

**SCALE: 1:300 (A4) MASTER LAYOUT PLAN at 14.15mPD - (CDA)**  
 DATE: 2020-07-09

PROPOSED MASTER LAYOUT PLAN ("MLP"), FOR A SITE IN  
 "COMPREHENSIVE DEVELOPMENT AREA" ZONE, AT LOT NO. 2883 IN D.D. 130,  
 FUK HANG TSUEN LANE, LAM TEI, TUEN MUN, NEW TERRITORIES

target year of completion  
 of the proposed development: 2022

**Plan A**



參考編號 REFERENCE No. A/TM-LTYT/383	繪圖 DRAWING A-1
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(摘錄自申請人於17.8.2020呈交的申請書)  
 (Extract from Applicant's  
 Submission Dated 17.8.2020)

Rev.	Purpose	Date	Approved

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 Read this drawing in conjunction with the specifications and all other related drawings.  
 Notify the Architect immediately of any discrepancy found herein.

PROJECT NO. 1624

PROJECT NAME  
 RESIDENTIAL DEVELOPMENT  
 AT LAM TEL DD130, LN2883, TUEN MUN, N.T.  
 (NO. FUK HANG TSUEN LANE)

DRAWING TITLE  
 MASTER LAYOUT PLAN  
 GROUND FLOOR

DRAWING NO. DWG-01

REVISION	SCALE

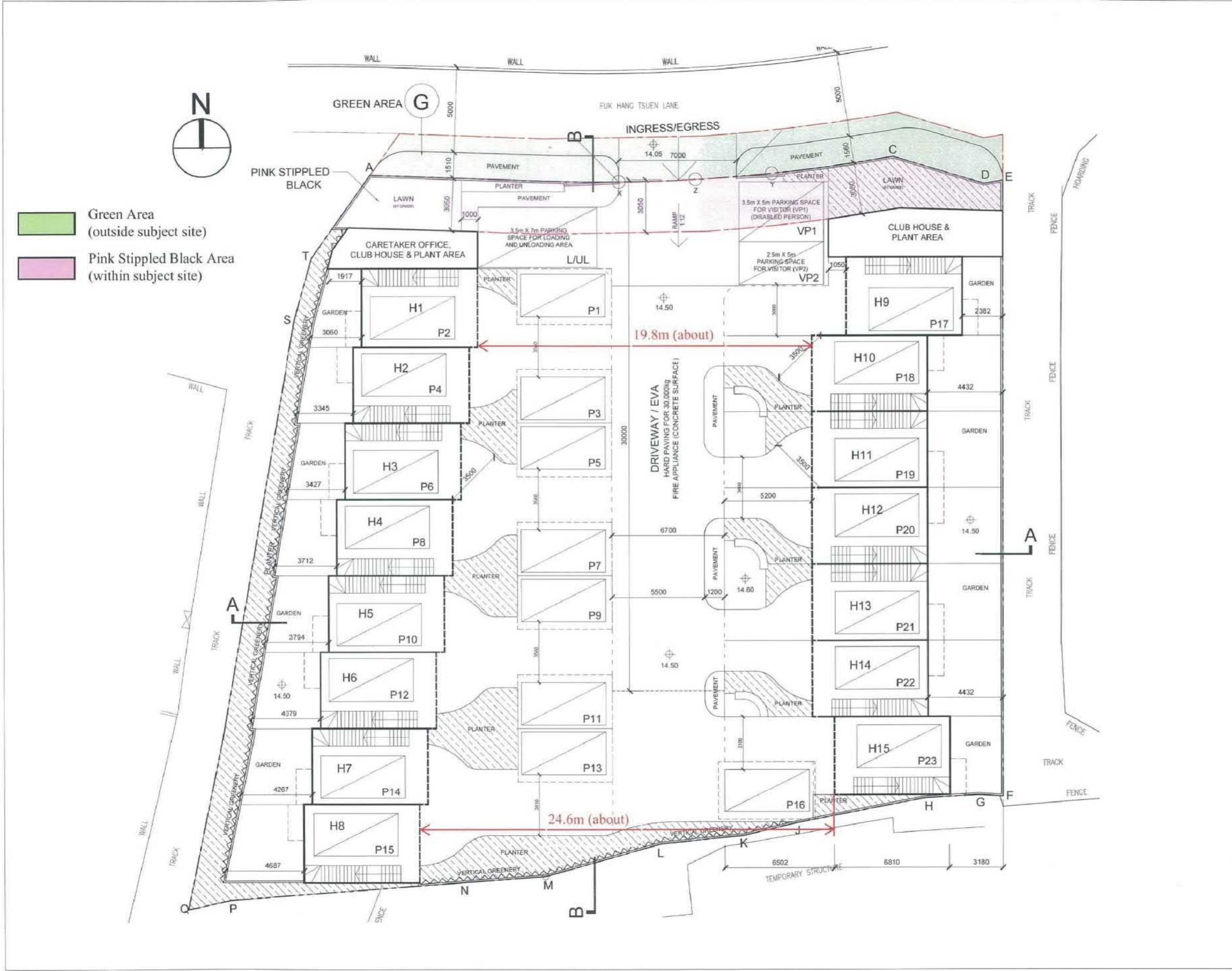
DESIGNED BY	DRAWN BY
TC	AV

APPROVED BY	DATE
TC	31-05-2019

CLIENT  
 JANTIX RENEWAL DEVELOPMENT LTD.

