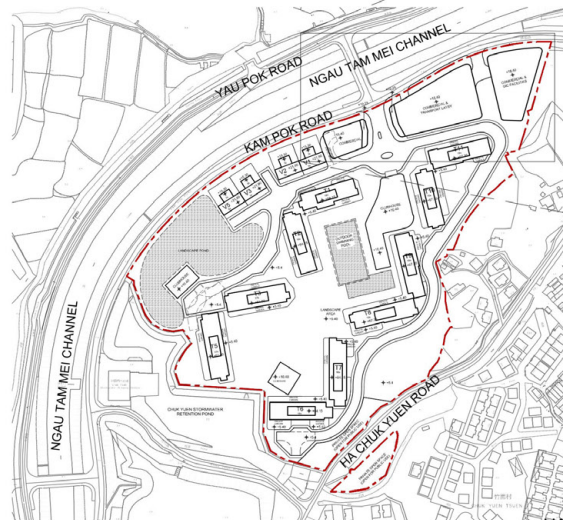


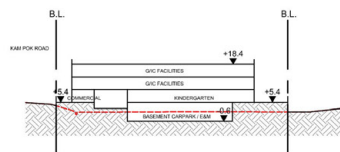
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(Extract from Applicant's Further
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參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z - 1



KEY PLAN
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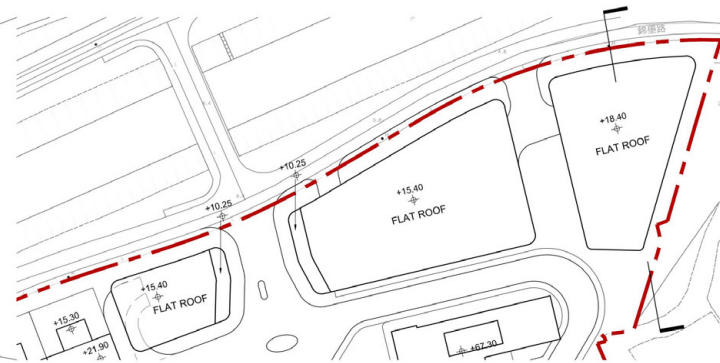


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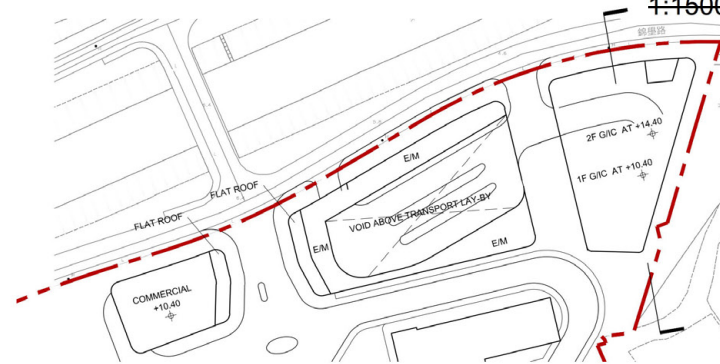
LEGEND

- APPLICATION SITE BOUNDARY
- EXISTING SITE LEVEL

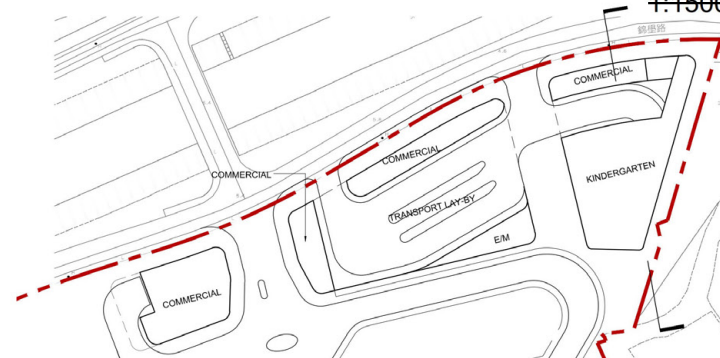
Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
2. No. of storeys marked on plan excludes basement floor / refuge floor.



ROOF PART PLAN
1:1500



1/F PART PLAN
1:1500



G/F PART PLAN
1:1500



B.D. REF. :		
F.S.D. REF. :		
REVISIONS :		
NO.	DESCRIPTION	DATE
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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 PART PLANS		
DATE : FEB 2020	PAPER SIZE : A3	
SCALE AS SHOWN	DRAWN : AIL	
PROJECT NO. :	767	
DWG. NO. :	(767)S16-A-03	

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
REFERENCE No.
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繪圖
DRAWING
Z - 2b




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(Extract from Applicant's Further
Information Submitted on 28.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

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DRAWING
Z - 2c

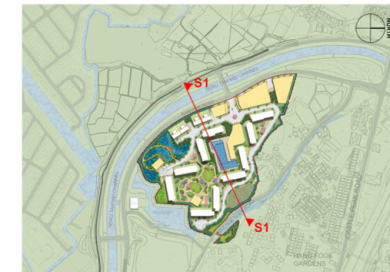


	TITLE : LANDSCAPE MASTER PLAN	ANNEX: C.1
	PROJECT : S.12A Planning Application on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.	REVISION: A DATE: APR 2023

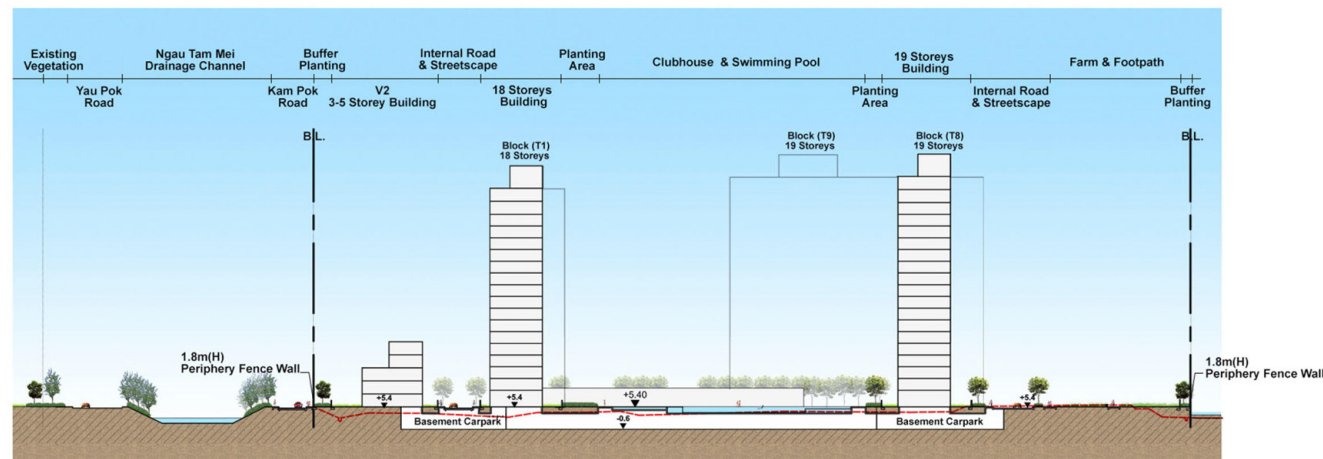
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參考編號
 REFERENCE No.
 Y/YL-MP/6

繪圖
 DRAWING
 Z - 3



KEY PLAN



TITLE: **TYPICAL SECTION 1 (SHEET 1 OF 3)**

PROJECT: S.12A Planning Application on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 - 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.3**
REVISION: **C**
DATE: APR 2023

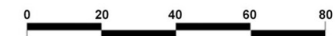
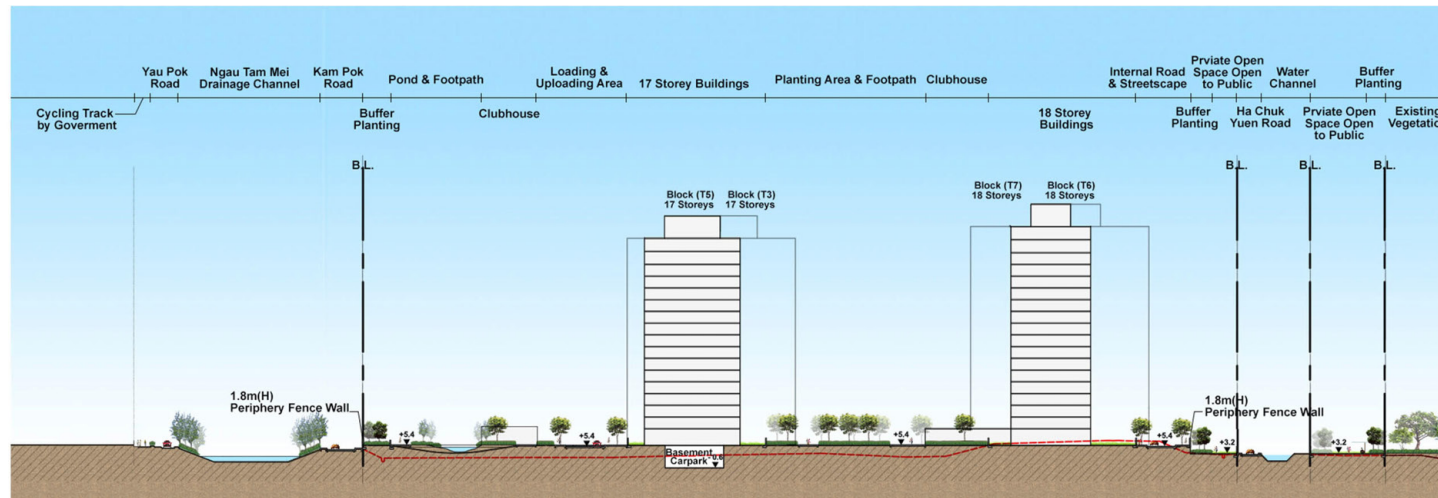
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參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z - 4a



KEY PLAN



TITLE : **TYPICAL SECTION 2 (SHEET 2 OF 3)**

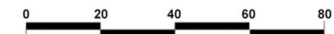
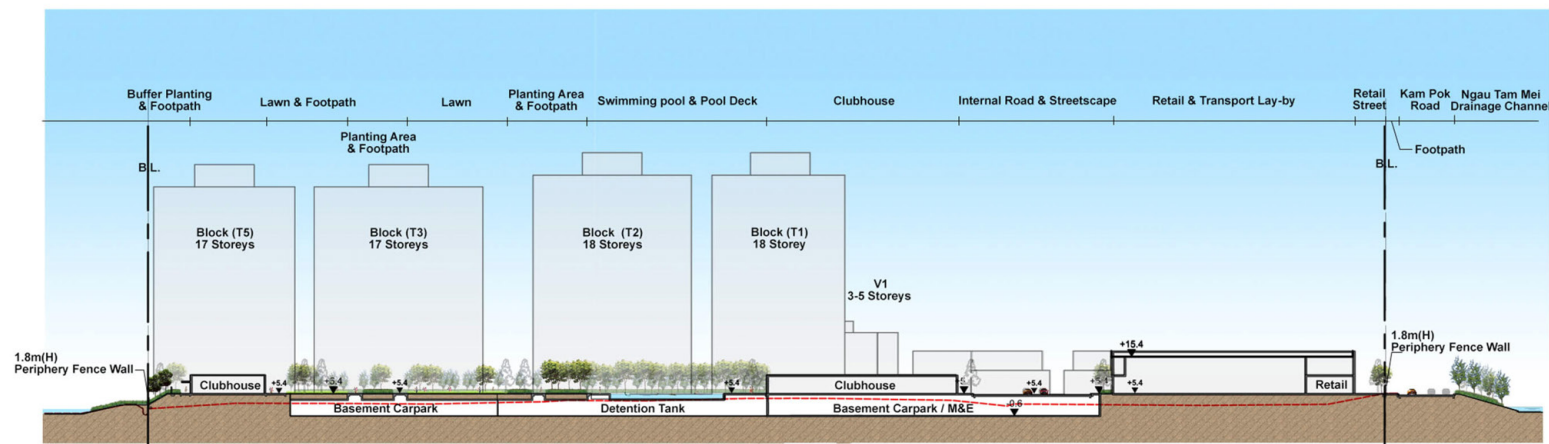
PROJECT : S.12A Planning Application on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX: **C.4**
REVISION: **C**
DATE: APR 2023

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z - 4b



TITLE : **TYPICAL SECTION 3 (SHEET 3 OF 3)**

PROJECT: S.12A Planning Application on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 - 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.5
REVISION:	C
DATE:	APR 202

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

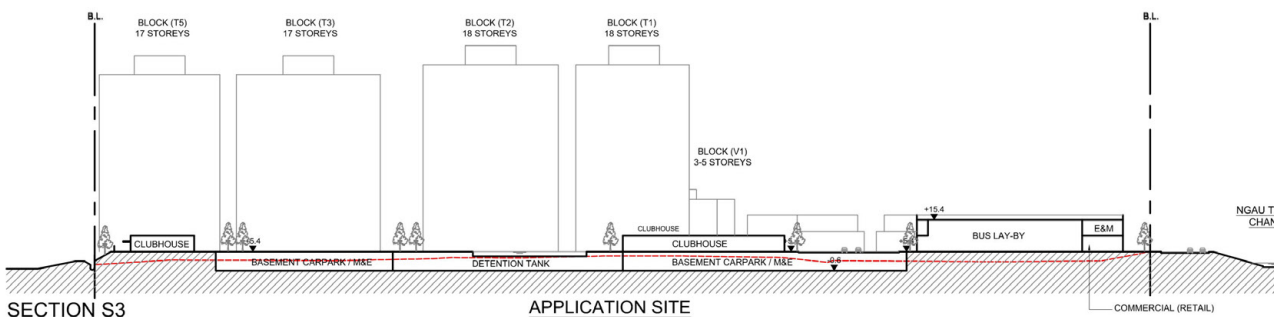
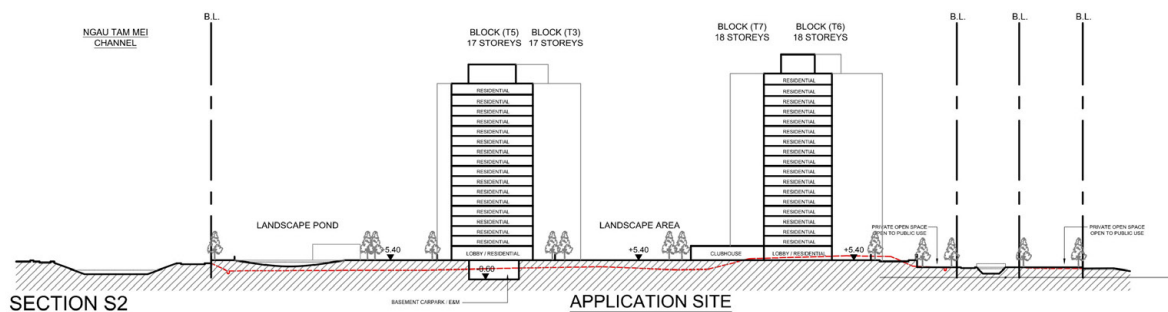
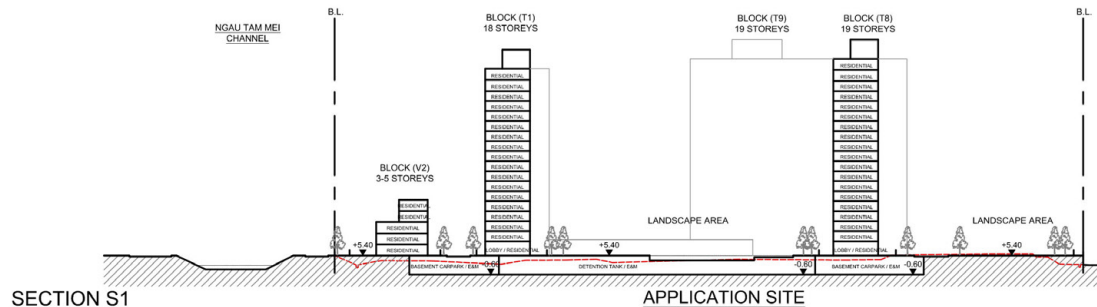
參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z - 4c



