

**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 20.1.2023  
因應於 2023 年 1 月 20 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		2,672
	Private Car Parking Spaces 私家車車位		1,706
	Motorcycle Parking Spaces 電單車車位		126
	Bicycle Parking Spaces 單車泊車位		840
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		73
	Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位		73 <sup>(5)</sup>

- (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

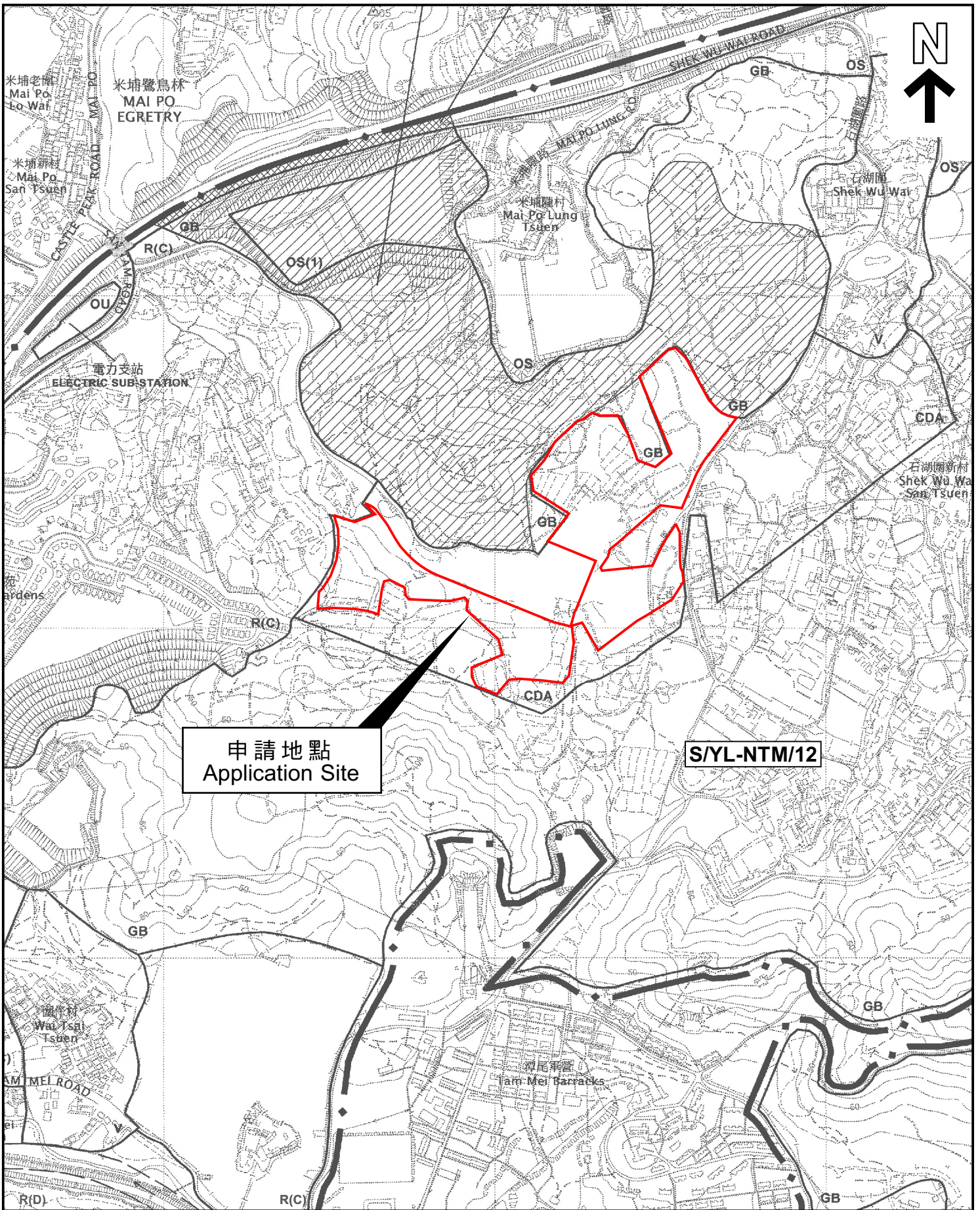
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 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 checked="" 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 checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" 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 checked="" 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 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"/>
<u>Revised indicative development schedule 經修訂的發展參數表</u>		
<u>New indicative phasing plan 新的分期發展圖</u>		
<u>Revised Landscape Master Plan, Tree Survey and Preservation Proposal 經修訂的園境設計總圖、樹木調查及保育建議書</u>		
<u>Revised Visual Impact Assessment 經修訂的視覺影響評估</u>		
<u>Revised Air Ventilation Assessment – Expert Evaluation 經修訂的空氣流通專家評估</u>		
<u>Replacement pages of the proposed amendments to the Plan, Notes and Explanatory Statement of the OZP 擬議大綱圖圖則、註釋及說明書的替代頁</u>		
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

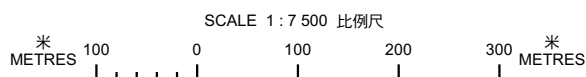
S/YL-NTM/12

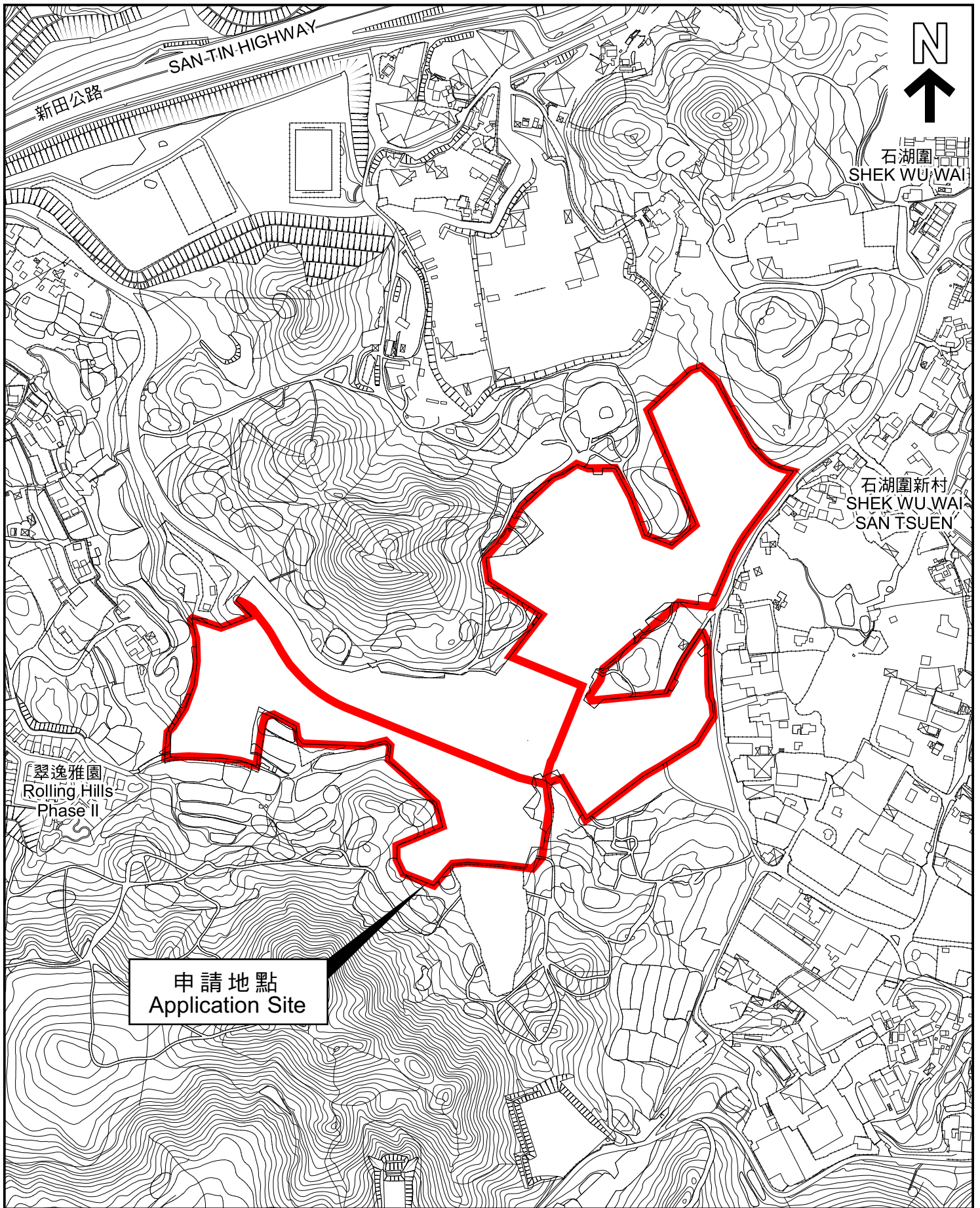
位置圖 LOCATION PLAN

本摘要圖於2023年1月27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 27.1.2023  
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2023年1月27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 27.1.2023  
 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  
 APPLICATION SITE BOUNDARY  
 FOR IDENTIFICATION PURPOSE ONLY

參考編號  
 REFERENCE No.  
 Y/YL-NTM/7

申請編號 Application No. : Y/YL-NTM/7

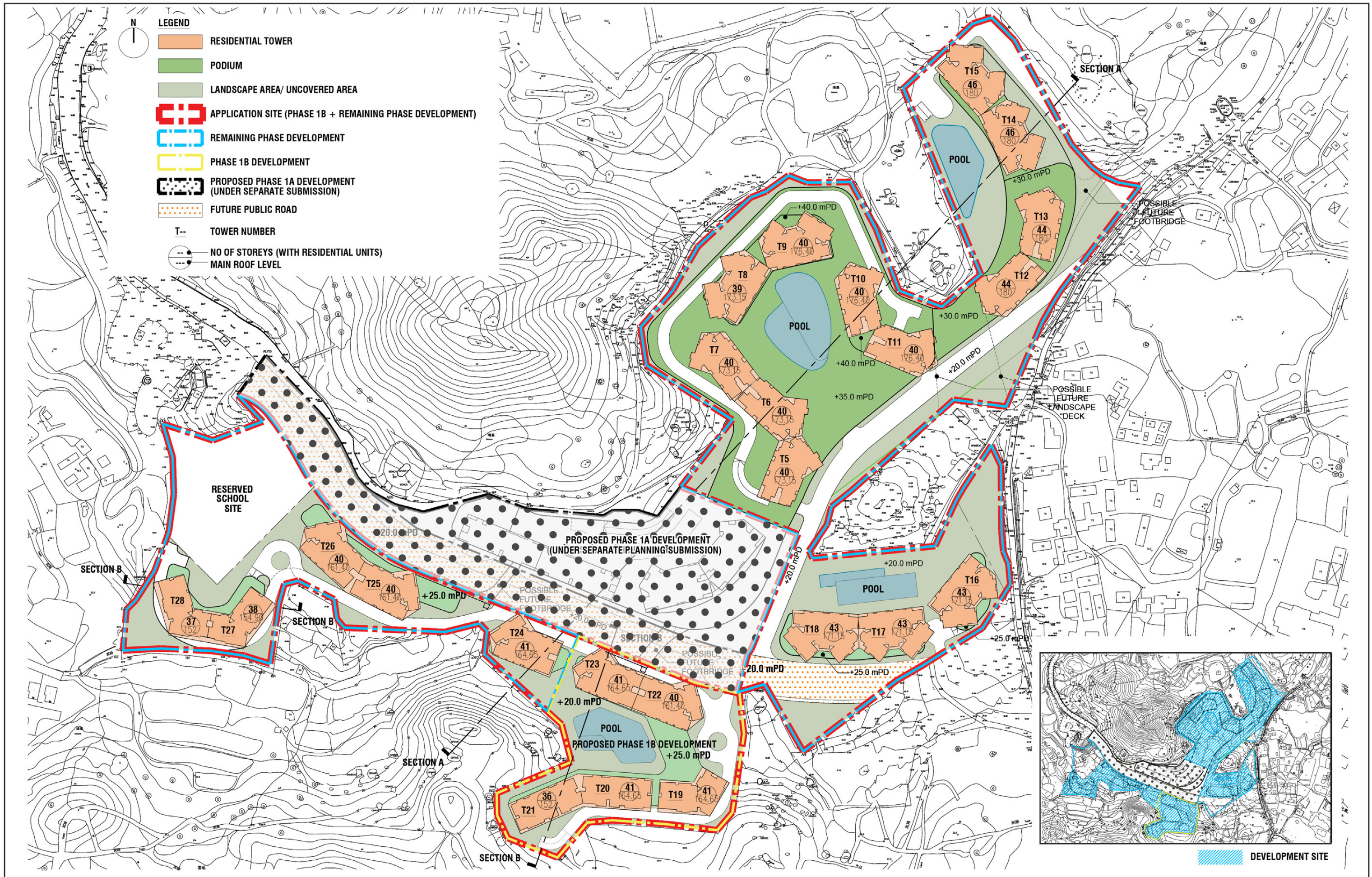
**備註 Remarks**

申請人呈交進一步資料，包括回應部門意見表、經修訂的發展參數表、經修訂的總綱發展藍圖、樓面平面圖和截視圖、經修訂的視覺影響評估、經修訂的空氣流通專家評估、經修訂的園境設計總圖、樹木調查及保育建議書、新的分期發展圖、新的環境評估、新的交通影響評估及擬議大綱圖圖則、註釋及說明書的替代頁。

The applicant provided further information which includes a table of responses to departmental comments, revised indicative development schedule, revised master layout plan, floor plans and sectional plans, revised Visual Impact Assessment, revised Air Ventilation Assessment – Expert Evaluation, revised Landscape Master Plan, Tree Survey and Preservation Proposal, new indicative phasing plan, new Environmental Assessment, new Traffic Impact Assessment, and replacement pages of the proposed amendments to the Plan, Notes and Explanatory Statement of the OZP.