ARCHITECT / AUTHORIZED PERSON  
  
 I Architects Limited  
 10/F, 100, Tsim Sha Tsui Road, Kowloon, Hong Kong  
 Tel: (852) 2522 1111 Fax: (852) 2522 1112  
 Email: info@iarchitects.com.hk


**Figure 6**



B.D. Ref. No.:	
F.S.D. Ref. No.:	
CAD Ref.:	
Rev.	Purpose
Date	Approved
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PROJECT NO.	1824
PROJECT NAME	RESIDENTIAL DEVELOPMENT AT LAM TEI, DD130, LN2883, TUEN MUN, N.T. (NO. FUK HANG TSUEN LANE)
DRAWING TITLE	MASTER LAYOUT PLAN FIRST FLOOR
DRAWING NO.	DWG-02
REVISION	SCALE
DESIGNED BY	DRAWN BY
TC	AV
APPROVED BY	DATE
TC	31-05-2019
CLIENT	JANTIX RENEWAL DEVELOPMENT LTD.
ARCHITECT / AUTHORIZED PERSON	I Architects Limited <small>INCORPORATED IN HONG KONG          10/F, 100 WING LOK STREET, HONG KONG          TEL: (852) 2508 8888 FAX: (852) 2508 8889</small>

**Figure 7**

參考編號 REFERENCE No.	繪圖 DRAWING
A/TM-LTYT/383	A-3

(摘錄自申請人於6.8.2019呈交的申請書)  
 (Extract from Applicant's Submission Dated 6.8.2019)



- Green Area (outside subject site)
- Pink Stippled Black Area (within subject site)

B.D. Ref. No.	F.S.D. Ref. No.	CAD Ref.
Rev.	Purpose	Date
	Approved	
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PROJECT NO.	1824	
PROJECT NAME	RESIDENTIAL DEVELOPMENT AT LAM TEI, DD130, LN2883, TUEN MUN, N.T. (NO. FUK HANG TSUEN LANE)	
DRAWING TITLE	MASTER LAYOUT PLAN SECOND FLOOR	
DRAWING NO.	DWG-03	
REVISION	SCALE	
DESIGNED BY	DRAWN BY	
TC	AV	
APPROVED BY	DATE	
TC	31-05-2019	
CLIENT	JANTIX RENEWAL DEVELOPMENT LTD.	
ARCHITECT / AUTHORIZED PERSON	 I Architects Limited <small>INCORPORATED IN HONG KONG          10/F, 100 WING LOK STREET, HONG KONG          香港中環皇后大道中100號10樓</small>	

**Figure 8**

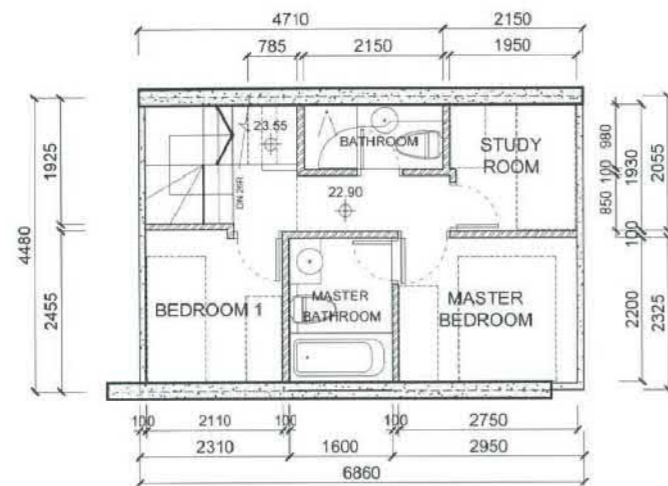
參考編號 REFERENCE No.	繪圖 DRAWING
A/TM-LTYT/383	A-4

(摘錄自申請人於6.8.2019呈交的申請書)  
 (Extract from Applicant's Submission Dated 6.8.2019)

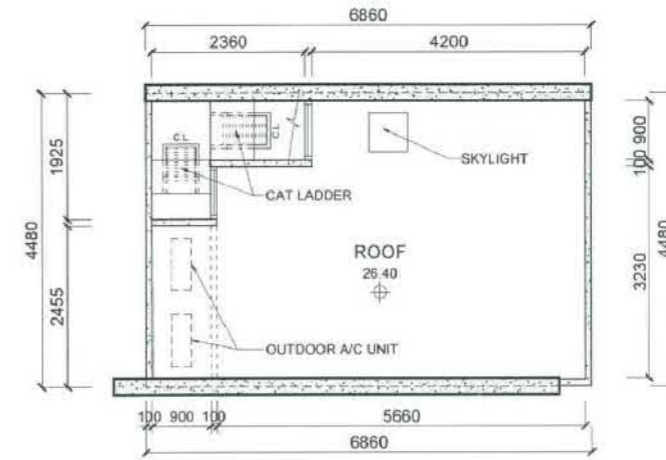


B.D. Ref. No. :  
 F.S.D. Ref. No. :  
 CAD Ref. :

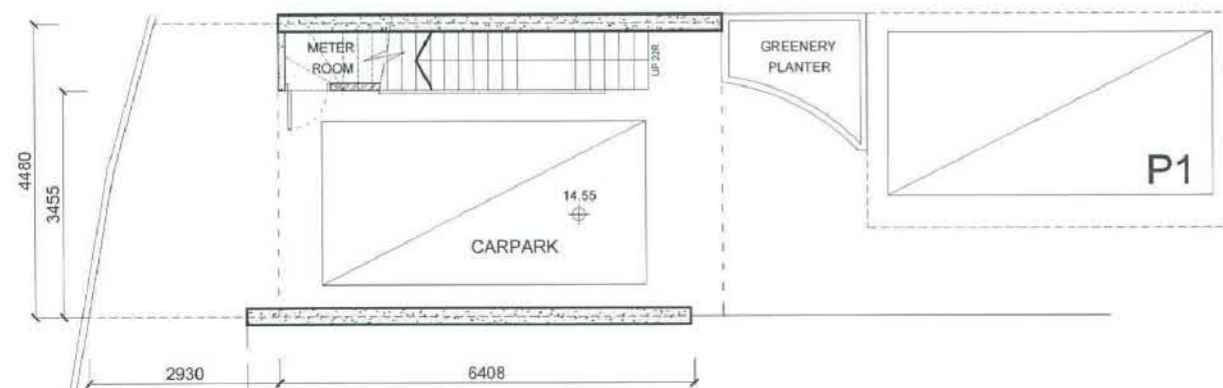
Rev.	Purpose	Date	Approved
1	WORK DWG	17-04-2018	



