

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/NE-LYT/15**  
**關乎申請編號 Y/NE-LYT/15 而只作指示用途的擬議發展計劃的概括發展規範**

Application No. 申請編號	Y/NE-LYT/15		
Location/address 位置／地址	Lots 926, 934, 936 S.B, 937 RP, 947 RP, 948 RP, 949, 950, 951, 952, 955 S.A and 2435 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, N.T. 新界粉嶺龍躍頭丈量約份第 83 約地段第 926 號、第 934 號、第 936 號 B 分段、第 937 號餘段、第 947 號餘段、第 948 號餘段、第 949 號、第 950 號、第 951 號、第 952 號、第 955 號 A 分段及第 2435 號和毗連政府土地		
Site area 地盤面積	About 約 36,806.4 sq. m 平方米 (Includes Government Land of about 包括政府土地約 1,302.4 sq. m 平方米)		
Plan 圖則	Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/19		
Zoning 地帶	"Agriculture" and "Residential (Group C)" 「農業」及「住宅(丙類)」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Agriculture" and "Residential (Group C)" to "Residential (Group A) 2" and Amend the Notes of the zone applicable to the site 把申請地點由「農業」及「住宅(丙類)」地帶改劃為「住宅(甲類)2」地帶及修訂適用於申請地點土地用途地帶的《註釋》		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	Not more than 不多於 184,032	Not more than 不多於 5
	Non-domestic 非住用	Not more than 不多於 18,403.2 <sup>(1)</sup>	Not more than 不多於 0.5 <sup>(1)</sup>
No. of block 幢數	Domestic 住用	3	
	Non-domestic 非住用	-	
	Composite 綜合用途	2	

(1) 非住用樓面面積包括擬議六間課室幼稚園、100 個服務名額幼兒中心、100 個服務名額老人日間護理中心及安老院舍的樓面面積。GFA of the proposed 6-classrooms kindergarten, 100-places Child Care Centre, 100-places Day Care Centre for the Elderly and Residential Care Home for the Elderly are included into non-domestic GFA calculation.

Building height/No. of storeys 建築物高度／層數	Domestic 住用	Not more than 不多於 125.4 - 128.55 m 米	
		Not more than 不多於 139.4 - 141.05 mPD 米(主水平基準上)	
		38 - 39 2 Storey(s) 層 Exclude 不包括 Basement 地庫	
	Non-domestic 非住用	- m 米	
		- mPD 米(主水平基準上)	
		- Storey(s) 層	
	Composite 綜合用途	Not more than 不多於 136.5 m 米	
		Not more than 不多於 149 mPD 米(主水平基準上)	
		Not more than 不多於 37 2 3 Storey(s) 層 Exclude 不包括 Basement 地庫 Podium 平台	
Site coverage 上蓋面積	33 %		
No. of units 單位數目	4,091 Flats 住宅單位 100 Beds in Residential Care Home for the Elderly 安老院舍床位		
Open space 休憩用地	Private 私人	Not less than 不少於 11,455 sq. m 平方米	
	Public 公眾	- sq. m 平方米	
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		1348
	Private Car Parking Spaces 私家車車位		1153
	Motorcycle Parking Spaces 電單車車位		55
	Bicycle Parking Space 單車位		137
	Light Bus Parking Space 小型巴士泊車位		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		35
	Taxi Spaces 的士車位		1
Heavy Goods Vehicle Spaces 重型貨車車位		31	
School Bus Lay-by 學校巴士停車處		2	
Ambulance Lay-by 救護車停車處		1	

\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

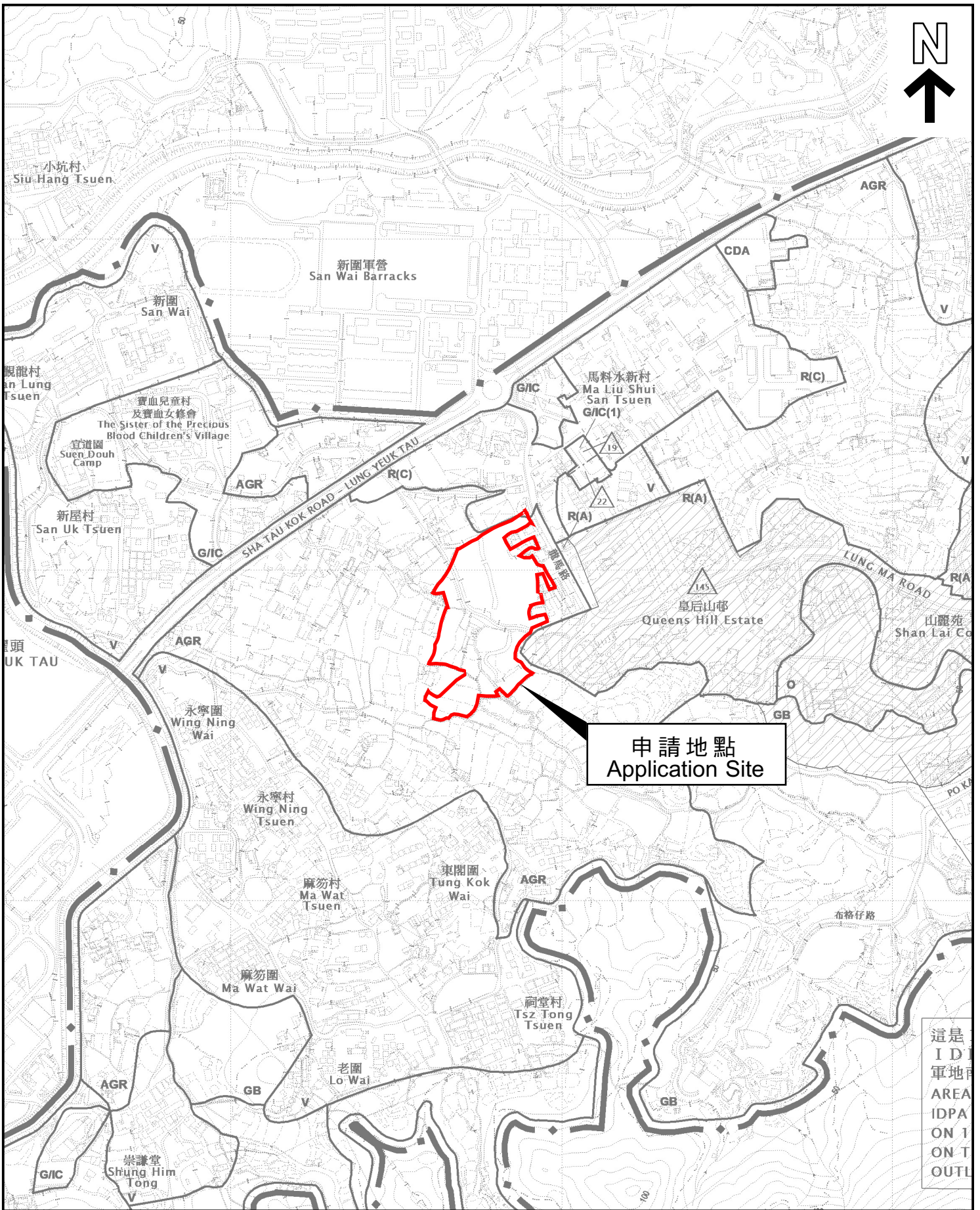
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Air Ventilation Impact Assessment and Water Supply Impact Assessment.</u></b> <b>空氣流通評估及供水影響評估</b>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。





