

TOWN PLANNING BOARD

TPB Paper No. 10979
For Consideration by
the Town Planning Board on 23.8.2024

DRAFT TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/17
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/TSW/17-R1 AND R2

**DRAFT TIN SHUI WAI OUTLINE ZONING PLAN NO. S/TSW/17
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/TSW/17-R1 AND R2**

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/TSW/17-)
<p><u>Item A</u> Rezoning of a site in Tin Shui Wai Area 14 from “Other Specified Uses” annotated “Bus Depot” (“OU(Bus Depot)”), “Government, Institution or Community” (“G/IC”) and area shown as ‘Road’ to “Residential (Group A)2” (“R(A)2”).</p> <p><u>Item B1</u> Rezoning of a site in Tin Shui Wai Area 115 from “Comprehensive Development Area” (“CDA”) to “Residential (Group B)3” (“R(B)3”) with designation of a non-building area (NBA).</p> <p><u>Item B2</u> Rezoning of a site in Tin Shui Wai Area 112 from “CDA” to “Residential (Group B)4” (“R(B)4”) with designation of a NBA.</p> <p><u>Item B3</u> Rezoning of two strips of land in Tin Shui Wai Areas 112 and 115 from “CDA” to area shown as ‘Road’.</p> <p><u>Item C</u> Rezoning of a site at the junction of Tin Yip Road and Tin Kwai Road from “Other Specified Uses” annotated “Telephone Exchange” (“OU(Telephone Exchange)”) to “G/IC”.</p>	<p><u>Total: 2</u></p> <p><u>Support and Provide Views on Item C</u> R1: Individual</p> <p><u>Oppose Item A</u> R1 and R2: Individuals</p> <p><u>Provide Views on Items B1, B2 and B3</u> R1: Individual</p>

Note: The names of the representers are attached at **Annex III**. Soft copy of the submissions is sent to Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_TSW_17.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. Introduction

- 1.1 On 12.4.2024, the draft Tin Shui Wai Outline Zoning Plan (OZP) No. S/TSW/17 (the Plan) at **Annex I** was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments to the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plans H-1a and H-1b**.

- 1.2 During the two-month statutory exhibition period, two valid representations were received. On 12.7.2024, the Board agreed to consider all the representations collectively in one group.
- 1.3 This Paper is to provide the Board with information for consideration of the representations. The list of representers is at **Annex III**. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. Background

Item A – Proposed Private Residential Development in Tin Shui Wai Area 14

- 2.1 The Government has adopted a multi-pronged approach to meet housing and other development needs. 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 government land (GL) currently vacant, under Short Term Tenancies (STTs) or different short-term or government uses, with a view to identifying more suitable sites for conversion to residential use. A site in Tin Shui Wai Area 14, which is mainly occupied by the Tin Shui Wai Bus Depot of The Kowloon Motor Bus Company (1933) Limited (KMB) under STTs, has been identified to have potential for private residential development. An Engineering Feasibility Study (EFS) was conducted by the Civil Engineering and Development Department (CEDD) to ascertain the technical feasibility of the proposed private residential development with retail and government, institution and community (GIC) facilities at the site.
- 2.2 To facilitate the proposal, the site has been rezoned from “OU(Bus Depot)”, “G/IC” and area shown as ‘Road’ to “R(A)2” subject to a maximum domestic plot ratio (PR) of 6, a maximum non-domestic PR of 0.4 and a maximum building height (BH) of 150mPD. In connection with the proposal, some of the existing functions in the Tin Shui Wai Bus Depot could be carried out at the free-up area of the Tuen Mun - Chek Lap Kok Link toll plaza granted to KMB under STT.

