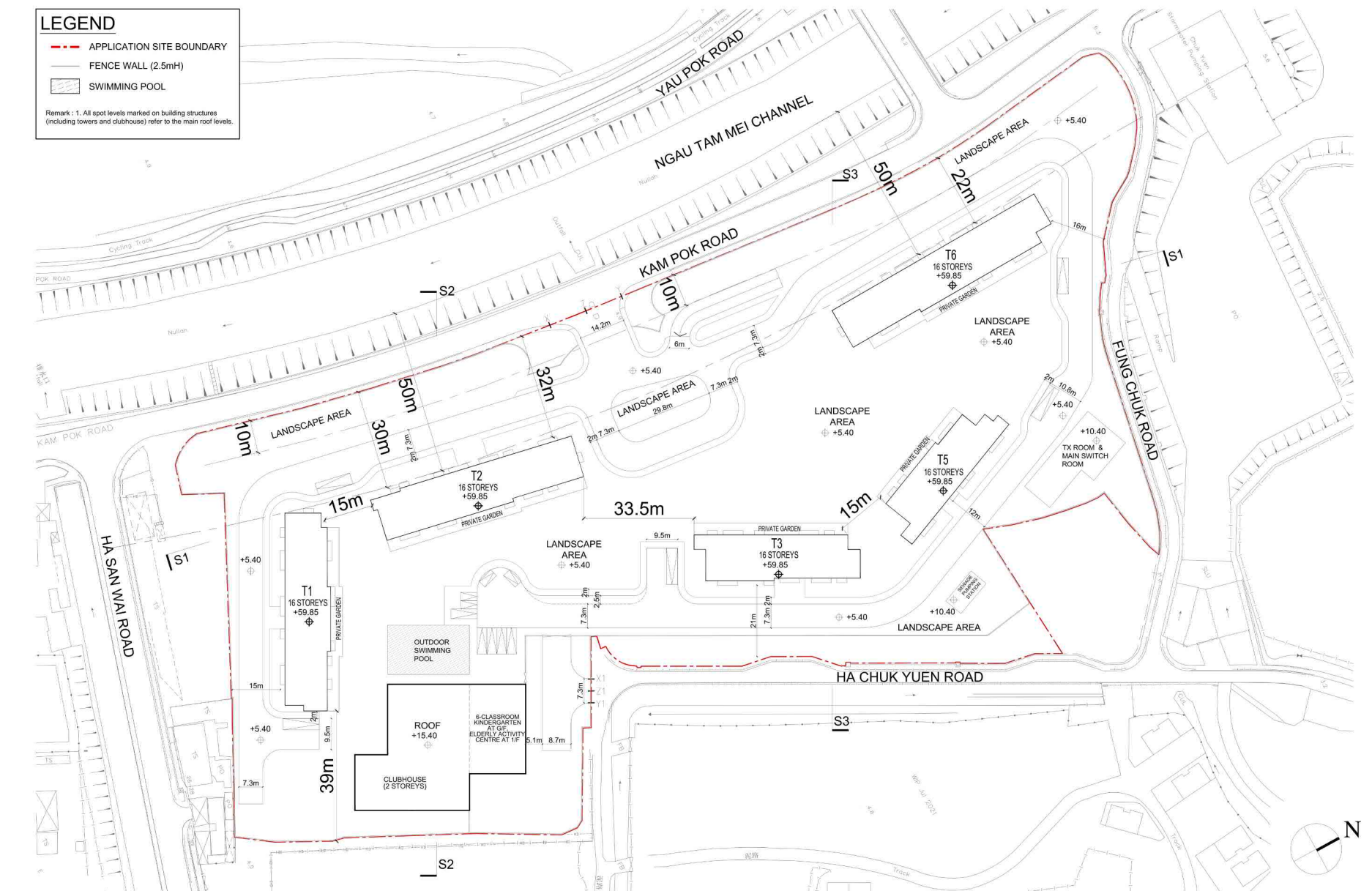


LEGEND

- APPLICATION SITE BOUNDARY
- FENCE WALL (2.5mH)
- ▨ SWIMMING POOL

Remark : 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.



Lot 4822 IN D.D.104, Kam Pok Road, Mai Po, Yuen Long

INDICATIVE MASTER LAYOUT PLAN

Figure 15b



R:\6177\DESIGN\Progress\20250402_TPO Section 12A\20260126\20260126_MLP.dwg, 1/27/2026 4:12:37 PM, DWG To PDF.pc3

(摘錄自申請人於 18. 6. 2026 呈交的進一步資料)
(Extract from Applicant's Further
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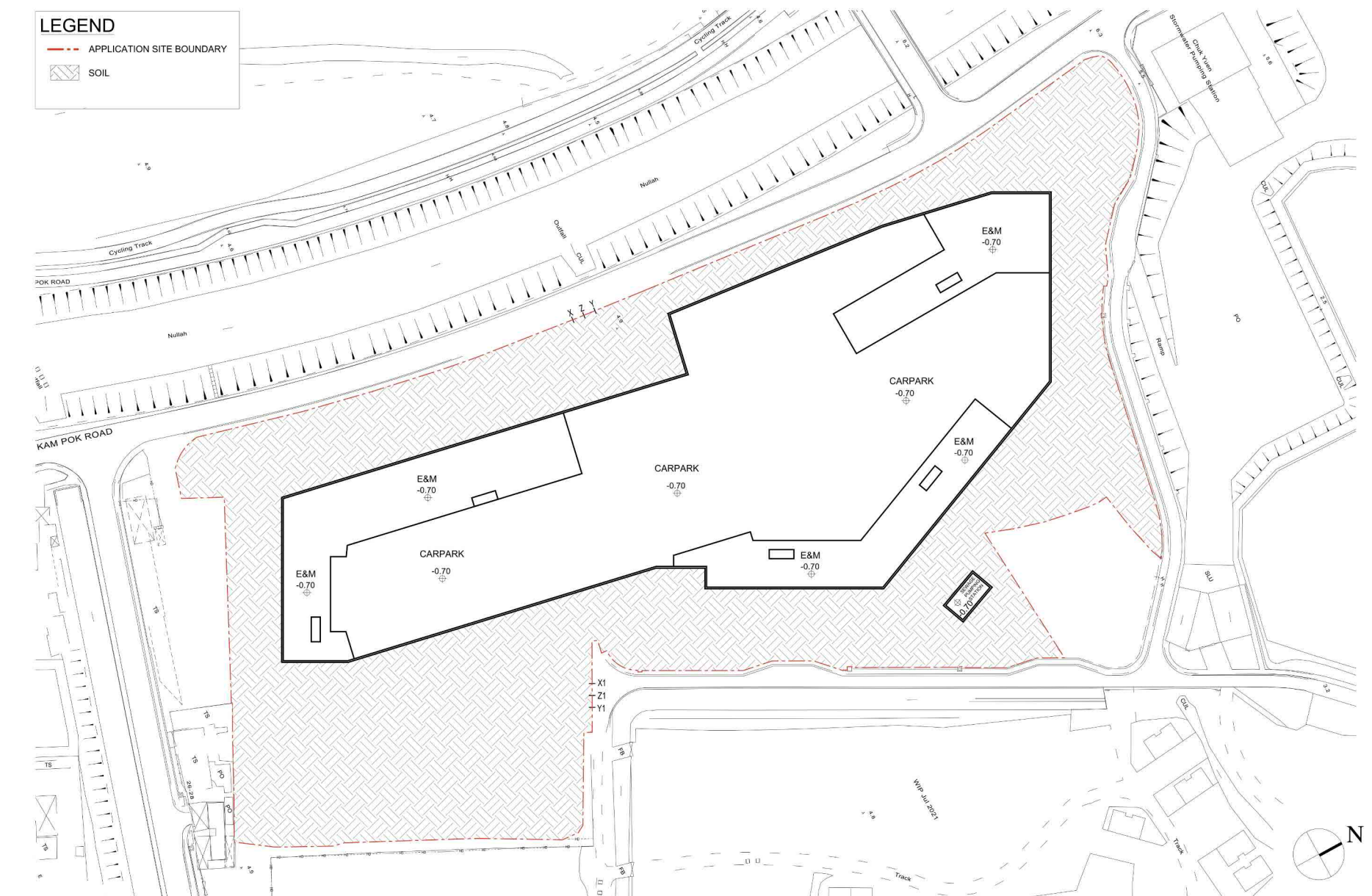
參考編號
REFERENCE No.
Y/YL-MP/11

繪圖
DRAWING
Z - 1

LEGEND

--- APPLICATION SITE BOUNDARY

SOIL



Lot 4822 IN D.D.104, Kam Pok Road, Mai Po, Yuen Long

INDICATIVE BASEMENT PLAN

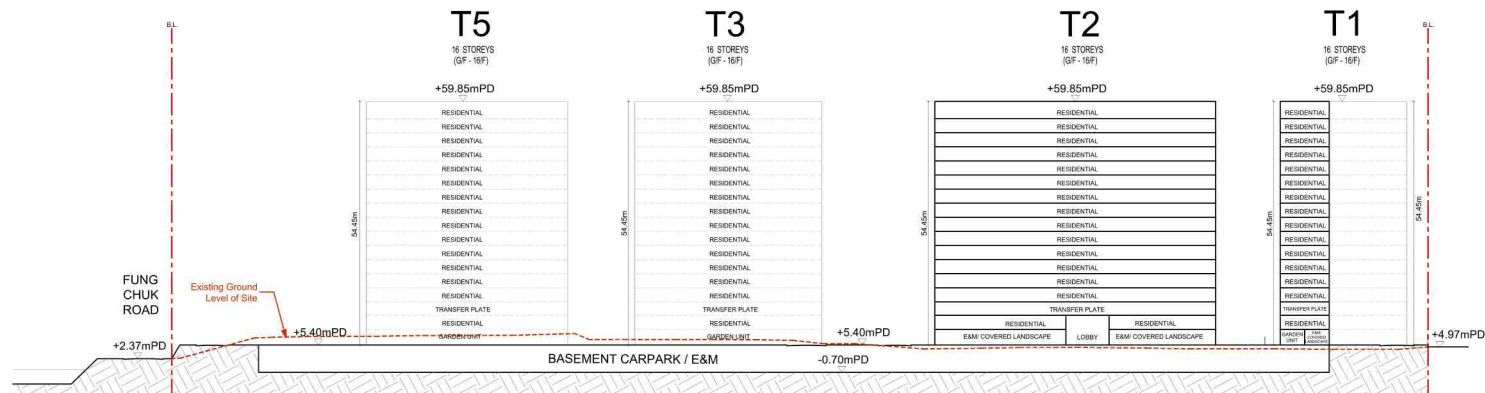
Figure 20

0 10 20 30m
DATE: 10/07/2025

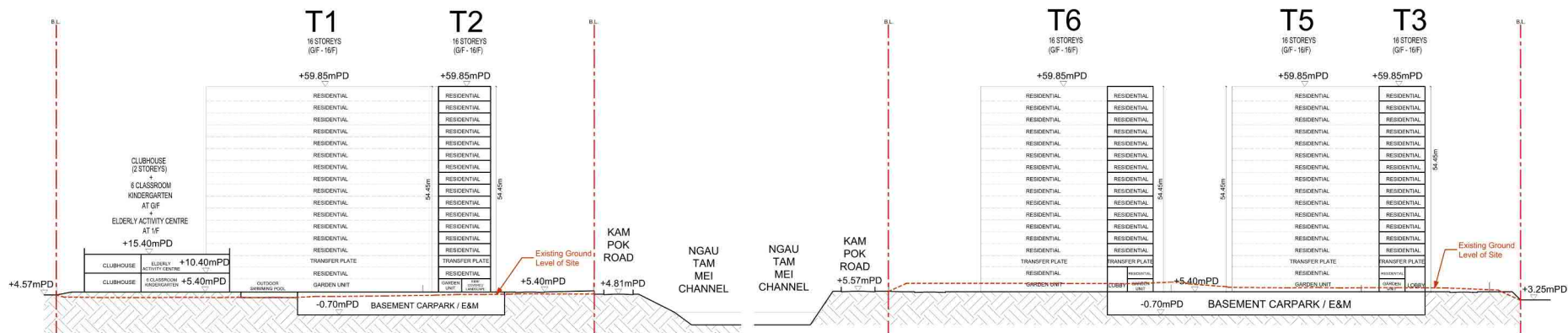
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(Extract from Applicant's Further
Information Submitted on 18.6.2026)

參考編號
REFERENCE No.
Y/YL-MP/11

繪圖
DRAWING
Z - 2



SECTION S1-S1



SECTION S2-S2

SECTION S3-S3

Lot 4822 IN D.D.104, Kam Pok Road, Mai Po, Yuen Long

INDICATIVE SECTIONS

Figure 16a

0 10 20 30m
DATE: 26/01/2026

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(Extract from Applicant's Further
Information Submitted on 18.6.2026)

