

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 13/13
For Consideration by
the Metro Planning Committee on 21.6.2013

PROPOSED AMENDMENTS TO
THE APPROVED ABERDEEN & AP LEI CHAU
OUTLINE ZONING PLAN NO. S/H15/27

**PROPOSED AMENDMENTS TO
THE APPROVED ABERDEEN & AP LEI CHAU
OUTLINE ZONING PLAN NO. S/H15/27**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/27 as shown on the draft OZP No. S/H15/27A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 3.5.2011, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the draft Aberdeen & Ap Lei Chau OZP. On 20.5.2011, the approved Aberdeen & Ap Lei Chau OZP No. S/H15/27 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 26.6.2012, the CE in C agreed to refer the approved Aberdeen & Ap Lei Chau OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 13.7.2012 under section 12(2) of the Ordinance.

3. Proposed Amendments to the OZP

The proposed amendments mainly relate to the rezoning of a "Government, Institution or Community (1)" ("G/IC(1)") site in Wong Chuk Hang (WCH) for business use, rezoning a site occupied by Yue Fai Court to reflect the existing uses, and some technical amendments to the Notes of the OZP.

4. **Rezoning a site at the junction of Wong Chuk Hang Road and Yip Kan Street from “G/IC(1)” to “Other Specified Uses (2)” annotated “Business” (“OU(B)2”) and area shown as ‘Road’ (Amendment Items A1 and A2)**

Background

- 4.1 The site (about 0.282 hectare) is a piece of government land located at the junction of WCH Road and Yip Kan Street (**Plans 1 and 2**), which is zoned “G/IC(1)” on the OZP. It is occupied by the former Aberdeen Fire Station which was relocated to the new premises at Nam Fung Road in September 2012 and part of Yip Kan Street. In association with the construction of the South Island Line (East) (SIL(E)), the southeast corner (about 0.023 hectare) of the site is under road junction improvement works of the SIL(E) Essential Public Infrastructure Works. The site occupied by the former Aberdeen Fire Station will be returned to the government for other uses after the demolition of the existing buildings.

Provision of GIC Facilities

- 4.2 Based on the planned population for the area, there is generally no deficit of GIC provision in the area except for a post office. A table on the provision of major community facilities in the Aberdeen & Ap Lei Chau area is at **Attachment V**. Since post office is a premises-based facility, it could be easily incorporated in private and/or government buildings which are centrally located relative to the area served. The Postmaster General confirms that the establishment of an additional post office in the area not required while he will keep close monitor and reconsider the case when the development of the area is mature. Moreover, the scope for incorporating other GIC facilities would be limited given its small size. Relevant government departments consulted have confirmed that the site is not required for other GIC uses. The site could be released for other alternative uses with a view to meeting housing, social and economic developments.
- 4.3 To meet the active and passive recreational needs of the population, adequate open space is planned and reserved within the Aberdeen and Ap Lei Chau area in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). Based on the planned population for the area, a total of 33.3 hectares of open space is required. Taking into account the existing and planned open space provision, there is about 35 hectares of land reserved for open space, which is more than adequate to meet the requirement. The Director of Leisure and Cultural Services (DLCS) considers that there is no pressing need for more open space to cater for community need and he has no comment on rezoning the site for other uses.

The Site and the Surrounding Areas (Plans 1 and 2**, aerial photo on **Plan 4** and site photos on **Plan 5**)**

- 4.4 The site is occupied by the former Aberdeen Fire Station (**Plan 5**) which has been relocated to the new premises at Nam Fung Road in the same district and part of Yip Kan Street. Demolition of the existing buildings is currently

undertaken on the former fire station. The site is located in WCH Business Area zoned “OU(B)” on the OZP (**Plan 1**) and is surrounded by industrial/office buildings on all sides, except Bennet’s Hill to its north. To the immediate west is a staircase and a piece of sloping land within the same “G/IC(1)” zone which is reserved for development of social welfare facilities. According to the Director of Social Welfare, it will be developed into day welfare services to meet local demand. To the further south across Heung Yip Road is a “Comprehensive Development Area” (“CDA”) accommodating the MTR WCH Station of SIL(E) and railway depot and a proposed comprehensive residential cum commercial development on top of the railway facilities.

The Rezoning Proposal (**Plans 1 and 2**)

Planning Intention/Land Use Compatibility

- 4.5 The site is located in the WCH industrial area, which has been designated as a business zone to encourage the conversion or redevelopment of existing industrial buildings and sites into commercial and non-polluting industrial use since 2001. The planning intention of the business zone is primarily for general business uses. After rezoning, the WCH area is gradually transforming with the completion of new hotels and business buildings, including a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses. The MTR SIL(E) to be completed in 2015 will also promote the redevelopment of industrial buildings in the WCH area for business area. Rezoning the site for business use is in line with the planning intention and help facilitate the transformation of the WCH area into a business area. The proposed business use is compatible with the surrounding land uses. The southeast corner of the site, which is under road junction improvements, will be designated as ‘Road’ to reflect the intended use.
- 4.6 To create a more discernible townscape and to avoid negative impacts on the visual quality arising from redevelopments, two height bands of 120mPD and 140mPD have been imposed in the WCH Business Area (**Plan 3**). Setting WCH Road as the divider, areas to the north and south of WCH Road are restricted to 140mPD and 120mPD respectively to achieve a stepped height profile and a more discernible townscape stepping down towards the waterfront. Since the site is located at the northern part of WCH Business Area, it is proposed to be rezoned to “OU(2)” with the same building height restriction of 140mPD.
- 4.7 Since the OZP is a small-scale plan which shows broad land use zoning only, areas for garden, slope maintenance and access road purposes that carry no development right may be included in the development zones. In this regard, this portion of Yip Kan Street will also be included in the “OU(B)2” zone (**Plan 2**). However, the area covered by public road will be excluded from the developable area and not to be taken into account in plot ratio and site coverage calculation for development. The net developable area will be about 0.175 ha and the plot ratio and site coverage shall follow the provisions under the Building (Planning) Regulations.

Visual, Air Ventilation and Landscape Aspects (Plans 2 and 6)

- 4.8 The site is situated within the northern portion of WCH Business Area bounded by hillslope in the north and the elevated structure of WCH Road in the south. The proposed building height restriction of 140mPD is visually compatible with the stepped height profile for the WCH Business Area. Upon development to a maximum height of 140mPD, the proposed development will still be shielded off by the neighbouring developments when viewed from key public viewing points including Aberdeen Country Park and Aberdeen Channel. The building can only be seen from the road/street corridors bounding the site. While the existing site could serve as a visual and spatial relief currently afforded by the low-rise fire station, the widened Tong Bin Lane could provide a building gap after development of the subject site. The photomontages at **Plan 6** show the proposed development as viewed from across Wong Chuk Hang Road from the southeast and southwest respectively. The proposed development will not be incompatible with its surrounding.
- 4.9 Based on the data from the Hong Kong Observatory, the prevailing annual winds are from the east and north-east and the prevailing summer winds from the east, south and west. According to the Expert Evaluation on the Aberdeen & Ap Lei Chau Area conducted by Chinese University of Hong Kong in 2010, Wong Chuk Hang Road is the main air path under east-west channeling winds. The subject site lies clear of the air path and is shielded on the eastern, western and southern sides by buildings. The proposed development is thus not expected to have adverse air ventilation impact on the surrounding area.
- 4.10 There are existing trees of significant sizes along the site, particularly along the northern and eastern boundary. The future development on the site, if rezoned, would likely affect those significant sized trees. Should the site be rezoned for other uses, tree preservation and landscaping clauses should be included in the lease conditions.

Traffic, Environmental and Infrastructural Aspects

- 4.11 Concerned government departments have no objection to or no comment on the proposed amendments. On traffic aspect, the Commissioner for Transport (C for T) advises that the proposed rezoning of the site from “G/IC(1)” to “OU(B)2” would not have adverse cumulative traffic impact for the Wong Chuk Hang area and a TIA is not required for the rezoning. C for T will carry out a traffic review to formulate junction improvement works, if needed, at a time closer to the actual date of land disposal.
- 4.12 The Director of Environmental Protection (DEP) has no in-principle objection to the proposed rezoning taking into account that the proposed rezoning is to help facilitate the transformation of the area for the purpose of general business uses. As to sewerage infrastructure viewpoint, DEP suggests to impose a clause on the submission of Sewerage Impact Assessment under the lease. The Drainage Services Department and Water Supplies Department have no comment on the proposed rezoning from their respective purview.

5. Rezoning Part of Yue Fai Court from “G/IC” to “R(A)” (Amendment Item C) (Plans 7 and 8, aerial photo on Plan 9 and site photos on Plan 10)

The site is zoned “G/IC”. It was subject to a planning permission for residential development submitted by the Director of Housing to facilitate the Home Ownership Scheme Phase 2A development, which was approved by the Town Planning Board on 16.12.1977. The development of Yue Fai Court completed in 1980. According to the District Lands Officer/Hong Kong West & South, the site is granted to the Hong Kong Housing Authority under Aberdeen Inland Lot No. 393 section A for residential purpose. Opportunity is taken to rezone this part of Yue Fai Court (about 0.311 hectare) from “G/IC” to “R(A)” to reflect the as-built situation (**Plans 9 and 10**). The rezoned area will follow the same building height restriction under the “R(A)” zone, i.e. 120mPD.

6. Proposed Amendments to Matters Shown on the Plan (Plan 1)

The proposed amendments as shown on the draft Aberdeen & Ap Lei Chau OZP No. S/H15/27A (**Attachment II**) are as follows:

Item A1 (about 0.259 ha)

Rezoning a site at the junction of Wong Chuk Hang Road and Yip Kan Road from “G/IC(1)” to “OU(B)2”. The rationales of the proposed amendments are set out in paragraphs 4.1 to 4.12 above.

Item A2 (about 0.023 ha)

Rezoning a site at the junction of Wong Chuk Hang Road and Tong Bin Lane from “G/IC(1)” to ‘Road’ in accordance with paragraphs 4.1 and 4.5 above.

Item B (about 0.311 ha)

Rezoning the north corner of Yue Fai Court from “G/IC” to “R(A)” to reflect the existing use in accordance with paragraph 5 above.

7. Proposed Amendments to the Notes of the OZP

7.1 Amendments to the Notes of the OZP (**Attachment III**) are proposed as follows:

- (a) to increase flexibility and in line with the policy on revitalization of old industrial buildings, the Board on 10.6.2011 agreed to amend the Master Schedule of Notes (MSN) to include ‘Eating Place’, ‘Institutional Use (not elsewhere specified)’, ‘Public Clinic’ and ‘Training Centre’ uses (in wholesale conversion of an existing industrial building only) in Column 2 of the user schedule of the “Industrial” (“I”) zone. The Notes of the “I” zone of the OZP is proposed to be amended to accord with the revised MSN; and
- (b) amendments to the exemption clause on maximum GFA in the remarks for “Comprehensive Development Area” (“CDA”) and “Residential

(Group A)” (“R(A)”), on maximum plot ratio and site coverage for “R(C)” and on maximum plot ratio for “R(E)” zones to clarify that exemption of caretaker's quarters and recreational facilities are only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.

- 7.2 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration.

8. Revision to the Explanatory Statement (ES) of the OZP

The ES of the OZP is proposed to be revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/H15/28.

10. Consultation

Departmental Consultation

- 10.1 The proposed amendments have been circulated to relevant bureaux and departments for comments. The concerned bureaux and departments as listed below have no objection to or no adverse comment on the proposed amendments. Their comments have incorporated in the above paragraphs where appropriate.

- Secretary for Development;
- Secretary for Home Affairs;
- Antiquities and Monuments Office, Leisure and Cultural Services Department (LCSD);
- Chief Architect/Central Management Division 2, Architectural Services Department;
- Chief Building Surveyor/Hong Kong West, Buildings Department;
- Chief Engineer/Development (2), Water Supplies Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (HyD)
- Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- Chief Engineer/Port Works, Civil Engineering and Development Department (CEDD);
- Chief Highway Engineer/Hong Kong, HyD;

- Chief Town Planner/Urban Design and Landscape, Planning Department.
- Commissioner for Transport;
- Commissioner of Police;
- Director-General of Communications;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Director of Environmental Protection;
- Director of Fire Services;
- Director of Food and Environmental Hygiene;
- Director of Housing;
- DLCS;
- Director of Social Welfare;
- District Lands Officer/Hong Kong West & South, Lands Department;
- Government Property Administrator (GPA);
- Head of the Geotechnical Engineering Office, CEDD;
- Project Manager (Hong Kong Island & Islands), CEDD; and
- Postmaster General.

10.2 The District Officer (Southern) (DO(S)) advises that the Southern District Council (SDC) is concerned about the short-term and long-term uses of the former Aberdeen Fire Station site. The issue “Inclusion of Ex-Aberdeen Fire Station Site in Land Sale Programme” was discussed in the meeting of District Development and Environment Committee (DDEC), SDC held on 27.5.2013. Members of DDEC are concerned about whether there would be compensation of GIC site in the Southern District, and whether certain GFA would be reserved in the future commercial building for GIC use. Members also had opinions about SDC’s role and involvement in district planning procedures. DO(S) has no particular comment on the proposal to reserve part of the future development for GIC uses.