Items B1, B2 and B3 – Reflecting the As-built Conditions in Tin Shui Wai Areas 112 and 115

- 2.3 In the 2021 and 2023 reviews of “CDA” sites, the Rural and New Town Planning Committee (RNTPC) of the Board agreed to rezone two “CDA” sites in Tin Shui Wai Areas 115 and 112 (known as ‘Wetland Seasons Park’ and ‘Wetland Seasons Bay’ respectively) to reflect the existing developments. As such, the two sites in Areas 115 and 112 have been rezoned to “R(B)3” and “R(B)4” under Items B1 and B2 respectively with appropriate development restrictions. Opportunity has also been taken to rezone two adjoining strips of land to area shown as ‘Road’ under Item B3 to reflect the as-built condition.

Item C – A Site at the Junction of Tin Yip Road and Tin Kwai Road

- 2.4 The site was originally zoned “OU(Telephone Exchange)” and reserved for telephone exchange use. However, 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 can be freed up for other uses. While there is no designated use for the site at this

juncture, considering its surrounding planning context, the site has been rezoned to “G/IC” under Item C to serve as a reserve site for GIC uses in the future.

Amendments to the Notes and Explanatory Statement of the OZP

- 2.5 In relation to the above amendment items, the Notes and Explanatory Statement (ES) of the OZP have been revised accordingly. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the Planning Scheme Area.
- 2.6 On 15.3.2024, the RNTPC agreed that the proposed amendments to the approved Tin Shui Wai OZP No. S/TSW/16 were suitable for public inspection under section 5 of the Ordinance. The relevant RNTPC Paper No. 2/24 is available at the Board’s website¹ and the extract of the minutes of the RNTPC meeting is at **Annex IV**. Accordingly, the draft Tin Shui Wai OZP No. S/TSW/17 was gazetted on 12.4.2024.

3. Local Consultation

Prior to the Submission of the Proposed Amendments to the RNTPC

- 3.1 Prior to the submission of the proposed amendments to the RNTPC for consideration, PlanD (together with CEDD on Item A) consulted the Town Planning and Development Committee of the Yuen Long District Council (YLDC) regarding the proposed amendments to the Tin Shui Wai OZP on 8.2.2024.
- 3.2 While some YLDC members expressed views on the proposed development intensity under Item A and suggested that the site could be considered for public housing development, as well as requested adequate car parking spaces in Tin Shui Wai area in general, members of the YLDC generally supported the proposed amendments. Their views and comments have been incorporated into the RNTPC Paper No. 2/24 mentioned in paragraph 2.6 above and enclosed in the extract of minutes of the YLDC meeting at **Annex V**.

Upon Gazettal of the Plan

- 3.3 On 12.4.2024, the draft OZP was published for public inspection under section 5 of the Ordinance. YLDC members were also notified that members of the public can submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation from members of the YLDC was received.

4. The Representation Sites and their Surrounding Areas

4.1 Representation Site under Item A

- 4.1.1 Representation site under Item A (about 1.48 ha) comprises solely GL and is located in Tin Shui Wai Area 14 in the southeastern part of the Tin Shui Wai

¹ The RNTPC Paper No. 2/24 is available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/738_rnt_agenda.html

New Town. It is currently mainly occupied by an open-air bus depot with ancillary facilities (i.e. the Tin Shui Wai Bus Depot) under STTs and the Government is negotiating with KMB on the exact time for vacation, with the southern portion being an amenity area covered by vegetation. It is accessible via Tin Pak Road and Tin Chuk Street to the west. The surrounding area of the site is predominantly residential in nature with public housing estates as well as a planned public housing development across Tin Tsz Road. There are also various GIC facilities and open spaces in the vicinity of the site, including a sewage pumping station to the southwest of the site, to support the needs of the community (**Plans H-2a, H-3a and H-4a**).

- 4.1.2 The site has been rezoned to “R(A)2” with a maximum domestic PR of 6, a maximum non-domestic PR of 0.4 and a maximum BH of 150mPD. The indicative development scheme of the proposed private residential development is shown in **Drawings H-1 to H-3** and its major development parameters are summarised below:

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

Note:

- (1) Gross floor area (GFA) equivalent to 5% of the total domestic GFA will be reserved for the provision of social welfare facilities under the indicative development scheme. The proposed social welfare facilities as required by the Government may 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 in consultation with relevant government departments.
- (2) The target completion year is subject to the actual site disposal programme.

