

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 within the Kwun Tong (South) area," a spokesman for the Town Planning Board (the Board) said today (November 9).

The planning scheme area, covering about 387 hectares, is located within the Kwun Tong District in East Kowloon. The planning scheme area can be separated into two main portions in terms of land use. The portion to the southwest of Kwun Tong Road is one of the major employment centres in the main urban area, i.e. the Kwun Tong Business Area (KTBA), which is under transformation to meet the changing needs of the non-polluting industrial and business sectors, whereas the portion to the northeast of Kwun Tong Road and Lei Yue Mun Road is predominantly occupied by residential developments, particularly public housing estates.

All the industrial sites in the KTBA are zoned "Other Specified Uses" annotated "Business" ("OU(B)") to encourage the transformation of the area into a business district comprising a mixture of commercial, office and non-polluting industrial uses. In addition, seven sites in the KTBA are zoned "Commercial (1)" ("C(1)") to provide commercial facilities for the workers. The "OU" zone also covered sites for specific uses including petrol filling station and sewage treatment plant. The "OU" and "C(1)" zones take up about 46.82 hectares and 1.21 hectares of land respectively.

To the northeast of Kwun Tong Road are two Urban Renewal Authority Development Scheme Plan (DSP) Areas, namely the Kwun Tong Town Centre (KTTC) – Main Site and KTTC – Yuet Wah Street Site, taking up about 5.06 hectares of land. The two sites are rezoned "Comprehensive Development Area (1)" ("CDA(1)") and "CDA(2)" respectively on the approved DSPs which are intended for comprehensive development/redevelopment of the area for residential, government and/or commercial uses with the provision of open space and other community and supporting facilities.

About 137.73 hectares and 14.46 hectares of land are zoned "Residential (Group A)" and "Residential (Group B)" respectively for private and public housing developments. To cater for the needs of the local residents and/or a wider district, region or the territory, about 44.93 hectares of land are zoned "Government, Institution or Community". About 41.43 hectares of land are zoned "Open Space" for both active and passive recreational uses. Some 28.50 hectares of land are zoned "Green Belt" and the rest of the planning scheme area, about 67.26 hectares, are reserved for road and nullah.

The approved Kwun Tong (South) OZP No. S/K14S/22 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 Kwun Tong District Office.

Copies of the approved OZP are available for sale at 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).