

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-NTM/7**  
**关于申请编号 Y/YL-NTM/7 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 20.1.2023  
因应於 2023 年 1 月 20 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/7		
Location/address 位置／地址	Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long 元朗石湖围丈量约份第 105 约地段第 2091 号(部分)		
Site area 地盘面积	About 约 90,853 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」		
Applied use/ development 申请用途/发展	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 <sup>(1)</sup> 地积比率
	Domestic 住用	About 约 510,445	Not more than 不多於 6.5
	Non-domestic <sup>(2) (3)</sup> 非住用	About 约 39,265	Not more than 不多於 0.5
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 综合用途	24 <sup>(4)</sup>	
Building height/No.	Domestic	-	m 米



of storeys 建筑物高度／ 层数	住用	-	mPD 米(主水平基准上)
		-	Storey(s) 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 180	mPD 米(主水平基准上)
		Not more than 不多於 47	Storey(s) 层 Exclude 不包括 2-3 Basement 地库 1 Refuge floor 防火层
Site coverage 上盖面积	Podium 平台 – within 15m above ground 地下起计 15 米或以下	About 约 100%	
	Podium 平台 – beyond 15m above ground 地下起计 15 米以上	About 约 60%	
	Residential Tower 住宅楼宇	About 约 33.33%	
No. of units 单位数目	12,575 Flats 住宅单位		
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 parking spaces 停车位总数		2,672
	Private Car Parking Spaces 私家车车位		1,706
	Motorcycle Parking Spaces 电单车车位		126
	Bicycle Parking Spaces 单车泊车位		840
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		73
	Light Goods Vehicle Spaces 轻型货车车位		73 <sup>(5)</sup>
	Medium Goods Vehicle Spaces 中型货车车位		
	Heavy Goods Vehicle Spaces 重型货车车位		

- (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 平方米发展地盘面积计算(不包括拟作公共道路及预留作学校的土地)
- (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  
包括商业用途的总楼面面积作商店及服务行业、食肆、学校(幼儿园/幼稚园/语言学校/电脑学校/商科学校/补习学校/工业学院/开办兴趣班或休闲课程的其他类型学校)、娱乐场所及康体文娱场所
- (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

地积比率及总楼面面积不包括社会福利设施(即社区老人中心(净作业楼面面积约 656 平方米/总楼面面积 1,443 平方米)及幼儿中心(净作业楼面面积约 530 平方米/总楼面面积 1,166 平方米)。上述总楼面面积根据转换率净作业楼面面积至总楼面面积为 2.2 作计算

- (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楼宇
- (5) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces  
包括轻型货车、中型货车及重型货车的上落客货车位

\* 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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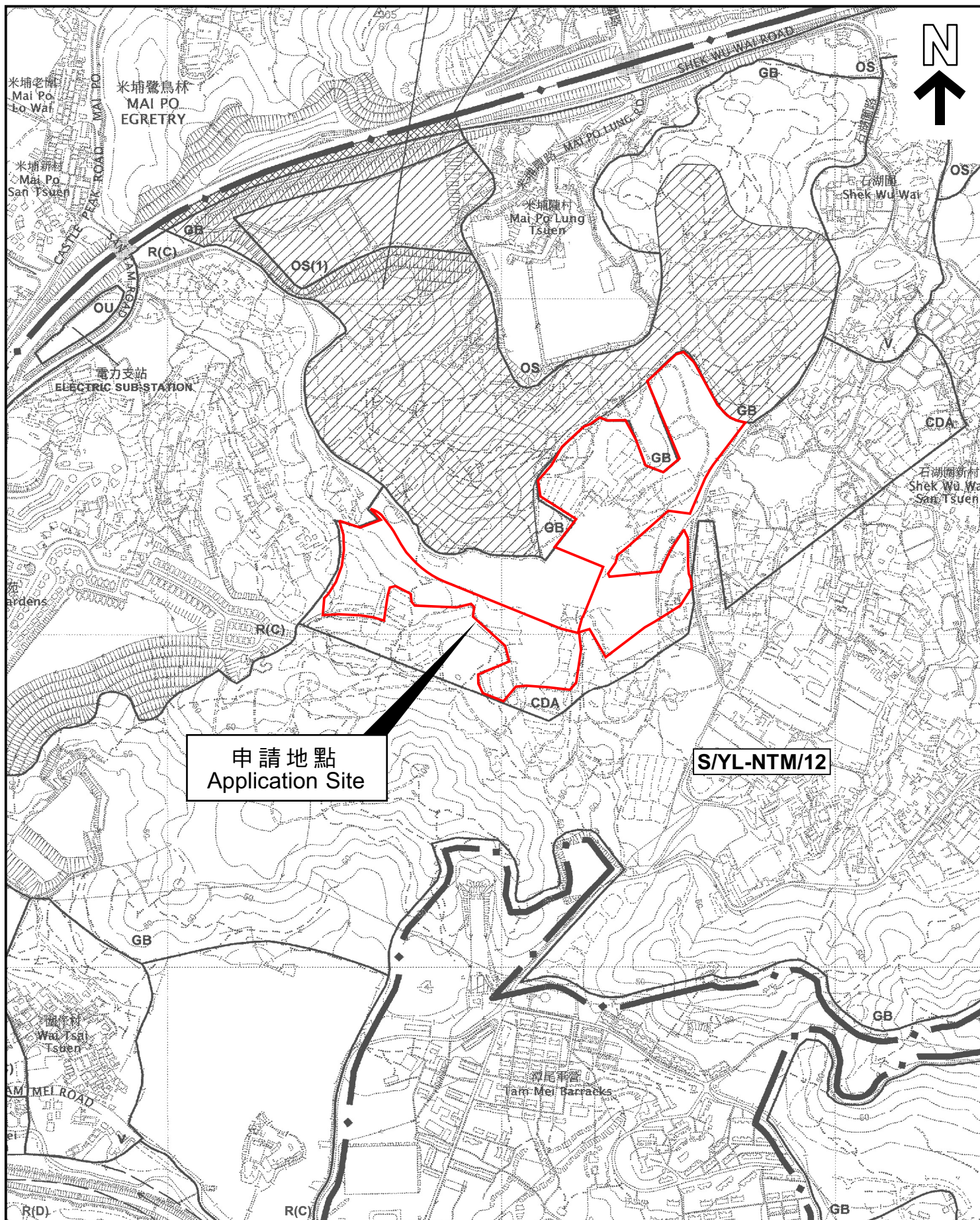


Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	Chinese 中文	English 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor 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 type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input 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 impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey and Preservation Proposal 树木调查及保护报告	<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 checked="" type="checkbox"/>
<b><u>Revised indicative development schedule 经修订的发展参数表</u></b>		
<b><u>New indicative phasing plan 新的分期发展图</u></b>		
<b><u>Revised Landscape Master Plan, Tree Survey and Preservation Proposal</u></b>		
经修订的园境设计总图、树木调查及保育建议书		
<b><u>Revised Visual Impact Assessment 经修订的视觉影响评估</u></b>		
<b><u>Revised Air Ventilation Assessment – Expert Evaluation 经修订的空气流通专家评估</u></b>		
<b><u>Replacement pages of the proposed amendments to the Plan, Notes and Explanatory Statement of the OZP 拟议大纲图图则、注释及说明书的替代页</u></b>		
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.

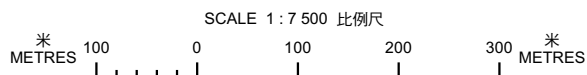
注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。





# 位置圖 LOCATION PLAN

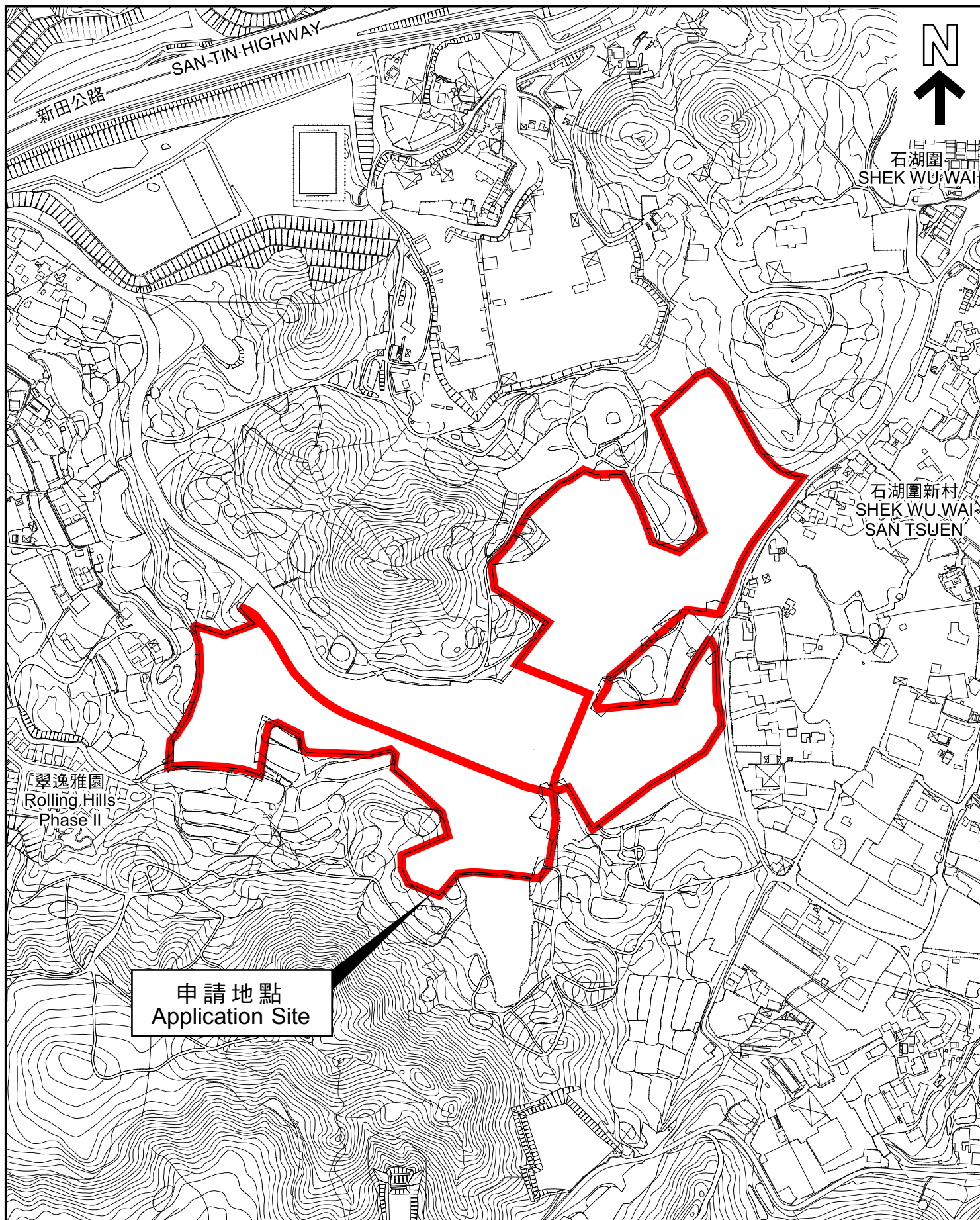
本摘要圖於2023年1月27日擬備，  
所根據的資料為於2006年12月5日  
核准的分區計劃大綱圖編號 S/YL-NTM/12  
EXTRACT PLAN PREPARED ON 27.1.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NTM/12 APPROVED ON 5.12.2006



