

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-NSW/293**

关于申请编号 A/YL-NSW/293 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/YL-NSW/293		
Location/address 位置/地址	Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long 元朗南生围东成里丈量约份第 103 约多个地段和丈量约份第 115 约多个地段		
Site area 地盘面积	About 约 53,584 sq. m 平方米		
Plan 图则	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生围分区计划大纲核准图编号 S/YL-NSW/8		
Zoning 地带	"Undetermined" 「未决定用途」		
Applied use/ development 申请用途/发展	Proposed Comprehensive Residential Development 拟议综合住宅发展		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	About 约 156,880	About 约 2.928
	Non-domestic 非住用	About 约 5,358	About 约 0.1
No. of block 幢数	Domestic 住用	14 Residential Tower 住宅大楼 9 Houses 屋宇	
	Non-domestic 非住用	-	
	Composite 综合用途	-	
Building height/No. of storeys 建筑物高度/ 层数	Domestic 住用	8 - 134.5	m 米
		12 - 139	mPD 米(主水平基准上)
		2 - 44	Storey(s) 层
		1 - 2	Exclude 不包括 Basement 地库 Refuge Floor 防火层 Podium 平台
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
-		Storey(s) 层	
Site coverage	About 约 18 %		

上盖面积		
No. of units 单位数目	3,556 Flats 住宅单位 9 Houses 屋宇	
Open space 休憩用地	Private 私人	Not less than 不少於 10,330 sq. m 平方米
	Public 公众	- sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数 (excluding bicycle parking spaces 不包括单车车位)	
		549
	Private Car Parking Spaces 私家车车位	509 ⁽¹⁾
	Motorcycle Parking Spaces 电单车车位	40
	Bicycle Parking Spaces 单车车位	238
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数	
		21
	Light Goods Vehicle Spaces 轻型货车车位	5
	Heavy Goods Vehicle Spaces 重型货车车位	16

⁽¹⁾ Including 7 nos. accessible car and 70 nos. visitor car parking space 包括 7 个畅通易达停车位及 70 个访客车位

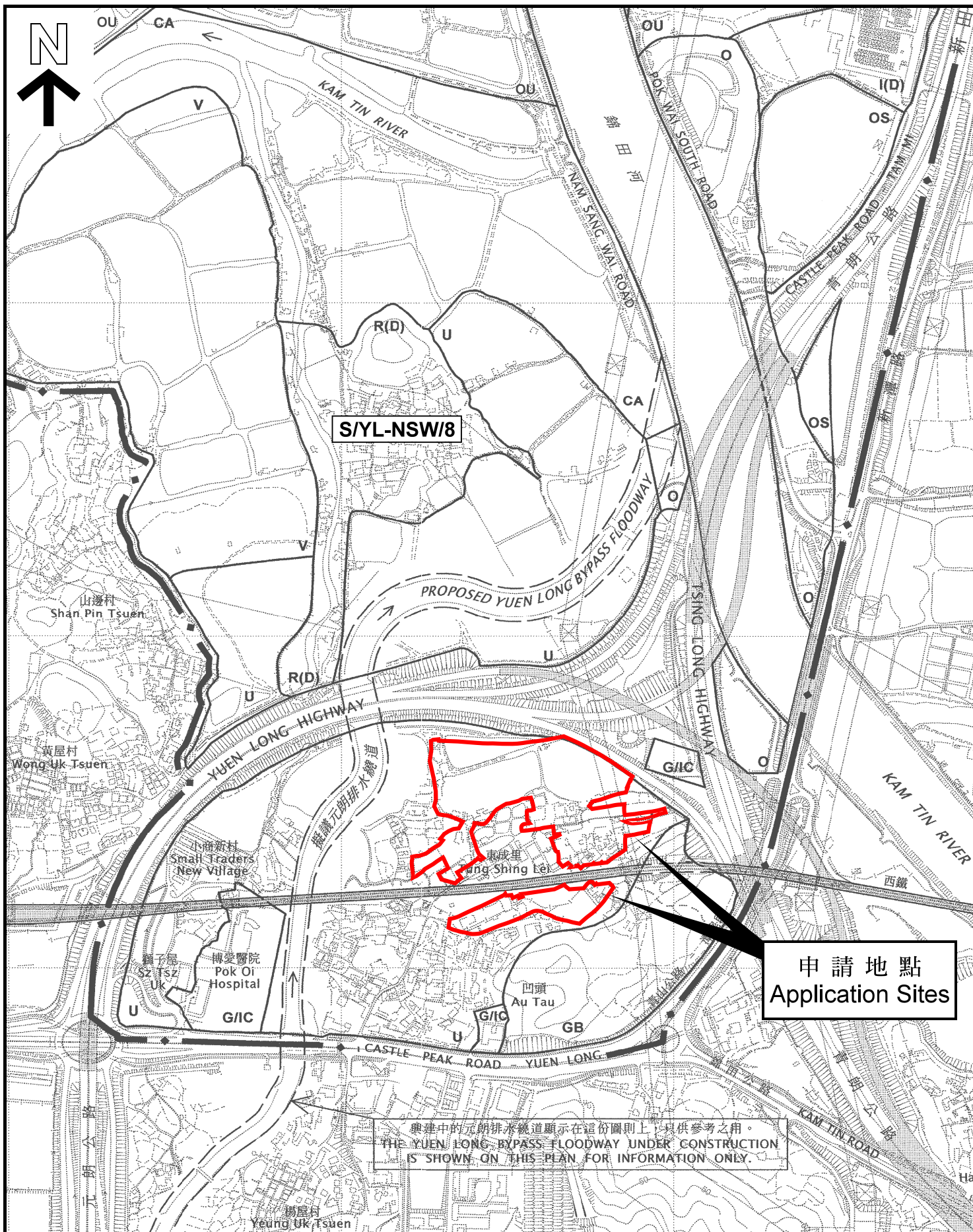
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Air Ventilation Assessment 空气流通评估,</u>		
<u>Ecological Impact Assessment 生态影响评估,</u>		
<u>Landscape Proposal 园境建议,</u>		
<u>Geotechnical Planning Review Report 土力规划检讨,</u>		
<u>Water Supply Impact Assessment 供水影响评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



