

**RURAL AND NEW TOWN PLANNING COMMITTEE  
OF THE TOWN PLANNING BOARD**

**RNTPC Paper No. 2/24  
For Consideration by  
the Rural and New Town Planning Committee on 15.3.2024**

**PROPOSED AMENDMENTS TO  
THE APPROVED TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/16**

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**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tin Shui Wai Outline Zoning Plan (OZP) No. S/TSW/16 (**Attachment I**) as shown on the draft Tin Shui Wai OZP No. S/TSW/16A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 12.4.2022, the Chief Executive in Council (CE in C), under section 9(1)(a) of the pre-amended Ordinance<sup>1</sup>, approved the draft Tin Shui Wai OZP, which was subsequently renumbered as S/TSW/16.
- 2.2 On 25.1.2024, the Secretary for Development (SDEV) referred the approved Tin Shui Wai OZP No. S/TSW/16 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 2.2.2024, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

**3. Background**

- 3.1 The 2013 Policy Address stated that the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2014 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. To meet and expedite housing land supply in the short and medium terms, the Government has been carrying out various land use reviews on an on-going basis, including reviews on the Government land currently vacant, under Short Term Tenancies (STTs) or different short-term or government uses, with a view to identifying more suitable sites for conversion

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<sup>1</sup> The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

to residential use. A site in Tin Shui Wai Area 14, which is currently zoned “Other Specified Uses” annotated “Bus Depot” (“OU(Bus Depot)”) (about 72%), “Government, Institution or Community” (“G/IC”) (about 15%) and area shown as ‘Road’ (about 13%), and mainly occupied by the Tin Shui Wai Bus Depot of The Kowloon Motor Bus Company (1933) Limited under STTs, has been identified to have potential for private housing development.

- 3.2 The Civil Engineering and Development Department (CEDD) has conducted an engineering feasibility study (EFS) for the proposed private housing development with retail and government, institution and community (GIC) facilities at the site. Under the indicative scheme adopted for technical assessment purpose, the proposed development could provide about 1,760 private housing units for a population of about 4,760. Findings of the EFS demonstrated that there is no insurmountable technical issue for the proposed development. To facilitate the above proposal, it is proposed to rezone the site from “OU(Bus Depot)”, “G/IC” and area shown as ‘Road’ to “Residential (Group A)2” (“R(A)2”) (**Item A**). In connection with the proposal, a potential replacement site at the free-up area of the Tuen Mun - Chek Lap Kok Link toll plaza has been identified for relocation of the bus depot.
- 3.3 Other amendments are proposed to rezone two “Comprehensive Development Area” (“CDA”) sites to reflect the existing developments as agreed by the Rural and New Town Planning Committee (the Committee) of the Board in the 2021 and 2023 reviews of “CDA” sites (**Items B1 to B3**). Opportunity is also taken to rezone a site at the junction of Tin Yip Road and Tin Kwai Road currently zoned “Other Specified Uses” annotated “Telephone Exchange” (“OU(Telephone Exchange)”) to reserve land for future GIC uses (**Item C**).

#### **4. Proposed Amendments**

##### **Item A – Private Housing Development in Tin Shui Wai Area 14 (Plans 1a, 2a, 3a, 4a, 4b and 5)**

##### ***The Site and its Surroundings***

- 4.1 The site (about 1.48 ha), which comprises solely Government land, is located in Tin Shui Wai Area 14 in the southeastern part of Tin Shui Wai New Town. The site falls within the “OU(Bus Depot)” and “G/IC” zones and area shown as ‘Road’ on the OZP. The site is currently mainly occupied by an open-air bus depot with ancillary facilities (i.e. the “OU(Bus Depot)” and “G/IC” zones), with the remaining area (i.e. the area shown as ‘Road’) being an amenity area and covered by vegetation. It is accessible via Tin Pak Road and Tin Chuk Street to the west.
- 4.2 The surrounding area of the site is predominantly residential in nature with various GIC facilities and open spaces. To the immediate south of the site are public housing estates of Tin Tsz Estate and Tin Lai Court with existing building height (BH) of 114mPD. To the northeast of the site across Tin Tsz Road is a planned public housing development zoned “R(A)6” with a maximum plot ratio (PR) of 6.7 and a maximum BH of 160mPD, and is now mainly occupied by open storage yards. A number of GIC facilities, including primary

and secondary schools, Tin Shui Wai Sports Centre and Tin Shui Wai Swimming Pool, as well as open spaces, such as Tin Park Road Park and Tin Shui Wai Park, are also located in the vicinity of the site. There are also a sewage pumping station and a telephone exchange to the west of the site to support the needs of the community.

