

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-NTM/7**  
**關乎申請編號 Y/YL-NTM/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 11.11.2022  
因應於 2022 年 11 月 11 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	Y/YL-NTM/7		
Location/address 位置／地址	Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long 元朗石湖圍丈量約份第 105 約地段第 2091 號(部分)		
Site area 地盤面積	About 約 90,853 sq. m 平方米		
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12		
Zoning 地帶	“Comprehensive Development Area” 「綜合發展區」		
Applied use/ development 申請用途／發展	To rezone the application site from “Comprehensive Development Area” to “Comprehensive Development Area (1)” 把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio <sup>(1)</sup> 地積比率
	Domestic 住用	About 約 510,445	Not more than 不多於 6.5
	Non-domestic <sup>(2) (3)</sup> 非住用	About 約 39,265	Not more than 不多於 0.5
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	24 <sup>(4)</sup>	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 180	mPD 米(主水平基準上)
		Not more than 不多於 47	Storey(s) 層 Exclude 不包括 2-3 Basement 地庫 1 Refuge floor 防火層
	Site coverage 上蓋面積	Podium 平台 – within 15m above ground 地下起計 15 米或以下	About 約 100%
Podium 平台 – beyond 15m above ground 地下起計 15 米以上		About 約 60%	
Residential Tower 住宅樓宇		About 約 33.33%	
No. of units 單位數目	12,575 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 32,695	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數		2,636
	Private Car Parking Spaces 私家車車位		1,710
	Motorcycle Parking Spaces 電單車車位		87
	Bicycle Parking Spaces 單車泊車位		839
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		57
	Light Goods Vehicle Spaces 輕型貨車車位		57 <sup>(5)</sup>
	Medium Goods Vehicle Spaces 中型貨車車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		

- (1) Based on development site area of 78,530m<sup>2</sup> excluding area which will be served as roads and reserved school site. 以 78,530 平方米發展地盤面積計算(不包括擬作公共道路及預留作學校的土地)
- (2) Including commercial GFA 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), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses  
包括商業用途的總樓面面積作商店及服務行業、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/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
- (3) Excluding GIC facilities (i.e. a neighborhood elderly centre (with NOFA of about 656m<sup>2</sup>/GFA of about 1,443m<sup>2</sup>) and a child care centre (with NOFA of about 530m<sup>2</sup>/GFA of about 1,166m<sup>2</sup>) to be provided) from the plot ratio and GFA

calculation. The GFAs stated are based on a conversion factor from NOFA to GFA of 2.2

地積比率及總樓面面積不包括社會福利設施(即社區老人中心(淨作業樓面面積約 656 平方米/總樓面面積 1,443 平方米)及幼兒中心(淨作業樓面面積約 530 平方米/總樓面面積 1,166 平方米)。上述總樓面面積根據轉換率淨作業樓面面積至總樓面面積為 2.2 作計算

- (4) Including all 24 residential towers above non-domestic podium 包括所有 24 幢坐落於非住用平台上的住宅樓宇
- (5) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces  
包括輕型貨車、中型貨車及重型貨車的上落客貨車位

