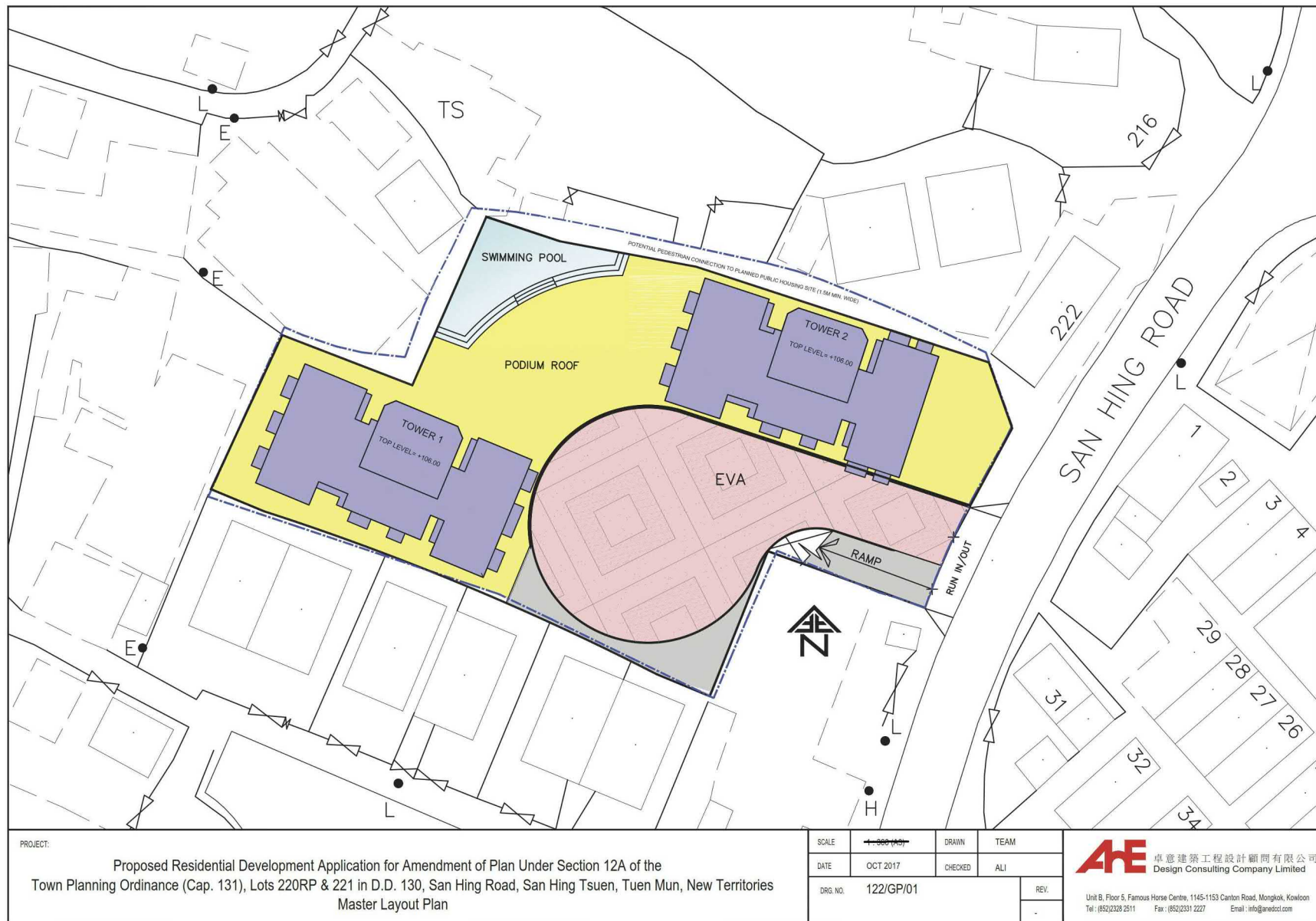




V:\122_San Hing Road, Tuen Mun\Current\GP\GP01-13_230413\GP01-13.dwg

參考編號
REFERENCE No.
R/S/TM-LTTY/13

繪圖 DRAWING
H-1a





LEGEND :
 === AIR PATH

PROJECT:

Proposed Residential Development Application for Amendment of Plan Under Section 12A of the
 Town Planning Ordinance (Cap. 131), Lots 220RP & 221 in D.D. 130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories
 Wind Passage Plan

SCALE	1:200 (A3)	DRAWN	TEAM
DATE	OCT 2017	CHECKED	ALI
DRG. NO.	122/GP/08	REV.	



卓意建築工程設計顧問有限公司
 Design Consulting Company Limited

Unit B, Floor 5, Famous Horse Centre, 1145-1153 Canton Road, Mongkok, Kowloon
 Tel: (852)2328 2511 Fax: (852)2331 2227 Email: info@anetcd.com

V:\122_San Hing Road, Tuen Mun\Current\GP\GP01-13_230413\GP01-13.dwg

參考編號
 REFERENCE No.
 R/S/TM-LTTY/13

繪圖 DRAWING
 H-1c



ARUP

Figure Title
Landscape Master Plan (Overall)

