

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-NTM/5**  
**關乎申請編號 Y/YL-NTM/5 而只作指示用途的擬議發展計劃的概括發展規範**

Revised broad development parameters in view of  
the further information received on 3.12.2021  
因應於 2021 年 12 月 3 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	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 元朗牛潭尾丈量約份第 105 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 22,294 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 2,849 sq. m 平方米)		
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12		
Zoning 地帶	"Residential (Group C)" 「住宅(丙類)」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Residential (Group C)" to "Residential (Group B)" 把申請地點由「住宅(丙類)」地帶改劃為「住宅(乙類)」地帶		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 111,470	Not more than 不多於 5
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	4	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		Not more than 不多於 123.3	mPD 米(主水平基準上)
		Not more than 不多於 35	Storey(s) 層 Exclude 不包括 Basement 地庫 Refuge Floor 防火層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	About 約 33.3 %		
No. of units 單位數目	1,980 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 5,544	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		914
	Private Car Parking Spaces 私家車車位		856
	Motorcycle Parking Spaces 電單車車位		20
	Bicycle Parking Spaces 單車車位		38
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
Heavy Goods Vehicle Spaces 重型貨車車位		4	

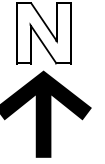
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Quantitative Risk Assessment 定量風險評估</u></b>		
<b><u>Tree Survey &amp; Tree Preservation Proposal 樹木調查及樹木保護報告</u></b>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



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

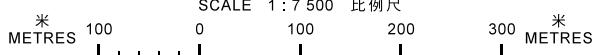
電力支站  
ELECTRIC SUB-STATION

申請地點  
Application Site



位置圖 LOCATION PLAN

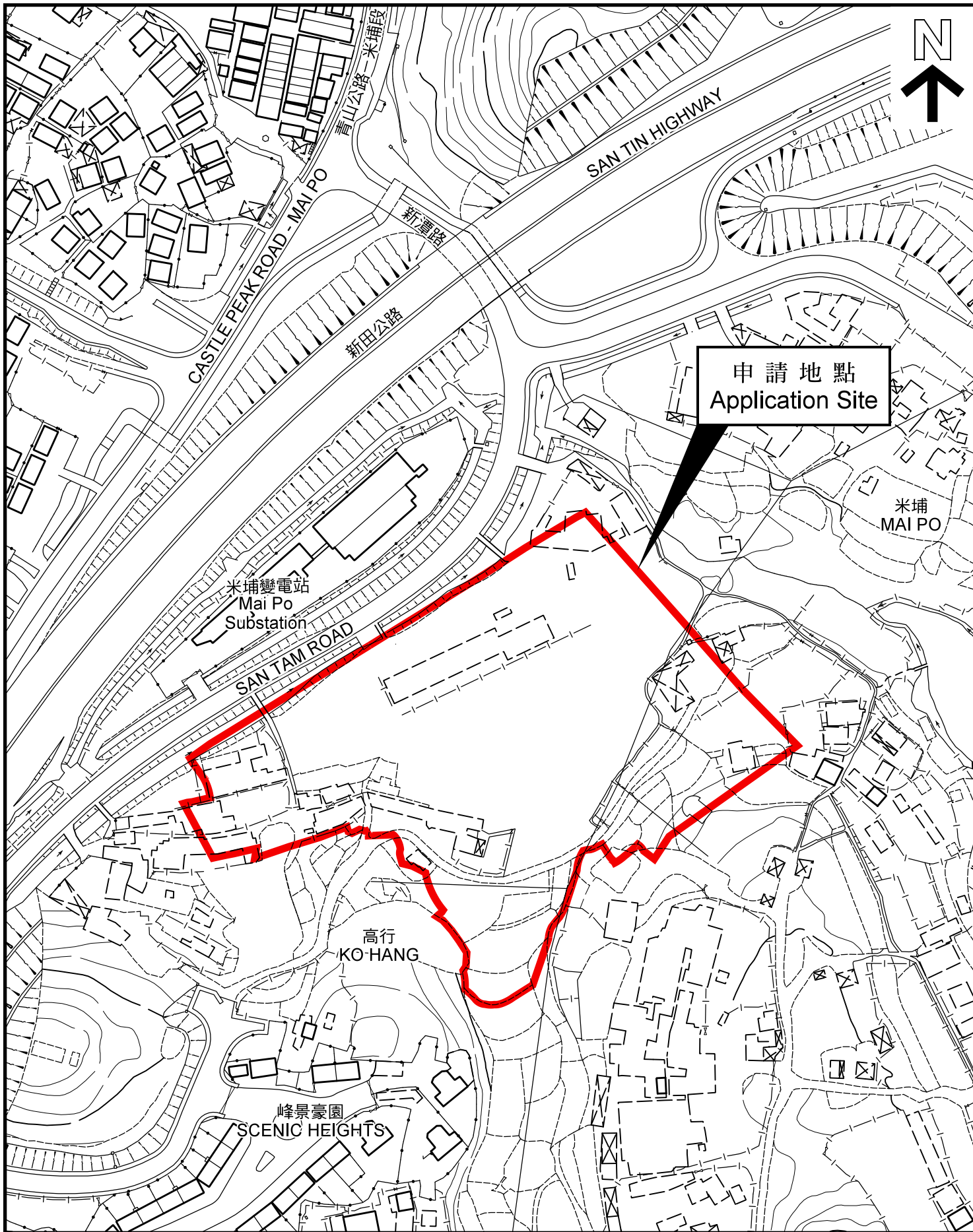
本摘要圖於2021年12月13日擬備，  
 所根據的資料為於2006年12月5日  
 核准的分區計劃大綱圖編號 S/YL-NTM/12  
 EXTRACT PLAN PREPARED ON 13.12.2021  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-NTM/12 APPROVED ON 5.12.2006



