

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.

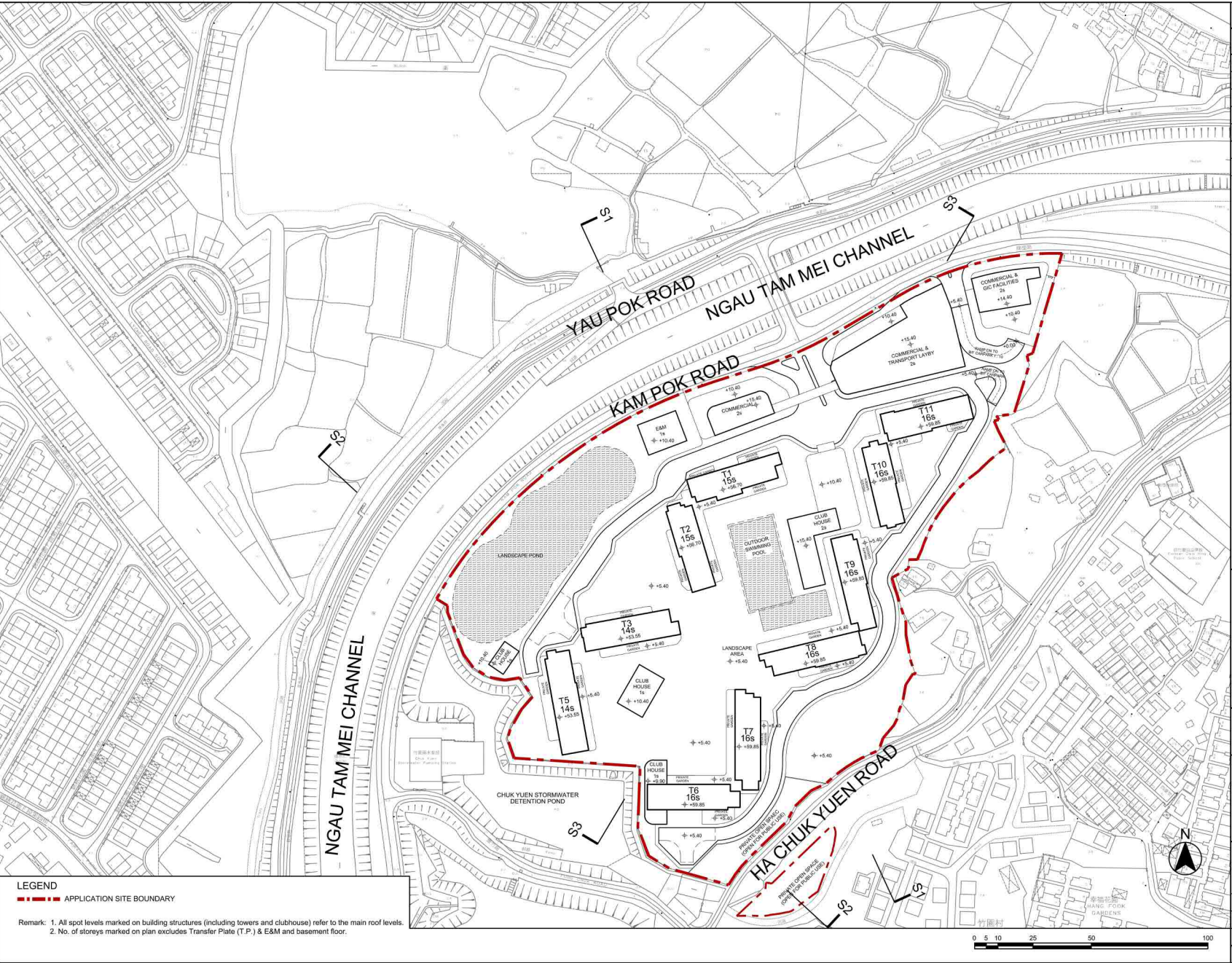
ARCHI+
ARCHIPLUS INTERNATIONAL (HK) LIMITED

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IN WHOLE OR IN PART CAN BE MADE. DO NOT
SCALE DRAWING. ALL DIMENSIONS ARE IN
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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 : APR 2025	PAPER SIZE : A3
SCALE : 1:2000	DRAWN : AIL
PROJECT NO. : 767	
DWG. NO. : (767)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 Transfer Plate (T.P.) & E&M and basement floor.

參考編號
REFERENCE No.
R/S/YL-MP/9

繪圖
DRAWING
H - 1a



	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: DEC 2024
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參考編號 REFERENCE No. R/S/YL-MP/9	繪圖 DRAWING H - 1b
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參考編號
REFERENCE No.
R/S/YL-MP/9

繪圖
DRAWING
H - 1c



Drawing MLP-01 : Overall Master Layout Plan

**LWK
+PARTNERS**

1:2500 in A3
DWG. No. : 3809-003

參考編號
REFERENCE No.
R/S/YL-MP/9

繪圖
DRAWING
H - 2a



To Amend the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

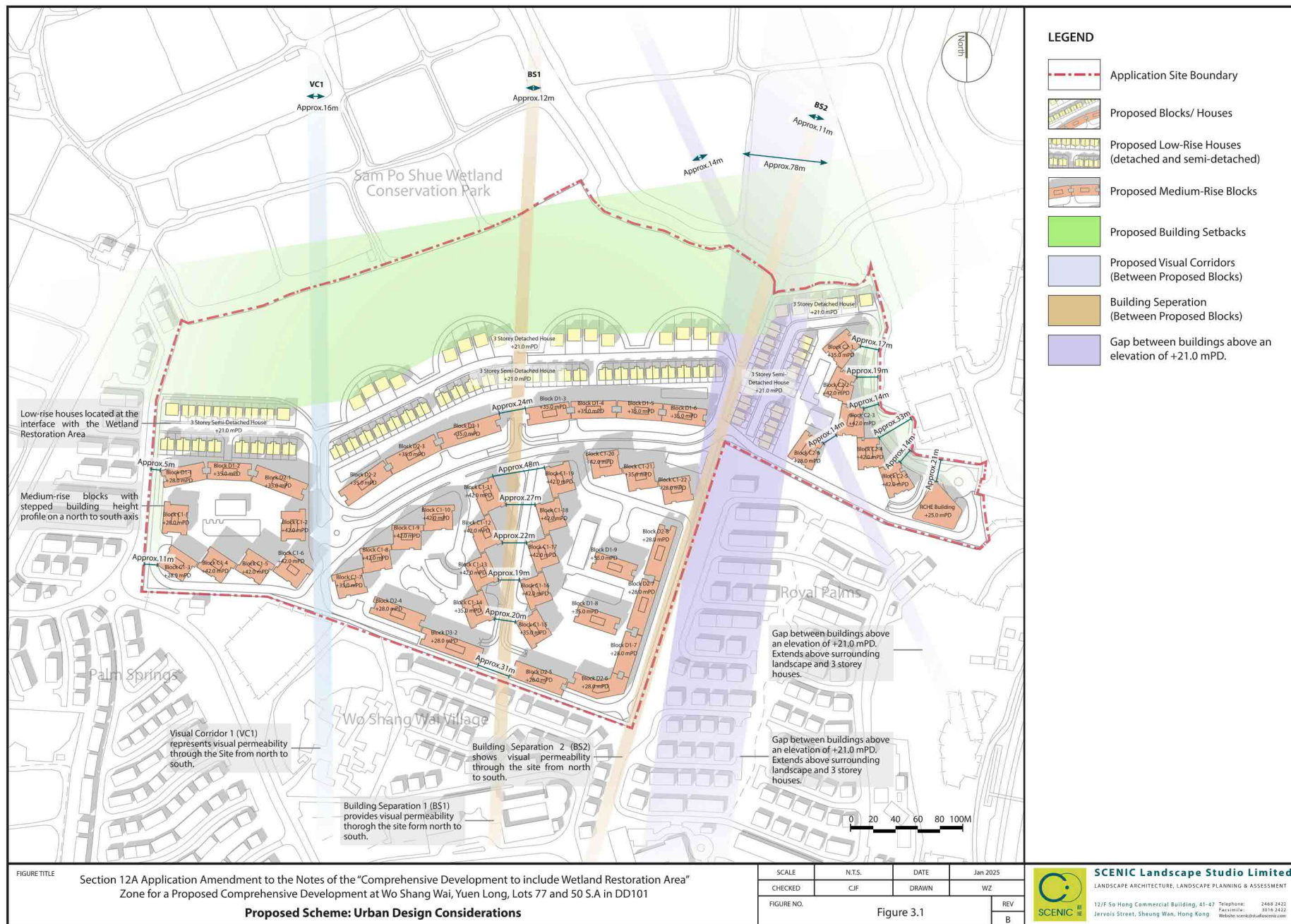
Landscape Master Plan
Dwg. No. : 2023202-LMP-01b