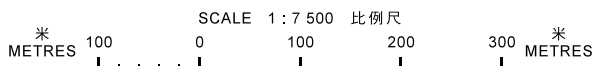
位置圖 LOCATION PLAN

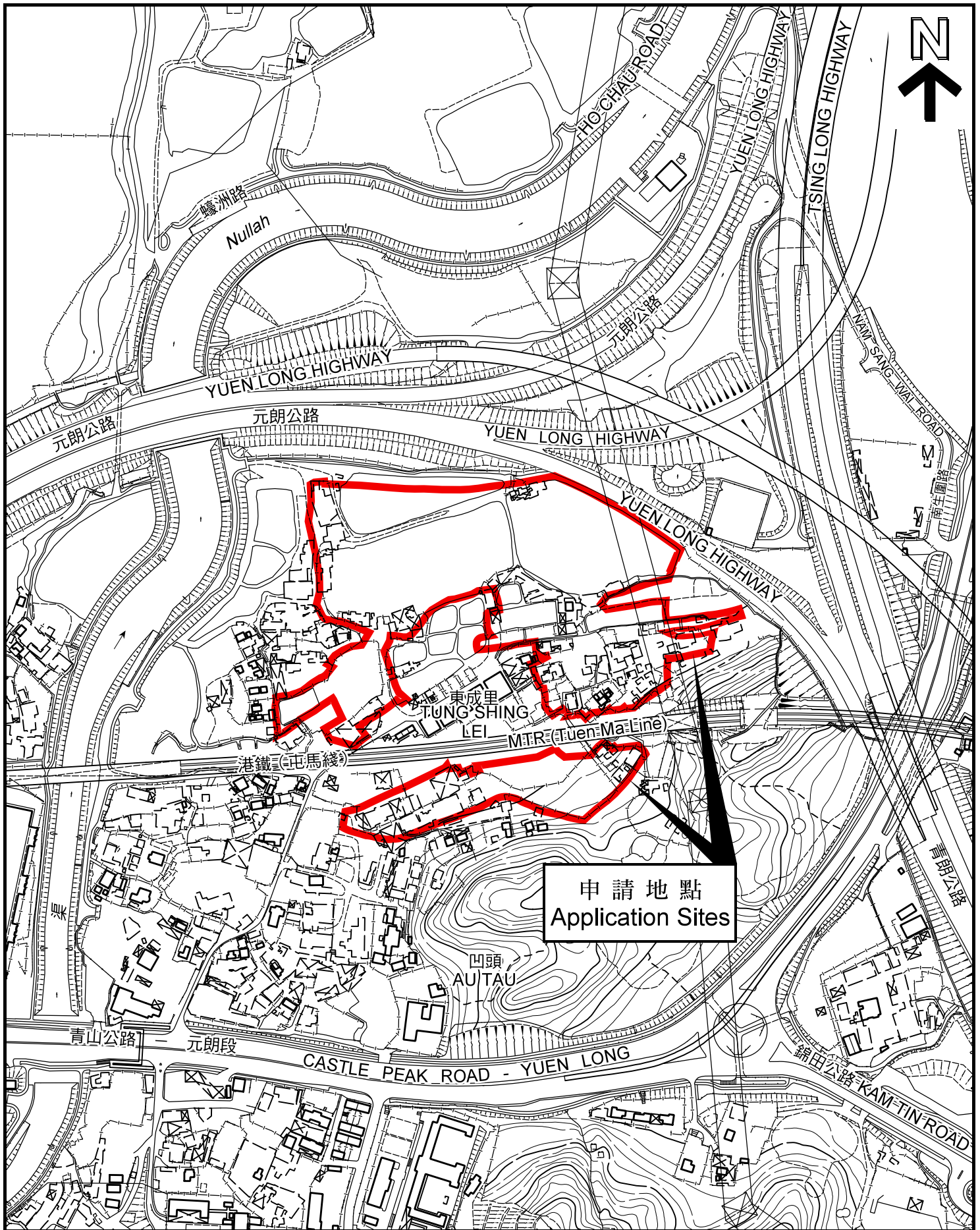
本摘要圖於2021年10月12日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號 S/YL-NSW/8
EXTRACT PLAN PREPARED ON 12.10.2021
BASED ON OUTLINE ZONING PLAN No.
S/YL-NSW/8 APPROVED ON 17.10.2006

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

參考編號
REFERENCE No.

A/YL-NSW/293





平面圖 SITE PLAN

本摘要圖於2021年10月12日擬備，
 所根據的資料為測量圖編號
 6-NE-6A、6-NE-6C、6-NW-10B 及 6-NW-10D
 EXTRACT PLAN PREPARED ON 12.10.2021
 BASED ON SURVEY SHEETS No.
 6-NE-6A, 6-NE-6C, 6-NW-10B & 6-NW-10D

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

參考編號
 REFERENCE No.

AYL-NSW/293

行政摘要

(內容如有任何差異，應以英文內文為準)

本規劃申請是根據《城市規劃條例》(第131章)第16條，就位於元朗南生圍東成里丈量約份第103及115約多個地段的擬議綜合住宅發展提出申請。申請地點位於南生圍分區計劃大綱核准圖編號S/YL-NSW/8的「未決定用途」地帶上，面積為約53,584平方米。

作為多管齊下土地供應策略的其中一環，政府積極進行「綠化地帶」、「政府、機構或社區」及「休憩用地」的土地用途檢討，以應對短期和中期的土地供應短缺。然而，改劃的用地規模較小，改劃過程中亦有不少反對聲音。有見於此，我們認為值得探討土地供應諮詢中被忽略的用地，尤以面積較大、具較高發展潛力的用地，如「未決定用途」地帶。

申請地點自1990年8月被涵蓋於法定圖則，為「非指定用途」地帶，並於1994年指定為「未決定用途」地帶。申請地點為一大片具有極高發展潛力的平坦土地。然而，時至今日，申請地點閒置超過30年仍未有發展定案。目前申請地點大部分土地為閒置土地或被零碎的寮屋及棕地作業所佔據，引致工業與住宅之間的界面問題，令環境質素下降。雖然申請地點可隨時作發展用途，但多年來因需等候西鐵綫以及元朗排水繞道確定最終走線，因此包括申請地點在內的「未決定用途」地帶的發展用途一直未有定案。隨著此兩項重要工程項目已於2003年及2006年完工，申請地點卻一直保留為「未決定用途」地帶，土地用途仍有待檢討。鑑於申請地點現時主要為閒置土地，實為浪費一片鄰近元朗新市鎮旁並可隨時用作發展的土地。