申請地點  
Application Site

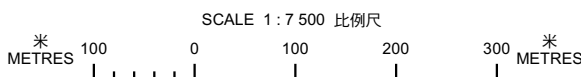
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**位置圖 LOCATION PLAN**

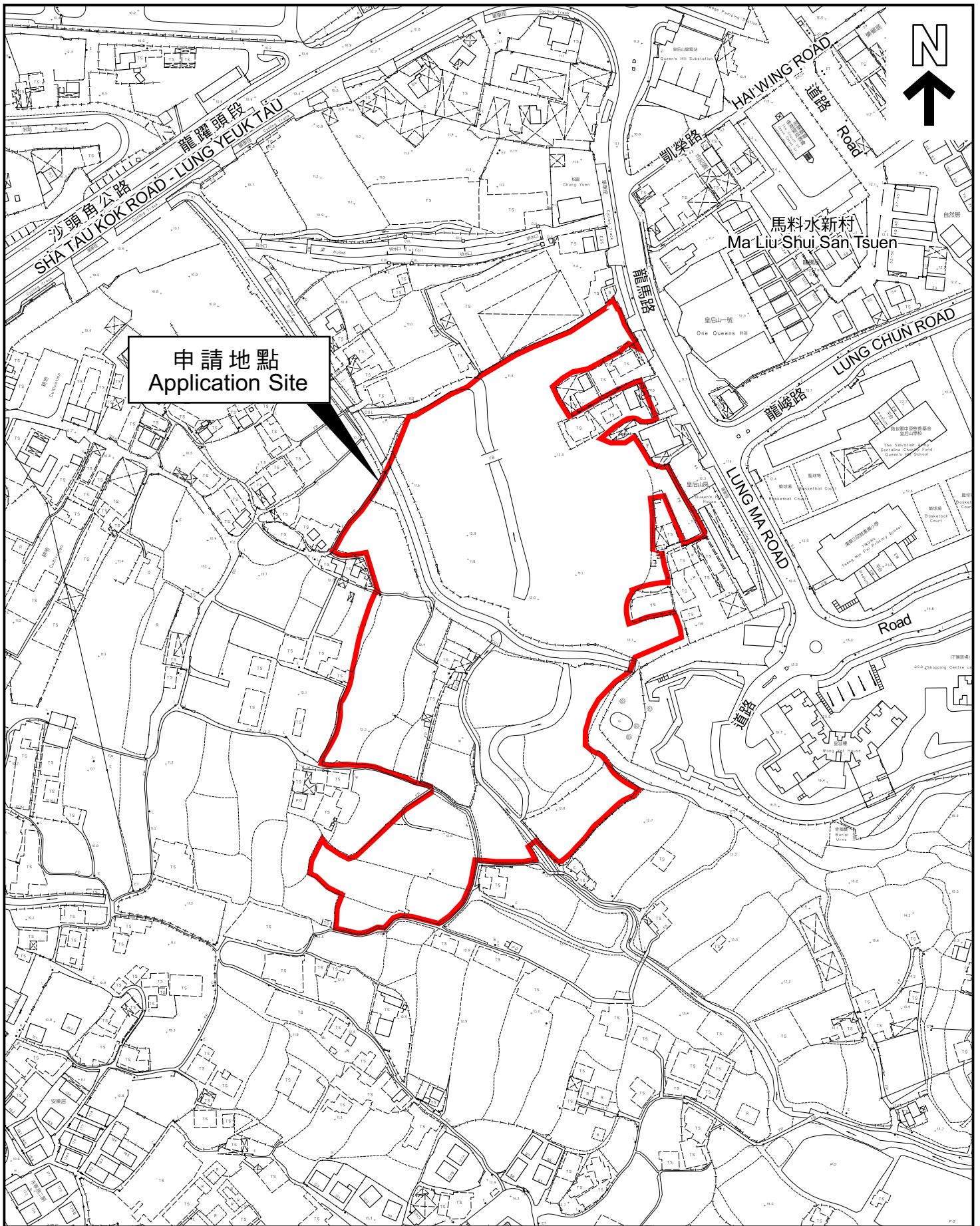
本摘要圖於2023年2月2日擬備，  
所根據的資料為於2022年12月6日  
核准的分區計劃大綱圖編號S/NE-LYT/19  
EXTRACT PLAN PREPARED ON 2.2.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-LYT/19 APPROVED ON 6.12.2022

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
**Y/NE-LYT/15**







申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2023年2月3日擬備，  
所根據的資料為測量圖編號  
3-SW-8A、8B、8C及8D  
EXTRACT PLAN PREPARED ON 3.2.2023  
BASED ON SURVEY SHEETS No.  
3-SW-8A, 8B, 8C & 8D

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
Y/NE-LYT/15

## Executive Summary

This Planning Application is prepared and submitted on behalf of Good Smart Consultants Limited (the "Applicant") to seek approval from the Town Planning Board ("TPB"/the "Board") under section 12A of the Town Planning Ordinance for the rezoning of the Site from "Agriculture" ("AGR") and "Residential (Group C)" to "Residential (Group A)2" ("R(A)2") in the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 ("the Approved OZP") to enable the proposed residential development and social welfare facilities ("Proposed Development") at various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling ("Application Site"/ "the Site").