10.3 In gist, DDEC of SDC suggested different options, including:

- (a) retain the site for GIC uses, such as development of government offices and civic centre;
- (b) rezone the site for open space; and
- (c) reserve certain percentage of GFA in the future development for GIC uses, such as for arts organizations, non-profit-making organizations or creative industries.

10.4 As regards DDEC’s suggestions, GPA has not received any bids for government offices at the site being occupied by the former Aberdeen Fire Station in the coming few years and advises that there is no plan for development of the site for joint user building. SHA and DLCS confirm that there is no plan to provide a civic centre at the site. The Government has been keeping a close watch on the demand for cultural performance facilities in the Southern District. As the provision and operation of civic centres involve heavy capital investment and long-term commitment of resources, the Government has to prudently take into consideration various factors in the planning of new facilities to ensure the effective use of resources. These factors include the availability and utilization rate of the existing facilities in the

territory, the overall planning of the district concerned, the views of cultural sector as well as the needs of the community at large. SHA and DLCS will continue to monitor the demand for cultural performance venues in the Southern District, which will be taken into consideration in the overall planning of future cultural facilities. It is stated in paragraph 4.3 above, DLCS considers that there is no pressing need for more open space in the district. On the suggestion of reserving part of the future development for arts organizations, non-profit-making organizations or creative industries, *SHA supports reserving certain percentage of GFA in the future development for GIC uses, including space for arts organizations from the arts and cultural angle. According to the Notes of the “OU(B) zone, while ‘Place of Recreation, Sports or Culture’ and ‘Research, Design and Development Centre’ are uses always permitted for new developments. Detailed arrangements could be determined in drafting the lease conditions. under the “OU(B)2” zone, relevant government departments consulted have no plan to incorporate such requirements into the site.*

Public Consultation

- 10.5 The SDC will be consulted on the amendments during the exhibition period of the draft Aberdeen & Ap Lei Chau OZP No. S/H15/27A (to be renumbered to S/H15/28 upon exhibition) for public inspection under section 5 of the Ordinance, which is a statutory consultation procedure to solicit public views.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Aberdeen & Ap Lei Chau OZP and that the draft Aberdeen & Ap Lei Chau OZP No. S/H15/27A at **Attachment II** (to be renumbered to S/H15/28 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Aberdeen & Ap Lei Chau OZP No. S/H15/27A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the OZP.

12. Attachments

Attachment I	Approved Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/27 (reduced to A3 size)
Attachment II	Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/27A
Attachment III	Revised Notes of draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/27A

Attachment IV	Revised Explanatory Statement of draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/27A
Attachment V	Provision of Major Community Facilities in Aberdeen & Ap Lei Chau Area
Plans 1 to 6	Location Plan, Site Plan, Height Bands, Aerial Photo, Site Photos and Photomontages – Proposed Amendment Items A1 and A2
Plans 7 to 10	Location Plan, Site Plan, Aerial Photo and Site Photos – Proposed Amendment Item B

PLANNING DEPARTMENT
JUNE 2013

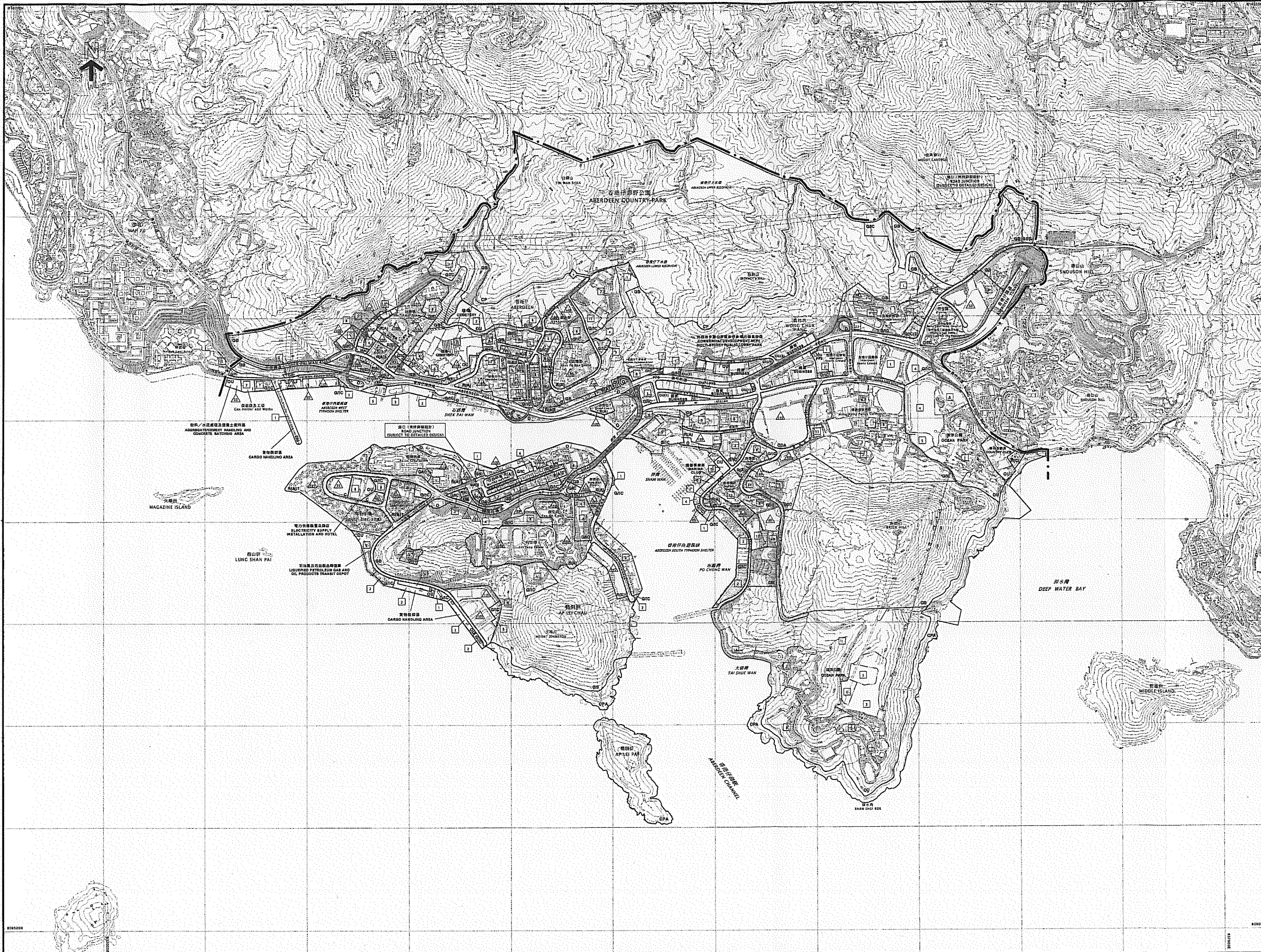
Agenda Item No. 5
Additional Departmental Comments for
MPC Paper No. 13/13
For tabling at MPC meeting at 21.6.2013

Secretary for Home Affairs

On 19.6.2013, the Secretary for Home Affairs provided the following additional comments on the proposed amendments to the approved Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/27:

In view of the space demand of arts organizations, the Bureau supports the suggestion of reserving certain percentage of gross floor area in the future development for Government, Institution or Community uses, including space for arts organizations from the arts and cultural angle.

The relevant paragraph of MPC Paper No. 13/13 is revised and the replacement pages are attached for Members' consideration.



圖例 NOTATION	
ZONES	地帶
COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP A)	RA(A)
RESIDENTIAL (GROUP C)	RC(C)
RESIDENTIAL (GROUP E)	RE(E)
INDUSTRIAL	I
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
OTHER SPECIFIED USES	OU
GREEN BELT	GB
COASTAL PROTECTION AREA	CPA
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI
COUNTRY PARK	CP
COMMUNICATIONS	交通
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路
MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上之高度)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)
PETROL FILLING STATION	加油站
NON-BUILDING AREA	非建築用地

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	公頃 HECTARES	百分比 %	用途
COMMERCIAL	1.49	0.19	商業
COMPREHENSIVE DEVELOPMENT AREA	7.17	0.91	綜合發展區
RESIDENTIAL (GROUP A)	58.56	7.47	住宅 (甲類)
RESIDENTIAL (GROUP C)	0.40	0.05	住宅 (丙類)
RESIDENTIAL (GROUP E)	3.40	0.44	住宅 (戊類)
INDUSTRIAL	6.80	0.88	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	103.47	13.20	政府、機構或社區
OPEN SPACE	16.05	2.06	休憩用地
OTHER SPECIFIED USES	103.35	13.16	其他指定用途
GREEN BELT	213.83	27.28	綠化地帶
COASTAL PROTECTION AREA	28.35	3.62	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	1.98	0.25	具特殊科學價值地點
COUNTRY PARK	101.73	12.88	郊野公園
NULLAH	1.99	0.25	明渠
TYPHOON SHELTER	84.22	10.74	避風塘
MAJOR ROAD ETC.	48.88	6.28	主要道路等
TOTAL PLANNING SCHEME AREA	783.03	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2011年5月3日 根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 3 MAY 2011

Me Manda CHAN 陳曼雲女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的香港仔及鴨脷洲（港島規劃區第15及16區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREAS No. 15 & 16 - ABERDEEN & AP LEI CHAU - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺
1 METRE 100 0 200 400 600 800 1,000 1,200 1,400 METRES

規劃署遵城市規劃委員會指示編制
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/H15/27

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RIA	住宅 (甲類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMMERCIAL	1.49	0.19	商業
COMPREHENSIVE DEVELOPMENT AREA	7.17	0.91	綜合發展區
RESIDENTIAL (GROUP A)	58.87	7.51	住宅 (甲類)
RESIDENTIAL (GROUP C)	0.40	0.05	住宅 (丙類)
RESIDENTIAL (GROUP E)	3.48	0.44	住宅 (戊類)
INDUSTRIAL	9.88	1.26	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	102.88	13.12	政府、機構或社區
OPEN SPACE	15.05	1.92	休憩用地
OTHER SPECIFIED USES	103.80	13.22	其他指定用途
GREEN BELT	213.83	27.28	綠化地帶
COASTAL PROTECTION AREA	28.35	3.62	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	1.98	0.25	具特殊科學價值地點
COUNTRY PARK	101.73	12.98	郊野公園
NULLAH	1.99	0.25	明渠
TYHOON SHELTER	84.22	10.74	避風塘
MAJOR ROAD ETC.	49.01	6.26	主要道路等
TOTAL PLANNING SCHEME AREA	783.93	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/H 15/27 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H15/27

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A1		修訂項目 A 1 項
AMENDMENT ITEM A2		修訂項目 A 2 項
AMENDMENT ITEM B		修訂項目 B 項

(參看附表)
(SEE ATTACHED SCHEDULE)

圖則編號
PLAN No. S/H15/27A

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD



香港城市規劃委員會依據城市規劃條例擬備的香港仔及鴨脷洲 (港島規劃區第 15 及 16 區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREAS No. 15 & 16 - ABERDEEN & AP LEI CHAU - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺
* METRES 200 0 200 400 600 800 1000 1200 1400 METRES *

核准圖編號 S/H15/27 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H15/27 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

HONG KONG PLANNING AREA NO. 15 & 16

**~~DRAFT~~APPROVED ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO.
S/H15/27A**

(Being an ~~Approved~~Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted 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) in relation to areas zoned “Coastal Protection Area” or “Site of Special Scientific Interest”:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Coastal Protection Area” or “Site of Special Scientific Interest”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related

facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

HONG KONG PLANNING AREAS NO. 15 & 16

**~~DRAFT~~APPROVED ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO.
S/H15/27A**

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/ Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Exhibition or Convention Hall	Petrol Filling Station
Government Use (not elsewhere specified)	Residential Institution
Hotel	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Market	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include eating place, shop and services, and office, functioning mainly as the local and district commercial/shopping centres serving the immediate neighbourhood of the South Horizons and the Southern District.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	<p>Ambulance Depot</p> <p>Commercial Bathhouse/Massage Establishment</p> <p>Eating Place</p> <p>Educational Institution</p> <p>Exhibition or Convention Hall</p> <p>Flat</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Hotel</p> <p>House</p> <p>Information Technology and Telecommunications Industries</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Market</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</p> <p>Off-course Betting Centre</p> <p>Office</p> <p>Petrol Filling Station</p> <p>Place of Entertainment</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Recyclable Collection Centre</p> <p>Religious Institution</p> <p>Research, Design and Development Centre</p> <p>Residential Institution</p> <p>School</p> <p>Shop and Services</p> <p>Social Welfare Facility</p> <p>Training Centre</p> <p>Utility Installation for Private Project</p>

