

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-MP/8**
关于申请编号 Y/YL-MP/8 而只作指示用途的拟议发展计划的概括发展规范

Application No. 申请编号	Y/YL-MP/8		
Location/address 位置/地址	<p style="text-align: center;">Lots 3054 S.A ss.1, 3156 S.A, 3200 RP (Part), 3200 S.A RP, 3201 RP (Part), 3202 (Part), 3203 RP, 3204 RP and 3205 RP in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long</p> <p style="text-align: center;">元朗米埔攸壘路丈量约份第 104 约地段第 3054 号 A 分段第 1 小分段、第 3156 号 A 分段、第 3200 号余段(部份)、第 3200 号 A 分段余段、第 3201 号余段(部份)、第 3202 号(部份)、第 3203 号余段、第 3204 号余段及第 3205 号余段和毗连政府土地</p>		
Site area 地盘面积	About 约 45,627 sq. m 平方米 (Includes Government Land of about 包括政府土地约 2,385 sq. m 平方米)		
Plan 图则	Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6 米埔及锦绣花园分区计划大纲核准图编号 S/YL-MP/6		
Zoning 地带	"Recreation" 「康乐」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Recreation" to "Residential (Group C) 1" and amend the Notes of the zone applicable to the site 把申请地点由「康乐」地带改划为「住宅(丙类)1」地带并修订适用于申请地点土地用途地带的《注释》		
Gross floor area and/or plot ratio 总楼面面积及/或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	Not more than 不多於 55,121	Not more than 不多於 1.21
	Non-domestic 非住用	Not less than 不少於 1,000 ⁽¹⁾	Not less than 不少於 0.02 ⁽¹⁾
No. of block 幢数	Domestic 住用	9	
	Non-domestic 非住用	1	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	10.8 - 52.45	m 米
		16.2 - 57.85	mPD 米(主水平基准上)
		3 - 16 <i>l</i>	Storey(s) 层 <i>Exclude 不包括</i> <i>Basement 地库</i>
	Non-domestic 非住用	Not more than 不多於 8	m 米
		Not more than 不多於 13.4	mPD 米(主水平基准上)
		Not more than 不多於 1 <i>l</i>	Storey(s) 层 <i>Exclude 不包括</i> <i>Basement 地库</i>
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	About 约 25 %		
No. of units 单位数目	1,249 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 3,372	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		390
	Private Car Parking Spaces 私家车车位		335
	Motorcycle Parking Spaces 电单车车位		13
	Bicycle Parking Spaces 单车泊车位		42
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		9
Heavy Goods Vehicle Spaces 重型货车车位		9	

(1) Including transport lay-by facilities with GFA of not less than 1,000 m². Clubhouse facilities to be exempted from plot ratio and GFA calculation.

包括总楼面面积不少於 1,000 平方米作运输上落客货设施。会所设施豁免计入总楼面面积及地积比率

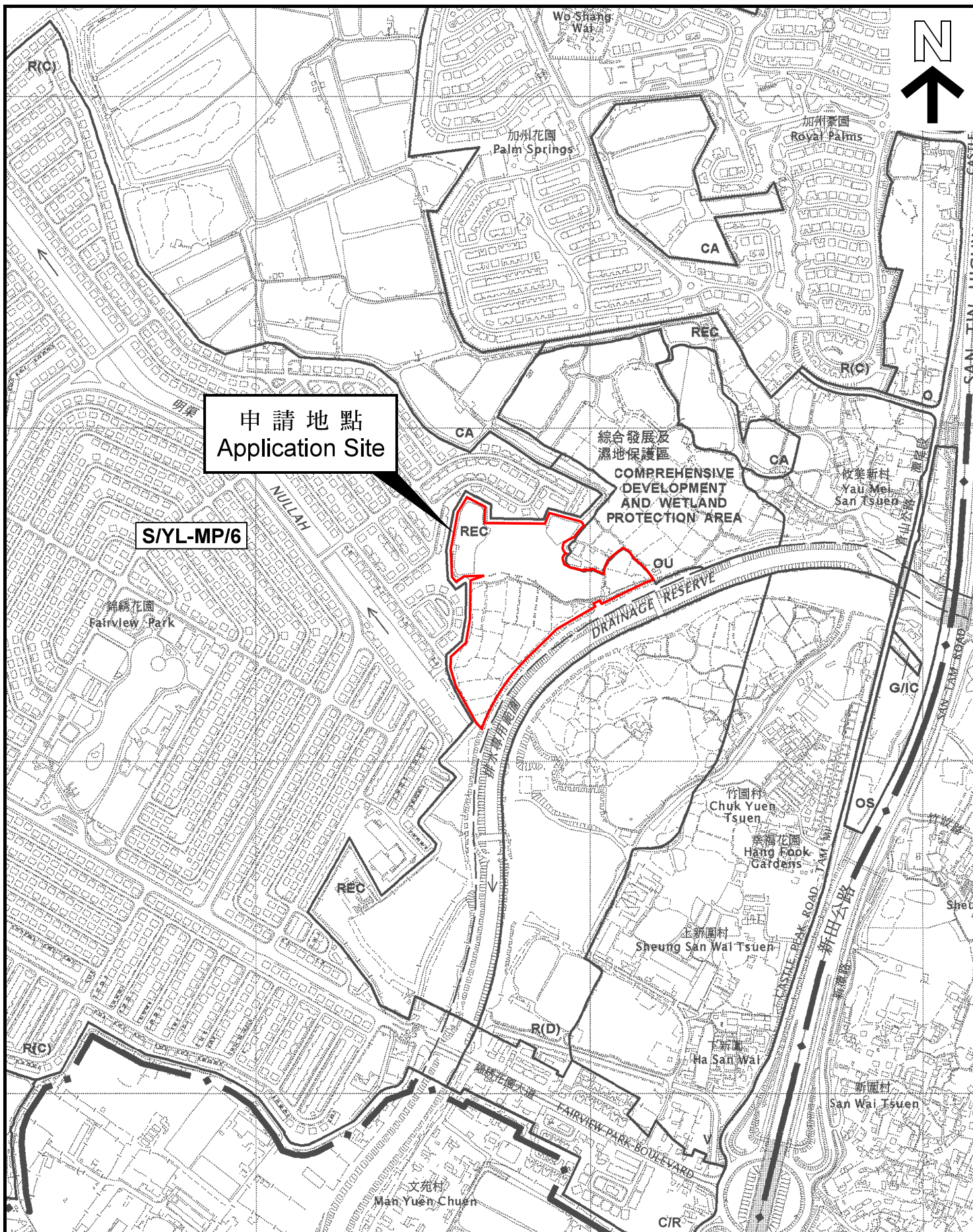
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Location Plan 位置图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Ecological Impact Assessment 生态影响评估</u>		
<u>Air Ventilation Assessment 空气流通评估</u>		
<u>Water Supply Impact Assessment 供水影响评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點
Application Site

S/YL-MP/6

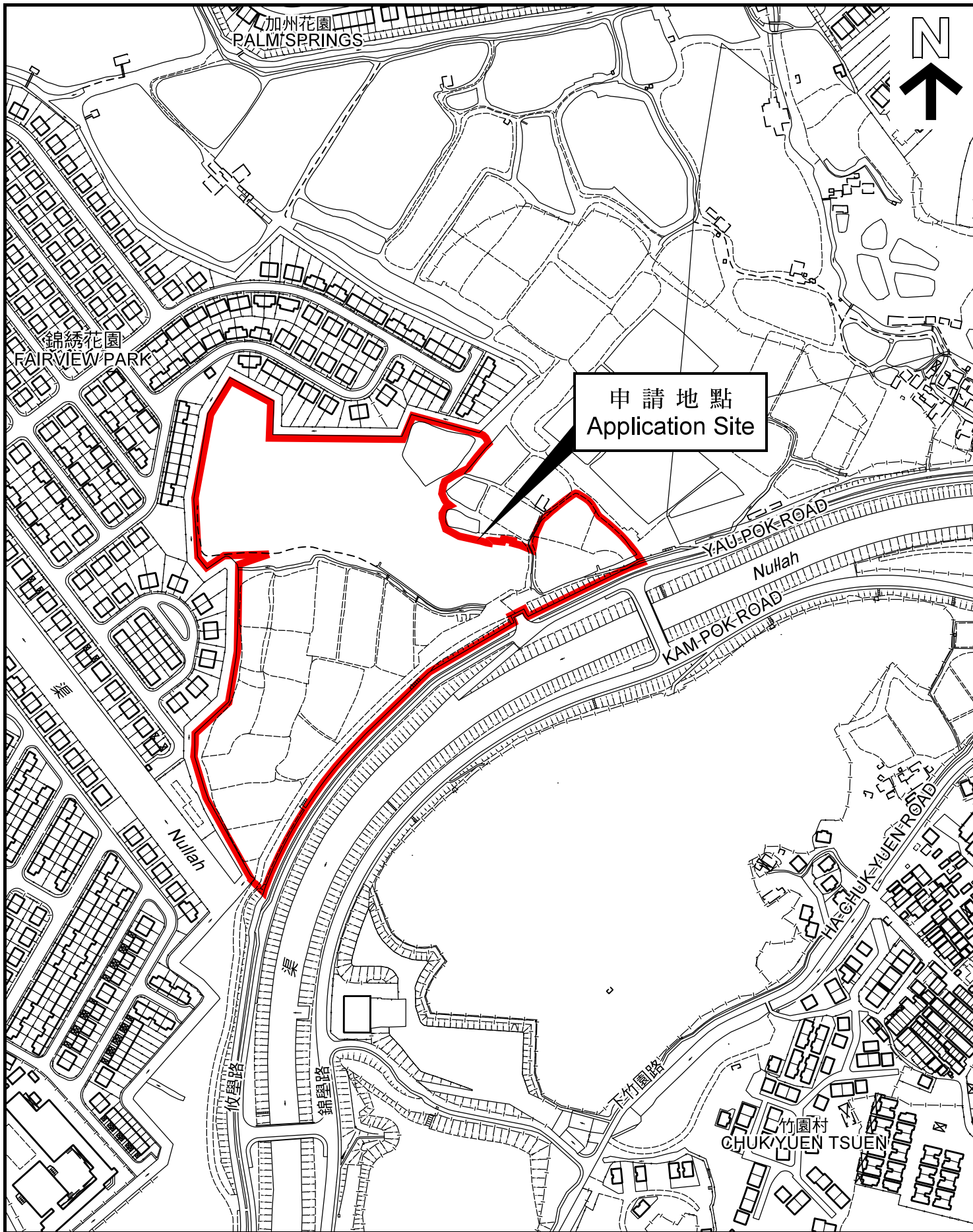
位置圖 LOCATION PLAN

本摘要圖於2022年5月24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 24.5.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/6 APPROVED ON 1.2.2005

