

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

**MPC Paper No. 6 /17
For Consideration by the
Metro Planning Committee on 25.8.2017**

**Proposed Amendments to the
Approved Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/31**

**PROPOSED AMENDMENTS TO
THE APPROVED ABERDEEN & AP LEI CHAU
OUTLINE ZONING PLAN NO. S/H15/31**

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/H15/31 as shown on the draft OZP No. S/H15/31B (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Background

- 2.1 On 12.5.2017, the Metro Planning Committee (the Committee) of the Board agreed to the following proposed amendments as shown on the draft OZP No. S/H15/31A (**Attachment I**).

- Item A Rezoning of a site at the junction of Shek Pai Wan Road and Tin Wan Hill Road from "Government, Community or Institution" ("G/IC") and an area shown as 'Road' to "Residential (Group A)5".
- Item B Rezoning of a strip of land to the immediate southwest of the site under Item A above from an area shown as 'Road' to "Green Belt".
- Item C Rezoning of two pieces of land adjoining the Aberdeen Wholesale Fish Market from "Open Space" and an area shown as 'Road' to "G/IC".

- 2.2 In order to address the demand for housing, five sites located in Pok Fu Lam have been identified by the Housing Department for public housing development. Amongst the five sites, the Kai Lung Wan South site straddles the Pok Fu Lam and Aberdeen & Ap Lei Chau OZPs. It is proposed to excise an area from the Aberdeen & Ap Lei Chau OZP for incorporation into the Pok Fu Lam OZP to facilitate the proposed public housing development at Kai

Kung Wan South site.

- 2.3 The MPC Paper No. 5/17 on the proposed amendments to the approved Pok Fu Lam OZP No. S/H10/15 would be considered by the Committee of the Board at the same meeting on 25.8.2017.

3. **Proposed Amendment to Matters Shown on the Plan**

The proposed amendment as shown on the draft Aberdeen & Ap Lei Chau OZP No. S/H15/31B (**Attachment II**) are as follows:

Item D (Plans 1-2)

To excise an area zoned “GB” (about 0.82ha) on the northeast of Wah Kwai Estate across Shek Pai Wan Road from the planning scheme area of the Aberdeen & Ap Lei Chau OZP for incorporation into the Pok Fu Lam OZP.

4. **Revision to the Explanatory Statement of the OZP**

The Explanatory Statement of the OZP is proposed to be revised to take into account the proposed amendment as mentioned in paragraph 3 (with amendments on pages 4 and 16 only and highlighted by) at **Attachment IV** for Members’ consideration.

5. **Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/H15/32.

6. **Consultation**

Departmental Consultation

- 6.1 The concerned bureaux and departments have no objection to or no adverse comment on the proposed amendment.

Public Consultation

- 6.2 Should the proposed amendment be agreed by the Committee, the draft OZP and its Notes will be available for public inspection under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The Southern District Council will also be consulted on the proposed amendments before/during the statutory exhibition period of the draft OZP.

7. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendment to the approved Aberdeen & Ap Lei Chau OZP and that the draft Aberdeen & Ap Lei Chau OZP No. S/H15/31B at **Attachment II** (to be renumbered to S/H15/32 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/H15/31B 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.

8. **Attachments**

Attachment I	Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/31A (reduced to A3 size)
Attachment II	Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/31B
Attachment III	Notes of draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/31B
Attachment IV	Revised Explanatory Statement of draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/31B
Plan 1	Site Plan of Proposed Amendment Item D
Plan 2	Aerial Photo of Proposed Amendment Item D

