

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NTM/8**
關於申請編號 Y/YL-NTM/8 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/8		
Location/address 位置/地址	Various Lots in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long 元朗牛潭尾丈量約份第 104 約多個地段及毗連政府土地		
Site area 地盤面積	About 約 96,237 sq. m 平方米 (Includes Government Land of about 包括政府土地約 33,272 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」		
Proposed Amendment(s) 擬議修訂	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 地積比率
	Domestic 住用	About 約 384,949	Not more than 不多於 4
	Non-domestic 非住用	Not more than 不多於 67,000	About 約 0.7
No. of block 幢數	Domestic 住用	3 Towers 大廈 and 22 Houses 屋宇	
	Non-domestic 非住用	-	
	Composite 綜合用途	19 Towers 大廈	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	22 Houses 屋宇	About 約 12 m 米
		3 Towers 大廈	Not more than 不多於 170 mPD 米(主水平基準上)
		22 Houses 屋宇	3 Storey(s) 層
		3 Towers 大廈	33-44 Storey(s) 層
		For all 3 Towers 全部 3 座大廈 For T3 of Phase 2A 第 2A 期的 T3 座	Exclude 不包括 2 Basements 地庫 Include 包括 1 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
		Not more than 不多於 120 - 170	mPD 米(主水平基準上)
30 - 50		Storey(s) 層	
For T3-11 of Phase 1 第 1 期 T3-11 座: Exclude 不包括 1-2 Basement(s) 地庫 For T1-8 of Phase 2B 第 2B 期 T1-8 座: Include 包括 1 Refuge Floor 防火層			
Site coverage 上蓋面積	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 單位數目	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		2485
	Private Car Parking Spaces 私家車車位		2374
	Motorcycle Parking Spaces 電單車車位		111
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		119
	Light Goods Vehicle Spaces 輕型貨車車位		58
	Heavy Goods Vehicle Spaces 重型貨車車位		53
Private Car/Taxi Lay-by for Kindergarten 私家車/的士停車處(幼稚園專用)		4	
School Bus Lay-by for Kindergarten 校車停車處(幼稚園專用)		4	

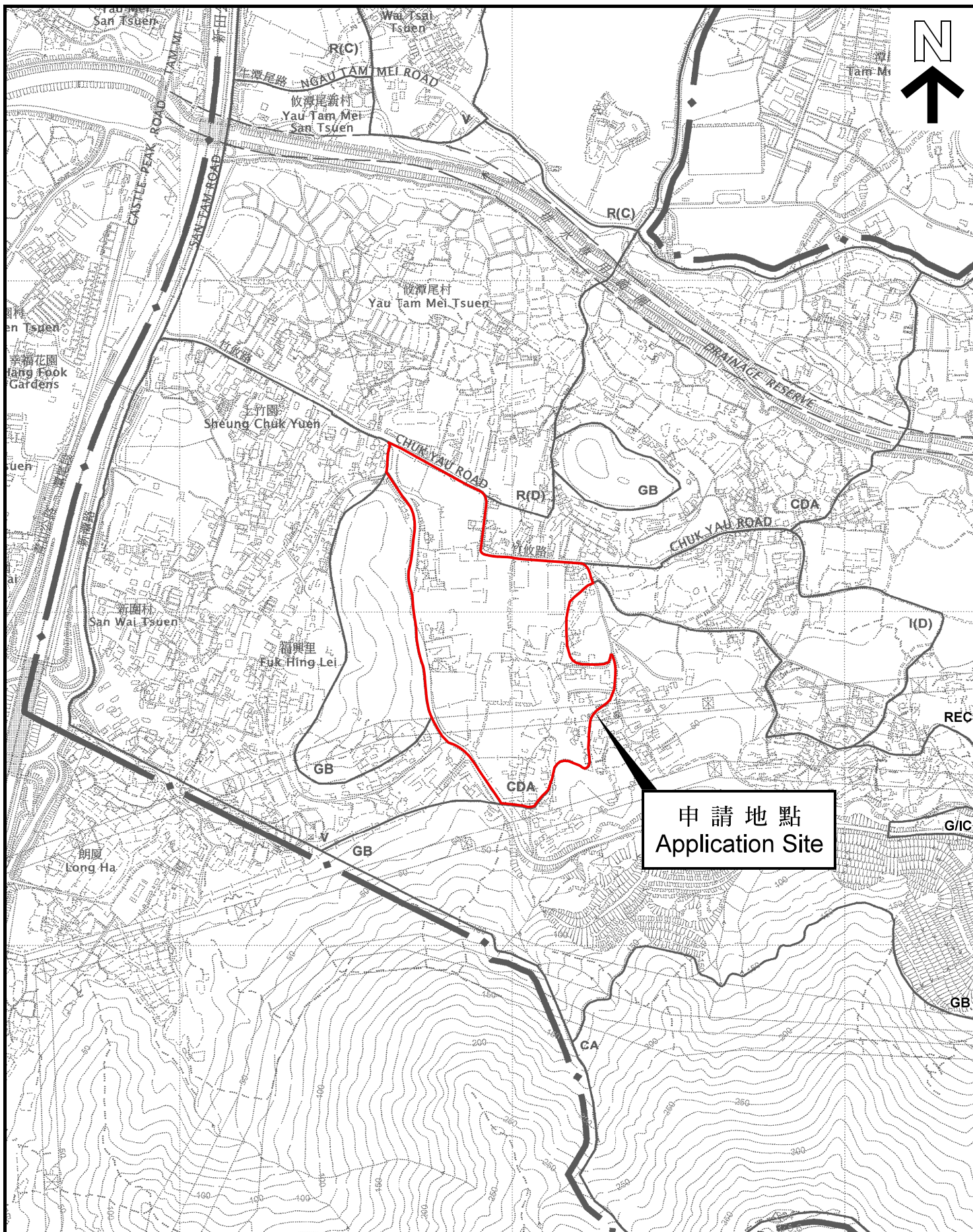
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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		
	Chinese 中文	English 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 checked="" 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 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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
Tree Survey 樹木調查	<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 checked="" 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 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。



