

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NTM/7**
關乎申請編號 Y/YL-NTM/7 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/YL-NTM/7		
Location/address 位置／地址	Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long 元朗石湖圍丈量約份第 105 約地段第 2091 號(部分)		
Site area 地盤面積	About 約 90,853 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	“Comprehensive Development Area” 「綜合發展區」		
Applied use/ development 申請用途/發展	To rezone the application site from “Comprehensive Development Area” to “Comprehensive Development Area (1)” 把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」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 ⁽¹⁾ 地積比率
	Domestic 住用	About 約 510,445	Not more than 不多於 6.5
	Non-domestic ^{(2) (3)} 非住用	About 約 39,265	Not more than 不多於 0.5
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	24 ⁽⁴⁾	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 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
		Not more than 不多於 180	mPD 米(主水平基準上)
Not more than 不多於 47		Storey(s) 層 Exclude 不包括 Basement 地庫 Refuge floor 防火層	
Site coverage 上蓋面積	Podium 平台 – within 15m above ground 地下起計 15 米或以下	About 約 100%	
	Podium 平台 – beyond 15m above ground 地下起計 15 米以上	About 約 60%	
	Residential Tower 住宅樓宇	About 約 33.33%	
No. of units 單位數目	12,575 Flats 住宅單位		
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 parking spaces 停車位總數		2,636
	Private Car Parking Spaces 私家車車位		1,710
	Motorcycle Parking Spaces 電單車車位		87
	Bicycle Parking Spaces 單車泊車位		839
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		57
	Light Goods Vehicle Spaces 輕型貨車車位		57 ⁽⁵⁾
	Medium Goods Vehicle Spaces 中型貨車車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		

- (1) Based on development site area of 78,530m² excluding area which will be served as roads and reserved school site. 以 78,530 平方米發展地盤面積計算(不包括擬作公共道路及預留作學校的土地)
- (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
包括商業用途的總樓面面積作商店及服務行業、食肆、學校(幼兒園/幼稚園/語言學校/電腦學校/商科學校/補習學校/工業學院/開辦興趣班或休閒課程的其他類型學校)、娛樂場所及康體文娛場所
- (3) Excluding GIC facilities (i.e. a neighborhood elderly centre (with NOFA of about 303m²/GFA of about 667m²), a child care centre (with NOFA of about 530m²/GFA of about 1,166m²), and a 1250-places residential care home for the elderly

cum 30-places day care unit (with NOFA of about 3,122 m²/GFA of about 6,868m²) 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

地積比率及總樓面面積不包括社會福利設施(即社區老人中心(淨作業樓面面積約 303 平方米/總樓面面積 667 平方米)、幼兒中心(淨作業樓面面積約 530 平方米/總樓面面積 1,166 平方米)及安老院(1250 個名額)連日間護理中心(30 個名額)(淨作業樓面面積約 3,122 平方米/總樓面面積 6,868 平方米)。上述總樓面面積根據轉換率淨作業樓面面積至總樓面面積為 2.2 作計算

- (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樓宇
 (5) Including light goods vehicle, medium goods vehicle and heavy goods vehicle loading/unloading spaces 包括輕型貨車、中型貨車及重型貨車的上落客貨車位

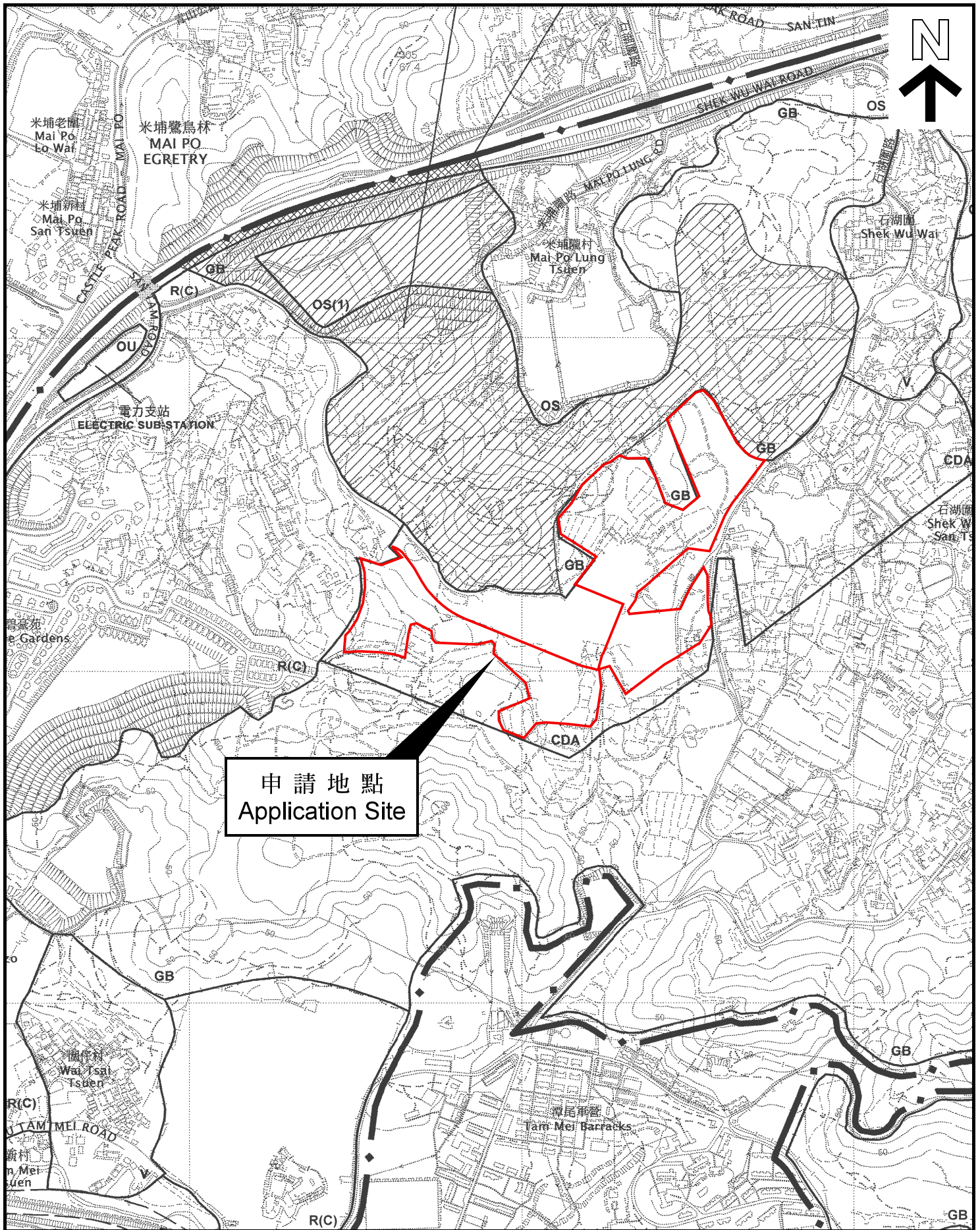
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" 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"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey and Preservation Proposal 樹木調查及保護報告	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>
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。



