

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-NTM/9**  
**关于申请编号 Y/YL-NTM/9 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 8.8.2023  
因应于 2023 年 8 月 8 日接获的进一步资料而修订的概括发展规范

|  |  |               |                    |
|--|--|---------------|--------------------|
| Application No.<br>申请编号                            | Y/YL-NTM/9   |               |                    |
| Location/address<br>位置/地址                          | Lot 4823 in D.D. 104, Ngau Tam Mei, Yuen Long<br>元朗牛潭尾丈量约份第 104 约地段第 4823 号  |               |                    |
| Site area<br>地盘面积                                  | 736.3 sq. m 平方米  |               |                    |
| Plan<br>图则   | Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12<br>牛潭尾分区计划大纲核准图编号 S/YL-NTM/12  |               |                    |
| Zoning<br>地带                                       | "Residential (Group C)"<br>「住宅(丙类)」  |               |                    |
| Proposed Amendment(s)<br>拟议修订                      | To rezone the application site from "Residential (Group C)" to "Government, Institution or Community"<br>把申请地点由「住宅(丙类)」地带改划为「政府、机构或社区」地带 |               |                    |
| Gross floor area and/or plot ratio<br>总楼面面积及/或地积比率 |  | sq. m<br>平方米  | Plot ratio<br>地积比率 |
|  | Domestic<br>住用   | -             | -                  |
|  | Non-domestic<br>非住用  | About 约 5,400 | About 约 7.33       |
| No. of block<br>幢数                                 | Domestic<br>住用   | -             |                    |
|  | Non-domestic<br>非住用  | 1             |                    |
|  | Composite<br>综合用途  | -             |                    |
| Building height/No. of storeys<br>建筑物高度/层数         | Domestic<br>住用   | -             | m 米                |
|  |  | -             | mPD 米(主水平基准上)      |
|  |  | -             | Storey(s) 层        |
|  | Non-domestic<br>非住用  | 29.6          | m 米                |
|  |  | 36.93         | mPD 米(主水平基准上)      |
|  |  | 10            | Storey(s) 层        |
|  | Composite<br>综合用途  | -             | m 米                |
|  |  | -             | mPD 米(主水平基准上)      |
|  |  | -             | Storey(s) 层        |
| Site coverage                                      | About 约 75.56 %  |               |                    |

|  |   |                                    |   |
|--|---|------------------------------------|---|
| 上盖面积   |   |                                    |   |
| No. of units<br>单位数目   | 142 Beds 床位   |                                    |   |
| Open space<br>休憩用地   | Private 私人  | Not less than 不少於 183.62 sq. m 平方米 |   |
|  | Public 公众   | - sq. m 平方米                        |   |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停车位及上落客<br>货车位数目 | Total no. of vehicle spaces 停车位总数                                   |                                    | 3 |
|  | Private Car Parking Spaces 私家车车位                                    |                                    | 2 |
|  | Motorcycle Parking Spaces 电单车车位                                     |                                    | 1 |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位/停车处总数 |                                    | 2 |
|  | Light Goods Vehicle Spaces 轻型货车车位                                   |                                    | 1 |
| Minibus 小型巴士   |   | 1                                  |   |

