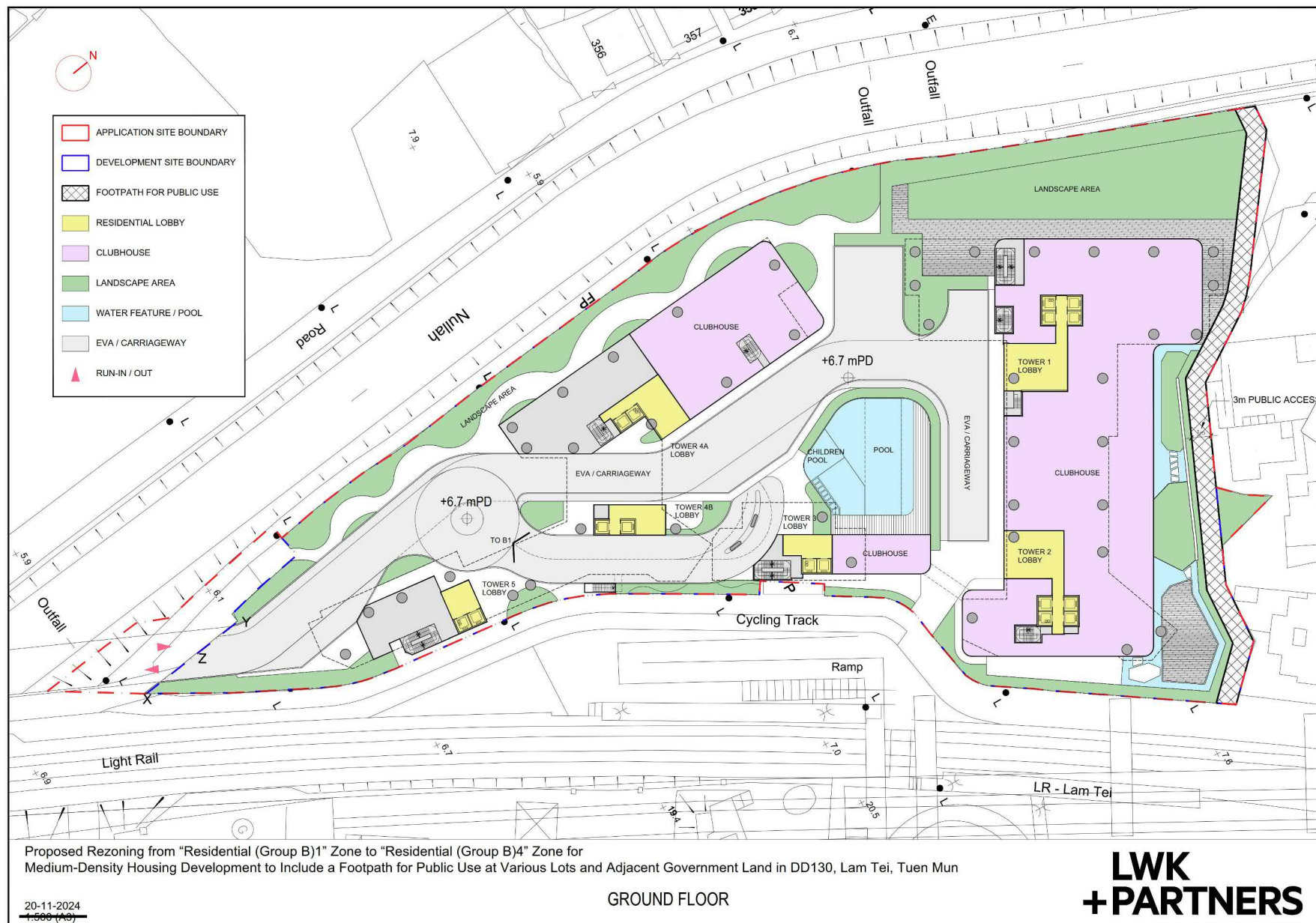


參考編號
REFERENCE No.
Y/TM-LTTY/11

繪圖 DRAWING
Z-1

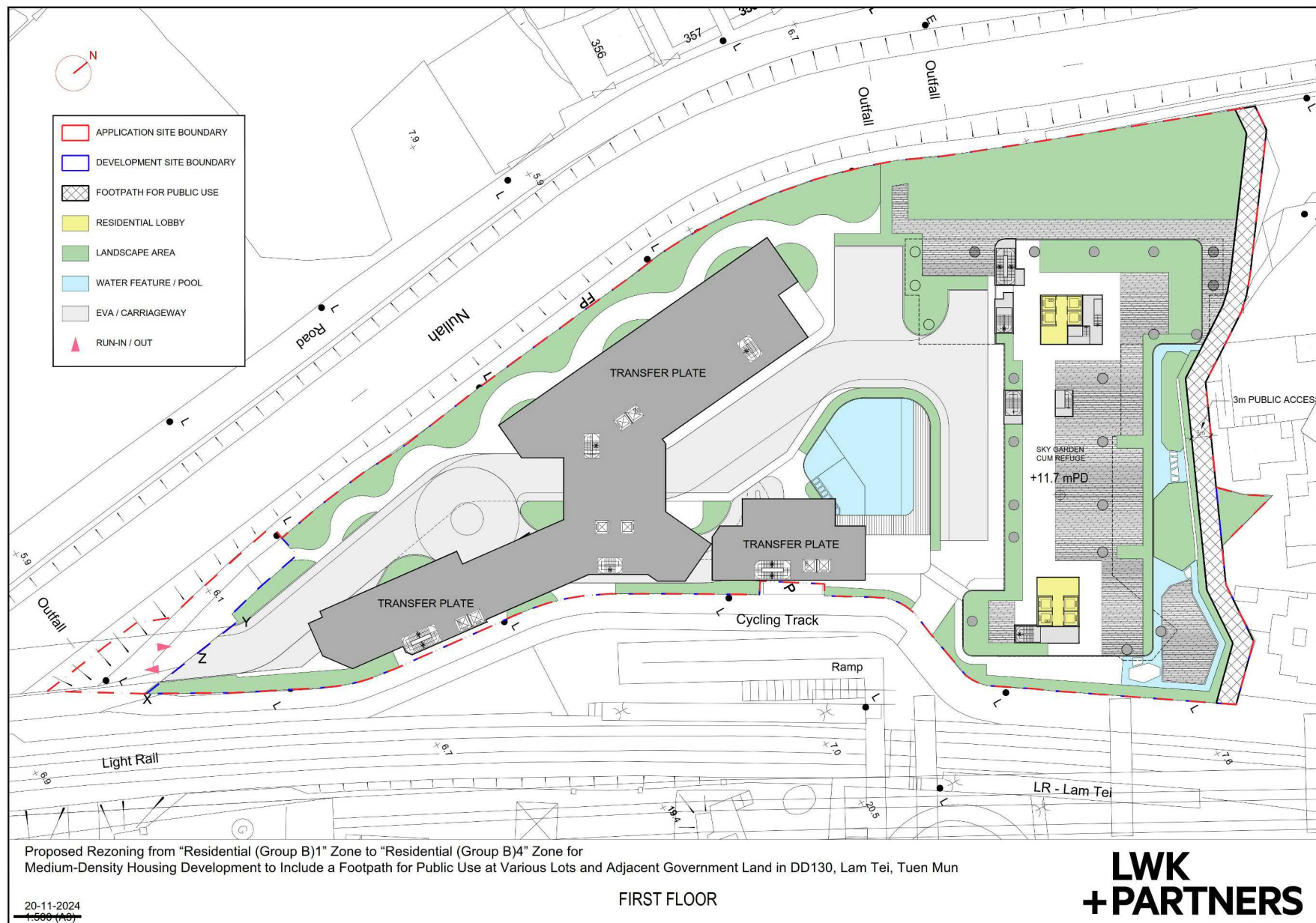
(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)



