

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

**MPC Paper No. 5/13
For Consideration by the
The Metro Planning Committee on 1.3.2013**

**FURTHER CONSIDERATION OF THE PROPOSED AMENDMENTS TO
THE APPROVED SHOUSON HILL & REPULSE BAY
OUTLINE ZONING PLAN NO. S/H17/11**

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THE APPROVED SHOUSON HILL & REPULSE BAY
OUTLINE ZONING PLAN NO. S/H17/11**

1. Introduction

- 1.1 On 9.11.2012, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) considered the proposed amendments to the approved Shouson Hill and Repulse Bay Outline Zoning Plan (OZP) No. S/H17/11 in respect of rezoning a “Government, Institution or Community” (“G/IC”) site at the junction of Shouson Hill Road West and Wong Chuk Hang Path (the proposed amendment site) for residential use and some technical amendments to the Notes of the OZP (MPC Paper No. 10/12 at **Annex 1**). At the meeting, the Committee decided to defer the consideration of the proposed amendments and request the Planning Department (PlanD) to:
- (i) review the possibility of rezoning the adjoining plant nursery site to the immediate west of the proposed amendment site for residential use; and
 - (ii) provide more justifications on the proposed land use zoning and the associated development parameters. An extract of the minutes of the Committee’s meeting on 9.11.2012 is at **Annex 2**.
- 1.2 After a comprehensive review with respect to the boundary, development restrictions, thus the appropriate land use zoning for the proposed amendment site and the adjoining plant nursery, this paper aims to report back the findings of the review for the consideration of the Committee.

2. Background

- 2.1 To expedite the supply of housing land, the Government adopts a multi-pronged approach in the short, medium and long terms through optimal use of developed land and identifying new land for development at the same time. One of these measures is reviewing the “G/IC” sites which have potential for alternative uses. The proposed amendment site is one of the 36 “G/IC” sites identified by the Government for rezoning to residential use to increase the housing land supply in short to medium term.

- 2.2 The proposed amendment site (**Plan 1** in **Annex 1** and **Plan 1-A**) is a piece of Government land (about 0.6 hectare) zoned "G/IC" at the junction of Shouson Hill Road West and Wong Chuk Hang Path. It is currently occupied by the Drainage Services Department (DSD) as a temporary works depot until 2.5.2013. The site has not been designated for any GIC use. While there is no deficit in the major GIC facilities in the district, concerned departments consulted have no requirement for any specific GIC use. After consideration of the characteristics of the site and the surrounding areas, it is considered appropriate to rezone it to residential use to meet the demand for housing land.
- 2.3 To the immediate west of the proposed amendment site is a plant nursery (**Plan 2-A**) run by the Leisure and Cultural Services Department under permanent land grant and is also zoned "G/IC" on the OZP. At the MPC meeting held on 9.11.2012, some members considered that the plant nursery site should be combined with the proposed amendment site to form a larger site to increase housing land supply on one hand and allow more flexibility in the design of the future residential development to address the possible air and noise problems arising from the Aberdeen Tunnel Portal to the west on the other. PlanD is also requested to provide more justifications on the proposed land use zoning and the associated development parameters.

3. **The Site and Surroundings (Plans 1-A and 2-A, aerial photo on Plan 5-A and site photos on Plans 6-A to 9-A)**

- 3.1 The enlarged site, with levels ranging from about 28mPD to 43mPD, is mainly used as temporary works depot and plant nursery. It is accessible via Shouson Hill Road West (**Plan 2-A**). To the west is the Aberdeen Tunnel Portal and Wong Chuk Hang area. To the south and southwest of the site is the low-rise Shouson Hill West residential neighbourhood which is zoned "R(C)3" on the OZP. To the immediate north and east of the site is mainly vegetated slope zoned "Green Belt" ("GB") and "Open Space" ("O") (**Plans 2-A** and **5-A**).
- 3.2 There are two special control areas (SCAs) in the area and its neighbourhood, i.e. SCA/H16/2 and SCA/H16/3 (**Plan 3-A**) which have been established since 1980 to provide the necessary administrative planning control over the developments in the area. Besides, the SCAs are designated to avoid overburdening the existing road network and to restrict intensive development having regard to the geotechnical, topographical and infrastructural constraints of the area. SCA/H/16/2 mainly covers sites zoned "R(C)3" within the Shouson Hill area. One of the intentions of the SCA is to preserve the well established residential character and amenity value of the area, which is mainly an attractive and prestigious garden estate comprising low-rise house developments. Most of the residential developments are located along hillsides intermixed with the natural landscape features. A pleasant and tranquil living environment prevails. Such a character of the area is well established and there has not been any drastic change in the past years.

- 3.3 SCA/H16/3 covers 2 sites on the north-eastern part of the area, which are served by Deep Water Bay Drive off Deep Water Bay Road (**Plan 3-A**). These 2 sites are located in a valley at a higher level mostly screened off along the hillsides and less visible from the coastal areas. Given the discrete location, existing developments with higher development intensity and separate vehicular access when compared with the SCA/H16/2 sites in the Shouson Hill area, a higher development intensity is permitted at these two “R(C)9” zones.
- 3.4 It has long been the planning intention to preserve the existing characters of these two SCAs, as reflected in the OZP. For SCA/H16/2, sites are zoned “R(C)3” subject to a maximum building height (BH) of 3 storeys in addition to 1 storey of carports, a maximum plot ratio (PR) of 0.75 and a site coverage (SC) of 25%. The entire area has been fully developed and most of the existing developments comply with the OZP restrictions except for a few completed before the gazettal of the first OZP or permitted by way of s.16 planning applications (i.e. a few houses are 5 storeys in BH). For SCA/H16/3, sites are subject to a maximum BH of 14 storeys in addition to 1 storey of carports, a maximum PR of 2.1 and a maximum SC of 15%.

4. The Review

Subsequent to the Committee’s consideration of the proposed zoning amendment on 9.11.2012, PlanD has explored the possibility of relocating the plant nursery and the technical feasibility of developing the site for residential use in consultation with the Director of Leisure and Cultural Services (DLCS), the Director of Environmental Protection (DEP), the Commissioner for Transport (C for T) and the District Lands Officer/Hong Kong West and South, Lands Department (DLO/HKW&S, LandsD). Our findings are summarized below:

Site Boundary

Combine the Plant Nursery Site with the Proposed Amendment Site

- 4.1 DLCS agrees to release the plant nursery site subject to reprovisioning. Given the close proximity to the Aberdeen Tunnel Portal (**Plan 2-A**), there would likely be air quality and noise problems for the plant nursery site. DEP advises that it would be difficult to use it alone for residential development. However, the plant nursery site could be combined with the proposed amendment site to form an enlarged site (about 1.27 hectares) (**Plans 1-A and 2-A**), so that greater flexibility in mitigating the noise and air impacts through layout design could be allowed. The DLO/HKW&S is undertaking a site search for the reprovisioning.
- 4.2 While having no objection to the rezoning boundary, the District Officer (Southern) (DO(S)) and the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HKI, DSD) advise that Wong Chuk Hang Path and the stream to the immediate south of the plant nursery (**Plan 2-A**) should not be developed in the future to avoid adverse impact to pedestrian flow and drainage of rainwater in the area. Since the OZP is a small-scale plan which shows broad land use zoning only, small strips of access road and stream that carry no

development right may be included in the residential zones. In this regard, the entire enlarged site including Wong Chuk Hang Path and the stream will be covered by the same zoning (**Plan 4-A**). However, the area covered by road and stream will be excluded from the developable area and not to be taken into account in PR and SC calculation for the residential development. As a result, the net developable area will be about 1.08 hectares.

