

**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 2.2.2024
因应于 2024 年 2 月 2 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	Storey(s) 层
		For T3-11 of Phase 1 第 1 期 T3-11 座: Exclude 不包括 1-2 For T1-8 of Phase 2B 第 2B 期 T1-8 座: Include 包括 1	Basement(s) 地库 Refuge Floor 防火层
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 (excluding bicycle parking spaces 不包括单车车位)		2298
	Private Car Parking Spaces 私家车车位		2087
	Motorcycle Parking Spaces 电单车车位		211
	Bicycle Parking Spaces 单车车位		784
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		115
	Light Goods Vehicle Spaces 轻型货车车位		55
	Heavy Goods Vehicle Spaces 重型货车车位		52
	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

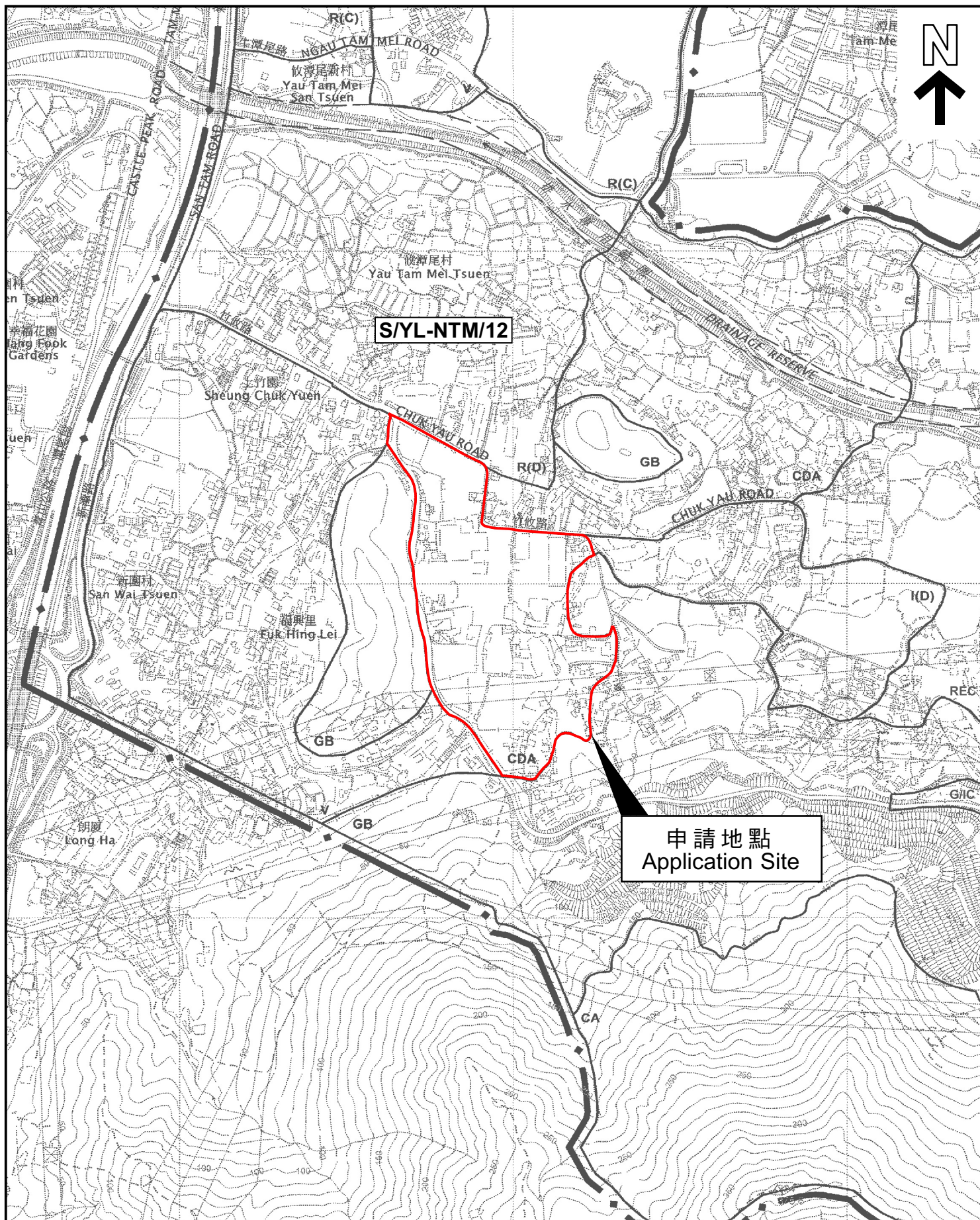
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	Chinese 中文	English 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	☐	☐
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☐
Sectional plan(s) 截视图	☐	☐
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☐
Others (please specify) 其他（请注明）	☐	☐
<u>Reports 报告书</u>		
Planning Statement/Justifications 规划纲领／理据	☐	☐
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☐
Traffic impact assessment 交通影响评估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☐
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☐
Sewerage impact assessment 排污影响评估	☐	☐
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Replacement pages of Water Quality Assessment 水质影响评估的替换页</u>		
<u>Replacement pages of Air Quality Assessment 空气质素影响评估的替换页</u>		
<u>Replacement pages of Visual Impact Assessment 视觉影响评估的替换页</u>		
<u>Replacement pages of Landscape and Tree Preservation Proposal 园境及树木保育建议的替换页</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

