

Draft Wong Nai Chung Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Wong Nai Chung Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use framework to guide development and redevelopment in the Wong Nai Chung area," a spokesman for the Town Planning Board (the Board) said today (December 4).

The Planning Scheme Area, covering about 138 hectares, is bounded by Leighton Road in the north, Hong Kong Stadium and Tai Hang Road in the east, Wong Nai Chung Gap Road in the south and Stubbs Road in the west.

About 2.84 hectares of land are zoned "Commercial" ("C") which covers four sites located to the south of Queen's Road East, at Stubbs Road, the junction of Leighton Road and Hysan Avenue, and the junction of Caroline Hill Road and Leighton Road. The "C" zone is intended primarily for commercial developments, which may include offices, shops, services, places of entertainment, eating places and hotels.

The southern part of the Wong Nai Chung area is predominantly residential in nature. About 5.65 hectares, 15.4 hectares and 17.83 hectares are zoned "Residential (Group A)", "Residential (Group B)" and "Residential (Group C)" for high, medium and low-density residential developments respectively subject to specific building height restrictions.

A total of about 13.48 hectares are zoned "Government, Institution or Community" while about 9.34 hectares are zoned "Open Space" to serve the needs of local residents as well as the general public.

Sites allocated for various specific purposes and uses with low-rise developments are zoned "Other Specified Uses", which cover about 34.74 hectares and include the race course, the sports and recreation clubs to its north, the Jockey Club stables, private sports/recreation clubs and a public open space at the southern end of Shan Kwong Road, the South China Athletic Association Stadium, a petrol filling station at Sing Woo Road, and cemeteries to the west of Wong Nai Chung Road and at Shan Kwong Road. These areas also serve as spatial and visual relief to the urban environment in the area.

About 20.6 hectares of land covering the hill slopes in the area are zoned "Green Belt". This zone is primarily for the conservation of the existing natural environment amid the built-up areas and at the urban fringe, to safeguard it from encroachment by urban-type development, and to provide additional outlets for passive recreational activities.

The approved Wong Nai Chung OZP No. S/H7/21 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 Wan Chai Home Affairs Enquiry Centre.

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).