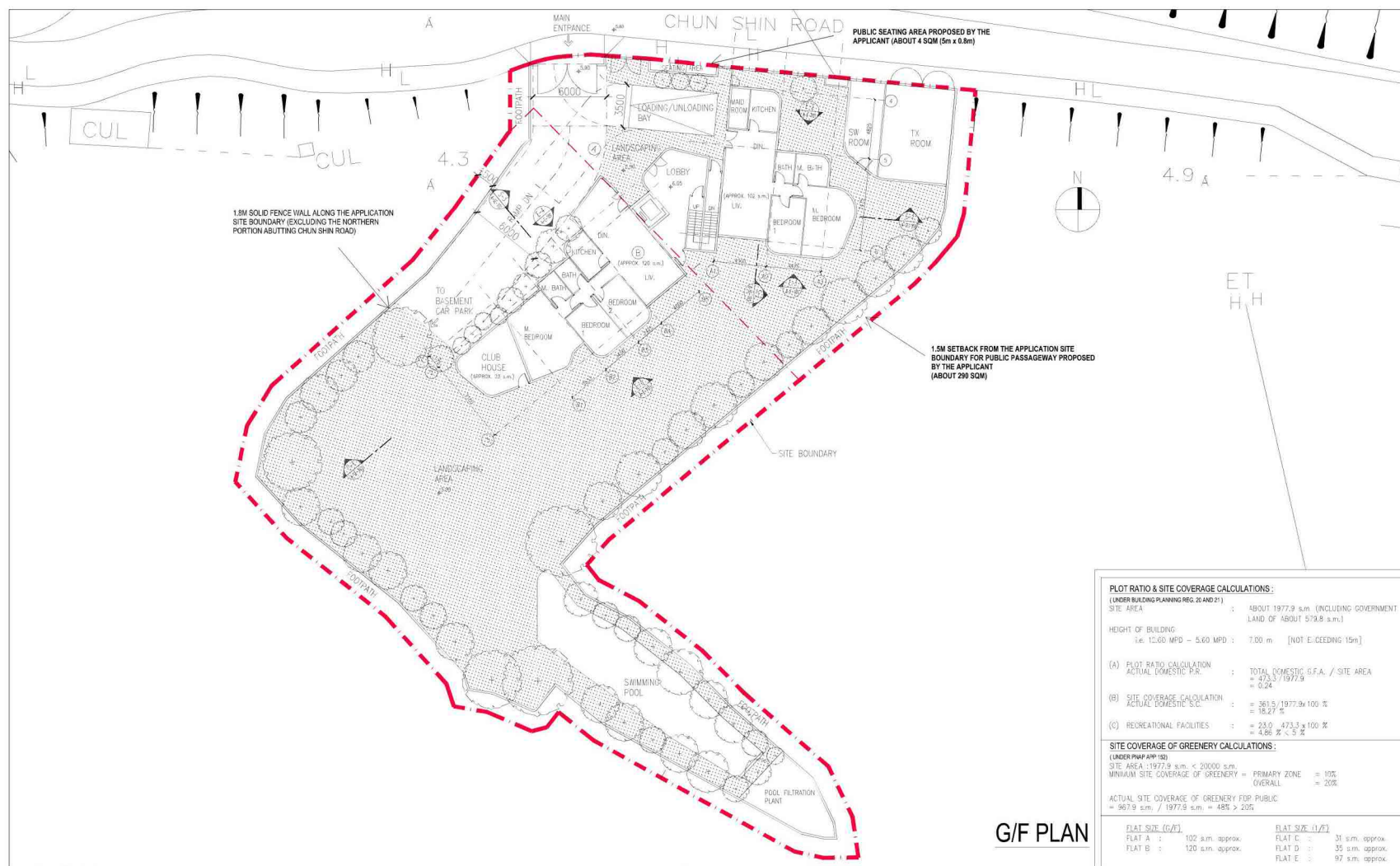




G/F PLAN

PLOT RATIO & SITE COVERAGE CALCULATIONS: (UNDER BUILDING PLANNING REG. 24 AND 27)	
SITE AREA	: ABOUT 1977.9 s.m. (INCLUDING GOVERNMENT LAND OF ABOUT 579.8 s.m.)
HEIGHT OF BUILDING (i.e. 12.00 MPD - 5.00 MPD)	: 7.00 m. [NOT EXCEEDING 15m]
(A) PLOT RATIO CALCULATION ACTUAL DOMESTIC P.R.	: TOTAL DOMESTIC G.F.A. / SITE AREA = 473.3 / 1977.9 = 0.24
(B) SITE COVERAGE CALCULATION ACTUAL DOMESTIC S.C.	: = 361.5 / 1977.9 x 100 % = 18.27 % = 4.66 % < 5 %
(C) RECREATIONAL FACILITIES	: = 23.0 / 473.3 x 100 % = 4.86 % < 5 %
SITE COVERAGE OF GREENERY CALCULATIONS: (UNDER PWD 24P-1B)	
SITE AREA 1977.9 s.m. < 20000 s.m.	
MINIMUM SITE COVERAGE OF GREENERY	: PRIMARY ZONE = 10% OVERALL = 20%
ACTUAL SITE COVERAGE OF GREENERY FOR PUBLIC	: = 967.9 s.m. / 1977.9 s.m. = 48% > 20%