申請地點
Application Site

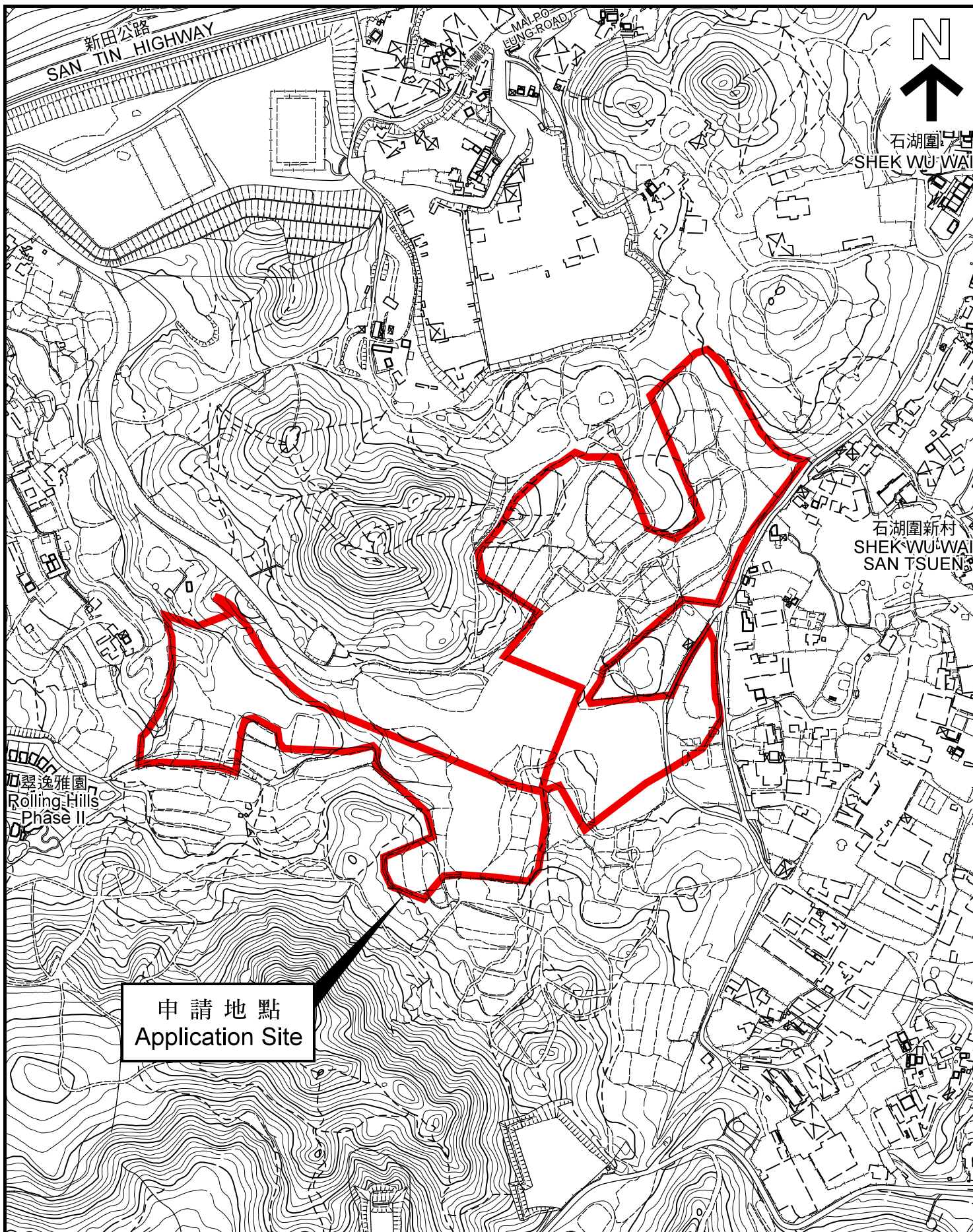
位置圖 LOCATION PLAN

本摘要圖於2022年4月29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 29.4.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006

SCALE 1 : 7 500 比例尺
米 METRES 100 0 100 200 300 米 METRES

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



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年4月29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 29.4.2022
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

EXECUTIVE SUMMARY

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.

INTRODUCTION

This rezoning application is submitted to the Town Planning Board (the Board) for rezoning the "Comprehensive Development Area" ("CDA") zone to a new sub-zone "CDA(1)" on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 in support of a Comprehensive Development at Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long (hereafter referred to as the "Application Site") under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131).

This rezoning proposal has reviewed the latest opportunities brought about by national policies, Northern Metropolis Development Strategy ("NMDS") and the changing development direction for San Tin / Lok Ma Chau Development Node ("ST / LMC DN") in the New Territories North ("NTN"). This rezoning application lies in the capability of the Proposed Development in i) contributing to the housing supply by optimising the development potential of the Application Site, and ii) capitalising on the adjacent Phase 1 development and together playing a complementary role in the long-term planning of ST / LMC DN.

PLANNING CONTEXT

Changing National and Strategic Planning Context in the Territory

The development blueprint of the Northern New Territories, where the Application Site is located within, has witnessed significant and continuous changes in recent years.

As early as **2014**, the positioning and land use planning for the NTN had been drawn up in the Preliminary Feasibility Study on Developing the NTN (the Study). Since the publication of the Study, the Application Site and its adjoining areas have formed part of the ST / LMC DN (formerly known as Lok Ma Chau Potential Development Areas) which is planned to be a development node in conjunction with the LMC Loop and LMC Boundary Control Point ("BCP") developments. In **2017**, the Broad Land Use Concept Plan for NTN was published. A number of commercial sites were planned in the area around the planned San Tin Station including the Application Site whereas the residential uses are generally located at the periphery.

Subsequently, the spatial development pattern in Hong Kong has changed. Promulgated by the State Council in **February 2019**, the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area (GBA) clearly states the need to develop GBA and

foster closer co-operation between the Mainland, Hong Kong and Macao. The National 14th Five-Year Plan promulgated in **March 2021** also expressly supports Hong Kong to enhance its competitive advantages and better integrate into the overall development of the country. In particular, it supports the positioning of Hong Kong's development, inter alia, into an international centre for Innovation & Technology (I&T).

