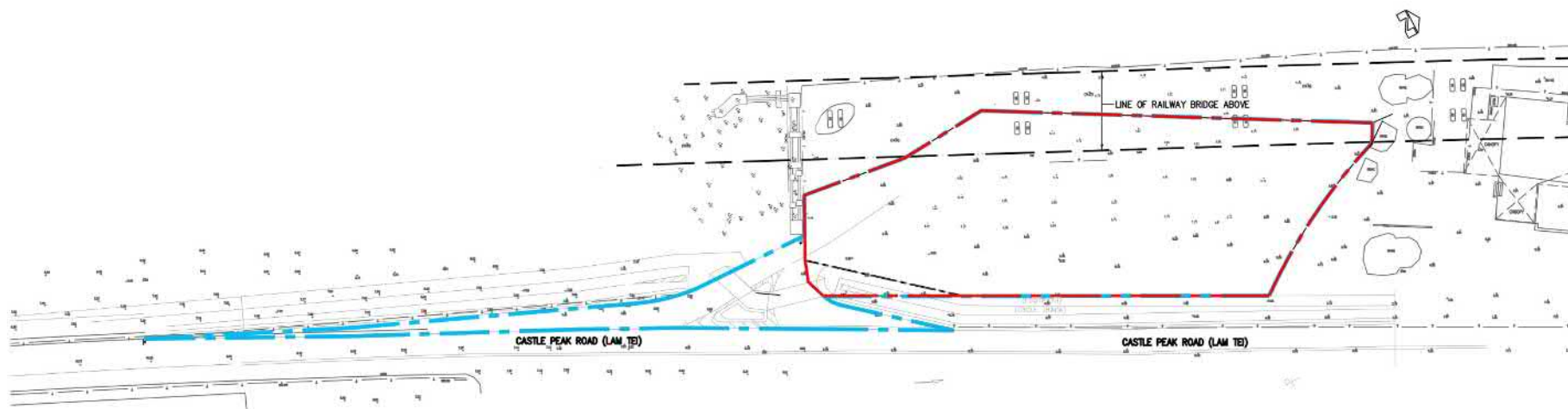




--- DEVELOPMENT BOUNDARY
 --- S16 PLANNING APPLICATION SITE AREA

Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development
 with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei

SCALE 1 : 800 (A3)

SP-43-01C
 05-2026

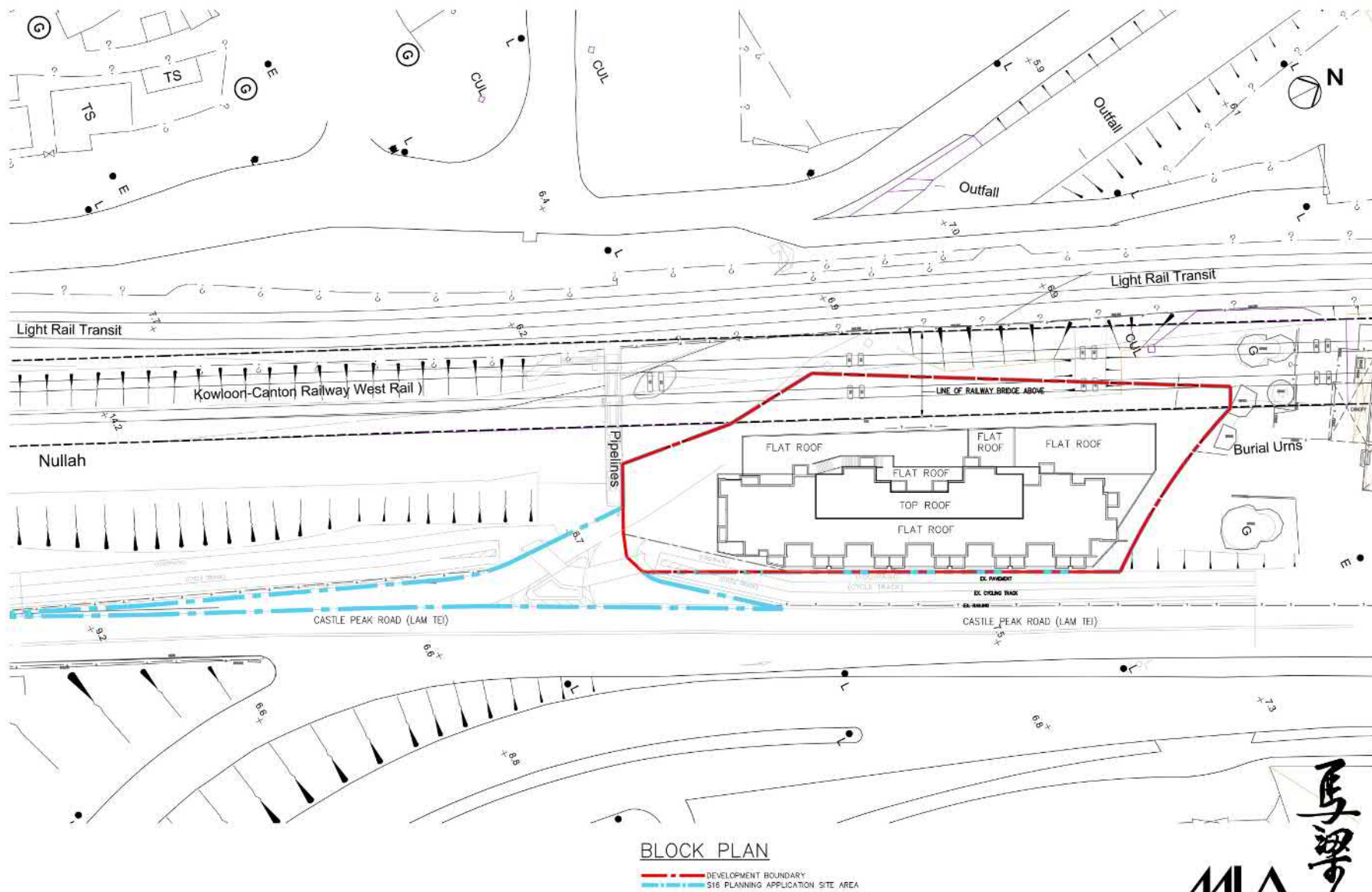
MLA
 ARCHITECTS (HK) LTD
 馬梁建築師事務所(香港)有限公司

馬梁

參考編號
 REFERENCE No.
 A/TM-LTTY/502

繪圖 DRAWING
 A-1

(摘錄自申請人於17. 7. 2026呈交的综合規劃綱領)
 (Extract from Applicant's Consolidated
 SPS Submitted on 17.7.2026)



Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development
 with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei

SCALE 1 : 500 (A3)

SP-43-03D
 05-2026

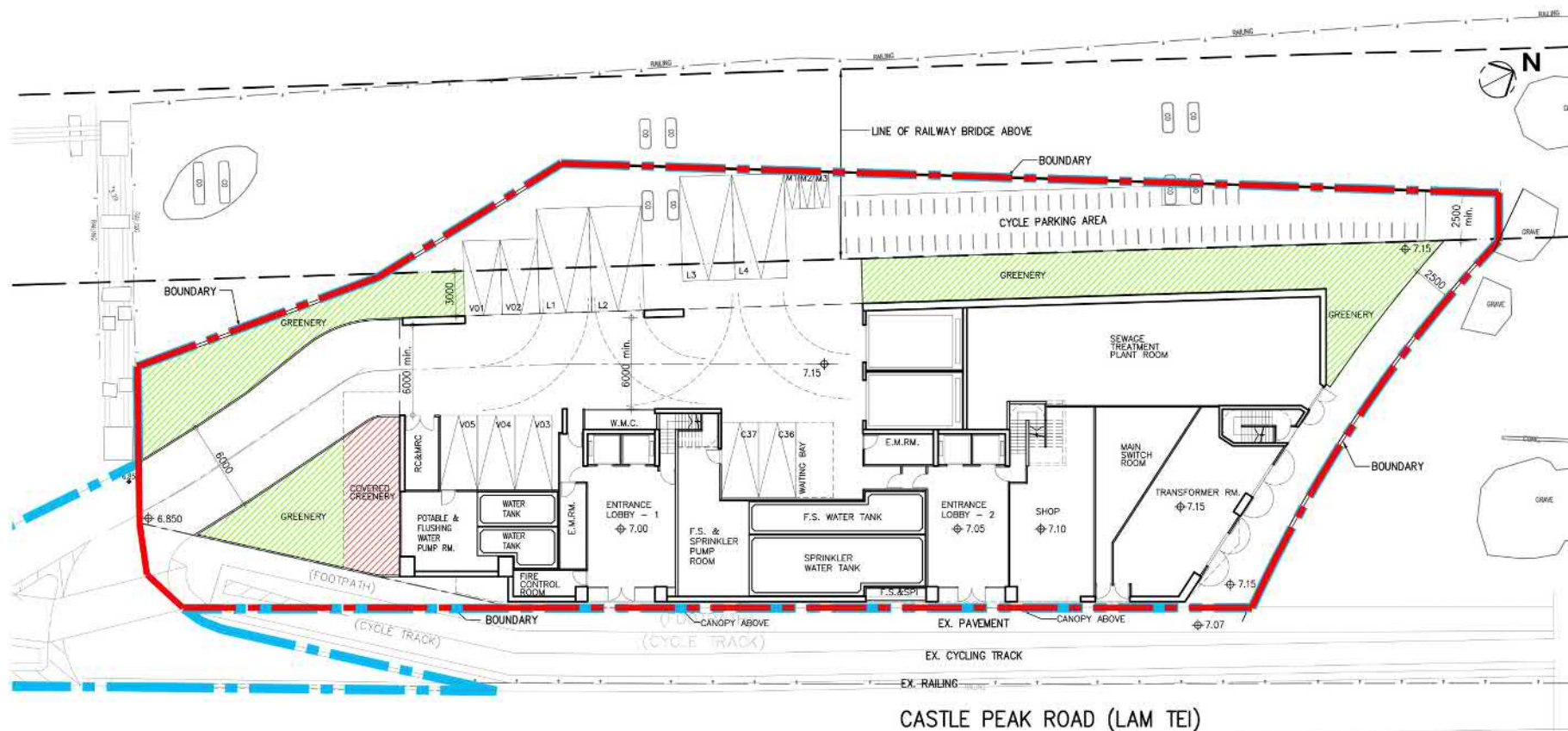
MLA
 ARCHITECTS (HK) LTD
 馬梁建築師事務所(香港)有限公司

馬梁

參考編號
 REFERENCE No.
 A/TM-LTTY/502

繪圖 DRAWING
 A-2

(摘錄自申請人於17. 7. 2026呈交的整合規劃綱領)
 (Extract from Applicant's Consolidated
 SPS Submitted on 17.7.2026)



GROUND FLOOR PLAN

NOS. OF LOV PARKING = 4
 NOS. OF PRIVATE CAR PARKING = 2
 NOS. OF MOTOR-CYCLE PARKING = 3
 NOS. OF VISITOR'S CARPARK = 5
 NOS. OF CYCLE PARKING = 62

--- DEVELOPMENT BOUNDARY
 --- S16 PLANNING APPLICATION SITE AREA

GREENERY
 COVERED GREENERY
 DOUBLE DECK CAR PARKING

Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development
 with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei

SCALE 1 : 250 (A3)

SP-43-04H
 05-2026

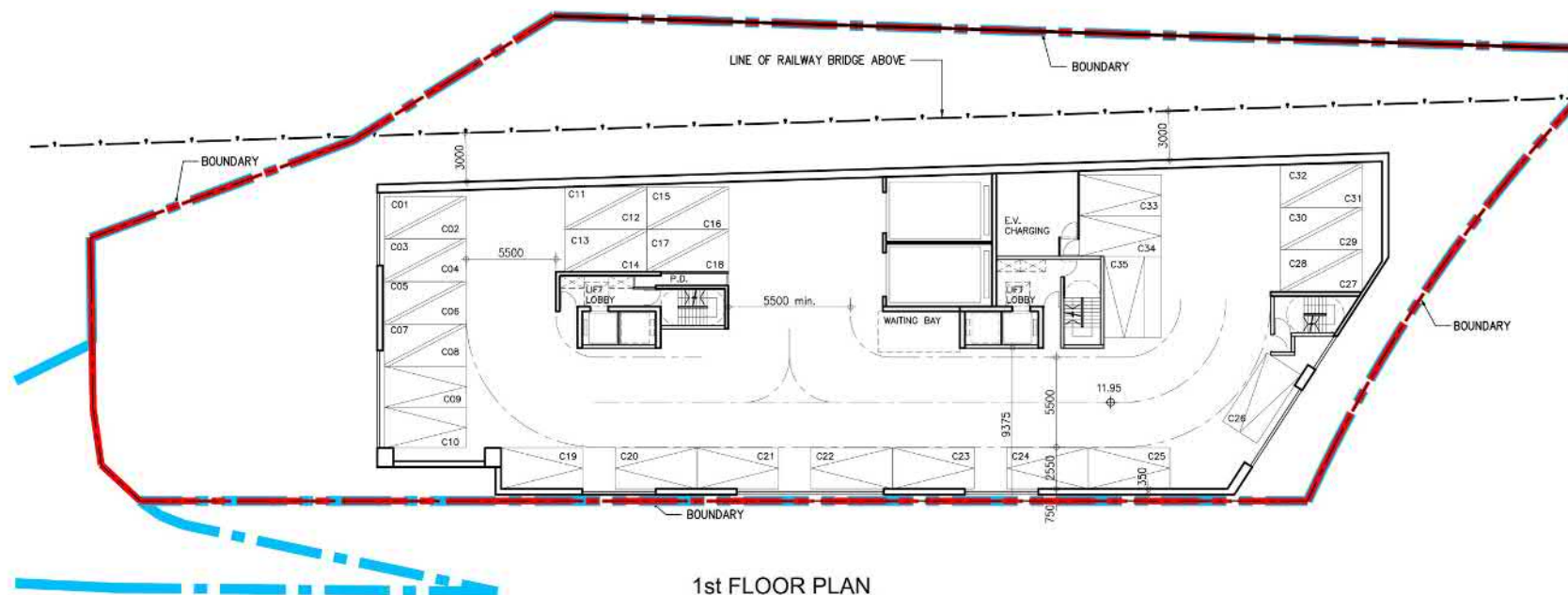
MLA
 ARCHITECTS (HK) LTD
 馬梁華建築師事務所(香港)有限公司

