

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NTM/5**
关于申请编号 Y/YL-NTM/5 而只作指示用途的拟议发展计划的概括发展规范

Application No. 申请编号	Y/YL-NTM/5		
Location/address 位置/地址	Various Lots in D.D. 105 and adjoining Government land, Ngau Tam Mei, Yuen Long 元朗牛潭尾丈量约份第 105 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 22,294 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 2,849 sq. m 平方米)		
Plan 图则	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 牛潭尾分区计划大纲核准图编号 S/YL-NTM/12		
Zoning 地带	"Residential (Group C)" 「住宅(丙类)」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Residential (Group C)" to "Residential (Group B)" 把申请地点由「住宅(丙类)」地带改划为「住宅(乙类)」地带		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	About 约 111,470	Not more than 不多於 5
	Non-domestic 非住用	-	-
No. of block 幢数	Domestic 住用	4	
	Non-domestic 非住用	-	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		Not more than 不多於 123.3	mPD 米(主水平基准上)
		Not more than 不多於 35	Storey(s) 层 Exclude 不包括 Basement 地库 Transfer Plate 转换层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	Not more than 不多於 33.3 %		
No. of units 单位数目	1,980 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 5,544	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		914
	Private Car Parking Spaces 私家车车位		856
	Motorcycle Parking Spaces 电单车车位		20
	Bicycle Parking Spaces 单车车位		38
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		4
Heavy Goods Vehicle Spaces 重型货车车位		4	

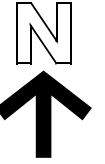
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" 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 proposal 景观影响评估	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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這是1990年9月14日在憲報公布的牛潭尾中期發展審批地區圖編號
 IDPA/YL-NTM/1 沒有涵蓋的範圍，但已包括在2000年9月29日
 在憲報公布的牛潭尾分區計劃大綱草圖編號 S/YL-NTM/4 的規劃區內。
 AREA NOT FALLING WITHIN THE BOUNDARIES OF THE NGAU TAM MEI
 INTERIM DEVELOPMENT PERMISSION AREA PLAN No. IDPA/YL-NTM/1 PUBLISHED IN
 THE GAZETTE ON 14.9.1990 BUT INCLUDED IN THE PLANNING SCHEME AREA ON
 THE DRAFT NGAU TAM MEI OUTLINE ZONING PLAN
 No. S/YL-NTM/4 PUBLISHED IN THE GAZETTE ON 29.9.2000