Based on this national planning context, the implementation of ST / LMC DN has been actively carried forward. In **May 2021**, an updated Initial Land Use Plan for ST / LMC DN was published where more residential sites have been proposed in the core area of ST/ LMC DN to replace the originally planned commercial uses around the planned San Tin Station. This clearly shows a shift in the land use framework of ST / LMC DN where the northern portion closer to the LMC Loop will be more technologically focused and the core area around the planned San Tin Station including the Application Site will be more residential-oriented.

Following the above, the NMDS was formulated by the Government in **October 2021** on the basis of the Hong Kong 2030+. Strategically, the spatial development patterns in the NTN will be more urbanised with the Northern Metropolis to be developed into an international I&T hub. More specifically, in the area where the Application Site is situated, San Tin would be developed as San Tin Technopole (i.e. Hong Kong's Silicon Valley) and would become a major employment hub.

To complement the long-term sustainable growth of the Metropolis, a balanced and diversified land-use pattern is fundamental. The development intensity of development site should also be further optimised appropriately to increase housing supply to serve the planned I&T and commercial developments in the NTN.

Optimising the Potential of a Developable Residential Site

It should be stressed that the Application Site is in fact not a greenfield site pending the Government's comprehensive planning of the entire development node. Instead, the Application Site is a development site already approved by the Board on 23.5.2014 under planning application (No. A/YL-NTM/178-2) with a maximum domestic plot ratio of 0.4 for residential use. The Applicant had also executed the land exchange with payment of full premium in April 2019 based on the aforementioned planning approval (known as Lot 2091 in D.D 105). An access road (as approved under the previous application and the executed land grant) has been commenced and is currently under construction. The Application Site is therefore ready for the residential development proposed under the said application.

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此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

According to the updated Initial Land Use Plan published in May 2021, the Application Site is situated in the core area of the ST / LMC DN of the San Tin Technopole. While the Enterprise and Technology Park (E&T) uses are proposed to be concentrated in the northern portion near Chau Tau, the Application Site and its surrounding land-uses around the planned San Tin Station is planned to be more residential-oriented. According to the planned development framework published by the Government, the residential sites are subject to a maximum plot ratio up to 7.

A major portion of the Application Site is planned for Residential use while a minor portion is reserved for Government and Open Space uses under the Government's proposal. With the proximity to the planned San Tin Station and the implementation of the NOL in full speed, it gives rise to the opportunity of unleashing the development potential of the Application Site. The Applicant formulated the subject development proposal, with the intention to rationalise the planned land-uses under the Initial Land Use Plan of ST / LMC DN in consideration of its close proximity to the planned San Tin Station.

THE PROPOSED DEVELOPMENT

With a development site area of about 78,530m² and a maximum total plot ratio of not more than 7, the Proposed Development consists of 24 residential towers with domestic storeys ranging from 36 to 46 (above ground) subject to a maximum building height of not more than 180mPD (to main roof). A total of 12,575 residential units would be provided.

The Proposed Development will be implemented in tandem with the implementation of the planned San Tin Station and the ST / LMC DN. It is also considered to be the "Remaining Phase" of a comprehensive development proposed by the Applicant, of which the "Phase 1 Development (under separate planning submission)" for a comprehensive development with a domestic plot ratio of 6.5 and a maximum building height of not more than 180mPD to the immediate northwest of the Application Site will be implemented based on a self-sustained approach in advance of the planned San Tin Station and the ST / LMC DN by Year 2027.

To create a balanced community, the following supporting facilities would be provided:-

- Commercial floor spaces¹ with a maximum non-domestic plot ratio of 0.5 would be provided to cater to the daily needs of the future community;

¹ Including '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.

- A Neighbourhood Elderly Centre with a NOFA of about 303m² (GFA of about 667m²)², a Child Care Centre with a NOFA of about 530m² (GFA of about 1,166m²)² and a Residential Care Home for the Elderly cum Day Care Unit with a NOFA of about 3,122m² (GFA of about 6,868m²)² (floor area to be disregarded from calculations of GFA and PR) are proposed to serve the need of elderly and child care services that may be generated by the Proposed Development, and to promote ageing-in-place and create an inclusive community; and
- An area of about 6,200m² in the Application Site is reserved for school use to cater for the potential demand of educational facility of the future population in the area.

DEVELOPMENT JUSTIFICATION AND PLANNING GAINS

The subject planning application is fully supported by the following justifications and planning merits:

- The subject rezoning application is in line with the national, regional and strategic planning directions;
- The subject rezoning application is a manifestation of seizing the opportunities brought about by the growing economic interactions amongst cities in the Greater Bay Area;
- The subject rezoning proposal is complementary to the re-defined regional spatial development framework promulgated in HK2030+ and visualised in the NMDS. It would also complement the long-term sustainable growth of the Northern Metropolis;
- The proposed development intensity is compatible with the planned developments in ST / LMC DN and other planned developments in New Development Areas;
- The subject rezoning proposal is carefully formulated with design and planning merits. The Proposed Development would not only provide a stepped building height profile for visual interests / building separation for air ventilation, it would also provide commercial and social welfare facilities and a reserved school site to meet various needs of the locality ; and
- The Proposed Development would not impede the implementation of ST / LMC DN and is sustainable from various technical aspects.

Based on the above justifications and merits, the Board is cordially invited to consider this rezoning application favourably.

² Based on a conversion factor from NOFA to GFA of 2.2.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯文和英文原文有差異，應以英文為準。)

申請簡介

根據城市規劃條例第 12A 條 (第 131 章)，申請人現向城市規劃委員會 (下稱「城規會」) 遞交改劃申請 (下稱「本申請」)，擬議對牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12 (下稱「大綱圖」) 作出修訂，將位於元朗石湖圍丈量約份第 105 約地段第 2091 號 (部分) (下稱「申請地點」) 的土地用途，由「綜合發展區」改劃為「綜合發展區(1)」地帶以讓申請人在申請地點作綜合發展用途。

此改劃申請審視了近期國家政策、《北部都會區發展策略》及位於新界北部的新田/落馬洲地區轉變中的發展方向所帶來的機遇。此改劃申請的重要性在於能 i) 釋放申請地點的最大發展潛力以提供房屋供應及 ii) 充分利用毗鄰的第一期發展，共同配合和支援「新田/落馬洲發展樞紐」的長遠發展。