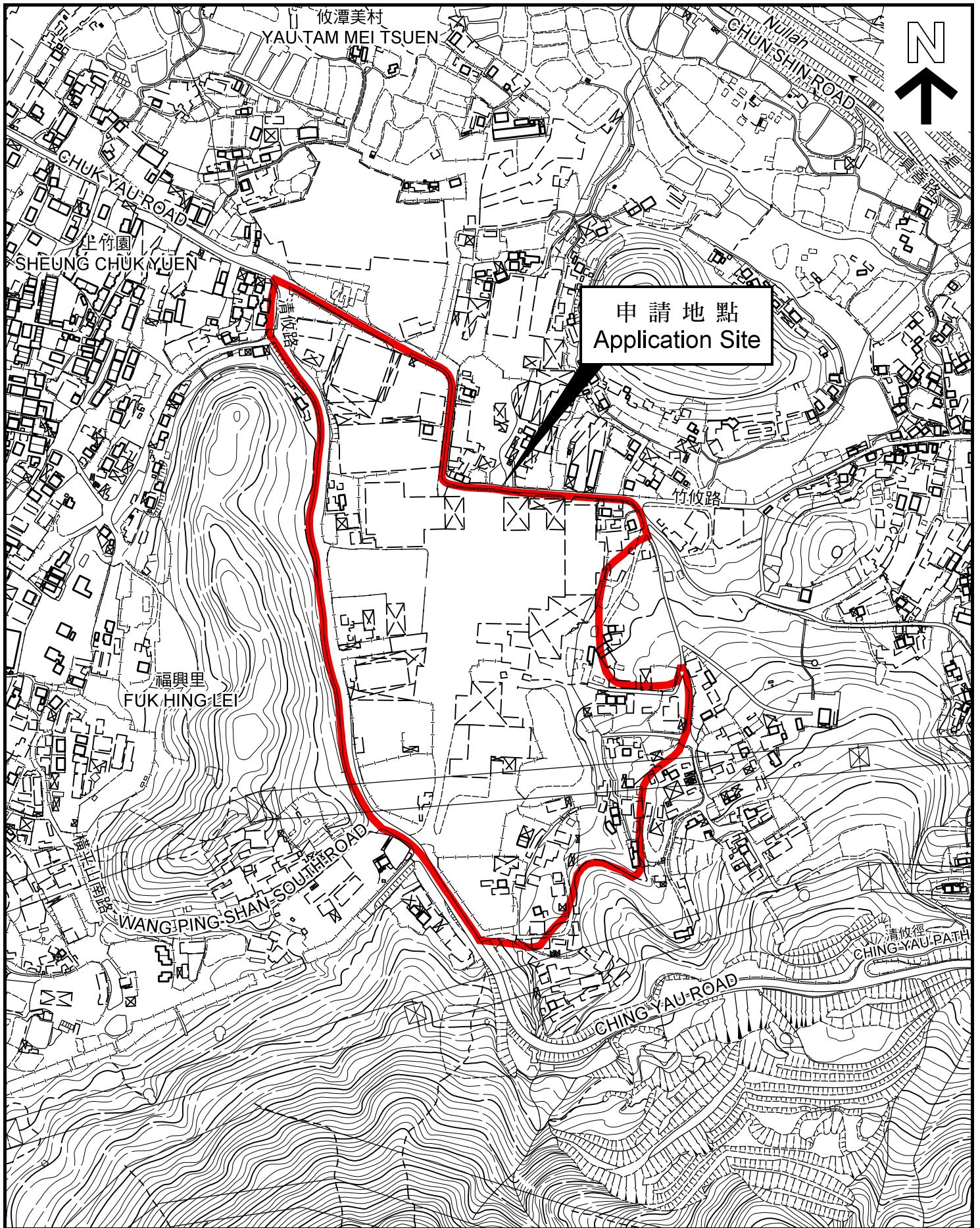
位置圖 LOCATION PLAN

本摘要圖於2022年7月6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 6.7.2022
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-NTM/12 APPROVED ON 5.12.2006

SCALE 1 : 7 500 比例尺
 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/8



平面圖 SITE PLAN

本摘要圖於2022年7月6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 6.7.2022
 BASED ON SURVEY SHEETS No.
 2-SE-17C, 17D, 22A, 22B, 22C & 22D

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

行政摘要

(內容如與英文版本有任何差異，應以英文版本為準)

本規劃申請根據《城市規劃條例》(第 131 章)第 12A 條，就位處新界元朗牛潭尾丈量約份第 104 約多個地段和毗連政府土地(「申請地點」)，向城市規劃委員會(城規會)提出申請修訂牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12，把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶，以作擬議綜合住宅及商業發展(「擬議修訂」)。

申請地點北鄰已規劃的北環線牛潭尾站，是未來牛潭尾的門廊，加上《北部都會區發展策略》著重新界北部發展，將重新定義香港的空間發展模式，為區內注入新發展動力，具潛力發展作綜合發展，與北部都會區其他發展相輔相成，尤其是位於申請地點北邊的新田科技城，將會成為香港的矽谷，對住屋及配套設施有龐大的需求。

申請地點面積約為 96,237 平方米，位於北部都會區牛潭尾的中心，鄰近新田公路，面積龐大而且已經大致平整，已準備好發展。然而，申請地點受限於現時「綜合發展區」地帶的發展限制，包括最大總樓面面積 39,000 平方米(根據用途地帶面積，相當於最高總地積比率約 0.4 倍)及建築物高度限為 3 層(包括停車位在內)，未能充份發揮其發展潛力。申請地點自 1994 年獲指定為「綜合發展區」後，一直等待發展，現時用作棕地用途。多年來，申請人已成功整合大部份土地，以分期發展安排推動在申請地點期待已久的綜合發展。