馬梁華

參考編號
 REFERENCE No.
 A/TM-LTTY/502

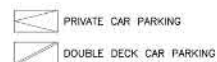
繪圖 DRAWING
 A-3

(摘錄自申請人於17. 7. 2026呈交的整合規劃綱領)
 (Extract from Applicant's Consolidated
 SPS Submitted on 17.7.2026)



1st FLOOR PLAN

NOS. OF PRIVATE CAR PARKING = 35



--- DEVELOPMENT BOUNDARY
 --- S16 PLANNING APPLICATION SITE AREA

Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development
 with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei

SCALE 1 : 200 (A3)

SP-43-05E
 05-2026

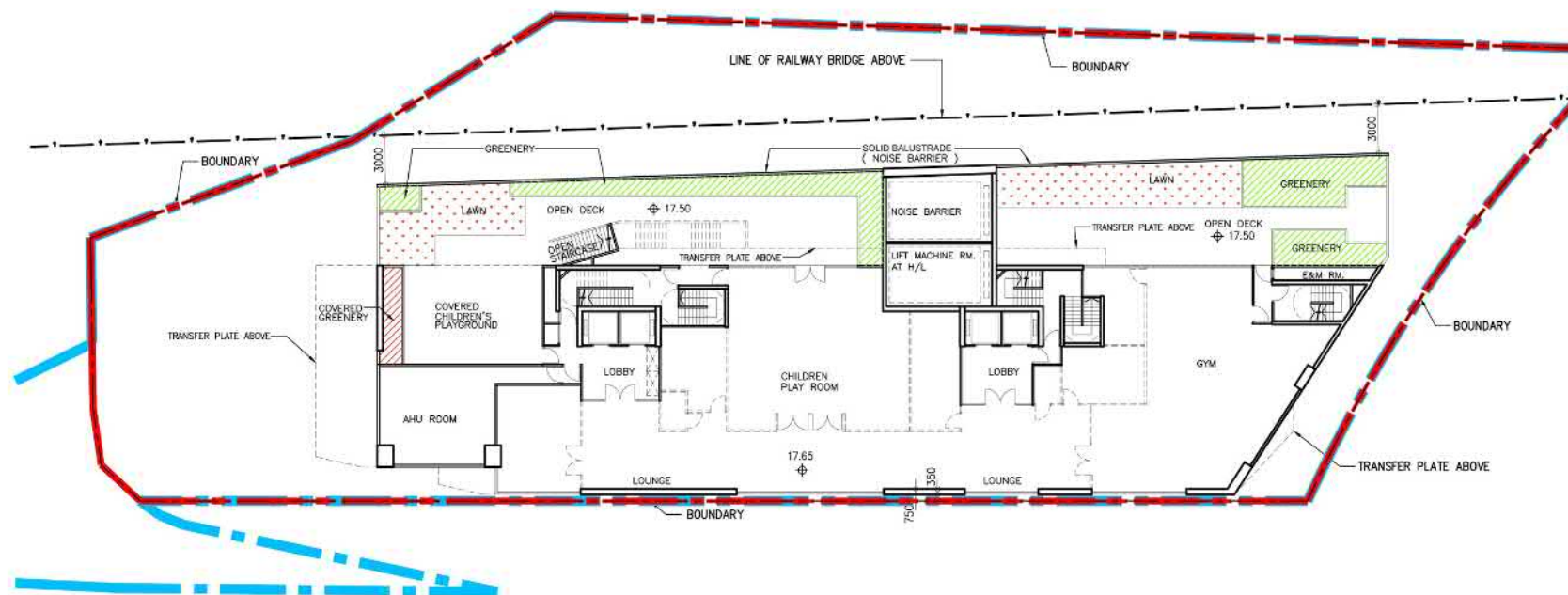
MLA
 ARCHITECTS (HK) LTD
 馬梁建築師事務所(香港)有限公司

馬梁

參考編號
 REFERENCE No.
 A/TM-LTTY/502

繪圖 DRAWING
 A-4

(摘錄自申請人於17. 7. 2026呈交的综合規劃綱領)
 (Extract from Applicant's Consolidated
 SPS Submitted on 17.7.2026)



2nd FLOOR PLAN (RESIDENTIAL RECREATIONAL FACILITIES)

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

GREENERY / LAWN
COVERED GREENERY

--- DEVELOPMENT BOUNDARY
--- S16 PLANNING APPLICATION SITE AREA

Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development
with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei

SCALE 1 : 200 (A3)

SP-43-06E
05-2026

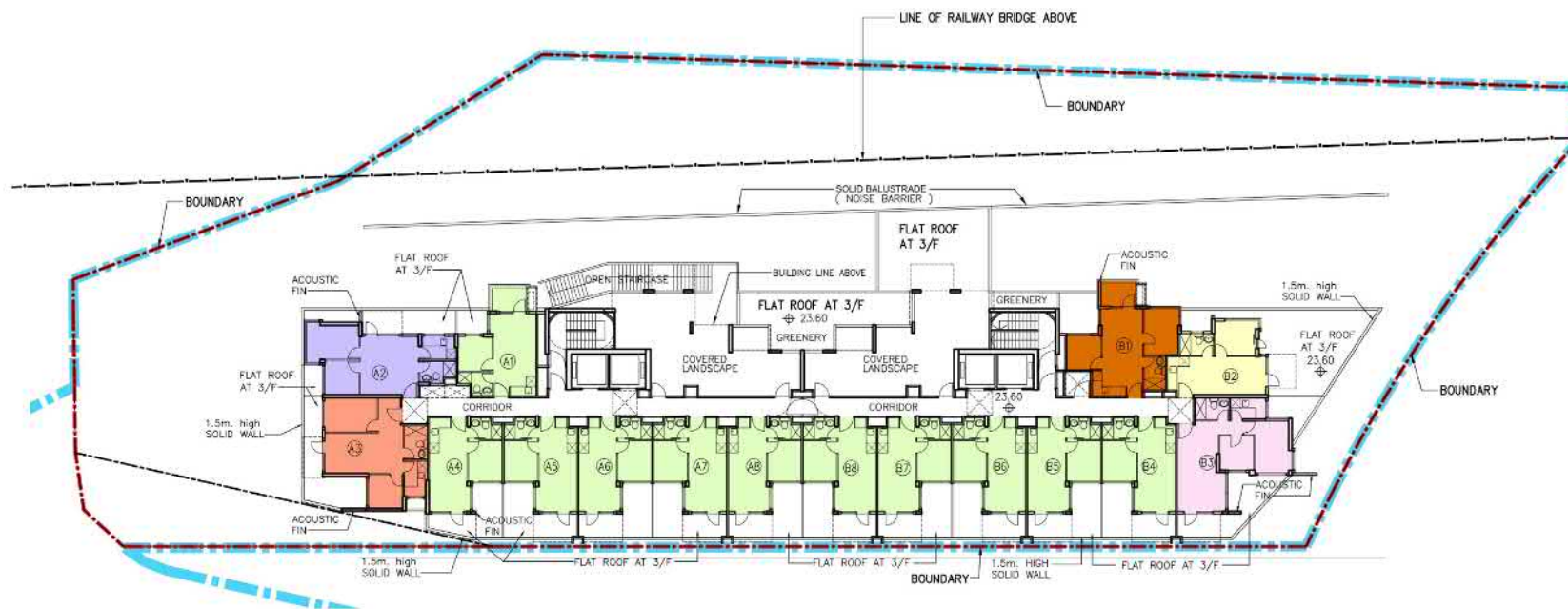
MLA
ARCHITECTS (HK) LTD
馬梁建築師事務所(香港)有限公司

馬梁

參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-5

(摘錄自申請人於17.7.2026呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



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

□ GREENERY

--- DEVELOPMENT BOUNDARY
S16 PLANNING APPLICATION SITE AREA

Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development
with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei

SCALE 1 : 250 (A3)

SP-43-07G
05-2026

MLA
ARCHITECTS (HK) LTD
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馬梁

參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-6

(摘錄自申請人於17. 7. 2026呈交的综合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



4th TO 16th FLOOR PLAN (13 STOREYS)
(20 UNITS)

--- DEVELOPMENT BOUNDARY
S16 PLANNING APPLICATION SITE AREA

Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development
with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei

SCALE 1 : 250 (A3)

SP-43-08E
05-2026

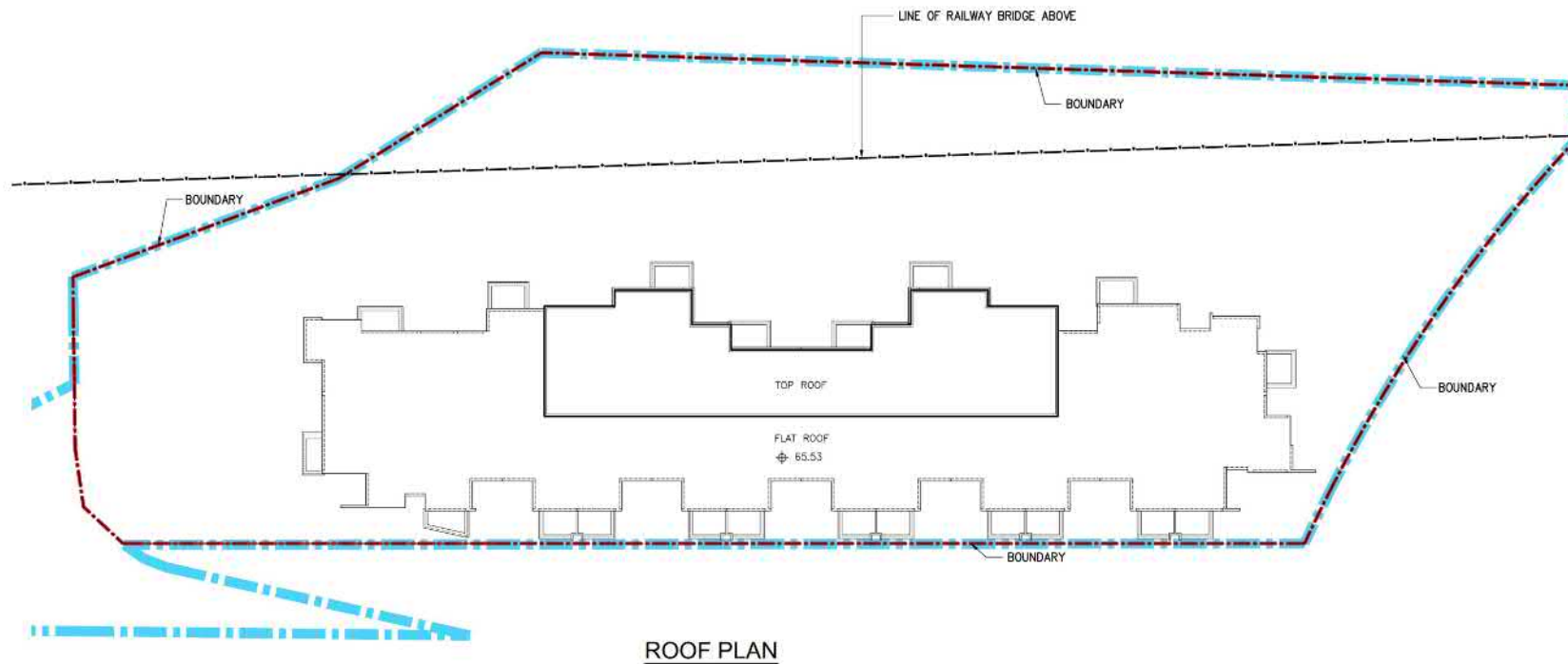
MLA
ARCHITECTS (HK) LTD
馬梁建築師事務所(香港)有限公司

