

**METRO PLANNING COMMITTEE**  
**OF THE TOWN PLANNING BOARD**

**MPC Paper No. 19/13**  
**For Consideration by**  
**the Metro Planning Committee**  
**on 13.12.2013**

**FURTHER CONSIDERATION OF THE PROPOSED AMENDMENTS TO**  
**THE APPROVED THE PEAK AREA OUTLINE ZONING PLAN NO. S/H14/11**

**FURTHER CONSIDERATION OF THE PROPOSED AMENDMENTS TO  
THE APPROVED THE PEAK AREA OUTLINE ZONING PLAN No. S/H14/11**

**1. Background**

- 1.1 On 21.12.2012, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) considered the proposed amendments to the approved The Peak Area Outline Zoning Plan (OZP) No. S/H14/11 (MPC Paper No. 13/12 at **Appendix I**) mainly in respect of rezoning the former Hilltop Radio Station Staff Quarters at Mount Austin Road (the site) from “Government, Institution or Community” (“G/IC”) to “Residential (Group C)6” (“R(C)6”). At the meeting, the Committee had reservation on using the site for private residential development and made suggestions for alternative uses (such as wedding venue, star-gazing or promotion of environmental protection and nature conservation) of the site for public enjoyment in view of its unique character and scenic location. In this regard, the Committee decided to defer the consideration of the proposed amendments and requested the Planning Department (PlanD) to liaise with relevant bureaux and departments to review the future use of the site taking into account Members’ suggestions. An extract of the minutes of the Committee’s meeting on 21.12.2012 is at **Appendix II**.
- 1.2 This paper aims to report back the possible alternative use of the site after consultation with relevant bureaux and departments.

**2. The Site and Its Surroundings (Plans 1-A and 2-A)**

The site, with an area of about 1,250m<sup>2</sup>, is a piece of government land zoned “G/IC” on the approved The Peak Area OZP No. S/H14/11. It is located at levels ranging from 520mPD to 524mPD and is currently occupied by the former radio station staff quarters which is currently vacant. Access to the site is via Mount Austin Road (**Plan 2-A**). The staff quarters of the Leisure and Cultural Services Department and a public open-air carpark are located to the immediate west and south of the site respectively. Victoria Peak Garden and a radio tower are located to the further south and southwest.

**3. Alternative GIC Uses**

- 3.1 In response to the Committee’s request, relevant bureaux and departments have been consulted on the possible alternative GIC uses of the site taking into account Members’ suggestion for uses such as star-gazing venue, wedding venue or promotion of environmental protection and nature conservation.

3.2 Views/comments from concerned bureaux and departments on possible alternative uses are summarised below:

(i) Proposed Star-gazing Venue

3.2.1 Comments of the Director of Hong Kong Observatory (DHKO):

- (a) supports the use of the site for star-gazing purpose; and
- (b) its relatively high altitude and good exposure make it a nice place for observing astronomical phenomena particularly those occurring near the horizon in the southern and western directions.

3.2.2 Comments of the Home Affairs Bureau (HAB) and the Director of Leisure and Cultural Services (DLCS):

- (a) support the use of the site for star-gazing purpose;
- (b) the high altitude of the location commands an unobstructed view of the sky and provides especially a clear view to special celestial events occurring near the horizon in the southern or western directions. Although the site may be affected by the light of Victoria Harbour, the light condition will not affect observation of brighter celestial objects such as the Sun, the Moon and planets, which are the most attractive objects for the general public; and
- (c) the proposal to develop the site for star-gazing use has policy support by the HAB. It is planned to explore the feasibility of the proposal in detail.

(ii) Proposed Wedding Venue

3.2.3 Comments of the DLCS:

the site is considered not suitable for developing a wedding venue given its inaccessibility by public transport services.

(iii) Proposed Use for Promotion of Environmental Protection and Nature Conservation

3.2.4 The Director of Environmental Protection and the Director of Agriculture, Fisheries and Conservation express no intention to use the site for promotion of environmental protection and nature conservation.

Technical Considerations

3.3 Some other government departments have the following comments on the use of the site:

### Architectural Aspect

#### 3.3.1 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) the site is on a platform above the Mount Austin Road and the existing building has different floor levels. Proper barrier free access provisions, such as disabled lift, may be required;
- (b) there may be additional requirements for the proposed GIC uses under the current Code of Practice on Fire Safety and Minimum Fire Installations and Equipment. The Buildings Department and Fire Services Department may need to be consulted on whether the existing building would be in compliance with the Buildings Ordinance and Fire Services Ordinance for the proposed GIC uses respectively; and
- (c) additional building services such as fire services installations may be required for the proposed GIC uses. The existing building services provision of the site such as electricity and drainage may have to be upgraded to cater for such uses.

### Traffic Aspect

#### 3.3.2 Comments of the Commissioner for Transport (C for T):

- (a) no comments on the site to be reserved for the proposed GIC uses from traffic and transport perspective; and
- (b) any future redevelopment of the site would require two passing places along the Mount Austin Road (**Plan 2-A**) to facilitate vehicular access to the site.

### Aviation Safety Aspect

#### 3.3.3 Comments of the Director-General of Civil Aviation (DG of CA):

no comments on the proposed GIC uses as long as the following development constraints pertaining to the site are met:

- (a) any alteration and/or modification to or redevelopment of the existing building shall not result in a total development in excess of the gross floor area, number of storeys and height of the existing building; and
- (b) any change in size or configuration to the existing development (including any alteration and/or modification to the existing building) and redevelopment in the long-run is subject to a comprehensive study to assess the impacts of the proposed structure on the nearby communication equipment to DG of CA's satisfaction and the aviation control in force at the time of redevelopment.

### Drainage and Sewerage Aspects

#### 3.3.4 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) no comments on the site to be reserved for the proposed GIC uses;
- (b) a drainage impact assessment should be submitted and implemented to the satisfaction of DSD; and
- (c) a sewerage impact assessment should be submitted to the satisfaction of Environmental Protection Department and implemented to DSD's satisfaction, if the plot ratio be increased.

### Other Aspects

#### 3.3.5 Comments of the Government Property Agency (GPA):

- (a) it is noted that the existing one-storey staff quarters on site was built in the 1950's and has been left vacant since 2006. It is very likely that the existing building is both physically and functionally obsolete. Refurbishment of which might not be cost-effective and technically advisable since substantial renovation/improvement works, including but not limited to, fire separation and escape requirements, asbestos removal (if any), incorporation of energy conservation and green features, rectification works on concrete spalling, replacement of existing windows, dilapidated plumbing and drainage system, etc., would be required to bring the building up to the current standard of staff quarters use;
- (b) redevelopment of the existing building is also considered not cost-effective either as the gross floor area (GFA) and plot ratio (i.e. about 125m<sup>2</sup> and 0.1 respectively) permitted for the redevelopment is extremely low. Moreover, the proposed development intensity of the site should not be higher than the existing development intensity in terms of number of storey and height of the existing building, apart from existing GFA;
- (c) furthermore, it is also the views of MPC members that the site should be reserved for suitable GIC uses for public enjoyment in view of its prominent and scenic location. Obviously, staff quarters use does not fall within this category and is not compatible with the peculiarity of the site location; and
- (d) in view of the above, it would be up to other concerned departments to determine whether the site is suitable for the proposed GIC uses or not.

#### Other Departments

3.4 The following departments have no comments on/objection to the site to be reserved for the proposed GIC uses:

- (a) District Lands Officer/Hong Kong West & South, Lands Department;
- (b) Project Manager/Hong Kong Island and Islands, Civil Engineering and Development Department (CEDD);
- (c) Head of Geotechnical Engineering Office, CEDD;
- (d) Chief Highway Engineer/Hong Kong, Highways Department;
- (e) Chief Building Surveyor/Hong Kong West, Buildings Department;
- (f) Director-General of Communications;
- (g) Antiquities and Monuments Office, Leisure and Cultural Services Department;
- (h) Director of Fire Services;
- (i) Chief Engineer/Development(2), Water Supplies Department;
- (j) Director of Electrical and Mechanical Services;
- (k) Director of Food and Environmental Hygiene;
- (l) District Officer (Central and Western); and
- (m) Commissioner of Police.

#### **4. Planning Department's Views**

4.1 In pursuance with Members' views, relevant bureaux and departments have been consulted on the possible GIC uses, instead of private residential uses. Among the few uses mentioned by Members, only the star-gazing activities are considered feasible and suitable at the subject site.

4.2 DHKO considers the site suitable for observing astronomical phenomena and supports the use for star-gazing purpose, and DLCS supports the proposal with policy support obtained from HAB in September 2013. Concerned departments generally have no objection to/adverse comments on using the site for star-gazing purpose.

4.3 The proposed star-gazing use is regarded as 'Field Study/Education/Visitor Centre' which is always permitted under the "G/IC" zone. DLCS would take forward the implementation of the star-gazing proposal in consultation with concerned departments.

4.4 To realize the proposed use, DLCS's attention would be drawn to various technical requirements on architectural, traffic, sewerage and drainage issues, aviation safety and the development constraints pertaining to the site as indicated in paragraph 3.3 above.

#### **5. Decision Sought**

Members are invited to note the proposed alternative use as mentioned in paragraphs 3 and 4 above and that the "G/IC" zoning of the site on the approved The Peak Area OZP No. S/H14/11 will not be rezoned.

**6. Attachments**

<b>Appendix I</b>	MPC Paper No. 13/12
<b>Appendix II</b>	Extract of minutes of MPC meeting on 21.12.2012
<b>Plan 1-A</b>	Location Plan
<b>Plan 2-A</b>	Site Plan

**PLANNING DEPARTMENT  
DECEMBER 2013**

MPC Paper No. 13/12  
For Consideration by the  
Metro Planning Committee  
on 21.12.2012

**PROPOSED AMENDMENTS TO THE  
APPROVED THE PEAK AREA OUTLINE ZONING PLAN No. S/H14/11**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved The Peak Area Outline Zoning Plan (OZP) No. S/H14/11A (**Attachment II-A**) and its Notes (**Attachment II-B**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment II-C**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings on the OZP, and is suitable for exhibition together with the OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 3.5.2011, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the draft The Peak Area OZP No. S/H14/10, which was subsequently renumbered as S/H14/11. On 20.5.2011, the approved The Peak Area OZP No. S/H14/11 was exhibited for public inspection under section 9(5) of the Ordinance (**Attachment I**).
- 2.2 On 7.2.2012, 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 17.2.2012 under section 12(2) of the Ordinance.

