

Draft Tong Yan San Tsuen Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Tong Yan San Tsuen Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide development and redevelopment within the Tong Yan San Tsuen area," a spokesman for the Town Planning Board (the Board) said today (September 14).

The planning scheme area, covering an area of about 647 hectares, is bounded by Castle Peak Road – Hung Shui Kiu to Ping Shan Sections to the north, Yuen Long New Town and Tai Tong area to the east, Lam Tei and Yick Yuen area to the west and the range of hills leading to Tai Lam Country Park to the south.

Two sites of about 3.32 hectares are zoned "Comprehensive Development Area" for comprehensive development/redevelopment for residential use with the provision of open space, commercial and other supporting facilities.

About 22.69 hectares of land are zoned "Residential (Group A)" or its sub-areas primarily for high-density residential developments, including two sites for public housing developments. About 61.93 hectares, 12.78 hectares and 48.19 hectares of land are zoned "Residential (Group B)" or its sub-areas, "Residential (Group C)" and "Residential (Group D)" respectively for residential developments at various densities.

About 59.86 hectares of land are zoned "Village Type Development" to designate both existing recognised villages and land suitable for village expansion.

About 14.80 hectares, 10.51 hectares and 4.75 hectares of land are zoned "Industrial", "Industrial (Group D)" and "Open Storage" respectively for relevant developments. Two sites with a total area of about 0.44 hectares are zoned "Other Specified Uses" annotated "Petrol Filling Station" to reflect existing petrol filling stations.

About 14.35 hectares of land are zoned "Government, Institution or Community" primarily for the provision of government, institution or community facilities serving the needs of local residents and/or a wider district, region or the territory. About 1 hectare of land is zoned "Open Space" for the provision of outdoor open-air public space for active and/or passive recreational uses.

About 101 hectares of land to the west of Kung Um Road are zoned "Undetermined" to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises. The area is now being reviewed under the Planning and Engineering Study for Housing Sites in Yuen Long South.

To define the limits of urban and sub-urban development areas and to contain urban sprawl as well as to provide passive recreational outlets, about 129.22 hectares of land are zoned "Green Belt". About 129.11 hectares of land are zoned "Conservation Area" to protect and retain the existing natural landscape, ecological or topographic features.

The approved Tong Yan San Tsuen OZP No. S/YL-TYST/12 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; the Shap Pat Heung Rural Committee and the Ping Shan Rural Committee.

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Copies of the approved OZP are available for sale at the 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).