

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NTM/8**
關乎申請編號 Y/YL-NTM/8 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 28.11.2022
因應於 2022 年 11 月 28 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/8		
Location/address 位置/地址	Various Lots in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long 元朗牛潭尾丈量約份第 104 約多個地段及毗連政府土地		
Site area 地盤面積	About 約 96,237 sq. m 平方米 (Includes Government Land of about 包括政府土地約 33,272 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」		
Proposed Amendment(s) 擬議修訂	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 地積比率
	Domestic 住用	About 約 384,949	Not more than 不多於 4
	Non-domestic 非住用	Not more than 不多於 67,000	About 約 0.7
No. of block 幢數	Domestic 住用	3 Towers 大廈 and 22 Houses 屋宇	
	Non-domestic 非住用	-	
	Composite 綜合用途	19 Towers 大廈	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	22 Houses 屋宇	About 約 12 m 米
		3 Towers 大廈	Not more than 不多於 170 mPD 米(主水平基準上)
		22 Houses 屋宇	3 Storey(s) 層
		3 Towers 大廈	33-44 Storey(s) 層
		For all 3 Towers 全部 3 座大廈 For T3 of Phase 2A 第 2A 期的 T3 座	Exclude 不包括 2 Basements 地庫 Include 包括 1 Refuge Floor 防火層
	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 120 - 170	mPD 米(主水平基準上)
30 - 50		Storey(s) 層	
For T3-11 of Phase 1 第 1 期 T3-11 座: Exclude 不包括 1-2 Basement(s) 地庫 For T1-8 of Phase 2B 第 2B 期 T1-8 座: Include 包括 1 Refuge Floor 防火層			
Site coverage 上蓋面積	Not more than 不多於 100 % (below 15m 米以下, non-domestic 非住用) Not more than 不多於 33.33 % (above 15m 米以上, domestic 住用)		
No. of units 單位數目	6,276		
Open space 休憩用地	Private 私人	Not less than 不少於 18,200	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 spaces 停車位總數		2485
	Private Car Parking Spaces 私家車車位		2374
	Motorcycle Parking Spaces 電單車車位		111
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		119
	Light Goods Vehicle Spaces 輕型貨車車位		58
	Heavy Goods Vehicle Spaces 重型貨車車位		53
	Private Car/Taxi Lay-by for Kindergarten 私家車/的士停車處(幼稚園專用)		4
School Bus Lay-by for Kindergarten 校車停車處(幼稚園專用)		4	