Source

Date
JAN 2022

Scale
1:200

Figure No.
LMP_001

參考編號
REFERENCE No.
R/S/TM-LTTY/13

繪圖 DRAWING
H-1d



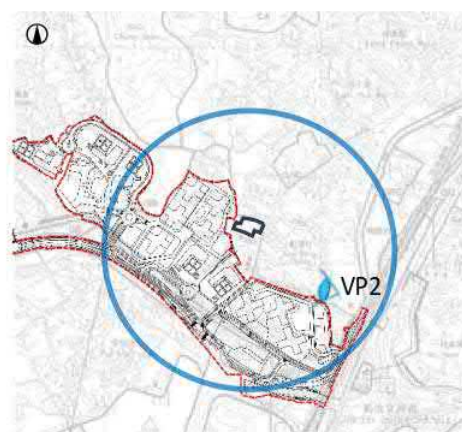
Existing Condition



Planned Condition



With Indicative Scheme

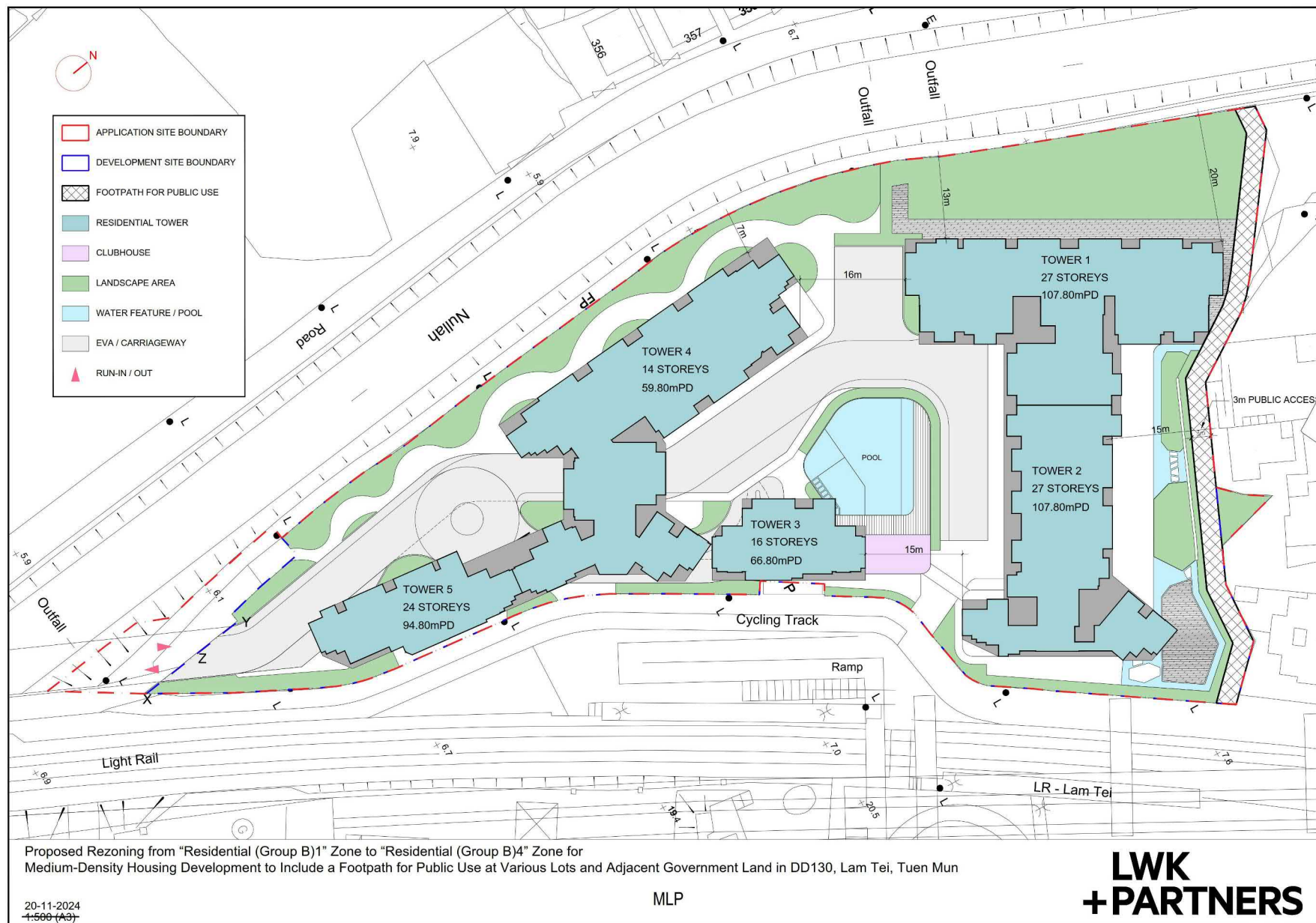


Key Plan

Figure No.	Scale	Figure Title
4	-	Viewing Point 2: San Hing Tsuen Children's Playground
ARUP	Date Oct 2021	

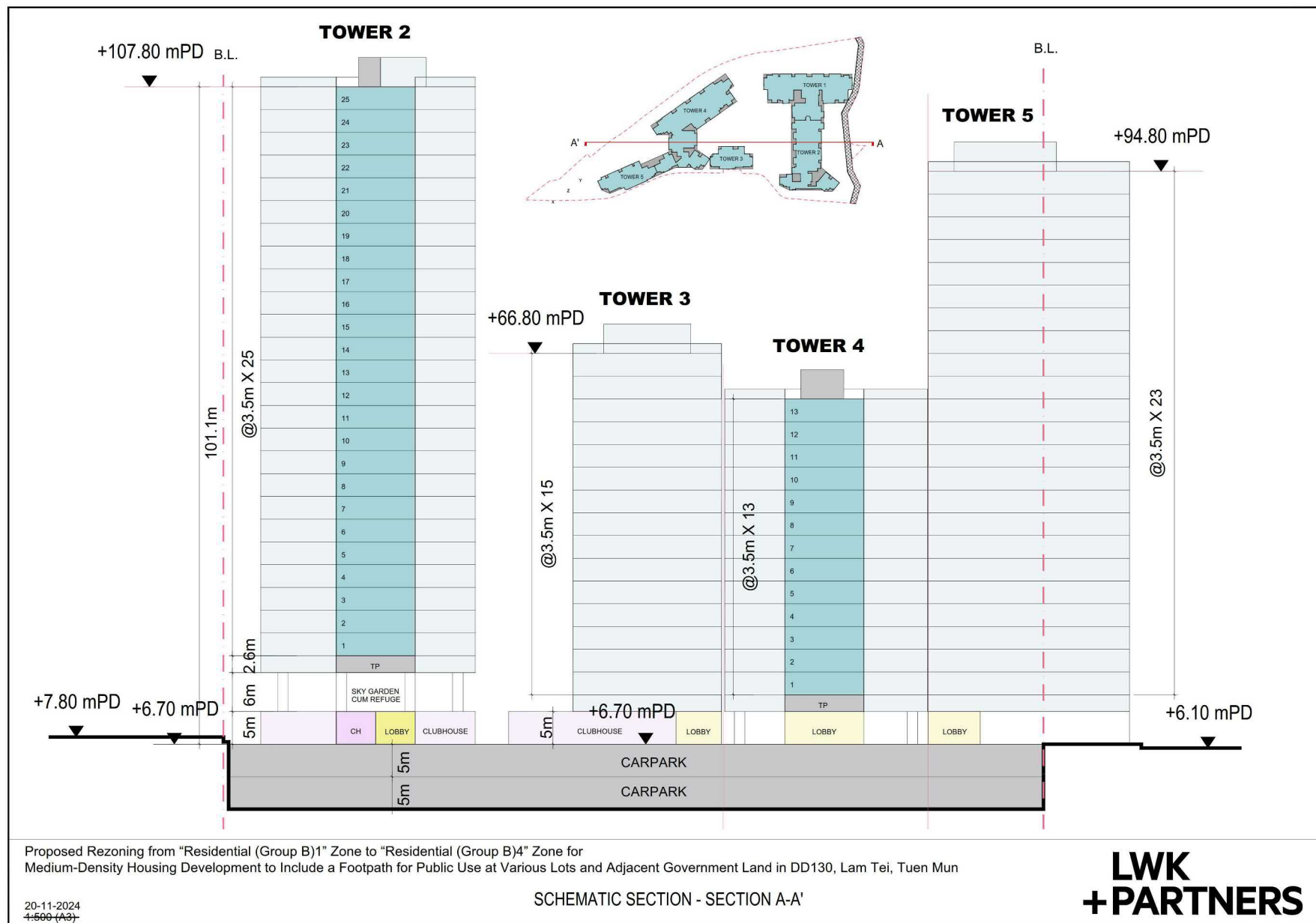
參考編號
REFERENCE No.
R/S/TM-LTTY/13

繪圖 DRAWING
H-1e



參考編號
REFERENCE No.
R/S/TM-LTTY/13

繪圖 DRAWING
H-2a



參考編號 REFERENCE No. R/S/TM-LTTY/13	繪圖 DRAWING H-2b
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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

