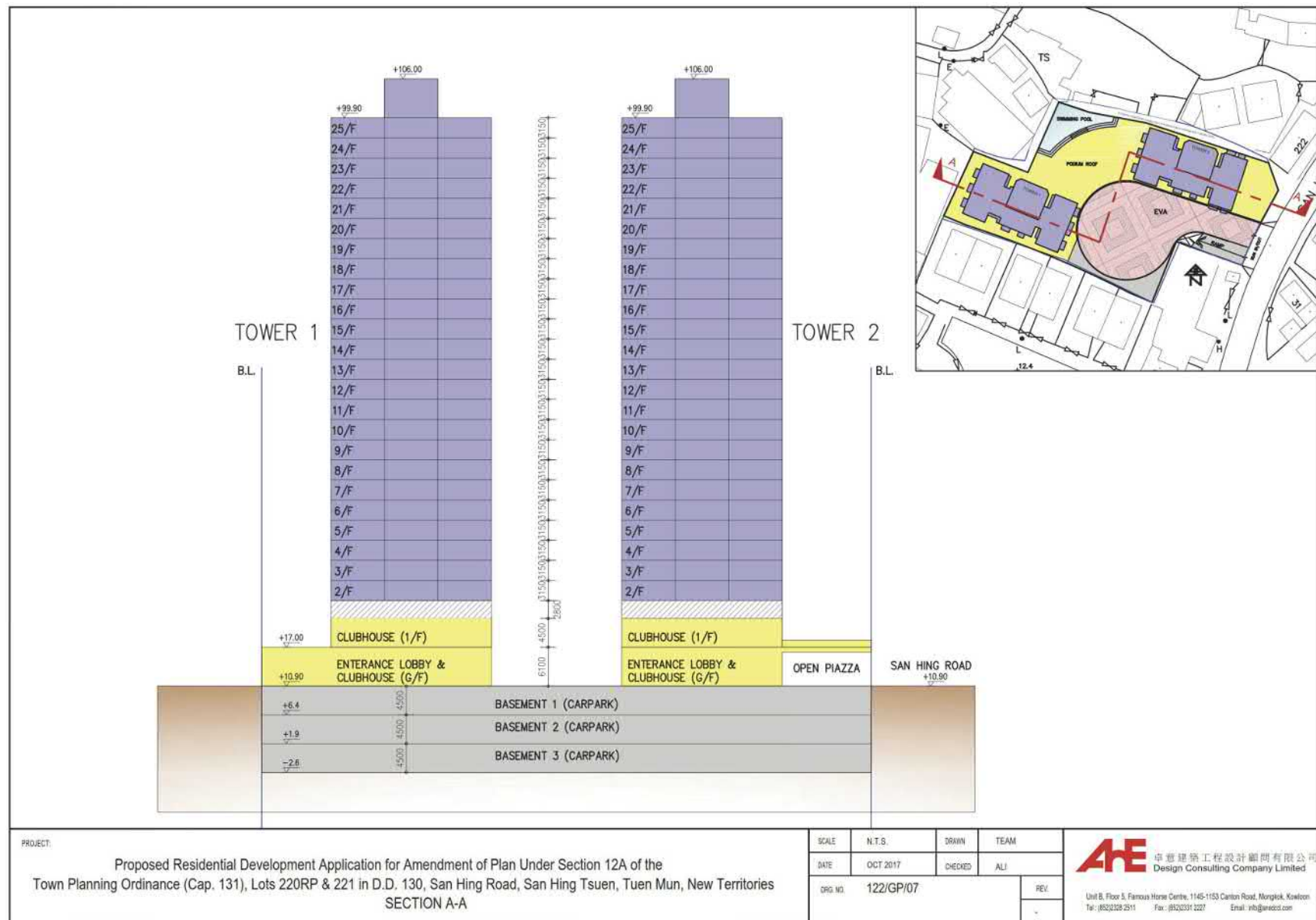


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參考編號
REFERENCE No.
M/TM/25/19

