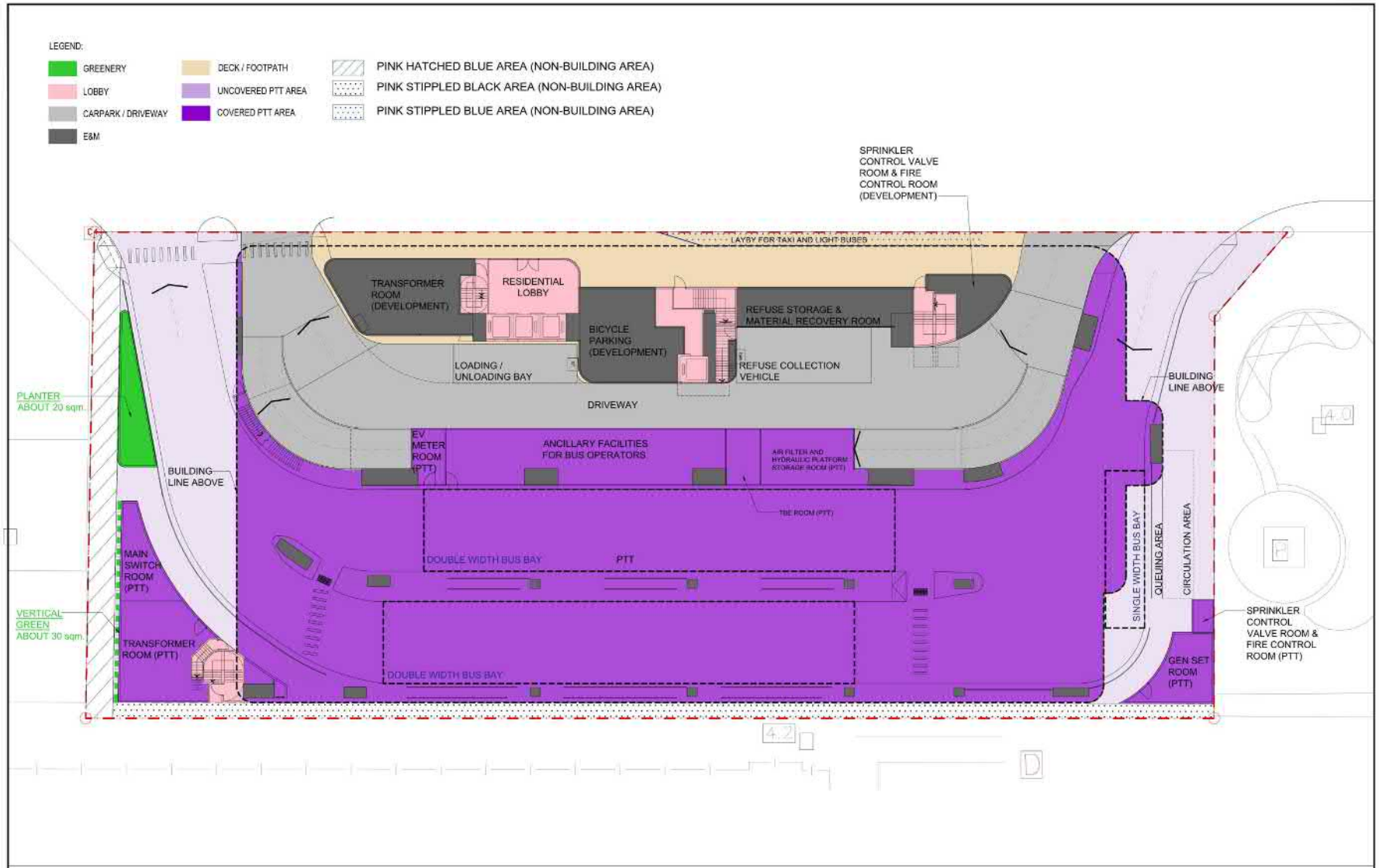


T.M.T.L. 569, Hoi Chu Road, Tuen Mun, N.T. Proposed Residential Development
Section 16 - Application for Minor Height Relaxation

4 MAY 2026

G/F (+3.80 mPD)

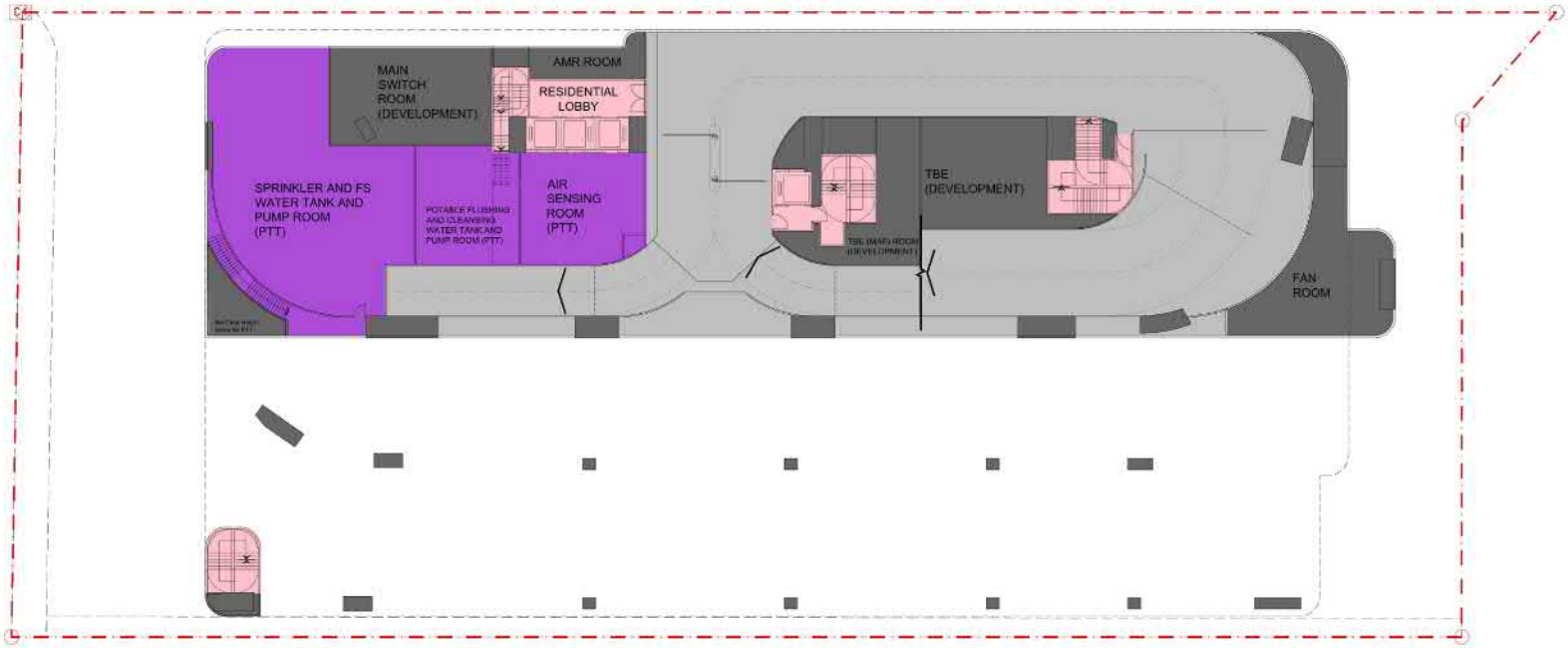
LWK +PARTNERS

參考編號 REFERENCE No. A/TM/604	繪圖 DRAWING A-1

(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:

