

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

MPC Paper No. 4/16

**For Consideration by the
Metro Planning Committee on 8.4.2016**

**Proposed Amendments to
The Approved The Peak Area Outline Zoning Plan No. S/H14/11**

**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/H14/11 as shown on the draft OZP No. S/H14/11B (**Attachment II**) and its Notes (**Attachment III**) 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 IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

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. Upon approval, it was renumbered as S/H14/11 (**Attachment I**) and was exhibited for public inspection under section 9(5) of the Ordinance on 20.5.2011. On 17.2.2012, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

3. Proposed Amendments to the OZP

- 3.1 The proposed amendment is mainly to take forward the decision of the Metro Planning Committee (the Committee) of the Board on 6.11.2015 to partially agree to the application No. Y/H14/4 under s.12A of the Ordinance to rezone a site opposite 23 Coombe Road from "Green Belt" ("GB") to "Residential (Group C) 6" ("R(C)6") (**Amendment Item A on Attachment II**). Opportunity has also been taken to update the Notes and ES of the OZP to reflect the latest planning circumstances.
- 3.2 With an area of about 1,100m², the subject site is a piece of Government land on a vegetated slope (**Plans 1 to 4**). The applicant of the aforesaid application, owner of 23 Coombe Road, proposed to develop the site in exchange of 23 Coombe Road to facilitate preservation of the 2-storey Grade 1 historic building located therein, namely 'Carrick'. To reflect the existing development intensity of 23 Coombe Road, the site was proposed to be rezoned "R(C)6" with

maximum plot ratio (PR) of 0.51 and maximum building height (BH) of 2 storeys including carports and not exceeding 260mPD.

- 3.3 In order to achieve consistency with the development in the surroundings and taking into account the overall visual quality of the area, the Committee decided to partially agree to the application to rezone the site to “R(C)6”, with a maximum PR of 0.5 and a maximum BH of 2 storeys including carports and 260mPD.

4. Minor Boundary Adjustments

- 4.1 To reflect the agreement reached between the applicant and concerned government departments including the Transport Department on the proposed widening of the section of Coombe Road outside the site to be rezoned (**Plan 2**), minor adjustment has been made to the area shown as ‘Road’.
- 4.2 Opportunity has also been taken to rectify minor discrepancies by slightly adjusting the zoning boundaries to reflect existing developments and these adjustments would not have any material implications on the land use zonings.

5. Proposed Amendments to Matters shown on the Plan

The proposed amendment as shown on the approved The Peak Area OZP No. S/H14/11B (**Attachment II**) is as follow:

Item A (about 1,100m²)

Rezoning of the site opposite 23 Coombe Road from “GB” to “R(C)6” with the stipulation of a maximum plot ratio of 0.5 and a maximum building height of 2 storeys including carports and 260mPD in accordance with paragraph 3.3 above.

6. Proposed Amendments to the Notes of the OZP

- 6.1 Amendments to the Notes of the OZP (**Attachment III**) are proposed as follow:
- (i) the Notes of the “R(C)” zone is updated to include the remarks for sub-zone “R(C)6” with PR and BH restrictions as mentioned in paragraph 3.3 above. Minor relaxation clause for the PR and BH restrictions has been incorporated; and
 - (ii) amendments to the exemption clause on maximum PR in the remarks for “R(B)” and “R(C)” zones to clarify that exemption of caretaker’s quarters and recreational facilities are 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.
- 6.2 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration.

7. Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

8. Plan Number

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

9. Consultation

Departmental Circulation

9.1 The proposed amendments have been circulated to the relevant Government departments for comments. All of them have no objection to or no adverse comment on the proposed amendments. The consulted departments include:

- District Lands Officer/Hong Kong East, Lands Department (LandsD);
- District Lands Officer/Hong Kong West & South, LandsD;
- Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department;
- Chief Architect/Central Management Division 2, Architectural Services Department;
- Commissioner for Transport;
- Director of Fire Services;
- Director of Environmental Protection;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- Chief Highway Engineer/Hong Kong, Highways Department (HyD);
- Chief Engineer/Railway Development Division 1-1, Railway Development Office, HyD;
- Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services;
- Commissioner of Police;
- District Officer (Wan Chai), Home Affairs Department (DO(WC), HAD);
- Commissioner for Heritage;
- Director-General of Civil Aviation;
- Director-General of Communications;
- Director of Agriculture, Fisheries and Conservation;
- Director of Food and Environmental Hygiene;
- Director of Leisure and Cultural Services;
- Antiquities and Monuments Office, Leisure and Cultural Services Department;
- Project Manager/Hong Kong Island & Islands, CEDD;
- Commissioner for Tourism; and
- Chief Town Planner/Urban Design & Landscape, Planning Department.