- 4.3 While DEP has no in-principle objection to the proposed rezoning, he advises that the western part of the enlarged site would be subject to air quality concern arising from the Aberdeen Tunnel Portal and suggests that the area fronting the portal (hatched black on **Plan 4-A**) should be restricted for non-air sensitive uses, such as central air-conditioned club house and car park. No air sensitive uses including domestic premises and outdoor facilities such as exercise areas, gardens with seats, playground, swimming pool and ball courts shall be erected or constructed on or over the area. Such requirement will be specified in the Explanatory Statement of the respective zoning for this site (**Annex 5**). Besides, DEP considers a Noise Impact Assessment with the implementation of the noise mitigation measures identified therein necessary for the residential development and a relevant clause should be incorporated in the lease document as appropriate. DLO/HKW&S will incorporate suitable clauses in the lease document in the effect.

Use

- 4.4 The enlarged site is situated within the Shouson Hill West residential area, which was characterized by low-rise, low-density residential developments mainly at a building height of 3 storeys (over 1 storey of carports) and a PR of 0.75. In determining the use of the site, due regard has been made to the existing character of the residential neighbourhood of the Shouson Hill West. The proposed low-rise, low-density residential use is considered compatible with the surrounding area.

Plot Ratio

Density Zoning

- 4.5 According to the Hong Kong Planning Standards and Guidelines (HKPSG), three Residential Density Zones – R1, R2 and R3 are specified for Hong Kong Island and Kowloon, covering areas of high, medium and low intensities. The R1, R2 and R3 zones cover areas suitable for high-density, medium intensity and low intensity development respectively. In general, R3 covers areas of low density residential development and applies to districts with very limited public transport capacity or subject to special constraints for urban design, traffic or environmental reasons. Since the Shouson Hill area falls within the R3 area, the planning intention has long been established to maintain a low development intensity. The area has been developed following such intention over the years.

Variety of Housing Types for Market Need

- 4.6 While housing land supply is a policy objective, it is equally important to ensure that demand for different housing types could be satisfied. Taking into account

the residential character in the area, it is considered more appropriate to rezone the site from “G/IC” to low-rise low-density residential zone, in line with the adjoining “R(C)3” zones falling within the same SCA.

Visual and Air Ventilation Considerations (Plans 2-A and 10-A)

- 4.7 The enlarged site is located at the fringe of the Shouson Hill West residential neighbourhood, which is characterized by low-rise low-density developments and mainly zoned “R(C)3” on the OZP. The scale and building height of future development at the site should be consistent with the character of the neighbourhood. Rezoning the site to “R(C)3” is the most appropriate in visual terms.
- 4.8 Located at about 36mPD on the northwest facing slope and of maximum 4 storeys high, the proposed development will be substantially or entirely screened off by the neighbouring developments when viewed from key public viewing points or pedestrian nodes from the east and south and hence has almost no noticeable effect on public viewers in Shouson Hill and the nearby Wong Chuk Hang area. Its visibility is limited to the hillslope of Mount Nicholson in the immediate north and Nam Fung Road from the northwest and northeast. The photomontages at **Plan 10-A** show the proposed development from two viewing points at Nam Fung Road. With the existing trees and vegetation providing some screening, the proposed development will in overall term be compatible with its surrounding and have insignificant visual impact on the character of the area.
- 4.9 Based on the data from the Hong Kong Observatory, the prevailing annual winds are from the east and north-east and the prevailing summer winds from the east, south and west. According to the Expert Evaluation on the Aberdeen & Ap Lei Chau Area conducted by Chinese University of Hong Kong, the topography of the surroundings effects a strong channelling of wind in the east-west direction over the Shouson Hill and Wong Chuk Hang areas. Being in a location shielded by higher terrain on its immediate eastern and southern sides, the proposed development is not expected to have adverse air ventilation impact on the surrounding area.
- 4.10 Given the above, any increase in the current development restrictions would set a precedent for other residential developments within the “R(C)3” zone. The cumulative impact will undesirably change the well established low-rise residential character of the Shouson Hill area, which is covered by the SCA/H16/2. It is expected that local community may raise strong reservation on the drastic change of the existing character.

Traffic Aspect

- 4.11 Apart from the character change, any increase in the development intensity would require infrastructure upgrading and improvement works to meet the additional demand. In particular, from traffic perspective, C for T advises that there is no programme for implementing the link road between Shouson Hill Road and Deep Water Bay Drive. The enlarged site can only be accessible by Shouson Hill Road West.

- 4.12 C for T has no adverse comment from traffic viewpoints on the proposed rezoning of the site to "R(C)3" subject to the development parameters similar to the surrounding neighbourhood as it would unlikely induce adverse traffic impact in the area and considers a Traffic Impact Assessment (TIA) not necessary. However, any proposed intensification of development at the site will be a precedent in the area and cause potential intensification of the possible developments in the whole area in Shouson Hill and has extensive cumulative traffic impact.
- 4.13 Due to the undulating terrain, the Shouson Hill area is only served by narrow and winding access roads. More intensive development is undesirable on traffic engineering grounds. C for T advises that most roads in Shouson Hill area are in gradient with lots of bends and run-in/out/access roads. Restricted by private lot and topographic conditions, the available space for road widening is very limited.

Sewerage Aspect

- 4.14 DEP does not anticipate insurmountable sewerage infrastructure problem arising from the proposed residential development. A Sewerage Impact Assessment with the implementation of the sewerage upgrading measures identified therein is required for the residential development. A suitable clause would be incorporated in the lease document in this effect.

Site Coverage

- 4.15 Regarding the suggestion of the Committee to consider relaxing the SC to allow greater design flexibility on the subject site, it must be noted that the SC restriction applies to sites under "R(C)" zones. Relaxation of the SC will have wide implication on the whole Shouson Hill area, instead of the subject site only. The Board had undertaken a review of domestic SC restriction for "R(B)" and "R(C)" zones on statutory plans in 2000 to explore the possibility and implications of relaxing the control. It was agreed by the Board to adopt as a general guideline that for R3 areas in the Metro Area and in the New Town Area, the maximum SC could be up to 50% provided that inter alia, the PR and the BH restrictions of the sites would remain unchanged and no clearance of mature trees and natural vegetation would be involved. The guideline is also in line with the HKPSG on the maximum SC of 50% for R3. Since then, the guideline has been adopted by the Board for consideration of each case based on its individual merits through planning application under the provision for minor relaxation. SC relaxation application which has demonstrated design flexibility may be approved by the Board. The development restrictions for the site would follow the development schedule for the "R(C)" zone as set out in the OZP with the provision for application for minor relaxation of the development restrictions including SC.