4.2 **Representation Sites under Items B1, B2 and B3**

- 4.2.1 Representation sites under Item B1 (about 6.44 ha) and Item B2 (about 7.55 ha) are to reflect the existing private residential developments known as ‘Wetland Seasons Park’ in Tin Shui Wai Area 115 and ‘Wetland Seasons Bay’ in Tin Shui Wai Area 112 which were completed in 2020 and 2022 respectively. As mentioned in paragraph 2.3 above, the RNTPC agreed to rezone the sites to reflect their as-built conditions. In this regard, representation site under Item B1 has been rezoned to “R(B)3” with a maximum gross floor area (GFA) of 96,600m² and a maximum BH of 10 storeys over one storey car park, whereas the site under Item B2 has been rezoned to “R(B)4” with a maximum GFA of 113,250m² and a maximum BH of 10 storeys over one storey car park. To provide a buffer from the Hong Kong Wetland Park, NBAs with a width of 30m are also designated along the eastern boundary of both sites under Items B1 and B2, which is in line with the respective lease conditions (**Plans H-2b, H-2c, H-3b, H-4b and H-4c**).
- 4.2.2 Representation sites under Item B3 (about 0.09 ha in total) are two strips of land near the ingress/egress of the developments under Items B1 and B2. They have been rezoned to area shown as ‘Road’ to reflect the existing road use (**Plans H-2b, H-2c, H-3b and H-4c**).

4.3 **Representation Site under Item C**

- 4.3.1 Representation site under Item C (about 0.1 ha), which has been rezoned to “G/IC”, involves a piece of GL located at the junction of Tin Yip Road and Tin Kwai Road which is currently used as a public vehicle park under STT. 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 (**Plans H-2b, H-3b and H-4d**).

4.4 **Planning Intentions**

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) The “R(A)2” zone under Item A is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The ES of the OZP also specifies that the “R(A)2” zone under Item A is intended for private residential development.
- (b) The “R(B)3” and “R(B)4” zones under Items B1 and B2 respectively are intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- (c) The “G/IC” zone under Item C is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations

providing social services to meet community needs, and other institutional establishments.

5. **The Representations**

5.1 **Subject of Representations**

5.1.1 There are a total of two representations submitted by individuals. **R1** supports and provides views on Item C, opposes Item A and provides views on Items B1, B2 and B3, while **R2** opposes Item A.

5.1.2 The major grounds of representations and their proposals, and PlanD's responses in consultation with the relevant government bureaux/departments (B/Ds) are summarised in paragraphs 5.2 to 5.4 below.

5.2 **Supportive Representation**

Item C

Major Ground(s) / View(s) / Suggestion(s)	Representation No.
(1) Item C is supported. However, there is no planned use for the site. Since the site adjoins the Tin Shui Wai (Tin Yip Road) Community Health Centre, it should be developed into a RCHE to address the shortfalls in community services in the locality.	R1
Responses	
<p>(a) The supporting view is noted. According to the Notes of the OZP for the "G/IC" zone, 'Social Welfare Facility' is a Column 1 use which is always permitted. While there is no planned RCHE at the site and no other designated use at this juncture, it could act as a reserve site to meet the needs for GIC facilities in the future.</p> <p>(b) Generally speaking, apart from making reference to the Hong Kong Planning Standards and Guidelines (HKPSG), the Social Welfare Department (SWD) will, having regard to various factors such as location, accessibility, surrounding environment, supply of and demand for services in the local community, etc., identify suitable sites for providing social welfare facilities. Responses (c) and (d) in paragraph 5.3.1 below regarding the provision of GIC facilities in the Tin Shui Wai area are also relevant.</p>	

