

# Press Releases

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Draft Yim Tin Tsai and Ma Shi Chau Development Permission Area Plan approved

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The Chief Executive in Council has approved the draft Yim Tin Tsai and Ma Shi Chau Development Permission Area (DPA) Plan.

"The approved DPA Plan is to provide planning guidance and to facilitate development control within the Yim Tin Tsai and Ma Shi Chau area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and examination of development options for the formulation of an outline zoning plan (OZP)," a spokesman for the Town Planning Board said today (September 14).

The Planning Scheme Area covers about 107.95 hectares. The Area mainly comprises four islands, namely Yim Tin Tsai, a small island to its northeast, Ma Shi Chau and Yeung Chau. The Area is located in Tolo Harbour and forms part of the southern edge of Plover Cove. The general planning intention of the Area is to conserve the areas of high landscape and geological significance, to protect the unique landscape character and to maintain the rural and natural character of the Area.

About 7.24 hectares of land is zoned "Site of Special Scientific Interest". The planning intention of this zone is to conserve and protect the features of special scientific interest. This zoning mainly covers the eastern tip of Yim Tin Tsai island, Shui Mong Tin of Ma Shi Chau, the tombolo connecting them and a small circular area to the northeast of Shui Mong Tin.

Another 0.29 hectares of land is zoned "Residential (Group C)". This zone is intended primarily for low-rise, low-density residential developments.

The remaining 100.42 hectares of land is designated as "Unspecified Use". The area mainly includes a large part of Yim Tin Tsai island, a small island to its northeast, Yeung Chau island and a large part of Ma Shi Chau island. Owing to the urgency to establish planning control under the DPA Plan, this area has been designated as "Unspecified Use" pending detailed analysis and studies to establish the appropriate land uses in the course of preparing an OZP.

The approved Yim Tin Tsai and Ma Shi Chau DPA Plan No. DPA/NE-YTT/2 is now available for public inspection during office hours at the Secretariat of the Town Planning

Board, the Planning Enquiry Counters in North Point and Sha Tin, the Sha Tin, Tai Po and North District Planning Office, the Tai Po District Office and the Tai Po Rural Committee.

Copies of the approved DPA 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 Board's website ([www.info.gov.hk/tpb](http://www.info.gov.hk/tpb)).

Ends/Friday, September 14, 2012

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## 新聞公報

簡體版 | English | 寄給朋友 | 政府新聞網

鹽田仔及馬屎洲發展審批地區草圖獲核准

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行政長官會同行政會議已核准鹽田仔及馬屎洲發展審批地區草圖。

城市規劃委員會（城規會）發言人今日（九月十四日）說：「核准圖為鹽田仔及馬屎洲地區提供規劃指引，並協助當局實施發展管制，以便當局在制訂分區計劃大綱圖前，仔細分析有關地區的土地用途模式，研究基礎設施，並審慎考慮各項發展方案。」

規劃區佔地約 107.95 公頃，主要包括四個島，分別是鹽田仔、鹽田仔東北面一個小島、馬屎洲及洋洲。該區位於吐露港，是船灣海南面邊緣的一部分。該區的整體規劃意向，是保育該區具有高景觀及地質價值的地方、保護該區獨特的景貌，以及保持該區的鄉郊自然特色。

約 7.24 公頃的土地劃為「具特殊科學價值地點」地帶，以保存和保護具特殊科學價值的景物。此地帶主要涵蓋鹽田仔的東端、馬屎洲的水茫田、連接這兩地的沙洲及水茫田東北面一個細小的圓形地區。

另外約 0.29 公頃的土地則劃為「住宅（丙類）」地帶，主要是作低層、低密度的住宅發展。

其餘的 100.42 公頃的土地劃為「非指定用途」地帶，此區主要包括鹽田仔的大部分地區、該島東北面的一個小島、洋洲及馬屎洲的大部分地區。由於急需擬備一份發展審批地區圖，藉此在規劃方面作出規管，此區劃為「非指定用途」地區，以便在制訂分區計劃大綱圖前，可仔細進行分析及研究，從而訂定適當的土地用途。

鹽田仔及馬屎洲發展審批地區核准圖編號 DPA/NE-YTT/2 現置於城規會秘書處、位於北角和沙田的規劃資料查詢處、沙田、大埔及北區規劃處、大埔民政事務處及大埔鄉事委員會，讓市民於辦公時間內查閱。

核准圖複本現於北角及油麻地地圖銷售處發售。市民亦可於城規會網頁 ([www.info.gov.hk/tpb](http://www.info.gov.hk/tpb)) 瀏覽該圖。

完

2012年9月14日（星期五）  
香港時間16時15分