此「未決定用途」地帶位於元朗新市鎮和錦田北的兩個主要住宅群之間，是一片可延展新市鎮發展的寶貴土地，一方面能回應社會對房屋用地的需求，另一方面能為元朗新市鎮和錦田一帶的新住宅發展提供過渡性連接。此「未決定用途」地帶地形平坦，隨時作發展用途。同時，由於毗鄰元朗新市鎮，此「未決定用途」地帶擁有完善的道路和鐵路網絡。規劃申請除了可優化土地用途外，發展棕地還可以解決新界鄉郊地帶土地用途不兼容問題，並改善鄉郊環境。

儘管申請地點內有許多規劃申請，但大部分規劃申請的申請用途為臨時停車場和露天倉庫，而獲永久准許的規劃用途則十分零碎，無法完全實現「未決定用途」地帶的發展潛力。為確保「未決定用途」地帶得到綜合發展，申請人擬備了一份總綱發展藍圖，當中包括申請地點上的擬議發展以及「未決定用途」地帶其餘部分的指示性發展方案。為回應行政長官2019年施政報告中於該「未決定用途」地帶發展公營房屋的意向，「未決定用途」地帶大部分土地業權分散但鄰近元朗新市鎮、現有發展

和道路網絡的土地已預留作潛在公營房屋發展。總綱發展藍圖亦包括位處第三方私人土地上的指示性發展方案，以確保其通行權及發展潛力不受影響。技術評估已考慮總綱發展藍圖中的發展方案，展示擬議發展切實可行，亦不會減低「未決定用途」地帶內其餘部分未來的發展潛力。

擬議發展將會發揮申請地點的獨特位置優勢，活化西鐵綫高架橋下未善用的空間以建立一道東西走向的綠化走廊，一方面為居民、訪客和市民大眾提供舒適的休憩用地／行人通道，另一方面為整個「未決定用途」地帶提供通風廊。綠化走廊的設計亦會連接「未決定用途」地帶內予以保留的歷史遺產，並將其融入休憩用地設計中作保留及予公眾享用。

擬議發展充分考慮了申請地點的環境因素以確保其發展性質及規模與周邊兼容。擬議發展將以符合現代標準及妥善管理的私人住宅區取締現有的棕地作業。為配合周邊發展和石崗機場的高度限制，擬議發展規模將由西向東遞減，視覺上呈現一個和諧的建築設計。發展亦悉心規劃高層大廈的布局以將鐵路及路面交通的環境影響減至最低。透過將停車位及內部通道置於地下空間，發展將為申請地點締造無車及行人友善的步行環境。為了尊重鄰近的東成里鷺鳥林，申請地點的東北部分只會作低密度住宅發展及園境設計以保育自然、提升生物多樣性及減少環境干擾，同時提供一個更悉心設計和管理而適合候鳥棲息的環境。申請地點上的擬議發展將在短期合共提供 3,565 個私人住宅單位，佔政府全年私人住宅供應目標的 27.6%²。

如申請地點上的擬議發展獲批給許可，將可以促進發揮整個「未指定用途」地帶的發展潛力。參照申請人擬備的總綱發展藍圖，全面發展整個「未指定用途」地帶可以適度延伸元朗新市鎮，按照貼近政府現行公私營房屋比例的 74:26，合共提供 15,212 個住宅單位，協助應對社會需求。指示性發展方案旨在提出一個均衡的住宅區。高密度的公營房屋將與「未指定用途」地帶的南部和西部交匯，並包圍中間的中低密度的私營房屋，為生態湖提供了緩衝。

透過私營模式發展，申請地點上的擬議發展將可促進東成里「未指定用途」地帶的綜合發展，並達到以下規劃增益：

- 引領東成里「未指定用途」地帶的綜合發展，同時保留地帶其餘部分的发展潛力；
- 發揮長期未善用的發展潛力以應對全港對可發展土地的急切需求；

² 全年房屋供應目標是根據《長遠房屋策略》2020年周年進度報告中 2021-22 至 2030-31 的十年房屋供應目標所估計得出的。

- 及時提供房屋以緩解短至中期的全港房屋短缺；
- 響應政府現行政策，善用棕地以應對發展需要以及解決工業和住宅之間的鄰接問題；
- 確保發展與周邊環境兼容，同時適度過渡元朗新市鎮和錦田北一帶；
- 充分考慮環境因素，保護生態資產，將環境影響減至最低；
- 揉合鄰近的獨特歷史；
- 活化西鐵綫高架橋下未善用的空間，為「未指定用途」地帶提供可予公眾享用及作通風廊的休憩用地；
- 不造成任何不良交通、排水、污水、供水、環境、空氣流通、生態、土力及視覺影響；及
- 為如何在保護生態資源及長遠規劃意向下善用寶貴土地資產立下良好先例。

這塊長期未被善用的土地為寶貴的土地資源，除了滿足社會對住房的需求，並可延展元朗新市鎮發展。考慮到各種因素，包括土地使用的兼容性、連接性、基礎設施、環境、視覺和生態因素，此規劃申請可以充分滿足房屋供應短缺問題，同時創建一個考慮到人與自然的需求的宜居社區。申請人對推進此項目持有誠懇和積極的態度。基於本規劃報告所闡述的規劃增益和理據，我們誠懇希望城規會支持是次規劃許可申請。

EXECUTIVE SUMMARY

This Planning Application is submitted under Section 16 of the Town Planning Ordinance (Cap. 131) (the “TPO”) in support of the proposed comprehensive residential development at various lots in D.D. 103 and D.D. 115 in Tung Shing Lei, Nam Sang Wai, Yuen Long (the “Application Site”). With an area of about 53,584m², the Application Site falls within part of the Tung Shing Lei “Undetermined” (“U”) zone on the Approved Nam Sang Wai OZP No. S/YL-NSW/8.

Despite the Government’s efforts in actively reviewing suitable “Green Belt”, “G/IC” and “Open Space” sites in the whole territory in meeting with the shortage of short-to-medium-term land supply, the sites being rezoned are often in limited scale, and objections from locals are often received in the rezoning process. In view of this, we are aware that there are areas in Hong Kong that are of considerable size and high development potential, for instance, the “U” zones, which unfortunately have been left behind in the Land Supply discussion.

The Application Site was first covered by statutory plan in August 1990, which was within the “Unspecified Use” area. The Application Site was then designated as “U” zone since June 1994. The Application Site, as a relatively large piece of flat land, is a piece of land with high development potential. Nevertheless, the Application Site has been left idle for more than 30 years with no solid plan for redevelopment as of today. From site inspection, majority part of the Application Site is left unused or occupied by squatters and brownfield operations in shattered structures, where industrial/residential interface issues are frequently observed causing environmental degradation of the surrounding environment. Despite its ready availability, over the years the development of the “U” zone, including the Application Site was left undecided pending the finalisation of West Rail Line (“WRL”) and Yuen Long Bypass Floodway (“YLBF”) alignments. While the two major infrastructure projects were completed in 2003 and 2006 respectively, the Application Site has been retained as “U” subject to future land use review. The current vacant status of the Application Site is considered a wastage of readily available land supply locating right next to the Yuen Long New Town.

