

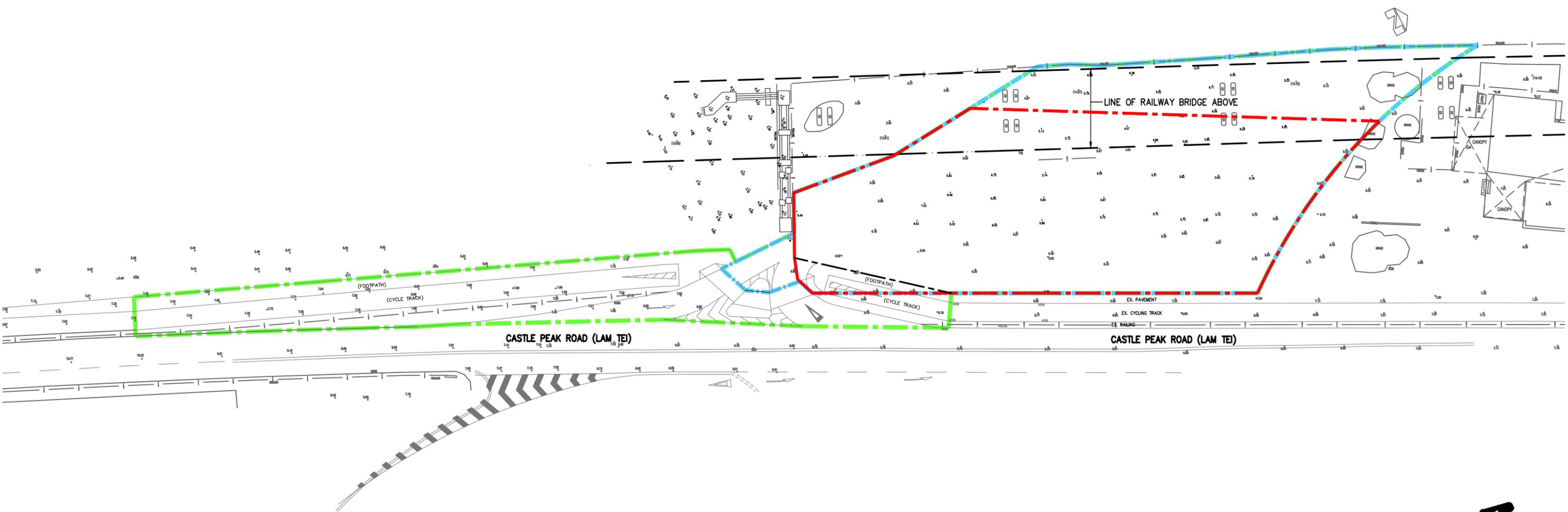
**Proposed Residential Development (Flat) with Shop and Services Uses
with Minor Relaxation of Plot Ratio and Building Height Restrictions
at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
adjoining Government Land**

(Planning Application No. A/TM-LTY/502)