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and commercial uses together with a rail depot and station with the provision of public transport and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints as well as air ventilation and visual considerations.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) a Landscape Master Plan for and an urban design proposal within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) an air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (xi) a visual impact assessment report to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xii) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 357,500m², a maximum non-domestic GFA of 121,800m² and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan.
- (4) In determining the maximum GFA for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, and caretaker's office, or ~~and~~ caretaker's quarters, ~~or~~ and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) In determining the maximum non-domestic GFA for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as rail depot and station and public transport terminus as required by the Government shall be included for calculation.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) On land designated “Residential (Group A)”, “Residential (Group A) 1”, “Residential (Group A) 2” and “Residential (Group A)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 731,500 m² and a maximum number of flats of 10,450.
- (3) On land designated “Residential (Group A)2” and “Residential (Group A)3”, a maximum building height of 100 metres above Principal Datum would be permitted for sites with an area of 400m² or more.
- (4) On land designated “Residential (Group A)3”, a minimum of 2m wide setback from the lot boundary above 15m from the mean street level abutting Old Main Street, Aberdeen shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (5) In determining the maximum GFA for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, and caretaker's office, or ~~and~~ caretaker's quarters, ~~or~~ and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height, GFA and flat number restrictions stated in paragraphs (1), (2) and (3) above and the setback requirement stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-rise and low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (1) No new development, or addition, alteration, and/or modification to or redevelopment of an existing building should result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys in addition to 1 storey of carport, or the height of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and site coverage specified below, or the plot ratio and site coverage of the existing building, whichever is the greater:

Height - Number of Storeys Used for Domestic Purposes	Maximum Plot Ratio	Maximum Site Coverage
2 and below	0.60	30%
3	0.75	25%

- (3) In determining the relevant maximum plot ratio and site coverage for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, and caretaker's office, or ~~and~~ caretaker's quarters, ~~or~~ and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule I: for open-air development or
for building other than industrial or industrial-office building[@]

Ambulance Depot	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Eating Place
Public Transport Terminus or Station (excluding open-air terminus or station)	Educational Institution
Utility Installation for Private Project	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Market
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule II: for existing industrial or industrial-office building [@]	
Ambulance Depot	Cargo Handling and Forwarding Facility
Bus Depot	(Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	Place of Recreation, Sports or Culture
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Private Club
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Remarks

- (1) On land designated “Residential (Group E)” and “Residential (Group E)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “Residential (Group E)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building should result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0.
- (3) In determining the maximum plot ratio for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room; and caretaker’s office, or ~~and~~ caretaker’s quarters, ~~or~~ and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (2) above to allow for provision of local commercial facilities may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Bus Depot	Cargo Handling and Forwarding Facility
Cargo Handling and Forwarding Facility (not elsewhere specified)	(Container Freight Station, free-standing purpose-designed Logistics Centre only)
Eating Place (Canteen, Cooked Food Centre only)	Concrete Batching Plant
Government Refuse Collection Point	Dangerous Goods Godown
Government Use (not elsewhere specified)	<u>Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)</u>
Industrial Use (not elsewhere specified)	Educational Institution (in wholesale conversion of an existing building only)
Information Technology and Telecommunications Industries	Exhibition or Convention Hall
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Public Convenience	<u>Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)</u>
Public Transport Terminus or Station	Marine Fuelling Station
Public Utility Installation	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Vehicle Park (excluding container vehicle)	Off-course Betting Centre
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Offensive Trades
Recyclable Collection Centre	Office (not elsewhere specified)
Research, Design and Development Centre	Open Storage
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Petrol Filling Station
Utility Installation for Private Project	Pier
Vehicle Repair Workshop	Place of Entertainment (in wholesale conversion of an existing building only)
Warehouse (excluding Dangerous Goods Godown)	Place of Recreation, Sports or Culture
	Private Club
	<u>Public Clinic (in wholesale conversion of an existing building only)</u>
	Religious Institution (in wholesale conversion of an existing building only)
	Ship-building, Ship-breaking and Ship-repairing Yard
	Shop and Services (not elsewhere specified) (ground floor only except in wholesale conversion of an existing building an Ancillary Showroom [#] which may be Permitted on any floor)
	<u>Training Centre (in wholesale conversion of an existing building only)</u>
	Vehicle Stripping/Breaking Yard
	Wholesale Trade

INDUSTRIAL (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storey(s) or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Flat
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Holiday Camp
Hospital	Hotel
Institutional Use (not elsewhere specified)	House
Library	Marine Fuelling Station
Market	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Pier	Off-course Betting Centre
Place of Recreation, Sports or Culture	Office
Public Clinic	Petrol Filling Station
Public Convenience	Place of Entertainment
Public Transport Terminus or Station	Private Club
Public Utility Installation	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Vehicle Park (excluding container vehicle)	Refuse Disposal Installation (Refuse Transfer Station only)
Recyclable Collection Centre	Residential Institution
Religious Institution	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services
School	Utility Installation for Private Project
Service Reservoir	Zoo
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities to serve the needs of local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) On land designated “Government, Institution or Community” (“G/IC”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “G/IC(1)”, “G/IC(2)” and “G/IC(3)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height specified below, or the height of the existing building, whichever is the greater:

Sub-area	Restriction
G/IC (1)	A maximum building height of 25 metres above Principal Datum
G/IC (2)	A maximum building height of 45 metres above Principal Datum
G/IC (3)	A maximum building height of 5 storeys, except a drill tower up to 9 storeys

- (3) In determining the maximum number of storey(s) for the purposes of paragraphs (1) and (2) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Barbecue Spot Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of the local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p style="text-align: center;"><u>For “Business” Only</u></p> <p style="text-align: center;">Schedule I: for open-air development or for building other than industrial or industrial-office building[@]</p>	
<p>Ambulance Depot</p> <p>Commercial Bathhouse/ Massage Establishment</p> <p>Eating Place</p> <p>Educational Institution</p> <p>Exhibition or Convention Hall</p> <p>Government Use (Police Reporting Centre, Post Office only)</p> <p>Information Technology and Telecommunications Industries</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[△])</p> <p>Off-course Betting Centre</p> <p>Office</p> <p>Place of Entertainment</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Religious Institution</p> <p>Research, Design and Development Centre</p> <p>School (excluding free-standing purpose- designed school building and kindergarten)</p> <p>Shop and Services</p> <p>Training Centre</p> <p>Utility Installation for Private Project</p>	<p>Bus Depot</p> <p>Broadcasting, Television and/or Film Studio</p> <p>Cargo Handling and Forwarding Facility</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Hotel</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</p> <p>Non-polluting Industrial Use (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>School (not elsewhere specified)</p> <p>Social Welfare Facility (excluding those involving residential care)</p> <p>Warehouse (excluding Dangerous Goods Godown)</p> <p>Wholesale Trade</p>

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Business” Only (Cont'd)

Schedule II: for industrial or industrial-office building [@]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility (not elsewhere specified)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Eating Place (Canteen only)	Industrial Use (not elsewhere specified)
Government Refuse Collection Point	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Off-course Betting Centre
Information Technology and Telecommunications Industries	Office (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	Petrol Filling Station
Office (excluding those involving direct provision of customer services or goods)	Place of Recreation, Sports or Culture
Public Convenience	Private Club
Public Transport Terminus or Station	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Utility Installation	Vehicle Repair Workshop
Public Vehicle Park (excluding container vehicle)	Wholesale Trade
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods[△], the following use is always permitted:

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Business” Only (Cont’d)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/
 Massage Establishment
 Eating Place
 Educational Institution
 Exhibition or Convention Hall
 Institutional Use (not elsewhere specified)
 Library
 Off-course Betting Centre
 Office
 Place of Entertainment
 Place of Recreation, Sports or Culture
 Private Club
 Public Clinic
 Religious Institution
 School (excluding kindergarten)
 Shop and Services
 Training Centre

Social Welfare Facility (excluding those involving residential care)

@ An industrial or industrial-office building means a building which is constructed for or intended to be occupied by industrial or industrial-office purpose respectively as approved by the Building Authority.

△ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Business” Only (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height specified below, or the height of the existing building, whichever is the greater:

Sub-area	Restriction
OU(1)	A maximum building height of 120 metres above Principal Datum
OU(2)	A maximum building height of 140 metres above Principal Datum

- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Cemetery" Only</u>	
Columbarium	Place of Recreation, Sports or Culture
Crematorium	Public Transport Terminus or Station
Funeral Facility	Public Utility Installation
Government Use	Religious Institution
Grave	Shop and Services (Retail Shop only)
Public Convenience	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for cemetery and its ancillary facilities.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For “Commercial Development with <u>Multi-storey Public Lorry Park” Only</u>	
Eating Place Exhibition or Convention Hall Government Use (not elsewhere specified) Off-course Betting Centre Office Private Club Public Clinic Public Utility Installation Public Vehicle Park (excluding container vehicle) Shop and Services (not elsewhere specified)	Broadcasting, Television and/or Film Studio Government Refuse Collection Point Public Convenience Shop and Services (Motor-vehicle Showroom only) Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for a commercial development with a multi-storey public lorry park.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height of 140 metres above Principal Datum, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Country Club” Only

Country Club

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to reserve land for private clubs specifically for recreational activities.

Remarks

- (1) No new development, or addition, alteration, and/or modification to or redevelopment of an existing building should result in a total development and/or redevelopment in excess of a maximum building height of 31 metres above Principal Datum, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Electricity Supply Installation and Hotel” Only

Schedule I: for the western part as demarcated by the thin-pecked line on the Plan

Electricity Supply Installation
Office (related to Electricity Supply Installation only)
Government Use
Public Utility Installation (not elsewhere specified)
Utility Installation for Private Project

Schedule II: for the eastern part as demarcated by the thin-pecked line on the Plan

Eating Place
Electricity Supply Installation
Government Use
Hotel
Library
Private Club
Public Clinic
Public Utility Installation (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)
Shop and Services
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for an electricity supply installation and hotel use.

Remarks

- (1) An applicant for permission for development on land designated “Other Specified Uses” annotated “Electricity Supply Installation and Hotel”, shall include in the application the following information:
 - (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected on the area;

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Remarks (Cont'd)

- (ii) the proposed total site area and total gross floor areas for various uses;
 - (iii) the details and extent of Government, institution or community (GIC), if any, and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (vi) an environmental assessment report to examine any possible environmental problems, including potential land contamination problem, which may be caused to or by the proposed development during and after construction, and to propose mitigation measures to tackle them;
 - (vii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (viii) an assessment to demonstrate and confirm that the electric and magnetic fields do not exceed the standards on the continuous public exposure limits as prescribed by the International Commission on Non-ionizing Radiation Protection;
 - (ix) the landscape and urban design proposals within the area;
 - (x) programmes of development in detail; and
 - (xi) such other information as may be required by the Town Planning Board.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building, shall result in a total development and/or redevelopment not related to electricity supply installation in excess of the maximum gross floor area (GFA) and maximum building height within the eastern part of this zone, as demarcated by the thin-pecked line on the Plan, set out below:
- (a) a maximum GFA of 34,000 m²; and
 - (b) a maximum building height of 60 metres above Principal Datum.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building, shall result in a total development and/or redevelopment in excess of a maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater within the western part of this zone, as demarcated by the thin-pecked line on the Plan.
- (4) In determining the maximum GFA for the purposes of paragraph (2) above, any floor space that is constructed or intended for uses solely as car park, loading/unloading bay, plant room, caretaker's office and utility installation for private project, provided that such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraphs (2) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Marina Club” Only

Marina Club	Eating Place Government Use Public Utility Installation Public Vehicle Park (excluding container vehicle) Shop and Services (Retail Shop only) Utility Installation for Private Project
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Planning Intention

This zone is intended primarily to reserve land for private marina clubs specifically for sports and recreational activities and ancillary facilities.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Ocean Park” Only

Ocean Park	Government Use
Public Transport Terminus or Station	Hotel
Public Vehicle Park (excluding container vehicle)	Public Utility Installation
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for comprehensively planned low-density and generally low- to medium-rise marine-themed park development in Hong Kong with related retail, dining and entertainment facilities serving visitors as well as the general public.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) and any structure that is constructed or intended for use solely as amusement rides may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Petrol Filling Station” Only

Petrol Filling Station

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to reserve land for petrol filling station use.

Remarks

- (1) On land designated “OU(Petrol Filling Station)”, no new development, or addition, alteration, and/or modification to or redevelopment of an existing building should result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “OU(Petrol Filling Station)1”, no new development, or addition, alteration, and/or modification to or redevelopment of an existing building should result in a total development and/or redevelopment in excess of the maximum building height of 10 metres above Principal Datum, or the height of the existing building, whichever is the greater.
- (3) In determining the maximum number of storey for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is primarily intended to provide/reserve land for purposes as specified on the plan.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Funeral Facility Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Pier Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features, to protect the natural landscape and environment, as well as to provide a countryside recreational outlet for the local population and visitors. There is a general presumption against development within this zone.