(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號 REFERENCE No. Y/YL-MP/6	繪圖 DRAWING Z - 4d
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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

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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
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 YUEN LONG, THE NEW TERRITORIES

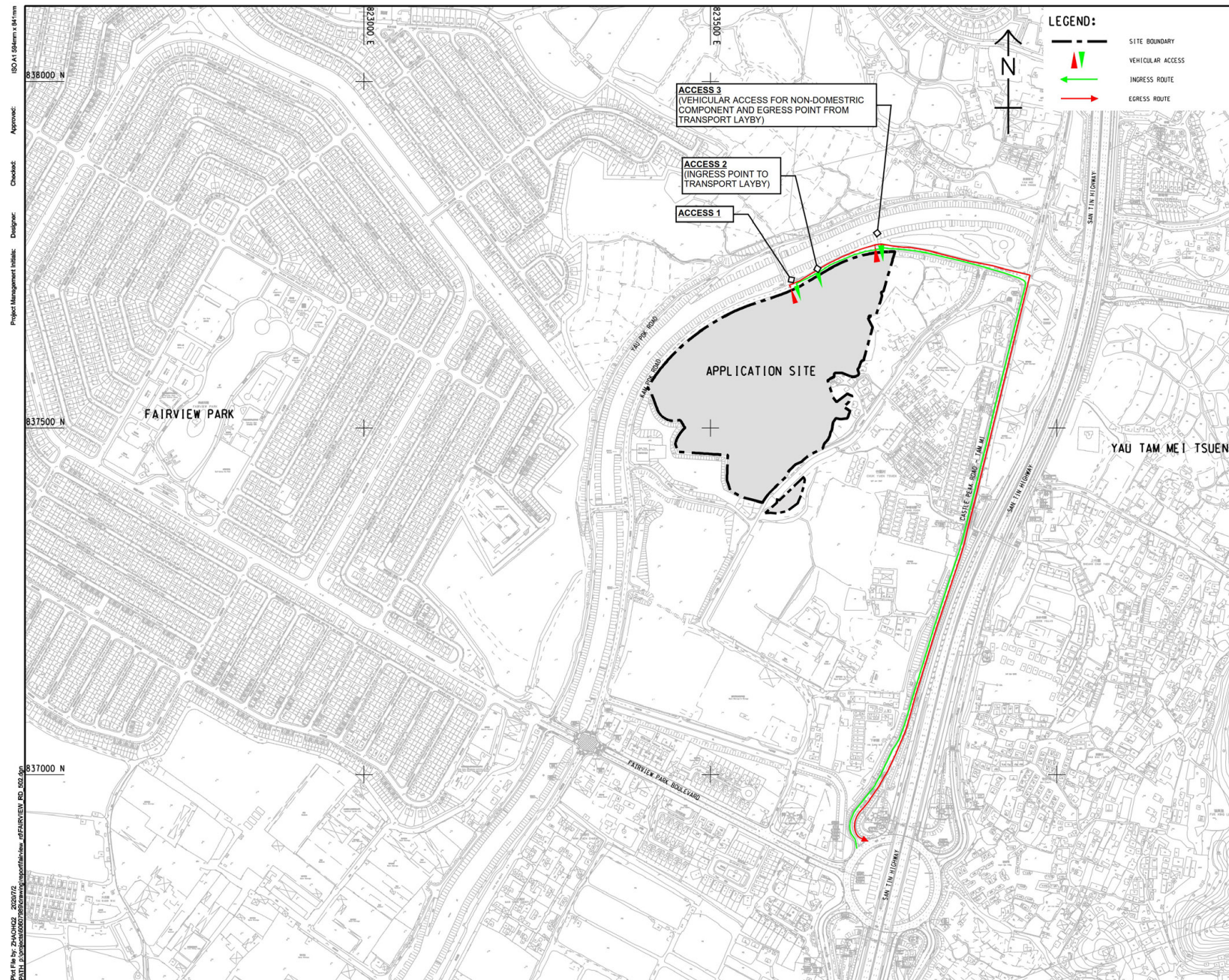
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 INDICATIVE
 SECTIONS

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19. 4. 2023呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 19.4.2023)

參考編號
 REFERENCE No.
 Y/YL-MP/6

繪圖
 DRAWING
 Z - 4e



ISO A1 56mm x 84mm
Approval: _____
Checked: _____
Designer: _____
Project Management Initials: _____
Plot File by: ZHANG02 2020/7/2
PLOT FILE: C:\PROJECTS\2020\FAIRVIEW\FAIRVIEW_RD_002.dwg

LEGEND:

- SITE BOUNDARY
- VEHICULAR ACCESS
- INGRESS ROUTE
- EGRESS ROUTE

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PROJECT

S.12A PLANNING
APPLICATION FOR
REZONING VARIOUS LOT
& ADJACENT G.L. IN
DD 104, "R(D)" SITE, KAM
TIN, YUEN LONG

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STATUS

SCALE
1:1000
DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.

60607989

CONTRACT NO.

SHEET TITLE

PROPOSED ACCESS LOCATION
AND ROUTES

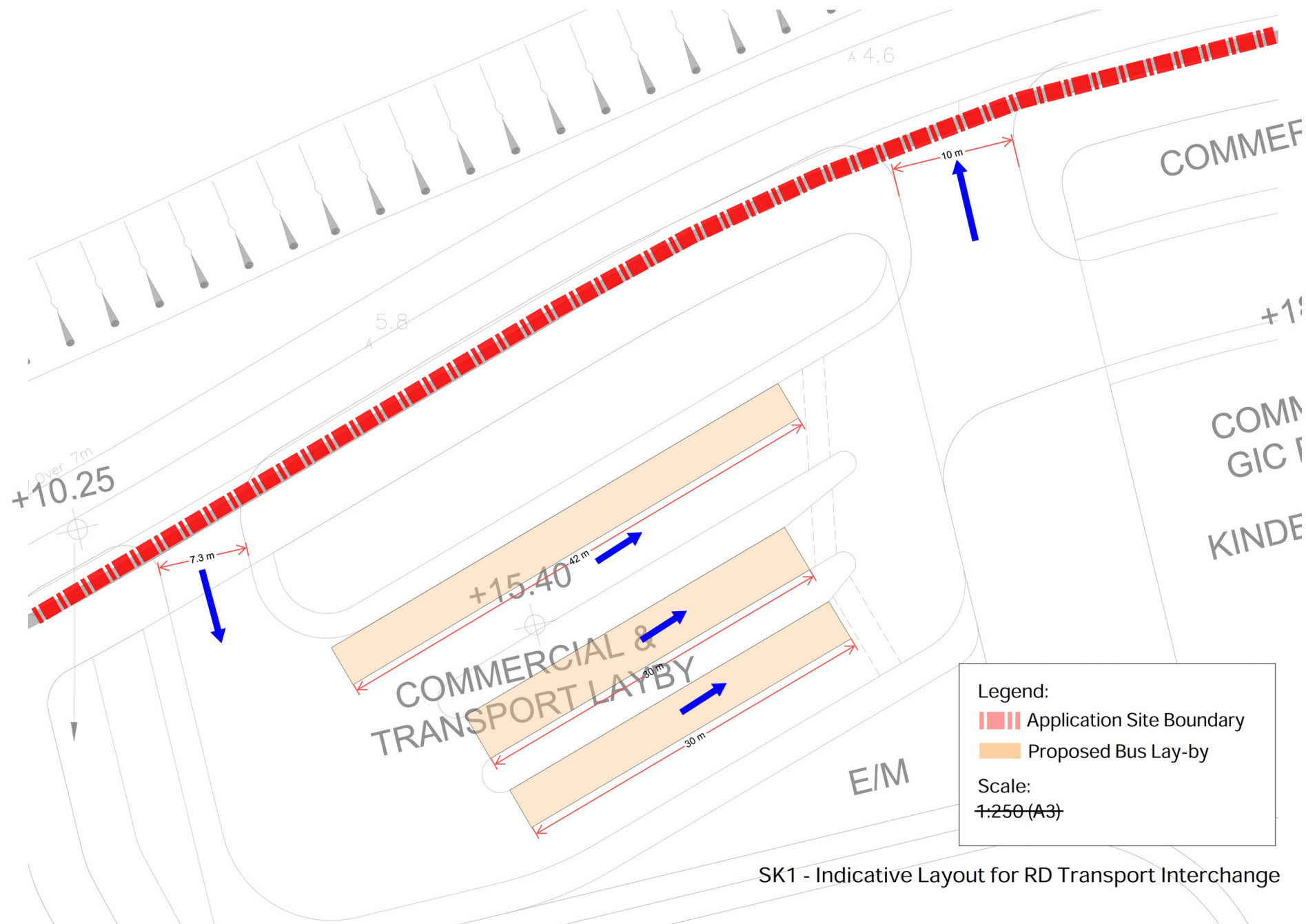
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(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
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REFERENCE No.
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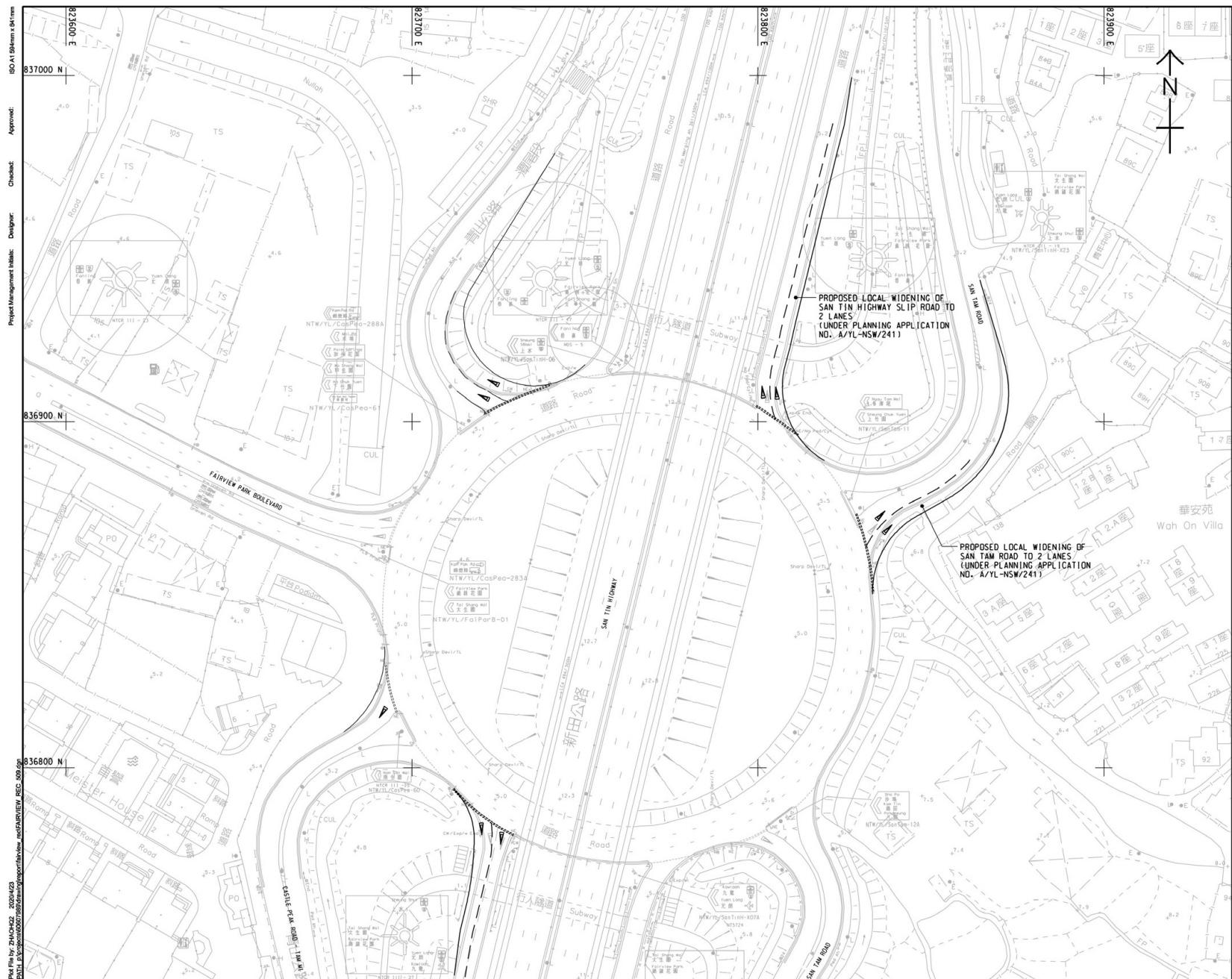
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DRAWING
Z - 6



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PROJECT
S.12A PLANNING
APPLICATION FOR
REZONING VARIOUS LOTS
& ADJACENT G.L. IN DD
104, "R(D)" SITE, KAM TIN,
YUEN LONG

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STATUS

SCALE	DIMENSION UNIT
1:1000	METRES

KEY PLAN

PROJECT NO. **CONTRACT NO.**

60607989

SHEET TITLE

PROPOSED IMPROVEMENT LAYOUT
FOR FAIRVIEW PARK INTERCHANGE
(J1)

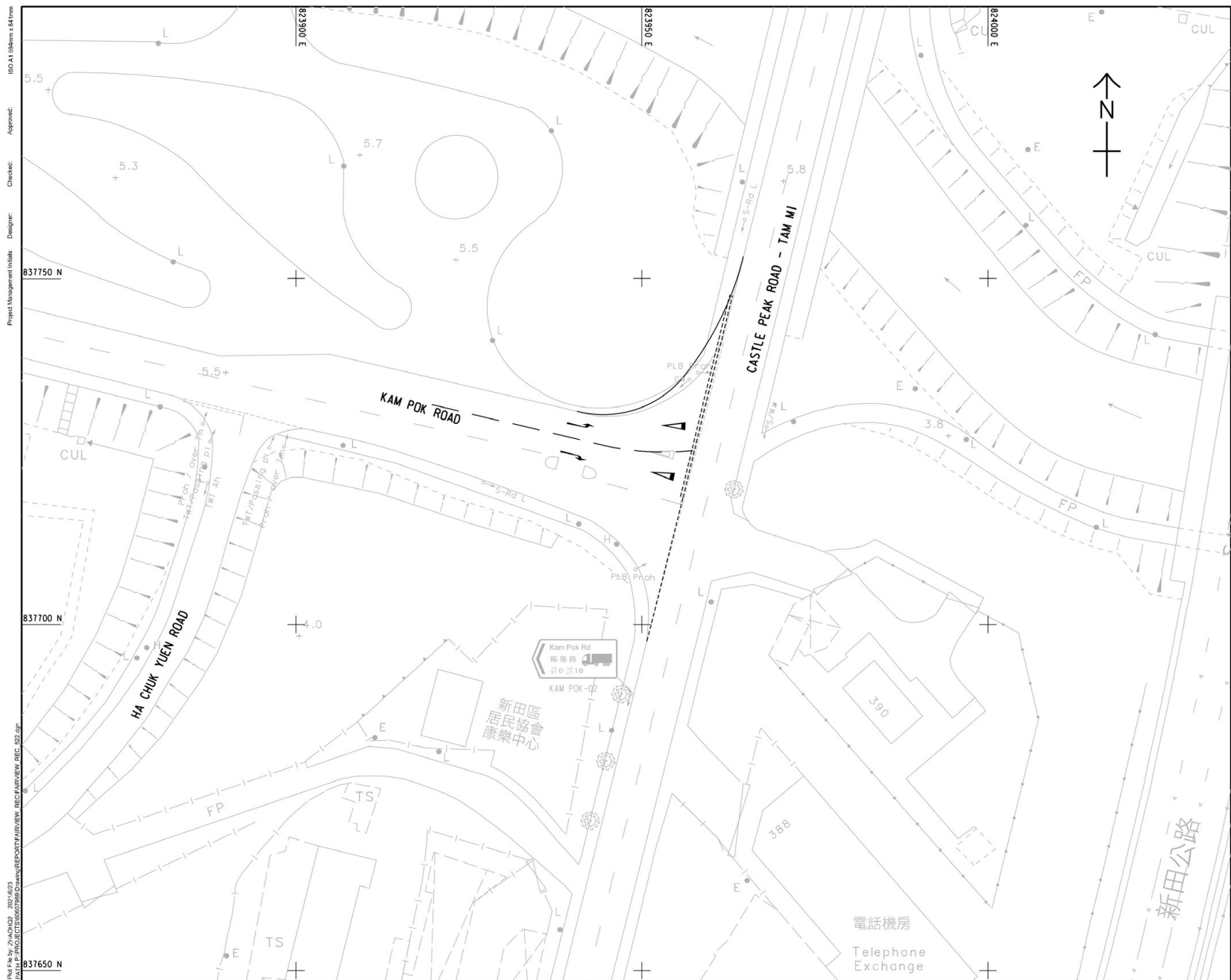
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60607989/FAIRVIEW_RD/FIGURE 4.8

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z - 7a



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PROJECT

S.12A PLANNING
APPLICATION FOR
REZONING VARIOUS LOTS
& ADJACENT G.L. IN
DD 104, "REC" SITE, KAM
TIN, YUEN LONG

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1:1000
DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60607989

CONTRACT NO.

