

Draft Kai Tak Outline Zoning Plan approved

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

"The approved OZP provides a statutory land use planning framework to guide development and redevelopment within the Kai Tak area," a spokesman for the Town Planning Board said today (May 25).

The planning scheme area of about 323 hectares covers the North Apron Area, South Apron Area and Runway Area of the ex-Kai Tak Airport site, Ma Tau Kok waterfront, Kwun Tong waterfront, Cha Kwo Ling waterfront, Kai Tak Approach Channel, To Kwa Wan Typhoon Shelter and Kwun Tong Typhoon Shelter. The Kai Tak site is proposed to be developed as the "Heritage, Green, Sports and Tourism Hub of Hong Kong".

About 41.91 hectares of land, including seven sites zoned "Residential (Group A)" and 26 sites zoned "Residential (Group B)", have been reserved for residential developments. These include an existing private residential development at the To Kwa Wan waterfront and the public housing developments of Kai Ching Estate, Tak Long Estate and Kai Long Court at the eastern side of Kai Tak City Centre and medium-density residential developments in Kai Tak City Centre and the Runway Area.

About 16.22 hectares of land, involving 13 sites located in Kai Tak City Centre (near the future Shatin to Central Link Kai Tak Station and Sung Wong Toi Station), the South Apron Area and the Runway Area, are zoned "Commercial" and intended primarily for commercial developments including uses such as office, shop, services, place of entertainment, eating place and hotel.

About 9.62 hectares of land are zoned "Comprehensive Development Area" (CDA) and intended for comprehensive development/redevelopment for commercial and/or residential uses. Three CDA sites are abutting the Lung Tsun Stone Bridge Preservation Corridor, two are adjacent to Kai Tak River and one is located at the Ma Tau Kok waterfront.

About 37 hectares of land are zoned "Government, Institution or Community" and intended to provide land for government, institution and community facilities to serve the needs of local residents and the wider community. This zoning covers a wide range of government, educational, medical, social welfare, community/cultural, sports and recreational and utility facilities.

â€œAbout 98.18 hectares of land are zoned "Open Space", which includes the Sung Wong Toi Park, Heritage Park, Metro Park, Runway Park, open spaces near the Station Square and Kai Tak Sports Park and other district/local open spaces as well as the waterfront promenades.

About 53.81 hectares of land are zoned "Other Specified Uses" and intended for specific developments. These include the cruise terminal, Kai Tak Sports Park, railway station with commercial facilities, waterfront and tourism related uses, heliport, and landscaped elevated walkways. The rest of the area of about 66.46 hectares is reserved for major roads and other uses.

The approved Kai Tak OZP No. S/K22/6 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 Kowloon District Planning Office, and the Kowloon City, Wong Tai Sin and Kwun Tong district offices.

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).