Date JUL 2025
(A1:100)

F:\30-Avaregwp Project\2023\2023202_WOW_OAK\Graphic\ Storage\5. Submission Drawing\2025-07-24 21:24 Tower Scheme Rev\2023202-LMP-01b

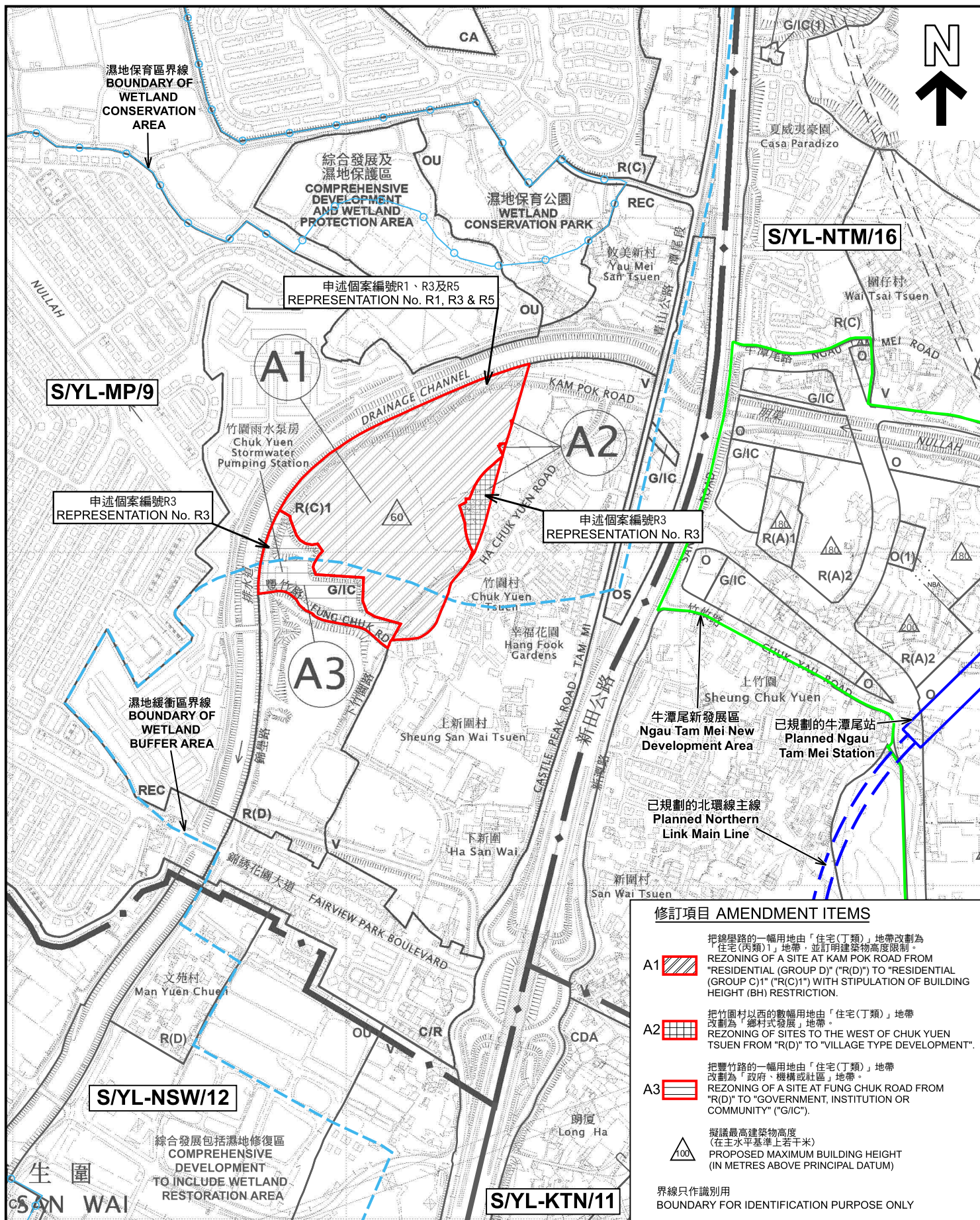
參考編號
REFERENCE No.
R/S/YL-MP/9

繪圖
DRAWING
H - 2b



參考編號
REFERENCE No.
R/S/YL-MP/9

繪圖
DRAWING
H - 2c



位置圖 LOCATION PLAN

本摘要圖於2026年6月22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 22.6.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/9 EXHIBITED ON 6.3.2026

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R1、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9

SCALE 1:7 500 比例尺

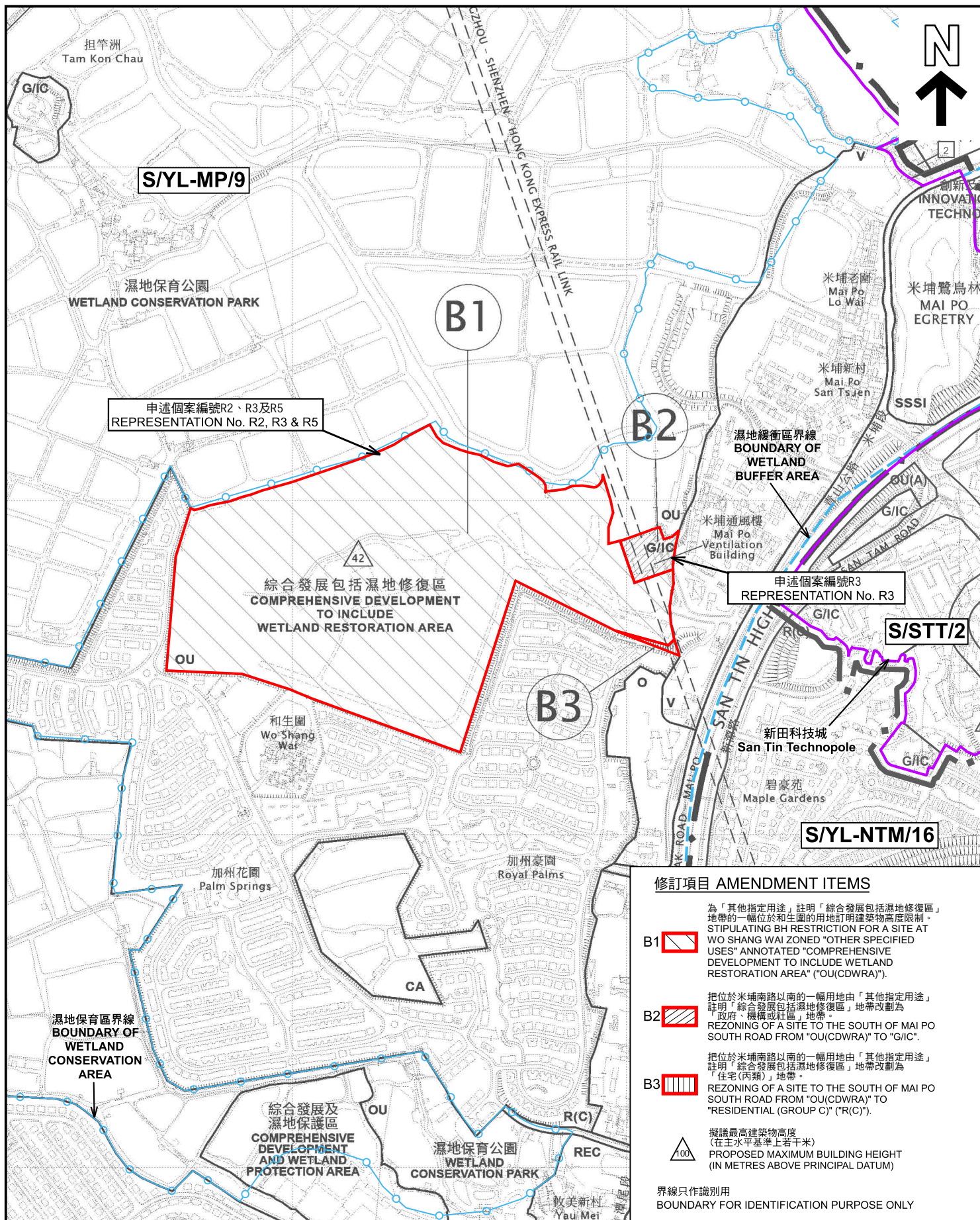
米 100 0 100 200 300 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-1a



位置圖 LOCATION PLAN

本摘要圖於2026年6月26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 26.6.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/9 EXHIBITED ON 6.3.2026

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R2、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9

SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
METRES

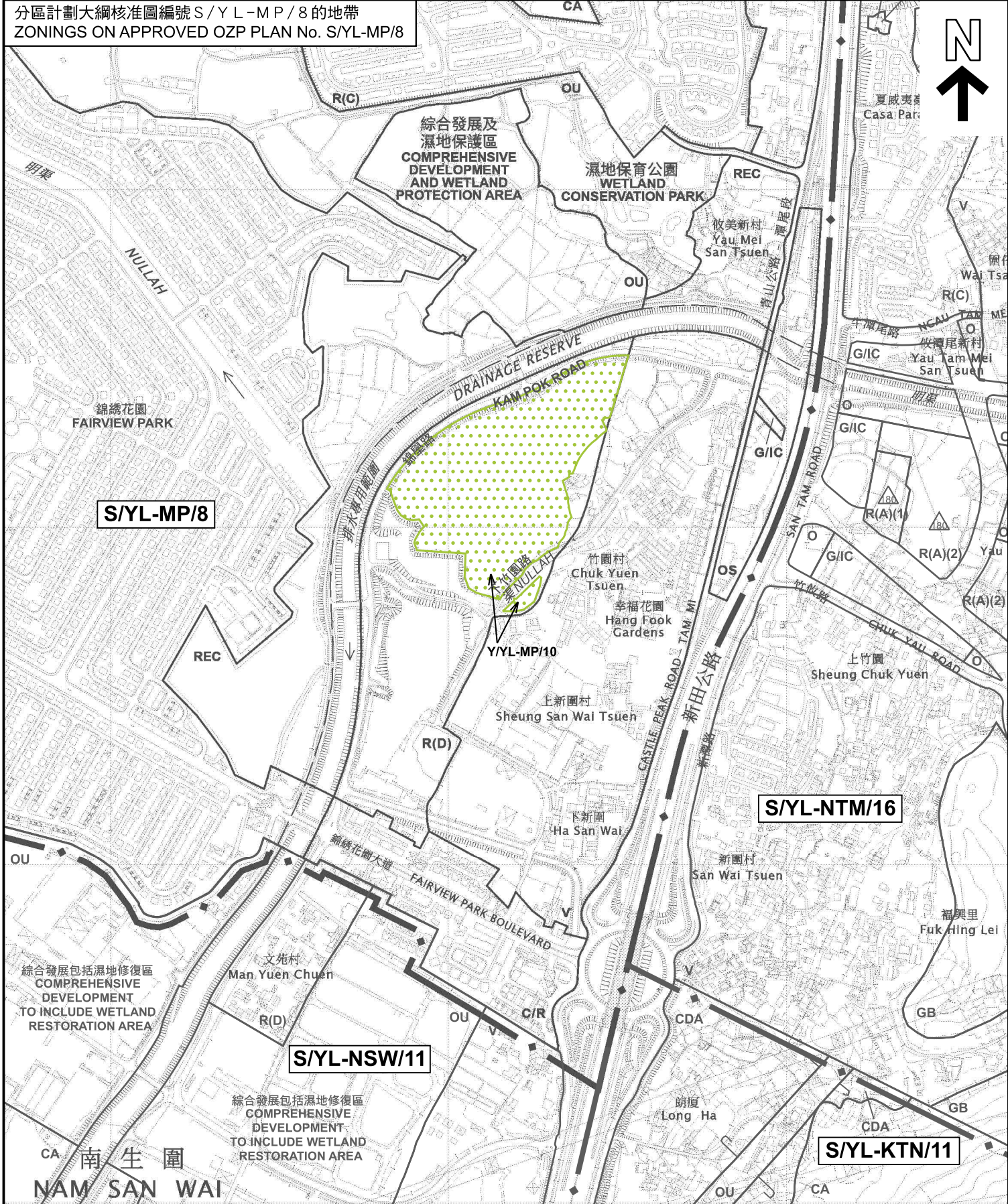


規劃署
Planning Department

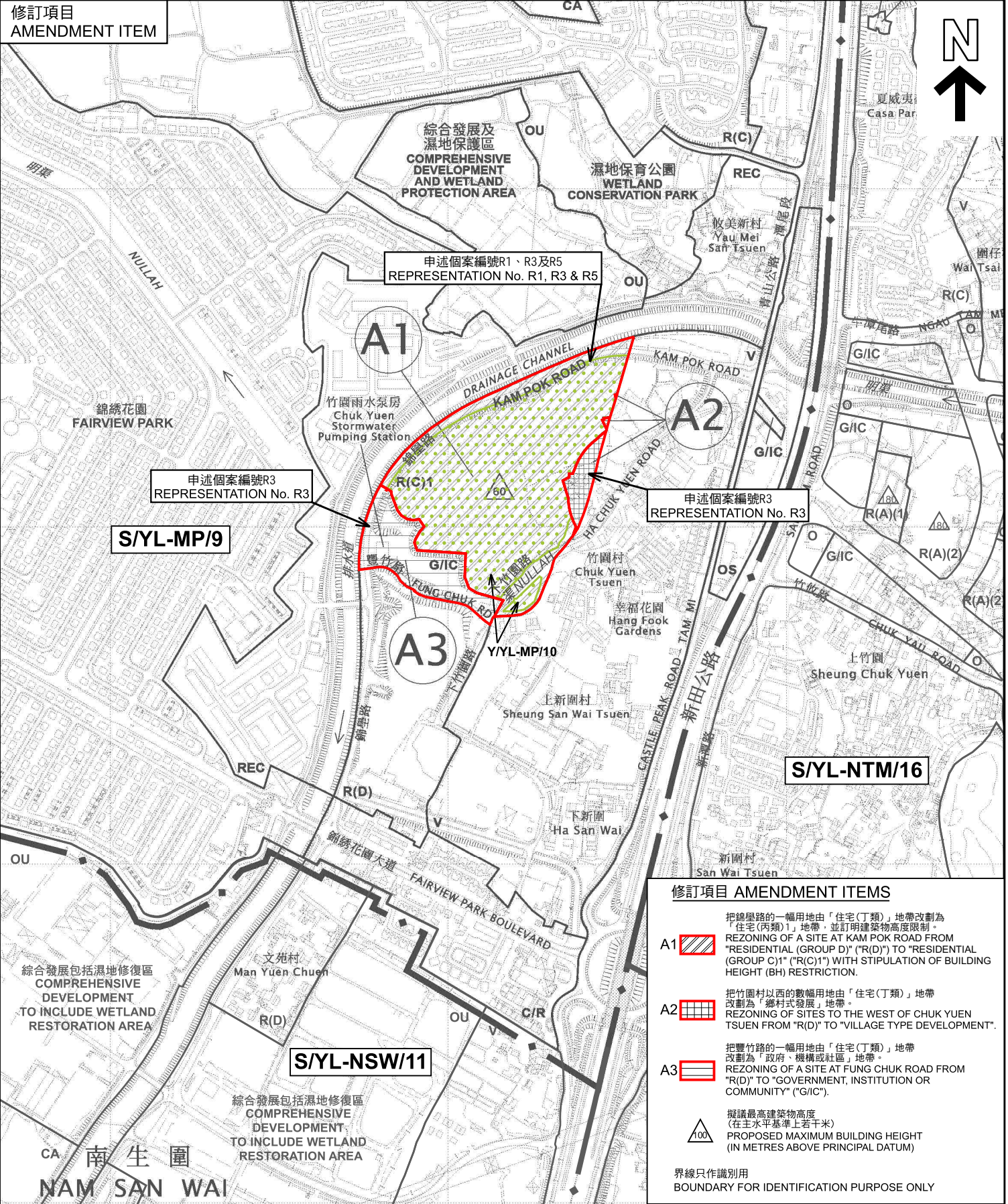
參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-1b

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



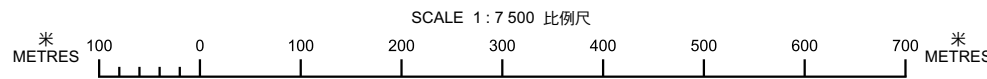
修訂項目
AMENDMENT ITEM



- 修訂項目 AMENDMENT ITEMS
- A1  把錦屏路的一幅用地由「住宅(丁類)」地帶改劃為「住宅(丙類)1」地帶，並訂明建築物高度限制。
REZONING OF A SITE AT KAM POK ROAD FROM "RESIDENTIAL (GROUP D)" ("R(D)") TO "RESIDENTIAL (GROUP C)1" ("R(C)1") WITH STIPULATION OF BUILDING HEIGHT (BH) RESTRICTION.
- A2  把竹園村以西的數幅用地由「住宅(丁類)」地帶改劃為「鄉村式發展」地帶。
REZONING OF SITES TO THE WEST OF CHUK YUEN TSUEN FROM "R(D)" TO "VILLAGE TYPE DEVELOPMENT".
- A3  把豐竹路的一幅用地由「住宅(丁類)」地帶改劃為「政府、機構或社區」地帶。
REZONING OF A SITE AT FUNG CHUK ROAD FROM "R(D)" TO "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/I/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