Summary on the Proposal (Plans 1-A and 2-A)

4.16 Against the above review findings, it is proposed to:

- (i) combine the adjoining plant nursery site with the proposed amendment site to form an enlarged site (about 1.27 hectares) for residential purpose;
- (ii) rezone the enlarged site from “G/IC” to “R(C)3” with a maximum BH of 3 storeys in addition to 1 storey of carports and a maximum PR of 0.75 and a maximum SC of 25%. The details are stated in pages 4 to 6 of **Annex 4**; and
- (iii) the area fronting the Aberdeen Tunnel Portal at the western side of the enlarged site as shown on **Plan 4-A** will be restricted for non-air sensitive uses, such as central air-conditioned club house and car park thereon. It will be stated in the explanatory statement.

4.17 To avoid adverse impact to local people and drainage of rainwater in the area as mentioned in paragraph 4.2 above, Wong Chuk Hang Path and the stream to the immediate south of the plant nursery, though incorporated in the proposed “R(C)3” zone, will be excluded from the developable area for PR and SC calculation. Taking into account these site constraints, the net developable area (**Plan 4-A**) is about 1.08 hectares.

4.18 Compared with the previous proposed amendment site (about 0.6 hectare) considered by the Committee on 9.11.2012 with a maximum domestic gross floor (GFA) area of about 4,500m² producing about 15 houses, it is estimated that the residential development under the net developable area of the enlarged site (about 1.08 hectares) would have a maximum domestic GFA of about 8,100m², producing about 32 houses, based on the same maximum PR of 0.75 and SC of 25% with reference to the residential developments in the surrounding.

5. Departmental Consultation

- 5.1 The proposed amendments have been circulated to relevant bureau and departments for comment. All of them have no objection to or no adverse comment on the proposed amendments.
- 5.2 Given the generally low-density residential developments and small number of population residing in Shouson Hill and Repulse Bay area, the demand for provision of GIC facilities to serve the planning scheme area is relatively low. A table on the provision of major community facilities in the Shouson Hill and Repulse Bay area is at **Annex 6**. Based on the planned population in the Shouson Hill and Repulse Bay area, there is no deficit of GIC provision in the area. Concerned departments consulted have confirmed that the site is not required for any GIC uses. Apart from the departments mentioned in paragraph 9.1 and 9.3 of **Annex 1**, the Director of Social Welfare has also indicated no comment on the proposed rezoning. The proposed rezoning of the site for

residential use will not have adverse impact on the overall GIC provision in the area.

- 5.3 The DO(S) advises that the Southern District Council (SDC) and local residents may express strong reservation on the proposed rezoning of the site at the junction of Shouson Hill Road West and Wong Chuk Hang Path from “G/IC” to “R(C)3” and anticipated that SDC would have much concern over the potential environmental and traffic issues on the proposed residential development. It is expected that local community may not welcome the amendment for residential use.

6. **Proposed Amendment to Matters Shown on the Plan**

The proposed amendment as shown on the draft Shouson Hill & Repulse Bay OZP No. S/H17/11B (**Annex 3**) is as follows:

Amendment Item A (about 12,720m²) (Plan 1-A)

Rezoning a site at the junction of Shouson Hill Road West and Wong Chuk Hang Path from “G/IC” to “R(C)3” in accordance with paragraph 4.16 above.

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

- 7.1 Amendments to the Notes of the OZP are proposed as follows:

- (a) revision to the covering Notes to accord with the Master Schedule of Notes to Statutory Plans; and
- (b) amendments to the exemption clause on maximum PR in the remarks for “Residential (Group B)” (“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.

- 7.2 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Annex 4** for Members’ consideration.

8. **Revision to the Explanatory Statement (ES) of the OZP**

The ES of the OZP is proposed to be 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 the 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 **Annex 5** for Members’ consideration.

9. **Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/H17/12.

10. **Public Consultation**

The SDC will be consulted on the amendments during the exhibition period of the draft Shouson Hill & Repulse Bay OZP No. S/H17/11B (to be renumbered to S/H17/12 upon exhibition) for public inspection under section 5 of the Ordinance, which is a statutory consultation procedure to solicit public views.

11. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Shouson Hill & Repulse Bay OZP and that the draft Shouson Hill & Repulse Bay OZP No. S/H17/11B at **Annex 3** (to be renumbered to S/H17/12 upon exhibition) and its Notes at **Annex 4** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Annex 5** for the draft Shouson Hill & Repulse Bay OZP No. S/H17/11B as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the OZP.

12. **Annexes**

Annex 1	MPC Paper No. 10/12
Annex 2	Extract of Minutes of 477 th Meeting of MPC (Paper No. 10/12)
Annex 3	Revised Draft Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/11B
Annex 4	Revised Notes of draft Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/11B
Annex 5	Revised Explanatory Statement of draft Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/11B
Annex 6	Provision of Major Community Facilities in Shouson Hill & Repulse Bay Area
Plan 1-A	Location Plan
Plan 2-A	Site Plan
Plan 3-A	Special Control Area
Plan 4-A	Developable Area and Non-air Sensitive Area
Plan 5-A	Aerial Photo

Plan 6-A to 9-A
Plan 10-A

Site Photos
Photomontages

**PLANNING DEPARTMENT
MARCH 2013**

MPC Paper No. 10/12
For Consideration by the
Metro Planning Committee
on 9.11.2012

**PROPOSED AMENDMENTS TO
THE APPROVED SHOUSON HILL & REPULSE BAY
OUTLINE ZONING PLAN NO. S/H17/11**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Shouson Hill & Repulse Bay Outline Zoning Plan (OZP) No. S/H17/11 as shown on the draft OZP No. S/H17/11A (**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 Town Planning Board (the Board)'s planning intentions and objectives for various land use zonings of the OZP, and should be published together with the OZP.

2. Status of the Current OZP

- 2.1 On 6.10.2009, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the draft Shouson Hill & Repulse Bay OZP. On 16.10.2009, the approved Shouson Hill & Repulse Bay OZP No. S/H17/11 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 5.6.2012, the CE in C agreed to refer the approved Shouson Hill & Repulse Bay 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 15.6.2012 under section 12(2) of the Ordinance.

3. Proposed Amendments to the OZP

The proposed amendments mainly relate to the rezoning of a "Government, Institution or Community" ("G/IC") site at Shouson Hill Road West and some technical amendments to the Notes of the OZP.

4. Rezoning a Site at the Junction of Shouson Hill Road West and Wong Chuk Hang Path from "G/IC" to "Residential (Group C)3" ("R(C)3") (Amendment Item A)

Background

- 4.1 The site (about 0.6 hectares) is a piece of Government land located at the junction of Shouson Hill Road West and Wong Chuk Hang Path (Plans 1 and 2). It is currently occupied by the Drainage Services Department (DSD) as a temporary works depot until 2.5.2013. The site has not been designated for any GIC use. Concerned departments consulted have no requirement for GIC use at this site. After consideration of the characteristics of the site and the surrounding areas, it is considered appropriate to rezone it to residential use to meet the demand for housing land.