- LOBBY
- CARPARK / DRIVEWAY
- E&M
- COVERED PTT AREA



T.M.T.L. 569, Hoi Chu Road, Tuen Mun, N.T. Proposed Residential Development
Section 16 - Application for Minor Height Relaxation

4 MAY 2026

M/F (+9.30 mPD)

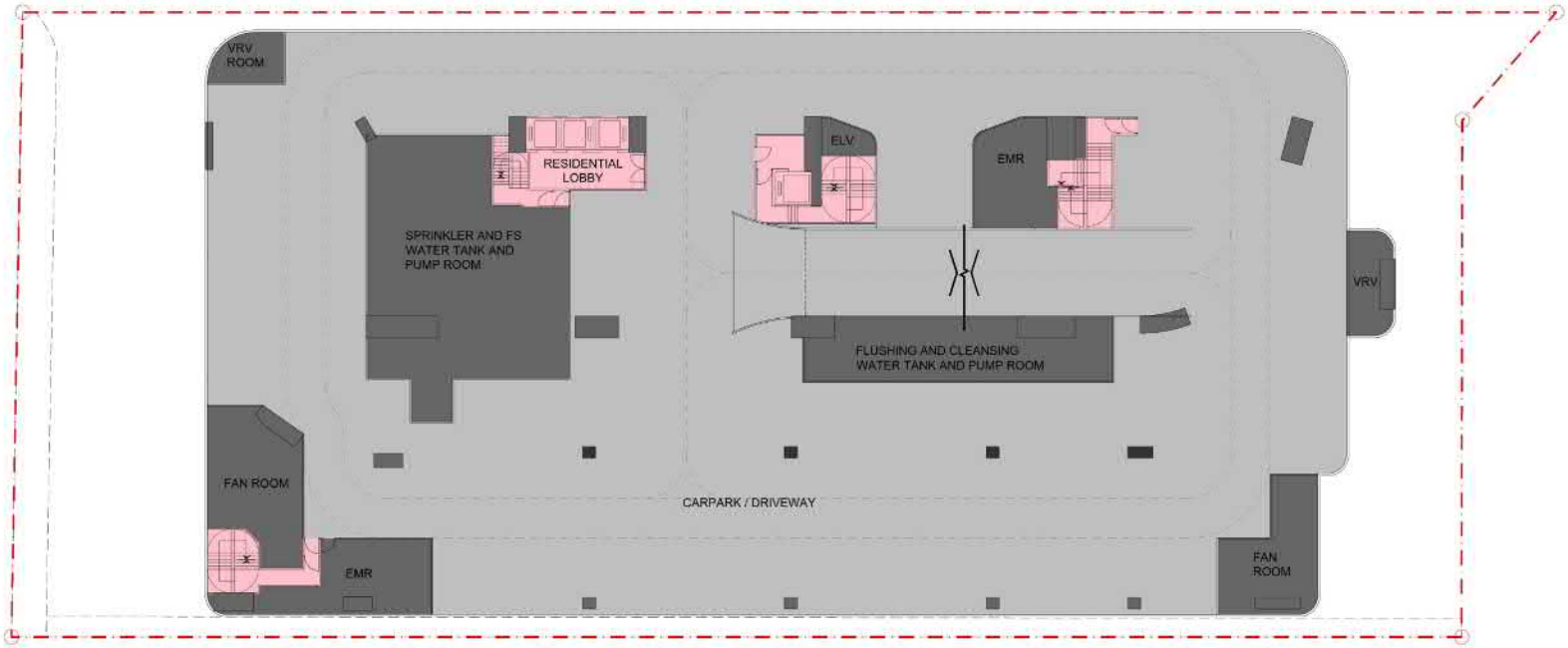
LWK +PARTNERS

參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	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)

LEGEND:

- LOBBY
- CARPARK / DRIVEWAY
- E&M



T.M.T.L. 569, Hoi Chu Road, Tuen Mun, N.T. Proposed Residential Development
Section 16 - Application for Minor Height Relaxation

4 MAY 2026

1/F (+13.80 mPD)

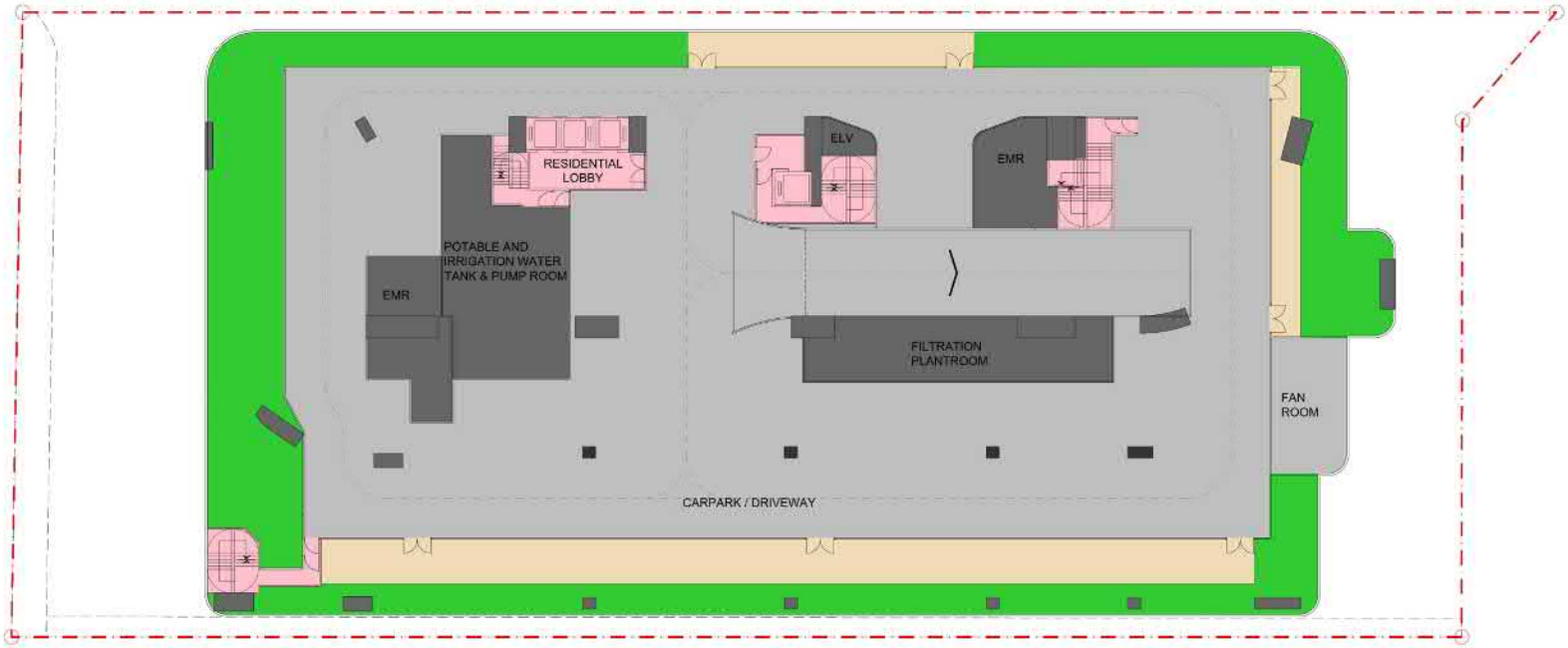
LWK +PARTNERS

參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	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)

LEGEND:

- GREENERY
- DECK / FOOTPATH
- LOBBY
- CARPARK / DRIVEWAY
- E&M



T.M.T.L. 569, Hoi Chu Road, Tuen Mun, N.T. Proposed Residential Development
Section 16 - Application for Minor Height Relaxation

4 MAY 2026

2/F (+18.00 mPD)

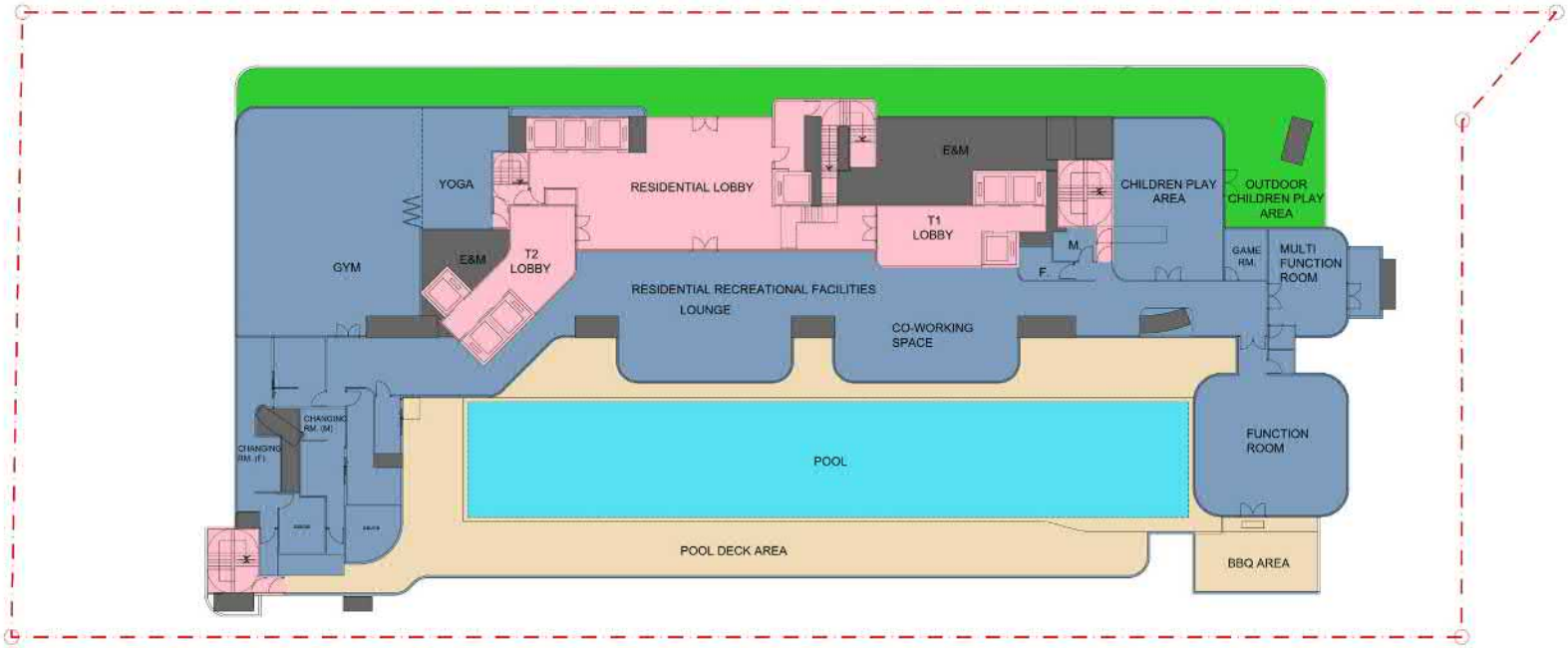
LWK +PARTNERS

參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	A-4

(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:

- GREENERY
- LOBBY
- CARPARK / DRIVEWAY
- E&M
- RESIDENTIAL RECREATIONAL FACILITIES
- DECK / FOOTPATH
- POOL



T.M.T.L. 569, Hoi Chu Road, Tuen Mun, N.T. Proposed Residential Development
Section 16 - Application for Minor Height Relaxation

4 MAY 2026

3/F (+23.00 mPD)

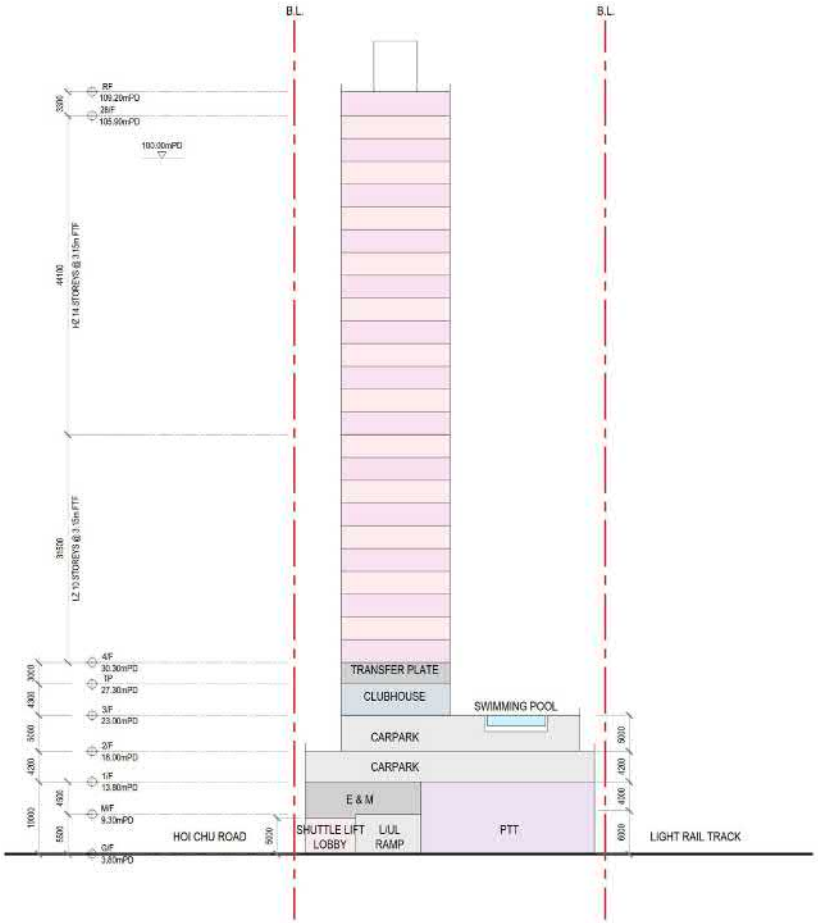
LWK +PARTNERS

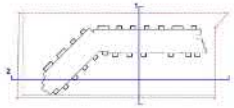
參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	A-5

(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)

LEGEND:

- RESIDENTIAL
- CARPARK / DRIVEWAY
- E&M / TRANSFER PLATE
- CLUBHOUSE
- POOL
- PTT





T.M.T.L. 569, Hoi Chu Road, Tuen Mun, N.T. Proposed Residential Development
Section 16 - Application for Minor Height Relaxation