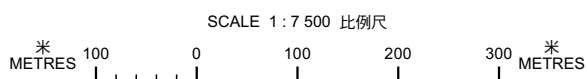
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



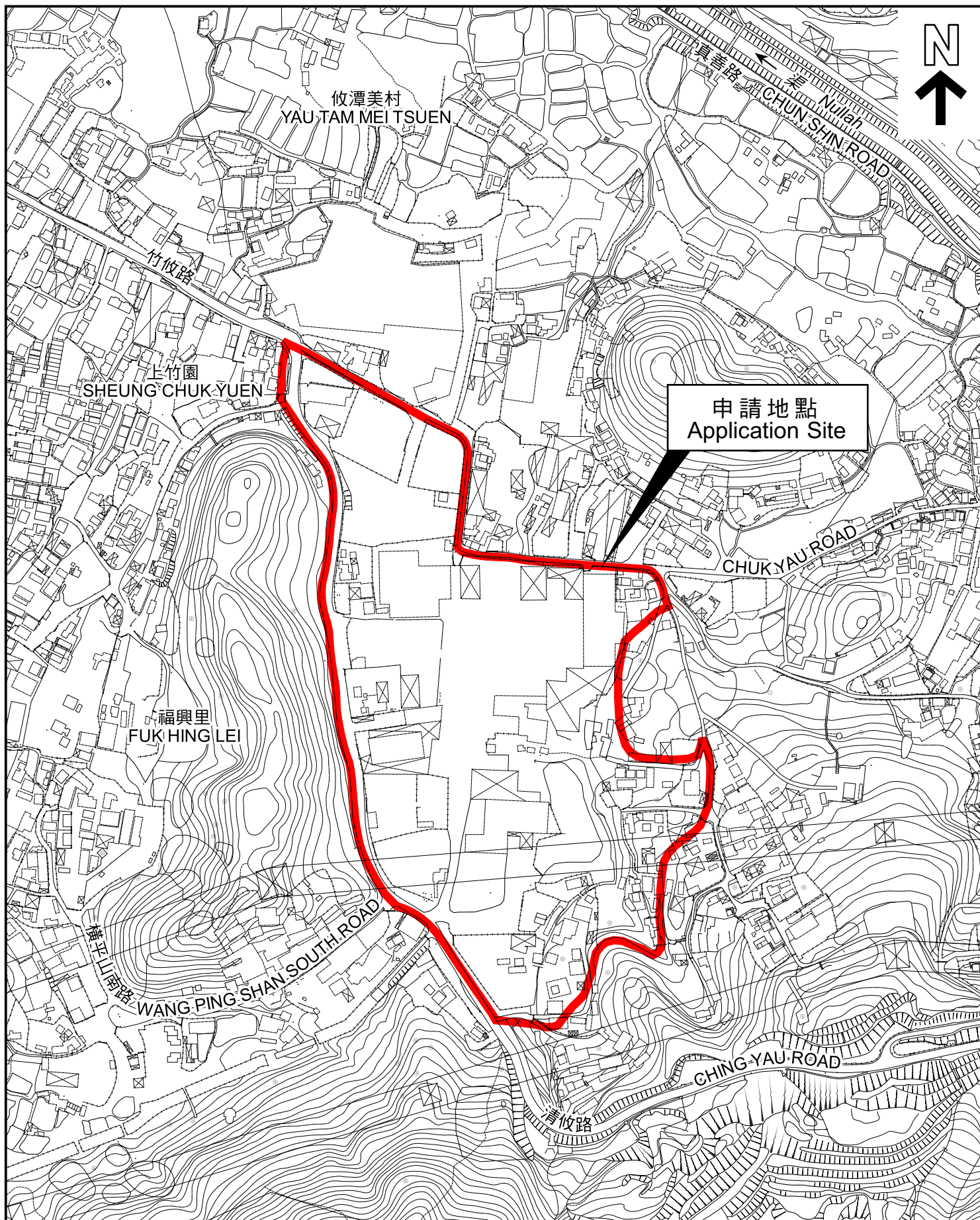
本摘要圖於2024年2月15日擬備，
所根據的資料為於2006年12月5日
核准的分區計劃大綱圖編號S/YL-NTM/12
EXTRACT PLAN PREPARED ON 15.2.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006