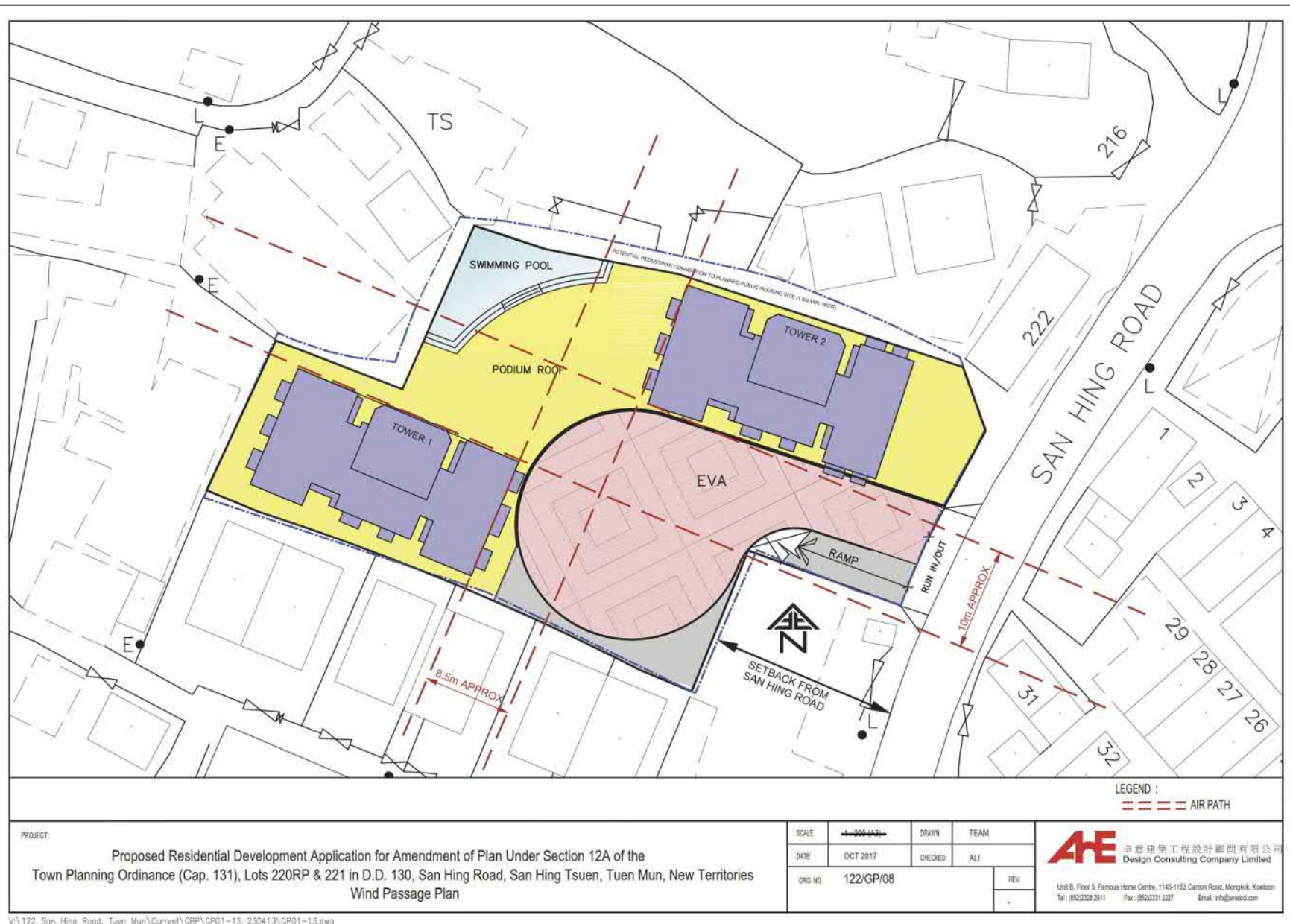
繪圖 DRAWING
1a



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參考編號
REFERENCE No.
M/TM/25/19

