

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-NTM/8**  
**關乎申請編號 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**

Revised broad development parameters in view of  
the further information received on 2.2.2024  
因應於 2024 年 2 月 2 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/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	Exclude 不包括 2 Basements 地庫
		For T3 of Phase 2A 第 2A 期的 T3 座	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 (excluding bicycle parking spaces 不包括單車車位)		2298
	Private Car Parking Spaces 私家車車位		2087
	Motorcycle Parking Spaces 電單車車位		211
	Bicycle Parking Spaces 單車車位		784
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		115
	Light Goods Vehicle Spaces 輕型貨車車位		55
	Heavy Goods Vehicle Spaces 重型貨車車位		52
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	

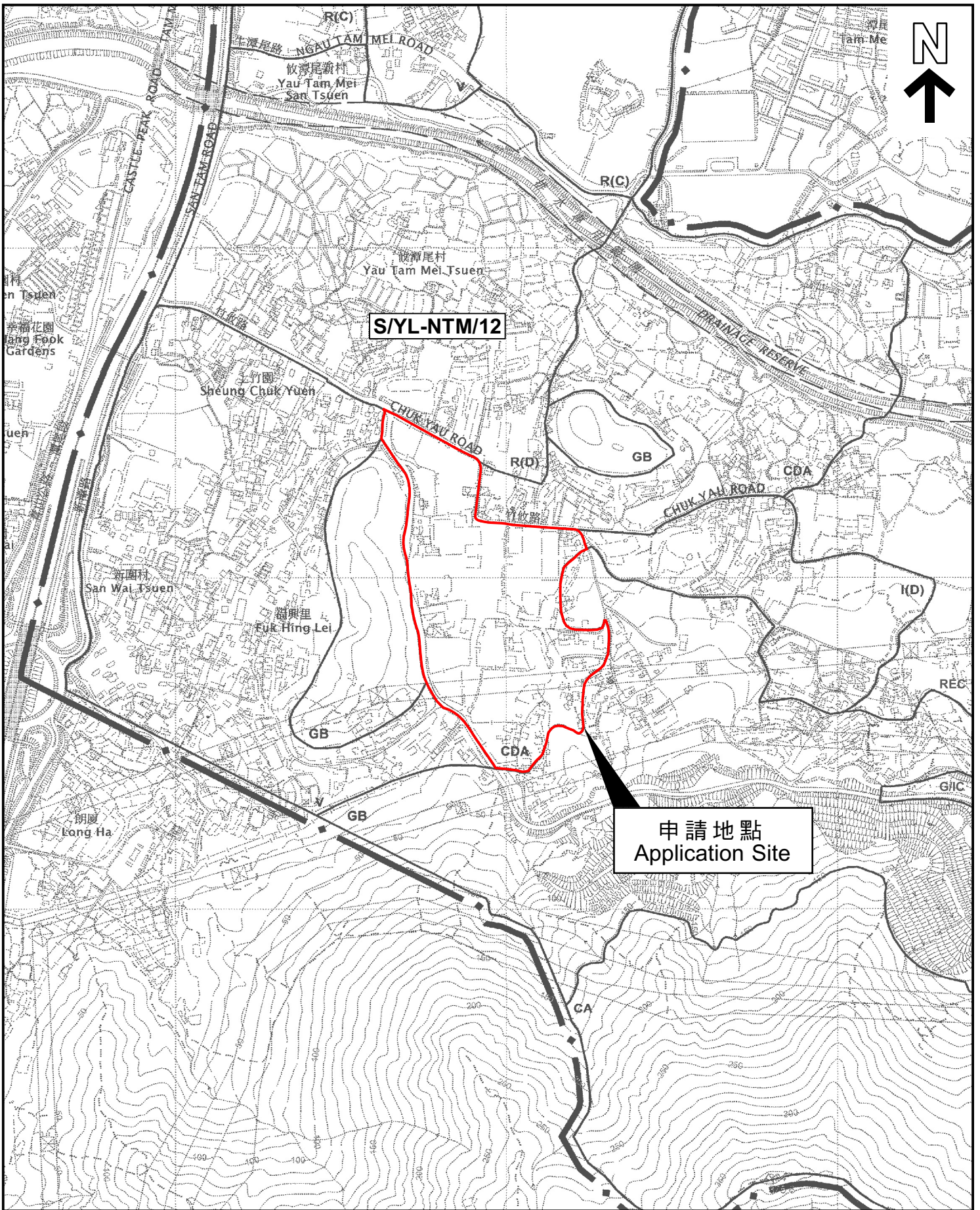
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input 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 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 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 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 checked="" type="checkbox"/>
<u>Replacement pages of Water Quality Assessment 水質影響評估的替換頁</u>		
<u>Replacement pages of Air Quality Assessment 空氣質素影響評估的替換頁</u>		
<u>Replacement pages of Visual Impact Assessment 視覺影響評估的替換頁</u>		
<u>Replacement pages of Landscape and Tree Preservation Proposal 園境及樹木保育建議的替換頁</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