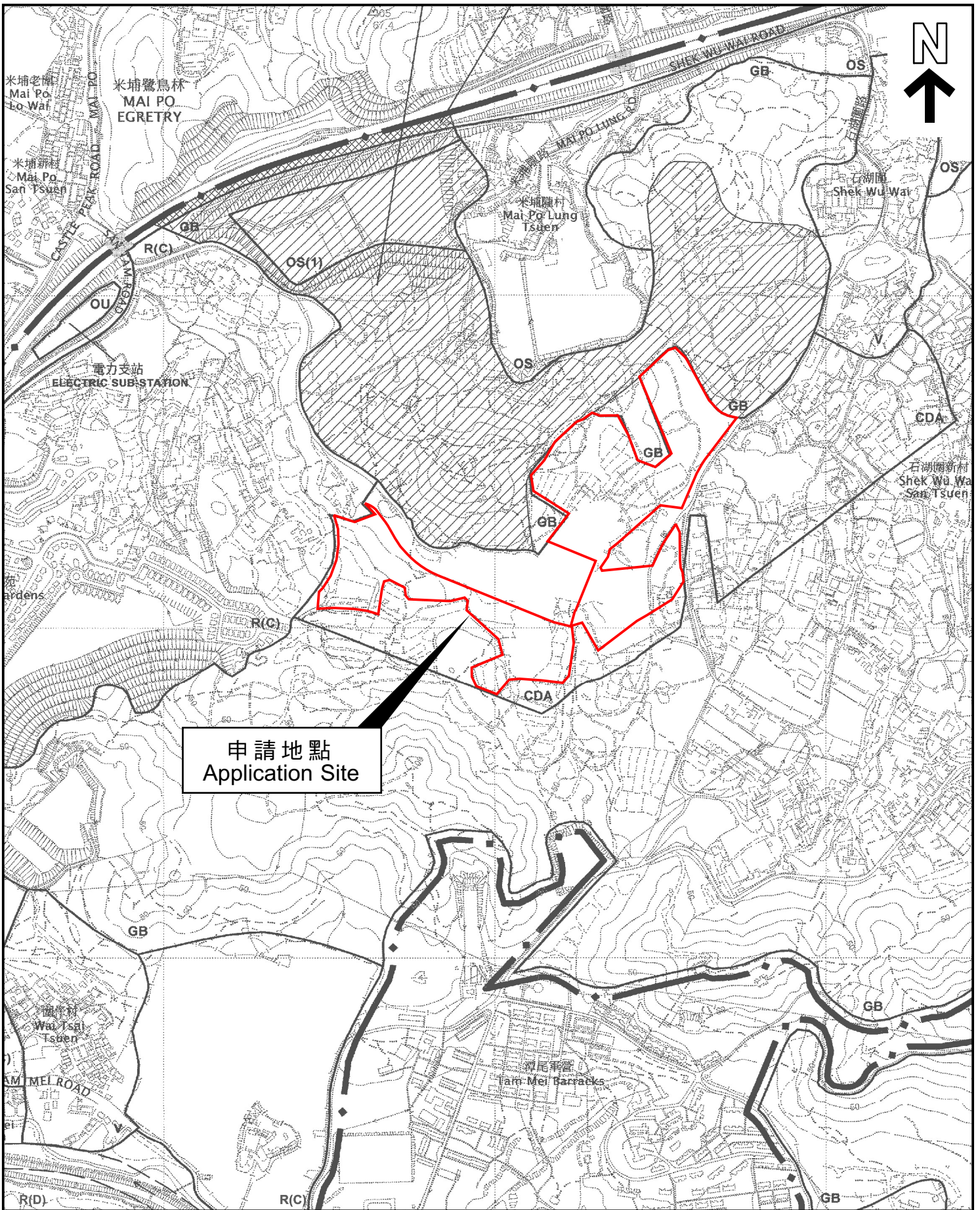
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 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 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 and Preservation Proposal 樹木調查及保護報告	<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 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 checked="" type="checkbox"/>
<b><u>Air Ventilation Assessment 空氣流通評估</u></b>		
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.

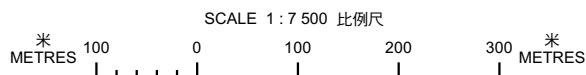
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點  
Application Site