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**

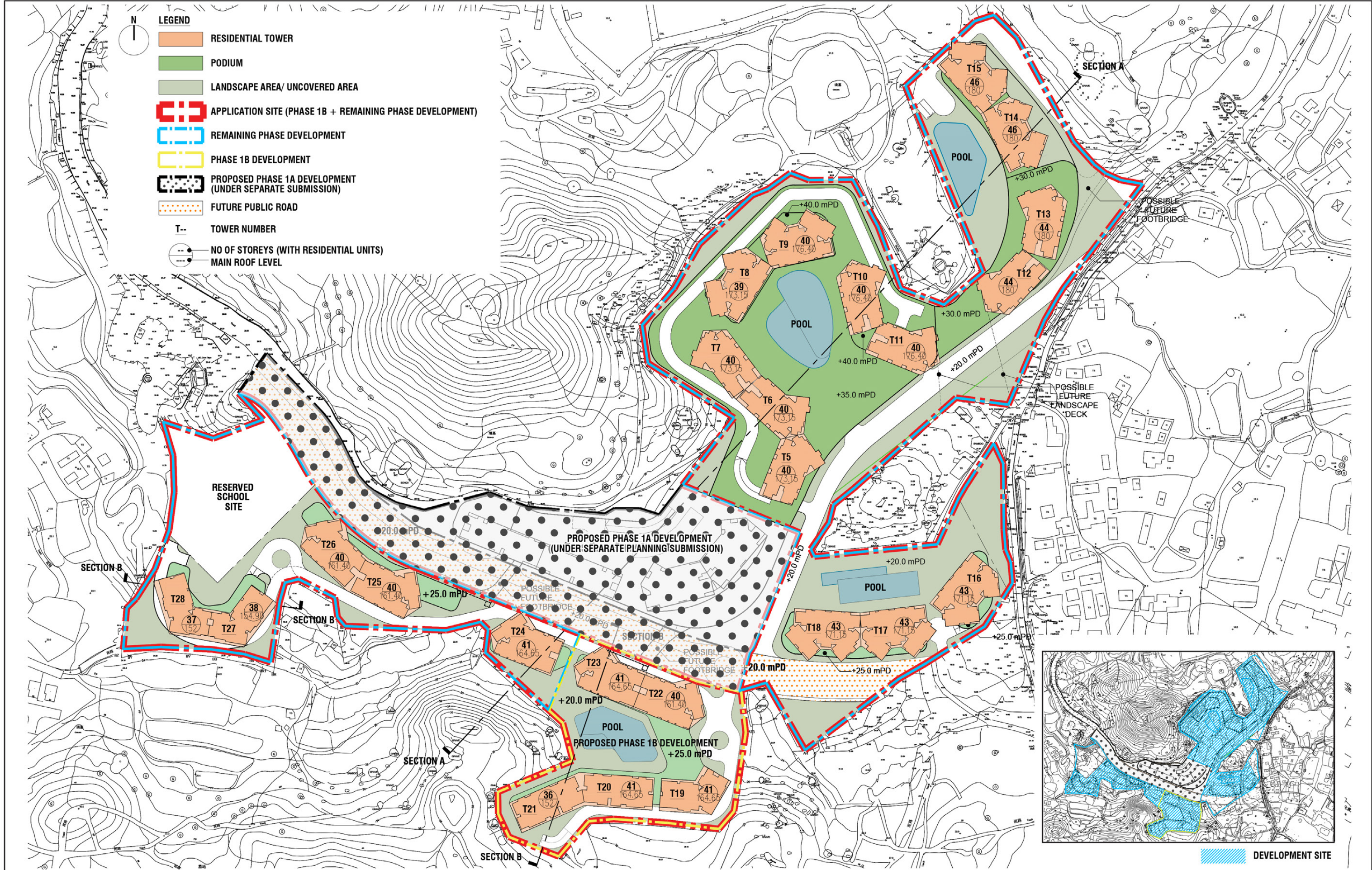
申請人呈交進一步資料，包括回應部門意見表、經修訂的發展參數表、經修訂的總綱發展藍圖、樓面平面圖和截視圖、經修訂的視覺影響評估、經修訂的空氣流通專家評估、經修訂的園境設計總圖、樹木調查及保育建議書、新的分期發展圖、新的環境評估、新的交通影響評估及擬議大綱圖圖則、註釋及說明書的替代頁。

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

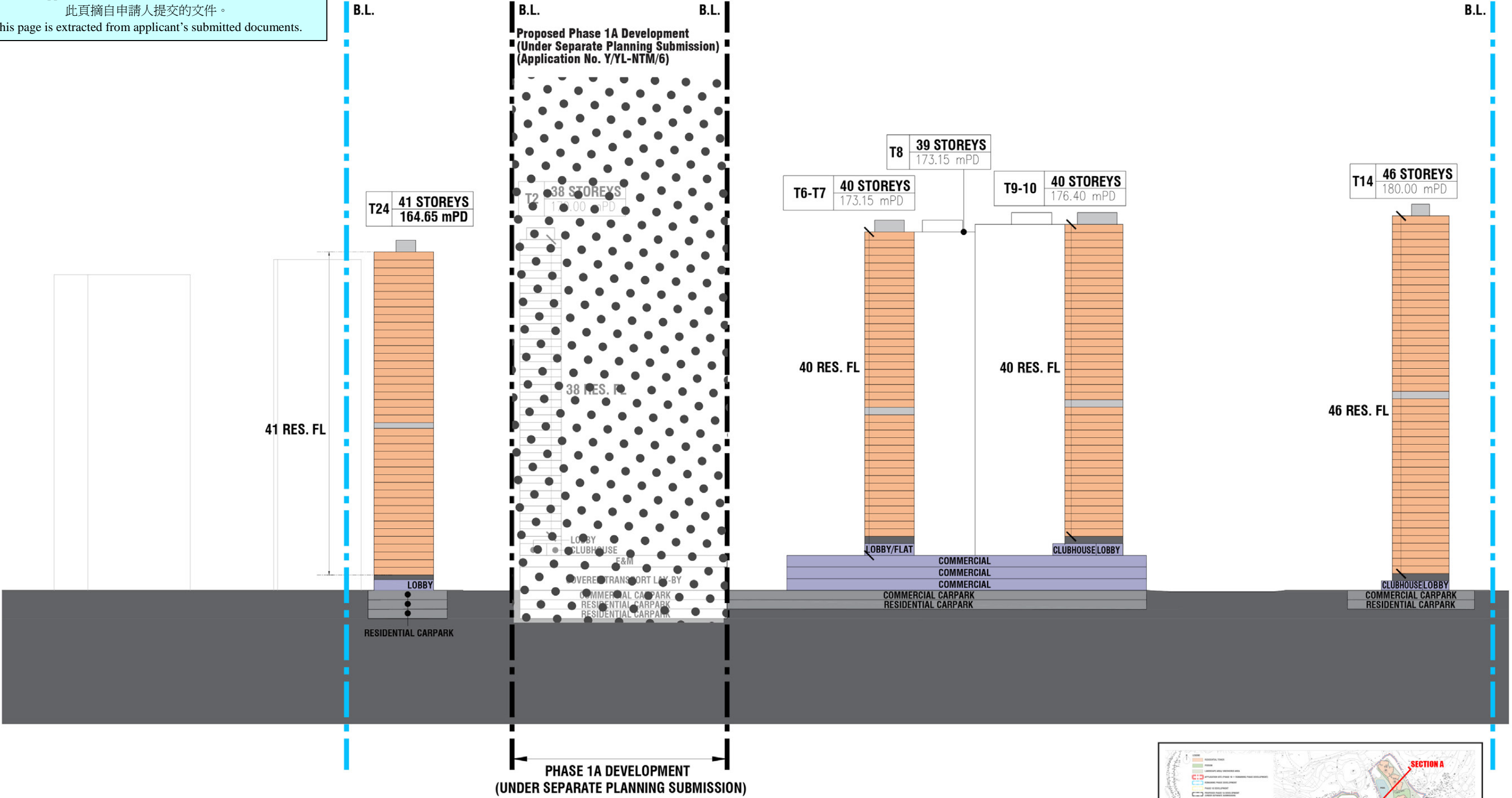
Indicative Master Layout Plan

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。

This page is extracted from applicant's submitted documents.