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Y/YL-MP/11

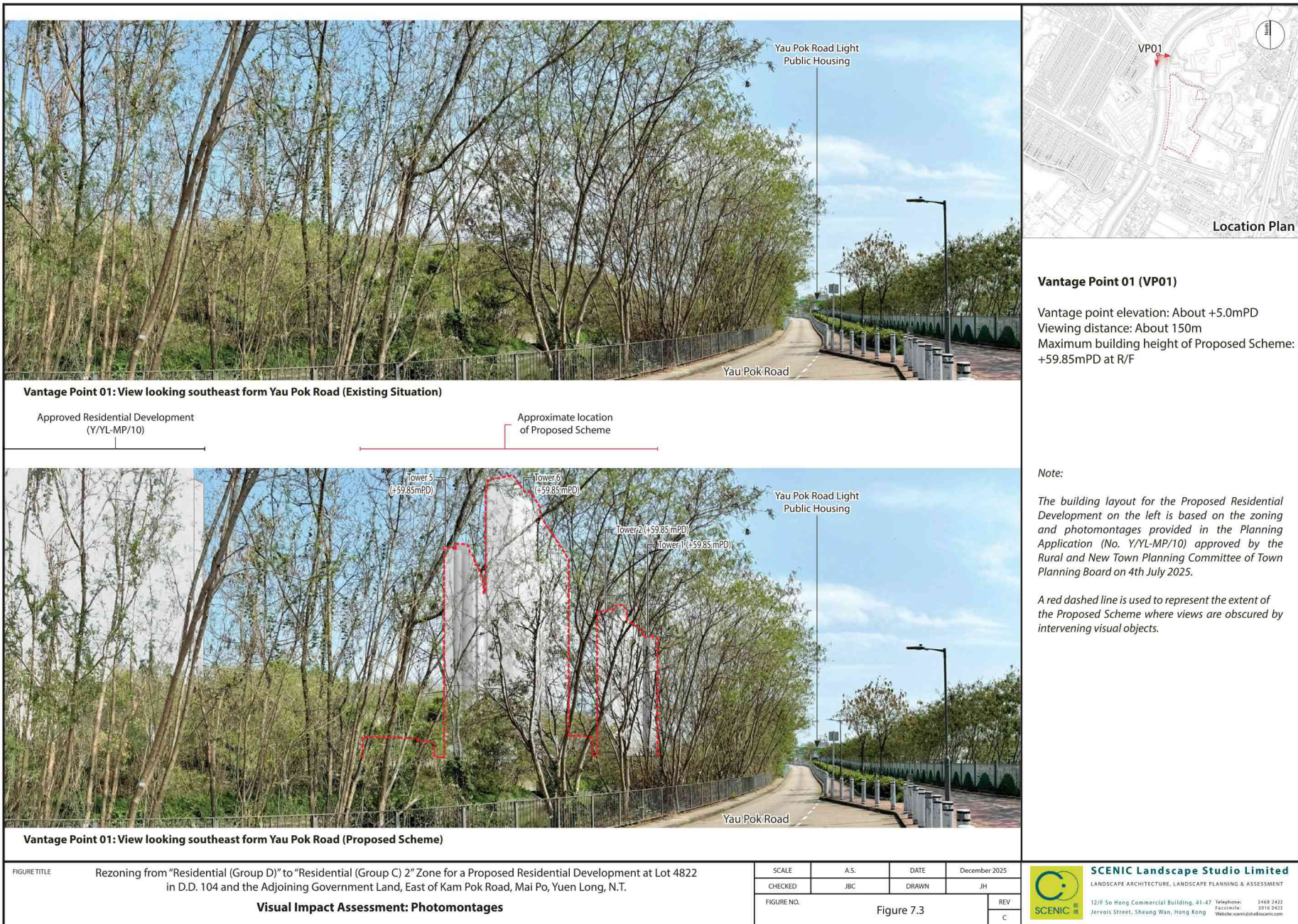
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DRAWING
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(摘錄自申請人於 18.6.2026 呈交的進一步資料)
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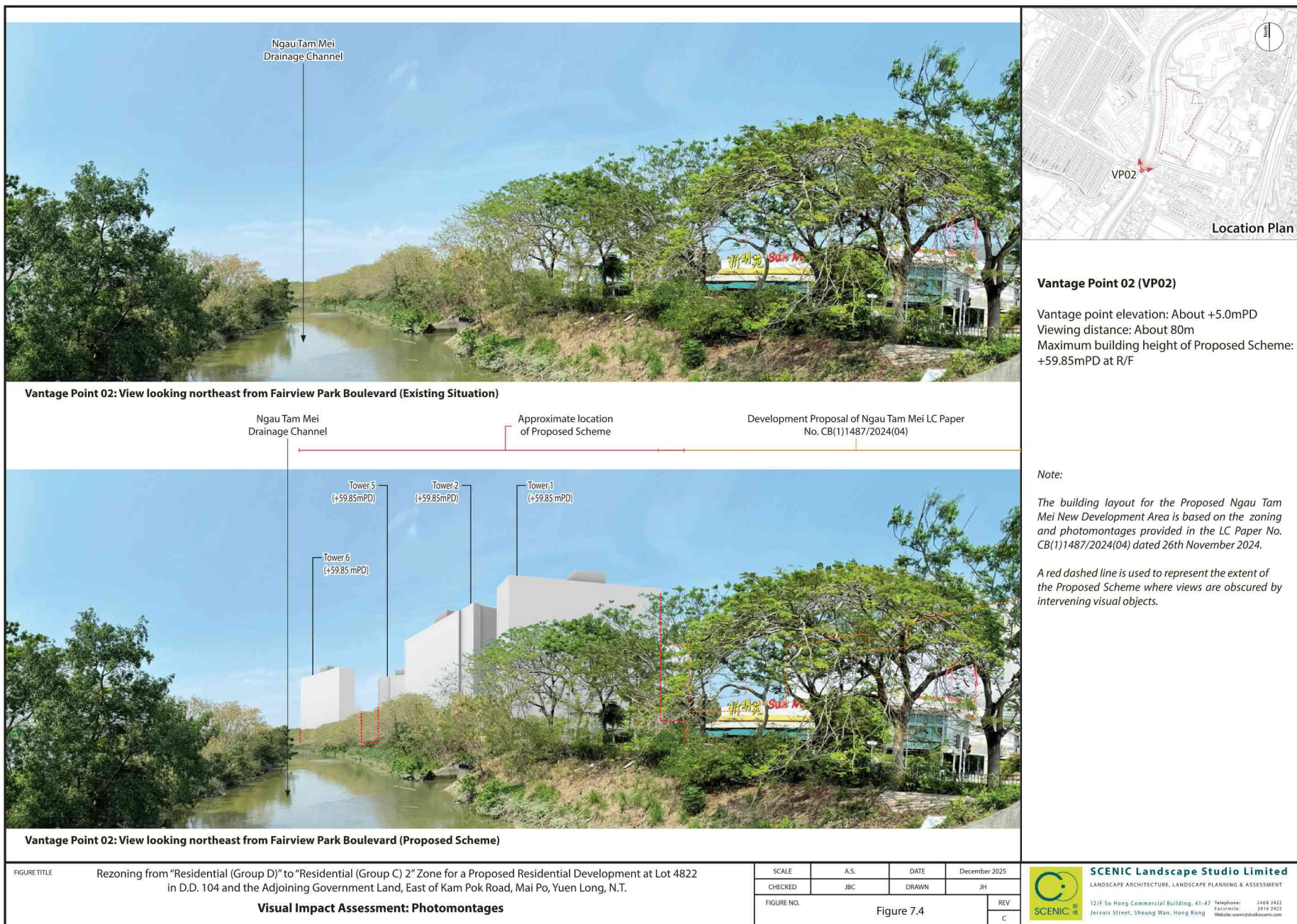
繪圖
 DRAWING
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(摘錄自申請人於 18. 6. 2026 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 18.6.2026)

參考編號
 REFERENCE No.
 Y/YL-MP/11

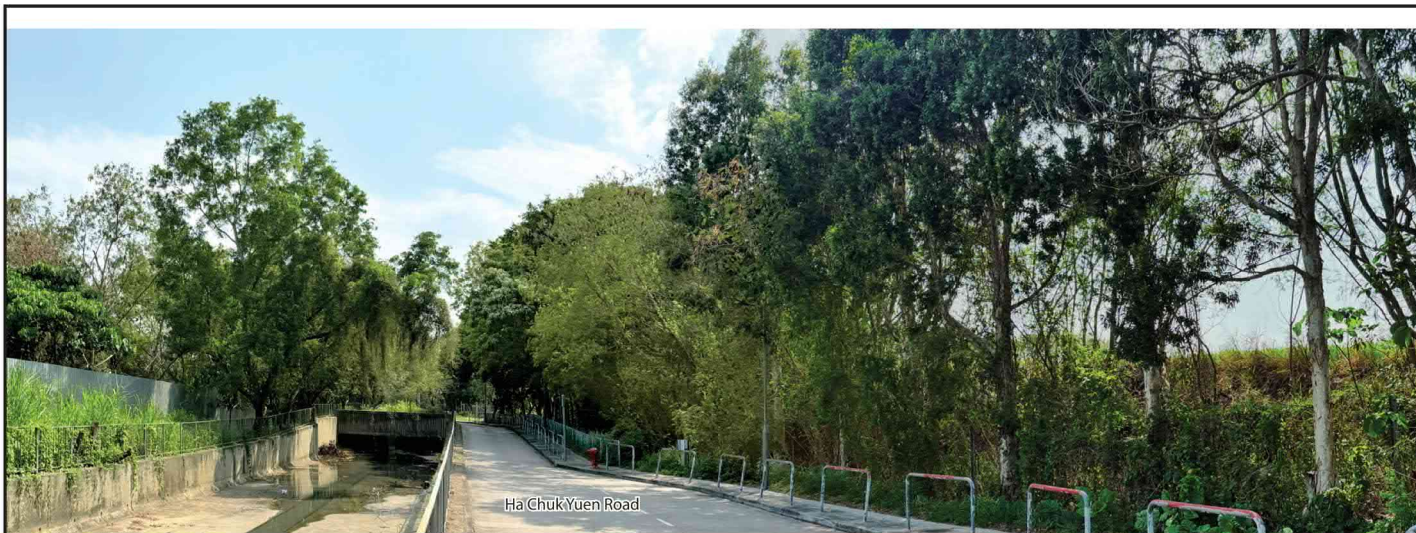
繪圖
 DRAWING
 Z - 5a



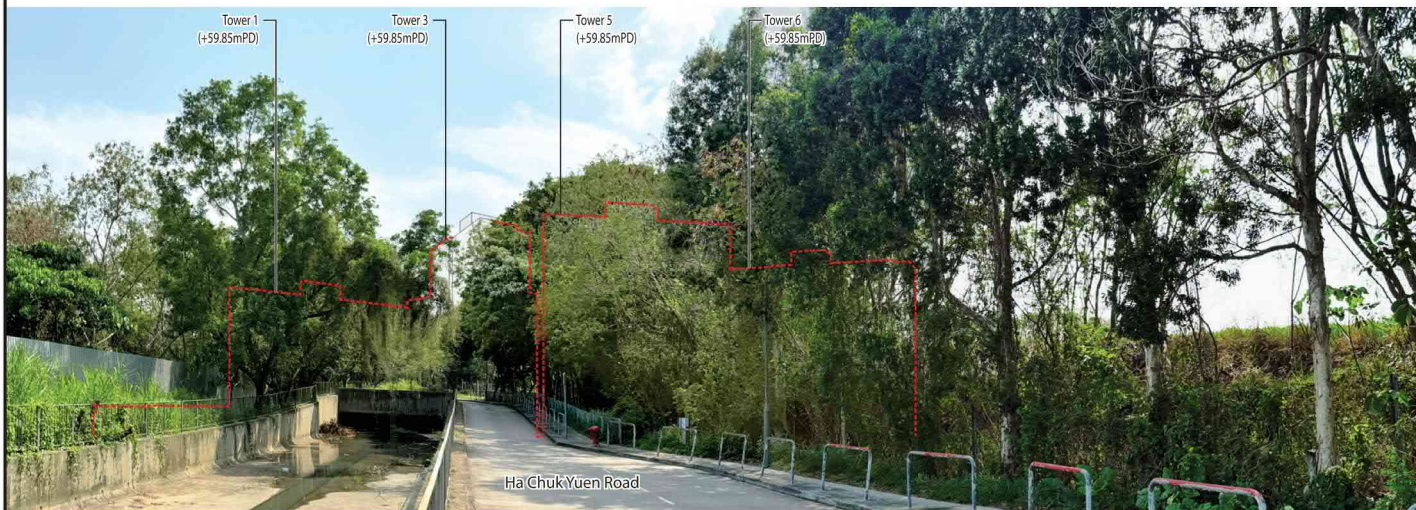
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(Extract from Applicant's Further
Information Submitted on 18.6.2026)

參考編號
REFERENCE No.
Y/YL-MP/11

繪圖
DRAWING
Z - 5b



Vantage Point 03: View looking southwest from Ha Chuk Yuen Road (Existing Situation)



Vantage Point 03: View looking southwest from Ha Chuk Yuen Road (Proposed Scheme)



Location Plan

Vantage Point 03 (VP03)

Vantage point elevation: About +3.2mPD
Viewing distance: About 80m
Maximum building height of Proposed Scheme: +59.85mPD at R/F

Note:

The building layout for the Proposed Residential Development on the left is based on the zoning and photomontages provided in the Planning Application (No. Y/YL-MP/10) approved by the Rural and New Town Planning Committee of Town Planning Board on 4th July 2025.

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Impact Assessment: Photomontages

SCALE	A.S.	DATE	December 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.5		REV
			C



SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervais Street, Sheung Wan, Hong Kong
Telephone: 2468 2423
Facsimile: 2016 2422
Website: scenicstudio.com

(摘錄自申請人於 18.6.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.6.2026)

參考編號
REFERENCE No.
Y/YL-MP/11

繪圖
DRAWING
Z - 5c



Vantage Point 04: View looking southwest from Ha Chuk Yuen Sitting Out Area at Castle Peak Road (Existing Situation)



Vantage Point 04: View looking southwest from Ha Chuk Yuen Sitting Out Area at Castle Peak Road (Proposed Scheme)



Location Plan

Vantage Point 04 (VP04)

Vantage point elevation: About +5.0mPD
Viewing distance: About 330m
Maximum building height of Proposed Scheme: +59.85mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Impact Assessment: Photomontages

SCALE	A.S.	DATE	December 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.6		REV
			C

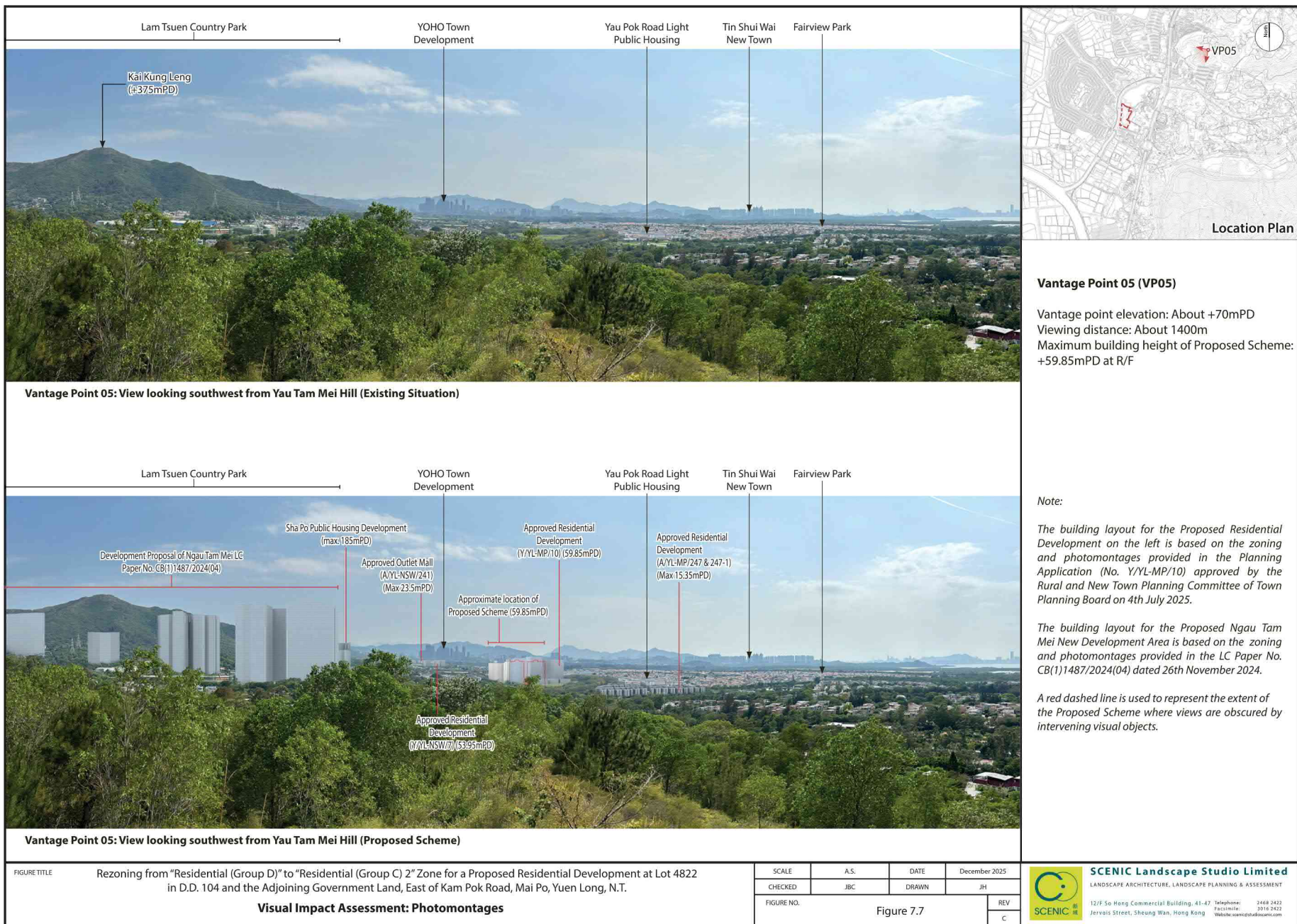
SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervais Street, Sheung Wan, Hong Kong
Telephone: 3468 2423
Facsimile: 3016 2422
Website: scenicstudio.com

