

Draft Kwu Tung South Outline Zoning Plan approved

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

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Kwu Tung South area", a spokesman for the Town Planning Board said today (February 21).

The planning scheme area, covering about 525 hectares, is bounded by the Hong Kong Golf Club in the east, Fanling Highway in the north, Ki Lun Shan (Hadden Hill) in the west and the Lam Tsuen Country Park in the south.

The approved OZP has incorporated amendments shown on the draft Kwu Tung South OZP No. S/NE-KTS/21, which mainly involved (i) rezoning a site to the south of Kam Hang Road and east of Hang Tau Road from "Recreation" ("REC") and "Agriculture" to "Residential (Group B)" with stipulation of building height (BH) restriction for residential development and (ii) rezoning a site to the north of Kam Hang Road from "REC" to "Government, Institution or Community (1)" with stipulation of BH restriction for residential care home for the elderly development, to take forward the decisions of the Rural and New Town Planning Committee of the Town Planning Board on two section 12A applications.

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

The approved Kwu Tung South OZP No. S/NE-KTS/22 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 Centre in North Point. The electronic version of the plan can be viewed at the Town Planning Board's website (www.tpb.gov.hk).