

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

**MPC Paper No. 2/19
For Consideration by the
The Metro Planning Committee on 22.3.2019**

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

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OUTLINE ZONING PLAN NO. S/H15/33**

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/H15/33 (**Attachment I**) as shown on the draft OZP No. S/H15/33A (**Attachment II**) (to be renumbered as S/H15/34 upon exhibition) 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 draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zones of the OZP and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 21.8.2018, 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 31.8.2018, the approved Aberdeen & Ap Lei Chau OZP No. S/H15/33 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 12.2.2019, 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 22.2.2019 under section 12(2) of the Ordinance.

3. Proposed Amendments to the OZP

The proposed amendments mainly relate to rezoning of a piece of government land (GL) zoned "Green Belt" ("GB") at Nam Fung Road, Shouson Hill (the Site) (**Plan 1a**). Some technical amendments to the Notes of the OZP are also included.

4. **Rezoning a piece of GL at Nam Fung Road from “GB” to “Residential (Group B)” (“R(B)”) (Amendment Item A)**

Background

- 4.1 It was stated in the 2013 Policy Address that the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. The review of “GB” sites (“GB” review) comprises two stages. The first stage of GB review mainly covered GB areas which were formed, deserted or devegetated, but possessed potential for residential development. The second stage of GB review covered GB zones in the fringe of built-up areas close to existing urban areas and new towns. Vegetated “GB” sites with a relatively lower buffer or conservation value and adjacent to existing transport and infrastructure facilities would be reviewed for housing purpose. In considering whether the “GB” sites are suitable for development, concerned government departments will examine if the development would cause significant adverse impacts to the surroundings and if necessary, technical assessments would be carried out to identify these impacts and devise mitigating measures to minimise the potential impacts. Relevant considerations including transport and infrastructure capacity, provision of community facilities and open space, appropriate development restrictions, local character and existing development intensity, potential environmental, visual and air ventilation impacts etc. have been taken into account in the “GB” review. Based on the “GB” review, a site at Nam Fung Road (the Site) has been identified as a potential housing site.
- 4.2 The 2014 Policy Address announced that except for the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated, the Government considers it feasible to generally increase the maximum domestic plot ratios (PRs) currently permitted for the other “density zones” in the territory by around 20% as appropriate. The Government will duly consider factors such as traffic and infrastructure capacities, local characters, existing development intensity and various possible impacts of the proposed development on the areas concerned.

The Site and its Surroundings

- 4.3 The Site (about 0.59 ha) is a piece of vegetated slopes on GL located at Nam Fung Road in between Wong Chuk Hang and Shouson Hill (**Plan 2**). Northwestern portion of the Site was engineered as part of the construction works for Nam Fung Road in the 1970s. The remaining portion of the Site and the surrounding area is disturbed by former human settlement. It is accessible via Nam Fung Road leading to Wong Chuk Hang Road and Deep Water Bay Road, with a mean street level at Nam Fung Road of about 56 metres above Principal Datum (mPD)¹, descending to about 28mPD adjacent to the Aberdeen Tunnel and Kau Wai Village (**Plan 4**).

¹ Subject to detail site investigation by the future developer in the implementation stage.

- 4.4 The surrounding areas of the Site (**Plan 2**, aerial photo on **Plan 3** and site photos on **Plans 5a to 5c**) include:
- (a) to the immediate south is a cluster of village houses of Wong Chuk Hang Kau Wai Village which falls within the “GB” zone;
 - (b) to the north and west across Nam Fung Road and the east of the Site is densely vegetated hillslopes which is zoned “GB”;
 - (c) to the southeast is the Aberdeen Tunnel;
 - (d) to the further southwest are medium-rise ‘Government, Institution and Community’ (GIC) developments comprising St. Paul’s Co-educational College Primary School, Hong Kong University Graduate Association College, Wong Chuk Hang Hospital, Gleneagles Hong Kong Hospital, Po Leung Kuk Wong Chuk Hang Service for the Elderly, Wong Chuk Hang Complex for the Elderly and the Grantham Hospital (**Plans 1b and 2**);
 - (e) to the northeast of about 30m across the Nam Fung Road is the Nam Fung Road Woodland Site of Special Scientific Interest (SSSI), which is densely covered by native broad-leaved trees and rare flora and is considered as a piece of fung shui woodland in a natural environment. Mount Cameron and Mount Nicholson are located to the north inside the Aberdeen Country Park; and
 - (f) to the further southeast across Aberdeen Tunnel is the low-rise residential cluster of Shouson Hill under “R(C)” zones.

Rezoning Proposal

- 4.5 It is proposed to rezone the Site from “GB” to “R(B)”, with a maximum PR of 2.5 and a maximum building height (BH) of 90mPD for private housing development. The planning intention of the “R(B)” zone is primarily for medium-density residential development. Taking into account the compatibility with surrounding developments, availability of infrastructure provisions and policy initiative as detailed in paragraphs 4.6 and 4.7 below, major development parameters of the proposed “R(B)” zone are as follows:

Zoning Area	:	0.59ha
Maximum PR	:	2.5
Resultant gross floor area	:	about 14,750m ²
Maximum BH	:	90mPD
Estimated No. of flats	:	about 150 ²
Estimated Population	:	about 480 ³

Details of the development parameters are at **Attachment III**.

² Based on an assumed average flat size of 100 m².

³ Based on an assumed person per occupied flat (PPOF) at the Shouson Hill area of 3.18.

Development Intensity

- 4.6 In determining the development intensity for the Site, reference was made to the residential sites in the adjacent Shouson Hill area (i.e. PR of 2.1 at “R(C)9”⁴ site). To maximise the development potential of housing land with a 20% increase according to the Policy Address mentioned in paragraph 4.2 above, a PR of 2.5 is proposed. It has also been confirmed by concerned departments that the proposed amendments would not cause insurmountable problems on traffic and other infrastructural capacity as well as on tree preservation, visual, ecological and environmental aspects as detailed in paragraphs 4.8 to 4.16 below.
- 4.7 The Site is situated at an elevated slope in front of the mountain backdrop of Mount Cameron and Mount Nicholson. Whilst the surrounding GIC developments along Nam Fung Road under “Government, Institution and Community” (“G/IC”) zones are subject to BH restrictions ranging from 50mPD to 90mPD, the profile of the existing built environment ascends gradually from southwest to northeast. Making reference to the BH restriction for the senior staff quarters of Grantham Hospital to the west of the Site, a BH restriction of 90mPD of the Site is proposed to ensure the future development will be compatible with the existing and planned developments in the surrounding area (**Plans 6a to 6c**). Site coverage (SC) restriction is not recommended in order to provide design flexibility for future development.

Technical Aspects

Traffic

- 4.8 According to the Traffic Impact Assessment (TIA) (**Attachment V**) commissioned by the Transport Department, the vehicular traffic generation/attraction from the proposed residential development will be approximately 28/29 passenger car unit/hour (pcu/hr) in the am peak and 18/21 pcu/hr in the pm peak. The traffic impacts for developing the Site would be insignificant due to the relatively low number of flats and very small amount of traffic generated. The TIA has also recommended a run-in/out at Nam Fung Road (**Plan 2**) to avoid extending the Nam Fung Path and minimise possible impacts on the squatter area to the south of the Site. Ancillary car parking spaces will be provided with reference to the upper end of Hong Kong Planning Standards and Guidelines (HKPSG) requirement. Sufficient pedestrian facilities and public transport services are provided in vicinity of the Site. In this regard, the Commissioner for Transport (C for T) considers that there will be insignificant traffic impact arising from the proposed development.

⁴ According to the Notes of Shouson Hill and Repulse Bay OZP, developments in “R(C)9” zone is subject to a BH restriction of 14 storeys in addition to 1 storey of carports. For development with 14 domestic storeys, the maximum PR and SC are restricted to 2.1 and 15% respectively or the PR and SC of the existing building, whichever is the greater.

Visual and Air Ventilation Considerations

- 4.9 According to the Visual Appraisal in **Attachment VI**, the scale and BH of the future development at the Site are visually compatible with the nearby medium-rise GIC developments, including South Island School, St. Paul's Co-educational College Primary School, Gleneagles Hong Kong Hospital, Wong Chuk Hang Hospital and Grantham Hospital, and the adjacent residential cluster at Shouson Hill including the Carmina and 8 Deep Water Bay Drive. The cumulative visual impact of the existing and proposed residential developments is considered acceptable. In addition, the requirements under the Sustainable Building Design Guidelines (e.g. building separation) in the land sale conditions will ensure building permeability and reduce its visual bulk.
- 4.10 According to the Air Ventilation Assessment (AVA) Expert Evaluation Report for the Aberdeen and Ap Lei Chau Area (April 2010), the Site does not fall within any identified breezeway and the proposal does not fall within the categories for AVA in accordance with the Joint HPLB-ETWB Technical Circular No. 1/06 on AVAs. Hence, AVA is not required. Given the Site does not fall within any identified breezeway and the proposed development is relatively small in scale, no significant air ventilation impact is anticipated.

Landscape and Conservation

- 4.11 According to the pre-land sale tree survey conducted by the landscape consultant on behalf of the Lands Department (LandsD), there are 254 trees on the Site having a Diameter Breast Height (DBH) of 95 mm or greater measured at 1300 mm above the ground. Most of the existing trees are common native species, such as *Macaranga tanarius*, *Leucaena leucocephala* and *Malotus paniculatus*. There are no Registered Old and Valuable Trees nor rare/endangered species found on the Site. Based on the tree surveys and aerial photos, a Landscape Assessment has been prepared by the Planning Department (PlanD) (**Attachment VII**). It is considered that with the rezoning of the Site from "GB" to "R(B)", the urban fringe landscape character at the Site is irreversibly changed to a residential landscape. Sensible landscape treatments should be included in the residential development and associated site formation and infrastructure works, to ensure it is compatible with the surrounding landscape setting. Landscaping and tree preservation clauses will be incorporated in the relevant land sale conditions to preserve the existing trees as far as possible, and minimise the impact arising from tree felling and necessary mitigation measures will be implemented in accordance with the relevant LandsD's Land Administration Office Practice Note on tree preservation.
- 4.12 The Civil Engineering and Development Department (CEDD) has engaged a Consultant to conduct an Ecological Assessment (EA) (**Attachment VIII**) to evaluate potential ecological impacts arising from the proposed housing development at the Site. Based on the findings of the EA, the Director of Agriculture, Fisheries and Conservation (DAFC) advises that the Site mainly comprises a mixture of exotic plantation and common native trees, as well as planted fruit trees. A remnant of former settlement is also present in the

southern part of the Site. The significance of direct ecological impacts on the habitats at the Site is considered to be low. Whilst direct ecological impact to the Nam Fung Road Woodland SSSI is not anticipated, potential indirect ecological impacts are considered to be acceptable. In this regards, DAFC has no strong view on the rezoning proposal.

Environmental and Infrastructural Impacts

- 4.13 The Site is located in close proximity to emission sources such as the portal of Aberdeen Tunnel and Nam Fung Road. However, the Director of Environmental Protection (DEP) advised that it is not necessary to impose the buffer distance constraint at the planning stage so that flexibility would be allowed for the future developer to adopt appropriate design to address the air quality impact. As such, the requirement of a quantitative Air Quality Impact Assessment will be incorporated into the land site conditions to demonstrate the environmental acceptability of the proposed development in respect of air quality as well as to identify appropriate buffer distance and/or other mitigation measures, if necessary.
- 4.14 The Site abuts the tunnel portal of Aberdeen Tunnel and traffic noise impact would be a concern. Given the close proximity of the Site to the tunnel portal, the provision of setback may not be adequate to address the noise impact. However, given the availability of technically feasible noise mitigation measures, DEP considered that insurmountable noise impacts on the proposed residential development are not anticipated. A package of noise mitigation measures such as solid boundary wall as noise barrier at site boundary, acoustic windows and acoustic balconies, etc. would have to be considered for the future development. In this connection, the requirement of a Noise Impact Assessment (NIA) would be incorporated in the land sale conditions to identify the necessary mitigation measures to reduce the traffic noise impact. The actual extent and combination of noise mitigation measures are to be identified in the NIA to be carried out by the future developer.
- 4.15 The Head of Geotechnical Engineering Office (Head of GEO), CEDD has no in-principle objection to the proposed amendments. The Site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study. Detailed geotechnical investigation and stability assessment on the existing slopes together with suitable natural terrain hazard mitigation measures (if found necessary) should be provided as part of the development. The requirements will be incorporated in the land sale conditions.
- 4.16 Relevant departments (i.e. DEP, Chief Engineer/ Hong Kong & Islands, Drainage Services Department (CE/HKI, DSD) and Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)) have been consulted and confirmed that the proposed rezoning would not have significant adverse infrastructural impacts on the drainage, sewerage and water supplies aspects on the surrounding areas. Relevant technical assessment (e.g. Sewerage Impact Assessment) could be conducted at the detailed design stage by the future developer.

5. **Provision of GIC Facilities and Open Space**

A table on the provision of major community facilities and open space in the Aberdeen & Ap Lei Chau areas is at **Attachment IX**. Based on a planned population of about 170,500 (including the proposed residential developments under Amendment Item A), there is no shortfall of major GIC facilities and overall open space provision in the area⁵. The proposed rezoning of the sites for residential use will not have adverse impact on GIC and open space provisions in the area.

6. **Proposed Amendments to Matters Shown on the Plan**

Amendment Item A (about 0.59 ha) (Plan 2)

Rezoning a site at Nam Fung Road from “GB” to “R(B)” with stipulation of BH restriction of 90mPD in accordance with paragraph 4.5 above.

7. **Proposed Amendments to the Notes of the OZP**

7.1 Amendments to the Notes of the OZP are proposed as follows:

- (a) in relation to Amendment Item A above, the Notes of the OZP is amended to incorporate the “R(B)” zone;
- (b) on 11.1.2019, the Board has promulgated a revised set of Master Schedule of Notes (MSN) to Statutory Plans. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes of “Commercial”, “Comprehensive Development Area”, “Residential (Group A)”, “Residential (Group E)” and “G/IC” zones; and
- (c) amendments are also made to the planning intention of “Industrial” and “GB” zones to accord with the latest MSN to Statutory Plans.

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 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 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’

⁵ The population-based planning standards for elderly services and facilities were reinstated in the HKPSG on 28.12.2018. The revised standards reflect the long-term target towards which the provision of elderly services and facilities would be adjusted progressively. It may not be appropriate to compare the standards with the provision of elderly services and facilities for the existing population.

consideration.

9. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/H15/34.

10. Consultation

Departmental Consultation

10.1 The proposed amendments have been circulated to relevant bureaux/departments for comment. All of them have no objection to or no adverse comment on the proposed amendments. The comments of C for T, CTP/UD&L, PlanD, DLO/HKW&S, LandsD, DAFC, DEP, Head of GEO, CEDD, CE/HKI, DSD and CE/C, WSD have been incorporated in the above paragraphs, where appropriate.

