

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NTM/5**
关于申请编号 Y/YL-NTM/5 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of
the further information received on 3.12.2021
因应于 2021 年 12 月 3 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	Y/YL-NTM/5		
Location/address 位置/地址	Various Lots in D.D. 105 and adjoining Government land, Ngau Tam Mei, Yuen Long 元朗牛潭尾丈量约份第 105 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 22,294 sq. m 平方米 (Includes Government Land of about 包括政府土地 约 2,849 sq. m 平方米)		
Plan 图则	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 牛潭尾分区计划大纲核准图编号 S/YL-NTM/12		
Zoning 地带	"Residential (Group C)" 「住宅(丙类)」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Residential (Group C)" to "Residential (Group B)" 把申请地点由「住宅(丙类)」地带改划为「住宅(乙类)」地带		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	About 约 111,470	Not more than 不多於 5
	Non-domestic 非住用	-	-
No. of block 幢数	Domestic 住用	4	
	Non-domestic 非住用	-	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		Not more than 不多於 123.3	mPD 米(主水平基准上)
		Not more than 不多於 35	Storey(s) 层 Exclude 不包括 Basement 地库 Refuge Floor 防火层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	About 约 33.3 %		
No. of units 单位数目	1,980 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 5,544	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		914
	Private Car Parking Spaces 私家车车位		856
	Motorcycle Parking Spaces 电单车车位		20
	Bicycle Parking Spaces 单车车位		38
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		4
Heavy Goods Vehicle Spaces 重型货车车位		4	

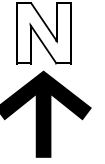
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Quantitative Risk Assessment 定量风险评估</u>		
<u>Tree Survey & Tree Preservation Proposal 树木调查及树木保护报告</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

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這是1990年9月14日在憲報公布的牛潭尾中期發展審批地區圖編號
 IDPA/YL-NTM/1 沒有涵蓋的範圍，但已包括在2000年9月29日
 在憲報公布的牛潭尾分區計劃大綱草圖編號 S/YL-NTM/4 的規劃區內。
 AREA NOT FALLING WITHIN THE BOUNDARIES OF THE NGAU TAM MEI
 INTERIM DEVELOPMENT PERMISSION AREA PLAN No. IDPA/YL-NTM/1 PUBLISHED IN
 THE GAZETTE ON 14.9.1990 BUT INCLUDED IN THE PLANNING SCHEME AREA ON
 THE DRAFT NGAU TAM MEI OUTLINE ZONING PLAN
 No. S/YL-NTM/4 PUBLISHED IN THE GAZETTE ON 29.9.2000

