

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NTM/8**
关于申请编号 Y/YL-NTM/8 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 28.11.2022
因应于 2022 年 11 月 28 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	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 元朗牛潭尾丈量约份第 104 约多个地段及毗连政府土地		
Site area 地盘面积	About 约 96,237 sq. m 平方米 (Includes Government Land of about 包括政府土地约 33,272 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	"Comprehensive Development Area" 「综合发展区」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Comprehensive Development Area" to "Comprehensive Development Area (1)" 把申请地点由「综合发展区」地带改划为「综合发展区(1)」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 384,949	Not more than 不多於 4
	Non-domestic 非住用	Not more than 不多於 67,000	About 约 0.7
No. of block 幢数	Domestic 住用	3 Towers 大厦 and 22 Houses 屋宇	
	Non-domestic 非住用	-	
	Composite 综合用途	19 Towers 大厦	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	22 Houses 屋宇	About 约 12 m 米
		3 Towers 大厦	Not more than 不多於 170 mPD 米(主水平基准上)
		22 Houses 屋宇	3 Storey(s) 层
		3 Towers 大厦	33-44 Storey(s) 层
		For all 3 Towers 全部 3 座大厦 For T3 of Phase 2A 第 2A 期的 T3 座	Exclude 不包括 2 Basements 地库 Include 包括 1 Refuge Floor 防火层
	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
		Not more than 不多於 120 - 170	mPD 米(主水平基准上)
30 - 50 For T3-11 of Phase 1 第 1 期 T3-11 座: Exclude 不包括 1-2 Basement(s) 地库 For T1-8 of Phase 2B 第 2B 期 T1-8 座: Include 包括 1 Refuge Floor 防火层		Storey(s) 层	
Site coverage 上盖面积	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 单位数目	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		2485
	Private Car Parking Spaces 私家车车位		2374
	Motorcycle Parking Spaces 电单车车位		111
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		119
	Light Goods Vehicle Spaces 轻型货车车位		58
	Heavy Goods Vehicle Spaces 重型货车车位		53
Private Car/Taxi Lay-by for Kindergarten 私家车/的士停车处(幼稚园专用)		4	
School Bus Lay-by for Kindergarten 校车停车处(幼稚园专用)		4	