FLAT SIZE (G/F)	FLAT SIZE (1/F)
FLAT A : 102 s.m. approx.	FLAT C : 31 s.m. approx.
FLAT B : 120 s.m. approx.	FLAT D : 35 s.m. approx.
	FLAT E : 97 s.m. approx.

Rev.	Description	Drawn	Checked	Approved	Date	Rev.	Description	Drawn	Checked	Approved	Date
-	T/B SUBMISSION	NC	DY	DY	02/09/22						
A	T/B SUBMISSION	RZ	DY	DY	05/10/22						
B	T/B SUBMISSION	RZ	DY	DY	13/10/22						
C	T/B SUBMISSION	CM	DY	DY	27/10/22						
D	T/B SUBMISSION	CM	DY	DY	28/10/22						
E	T/B SUBMISSION	CM	DY	DY	04/11/22						

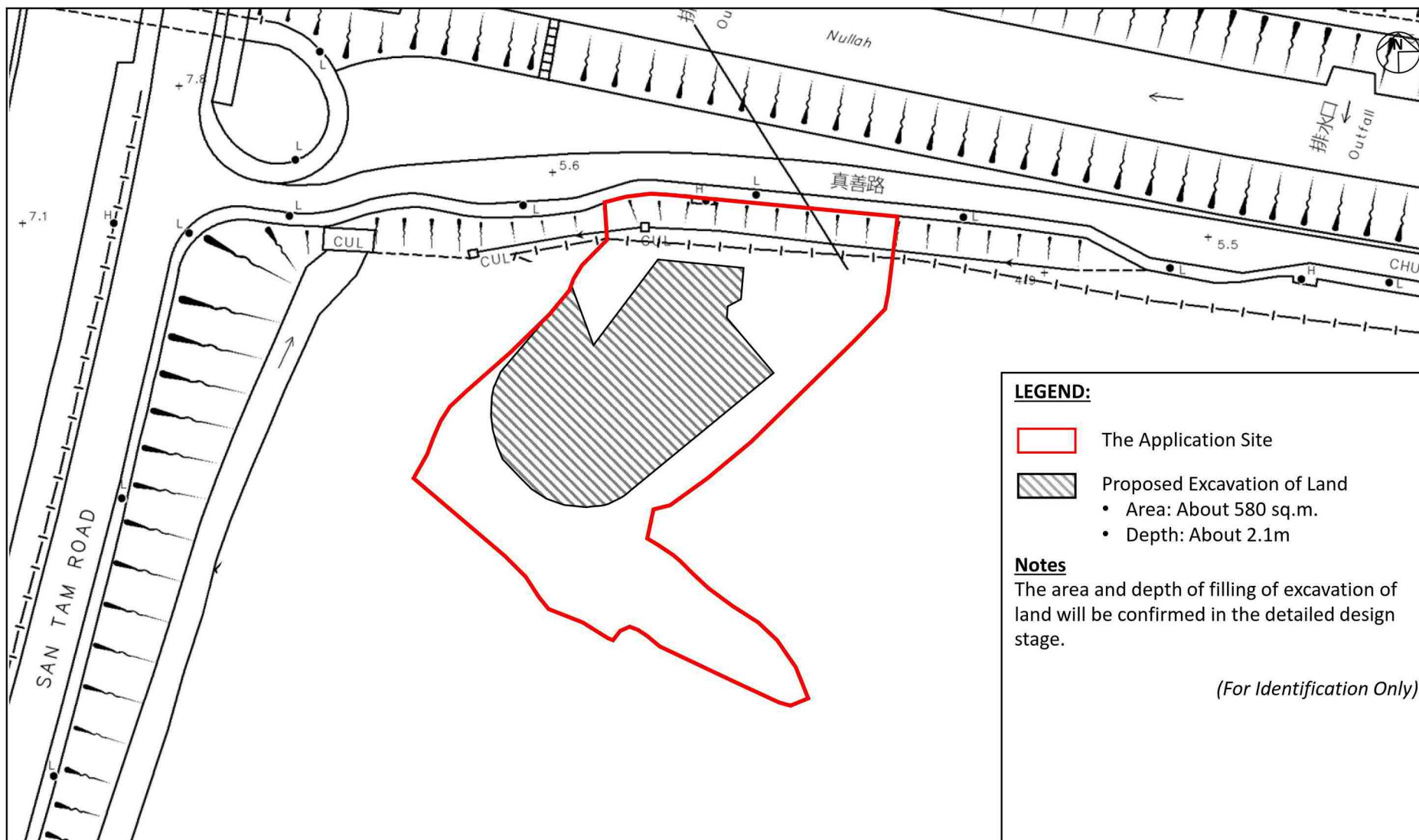
MG DESIGN H.K. LTD.
Architects
Planning
MEGA DESIGN H.K. LTD.
Unit 507, 5/F, MegaCube, 8 Wang Kiang Road,
Kowloon Bay, Kowloon, H.K.
Telephone : (852) 22 345 647
Facsimile : (852) 22 343 646
Website : www.mgdesignhk.com