米埔
 MAI PO

米埔老圍
 Mai Po Lo Wai

米埔鷺鳥林
 MAI PO EGRETRY

米埔新村
 Mai Po San Tsuen

米埔圍
 Mai Po Tsui

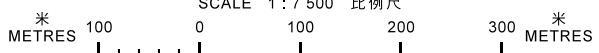
電力支站
 ELECTRIC SUB-STATION

申請地點
 Application Site



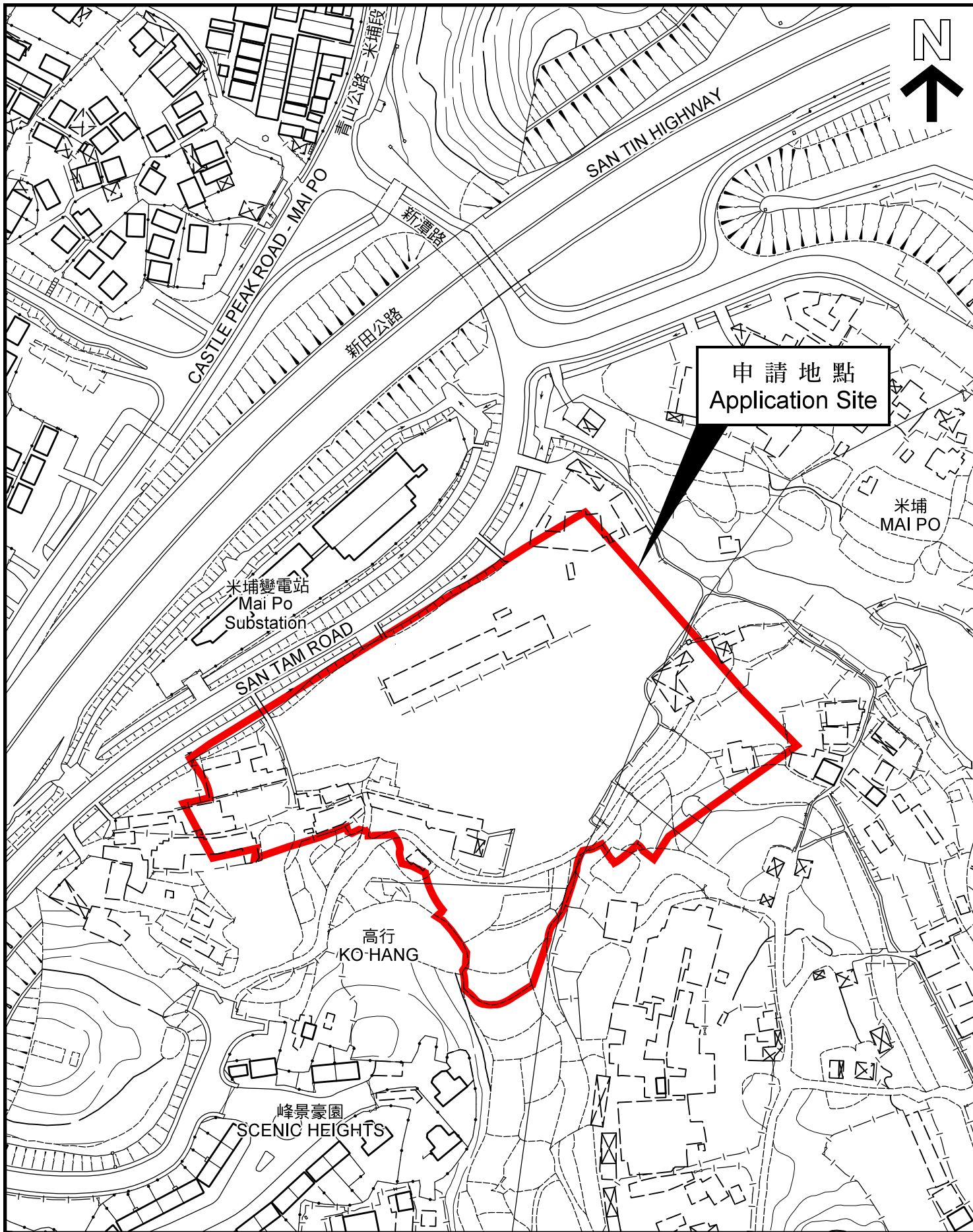
位置圖 LOCATION PLAN

本摘要圖於2021年12月13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 13.12.2021
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-NTM/12 APPROVED ON 5.12.2006



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/5



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2021年12月14日擬備，
所根據的資料為測量圖編號
2-SE-12A 及 2-SE-12C
EXTRACT PLAN PREPARED ON 14.12.2021
BASED ON SURVEY SHEETS No.
2-SE-12A & 2-SE-12C

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/5

申請編號 Application No. : Y/YL-NTM/5

備註 Remarks

申請人呈交進一步資料，包括回應部門意見表、排污影響評估、定量風險評估、視覺影響評估、樹木調查及樹木保護報告，及經修訂的園境設計圖。

The applicant submitted a table of responses to departmental comments, a Sewerage Impact Assessment, a Quantitative Risk Assessment, a Visual Impact Assessment, a Tree Survey & Tree Preservation Proposal and a revised Landscape Master Plan.

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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- Legend**
- The Rezoning Site Boundary
 - Lawn
 - Shrub
 - Bench
 - Children's Play Area
 - Elderly Fitness Court/ Fitness Station
 - Trellis
 - Swimming Pool
 - Water Feature
 - +4.825 Proposed Level
 - Pedestrian Entrance/Exit
 - Vehicular Entrance/Exit
 - Footpath
 - New Tree Planting (The Rezoning Site: 110 nos.)
 - Retain Tree (The Rezoning Site: 1 no.)

申請編號 Application No. : Y / YL-NTM / 5
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 This page is extracted from applicant's submitted documents.