The Government has put forward the Northern Metropolis Development Strategy in the 2021 Policy Address with a view to driving Hong Kong's economic as well as Innovation and Technology development, increasing housing supply, and at the same time formulating and implementing a conservation policy in the Northern Metropolis with a total land area of about 30,000 hectares. The Site is strategically located within the Northern Metropolis and the eastern portion of the Site falls within the boundary of New Territories North New Town. The Proposed Development will contribute to the provision of about 4,091 nos. of flats for a population of about 11,455 within a much shorter time frame to help address the acute demand for housing land. Various social welfare facilities will also be provided at the Proposed Development.

The proposal is fully justified based on the following reasons:

- The proposed rezoning is in-line with Government's policies on increasing housing land supply.
- The rezoning proposal is totally in-line with the Government's long term strategic planning framework i.e. Northern Metropolis and policy to increase housing land supply and optimizing the utilization of scarce land resources where infrastructure capacity permits.
- The Proposed Development is readily implementable and will help to achieve a balanced housing mix in an earlier timeframe.
- The intensity of the Proposed Development is appropriate and no adverse visual impact will be anticipated.
- The Site is conveniently accessible and highly suitable for residential development.
- The Proposed Development aims to create a quality and green living environment which has incorporated various design features to respond positively to the setting of the Lung Yeuk Tau area.

申請編號 Application No. : \_\_\_\_\_ Y / NE-LYT / 15

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- The Proposed Development would provide much needed social welfare facilities to serve the future residents and the neighbourhood.
- Various technical assessments have been carried out and the findings concluded that there is no insurmountable technical impact posed by the Proposed Development.

In light of the above, support on this Planning Application from the members of the TPB is respectfully requested.

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## 行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書是代表 Good Smart Consultants Limited (下稱「申請人」) 根據城市規劃條例第 12A 條，向城市規劃委員會(下稱「城規會」)申請修訂龍躍頭及軍地分區計劃大綱核准圖編號 S/NE-LYT/19 (下稱「大綱核准圖」)，把位於丈量約份第 83 約地段多個地段及毗連政府土地的用地 (下稱「申請地點」)，由「農業」及「住宅(丙類)」地帶改劃為「住宅(甲類)2」地帶，以作住宅發展及社會福利設施用途(下稱「擬議發展」)。

政府在 2021 施政報告中提出了北部都會區發展策略，以推動香港的經濟、創新和技術發展，增加房屋供應，同時在總土地面積約 30,000 公頃的北部都會區制定和實施保育政策。申請地點位於北部都會區內的戰略性位置，東面的部份更座落於新界北新市鎮的範圍內。擬議發展將在短時間內提供約 4,091 個單位，供約 11,455 人居住，以應付房屋土地供應的迫切需求。擬議發展項目亦提供各種社會福利設施。

擬議發展計劃理據如下：

- 擬議發展與政府現時推行的增加房屋土地供應的政策相符。
- 擬議改劃方案完全符合政府發展北部都會區的政策。在基礎設施容量許可的情況下，積極增加房屋土地供應和有效地利用珍貴土地資源。
- 擬議發展可以迅速落實發展，將有助於龍躍頭在較早的時間內達至均衡的房屋組合。
- 擬議方案的發展密度合適，並不會產生不良的視覺影響。
- 申請地點交通便利，非常適合用作住宅發展。
- 建議發展旨在創造優質及綠色的生活環境，將採納多項設計優點以能與龍躍頭周邊環境融合。
- 擬議發展將提供有迫切需要的社會福利設施，以滿足未來居民和附近社區的需要。
- 申請人已進行了各種技術評估，結果均證明該發展方案將不會對附近環境帶來不良影響。

根據以上各點，申請人希望是次的修訂圖則申請能獲得城規會支持。

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- Legend:
- REZONING SITE BOUNDARY
  - RESIDENTIAL TOWER +149mPD HEIGHT
  - RESIDENTIAL TOWER +141.05mPD HEIGHT
  - RESIDENTIAL TOWER +139.4mPD HEIGHT
  - RETAIL / GIC / CLUBHOUSE
  - LANDSCAPE AREA
  - INTERNAL ROAD / EVA / TRANSPORT INTERCHANGE
  - ACCESS ROAD
  - ▲ SITE ENTRANCE
  - ▲ BASEMENT ENTRANCE

PROPOSED  
ACCESS ROAD

**T1**  
35 RESIDENTIAL FLOORS  
1 STOREY LOBBY  
1 REFUGE FLOOR  
+149.0 mPD

**T2**  
35 RESIDENTIAL FLOORS  
1 STOREY LOBBY  
1 REFUGE FLOOR  
+149.0 mPD

**T3**  
38 RESIDENTIAL FLOORS  
1 STOREY LOBBY  
+141.05 mPD

**T4**  
38 RESIDENTIAL FLOORS  
1 STOREY LOBBY  
+141.05 mPD

**T5**  
37 RESIDENTIAL FLOORS  
1 STOREY LOBBY  
+139.4 mPD

+12.6 mPD

+26.75 mPD

+22.00 mPD

+17.25 mPD

+12.6 mPD

+14.0 mPD



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REZONING APPLICATION FOR DD83 LUNG YEUK TAU

