

# 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 and redevelopment in the Tseung Kwan O area," a spokesman for the Town Planning Board said today (October 26).

The planning scheme area, covering about 1 718 hectares, is located at the southern part of Sai Kung District. It is bounded by the Clear Water Bay Peninsula to the east, Junk Bay to the south, the 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.

Two sites with a total area of 38.72 hectares are zoned "Comprehensive Development Area". The site in Area 86 is intended for comprehensive development including an MTR depot, an MTR station, associated property development and supporting community facilities. Another site which covers the existing film studio in Area 92 is intended for comprehensive redevelopment for low-density residential use.

About 20.07 hectares of land, including sites in the town centre and district centres where accessibility is enhanced by the MTR Tseung Kwan O Extension, are zoned "Commercial/Residential".

About 152.23 hectares of land are zoned "Residential (Group A)" for high-density residential developments, while a further 4.49 hectares are zoned "Residential (Group B)" for medium-density housing developments and 0.66 hectares are zoned "Residential (Group C)" for low-rise residential developments. The "Residential (Group E)" zone, with an area of about 4 hectares, is intended to phase out existing industrial uses through redevelopment (or conversion) for residential use on application to the Board.

About 22.03 hectares of land are zoned "Village Type Development" to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by government projects.

A total of 142.56 hectares of land are zoned "Government, Institution or Community" to provide facilities serving the needs of the local residents and/or a wider district, region or the territory. About 190.8 hectares of land are zoned "Open Space" and a further 65.85 hectares are zoned "Recreation" for active and/or passive recreational and tourism/eco-tourism uses.

The "Other Specified Uses" zones, with a total area of about 225.69

hectares, are allocated for specific uses including a waterfront site reserved for water sports and recreational facilities, a pair of finger piers for the berthing of recreational/pleasure vessels and kaidos, commercial/residential developments with public transport interchange, the Tseung Kwan O Industrial Estate, the deep-waterfront industry, a proposed desalination plant, a bus depot, an explosives store, petrol filling stations, the landing steps, the sewage treatment works, a cemetery, an underground desilting compound, and the proposed ventilation building for the Tseung Kwan O – Lam Tin Tunnel.

About 753.06 hectares of land are zoned "Green Belt" to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.

The approved Tseung Kwan O OZP No. S/TKO/26 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](http://www.info.gov.hk/tpb)).