



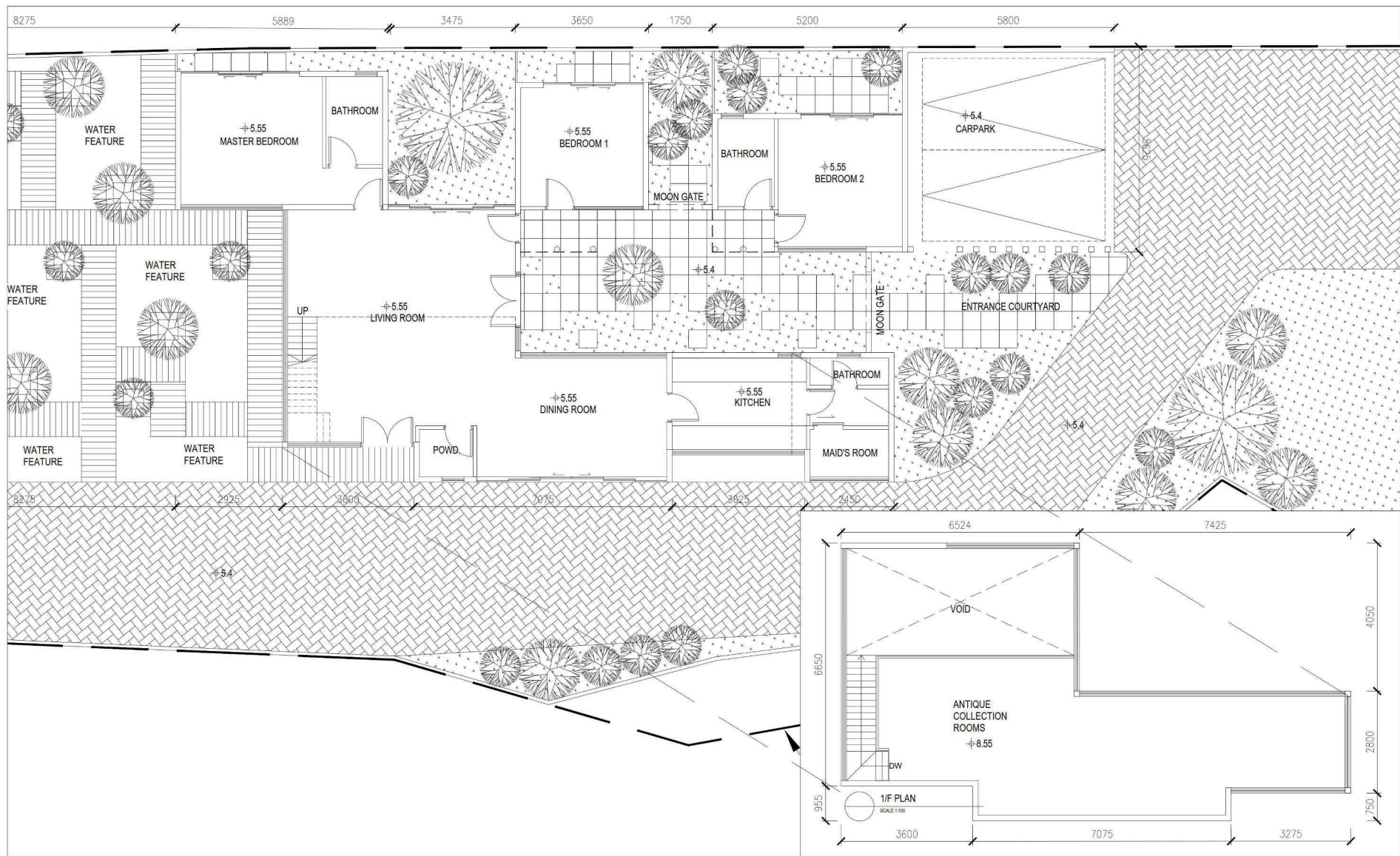
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—	TPB SUBMISSION	IL	DY	DY	27/03/24						
A	TPB SUBMISSION	IL	DY	DY	17/07/24						
B	TPB SUBMISSION	IL	DY	DY	26/07/24						
C	TPB SUBMISSION	IL	DY	DY	22/08/24						
D	TPB SUBMISSION	IL	DY	DY	19/03/24						

MG DESIGN H.K. LTD.
Architecture Planning Interior
MG 建築設計香港有限公司

Project Title	Drawing Title	Project No.	Issue Date	Authority's / Client's Approval
NGAU TAM MEI HOUSE LOT NO. 1217 S.A.R.P. & 1217 S.B.R.P.	SITE PLAN	270324	27/03/24	
		Cad File No.	Layout.dwg	
		SCALE	1:400 (A3)	
		Drawing No.	A-SP-001 (D)	

(摘錄自申請人於 24. 3. 25 呈交的進一步資料)
(Extract from Applicants' Further
Information Submitted on 24.3.25)

參考編號 REFERENCE No. A/YL-NTM/477	繪圖 DRAWING A - 1
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Rev	Description	Drawn	Checked	Approved	Date	Rev	Description	Drawn	Checked	Approved	Date
--	TPB SUBMISSION	IL	DY	DY	27/03/24						
A	TPB SUBMISSION	IL	DY	DY	17/07/24						
B	TPB SUBMISSION	IL	DY	DY	26/07/24						

