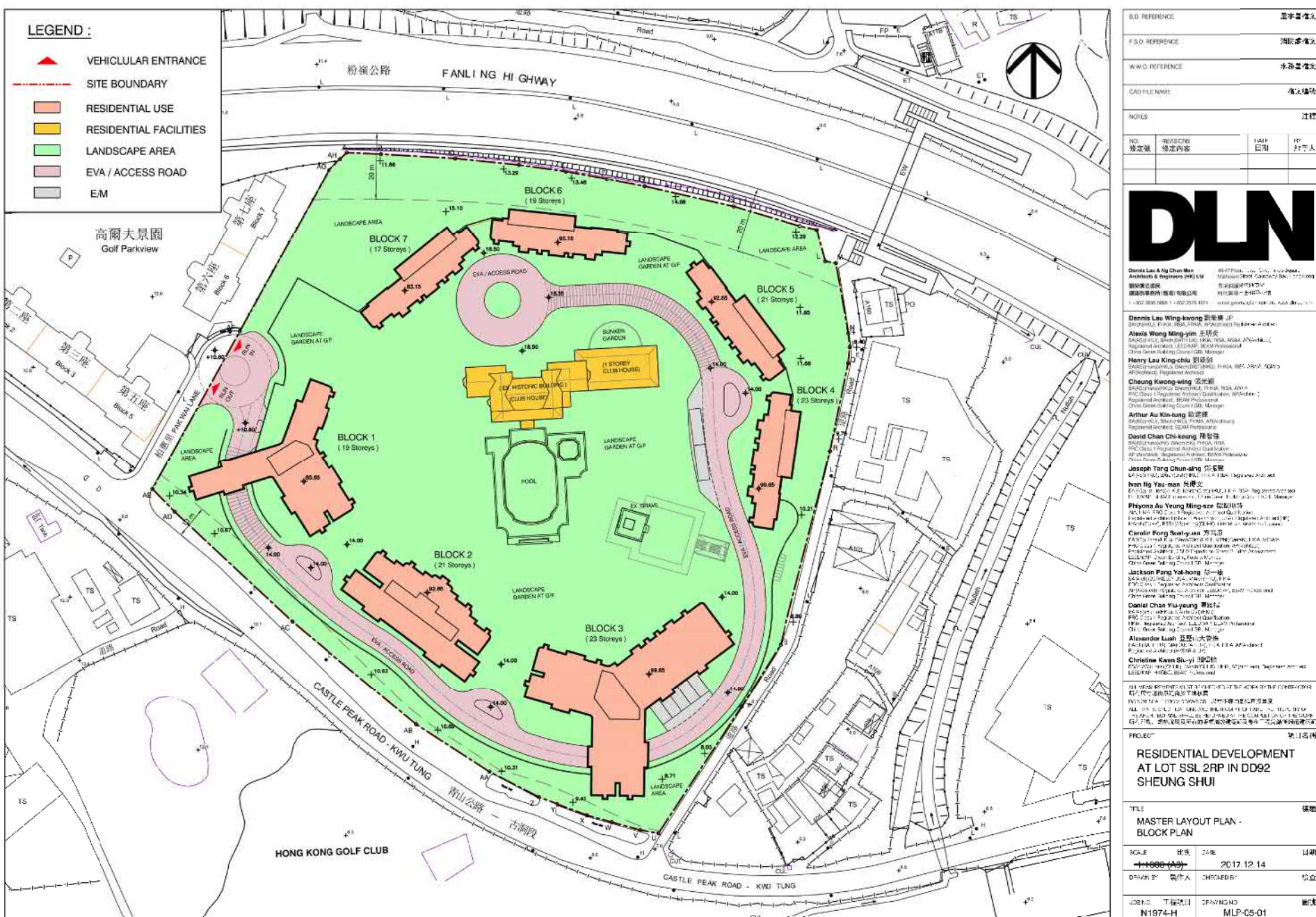


先前申請編號 Y/FSS/12 PREVIOUS APPLICATION No. Y/FSS/12

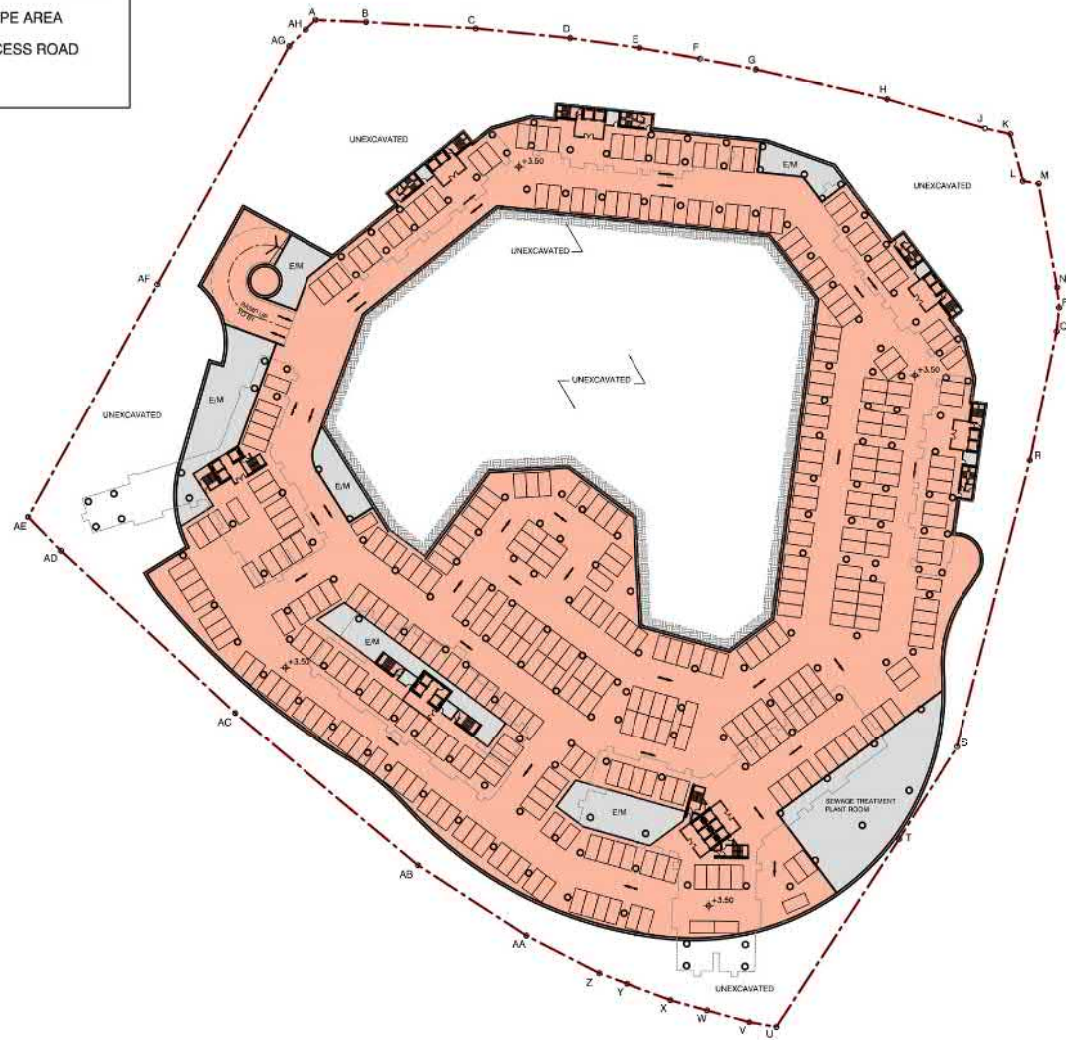


現有申請 CURRENT APPLICATION

(資料來源:申請人於 10. 12. 2019 提交的資料)  
(Source : Applicant's Submission of 10.12.2019)

參考編號  
REFERENCE No. Y/FSS/15  
繪圖  
DRAWING Z-1





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REFERENCE No.  
Y/FSS/15

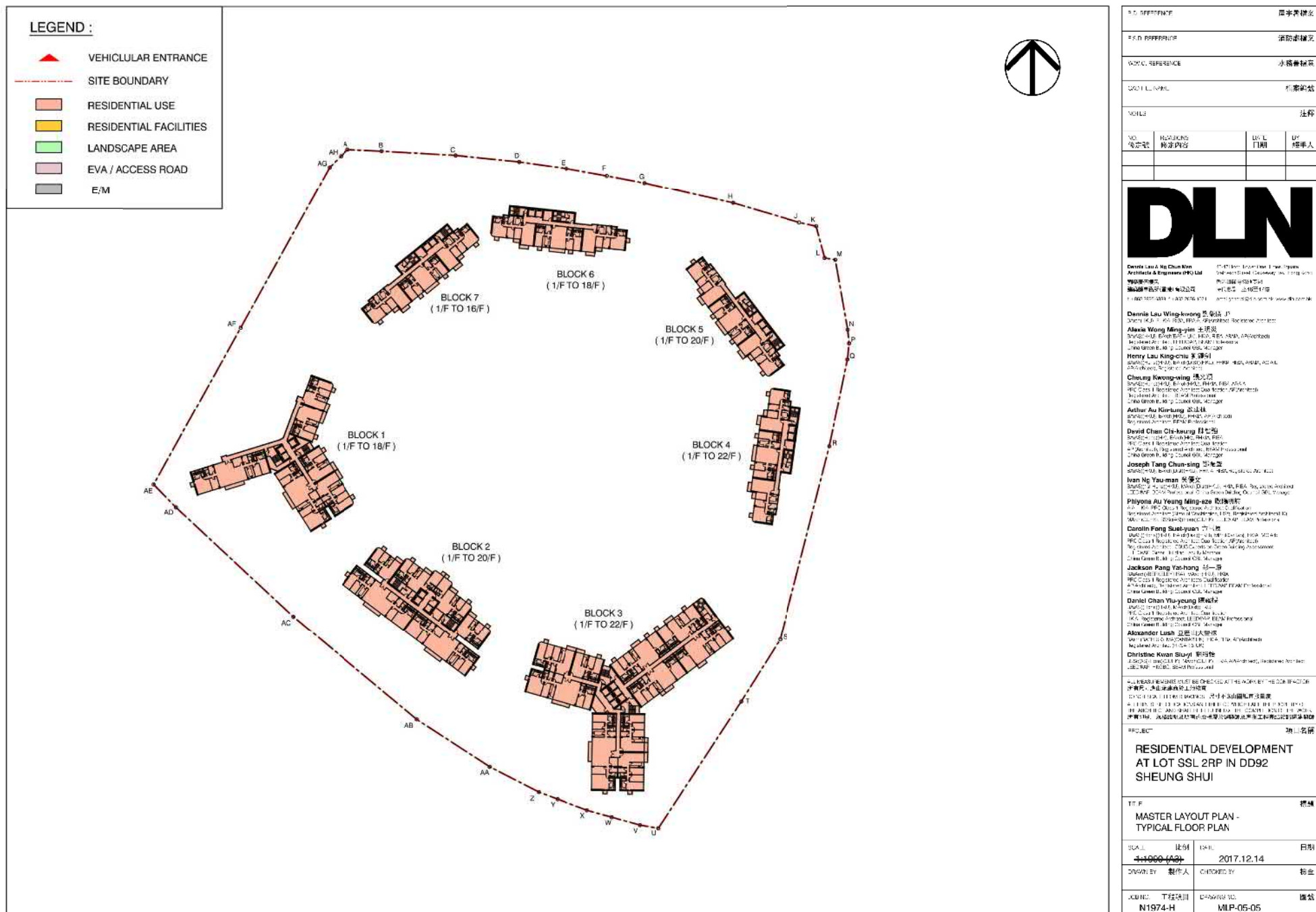
繪圖 DRAWING  
Z-2











(資料來源:申請人於 10.12.2019 呈交的資料)  
(Source : Applicant's Submission of 10.12.2019)