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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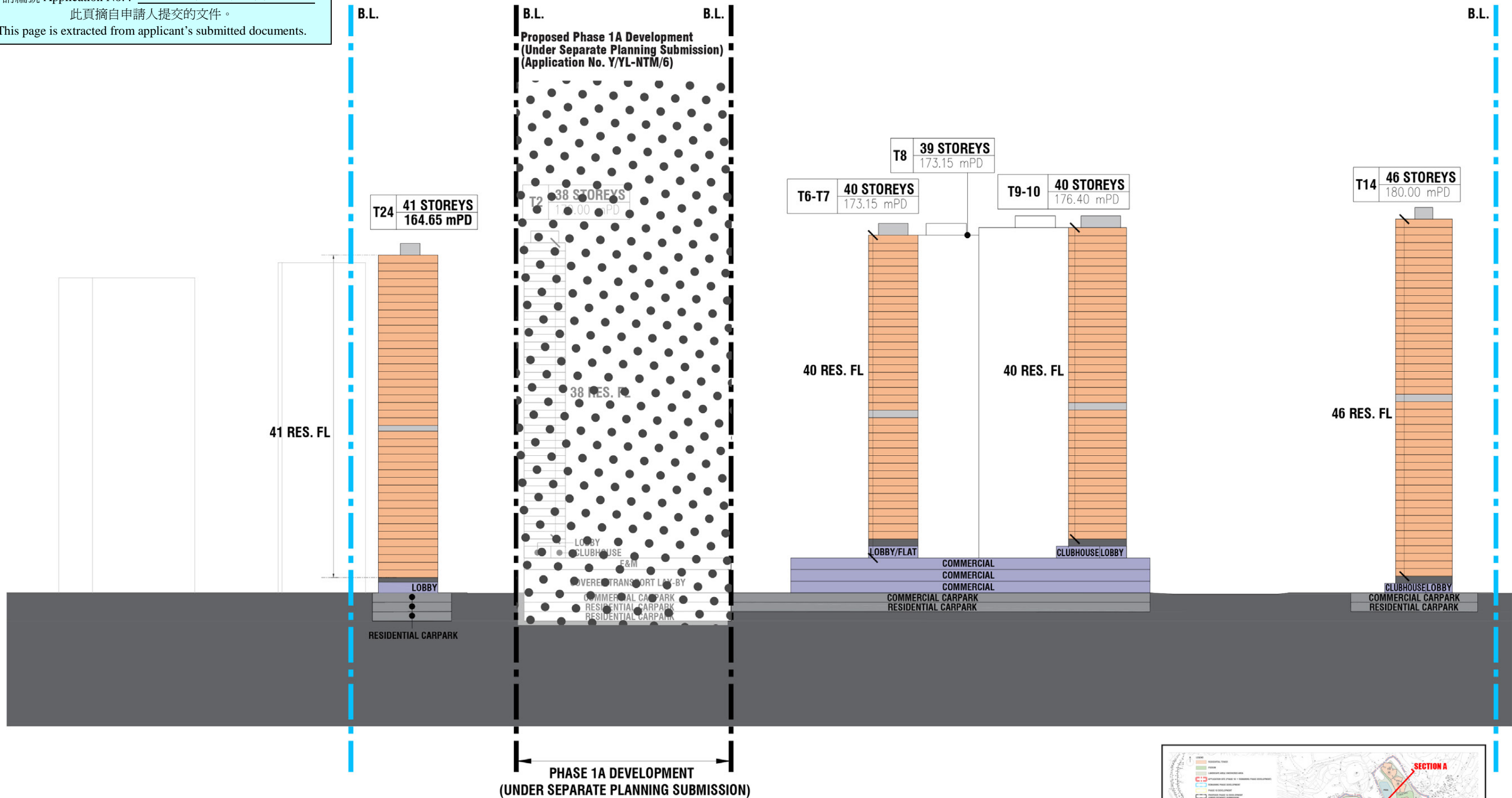
Title

Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2023
Scale		Figure	4.1

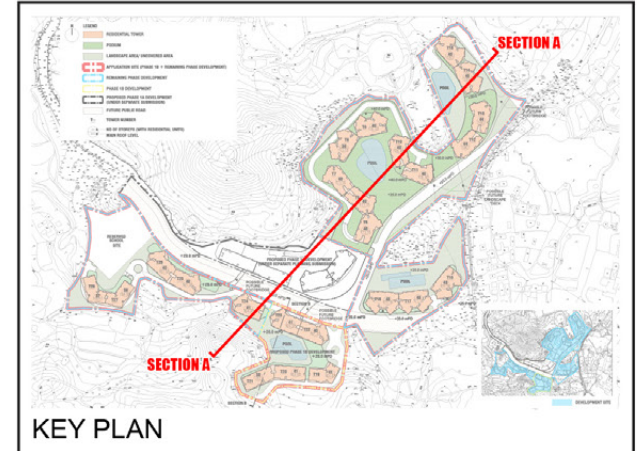
申請編號 Application No. : Y / YL-NTM / 7  
 此頁摘自申請人提交的文件。  
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**LEGEND**

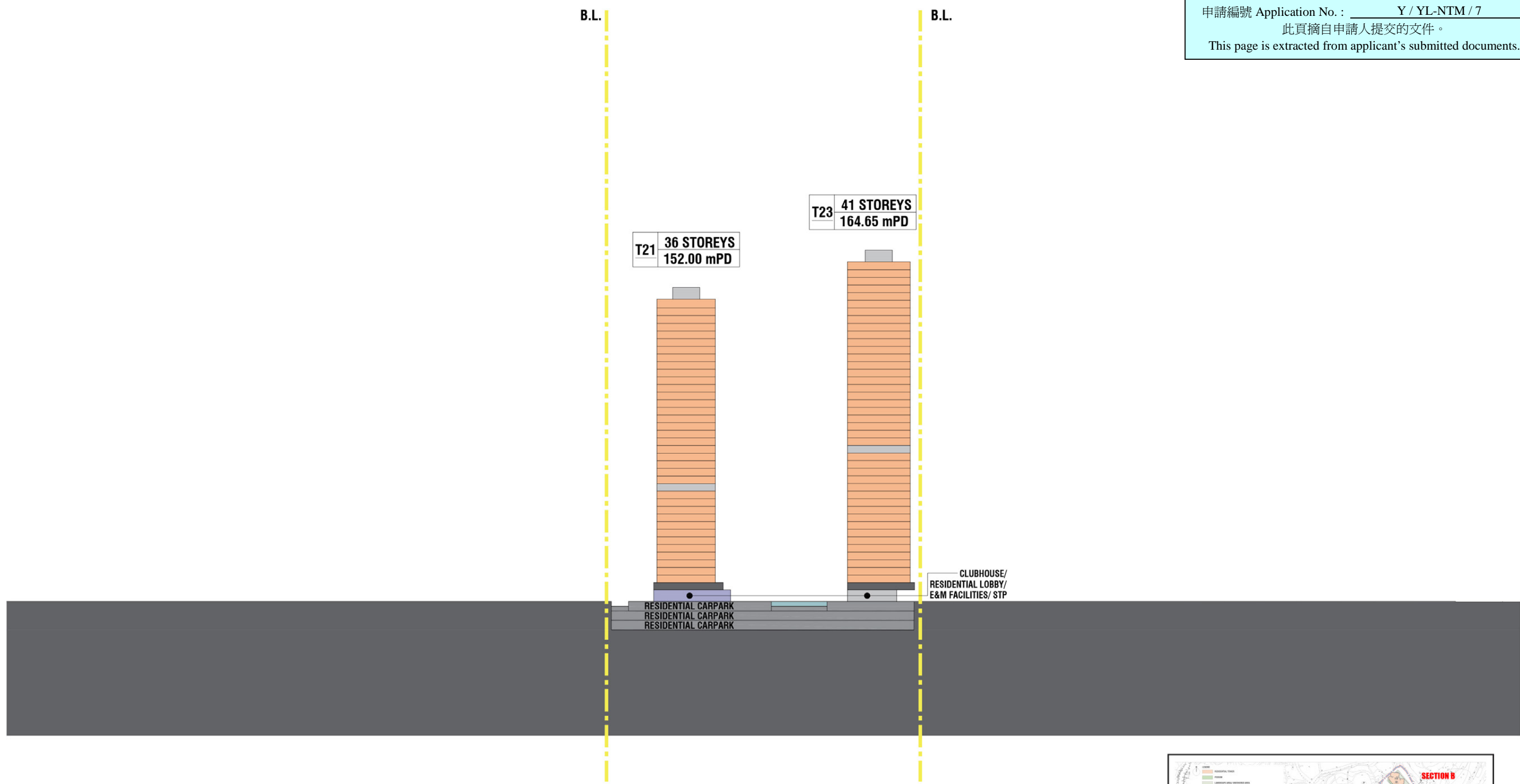
- RESIDENTIAL TOWER
  - PODIUM (COMMERCIAL/ CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
  - CARPARK
  - REMAINING PHASE DEVELOPMENT
  - PHASE 1A DEVELOPMENT (UNDER SEPARATE PLANNING SUBMISSION)
- | TOWER NO. | NO OF STOREYS (WITH RESIDENTIAL UNITS) | MAIN ROOF LEVEL |
|-----------|--|-----------------|
| T24       | 41 STOREYS                             | 164.65 mPD      |
| T2        | 38 STOREYS                             | 173.00 mPD      |
| T6-T7     | 40 STOREYS                             | 173.15 mPD      |
| T8        | 39 STOREYS                             | 173.15 mPD      |
| T9-10     | 40 STOREYS                             | 176.40 mPD      |
| T14       | 46 STOREYS                             | 180.00 mPD      |