10.2 The following departments have no objection to or no comment on the proposed amendments:

- (a) Chief Building Surveyor/Hong Kong West, Buildings Department;
- (b) Chief Highway Engineer/Hong Kong, Highways Department;
- (c) Commissioner of Police;
- (d) Chief Architect/Central Management Division 2, Architectural Services Department;
- (e) Director of Leisure and Cultural Services;
- (f) Director of Electrical and Mechanical Services;
- (g) Director of Fire Services;
- (h) Antiquities and Monuments Office of Development Bureau;
- (i) Director of Housing; and
- (j) District Officer (Southern), Home Affairs Department.

Consultation with Southern District Council (SDC) on Proposed Amendment Item A

10.3 On 28.1.2019, PlanD consulted the District Development and Housing Committee (DDHC) of SDC on the proposed Amendment Item A. 10 members commented on the proposal with 9 raised objection/have reservation and 1 provided support. The supporting view considered that the proposal can enhance diversity of housing to fulfill housing needs of different spectrum. The opposing views were summarized as follows:

- (a) a number of members said that they had no in-principle objection to the rezoning of “GB” site for residential use. However, they objected to the proposal for building luxurious residential units. Whilst the proposed development was piecemeal in nature which only provided limited number of housing, there were concerns on adverse traffic, geotechnical and noise impacts. The Site should be reserved for public housing;

(b) the redevelopment of the adjacent Kau Wai Village should be prioritised over the proposal; and

(c) instead of rezoning “GB” areas, the Government should consider relocate Hong Kong Police College in Wong Chuk Hang for housing development.

10.4 In response, PlanD explained at the DDHC meeting that (a) the Government needed to identify suitable land to meet the needs of both private and public housings and relevant departments had no objection to the proposed development from traffic, geotechnical and noise aspects; (b) the Government currently did not have any redevelopment proposal for Kau Wai Village; and (c) the Government did not have any plan to relocate the Hong Kong Police College.

10.5 The draft Aberdeen & Ap Lei Chau OZP No. S/H15/33A (to be renumbered to S/H15/34 upon exhibition) will be available 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/H15/33A at **Attachment II** (to be renumbered to S/H15/34 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/H15/33A 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 OZP No. S/H15/33 (Reduced Size)
Attachment II	Draft Aberdeen & Ap Lei Chau OZP No. S/H15/33A
Attachment III	Revised Notes of the draft Aberdeen & Ap Lei Chau OZP No. S/H15/33A
Attachment IV	Revised Explanatory Statement of the draft Aberdeen & Ap Lei Chau OZP No. S/H15/33A
Attachment V	TIA
Attachment VI	Visual Appraisal
Attachment VII	Landscape Assessment
Attachment VIII	Executive Summary of the EA
Attachment IX	Provision of Major Community Facilities and Open Space

Plan 1a	OZP Comparison
Plan 1b	Location Plan
Plan 2	Site Plan
Plan 3	Aerial Photo
Plan 4	Indicative Section Plan
Plans 5a to 5c	Site Photos
Plans 6a to 6c	Photomontages for of the Proposed Developments

**PLANNING DEPARTMENT
MARCH 2019**



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R/A1	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		
RAILWAY AND STATION (UNDERGROUND)	[Symbol]	鐵路及車站(地下)
RAILWAY AND STATION (ELEVATED)	[Symbol]	鐵路及車站(高架)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路
MISCELLANEOUS		
其他		
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	[Symbol]	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	[Symbol]	最高建築物高度(在主水平基準上計米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	[Symbol]	最高建築物高度(樓層數目)
PETROL FILLING STATION	PFS	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		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	1.49	0.19	商業
COMPREHENSIVE DEVELOPMENT AREA	7.17	0.92	綜合發展區
RESIDENTIAL (GROUP A)	60.84	7.77	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	5.91	0.75	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	101.99	13.03	政府、機構或社區
OPEN SPACE	15.51	1.98	休憩用地
OTHER SPECIFIED USES	106.19	13.56	其他指定用途
GREEN BELT	213.09	27.21	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	12.99	郊野公園
MULLAH	1.27	0.16	明渠
TYHOON SHELTER	84.22	10.76	避風塘
MAJOR ROAD ETC.	49.40	6.32	主要道路等
TOTAL PLANNING SCHEME AREA	783.02	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2018年8月21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 21 AUGUST 2018

Ms Wendy LEUNG 梁麗儀女士
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



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

圖則編號
PLAN No. S/H15/33

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 B)	R(B)	住宅 (乙類)
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
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COMMUNICATIONS 交通		
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)		鐵路及車站 (高架)
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 (UNDERGROUND)		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	% PERCENTAGE	
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COMPREHENSIVE DEVELOPMENT AREA	7.17	0.92	綜合發展區
RESIDENTIAL (GROUP A)	60.84	7.77	住宅 (甲類)
RESIDENTIAL (GROUP B)	0.59	0.08	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.40	0.05	住宅 (丙類)
RESIDENTIAL (GROUP E)	3.48	0.44	住宅 (戊類)
INDUSTRIAL	5.91	0.75	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	101.99	13.03	政府、機構或社區
OPEN SPACE	15.51	1.98	休憩用地
OTHER SPECIFIED USES	106.19	13.56	其他指定用途
GREEN BELT	212.50	27.14	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	12.99	郊野公園
NULLAH	1.27	0.16	明渠
TYPHOON SHELTER	84.22	10.76	避風塘
MAJOR ROAD ETC.	49.40	6.31	主要道路等
TOTAL PLANNING SCHEME AREA	783.02	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 15/33 的修訂
AMENDMENT TO APPROVED PLAN No. S/H15/33

AMENDMENT EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE 按照城市規劃條例第 5 條展示的修訂

AMENDMENT ITEM A 修訂項目 A 項

(參看附表)
(SEE ATTACHED SCHEDULE)

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 0 200 400 600 800 1000 1200 1400 METRES

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

圖則編號
PLAN No. S/H15/33A

HONG KONG PLANNING AREA NO. 15 & 16

**APPROVED DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO.
S/H15/33A**

(Being an ~~Approved~~ *a 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

**APPROVED DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO.
S/H15/33A**

Schedule of Uses

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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 Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) 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	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution

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
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station 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 Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(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 caretaker's quarters 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 Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment 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 (<i>not elsewhere specified</i>) 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”, “Residential (Group A)3”, “Residential (Group A)4” and “Residential (Group A)5”, 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 731,500m² 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.

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (5) On land designated "Residential (Group A)4", 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 GFA of 70,800m².
- (6) On land designated "Residential (Group A)5", 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 GFA of 27,414m².
- (7) In determining the maximum GFA for the purposes of paragraphs (2), (5) and (6) 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 caretaker's quarters 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.
- (8) 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), (3), (5) and (6) 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.
- (9) 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 B)

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

Planning Intention

This zone is intended primarily for medium-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 B) (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 a maximum plot ratio of 2.5 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and building height of the existing building, whichever is the greater.***
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) 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 caretaker's quarters 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.***
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and 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.***

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 Purpose:	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 caretaker's quarters 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	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

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	Educational Institution
(excluding open-air terminus or station)	Exhibition or Convention Hall
Utility Installation for Private Project	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 Art Studio (excluding those involving direct provision of services or goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△]) Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience 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 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)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Industrial Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office (not elsewhere specified) Petrol Filling Station Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor) Vehicle Repair Workshop Wholesale Trade

(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 caretaker’s quarters 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
<p>Ambulance Depot Art Studio (excluding those involving direct provision of services and goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience 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 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 Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)</p>	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Concrete Batching Plant Dangerous Goods Godown Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only) Educational Institution (in wholesale conversion of an existing building only) Exhibition or Convention Hall Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only) Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only) Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Open Storage Petrol Filling Station Pier Place of Entertainment (in wholesale conversion of an existing building only) Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic (in wholesale conversion of an existing building only) 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) Training Centre (in wholesale conversion of an existing building only) Vehicle Stripping/Breaking Yard Wholesale Trade</p>

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, ***and selected uses akin to industrial production and would not compromise building and fire safety*** 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 Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp Hotel House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (<i>not elsewhere specified</i>) Utility Installation for Private Project Zoo

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
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For "Business" Only

Schedule I: for open-air development or
for building other than industrial or industrial-office building[@]

Ambulance Depot	Bus Depot
Commercial Bathhouse/ Massage Establishment	Broadcasting, Television and/or Film Studio
Eating Place	Cargo Handling and Forwarding Facility
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	Government Use (not elsewhere specified)
Government Use (Police Reporting Centre, Post Office only)	Hotel
Information Technology and Telecommunications Industries	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Institutional Use (not elsewhere specified)	Non-polluting Industrial Use (not elsewhere specified)
Library	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	School (not elsewhere specified)
Off-course Betting Centre	Social Welfare Facility (excluding those involving residential care)
Office	Warehouse (excluding Dangerous Goods Godown)
Place of Entertainment	Wholesale Trade
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)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose- designed school building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

(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
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (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 (not elsewhere specified)
Office (excluding those involving direct provision of customer services or goods)	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)	

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:

<u>Sub-area</u>	<u>Restriction</u>
OU(1)	A maximum building height of 120 metres above Principal Datum
OU(2)	A maximum building height of 140 metres above Principal Datum
OU(3)	A maximum building height of 100 metres above Principal Datum
OU(4)	A maximum building height of 115 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 Crematorium Funeral Facility Government Use Grave Public Convenience	Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Religious Institution Shop and Services (Retail Shop only) 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
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For “Commercial Development with
Multi-storey Public Lorry Park” Only

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
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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

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 Public Transport Terminus or Station Public Vehicle Park (excluding container vehicle)	Government Use Hotel Public Utility Installation Utility Installation for Private Project
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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. *The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities.* 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) Barbecue Spot Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use House (Redevelopment only) Pier Public Convenience Public Utility Installation 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 * Wild Animals Protection Area	Agricultural Use 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

**~~APPROVED DRAFT~~ ABERDEEN & AP LEI CHAU
OUTLINE ZONING PLAN NO. S/H15/33A**

EXPLANATORY STATEMENT

HONG KONG PLANNING AREAS NO. 15 & 16

**APPROVED DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO.
S/H15/33A**

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREAS NO. 15 & 16

APPROVED DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33A

(Being an ~~Approved~~ *a Draft* 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/H15/33. 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 OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.10 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 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 OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.11 On 11 March 2014, 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/H15/29. On 2 December 2014, the CE in C referred the approved Aberdeen & Ap Lei Chau OZP No. S/H15/29 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended once and exhibited for public exhibition under section 5 of the Ordinance.

- 2.12 On 3 January 2017, 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/H15/31. On 25 April 2017, the CE in C referred the approved Aberdeen & Ap Lei Chau OZP No. S/H15/31 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.***
- 2.13 On 21 August 2018, 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/H15/33. ***On 12.2.2019, the CE in C referred the approved Aberdeen & Ap Lei Chau OZP No. S/H15/33 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 22.2.2019 under section 12(2) of the Ordinance.***
- 2.14 ***On _____, the draft Aberdeen & Ap Lei Chau OZP No. S.H15/33A (the Plan) incorporating amendment for rezoning of a site at Nam Fung Road from “Green Belt” to “Residential (Group B)” 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 783.02 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

Based on the ~~2011~~ **2016** Population *By*-Census, the population of the Area was estimated by the Planning Department as about ~~159,400~~ **159,500**. It is estimated that the planned population of the Area would be about ~~180,800~~ **170,100**.

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 was 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 60.84 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. A site at the junction of Shek Pai Wan Road and Tin Wan Hill Road zoned “R(A)5” is proposed to serve as a decanting site for Yue Kwong Chuen redevelopment.

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, Marinella at Welfare Road and Sham Wan Towers at Ap Lei Chau Drive and various residential buildings.

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)4” and “R(A)5” zones are subject to a maximum GFA as specified in the Notes of the Plan. Developments and redevelopments within the “R(A)”, “R(A)4” and “R(A)5” 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.
- 9.3.10 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.
- 9.3.11 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.
- 9.3.12 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.
- 9.3.13 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 B) (“R(B)”) : Total area 0.59 ha

9.4.1 *This zone, located to the north of the Wong Chuk Hang area at Nam Fung Road, is intended primarily for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Development and redevelopment in this zone is subject to a maximum plot ratio of 2.5 and the maximum building height in terms of metres above Principal Datum as stipulated in the Plan, or the plot ratio and building height of the existing building, whichever is the greater.*

9.4.2 *Minor relaxation of building height and plot ratio may be considered by the Board on application. Each application will be considered on its own merits.*

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

9.45.1 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.

9.45.2 Developments and redevelopments in this zone are 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.

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

9.56.1 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.

9.56.2 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.

9.56.3 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, 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.

9.56.4 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.

9.56.5 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.

9.67 Industrial (“I”) : Total area 5.91 ha

9.67.1 This zone is intended primarily to reserve land 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 are considered suitable to operate in industrial buildings. Office related to industrial use, being an integral part of industrial function, *and selected uses akin to industrial production and would not compromise building and fire safety are* 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.

- 9.67.2 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.
- 9.67.3 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.
- 9.78 Government, Institution or Community (“G/IC”) : Total area 101.99 ha
- 9.78.1 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.
- 9.78.2 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. The site at the junction of Nam Long Shan Road and Police School Road is proposed for a multi-purpose community complex.
- 9.78.3 The Wong Chuk Hang Complex for the Elderly and Po Leung Kuk 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 a private hospital.
- 9.78.4 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 Hong Kong Academy of Medicine is also within this zoning, which is located to the south of the Grantham Hospital.
- 9.78.5 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.

9.89 Open Space (“O”) : Total area 15.51 ha

- 9.89.1 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.
- 9.89.2 Existing open spaces include Wong Chuk Hang Recreation Ground and waterfront promenade at Chung Mei (Staunton Greek) at Aberdeen. Proposed open spaces include an area to the south-west of Ap Lei Chau Business Area (formerly known as Ap Lei Chau West Industrial Area) and waterfront promenade at Ap Lei Chau North. 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.
- 9.89.3 Open spaces in the form of sitting-out areas and rest gardens are also provided in the Area to serve the local residents.

9.910 Other Specified Uses (“OU”) : Total area 106.19 ha

- 9.910.1 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.
- 9.910.2 The Wong Chuk Hang Industrial Area (now known as Wong Chuk Hang Business Area) and Ap Lei Chau West Industrial Area (now known as Ap Lei Chau Business Area) have 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 while the sites zoned “OU(Business)3” and “OU(Business)4” in Ap Lei Chau Business Area are subject to building height restrictions of 100mPD and 115mPD respectively.

- 9.910.3** 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.
- 9.910.4** 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.
- 9.910.5** 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 were completed in mid-2012. The Ocean Park Corporation also has a plan to develop hotels in the Park.
- 9.910.6** 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.
- 9.910.7** 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.

9.910.8 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, a cargo handling area to the west of the typhoon shelter and the aggregate/cement handling and concrete batching area in Tin Wan.

9.910.9 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.

9.4011 Green Belt (“GB”) : Total area 212.5213.09 ha

~~9.4011.1 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. *The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities.*~~ 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.

9.4011.2 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.

9.4112 Coastal Protection Area (“CPA”) : Total area 28.35 ha

9.4112.1 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.

~~9.412.2~~ 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.

~~9.412.3~~ 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.