考慮到轉變中的規劃情況，申請人銳意檢視申請地點的發展潛力，以期在申請地點發展一個以公共交通為導向的綜合住宅及商業發展樞紐，連同配套設施，從而更好地實現「綜合發展區」的規劃意向、達至多重公共利益，同時確保擬議發展與現時及將來北部都會區內的發展互相協調。

為展示擬議修訂的可行性，本規劃申請為指示性方案擬備了一份分期落實的總綱發展藍圖。指示性方案的最高住用地積比率為 4 倍，設 22 座住宅樓宇及 22 間屋宇，為約 18,200 人口提供共 6,276 個住宅單位。值得注意的是，單計由申請人落實的第一期發展，已經能提供 3,112 個房屋單位。住宅樓宇採用階梯式高度輪廓設計，從主水平基準上約 170 米遞減至主水平基準上約 120 米，以呼應周邊的建築及鄉郊環境、以及雞公山的山景(峰處為主水平基準上 375 米)。擬議修訂亦提供最高非住用總樓面面積 67,000 平方米作商業用途，當中包括 50,000 平方米位於第一期發展部分，其位置非常接近規劃中的北環線牛潭尾站，將會發展成為地區商業中心，以配合北部都會區的發展。此外，指示性方案也會提供社區設施，包括兩所設 6 個課室的幼稚園和一間設 100 個服務名額的幼兒中心，以滿足附近的需要。

擬議修訂預計會於 2032 年發展完成，可望成為牛潭尾地區發展的先行者，以配合政府提出的北部都會區發展，並帶來以下規劃增益：

- 透過完善未來牛潭尾地區門廊位置的發展潛力，積極回應最新的規劃情況；
- 實現並加強「綜合發展區」地帶的規劃意向作綜合住宅及商業發展；
- 善用可隨時發展的棕地資源，增加房屋供應，配合政府現行政策；
- 保留現時「綜合發展區」地帶的全面性；
- 確保擬議修訂與北部都會區現有及將來的發展環境互相協調，營造優質宜居生活環境；
- 照顧牛潭尾及周邊地區的社區需要；
- 不會對周邊環境造成負面影響；及
- 藉優化發展潛力，為北部都會區的綜合發展創立良好先例。

基於本規劃綱領所闡述的規劃增益和理據，我們誠懇希望城規會支持是次規劃申請。

EXECUTIVE SUMMARY

Pursuant to Section 12A (S12A) of the Town Planning Ordinance (Cap. 131), this Application is submitted to the Town Planning Board (TPB) in respect of Various Lots in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories (the Application Site) for the Proposed Amendments to the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 (the OZP) by rezoning the Application Site from “Comprehensive Development Area” (“CDA”) zone to “CDA(1)” zone to facilitate a Proposed Comprehensive Residential and Commercial Development at the Application Site.

Tapping into the new development impetus brought by the planned Northern Link (NOL) with the Ngau Tam Mei Station planned to be located to the north of the Application Site, and the promising Northern Metropolis Development Strategy which redefines the spatial development pattern of Hong Kong with a focus in the New Territories North, the Application Site has high potential for comprehensive development at the future gateway location of Ngau Tam Mei which will complement and synergise with other proposed developments in the Northern Metropolis, in particular the San Tin Technopole to the north which is positioned to be Hong Kong’s Silicon Valley with huge demand for housing and supporting amenities.

While the Application Site, with a sizeable area of about 96,237 m², is a vast piece of formed land at the centre of Ngau Tam Mei in the Northern Metropolis close to the San Tin Highway which is ready for development, its development potential is unable to be unleashed by the extant “CDA” zoning, which is subject to a maximum gross floor area (GFA) of 39,000 m² (equivalent to a maximum plot ratio (PR) of about 0.4 based on the zoning area) and building height restricted to 3 storeys including car park. Since its designation as a “CDA” in 1994, the Application Site has been awaiting for development and was occupied by brownfield uses. Over the years, the Applicant has succeeded to consolidate a majority piece of land to spearhead the long-awaited comprehensive development at the Application Site under a phased approach.

Taken into account the changing planning circumstances, the Applicant has undertaken an initiative to review the development potential of the Application Site with a view to creating a comprehensive transit-oriented mixed-use residential and commercial development node with supporting facilities at the Application Site that would better realise the planning intention of the “CDA” zone and achieve multiple public benefits, while at the same time ensuring compatibility with the existing and future developments in the Northern Metropolis.

A Master Layout Plan for the Indicative Scheme with phased implementation has been prepared to demonstrate the feasibility of the Proposed Amendments. With a maximum domestic plot ratio of 4, the Indicative Scheme comprises 22 residential towers and 22 houses to offer a total of 6,276 residential units for home of about 18,200 population. It should be noted that the early Phase 1 alone, to be implemented by the Applicant, would already deliver 3,112 residential units for meeting the imminent housing needs of Hong Kong. A stepped building height gradually descends from about 170mPD to 120mPD for the residential towers will

be adopted, responding to the surrounding built and rural environments as well as the mountain backdrop of Kai Kung Shan (375mPD at peak). In addition, a maximum non-domestic GFA of 67,000 m² is proposed for commercial uses, including 50,000 m² in Phase 1 as a local commercial centre to complement the Northern Metropolis development, at a highly convenient location in proximity to the planned NOL's Ngau Tam Mei Station. Furthermore, community facilities including two 6-classroom kindergartens and one 100-place Child Care Centre will be provided within the Indicative Scheme to meet the needs in the surroundings.

