

## **Draft Fu Tei Au and Sha Ling Outline Zoning Plan approved**

The Chief Executive in Council has approved the draft Fu Tei Au and Sha Ling Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the developments and redevelopments within the Fu Tei Au and Sha Ling area," a spokesman for the Town Planning Board said today (April 19).

The planning scheme area, covering about 318 hectares, is bounded by Man Kam To boundary crossing in the north, Hung Lung Hang in the east, Ng Tung River in the southeast, Fu Tei Au Road in the southwest, and the MTR East Rail Line in the west.

The approved OZP has incorporated the amendments shown on the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/17, which mainly involves (i) rezoning a site in Wa Shan, Sheung Shui from "Agriculture" ("AGR") and "Green Belt" to "Residential (Group A)" for public housing development; and (ii) rezoning a piece of land to the west of the public housing site from "AGR" to "Government, Institution or Community" for re-provisioning of government facilities affected by the public housing development.

The Notes and Explanatory Statement of the OZP are amended to reflect the above amendments. Opportunity is also taken to update the general information of various land use zonings and the planning circumstances, where appropriate.

The approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/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 Sha Tin, Tai Po and North District Planning Office, (iv) the North District Office, (v) the Fanling District Rural Committee and (vi) the Sheung Shui District Rural Committee.

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 OZP can be viewed at the Town Planning Board's website ([www.tpb.gov.hk](http://www.tpb.gov.hk)).

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## **Draft Chai Wan Outline Zoning Plan approved**

The Chief Executive in Council has approved the draft Chai Wan Outline

Zoning Plan (OZP).

“The approved OZP provides a statutory land use planning framework to guide the development and redevelopment in the Chai Wan area,” a spokesman for the Town Planning Board said today (April 19).

The planning scheme area, covering about 614 hectares, is located in the eastern part of Hong Kong Island. It is generally bounded by Heng Fa Chuen to the north, Tai Tam Country Park to the west, Shek O Country Park to the south and the waterfront to the east.

The approved OZP has incorporated amendments shown on the draft Chai Wan OZP No. S/H20/26, which mainly involve (i) rezoning a site to the south of Chai Wan Swimming Pool from "Green Belt" and "Government, Institution or Community" to "Residential (Group A)" ("R(A)") for public housing development; and (ii) rezoning a site to the immediate west of the MTR Chai Wan Station from "Comprehensive Development Area" to "R(A)" to reflect the as-built development.

The Notes and Explanatory Statement of the OZP are amended to take 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 Chai Wan OZP No. S/H20/27 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Hong Kong District Planning Office and (iv) the Eastern Home Affairs Enquiry Centre.

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 OZP can be viewed at the Town Planning Board's website ([www.tpb.gov.hk](http://www.tpb.gov.hk)).

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## [Grading of beach water quality released](#)

“The Environmental Protection Department (EPD) today (April 19) released the latest grading of water quality for 39 gazetted beaches (see Note 1) and one non-gazetted beach (see Note 2).

Thirty-one beaches were rated as Good (Grade 1), seven as Fair (Grade 2) and two as Poor (Grade 3).

Grade 1 beaches are:

Big Wave Bay Beach\*

Lower Cheung Sha Beach

Cafeteria New Beach	Middle Bay Beach
Cafeteria Old Beach	Pui O Beach*
Cheung Chau Tung Wan Beach*	Repulse Bay Beach*
Chung Hom Kok Beach	Shek O Beach*
Clear Water Bay First Beach	Silver Mine Bay Beach*
Clear Water Bay Second Beach*	Silverstrand Beach*
Deep Water Bay Beach*	South Bay Beach*
Discovery Bay Tai Pak Beach	St. Stephen's Beach
Golden Beach*	Stanley Main Beach*
Hap Mun Bay Beach*	Tai Po Lung Mei Beach*
Hung Shing Yeh Beach*	Tong Fuk Beach
Kadoorie Beach*	Trio Beach
Kiu Tsui Beach	Turtle Cove Beach
Kwun Yam Beach	Upper Cheung Sha Beach
Lo So Shing Beach	

Grade 2 beaches are:

Approach Beach	Hoi Mei Wan Beach
Butterfly Beach*	Lido Beach*
Casam Beach*	Ting Kau Beach*
Castle Peak Beach	

Grade 3 beaches are:

Anglers' Beach*	Ma Wan Tung Wan Beach*
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Compared with the grading released last week, Silverstrand Beach has been upgraded from Grade 2 to Grade 1, and Anglers' Beach from Grade 4 to Grade 3. Lido Beach and Ting Kau Beach have been changed from Grade 1 to Grade 2, and Ma Wan Tung Wan Beach from Grade 2 to Grade 3.