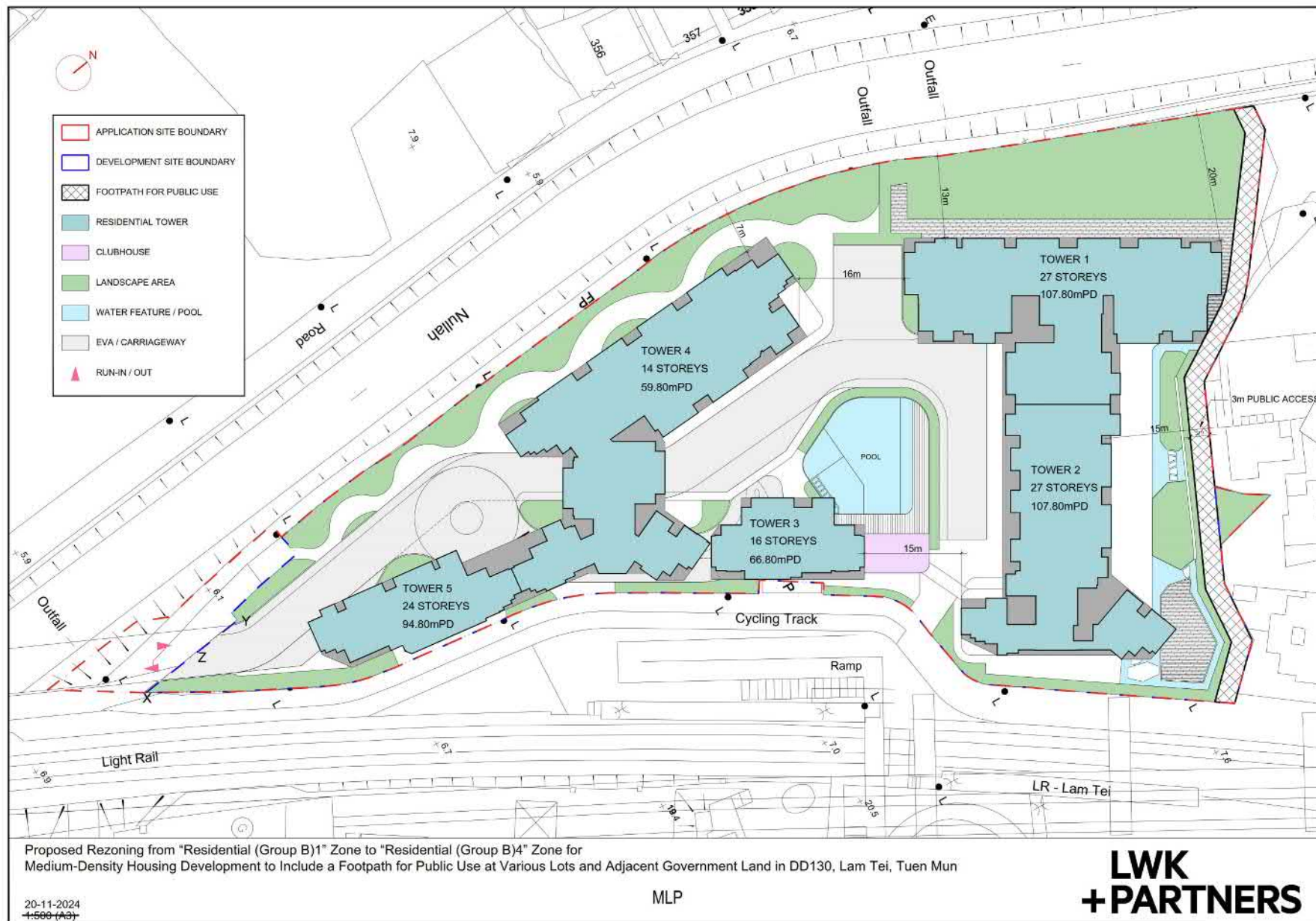
繪圖 DRAWING
1b



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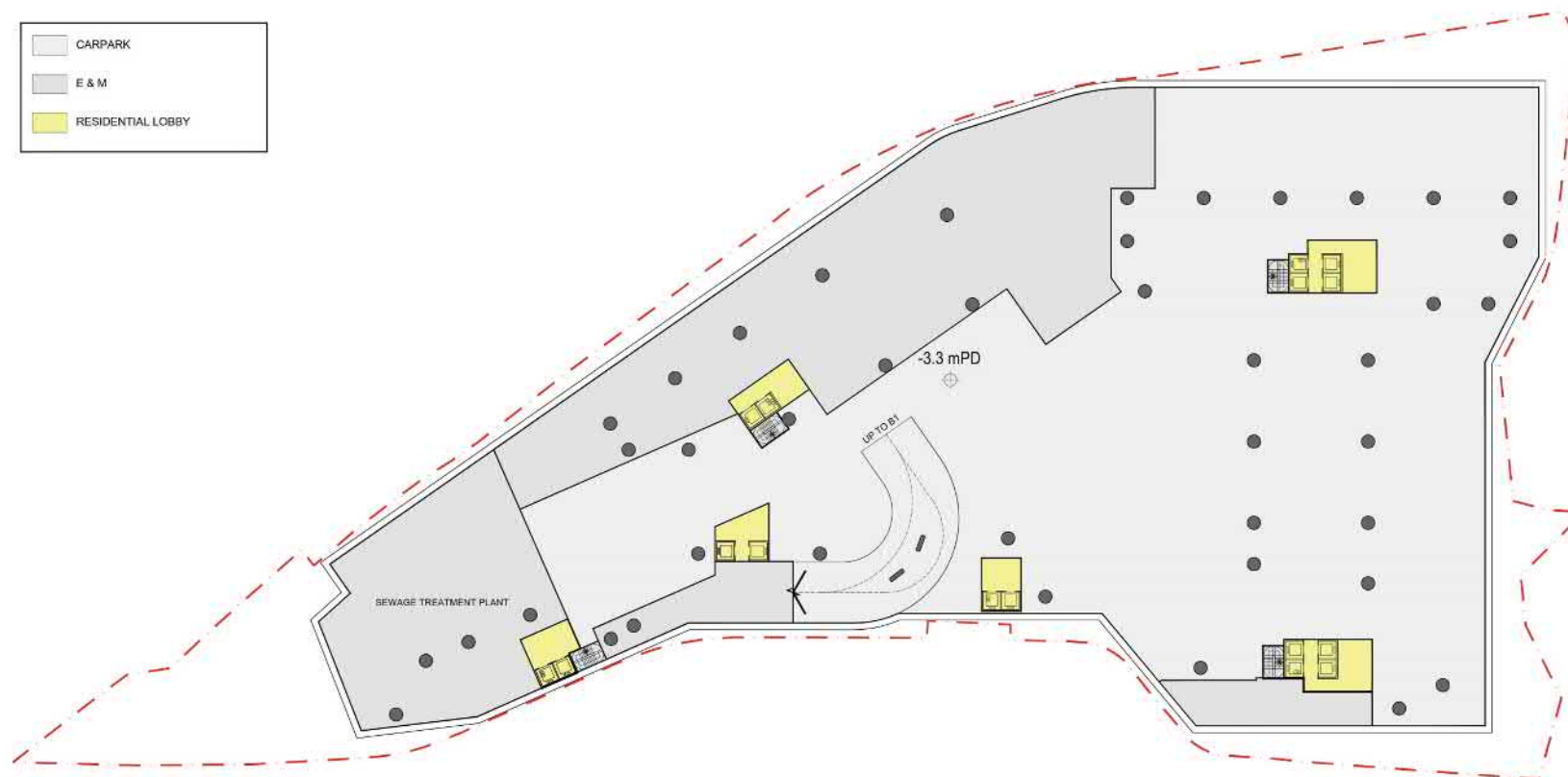
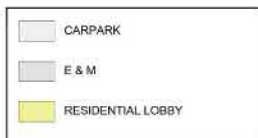
參考編號
REFERENCE No.
M/TM/25/19

繪圖 DRAWING
1c



參考編號
REFERENCE No.
M/TM/25/19

