

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO APPROVED ABERDEEN AND AP LEI CHAU
OUTLINE ZONING PLAN NO. S/H15/29

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 2 December 2014 referred the approved Aberdeen and Ap Lei Chau Outline Zoning Plan No. S/H15/29 to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The description of the area affected by the amendments in the Schedule of Amendments is for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Aberdeen and Ap Lei Chau Outline Zoning Plan No. S/H15/30.

The draft Aberdeen and Ap Lei Chau Outline Zoning Plan No. S/H15/30 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 24 December 2015 to 24 February 2016 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Hong Kong District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Southern District Office, Ground Floor, Ocean Court, 3 Aberdeen Praya Road, Aberdeen, Hong Kong.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 24 February 2016.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9. Any person who intends to make representation is advised to read the 'Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (the Guidelines) for details. The Guidelines and the sample submission form are available at locations (i) to (iii) above and the Board's website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Aberdeen and Ap Lei Chau Outline Zoning Plan No. S/H15/30 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board's website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and Government departments for the following purposes:—

- (a) the processing of the representation which includes making available the name of the person making the representation (hereafter known as ‘representer’) for public inspection when making available the representation for public inspection; and
- (b) facilitating communication between the ‘representer’ and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED ABERDEEN AND AP LEI CHAU
OUTLINE ZONING PLAN NO. S/H15/29
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 Lee Nam Road, Ap Lei Chau fronting the East Lamma Channel from ‘Other Specified Uses’ annotated ‘(Cargo Handling Area)’ (‘OU(Cargo Handling Area)’), ‘Government, Institution or Community’ and ‘Industrial’ (‘I’) to ‘Residential (Group A)’ (‘R(A)’).
- Item B —Rezoning of a strip of land fronting the Ap Lei Chau West Industrial Area from ‘OU(Cargo Handling Area)’ to ‘Open Space’.
- Item C1—Rezoning of the southern portion of the Ap Lei Chau West Industrial Area from ‘I’ to ‘Other Specified Uses’ annotated ‘Business(3)’ (‘OU(B)3’).
- Item C2—Rezoning of the northern portion of the Ap Lei Chau West Industrial Area from ‘I’ to ‘Other Specified Uses’ annotated ‘Business(4)’ (‘OU(B)4’).

II. Amendments to the Notes of the Plan

- (a) Incorporation of the ‘R(A)4’ sub-area and stipulation of the maximum gross floor area and building height restrictions for the ‘R(A)4’ sub-area in the Remarks of the Notes for the ‘R(A)’ zone.
- (b) Incorporation of the ‘OU(B)3’ and ‘OU(B)4’ sub-areas and stipulation of the maximum building height restrictions for the ‘OU(B)3’ and ‘OU(B)4’ sub-areas in the Remarks of the Notes for the ‘OU(B)’ zone.
- (c) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use under the ‘I’ zone and under Schedule II of ‘OU(B)’ and ‘R(E)’ zones.
- (d) Replacement of ‘Place of Recreation, Sports or Culture’ use under Column 2 of the ‘I’ zone and under Column 2 of the Schedule II of the ‘OU(B)’ and ‘R(E)’ zones by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.

24 December 2015

Town Planning Board