參考編號
REFERENCE No.
Y/TM-LTTY/11

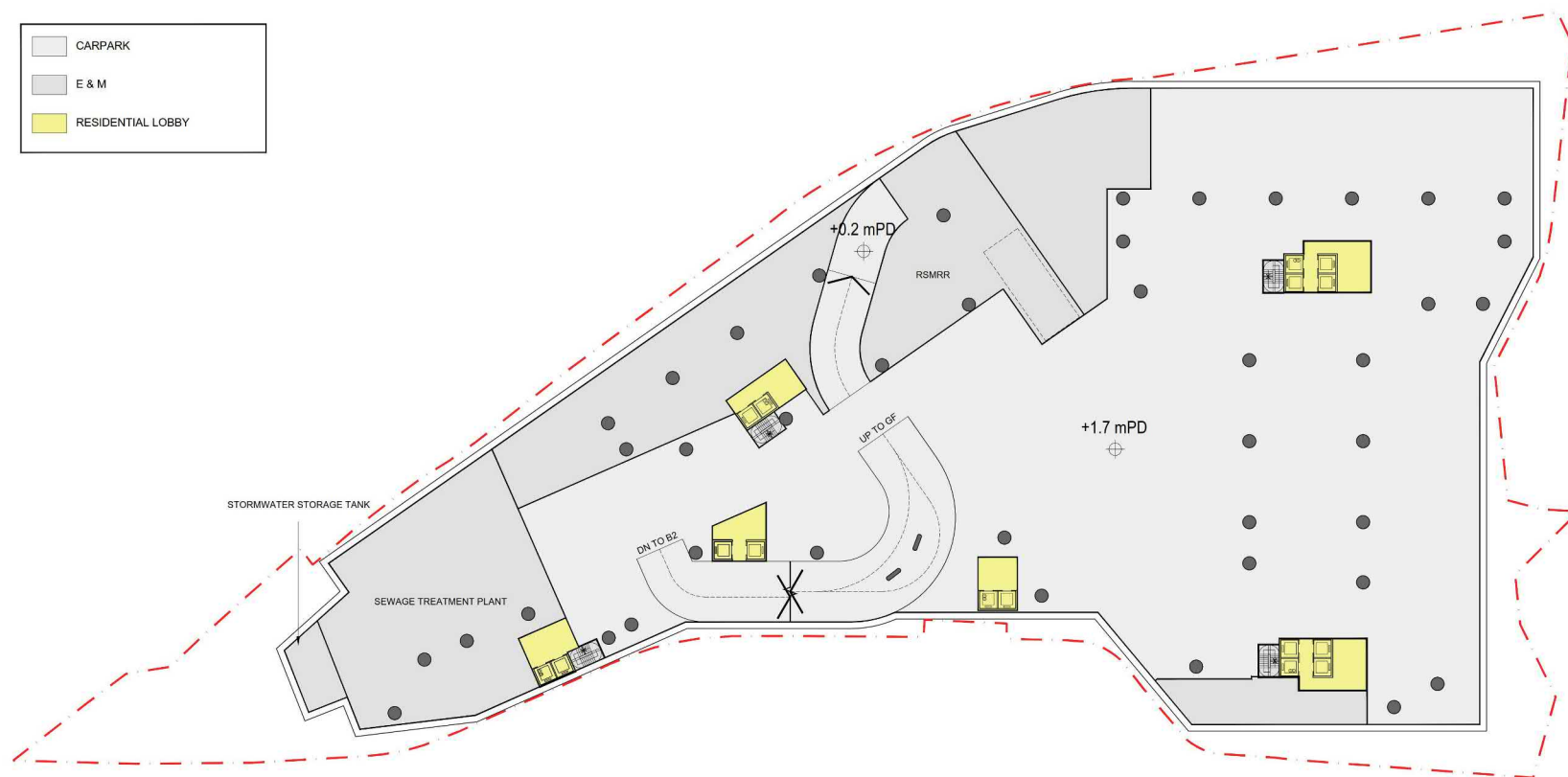
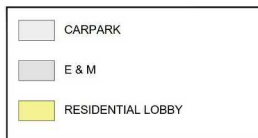
繪圖 DRAWING
Z-2

(摘錄自申請人於20.12.2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)



參考編號 REFERENCE No. Y/TM-LTTY/11	繪圖 DRAWING Z-3
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(摘錄自申請人於 20. 12. 2024 呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)



Number of car parking spaces at B1: 119
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
~~1:500 (A2)~~

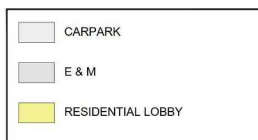
B1

LWK
+PARTNERS

參考編號
REFERENCE No.
Y/TM-LTTY/11

繪圖 DRAWING
Z-4

(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)



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
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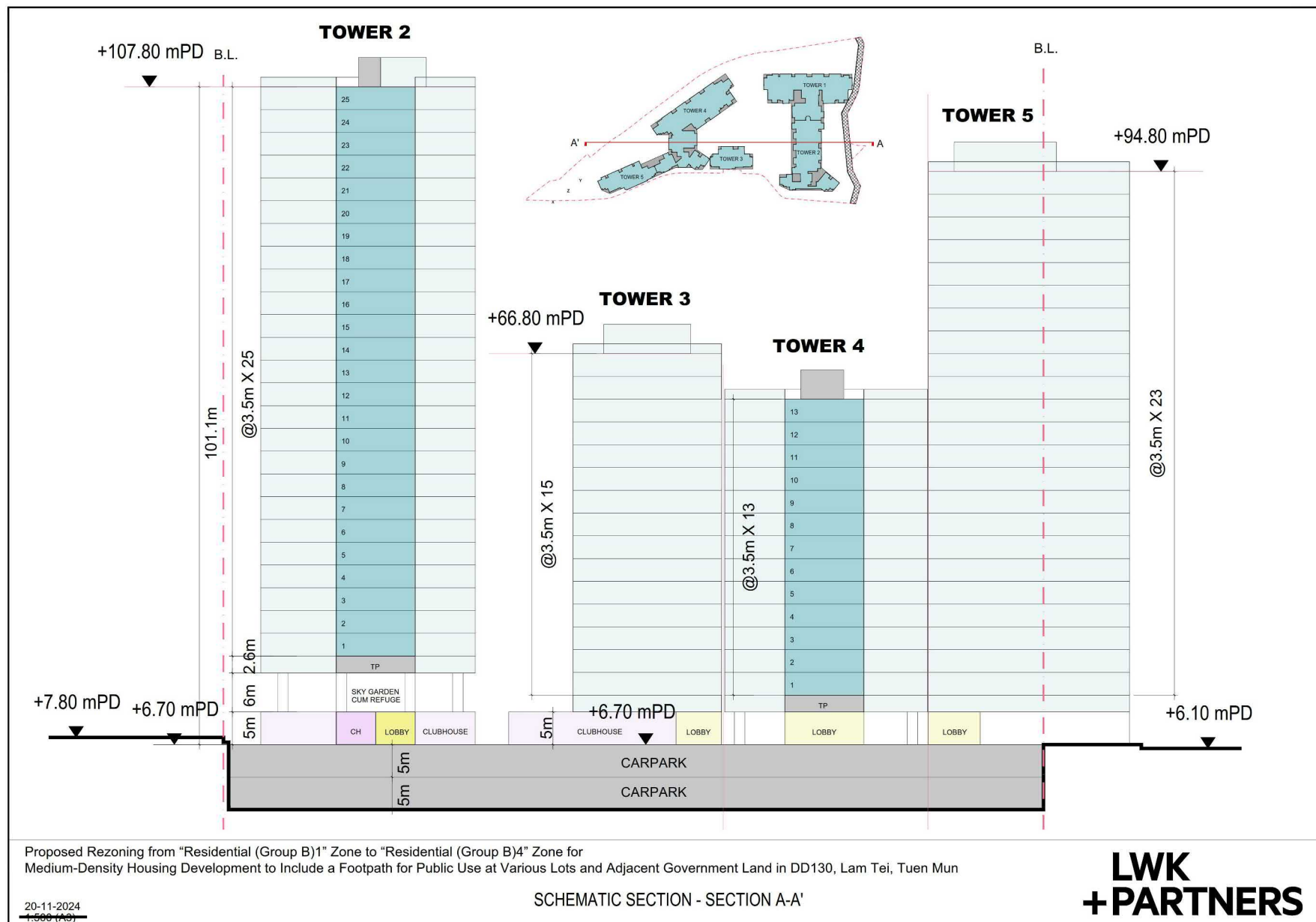
B2