SCALE 1 : 7 500 比例尺
0 100 200 300
米 METRES

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

參考編號
REFERENCE No.
Y/YL-MP/8



平面圖 SITE PLAN

本摘要圖於2022年5月24日擬備，
 所根據的資料為測量圖編號
 2-SE-16A、B、C 及 D
 EXTRACT PLAN PREPARED ON 24.5.2022
 BASED ON SURVEY SHEETS No.
 2-SE-16A, B, C & D

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

參考編號
 REFERENCE No.
 Y/YL-MP/8

申請摘要 (以英文版本為準)

申請地點位處一個現時主要以較佔地的「花園式洋房」發展為主的區域，附近發展包括錦繡花園和加州花園。申請地點曾經是一塊沒有正式車輛通道的土地，甚至在首次刊憲公告的「中期發展審批地區圖」裡也沒有被劃為任何特定的規劃用途地帶，它只是夾在錦繡花園和新田公路之間的剩餘土地的一部分。這些土地已經閒置了幾十年，浪費珍貴的土地資源。但即使按照早前獲城市規劃委員會（「城規會」）批准的改劃申請作低密度住宅發展（Y/YL-MP/3），有關發展亦只會成為另一個「花園式洋房」發展，無法滿足大部分市民的住房需求，繼續浪費寶貴的土地資源，並加劇現時元朗市向北較為無序的都市擴展內的插入式發展。

牛潭尾水道的工程化河道建設及其相關道路（即錦壘路及攸壘路）的開通，以及最近落成的單車徑均為當地帶來活力。未來的北環線更有助激發當地的發展潛力。北環線及其相關的車站項目將協助釋出新界西北土地的發展潛力。政府的《牛潭尾地區的土地用途檢討》將檢討 80 公頃土地的土地用途，並為申請地點以東的一帶建議作高密度的公共運輸導向型發展。因此，這區域將會面臨巨大的轉變，申請地點在不久將來演變成只距離已規劃的牛潭尾站約 1 公里的區域。再者，最新發布的《北部都會區發展策略》及相關的「新田科技城」發展進一步引印證政府的意向，要將新界西北連同新田 / 落馬洲一帶轉變為香港未來一個全新的發展重點。

改善通達性可為該區帶來發展潛力，並以可持續發展的城市形態糾正過往因較為無序的城市擴張發展模式所帶來的影響。該區未來的發展可由過往極為佔地的「花園式洋房」發展模式改為於合適地點作密度稍高，包含低矮至中層高的住宅發展，在該申請地點提供中、小型單位，以增加不同房屋戶型選擇，令房屋組合更多元化、更可持續。申請地點享有市郊安逸的環境，以及鄰近將來的「新田科技城」就業樞紐，將吸引年輕、出行能力較高的家庭。擬議的房屋供應及其較具規模的目標人口能支持在項目內提供服務當區的交通設施。有關發展亦與政府現時所倡議善用土地以增加房屋供應，滿足市民需要的政策相呼應。

由於城規會於 2016 年已同意規劃署為改劃申請編號 Y/YL-MP/3 而預備的相關評估，當中提及「申請地點位於住宅區，周邊地區主要是現有或已批准的低矮和低密度住宅發展 擬議住宅發展不會與周邊的用途不相容」（請參閱城規會鄉郊及新市鎮規劃小組委員會文件編號 Y/YL-MP/3C 之第 12.3 段），因此，是次改劃申請應聚焦於如何能夠有效地善用申請地點的土地資源以應對現時嚴重的房屋短缺問題和新界西北規劃環境的變化。

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此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

為支持這項改劃申請，申請人制訂這個總地積比率不多於 1.23 倍、將提供 1,249 個住宅單位的指示性發展計劃。通過採取適當的設計和緩解措施，擬議發展計劃不會對交通、環境、生態、排污、排水、供水、空氣流通、景觀和視覺造成任何不可接受的影響。指示性發展計劃亦有包括以下設計優點：

- 從申請地點的東部界線作建築物後退，以至能夠與相鄰的牛潭尾排水道形成相當大的分隔；
- 在後退區內亦設有大型景觀池（不小於 6,000 平方米），希望在視覺上能與相鄰的個別水體結合，並為攸壘路的騎單車者和行人提供視覺上的舒適感；
- 採納從東至西的階梯式遞減的建築高度設計，以加強與周邊環境的相容性；
- 樓宇間距達 15 米以上；
- 其中四幢毗鄰景觀池及面向攸壘路的建築物的樓宇佔地範圍相對細小，從而縮減的的建築物的體積及增加建築物間距；及
- 為住客及該社區提供有蓋的交通上落客設施。

基於以上各項規劃理據，以及於本規劃綱領所提及的各項理據，申請人希望是次的改劃申請能獲城規會批准。

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Executive Summary

The Subject Site is located in an area where land consuming "house with private garden"-type developments such as Fairview Park and Palm Springs are predominant. It was once a patch of land with no proper vehicular access, not even a specific zoning under the first Interim Development Permission Area Plan and was indeed part of the residual areas sandwiched between Fairview Park and San Tin Highway. These pieces of residual areas have been left idle for decades and have become a waste of scarce land resources. Even if the low-density residential scheme previously approved by the Town Planning Board under Y/YL-MP/3 was to be implemented, it would only be another "house with private garden"-type development which cannot cater for the housing needs of majority of the public, underutilizing land resources, and becoming another in-fill development exacerbating the already extensive urban sprawl in Yuen Long.

The channelization of Ngau Tam Mei Drainage Channel together with the local access roads (Kam Pok Road and Yau Pok Road) and the recently completed cycle track alongside the drainage channel help to enliven the area. The planned Northern Link ("NOL") is going to be the next development catalyst for the area. The presence of the NOL and the associated stations will unleash the development potential of the land in this north-western part of the New Territories. The associated "Ngau Tam Mei Land Use Review Study" by the Government covering a total of 80 ha of land will further transform the area to the east of the Subject Site into a high-rise, high-density transit-oriented development node. The Subject Site will only be around 1km away from the planned Ngau Tam Mei Station in the future. Not least, from a wider perspective, the recent promulgation of the Northern Metropolis Development Strategy and the associated San Tin Technopole further substantiates Government's intention to transform the north-western part of the New Territories covering the San Tin/Lok Ma Chau area into a brand-new focal development node for Hong Kong in the future.

The enhanced accessibility of the area also implies potential to adopt a sustainable urban form to rectify the urban sprawl. The Subject Site is well suited to adopting a low- to medium-rise apartment-style development providing small to medium-sized flats to diversify the housing mix and increase housing variety. It departs from the current land-consuming "house with private garden" development pattern to bring forth a more sustainable built form for the area. The Subject Site enjoying its tranquil sub-urban setting and close proximity to the future San Tin Technopole would attract young families with good mobility to live and work in the area. The proposed flat supply and target population would be able to support local transport services. This echoes with the Government's ongoing initiatives to better utilise land resources and to increase housing supply to meet the needs of the public.

The Board agreed in 2016 with the considerations and assessments prepared by the Planning Department that *"the site is located in a residential neighbourhood and the surrounding areas are predominated by existing/approved low-rise and low-density residential developments ... the proposed residential development ... is considered **not incompatible with the surrounding uses**"* (para. 12.3 of the RNTPC Paper No. Y/YL-MP/3C refers). As such, the focus of the current application should be put on the possibility of optimising land use efficiency of the Subject Site in view of the prevailing acute housing shortage and the change in the planning circumstances in this north-western part of New Territories.

In support of this rezoning application, an Indicative Development Scheme with plot ratio of not more than 1.23 that provides 1,249 residential units has been devised. The Indicative Development Scheme shows that, with the adoption of appropriate design and mitigation

measures, the project will not result in any unacceptable traffic, environmental, ecological, sewerage, drainage, water supply, air ventilation, landscape and visual impacts. In particular, the Indicative Development Scheme has adopted the following design merits:

- provide sufficient setback from the eastern boundary to create a sizeable building separation from Ngau Tam Mei Drainage Channel;
- provide a large landscape pond (not less than 6,000 m²) within the setback area to visually combine the adjacent individual water bodies and provide visual comfort to the cyclists and pedestrians along Yau Pok Road;
- adopt a stepped building height design which generally descends from east to west to enhance compatibility with the surrounding environment;
- provide air paths of not less than 15m;
- the four residential blocks near the landscape pond facing Yau Pok Road will have a smaller building footprint and wide building gaps (15m wide or above) to minimise the façade length and building bulk; and
- provide a transport layby to serve the future residential and neighbourhood.