### ***Rezoning Proposal***

- 4.3 It is proposed to rezone the site from “OU(Bus Depot)”, “G/IC” and area shown as ‘Road’ to “R(A)2” (i.e. a new sub-area under the “R(A)” zone), subject to a maximum domestic PR of 6, a maximum non-domestic PR of 0.4 and a maximum BH of 150mPD. The indicative layout and section plans of the proposed private housing development is at **Drawings 1 to 2c** and the rezoning proposal and major development parameters are summarised as follows:

<b>Rezoning Area</b>	About 1.48 ha
<b>Maximum PR</b>	
- Domestic PR	6
- Non-domestic PR	0.4
<b>Maximum BH</b>	150mPD
<b>No. of Blocks</b>	4
<b>No. of Storeys</b>	37 domestic storeys atop basement carpark, 2 storeys podium, lobby and transfer plate
<b>Estimated No. of Flats</b>	About 1,760
<b>Estimated Flat Size</b>	50m <sup>2</sup>
<b>Estimated Population</b>	About 4,760
<b>Supporting Facilities</b>	<ul style="list-style-type: none"> <li>- Retail facilities</li> <li>- Kindergarten</li> <li>- Social welfare facilities comprising: <ul style="list-style-type: none"> <li>◆ 150-place Residential Care Home for the Elderly cum 30-place Day Care Centre for the Elderly (RCHE cum DCU)</li> <li>◆ Neighbourhood Elderly Centre (NEC) (Sub-base)</li> <li>◆ One team of Home Care Services (HCS) for Frail Elderly Persons</li> </ul> </li> </ul>
<b>Target Completion Year</b>	2029

Note:

- (1) The development proposal as adopted in the EFS is based on a study area of 1.47 ha and is indicative in nature and subject to change at detailed design stage. The rezoning area of 1.48 ha has included adjustments to rationalise the zoning boundaries.
- (2) The proposed social welfare facilities are proposed to be exempted from PR calculation under the OZP. The location, type and actual provision of social welfare facilities will be subject to detailed design by the project proponent(s) in consultation with relevant government departments.

### ***Land Use Compatibility and Development Intensity***

- 4.4 Situated in an area of high-rise and medium to high-density residential developments intermixed with GIC facilities and open spaces (**Plans 1a and**

**3a)**, the site is considered suitable for private housing development. The proposed development intensity (maximum domestic and non-domestic PRs of about 6 and 0.4 respectively) and maximum BH of 150mPD is considered not incompatible with the PRs and BHs (**Plan 5**) of surrounding existing and planned residential developments in the Tin Shui Wai New Town.

### *Technical Assessments*

- 4.5 As mentioned in paragraph 3.2 above, an EFS with technical assessments has been conducted by CEDD to assess the potential impacts arising from the proposed private housing development on traffic, environmental, visual, landscape, air ventilation and other technical aspects. Relevant government bureaux/departments (B/Ds) have no adverse comments on the proposed development and no insurmountable technical problem has been identified. The major findings of the EFS are set out in the Final Report at **Attachment V** and summarised in the paragraphs below.

### *Traffic and Transport*

- 4.6 A preliminary Traffic and Transport Impact Assessment (TTIA) has been conducted to assess the traffic and transport impact arising from the proposed private housing development. According to the TTIA, the proposed development would not induce significant adverse impact on the surrounding road network. Taking into account improvement schemes implemented by other projects in the locality, including junction improvement works at Tin Fuk Road/Long Tin Road/Tin Tsz Road/Ha Mei San Tsuen Road and Shui Pin Wai Interchange as proposed under the planning public housing developments at Wang Chau Remaining Phases and Tin Tsz Road (**Drawing 3**), concerned junctions and road links will operate within capacity. Moreover, the site is well served by public transport network. Light Rail Transit (LRT), which provides a convenient connection to the Tin Shui Wai MTR Station, and franchised bus services are located within walking distance of the proposed development. Having regard to the findings of the TTIA under the EFS, the Commissioner for Transport (C for T) has no comment on the proposed development.