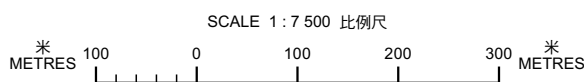
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



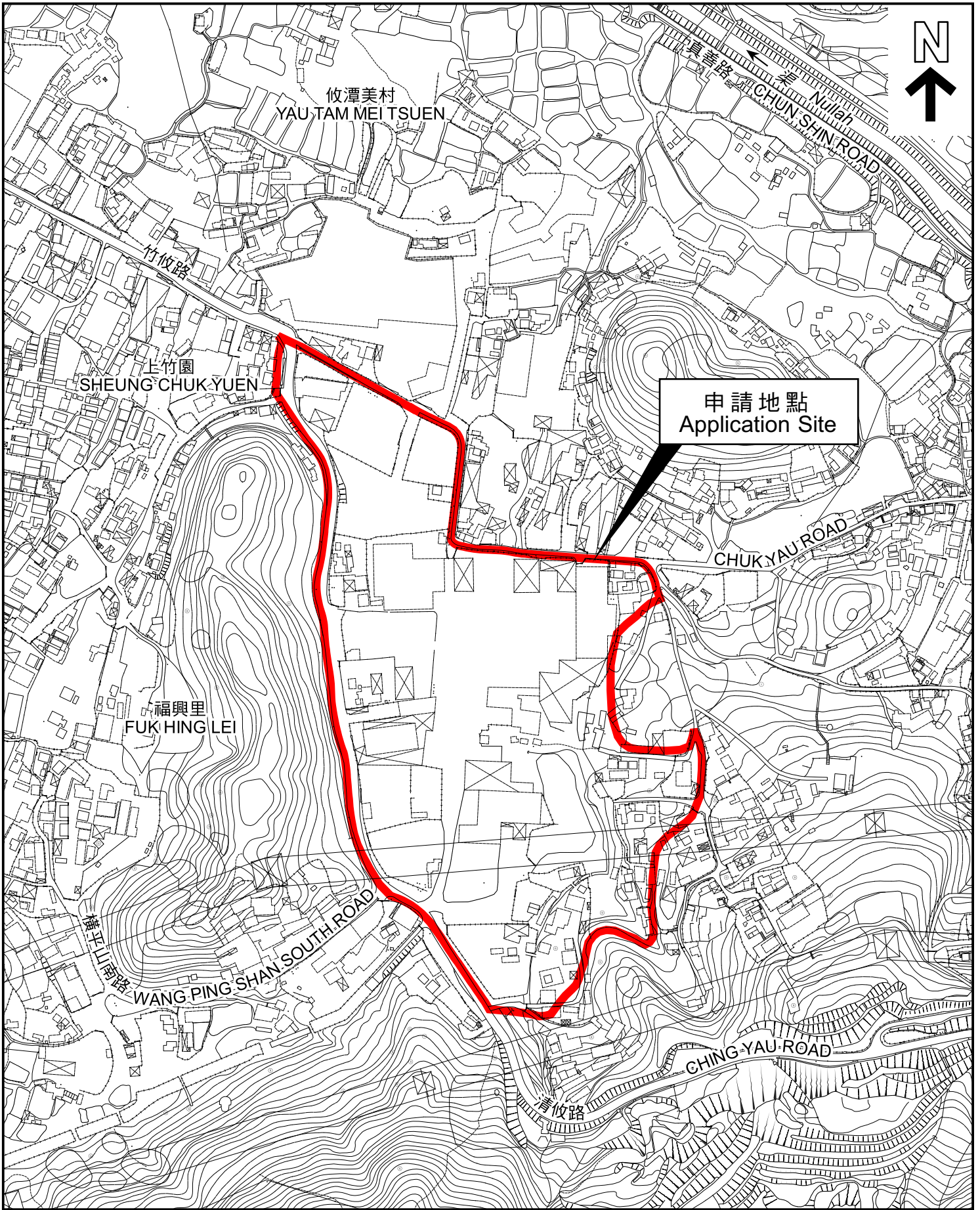
本摘要圖於2024年2月15日擬備，  
 所根據的資料為於2006年12月5日  
 核准的分區計劃大綱圖編號S/YL-NTM/12  
 EXTRACT PLAN PREPARED ON 15.2.2024  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-NTM/12 APPROVED ON 5.12.2006