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12月14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 14.12.2021  
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

**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、排污影響評估、定量風險評估、視覺影響評估、樹木調查及樹木保護報告，及經修訂的園境設計圖。

The applicant submitted a table of responses to departmental comments, a Sewerage Impact Assessment, a Quantitative Risk Assessment, a Visual Impact Assessment, a Tree Survey & Tree Preservation Proposal and a revised Landscape Master Plan.

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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S12A Amendment of Plan 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

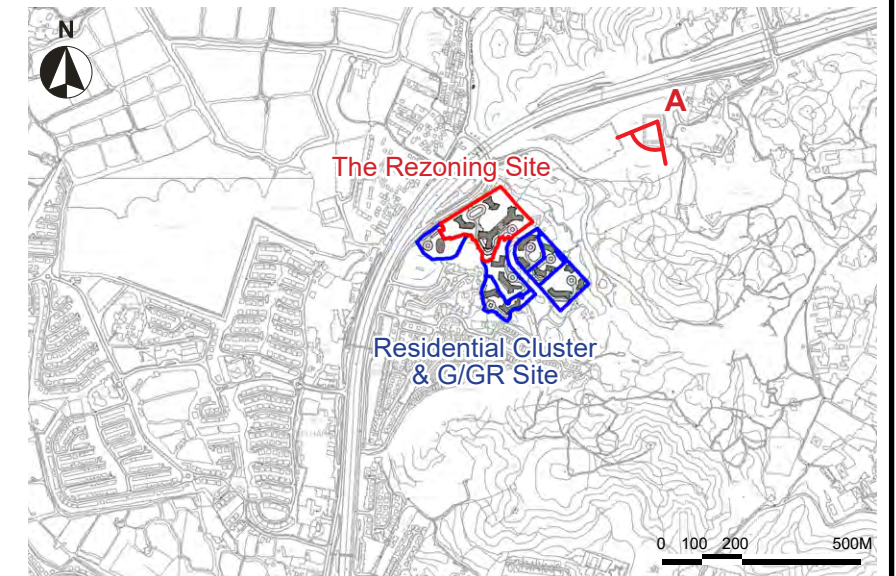
SCALE	AS SHOWN	DATE	NOV 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.0		REV A

**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 8609  
 香港英皇國際設計有限公司  
 專業園林景觀、城市規劃設計、建築師事務所  
 香港上環文咸東街十八號匯豐銀行大廈十樓  
 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