馬梁

參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-7

(摘錄自申請人於17. 7. 2026呈交的综合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



--- DEVELOPMENT BOUNDARY
S16 PLANNING APPLICATION SITE AREA

Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development
with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei

SCALE 1:250 (A3)

SP-43-09E
05-2026

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

馬梁

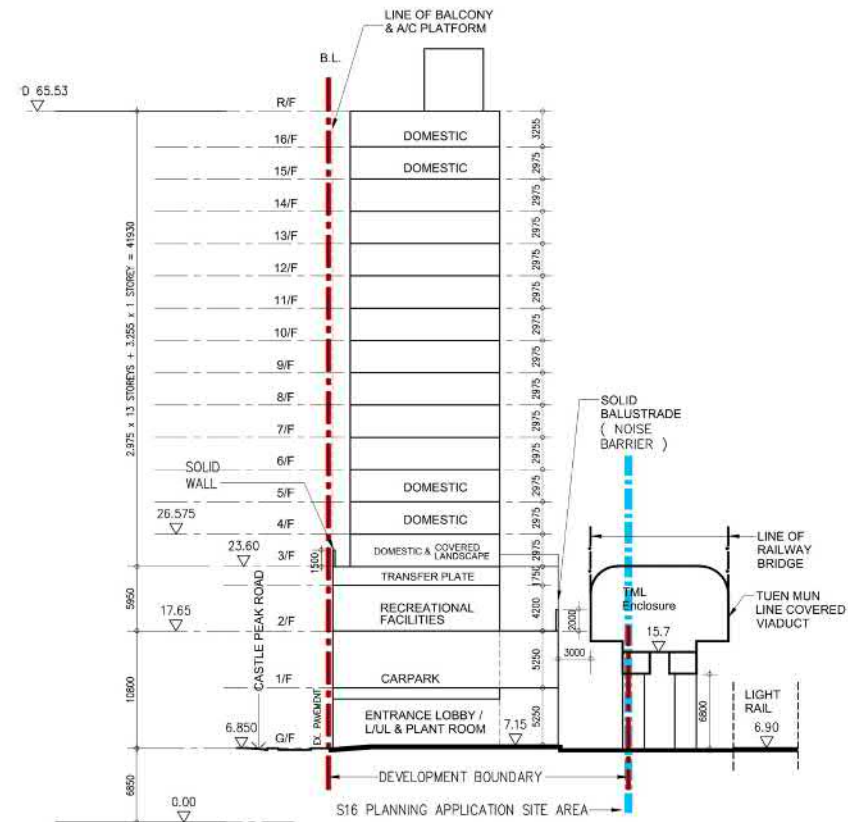
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REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-8

(摘錄自申請人於17. 7. 2026呈交的综合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)

PROPOSED RESIDENTIAL DEVELOPMENT WITH SHOP AND SERVICES

--- DEVELOPMENT BOUNDARY
--- S16 PLANNING APPLICATION AREA



PROPOSED DIAGRAMMATIC SECTION

(13 + 1 DOMESTIC STOREYS)

Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei

Not to Scale

SP-43-02G
05-2026

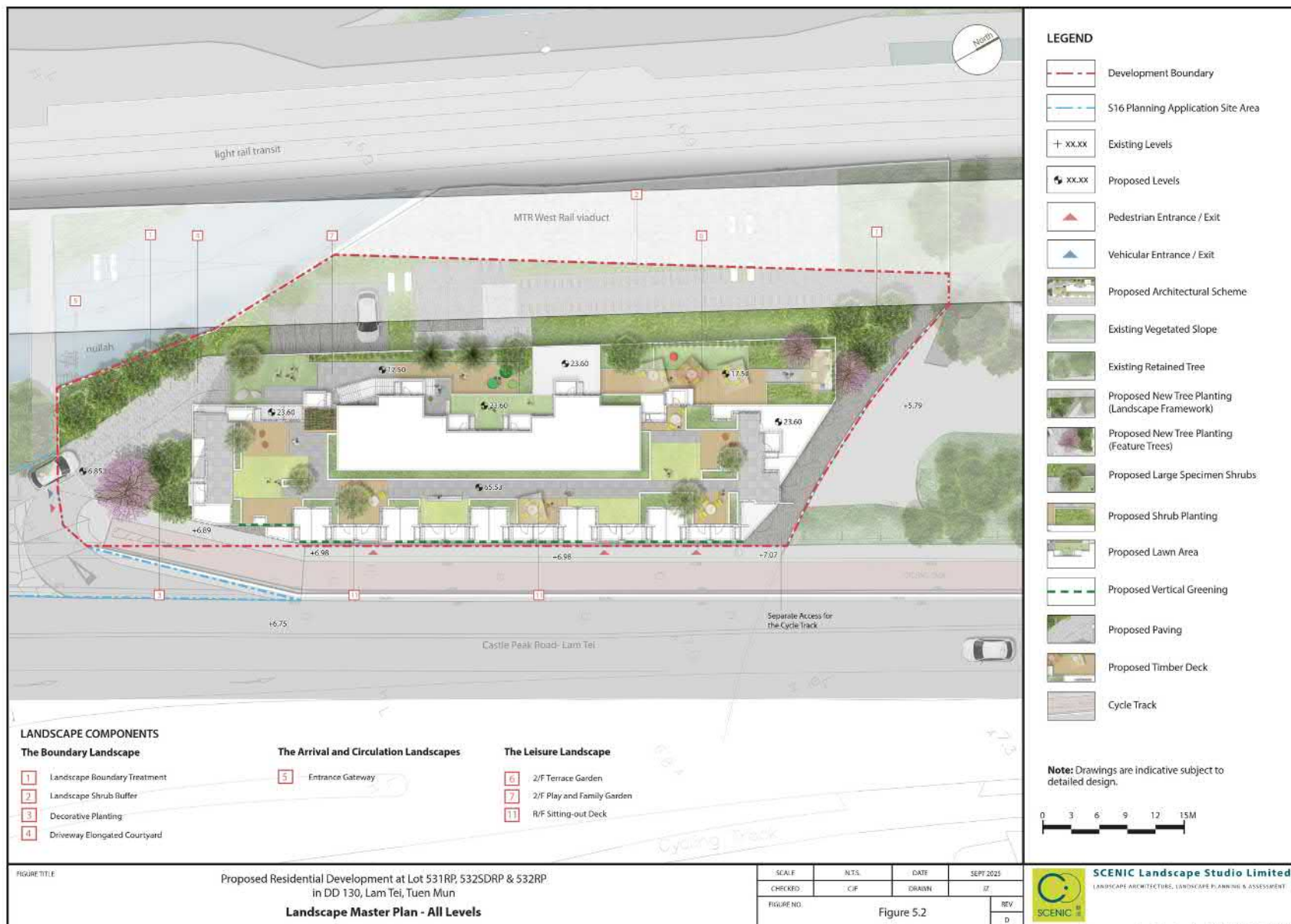
MLA
ARCHITECTS (HK) LTD
馬梁建築師事務所 (香港) 有限公司

馬梁

參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-9

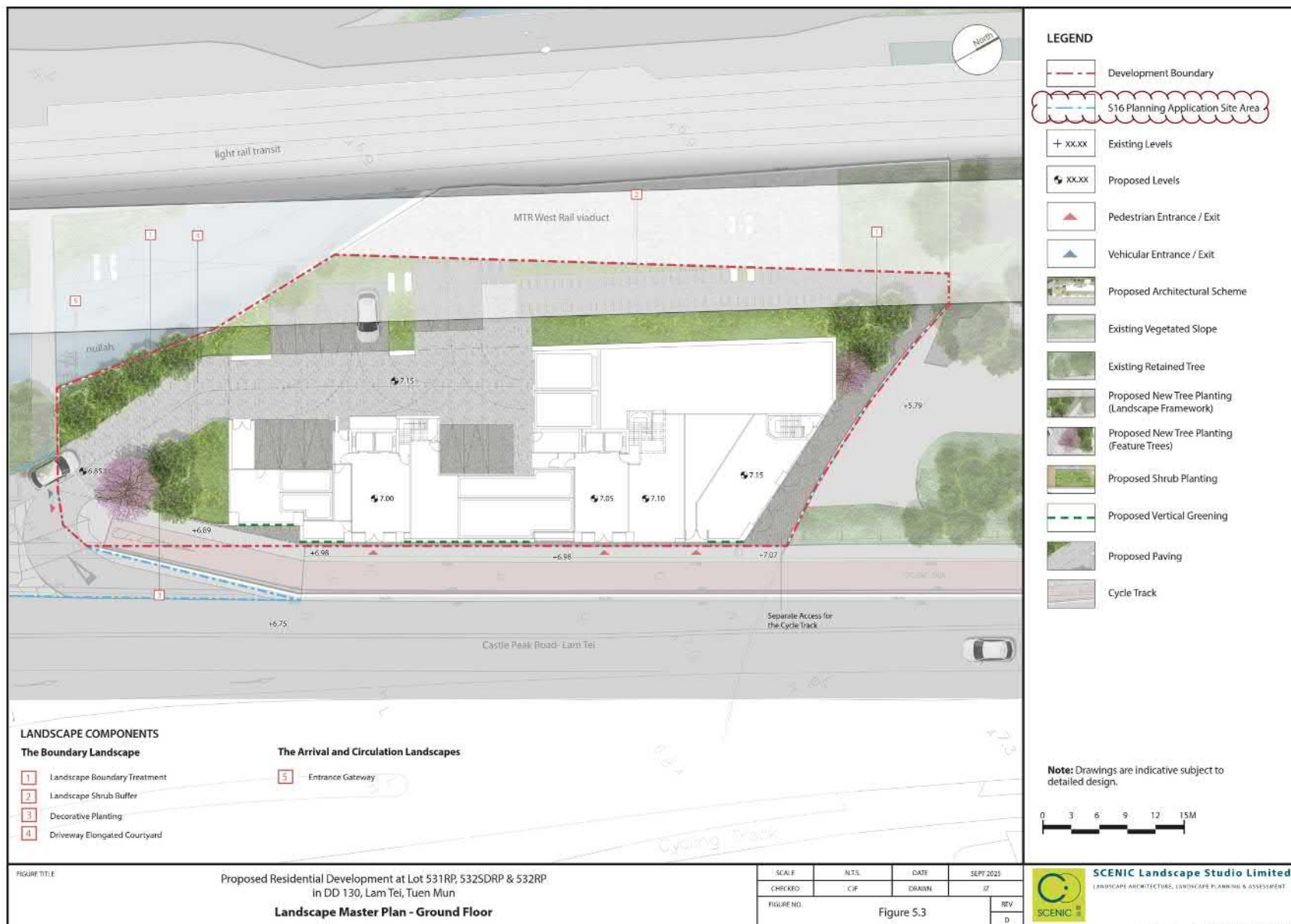
(摘錄自申請人於17.7.2026呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-10a

(摘錄自申請人於17. 7. 2026呈交的综合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-10b