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Barbecue Spot	Government Use
Nature Reserve	House (Redevelopment only)
Nature Trail	Pier
On-Farm Domestic Structure	Public Convenience
Picnic Area	Public Utility Installation
Wild Animals Protection Area	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Research Station
	Sewage Treatment/Screening Plant
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

No redevelopment, including alteration and/or modification, of an existing house, shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the publication in the Gazette of the notice of the draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/20.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Country Park *	Agricultural Use
Wild Animals Protection Area	Field Study/Education/Visitor Centre
	Government Use
	Nature Reserve
	Nature Trail
	On-Farm Domestic Structure
	Picnic Area
	Public Convenience
	Public Utility Installation
	Tent Camping Ground
	Utility Installation for Private Project

- * Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any filling of land or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/20 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COUNTRY PARK

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

HONG KONG PLANNING AREAS NO. 15 & 16

**~~DRAFT~~APPROVED ABERDEEN & AP LEI CHAU
OUTLINE ZONING PLAN NO. S/H15/27A**

EXPLANATORY STATEMENT

HONG KONG PLANNING AREAS NO. 15 & 16

**~~DRAFT~~APPROVED ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO.
S/H15/27A**

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREAS NO. 15 & 16

DRAFTAPPROVED ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/27A

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/27. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 11 April 1963, the draft Aberdeen & Ap Lei Chau Outline Development Plan No. LH 15/24, being the first statutory plan covering the Aberdeen, Ap Lei Chau and Wong Chuk Hang areas, was gazetted under section 5 of the Town Planning Ordinance (the Ordinance). The OZP had been amended three times under section 7 of the Ordinance to reflect the changing circumstances.
- 2.2 On 28 June 1988, the then Governor in Council (G in C), under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/4. On 9 January 1990, the then G in C referred the approved Aberdeen & Ap Lei Chau OZP No. S/H15/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP had been amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 6 May 1997, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/8. On 13 January 1998, the Chief Executive in Council (CE in C) referred the approved Aberdeen & Ap Lei Chau OZP No. S/H15/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.4 On 11 May 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/11. On 30 November 1999, the CE in C referred the approved Aberdeen &

Ap Lei Chau OZP No. S/H15/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

- 2.5 On 20 February 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/14. On 15 May 2001, the CE in C referred the approved Aberdeen & Ap Lei Chau OZP No. S/H15/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.6 On 11 June 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/17. On 8 October 2002, the CE in C referred the approved Aberdeen & Ap Lei Chau OZP No. S/H15/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 30 September 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/19. On 9 December 2003, the CE in C referred the approved Aberdeen & Ap Lei Chau OZP No. S/H15/19 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.8 On 13 September 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/21. On 7 February 2006, the CE in C referred the approved Aberdeen & Ap Lei Chau OZP No. S/H15/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.9 On 19 December 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/24. On 2 December 2008, the CE in C referred the approved Aberdeen & Ap Lei Chau OZP No. S/H15/24 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back was notified in the Gazette on 12 December 2008 under section 12(2) of the Ordinance.
- 2.10 On 7 May 2010, the draft Aberdeen & Ap Lei Chau OZP No. S/H15/25 mainly incorporating amendments to impose building height restrictions for “Commercial”, “Residential (Group A)”, “Residential (Group E)”, “Industrial”, “Government, Institution or Community” and “Other Specified Uses” zones, various zoning amendments and technical amendments to the Notes of the OZP was exhibited under section 5 of the Ordinance. During the two-month exhibition period, 13 representations were received including one representation providing

comments and 12 adverse representations. On 16 July 2010, the Board published the representations for three weeks for public comments. A total of 502 comments on the representations were received, one of which was subsequently withdrawn by the commenter of his own accord.

- 2.11 On 16 July 2010, the draft Aberdeen & Ap Lei Chau OZP No. S/H15/26 incorporating amendments mainly to rezone the site of the proposed property development of the South Island Line (East), to delete the obsolete Route 4 alignment and to make associated zoning amendments was exhibited for public inspection under section 7 of the Ordinance. During the two-month exhibition period, a total of 12 representations were received including ten supportive and two adverse representations. On 24 September 2010, the representations were published for three weeks for public comments. Two comments on the representations were received.
- 2.12 Upon consideration of the representations and comments in respect of the draft Aberdeen & Ap Lei Chau OZP No. S/H15/25 under section 6B(1) of the Ordinance, the Board noted the representation providing comments, decided not to uphold 11 adverse representations and decided to propose amendments to the draft OZP to partially meet one adverse representation. The proposed amendments were related to the revision of building height restrictions for the “Industrial” zone covering the Hong Kong Ice and Cold Storage site at Tin Wan Praya Road.
- 2.13 Upon consideration of the representations and comments in respect of the draft Aberdeen & Ap Lei Chau OZP No. S/H15/26 under section 6B(1) of the Ordinance, the Board noted the ten supportive representations and decided not to uphold the two adverse representations.
- 2.14 On 28 January 2011, the proposed amendments referred to in paragraph 2.12 above were exhibited for public inspection under section 6C(2) of the Ordinance. During the three-week exhibition period, one valid further representation was received. On 25 March 2011, the Board decided not to uphold the further representation and decided to amend the OZP by the proposed amendments under section 6F(8) of the Ordinance.
- 2.15 On 3 May 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/27. On 20 May 2011, the approved Aberdeen & Ap Lei Chau OZP No. S/H15/27 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.16** **On 26 June 2012, the CE in C referred the approved Aberdeen & Ap Lei Chau OZP No. S/H15/27 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the gazette on 13 July 2012 under section 12(2) of the Ordinance.**
- 2.17** **On XXX, the draft Aberdeen & Ap Lei Chau OZP No. S/H15/27A (the Plan), mainly incorporating amendments of rezoning a site at the junction of Wong**

Chuk Hang Road and Yip Kan Street from “Government, Institution or Community(1)” to “Other Specified Uses(2)” annotated “Business” and ‘Road’, was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks for the Aberdeen and Ap Lei Chau areas so that developments and redevelopments within the Planning Scheme Area can be put under statutory planning control.
- 3.2 The Plan is to illustrate only the broad principles of development within the Planning Scheme Area. As it is a small-scale plan, the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Aberdeen and Ap Lei Chau areas and not to overload the road network in these areas.
- 3.4 Also, there would be cases that areas occupied by free-standing purpose-designed buildings that are solely accommodating schools or other Government, institution or community (GIC) facilities, including those located on ground and on podium level, are included in the residential zones, such as those covering public housing estates. Such areas should not be included into the plot ratio and site coverage calculations.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board’s website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covers an area of about 783.93 hectares (ha). It includes Tin Wan in the west and part of the Aberdeen Country Park in the north. To the east, it is bounded by the approach road to Aberdeen Tunnel, Wong Chuk Hang Road and Island Road. To the southwest, the Area covers the islands of Ap Lei Chau and Ap Lei Pai.
- 5.2 The Area is connected with Western District by Pok Fu Lam Road, Victoria Road, and with the south-eastern part of Hong Kong Island by Island Road. The major link between the Area and the northern part of Hong Kong Island is by the Aberdeen Tunnel and Nam Fung Road. Ap Lei Chau is connected with Aberdeen by the Ap Lei Chau Bridge.
- 5.3 Between Ap Lei Chau and Aberdeen is the natural harbour of Aberdeen in which a variety of marine activities take place.

6. POPULATION

According to the 2006~~11~~11 Population By-census, the population of the Area was about ~~161,524~~159,400. It is estimated that the planned population of the Area would be about ~~206,079~~100.

7. BUILDING HEIGHT RESTRICTIONS

- 7.1 In general, the Area is predominantly occupied by medium-rise buildings against a natural backdrop. A major east-west visual and wind corridor runs from Ocean Park via the nullah to Aberdeen West Typhoon Shelter. There are also three north-south visual/green corridors running from Aberdeen Country Park through the low-rise GIC uses in Wong Chuk Hang to Brick Hill (Nam Long Shan), from Aberdeen Lower Reservoir through the valley to Aberdeen South Typhoon Shelter, and from Tin Wan Shan through the cemetery to Aberdeen West Typhoon Shelter. The typhoon shelter is a popular tourist spot with the unique character as a traditional fishing harbour.
- 7.2 To provide better planning control on the building height upon development or redevelopment and to meet public aspiration for a better living environment, reviews of the Aberdeen and Ap Lei Chau OZP have been taken with a view to incorporating building height restrictions on the Plan for various development zones. In the absence of building height control, excessively tall buildings may proliferate in the Area, particularly near the waterfront, intermixing with the older and lower buildings. The presence of protruding buildings could create an unpleasant townscape, jeopardize the existing character and may sometimes obstruct air circulation.

- 7.3 The Wong Chuk Hang Business Area has been undergoing gradual transformation towards cleaner business uses. Building height restrictions were imposed on the area to avoid negative impacts on the visual quality due to the redevelopments and to create a more discernible townscape. In general, two height bands of 120 metres above Principal Datum (mPD) and 140mPD are applied to achieve a stepped height profile. Subsequently, a comprehensive review of the building height restrictions for other development zones has been undertaken.
- 7.4 The review has taken into account urban design considerations, including preservation of public views from important viewpoints, stepped height concept as recommended in the Urban Design Guidelines Study (with building heights increasing progressively from the waterfront to the inland areas), compatibility of building masses in the wider setting, local topography and characteristics, as well as the need to strike a balance between the public interests and private development rights. In the light of the above, lower height bands ranging from 85mPD to 110mPD are recommended for the areas nearer to the waterfront where appropriate, while higher height bands ranging from 120mPD to 170mPD for the inland built-up areas.
- 7.5 An Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impacts of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The AVA identifies that in general the major prevailing annual winds come from the east and north-east. In summer, the winds are from the east, south and west. The topography of the Area with the highlands of Aberdeen Country Park in the north and Brick Hill (Nam Long Shan) in the south creates a strong east-west channeling effect at/near ground level. The building height bands shown on the Plan have taken into account the findings of the AVA as appropriate.
- 7.6 To improve air ventilation condition, future developments are encouraged to adopt suitable design measures to minimize any possible adverse impacts. These include greater permeability of podium, wider gap between buildings, building setback, non-building area to create air/wind path for better ventilation and minimizing the blocking of air/wind flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.
- 7.7 Building height restrictions are also imposed on “Government, Institution or Community” and “Other Specified Uses” zones in terms of mPD or number of storeys which mainly reflect the existing building heights of the developments. Unless there are committed proposals for known developments or a need to meet the minimum height requirement, in general, the existing uses and the lower building heights will broadly be kept. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 7.8 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for development or redevelopment with planning and design merits and to cater for circumstances with specific site constraints. Each planning application for minor

relaxation of building height restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
- (f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to the townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.9 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as stipulated in the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. NON-BUILDING AREA AND BUILDING SETBACK

8.1 According to the recommendations of AVA, a piece of private land adjoining the eastern end of Tang Fung Street in Tin Wan is designated as a non-building area. Tang Fung Street is located at the foothill part of a steep slope. The slope and the elevated platform at about 23mPD to its east comprise mainly Government land. However, there is a piece of private land adjoining the eastern end of Tang Fung Street. The street is currently free from building structures and serves as the entrance of the prevailing easterly wind, which penetrates to Ka Wo Street through this street. The designation of the non-building area is to ensure no obstruction to the easterly wind. The non-building area of 12m x 7m, the former dimension is the same as the existing width of Tang Fung Street, as delineated on the Plan covers the piece of private land. As the designation of the non-building area is primarily for the purpose of air ventilation, the non-building area restriction will not apply to underground development. Furthermore, a perforated podium not taller than 15m may be permitted on application to the Board. Provision is included in the Notes of the relevant zone to allow minor relaxation of the non-building area restriction.

- 8.2 The AVA also recommends the widening of Old Main Street, Aberdeen to improve the air ventilation of the local area. A minimum of 2m wide building setback from the lot boundary above podium level is stipulated for sites abutting the street to improve the air ventilation.

9. LAND USE ZONINGS

9.1 Commercial (“C”) : Total area 1.49 ha

- 9.1.1 This zone is intended primarily for commercial developments, which may include supermarket, shop and services, and eating place, functioning mainly as local or district shopping centres serving the immediate neighbourhood of South Horizons and the Southern District.
- 9.1.2 This zoning includes the two shopping centres as part of South Horizons on Ap Lei Chau to provide retail facilities including clinic, supermarket, laundry, estate agency and other local shops.
- 9.1.3 Developments and redevelopments within this zone are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. The intention of the height restrictions is primarily to maintain the existing heights of the shopping centres. Minor relaxation of the building height restriction may be considered by the Board on application. Each application will be considered on its own merits.