~~9.4213~~ Site of Special Scientific Interest (“SSSI”) : Total area 1.98 ha

~~9.4213.1~~ 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.

~~9.4213.2~~ 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.

~~9.4213.3~~ 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 the remnant of the mature forest originally covering the nearby area and is at least 150 years old. The floristic composition of the woodland is unique on Hong Kong Island. Such Endospermum Woodland is also rare in the South China area and thus of special scientific interest. The woodland supports a wide variety of different plants. The central part of it mainly consists of large mature trees. Any further development within this area will inevitably damage this last piece of mature Endospermum woodland on Hong Kong Island. The Agriculture, Fisheries and Conservation Department should be closely consulted on any development proposals which may affect directly or indirectly the Woodland. Illegal exploitations within the Woodland are controlled by the Forestry and Countryside Ordinance.

~~9.4314~~ 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.
- 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 South Island Line (East) (SIL(E)), which was authorized by the CE in C under the Railways Ordinance (Chapter 519) on 30 November 2010, has commenced operation on 28 December 2016. Pursuant to section 13A of the Town Planning Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance shall be deemed to be approved under the Town Planning Ordinance. The railway alignment, stations and structures (including Ocean Park Station, Wong Chuk Hang Station, Lei Tung Station and South Horizons Station) within the area, as described in the authorized railway scheme, are shown on the Plan for information only.

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. Parts of the Nullah have been covered for road related improvements.

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 Aberdeen Upper Reservoir, the bridge connecting to the dam and the valve house of the Aberdeen Upper Reservoir, the dam of the Aberdeen Lower Reservoir and Hung Shing Temple at Hung Shing Street, Ap Lei Chau and a pair of timber poles in front of that Temple.

14.2 The graded historic buildings/structures in the Area include:

- (a) the valve house, pump house, chemical house and air vents and the Aberdeen Management Centre of 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) Shui Yuet Temple at 181 Main Street, Ap Lei Chau; and
- (f) the old block and the chapel of Holy Spirit Seminary at 6 Welfare Road, Wong Chuk Hang.

14.3 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, ~~in which the buildings/structures within the Area have been accorded gradings~~. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These *new* items are subject to the

grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded ~~on to~~ the official website of the AAB at <http://www.aab.gov.hk>.

- 14.4 Prior consultation with the Antiquities and Monuments Office ~~of the Leisure and Cultural Services Department~~ should be made if any development, *redevelopment* or rezoning proposals might affect the aforementioned declared monuments/graded historic buildings, new item(s) pending grading assessment 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.

**Traffic Impact Assessment for the Proposed Development at Nam Fung Road,
near Aberdeen Tunnel, Shouson Hill, Hong Kong (Site ID: GBIII-HK-12)**

1. Background

- 1.1 AECOM Asia Company Limited (AECOM) was appointed by the Transport Department (TD) of the Government of Hong Kong Special Administrative Region to undertake Agreement No. TD 242/2014 “Traffic Impact Assessment for the Proposed Developments at Nam Fung Road”. The subject site (the Site) is situated on Nam Fung Road, near Aberdeen Tunnel and Shouson Hill.
- 1.2 To facilitate the Proposed Development, the Site, currently zoned as ‘Green Belt’, will need to be rezoned to residential use. The Traffic Impact Assessment (TIA) Study (the Study) was conducted to ascertain its feasibility from traffic point of view. Vehicular and pedestrian accesses were proposed with consideration on site constraints, traffic operation, road network, planning and land matters, order of costs, implementation programme and other engineering factors. Public transport serving the Site was also reviewed in the assessment.

2. Existing Traffic Conditions

- 2.1 Traffic surveys were conducted on typical working days in June 2015, covering the morning, evening and school peak hours for critical junctions and road links within the Area of Influence (AOI) agreed with TD. Junctions near the Ocean Park was also surveyed on weekends during summer holiday periods. Based on the surveyed results, peak hour flows on weekdays were more critical than those on weekends.
- 2.2 The implementation of the South Island Line (East) (SIL(E)) was anticipated to affect the traffic pattern in the region. Supplementary traffic surveys were therefore undertaken on typical working days in April 2017 to capture the latest existing traffic conditions.
- 2.3 The base year assessment results adopting 2017 traffic flows showed that all the junctions in the Study Area had sufficient capacities. The V/C of all critical links assessed were under 1.0. The comparison between 2015 and 2017 flows showed reductions on link flows at Aberdeen Tunnel and Wong Nai Chung Gap Road after implementation of the SIL(E).

3. Existing Pedestrian Facilities and Public Transport Services

- 3.1 Sufficient footpaths present in vicinity of the Site and existing public transport facility were found on Nam Fung Road, Wong Chuk Hang Road, Wong Nai Chung Gap Road and at Aberdeen Tunnel Toll Plaza.

- 3.2 Bus stops located on Nam Fung Road were within walking distances from the Site. These bus stops are served by 2 Franchised Bus (FB) routes operating in east-west direction with rather low service frequencies (every 20-30minutes).

4. Design Year Traffic Forecast

- 4.1 Traffic forecast for design year 2024 and 2027 were estimated by conducting traffic models with reference to the Territorial Population and Employment Data Matrices (TPEDM). Development traffic from the Site would travel through two key routes to other parts of the territory, namely the Aberdeen Tunnel and Wong Nai Chung Gap Road. Large proportion of the development traffic was expected to get through Aberdeen Tunnel. The traffic impact of the Proposed Development was incorporated with future background traffic increase due to planned developments in the region to obtain a holistic view on the potential traffic impacts.
- 4.2 The number of trips generated and attracted by the Proposed Development was estimated in accordance with the Transport Planning and Design Manual (TPDM). The flat size (i.e. 100m²) has been reviewed for the purpose of estimating trip generation and attraction. The TPDM “mean” trip rates were used and tested against different flat size and number of flats (without changing the total floor area). As a result, the highest number of trips generated and attracted by the proposed residential developments, with 140m² flat size, has been selected for traffic forecasts. **Table 1** shows the traffic flow estimated from the Site.

Table 1 - Adopted Trip Rates for the Proposed Residential Development Site

	Nos. of Flat ⁽¹⁾	Traffic Flows (pcu/hr)			
		AM Peak		PM Peak	
		Gen.	Att.	Gen.	Att.
Site A	106	28	19	18	21

5. Proposed Vehicular and Pedestrian Access Arrangements

- 5.1 Vehicular access point was proposed to be located on Nam Fung Road. This option could avoid building an access road encroaching into squatter area south of the Site, hence preventing land issues and reducing costs.
- 5.2 Minimal pedestrian activities were observed in vicinity of the Site with maximum 226 pedestrians observed in peak hour on Nam Fung Road near pedestrian crossing facility at South Island School. Pedestrian Level of Services (LoS) on all footpaths near the Site were Level A with pedestrian flows lower than 16ped/min/m. No pedestrian issues were identified during the assessment and adequate facilities were provided for both base

and design years.

6. Traffic Impact Assessment for Operational Stage

6.1 The development traffic is considered to be only a small proportion of ambient traffic volumes in the design years. Traffic would increase in the region no matter with or without the Proposed Development. The assessments for reference case which included the background traffic growth in the region during 2024 and 2027 in comparison with the development scenario in 2027 are presented in **Table 2**.

Table 2 - Assessment Results for Design Years 2024 and 2027

Index	Junction / Link	2017 DFC/ RC/ V/C		2024 Reference DFC/ RC/ V/C		2027 Reference DFC/ RC/ V/C		2027 Development DFC/ RC/ V/C	
		AM	PM	AM	PM	AM	PM	AM	PM
J1	Wong Ngai Chung Gap Road Pedestrian Crossing	17%	29%	7%	16%	4%	13%	3%	13%
J2A	Wong Ngai Chung Gap Road/Deep Water Bay Road (to Tai Tam Reservoir Road)	0.25	0.32	0.26	0.34	0.27	0.35	0.27	0.35
J2B	Wong Ngai Chung Gap Road/Deep Water Bay Road	0.11	0.05	0.12	0.05	0.12	0.05	0.12	0.05
J3	Deep Water Bay Road/Nam Fung Road/Deep Water Bay Drive	0.52	0.58	0.60	0.66	0.61	0.68	0.62	0.68
J4	Deep Water Bay Road/Deep Water Bay Drive	0.28	0.11	0.30	0.12	0.31	0.12	0.31	0.12
J5	Deep Water Bay Drive Cul-de-sac	0.28	0.09	0.30	0.10	0.31	0.10	0.31	0.10
J6	Nam Fung Road/Nam Fung Path	0.50	0.47	0.62	0.60	0.63	0.63	0.64	0.64
J7	Nam Fung Road/Wong Chuk Hang Road	45%	44%	30%	27%	27%	24%	26%	23%
J8	Shouson Hill Road/Wong Chuk Hang Road	0.42	0.25	0.45	0.27	0.47	0.28	0.47	0.28

J9	Wong Chuk Hang Road/Ocean Park Road	>100 %	>100 %	>100 %	>100 %	>100 %	>100 %	>100 %	>100 %
J10	Ocean Park Road/Heung Yip Road	0.36	0.37	0.39	0.40	0.40	0.41	0.40	0.41
Link 1	Wong Chuk Hang Road-Aberdeen Tunnel Northbound	0.67	0.62	0.73	0.69	0.75	0.71	0.75	0.71
Link 2	Wong Chuk Hang Road-Aberdeen Tunnel Southbound	0.75	0.67	0.83	0.74	0.85	0.76	0.85	0.76
Link 3	Wong Nai Chung Gap Road Northbound at Hong Kong Tennis Centre	0.90	0.79	0.98	0.88	1.01	0.90	1.01	0.91

Notes

1. *Signalised junctions are assessed by Reserve Capacity (RC) and roundabout / priority junction are assessed by design flow / capacity ratio (DFC)/ critical links were assessed by Volume/Capacity Ratio (V/C).*
2. *A positive RC indicates that the junction is operating with spare capacity. A negative RC indicates that the junction is overloaded that would result in traffic queues and longer delay time.*
3. *DFC less than 0.9 indicates that the junction is operating with spare capacity whereas DFC equal to or above 0.9 indicates that the junction is at capacity/overloading.*
4. *V/C equal to or above 1.0 indicate the link flow is at/ more than capacity, if larger than 1.2 indicate congestion/queuing issues along the link.*

6.2 The results indicated that the traffic impacts for the Proposed Development would be insignificant due to the relatively low number of flats and very small amount of traffic generated.

6.3 Based on the latest link capacity assessment of Aberdeen Tunnel after the opening of SIL(E), both directions of the tunnel would have spare link capacity in design years 2024 and 2027. However, the queuing back issue at Aberdeen Tunnel was expected to persist as it is mainly a strategic issue caused by congestion in northern part of Hong Kong Island and even the Cross Harbour Tunnel. Nevertheless, the development traffic was considered minor comparing to the existing flow of Aberdeen Tunnel and would not introduce adverse impacts on tunnel traffic.

6.4 Overall, the traffic generated by the Proposed Development was considered insignificant comparing to the background traffic within the AOI.

7. Pedestrian Access and Public Transport Assessment

- 7.1 Pedestrian access of the Site was proposed to be located at Nam Fung Road where sufficient footpaths present and adequate crossing facilities and public transport situated in close vicinity.
- 7.2 Based on the PT assessment for the Proposed Development, the existing PT facilities in vicinity would be sufficient to accommodate the traffic demand generated by the proposed Development.

8. Traffic Impact Assessment during Construction Stage

- 8.1 For construction traffic impact assessment (CTIA), traffic forecasts were produced which took into consideration of the highest number of construction vehicles of the Site and other potential development sites in the vicinity. Assessment year 2024 was proposed for the CTIA and the traffic forecasts will be derived from 2024 reference traffic flows.
- 8.2 Traffic impact assessment during construction stage indicates that all assessed junctions would be operating satisfactorily during the construction period. No adverse traffic impact were found at the key junctions along the dissemination route of construction vehicles.

9. Summary

- 9.1 The vehicular and pedestrian access to the Site was proposed to be located on Nam Fung Road. Sufficient pedestrian facilities were provided in vicinity of the Site. The existing bus frequency for routes through Nam Fung Road would be sufficient to accommodate the traffic demand for the proposed development.
- 9.2 Based on the findings of the TIA, it was considered that the Proposed Development could be implemented in 2024 without introducing significant impacts on the traffic network in the region. For construction and operation stages, all junctions and links operation would be acceptable within the AOI.

Attachment

Annex 1 Critical Junctions and Links for Assessment

**TRANSPORT DEPARTMENT
MARCH 2019**

**VISUAL APPRAISAL ON
PROPOSED RESIDENTIAL SITES
AT NAM FUNG ROAD
UNDER APPROVED ABERDEEN & AP LEI
CHAU OUTLINE ZONING PLAN NO. S/H15/33**



**PLANNING DEPARTMENT
MARCH 2019**

1. **Purpose**

- 1.1 Amendments are proposed to be made to the approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/33 to rezone a piece of Government land at Nam Fung Road, Shouson Hill (the Site) from “Green Belt” (“GB”) to “Residential (Group B)” (“R(B)”) zone for a proposed housing development to meet the pressing need for housing.
- 1.2 The rezoning of “GB” site to facilitate residential development may have visual implication on the surrounding areas. Further development inducing more development scale, form and massing would inevitably lead to visual changes in the overall townscape. The purpose of this visual appraisal (VA) is to examine the anticipated visual impact of the proposed housing development so as to facilitate the Metro Planning Committee of the Town Planning Board to consider the visual impact of the proposed development on the Site.

2. **Methodology**

The visual impact of the proposed housing development will be assessed by adopting the following methodology:

- (a) Identification of the overall visual context and character within the wider contexts of the Wong Chuk Hang and Shouson Hill areas where the Site is located;
- (b) Identification and selection of vantage points (VPs) to assess the possible visual impact arising from the development proposals on the development site. The VPs should be easily accessible and popular to the public and/or tourist and able to demonstrate the visual impact of the proposed development at the Site on the overall townscape or adjacent neighbourhood area. Important views to special landmarks, valued landscape features, water body, ridgelines, etc. should also be taken into consideration where possible; and
- (c) Identification of the scale of the development on the proposed development site using computer-generated photomontages to illustrate the visual impact of the proposed housing site and their significance from the selected VPs. The VA will evaluate the overall visual impact of the proposed housing development. The cumulative impact with any known planned developments as permitted under the OZP would be taken into account. Any design features or mitigation measures that would help to moderate the visual impact of the development shall be discussed.

3. **The Proposal**

- 3.1 The Site currently zoned “GB” is situated to the north-west of Aberdeen Tunnel. The triangular shaped site abuts Nam Fung Road to the north, bounded by a network of footpath connecting Nam Fung Road Rest Garden with Nam Fung Path to its south-east and a boundary line drawn at the north-east of the squatter area. The Site comprises of mainly vegetated slopes on Government Land, with a mean street level at Nam Fung Road of about 56mPD, descending to

about 28mPD adjacent to the Aberdeen Tunnel (**Plan 1**).