米埔
 MAI PO

米埔老圍
 Mai Po Lo Wai

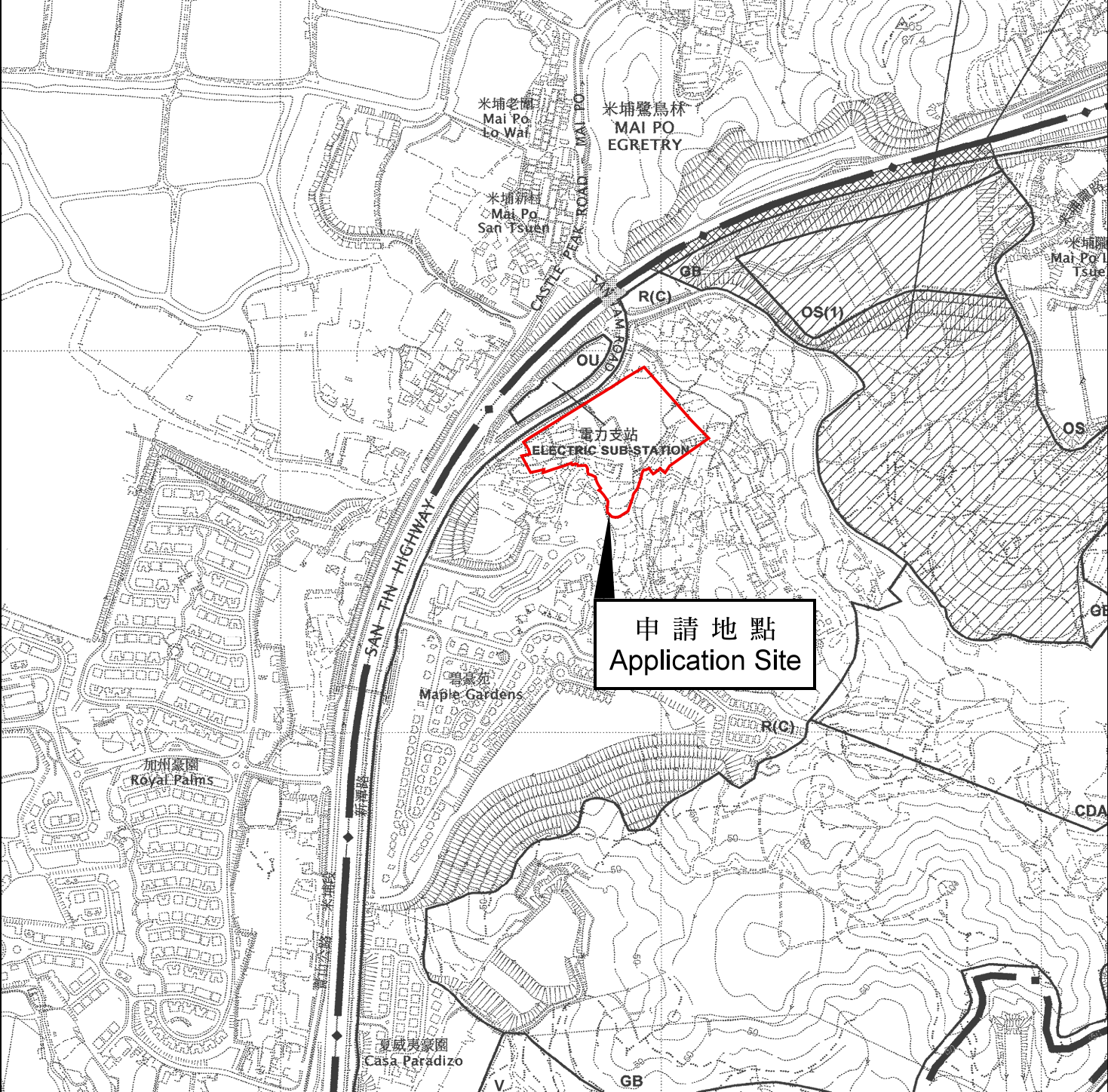
米埔鷺鳥林
 MAI PO EGRETRY

米埔新村
 Mai Po San Tsuen

米埔圍
 Mai Po Tsui

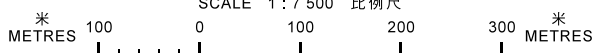
電力支站
 ELECTRIC SUB-STATION

申請地點
 Application Site



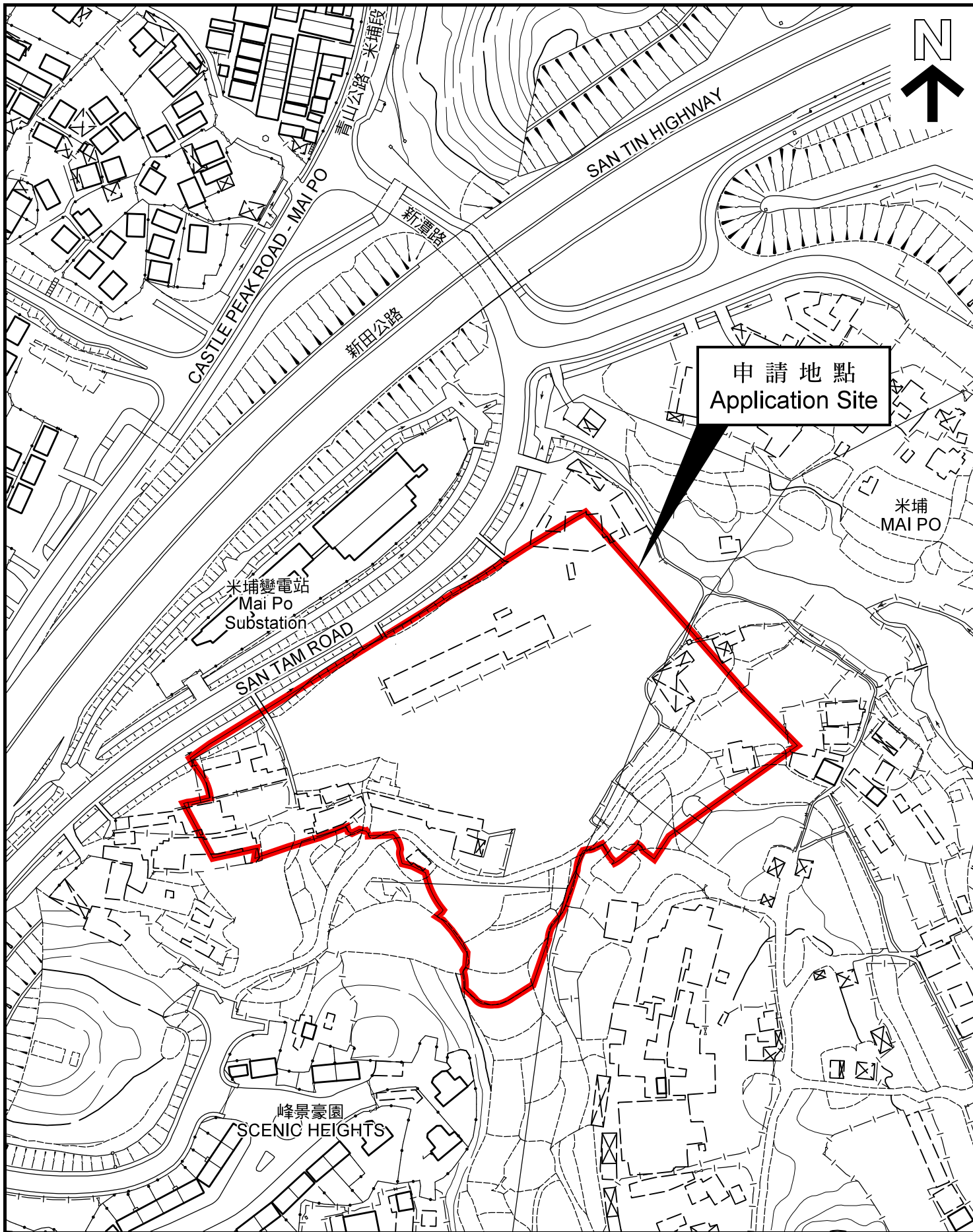
位置圖 LOCATION PLAN

本摘要圖於2021年10月6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 6.10.2021
 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/5



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2021年10月6日擬備，
所根據的資料為測量圖編號
2-SE-12A 及 2-SE-12C
