

PART PLAN AT LEV. 1.500

PROPOSED RESIDENTIAL DEVELOPMENT AT
LOT 531RP, 532SDRP & 532RP IN DD 130 & ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN

BASEMENT FLOOR PLAN 1:250

K & W ARCHITECTS LTD
關黃建築師有限公司

K&W

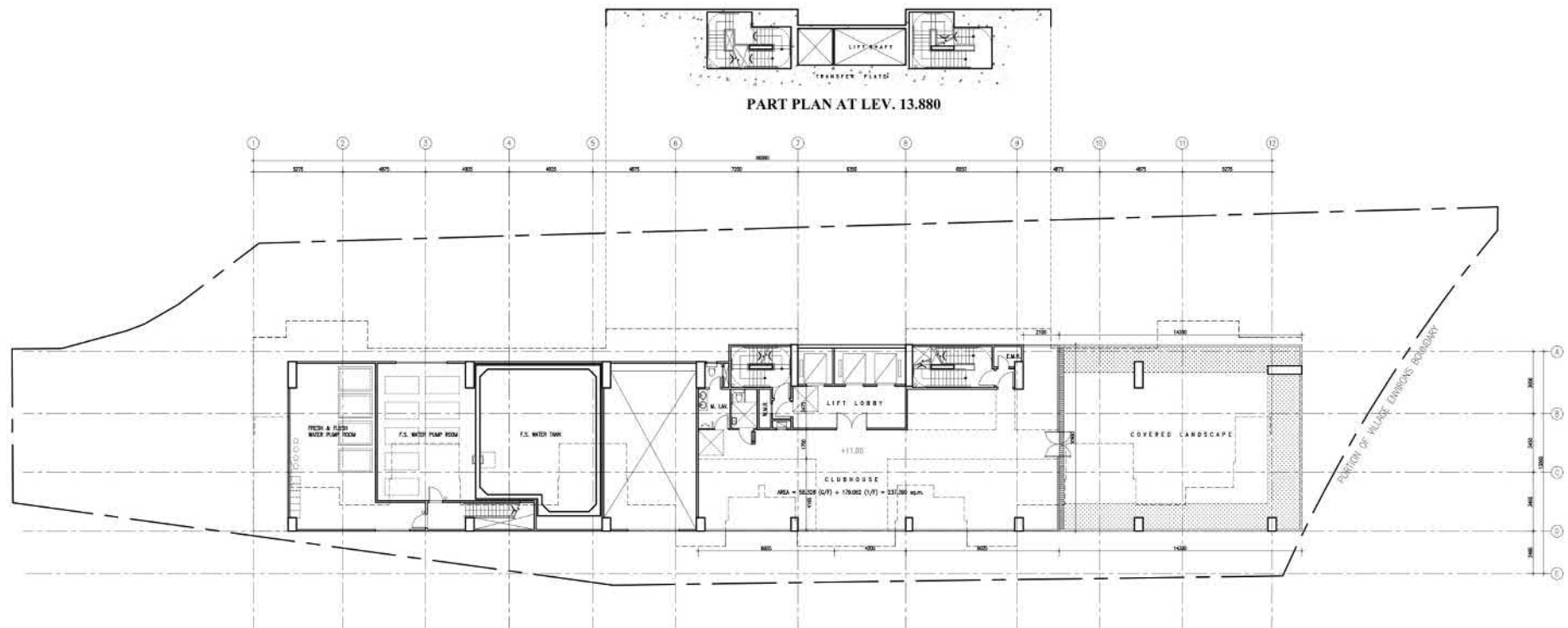
20 Apr., 2023

參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-2

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)



PROPOSED RESIDENTIAL DEVELOPMENT AT
LOT 531RP, 532SDRP & 532RP IN DD 130 & ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN

1ST FLOOR PLAN 1:250

K & W ARCHITECTS LTD
關業建築師有限公司

K&W

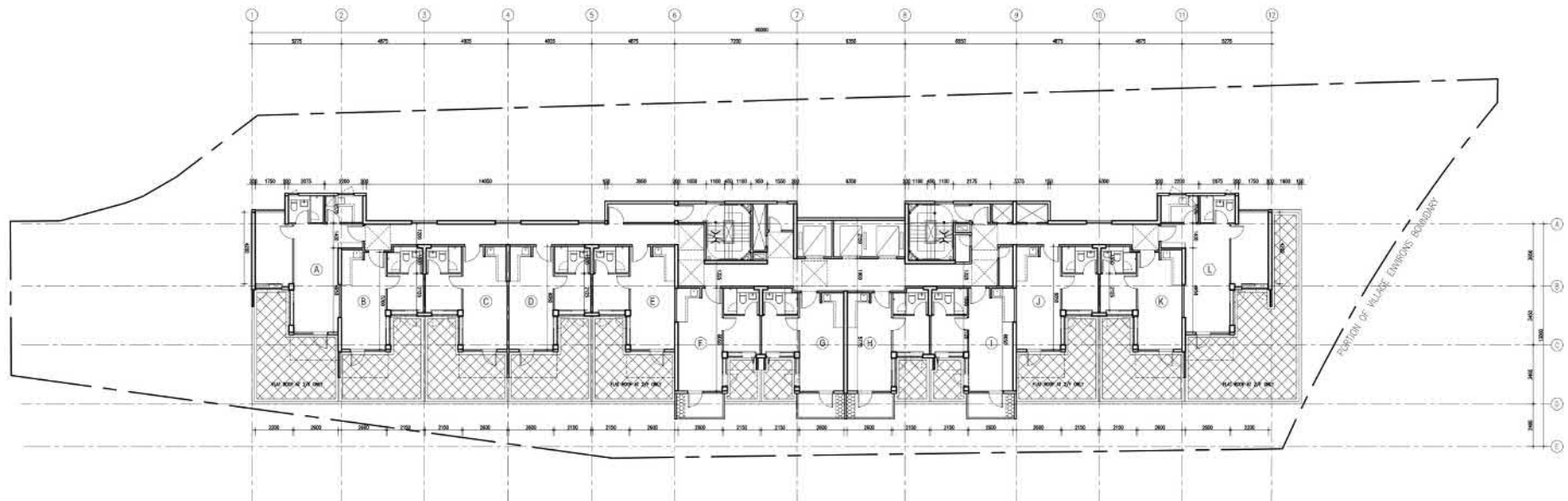
11 AUG., 2022

參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-4

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)



PROPOSED RESIDENTIAL DEVELOPMENT AT
LOT 531RP, 532SDRP & 532RP IN DD 130 & ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN

2ND FLOOR PLAN ~~1-250~~

K & W ARCHITECTS LTD
關業建築師有限公司

K&W

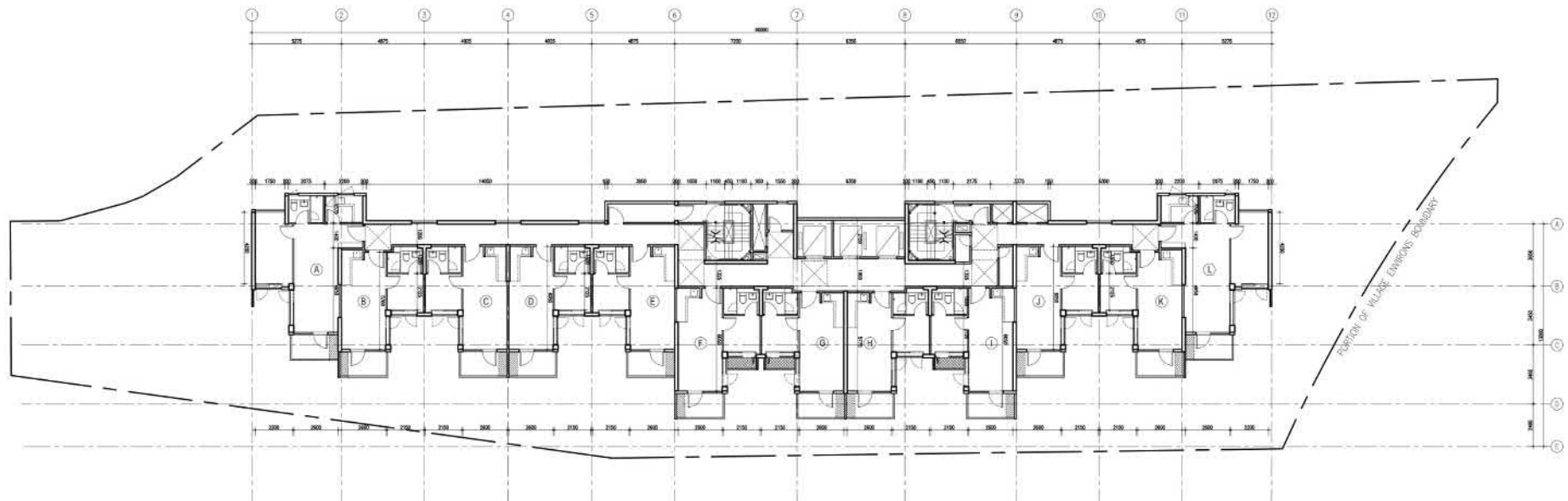
11 AUG., 2022

參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-5

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)



PROPOSED RESIDENTIAL DEVELOPMENT AT
LOT 531RP, 532SDRP & 532RP IN DD 130 & ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN

LOWER TYPICAL FLOOR PLAN (3/F TO 13/F) ~~1-250~~

K & W ARCHITECTS LTD
關業建築師有限公司

K&W

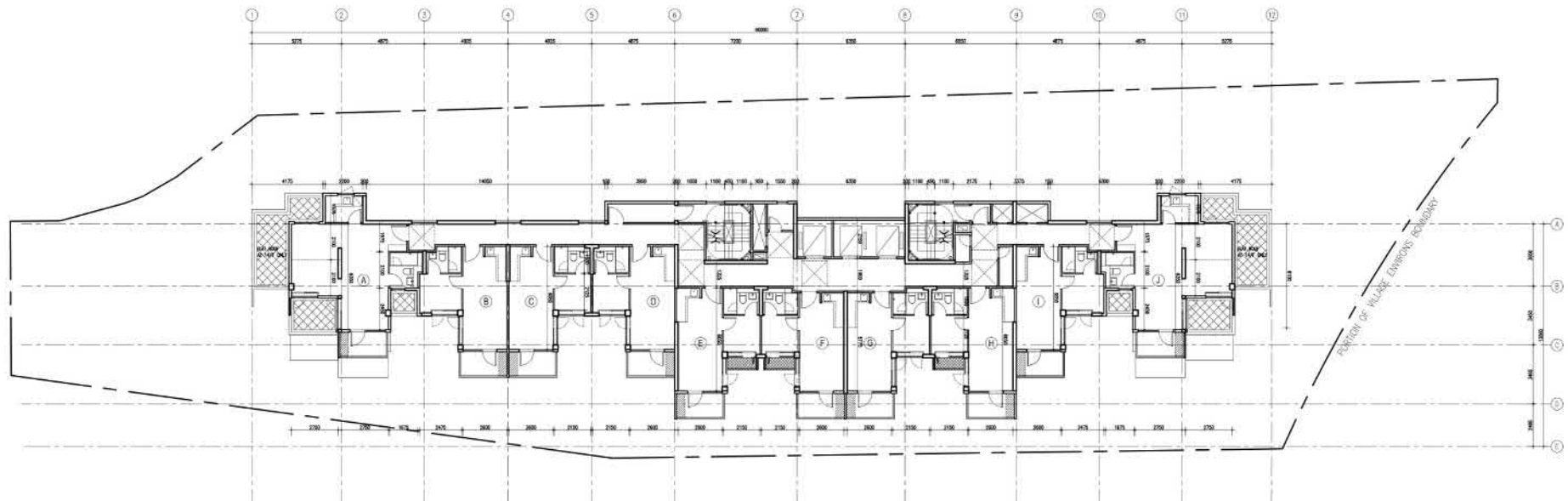
11 AUG., 2022

參考編號
REFERENCE No.
A/TM-LTYT/426

繪圖 DRAWING
A-6

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)