### *Environment*

- 4.7 A Preliminary Environmental Review (PER) has been conducted under the EFS to assess the environmental impacts arising from the proposed private housing development on air quality, noise, water quality, land contamination and other environmental aspects. The PER has concluded that no significant adverse environmental impacts are anticipated.
- 4.8 For air quality, the proposed development will not be significantly affected by vehicular emission, provided that sufficient buffer distances (10m for District Distributor and 5m for Local Distributor) in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) are allowed. In addition, considering the adoption of at-source mitigation measure as well as their small scale and buffer distance from the site, the existing and planned sewage pumping stations in the vicinity of the site would not pose adverse odour impact on the proposed development.

- 4.9 With the adoption of mitigation measures such as acoustic window/balcony and architectural fins, as well as adjustment of building disposition and orientation, significant adverse road traffic noise and fixed plant noise impacts on the proposed development are not anticipated. The Director of Environmental Protection (DEP) has no objection to the proposed development.

#### *Visual*

- 4.10 According to the Preliminary Landscape and Visual Impact Assessment (LVIA) conducted under the EFS, the design and layout of the proposed development has considered building separation, setback, disposition and massing to enhance the visual permeability of the development. Other mitigation measures such as greenery provision and façade treatment would also alleviate the potential visual impact resulted from the proposed development. With the adoption of mitigation measures, the overall visual impact of the proposed development ranges from “negligible” to “moderately adverse” (**Drawings 4a to 4e**). Nevertheless, the proposed private housing development could generally be regarded as an extension of the existing and planned high-rise residential developments in the locality. In this regard, the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the proposed development from visual perspective.

#### *Landscape*

- 4.11 A landscape impact assessment has been conducted in the Preliminary LVIA under the EFS. A total of 104 trees mostly within the strip of amenity area at the southern portion of the site would be affected by the proposed development. All trees are common species and no registered Old and Valuable Tree (OVT) is identified. All 104 trees, including a Tree of Particular Interest (TPI) (*Ficus microcarpa*), are poor in form and condition and proposed to be removed owing to conflict with the proposed development. To mitigate the landscape impact, a total of 98 heavy standard trees could be planted within the site to achieve an overall compensation ratio of 1:1 (the affected trees include 6 *Leucaena leucocephala* and compensatory planting is not required). Moreover, landscape treatments including provision of lawn and planting areas are proposed at the site (**Drawing 5**), and a minimum of 20% overall green coverage and local open space at a minimum of 1m<sup>2</sup> per person would be achieved. Taking consideration of the above, it is considered that the proposed development will not induce significant adverse landscape impact. CTP/UD&L, PlanD has no comment on the proposed development from landscape planning perspective.

#### *Air Ventilation*

- 4.12 According to prevailing requirements under the Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Joint Technical Circular No. 1/06 on Air Ventilation Assessments, an air ventilation assessment would not be required for the proposed private housing development based on the indicative development scheme presented in paragraph 4.3 above, which the total GFA is below 100,000m<sup>2</sup>. Nevertheless, to ascertain the technical feasibility of the development in a more comprehensive manner, a Preliminary Air Ventilation Assessment in the form of Expert Evaluation (AVA-EE) has been conducted under the EFS. While the proposed development would not

obstruct the wind corridors in the locality, it may potentially affect wind penetration at its immediate surroundings. Various mitigation measures are proposed to enhance air ventilation, including podium setbacks of 7 to 20m from the site boundary and podium separation aligned with prevailing wind direction of 15m wide (**Drawing 6**). The AVA-EE concluded that with the incorporation of mitigation measures, the proposed development would not induce significant adverse air ventilation impact on the surrounding environment. CTP/UD&L, PlanD has no adverse comment on the proposed development from air ventilation perspective.

#### *Infrastructural and Other Aspects*

- 4.13 The EFS conducted has also covered other technical aspects including sewerage, drainage, water supply, geotechnical, etc. No insurmountable technical issues arising from the proposed development are envisaged in technical terms. Relevant departments including DEP, Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) and Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD) have no adverse comment on the proposed development.