位置圖 LOCATION PLAN



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



本摘要圖於2024年2月15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 15.2.2024
BASED ON SURVEY SHEETS No.
2-SE-17C、17D、22A、22B、22C & 22D

平面圖 SITE PLAN

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

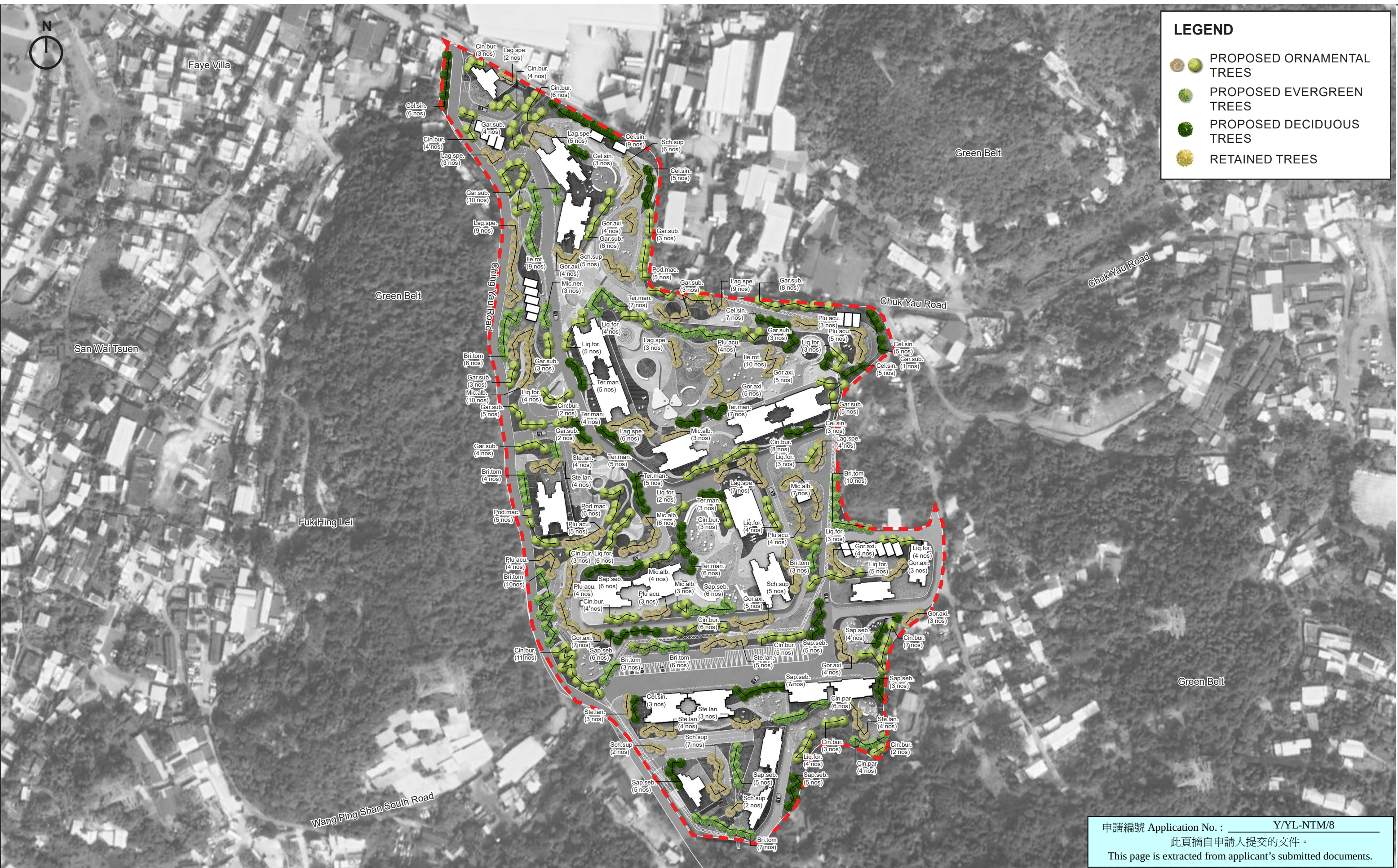
備註 Remarks

申請人呈交進一步資料，包括回應部門意見表、經修訂的交通影響評估，以及園境及樹木保育建議、空氣質素影響評估、水質影響評估和視覺影響評估的替代頁。

The applicant submitted further information which includes a table of responses to departmental comments, revised Traffic Impact Assessment, and replacement pages of Landscape and Tree Preservation Proposal, Air Quality Assessment, Water Quality Assessment 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。

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.