Public Consultation

- 9.2 Before the submission of the subject application No. Y/H14/4, the applicant had consulted the Wan Chai District Council (WCDC) on a similar proposal on 11.3.2014. WCDC's comments on that proposal as conveyed by DO(WC), together with the public comments received during the statutory public inspection period of the application, were submitted to the Committee for consideration under the application. WCDC will be consulted on the amendments to the OZP during the exhibition period of the draft The Peak Area OZP No. S/H14/11B (to be renumbered to S/H14/12 upon exhibition) to meet the meeting schedule.

10. Decision Sought

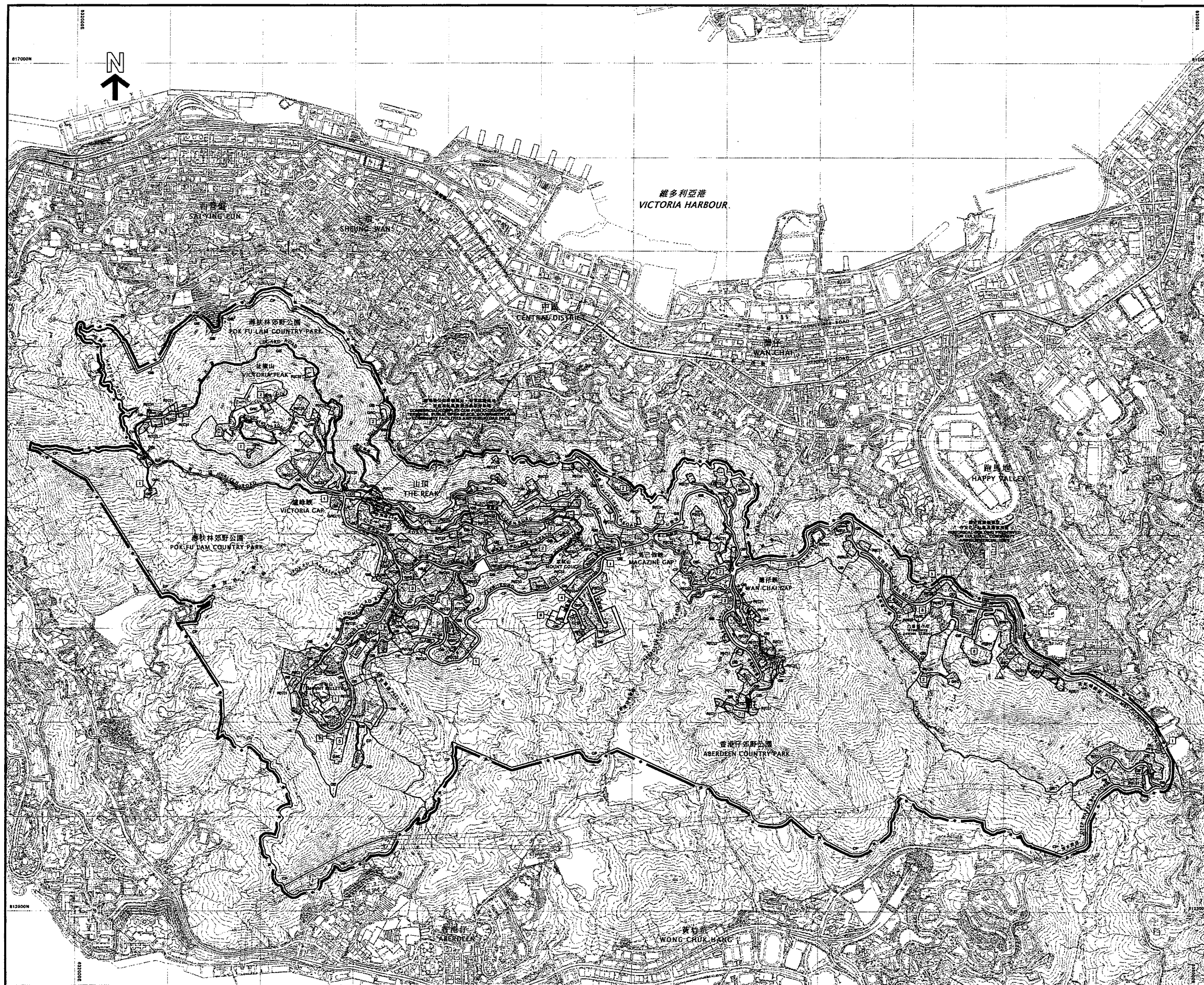
Members are invited to:

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

11. Attachments

Attachment I	Approved The Peak Area OZP No. S/H14/11 (reduced to A3 size)
Attachment II	Draft The Peak Area OZP No. S/H14/11B
Attachment III	Revised Notes of Draft The Peak Area OZP No. S/H14/11B
Attachment IV	Revised ES of Draft The Peak Area OZP No. S/H14/11B
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plan 2	Site Plan
Plan 3	Aerial Photo
Plan 4	Site Photo

**PLANNING DEPARTMENT
APRIL 2016**



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	GIC	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)	△ 165.3	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	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.48	0.06	商業
RESIDENTIAL (GROUP B)	8.17	0.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	52.42	9.15	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	14.48	1.61	政府、機構或社區
OPEN SPACE	12.05	1.34	休憩用地
OTHER SPECIFIED USES	1.78	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.	25.08	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 陳詠雯女士
CLERK TO THE EXECUTIVE COUNCIL 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

0 250 500 1000 1500 METRES 米

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/IC	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)	8.17	0.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	82.57	9.17	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	226.95	25.20	綠化地帶
COUNTRY PARK	527.89	58.62	郊野公園
MAJOR ROAD ETC.	26.09	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

按照城市規劃條例第5條
展示的修訂

AMENDMENT ITEM A

(參看附表)
(SEE ATTACHED SCHEDULE)

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

0 500 1 000 1 500 METRES 米

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/H14/11B

HONG KONG PLANNING AREA NO. 14

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

(Being an ~~Approved~~ *Draft* Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which

relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and tram tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/tram/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park and tram track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

HONG KONG PLANNING AREA NO. 14

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

Schedule of Uses

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OPEN SPACE	9
OTHER SPECIFIED USES	10
GREEN BELT	14
COUNTRY PARK	15

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Cable Car Route and Terminal Building (for "C(2)" only) Eating Place Exhibition or Convention Hall (for "C(2)" only) Government Use (Police Reporting Centre, Post Office only) Library Office Place of Entertainment (for "C(2)" only) Place of Recreation, Sports or Culture (for "C(2)" only) Private Club (for "C(2)" only) Public Convenience Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre School (excluding free-standing purpose designed school building) Shop and Services Social Welfare Facility Training Centre	Commercial Bathhouse/Massage Establishment Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunication Industries Institutional Use (not elsewhere specified) Off-course Betting Centre Place of Entertainment (for "C(1)" and "C(3)" only) Private Club (for "C(1)" and "C(3)" only) Public Clinic Public Transport Terminus or Station Public Utility Installation Religious Institution Utility Installation for Private Project

Planning Intention

- For "C(1)" and "C(3)": This zone is intended primarily for commercial developments, which may include shop, services and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.
- For "C(2)": This zone is intended 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.

Remarks

- (1) On land designated "Commercial (1)" ("C(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 building height of 2 storeys over 1 storey of basement and a maximum site coverage of 50%, or the height and site coverage of the existing building, whichever is the greater.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (2) On land designated “Commercial (2)” (“C(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 gross floor area of 11,021m² and a maximum building height of 430 metres above Principal Datum, or the gross floor area and height of the existing building, whichever is the greater. A peak tram terminus (including its control/machine rooms), a post office and a public convenience shall be provided, and shall be included in calculating the total gross floor area.
- (3) On land designated “Commercial (3)” (“C(3)”), 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 1.3 and a maximum building height of 4 storeys including carports, or the plot ratio and height of the existing building, whichever is the greater.
- (4) On land designated “C(2)”, any redevelopment of the existing building requires planning permission from the Town Planning Board.
- (5) For the purpose of paragraph (4) above, an applicant for permission for redevelopment on land designated “C(2)” shall prepare a layout plan and any other document including the following information:
 - (a) the uses, gross floor areas, position, dimensions and heights of all buildings/structures to be erected in the area;
 - (b) drawings to indicate general design and appearance of all buildings/structures to be erected in the area;
 - (c) the landscaping proposals within the area; and
 - (d) such other information as may be required by the Town Planning Board.
- (6) In determining the relevant maximum gross floor area/plot ratio for the purposes of paragraphs (1) to (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/plot ratio, building height and/or site coverage restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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, ~~or~~ ~~and~~ caretaker’s quarters **and**, ~~or~~ 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) 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
<i>R(C)6</i>	<i>0.5</i>	<i>2 storeys including carports and not exceeding 260 metres above Principal Datum</i>

- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/ unloading bay, plant room, ~~and~~ caretaker's office, ~~or~~ ~~and~~ caretaker's quarters ~~and~~, ~~or~~ 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) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Correctional Institution
Cable Car Route and Terminal Building	Driving School
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Flat
Exhibition or Convention Hall	Funeral Facility
Field Study/Education/Visitor Centre	Holiday Camp
Government Refuse Collection Point	Hotel
Government Use (not elsewhere specified)	House
Hospital	Off-course Betting Centre
Institution Use (not elsewhere specified)	Office
Library	Petrol Filling Station
Market	Place of Entertainment
Place of Recreation, Sports or Culture	Private Club
Public Clinic	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Convenience	Refuse Disposal Installation (Refuse Transfer Station only)
Public Transport Terminus or Station	Residential Institution
Public Utility Installation	Sewage Treatment/Screening Plant
Public Vehicle Park (excluding container vehicle)	Shop and Services
Recyclable Collection Centre	Utility Installation for Private Project
Religious Institution	Zoo
Research, Design and Development Centre	
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (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 the maximum building heights, in terms of number of storeys or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “Government, Institution or Community (1)”, any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) an existing historical building requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone 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.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For “Commercial Complex cum Public Transport Terminus, Public Open Space, Government and Community Facilities and Public Car Park” only	
Cable Car Route and Terminal Building	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Government Refuse Collection Point
Eating Place	Hotel
Educational Institution	Office
Exhibition or Convention Hall	Radar, Telecommunications Electronic
Government Use (not elsewhere specified)	Microwave Repeater, Television and/or
Institutional use (not elsewhere specified)	Radio Transmitter Installation
Library	
Off-course Betting Centre	
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	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is primarily to provide land for commercial development with provision of public transport terminus, public open space, Government and community facilities and public car park.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Commercial Complex cum Public Transport Terminus,
Public Open Space, Government and Community Facilities and Public Car Park” only
(cont'd)

Remarks

- (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 gross floor area of 12,500m² and a maximum building height of 420 metres above Principal Datum, or the gross floor area and height of the existing building, whichever is the greater.
- (2) Public open space of not less than 4,000m² shall be provided, of which, not less than 2,500m² for an open space at Peak Road level adjacent to the Peak Tram Station and a children's playground shall be provided.
- (3) In determining the maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport terminus and Government, institution or community facilities, as required by the Government, may also be disregarded.
- (4) Based on the individual merits of a development and redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Petrol Filling Station" only</u>	
Petrol Filling Station	Government Use Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide/reserve land for petrol filling station use.

Remarks

- (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 the maximum building height, in terms of number of storey, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Historical Building Preserved for Cultural, Community and Commercial Uses” only</u>	
Eating Place	Broadcasting, Television and/or Film Studio/
Educational Institution	Photographic Studio
Exhibition or Convention Hall	Government Use (not elsewhere specified)
Field Study/Education/Visitor Centre	Hotel
Library	Institutional Use (not elsewhere specified)
Place of Recreation, Sports or Culture	Office
Research, Design and Development Centre	Place of Entertainment
Shop and Services	Religious Institution
Social Welfare Facility	Residential Institution
Training Centre	

Planning Intention

This zone is intended primarily to facilitate in-situ preservation of King Yin Lei and for adaptive re-use of the historical building for cultural, community and commercial uses for the enjoyment of the public and tourists.

Remarks

- (1) On land designated “Other Specified Uses” annotated “Historical Building Preserved for Cultural, Community and Commercial Uses”, any demolition of, or addition, alteration and/or modification to (except restoration works coordinated or implemented by Government and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) an existing building requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) On land designated “Other Specified Uses” annotated “Historical Building Preserved for Cultural, Community and Commercial Uses”, no new development, or addition, alteration and/or modification to an existing building shall result in a total development in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Country Park* Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

*Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at 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.

COUNTRY PARK

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

HONG KONG PLANNING AREA NO. 14

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

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 14

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

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 14

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

(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/H14/11B. 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 *once* and was exhibited for public inspection under section 5 of the Ordinance.~~
- 2.65 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. ***The OZP was subsequently amended once and exhibited for public inspection under section 5 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.~~

2.96 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.