- 1 Tree planting designed for screening purpose and soften development edge.
- 2 Outdoor swimming pool associated with the clubhouse provides active recreational facilities for the residents, establishes a landscape core with other sitting-out areas and passive recreational facilities.
- 3 Tree planting with landscape features highlights the entrance threshold and establishes a green gateway to the development.
- 4 Entrance feature designed with ornamental planting, feature wall and water feature to create sense of arrival and character of development.
- 5 Strolling trail/footpath connects proposed open spaces and provides recreational facilities for the residents.
- 6 Retained mature tree continuous its contribution to the lanscape context
- 7 Courtyard garden provides intimate sitting-out area.
- 8 Leisure Lawn

The Rezoning Site Area: 22,294m²
 Private Open Space for residents: Total not less than 5,544m²
 (For estimated population of 5,544 people)

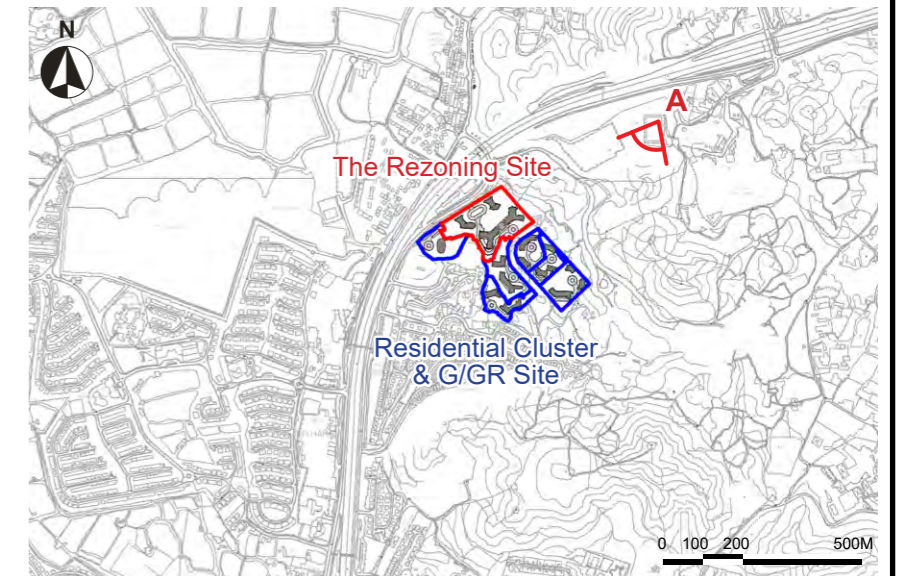
S12A Amendment of Plan Application for Proposed Residential Development at Various Lots in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
 Landscape Master Plan – The Rezoning Site

SCALE	AS SHOWN	DATE	NOV 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 1.0		REV A

