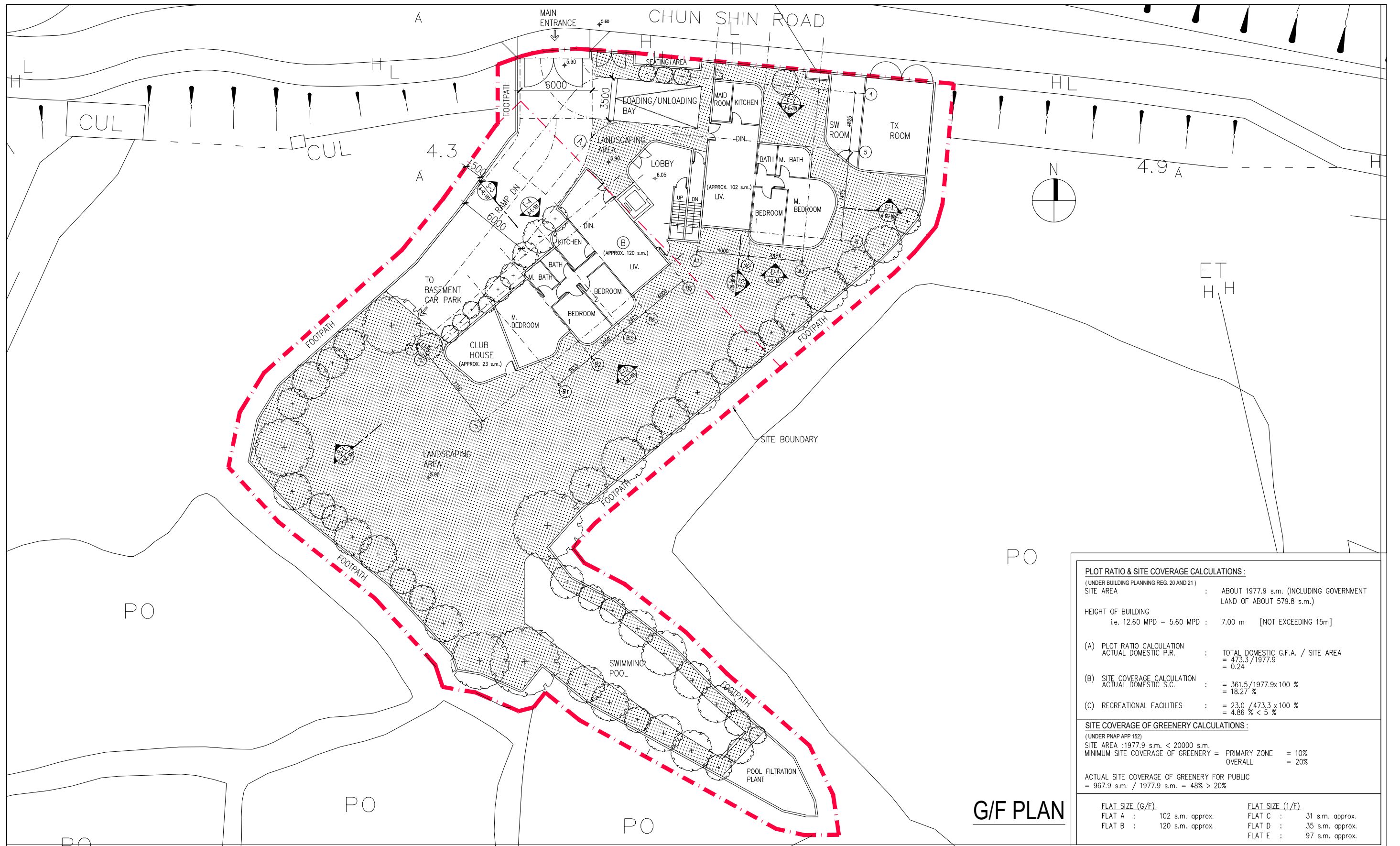


List of Appendices

Appendix I Architectural Drawings and 3D Illustrations

Appendix I

Architectural Drawings and 3D Illustrations



PLOT RATIO & SITE COVERAGE CALCULATIONS:
(UNDER BUILDING PLANNING REG. 20 AND 21)

SITE AREA : ABOUT 1977.9 s.m. (INCLUDING GOVERNMENT LAND OF ABOUT 579.8 s.m.)

HEIGHT OF BUILDING
i.e. 12.60 MPD - 5.60 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 %

(C) RECREATIONAL FACILITIES : = 23.0 / 473.3 x 100 % = 4.86 % < 5 %

SITE COVERAGE OF GREENERY CALCULATIONS:
(UNDER PNAP APP 152)

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.

G/F PLAN

Rev	Description	Drawn	Checked	Approved	Date
-	TPB SUBMISSION	NC	DY	DY	02/09/22
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	28/10/22
E	TPB SUBMISSION	CM	DY	DY	04/11/22

Rev	Description	Drawn	Checked	Approved	Date

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Architecture Planning Interior
MG 建築師設計香港有限公司

Unit 507, 5/F, MegaCube, 8 Wang Kwong Road, Kowloon Bay, Kowloon, H.K.