2.7 ***On 7 February 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 February 2012 under section 12(2) of the Ordinance.***

2.8 ***On ____ 2016, the draft The Peak Area OZP No. S/H14/11B (the Plan) incorporating amendment to rezone a site opposite 23 Coombe Road from “GB” 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~~ **2011** Population By-Census, the population of the Area was about ~~10,600~~ **8,750**. ~~Since the household size would in general decline, it is estimated that the~~ planned population of the Area would be about ~~10,500~~ **9,300**.

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 ~~32~~ 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 **any** existing buildings with building heights already exceeding the building height restrictions in terms of mPD and/or number of storeys as ~~shown on~~ **stated in** the Notes of the Plan and/or stipulated ~~in~~ **on** 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~~ **popular** 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 ~~the Peak Area~~ **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~~ **82.57** 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 and building height restrictions which are stipulated in the Notes of the Plan. Developments/redevelopment are restricted to a maximum plot ratio of 0.5 or the plot ratio of the existing building, whichever is the greater. The main purpose for this restriction 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”~~, **and “R(C)6”** 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 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 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 **H 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 **HH 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 **H 2** historic building), the Granville House, the Old Chinese Nurses’ Hostel (Lincolne House) and the Old Maternity Block (Sharp House) (Grade **HH 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 12,500m² and a maximum building height of 420mPD 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 historical 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 ~~227.14~~ **226.95** 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~~**within** 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~~**tourism facility**.

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 Carrick at 23 Coombe Road*** ~~is~~***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 buildings at ***27, 28 and 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 the building at 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 and sites of archaeological interest 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.