Anticipated for completion by 2032, the Proposed Amendment is anticipated to become a first-mover in the Ngau Tam Mei area to correspond with the Government's initiatives in the Northern Metropolis. The following planning merits could be achieved with the Proposed Amendments:

- Responding to changing planning circumstances by optimising development potential at gateway location of future Ngau Tam Mei area;
- Realising and enhancing the planning intention of the "CDA" zone for comprehensive residential and commercial development;
- Echoing with the Government's prevailing policy to increase housing supply through optimising use of readily available brownfield land resources;
- Retaining the comprehensiveness of the existing "CDA" zoning;
- Ensuring compatibility with existing and future development contexts of the Northern Metropolis for a quality living environment;
- Supporting community needs in Ngau Tam Mei and the wider area;
- Resulting in no adverse impacts to surrounding area; and
- Establishing a desirable precedent for optimising development opportunities for comprehensive development in the Northern Metropolis.

In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give its support to this S12A Planning Application.

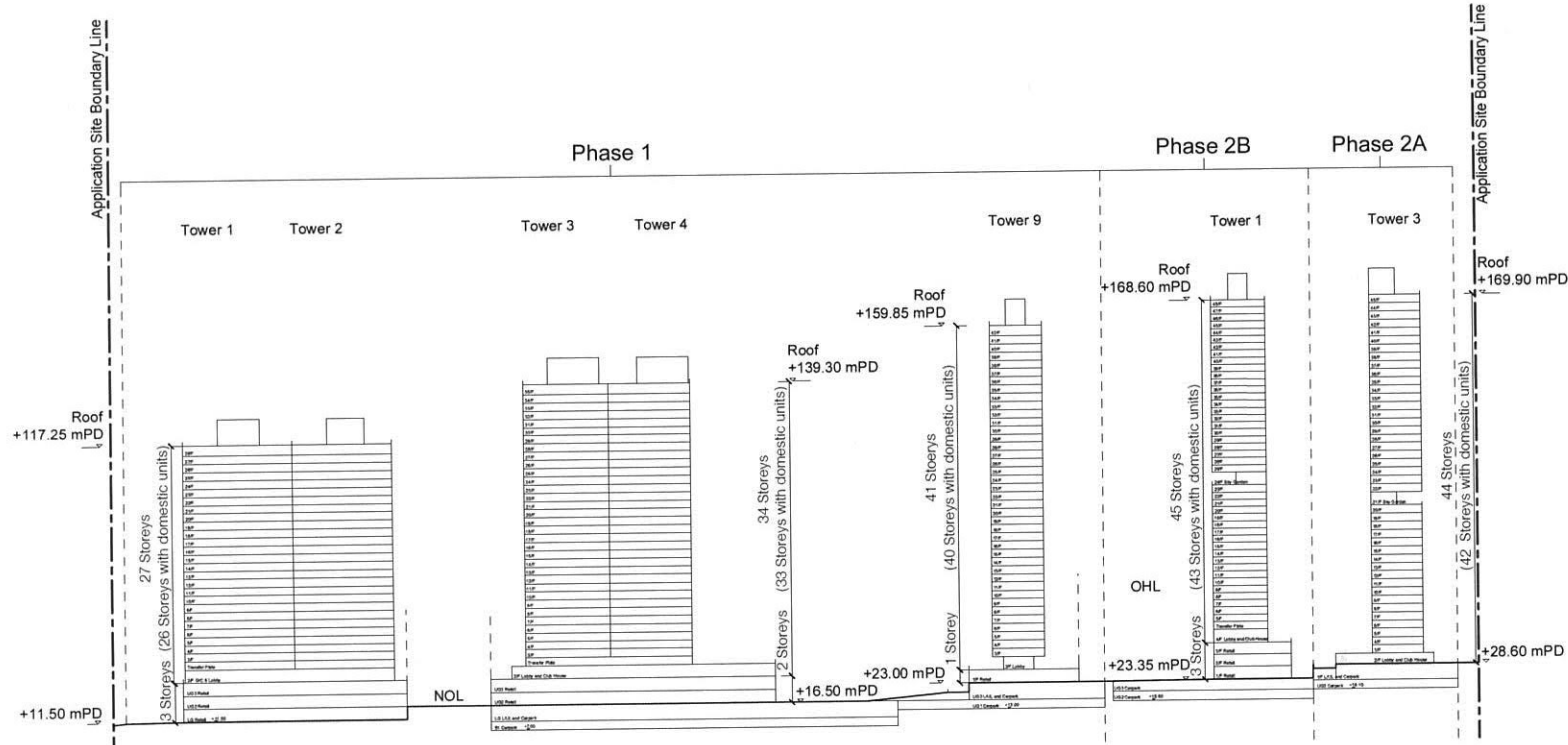
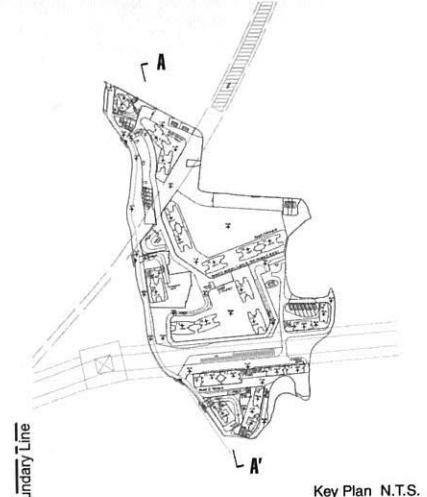


Legend and Remark:

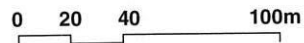
- Application Site Boundary
- Phasing Boundary
- NOL: The indicative alignment of the proposed Northern Link and the Ngau Tam Mei station are obtained from Plan 18 of the RNTPC Paper No. 5/21 (i.e. "Review of Sites Designated "Comprehensive Development Area" on Statutory Plans in the New Territories for the Years 2019/21)
- H1-22 House with Building Height of 12mH (3 storeys including car park)

申請編號 Application No. : Y/YL-NTM/8
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SCHEMATIC SECTION SK-103 22 JUNE 2022
PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT
AT VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
NGAU TAM MEI, YUEN LONG, NEW TERRITORIES





LEGEND

- SITE BOUNDARY
- ▶ VEHICULAR ENTRANCE
- ▲ ENTRANCE OF CARPARK
- PROPOSED ORNAMENTAL TREES
- PROPOSED EVERGREEN 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