EXTRACT PLAN PREPARED ON 6.10.2021
BASED ON SURVEY SHEETS No.
2-SE-12A & 2-SE-12C

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/5

行政摘要

(內文如有差異，應以英文版本為準)

申請人 Melody Gain Limited 及 Clanville Developments Limited，擬就城市規劃條例第 12A 條向城市規劃委員會(下稱「城規會」)申請修訂牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12(下稱「大綱圖」)。擬議修訂包括將位於元朗牛潭尾丈量約份第 105 約多個地段及毗連政府土地(下稱「申請地點」)，由「住宅(丙類)」地帶改劃為「住宅(乙類)」地帶。

擬議的指示性發展計劃是促進城規會考慮。申請地點面積約 22,294 平方米，擬議之住宅用地地積比率為 5。擬議的樓面面積約 111,470 平方米。擬議發展計劃將提供 1,980 住宅單位；平均單位面積為 57 平方米。

政府於 2019 年就新田／落馬洲發展樞紐(該樞紐)展開研究。新田／落馬洲發展樞紐的初步土地用途指出該樞紐涵蓋總面積約 320 公頃的土地並提供約 31,000 個單位以容納約 8,4000 名居民。由於該初步土地用途範圍涵蓋申請改劃地點及申請人鄰近周邊的土地並將作為下一階段樞紐發展基礎的勘察研究和詳細設計，此規劃申請將會附上申請人對該樞紐發展的意見並期望政府細想考慮申請人所發表初步的意見。

擬議之圖則修訂理據如下：

- (a) 改劃方案完全配合政府現時推行的房屋政策，能在較短時間內提供房屋供應及釋放牛潭尾發展潛力；
- (b) 改劃方案將不會妨礙新田／落馬洲發展樞紐的發展計劃；
- (c) 改劃方案支持鐵路的策略性規劃及新田站的發展；
- (d) 擬議發展計劃能夠促進較早實現住宅發展並滿足急切的房屋需求；
- (e) 擬議發展計劃展示合適的發展參數並符合新田／落馬洲發展樞紐初步土地用途提出的住宅用地地積比率範圍；
- (f) 擬議發展計劃包含規劃及設計優點如免平台設計、建築物高度輪廓特色、建築位置移後及適當的住宅樓宇之間的距離；
- (g) 技術評估報告包括視覺、交通、景觀、環境(空氣、噪音、水質、垃圾管理)、通風以及排水和污水等均證明該指示性擬議發展計劃是技術可行，不會帶來無法克服／不可以接受的影響。

