

# Draft Tai Po Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Tai Po Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide development and redevelopment within the Tai Po area," a spokesman for the Town Planning Board (the Board) said today (August 31).

The planning scheme area, covering about 2 438 hectares of land, is encircled on three sides by the mountain ranges of Pat Sin Leng, Cloudy Hill, Tai Mo Shan and Grassy Hill. To the east, the coastline of Tolo Harbour forms its natural boundary. The Area can be broadly divided into three physical areas, namely Tai Po Hui and its adjacent reclamation; the valley floors and lower hillslopes to the north and south; and the steep upper hillslopes in the peripheral areas.

About 108.48 hectares, 35.52 hectares, 141.04 hectares and 0.73 hectare of land are zoned "Residential (Group A)", "Residential (Group B)", "Residential (Group C)" and "Residential (Group D)" respectively for private and public housing developments at various development densities.

A site of about 18.37 hectares at Fung Yuen is zoned "Comprehensive Development Area (1)" for comprehensive development/redevelopment for low-density residential and agricultural uses with the provision of open spaces and other supporting facilities.

To reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by government projects, some 150.35 hectares of land are zoned "Village Type Development".

About 172.12 hectares of land are zoned "Government, Institution or Community" primarily for the provision of government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. Some 65.77 hectares of land are zoned "Open Space" 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, and some 3.75 hectares of land at Tai Po Kau are zoned "Recreation Priority Area" for eco-tourism related recreational developments for the use of general public.

About 188.74 hectares of land are zoned "Other Specified Uses" for specific uses which mainly include railway stations and railway track, business, golf course, industrial estate, and historical building and site, etc.

About 43.50 hectares of land covering Fung Yuen Valley and the Tai Po Egrettry are zoned "Site of Special Scientific Interest" to conserve and protect the features of special scientific interest. Another 75.49 hectares of land including the Tolo Pond Mangrove, the Pai Mun Shan Area, the Tai Po Kau Headland and its adjacent inter tidal ponds are zoned "Conservation Area" to protect and retain the existing natural landscape, ecological or topographic features. About 5.73 hectares of land within Tai Mo Shan Country Park are zoned "Country Park" and development control is carried out under the Country Parks Ordinance.

About 1 262.54 hectares of land covering mainly steep hillsides in the peripheral areas are zoned "Green Belt" primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.

The approved Tai Po OZP No. S/TP/28 is now available for public inspection during office hours at the Secretariat of the Board; the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin; the Sha Tin, Tai Po and North District Planning Office; the Tai Po District Office; and the Tai Po Rural Committee.

Copies of the approved OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the plan can be viewed at the Board's website ([www.info.gov.hk/tpb](http://www.info.gov.hk/tpb)).

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## **Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan referred back for amendment**

â€‹The Town Planning Board announced today (August 31) that the Chief Executive in Council has referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) to the Board for amendment to reflect the latest land use proposals.

The OZP incorporating the respective amendments will be exhibited for public inspection under the provisions of the Town Planning Ordinance.

The Tsz Wan Shan, Diamond Hill and San Po Kong OZP was last approved by the Chief Executive in Council in December 2016.

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# Draft Aberdeen & Ap Lei Chau Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide development and redevelopment in the Aberdeen and Ap Lei Chau area," a spokesman for the Town Planning Board (the Board) said today (August 31).

The planning scheme area, covering an area of about 783 hectares, includes Tin Wan in the west and part of 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.

About 1.49 hectares of land covering two shopping centres as part of South Horizons on Ap Lei Chau are zoned "Commercial". This zone is intended primarily for commercial developments, which may include supermarkets, shops and services, and eating places, functioning mainly as local or district shopping centres serving the immediate neighbourhood of South Horizons and the Southern District.

About 7.17 hectares of land bounded by Heung Yip Road, Police School Road and Nam Long Shan Road are zoned "Comprehensive Development Area". This zone 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.

About 60.84 hectares of land are zoned "Residential (Group A)" or its sub-areas for high-density residential developments while about 0.40 hectare of land is zoned "Residential (Group C)" for low-rise, low-density residential developments. About 3.48 hectares of land are zoned "Residential (Group E)" or its sub-area for phasing out of the existing industrial uses in Tin Wan, Aberdeen and Ap Lei Chau areas through redevelopment or conversion for residential use.

To ensure an adequate supply of industrial floor space, about 5.91 hectares of land are zoned "Industrial" for general industrial uses.