LEGEND

PROPOSED ORNAMENTAL TREES

PROPOSED EVERGREEN TREES

PROPOSED DECIDUOUS TREES

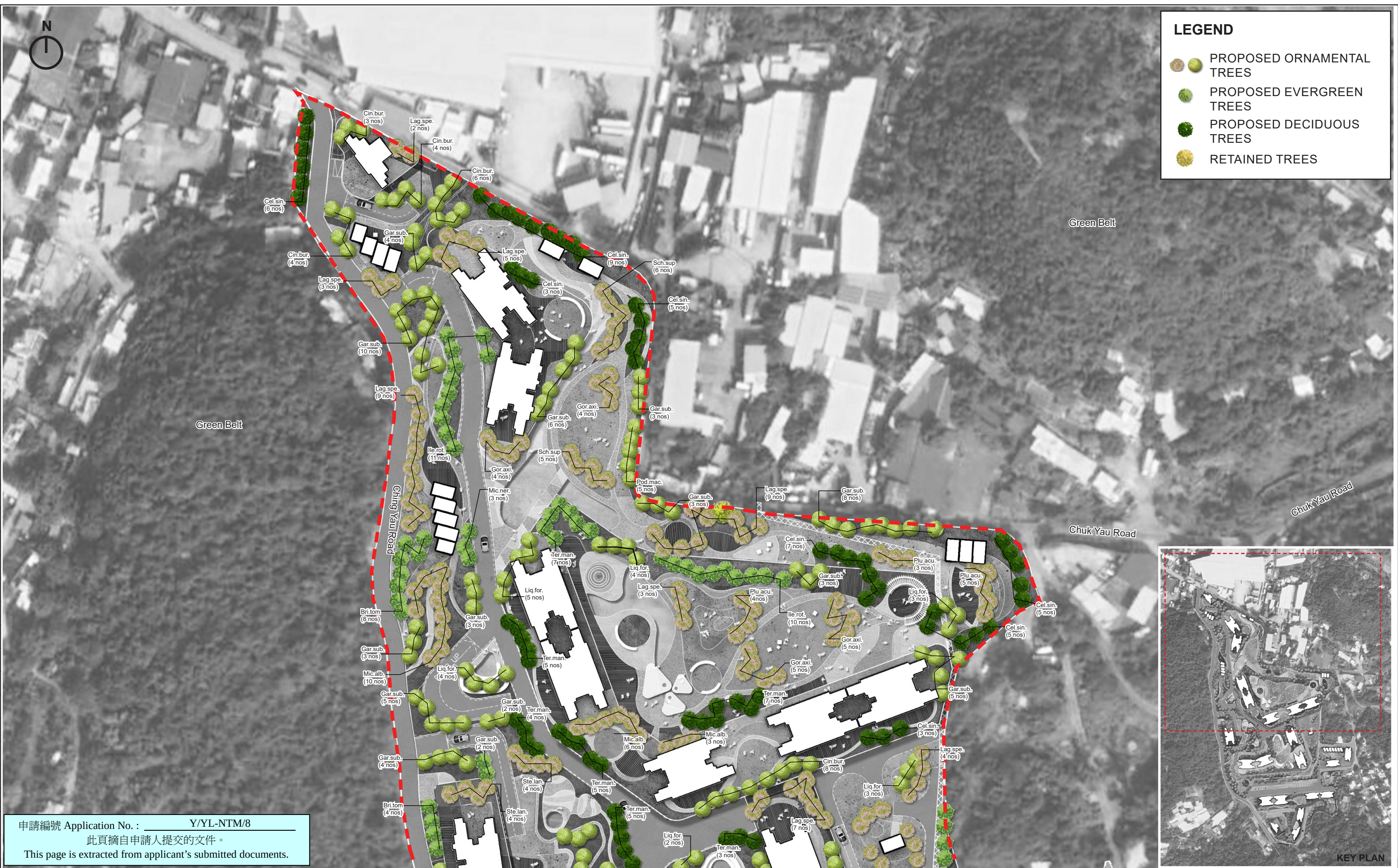
RETAINED TREES

申請編號 Application No. : Y/YL-NTM/8

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND	DRAWING TITLE		DATE	FIGURE NO.	SCALE AND ORIENTATION	ARUP
	Compensatory Tree Planting Plan - Overall		JAN 2024	FIG 1.4	1:2000@A3	
			DRAWN	JOB TITLE		
			IL	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		
			CHECKED			
		CY				
			APPROVED			
			CY			



LEGEND	DRAWING TITLE	DATE	FIGURE NO.	SCALE AND ORIENTATION	ARUP
	Compensatory Tree Planting Plan (Sheet 1 of 2)	JAN 2024	FIG 1.4a	1:1500@A3	
		DRAWN	JOB TITLE		
		IL			
	CHECKED	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			
	CY				
	APPROVED				
	CY				



LEGEND

PROPOSED ORNAMENTAL TREES

PROPOSED EVERGREEN TREES

PROPOSED DECIDUOUS TREES

RETAINED TREES

申請編號 Application No. : Y/YL-NTM/8

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND	DRAWING TITLE	DATE	FIGURE NO.	SCALE AND ORIENTATION	ARUP
	Compensatory Tree Planting Plan (Sheet 2 of 2)	JAN 2024	FIG 1.4b	1:1500@A3	
		DRAWN	JOB TITLE		
		IL	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		
		CY			
	APPROVED				
	CY				



LEGEND

SITE BOUNDARY

PHASE 1

①

②

③

④

⑤

⑥

⑦

⑧

⑨

⑩

申請編號 Application No. : Y/YL-NTM/8

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND	DRAWING TITLE		DATE	FIGURE NO.	SCALE AND ORIENTATION	ARUP
	Landscape Master Plan - Overall		JAN 2024	FIG 1.5	1:2000@A3	
			DRAWN	JOB TITLE		
			IL	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		
			CHECKED			
		CY				
			APPROVED			
			CY			



LEGEND

SITE BOUNDARY

PHASE 1

PHASE 2A

PHASE 2B

VERTICAL GREEN EXTENT

VEHICULAR ENTRANCE

ENTRANCE OF CARPARK

PROPOSED ORNAMENTAL TREES

PROPOSED EVERGREEN TREES

PROPOSED DECIDUOUS TREES

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

申請編號 Application No. : Y/YL-NTM/8
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



