

**Implementation Arrangements
for the Hung Shui Kiu New Development Project**

The Government's responses to Hon Kowk Ka-ki's questions on the captioned raised in his letters of 29 December 2017 and 29 January 2018 are set out below.

Employment Opportunities

2. Through the provision of diversified commercial, industrial, community and government land uses, the HSK NDA will offer spaces for accommodating various economic and social activities. According to the Revised RODP for the HSK NDA, it is estimated about 150,000 employment opportunities will be created. The estimation of the employment opportunities has taken account of the proposed GFA for various economic and residential uses and the provision of community and government facilities, as well as employment assumptions adopted from the Hong Kong Planning Standards and Guidelines and other reference cases. Breakdown of the proposed employment opportunities is summarised in the table below.

Types of Jobs	Employment Opportunities (Approx.)
Commercial	
Office	32 000
Hotel	2 000
Retail, Dining, Entertainment & Others	41 000
Industry and Special Industry	
Industrial Use	5 000
Enterprise & Technology Park	19 000
Logistics Facilities	23 000
Port Back-up, Storage and Workshop Uses	14 000
Community Facilities	
Community and Government Facilities	12 000
Other Services	2 000
TOTAL	150 000

3. Amongst the 150,000 employment opportunities, about 75,000 jobs are expected to be generated from the commercial operations, such as office, hotel and retail (including those at residential developments). About 61,000

jobs are expected to be generated from the industrial and special industrial operations of various nature involving high value-added logistics operations, enterprise and technology park and also brownfield operations. In addition, it is estimated that there would be about 14,000 jobs for the community services in the HSK NDA, including those from schools (including the proposed post-secondary institute), social welfare facilities (e.g. residential care home for the elderly, child care centre, etc.) and community facilities (e.g. hospital, police station, sports and recreational facilities, etc.), as well as residential developments (e.g. property management) and other public services (e.g. refuse collection, sewage treatment works, etc.).

4. The employment opportunities generated by the NDA would help address the issue of the limited availability and choice of jobs in the NWNT. It will not only bring jobs closer to the NDA residents, but also benefit those of Tin Shui Wai, Tuen Mun, Yuen Long and other areas of the NWNT. According to the Hong Kong 2030+ Study, about 41% of the total population in Hong Kong resides in the New Territories, but only 24% of employment is provided in the New Territories. The imbalance in the spatial distribution of the population and jobs has resulted in congestion of key commuting corridors, longer home-to-work journeys and also larger commuting expenses. The development of the NDA to provide a large amount of jobs will not only help address the demand of the local residents, but will also help reduce the imbalance in the spatial distribution of population and jobs in the territory.

Village Type Development

Area of “V” Zone

5. The “V” zones on the Revised RODP are largely the same as the “V” zones designated under the relevant OZPs, with minor changes involved mainly as set out below.

6. As a whole, according to the draft HSK and Ha Tsuen OZP No. S/HSK/1 (**Plan 1**), the total area of “V” zones within the HSK NDA has slightly increased from 114.65 ha under the previous OZPs to 118.08 ha under the current HSK and Ha Tsuen OZP. The slight increase of the total area of the “V” zone by 3.43 ha is mainly for the reprovisioning of potential village houses that are affected by the HSK NDA project and eligible under the Village Removal Terms. The Revised RODP has reserved about 2.52 ha of land for “Rural Residential – Zone 4” uses which are zoned “V(1)” on the draft HSK and Ha Tsuen OZP No. S/HSK/1. Besides, minor amendments of some “V” zone boundaries were made to incorporate existing houses that fall marginally outside the “V” zone (including New Grant Lots with building licenses or permit to construct Small Houses), involving a total land area of 0.91 ha.

7. Apart from the above, in response to comments from villagers of Tin

Sum Tsuen and the Advisory Council on Environment, a continuous north-south riverine green open space is proposed along the river channel connecting Tin Shui Wai to the southern part of the NDA. For the open space provision, the “V” zone for Tin Sum Tsuen has been adjusted but the total area of the zone has remained unchanged. In addition, the part of the “V” zone for Tsing Chuen Wai (about 4.07 ha) is within the HSK NDA but covered by the Lam Tei and Yick Yuen OZP. The area of the “V” also remains unchanged.

8. The HSK proposal of 1999 mentioned by Hon Kwok Ka-ki is presumed to be the development proposals for HSK under the ‘Planning and Development Study on North West New Territories’ included in the consultation digest published in 1999 for that study (hereinafter referred as the ‘The 1999 proposal’). While the 1999 proposal indicated that the area covered by “V” zones amounted to 68.9 ha, the coverage of the Study Area was in fact different from that of the Revised RODP (**Plan 2**). The Study Area of the 1999 proposal was of 435 ha and included only a portion of land along the Kong Sham Western Highway and Castle Peak Road. On the other hand, the HSK NDA boundary as shown on the Revised RODP has an area of about 714 ha and includes a significant area covered by “V” zones in Ha Tsuen, Fung Kong Tsuen, Shek Po Tsuen, Kiu Tau Wai and Hung Uk Tsuen (about 80 ha in total) but not included in the 1999 proposal. Moreover, the Study Area of the 1999 proposal included an area to the south of Castle Peak Road, which is not included in the current HSK NDA boundary. As such, the areas covered by “V” zones under the two proposals are not directly comparable.

Relation between “V” Zone and ‘Village Environ’

9. ‘Village Environ’ (‘VE’) normally refers to a 300-foot distance surrounding a recognised village measuring from the edge of the last village type house built before the implementation of the Small House Policy on 1 December 1972. ‘VE’ boundaries have been drawn up for some of the recognised villages within the HSK NDA. Normally, there would be no change to the ‘VE’ boundaries since their first delineation. The ‘VE’ boundaries of seven of the recognised villages in the HSK NDA, namely Shek Po Tsuen, Ha Tsuen Shi, San Lei Uk Tsuen, San Sang Tsuen, Hung Uk Tsuen, Kiu Tau Wai and Tsing Chuen Wai (which shares the same ‘VE’ boundary with Tuen Tsz Wai and San Hing Tsuen), are shown in **Plans 3a to 3f**. There is no change to these ‘VE’ boundaries since their first delineation. For the remaining recognised villages within the HSK NDA, ‘VE’ boundaries have not been drawn up.

10. In drawing up the boundaries of the “V” zones, considerations will generally be taken with regard to the ‘VE’, the local topography, the existing settlement pattern, site characteristics, the approved applications for Small House development, the outstanding Small House applications, as well as the

estimated Small House demand. Areas of difficult terrain, dense vegetation, burial grounds, stream courses and infrastructures will be avoided where possible. “V” zones within the HSK NDA were previously covered under the Ha Tsuen OZP, the Ping Shan OZP and the Lam Tei & Yick Yuen OZP. Please refer to **Plans 4a to 4c** for the first OZPs of these three areas gazetted in 1994, 1996 and 1996 respectively. Subsequently, the draft HSK & Ha Tsuen OZP No. S/HSK/1 was gazetted in May 2017 incorporating the HSK NDA proposal, and is shown in **Plan 1**.