(摘錄自申請人於 18. 6. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.6.2026)

參考編號
REFERENCE No.
Y/YL-MP/11

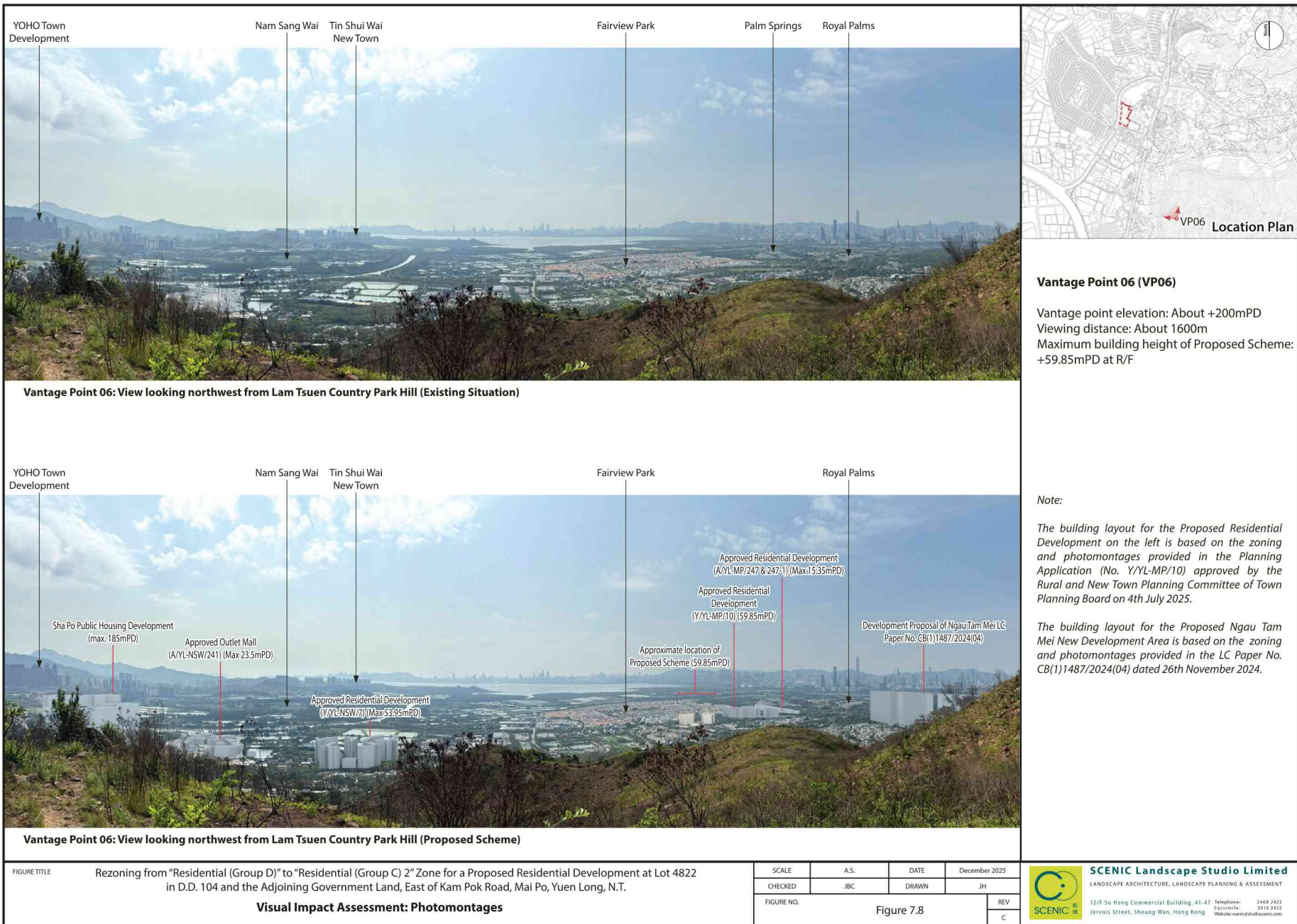
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DRAWING
Z - 5d



(摘錄自申請人於 18. 6. 2026 呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
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Y/YL-MP/11

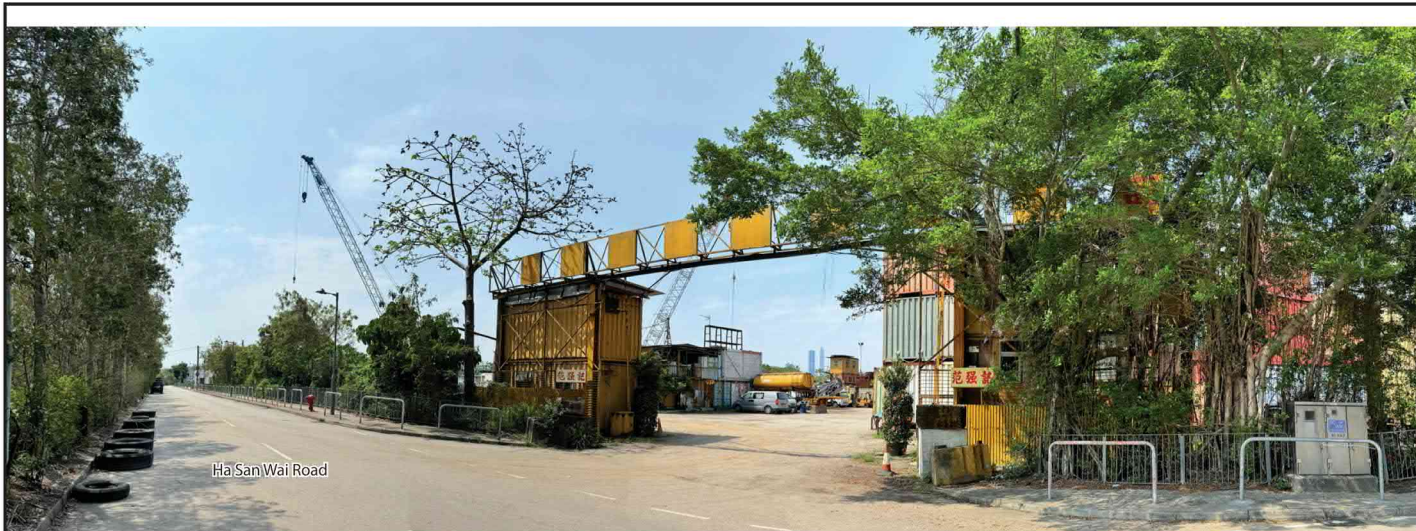
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DRAWING
Z - 5e



(摘錄自申請人於 18. 6. 2026 呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
REFERENCE No.
Y/YL-MP/11

繪圖
DRAWING
Z - 5f

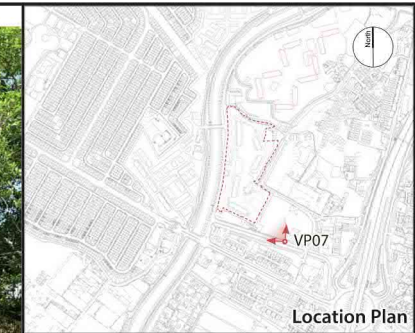


Vantage Point 07: View looking northwest from Ha San Wai Road (Existing Situation)

Approximate location
of Proposed Scheme



Vantage Point 07: View looking northwest from Ha San Wai Road (Proposed Scheme)



Location Plan

Vantage Point 07 (VP07)

Vantage point elevation: About +4.5mPD
Viewing distance: About 110m
Maximum building height of Proposed Scheme:
+59.85mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Impact Assessment: Photomontages

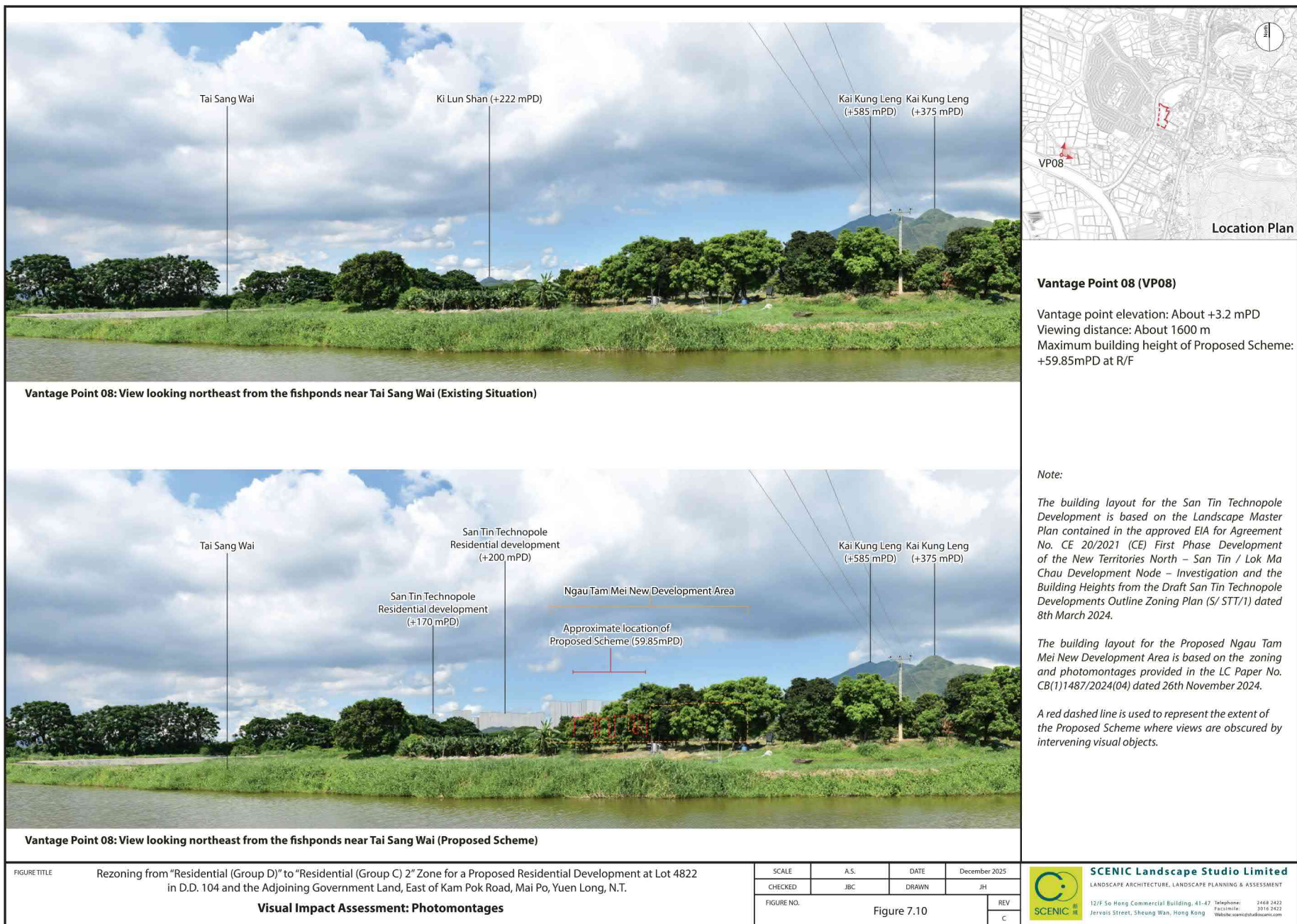
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CHECKED	JBC	DRAWN	JH
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			C

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 2016 2422
Website: scenicstudio.com

(摘錄自申請人於 18. 6. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 18.6.2026)