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R1、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9

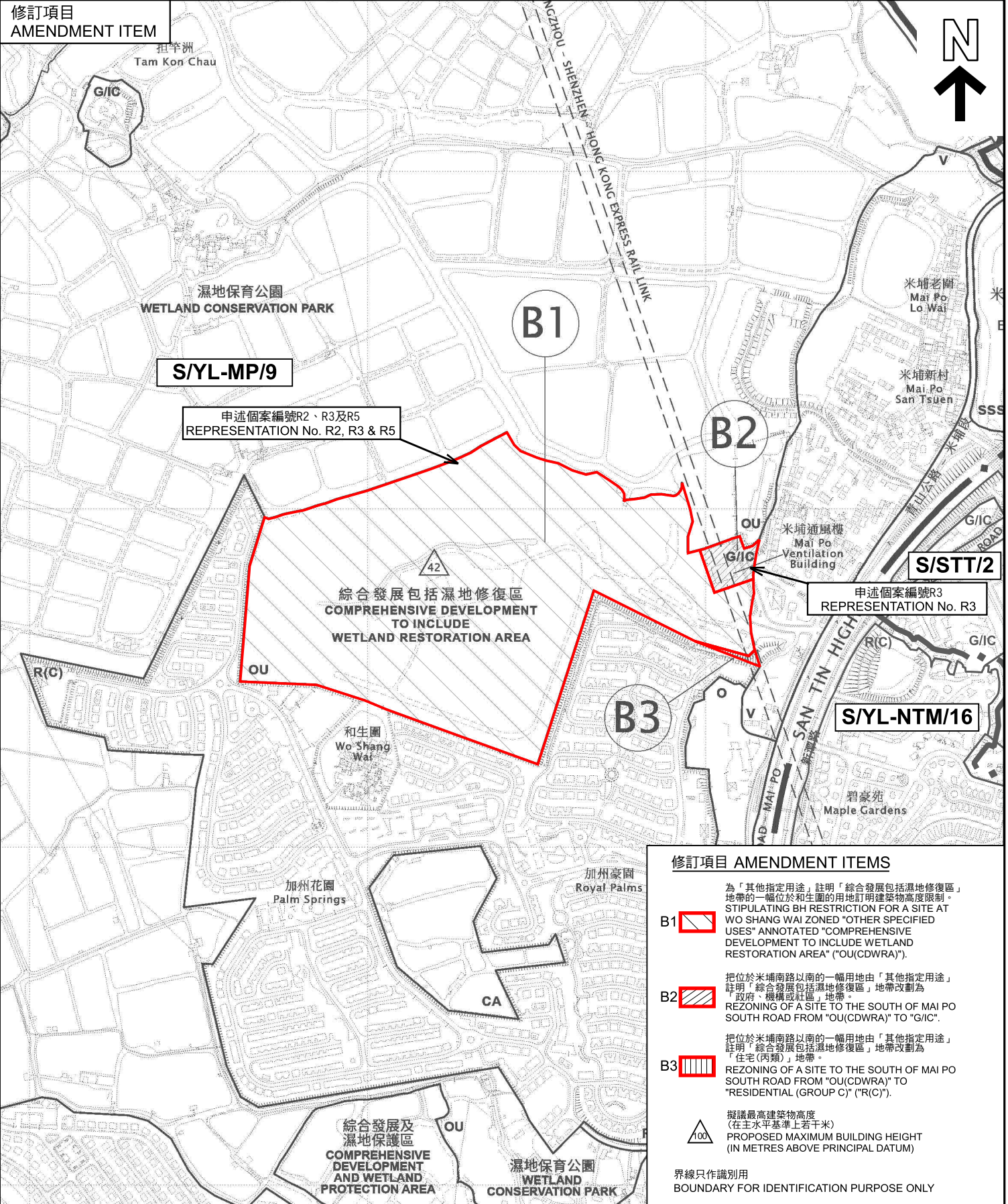
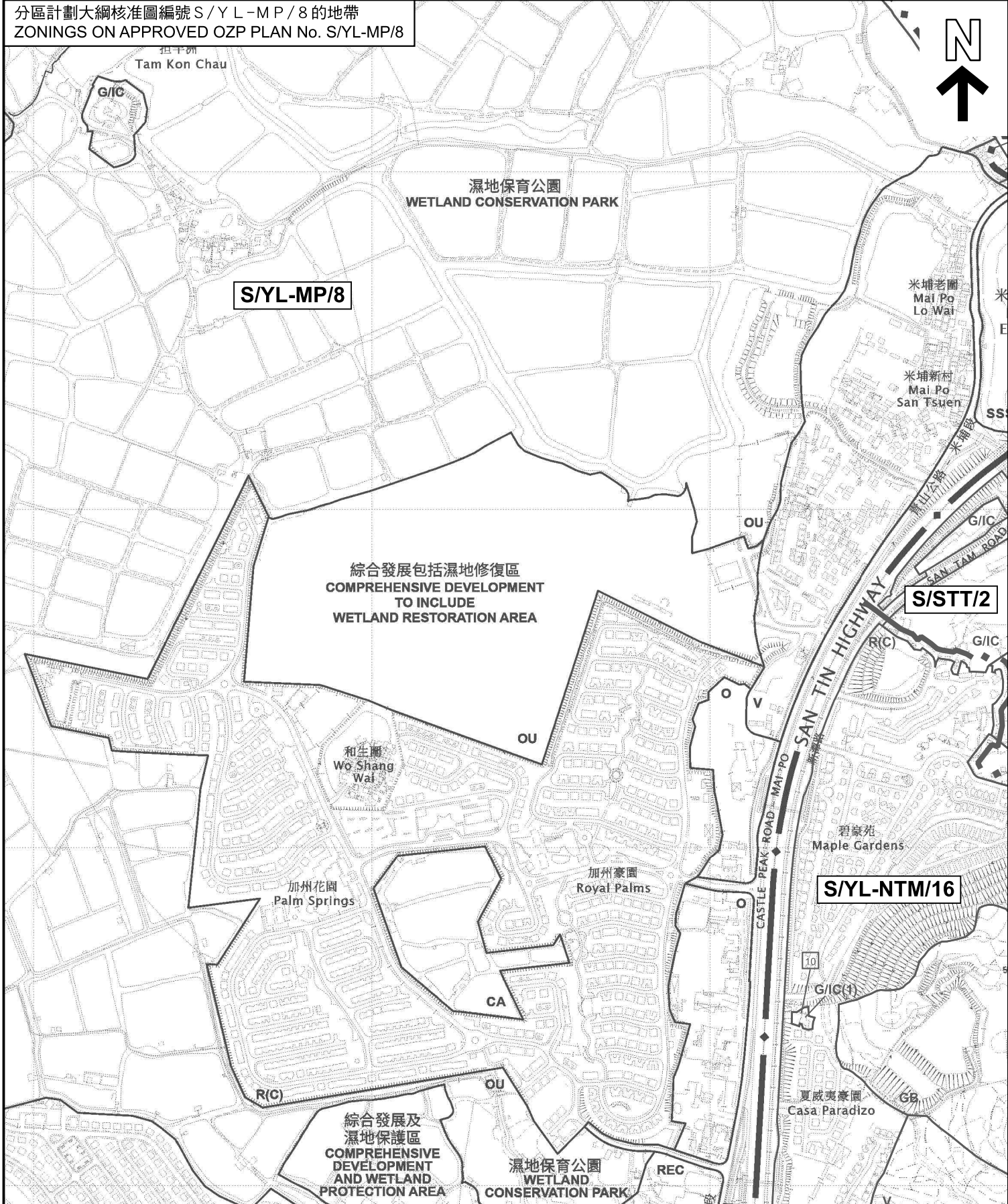


本摘要圖於2026年6月26日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/YL-MP/8
EXTRACT PLAN PREPARED ON 26.6.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/8 APPROVED ON 17.9.2024



參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-1c



修訂項目 AMENDMENT ITEMS

B1 為「其他指定用途」註明「綜合發展包括濕地修復區」地帶的一幅位於和生園的用地訂明建築物高度限制。STIPULATING BH RESTRICTION FOR A SITE AT WO SHANG WAI ZONED "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA" ("OU(CDWRA)").

B2 把位於米埔南路以南的一幅用地由「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。REZONING OF A SITE TO THE SOUTH OF MAI PO SOUTH ROAD FROM "OU(CDWRA)" TO "G/IC".