In light of the planning justifications above and as mentioned in this Supporting Planning Statement, the Applicant cordially invites the Town Planning Board to consider this rezoning application favourably.

4 PROPOSED LAND USE ZONING

4.1 The Proposed Zoning and Amendments to Plan (Figure 4.1 refers)

4.1.1 The Subject Site is currently zoned "Recreation" ("REC") under the Approved OZP. The scale of the proposed development at a total plot ratio of about 1.23, including about 1.2 for domestic use is considered more in line with the planning intention of "R(C)" zone.

4.1.2 In order to better reflect the proposed plot ratio, a site-specific sub-areas for the proposed "R(C)1" zone are proposed for the Site (Figure 4.1 refers).

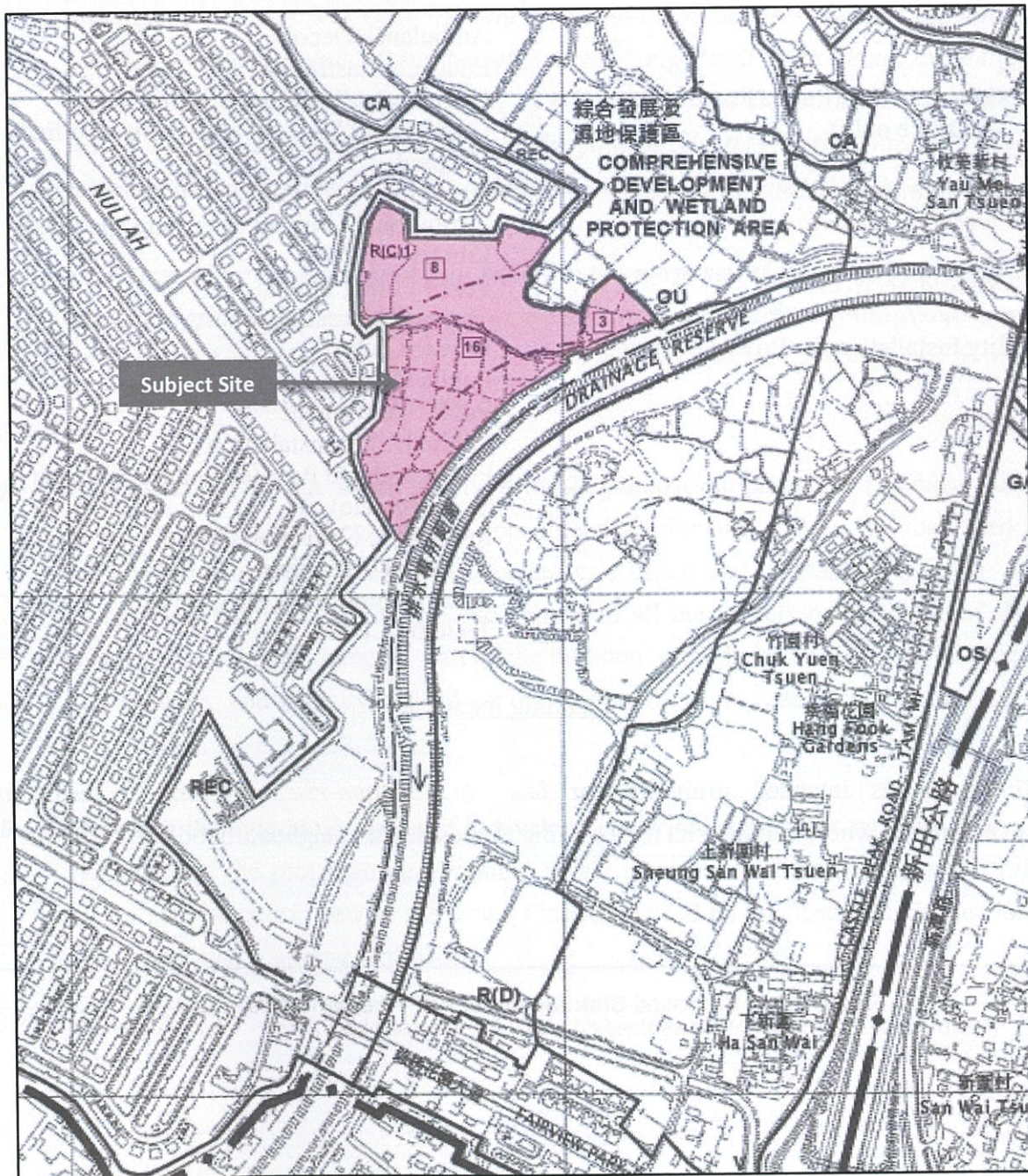


Figure 4.1 Proposed Rezoning of the Site from "Recreation" ("REC") Zone to "Residential (Group C)1" ("R(C)1") Zone

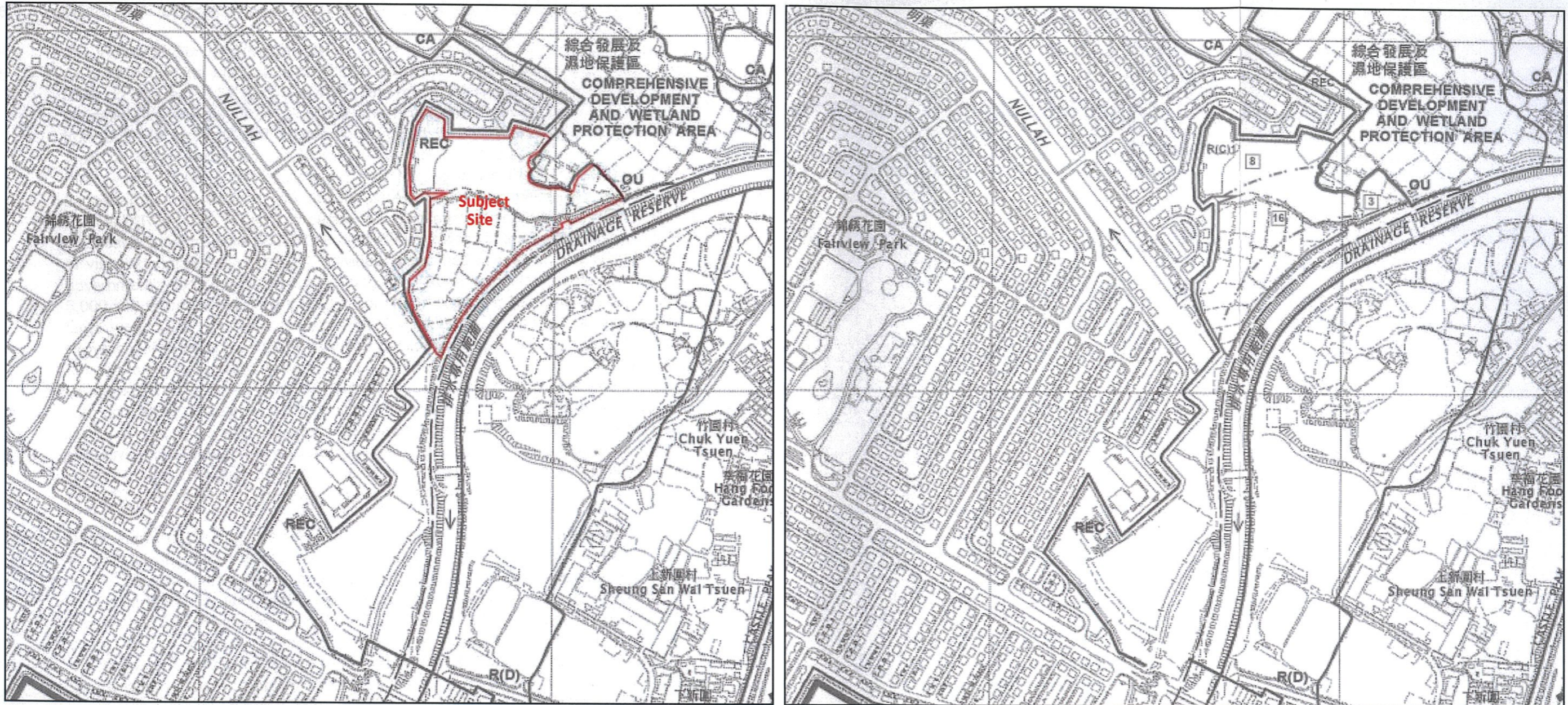
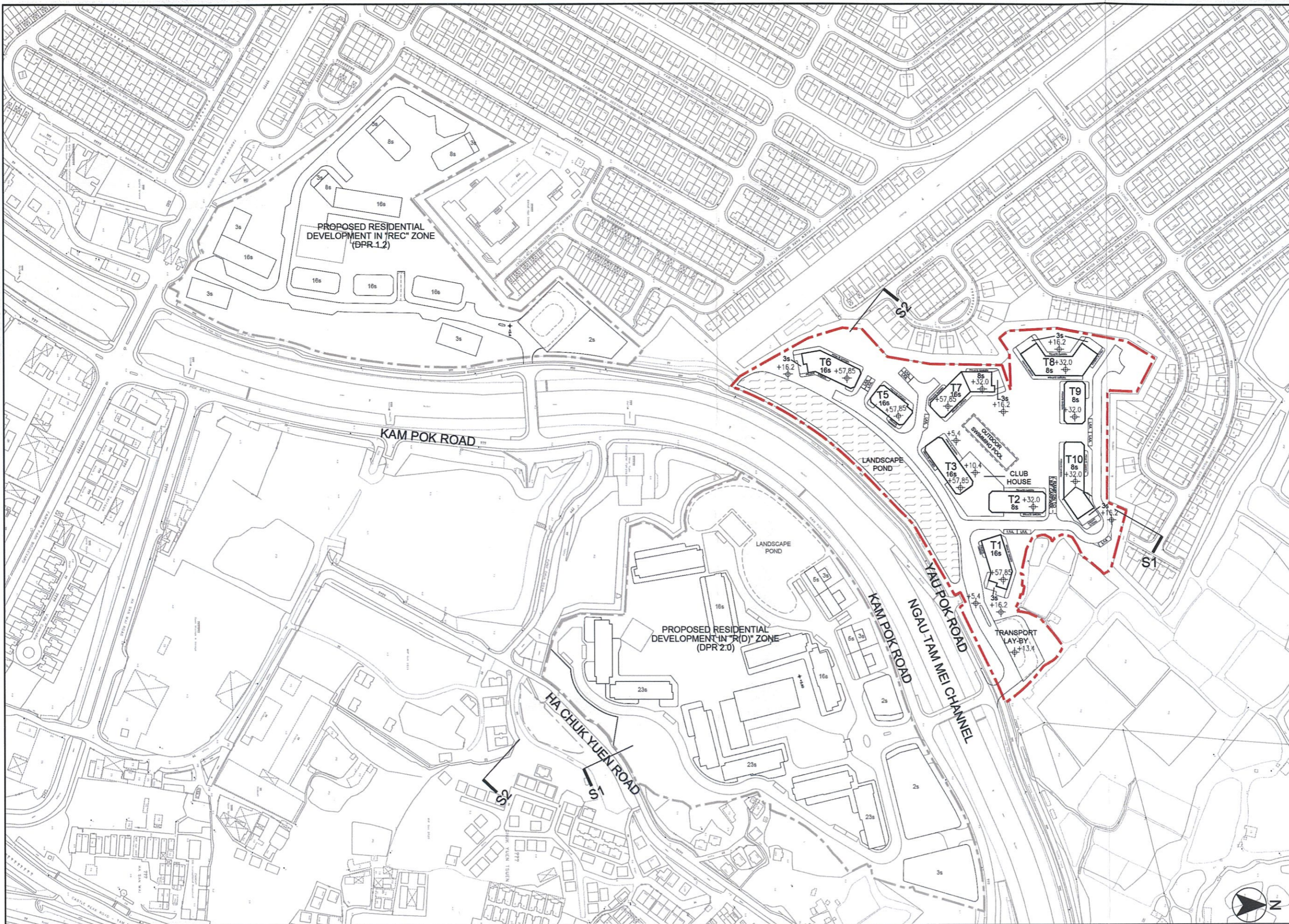


