

Draft Pok Fu Lam Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Pok Fu Lam Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide development and redevelopment in the Pok Fu Lam area," a spokesman for the Town Planning Board (the Board) said today (August 31).

The planning scheme area, covering about 420 hectares, is bounded by Mount Davis Road to the north and Pok Fu Lam Country Park to the east. The area extends to the waterfront to its south and west.

Pok Fu Lam is predominantly a residential area with the provision of a number of government, institution or community facilities.

Three existing public housing developments, namely Wah Fu Estate, Wah Kwai Estate and Ka Lung Court, five new public housing sites near Wah Fu Estate and some existing private residential developments are zoned "Residential (Group A)" taking up about 32.27 hectares. Two major private residential developments are zoned "Residential (Group B)" covering about 12.40 hectares.

About 45.17 hectares of land zoned "Residential (Group C)" are concentrated in the central and northern portions of the area along Victoria Road, Sha Wan Drive, Sassoon Road and Pok Fu Lam Road.

Pok Fu Lam Village falls within an area zoned "Village Type Development". This zone covers about 2.62 hectares.

A site of about 0.24 hectare at the junction of Victoria Road and Sha Wan Drive is zoned "Commercial" for the development of a low-rise local shopping centre.

A number of sites are zoned "Government, Institution or Community" and "Open Space" to serve the local and district needs. These two zones cover about 60.07 hectares and 18.82 hectares respectively.

Sites allocated for various specific uses are zoned "Other Specified Uses" ("OU") taking up about 35.61 hectares. The "OU" zone covers the Cyberport development, the Chinese Christian Cemetery and two existing petrol filling stations.

About 123.93 hectares of land are zoned "Green Belt". The zoning is intended to conserve the natural environment and safeguard it from encroachment by urban-type developments.

Parts of Pok Fu Lam Country Park and Lung Fu Shan Country Park falling within the area are zoned "Country Park". The zone takes up about 52.48

hectares.

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The approved Pok Fu Lam OZP No. S/H10/17 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 Hong Kong District Planning Office and the Southern 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 plan can be viewed at the Board's website (www.info.gov.hk/tpb).