3.2 The northern part of the Wong Chuk Hang and Shouson Hill areas covered by Aberdeen & Ap Lei Chau OZP and Shouson Hill & Repulse Bay OZP have been developed as a low-density residential neighbourhood with low to medium-rise developments. Areas along Nam Fung Road comprise a number of medium-rise “Government, Institution and Community” developments, including South Island School, Wong Chuk Hang Hospital, Po Leung Kuk Wong Chuk Hang Service for the Elderly and the Grantham Hospital. The adjacent residential cluster at Shouson Hill comprises area zoned “Residential (Group C) 3” and “Residential (Group C) 9” in the Shouson Hill & Repulse Bay OZP, with plot ratio (PR) restriction ranging from 0.75 (at the southern portion) to 2.1 (at the northern portion), and BH restrictions ranging from 3 to 14 storeys in addition to 1 carport level. To the east and north of the subject site are mainly registered slopes zoned “GB”. To the further north is Mount Cameron, Mount Nicholson and Aberdeen Country Park.

3.3 It is proposed to be rezoned the Site from “GB” to “R(B)”. The proposed development parameters are as follows:

Site Area:	0.59ha
Maximum PR:	2.5
Maximum BH:	90mPD

3.4 Based on an assumed flat size of 100m², the proposed housing development will provide about 150 units. A 10m setback from Nam Fung Road to provide buffer for air quality is also required. Whilst the Site is situated on a steep terrain, it is assumed that a 3-storey podium with a podium level of 56mPD (i.e. mean street level of the Site) is required to accommodate the private car parking spaces in accordance with the Hong Kong Planning Standards and Guidelines. Taking into account the existing context and natural character, it is proposed to impose a BH restriction of 90mPD to accommodate the proposed development with about 9 storeys above the mean street level at 56mPD with reference to a similar BH restriction at the senior staff quarters of Grantham Hospital of 90mPD in the Aberdeen & Ap Lei Chau OZP.

4. Visual Appraisal

4.1 A total of 7 VPs have been selected for assessing the visual impact of the proposed housing development. Photomontages to illustrate the visual changes and the resultant spatial relationship with the townscape are shown on **Plans 2 to 8**.

(a) VP1 – Footbridge at Aberdeen Tunnel Toll Plaza (**Plan 2**)

This VP is selected as the Aberdeen Tunnel is a major view corridor in the Wong Chuk Hang and Shouson Hill areas for mainly motorists and passengers swiftly passing by, as well as pedestrians using the bridge to cross the toll plaza. It is the closet VP to the Site with about 200m in distance. The VP has a relatively open view towards the subject site

and the densely vegetated backdrop, with Aberdeen Tunnel and the St Paul's Co-Educational College Primary School in the foreground.

The photomontage demonstrates that the proposed development can be seen prominently from the VP. When viewed from the footbridge, the proposed development is generally compatible in development scale and BH with the existing building profile, in particular the St. Paul's Co-educational College Primary School. Part of the densely vegetated mountain backdrop will be screened off by the proposed development which is tolerable as there are extensive open views in the setting. To mitigate the potential impact on the overall mountain backdrop, it is proposed to impose a BH restriction of 90mPD. In addition, the provision of building separation in accordance with the Sustainable Building Design Guidelines (SBDG) will ensure building permeability and reduce its visual bulk. The future developer should also be requested to minimize the visual bulk of the proposed development as much as possible, such as reducing the podium mass as well as adoption of a stepped building height. Taking the above into consideration, it is not anticipated that the proposed development would cause significant adverse visual impact.

(b) VP2 – Planned Open Space at Shouson Hill Road West and Deep Water Bay Drive (Plan 3)

This VP at the planned open space at Shouson Hill Road West and Deep Water Bay Drive is selected as it is the nearest planned local open space to the Site. The VP has an open view towards the Site as well as the densely vegetated backdrop. The proposed housing development with maximum BH of 90mPD, causing no obstruction to the sky view. Although the distant mountain view will be reduced, similar visual enhancement measures as proposed in VP1 above may help minimizing the visual bulk of the housing development. As such, significant visual impact is not anticipated.

(c) VP3 – Hiking Trail at Nam Long Shan (Plan 4)

This VP is located at the hilltop of Nam Long Shan overlooking developments in the Wong Chuk Hang area to the southwest of the site. The visual context is characterized by panoramic view of the mountain backdrop, ridgeline, existing developments in Wong Chuk Hang area and the South Island Line. When viewed from VP3, the proposed development would form an extension to the cluster of existing developments along Nam Fung Road and the Grantham Hospital. The visual bulk and character of the proposed development is not incompatible with the wider townscape when viewed from VP3. This VP demonstrates the relationship between the proposed development and the existing building profile. Making reference to the BH restriction for the senior staff quarters of Grantham Hospital to the west, the proposed housing development with maximum BH of 90mPD is generally comparable in development scale and BH with the existing building profile. The proposed development would have partial

blockage to the vegetated backdrop but is considered minor and would not reduce the existing panorama and visual amenities. The condition, quality and character of the assessment area would not be negatively changed as a result of the development when viewed from VP3 and the effect of the visual change is considered slight. In addition, the provision of building separation in accordance with the SBDG will ensure building permeability and reduce overall visual bulk of the propose development.

(d) VP4 – Nam Fung Road Rest Garden (Plan 5)

This VP at the Nam Fung Road Rest Garden is the closest existing local open space located to the east of the Site. When viewed from this VP, the proposed development at the Site will be screened off by trees and landscape features within the park. The proposed development is barely visible from the VP. The effect of the visual change is considered negligible.

(e) VP5 – Carpark of Wong Chuk Hang Complex for the Elderly near Nam Fung Path (Plan 6)

This VP represents an accessible viewpoint by general public at the street level. The view towards the subject site is largely blocked by Gleneagles Hong Kong Hospital and the viaduct of the MTR South Island Line (East) (SIL(E)). The magnitude of visual change is considered negligible. It would not cause significant visual incompatibility with the surroundings.

(f) VP6 – Southern District San Wai Village Sitting-out Area (Plan 7)

The sitting-out area is a local open space serving the residents of San Wai Village and its neighbourhood with site level below the link road to Aberdeen Tunnel. When viewed from the sitting-out area, the proposed development is largely blocked by the elevated viaduct of SIL(E), the link road as well as the roadside vegetation and tree canopies. The proposed development is barely visible from this VP. The visual impact is considered negligible.

(g) VP7 – Ocean Square, Ocean Park (Plan 8)

This VP is located at the main entrance of Ocean Park. It is the key tourist attraction in the territory, easily accessible and is popular to both local residents and visitors. When viewed from the Ocean Square, the proposed development is partially blocked by the elevated rail track of SIL(E) and the roadside landscaping. There is negligible obstruction towards the mountain backdrop and the magnitude of visual change is minimal. Therefore, the visual impact is considered slight.

(h) VP8 – Aberdeen Sportsground (Plan 9)

The Aberdeen Sportsground located to the far southwest of the Site is a

district sports ground which is frequently used by the local residents. When viewed from this VP, the proposed development is blocked entirely by the surrounding developments and vegetation. The visual impact is considered negligible.

5. Conclusion

Based on the above assessment, the scale and BH of the future development at the Site are visually compatible with existing developments in the immediate neighbourhood, and the cumulative visual impact of the existing and proposed residential development is considered acceptable. The provision of building separation in accordance with the SBD Guidelines will ensure building permeability and reduce its visual bulk. To further mitigate potential visual impact on the overall mountain backdrop, the future developer should also be requested to minimize the visual bulk of the proposed development as much as possible, such as reducing the podium mass as well as adoption of a stepped building height. As such, significant visual impact due to the proposed rezoning is not anticipated.

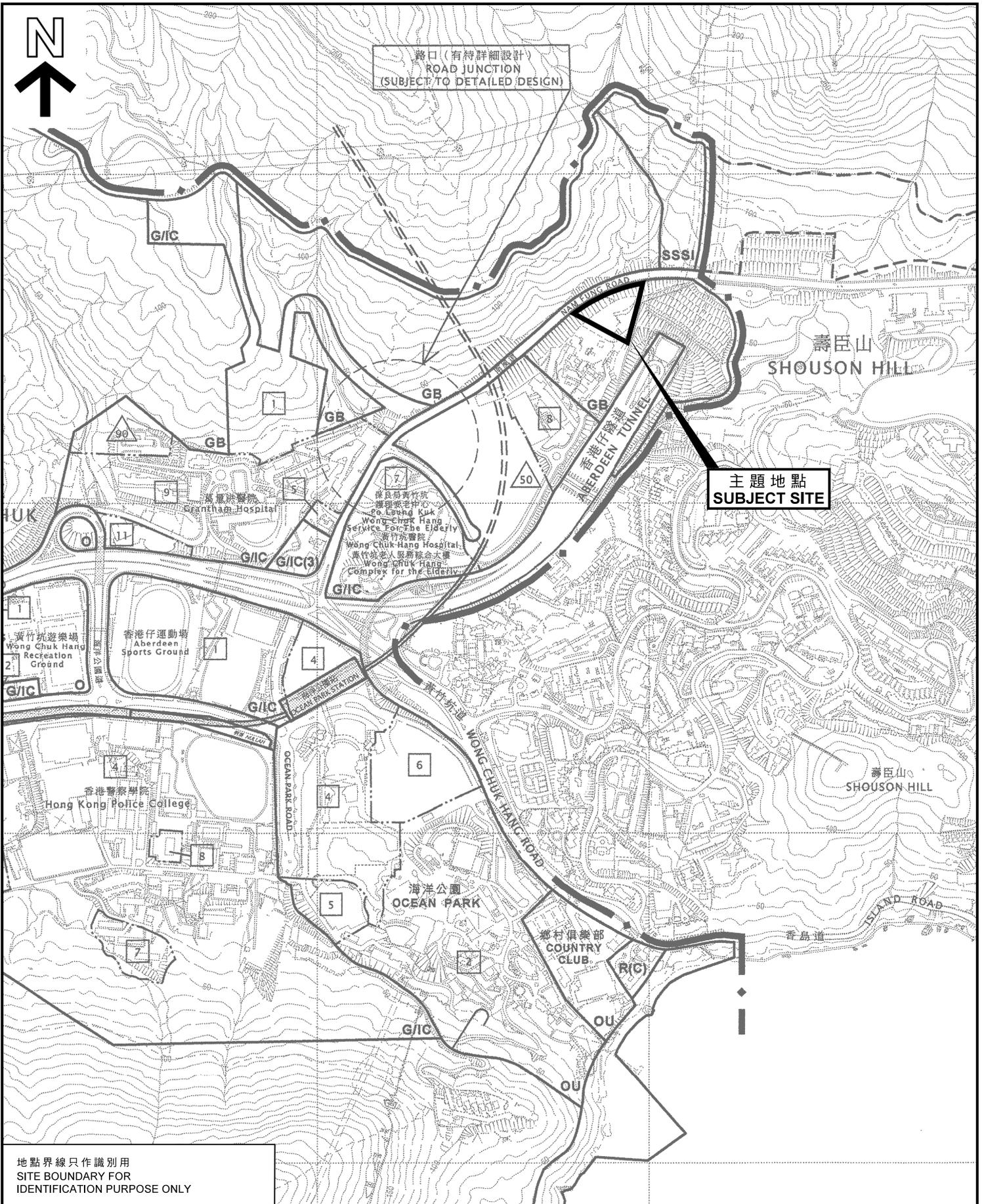
Attachments

Plan 1	Location Plan
Plans 2 to 9	Photomontages

**PLANNING DEPARTMENT
MARCH 2019**



路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)



主題地點
SUBJECT SITE

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

位置圖 LOCATION PLAN

南風道擬議住宅發展
PROPOSED RESIDENTIAL DEVELOPMENT
AT NAM FUNG ROAD

規劃署
PLANNING
DEPARTMENT



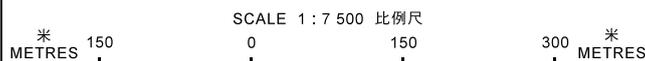
本摘要圖於2019年3月14日擬備，
所根據的資料為於2018年8月21日
核准的分區計劃大綱圖編號S/H15/33
EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN
No. S/H15/33 APPROVED ON 21.8.2018

參考編號
REFERENCE No.

M/H15/18/4

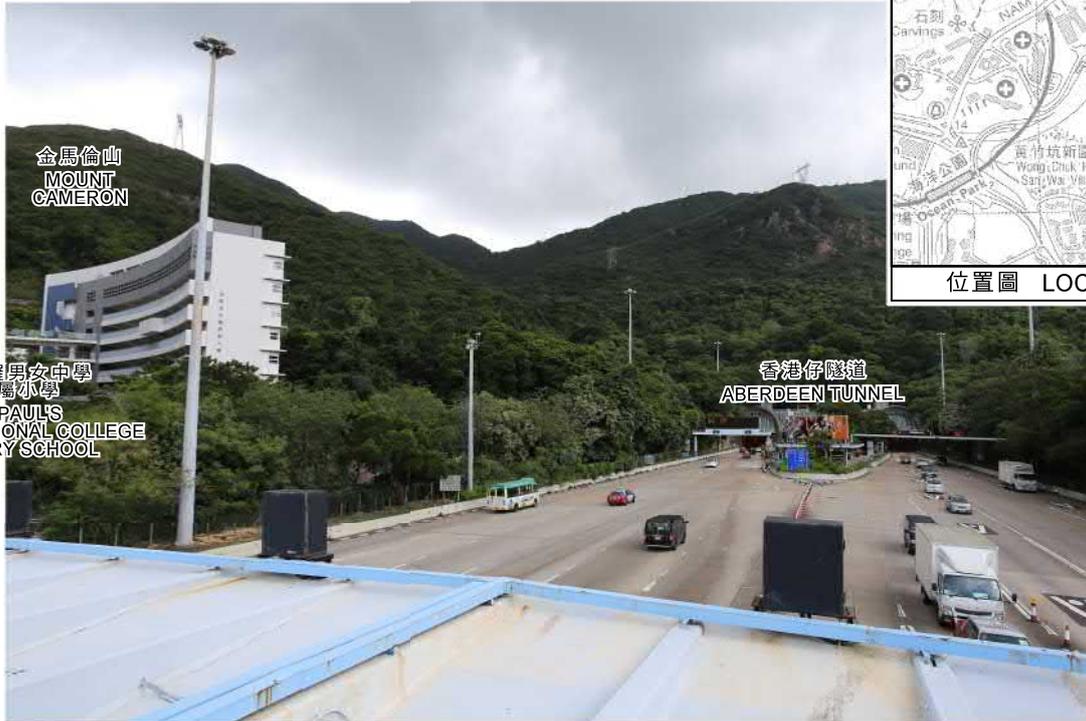
圖 PLAN

1



觀景點
VIEWING POINT

1



現有景觀
EXISTING VIEW



擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

南風道擬議住宅發展
PROPOSED RESIDENTIAL DEVELOPMENT
AT NAM FUNG ROAD

(從香港仔隧道收費站的行人天橋遠望)
(VIEW FROM FOOTBRIDGE AT
ABERDEEN TUNNEL TOLL PLAZA)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/18/4