Title

Indicative Section Plan A - A

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2023
Scale	Figure 4.6		

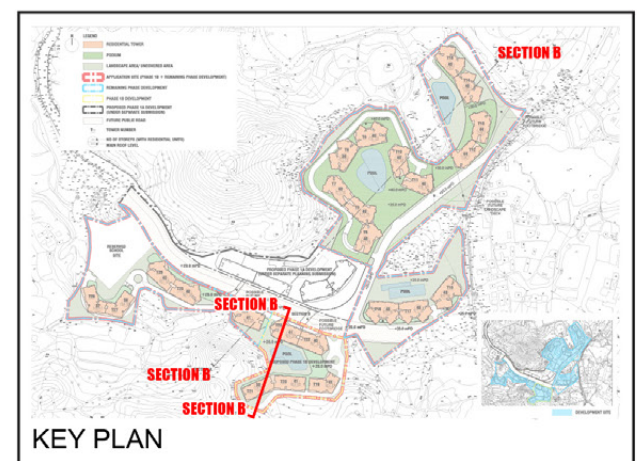


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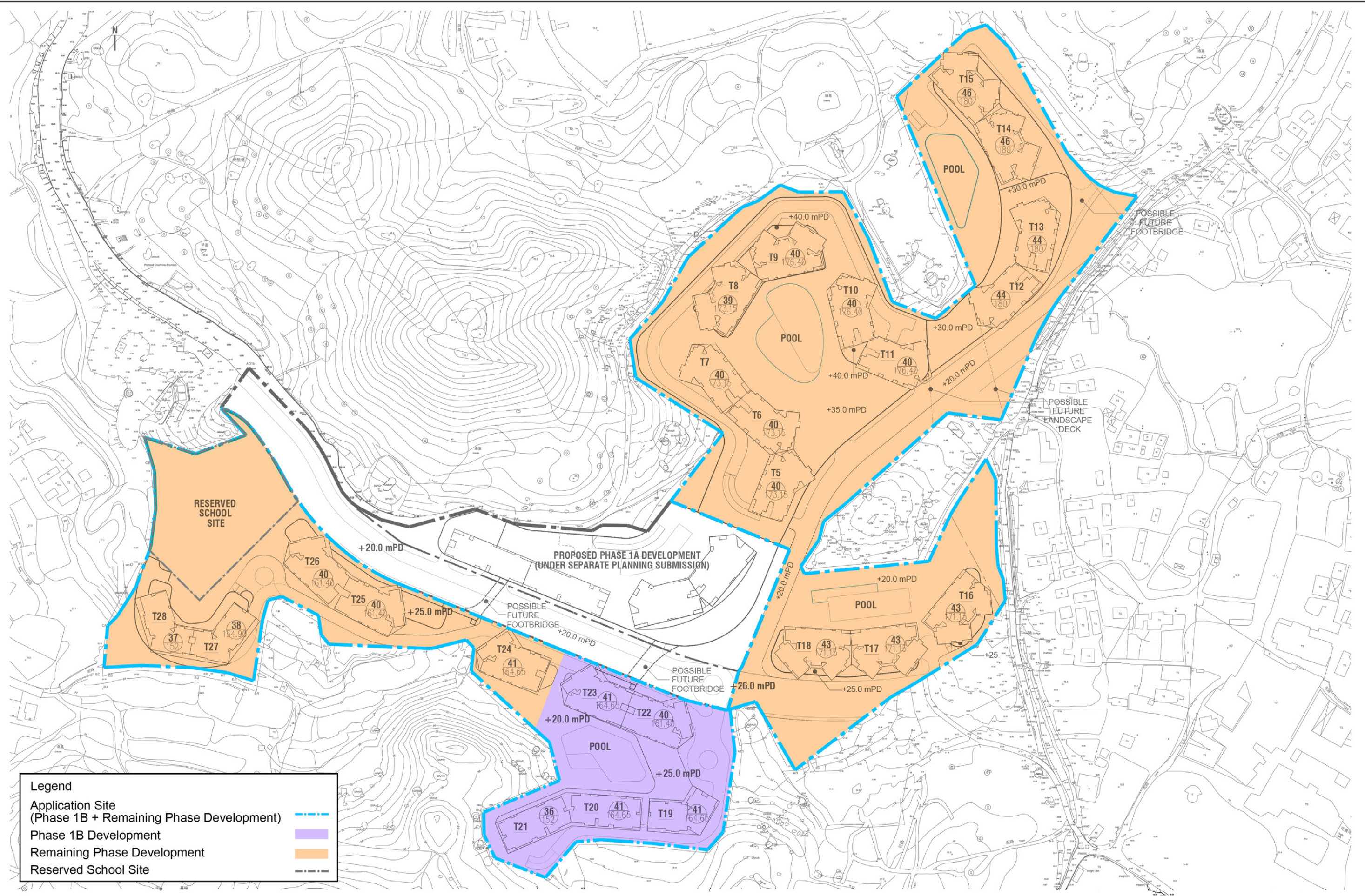
- RESIDENTIAL TOWER
- PODIUM  
(COMMERCIAL/ CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
- CARPARK

--- PHASE 1B DEVELOPMENT

TOWER NO.	NO OF STOREYS (WITH RESIDENTIAL UNITS) MAIN ROOF LEVEL
T21	36 STOREYS 152.00 mPD
T23	41 STOREYS 164.65 mPD



Title	Indicative Section Plan B - B			
	Checked	DH	Drawn	PW
	Rev	0	Date	Jan 2023
Scale	Figure 4.7			



Legend	
Application Site (Phase 1B + Remaining Phase Development)	
Phase 1B Development	
Remaining Phase Development	
Reserved School Site	













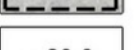



Title

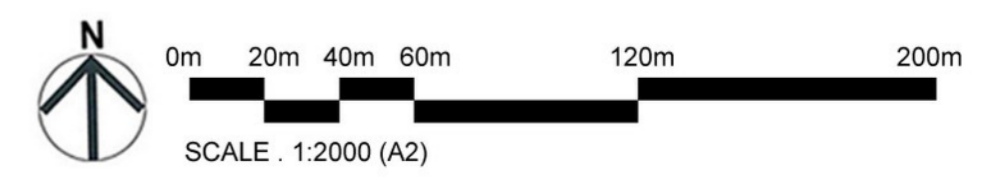
### Indicative Phasing Plan

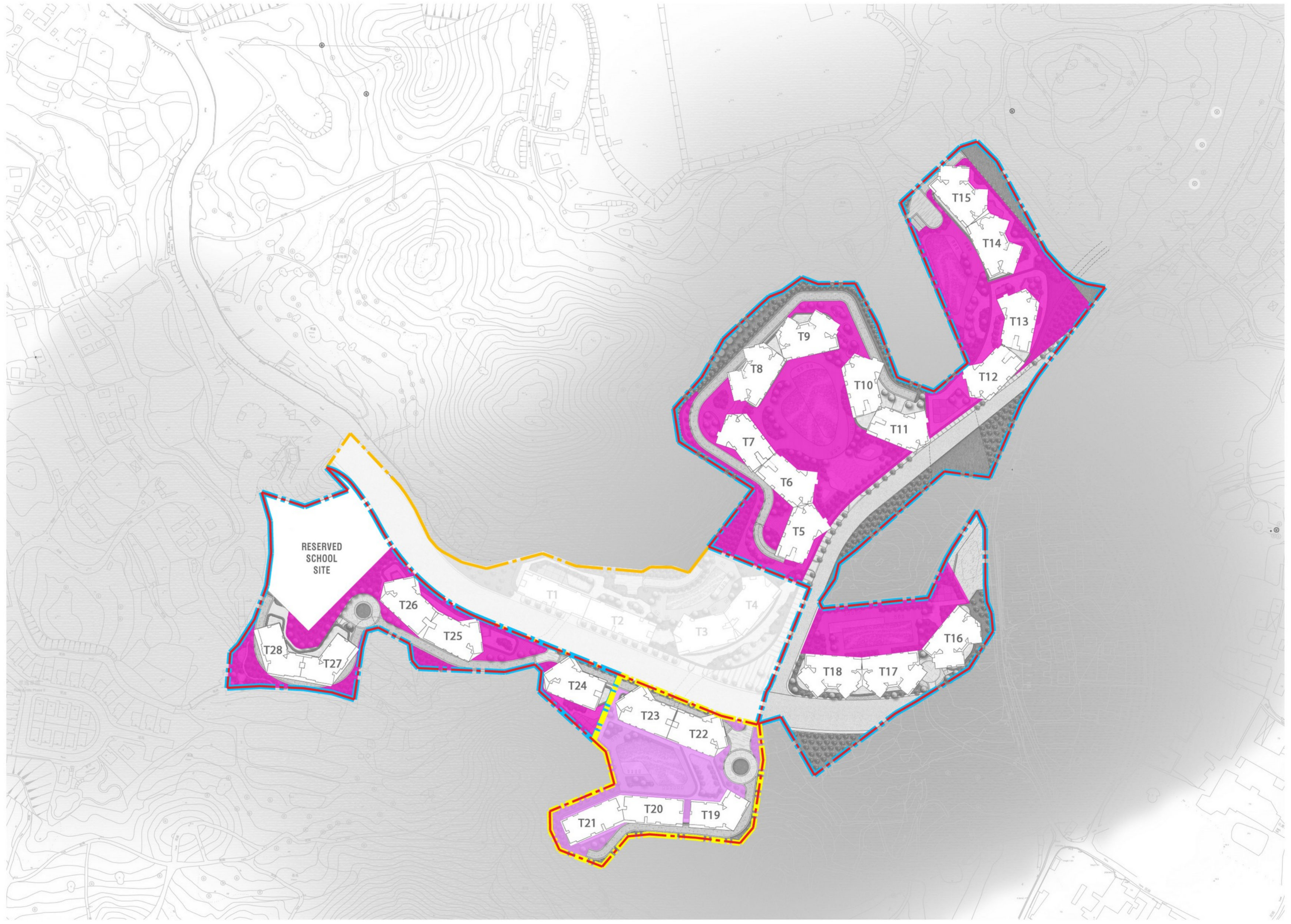
Checked	DH	Drawn	PW
Rev	0	Date	Jan 2023
Scale	Figure		

申請編號 Application No. : Y / YL-NTM / 7  
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**LEGEND:**

-  Application Site (Phase 1B + Remaining Phase Development)
-  Remaining Phase Development
-  Phase 1B Development
-  Proposed Phase 1A Development (Under separate submission)
-  Proposed New Trees
-  Trees proposed to be transplanted (11 Nos.)
-  Proposed Shrubs & Groundcovers
-  Proposed Lawn
-  Outdoor Swimming Pool
-  Proposed Deck
-  Proposed Tower
-  Proposed Paving
-  EVA / Access Road
-  Future Public Road
-  +20.0 Proposed Level
-  Ingress / Egress