Project Title	Project No.	Issue Date	Authority's / Client's Approval
PROPOSED FLATS/HOUSES WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION IN 'R/D' ZONE IN NGAU TAM MEI, YUEN LONG	19HKNTM02	02/09/22	
Drawing Title	Code File No.	Layout.dwg	
MASTER LAYOUT PLAN G/F	SCALE	1:1000 (A3)	
	Revision No.	A-P-101 (E)	

(摘錄自申請人於 24. 3. 2025 呈交的進一步資料)
(Extract from Applicants' Further
Information Submitted on 24.3.2025)

參考編號
REFERENCE No.
A/YL-NTM/476

繪圖
DRAWING
A - 1



Project:

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for Proposed Flat and Excavation of Land at Lots 2572 RP, 2573 and 2578 in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Proposed Excavation of Land

Figure:

5

Scale:

Not to Scale

Date:

Mar 2025

Ref.: ADCL/PLG-10298/R001/F005

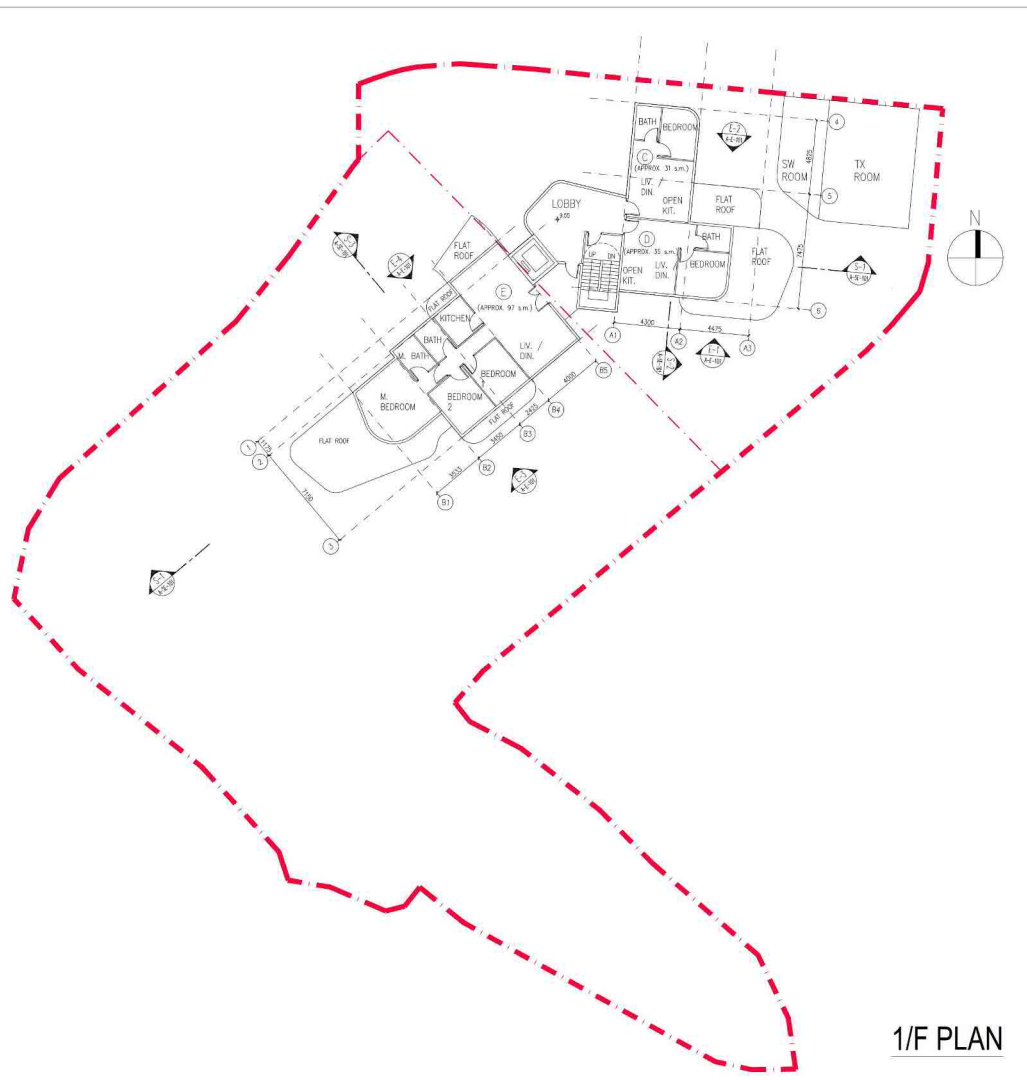
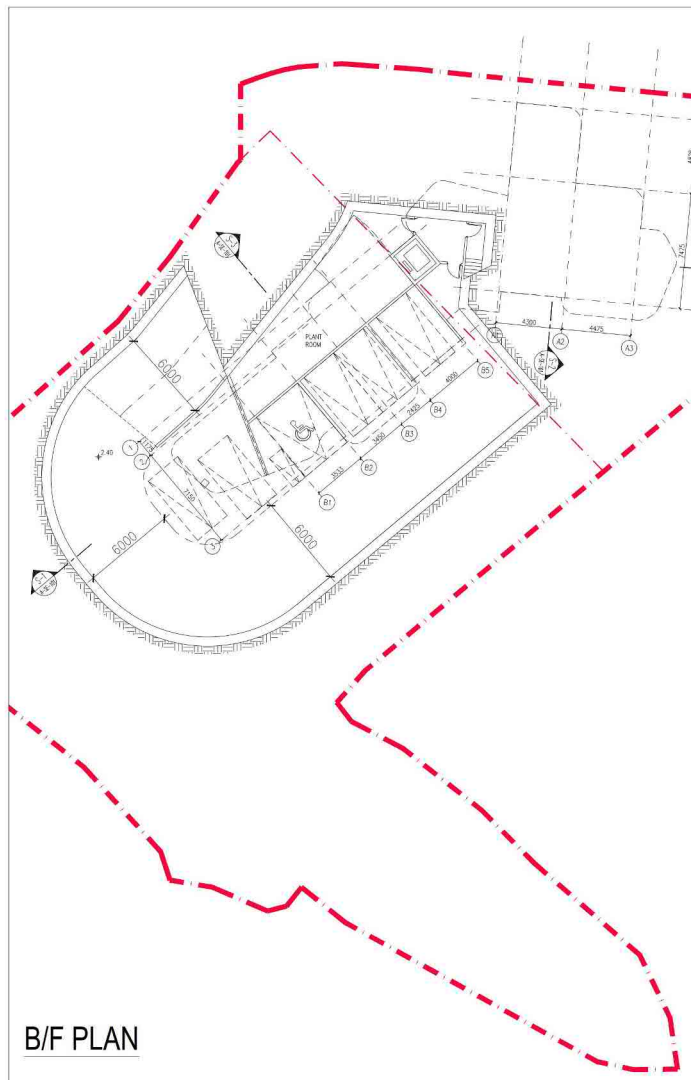


(摘錄自申請人於 24. 3. 2025 呈交的進一步資料)
 (Extract from Applicants' Further
 Information Submitted on 24.3.2025)

參考編號

REFERENCE No.
 A/YL-NTM/476

繪圖
 DRAWING
 A - 2



Rev	Description	Drawn	Checked	Approved	Date	Rev	Description	Drawn	Checked	Approved	Date
-	TPB SUBMISSION	NC	DY	DY	01/08/22						
A	TPB SUBMISSION	RZ	DY	DY	05/10/22						
B	TPB SUBMISSION	RZ	DY	DY	13/10/22						
C	TPB SUBMISSION	CM	DY	DY	27/10/22						
D	TPB SUBMISSION	CM	DY	DY	04/11/22						


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 Architecture Planning Interior
MO 建築設計有限公司
 Unit 507, 5/F, MegaCube, 8 Wang Kwong Road,
 Kowloon Bay, Kowloon, H.K.
 Telephone : (852) 22 345 647
 Facsimile : (852) 22 345 648
 Website : www.mgdesignhk.com