PROPOSED RESIDENTIAL DEVELOPMENT AT
LOT 531RP, 532SDRP & 532RP IN DD 130 & ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN

UPPER TYPICAL FLOOR PLAN (14/F TO 17/F) ~~1-250~~

K & W ARCHITECTS LTD
關業建築師有限公司

K&W

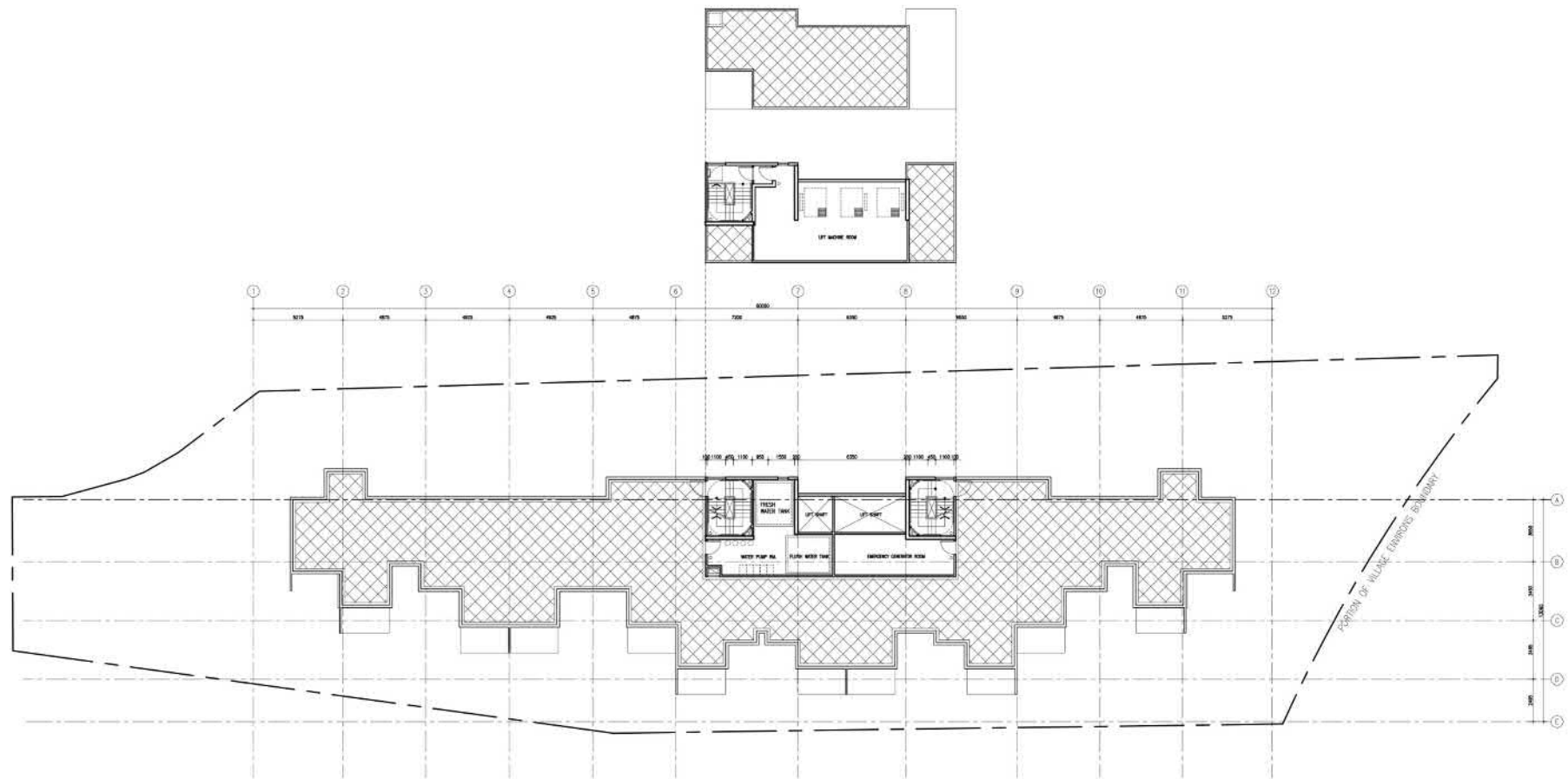
11 AUG., 2022

參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-7

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)



PROPOSED RESIDENTIAL DEVELOPMENT AT
LOT 531RP, 532SDRP & 532RP IN DD 130 & ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN

MAIN ROOF, UPPER ROOF & TOP ROOF 1-250

K & W ARCHITECTS LTD
關青緯建築師有限公司

K&W

11 AUG., 2022

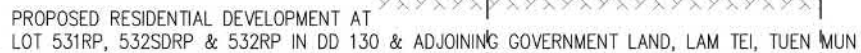
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REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-8

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)

(Extract from Applicant's Submission of 8.5.2023)

K & W ARCHITECTS LTD
關氏建築師有限公司

11 AUG., 2022

繪圖 DRAWING
A-10

(Extract from Applicant's Submission of 8.5.2023)



參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-11

(摘錄自申請人於8. 5. 2023呈交的申請書)
(Extract from Applicant's
Submission of 8.5.2023)



參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-12

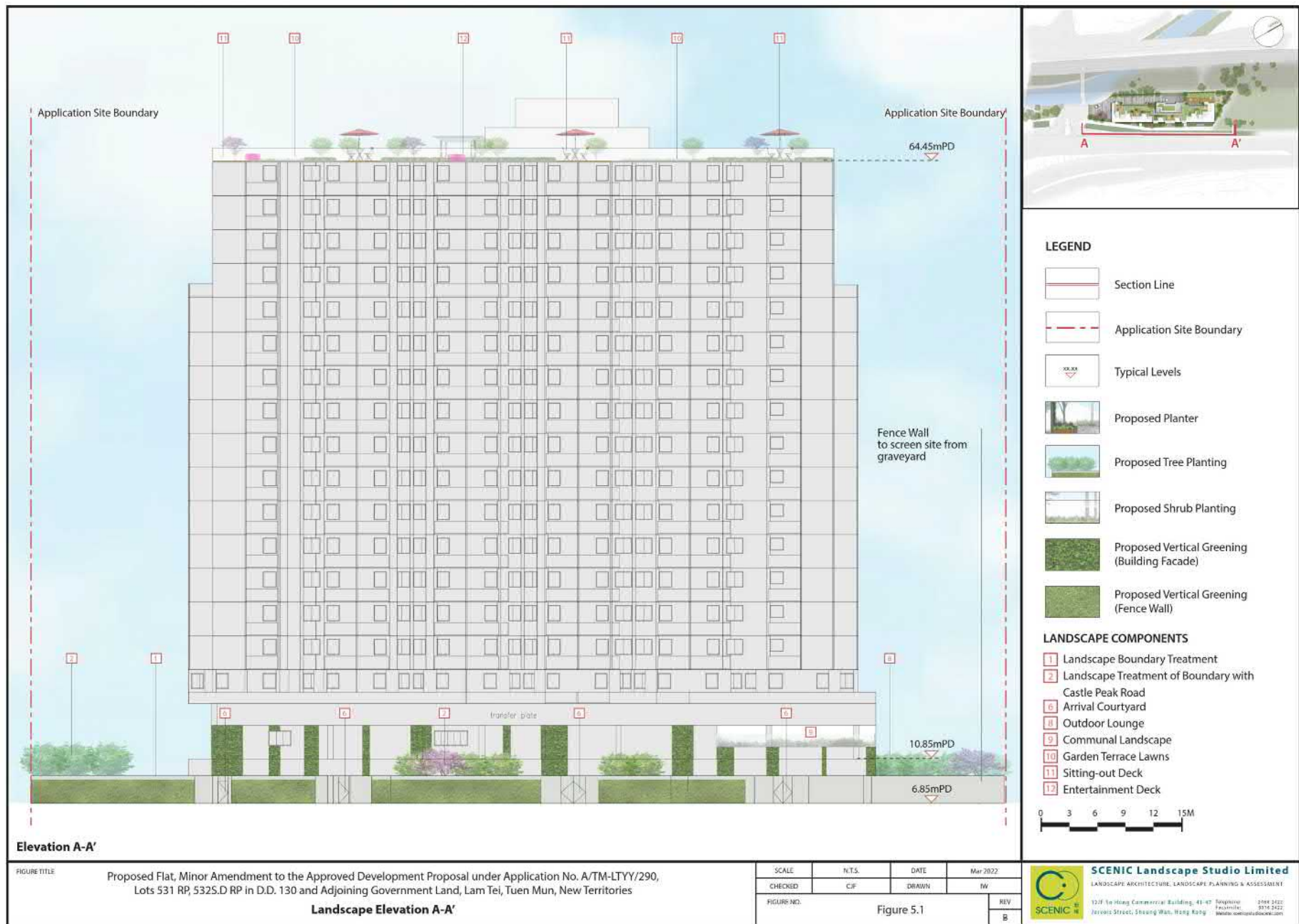
(摘錄自申請人於11. 5. 2023呈交的申請書)
(Extract from Applicant's
Submission of 11.5.2023)



參考編號
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A/TM-LTYY/426

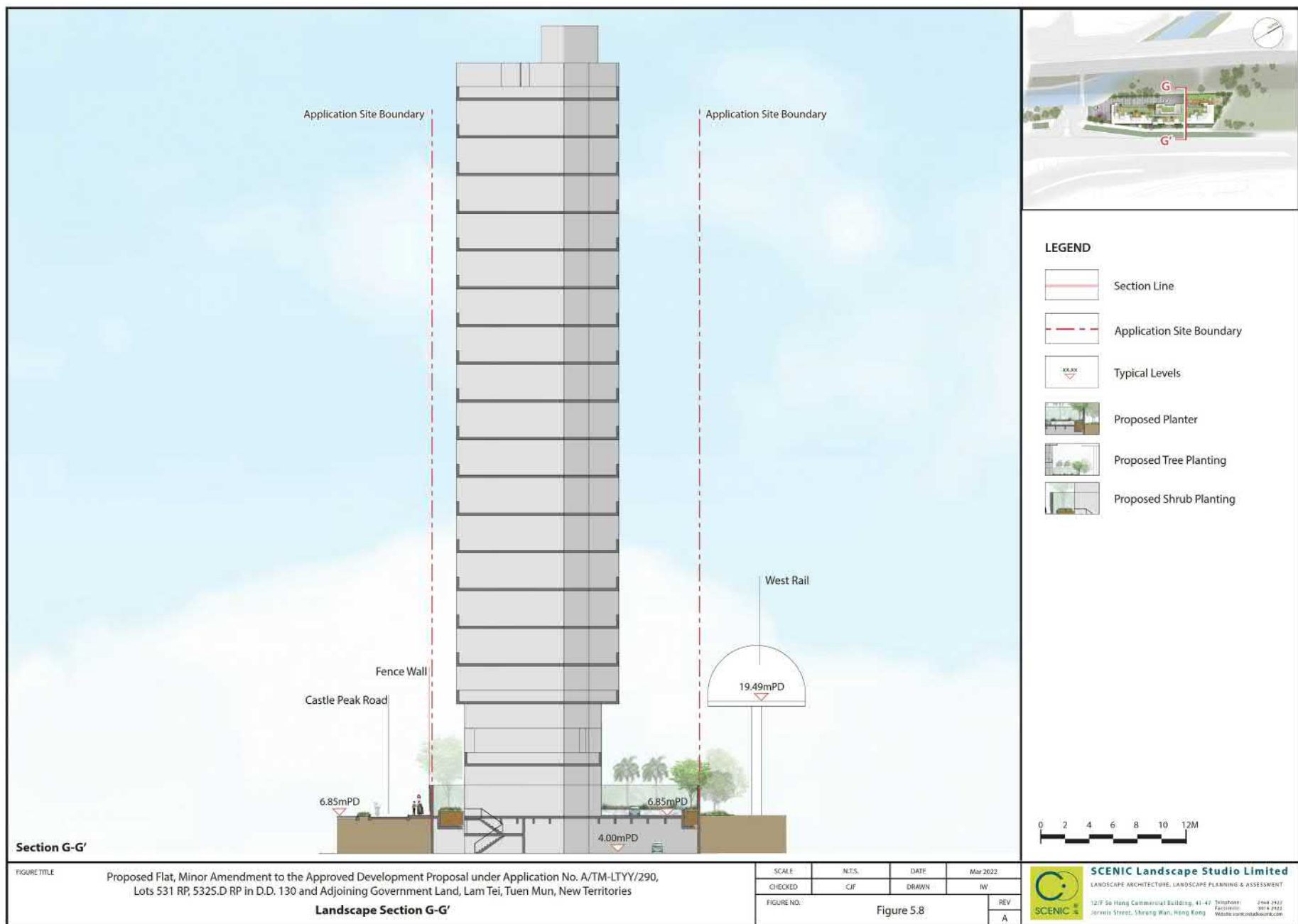
繪圖 DRAWING
A-13

(摘錄自申請人於11. 5. 2023呈交的申請書)
(Extract from Applicant's
Submission of 11.5.2023)