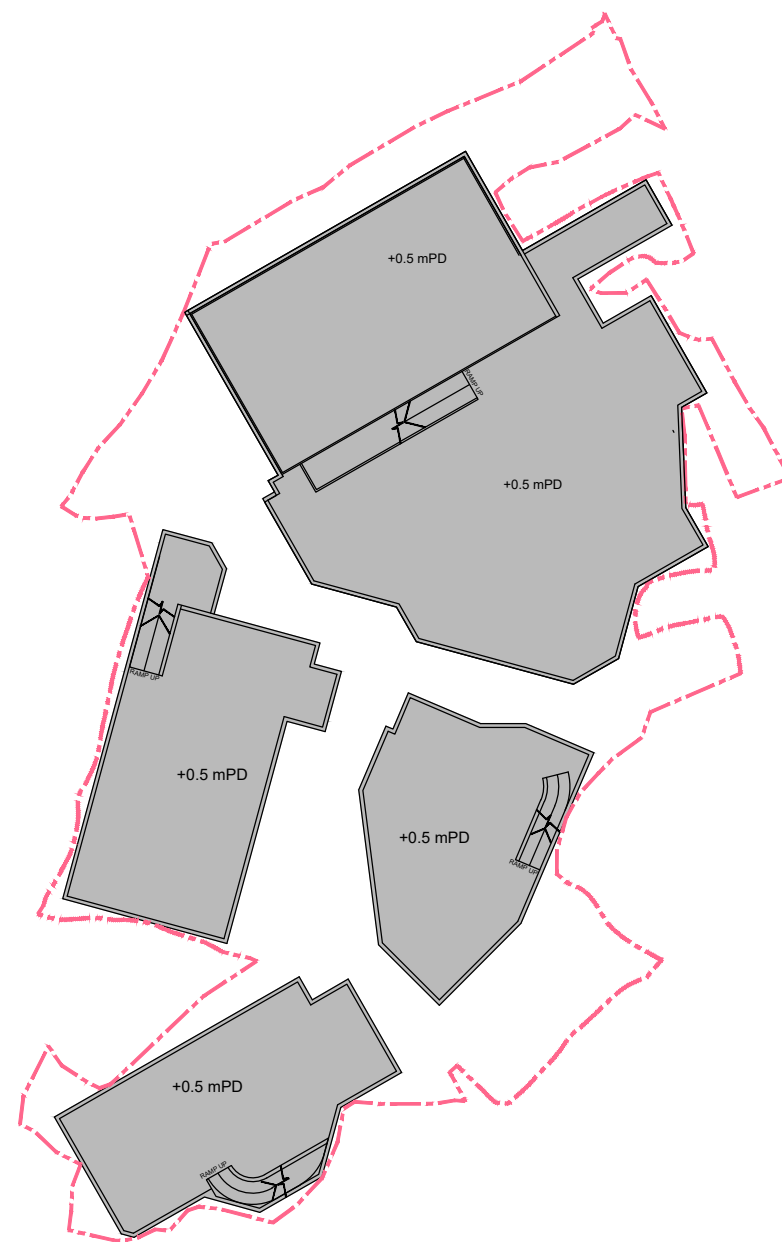
SCHMATIC DESIGN MLP

Dec 2022



Legend:

- REZONING SITE BOUNDARY
- BASEMENT CARPARK AND E&M

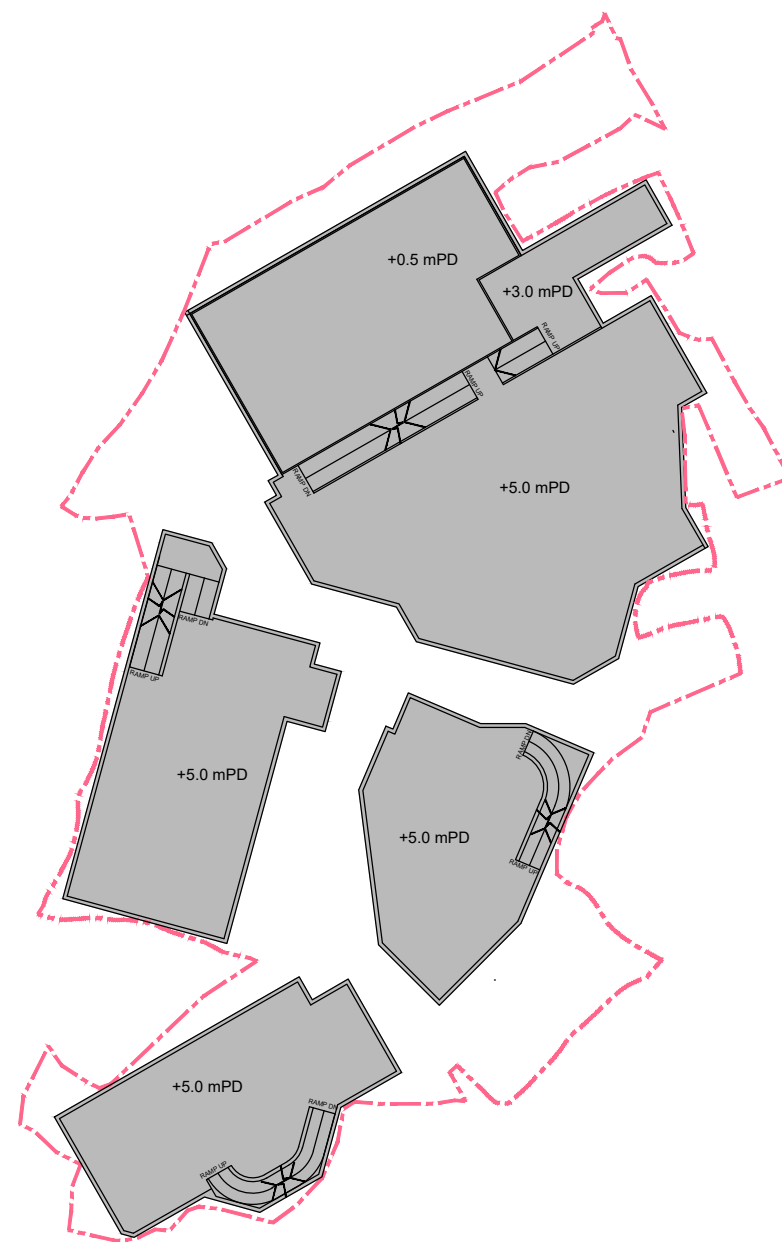


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Legend:

- REZONING SITE BOUNDARY
- BASEMENT CARPARK AND E&M



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REZONING APPLICATION FOR DD83 LUNG YEUK TAU

## SCHEMATIC DESIGN B1/F

Dec 2022

**LWK**  
**+PARTNERS**



Legend:

	REZONING SITE BOUNDARY
	RESIDENTIAL TOWER LOBBY
	RETAIL / CLUBHOUSE
	GIC
	CARRIAGE WAY (EVA)
	CARRIAGE WAY (NON-EVA)
	SITE ENTRANCE
	BASEMENT ENTRANCE
	SITE ENTRANCE
	BASEMENT ENTRANCE