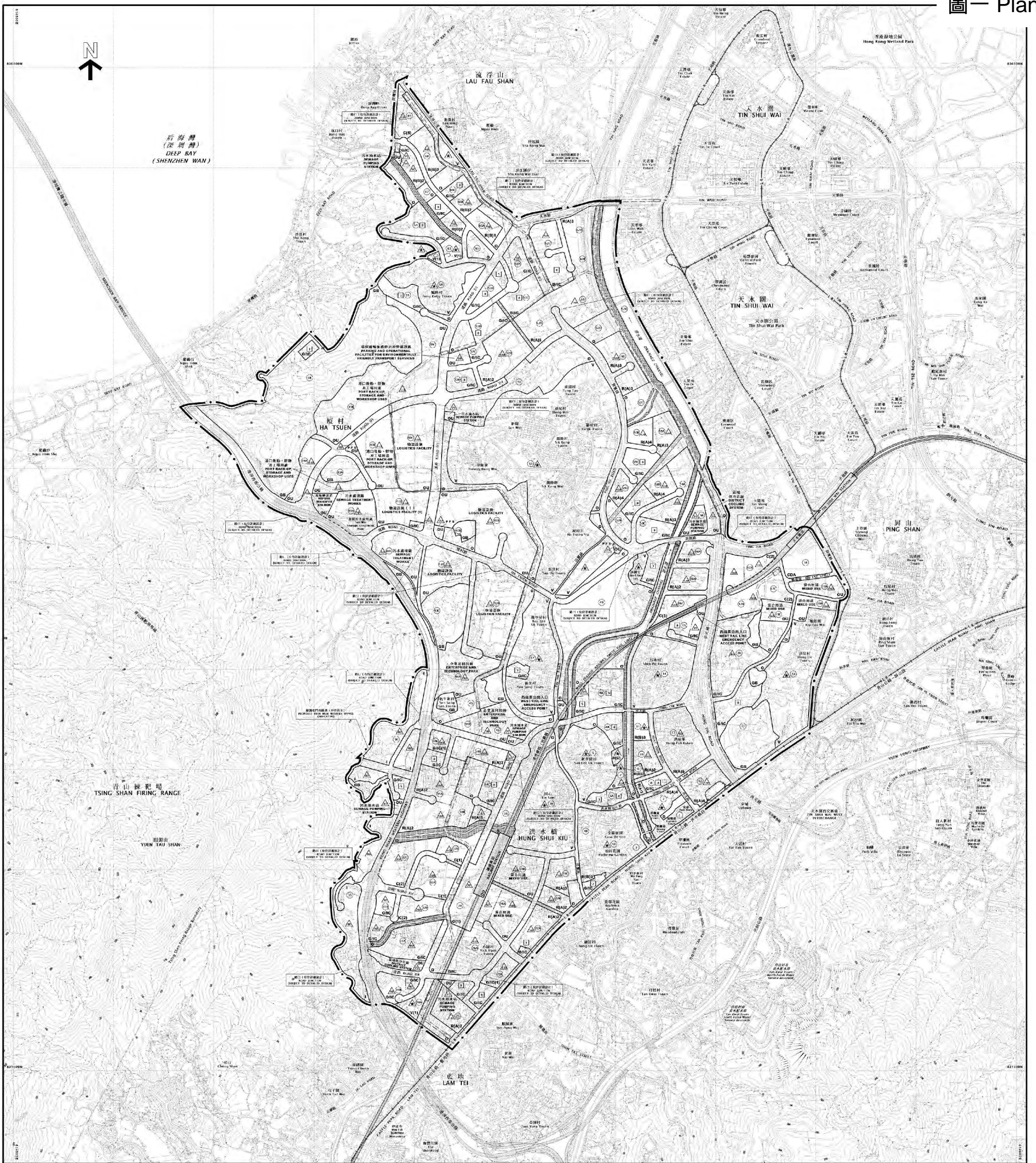
Development Bureau

Lands Department

Planning Department

Civil Engineering and Development Department

April 2018



圖例 NOTATION		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
ZONES		USES	人前面積及百分比 APPROXIMATE AREA & %		用途
COMMERCIAL	C	COMMERCIAL	24.12	3.41	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	COMPREHENSIVE DEVELOPMENT AREA	3.65	0.52	綜合發展區
RESIDENTIAL (GROUP A)	R/A	RESIDENTIAL (GROUP A)	68.44	9.82	住宅(甲類)
RESIDENTIAL (GROUP B)	R/B	RESIDENTIAL (GROUP B)	18.10	2.58	住宅(乙類)
RESIDENTIAL (GROUP C)	R/C	RESIDENTIAL (GROUP C)	0.40	0.06	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	V	VILLAGE TYPE DEVELOPMENT	116.08	16.69	鄉村式發展
INDUSTRIAL	I	INDUSTRIAL	15.07	2.13	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	GOVERNMENT, INSTITUTION OR COMMUNITY	68.52	9.69	政府、機構或社區
OPEN SPACE	O	OPEN SPACE	58.11	8.26	休憩用地
OTHER SPECIFIED USES	OU	OTHER SPECIFIED USES	104.81	14.83	其他指定用途
GREEN BELT	G/B	GREEN BELT	55.82	7.90	綠化地帶
		DRAINAGE CHANNEL	15.04	2.13	排水道
		MAJOR ROAD ETC.	113.06	16.25	主要道路等
		TOTAL PLANNING SCHEME AREA	707.42	100.00	規劃範圍總面積
地帶	COMMUNICATIONS	交通			
商業	RAILWAY AND STATION (ELEVATED)	鐵路及車站(高架)			
綜合發展區	LIGHT RAIL	輕鐵			
住宅(甲類)	INHERENTLY FINELY TRANSPORT SERVICES	駁位運輸服務			
住宅(乙類)	MAJOR ROAD AND JUNCTION	主要道路及路口			
住宅(丙類)	ELEVATED ROAD	高架道路			
鄉村式發展	PEDESTRIAN PRECINCT STREET	行人專用區街道			
工業					
政府、機構或社區	MISCELLANEOUS	其他			
休憩用地	BOUNDARY OF PLANNING SCHEME	規劃範圍界線			
其他指定用途	PLANNING AREA NUMBER	規劃區編號			
綠化地帶	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線			
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度(在主要基準面上百呎)			
	MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	(註釋)內訂明最高建築物高度限制			
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物層數(層數數目)			
	FIRE FILING STATION	加油站			
	AREA DESIGNATED FOR TRIVERSIDE PROMENADE	指定為「河畔長廊」的區域			

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

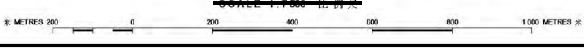
2017年5月26日 按照城市規劃條例第5條展示的草圖
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 26 MAY 2017

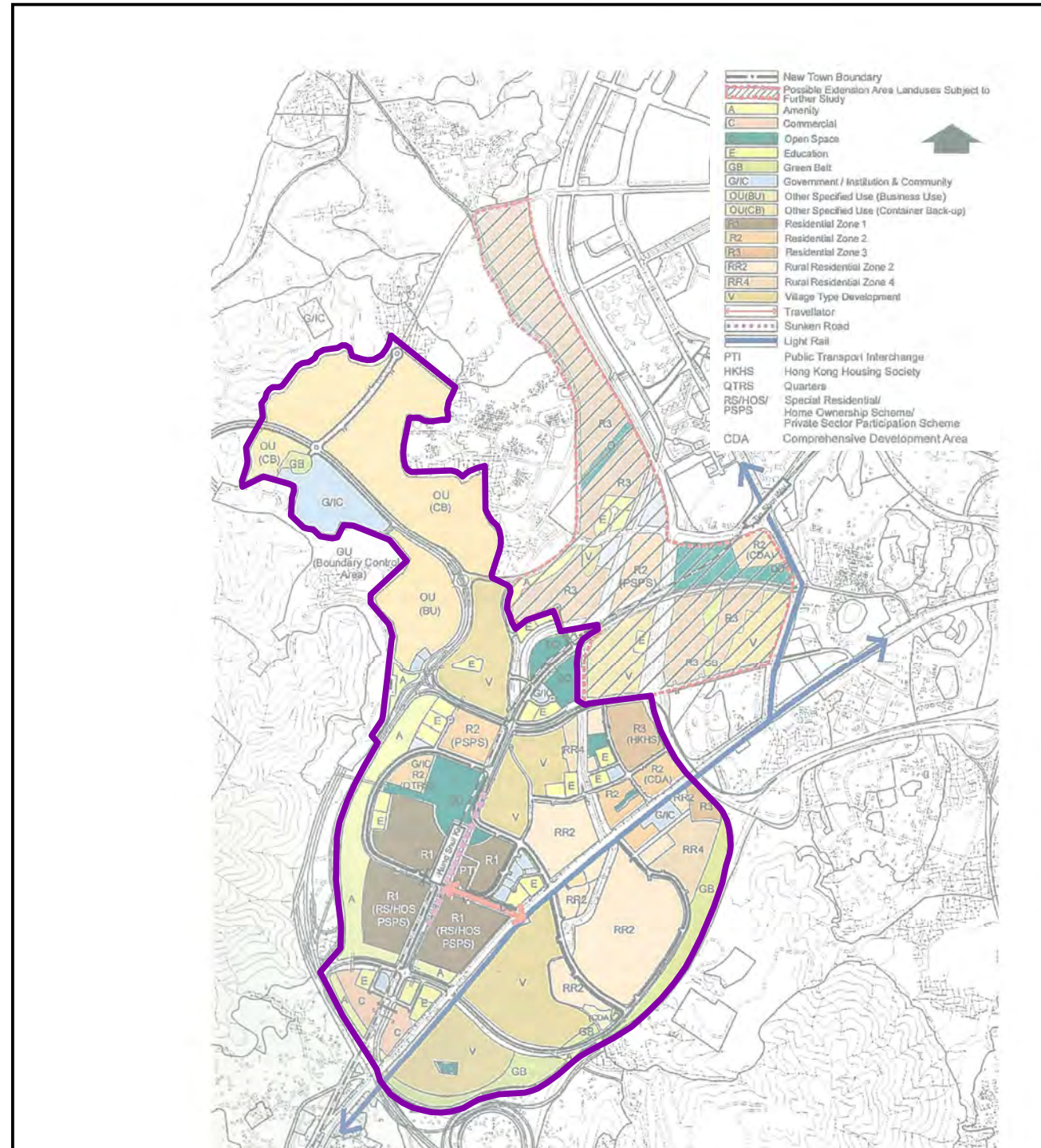
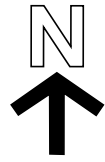
Signed Ms Jacinta K. C. Woo 胡潔貞女士 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的洪水橋及厦村分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HUNG SHUI KIU AND HA TSUEN - OUTLINE ZONING PLAN