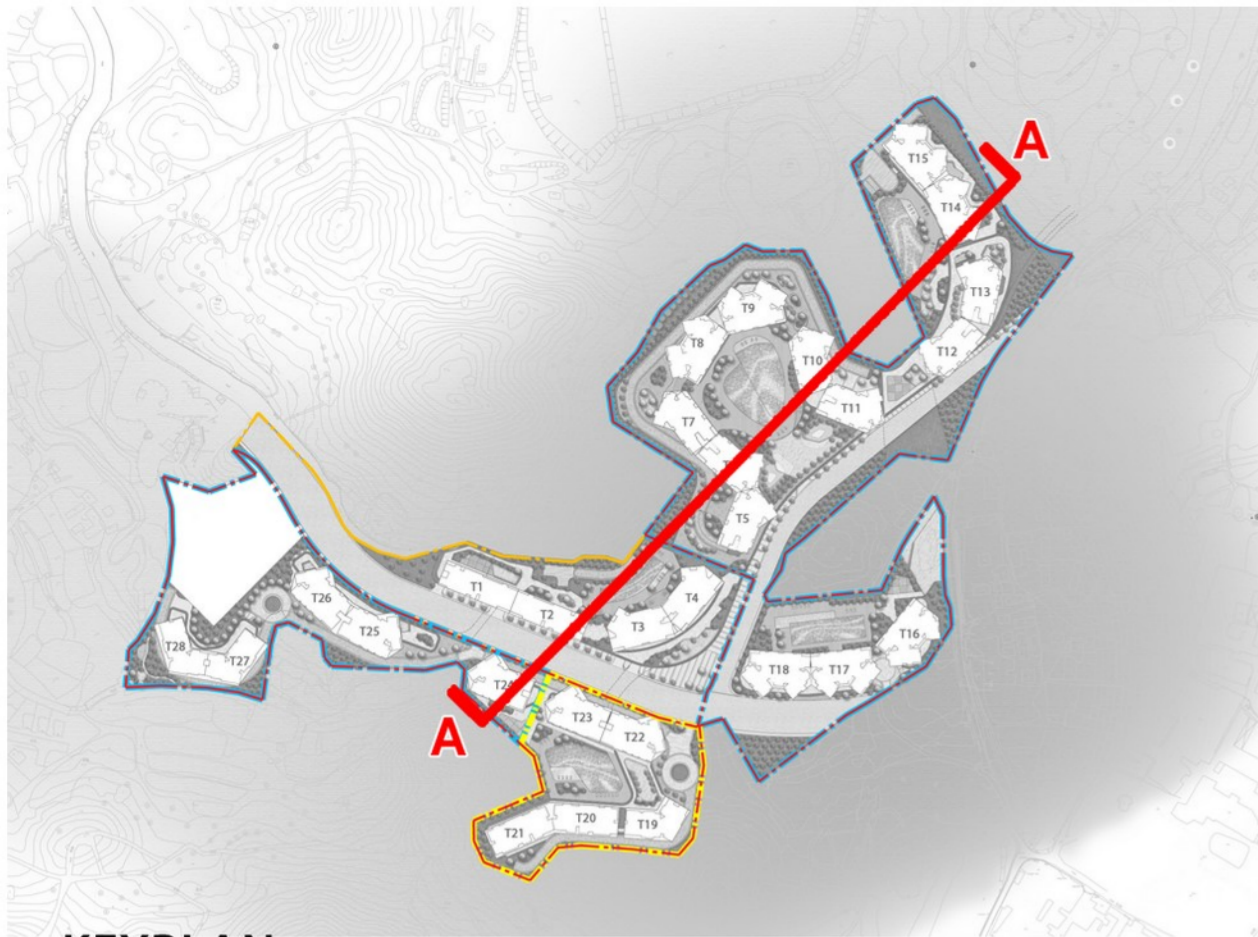


**LEGEND:**

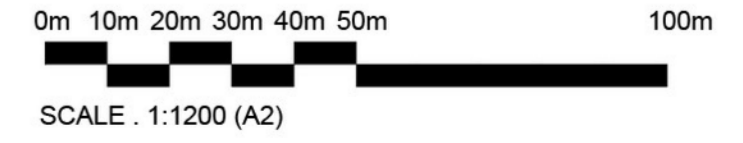
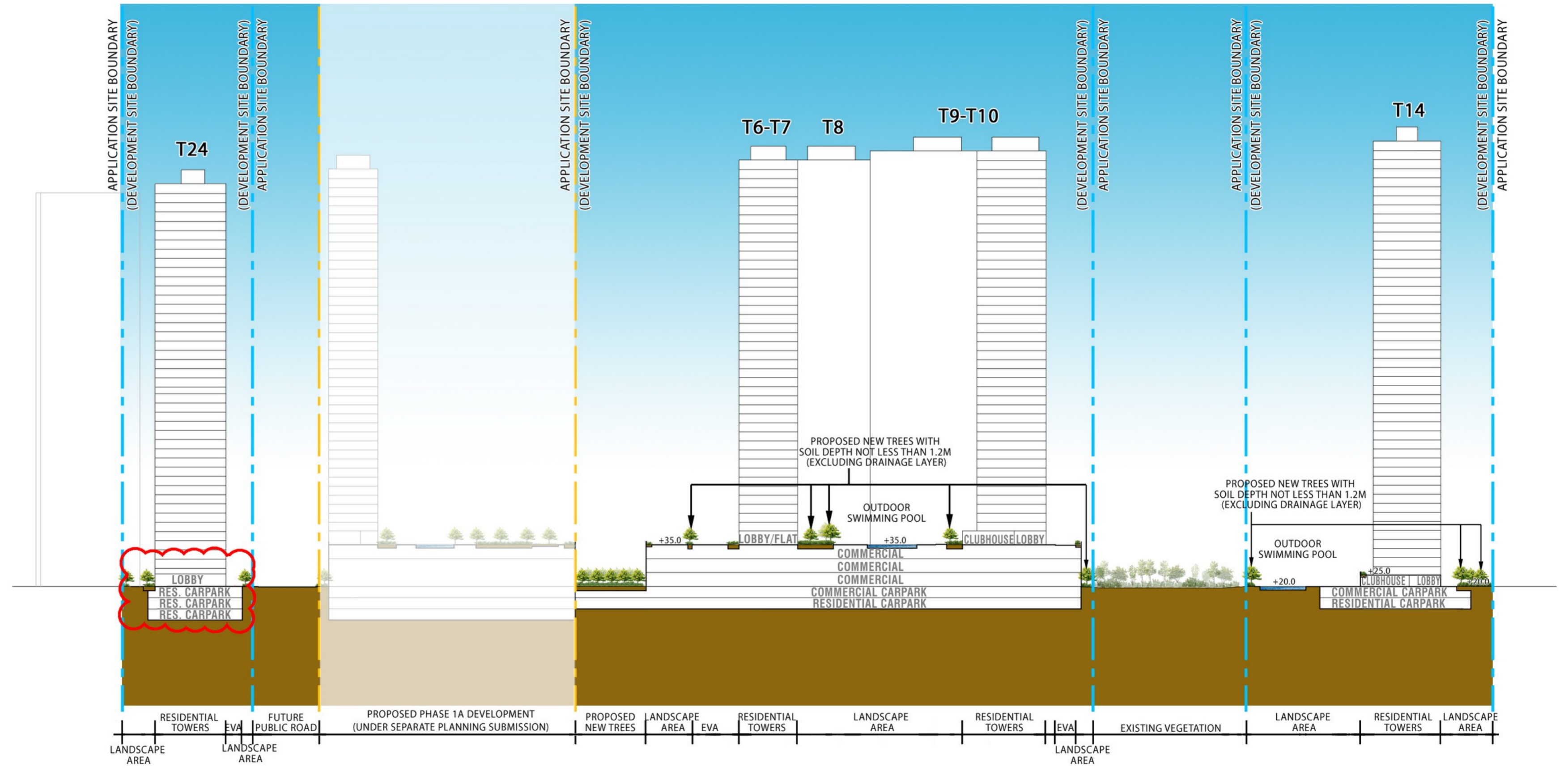
-  Application Site (Phase 1B + Remaining Phase Development)
-  Remaining Phase Development
-  Phase 1B Development
-  Proposed Phase 1A Development (Under separate submission)
-  Private Open Space Phase 1B (not less than 5,197 sqm to be provided for the anticipated population of 5,197)
-  Private Open Space Remaining Phase (not less than 27,498 sqm to be provided for the anticipated population of 27,498)



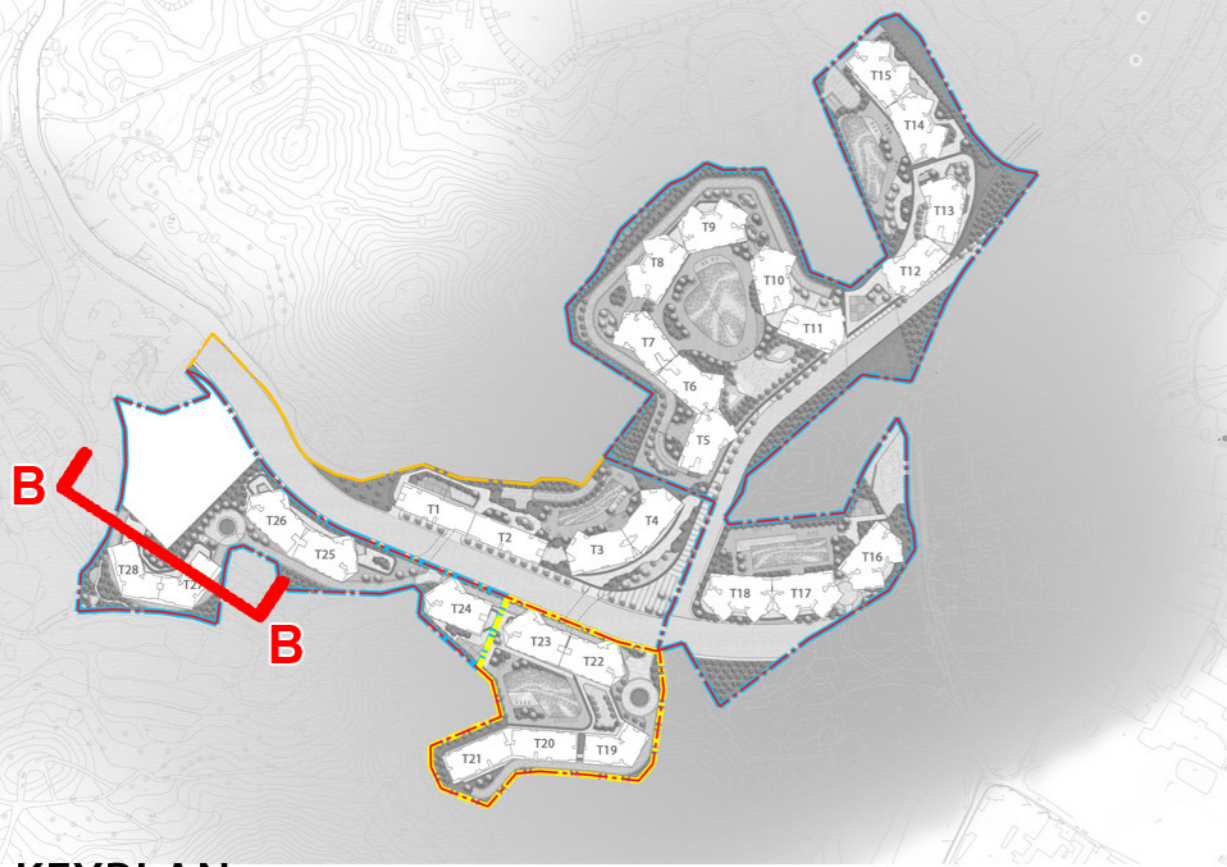
Y:\0-Accagroup Project\2012\012210\_Shek Wu Wai\Graphic\_storage\3\_Conceptual Design\2023-01-10\_LMP (RP)\_Rev\2012210-S12A-R1-OSD-01b



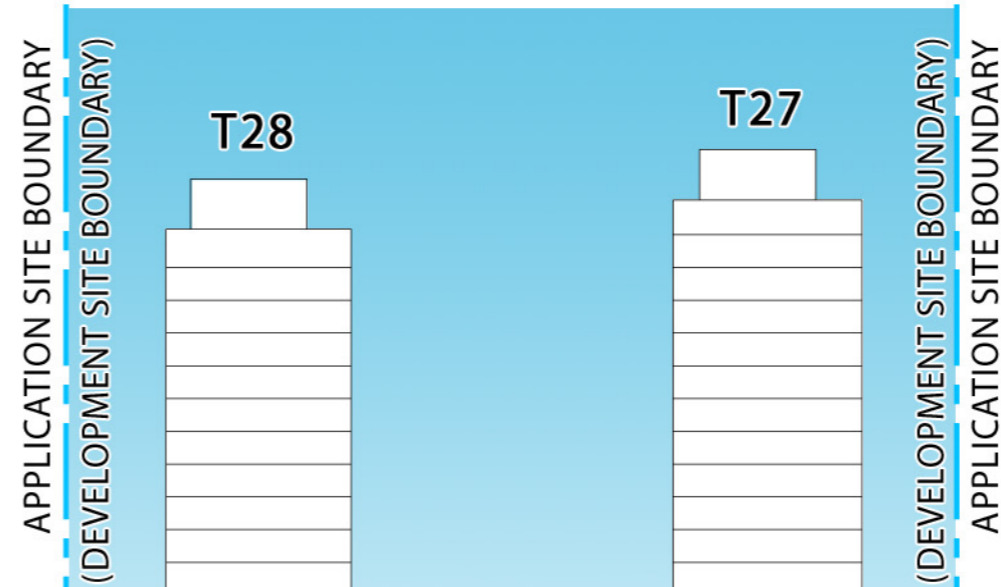
**KEYPLAN**



Y:\0-Accagroup Project 2012\2012210\_Shek Wu Wai\Graphic storage\3. Conceptual Design\2023-01-10\_LMP (RP)\_Rev\2012210-S12A-R1\_SEC-01a

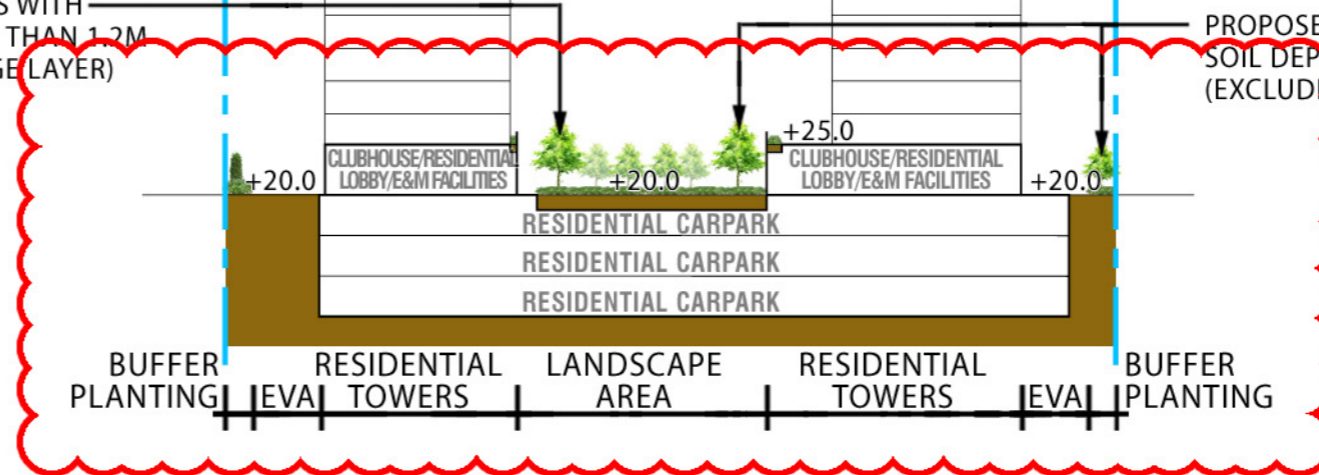


**KEYPLAN**



PROPOSED NEW TREES WITH SOIL DEPTH NOT LESS THAN 1.2M (EXCLUDING DRAINAGE LAYER)

PROPOSED NEW TREES WITH SOIL DEPTH NOT LESS THAN 1.2M (EXCLUDING DRAINAGE LAYER)