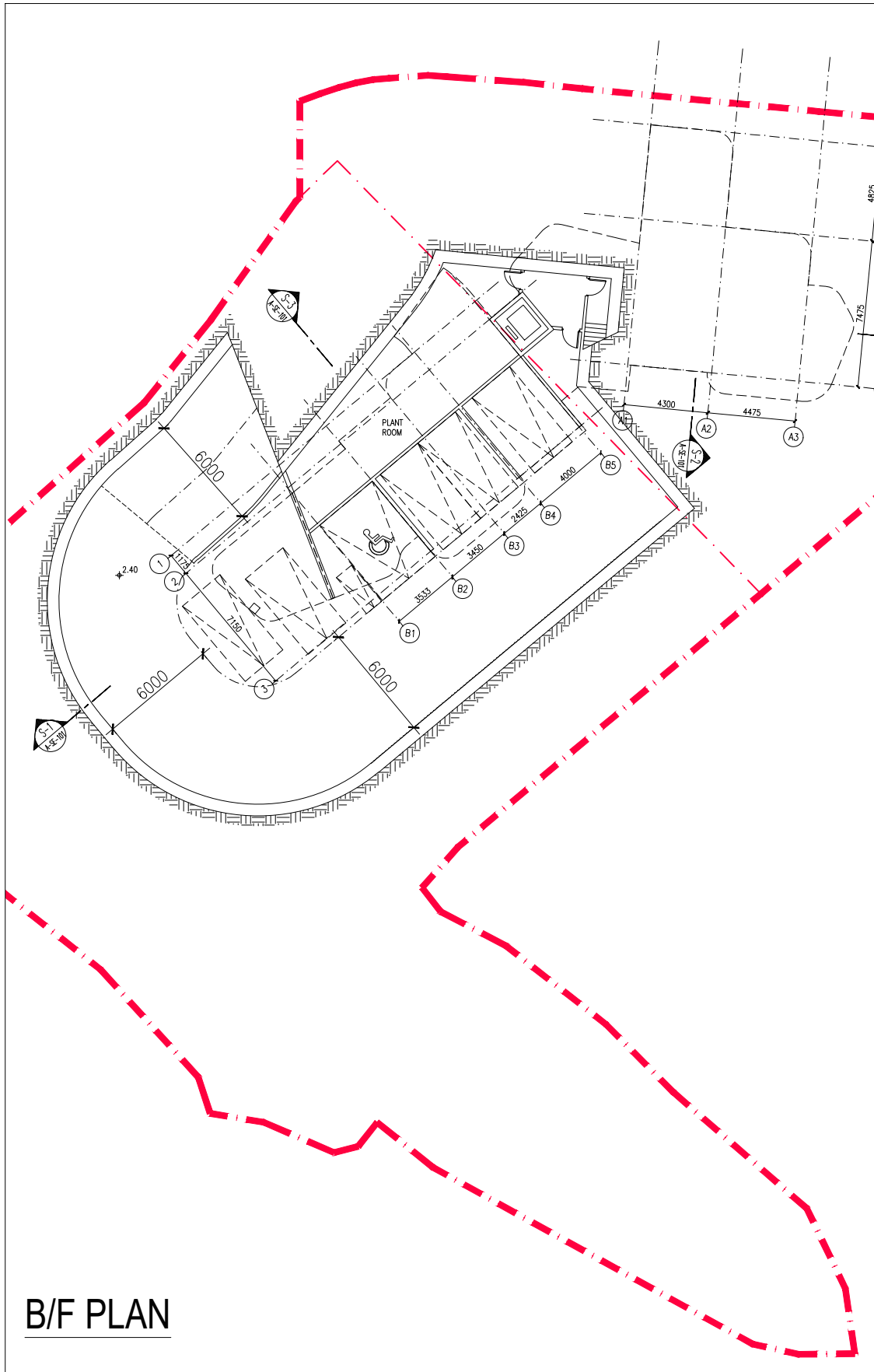
Telephone : (852) 22 345 647
Facsimile : (852) 22 345 648
Website : www.mgdesignhk.com