LEGEND

DRAWING TITLE
Landscape Master Plan - Overall

DATE
MAY 2022

FIGURE NO.
FIG 1.5

SCALE AND ORIENTATION
1:2000@A3

DRAWN
ZD

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

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ARUP



Existing Condition

LEGEND

- Phase 1
- Phases 2A & Phase 2B



Baseline Scheme

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Indicative Scheme



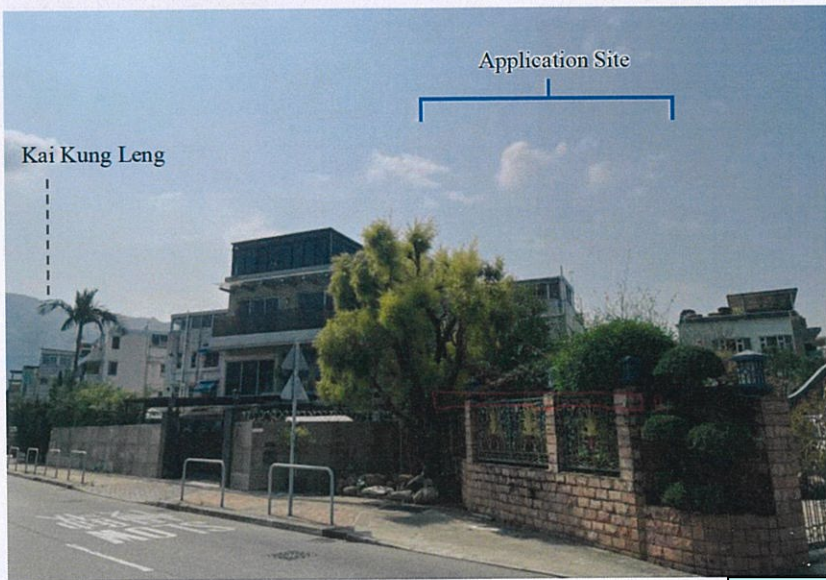
Figure No.	Scale	Figure Title	Viewing Point 1 – Minibus Stop at the Intersection of Chuk Yau Road and San Tam Road
4	-		
ARUP	Date	Source	
	Jun 2022		



LEGEND

- Phase 1
- Phases 2A & Phase 2B

Existing Condition



Baseline Scheme

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Indicative Scheme

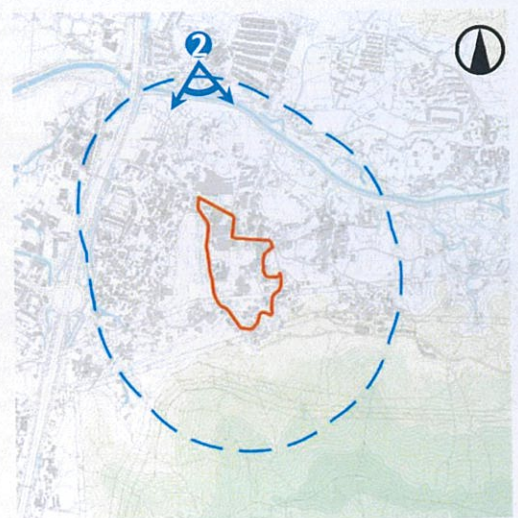


Figure No.	Scale	Figure Title	Viewing Point 2 – Ngau Tam Mei Road near Wai Tsai Tsuen
5	-		
ARUP	Date Jun 2022	Source	-



Existing Condition

LEGEND

- Phase 1
- Phases 2A & Phase 2B



Baseline Scheme

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Indicative Scheme

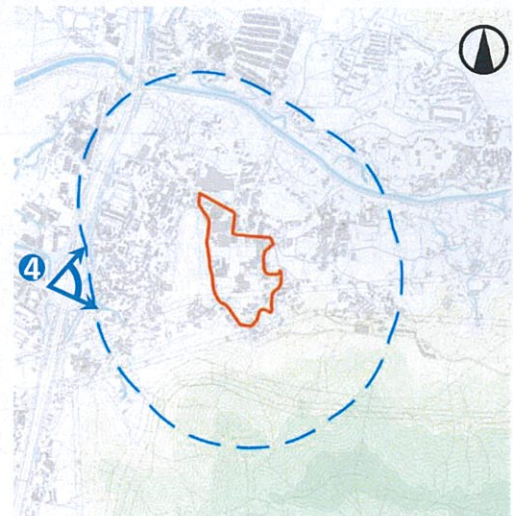


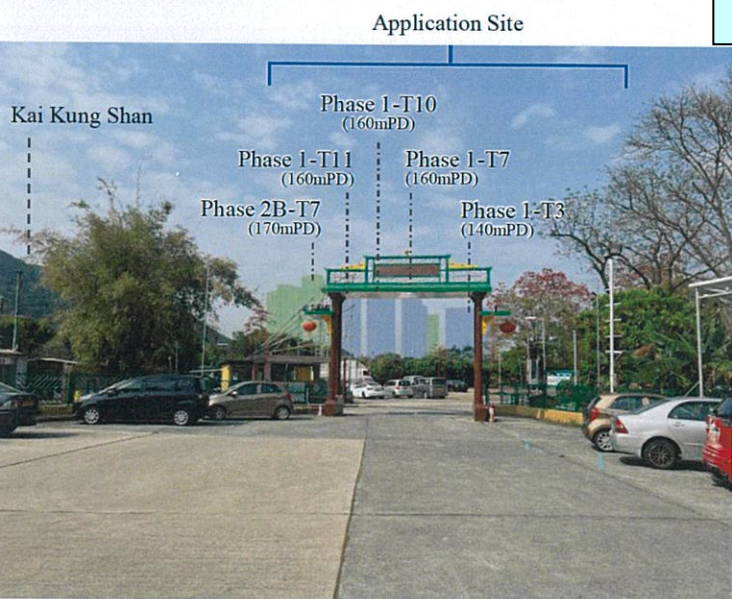
Figure No.	Scale	Figure Title
6	-	Viewing Point 3 – Minibus Stop at Fairview Park Boulevard
ARUP	Date Jun 2022	Source -