Executive Summary

This Planning Statement is prepared and submitted on behalf of the Melody Gain Limited and Clanville Developments Limited to seek approval from the Town Planning Board (“TPB”) for a S12A Amendment of Plan Application for proposed amendments to the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 (“the Approved OZP”) to enable a Proposed Residential Development at Various Lots and adjoining Government Land, Ngau Tam Mei, Yuen Long (the “Rezoning Site”/ “Site”). The proposed amendment is to rezone/upzone the Rezoning Site from “Residential (Group C)” [“R(C)”] to “Residential (Group B)” [“R(B)”] zone.

A schematic development for the proposed residential development is prepared to facilitate the TPB’s consideration of this rezoning application. Based on the site area of about 22,294m² and a domestic plot ratio 5, the total domestic Gross Floor Area (“GFA”) is about 111,470 m². The Proposed Development will yield a total of 1,980 residential units with an average unit size of about 57m².

A Feasibility Study of San Tin/ Lok Ma Chau Development Node (ST/LMC DN) was commissioned by the Government in 2019. An initial land use plan of ST/LMC DN was formulated and indicated that the area would release about 31,000 residential flats with a population of about 84,000 in the area. As this initial land use plan covers the Rezoning Site and the Applicants’ landholding in the vicinity and would form the basis for next stage of the investigation and detailed design, this Planning Statement will also entail the Applicants’ response to this initial land use plan for consideration at the next stage of the Study.

The Proposed Rezoning is fully justified for the following reasons:

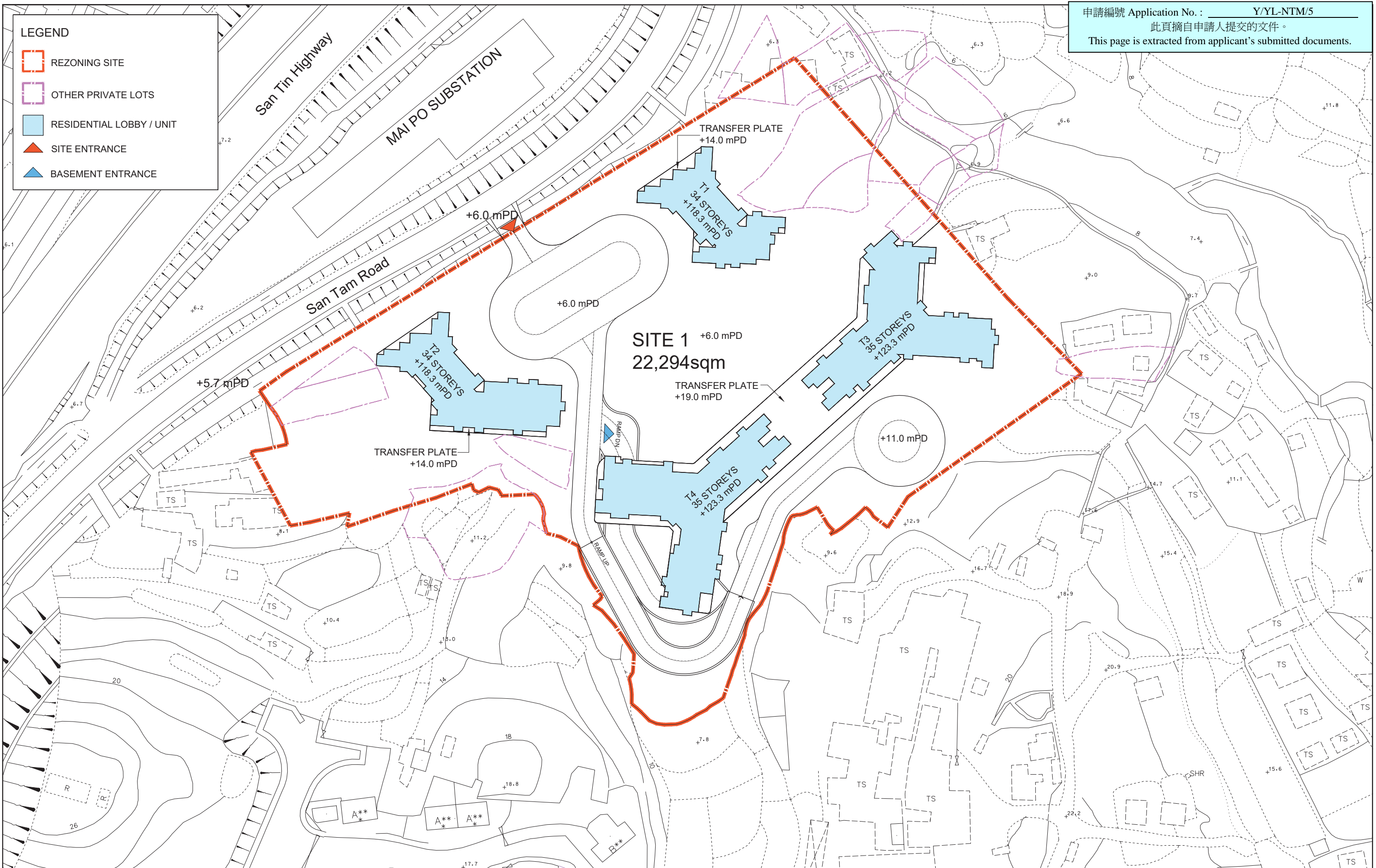
- a) The Proposed Rezoning is in line with the Government’s Policy to increase Housing Supply and unleash the development potential of Ngau Tam Mei;
- b) The Proposed Rezoning will not jeopardise the implementation of the Initial Land Use Plan of San Tin/ Lok Ma Chau Development Node;
- c) The Proposed Rezoning supports Railway Development and Proposed San Tin Station of NOL;
- d) The Proposed Development facilitates Earlier Implementation of Residential Development and Meeting Urgent Housing Demand;
- e) The Proposed Development demonstrates appropriate Development Quantum and is in-line with the range of Plot Ratio proposed under the Initial Land Use Plan of San Tin/ Lok Ma Chau Development Node.
- f) The Proposed Development has incorporated significant Planning and