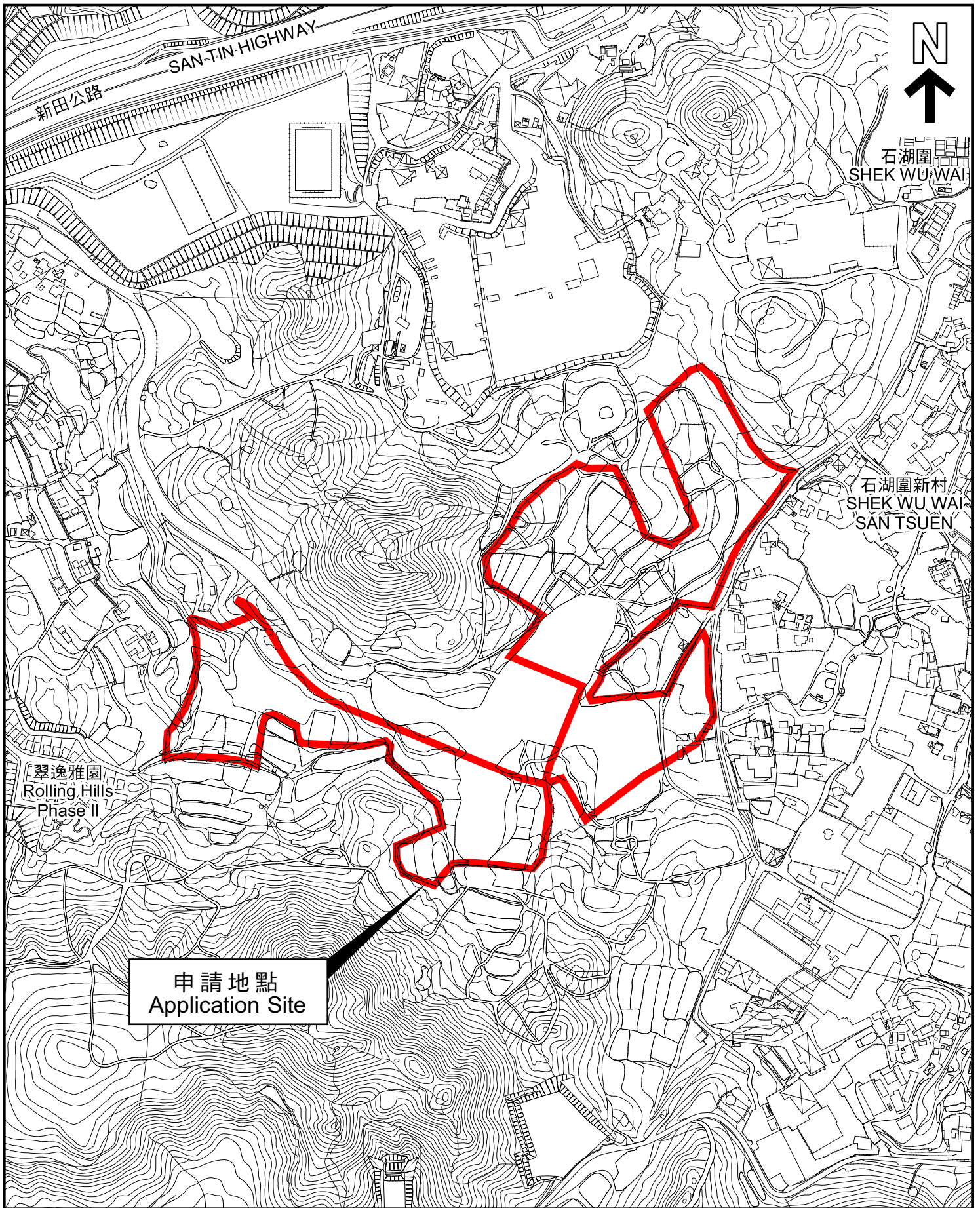
**位置圖 LOCATION PLAN**

本摘要圖於2022年11月16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 16.11.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NTM/12 APPROVED ON 5.12.2006



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/7**



平面圖 SITE PLAN

本摘要圖於2022年11月16日擬備，  
 所根據的資料為測量圖編號  
 2-SE-12A、12B、12C、12D、  
 13A、13C、17A、17B 及 18A  
 EXTRACT PLAN PREPARED ON 16.11.2022  
 BASED ON SURVEY SHEETS No.  
 2-SE-12A、12B、12C、12D、  
 13A、13C、17A、17B & 18A

申請地點界線只作識別用  
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參考編號  
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 Y/YL-NTM/7