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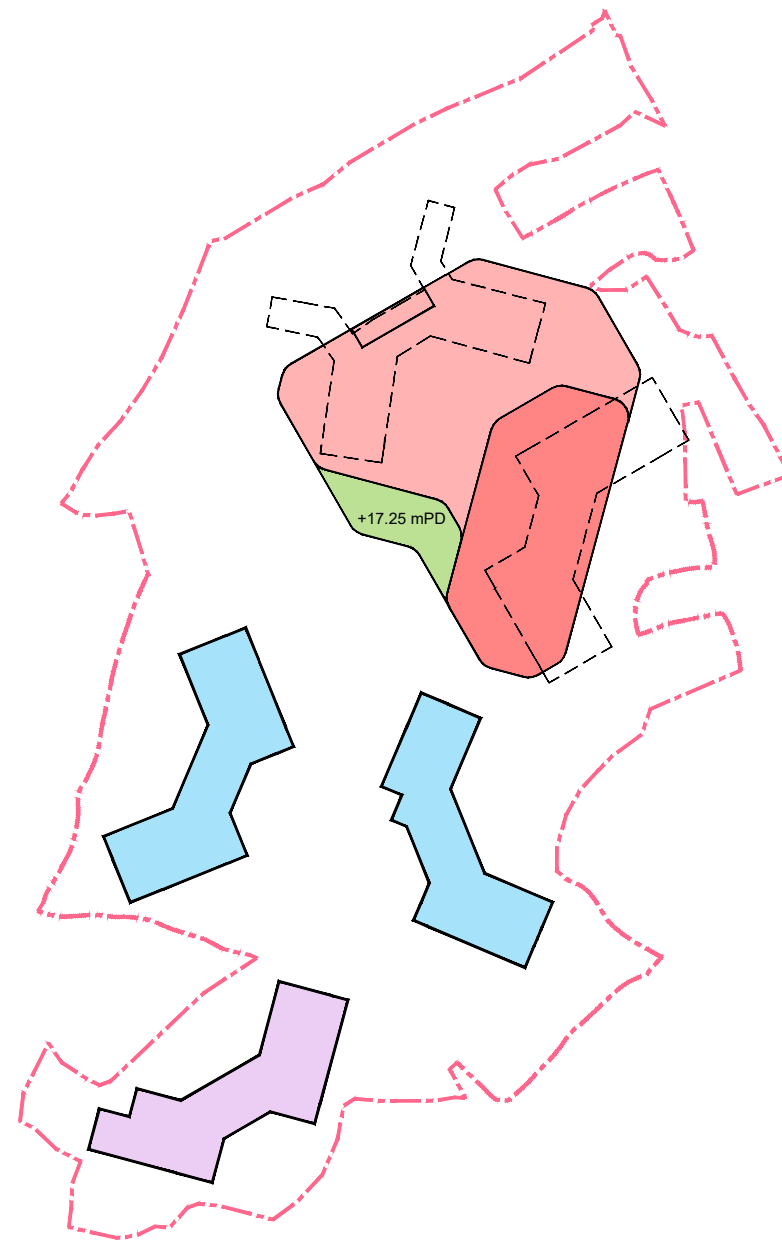
REZONING APPLICATION FOR DD83 LUNG YEUK TAU

**SCHEMATIC DESIGN G/F**

Dec 2022










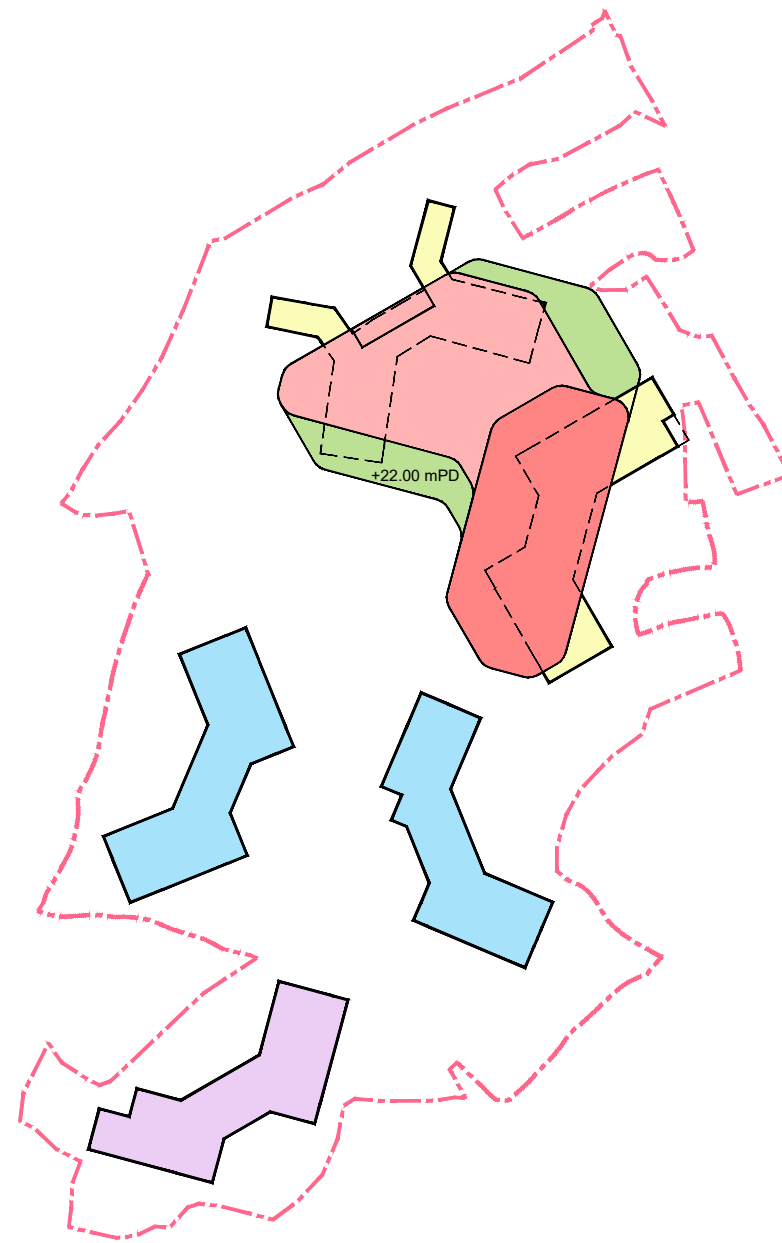
Legend:	
	REZONING SITE BOUNDARY
	RESIDENTIAL TOWER +145mPD HEIGHT
	RESIDENTIAL TOWER +140.55mPD HEIGHT
	RESIDENTIAL TOWER +137.4mPD HEIGHT
	RETAIL / CLUBHOUSE
	GIC
	LANDSCAPE AREA









