

Draft Fanling/Sheung Shui Extension Area Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Fanling/Sheung Shui Extension Area Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment in the Fanling/Sheung Shui Extension Area", a spokesman for the Town Planning Board said today (February 23).

The planning scheme area covers a total area of about 32 hectares (ha). It is located to the immediate south and southwest of the Fanling/Sheung Shui New Town, and stretches from Ping Kong Road and Po Kin Road to its north and to the Tai Lung Experimental Station at its southeastern end, with Fan Kam Road to its west and Ping Kong to its east. On the other side of Po Kin Road and Ping Kong Road are North District Hospital and its extension, as well as existing public housing estates and schools.

In view of the fact that the proposed public housing use and development parameters of about 9.54 ha area in the northern-most portion of the planning scheme area (the Site) are subject to further review by the Civil Engineering and Development Department (CEDD) and the outcome of the judicial review (JR) in relation to the environmental impact assessment report for the proposed development, the Site is zoned "Undetermined" at this juncture to provide appropriate planning control on the Site during the interim period. Subject to the completion of the CEDD review and the JR proceedings, further rezoning of the Site will be processed in accordance with the Town Planning Ordinance.

The remaining southern portion of the area zoned "Other Specified Uses" annotated "Conservation cum Recreation" (about 21.65 ha) is intended primarily to conserve existing natural landscape and ecological features. It is also intended for the provision of space for passive recreational uses for the general public, which are compatible with the conservation intention.

The approved Fanling/Sheung Shui Extension Area OZP No. S/FSSE/2 is now available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Fanling, Sheung Shui and Yuen Long East District Planning Office, (iv) the North District Office, and (v) the Sheung Shui District Rural Committee.

Copies of the approved OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZP can be viewed at the Town Planning Board's website (www.tpb.gov.hk).