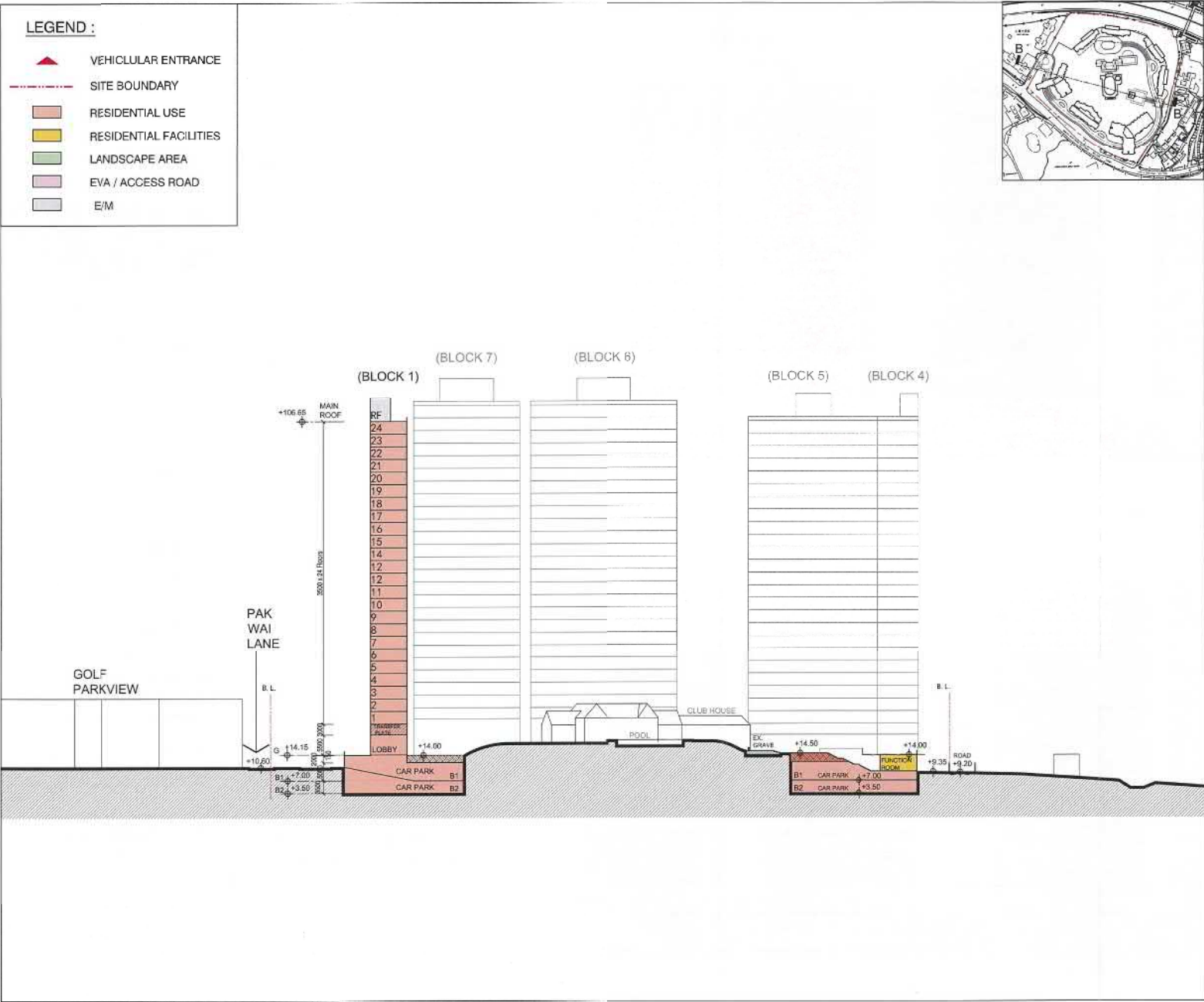
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REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-5