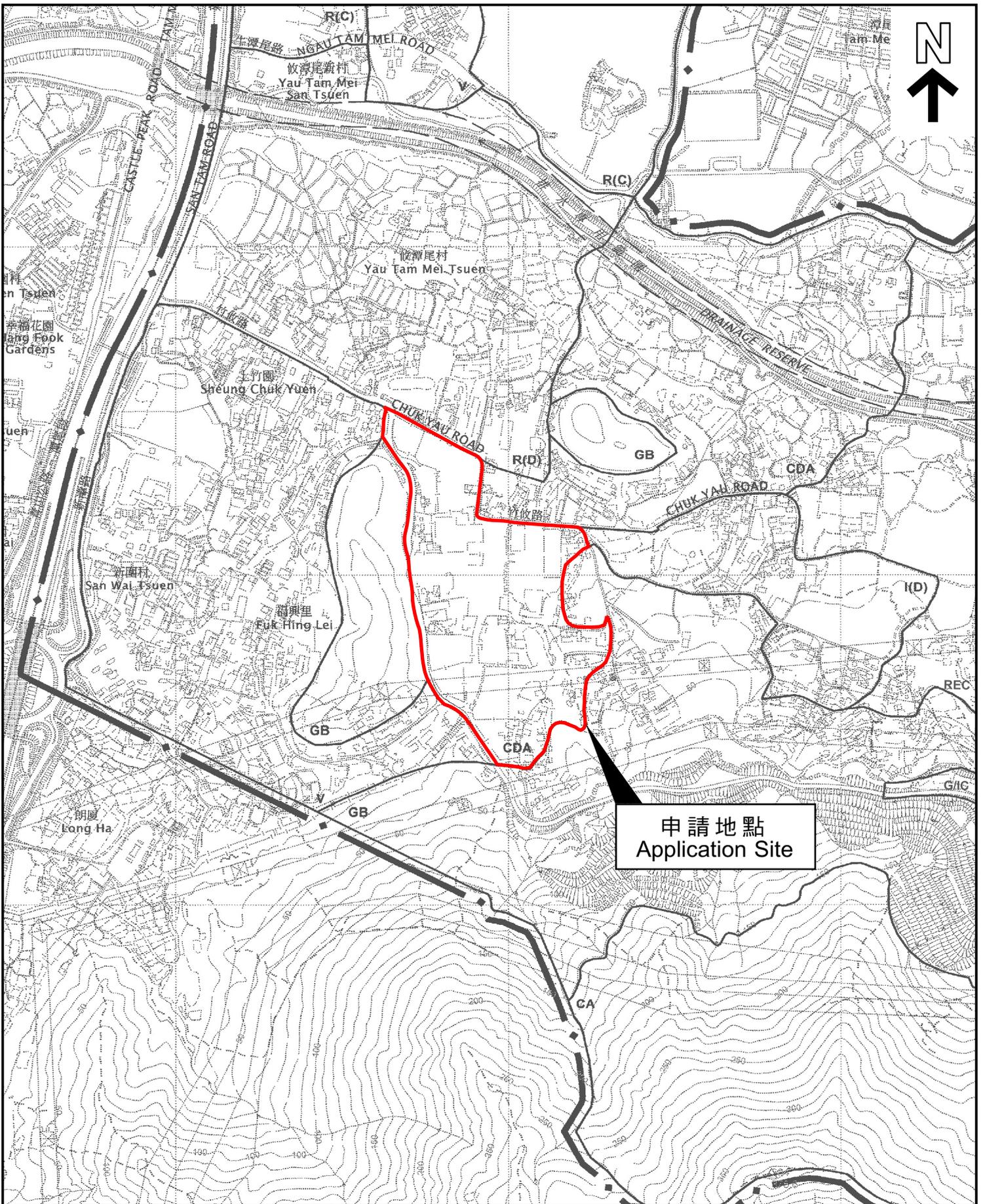
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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 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"/>
<u>Reports 报告书</u>		
<u>Replacement pages of supporting planning statement 规划纲领替代页</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Replacement pages of noise impact assessment 噪音影响评估替代页</u>	<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 type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
<u>Replacement pages of visual impact assessment 视觉影响评估替代页</u>	<input type="checkbox"/>	<input checked="" 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"/>
<u>Replacement pages of drainage impact assessment 排水影响评估替代页</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Replacement pages of sewerage impact assessment 排污影响评估替代页</u>	<input type="checkbox"/>	<input checked="" 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>Water supply impact assessment 供水影响评估</u>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Replacement pages of air quality impact assessment 空气质素影响评估替代页</u>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Replacement pages of landscape and tree preservation proposals 园境及树木保育建议替代页</u>	<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		