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

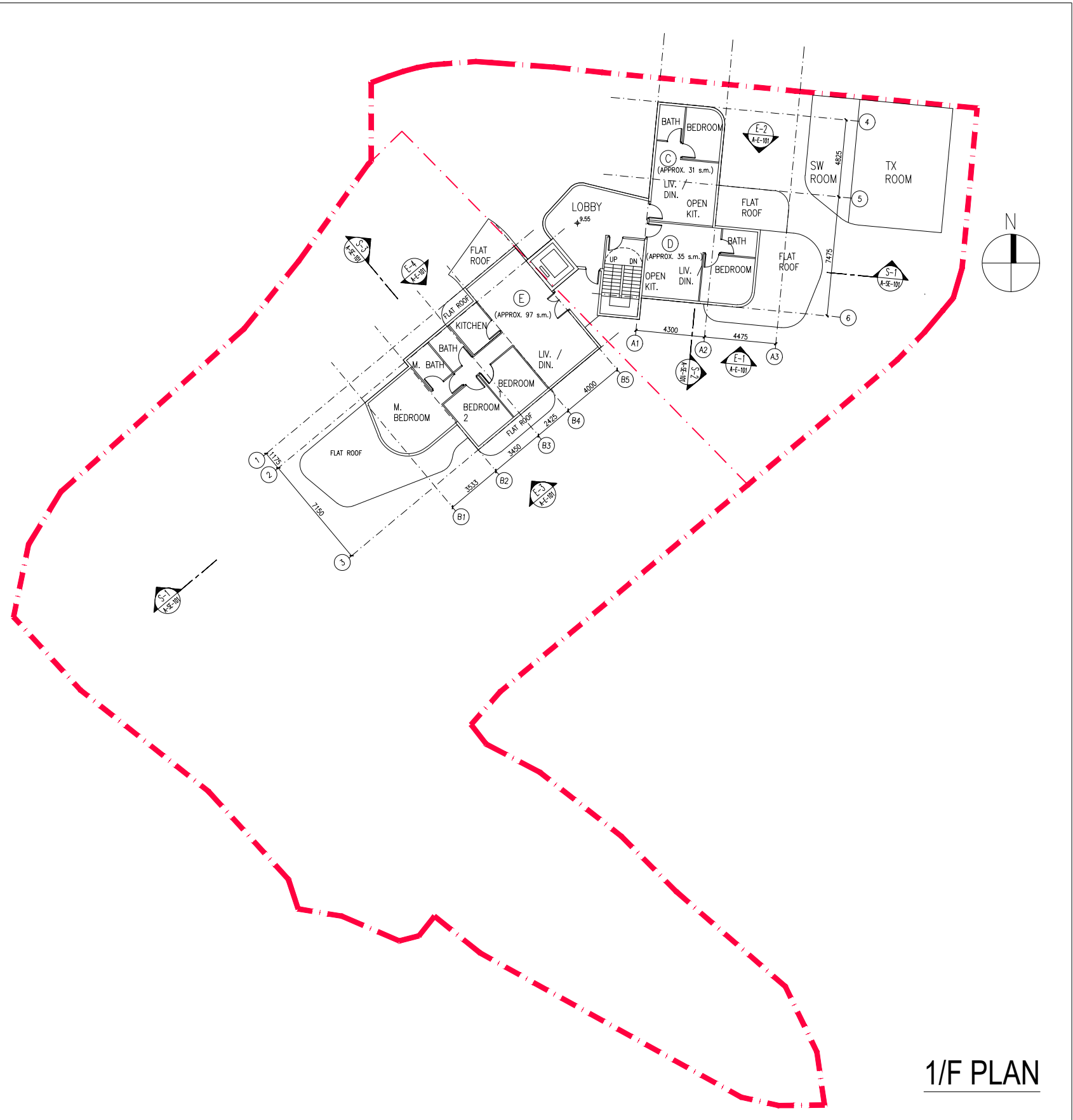
Drawing Title
MASTER LAYOUT PLAN G/F

Project No. 19/HK/NTM02
Issue Date. 02/09/22
Cod File No.
Layout.dwg
SCALE. 1:300 (A3)
Drawing No. A-P-101(E)

Authority's / Client's Approval



B/F PLAN



1/F PLAN

Rev	Description	Drawn	Checked	Approved	Date
--	TPB SUBMISSION	NC	DY	DY	01/09/22
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