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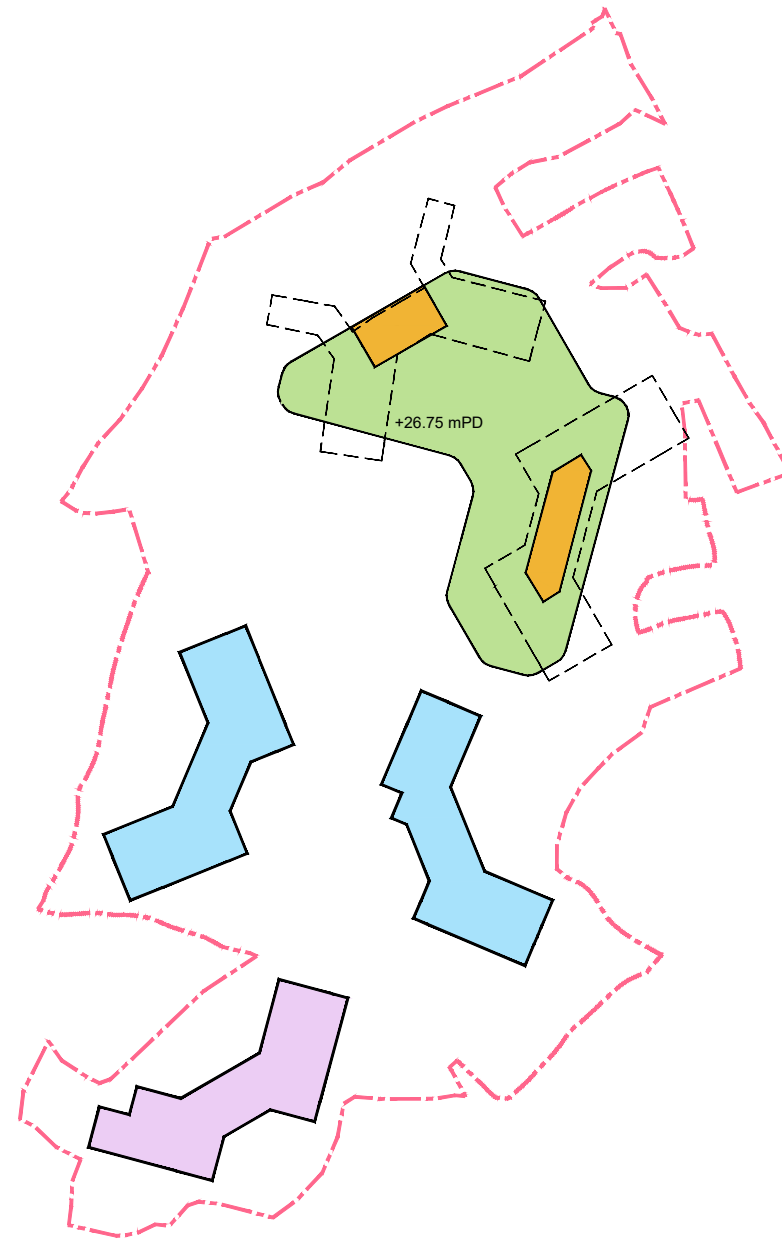


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	RESIDENTIAL TOWER +140.55mPD HEIGHT
	RESIDENTIAL TOWER +137.4mPD HEIGHT
	RETAIL / CLUBHOUSE
	GIC
	LANDSCAPE AREA










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	RESIDENTIAL TOWER LOBBY
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	RESIDENTIAL TOWER +140.55mPD HEIGHT
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	LANDSCAPE AREA



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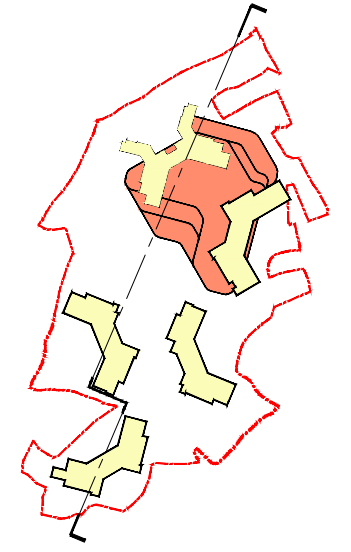
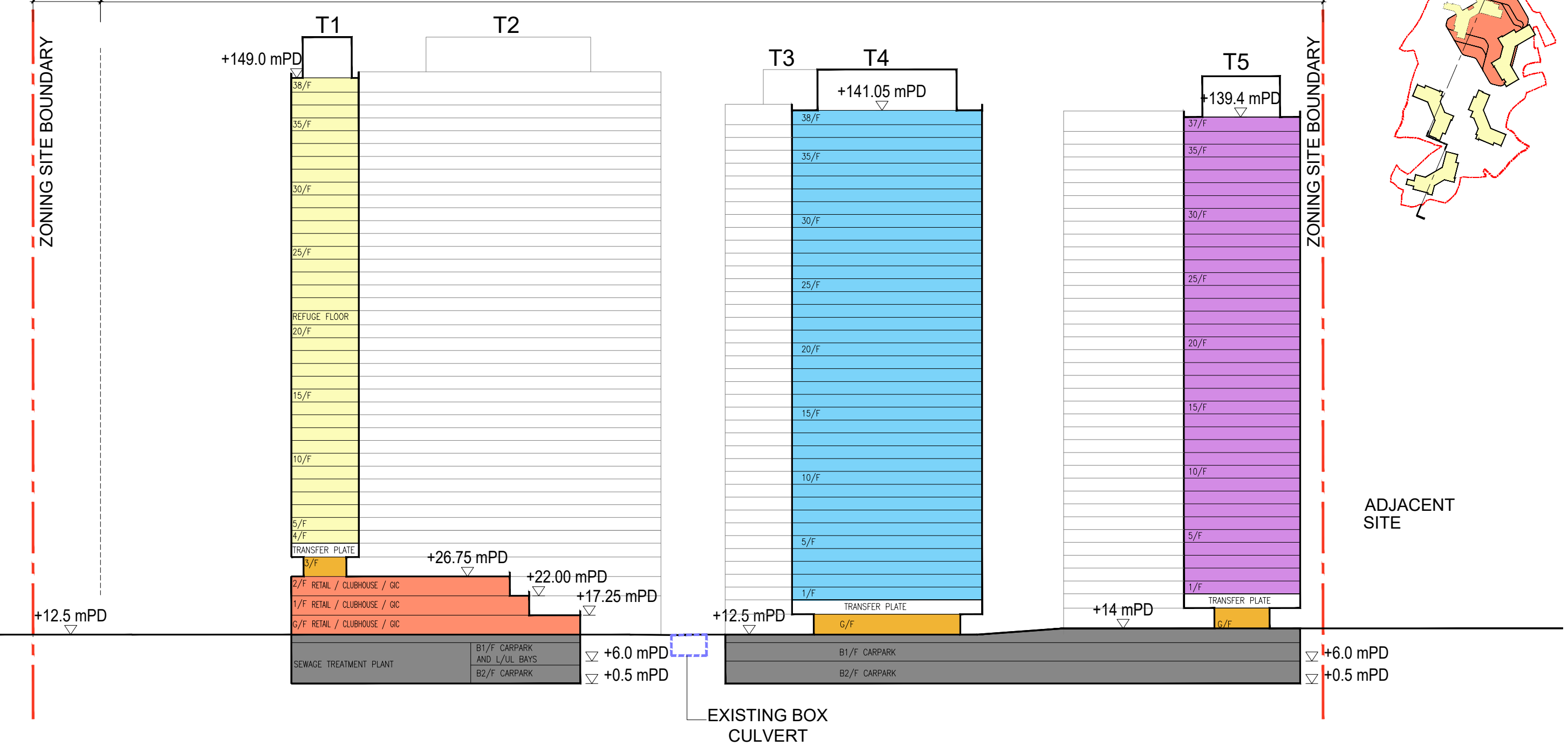
Legend:

	REZONING SITE BOUNDARY		CLUBHOUSE / LOBBY
	RESIDENTIAL TOWER +149mPD HEIGHT		RETAIL / CLUBHOUSE / GIC
	RESIDENTIAL TOWER +141.05mPD HEIGHT		CARPARK / EM
	RESIDENTIAL TOWER +139.4mPD HEIGHT		

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PROPOSED ACCESS ROAD

REZONING SITE



REZONING APPLICATION FOR DD83 LUNG YEUK TAU

SCHEMATIC SECTION

**LWK**  
**+PARTNERS**

Nov 2022





Rev.	Date	Amendment	Purpose
<b>LEGEND</b>			
- - - - - SITE BOUNDARY			
- - - - - FENCE WALL (METAL FENCING)			
- - - - - SOLID FENCE WALL			
- - - - - BOX COLVERT			
- - - - - DRAINAGE RESERVED AREA			
XX.XX PROPOSED LEVEL			
[Tree Icon] PROPOSED NEW TREES			
[Green Area Icon] PLANTING AREA			
[Light Green Area Icon] LAWN AREA			
[Grey Area Icon] EVA / VEHICLE ACCESS			
[Blue Area Icon] SAFETY MAT			
[Blue Area Icon] SWIMMING POOL			
[Light Brown Area Icon] HARD PAVED AREA			
[Orange Arrow Icon] RESIDENTIAL ENTRANCE			
[Blue Arrow Icon] CARPARK ENTRANCE			
[Star Icon] WATER POINT (20M RADIUS)			

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 - Check and verify all dimensions on site.

Developer  
**GOOD SMART CONSULTANTS LIMITED**

Project  
**PROPOSED REZONING OF THE SITE FROM 'AGRICULTURE' AND 'RESIDENTIAL (GROUP C) TO 'RESIDENTIAL (GROUP A)2' AT VARIOUS LOTS IN DD 83 AND ADJONING GOVERNMENT LAND, LUNG YEUK TAU, FANLING, NEW TERRITORIES S12A PLANNING APPLICATION**

Drawing Title  
**LANDSCAPE MASTER PLAN 01**

Job No.	Drawing No.	Revision No.
HKA-1047	LMP_001	-
Scale	Date	CAD Ref.
AS	DEC 2022	LMP_001
Drawn	Checked	Approved
NN	SL	SL
Authorized Person - Architect		



- LEGEND**
- 1 CHILDREN PLAY AREA**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities and sitting-out area for the enjoyment of future residents.
  - 2 BBQ AREA**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
  - 3 SITTING-OUT AREA**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
  - 4 URBAN FARMING AREA**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities and sitting-out area for the enjoyment of future residents.
  - 5 ELDERLY FITNESS AREA**  
It is framed and shaded by new tree plantings that would provide passive recreational facilities for the enjoyment of future residents.
  - 6 LAWN AREA**  
It is framed and surrounded by new tree plantings that would provide a natural and harmony environment for the enjoyment of the future residents.
  - 7 SWIMMING POOL**  
It is provided as a passive recreational facilities for the enjoyment of the future residents.

**1 LANDSCAPE MASTER PLAN 01**  
 1:600 (A1) / 1:1200 (A3)

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Rev. Date      Amendment      Purpose

**LEGEND**

TOTAL SITE COVERAGE OF GREENERY  
= NOT LESS THAN 11,042 SQM

PLANTING AREA  
MIN. 1200MM SOIL DEPTH  
EXCLUDING DRAINAGE LAYER

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Developer  
**GOOD SMART CONSULTANTS LIMITED**

Project  
PROPOSED REZONING OF THE SITE FROM  
'AGRICULTURE' AND 'RESIDENTIAL (GROUP C) TO'  
RESIDENTIAL (GROUP A)2' AT VARIOUS LOTS IN  
DD 83 AND ADJOINING GOVERNMENT LAND, LUNG  
YEUK TAU, FANLING, NEW TERRITORIES S12A  
PLANNING APPLICATION

Drawing Title  
**SITE COVERAGE OF  
GREENERY FIGURE**

Job No.	Drawing No.	Revision No.
HKA-1047	LMP_004	-
Scale	Date	CAD Ref.
AS	DEC 2022	LMP_004
Drawn	Checked	Approved
NN	SL	SL