Locating between the two major residential clusters at Yuen Long New Town and Kam Tin North, the “U” zone is considered a valuable land resource in forming an organic new town extension in meeting societal needs for housing land and providing transitional connection between Yuen Long New Town and new residential developments in the Kam Tin North area. Formed with a flat terrain, the “U” zone is readily available for development. It is also served by comprehensive road and railway network owing to its adjacency to Yuen Long New Town. Apart from land use optimisation, developing brownfield sites could help address land use incompatibilities in the rural New Territories and is important to improving the rural environment.

Although numerous planning applications within the “U” zone can be found throughout the years, majority of them are temporary use for car parks and open storages, while the permanent planning approvals are often piecemeal and unable

to realise the development potential of the "U" zone. To ensure comprehensive development of the "U" zone, the Applicant has prepared an Indicative Layout Plan ("ILP") that covers not only the Proposed Scheme at the Application Site, but also include indicative development proposal for the remaining part of the "U" zone. Echoing with the Government's intention for public housing development in the Chief's Executive 2019 Policy Address, the major parts of the "U" zone with fragmented ownership (i.e. constraining implementation of any developments) have been reserved areas for potential public housing development at location closest to the Yuen Long New Town and along existing development and established road networks. Indicative proposal for third-party private lots have also been assumed on the ILP and ensured their right-of-way preserved and future development potential will not be deprived. Technical assessments that take into consideration the ILP for the entire "U" zone have also been conducted to demonstrate the feasibility of the Proposed Scheme at the Application Site while not pre-empting the future development potential of the remaining areas of the "U" zone.

Making the most of the unique location, a green corridor running along the east-west direction is proposed to revitalise the underused space beneath WRL, which serve for dual function as a pleasant open space/ pedestrian linkage for residents, visitors and the public, while at the same time serve as one of the proposed breezeways for the "U" zone. The design of the green corridor is also intended to link up the built heritages including Pun Uk and Lau Village Houses found in the "U" zone that will be retained in-situ, and to be integrated to the open space design for preservation and for public enjoyment.

A sensitive design approach has been adopted for Proposed Scheme at the Application Site to ensure compatible nature and scale with the surroundings. The Proposed Scheme will replace the existing brownfield uses by a modern standard and properly managed private residential neighborhood. The development scale gradually steps down from west to east to realise a visually harmonious built form with surrounding developments, while at the same time taken into account the Shek Kong Airfield height restrictions. Tower blocks are carefully dispositioned to minimise environmental impacts from railway and road traffic. By accommodating car parking and internal roads at basement level, vehicle-free and thus pedestrian-friendly walking environment will be promoted at the Application Site. Respecting the proximity to the Tung Shing Lei Egretty, low-density residential development and landscape design focusing on nature preservation and biodiversity enhancement have designed on the northeastern portion of the Application Site to minimise disturbance, while at the same time create a carefully designed and managed environment that create a more enabling environment for the migratory birds. With the Proposed Scheme at the Application Site in place, a total of 3,565 residential units will be provided in short term under private initiatives, which can contribute to approximately 27.6% of the Government's annual target of private housing unit supply¹. It is anticipated that approval of the Proposed Scheme at the Application Site will serve as a catalyst to unleash the development potential of the entire "U" zone. With reference to the ILP prepared by the Applicant, full development of the

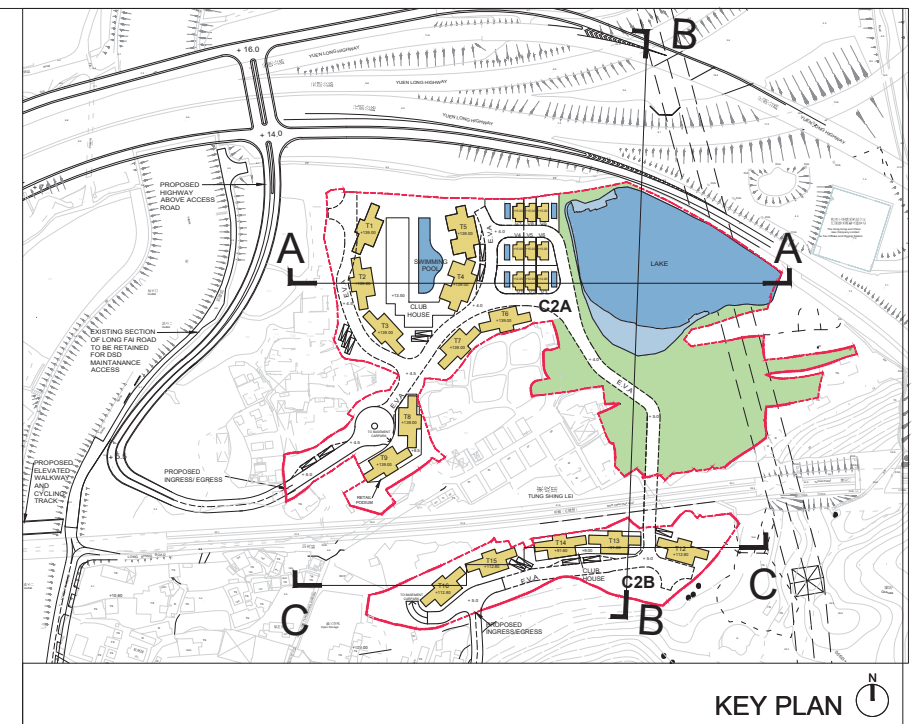
¹ Average annual housing supply target estimated from total housing supply target for the ten-year period from 2021-22 to 2030-31, as stated in the Long Term Housing Strategy Annual Progress Report 2020.

entire "U" zone is anticipated to provide a total of 15,212 residential units, with a public-private housing mix of 74:26, in-line with the Government's prevailing housing ratio and provide a considerable contribution of residential flats in serving societal need as an organic extension to the Yuen Long New Town. The Indicative Development Proposal is intended to put forward a well-balanced residential neighbourhood. The high dense public housing will engage the south and west of the "U" zone, protected by the medium to low dense private housing in the middle, which forms buffer for the eco-lake.