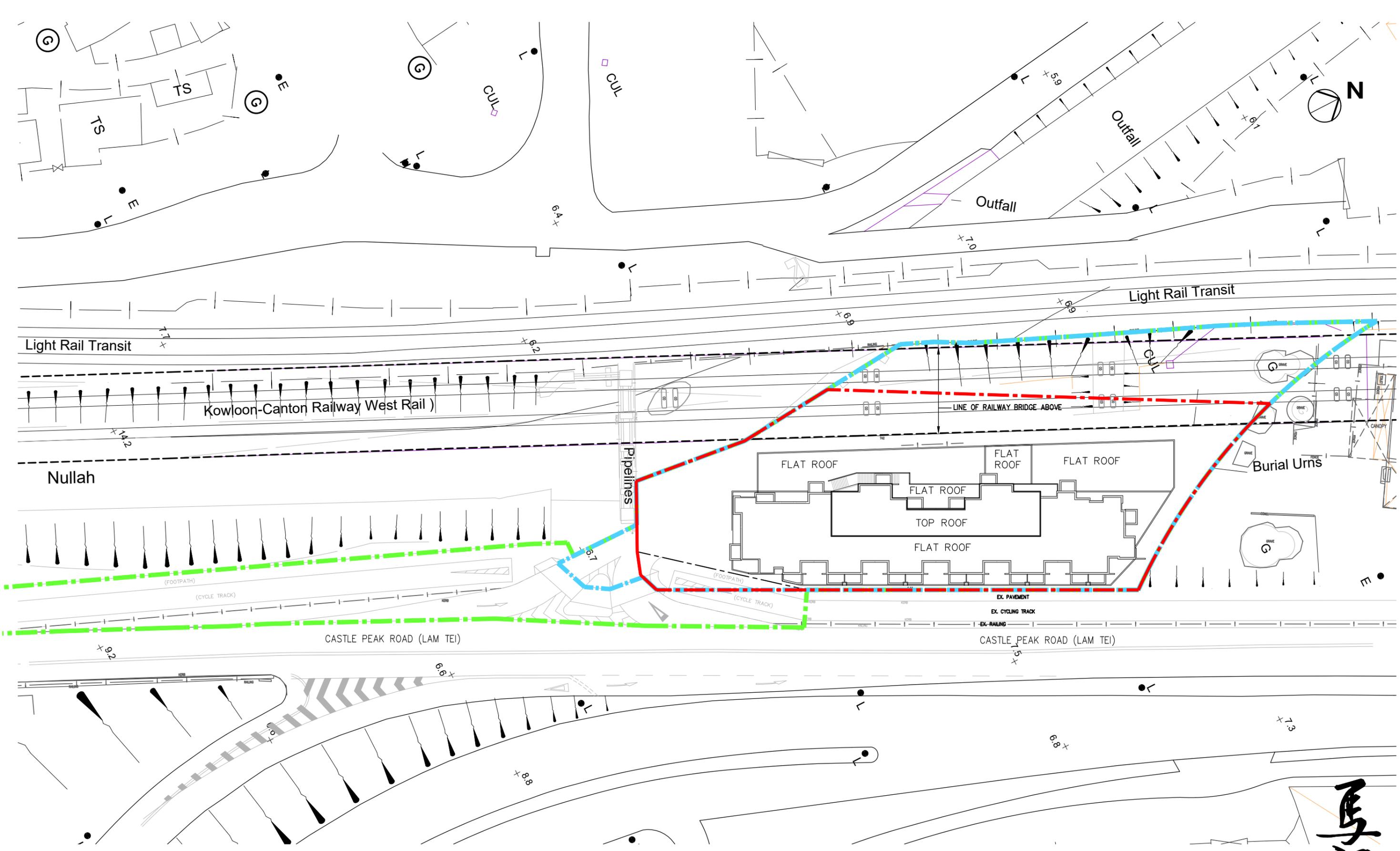
Further Information No. 2

Appendix VIII

Updated Architectural Drawings



- - - DEVELOPMENT BOUNDARY
- - - SITE BOUNDARY UNDER LEASE
- - - APPLICATION BOUNDARY

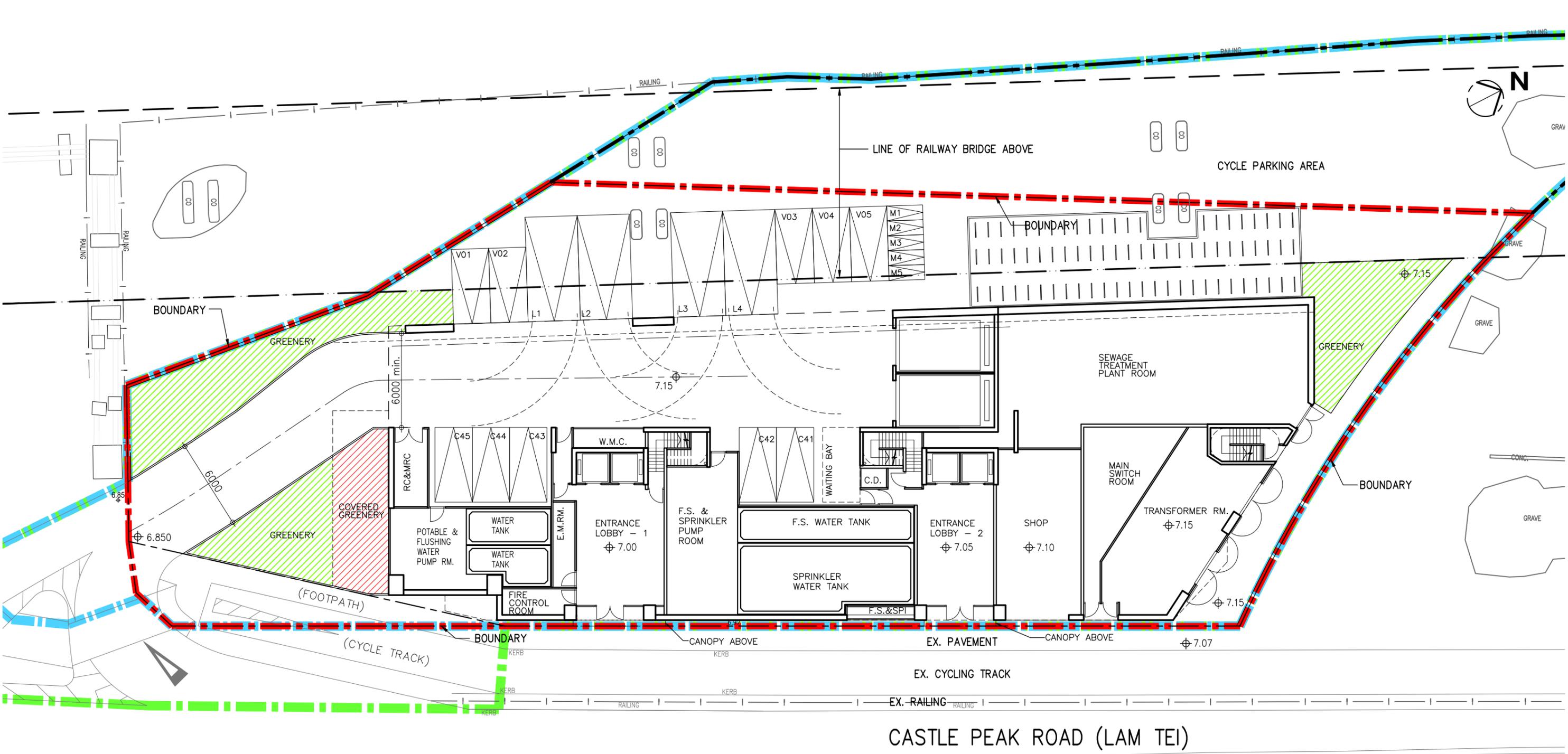


BLOCK PLAN

- DEVELOPMENT BOUNDARY
- SITE BOUNDARY UNDER LEASE
- APPLICATION BOUNDARY

MLA
 ARCHITECTS (HK) LTD
 馬梁建築師事務所(香港)有限公司

馬梁



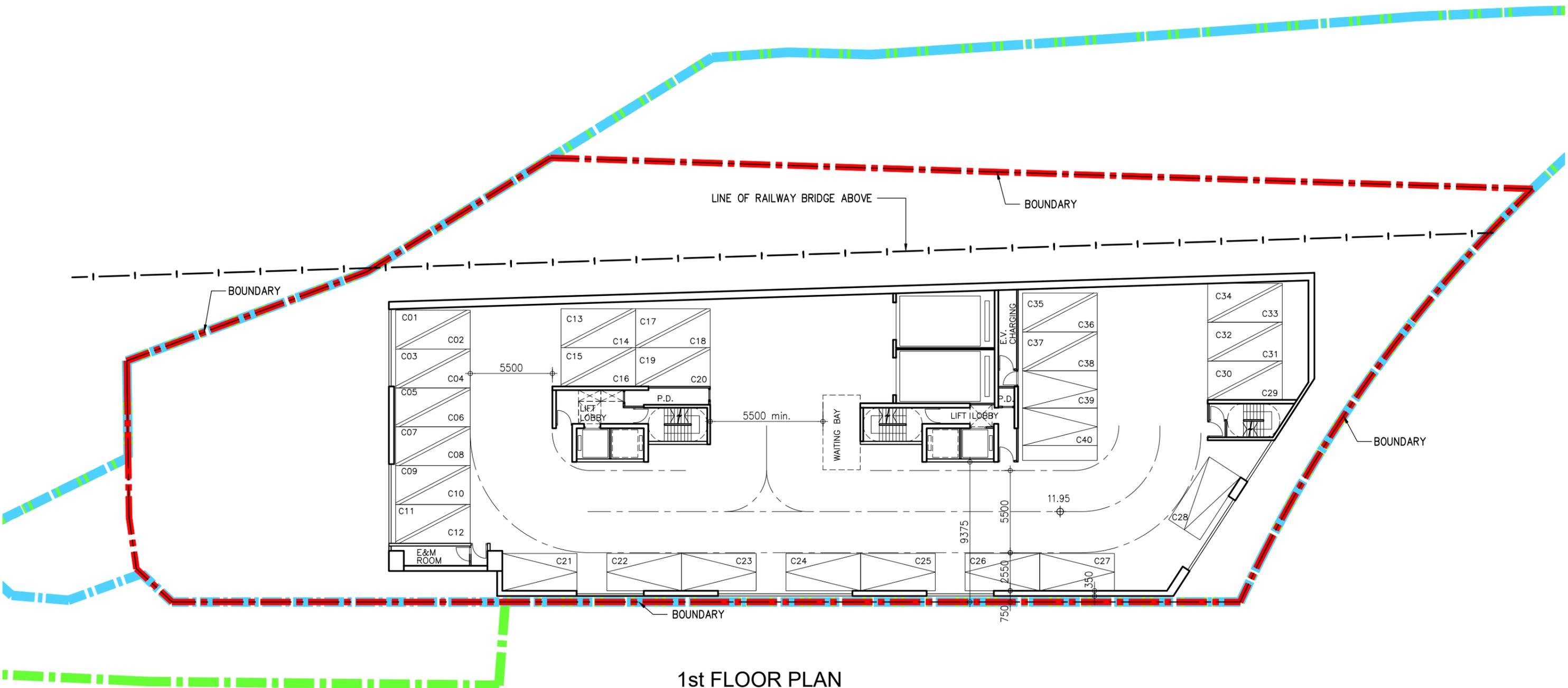
GROUND FLOOR PLAN

- NOS. OF LORRY PARKING = 4
- NOS. OF PRIVATE CAR PARKING = 5
- NOS. OF MOTOR-CYCLE PARKING = 5
- NOS. OF VISITOR'S CARPARK = 5
- NOS. OF CYCLE PARKING = 74