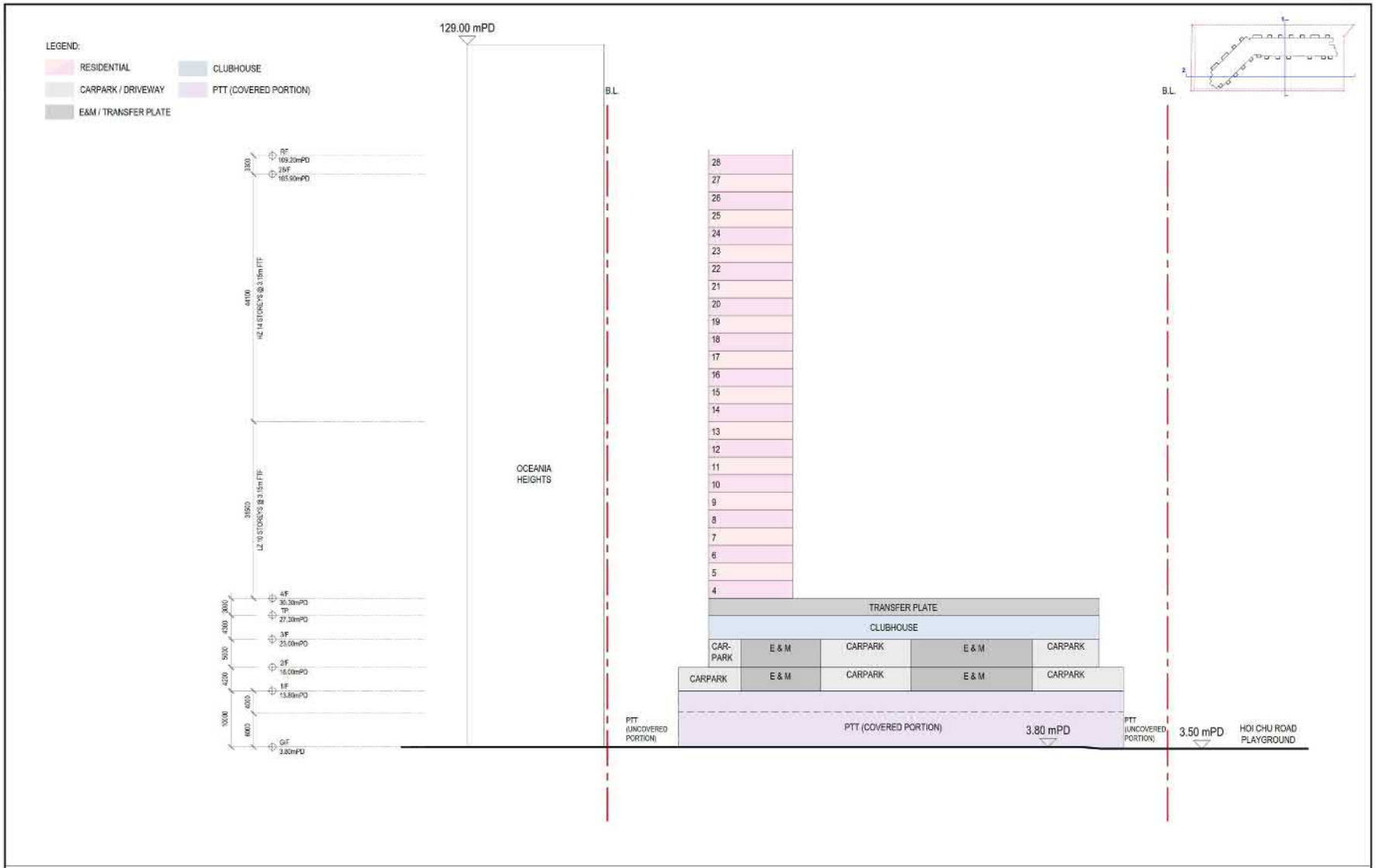
4 MAY 2026

SECTION 1

LWK +PARTNERS

參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	A-6

（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)



T.M.T.L. 569, Hoi Chu Road, Tuen Mun, N.T. Proposed Residential Development
Section 16 - Application for Minor Height Relaxation

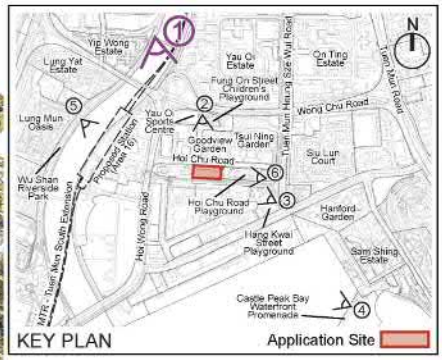
4 MAY 2026

SECTION 2

LWK +PARTNERS

參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	A-7

(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)



Existing Condition

Approved GBP Scheme

Proposed Scheme

llewelyn davies	Title: VP 1 – Footbridge Between Yip Wong Estate and Yau Oi Estate	Checked: DH	Drawn: PW	
		Rev: 1	Date: Jul 2026	
		Scale: N / A	Figure: 4.1	

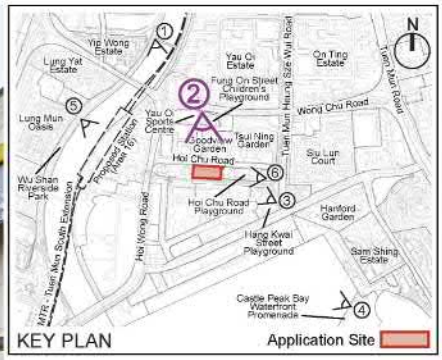
參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	A-8

（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)

Existing Condition

Approved GBP Scheme

Proposed Scheme



llewelyn davies	Title: VP 2 – Fung On Street Children's Playground	Checked: DH	Drawn: PW	
		Rev: 1	Date: Jul 2026	
		Scale: N / A	Figure: 4.2	

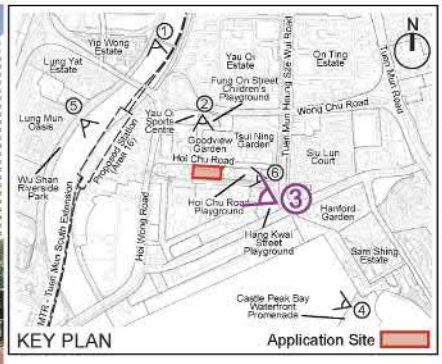
參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	A-9

（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)

Existing Condition

Approved GBP Scheme

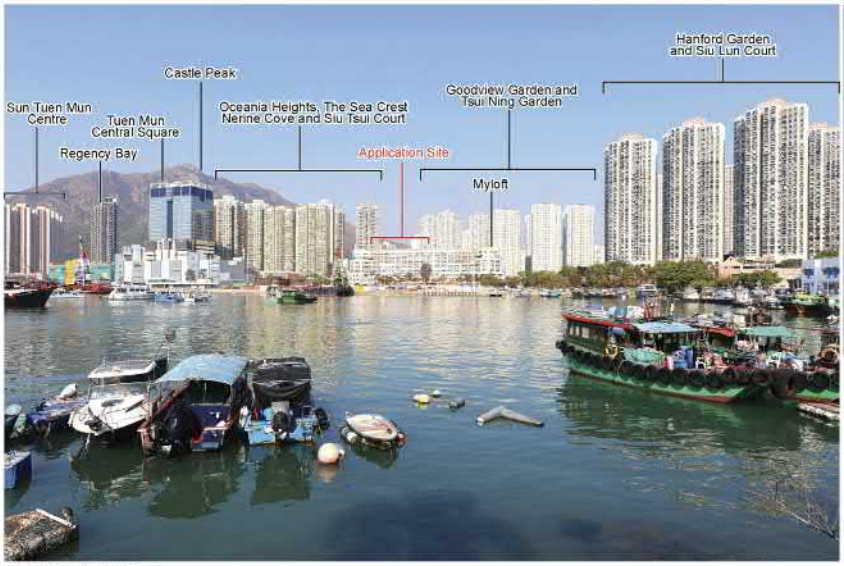
Proposed Scheme

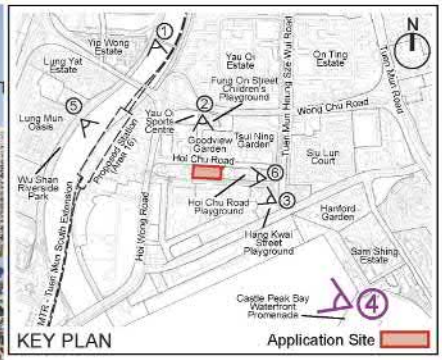


llewelyn davies	Title: VP 3 – Hang Kwai Street Playground	Checked: DH	Drawn: PW
		Rev: 1	Date: Jul 2026
		Scale: N / A	Figure: 4.3