Project Title
**PROPOSED FLATS/HOUSES WITH
 MINOR RELAXATION OF PLOT RATIO
 RESTRICTION IN 'R/D' ZONE
 IN NGAU TAM MEI, YUEN LONG**

Drawing Title
**MASTER LAYOUT PLAN
 B/F & 1/F**

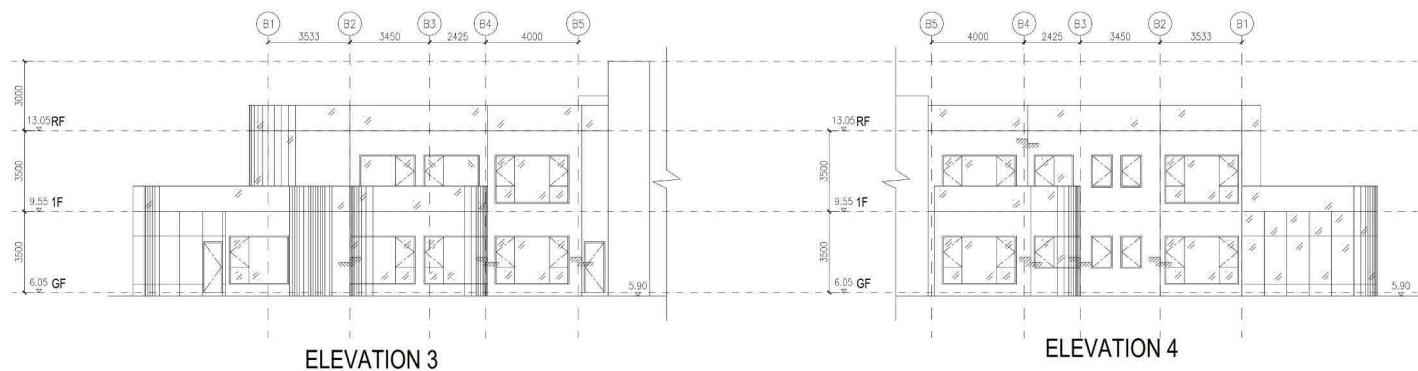
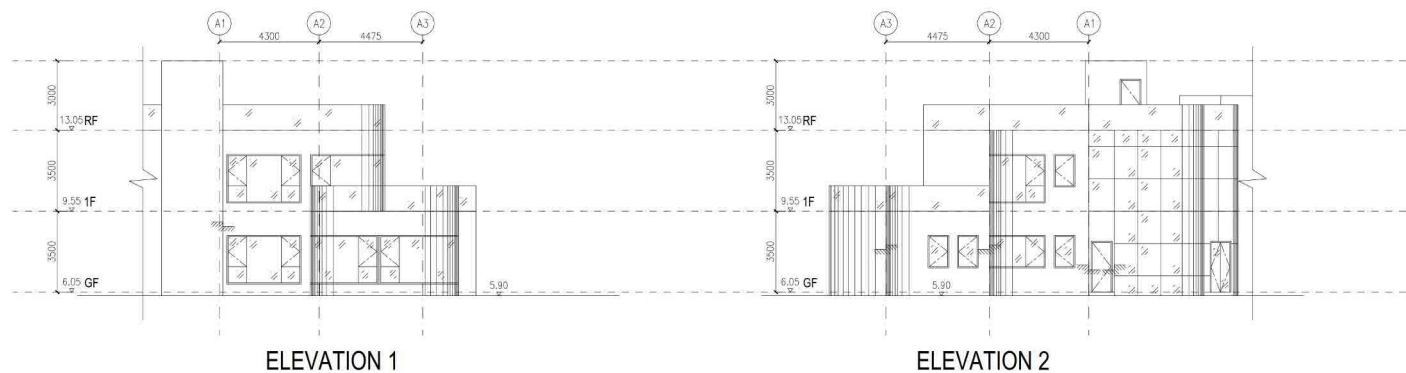
Project No.
 19HKNTM02
 Issue Date
 01/09/22
 Cad File No.
 Layout.dwg
 SCALE:
 1:100 (A3)
 Drawing No.
 A-P-102 (D)

Authority's / Client's Approval

(摘錄自申請人於 12.8.2024 呈交的申請書)
 (Extract from Applicants'
 Submission of 12.8.2024)