PLANNING DEPARTMENT
AUGUST 2017



圖例
NOTATION

ZONES		地帶
COMMERCIAL	G	商業
COMPREHENSIVE DEVELOPMENT AREA	COA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	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	GNC	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	SSI	具特殊科學價值地點
COUNTRY PARK	CP	郊野公園
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		建築高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準面上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物層數 (層數)
PETROL FILLING STATION		加油站
NON-BUILDING AREA		非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約佔總定有分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	1.48	0.19	商業
COMPREHENSIVE DEVELOPMENT AREA	7.17	0.91	綜合發展區
RESIDENTIAL (GROUP A)	60.84	7.76	住宅 (甲類)
RESIDENTIAL (GROUP C)	6.40	0.82	住宅 (丙類)
RESIDENTIAL (GROUP E)	3.48	0.44	住宅 (戊類)
INDUSTRIAL	8.91	1.14	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	101.38	13.01	政府、機構或社區
OPEN SPACE	15.51	1.98	休憩用地
OTHER SPECIFIED USES	106.19	13.55	其他指定用途
GREEN BELT	219.91	27.29	綠化地帶
COASTAL PROTECTION AREA	26.35	3.32	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	1.98	0.25	具特殊科學價值地點
COUNTRY PARK	101.73	12.98	郊野公園
NULLAH	1.27	0.16	明渠
TYPHOON SHELTER	84.22	10.74	避風塘
MAJOR ROAD ETC.	49.49	6.32	主要道路等
TOTAL PLANNING SCHEME AREA	783.93	100.00	規劃範圍總面積

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

核准圖則號 S/H 15/31 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H15/31

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第 5 條 展出的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項
AMENDMENT ITEM C	修訂項目 C 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



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

圖則編號
PLAN No. S/H15/31A

圖例
NOTATION

ZONES

COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP A)	R(A)
RESIDENTIAL (GROUP C)	R(C)
RESIDENTIAL (GROUP E)	R(E)
INDUSTRIAL	I
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
OTHER SPECIFIED USES	OU
GREEN BELT	GB
COASTAL PROTECTION AREA	CPA
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI
COUNTRY PARK	CP

地帶

商業
綜合發展區
住宅（甲類）
住宅（丙類）
住宅（戊類）
工業
政府、機構或社區
休憩用地
其他指定用途
綠化地帶
海岸保護區
具特殊科學價值地點
郊野公園

COMMUNICATIONS

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

交通

鐵路及車站（地下）
鐵路及車站（高架）
主要道路及路口
高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度（在水平基準面上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度（樓層數目）
PETROL FILLING STATION	加油站
NON-BUILDING AREA	非建築用地

其他

規劃範圍界線
建築物高度管制區界線
最高建築物高度（在水平基準面上若干米）
最高建築物高度（樓層數目）
加油站
非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	1.49	0.19	商業
COMPREHENSIVE DEVELOPMENT AREA	7.17	0.92	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
NULLAH	1.27	0.16	明渠
TYPHOON 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，
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/H15/31 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H15/31

AMENDMENTS 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
AMENDMENT ITEM B	修訂項目 B 項
AMENDMENT ITEM C	修訂項目 C 項
AMENDMENT ITEM D	修訂項目 D 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 200 0 200 400 600 800 1000 1200 1400 METRES 米

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/H15/31B

HONG KONG PLANNING AREA NO. 15 & 16

**APPROVED DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO.
S/H15/31B**

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

NOTES

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

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

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Coastal Protection Area” or “Site of Special Scientific Interest”:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Coastal Protection Area” or “Site of Special Scientific Interest”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related

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

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

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

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

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

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

HONG KONG PLANNING AREAS NO. 15 & 16

**APPROVED-DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO.
S/H15/31B**

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
	<p> 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 </p>

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

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

Remarks

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) an air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (xi) a visual impact assessment report to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xii) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 357,500m², a maximum non-domestic GFA of 121,800m² and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan.
- (4) In determining the maximum GFA for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or 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 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", and "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 731,500 m² and a maximum number of flats of 10,450.
- (3) On land designated "Residential (Group A)2" and "Residential (Group A)3", a maximum building height of 100 metres above Principal Datum would be permitted for sites with an area of 400m² or more.
- (4) On land designated "Residential (Group A)3", a minimum of 2m wide setback from the lot boundary above 15m from the mean street level abutting Old Main Street, Aberdeen shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (5) 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 70,800 m².
- (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), ~~and (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.
- ~~(7)~~(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) ~~and~~, (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.
- ~~(8)~~(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 C)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

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

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

- (3) In determining the relevant maximum plot ratio and site coverage for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or 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 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