B3 把位於米埔南路以南的一幅用地由「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。REZONING OF A SITE TO THE SOUTH OF MAI PO SOUTH ROAD FROM "OU(CDWRA)" TO "RESIDENTIAL (GROUP C)" ("R(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

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R2、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9

SCALE 1 : 7 500 比例尺

100 0 100 200 300 400 500 600 700
METRES METRES

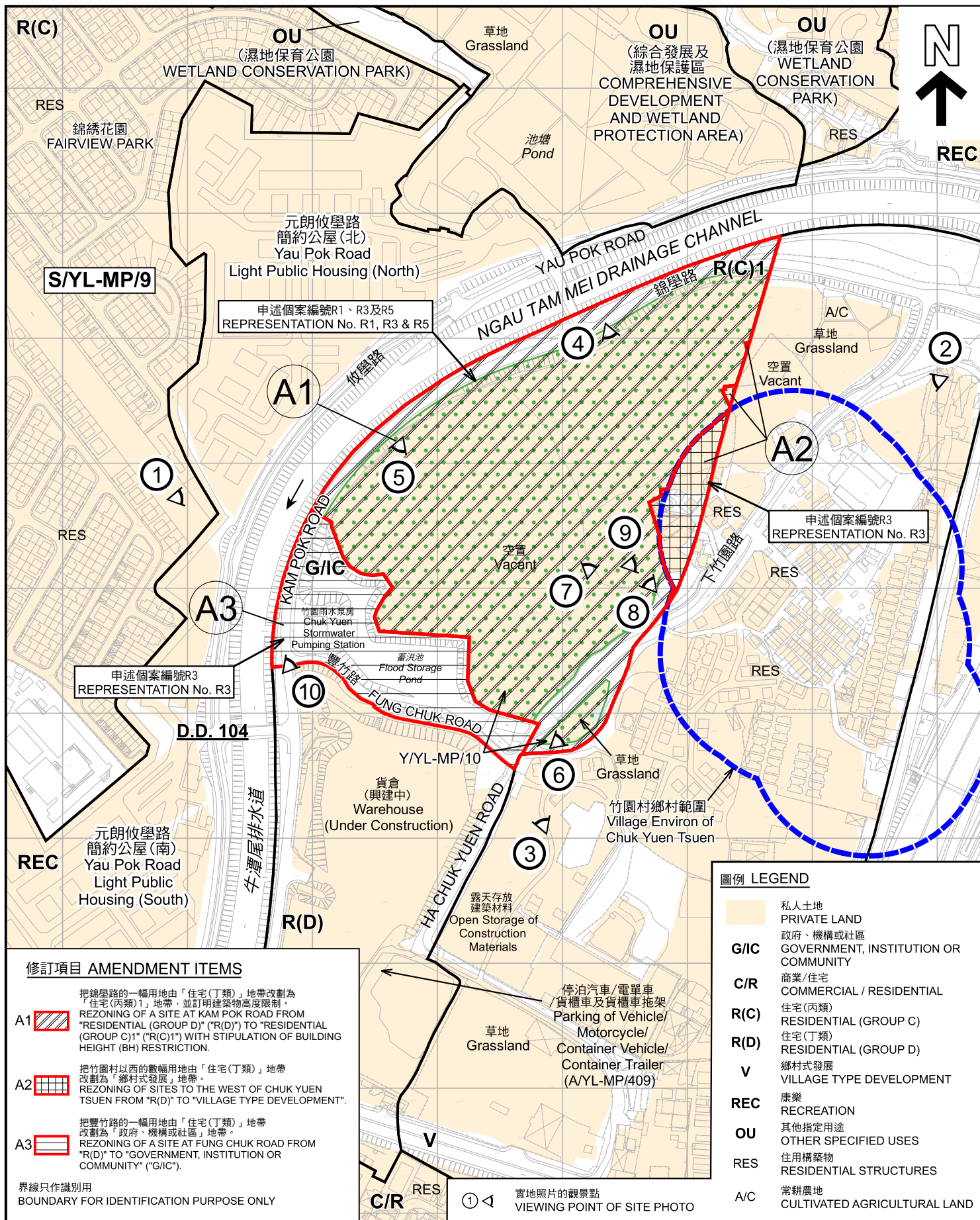
本摘要圖於2026年6月26日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/YL-MP/8
EXTRACT PLAN PREPARED ON 26.6.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/8 APPROVED ON 17.9.2024



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-1d



平面圖 SITE PLAN

本摘要圖於2026年6月16日擬備，
所根據的資料為測量圖編號
2-SE-16B 及 16D
EXTRACT PLAN PREPARED ON 16.6.2026
BASED ON SURVEY SHEETS No.
2-SE-16B & 16D

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R1、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9

SCALE 1:4 000 比例尺

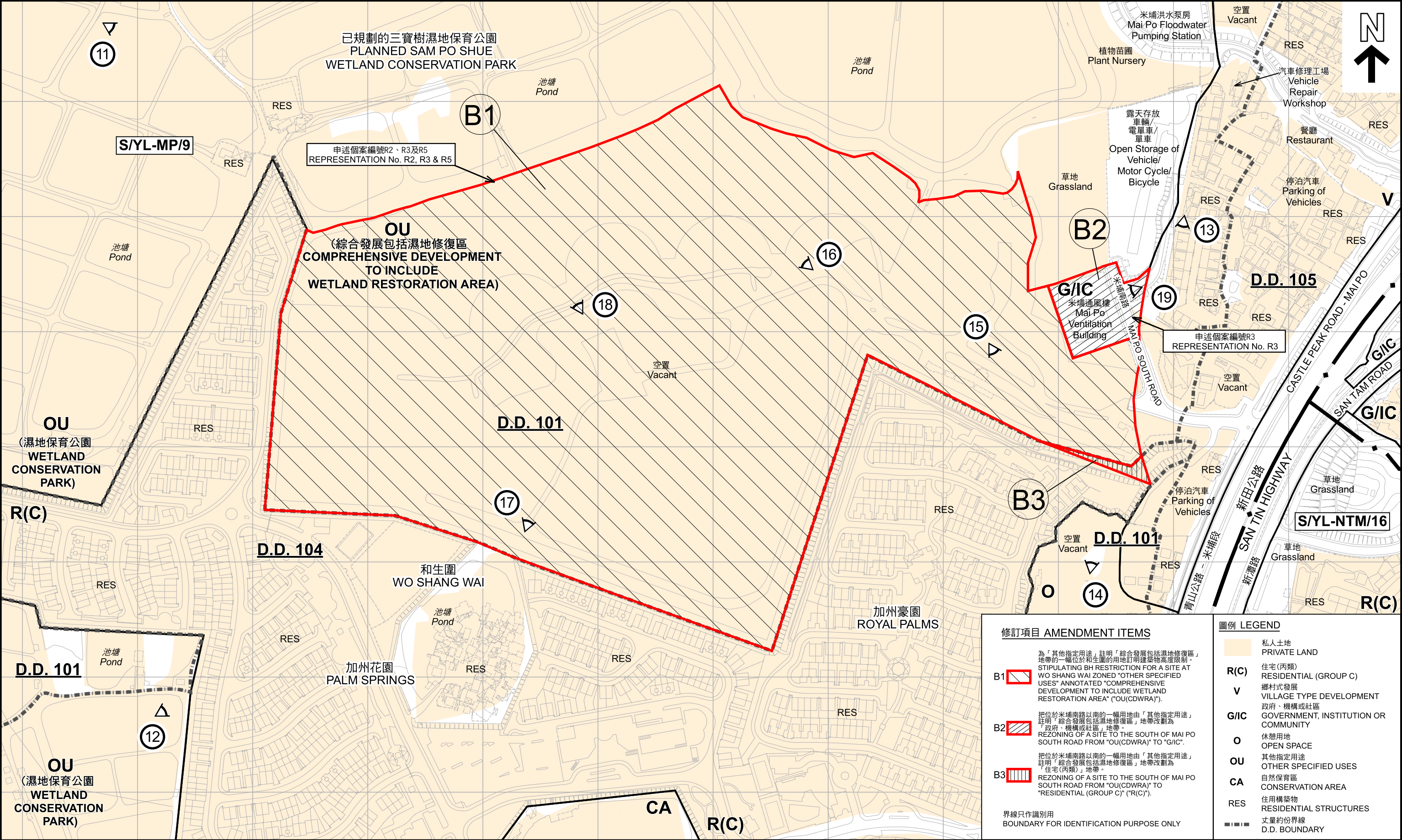
米 80 0 80 160 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-2a



