

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-MP/7**
关于申请编号 Y/YL-MP/7 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of
the further information received on 19.10.2022
因应於 2022 年 10 月 19 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	Y/YL-MP/7		
Location/address 位置/地址	Lots 3211 RP, 3212 RP, 3213 RP, 3214 S.A, 3214 S.B, 3215, 3216, 3217, 3218 RP, 3250 S.B ss.23 RP and 3250 S.B ss.33 RP in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long 元朗米埔攸壆路丈量约份第 104 约地段第 3211 号余段、第 3212 号余段、第 3213 号余段、第 3214 号 A 分段、第 3214 号 B 分段、第 3215 号、第 3216 号、第 3217 号、第 3218 号余段、第 3250 号 B 分段第 23 小分段余段及第 3250 号 B 分段第 33 小分段余段和毗连政府土地		
Site area 地盘面积	About 约 43,463 sq. m 平方米 (Includes Government Land of about 包括政府土地约 4,342 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" and "Residential (Group C)" 「康乐」及「住宅(丙类)」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Recreation" and "Residential (Group C)" to "Residential (Group C) 1" and amend the Notes of the zone applicable to the site 把申请地点由「康乐」及「住宅(丙类)」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 52,273	Not more than 不多於 1.203
	Non-domestic 非住用	Not more than 不多於 3,360 ⁽¹⁾	Not more than 不多於 0.077 ⁽¹⁾
No. of block 幢数	Domestic 住用	9	
	Non-domestic 非住用	2 ⁽²⁾	
	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 5 - 10	m 米
		Not more than 不多於 10.4 - 15.4	mPD 米(主水平基准上)
		Not more than 不多於 1 - 2 <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	1,228 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 3,316	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		413
	Private Car Parking Spaces 私家车车位		318
	Motorcycle Parking Spaces 电单车车位		14
	Bicycle Parking Spaces 单车车位		81
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		18
	Taxi Spaces 的士车位		2
	Light Goods Vehicle Spaces 轻型货车车位		1
Heavy Goods Vehicle Spaces 重型货车车位		10	
Light Bus Lay-bys 小型巴士上落客位		5	

(1) Including commercial GFA of about 1,760 m² for 'Shop and Services', 'Eating Place', 'School' (nursery/kindergarten/language, computer, commercial or tutorial schools/technical institutes/other types of schools providing interests and hobby related courses for subjects such as arts and ballet etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses, and transport lay-by facilities with GFA of about 1,600 m². Clubhouse facilities to be exempted from plot ratio and GFA calculation.

包括商业用途的总楼面面积约 1,760 平方米作商店及服务行业、食肆、学校（幼儿园幼稚园/语言学校/电脑学校/商科学校/补习学校/工业学院/艺术学校/芭蕾舞学校/开办兴趣班或休闲课程的其他类型学校）、娱乐场所及康体文娱场所，以及总楼面面积约 1,600 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

(2) Including 1 clubhouse block and 1 commercial and transport lay-by facilities block

包括 1 幢作会所设施及 1 幢作商业及运输上落客货设施

* 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.