Landscape Plan - Combined Plan

Dwg. No. : 2023311-LP-03c

Scale: 1:500 (A3-size)

Date : NOV 2024

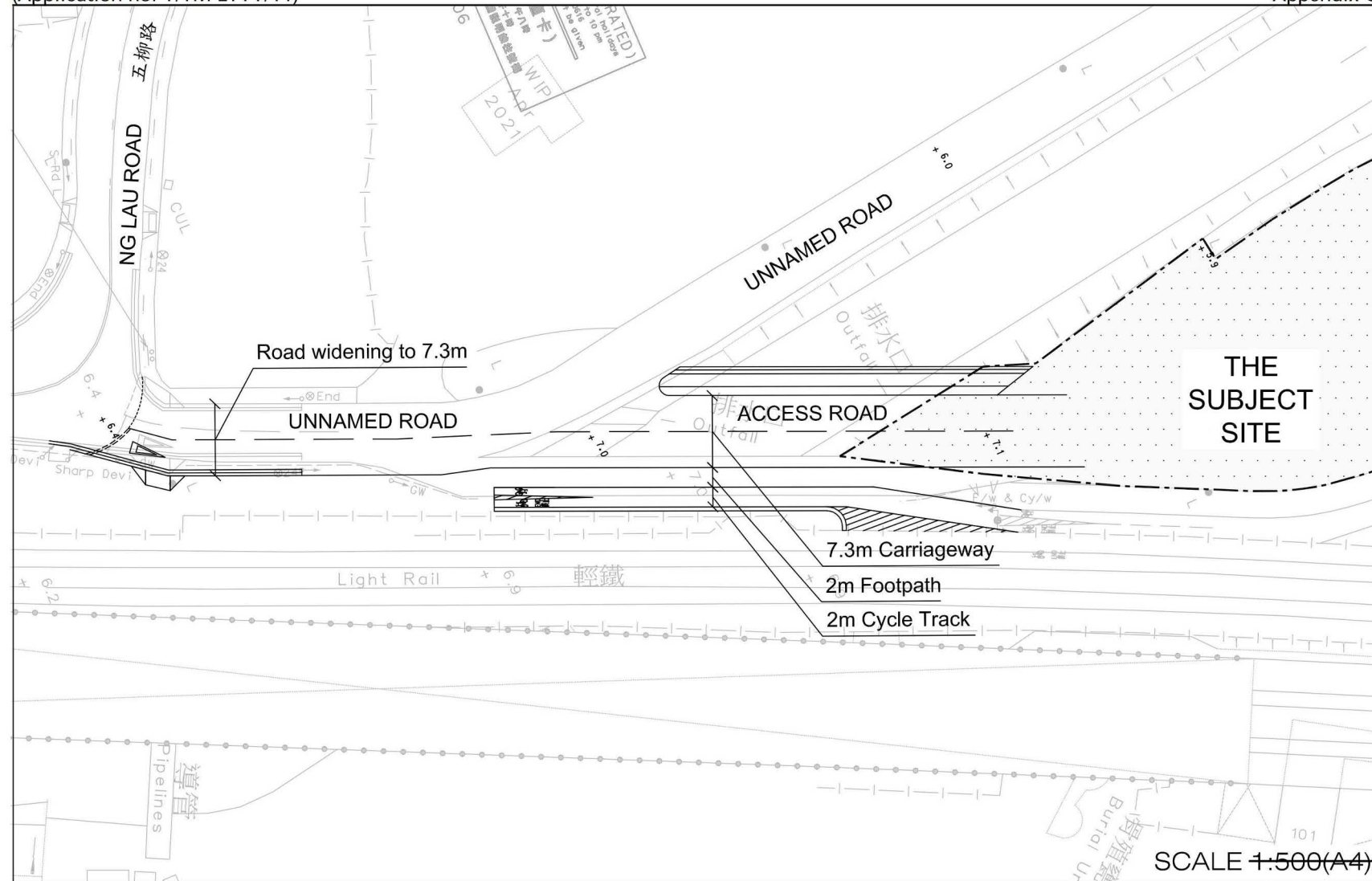


參考編號
REFERENCE No.
R/S/TM-LTTY/13

繪圖 DRAWING
H-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

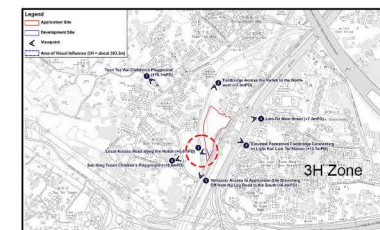


J7265_TIA_FR AppC

參考編號 REFERENCE No. R/S/TM-LTYY/13	繪圖 DRAWING H-2d
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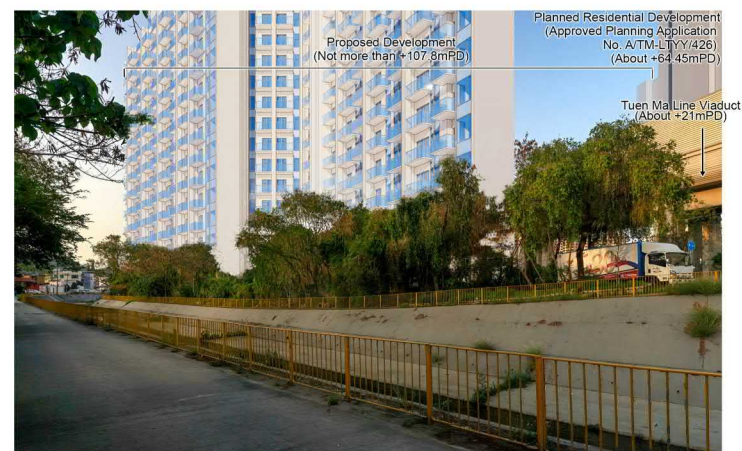
Existing Condition



