

HONG KONG PLANNING AREAS NO. 15 & 16

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

EXPLANATORY STATEMENT

HONG KONG PLANNING AREAS NO. 15 & 16

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

EXPLANATORY STATEMENT

<u>Contents</u>	<u>Page</u>
1. Introduction	1
2. Authority for the Plan and Procedures	1
3. Object of the Plan	3 4
4. Notes of the Plan	4
5. The Planning Scheme Area	4 45
6. Population	5
7. Building Height Restrictions	5
8. Non-building Area and Building Setback	7
9.8. Land Use Zonings	
9.18.1 Commercial	7 8
9.28.2 Comprehensive Development Area	8
9.38.3 Residential (Group A)	9
9.48.4 Residential (Group C)	11
9.58.5 Residential (Group E)	11 12
9.68.6 Industrial	12 13
9.78.7 Government, Institution or Community	13
9.88.8 Open Space	14
9.98.9 Other Specified Uses	14
9.108.10 Green Belt	16 17
9.118.11 Coastal Protection Area	16 18
9.128.12 Site of Special Scientific Interest	17 18
9.138.13 Country Park	17 19
8.14 Minor Relaxation Clause	19
10.9. Communications	18 20
11.10. Typhoon Shelter	18 20
12.11. Nullah	19 21
13.12. Utility Services	19 21
14.13. Cultural Heritage	19 21
15.14. Implementation	20 22

HONG KONG PLANNING AREAS NO. 15 & 16

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

(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/H15/33A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

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

12(1)(b)(ii) of the Ordinance. The OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

- 2.5 On 20 February 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/14. On 15 May 2001, the CE in C referred the approved ~~Aberdeen & Ap Lei Chau OZP No. S/H15/14~~ to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.6 On 11 June 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/17. On 8 October 2002, the CE in C referred the approved ~~Aberdeen & Ap Lei Chau OZP No. S/H15/17~~ to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 30 September 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/19. On 9 December 2003, the CE in C referred the approved ~~Aberdeen & Ap Lei Chau OZP No. S/H15/19~~ to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.8 On 13 September 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/21. On 7 February 2006, the CE in C referred the approved ~~Aberdeen & Ap Lei Chau OZP No. S/H15/21~~ to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.9 On 19 December 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/24. On 2 December 2008, the CE in C referred the approved ~~Aberdeen & Ap Lei Chau OZP No. S/H15/24~~ to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.10 On 3 May 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/27. On 26 June 2012, the CE in C referred the approved ~~Aberdeen & Ap Lei Chau OZP No. S/H15/27~~ to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.11 On 11 March 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as

- S/H15/29. On 2 December 2014, the CE in C referred the approved ~~Aberdeen & Ap Lei Chau OZP No. S/H15/29~~ to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended once and exhibited for public exhibition under section 5 of the Ordinance.
- 2.12 On 3 January 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/31. On 25 April 2017, the CE in C referred the approved ~~Aberdeen & Ap Lei Chau OZP No. S/H15/31~~ to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the OZP was notified in the Gazette on 5 May 2017 under section 12(2) of the Ordinance.~~ ***The OZP was amended once and exhibited for public exhibition under section 5 of the Ordinance.***
- 2.13 ~~On 15 September 2017, the draft Aberdeen & Ap Lei Chau OZP No. S/H15/32, 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 excision of an area to the east of Wah Kwai Estate across Shek Pai Wan Road from the planning scheme area for incorporation into the draft Pok Fu Lam Outline Zoning Plan No. S/H10/16, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, 3 representations were received. On 15 December 2017, the Board published the representations for 3 weeks for public comments during which a total of 14 comments were received. After giving consideration to the representations and comments on 22 June 2018, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8) of the Ordinance.~~
- 2.143 On 21 August 2018, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Aberdeen & Ap Lei Chau OZP, which was subsequently renumbered as S/H15/33. ~~On 31 August 2018, the approved Aberdeen & Ap Lei Chau OZP No. S/H15/33 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.~~ ***On 12 February 2019, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 22 February 2019 under section 12(2) of the Ordinance.***
- 2.14 ***On XX XX 2026, the draft Aberdeen & Ap Lei Chau OZP No. S/H15/34 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly involved rezoning a site at Po Chong Wan from “Government, Institution or Community”, “Other Specified Uses” annotated “Ocean Park”, an area shown as ‘Road’ and an area shown as ‘Typhoon Shelter’ to “Other Specified Uses” annotated “Marina cum Residential Development with Public Open Space” and other amendments to reflect the current land uses.***