Check all measurements on site. Do not scale off drawings.
This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect.
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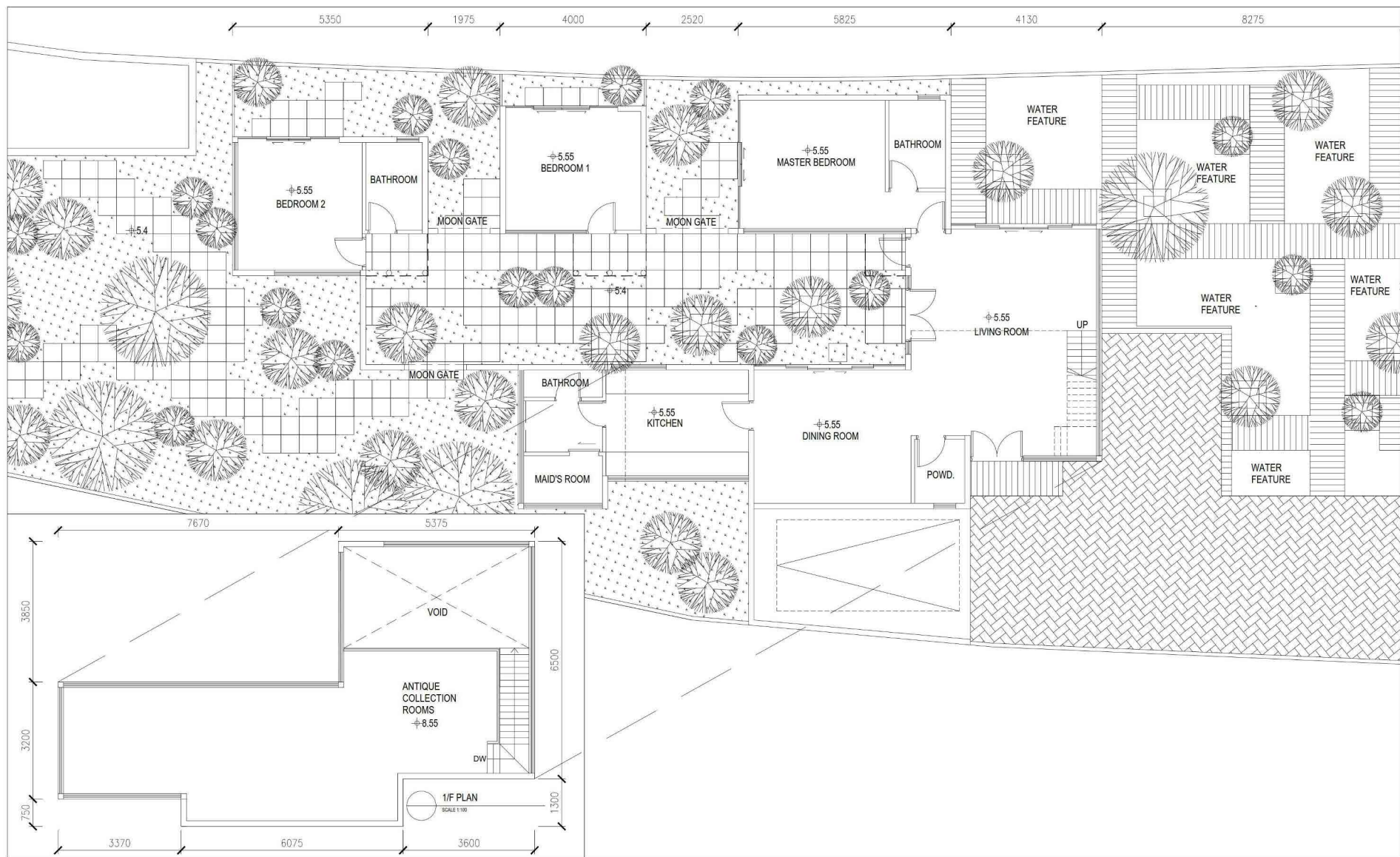
MG DESIGN H.K. LTD.
Architecture Planning Interior

Project Title	Drawing Title	Project No.	Issue Date	Authority's / Client's Approval
NGAU TAM MEI HOUSE LOT NO. 1217 S.A.R.P. & 1217 S.B.R.P.	GROUND FLOOR PLAN (PART 1)	---	27/03/24	
		God File No.	LAYOUT.dwg	
		SCALE	1:100 (A3)	
		Drawing No.	A-SP-002 (B)	

(摘錄自申請人於 24.3.25 呈交的進一步資料)
(Extract from Applicants' Further
Information Submitted on 24.3.25)

參考編號
REFERENCE No.
A/YL-NTM/477

繪圖
DRAWING
A - 2



Rev	Description	Drawn	Checked	Approved	Date	Rev	Description	Drawn	Checked	Approved	Date
1	TPB SUBMISSION	IL	DY	DY	21/03/24						
A	TPB SUBMISSION	IL	DY	DY	17/07/24						
B	TPB SUBMISSION	IL	DY	DY	26/07/24						

Check all measurements on site.
Do not scale off drawings.

This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect.