LEGEND	DRAWING TITLE Landscape Master Plan (Sheet 1 of 2)	DATE JAN 2024	FIGURE NO. FIG 1.5a	SCALE AND ORIENTATION 1:1500@A3	
		DRAWN IL	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		
		CHECKED CY			
		APPROVED CY			
					ARUP



LEGEND

SITE BOUNDARY

PHASE 1

PHASE 2A

PHASE 2B

VERTICAL GREEN EXTENT

VEHICULAR ENTRANCE

ENTRANCE OF CARPARK

PROPOSED ORNAMENTAL TREES

PROPOSED EVERGREEN TREES

PROPOSED DECIDUOUS TREES

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

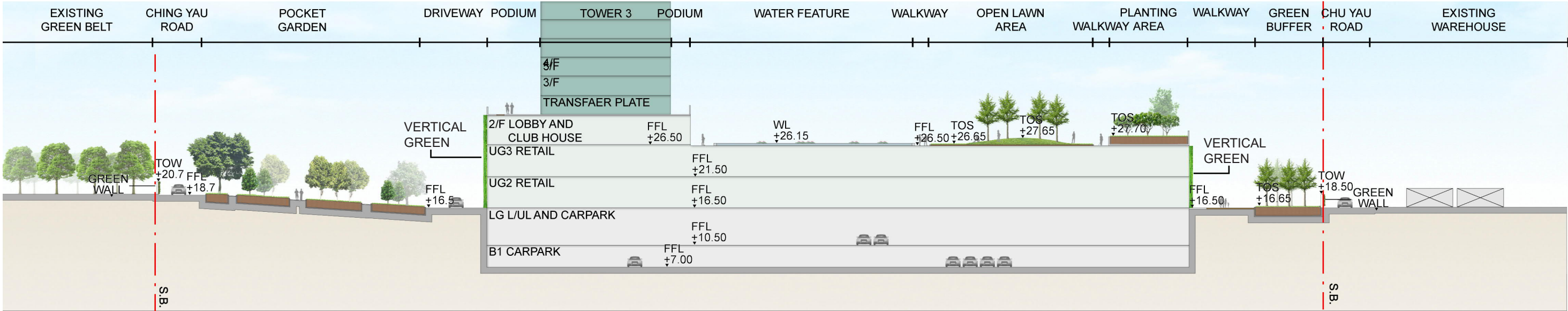
⑩

CAR PARK



申請編號 Application No. : Y/YL-NTM/8
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

LEGEND	DRAWING TITLE Landscape Master Plan (Sheet 2 of 2)	DATE JAN 2024	FIGURE NO. FIG 1.5b	SCALE AND ORIENTATION 1:1500@A3	
		DRAWN IL	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		
		CHECKED CY			
		APPROVED CY			
					ARUP