本摘要圖於2026年7月9日擬備，
所根據的資料為測量圖編號
2-SE-11A, 11B, 11C, 11D, 12A 及 12C
EXTRACT PLAN PREPARED ON 9.7.2026
BASED ON SURVEY SHEETS No.
2-SE-11A, 11B, 11C, 11D, 12A & 12C

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R2、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9

米
METRES

50 0 50 100 150 200 250

SCALE 1 : 3 000 比例尺

米
METRES



規劃署
Planning Department

參考編號 REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-2b



修訂項目 AMENDMENT ITEMS

- A1 ☐ 把錦堡路的一幅用地由「住宅(丁類)」地帶改劃為「住宅(丙類)1」地帶，並訂明建築物高度限制。
REZONING OF A SITE AT KAM POK ROAD FROM "RESIDENTIAL (GROUP D)" ("R(D)") TO "RESIDENTIAL (GROUP C)1" ("R(C)1") WITH STIPULATION OF BUILDING HEIGHT (BH) RESTRICTION.
- A2 ☐ 把竹園村以西的數幅用地由「住宅(丁類)」地帶改劃為「鄉村式發展」地帶。
REZONING OF SITES TO THE WEST OF CHUK YUEN TSUEN FROM "R(D)" TO "VILLAGE TYPE DEVELOPMENT".
- A3 ☐ 把豐竹路的一幅用地由「住宅(丁類)」地帶改劃為「政府、機構或社區」地帶。
REZONING OF A SITE AT FUNG CHUK ROAD FROM "R(D)" TO "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/I/C").

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5月28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 28.5.2026
BASED ON TRUE DIGITAL ORTHOPHOTO
(TDOP(VERSION JUL 2025)) BY LANDS
DEPARTMENT

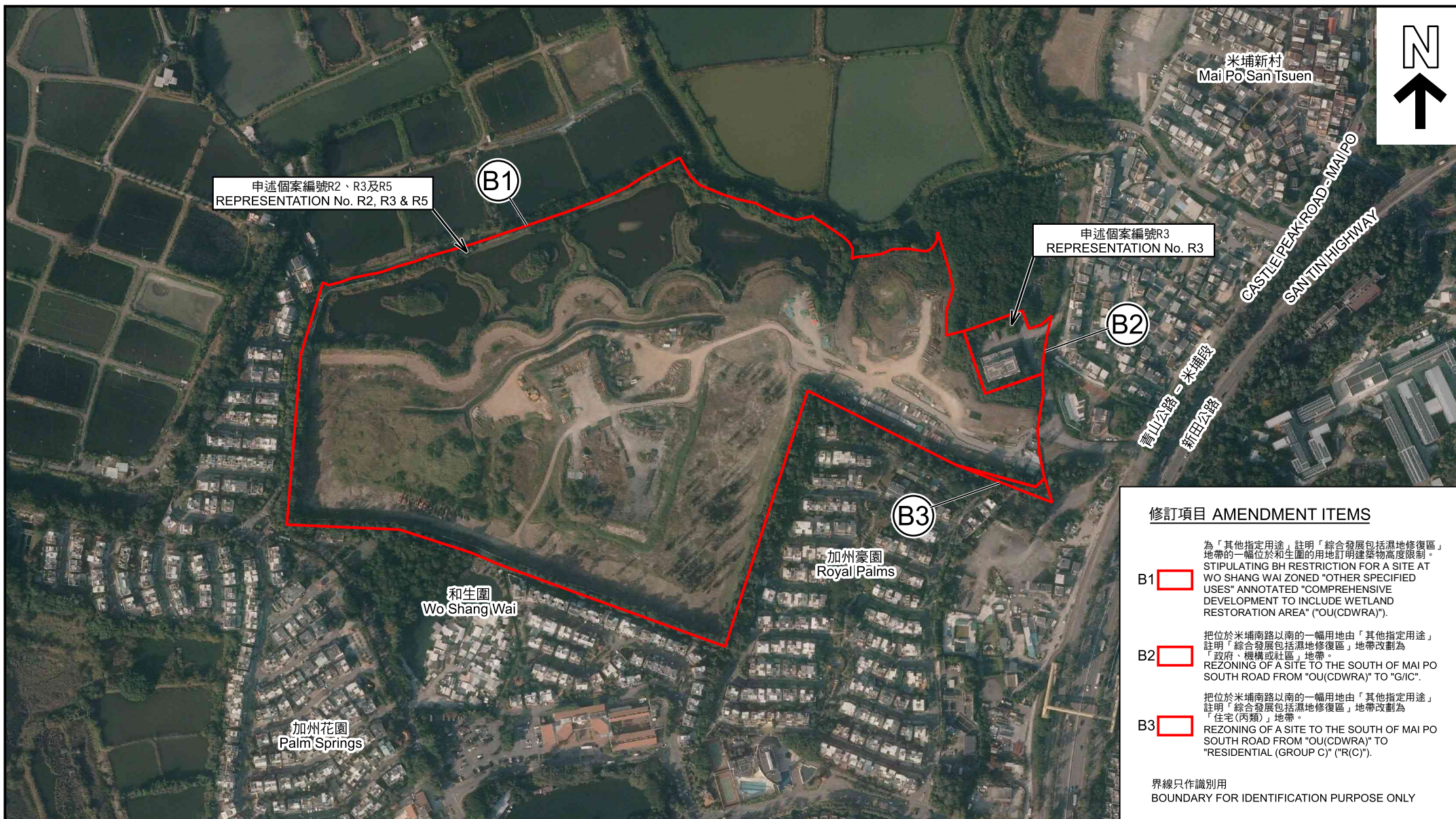
就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R1、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-3a



修訂項目 AMENDMENT ITEMS

- B1**  為「其他指定用途」，註明「綜合發展包括濕地修復區」地帶的一幅位於和生圍的用地訂明建築物高度限制。STIPULATING BH RESTRICTION FOR A SITE AT WO SHANG WAI ZONED "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA" ("OU(CDWRA)").
- B2**  把位於米埔南路以南的一幅用地由「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。REZONING OF A SITE TO THE SOUTH OF MAI PO SOUTH ROAD FROM "OU(CDWRA)" TO "G/IC".
- B3**  把位於米埔南路以南的一幅用地由「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。REZONING OF A SITE TO THE SOUTH OF MAI PO SOUTH ROAD FROM "OU(CDWRA)" TO "RESIDENTIAL (GROUP C)" ("R(C)").

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2026年6月26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 26.6.2026
BASED ON TRUE DIGITAL ORTHOPHOTO
(TDOP(VERSION JUL 2025)) BY LANDS
DEPARTMENT

航攝照片 AERIAL PHOTO

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R2、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9



規劃署
Planning Department

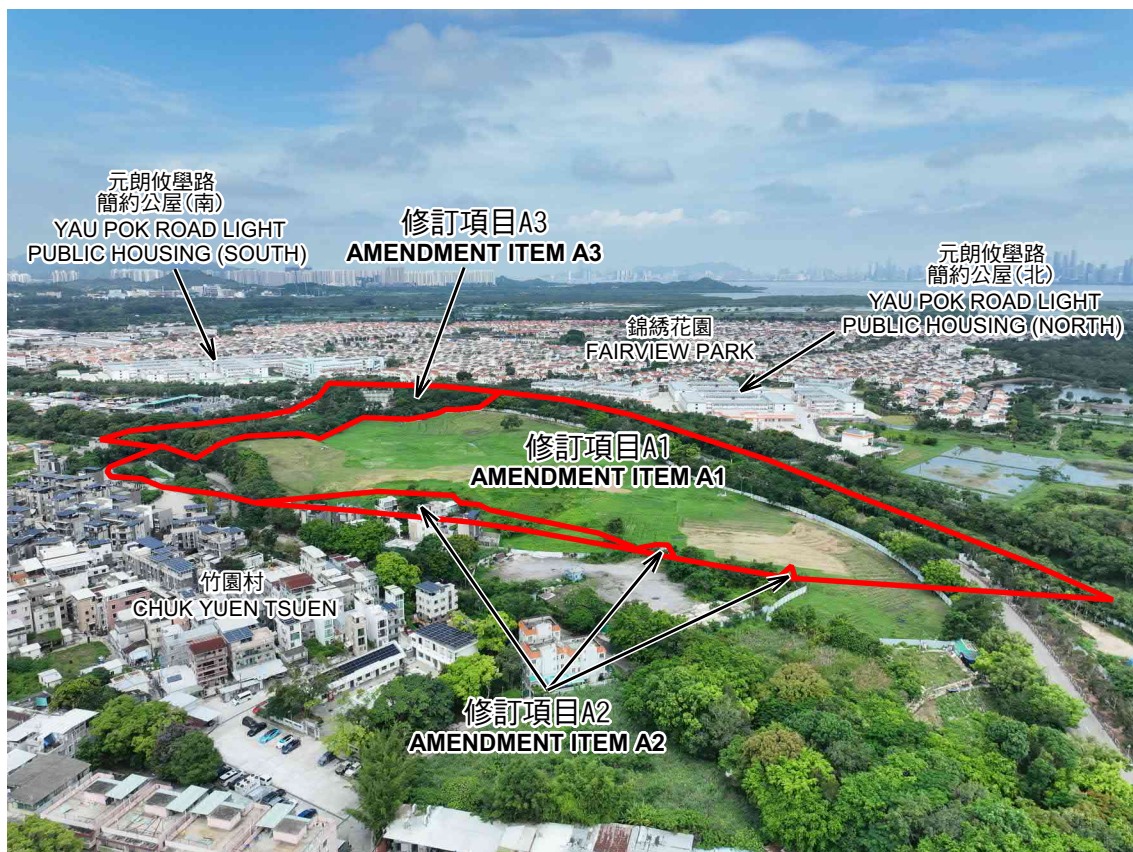
參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-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2026年6月15日擬備，所根據的資料為攝於2026年6月11日的實地照片
PLAN PREPARED ON 15.6.2026
BASED ON SITE PHOTOS
TAKEN ON 11.6.2026