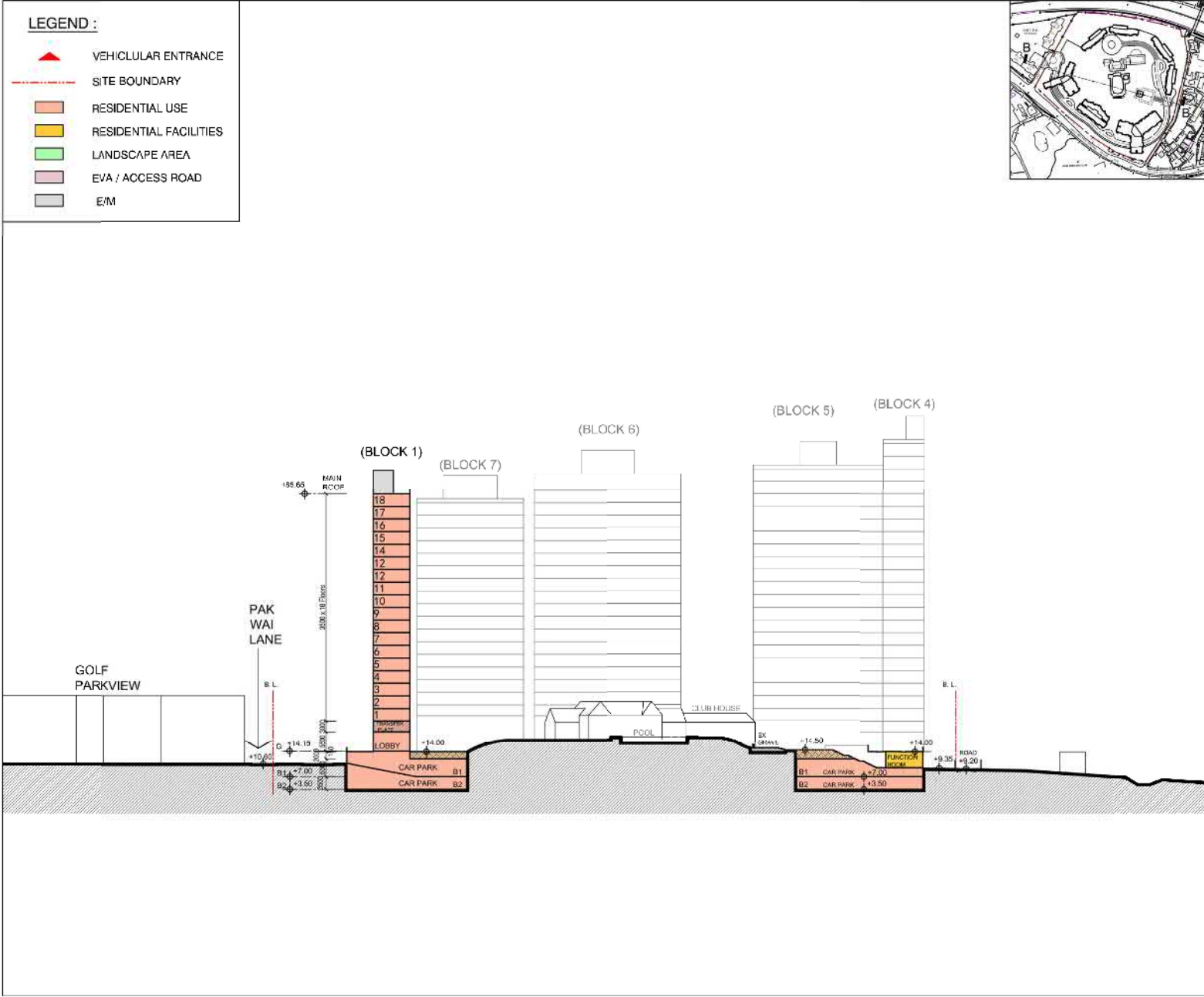








先前申請編號 Y/FSS/12      PREVIOUS APPLICATION No. Y/FSS/12

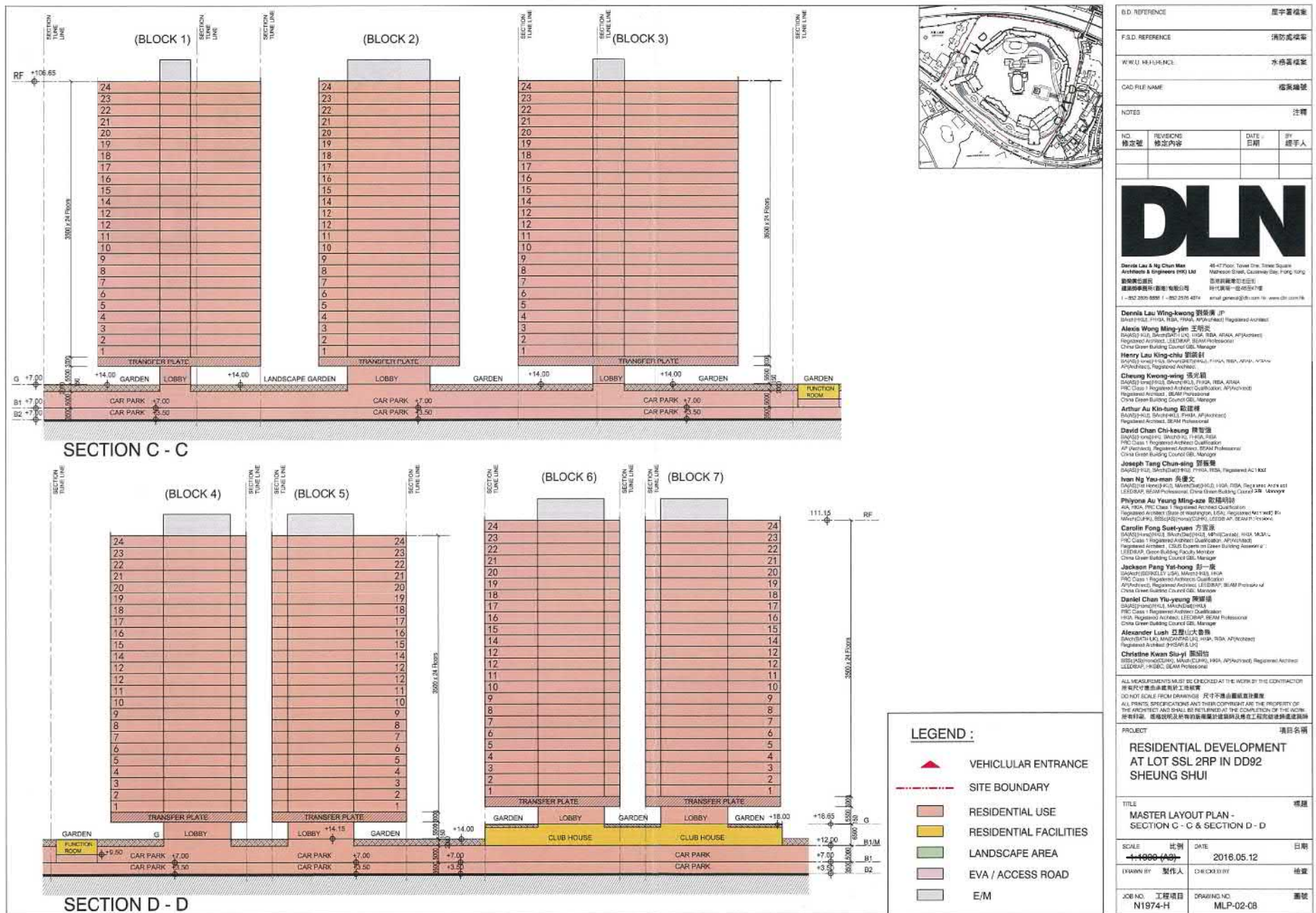


現有申請 CURRENT APPLICATION

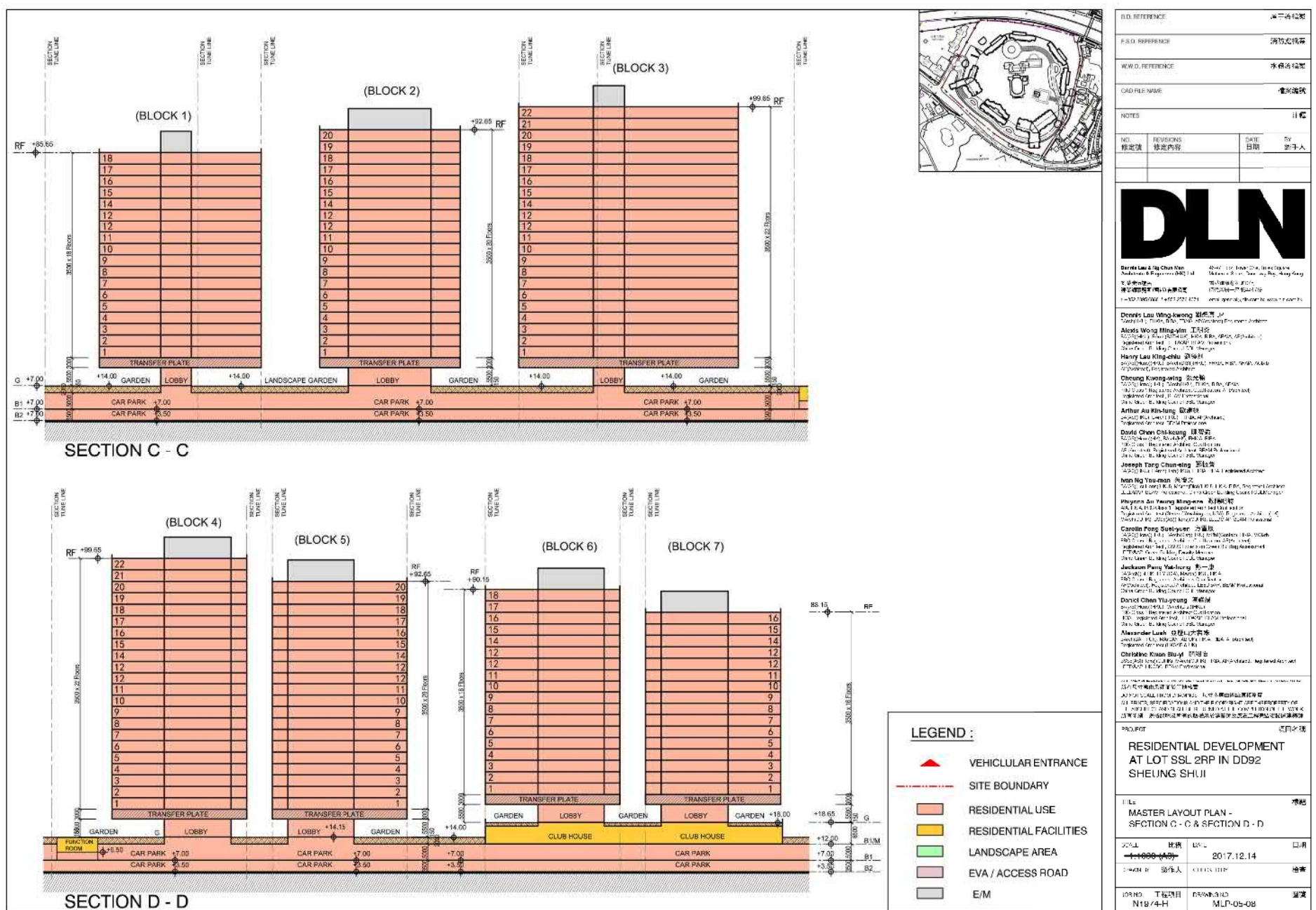
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(Source : Applicant's Submission of 10.12.2019)

參考編號 REFERENCE No.	繪圖 DRAWING
Y/FSS/15	Z-7





先前申請編號 Y/FSS/12 PREVIOUS APPLICATION No. Y/FSS/12



現有申請 CURRENT APPLICATION

(資料來源:申請人於 10.12.2019 提交的資料)  
(Source : Applicant's Submission of 10.12.2019)

參考編號  
REFERENCE No. Y/FSS/15  
繪圖  
DRAWING Z-8



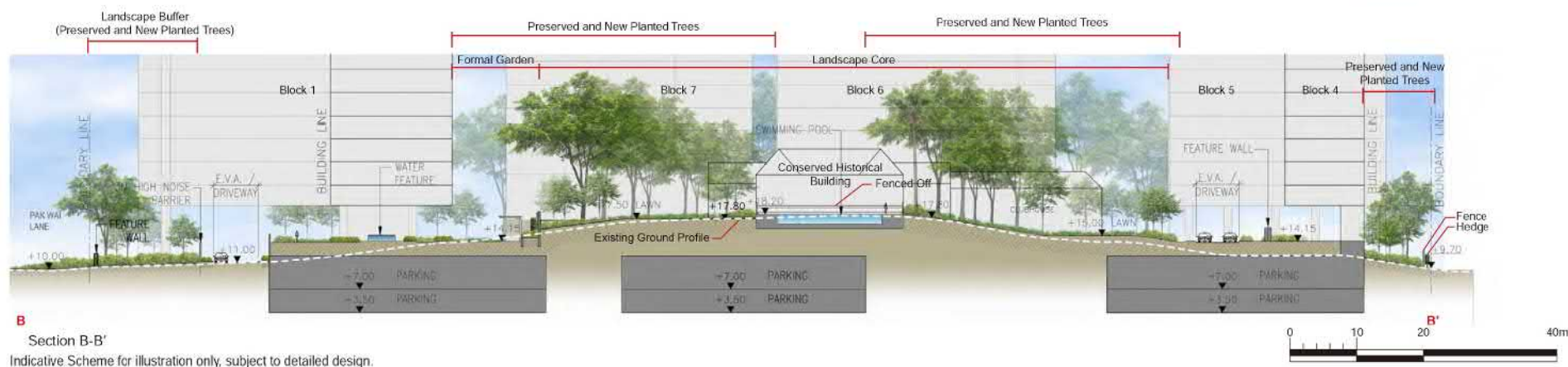
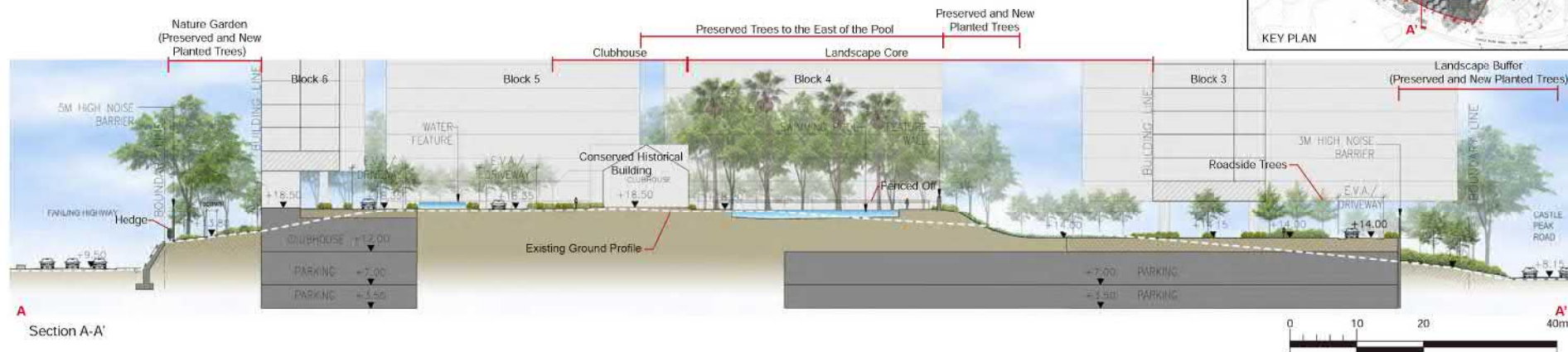
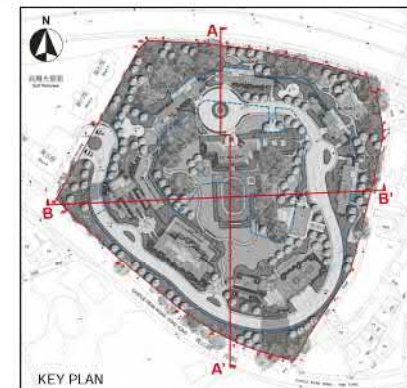


(資料來源:申請人於 10.12.2019 呈交的資料)  
(Source : Applicant's Submission of 10.12.2019)

參考編號  
REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-9





Proposed Residential Redevelopment at Sheung Shui Lot No. 2 (RP)

Landscape Sections and Elevations A-A' and B-B'

SCALE	AS SHOWN	DATE	DEC 2017
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 2.1		
		REV	

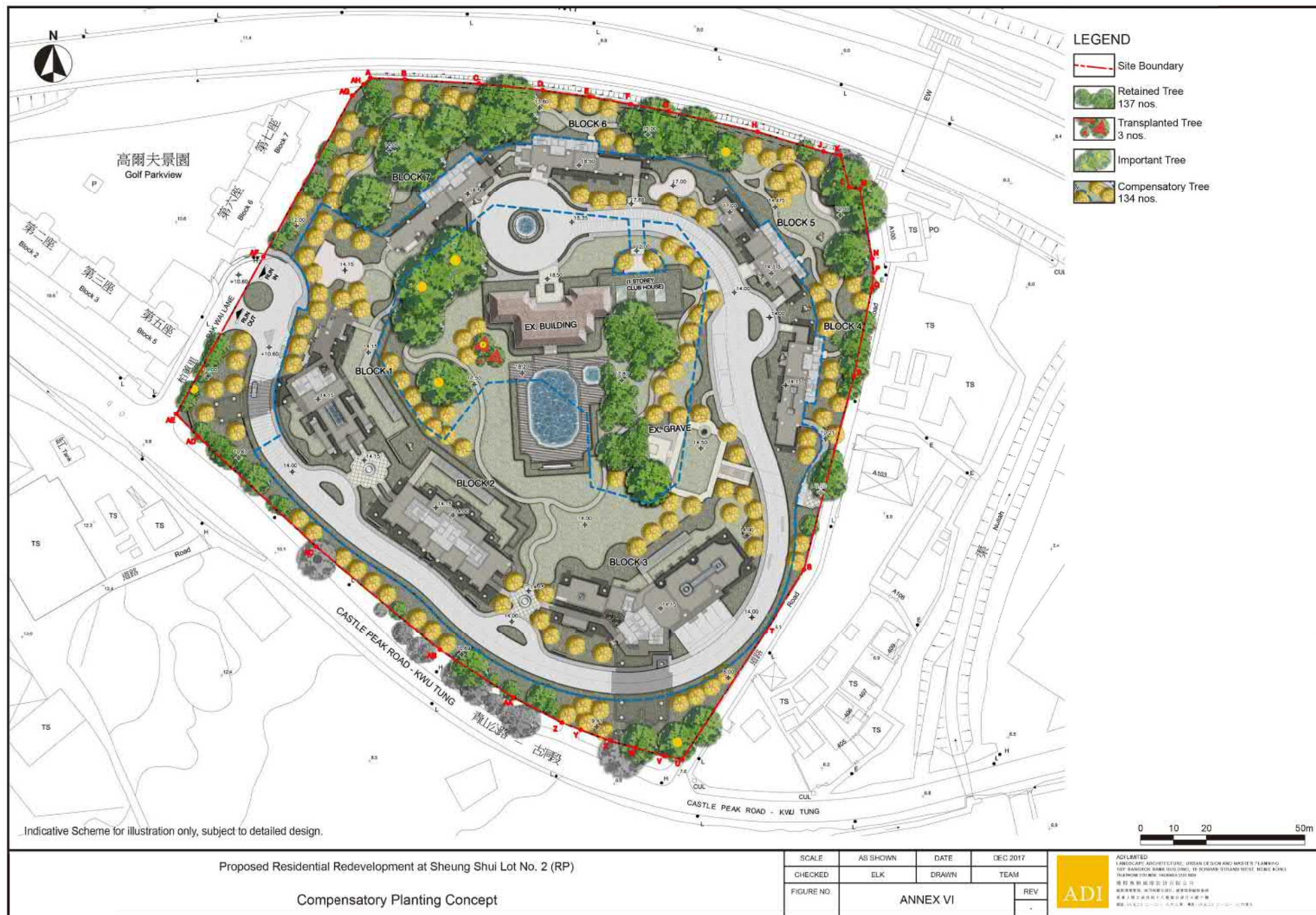
ADI  
ARCHITECTS  
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
10/F RANGKOK BANK BUILDING, 18 NORMAN STRAND WEST, HONG KONG  
TEL: (852) 2500 1111 FAX: (852) 2500 1112  
WWW.ADI-ARCHITECTS.COM