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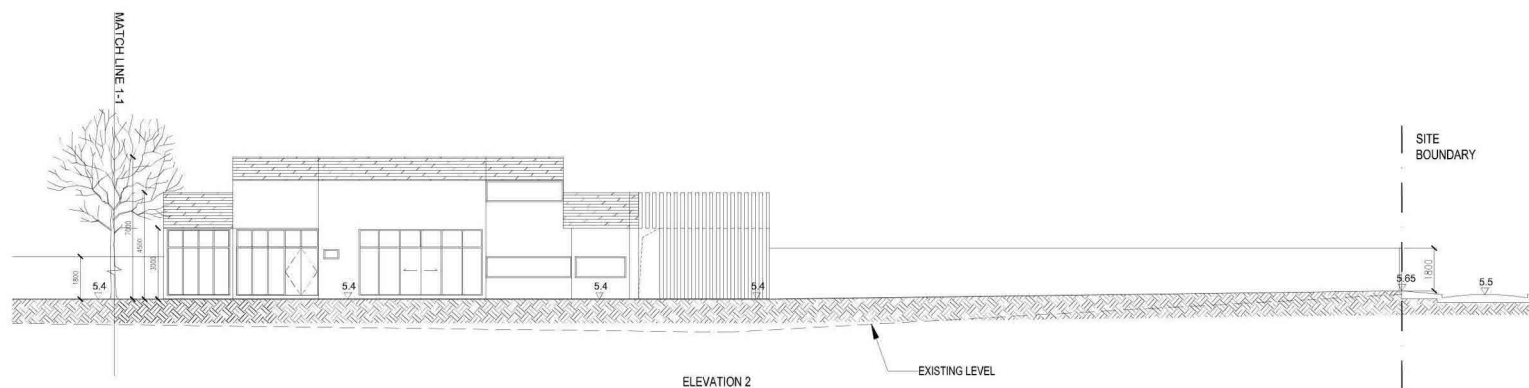
MG DESIGN H.K. LTD.
Architecture Planning Interior

Project Title	Drawing Title	Project No.	Issue Date	Authority's / Client's Approval
NGAU TAM MEI HOUSE LOT NO. 1217 S.A RP & 1217 S.B RP	GROUND FLOOR PLAN (PART 2)	---	27/03/24	
		God File No.	LAYOUT.dwg	
		SCALE	1:100 (A3)	
		Drawing No.	A-SP-003 (B)	

(摘錄自申請人於 24. 3. 25 呈交的進一步資料)
(Extract from Applicants' Further
Information Submitted on 24.3.25)

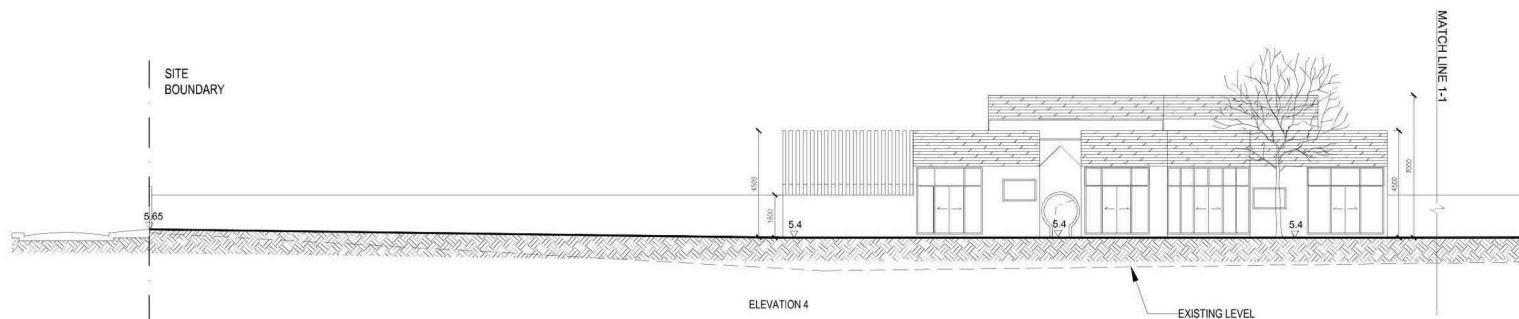
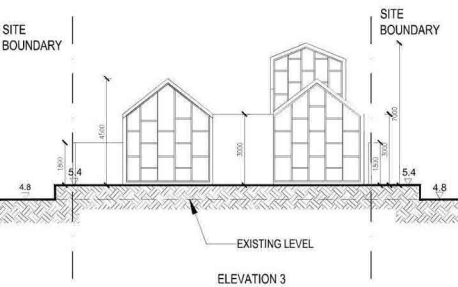
參考編號
REFERENCE No.
A/YL-NTM/477

繪圖
DRAWING
A - 3



Project Title:	Drawing Title:	Project No.:	Issue Date:	Authority's / Client's Approval:
NGAU TAM MEI HOUSE LOT NO. 1217 S.A RP & 1217 S.B RP	ELEVATION E1 & E2	Cad File No.	270324	
		Layout.dwg		
		SCALE: 1:100	(A3)	
		Drawing No.		
		A-E-101 (C)		

