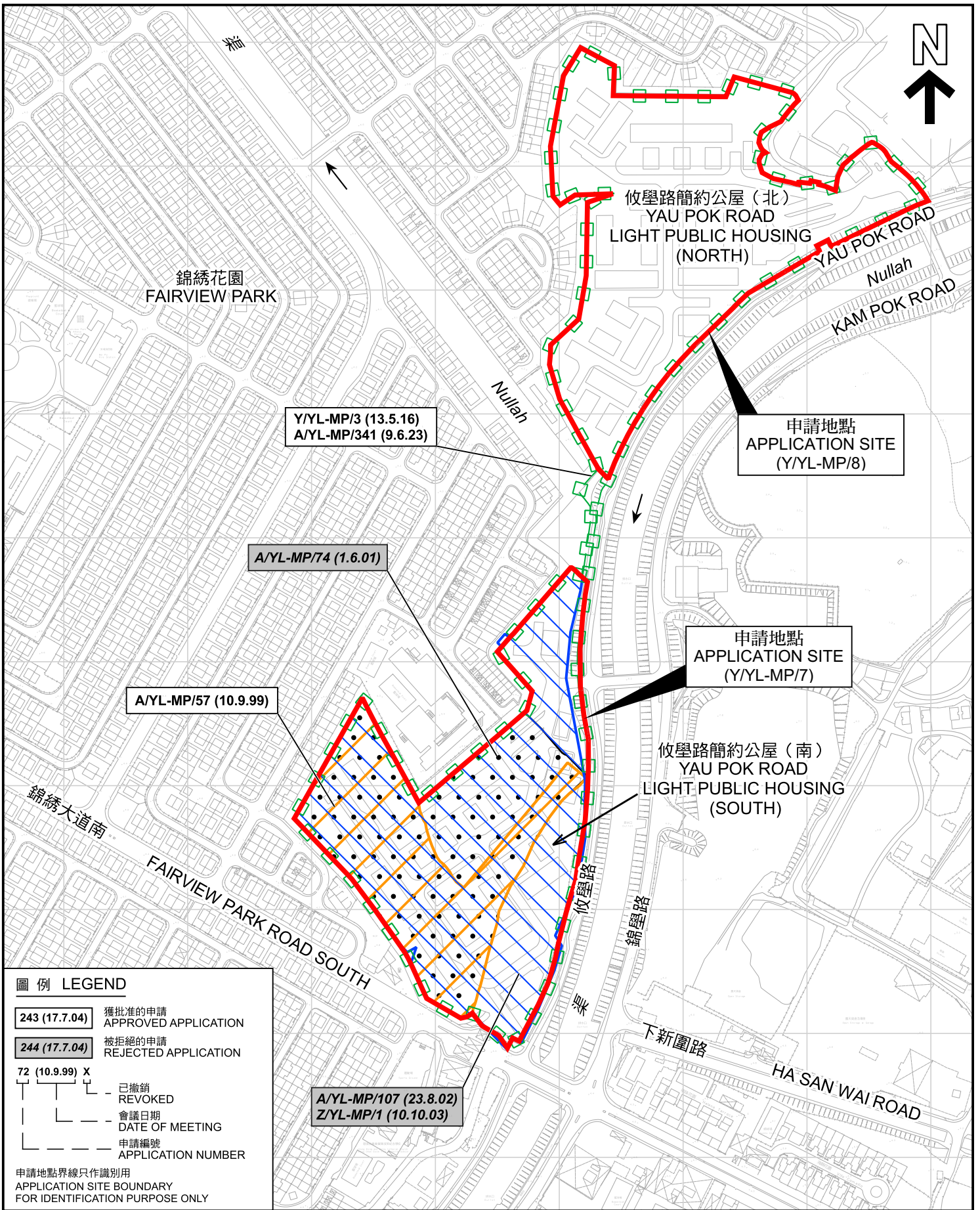
米 METRES 100 0 100 200 300 METRES

規劃署 Planning Department

參考編號 REFERENCE No. Y/YL-MP/7 & 8

圖 PLAN Z-1a

申請地點界線只作識別用
APPLICATION SITES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



先前申請圖 PREVIOUS APPLICATION PLAN

把申請地點由「康樂」及「住宅(丙類)」地帶改劃為「住宅(丙類)1」地帶並修訂適用於申請地點土地用途地帶的《註釋》
元朗米埔攸學路丈量約份第104約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "RECREATION" AND "RESIDENTIAL (GROUP C)" TO "RESIDENTIAL (GROUP C) 1" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, YAU POK ROAD, MAI PO, YUEN LONG