圖 PLAN
2

本圖於2019年3月19日擬備，所根據的資料為攝於2018年8月3日的實地照片
EXTRACT PREPARED ON 19.3.2019
BASED ON SITE PHOTO TAKEN ON
3.8.2018

觀景點
VIEWING POINT

2



位置圖 LOCATION PLAN



聖保羅男女中學
附屬小學
ST PAUL'S
CO-EDUCATIONAL COLLEGE
PRIMARY SCHOOL

現有景觀
EXISTING VIEW

擬議發展
PROPOSED
DEVELOPMENT



聖保羅男女中學
附屬小學
ST PAUL'S
CO-EDUCATIONAL COLLEGE
PRIMARY SCHOOL

擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

南風道擬議住宅發展
PROPOSED RESIDENTIAL DEVELOPMENT
AT NAM FUNG ROAD

(從壽山村道及深水灣徑計劃中的休憩處遠望)
(VIEW FROM PLANNED OPEN SPACE
AT SHOUSON HILL ROAD WEST AND DEEP WATER BAY DRIVE)

規劃署
PLANNING
DEPARTMENT



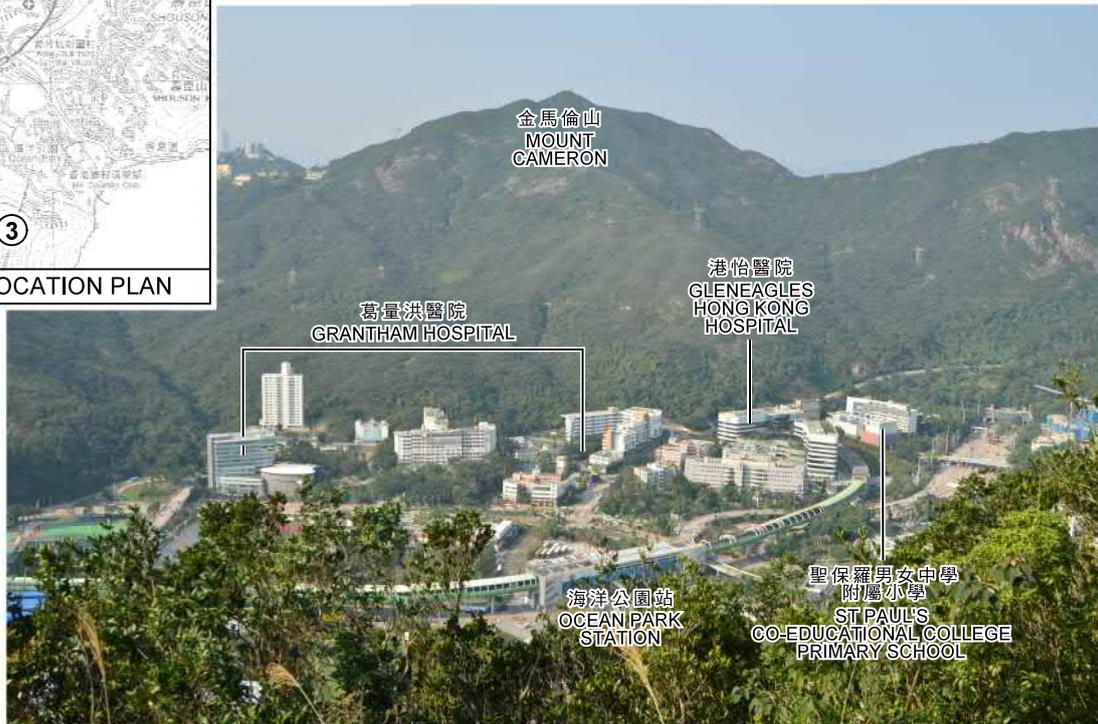
參考編號
REFERENCE No.
M/H15/18/4

圖 PLAN
3

本圖於2019年3月19日擬備，所根據的資料為攝於2018年9月24日的實地照片
EXTRACT PLAN PREPARED ON 19.3.2019
BASED ON SITE PHOTO TAKEN ON
24.9.2018



觀景點
VIEWING POINT ③



現有景觀
EXISTING VIEW



擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

南風道擬議住宅發展
PROPOSED RESIDENTIAL DEVELOPMENT
AT NAM FUNG ROAD

(從南朗山行山徑遠望)
(VIEW FROM HIKING TRAIL AT NAM LONG SHAN)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/18/4

圖 PLAN

4

本圖於2019年3月19日擬備，所根據的資料為攝於2019年3月12日的實地照片
EXTRACT PLAN PREPARED ON 19.3.2019
BASED ON SITE PHOTO TAKEN ON 12.3.2019

觀景點
VIEWING POINT

4



位置圖 LOCATION PLAN



現有景觀
EXISTING VIEW



擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

南風道擬議住宅發展
PROPOSED RESIDENTIAL DEVELOPMENT
AT NAM FUNG ROAD

(從南風道休憩花園遠望)
(VIEW FROM NAM FUNG ROAD REST GARDEN)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/18/4

圖 PLAN
5

本圖於2019年3月19日擬備，所根據的資料為攝於2018年8月3日的實地照片
EXTRACT PREPARED ON 19.3.2019
BASED ON SITE PHOTO TAKEN ON 3.8.2018



位置圖 LOCATION PLAN



港怡醫院南座
GLENEAGLES
HONG KONG HOSPITAL
SOUTH TOWER

黃竹坑老人服務綜合大樓(停車場)
WONG CHUK HANG COMPLEX
FOR THE ELDERLY (CAR PARK)

港鐵(南港島綫)
MTR (SOUTH ISLAND LINE)

現有景觀
EXISTING VIEW



擬議發展
PROPOSED
DEVELOPMENT

港怡醫院南座
GLENEAGLES
HONG KONG HOSPITAL
SOUTH TOWER

黃竹坑老人服務綜合大樓(停車場)
WONG CHUK HANG COMPLEX
FOR THE ELDERLY (CAR PARK)

港鐵(南港島綫)
MTR (SOUTH ISLAND LINE)

擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

南風道擬議住宅發展
PROPOSED RESIDENTIAL DEVELOPMENT
AT NAM FUNG ROAD

(從黃竹坑老人服務綜合大樓停車場遠望)
(VIEW FROM CARPARK OF
WONG CHUK HANG COMPLEX FOR THE ELDERLY)

本圖於2019年3月19日擬備，所根據的資料為攝於2018年8月3日的實地照片
EXTRACT PREPARED ON 19.3.2019
BASED ON SITE PHOTO TAKEN ON
3.8.2018

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/18/4

圖 PLAN

6

觀景點
VIEWING POINT

6



現有景觀
EXISTING VIEW



擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

南風道擬議住宅發展
PROPOSED RESIDENTIAL DEVELOPMENT
AT NAM FUNG ROAD

(從南區新圍村休憩處遠望)
(VIEW FROM SOUTHERN DISTRICT
SAN WAI VILLAGE SITTING-OUT AREA)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/18/4

圖 PLAN

7

本圖於2019年3月19日擬備，所根據的資料為攝於2018年8月3日的實地照片
EXTRACT PREPARED ON 19.3.2019
BASED ON SITE PHOTO TAKEN ON 3.8.2018



位置圖 LOCATION PLAN



海洋公園站
OCEAN PARK
STATION

香港海洋公園
萬豪酒店
HONG KONG OCEAN PARK
MARRIOTT HOTEL

現有景觀
EXISTING VIEW



擬議發展
PROPOSED
DEVELOPMENT

海洋公園站
OCEAN PARK
STATION

香港海洋公園
萬豪酒店
HONG KONG OCEAN PARK
MARRIOTT HOTEL

擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

南風道擬議住宅發展
PROPOSED RESIDENTIAL DEVELOPMENT
AT NAM FUNG ROAD

(從海洋公園海洋廣場遠望)
(VIEW FROM OCEAN SQUARE, OCEAN PARK)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/18/4

圖 PLAN
8

本圖於2019年3月19日擬備，所根據的資料為攝於2018年8月3日的實地照片
EXTRACT PREPARED ON 19.3.2019
BASED ON SITE PHOTO TAKEN ON
3.8.2018



位置圖 LOCATION PLAN



葛量洪醫院
THE GRANTHAM HOSPITAL

香港仔運動場
ABERDEEN SPORTS GROUND

現有景觀
EXISTING VIEW



擬議發展
PROPOSED
DEVELOPMENT

葛量洪醫院
THE GRANTHAM HOSPITAL

香港仔運動場
ABERDEEN SPORTS GROUND

擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

南風道擬議住宅發展
PROPOSED RESIDENTIAL DEVELOPMENT
AT NAM FUNG ROAD

(從香港仔運動場遠望)
(VIEW FROM ABERDEEN SPORTS GROUND)

本圖於2019年3月19日擬備，所根據的資料為攝於2018年8月3日的實地照片
EXTRACT PREPARED ON 19.3.2019
BASED ON SITE PHOTO TAKEN ON 3.8.2018

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/18/4

圖 PLAN

**LANDSCAPE ASSESSMENT ON
PROPOSED RESIDENTIAL SITES
AT NAM FUNG ROAD
UNDER APPROVED ABERDEEN & AP LEI
CHAU OUTLINE ZONING PLAN NO. S/H15/33**



**PLANNING DEPARTMENT
MARCH 2019**

1. Introduction

- 1.1 The subject site situated between Nam Fung Road and Aberdeen Tunnel at Shouson Hill is within the “Green Belt” (“GB”) zone on the Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/33 and has been identified as a potential site for residential development.
- 1.2 This Landscape Assessment (LA) forms part of the technical appraisal on the existing landscape character and resources within the subject site in support of the rezoning from “GB” to residential development.
- 1.3 The LA is based on the information of a tree survey for the subject site covering an area of about 0.586ha conducted by Lands Department (LandsD) in July 2017 and aerial photo of 2017 (**Annex 1**).

2. Landscape Baseline

- 2.1 The subject site is bound by Nam Fung Road at the north and St. Paul Co-educational College Primary School at the west in the area of Shouson Hill. Its east and south are bound by existing vegetated slopes adjoining the Aberdeen Tunnel and its approach road.
- 2.2 At the north of the subject site on the opposite side of Nam Fund Road, it is predominantly roadside slope with dense and extensive woodland within the “GB” zone serving as fringe of the Aberdeen Country Park further up the hill. Nam Fung Road Woodland that has been designated as Site of Special Scientific Interest (“SSSI”) is located at its northeast in a distance of approximate 120m. This creates a natural backdrop for the subject site.
- 2.3 At the west and southwest of the subject site, there are some village houses and educational institutes which are served by the Nam Fung Path running parallel to the toll plaza and approach road of Aberdeen Tunnel. Low rise residential developments are commonly found at the southeast of the subject site in the area zoned “Residential (Group C)3” at the other side of Aberdeen Tunnel toll plaza.
- 2.4 With reference to Landscape Value Mapping of Hong Kong, the site is situated in an area of urban fringe landscape character. It is a vegetated slope with level changes from approximate +26mPD at the south to +54.5mPD at the north.
- 2.5 Based on LandsD’s tree survey report, a total 254 nos. of existing trees including 31 nos. of dead trees are found within the subject site. No registered Old and Valuable Tree (OVTs) and rare or endangered species are identified.
- 2.6 Among the 254 nos. surveyed trees, 2 nos. of existing trees i.e. T133- *Aphananthe cuspidate* (滇糙葉樹) and T147- *Dimocarpus longan* (龍眼) are of significant size with approximate 1200mm and 951mm DBH respectively. However, cavity over 300 to 500mm in length of an opening was found at the bottom of both tree trunks. Considering the tree condition, both of them are

not recommended to be a potential registrable tree in the report.

- 2.7 The remaining surveyed trees are of common species including *Macaranga tanarius* (血桐), *Mallotus paniculatus* (白楸) and *Leucaena leucocephala* (銀合歡). Their size is ranged from 3-15m in height and 95 to 1200mm in DBH. Their health and structural condition are assessed as fair to poor with low to medium amenity value. As such, the conservation value of the trees within the site is considered low to medium.

3. Potential Impacts on Landscape Character and Resources

- 3.1 To facilitate the proposed residential development at the subject site, it is anticipated large scale site formation work with associated retaining structures will be required to accommodate building blocks construction. Removal of existing vegetation together with all trees is unavoidable and the landscape character will inevitably be transformed from natural greenery to residential landscape with the proposed rezoning. Adverse landscape impact arising from such irreversible change of landscape character cannot be mitigated comprehensively. Nevertheless, environmental sensible design approach should be adopted for the proposed residential development and its associated site formation works, including but not limited to the provision of sufficient space for landscape planting into the scope of the proposed development.
- 3.2 It is anticipated that new access will be required for the proposed development and existing vegetation may be affected. To mitigate the adverse impact arising from the road construction, design approach to minimize disturbance to existing trees and maximize opportunity to provide roadside landscaping, in particular screening planting where road structures are to be proposed, is recommended.
- 3.3 Nevertheless, LandsD will incorporate appropriate tree preservation clause in the land sale conditions to ensure that no tree is felled unnecessarily and approval to the felling of any trees is made subject to a compensatory landscaping/replanting scheme in accordance with the relevant LandsD's Land Administration Office Practice Note on tree preservation so as to mitigate the impact arising from tree felling.

4. Conclusion

With the rezoning of the subject site from "GB" to "Residential (Group B)", its urban fringe landscape character is irreversibly changed to residential landscape. Sensible landscape treatments should be included in the residential development and associated site formation and infrastructure works, to ensure it is compatible with the surrounding landscape setting. Nevertheless, the incorporation of relevant clause in the land sale conditions could also mitigate the impact arising from tree felling.

Attachment

Annex 1 Aerial Photo

**PLANNING DEPARTMENT
MARCH 2019**



A

擬議由「綠化地帶」改劃為「住宅(乙類)」地帶，
並訂定建築物高度限制於主水平基準上90米
PROPOSED REZONING FROM "GREEN BELT"
TO "RESIDENTIAL (GROUP B)" WITH STIPULATION
OF BUILDING HEIGHT RESTRICTION OF 90mPD



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

航攝照片 AERIAL PHOTO

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/33

修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/19/1

附件
ANNEX
I

本摘要圖於2019年3月15日擬備，所根據的
資料為地政總署於2017年4月30日拍得的
航攝照片編號E025430C
EXTRACT PLAN PREPARED ON 15.3.2019
BASED ON AERIAL PHOTO No. E025430C
TAKEN ON 30.4.2017 BY
LANDS DEPARTMENT

**Agreement No. HKI 01/2016
Ecological Assessment for Green Belts Sites
adjacent to Nam Fung Road**

Final Executive Summary for Site 3 (GBIII-HK-12)

Job Ref.: 16/1328/423 CEDD-NFR
Date: 5th October 2018

**Agreement No. HKI 01/2016
Ecological Assessment for Green Belts Sites
adjacent to Nam Fung Road**

Final Executive Summary for Site 3 (GBIII-HK-12)

(Issue 6)

October 2018

	Name	Signature
Prepared by:	Tommy HUI	
Reviewed by:	David STANTON	
Date:	5 th October 2018	

1 INTRODUCTION

- 1.1 A potential site (GBIII-HK-12, hereafter as Site 3) for housing development has been identified by the government. An ecological assessment was carried out with the aim to provide adequate information to identify, predict, and evaluate any potential ecological impacts arising from the proposed housing development at Site 3.
- 1.2 Site 3 is approximately 0.58 ha in size. It borders Nam Fung Road and is situated between Mount Cameron, Mount Nicholson and Shouson Hill. The northeastern edge of Site 3 consists of an engineered slope, while the rest mainly consists of remains of a former village or settlement. The entire Site 3 falls within an area zoned "Green Belt" on the Aberdeen and Ap Lei Chau Outline Zoning Plan. There is a general presumption against development within this zone.
- 1.3 Two recognised sites of conservation importance were identified within 500m from Site 3, namely Aberdeen Country Park and Nam Fung Road Woodland Site of Special Scientific Interest (SSSI).