Existing Condition



Baseline Scheme



Indicative Scheme

LEGEND

- Phase 1
- Phases 2A & Phase 2B

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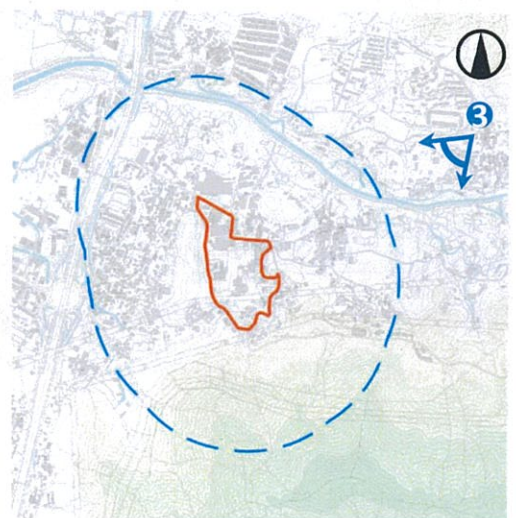
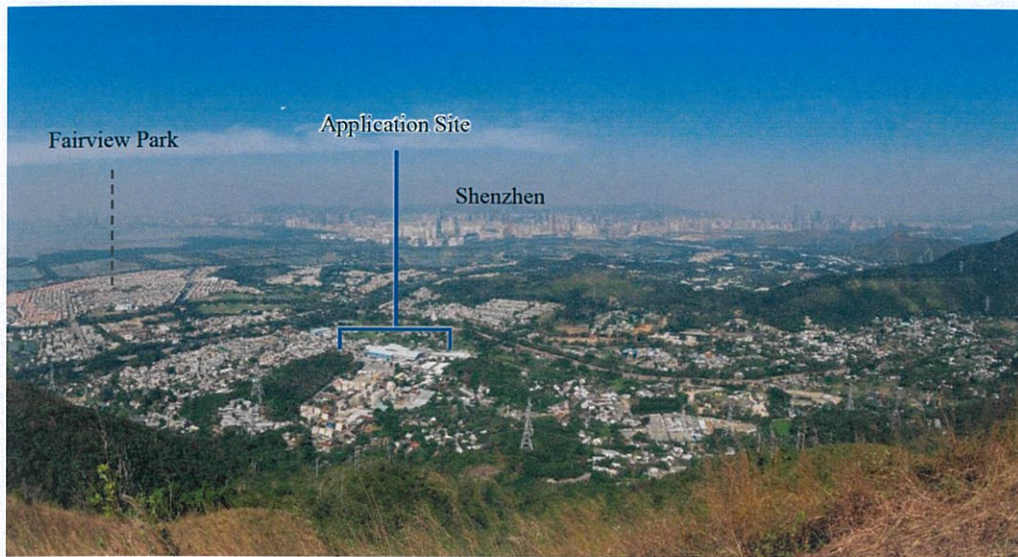


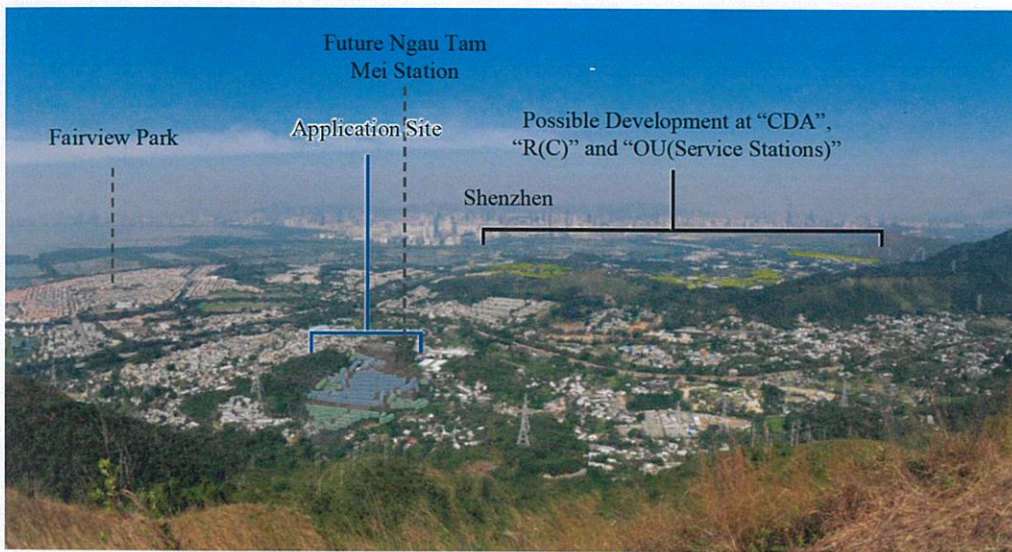
Figure No.	Scale	Figure Title
7	-	Viewing Point 4 – Ngau Tam Mei Village Office
ARUP	Date	Source
	Jun 2022	-