### 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**



申請地點  
Application Site

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.

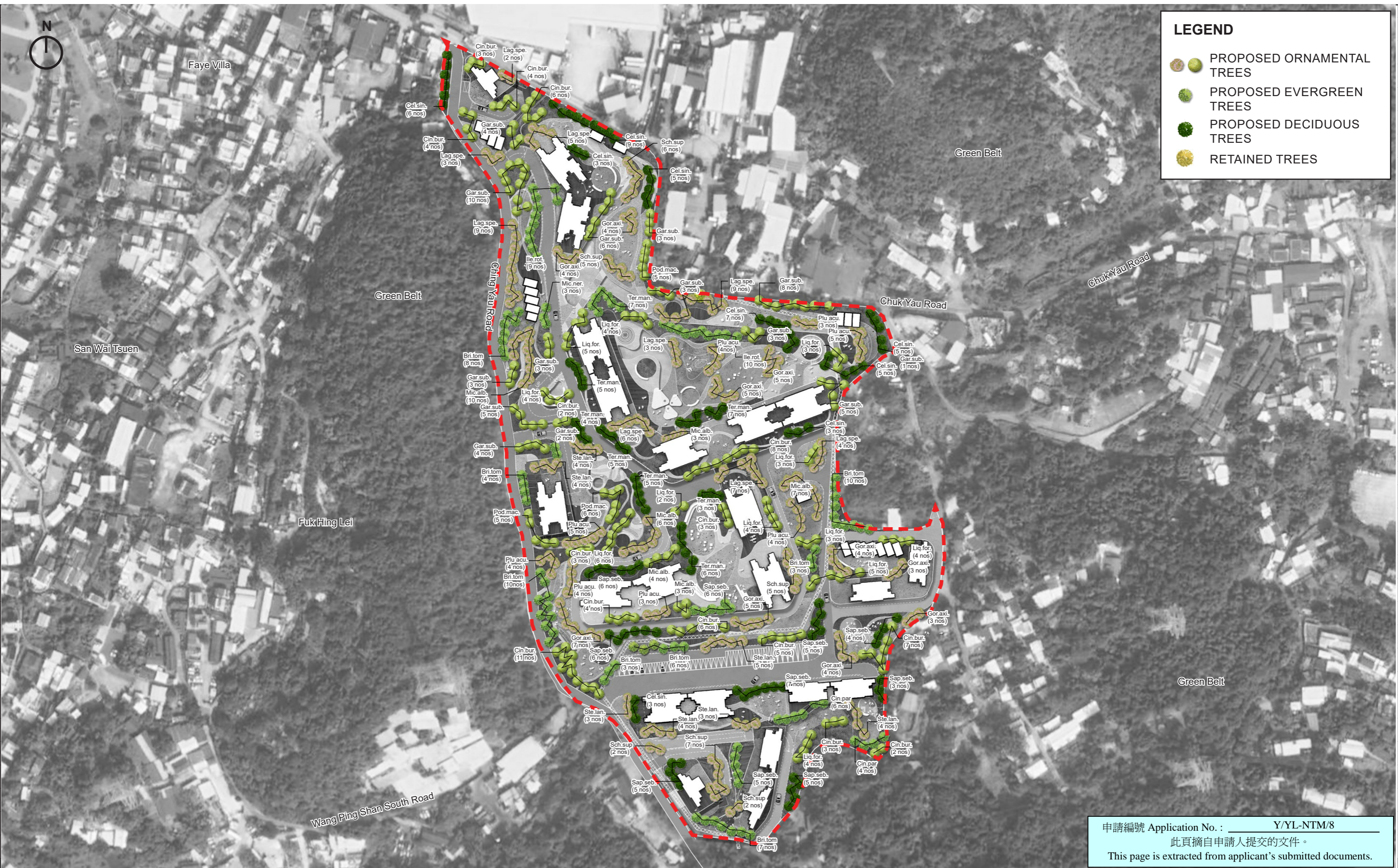
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**LEGEND**