9.2 Comprehensive Development Area (“CDA”) : Total area 7.17 ha

- 9.2.1 This zone, bounded by Heung Yip Road, Police School Road and Nam Long Shan Road, is intended for comprehensive development/redevelopment of the site for residential and commercial uses together with a rail depot and station with the provision of public transport and other supporting facilities.
- 9.2.2 The “CDA” zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints as well as air ventilation and visual considerations. Planning applications to the Board in the form of Master Layout Plan (MLP) submissions are required for any development within this zone. A planning brief will be prepared to guide the future development in this “CDA” zone. The MLP should be submitted together with environmental, traffic, air ventilation, visual and other relevant assessment reports, a Landscape Master Plan as well as other materials as specified in the Notes of the Plan for the approval of the Board.
- 9.2.3 It is envisaged that the proposed development will comprise a podium accommodating the rail depot and station, public transport facilities, a

shopping centre and car parking facilities. Domestic towers will be provided above the podium. The maximum domestic and non-domestic gross floor areas (GFAs) are restricted to 357,500m² and 121,800m² respectively. The non-domestic GFA includes a maximum of 47,000m² commercial GFA for a shopping centre and the remainder for the railway and public transport facilities. The maximum building height of the domestic towers is restricted to 150mPD.

- 9.2.4 Since the site lies on a major east-west air path in the area and the future development would be easily visible from the surrounding areas, a number of design measures should be adopted for the future development on the site. These include the provision of at least three air/visual corridors amongst the residential towers. Apart from allowing the flow of the prevailing eastern and north-eastern winds, these corridors can maintain visual permeability when viewed from the two major tourist attractions in the area, namely, Ocean Park and Jumbo Floating Restaurant, and from the Nam Long Shan Road area. The residential towers should adopt a stepped height profile, with the lowest building height of not exceeding 120mPD in the south-western part nearer to the waterfront increasing progressively towards Heung Yip Road and the foothill of Brick Hill (Nam Long Shan).
- 9.2.5 In order to enhance the landscape quality and soften the building mass, landscape planting at street level, on podiums/roofs and vertical greening on facades should be provided. Planting along the edges and terraced design with greening should be applied to the podium for further visual relief and interest.
- 9.2.6 The proposed shopping centre presents an opportunity to provide a venue for launching district events such as performances or ceremonies. About 1,500m² commercial GFA of the shopping centre should be reserved for the use of social enterprises, or other GIC facilities in case no suitable social enterprises can be identified.
- 9.2.7 Minor relaxation of the GFA and building height restrictions as stipulated in the Notes/on the Plan may be considered by the Board on application. Each application will be considered on its own merits.

9.3 Residential (Group A) ("R(A)") : Total area ~~58.56~~**58.87**- ha

- 9.3.1 This zoning is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 9.3.2 This zoning covers public rental housing estates, Home Ownership Scheme (HOS), Private Sector Participation Scheme (PSPS) and Sandwich Class Housing (SCH) estates as well as private housing estates.

- 9.3.3 Existing public rental housing estates within the Area include Tin Wan Estate, Ap Lei Chau Estate, Lei Tung Estate, Shek Pai Wan Estate, as well as Yue Kwong Chuen which is a Hong Kong Housing Society's rental estate. Existing HOS estates include Yue Fai Court, Yue On Court and Hung Fuk Court. There are three existing PSPS developments, namely, South Wave Court and Broadview Court at Shum Wan Road and Ocean Court at Aberdeen Praya Road. Marina Habitat, a SCH estate, is located near the waterfront promenade at Ap Lei Chau North.
- 9.3.4 There are a number of free-standing GIC facilities including schools, community halls and markets falling within the "R(A)" zones covering Ap Lei Chau Estate and Lei Tung Estate. Such free-standing GIC facilities should be kept as breathing spaces and visual relief to the building masses. The sites occupied by these facilities should not be included into the plot ratio and site coverage calculations as stated in paragraph 3.4 above.
- 9.3.5 Private residential developments in the zone include Aberdeen Centre in Aberdeen and Sham Wan Towers at Ap Lei Chau Drive and various residential buildings. A new residential development is ~~under construction~~ at Welfare Road **has been completed**.
- 9.3.6 South Horizons, a comprehensive redevelopment at the previous Ap Lei Chau oil depot and power station, provides housing for a population of about 32,000 persons with supporting community facilities and open space. To ensure that the intensity of the scheme is under appropriate statutory planning control, South Horizons is designated as "R(A)1" zone and a maximum domestic GFA and maximum number of flats are specified in the Notes of the Plan. It is also subject to height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. The building height restrictions are intended to reflect the existing predominant building heights.
- 9.3.7 There are some low-rise older buildings on small sites in the Area, which fall within the zonings of "R(A)2" and "R(A)3". Developments and redevelopments within the zones are subject to the building height restriction of 85mPD, or the height of the existing building, whichever is the greater. To cater for amalgamation of sites and inclusion of on-site parking and loading/unloading and other supporting facilities for larger sites, maximum building height of 100mPD would be permitted for the site with an area of 400m² or more.
- 9.3.8 Developments and redevelopments within the "R(A)" and "R(A)1" zones are also subject to the building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater.

9.3.9 ***For public housing developments, in accordance with the established administrative procedure, the future development/redevelopment would be guided by a planning brief. The layout of the public housing developments, including free-standing GIC and ancillary facility building should be comprehensively reviewed. To demonstrate that the development/redevelopment is acceptable, the Housing Department would be required to undertake relevant assessments, including traffic impact assessment, visual appraisal, AVA, etc., as appropriate.***

9.3.910 As stated in paragraph 8.1 above, a piece of private land of 12m wide adjoining the eastern end of Tang Fung Street is designated as non-building area in the “R(A)2” zone in Tin Wan. The intention is to maintain the air ventilation on Tang Fung Street and Ka Wo Street. A perforated podium not taller than 15m high may be permitted on application to the Board.

9.3.101 As stated in paragraph 8.2 above, a minimum of 2m wide setback from the lot boundary above podium level along Old Main Street, Aberdeen shall be provided in the “R(A)3” zone. The purpose is to improve the air ventilation of this street.

9.3.112 Minor relaxation of building height, GFA and flat number restrictions and the setback requirement may be considered by the Board on application. Each application will be considered on its own merits.

9.3.123 Under exceptional circumstances, for developments/redevelopments, minor relaxation of the non-building area restriction may be considered by the Board on application under section 16 of the Ordinance.

9.4 **Residential (Group C) (“R(C)”) : Total area 0.40 ha**

9.4.1 This zone, located south of Shouson Hill and fronting the Deep Water Bay, is intended primarily for low-rise and low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone covers two residential lots at Island Road.

9.4.2 Developments and redevelopments in this zone is subject to a special development restriction of maximum 3 storeys in addition to 1 storey of carport with a corresponding control on plot ratio and site coverage. The restrictions are required to preserve the low-rise, low-density character and also the public views and amenity of the area. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height, plot ratio and site coverage restrictions may be considered by the Board on application. Each application will be considered on its own merits.

9.5 Residential (Group E) (“R(E)”) : Total Area 3.48 ha

- 9.5.1 This zone, which covers four sites in Tin Wan, Aberdeen and Ap Lei Chau areas, is intended primarily for phasing out of the existing industrial uses in these areas through redevelopment (or conversion) for residential use. Residential development may be permitted, with or without conditions, on application to the Board. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential (I/R) interface problems.
- 9.5.2 Under this zoning, existing industrial uses will be tolerated but new industrial developments will not be permitted upon redevelopment in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential developments during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings will also require permission from the Board.
- 9.5.3 The process of redevelopment for residential use is in progress with a number of projects completed, including the Waterfront South at Yue Wok Street, Tin Wan Court at Tin Wan Street, ~~and Bayshore Apartments at Aberdeen Main Road~~ and Larvotto at Ap Lei Chau Praya Road. However, there are still a number of industrial buildings remaining within the “R(E)” sites in Tin Wan and Aberdeen areas. All of these existing industrial buildings are under multiple ownership and in moderate conditions. It is expected that the “R(E)” zoning would contribute to phasing out these industrial buildings by providing incentive for residential redevelopment.
- 9.5.4 The “R(E)” site at Ap Lei Chau Praya Road is designated as “R(E)1”. A maximum plot ratio of 5.0 is specified in the Notes to ensure that the development intensity of the residential development on the site would not overstrain the existing and planned traffic capacities. Minor relaxation of the plot ratio restriction to allow for a reasonable amount of local commercial facilities, based on the merits of a development or redevelopment proposal, may be considered by the Board on application under section 16 of the Ordinance.
- 9.5.5 Developments and redevelopments within the “R(E)” and “R(E)1” zone are subject to the building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

9.6 Industrial ("I") : Total area 9.88 ha

- 9.6.1 This zone is intended primarily to reserve land for general industrial uses to ensure an adequate supply of industrial floor space. Information technology and telecommunications industries are considered suitable to operate in industrial buildings. Office related to industrial use, being an integral part of industrial function, is also permitted as of right in this zone. However, general commercial and office uses, other than those permitted on the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board.
- 9.6.2 This zone covers industrial land at Tin Wan, the south-western part of Ap Lei Chau, areas to the east of Ap Lei Chau Praya Road and areas to the west of Shum Wan Road (South).
- 9.6.3 Industrial sites at the eastern side of Ap Lei Chau Praya Road and the western side of Shum Wan Road are developed for boatyards and engineering workshops to serve the local fishing fleet.
- 9.6.4 Developments and redevelopments within the zone are subject to the building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

9.7 Government, Institution or Community ("G/IC") : Total area 1032.4788 ha

- 9.7.1 This zone is intended primarily for the provision of a wide range of GIC facilities including schools, market, religious institutions, hospitals, social welfare facilities, major recreational complexes, Government offices, waterworks reserve and utility installations such as telephone exchange and electricity substations, to serve the needs of local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 9.7.2 Existing major GIC developments include the Grantham Hospital, Hong Kong Police College and Rehabilitation Centre for the Aged, Blind and Mentally Handicapped at Welfare Road. Major recreational facilities include the Aberdeen Sports Ground, Aberdeen Sports Centre, Aberdeen Swimming Pool Complex and Market Complexes at Aberdeen Main Road, Tin Wan and Ap Lei Chau.
- 9.7.3 The Wong Chuk Hang Complex for the Elderly and Po Leung Kuk ~~Home for the Aged~~ Wong Chuk Hang Service for the Elderly are

accommodated at the southern portion of a “G/IC” site west of the approach road to Aberdeen Tunnel. The site to its northeast is proposed for a private hospital.

9.7.4 In addition to the Hong Kong Police College, there are a number of private and specialized schools within the Area. They include the Singapore International School and the Canadian International School at Nam Long Shan Road. The site at Police School Road near the Singapore International School is a potential site for self-financing post-secondary education institution. The Hong Kong Academy of Medicine is also within this zoning, which is located to the south of the Grantham Hospital.

9.7.5 Developments and redevelopments within the “G/IC”, “G/IC(1)”, “G/IC(2)” and “G/IC(3)” zones are subject to the building height restrictions as stipulated on the Plan/in the Notes, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

9.8 Open Space (“O”) : Total area 15.05 ha

9.8.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9.8.2 Major proposed open spaces include the waterfront promenade at Ap Lei Chau North and Chung Mei (Staunton Creek) at Aberdeen. They include both active and passive recreational facilities. There are floating piers, landing steps and footpaths along the seafront of Ap Lei Chau North. Recreational spaces are also reserved within existing and planned private and public housing developments and redevelopments to meet the needs of the local residents.

9.8.3 Open spaces in the form of sitting-out areas and rest gardens are also provided in the Area to serve the local residents.

9.9 Other Specified Uses (“OU”) : Total area 103.35~~35~~⁶⁰ ha

9.9.1 The zone is intended primarily to provide/reserve sites for specified purposes and uses. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.

9.9.2 The Wong Chuk Hang Industrial Area has been designated as a business zone to allow flexibility in the use of existing industrial and industrial-office (I-O) buildings as well as in the development of new buildings for both commercial and clean industrial uses. The planning intention of the business zone is primarily for general business uses.

Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses will be permitted as of right in new 'business' buildings. In order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public will be permitted as of right in existing industrial and I-O buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same building and in an existing industrial area until the whole area is transformed to cater for the new non-polluting business uses. Developments and redevelopments on the sites zoned "OU(Business)1" and "OU(Business)2" in Wong Chuk Hang Business Area (WCHBA) to the south and north of Wong Chuk Hang Road are subject to building height restrictions of 120mPD and 140mPD respectively as stipulated in the Notes for this zone.