Key Plan



Approved Scheme



Existing Condition + Proposed Development



PLANNING LIMITED
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Viewpoint 1 – Local Access Road Along the Nullah

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

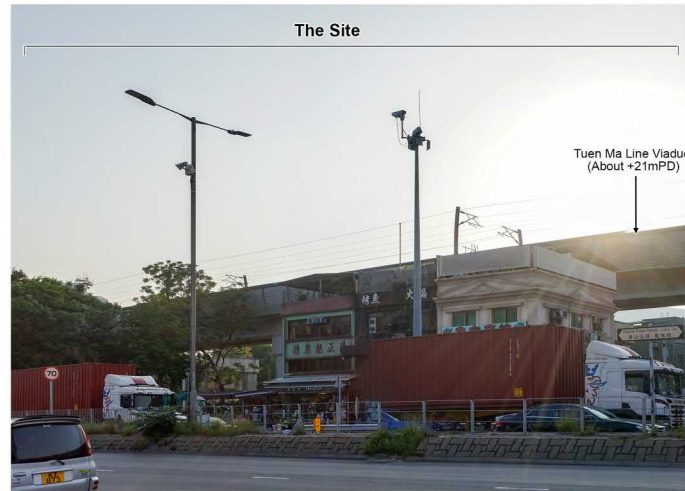
Visual Impact Assessment

Figure 6.1

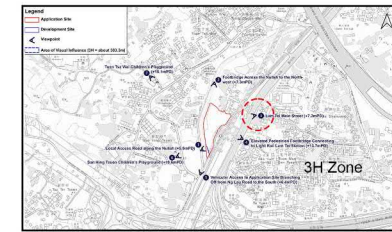
Date: 2 October 2024

參考編號
REFERENCE No.
R/S/TM-LTYY/13

繪圖 DRAWING
H-2e



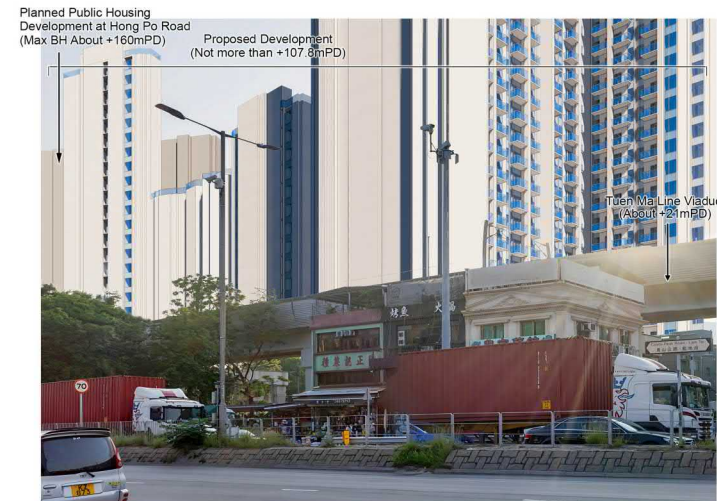
Existing Condition



Key Plan



Approved Scheme



Existing Condition + Proposed Development



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Viewpoint 3 – Lam Tei Main Street