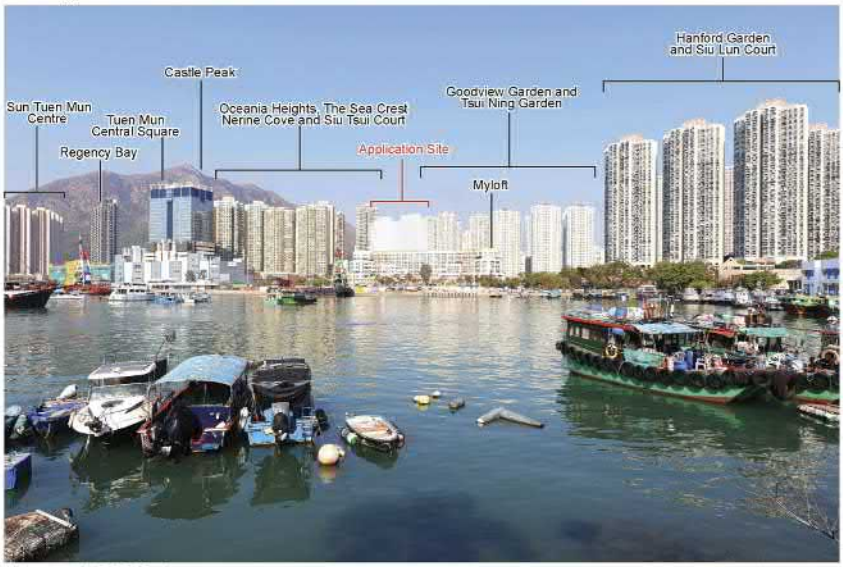
參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	A-10

（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)





Existing Condition



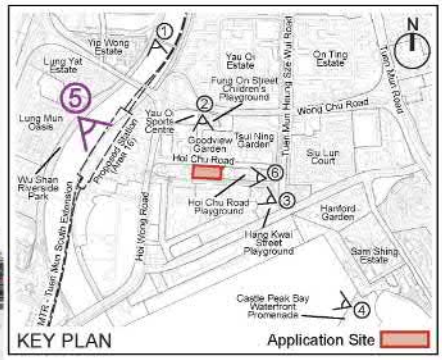
Approved GBP Scheme

Proposed Scheme

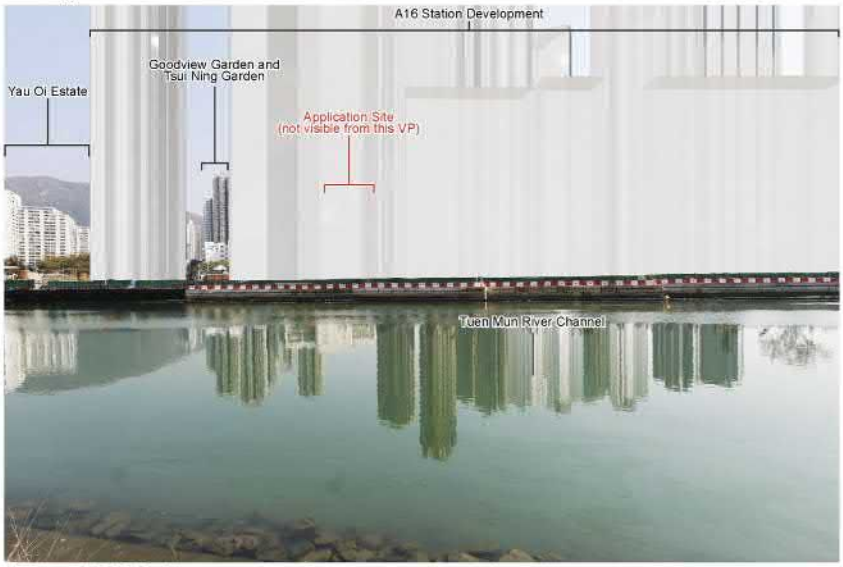
llewelyn davies	Title: VP 4 – Castle Peak Bay Waterfront Promenade	Checked: DH	Drawn: PW	
		Rev: 1	Date: Jul 2026	
		Scale: N / A	Figure: 4.4	

參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	A-11

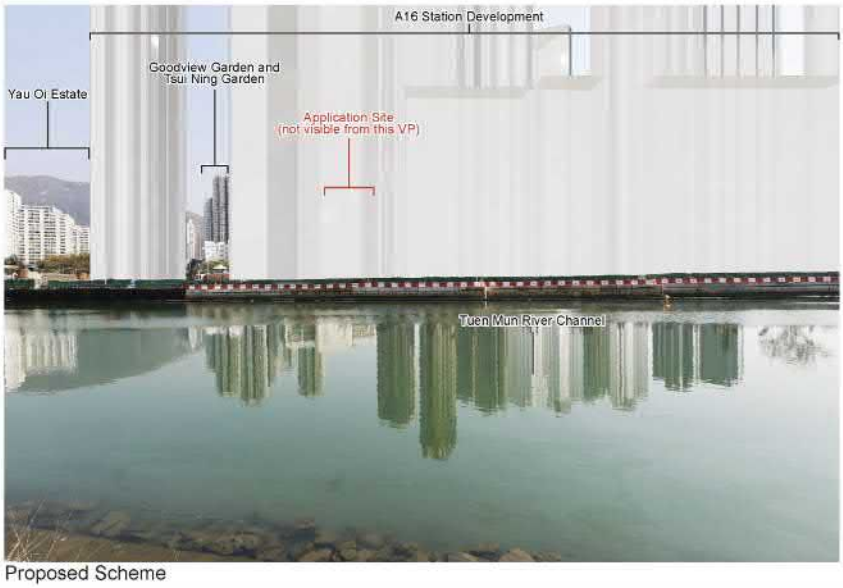
（摘錄自申請人於17. 7. 2026呈交的整合規劃綱領）
(Extract from Applicant's Consolidated SPS Submitted on 17.7.2026)



Existing Condition



Approved GBP Scheme



Proposed Scheme

llewelyn davies	Title: VP 5 – Promenade along Wu Shan Riverside Park	Checked: DH	Drawn: PW	
		Rev: 1	Date: Jul 2026	
		Scale: N / A	Figure: 4.5	

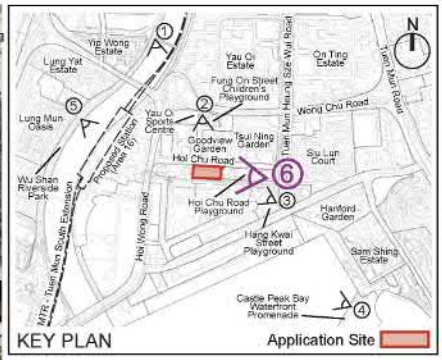
參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	A-12

（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)