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R1、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-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2026年6月15日擬備，所根據的資料為攝於2026年6月11日的實地照片
PLAN PREPARED ON 15.6.2026
BASED ON SITE PHOTOS
TAKEN ON 11.6.2026

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R1、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9

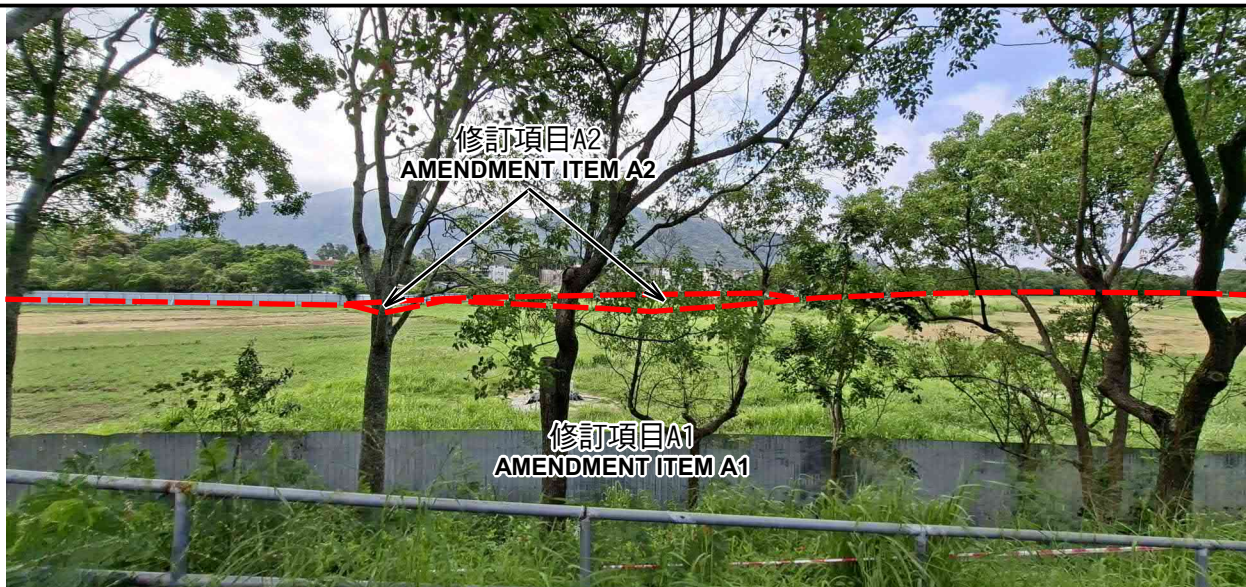


規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-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2026年6月15日擬備，所根據的資料為攝於2026年6月11日的實地照片
PLAN PREPARED ON 15.6.2026
BASED ON SITE PHOTOS
TAKEN ON 11.6.2026

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R1、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9

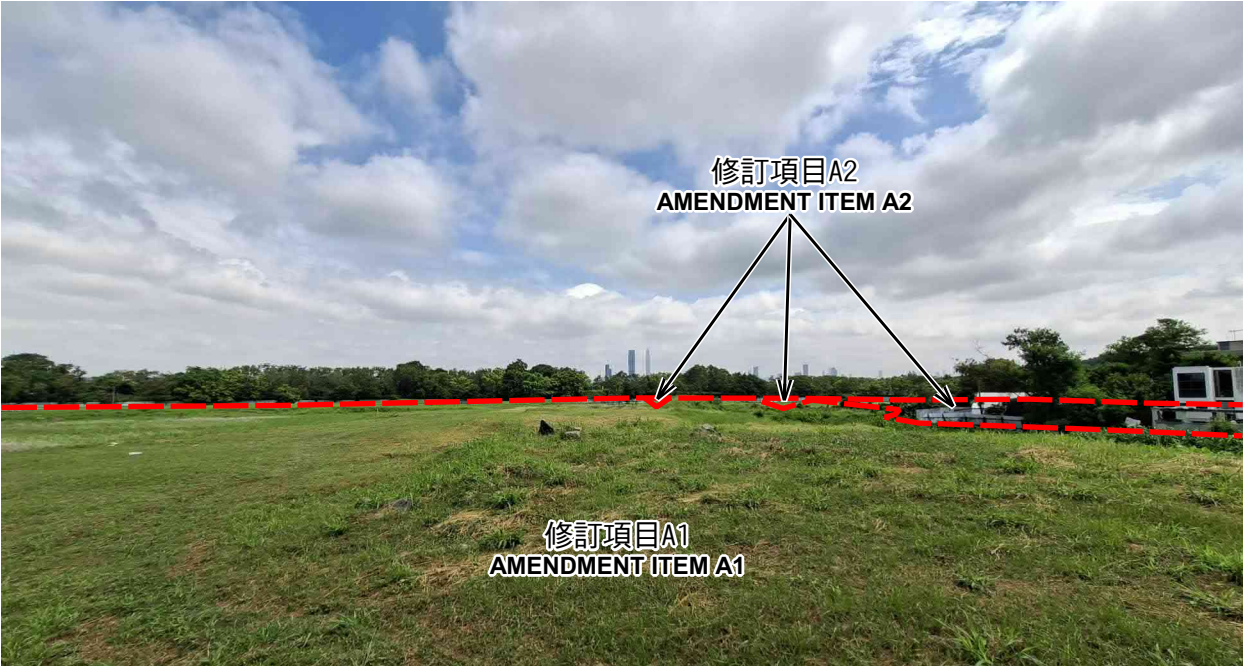


規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-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2026年6月15日擬備，所根據的資料為攝於2026年6月11日的實地照片
PLAN PREPARED ON 15.6.2026
BASED ON SITE PHOTOS
TAKEN ON 11.6.2026

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R1、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9

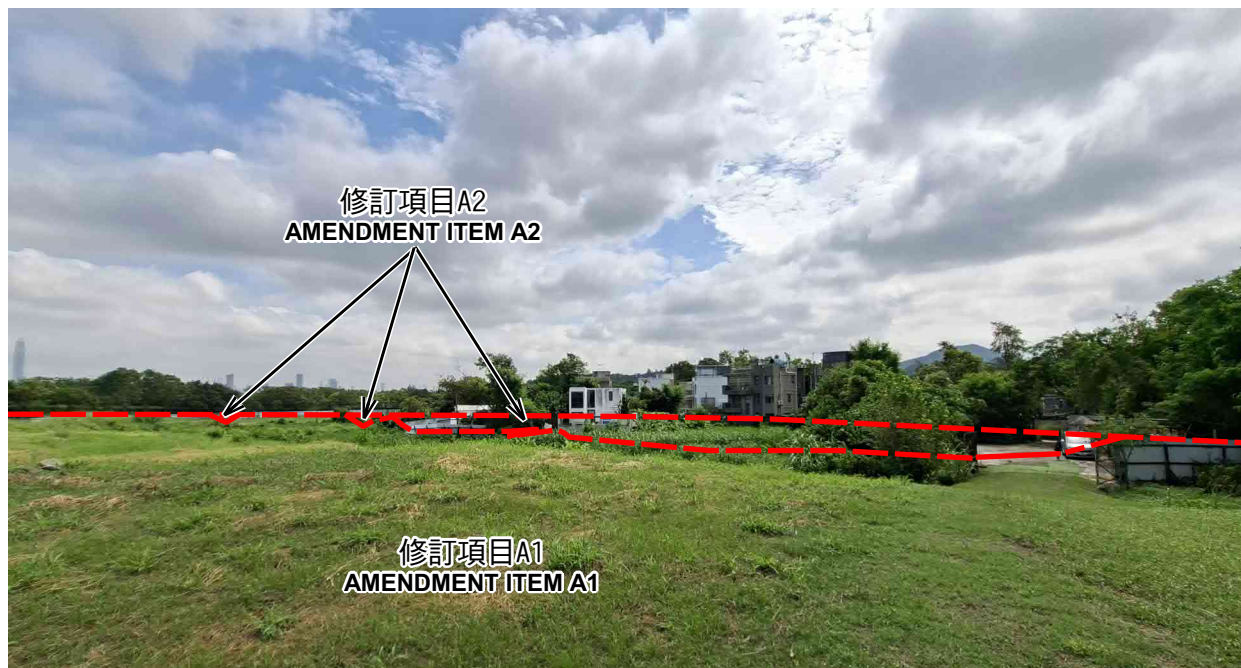


規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-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2026年6月15日擬備，所根據的資料為攝於2026年6月11日的實地照片
PLAN PREPARED ON 15.6.2026
BASED ON SITE PHOTOS
TAKEN ON 11.6.2026