ADI
 ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8600 FACSIMILE 2131 8609
 香港英皇國際設計有限公司
 專業園林景觀、城市規劃設計、建築師事務所
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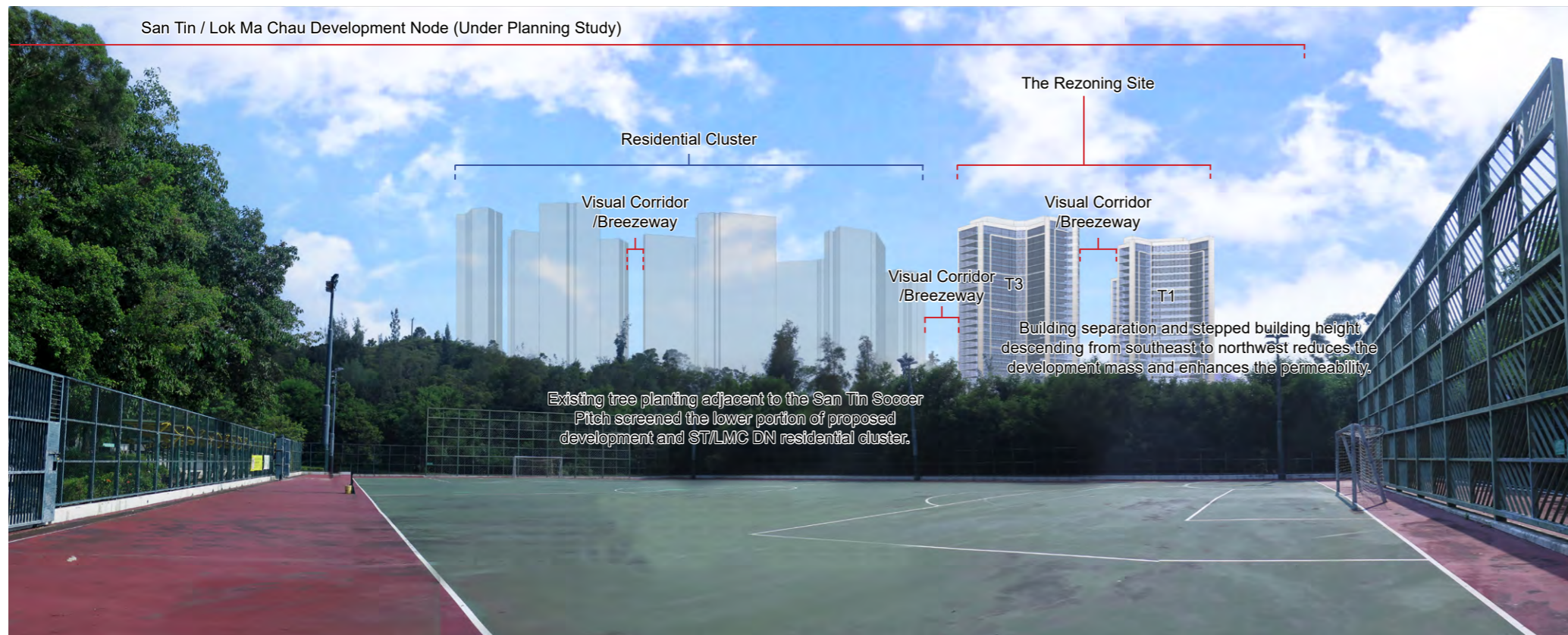


Existing View
View southwest from San Tin Soccer Pitch



Key Plan

Viewpoint A
Viewpoint Elevation: +14.4mPD at San Tin Soccer Pitch
Viewing Distance: 435m
Proposed Building Height : Approx. +118.3mPD to +123.3mPD



Photomontage

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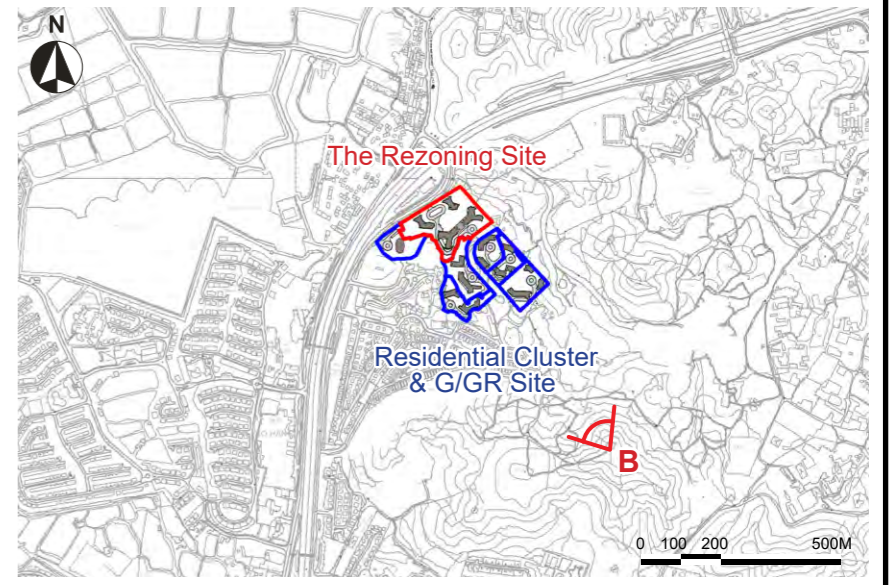
S12A Amendment of Plan Application for Proposed Residential Development at Various Lots in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
Photomontage - Viewpoint A

SCALE	As Shown	DATE	NOV 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE AV3.1		REV
			-

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Existing View
View northwest from Kai Kung Leng Lower Slope



Key Plan

Viewpoint B
Viewpoint Elevation: +103.9mPD at Kai Kung Leng Lower Slope
Viewing Distance: 665m
Proposed Building Height : Approx. +118.3mPD to +123.3mPD