(資料來源:申請人於 10.12.2019 呈交的資料)  
(Source : Applicant's Submission of 10.12.2019)

參考編號  
REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-10



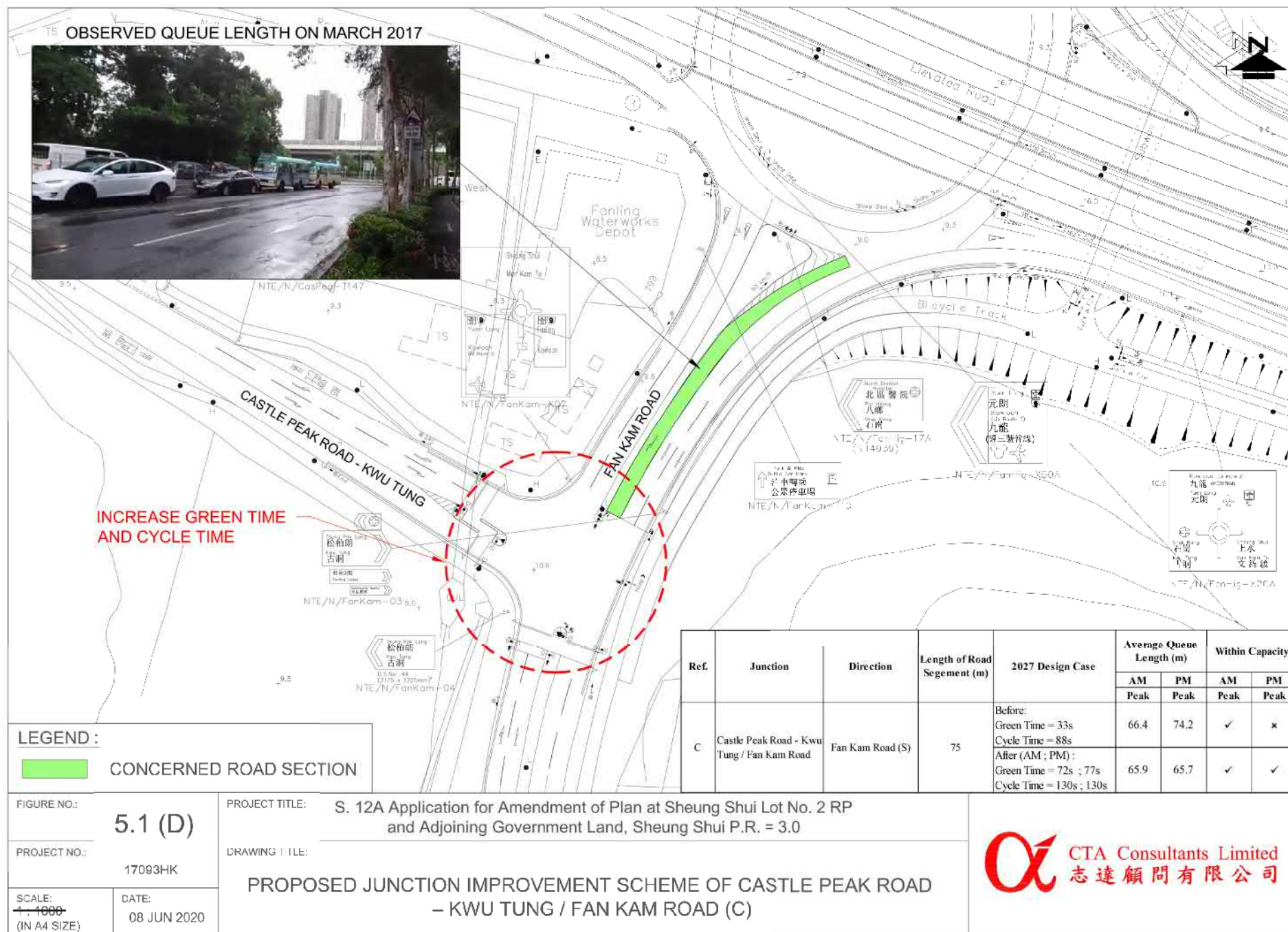


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(Source : Applicant's Submission of 10.12.2019)

參考編號  
REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-11





(資料來源:申請人於 15. 7. 2020 呈交的資料)  
(Source : Applicant's Submission of 15.7.2020)

參考編號  
REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-12



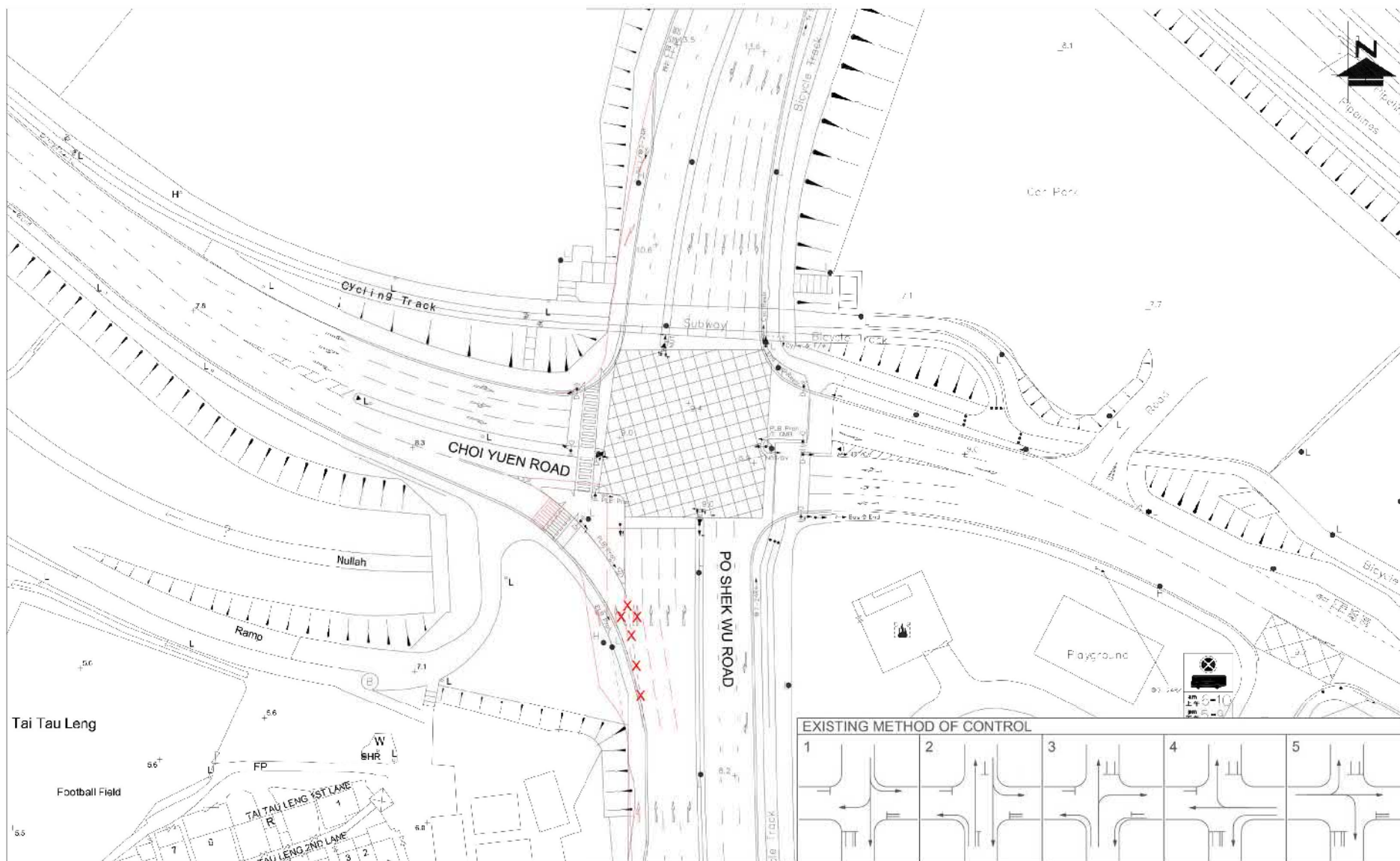



FIGURE NO.: <div>4.4</div>	PROJECT TITLE: S. 12A Application for Amendment of Plan at Sheung Shui Lot No. 2 RP and Adjoining Government Land, Sheung Shui P.R. = 3.0	<div>            CTA Consultants Limited            志達顧問有限公司         </div>
PROJECT NO.: 170931-HK	DRAWING TITLE: PROPOSED IMPROVEMENT LAYOUT OF PO SHEK WU ROAD / CHOI YUEN ROAD (E) (CARRIED OUT BY CEDD) IN KNP PROJECT	
SCALE: <del>1:1000</del> (IN A4 SIZE)	DATE: 05 JUN 2020	

(資料來源:申請人於 15. 7. 2020 呈交的資料)  
 (Source : Applicant's Submission of 15.7.2020)

參考編號 REFERENCE No. Y/FSS/15	繪圖 DRAWING Z-13
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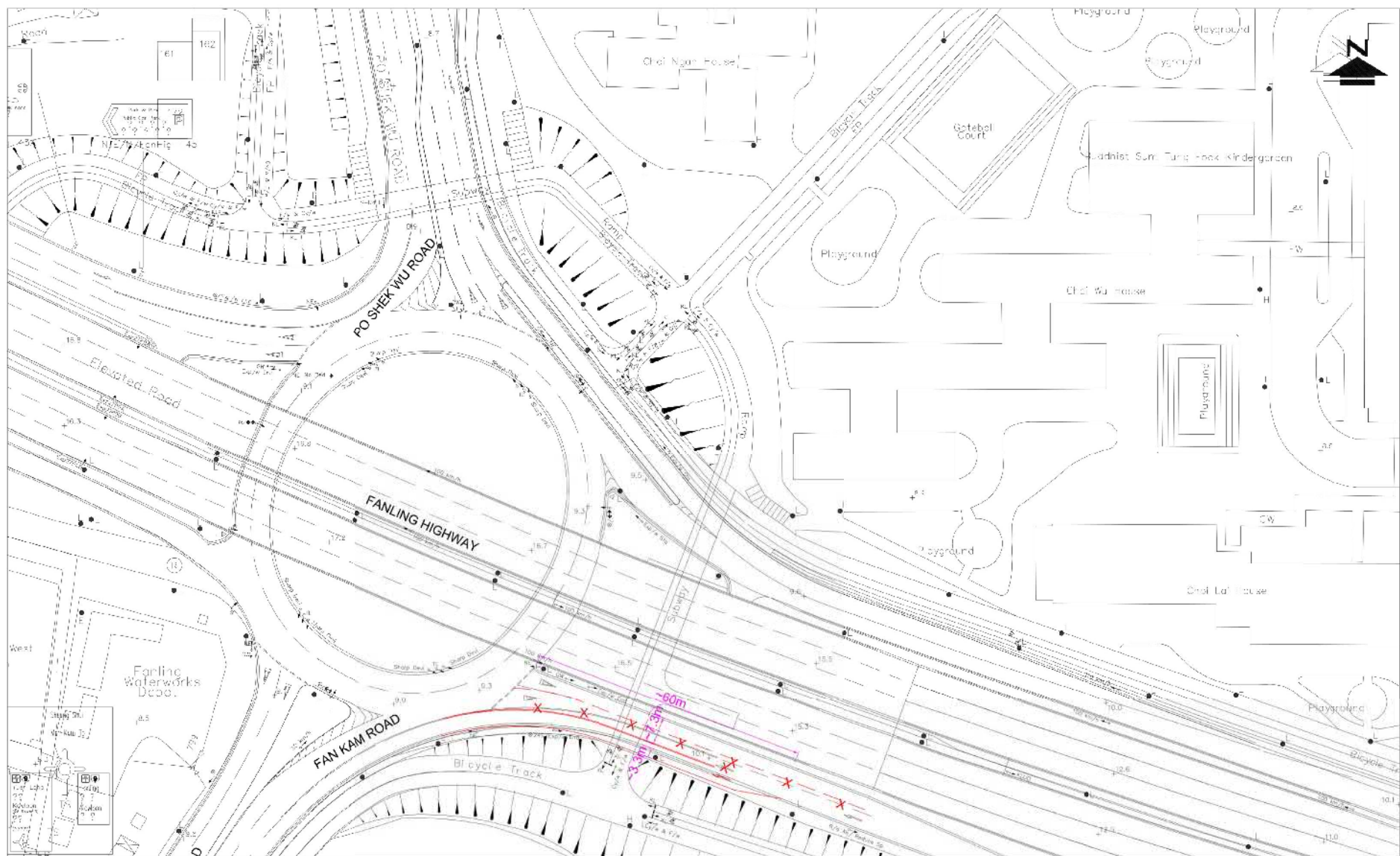