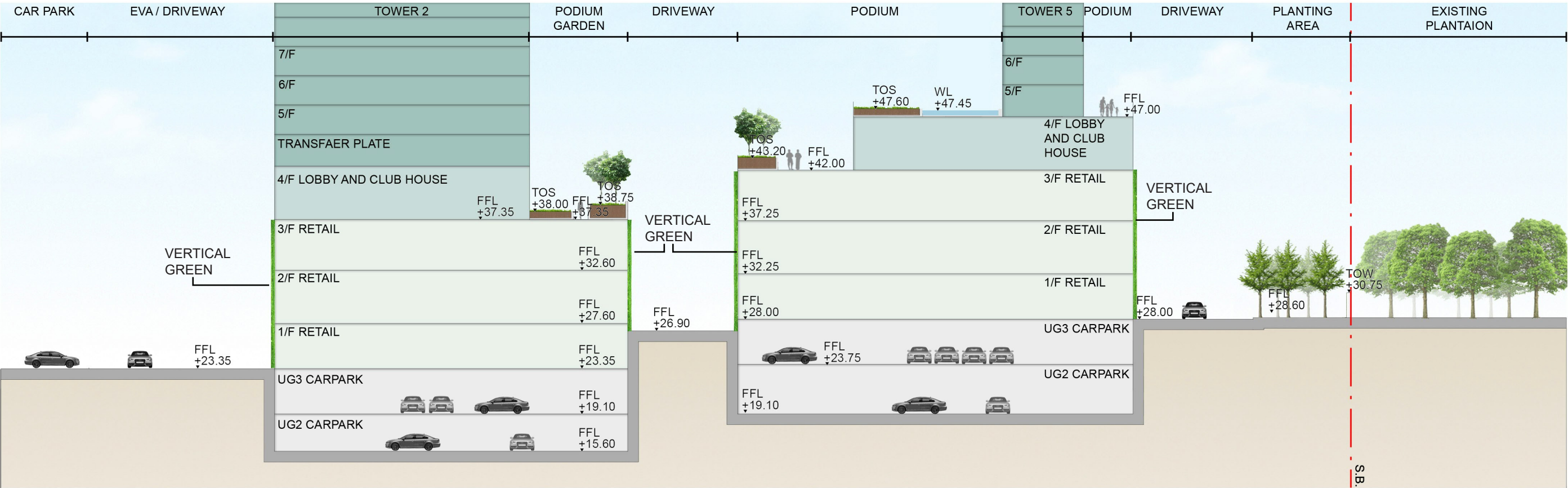


REFERENCE IMAGE OF VERTICAL GREEN

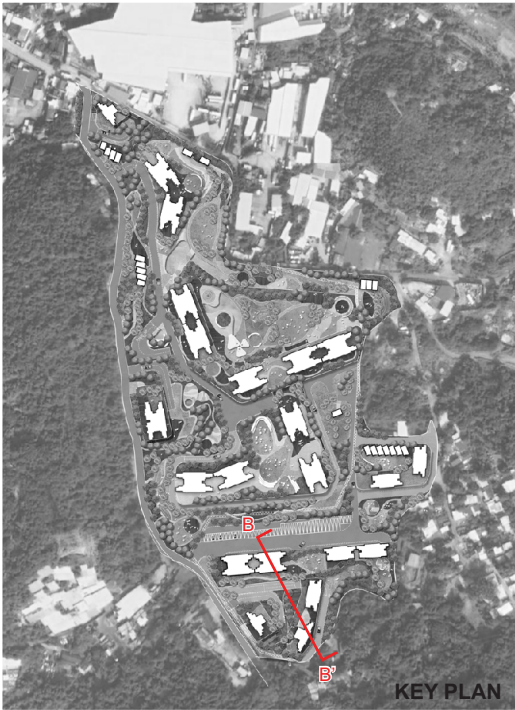


KEY PLAN

LEGEND These drawings are for illustrative purposes only. The architectural design, finishes or any other related detailed design components are subject to refinement and changes at the detailed design stage.	DRAWING TITLE Landscape Section A-A'	DATE JAN 2024	FIGURE NO. Fig 1.6a	SCALE AND ORIENTATION 1:750 @A3	ARUP	
		DRAWN IL	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			
		CHECKED CY				
	APPROVED CY					



REFERENCE IMAGE OF VERTICAL GREEN



KEY PLAN

LEGEND
These drawings are for illustrative purposes only. The architectural design, finishes or any other related detailed design components are subject to refinement and changes at the detailed design stage.

DRAWING TITLE
Landscape Section B-B'