- - - - - DEVELOPMENT BOUNDARY
- - - - - SITE BOUNDARY UNDER LEASE
- - - - - APPLICATION BOUNDARY

- GREENERY
- COVERED GREENERY
- DOUBLE DECK CAR PARKING
- BICYCLE PARKING SPACE



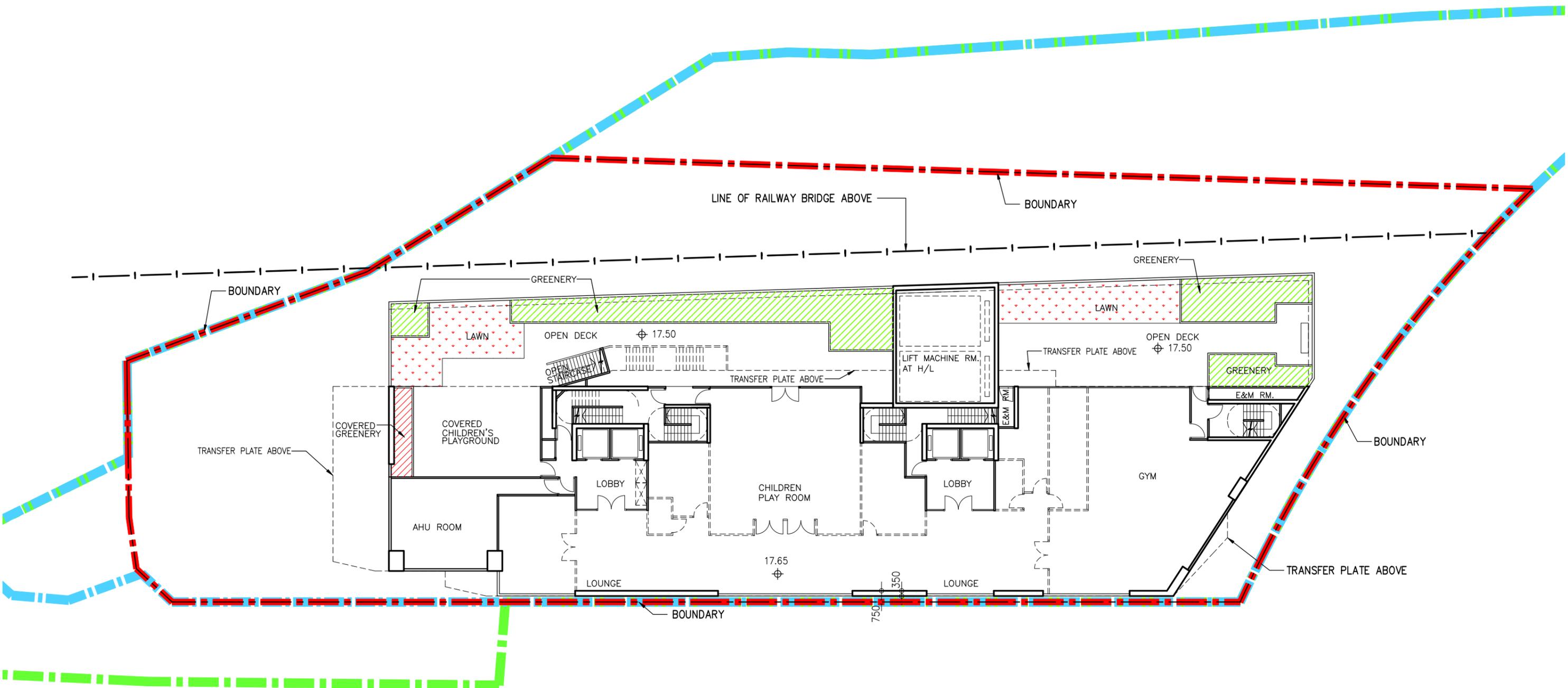


1st FLOOR PLAN

NOS. OF PRIVATE CAR PARKING = 40

-  PRIVATE CAR PARKING
-  DOUBLE DECK CAR PARKING

-  DEVELOPMENT BOUNDARY
-  SITE BOUNDARY UNDER LEASE
-  APPLICATION BOUNDARY



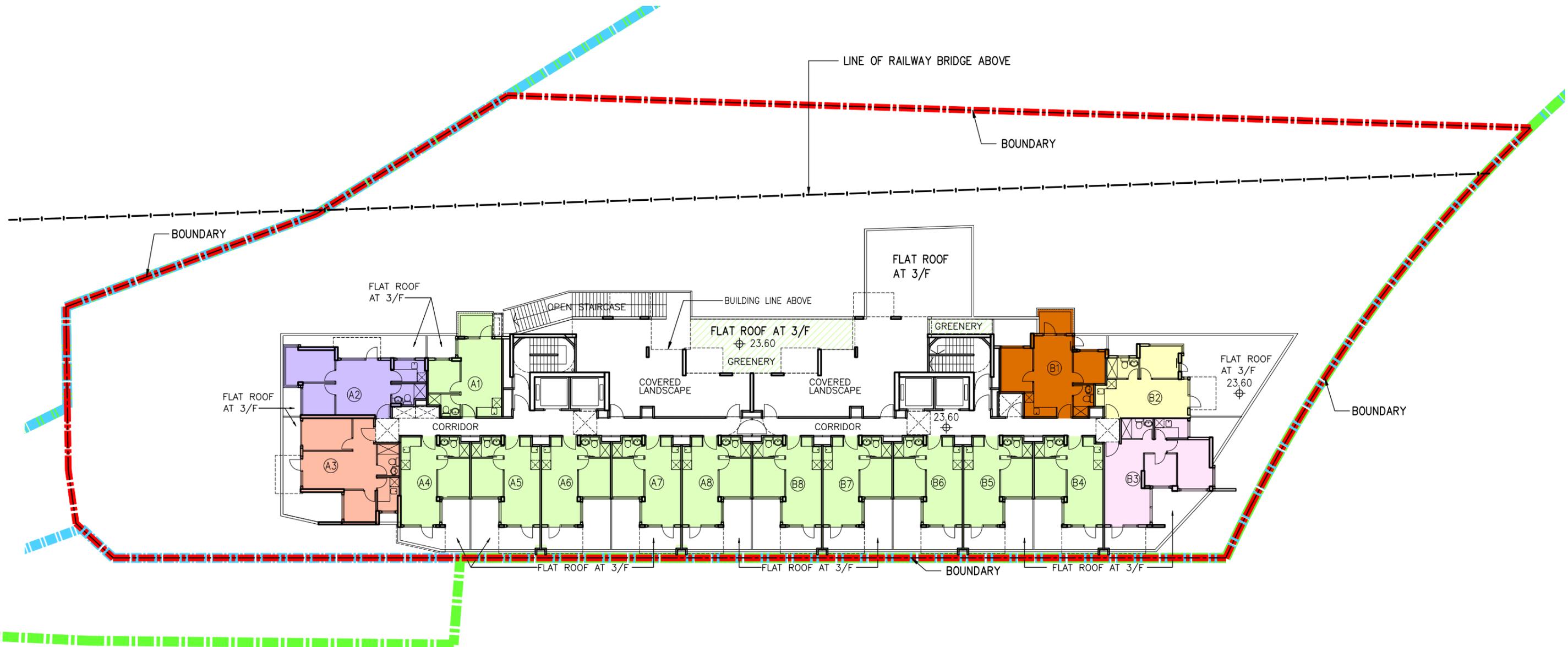
2nd FLOOR PLAN (RESIDENTIAL RECREATIONAL FACILITIES)

RECREATIONAL FACILITIES AREA = 10800.00 x 5% = 540.00 s.m.

- GREENERY / LAWN
- COVERED GREENERY

- DEVELOPMENT BOUNDARY
- SITE BOUNDARY UNDER LEASE
- APPLICATION BOUNDARY

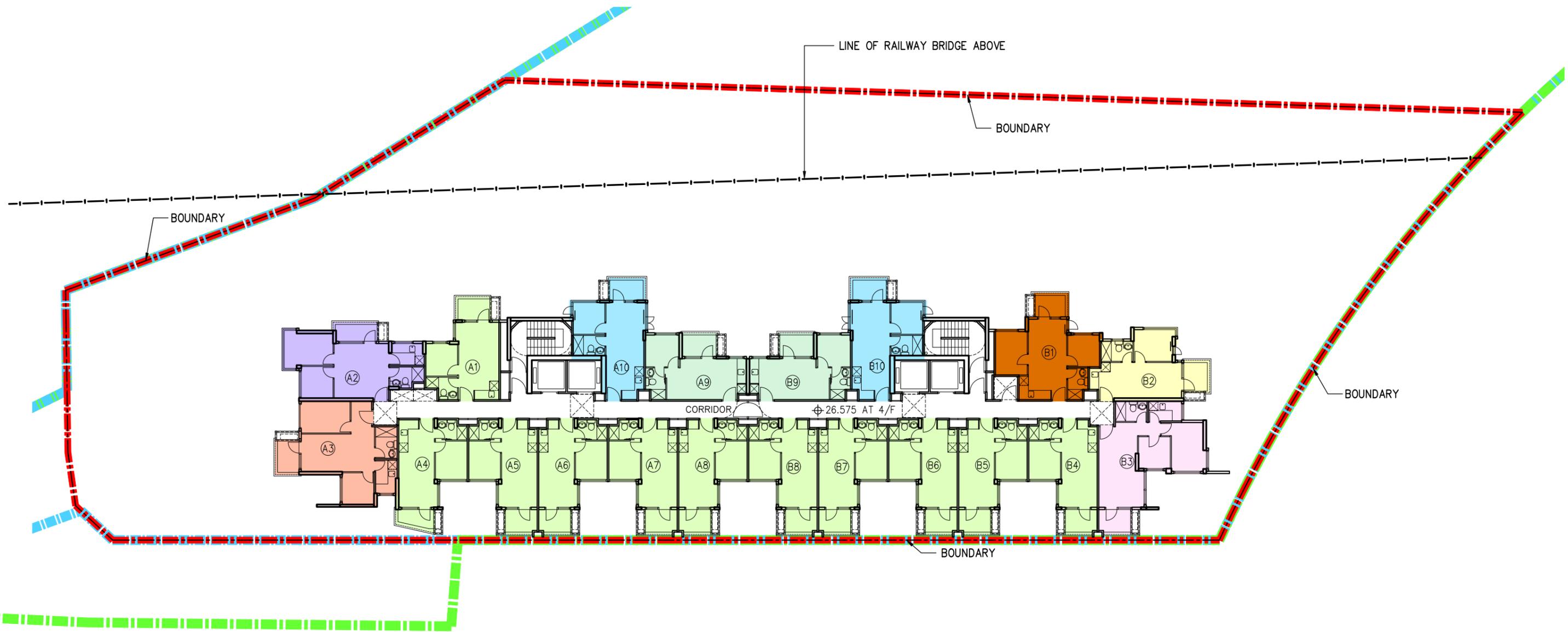




3rd FLOOR PLAN (1 STOREY)
(16 UNITS)

