

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/31  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters Shown on the Plan**

- Item A – Rezoning of a site at the junction of Shek Pai Wan Road and Tin Wan Hill Road from “Government, Institution or Community” (“G/IC”) and an area shown as ‘Road’ to “Residential (Group A)5” (“R(A)5”).
- Item B – Rezoning of a strip of land at Shek Pai Wan Road near the junction of Shek Pai Wan Road and Tin Wan Hill Road from an area shown as ‘Road’ to “Green Belt” (“GB”).
- Item C – Rezoning of a piece of land adjoining the Aberdeen Wholesale Fish Market from “Open Space” and an area shown as ‘Road’ to “G/IC”.
- Item D – Excision of an area to the east of Wah Kwai Estate across Shek Pai Wan Road from the planning scheme area for incorporation into the draft Pok Fu Lam Outline Zoning Plan No. S/H10/16.

**II. Amendments to the Notes of the Plan**

Incorporation of the “R(A)5” sub-area and stipulation of the maximum gross floor area and building height restrictions for the “R(A)5” sub-area in the Remarks of the Notes for the “R(A)” zone.

Town Planning Board

15 September 2017

**Summary of Representations and Comments**  
**in respect of the Draft Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/32**

**Representations**

<b>Representation No. (TPB/R/S/H15/32-)</b>	<b>Representer</b>	<b>Subject of Representation</b>	<b>Representer's Proposal</b>
1	Central & Western Concern Group	Oppose all amendment items mainly on grounds of development intensity and building heights being too high; and there will be ecological damage to surrounding green areas and the transport and traffic arrangements are inadequate.	Nil.
2	Green Sense	Oppose Amendment Items A and D mainly on grounds that Green belt zone is for preventing urban sprawl; and the rezoning of green belt site to provide land for urban development is against this planning principle and will cause adverse impacts on the natural environment and ecology.	To formulate a population policy to control population growth and prioritise development at brownfield sites, barracks and golf course.
3	Mary Mulvihill	Oppose Amendment Item D mainly on grounds of a large area of the green belt on the fringe of Aberdeen Country Park being transferred to Pok Fu Lam for development; and the approval of the amendment would open the way for development along Shek Pai Wan Road.	The natural environment must be kept intact and Town Planning Board must reject the Amendment.

**Comments**

Comment No. (TPB/R/S/H15/32-C)	Commenter	Gist of Comment	Representation Site/ Representation No.
1 to 5	Alliance for a Beautiful Hong Kong Melanie Moore John Moore Evelyn Moore Genevieve Moore	<ul style="list-style-type: none"> <li>• Object to Amendment Items A and D.</li> <li>• The subject site lies in the “Green Belt” zone which plays an important role in providing buffer between urban developments to contain urban sprawl.</li> <li>• The well-forested area is also an important habitat supporting many wildlife species.</li> <li>• Development of the green belt will undermine the integrity and connectivity of the forest habitat in the Peak and Aberdeen area and will reduce the landscape value of the area.</li> <li>• It will also set an undesirable precedent for other development in other green belt zones or country park areas.</li> <li>• Town Planning Board should reject these proposals.</li> </ul>	Support <b>TPB/R/S/H15/32-1 to 3</b>
6	Central & Western Concern Group	<ul style="list-style-type: none"> <li>• Objects to all four Amendment Items.</li> </ul>	Support <b>TPB/R/S/H15/32-1</b>
7	Ms. Pauline Yam (Southern District Council Member)	<ul style="list-style-type: none"> <li>• Provides comments on Amendment Item C.</li> <li>• Developments around the Aberdeen Wholesale Fish Market are high density developments and there are insufficient transport facilities around. More effective uses should be considered when changing the land use.</li> <li>• The Southern District Office is undertaking the Consultancy Study on Enhancement of the Traffic Conditions in Aberdeen and the proposed amendment</li> </ul>	In relation to <b>TPB/R/S/H15/32-1</b>