LWK
+PARTNERS

參考編號
REFERENCE No.
Y/TM-LTTY/11

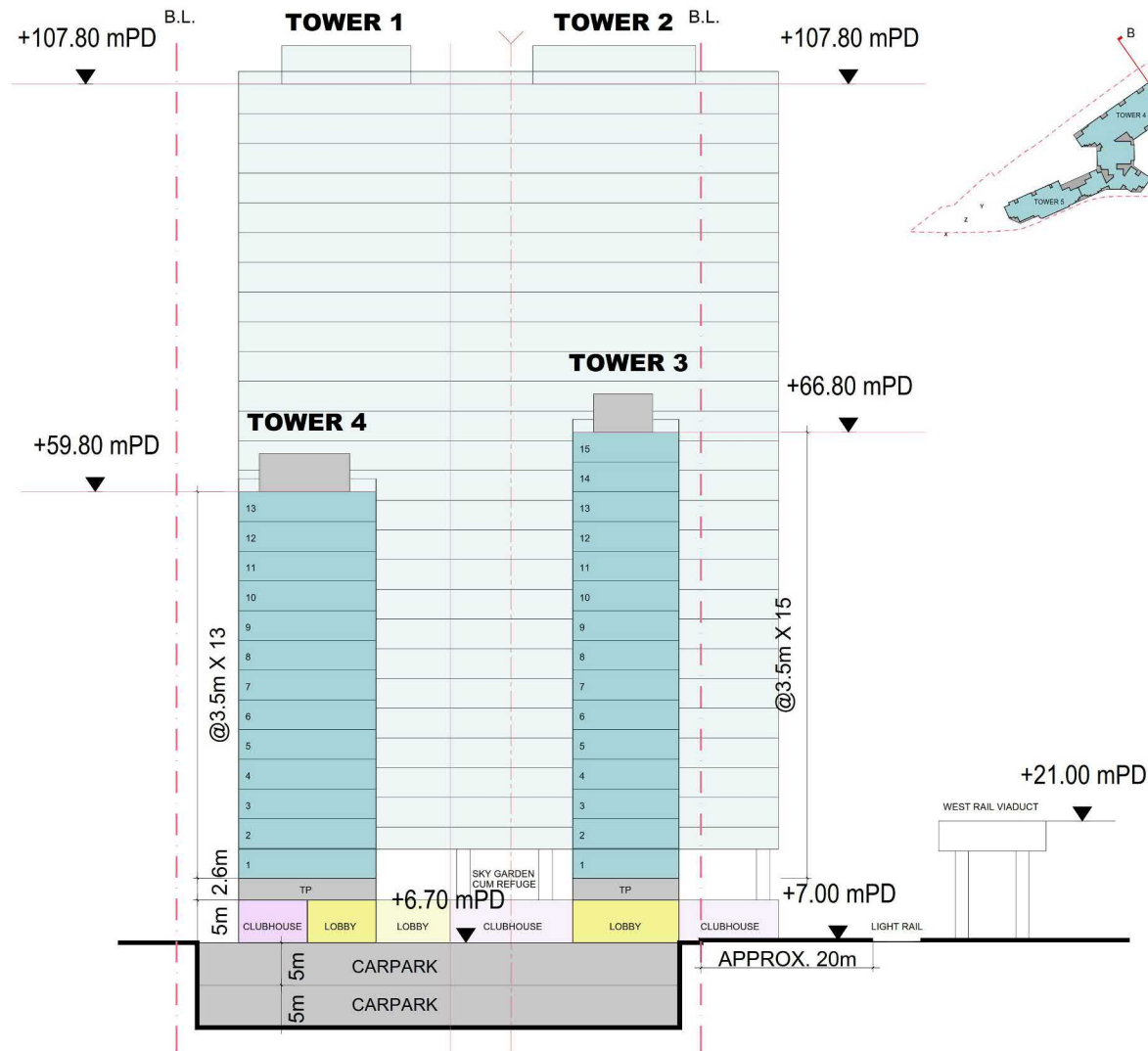
繪圖 DRAWING
Z-5

(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)



參考編號 REFERENCE No. Y/TM-LTTY/11	繪圖 DRAWING Z-6a
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(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)



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

SCHEMATIC SECTION - SECTION B-B'

LWK
+PARTNERS

20-11-2024
1:500 (A3)

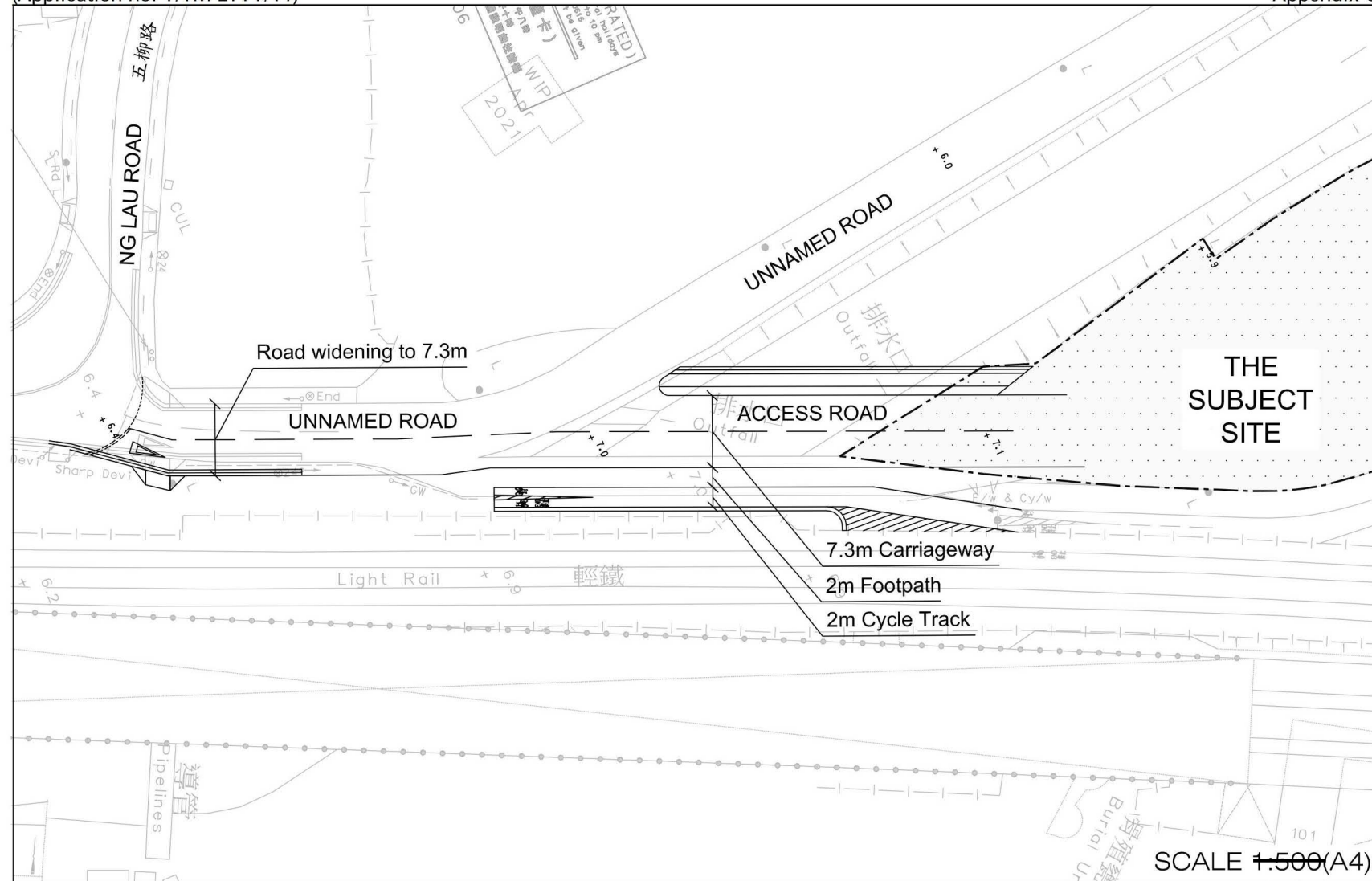
參考編號
REFERENCE No.
Y/TM-LTTY/11

繪圖 DRAWING
Z-6b

(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)