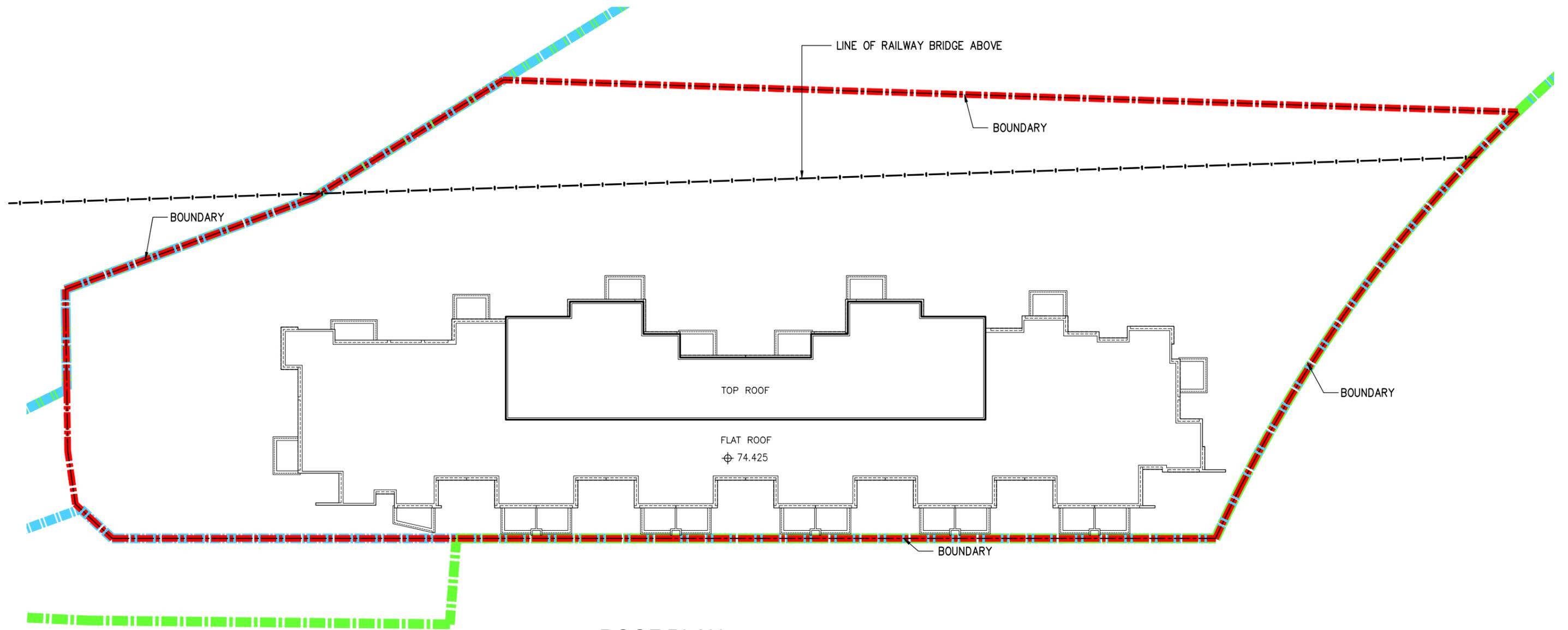
GREENERY

- DEVELOPMENT BOUNDARY
- SITE BOUNDARY UNDER LEASE
- APPLICATION BOUNDARY



4th TO 19th FLOOR PLAN (16 STOREYS)
(20 UNITS)

- DEVELOPMENT BOUNDARY
- SITE BOUNDARY UNDER LEASE
- APPLICATION BOUNDARY

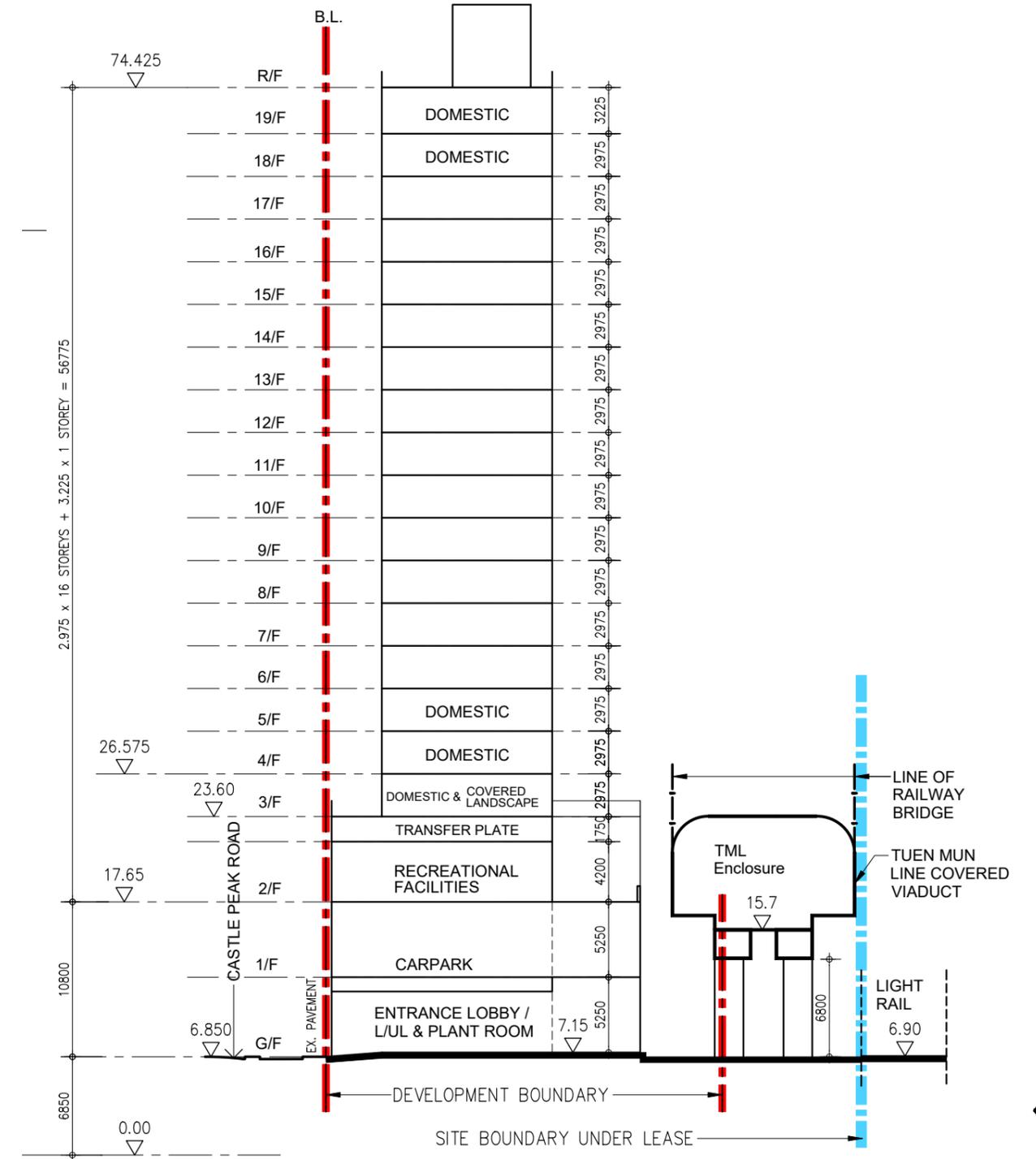


ROOF PLAN

- - - - - DEVELOPMENT BOUNDARY
- - - - - SITE BOUNDARY UNDER LEASE
- - - - - APPLICATION BOUNDARY

PROPOSED RESIDENTIAL DEVELOPMENT WITH SHOP AND SERVICES

- - - - - DEVELOPMENT BOUNDARY
- - - - - SITE BOUNDARY UNDER LEASE



PROPOSED DIAGRAMMATIC SECTION



**Proposed Residential Development (Flat) with Shop and Services Uses
with Minor Relaxation of Plot Ratio and Building Height Restrictions
at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
adjoining Government Land**

(Planning Application No. A/TM-LTY/502)

Further Information No. 2

Appendix VII

Updated Landscape Drawings

**Proposed Flat, Minor Relaxation of Plot Ratio and Building Height
Restriction, Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and
Adjoining Government Land, Lam Tei,
Tuen Mun, New Territories**

**Landscape Master Plan
(Changed Pages)**

6th February 2026

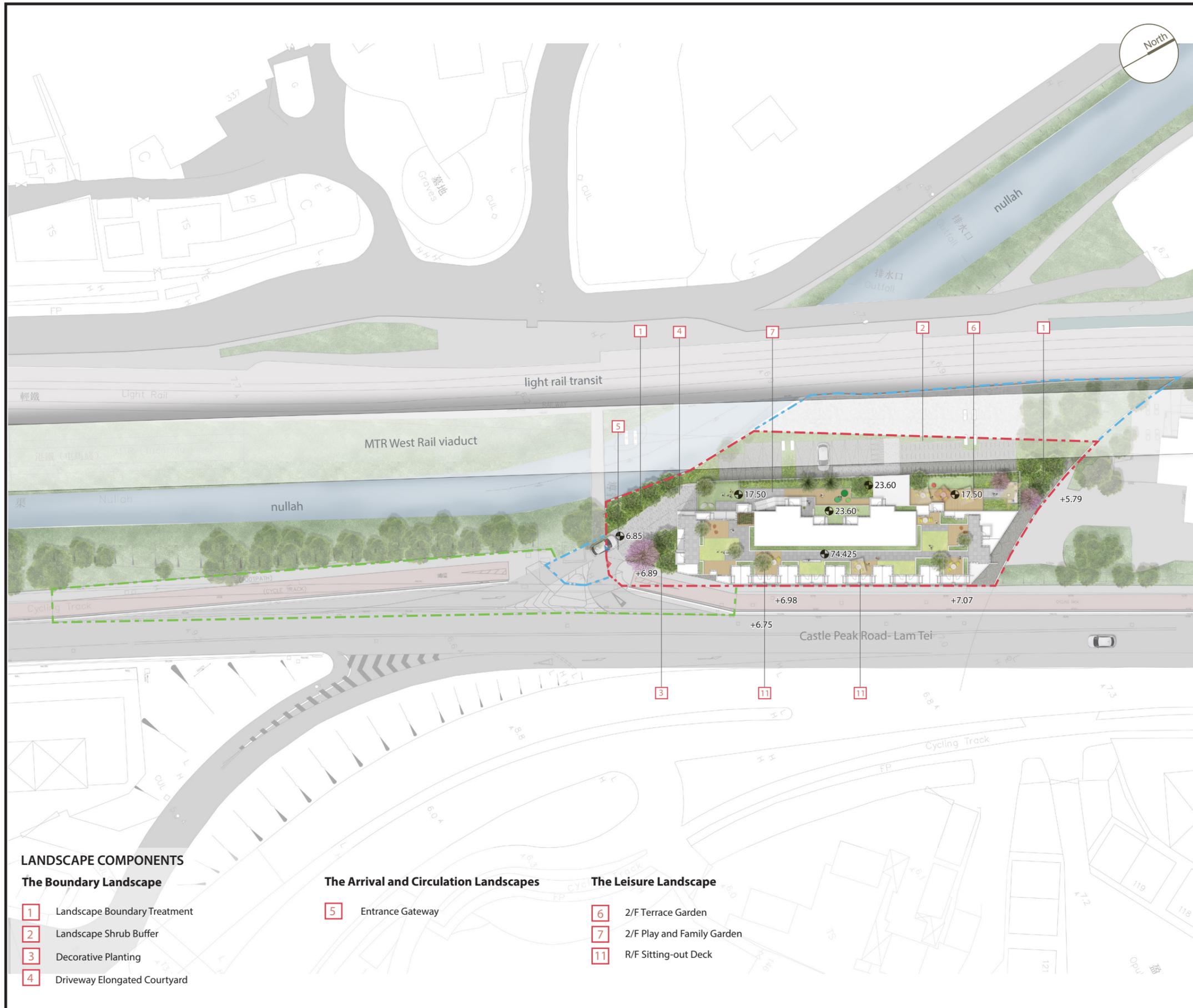
Prepared By:

SCENIC Landscape Studio Limited

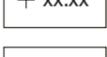
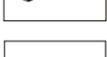
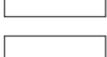
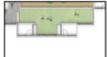


Project Title	Proposed Flat, Minor Relaxation of Plot Ratio and Building Height Restriction, Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories
Report Title	Landscape Master Plan (Changed Pages)

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20251104	Jackson Zhou	Fiona Yu	Chris Foot	Draft to Client
A	20251107	Jackson Zhou	Fiona Yu	Chris Foot	Final to Client
B	20260123	Jackson Zhou	Fiona Yu	Chris Foot	Final to Client
C	20260206	Jackson Zhou	Fiona Yu	Chris Foot	Final to Client



LEGEND

-  Development Boundary
-  Site Boundary under Lease
-  Application Boundary
-  Existing Levels
-  Proposed Levels
-  Pedestrian Entrance / Exit
-  Vehicular Entrance / Exit
-  Proposed Architectural Scheme
-  Existing Vegetated Slope
-  Existing Retained Tree
-  Proposed New Tree Planting (Landscape Framework)
-  Proposed New Tree Planting (Feature Trees)
-  Proposed Large Specimen Shrubs
-  Proposed Shrub Planting
-  Proposed Lawn Area
-  Proposed Paving
-  Proposed Timber Deck
-  Cycle Track

Note: Drawings are indicative subject to detailed design.



LANDSCAPE COMPONENTS

The Boundary Landscape

-  Landscape Boundary Treatment
-  Landscape Shrub Buffer
-  Decorative Planting
-  Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

-  Entrance Gateway

The Leisure Landscape

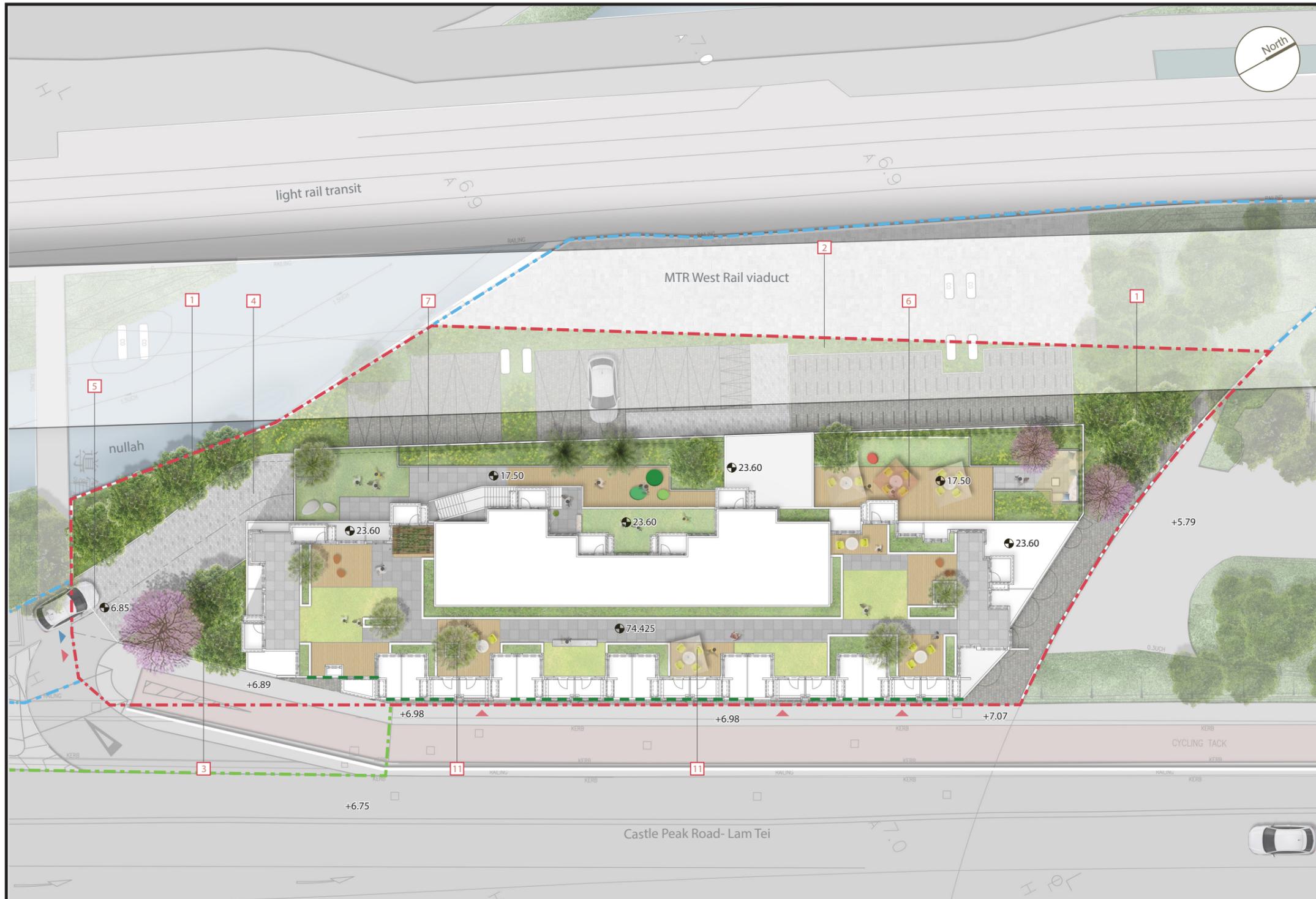
-  2/F Terrace Garden
-  2/F Play and Family Garden
-  R/F Sitting-out Deck

FIGURE TITLE
 Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
 in DD 130, Lam Tei, Tuen Mun
Landscape Master Plan - All Levels

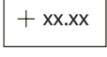
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CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 5.1		REV
			A

SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

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 Facsimile: 3016 2422
 Website: scenicstudio.com



LEGEND

-  Development Boundary
-  Site Boundary under Lease
-  Application Boundary
-  Existing Levels
-  Proposed Levels
-  Pedestrian Entrance / Exit
-  Vehicular Entrance / Exit
-  Proposed Architectural Scheme
-  Existing Vegetated Slope
-  Existing Retained Tree
-  Proposed New Tree Planting (Landscape Framework)
-  Proposed New Tree Planting (Feature Trees)
-  Proposed Large Specimen Shrubs
-  Proposed Shrub Planting
-  Proposed Lawn Area
-  Proposed Vertical Greening
-  Proposed Paving
-  Proposed Timber Deck
-  Cycle Track

Note: Drawings are indicative subject to detailed design.



LANDSCAPE COMPONENTS

The Boundary Landscape

-  Landscape Boundary Treatment
-  Landscape Shrub Buffer
-  Decorative Planting
-  Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

