

Draft Tin Shui Wai Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Tin Shui Wai Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Tin Shui Wai area," a spokesman for the Town Planning Board said today (January 24).

The planning scheme area, covering about 406 hectares, is located in the north-western part of the North West New Territories. It is bounded by the Inner Deep Bay Site of Special Scientific Interest and Tin Tsz Road to the north-east and east, Mong Tseng Tsuen and Mong Tseng Wai to the north, Lau Fau Shan to the north-west, the Hung Shui Kiu/Ha Tsuen New Development Area to the west and Sheung Cheung Wai to the south.

The approved OZP has incorporated amendments shown on the draft Tin Shui Wai OZP No. S/TSW/17, which mainly involve (i) rezoning a site in Tin Shui Wai Area 14 from "Other Specified Uses" annotated "Bus Depot", "Government, Institution or Community" ("G/IC") and area shown as 'Road' to "Residential (Group A)2"; (ii) rezoning two sites in Tin Shui Wai Areas 115 and 112 from "Comprehensive Development Area" ("CDA") to "Residential (Group B)3" and "Residential (Group B)4" respectively; (iii) rezoning a site at the junction of Tin Yip Road and Tin Kwai Road from "Other Specified Uses" annotated "Telephone Exchange" to "G/IC"; and (iv) rezoning two strips of land in Tin Shui Wai Areas 112 and 115 from "CDA" to area shown as 'Road'.

The Notes and Explanatory Statement of the OZP have been amended taking 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 Tin Shui Wai OZP No. S/TSW/18 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Tuen Mun and Yuen Long West District Planning Office, (iv) the Yuen Long District Office and (v) the Ping Shan Heung Rural Committee.

Copies of the approved OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei (the Map Publications Centre in Yau Ma Tei will be closed from February 3, 2025). The electronic version of the OZP can be viewed at the Town Planning Board's website (www.tpb.gov.hk).