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

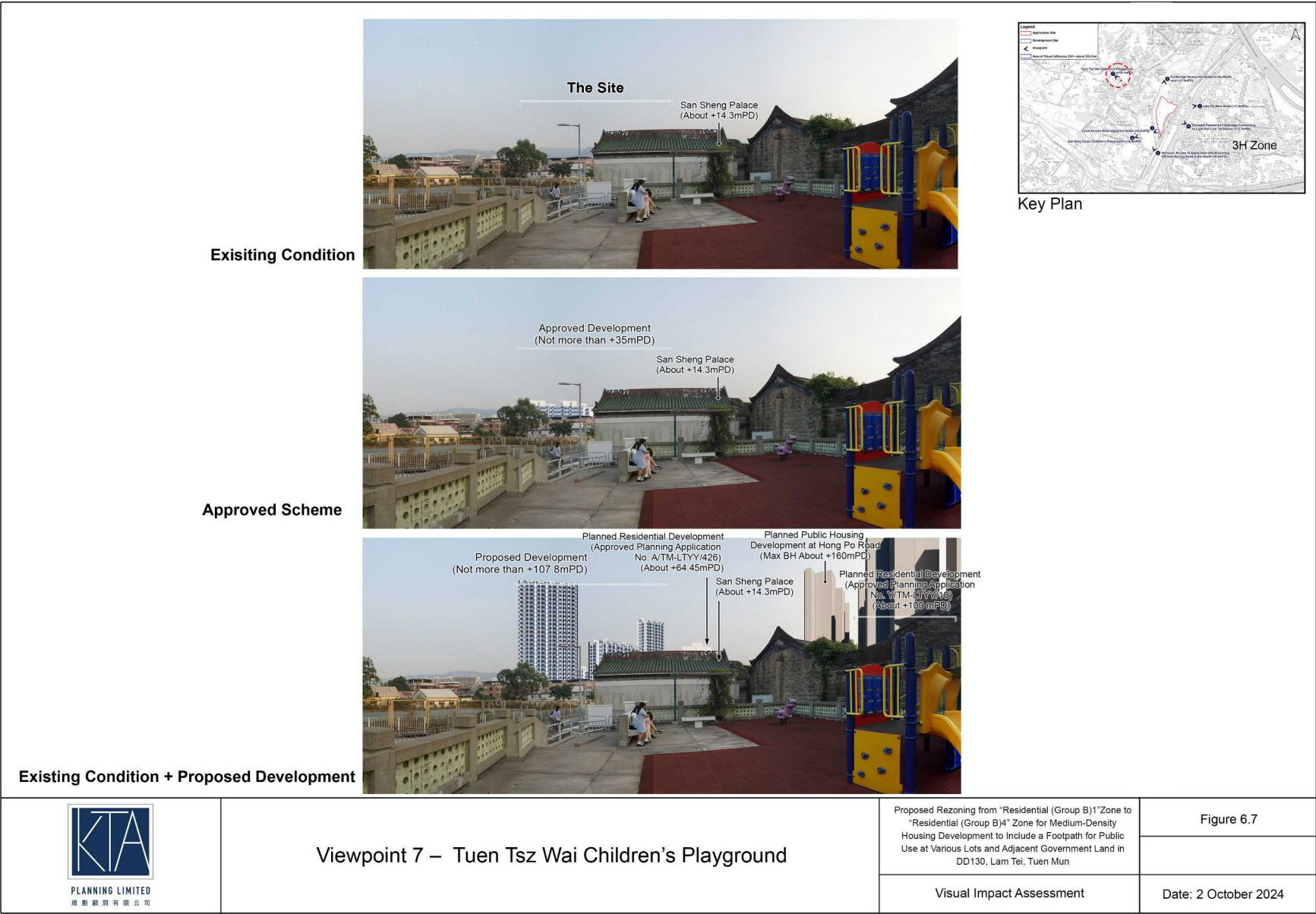
Visual Impact Assessment

Figure 6.3

Date: 18 November 2024

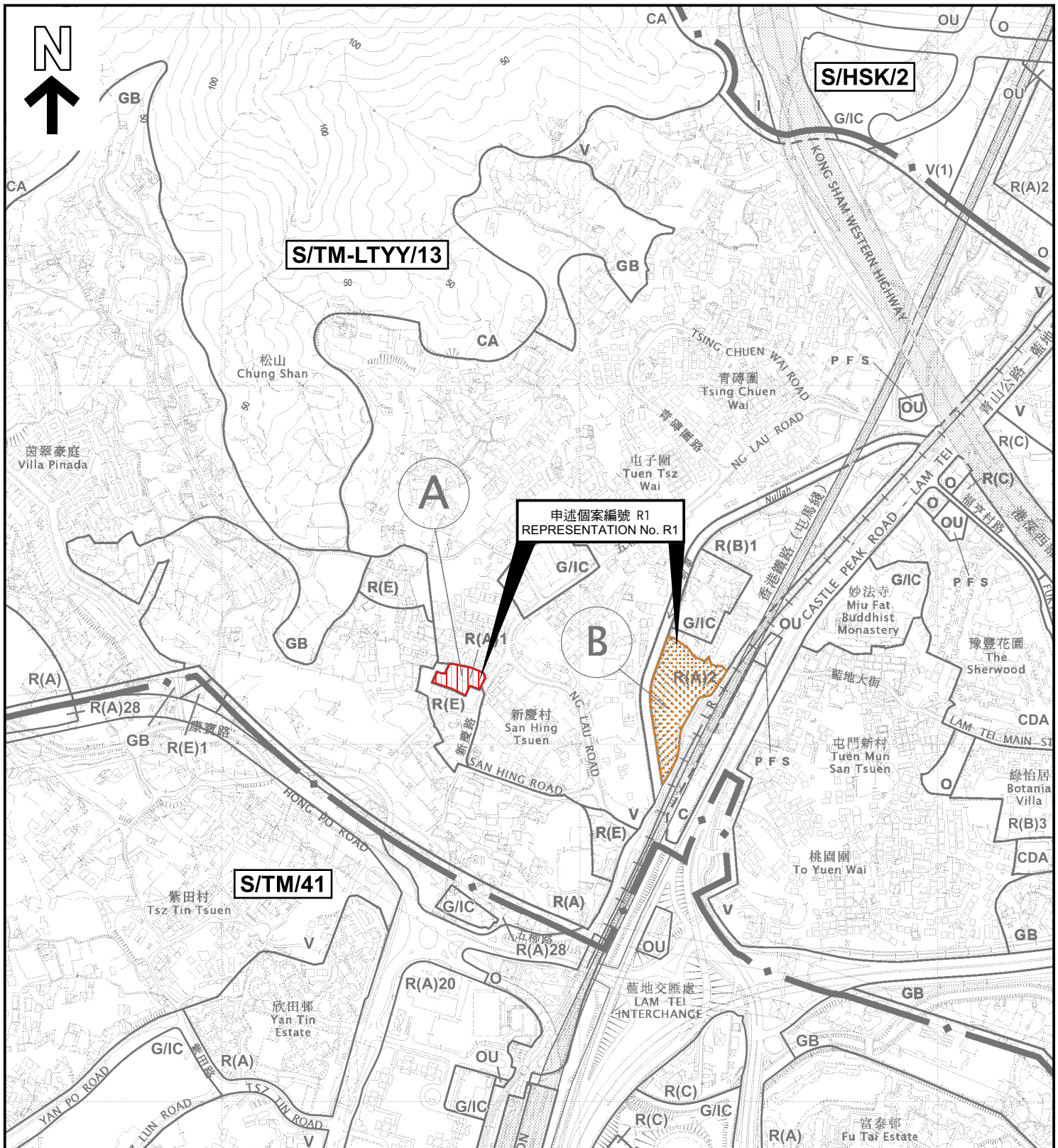
參考編號
REFERENCE No.
R/S/TM-LTTY/13

繪圖 DRAWING
H-2f



參考編號
REFERENCE No.
R/S/TM-LTY/13

繪圖 DRAWING
H-2g



圖例 LEGEND

修訂項目：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
REZONING 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
REZONING FROM "RESIDENTIAL (GROUP B) 1"
TO "RESIDENTIAL (GROUP A) 2"

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

申述地點位置圖 LOCATION PLAN OF REPRESENTATION SITES

就藍地及亦園分區計劃大綱草圖編號S/TM-LTTY/13
提出的申述個案編號R1作出考慮
CONSIDERATION OF REPRESENTATION No. R1
TO THE DRAFT LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN No. S/TM-LTTY/13

SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
METRES

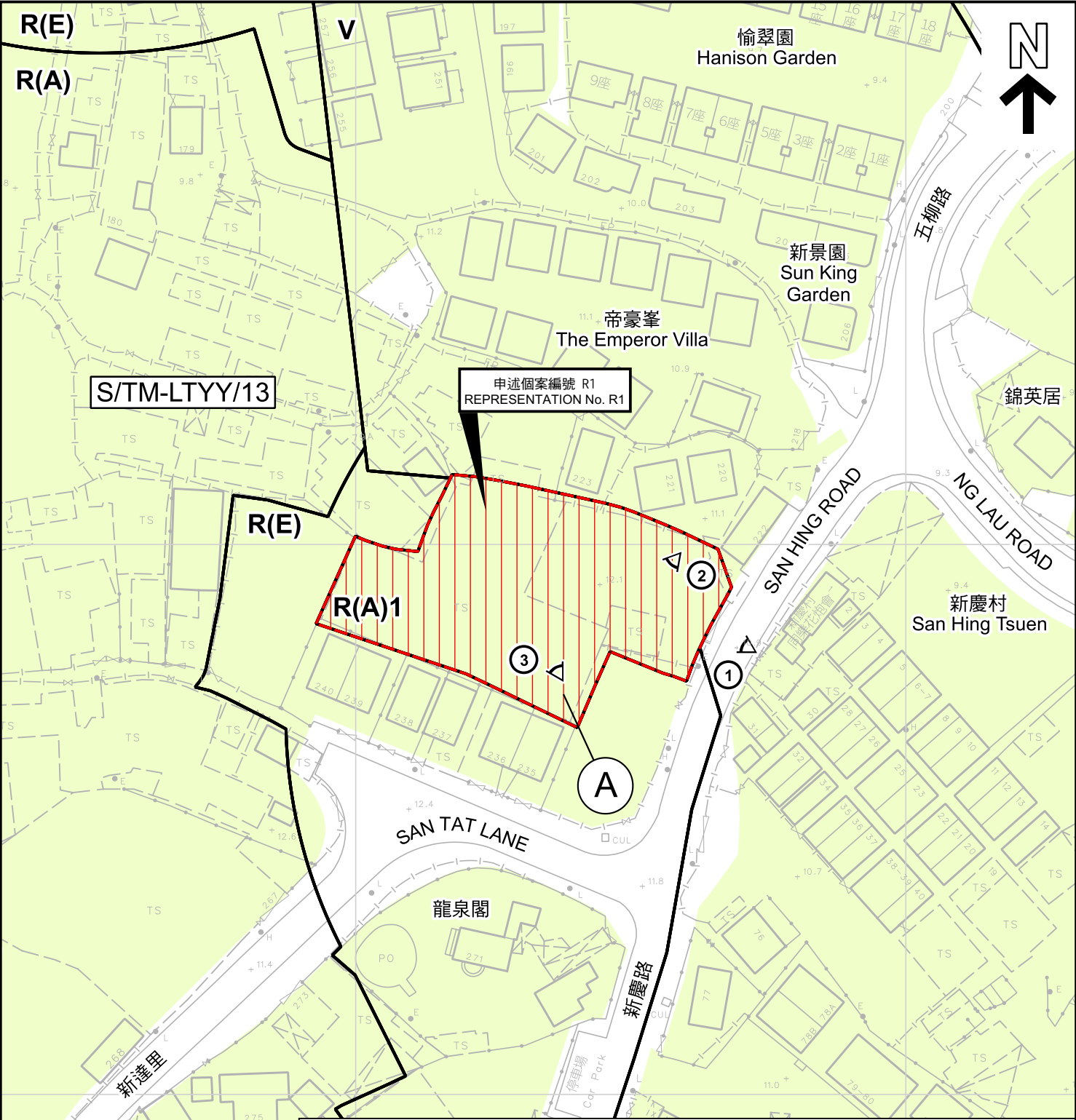


規劃署
Planning Department

參考編號
REFERENCE No.
R/S/TM-LTTY/13

圖 PLAN
H-1

本摘要圖於2025年10月14日擬備，
所根據的資料為於2025年6月13日
展示的分區計劃大綱圖編號 S/TM-LTTY/13
EXTRACT PLAN PREPARED ON 14.10.2025
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTTY/13 EXHIBITED ON 13.6.2025



圖例 LEGEND

修訂項目: AMENDMENT ITEM:

- A**  由「住宅(戊類)」地帶及「鄉村式發展」地帶
改劃為「住宅(甲類)」地帶
REZONING FROM "RESIDENTIAL (GROUP E)" AND
"VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP A) 1"
-  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
-  實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

本摘要圖於2025年9月15日擬備, 所根據的
資料為測量圖編號 6-NW-21A及B
EXTRACT PLAN PREPARED ON 15.9.2025
BASED ON SURVEY SHEETS No.
6-NW-21A&B

就藍地及亦園分區計劃大綱草圖編號S/TM-LTTY/13
提出的申述個案編號R1作出考慮
CONSIDERATION OF REPRESENTATION No. R1
TO THE DRAFT LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN No. S/TM-LTTY/13

SCALE 1:1 000 比例尺

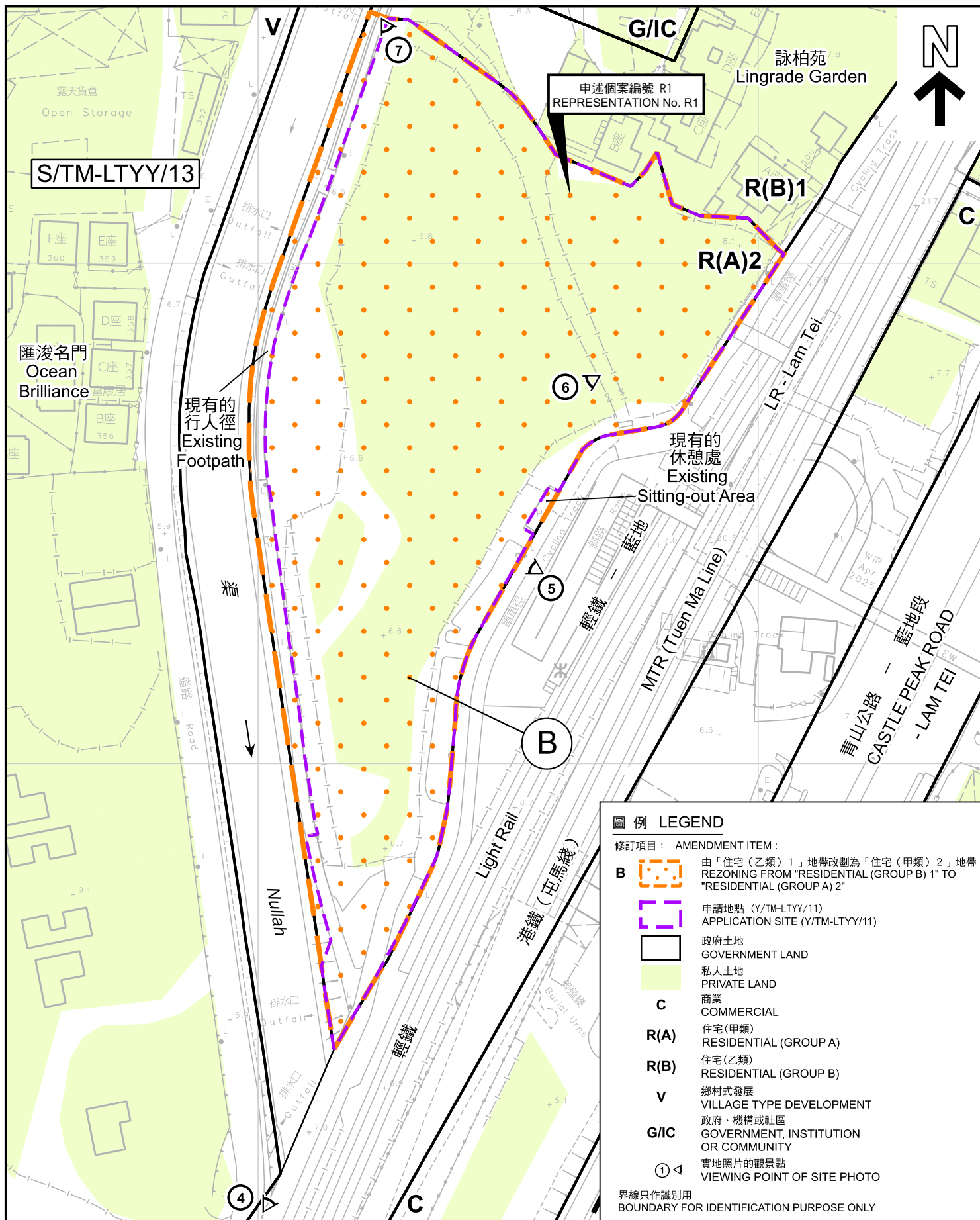
米 20 0 20 40 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/TM-LTTY/13