**3. Background**

- 3.1 The proposed amendments mainly relate to the rezoning of a "Government, Institution or Community" ("G/IC") site at the former Hilltop Radio Station Staff Quarters, Mount Austin Road and associated technical amendments to the Notes of the OZP. The background of the proposed amendments is summarized below.
- 3.2 The site is a piece of Government land zoned "Government, Institution or Community" ("G/IC") on the approved The Peak Area OZP No. S/H14/11 (**Plan 1**). It is currently occupied by the former radio station staff quarters which has been left vacant (**Plan 2**). Concerned departments have been consulted and the site is not required for any government, institution or community (GIC) use. After consideration of the characteristics of the site and the surrounding areas, it is considered appropriate to rezone it to residential use.

### *The Site and its Surroundings*

- 3.3 The site, with an area of about 1,250m<sup>2</sup>, is located at levels ranging from 520mPD to 524mPD (Plan 2). The existing one-storey former radio station staff quarters on the site have been left vacant since 2006. Existing developments along Mt. Austin Road to the further east and southeast of the site are predominantly residential in nature. These low-rise, low-density developments are zoned "Residential (Group C)2" ("R(C)2") on the OZP (Plan 1). The radio towers of Civil Aviation Department (CAD) and other government departments are located to the further north. The Victoria Peak Garden and a radio tower are located to the further south and southwest respectively. To the immediate east and west of the site is mainly vegetated slope zoned "Open Space" ("O") or "Green Belt" ("GB"). The staff quarters of Leisure and Cultural Services Department (LCSD) and a public open-air carpark are located to the immediate west and south of the site respectively. Access to the site is via Mount Austin Road (Plans 3 to 7).

### *Rezoning Proposal*

- 3.4 It is proposed to rezone the site from "G/IC" to "Residential (Group C)6" ("R(C)6") for low-rise, low-density residential development. The proposed residential use would be compatible with existing residential developments along Mt. Austin Road, LCSD staff quarters and the Victoria Peak Garden.
- 3.5 Taking into account the sensitive location of the subject site in the Peak Area and capacity of the existing road network, it is proposed that any alteration and/or modification to or redevelopment of the existing building shall not result in a total development in excess of the gross floor area, number of storeys and height of the existing building in order to maintain the existing landscape character and amenity of the area. The proposed development will in overall term be compatible with its surroundings and have insignificant impact on the existing character of the area.

### *Provision of GIC Facilities*

- 3.6 A table on the provision of major community facilities in the Peak Area is at **Attachment III**. Based on the planned population for the area, there is no deficit of GIC provision in the area. Relevant government departments consulted have no objection to the proposed amendments and confirmed that the site is not required for any other GIC uses. The proposed rezoning of the site for residential use will not have adverse impact on the overall GIC provision in the area.

### *Visual and Air Ventilation Considerations*

- 3.7 In view of the proposed low-density development and that the existing bulk would be retained, significant visual and air ventilation impacts on the surrounding areas are not anticipated (Plan 4). The Chief Town Planner/Urban Design and Landscape has no objection to the proposed rezoning.

### *Traffic, Environmental and Infrastructural Considerations*

- 3.8 The site has previously been used for staff quarters purpose. In view of the proposed low-density development and the current local traffic condition, the

proposed rezoning would unlikely induce adverse traffic impact on the area. In association with the proposed rezoning, the Commissioner for Transport advises that one parking space will be allowed for the residential development. Besides, two passing bays along Mount Austin Road have been proposed by the Transport Department and Highways Department to facilitate vehicular access to the site (Plan 2). The carparkng provision and requirement on construction of the passing bays could be specified in the lease.

- 3.9 In view of the existing bulk would be retained for the proposed development on the site, the Environmental Protection Department, Drainage Services Department and Water Supplies Department have no objection to the proposed rezoning from their respective purview.

*Other Technical Aspect*

- 3.10 According to the advice from the CAD, the present site formation level (about 520mPD) has already exceeded the Airport Height Restriction (AHR) under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap 301) (Plan 2). The AHR in the locality is to safeguard the signal integrity of the nearby communication equipment operated by the CAD. Any change in size or configuration to the existing development (including any alteration and/or modification to the existing building) and redevelopment in the long-run is subject to a comprehensive study to assess the impacts of the proposed structure on the nearby communication equipment to CAD's satisfaction and the aviation control in force at the time of redevelopment. CAD should be consulted on any building works within this site. This requirement could be specified in the lease.

**4. Proposed Amendment to Matters shown on the Plan**

The proposed amendment as shown on the draft The Peak Area OZP No. S/H14/11A (Attachment II-A) is as follows:

**Item A (about 1,250 m<sup>2</sup>) (Plans 1 to 7)**

Rezoning of the site from "G/IC" to "R(C)6" in accordance with paragraph 3 above.

**5. Proposed Amendments to the Notes of the OZP**

**Amendments to the Notes of the "R(B)" zone**

- 5.1 Amendment is made to the exemption clause on maximum plot ratio to clarify that exemption of caretaker's quarters is only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.

**Amendments to the Notes of the "R(C)" zone**

- 5.2 The 'Remarks' of the "R(C)" zone has been revised to incorporate the proposed amendments in respect of "R(C)6" sub-area as mentioned in paragraph 3 above.

The proposed development restriction would be on the basis that any alteration and/or modification to or redevelopment of the existing building shall not result in a total development in excess of the gross floor area, number of storeys and height of the existing building.

- 5.3 Amendment is made to the exemption clause on maximum plot ratio/GFA to clarify that exemption of caretaker's quarters is only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.
- 5.4 An extract of the revised Notes (with proposed additions highlighted in *bold and italics* and deletions ~~crossed-out~~) is at Attachment II-B for Members' consideration.

## 6. Revision to the Explanatory Statement of the OZP

The ES of the OZP is proposed to be revised taking into account the proposed amendments as mentioned above. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The revised ES (with proposed additions highlighted in *bold and italics* and deletions ~~crossed-out~~) is at Attachment II-C for Members' consideration.

## 7. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/H14/12.

## 8. Consultation

### Departmental Consultation

- 8.1 The proposed amendments have been circulated to relevant Government bureaux/departments for comments. All of them have no objection to or adverse comments on the proposed amendments. The comments of the Commissioner for Transport, Director-General of Civil Aviation, District Lands Officer/Hong Kong West and South, Director of Environmental Protection, Chief Engineer/Hong Kong & Islands of Drainage Services Department, Chief Engineer/Development (2) of Water Supplies Department and the Chief Town Planner/Urban Design and Landscape of Planning Department have been incorporated into the above paragraphs, where appropriate.
- 8.2 The following departments have no objection to/no comment on the proposed amendments:
- Chief Architect/Central Management Division 2, Architectural Services Department;
  - Chief Highway Engineer/Hong Kong, Highways Department;
  - Chief Building Surveyor/Hong Kong West, Buildings Department;
  - Director-General of Communications;
  - District Officer(Central and Western);

- Director of Agriculture, Fisheries and Conservation;
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- Commissioner of Police;
- Project Manager (Hong Kong Island & Islands), CEDD;
- Director of Fire Services;
- Government Property Agency;
- Director of Leisure and Cultural Services;
- Director of Food and Environmental Hygiene; and
- Director of Electrical and Mechanical Services.

### Public Consultation

- 8.3 The proposed amendments to the OZP will be exhibited under section 5 of the Ordinance for public inspection and submitting representations and comments, which is a statutory channel to solicit public views.
- 8.4 The Central and Western District Council will be consulted on the amendments prior to or during the exhibition period of the draft The Peak Area OZP No. S/H14/11A (to be renumbered as S/H14/12 upon exhibition) depending on the meeting schedule of the District Council.

## **9. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the The Peak Area OZP and that the Amendment OZP No. S/H14/11A at **Attachment II-A** (to be renumbered to S/H14/12 upon exhibition) and its Notes at **Attachment II-B** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment II-C** for the The Peak Area OZP No. S/H14/11A as an expression of the Board's planning intentions and objectives for the various land use zones of the Plan and the revised ES will be published together with the Plan.

### Attachments

<b>Attachment I</b>	Approved The Peak Area OZP No. S/H14/11 (reduced size)
<b>Attachment II-A</b>	Draft The Peak Area OZP No. S/H14/11A
<b>Attachment II-B</b>	Extract of revised Notes of the draft The Peak Area OZP No. S/H14/11A
<b>Attachment II-C</b>	Revised ES of the draft The Peak Area OZP No. S/H14/11A
<b>Attachment III</b>	Provision of Major Community Facilities in the Peak Area
<b>Plan 1</b>	Location Plan for Amendment Item A
<b>Plan 2</b>	Site Plan for Amendment Item A

**Plan 3**

**Aerial Photo for Amendment Item A**

**Plans 4 to 7**

**Site Photos for Amendment Item A**

**PLANNING DEPARTMENT  
DECEMBER 2012**



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COUNTRY PARK	CP	郊野公園
<b>COMMUNICATIONS</b>		
MAJOR ROAD AND JUNCTION		主要道路及路口
<b>MISCELLANEOUS</b>		
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK		郊野公園界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMMERCIAL	0.49	0.05	商業
RESIDENTIAL (GROUP B)	5.17	0.61	住宅 (乙類)
RESIDENTIAL (GROUP C)	62.42	9.15	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	14.49	1.61	政府、機構或社區
OPEN SPACE	12.05	1.34	休憩用地
OTHER SPECIFIED USES	1.76	0.20	其他指定用途
GREEN BELT	227.11	25.22	綠化地帶
COUNTRY PARK	527.69	58.62	郊野公園
MAJOR ROAD ETC.	26.08	2.90	主要道路等
TOTAL PLANNING SCHEME AREA	900.45	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2011年5月3日 根據城市  
規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON  
3 MAY 2011