\* 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。

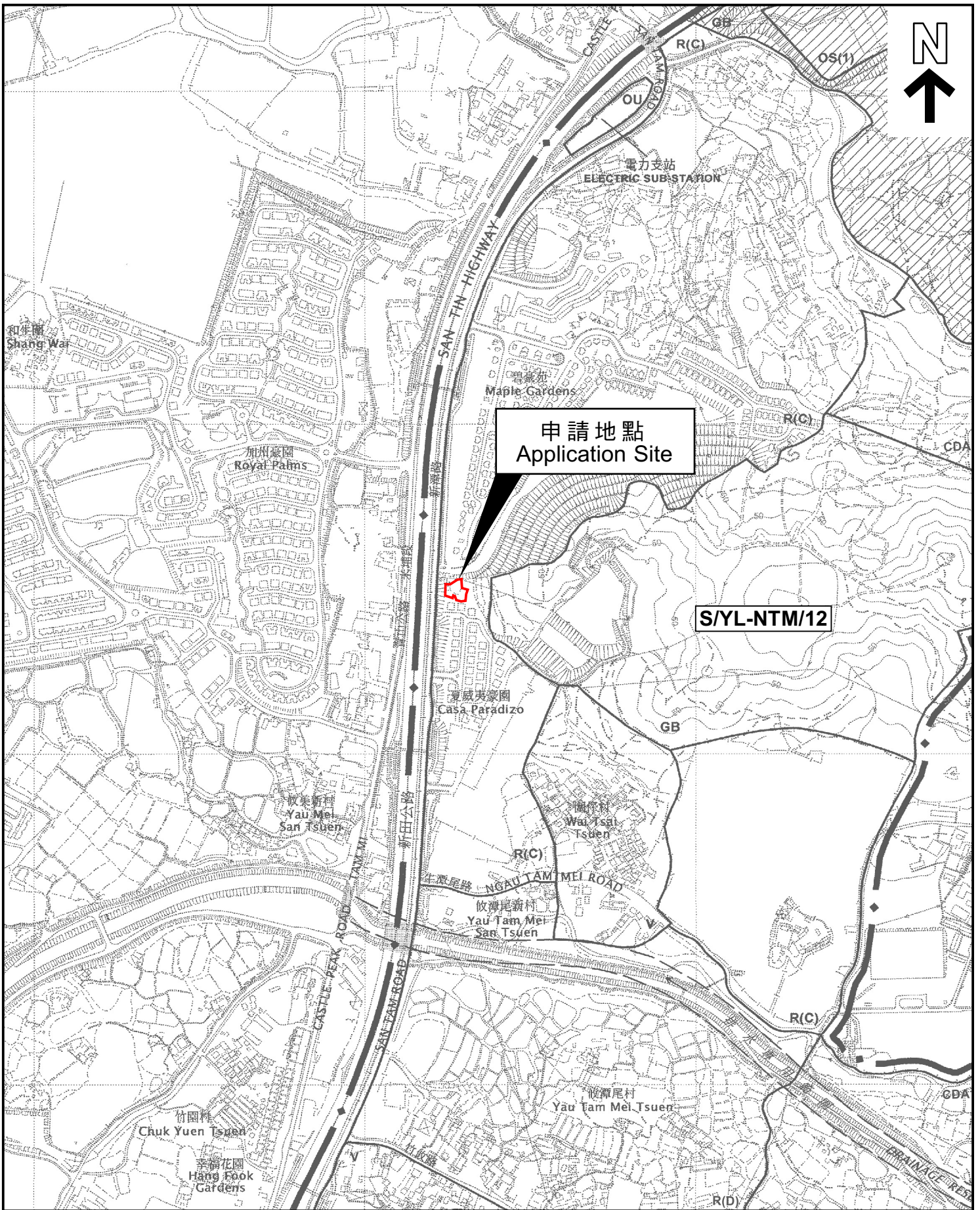
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission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

| <b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>   |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 图则及绘图</u></b>                       |                          |                                     |
| 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 type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图      | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）                              | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Reports 报告书</u></b>                                    |                          |                                     |
| Planning Statement / Justifications 规划纲领 / 理据                | <input type="checkbox"/> | <input type="checkbox"/>            |
| <u>Revised environmental assessment</u> 经修订的环境评估             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment 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"/>            |
| Visual impact assessment 视觉影响评估                              | <input type="checkbox"/> | <input 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"/>            |
| Drainage impact assessment 排水影响评估                            | <input type="checkbox"/> | <input 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>Revised landfill gas hazard assessment</u> 经修订堆填区气体风险评估   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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.