規劃背景

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國家和策略性規劃情況的轉變

新界北部，亦即申請地點所在地區，其發展藍圖近年經歷不少重大變化。

早於 2014 年，《發展新界北部地區初步可行性研究》訂明了新界北的定位和土地規劃用途。其後，申請地點及其周邊地方被納入「新田/落馬洲發展樞紐」(先前稱為「落馬洲具發展潛力地區」)，鄰近落馬洲支線和落馬洲邊境管制站。由於其地理位置靠近落馬洲河套區，發展樞紐將可以與河套區產生協同作用，提供配合河套區發展的住宅和商業用地。其後，新界北部地區的土地用途概念圖於 2017 年公布，當中訂明了新田站的周邊地區 (包括申請地點) 的地塊，將主要規劃作商業用地，而住宅發展將會位於發展樞紐的外圍地方。

在 2019 年 2 月，國務院發布《粵港澳大灣區發展規劃綱要》，當中明確表明將需要發展大灣區，以促進內地、香港和澳門的緊密合作。其後，在 2021 年 3 月頒布的《中華人民共和國國民經濟和社會發展第十四個五年規劃和 2035 年遠景目標綱要》，文件上也明確支持香港提升競爭優勢，使香港更全面地融入國家發展。其中一個主要的發展重點表示，香港的發展定位將要成為國際創新科技中心。

基於以上的國家規劃情況，「新田/落馬洲發展樞紐」的實施得以積極進行。在 2021 年 5 月發布經修訂的「新田/落馬洲發展樞紐」初步土地用途圖中，已規劃新田站周邊的「新田/落馬洲發展樞紐」核心地區，將會擬議更多住宅用地 (而非商業用地)。這清楚地顯示了「新田/落馬洲發

展樞紐」土地用途上的轉變，其中北部靠近落馬洲河套區的土地將會發展成為以創新科技用途為主，而已規劃新田站周邊的核心地區（包括申請地點）將會改為以住宅用途為主。

香港特別行政區政府於 2021 年 10 月發布以《香港 2030+》為基礎的《北部都會區發展策略》。當中，北部都會區將成為國際創新科技中心，新界北部地區的發展模式將更為都市化。特別是申請地點所在的新田，將發展為新田科技城（即香港矽谷），並將會成為未來主要的就業樞紐。

由於多元化的土地用途，將會是北部都會區長期發展的主要成功因素。有見及已規劃新田站的周邊地方將以住宅發展為主要的土地用途，申請人認為應更善用申請地盤的地理優勢，提高發展密度，增加房屋供應，以配合新界北部地區的商业發展。

釋放申請地點的最大發展潛力

申請編號 Application No. : Y/YL-NTM/7

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申請地點並不是一幅仍等候政府作綜合規劃的「生地」。申請地點早於 2014 年 5 月 23 日，已獲得城規會的規劃許可（編號：A/YL-NTM/178-2）作住宅用途（住用地積比率為不多於 0.4）。而且，申請人已經在 2019 年 4 月完成相關的土地契約程序，並完成補償地價，即丈量約份第 105 約地段第 2091 號。因應已獲批准的規劃許可及已完成補償地價的土地契約，擬議發展已展開並正進行有關的道路工程。由此可見，申請地點是一塊成熟並可即時作住宅發展的土地。

在 2021 年 5 月發布經修訂的「新田/落馬洲發展樞紐」初步土地用途，企業及科技園的用途將會集中於北面部分，而已規劃新田站及周邊包括申請地點的核心地區，則規劃以住宅為主。根據政府公佈的規劃發展框架，住宅用地的地積比率最高可達 7。

根據政府的建議，申請地點內的部分範圍已被規劃作住宅用途，而一部分的土地則預留作政府及休憩用地的用途。由於申請地點位於「新田/落馬洲發展樞紐」的核心地區，鄰近北環線上已經規劃了的新田站，其優越的地理位置提供了發展契機，增加可供住宅發展的土地，進一步釋放申請地點的發展潛力。

擬議發展計劃

申請地點的發展地盤面積約 78,530 平方米，擬議發展的總地積比率將不多於 7。擬議發展包括 24 座住宅樓宇，住用樓層為 36 至 46 層（由地面計起）。而建築物高度為不多於主水平基準以上 180 米（至主樓頂），合共提供 12,575 個住宅單位。

本項發展是申請人於當區擬議的一個綜合發展項目的一部分。本項擬議發展的預期落成日期將會與「新田/落馬洲發展樞紐」的發展時間相若。

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

而整個綜合發展項目的第一期發展(屬於另一個規劃申請)則位於申請地點的西北面，擬議發展的住用地積比率將不多於 6.5，建築物高度為不多於主水平基準以上 180 米(至主樓頂)。由於第一期發展在各個技術方面均證實可行及能自給自足，如果被批准，它將會於 2027 年在「新田/落馬洲發展樞紐」及已規劃新田站落實前完成。

為了打造一個和諧的社區，擬議發展將提供以下設施：-

- 擬議發展會提供非住用地積比率為不多於 0.5 作商業設施³，以滿足社區的日常需要；
- 擬議發展也會提供長者鄰舍中心(淨作業樓面面積約 303 平方米、總樓面面積約 667 平方米⁴)、幼兒中心(淨作業樓面面積約 530 平方米、總樓面面積約 1,166 平方米⁴)及安老院連長者日間護理單位(淨作業樓面面積約 3,122 平方米、總樓面面積約 6,868 平方米⁴) (其面積將不包括在地積比率和總樓面面積的計算內)，以為擬議發展內的長者及幼兒提供服務，並促進居家安老及創建共融社會；及
- 為滿足未來區內人口對教育設施的需求，已於申請地點預留面積約 6,200 平方米作學校用途。