繪圖
DRAWING
A - 4

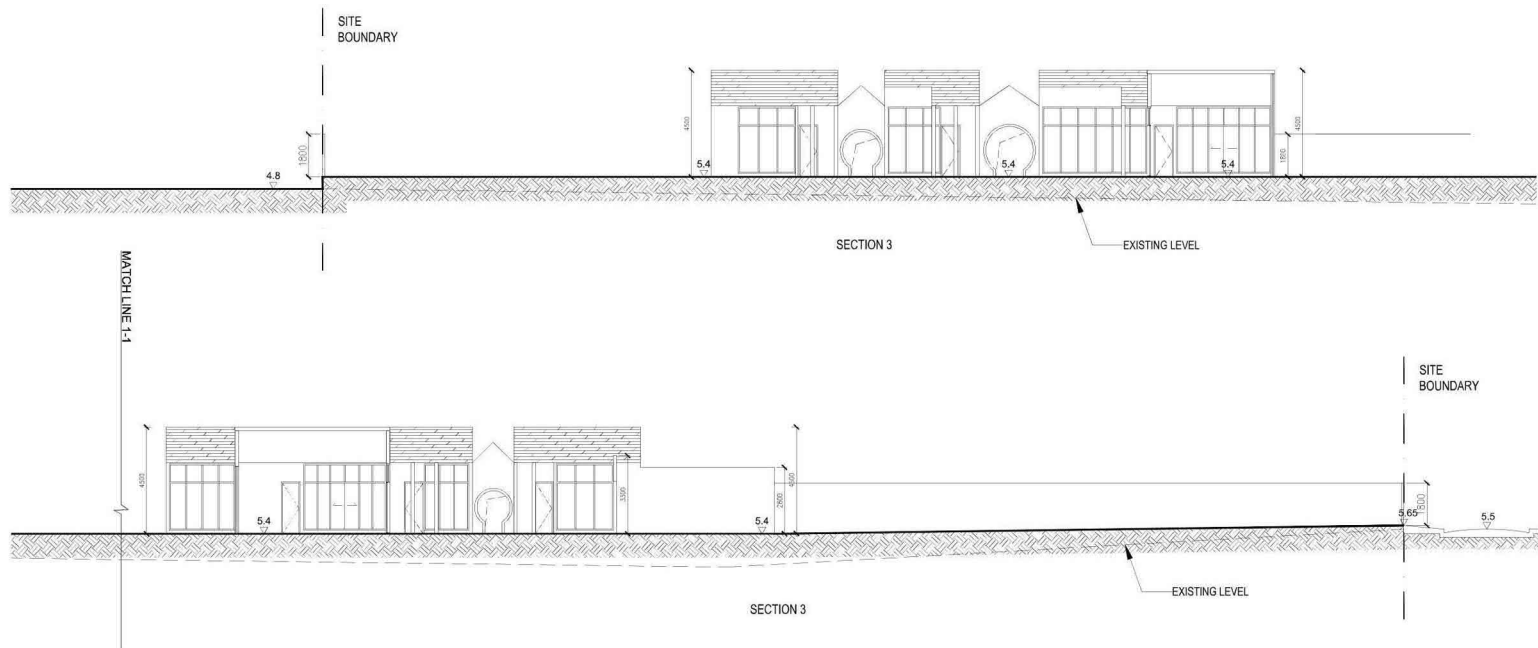
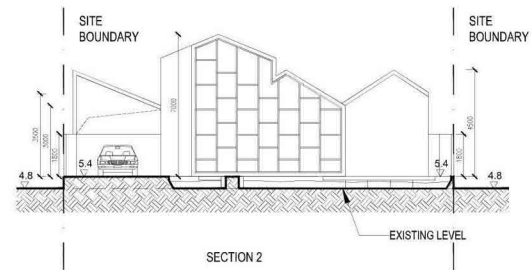
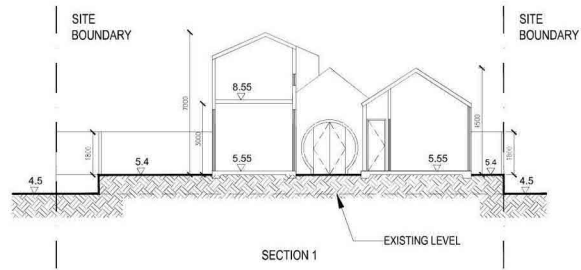
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Project Title:	Drawing Title:	Project No.:	Issue Date:	Authority's / Client's Approval:
NGAU TAM MEI HOUSE LOT NO. 1217 S.A RP & 1217 S.B RP	ELEVATION E3 & E4	Cad File No.:	27/03/24	
		Layout.dwg		
		SCALE: 1:1000	(A3)	
		Drawing No.:		
		A-E-102 (C)		

(Extract from Applicants'
Submission of 15.8.2024)

參考編號
REFERENCE No.
A/YL-NTM/477

繪圖
DRAWING
A - 5



Rev.	Description	Drawn	Checked	Approved	Date	Rev.	Description	Drawn	Checked	Approved	Date
-	TPB SUBMISSION	IL	DY	DY	12/03/24						
A	TPB SUBMISSION	IL	DY	DY	17/07/24						
B	TPB SUBMISSION	IL	DY	DY	26/07/24						
C	TPB SUBMISSION	IL	DY	DY	02/08/24						