LEGEND

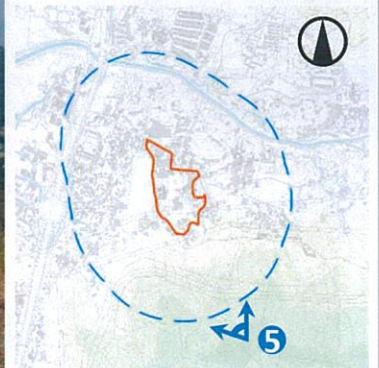
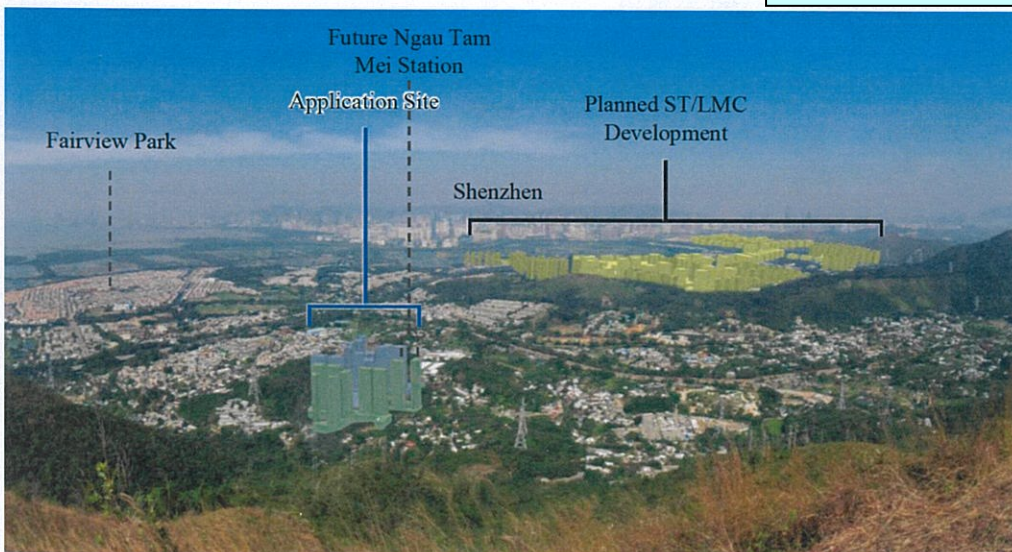
- Phase 1
- Phases 2A & Phase 2B
- ST/LMC Development

Existing Condition



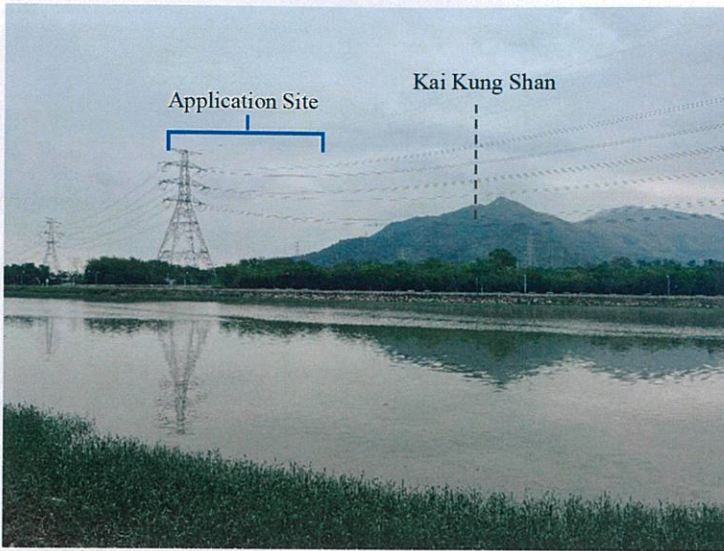
Baseline Scheme

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Indicative Scheme

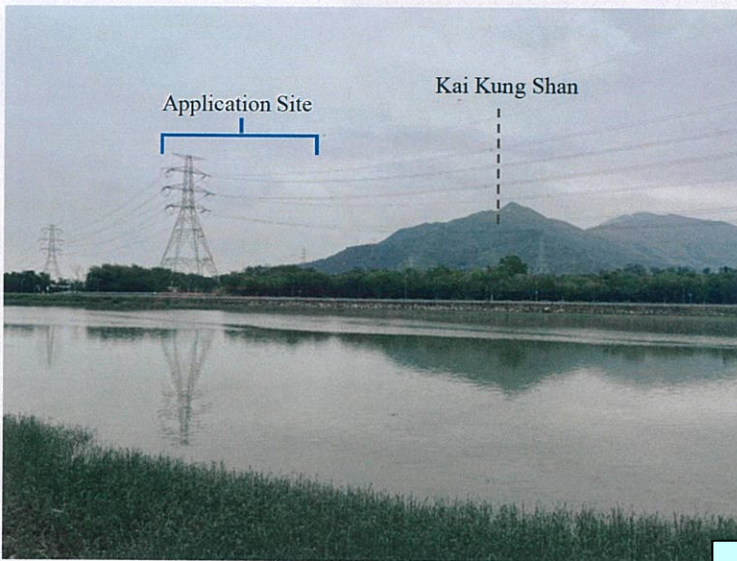
Figure No.	Scale	Figure Title
8	-	Viewing Point 5 – Kai Kung Shan
ARUP	Date	Source
	Jun 2022	-