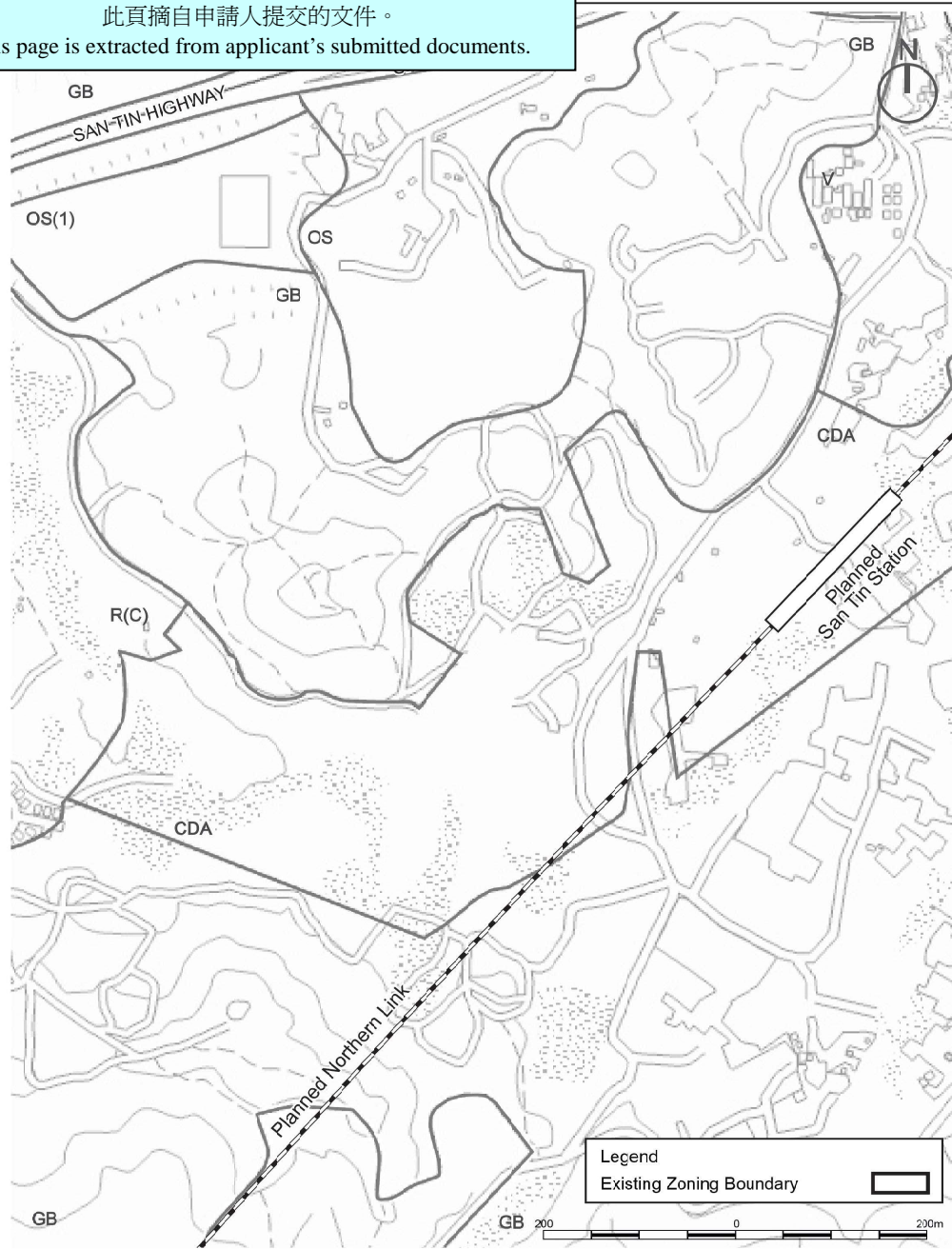
以下列明了是次規劃申請的發展理據及規劃增益：

- 擬議改劃申請符合國家、區域和策略層面的規劃和發展方向；
- 擬議改劃申請能捉緊與大灣區城市日益增長的經濟互動所帶來的機遇；
- 擬議改劃申請配合《香港 2030+》及《北部都會區發展策略》重新定義的區域性空間發展框架。並提供房屋供應，以支持北部都會區的長遠可持續發展；
- 擬議發展的發展密度與「新田/落馬洲發展樞紐」內及其他位於新發展區的已規劃發展相符；
- 擬議改劃申請會帶來設計上的優點和規劃增益。擬議發展不但會提供階梯式高度輪廓、樓宇間距以助通風，也會提供商業及社會福利設施，並預留土地作學校用途，以滿足未來居民的各種需求；及
- 擬議發展不會影響落實「新田/落馬洲發展樞紐」，並且在各個技術方面證實可行。