參考編號 REFERENCE No. A/TM-LTYY/426	繪圖 DRAWING A-14
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(摘錄自申請人於11. 5. 2023呈交的申請書)
(Extract from Applicant's
Submission of 11.5.2023)



參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-15

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)

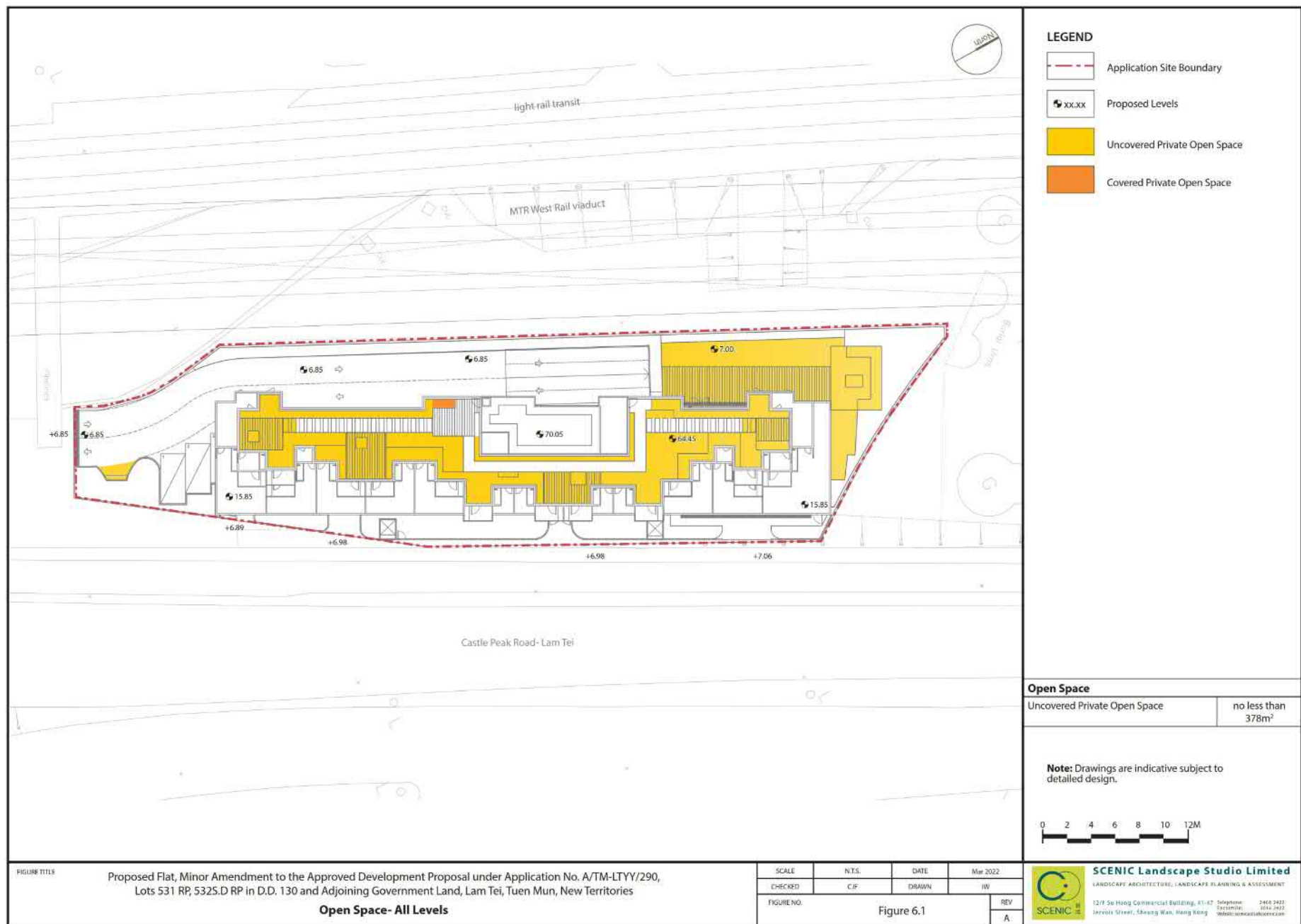


參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-16

(摘錄自申請人於11. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 11.5.2023)



參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-17

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)

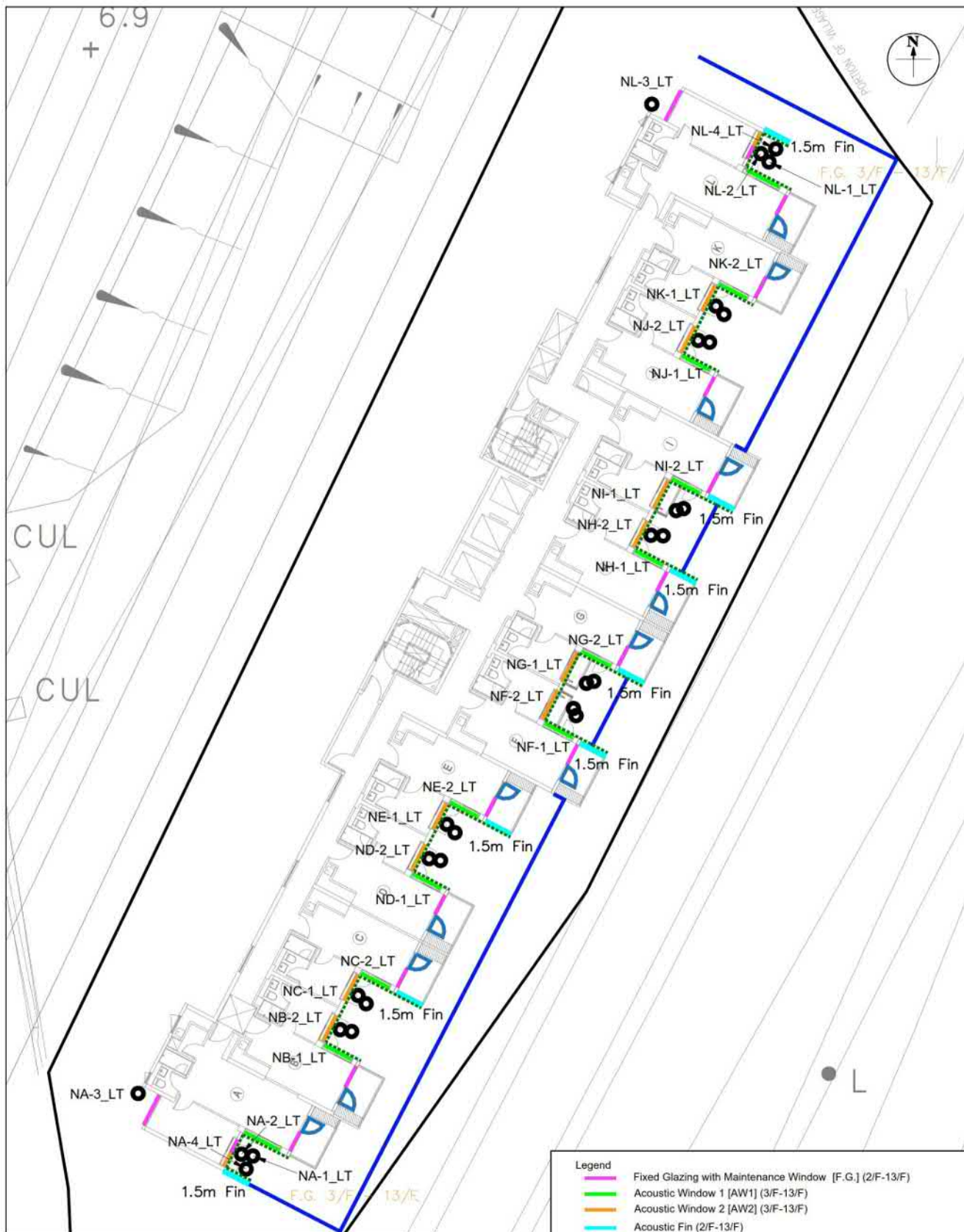


參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-18

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)



Legend

- Representative Noise Sensitive Receiver (NSR)

- Fixed Glazing with Maintenance Window [F.G.] (2/F-13/F)
- Acoustic Window 1 [AW1] (3/F-13/F)
- Acoustic Window 2 [AW2] (3/F-13/F)
- Acoustic Fin (2/F-13/F)
- Sound Absorption Material applied except the Window Opening Area
- Self-closing Door [SD] (2/F-13/F)
- 1.5m high Solid Wall at 2/F Flat Roof

Figure: 3.2a

Title: Proposed Noise Mitigation Measures (Lower Typical - 2/F to 13/F)

Project: Proposed Residential Development at Lot Nos. 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun

RAMBOLL

Drawn by: SL

Checked by: CC

Rev.: 1.2

Date: Sep 2022

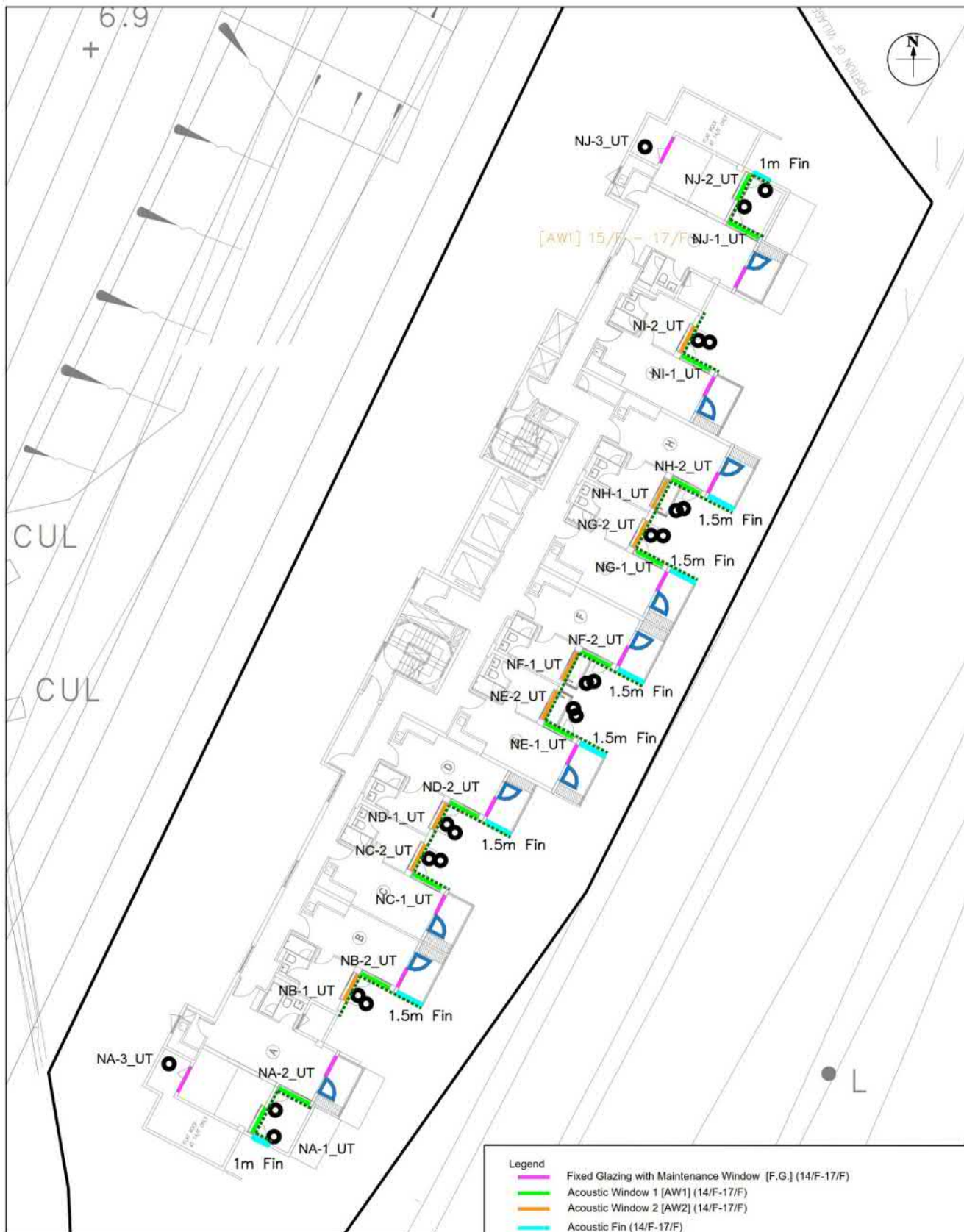
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參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-19

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)



Legend

- Representative Noise Sensitive Receiver (NSR)

Figure: 3.2b

Title: Proposed Noise Mitigation Measures (Upper Typical - 14/F to 17/F)

Project: Proposed Residential Development at Lot Nos. 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun

RAMBOLL

Drawn by: SL

Checked by: CC

Rev.: 1.2

Date: Sep 2022

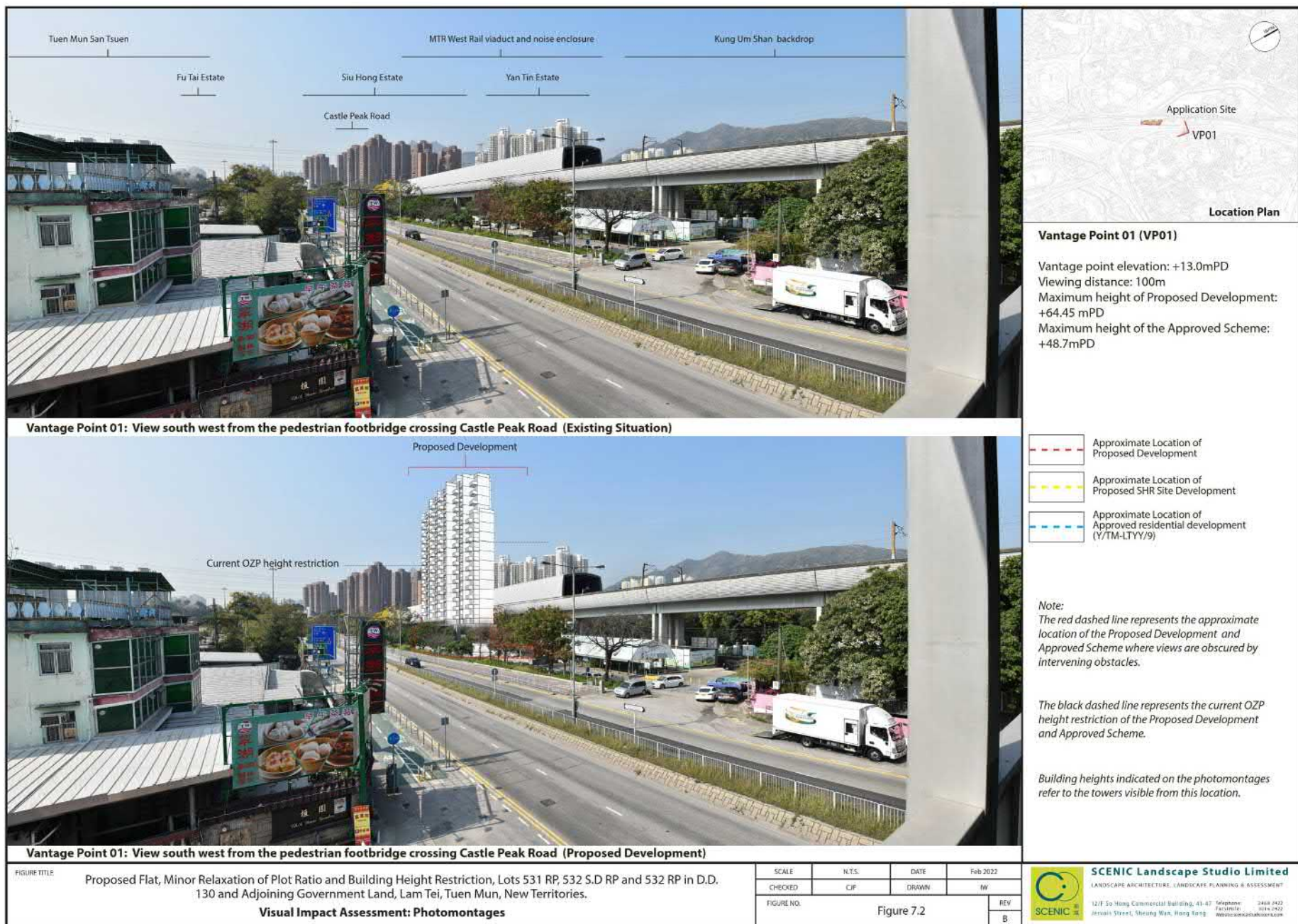
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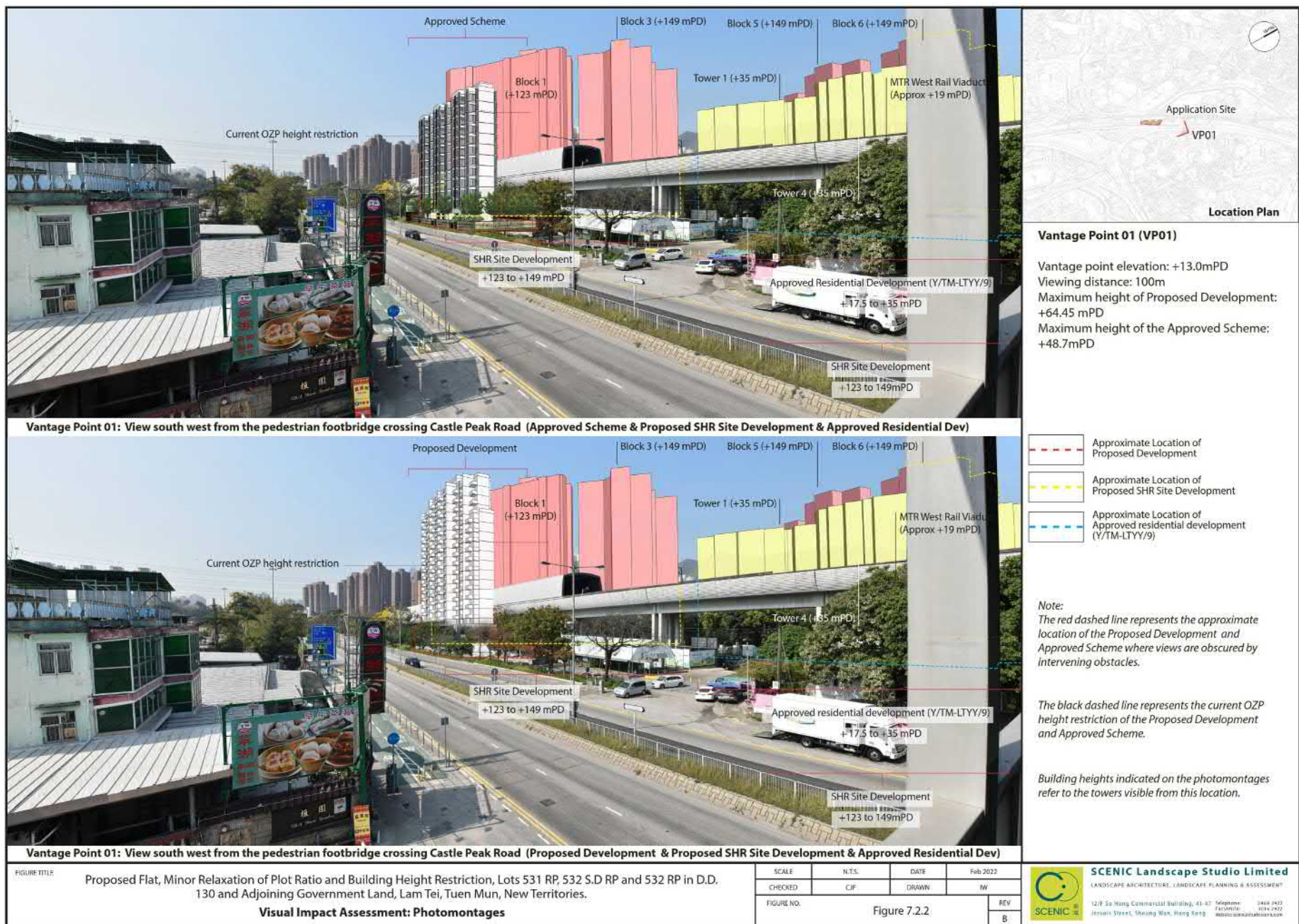
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REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-20

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)





參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-22

(摘錄自申請人於8. 5. 2023呈交的申請書)
(Extract from Applicant's
Submission of 8.5.2023)



Vantage Point 02: View north west from To Yuen Wai (Proposed SHR Site Development & Approved Residential Dev)



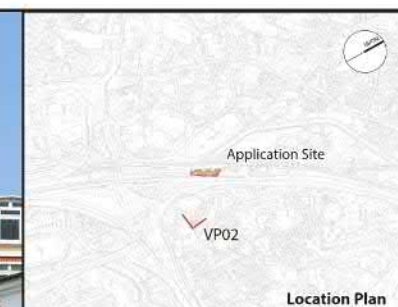
Vantage Point 02: View north west from To Yuen Wai (Proposed Development and Proposed SHR Site Development & Approved Residential Dev)

FIGURE 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.

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Feb 2022
CHECKED	CIF	DRAWN	HW
FIGURE NO.	Figure 7.3.1		
		REV	C



Vantage Point 02 (VP02)

Vantage point elevation: +7.0mPD
Viewing distance: 160m
Maximum height of Proposed Development: +64.45 mPD
Maximum height of the Approved Scheme: +48.7mPD

- Approximate Location of Proposed Development
- Approximate Location of Proposed SHR Site Development
- Approximate Location of Approved residential development (Y/TM-LTTY/9)

Note:
The red dashed line represents the approximate location of the Proposed Development and Approved Scheme where views are obscured by intervening obstacles.

