

Draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use framework to guide development and redevelopment in the Ngau Tau Kok and Kowloon Bay area," a spokesman for the Town Planning Board said today (May 8).

The Planning Scheme Area (the Area), covering about 341 hectares of land, is located within Kwun Tong District in East Kowloon. The Area is divided by Kwun Tong Road into two portions characterised by residential clusters to the east and employment clusters to the west in Kowloon Bay.

About 66.8 hectares of land is zoned "Residential (Group A)" covering the major existing residential developments in the Area as well as the proposed residential sites at Wang Chiu Road and Choi Wing Road. A medium-density residential site with an area of about 4.7 hectares abutting Lee On Road in the north-eastern part of the Area, namely Shun Chi Court, is zoned "Residential (Group B)".

A number of sites with a total area of 2.4 hectares in Kowloon Bay are zoned "Commercial" to provide for commercial developments.

About 44.3 hectares of land is zoned "Other Specified Uses" ("OU"). The major areas are the "OU" annotated "Business" zone which covers the existing industrial area in Kowloon Bay and is intended for a mixture of non-polluting industrial, office and commercial uses; the "OU" annotated "Mass Transit Railway Depot with Commercial and Residential Development Above" zone; and the "OU" annotated "Commercial Uses with Public Transport Terminus" zone at the junction of Sheung Yuet Road and Wang Kwun Road which has been developed for the specified uses.

To serve the needs of the local and district population, about 49.6 hectares and 48.3 hectares of land are zoned "Government, Institution or Community" and "Open Space" respectively. Some 52.6 hectares of land, covering mainly steep hillslopes in the eastern periphery of the Area, is zoned "Green Belt".

The approved Ngau Tau Kok and Kowloon Bay OZP No. S/K13/30 is now available for public inspection during normal office hours at the Secretariat of the Town Planning Board, the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin, the Kowloon District Planning Office and the Kwun Tong District Office.

Copies of the approved plan are available for sale at Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the plan can be viewed at the Town Planning Board's website (www.info.gov.hk/tpb).