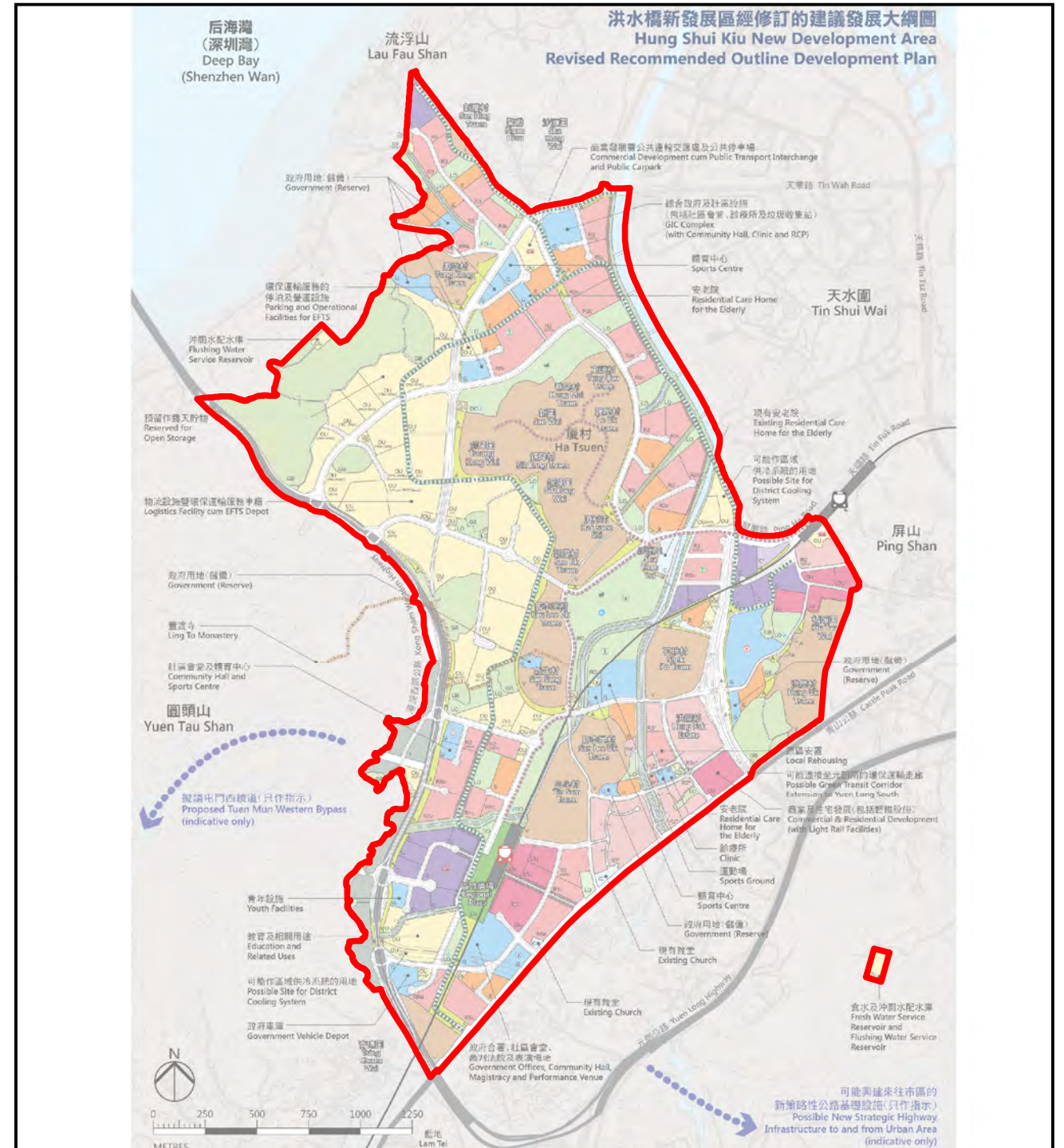
規劃署遵照城市規劃委員會指示編製
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/HSK/1





1999年發展建議 1999 Proposal



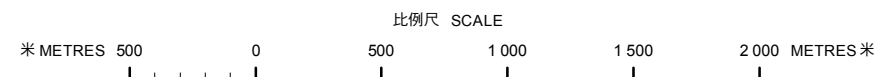
現時洪水橋新發展區的「經修訂的建議發展大綱圖」
Revised Recommended Outline Development Plan
of the current Hung Shui Kiu New Development Area

圖例 LEGEND

 洪水橋發展藍圖上的新市鎮界線
New Town boundary on the proposed
Hung Shui Kiu Development Plan
(摘自1999年《新界西北發展研究洪水橋發展
建議諮詢摘要》)
(Extracted from 'Planning and Development Study
on North West New Territories Development Proposals
for Hung Shui Kiu Consultation Digest', 1999)

 洪水橋新發展區界線
Hung Shui Kiu NDA boundary
(根據2017年完成的洪水橋新發展區
規劃及工程研究的「經修訂的建議發展大綱圖」)
(Based on the Revised Recommended Outline
Development Plan under the Hung Shui Kiu
New Development Area Planning and
Engineering Study completed in 2017)

1999年發展建議與現時洪水橋新發展區的比較
Comparison of the 1999 Proposal and the Current Hung Shui Kiu New Development Area



