

Draft Tsing Yi Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Tsing Yi Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Tsing Yi area," a spokesman for the Town Planning Board said today (March 13).

The planning scheme area, covering an area of about 1,067 hectares, covers the entire Tsing Yi Island.

About 2.5 hectares of land are zoned "Commercial" for commercial developments, which may include hotels, offices, shops, services, places of entertainment and eating places.

About 101.17 hectares of land are zoned "Residential (Group A)" for high-density residential developments. This zoning covers most of the existing private and public residential developments in the area. About 2.89 hectares of land is zoned "Residential (Group B)" covering the medium-density residential development known as Mount Haven at Liu To.

About 17.25 hectares of land is zoned "Village Type Development", including areas to resite village houses affected by government projects. Except for St. Paul's and Fishermen's Villages in Area 2 and Lutheran Village in Area 4, all the villages in Tsing Yi are village resites.

About 147.87 hectares of land is zoned "Industrial". Industrial land along the southern and western coast has been developed for dockyards, boatyards and oil depots which require direct marine access. In addition, there are chemical industries on the southern part of Tsing Yi.

About 43.59 hectares of land is zoned "Government, Institution or Community" for the provision of a wide range of facilities to meet the needs of Tsing Yi residents. Existing facilities include Tsing Yi Sports Ground, Tsing Yi and Tsing Yi Southwest Swimming Pools, district/divisional police stations, an ambulance depot, clinics, fire stations and schools, etc.

About 45.48 hectares of land is zoned "Open Space" for the provision of outdoor open-air public space for active and/or passive recreational uses. This zone comprises the Tsing Yi Park in Area 2, a waterfront promenade running along the coast of Area 3 in the east to Area 8 in the north, and the Tsing Yi Northeast Park to the west of Ching Tai Court and Cheung On Estate. Local open spaces are also provided in other zones to meet local demands.

About 180.24 hectares of land is zoned "Other Specified Uses" ("OU") for specified uses including mainly the Container Terminal 9 development and back-up areas and land reserved for container-related uses, cargo handling

area, marine-related uses, boatyards and marine-oriented industrial uses, etc. It also includes the "OU" annotated "Business" zone at the Tsing Yi Industrial Area intended for general business uses.

About 422.78 hectares of land is zoned "Green Belt" and covers mainly steep hillsides not suitable for urban development. It also serves the purpose of protecting the existing ridgeline which provides physical barriers separating the oil depots in the south and west of Tsing Yi from residential developments in the north-east.

About 1.05 hectares of land is zoned "Site of Special Scientific Interest" ("SSSI") which covers the South Tsing Yi SSSI and is a steep slope of woodland harbouring a population of Hong Kong croton.

The rest of the Area (about 102.21 hectares) is for major roads, etc.

The approved Tsing Yi OZP No. S/TY/30 is now available for public inspection during normal office hours at the Secretariat of the Town Planning Board, the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin, the Tsuen Wan and West Kowloon District Planning Office, and the Kwai Tsing District Office.

Copies of the approved plan 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 Town Planning Board's website (www.info.gov.hk/tpb).