參考編號
 REFERENCE No.
 A/YL-NTM/476

繪圖
 DRAWING
 A - 3



Rev	Description	Drawn	Checked	Approved	Date
1	TPB SUBMISSION	RZ	DY	DY	13/10/22


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 Architecture Planning Interior
建築設計有限公司
 Unit 507, 5/F, MegaCube, 8 Wang Kwong Road,
 Kowloon Bay, Kowloon, H.K.
 Telephone : (852) 22 345 647
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 Website : www.mgdesignhk.com

Project Title
**PROPOSED FLATS/HOUSES WITH
 MINOR RELAXATION OF PLOT RATIO
 RESTRICTION IN 'R/D' ZONE
 IN NGAU TAM MEI, YUEN LONG**

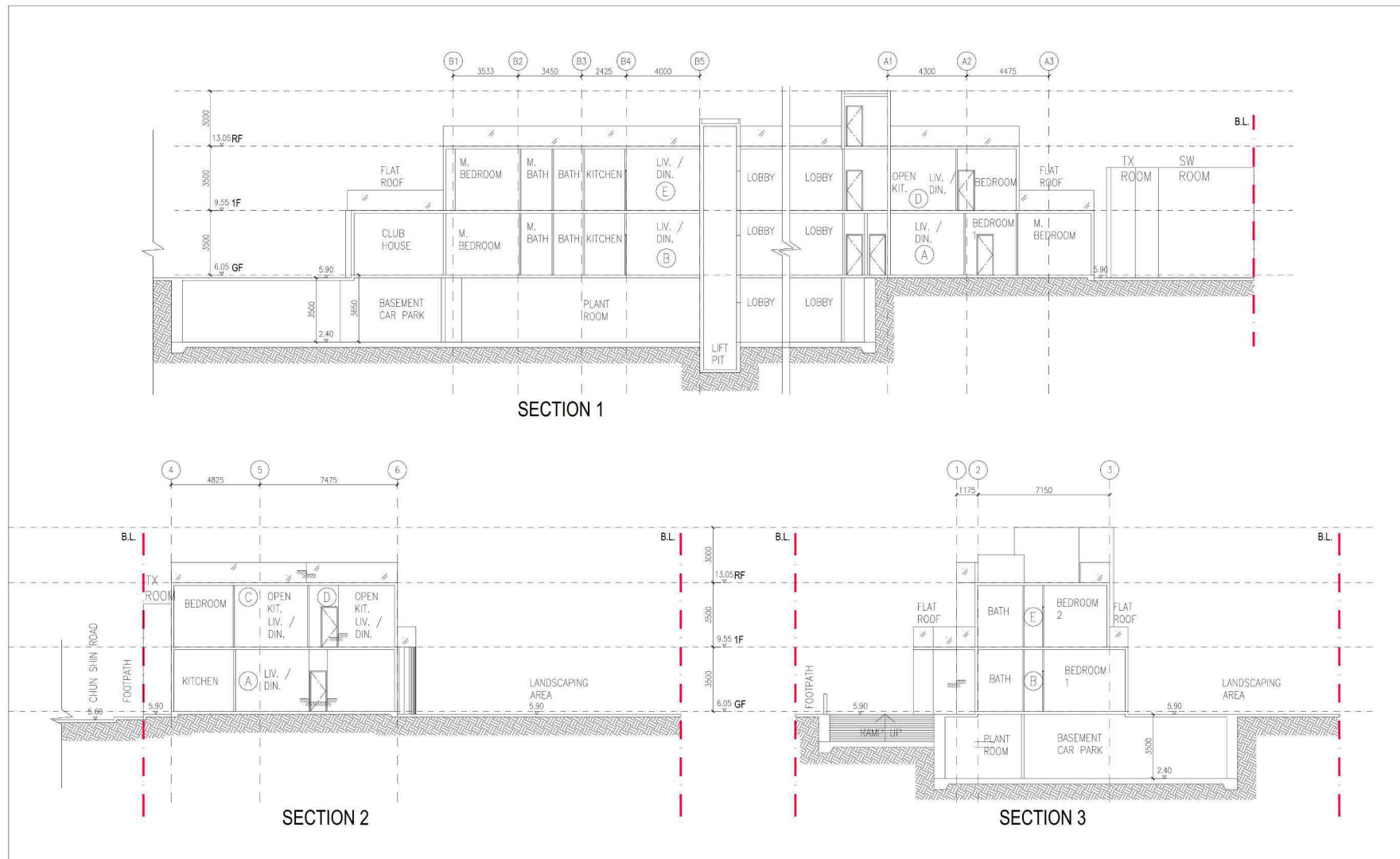
Drawing Title
ELEVATIONS

Project No.
19HKNTM02
 Issue Date
13/10/22
 Cad File No.
Layout.dwg
 SCALE
1:200 (A3)
 Drawing No.
A/E-101 (-)