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-LTTY/11)

Traffic Impact Assessment
Appendix C



J7265_TIA_FR AppC

參考編號 REFERENCE No. Y/TM-LTTY/11	繪圖 DRAWING Z-8
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(摘錄自申請人於20. 12. 2024呈交的综合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)

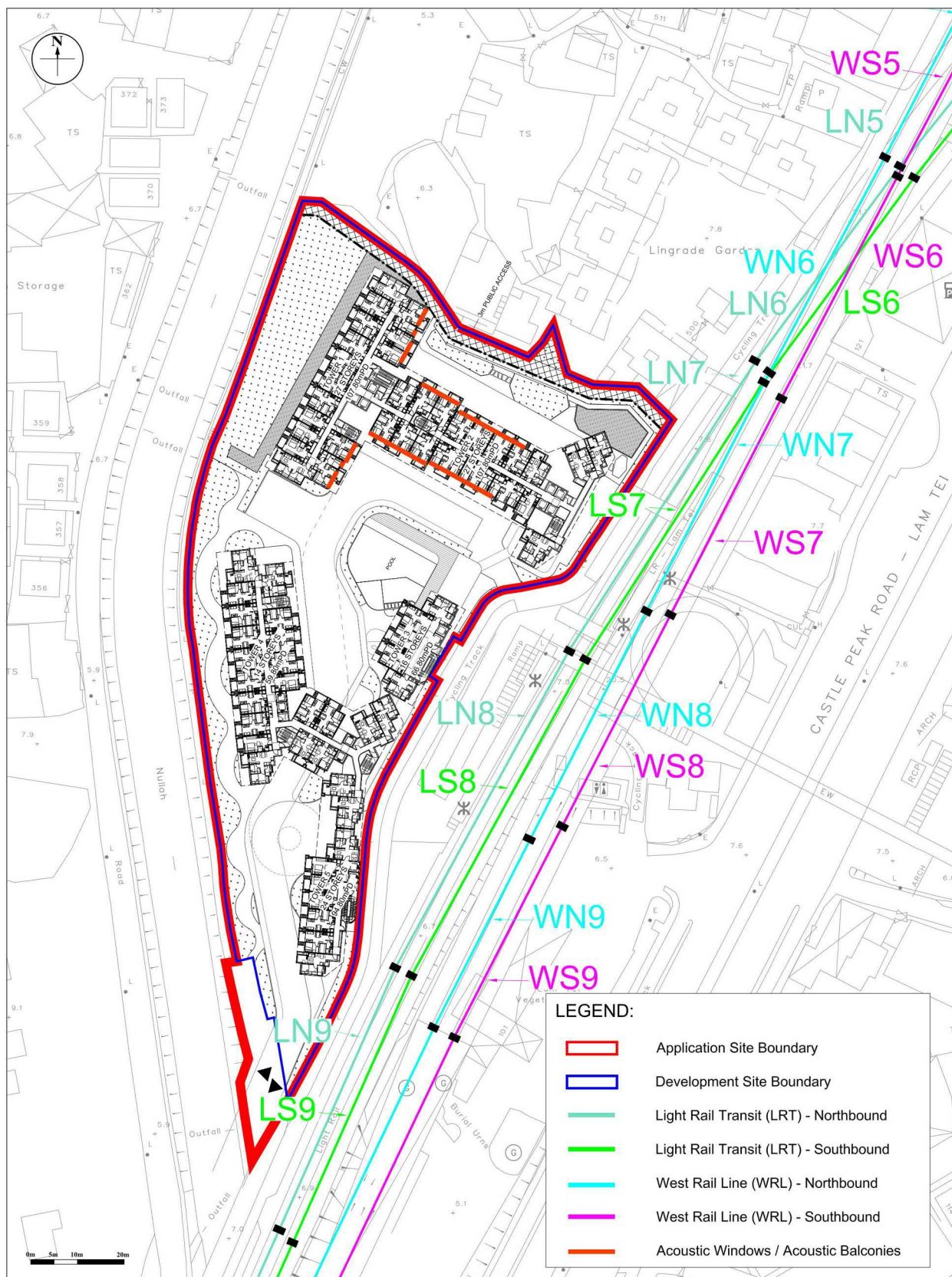


Figure: 2.3

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

Checked by: KY

Rev.: 5.0

Date: Nov 2024

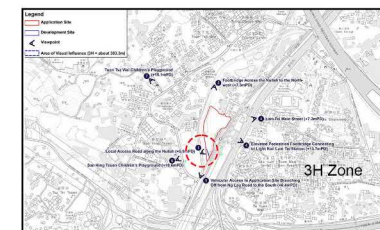
參考編號
REFERENCE No.
Y/TM-LTTY/11

繪圖 DRAWING
Z-9

(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)



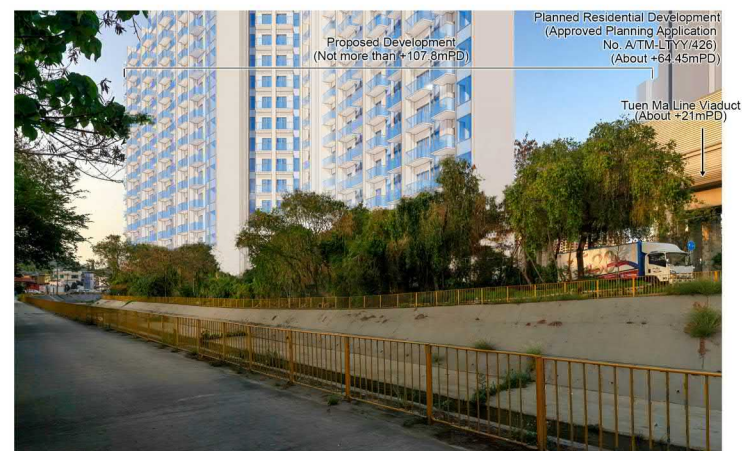
Existing Condition



Key Plan



Approved Scheme



Existing Condition + Proposed Development



PLANNING LIMITED
規劃顧問有限公司

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

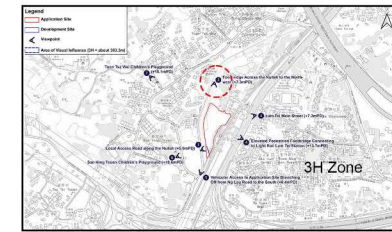
參考編號
REFERENCE No.
Y/TM-LTYY/11

繪圖 DRAWING
Z-10a

(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)



Existing Condition



Key Plan



Approved Scheme



Existing Condition + Proposed Development



Viewpoint 2 – Footbridge Across the Nullah to the North-west

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

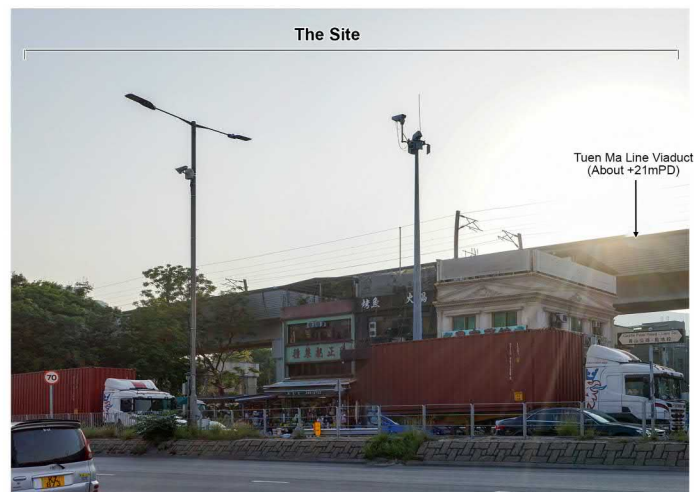
Figure 6.2

Date: 2 October 2024

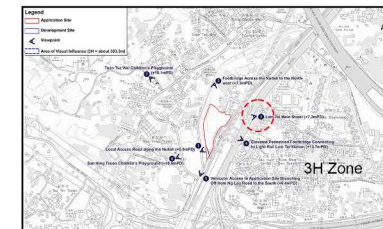
參考編號
REFERENCE No.
Y/TM-LTTY/11

繪圖 DRAWING
Z-10b

(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)