FIGURE NO.: **5.2 (B)**

PROJECT NO.: **17093HK**

SCALE: **1:1100**  
(IN A4 SIZE)

DATE: **05 JUN 2020**

PROJECT TITLE: **S. 12A Application for Amendment of Plan at Sheung Shui Lot No. 2 RP and Adjoining Government Land, Sheung Shui P.R. = 3.0**

DRAWING TITLE: **PROPOSED JUNCTION LAYOUT OF FANLING HIGHWAY / FAN KAM ROAD / PO SHEK WU ROAD (D)**

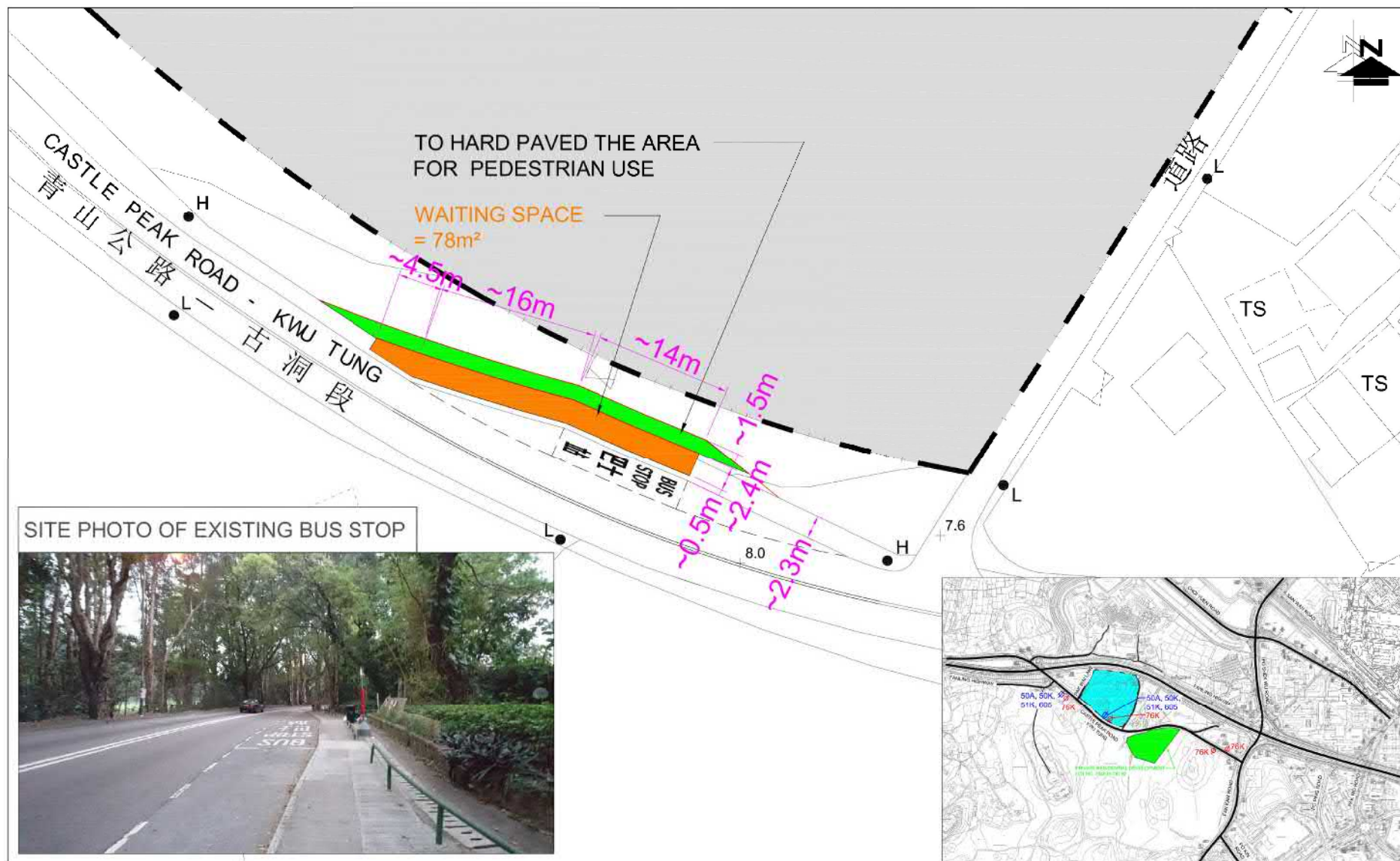
**CTA Consultants Limited**  
**志達顧問有限公司**

(資料來源:申請人於 15.7.2020 呈交的資料)  
(Source : Applicant's Submission of 15.7.2020)

參考編號  
REFERENCE No.  
**Y/FSS/15**

繪圖 **DRAWING**  
**Z-14**



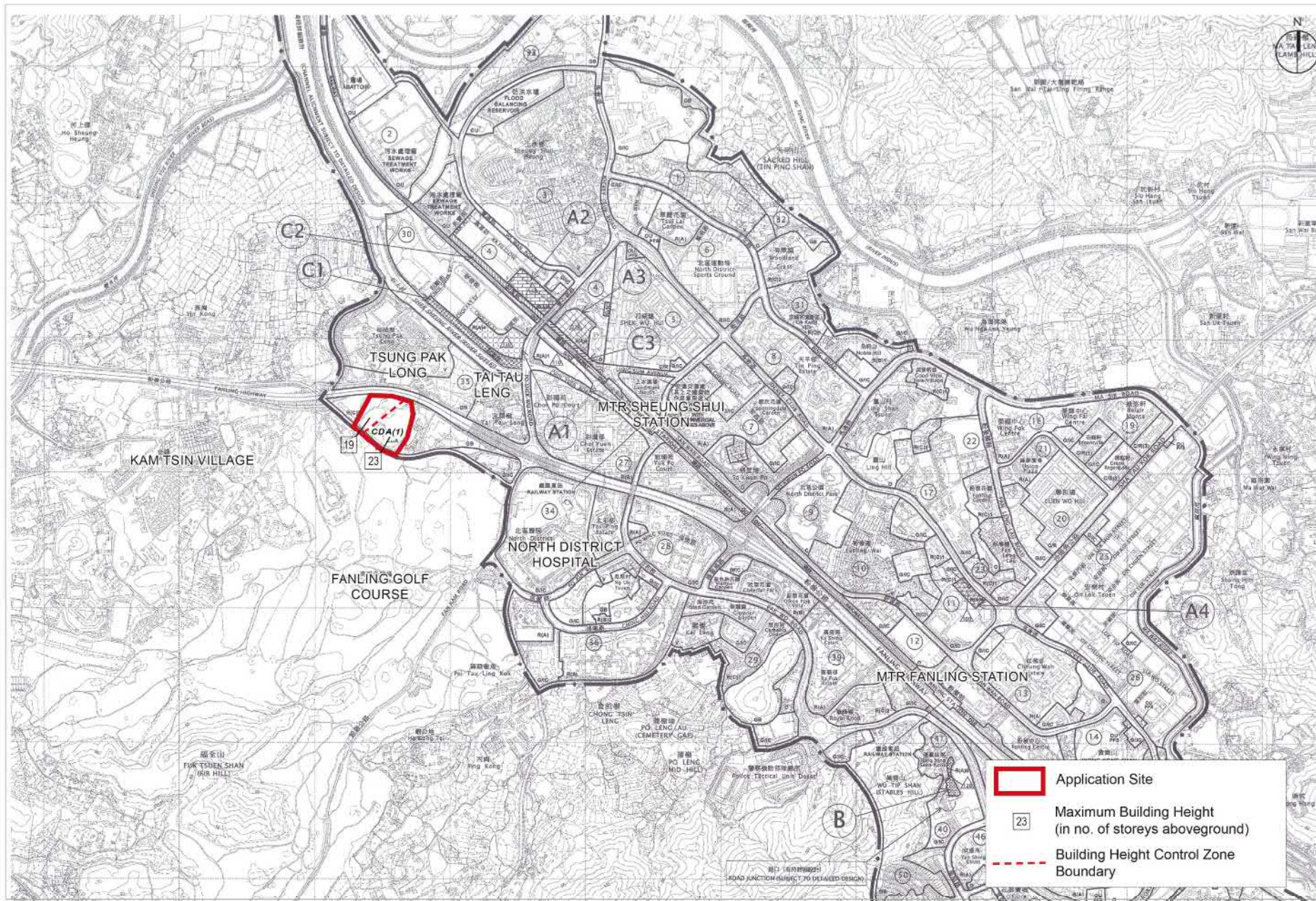


繪圖 DRAWING  
Z-15a









ARUP

Figure Title  
Proposed Amendments to the Draft Fanling/Sheung Shui Outline Zoning  
Plan No. S/FSS/23

Source  
Extracted from Draft Fanling/Sheung Shui Outline Zoning  
Plan No. S/FSS/23 gazetted in March 2019

Date  
Sept 2019  
Scale  
Not to Scale

Figure No.  
3.1

(資料來源:申請人於 10.12.2019 呈交的資料)  
(Source : Applicant's Submission of 10.12.2019)

參考編號  
REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-16a



# **COMPREHENSIVE DEVELOPMENT AREA (1)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

## **Planning Intention**

This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

<b>Figure No.</b>	<b>Scale</b>	<b>Figure Title</b>
3.2	-	Proposed Amendments to Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23 – Notes of “CDA(1)” Zone (1 of 3)
<b>ARUP</b>	<b>Date</b>	<b>Source</b>
	Sept 2019	Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23



**COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)**

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscaping and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

Figure No.	Scale	Figure Title
3.2	-	Proposed Amendments to Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23 – Notes of "CDA(1)" Zone (2 of 3)
ARUP	Date	Source
	Sept 2019	Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23



**COMPREHENSIVE DEVELOPMENT AREA (I) (Cont'd)**

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) *No new development, or addition, alternation and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.0, a maximum site coverage of 27%, and in excess of the maximum building heights in terms of number of storeys as stipulated on the Plan.*
- (d) In determining the maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) *In determining the maximum plot ratio for the purpose of paragraph (c) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities as required by the Government may be disregarded.*
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Figure No.	Scale	Figure Title
3.2	-	Proposed Amendments to Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23 – Notes of “CDA(1)” Zone (3 of 3)
<b>ARUP</b>	Date	Source
	Aug 2020	Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23

(資料來源:申請人於 7.9.2020 呈交的資料)  
(Source : Applicant's Submission of 7.9.2020)

參考編號 REFERENCE No. Y/FSS/15	繪圖 DRAWING Z-16d
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garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Fanling/Sheung Shui area and not to overload the road network in this area.

#### 4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

#### 5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covered by the Plan is approximately 667 hectares. It generally coincides with the existing area for the Fanling/Sheung Shui New Town. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The New Town is located in the river plains associated with Rivers Ng Tung (Indus), Shek Sheung (Sutlej), Sheung Yue (Beas) and Ma Wat. The main features delineating the New Town boundary are Tin Ping Shan and Ma Sik Road to the north, Ma Wat River to the east and the foothills of Wo Hop Shek Cemetery and golf course to the south and west.
- 5.3 The Area includes several large traditional villages, notably Sheung Shui Heung and Fanling Wai, and the two existing market towns of Shek Wu Hui and Luen Wo Hui. Some public housing estates and private residential developments have been developed around these market towns.