**申請編號 Application No. : Y/YL-NTM/7**

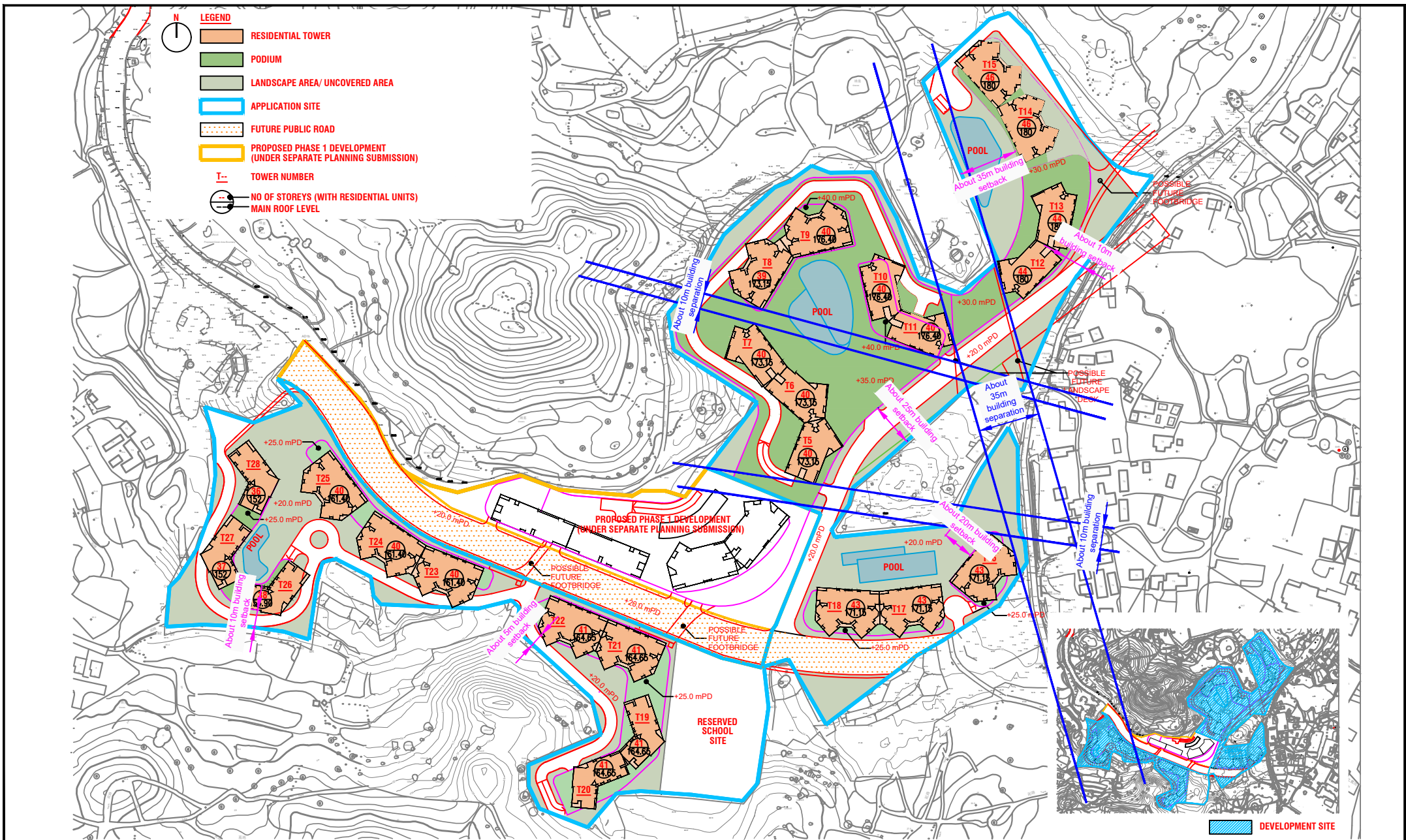
**備註 Remarks**

申請人呈交一份新的空氣流通評估作進一步資料。

The applicant provided further information with a new Air Ventilation 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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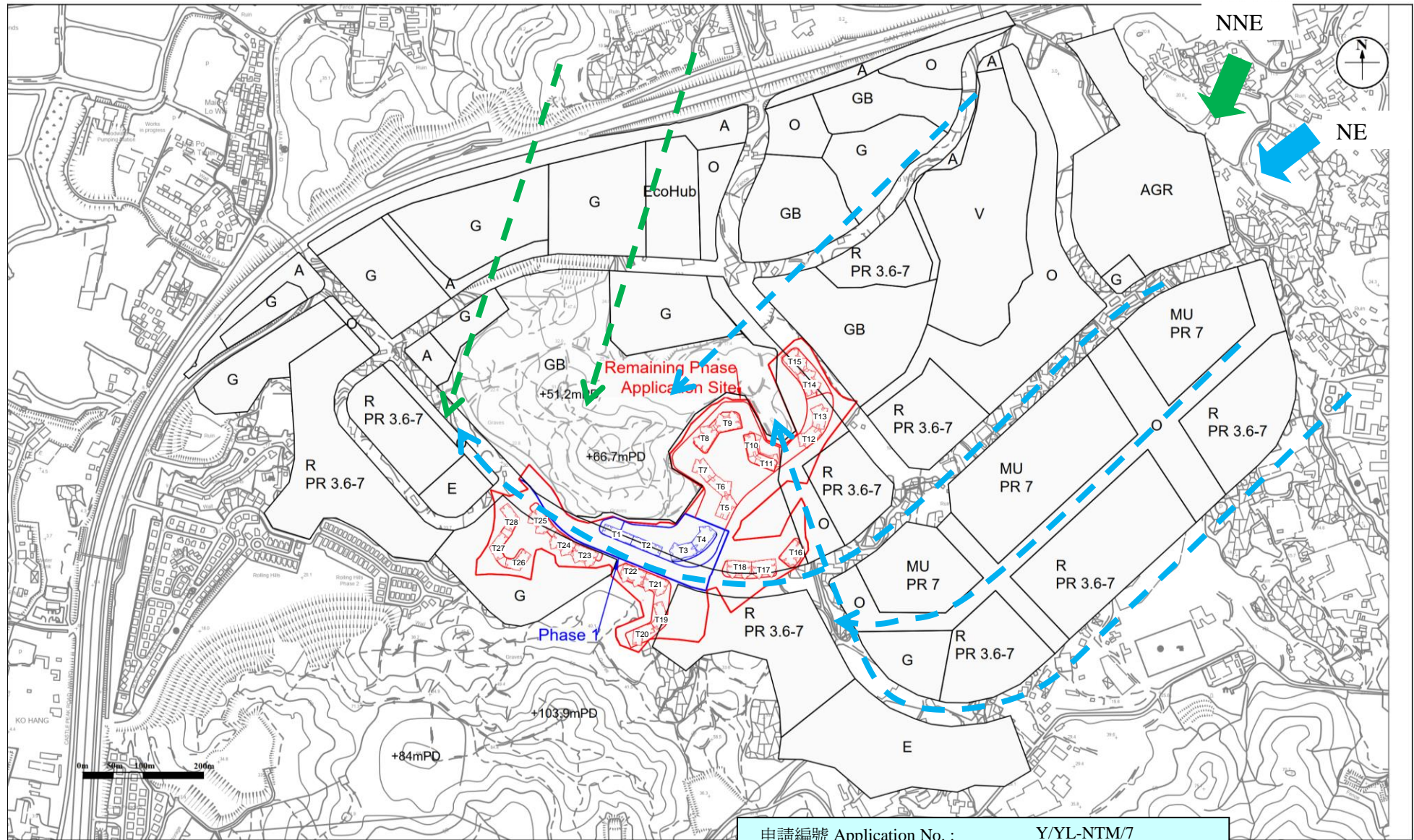
**Figure: 3**  
**Title:** Master Layout Plan of the Proposed Scheme

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 此頁摘自申請人提交的文件。  
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**RAMBOLL**  
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 Rev.: 1.0  
 Date: Oct-22

**Project:** Section 12A Planning Application for Proposed Amendments to the Approved Ngau Tam Mei Outline Zoning Plan from "CDA" Zone to "CDA(1)" Zone at Lot 2091 (Part) in D.D.105, Shek Wu Wai, Yuen Long





**Figure: 7b**

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**Title: Illustration of Wind Flow of the Proposed Scheme under NNE/NE Wind**

