

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 (January 14).

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 area is mainly rural in character with flat agricultural land intermixed with a number of recognised villages. At present, the area consists of agricultural, informal industrial and open storage uses. Agricultural activities including poultry farming, livestock keeping, pond culture and cultivation are mainly found in the central and southern parts of the area such as Tsiu Keng and Cheung Lek. Some rural workshops are found mainly in the northern part of the area operating in temporary structures and intermixed with squatter huts. Some areas accessible by road are used for various kinds of storages and open storages.

The approved OZP has incorporated amendments shown on the draft Kwu Tung South OZP No. S/NE-KTS/17, which mainly involved the rezoning of two sites on Kam Hang Road mainly from "Comprehensive Development Area" ("CDA") and "Recreation" respectively to "CDA(1)" and "CDA(2)", with a stipulation of maximum plot ratio and building height restrictions for residential developments to take forward the decisions of the Rural and New Town Planning Committee of the Town Planning Board on two Section 12A applications. Two sites occupied by existing residential developments were rezoned from "Green Belt" and mainly "CDA" respectively to "Residential (Group C)2".

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 South OZP No. S/NE-KTS/18 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 at the Town Planning Board's website (www.info.gov.hk/tpb).