#### **Items B1, B2 and B3 – Rezoning of two “Comprehensive Development Area” (“CDA”) sites in Tin Shui Wai Areas 112 and 115 and adjoining areas to reflect the as-built developments (Plans 1b, 2b, 2c, 3b, 4c and 4d)**

- 4.14 The two sites located to the east of Wetland Park Road are zoned “CDA” on the current OZP. The development in Area 115 (about 6.44 ha), which is named ‘Wetland Seasons Park’, was completed in 2020. In the 2021 review of “CDA” sites, the Committee agreed to rezone this “CDA” site to reflect the existing development. Similarly, the development in Area 112 (about 7.55 ha) named ‘Wetland Seasons Bay’ was completed in 2022 and the Committee agreed to rezone the site in the 2023 review of “CDA” sites. It is therefore proposed to rezone the two sites to “Residential (Group B)3” (“R(B)3”) and “R(B)4” respectively (new sub-areas under the “R(B)” zone) to reflect the as-built conditions.
- 4.15 ‘Wetland Seasons Park’ and ‘Wetland Seasons Bay’ are built upon Tin Shui Wai Town Lots (TSWTLs) 34 and 33 respectively. Under **Item B1**, it is proposed to rezone TSWTL 34 to “R(B)3”, subject to a maximum gross floor area (GFA) of 96,600m<sup>2</sup> and a maximum BH of 10 storeys over one storey car park. Under **Item B2**, it is proposed to rezone TSWTL 33 to “R(B)4”, subject to a maximum GFA of 113,250m<sup>2</sup> and a maximum BH of 10 storeys over one storey car park. Non-building areas (NBAs) with a width of 30m are also designated along the eastern boundary of both sites, in accordance with the Planning Briefs and the land leases for the sites to provide a buffer from the Hong Kong Wetland Park (HKWP).
- 4.16 Other design criteria for both sites as set out in the Planning Briefs and implemented in the existing developments are also recommended to be summarised in the revised ES of the OZP for future development/redevelopment at the sites to follow.

- 4.17 To better reflect the permitted uses and as-built conditions of the “R(B)3” and “R(B)4” sub-areas, the Notes of the “R(B)” zone will be amended to incorporate ‘Eating Place’ and ‘Shop and Services’ (for “R(B)3” and “R(B)4”), as well as ‘Kindergarten’, ‘Nursery’ and ‘Public Vehicle Park (excluding container vehicle)’ (for “R(B)4” only) as Column 1 uses.
- 4.18 In addition, two strips of land (about 0.09 ha in total) near the ingress/egress of the developments are proposed to be rezoned to area shown as ‘Road’ under **Item B3** to reflect the existing road use.

**Item C – Rezoning of a site at the junction of Tin Yip Road and Tin Kwai Road (Plans 1b, 2b, 3b and 4e)**

- 4.19 The site under **Item C** (about 0.1 ha) is a small piece of Government land falling within an area zoned “OU(Telephone Exchange)”. Located at the junction of Tin Yip Road and Tin Kwai Road in Tin Shui Wai Area 109, the site is currently used as a public vehicle park under STT.
- 4.20 The site was first zoned “OU(Telephone Exchange)” on the draft Tin Shui Wai OZP No. S/TSW/2 gazetted in 1997 and originally reserved for telephone exchange use. The intended use of the site has not been materialised over the years. The Commerce and Economic Development Bureau has confirmed that the site is no longer required for telephone exchange use and therefore it can be freed up for other uses.
- 4.21 The site adjoins a GIC cluster to its west and south comprising a community health centre, primary and secondary schools, as well as open space. A planned Leisure and Cultural Complex within the “G/IC” and “Open Space” zones is located to its further southeast.
- 4.22 In view of the surrounding planning context, it is proposed to rezone the site from “OU(Telephone Exchange)” to “G/IC”. While there is currently no designated use for the site, it can serve as a reserve site for GIC uses in the future. Owing to its small scale, significant adverse impacts on the surrounding areas arising from the uses thereon are not envisaged. Relevant B/Ds have no adverse comment on the proposed amendment.

**Minor Boundary Adjustments**

- 4.23 Opportunity has also been taken to rectify minor technical discrepancies on the OZP by slightly adjusting the zoning boundaries near the amendment sites under **Items B1, B2 and B3** to better reflect the existing developments. The minor boundary adjustments near the sites in Areas 112 and 115 are intended to rationalise the zoning boundaries of the “Country Park” (“CP”) zone (reduction in area of about 0.08 ha, or 0.1% of the entire “CP” zone on the OZP, to tally with the existing boundary of HKWP) as well as areas shown as ‘Road’ (reduction in area of about 0.02 ha, or 0.02% of the entire area shown as ‘Road’ on the OZP, to tally with the road alignment) at the periphery of the sites. These adjustments are minor in nature and do not have any material implications on the land use zonings and hence would not constitute any amendment item.