Comment No. (TPB/R/S/H15/32-C)	Commenter	Gist of Comment	Representation Site/ Representation No.
8	Mary Mulvihill	<p>should wait for the final result of the Study.</p> <ul style="list-style-type: none"> <li>• Objects to Amendment Item D.</li> <li>• The Amendment is using the provision of public housing as an excuse to encroach and develop the Green Belt.</li> <li>• The moratorium on height limits on Pok Fu Lam has been lifted and this will inevitably have a negative on green views.</li> </ul>	Support <b>TPB/R/S/H15/32-3</b>
9	Christopher Carline	<ul style="list-style-type: none"> <li>• Objects to Amendment Item D.</li> <li>• Object to rezoning of “Green Belt” on the edge of Aberdeen Country Park and transfer it to Pok Fu Lam for development</li> <li>• The natural environment will be damaged.</li> </ul>	Support <b>TPB/R/S/H15/32-3</b>
10	Luk Pang Kei	<ul style="list-style-type: none"> <li>• Objects to Amendment Item D.</li> <li>• Oppose to a large area of the green belt on the fringe of Aberdeen Country Park being transferred to Pok Fu Lam for residential development.</li> <li>• The approval of the amendment would open the way for development along Shek Pai Wan Road.</li> <li>• The natural environment must be kept intact and Town Planning Board must reject the Amendment.</li> </ul>	Support <b>TPB/R/S/H15/32-3</b>
11	Tsim Sha Tsui Residents Concern Group	<ul style="list-style-type: none"> <li>• Objects to Amendment Item D.</li> <li>• Development on the edge of Aberdeen Country Park will remove hundreds of trees and fauna destroying the natural habitat of many species.</li> </ul>	Not specified.

Comment No. (TPB/R/S/H15/32-C)	Commenter	Gist of Comment	Representation Site/ Representation No.
		<ul style="list-style-type: none"> <li>• Wah Fu Estate can be redeveloped via some rezoning in Pok Fu Lam and via a staggered in-situ programme.</li> <li>• The high buildings will also destroy the verdant landscape.</li> </ul>	
12	Steve Sau	<ul style="list-style-type: none"> <li>• Objects to Amendment Item D.</li> <li>• Objects to the excision of green belt in Aberdeen for incorporation into Pok Fu Lam for development</li> <li>• Green belt has high conservation value and is important in containing urban sprawl.</li> <li>• Construction of new housing will undermine the integrity and connectivity of the forest habitat in the Peak and Aberdeen Area.</li> <li>• It will set undesirable precedent for other residential development in green belt and Country Park areas leading to degradation of the natural environment and a reduction in landscape value.</li> </ul>	Not specified.
13	Lee Wai Kuen	<ul style="list-style-type: none"> <li>• Objects to Amendment Item D.</li> <li>• Objects to the excision of green belt in Aberdeen for incorporation into Pok Fu Lam for residential development.</li> </ul>	Not specified.
14	Hong Kong Housing Society	<ul style="list-style-type: none"> <li>• Supports Amendment Items A and B.</li> <li>• Amendment A is to provide decanting site of Yue Kwong Chuen (YKC) which is an aging public housing estate built in the 1960s. YKC residents are mostly elderly persons who have formed close</li> </ul>	In relation to <b>TPB/R/S/H15/32-1 and 2</b>

<b>Comment No.</b> <b>(TPB/R/S/H15/32-C)</b>	<b>Commenter</b>	<b>Gist of Comment</b>	<b>Representation Site/ Representation No.</b>
		<p>relationship with the local community and a decanting site at local area who help to retain the bond.</p> <ul style="list-style-type: none"> <li>• There is no brownfield site in the vicinity of YKC for decanting purpose and use of Amendment A for decanting is supported by the Southern District Council.</li> <li>• The site is the only viable site for local decanting and it will make available on time for development.</li> <li>• Redevelopment of YKC would bring more public housing to meet the demand.</li> <li>• Redevelopment of YKC has no relationship with population policy.</li> <li>• There will be compensatory tree planting at a 1:1 ratio for Amendment Item A.</li> <li>• The development intensity of the site is compatible with the surrounding development.</li> <li>• The site will provide space for G/IC facilities to serve the community.</li> <li>• Item B is to rezone an area shown as 'Road' to "Green Belt" and there is no development involved.</li> </ul>	