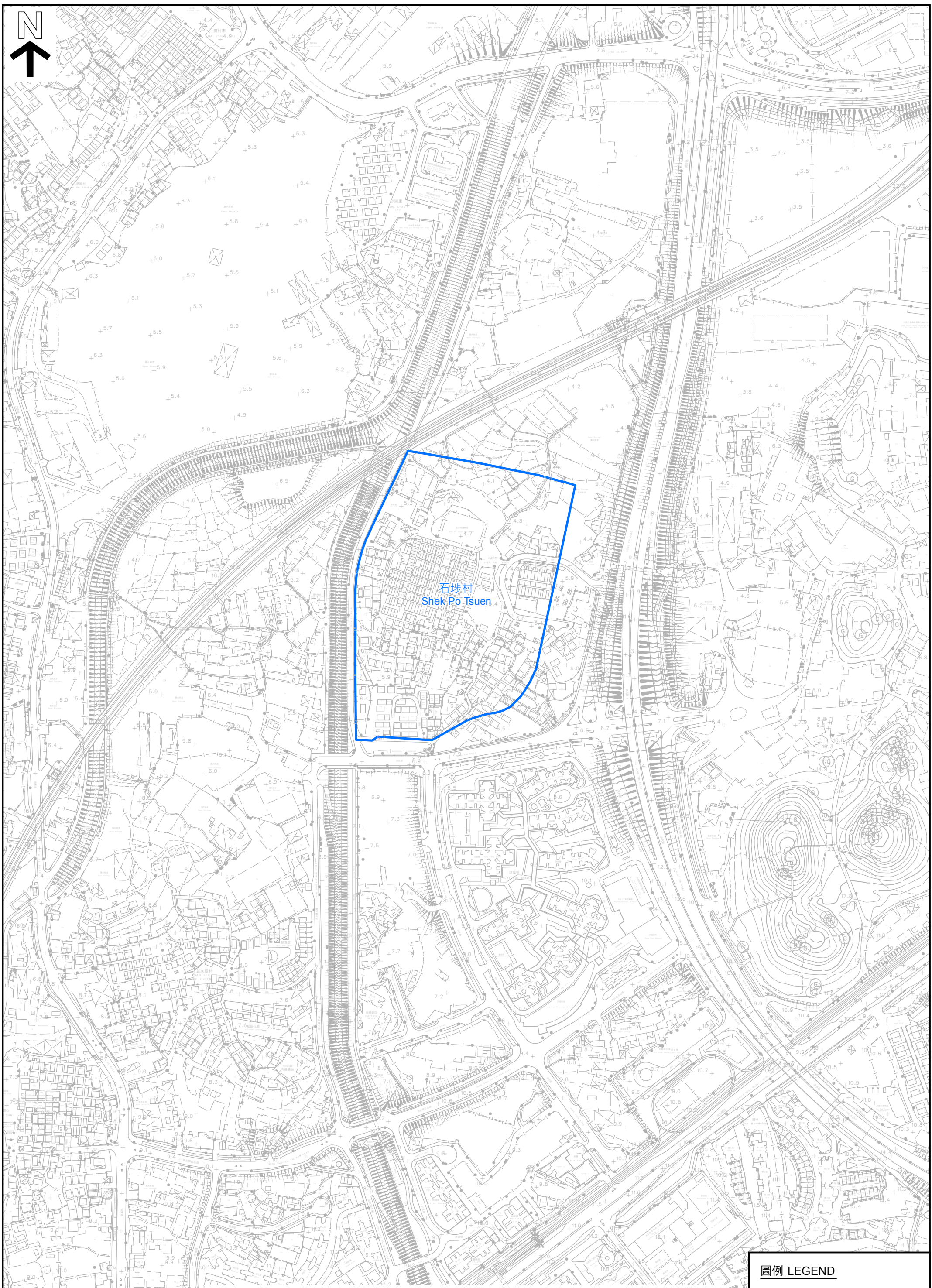
規劃署
PLANNING DEPARTMENT



圖則編號 PLAN No. : M/SR/HSK/18/008a

圖 PLAN

日期 DATE : 05/03/2018

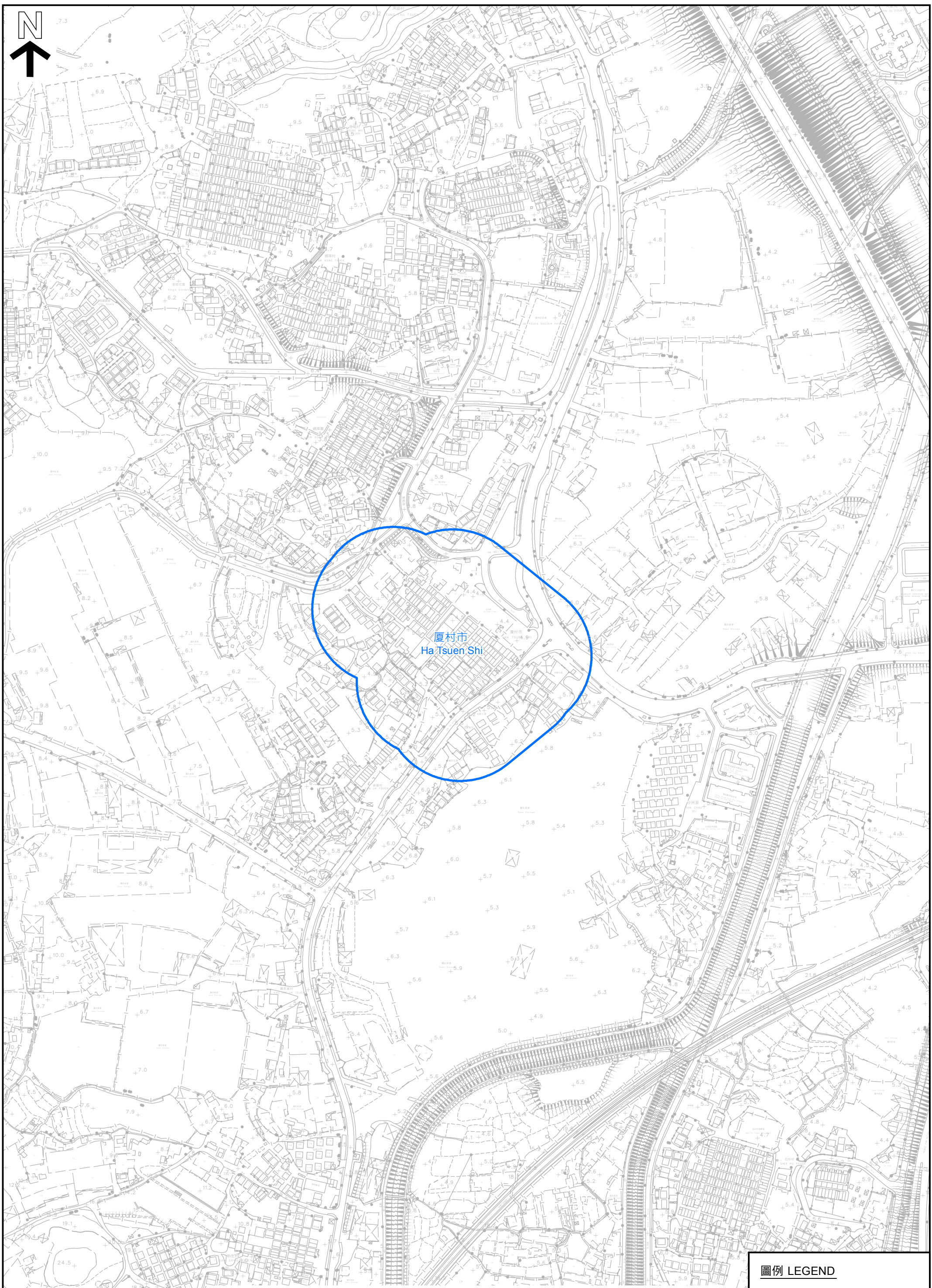


石埗村
Shek Po Tsuen

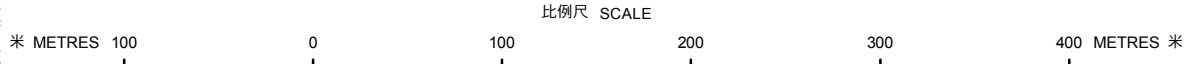
圖例 LEGEND

 鄉村範圍
Village Environ Boundary

比例尺 SCALE
米 METRES 100 0 100 200 300 400 METRES 米

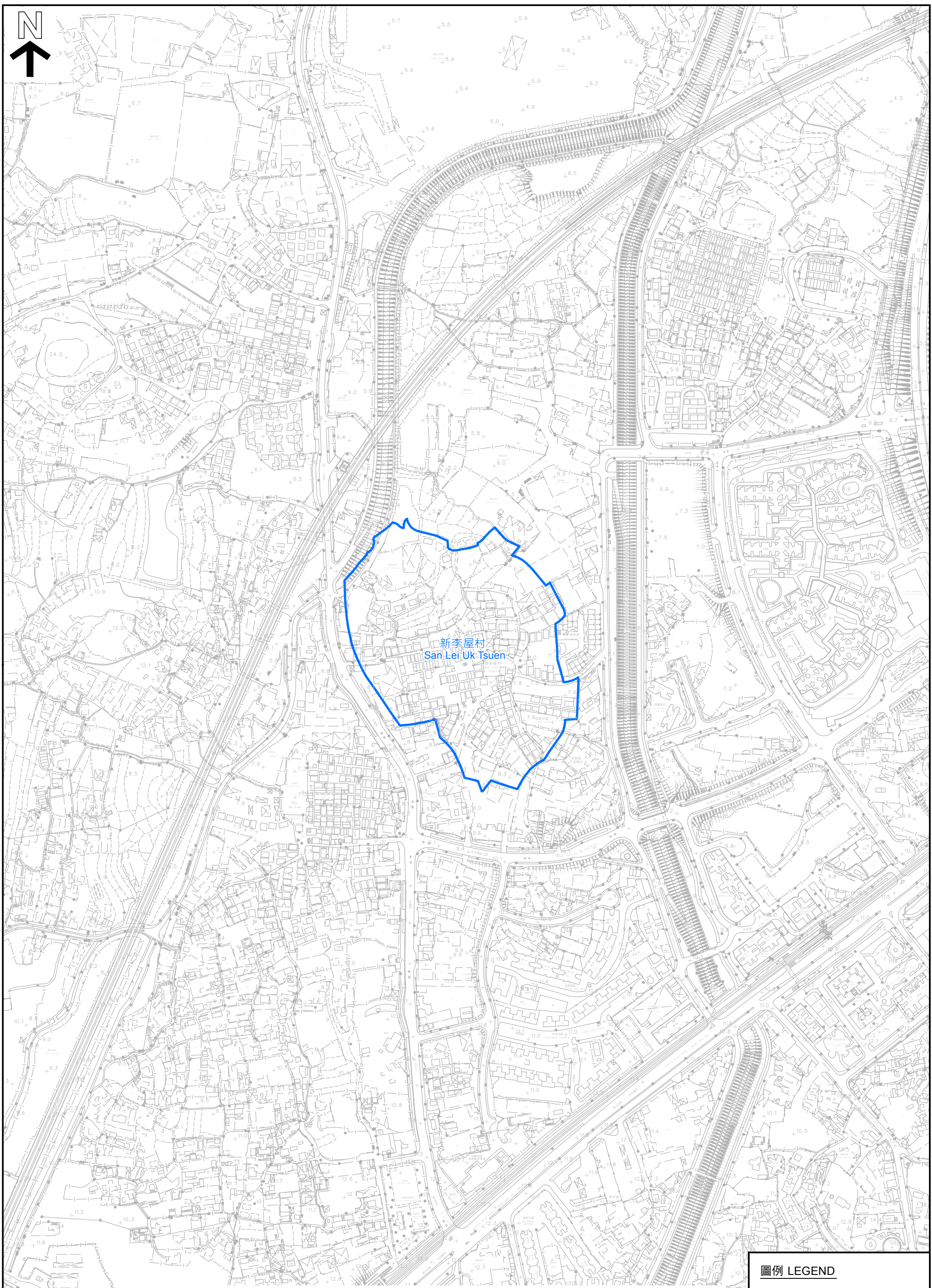


厦村市
Ha Tsuen Shi



圖例 LEGEND

-  鄉村範圍
Village Environ Boundary



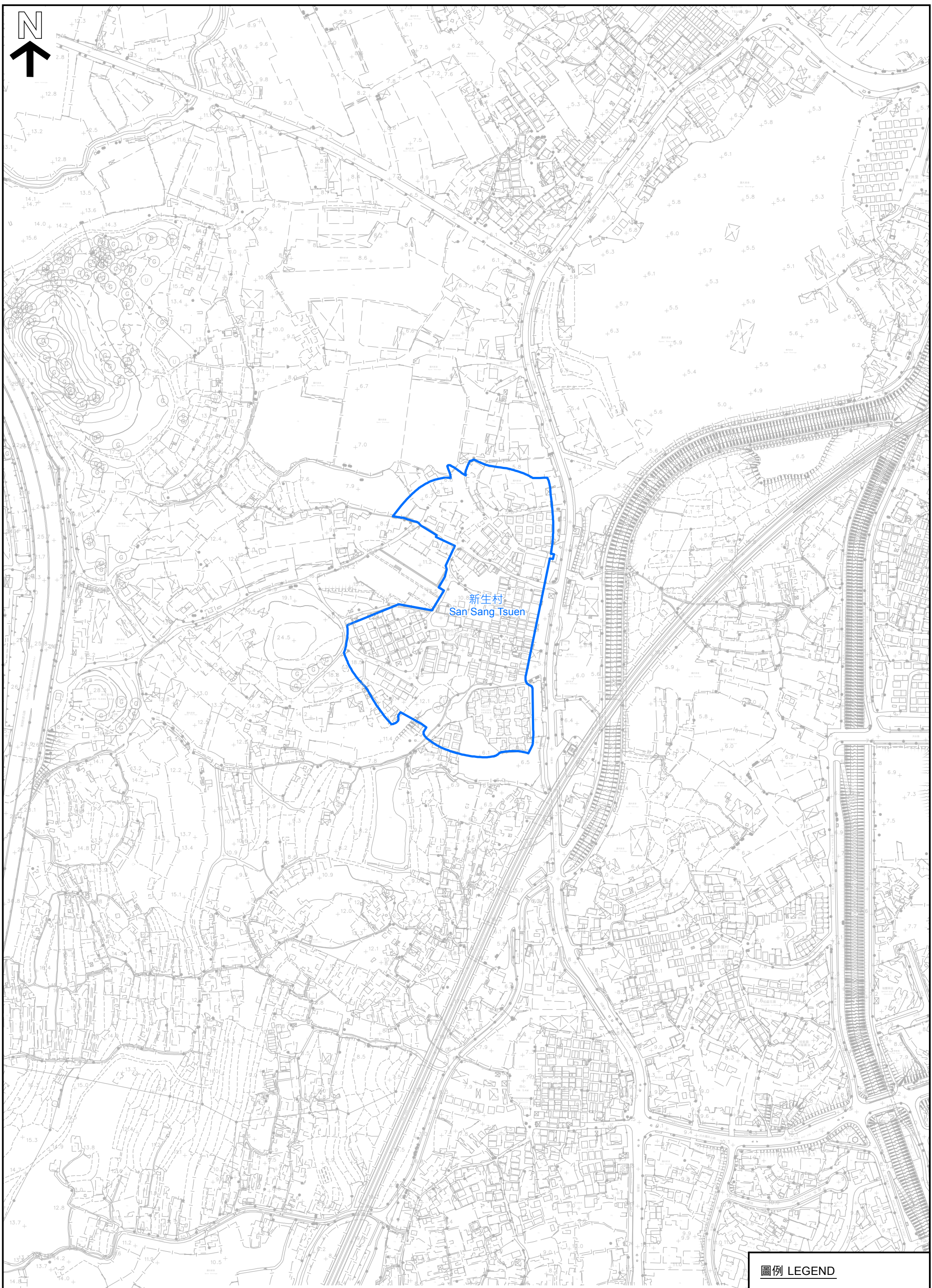
新李屋村
San Lei Uk Tsuen

比例尺 SCALE

米 METRES 100 0 100 200 300 400 METRES 米

圖例 LEGEND

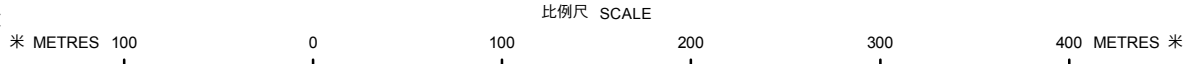
 鄉村範圍
Village Environ Boundary

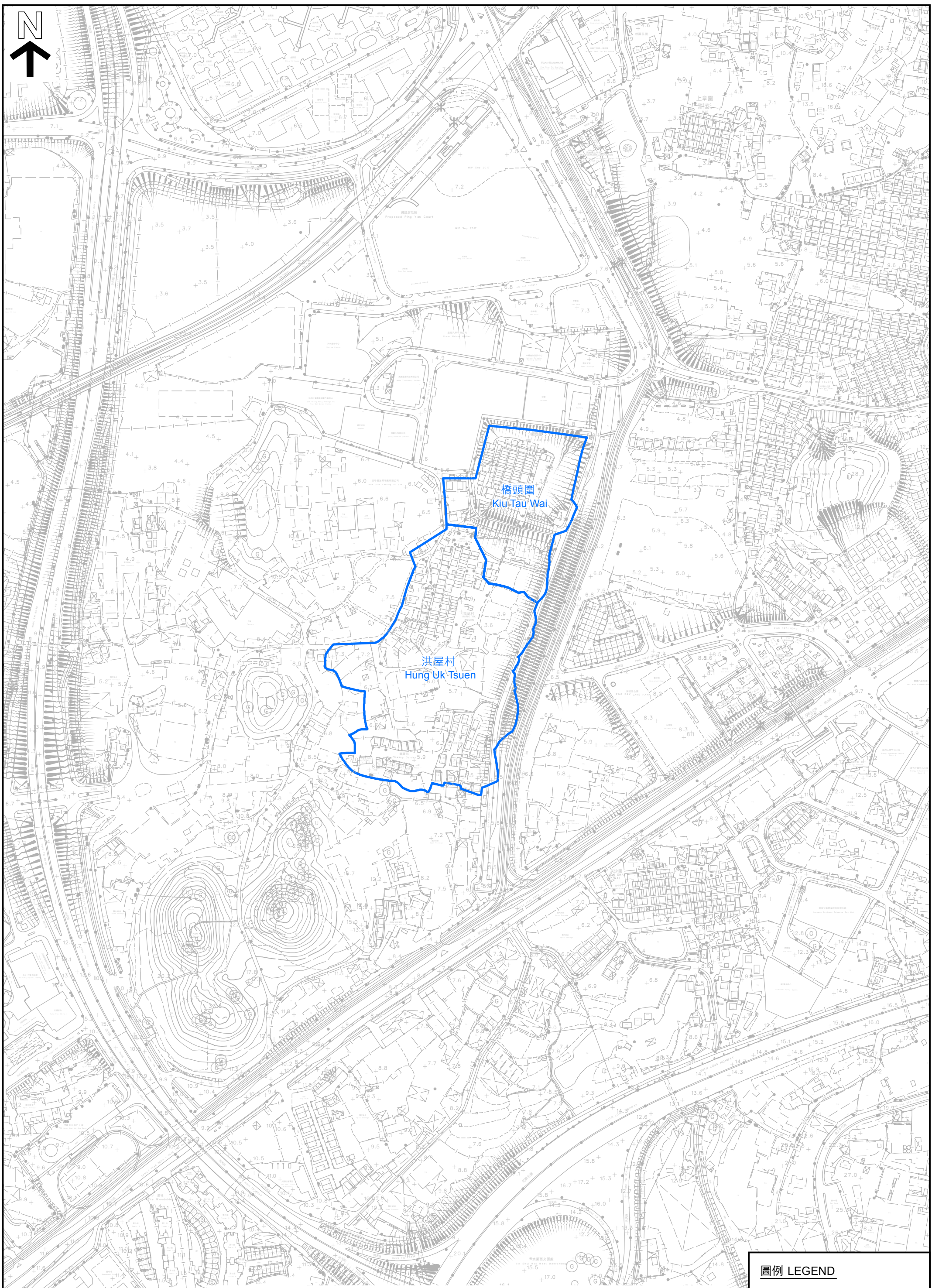


10 新生村
San Sang Tsuen

圖例 LEGEND

 鄉村範圍
Village Environ Boundary





橋頭圍
Kiu Tau Wai

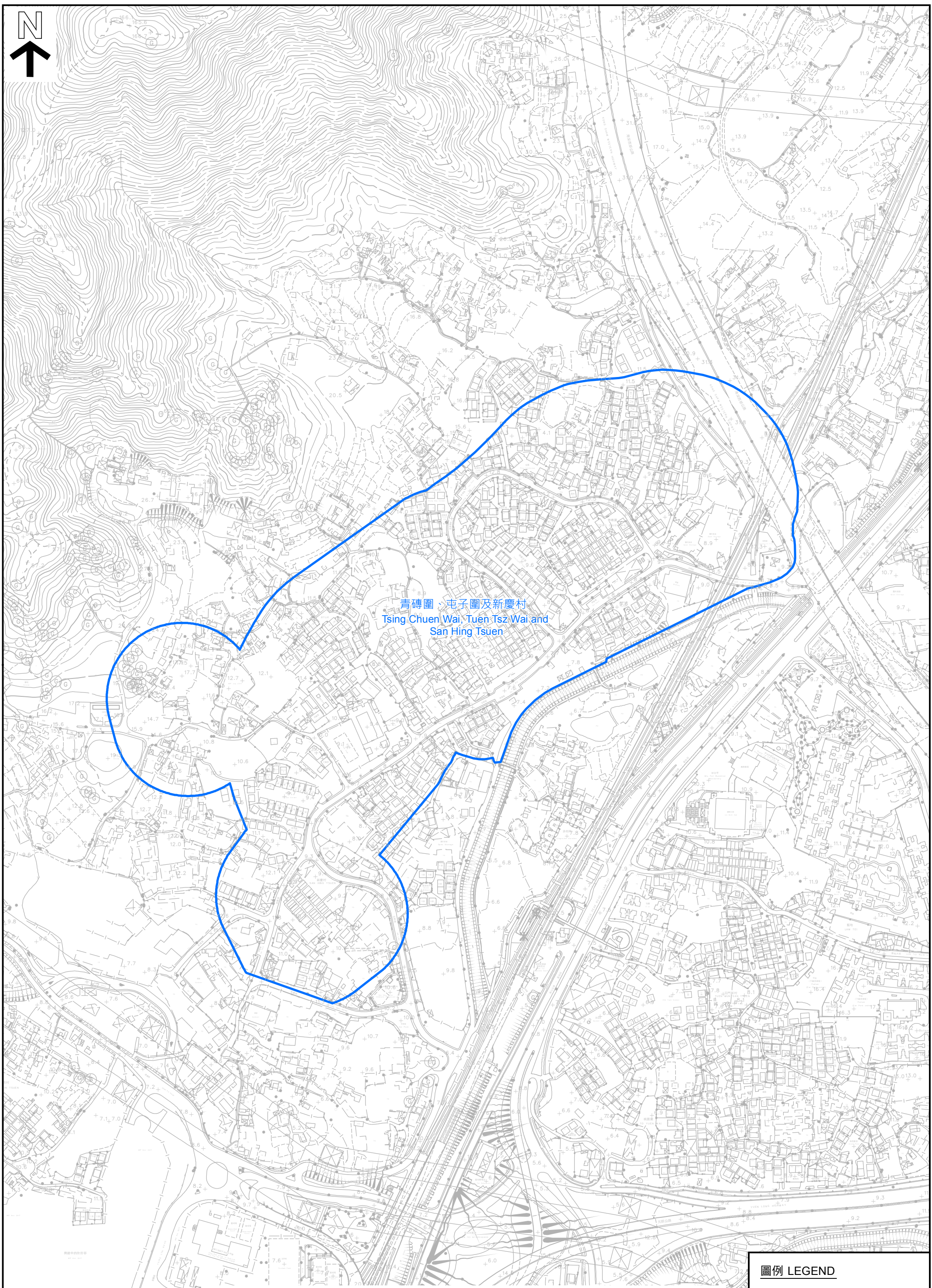
洪屋村
Hung Uk Tsuen

比例尺 SCALE