SHEET TITLE

PROPOSED IMPROVEMENT LAYOUT
FOR CASTLE PEAK ROAD - TAM MI/
KAM POK ROAD (J2)

SHEET NUMBER

60607989/FAIRVIEW_RD/FIGURE 4.6

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
REFERENCE No.
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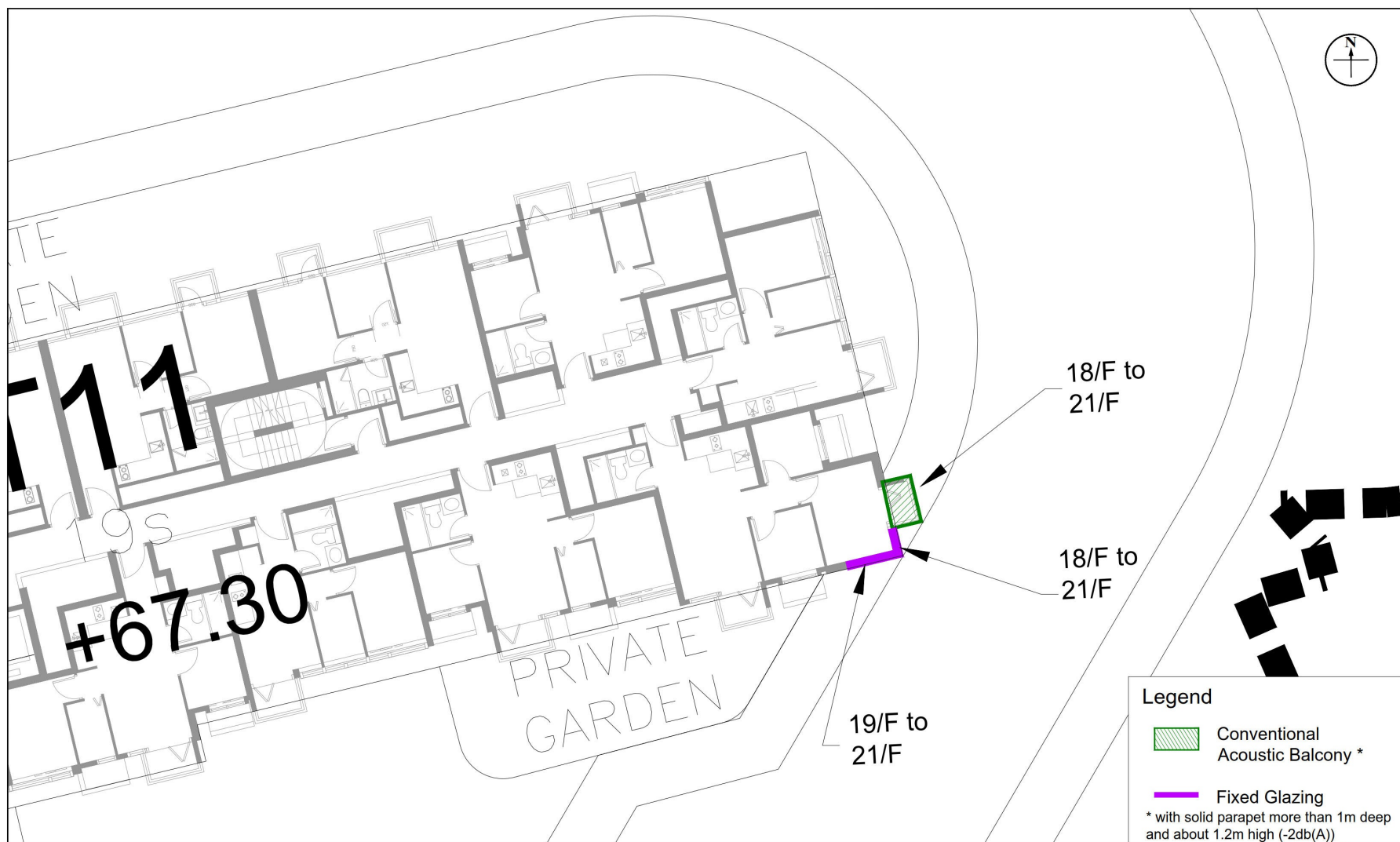


Figure: 3-2a

Title: Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment - Tower 11

Project: S.12A Planning Application on the Approved Mai Po & Fairview Park OZP No. S/YL-MP/6 – Rezoning from “Residential (Group D)” to “Residential (Group C)1” Zone for a Proposed Residential Development at Various Lots in DD 104 and Adjacent G.L. in Yuen Long, N.T.

RAMBOLL

Drawn by: CL

Checked by: HN

Rev.: 1.9

Date: Feb 2023

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
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REFERENCE No.
Y/YL-MP/6

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DRAWING
Z - 8a

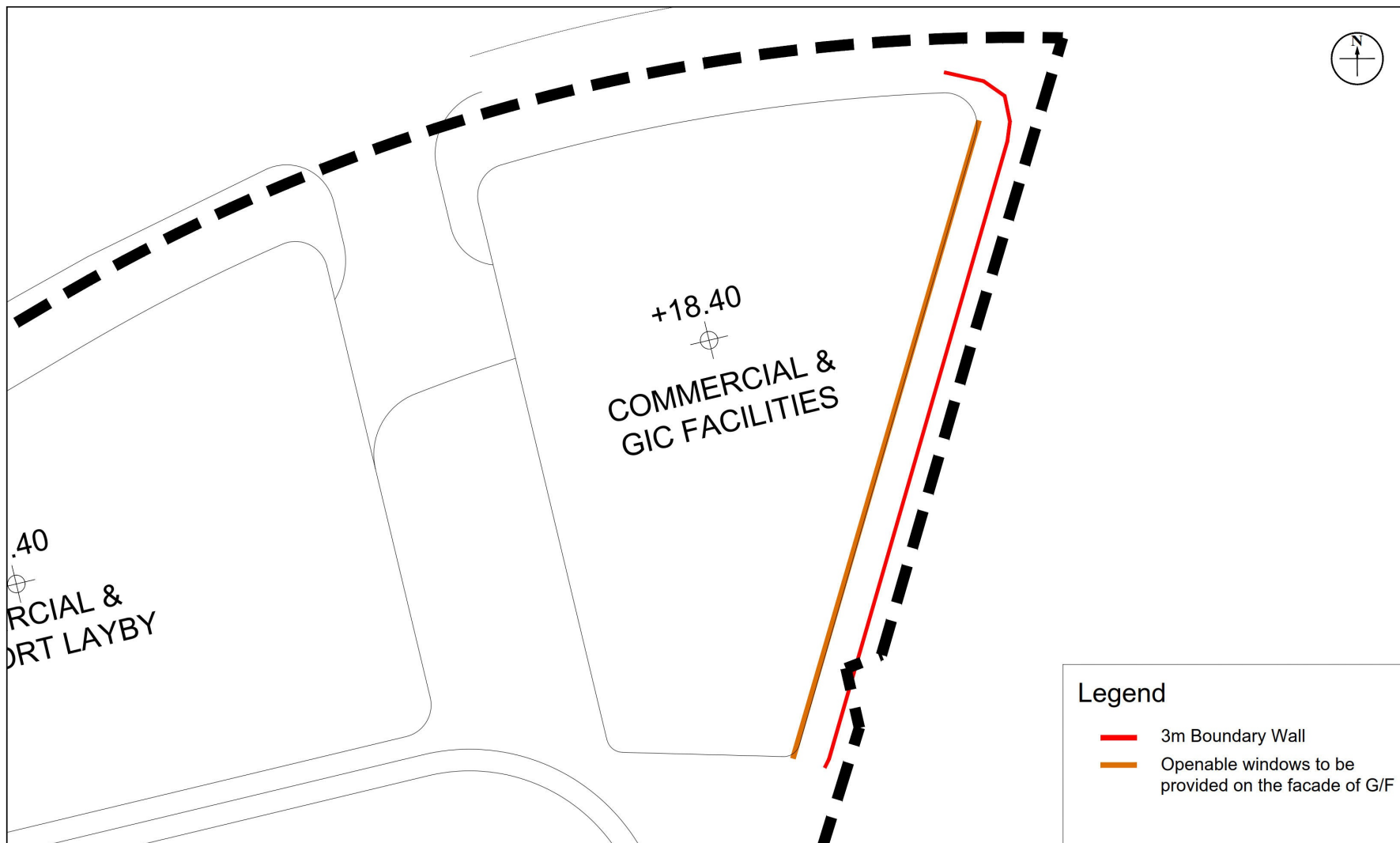


Figure: 3-2b

RAMBOLL

Title: Proposed Noise Mitigation Measures for Road Traffic Noise Impact Assessment - Kindergarten on G/F

Drawn by: CL

Checked by: HN

Project: S.12A Planning Application on the Approved Mai Po & Fairview Park OZP No. S/YL-MP/6 – Rezoning from “Residential (Group D)” to “Residential (Group C)1” Zone for a Proposed Residential Development at Various Lots in DD 104 and Adjacent G.L. in Yuen Long, N.T.

Rev.: 1.9

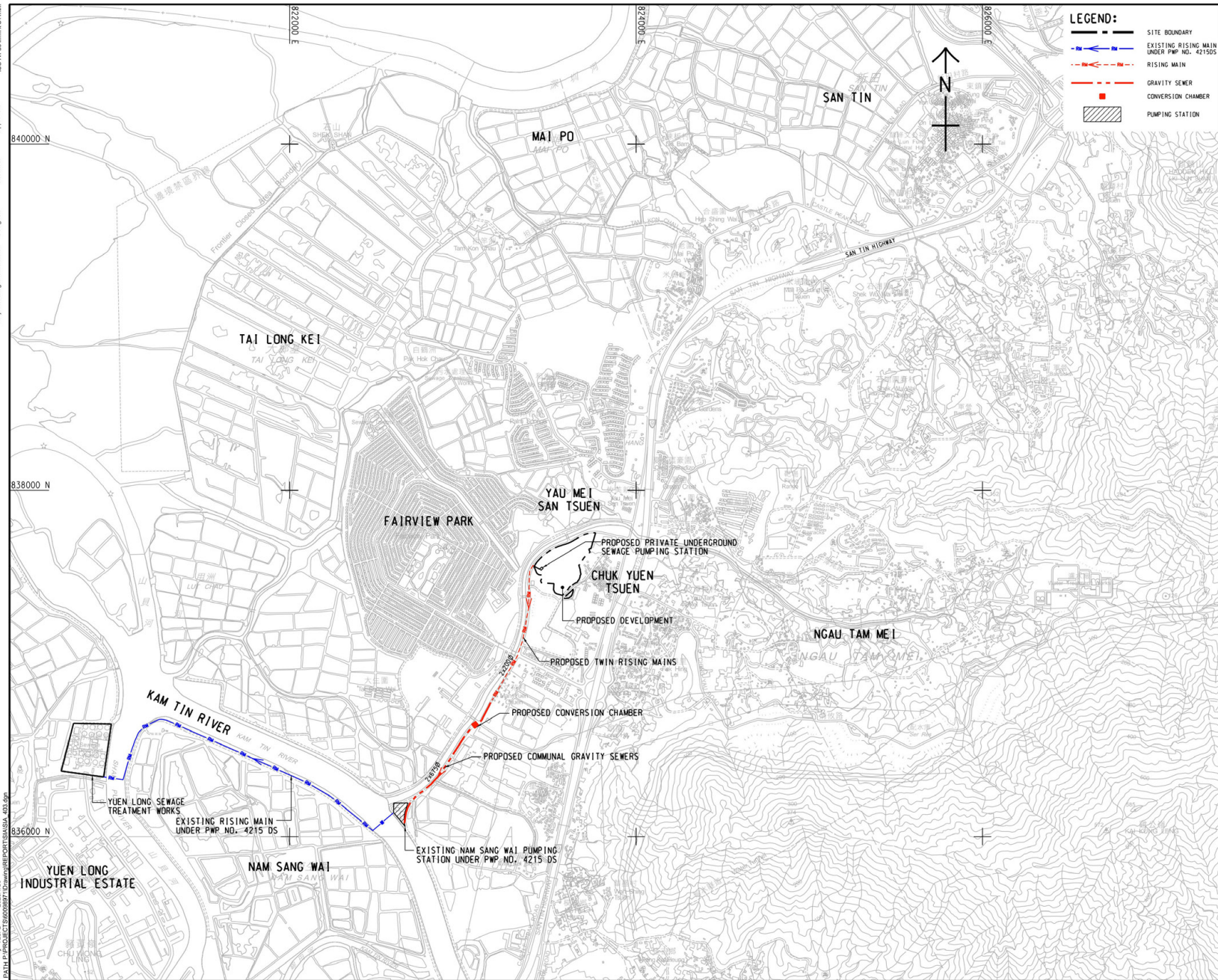
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參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z - 8b