Figure 4.4 Comparison between the Prevailing OZP and Proposed OZP



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 "REC" &
 "R(C)" ZONES TO "R(C)1" ZONE

DRAWING TITLE :
 INDICATIVE
 MASTER LAYOUT PLAN

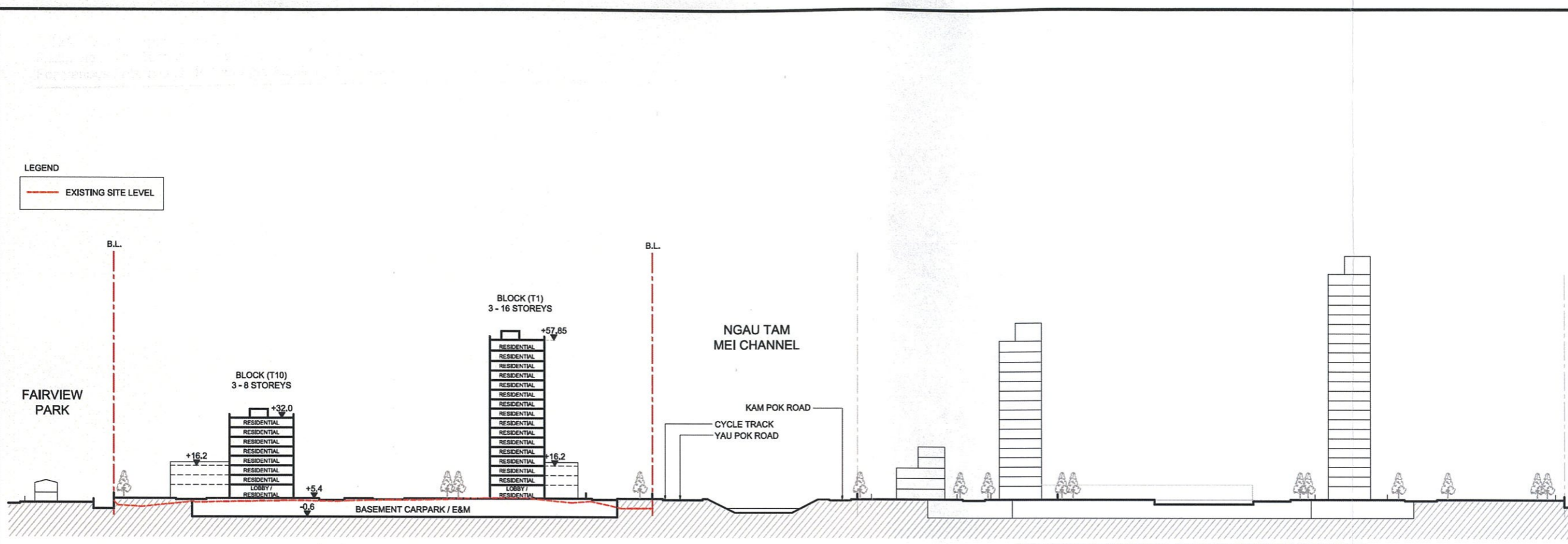
DATE : FEB 2020	PAPER SIZE : A3
SCALE : 1:3000	DRAWN : AIL
PROJECT NO. : 758	
DWG. NO. : (758N)S16-A-02	

LEGEND
 - - - - - APPLICATION SITE BOUNDARY

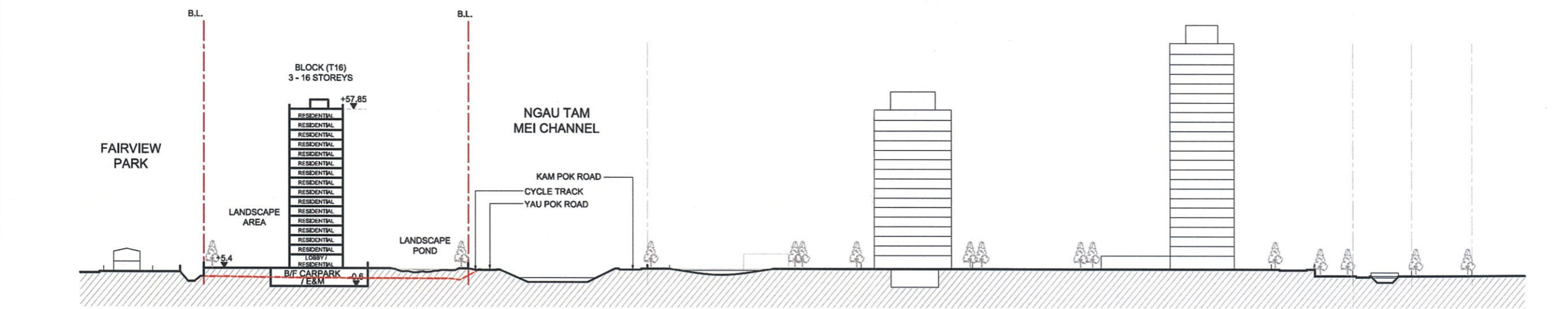
Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.
 2. No. of storeys marked on plan excludes basement floor / refuge floor.

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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.

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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 "REC" &
 "R(C)" ZONES TO "R(C)1" 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	

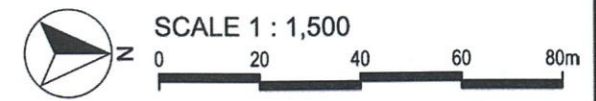


- LEGEND**
- APPLICATION SITE BOUNDARY (REZONING)
 - PROPOSED TREES
 - BUFFER PLANTING
 - PRIVATE GARDEN
 - LANDSCAPE POND
 - TIMBER DECK
 - PAVING
 - LAWN
 - 1 MAIN ENTRANCE
 - 2 CLUB HOUSE
 - 3 SWIMMING POOL
 - 4 LANDSCAPE GARDEN
 - 5 RAISED TIMBER DECK WITH SEATING
 - 6 PLAY AREA
 - 7 CYCLE TRACK AND PEDESTRIAN FOOTPATH