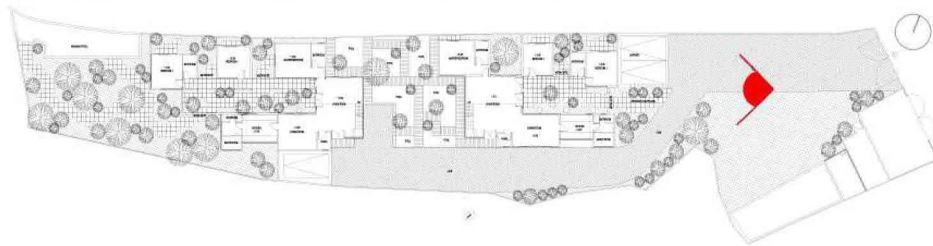

MG DESIGN H.K. LTD.
 Architecture Planning Interior
 MG 建築師設計香港有限公司
 Unit 507, 5/F, MegaCube, 4 Wang Kwong Road,
 Kowloon Bay, Kowloon, H.K.
 Telephone : (852) 32 345 647
 Facsimile : (852) 32 345 648
 Website : www.mgdesignhk.com

Project Title	Drawing Title	Project No.	Issue Date	Authority's / Client's Approval
NGAU TAM MEI HOUSE LOT NO. 1217 S.A RP & 1217 S.B RP	SECTION S1, S2 & S3	270324	27/03/24	
		God File No.	Layout.dwg	
		SCALE:	1:100 (A3)	
		Drawing No.	A-SE-101 (C)	

(摘錄自申請人於 15.8.2024 呈交的申請書)