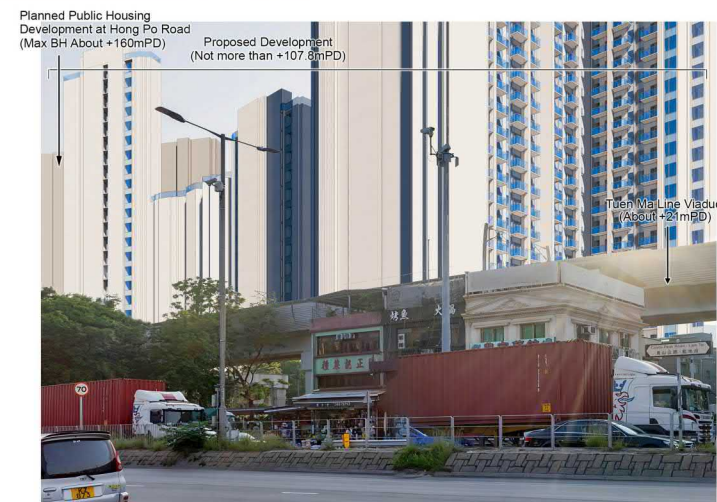
Existing Condition



Key Plan



Approved Scheme



Existing Condition + Proposed Development



PLANNING LIMITED
規劃顧問有限公司

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.
Y/TM-LTTY/11

繪圖 DRAWING
Z-10c

(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)

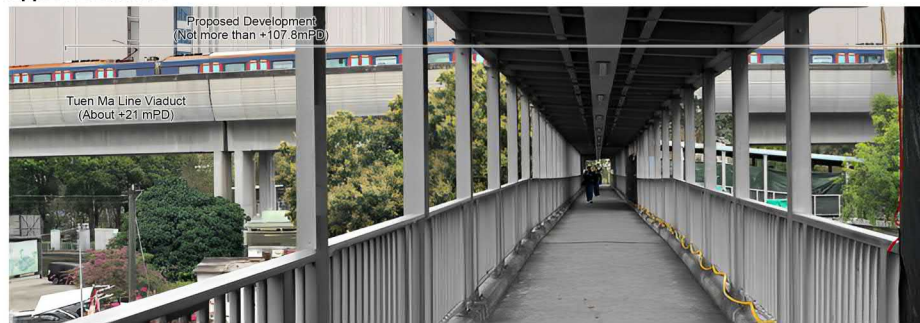
Kong Shan
(Max. About +394 mPD)



Existing Condition



Approved Scheme



Existing Condition + Proposed Development

The Site

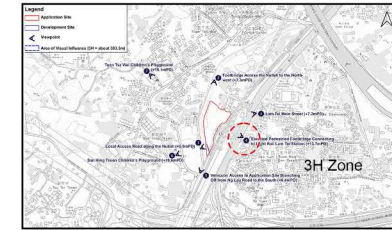
Tuen Ma Line Viaduct
(About +21 mPD)

Tuen Ma Line Viaduct
(About +21 mPD)

Approved Development
(Not more than +35mPD)

Tuen Ma Line Viaduct
(About +21 mPD)

Proposed Development
(Not more than +107.8mPD)



Key Plan



PLANNING LIMITED
規劃顧問有限公司

Viewpoint 4 – Elevated Pedestrian Bridge Connecting to Light Rail Lam Tei Station

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 6.4

Date: 2 October 2024

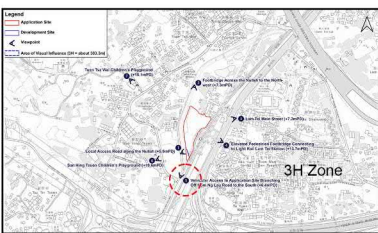
參考編號
REFERENCE No.
Y/TM-LTTY/11

繪圖 DRAWING
Z-10d

(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)



Existing Condition



Key Plan



Approved Scheme



Existing Condition + Proposed Development



Viewpoint 5 – Vehicular Access to the Application Site
Branching Off from Ng Lau Road to the South

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 6.5

Date: 2 October 2024

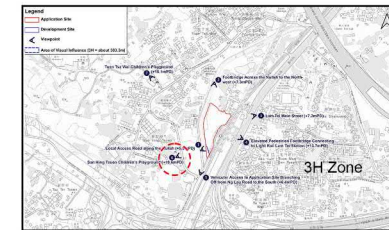
參考編號
REFERENCE No.
Y/TM-LTTY/11

繪圖 DRAWING
Z-10e

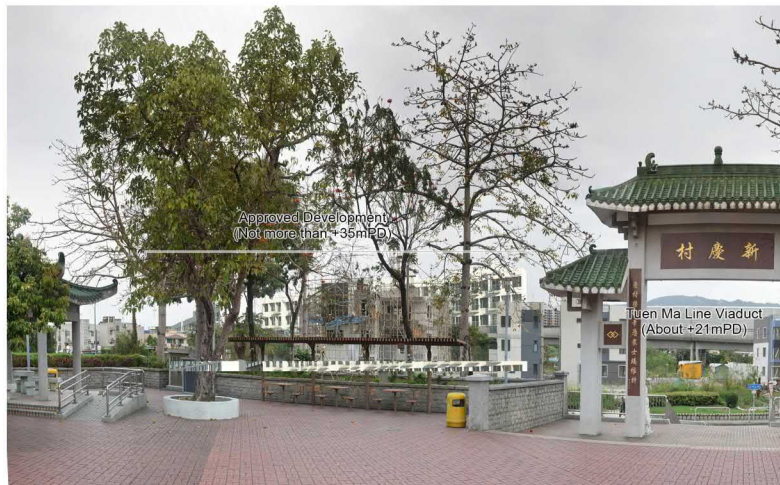
(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)