5.3 **Adverse Representations**

Item A

5.3.1 Suitability for Residential Development and Site-Specific Proposals

Major Ground(s) / View(s) / Suggestion(s)	Representation No.
(1) With the proposed development, Tin Shui Wai would be turned into a solely residential area.	R2
(2) In view of the growing number of residents and existing provision of GIC facilities in Tin Shui Wai, the site should be designated for GIC use to address the deficits in community facilities (notably social welfare facilities) in the area. Study rooms and a community rehabilitation day centre (CRDC) should also be provided. (3) Should the site be designated for residential use, it should be for public housing instead of private housing, considering that the Government is currently providing temporary/transitional housing (with costs comparable to public housing) and the anticipated completion year of the proposed private housing development is 2029.	R1
Responses	
<p>In response to (1):</p> <p>(a) The Tin Shui Wai New Town is a comprehensively planned new town which consists of a variety of residential and commercial developments as well as various supporting facilities including GIC facilities and open spaces to meet the needs of the local community.</p> <p>In response to (2):</p> <p>(b) To meet the housing demand and to 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 GL currently vacant or under STTs, in order to identify suitable sites for rezoning to residential use. Against such background, the site, which comprises solely GL and is currently mainly occupied by a bus depot and ancillary facilities, has been identified as a potential private housing site. An EFS has been conducted by CEDD which has ascertained the technical feasibility of private residential development at the site. Social welfare facilities, which account for about 5% of the total domestic GFA, are also proposed to be incorporated within the development to serve the demand for such facilities in the community.</p> <p>(c) Based on the planned population of about 299,900 in the Tin Shui Wai Planning Scheme Area and the requirements of the HKPSG, the provision of</p>	

GIC facilities within the area is generally adequate except with shortfalls in some social welfare facilities, including elderly facilities, child care centres, rehabilitation and residential care services, as well as hospital beds. Regarding social welfare facilities, it should be noted that the deficit in provision is based on OZP planned population while the SWD adopts a wider spatial context/cluster in the assessment of provision for such facilities. In applying the standards, the distribution of facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for the aforementioned facilities are long-term goals, the actual provision would be subject to consideration of SWD in the planning and development process as appropriate. PlanD, SWD and other relevant B/Ds will work closely to ensure that more community facilities can be included in new and redevelopment proposals from both public and private sectors in Tin Shui Wai as appropriate.

- (d) Regarding the provision of study rooms, there are currently 7 study rooms in Tin Shui Wai (including 6 within the Tin Shui Wai Planning Scheme Area). The Education Bureau will review the overall provision as and when necessary. As for the provision of CRDC which is on a district basis, there are currently two planned CRDCs in the Yuen Long district. The provision will be reviewed by SWD as appropriate with reference to the HKPSG requirement (i.e. 1 centre per 420,000 persons).
- (e) A site at the junction of Tin Yip Road and Tin Kwai Road has been rezoned to “G/IC” under Item C, which could also accommodate GIC uses. Response (a) in paragraph 5.2 above is also relevant.

In response to (3):

- (f) Since the Long Term Housing Strategy annual update in 2018, the public/private split of new housing supply has been revised to 70:30. While the Government has expedited public housing land supply under a multi-pronged approach, there is also a need to maintain a continuous supply of housing land to meet the demand for private housing. At present, the public/private housing split in Tin Shui Wai is 76:24. With new public housing developments planned at Tin Wah Road and Tin Tsz Road in proximity to the Tin Shui Wai New Town (**Plan H-1a**), designation of the site for private housing would help achieve a more balanced housing supply in the area. Furthermore, the Government has already identified sufficient land for providing public housing units in the coming 10-year period to meet the estimated public housing demand. The site is considered suitable to be retained for private residential development.