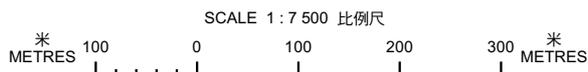
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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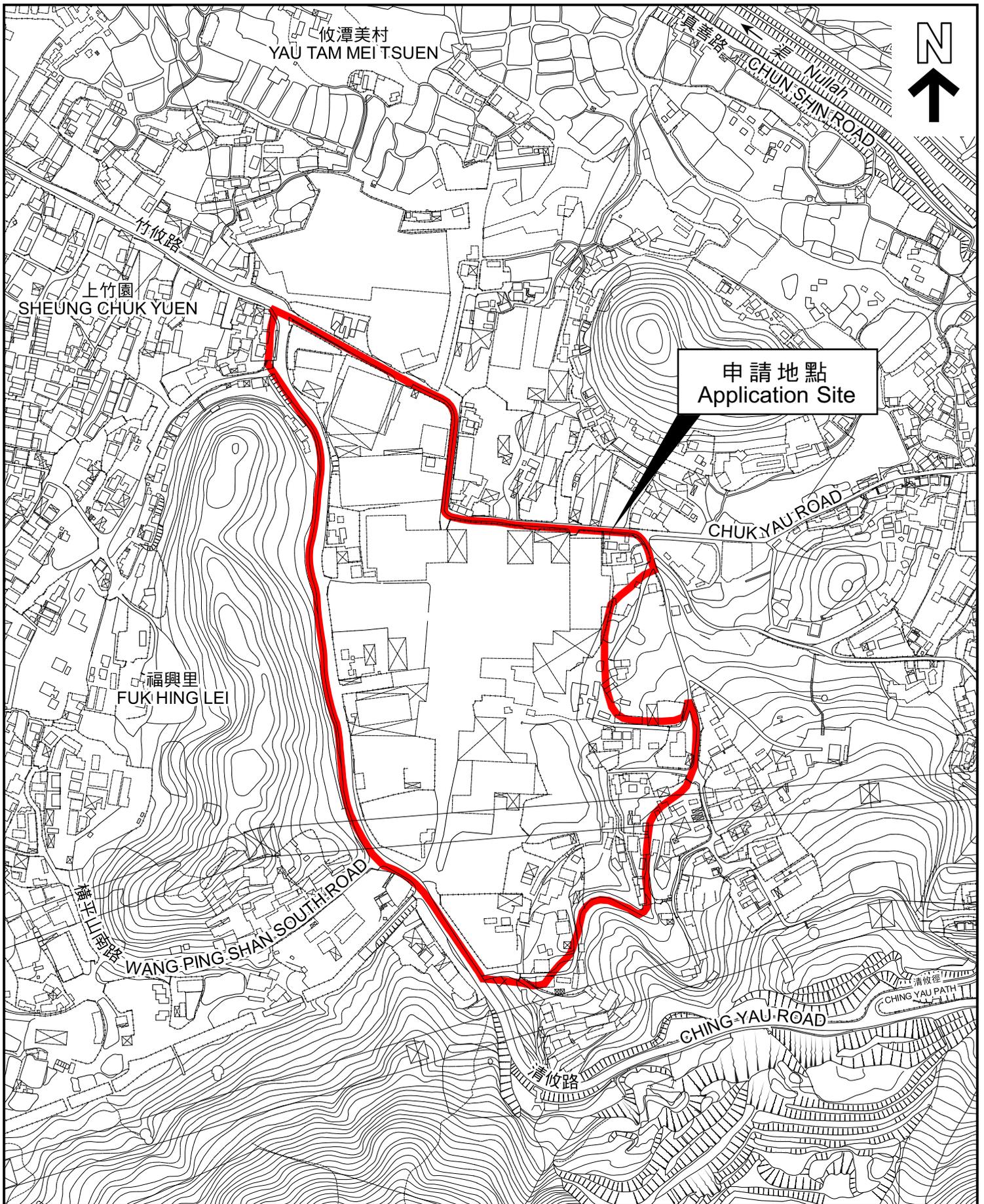
位置圖 LOCATION PLAN

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



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
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申請編號 Application No. : Y/YL-NTM/8