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Approved:
Checked:
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Project Management Initials:
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PROJECT
S.12A PLANNING APPLICATION
ON THE APPROVED MAI PO &
FAIRVIEW PARK OZP
NO. S/YL-MP/6
REZONING FROM "RESIDENTIAL
(GROUP C) 1" ZONE FOR A
PROPOSED RESIDENTIAL
DEVELOPMENT AT VARIOUS
LOTS IN D.D. 104 AND THE
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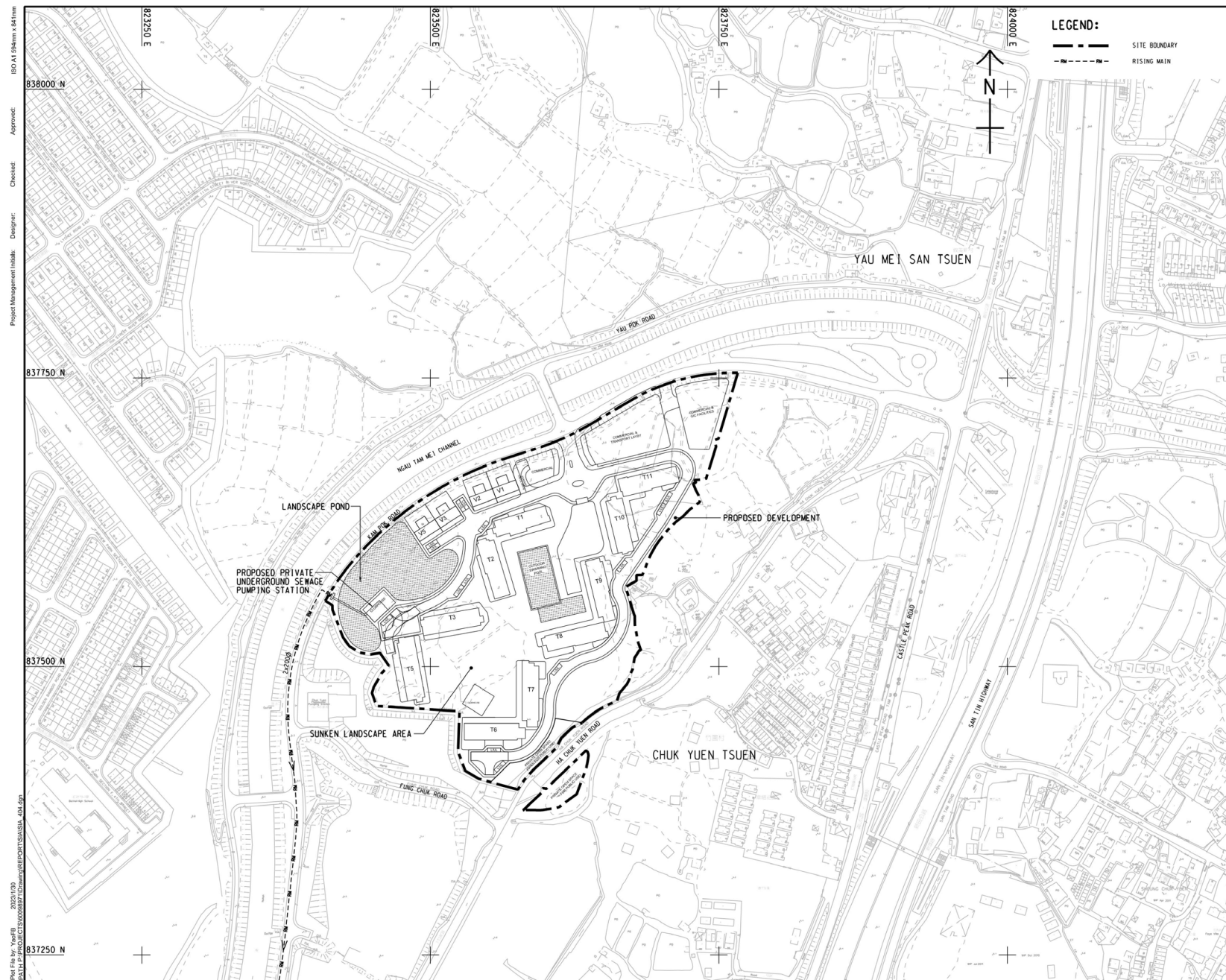
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SEWERAGE IMPACT ASSESSMENT -
EXISTING AND PLANNED
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SHEET NUMBER
60098971/SIA/FIGURE 3

AGREEMENT NO.
60098971

(摘錄自申請人於19. 4. 2023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/6

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DRAWING
Z - 9a



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Checked: _____
Designer: _____
Project Management Initials: _____
Plot File by: YvelFB 2023/1/30
PATH: PROJECTS\60098971\Drawings\REPORTS\ASIA_A01.dgn

LEGEND:
--- SITE BOUNDARY
--- RISING MAIN

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PROJECT
S.12A PLANNING APPLICATION
ON THE APPROVED MAI PO &
FAIRVIEW PARK OZP
NO. S/YL-MP/6
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
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KEY PLAN

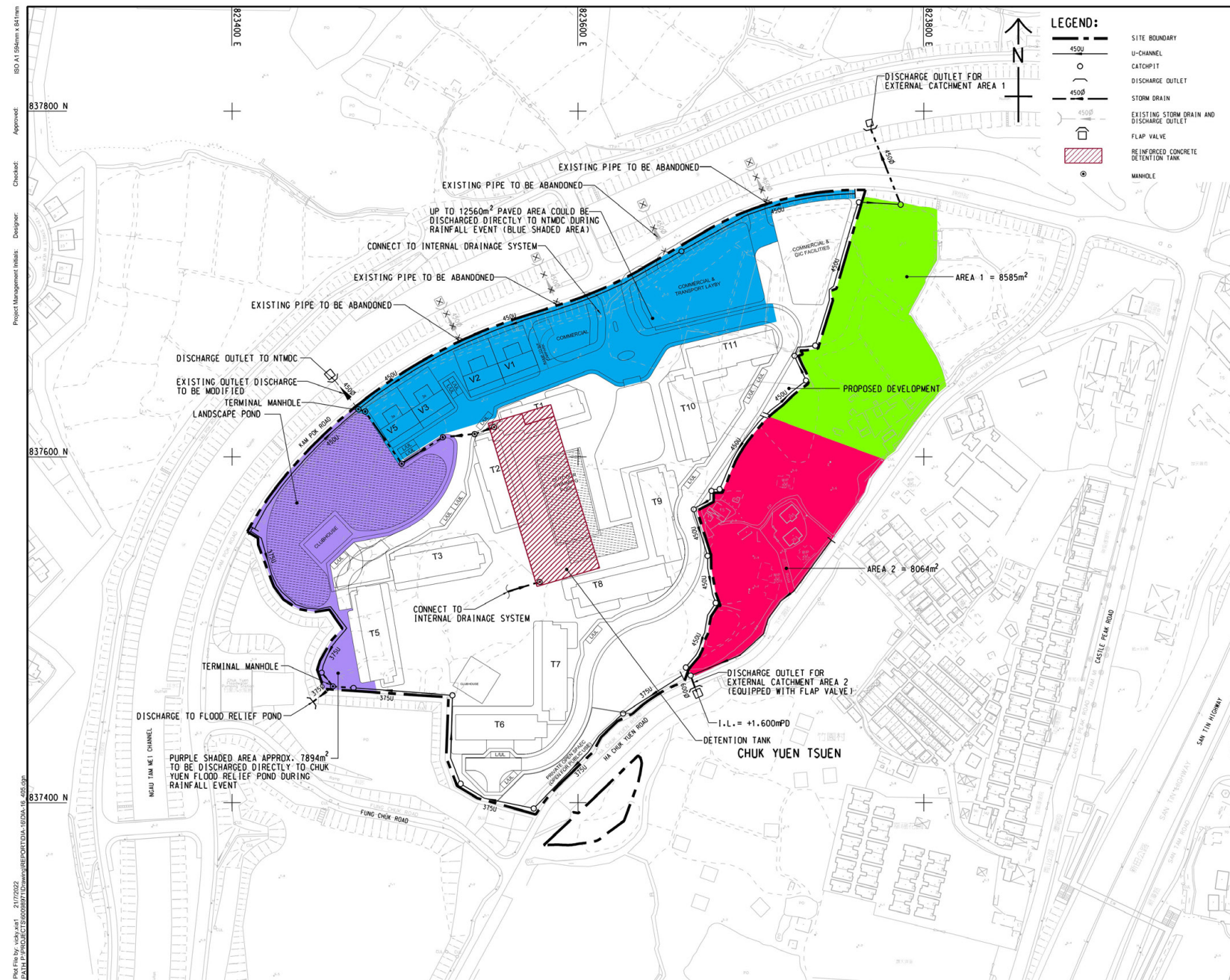
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SHEET TITLE
SEWERAGE IMPACT ASSESSMENT -
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SHEET NUMBER
60098971/SIA/FIGURE 4

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(Extract from Applicant's Further
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參考編號
REFERENCE No.
Y/YL-MP/6
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Z - 9b



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S.12A PLANNING APPLICATION
ON THE APPROVED MAI PO &
FAIRVIEW PARK OZP
NO. SYL-MP/6
REZONING FROM 'RESIDENTIAL
(GROUP D)' TO 'RESIDENTIAL
(GROUP C)' 1ST ZONE FOR A
PROPOSED RESIDENTIAL
DEVELOPMENT AT VARIOUS
LOTS IN D.D. 104 AND THE
ADJOINING GOVERNMENT LAND
IN YUEN LONG, N.T.

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NO.	DATE	DESCRIPTION	CHK.	

STATUS

SCALE **DIMENSION UNIT**
METRES

KEY PLAN

PROJECT NO. **AGREEMENT NO.**
60098971

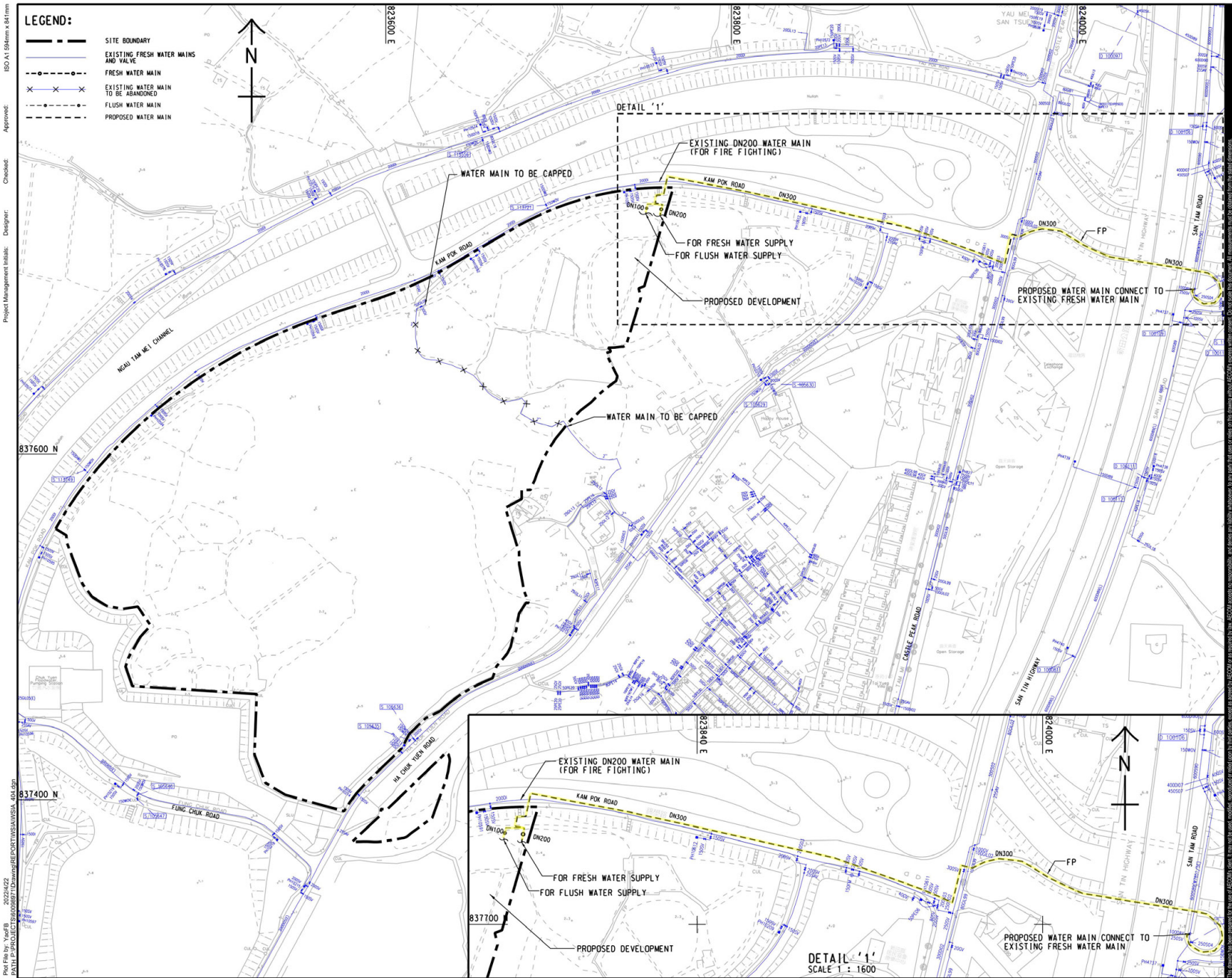
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PERIPHERAL DRAINAGE SYSTEM
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SHEET NUMBER
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(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
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參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z - 10



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Approved: _____
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PROJECT
S.12A PLANNING APPLICATION
ON THE APPROVED MAI PO &
FAIRVIEW PARK OZP
NO. S/YL-MP/6
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, N.T.

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NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE
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DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60098971

AGREEMENT NO.