(摘錄自申請人於17. 7. 2026呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-10c

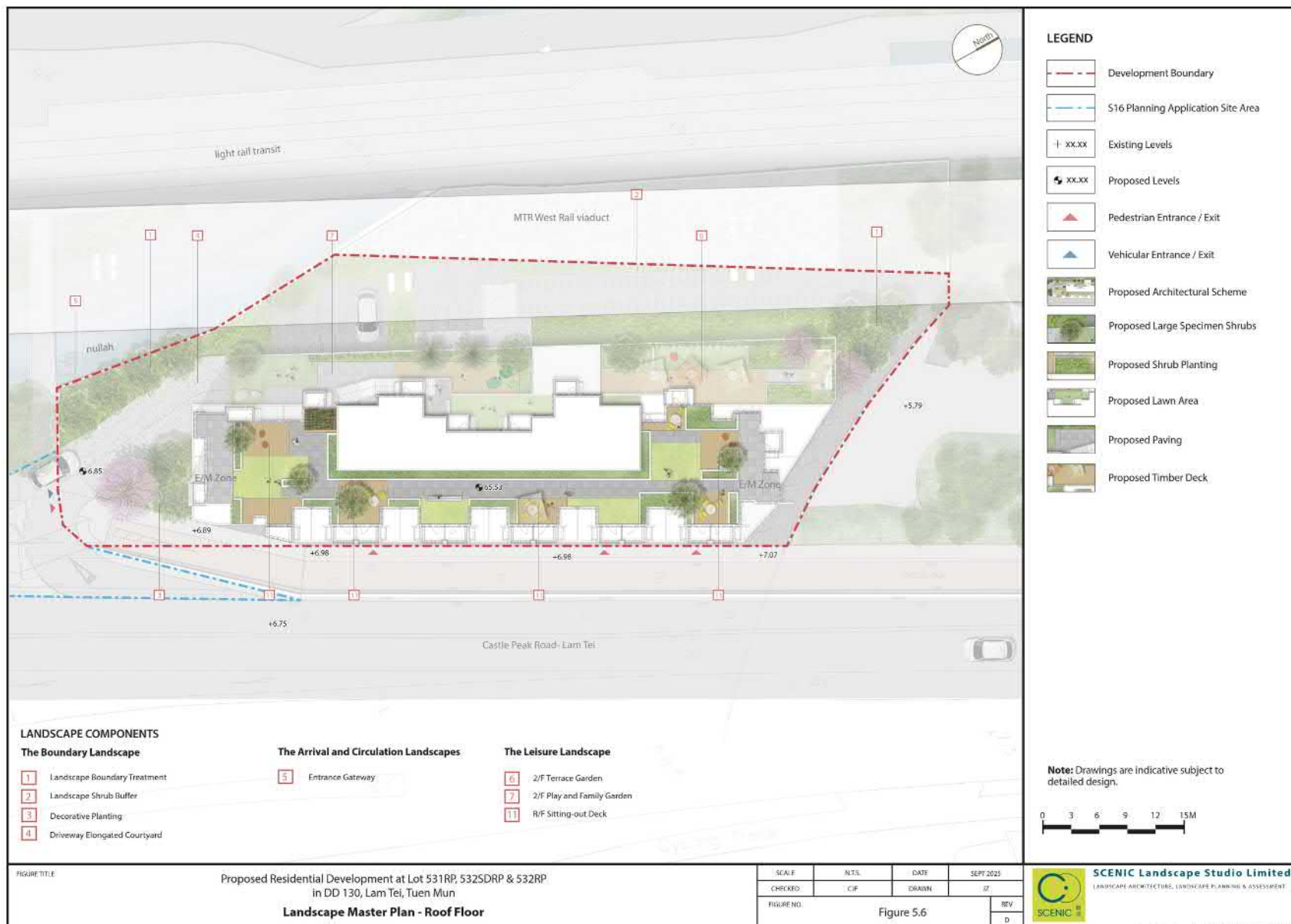
(摘錄自申請人於17. 7. 2026呈交的综合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-10d

(摘錄自申請人於17. 7. 2026呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-10e

(摘錄自申請人於17. 7. 2026呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)

Legend

— 2m high Solid Balustrade on 2/F

— 2m high Solid Balustrade on 2/F

Remark: The 2m high solid balustrade is same as a solid wall which is proposed and implemented for screening of rail noise impact



Figure: 6.1a

Title: Proposed Overall Noise Mitigation Measures (2/F)

Drawn by: CM

Project: S16 Planning Application Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for the Proposed Residential Development (Flat) with Shop and Services Use at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and the Adjoining Government Land, Lam Tei Tuen Mun

Rev.:	1.3
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Date: May 2026

\\aphkfps3\Drive Q\Projects\ASLLT130EI00\04 Deliverables\01 NIA Report\01 Figures\R9921 v1.3\Overall NMM 20260505.dwg

參考編號
REFERENCE No.
A/TM-LTYY/502

繪圖 DRAWING
A-12a

(摘錄自申請人於17.7.2026呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)

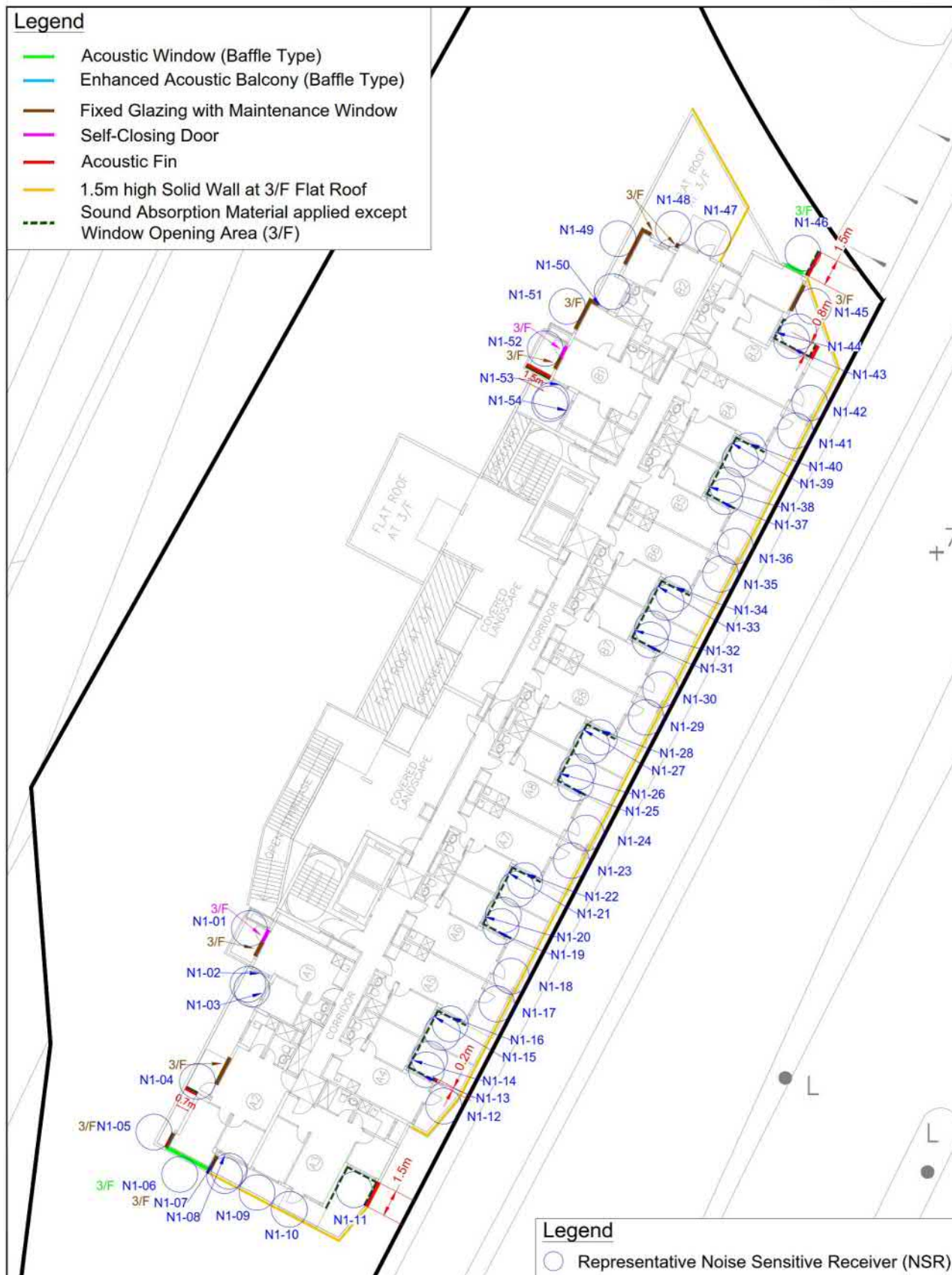


Figure: 6.1b

Title: Proposed Overall Noise Mitigation Measures (3/F)

Project: S16 Planning Application Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for the Proposed Residential Development (Flat) with Shop and Services Use at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and the Adjoining Government Land, Lam Tei Tuen Mun

RAMBOLL

Drawn by: CM

Checked by: BF

Rev.: 1.3

Date: May 2026

\\aphkfps3\Drive Q\Projects\ASLLT130E100\04 Deliverables\01 NIA Report\01 Figures\R9921_v1.3\Overall NMM_20260505.dwg

參考編號
REFERENCE No.
A/TM-LTYT/502

繪圖 DRAWING
A-12b

(摘錄自申請人於17. 7. 2026呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)

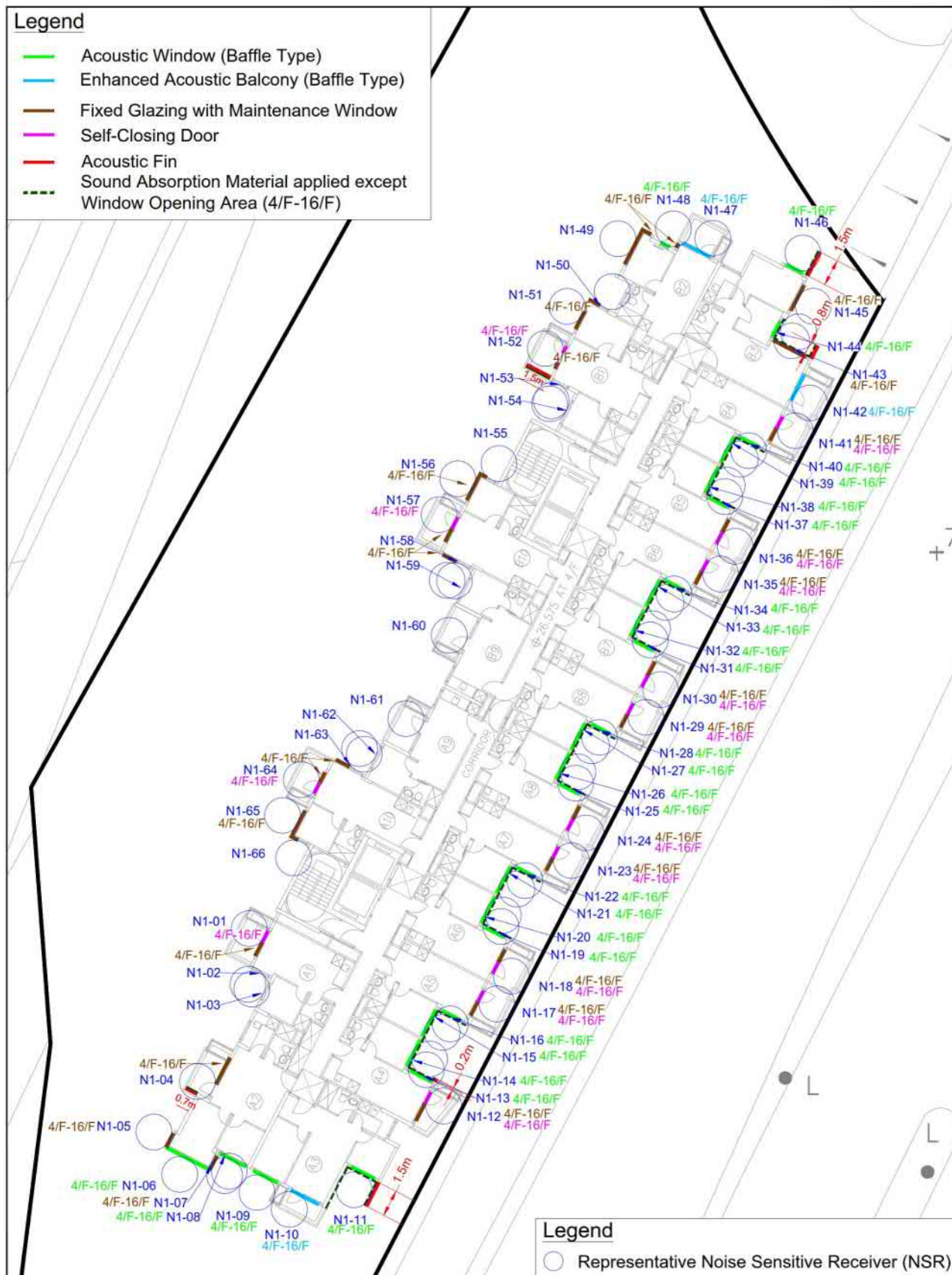


Figure: 6.1c

Title: Proposed Overall Noise Mitigation Measures (4/F - 16/F)

Project: S16 Planning Application Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for the Proposed Residential Development (Flat) with Shop and Services Use at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and the Adjoining Government Land, Lam Tei Tuen Mun