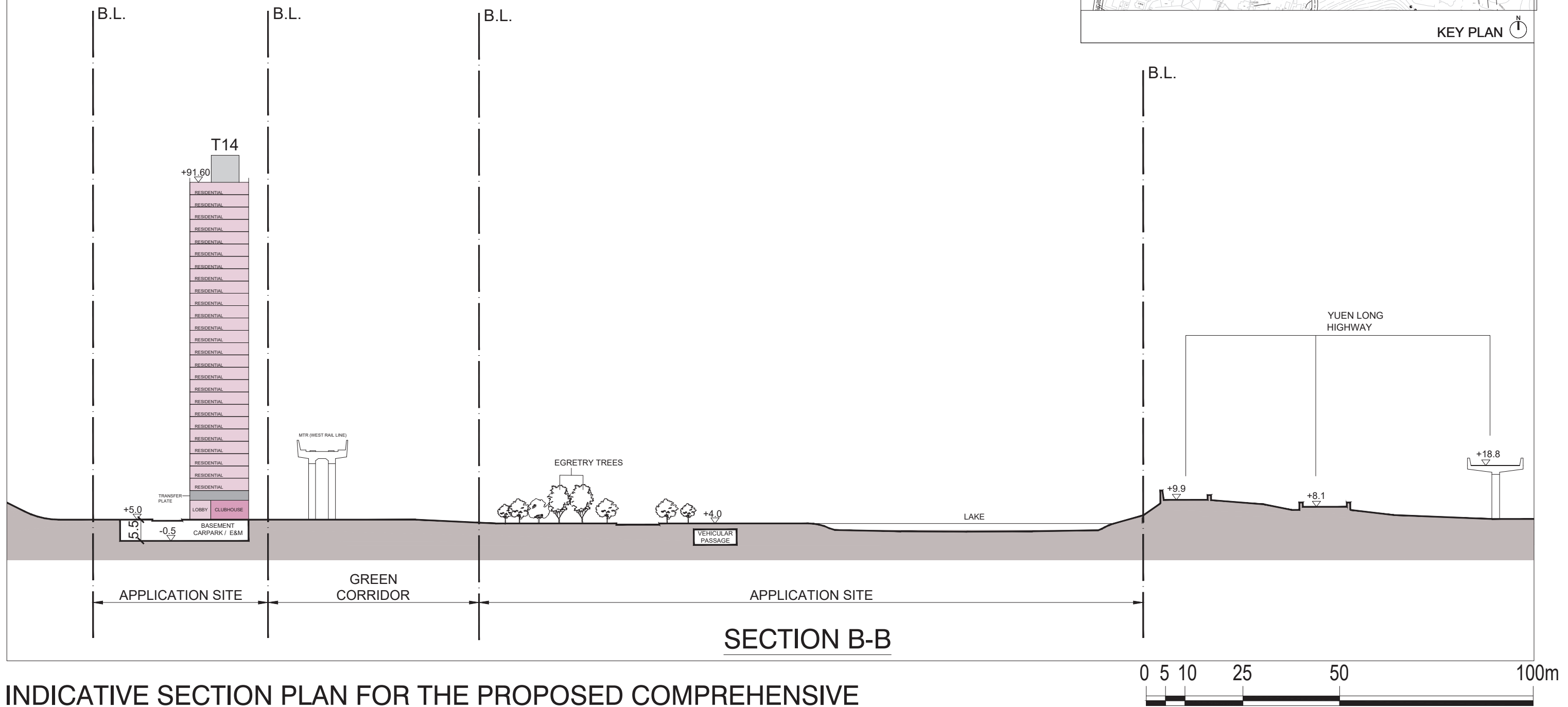
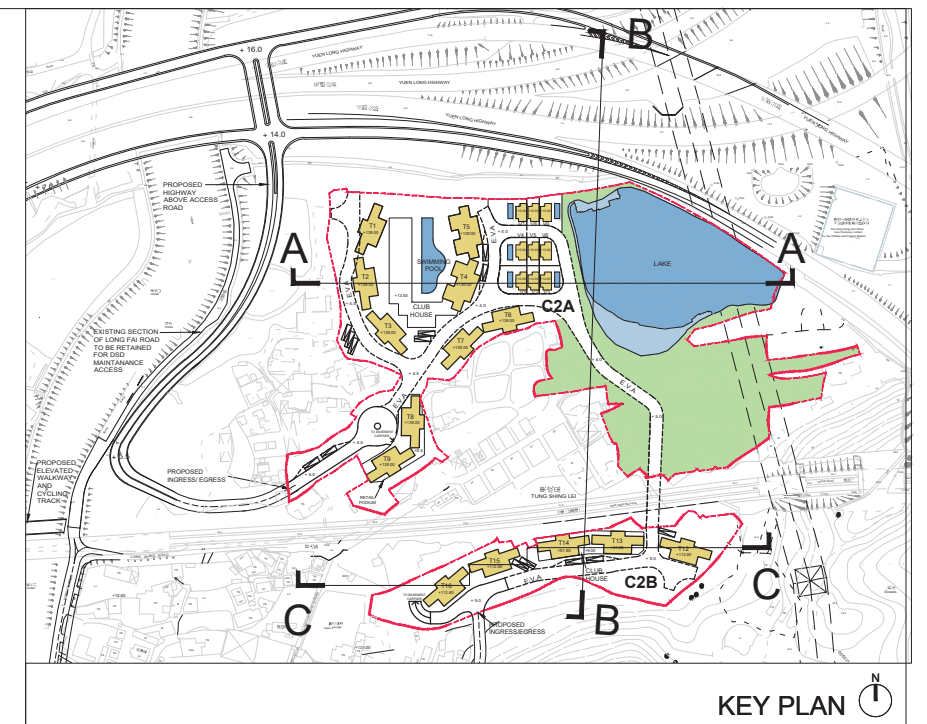
Through early implementation by private initiatives, the Proposed Scheme at the Application Site will be able to catalyse the comprehensive development of the Tung Shing Lei "U" zone, and achieve the following planning merits:

- Spearheading the comprehensive development of the Tung Shing Lei "U" zone without compromising the development potential of the remaining areas;
- Unleashing the long-wasted development potential in meeting imminent demand for developable land in Hong Kong;
- Providing timely housing supply to contribute to territorial housing shortage in short-to-medium-term;
- Echoing with the Government's prevailing policy to utilise brownfield sites for meeting with development need in society and to eliminate industrial/residential interface issues;
- Ensuring compatibility with the surrounding context and serve as an organic transition between Yuen Long New Town and Kam Tin North area;
- Adopting sensitive design to protect ecological assets and minimise environmental impacts;
- Embracing unique historical assets in the vicinity;
- Revitalising the underutilised space beneath the WRL viaduct to a green corridor that serves as an open space for public enjoyment and breezeway for the "U" zone;
- Resulting in no adverse traffic, drainage and sewerage, water supply, environmental, air ventilation, ecological, geotechnical and visual impacts; and
- Setting a desirable precedent for optimisation of valuable land resources without compromising the preservation of ecological assets and long-term planning intention.