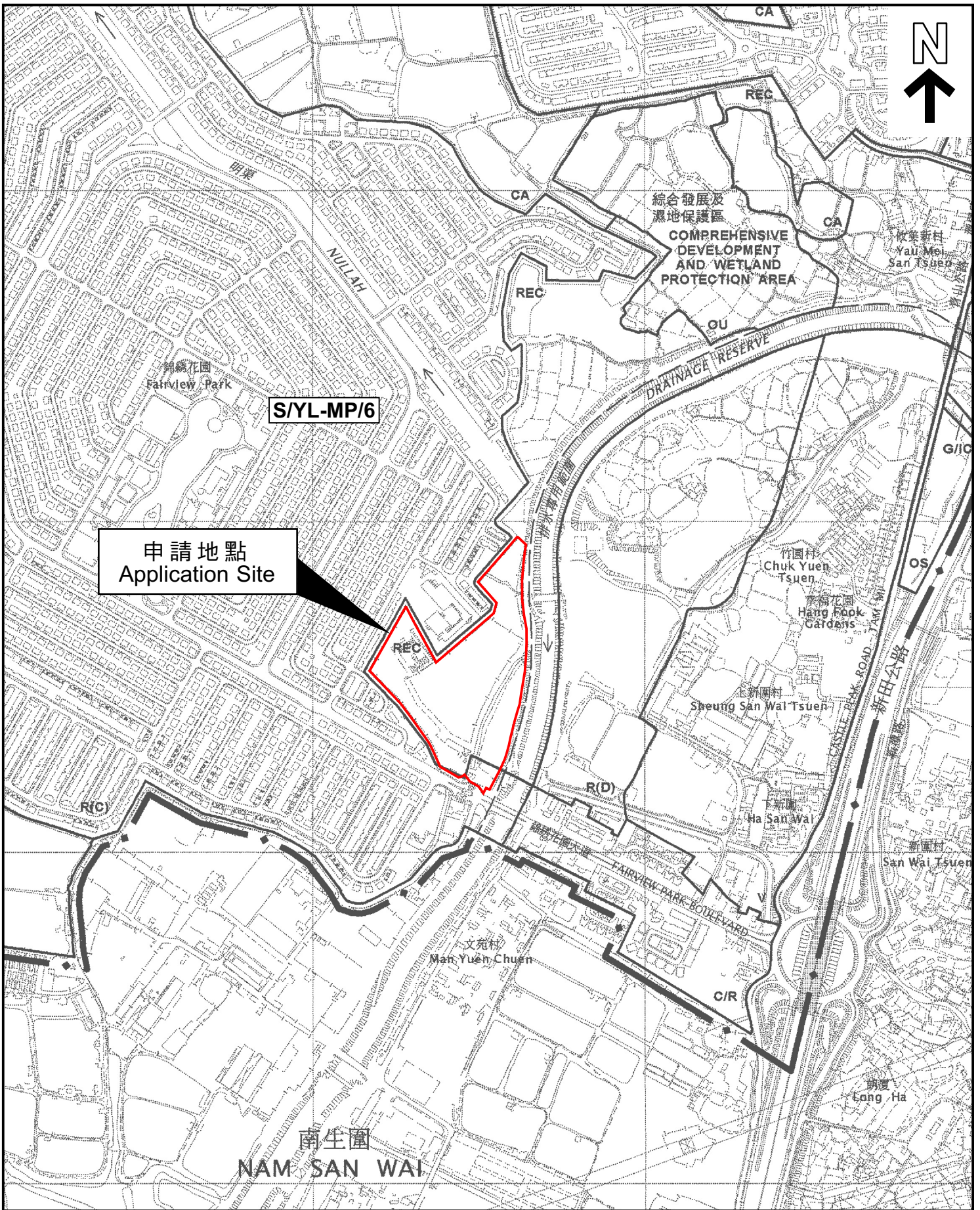
Submitted Plans, Drawings and Documents 提交的图则、绘图及文件

	<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 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 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"/>
<u>Updated landscape drawings 更新的园境设计绘图</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
<u>Revised environmental assessment 经修订的环境评估</u>	<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 type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
<u>Replacement pages of visual impact assessment 视觉影响评估的替换页</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
<u>Revised drainage impact assessment 经修订的排水影响评估</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input 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>Responses-to-Comment Table 回应部门意见表</u>		
<u>Replacement pages of air ventilation assessment 空气流通评估的替换页</u>		
<u>Hydraulic check of the proposed gravity sewer 拟议引力污水渠的液压检查</u>		
<u>Proposed sewerage arrangement and combined flows of planning applications 附近规划申请的拟议排污措施及合并流量</u>		

Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号

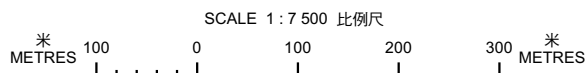
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。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。