-  Entrance Gateway

The Leisure Landscape

-  2/F Terrace Garden
-  2/F Play and Family Garden
-  R/F Sitting-out Deck

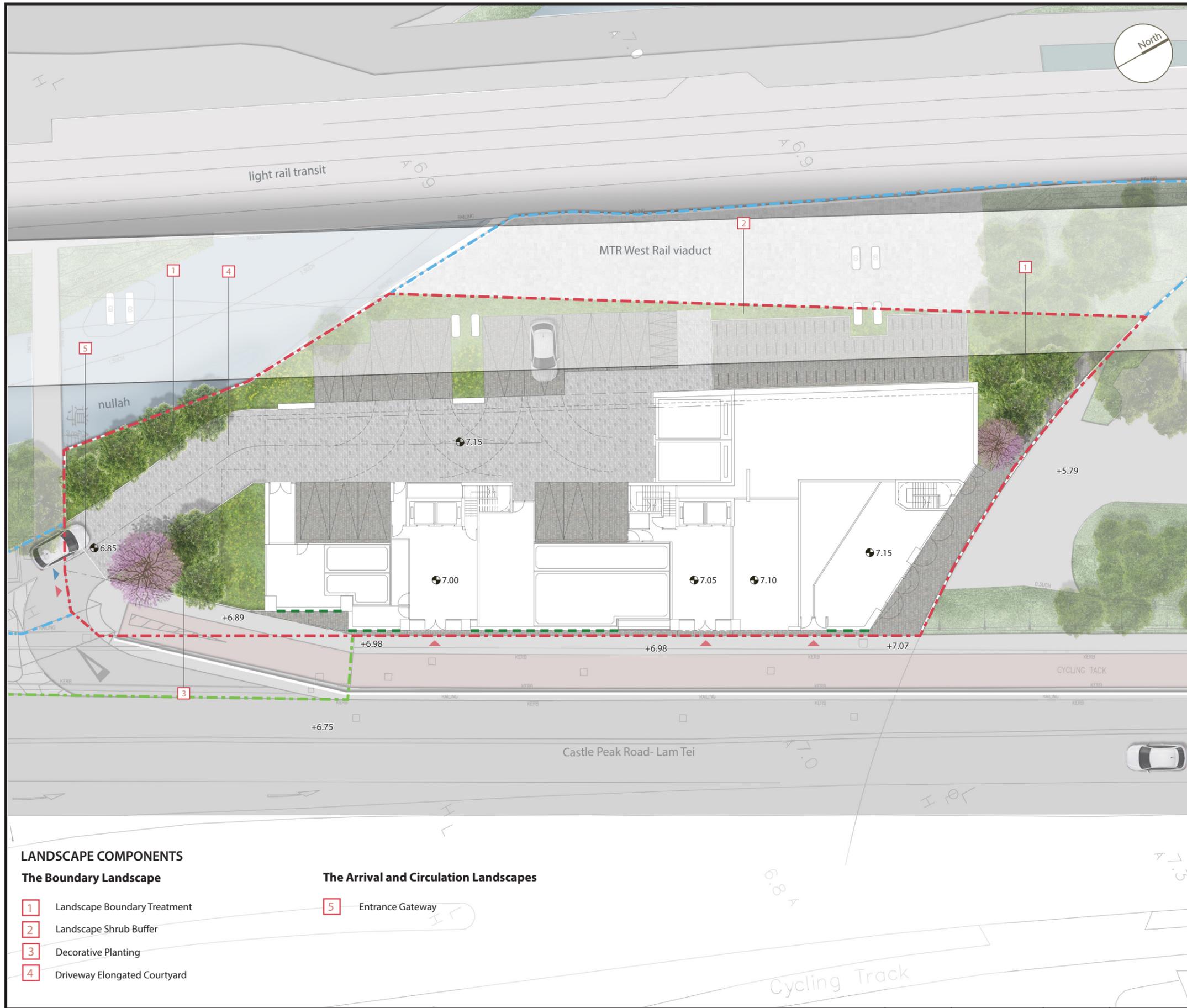
FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
in DD 130, Lam Tei, Tuen Mun
Landscape Master Plan - All Levels

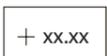
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			A

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LEGEND

-  Development Boundary
-  Site Boundary under Lease
-  Application Boundary
-  Existing Levels
-  Proposed Levels
-  Pedestrian Entrance / Exit
-  Vehicular Entrance / Exit
-  Proposed Architectural Scheme
-  Existing Vegetated Slope
-  Existing Retained Tree
-  Proposed New Tree Planting (Landscape Framework)
-  Proposed New Tree Planting (Feature Trees)
-  Proposed Shrub Planting
-  Proposed Vertical Greening
-  Proposed Paving
-  Cycle Track

LANDSCAPE COMPONENTS

The Boundary Landscape

-  Landscape Boundary Treatment
-  Landscape Shrub Buffer
-  Decorative Planting
-  Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

-  Entrance Gateway

Note: Drawings are indicative subject to detailed design.

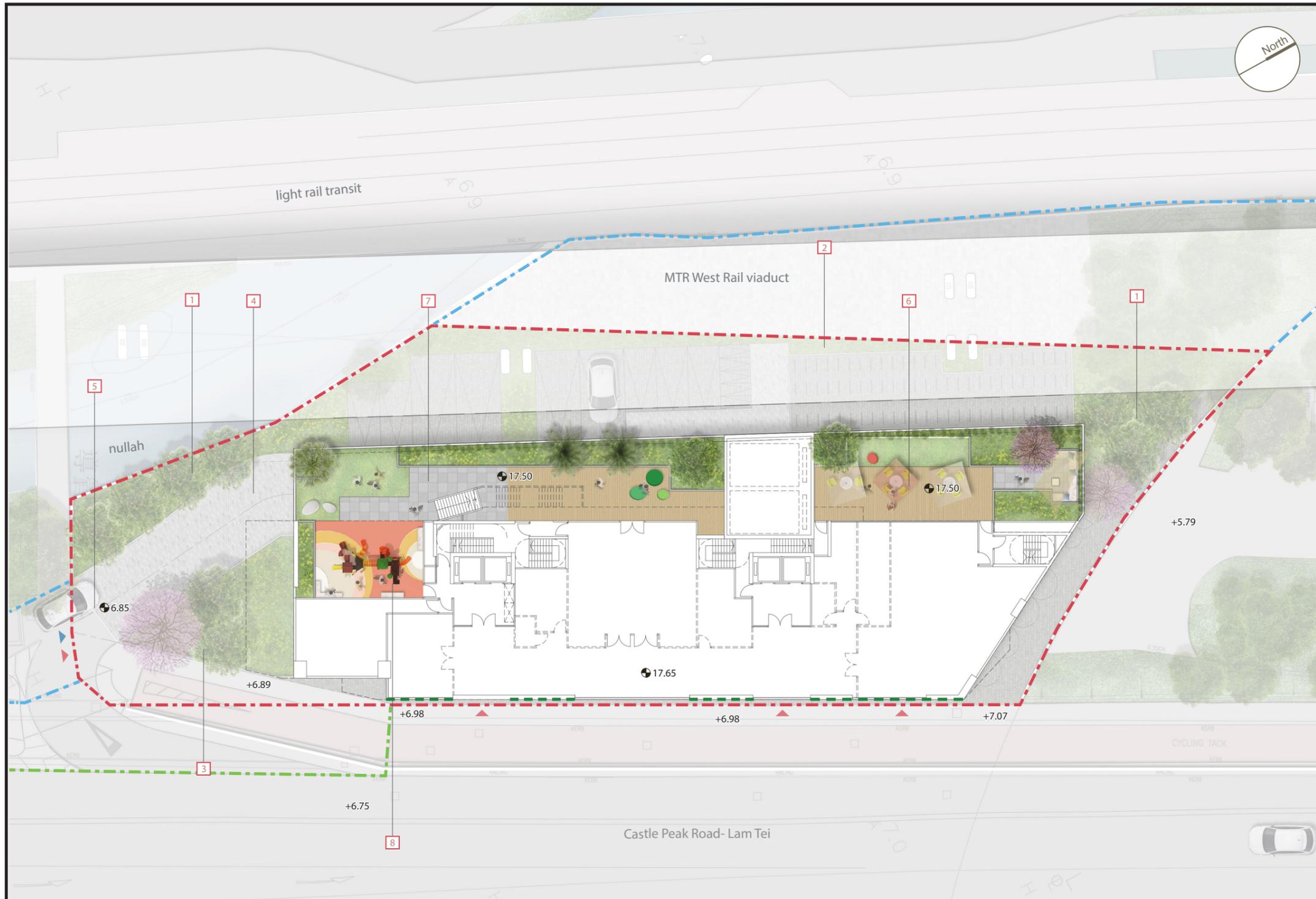


FIGURE TITLE
 Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
 in DD 130, Lam Tei, Tuen Mun
Landscape Master Plan - Ground Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 5.3		REV
			A

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- LEGEND**
- Development Boundary
 - Site Boundary under Lease
 - Application Boundary
 - + xx.xx Existing Levels
 - ⊕ xx.xx Proposed Levels
 - ▲ Pedestrian Entrance / Exit
 - ▲ Vehicular Entrance / Exit
 - Proposed Architectural Scheme
 - Proposed New Tree Planting (Landscape Framework)
 - Proposed New Tree Planting (Feature Trees)
 - Proposed Large Specimen Shrubs
 - Proposed Shrub Planting
 - Proposed Lawn Area
 - Proposed Vertical Greening
 - Proposed Paving
 - Proposed Timber Deck

LANDSCAPE COMPONENTS

The Boundary Landscape

- 1 Landscape Boundary Treatment
- 2 Landscape Shrub Buffer
- 3 Decorative Planting
- 4 Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

- 5 Entrance Gateway

The Leisure Landscape

- 6 2/F Terrace Garden
- 7 2/F Play and Family Garden
- 8 2/F Children's Play Zone

Note: Drawings are indicative subject to detailed design.