Rev	Description	Drawn	Checked	Approved	Date

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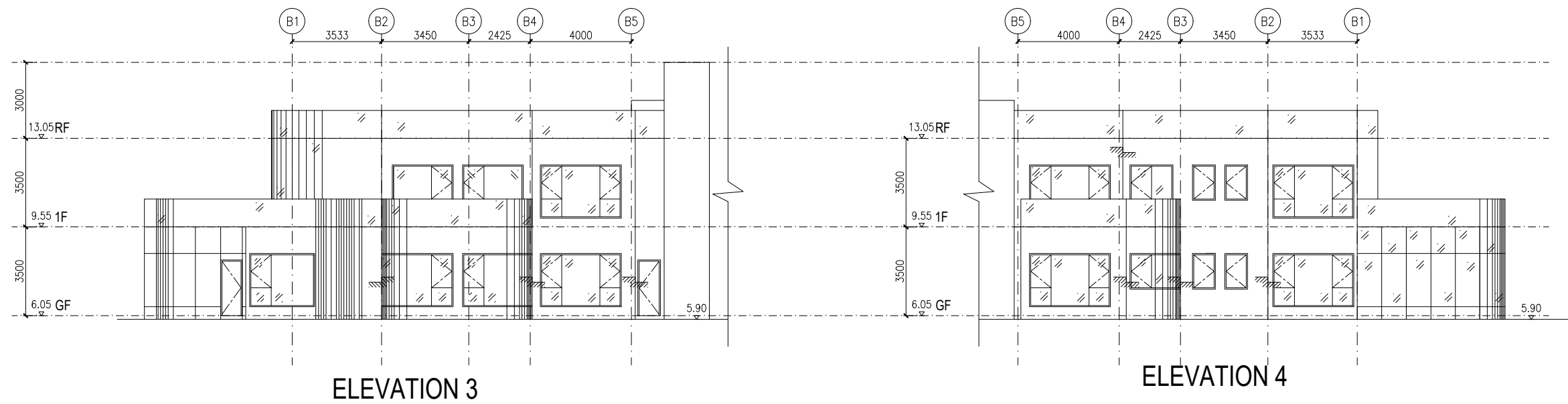
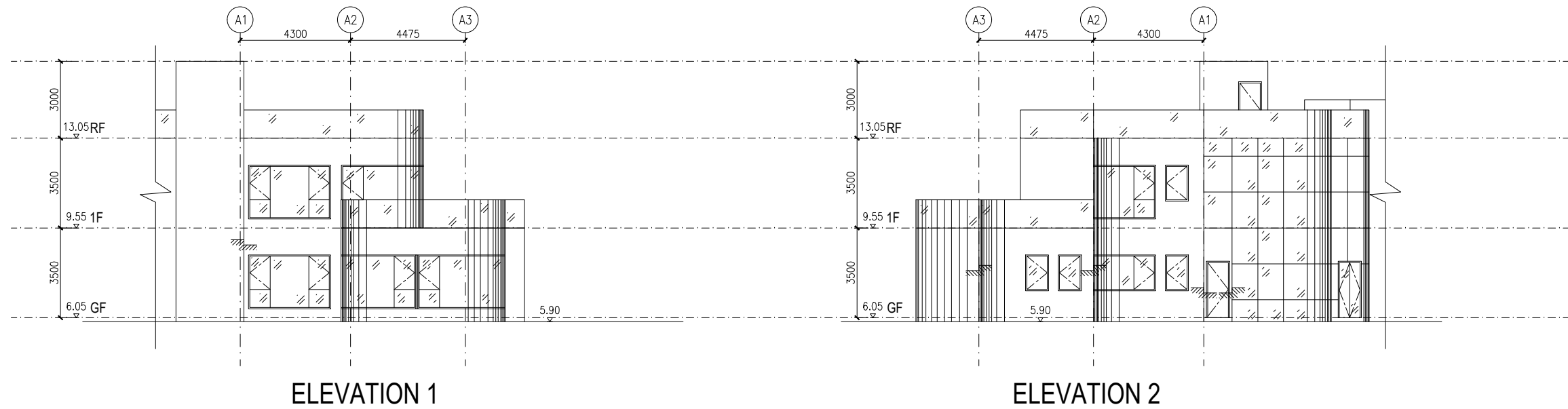
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 Architecture Planning Interior
MG 建築師設計香港有限公司
 Unit 507, 5/F, MegaCube, 8 Wang Kwong Road, Kowloon Bay, Kowloon, H.K.
 Telephone : (852) 22 345 647
 Facsimile : (852) 22 345 648
 Website : www.mgdesignhk.com

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. 19/HKNTM02 Issue Date. 01/09/22
 Cad File No. Layout.dwg
 SCALE. 1:300 (A3)
 Drawing No. A-P-102 (D)

Authority's / Client's Approval



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

Rev	Description	Drawn	Checked	Approved	Date

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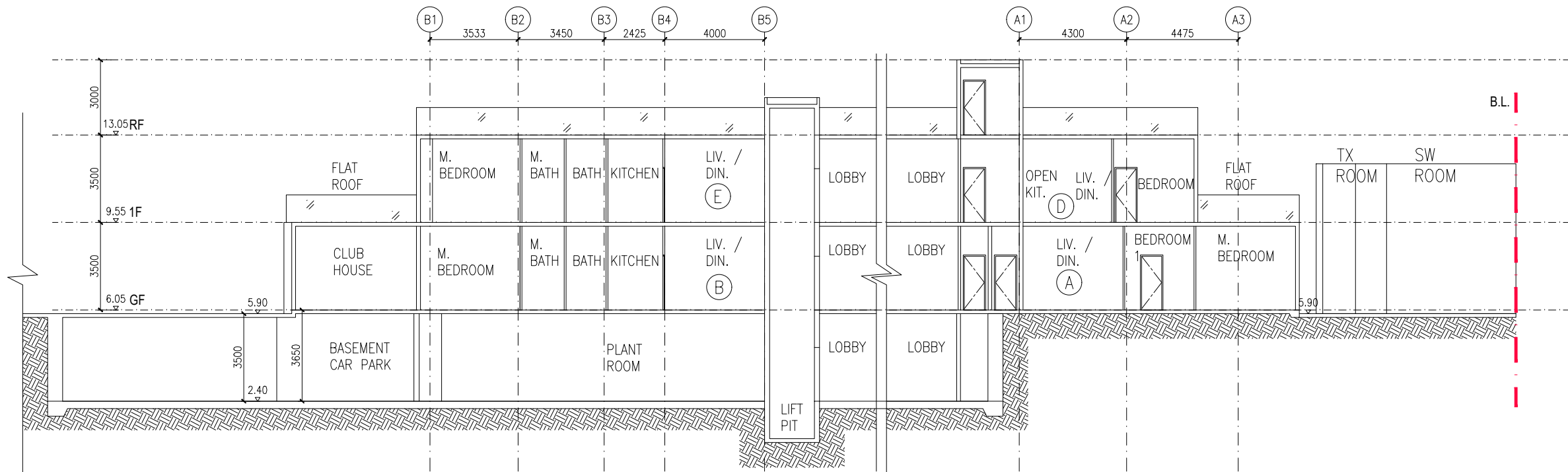
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 Architecture Planning Interior
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Project Title
PROPOSED FLATS/HOUSES WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION IN "R(D)" ZONE IN NGAU TAM MEI, YUEN LONG