參考編號
REFERENCE No.
Y/YL-MP/11

繪圖
DRAWING
Z - 5g

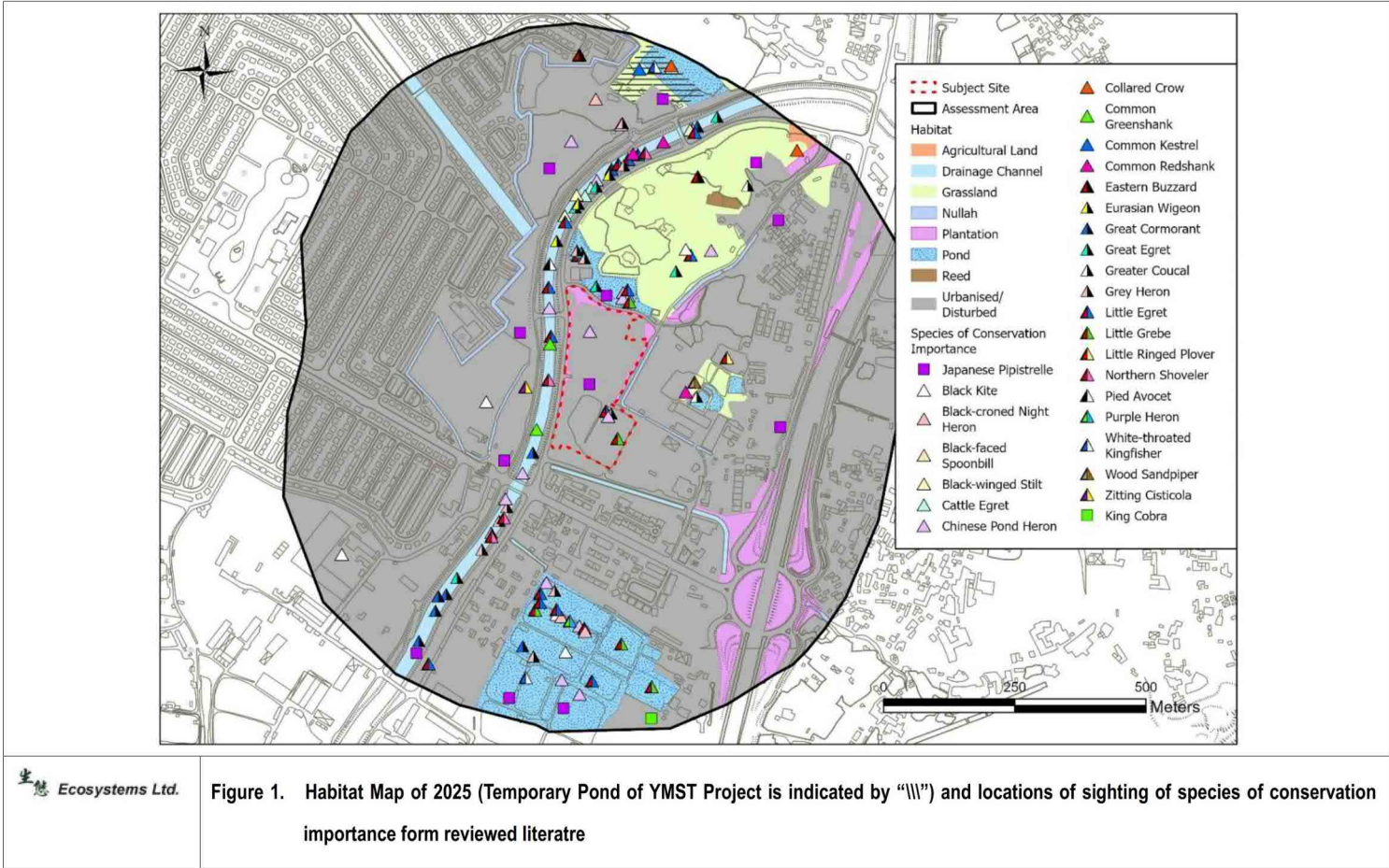


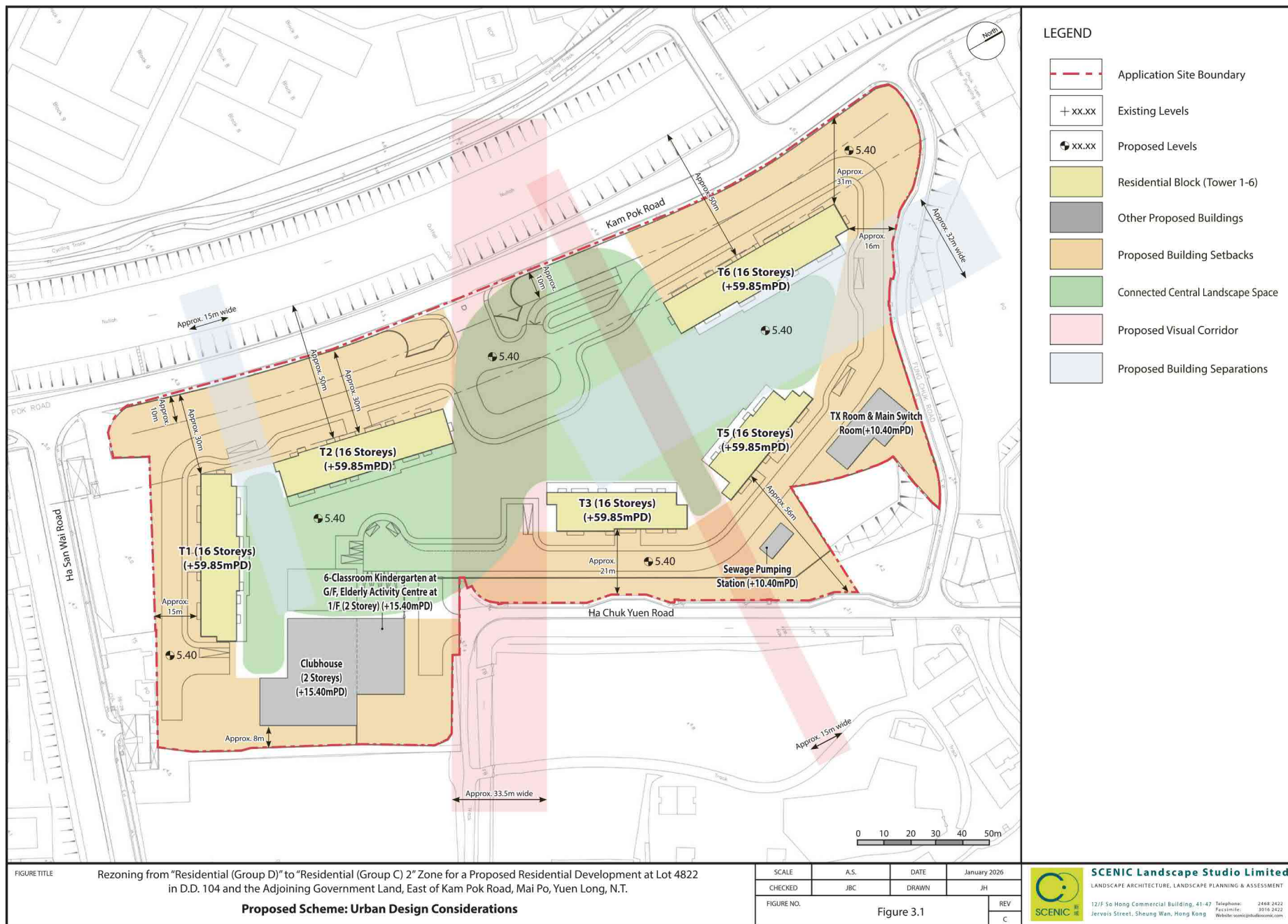
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(Extract from Applicant's Further
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Y/YL-MP/11

繪圖
DRAWING
Z - 5h

13. Figures



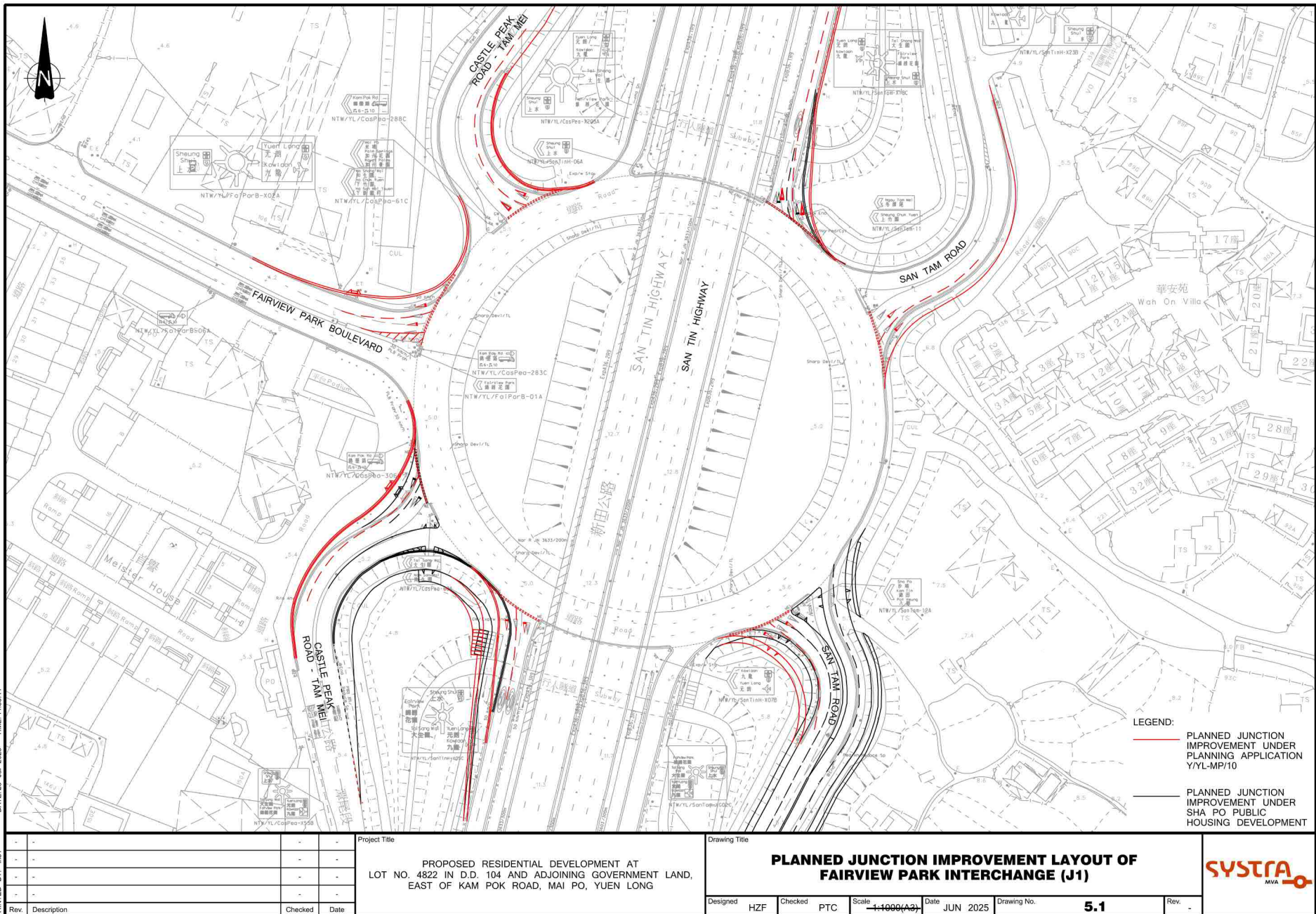


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REFERENCE No.
Y/YL-MP/11

繪圖
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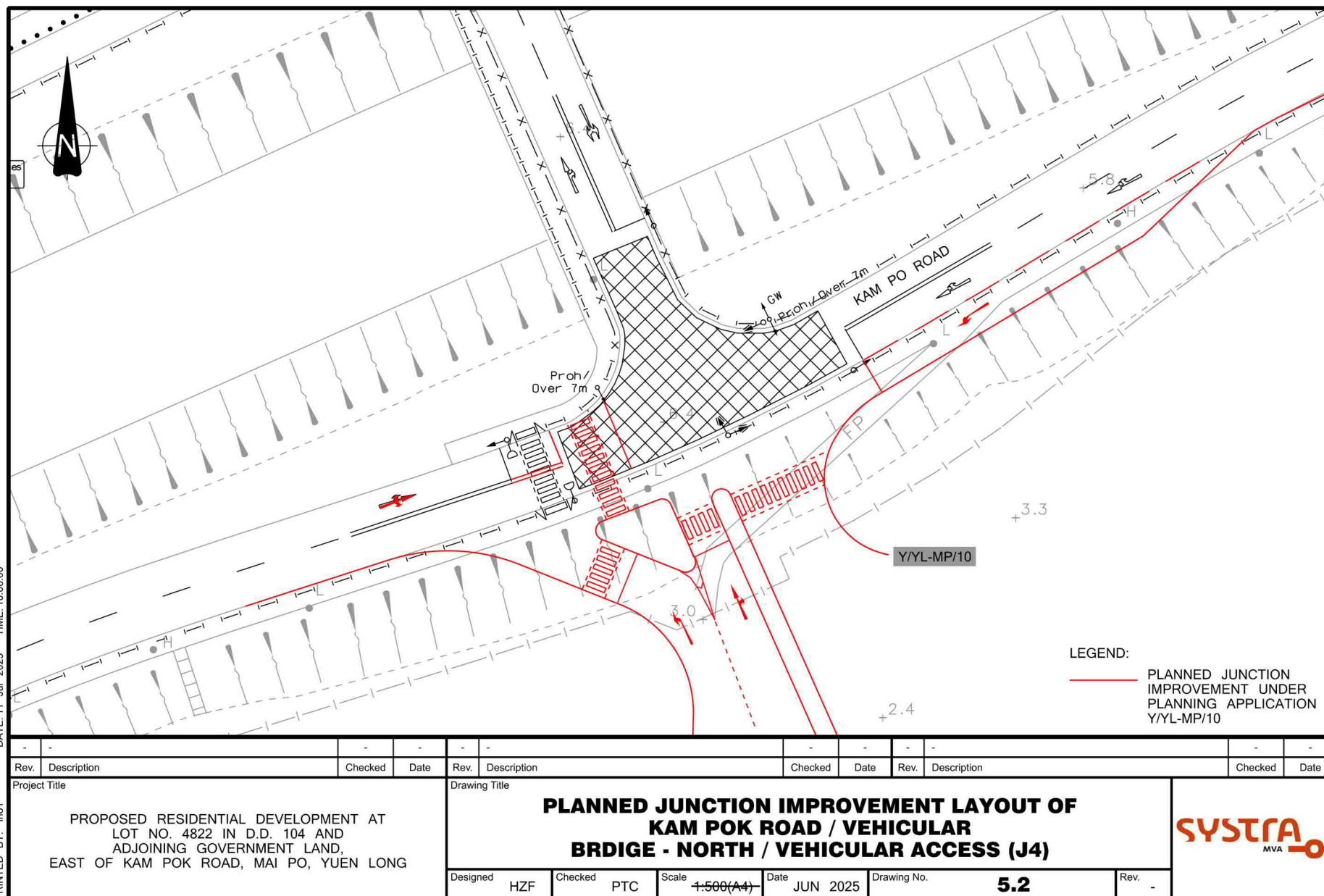


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Y/YL-MP/11

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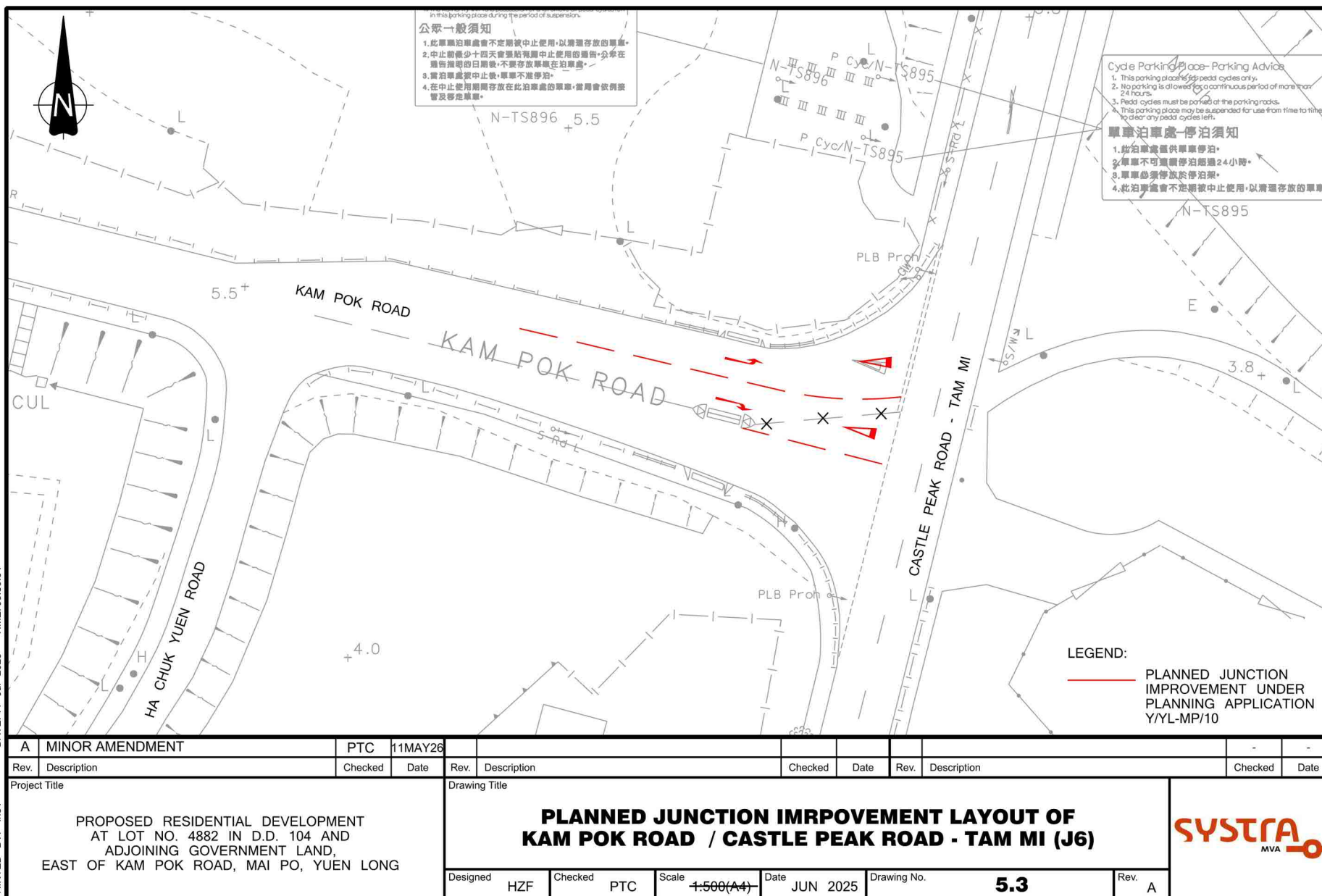
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REFERENCE No.
Y/YL-MP/11