繪圖 DRAWING
2a



Number of car parking spaces at B1: 128
Total number of car parking spaces: 247

Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public Use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

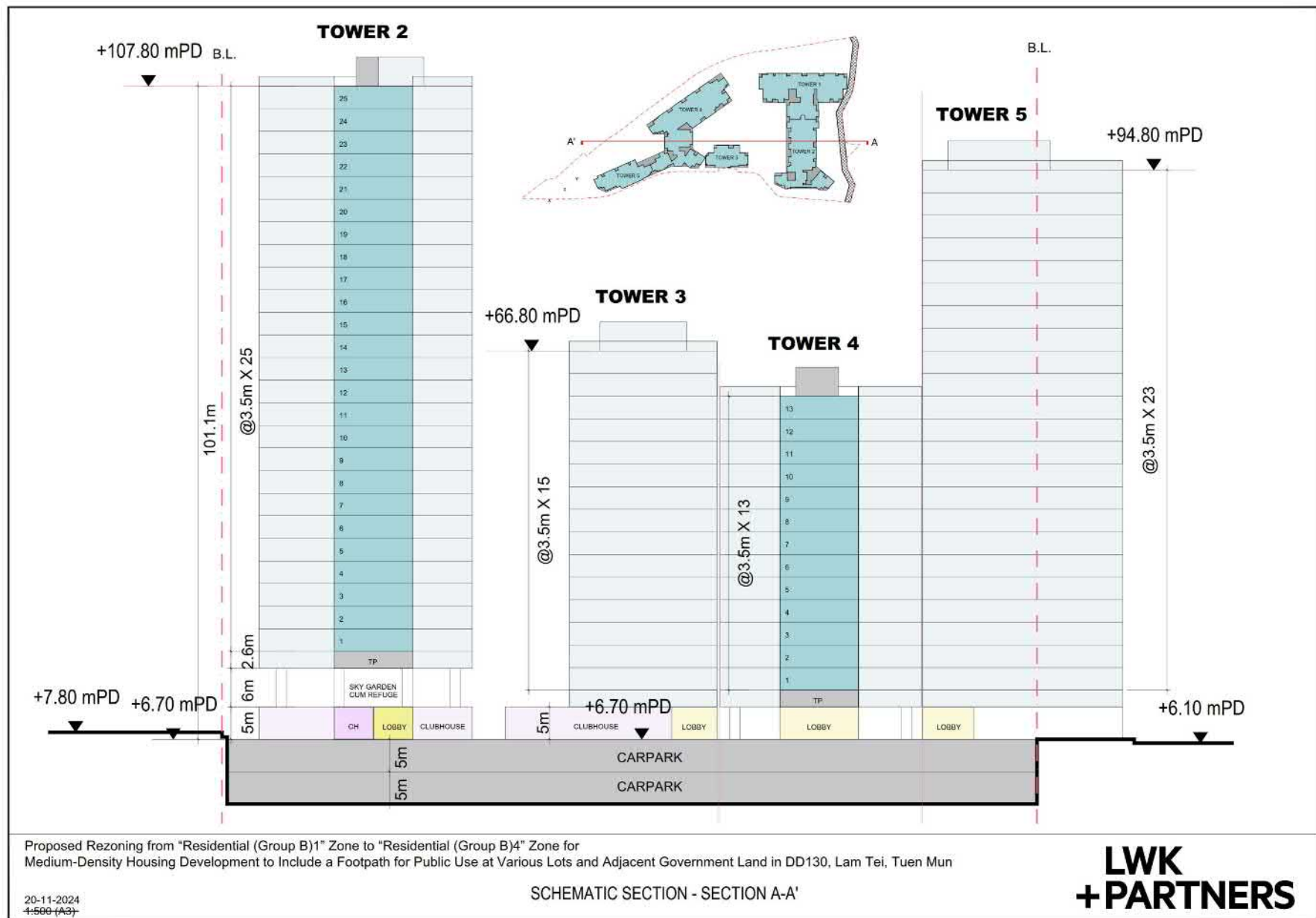
09-07-2024
4:500 (A3)