About 15.51 hectares of land are zoned "Open Space" for the provision of outdoor open-air public space for active and/or passive recreational uses.

In addition, about 101.99 hectares of land are zoned "Government, Institution or Community" for the provision of a wide range of government, institution and community (GIC) facilities to serve the needs of local residents and/or a wider district, region or the territory. Existing major GIC developments include 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, Pao Yue Kong Swimming Pool, municipal services complexes at Aberdeen Main Road and Ap Lei Chau, and the market at Tin Wan.

About 106.19 hectares of land are zoned "Other Specified Uses" to provide/reserve sites for specified purposes and uses. For instance, the Wong Chuk Hang Business Area and Ap Lei Chau Business Area have been designated as a business zone.

About 213.09 hectares of land are zoned "Green Belt", which 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.

An area of about 28.35 hectares is zoned "Coastal Protection Area" to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment. Falling within this area are coastal areas mainly below 20-metre to 40-metre contours that cover many coastal features such as cliffs, rocks and some sandy/rocky beaches. These areas of high scenic quality should be protected from development.

About 1.98 hectares of land covering the western part of the Nam Fung Road Woodland are zoned "Site of Special Scientific Interest" (SSSI). The Nam Fung Road Woodland SSSI is densely covered by native broad-leaved trees and rare flora and is considered as a piece of fung shui woodland in a natural environment.

About 101.73 hectares of land covering the southern part of Aberdeen Country Park are zoned "Country Park".

The approved Aberdeen & Ap Lei Chau OZP No. S/H15/33 is now available for public inspection during office hours at the Secretariat of the Board, the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin, the Hong Kong District Planning Office and the Southern District Office.

Copies of the approved plan are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the plan can be viewed at the Board's website ([www.info.gov.hk/tpb](http://www.info.gov.hk/tpb)).

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## **Draft Pok Fu Lam Outline Zoning Plan approved**

The Chief Executive in Council has approved the draft Pok Fu Lam Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide development and redevelopment in the Pok Fu Lam area," a spokesman for the Town Planning Board (the Board) said today (August 31).

The planning scheme area, covering about 420 hectares, is bounded by Mount Davis Road to the north and Pok Fu Lam Country Park to the east. The area extends to the waterfront to its south and west.

Pok Fu Lam is predominantly a residential area with the provision of a number of government, institution or community facilities.

Three existing public housing developments, namely Wah Fu Estate, Wah Kwai Estate and Ka Lung Court, five new public housing sites near Wah Fu Estate and some existing private residential developments are zoned "Residential (Group A)" taking up about 32.27 hectares. Two major private residential developments are zoned "Residential (Group B)" covering about 12.40 hectares.

About 45.17 hectares of land zoned "Residential (Group C)" are concentrated in the central and northern portions of the area along Victoria Road, Sha Wan Drive, Sassoon Road and Pok Fu Lam Road.

Pok Fu Lam Village falls within an area zoned "Village Type Development". This zone covers about 2.62 hectares.

A site of about 0.24 hectare at the junction of Victoria Road and Sha Wan Drive is zoned "Commercial" for the development of a low-rise local shopping centre.

A number of sites are zoned "Government, Institution or Community" and "Open Space" to serve the local and district needs. These two zones cover about 60.07 hectares and 18.82 hectares respectively.

Sites allocated for various specific uses are zoned "Other Specified Uses" ("OU") taking up about 35.61 hectares. The "OU" zone covers the Cyberport development, the Chinese Christian Cemetery and two existing petrol filling stations.

About 123.93 hectares of land are zoned "Green Belt". The zoning is intended to conserve the natural environment and safeguard it from encroachment by urban-type developments.

Parts of Pok Fu Lam Country Park and Lung Fu Shan Country Park falling within the area are zoned "Country Park". The zone takes up about 52.48 hectares.

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The approved Pok Fu Lam OZP No. S/H10/17 is now available for public inspection during office hours at the Secretariat of the Board, the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin, the Hong Kong District Planning Office and the Southern District Office.

Copies of the approved OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of

the plan can be viewed at the Board's website ([www.info.gov.hk/tpb](http://www.info.gov.hk/tpb)).

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## **Effective Exchange Rate Index**

The effective exchange rate index for the Hong Kong dollar on Friday, August 31, 2018 is 104 (same as yesterday's index).