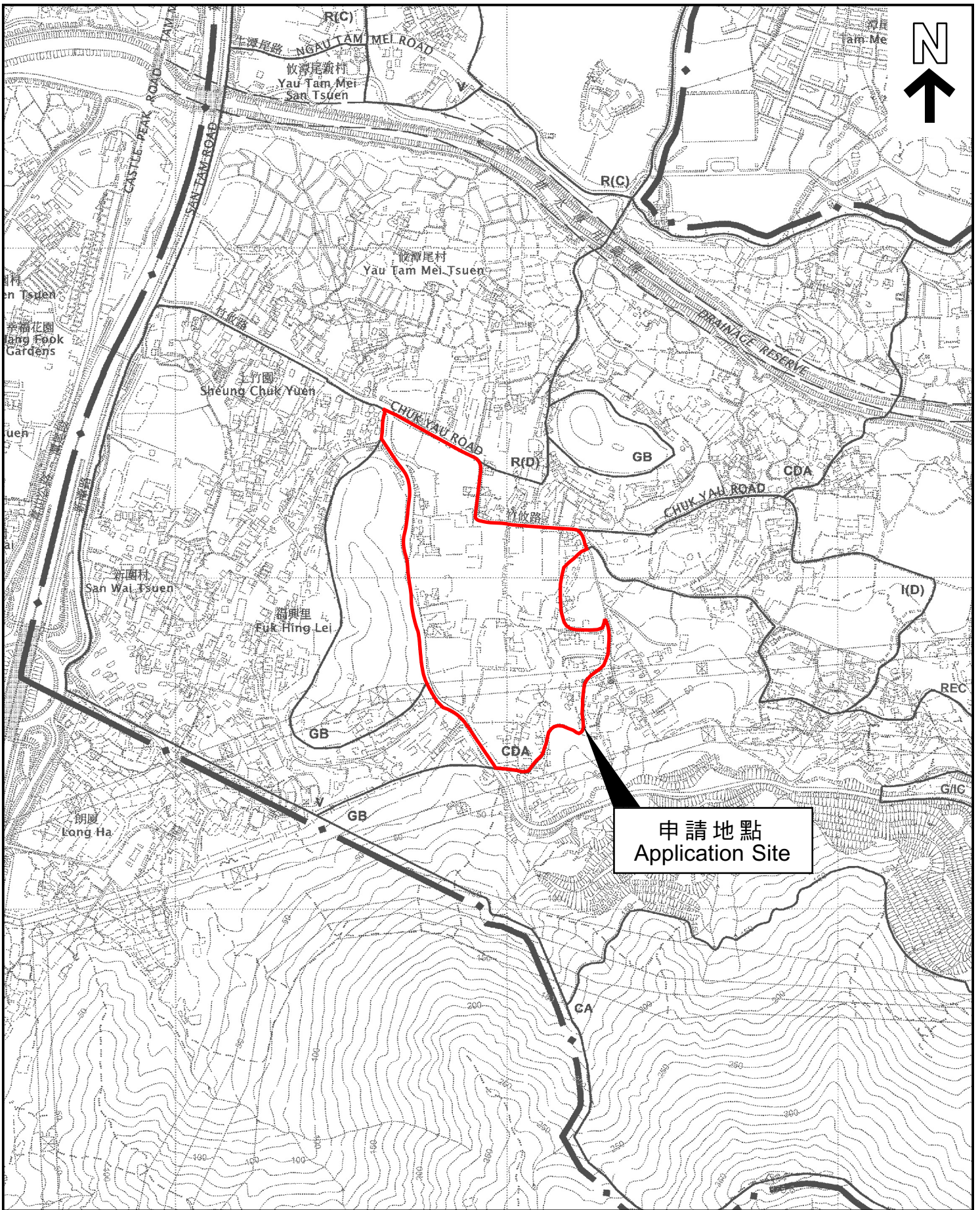
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
<u>Reports 報告書</u>		
<u>Replacement pages of supporting planning statement 規劃綱領替代頁</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Replacement pages of noise impact assessment 噪音影響評估替代頁</u>	<input type="checkbox"/>	<input checked="" 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"/>
<u>Replacement pages of visual impact assessment 視覺影響評估替代頁</u>	<input type="checkbox"/>	<input checked="" 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"/>
<u>Replacement pages of drainage impact assessment 排水影響評估替代頁</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Replacement pages of sewerage impact assessment 排污影響評估替代頁</u>	<input type="checkbox"/>	<input checked="" 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"/>
<u>Water supply impact assessment 供水影響評估</u>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Replacement pages of air quality impact assessment 空氣質素影響評估替代頁</u>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Replacement pages of landscape and tree preservation proposals 園境及樹木保育建議替代頁</u>	<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		

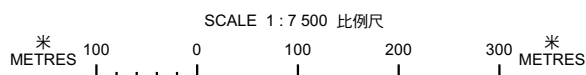
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



