

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).