#### 6. POPULATION

Based on 2016 Population By-census, the population of the Area was estimated by the Planning Department as about 259,450 persons. It is estimated that the planned population of the Area would be about 288,600 persons.

#### 7. LAND USE ZONINGS

##### 7.1 Comprehensive Development Area (1): Total Area 3.16 ha

- 7.1.1 The planning intention of this zone is for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Figure No.	Scale	Figure Title
3.3	-	Proposed Amendments to Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23 – Explanatory Statement of “CDA” Zone (1 of 2)
ARUP	Date	Source
	Sept 2019	Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23

- 7.1.2 *A site located in the western periphery of Fanling/Sheung Shui New Town in Planning Area 35 is designated as “CDA(1)”, within which any development or redevelopment proposals will be subject to a maximum plot ratio of 3.0, a maximum site coverage of 27%, and a maximum building height of 19 storeys aboveground in the west and 23 storeys aboveground in the east for a stepped building height profile.*
- 7.1.3 *In order to facilitate provision of GIC facilities, in determining the maximum plot ratio of the development and/or redevelopments, any floor space that is constructed or intended for use solely as Government, institution or community facilities as required by the Government may be disregarded.*
- 7.1.3.4 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the plot ratio, site coverage and building height restrictions stated above may be considered by the Board through the planning permission system. Each proposal will be considered on the individual planning merits.
- 7.1.4.5 Any development proposal in the zone requires the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP will be made available in the Land Registry for public inspection pursuant to section 4A(3) of the Ordinance.
- 7.1.5.6 By requiring submission of MLP for approval of the Board, it allows the Board to exercise appropriate planning control on the design, layout and provision of facilities of the future development within this zone.
- 7.1.6.7 The “CDA” site will share a common ingress/egress point with the adjoining low-rise, low-density residential development.
- 7.2 **“Commercial/Residential” (“C/R”) : Total Area 22.07 ha**
- 7.2.1 The planning intention of this zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.
- 7.2.2 The existing market towns of Shek Wu Hui and Luen Wo Hui are zoned “C/R”. This implies that sites may be developed for either residential or commercial uses, or with purpose-designed buildings containing both commercial and residential accommodation.
- 7.2.3 Except for the sub-areas of this zone, i.e. “C/R(1)”, “C/R(2)” and “C/R(3)”, for sites with an area of less than 340m<sup>2</sup>, only buildings of up to 20m in height with a maximum domestic plot ratio of 3.9 or a maximum non-domestic plot ratio of 6.7 will be permitted. In order to encourage the amalgamation of sites for more comprehensive development, the height limit has been relaxed to 81m with a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5 for sites of 340m<sup>2</sup> or greater.
- 7.2.4 Three sub-areas to the north-east of Luen Wo Hui in Planning Area 19 are under this zone, namely “C/R(1)”, “C/R(2)” and “C/R(3)”. For “C/R(1)”, development is subject to a maximum building height of 135 mPD and a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5. For “C/R(2)”, development is subject to a maximum building height of 135 mPD, a maximum domestic gross floor area (GFA) of 35,292m<sup>2</sup> and a maximum non-domestic GFA of 48,848m<sup>2</sup>, of the latter, not less than 27,277m<sup>2</sup> for Government uses. For “C/R(3)”, development is subject to a maximum building height of 123 mPD and a maximum domestic plot ratio of 5.0 or a maximum non-domestic plot ratio of 9.5.

<b>Figure No.</b>	<b>Scale</b>	<b>Figure Title</b>
3.3	-	Proposed Amendments to Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23 – Explanatory Statement of “CDA” Zone (2 of 2)
<b>ARUP</b>	<b>Date</b>	<b>Source</b>
	Aug 2020	Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23

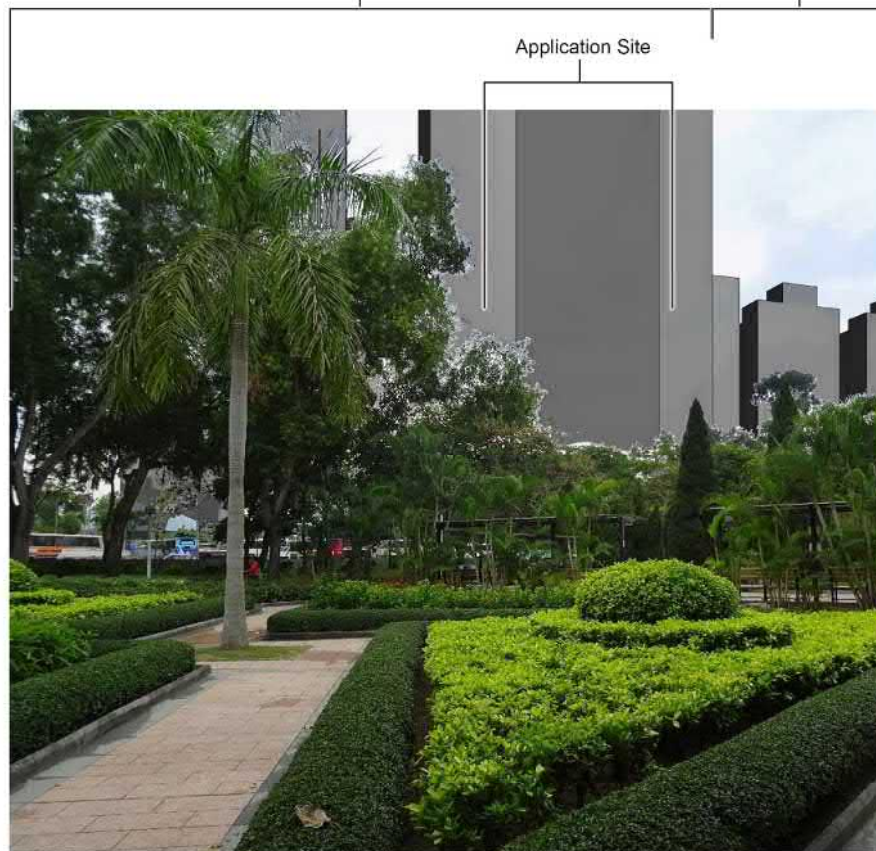


繪圖 DRAWING  
Z-17





EXISTING VIEW



FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

ARUP

Figure Title  
Viewing Point 1: Shek Wu Hui Jockey Club Playground

Scale

Date: Sept 2019

Scale: N/A

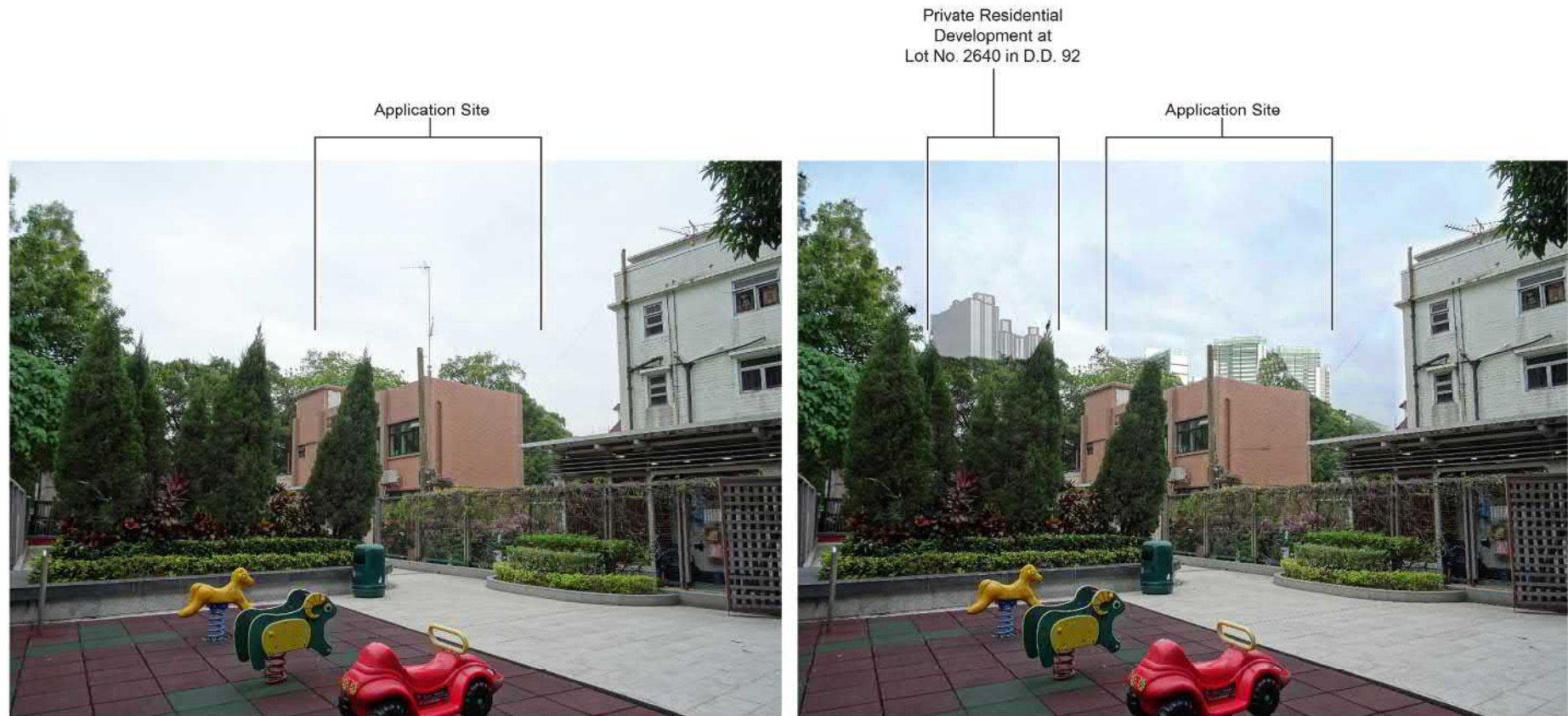
Figure No.  
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(資料來源:申請人於 10. 12. 2019 呈交的資料)  
(Source : Applicant's Submission of 10.12.2019)

參考編號  
REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-18





EXISTING VIEW

FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

ARUP

Figure Title	Source	Date	Figure No.
Viewing Point 2: Tai Tau Leng Children's Playground		Sept 2019	4
		Scale	
		N/A	

(資料來源:申請人於 10. 12. 2019 呈交的資料)  
(Source : Applicant's Submission of 10.12.2019)

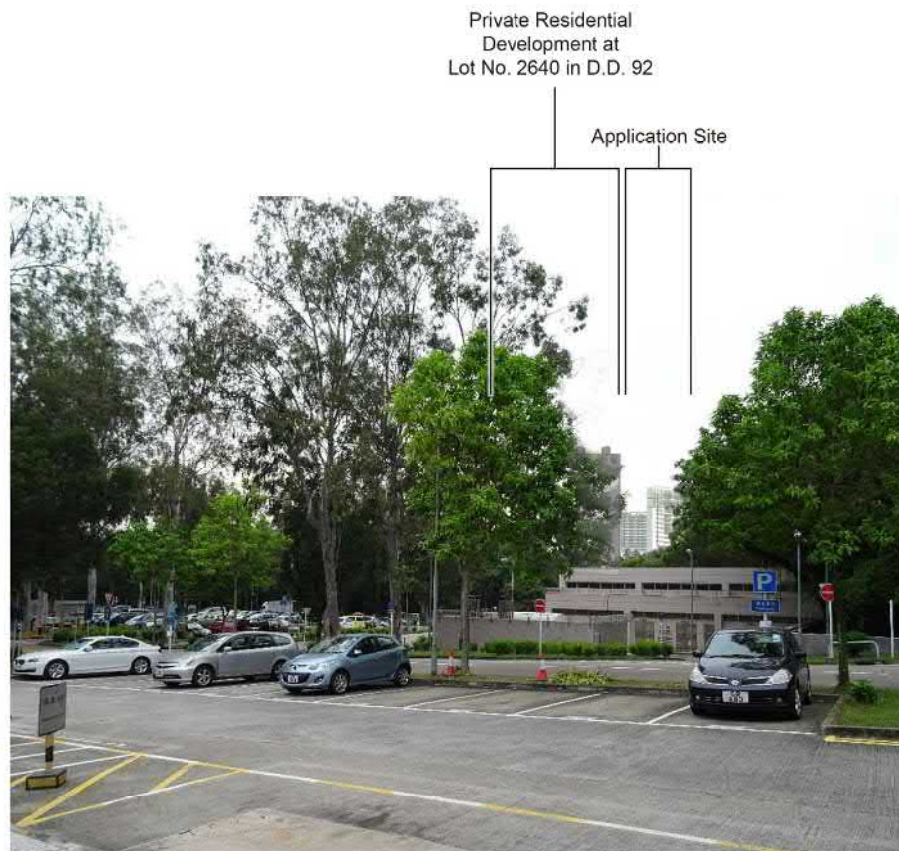
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REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-19