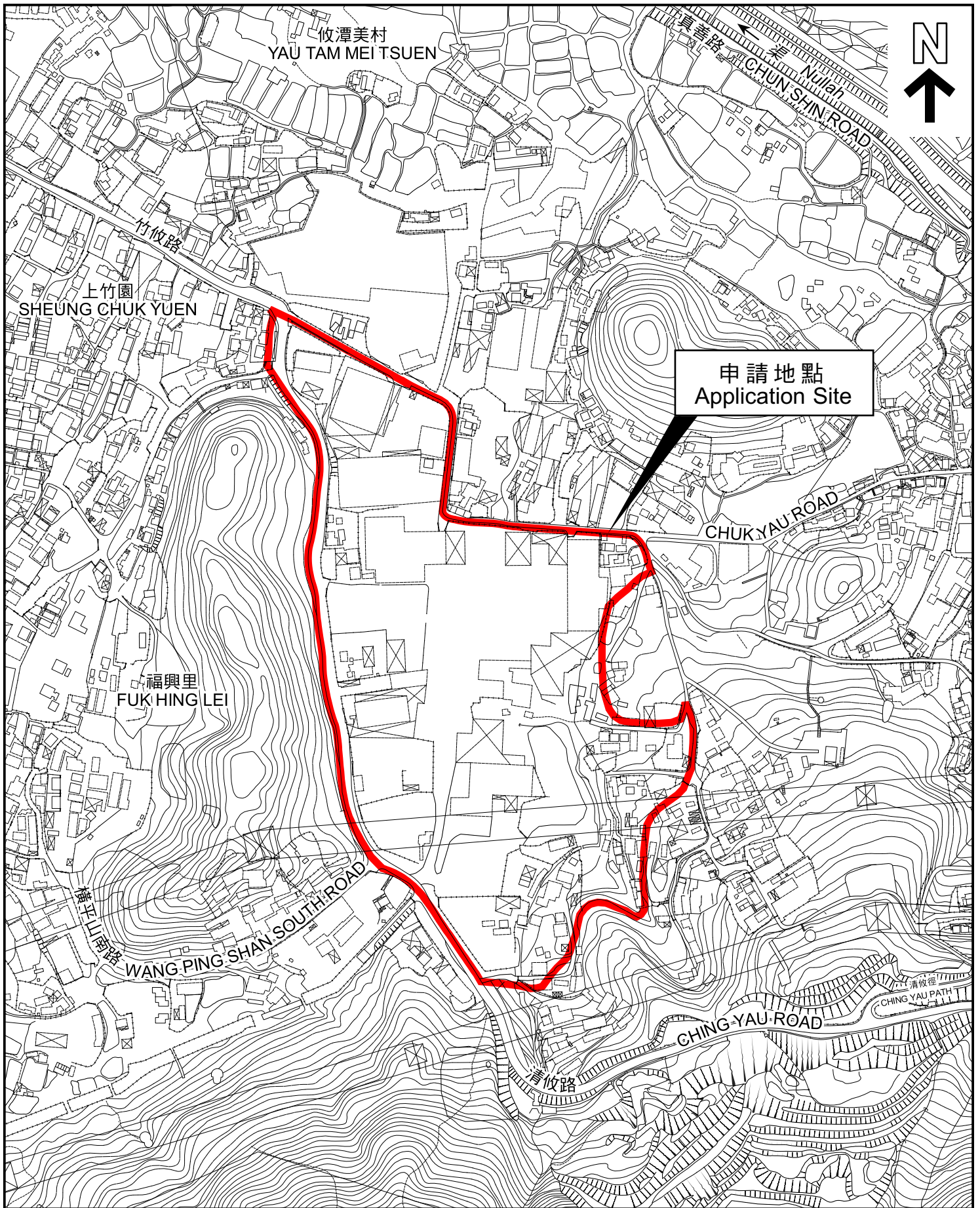
位置圖 LOCATION PLAN

本摘要圖於2022年12月7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 7.12.2022
 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/8



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年12月7日擬備，
所根據的資料為測量圖編號
2-SE-17C、17D、22A、22B、22C 及 22D
EXTRACT PLAN PREPARED ON 7.12.2022
BASED ON SURVEY SHEETS No.
2-SE-17C、17D、22A、22B、22C & 22D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
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REFERENCE No.
Y/YL-NTM/8