Design Merits, including podium-free design, stepping building height, setback from existing road and adequate building separations.

- g) Technical Assessments demonstrated that the Proposed Development will not result in insurmountable/ unacceptable visual, traffic, landscape, environmental (in terms of air quality, noise, water quality and waste management), air ventilation, drainage and sewerage impacts.

LEGEND

- REZONING SITE
- OTHER PRIVATE LOTS
- RESIDENTIAL LOBBY / UNIT
- ▲ SITE ENTRANCE
- ▲ BASEMENT ENTRANCE



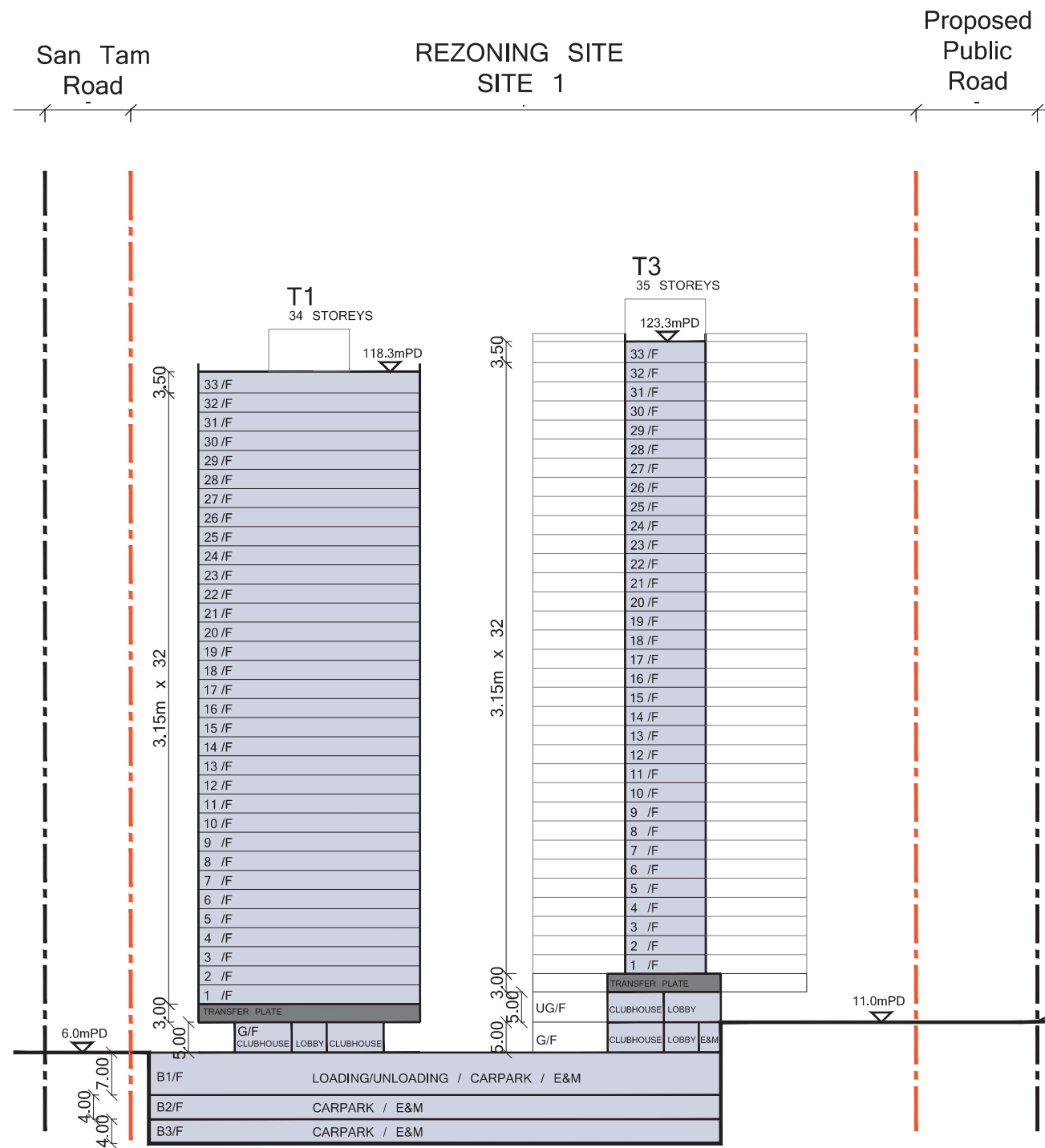
S12A Amendment of Application for Proposed Residential Development at Various Lots in D.D. 105 and adjoining Government Land, Ngau Tam Mei, Yuen Long

