

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-MP/7**  
**關乎申請編號 Y/YL-MP/7 而只作指示用途的擬議發展計劃的概括發展規範**

Revised broad development parameters in view of  
the further information received on 10.10.2024  
因應於 2024 年 10 月 10 日接獲的進一步資料而修訂的概括發展規範

|  |  |  |  |
|--|--|--|--|
| Application No.<br>申請編號                            | Y/YL-MP/7  |  |  |
| Location/address<br>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<br>元朗米埔攸壘路丈量約份第 104 約地段第 3211 號餘段、第 3212 號餘段、第 3213 號餘段、第 3214 號 A 分段、第 3214 號 B 分段、第 3215 號、第 3216 號、第 3217 號、第 3218 號餘段、第 3250 號 B 分段第 23 小分段餘段及第 3250 號 B 分段第 33 小分段餘段和毗連政府土地 |  |  |
| Site area<br>地盤面積                                  | About 約 43,463 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 4,342 sq. m 平方米)  |  |  |
| Plan<br>圖則   | <u>Section 12A application 第 12A 條申請</u><br>Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6<br>米埔及錦綉花園分區計劃大綱核准圖編號 S/YL-MP/6  |  |  |
|  | <u>Further information received 接獲進一步資料</u><br>Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8<br>米埔及錦綉花園分區計劃大綱核准圖編號 S/YL-MP/8   |  |  |
| Zoning<br>地帶                                       | "Recreation" and "Residential (Group C)"<br>「康樂」及「住宅(丙類)」  |  |  |
| Proposed Amendment(s)<br>擬議修訂                      | 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<br>把申請地點由「康樂」及「住宅(丙類)」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》   |  |  |
| Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率 |  | sq. m<br>平方米                           | Plot ratio<br>地積比率                     |
|  | Domestic<br>住用   | Not more than 不多於 52,273               | Not more than 不多於 1.203                |
|  | Non-domestic<br>非住用  | Not more than 不多於 3,360 <sup>(1)</sup> | Not more than 不多於 0.077 <sup>(1)</sup> |
| No. of block<br>幢數                                 | Domestic<br>住用   | 9                                      |  |
|  | Non-domestic<br>非住用  | 2 <sup>(2)</sup>                       |  |
|  | Composite<br>綜合用途  | -                                      |  |

|  |   |                                     |   |
|--|---|-------------------------------------|---|
| Building height/No. of storeys<br>建築物高度／層數                           | Domestic<br>住用  | 10.8 - 52.45                        | m 米   |
|  |   | 16.2 - 57.85                        | mPD 米(主水平基準上)   |
|  |   | 3 - 16<br><i>l</i>                  | Storey(s) 層<br><i>Exclude 不包括</i><br><i>Basement 地庫</i> |
|  | Non-domestic<br>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(主水平基準上)   |
|  |   | Not more than 不多於 1 - 2<br><i>l</i> | Storey(s) 層<br><i>Exclude 不包括</i><br><i>Basement 地庫</i> |
|  | Composite<br>綜合用途   | -                                   | m 米   |
|  |   | -                                   | mPD 米(主水平基準上)   |
|  |   | -                                   | Storey(s) 層   |
| Site coverage<br>上蓋面積  | About 約 25 %  |                                     |   |
| No. of units<br>單位數目   | 1,228 Flats 住宅單位  |                                     |   |
| Open space<br>休憩用地   | Private 私人  | Not less than 不少於 3,316             | sq. m 平方米   |
|  | Public 公眾   | -                                   | sq. m 平方米   |
| No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle spaces 停車位總數                                   |                                     | 440   |
|  | Private Car Parking Spaces 私家車車位                                    |                                     | 345   |
|  | Motorcycle Parking Spaces 電單車車位                                     |                                     | 14  |
|  | Bicycle Parking Spaces 單車車位   |                                     | 81  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數 |                                     | 18  |
|  | Taxi Spaces 的士車位  |                                     | 2   |
|  | Light Goods Vehicle Spaces 輕型貨車車位                                   |                                     | 1   |
| Heavy Goods Vehicle Spaces 重型貨車車位                                    |   | 10                                  |   |
| Light Bus Lay-bys 小型巴士上落客位   |   | 5                                   |   |

- (1) Including commercial GFA of about 1,760 m<sup>2</sup> 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 m<sup>2</sup>. Clubhouse facilities to be exempted from plot ratio and GFA calculation.

包括商業用途的總樓面面積約 1,760 平方米作商店及服務行業、食肆、學校（幼兒園幼稚園／語言學校／電腦學校／商科學校／補習學校／工業學院／藝術學校／芭蕾舞學校／開辦興趣班或休閒課程的其他類型學校）、娛樂場所及康體文娛場所，以及總樓面面積約 1,600 平方米作運輸上落客貨設施。會所設施豁免計入總樓面面積及地積比率

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

包括 1 幢作會所設施及 1 幢作商業及運輸上落客貨設施

\* 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。

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 提交的圖則、繪圖及文件**

|  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
|--|--------------------------|-------------------------------------|
| <b><u>Plans and Drawings 圖則及繪圖</u></b>   |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Block plan(s) 樓宇位置圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）  | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Reports 報告書</u></b>  |                          |                                     |
| Planning Statement / Justifications 規劃綱領 / 理據                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 經修訂的排污影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）  | <input type="checkbox"/> | <input type="checkbox"/>            |

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。





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

**平面圖 SITE PLAN**

參考編號  
REFERENCE No.  
**Y/YL-MP/7**

本摘要圖於2024年10月16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 16.10.2024  
BASED ON SURVEY SHEETS No.  
2-SE-16C, 16D, 21A & 21B

申請編號 Application No. : Y/YL-MP/7

**備註 Remarks**

申請人提交進一步資料，包括經修訂的交通影響評估。

The applicant provided further information which includes a revised Traffic Impact Assessment.

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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