B2

LWK
+PARTNERS

參考編號
REFERENCE No.
M/TM/25/19

繪圖 DRAWING
2b

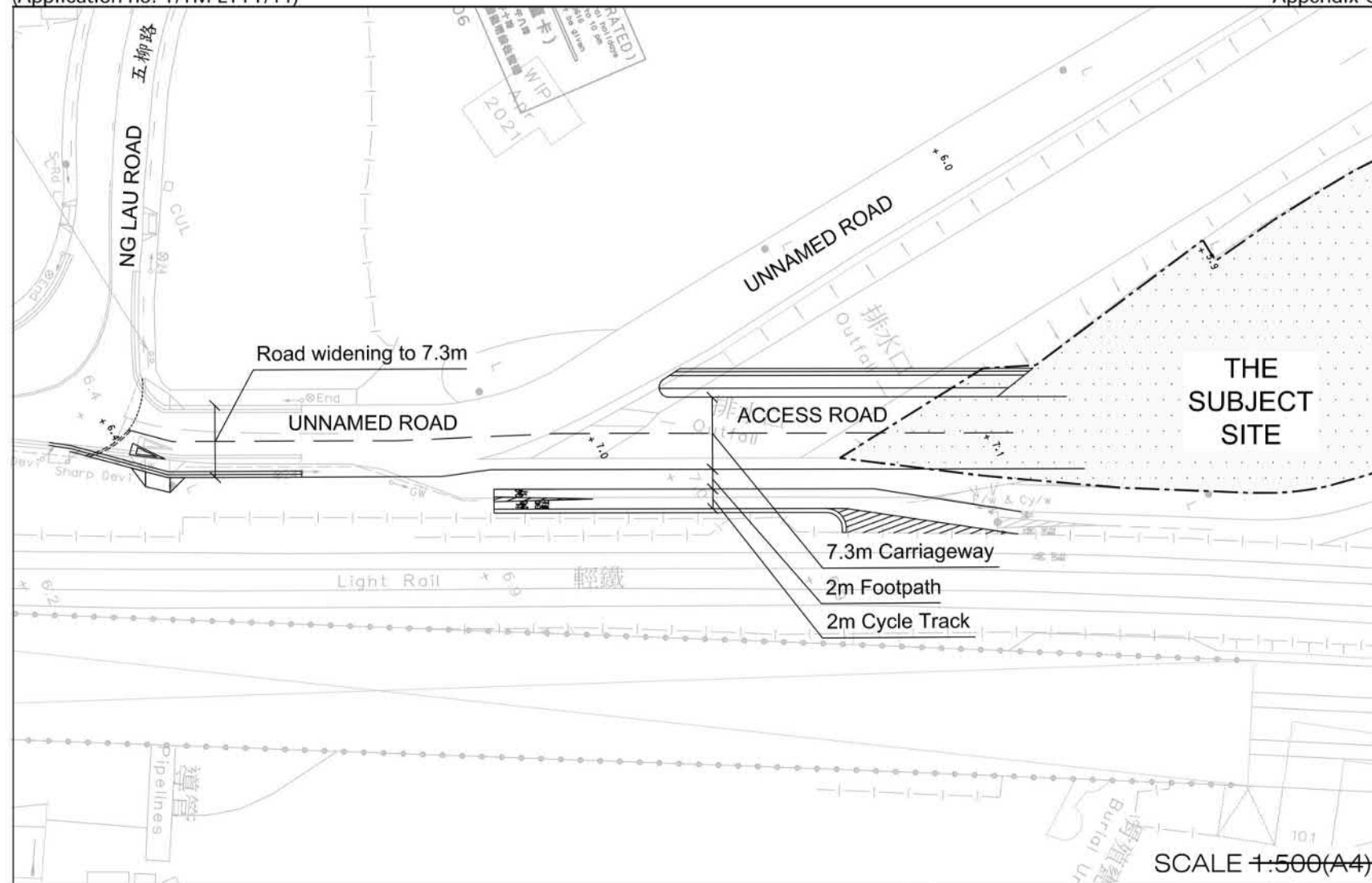


參考編號
REFERENCE No.
M/TM/25/19

繪圖 DRAWING
2c

Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun (Application no. Y/TM-LTYY/11)