位置圖 LOCATION PLAN

本摘要圖於2022年10月25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 25.10.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/6 APPROVED ON 1.2.2005



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/7



平面圖 SITE PLAN

本摘要圖於2022年10月25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 25.10.2022
BASED ON SURVEY SHEETS No.
2-SE-16C, 16D, 21A & 21B

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/7

申請編號 Application No. : Y/YL-MP/7

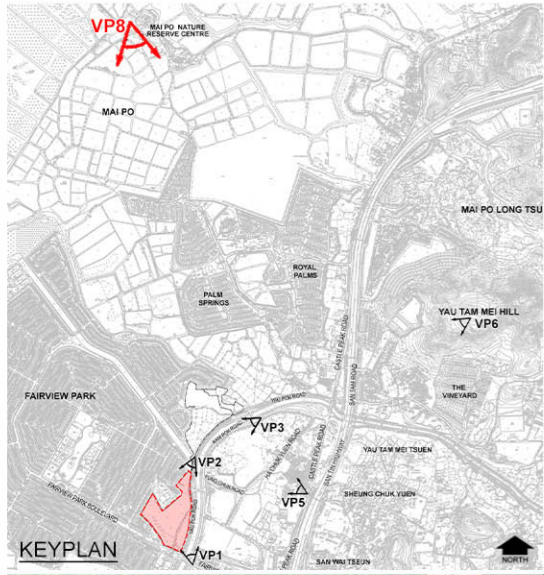
備註 Remarks

申請人提交進一步資料，包括回應部門意見表、經修訂的環境評估、經修訂的排水影響評估、空氣流通評估的替換頁、視覺影響評估的替換頁、顯示擬議發展的新增合成照片、更新的園境設計繪圖、擬議引力污水渠的液壓檢查、及附近規劃申請的擬議排污措施及合併流量。

The applicant provided further information which includes a table of response to departmental comments, revised Environmental Assessment, revised Drainage Impact Assessment, replacement pages of Air Ventilation Assessment, replacement pages of Visual Impact Assessment, additional photomontage, updated landscape drawings, hydraulic check of the proposed gravity sewer, and proposed sewerage arrangement and combined flows of planning applications.

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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VP8 - View towards Application Site from Mai Po Centre (Existing Condition)



VP8 - View towards Application Site from Mai Po Centre with Proposed Development



TITLE : **PHOTOMONTAGE VIEWPOINT 8 (VP8) FROM MAI PO CENTRE**

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

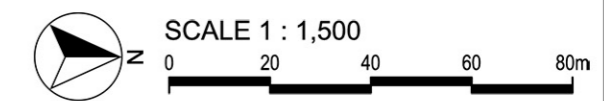
FIGURE: **6.8**

REVISION: 0

DATE: OCT 2022

申請編號 Application No. : Y/YL-MP/7
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

- LEGEND**
- APPLICATION SITE BOUNDARY (REZONING) / FENCE WALL
 - PROPOSED NOISE BARRIER (7.4m (H) - TOW +12.8mPD) WITH SCREEN PLANTING
 - PROPOSED NOISE BARRIER (5.8m (H) - TOW +11.2mPD) WITH SCREEN PLANTING
 - PROPOSED NOISE BARRIER (5.5m (H) - TOW +10.9mPD) WITH SCREEN PLANTING
 - PROPOSED TREES
 - BUFFER PLANTING
 - PRIVATE GARDEN
 - HARD PAVED
 - LAWN
 - 1 MAIN ENTRANCE
 - 2 CLUB HOUSE
 - 3 SWIMMING POOL
 - 4 LANDSCAPE GARDEN
 - 5 RAISED TIMBER DECK WITH SEATING
 - 6 ARBORETUM
 - 7 PLAY AREA
 - 8 CYCLE TRACK AND PEDESTRIAN FOOTPATH



TITLE : **LANDSCAPE MASTER PLAN**

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

APPENDIX: **C.1**
 REVISION: A
 DATE: OCT 2022