SCALE 1 : 4 000 比例尺

米 80 0 80 160 米
METRES

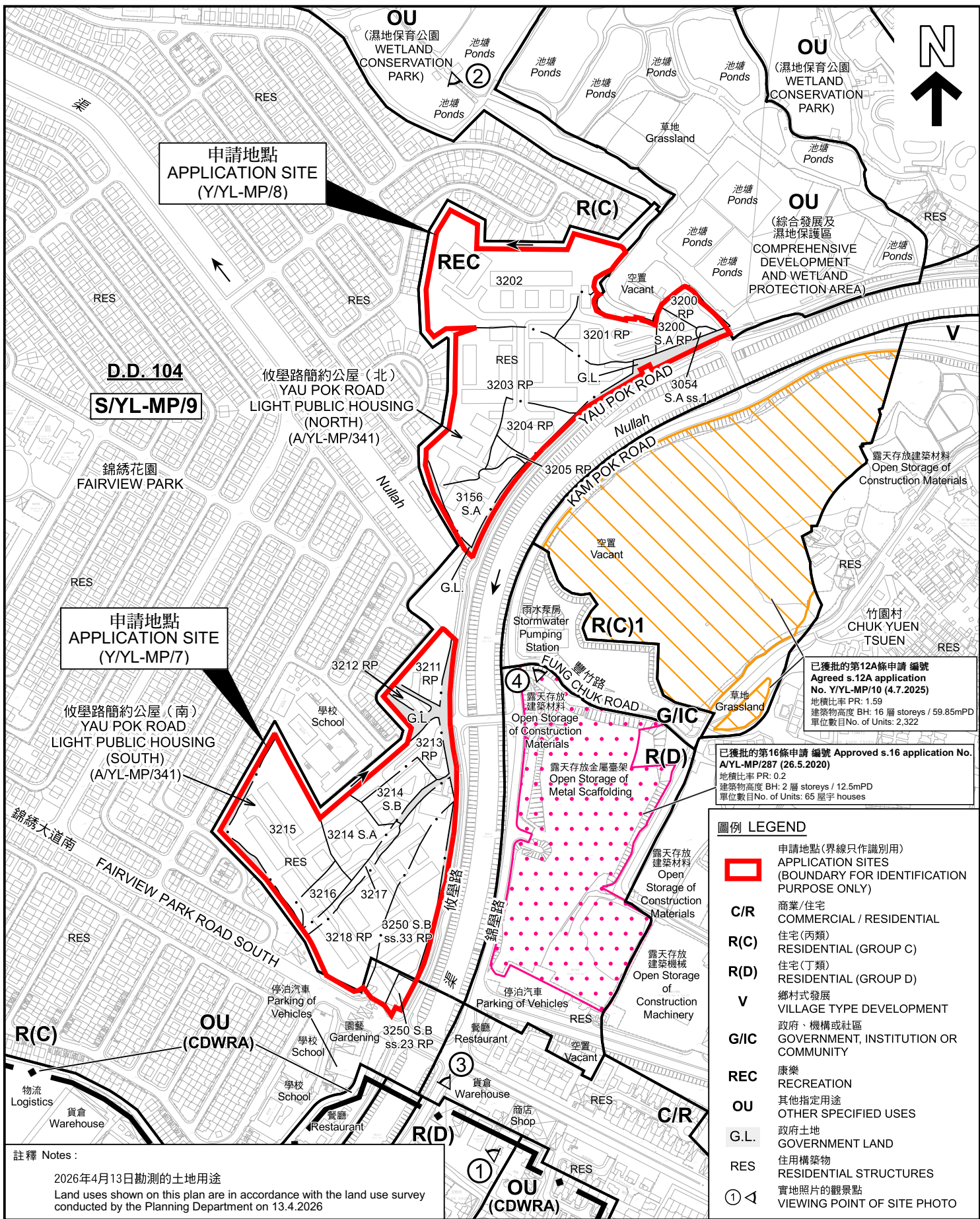


規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-MP/7 & 8

圖 PLAN
Z-1b

本摘要圖於2026年4月14日擬備，
所根據的資料為測量圖編號
2-SE-16A、16B、16C、16D、21A 及 21B
EXTRACT PLAN PREPARED ON 14.4.2026
BASED ON SURVEY SHEETS No.
2-SE-16A, 16B, 16C, 16D, 21A & 21B



申請地點
APPLICATION SITE
(Y/YL-MP/8)