SHEET TITLE
WATER SUPPLY
IMPACT ASSESSMENT -
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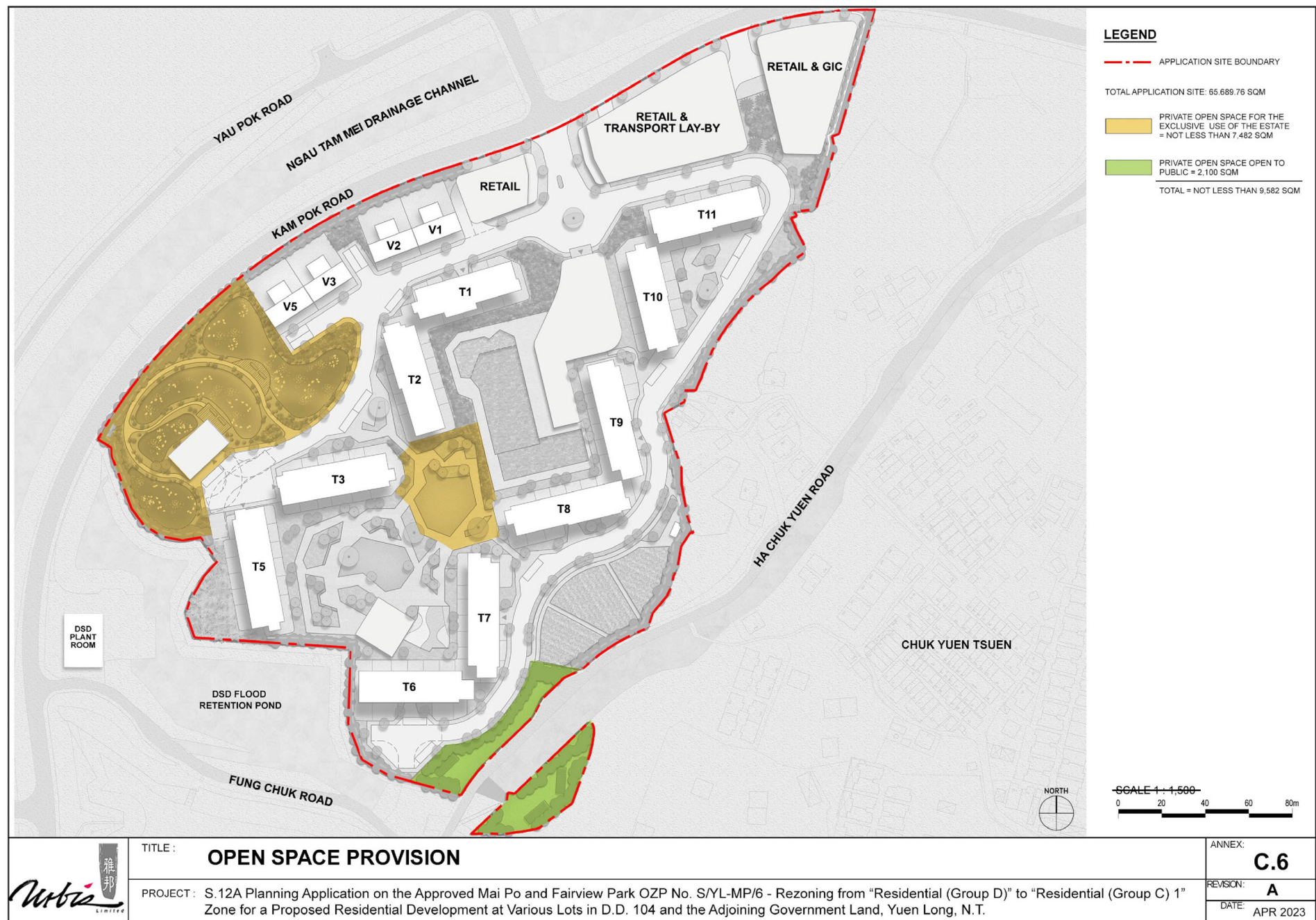
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60098971/WSIA/FIGURE 4

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(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

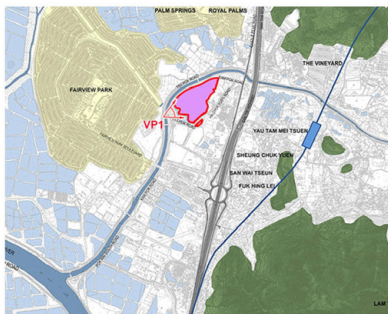
繪圖
DRAWING
Z - 11



(摘錄自申請人於28. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 28.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z - 12



VIEWPOINT VP1 FROM YAU POK ROAD - EXISTING SITUATION



VIEWPOINT VP1 FROM YAU POK ROAD - YEAR 10 WITH MITIGATION



TITLE: **PHOTOMONTAGE – VIEWPOINT VP1 PEDESTRIAN, CYCLIST AND DRIVERS ON YAU POK ROAD AND PROPOSED CYCLE TRACK (VSR T1)**

PROJECT: S.12A Planning Application on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 - 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: **B.5**

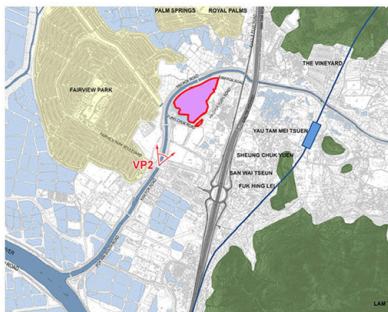
REVISION: **0**

DATE: AUG 2021

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z -13a



VIEWPOINT VP2 FROM FAIRVIEW PARK BOULEVARD - EXISTING SITUATION



VIEWPOINT VP2 FROM FAIRVIEW PARK BOULEVARD - YEAR 10 WITH MITIGATION



TITLE: **PHOTOMONTAGE – VIEWPOINT VP2 PEDESTRIAN AND DRIVERS ON FAIRVIEW PARK BOULEVARD (VSR T3)**

PROJECT: S.12A Planning Application on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 - 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: **B.6**

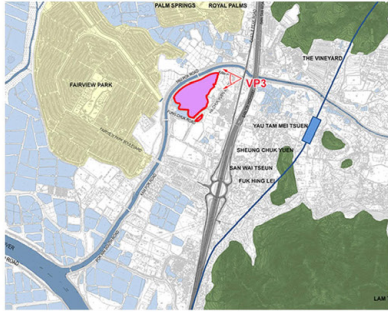
REVISION: **0**

DATE: AUG 2021

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z -13b



VIEWPOINT VP3 FROM JUNCTION OF KAM POK ROAD / CASTLE PEAK ROAD - EXISTING SITUATION



VIEWPOINT VP3 FROM JUNCTION OF KAM POK ROAD / CASTLE PEAK ROAD - YEAR 10 WITH MITIGATION



TITLE: **PHOTOMONTAGE – VIEWPOINT VP3 PEDESTRIAN AND DRIVERS AT THE JUNCTION OF KAM POK ROAD AND CASTLE PEAK ROAD(VSR T4)**

PROJECT: S.12A Planning Application on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 - 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: **B.7**

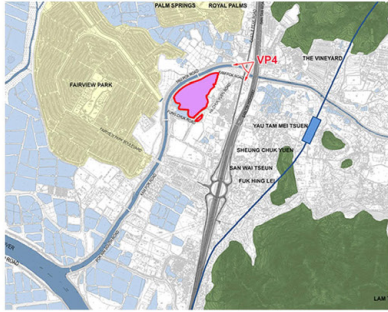
REVISION: **0**

DATE: AUG 2021

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z -13c



VIEWPOINT VP4 FROM SAN TIN HIGHWAY - EXISTING SITUATION



VIEWPOINT VP4 FROM SAN TIN HIGHWAY - YEAR 10 WITH MITIGATION



TITLE : **PHOTOMONTAGE – VIEWPOINT VP4 DRIVERS ON SAN TIN HIGHWAY (VSR T5)**

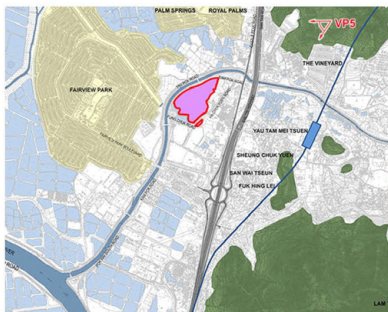
PROJECT : S.12A Planning Application on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX: **B.8**
REVISION: **0**
DATE: AUG 2021

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z -13d



VIEWPOINT VP5 FROM YAU TAM MEI HILL - EXISTING SITUATION



VIEWPOINT VP5 FROM YAU TAM MEI HILL - YEAR 10 WITH MITIGATION



TITLE : **PHOTOMONTAGE – VIEWPOINT VP5 HIKERS AT YAU TAM MEI HILL (VSR REC1)**

PROJECT : S.12A Planning Application on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 - 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: **B.9**

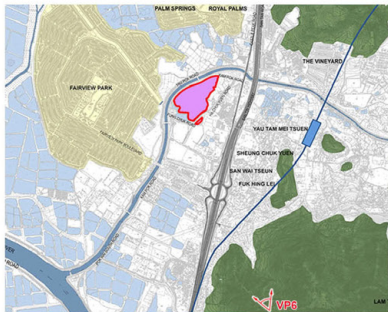
REVISION: **B**

DATE: APR 2023

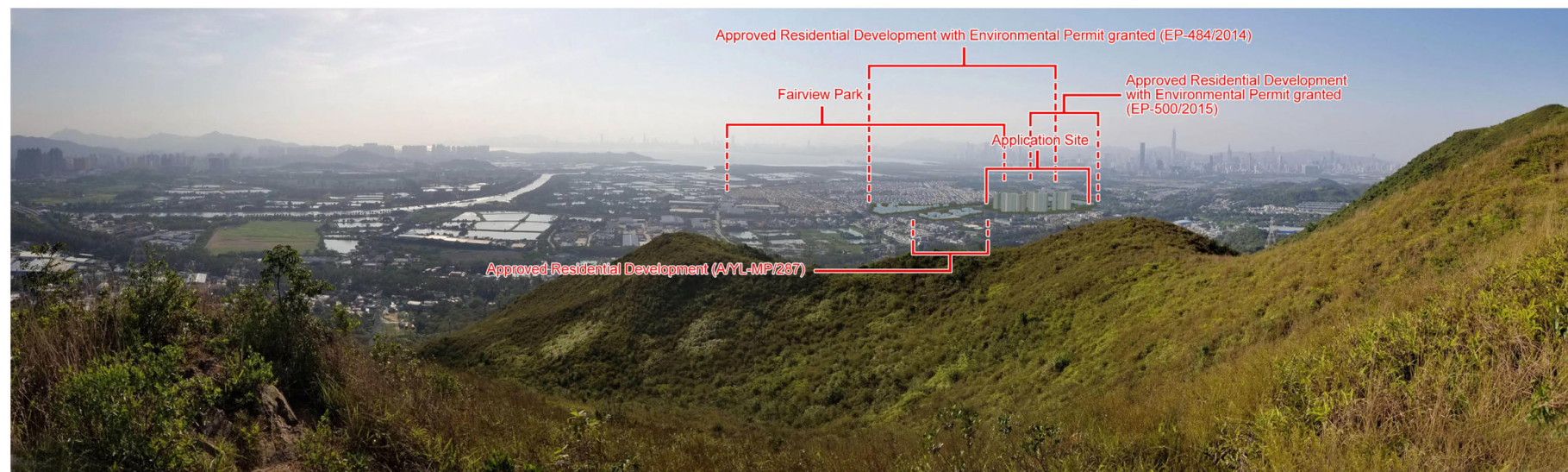
(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z -13e



VIEWPOINT VP6 FROM LAM TSUEN COUNTRY PARK HILL - EXISTING SITUATION



VIEWPOINT VP6 FROM LAM TSUEN COUNTRY PARK HILL - YEAR 10 WITH MITIGATION



TITLE: **PHOTOMONTAGE – VIEWPOINT VP6 HIKERS ON LAM TSUEN COUNTRY PARK HILL (VSR REC2)**

PROJECT: S.12A Planning Application on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 - 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: **B.10**

REVISION: **B**

DATE: APR 2023

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z -13f

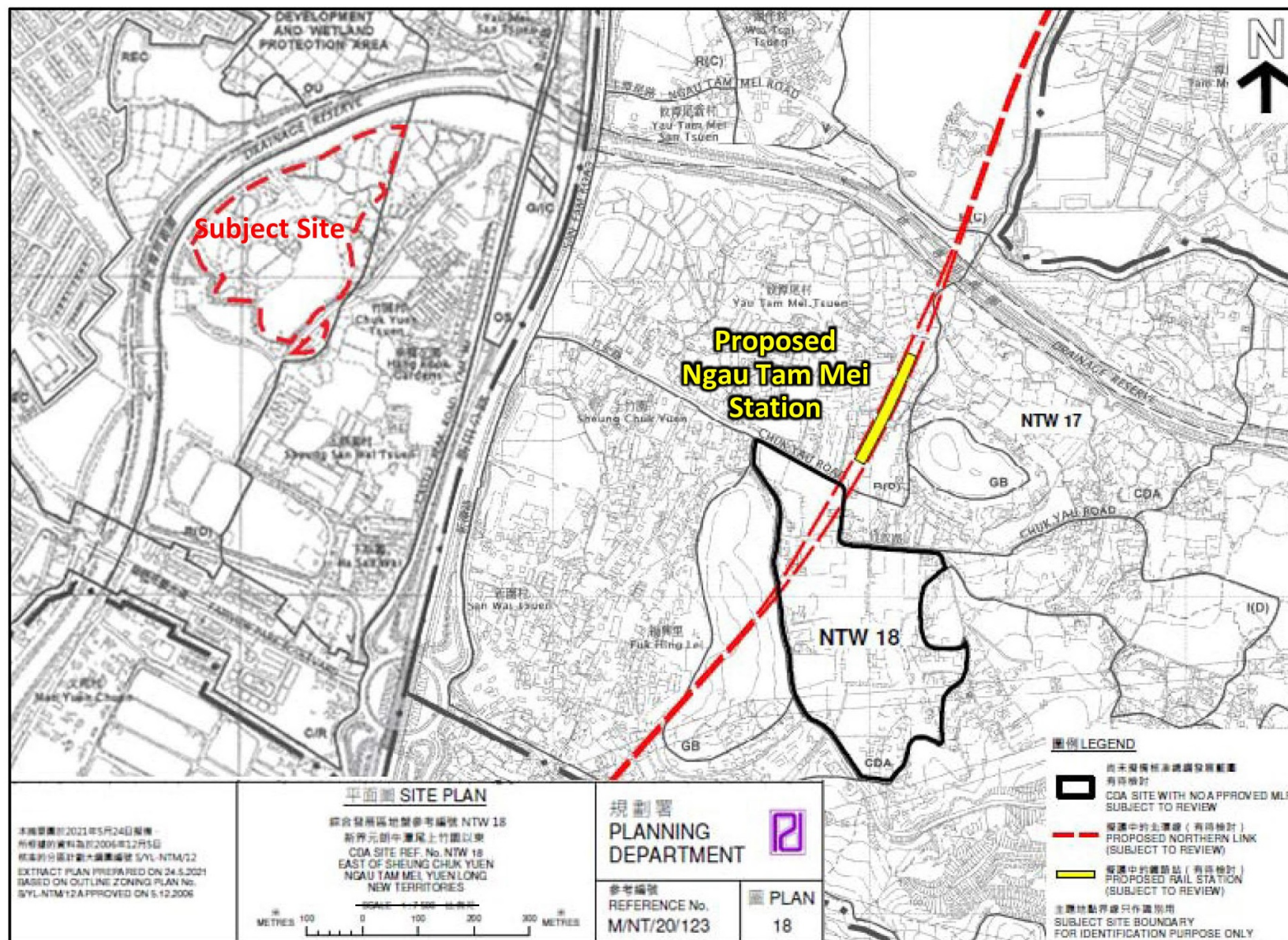


Figure 2.9 Proposed Alignment of Northern Link (NOL) & Location of Ngau Tam Mei Station (extracted and reproduced from RNTPC Paper No. 5/21)

(摘錄自申請人於 19. 4. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 19.4.2023)