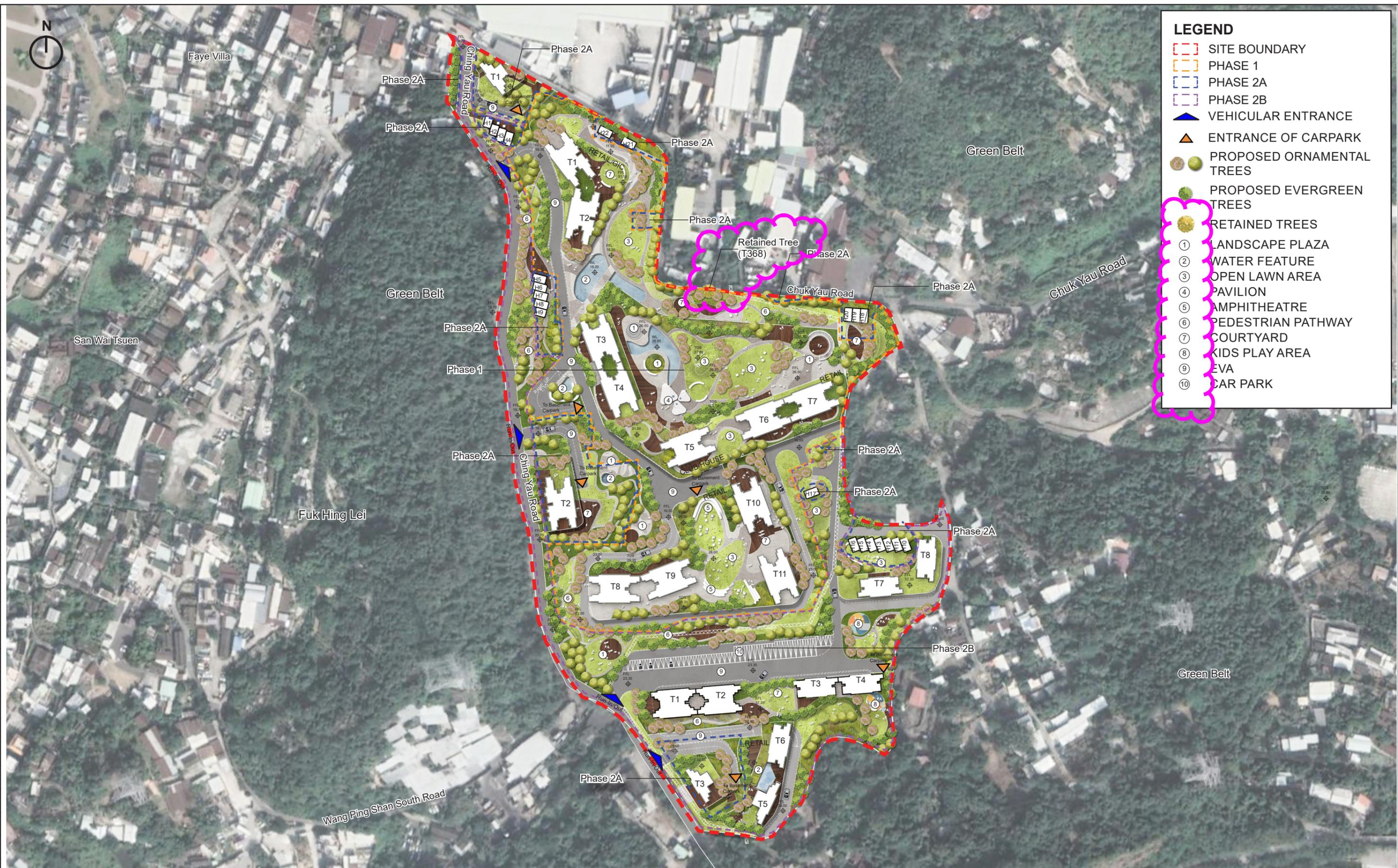
備註 Remarks

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>申請編號 Application No. : <u>Y/YL-NTM/8</u></p> <p>此頁摘自申請人提交的文件。</p> <p>This page is extracted from applicant's submitted documents.</p>	<p>DRAWING TITLE Landscape Master Plan - Overall</p>	<p>DATE NOV 2022</p>	<p>FIGURE NO. FIG 1.5</p>	<p>SCALE AND ORIENTATION 1:2000@A3</p>	<p>ARUP</p>
	<p>DRAWN IL</p> <p>CHECKED CY</p> <p>APPROVED CY</p>	<p>JOB TITLE 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>			



Existing Condition



Baseline Scheme



Indicative Scheme

LEGEND

- Phase 1
- Phases 2A & Phase 2B

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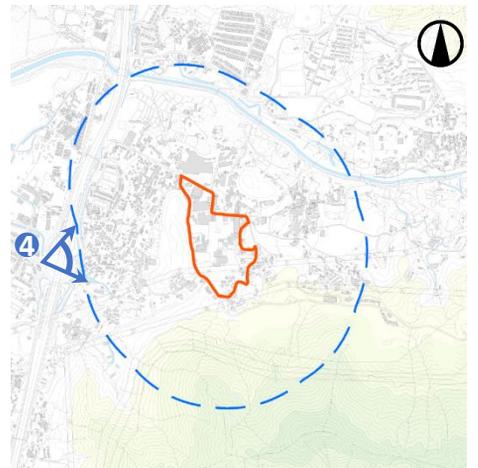
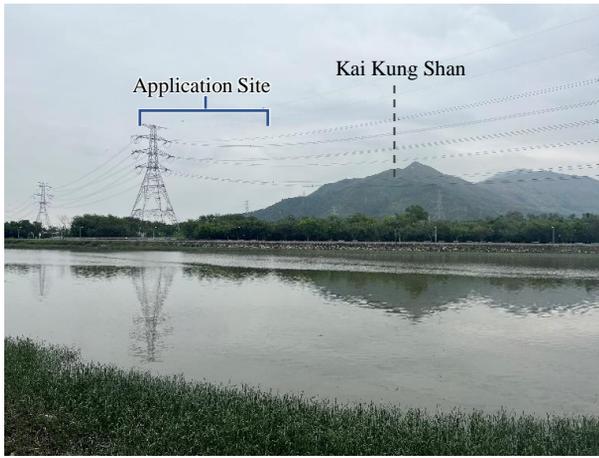