PROPOSED PLANNING APPLICATION
Y/YL - MP/6

APPROVED PLANNING APPLICATION
A/YL - 247-1

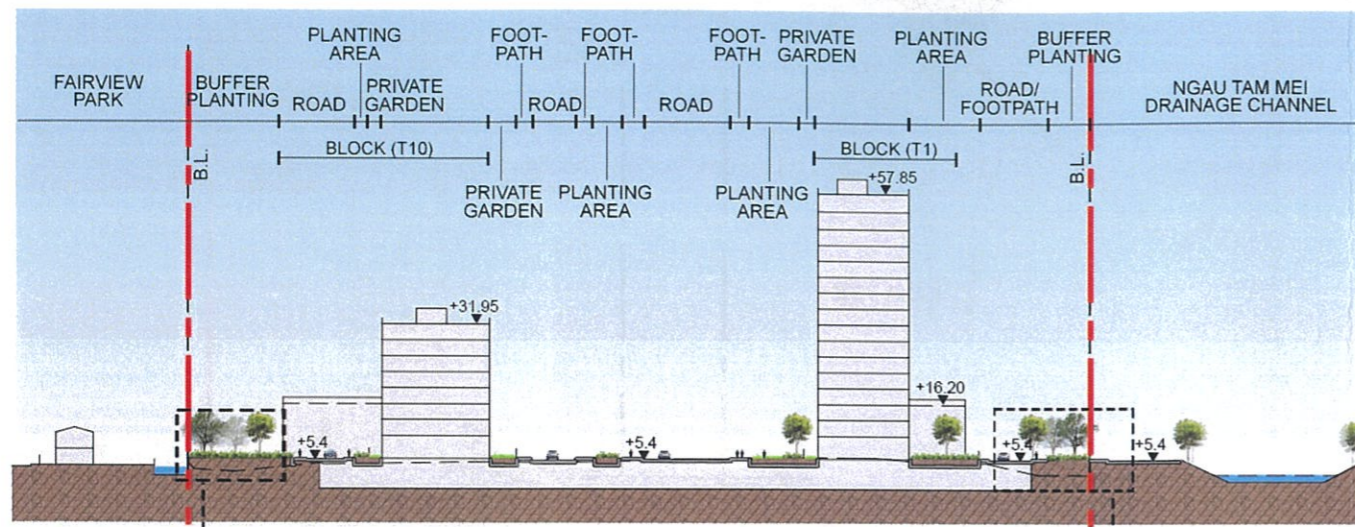
申請編號 Application No. : Y/YL-MP/8
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



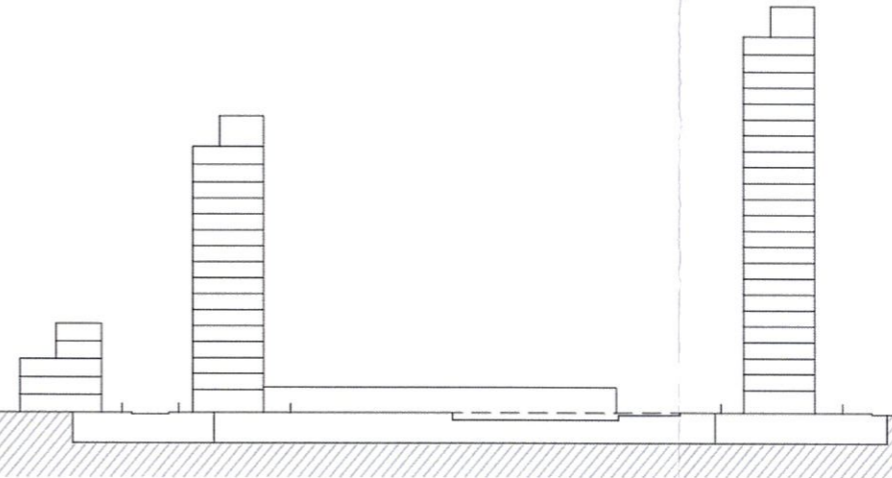
TITLE : **LANDSCAPE MASTER PLAN**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 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.

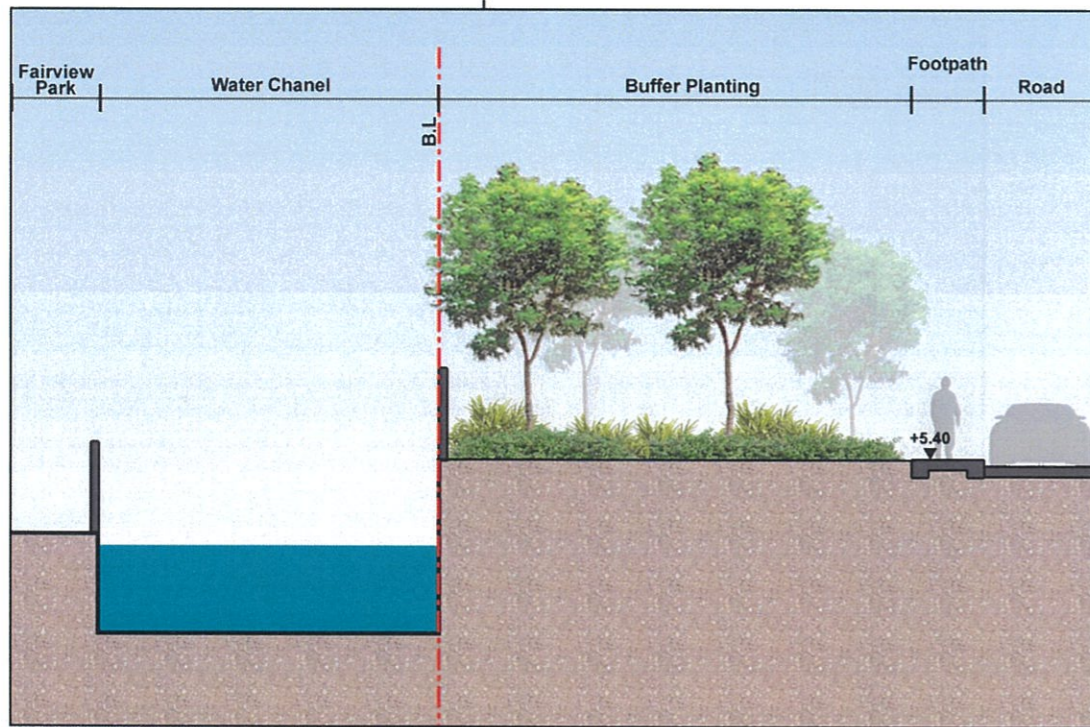
APPENDIX:	C.1
REVISION:	0
DATE:	MAR 2022



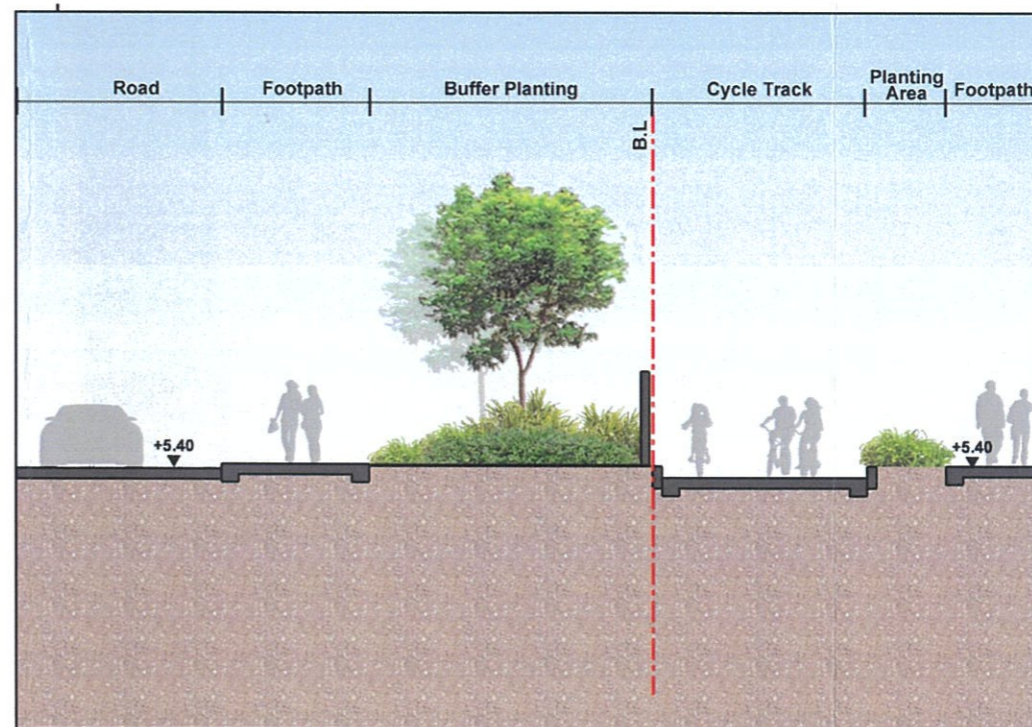
PROPOSED RESIDENTIAL DEVELOPMENT IN "R(D)" ZONE (DPR2.0)(UNDER SEPARATE SUBMISSION)



SECTION S
scale 1:1500
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SECTION BLOW UP
scale 1:150