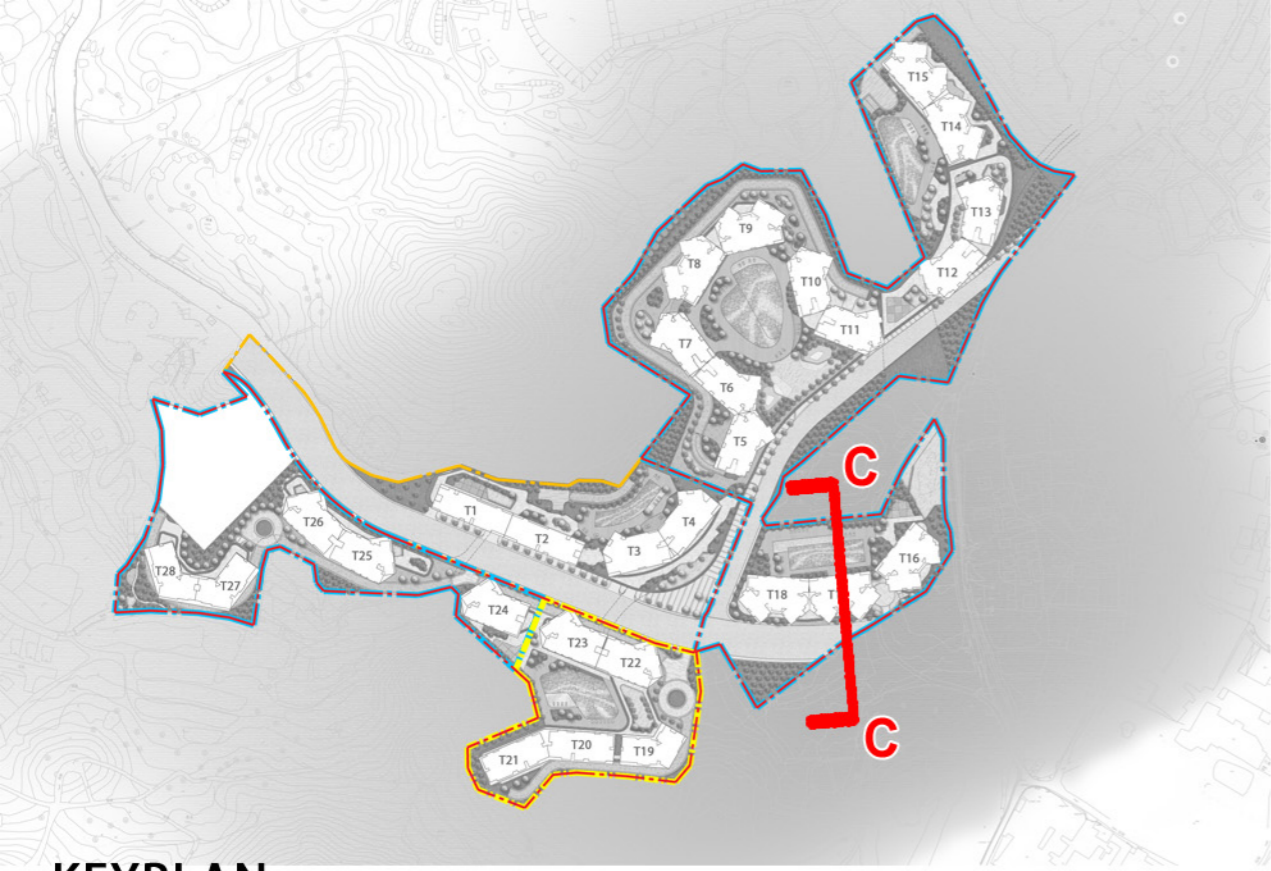


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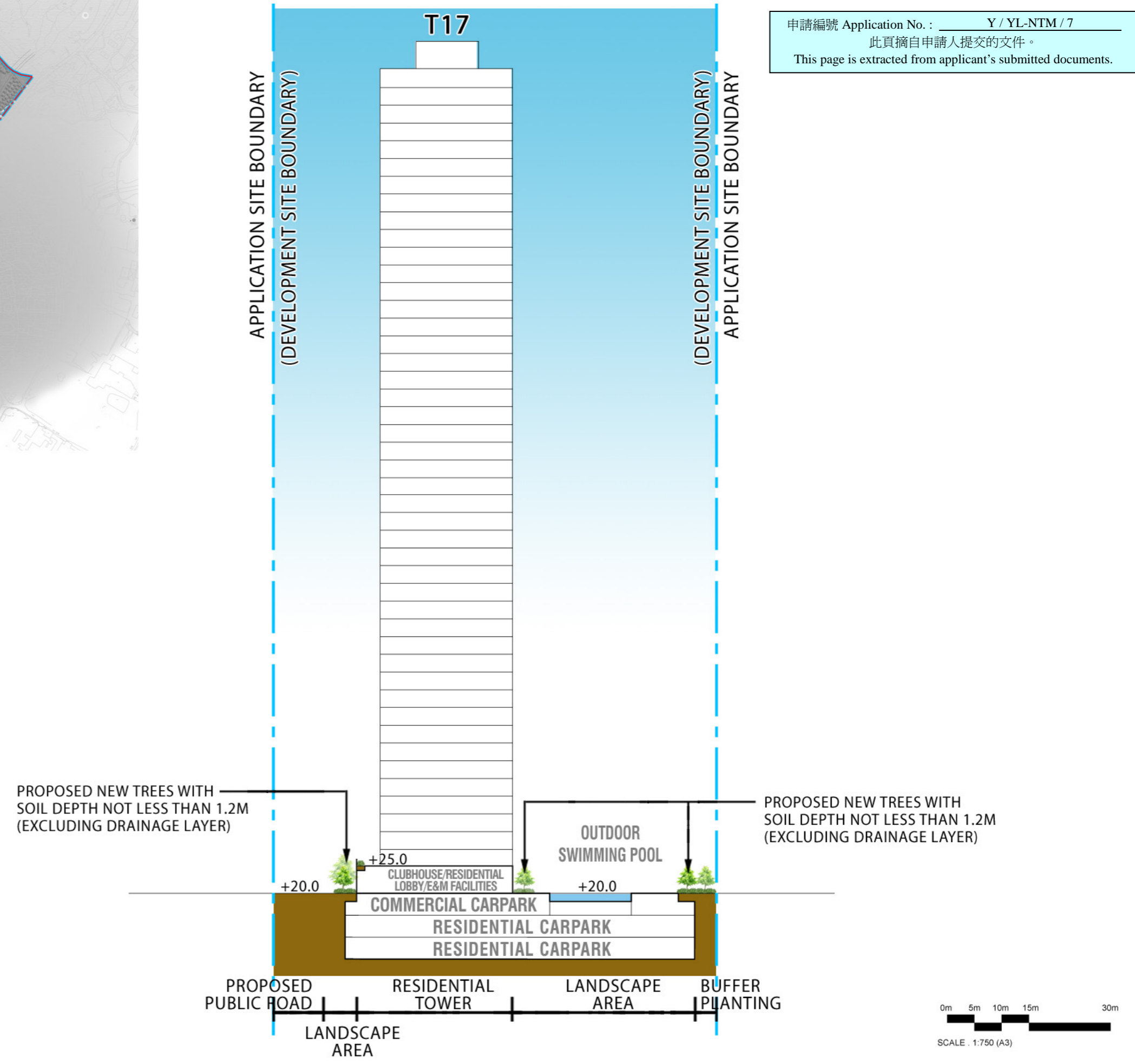
**Section 12A Planning Application for Proposed Amendments to the Approved Ngau Tam Mei Outline Zoning Plan from “CDA” Zone to “CDA(1)” Zone at Lot 2091 (Part) in D.D.105, Shek Wu Wai, Yuen Long**

Landscape Section B  
 Dwg. No. : 2012210-S12A-R1-SEC-02a

Date : JAN 2023  
 (A3-size)

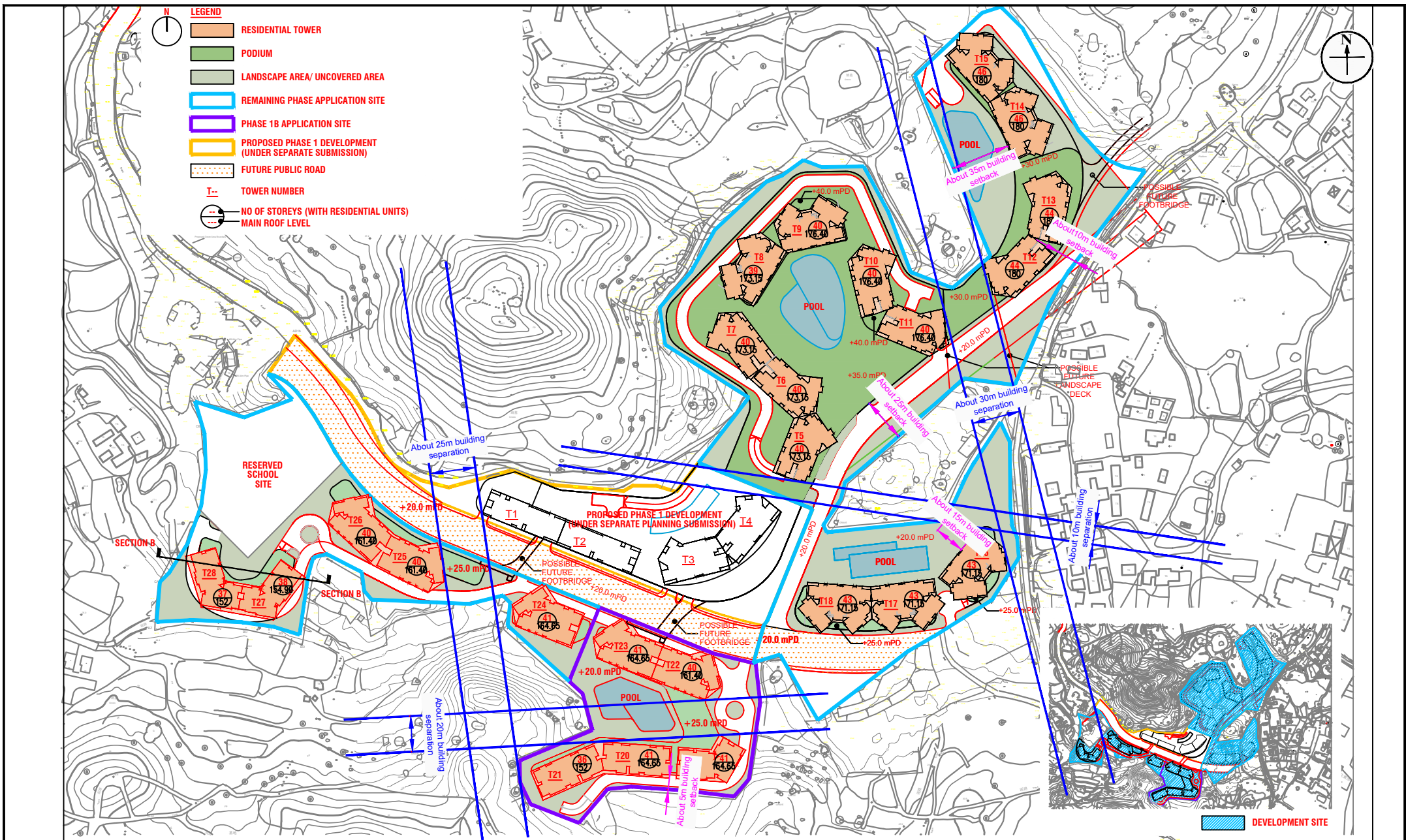


**KEYPLAN**



**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**





<b>Figure:</b> 3	申請編號 Application No. : <u>          </u> Y / YL-NTM / 7	
<b>Title:</b> Master Layout Plan of the Proposed Scheme	此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.	Drawn by: EC Checked by: TC
<b>Project:</b> 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		Rev.: 1.0 Date: Jan-23