- 9.9.3 The zone covers a commercial development with multi-storey public lorry park at Yip Kan Street to the north of Wong Chuk Hang Road to serve the WCHBA. Developments and redevelopments on the "OU(Commercial Development with Multi-Storey Public Lorry Park)" zone in WCHBA are subject to building height restriction of 140mPD as stipulated in the Notes for this zone.
- 9.9.4 This zone also covers the site of the existing Hongkong Electric Company Ap Lei Chau Headquarters Complex, which is zoned "OU(Electricity Supply Installation and Hotel)". It is intended to facilitate a proposed hotel development on the eastern portion of the site, while retaining the existing essential electricity supply installations at the western portion of the subject site. To allow adequate planning control and to ensure minimal adverse environmental, traffic and visual impacts of future development/redevelopment, any change of use would require permission from the Board, except minor alteration and/or modification works that would not materially or structurally affect the existing development. To make the proposed hotel development blend in well with the nearby developments, a terraced/stepped height design with adequate podium landscape areas is preferred in order to minimize the visual impact. Developments and redevelopments in the eastern portion of the site, viz the proposed hotel site, are subject to a maximum height of 60mPD and a maximum GFA of 34,000m². Developments and redevelopments in the western portion are subject to a maximum height of 8 storeys to maintain the existing building height.
- 9.9.5 In the eastern part of the Area, about 75 hectares of land have been reserved for the Ocean Park which is the only marine-themed park in Hong Kong and has become a major attraction to both local and overseas visitors. In March 2005, the Ocean Park Corporation announced its redevelopment plans to revitalize the Ocean Park as a

world-class marine-themed park. The redevelopment plans ~~are targeted for full completion by 2011~~ **were completed in mid-2012**. The Ocean Park Corporation also has a plan to develop 3 hotels in the Park.

- 9.9.6 There are a number of private sports and recreation clubs within the Area. They are the Hong Kong Country Club, the Aberdeen Boat Club and the Aberdeen Marina Club.
- 9.9.7 This zone includes an existing transit depot for liquefied petroleum gas (LPG) and oil products at the western side of Ap Lei Chau. The major functions of the transit depot are to facilitate the transshipment of LPG and oil products to cater for the demand on Hong Kong Island, to provide LPG supply to the adjoining South Horizons, and for storage of LPG and temporary transit storage of the LPG cylinders. The site is the only LPG transit depot site strategically located on Hong Kong Island and is crucial for achieving long term security and reliability of LPG supply and other oil products to Hong Kong Island.
- 9.9.8 This zone also includes the Chinese Permanent Cemetery located on the slope to the northwest of Aberdeen overlooking the Aberdeen Harbour, four petrol filling stations in the Wong Chuk Hang and Aberdeen areas, two proposed cargo handling areas along the southwestern coast of Ap Lei Chau, another cargo handling area to the west of the typhoon shelter and the aggregate/cement handling and concrete batching area in Tin Wan.
- 9.9.9 Developments and redevelopments in the “OU” zones are subject to maximum building heights in terms of mPD or number of storeys as stipulated on the Plan/in the Notes, or the height of the existing building, whichever is the greater. Minor relaxation of the GFA and/or building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

9.10 Green Belt (“GB”) : Total area 213.83 ha

- 9.10.1 This zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features, to protect the natural landscape and environment, as well as to provide a countryside recreational outlet for the local population and visitors. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.
- 9.10.2 A large portion of the Area is zoned “GB”. These areas are mainly located at the fringe of existing and planned built-up areas, including the well-wooded hills to the north of the Grantham Hospital, Brick Hill (Nam Long Shan) at Wong Chuk Hang and Yuk Kwai Shan at Ap Lei Chau.

9.11 Coastal Protection Area (“CPA”) : Total area 28.35 ha

- 9.11.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.
- 9.11.2 There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.11.3 Falling within this area are coastal areas mainly below 20-40 metre contours. They cover many coastal features such as cliffs, rocks and some sandy/rocky beaches. These areas of high scenic quality should be protected from development.

9.12 Site of Special Scientific Interest (“SSSI”) : Total area 1.98 ha

- 9.12.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.
- 9.12.2 There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 9.12.3 This zoning covers the western part of the Nam Fung Road Woodland SSSI while its eastern part falls within the area covered by the Shouson Hill and Repulse Bay OZP. The Nam Fung Road Woodland SSSI is densely covered by native broad-leaved trees and rare flora. It is considered as a piece of fung shui woodland in a natural environment, which is worth protecting and conserving.

9.13 Country Park (“CP”) : Total area 101.73 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required. This zone covers the southern part of the Aberdeen Country Park.

10. COMMUNICATIONS

10.1 Roads

10.1.1 The ‘spine road’ through the Area comprises Aberdeen Praya Road and Wong Chuk Hang Road. It serves as the major route for east-west through traffic. Grade separated interchanges are built, linking the local distributor network with this spine road.

10.1.2 Ap Lei Chau Bridge currently provides the only road link between Ap Lei Chau and Aberdeen.

10.1.3 Regarding external transport link to other areas, the Aberdeen Tunnel connecting Wong Chuk Hang and Wong Nai Chung forms a major artery for vehicular traffic movements between the north and south of Hong Kong Island.

10.2 Public Transport

10.2.1 There are several existing public transport termini within the area to cope with the needs for public transport link to other areas. They are located near Aberdeen Centre at Aberdeen Praya Road, within South Horizons on Ap Lei Chau and near Broadview Court at Shum Wan Road. A public transport terminus is provided near the main entrance of the Ocean Park under its redevelopment plans.

10.2.2 Sites will be reserved on detailed layout plans for bus termini and public landing areas at suitable locations along the waterfront.

10.2.3 The proposed railway scheme of the South Island Line (East) was initially published in the Gazette on 24 July 2009 and an amendment to the railway scheme was published in the Gazette on 4 June 2010. Under the project, the proposed railway line would be a seven-kilometre long medium capacity railway, providing domestic passenger service between Admiralty and South Horizons, with three intermediate stations at Ocean Park, Wong Chuk Hang and Lei Tung Estate. The railway scheme was authorized by the CE in C under the Railways Ordinance on 30 November 2010. The construction works ~~are expected to begin in 2011~~ **commenced in May 2011 for completion in 2015.**

11. TYPHOON SHELTER

The typhoon shelter covers the Aberdeen Harbour to the west and Sham Wan to the east and provides berthing place for fishing fleet and leisure boats respectively.

12. NULLAH

The Staunton Creek Nullah, which collects surface runoff and stormwater from the Area, flows westwards from the junction between Heung Yip Road and Ocean Park Road into Aberdeen Harbour.

13. UTILITY SERVICES

The Area is adequately provided with water supply, electricity, gas and telephone services. No difficulty is envisaged in meeting the future requirements of the estimated population for services and public utilities on full development.

14. CULTURAL HERITAGE

14.1 Except for the Wong Chuk Hang Rock Carving, the other declared monuments in the Area are mainly located in the Aberdeen Reservoir area. They include the dam of ~~both Aberdeen Upper and Lower Reservoirs~~, and the bridge *connecting to the dam* and *the* valve house of the Aberdeen Upper Reservoir, *and the dam of the Aberdeen Lower Reservoir.*

14.2 The Graded historical buildings/structures in the Area include:

- (a) the valve house, pump house, chemical house and air vents and the *Aberdeen mManagement eCentre of Aberdeen-Lower Reservoir, Aberdeen Reservoir, Aberdeen;*
- (b) *Main Building and 2 Annex buildings of* Old Aberdeen Police Station, at 116 Aberdeen Main Road, Aberdeen (now being used as a community centre commonly known as “Warehouse”);
- (c) Tin Hau Temple at 182 Aberdeen Main Road, Aberdeen;
- (d) *Main Building and Annex of* Aberdeen Technical School at 1 Wong Chuk Hang Road, Wong Chuk Hang;
- (e) Hung Shing Temple at 9 Hung Shing Street, Ap Lei Chau;
- (f) Shui Yuet Temple at 181 Main Street, Ap Lei Chau; and

- (g) the old block and the chapel of Holy Spirit Seminary at 6 Welfare Road, Wong Chuk Hang.

- 14.3 Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development or rezoning proposals may ~~might~~ affect the *aforementioned declared monuments/graded historical buildings mentioned above and their immediate environs.*

15. IMPLEMENTATION

- 15.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 15.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservations within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Southern District Council would also be consulted as appropriate.
- 15.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board, and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

Attachment V of
MPC Paper No. 13/13

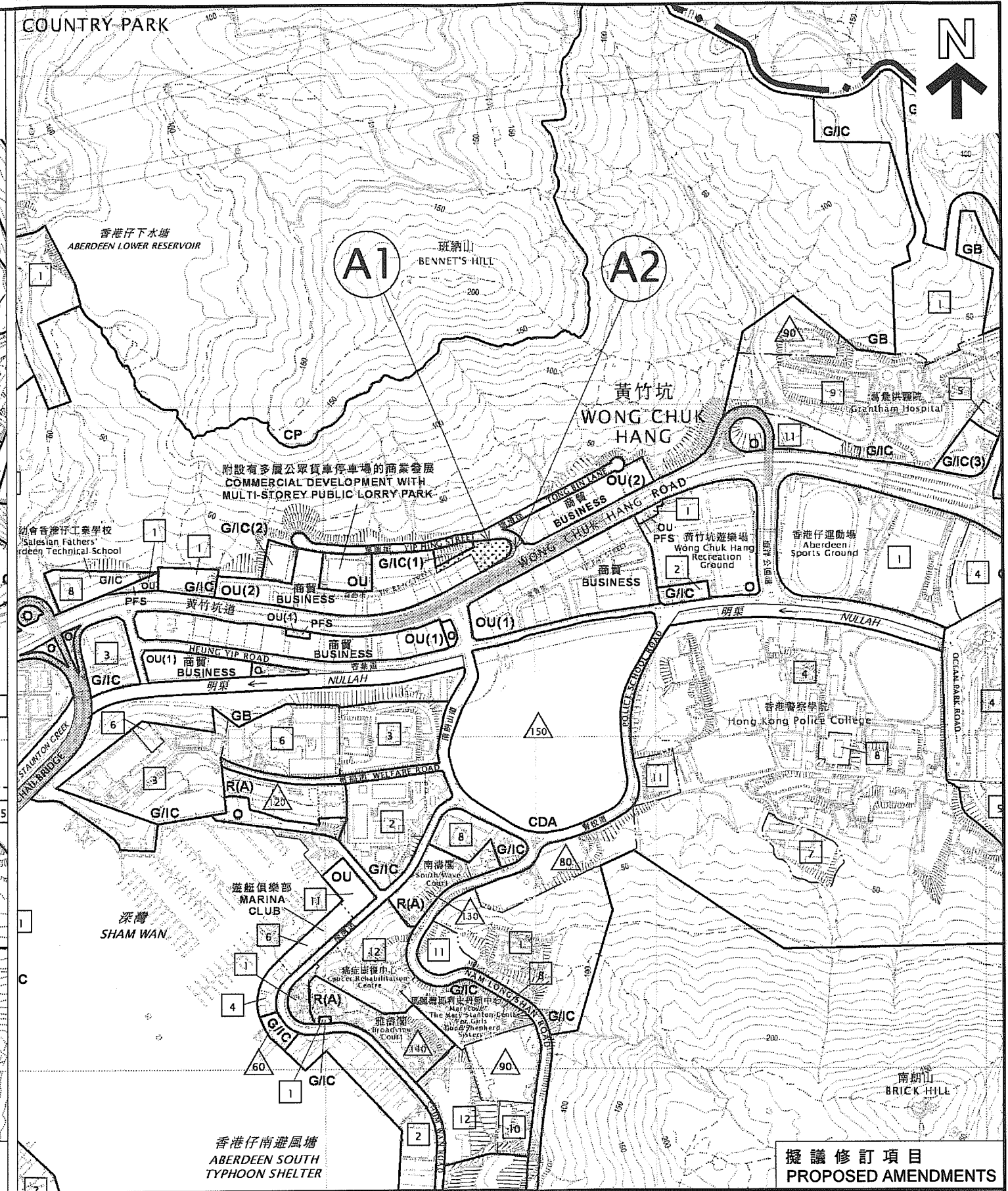
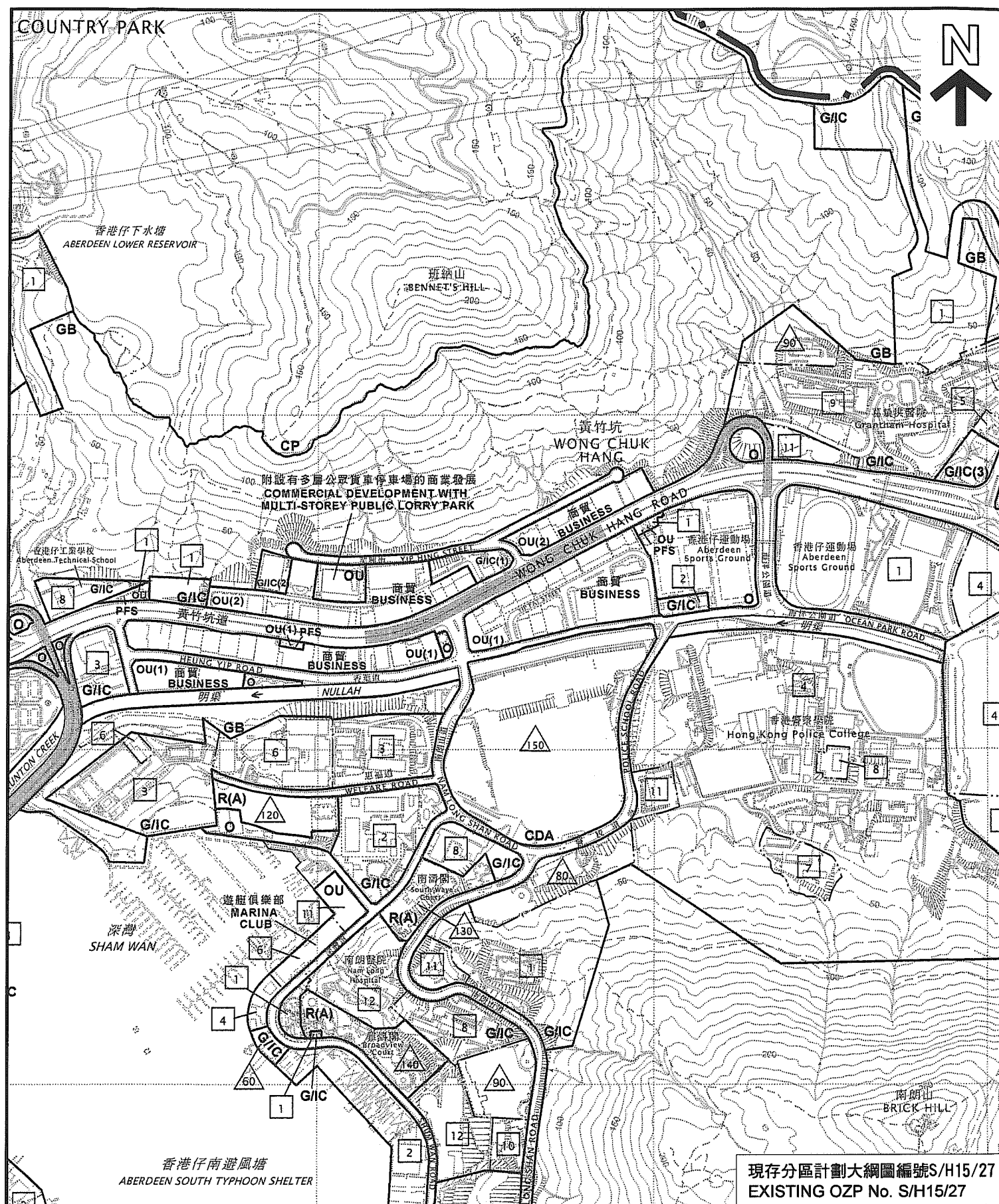
Provision of Major Community Facilities in Aberdeen & Ap Lei Chau