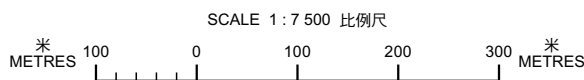
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本摘要圖於2023年8月16日擬備，  
 所根據的資料為於2006年12月5日  
 核准的分區計劃大綱圖編號S/YL-NTM/12  
 EXTRACT PLAN PREPARED ON 16.8.2023  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-NTM/12 APPROVED ON 5.12.2006

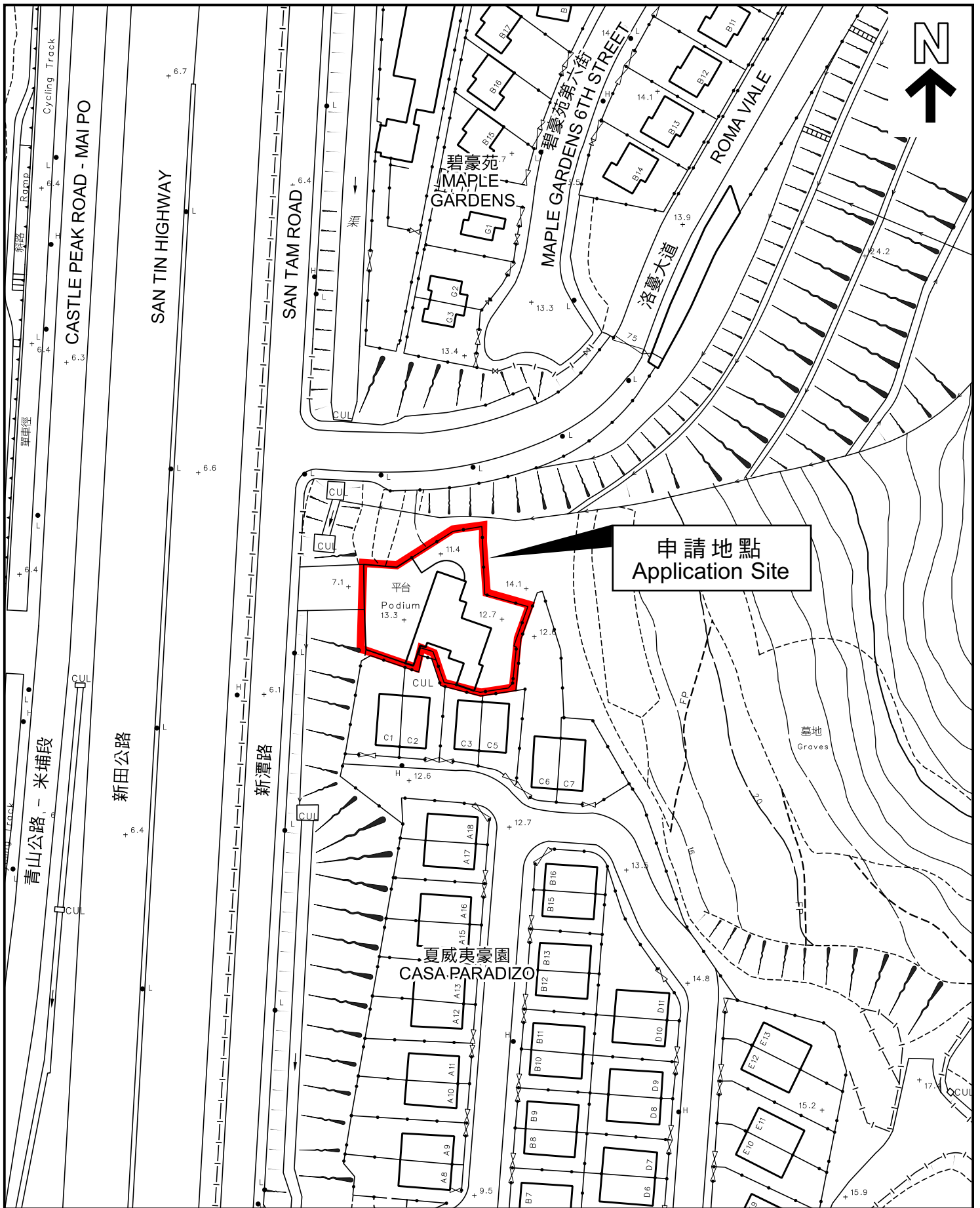
### 位置圖 LOCATION PLAN



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-NTM/9**





本摘要圖於2023年8月16日擬備，  
所根據的資料為測量圖編號

2-SE-17A  
EXTRACT PLAN PREPARED ON 16.8.2023  
BASED ON SURVEY SHEET No.  
2-SE-17A

### 平面圖 SITE PLAN

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-NTM/9