

# Draft Lam Tei and Yick Yuen Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Lam Tei and Yick Yuen area," a spokesman for the Town Planning Board (the Board) said today (October 26).

The planning scheme area covers about 474.93 hectares of land in the southwestern part of the North West New Territories. It is bounded by Hung Shui Kiu New Development Area and Yuen Tau Shan in the north, Tan Kwai Tsuen in the northeast, Tai Lam Country Park in the east and southeast, the Tsing Shan Firing Range in the west, Fu Tai Estate, Tsz Tin Tsuen and Po Tong Ha in the south.

About 0.69 hectares of land are zoned "Commercial". Two sites with a total area of about 6.99 hectares are zoned "Comprehensive Development Area" for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities.

About 9.54 hectares of land are zoned "Residential (Group B)" for suburban medium-density residential developments. About 2.52 hectares of land are zoned "Residential (Group C)" for low-rise and low-density residential developments. About 20.36 hectares of land are zoned "Residential (Group D)" for improvement and upgrading of existing temporary structures in the rural area to permanent buildings. About 11.56 hectares of land are zoned "Residential (Group E)" primarily for phasing out existing industrial uses through redevelopment for residential use.

About 102.78 hectares of land are zoned "Village Type Development" to reflect existing recognised and other villages and provide land suitable for village expansion and reprovisioning of village houses affected by government projects.

To serve the needs of the local residents and/or a wider district, region or the territory, about 5.78 hectares of land are zoned "Government, Institution or Community" to provide a wide range of government, institution and community facilities. About 1.93 hectares of land are zoned "Open Space" for outdoor open-air public space for active and/or passive recreational uses.

About 29.66 hectares of land are zoned "Other Specified Uses" for specific uses including quarry, refuse transfer station as well as petrol filling station.

About 110.68 hectares of land are zoned "Green Belt" to define the limits of urban and suburban development areas and to provide passive recreational outlets. About 152.43 hectares of land are zoned "Conservation Area" to protect and retain the existing natural landscape, ecological or topographical features of the area.

The approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/10 is now available for public inspection during office hours at the Secretariat of the Board, the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin, the Tuen Mun and Yuen Long West District Planning Office, the Tuen Mun District Office and the Tuen Mun Rural Committee.

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