繪圖
DRAWING
Z - 8b

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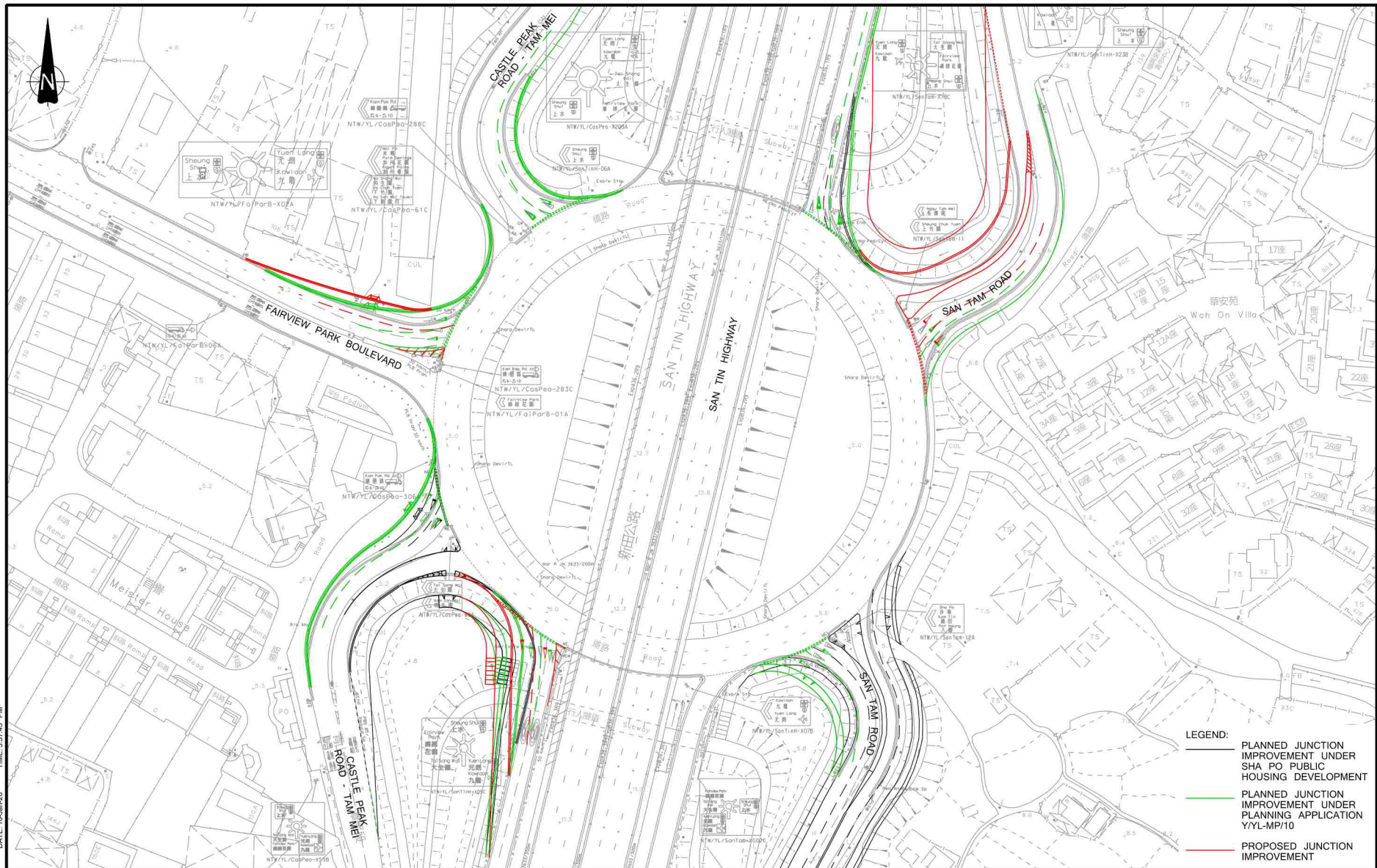


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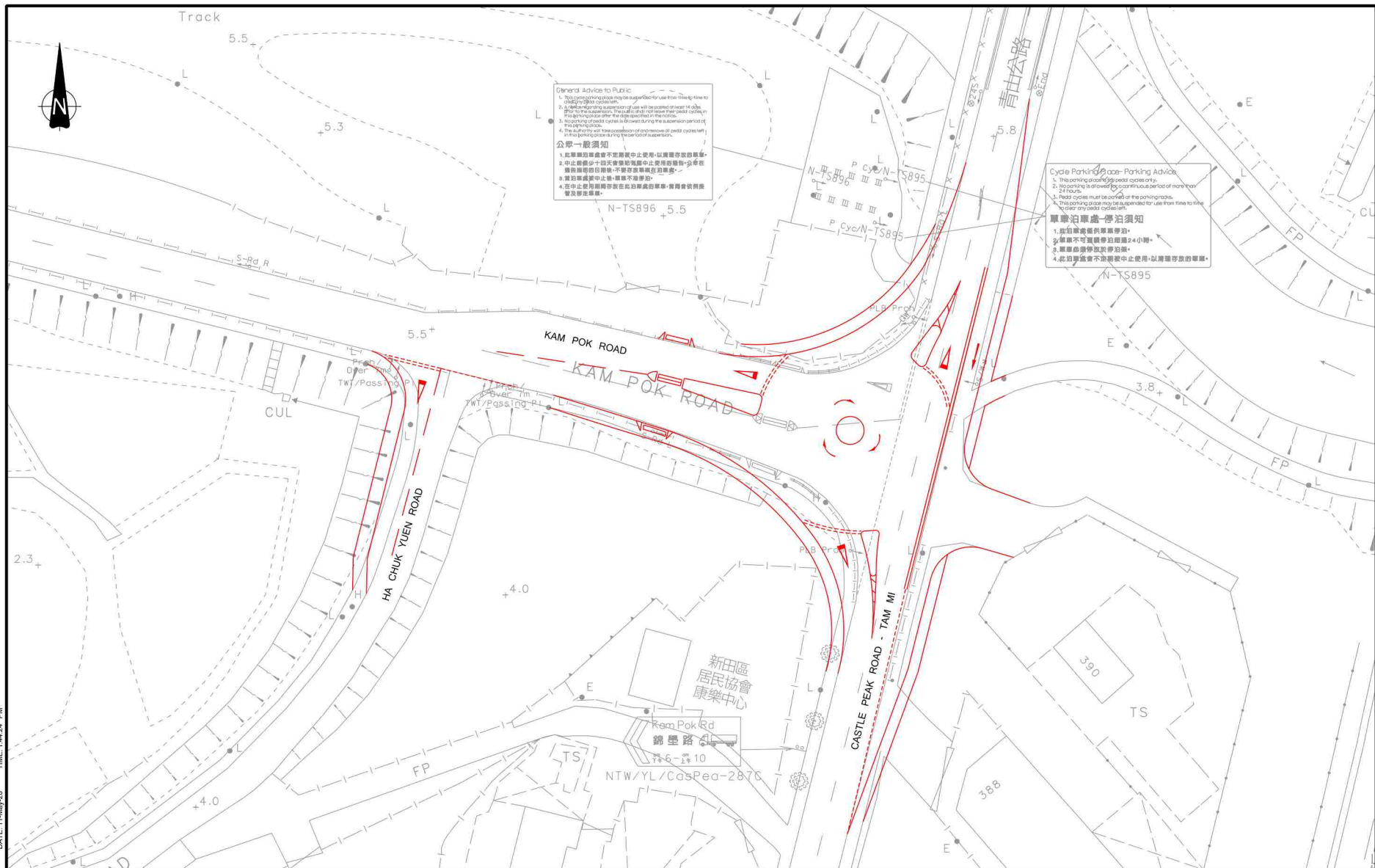


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Y/YL-MP/11

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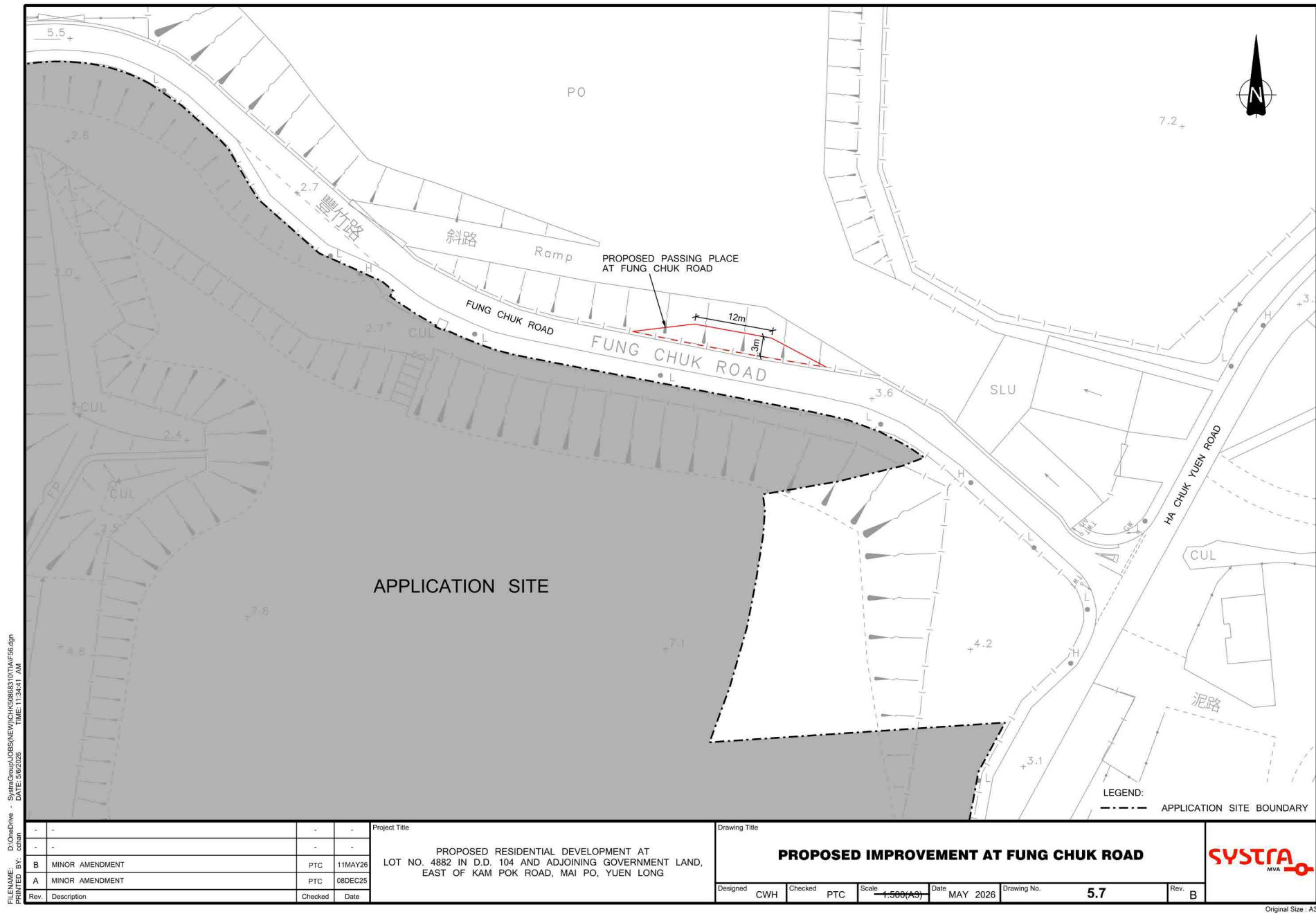
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	-		-	-	PROPOSED RESIDENTIAL DEVELOPMENT AT LOT NO. 4882 IN D.D. 104 AND ADJOINING GOVERNMENT LAND, EAST OF KAM POK ROAD, MAI PO, YUEN LONG	PROPOSED JUNCTION IMPROVEMENT LAYOUTS OF KAM POK ROAD / HA CHUK YUEN ROAD (J5) AND KAM POK ROAD / CASTLE PEAK ROAD - TAM MI (J6)													
	A		MINOR AMENDMENT	PTC		11MAY26	Designed	HZF	Checked		PTC	Scale	1:500 (A3)	Date	FEB 2026	Drawing No.	5.6	Rev.	A
	Rev.		Description			Checked	Date												

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 (Extract from Applicant's Further Information Submitted on 18.6.2026)

參考編號
 REFERENCE No.
 Y/YL-MP/11

繪圖
 DRAWING
 Z - 8e

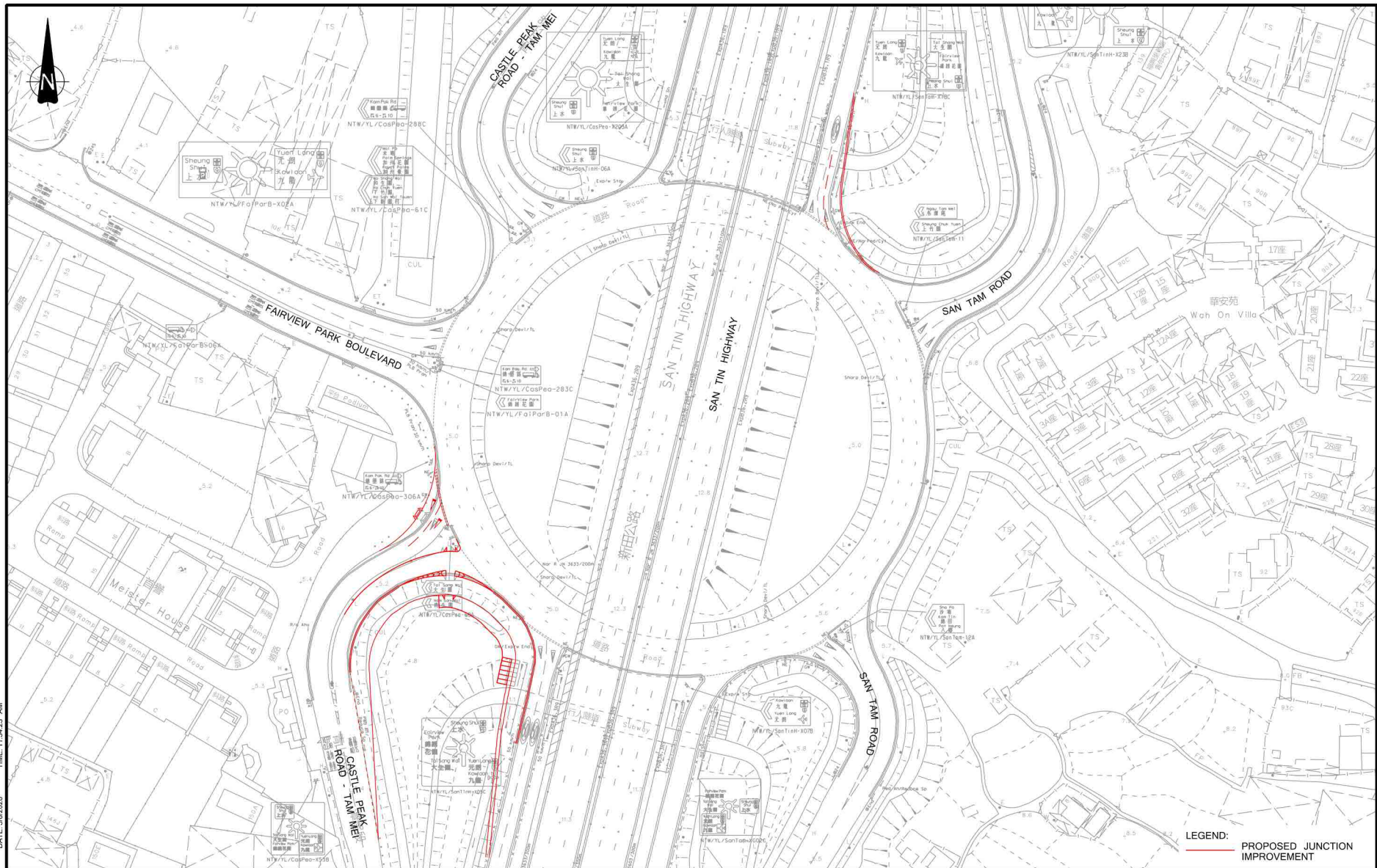


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參考編號
REFERENCE No.
Y/YL-MP/11