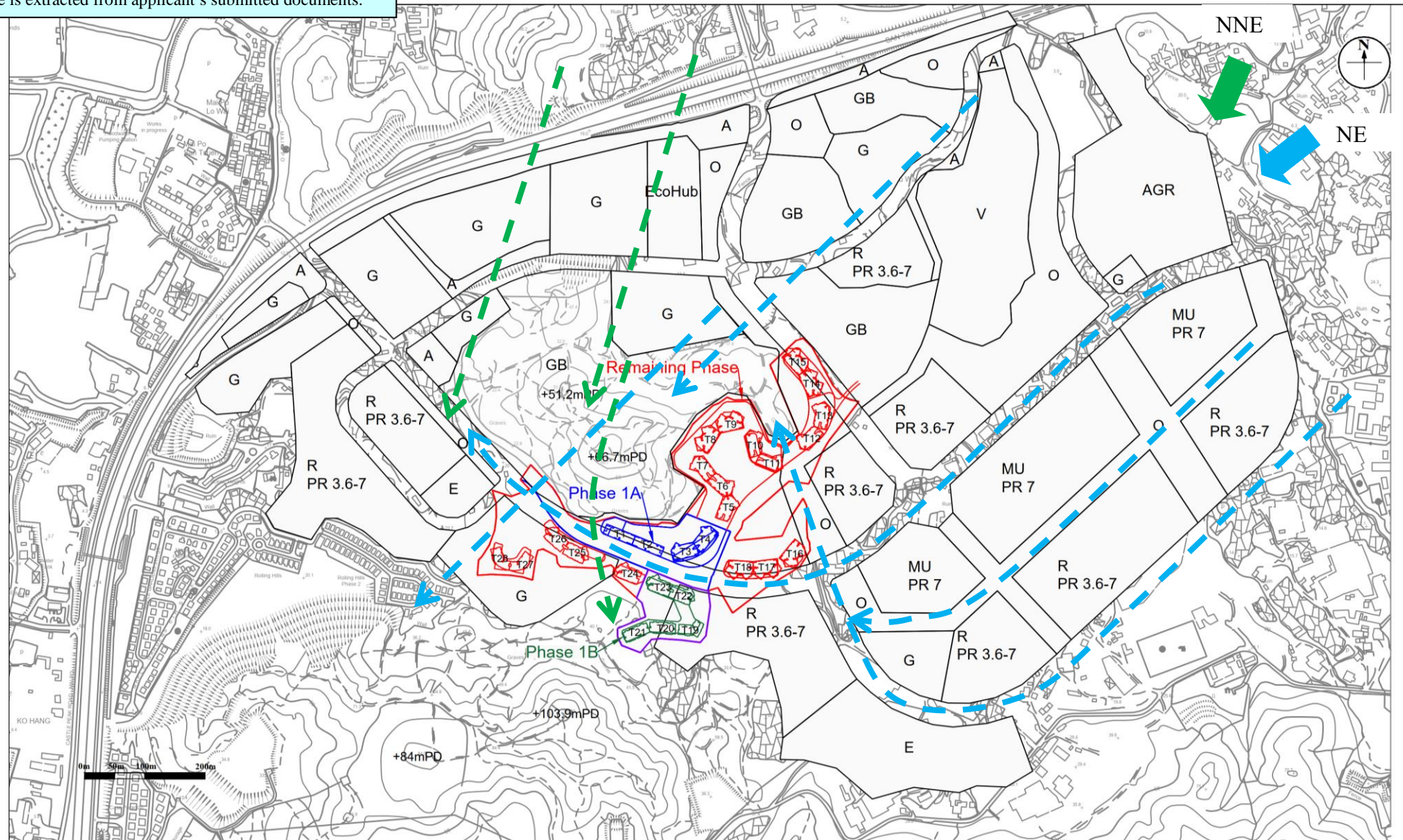


Figure: 7c



Title: Illustration of Wind Flow of the Ultimate Scenario under NNE/NE Wind

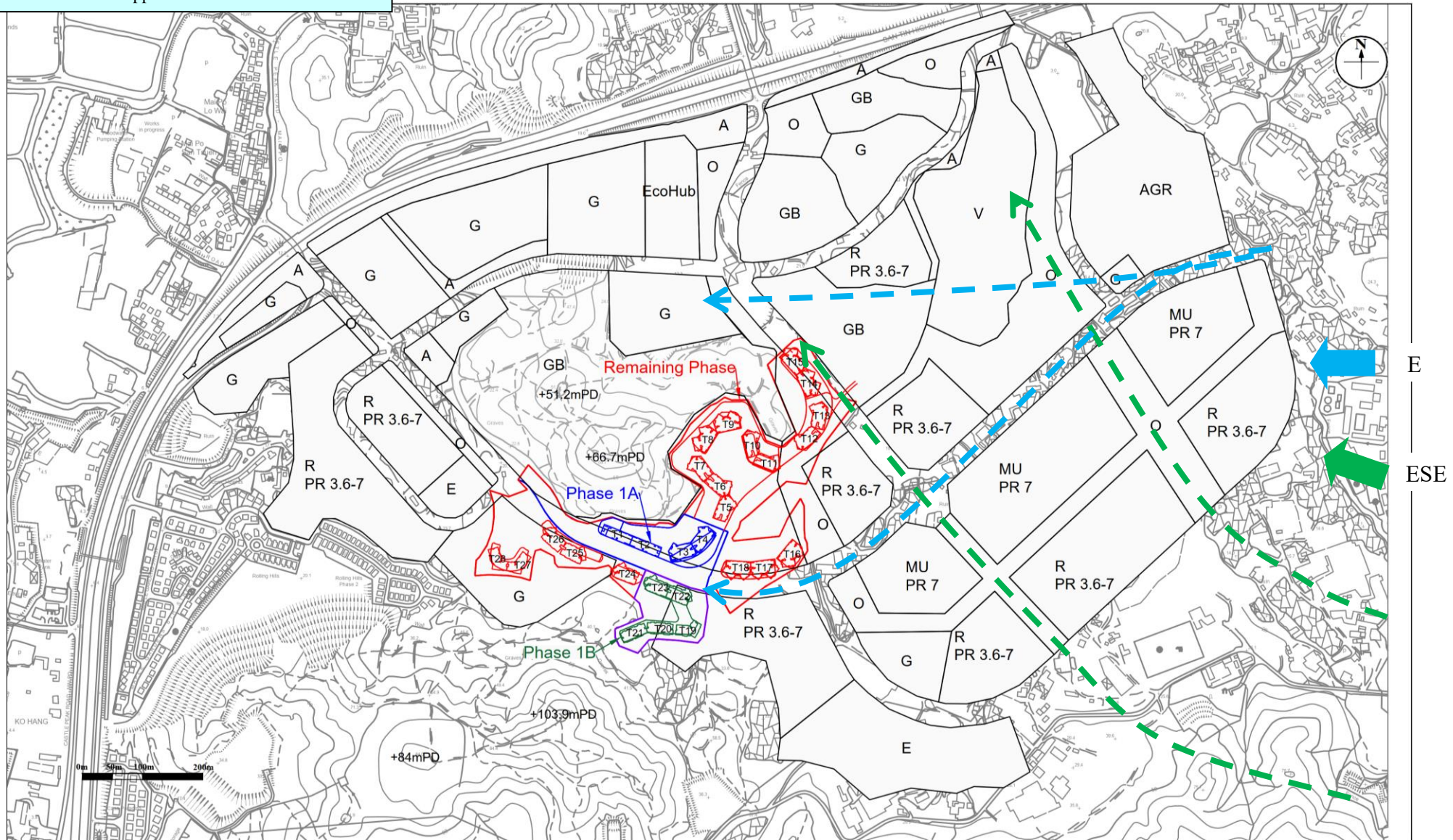
Drawn by: EC

Checked by: TC

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

Rev.: 1.1

Date: Jan 2023



**Figure: 8c**



**Title: Illustration of Wind Flow of the Ultimate Scenario under E/ESE Wind**

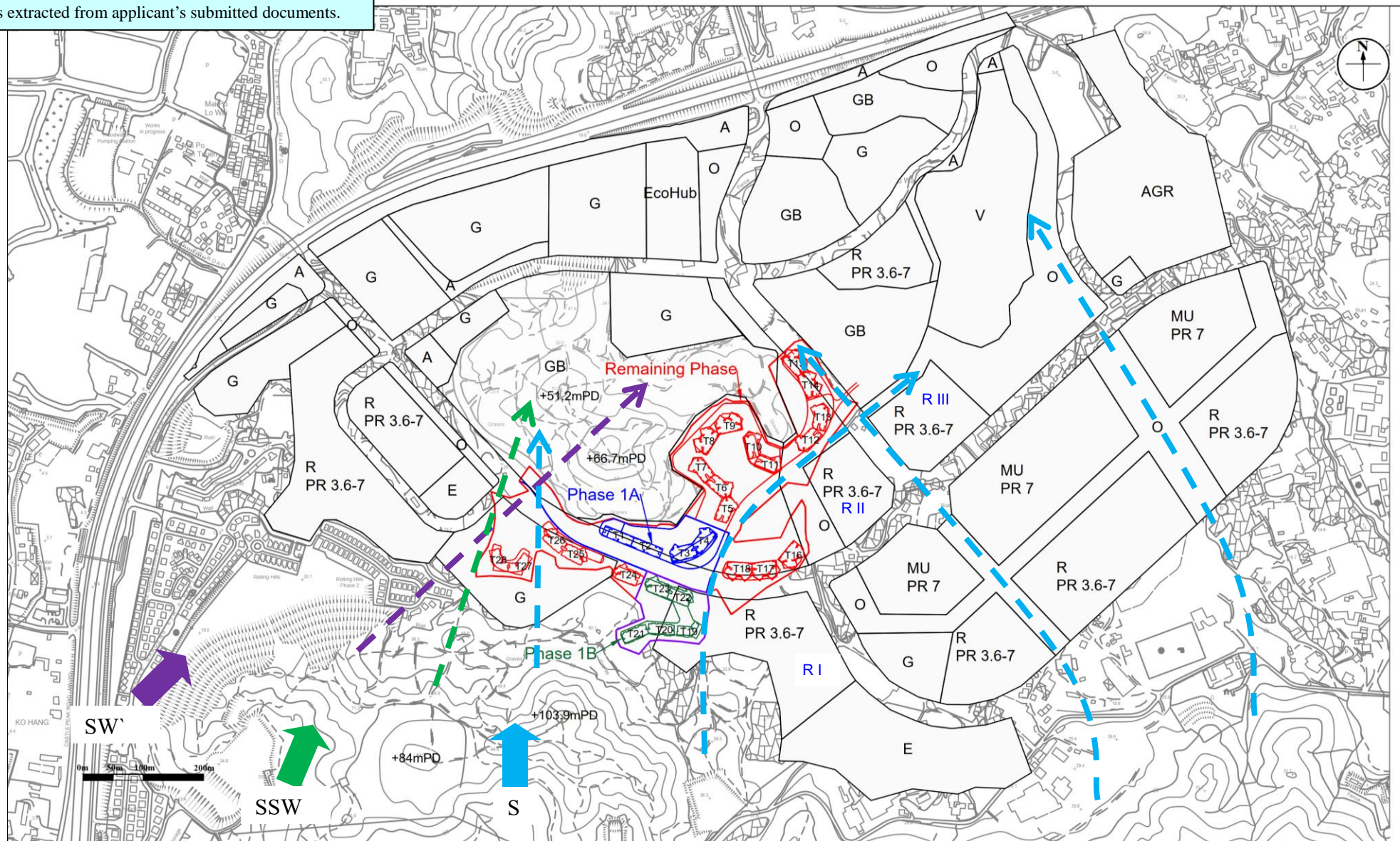
Drawn by: EC

Checked by: TC

**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**

Rev.: 1.1

Date: Jan 2023



**Figure: 9c**



**Title: Illustration of Wind Flow of the Ultimate Scenario under S/SSW/SW Wind**

Drawn by: EC

Checked by: TC

**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**

Rev.: 1.1

Date: Jan 2023



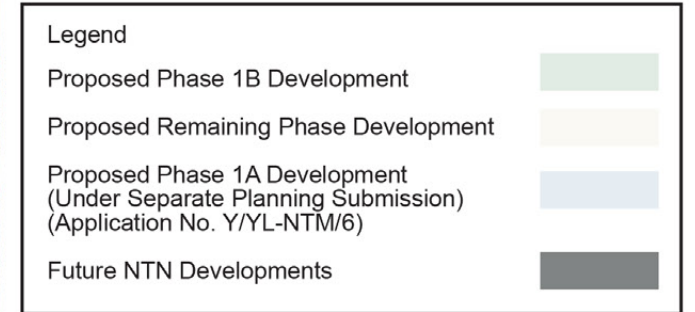
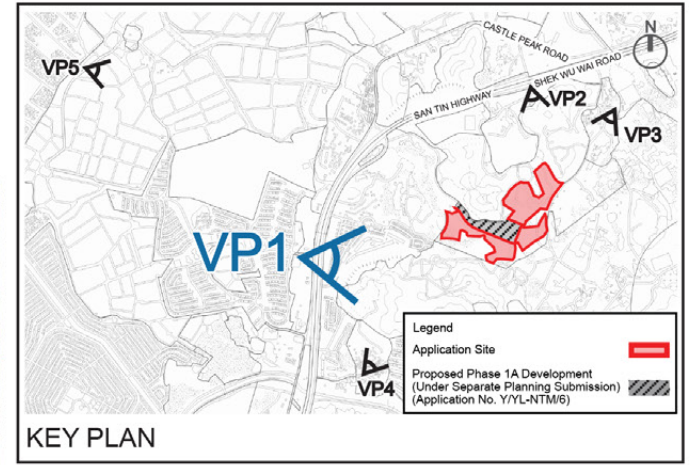
Existing Condition



Proposed Scheme – Interim Scenario (Phase 1B Development and Phase 1A Development (Under Separate Planning Submission) (Application No. Y/YL-NTM/6))



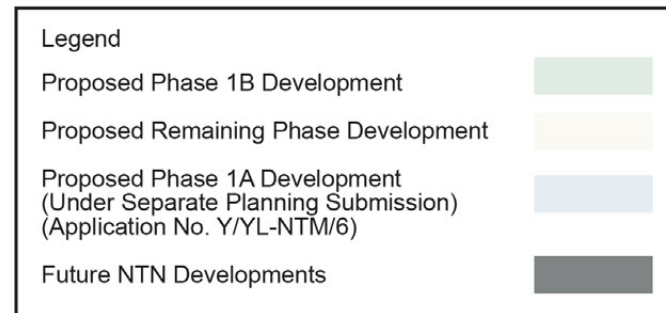
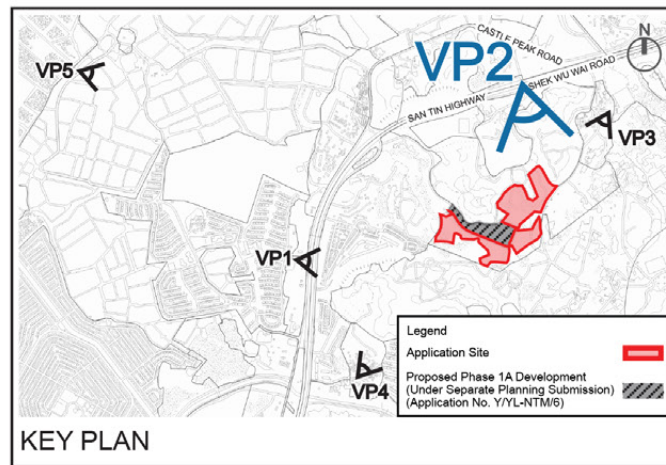
Proposed Scheme – Ultimate Scenario



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Existing Condition



Proposed Scheme – Interim Scenario (Phase 1B Development and Phase 1A Development (Under Separate Planning Submission) (Application No. Y/YL-NTM/6))