Ms Manda CHAN  
CLERK TO THE EXECUTIVE COUNCIL  
陳詠雯女士  
行政會議秘書

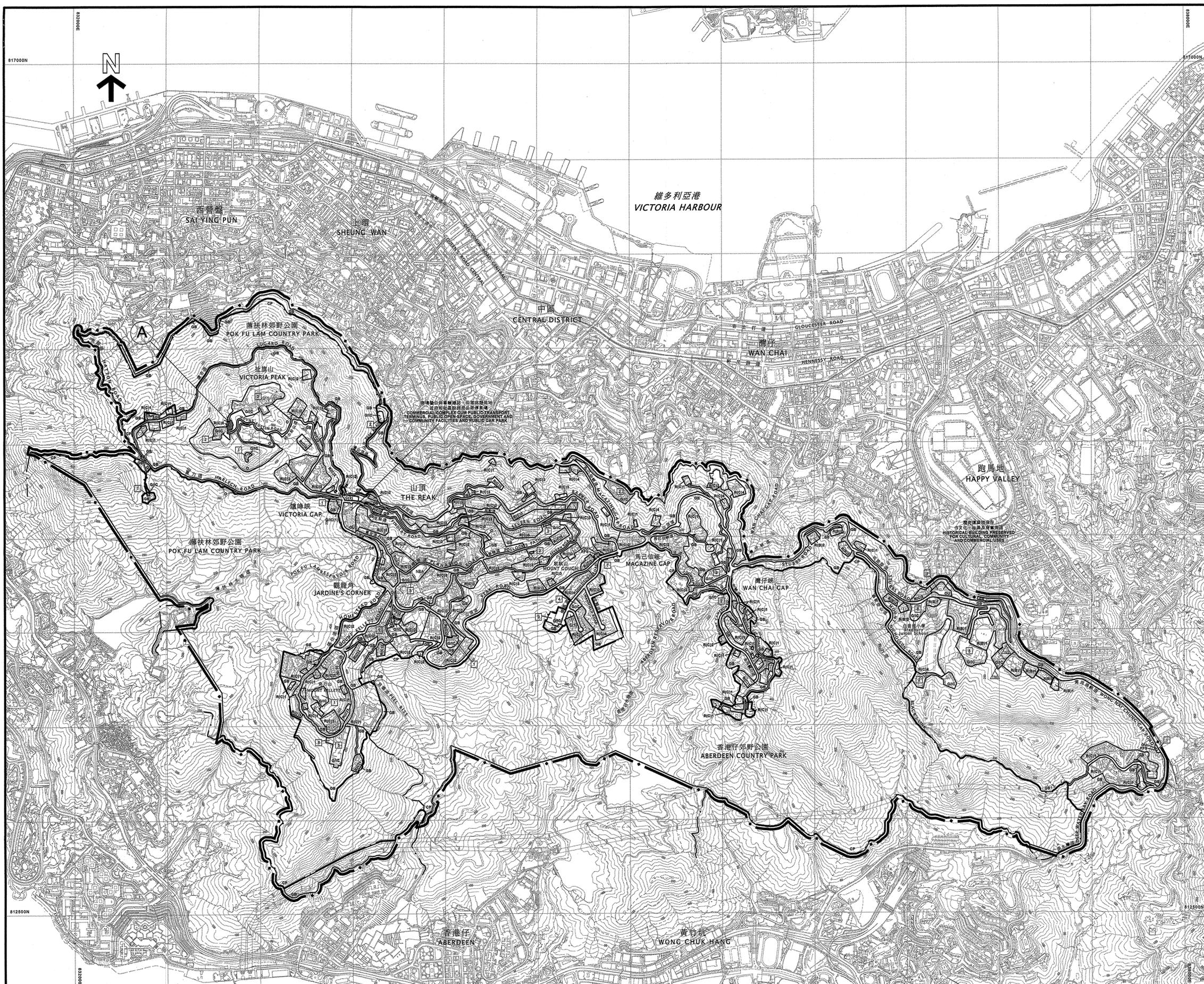
香港城市規劃委員會依據城市規劃條例擬備的山頂區 (港島規劃區第14區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 14 - THE PEAK AREA - OUTLINE ZONING PLAN

SCALE 1:10 000 比例尺



規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H14/11



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION	==	主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	—•—	規劃範圍界線
BOUNDARY OF COUNTRY PARK	—•—	郊野公園界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	—•—	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△ 163	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	2	最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	—NBA—	非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	0.49	0.05	商業
RESIDENTIAL (GROUP B)	6.17	0.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	82.55	9.17	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	14.36	1.59	政府、機構或社區
OPEN SPACE	12.05	1.34	休憩用地
OTHER SPECIFIED USES	1.76	0.20	其他指定用途
GREEN BELT	227.11	25.22	綠化地帶
COUNTRY PARK	527.89	58.62	郊野公園
MAJOR ROAD ETC.	26.08	2.90	主要道路等
TOTAL PLANNING SCHEME AREA	900.46	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/H14/11 的修訂  
AMENDMENT TO APPROVED PLAN No. S/H14/11

AMENDMENT EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A

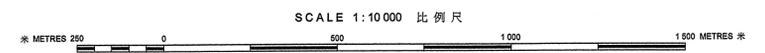
(參看附表)  
(SEE ATTACHED SCHEDULE)

按照城市規劃條例第 5 條展示的  
核准圖編號 S/H14/11 的修訂  
AMENDMENT TO APPROVED PLAN No. S/H14/11 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的山頂區 (港島規劃區第 14 區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 14 - THE PEAK AREA - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H14/11A

**RESIDENTIAL (GROUP B)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Market Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

**Planning Intention**

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

**Remarks**

- (1) On land designated "Residential (Group B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and a maximum building height of 22 storeys including carports, or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks (Cont'd)

- (2) On land designated "Residential (Group B)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.1 and a maximum building height of 12 storeys over 1 storey of carports, or the plot ratio and height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, *and* caretaker's office, ~~and~~ *or* caretaker's quarters, ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (1) and (2) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (1) *On land designated "Residential (Group C)1" ("R(C)1") to "Residential (Group C)5" ("R(C)5"), No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and building height specified below, or the plot ratio and height of the existing building, whichever is the greater.*

(Please see next page)

**RESIDENTIAL (GROUP C) (Cont'd)**

Remarks (Cont'd)

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Number of Storeys</u>
R(C)1	0.5	3 storeys including carports
R(C)2	0.5	4 storeys including carports
R(C)3	0.5	6 storeys over 1 storey of carports
R(C)4	0.5	12 storeys over 1 storey of carports
R(C)5	0.5	3 storeys including carports and not exceeding 170 metres above Principal Datum

(2) *On land designated "Residential (Group C)6" ("R(C)6"), any alteration and/or modification to or redevelopment of the existing building shall not result in a total development in excess of the gross floor area (GFA), number of storeys and height of the existing building.*

(2) (3) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, and caretaker's office, and or caretaker's quarters, or and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(3) (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

HONG KONG PLANNING AREA NO. 14

APPROVED *DRAFT* THE PEAK AREA  
OUTLINE ZONING PLAN NO. S/H14/11A

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 14

APPROVED DRAFT THE PEAK AREA  
OUTLINE ZONING PLAN NO. S/H14/114

EXPLANATORY STATEMENT

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## HONG KONG PLANNING AREA NO. 14

### APPROVED DRAFT THE PEAK AREA OUTLINE ZONING PLAN NO. S/H14/11A

(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* The Peak Area Outline Zoning Plan (OZP) No. S/H14/11A. 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 13 April 1973, the draft The Peak Area OZP No. LH 14/20, being the first statutory plan covering the Peak Area, was gazetted under section 5 of the Town Planning Ordinance (the Ordinance). Since then the OZP had been amended several times to reflect the changing circumstances.
- 2.2 On 19 January 1988, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft The Peak Area OZP which was subsequently renumbered as S/H14/2. On 6 May 1988, the approval of the draft OZP was notified in the Gazette and the approved The Peak Area OZP No. S/H14/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 On 30 November 1999, the Chief Executive in Council (CE in C) referred the approved OZP No. S/H14/2 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.4 On 9 December 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft The Peak Area OZP, which was subsequently renumbered as S/H14/7. On 19 December 2003, the approved The Peak Area OZP No. S/H14/7 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.5 On 7 December 2004, the CE in C referred the approved The Peak Area OZP No. S/H14/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended to incorporate some zoning amendments and amend the Notes of the Plan in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board and was exhibited for public inspection under section 5 of the Ordinance.

- 2.6 On 2 December 2008, the CE in C under section 9(1)(a) of the Ordinance, approved the draft The Peak Area OZP, which was subsequently re-numbered as S/H14/9. The approval of The Peak Area OZP was notified in the Gazette on 12 December 2008 under section 9(5) of the Ordinance.
- 2.7 On 12 January 2010, the CE in C referred the approved The Peak Area OZP No. S/H14/9 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 January 2010 under section 12(2) of the Ordinance.
- 2.8 On 28 May 2010, the draft The Peak Area OZP No. S/H14/10 incorporating amendments to impose building height restrictions on "Government, Institution or Community" ("G/IC") and "Other Specified Uses" ("OU") zones, rezone an area occupied by the Magazine Gap Road No. 3 Service Reservoir from "Green Belt" ("GB") to "G/IC" and rationalize the zoning boundary of the existing residential development at 99 to 103 Peak Road from "GB" to "Residential (Group C)2" ("R(C)2"), was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, one representation was received. On 6 August 2010, the representation was published for 3 weeks for public comments. No comment was received. After giving consideration to the representation on 19 November 2010, the Board decided not to uphold the representation.
- 2.9 On 3 May 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft The Peak Area OZP, which was subsequently renumbered as S/H14/11. On 20 May 2011, the approved The Peak Area OZP No. S/H14/11 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.10 *On 7.2.2012, the CE in C referred the approved The Peak Area OZP No. S/H14/11 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 17.2.2012 under section 12(2) of the Ordinance.*
- 2.11 *On \_\_\_\_ 2012, the draft The Peak Area OZP No. S/H14/11A incorporating amendment to rezone a site at Mount Austin Road from "G/IC" to "Residential (Group C)6" was exhibited for public inspection under section 5 of the Ordinance.*

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment 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 within the Area. It is a small-scale plan and the transport alignments and boundaries between 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 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 calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Peak Area and not to overload the road network in the Area.

#### 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 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 and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

#### 5. THE PLANNING SCHEME AREA

- 5.1 The Area is located at the central-western part of Hong Kong Island and covers approximately 900 hectares of land. It is bounded by Stubbs Road to the north and by Wong Nai Chung Gap Road and Deep Water Bay Road to the east. Areas to the south and west are mainly hillslopes including the Aberdeen Country Park and the Pok Fu Lam Country Park. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area comprises part of the central massif of Hong Kong Island, from the High West extending eastward to Mount Nicholson. The existing developments are predominantly low-rise, low-density residential buildings and are mainly located west of Wan Chai Gap. Medium-density residential developments are found near the junction of Stubbs Road and Wong Nai Chung Gap Road and in the eastern part of the Area. About 528 hectares of land (i.e. about 59% of the Area) at the southern and western hill slopes are within the Aberdeen Country Park and the Pok Fu Lam Country Park.
- 5.3 The Peak, with its prominent location overlooking both the Victoria Harbour and the southern part of the Hong Kong Island and with the attractions of the Peak Tram, the Peak Tower and the Peak Galleria, is a popular tourist attraction for both overseas visitors and local residents. It is also a high-class low-density residential area with unique character and amenity.

- 5.4 The existing road capacities for the Area are limited. Owing to topographical limitation, major road improvement works are not envisaged. In addition, since the Peak consists of areas with high landscape value, there is a general planning intention to maintain the development intensity of the Area at the existing level in order to conserve the existing character and landscape attribute of the Area and to avoid overloading the local road network.