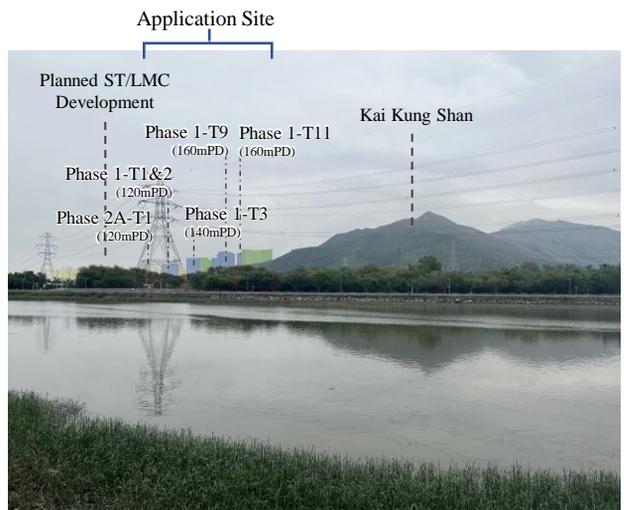
Figure No.	Scale	Figure Title
6	-	Viewing Point 3 – Minibus Stop at Fairview Park Boulevard
ARUP	Date Jun 2022	Source -



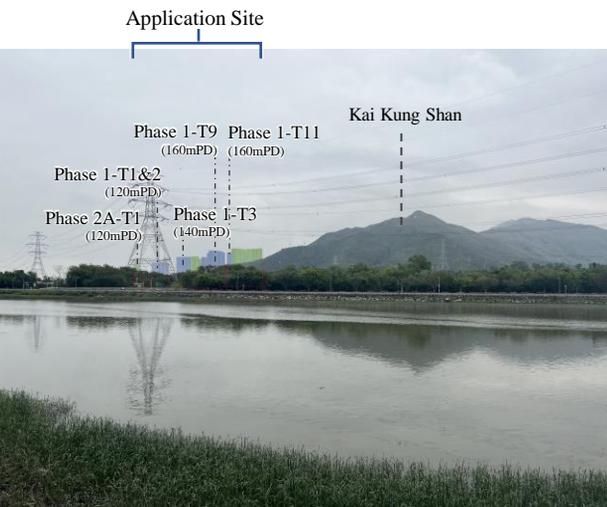
Existing Condition



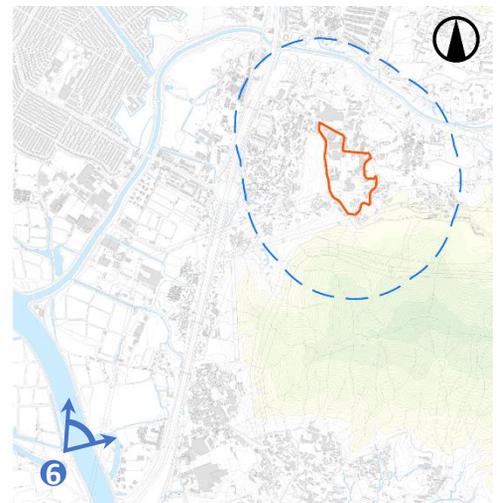
Baseline Scheme



Reference Scenario (with the Planned ST/LMC Development)