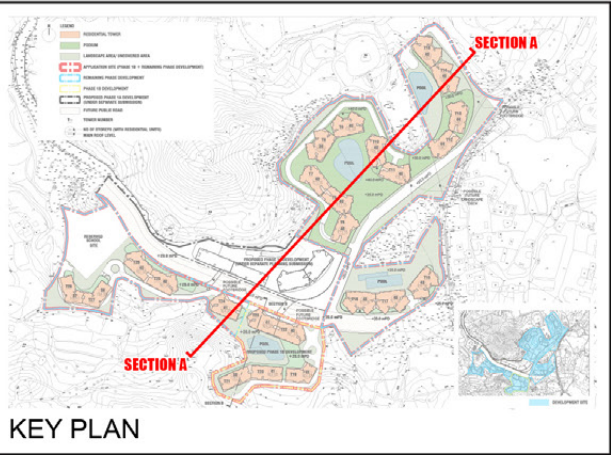




LEGEND

- 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      |

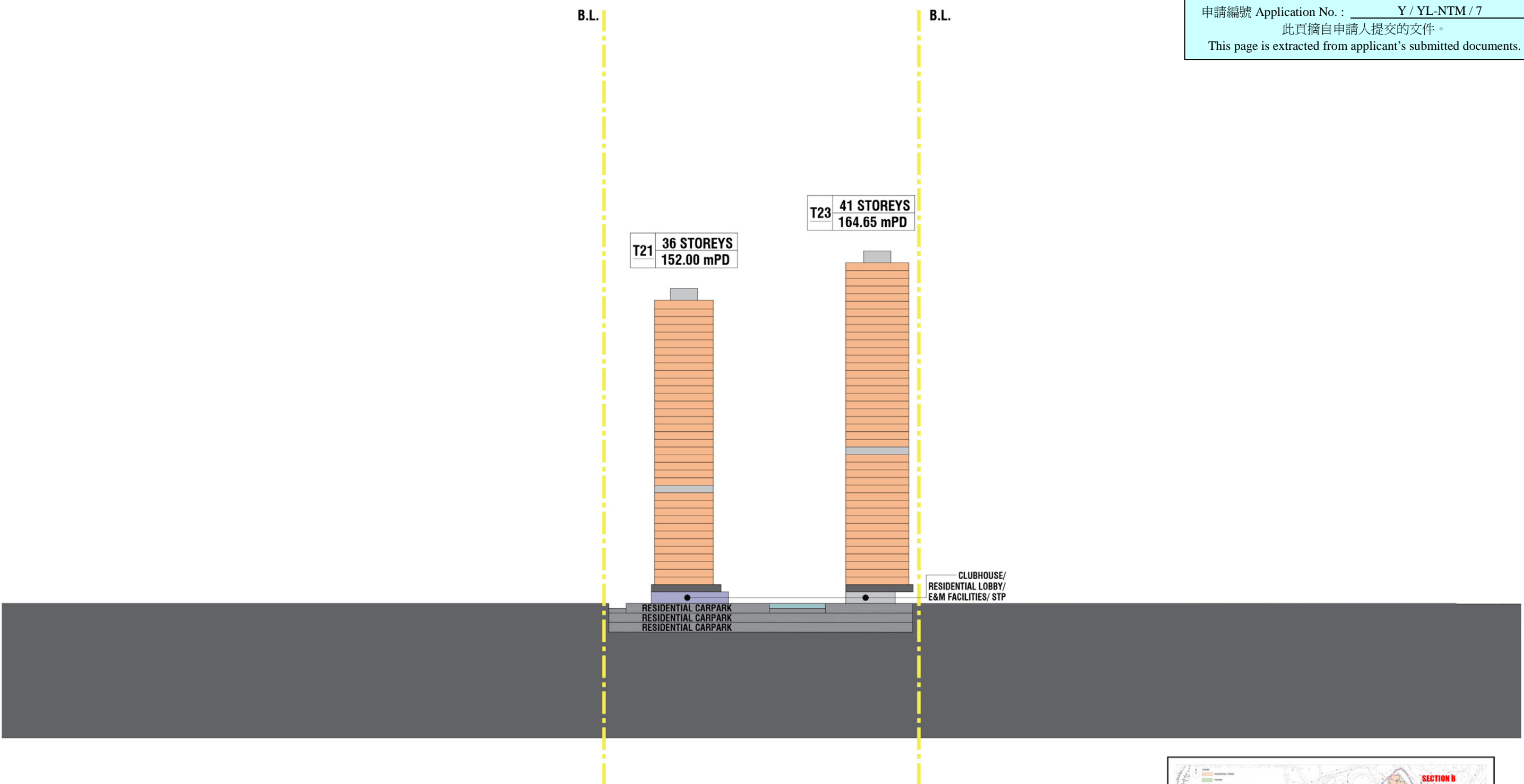


Title

Indicative Section Plan A - A

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



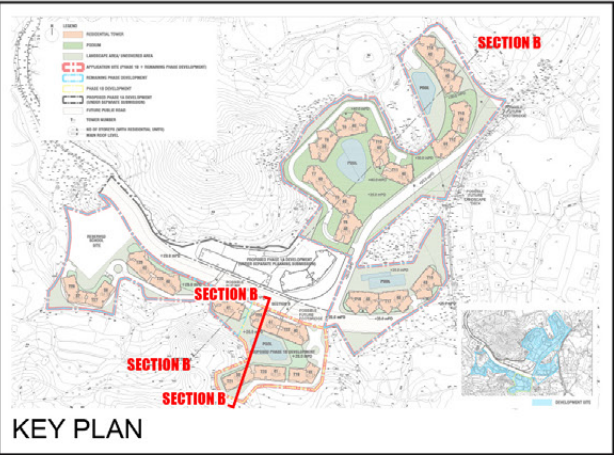


LEGEND

- 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
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Title

Indicative Section Plan B - B

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2023
Scale	Figure 4.7		



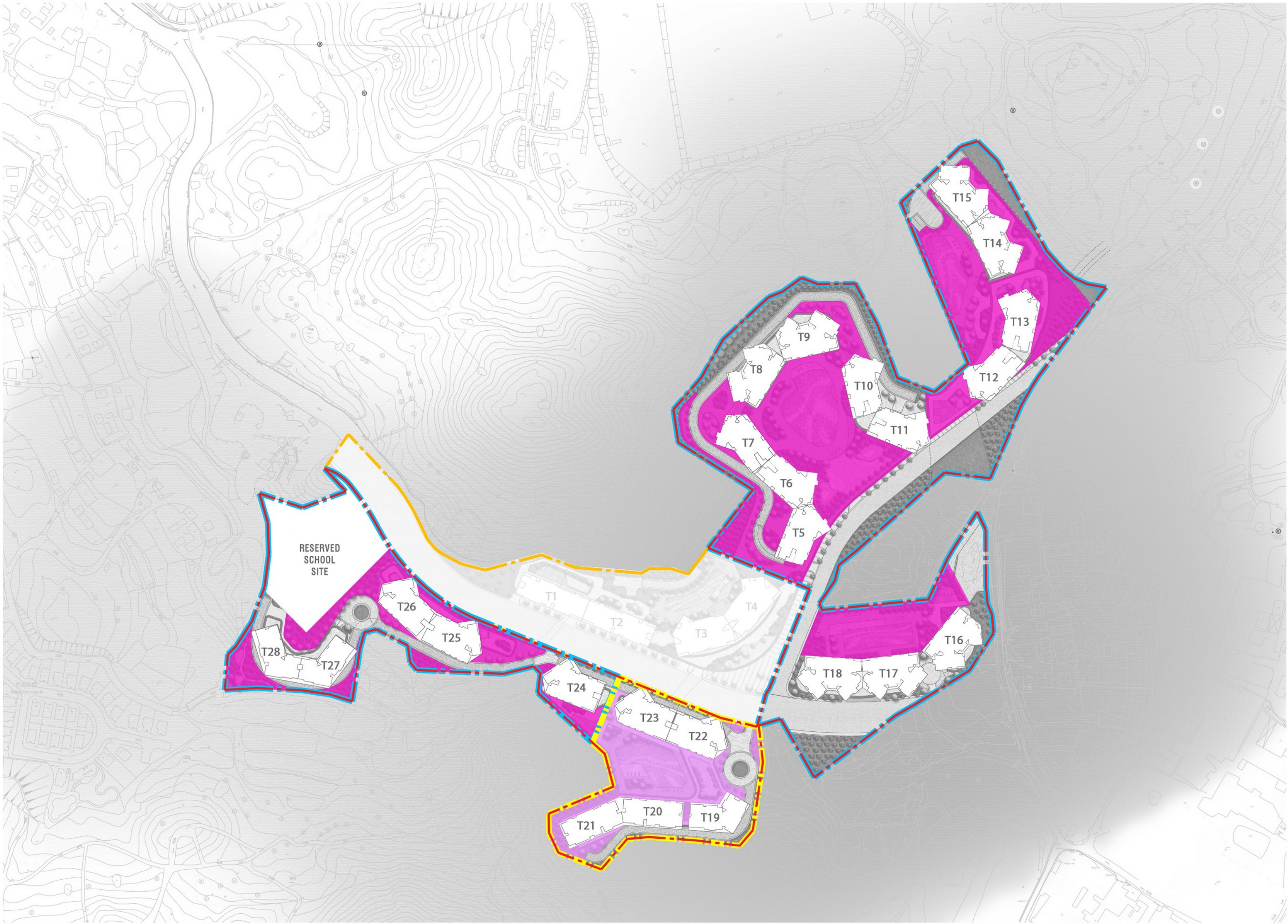




- LEGEND:**
- Application Site (Phase 1B + Remaining Phase Development)
  - Remaining Phase Development
  - Phase 1B Development
  - Proposed Phase 1A Development (Under separate submission)
  - Proposed New Trees
  - Trees proposed to be transplanted (11 Nos.)
  - Proposed Shrubs & Groundcovers
  -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

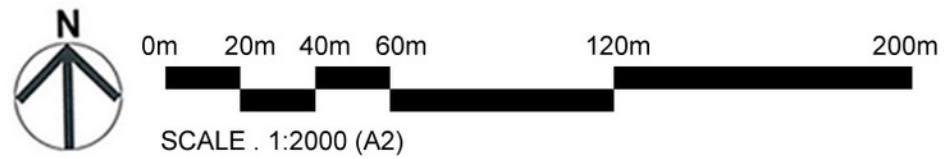






**LEGEND:**

- 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)

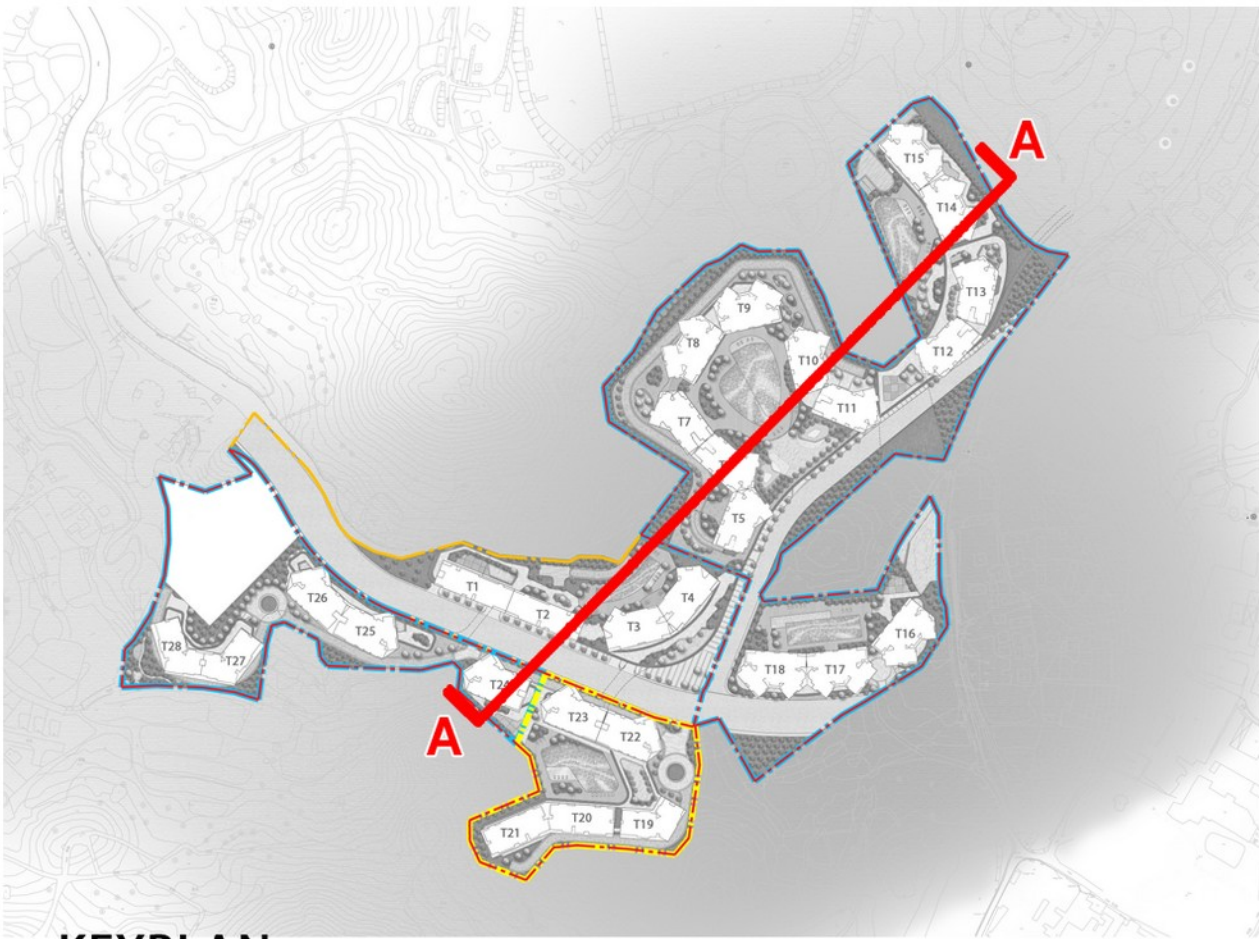


**Section 12A Planning Application for Proposed Amendments to the Approved Ngau Tam Mei Outline Zoning Plan from “CDA” Zone to “CDA(1)” Zone at Lot 2091 (Part) in D.D.105, Shek Wu Wai, Yuen Long**  
Private Open Space Demarcation Plan