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 *of land* within the Planning Scheme Area (*the Area*) can be put under statutory planning control.
- 3.2 The Plan is to illustrate ~~only~~ the broad principles of development *and to provide guidance for more detailed planning* within the ~~Planning Scheme~~ Area. ~~As it~~ *It* is a small-scale plan, *and* 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 zonings, 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 (*NBA*) 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 (*PR*) and site coverage (*SC*) 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~~ *and* 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~~ *PR* and ~~site coverage~~ *SC* 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 (*PlanD*) and can be downloaded from the Board's website at ~~<https://www.tpb.gov.hk>~~<http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The ~~Planning Scheme Area (the Area)~~ covers an area of about 783.02 hectares (ha). It includes Tin Wan in the west and part of the Aberdeen Country Park in the north. To the east, it is bounded by the approach road to Aberdeen Tunnel, Wong Chuk Hang Road and Island Road. To the southwest, the Area covers the islands of Ap Lei Chau and Ap Lei Pai.
- 5.2 The Area is connected with Western District by Pok Fu Lam Road, Victoria Road, and with the south-eastern part of Hong Kong Island by Island Road. The major link between the Area and the northern part of Hong Kong Island is by the Aberdeen Tunnel and Nam Fung Road. Ap Lei Chau is connected with Aberdeen by the Ap Lei Chau Bridge.
- 5.3 Between Ap Lei Chau and Aberdeen is the natural harbour of Aberdeen in which a variety of marine activities take place.

6. POPULATION

Based on the ~~2011~~**2021** Population Census, the population of the Area was estimated by the Planning Department as about ~~159,400~~**150,050 persons**. It is estimated that the planned population of the Area would be about ~~180,800~~**158,700 persons**.

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 (**BHRs**) 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 (**WCHBA**) (*formerly known as Wong Chuk Hang Industrial Area*) has been undergoing gradual transformation towards

cleaner business uses. ~~Building height restrictions~~ **BHRs** 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~~ **BHRs** 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~~ **NBA** 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~~ **BHRs** 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 *relaxation*/minor relaxation clause in respect of ~~building height restrictions~~ **BHRs** 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~~ **BHR** under section 16 of the

Ordinance will be considered on its own merits and the relevant criteria for consideration of such ~~application~~ *relaxation* are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus ~~plot ratio~~ *PR* 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 *ventilation* and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible ~~plot ratio~~ *PR* 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.~~

9.8. LAND USE ZONINGS

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

98.1.1 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.

98.1.2 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.

98.1.3 Developments and redevelopments within this zone are subject to ~~building height restrictions~~ **BHRs** 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.~~

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

98.2.1 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.

98.2.2 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.

98.2.3 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.

98.2.4 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).

98.2.5 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.

98.2.6 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.~~

98.3 Residential (Group A) ("R(A)") : Total area 60.84 ha

98.3.1 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.

98.3.2 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.

- 98.3.3 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 *and Yue Ying Lau* which ~~is a~~ *are* Hong Kong Housing Society's rental estates. *Yue Ying Lau at the junction of Shek Pai Wan Road and Tin Wan Hill Road serves as a decanting estate for Yue Kwong Chuen redevelopment.* 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.~~
- 98.3.4 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~~ *PR* and ~~site coverage~~ *SC* calculations as stated in paragraph 3.4 above.
- 98.3.5 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.
- 98.3.6 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~~ *is a comprehensive residential development* 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~~ *BHRs* are intended to reflect the existing predominant building heights.
- 98.3.7 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" *zones*. Developments and redevelopments within the zones are subject to the ~~building height restriction~~ *BHR* 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.