## 6. POPULATION

According to the 2006 Population By-Census, the population of the Area was about 10,600. Since the household size would in general decline, it is estimated that the planned population of the Area would be about 10,500.

## 7. BUILDING HEIGHT RESTRICTIONS IN THE PEAK AREA PLANNING SCHEME AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, building height restrictions have been incorporated in the Notes for various development zones on The Peak Area OZP. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall or out-of-context buildings, to preserve some key urban design attributes for the Area and to provide better control on building height profile of the Area, appropriate building height restrictions are imposed on various development zones on the Plan.
- 7.2 The building height restrictions are to preserve the view to the ridgelines and the general amenity of the Peak area, taking account of the local character and the limited road infrastructure. The Peak, with its prominent location overlooking both Victoria Harbour and Hong Kong Island South, is a popular tourist attraction for both overseas visitors and local residents. It is also a low-density residential area with unique character and amenity. In view of its uniqueness and popularity, views should be preserved for the enjoyment of the general public. Developments west of Wan Chai Gap are predominantly low-rise, low-density residential buildings which are zoned "Residential (Group C)" ("R(C)") and restricted to 3 to 12 storeys, while medium-density residential developments within "Residential (Group B)" ("R(B)") zones restricted to 12 to 22 storeys are found near the eastern part of the Area along Stubbs Road and Wong Nai Chung Gap Road.
- 7.3 Specific building height restrictions for the "G/IC", "Commercial" ("C") and "OU" zones in terms of number of storeys or metres above Principal Datum (mPD), which mainly reflect the existing building heights of developments, have been incorporated into the Plan. 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. The intention is to ensure that the scale and intensity of the developments on these sites would be compatible with that of the surrounding developments in order to maintain the existing low-rise character of the Area.

7.4 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for development/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 under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

- (a) integrating building design with the natural setting/local context for achieving better urban design and local area improvements;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio 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.

7.5 However, for existing buildings with building heights already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Notes of the Plan and/or stipulated in the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

## 8. LAND USE ZONINGS

8.1 Commercial ("C") : Total area 0.49 ha

8.1.1 The planning intention of the "Commercial (1)" ("C(1)") and "Commercial (3)" ("C(3)") zones is primarily for commercial developments, which may include shop, services and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood. The planning intention of the

“Commercial (2)” (“C(2)”) zone is primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment and eating place, functioning as regional or district commercial/shopping centre.

- 8.1.2 The sites at the southern end of Guildford Road and at 100 Peak Road are designated as “C(1)” and “C(3)” respectively. These sites, which accommodate local shops, services, eating places and car parking facilities, serve mainly the local residents. The site at 128 Peak Road (the Peak Tower) is designated as “C(2)”. The Peak Tower is a commercial complex cum Peak Tram Terminus with retail shops, restaurants and entertainment facilities. It is an important tourist attraction.
- 8.1.3 The sub-areas of the “C” zone are subject to plot ratio/gross floor area/site coverage/building height restrictions. The restrictions which are stipulated in the Notes of the Plan are intended to maintain the existing character of the area. Minor relaxation of the stated restrictions may be considered by the Board on individual merits through the planning permission system.
- 8.1.4 In view of the prominent location of the Peak Tower and being a landmark in the Peak, any redevelopment of the existing building on land designated “C(2)” requires planning permission from the Board. Such application should be accompanied by a layout plan so as to allow the Board to scrutinise the design of future redevelopment on the site.

8.2 Residential (Group B) (“R(B)”) : Total area 8.17 ha

- 8.2.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone covers several residential developments at Stubbs Road and Wong Nai Chung Gap Road.
- 8.2.2 There are two sub-areas under this zoning, “R(B)1” and “R(B)2”, each with its own plot ratio and building height restrictions. Sites located in the easternmost of the Area are designated as “R(B)1” subject to a maximum plot ratio of 3 and a maximum building height of 22 storeys including carports. Sites located to the east of Wan Chai Gap Road and on the uphill side of Stubbs Road, which forms a transitional zone between the low-density developments in the core of Peak Area (west of Wan Chai Gap Road) and the medium-density developments in the east (east of Bradbury Junior School), are designated as “R(B)2” subject to a maximum plot ratio of 2.1 and a maximum building height of 12 storeys over 1 storey of carports.
- 8.2.3 The plot ratio and building height restrictions, which are stipulated in the Notes of the Plan, are intended to maintain the local character and landscape amenity of the area, to preserve public views and the ridgeline of the Peak and to avoid overtaxing the local road network. Minor relaxation of the stated

restrictions may be considered by the Board on individual merits through the planning permission system.

8.3 Residential (Group C) ("R(C)") : Total area ~~82.42~~ 82.55 ha

- 8.3.1 This zoning is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Most residential developments within the Area are within this zone and are clustered in the central part of the Area. These areas have mostly been developed, though redevelopment of some sites including some ex-Government quarters sites are being/yet to be carried out.
- 8.3.2 Within this zoning, developments are subject to both plot ratio/*gross floor area* and building height restrictions which are stipulated in the Notes of the Plan. *Except for the "R(C)6" sub-area, developments/redevelopment are restricted to a maximum plot ratio of 0.5 or the plot ratio of the existing building, whichever is the greater. For the "R(C)6" sub-area, developments/redevelopment are restricted to the gross floor area of the existing building.* The main purpose for these restrictions is to keep development intensity in the area to a level which the existing road system can cope with and to maintain the existing character and amenity of the Area.
- 8.3.3 The "R(C)" sub-areas, i.e. "R(C)1", "R(C)2", "R(C)3", "R(C)4" and "R(C)5", are subject to different building height restrictions. The building height restrictions are imposed with a view to preserving public views, the ridgeline of the Peak and the character of the Area. For the "R(C)5" zone, although a maximum building height of 170mPD is allowed, the residential development on the site should pay due regard to the level of Stubbs Road to maintain the open view along Stubbs Road as far as possible and to ensure that the amenity of the area would not be adversely affected.
- 8.3.4 *For the "R(C)6" sub-area, any alteration and/or modification to or redevelopment of the existing building shall not result in a total development in excess of the gross floor area, number of storeys and height of the existing building. Apart from maintaining the existing character and amenity of the Area, development restrictions on site is to help safeguard the signal integrity of the nearby communication equipment operated by Civil Aviation Department (CAD). The site is subject to the airport height restriction under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap 301). CAD's agreement must be sought on any building works within the "R(C)6" sub-area. Any change in size or configuration to the existing development (including any alteration and/or modification to the existing building) and redevelopment in the long-run is subject to a comprehensive study to assess the impacts of the proposed structure on the nearby communication equipment to CAD's satisfaction and the aviation control in force at the time of redevelopment.*

8.3.45 Minor relaxation of the stated restrictions may be considered by the Board through the planning permission system. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.

8.4 Government, Institution or Community ("G/IC") : Total area ~~14.49~~ 14.36 ha

- 8.4.1 This zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the 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. This zone covers schools, hospitals, service reservoirs, a police station, a fire station, radio communication stations and other GIC facilities.
- 8.4.2 Majority of the sites, including several reservoir sites and radio communication stations, public toilet, electricity substation, police museum/station and the existing and proposed fire stations are restricted to 1 to 2 storeys to reflect the building heights of the existing and planned developments.
- 8.4.3 To be in line with the general requirement for school development, a maximum building height of 8 storeys is imposed for the Rosaryhill School and the Bradbury School at Stubbs Road. As for the secondary section of the German Swiss International School (GSIS) at Guildford Road, a maximum height of 9 storeys is imposed to cater for the in-situ expansion of the school. A portion of the extension to the GSIS locating near the cul-de-sac of Guildford Road which falls within the Aberdeen Country Park is included in this zone in order to maintain planning control of the site. As regards the primary section of the GSIS, it is restricted to maximum 4 storeys to maintain the existing low-rise character of the local setting and avoid overtaxing the road capacity in the area.
- 8.4.4 An existing one-storey building at 121 Peak Road is listed as a Grade II 2 historic building. In order to preserve the historic building, the site is designated as "Government, Institution or Community (1)" ("G/IC(1)") restricted to a maximum building height of 1 storey, and the Notes stipulate that, on land designated "G/IC(1)", any demolition of, or any addition, alteration and/or modification to the existing historic building requires planning permission from the Board.
- 8.4.5 Located in the central Peak area in the midst of low-rise and low-density developments, the Peak School, which is a Grade III 3 historic building, is

restricted to maximum 3 storeys. The sports ground of the Peak School is designated as non-building area (NBA) to reflect its use as a sports ground and to preserve the character of the site. Within the NBA, no structure is allowed except for the provision of ancillary facilities solely for the purpose of the sports ground.

- 8.4.6 Situated on an elevated platform of about 144mPD, the existing development within the Hong Kong Adventist Hospital at Stubbs Road consists of two buildings, i.e. the 10-storey Main Block of about 166mPD and the 15-storey La Rue Building of about 188mPD. To maintain the existing medium-rise character of the local setting and preserve the visual access to the natural mountain backdrop, the site is restricted to a maximum building height of 165mPD and 190mPD for its northern and southern portions respectively.
- 8.4.7 For the Matilda International Hospital at Mount Kellett Road, the existing buildings in the eastern part of the site range from 2 to 5 storeys, which include the Hospital Main Block (Grade II 2 historic building), the Granville House, the Old Chinese Nurses' Hostel (Lincolne House) and the Old Maternity Block (Sharp House) (Grade III 3 historic buildings); while the building in the western part is an 8-storey staff quarters building. Sited high up on the southward headland of the Mount Kellett along the Peak's ridgeline, the site is situated at a prominent location which is easily visible from the Aberdeen area. To reflect the intention for preservation of the existing historic buildings and maintain the existing low-rise character, the development on the site is restricted to its existing predominant building heights of 5 and 8 storeys for the eastern and western portions respectively.
- 8.4.8 Developments and redevelopments within the "G/IC" and "G/IC(1)" zones are subject to the building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. The building height restrictions are mainly to 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. The intention is to ensure that the scale and intensity of the developments on the "G/IC" sites would be compatible with *that those* of the surrounding developments to maintain the existing low-rise character of the Area.
- 8.4.9 Minor relaxation of the building height restrictions based on the merits of individual development proposals may be considered by the Board upon application under section 16 of the Ordinance.

8.5 Open Space ("O") : Total area 12.05 ha

This zoning 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. It covers existing parks, playgrounds and scenic vantage points. The Victoria Peak Garden at Mount Austin Road and the Mount Austin Playground are major

open space in the Area.