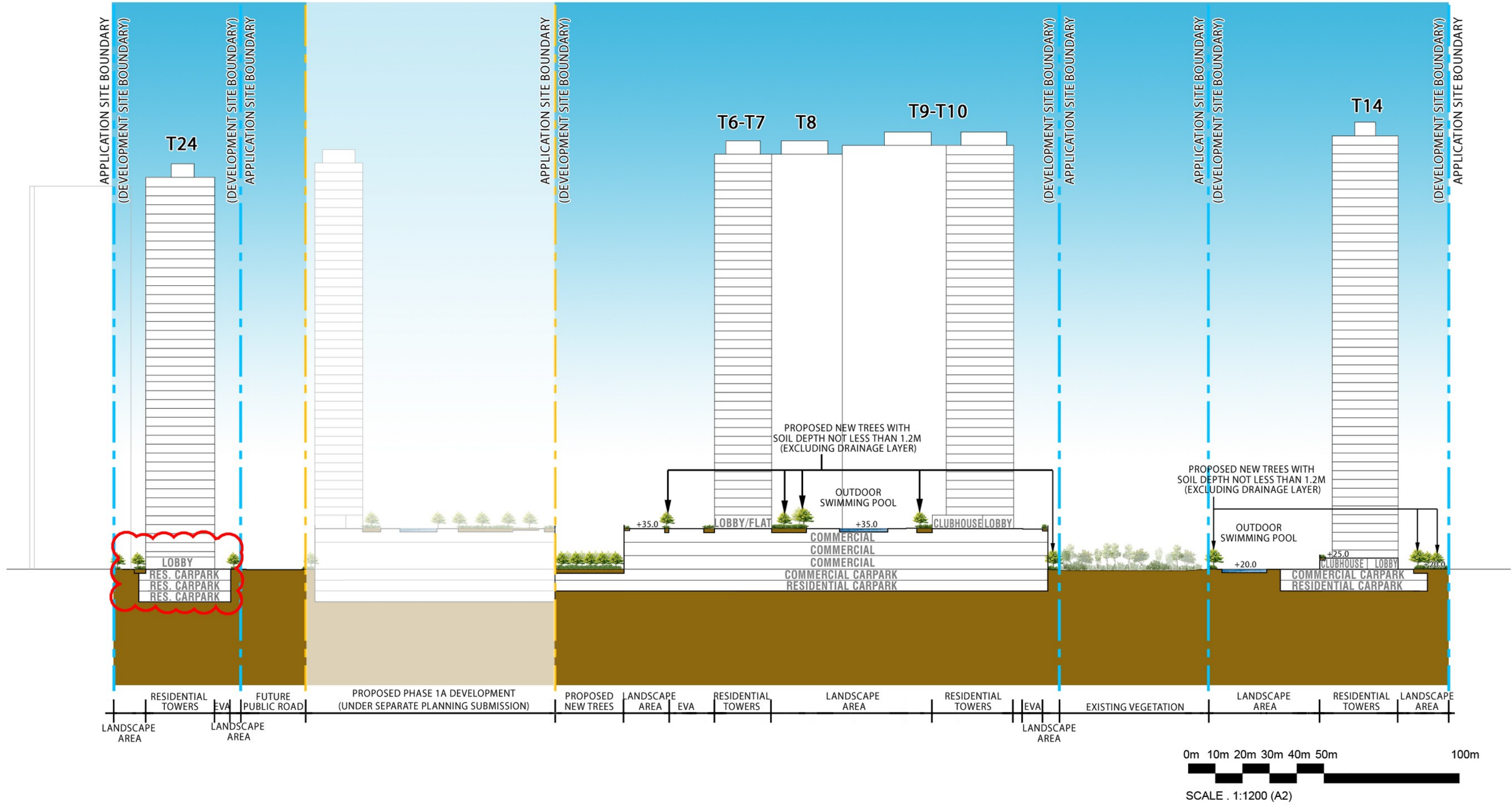
Dwg. No. : 2012210-S12A-R1-OSD-01b  
Date : JAN 2023  
(A2-size)



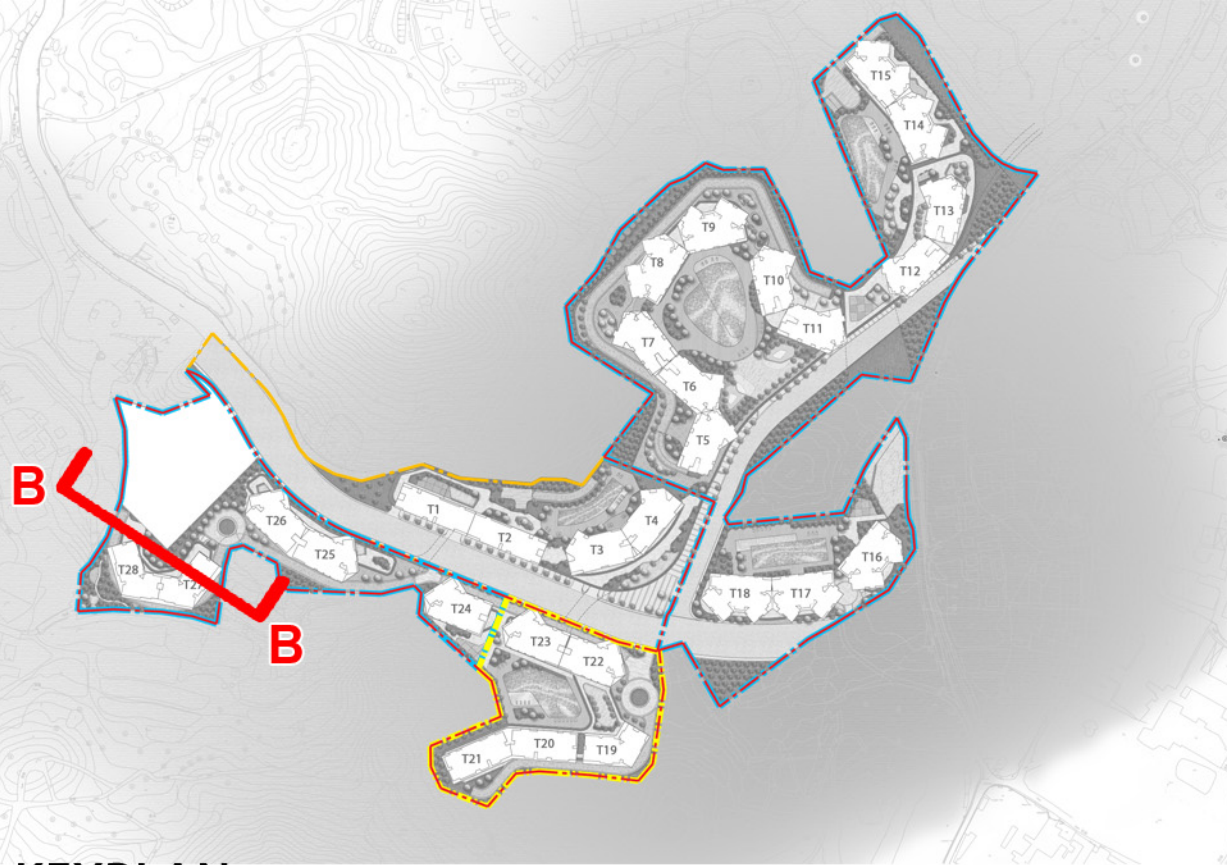




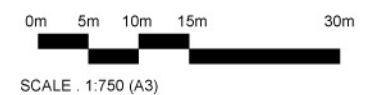
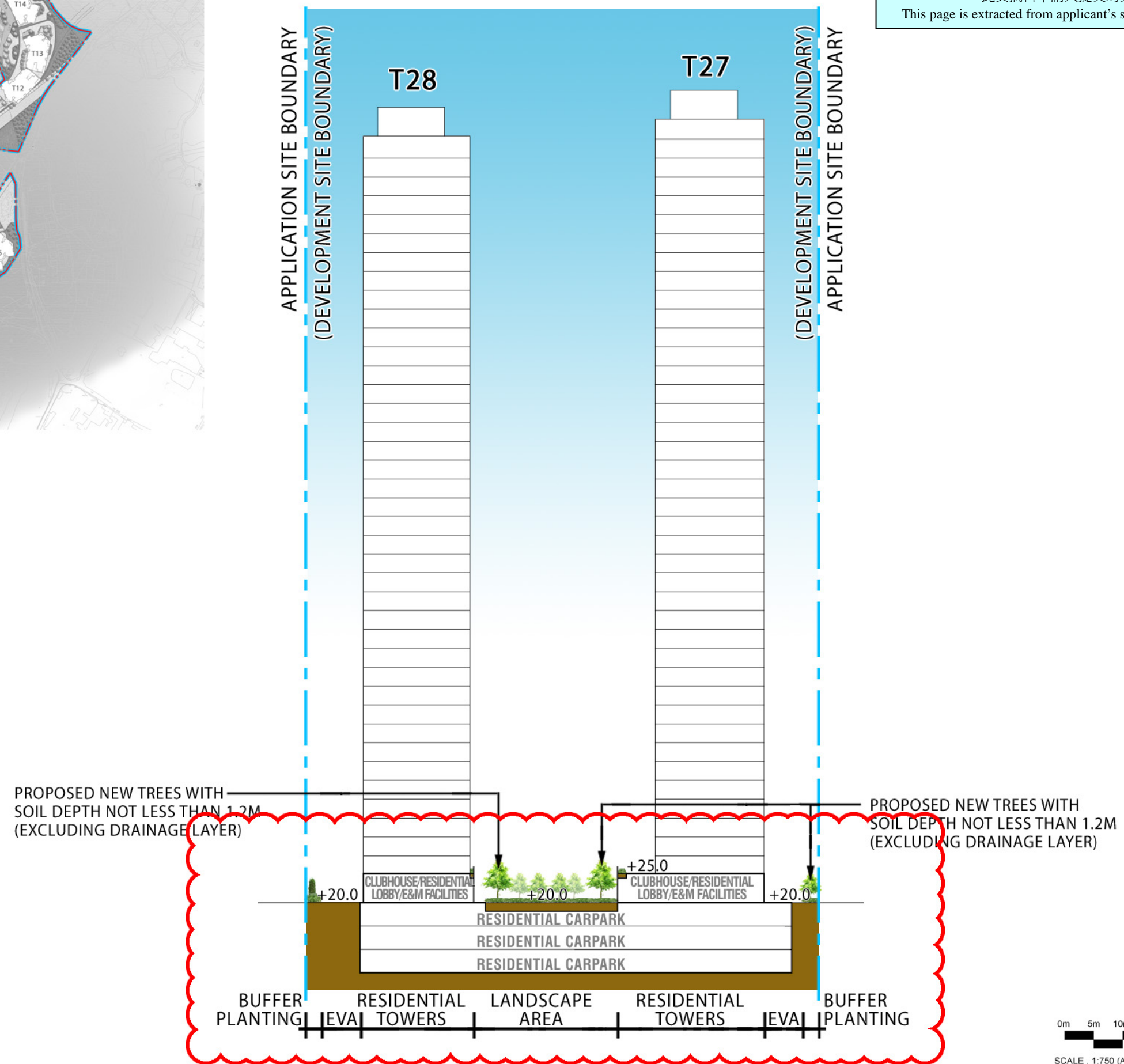
KEYPLAN