Traffic Impact Assessment
Appendix C



J7265_TIA_FR AppC

參考編號
REFERENCE No.
M/TM/25/19

繪圖 DRAWING
2d

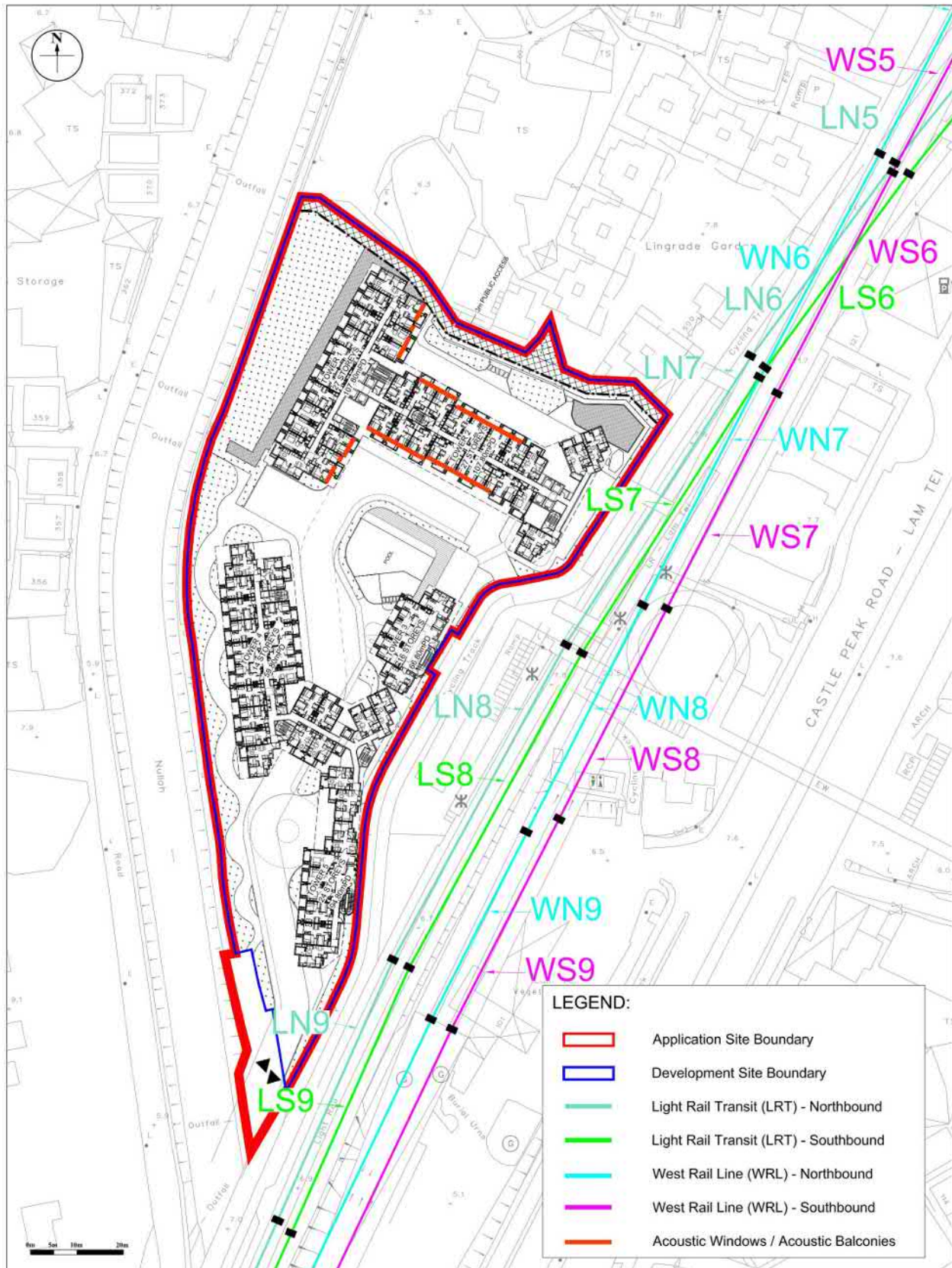


Figure: 2.3

Title: Proposed Locations of Rail Noise Mitigation Measures

Project: Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

RAMBOLL

Drawn by: EC

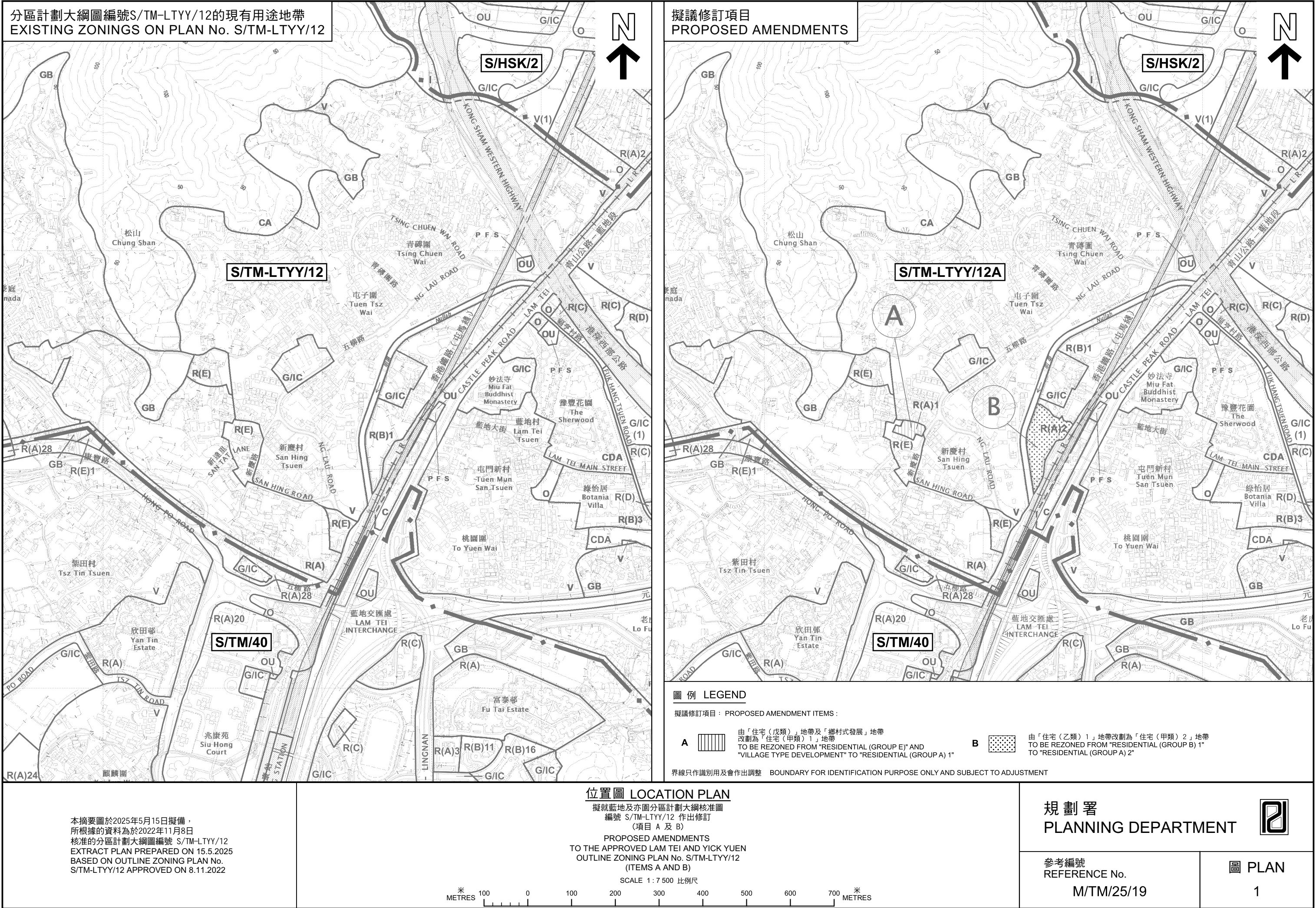
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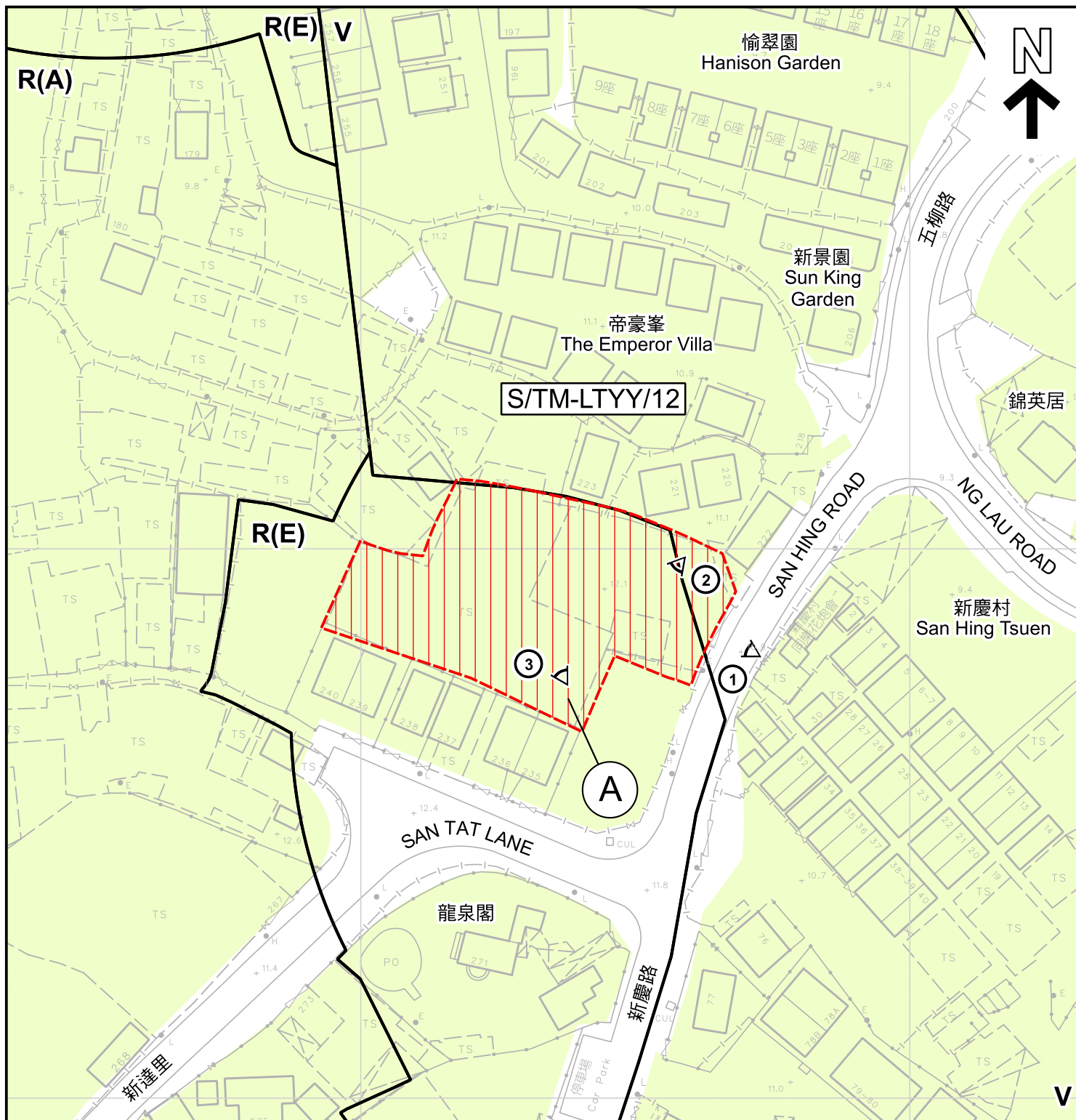
Rev.: 5.0