申請編號 Application No. : Y/YL-NTM/8

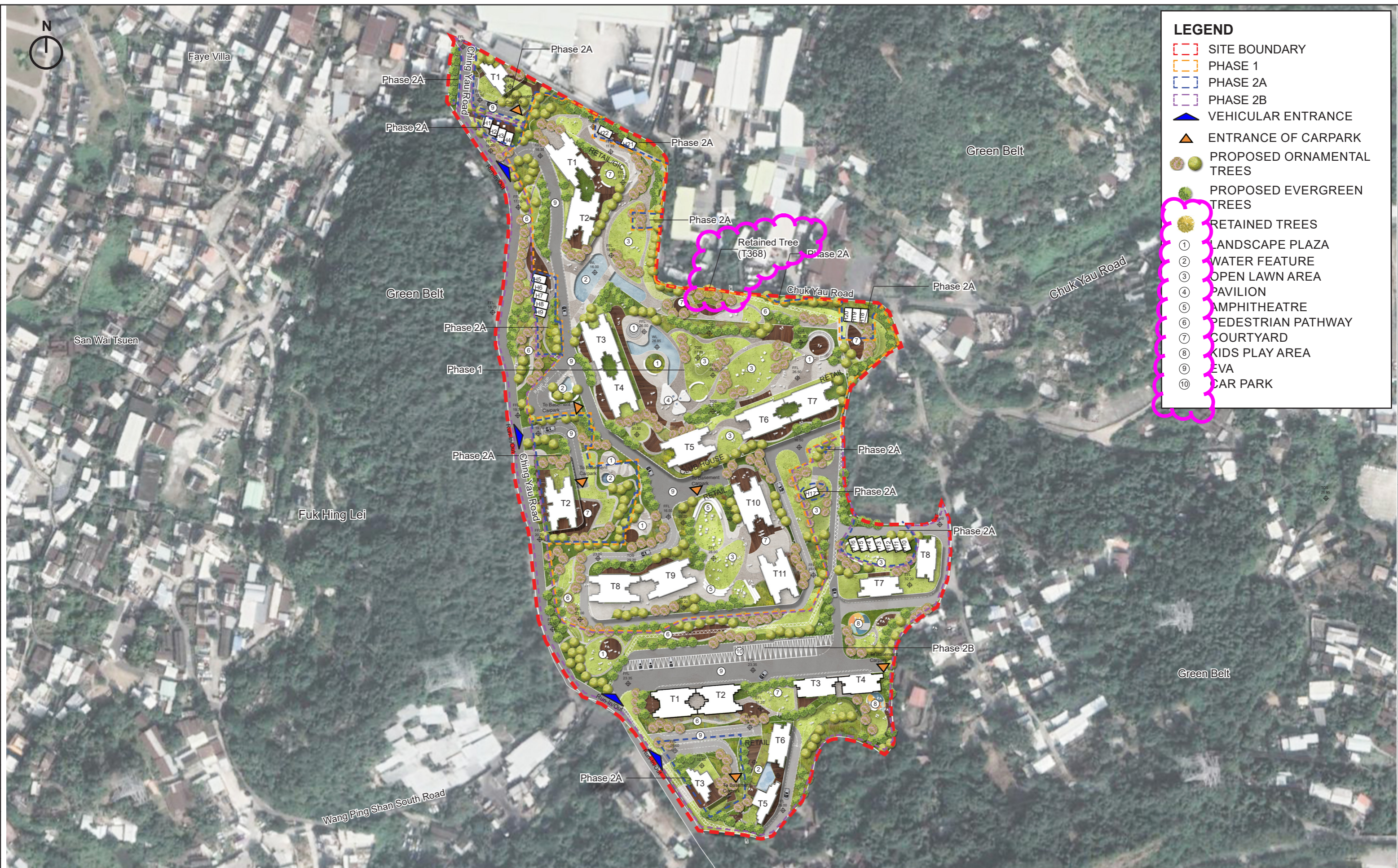
備註 Remarks

申請人呈交進一步資料，包括回應部門意見表，並提供新的供水影響評估，以及規劃綱領、噪音影響評估、空氣質素影響評估、排水影響評估、排污影響評估、園境及樹木保育建議和視覺影響評估替代頁。

The applicant submitted further information including a table of responses to departmental comments, a new water supply impact assessment and replacement pages for the supporting planning statement, noise impact assessment, air quality impact assessment, drainage impact assessment, sewerage impact assessment, landscape and tree preservation proposals and visual 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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LEGEND