- PROPOSED ORNAMENTAL TREES
- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- RETAINED TREES







申請編號 Application No. : \_\_\_\_\_ Y/YL-NTM/8  
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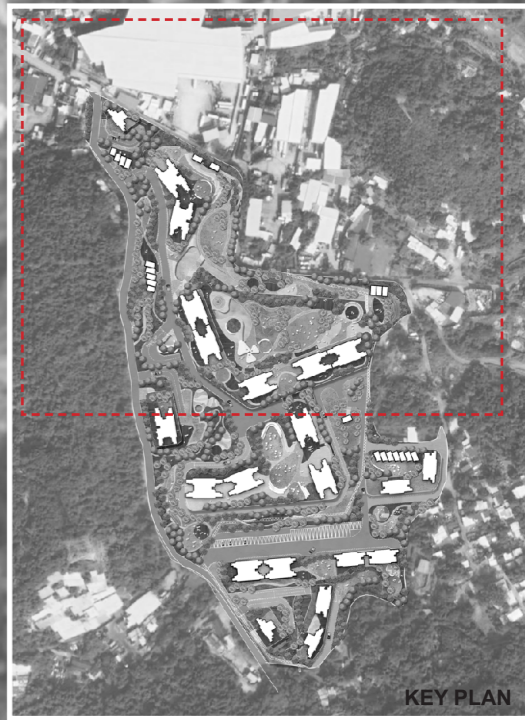
LEGEND	DRAWING TITLE Compensatory Tree Planting Plan - Overall	DATE JAN 2024	FIGURE NO. FIG 1.4	SCALE AND ORIENTATION 1:2000@A3
		DRAWN IL	JOB TITLE Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Residential and Commercial Development at Various Lots in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories	
		CHECKED CY		
		APPROVED CY		





**LEGEND**

-  PROPOSED ORNAMENTAL TREES
-  PROPOSED EVERGREEN TREES
-  PROPOSED DECIDUOUS TREES
-  RETAINED TREES



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LEGEND	DRAWING TITLE Compensatory Tree Planting Plan (Sheet 1 of 2)	DATE JAN 2024	FIGURE NO. FIG 1.4a	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		











Fuk Hing Lei

Green Belt

Ching Yau Road

Wang Ping Shan South Road

**LEGEND**

-  PROPOSED ORNAMENTAL TREES
-  PROPOSED EVERGREEN TREES
-  PROPOSED DECIDUOUS TREES
-  RETAINED TREES

Green Belt



申請編號 Application No. : Y/YL-NTM/8  
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LEGEND	DRAWING TITLE	DATE	FIGURE NO.	SCALE AND ORIENTATION
	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	
	CHECKED	CY	APPROVED	
			CY	