8.6 Other Specified Uses ("OU") : Total area 1.76 ha

- 8.6.1 This zoning is primarily to provide/reserve land for specific purposes and uses. There are four sites under this zoning. They include the two petrol filling stations at Wong Nai Chung Gap Road and Peak Road, the Peak Galleria site at Peak Road and the King Yin Lei site at Stubbs Road.
- 8.6.2 The Peak Galleria is a tourist attraction which comprises a commercial complex with a public transport terminus, public open space, Government and community facilities, and public car park. Development restrictions including a maximum gross floor area of 12,500m<sup>2</sup> and a maximum building height of 420 metres above Principal Datum are stipulated in the Notes of the Plan.
- 8.6.3 King Yin Lei, including the associated building structures and garden within the site, possesses high historic and architectural values and is a declared Monument. The "OU" annotated "Historical Building Preserved for Cultural, Community and Commercial Uses" zone is intended to facilitate in-situ preservation of King Yin Lei and for the adaptive re-use of the historic building for cultural, community and commercial uses for the enjoyment of the public and tourists. The site is restricted to its existing predominant building height of 3 storeys to reflect the intention for preservation of the historic buildings at the site.
- 8.6.4 Developments and redevelopments within the "OU" zones are subject to the building height restrictions as stipulated on the Plan/in the Notes, or the height of the existing building, whichever is the greater. The building height restrictions are mainly to reflect the existing building heights of the developments. The intention is to ensure that the scale and intensity of the developments on the "OU" sites would be compatible with ~~that~~ *those* of the surrounding developments to maintain the existing low-rise character of the Area or to preserve King Yin Lei.

8.7 Green Belt ("GB") : Total area 227.11 ha

This zone covers the undeveloped hillslopes in the Area. The green belt forms a visually and aesthetically pleasant background of the Area which is an important part of its character. This zone is primarily for the conservation of the existing natural environment amid the built-up areas/at *on* the urban fringe, to safeguard it from encroachment by urban-type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposal will be assessed on individual merits taking into account the relevant Town Planning Board Guidelines.

8.8 Country Park ("CP") : Total area 527.89 ha

This zone covers the portion of Aberdeen Country Park and Pok Fu Lam Country Park at the southern and western parts of the Area. It contributes to the conservation of the natural environment and recreational facilities are provided where appropriate. The planning and development within this zone is under the jurisdiction of the Country and Marine Parks Authority pursuant to the Country Parks Ordinance (Cap. 208).

9 COMMUNICATIONS

9.1 Roads

Magazine Gap Road and Stubbs Road are the primary distributor roads connecting the district with the urban area of Hong Kong Island. Major local distributors include Peak Road, Barker Road and Severn Road. Owing to topographical limitation, both the capacity and potential for expansion of the roads in the Area are very much limited.

9.2 Public Transport

The Area is served by buses, public light buses and taxis. Besides, the Peak Tram provides an additional link between the Victoria Gap and the Central District, which is also an important tourist attraction.

10 UTILITY SERVICES

10.1 The Area is well served with piped water supply, drainage and sewerage systems. Electricity, gas and telephone services are also available and no difficulties are anticipated in meeting the future requirements for utility services upon full development.

10.2 Majority of the Area (covering the central and southern parts of the Area) falls within the Water Gathering Ground (WGG). To protect the water resources from contaminated by wastes and pollutants, developments within WGG would be strictly controlled.

11. CULTURAL HERITAGE

11.1 Within the Area, the Former Gate Lodge at Mount Austin Road and King Yin Lei at Stubbs Road are Declared Monuments. Ho Tung Gardens *and 23 Coombe Road* *is-a are* Grade 1 historic buildings. Grade 1 historic buildings would be accepted as providing a pool of highly valuable heritage buildings for consideration by the Antiquities Authority as to whether all or some of them may have reached the high threshold of monuments for permanent statutory protection under the Antiquities and Monuments Ordinance. Other graded historic buildings (Grades 2 and 3) within the area include the Former Peak School at Gough Hill Path, Maternity Block of Old Victoria Hospital at Barker Road, Matilda and War Memorial Hospital at Mount Kellett

Road, the Peak Depot at Old Peak Road, the building at 121 Peak Road, the Peak Police Station at Peak Road, the residence of the Chief Secretary for Administration at Barker Road, the English Schools Foundation Peak School at Plunkett's Road, Chu Wan at Mount Austin Road, Victoria Gap Substation at Lugard Road, the building at 34 Lugard Road, the Old Victoria Peak Radio Station at Mount Austin Road, Consulate General de France Residence at Pollock's Path, Villa Blanca at Barker Road, Peak Tramways Co. Ltd. at Lugard Road, and Gough Hill Substation at Gough Hill Road, *Wong Nai Chung Gap Military Site (West Brigade Headquarters and Lawson's Bunker)* and *33 Magazine Gap Road*. The Mount Cameron Japanese War Memorial Foundation at Magazine Gap Road and Former Mountain Lodge Site at Victoria Peak Garden are sites of archaeological interest.

- 11.2 *All the above declared monuments, graded historic buildings/structures and sites of archaeological interest are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made if any development, redevelopment and/or rezoning proposals might affect the above declared monuments, graded historic buildings/structures, sites of archaeological interest and their immediate environs. Details of the historic buildings/structures have been uploaded onto the official website of the AMO at <http://www.amo.gov.hk>.*

## 12. IMPLEMENTATION

- 12.1 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 rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Central and Western, and the Wan Chai District Councils would also be consulted as appropriate.
- 12.3 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. 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. 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, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

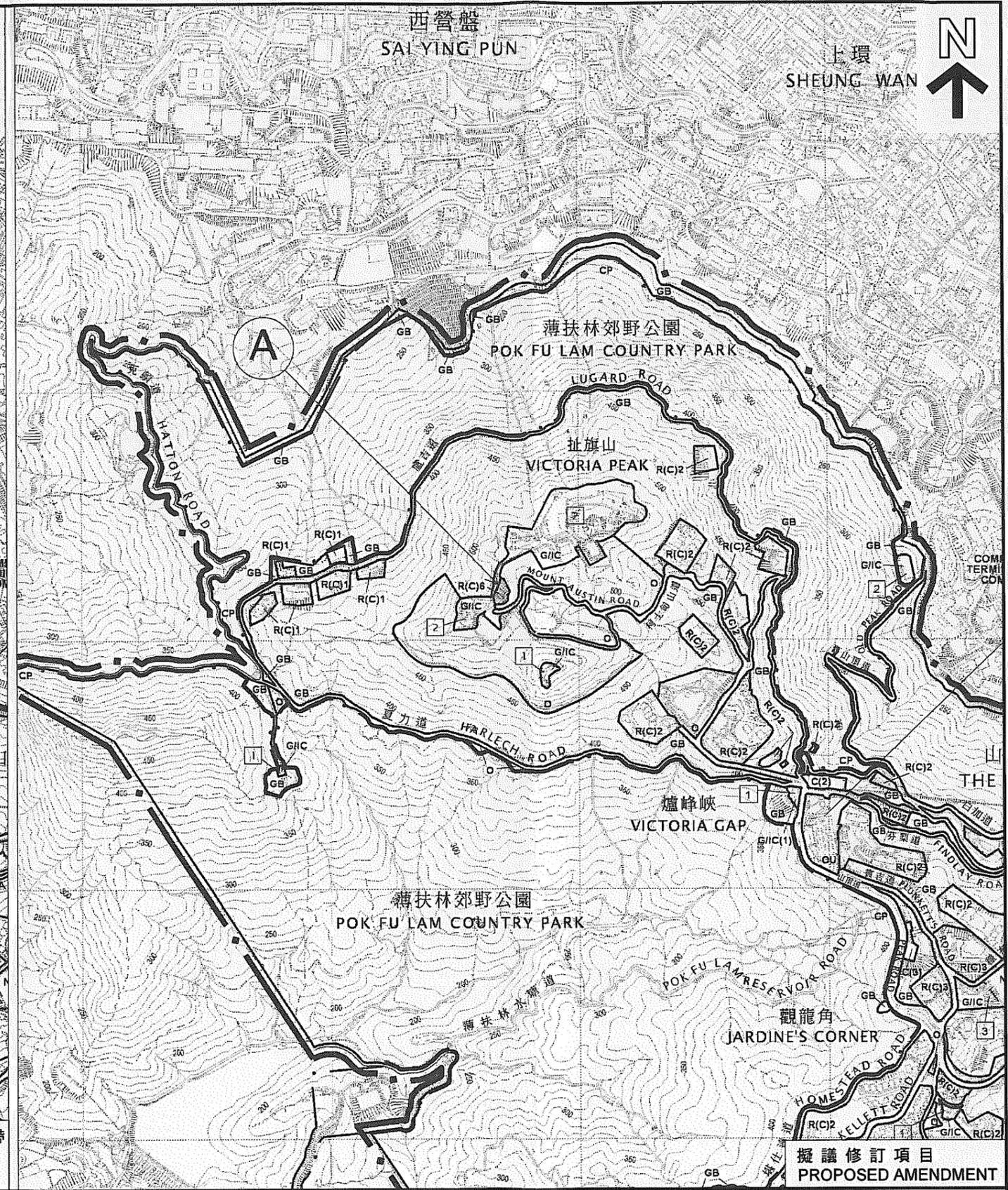
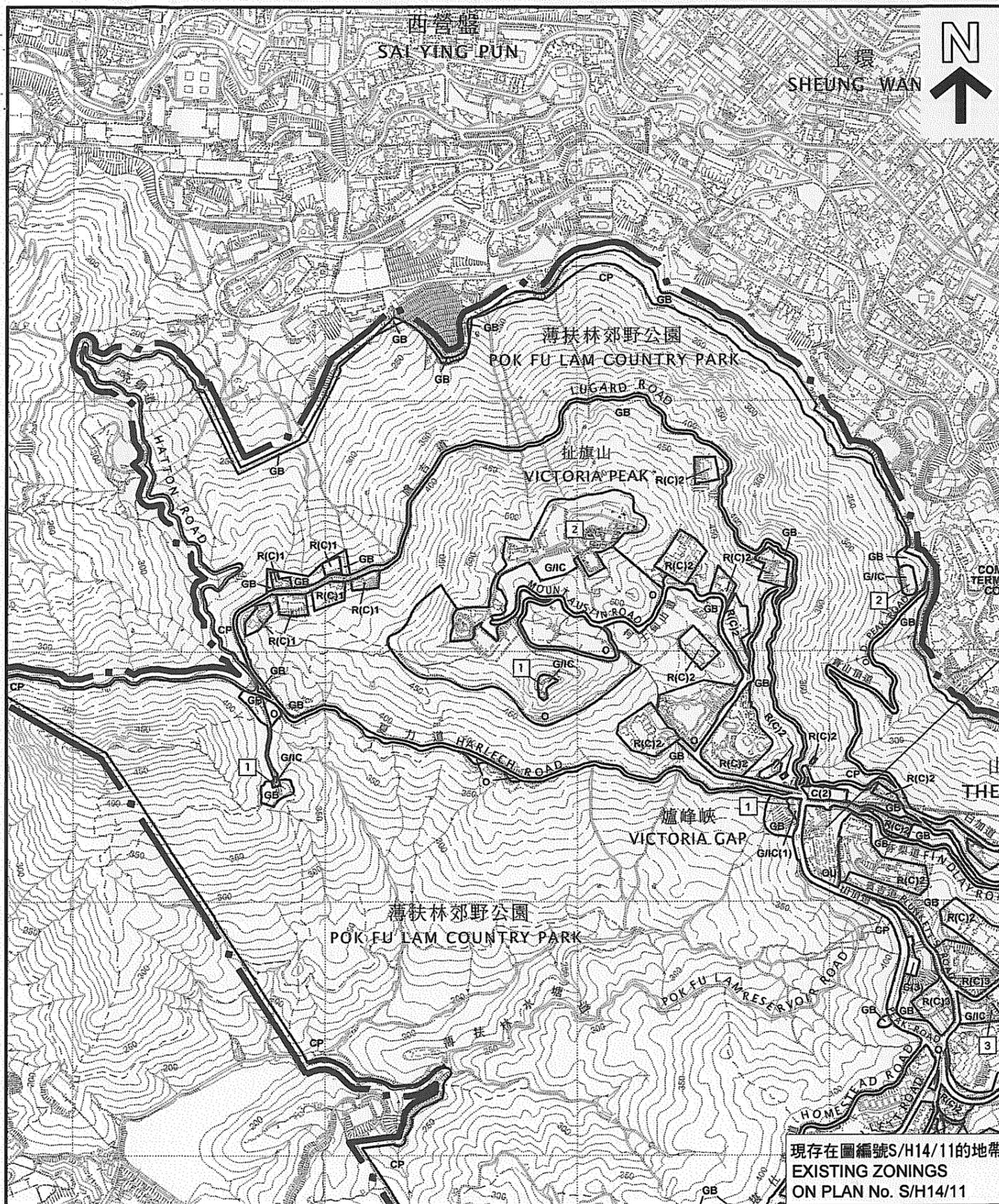
**TOWN PLANNING BOARD  
MAY 2011 DECEMBER 2012**

