

**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

Revised broad development parameters in view of
the further information received on 23.1.2026

因应於 2026 年 1 月 23 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/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 | <u>Section 12A application</u> 第 12A 条申请 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 | | |
| | <u>Further information received</u> 接获进一步资料 Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 新田科技城分区计划大纲核准图编号 S/STT/2 | | |
| Zoning 地带 | <u>Section 12A application</u> 第 12A 条申请 “Residential (Group C)” 「住宅(丙类)」 | | |
| | <u>Further information received</u> 接获进一步资料 “Government, Institution or Community”, area shown as ‘Road’ and “Residential (Group A)1” 「政府、机构或社区」、显示为「道路」的地方及「住宅(甲类)1」 | | |
| 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 |
| | | 3 | Basement 地库 |
| | Non-domestic 非住用 | 1 | Refuge Floor 防火层 |
| | | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | Composite 综合用途 | - | Storey(s) 层 |
| | | - | m 米 |
| | | - | mPD 米(主水平基准上) |
| | | - | Storey(s) 层 |
| Site coverage 上盖面积 | About 约 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 ⁽¹⁾ | | 1,025 |
| | Private Car Parking Spaces 私家车车位 | | 561 |
| | Motorcycle Parking Spaces 电单车车位 | | 24 |
| | Bicycle Parking Spaces 单车车位 | | 440 |
| | Total no. of vehicle loading/unloading bays/lay-bys ⁽¹⁾ 上落客货车位／停车处总数 ⁽¹⁾ | | 4 |
| | Heavy Goods Vehicle Spaces 重型货车车位 | | 4 |

(1) Excludes 20 visitor car parking spaces; 4 loading/unloading bays for shared use of coach bus and heavy goods vehicle; and 5 private car pick-up/drop-off spaces assumed to be provided within the proposed indoor sports centre to be developed by the Government within the Site. 不包括假设设置於申请地点内由政府兴建的拟议室内体育馆内的 20 个访客车位；4 个旅游巴及重型货车共用的上落客货车位；及 5 个私家车上落客车位。

* 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 |
| <u>Plans and Drawings</u> 图则及绘图 | | |
| 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> | | |
| 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 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 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 checked="" type="checkbox"/> |
| <u>Response-to-Comment Table 回应部门意见表</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。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。

月14日在憲報公布的牛潭尾中期發展審批地區圖編號
M/1沒有涵蓋的範圍，但已包括在1991年7月12日
審批地區草圖編號DPA/YL-NTM/1的規劃區內。
WITHIN THE BOUNDARIES OF THE NGAU TAM MEI
PERMISSION AREA PLAN No. IDPA/YL-NTM/1 PUBLISHED IN
1990 BUT INCLUDED IN THE PLANNING SCHEME AREA ON
1 TAM MEI DEVELOPMENT PERMISSION AREA PLAN
M/1 PUBLISHED IN THE GAZETTE ON 12.7.1991.

日在憲報公布的牛潭尾中期發展審批地區圖編號
沒有涵蓋的範圍，但已包括在2000年9月29日
大綱草圖編號S/YL-NTM/4的規劃區內。
IN THE BOUNDARIES OF THE NGAU TAN MEI
SION-AREA PLAN No. IDPA/YL-NTM/1 PUBLISHED IN
UT INCLUDED IN THE PLANNING SCHEME AREA ON
AU TAM MEI OUTLINE ZONING PLAN
PUBLISHED IN THE GAZETTE ON 29.9.2000.

申請地點
Application Site

89/101 03 2014/2015

S/STT/2

月 14 日在憲報公布的牛潭尾中期發展審批地區圖編號 M/1 沒有涵蓋的範圍，但已包括在 1991 年 7 月 12 日審批地區草圖編號 DPA/YL-NTM/1 的規劃區內。

WITHIN THE BOUNDARIES OF THE NGAU TAM MEI PERMISSION AREA PLAN No. IDPA/YL-NTM/1 PUBLISHED IN 1990 BUT INCLUDED IN THE PLANNING SCHEME AREA ON TAM MEI DEVELOPMENT PERMISSION AREA PLAN M/1 PUBLISHED IN THE GAZETTE ON 12.7.1991.

日在憲報公布的牛潭尾中期發展審批地區圖編號 M/1 沒有涵蓋的範圍，但已包括在 2000 年 9 月 29 日大綱草圖編號 S/YL-NTM/4 的規劃區內。

IN THE BOUNDARIES OF THE NGAU TAM MEI PERMISSION AREA PLAN No. IDPA/YL-NTM/1 PUBLISHED IN 2000 BUT INCLUDED IN THE PLANNING SCHEME AREA ON TAM MEI OUTLINE ZONING PLAN PUBLISHED IN THE GAZETTE ON 29.9.2000.