**KEYPLAN**

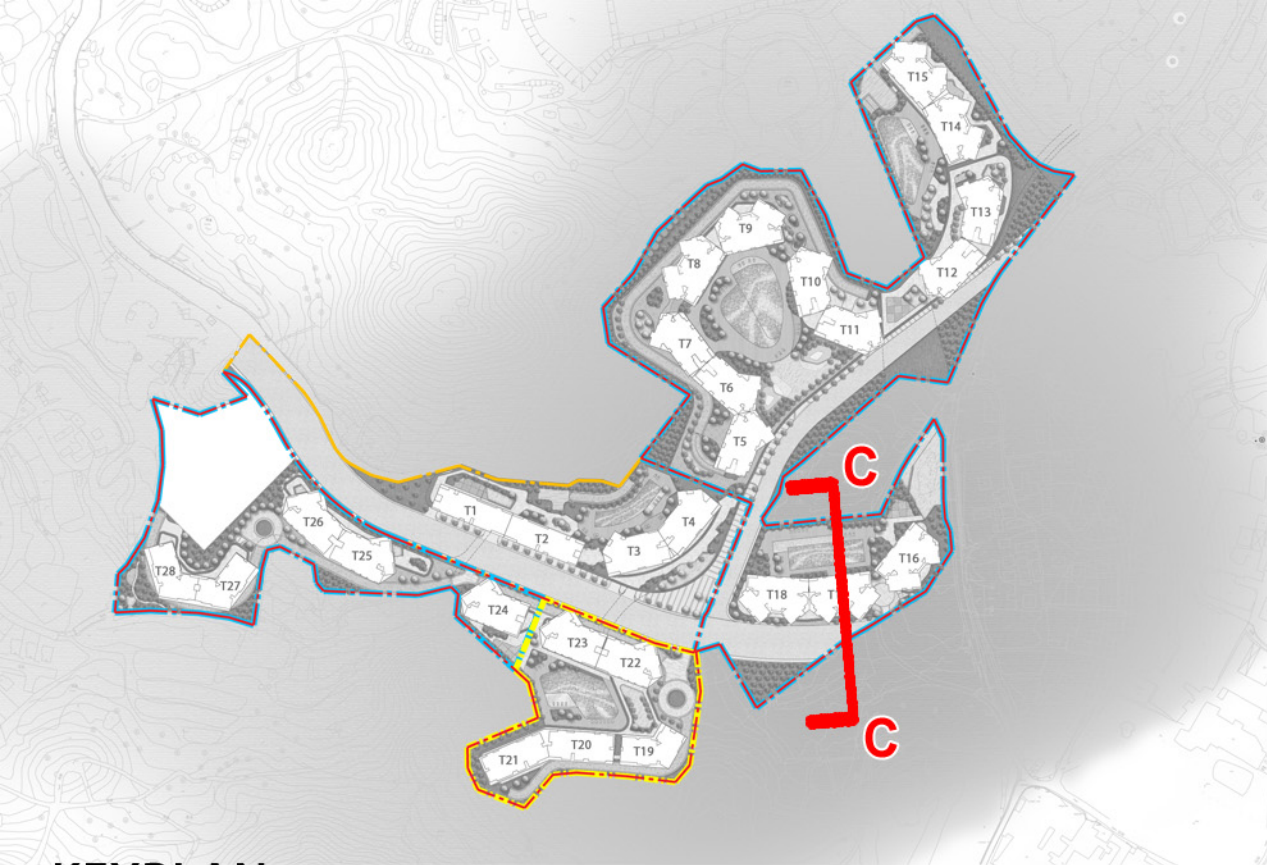


**Section 12A Planning Application for Proposed Amendments to the Approved Ngau Tam Mei Outline Zoning Plan from “CDA” Zone to “CDA(1)” Zone at Lot 2091 (Part) in D.D.105, Shek Wu Wai, Yuen Long**

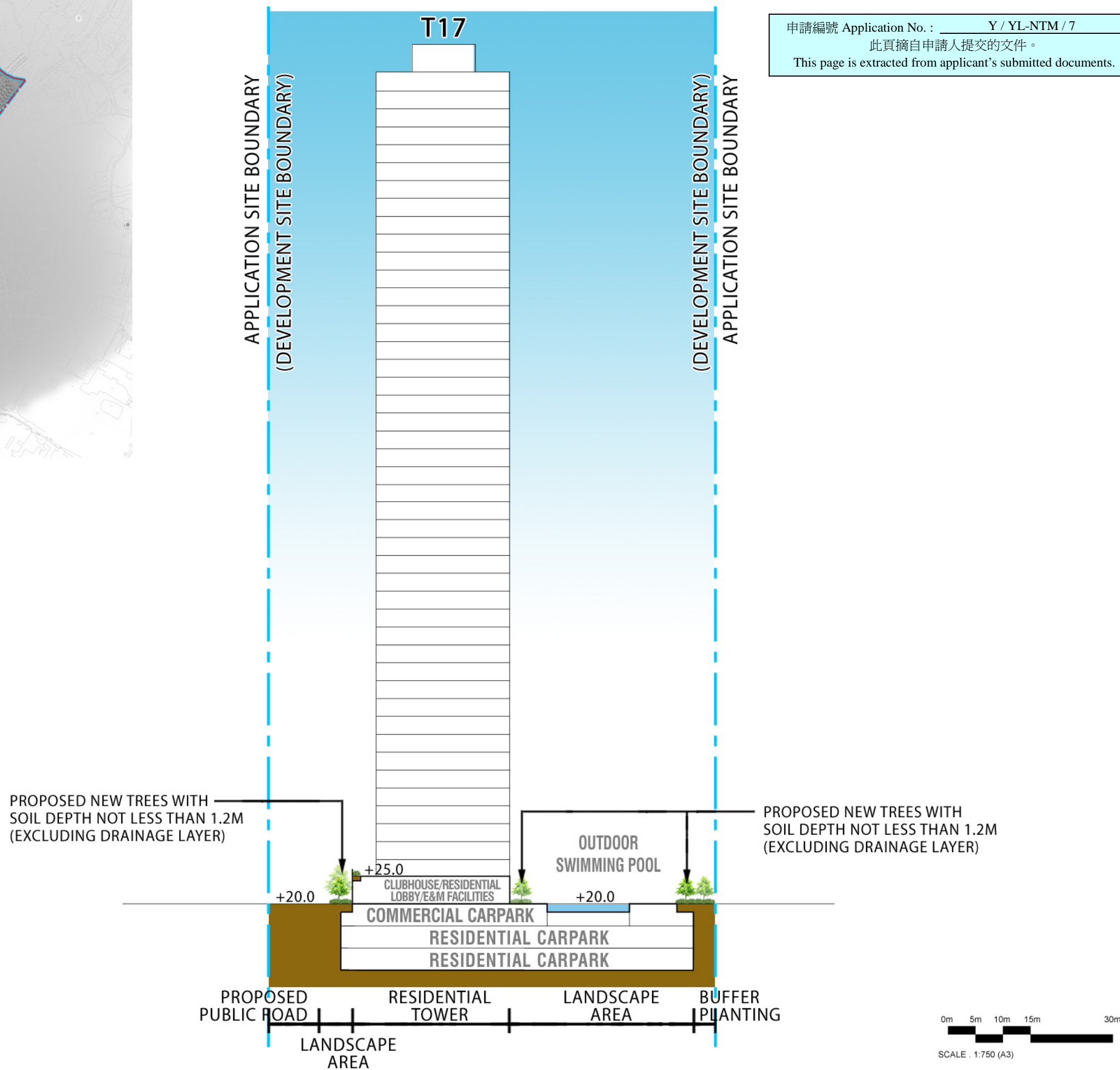
**Landscape Section B**  
Dwg. No. : 2012210-S12A-R1-SEC-02a

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**

Landscape Section C  
 Dwg. No. : 2012210-S12A-R1-SEC-03

Date : JAN 2023  
 (A3-size)