The Site and the Surrounding Areas (Plans 1 and 2, aerial photo on Plan 3 and site photos on Plans 4 and 5)

- 4.2 The site, with levels ranging from about 34mPD to 43mPD, is mainly used as a temporary works depot. It is located immediate next to a plant nursery run by the Leisure and Cultural Services Department (LCSD) under permanent land grant and zoned "G/IC" on the OZP. The site is accessible via Shouson Hill Road West (Plan 2). To the further west across the plant nursery is the Aberdeen Tunnel Portal and Wong Chuk Hang area. To the south and southwest of the site is the low-rise Shouson Hill West residential neighbourhood which is zoned "R(C)3" on the OZP. To the immediate north and east of the site is mainly vegetated slope zoned "Green Belt" ("GB") and "Open Space" ("O") (Plans 2 and 3).

The Rezoning Proposal (Plans 1 and 2)

Planning Intention/Land Use Compatibility

- 4.3 Shouson Hill and Repulse Bay area is situated at the southern part of Hong Kong Island and is generally hilly with steep ravines covered by rich vegetation. The built-up areas consist predominantly of low-density residential developments which are mainly found in Shouson Hill, the seaward side of Repulse Bay Road and along Headland Road at Chuin Hom Kok. Some high-rise buildings are located along the landward side of Repulse Bay Road and in the valley behind Middle Bay. Given the generally low-density residential developments and small number of population residing in Shouson Hill and Repulse Bay area, the demand for provision of GIC facilities to serve the district is relatively low. According to the planned population in the Shouson Hill & Repulse Bay area, there is no shortfall of GIC provision in the area. Concerned departments have confirmed that they do not need the site for any GIC uses. The proposed rezoning of the site for residential use will not have adverse impact on the overall GIC provision in the area.
- 4.4 Majority of the existing developments in Shouson Hill area are low-rise low-density residential developments which are under "R(C)3" zone and subject to a maximum building height of 3 storeys in addition to 1 storey of carports. In order to respect the character of Shouson Hill area and be

compatible with the high-end residential neighbourhood, it is considered suitable to rezone it for low-rise low-density residential development.

- 4.5 To ensure that the scale and development intensity of the future development at the site is compatible with the surrounding in the vicinity, it is proposed to rezone the site to "R(C)3" with a maximum building height of 3 storeys in addition to 1 storey of carports and a maximum plot ratio (PR) of 0.75 and site coverage (SC) of 25%. The details are stated in pages 4 to 6 of Attachment III.
- 4.6 With reference to the residential developments in the surrounding, it is estimated that the proposed residential development would have a maximum domestic gross floor area of about 4,500m², producing about 15 houses if a maximum PR of 0.75 is adopted.

Visual Impact Assessment/Air Ventilation (Plans 2 and 6)

- 4.7 The site is situated in Shouson Hill characterised by residential developments of 3 to 4 storeys set within trees and lush green vegetation. The proposed development scale and building height are consistent with the character of the neighbourhood. Located at about 42mPD on the northwest facing slope and of maximum 4 storeys high, the proposed development is substantially or even entirely screened off by the neighbouring developments when viewed from key public viewing points or pedestrian nodes from the east and south and hence has almost no noticeable effect on public viewers in Shouson Hill and the nearby Wong Chuk Hang area. Its visibility is limited to the hillslope of Mount Nicholson in the immediate north and Nam Fung Road from the northwest and northeast. The photomontages at Plan 6 show the proposed development from two viewing points at Nam Fung Road. With the existing trees and vegetation providing a degree of screening on the site's periphery, the proposed development will in overall term be compatible with its surrounding and have insignificant visual impact on the character of the area.
- 4.8 Based on the data from the Hong Kong Observatory, the prevailing annual winds are from the east and north-east and the prevailing summer winds from the east, south and west. According to the Expert Evaluation on the Aberdeen & Ap Lei Chau Area conducted by Chinese University of Hong Kong, the topography of the surroundings effects a strong channelling of wind in the east-west direction over the Shouson Hill and Wong Chuk Hang areas. Being in a location shielded by higher terrain on its immediate eastern and southern sides and is of a relatively small scale, the proposed development is not expected to have adverse air ventilation impact on the surrounding area.

Traffic, Environmental and Infrastructural Impacts

- 4.9 The site is accessible by Shouson Hill Road West. In view of the proposed low-density development and the current local traffic condition, the proposed development would unlikely induce adverse traffic impact in the area. The Commissioner for Transport (C for T) has no comment on the proposed rezoning and considers a Traffic Impact Assessment not necessary.

- 4.10 The proposed rezoning would not have significant adverse environmental and infrastructural impacts on the surrounding areas. The Director of Environmental Protection (DEP) has no in-principle objection to the proposed rezoning. As the site is located close to Aberdeen Tunnel Portal to the further west with air quality concern (Plan 2), DEP suggests that the proposed residential development should be located toward the eastern boundary of the site. The District Lands Officer/Hong Kong West and South (DLO/HKW&S) confirms that a suitable clause would be incorporated in the land lease document, such as Information Statement, to address the air quality concern. Relevant departments consulted including the Chief Engineer/Hong Kong and Islands, DSD and Chief Engineer/Development (2), Water Supplies Department (WSD) have no adverse comment on the proposed rezoning.

5. Proposed Amendment to Matters Shown on the Plan

The proposed amendment as shown on the draft Shouson Hill & Repulse Bay OZP No. S/H17/11A (Attachment II) is as follows:

Amendment Item A (about 6,023m²) (Plans 1 to 6)

Rezoning a site at the junction of Shouson Hill Road West and Wong Chuk Hang Path from "G/IC" to "R(C)3" in accordance with paragraph 4.5 above.

6. Proposed Amendments to the Notes of the OZP

6.1 Amendments to the Notes of the OZP are proposed as follows:

- (a) revision to the covering Notes to accord with the Master Schedule of Notes to Statutory Plans; and
- (b) amendments to the exemption clause on maximum PR in the remarks for "Residential (Group B)" ("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 (ES) of the OZP

The ES of the OZP is proposed to be 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 the 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 Plan will be renumbered as S/H17/12.

9. Consultation

Departmental Consultation

- 9.1 The proposed amendments have been circulated to relevant bureau and departments for comment. All of them have no objection to or no adverse comment on the proposed amendments. The comments of the C for T, DLO/HKW&S, DEP, the Director of Leisure and Cultural Services, the Director of Agriculture, Fisheries and Conservation, the Antiquities and Monuments Office, LCSD and the Chief Town Planner/Urban Design and Landscape, Planning Department have been incorporated into the above paragraphs, where appropriate.
- 9.2 The District Officer (Southern) advises that the Southern District Council (SDC) and local residents may express strong reservation on the proposed rezoning of the site at the junction of Shouson Hill Road West and Wong Chuk Hang Path from "G/IC" to "R(C)3" and anticipated that SDC would have much concern over the potential environmental and traffic issues on the proposed residential development. It is expected that local community may not welcome the amendment for residential use.
- 9.3 The following departments have no objection to/no comment on the proposed amendments:
- Secretary of Home Affairs;
 - Chief Architect/Central Management Division 2, Architectural Services Department;
 - Director of Fire Services;
 - Director of Electrical and Mechanical Services;
 - Commissioner of Police;
 - Chief Engineer/Land Works, Civil Engineering and Development Department (CEDD);
 - Project Manager (Hong Kong Island & Islands), CEDD;
 - Head of the Geotechnical Engineering Office, CEDD;
 - Director of Food and Environmental Hygiene;
 - Chief Building Surveyor/Hong Kong West, Buildings Department;
 - Chief Highway Engineer/Hong Kong, Highways Department; and
 - Chief Engineer/Development (2), WSD.