5.3.2 Environmental Aspect

Major Ground(s) / View(s) / Suggestion(s)	Representation No.
(1) The site is subject to traffic noise and pollution issues, as well as located in proximity to a sewage pumping station, which renders it more suitable for GIC use.	R1
Responses	
<p>(a) A Preliminary Environmental Review (PER) has been conducted under the EFS in accordance with prevailing standards and guidelines to demonstrate the environmental acceptability of the proposed private residential development with retail and GIC facilities. The potential noise and air quality impacts arising from surrounding areas (including roads and Tin Shui Wai Tin Chuk Street Sewage Pumping Station) on the proposed development have been assessed in the PER, which concluded that with the implementation of recommended mitigation measures (such as incorporating buffer distance and adopting acoustic window/balcony), no significant adverse environmental impact on the proposed development at the site is anticipated. The Environmental Protection Department has no adverse comment on the PER.</p> <p>(b) The future lot owner/project proponent will also be required to submit relevant environmental assessments in the detailed design stage (under the land administration regime) and implement the mitigation measures identified to ensure the compliance with the relevant requirements.</p> <p>(c) Regarding the suitability of the site for residential development, please refer to response (b) in paragraph 5.3.1 above.</p>	

5.3.3 Landscape Aspect

Major Ground(s) / View(s) / Suggestion(s)	Representation No.
(1) While all 104 trees on the site are proposed to be felled, only 98 new trees will be planted and it is questionable that a 1:1 compensation ratio could be achieved.	R1
Responses	
<p>(a) According to the Preliminary Landscape and Visual Impact Assessment (LVIA) conducted under the EFS, a total of 104 trees on the site (including six <i>Leucaena leucocephala</i> 銀合歡), which are all common species and poor in form and condition, are proposed to be removed owing to conflict with the proposed development. Based on the ‘Guidance Notes on Tree Preservation and Removal Proposal for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease’ of the Lands Department (LandsD) Lands Administration Office (LAO) Practice Note No. 6/2023, no compensatory tree planting is required for the removal of undesirable species (i.e. <i>Leucaena leucocephala</i>). Thus, the proposed</p>	

planting of 98 trees could meet the compensation ratio of 1:1. It should be noted that the actual landscape planting and design to be adopted by the future project proponent may differ from the current indicative scheme which is formulated solely for technical assessment purpose. Nevertheless, the future project proponent has to follow LandsD LAO's Practice Note No. 6/2023.

5.3.4 Other concerns

Major Ground(s) / View(s) / Suggestion(s)	Representation No.
(1) Based on the details provided in the EFS, the current rezoning is tailor-made for a particular developer. The statutory procedure of making a section 12A planning application prior to the proposed amendment of the OZP is omitted. Approving this amendment item would set an undesirable precedent.	R1
Responses	
<p>(a) As mentioned in response (b) in paragraph 5.3.1 above, the site, which comprises solely GL, has been identified by the Government as having potential for private residential development and an EFS has been conducted by CEDD to ascertain its technical feasibility. An indicative development scheme, which has taken into consideration the prevailing standards and guidelines as well as requirements of relevant B/Ds, is formulated for technical assessment purpose under the EFS.</p> <p>(b) Proposed amendment to the OZP under section 5 of the Ordinance by PlanD to take forward a housing site supported by EFS is in line with the prevailing practice concerning private housing sites with EFS undertaken by the Government. Subject to the decision by the Board regarding the representations, and upon completion of the statutory plan amendment process, the site will be disposed for private residential use under the prevailing land disposal mechanism. Requirement for further technical assessments may be stipulated under lease.</p>	

5.4 **Representation Providing Views**

Items B1, B2 and B3

Major Ground(s) / View(s) / Suggestion(s)	Representation No.
(1) Items B1, B2 and B3 are for housekeeping purpose.	R1
Responses	
(a) The view above is noted.	