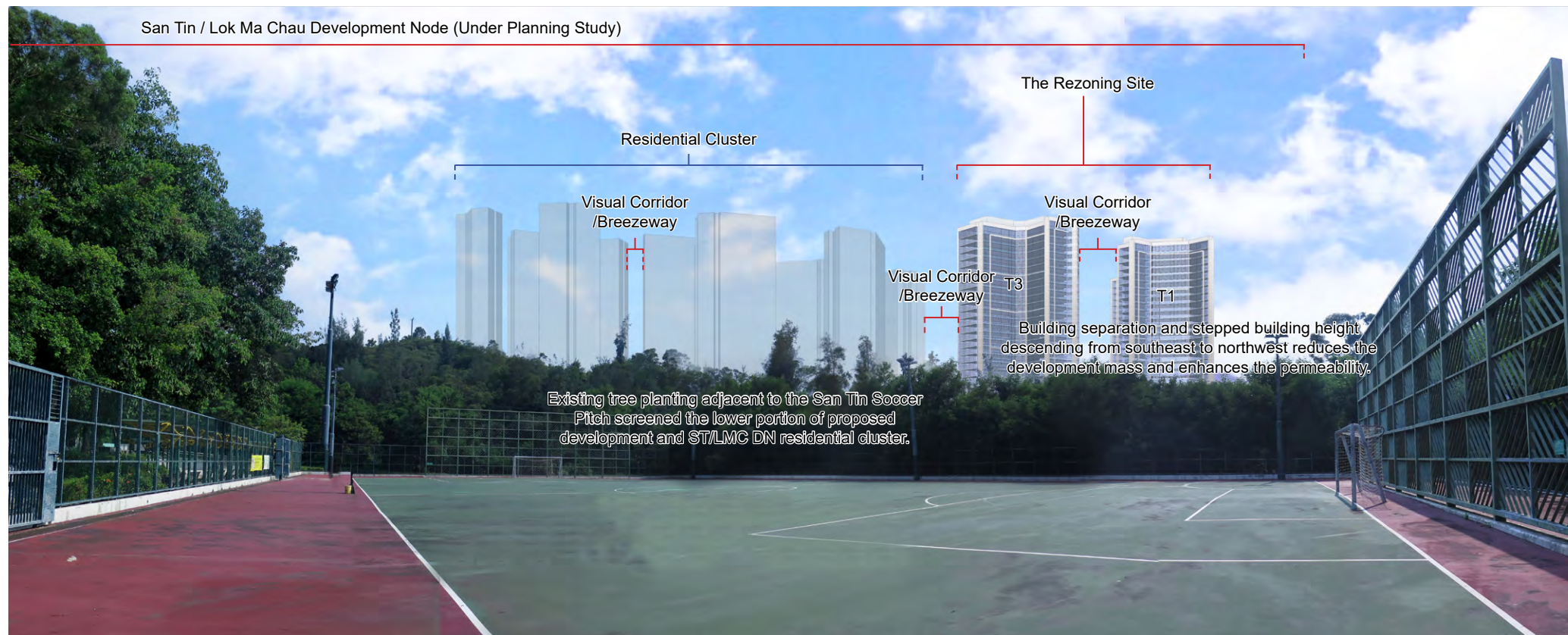


Existing View  
View southwest from San Tin Soccer Pitch



Key Plan

Viewpoint A  
Viewpoint Elevation: +14.4mPD at San Tin Soccer Pitch  
Viewing Distance: 435m  
Proposed Building Height : Approx. +118.3mPD to +123.3mPD



Photomontage

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This page is extracted from applicant's submitted documents.

S12A Amendment of Plan Application for Proposed Residential Development at Various Lots in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long  
Photomontage - Viewpoint A

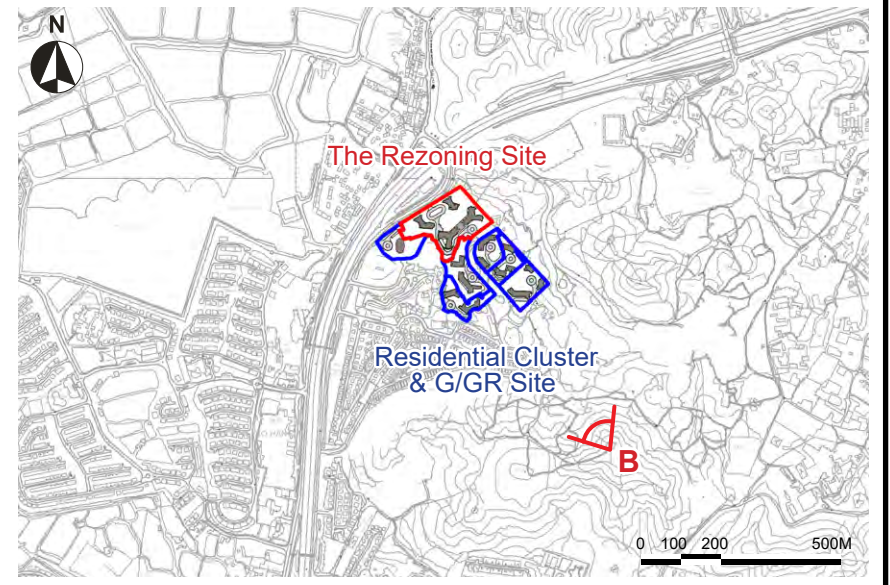
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Existing View  
View northwest from Kai Kung Leng Lower Slope