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

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

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

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

(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
Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services and goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Bus Depot	Concrete Batching Plant
Cargo Handling and Forwarding Facility (not elsewhere specified)	Dangerous Goods Godown
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)
Government Refuse Collection Point	Educational Institution (in wholesale conversion of an existing building only)
Government Use (not elsewhere specified)	Exhibition or Convention Hall
Industrial Use (not elsewhere specified)	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Information Technology and Telecommunications Industries	Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Marine Fuelling Station
Public Convenience	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Transport Terminus or Station	Off-course Betting Centre
Public Utility Installation	Offensive Trades
Public Vehicle Park (excluding container vehicle)	Office (not elsewhere specified)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Open Storage
Recyclable Collection Centre	Petrol Filling Station
Research, Design and Development Centre	Pier
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Place of Entertainment (in wholesale conversion of an existing building only)
Utility Installation for Private Project	Place of Recreation, Sports or Culture (not elsewhere specified)
Vehicle Repair Workshop	Private Club
Warehouse (excluding Dangerous Goods Godown)	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

INDUSTRIAL (Cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

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

Planning Intention

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

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

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

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

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

OPEN SPACE

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

Planning Intention

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

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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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:

Sub-area	Restriction
OU(1)	A maximum building height of 120 metres above Principal Datum
OU(2)	A maximum building height of 140 metres above Principal Datum
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												
<hr/> <p style="text-align: center;"><u>For "Cemetery" Only</u></p> <table><tr><td>Columbarium</td><td>Place of Recreation, Sports or Culture</td></tr><tr><td>Crematorium</td><td>Public Transport Terminus or Station</td></tr><tr><td>Funeral Facility</td><td>Public Utility Installation</td></tr><tr><td>Government Use</td><td>Religious Institution</td></tr><tr><td>Grave</td><td>Shop and Services (Retail Shop only)</td></tr><tr><td>Public Convenience</td><td>Utility Installation for Private Project</td></tr></table>		Columbarium	Place of Recreation, Sports or Culture	Crematorium	Public Transport Terminus or Station	Funeral Facility	Public Utility Installation	Government Use	Religious Institution	Grave	Shop and Services (Retail Shop only)	Public Convenience	Utility Installation for Private Project
Columbarium	Place of Recreation, Sports or Culture												
Crematorium	Public Transport Terminus or Station												
Funeral Facility	Public Utility Installation												
Government Use	Religious Institution												
Grave	Shop and Services (Retail Shop only)												
Public Convenience	Utility Installation for Private Project												

Planning Intention

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Commercial Development with <u>Multi-storey Public Lorry Park</u> " 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

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. 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/H15/31B

EXPLANATORY STATEMENT

HONG KONG PLANNING AREAS NO. 15 & 16

APPROVED DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/31B

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREAS NO. 15 & 16

APPROVED-DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/31B

(Being an Approved 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 draft Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/31B. 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 agreed to refer~~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 reference back of the OZP was notified in the Gazette on 12 December 2014 under section 12(2) of the Ordinance.~~ The OZP was amended once and exhibited for public exhibition under section 5 of the Ordinance.

2.12 On 24 December 2015, ~~the draft Aberdeen & Ap Lei Chau OZP No. S/H15/30, incorporating amendments mainly to rezoning two sites along Lee Nam Road, Ap Lei Chau from “Other Specified Uses” annotated “Cargo Handling Area”, (“OU(Cargo Handling Area)”), “Government, Institution or Community” and “Industrial” (“I”) to “Residential (Group A)4” and from “OU(Cargo Handling Area)” to “Open Space” respectively, and to rezone the Ap Lei Chau West Industrial Area from “I” to “OU” annotated “Business(3)” (“OU(Business)3”) and “OU(Business)4”, was exhibited for public inspection under section 5 of the Ordinance. During the two month exhibition period, 607 representations were received. On 15 April 2016, the Board published the representations for 3 weeks for public comments, 16 comments were received. After giving consideration to the representations and comments on 27 September 2016 and 18 November 2016, the Board decided not to propose any amendment to the OZP.~~

2.13 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 13 January, 2017, the approved Aberdeen & Ap Lei Chau OZP No. S/H15/31 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance. 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 reference back of the OZP was notified in the Gazette on 5 May 2017 under section 12(2) of the Ordinance.