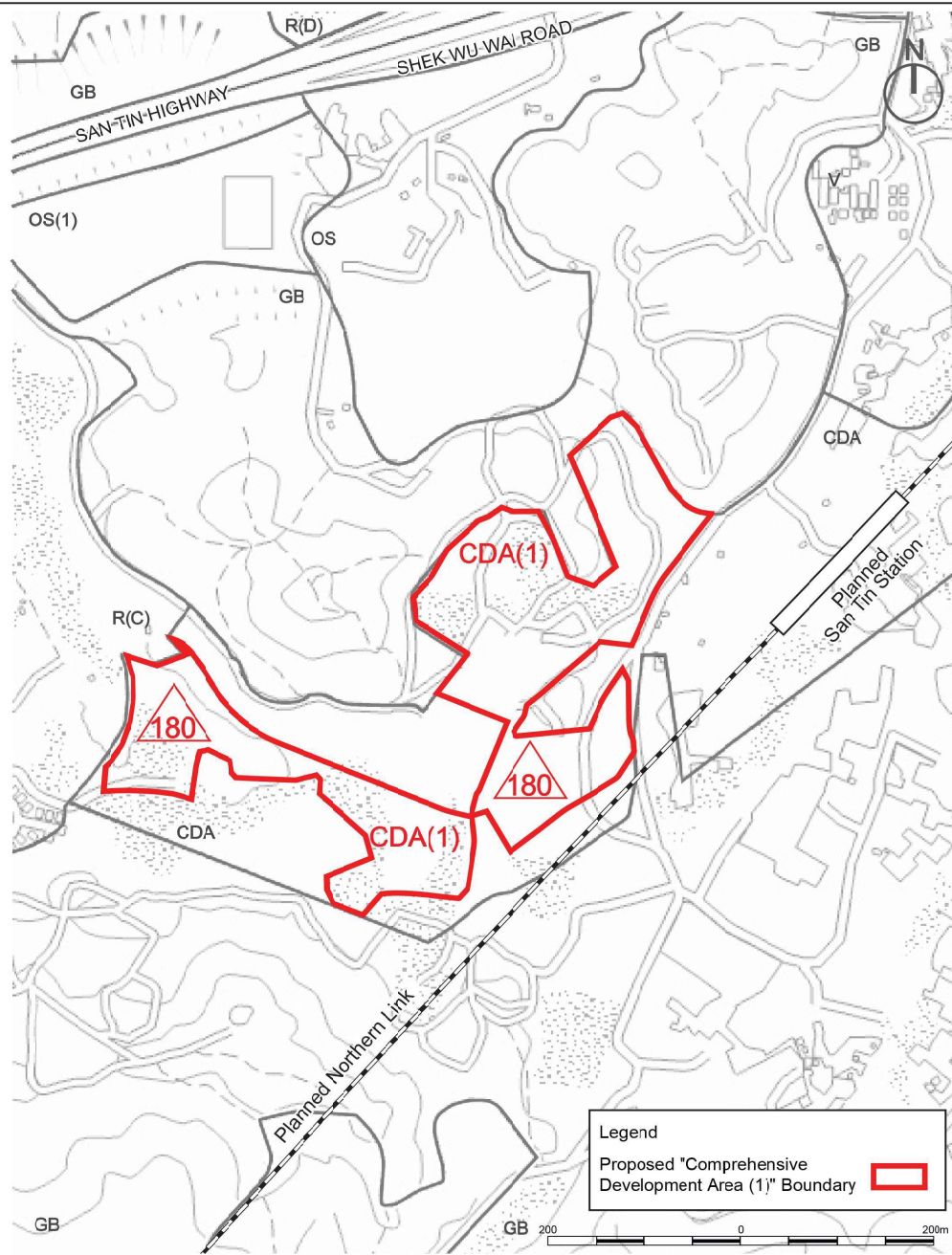
基於以上發展理據，懇請城規會對本修訂圖則申請予以贊同。

³ 包括商店及服務行業、娛樂場所、食肆、學校(幼兒園、幼稚園、語言學校、電腦學校、商科學校、補習學校和工業學院；亦包括開辦興趣班或休閒課程的院校、組織或機構。)、娛樂場所及康體文娛場所。

