

Draft Tseung Kwan O Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Tseung Kwan O Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide development in the Tseung Kwan O area," a spokesman for the Town Planning Board (the Board) said today (June 18).

The planning scheme area, covering about 1,718 hectares, is located at the southern part of Sai Kung District. It is bounded by Clear Water Bay Peninsula to the east, Junk Bay to the south, Lam Tin and Sau Mau Ping areas to the west, and Tseng Lan Shue and the Hong Kong University of Science and Technology to the north.

Tseung Kwan O is predominately a residential area with the provision of government, institution and community facilities and public open space. High-density developments are located close to MTR stations with retail and supporting facilities. The southeastern part of the New Town is reserved for specific uses such as Tseung Kwan O Industrial Estate to meet territorial needs.

The approved OZP has incorporated amendments made to the draft Tseung Kwan O OZP No. S/TKO/27, which mainly involved the rezoning of a site at Chiu Shun Road from an area shown as "MTR Pak Shing Kok Ventilation Building" and "Green Belt" ("GB") to "Residential (Group A)8" for proposed residential development and rezoning of a strip of land along Chiu Shun Road from an area shown as "MTR Pak Shing Kok Ventilation Building" to "Road" to form part of the future footpath.

Other zonings shown on the OZP include "Comprehensive Development Area", "Commercial/Residential", "Residential (Group A)", "Residential (Group B)", "Residential (Group C)", "Residential (Group E)", "Village Type Development", "Government, Institution or Community", "Open Space", "Recreation", "Other Specified Uses" ("OU") annotated "Commercial Development with Public Transport Interchange", "OU" annotated "Commercial/Residential Development with Public Transport Interchange", "OU" annotated "Sports and Recreation Club", "OU" annotated "Industrial Estate", "OU" annotated "Deep Waterfront Industry", "OU" annotated "Desalination Plant", "OU" annotated "Cemetery", "OU" annotated "Petrol Filling Station", "OU" annotated "Pier", "OU" annotated "Landing Steps", "OU" annotated "Ventilation Building", "OU" annotated "Sewage Treatment Works", "OU" annotated "Underground Desilting Compound", "OU" annotated "Bus Depot", "OU" annotated "Explosive Store" and "GB".

The approved Tseung Kwan O OZP No. S/TKO/28 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

Sai Kung and Islands District Planning Office and the Sai Kung 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).