2.13 On 2017, the draft Aberdeen & Ap Lei Chau OZP No. S/H15/32 (the Plan), incorporating amendments mainly for rezoning of a site at the junction of Shek Pai Wan Road and Tin Wan Hill Road from “Government, Institution or Community” and an area shown as ‘Road’ to “Residential (Group A)5” and excising an area to the northeast of Wah Kwai Estate across Shek Pai Wan Road from the Plan, 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 **783.93783.02-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

~~According to~~ Based on the 2011 Population Census, the population of the Area was estimated by the Planning Department as about 159,400. It is estimated that the planned population of the Area would be about ~~159,200~~ 180,800.

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 ~~60.06~~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)"₂ and "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 C) ("R(C)") : Total area 0.40 ha

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

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

- 9.5.1 This zone, which covers four sites in Tin Wan, Aberdeen and Ap Lei Chau areas, is intended primarily for phasing out of the existing industrial uses in these areas through redevelopment (or conversion) for residential use. Residential development may be permitted, with or without conditions, on application to the Board. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential (I/R) interface problems.

- 9.5.2 Under this zoning, existing industrial uses will be tolerated but new industrial developments will not be permitted upon redevelopment in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential developments during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings will also require permission from the Board.
- 9.5.3 The process of redevelopment for residential use is in progress with a number of projects completed, including the Waterfront South at Yue Wok Street, Tin Wan Court at Tin Wan Street, Bayshore Apartments at Aberdeen Main Road and Larvotto at Ap Lei Chau Praya Road. However, there are still a number of industrial buildings remaining within the "R(E)" sites in Tin Wan and Aberdeen areas. All of these existing industrial buildings are under multiple ownership and in moderate conditions. It is expected that the "R(E)" zoning would contribute to phasing out these industrial buildings by providing incentive for residential redevelopment.
- 9.5.4 The "R(E)" site at Ap Lei Chau Praya Road is designated as "R(E)1". A maximum plot ratio of 5.0 is specified in the Notes to ensure that the development intensity of the residential development on the site would not overstrain the existing and planned traffic capacities. Minor relaxation of the plot ratio restriction to allow for a reasonable amount of local commercial facilities, based on the merits of a development or redevelopment proposal, may be considered by the Board on application under section 16 of the Ordinance.
- 9.5.5 Developments and redevelopments within the "R(E)" and "R(E)1" zone are subject to the building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

9.6 Industrial ("I") : Total area 5.91 ha

- 9.6.1 This zone is intended primarily to reserve land for general industrial uses to ensure an adequate supply of industrial floor space. Information technology and telecommunications industries are considered suitable to operate in industrial buildings. Office related to industrial use, being an integral part of industrial function, is also permitted as of right in this zone. However, general commercial and office uses, other than those permitted on the purpose-designed non-industrial portion on the lower floors of an existing building, will require planning permission from the Board.

- 9.6.2 Industrial sites at the eastern side of Ap Lei Chau Praya Road and the western side of Shum Wan Road are developed for boatyards and engineering workshops to serve the local fishing fleet.
- 9.6.3 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.

9.7 Government, Institution or Community ("G/IC") : Total area ~~102.59~~ 101.99 ha

- 9.7.1 This zone is intended primarily for the provision of a wide range of GIC facilities including schools, market, religious institutions, hospitals, social welfare facilities, major recreational complexes, Government offices, waterworks reserve and utility installations such as telephone exchange and electricity substations, to serve the needs of local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 9.7.2 Existing major GIC developments include the Grantham Hospital, Hong Kong Police College and Rehabilitation Centre for the Aged, Blind and Mentally Handicapped at Welfare Road. Major recreational facilities include the Aberdeen Sports Ground, Aberdeen Sports Centre, Aberdeen Swimming Pool Complex and Market Complexes at Aberdeen Main Road, Tin Wan and Ap Lei Chau. The site at the junction of Nam Long Shan Road and Police School Road is proposed for a multi-purpose community complex.
- 9.7.3 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.
- 9.7.4 In addition to the Hong Kong Police College, there are a number of private and specialized schools within the Area. They include the Singapore International School and the Canadian International School at Nam Long Shan Road. The Hong Kong Academy of Medicine is also within this zoning, which is located to the south of the Grantham Hospital.
- 9.7.5 Developments and redevelopments within the "G/IC", "G/IC(1)", "G/IC(2)" and "G/IC(3)" zones are subject to the building height restrictions as stipulated on the Plan/in the Notes, or the height of the existing building, whichever is the greater. Minor relaxation of the