SECTION BLOW UP
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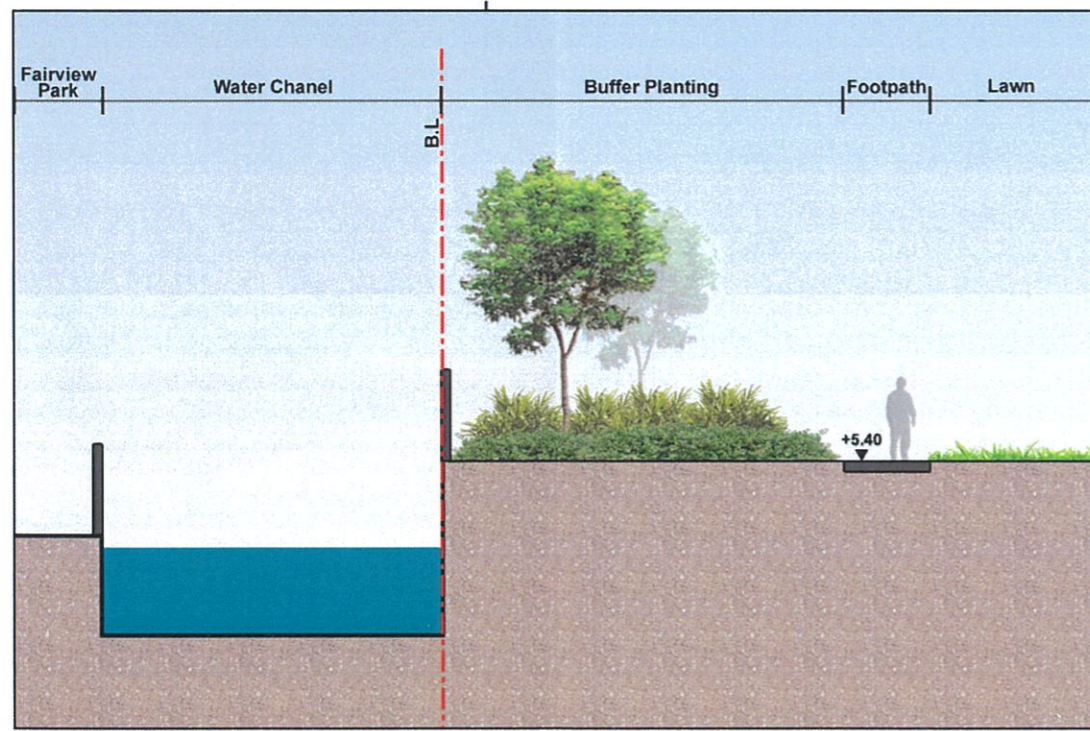
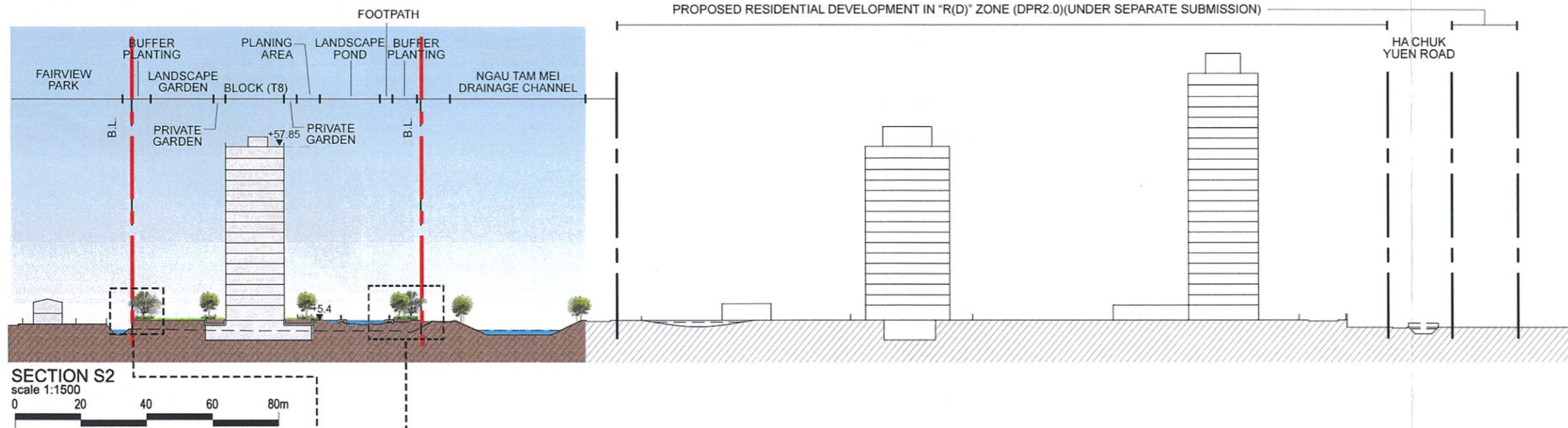
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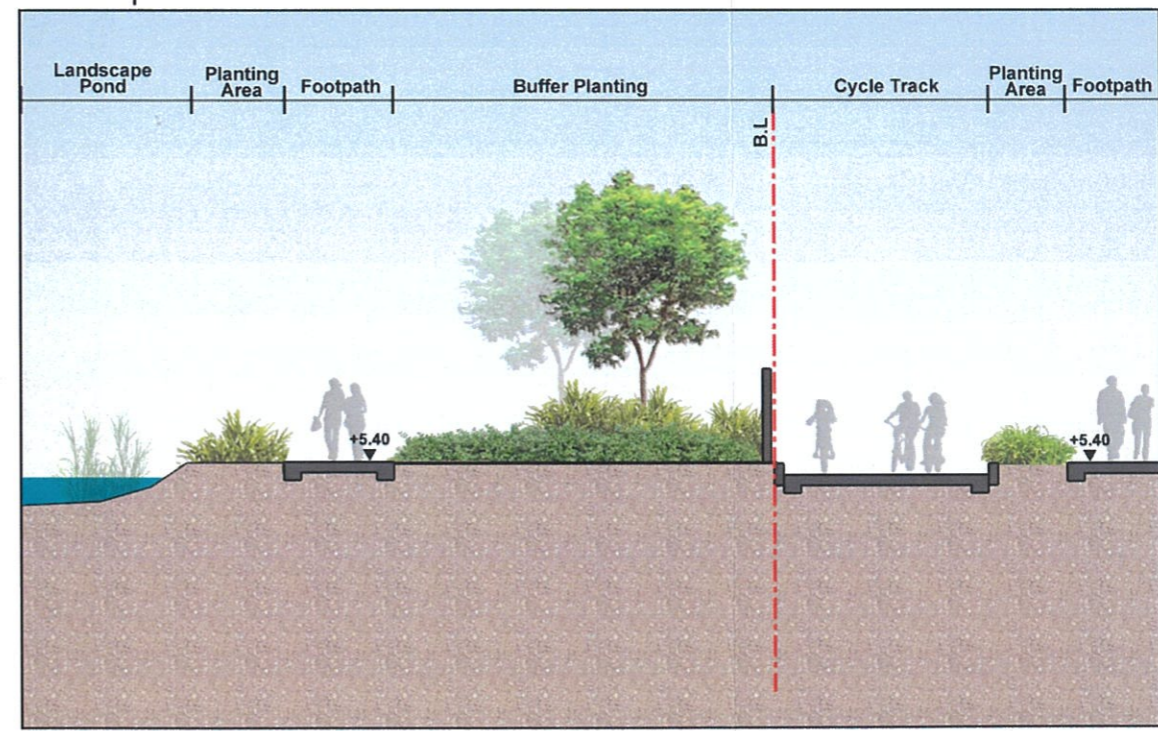
TITLE : **LANDSCAPE SECTION S1**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 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.

APPENDIX:	C.2
REVISION:	0
DATE:	MAR 2022



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SECTION BLOW UP
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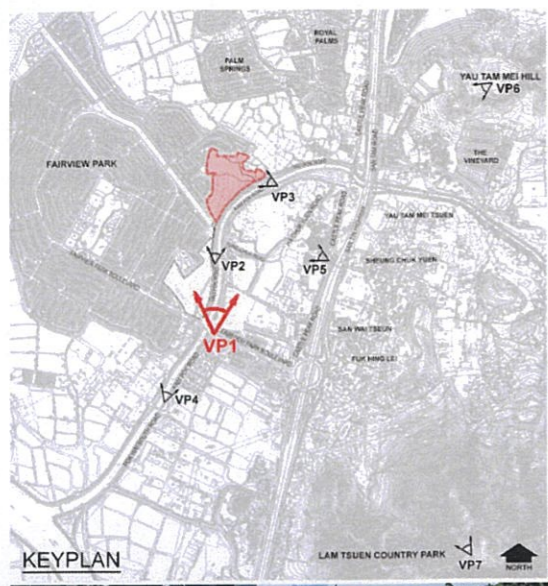
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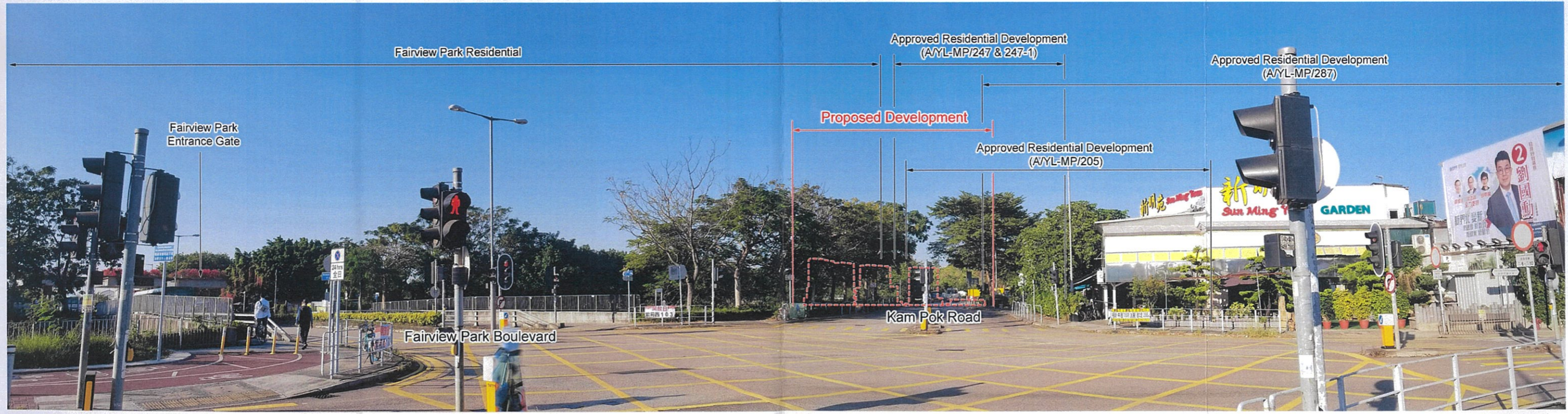
TITLE : **LANDSCAPE SECTION S2**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 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.