Key Plan

Viewpoint B  
Viewpoint Elevation: +103.9mPD at Kai Kung Leng Lower Slope  
Viewing Distance: 665m  
Proposed Building Height : Approx. +118.3mPD to +123.3mPD



Photomontage

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S12A Amendment of Plan Application for Proposed Residential Development at Various Lots in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long  
Photomontage - Viewpoint B

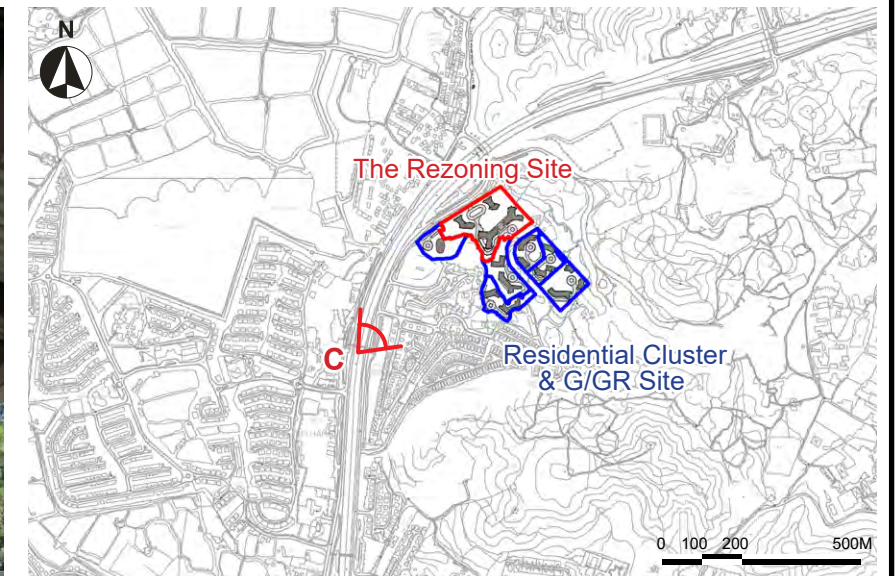
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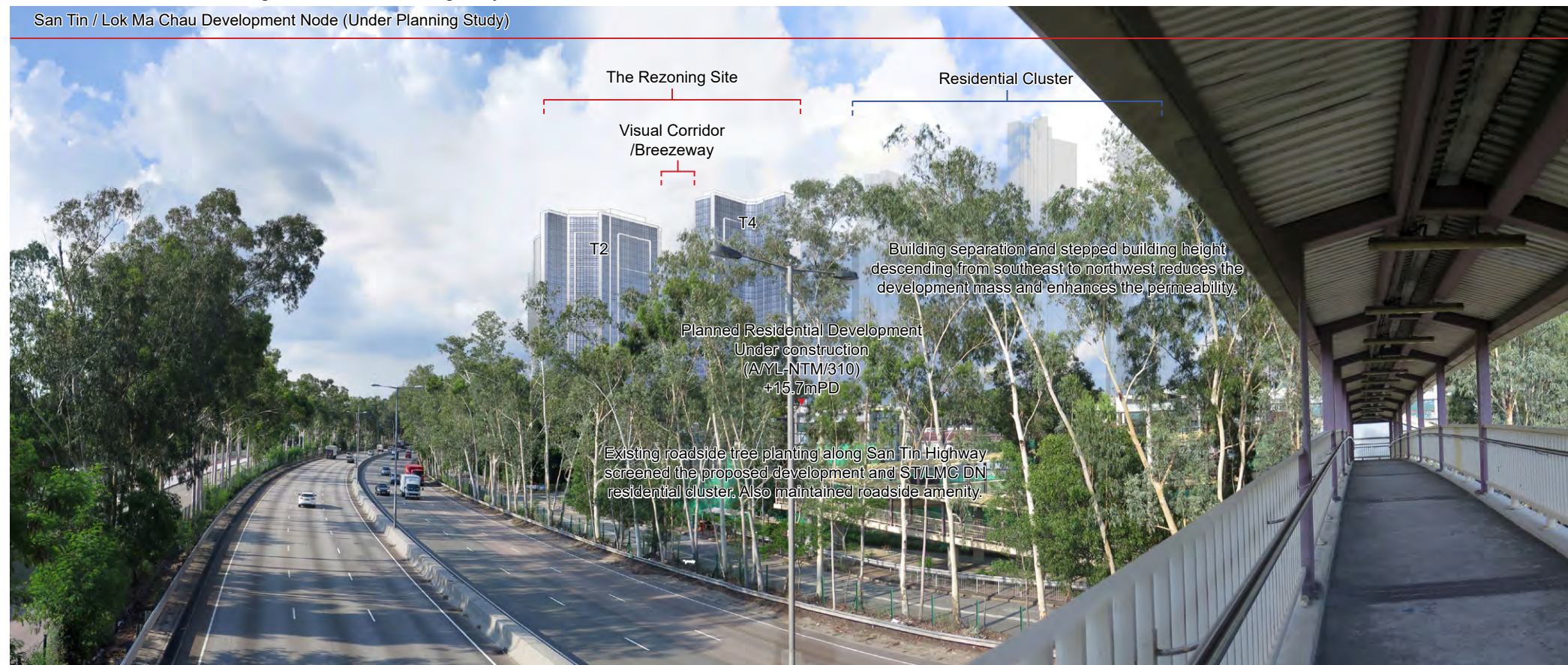


