

Draft Kwu Tung North Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Kwu Tung North Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Kwu Tung North area," a spokesperson for the Town Planning Board said today (September 29).

The planning scheme area, covering about 447 hectares, is bounded by Shek Sheung River in the east, Castle Peak Road and Fanling Highway in the south, Tit Hang in the west and Tai Shek Mo (Crest Hill) in the north.

The approved OZP has incorporated the amendments shown on the draft Kwu Tung North OZP No. S/KTN/3, which mainly involve (i) rezoning of two sites in Planning Area 32 and Area 34 from "Other Specified Uses" ("OU") annotated "Business and Technology Park" and "OU" annotated "Business and Technology Park (1)" respectively to "Residential (Group B)1" for residential developments; (ii) rezoning of two sites near Yin Kong village from "Comprehensive Development Area" partly to "Residential (Group B)2" and partly to "Residential (Group C)1" for residential developments to take forward the decision of the Rural and New Town Planning Committee of the Town Planning Board on a Section 12A application; (iii) rezoning of two strips of land in Planning Area 28 and Area 9 from "OU" annotated "Amenity Area" and area shown as 'Road' respectively to "Government, Institution or Community" ("G/IC") and "G/IC(2)" respectively; (iv) relaxation of the building height restrictions for three "G/IC" sites in Planning Area 9, Area 28 and Area 29; and (v) other amendments to reflect the latest road alignments and the boundaries of an "OU" annotated "Sewage Pumping Station" zone and an "OU" annotated "Railway Associated Facilities" zone, as well as the associated revisions to the boundaries of various zones.

Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information of various land use zonings and the planning circumstances, where appropriate.

The approved Kwu Tung North OZP No. S/KTN/4 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Fanling, Sheung Shui and Yuen Long East District Planning Office, (iv) the North District Office and (v) the Sheung Shui District Rural Committee.

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 OZP can be viewed on the Town Planning Board's website (www.tpb.gov.hk).