APPENDIX:	C.3
REVISION:	0
DATE:	MAR 2022



VP1 - View towards Application Site from Fairview Park Boulevard Intersection (Existing Condition)



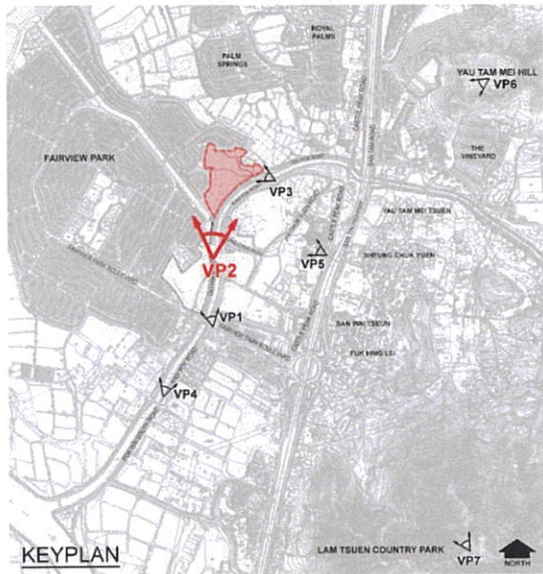
VP1 - View towards Application Site from Fairview Park Boulevard Intersection with Proposed Development



TITLE : **PHOTOMONTAGE VIEWPOINT 1 (VP1) FROM FAIRVIEW PARK BOULEVARD INTERSECTION**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. SYL-MP/6 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:	6.1
REVISION:	0
DATE:	MAR 2022



VP2 - View towards Application Site from Yau Pok Road and Existing Cycle Track (Existing Condition)



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



TITLE : **PHOTOMONTAGE VIEWPOINT 2 (VP2) FROM YAU POK ROAD AND EXISTING CYCLE TRACK**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 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

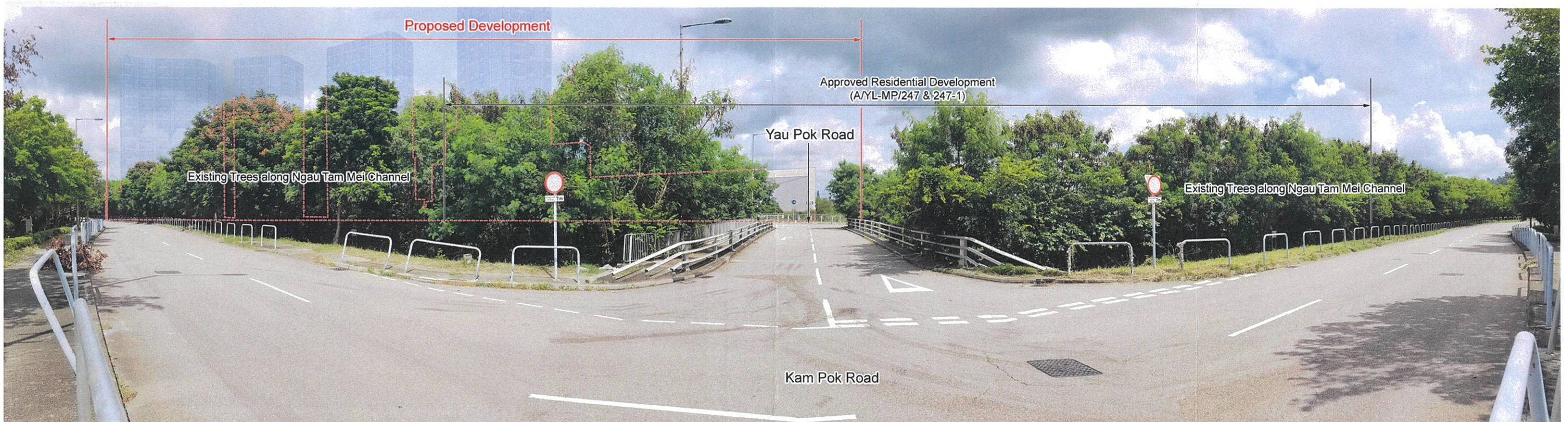
FIGURE: **6.2**

REVISION: 0

DATE: MAR 2022



VP3 - View towards Application Site from Kam Pok Road (Existing Condition)



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



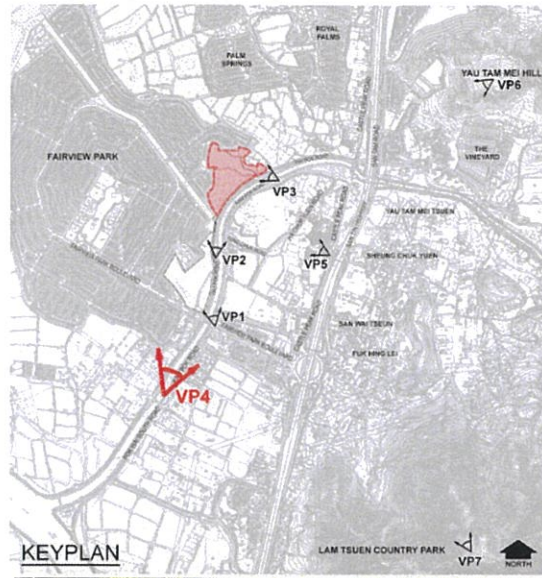
TITLE : **PHOTOMONTAGE VIEWPOINT 3 (VP3) FROM KAM POK ROAD**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 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

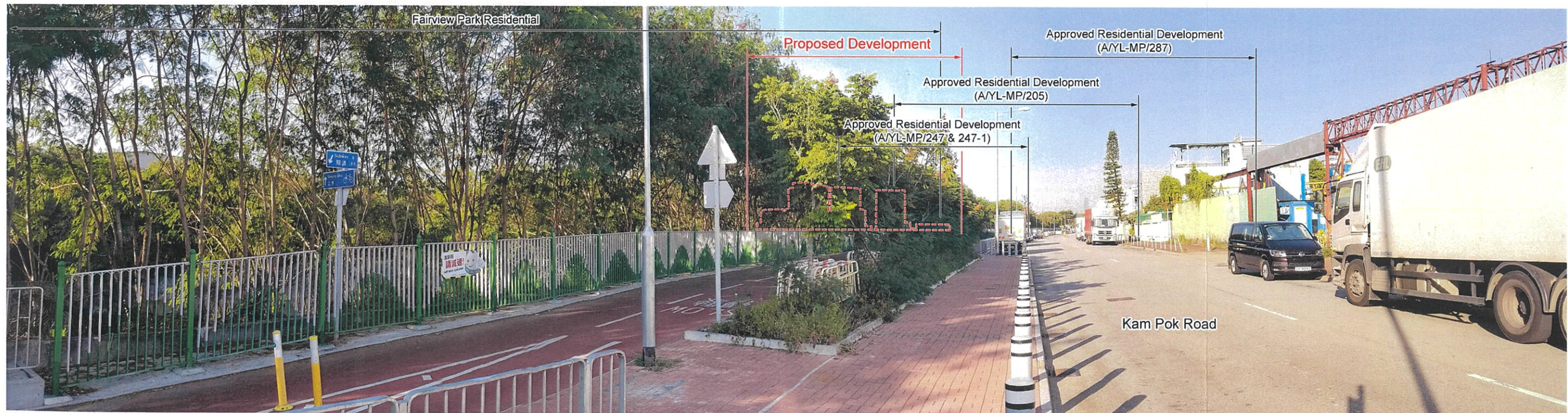
FIGURE: **6.3**

REVISION: 0

DATE: MAR 2022



VP4 - View towards Application Site between Kam Pok Road and Pok Wai South (Existing Condition)



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

TITLE : **PHOTOMONTAGE VIEWPOINT 4 (VP4) FROM BETWEEN KAM POK ROAD AND POK WAI SOUTH**

FIGURE: **6.4**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 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