Public Consultation

- 9.4 The SDC will be consulted on the amendments during the exhibition period of the draft Shouson Hill & Repulse Bay OZP No. S/H17/11A (to be renumbered to S/H17/12 upon exhibition) for public inspection under section 5 of the Ordinance, which is a statutory consultation procedure to solicit public views.

10. Decision Sought

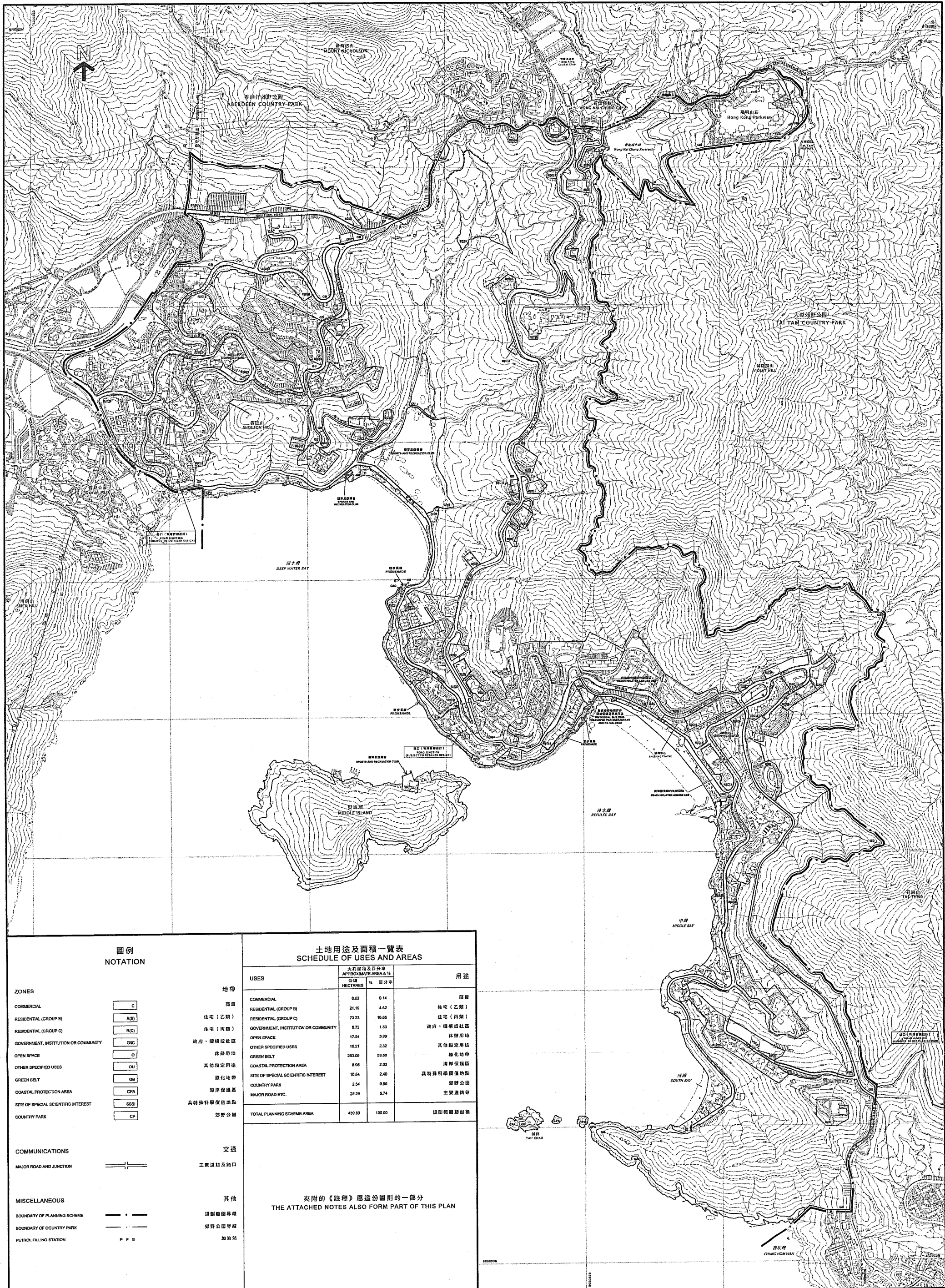
Members are invited to:

- (a) agree to the proposed amendments to the approved Shouson Hill & Repulse Bay OZP and that the draft Shouson Hill & Repulse Bay OZP No. S/H17/11A at **Attachment II** (to be renumbered to S/H17/12 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 Shouson Hill & Repulse Bay OZP No. S/H17/11A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the OZP.

11. Attachments

Attachment I	Approved Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/11 (reduced to A3 size)
Attachment II	Draft Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/11A
Attachment III	Revised Notes of draft Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/11A
Attachment IV	Revised Explanatory Statement of draft Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/11A
Plans 1 to 5	Location Plan, Site Plan, Aerial Photo and Site Photos
Plan 6	Photomontages of the proposed development at a site at the junction of Shouson Hill Road West and Wong Chuk Hang Path

PLANNING DEPARTMENT
NOVEMBER 2012



圖例
NOTATION

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

ZONES

COMMERCIAL

RESIDENTIAL (GROUP B)

RESIDENTIAL (GROUP C)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

OTHER SPECIFIED USES

GREEN BELT

COASTAL PROTECTION AREA

SITE OF SPECIAL SCIENTIFIC INTEREST

COUNTRY PARK

C

R(B)

R(C)

GIC

O

OU

GB

CPA

SSSI

CP

商業

住宅(乙類)

住宅(丙類)

政府、機構或社區

休憩用地

其他指定用途

綠化地帶

海岸保護區

具特殊科學價值地點

郊野公園

COMMUNICATIONS

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

BOUNDARY OF COUNTRY PARK

PETROL FILLING STATION

MAJOR ROAD AND JUNCTION

— + —

— — —

P F S

交通

主要道路及路口

其他

規劃範圍界線

郊野公園界線

加油站

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.62	0.14	商業
RESIDENTIAL (GROUP B)	21.19	4.62	住宅(乙類)
RESIDENTIAL (GROUP C)	73.23	16.65	住宅(丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	0.72	1.53	政府、機構或社區
OPEN SPACE	17.54	3.89	休憩用地
OTHER SPECIFIED USES	10.21	2.32	其他指定用途
GREEN BELT	283.00	59.60	綠化地帶
COASTAL PROTECTION AREA	8.95	2.03	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	10.54	2.40	具特殊科學價值地點
COUNTRY PARK	2.54	0.56	郊野公園
MAJOR ROAD ETC.	25.29	5.74	主要道路等
TOTAL PLANNING SCHEME AREA	439.69	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2009年10月6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 6 OCTOBER 2009

