

# Draft Fanling/Sheung Shui Outline Zoning Plan approved

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

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Fanling/Sheung Shui New Town", a spokesman for the Town Planning Board said today (April 19).

The planning scheme area, about 667 hectares, is located in the river plains associated with the Ng Tung (Indus), Shek Sheung (Sutlej), Sheung Yue (Beas) and Ma Wat Rivers, which generally coincides with the existing area for the New Town. The main features delineating the New Town boundary are Tin Ping Shan and Ma Sik Road to the north, Ma Wat River to the east, and the foothills of Wo Hop Shek Cemetery and a golf course to the south and west.

The approved OZP has incorporated amendments shown on the draft Fanling/Sheung Shui OZP No. S/FSS/27, which involve (i) rezoning a site at Ma Sik Road and Fan Leng Lau Road from "Village Type Development" to "Residential (Group A)12", and (ii) revision to the plot ratio and building height restrictions of the "Comprehensive Development Area" zone.

The Notes and Explanatory Statement of the OZP are amended to take into account the above amendments. Opportunity is also taken to update the general information of various land use zones and the planning circumstances, where appropriate.

The approved Fanling/Sheung Shui OZP No. S/FSS/28 is 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, (v) the Fanling District Rural Committee and (vi) 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](http://www.tpb.gov.hk)).