2 ASSESSMENT METHODOLOGY

- 2.1 The methodology of this ecological assessment followed all requirements and/or recommendations provided in the technical guidelines of ecological assessment in Annexes 8 and 16 of Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM), and the EIAO Guidance Notes (GN 6/2010, GN 7/2010 and GN 10/2010). The Study Area for this ecological assessment includes all areas within 500m from the boundary of Site 3 (see **Figures 1 and 2**). A desktop review of literature, aerial photographs and maps was conducted to collect information on the ecological characteristics of Site 3 and the Study Area. Ecological field surveys, which covered habitats, vegetation, mammals, avifauna, herpetofauna, butterflies, dragonflies, freshwater fish and aquatic invertebrates, were carried out over a period of four months (from April to July 2017).
- 2.2 Habitats within the Study Area and species of conservation interest identified during the ecological field surveys were evaluated. Potential ecological impacts arising from the proposed housing development during both the construction and operation phases are identified and assessed. Recommended mitigation measures in the order of avoidance, minimisation and compensation are provided in the assessment.

3 ECOLOGICAL BASELINE CONDITIONS

- 3.1 Six habitat types (namely secondary woodland, *fung shui* wood, shrubland, plantation, watercourse and urban/residential area) were identified within the 500m Study Area.
- 3.2 Site 3 is largely covered in secondary woodland, with absence of any natural or semi-natural watercourse. A small area of remains of former village/settlement is present in the south. The secondary woodland within Site 3 comprises a mixture of exotic plantation tree species and common native trees on the engineered slope in the north, and a mixture of planted fruits trees and common native trees within the area with previous occupations. It is likely that part of this woodland was once an orchard maintained by the previous occupants. In general, both the diversity and maturity of the secondary woodland in Site 3 is low. As a result, the secondary woodland in Site 3 is considered to be of low to moderate ecological value.
- 3.3 A total of three floral species and two faunal species considered to be of conservation importance were recorded within Site 3. Locations of floral and non-bird faunal species of conservation importance are shown in **Figures 1 and 2**.

4 POTENTIAL ECOLOGICAL IMPACTS

- 4.1 Total habitat loss within Site 3 includes 0.47 ha of secondary woodland of low to moderate value, and 0.11 ha of developed area of which the ecological value is considered negligible. The predicted significance of the direct impact to the secondary woodland in Site 3 is considered to be low. Direct impact on three floral species and two faunal species of conservation importance are also anticipated.
- 4.2 No direct ecological impact to Nam Fung Road Woodland SSSI is anticipated. Predicted indirect impacts including disturbance to overwintering Danainae butterflies in Nam Fung Road Woodland SSSI, disturbance to other habitats (including Nam Fung Road Woodland SSSI) and species of conservation importance (in forms of artificial light, construction noise, vibration, dust, and etc.), as well as impacts to water quality, sedimentation of watercourses, hydrology and/or aquatic fauna may occur. According to the ecological impact assessment carried out, these indirect ecological impacts are considered to be acceptable.

Table 1. Habitat loss within Site 3

Habitat	Size	Ecological Value
Secondary Woodland	Approximately 0.47 ha	Low to moderate
Urban/residential Area	Approximately 0.11 ha	Negligible

Table 2. Evaluation of direct impacts on different habitats in the absence of mitigation

Criteria	Secondary Woodland	Urban/residential Area
Habitat Quality	Low to moderate	Negligible
Species	A few specimens of tree <i>Artocarpus hypargyreus</i> and shrub <i>Pavetta hongkongensis</i>	Only one tree specimen of <i>Canthium diccocom</i>
Size / Abundance	Size of approximately 0.47 ha. Low abundance.	Size of approximately 0.11 ha. Very low abundance.
Duration	Permanent	
Reversibility	Irreversible	
Magnitude	LOW	LOW
Significance of Impact	LOW	LOW

5 MITIGATION MEASURES

- 5.1 Woodland compensation or other specific mitigation measures for the woodland loss in Site 3 is not considered necessary as the level of impact is predicted to be low.
- 5.2 The direct impact which requires mitigation is the loss of three floral species of conservation importance. In-situ preservation of these species should be considered as far as possible through proper design. If in-situ preservation is considered not practical, transplantation of the affected plant species of conservation importance to nearby unaffected woodland, or compensatory planting of the affected species within the Site is also feasible. In the ecological impact assessment, it is concluded that mitigation for the potential loss of two faunal species of conservation importance in Site 3 is not required.
- 5.3 The potential direct impact to the two faunal species of conservation importance (i.e. Metallic Cerulean and Small Cabbage White) is considered to be of low significance given the low frequency and abundance of the two species recorded; hence, mitigation measures are not necessary.
- 5.4 Should Site 3 be developed, standard construction site practices that limit run-off into adjacent water bodies should be implemented. Generally, water control measures (as in ETWB TCW No. 5/2005

“Protection of Natural Streams/rivers from Adverse Impacts arising from Construction Works”) should be implemented to avoid direct or indirect impacts on any watercourses and aquatic organisms.

6 CONCLUSION

- 6.1 The current study revealed that Site 3 is mostly covered by mixed and disturbed secondary woodland considered to be of low to moderate ecological value. Three floral species and two faunal species considered to be of conservation importance were recorded within the proposed site boundary.
- 6.2 It is considered that given the relatively low ecological value of Site 3, the proposed development, with the implementation of the mitigation measures proposed, will not result in significant direct or indirect ecological impacts. Thus, it is concluded that the proposed development in Site 3 is ecologically feasible.
- 6.3 Before any site clearance or formation works, a detailed vegetation survey should be carried out to identify the floral species of conservation importance present within Site 3. In principle, any floral species of conservation importance should be preserved in-situ as far as practical. If preservation is considered not feasible, transplanted or compensation planting of the species within the Site should be considered. A report should be prepared to present the findings of the detailed vegetation survey, and propose detail methods of preservation, translocation, or compensation of the floral species of conservation importance within Site 3.

1 引言

- 1.1 一個位於港島南的地點 (GBIII-HK-12, 下稱地點 3) 被政府評定為具有發展房屋潛力。土木工程拓展署於 2017 年 1 月委託獨立顧問公司進行生態研究, 對地點 3 擬議房屋發展帶來的潛在生態影響作出評估。
- 1.2 地點 3 位於聶高信山、金馬倫山及壽臣山之間, 鄰接南風道, 面積約為 0.58 公頃。地點 3 北部為人工斜坡, 其餘部分主要為過去鄉村及聚落的遺址。按照香港仔及鴨脷洲分區計劃大綱核准圖, 地點 3 位處綠化地帶內, 根據一般推定, 此地帶不宜進行發展。
- 1.3 地點 3 的五百米範圍內, 存有兩個確認有存護價值的地點, 分別為香港仔郊野公園及南風道樹林具特殊科學價值地點。

2 研究方法

- 2.1 是次生態研究的方法遵照環境影響評估程序的技術備忘錄附件 8 和 16, 以及其他相關指引及規定 (包括技術文件編號 GN 6/2010、GN 7/2010 及 GN 10/2010)。除了地點 3 外, 本研究範圍亦涵蓋地點 3 邊界外的 500 米範圍 (見附圖一及二)。本研究透過調查文獻記錄及其他資料, 如航空照片及地圖, 建立初步生態基線情況, 並於 2017 年 4 月至 7 月進行實地生態調查。實地生態調查對象涵蓋生境、植物與植被、哺乳類、鳥類、兩棲類、爬行類、蝴蝶、蜻蜓、淡水魚類及水生無脊椎動物。
- 2.2 是次研究同時對研究範圍內發現的生境及具有保育價值的植物及動物物種的重要性作出評估, 並識別、評估於地點 3 擬議房屋發展在施工及營運期間帶來的潛在生態影響, 以及按照避免、抑減、彌償的優先次序, 提出合適的緩解措施以避免部分潛在環境影響, 或緩解影響至可接受水平。

3 生態基線情況

- 3.1 地點 3 邊界的 500 米範圍內, 已識別的生境有 6 種, 包括次生林、風水林、灌叢帶、植林區、河道, 及已發展地帶。
- 3.2 地點 3 目前的植被包括次生林以及南部的已發展地帶, 相信為以往鄉村及聚落的遺址。地點 3 內未有發現任何天然或半天然的河溪。地點 3 北部的林地長於人工斜坡上, 混雜有人工種植的非原生樹種及自然生長的常見原生樹木。南部以往被佔用地方的林地, 則主要由果樹及常見原生樹木組成, 相信過去為以往佔用人的果園。整體上, 地點 3 的次生林地的生物多樣性及成熟度頗低, 因此在是次研究中被評為具有低至中度生態價值。
- 3.3 2017 年 4 月至 7 月進行的實地生態調查, 於地點 3 內共發現 3 種及 2 種具有保育價值的植物及動物物種。發現具有保育價值的物種的地點已繪製成地圖 (見附圖一及二)。

4 潛在生態影響

- 4.1 預期中, 地點 3 擬議房屋發展的會造成直接生境損失, 包括約 0.47 公頃具有低至中度生態價值的次生林, 以及約 0.11 公頃不具明顯生態價值的已發展地帶。地點 3 內次生林地的直接損失的影響程度被評為低度。其他直接生態影響包括 3 種及 2 種具有保育價值的植物及動物物種的損失。

- 4.2 擬議房屋發展將不會對鄰近南風道林地具特殊科學價值地點造成直接影響。預期出現的間接生態影響包括對在鄰近南風道林地具特殊科學價值地點渡冬的斑蝶可能構成的干擾、對其他鄰近生境(包括南風道林地具特殊科學價值地點)及具有保育價值的物種的干擾(包括人工光源、噪音、振動、塵埃等)、以及對水質、沉積物、水文及水生動物的間接影響。根據是次研究進行的生態影響評估，這些間接生態影響屬於可接受的水平。

表1.地點3內的生境損失

生境	面積	生態價值
次生林	約 0.47 公頃	低至中度
已發展地帶	約 0.11 公頃	不具明顯生態價值

表2.未實施緩解措施下不同生境所受直接影響的重大程度

準則	次生林	已發展地帶
生境質素	低至中度生態價值	不具明顯生態價值
物種	數株白桂木及香港大沙葉	一株魚骨木
生境面積 / 物種數量	面積約 0.47 公頃，物種數量低	面積約 0.11 公頃，物種數量非常低
影響期	永久	
可逆轉性	不可逆轉	
環境改變的大小	低	低
生態影響的重大程度	低	低

5 緩解措施

- 5.1 地點 3 擬議房屋發展預期造成直接次生林地損失，惟其生態影響屬於低度水平。因此，是次研究認為不需要為有關林地損失作出彌償或其他緩解措施。
- 5.2 需要緩解的直接影響為 3 種具有保育價值的植物物種的損失。發展時應透過適當規劃及設計，盡量將有關植株原址保留。假如原址保留在技術上不可行，則可考慮將有關植株移植至不受擬議房屋發展影響的林地，或於地點 3 範圍內補種受影響的植物物種。根據是次研究進行的生態影響評估，地點 3 擬議房屋發展對 2 種具有保育價值的動物物種的直接影響不需要緩解。
- 5.3 對 2 種具有保育價值的動物物種 (素雅灰蝶與菜粉蝶) 的潛在直接影響被評為低度水平，因為兩個物種出現的頻率及數量都十分低。因此，是次研究認為不需要為有關影響作出緩解措施。
- 5.4 地點 3 擬議房屋發展應實施適良好的工地作業守則限制地面逕流排入鄰近水體。一般情況下，施工期間應採用環境運輸及工務局技術通告(工務)第 5/2005 號 - 《保護天然溪澗／河流以免施工工程造成不良影響》內的水質管制指引，以免擬議發展對周邊水道及水生生物造成直接或間接的影響。

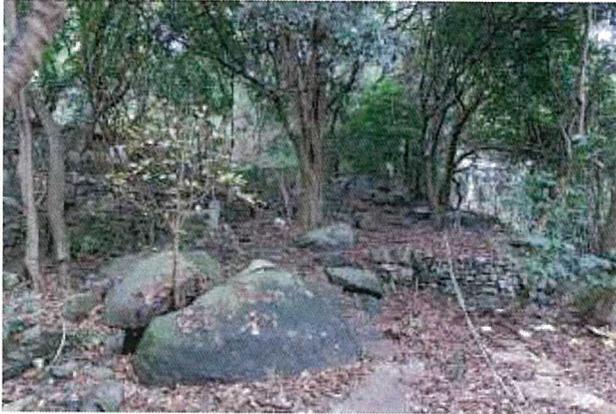
6 總結

- 6.1 是次研究發現地點 3 主要植被為具有低至中度生態價值的次生林地。研究亦於地點 3 內錄得 3 種及 2 種具有保育價值的植物及動物物種。
- 6.2 由此地點 3 的生態價值較低，是次研究認為在實施擬議的緩解措施後，將不會造成重大的直接或間接生態影響，因此擬議的房屋發展在生態上為可行。

- 6.3 於工程展開前，須進行詳細的植物調查，找出地點 3 內所有具保育價值的植物。原則上，具保育價值的植物物種應盡量予以原址保留。假如原址保留在技術上不可行，應考慮進行移植，或在地點 3 內補種受影響之植物。調查進行後應提交詳細報告，展示調查結果，並詳細建議每個植物植株的保育方法，包括原址保留、移植或補償種植。

Appendix: Photographs of habitats and species of conservation importance identified within Site 3
附錄: 地點 3 內已識別的生態及具有保育價值的物種的相片

Habitats 生境



Secondary Woodland 次生林



Developed Area 已發展地帶

Species of Conservation Importance 具有保育價值的物種



Artocarpus hypargyreus 白桂木



Pavetta hongkongensis 香港大沙葉



Canthium diccocum 魚骨木



Small Cabbage White 菜粉蝶



Metallic Cerulean 素雅灰蝶

Provision of Major Community Facilities and Open Space in Aberdeen & Ap Lei Chau

Type of Facilities	HKPSG	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planning Provision	
Secondary School ⁽²⁾	1 whole-day classroom for 40 persons aged 12-17	179 classrooms	235 classrooms	235 classrooms	+56 classrooms
Primary School ⁽²⁾	1 whole-day classroom for 25.5 persons aged 6-11	190 classrooms	247 classrooms	247 classrooms	+57 classrooms
Kindergarten / Nursery ⁽²⁾	34 classrooms for 1,000 children aged 3 to under 6	64 classrooms	102 classrooms	102 classrooms	+38 classrooms
District Police Station	1 per 200,000 to 500,000 persons	less than 1	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	1	0
Hospital	5.5 beds per 1,000 persons	936 beds	1,141 beds	1,252 beds	+316 beds
Clinic/Health Centre	1 per 100,000 persons	2	2	2	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	less than 1	0	0	0
District Elderly Community Centers	1 in each NDA with a population of around 170,000 or above ⁽³⁾	N/A	2	2	N/A
Neighbourhood Elderly Centres	1 in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons ⁽³⁾	N/A	5	5	N/A