The black dashed line represents the current OZP height restriction of the Proposed Development and Approved Scheme.

Building heights indicated on the photomontages refer to the towers visible from this location.



參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-23

(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)



Vantage Point 02: View north west from To Yuen Wai (Approved Scheme and Proposed SHR Site Development & Approved Residential Dev)



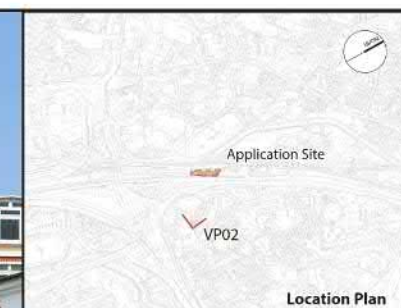
Vantage Point 02: View north west from To Yuen Wai (Proposed Development and Proposed SHR Site Development & Approved Residential Dev)

FIGURE 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.

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Feb 2022
CHECKED	CIF	DRAWN	HW
FIGURE NO.	Figure 7.3.2		
		REV	C



Vantage Point 02 (VP02)

Vantage point elevation: +7.0mPD
Viewing distance: 160m
Maximum height of Proposed Development: +64.45 mPD
Maximum height of the Approved Scheme: +48.7mPD

- Approximate Location of Proposed Development
- Approximate Location of Proposed SHR Site Development
- Approximate Location of Approved residential development (Y/TM-LTTY/9)

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Building heights indicated on the photomontages refer to the towers visible from this location.

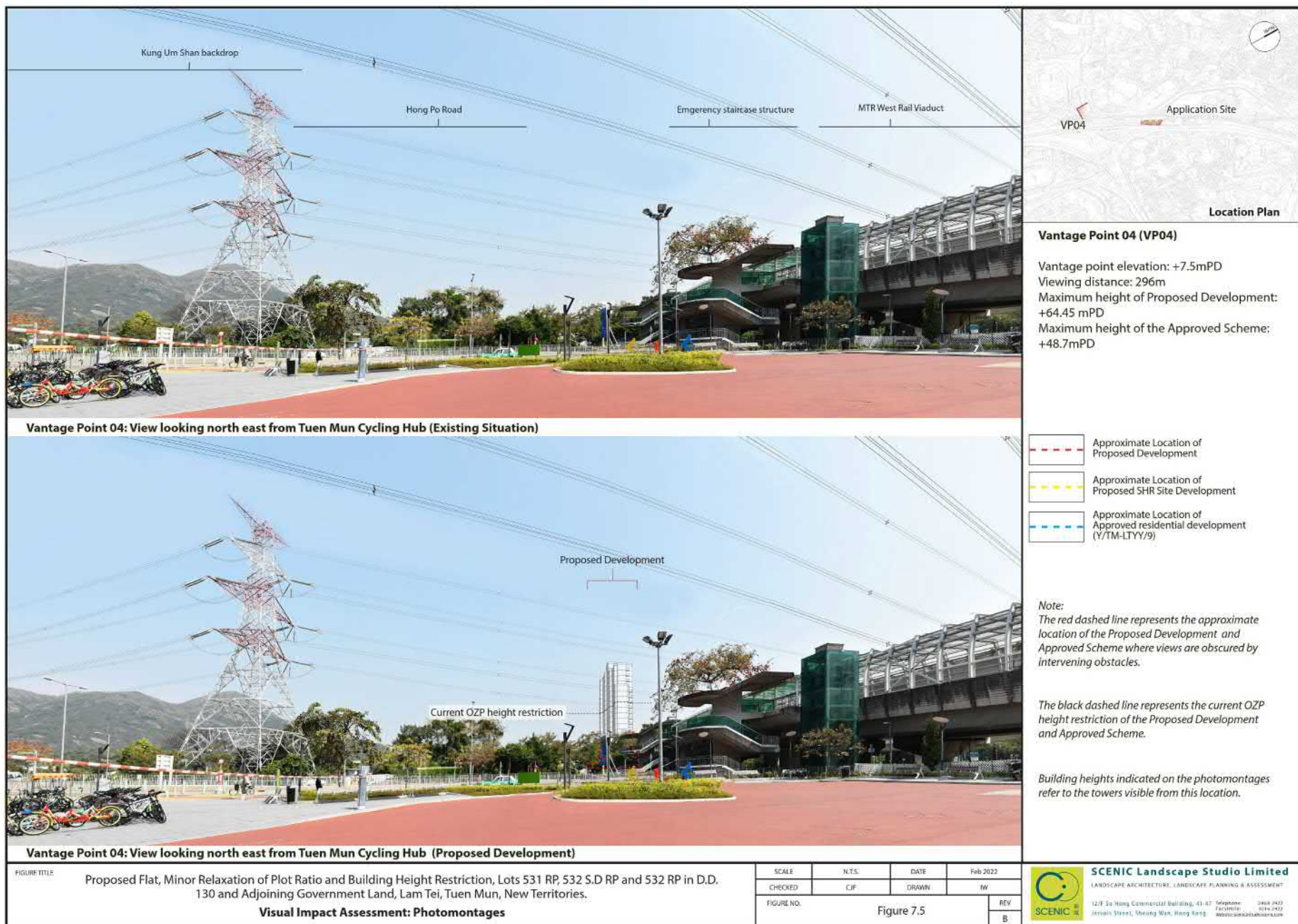
SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F, So Hong Commercial Building, 41-47 Jervais Street, Sheung Wan, Hong Kong
Telephone: 2468 0422
Facsimile: 2468 0422
Website: scenicstudio.com.hk

參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-24

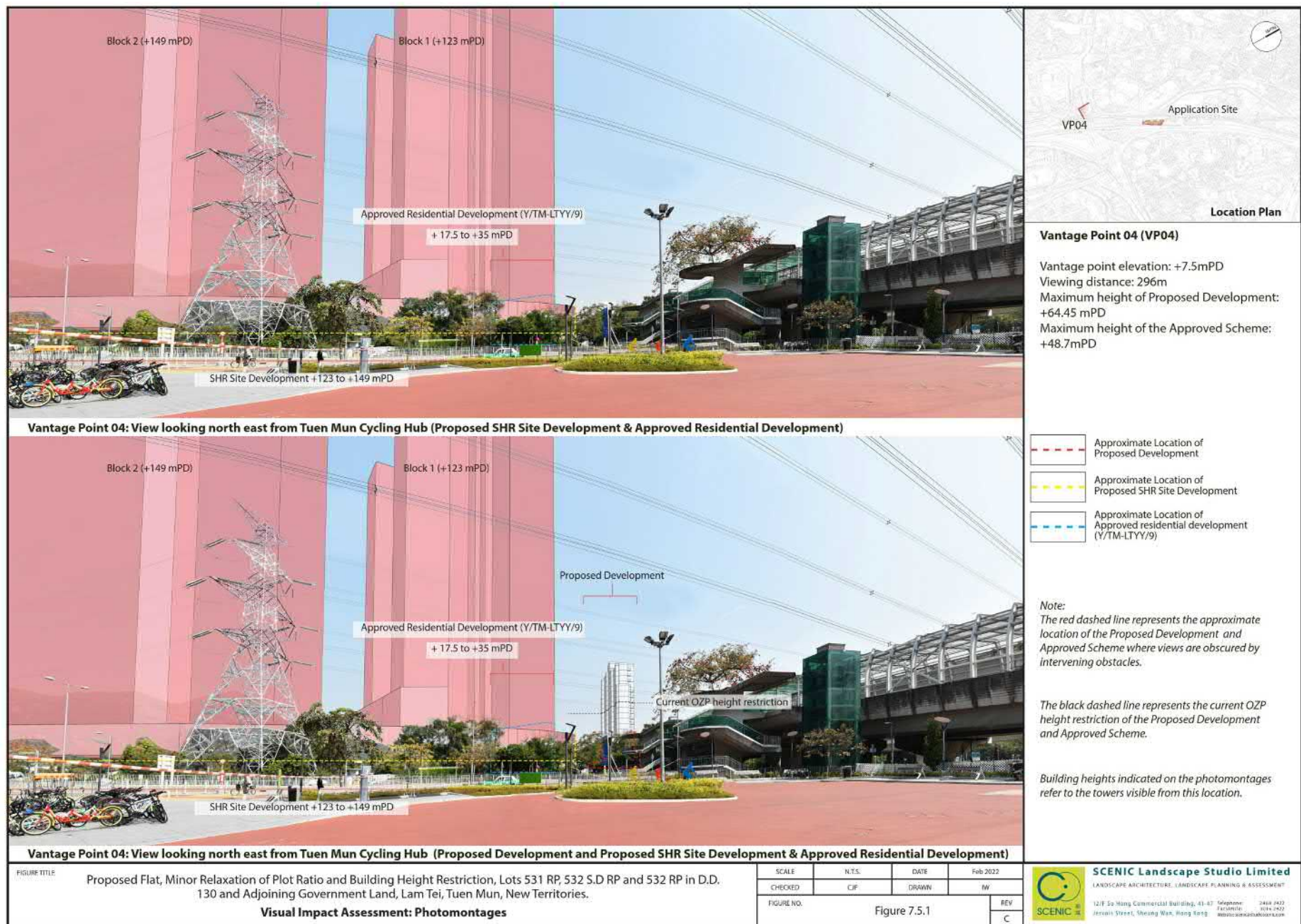
(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)



參考編號 REFERENCE No. A/TM-LTTY/426	繪圖 DRAWING A-25
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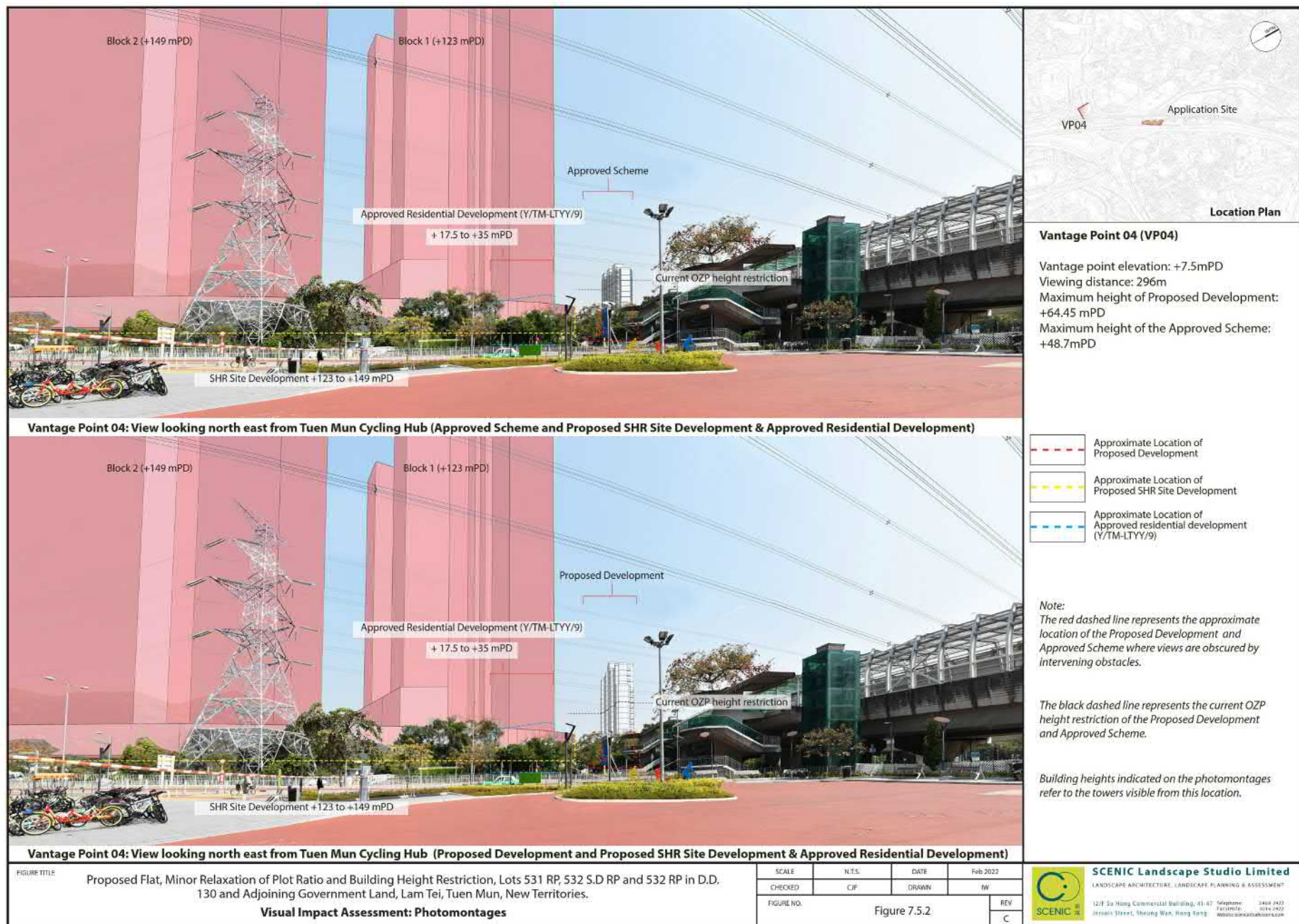
(摘錄自申請人於8. 5. 2023呈交的申請書)
 (Extract from Applicant's Submission of 8.5.2023)



