

**Proposed Residential Development (Flat) with Shop and Services Uses
with Minor Relaxation of Plot Ratio and Building Height Restrictions
at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and
adjoining Government Land**

(Planning Application No. A/TM-LTY/502)

Further Information No. 4

Appendix VI

Replacement Pages of the Supporting Planning Statement

2.6 Statutory Planning Context

2.6.1 Majority of the Application Site falls within an area zoned “Commercial” (“C”) on the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTY/13 (“Draft OZP”) (Figure 2.5 refers), while part of the Site falls within an area shown as Road on the Draft OZP and the Approved Tuen Mun Outline Zoning Plan No. S/TM/41. According to the Statutory Notes of the Draft OZP, planning intention of the “C” zone is as follows,

“This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.”

OZP	Zone	Area
S/TM-LTY/13	Commercial	2,200.338 m ² (55.9%)
	Area zoned as Road	929.661 m ² (23.6%)
S/TM/41	Area zoned as Road	456.897 m ² (11.6%)
	Area zoned as River Channel	349.451 m ² (8.9%)
Total		3,936.347 m² (100%)

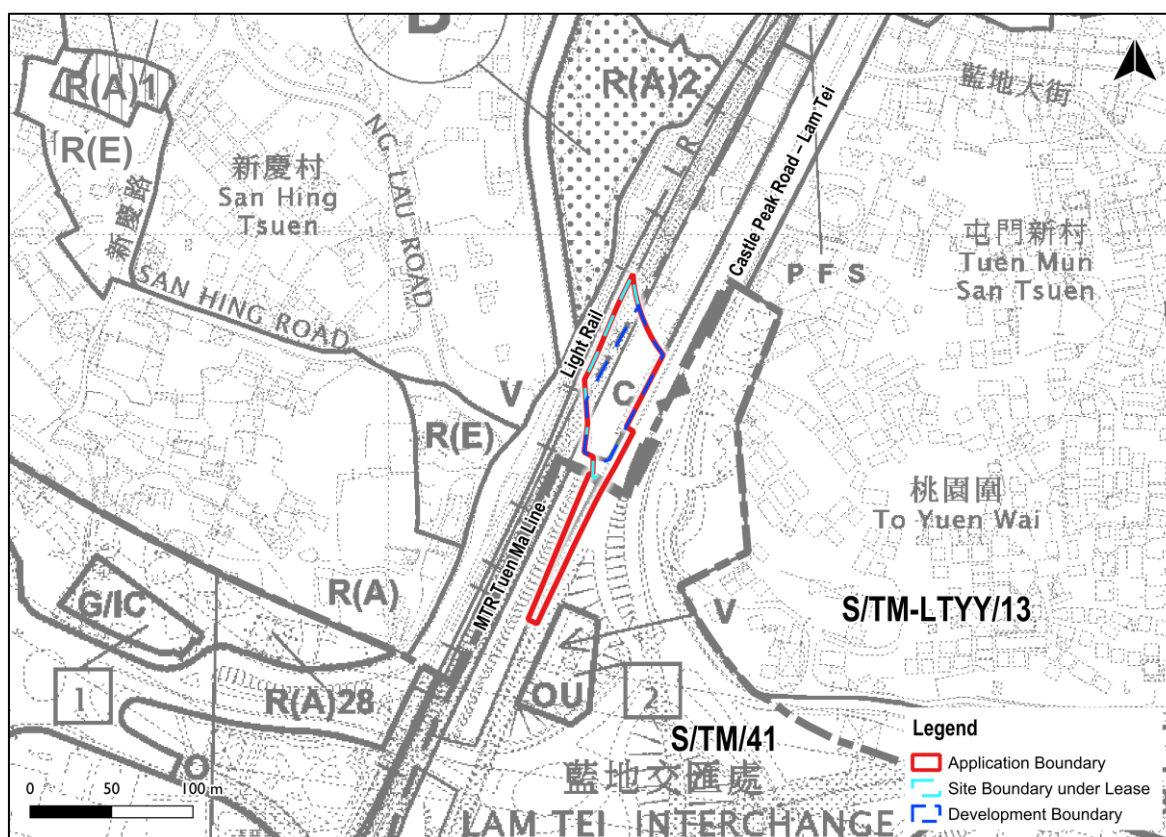


Figure 2.5 Zoning Context Plan

2.6.2 A large portion of the Application Site, which is zoned “C”, is subject to a maximum Plot Ratio of 3.6 and a maximum Building Height of 36m (12 storeys including car park). Based on the individual merits of a development or redevelopment proposal,