Photomontage

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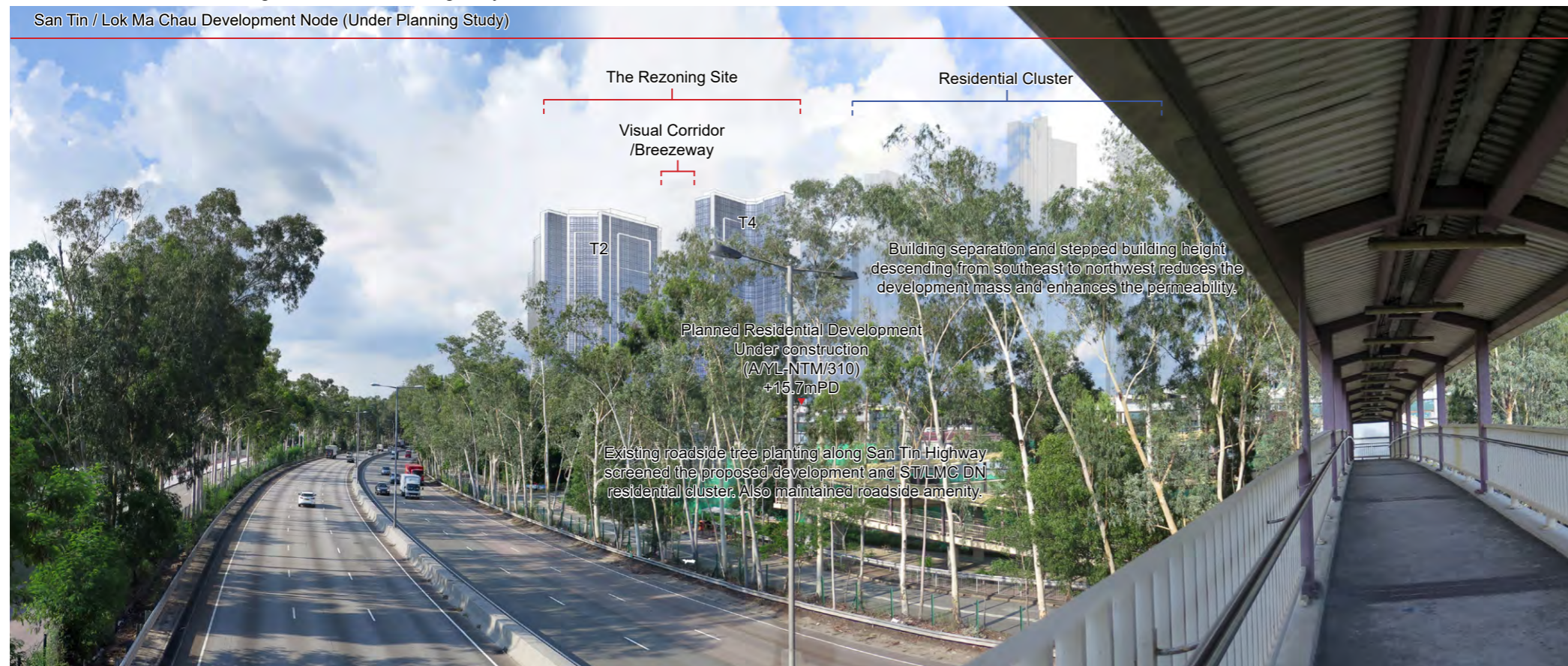
S12A Amendment of Plan Application for Proposed Residential Development at Various Lots in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
Photomontage - Viewpoint B

SCALE	As Shown	DATE	NOV 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE AV3.2		REV
			-