EXISTING VIEW



FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

ARUP

Figure Title  
Viewing Point 3: North District Hospital

Source

Date  
Sept 2019

Scale  
N/A

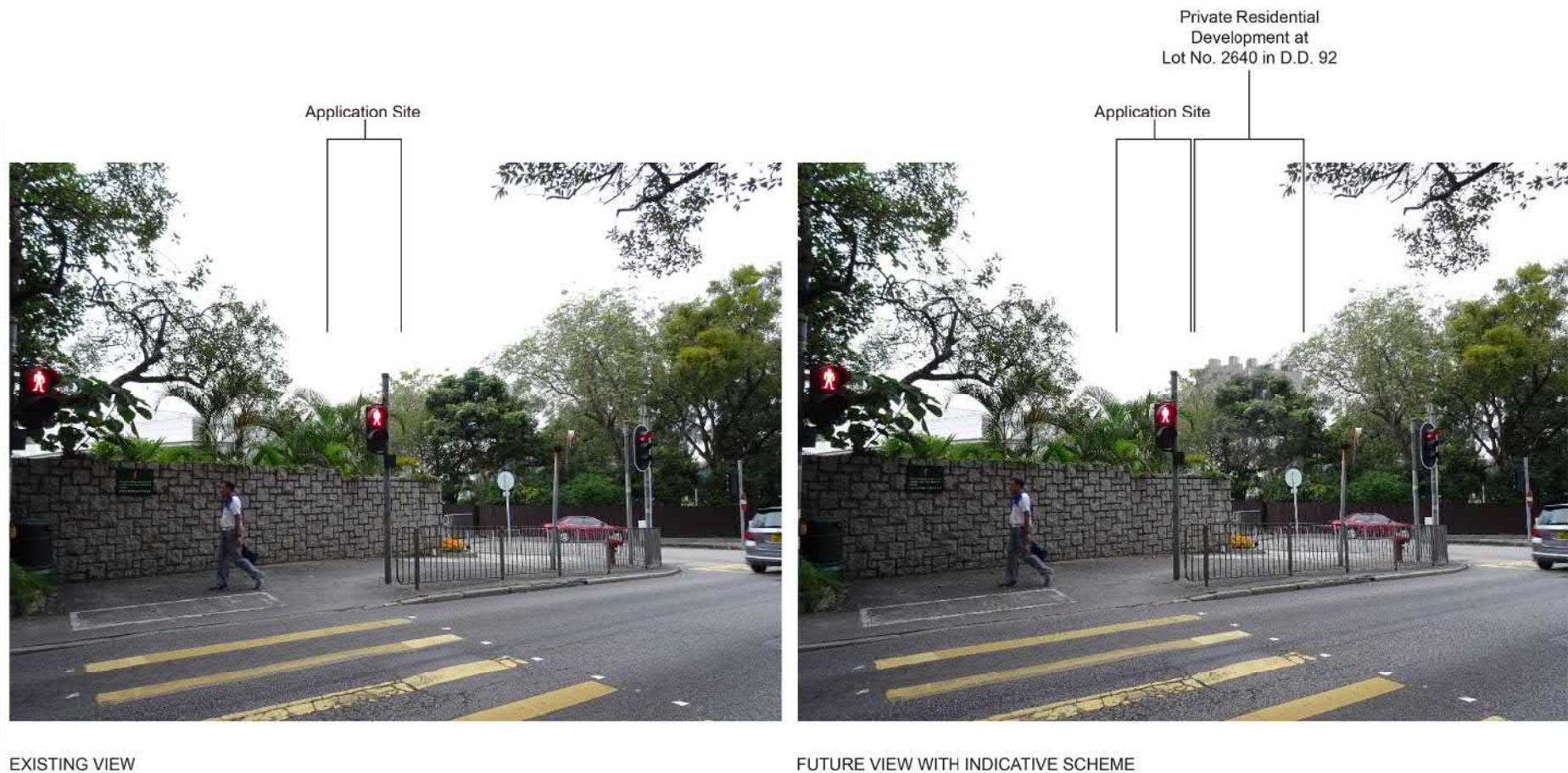
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(資料來源:申請人於 10. 12. 2019 呈交的資料)  
(Source : Applicant's Submission of 10.12.2019)

參考編號  
REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-20





\* for indicative purpose only

ARUP

Figure 3(b)  
Viewing Point 4: Fanling Golf Course

(資料來源:申請人於 10. 12. 2019 呈交的資料)  
(Source : Applicant's Submission of 10.12.2019)

參考編號  
REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-21

Application Site



EXISTING VIEW

Application Site



FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

ARUP

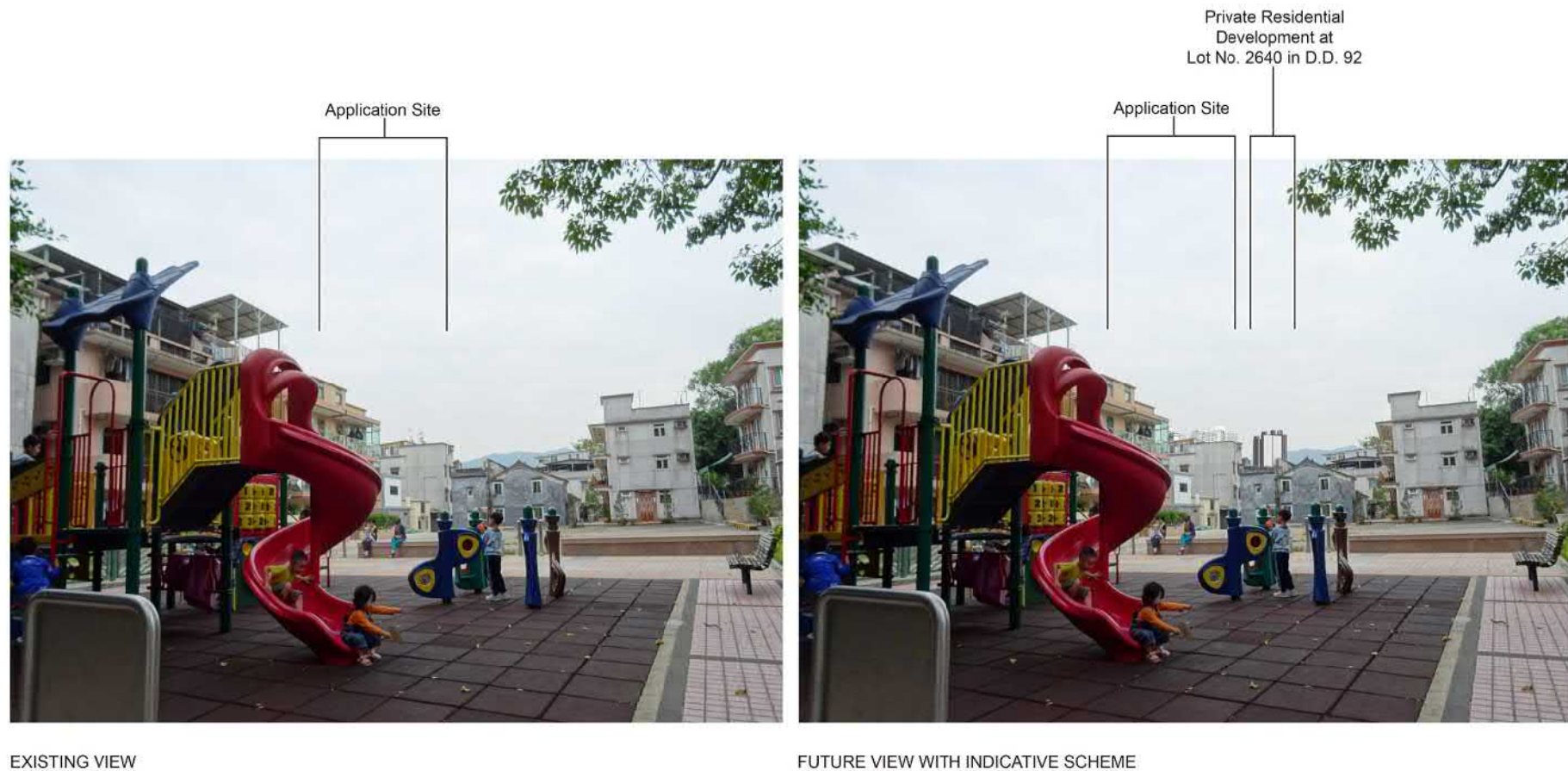
Viewing Point 5: Tsung Pak Long Children's Playground

(資料來源:申請人於 10. 12. 2019 呈交的資料)  
(Source : Applicant's Submission of 10.12.2019)

參考編號  
REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-22





\* for indicative purpose only

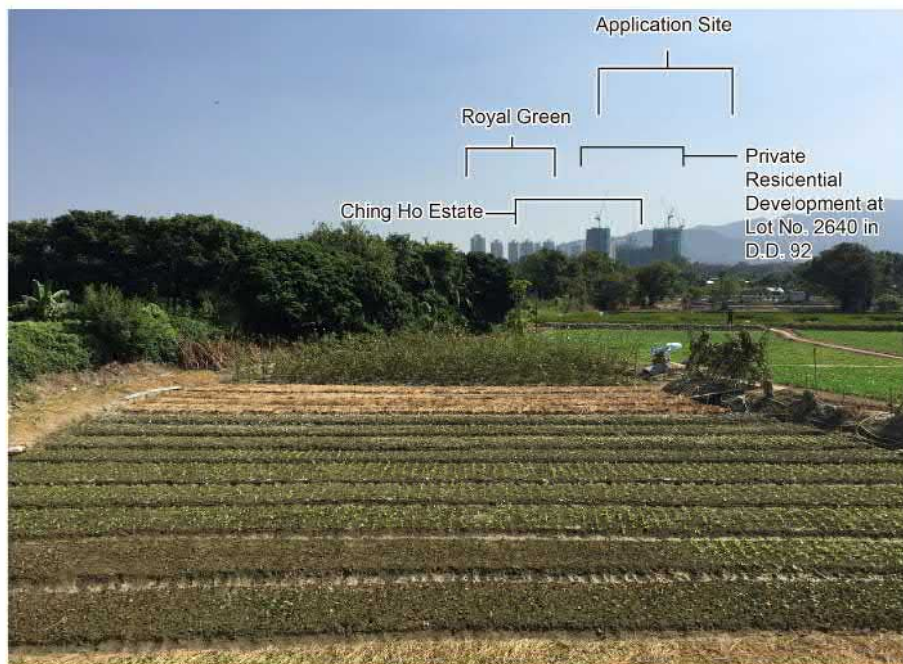
ARUP

Viewing Point 6: Kam Tsin Village Children's Playground

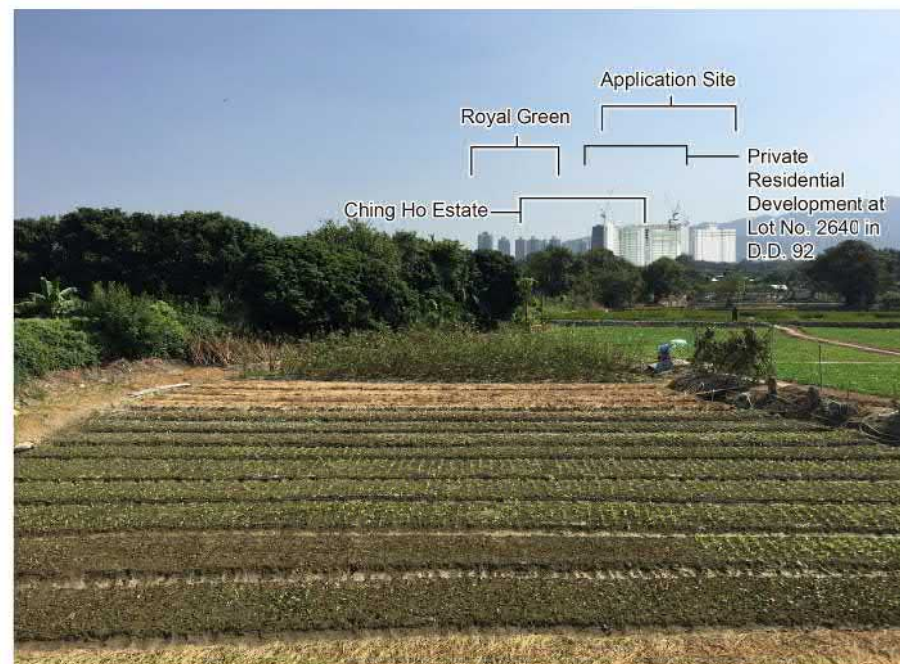
(資料來源:申請人於 10. 12. 2019 呈交的資料)  
(Source : Applicant's Submission of 10.12.2019)