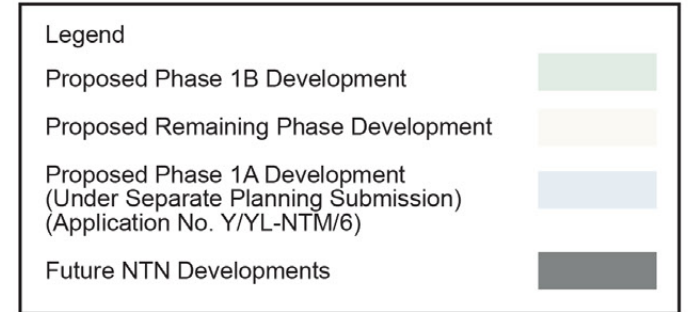
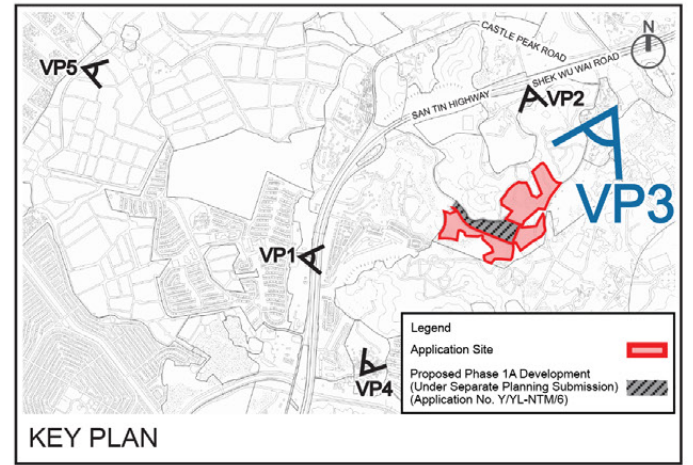


Proposed Scheme – Ultimate Scenario

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Existing Condition

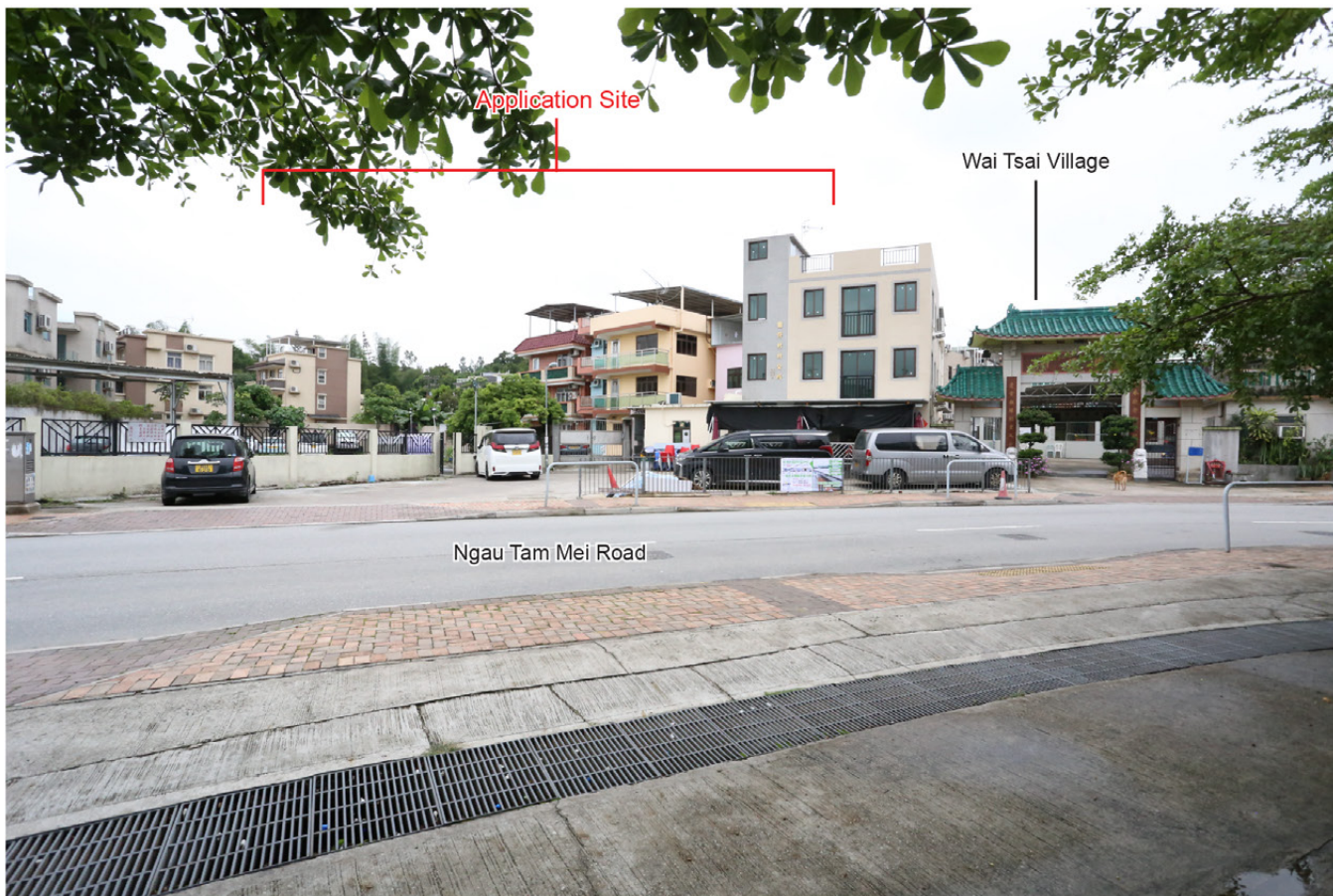


Proposed Scheme – Interim Scenario (Phase 1B Development and Phase 1A Development (Under Separate Planning Submission) (Application No. Y/YL-NTM/6))

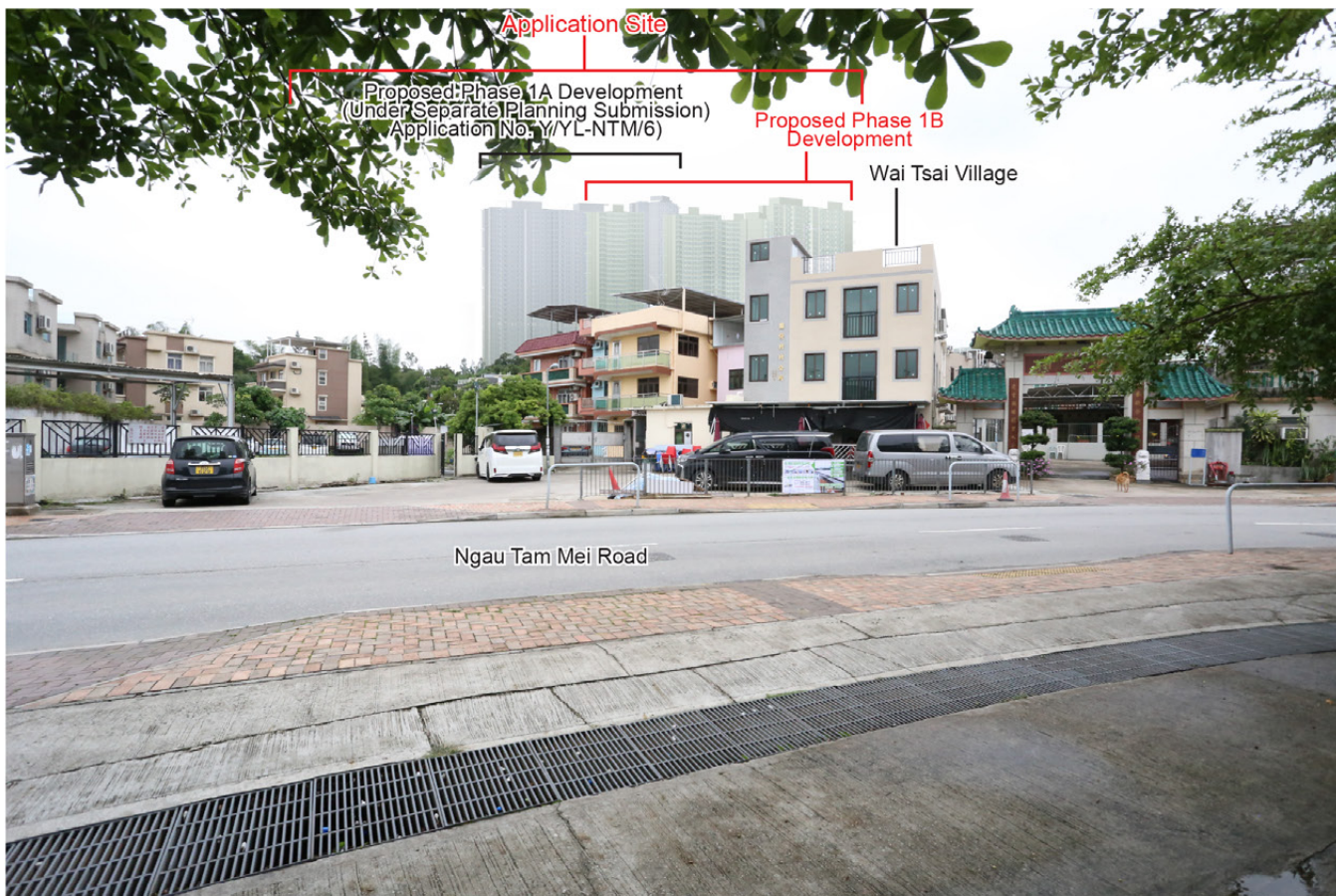


Proposed Scheme – Ultimate Scenario

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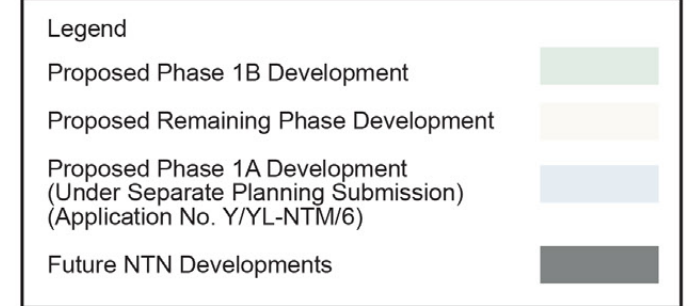
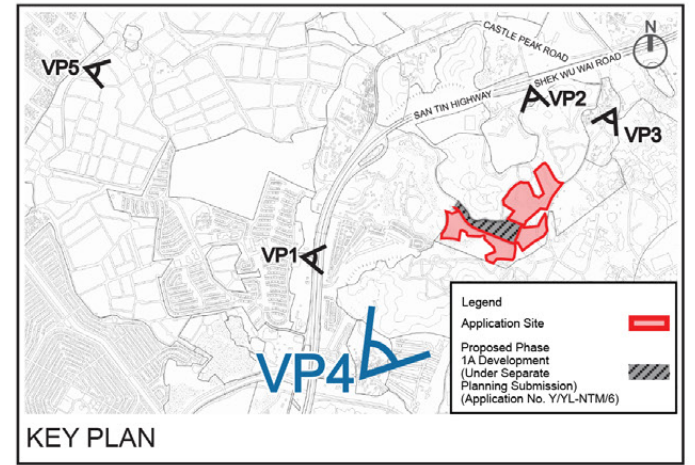
Existing Condition



Proposed Scheme – Interim Scenario (Phase 1B Development and Phase 1A Development (Under Separate Planning Submission) (Application No. Y/YL-NTM/6))