米 METRES 100 0 100 200 300 400 METRES 米

圖例 LEGEND

 鄉村範圍
Village Environ Boundary



青磚圍、屯子圍及新慶村
Tsing Chuen Wai, Tuen Tsz Wai and
San Hing Tsuen

圖例 LEGEND

 鄉村範圍
Village Environ Boundary

比例尺 SCALE
米 METRES 100 0 100 200 300 400 METRES 米

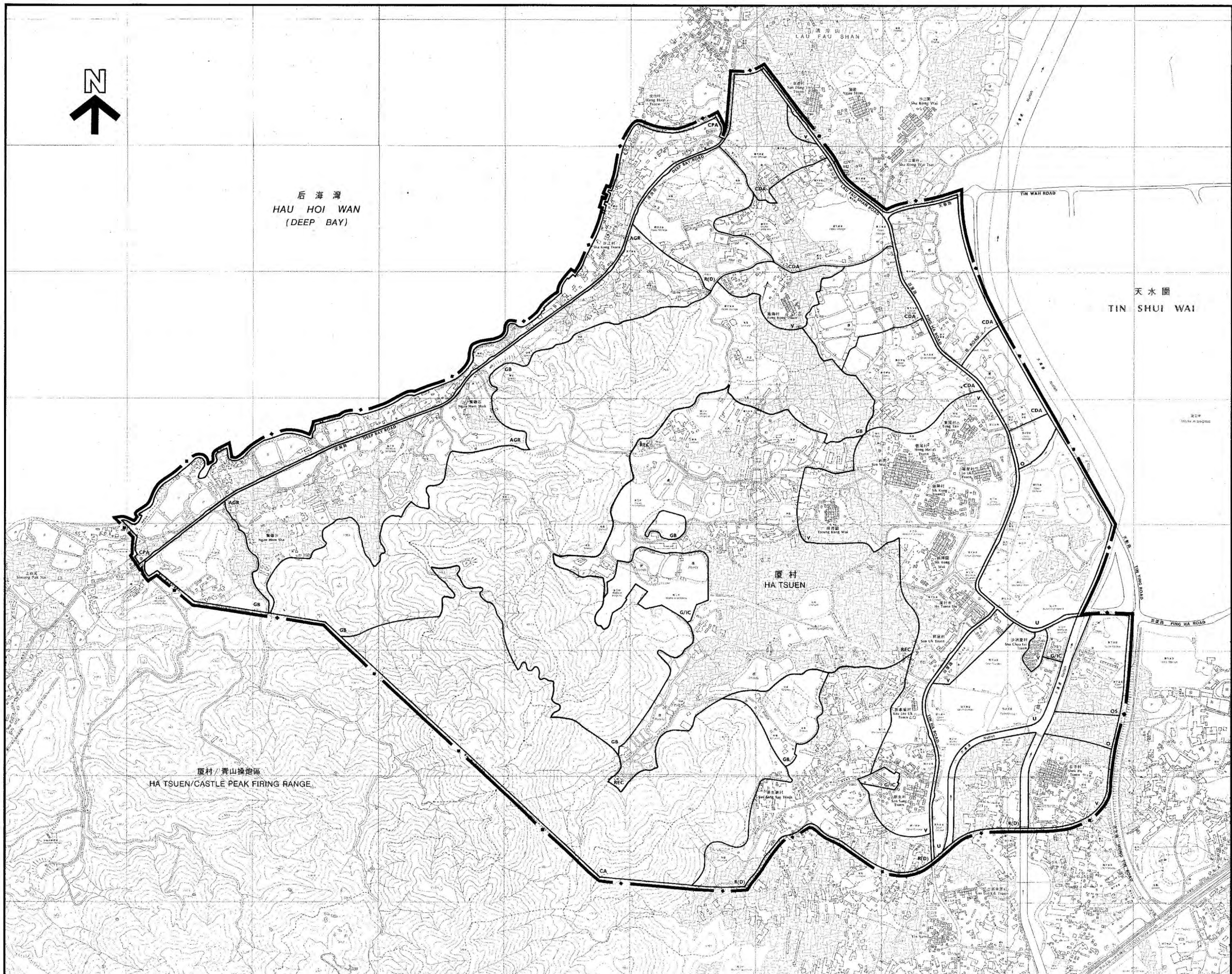
圖例
NOTATI

- | | | | |
|----------------------------------|-------|----------|--|
| ZONES | | | |
| AGRICULTURE | AGB | 農業 | |
| COMPREHENSIVE DEVELOPMENT AREA | CDA | 綜合發展區 | |
| RESIDENTIAL (GROUP D) | R(D) | 住宅(丁類) | |
| VILLAGE TYPE DEVELOPMENT | V | 鄉村式發展 | |
| OPEN STORAGE | OS | 露天存貨 | |
| GOVERNMENT/INSTITUTION/COMMUNITY | G/I/C | 政府/團體/社區 | |
| OPEN SPACE | O | 遊樂用地 | |
| RECREATION | REC | 康樂 | |
| UNDETERMINED | U | 未確定用途 | |
| GREEN BELT | GB | 綠化地帶 | |
| CONSERVATION AREA | CA | 保護區 | |
| COASTAL PROTECTION AREA | CPA | 沿岸保護區 | |
| COMMUNICATIONS | | 交通 | |