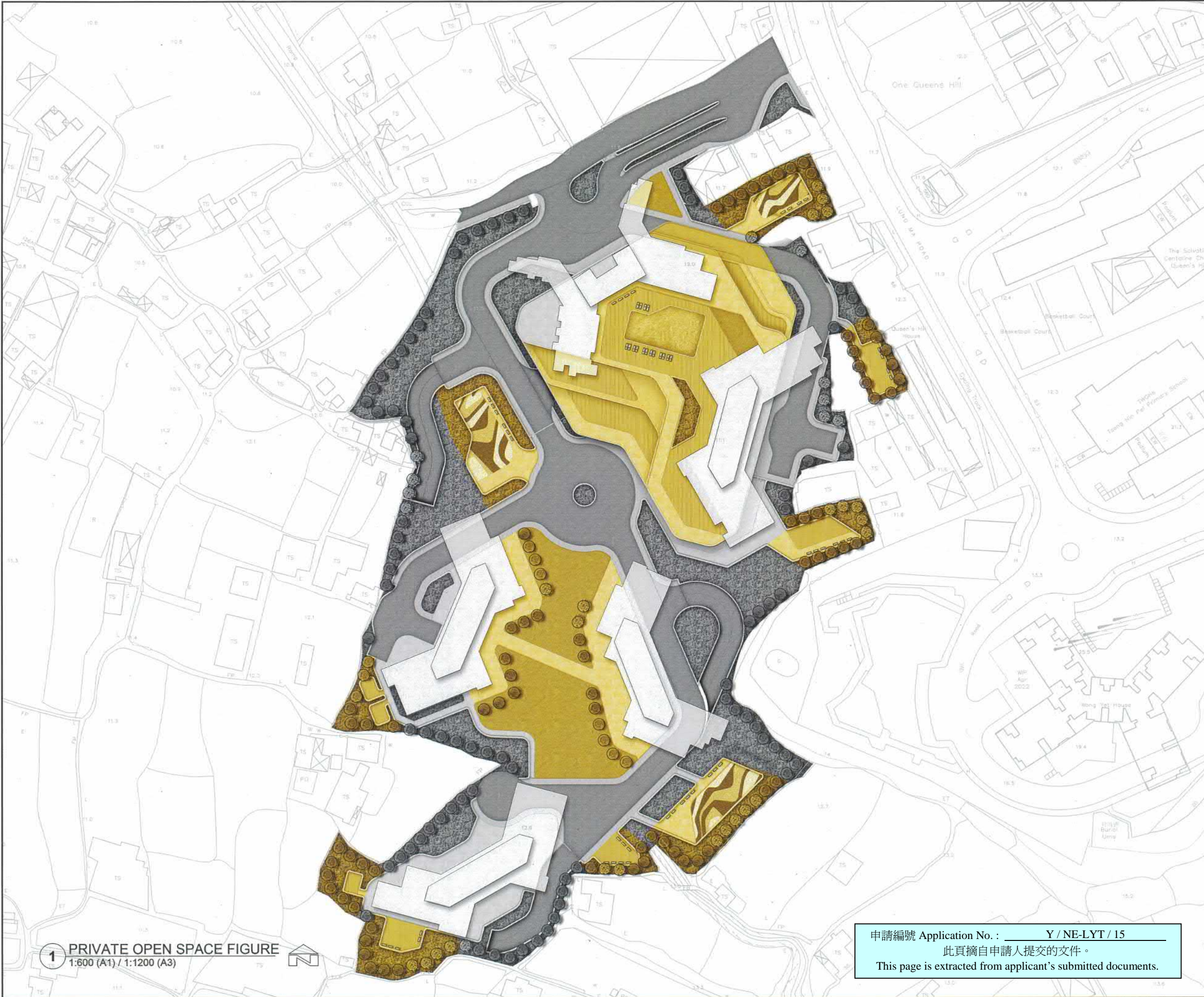
Authorized Person - Architect

Consultant Logo  
**SLSL**

**SITE COVERAGE OF GREENERY FIGURE**  
1:600 (A1) / 1:1200 (A3)

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Rev. Date      Amendment      Purpose

**LEGEND**

PRIVATE OPEN SPACE  
NOT LESS THAN 11,455 SQM

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Developer  
**GOOD SMART CONSULTANTS LIMITED**

Project  
PROPOSED REZONING OF THE SITE FROM 'AGRICULTURE' AND 'RESIDENTIAL (GROUP C) TO' RESIDENTIAL (GROUP A)2' AT VARIOUS LOTS IN DD 83 AND ADJONING GOVERNMENT LAND, LUNG YEUK TAU, FANLING, NEW TERRITORIES S12A PLANNING APPLICATION

Drawing Title  
**PRIVATE OPEN SPACE FIGURE**

Job No.	Drawing No.	Revision No.
HKA-1047	LMP_005	-
Scale	Date	CAD Ref.
AS	DEC 2022	LMP_005
Drawn	Checked	Approved
NN	SL	SL

Authorized Person - Architect

Consultant Logo  
**SLSL**

**1 PRIVATE OPEN SPACE FIGURE**  
1:600 (A1) / 1:1200 (A3)

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Existing Condition



Key Plan



Proposed Development

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Viewpoint 1 – Viewing Deck at Lung Shan Temple

Proposed Rezoning of the Site from "AGR" and "R(C)" to "R(A)2" at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

Figure 6.1

Visual Impact Assessment

Date: 14 December 2022

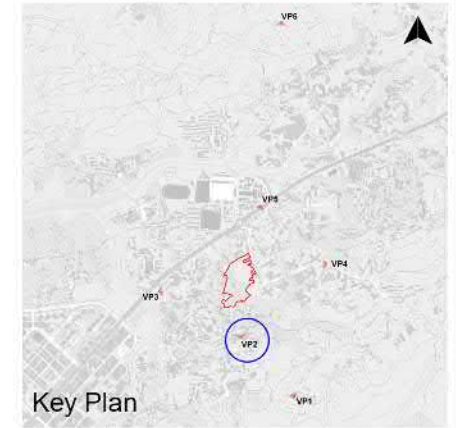




Existing Condition



Proposed Development



Key Plan

申請編號 Application No. : Y / NE-LYT / 15

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## Viewpoint 2– Tung Kok Wai Children's Playground

Proposed Rezoning of the Site from "AGR" and "R(C)" to "R(A)2" at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

Figure 6.2

Visual Impact Assessment

Date: 14 December 2022





Existing Condition



Key Plan



Proposed Development

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Viewpoint 3 – Pavilion at Sui Wan Road

Proposed Rezoning of the Site from "AGR" and "R(C)" to "R(A)2" at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

Visual Impact Assessment

Figure 6.3

Date: 14 December 2022





Existing Condition



Proposed Development

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Viewpoint 4 – Footpath along Lung Ma Road near Wong Sheng House

Proposed Rezoning of the Site from "AGR" and "R(C)" to "R(A)2" at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

Figure 6.4

Visual Impact Assessment

Date: 14 December 2022





Existing Condition



Key Plan



Proposed Development

申請編號 Application No. : Y / NE-LYT / 15

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### Viewpoint 5 – Bus Stop outside San Wai Barracks

Proposed Rezoning of the Site from "AGR" and "R(C)" to "R(A)2" at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

Figure 6.5

Visual Impact Assessment

Date: 14 December 2022





Existing Condition



Key Plan



Proposed Development

申請編號 Application No. : \_\_\_\_\_ Y / NE-LYT / 15  
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Viewpoint 6 – Tsung Shan

Proposed Rezoning of the Site from "AGR" and "R(C)" to "R(A)2" at Various Lots in DD83 and Adjoining Government Land, Lung Yeuk Tau, Fanling, New Territories

Figure 6.6

Visual Impact Assessment

Date: 14 December 2022