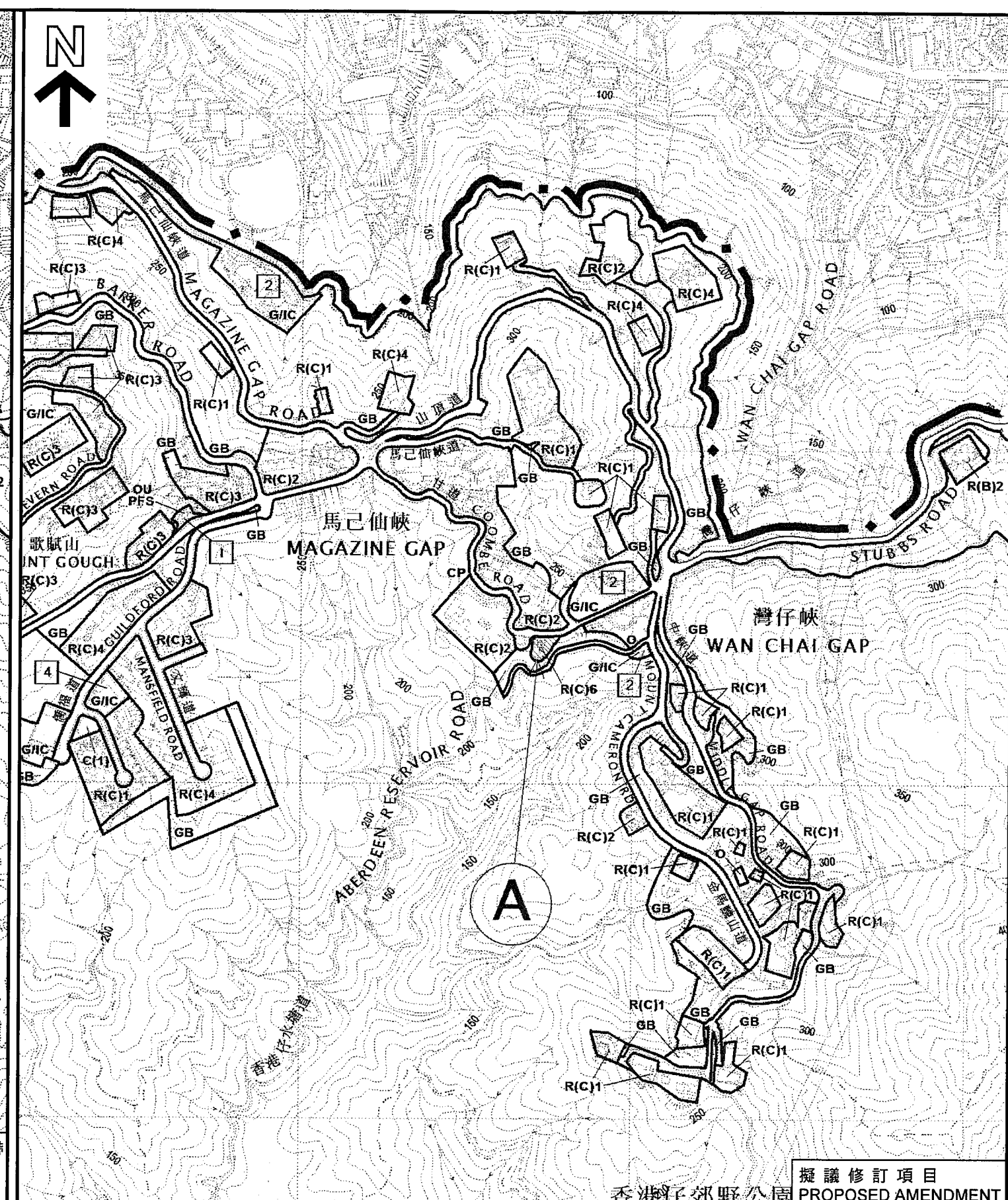
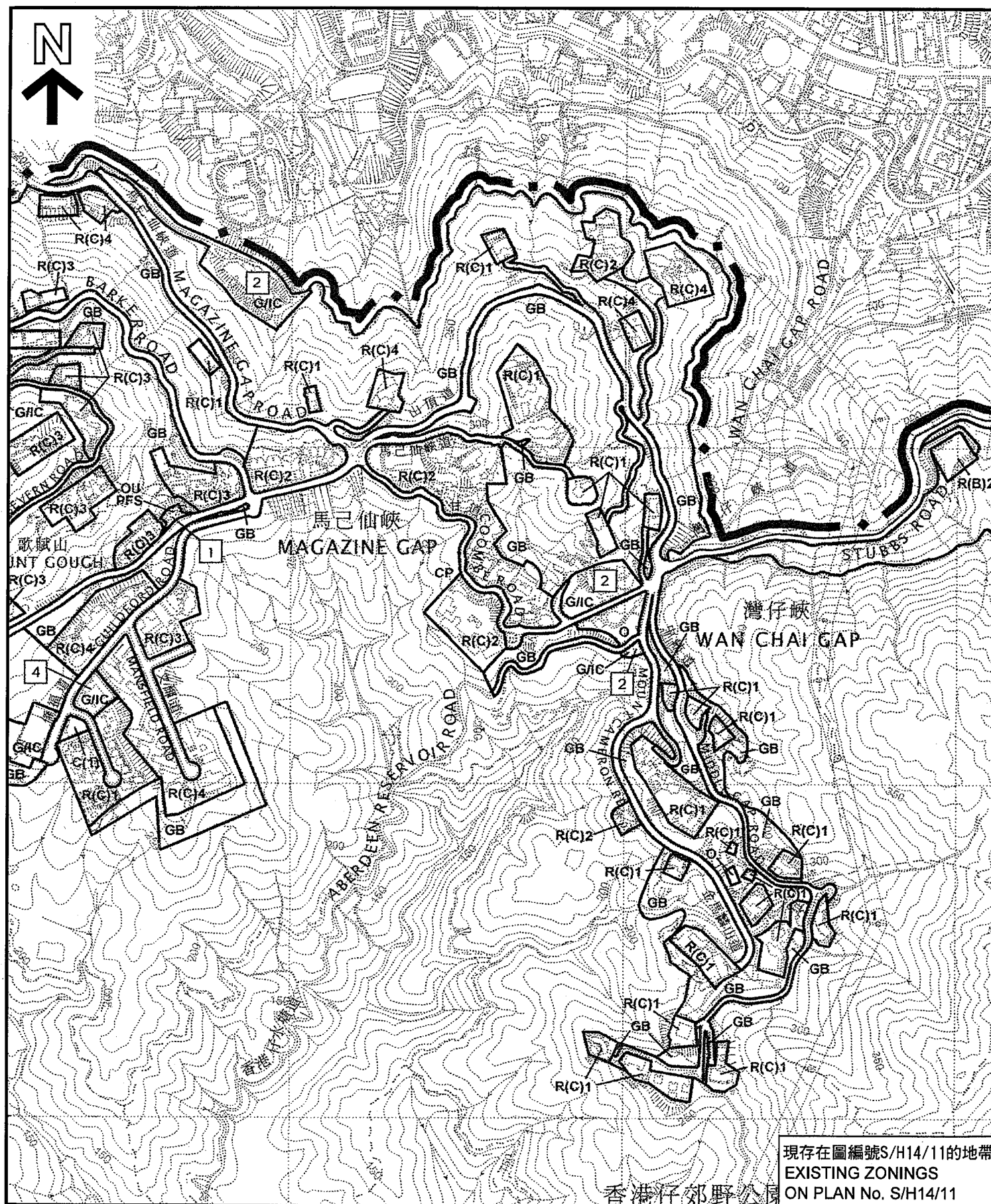
12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken 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~~ ____ 2016