圖 PLAN
H-2a



平面圖 SITE PLAN

本摘要圖於2025年10月27日擬備，所根據的資料為測量圖編號 6-NW-21B
EXTRACT PLAN PREPARED ON 27.10.2025
BASED ON SURVEY SHEET No.
6-NW-21B

就藍地及亦園分區計劃大綱草圖編號S/TM-LTTY/13
提出的申述個案編號R1作出考慮
CONSIDERATION OF REPRESENTATION No. R1
TO THE DRAFT LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN No. S/TM-LTTY/13

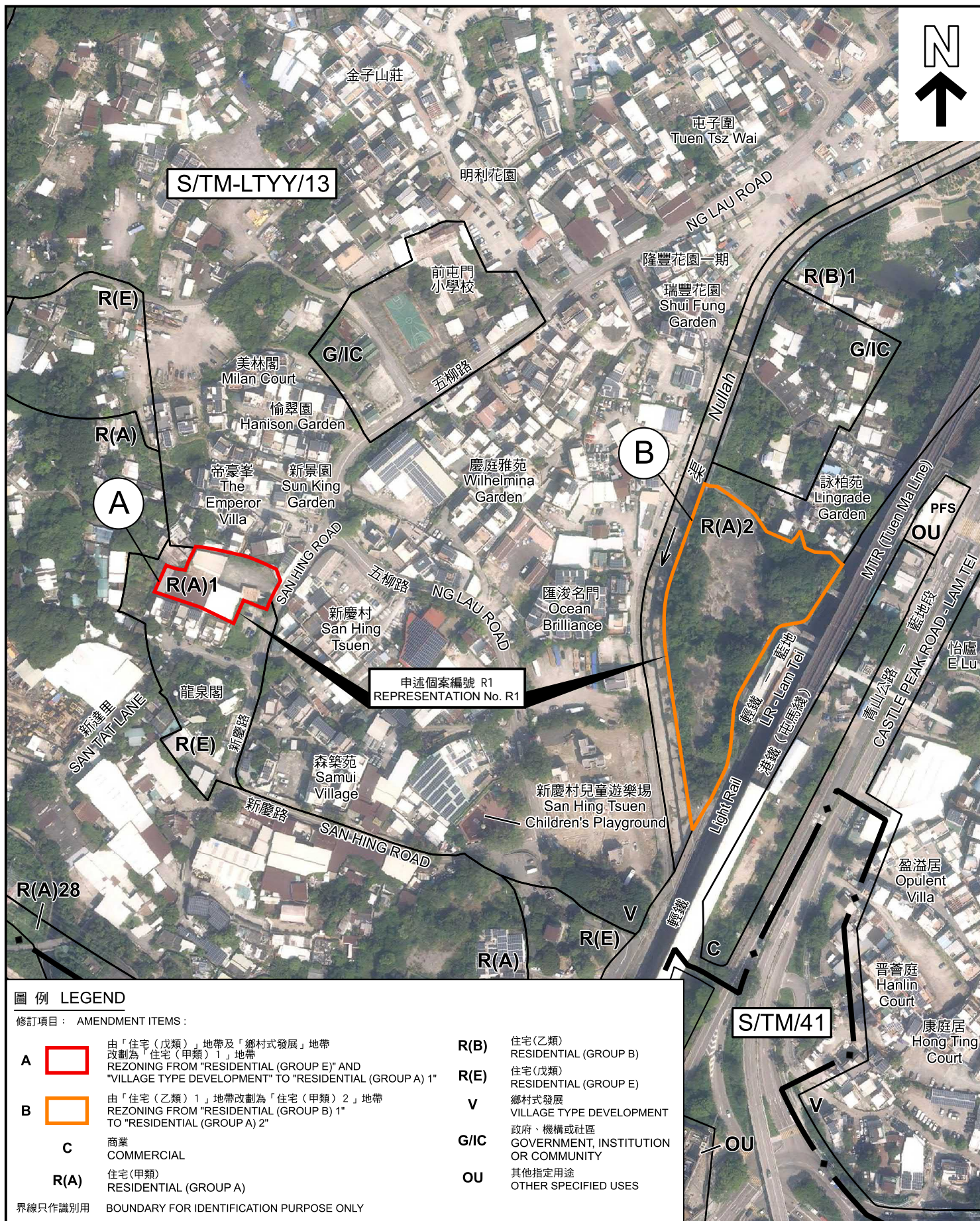


規劃署
Planning Department

參考編號
REFERENCE No.
R/S/TM-LTTY/13

圖 PLAN
H-2b

SCALE 1:1 000 比例尺
米 METRES 20 0 20 40 米 METRES



修訂項目： 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
REZONING 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
REZONING FROM "RESIDENTIAL (GROUP B) 1"
TO "RESIDENTIAL (GROUP A) 2"

C

商業
COMMERCIAL

 $R(A)$

住宅(甲類)
RESIDENTIAL (GROUP A)

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

 $R(B)$

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/IC

政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY

OU

其他指定用途
OTHER SPECIFIED USES

本摘要圖於2025年9月19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 19.9.2025
BASED ON AERIAL PHOTOS No.
E229864C, E229865C AND E229866C
TAKEN ON 10.10.2024
BY LANDS DEPARTMENT

就藍地及亦園分區計劃大綱草圖編號S/TM-LTTY/13
提出的申述個案編號R1作出考慮
CONSIDERATION OF REPRESENTATION No. R1
TO THE DRAFT LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN No. S/TM-LTTY/13