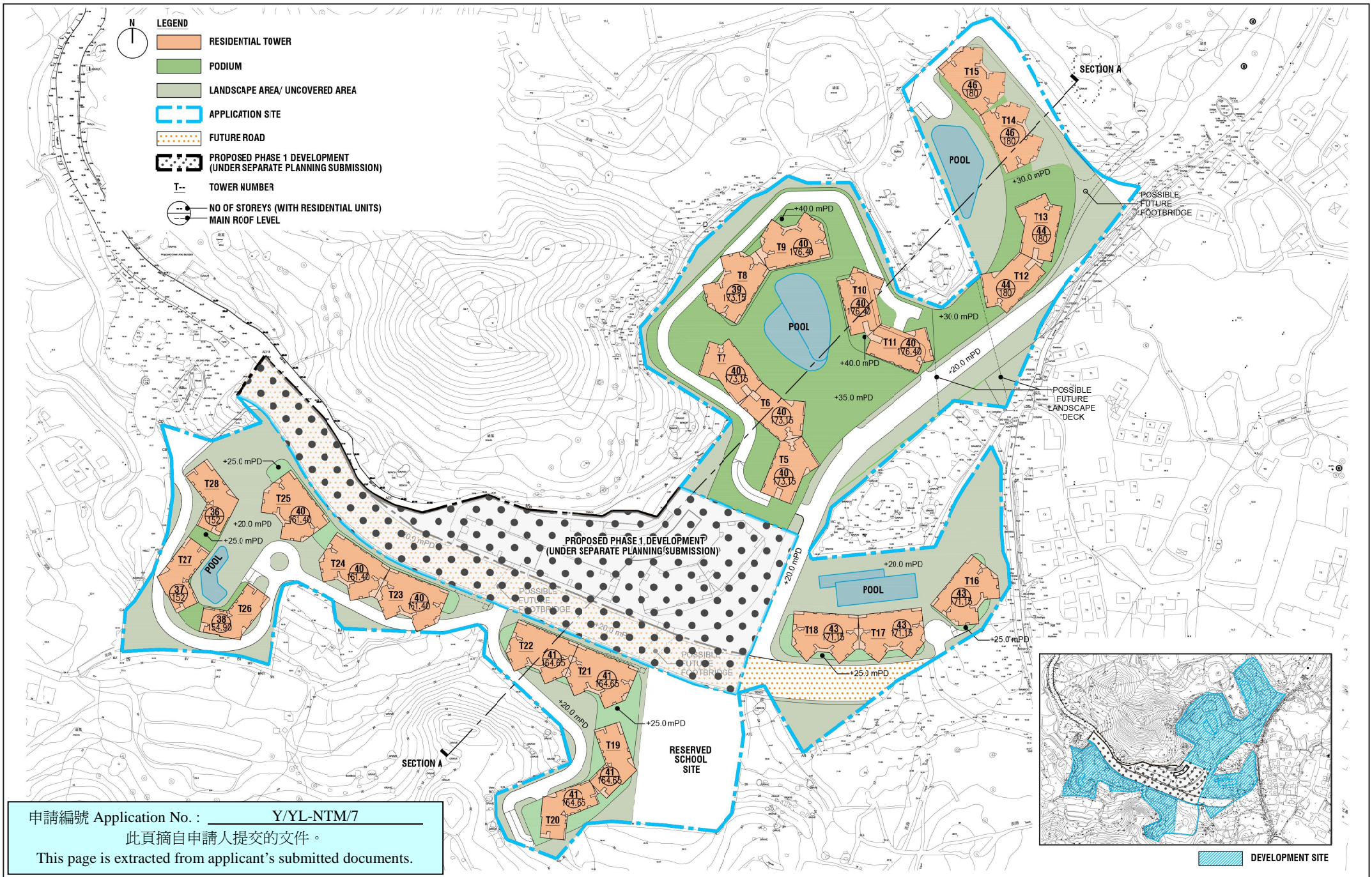
⁴ 根據淨作業樓面面積及總樓面面積的轉換系數為 2.2。



Original Zoning



Proposed Zoning



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Title

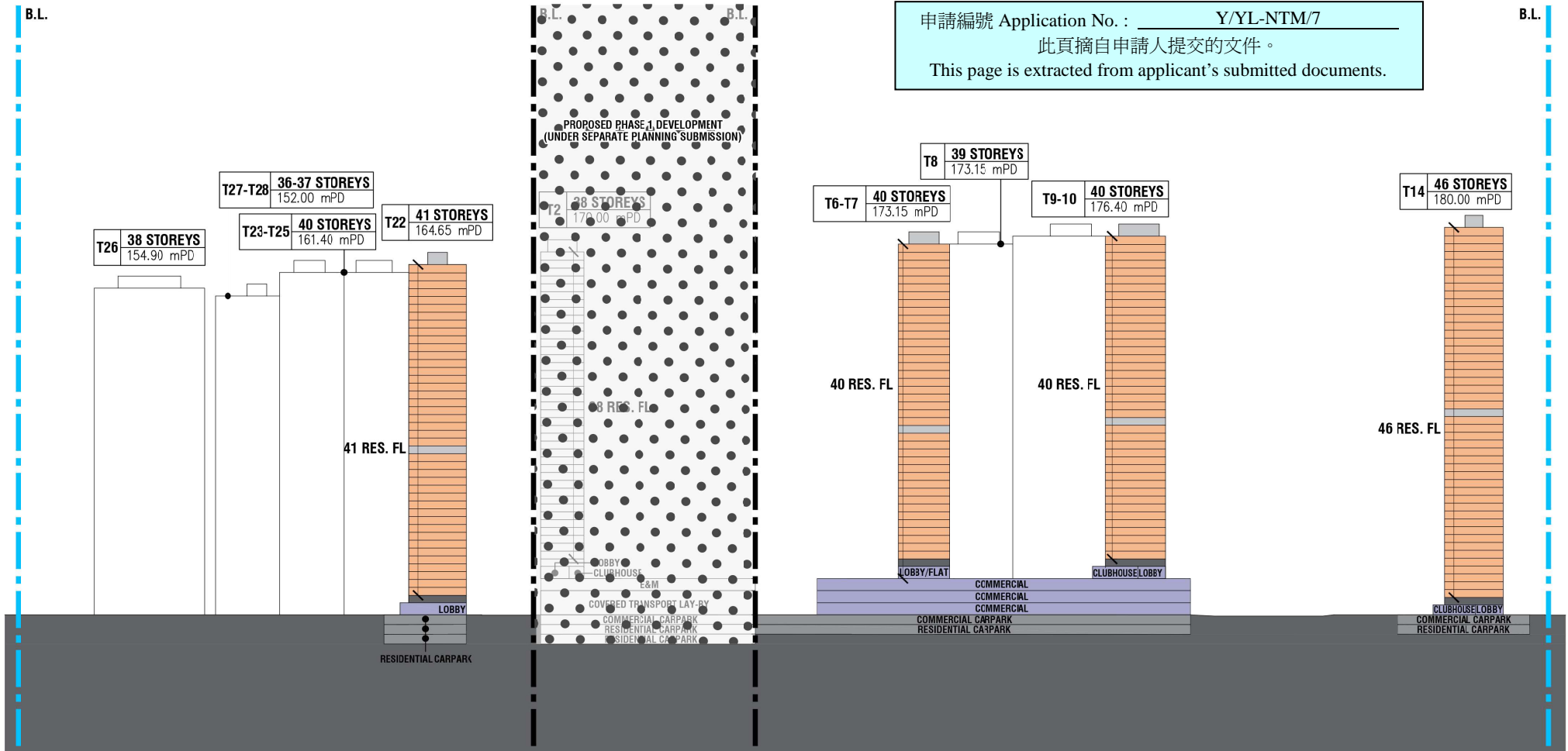
Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2022
Scale	Figure 4.1		

B.L.

B.L.

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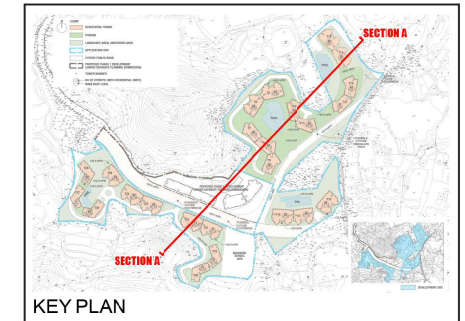


LEGEND

- RESIDENTIAL TOWER
- PODIUM
(COMMERCIAL/ CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
- CARPARK

- APPLICATION SITE
- PROPOSED PHASE 1 DEVELOPMENT
(UNDER SEPARATE PLANNING SUBMISSION)

TOWER NO.	NO OF STOREYS (WITH RESIDENTIAL UNITS)
	MAIN ROOF LEVEL



Title

Indicative Section Plan A - A

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2022
Scale	Figure 4.6		



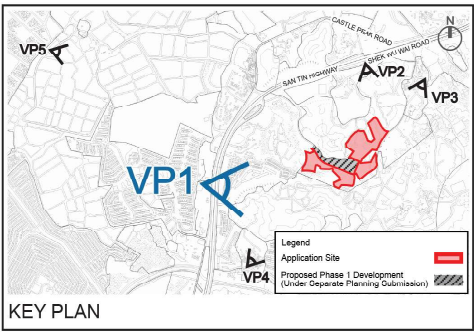
Title

Indicative Landscape Master Plan

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2022
Scale	Figure 4.7		



Legend	
Proposed Development (Remaining Phase)	
Proposed Phase 1 Development (Under Separate Planning Submission)	
Future NTN Developments	



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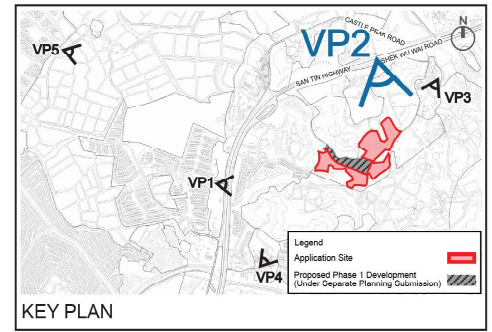
Existing Condition



Proposed Scheme

Legend

- Proposed Development (Remaining Phase)
- Proposed Phase 1 Development (Under Separate Planning Submission)
- Future NTN Developments



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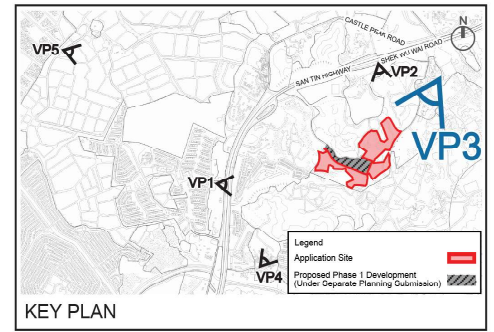
Existing Condition



Proposed Scheme

Legend

- Proposed Development (Remaining Phase)
- Proposed Phase 1 Development (Under Separate Planning Submission)
- Future NTN Developments



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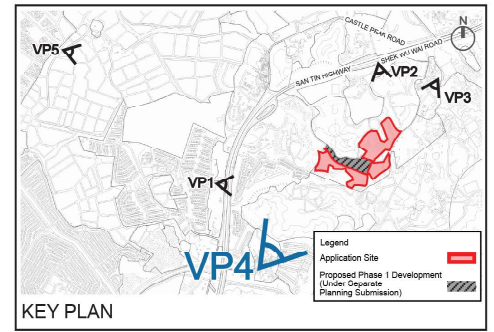
Existing Condition