| MAJOR ROADS AND JUNCTIONS | | 主要道路及路口 | |
| MISCELLANEOUS | | 其他 | |
| BOUNDARY OF PLANNING SCHEME | | 規劃範圍界線 | |
| NULLAH | | 大溝渠 | |

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
AGRICULTURE	50.91	7.01	農業
COMPREHENSIVE DEVELOPMENT AREA	76.95	10.59	綜合發展區
RESIDENTIAL (GROUP D)	58.67	8.08	住宅(丁類)
VILLAGE TYPE DEVELOPMENT	83.70	11.52	鄉村式發展
OPEN STORAGE	8.38	1.15	露天存貨
GOVERNMENT/INSTITUTION/COMMUNITY	10.74	1.48	政府/團體/社區
OPEN SPACE	5.23	0.72	遊樂用地
RECREATION	94.84	13.06	康樂
UNDETERMINED	42.19	5.81	未確定用途
GREEN BELT	170.19	23.43	綠化地帶
CONSERVATION AREA	81.30	11.19	保護區
COASTAL PROTECTION AREA	30.49	4.20	沿岸保護區
MAJOR ROAD/NULLAH ETC.	12.80	1.76	主要道路/大溝渠等
TOTAL PLANNING SCHEME AREA	726.39	100.00	規劃範圍總面積

隨圖所附的《註釋》亦屬本圖的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



1994年6月10日按照城市規劃條例第5條的規定公開陳示的草圖。
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON THE 10th DAY OF JUNE 1994