Provision of Major Community Facilities in The Peak Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha. per 100,000 persons	1.05 ha.	4.98 ha.	4.98 ha.	+ 3.93 ha.
Local Open Space	10 ha. per 100,000 persons	1.05 ha.	0.95 ha.	1.06 ha.	+ 0.01 ha.
Secondary School	1 whole-day classroom for 40 persons aged 12-17	14 classrooms	94 classrooms	94 classrooms	+ 80 classrooms
Primary School	1 whole-day classroom per 25.5 persons aged 6-11	21 classrooms	98 classrooms	82 classrooms	+ 61 classrooms
Kindergarten/Nursery	730 half-day and 250 full-day places for every 1,000 children aged of 3 to under 6	7 classrooms	30 classrooms	30 classrooms	+ 23 classrooms
District Police Station	One for 200,000-500,000 persons	0	0	0	0
Divisional Police Station	One for 100,000-200,000 persons	0	0	0	0
Clinic/Health Centre	1 per 100,000 persons	0	0	0	0
Post Office	1 per 30,000 persons	0	1	1	1
Magistracy (with 8 courtrooms)	1 per 666,000 persons	0	0	0	0
Market	No set standard	--	0	0	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Integrated Family Services Centre	1 per 100,000 to 150,000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	0	0	0
Sports Centre	1 per 50,000 to 65,000 persons	0	0	0	0
Leisure Centre (Urban and New Town Area, alternative to Sports Centre)	1 per 50,000 persons	0	0	0	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	0	0	0

Note : The planned population for the area is 10,500 (usual residents and mobile residents).



位置圖 LOCATION PLAN

山頂區分區計劃大綱核准圖編號S/H14/11的擬議修訂項目  
PROPOSED AMENDMENT TO APPROVED THE PEAK AREA OZP No. S/H14/11  
修訂項目A  
AMENDMENT ITEM A

SCALE 1 : 10 000 比例尺  
METRES 200 0 200 400 600 800 METRES

本摘要圖於2012年12月3日擬備，  
所根據的資料為於2011年5月3日  
核准的分區計劃大綱圖編號 S/H14/11  
EXTRACT PLAN PREPARED ON 3.12.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/H14/11 APPROVED ON 3.5.2011

規劃署  
PLANNING DEPARTMENT

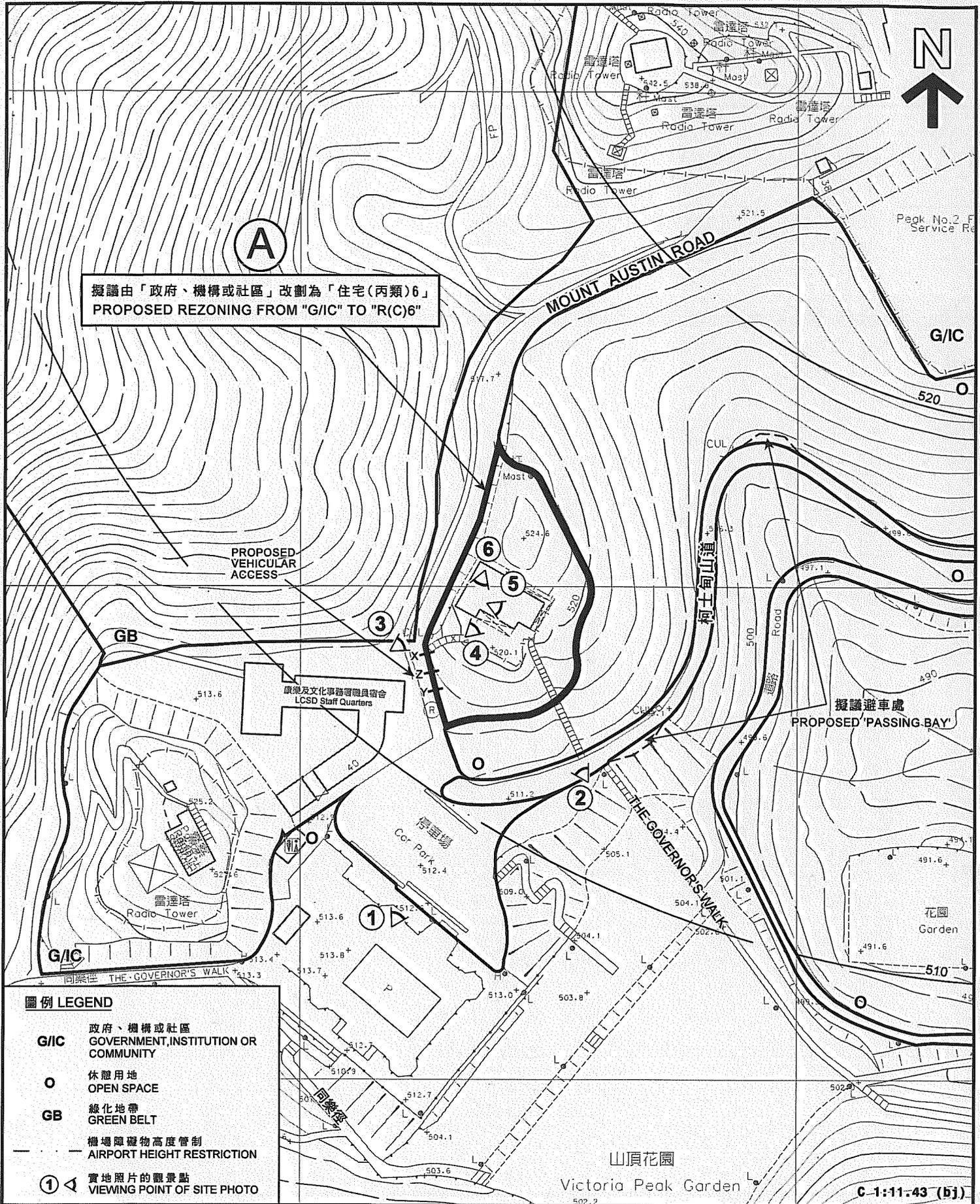


參考編號  
REFERENCE No.

M/H14/12/8

圖 PLAN

1



擬議由「政府、機構或社區」改劃為「住宅(丙類)6」  
 PROPOSED REZONING FROM "G/IC" TO "R(C)6"

PROPOSED VEHICULAR ACCESS

擬議避車處  
 PROPOSED 'PASSING BAY'

- 圖例 LEGEND**
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
  - O** 休憩用地  
OPEN SPACE
  - GB** 綠化地帶  
GREEN BELT
  - 機場障礙物高度管制  
AIRPORT HEIGHT RESTRICTION
  - ① ◁ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

本摘要圖於2012年12月17日擬備，  
 所根據的資料為測量圖編號  
 11-SW-12B和D  
 EXTRACT PLAN PREPARED ON 17.12.2012  
 BASED ON SURVEY SHEETS No.  
 11-SW-12B & D

**平面圖 SITE PLAN**  
 山頂區分區計劃大綱核准圖編號S/H14/11的擬議修訂項目  
 PROPOSED AMENDMENT TO  
 APPROVED THE PEAK AREA OZP No. S/H14/11  
 修訂項目A  
 AMENDMENT ITEM A  
 SCALE 1:1 000 比例尺  
 米 METRES 20 0 20 40 米 METRES

**規劃署  
 PLANNING  
 DEPARTMENT**

參考編號  
 REFERENCE No.  
**M/H14/12/8**

**圖 PLAN**  
**2**

C-1:11-43 (bj)



雷達塔  
RADIO TOWER

A

擬議由「政府、機構或社區」改劃為「住宅(丙類)6」  
PROPOSED REZONING FROM "G/IC" TO "R(C)6"

MOUNT AUSTIN ROAD

柯士甸山徑

THE GOVERNORS WALK

同樂徑

山頂花園  
VICTORIA PEAK GARDEN

航攝照片 AERIAL PHOTO

山頂區分區計劃大綱核准圖編號S/H14/11的擬議修訂項目  
PROPOSED AMENDMENT TO  
APPROVED THE PEAK AREA OZP No. S/H14/11

修訂項目A  
AMENDMENT ITEM A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H14/12/8

圖 PLAN  
3

本摘要圖於2012年12月3日發備，所根據的資料為地政總署於2012年6月7日拍得的航攝照片編號CS36492  
EXTRACT PLAN PREPARED ON 3.12.2012  
BASED ON AERIAL PHOTO No. CS36492  
TAKEN ON 7.6.2012 BY LANDS DEPARTMENT