Date: Nov 2024

參考編號
REFERENCE No.
M/TM/25/19

繪圖 DRAWING
2e





圖例 LEGEND

擬議修訂項目： PROPOSED AMENDMENT ITEM：



由「住宅（戊類）」地帶及「鄉村式發展」地帶
改劃為「住宅（甲類）」地帶
TO BE REZONED FROM "RESIDENTIAL (GROUP E)" AND
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP A)"



政府土地
GOVERNMENT LAND



私人土地
PRIVATE LAND

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

R(E) 住宅(戊類)
RESIDENTIAL (GROUP E)

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

平面圖 SITE PLAN

擬就藍地及亦園分區計劃大綱核准圖
編號 S/TM-LTYT/12 作出修訂
(項目 A)

PROPOSED AMENDMENT
TO THE APPROVED LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN No. S/TM-LTYT/12
(ITEM A)

SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES

規 劃 署

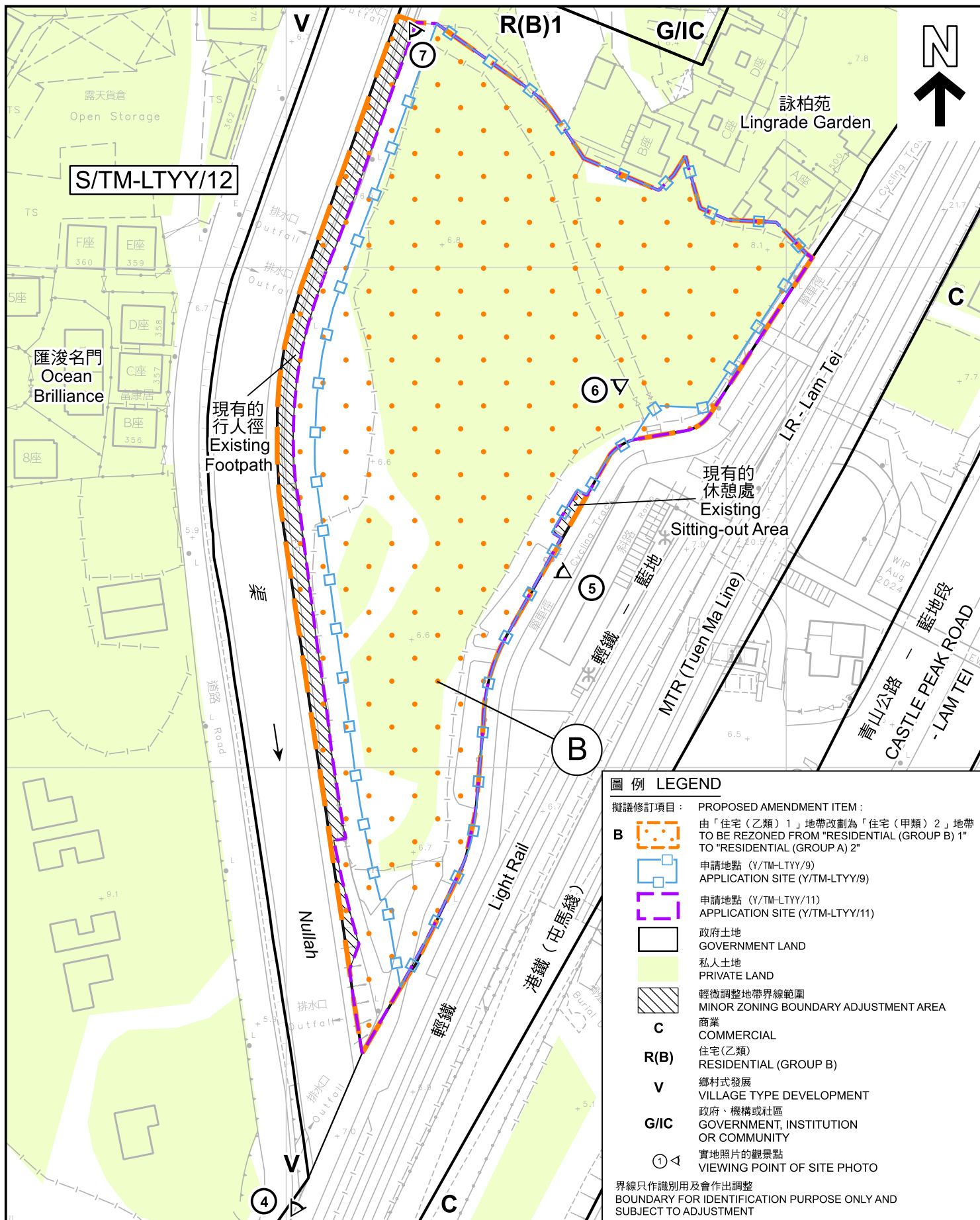
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/25/19

圖 PLAN
2a

本摘要圖於2025年4月25日擬備，所根據的
資料為測量圖編號 6-NW-21A及B
EXTRACT PLAN PREPARED ON 25.4.2025
BASED ON SURVEY SHEETS No.
6-NW-21A&B



本摘要圖於2025年5月16日擬備，所根據的資料為測量圖編號 6-NW-21B
EXTRACT PLAN PREPARED ON 16.5.2025 BASED ON SURVEY SHEET No. 6-NW-21B

平面圖 SITE PLAN
擬就藍地及亦園分區計劃大綱核准圖
編號 S/TM-LTYY/12 作出修訂
(項目 B)
PROPOSED AMENDMENT
TO THE APPROVED LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN No. S/TM-LTYY/12
(ITEM B)

SCALE 1:1 000 比例尺

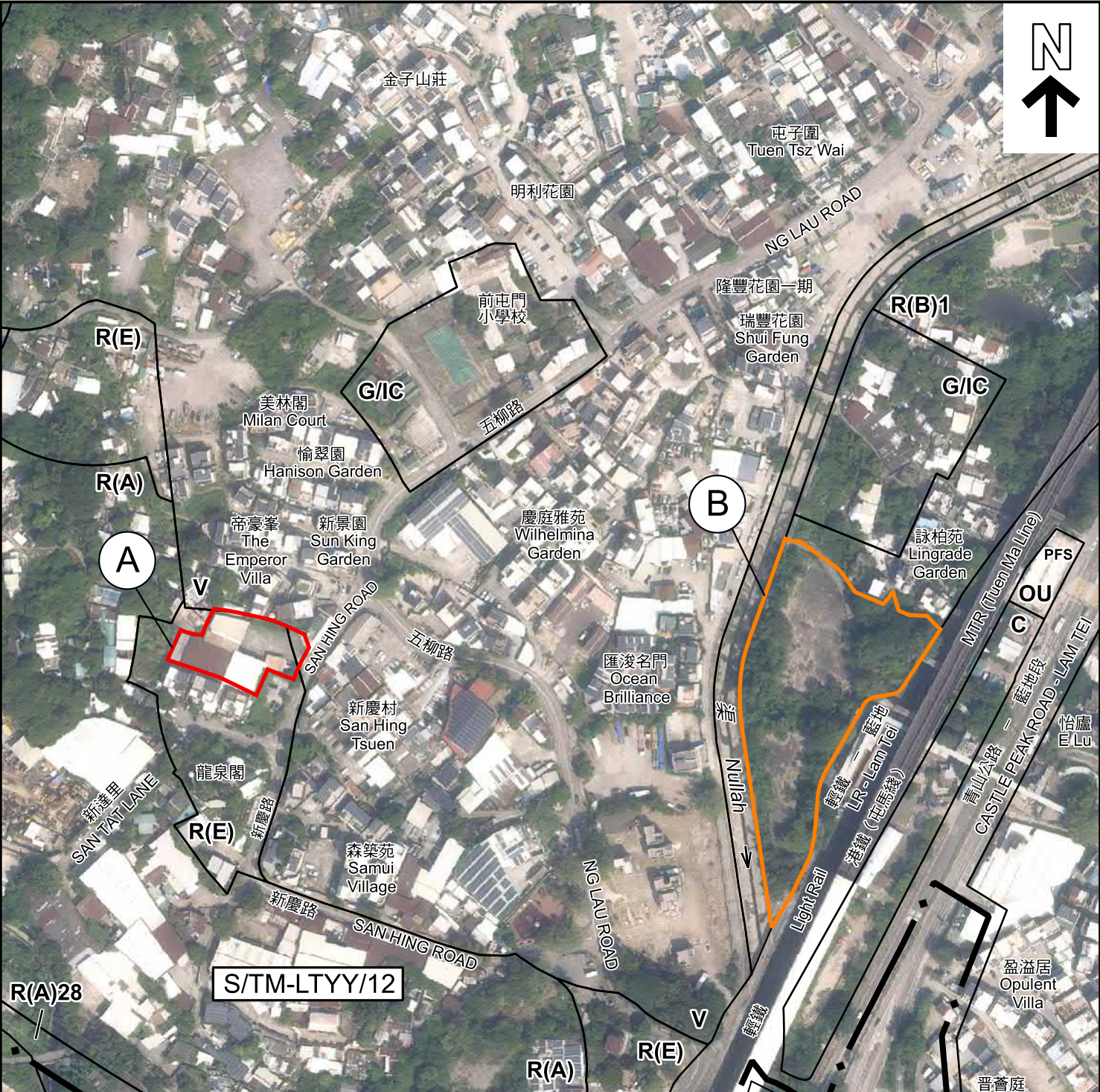
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/25/19