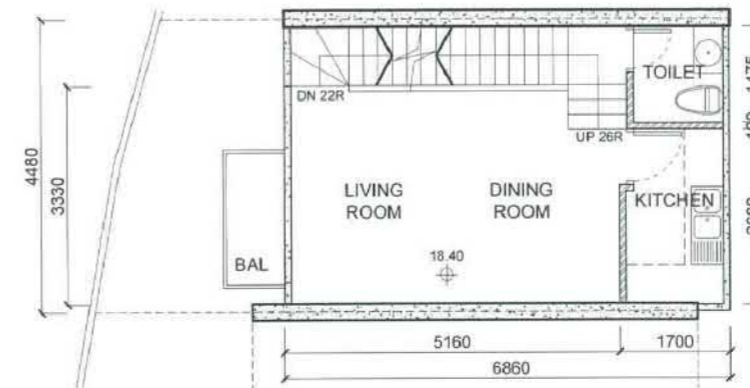
**TYPICAL 2/F PLAN**  
 GFA: 30.733m<sup>2</sup>



**TYPICAL ROOF PLAN**



**TYPICAL G/F PLAN**



**TYPICAL 1/F PLAN**  
 GFA: 32.733m<sup>2</sup>

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PROJECT NO. 1824

PROJECT NAME  
 RESIDENTIAL DEVELOPMENT  
 AT LAM TEI, DD130, LN2893, TUEN MUN, N.T.  
 (NO. LUK HANG TSUEN LANE)