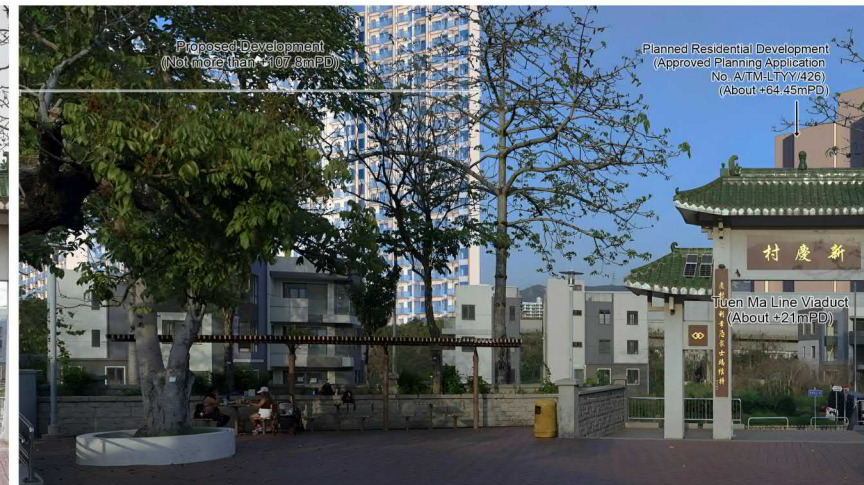
Existing Condition



Key Plan



Approved Scheme



Existing Condition + Proposed Development



PLANNING LIMITED
規劃顧問有限公司

Viewpoint 6 – San Hing Tsuen Children's Playground

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

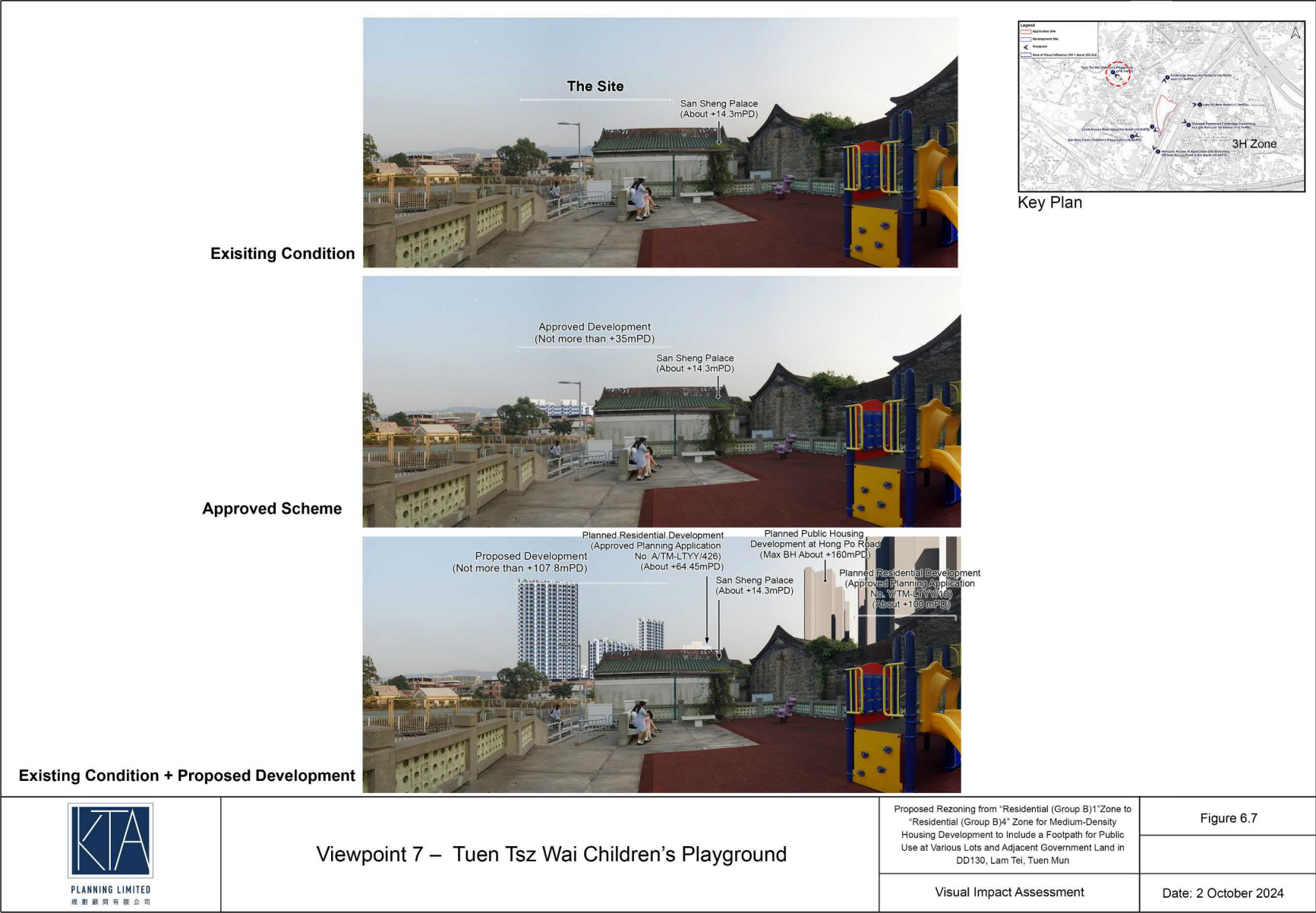
Figure 6.6

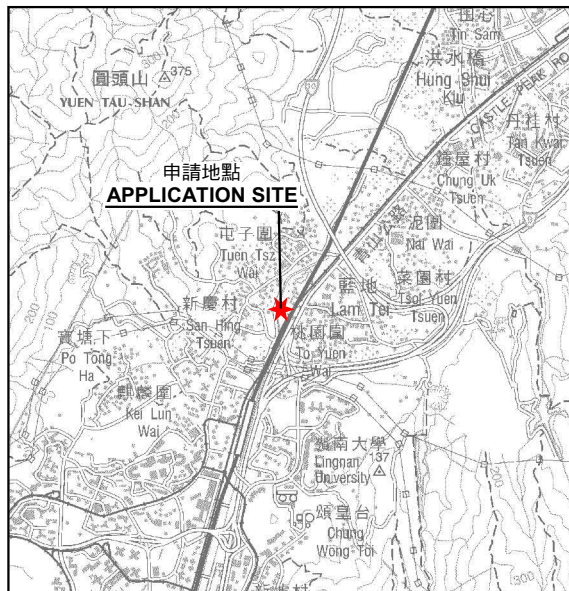
Date: 2 October 2024

參考編號
REFERENCE No.
Y/TM-LTY/Y/11

繪圖 DRAWING
Z-10f

(摘錄自申請人於20. 12. 2024呈交的整合規劃綱領)
(Extract from Applicant's Consolidated
SPS Submitted on 20.12.2024)

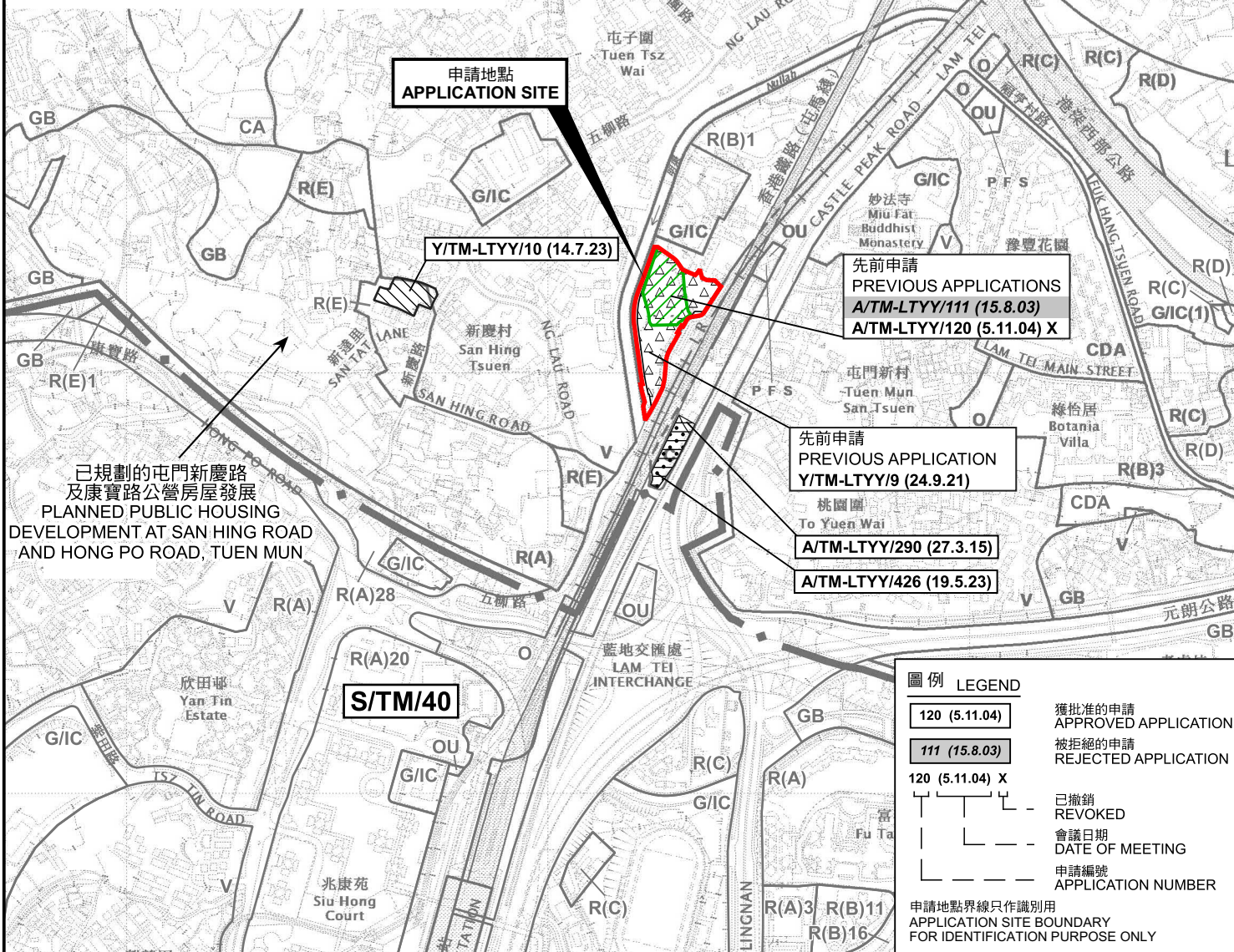




申請地點
APPLICATION SITE

要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



申請地點
APPLICATION SITE

Y/TM-LTTY/10 (14.7.23)