## 5. **Provision of GIC Facilities and Open Space**

- 5.1 Taking into account the proposed private housing development under **Item A** and other committed developments in the area, the planned population of Tin Shui Wai would be increased to about 299,900. Based on this planned population and the relevant requirements under the HKPSG, the provision of GIC facilities and open space within the planning scheme area of Tin Shui Wai OZP is generally adequate to meet the demand, except some social welfare facilities and hospital beds (**Attachment VI**). Regarding the shortfall in the planned provision of hospital beds, it will be monitored and addressed by the Hospital Authority on a regional basis (i.e. New Territories West Cluster).
- 5.2 Although there will be shortfalls in elderly facilities, child care centres, rehabilitation and residential care services, the HKPSG requirements for these facilities are long-term goals, the actual provision would be subject to consideration of the Social Welfare Department in the planning and development process as appropriate. These facilities should be carefully planned/reviewed by relevant B/Ds, and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise. In fact, elderly facilities have been incorporated in the proposed private housing development under **Item A**.
- 5.3 There will be a surplus of 1 ha of district open space and 43 ha of local open space provision in the Tin Shui Wai planning scheme area.

## 6. **Proposed Amendments to Matters shown on the Plan**

The proposed amendments as shown on the draft Tin Shui Wai OZP No. S/TSW/16A are at **Attachment II**.

(a) **Item A (about 1.48 ha)**

Rezoning of a site in Tin Shui Wai Area 14 from “OU(Bus Depot)”, “G/IC” and area shown as ‘Road’ to “R(A)2”.

(b) **Item B1 (about 6.44 ha)**

Rezoning of a site in Tin Shui Wai Area 115 from “CDA” to “R(B)3” with designation of NBA.

(c) **Item B2 (about 7.55 ha)**

Rezoning of a site in Tin Shui Wai Area 112 from “CDA” to “R(B)4” with designation of NBA.

(d) **Item B3 (about 0.09 ha)**

Rezoning of two strips of land in Tin Shui Wai Areas 112 and 115 from “CDA” to area shown as ‘Road’.

(e) Item C (about 0.1 ha)

Rezoning of a site at the junction of Tin Yip Road and Tin Kwai Road from “OU(Telephone Exchange)” to “G/IC”.

**7. Proposed Amendments to the Notes of the OZP**

7.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ~~‘crossed-out’~~) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised as follows:

“R(A)” Zone

7.2 In relation to **Item A** mentioned in paragraph 6(a) above, the Notes and the Remarks for “R(A)” zone will be revised to incorporate the development restrictions including the maximum domestic and non-domestic PRs and BH for the “R(A)2” sub-area, and GIC facilities required by the Government may be disregarded in determining the maximum PR for the “R(A)2” sub-area.

“R(B)” Zone

7.3 In relation to **Items B1 and B2** mentioned in paragraphs 6(b) and (c) above, the Notes and the Remarks for “R(B)” zone will be revised to incorporate the development restrictions including the maximum GFA and BH for the “R(B)3” and “R(B)4” sub-areas and the minor relaxation clause of NBA restrictions for the “R(B)” zone. In addition, ‘Eating Place’ and ‘Shop and Services’ for the “R(B)3” and “R(B)4” sub-areas, as well as ‘Kindergarten’, ‘Nursery’ and ‘Public Vehicle Park (excluding container vehicle)’ for the “R(B)4” sub-area will be added to Column 1, and corresponding revisions will be made in Column 2.

“CDA” Zone

7.4 In relation to **Items B1, B2 and B3** mentioned in paragraphs 6(b), (c) and (d) above, the Notes and Remarks for the “CDA” zone will be deleted.

“OU” Zone

7.5 In relation to **Items A and C** mentioned in paragraphs 6(a) and (e) above, the planning intention of the Notes for the “OU” zone regarding the provision of bus depot and telephone exchanges will be revised.

**8. Revision to the Explanatory Statement of the OZP**

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The revised ES (with additions in ***bold and italics*** and deletions in ~~‘crossed-out’~~) is at **Attachment IV** for Members’ consideration.