本摘要圖於2016年3月23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 23.3.2016
BASED ON OUTLINE ZONING PLAN No. S/H14/11
APPROVED ON 3.5.2011

分區計劃大綱圖上現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP
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

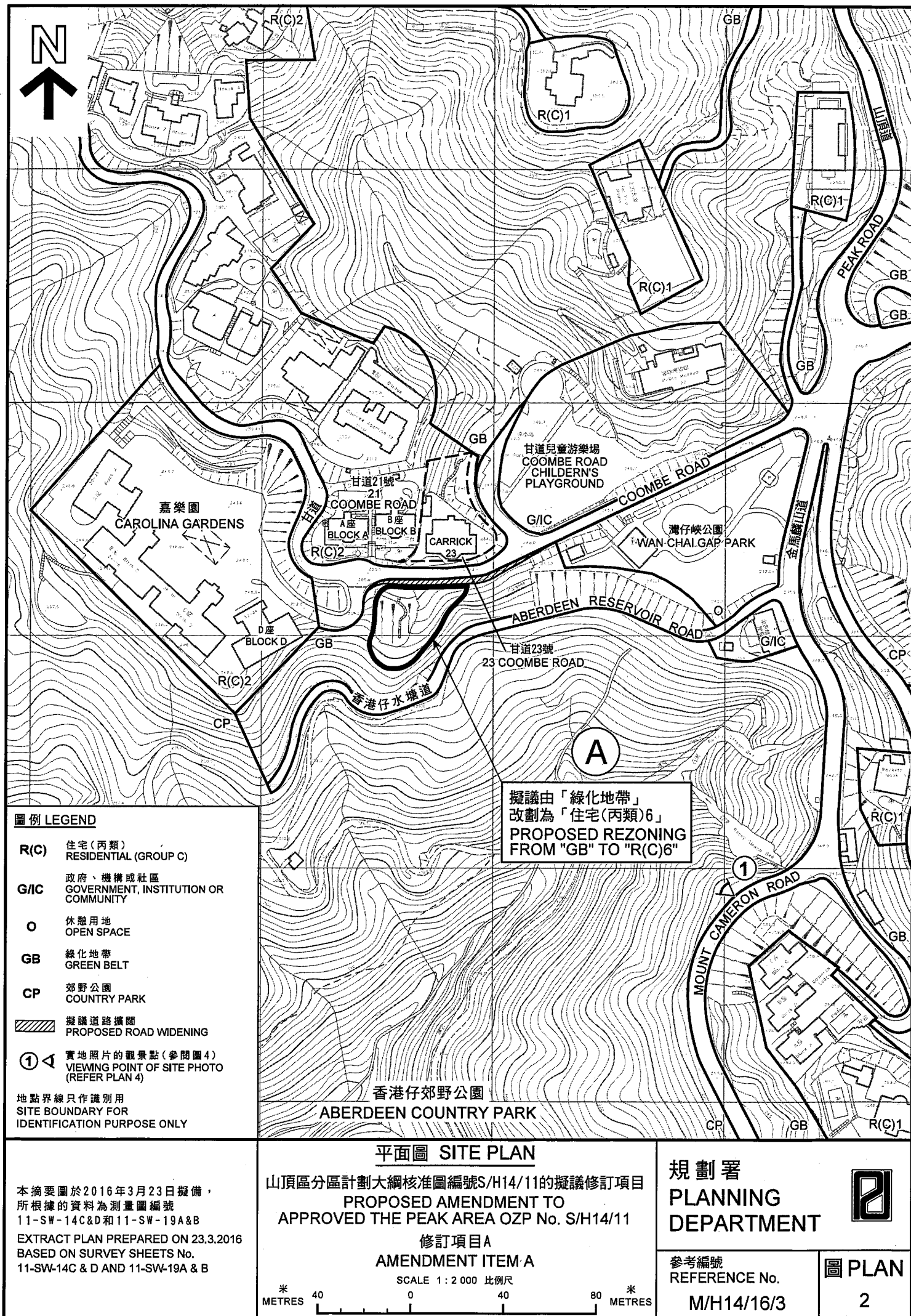
修訂項目A
AMENDMENT ITEM A

SCALE 1: 7 500 比例尺
METRES 100 0 100 200 300 400 500 600 700 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H14/16/3