先前申請
PREVIOUS APPLICATIONS
A/TM-LTTY/111 (15.8.03)
A/TM-LTTY/120 (5.11.04) X

先前申請
PREVIOUS APPLICATION
Y/TM-LTTY/9 (24.9.21)

A/TM-LTTY/290 (27.3.15)

A/TM-LTTY/426 (19.5.23)

已規劃的屯門新慶路
及康寶路公營房屋發展
PLANNED PUBLIC HOUSING
DEVELOPMENT AT SAN HING ROAD
AND HONG PO ROAD, TUEN MUN

S/TM/40

圖例 LEGEND

120 (5.11.04)

獲批准的申請
APPROVED APPLICATION

111 (15.8.03)

被拒絕的申請
REJECTED APPLICATION

120 (5.11.04) 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

把申請地點由「住宅(乙類)1」地帶改劃為「住宅(乙類)4」地帶
新界屯門藍地

丈量約份第130約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE
FROM "RESIDENTIAL (GROUP B) 1" TO "RESIDENTIAL (GROUP B) 4" AT
VARIOUS LOTS IN D.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

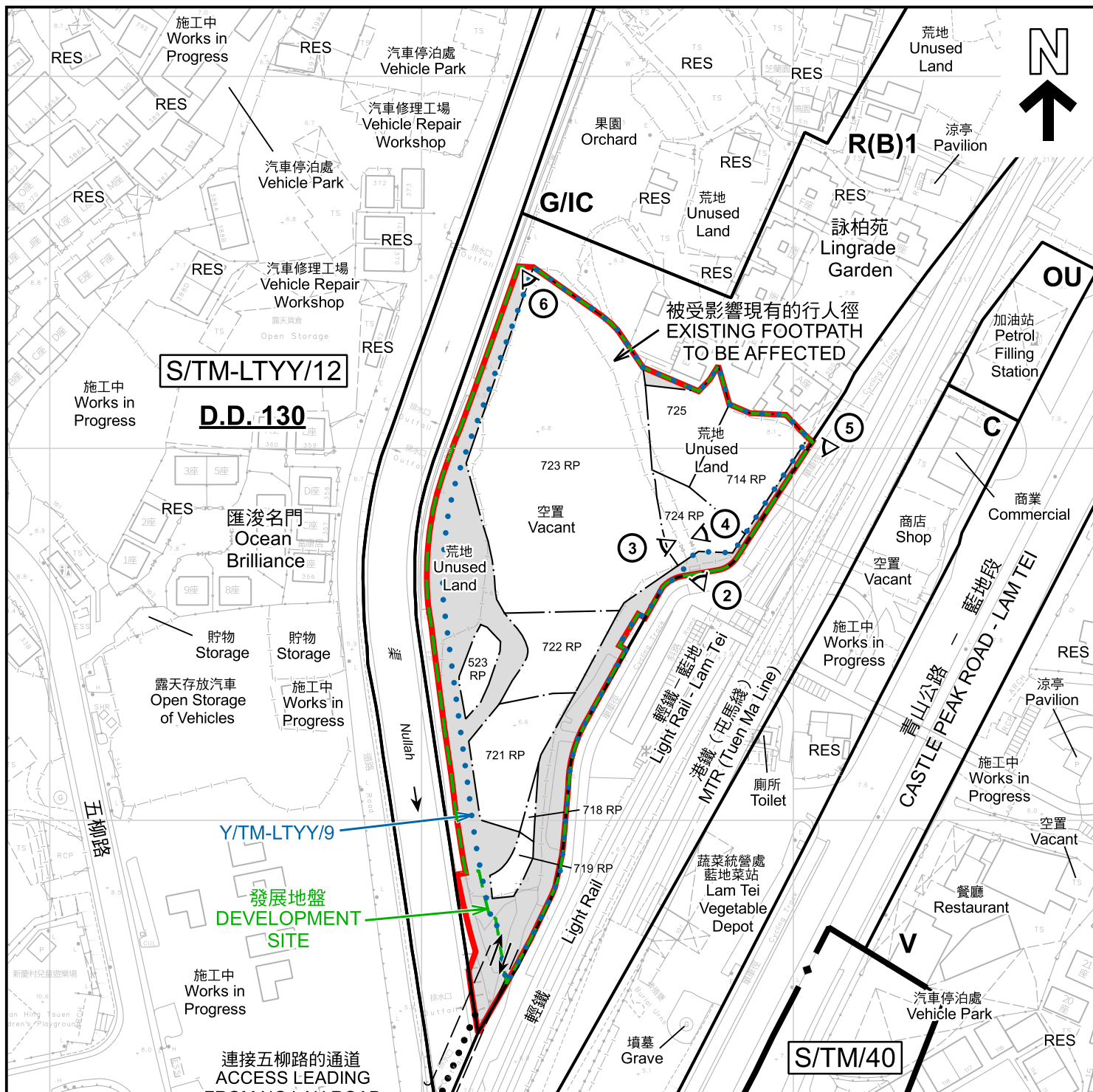
REFERENCE No.

Y/TM-LTTY/11

圖 PLAN

Z-1

本摘要圖於2024年12月3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-LTTY/12
EXTRACT PLAN PREPARED ON 3.12.2024
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTTY/12 APPROVED ON 8.11.2022



註釋 Notes:

2024年10月24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 24.10.2024

圖例 LEGEND

- | | |
|---|--|
| 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | 擬議行車通道
PROPOSED ACCESS ROAD |
| 政府土地
GOVERNMENT LAND | 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY |
| 商業
COMMERCIAL | 鄉村式發展
VILLAGE TYPE DEVELOPMENT |
| 住宅(甲類)
RESIDENTIAL (GROUP A) | 其他指定用途
OTHER SPECIFIED USES |
| 住宅(乙類)
RESIDENTIAL (GROUP B) | 住宅(丙類)
RESIDENTIAL (GROUP C) |
| 住宅(戊類)
RESIDENTIAL (GROUP E) | 入口/出口
INGRESS / EGRESS |
| | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO |

平面圖 SITE PLAN

把申請地點由「住宅(乙類)1」地帶改劃為「住宅(乙類)4」地帶
新界屯門藍地

丈量約份第130約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE
FROM "RESIDENTIAL (GROUP B) 1" TO "RESIDENTIAL (GROUP B) 4" AT
VARIOUS LOTS IN D.D. 130 AND ADJOINING GOVERNMENT LAND,
LAM TEI, TUEN MUN, NEW TERRITORIES
SCALE 1:1 500 比例尺

米 30 0 30 60 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/TM-LTYY/11

圖 PLAN
Z-2

本摘要圖於2024年12月3日擬備，所根據的資料為測量圖編號 6-NW-16D及21B
EXTRACT PLAN PREPARED ON 3.12.2024
BASED ON SURVEY SHEETS No. 6-NW-16D & 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2024年12月6日擬備，所根據的資料為地政總署於2023年9月20日拍得的航攝照片編號 E207265C 及 E207266C
EXTRACT PLAN PREPARED ON
6.12.2024 BASED ON AERIAL PHOTO No.
E207265C & E207266C TAKEN ON 20.9.2023
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