 (Extract from Applicants'
 Submission of 15.8.2024)

參考編號
 REFERENCE No.
 A/YL-NTM/477

繪圖
 DRAWING
 A - 6



SOUTHEAST EXTERIOR PERSPECTIVE

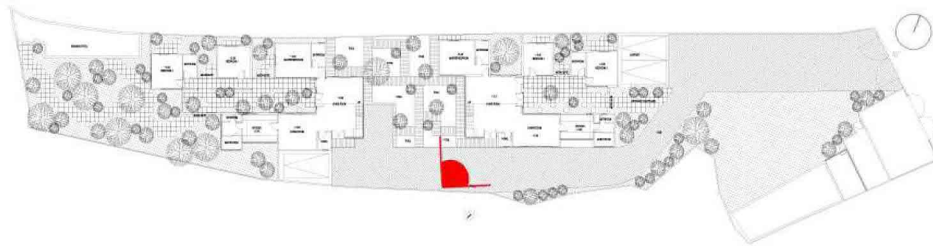
NGAU TAM MEI HOUSE, LOT 1217
YUEN LONG, NEW TERRITORIES



(摘錄自申請人於 15. 8. 2024 呈交的申請書)
(Extract from Applicants'
Submission of 15.8.2024)

參考編號
REFERENCE No.
A/YL-NTM/477

繪圖
DRAWING
A - 7



SOUTHEAST EXTERIOR PERSPECTIVE

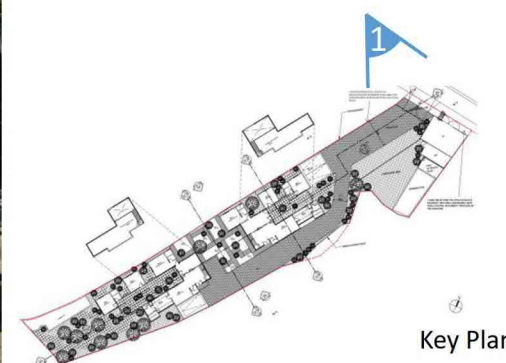
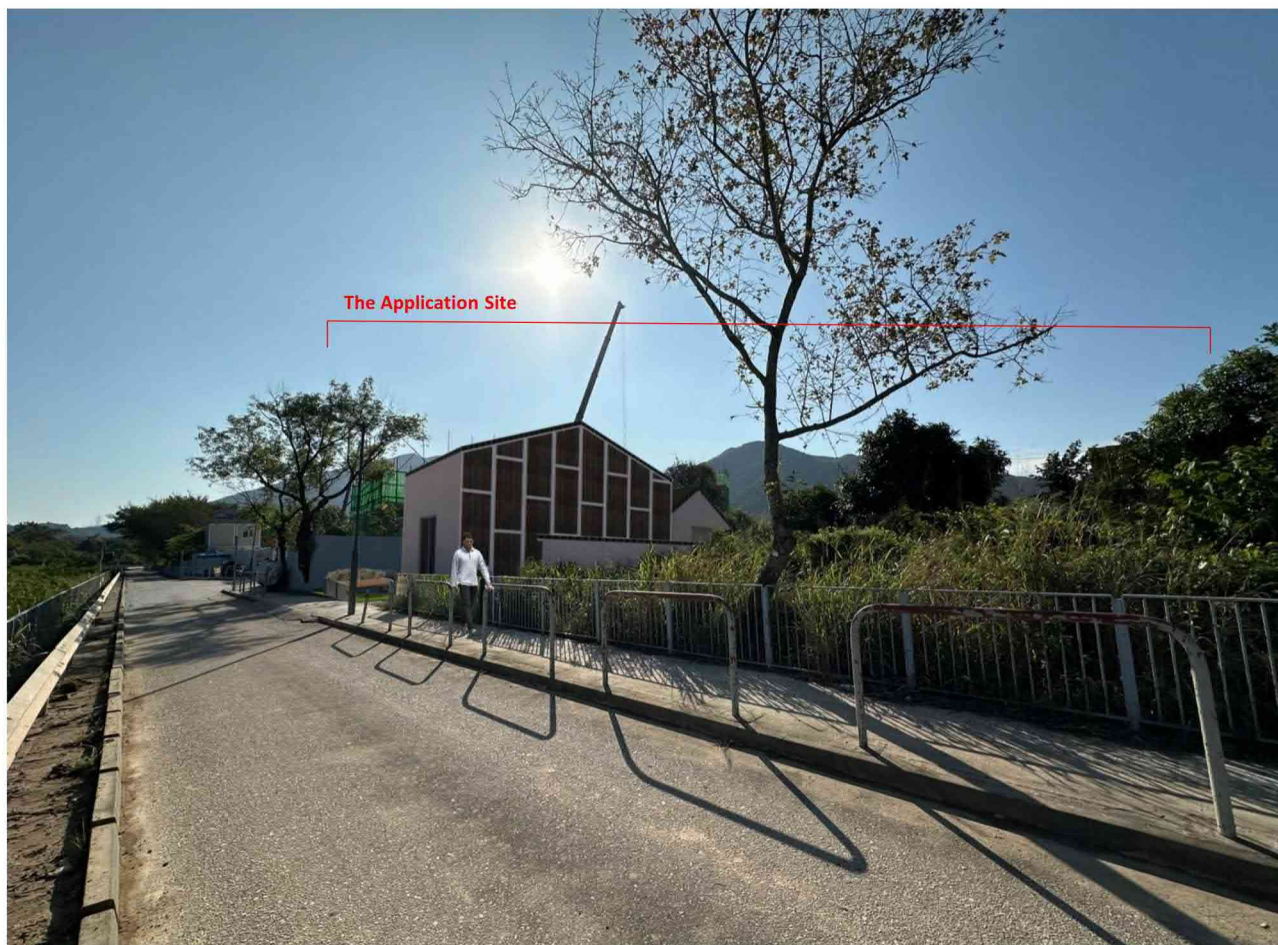
NGAU TAM MEI HOUSE, LOT 1217
YUEN LONG, NEW TERRITORIES