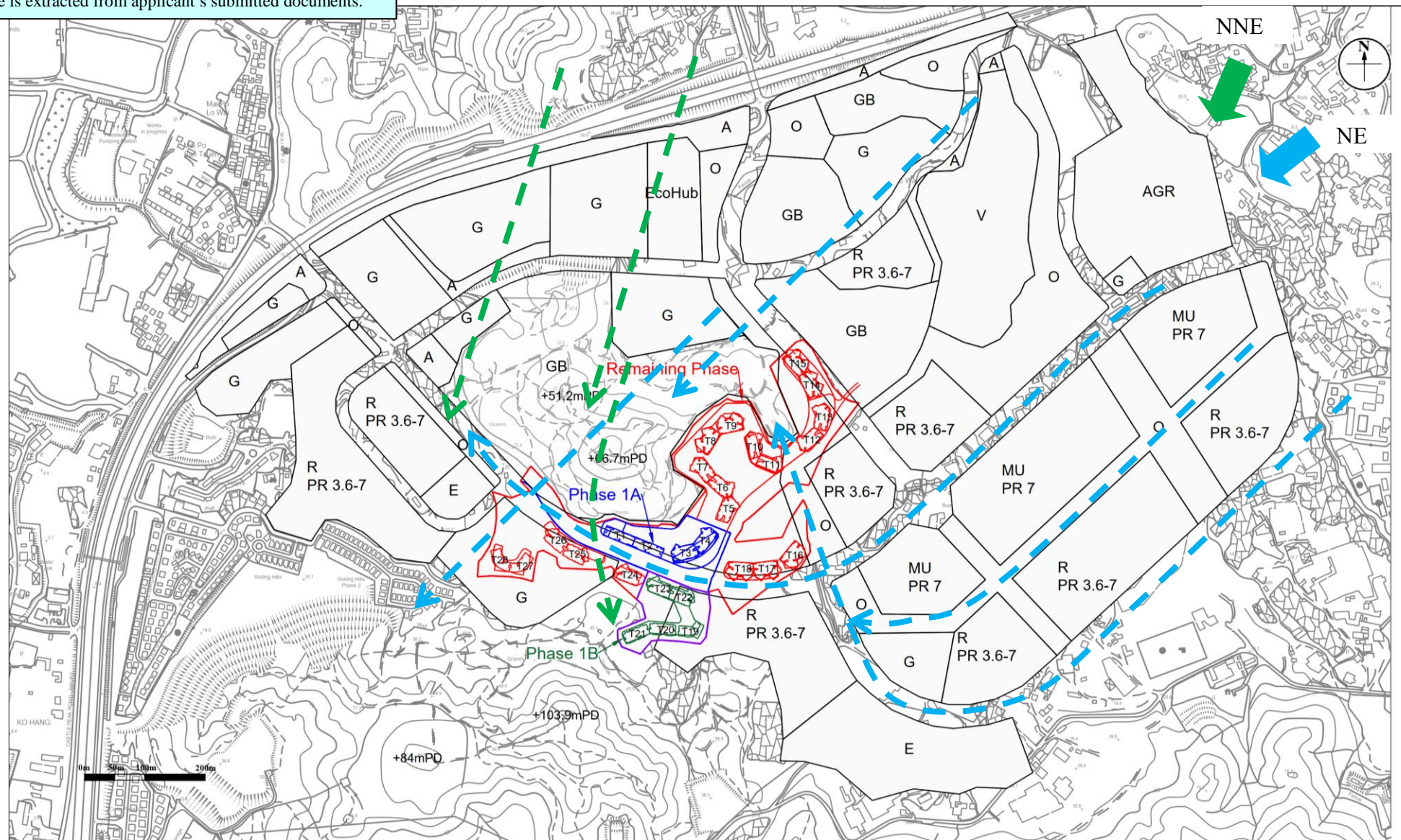


Figure: 7c

RAMBOLL

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

Drawn by: EC

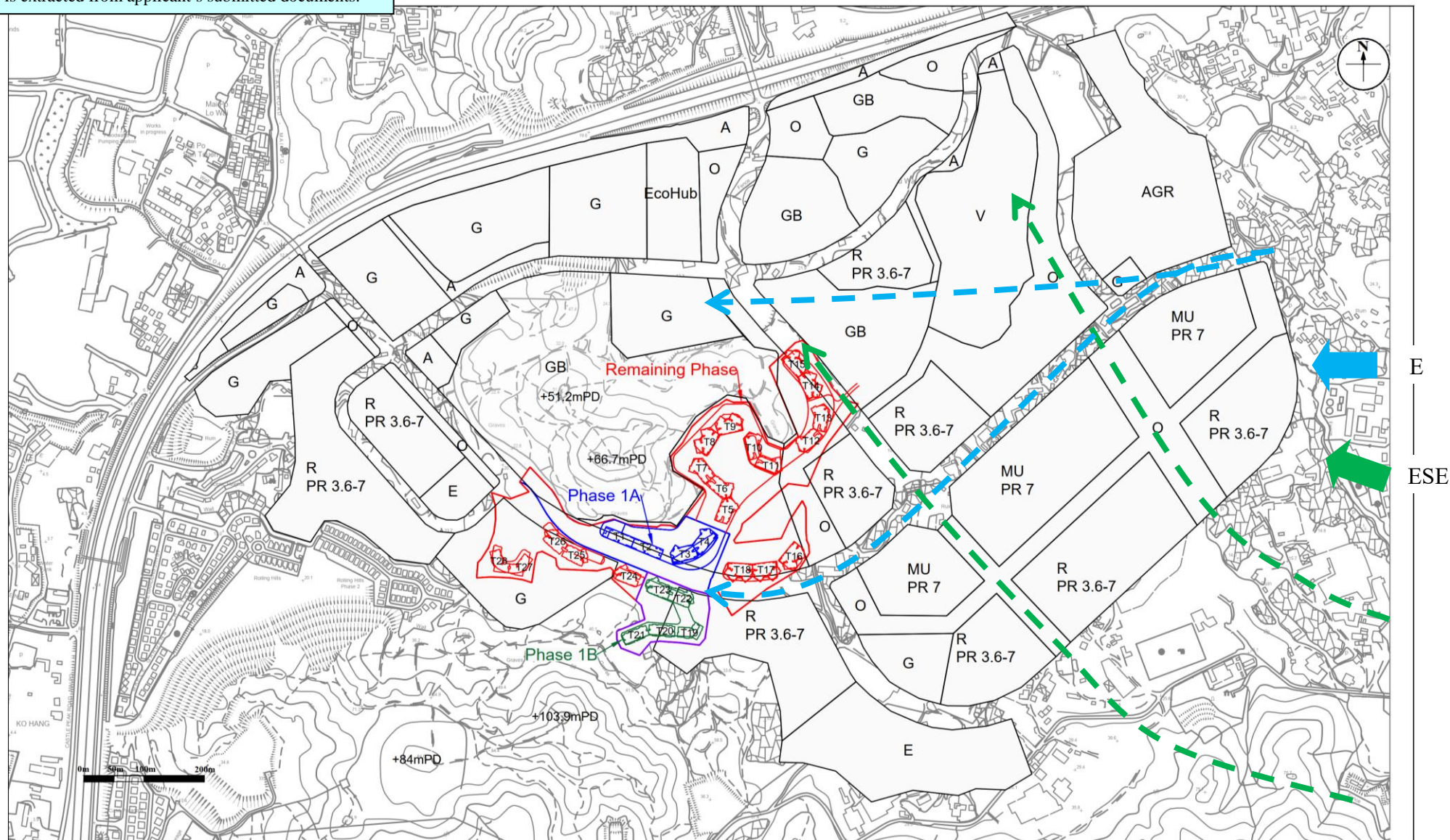
Checked by: TC

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****RAMBOLL****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



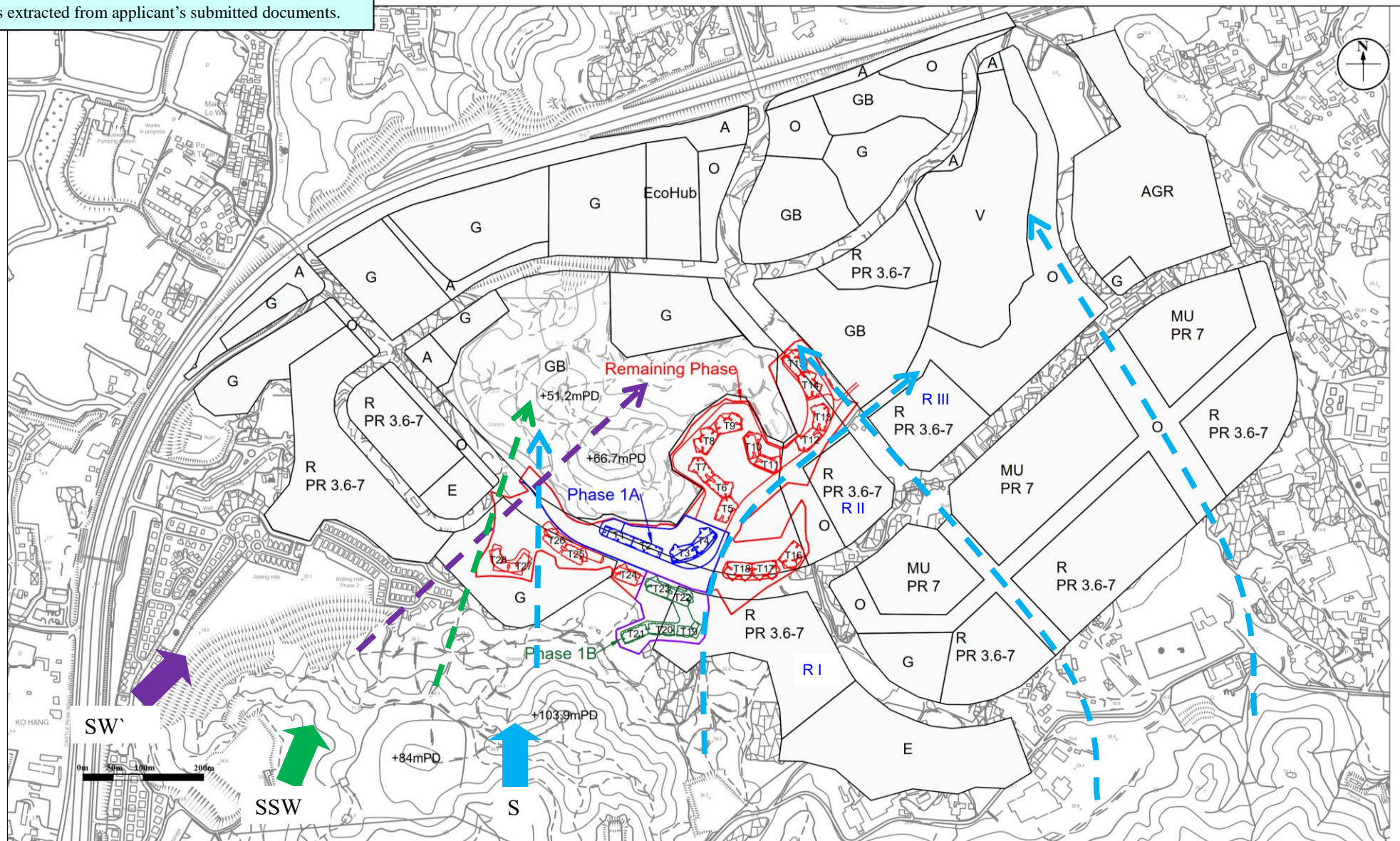
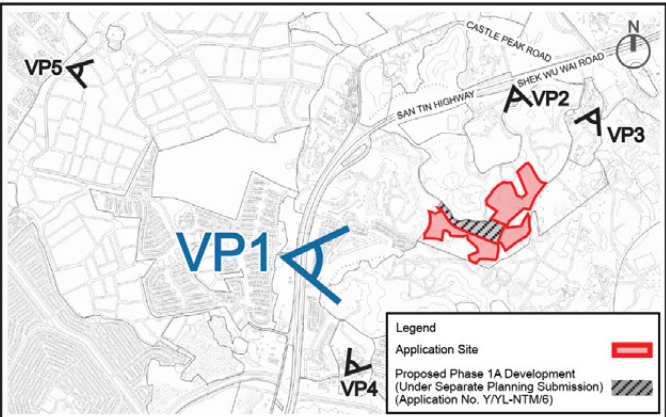


Figure: 9c		RAMBOLL	
Title: Illustration of Wind Flow of the Ultimate Scenario under S/SSW/SW Wind		Drawn by:	EC
		Checked by:	TC
Project: Section 12A Planning Application for Proposed Amendments to the Approved Ngau Tam Mei Outline Zoning Plan from "CDA" Zone to "CDA(1)" Zone at Lot 2091 (Part) in D.D.105, Shek Wu Wai, Yuen Long		Rev.:	1.1
		Date:	Jan 2023

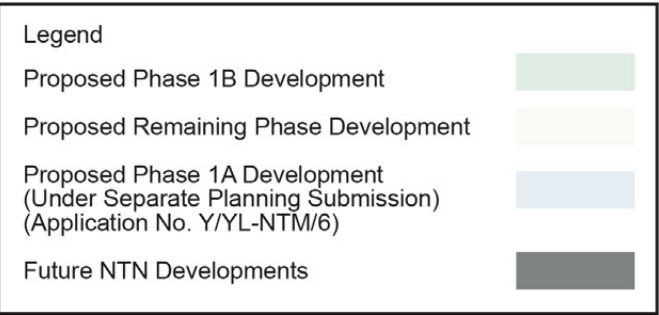




Existing Condition



KEY PLAN



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



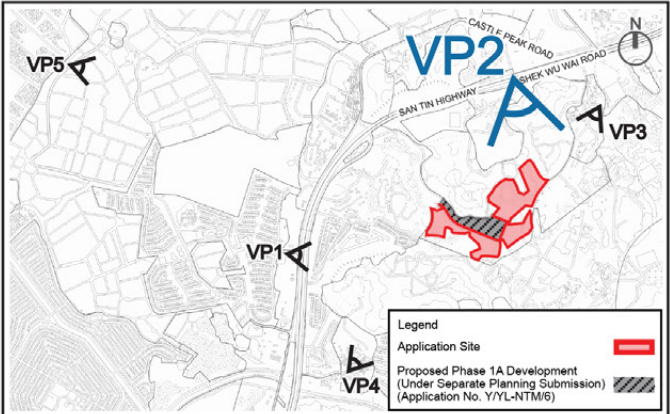
Proposed Scheme – Ultimate Scenario

申請編號 Application No. : Y / YL-NTM / 7  
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This page is extracted from applicant's submitted documents.