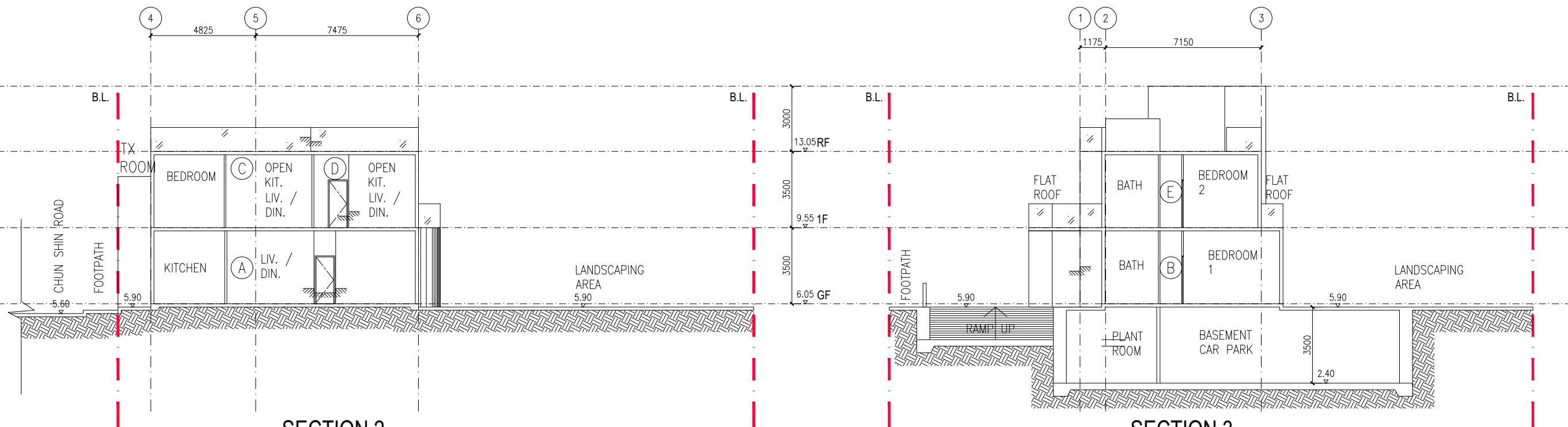
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Project No. 19/HKNTM02	Issue Date. 13/10/22
Cad File No.	Layout.dwg
SCALE.	1 : 200 (A3)
Drawing No.	A-E-101 (-)

Authority's / Client's Approval



SECTION 1



SECTION 2

SECTION 3

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

Rev	Description	Drawn	Checked	Approved	Date

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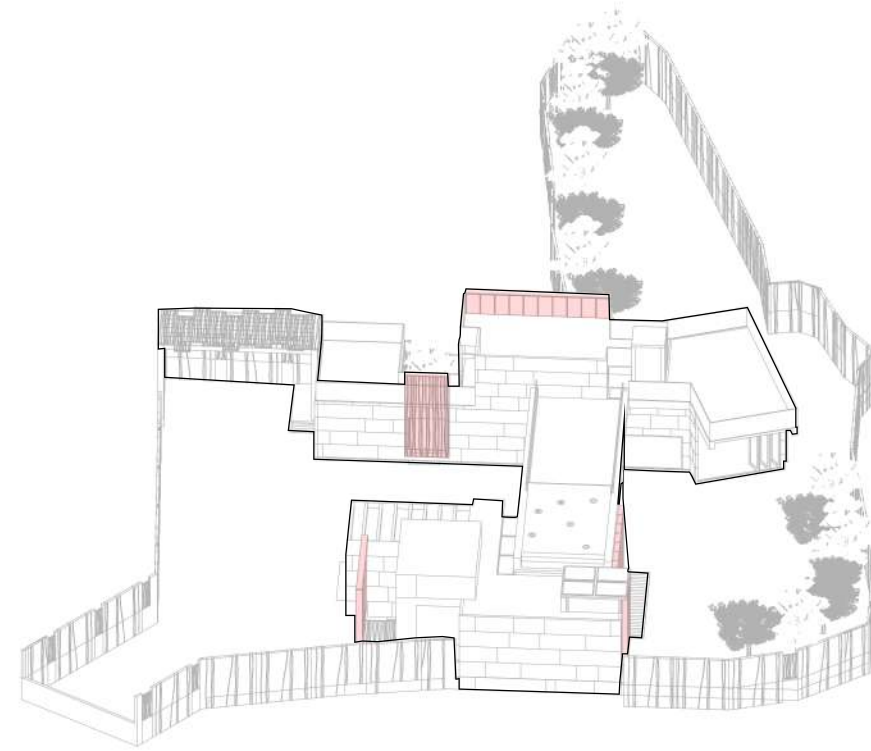
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PROPOSED FLATS/HOUSES WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION IN "R(D)" ZONE IN NGAU TAM MEI, YUEN LONG