Authority's / Client's Approval

(摘錄自申請人於 12. 8. 2024 呈交的申請書)
 (Extract from Applicants'
 Submission of 12.8.2024)

參考編號 REFERENCE No. A/YL-NTM/476	繪圖 DRAWING A - 4
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Rev	Description	Drawn	Checked	Approved	Date	Rev	Description	Drawn	Checked	Approved	Date
1	TPB SUBMISSION	RZ	DY	DY	13/10/22						


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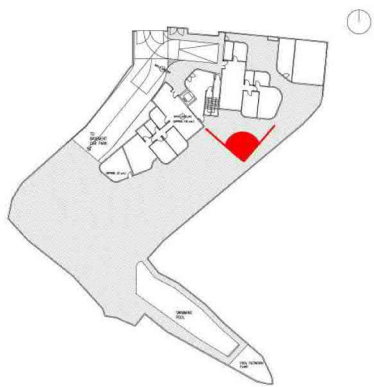
Project Title
**PROPOSED FLATS/HOUSES WITH
 MINOR RELAXATION OF PLOT RATIO
 RESTRICTION IN 'R/D' ZONE
 IN NGAU TAM MEI, YUEN LONG**

Drawing Title
SECTIONS

Project No.
19HKNTM02
 Issue Date
13/10/22
 Authority's / Client's Approval
 Cad File No.
Layout.dwg
 SCALE:
1:100 (A3)
 Drawing No.
A-SE-101 (-)

(摘錄自申請人於 12. 8. 2024 呈交的申請書)
 (Extract from Applicants'
 Submission of 12.8.2024)

參考編號
 REFERENCE No.
A/YL-NTM/476
 繪圖
 DRAWING
A - 5



SOUTH EXTERIOR PERSPECTIVE

NGAU TAM MEI HOUSE, LOT 2572
YUEN LONG, NEW TERRITORIES



(摘錄自申請人於 12. 8. 2024 呈交的申請書)
(Extract from Applicants'
Submission of 12.8.2024)

參考編號
REFERENCE No.
A/YL-NTM/476

繪圖
DRAWING
A - 6



NORTHWEST EXTERIOR PERSPECTIVE

NGAU TAM MEI HOUSE, LOT 2572
YUEN LONG, NEW TERRITORIES



(摘錄自申請人於 12. 8. 2024 呈交的申請書)
(Extract from Applicants'
Submission of 12.8.2024)

參考編號
REFERENCE No.
A/YL-NTM/476

繪圖
DRAWING
A - 7



Project:

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for Proposed Flat and Excavation of Land at Lots 2572 RP, 2573 and 2578 in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Photomontages of the Proposed Development (View 1)

Ref.: ADCL/PLG-10298/R001/F006-I

Figure:

6-I

Scale:

Not to Scale

Date:

Mar 2025



AIKON DEVELOPMENT CONSULTANCY LTD.

(摘錄自申請人於 24. 3. 2025 呈交的進一步資料)
(Extract from Applicants' Further
Information Submitted on 24.3.2025)

參考編號
REFERENCE No.
A/YL-NTM/476

繪圖
DRAWING
A - 8



Project:

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for Proposed Flat and Excavation of Land at Lots 2572 RP, 2573 and 2578 in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Title:

Photomontages of the Proposed Development (View 2)

Ref.: ADCL/PLG-10298/R001/F006-II

Figure:

6-II

Scale:

Not to Scale

Date:

Mar 2025



AIKON DEVELOPMENT CONSULTANCY LTD.