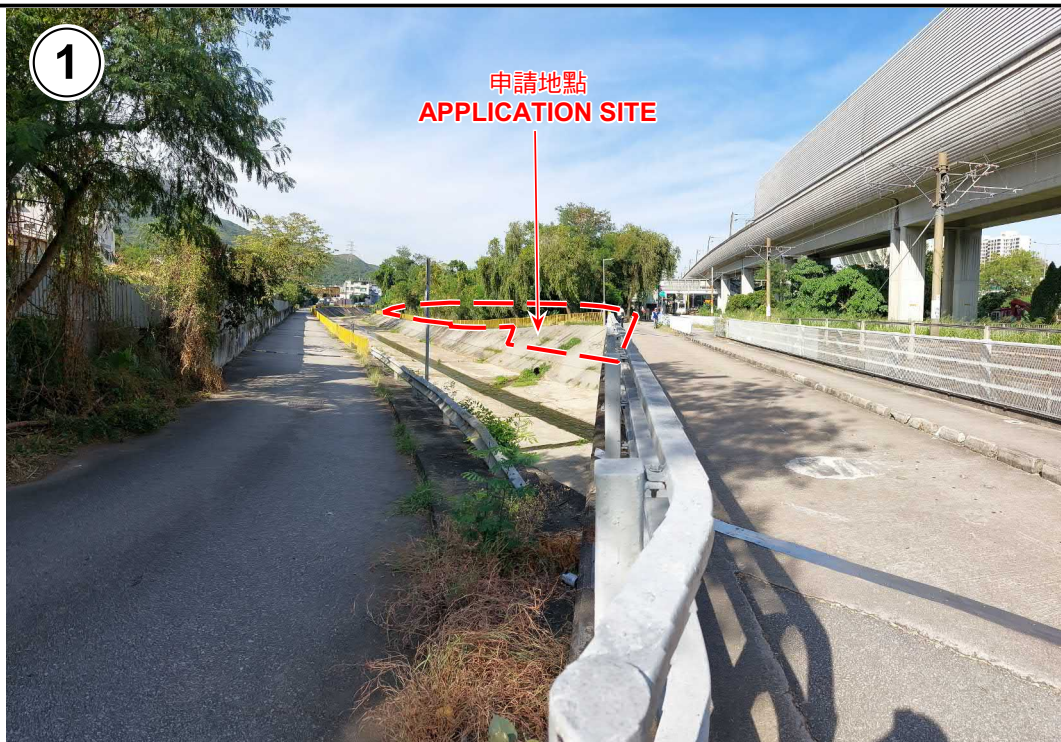
把申請地點由「住宅(乙類)1」地帶改劃為「住宅(乙類)4」地帶
新界屯門藍地
丈量約份第130約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE
FROM "RESIDENTIAL (GROUP B) 1" TO "RESIDENTIAL (GROUP B) 4" AT
VARIOUS LOTS IN D.D. 130 AND ADJOINING GOVERNMENT LAND,
LAM TEI, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/TM-LTYY/11

圖 PLAN
Z-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2024年12月3日擬備，所根據的資料為攝於2024年10月24日的實地照片
PLAN PREPARED ON 3.12.2024
BASED ON SITE PHOTOS
TAKEN ON 24.10.2024

把申請地點由「住宅(乙類)1」地帶改劃為「住宅(乙類)4」地帶
新界屯門藍地
丈量約份第130約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE
FROM "RESIDENTIAL (GROUP B) 1" TO "RESIDENTIAL (GROUP B) 4" AT
VARIOUS LOTS 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.
Y/TM-LTTY/11

圖 PLAN
Z-4a



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

實地照片 SITE PHOTOS

把申請地點由「住宅(乙類)1」地帶改劃為「住宅(乙類)4」地帶
新界屯門藍地

丈量約份第130約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE

FROM "RESIDENTIAL (GROUP B) 1" TO "RESIDENTIAL (GROUP B) 4" AT
VARIOUS LOTS IN D.D. 130 AND ADJOINING GOVERNMENT LAND,
LAM TEI, TUEN MUN, NEW TERRITORIES

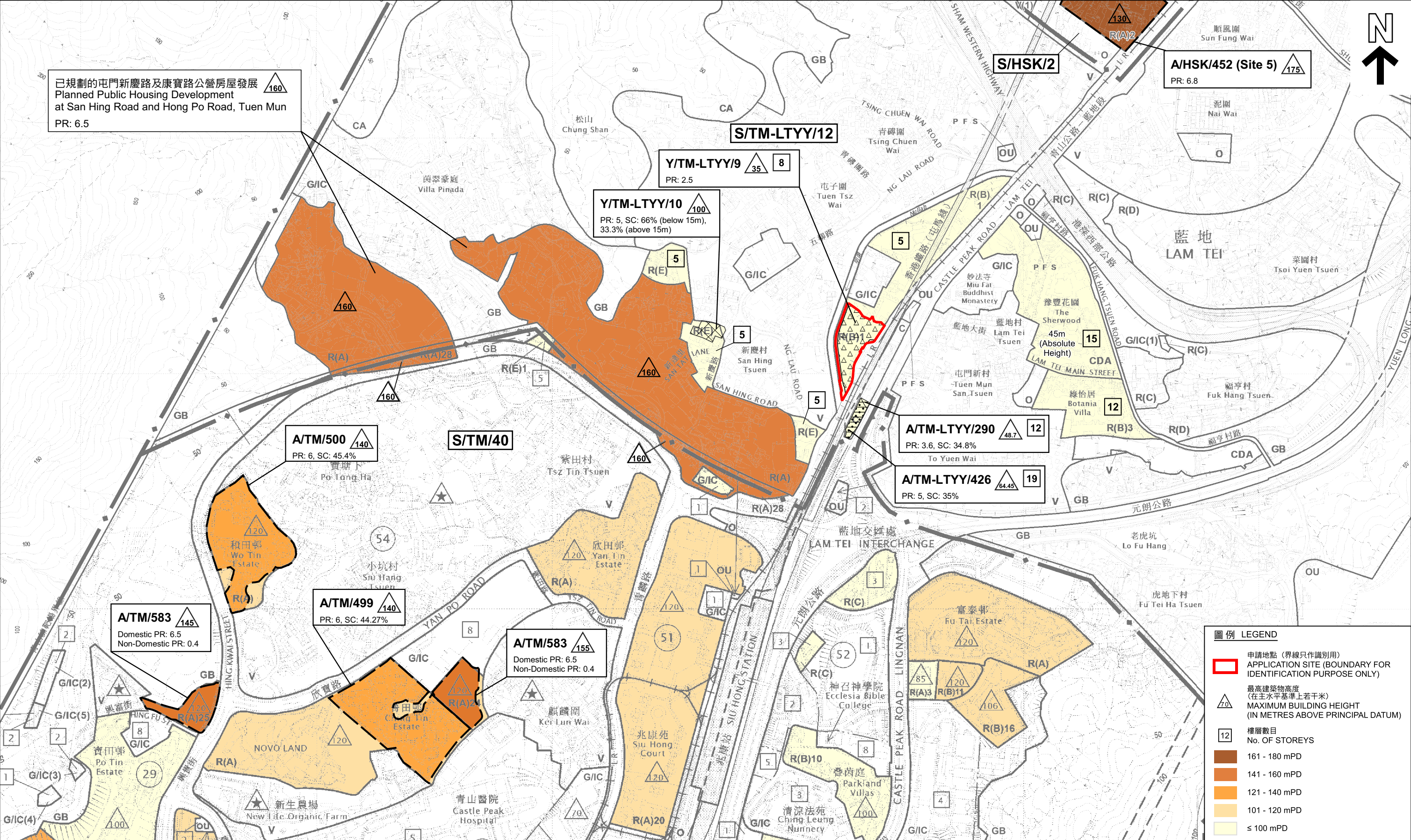
規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/TM-LTYY/11

圖 PLAN
Z-4b

本圖於2024年12月3日擬備，所根據的
資料為攝於2024年10月24日的實地照片
PLAN PREPARED ON 3.12.2024
BASED ON SITE PHOTOS
TAKEN ON 24.10.2024



本摘要圖於2024年12月3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2024年11月1日展示的分區計劃大綱圖
編號 S/TM/40
EXTRACT PLAN PREPARED ON 3.12.2024
BASED ON OUTLINE ZONING PLANS No.
S/TM-LTY/12 APPROVED ON 8.11.2022 AND
S/TM/40 EXHIBITED ON 1.11.2024

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

把申請地點由「住宅(乙類)1」地帶改劃為「住宅(乙類)4」地帶
新界屯門藍地丈量約份第130約多個地段及毗連政府土地
TO REZONE THE APPLICATION SITE
FROM "RESIDENTIAL (GROUP B) 1" TO "RESIDENTIAL (GROUP B) 4" AT
VARIOUS LOTS IN D.D. 130 AND ADJOINING GOVERNMENT LAND,
LAM TEI, TUEN MUN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

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

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
Y/TM-LTY/11

圖 PLAN
Z-5