building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

9.8 Open Space ("O") : Total area ~~15.54~~15.51 ha

- 9.8.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.8.2 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 West Industrial-Business 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.
- 9.8.3 Open spaces in the form of sitting-out areas and rest gardens are also provided in the Area to serve the local residents.

9.9 Other Specified Uses ("OU") : Total area 106.19 ha

- 9.9.1 The zone is intended primarily to provide/reserve sites for specified purposes and uses. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 9.9.2 The Wong Chuk Hang Industrial Area (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 West Industrial Area are subject to building height restrictions of 100mPD and 115mPD respectively.

- 9.9.3 The zone covers a commercial development with multi-storey public lorry park at Yip Kan Street to the north of Wong Chuk Hang Road to serve the WCHBA. Developments and redevelopments on the “OU(Commercial Development with Multi-Storey Public Lorry Park)” zone in WCHBA are subject to building height restriction of 140mPD as stipulated in the Notes for this zone.
- 9.9.4 This zone also covers the site of the existing Hongkong Electric Company Ap Lei Chau Headquarters Complex, which is zoned “OU(Electricity Supply Installation and Hotel)”. It is intended to facilitate a proposed hotel development on the eastern portion of the site, while retaining the existing essential electricity supply installations at the western portion of the subject site. To allow adequate planning control and to ensure minimal adverse environmental, traffic and visual impacts of future development/redevelopment, any change of use would require permission from the Board, except minor alteration and/or modification works that would not materially or structurally affect the existing development. To make the proposed hotel development blend in well with the nearby developments, a terraced/stepped height design with adequate podium landscape areas is preferred in order to minimize the visual impact. Developments and redevelopments in the eastern portion of the site, viz the proposed hotel site, are subject to a maximum height of 60mPD and a maximum GFA of 34,000m². Developments and redevelopments in the western portion are subject to a maximum height of 8 storeys to maintain the existing building height.
- 9.9.5 In the eastern part of the Area, about 75 hectares of land have been reserved for the Ocean Park which is the only marine-themed park in Hong Kong and has become a major attraction to both local and overseas visitors. In March 2005, the Ocean Park Corporation announced its redevelopment plans to revitalize the Ocean Park as a world-class marine-themed park. The redevelopment plans were completed in mid-2012. The Ocean Park Corporation also has a plan to develop 3 hotels in the Park.
- 9.9.6 There are a number of private sports and recreation clubs within the Area. They are the Hong Kong Country Club, the Aberdeen Boat Club and the Aberdeen Marina Club.
- 9.9.7 This zone includes an existing transit depot for liquefied petroleum gas (LPG) and oil products at the western side of Ap Lei Chau. The major functions of the transit depot are to facilitate the transshipment of LPG

and oil products to cater for the demand on Hong Kong Island, to provide LPG supply to the adjoining South Horizons, and for storage of LPG and temporary transit storage of the LPG cylinders. The site is the only LPG transit depot site strategically located on Hong Kong Island and is crucial for achieving long term security and reliability of LPG supply and other oil products to Hong Kong Island.

9.9.8 This zone also includes the Chinese Permanent Cemetery located on the slope to the northwest of Aberdeen overlooking the Aberdeen Harbour, four petrol filling stations in the Wong Chuk Hang and Aberdeen areas, a cargo handling area to the west of the typhoon shelter and the aggregate/cement handling and concrete batching area in Tin Wan.