ARUP



**LEGEND**

- [Red dashed line] SITE BOUNDARY
- [Orange dashed line] PHASE 1
- [Blue dashed line] PHASE 2A
- [Purple dashed line] PHASE 2B
- [Yellow dashed line] VERTICAL GREEN EXTENT
- [Blue triangle] VEHICULAR ENTRANCE
- [Orange triangle] ENTRANCE OF CARPARK
- [Green circle with dot] PROPOSED ORNAMENTAL TREES
- [Light green circle] PROPOSED EVERGREEN TREES
- [Dark green circle] PROPOSED DECIDUOUS TREES
- [Yellow circle] 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

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LEGEND	DRAWING TITLE	DATE	FIGURE NO.	SCALE AND ORIENTATION	<b>ARUP</b>
	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	
[Red dashed line]	SITE BOUNDARY
[Orange dashed line]	PHASE 1
[Blue dashed line]	PHASE 2A
[Purple dashed line]	PHASE 2B
[Yellow dotted line]	VERTICAL GREEN EXTENT
[Blue triangle]	VEHICULAR ENTRANCE
[Orange triangle]	ENTRANCE OF CARPARK
[Light green circle]	PROPOSED ORNAMENTAL TREES
[Dark green circle]	PROPOSED EVERGREEN TREES
[Medium green circle]	PROPOSED DECIDUOUS TREES
[Yellow-green circle]	RETAINED TREES
[1 in circle]	LANDSCAPE PLAZA
[2 in circle]	WATER FEATURE
[3 in circle]	OPEN LAWN AREA
[4 in circle]	PAVILION
[5 in circle]	AMPHITHEATRE
[6 in circle]	PEDESTRIAN PATHWAY
[7 in circle]	COURTYARD
[8 in circle]	KIDS PLAY AREA
[9 in circle]	EVA
[10 in circle]	CAR PARK



申請編號 Application No. : Y/YL-NTM/8  
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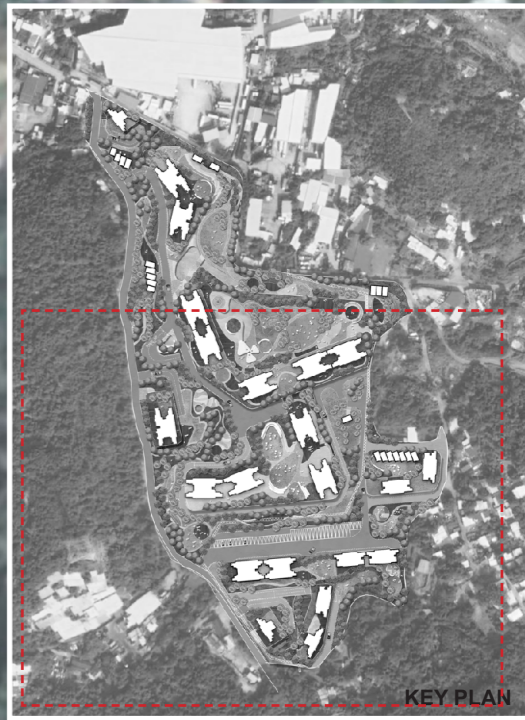
LEGEND	DRAWING TITLE Landscape Master Plan (Sheet 1 of 2)	DATE JAN 2024	FIGURE NO. FIG 1.5a	SCALE AND ORIENTATION 1:1500@A3
		DRAWN IL	JOB TITLE Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Residential and Commercial Development at Various Lots in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories	
		CHECKED CY		
		APPROVED CY		