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons	16.66ha	11.62	12.92	-3.74ha
Local Open Space	10 ha per 100,000 persons	16.66ha	21.80	22.17	+5.51ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	173 classrooms	300	300	+127 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	281 classrooms	338	338	+57 classrooms
Kindergarten/ Nursery	24 classrooms for 1,000 children aged 3 to 6	87 classrooms	125	125	+38 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	1	0
Clinic/Health Centre	1 per 100,000 persons	2	2	2	0
Post Office	1 per 30,000 persons	5	4	4	-1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	2	3	3	+1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	1	2	2	+1

Library	1 district library for every 200,000 persons	1	2	2	+1
Sport Centre	1 per 50,000 to 65,000 persons	3	5	5	+2
Leisure Centre (Urban and New Town Area, alternative to Sports Centre)	1 per 50,000 persons	NA	NA	NA	NA
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	1	1	1	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	1	1	1	0

Note:

The planned population for the area is 166,600 (usual residents and mobile residents).



位置圖 LOCATION PLAN

香港仔及鴨脷洲分區計劃大綱核准圖編號 S/H15/27 的擬議修訂項目
PROPOSED AMENDMENTS TO APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/27

修訂項目A1及A2
AMENDMENT ITEMS A1 & A2

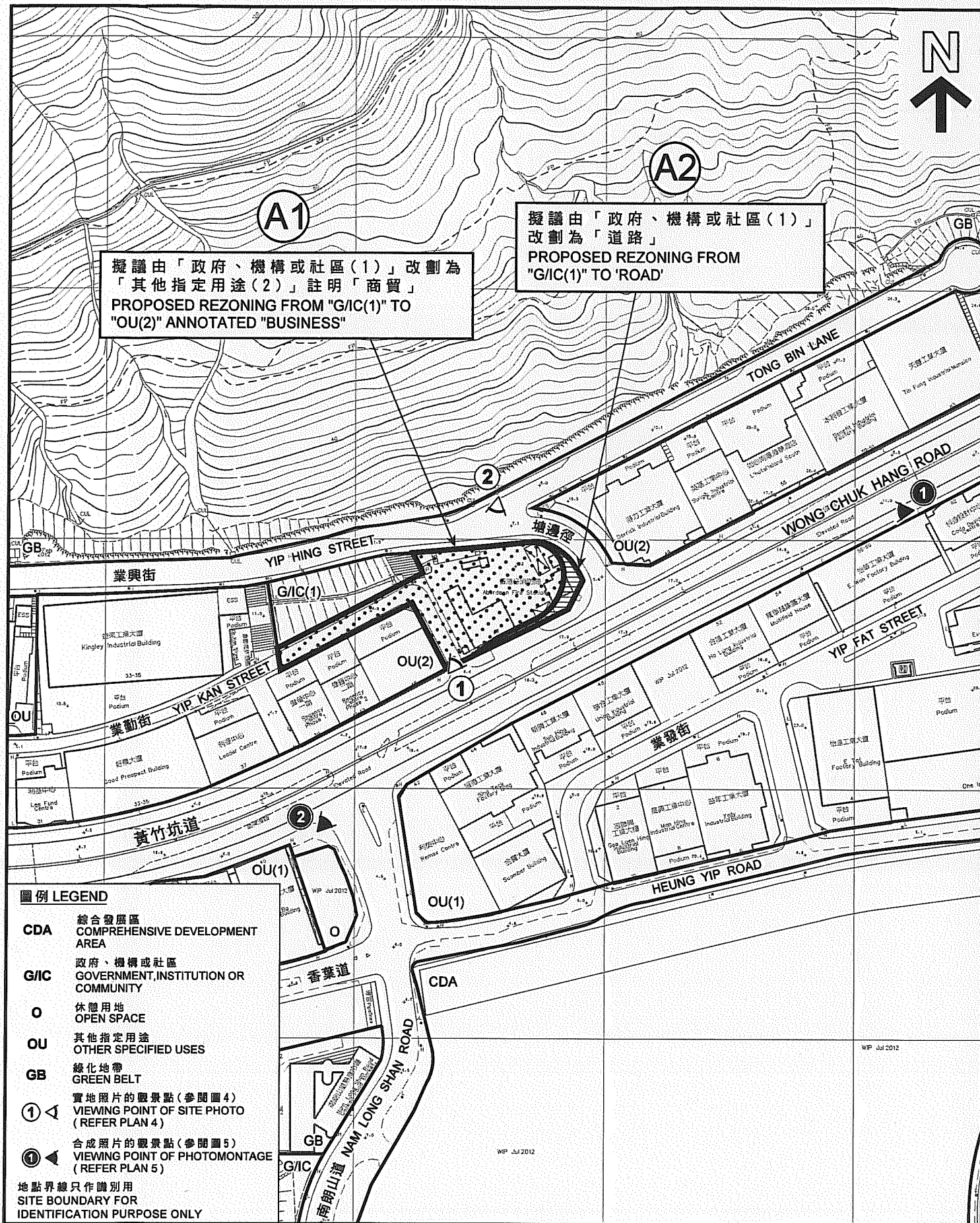
SCALE 1:7 500 比例尺
METRES 150 0 150 300 450 600 METRES

本摘要圖於2013年6月14日擬備，
所根據的資料為於2011年5月3日
核准的分區計劃大綱圖編號 S/H15/27
EXTRACT PLAN PREPARED ON 14.6.2013
BASED ON OUTLINE ZONING PLAN No.
S/H15/27 APPROVED ON 3.5.2011

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H15/13/35

圖 PLAN
1



平面圖 SITE PLAN

香港仔及鴨脷洲分區計劃大綱核准圖
 編號S/H15/27的擬議修訂項目
 PROPOSED AMENDMENTS TO
 APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/27

修訂項目A1及A2
 AMENDMENT ITEMS A1 & A2

SCALE 1:2 000 比例尺

米
METRES 40

米
80 METRES

規劃署
 PLANNING
 DEPARTMENT



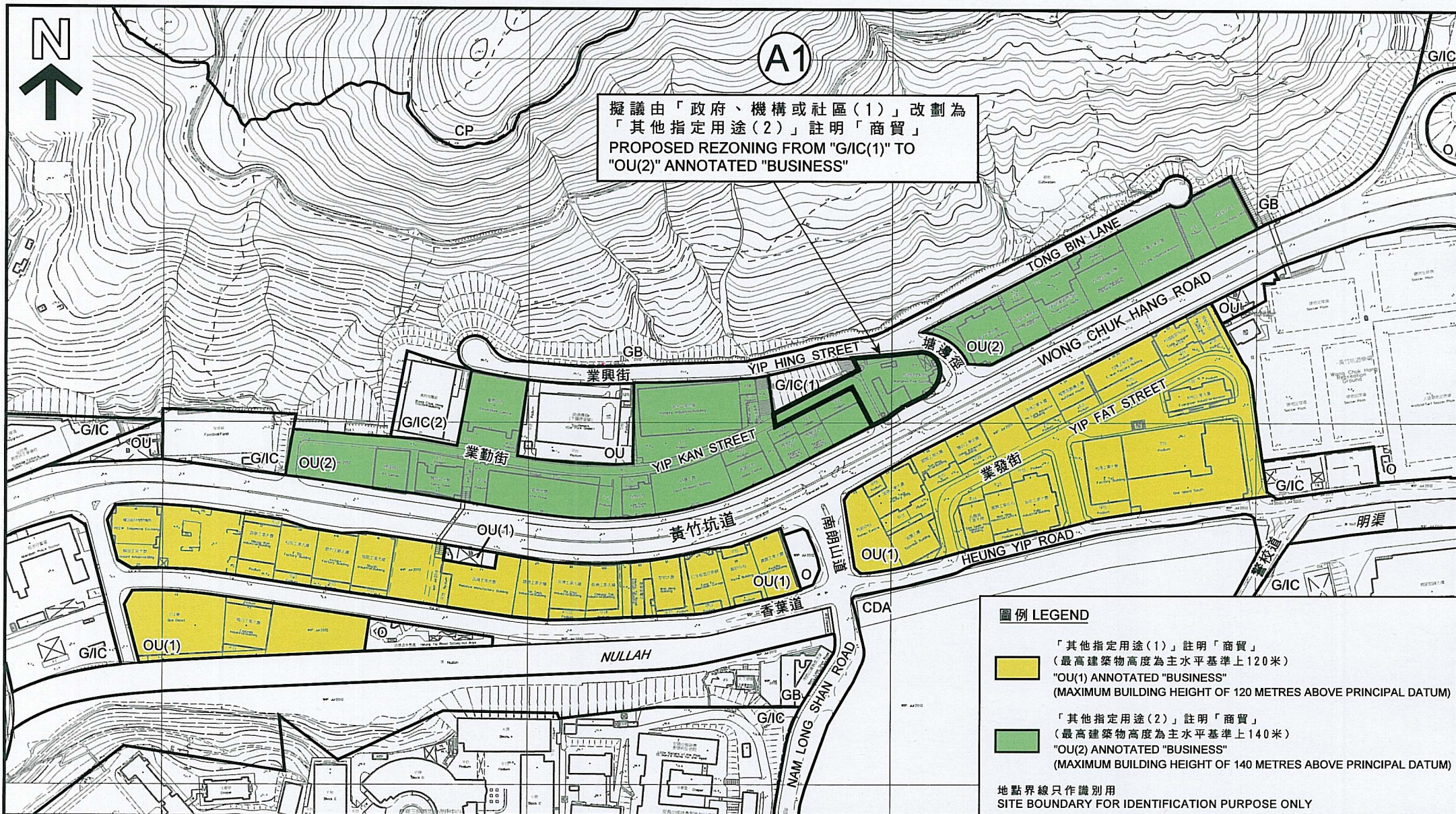
參考編號
 REFERENCE No.