DATE
JAN 2024

FIGURE NO.
Fig 1.6b

SCALE AND ORIENTATION
1:400 @A3

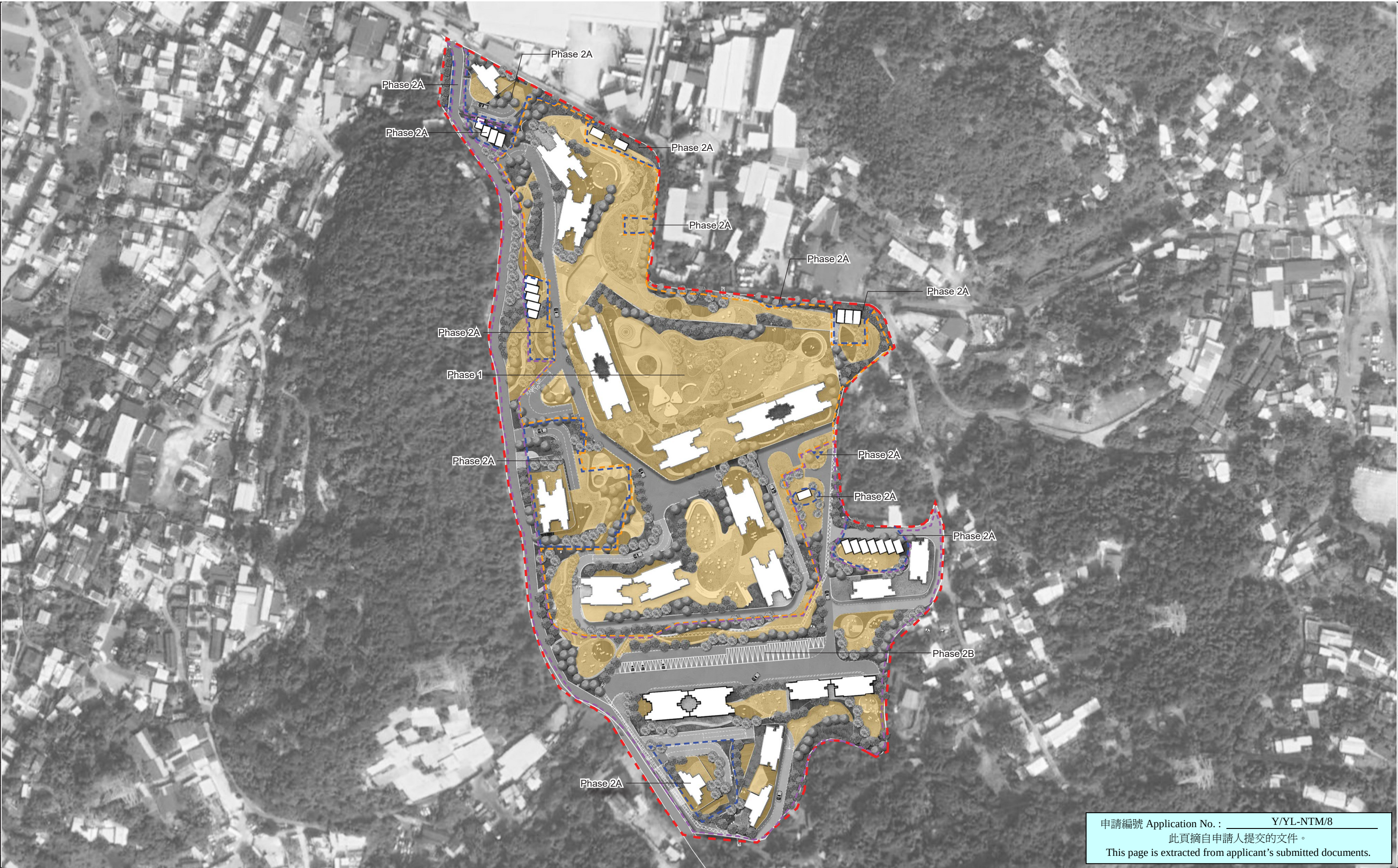
DRAWN
IL

CHECKED
CY

APPROVED
CY

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

ARUP



申請編號 Application No. : Y/YL-NTM/8
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

LEGEND DEVELOPMENT SITE BOUNDARY LOCAL OPEN SPACE PROVISION PHASE 1 (ANTICIPATED POPULATION: ~9,025) : LOCAL OPEN SPACE PROVISION NOT LESS THAN 9,025 m² PHASE 2A (ANTICIPATED POPULATION: ~1,525) : LOCAL OPEN SPACE PROVISION NOT LESS THAN 1,525 m² PHASE 2B (ANTICIPATED POPULATION: ~7,650) : LOCAL OPEN SPACE PROVISION NOT LESS THAN 7,650 m²	DRAWING TITLE		DATE	FIGURE NO.	SCALE AND ORIENTATION 1:2000 @A3	ARUP	
	Local Open Space Provision		JAN 2024	Fig 1.7			
			DRAWN	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			
			IL				
			CHECKED				
		CY					
		APPROVED					
		CY					