RAMBOLL

Drawn by: CM

Checked by: BF

Rev.: 1.3

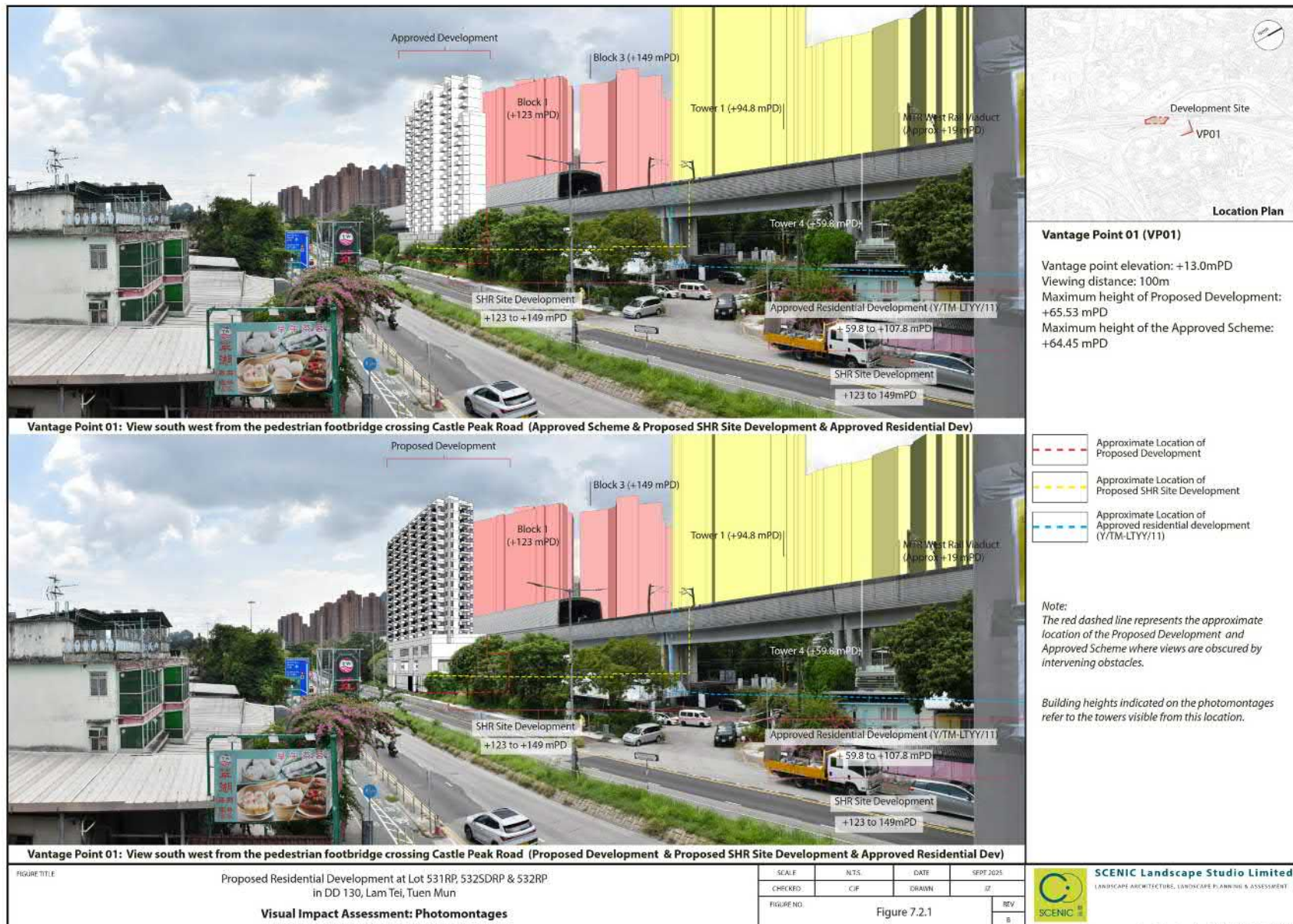
Date: May 2026

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參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-12c

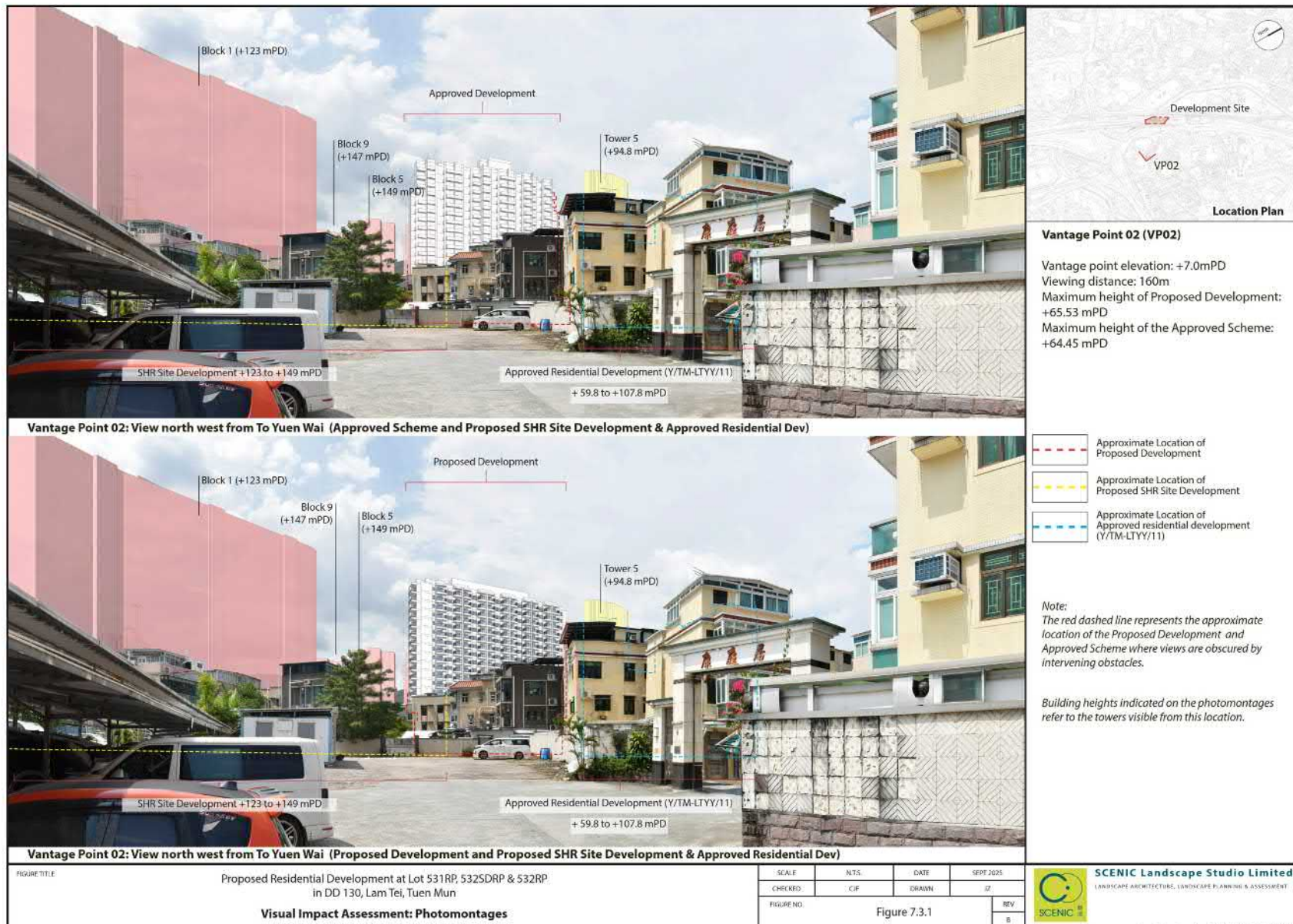
(摘錄自申請人於17.7.2026呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-13a

(摘錄自申請人於 17. 7. 2026 呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-13b

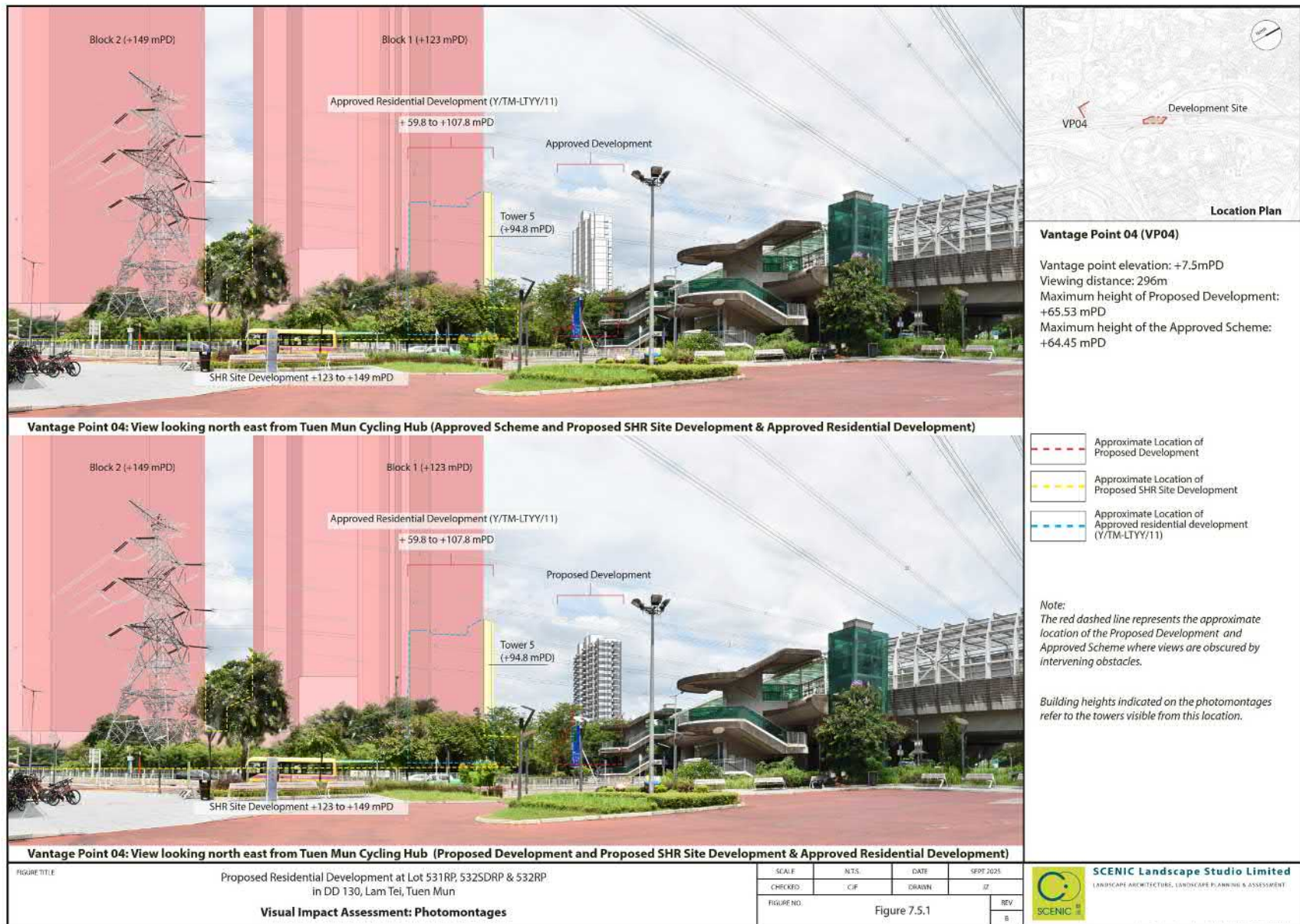
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(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-13c

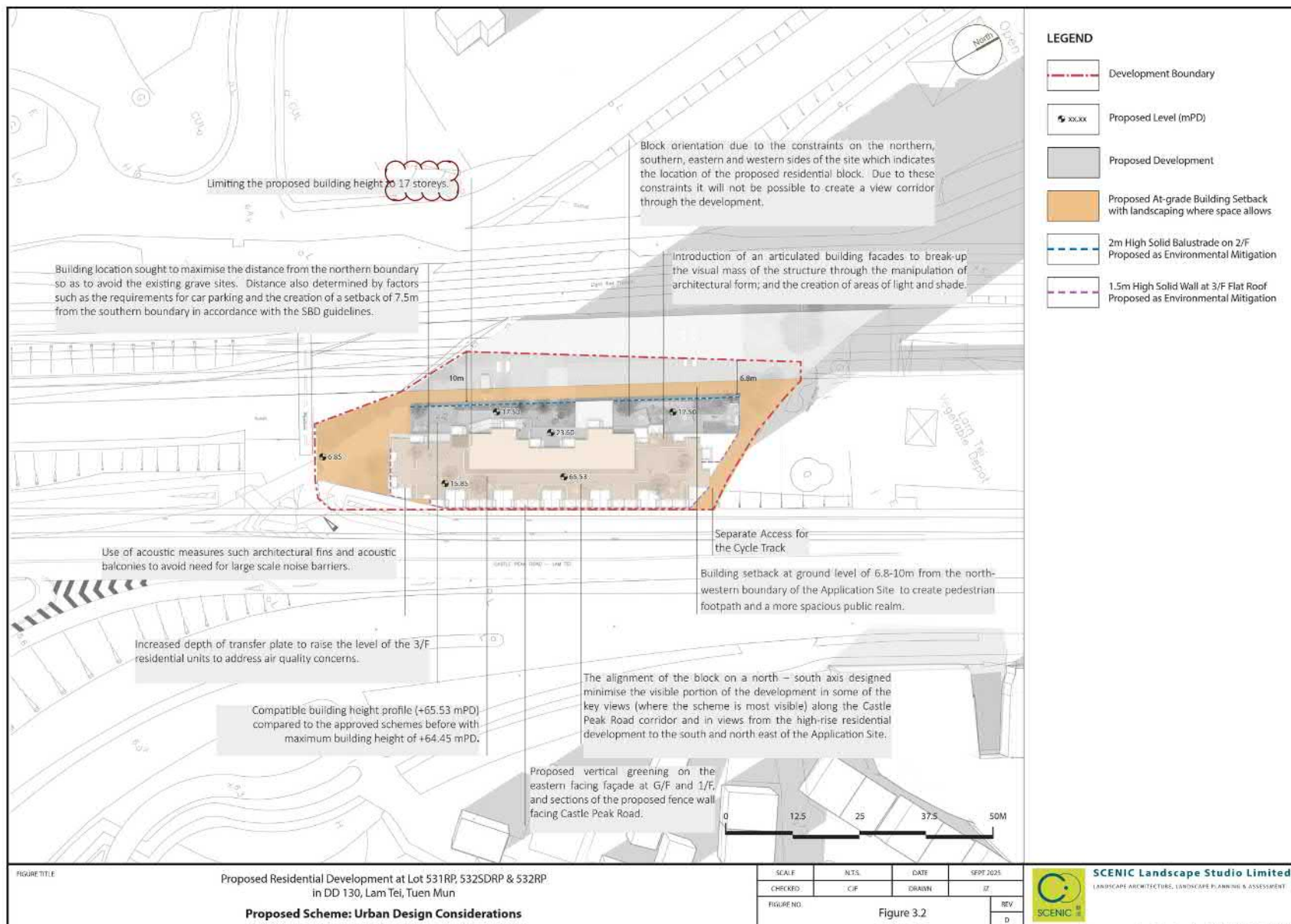
(摘錄自申請人於17. 7. 2026呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-13d