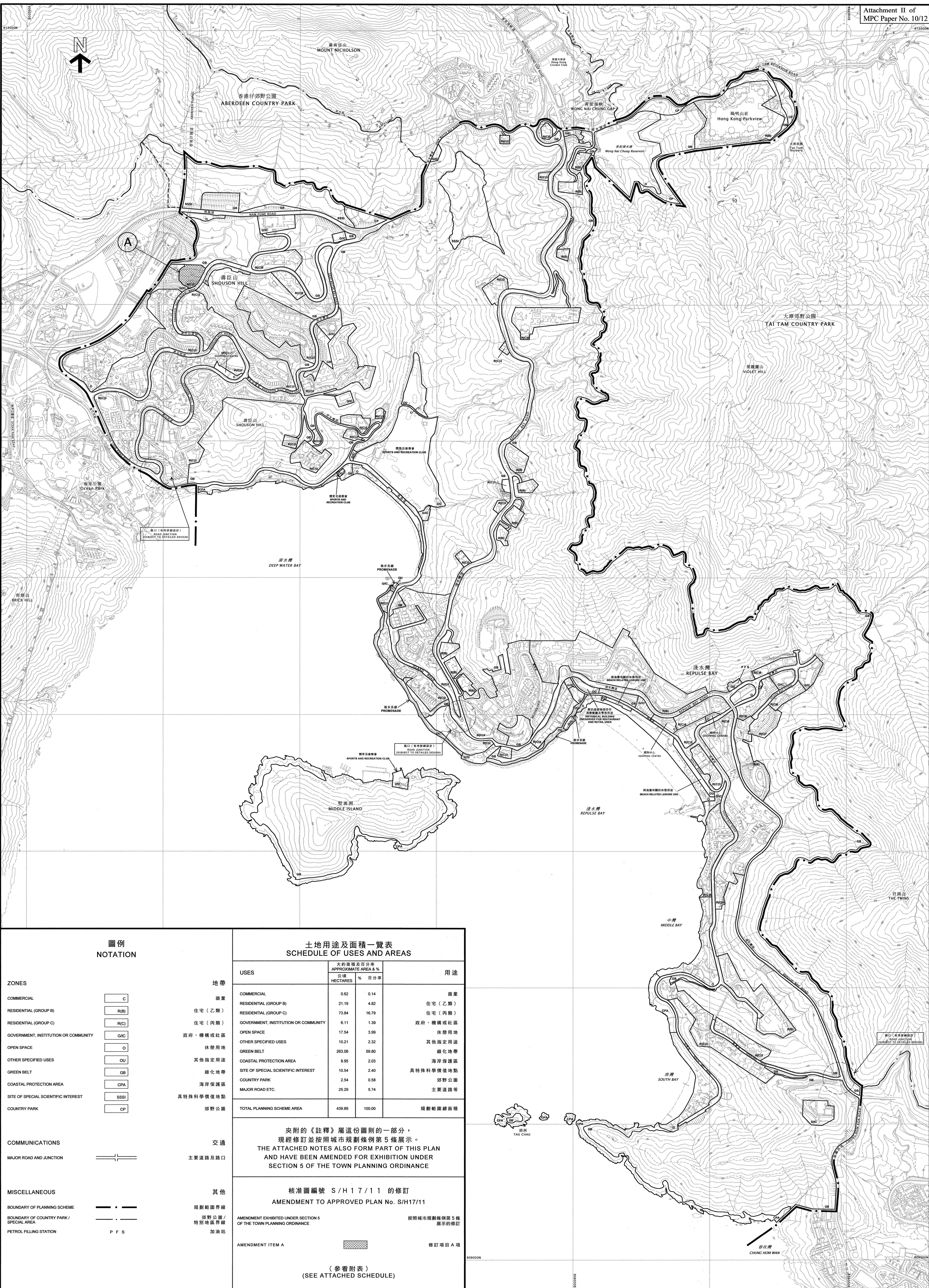
Me Manda CHAN 陳詠雯女士
CLERK TO THE EXECUTIVE COUNCIL 行政會秘書

香港城市規劃委員會依據城市規劃條例擬備的壽臣山及淺水灣(港島規劃區第17區部分)分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 17 (PART) - SHOUSON HILL & REPULSE BAY - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
METRES 100 0 200 400 600 800 METRES

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

圖則編號
PLAN No. S/H17/11



圖例 NOTATION		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
ZONES		USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 百分比 HECTARES %		用途
COMMERCIAL	C	商業	0.62	0.14	商業
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)	21.19	4.82	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)	73.84	16.79	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區	6.11	1.39	政府、機構或社區
OPEN SPACE	O	休憩用地	17.54	3.99	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途	10.21	2.32	其他指定用途
GREEN BELT	GB	綠化地帶	263.06	59.80	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區	8.95	2.03	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點	10.54	2.40	具特殊科學價值地點
COUNTRY PARK	CP	郊野公園	2.54	0.58	郊野公園
		MAJOR ROAD ETC.	25.29	5.74	主要道路等
		TOTAL PLANNING SCHEME AREA	439.89	100.00	規劃範圍總面積
COMMUNICATIONS		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			
MAJOR ROAD AND JUNCTION					
MISCELLANEOUS		核准圖編號 S/H 17/11 的修訂 AMENDMENT TO APPROVED PLAN No. S/H17/11			
BOUNDARY OF PLANNING SCHEME		AMENDMENT EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE			
BOUNDARY OF COUNTRY PARK / SPECIAL AREA		按照城市規劃條例第 5 條 展示的修訂			
PETROL FILLING STATION		修訂項目 A 項			
		(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/H17/11 的修訂
AMENDMENT TO APPROVED PLAN No. S/H17/11 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壽臣山及淺水灣（港島規劃區第 17 區部分）分區計劃大綱圖

TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD

HONG KONG PLANNING AREA No. 17 (PART) - SHOUSON HILL & REPULSE BAY - OUTLINE ZONING PLAN

SCALE 1:5 000 比例尺

300 METRES 300

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/H17/11A**

HONG KONG PLANNING AREA NO. 17

APPROVED ~~DRAFT~~ SHOUSON HILL & REPULSE BAY
OUTLINE ZONING PLAN NO. S/H17/114

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

NOTES

(N.B. This These forms 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" includes 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 under the Buildings Ordinance.
- (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 and alignments of roads, 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 (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned "Site of Special Scientific Interest" or "Coastal Protection Area":
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/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 areas zoned "Site of Special Scientific Interest" or "Coastal Protection Area",
 - (a) the following uses or developments are always permitted:

- (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) 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
- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In any area shown as 'Road', all uses or developments except on-street vehicle park and those specified in paragraph (7) above require permission from the Town Planning Board.
- (10) 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.
- (11) 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, ~~and any other Government requirements, as may be applicable.~~

HONG KONG PLANNING AREA NO. 17

APPROVED ~~DRAFT~~ SHOUSON HILL & REPULSE BAY
OUTLINE ZONING PLAN NO. S/H17/114

Schedule of Uses

	<u>Page</u>
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RESIDENTIAL (GROUP B)	2
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OTHER SPECIFIED USES	9
GREEN BELT	12
COASTAL PROTECTION AREA	13
SITE OF SPECIAL SCIENTIFIC INTEREST	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
Eating Place Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Public Clinic Public Convenience Public Vehicle Park (excluding container vehicle) Shop and Services Training Centre	Flat Government Refuse Collection Point Hospital Hotel Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended primarily for neighbourhood commercial developments, which may include supermarket, shop, services and eating place of reasonable and compatible scale and functions mainly as local shopping centre(s) serving local residents and beach goers in the immediate neighbourhood.