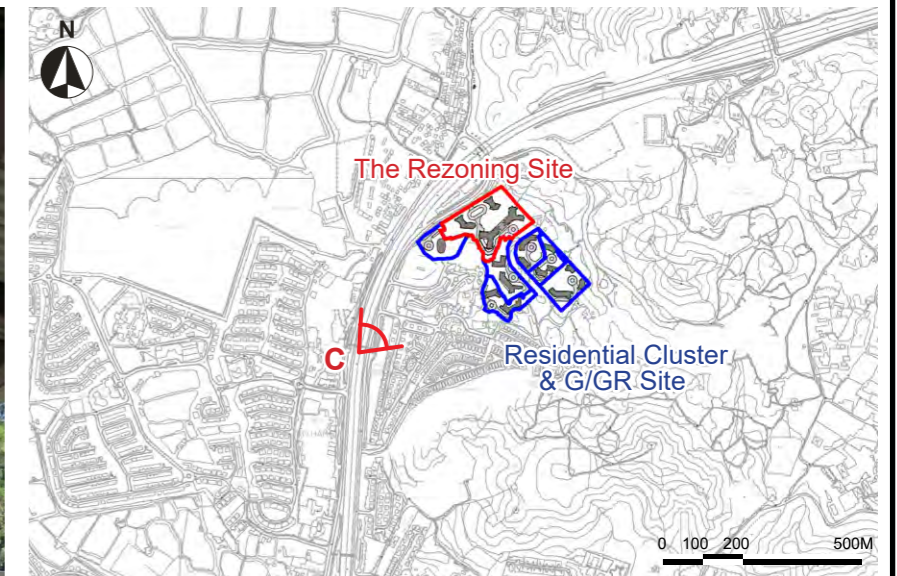
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Existing View
View northeast from footbridge across San Tin Highway
San Tin / Lok Ma Chau Development Node (Under Planning Study)



Photomontage



Key Plan

Viewpoint C
Viewpoint Elevation: +13.5 mPD at footbridge across San Tin Highway
Viewing Distance: 296m
Proposed Building Height : Approx. +118.3mPD to +123.3mPD

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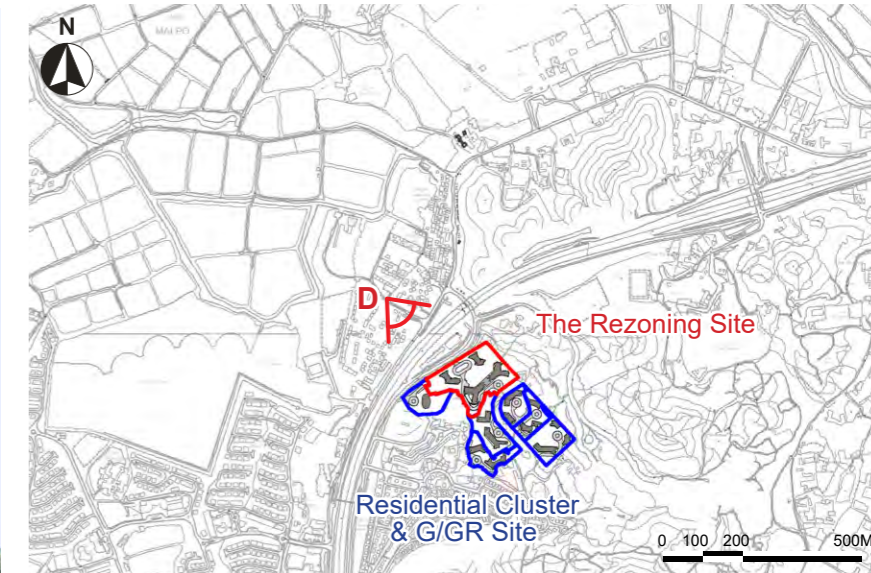
S12A Amendment of Plan Application for Proposed Residential Development at Various Lots in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
Photomontage - Viewpoint C

SCALE	As Shown	DATE	NOV 2021
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FIGURE NO.	FIGURE AV3.3		REV
			-

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Existing View
View south from San Tin Mai Po Road



Key Plan

Viewpoint D
Viewpoint Elevation: +5.4 mPD at San Tin Mai Po Road
Viewing Distance: 214m
Proposed Building Height : Approx. +118.3mPD to +123.3mPD



Photomontage

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S12A Amendment of Plan Application for Proposed Residential Development at Various Lots in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
Photomontage - Viewpoint D

SCALE	As Shown	DATE	NOV 2021
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE AV3.4		REV
			-

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專業人士及註冊十八號服務銀行大廈十樓
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申請編號 Application No. : Y/YL-NTM/5

與申請地點屬相同地帶的先前申請
Previous Application(s) Relating to the Application Site with Same Zoning(s)

申請編號 Application No.	擬議修訂 Proposed Amendment(s)	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

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