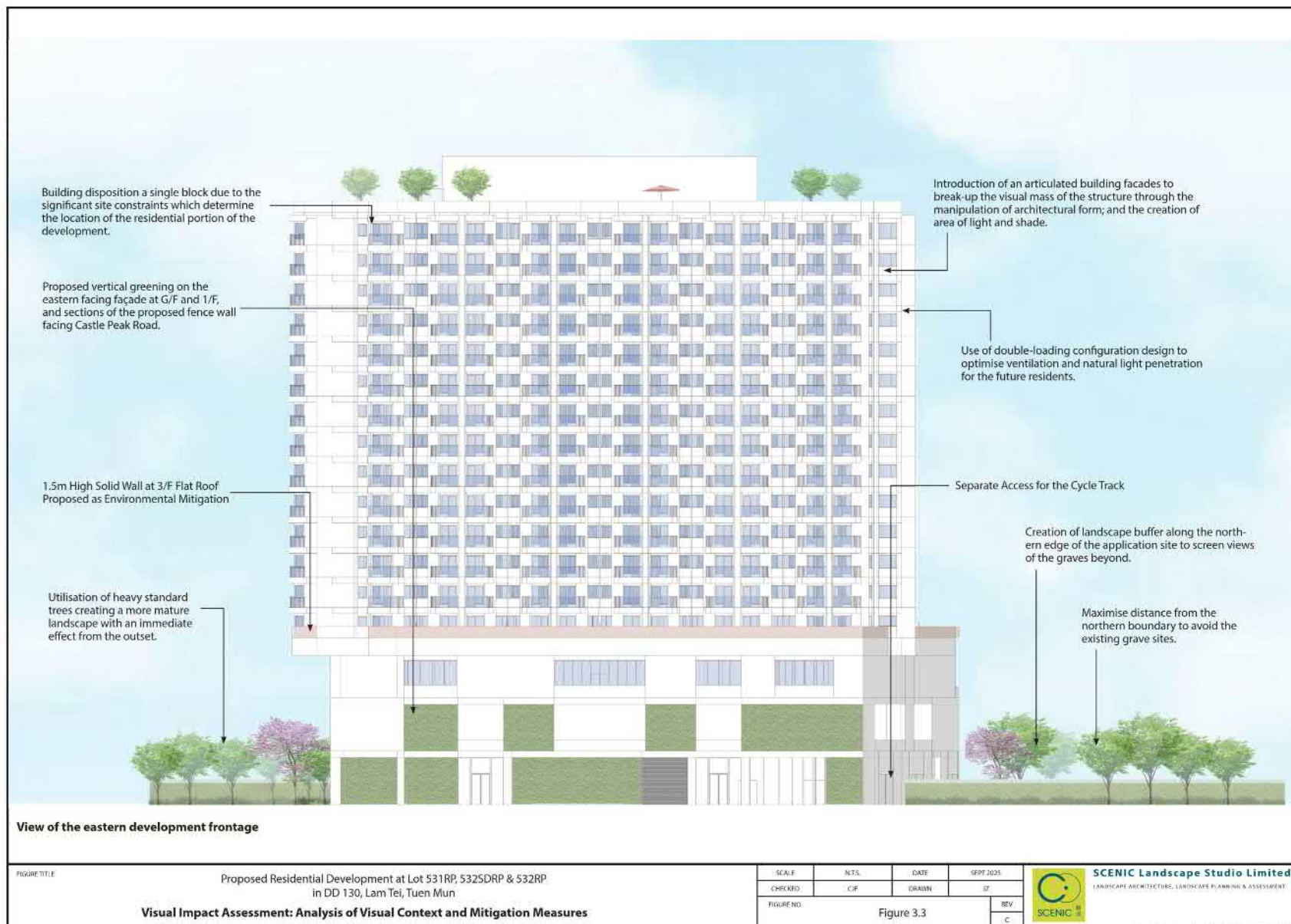
(摘錄自申請人於17. 7. 2026呈交的综合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-14a

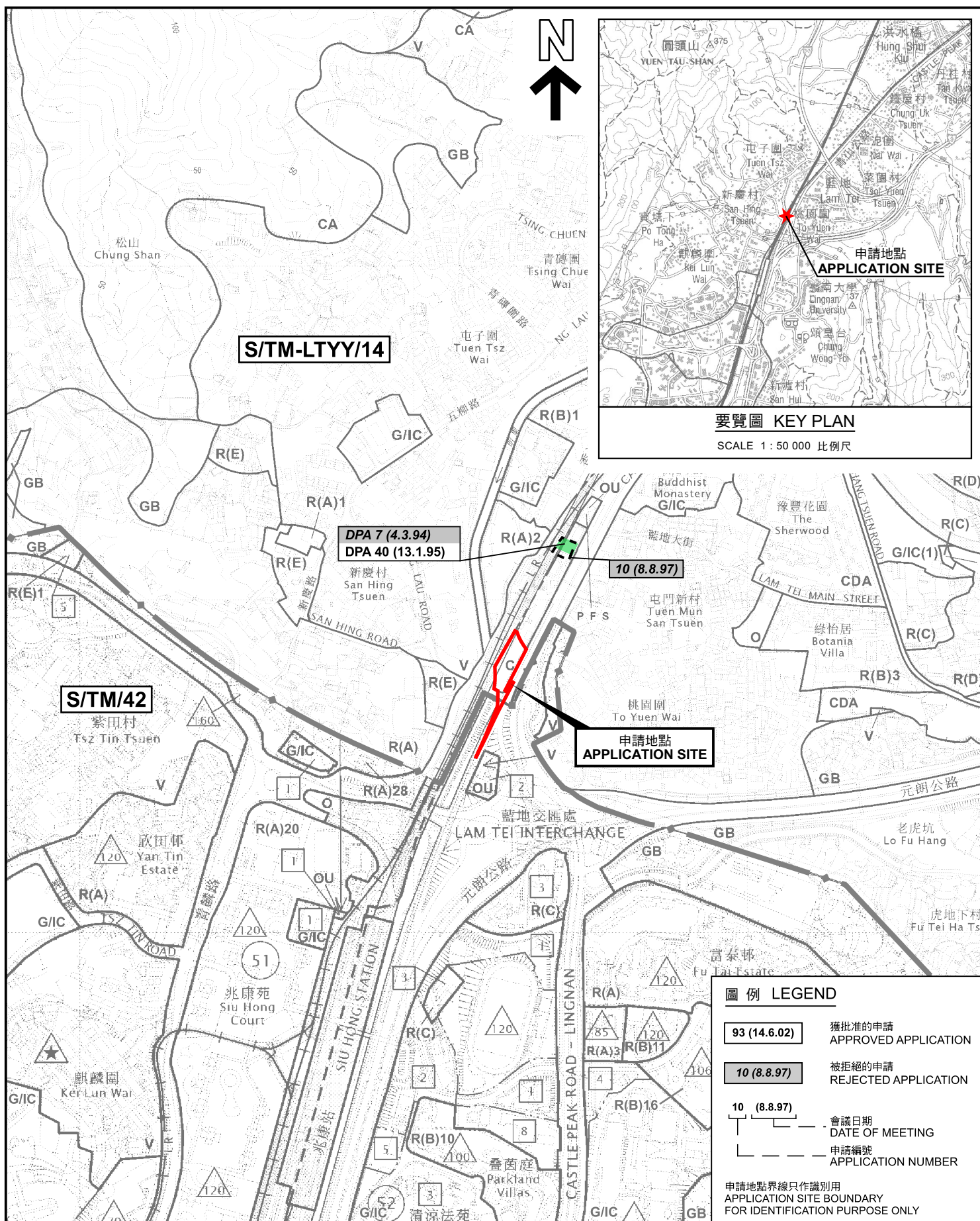
(摘錄自申請人於17. 7. 2026呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



參考編號
REFERENCE No.
A/TM-LTTY/502

繪圖 DRAWING
A-14b

(摘錄自申請人於17. 7. 2026呈交的综合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 17.7.2026)



本摘要圖於2026年7月17日擬備，
所根據的資料為：
於2026年3月17日核准的分區計劃大綱圖
編號 S/TM-LTYY/14 及
於2026年7月17日展示的分區計劃大綱圖
編號 S/TM/42

EXTRACT PLAN PREPARED ON 17.7.2026
BASED ON OUTLINE ZONING PLANS No.
S/TM-LTTY/14 APPROVED ON 17.3.2026
AND S/TM/42 EXHIBITED ON 17.7.2026

位置圖 LOCATION PLAN

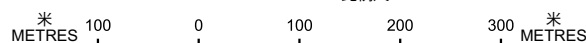
擬議分層住宅發展及商店及服務行業用途，以及略為放寬地積比率及建築物高度限制
屯門藍地丈量約份第130約地段第531號餘段、第532號D分段餘段及
第532號餘段和毗連政府土地

第32號跡地和毗連政府土地

PROPOSED RESIDENTIAL DEVELOPMENT (FLAT) WITH
SHOP AND SERVICES USE AND MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS

LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130 AND
ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN

SCALE 1 : 7 500 比例尺

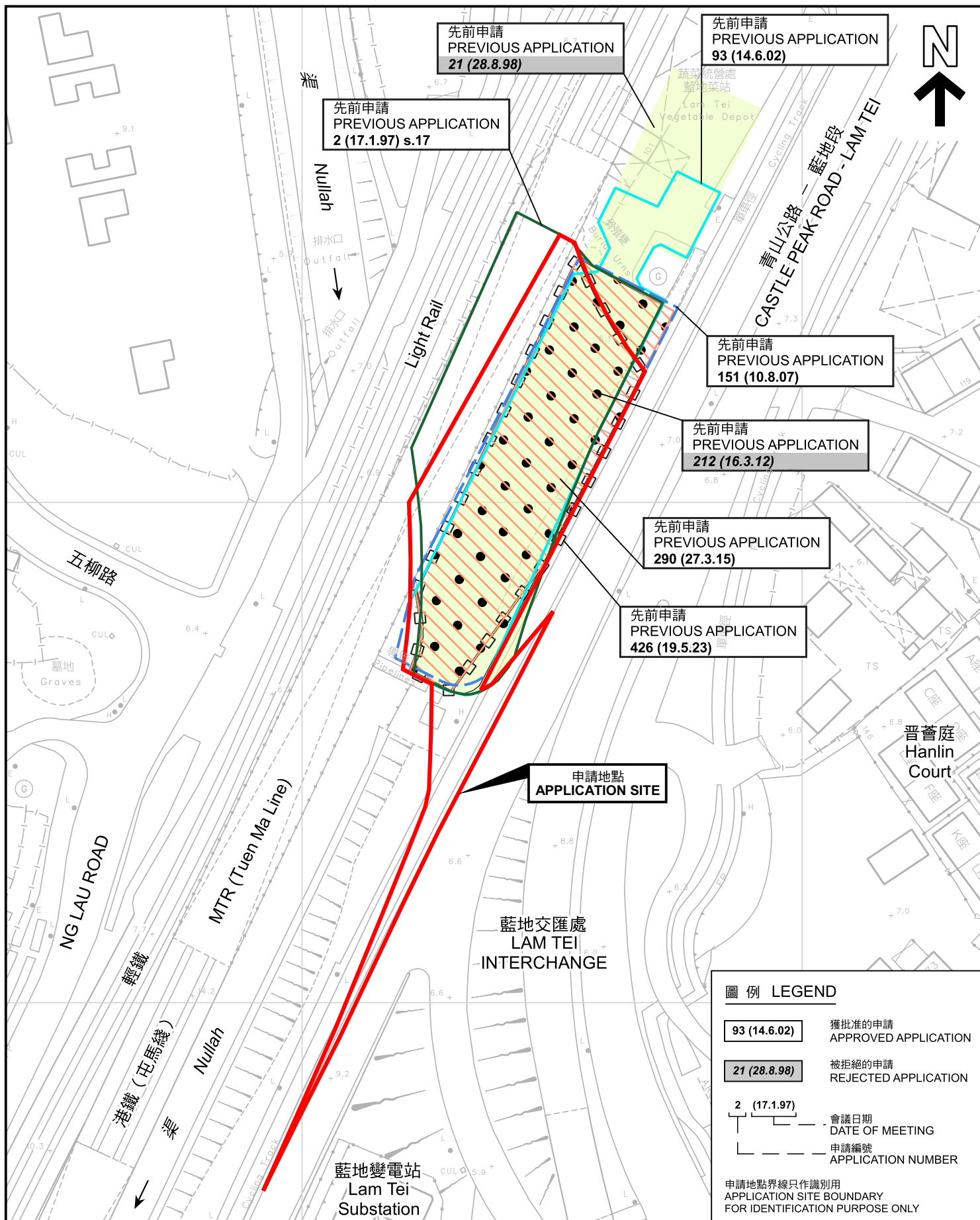


規劃署
Planning Department

參考編號
REFERENCE No.