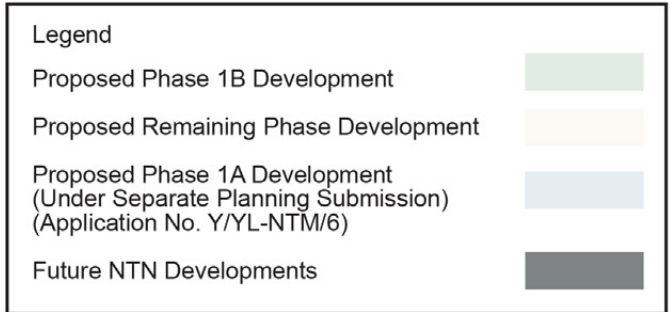




Existing Condition



KEY PLAN



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



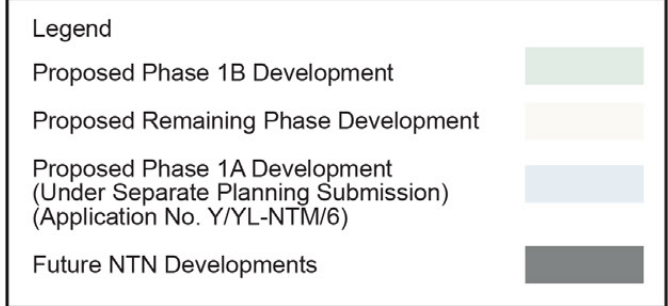
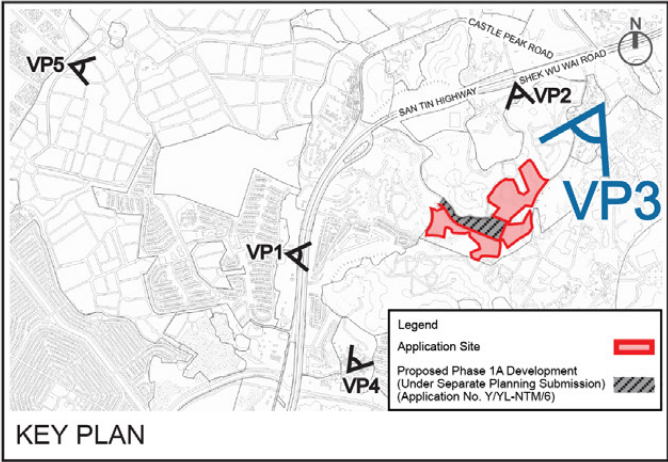
Proposed Scheme – Ultimate Scenario

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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))



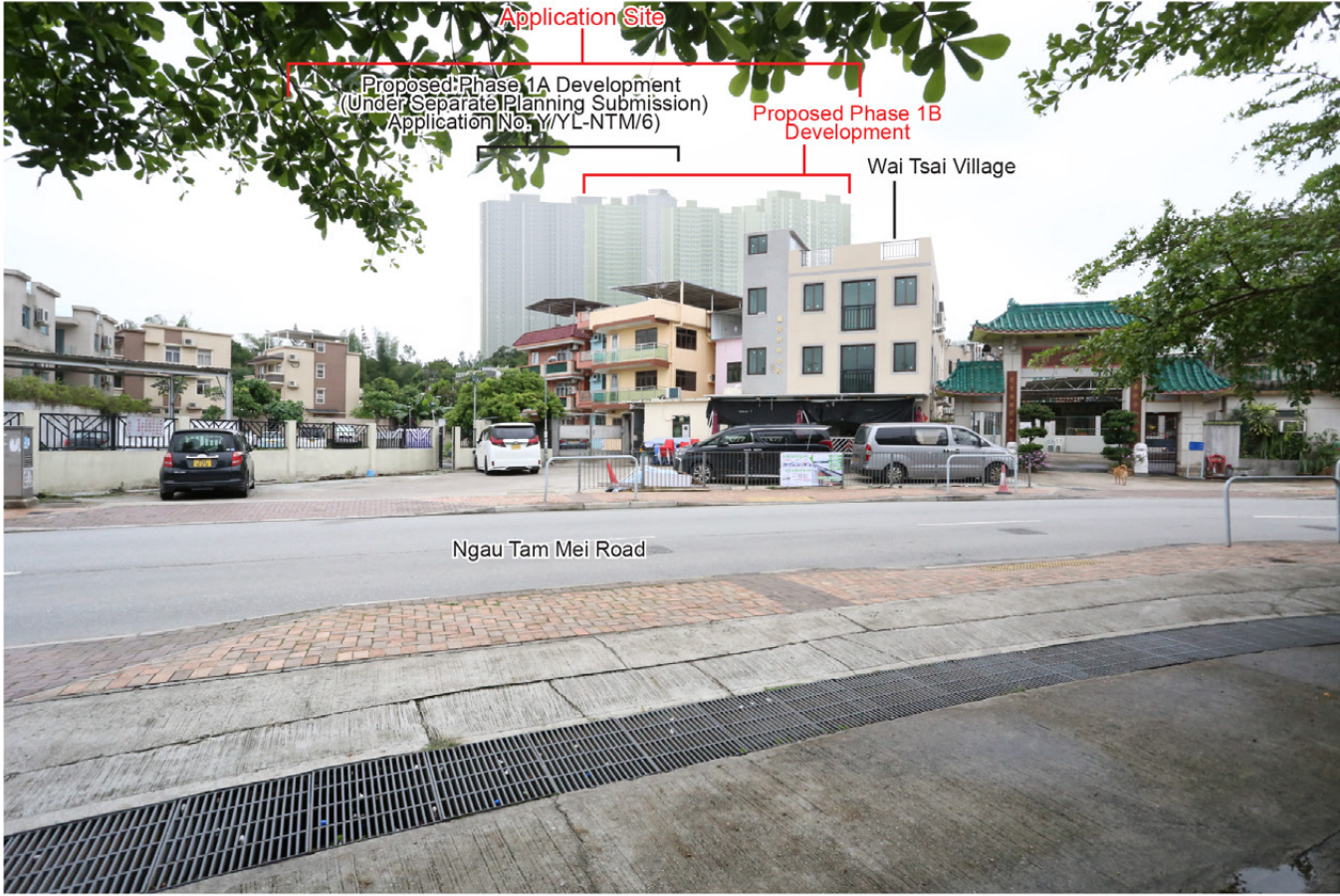
Proposed Scheme – Ultimate Scenario

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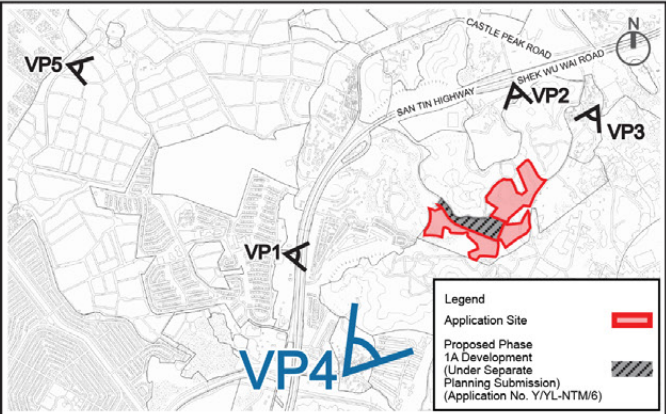
Existing Condition



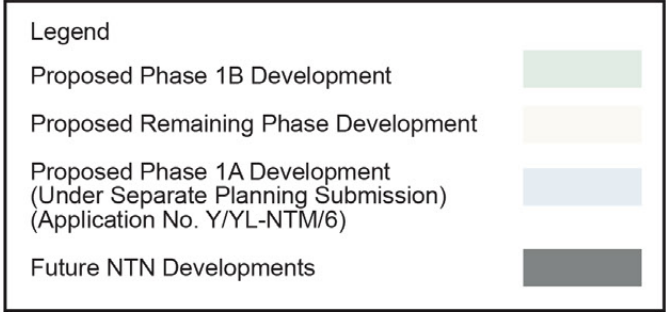
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Proposed Scheme – Ultimate Scenario



KEY PLAN

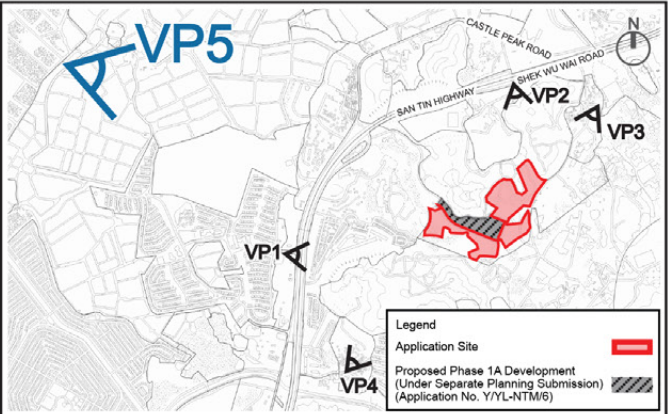


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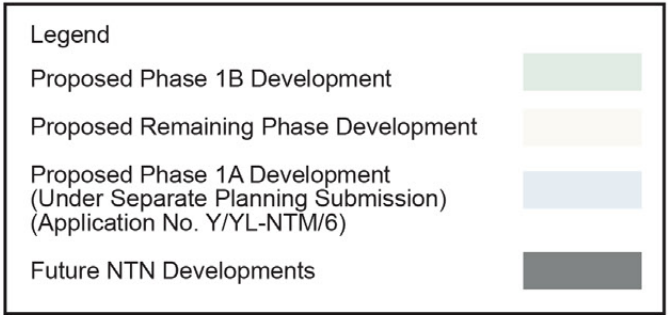