Existing Condition

LEGEND

- Phase 1
- Phases 2A & Phase 2B
- ST/LMC Development

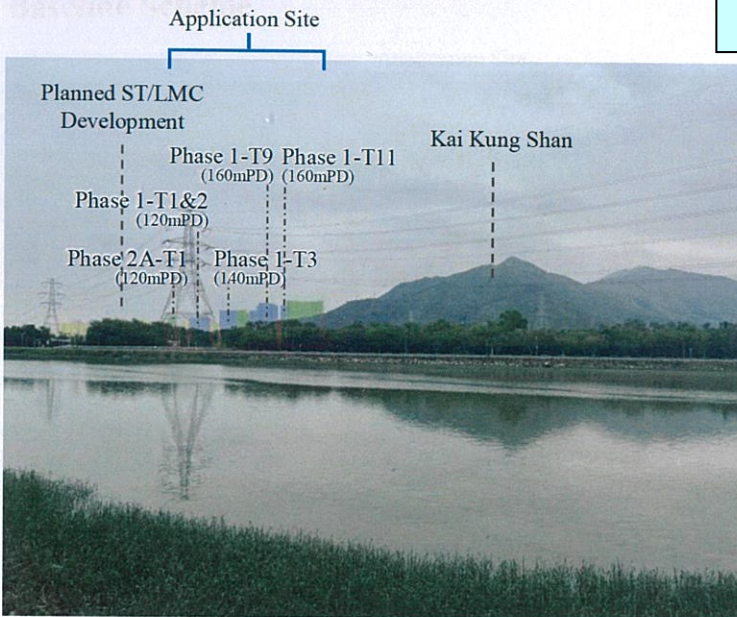


Baseline Scheme

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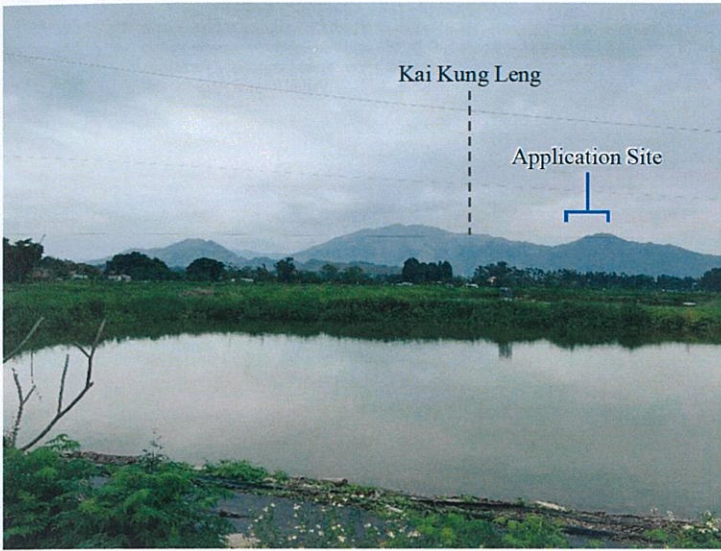
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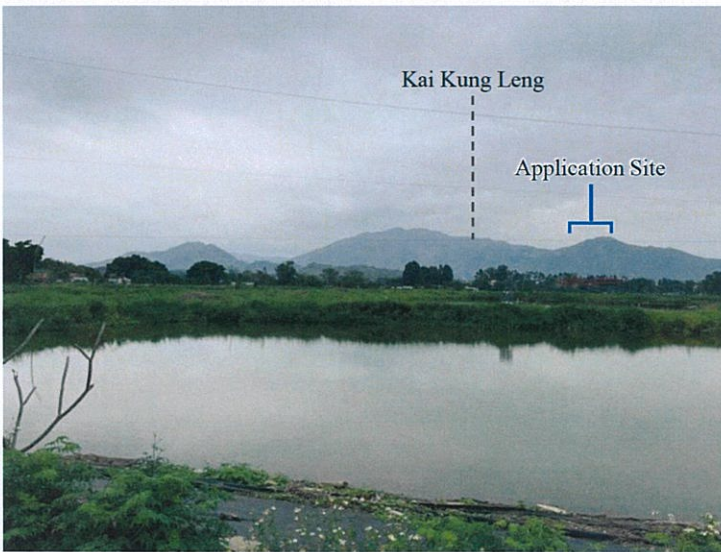
Indicative Scheme



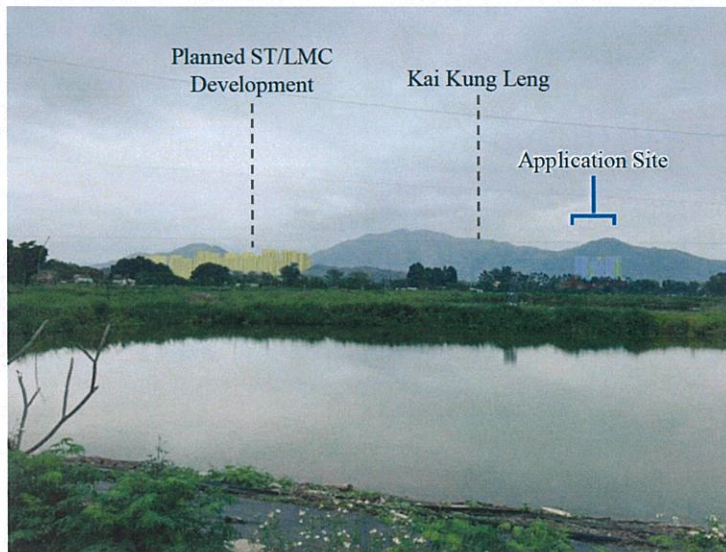
Figure No.	Scale	Figure Title
9	-	Viewing Point 6 – Nam Sang Wai River Education Trail
ARUP	Date Jun 2022	Source -



Existing Condition



Baseline Scheme



Indicative Scheme

LEGEND

- Phase 1
- Phases 2A & Phase 2B
- ST/LMC Development

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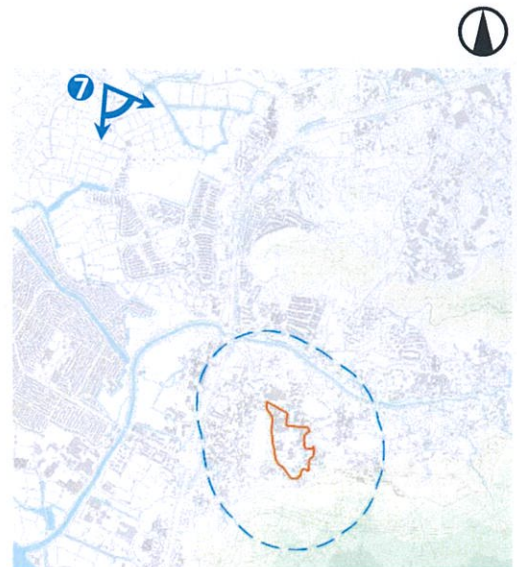


Figure No.	Scale	Figure Title	Viewing Point 7 – Tam Kon Chau Road near the Entrance of Mai Po Nature Reserve
10	-		
ARUP	Date	Source	
	Jun 2022		-