Drawing Title
SECTIONS

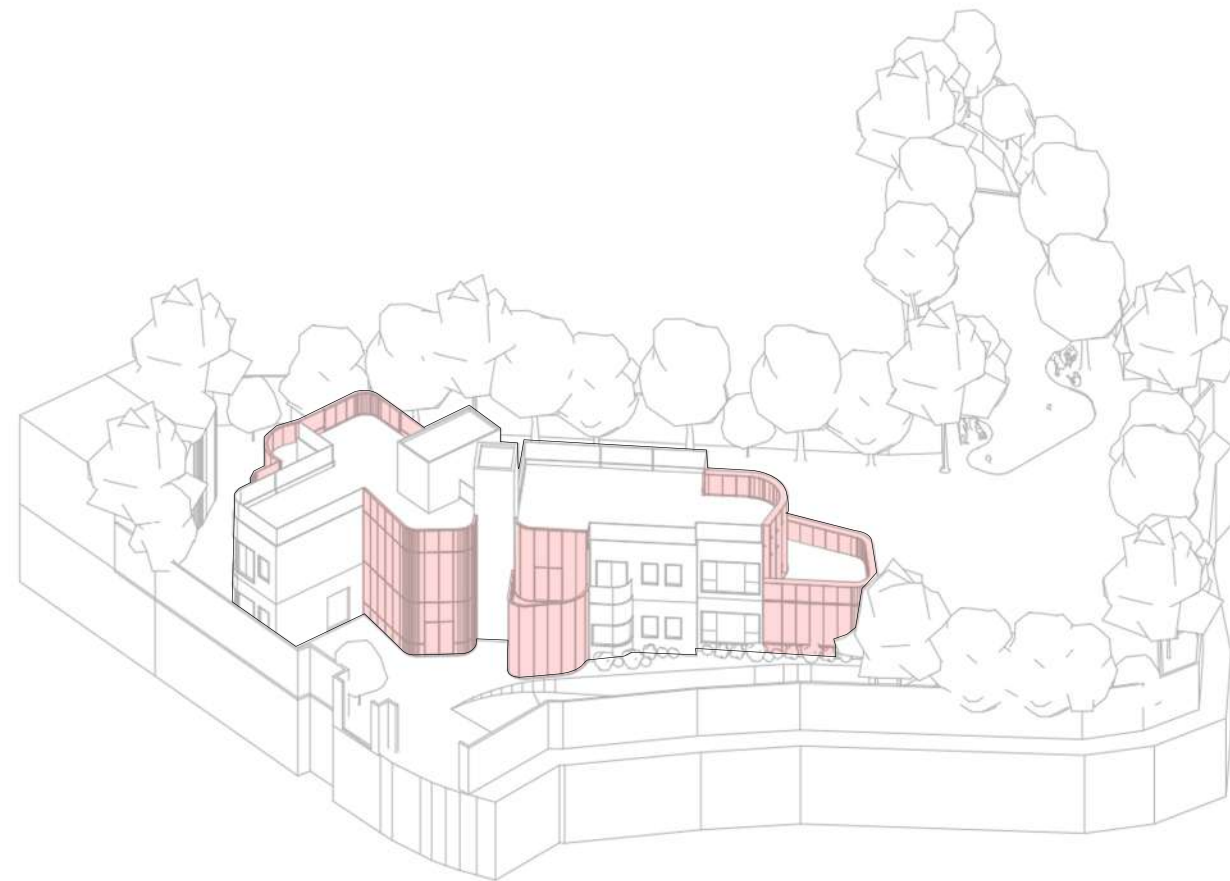
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Authority's / Client's Approval