Planning Department

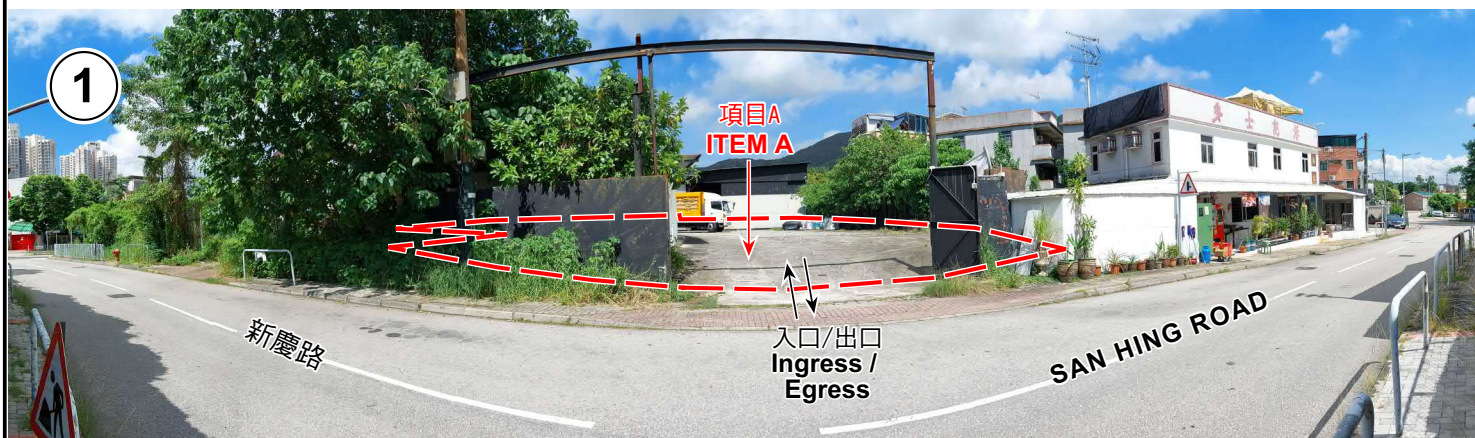
參考編號

REFERENCE No.

R/S/TM-LTTY/13

PLAN

H-3



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年9月17日擬備，所根據的資料為攝於2025年9月11日的實地照片
PLAN PREPARED ON 17.9.2025
BASED ON SITE PHOTOS
TAKEN ON 11.9.2025

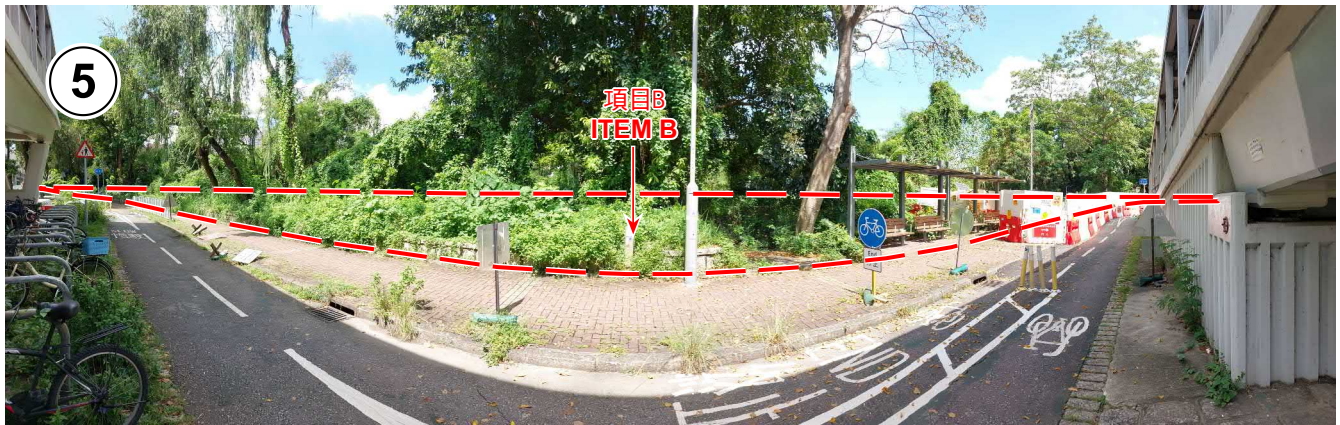
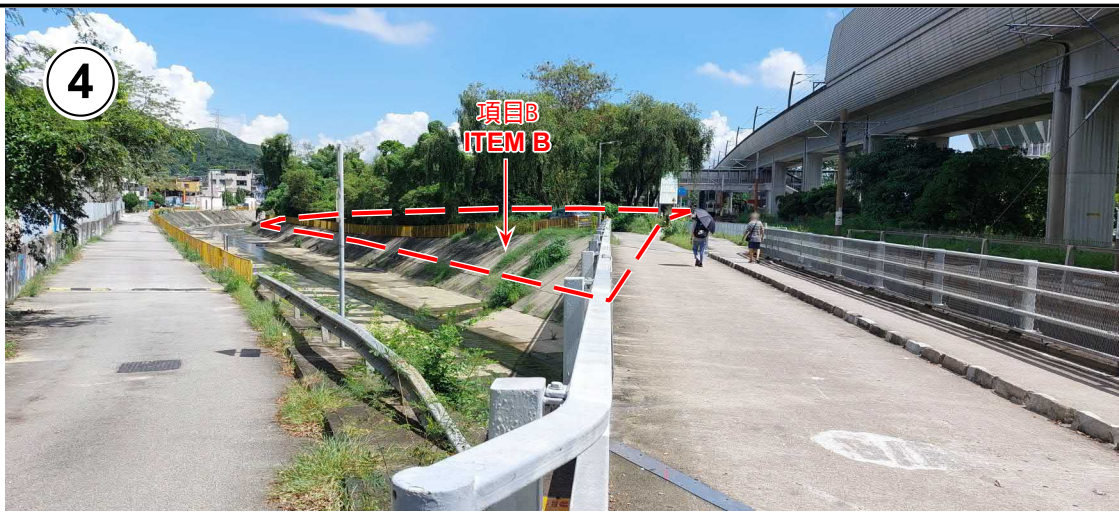
就藍地及亦園分區計劃大綱草圖編號S/TM-LTTY/13
提出的申述個案編號R1作出考慮
CONSIDERATION OF REPRESENTATION No. R1
TO THE DRAFT LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN No. S/TM-LTTY/13



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/TM-LTTY/13

圖 PLAN
H-4a



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年9月17日擬備，所根據的資料為攝於2025年9月11日的實地照片
PLAN PREPARED ON 17.9.2025
BASED ON SITE PHOTOS
TAKEN ON 11.9.2025

就藍地及亦園分區計劃大綱草圖編號S/TM-LTTY/13
提出的申述個案編號R1作出考慮
CONSIDERATION OF REPRESENTATION No. R1
TO THE DRAFT LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN No. S/TM-LTTY/13



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/TM-LTTY/13

圖 PLAN
H-4b