Existing Condition

Approved GBP Scheme

Proposed Scheme



llewelyn davies

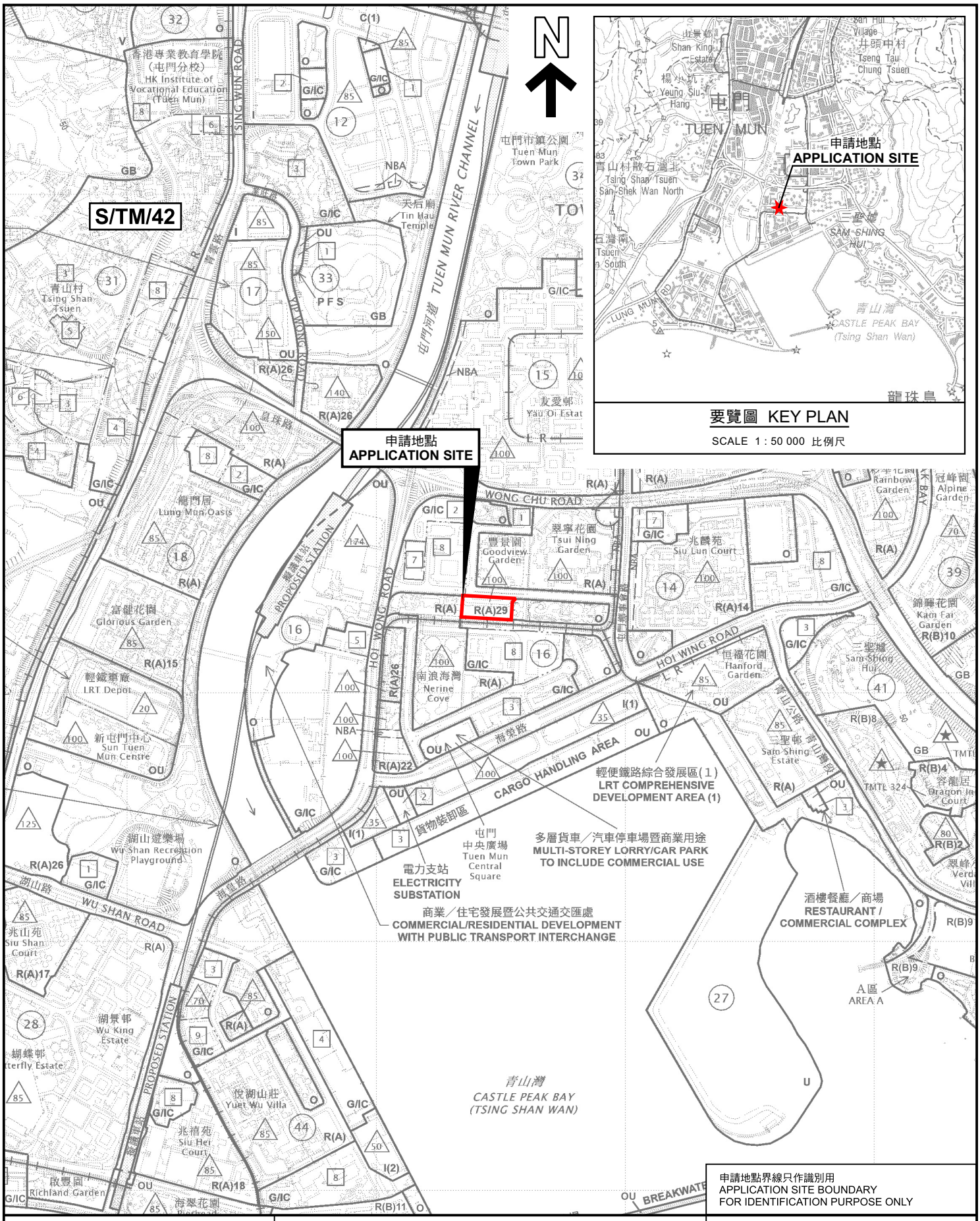
Title

VP 6 - Hoi Chu Road Playground

Checked	DH	Drawn	PW
Rev	1	Date	Jul 2026
Scale N / A		Figure 4.6	

參考編號 REFERENCE No.	繪圖 DRAWING
A/TM/604	A-13

（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)



本摘要圖於2026年7月17日擬備，
所根據的資料為於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 PLAN No.
S/TM/42 EXHIBITED ON 17.7.2026

位置圖 LOCATION PLAN

擬議略為放寬建築物高度限制，以作准許的分層住宅用途
屯門海珠路屯門市地段第569號
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUEN MUN TOWN LOT 569, HOI CHU ROAD, TUEN MUN

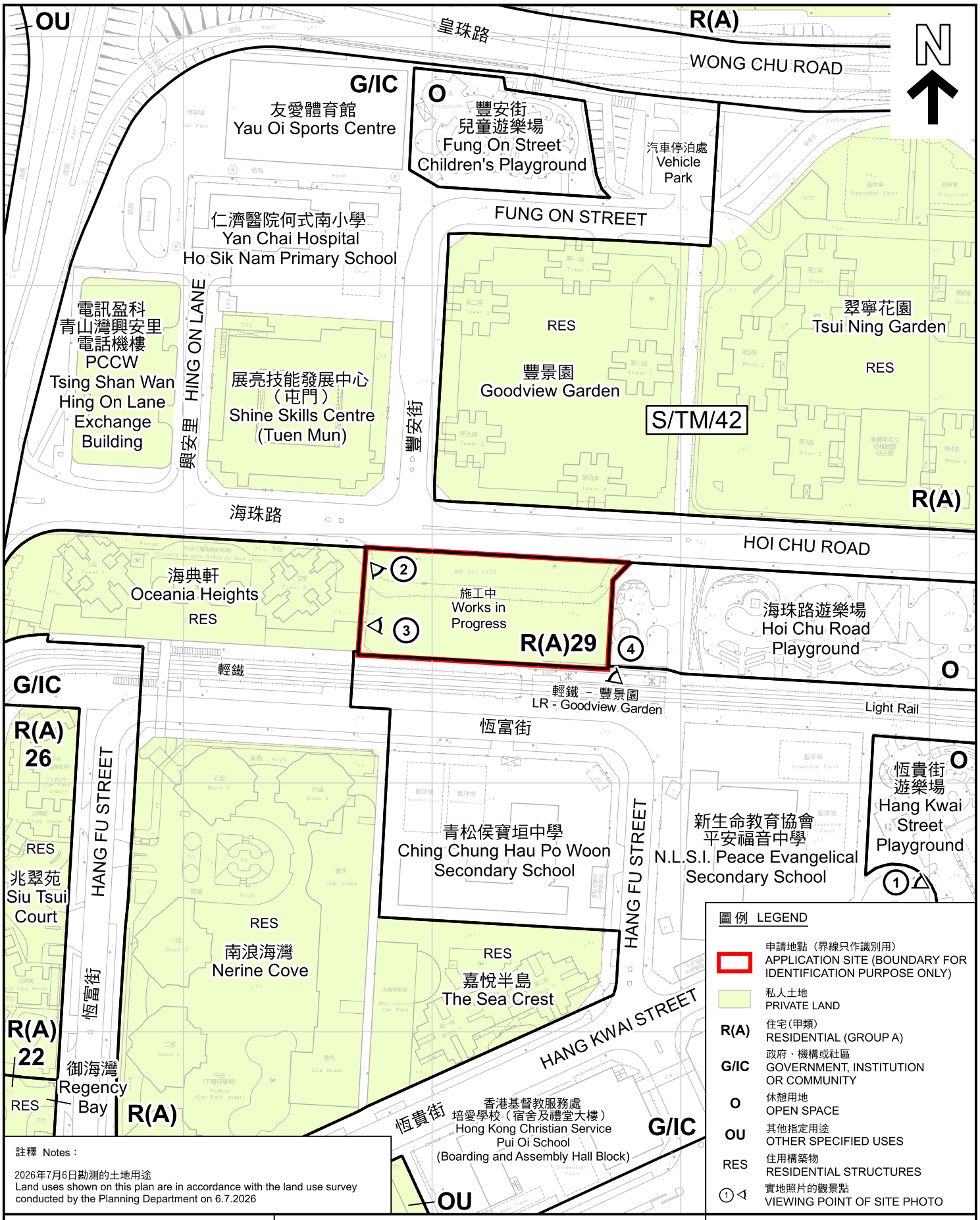
SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/TM/604