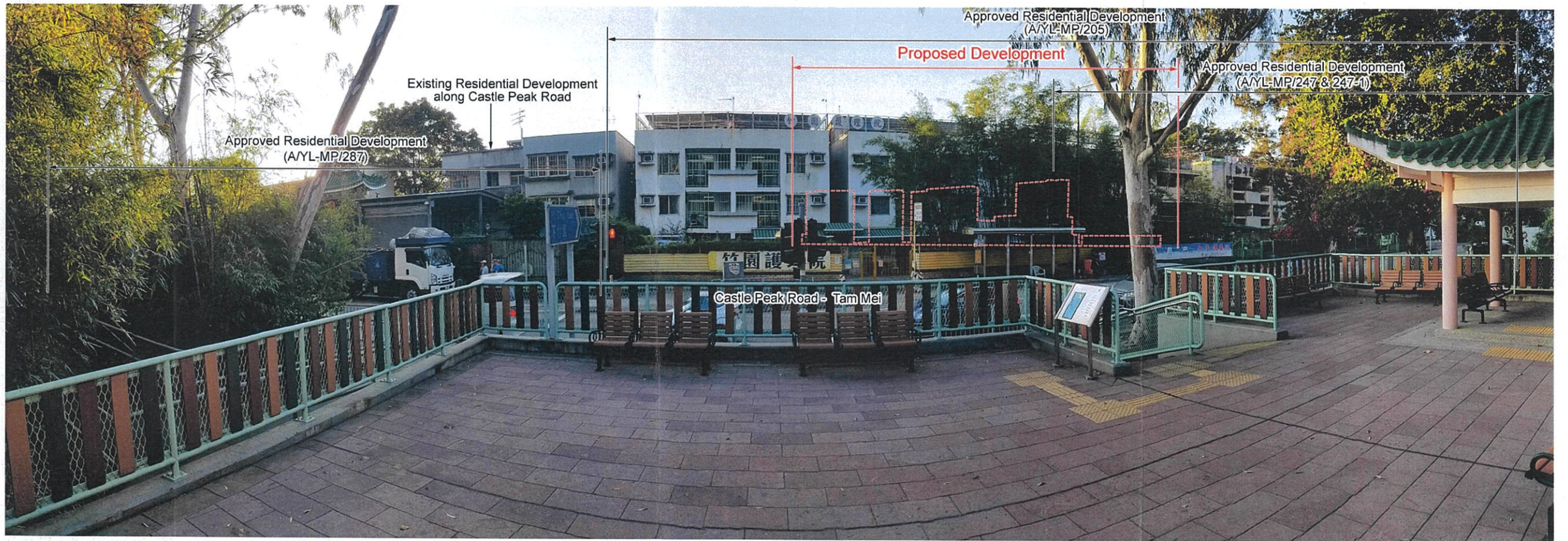
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DATE: MAR 2022





VP5 - View towards Application Site from Ha Chuk Yuen Sitting-out Area (Existing Condition)



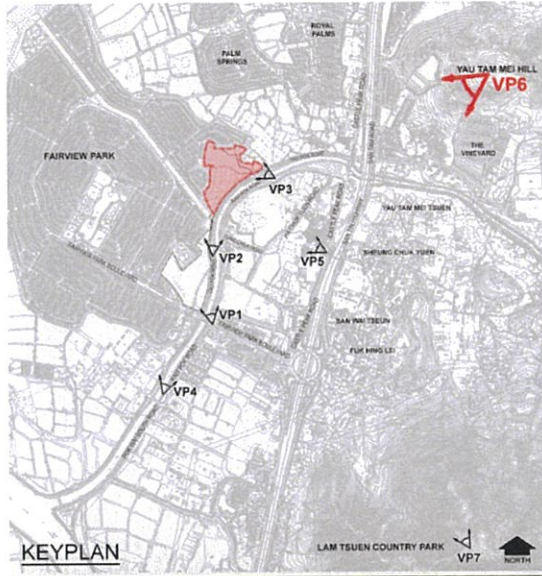
VP5 - View towards Application Site from Ha Chuk Yuen Sitting-out Area with Proposed Development

TITLE : **PHOTOMONTAGE VIEWPOINT 5 (VP5) FROM HA CHUK YUEN SITTING-OUT AREA**

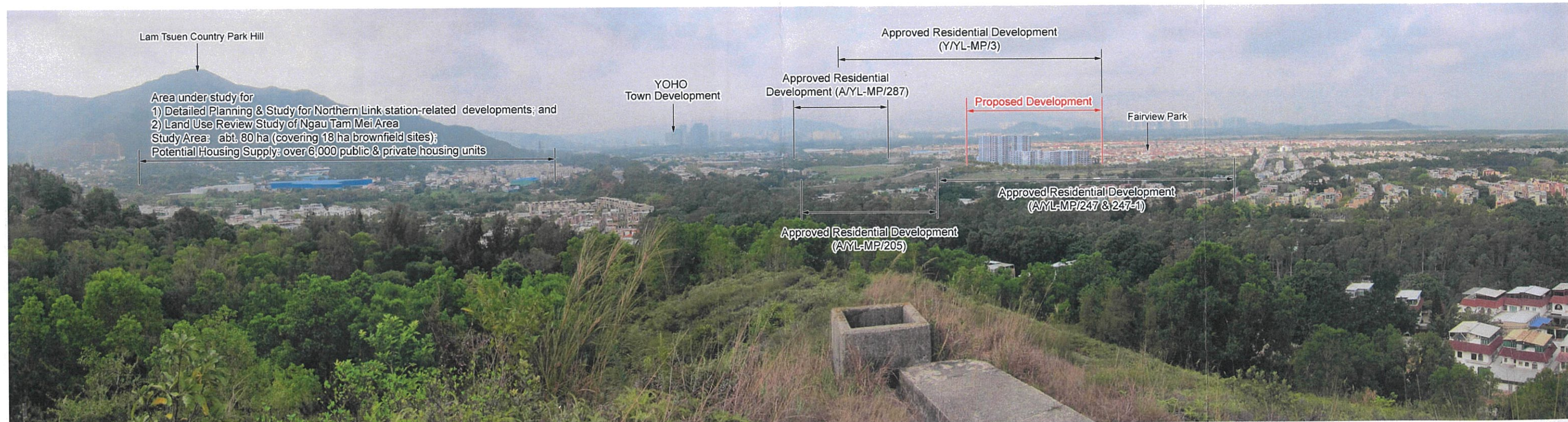
PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. SYL-MP/6 from "REC" Zone to "R(C)1" Zone for a Proposed Residential Development at Various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories

FIGURE: **6.5**
 REVISION: 0
 DATE: MAR 2022





VP6 - View towards Application Site from Yau Tam Mei Hill (Existing Condition)



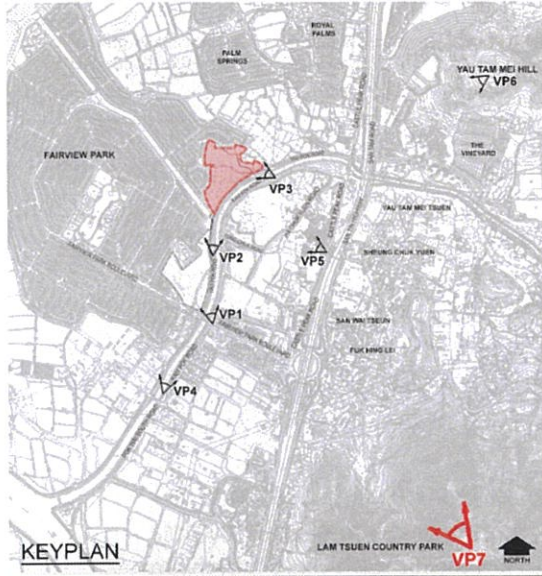
VP6 - View towards Application Site from Yau Tam Mei Hill with Proposed Development



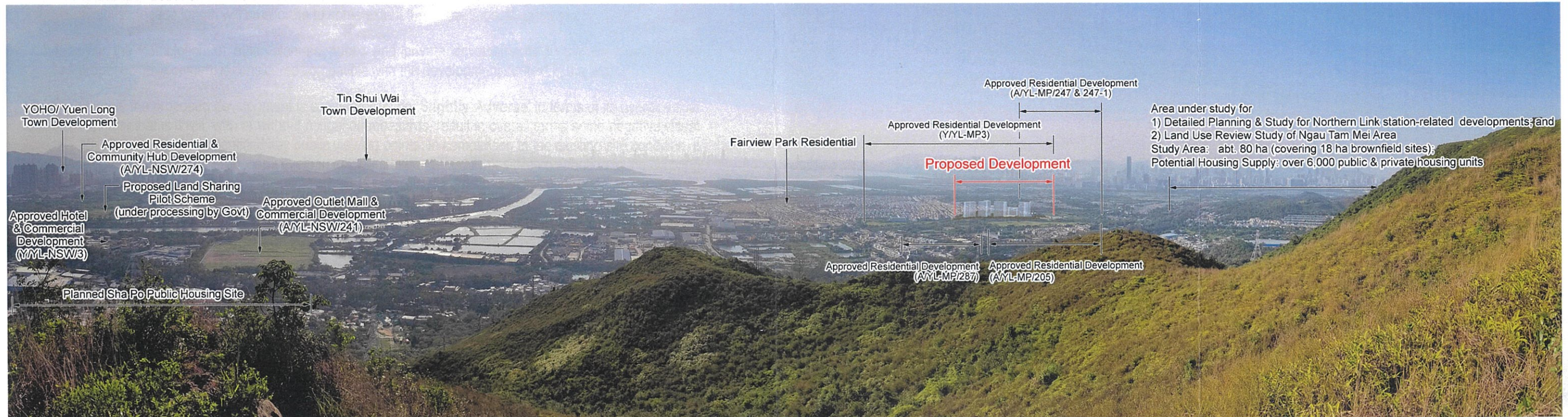
TITLE : **PHOTOMONTAGE VIEWPOINT 6 (VP6) FROM YAU TAM MEI HILL**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 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:	6.6
REVISION:	0
DATE:	MAR 2022



VP7 - View towards Application Site from Lam Tsuen Country Park Hill (Existing Condition)



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



TITLE : **PHOTOMONTAGE VIEWPOINT 7 (VP7) FROM LAM TSUEN COUNTRY PARK HILL**

PROJECT : Planning Application for amendment to the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 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: **6.7**
 REVISION: 0
 DATE: MAR 2022