**ARUP**



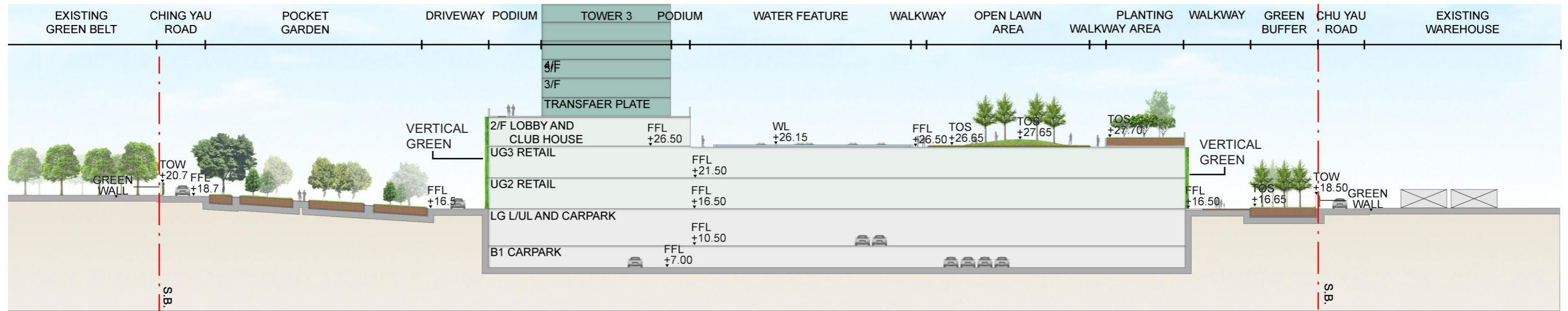
**LEGEND**

- [Red dashed line] SITE BOUNDARY
- [Orange dashed line] PHASE 1
- [Blue dashed line] PHASE 2A
- [Purple dashed line] PHASE 2B
- [Yellow dotted line] VERTICAL GREEN EXTENT
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- ⑥ PEDESTRIAN PATHWAY
- ⑦ COURTYARD
- ⑧ KIDS PLAY AREA
- ⑨ EVA
- ⑩ CAR PARK

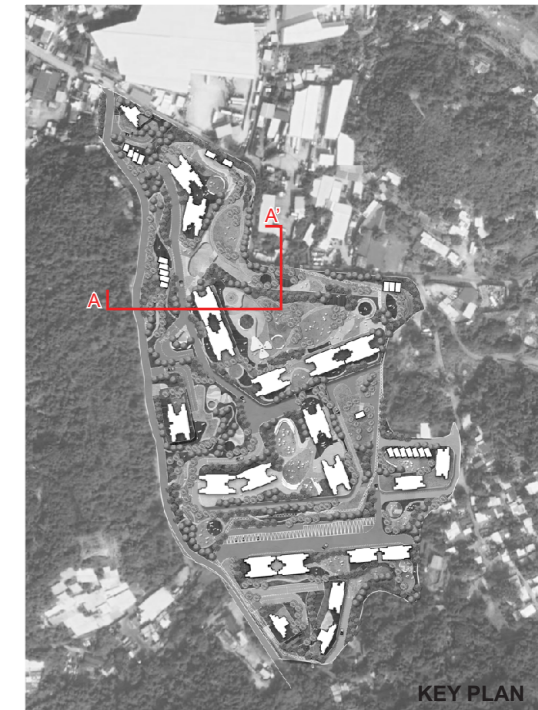


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LEGEND	DRAWING TITLE Landscape Master Plan (Sheet 2 of 2)	DATE JAN 2024	FIGURE NO. FIG 1.5b	SCALE AND ORIENTATION 1:1500@A3
		DRAWN IL	JOB TITLE Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed 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