6. Departmental Consultation

6.1 The following B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Director of Environmental Protection;
- (d) Director of Housing;
- (e) Director of Social Welfare;
- (f) Project Manager (West), CEDD;
- (g) Chief Estate Surveyor/Land Supply, LandsD; and
- (h) Chief Town Planner/Urban Design & Landscape, PlanD.

6.2 The following B/Ds have no comment on the representations:

- (a) Secretary for Transport and Logistics;
- (b) Secretary for Commerce and Economic Development;
- (c) Commissioner for Transport;
- (d) Commissioner of Police;
- (e) Director of Agriculture, Fisheries and Conservation;
- (f) Director of Food and Environmental Hygiene;
- (g) Director of Leisure and Cultural Services;
- (h) Director of Fire Services;
- (i) Director of Electrical and Mechanical Services;
- (j) Executive Secretary (Antiquities and Monuments), Development Bureau;
- (k) District Lands Officer/Yuen Long, LandsD;
- (l) District Officer (Yuen Long), Home Affairs Department;
- (m) Head of the Geotechnical Engineering Office, CEDD;
- (n) Chief Highway Engineer/New Territories West, Highways Department;
- (o) Chief Engineer/Mainland North, Drainage Services Department;
- (p) Chief Engineer/Construction, Water Supplies Department;
- (q) Chief Building Surveyor/New Territories West, Buildings Department; and
- (r) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department.

7. Planning Department's Views

7.1 The supportive views of **R1 (part)** on Item C and views of **R1 (part)** on Items B1, B2 and B3 are noted.

7.2 Based on the assessments in paragraph 5.3 above, PlanD does not support R1 (part) and R2 and considers that the OZP should not be amended to meet the representations for the following reasons:

Item A

- (a) the Government has been adopting a multi-pronged approach to make available sufficient supply of land for both public and private housing progressively to meet the acute demand for housing, including carrying out various land use reviews on an on-going basis. The representation site is located at the southeastern part of the Tin Shui Wai New Town with

residential, government, institution and community (GIC) and open space uses in the area. It is considered appropriate to rezone the representation site for residential use with a view to increasing housing land supply (**R1 and R2**);

- (b) an Engineering Feasibility Study (EFS) covering various aspects including traffic, environment, drainage, sewerage, visual, landscape and air ventilation has been conducted by the Government and confirmed that there is no insurmountable technical problem in developing the representation site for private residential use. It is considered appropriate to initiate the rezoning through proposed amendments to the Outline Zoning Plan under section 5 of the Town Planning Ordinance (**R1**); and
- (c) the provision of GIC facilities is generally adequate to meet the demand of the planned population in the Tin Shui Wai area in accordance with the Hong Kong Planning Standards and Guidelines, except for some elderly facilities, child care centres, rehabilitation and residential care services, as well as hospital beds. The private residential development would also provide social welfare facilities to meet the needs of the residents in the area as appropriate. The provision of GIC facilities will be closely monitored by relevant government bureaux/departments (**R1**).

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the Plan to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with its Notes and ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

9. Attachments

Annex I	Draft Tin Shui Wai OZP No. S/TSW/17 (reduced size)
Annex II	Schedule of Amendments to the Approved Tin Shui Wai OZP No. S/TSW/16
Annex III	List of Representers
Annex IV	Extract of Minutes of the RNTPC Meeting held on 15.3.2024
Annex V	Extract of Minutes of the YLDC Meeting held on 8.2.2024
Annex VI	Provision of Major Community Facilities and Open Space in the Tin Shui Wai OZP
Drawing H-1	Indicative Layout Plan (Item A)
Drawings H-2a to H-2c	Section Plans (Item A)
Drawing H-3	Indicative Landscape Proposal (Item A)

Plans H-1a and H-1b	Location Plans of Representation Sites
Plans H-2a to 2c	Site Plans
Plans H-3a and 3b	Aerial Photos
Plans H-4a to 4d	Site Photos

**PLANNING DEPARTMENT
AUGUST 2024**