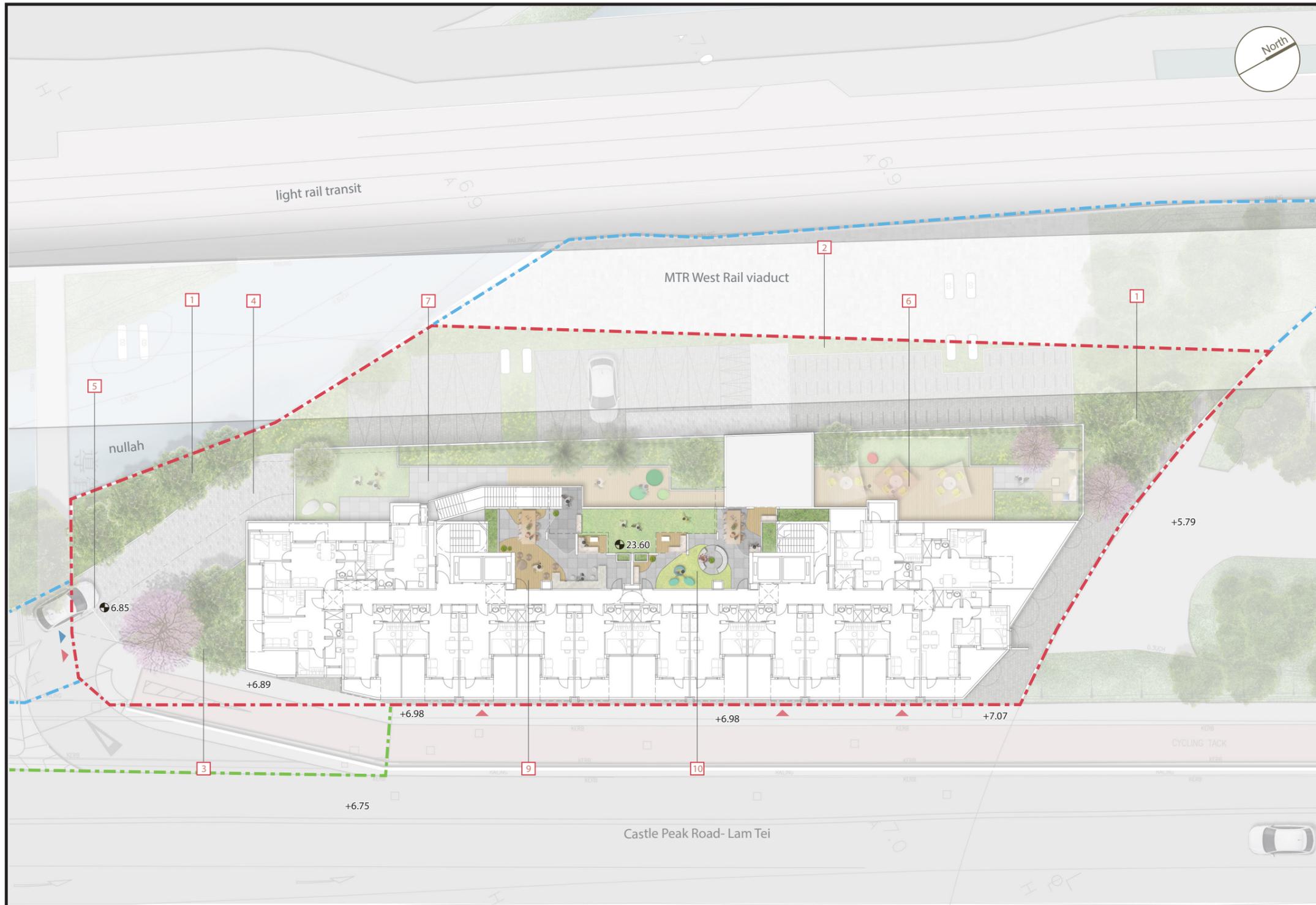


FIGURE TITLE
 Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
 in DD 130, Lam Tei, Tuen Mun
Landscape Master Plan - Second Floor

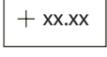
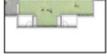
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CHECKED	CJF	DRAWN	JZ
FIGURE NO.			REV
Figure 5.4			A

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LEGEND

-  Development Boundary
-  Site Boundary under Lease
-  Application Boundary
-  Existing Levels
-  Proposed Levels
-  Pedestrian Entrance / Exit
-  Vehicular Entrance / Exit
-  Proposed Architectural Scheme
-  Proposed Shrub Planting
-  Proposed Lawn Area
-  Proposed Paving
-  Proposed Timber Deck
-  Proposed Artificial Lawn

LANDSCAPE COMPONENTS

The Boundary Landscape

-  Landscape Boundary Treatment
-  Landscape Shrub Buffer
-  Decorative Planting
-  Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

-  Entrance Gateway

The Leisure Landscape

-  2/F Terrace Garden
-  2/F Play and Family Garden
-  3/F Communal Landscape - Entertainment Space
-  3/F Communal Landscape - Tranquil Space

Note: Drawings are indicative subject to detailed design.



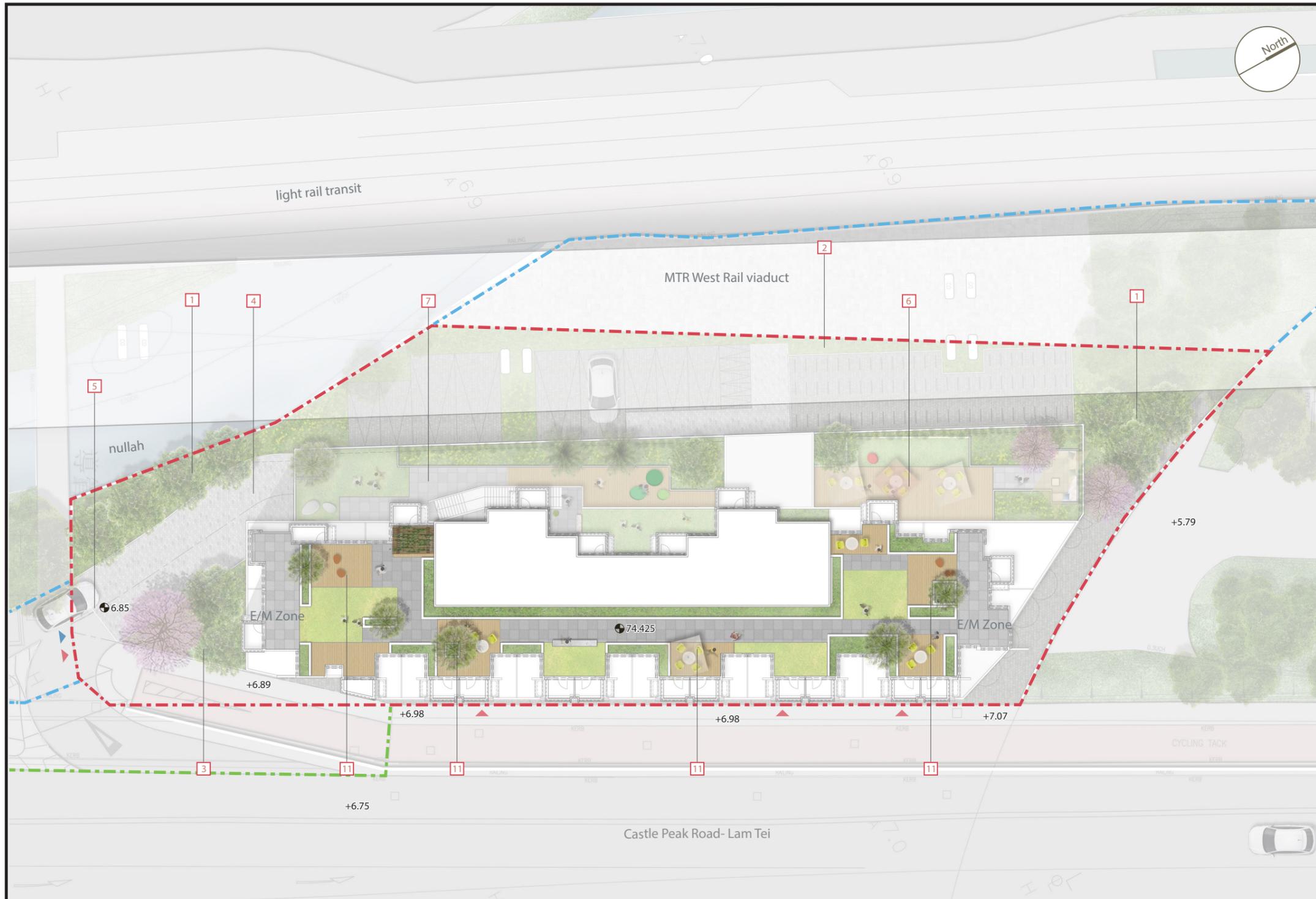
FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
in DD 130, Lam Tei, Tuen Mun
Landscape Master Plan - Third Floor

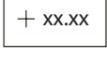
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CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 5.5		REV
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LEGEND

-  Development Boundary
-  Site Boundary under Lease
-  Application Boundary
-  Existing Levels
-  Proposed Levels
-  Pedestrian Entrance / Exit
-  Vehicular Entrance / Exit
-  Proposed Architectural Scheme
-  Proposed Large Specimen Shrubs
-  Proposed Shrub Planting
-  Proposed Lawn Area
-  Proposed Paving
-  Proposed Timber Deck

LANDSCAPE COMPONENTS

The Boundary Landscape

-  Landscape Boundary Treatment
-  Landscape Shrub Buffer
-  Decorative Planting
-  Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

-  Entrance Gateway

The Leisure Landscape

-  2/F Terrace Garden
-  2/F Play and Family Garden
-  R/F Sitting-out Deck

Note: Drawings are indicative subject to detailed design.