圖 PLAN
A-1



圖例 LEGEND

- 申請地點（界線只作識別用） APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 私人土地 PRIVATE LAND
- R(A) 住宅(甲類) RESIDENTIAL (GROUP A)
- G/IC 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地 OPEN SPACE
- OU 其他指定用途 OTHER SPECIFIED USES
- RES 住用構築物 RESIDENTIAL STRUCTURES
- ① 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

註釋 Notes：

2026年7月6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 6.7.2026

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-SW-11A及C
EXTRACT PLAN PREPARED ON 17.7.2026 BASED ON SURVEY SHEETS No. 6-SW-11A&C

平面圖 SITE PLAN

擬議略為放寬建築物高度限制，以作准許的分層住宅用途
屯門海珠路屯門市地段第569號
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUEN MUN TOWN LOT 569, HOI CHU ROAD, TUEN MUN

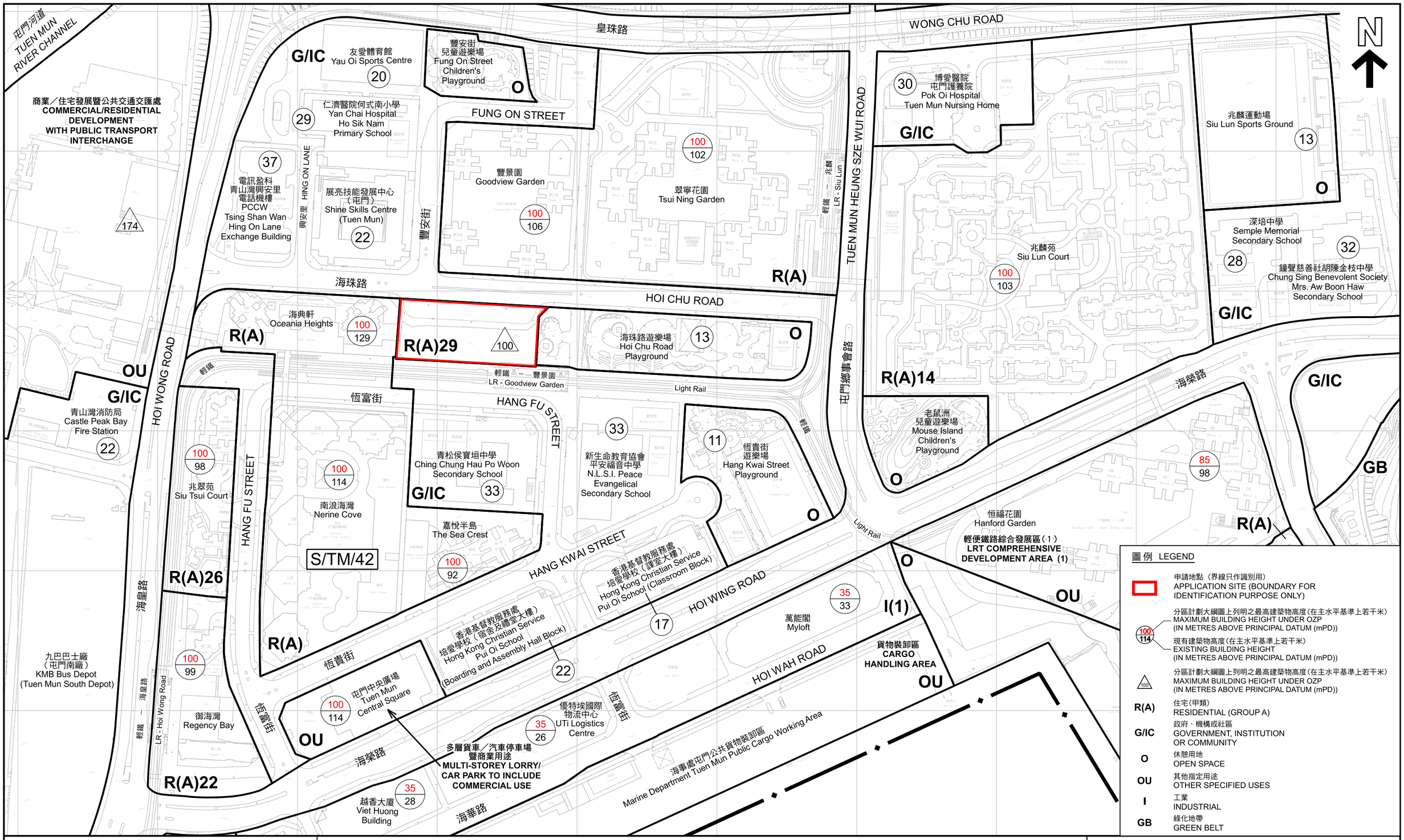
SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/TM/604

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)
- 100/114 — 分區計劃大綱圖上列明之最高建築物高度（在主水平基準上若干米）MAXIMUM BUILDING HEIGHT UNDER OZP (IN METRES ABOVE PRINCIPAL DATUM (mPD)); 現有建築物高度（在主水平基準上若干米）EXISTING BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM (mPD))
- 100 — 分區計劃大綱圖上列明之最高建築物高度（在主水平基準上若干米）MAXIMUM BUILDING HEIGHT UNDER OZP (IN METRES ABOVE PRINCIPAL DATUM (mPD))
- R(A) 住宅（甲類）RESIDENTIAL (GROUP A)
- G/IC 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地 OPEN SPACE
- OU 其他指定用途 OTHER SPECIFIED USES
- I 工業 INDUSTRIAL
- GB 綠化地帶 GREEN BELT

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 5-SE-15B及D 和 6-SW-11A、B、C及D
EXTRACT PLAN PREPARED ON 17.7.2026
BASED ON SURVEY SHEETS No.
5-SE-15B&D and 6-SW-11A,B,C&D

建築物高度圖 BUILDING HEIGHT PLAN

擬議略為放寬建築物高度限制，以作准許的分層住宅用途
屯門海珠路屯門市地段第569號
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUEN MUN TOWN LOT 569, HOI CHU ROAD, TUEN MUN

