

Draft Ping Shan Outline Zoning Plan approved

â€‹The Chief Executive in Council has approved the draft Ping Shan Outline Zoning Plan (OZP).

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

The planning scheme area covers about 355.82 hectares of land in the western part of the North West New Territories. It is bounded by the Tin Shui Wai New Town and the Hung Shui Kiu New Development Area in the west, Castle Peak Road in the south, Yuen Long New Town in the east and the fish ponds in Lau Fau Shan and Tsim Bei Tsui in the north.

Five sites with a total area of about 25.09 hectares are zoned "Comprehensive Development Area" for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities.

About 6.91 hectares of land are zoned "Residential (Group A)" for high-density residential developments. About 3.91 hectares of land are zoned "Residential (Group B)" for suburban medium-density residential developments. About 4.54 hectares of land are zoned "Residential (Group E)" primarily for phasing out existing industrial uses through redevelopment for residential use.

About 86.08 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.

About 19.32 hectares of land are zoned "Open Storage" to cater for the demand for open storage uses and to regularise the existing open storage uses in the area.

To serve the needs of the local residents and/or a wider district, region or the territory, about 12.73 hectares of land are zoned "Government, Institution or Community" to provide a wide range of government, institution or community facilities.

About 3.46 hectares of land are zoned "Open Space" for outdoor open-air public space for active and/or passive recreational uses, while 37.17 hectares of land are zoned "Recreation" for recreational developments for the use of the general public.

About 61.24 hectares of land are zoned "Green Belt" to define the limits

of urban and suburban development areas and to provide passive recreational outlets. About 70.23 hectares of land are zoned "Conservation Area" to protect and retain the existing natural landscape, ecological or topographical features of the area.

About 1.68 hectares of land are zoned "Other Specified Uses" to facilitate provision of complementary heritage and cultural tourism related facilities or uses.

The approved Ping Shan OZP No. S/YL-PS/18 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).