**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

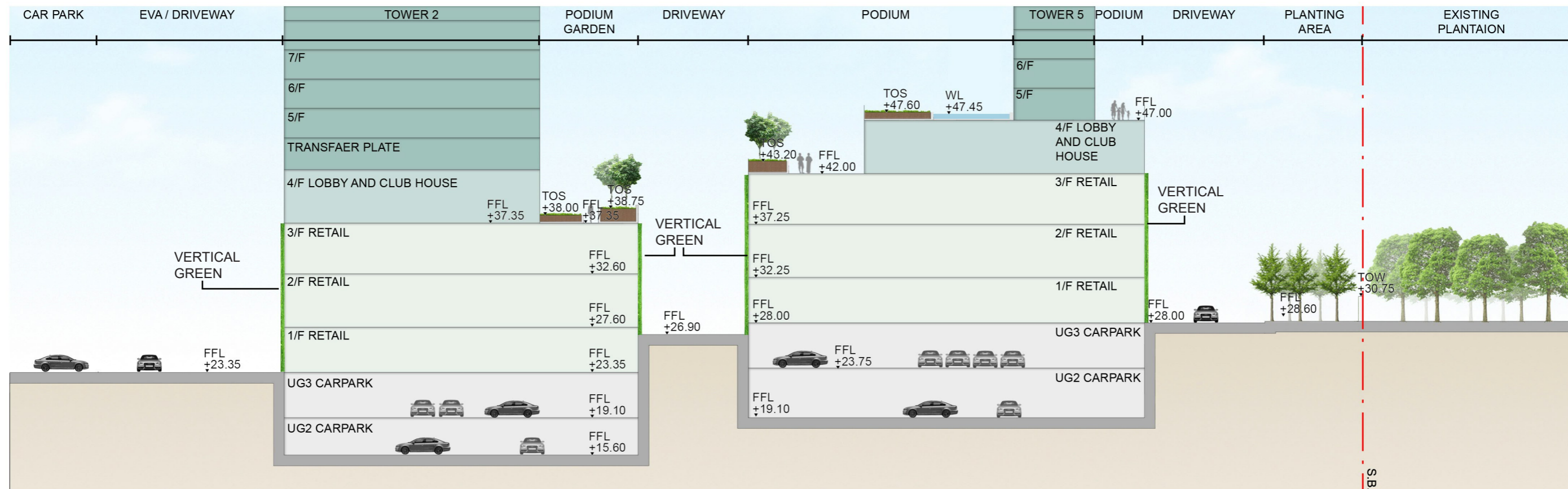
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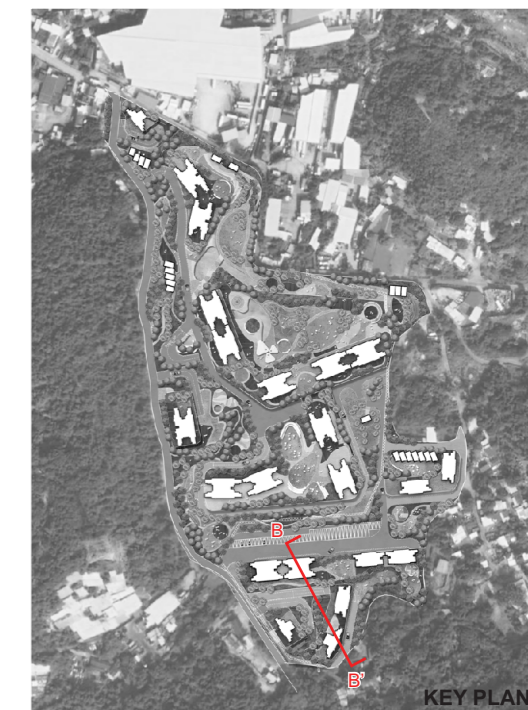
**APPROVED**  
 CY

**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**



REFERENCE IMAGE OF VERTICAL GREEN



KEY PLAN

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DRAWING TITLE  
 Landscape Section B-B'