- [Red dashed line] SITE BOUNDARY
- [Orange dashed line] PHASE 1
- [Blue dashed line] PHASE 2A
- [Purple dashed line] PHASE 2B
- [Blue triangle] VEHICULAR ENTRANCE
- [Orange triangle] ENTRANCE OF CARPARK
- [Green circle] PROPOSED ORNAMENTAL TREES
- [Light green circle] PROPOSED EVERGREEN TREES
- [Yellow circle] RETAINED TREES
- ① LANDSCAPE PLAZA
- ② WATER FEATURE
- ③ OPEN LAWN AREA
- ④ PAVILION
- ⑤ AMPHITHEATRE
- ⑥ PEDESTRIAN PATHWAY
- ⑦ COURTYARD
- ⑧ KIDS PLAY AREA
- ⑨ EVA
- ⑩ CAR PARK

<p>LEGEND</p> <p>申請編號 Application No. : <u>Y/YL-NTM/8</u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.</p>	<p>DRAWING TITLE</p> <p>Landscape Master Plan - Overall</p>	<p>DATE</p> <p>NOV 2022</p>	<p>FIGURE NO.</p> <p>FIG 1.5</p>	<p>SCALE AND ORIENTATION</p> <p>1:2000@A3</p>	<p>JOB TITLE</p> <p>Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Residential and Commercial Development at Various Lots in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories</p>
		<p>DRAWN</p> <p>IL</p>			
		<p>CHECKED</p> <p>CY</p>			
		<p>APPROVED</p> <p>CY</p>			

ARUP



LEGEND

- Phase 1
- Phases 2A & Phase 2B

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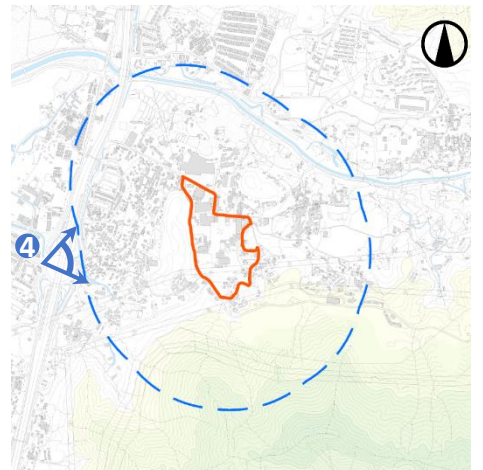
Existing Condition



