

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
Minor Relaxation of Plot Ratio and Building Height Restrictions
In “Residential (Group E) 1” Zone at 21-35 Wang Yip Street East,
Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot 362)
S16 Planning Application**

(Planning Application No: A/YL/332)

Appendix III

Replacement Page of the Supporting Planning Statement

3.4 Improvement to the Walking Environment

3.4.1 The Proposed Development Scheme tries to improve the existing dull and monotonous walking environment by allowing opportunities for more street activities and street greening (*Figure 3.3* refers). Firstly, there will be a continue strip of shop frontage facing Keung Yip Street Rest Garden and Po Yip Street. Secondly, there will be 3.5m setback on G-2/F along Po Yip Street and 3m **full-height setback** along the passage between the Site and the substation. Along Wang Yip Street East, there will also be a pocket landscaped area of about 120m² and 1.5m setback on G-2/F. These are going to offer a green and relaxed walking environment to neighbourhood and to inject street life and vibrancy within the area.

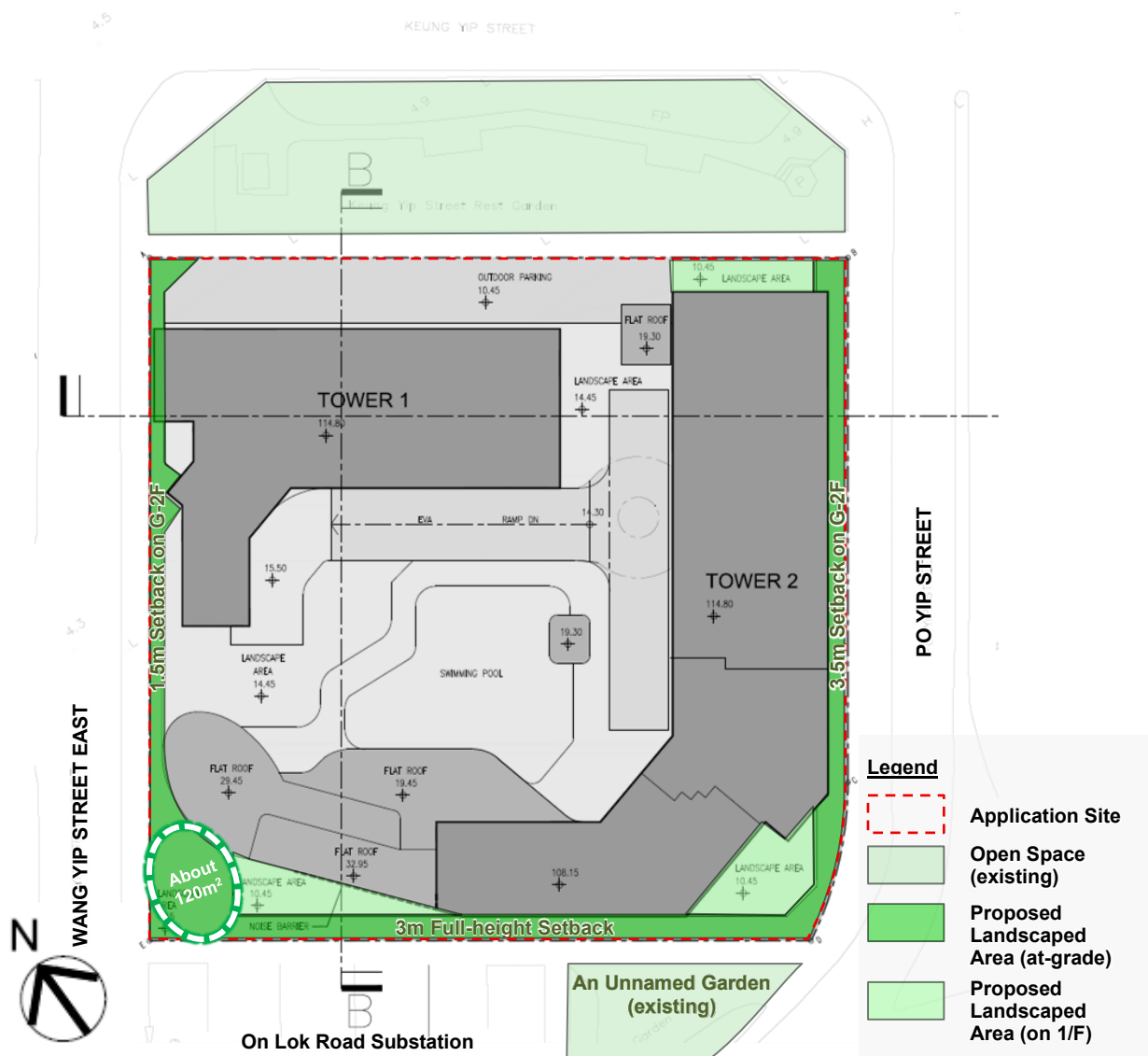


Figure 3.3 Landscaped Areas and Setbacks