Proposed Scheme – Ultimate Scenario



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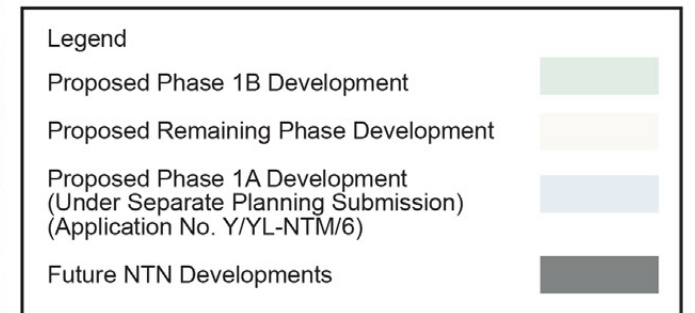
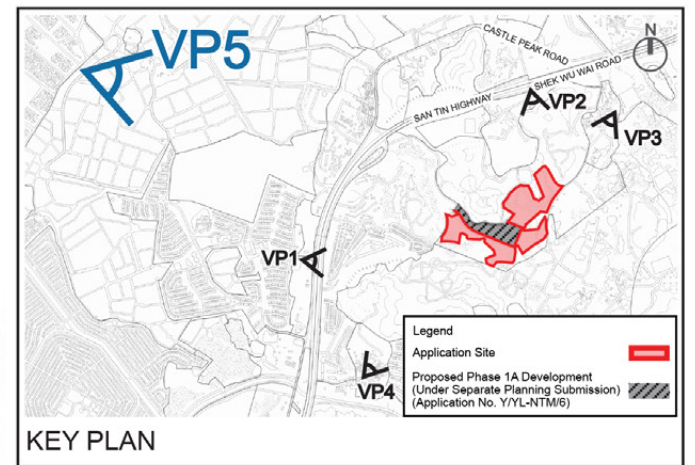
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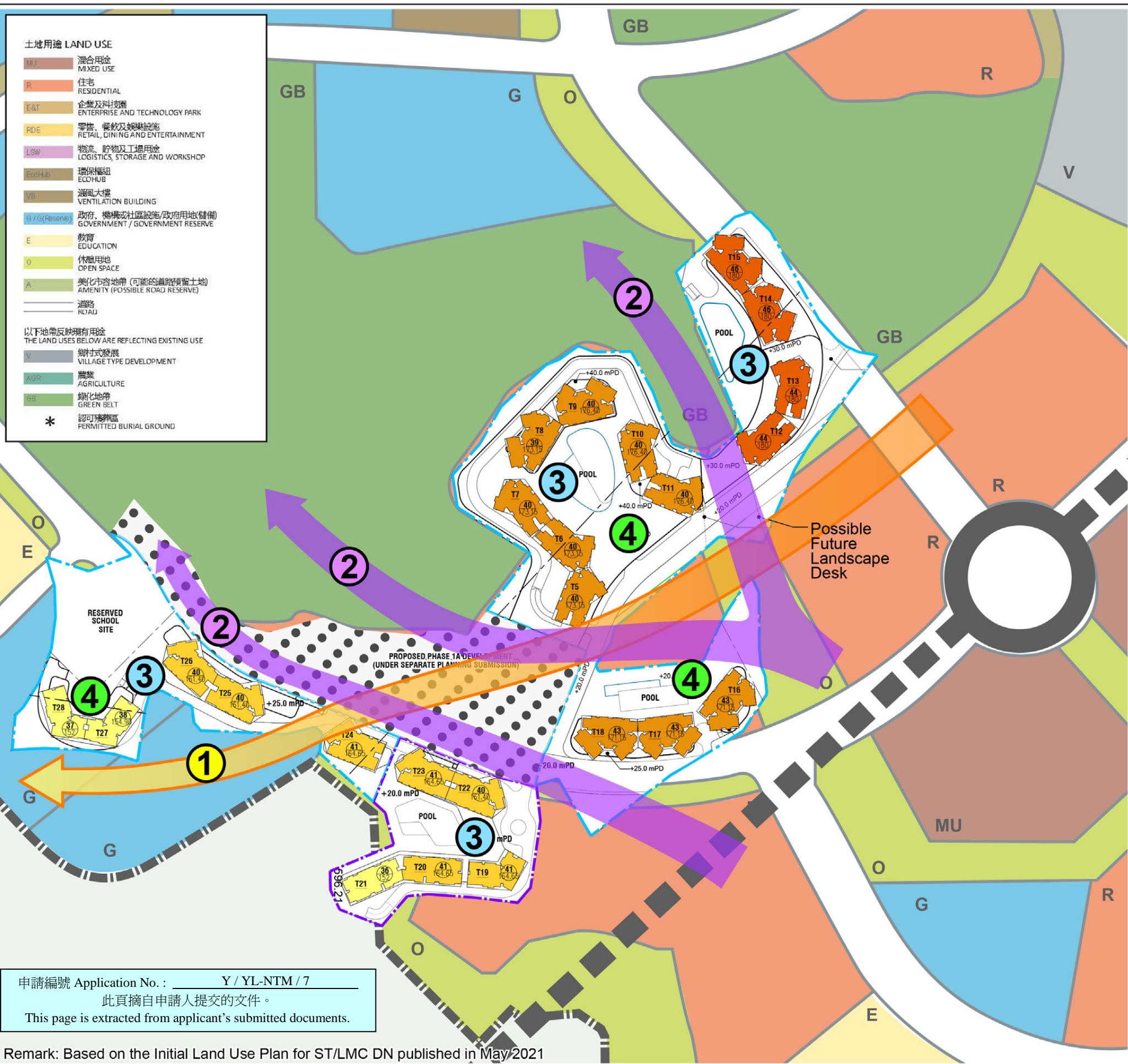
Proposed Scheme – Interim Scenario (Phase 1B Development and Phase 1A Development (Under Separate Planning Submission) (Application No. Y/YL-NTM/6))



Proposed Scheme – Ultimate Scenario



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**土地用途 LAND USE**

ML	混合用途
R	住宅
E&T	企業及科技園
RDE	零售、餐飲及娛樂設施
LSM	物流、貯物及工場用途
EcoHub	環保樞紐
VB	海風大樓
G/G(Reserve)	政府、機構或社區設施/政府用地(儲備)
E	教育
O	休憩用地
A	美化市容地帶(可能的道路預留土地)
—	道路

以下地帶反映現有用途  
THE LAND USES BELOW ARE REFLECTING EXISTING USE

V	鄉村式發展
AGR	農業
GB	綠化地帶
*	認可墳場

### ① Stepped Building Height Profile

Stepping down from northeast (180mPD) to southwest (152 mPD) to achieve a visually interesting development, which is generally in line with the general building height profile under the ST/LMC DN.



### ② Sensible Building Disposition with Provisions of Building Separations

Buildings are generally separated into several clusters with provision of future road and building separations to facilitate visual and wind penetration.



### ③ Careful Façade Treatment

Careful façade treatment will be adopted create visual interests and facilitate the Proposed Development blending into the development context.



### ④ Landscape Treatment

To integrate the Proposed Development from a landscape and visual perspective with the existing landscape context, the landscape features to be provided as below:

- Soft and hard landscape pocket spaces
- Peripheral planting strip along the Proposed Development to screen off the potential visual impact



To further promote visual and landscape connections, the Applicant will also explore future possible connection with the regional open space network of ST LMC DN. For example, a landscape deck may be provided at the non-domestic portion at the south-eastern portion of the Proposed Development.

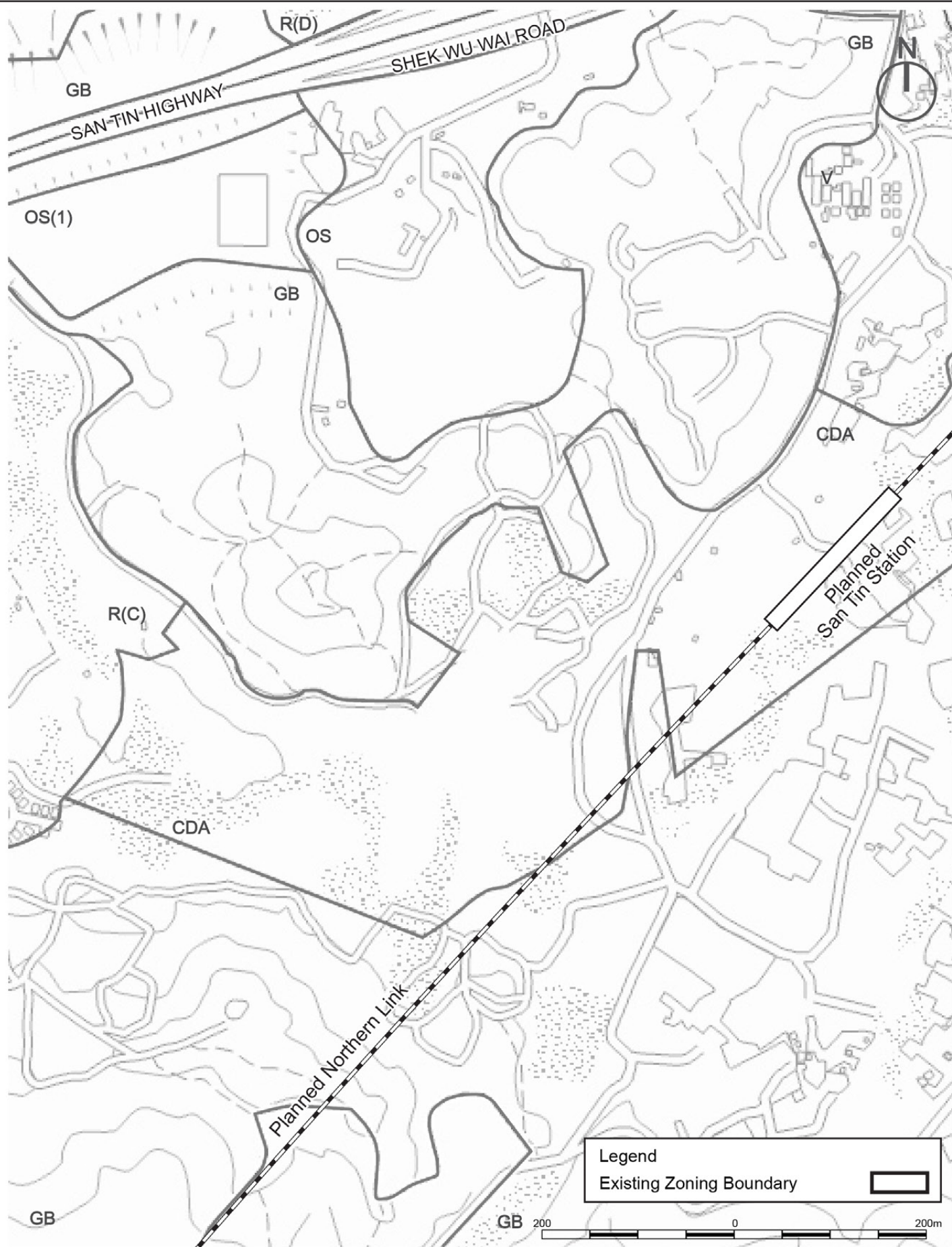
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Remark: Based on the Initial Land Use Plan for ST/LMC DN published in May/2021

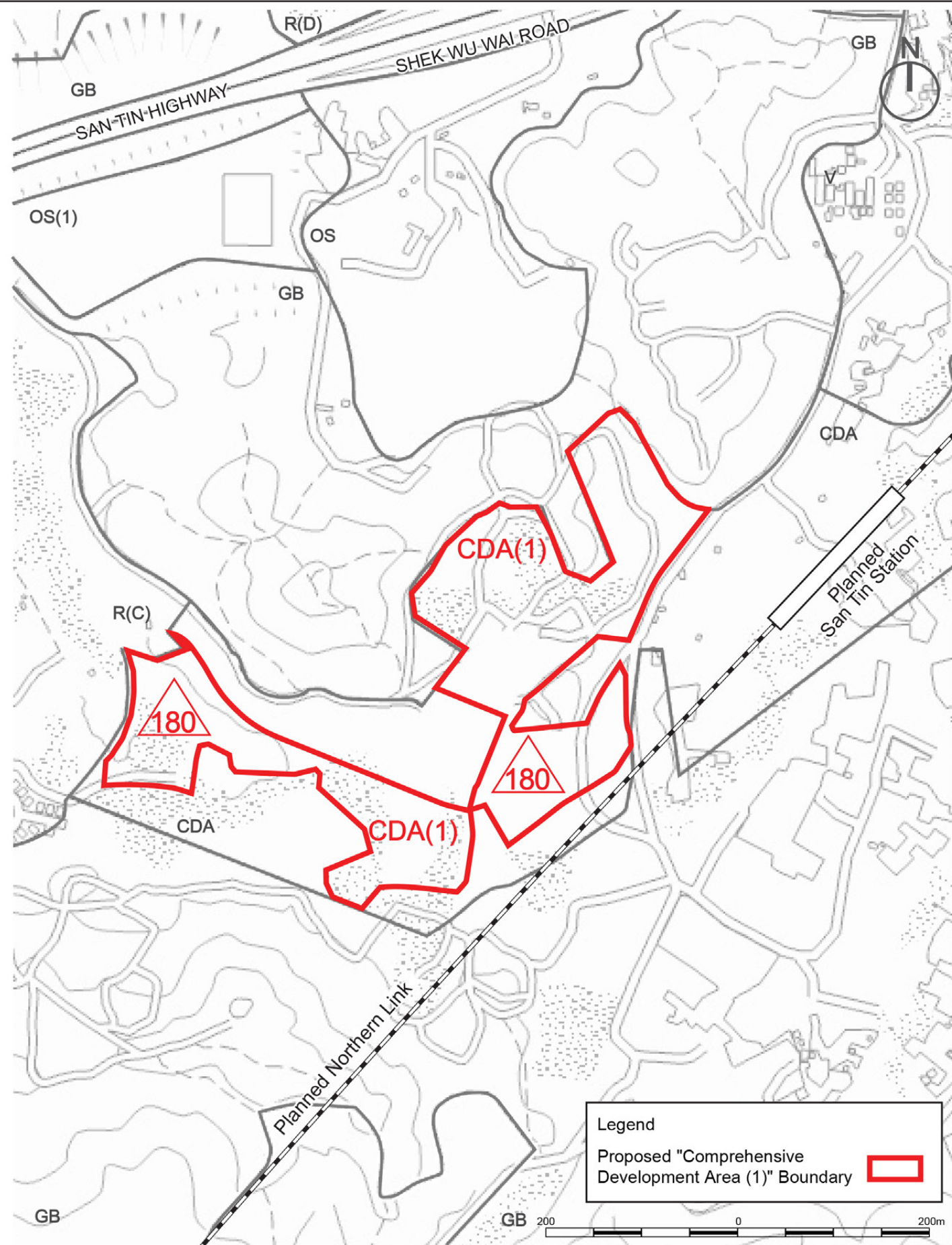


Title  
Planning and Design Merits of the Proposed Development

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2023
Scale		Figure	A



Original Zoning



Proposed Zoning