申請地點 Application Site

創新及科技 INNOVATION AND TECHNOLOGY

物流、貯物和工場(2) LOGISTICS, STORAGE AND WORKSHOP (2)

淨水設施及廚餘預處理設施 EFFLUENT POLISHING PLANT AND FOOD WASTE PRE-TREATMENT FACILITIES

再生水處理廠 WATER RECLAMATION PLANT

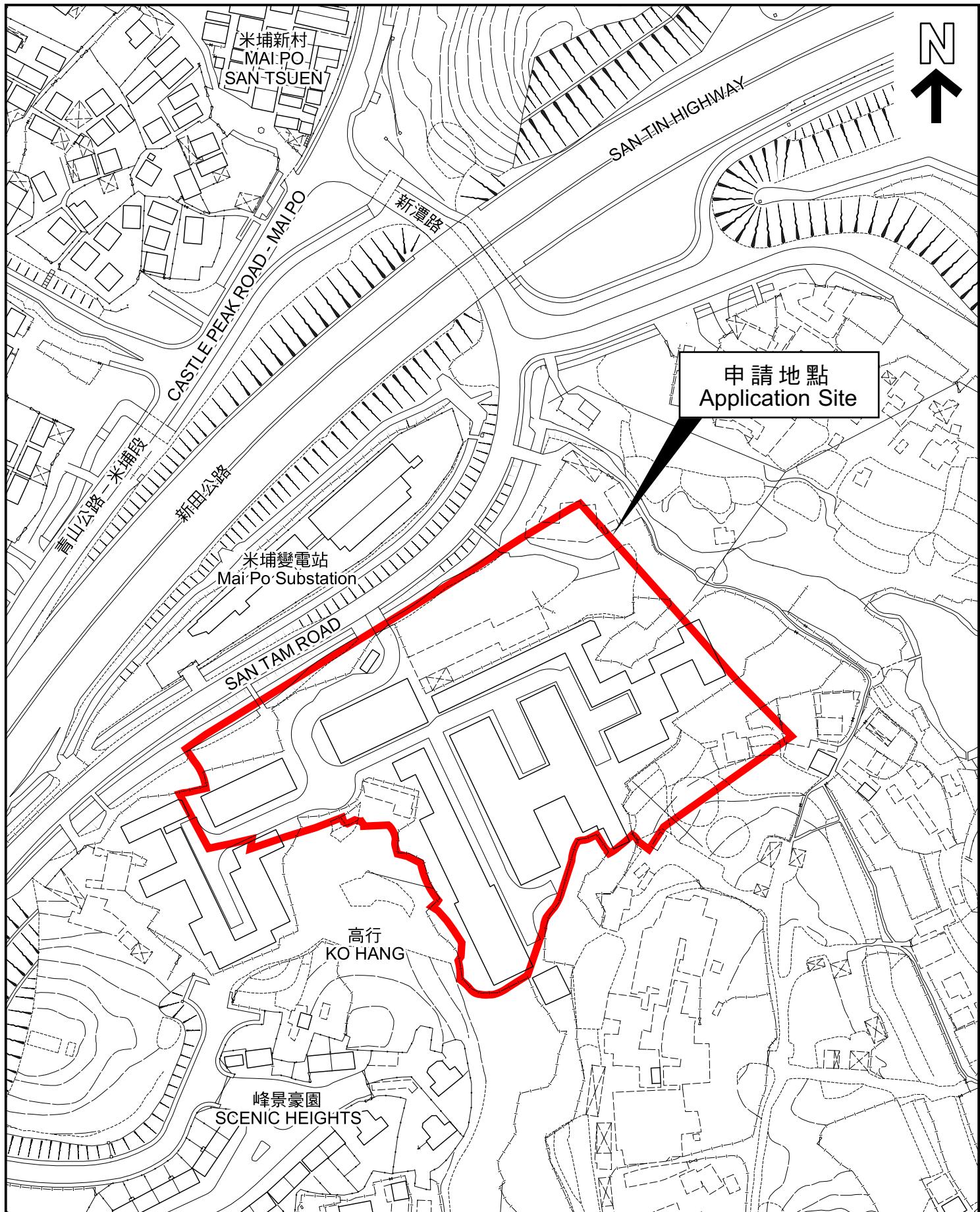
S/STT/2

本摘要圖於2026年1月27日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號S/STT/2
EXTRACT PLAN PREPARED ON 27.1.2026
BASED ON OUTLINE ZONING PLAN No.
S/STT/2 APPROVED ON 17.9.2024

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/5



本摘要圖於2026年1月27日擬備，
所根據的資料為測量圖編號
2-SE-12A 及 12C
EXTRACT PLAN PREPARED ON 27.1.2026
BASED ON SURVEY SHEETS No.
2-SE-12A & 12C

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/5

申請編號 Application No. : **Y/YL-NTM/5**

備註 Remarks

申請人呈交進一步資料，包括回應部門意見表和修訂的交通影響評估。

The applicant submitted further information including a response-to-comment table and a revised Traffic 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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