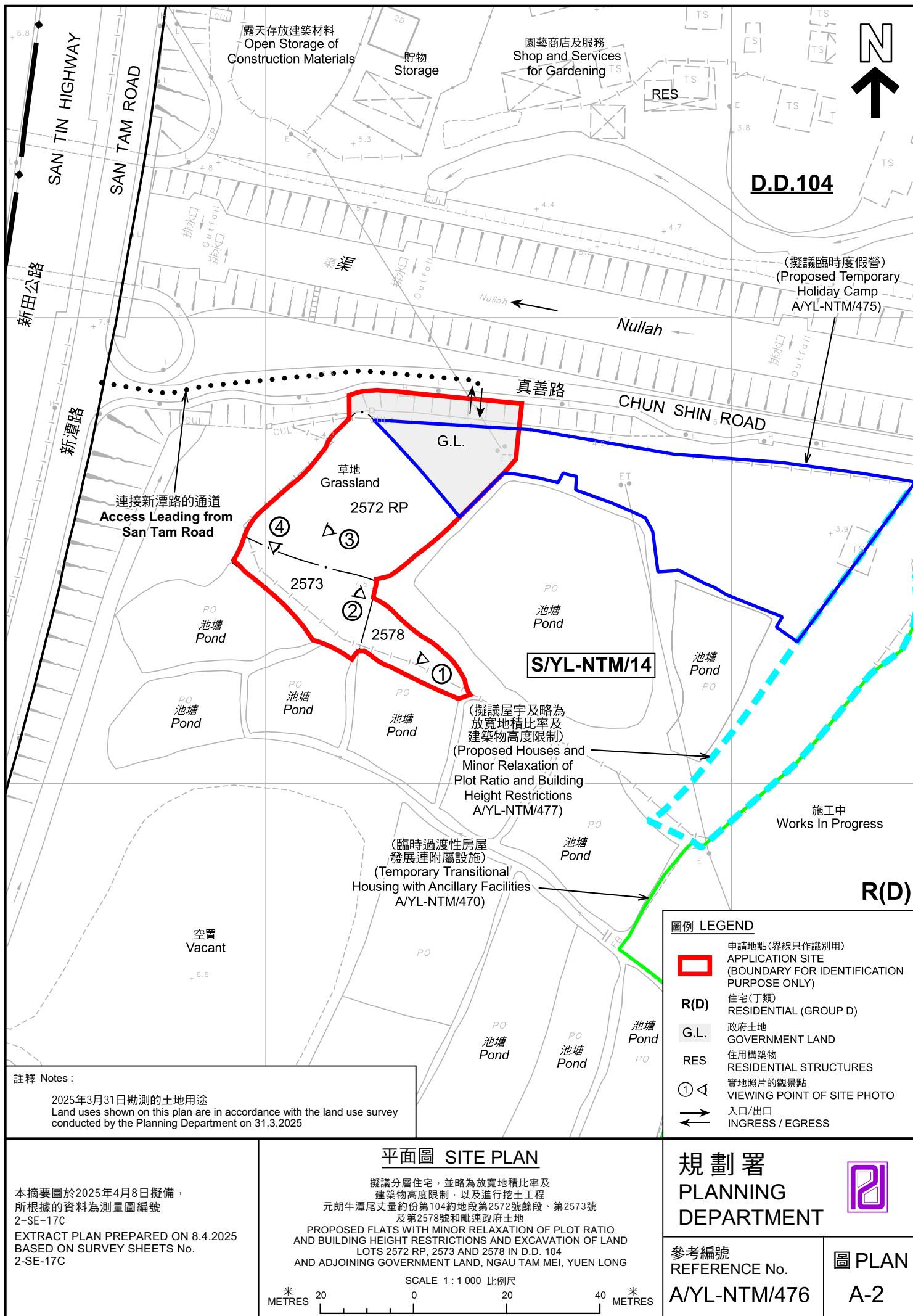
(摘錄自申請人於 24. 3. 2025 呈交的進一步資料)
(Extract from Applicants' Further Information Submitted on 24.3.2025)

參考編號

REFERENCE No.
A/YL-NTM/476

繪圖

DRAWING
A - 9





圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)

航攝照片 AERIAL PHOTO

本摘要圖於2025年4月8日擬備，
所根據的資料為地政總署於2023年10月5日
拍得的航攝照片編號 E209804C
EXTRACT PLAN PREPARED ON 8.4.2025
BASED ON AERIAL PHOTO No.
E209804C TAKEN ON 5.10.2023
BY LANDS DEPARTMENT

擬議分層住宅，並略為放寬地積比率及
建築物高度限制，以及進行挖土工程
元朗牛潭尾丈量約份第104約地段第2572號餘段、第2573號
及第2578號和毗連政府土地
PROPOSED FLATS WITH MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS AND EXCAVATION OF LAND
LOTS 2572 RP, 2573 AND 2578 IN D.D. 104
AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NTM/476

圖 PLAN
A-3

1



2



3



4



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年4月8日擬備，所根據的資料為攝於2025年3月31日的實地照片
PLAN PREPARED ON 8.4.2025
BASED ON SITE PHOTOS
TAKEN ON 31.3.2025

擬議分層住宅，並略為放寬地積比率及
建築物高度限制，以及進行挖土工程
元朗牛潭尾丈量約份第104約地段第2572號餘段、第2573號
及第2578號和毗連政府土地
PROPOSED FLATS WITH MINOR RELAXATION OF PLOT RATIO
AND BUILDING HEIGHT RESTRICTIONS AND EXCAVATION OF LAND
LOTS 2572 RP, 2573 AND 2578 IN D.D. 104
AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NTM/476

圖 PLAN
A-4