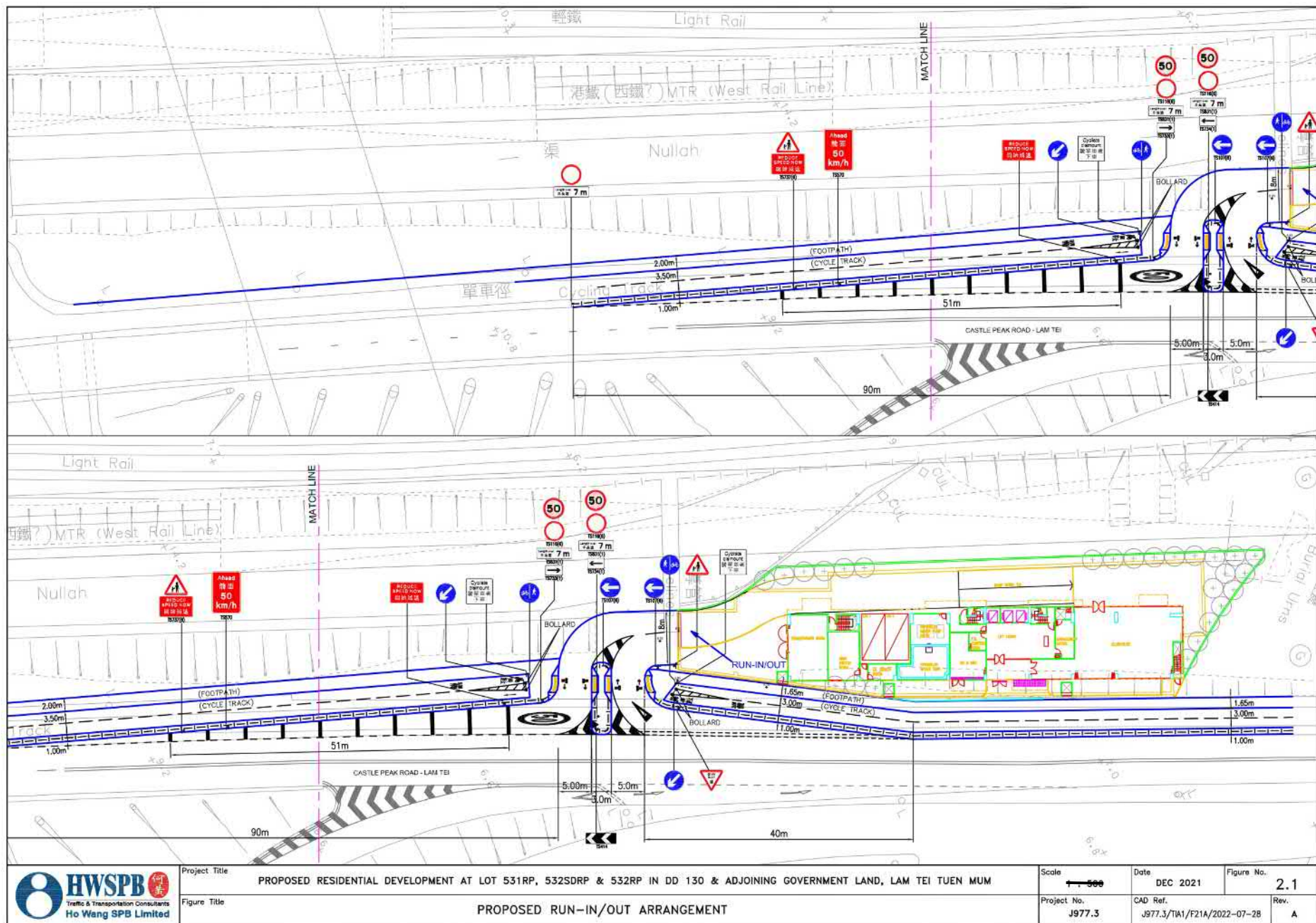
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REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-26

(摘錄自申請人於8. 5. 2023呈交的申請書)
(Extract from Applicant's
Submission of 8.5.2023)



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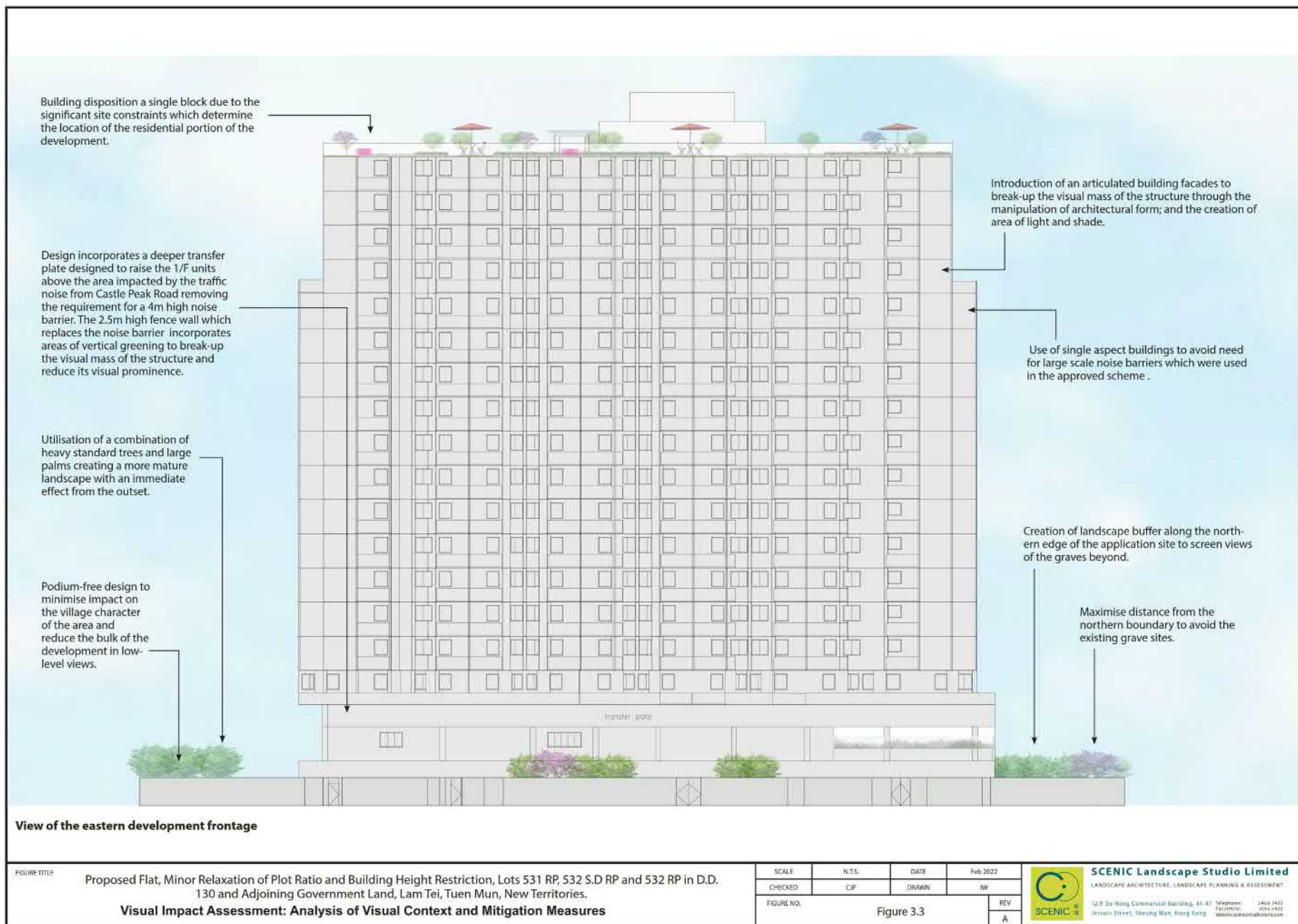


參考編號
REFERENCE No.
A/TM-LTTY/426

繪圖 DRAWING
A-28

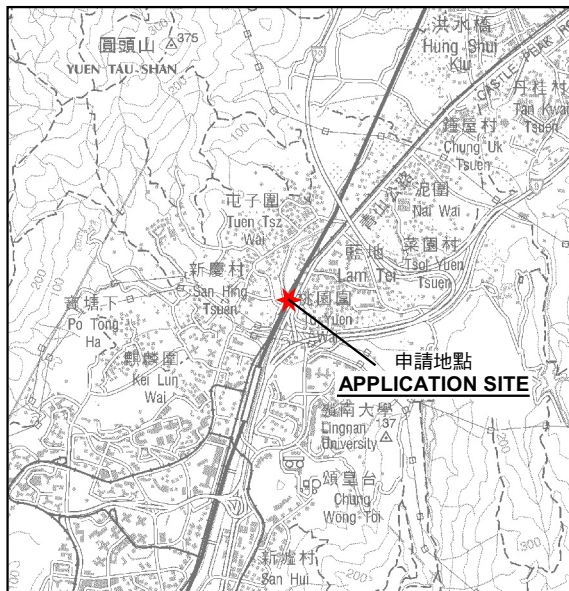
(摘錄自申請人於8. 5. 2023呈交的申請書)

(Extract from Applicant's
Submission of 8.5.2023)