**實地照片 SITE PHOTO**

山頂區分區計劃大綱核准圖編號S/H14/11的擬議修訂項目  
 PROPOSED AMENDMENT TO APPROVED THE PEAK AREA OZP No. S/H14/11

修訂項目A  
 AMENDMENT ITEM A

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/H14/12/8

圖 PLAN  
 4

本圖於2012年12月3日攝備，所根據的  
 資料為攝於2012年9月12日的實地照片  
 EXTRACT PLAN PREPARED ON 3.12.2012  
 BASED ON SITE PHOTO TAKEN ON 12.9.2012



**實地照片 SITE PHOTOS**

山頂區分區計劃大綱核准圖編號S/H14/11的擬議修訂項目

PROPOSED AMENDMENT TO  
APPROVED THE PEAK AREA OZP No. S/H14/11

修訂項目A  
AMENDMENT ITEM A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H14/12/8

圖 PLAN  
5

本圖於2012年12月3日擬備，所根據的資料為攝於2012年9月12日的實地照片  
EXTRACT PLAN PREPARED ON 3.12.2012  
BASED ON SITE PHOTOS TAKEN ON 12.9.2012

4



**實地照片 SITE PHOTO**

山頂區分區計劃大綱核准圖編號S/H14/11的擬議修訂項目  
PROPOSED AMENDMENT TO  
APPROVED THE PEAK AREA OZP No. S/H14/11

修訂項目A  
AMENDMENT ITEM A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H14/12/8

圖 PLAN  
6

本圖於2012年12月3日擬備，所根據的  
資料為攝於2012年9月12日的實地照片  
EXTRACT PLAN PREPARED ON 3.12.2012  
BASED ON SITE PHOTO TAKEN ON 12.9.2012



**實地照片 SITE PHOTOS**

山頂區分區計劃大綱核准圖編號S/H14/11的擬議修訂項目  
**PROPOSED AMENDMENT TO  
 APPROVED THE PEAK AREA OZP No. S/H14/11**

修訂項目A  
**AMENDMENT ITEM A**

**規劃署  
 PLANNING  
 DEPARTMENT**



參考編號  
 REFERENCE No.  
**M/H14/12/8**

**圖 PLAN  
 7**

本圖於2012年12月3日擬備，所根據的資料為攝於2012年9月12日的實地照片  
 EXTRACT PLAN PREPARED ON 3.12.2012  
 BASED ON SITE PHOTOS TAKEN ON 12.9.2012

EXTRACT FROM MINUTES OF 46<sup>th</sup> MPC Meeting HELD ON 21-12-2012

Agenda Item 8

[Open Meeting]

Proposed Amendments to the Approved The Peak Area Outline Zoning Plan No. S/H14/11  
(MPC Paper No. 13/12)

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42. The Chairman declared an interest in this item as he lived in the Peak area which was far away from the site under the proposed amendment item. The Committee agreed that the interest of the Chairman was indirect and he could stay in the meeting.

43. With the aid of a powerpoint, Ms. Kitty S.T. Lam, STP/HK briefed Members on the proposed amendments to the approved The Peak Area Outline Zoning Plan (OZP) as detailed in the Paper and covered the following main points :

Proposed Amendments to the OZP

- (a) the proposed amendments mainly related to the rezoning of the former Hilltop Radio Station Staff Quarters at Mount Austin Road from "Government, Institution or Community" ("G/IC") to "Residential (Group C)6" ("R(C)6") site and associated technical amendments to the Notes of the OZP. Another amendment was revision to the exemption clauses for plot ratio/GFA calculation in relation to caretakers' quarters in the 'Remarks' of the Notes for the "Residential (Group B)" ("R(B)") and "R(C)" zones;

Background

- (b) the site was a piece of Government land zoned "G/IC" on the approved The Peak Area OZP No. S/H14/11. It was currently occupied by the former radio station staff quarters which had been left vacant. Concerned departments had been consulted and the site was not required for any government, institution or community (GIC) use. After consideration of the characteristics of the site and the surrounding areas, it was considered appropriate to rezone it for residential use;

### The Site and its Surroundings

- (c) the site, with an area of about 1,250m<sup>2</sup>, was located at levels ranging from 520mPD to 524mPD. The existing one-storey former radio station staff quarters on the site had been left vacant since 2006. Existing developments along Mt. Austin Road to the further east and southeast of the site were predominantly residential in nature. These low-rise, low-density developments were zoned "R(C)2" on the OZP. The radio towers of Civil Aviation Department (CAD) and other government departments were located to the further north. The Victoria Peak Garden and a radio tower were located to the further south and southwest respectively. To the immediate east and west of the site was mainly vegetated slope zoned "Open Space" ("O") or "Green Belt" ("GB"). The staff quarters of Leisure and Cultural Services Department (LCSD) and a public open-air carpark were located to the immediate west and south of the site respectively. Access to the site was via Mount Austin Road.

### The Rezoning Proposal

- (d) it was proposed to rezone the site from "G/IC" to "R(C)6" for low-rise, low-density residential development. The proposed residential use would be compatible with existing residential developments along Mt. Austin Road, LCSD staff quarters and the Victoria Peak Garden;
- (e) taking into account the sensitive location of the subject site in the Peak Area and capacity of the existing road network, it was proposed that any alteration and/or modification to or redevelopment of the existing building should not result in a total development in excess of the gross floor area, number of storeys and height of the existing building in order to maintain the existing landscape character and amenity of the area. The proposed development would in overall term be compatible with its surroundings and have insignificant impact on the existing character of the area;

### *Provision of GIC Facilities*

- (f) based on the planned population for the area, there was no deficit of GIC provision in the area. Relevant government departments were consulted

and advised that the site was not required for any other GIC uses. The proposed rezoning of the site for residential use would not have adverse impact on the overall GIC provision in the area;

*Visual and Air Ventilation Considerations*

- (g) in view of the proposed low-density development and that the existing bulk would be retained, significant visual and air ventilation impacts on the surrounding areas were not anticipated. The Chief Town Planner/Urban Design and Landscape had no objection to the proposed rezoning;

*Traffic, Environmental and Infrastructural Considerations*

- (h) the site had previously been used for staff quarters purpose. In view of the proposed low-density development and the current local traffic condition, the proposed rezoning would unlikely induce adverse traffic impact on the area;
- (i) in view of the existing bulk would be retained for the proposed development on the site, the Environmental Protection Department, Drainage Services Department and Water Supplies Department had no objection to the proposed rezoning from their respective purview;

*Other Technical Aspect*

- (j) According to the advice from the CAD, the present site formation level (about 520mPD) had already exceeded the Airport Height Restriction (AHR) under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap 301) (Plan 2 of the Paper). The AHR in the locality was to safeguard the signal integrity of the nearby communication equipment operated by the CAD. Any change in size or configuration to the existing development (including any alteration and/or modification to the existing building) and redevelopment in the long-run was subject to a comprehensive study to assess the impacts of the proposed structure on the nearby communication equipment to CAD's satisfaction and the aviation control in force at the time of redevelopment. CAD should be consulted on any building works within this site. This requirement could be

specified in the lease;

Proposed Amendment to Matters shown on the Plan

- (k) amendment item A - rezoning of the former Hilltop Radio Station Staff Quarters at Mount Austin Road from "G/IC" to "R(C)6";

Proposed Amendments to the Notes and Explanatory Statement (ES) of the OZP

- (l) the 'Remarks' of the "R(C)" zone had been revised to incorporate the proposed amendments in respect of "R(C)6" sub-area as mentioned above. The proposed development restriction would be on the basis that any alteration and/or modification to or redevelopment of the existing building should not result in a total development in excess of the gross floor area, number of storeys and height of the existing building;
- (m) amendments to the Notes of the "R(B)" and "R(C)" zones were made to the exemption clause on maximum plot ratio/GFA to clarify that exemption of caretaker's quarters was only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building;
- (n) the ES was proposed to be revised taking into account the proposed amendments as mentioned above. Opportunity had also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP;

Departmental Consultation and Public Consultation

- (o) the proposed amendments had been circulated to relevant government bureaux/departments for comments. All of them had no objection to or adverse comments on the proposed amendments. The proposed amendments had taken into account the comments of relevant government bureaux/departments, where appropriate; and
- (p) upon agreement of the Committee, the proposed amendments to the OZP would be exhibited under section 5 of the Town Planning Ordinance for

public inspection and submitting representations and comments, which was a statutory channel to solicit public views. The Central and Western District Council would be consulted on the amendments prior to or during the exhibition period of the draft The Peak Area OZP No. S/H14/11A (to be renumbered as S/H14/12 upon exhibition) depending on the meeting schedule of the District Council.

44. In response to a Member's question, Ms. Kitty Lam said that the plot ratio of the existing building at the site was about 0.1, which was lower than the plot ratio at 0.5 of the surrounding "R(C)2" residential developments.

45. A Member said that the proposed development intensity of the residential development at the site was low as compared with the surrounding residential developments. The development intensity of the site should be increased in order to better utilize the site. In response, Ms. Kitty Lam said that the proposed development intensity of the site should not be higher than the existing development intensity in terms of gross floor area, number of storey and height of the existing building in order not to affect the signal integrity of the nearby communication equipment operated by the CAD. This would also ensure that the residential development at the site would be compatible with the existing landscape character and amenity of the area.

46. A Member said that in view of the prominent and scenic location of the site almost at the highest point of the Peak, it would be a better option to reserve the site for suitable GIC uses for public enjoyment instead selling it for the development of one private luxury housing which did not help increase the housing supply. Another Member supplemented that the rezoning might be criticized by the media and the public as favouring the rich and powerful, particularly given the site was close to the former Mountain Lodge site of historical significance.

47. Another Member shared the same view and enquired whether the existing building at the site had preservation value. Ms. Kitty Lam said that the site was located close to the former Mountain Lodge site which was a site of archaeological interest. Although the existing building was some 50 years old, as advised by the Antiquities and Monuments Office, the building had no significant architectural design nor historical merits

that would warrant a declaration of the existing building at the site as a monument or a graded building.

48. A Member suggested that the site could be a good location for wedding venue, for star-gazing or for promotion of environmental protection and nature conservation. In response, Ms. Kitty Lam said that the site was only served by the narrow Mt. Austin Road with no public transport service. Given this inherent traffic infrastructure constraints, the site might not be suitable for public uses which would attract high volume of vehicular traffic. She added that the existing building might also need to be upgraded with additional ancillary facilities including fire services installations if it was turned into a public GIC uses.