"The changes are generally within the normal range of fluctuation of the bacteriological water quality of the beaches," an EPD spokesman said.

Under the present grading system, beaches are classified into four grades, namely Good (Grade 1), Fair (Grade 2), Poor (Grade 3) and Very Poor (Grade 4), according to the level of E. coli in the water. Grades are calculated on the basis of the geometric mean of the E. coli counts on the five most recent sampling occasions.

While the ratings represent the general water quality at the beaches, the EPD spokesman reminded members of the public that water quality could be temporarily affected during and after periods of heavy rain. Bathers should avoid swimming at beaches for up to three days after a tropical cyclone or heavy rainfall.

A summary of beach grades is published weekly before the weekend. The latest beach grades based on the most current data may be obtained from the EPD's website on Beach Water Quality ([www.epd.gov.hk/epd/beach](http://www.epd.gov.hk/epd/beach)) or the beach hotline, 2511 6666. Members of the public can also obtain the latest daily water quality forecast information for all beaches that are open for swimming through the Beach Water Quality Forecast mobile application (available for download from: [www.epd.gov.hk/en/BWQApp](http://www.epd.gov.hk/en/BWQApp)) or the dedicated beach water quality forecast page ([www.epd.gov.hk/en/BWQForecast](http://www.epd.gov.hk/en/BWQForecast)) on the EPD's beach thematic website.

Note 1: Lifesaving services are provided by the Leisure and Cultural Services Department at 22 gazetted beaches, marked with an asterisk (\*) above, from April 1. Due to the damage caused to the footpaths leading to Chung Hom Kok Beach by landslides, the beach is temporarily closed until further notice. For details, please refer to the Leisure and Cultural Services Department's Special Announcement ([www.lcsd.gov.hk/en/beach/index.html](http://www.lcsd.gov.hk/en/beach/index.html)).

Note 2: This refers to Discovery Bay Tai Pak Beach which has no lifesaving service.

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## **Effective Exchange Rate Index**

The effective exchange rate index for the Hong Kong dollar on Friday, April 19, 2024 is 106.1 (up 0.1 against yesterday's index).

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## **Draft North Point Outline Zoning Plan approved**

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

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment in the North Point area," a spokesman for the Town Planning Board said today (April 19).

The planning scheme area covers about 277 hectares of land in the northern part of Hong Kong Island. It includes the reclamation area for the Central – Wan Chai Bypass and the existing built-up area on the northern shore and the well-wooded slope rising to the Sir Cecil's Ride in the south. It is also bounded by Hing Fat Street, Gloucester Road and Wun Sha Street to the west, and Mansion Street, Java Road and Hoi Yu Street to the east.

The approved OZP has incorporated amendments shown on the draft North Point OZP No. S/H8/27, which mainly involve (i) revision to the building height restriction of a site zoned "Government, Institution or Community" at 210 Java Road from eight storeys to 110 metres above Principal Datum, to facilitate the redevelopment of an existing social services building; (ii) rezoning two sites from "Comprehensive Development Area (CDA)" and "CDA(1)" to "Other Specified Uses" annotated "Commercial and Residential Development" and "Commercial (2)" respectively to reflect the completed composite and commercial developments; and (iii) other zoning amendments to reflect the current uses and as-built conditions of various sites.

The Notes and Explanatory Statement of the OZP are amended to take 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 North Point OZP No. S/H8/28 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Hong Kong District Planning Office, (iv) the Eastern Home Affairs Enquiry Centre and (v) the Wan Chai Home Affairs Enquiry Centre.

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 OZP can be viewed at the Town Planning Board's website ([www.tpb.gov.hk](http://www.tpb.gov.hk)).