Existing Condition



KEY PLAN



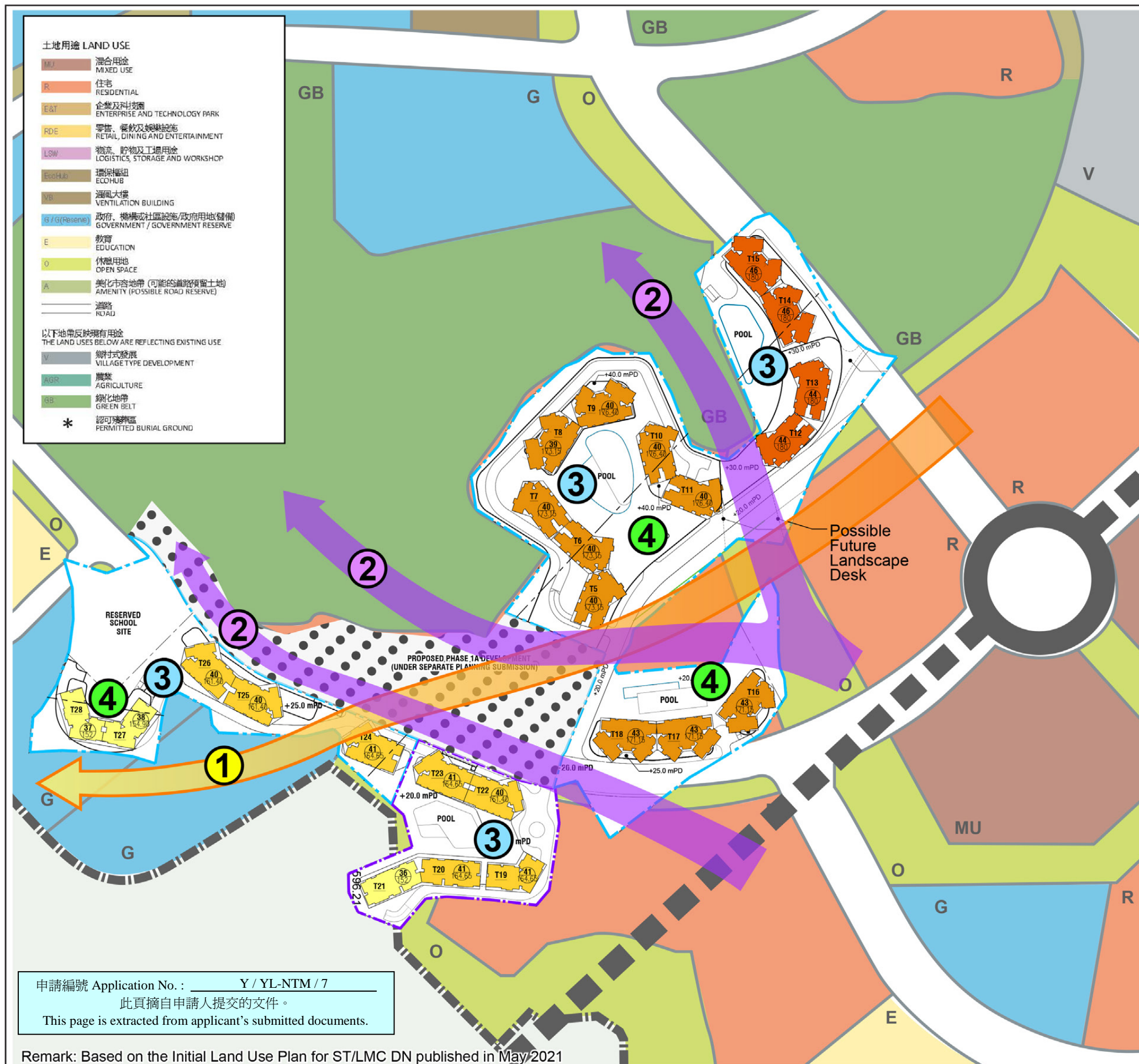
Proposed Scheme – Interim Scenario (Phase 1B Development and Phase 1A Development (Under Separate Planning Submission) (Application No. Y/YL-NTM/6))



Proposed Scheme – Ultimate Scenario

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### 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

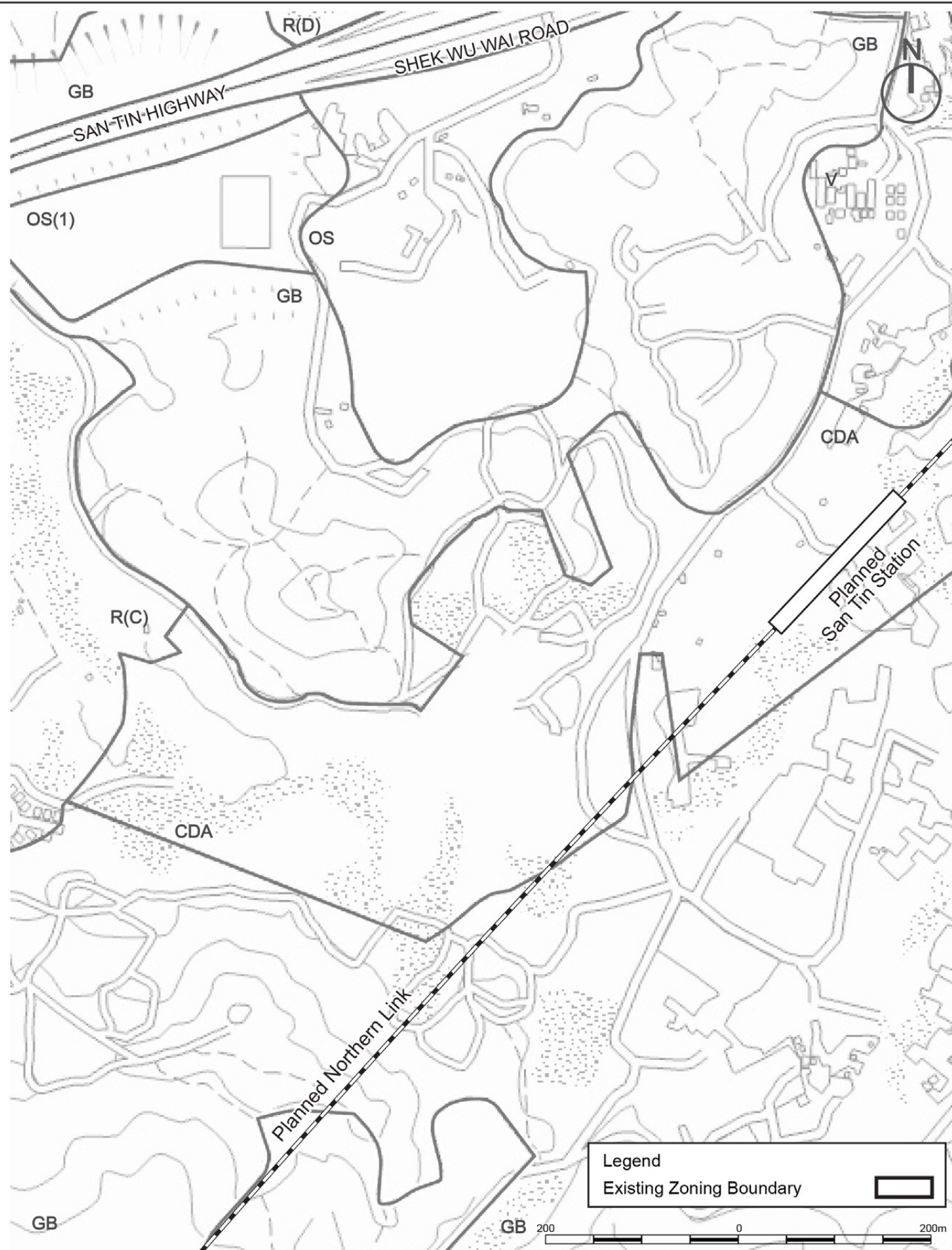
To integrate the Proposed Development from a landscape and visual perspective with the existing landscape context, the landscape features to be provided as below:

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

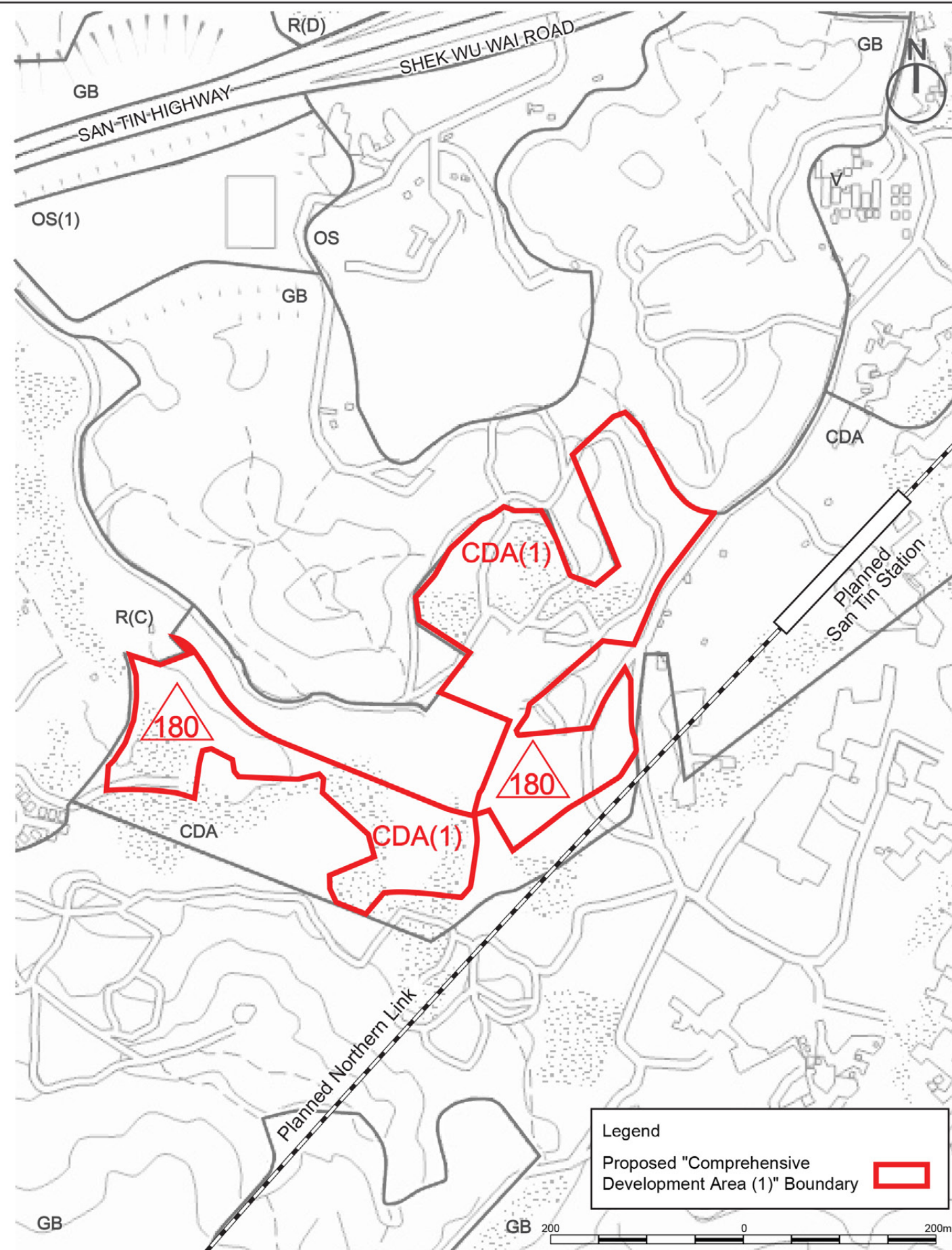
To further promote visual and landscape connections, the Applicant will also explore future possible connection with the regional open space network of ST LMC DN. For example, a landscape deck may be provided at the non-domestic portion at the south-eastern portion of the Proposed Development.







Original Zoning



Proposed Zoning