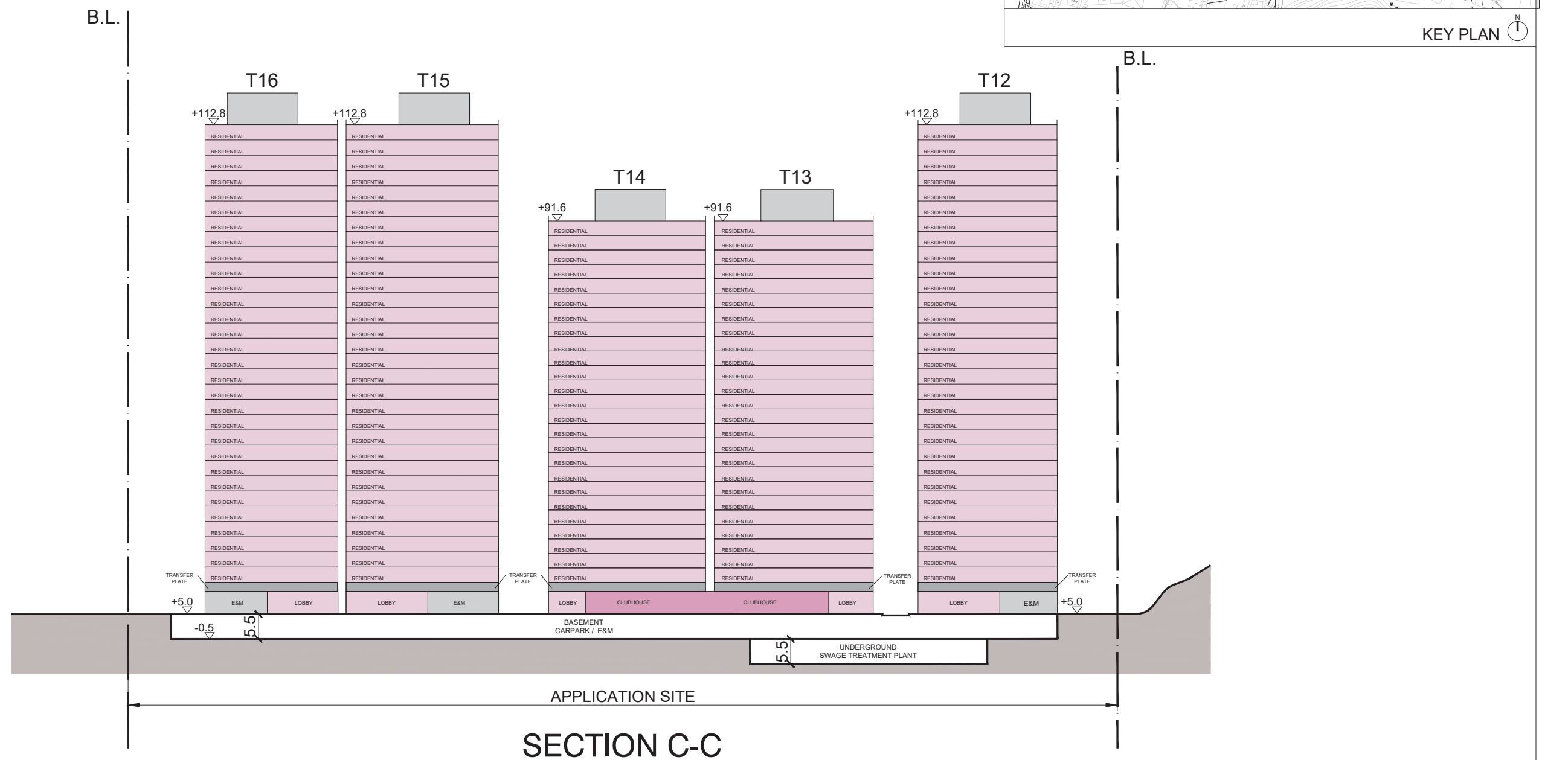
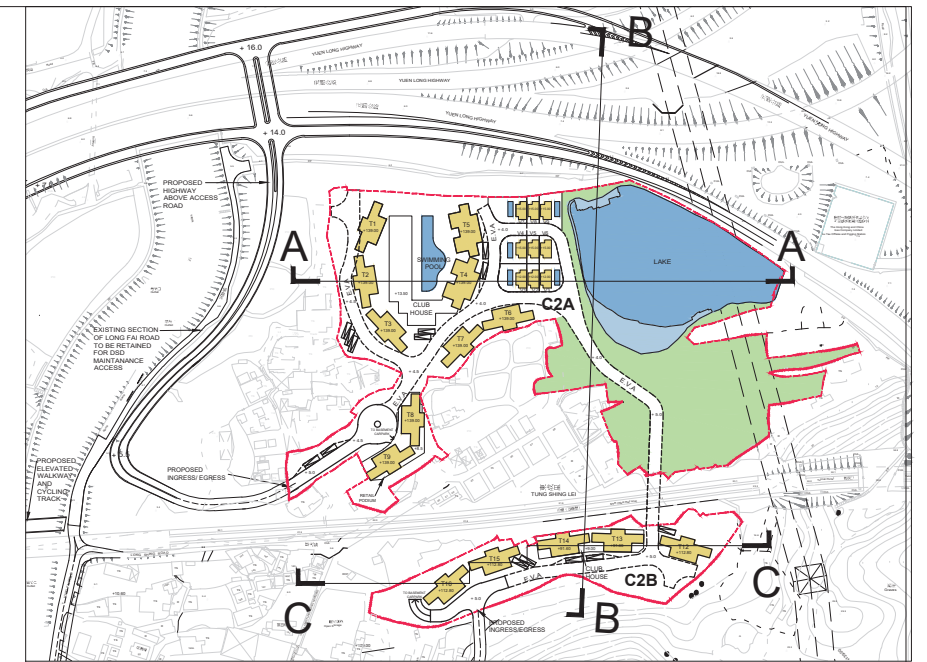
This long-wasted land is considered a valuable land resources for meeting societal need for housing and as an organic extension of the Yuen Long New Town. By taken into account of various factors including land use compatibility, connectivity, infrastructure, environmental, visual and ecological considerations, this Application could adequately be meeting with the imminent housing land supply shortfall while creating a liveable neighbourhood which takes into account the needs of people and nature. We sincerely seek the favourable consideration from the Town Planning Board (the "TPB") to give its support to this Section 16 Planning Application.