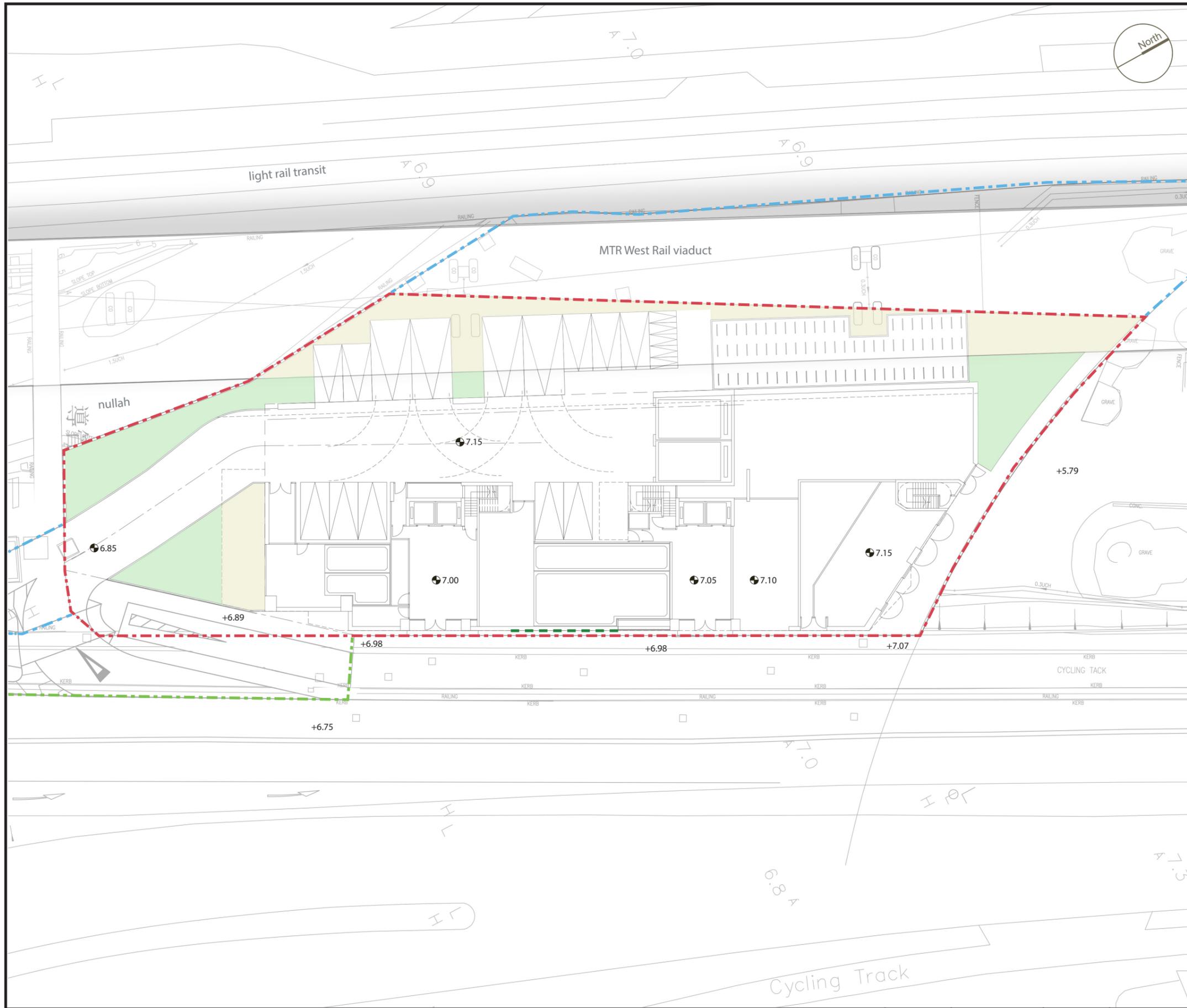
FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
in DD 130, Lam Tei, Tuen Mun
Landscape Master Plan - Roof Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 5.6		REV
			A

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LEGEND

- Development Boundary
- Site Boundary under Lease
- Application Boundary
- + xx.xx Existing Levels
- ⊕ xx.xx Proposed Levels
- Uncovered Greening at Primary Zone
- Covered Greening at Primary Zone
- Vertical Greening at Primary Zone

Note: The height of vertical greening is about 4.5m.

G/F Green Coverage

Uncovered Greening	173.6 m ²
Covered Greening	177.7 m ²
Vertical Greening	39.5 m ²

2/F Green Coverage

Uncovered Greening	164.4 m ²
Covered Greening	7.3 m ²

Total Green Coverage	470 m² (21.4%)
-----------------------------	----------------------------------

Note: Drawings are indicative subject to detailed design.

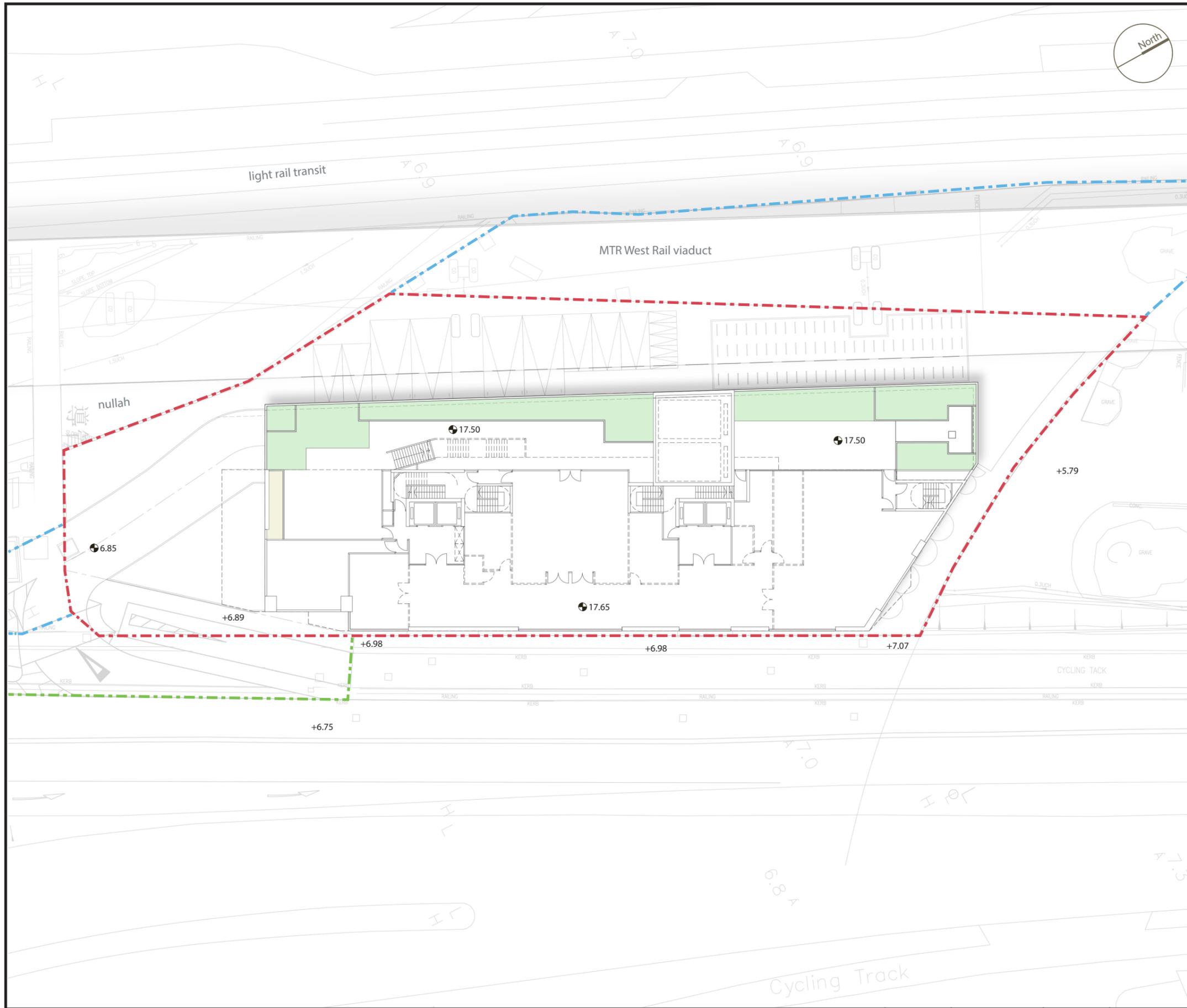


FIGURE TITLE
**Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
 in DD 130, Lam Tei, Tuen Mun
 Green Coverage- Ground Floor**

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 8.1		REV
			A

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LEGEND

- Development Boundary
- Site Boundary under Lease
- Application Boundary
- + xx.xx Existing Levels
- ⊕ xx.xx Proposed Levels
- Uncovered Greening at Primary Zone
- Covered Greening at Primary Zone

G/F Green Coverage

Uncovered Greening	173.6 m ²
Covered Greening	177.7 m ²
Vertical Greening	39.5 m ²

2/F Green Coverage

Uncovered Greening	164.4 m ²
Covered Greening	7.3 m ²

Total Green Coverage **470 m² (21.4%)**

Note: Drawings are indicative subject to detailed design.



FIGURE TITLE
 Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
 in DD 130, Lam Tei, Tuen Mun
Green Coverage- Second Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 8.2		REV
			A

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