9.9.9 Developments and redevelopments in the “OU” zones are subject to maximum building heights in terms of mPD or number of storeys as stipulated on the Plan/in the Notes, or the height of the existing building, whichever is the greater. Minor relaxation of the GFA and/or building height restrictions may be considered by the Board on application. Each application will be considered on its own merits.

9.10 Green Belt (“GB”) : Total area ~~213.83~~ 213.09 ha

9.10.1 This zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features, to protect the natural landscape and environment, as well as to provide a countryside recreational outlet for the local population and visitors. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.

9.10.2 A large portion of the Area is zoned “GB”. These areas are mainly located at the fringe of existing and planned built-up areas, including the well-wooded hills to the north of the Grantham Hospital, Brick Hill (Nam Long Shan) at Wong Chuk Hang and Yuk Kwai Shan at Ap Lei Chau.

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

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

9.11.2 There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation

of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- 9.11.3 Falling within this area are coastal areas mainly below 20-40 metre contours. They cover many coastal features such as cliffs, rocks and some sandy/rocky beaches. These areas of high scenic quality should be protected from development.

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

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

9.13 Country Park ("CP") : Total area 101.73 ha

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

10. COMMUNICATIONS

10.1 Roads

- 10.1.1 The 'spine road' through the Area comprises Aberdeen Praya Road and Wong Chuk Hang Road. It serves as the major route for east-west through traffic. Grade separated interchanges are built, linking the local distributor network with this spine road.
- 10.1.2 Ap Lei Chau Bridge currently provides the only road link between Ap Lei Chau and Aberdeen.
- 10.1.3 Regarding external transport link to other areas, the Aberdeen Tunnel connecting Wong Chuk Hang and Wong Nai Chung forms a major artery for vehicular traffic movements between the north and south of Hong Kong Island.

10.2 Public Transport

- 10.2.1 There are several existing public transport termini within the area to cope with the needs for public transport link to other areas. They are located near Aberdeen Centre at Aberdeen Praya Road, within South Horizons on Ap Lei Chau and near Broadview Court at Shum Wan Road.
- 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, ~~is scheduled for completion in~~ 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 improvement works in association with the SIL(E).

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:

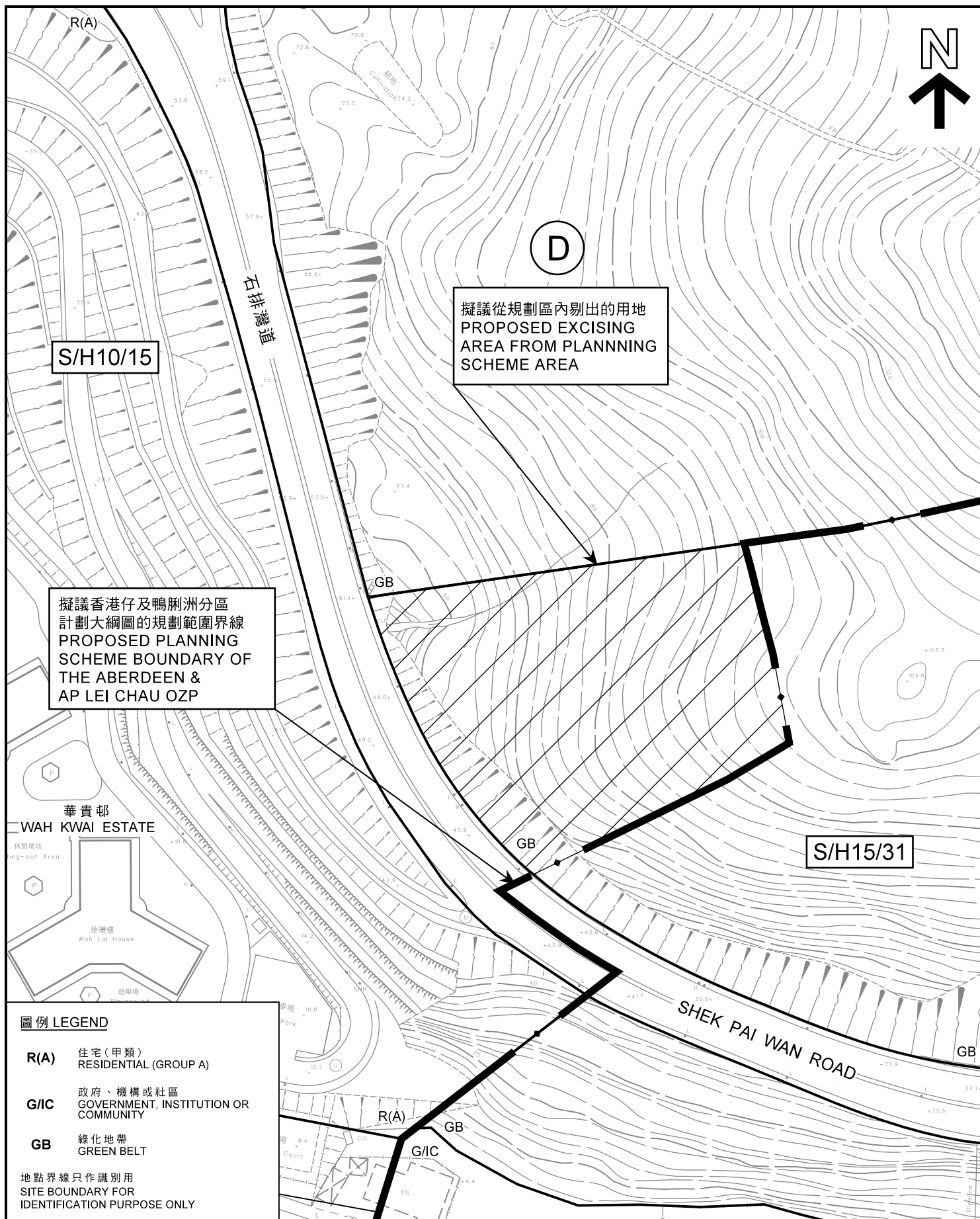
- (a) the valve house, pump house, chemical house and air vents and the Aberdeen Management Centre of Lower Reservoir, Aberdeen Reservoir, Aberdeen;
- (b) Main Building and 2 Annex buildings of Old Aberdeen Police Station, at 116 Aberdeen Main Road, Aberdeen (now being used as a community centre commonly 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 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 onto 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 or rezoning proposals might affect the aforementioned declared monuments/graded historic buildings, new items 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.



圖例 LEGEND

- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶
GREEN BELT

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

平面圖 SITE PLAN

香港仔及鴨脷洲分區計劃大綱核准圖
編號S/H15/31的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/31
修訂項目D

AMENDMENT ITEM D

SCALE 1 : 1 500 比例尺

米 20 0 20 40 60 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/17/1

圖 PLAN
1

本摘要圖於2017年8月10日擬備，
所根據的資料為測量圖編號
11-SW-22D

EXTRACT PLAN PREPARED ON 10.8.2017
BASED ON SURVEY SHEET No.
11-SW-22D



石排灣道

S/H10/15

D

擬議從規劃區內剔出的用地
PROPOSED EXCISING
AREA FROM PLANNING
SCHEME AREA

擬議香港仔及鴨脷洲分區
計劃大綱圖的規劃範圍界線
PROPOSED PLANNING
SCHEME BOUNDARY OF
THE ABERDEEN &
AP LEI CHAU OZP

華貴邨
WAH KWAI ESTATE

S/H15/31

SHEK PAI WAN ROAD

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

航攝照片 AERIAL PHOTO

本摘要圖於2017年8月10日擬備，所根據的資料為地政總署於2017年1月6日拍得的航攝照片編號E011989C

EXTRACT PLAN PREPARED ON 10.8.2017
BASED ON AERIAL PHOTO No.E011989C
TAKEN ON 6.1.2017 BY
LANDS DEPARTMENT

香港仔及鴨脷洲分區計劃大綱核准圖
編號S/H15/31的擬議修訂項目
PROPOSED AMENDMENTS TO
APPROVED ABERDEEN & AP LEI CHAU OZP No. S/H15/31

修訂項目D
AMENDMENT ITEM D

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H15/17/1

圖 PLAN
2