- 98.3.8 Developments and redevelopments within the “R(A)4” and “R(A)5” zones are subject to a maximum GFA as specified in the Notes of the Plan. Developments and redevelopments within the “R(A)”, “R(A)4” and “R(A)5” zones are also subject to the ~~building height restrictions~~ **BHRs** as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 98.3.9 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.
- 98.3.10 ~~As stated in paragraph 8.1 above, a~~ piece of private land of 12m x 7m wide adjoining the eastern end of Tang Fung Street is designated as ~~non-building area~~ **NBA** 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.~~
- 98.3.11 ~~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.~~
- 98.4 Residential (Group C) (“R(C)”) : Total area 0.40 ha
- 98.4.1 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.
- 98.4.2 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~~ **PR** and ~~site coverage~~ **SC**. 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.~~

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

- 98.5.1 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.
- 98.5.2 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.
- 98.5.3 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.
- 98.5.4 The “R(E)” site at Ap Lei Chau Praya Road is designated as “R(E)1”. A maximum ~~plot ratio~~ **PR** 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.~~
- 98.5.5 Developments and redevelopments within the “R(E)” and “R(E)1” zone are subject to the ~~building height restrictions~~ **BHRs** 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.~~

98.6 Industrial (“I”) : Total area 5.94 ha

98.6.1 This zone is intended primarily to reserve land for general industrial uses to ensure an adequate supply of industrial floor space *to meet demand from production-oriented industries*. Information technology and telecommunications industries are considered suitable to operate in industrial buildings. Office related to industrial use, being an integral part of industrial function, *and selected uses akin to industrial production and would not compromise building and fire safety* are 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.

98.6.2 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~~ *ship-building and ship-repairing yards* to serve the local ~~fishing fleet~~ *vessels*.

98.6.3 Developments and redevelopments within the zone are subject to the ~~building height restrictions~~ *BHRs* 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.~~

98.7 Government, Institution or Community (“G/IC”) : Total area ~~101.99~~ *100.8* ha

98.7.1 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.

98.7.2 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~~ *Pao Yue Kong Swimming Pool* 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.

98.7.3 **Wong Chuk Hang Hospital**, 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.

98.7.4 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~~**zone**, which is located to the south of the Grantham Hospital.

98.7.5 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~~ **BHRs** 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.~~

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

98.8.1 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.

98.8.2 Existing open spaces include Wong Chuk Hang Recreation Ground and waterfront promenade at Chung Mei (Staunton ~~C~~Creek) at Aberdeen. **They include both active and passive recreational facilities.** Proposed open spaces include an area to the south-west of Ap Lei Chau Business Area (formerly known as Ap Lei Chau West Industrial Area) and waterfront promenade at Ap Lei Chau North. ~~They include both active and passive recreational facilities.~~ There are floating piers, landing steps and footpaths along the seafront of Ap Lei Chau North. Recreational spaces are also reserved within existing and planned private and public housing developments and redevelopments to meet the needs of the local residents.

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

98.9 Other Specified Uses (“OU”) : Total area ~~406.49~~ **107.83** ha

98.9.1 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.

- 98.9.2 ~~The Wong Chuk Hang Industrial Area WCHBA (now known as Wong Chuk Hang Business Area)~~ and Ap Lei Chau ~~West Industrial Business Area (now known as Ap Lei Chau Business Area)~~ have been designated as a business zones 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~~ **BHRs** of 120mPD and 140mPD respectively while the sites zoned “OU(Business)3” and “OU(Business)4” in Ap Lei Chau Business Area are subject to ~~building height restrictions~~ **BHRs** of 100mPD and 115mPD respectively.
- 98.9.3 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~~ **BHR** of 140mPD as stipulated in the Notes for this zone.
- 98.9.4 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.