Remarks

- (a) 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 two storeys or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction 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 Office 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.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (a) 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 site coverage specified below, or the plot ratio and site coverage of the existing building, whichever is the greater.

Height - No. of Storeys Used for Domestic Purposes	Maximum Plot Ratio	Maximum Site Coverage (%)
2 and below	0.60	30
3	0.75	25
4	0.90	22.5
5	1.00	20
6	1.20	20
7	1.40	20
8	1.40	17.5
9	1.58	17.5
10	1.75	17.5
11	1.93	17.5
12	2.10	17.5
13	1.95	15
14	2.10	15
15	2.25	15
16	2.40	15
17	2.55	15
18	2.70	15
19	2.85	15
20 or more	3.00	15

- (b) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) 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, and recreational facilities for 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and site coverage restrictions stated in paragraph (a) 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 Place of Recreation, Sports or Culture Private Club Public Clinic 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.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (a) 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, plot ratio and site coverage set out below:
- (i) the maximum height of any building within each sub-area of the zone shall be limited to that stipulated below or the height of the existing building, whichever is the greater :

<u>Sub-area</u>	<u>Restriction</u>
R(C)1	Maximum 2 storeys including carports not to exceed the height of the existing building.
R(C)2	Maximum 3 storeys including carports and building height not to exceed the level of Island Road.
R(C)3	Maximum 3 storeys in addition to 1 storey of carports.
R(C)4	Maximum 4 storeys including carports and maximum building height of 10.67m and not to exceed the level of Repulse Bay Road.
R(C)5	Maximum 4 storeys in addition to 1 storey of carports.
R(C)6	Maximum 7 storeys in addition to 1 storey of carports.
R(C)7	Maximum 10 storeys in addition to 1 storey of carports.
R(C)8	Maximum 12 storeys in addition to 1 storey of carports.
R(C)9	Maximum 14 storeys in addition to 1 storey of carports.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

- (ii) the maximum plot ratio and site coverage shall be limited to that stipulated in the following table or the plot ratio and site coverage of the existing building whichever is the greater :

Height - No. of Storeys Used for Domestic Purposes	Maximum Plot Ratio	Maximum Site Coverage (%)
2 and below	0.60	30
3	0.75	25
4	0.90	22.5
5	1.00	20
6	1.20	20
7	1.40	20
8	1.40	17.5
9	1.58	17.5
10	1.75	17.5
11	1.93	17.5
12	2.10	17.5
13	1.95	15
14	2.10	15

- (b) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) 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 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (a) 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
<p>Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade</p>	<p>Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Driving School Eating Place (not elsewhere specified) Flat Helicopter Landing Pad Holiday Camp Hotel House Marine Fuelling Station Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project</p>

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.

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 Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Barbecue Spot Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier 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 space for active and/or passive recreational uses serving the needs of local residents as well as the general public and visitors from other parts of the Territory.

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
<u>For "Beach Related Leisure Use" only</u>	
Barbecue Spot	Government Use
Changing Room	Hotel
Eating Place	Private Club
Place of Recreation, Sports or Culture	Public Clinic
Playground/Playing Field	Social Welfare Facility
Public Convenience	Utility Installation not ancillary to the Specified Use
Public Vehicle Park (excluding container vehicle)	
Shop and Services	

Planning Intention

This zone is intended to enhance the role of Repulse Bay as a recreational and tourism district, as well as maintaining the existing beach related character of the developments. Future development/redevelopment should blend in harmoniously with the environment in terms of use and design.

Remarks

- (a) 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 two storeys or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) 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	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Historical Building Preserved for Restaurant and Retail Uses" only

Eating Place
Shop and Services

Government Use
Hotel
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Vehicle Park (excluding container vehicle)
School
Social Welfare Facility
Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is intended to preserve the existing historical building(s) on the site for restaurant or other uses that are compatible with and complementary to the tourism character of the Repulse Bay area.

(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
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For "Sports and Recreation Club" only

Place of Recreation, Sports or Culture
Private Club

Eating Place
Government Refuse Collection Point
Government Use (not elsewhere specified)
Public Vehicle Park (excluding container
vehicle)
Religious Institution
Shop and Services
Social Welfare Facility
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended to reserve land for private clubs specifically for sports and recreational activities.

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended to reserve land for specific purposes as specified on the plan.

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 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) Helicopter Landing Pad Holiday Camp House Marina Marine Fuelling Station Petrol Filling Station Pier 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

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.

COASTAL PROTECTION AREA

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	Field Study/Education/Visitor Centre
Barbecue Spot	Government Use
Nature Reserve	Holiday Camp
Nature Trail	Pier
On-Farm Domestic Structure	Public Convenience
Picnic Area	Public Utility Installation
Wild Animals Protection Area	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radar Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Public Utility Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any filling/excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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. 17

APPROVED ~~DRAFT~~ SHOUSON HILL & REPULSE BAY
OUTLINE ZONING PLAN NO. S/H17/11A

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 17

APPROVED ~~DRAFT~~ SHOUSON HILL & REPULSE BAY
OUTLINE ZONING PLAN NO. S/H17/114

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 17

APPROVED ~~DRAFT~~ SHOUSON HILL & REPULSE BAY OUTLINE ZONING PLAN NO. S/H17/11A

(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 Shouson Hill & Repulse Bay Outline Zoning Plan (OZP) No. S/H17/11A. 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 18 September 1987, the draft Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/1, being the first statutory plan covering the Shouson Hill, Deep Water Bay and Repulse Bay areas, was gazetted under section 5 of the Town Planning Ordinance (the Ordinance).
- 2.2 On 4 December 1990, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Shouson Hill & Repulse Bay OZP, which was subsequently renumbered as S/H17/3. On 13 January 1998, the Chief Executive in Council (CE in C) referred the approved Shouson Hill & Repulse Bay OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 17 December 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shouson Hill & Repulse Bay OZP, which was subsequently renumbered as S/H17/7. On 8 July 2003, the CE in C referred the approved OZP No. S/H17/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 14 September 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shouson Hill & Repulse Bay OZP, which was subsequently renumbered as S/H17/9. On 24 September 2004, the approved

Shouson Hill & Repulse Bay OZP No. S/H17/9 was exhibited for public inspection under section 9(5) of the Ordinance.