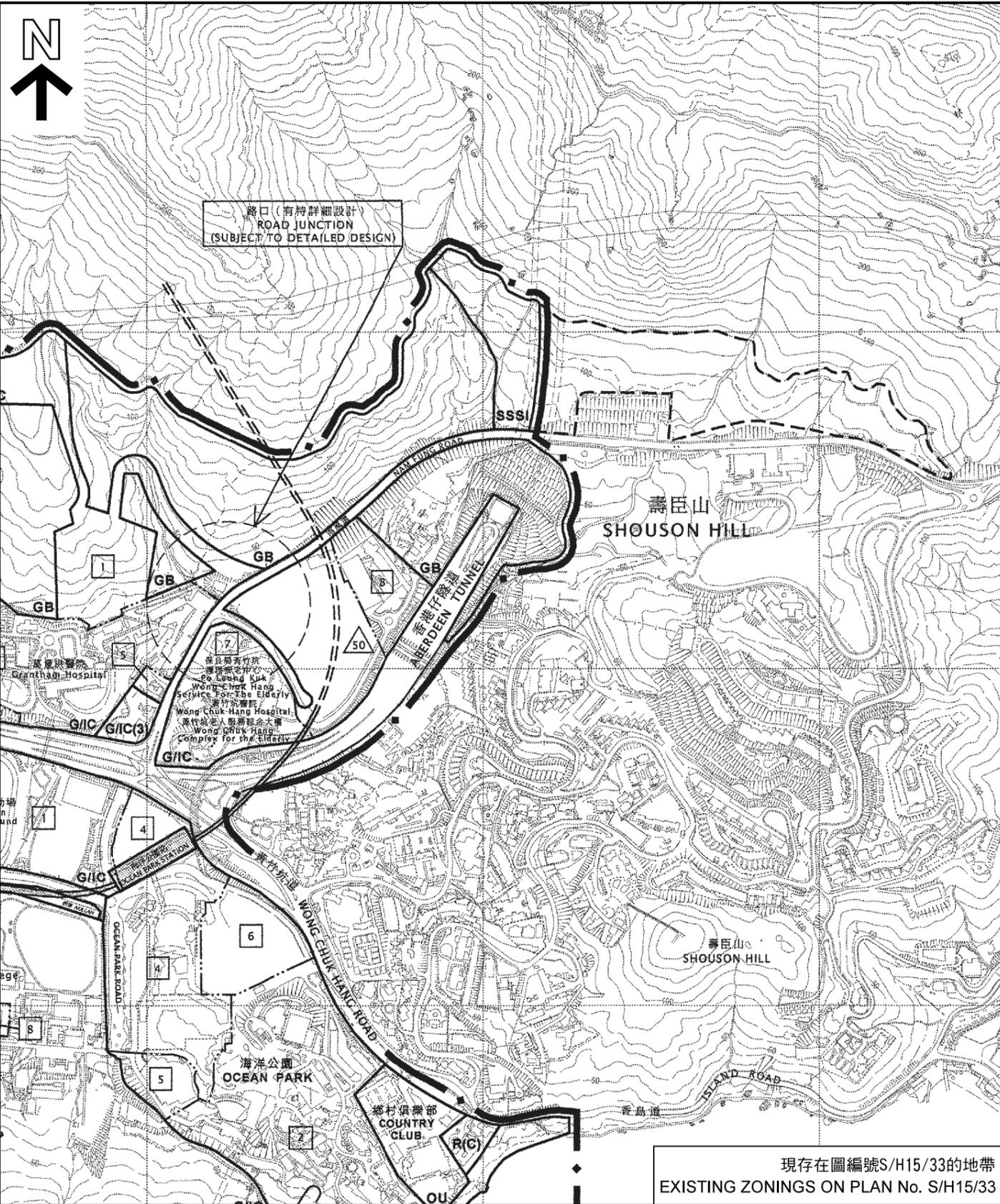
Note:

1. According to the latest 2016-based Territorial Population and Employment Data Matrix, the planned population of the Aberdeen and Ap Lei Chau area is about 170,100.
2. The provision of secondary school, primary school and kindergarten/nursery exclude classrooms in international schools registered under Education Bureau.
3. This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.

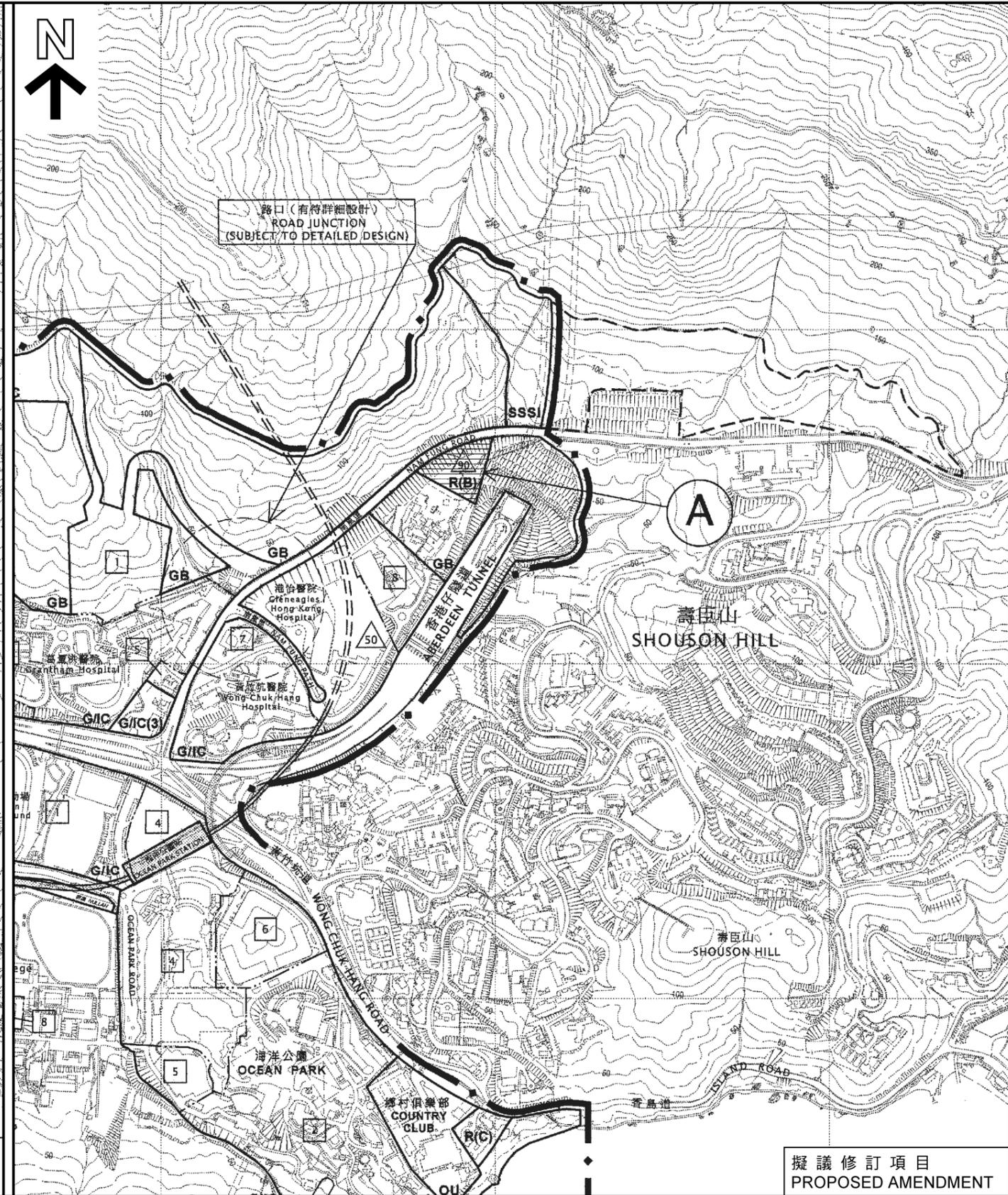
Type of Facilities	HKPSG	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planning Provision	
Community Care Services (CCS) Facilities ⁽⁴⁾	17.2 subsidized place for 1000 elderly aged 65 or above ⁽³⁾	923 places ⁽³⁾	238 places ⁽⁵⁾	298 places ⁽⁵⁾	-625 places
Residential Care Homes for the Elderly	21.3 subsidized place for 1000 elderly aged 65 or above ⁽³⁾	1,143 beds ⁽³⁾	1,554 beds ⁽⁵⁾	2,376 beds ⁽⁵⁾	+1,233 beds
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	2	3	3	+1
Integrated Family Services Centre	1 per 100,000 to 150,000 persons	1	2	2	+1
Library	1 district library for every 200,000 persons	1	2	2	+1
Sports Centre	1 per 50,000 to 65,000 persons	3	5	5	+2
Sports Ground/Sports 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
Post Office	Accessible within 1.2km in urban area	N/A	3	3	N/A
District Open Space	10 ha per 100,000 persons ⁽⁶⁾	15.84ha.	21.97ha.	24.58ha.	+8.74ha.
Local Open Space	10 ha per 100,000 persons ⁽⁶⁾	15.84ha.	11.79ha.	13.09ha.	-2.76ha. ⁽⁷⁾

Note:

4. The planning standard of the CCS Facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.
5. Provided by Social Welfare Department.
6. The requirements exclude planned population of transients and the provision is based on the information as at March 2018.
7. The total provision of Open Space in the Aberdeen & Ap Lei Chau areas will have a surplus of 5.98ha..



現存在圖編號S/H15/33的地帶
EXISTING ZONINGS ON PLAN No. S/H15/33

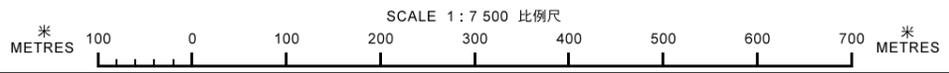


擬議修訂項目
PROPOSED AMENDMENT

位置圖 LOCATION PLAN

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/33

修訂項目A
AMENDMENT ITEM A



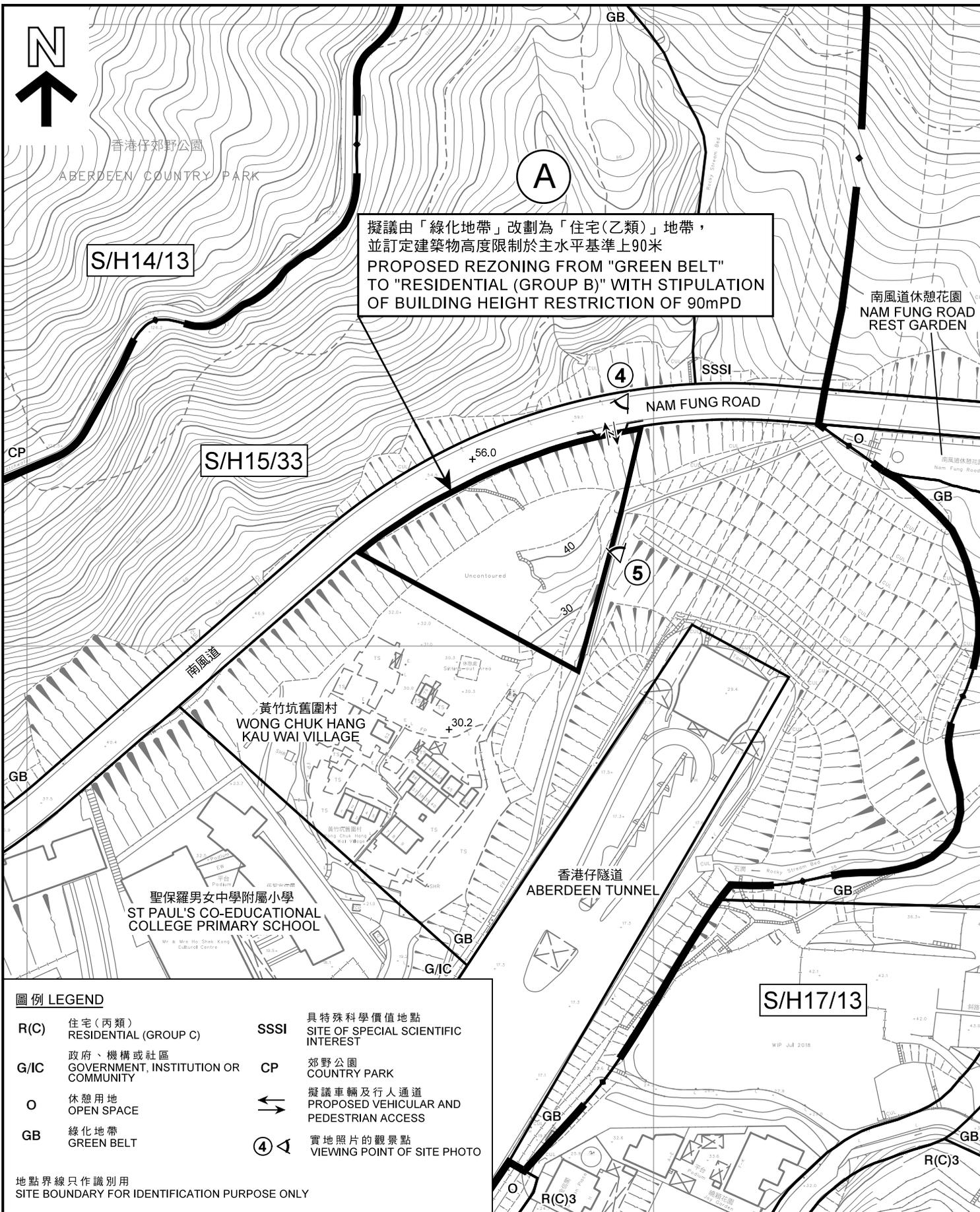
本摘要圖於2019年3月14日擬備，
所根據的資料為於2018年8月21日
核准的分區計劃大綱圖編號S/H15/33
EXTRACT PLAN PREPARED ON 14.3.2019
BASED ON OUTLINE ZONING PLAN No. S/H15/33
APPROVED ON 21.8.2018

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H15/19/1

圖 PLAN
1a



平面圖 SITE PLAN

本摘要圖於2019年3月15日擬備，
所根據的資料為測量圖編號
11-SW-25A及C

EXTRACT PLAN PREPARED ON 15.3.2019
BASED ON SURVEY SHEETS No.
11-SW-25A & C

香港仔及鴨洲分區計劃大綱核准圖編號S/H15/33的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/33