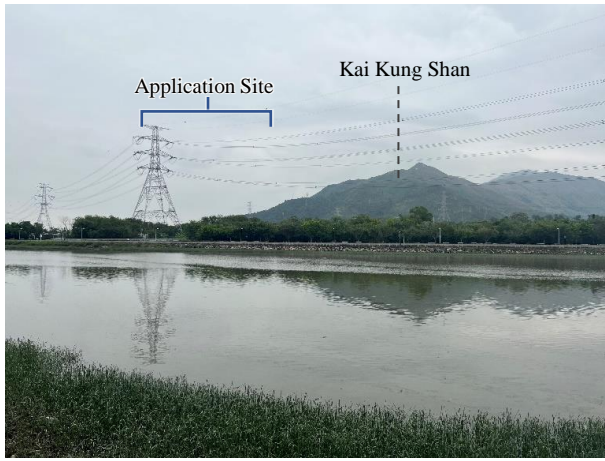
Baseline Scheme



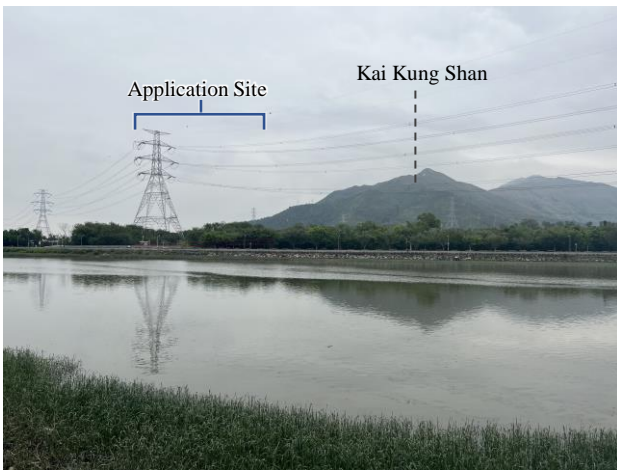
Indicative Scheme



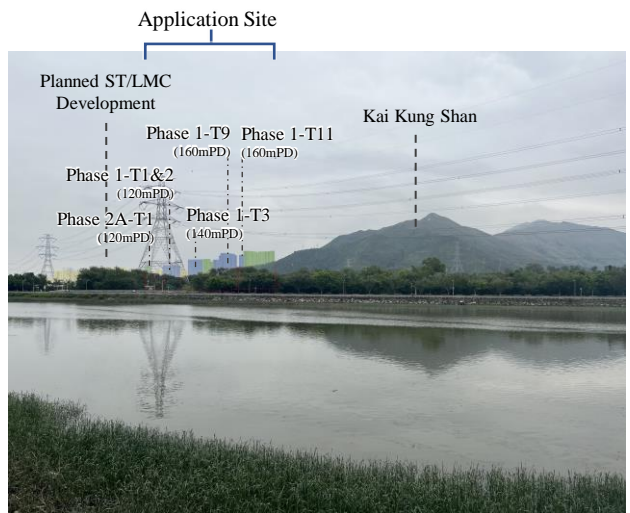
<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>
6	-	Viewing Point 3 – Minibus Stop at Fairview Park Boulevard
ARUP	<i>Date</i>	<i>Source</i>
	Jun 2022	-



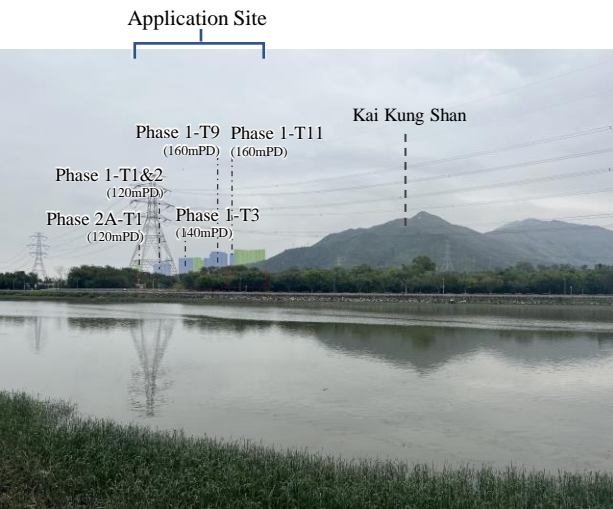
Existing Condition



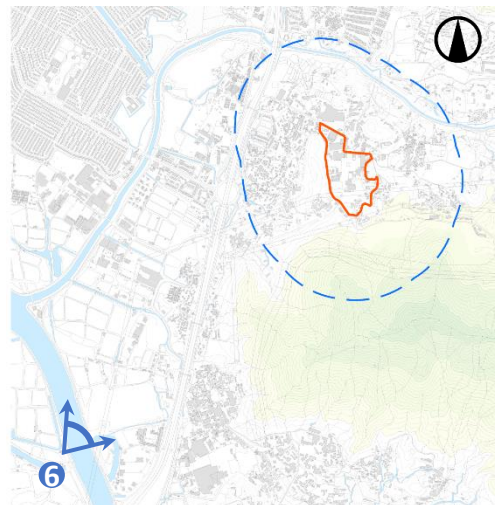
Baseline Scheme



Reference Scenario (with the Planned ST/LMC Development)