Indicative Scheme

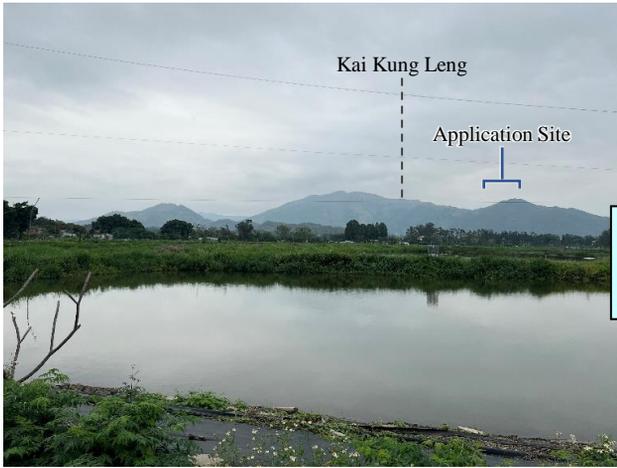


LEGEND

- 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

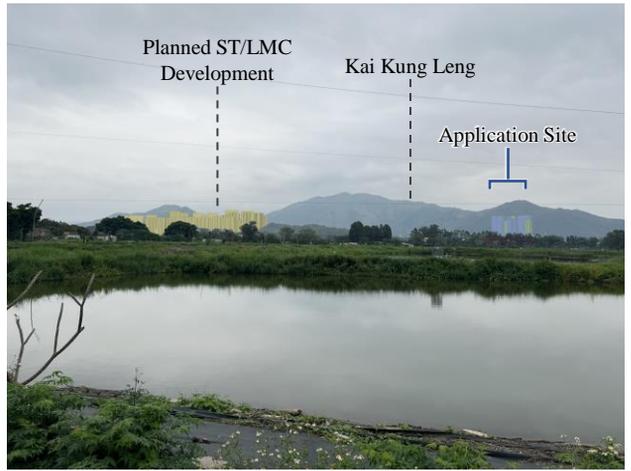
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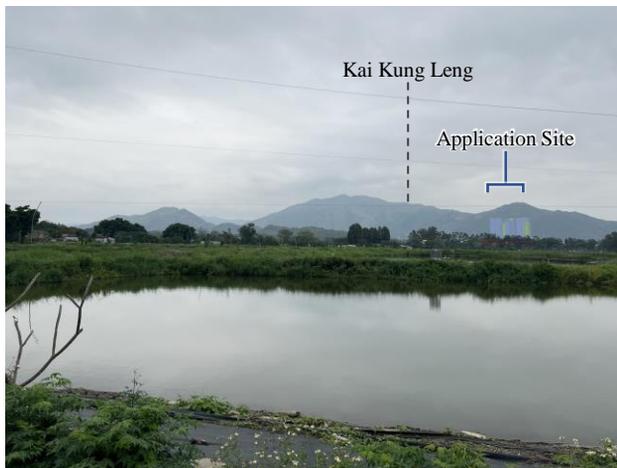
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Baseline Scheme



Reference Scenario (with the Planned ST/LMC Development)



Indicative Scheme

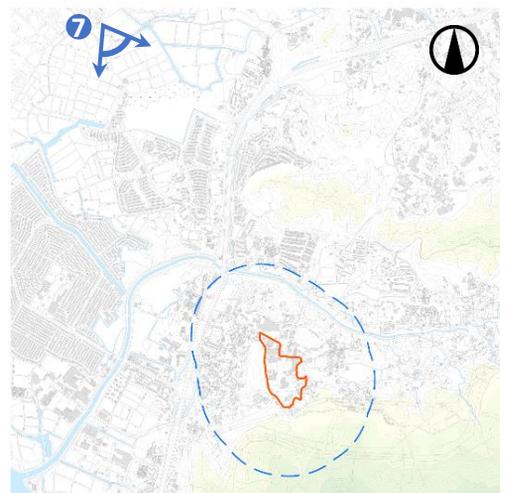


Figure No. 10	Scale -	Figure Title Viewing Point 7 – Tam Kon Chau Road near the Entrance of Mai Po Nature Reserve
ARUP	Date Nov 2022	Source -