- 98.9.5 In the eastern part of the Area, about ~~75ha~~ 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 *also developed two hotels in the Park, i.e. Hong Kong Ocean Park Marriott Hotel and The Fullerton Ocean Park Hotel, which were opened in 2019 and 2022 respectively.*
- 98.9.6 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.
- 8.9.7 *A site at Po Chong Wan to the west of Shum Wan Road is zoned "OU(Marina cum Residential Development with Public Open Space)" and is primarily intended for an integrated development for marina and residential uses with the provision of public open space. Development in this zone is subject to a maximum GFA of 46,900m² (including a minimum GFA of 8,900m² for non-domestic use), or the GFA of the existing building, whichever is the greater. The marina-cum-residential development is subject to a BHR of 130mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater, while the Po Chong Wan Breakwater is not subject to any BHR.*
- 8.9.8 *Design of the proposed marina-cum-residential development should make reference to the Hong Kong Planning Standards and Guidelines – Chapter 11: Urban Design Guidelines, in that variation of building height, mass, scale and façade design should be considered for waterfront buildings to promote visual variety and enhance visual permeability between the waterfront and the hinterland. The marina clubhouse should feature a distinct architectural identity that resonates with its context, particularly its frontage along the Aberdeen Channel, rather than being treated as a mere podium extension. To enhance visual integration with the surrounding area, a stepped building height profile descending from north to south should be adopted for the proposed development. Separation between building blocks should be provided for enhancing visual permeability. Planting along the edges and terraced design with greening should be applied to the podium for visual relief and interest.*

8.9.9 *A public open space of not less than 880m² shall be provided at the Po Chong Wan breakwater of Aberdeen Typhoon Shelter. A pedestrian connection between Shum Wan Road and the proposed public open space at the Po Chong Wan breakwater should be provided for public access. Eating place and other suitable supporting commercial facilities could be provided at the ground floor of the marina clubhouse facing the proposed public open space at the Po Chong Wan breakwater to serve the public. Suitable means of connection linking the marina clubhouse and the designated berthing area of the marina via the Po Chong Wan breakwater should be provided. The GFA control under this “OU(Marina cum Residential Development with Public Open Space)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 on “Development Control Parameters PR/GFA”, and shall be subject to the streamlining arrangements stated therein.*

9.9.88.9.10 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.

9.9.98.9.11 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.

9.9.108.9.12 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.~~

98.10 Green Belt (“GB”) : Total area 213.09 ha

98.10.1 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.

98.10.2 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.

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

98.11.1 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.

98.11.2 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.

98.11.3 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.

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

98.12.1 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.

98.12.2 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.

98.12.3 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 *Forests* and Countryside Ordinance (*Cap. 96*).

98.13 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.

8.14 Relaxation/Minor Relaxation Clause

- 8.14.1** *For the zone(s) where relaxation/minor relaxation of relevant restriction(s) is applicable, based on individual merits of a development or redevelopment proposal, relaxation/minor relaxation of the development restrictions as stipulated in the Notes of the Plan or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.8 above would be relevant for the assessment of relaxation/minor relaxation of BHRs. Each application will be considered on its own merits.*
- 8.14.2** *However, for any existing building with building height already exceeding the BHRs in terms of mPD and/or number of storeys as stipulated in the Notes of the Plan or as shown on the Plan, there is a general presumption against such application for relaxation/minor relaxation unless under exceptional circumstances.*
- 8.14.3** *For the zone where minor relaxation of the NBA restriction is applicable, under exceptional circumstances, minor relaxation of the NBA restriction as stated in the Notes of the Plan or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. The NBA restriction will not apply to underground development. Without compromising the intention of designating the NBA for air ventilation, landscaping, boundary fence/wall or minor structure including footbridge connection or covered walkway that allowed high air porosity, may be allowed within the NBA as shown on the Plan. A perforated podium not taller than 15m high may be permitted on application to the Board.*

~~409.~~ COMMUNICATIONS

~~409.1~~ Roads

- ~~409.1.1~~ 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.
- ~~409.1.2~~ Ap Lei Chau Bridge currently provides the only road link between Ap Lei Chau and Aberdeen.
- ~~409.1.3~~ 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.