M/H15/13/35

圖 PLAN

2

本摘要圖於2013年6月13日擬備，
 所根據的資料為測量圖編號
 11-SW-24C和D
 EXTRACT PLAN PREPARED ON 13.6.2013
 BASED ON SURVEY SHEETS No.
 11-SW-24C & D



本摘要圖於2013年6月19日擬備，
所根據的資料為測量圖
編號11-SW-24C、24D、15-NW-4A及4B
EXTRACT PLAN PREPARED ON 19.6.2013
BASED ON SURVEY SHEETS
No. 11-SW-24C, 24D, 15-NW-4A & 4B

黃竹坑商貿區的高度級別 HEIGHT BANDS OF WONG CHUK HANG BUSINESS AREA

香港仔及鴨脷洲分區計劃大綱核准圖
編號S/H15/27的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/27

修訂項目A1
AMENDMENT ITEM A1
SCALE 1:3 500 比例尺

米 METRES 50 0 50 100 150 200 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H15/13/35

圖 PLAN

3



A1

擬議由「政府、機構或社區(1)」改劃為
「其他指定用途(2)」註明「商貿」
PROPOSED REZONING FROM "G/IC(1)" TO
"OU(2)" ANNOTATED "BUSINESS"

A2

擬議由「政府、機構或社區(1)」
改劃為「道路」
PROPOSED REZONING FROM
"G/IC(1)" TO "ROAD"

地點界線只作識別用
SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2013年6月19日擬備，所根據的
資料為地政總署於2012年6月7日拍得的
航攝照片編號CS36510
EXTRACT PLAN PREPARED ON 19.6.2013
BASED ON AERIAL PHOTO No. CS36510
TAKEN ON 7.6.2012 BY LANDS DEPARTMENT

香港仔及鴨脷洲分區計劃大綱核准圖
編號S/H15/27的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/27
修訂項目A1及A2
AMENDMENT ITEMS A1 & A2

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H15/13/35

圖 PLAN

4



地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

香港仔及鴨脷洲分區計劃大綱核准圖
編號S/H15/27的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/27
修訂項目A1及A2
AMENDMENT ITEMS A1 & A2

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/13/35

圖 PLAN
5

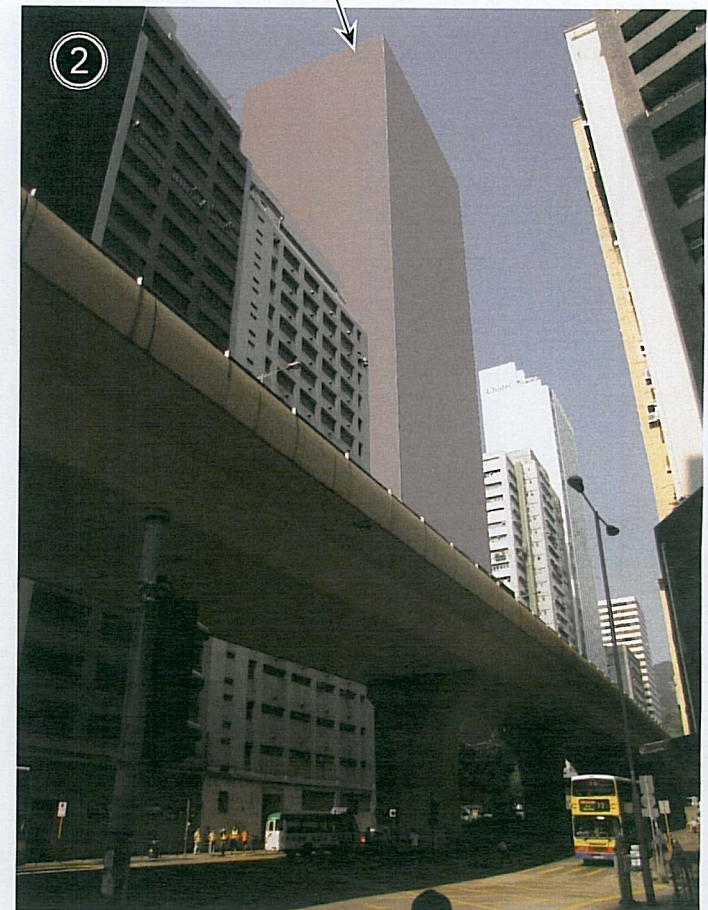
本圖於2013年6月19日擬備，所根據的
資料為攝於2012年5月30日的實地照片
EXTRACT PLAN PREPARED ON 19.6.2013
BASED ON SITE PHOTOS TAKEN ON 30.5.2012

擬議發展
PROPOSED DEVELOPMENT



從黃竹坑道眺望
VIEW FROM WONG CHUK HANG ROAD

擬議發展
PROPOSED DEVELOPMENT



從黃竹坑道眺望
VIEW FROM WONG CHUK HANG ROAD

本圖於2013年6月19日擬備，所根據的
資料為攝於2012年12月13日的實地照片
EXTRACT PLAN PREPARED ON 19.6.2013
BASED ON SITE PHOTOS TAKEN ON 13.12.2012

合成照片 PHOTOMONTAGES

香港仔及鴨脷洲分區計劃大綱核准圖
編號S/H15/27的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/27

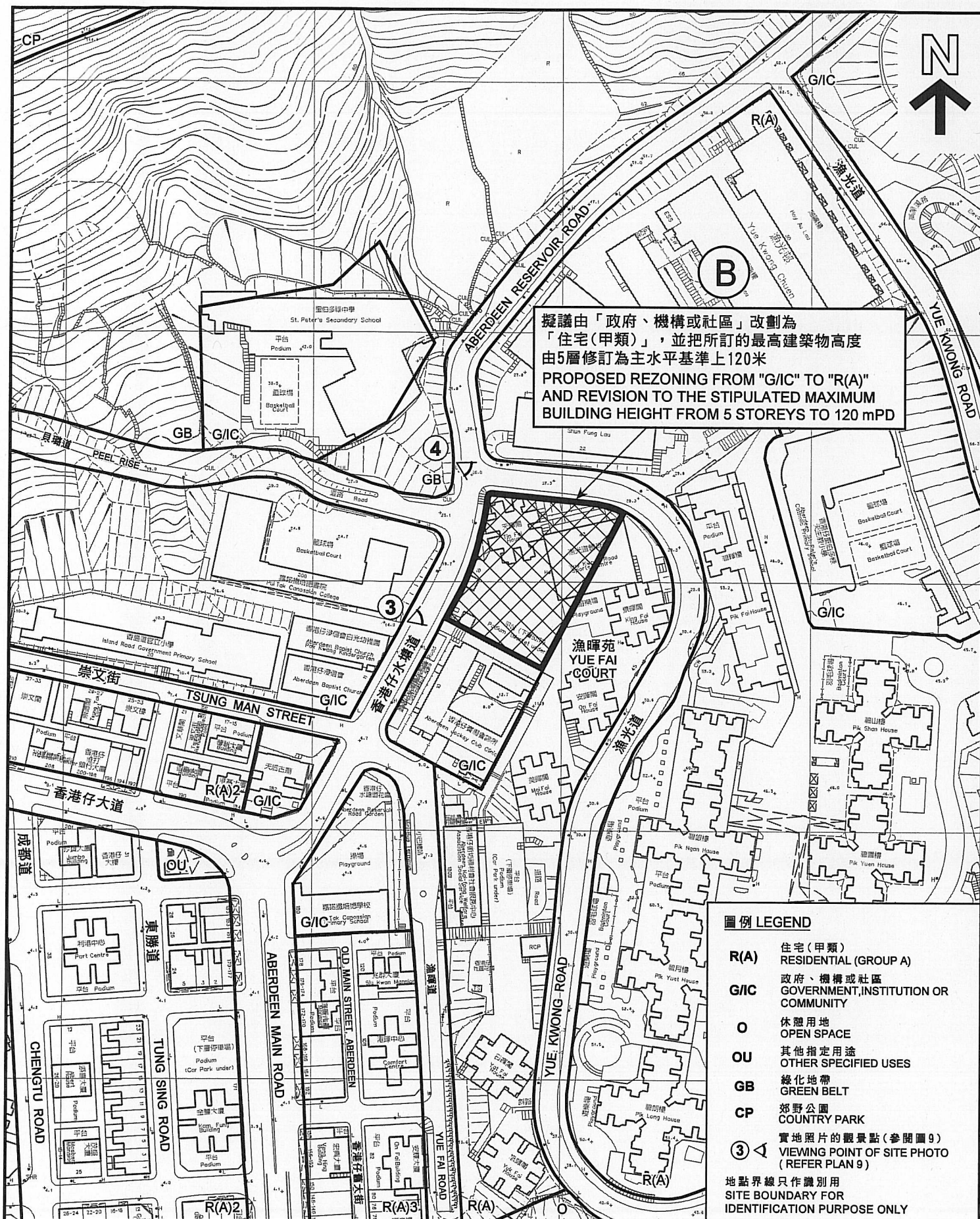
修訂項目A1
AMENDMENT ITEM A1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/13/35

圖 PLAN
6



平面圖 SITE PLAN

香港仔及鴨洲分區計劃大綱核准圖
 編號S/H15/27的擬議修訂項目

PROPOSED AMENDMENTS TO
 APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/27

修訂項目B

AMENDMENT ITEM B

SCALE 1 : 2 000 比例尺

米
 METRES 40

0

40

米
 80 METRES

本摘要圖於2013年6月19日擬備，
 所根據的資料為測量圖編號

11-SW-23B及23D
 EXTRACT PLAN PREPARED ON 19.6.2013
 BASED ON SURVEY SHEET No.
 11-SW-23B & 23D

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.

M/H15/13/35

圖 PLAN

8



B

擬議由「政府、機構或社區」改劃為
「住宅(甲類)」，並把所訂的最高建築物高度
由5層修訂為主水平基準上120米
PROPOSED REZONING FROM "G/IC" TO "R(A)"
AND REVISION TO THE STIPULATED MAXIMUM
BUILDING HEIGHT FROM 5 STOREYS TO 120 mPD



航攝照片 AERIAL PHOTO

本摘要圖於2013年6月19日擬備，所根據的
資料為地政總署於2013年1月2日拍得的
航攝照片編號CW99509
EXTRACT PLAN PREPARED ON 19.6.2013
BASED ON AERIAL PHOTO No. CW99509
TAKEN ON 2.1.2013 BY LANDS DEPARTMENT

香港仔及鴨脷洲分區計劃大綱核准圖
編號S/H15/27的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/27

修訂項目B
AMENDMENT ITEM B

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/13/35

圖 PLAN
9

(B)

擬議由「政府、機構或社區」改劃為
「住宅(甲類)」，並把所訂的最高建築物高度
由5層修訂為主水平基準上120米
PROPOSED REZONING FROM "G/IC" TO "R(A)"
AND REVISION TO THE STIPULATED MAXIMUM
BUILDING HEIGHT FROM 5 STOREYS TO 120 mPD

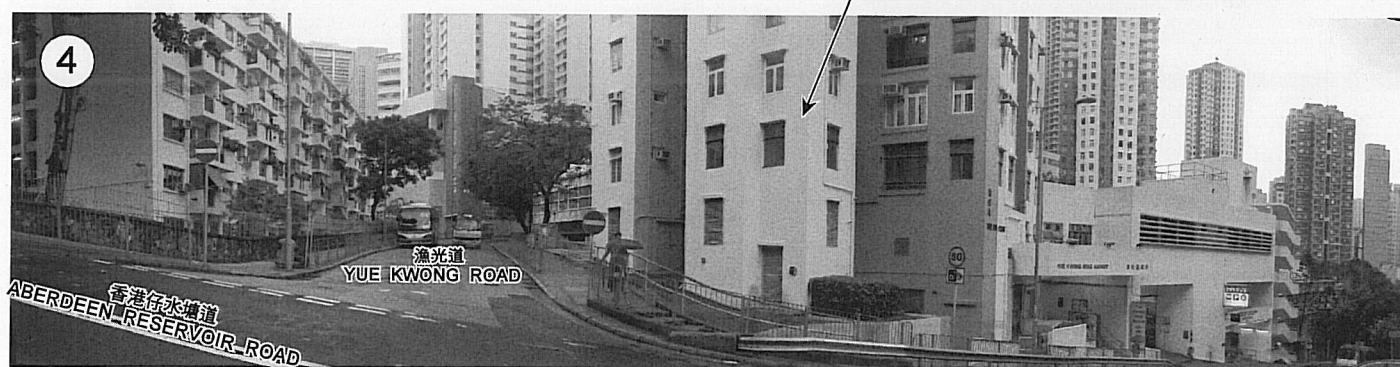
3



(B)

擬議由「政府、機構或社區」改劃為
「住宅(甲類)」，並把所訂的最高建築物高度
由5層修訂為主水平基準上120米
PROPOSED REZONING FROM "G/IC" TO "R(A)"
AND REVISION TO THE STIPULATED MAXIMUM
BUILDING HEIGHT FROM 5 STOREYS TO 120 mPD

4



實地照片 SITE PHOTOS

香港仔及鴨脷洲分區計劃大綱核准圖
編號S/H15/27的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/27
修訂項目B
AMENDMENT ITEM B

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/13/35

圖 PLAN
10

本圖於2013年6月19日擬備，所根據的
資料為攝於2013年4月11日的實地照片
EXTRACT PLAN PREPARED ON 19.6.2013
BASED ON SITE PHOTOS TAKEN ON 11.4.2013