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C	MINOR AMENDMENT	PTC	11MAY26
B	MINOR AMENDMENT	PTC	16MAR26
A	MINOR AMENDMENT	PTC	11DEC25

Project Title	PROPOSED RESIDENTIAL DEVELOPMENT AT LOT NO. 4822 IN D.D. 104 AND ADJOINING GOVERNMENT LAND, EAST OF KAM POK ROAD, MAI PO, YUEN LONG
---------------	---

Drawing Title											
PROPOSED JUNCTION IMPROVEMENT LAYOUT OF FAIRVIEW PARK INTERCHANGE (J1) (UNDER THE SCENARIO WITHOUT Y/YL-MP/10 AND SHA PO DEVELOPMENT)											
Designed	HZF	Checked	PTC	Scale	1:1000 (A3)	Date	MAR 2026	Drawing No.	5.8	Rev.	C

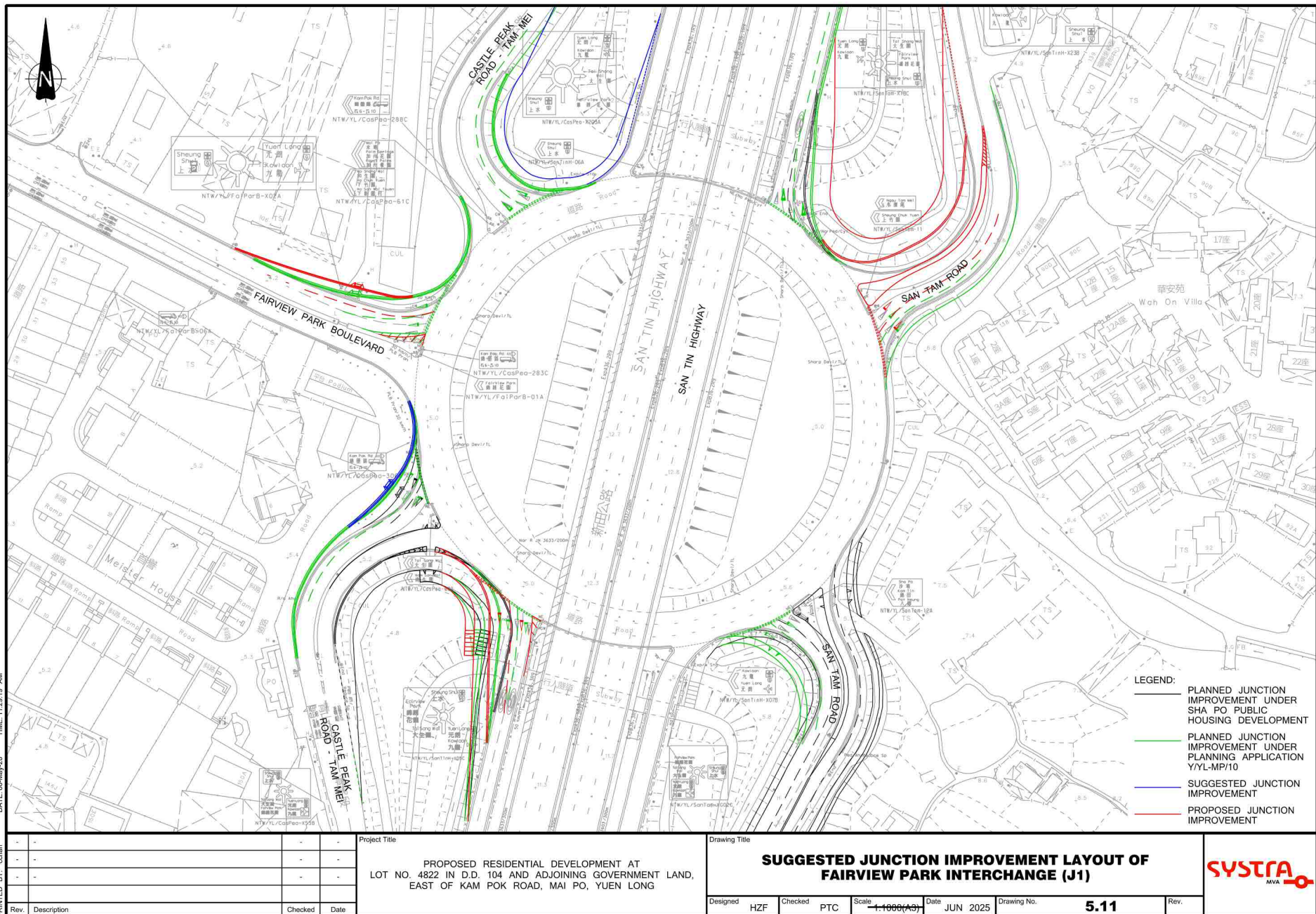


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參考編號 REFERENCE No. Y/YL-MP/11	繪圖 DRAWING Z - 8g
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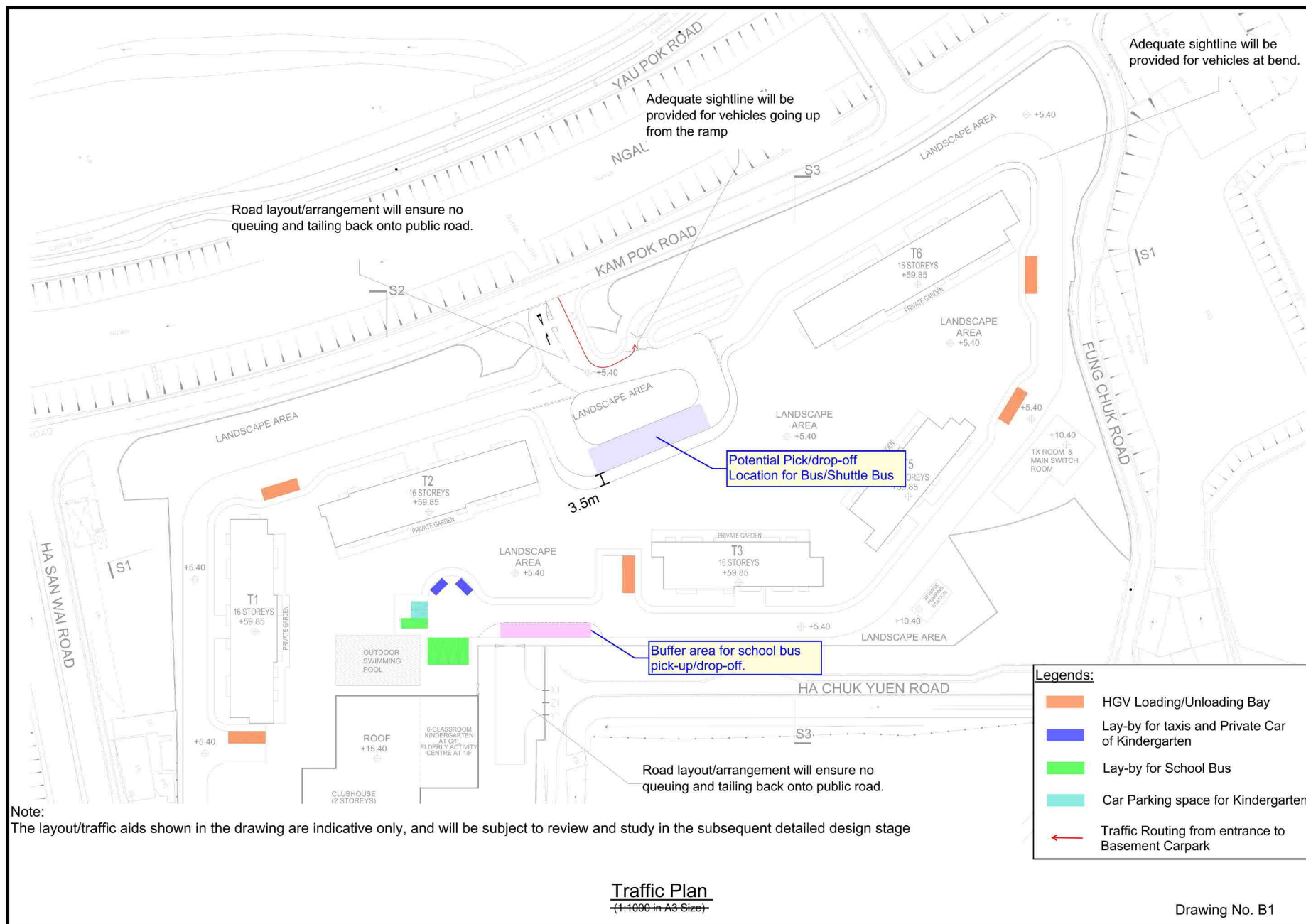
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Information Submitted on 18.6.2026)

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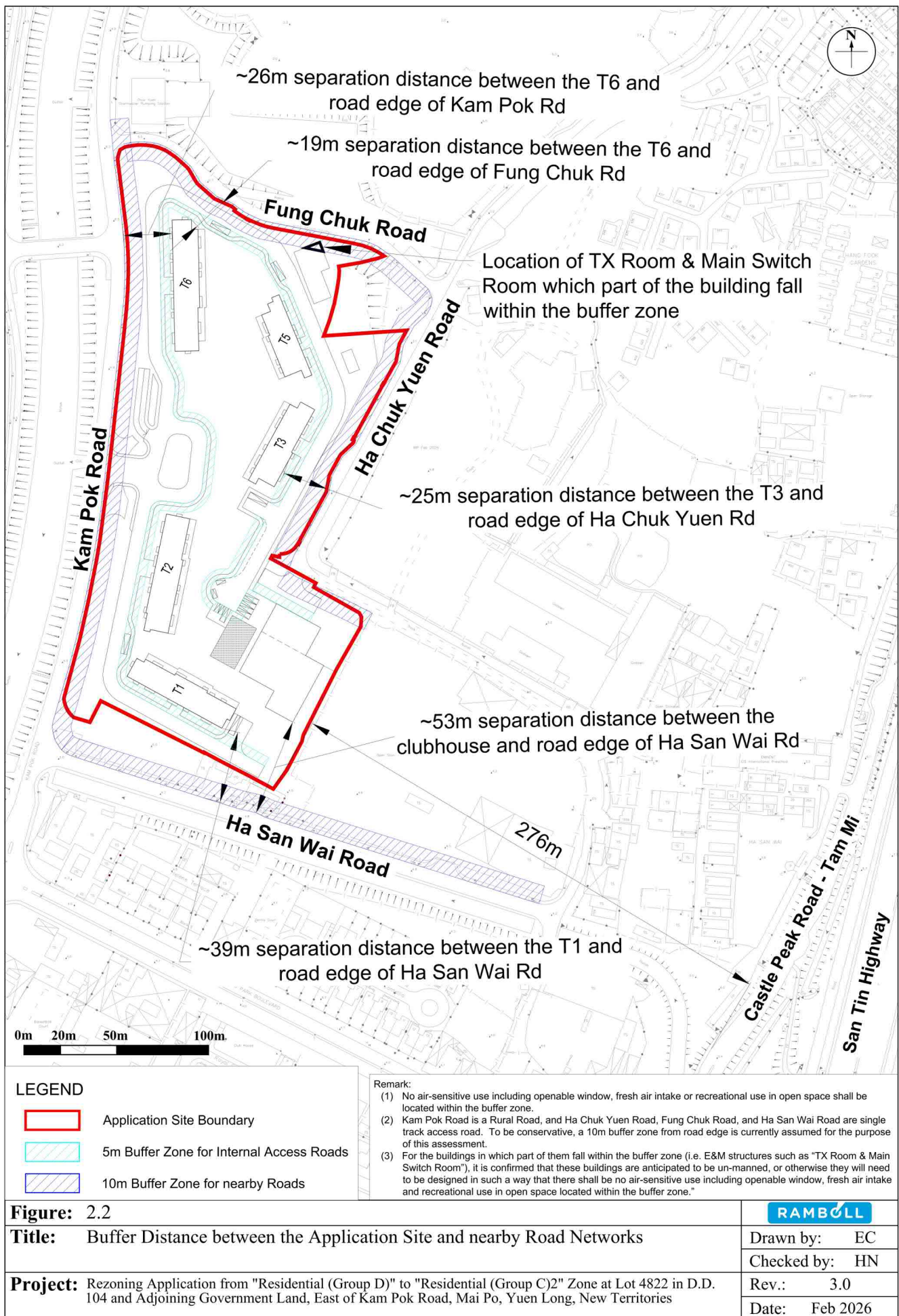
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Z - 8h



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(Extract from Applicant's Further
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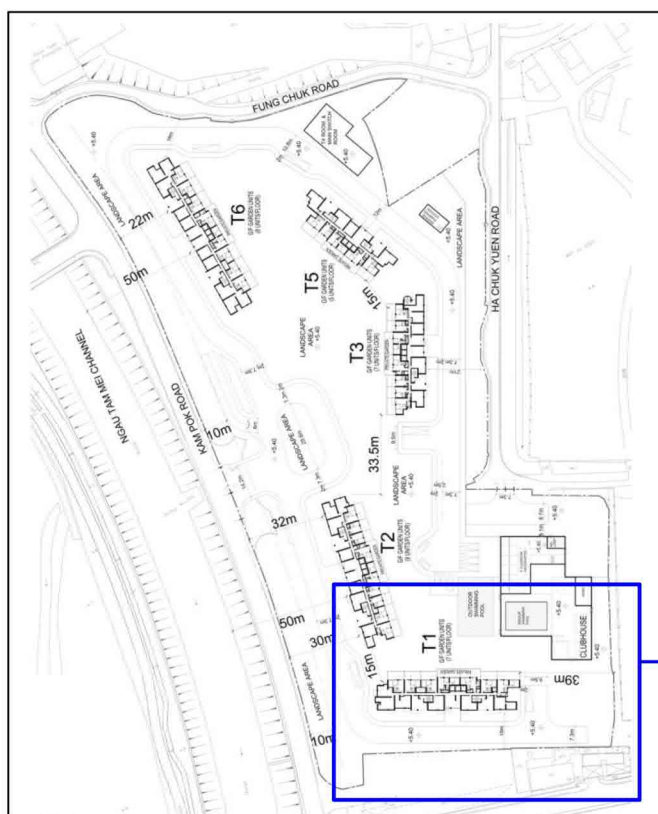