DRAWING TITLE  
 TYPICAL FLOOR PLANS


DRAWING NO. DWG-04

REVISION	SCALE

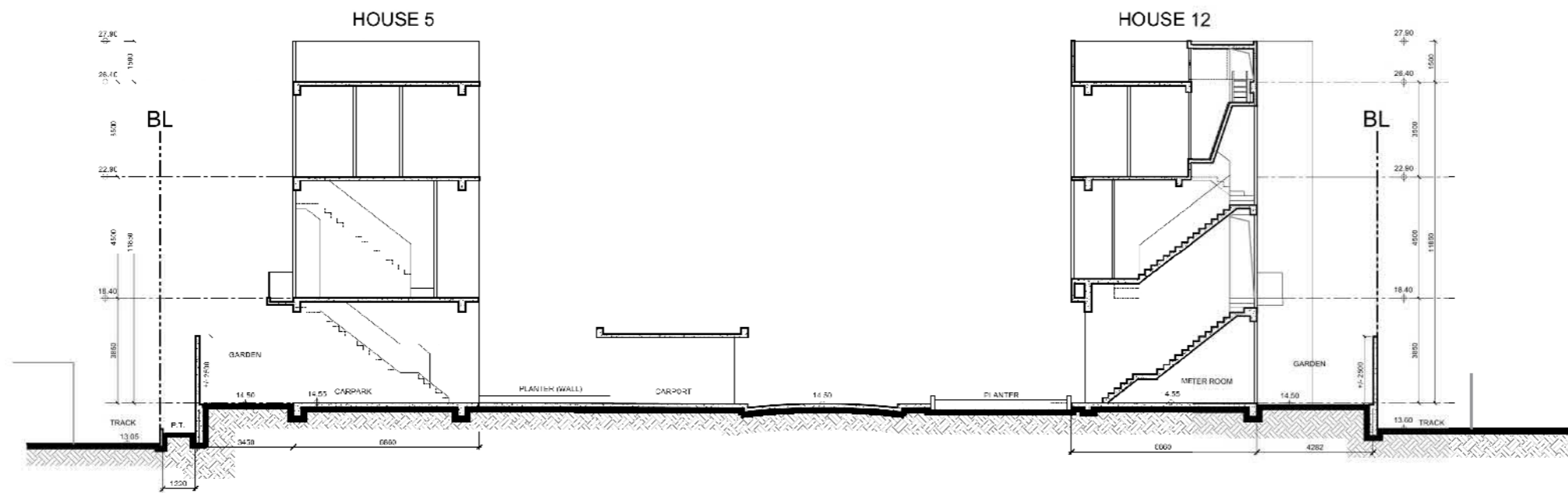
DESIGNED BY	DRAWN BY
TC	AV

APPROVED BY	DATE
TC	31-05-2019

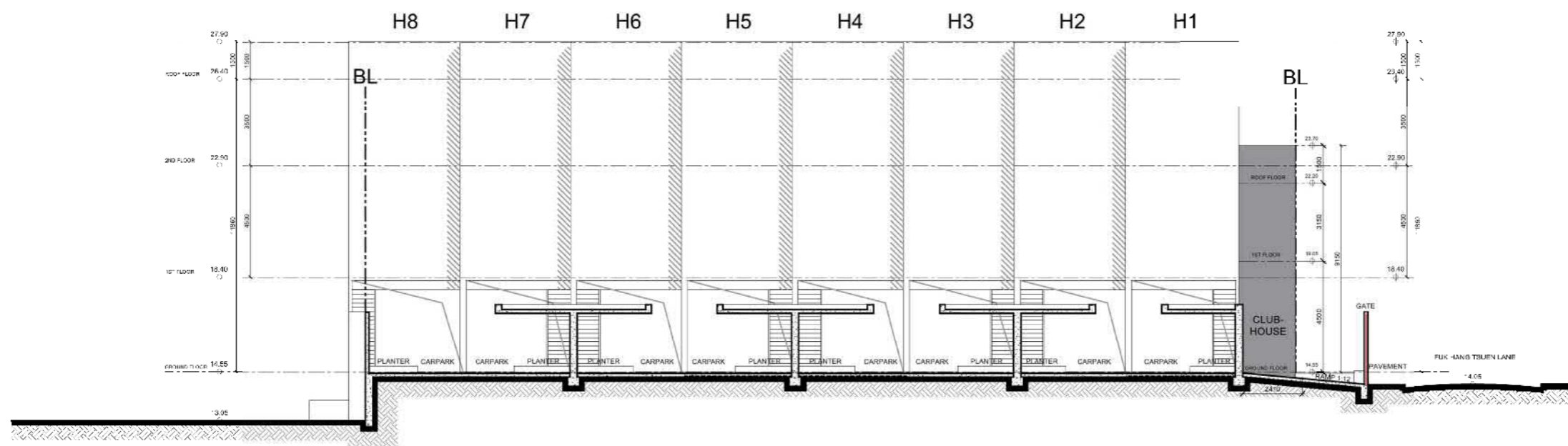
CLIENT  
 JANTIX RENEWAL DEVELOPMENT LTD.

ARCHITECT / AUTHORIZED PERSON  
  
 I Architects Limited  
 Suite 2, 2/F, 110, Tsim Sha Tsui Road, Kowloon, Hong Kong  
 Tel: +852 2500 1100 Fax: +852 2500 1101  
 Email: info@iarchitects.com.hk

**Figure 9**



SECTION A-A



SECTION B-B

B.C. Ref. No. :  
 F.S.D. Ref. No. :  
 CAD Ref. :  
 Rev. Purpose Date Approved

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 Read this drawing in conjunction with the specifications and all other related drawings.  
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PROJECT NO. 1824  
 PROJECT NAME  
 RESIDENTIAL DEVELOPMENT  
 AT LAM TEI, DD130, LN2883, TUEN MUN, N.T.  
 (NO. FUK HANG TSUEN LANE)  
 DRAWING TITLE  
 MLP SECTIONS  
 A-A + B-B  
 DRAWING NO. DWG-05  
 REVISION SCALE  
 DESIGNED BY TC DRAWN BY AV  
 APPROVED BY TC DATE 31-05-2019

CLIENT JANTIX RENEWAL DEVELOPMENT LIMITED  
 ARCHITECT / AUTHORIZED PERSON  
 i Architects Limited  
 11/F, 118-120, Tsim Sha Tsui Road, Kowloon, Hong Kong  
 Tel: +852 2500 8888 Fax: +852 2500 8889  
 Email: info@iarchitects.com.hk

Figure 10

參考編號 REFERENCE No. A/TM-LTYT/383	繪圖 DRAWING A-6
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(摘錄自申請人於6.8.2019呈交的申請書)  
 (Extract from Applicant's Submission Dated 6.8.2019)



Figure 12a

參考編號 REFERENCE No. 繪圖 DRAWING  
A/TM-LTYT/383 A-7

(摘錄自申請人於31. 10. 2019提交的申請書)  
(Extract from Applicant's  
Submission Dated 31.10.2019)

