

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 (October 26).

The planning scheme area covers about 406.23 hectares of land in the northwestern 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 northeast and east, Mong Tseng Tsuen and Mong Tseng Wai to the north, Lau Fau Shan to the northwest, the Hung Shui Kiu New Development Area to the west and Sheung Cheung Wai to the south.

About 3.44 hectares of land are zoned "Commercial", which is intended primarily for commercial developments.

Two sites with a total area of about 13.98 hectares are designated "Comprehensive Development Area" for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities.

About 101.6 hectares of land are zoned "Residential (Group A)" for high-density residential developments. About 37.78 hectares of land are zoned "Residential (Group B)" for medium-density residential developments. A site zoned "Undetermined" with an area of 1.86 hectares had been developed into a residential development.

To serve the needs of the local residents and/or a wider district, region or the territory, about 27.91 hectares of land are zoned "Government, Institution or Community" to provide a wide range of government, institution and community facilities.

About 42.69 hectares of land are zoned "Open Space" for outdoor open-air public space for active and/or passive recreational uses.

About 5.86 hectares of land are zoned "Other Specified Uses" for specific uses including Light Rail terminus, sewage pumping station, electric sub-station, telephone exchange, bus depot and bus terminus.

About 61.52 hectares of land covering the Hong Kong Wetland Park Special Area are zoned "Country Park" whereas about 3.75 hectares of land are zoned "Conservation Area" to protect and retain the existing natural landscape, ecological or topographical features of the area.

The approved Tin Shui Wai OZP No. S/TSW/14 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).