

# 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 in the Fanling/Sheung Shui area," a spokesman for the Town Planning Board said today (January 17).

The planning scheme area, covering 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. The main features delineating the New Town boundary are Tin Ping Shan and Ma Sik Road to the north, the Ma Wat River to the east, and the foothills of Wo Hop Shek Cemetery and a golf course to the south and west.

The area is a developed new town with various types of residential developments falling within areas zoned "Residential (Group A)", about 119.91 hectares; "Residential (Group B)", about 8.18 hectares; "Residential (Group C)", about 22.92 hectares; and "Village Type Development", about 83.3 hectares.

The existing market towns of Shek Wu Hui and Luen Wo Hui, with an area of about 22.07 hectares, are zoned "Commercial/Residential" to cater for mixed commercial and residential uses. A site located in the western periphery of the area with an area of about 3.16 hectares is zoned "Comprehensive Development Area" for a low-density residential development.

A total of about 47.84 hectares of land is zoned "Industrial" for general industrial uses. It covers the existing industrial areas of On Lok Tsuen and Planning Areas 4 and 30.

To cater for local and district needs, a total of about 102.91 hectares of land is zoned "Government, Institution or Community", and about 42.3 hectares is zoned "Open Space".

A total of about 34.46 hectares of land is zoned "Other Specified Uses" for specific uses including abattoir, sewage treatment works, flood balancing reservoir, railway stations and petrol filling stations.

About 68.78 hectares of land is zoned "Green Belt" to define the limits of urban development, contain urban sprawl and provide passive recreational outlets.

A total of about 0.9 hectares of land is zoned "Undetermined", denoting land reserved to meet unforeseen requirements in the longer term and areas for which the appropriate use is to be identified upon further detailed planning study.

The approved Fanling/Sheung Shui OZP No. S/FSS/24 is now available for public inspection during office hours at the Secretariat of the Town Planning Board; the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin; the Fanling, Sheung Shui and Yuen Long East District Planning Office; the North District Office; and the Fanling and Sheung Shui District Rural Committees.

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 plan can be viewed at the Town Planning Board's website ([www.info.gov.hk/tpb](http://www.info.gov.hk/tpb)).