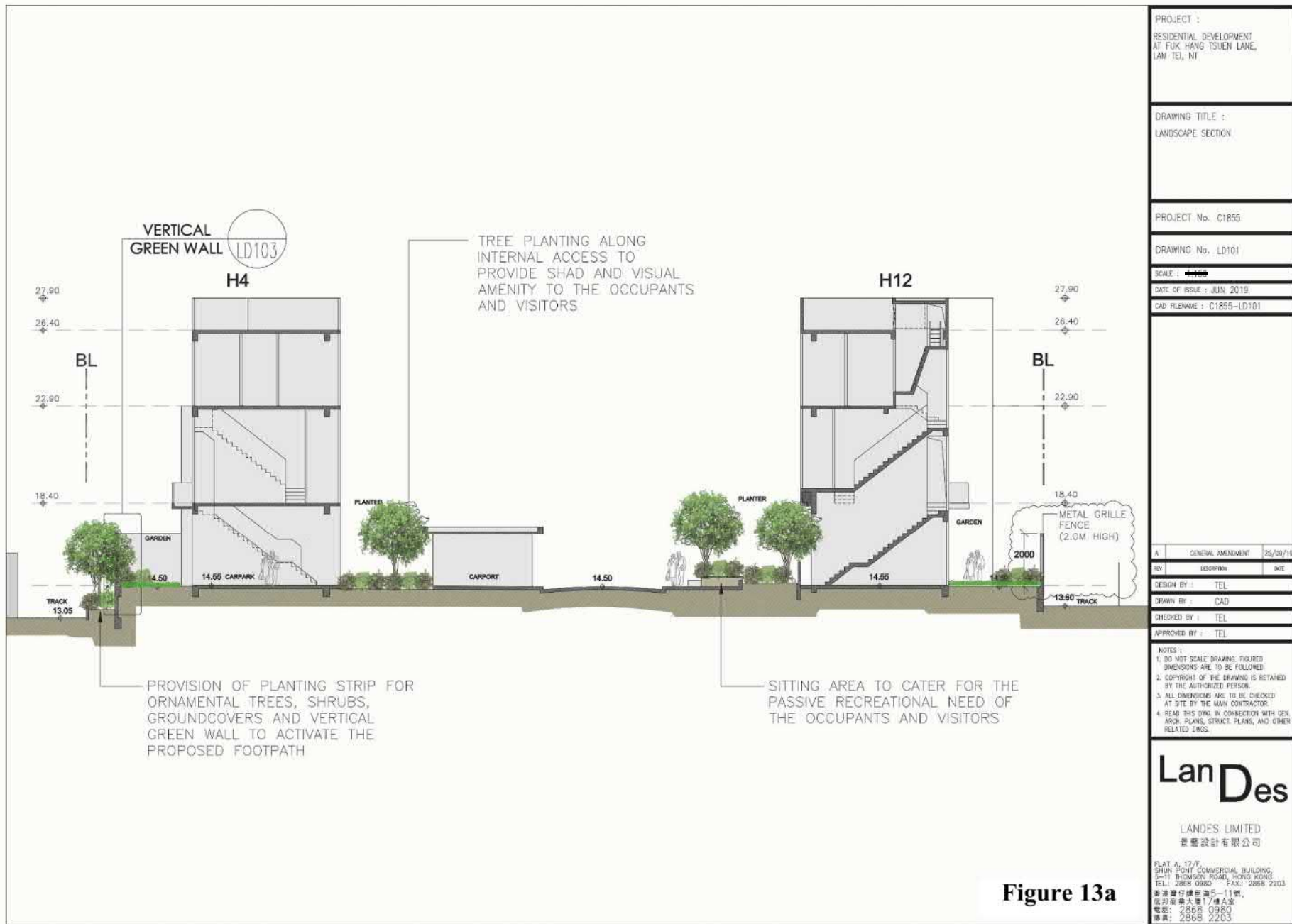


Figure 13a

參考編號 REFERENCE No. A/TM-LTYT/383	繪圖 DRAWING A-8
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(摘錄自申請人於31. 10. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 31.10.2019)





RESIDENTIAL DEVELOPMENT  
LAM TEI, DD130, LN 2883, TUEN MUN

JANTIX RENEWAL DEVELOPMENT LIMITED



Indicative Perspective Image (Building Separation)

Figure 11

N.T.S.

**VISION**

弘域城市規劃顧問有限公司  
VISION PLANNING CONSULTANTS LTD.

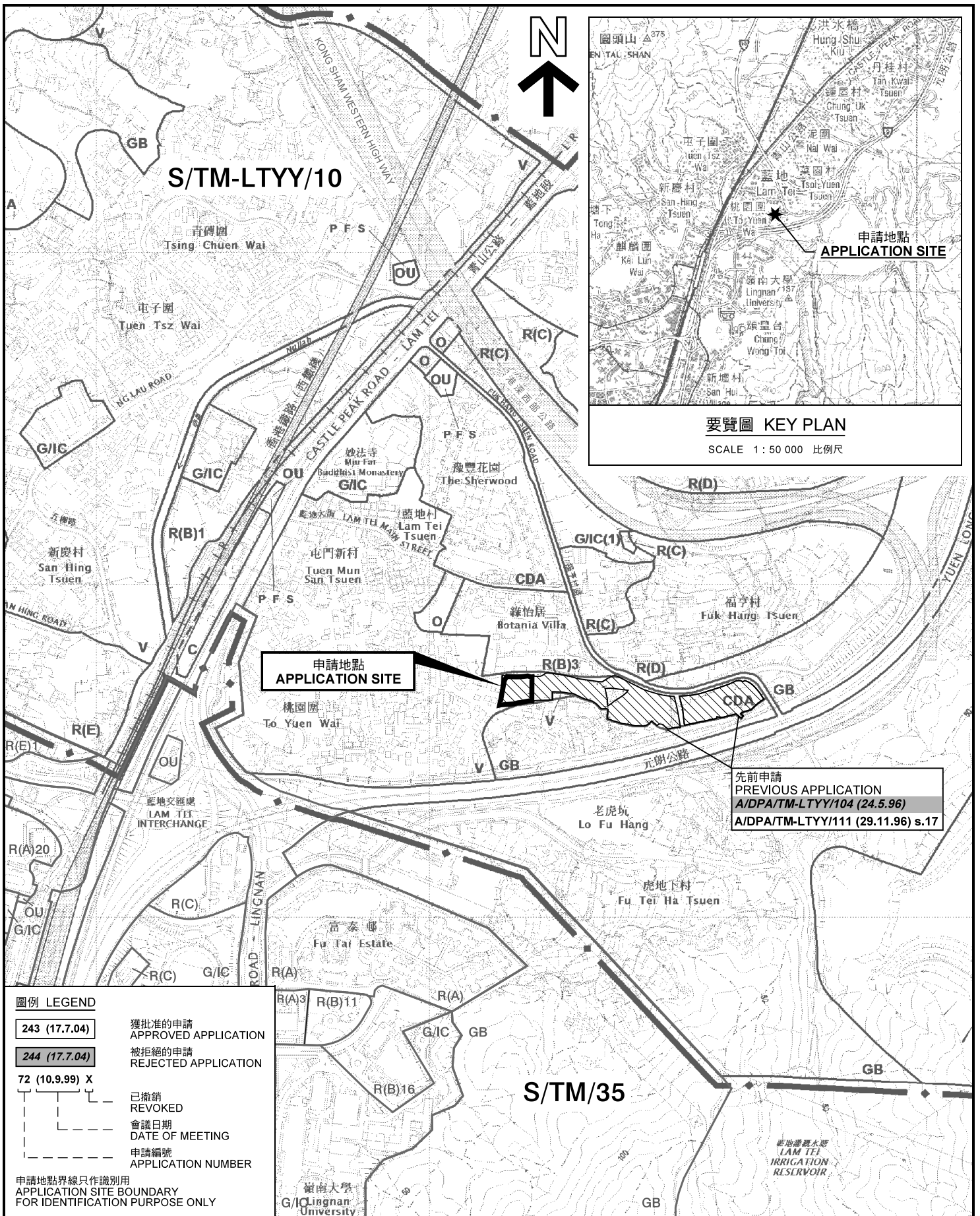
香港北角銀業街 9-23 號秀明中心 20 樓 C 室  
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.  
Tel : (852) 2566 9988 Fax (852) 2566 9978 E-mail: vision@visionplanning.com.hk