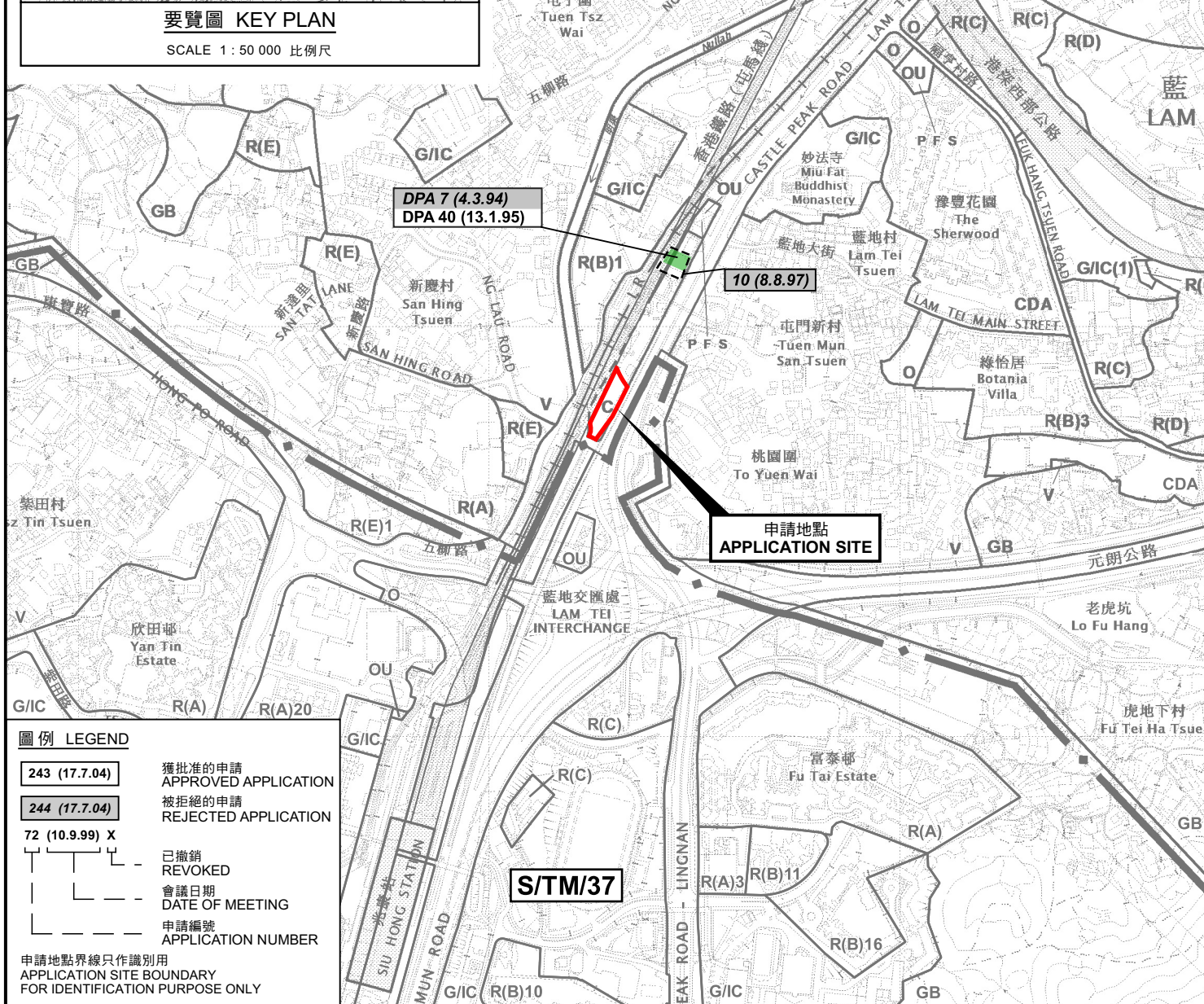
參考編號 REFERENCE No. A/TM-LTYT/426	繪圖 DRAWING A-29
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(摘錄自申請人於8. 5. 2023呈交的申請書)
(Extract from Applicant's Submission of 8.5.2023)



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



圖例 LEGEND

243 (17.7.04)

獲批准的申請
APPROVED APPLICATION

244 (17.7.04)

被拒絕的申請
REJECTED APPLICATION

72 (10.9.99) X

已撤銷
REVOKED

會議日期
DATE OF MEETING

申請編號
APPLICATION NUMBER

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

位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制，
以作住宅發展及商店及服務行業用途
新界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 MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR RESIDENTIAL
DEVELOPMENT WITH SHOP AND SERVICES USE
LOTS 531 RP, 532 S.D RP AND 532 RP IN C.D. 130
AND ADJOINING GOVERNMENT LAND
LAM TEI, TUEN MUN, NEW TERRITORIES
SCALE 1 : 7 500 比例尺

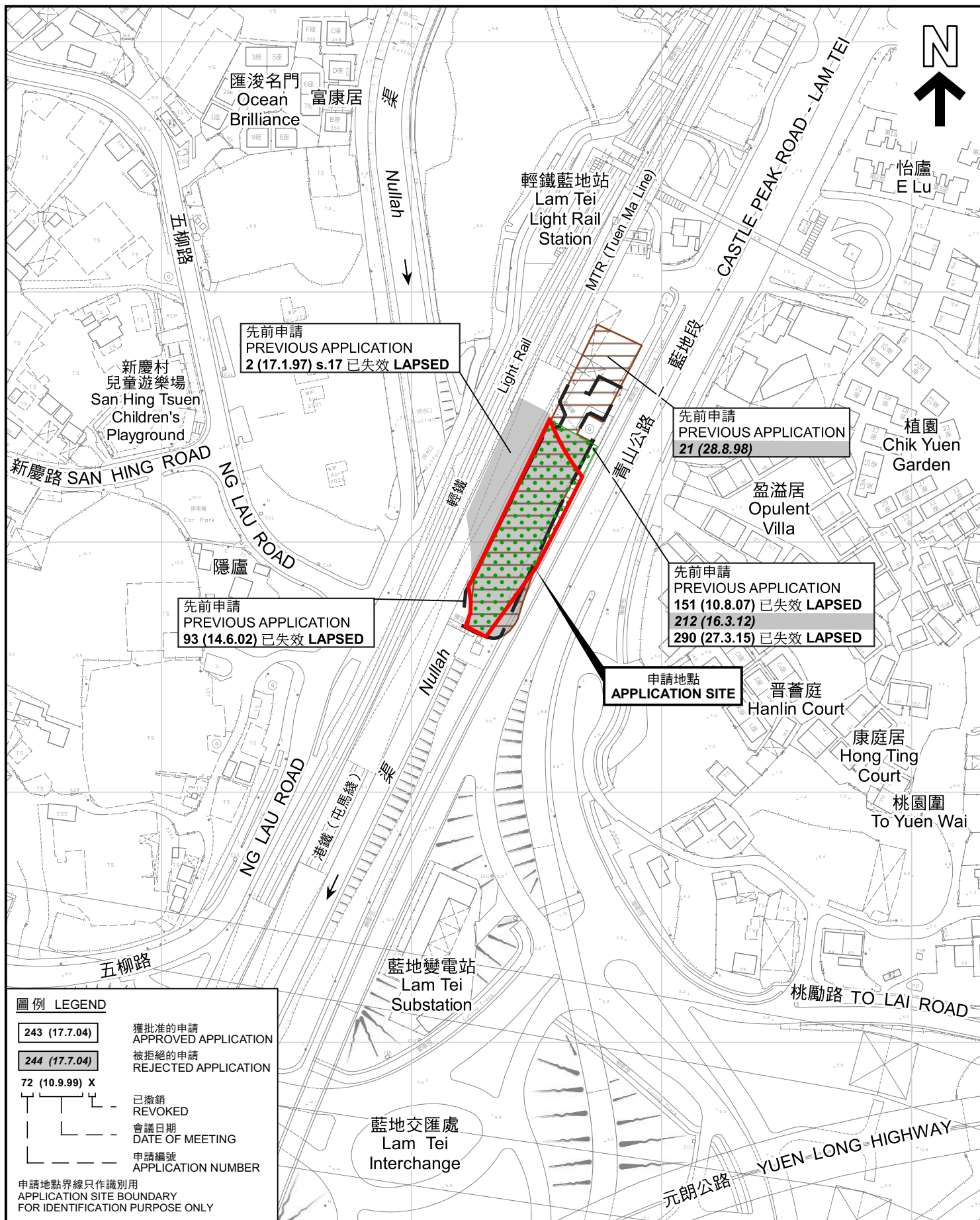
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM-LTTY/426

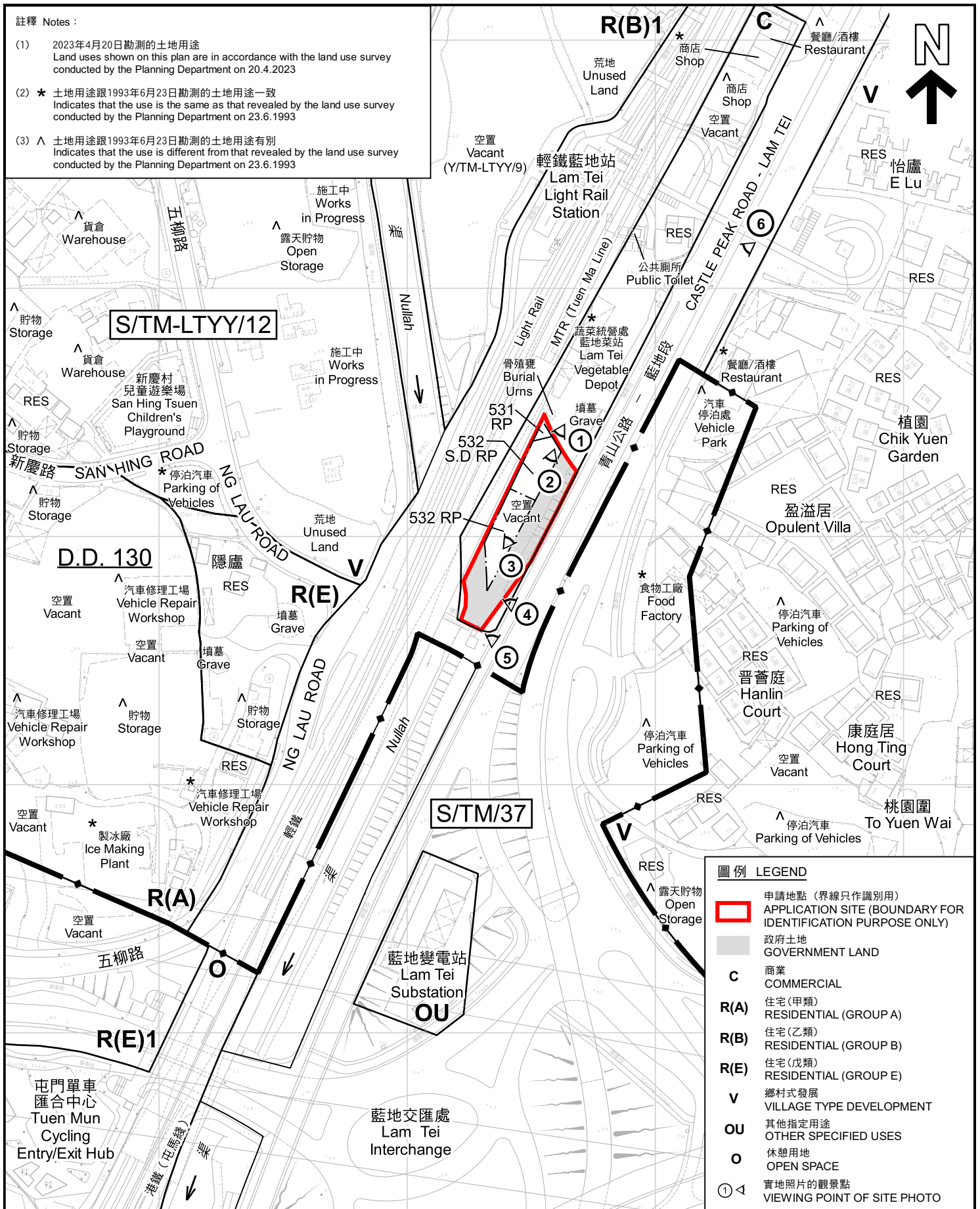
圖 PLAN
A-1a



本摘要圖於2023年5月11日擬備，所根據的資料為測量圖編號 6-NW-21B
EXTRACT PLAN PREPARED ON 11.5.2023
BASED ON SURVEY SHEET No.
6-NW-21B