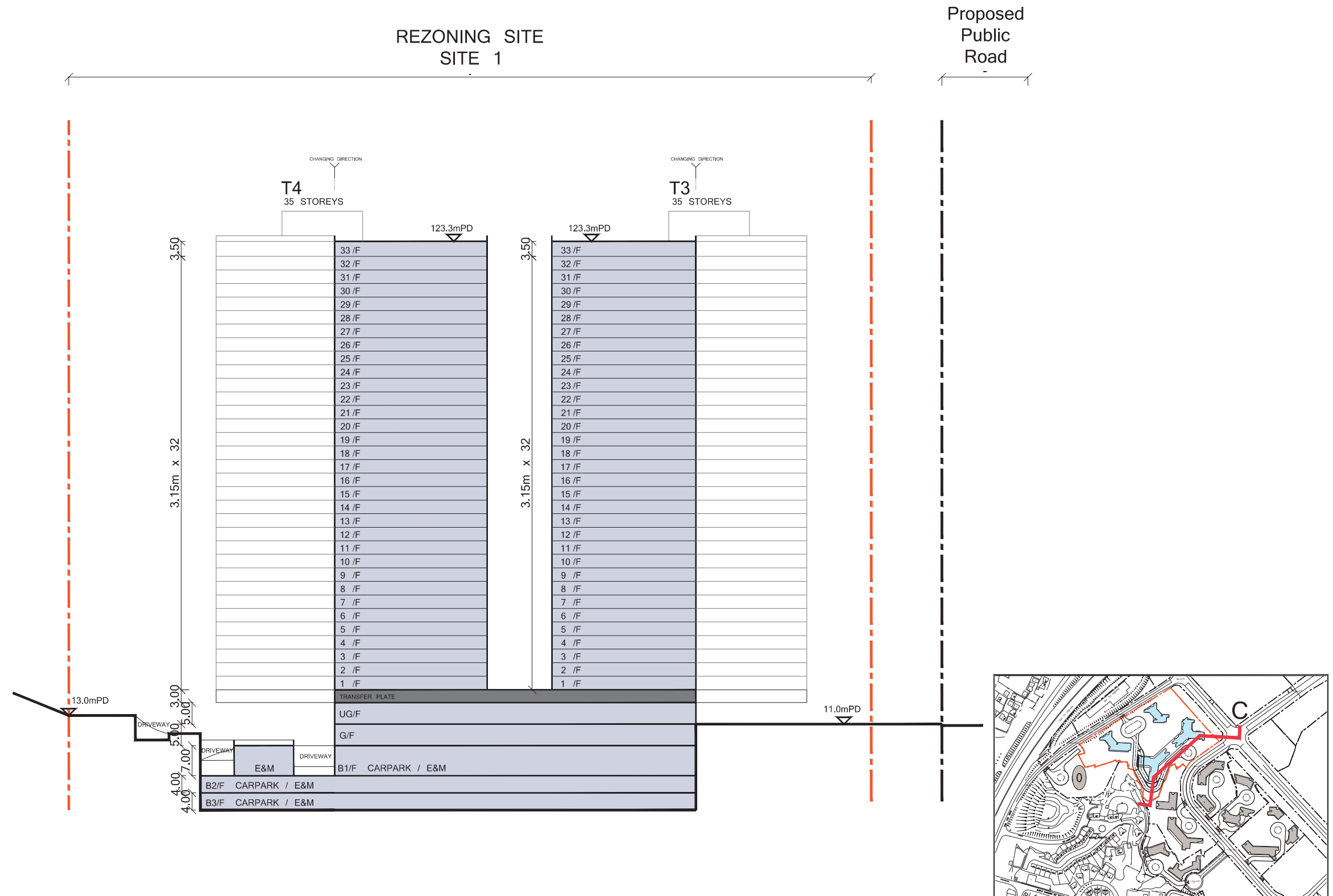
SITE 1

INDICATIVE MASTER LAYOUT PLAN (BEFORE THE IMPLEMENTATION OF ST/LMC DN)

AUG 2021







S12A Amendment of Application for Proposed Residential Development at Various Lots in D.D. 105 and adjoining Government Land, Ngau Tam Mei, Yuen Long

AUG 2021

SITE 1
SCHEMATIC SECTION C

**LWK
+PARTNERS**



- Legend**
- The Rezoning Site Boundary
 - Lawn
 - Shrub
 - Bench
 - Children's Play Area
 - Elderly Fitness Court/ Fitness Station
 - Trellis
 - Swimming Pool
 - Water Feature
 - +4.825 Proposed Level
 - Pedestrian Entrance/Exit
 - Vehicular Entrance/Exit
 - Footpath
 - New Tree Planting (The Rezoning Site: 156 nos.)
 - Retain Tree (The Rezoning Site: 1 no.)

申請編號 Application No. : Y/YL-NTM/5
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

- 1 Tree planting designed for screening purpose and soften development edge.
- 2 Outdoor swimming pool associated with the clubhouse provides active recreational facilities for the residents, establishes a landscape core with other sitting-out areas and passive recreational facilities.
- 3 Tree planting with landscape features highlights the entrance threshold and establishes a green gateway to the development.
- 4 Entrance feature designed with ornamental planting, feature wall and water feature to create sense of arrival and character of development.
- 5 Strolling trail/footpath connects proposed open spaces and provides recreational facilities for the residents.
- 6 Retained mature tree continuous its contribution to the lanscape context
- 7 Courtyard garden provides intimate sitting-out area.
- 8 Leisure Lawn

The Rezoning Site Area: 22,294m²
 Private Open Space for residents: Total not less than 5,544m²
 (For estimated population of 5,544 people)

S12A Amendment of Application for Proposed Residential Development at Various Lots in D.D. 105 and adjoining Government Land, Ngau Tam Mei, Yuen Long
 Landscape Master Plan – The Rezoning Site

SCALE	AS SHOWN	DATE	SEP 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.0		REV

ADI
 ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8600 FACSIMILE 2131 8600
 香港奧地國際設計有限公司
 專業園林設計, 城市規劃設計, 建築師事務所
 香港上環文咸東街十八號華僑銀行大廈十樓
 電話: (八五二) 二一三一 八六五零 傳真: (八五二) 二一三一 八六零九

申請編號 Application No. : Y/YL-NTM/5

與申請地點屬相同地帶的先前申請
Previous Application(s) Relating to the Application Site with Same Zoning(s)

申請編號 Application No.	擬議修訂 Proposed Amendment(s)	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

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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