SCHEDULE OF AMENDMENTS TO
THE APPROVED ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendments to Matters shown on the Plan

Item A – Rezoning of a site at Po Chong Wan from "Government, Institution or Community" ("G/IC"), "Other Specified Uses" annotated "Ocean Park" ("OU(Ocean Park)"), an area shown as 'Typhoon Shelter' and an area shown as 'Road' to "Other Specified Uses" annotated "Marina cum Residential Development with Public Open Space" ("OU(Marina cum Residential Development with Public Open Space)") with stipulation of building height (BH) restriction.

Item B – Rezoning of a strip of land to the south of the "Industrial" ("I") zone at Po Chong Wan from "G/IC" to "I" with stipulation of BH restriction.

Item C – Rezoning of two pieces of land at Shum Wan Road from "OU(Ocean Park)" to areas shown as 'Road'.

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

II. Amendments to the Notes of the Plan

(a) Incorporation of a new set of Notes for the "OU(Marina cum Residential Development with Public Open Space)" zone with development restrictions and requirement.

(b) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) of the covering Notes in relation to areas zoned "Coastal Protection Area" or "Site of Special Scientific Interest" ("SSSI").

(c) Incorporation of 'Government Use (not elsewhere specified)' under Column 1 of Schedule I of the Notes for "Other Specified Uses" annotated "Business" ("OU(Business)") zone; and corresponding deletions of 'Government Use (Police Reporting Centre, Post Office only)' from Column 1 and 'Government Use (not elsewhere specified)' from Column 2 of Schedule I of the Notes for "OU(Business)" zone.

(d) Deletion of 'Market' from Column 1 of the Notes for "Commercial" zone, Column 2 of the Notes for "Comprehensive Development Area" ("CDA") zone and Column 2 of Schedule I of the Notes for "Residential (Group E)" ("R(E)") zone in accordance with the Master Schedule of Notes to Statutory Plans (MSN).

(e) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the Notes for "Residential (Group A)" ("R(A)") and "G/IC" zones in accordance with the MSN.

(f) Revision to the Chinese texts of the user term 'Research, Design and Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for "CDA", "R(E)", "I", "G/IC" and "OU(Business)" zones in accordance with the MSN.

(g) Revision to the Remarks of the Notes for "SSSI" zone in accordance with the MSN.

(h) Revision to the planning intention of the Notes for "I" zone in accordance with the MSN.

(i) Editorial amendments to the planning intentions of the Notes for "Residential (Group C)" and "Open Space" zones, the Remarks of the Notes for "CDA", "R(A)", "G/IC", "OU(Business)" and "Other Specified Uses" annotated "Electricity Supply Installation and Hotel" zones and the Schedule of Uses of the Notes for "I" and "OU(Business)" zones.

Town Planning Board

24 July 2026