Indicative Scheme

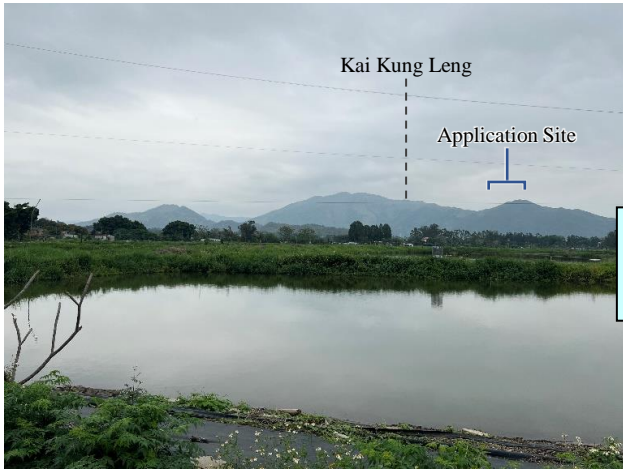


LEGEND

- Phase 1
- Phases 2A & Phase 2B
- ST/LMC Development

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Figure No.	Scale	Figure Title
9	-	Viewing Point 6 – Nam Sang Wai River Education Trail
ARUP	Date Nov 2022	Source -

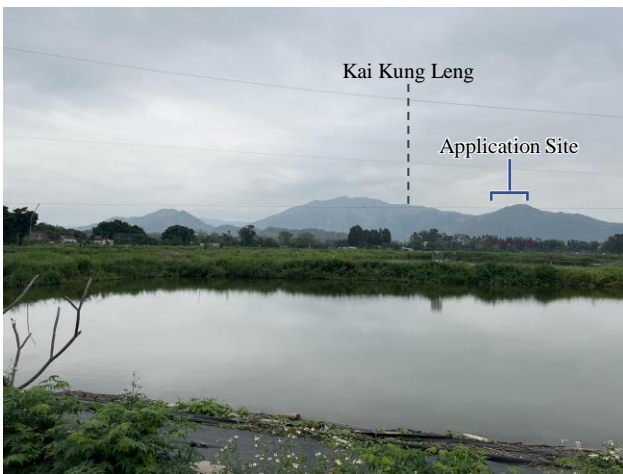


Existing Condition

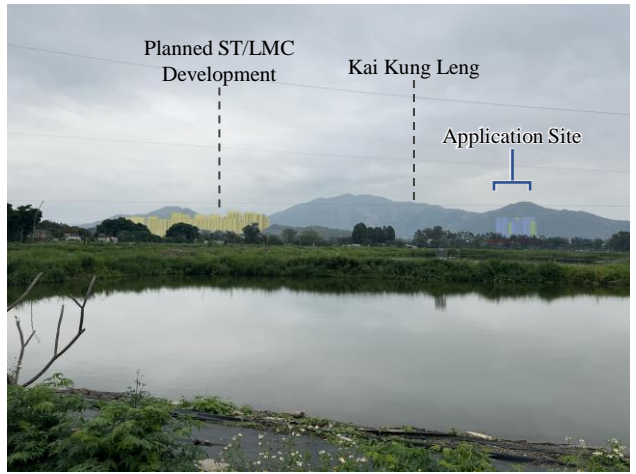
LEGEND

- Phase 1
- Phases 2A & Phase 2B
- ST/LMC Development

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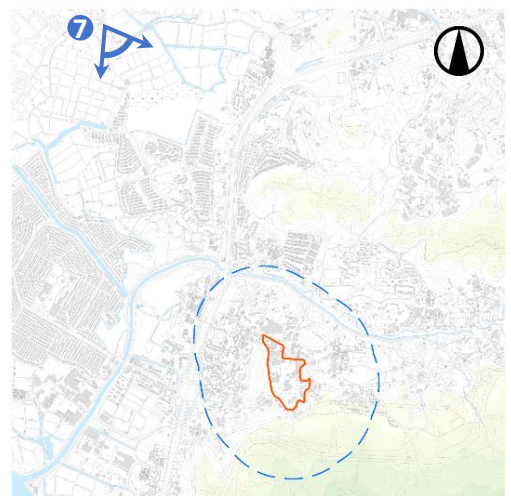
Baseline Scheme



Reference Scenario (with the Planned ST/LMC Development)



Indicative Scheme



<i>Figure No.</i> 10	<i>Scale</i> -	<i>Figure Title</i> Viewing Point 7 – Tam Kon Chau Road near the Entrance of Mai Po Nature Reserve	
ARUP	<i>Date</i> Nov 2022	<i>Source</i>	-