

Draft Kwun Tong (South) Outline Zoning Plan approved

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

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment in the Kwun Tong (South) area," a spokesman for the Town Planning Board said today (July 26).

The planning scheme area, covering an area of about 387 hectares, is located in East Kowloon within the Kwun Tong District. It is bounded by Hoi Bun Road, Shun Yip Street and Ngau Tau Kok Road to the west; Chun Wah Road and Sau Mau Ping Road to the north; and Lei Yue Mun Road and King Yip Street to the south, whereas the eastern boundary largely follows the district administrative boundary for the Kwun Tong District.

The approved OZP has incorporated amendments shown on the draft Kwun Tong (South) OZP No. S/K14S/25, which mainly involved (i) rezoning a site to the west of Lai Yip Street from "Government, Institution or Community (1)" ("G/IC(1)"), "Open Space" ("O") and areas shown as 'Road' to "Commercial (1)" ("C(1)") for commercial development; (ii) rezoning a strip of land to the north of Hoi Bun Road from "G/IC(1)" and "C(1)" to an area shown as 'Road'; (iii) rezoning a site to the south of How Ming Street from "Other Specified Uses" annotated "Business 1" to "Other specified Uses" annotated "Business" to reflect the completed development; (iv) incorporating the area covered by the approved Urban Renewal Authority Kwun Tong Town Centre – Yuet Wa Street Site Development Scheme Plan No. S/K14S/URA2/2 into the OZP and zoning the area mainly as "Residential (Group B)1" and a strip of land shown as 'Road'; and (v) rezoning a strip of land along Hang On Street from "O" to "G/IC" to reflect the completed development.

The Notes and Explanatory Statement of the OZP have been amended taking into account 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 Kwun Tong (South) OZP No. S/K14S/26 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Kowloon District Planning Office and (iv) the Kwun Tong District Office.

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).