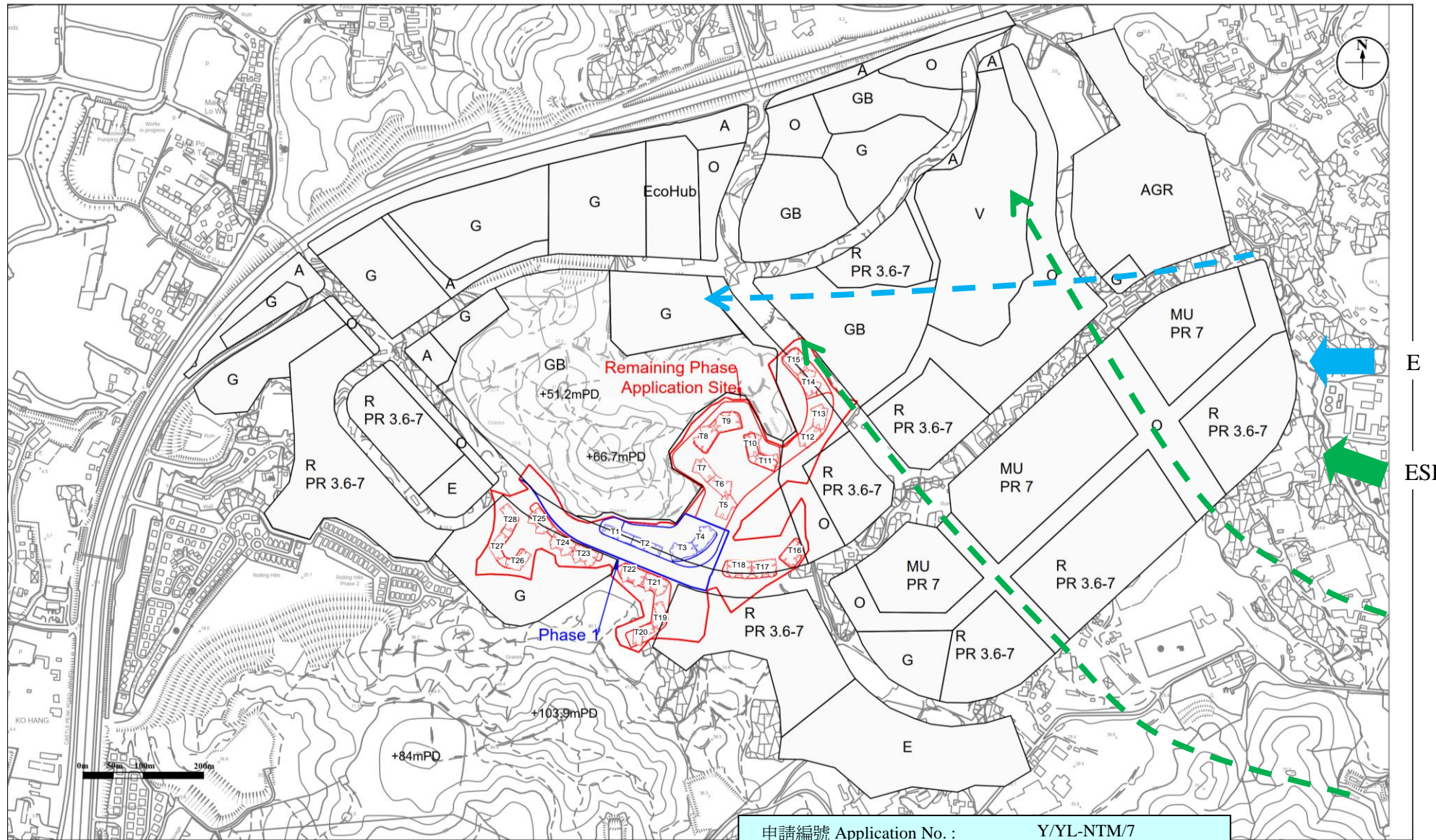
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**Project: Section 12A Planning Application for Proposed Amendments to the Approved Ngau Tam Mei Outline Zoning Plan from "CDA" Zone to "CDA(1)" Zone at Lot 2091 (Part) in D.D.105, Shek Wu Wai, Yuen Long**

Checked by: TC

Rev.: 1.0

Date: Nov 2022



**Figure: 8b**

**Title: Illustration of Wind Flow of the Proposed Scheme under E/ESE Wind**

**Project: Section 12A Planning Application for Proposed Amendments to the Approved Ngau Tam Mei Outline Zoning Plan from "CDA" Zone to "CDA(1)" Zone at Lot 2091 (Part) in D.D.105, Shek Wu Wai, Yuen Long**

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