

Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Lau Fau Shan and Tsim Bei Tsui area," a spokesman for the Town Planning Board said today (October 26).

The planning scheme area covers about 677.74 hectares of land in the northwestern corner of the North West New Territories. The southern boundary is demarcated by Sha Kong Wai, the Hung Shui Kiu New Development Area, the Tin Shui Wai New Town, Ng Uk Tsuen and Yuen Long Industrial Estate while the north is bounded by Deep Bay.

About 4.27 hectares of land around the Lau Fau Shan Roundabout are zoned "Commercial/Residential" for commercial and/or residential developments.

About 8.33 hectares of land are zoned "Residential (Group C)" for low-rise and low-density residential developments. About 5.70 hectares of land are zoned "Residential (Group D)", which is intended primarily for improvement and upgrading of existing temporary structures in the rural area to permanent buildings. About 11.89 hectares of land are zoned "Residential (Group E)" primarily for phasing out existing industrial uses through redevelopment for residential use.

About 53.26 hectares of land are zoned "Village Type Development" to designate both existing recognised villages and areas of land considered suitable for village expansion.

To serve the needs of the local residents and/or a wider district, region or the territory, about 3.38 hectares of land are zoned "Government, Institution or Community" to provide a wide range of government, institution or community facilities.

About 36.41 hectares of land are zoned "Recreation" for development of active and/or passive recreation and tourism/eco-tourism.

About 81.82 hectares of land are zoned "Other Specified Uses" for specific uses including comprehensive development and wetland enhancement as well as a helicopter landing pad.

About 203.21 hectares of land are zoned "Green Belt" to define the limits of urban and suburban development areas and to provide passive recreational outlets. About 78.41 hectares of land are zoned "Conservation Area" to conserve the ecological value of the wetland and fish ponds in the Deep Bay Area.

About 55.99 hectares of land along the Deep Bay coast are zoned "Coastal Protection Area" to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment.

About 77.91 hectares of land are zoned "Site of Special Scientific Interest" covering the mangroves at the coastal areas of Tsim Bei Tsui and Inner Deep Bay, and the Tsim Bei Tsui Egrettry.

The approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/9 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 Yuen Long District Office and the Ping Shan 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).