

Draft Kam Tin South Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Kam Tin South Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment in the Kam Tin South area", a spokesman for the Town Planning Board said today (December 21).

The planning scheme area covers about 785 hectares of land. It is bounded by Shek Kong Barracks and Ma Pau Ling in the east, Kam Tin Road in the north, Ho Hok Shan in the west and Tai Lam Country Park in the south.

An area of about 2.51 hectares to the east of West Rail Kam Sheung Road Station is zoned "Comprehensive Development Area" (CDA), which is intended primarily for comprehensive development/redevelopment of the area for residential use with supporting facilities. The northern part of the CDA site will be designated as a landscaped area for public use.

About 16.03 hectares of land are zoned "Residential (Group A)" for medium-density public housing developments. Other residential sites in the area include "Village Type Development" zone (about 119.14 hectares) for the existing villages and areas suitable for village expansion, "Residential (Group C)" zone (about 11.74 hectares) for low-rise, low-density residential developments and "Residential (Group D)" zone (about 31.96 hectares) to encourage residential upgrading of the existing temporary domestic structures to permanent buildings.

To serve the needs of the local population, about 8.80 hectares and 3.20 hectares of land are zoned "Government, Institution or Community" and "Open Space" respectively.

A site of about 0.17 hectares near the junction of Kam Sheung Road and Pat Heung Road is zoned "Commercial" for commercial developments functioning mainly as local shopping centre serving the neighbourhood.

Five areas with a total area of about 59.93 hectares are zoned "Other Specified Uses" (OU). These include an area zoned "OU (Railway Station and Public Transport Interchange with Commercial/Residential Development)", an area zoned "OU (Railway Depot with Commercial/Residential Development)", an area zoned "OU(Rural Use)" and two other OU sites earmarked for petrol filling stations.

About 221.96 hectares of land are zoned "Agriculture" to safeguard good quality agricultural land/farm/fish ponds and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Some 258.81 hectares of land are zoned "Conservation Area" to

protect and retain the existing natural features of the area. About 1.67 hectares of land are also zoned "Green Belt".

The approved Kam Tin South OZP No. S/YL-KTS/15 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 Fanling, Sheung Shui and Yuen Long East District Planning Office; the Yuen Long District Office; the Kam Tin Rural Committee and the Pat Heung 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 plan can be viewed at the Board's website (www.info.gov.hk/tpb).