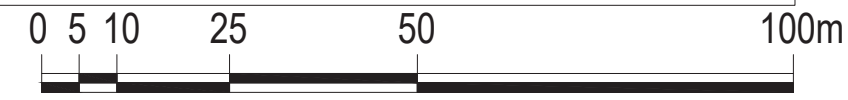
INDICATIVE SECTION PLAN FOR THE PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT THE APPLICATION SITE



INDICATIVE SECTION PLAN FOR THE PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT THE APPLICATION SITE

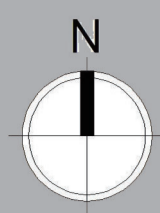


INDICATIVE SECTION PLAN FOR THE PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT THE APPLICATION SITE



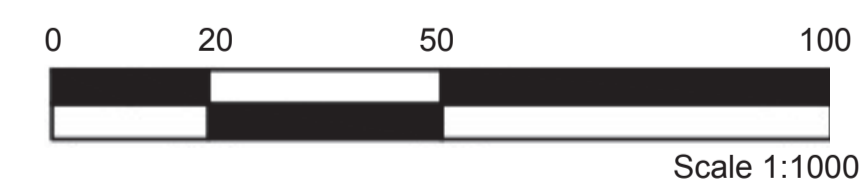
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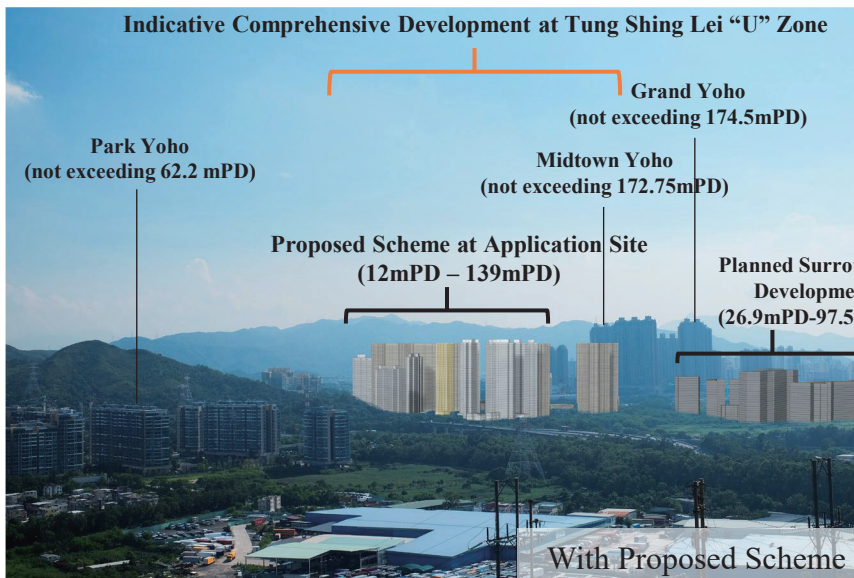
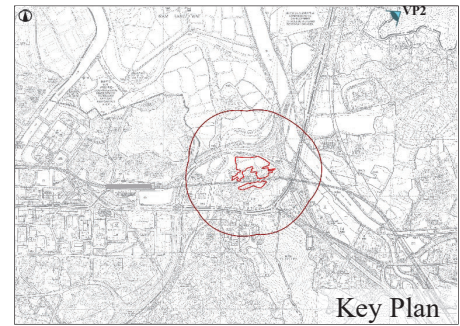
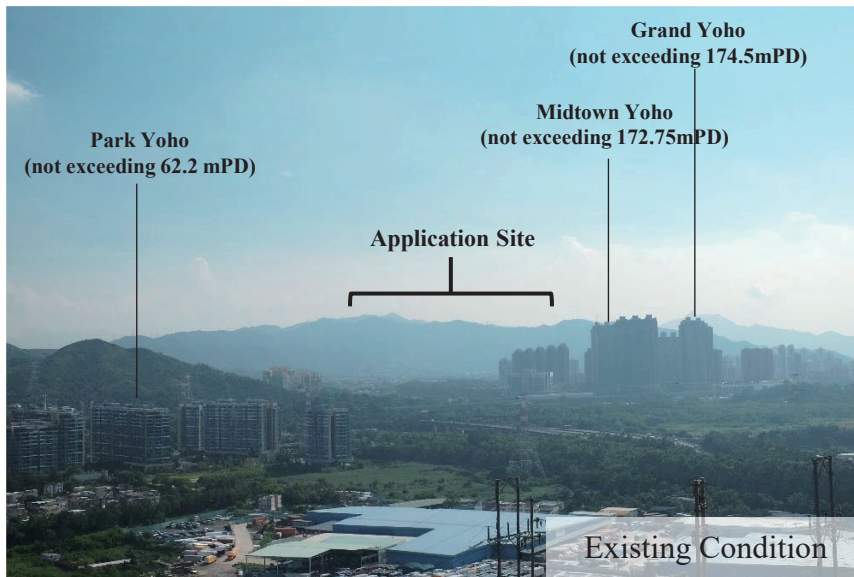
- | | | |
|-----------------------------|-------------------------------|---------------------------------|
| 1 fountain plaza | 20 ecological trail | 35 children play area (C2B) |
| 2 deck sitting area | 21 camping site A | 40 feature planter |
| 3 amphitheatre | 22 picnic area | 41 entrance C |
| 4 bicycle track | 23 camping site B | 42 breeze terrace with pavilion |
| 5 rock climbing area | 24 conservation area | |
| 6 children skate area | 25 viewing platform | |
| 7 skate park | 26 water front deck | |
| 8 public children play area | 27 the lake | |
| 9 dry fountain play area | 28 villa area | |
| 10 sitting garden | 29 jacuzzi | |
| 11 entrance B | 30 sunken garden | |
| 12 toilet | 31 sitting area | |
| 13 flower trail | 32 children play area A(C2A) | |
| 14 lawn | 33 club house & swimming pool | |
| 15 art plaza | 34 roof garden | |
| 16 trellis with climbers | 35 entrance A | |
| 17 entrance E | 36 star gazing garden | |
| 18 entrance D | 37 jacuzzi | |
| 19 educational signage | 38 podium garden | |