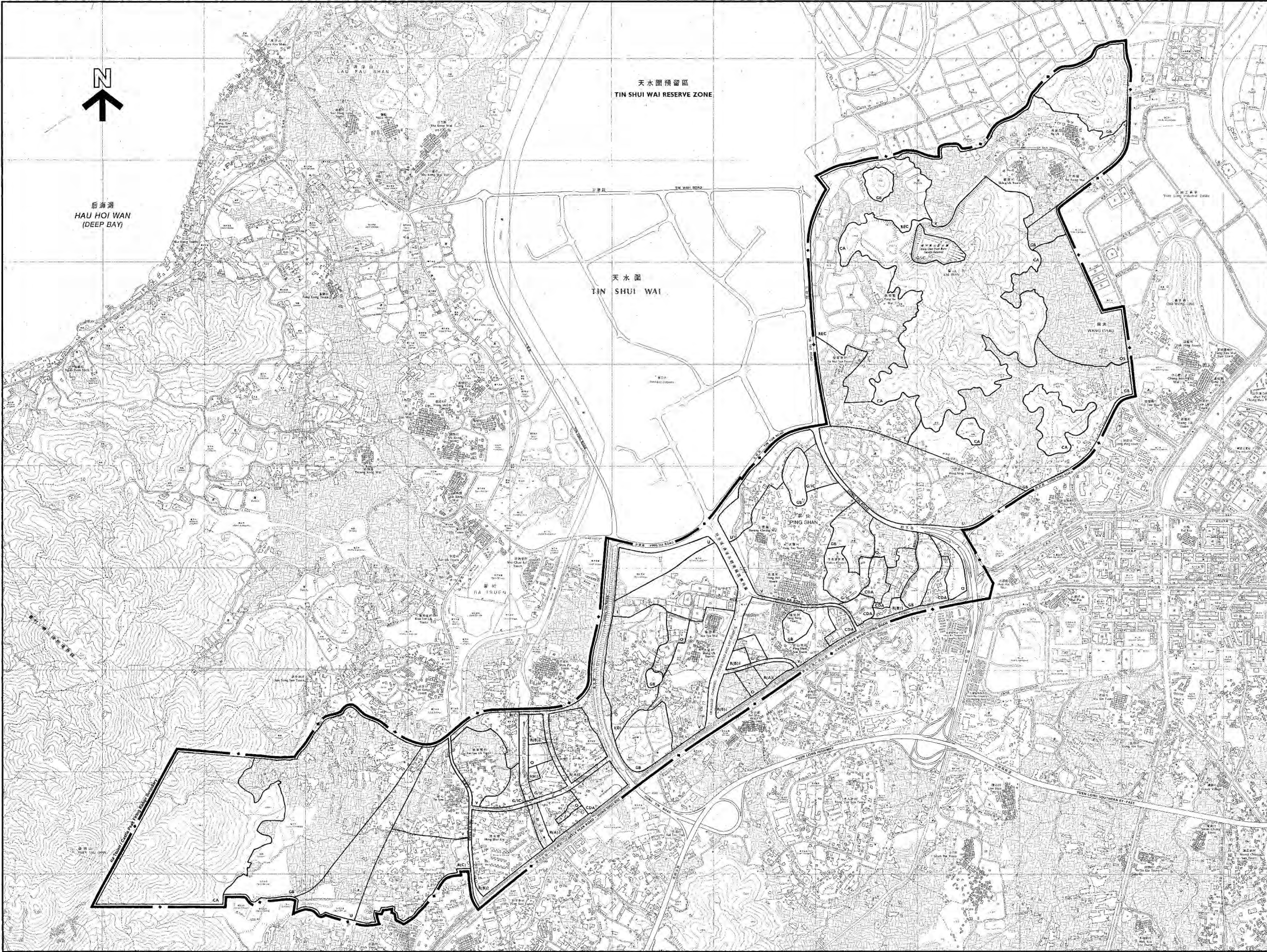
SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例制訂的厦村分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HA TSUEN - OUTLINE ZONING PLAN

SCALE 1:7,500 比例尺
METRES 200 0 200 400 600 800 1,000 METRES

規劃署遵照城市規劃委員會指示制訂
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/YL-HT/1



后海灣
HAU HOI WAN
(DEEP BAY)

天水圍預留區
TIN SHUI WAI RESERVE ZONE

天水圍
TIN SHUI WAI

NO

ZONES

COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RA1	住宅(甲類)
RESIDENTIAL (GROUP B)	RB1	住宅(乙類)
RESIDENTIAL (GROUP C)	RC1	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
INDUSTRIAL (GROUP D)	ID1	工業(丁類)
OPEN STORAGE	OS	露天存貨
GOVERNMENT/INSTITUTION/COMMUNITY	GIC	政府/機構/社區
OPEN SPACE	O	遊憩用地
RECREATION	REC	康樂
UNDETERMINED	U	未確定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	保護區