參考編號 REFERENCE No.  
A/TM-LTYT/383

繪圖 DRAWING  
A-9

(摘錄自申請人於6.8.2019呈交的申請書)

(Extract from Applicant's  
Submission Dated 6.8.2019)



**要覽圖 KEY PLAN**  
SCALE 1 : 50 000 比例尺

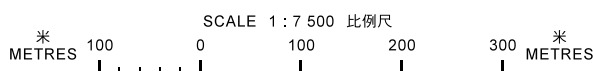
**圖例 LEGEND**

- 243 (17.7.04) 獲批准的申請  
APPROVED APPLICATION
- 244 (17.7.04) 被拒絕的申請  
REJECTED APPLICATION
- 72 (10.9.99) 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 LOCATION PLAN**

擬議住宅發展  
新界屯門藍地丈量約份第130約地段第2883號  
PROPOSED RESIDENTIAL DEVELOPMENT  
LOT 2883 IN D.D. 130, LAM TEI,  
TUEN MUN, NEW TERRITORIES



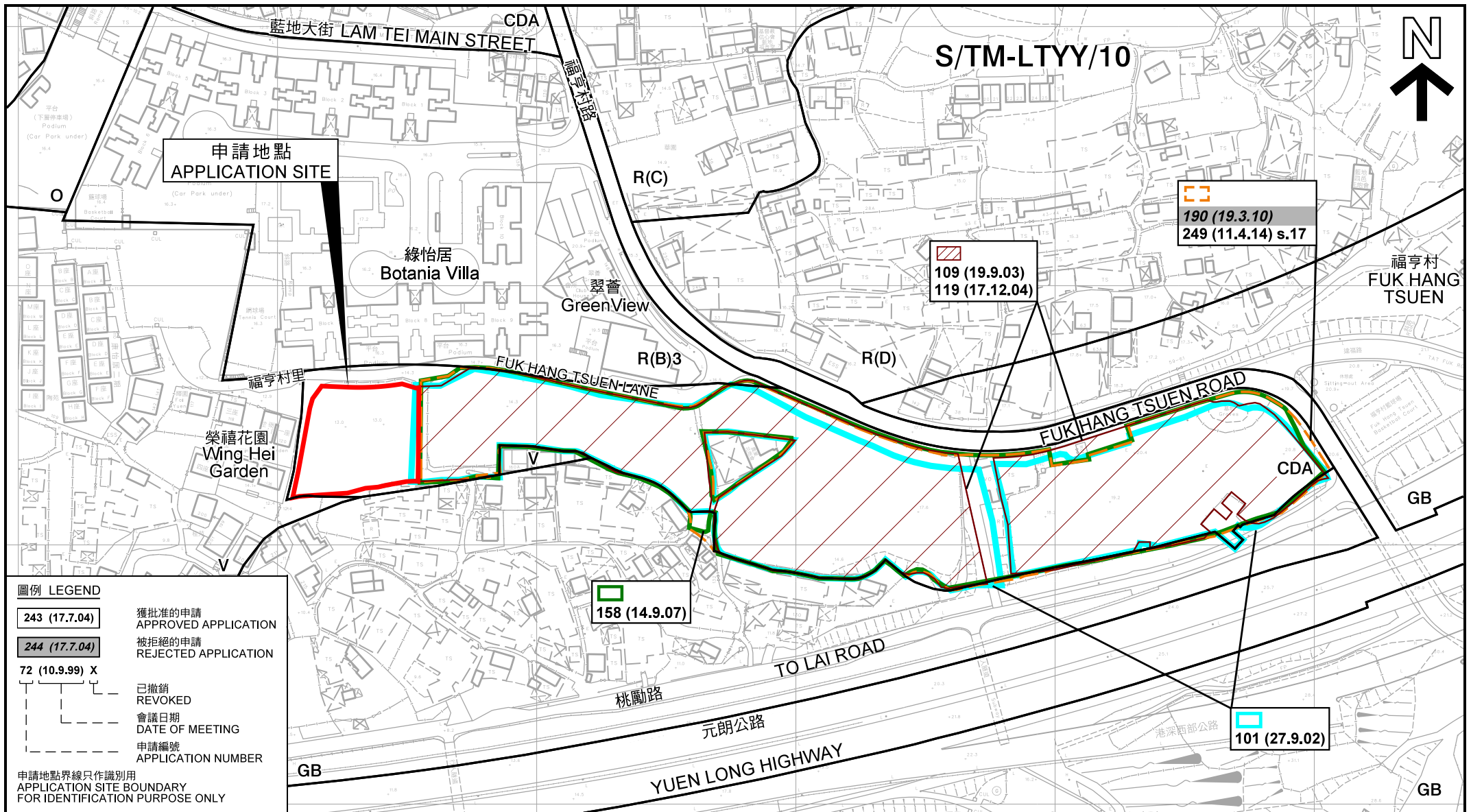
規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**A/TM-LTTY/383**