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R3作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R3
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-4e

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

實地照片 SITE PHOTOS

本圖於2026年6月15日擬備，所根據的資料為攝於2026年6月11日的實地照片
PLAN PREPARED ON 15.6.2026
BASED ON SITE PHOTOS
TAKEN ON 11.6.2026

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R2、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-4f

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

實地照片 SITE PHOTOS

本圖於2026年6月16日擬備，所根據的資料為攝於2026年6月11日的實地照片
PLAN PREPARED ON 16.6.2026
BASED ON SITE PHOTOS
TAKEN ON 11.6.2026

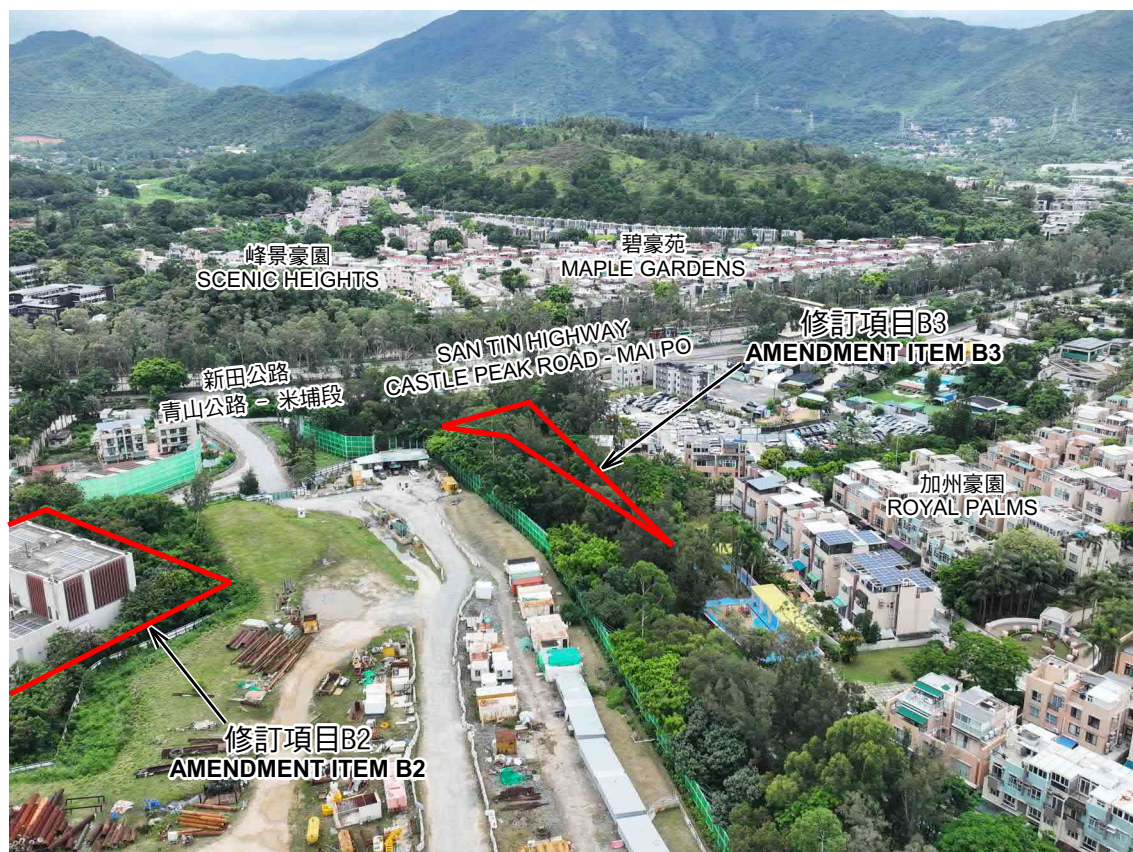
就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R3作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R3
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-4g



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

實地照片 SITE PHOTOS

本圖於2026年6月16日擬備，所根據的資料為攝於2026年6月11日的實地照片
PLAN PREPARED ON 16.6.2026
BASED ON SITE PHOTOS
TAKEN ON 11.6.2026

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R3作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R3
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-4h

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

實地照片 SITE PHOTOS

本圖於2026年6月16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 16.6.2026
BASED ON SITE PHOTOS
TAKEN ON 28.8.2025

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R2、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9



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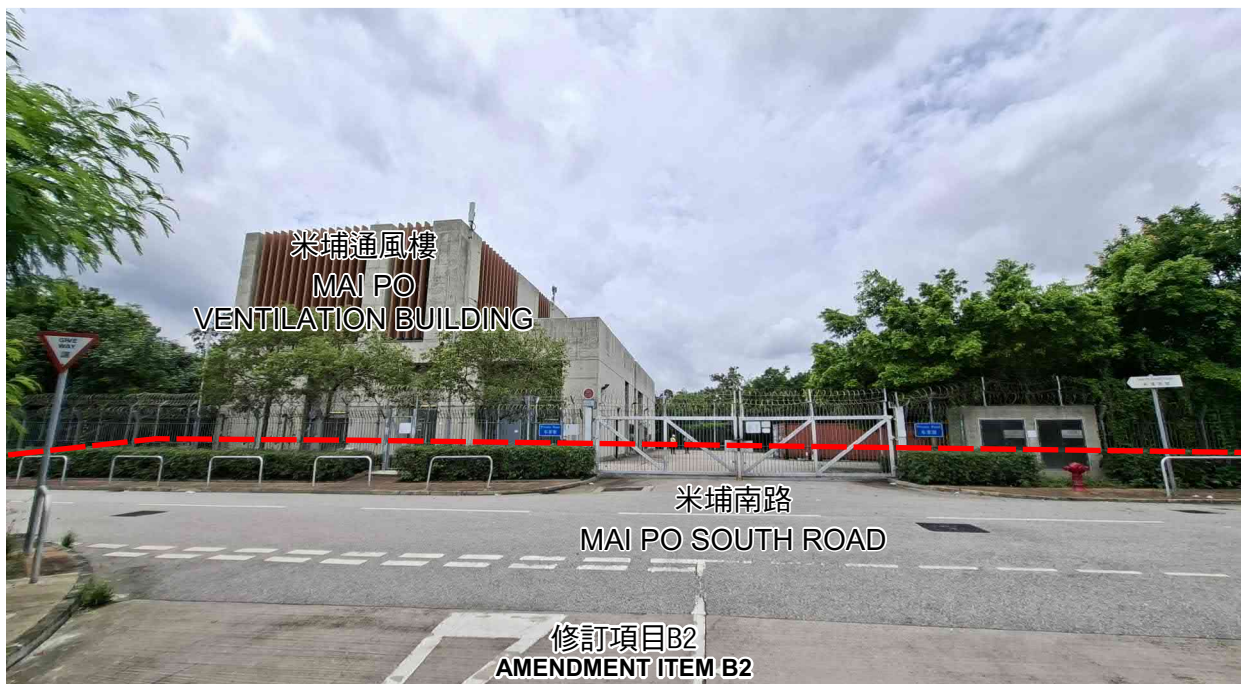
參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-4i

18



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

實地照片 SITE PHOTOS

本圖於2026年6月16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 16.6.2026
BASED ON SITE PHOTOS
TAKEN ON 28.8.2025

就米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9
提出的申述個案編號R2、R3及R5作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R2, R3 & R5
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING
PLAN NO. S/YL-MP/9



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/YL-MP/9

圖 PLAN
H-4j