COMMUNICATIONS

MAJOR ROADS AND JUNCTIONS

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

DRAINAGE CHANNEL

交通

主要道路及路口

其他

規劃範圍界線

排水渠

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

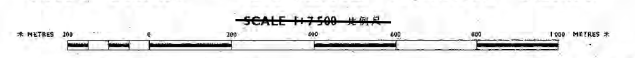
USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	百分比 %	用途
COMPREHENSIVE DEVELOPMENT AREA	13.23	2.20	綜合發展區
RESIDENTIAL (GROUP A)1	1.20	0.20	住宅(甲類)1
RESIDENTIAL (GROUP A)2	2.54	0.43	住宅(甲類)2
RESIDENTIAL (GROUP A)3	6.60	1.10	住宅(甲類)3
RESIDENTIAL (GROUP B)1	3.03	0.50	住宅(乙類)1
RESIDENTIAL (GROUP B)2	11.80	1.96	住宅(乙類)2
RESIDENTIAL (GROUP C)	19.70	3.11	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	107.46	17.89	鄉村式發展
INDUSTRIAL	12.52	2.06	工業
INDUSTRIAL (GROUP D)	13.11	2.18	工業(丁類)
OPEN STORAGE	19.35	3.22	露天存貨
GOVERNMENT/INSTITUTION/COMMUNITY	14.05	2.44	政府/機構/社區
OPEN SPACE	10.74	1.79	遊憩用地
RECREATION	38.60	6.41	康樂
UNDETERMINED	64.61	10.89	未確定用途
GREEN BELT	115.55	19.25	綠化地帶
CONSERVATION AREA	113.07	18.82	保護區
MAJOR ROAD/DRAINAGE CHANNEL ETC.	43.02	7.16	主要道路/排水渠等
TOTAL PLANNING SCHEME AREA	600.78	100.00	規劃範圍總面積

隨圖所附的《註釋》亦屬本圖的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

1996年6月14日按照城市規劃條例第5條
的規定公開展出的草圖。
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE
TOWN PLANNING ORDINANCE ON THE 14th DAY
OF JUNE 1996.

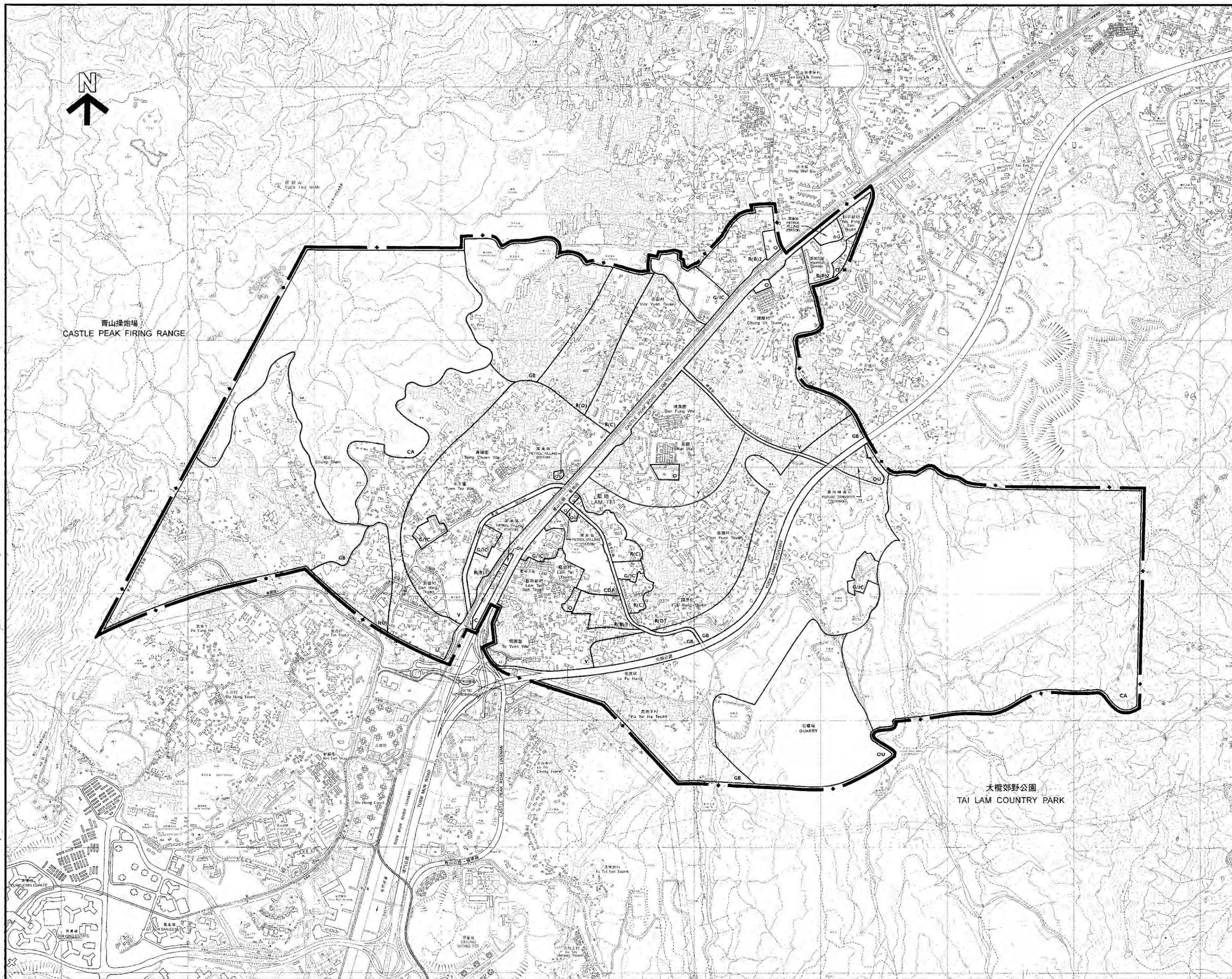
SECRETARY
TOWN PLANNING BOARD 城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例制訂的屏山分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
PING SHAN - OUTLINE ZONING PLAN



製圖遵照城市規劃委員會指示制訂
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/YL-PS/1



圖例
NOTATION

ZONES	圖例	用途分區
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅(丙類)
RESIDENTIAL (GROUP D)	R(D)	住宅(丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL (GROUP D)	I(D)	工業(丁類)
GOVERNMENT/INSTITUTION/COMMUNITY	G/I/C	政府/團體/社區
OPEN SPACE	O	遊憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未確定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	保護區
COMMUNICATIONS		交通
MAJOR ROADS AND JUNCTIONS	—+—	主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	—●—	規劃範圍界線
NULLAH	—>—	溝渠

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

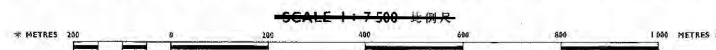
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.74	0.14	商業
COMPREHENSIVE DEVELOPMENT AREA	4.56	0.85	綜合發展區
RESIDENTIAL (GROUP B)1	3.94	0.74	住宅(乙類)1
RESIDENTIAL (GROUP B)2	8.78	1.64	住宅(乙類)2
RESIDENTIAL (GROUP B)3	2.25	0.42	住宅(乙類)3
RESIDENTIAL (GROUP C)	16.03	3.00	住宅(丙類)
RESIDENTIAL (GROUP D)	35.10	6.58	住宅(丁類)
VILLAGE TYPE DEVELOPMENT	90.70	16.99	鄉村式發展
INDUSTRIAL (GROUP D)	6.85	1.28	工業(丁類)
GOVERNMENT/INSTITUTION/COMMUNITY	8.95	1.68	政府/團體/社區
OPEN SPACE	2.17	0.41	遊憩用地
OTHER SPECIFIED USES	28.58	5.54	其他指定用途
UNDETERMINED	21.71	4.07	未確定用途
GREEN BELT	129.65	24.20	綠化地帶
CONSERVATION AREA	153.11	28.98	保護區
MAJOR ROADS, NULLAH ETC	19.70	3.69	主要道路, 溝渠等
TOTAL PLANNING SCHEME AREA	535.83	100.00	規劃範圍總面積

隨圖所附的《註釋》亦屬本圖的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

1996年6月7日按照城市規劃條例第5條
的規定公開展出的草圖
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE
TOWN PLANNING ORDINANCE ON THE 7th DAY
OF JUNE 1996

P. L. Chan
SECRETARY
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香港城市規劃委員會依據城市規劃條例制訂的藍地及亦園分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
LAM TEI AND YICK YUEN - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示制訂
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