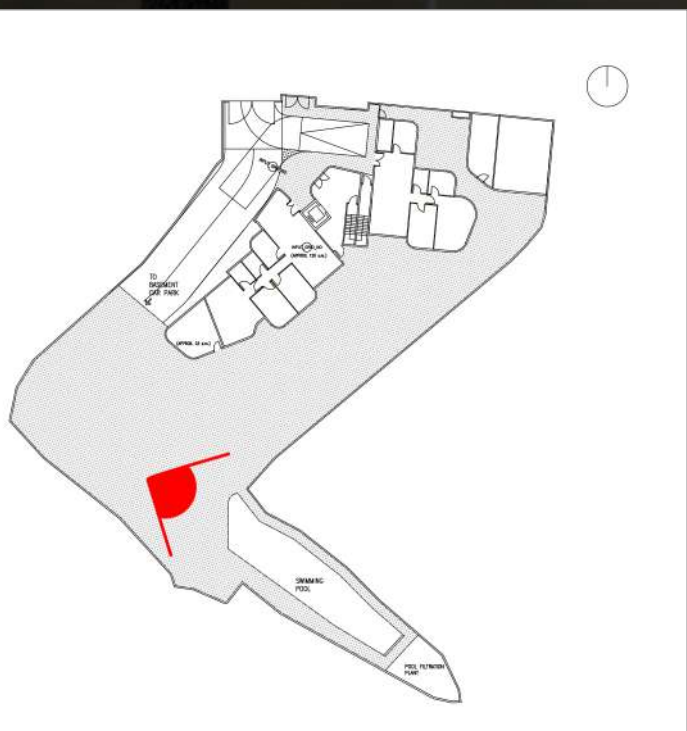
Facade language inherited from the old design to fit into the new building's curved language.