參考編號  
REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-23



EXISTING VIEW



FUTURE VIEW WITH INDICATIVE SCHEME

\* for indicative purpose only

ARUP

Figure Title  
Viewing Point 7: Long Valley

Source

Date Sept 2019

Scale N/A

Figure No.  
9

(資料來源:申請人於 10. 12. 2019 呈交的資料)  
(Source : Applicant's Submission of 10.12.2019)

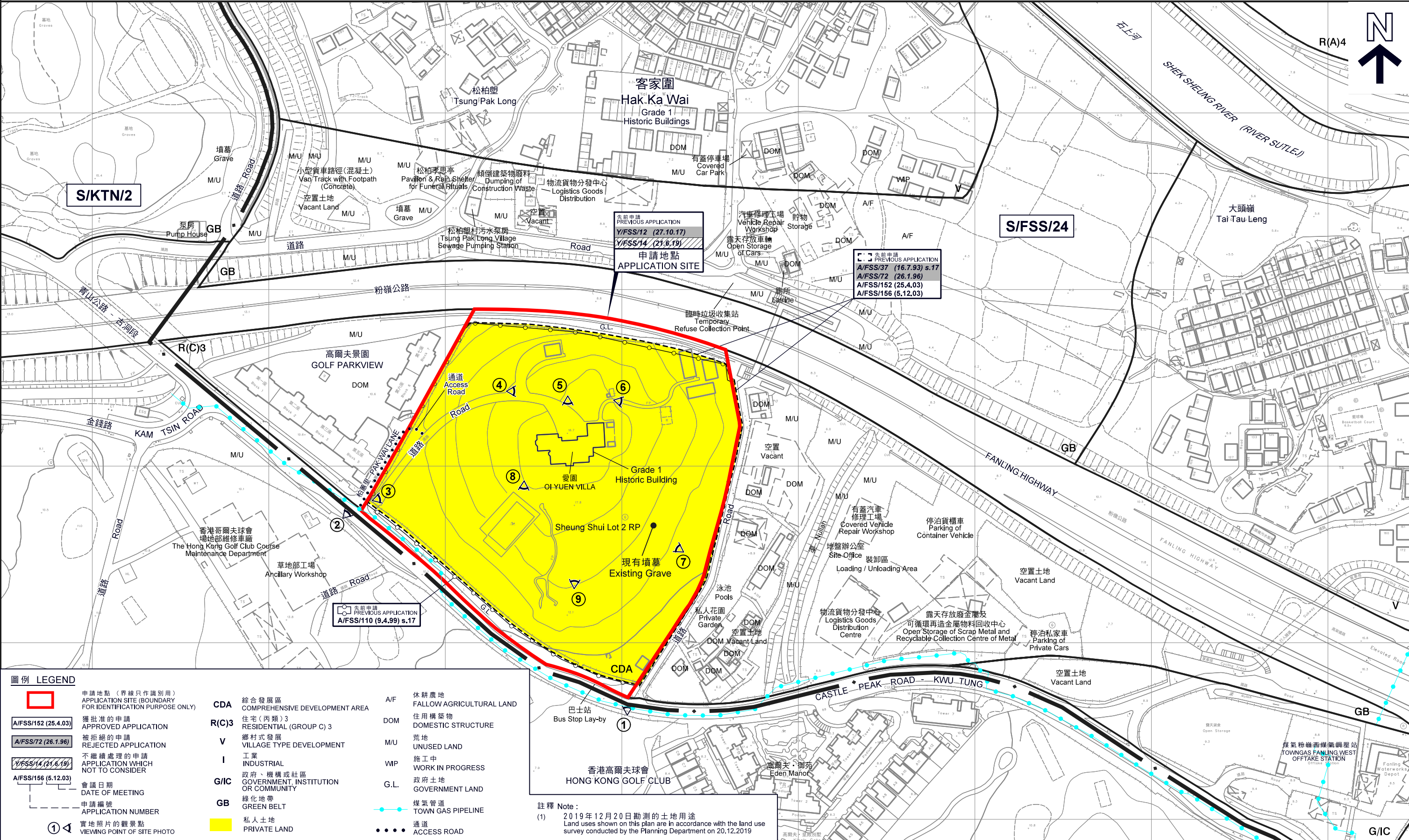
參考編號  
REFERENCE No.  
Y/FSS/15

繪圖 DRAWING  
Z-24



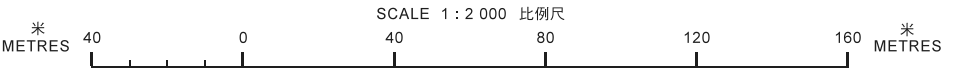






本摘要圖於2020年11月11日擬備，  
所根據的資料為測量圖編號  
2-SE-10B、10D及3-SW-6A、6C  
EXTRACT PLAN PREPARED ON 11.11.2020  
BASED ON SURVEY SHEETS No.  
2-SE-10B, 10D AND 3-SW-6A, 6C

平面圖 SITE PLAN  
把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶  
上水地段第2號餘段和毗連政府土地  
TO REZONE THE APPLICATION SITE FROM  
"COMPREHENSIVE DEVELOPMENT AREA" TO  
"COMPREHENSIVE DEVELOPMENT AREA (1)"  
SHEUNG SHUI LOT 2 RP AND ADJOINING GOVERNMENT LAND



規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
Y/FSS/15

圖 PLAN  
Z-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2020年11月4日擬備，所根據的資料為地政總署於2019年10月2日拍得的航攝照片編號E070662C, E070663C及E070664C  
EXTRACT PLAN PREPARED ON 4.11.2020 BASED ON AERIAL PHOTOS No. E070662C, E070663C AND E070664C TAKEN ON 2.10.2019 BY LANDS DEPARTMENT

#### 航攝照片 AERIAL PHOTO

把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶  
上水地段第2號餘段和毗連政府土地  
TO REZONE THE APPLICATION SITE FROM  
"COMPREHENSIVE DEVELOPMENT AREA" TO  
"COMPREHENSIVE DEVELOPMENT AREA (1)"  
SHEUNG SHUI LOT 2 RP AND ADJOINING GOVERNMENT LAND

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

Y/FSS/15

圖 PLAN  
Z-3



申請地點  
APPLICATION SITE



申請地點  
APPLICATION SITE



本摘要圖於2020年11月5日擬備，  
所根據的資料為攝於  
2020年11月5日的實地照片  
PLAN PREPARED ON 5.11.2020  
BASED ON SITE PHOTOS  
TAKEN ON 5.11.2020

實地照片 SITE PHOTO

把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶  
上水地段第2號餘段和毗連政府土地  
TO REZONE THE APPLICATION SITE FROM  
"COMPREHENSIVE DEVELOPMENT AREA" TO  
"COMPREHENSIVE DEVELOPMENT AREA (1)"  
SHEUNG SHUI LOT 2 RP AND ADJOINING GOVERNMENT LAND

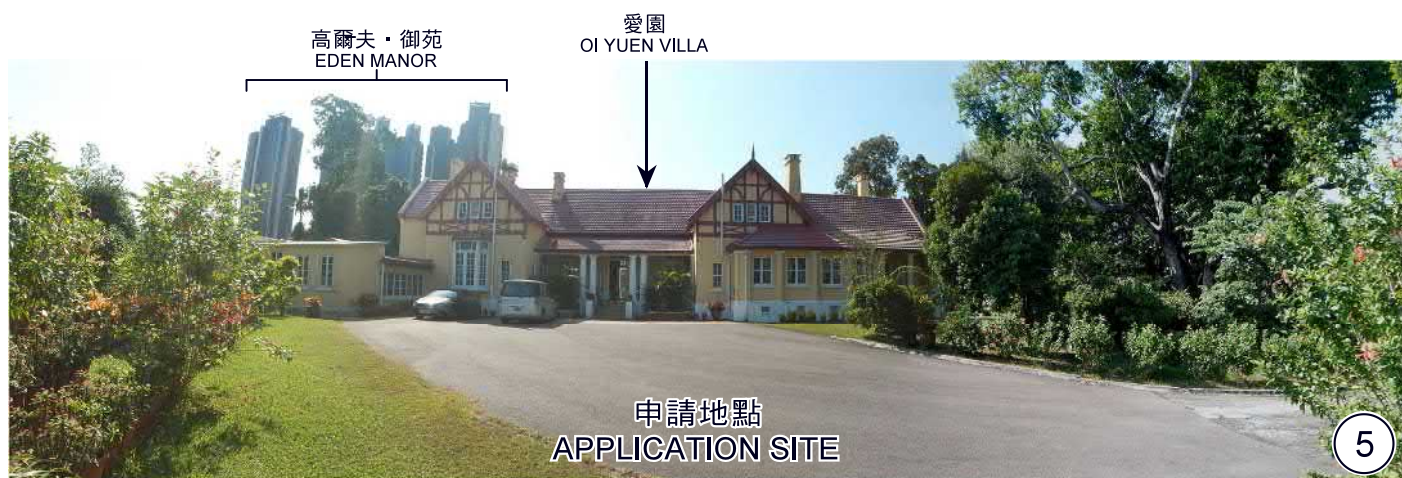
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/FSS/15

圖 PLAN  
Z-4a





### 實地照片 SITE PHOTO

本摘要圖於2020年11月5日擬備，  
所根據的資料為攝於  
2020年11月5日的實地照片  
PLAN PREPARED ON 5.11.2020  
BASED ON SITE PHOTOS  
TAKEN ON 5.11.2020

把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶  
上水地段第2號餘段和毗連政府土地  
TO REZONE THE APPLICATION SITE FROM  
"COMPREHENSIVE DEVELOPMENT AREA" TO  
"COMPREHENSIVE DEVELOPMENT AREA (1)"  
SHEUNG SHUI LOT 2 RP AND ADJOINING GOVERNMENT LAND

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/FSS/15

圖 PLAN  
Z-4b





### 實地照片 SITE PHOTO

把申請地點由「綜合發展區」地帶改劃為「綜合發展區(1)」地帶  
 上水地段第2號餘段和毗連政府土地  
 TO REZONE THE APPLICATION SITE FROM  
 "COMPREHENSIVE DEVELOPMENT AREA" TO  
 "COMPREHENSIVE DEVELOPMENT AREA (1)"  
 SHEUNG SHUI LOT 2 RP AND ADJOINING GOVERNMENT LAND

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 Y/FSS/15

圖 PLAN  
 Z-4c

本摘要圖於2020年11月5日擬備，  
 所根據的資料為攝於  
 2020年11月5日的實地照片  
 PLAN PREPARED ON 5.11.2020  
 BASED ON SITE PHOTOS  
 TAKEN ON 5.11.2020