Legend

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|--|------------------------|--|------------------------------|--|---------------|
| | retained trees | | linear park (green corridor) | | bicycle track |
| | compensation trees | | EVA | | |
| | application site (A&B) | | soft landscape area | | |





LEGEND

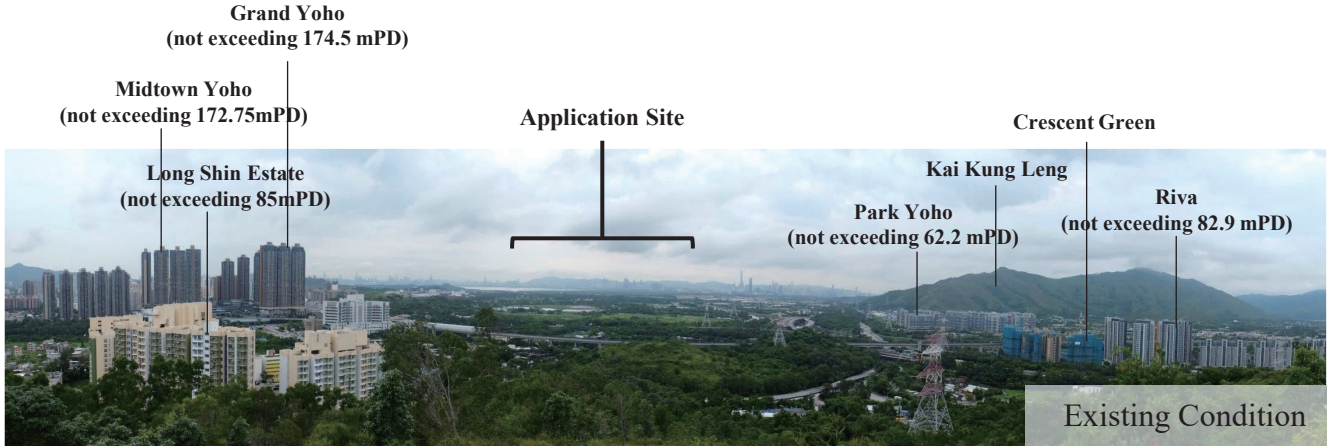
- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
4		Viewing Point 2: Hiking Trail at Lam Tsuen Country Park
ARUP	Date	Source
	Sep 2021	

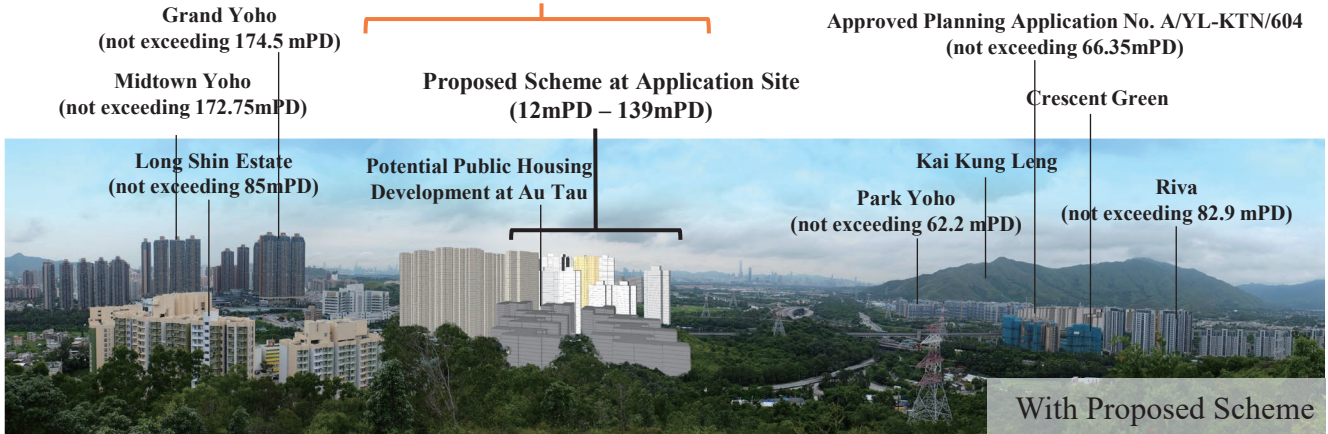
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LEGEND

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)



**Indicative Comprehensive Development
at Tung Shing Lei "U" Zone**



**Potential Public Housing Development
at Tung Shing Lei "U" Zone**

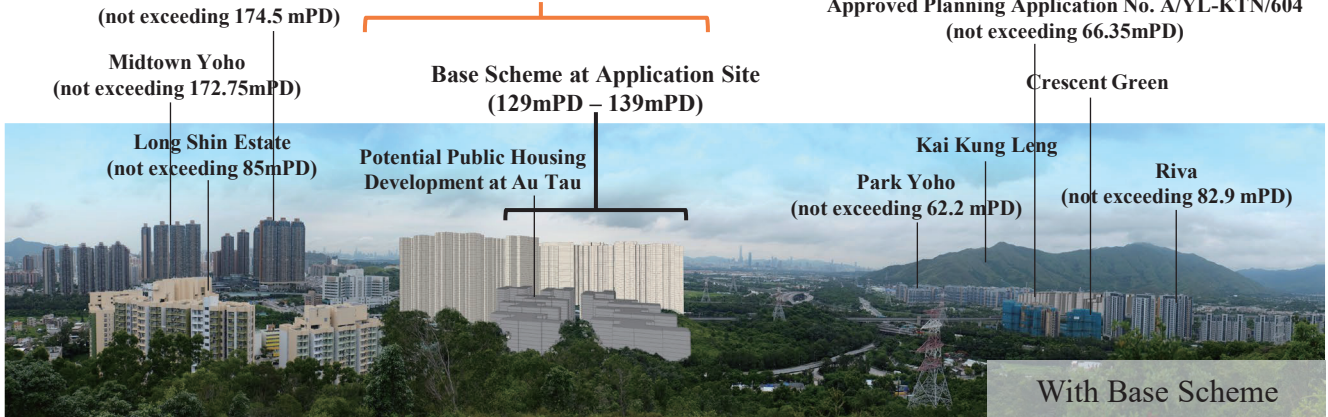


Figure No.	Scale	Figure Title
6		Viewing Point 4: Ho Hok Shan
ARUP	Date	Source
	Sep 2021	

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申請編號 Application No. : A/YL-NSW/293

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

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