註釋 Notes :

- (1) 2023年4月20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 20.4.2023
- (2) * 土地用途跟1993年6月23日勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 23.6.1993
- (3) ^ 土地用途跟1993年6月23日勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 23.6.1993



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 政府土地
GOVERNMENT LAND
- 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
- OU** 其他指定用途
OTHER SPECIFIED USES
- O** 休憩用地
OPEN SPACE
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議略為放寬地積比率及建築物高度限制，
以作住宅發展及商店及服務行業用途
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR RESIDENTIAL
DEVELOPMENT WITH SHOP AND SERVICES USE
LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130
AND ADJOINING GOVERNMENT LAND
LAM TEI, TUEN MUN, NEW TERRITORIES

SCALE 1 : 2 000 比例尺

米 40 0 40 80 米
METRES

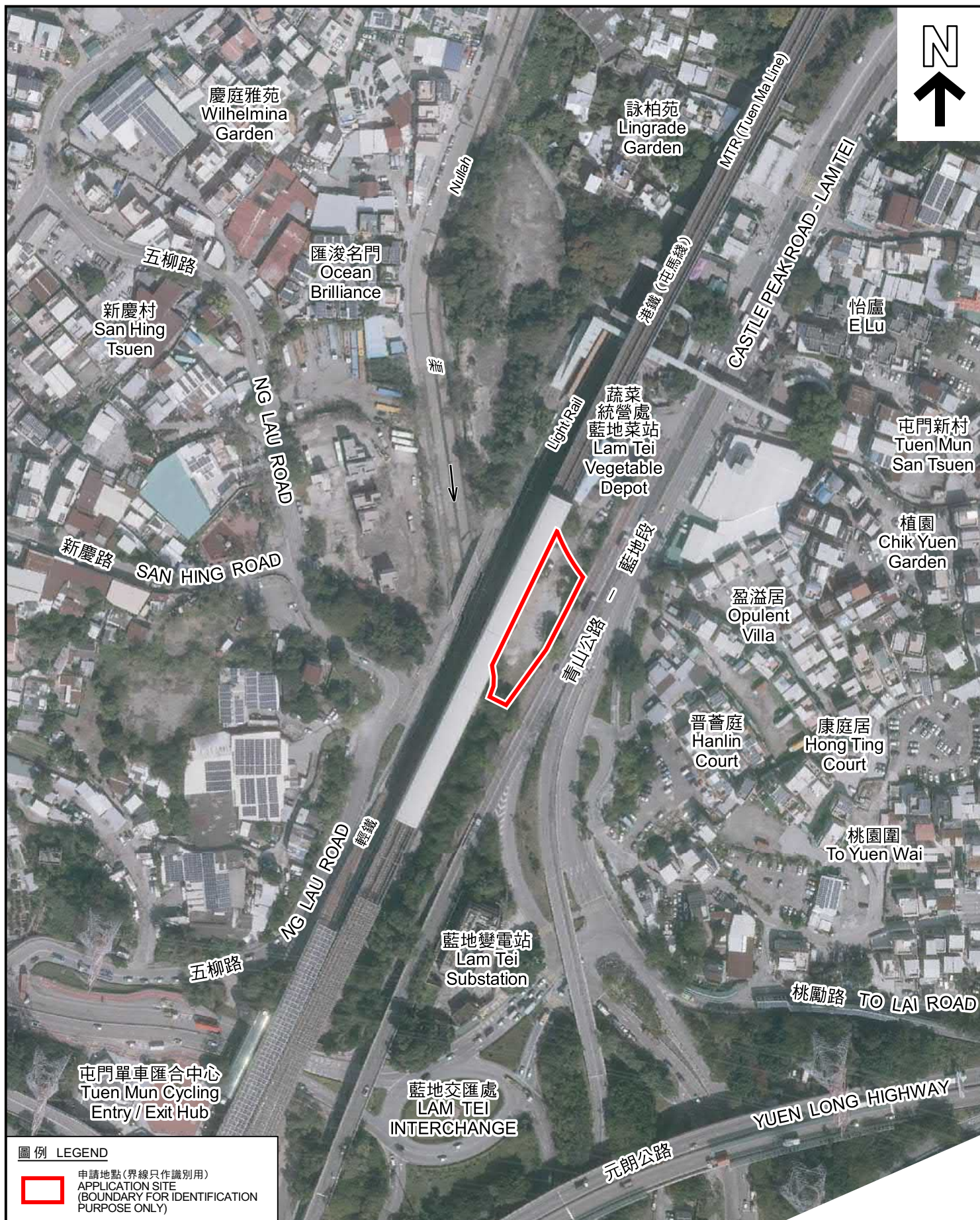
本摘要圖於2023年5月11日擬備，所根據的
資料為測量圖編號 6-NW-21B
EXTRACT PLAN PREPARED ON 11.5.2023
BASED ON SURVEY SHEET No.
6-NW-21B

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM-LTTY/426

圖 PLAN
A-2



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2023年3月1日擬備，所根據的資料為地政總署於2022年2月14日拍得的航攝照片編號 E147543C 及 E147544C
EXTRACT PLAN PREPARED ON 1.3.2023
BASED ON AERIAL PHOTOS No.
E147543C & E147544C TAKEN ON 14.2.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議略為放寬地積比率及建築物高度限制，
以作住宅發展及商店及服務行業用途
新界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 MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR RESIDENTIAL
DEVELOPMENT WITH SHOP AND SERVICES USE
LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130
AND ADJOINING GOVERNMENT LAND,
LAM TEI, TUEN MUN, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM-LTYY/426

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

本圖於2023年4月26日擬備，所根據的資料為攝於2023年4月20日的實地照片
PLAN PREPARED ON 26.4.2023
BASED ON SITE PHOTOS
TAKEN ON 20.4.2023

擬議略為放寬地積比率及建築物高度限制，
以作住宅發展及商店及服務行業用途
新界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 MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR RESIDENTIAL
DEVELOPMENT WITH SHOP AND SERVICES USE
LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130
AND ADJOINING GOVERNMENT LAND
LAM TEI, TUEN MUN, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM-LTYY/426

圖 PLAN
A-4a

4



5



6



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2023年4月26日擬備，所根據的資料為攝於2023年4月20日的實地照片
PLAN PREPARED ON 26.4.2023
BASED ON SITE PHOTOS
TAKEN ON 20.4.2023

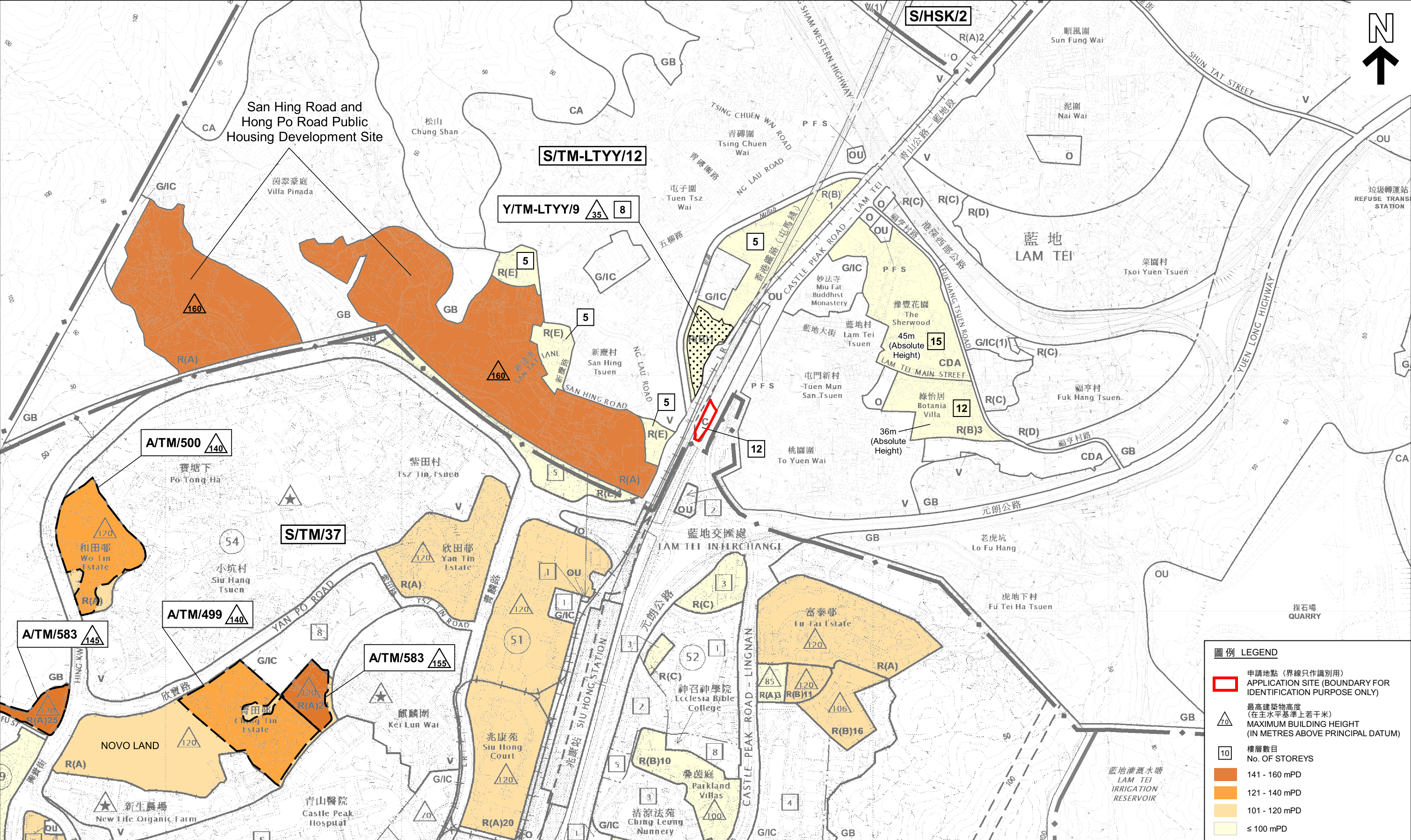
擬議略為放寬地積比率及建築物高度限制，
以作住宅發展及商店及服務行業用途
新界屯門藍地丈量約份第130約地段第531號餘段、
第532號D分段餘段及第532號餘段和毗連政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR RESIDENTIAL
DEVELOPMENT WITH SHOP AND SERVICES USE
LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130
AND ADJOINING GOVERNMENT LAND
LAM TEI,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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM-LTTY/426

圖 PLAN
A-4b



在擬議住宅發展週邊的住宅用地的高度輪廓
BUILDING HEIGHT PROFILE FOR RESIDENTIAL SITES
IN THE VICINITY OF THE PROPOSED RESIDENTIAL DEVELOPMENTS

擬議略為放寬地積比率及建築物高度限制，以作住宅發展及商店及服務行業用途
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR RESIDENTIAL DEVELOPMENT WITH SHOP AND SERVICES USE

新界屯門藍地丈量約份第130約地段第531號餘段、
第532號分地段餘段及第532號餘段和毗連政府土地
LOTS 531 RP, 532 S.D RP AND 532 RP IN D.D. 130
AND ADJOINING GOVERNMENT LAND,
LAM TEI, TUEN MUN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

本摘要圖於2023年5月5日擬備，
所根據的資料為於2022年11月8日
核准的分區計劃大綱圖編號 S/TM-LTY/12
及於2023年5月2日核准的
分區計劃大綱圖編號 S/TM/37
EXTRACT PLAN PREPARED ON 5.5.2023
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTY/12 APPROVED ON 8.11.2022 &
OUTLINE ZONING PLAN No. S/TM/37
APPROVED ON 2.5.2023

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/TM-LTY/426

圖 PLAN
A-5