

Draft Nam Sang Wai Outline Zoning Plan approved

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

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Nam Sang Wai area", a spokesman for the Town Planning Board said today (March 28).

The planning scheme area, covering about 600 hectares, is bounded by San Tin Highway and Castle Peak Road – Tam Mi in the east, Mai Po and Fairview Park area in the north, Shan Pui River and Yuen Long New Town in the west and Shan Pui Chung Hau Tsuen and Castle Peak Road – Yuen Long in the south.

The approved OZP has incorporated amendments shown on the draft Nam Sang Wai OZP No. S/YL-NSW/9, which mainly involve (i) rezoning an area to the north of Ho Chau Road from "Residential (Group D)" ("R(D)") to "Residential (Group A)1", "Residential (Group A)2" and "Other Specified Uses" ("OU") annotated "Pumping Station" to facilitate public housing and private residential developments under a Land Sharing Pilot Scheme application; (ii) rezoning a strip of land to the north of Ho Chau Road from "R(D)" to "Village Type Development" ("V") as an extension of the adjacent "V" zone, with the remaining knoll from "R(D)" to "Green Belt" to reflect the existing condition; and (iii) rezoning a site at Wing Kei Tsuen from "OU" annotated "Comprehensive Development to include Wetland Restoration Area" to "OU" annotated "Comprehensive Development to include Wetland Restoration Area 1" for a private comprehensive residential development.

The Notes and Explanatory Statement of the OZP have been 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 Nam Sang Wai OZP No. S/YL-NSW/10 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Fanling, Sheung Shui and Yuen Long East District Planning Office, (iv) the Yuen Long District Office, (v) the San Tin Rural Committee, and (vi) the Shap Pat Heung Rural Committee.

Copies of the approved OZP are available for sale at the Map Publications Centre in North Point. The electronic version of the OZP can be viewed on the Town Planning Board's website (www.tpb.gov.hk).