圖 PLAN
2b



圖例 LEGEND	
擬議修訂項目: PROPOSED AMENDMENT ITEMS:	
A	由「住宅(戊類)」地帶及「鄉村式發展」地帶改劃為「住宅(甲類)1」地帶 TO BE REZONED FROM "RESIDENTIAL (GROUP E)" AND "VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP A) 1"
B	由「住宅(乙類)1」地帶改劃為「住宅(甲類)2」地帶 TO BE REZONED FROM "RESIDENTIAL (GROUP B) 1" TO "RESIDENTIAL (GROUP A) 2"
C	商業 COMMERCIAL
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)
R(B)	住宅(乙類) RESIDENTIAL (GROUP B)
R(E)	住宅(戊類) RESIDENTIAL (GROUP E)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/I/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
OU	其他指定用途 OTHER SPECIFIED USES

界線只作識別用及會作出調整 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

本摘要圖於2025年5月9日擬備, 所根據的資料為地政總署於2024年10月10日拍得的航攝照片編號 E229864C、E229865C 及 E229866C
EXTRACT PLAN PREPARED ON 9.5.2025 BASED ON AERIAL PHOTOS No. E229864C, E229865C AND E229866C TAKEN ON 10.10.2024 BY LANDS DEPARTMENT

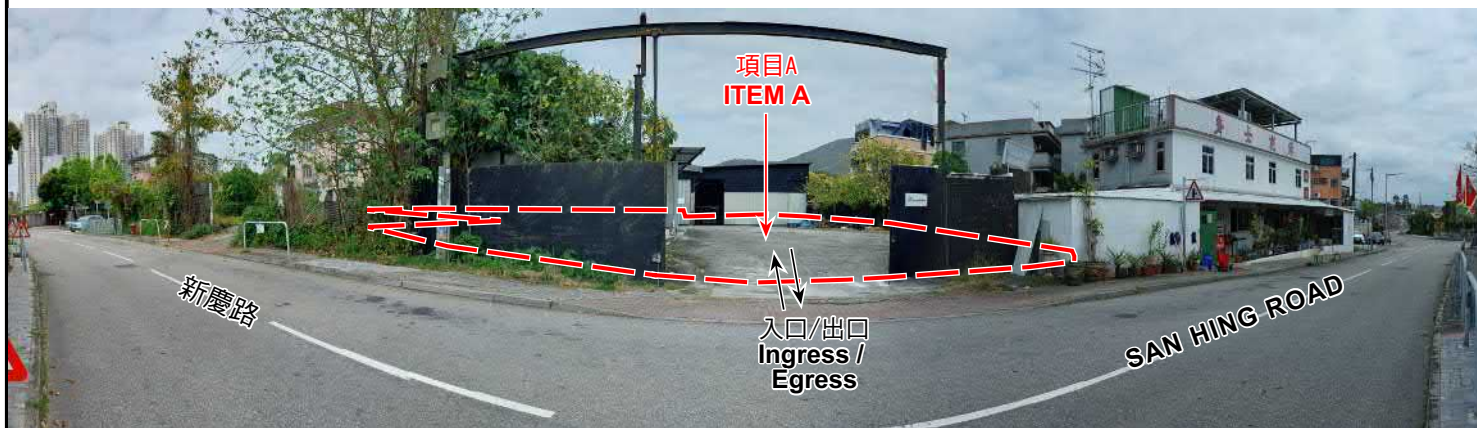
航攝照片 AERIAL PHOTO
擬就藍地及亦園分區計劃大綱核准圖
編號 S/TM-LTTY/12 作出修訂
(項目 A 及 B)
PROPOSED AMENDMENTS TO THE APPROVED LAM TEI AND YICK YUEN OUTLINE ZONING PLAN No. S/TM-LTTY/12 (ITEMS A AND B)

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TM/25/19

圖 PLAN
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2025年4月24日擬備，所根據的資料為攝於2025年3月27日的實地照片
PLAN PREPARED ON 24.4.2025
BASED ON SITE PHOTOS
TAKEN ON 27.3.2025

擬就藍地及亦園分區計劃大綱核准圖
編號 S/TM-LTY/12 作出修訂
(項目 A)
PROPOSED AMENDMENT
TO THE APPROVED LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN No. S/TM-LTY/12
(ITEM A)

規 劃 署
PLANNING
DEPARTMENT



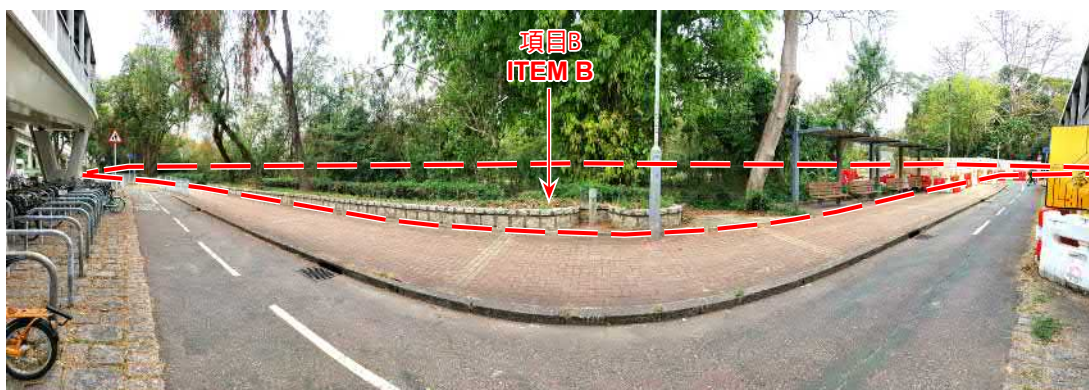
參考編號
REFERENCE No.
M/TM/25/19

圖 PLAN
4a

4



5



6



7



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5月16日擬備，所根據的資料為攝於2025年3月27日的實地照片
PLAN PREPARED ON 16.5.2025
BASED ON SITE PHOTOS
TAKEN ON 27.3.2025

擬就藍地及亦園分區計劃大綱核准圖
編號 S/TM-LTY/12 作出修訂
(項目 B)
PROPOSED AMENDMENT
TO THE APPROVED LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN No. S/TM-LTY/12
(ITEM B)

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TM/25/19

圖 PLAN
4b