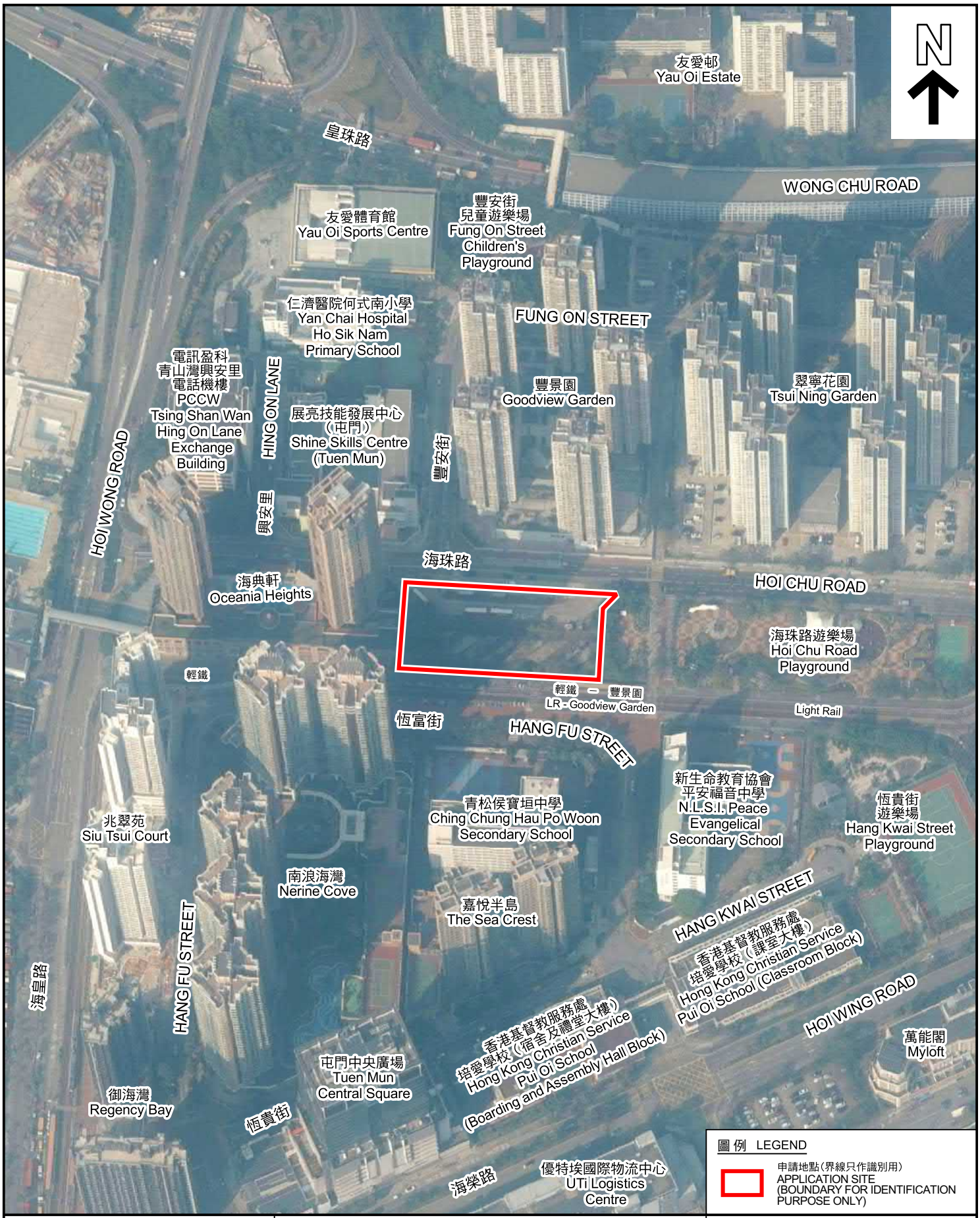
SCALE 1 : 2 500 比例尺

米 METRES 50 0 50 100 150 200 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/TM/604

圖 PLAN
A-2b



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7月6日擬備，所根據的資料為地政總署於2025年1月11日拍得的航攝照片編號 E250326C
EXTRACT PLAN PREPARED ON 6.7.2026 BASED ON AERIAL PHOTO No. E250326C TAKEN ON 11.1.2025 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議略為放寬建築物高度限制，以作准許的分層住宅用途
屯門海珠路屯門市地段第569號
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUEN MUN TOWN LOT 569, HOI CHU ROAD, TUEN MUN

規劃署
Planning Department

參考編號
REFERENCE No.
A/TM/604

圖 PLAN
A-3

1

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

本圖於2026年7月10日擬備，所根據的
資料為攝於2026年7月6日的實地照片
PLAN PREPARED ON 10.7.2026
BASED ON SITE PHOTO
TAKEN ON 6.7.2026

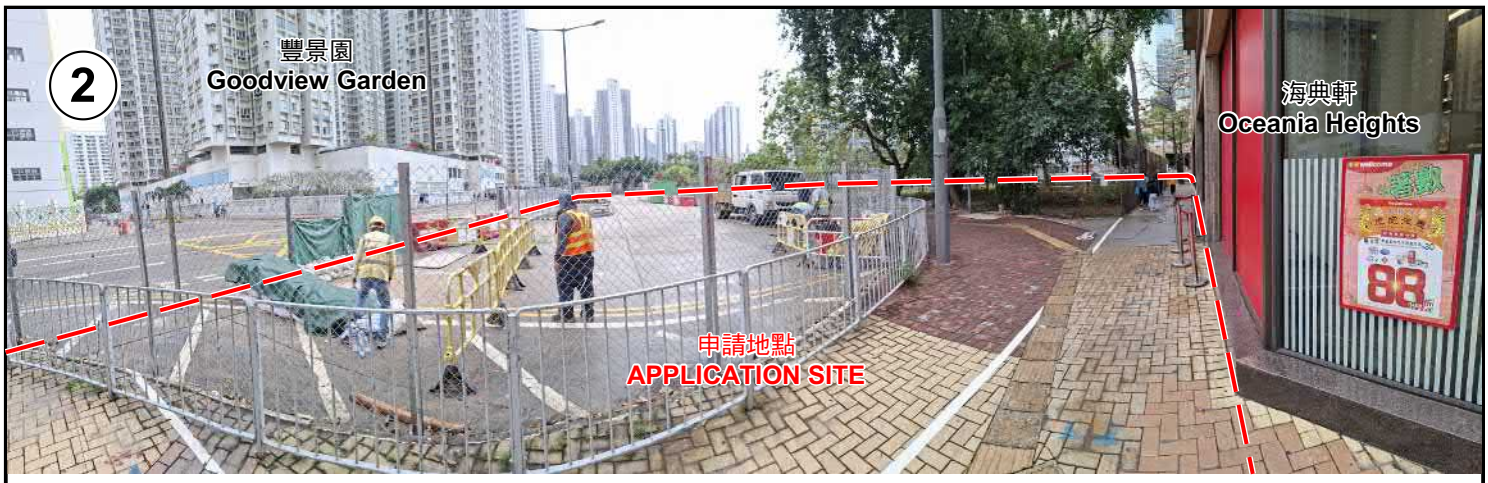
實地照片 SITE PHOTOS

擬議略為放寬建築物高度限制，以作准許的分層住宅用途
屯門海珠路屯門市地段第569號
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION
FOR PERMITTED FLAT USE
TUEN MUN TOWN LOT 569, HOI CHU ROAD, TUEN MUN

規劃署
Planning Department

參考編號
REFERENCE No.
A/TM/604

圖 PLAN
A-4a



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

本圖於2026年7月10日擬備，所根據的資料為攝於2026年3月17日、6月22日及7月6日的實地照片
PLAN PREPARED ON 10.7.2026 BASED ON SITE PHOTOS TAKEN ON 17.3.2026 & 22.6.2026 & 6.7.2026

實地照片 SITE PHOTOS

擬議略為放寬建築物高度限制，以作准許的分層住宅用途
屯門海珠路屯門市地段第569號
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE
TUEN MUN TOWN LOT 569, HOI CHU ROAD, TUEN MUN

規劃署
Planning Department

參考編號
REFERENCE No.
A/TM/604

圖 PLAN
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