修訂項目A
AMENDMENT ITEM A

SCALE 1 : 2 000 比例尺
米 METRES 40 0 40 80 米 METRES

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/H15/19/1

圖 PLAN
2



A

擬議由「綠化地帶」改劃為「住宅(乙類)」地帶，
並訂定建築物高度限制於主水平基準上90米
PROPOSED REZONING FROM "GREEN BELT"
TO "RESIDENTIAL (GROUP B)" WITH STIPULATION
OF BUILDING HEIGHT RESTRICTION OF 90mPD



南風道

NAM FUNG ROAD

黃竹坑舊圍村
WONG CHUK HANG
KAU WAI VILLAGE

聖保羅男女中學附屬小學
ST PAUL'S CO-EDUCATIONAL
COLLEGE PRIMARY SCHOOL

香港仔隧道
ABERDEEN TUNNEL

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2019年3月15日擬備，所根據的
資料為地政總署於2017年4月30日拍得的
航攝照片編號E025430C
EXTRACT PLAN PREPARED ON 15.3.2019
BASED ON AERIAL PHOTO No. E025430C
TAKEN ON 30.4.2017 BY
LANDS DEPARTMENT

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/33

修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/19/1

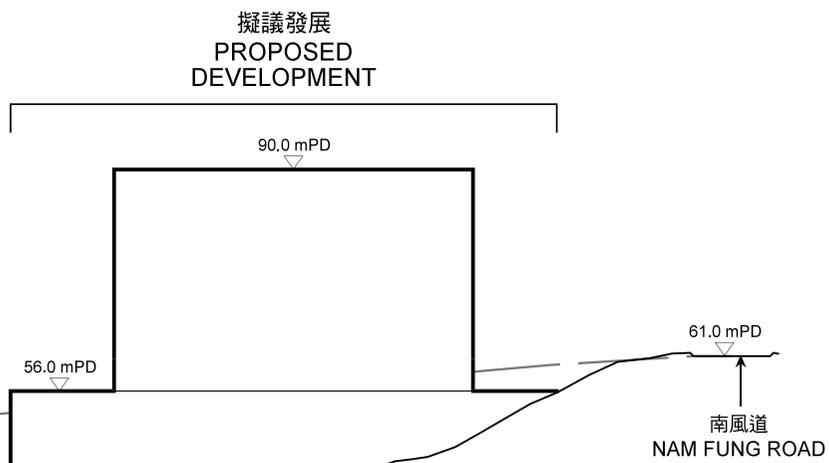
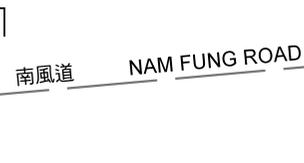
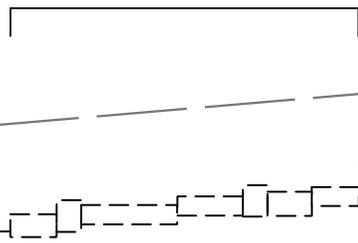
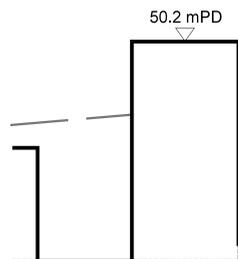
圖 PLAN
3



SCALE 1: 4 000 比例尺

聖保羅男女中學附屬小學
ST PAUL'S CO-EDUCATIONAL
COLLEGE PRIMARY SCHOOL

黃竹坑舊圍村
WONG CHUK HANG
KAU WAI VILLAGE



SECTION A - A

橫剖面圖 SECTION PLAN

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/33

修訂項目A
AMENDMENT ITEM A

本摘要圖於2019年3月19日擬備
EXTRACT PLAN PREPARED ON 19.3.2019

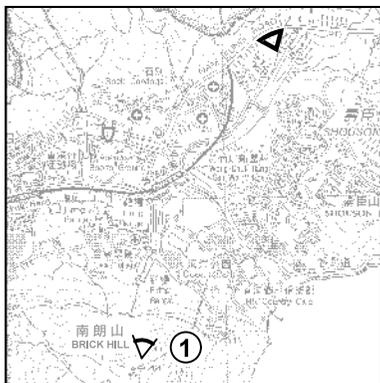
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H15/19/1

圖 PLAN



位置圖 LOCATION PLAN



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

實地照片 SITE PHOTOS

本圖於2019年3月20日擬備，所根據的資料為攝於2019年3月12日的實地照片
EXTRACT PLAN PREPARED ON 20.3.2019
BASED ON SITE PHOTO TAKEN ON 12.3.2019

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/33
修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/19/1

圖 PLAN
5a



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

實地照片 SITE PHOTOS

本圖於2019年3月15日擬備，所根據的資料為攝於2019年1月25日(上)及2018年9月24日(下)的實地照片
EXTRACT PLAN PREPARED ON 15.3.2019 BASED ON SITE PHOTOS TAKEN ON 25.1.2019 (UPPER) & 24.9.2018 (LOWER)

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/33

修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H15/19/1

圖 PLAN
5b



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

實地照片 SITE PHOTOS

本圖於2019年3月15日擬備，所根據的資料為攝於2018年8月3日(上)及2019年1月25日(下)的實地照片
EXTRACT PLAN PREPARED ON 15.3.2019
BASED ON SITE PHOTOS TAKEN ON
3.8.2018 (UPPER) & 25.1.2019 (LOWER)

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/33
修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/19/1

圖 PLAN
5c

觀景點
VIEWING POINT

1



位置圖 LOCATION PLAN



聖保羅男女中學
附屬小學
ST PAUL'S
CO-EDUCATIONAL COLLEGE
PRIMARY SCHOOL

現有景觀
EXISTING VIEW

擬議發展
PROPOSED
DEVELOPMENT



聖保羅男女中學
附屬小學
ST PAUL'S
CO-EDUCATIONAL COLLEGE
PRIMARY SCHOOL

擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/33

修訂項目A
AMENDMENT ITEM A

(從壽山村道及深水灣徑計劃中的休憩處遠望)
(VIEW FROM PLANNED OPEN SPACE
AT SHOUSON HILL ROAD WEST AND DEEP WATER BAY DRIVE)

規劃署
PLANNING
DEPARTMENT



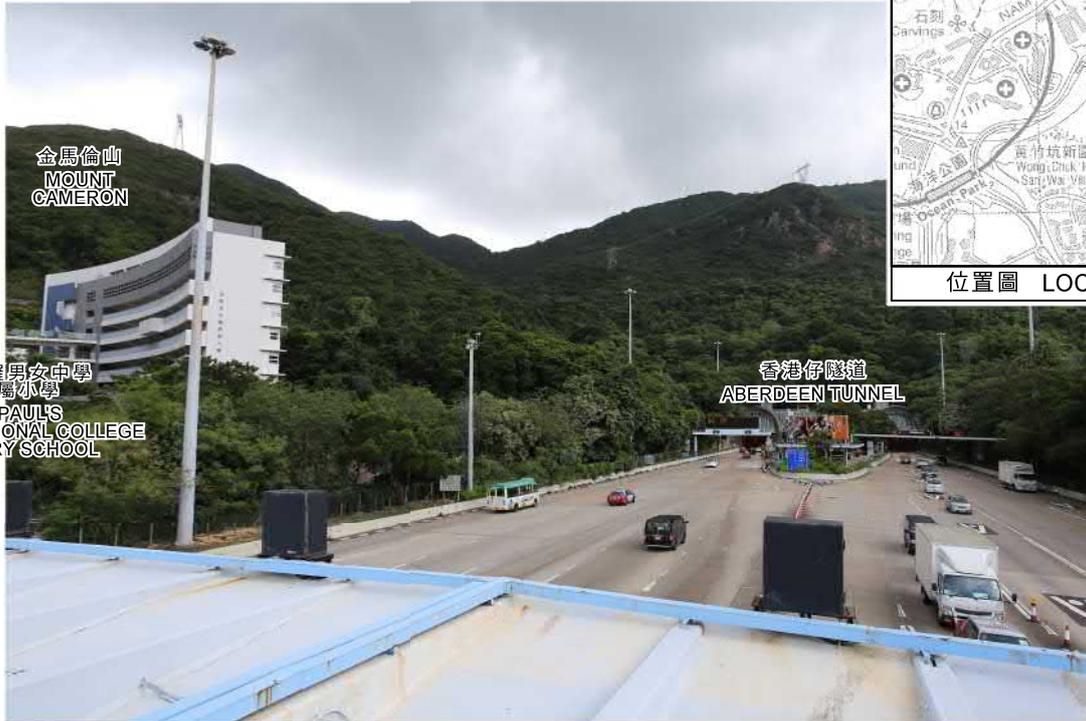
參考編號
REFERENCE No.
M/H15/19/1

圖 PLAN
6a

本圖於2019年3月19日擬備，所根據的資料為攝於2018年9月24日的實地照片
EXTRACT PLAN PREPARED ON 19.3.2019
BASED ON SITE PHOTO TAKEN ON
24.9.2018

觀景點
VIEWING POINT

2



現有景觀
EXISTING VIEW



擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

本圖於2019年3月19日擬備，所根據的資料為攝於2018年8月3日的實地照片
EXTRACT PLAN PREPARED ON 19.3.2019
BASED ON SITE PHOTO TAKEN ON 3.8.2018

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/33
修訂項目A
AMENDMENT ITEM A
(從香港仔隧道收費站的行人天橋遠望)
(VIEW FROM FOOTBRIDGE AT ABERDEEN TUNNEL TOLL PLAZA)

規劃署
PLANNING
DEPARTMENT

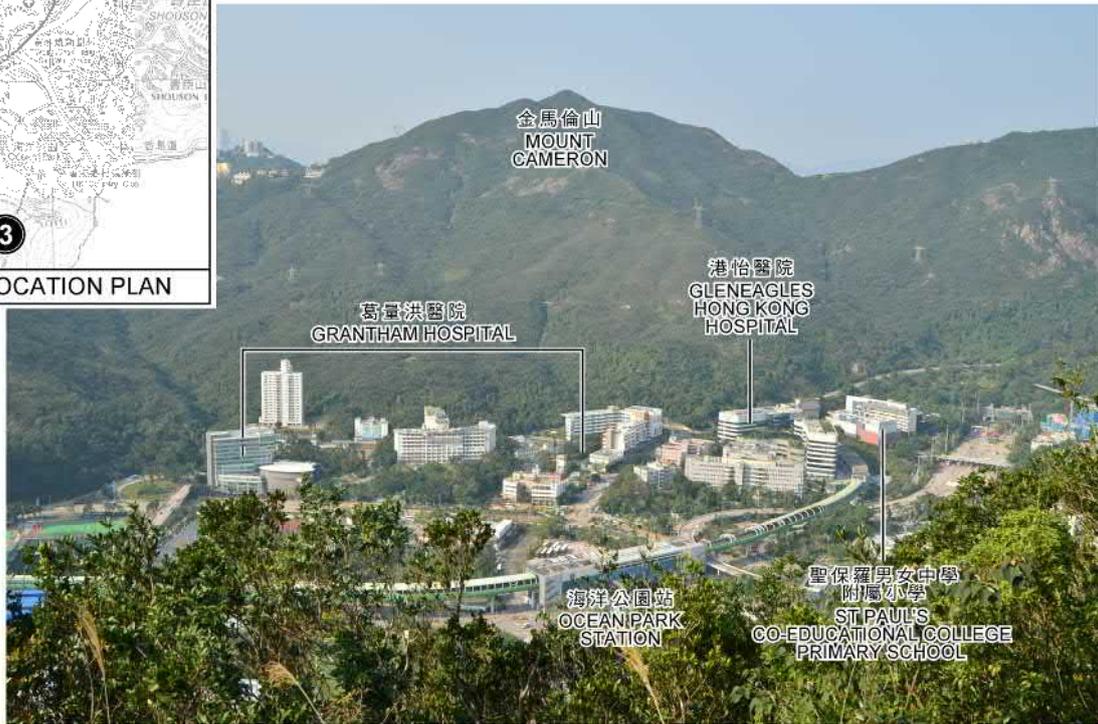


參考編號
REFERENCE No.
M/H15/19/1

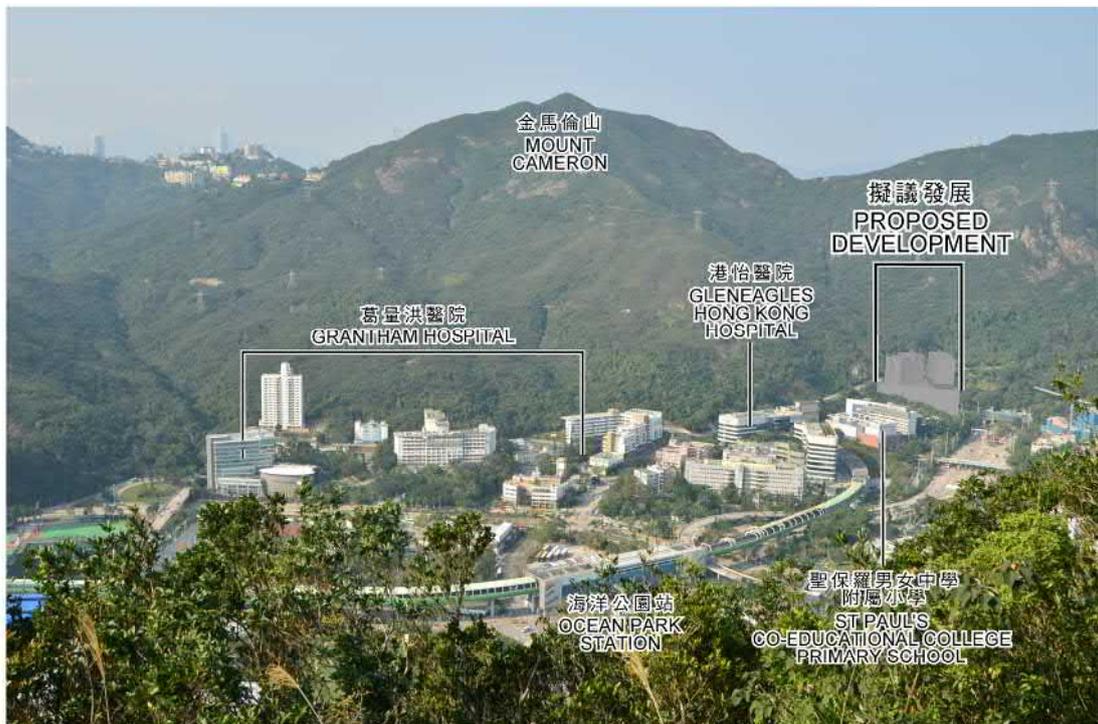
圖 PLAN
6b



觀景點
VIEWING POINT 3



現有景觀
EXISTING VIEW



擬議發展
PROPOSED DEVELOPMENT

合成照片 PHOTOMONTAGE

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/33
修訂項目A
AMENDMENT ITEM A
(從南朗山行山徑遠望)
(VIEW FROM HIKING TRAIL AT NAM LONG SHAN)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/19/1

圖 PLAN
6c

本圖於2019年3月20日擬備，所根據的資料為攝於2019年3月12日的實地照片
EXTRACT PLAN PREPARED ON 20.3.2019
BASED ON SITE PHOTO TAKEN ON
12.3.2019