49. In response to a Member's query, Ms. Kitty Lam indicated the proposed vehicular access for the proposed residential development by reference to Plan A-2 of the Paper and explained that a car parking space would also be provided near the site entrance at the same level as Mt. Austin Road.

50. The Chairman noted that some Members had reservation on using the site for private residential development and had good suggestions for alternative use of the site for public enjoyment in view of its unique character and scenic location. The Secretary said that Members might consider deferring the consideration of the proposed amendments to the approved The Peak OZP so that Planning Department could further explore Members' suggestions in consultation with relevant departments and bureaux.

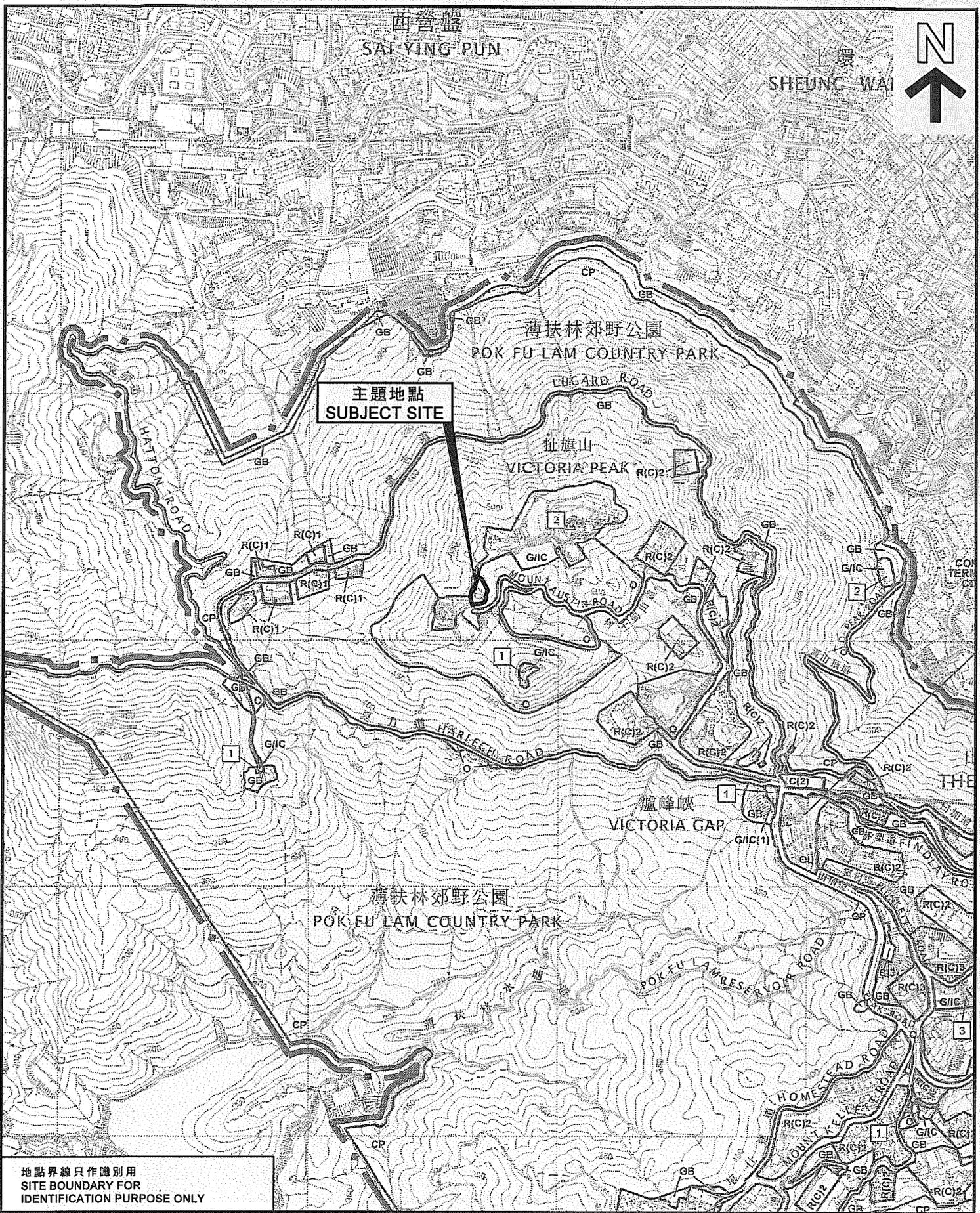
51. After further deliberation, the Committee decided to defer the consideration of the proposed amendments to the approved The Peak OZP. Planning Department was requested to liaise with relevant departments and bureau to review the future use of the site taking account of Members' suggestions.

~~[The Chairman thanked Ms. Kitty S.T. Lam, STP/HK, for her attendance to answer Members' enquiries. She left the meeting at this point.]~~

~~[Mr. K. S. Ng, Senior Town Planner/Hong Kong (STP/HK), was invited to the meeting at this point.]~~

西營盤  
SAI YING PUN

上環  
SHEUNG WAI



地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**位置圖 LOCATION PLAN**

就山頂區分區計劃大綱核准圖編號S/H14/11的  
擬議修訂項目作進一步考慮  
FURTHER CONSIDERATION OF THE  
PROPOSED AMENDMENTS TO  
APPROVED THE PEAK AREA OZP No. S/H14/11

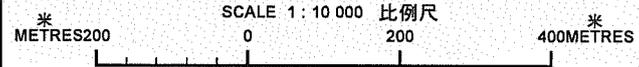
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PLANNING  
DEPARTMENT

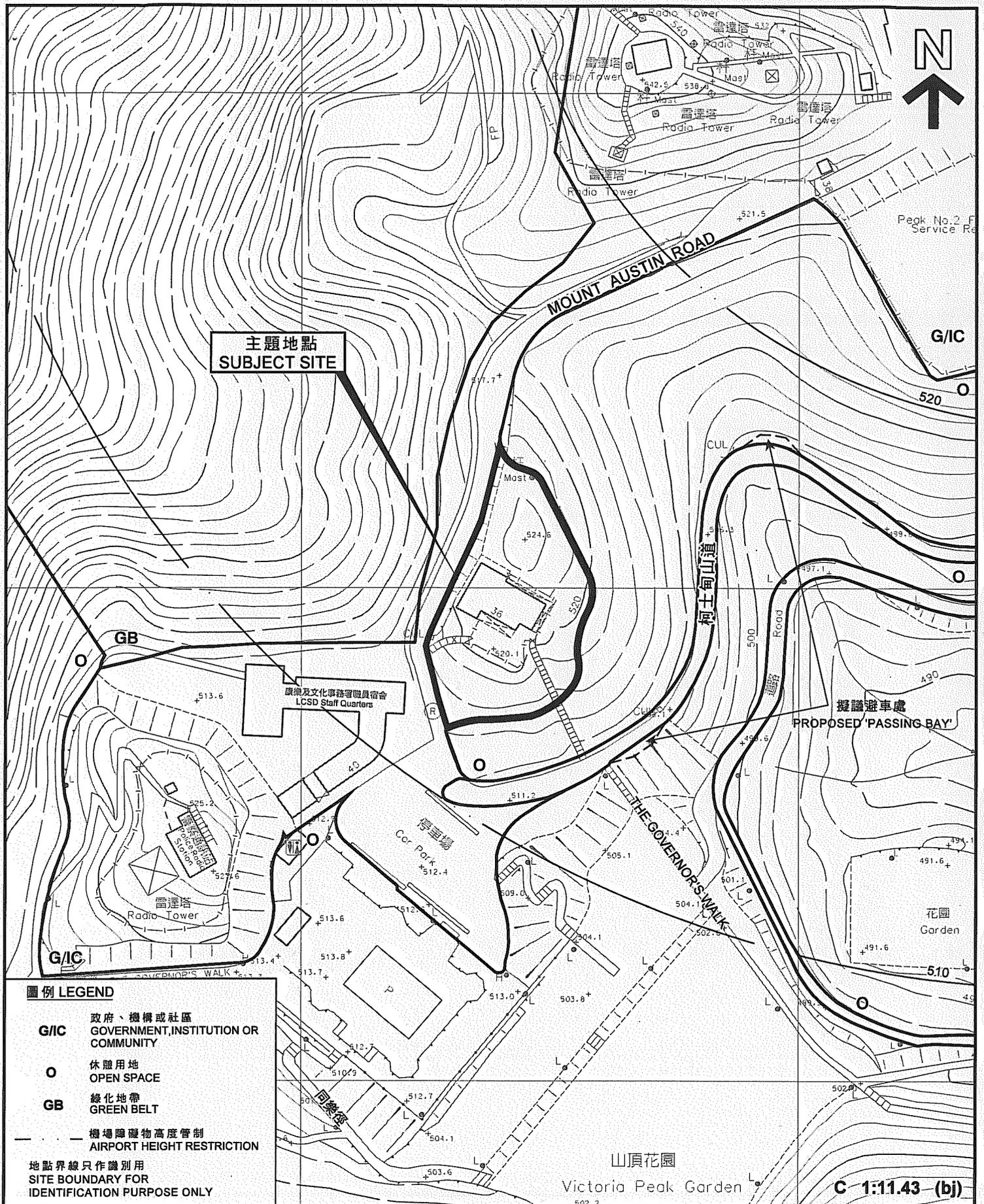


本摘要圖於2013年12月6日擬備，  
所根據的資料為於2011年5月3日  
核准的分區計劃大綱圖編號S/H14/11  
EXTRACT PLAN PREPARED ON 6.12.2013  
BASED ON OUTLINE ZONING PLAN No.  
S/H14/11 APPROVED ON 3.5.2011

參考編號  
REFERENCE No.  
M/H14/13/6

圖 PLAN  
1 - A





主題地點  
SUBJECT SITE

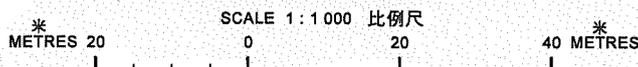
**圖例 LEGEND**

- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
  - O** 休憩用地  
OPEN SPACE
  - GB** 綠化地帶  
GREEN BELT
  - 機場障碍物高度管制  
AIRPORT HEIGHT RESTRICTION
- 地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2013年12月6日擬備，  
所根據的資料為測量圖編號  
11-SW-12B和D  
EXTRACT PLAN PREPARED ON 6.12.2013  
BASED ON SURVEY SHEETS No.  
11-SW-12B & D

**平面圖 SITE PLAN**

就山頂區分區計劃大綱核准圖編號S/H14/11的  
擬議修訂項目作進一步考慮  
FURTHER CONSIDERATION OF THE  
PROPOSED AMENDMENTS TO  
APPROVED THE PEAK AREA OZP No. S/H14/11



規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H14/13/6

圖 PLAN  
2 - A

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