圖 PLAN  
**A-1a**

本摘要圖於2020年6月23日擬備，  
所根據的資料為於2018年10月16日  
核准的分區計劃大綱圖編號S/TM-LTTY/10  
EXTRACT PLAN PREPARED ON 23.6.2020  
BASED ON OUTLINE ZONING PLAN No.  
S/TM-LTTY/10 APPROVED ON 16.10.2018



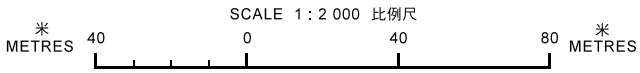
**圖例 LEGEND**

243 (17.7.04) 獲批准的申請  
 APPROVED APPLICATION  
244 (17.7.04) 被拒絕的申請  
 REJECTED APPLICATION  
 72 (10.9.99) 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

**同類申請圖 SIMILAR APPLICATION PLAN**

擬議住宅發展  
 新界屯門藍地丈量約份第130約地段第2883號  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 LOT 2883 IN D.D. 130, LAM TEI,  
 TUEN MUN, NEW TERRITORIES

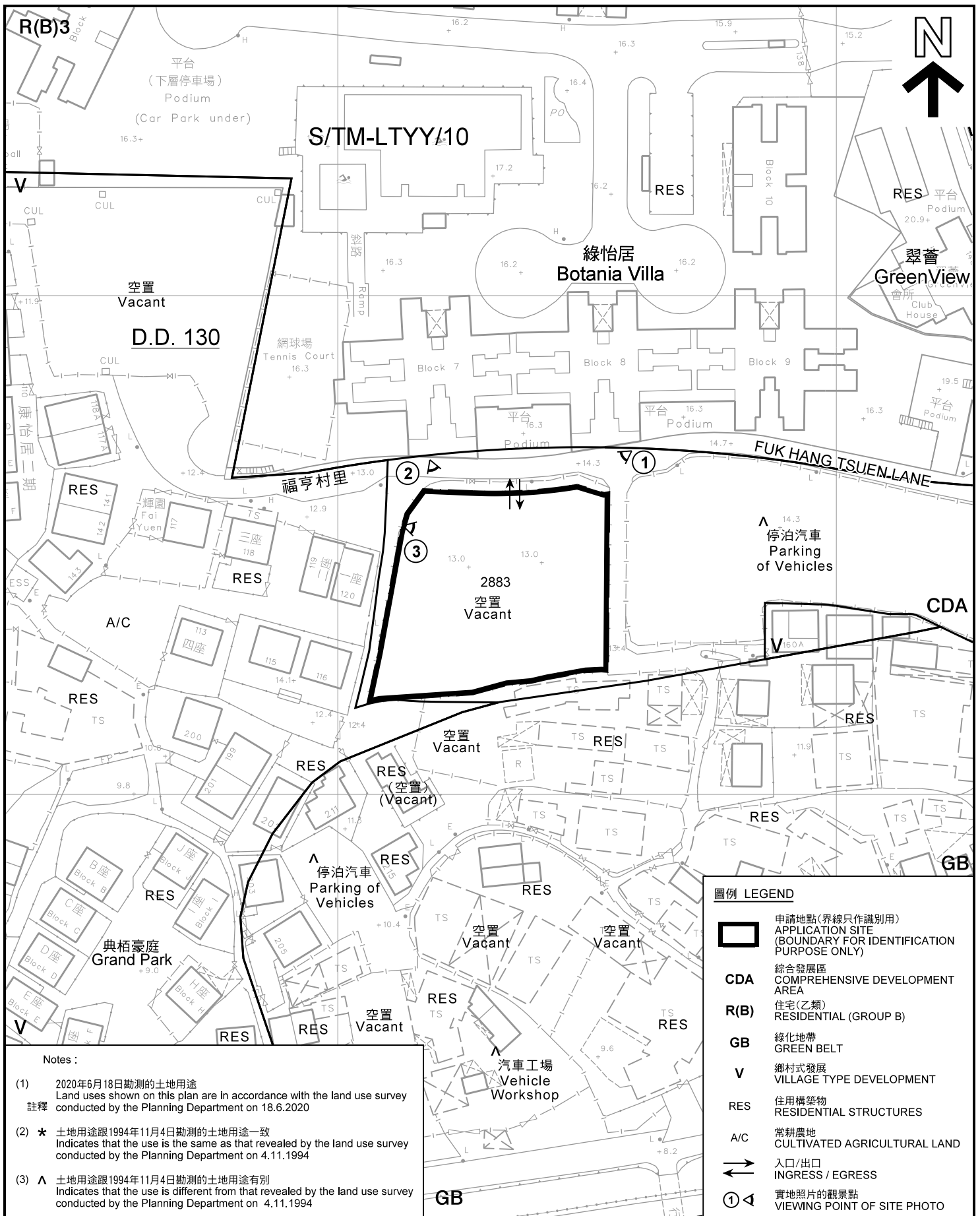


規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 A/TM-LTYT/383

圖 PLAN  
 A-1b



Notes :

- (1) 2020年6月18日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 18.6.2020  
註釋
- (2) ★ 土地用途跟1994年11月4日勘測的土地用途一致  
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 4.11.1994
- (3) ▲ 土地用途跟1994年11月4日勘測的土地用途有別  
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 4.11.1994

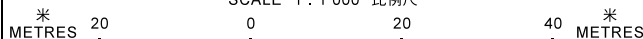
圖例 LEGEND

- 申請地點(界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- GB** 綠化地帶  
GREEN BELT
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- RES** 住用構築物  
RESIDENTIAL STRUCTURES
- A/C** 常耕農地  
CULTIVATED AGRICULTURAL LAND
- 入口/出口  
INGRESS / EGRESS
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議住宅發展  
新界屯門藍地丈量約份第130約地段第2883號  
PROPOSED RESIDENTIAL DEVELOPMENT  
LOT 2883 IN D.D. 130, LAM TEI,  
TUEN MUN, NEW TERRITORIES