Existing View  
View northeast from footbridge across San Tin Highway  
San Tin / Lok Ma Chau Development Node (Under Planning Study)



Key Plan

Viewpoint C  
Viewpoint Elevation: +13.5 mPD at footbridge across San Tin Highway  
Viewing Distance: 296m  
Proposed Building Height : Approx. +118.3mPD to +123.3mPD



Photomontage

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Photomontage - Viewpoint C

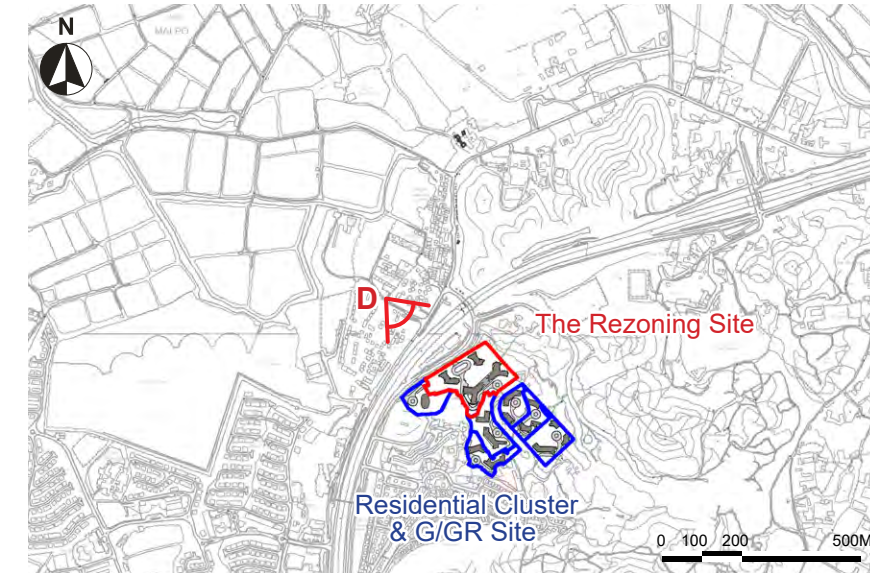
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CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE AV3.3		REV
			-

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10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
TELEPHONE 2131 8630 FACSIMILE 2131 8609  
香港特別行政區設計有限公司  
提供環境管理、城市規劃及設計、園藝及景觀設計服務  
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Existing View  
View south from San Tin Mai Po Road



Key Plan

Viewpoint D  
Viewpoint Elevation: +5.4 mPD at San Tin Mai Po Road  
Viewing Distance: 214m  
Proposed Building Height : Approx. +118.3mPD to +123.3mPD



Photomontage

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

SCALE	As Shown	DATE	NOV 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE AV3.4		REV
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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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