A/TM-LTYY/502

PLAN
A-1a



先前申請圖 PREVIOUS APPLICATIONS PLAN

擬議分層住宅發展及商店及服務行業用途，以及略為放寬地積比率及建築物高度限制
屯門藍地丈量約份第130約地段第531號餘段、第532號D分段餘段及
第532號餘段和毗連政府土地
PROPOSED RESIDENTIAL DEVELOPMENT (FLAT) WITH
SHOP AND SERVICES USE AND MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS
LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130 AND
ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN
SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

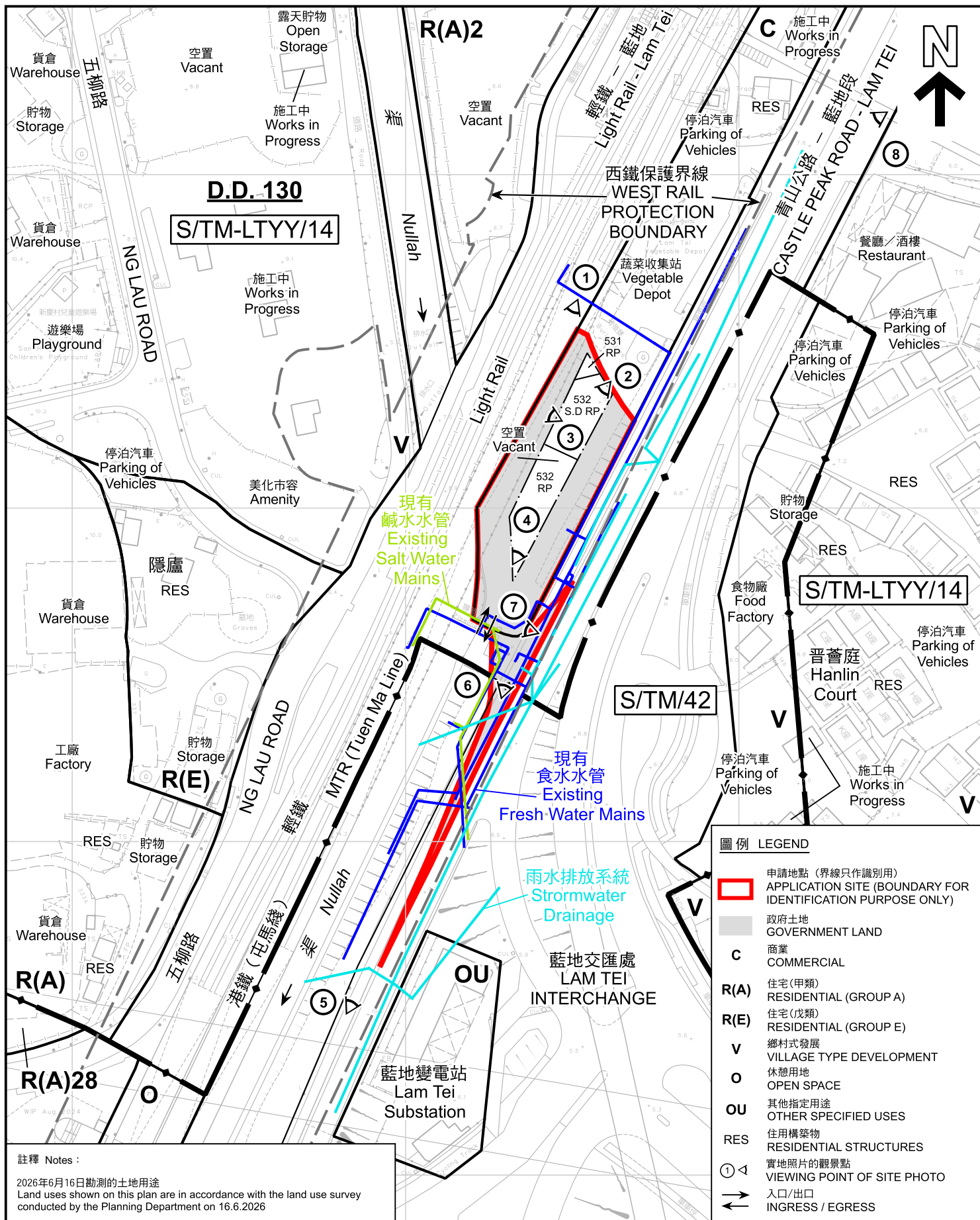


規劃署
Planning Department

參考編號
REFERENCE No.
A/TM-LTTY/502

圖 PLAN
A-1b

本摘要圖於2026年6月30日擬備，所根據的
資料為測量圖編號 6-NW-21B
EXTRACT PLAN PREPARED ON 30.6.2026
BASED ON SURVEY SHEETS No.
6-NW-21B



註釋 Notes :

2026年6月16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 16.6.2026

本摘要圖於2026年7月17日擬備，所根據的資料為測量圖編號 6-NW-21B
EXTRACT PLAN PREPARED ON 17.7.2026 BASED ON SURVEY SHEET No. 6-NW-21B

平面圖 SITE PLAN

擬議分層住宅發展及商店及服務行業用途，以及略為放寬地積比率及建築物高度限制
屯門藍地丈量約份第130約地段第531號餘段、第532號D分段餘段及第532號餘段和毗連政府土地
PROPOSED RESIDENTIAL DEVELOPMENT (FLAT) WITH SHOP AND SERVICES USE AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130 AND ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN

SCALE 1:1 500 比例尺

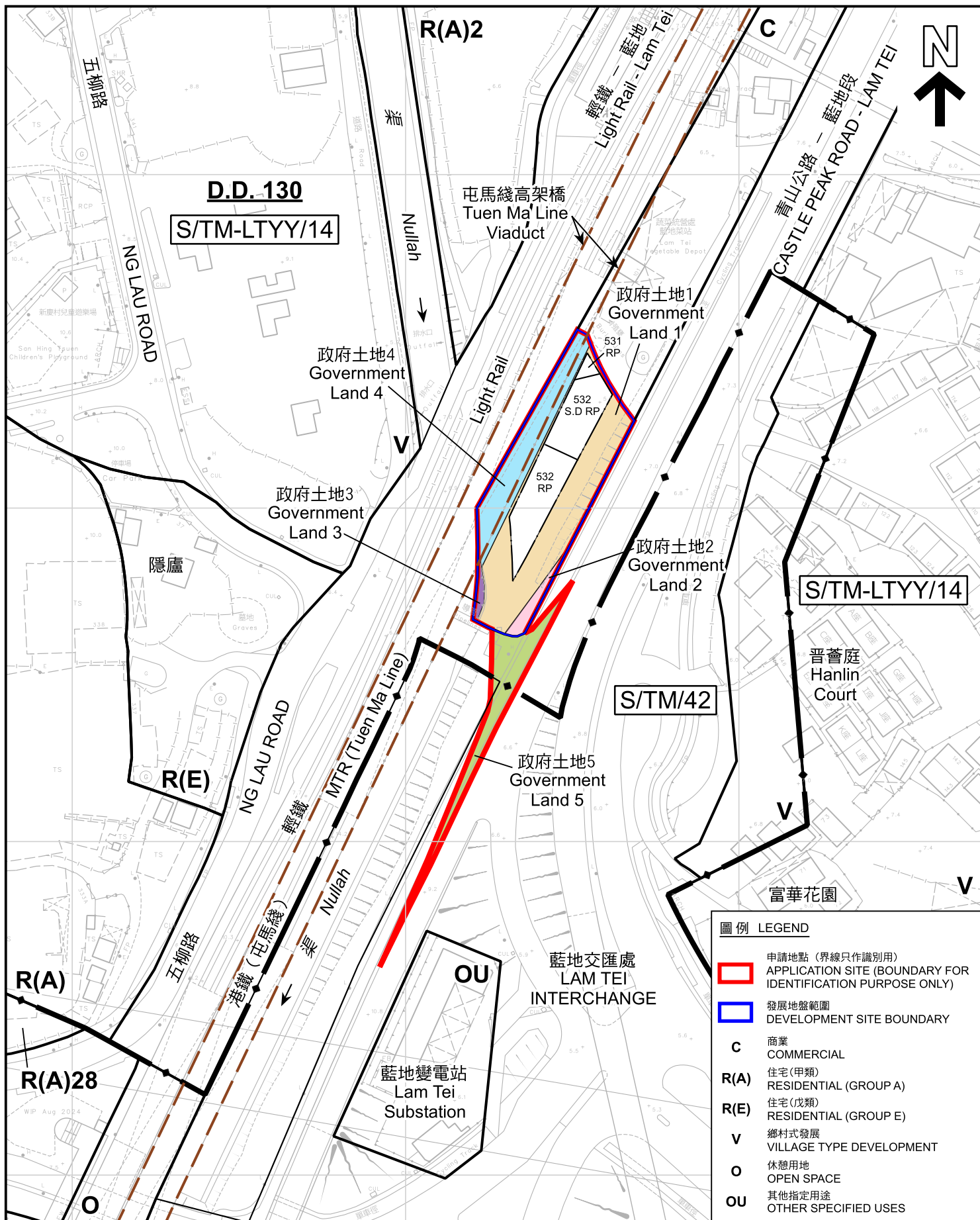
米 25 0 25 50 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/TM-LTY/502

圖 PLAN
A-2a



圖例 LEGEND	
	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	發展地盤範圍 DEVELOPMENT SITE BOUNDARY
C	商業 COMMERCIAL
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
O	休憩用地 OPEN SPACE
OU	其他指定用途 OTHER SPECIFIED USES

平面圖 SITE PLAN

擬議分層住宅發展及商店及服務行業用途，以及略為放寬地積比率及建築物高度限制
屯門藍地丈量約份第130約地段第531號餘段、第532號D分段餘段及
第532號餘段和毗連政府土地
PROPOSED RESIDENTIAL DEVELOPMENT (FLAT) WITH
SHOP AND SERVICES USE AND MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS
LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130 AND
ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN

SCALE 1:1 500 比例尺

米 25 0 25 50 米
METRES



規劃署
Planning Department

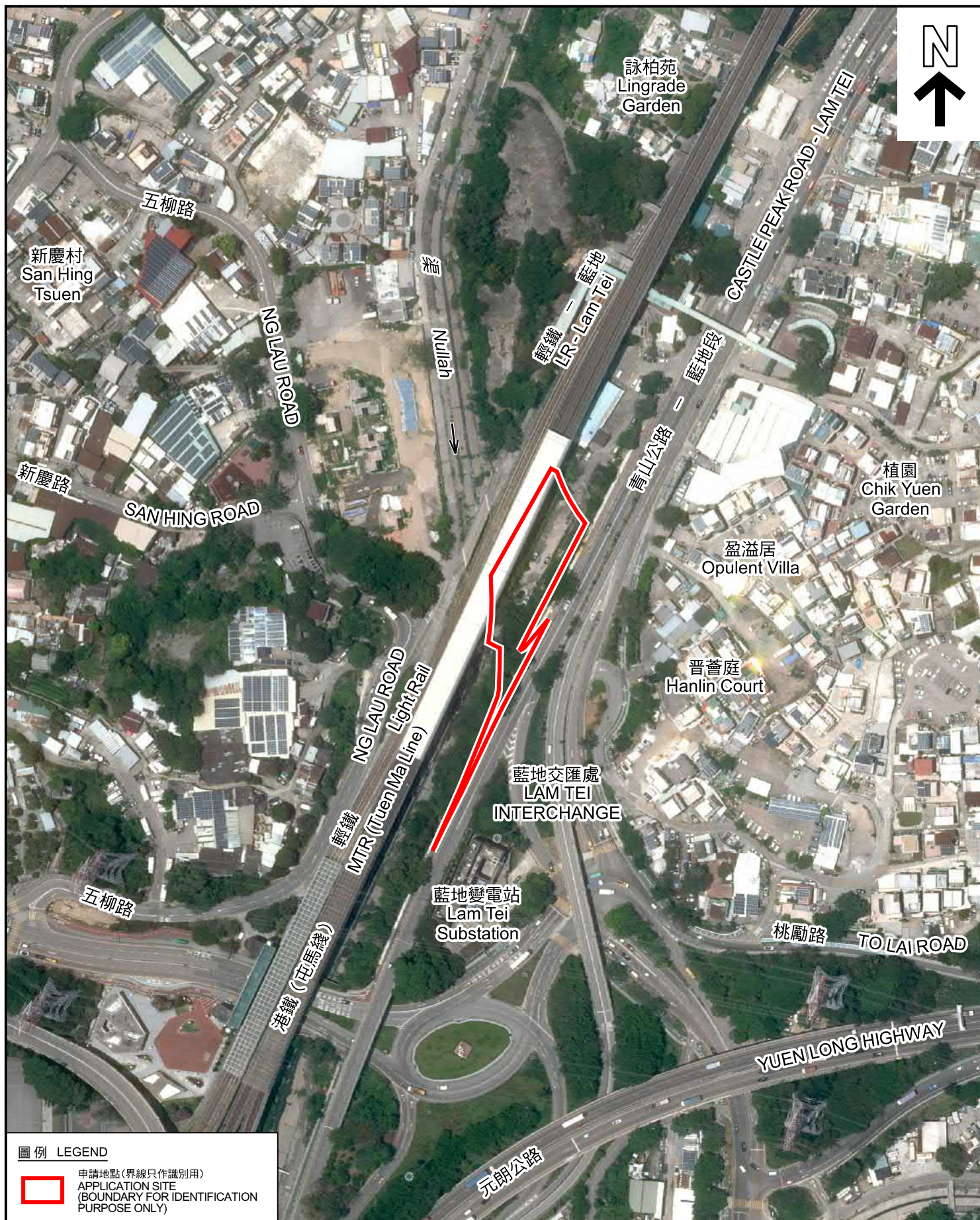
參考編號
REFERENCE No.

A/TM-LTY/502

圖 PLAN

A-2b

本摘要圖於2026年7月17日擬備，所根據的
資料為測量圖編號 6-NW-21B
EXTRACT PLAN PREPARED ON 17.7.2026
BASED ON SURVEY SHEET No.
6-NW-21B



圖例 LEGEND



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

本摘要圖於2026年6月30日擬備，所根據的資料為地政總署於2025年6月9日拍得的航攝照片編號 E257562C
EXTRACT PLAN PREPARED ON 30.6.2026
BASED ON AERIAL PHOTO No.
E257562C TAKEN ON 9.6.2025
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議分層住宅發展及商店及服務行業用途，以及略為放寬地積比率及建築物高度限制
屯門藍地丈量約份第130約地段第531號餘段、第532號D分段餘段及
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PROPOSED RESIDENTIAL DEVELOPMENT (FLAT) WITH
SHOP AND SERVICES USE AND MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS
LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130 AND
ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN



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參考編號
REFERENCE No.
A/TM-LTTY/502

圖 PLAN
A-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

擬議分層住宅發展及商店及服務行業用途，以及略為放寬地積比率及建築物高度限制
屯門藍地丈量約份第130約地段第531號餘段、第532號D分段餘段及
第532號餘段和毗連政府土地
PROPOSED RESIDENTIAL DEVELOPMENT (FLAT) WITH
SHOP AND SERVICES USE AND MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS
LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130 AND
ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN

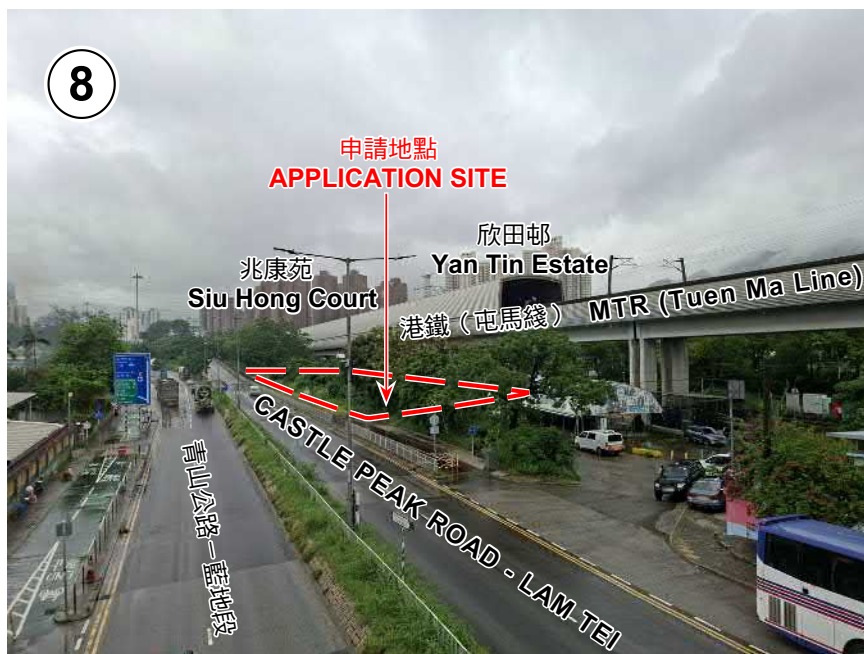
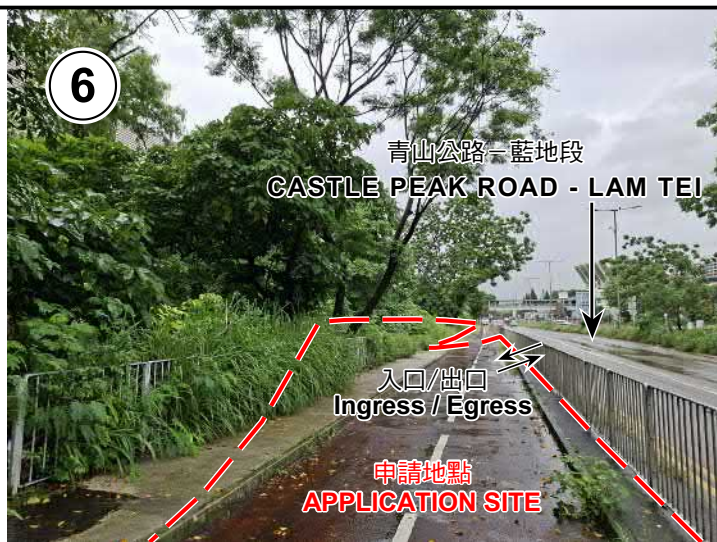


規劃署
Planning Department

參考編號
REFERENCE No.
A/TM-LTYT/502

圖 PLAN
A-4a

本圖於2026年6月30日擬備，所根據的
資料為攝於2026年6月16日的實地照片
PLAN PREPARED ON 30.6.2026
BASED ON SITE PHOTOS
TAKEN ON 16.6.2026



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2026年6月30日擬備，所根據的資料為攝於2026年6月16日的實地照片
PLAN PREPARED ON 30.6.2026
BASED ON SITE PHOTOS
TAKEN ON 16.6.2026

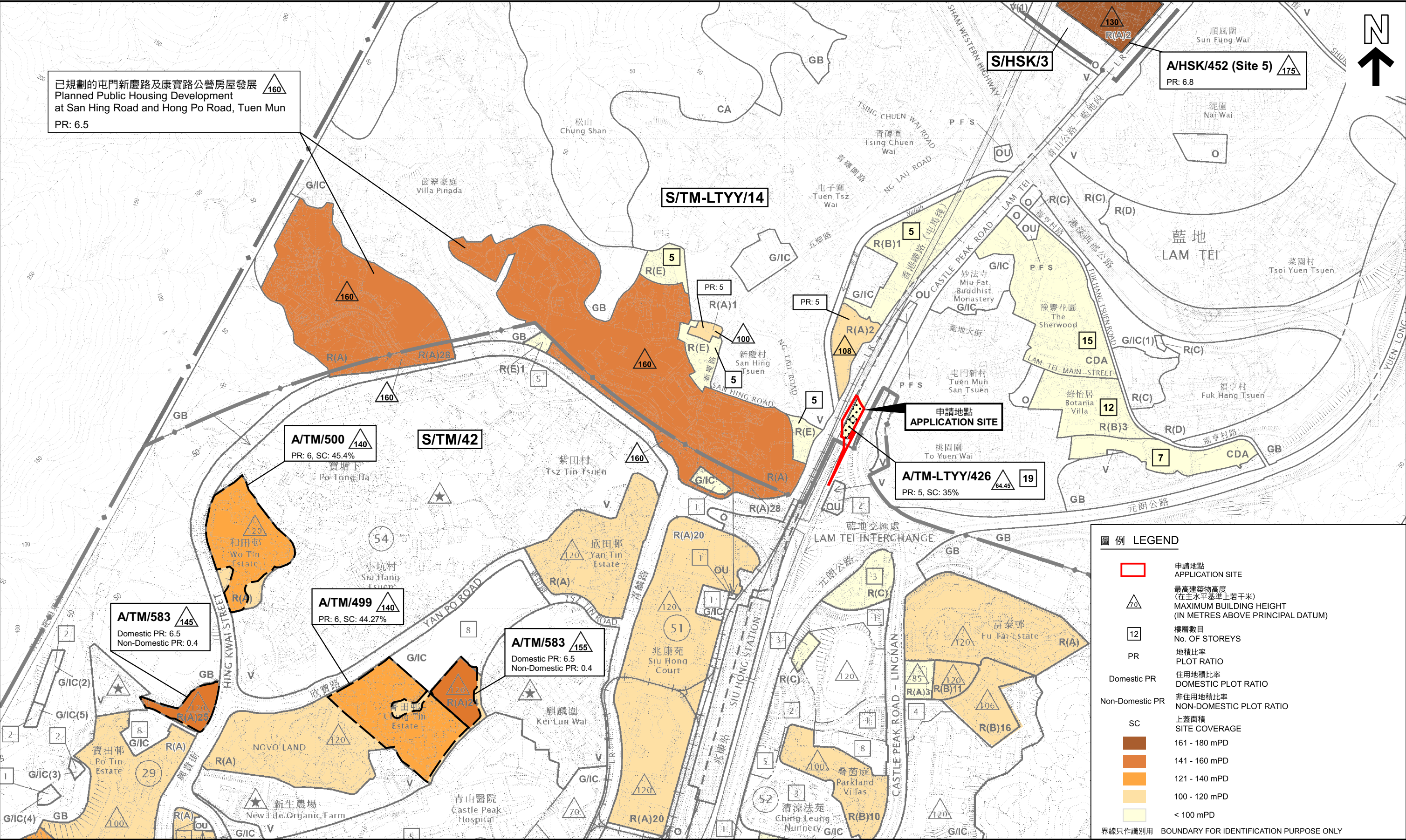
擬議分層住宅發展及商店及服務行業用途，以及略為放寬地積比率及建築物高度限制
屯門藍地丈量約份第130約地段第531號餘段、第532號D分段餘段及
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LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130 AND
ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN



規劃署
Planning Department

參考編號
REFERENCE No.
A/TM-LTYT/502

圖 PLAN
A-4b



本摘要圖於2026年7月17日擬備，
所根據的資料為：
於2026年3月17日核准的分區計劃大綱圖
編號 S/TM-LTYT/14 及
於2026年7月17日展示的分區計劃大綱圖
編號 S/TM/42
EXTRACT PLAN PREPARED ON 17.7.2026
BASED ON OUTLINE ZONING PLANS No.
S/TM-LTYT/14 APPROVED ON 17.3.2026
AND S/TM/42 EXHIBITED ON 17.7.2026

在申請地點週邊住宅用地的發展參數
DEVELOPMENT PARAMETERS FOR
RESIDENTIAL SITES IN THE VICINITY OF THE APPLICATION SITE

擬議分層住宅發展及商店及服務行業用途，以及略為放寬地積比率及建築物高度限制
屯門藍地丈量約份第130約地段第531號餘段、第532號D分段餘段及第532號餘段和毗連政府土地
PROPOSED RESIDENTIAL DEVELOPMENT (FLAT) WITH SHOP AND SERVICES USE AND MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130 AND ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 400 500 600 700 米
METRES



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Planning Department

參考編號
REFERENCE No.
A/TM-LTYT/502

圖 PLAN
A-5