DATE  
 JAN 2024

FIGURE NO.  
 Fig 1.6b

SCALE AND ORIENTATION  
 1:400 @A3

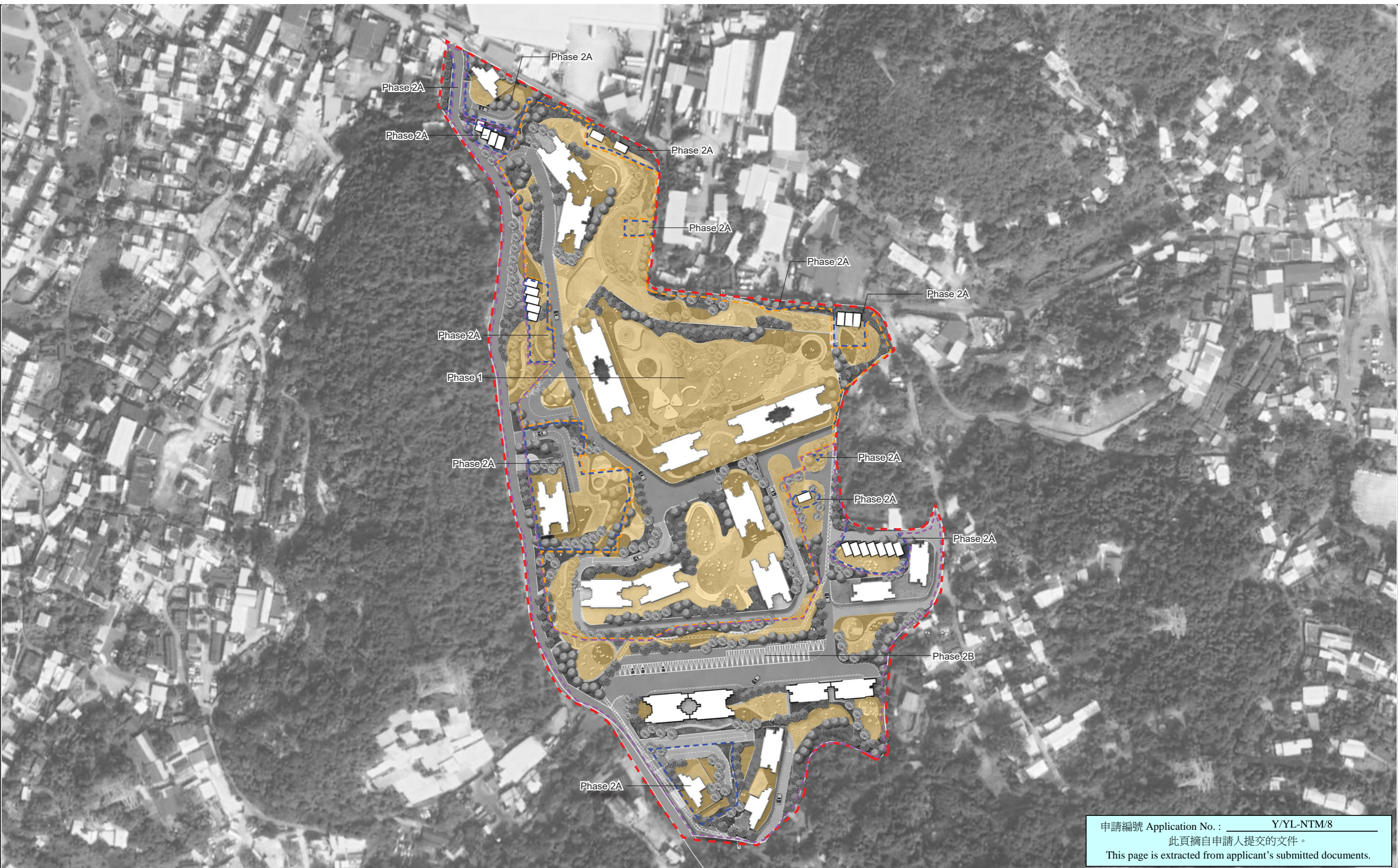
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APPROVED  
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JOB TITLE  
 Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Comprehensive Residential and Commercial Development at Various Lots in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

ARUP



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LEGEND	
	DEVELOPMENT SITE BOUNDARY
	LOCAL OPEN SPACE PROVISION
	PHASE 1 (ANTICIPATED POPULATION: ~9,025) : LOCAL OPEN SPACE PROVISION NOT LESS THAN 9,025 m <sup>2</sup>
	PHASE 2A (ANTICIPATED POPULATION: ~1,525) : LOCAL OPEN SPACE PROVISION NOT LESS THAN 1,525 m <sup>2</sup>
	PHASE 2B (ANTICIPATED POPULATION: ~7,650) : LOCAL OPEN SPACE PROVISION NOT LESS THAN 7,650 m <sup>2</sup>

DRAWING TITLE	Local Open Space Provision
DATE	JAN 2024
DRAWN	IL
CHECKED	CY
APPROVED	CY

FIGURE NO.	Fig 1.7	SCALE AND ORIENTATION	1:2000 @A3
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	