OLD DESIGN



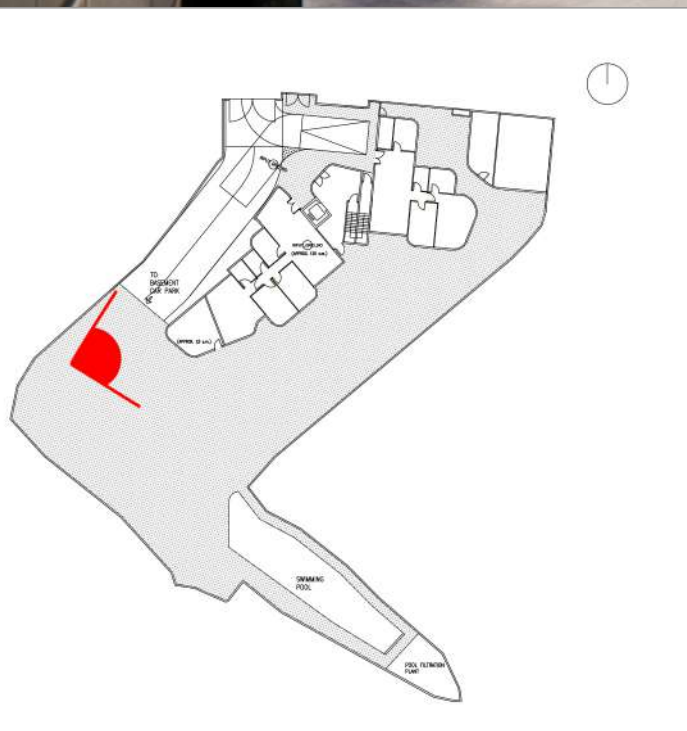
NEW DESIGN



SWIMMING POOL

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

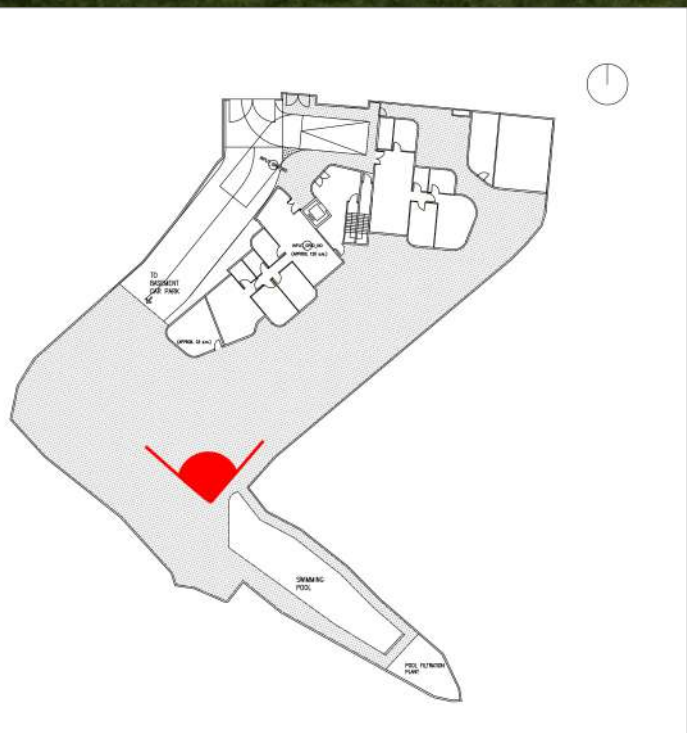




SOUTHWEST EXTERIOR PERSPECTIVE

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

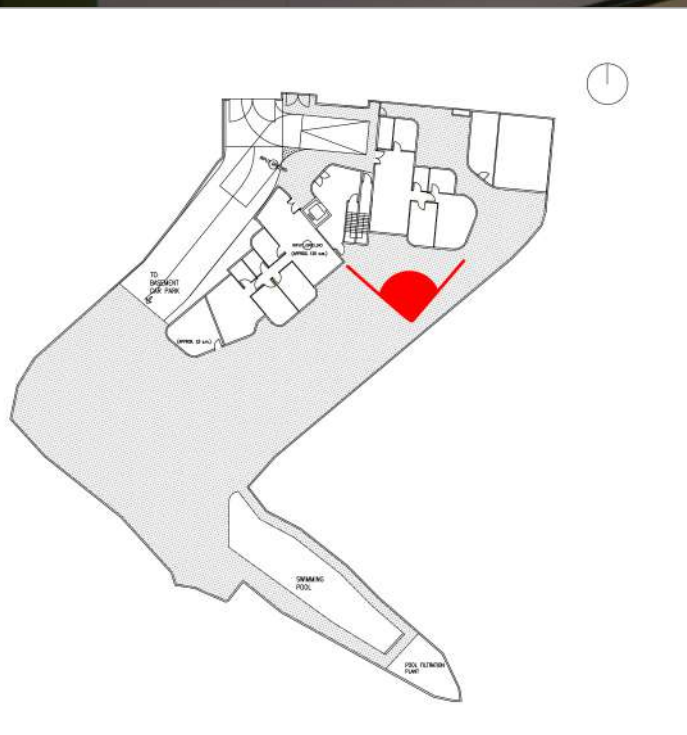




SOUTH EXTERIOR PERSPECTIVE

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

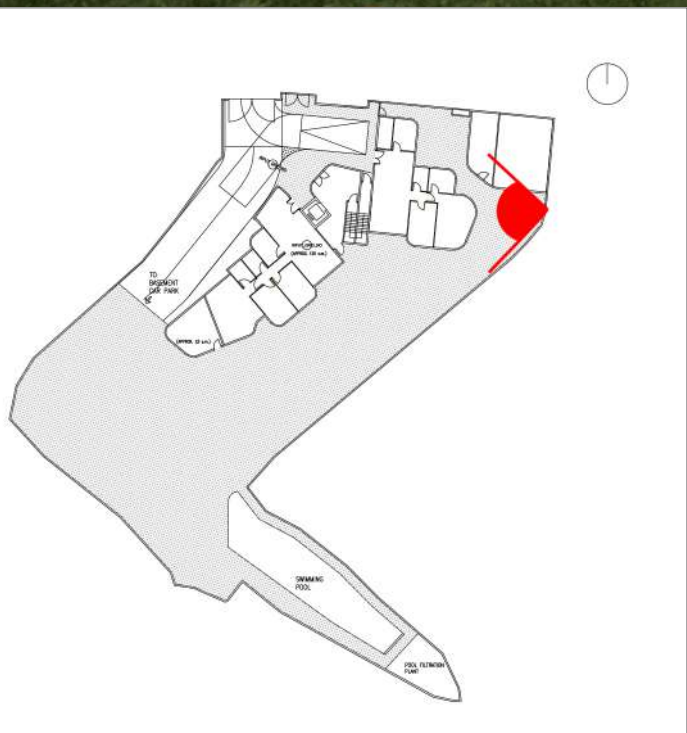




SOUTH EXTERIOR PERSPECTIVE

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

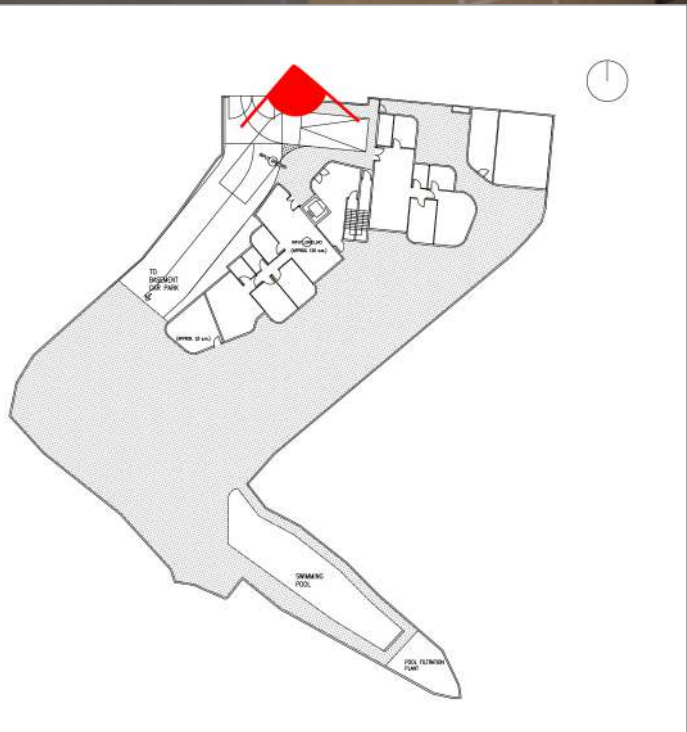




SOUTHEAST EXTERIOR PERSPECTIVE

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





NORTHWEST EXTERIOR PERSPECTIVE

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