SCALE 1 : 1 000 比例尺



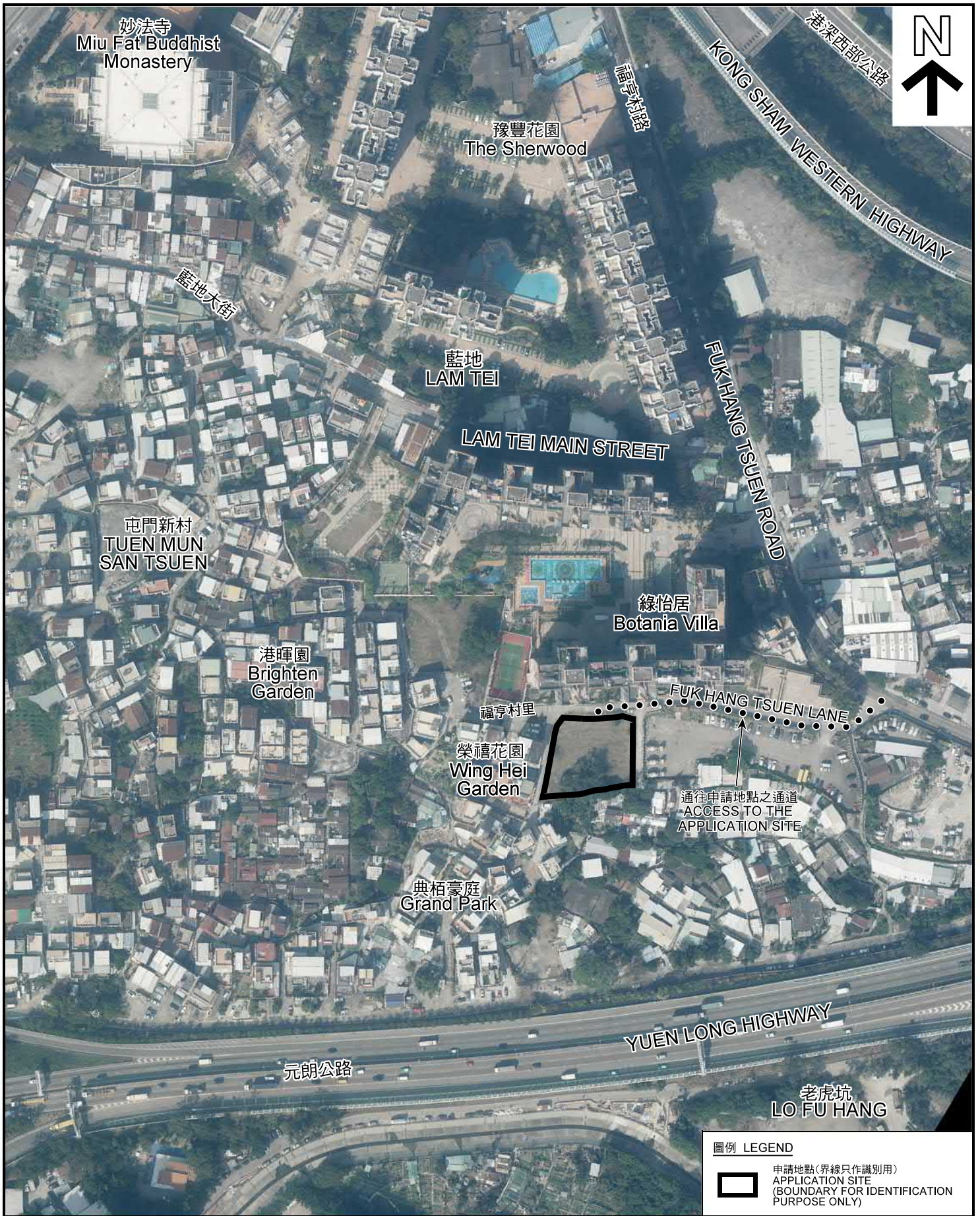
本摘要圖於2020年6月23日擬備，所根據的資料為測量圖編號 6-NW-22A  
EXTRACT PLAN PREPARED ON 23.6.2020  
BASED ON SURVEY SHEET No.  
6-NW-22A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/TM-LTYYY/383

圖 PLAN  
A-2



本摘要圖於2020年6月23日擬備，所根據的資料為地政總署於2019年1月24日拍得的航攝照片編號  
E055613C、E055614C及E055615C  
EXTRACT PLAN PREPARED ON 23.6.2020  
BASED ON AERIAL PHOTOS No.  
E055613C, E055614C& E055615C  
TAKEN ON 24.1.2019  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議住宅發展  
新界屯門藍地丈量約份第130約地段第2883號  
PROPOSED RESIDENTIAL DEVELOPMENT  
LOT 2883 IN D.D. 130, LAM TEI,  
TUEN MUN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/TM-LTYYY/383

圖 PLAN  
A-3



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

本圖於2020年6月23日擬備，所根據的資料為攝於2020年6月18日的實地照片  
PLAN PREPARED ON 23.6.2020  
BASED ON SITE PHOTOS  
TAKEN ON 18.6.2020

實地照片 SITE PHOTO

擬議住宅發展  
新界屯門藍地丈量約份第130約地段第2883號  
PROPOSED RESIDENTIAL DEVELOPMENT  
LOT 2883 IN D.D. 130, LAM TEI,  
TUEN MUN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/TM-LTTY/383

圖 PLAN  
A-4