~~409.2~~ Public Transport

- ~~40.2.1~~ 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 **and near MTR Wong Chuk Hang Station.**
- ~~40.2.2~~ ~~Sites will be reserved on detailed layout plans for bus termini and public landing areas at suitable locations along the waterfront.~~

9.3 Mass Transit Railway

- ~~40.2.3~~ The South Island Line (East) (SIL(E)), ~~which was authorized by the CE in C under the Railways Ordinance (Chapter 519) on 30 November 2010,~~ has commenced operation on 28 December 2016. Pursuant to section 13A of the Town Planning Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance shall be deemed to be approved under the Town Planning Ordinance. The railway alignment, stations and structures (including Ocean Park Station, Wong Chuk Hang Station, Lei Tung Station and South Horizons Station) within the area, ~~as described in the authorized railway scheme,~~ are shown on the Plan for information only.

~~410.~~ TYPHOON SHELTER

The **Aberdeen** ~~€~~Typhoon sShelter covers the Aberdeen Harbour to the west and Sham Wan to the east and provides berthing place for fishing fleet and leisure boats ~~respectively.~~

1211. NULLAH

The Staunton Creek Nullah, which collects surface runoff and stormwater from the Area, flows westwards from the junction between Heung Yip Road and Ocean Park Road into Aberdeen Harbour. Parts of the Nullah have been covered for road related improvements.

1312. UTILITY SERVICES

The Area is adequately provided with water supply, *drainage*, electricity, gas and telephone services. *Additional sewerage infrastructure upgrading works may be required to cater for future development.* No difficulty is envisaged in meeting the future requirements of the estimated population for services and public utilities on full development.

1413. CULTURAL HERITAGE

~~1413.1 Except for the Wong Chuk Hang Rock Carvings at Wong Chuk Hang, the other declared monuments in the Area are mainly located in the Aberdeen Reservoir area. They include the Dam, 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 (including and a pair of timber poles in front of the Temple).~~

~~1413.2 Within the boundary of the Area, the graded historic buildings/structures in the Area graded by the Antiquities Advisory Board (AAB) include:~~

- ~~(a) the Valve House (Grade 2), the Pump House (Grade 2), the Chemical House and Air Vents (Grade 3) and the Aberdeen Management Centre (Grade 3) of Lower Reservoir, Aberdeen Reservoir, Aberdeen Reservoir Road;~~
- ~~(b) Main Building (Grade 2) and 2 Annexes buildings (Grade 2) of Old Aberdeen Police Station, No. at 116 Aberdeen Main Road, Aberdeen (now being used as a community centre commonly known as "Warehouse");~~
- ~~(c) Tin Hau Temple, at No. 182 Aberdeen Main Road, Aberdeen (Grade 3);~~
- ~~(d) Main Building (Grade 3) and Annex (Grade 3) of Aberdeen Technical School, at No. 1 Wong Chuk Hang Road, Wong Chuk Hang;~~
- ~~(e) Shui Yuet Temple, at No. 181 Main Street, Ap Lei Chau (Grade 3); and~~
- ~~(f) the Old Block (Grade 1) and the Chapel (Grade 3) of Holy Spirit Seminary, at No. 6 Welfare Road, Wong Chuk Hang.~~

~~1413.3 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>. The lists of declared monuments and proposed monuments, historic buildings and sites graded by the AAB, new items for grading assessment, Government historic sites identified by the Antiquities and Monuments Office (AMO) of the Development Bureau and sites of archaeological interest (SAIs) are published on AMO's website at <https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>. The lists will be updated from time to time.~~

~~1413.4 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. **Prior consultation with AMO should be made for any works, development, redevelopment or rezoning proposals that may affect the declared monuments, proposed monuments, historic buildings and sites graded by AAB, new items for grading assessment, Government historic sites identified by AMO, SAIs, or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.**~~

~~1514.~~ IMPLEMENTATION

~~1514.1~~ 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 (**LandsD**) and the various licensing authorities.

~~1514.2~~ The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by ~~the Planning Department~~ **PlanD**. 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~~ **LandsD**. 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.

~~1514.3~~ 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~~ *PlanD*. 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~~ *PlanD*. 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~~ *PlanD*. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
~~AUGUST 2018~~ JULY 2026