Q:\Projects\HENKPRRDEI03\04 Deliverables\01 EA Report\01 Figures\R9782_v3.0\Source\Figure 2.2 Buffer Distance between Application Site and nearby Road Networks.dwg

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(Extract from Applicant's Further
Information Submitted on 18.6.2026)

參考編號
REFERENCE No.
Y/YL-MP/11

繪圖
DRAWING
Z - 9



Westwood Hong & Associates Ltd

PROJECT: 22610

Proposed Residential Development at Lot No. 4822 in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long, New Territories

TITLE:

Noise Mitigation Measures for Fixed Noise Sources

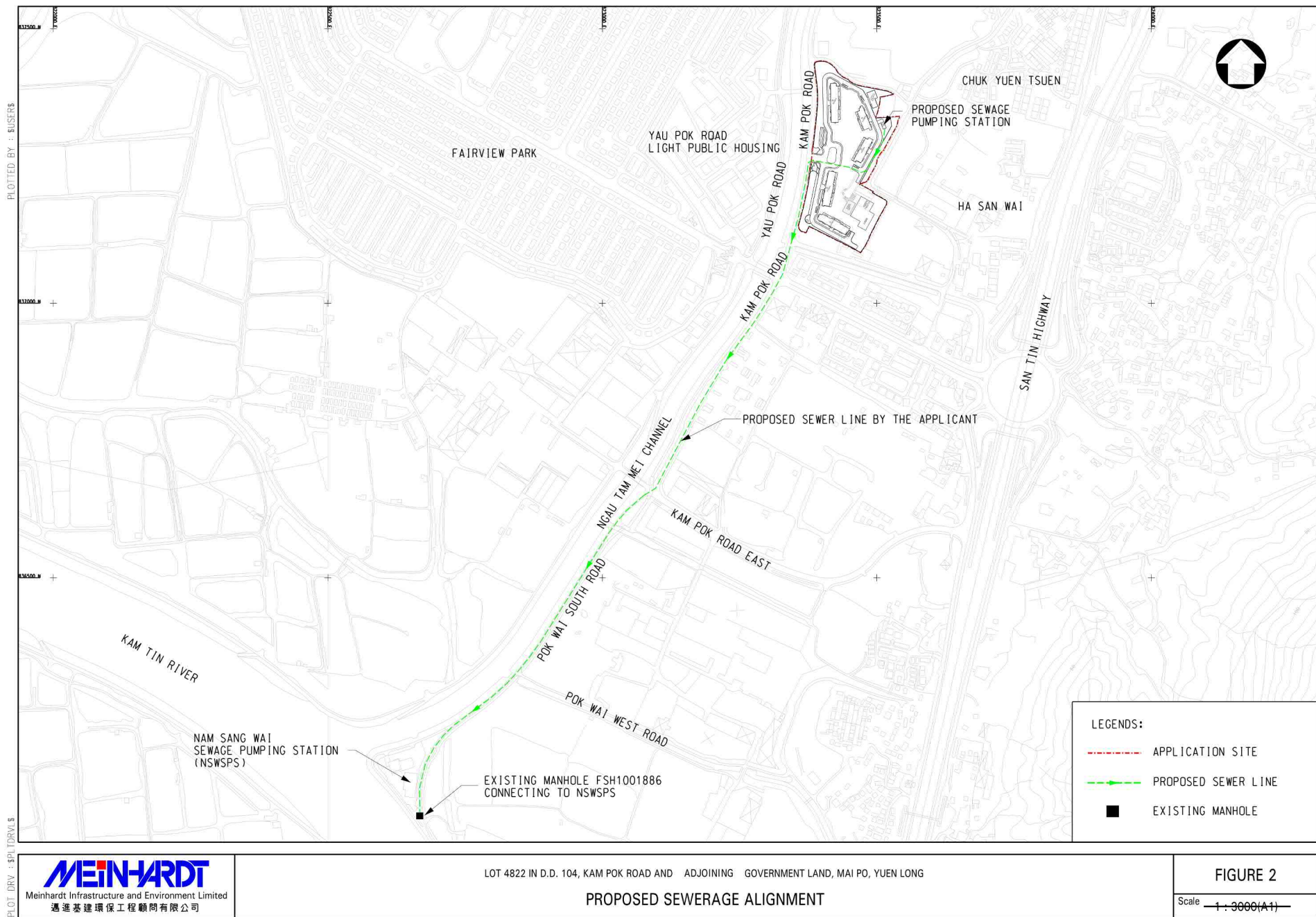
FIGURE

5

(摘錄自申請人於 18.6.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 18.6.2026)

參考編號
REFERENCE No.
Y/YL-MP/11

繪圖
DRAWING
Z - 10



(摘錄自申請人於 18.6.2026 呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
REFERENCE No.
Y/YL-MP/11

繪圖
DRAWING
Z - 11

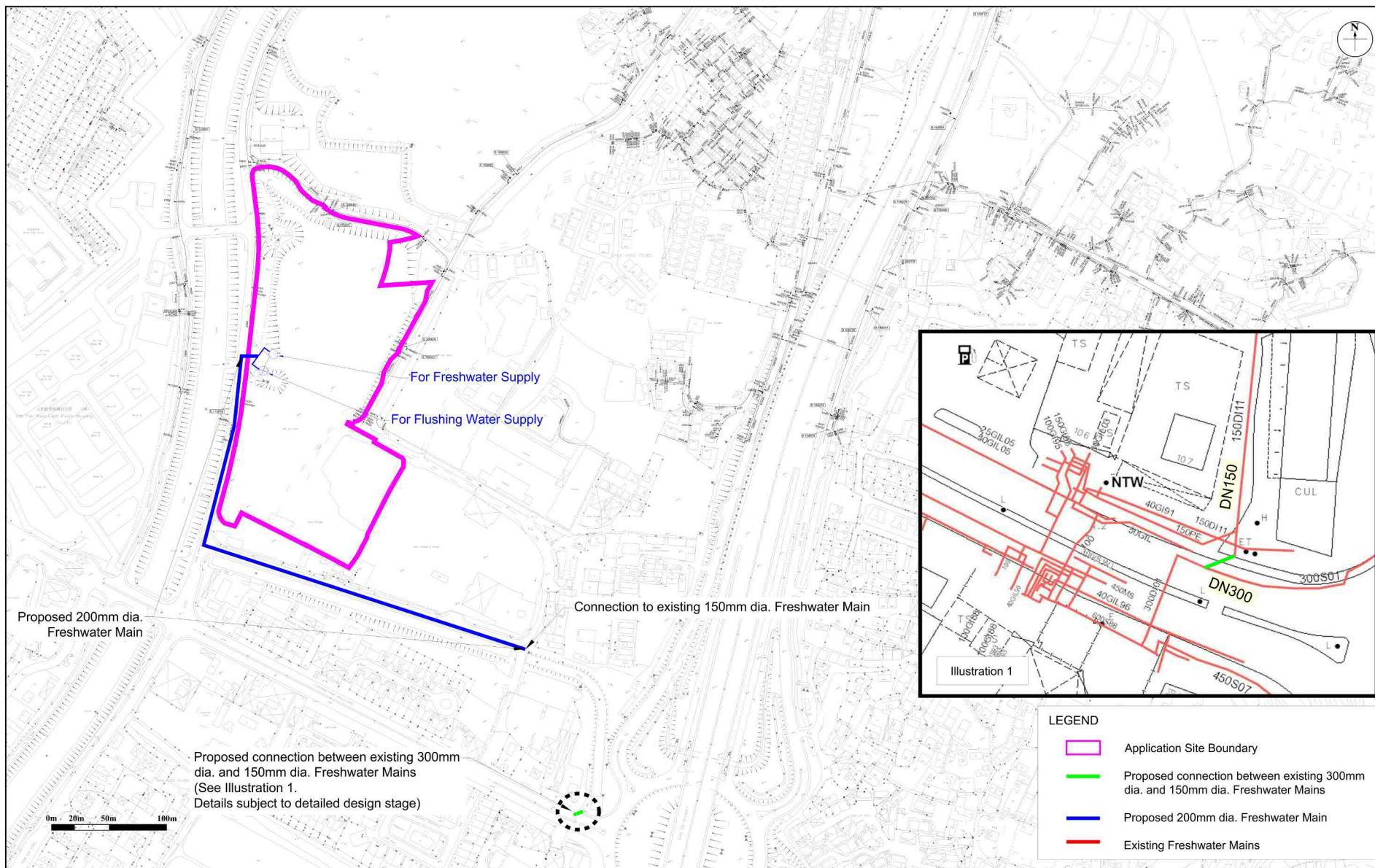


Figure: 2.1

Title: Proposed Freshwater Main Alignment

Project: Rezoning Application from "Residential (Group D)" to "Residential (Group C)2" Zone at Lot 4822 in D.D. 104 and Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, New Territories

RAMBOLL

Drawn by: EC

Checked by: HN

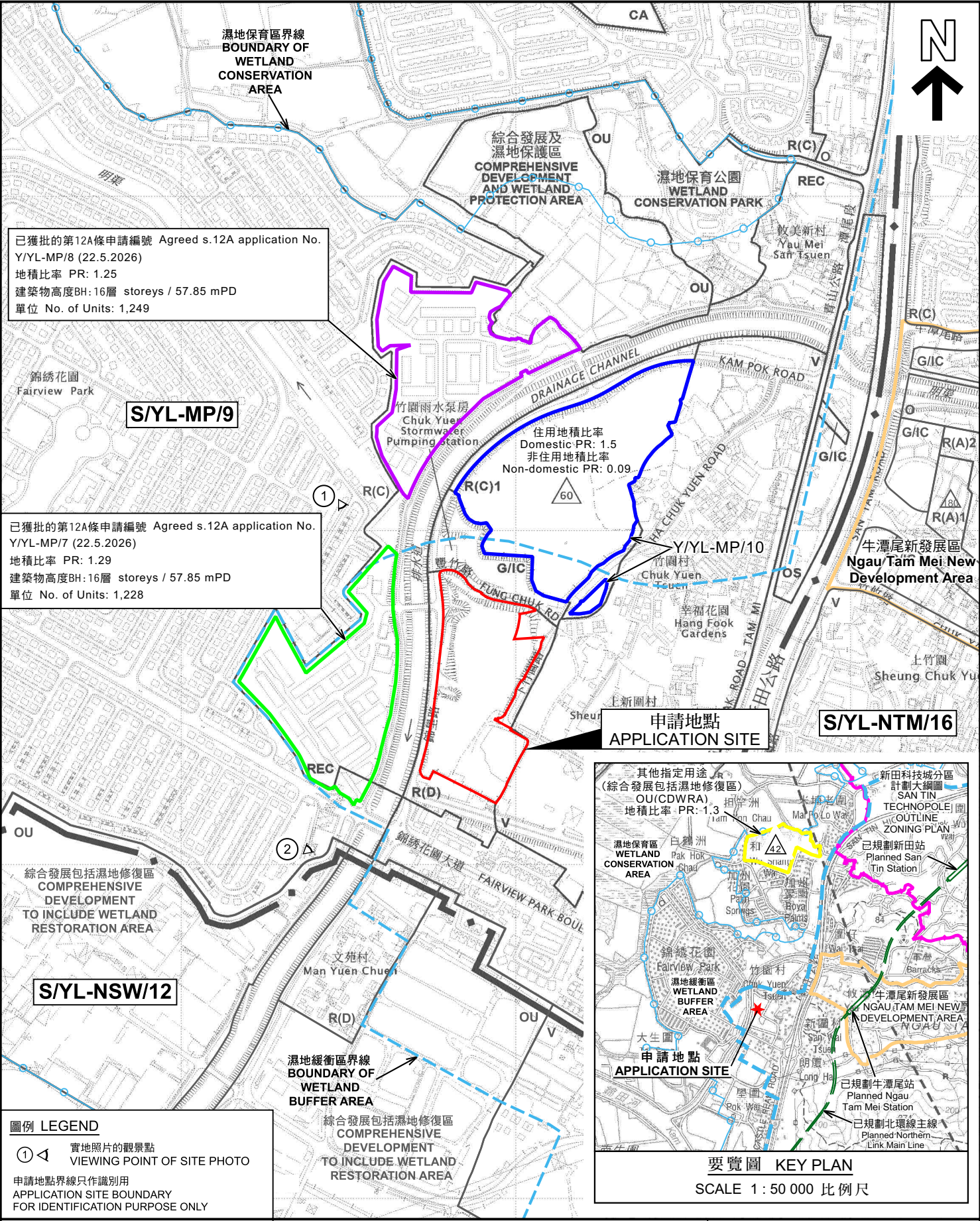
Rev.: 2.1

Date: Apr 2026

(摘錄自申請人於 18.6.2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 18.6.2026)

參考編號
REFERENCE No.
Y/YL-MP/11

繪圖
DRAWING
Z - 12



已獲批的第12A條申請編號 Agreed s.12A application No.
Y/YL-MP/8 (22.5.2026)
地積比率 PR: 1.25
建築物高度BH: 16層 storeys / 57.85 mPD
單位 No. of Units: 1,249

已獲批的第12A條申請編號 Agreed s.12A application No.
Y/YL-MP/7 (22.5.2026)
地積比率 PR: 1.29
建築物高度BH: 16層 storeys / 57.85 mPD
單位 No. of Units: 1,228

圖例 LEGEND

① ◀ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

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

本摘要圖於2026年7月2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 2.7.2026
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「住宅(丁類)」地帶改劃為「住宅(丙類)2」地帶
並修訂適用於申請地點土地用途地帶的《註釋》
元朗米埔丈量約份第104約地段第4822號和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP D)"
TO "RESIDENTIAL (GROUP C) 2" AND AMEND THE NOTES
OF THE ZONE APPLICABLE TO THE SITE
LOT 4822 IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
MAI PO, YUEN LONG

SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
METRES

要覽圖 KEY PLAN

SCALE 1:50 000 比例尺

其他指定用途 (綜合發展包括濕地修復區)
OU(CD/WRA)
地積比率 PR: 1.3

濕地保育區
WETLAND
CONSERVATION
AREA

濕地緩衝區
WETLAND
BUFFER
AREA

綜合發展包括濕地修復區
COMPREHENSIVE
DEVELOPMENT
TO INCLUDE WETLAND
RESTORATION AREA

新田科技城分區
計劃大綱圖
SAN TIN
TECHNOPOLIS
OUTLINE
ZONING PLAN

已規劃新田站
Planned San Tin Station

已規劃牛潭尾新發展區
NGAU TAM MEI NEW
DEVELOPMENT AREA

已規劃牛潭尾站
Planned Ngau Tam Mei Station

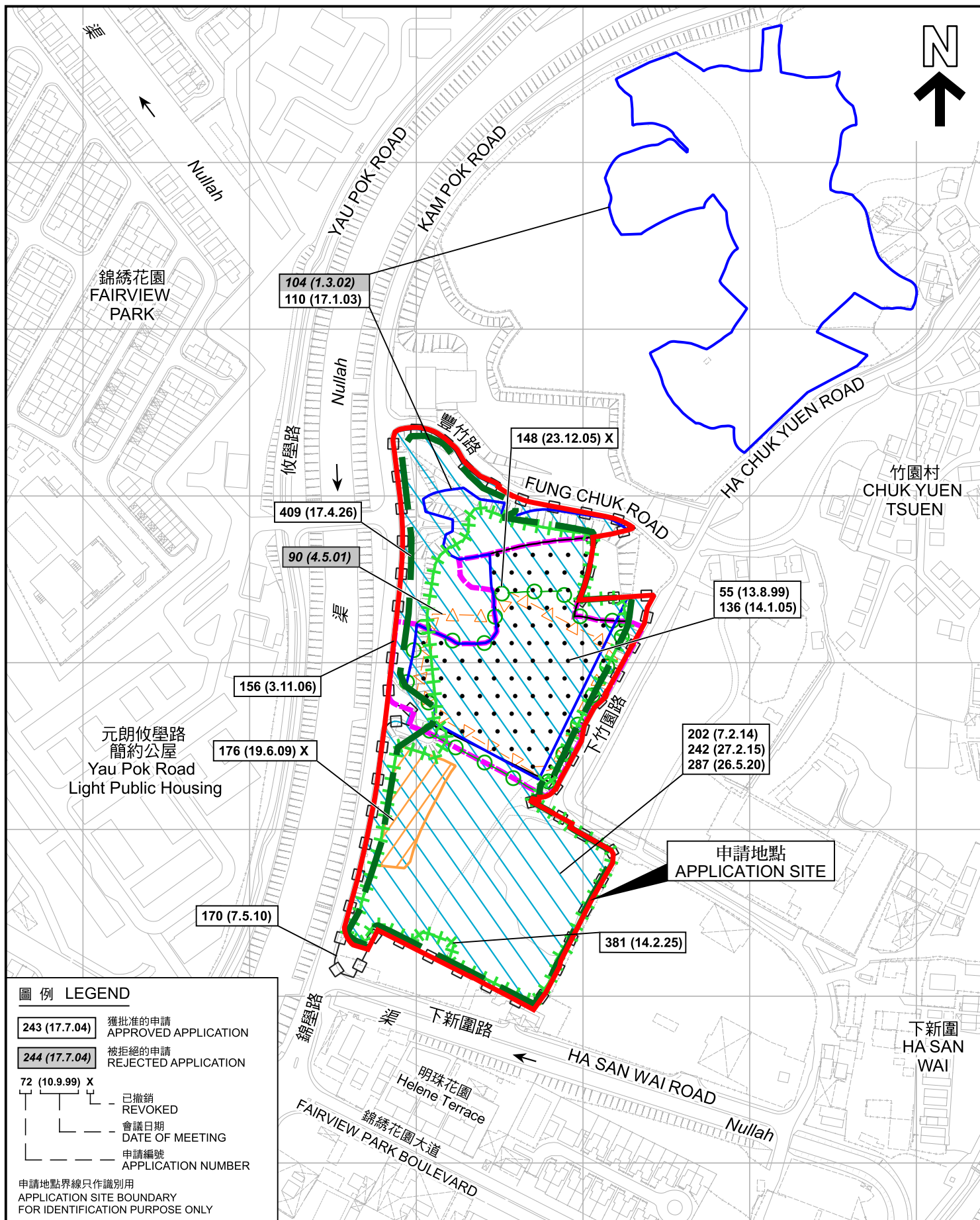
已規劃北環線
Planned Northern Link Main Line

申請地點
APPLICATION SITE

 **規劃署**
Planning Department

參考編號
REFERENCE No.
Y/YL-MP/11

圖 PLAN
Z-1a



先前申請圖 PREVIOUS APPLICATIONS PLAN

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)2」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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LOT 4822 IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
MAI PO, YUEN LONG

米 50 0 50 100 米
METRES

SCALE 1 : 3 000 比例尺

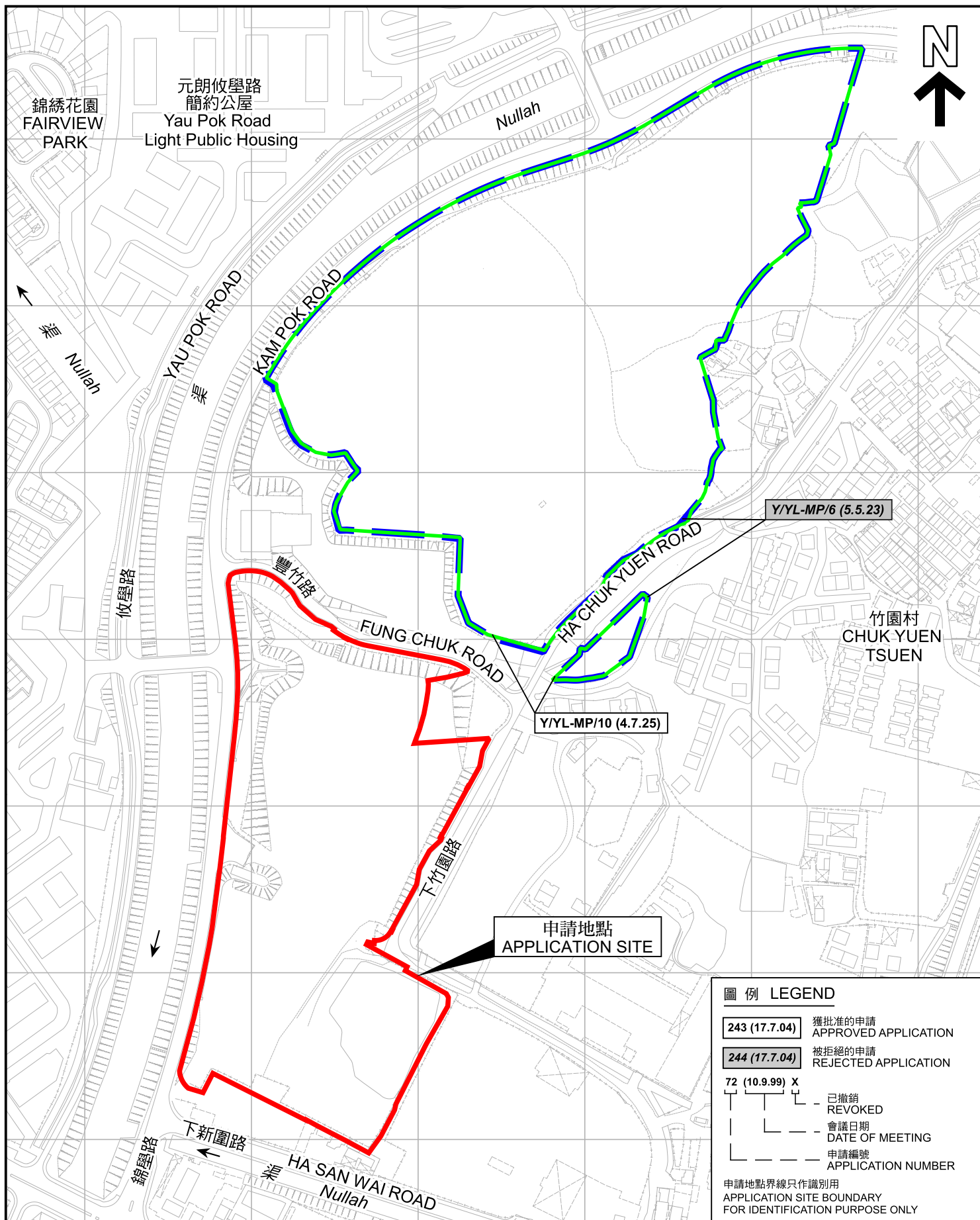


規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-MP/11

圖 PLAN
Z-1b

本摘要圖於2026年6月5日擬備，
所根據的資料為測量圖編號
2-SE-16C、16D、21A 及 21B
EXTRACT PLAN PREPARED ON 5.6.2026
BASED ON SURVEY SHEETS No.
2-SE-16C, 16D, 21A & 21B



同類申請圖 SIMILAR APPLICATION PLAN

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)2」地帶
並修訂適用於申請地點土地用途地帶的《註釋》
元朗米埔丈量約份第104約地段第4822號和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP D)"
TO "RESIDENTIAL (GROUP C) 2" AND AMEND THE NOTES
OF THE ZONE APPLICABLE TO THE SITE
LOT 4822 IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
MAI PO, YUEN LONG

SCALE 1 : 3 000 比例尺

米 50 0 50 100 米
METRES

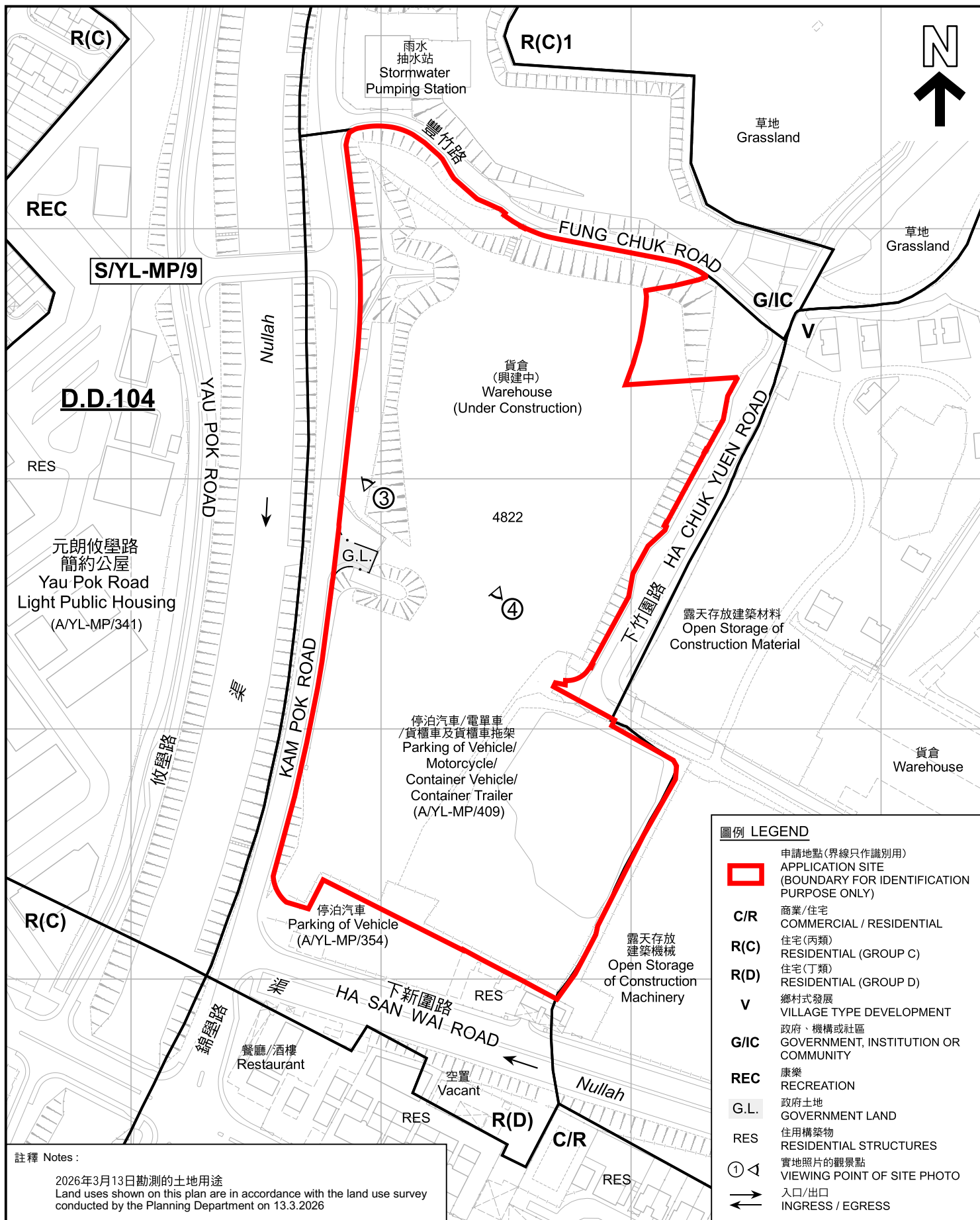


規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-MP/11

圖 PLAN
Z-1c

本摘要圖於2026年6月5日擬備，
所根據的資料為測量圖編號
2-SE-16C、16D、21A 及 21B
EXTRACT PLAN PREPARED ON 5.6.2026
BASED ON SURVEY SHEETS No.
2-SE-16C, 16D, 21A & 21B



註釋 Notes:

2026年3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 13.3.2026

圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(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/I/C

政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

REC

康樂
RECREATION

G.L.

政府土地
GOVERNMENT LAND

RES

住用構築物
RESIDENTIAL STRUCTURES

①

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

↔

入口/出口
INGRESS / EGRESS

本摘要圖於2026年6月24日擬備，
所根據的資料為測量圖編號
2-SE-16C、16D、21A 及 21B
EXTRACT PLAN PREPARED ON 24.6.2026
BASED ON SURVEY SHEETS No.
2-SE-16C, 16D, 21A & 21B

平面圖 SITE PLAN

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)2」地帶
並修訂適用於申請地點土地用途地帶的《註釋》
元朗米埔丈量約份第104約地段第4822號和毗連政府土地
TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP D)"
TO "RESIDENTIAL (GROUP C) 2" AND AMEND THE NOTES
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MAI PO, YUEN LONG

SCALE 1 : 2 000 比例尺

米 40 0 40 80 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-MP/11

圖 PLAN
Z-2



圖例 LEGEND

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

本摘要圖於2026年6月1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 1.6.2026
BASED ON AERIAL PHOTO NO.
E257903C TAKEN ON 10.6.2025
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)2」地帶
並修訂適用於申請地點土地用途地帶的《註釋》
元朗米埔丈量約份第104約地段第4822號和毗連政府土地
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OF THE ZONE APPLICABLE TO THE SITE
LOT 4822 IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
MAI PO, YUEN LONG

 規劃署 Planning Department	
參考編號 REFERENCE No. Y/YL-MP/11	圖 PLAN Z-3

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6月1日擬備，所根據的資料為攝於2026年4月2日的實地照片
PLAN PREPARED ON 1.6.2026
BASED ON SITE PHOTOS
TAKEN ON 2.4.2026

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)2」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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LOT 4822 IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
MAI PO, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-MP/11

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6月1日擬備，所根據的資料為攝於2026年3月12日的實地照片
PLAN PREPARED ON 1.6.2026
BASED ON SITE PHOTOS
TAKEN ON 12.3.2026

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)2」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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MAI PO, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
Y/YL-MP/11

圖 PLAN
Z-4b