申請地點
APPLICATION SITE
(Y/YL-MP/7)

已獲批的第12A條申請 編號
Agreed s.12A application
No. Y/YL-MP/10 (4.7.2025)
地積比率 PR: 1.59
建築物高度 BH: 16 層 stores / 59.85mPD
單位數目 No. of Units: 2,322

已獲批的第16條申請 編號 Approved s.16 application No.
A/YL-MP/287 (26.5.2020)
地積比率 PR: 0.2
建築物高度 BH: 2 層 stores / 12.5mPD
單位數目 No. of Units: 65 屋宇 houses

圖例 LEGEND

	申請地點(界線只作識別用) APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
C/R	商業/住宅 COMMERCIAL / RESIDENTIAL
R(C)	住宅(丙類) RESIDENTIAL (GROUP C)
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
REC	康樂 RECREATION
OU	其他指定用途 OTHER SPECIFIED USES
G.L.	政府土地 GOVERNMENT LAND
RES	住用構築物 RESIDENTIAL STRUCTURES
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

註釋 Notes:
2026年4月13日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey
conducted by the Planning Department on 13.4.2026

本摘要圖於2026年5月14日擬備，
所根據的資料為測量圖編號
2-SE-16A、16B、16C、16D、21A 及 21B
EXTRACT PLAN PREPARED ON 14.5.2026
BASED ON SURVEY SHEETS No.
2-SE-16A, 16B, 16C, 16D, 21A & 21B

平面圖 SITE PLAN

把申請地點由「康樂」及「住宅(丙類)」地帶改劃為「住宅(丙類)1」地帶並
修訂適用於申請地點土地用途地帶的《註釋》
元朗米埔攸學路丈量約份第104約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "RECREATION" AND
"RESIDENTIAL (GROUP C)" TO "RESIDENTIAL (GROUP C) 1" AND
AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
YAU POK ROAD, MAI PO, YUEN LONG

SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-MP/7 & 8

圖 PLAN
Z-2



圖例 LEGEND

 申請地點 (界線只作識別用)
APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

航攝照片 AERIAL PHOTO

把申請地點由「康樂」及「住宅(丙類)」地帶改劃為「住宅(丙類)1」地帶並修訂適用於申請地點土地用途地帶的《註釋》
元朗米埔攸鑾路丈量約份第104約多個地段和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "RECREATION" AND "RESIDENTIAL (GROUP C)" TO "RESIDENTIAL (GROUP C) 1" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, YAU POK ROAD, MAI PO, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-MP/7 & 8

圖 PLAN
Z-3

本摘要圖於2026年4月14日擬備，所根據的資料為地政總署於2025年6月10日拍得的航攝照片編號 E257903C
EXTRACT PLAN PREPARED ON 14.4.2026 BASED ON AERIAL PHOTO No. E257903C TAKEN ON 10.6.2025 BY LANDS DEPARTMENT

1



2



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

實地照片 SITE PHOTOS

本圖於2026年4月15日擬備，所根據的資料為攝於2026年4月13日的實地照片
PLAN PREPARED ON 15.4.2026
BASED ON SITE PHOTOS
TAKEN ON 13.4.2026

把申請地點由「康樂」及「住宅(丙類)」地帶改劃為「住宅(丙類)1」地帶並修訂適用於申請地點土地用途地帶的《註釋》
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TO REZONE THE APPLICATION SITE FROM "RECREATION" AND "RESIDENTIAL (GROUP C)" TO "RESIDENTIAL (GROUP C) 1" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, YAU POK ROAD, MAI PO, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
YYL-MP7 & 8

圖 PLAN
Z-4a

3



4



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

實地照片 SITE PHOTOS

本圖於2026年4月15日擬備，所根據的資料為攝於2026年4月13日的實地照片
 PLAN PREPARED ON 15.4.2026
 BASED ON SITE PHOTOS
 TAKEN ON 13.4.2026

把申請地點由「康樂」及「住宅(丙類)」地帶改劃為「住宅(丙類)1」地帶並修訂適用於申請地點土地用途地帶的《註釋》
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 TO REZONE THE APPLICATION SITE FROM "RECREATION" AND "RESIDENTIAL (GROUP C)" TO "RESIDENTIAL (GROUP C) 1" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
 VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, YAU POK ROAD, MAI PO, YUEN LONG



規劃署
 Planning Department

參考編號
 REFERENCE No.
 Y/YL-MP7 & 8

圖 PLAN
 Z-4b