參考編號 REFERENCE No. Y/YL-MP/6	繪圖 DRAWING Z - 13g
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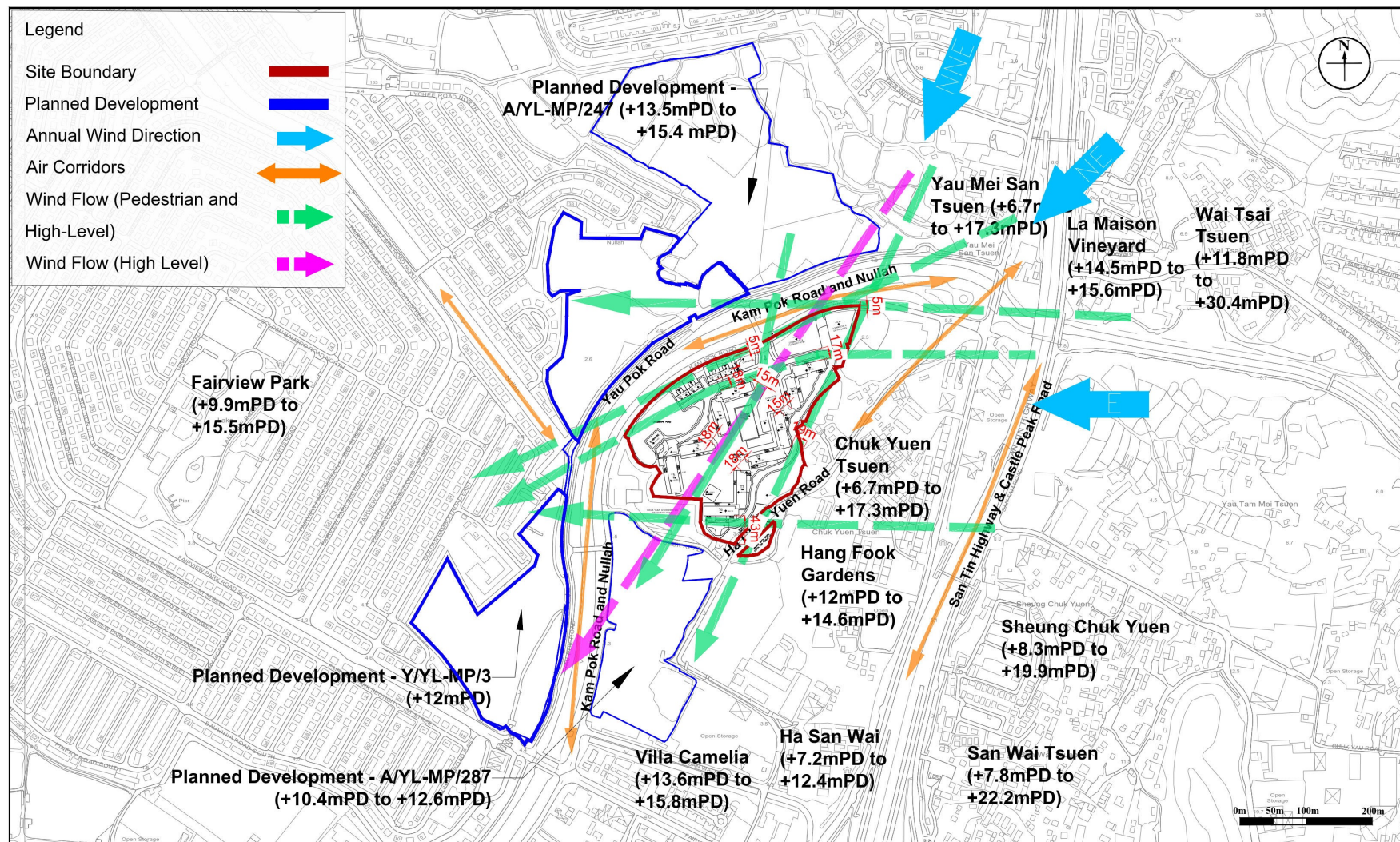


Figure: 5

Title: Illustration of Annual Wind Flow for Proposed Development

Project: S.12A Planning Application on the Approved Mai Po & Fairview Park OZP No. S/YL-MP/6 - Rezoning from "R(D)" to "R(C)1" Zone for a Proposed Residential Development at Various Lots at D.D. 104 & the Adjoining G.L. in Yuen Long, NT

RAMBOLL

Drawn by: II

Checked by: HN

Rev.: 2.1

Date: Feb 2023

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z - 14a

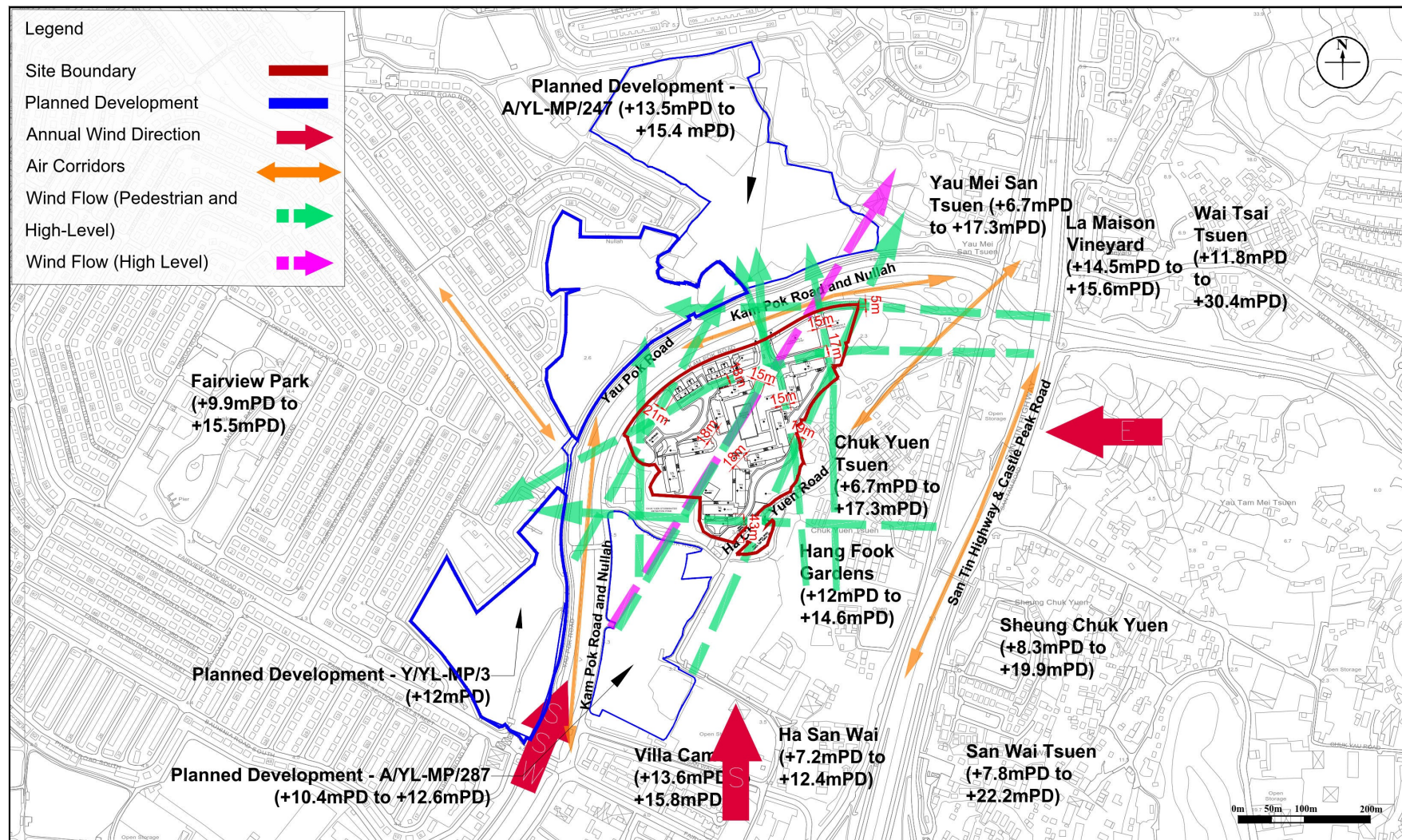


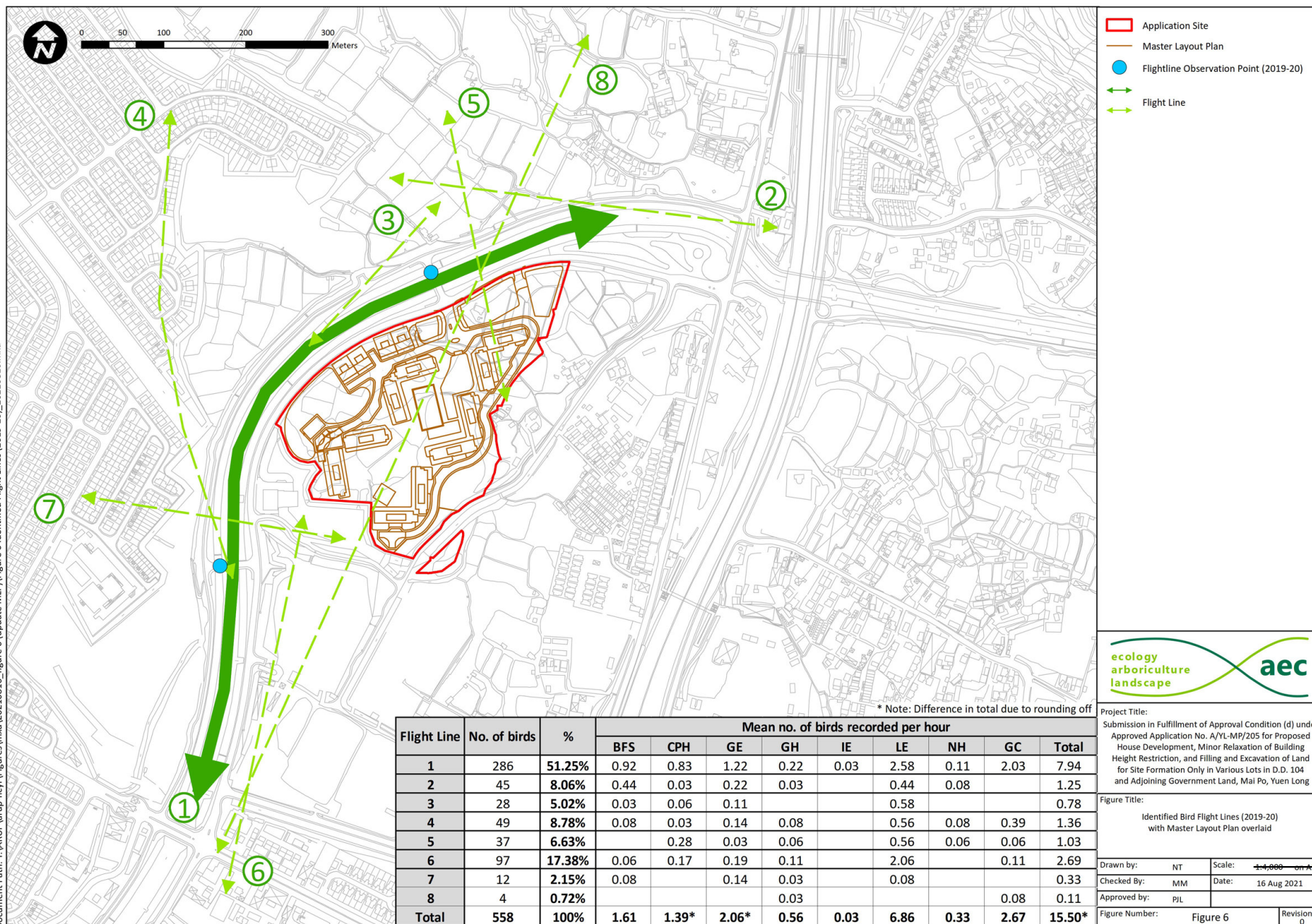
Figure: 6		RAMBOLL
Title: Illustration of Summer Wind Flow for Proposed Development		Drawn by: II
Project: S.12A Planning Application on the Approved Mai Po & Fairview Park OZP No. S/YL-MP/6 - Rezoning from "R(D)" to "R(C)1" Zone for a Proposed Residential Development at Various Lots at D.D. 104 & the Adjoining G.L. in Yuen Long, NT		Checked by: HN
		Rev.: 2.1
		Date: Feb 2023

\\APHKFP53\DRIVE\PROJECTS\SHKFVPRDE10104\DELIVERABLES\03 AVA EE REPORT\01 FIGURES\R8068 V2.1\SOURCE\FIGURE 6_HN.DWG

(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號 REFERENCE No. Y/YL-MP/6	繪圖 DRAWING Z - 14b
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Document Path: Y:\ARUP\arup-hcy\Figures\mxd\20210816_figure 6 (update MLP)\Figure 6 Identified Flight Lines (2019-20)_20210816.mxd



(摘錄自申請人於19. 4. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.4.2023)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z - 14c

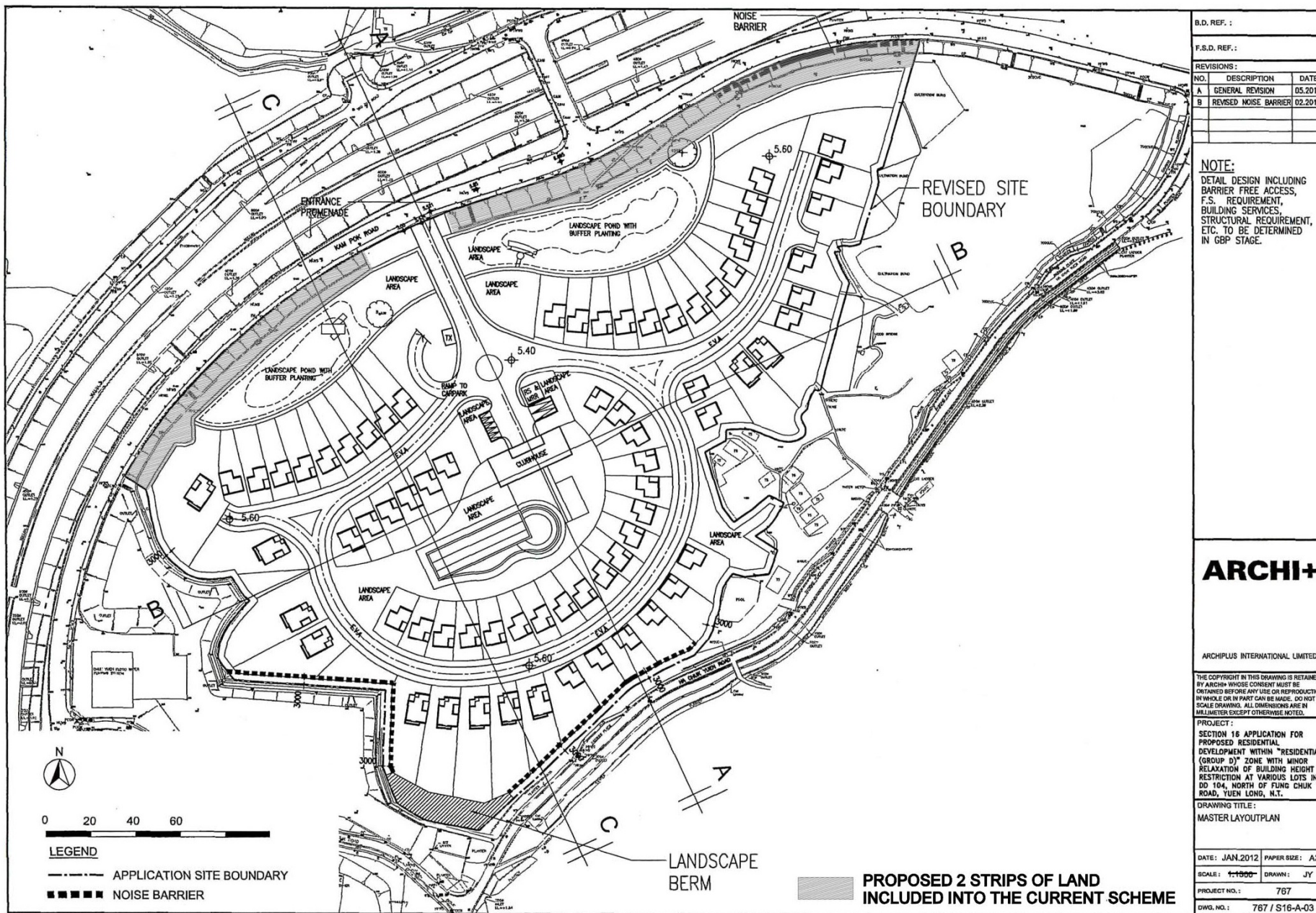
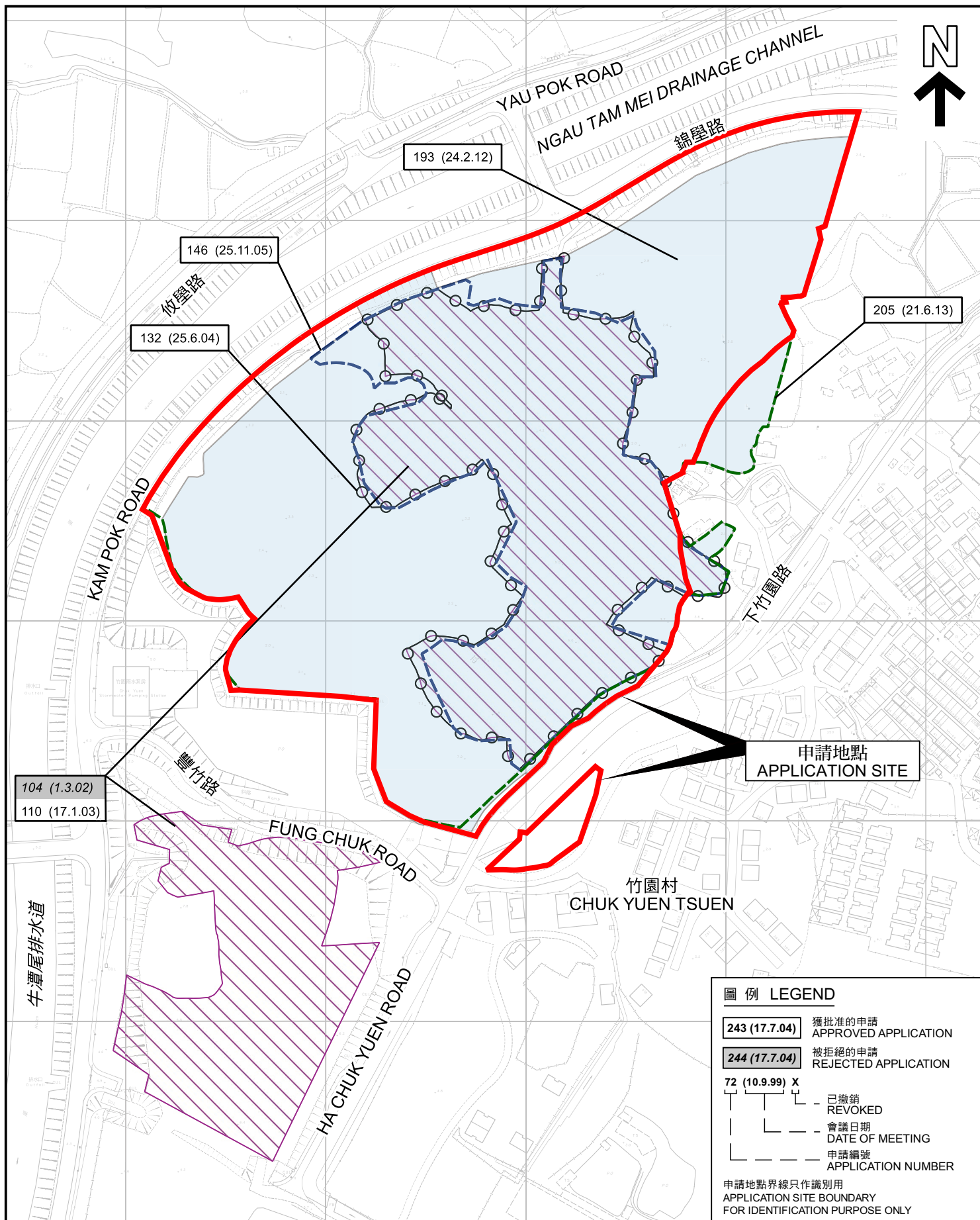