**9. Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/TSW/17.

## 10. Consultations

### Consultation with District Council

- 10.1 On 8.2.2024, PlanD (together with CEDD on **Item A**) consulted the Town Planning and Development Committee (TPDC) of the Yuen Long District Council (YLDC) on the proposed amendments to the Tin Shui Wai OZP. While members expressed concerns over the proposed development intensity under **Item A** as well as requested for adequate car parking spaces in Tin Shui Wai area in general, members of the TPDC of the YLDC generally supported/had no objection to the proposed amendments.
- 10.2 Regarding the proposed development intensity under **Item A**, the discussions in paragraphs 4.2 and 4.4 above are relevant. As for provision of car parking spaces, the high-side of the HKPSG's requirement for the parking and loading/unloading facilities could be accommodated within the private housing development under **Item A** according to the EFS. The actual provision would be subject to detailed design. In addition, 'Public Vehicle Park (excluding container vehicle)' use is always permitted in the "G/IC" zone under **Item C**, which could cater for the demand for car parking spaces in the area.

### Departmental Consultation

- 10.3 The proposed amendments have been circulated to relevant B/Ds for comments. Their comments have been incorporated where appropriate. The following B/Ds have no objection to or no adverse comments on the proposed amendments:
- Secretary for Development;
  - Secretary for Transport and Logistics;
  - Secretary for Commerce and Economic Development;
  - Secretary for Education;
  - Executive Secretary (Antiquities and Monuments), Development Bureau;
  - District Lands Officer/Yuen Long, Lands Department (LandsD);
  - Chief Estate Surveyor/Land Supply, LandsD;
  - C for T;
  - Chief Highway Engineer/New Territories West, Highways Department;
  - DEP;
  - Director of Fire Services;
  - CE/MN, DSD;
  - CE/C, WSD;
  - Project Manager (West), CEDD;
  - H(GEO), CEDD;
  - Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
  - Chief Building Surveyor/New Territories West, Buildings Department;
  - Director of Electrical and Mechanical Services;
  - Director of Housing;
  - Director of Agriculture, Fisheries and Conservation;
  - Director of Food and Environmental Hygiene;
  - Director of Leisure and Cultural Services;
  - Director of Social Welfare;

- Commissioner of Police;
- District Officer (Yuen Long), Home Affairs Department; and
- CTP/UD&L, PlanD.

### Public Consultation

- 10.4 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/TSW/17 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The YLDC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

## **11. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Tin Shui Wai OZP No. S/TSW/16 as shown on the draft Tin Shui Wai OZP No. S/TSW/16A at **Attachment II** (to be renumbered as S/TSW/17 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tin Shui Wai OZP No. S/TSW/16A (to be renumbered as S/TSW/17) as an expression of the planning intentions and objectives of the Board for the various land use zones on the OZP and agree that the revised ES is suitable for public inspection together with the OZP.

## **12. Attachments**

<b>Attachment I</b>	Approved Tin Shui Wai OZP No. S/TSW/16 (reduced scale)
<b>Attachment II</b>	Draft Tin Shui Wai OZP No. S/TSW/16A
<b>Attachment III</b>	Notes of the Draft Tin Shui Wai OZP No. S/TSW/16A
<b>Attachment IV</b>	Explanatory Statement of the Draft Tin Shui Wai OZP No. S/TSW/16A
<b>Attachment V</b>	Final Report of EFS (Item A)
<b>Attachment VI</b>	Provision of Major Community Facilities and Open Space in Tin Shui Wai OZP
<b>Drawing 1</b>	Indicative Layout Plan (Item A)
<b>Drawings 2a to 2c</b>	Section Plans (Item A)
<b>Drawing 3</b>	Locations of Junction Improvement Works (Item A)
<b>Drawings 4a to 4e</b>	Photomontages (Item A)
<b>Drawing 5</b>	Indicative Landscape Proposal (Item A)
<b>Drawing 6</b>	Prevailing Wind Flow and Proposed Air Ventilation Mitigation Measures (Item A)
<b>Plan 1a to 1b</b>	Location Plans

<b>Plans 2a to 2c</b>	Site Plans
<b>Plans 3a to 3b</b>	Aerial Photos
<b>Plans 4a to 4e</b>	Site Photos
<b>Plan 5</b>	Building Height Plan

**PLANNING DEPARTMENT**  
**MARCH 2024**