(摘錄自申請人於 15. 8. 2024 呈交的申請書)
(Extract from Applicants'
Submission of 15.8.2024)

參考編號
REFERENCE No.
A/YL-NTM/477

繪圖
DRAWING
A - 8



Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP 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-10297/R001/F006-I

Figure:

6-I

Scale:

Not to Scale

Date:

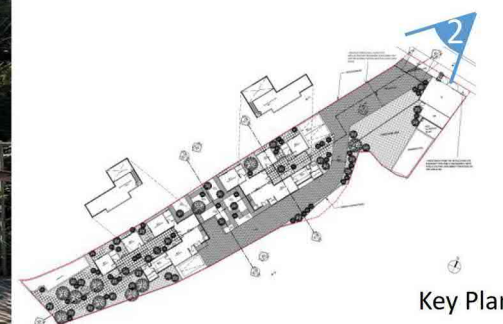
Mar 2025



(摘錄自申請人於 24. 3. 25 呈交的進一步資料)
(Extract from Applicants' Further
Information Submitted on 24.3.25)

參考編號
REFERENCE No.
A/YL-NTM/477

繪圖
DRAWING
A - 9



Project:

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP 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-10297/R001/F006-II

Figure:

6-II

Scale:

Not to Scale

Date:

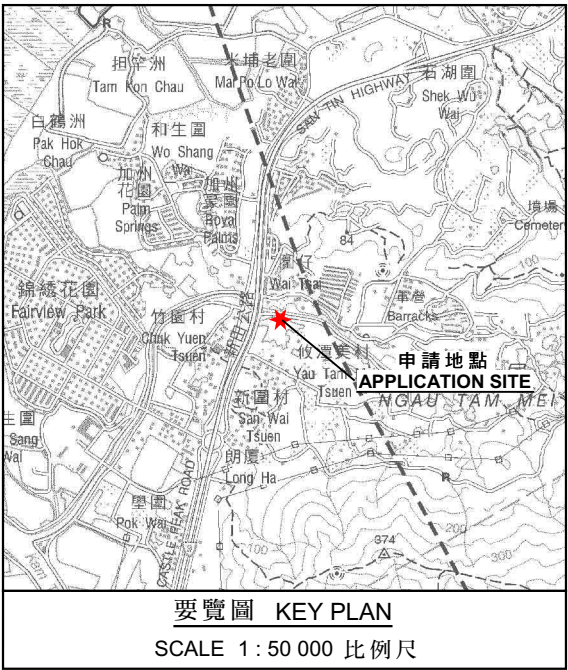
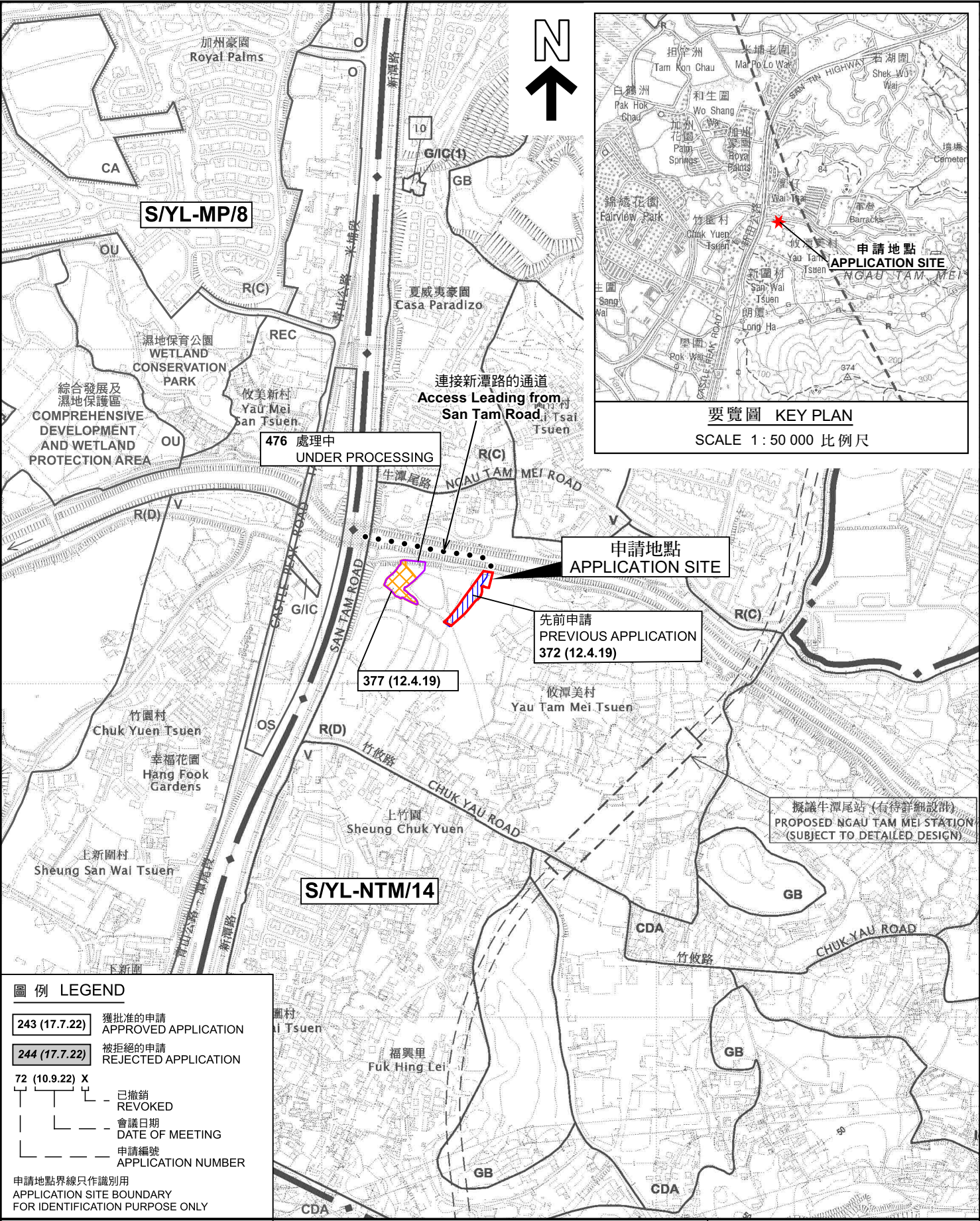
Mar 2025



(摘錄自申請人於 24. 3. 25 呈交的進一步資料)
(Extract from Applicants' Further
Information Submitted on 24.3.25)

參考編號
REFERENCE No.
A/YL-NTM/477

繪圖
DRAWING
A - 10



圖例 LEGEND

243 (17.7.22) 獲批准的申請
APPROVED APPLICATION

244 (17.7.22) 被拒絕的申請
REJECTED APPLICATION

72 (10.9.22) X
已撤銷
REVOKED

— 會議日期
DATE OF MEETING

— 申請編號
APPLICATION NUMBER

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

位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATIONS

擬議屋宇及略為放寬地積比率及建築物高度限制
元朗牛潭尾丈量約份第104約地段第1217號A分段餘段及
第1217號B分段餘段和毗連政府土地
PROPOSED HOUSES AND MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS
LOTS 1217 S.A RP AND 1217 S.B RP IN D.D. 104 AND
ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG

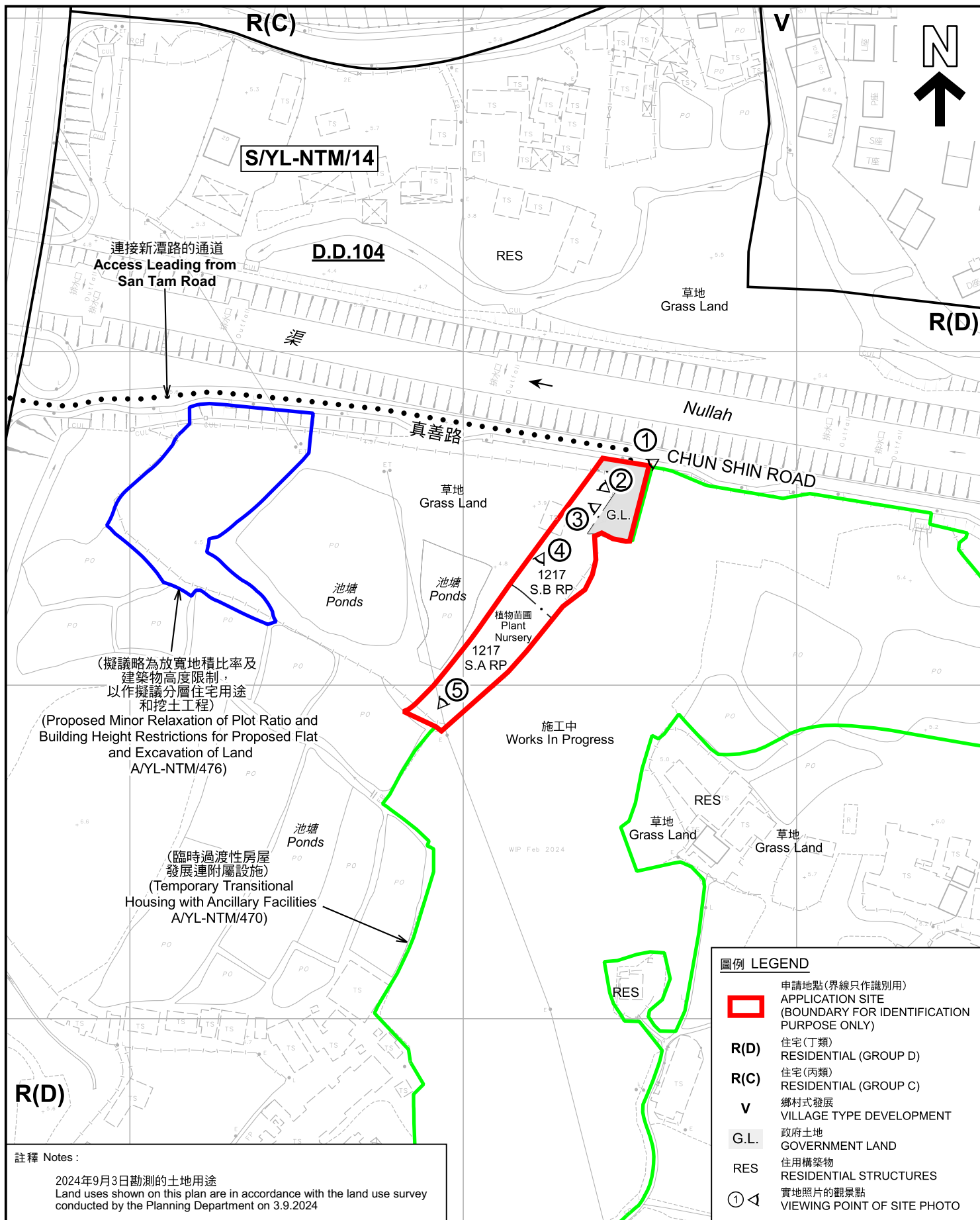
SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
METRES

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
A/YL-NTM/477

圖 PLAN
A-1



本摘要圖於2025年3月26日擬備， 所根據的資料為測量圖編號 2-SE-17C EXTRACT PLAN PREPARED ON 26.3.2025 BASED ON SURVEY SHEET No. 2-SE-17C	平面圖 SITE PLAN 擬議屋宇及略為放寬地積比率及建築物高度限制 元朗牛潭尾丈量約份第104約地段第1217號A分段餘段及 第1217號B分段餘段和毗連政府土地 PROPOSED HOUSES AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS LOTS 1217 S.A RP AND 1217 S.B RP IN D.D. 104 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG SCALE 1:1 500 比例尺 米 30 0 30 60 米 METRES	規劃署 PLANNING DEPARTMENT 參考編號 REFERENCE No. A/YL-NTM/477 圖 PLAN A-2
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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1月9日擬備，
所根據的資料為地政總署於2024年3月19日
拍得的航攝照片編號 E219678C
EXTRACT PLAN PREPARED ON 9.1.2025
BASED ON AERIAL PHOTO No.
E219678C TAKEN ON 19.3.2024
BY LANDS DEPARTMENT

擬議屋宇及略為放寬地積比率及建築物高度限制
元朗牛潭尾丈量約份第104約地段第1217號A分段餘段及
第1217號B分段餘段和毗連政府土地
PROPOSED HOUSES AND MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS
LOTS 1217 S.A RP AND 1217 S.B RP 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/477

圖 PLAN
A-3

1



2



3



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2024年12月20日擬備，所根據的資料為攝於2024年9月3日的實地照片
PLAN PREPARED ON 20.12.2024
BASED ON SITE PHOTOS
TAKEN ON 3.9.2024

擬議屋宇及略為放寬地積比率及建築物高度限制
元朗牛潭尾丈量約份第104約地段第1217號A分段餘段及
第1217號B分段餘段和毗連政府土地
PROPOSED HOUSES AND MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS
LOTS 1217 S.A RP AND 1217 S.B RP 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/477

圖 PLAN
A-4a

4



5



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1月9日擬備，所根據的資料為攝於2024年9月3日的實地照片
PLAN PREPARED ON 9.1.2025
BASED ON SITE PHOTOS
TAKEN ON 3.9.2024

擬議屋宇及略為放寬地積比率及建築物高度限制
元朗牛潭尾丈量約份第104約地段第1217號A分段餘段及
第1217號B分段餘段和毗連政府土地
PROPOSED HOUSES AND MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS
LOTS 1217 S.A RP AND 1217 S.B RP 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/477

圖 PLAN
A-4b