Figure 3.1b Master Layout Plan

(申請編號 A/YL-MP/205 的核准方案)
(Approved Scheme under
Application No. A/YL-MP/205)

參考編號
REFERENCE No.
Y/YL-MP/6

繪圖
DRAWING
Z - 15



先前申請圖 PREVIOUS APPLICATION PLAN

把申請地點由「住宅(丁類)」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》

元朗米埔錦壚路丈量約份第104約多個地段

TO REZONE THE APPLICATION SITE
FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C) 1"
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 104, KAM POK ROAD, MAI PO, YUEN LONG

SCALE 1:2 500 比例尺

米 50 0 50 100 米
METRES

本摘要圖於2023年4月17日擬備，
所根據的資料為測量圖編號
2-SE-16B 及 D

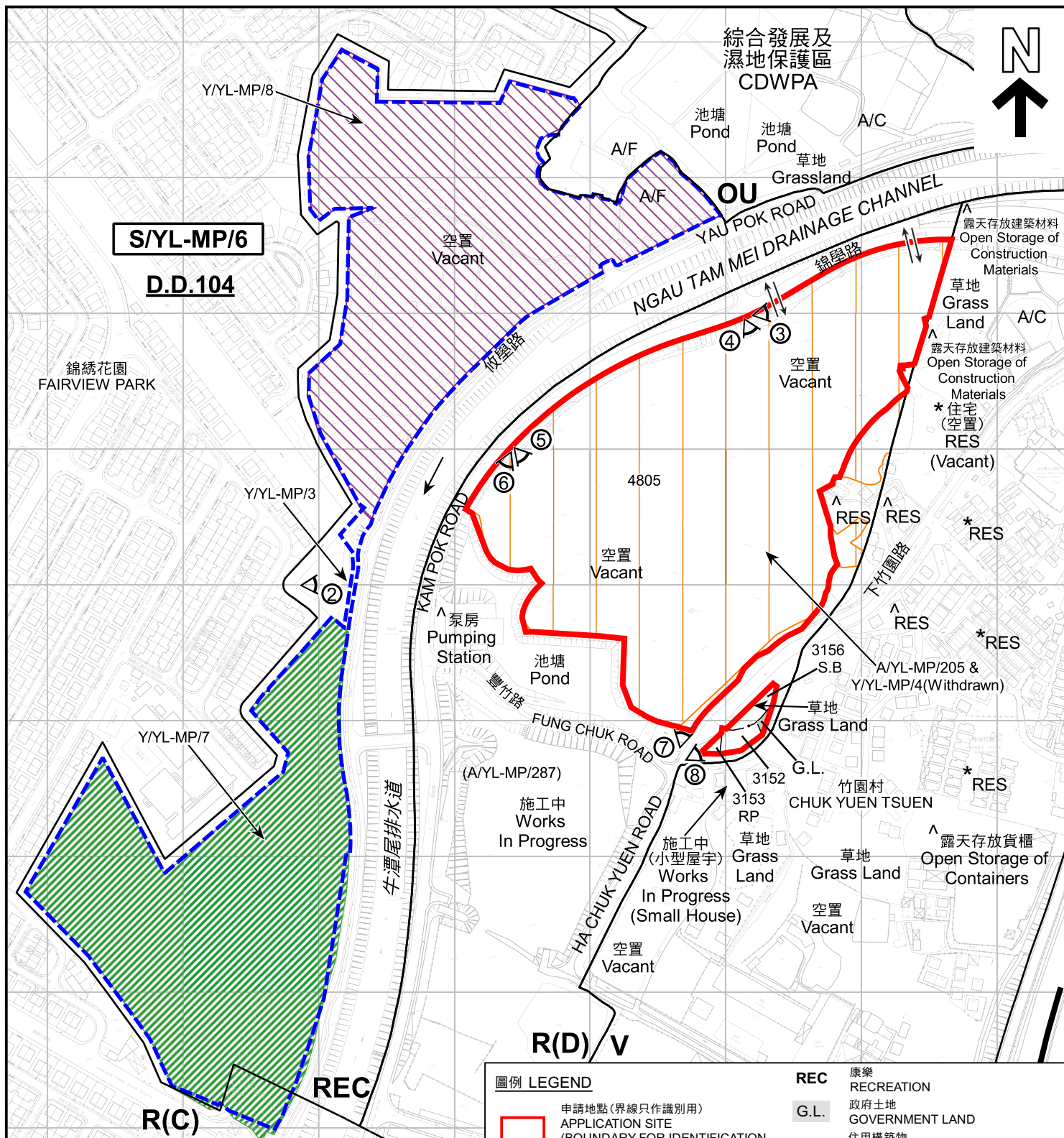
EXTRACT PLAN PREPARED ON 17.4.2023
BASED ON SURVEY SHEETS No.
2-SE-16B & D

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-MP/6

圖 PLAN
Z-1b



註釋 Notes:

- (1) 2023年4月4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 4.4.2023
- (2) * 土地用途跟1992年5月勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in May 1992
- (3) ^ 土地用途跟1992年5月日勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in May 1992

圖例 LEGEND



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

V

鄉村式發展
VILLAGE TYPE DEVELOPMENT

R(C)

住宅(丙類)
RESIDENTIAL (GROUP C)

R(D)

住宅(丁類)
RESIDENTIAL (GROUP D)

OU

其他指定用途
OTHER SPECIFIED USES

REC

康樂
RECREATION

G.L.

政府土地
GOVERNMENT LAND

RES

住用構築物
RESIDENTIAL STRUCTURES

A/F

休耕農地
FALLOW AGRICULTURAL LAND

A/C

常耕農地
CULTIVATED AGRICULTURAL LAND

①

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

↔

入口/出口
INGRESS / EGRESS

平面圖 SITE PLAN

本摘要圖於2023年4月28日擬備，
所根據的資料為測量圖編號
2-SE-16B 及 D
EXTRACT PLAN PREPARED ON 28.4.2023
BASED ON SURVEY SHEETS No.
2-SE-16B & D

把申請地點由「住宅(丁類)」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》
元朗米埔錦學路丈量約份第104約多個地段
TO REZONE THE APPLICATION SITE
FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C) 1"
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 104, KAM 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/6

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2023年4月12日擬備，
所根據的資料為地政總署於2022年3月8日
拍得的航攝照片編號 E153013C
EXTRACT PLAN PREPARED ON 12.4.2023
BASED ON AERIAL PHOTO No.
E153013C TAKEN ON 8.3.2022
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)1」地帶
並修訂適用於申請地點土地用途地帶的《註釋》
元朗米埔錦墨路丈量約份第104約多個地段
TO REZONE THE APPLICATION SITE
FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C) 1"
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 104, KAM POK ROAD, MAI PO, YUEN LONG

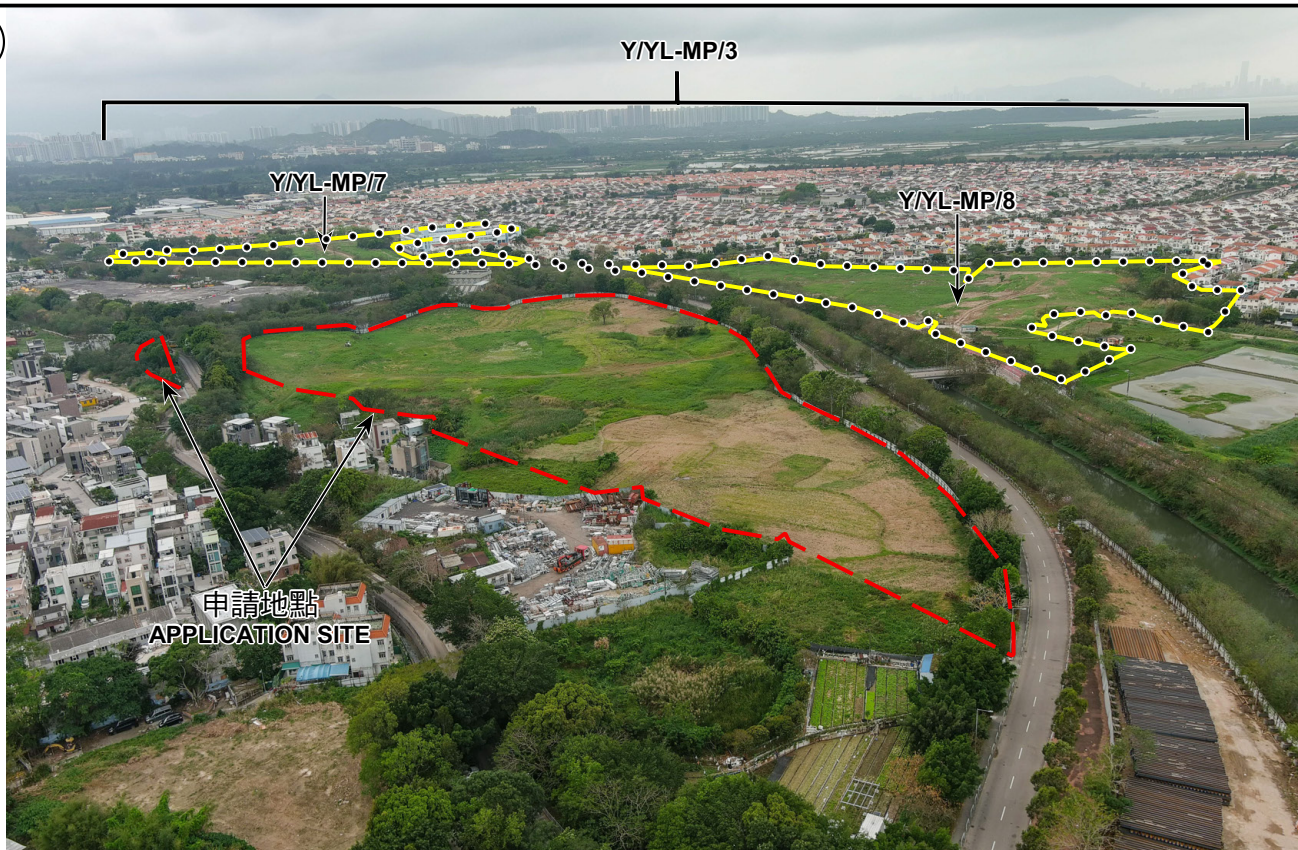
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-MP/6

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2023年4月28日擬備，所根據的資料為攝於2023年4月4日的實地照片
PLAN PREPARED ON 28.4.2023
BASED ON SITE PHOTOS
TAKEN ON 4.4.2023

把申請地點由「住宅(丁類)」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》
元朗米埔錦學路丈量約份第104約多個地段
TO REZONE THE APPLICATION SITE
FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C) 1"
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 104, KAM POK ROAD, MAI PO, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-MP/6

圖 PLAN
Z-4a

3



4



5



6



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2023年4月28日擬備，所根據的資料為攝於2023年4月4日的實地照片
PLAN PREPARED ON 28.4.2023
BASED ON SITE PHOTOS
TAKEN ON 4.4.2023

把申請地點由「住宅(丁類)」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》
元朗米埔錦墨路丈量約份第104約多個地段
TO REZONE THE APPLICATION SITE
FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C) 1"
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 104, KAM POK ROAD, MAI PO, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-MP/6

圖 PLAN
Z-4b



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2023年4月28日擬備，所根據的資料為攝於2023年3月7日的實地照片
PLAN PREPARED ON 28.4.2023
BASED ON SITE PHOTOS
TAKEN ON 7.3.2023

把申請地點由「住宅(丁類)」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》
元朗米埔錦墨路丈量約份第104約多個地段
TO REZONE THE APPLICATION SITE
FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C) 1"
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
VARIOUS LOTS IN D.D. 104, KAM POK ROAD, MAI PO, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