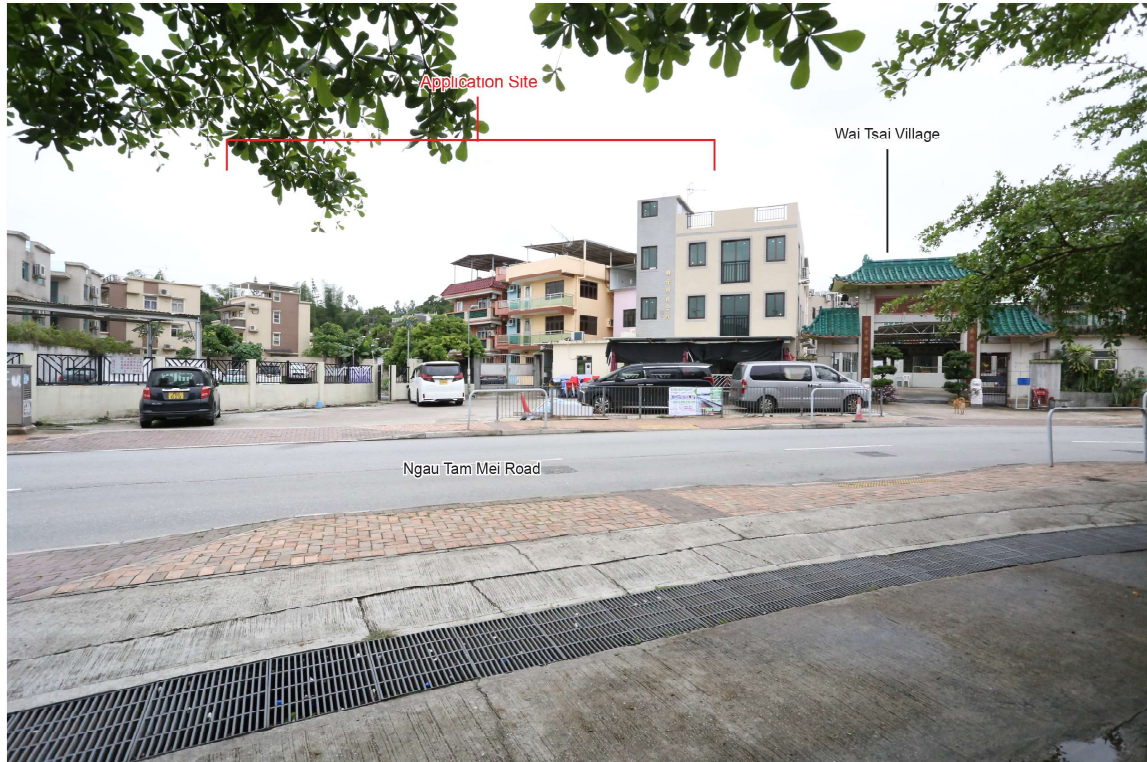
Proposed Scheme

Legend

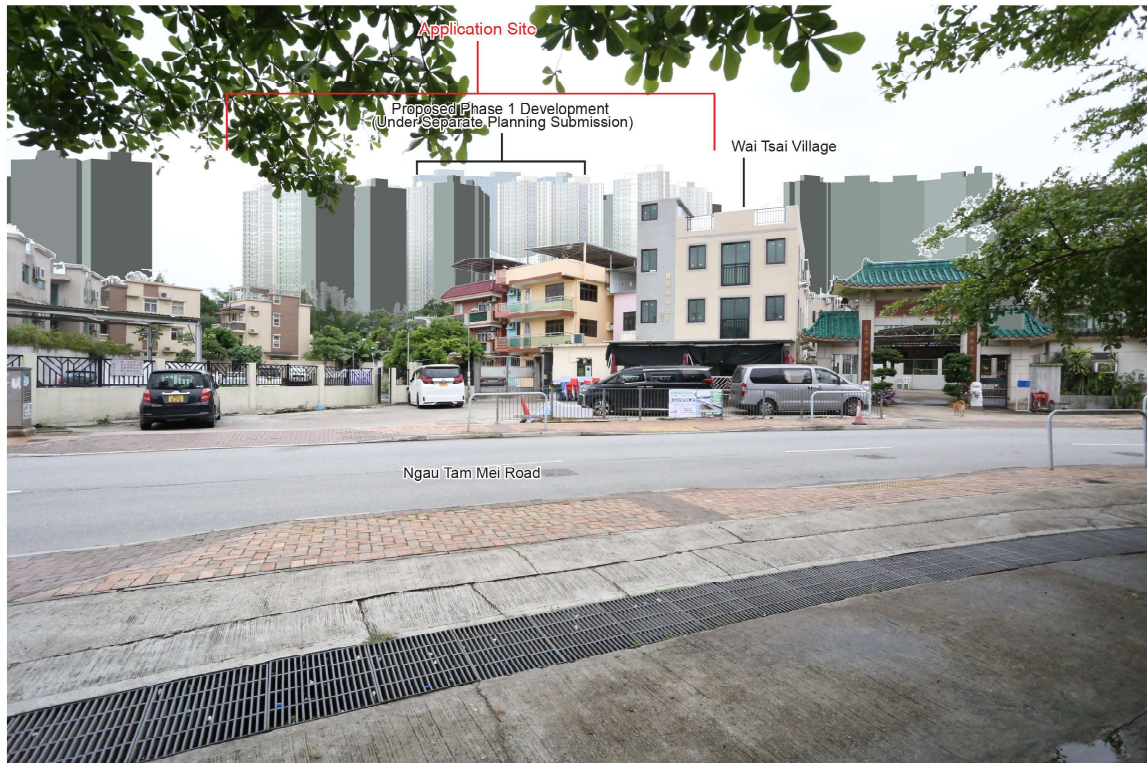
- Proposed Development (Remaining Phase)
- Proposed Phase 1 Development (Under Separate Planning Submission)
- Future NTN Developments



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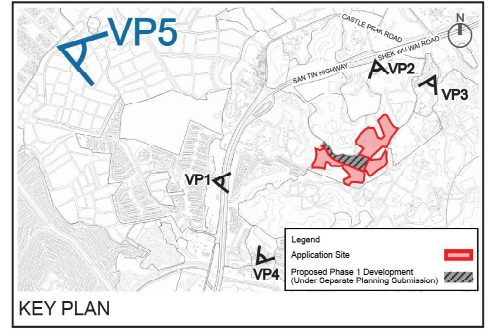


Existing Condition



Proposed Scheme

Legend	
Proposed Development (Remaining Phase)	
Proposed Phase 1 Development (Under Separate Planning Submission)	
Future NTN Developments	



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Existing Condition



Proposed Scheme