

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33

With reference to Government Notice No. 4319 in Gazette No. 29/2026 of 17 July 2026, it is hereby notified that the draft Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/34 (the Draft Plan) referred to in the second paragraph thereof contained a typographical error, in that “AMENDMENTS TO APPROVED PLAN No. S/H15/34” should have read “AMENDMENTS TO APPROVED PLAN No. S/H15/33”. Notice is hereby given that the Town Planning Board has substituted the notice under section 5 of the Town Planning Ordinance (Chapter 131) published on 17 July 2026 (publication of the notice in the Gazette was made under G.N. 4319) by the following notice, and has rectified the said typographical error and the reference to the draft Aberdeen & Ap Lei Chau OZP No. S/H15/34 in the second paragraph of the notice below is a reference to the Draft Plan as so rectified:

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33

Pursuant to section 12(1)(b)(ii) of the Town Planning Ordinance (as in force immediately before the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (25 of 2023) (the Amendment Ordinance)), the Chief Executive in Council (CE in C) on 12 February 2019 referred the approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/33 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Aberdeen & Ap Lei Chau OZP No. S/H15/34.

The draft Aberdeen & Ap Lei Chau OZP No. S/H15/34 showing the amendments is exhibited under section 5 of the Town Planning Ordinance as amended by the Amendment Ordinance (the Ordinance) for public inspection for a period of two months from 24 July 2026 to 24 September 2026 during normal office hours at the following locations:

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Hong Kong District Planning Office, Planning Department, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and

- (v) the Southern Home Affairs Enquiry Centre, Ground Floor, Ocean Court, 3 Aberdeen Praya Road, Aberdeen, Hong Kong.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 24 September 2026.

In accordance with section 6(2) of the Ordinance, a representation must indicate -

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until CE in C has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Aberdeen & Ap Lei Chau OZP No. S/H15/34 incorporating the amendments are available on payment of a fee at the Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Aberdeen & Ap Lei Chau OZP No. S/H15/34 can be inspected and the electronic version of the draft Aberdeen & Ap Lei Chau OZP No. S/H15/34 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (http://www.tpb.gov.hk/en/plan_making/S_H15_34.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and

(c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33
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 Po Chong Wan from “Government, Institution or Community” (“G/IC”), “Other Specified Uses” annotated “Ocean Park” (“OU(Ocean Park)”), an area shown as ‘Typhoon Shelter’ and an area shown as ‘Road’ to “Other Specified Uses” annotated “Marina cum Residential Development with Public Open Space” (“OU(Marina cum Residential Development with Public Open Space)”) with stipulation of building height (BH) restriction.
- Item B – Rezoning of a strip of land to the south of the “Industrial” (“I”) zone at Po Chong Wan from “G/IC” to “I” with stipulation of BH restriction.
- Item C – Rezoning of two pieces of land at Shum Wan Road from “OU(Ocean Park)” to areas shown as ‘Road’.

Since the proposed road works have been implemented, opportunity is taken to delete the annotation ‘Road Junction (Subject to Detailed Design)’ at the junction of Nam Fung Road and Nam Fung Path.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “OU(Marina cum Residential Development with Public Open Space)” zone with development restrictions and requirement.
- (b) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) of the covering Notes in relation to areas zoned “Coastal Protection Area” or “Site of Special Scientific Interest” (“SSSI”).
- (c) Incorporation of ‘Government Use (not elsewhere specified)’ under Column 1 of Schedule I of the Notes for “Other Specified Uses” annotated “Business” (“OU(Business)”) zone; and corresponding deletions of ‘Government Use (Police Reporting Centre, Post Office only)’ from Column 1 and ‘Government Use (not elsewhere specified)’ from Column 2 of Schedule I of the Notes for “OU(Business)” zone.
- (d) Deletion of ‘Market’ from Column 1 of the Notes for “Commercial” zone, Column 2 of the Notes for “Comprehensive Development Area” (“CDA”) zone and Column 2 of Schedule I of the Notes for “Residential (Group E)” (“R(E)”) zone in accordance with the Master Schedule of Notes to Statutory Plans (MSN).

- (e) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “Residential (Group A)” (“R(A)”) and “G/IC” zones in accordance with the MSN.
- (f) Revision to the Chinese texts of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “CDA”, “R(E)”, “I”, “G/IC” and “OU(Business)” zones in accordance with the MSN.
- (g) Revision to the Remarks of the Notes for “SSSI” zone in accordance with the MSN.
- (h) Revision to the planning intention of the Notes for “I” zone in accordance with the MSN.
- (i) Editorial amendments to the planning intentions of the Notes for “Residential (Group C)” and “Open Space” zones, the Remarks of the Notes for “CDA”, “R(A)”, “G/IC”, “OU(Business)” and “Other Specified Uses” annotated “Electricity Supply Installation and Hotel” zones and the Schedule of Uses of the Notes for “I” and “OU(Business)” zones.

Town Planning Board

24 July 2026