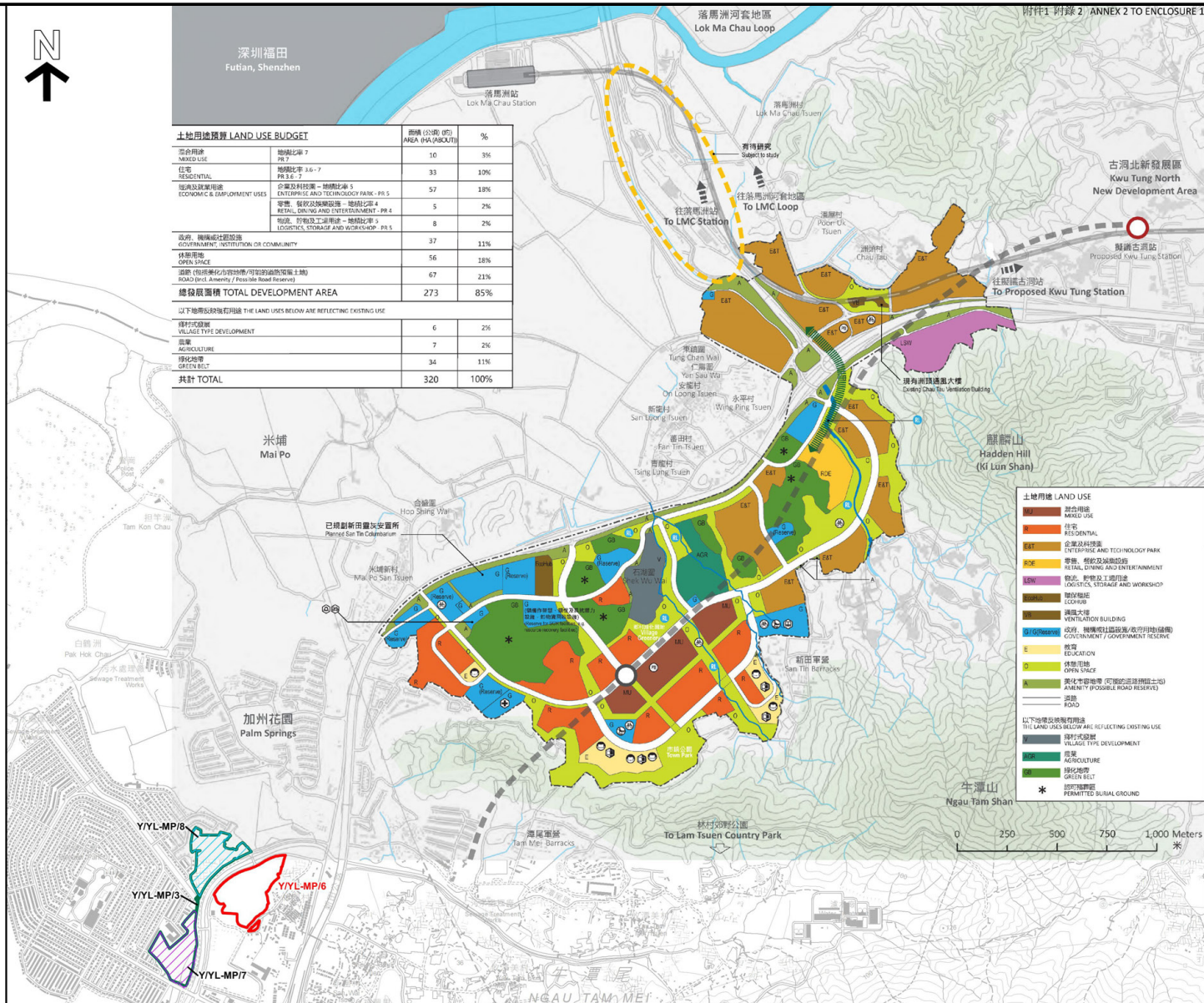
參考編號
REFERENCE No.
Y/YL-MP/6

圖 PLAN
Z-4c



深圳福田
Futian, Shenzhen

土地用途預算 LAND USE BUDGET		
土地用途 NEEDED USE	面積 (公頃) / AREA (HA) (ABOUT)	%
住宅 RESIDENTIAL	10	3%
商業及科技園 ECONOMIC & EMPLOYMENT USES	33	10%
零售、餐飲及娛樂 RETAIL, DINING AND ENTERTAINMENT - PR.4	57	18%
零售、餐飲及娛樂 RETAIL, DINING AND ENTERTAINMENT - PR.5	5	2%
零售、餐飲及娛樂 RETAIL, DINING AND ENTERTAINMENT - PR.6	8	2%
政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	37	11%
休憩用地 OPEN SPACE	56	18%
道路 (包括美化、綠化帶、可能的道路預留土地) ROAD (incl. Amenity / Possible Road Reserve)	67	21%
綠化帶 GREEN BELT	273	85%
以下地帶及設施有用途 THE LAND USES BELOW ARE REFLECTING EXISTING USE		
鄉村式發展 VILLAGE TYPE DEVELOPMENT	6	2%
農業 AGRICULTURE	7	2%
綠化帶 GREEN BELT	34	11%
共計 TOTAL	320	100%



土地用途 LAND USE	
MU	混合用途 MIXED USE
R	住宅 RESIDENTIAL
EAT	企業及科技園 ENTERPRISE AND TECHNOLOGY PARK
RDE	零售、餐飲及娛樂 RETAIL, DINING AND ENTERTAINMENT
LAW	物流、貯存及工廠用途 LOGISTICS, STORAGE AND WORKSHOP
GOV	政府、機構及社區 GOVERNMENT, INSTITUTION OR COMMUNITY
OS	休憩用地 OPEN SPACE
AR	道路預留土地 ROAD RESERVE
GB	綠化帶 GREEN BELT
PERMITTED BURIAL GROUND	許可埋葬地

- 圖例 LEGEND
- 新田/落馬洲發展樞紐
San Tin / Lok Ma Chau Development Node
 - 擬議北邊線的主線
Indicative Alignment of the Proposed Northern Link
 - 擬議新田站
Proposed San Tin Station
 - 擬議古洞站
Proposed Kwu Tung Station
 - 東鐵(落馬洲支線)
East Rail Line (Lok Ma Chau Spur Line)
 - 現有的落馬洲站
Existing Lok Ma Chau Station
 - 擬議綠化帶
Proposed Green Belt
 - 普通診所
General Clinic
 - 消防局兼救護站
Fire Station cum Ambulance Depot
 - 小學
Primary School
 - 中學
Secondary School
 - 圖書館
Library
 - 體育中心
Sports Centre
 - 公共運輸交匯處
Public Transport Interchange
 - 單車停泊處
Cycle Parking Areas
 - 蓄洪湖
Retention Lake
 - 水體 WATER RESOURCES
 - 河道/渠道改善工程
Potential Watercourses/Nulah Upgrade
 - 鄰近新田/落馬洲發展樞紐的河道
Watercourses around STLMC DN
 - 現時落馬洲邊境管制站土地的位置
Broad Location of the Land at Lok Ma Chau Boundary Control Point

初步土地用途
(未包括落馬洲邊境管制站土地)
INITIAL LAND USE PLAN
(Not yet included the land at Lok Ma Chau Boundary Control Point)

DRAFT

附註：需作進一步研究及修訂
Remarks: Subject to further study and amendments

本摘要圖於2022年8月4日擬備
EXTRACT PLAN PREPARED ON 4.8.2022

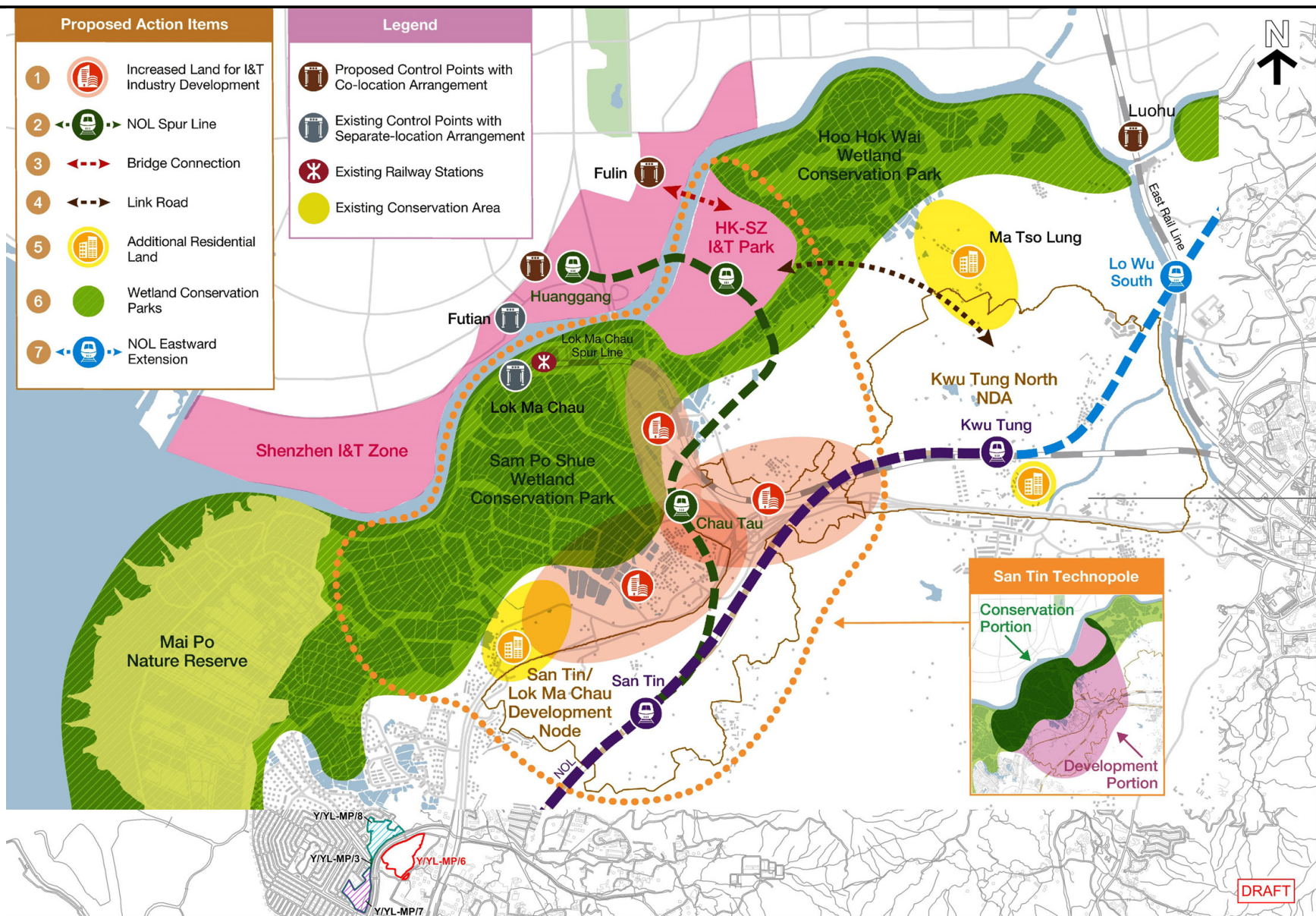
申請地點與新田/落馬洲發展樞紐的初步土地用途
APPLICATION SITE AND THE INITIAL LAND USE PLAN OF
SAN TIN/ LOK MA CHAU DEVELOPMENT NODE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-MP/6

圖 PLAN
Z-5a



本摘要圖於2022年8月4日擬備
EXTRACT PLAN PREPARED ON 4.8.2022

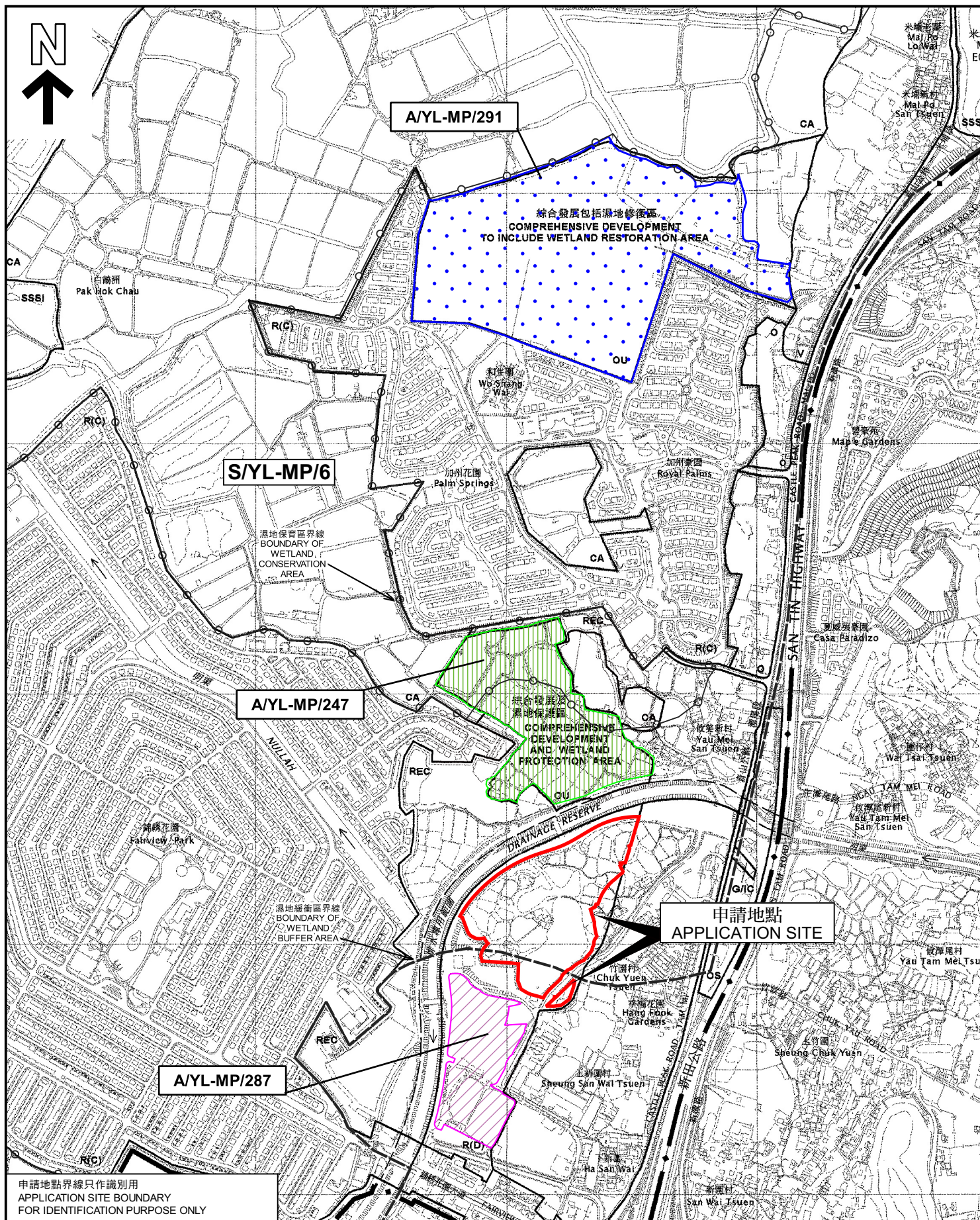
申請地點及北部都會區發展策略下的擬議新田科技城
APPLICATION SITE AND PROPOSED SAN TIN TECHNOPOLE
UNDER THE NORTHERN METROPOLIS DEVELOPMENT STRATEGY

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/YL-MP/6

圖 PLAN
Z-5b



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

本摘要圖於2022年11月14日擬備，
所根據的資料為於2005年2月1日
核准的分區計劃大綱圖編號 S/YL-MP/6
EXTRACT PLAN PREPARED ON 14.11.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/6 APPROVED ON 1.2.2005

鄰近已核准的規劃申請作低矮、低密度住宅發展
**APPROVED PLANNING APPLICATIONS
FOR LOW-RISE, LOW DENSITY
RESIDENTIAL DEVELOPMENTS IN THE LOCALITY**

SCALE 1 : 10 000 比例尺
米 100 0 100 200 300 400 500 米
METRES

規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
Y/YL-MP/6

圖 PLAN
Z-6