圖 PLAN
1





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

本摘要圖於2016年3月23日擬備，所根據的資料為地政總署於2015年1月1日拍得的航攝照片編號CS54894

EXTRACT PLAN PREPARED ON 23.3.2016
BASED ON AERIAL PHOTO No. CS54894
TAKEN ON 1.1.2015 BY
LANDS DEPARTMENT

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

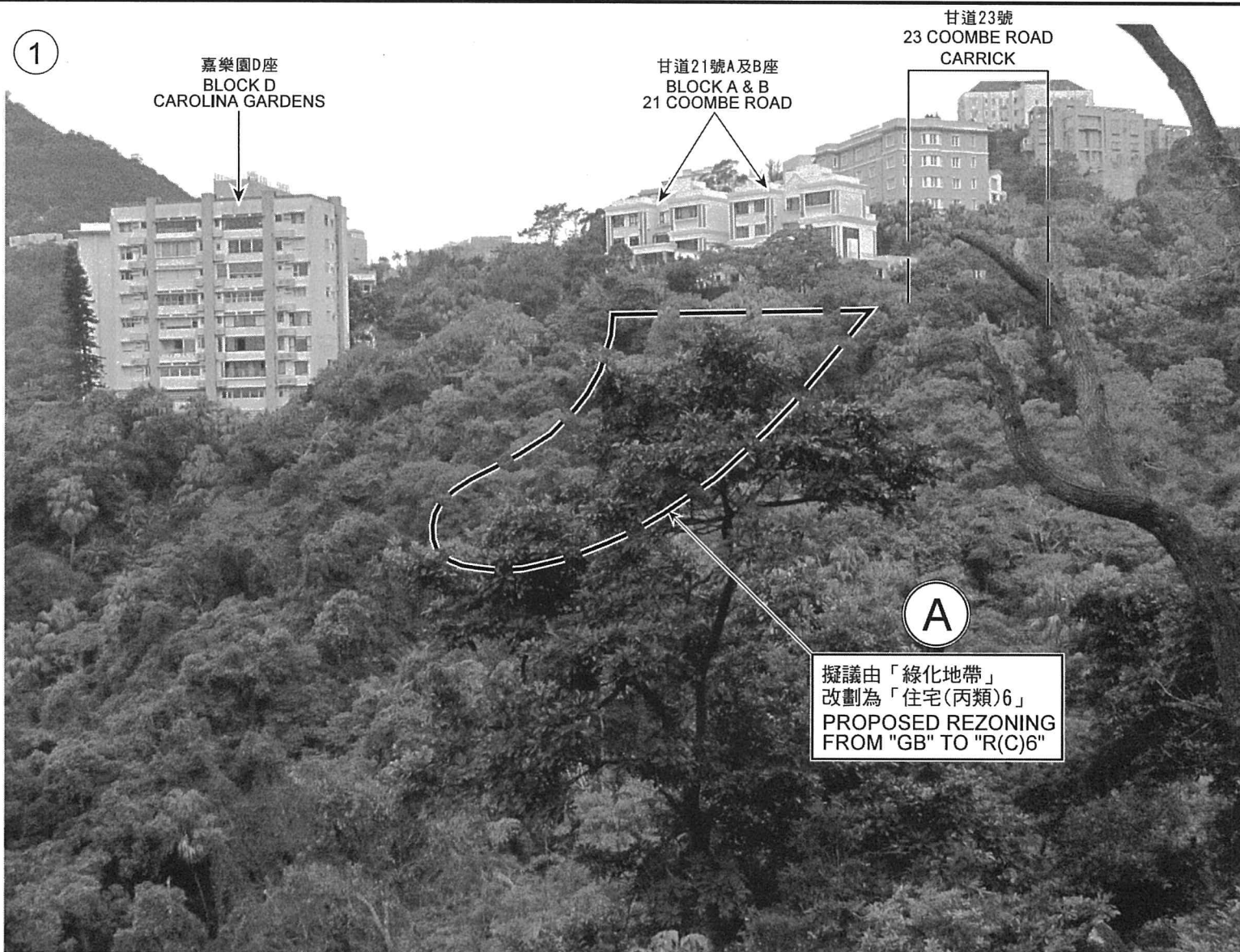
修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H14/16/3

圖 PLAN
3



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

實地照片 SITE PHOTO

本圖於2016年3月23日擬備，所根據的
資料為攝於2015年10月2日的實地照片
EXTRACT PLAN PREPARED ON 23.3.2016
BASED ON SITE PHOTO TAKEN ON
2.10.2015

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/H14/16/3

圖 PLAN

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