

Draft Ma Tau Kok Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Ma Tau Kok Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment in the Ma Tau Kok area," a spokesman for the Town Planning Board said today (January 18).

The planning scheme area, covering about 139 hectares of land, is located in Central Kowloon within Kowloon City District. It is bounded by Tung Tau Tsuen Road and Tung Tsing Road to the north; To Kwa Wan Road and Yuk Yat Street to the east; Ngan Hon Street and San Lau Street to the south; and Tin Kwong Road to the west.

Most of the existing private and public residential developments in the area fall within the "Residential (Group A)" zone (about 44.92 hectares). Three existing public housing estates, namely Ma Tau Wai Estate, Chun Seen Mei Chuen and Lok Man Sun Chuen, are located in the central and southern part of the area. The Government land at the junction of Sung Wong Toi Road and To Kwa Wan Road, and a site at Ko Shan Road are planned for public housing developments. Medium-density private residential developments located along Argyle Street, Prince Edward Road West and Grampian Road are zoned "Residential (Group B)" (about 8.93 hectares).

To encourage the phasing out of existing industrial uses through redevelopment (or conversion) for residential use, seven industrial sites at Yuk Yat Street, Chi Kiang Street, Sheung Heung Road and To Kwa Wan Road are zoned "Residential (Group E)" (about 3.2 hectares).

Four sites bounded by Sung Wong Toi Road, Kowloon City Road, Ma Tau Kok Road and To Kwa Wan Road are zoned "Comprehensive Development Area" (about 5.05 hectares) to facilitate comprehensive residential and/or commercial uses with the provision of open space and other supporting facilities, as well as to phase out the existing industrial activities.

To provide land for various Government, institution and community (GIC) facilities to serve the needs of the local residents as well as the general public, about 8.83 hectares of land are zoned "Government, Institution or Community". Major existing GIC facilities include the divisional fire station and ambulance depot at Shing Tak Street, To Kwa Wan Government Complex at Ma Tau Wai Road, Kowloon City Municipal Services Building at Hau Wong Road and the Hong Kong Society for the Blind's factory-cum-sheltered workshop and care and attention home at Mok Cheong Street. A site at Lung Kong Road will be redeveloped as a welfare complex.

To provide land for both active and passive recreational uses, about

21.84 hectares of land are zoned "Open Space". Major open spaces include the Kowloon Walled City Park, Carpenter Road Park, To Kwa Wan Recreation Ground, Sung Wong Toi Garden, Ma Tau Wai Road Playground, Ko Shan Road Park and Tin Kwong Road Recreation Ground.

About 0.4 hectares of land is zoned "Commercial" to provide for commercial developments to serve the area. The "Other Specified Uses" zones (about 1.46 hectares) are allocated for specific uses including the commercial development with public vehicle park at Carpenter Road, and the sports and recreation club at Tin Kwong Road.

The approved Ma Tau Kok OZP No. S/K10/24 is 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 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).