- 2.5 On 3 June 2008, the CE in C referred the approved Shouson Hill & Repulse Bay OZP No. S/H17/9 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 13 June 2008 under section 12(2) of the Ordinance.
- 2.6 On 26 September 2008, the draft Shouson Hill & Repulse Bay OZP No. S/H17/10, incorporating mainly zoning amendments of the Seaview Building and the adjacent car park site at Repulse Bay from "Other Specified Uses (Beach Related Leisure Use)" and "Open Space" to "Comprehensive Development Area", a site in Deep Water Bay Valley from "Green Belt" to "Site of Special Scientific Interest" and the deletion of the possible alignment of Route 81 from the Plan, was exhibited for public inspection under section 5 of the Ordinance. During the two-month public exhibition period, a total of 1,022 representations were received. On 19 December 2008, the Board published the representations for 3 weeks for public comments. A total of 683 comments were received.
- 2.7 On 20 March 2009, the Board gave consideration to the representations and comments and decided to propose amendments to the OZP to meet 77 representations and partially meet 945 representations by reverting the zonings of the sites of Seaview Building and the adjoining public car park to "Other Specified Uses" annotated "Beach Related Leisure Use" and "Open Space" respectively. On 17 April 2009, the proposed amendments were published for three weeks for further representations under section 6C(2) of the Ordinance. No further representation was received during the publication period. On 29 May 2009, the Board agreed that the draft OZP No. S/H17/10 should be amended by the proposed amendments under section 6G of the Ordinance.
- 2.8 On 6 October 2009, the ~~Chief Executive in Council~~ (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Shouson Hill & Repulse Bay OZP, which was subsequently renumbered as S/H17/11. On 16 October 2009, the approved Shouson Hill & Repulse Bay OZP No. S/H17/11 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.9 On 5 June 2012, the CE in C referred the approved Shouson Hill & Repulse Bay OZP No. S/H17/11 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 15 June 2012 under section 12(2) of the Ordinance.
- 2.10 On XXXX, the draft Shouson Hill & Repulse Bay OZP No. S/H17/11A (the Plan), mainly incorporating the amendment of rezoning a site at the junction of Shouson Hill Road West and Wong Chuk Hang Path from "Government, Institution or Community" to "Residential (Group C)3", 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 for the Shouson Hill and Repulse Bay areas so that development and redevelopment of land within the Planning Scheme Area can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. As it is a small-scale plan, the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zoning, there would be cases that 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 and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Shouson Hill and Repulse Bay areas and not to overload the road network in these areas.

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 Planning Scheme 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 Planning Scheme Area (the Area), about 440 hectares in size, is situated at the southern part of Hong Kong Island. Its northern boundary follows the catchwater south of Mount Nicholson, Deep Water Bay Road and Tai Tam Reservoir Road, and its eastern boundary generally follows the boundary of the Tai Tam Country Park up to Chung Hom Kok Road. To the south, it covers Middle Island; and several bays including Deep

Water Bay, Repulse Bay, South Bay and Chung Hom Wan which form the natural boundary. To the west, it is bounded by Wong Chuk Hang Road and the southern approach to Aberdeen Tunnel. The Aberdeen Country Park to the north and the Tai Tam Country Park to the east provide the Area with a pleasant background of high aesthetic and visual value.

- 5.2 The Area is generally hilly with steep ravines covered by rich vegetation. The golf course in Deep Water Bay is the largest piece of flat land in the Area. The built-up areas consist predominantly of low-density residential developments which are mainly found in Shouson Hill, the seaward side of Repulse Bay Road and along Headland Road at Chung Hom Kok. Some high-rise buildings are located along the landward side of Repulse Bay Road and in the valley behind Middle Bay.
- 5.3 The Area includes four well-known bathing beaches which are intended to be preserved as inshore water protection area. They are Deep Water Bay, Repulse Bay, Middle Bay and South Bay. These popular beaches, together with the well-wooded slopes and houses of high architectural quality, give the Area a high landscaping/amenity value and render it a recreational asset for the whole Territory. The Plan aims at retaining this essential character by controlling development and redevelopment, where appropriate.

6. POPULATION

According to the 2006 Population By-census, the population of the Area was about 13,700. It is estimated that the planned population of the Area would be about 15,700.

7. LAND USE ZONINGS

7.1 Commercial ("C") : Total Area 0.62 ha

- 7.1.1 This zone is intended primarily for neighbourhood commercial developments. Given the currently constrained road network and the characteristic of this area being a high class low-density residential neighbourhood, only compatible commercial uses of suitable scale are allowed within this zone, which may include supermarket, shop and services, and eating place of reasonable and compatible scale and functioning mainly as local shopping centre(s) serving the immediate neighbourhood or the beach goers.
- 7.1.2 This zoning covers three existing local shopping centres, one of which is located in the Shouson Hill area and two in the Repulse Bay area. In order to control the building volume of the commercial developments and protect the amenity of the surrounding residential areas, developments under this zoning are restricted to a maximum

of two storeys or the height of the existing buildings, whichever is the greater. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- 7.1.3 Within this zone, planning permission is required for school and social welfare facility uses. Planning applications for these uses should include sufficient information to demonstrate the suitability of the site for the proposed use, particularly in terms of carparking and picking up/setting down facilities.

7.2 Residential (Group B) ("R(B)") : Total Area 21.19 ha

- 7.2.1 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.

- 7.2.2 This zoning mainly covers the residential sites on the landward side of Repulse Bay Road and in the valley behind Middle Bay. To maintain the existing character of the Area and to ensure that it will not be overdeveloped in relation to the capacity of the road and public utility systems, developments under this zoning are subject to plot ratio and site coverage restrictions. These restrictions are shown in the Notes attached to the Plan. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and site coverage restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.3 Residential (Group C) ("R(C)") : Total Area ~~73.23~~ 73.84 ha

- 7.3.1 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 Board.

- 7.3.2 In land use terms, it is similar to the "R(B)" zoning. However, developments under this zoning are subject to building height control as well as site coverage and plot ratio restrictions. These restrictions are closely based on those imposed administratively by the Government in the Special Control Areas and are intended:

- (a) to preserve the existing amenities and characters of the Area;
- (b) to preserve significant public views;
- (c) to avoid overburdening the access road system; and
- (d) to avoid excessive development.

7.3.3 To achieve these objectives, this zoning is divided into nine sub-areas. The appropriate restrictions for each of these sub-areas are shown in the Notes attached to the Plan. Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. The purpose of this provision is to allow the Board to consider proposals for building layout and design which, while not strictly complying with the stated restrictions, meet the planning objectives. It is hoped to encourage imaginative designs which are adapted to the characteristics of particular sites, and overcome the need for stilted or allow for the conservation of environmentally important natural features or mature vegetation. Each proposal will be considered strictly on its own merits.

7.3.4 This zoning covers most of the residential sites on the Plan and constitutes more than half of the total development area. Some scattered areas outside existing private residential lots within this zone may not be suitable for residential development. Their suitability for development or inclusion into adjoining lots for development would be assessed individually at the land administration stage based on their visual and amenity value, accessibility and geotechnical, environmental and traffic impacts.

7.4 Government, Institution or Community ("G/IC") : Total Area 6.726.11 ha

7.4.1 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.

7.4.2 Major G/IC facilities within this zone include the South Island School at Nam Fung Road, the Hong Kong International School at South Bay Close, two service reservoirs at Shouson Hill and Chung Hom Kok, sewage treatment works/sewage pumping stations along the coast between Repulse Bay and Deep Water Bay, a telephone exchange located to the northwest of Repulse Bay, a plant nursery at Shouson Hill Road West, and an electricity switching station at the junction of Deep Water Bay Road and Nam Fung Road.

7.4.3 Development and redevelopment should be in line and compatible with the surrounding developments in terms of scale/intensity and building height.

7.5 Open Space ("O") : Total Area 17.54 ha

- 7.5.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public and visitors from other parts of the Territory.
- 7.5.2 The bathing beaches at Deep Water Bay, Repulse Bay, Middle Bay and South Bay are under this zoning. These beaches are well visited by people from other parts of the Territory. In addition, the Wong Nai Chung Reservoir at the northeast part of the Area has been developed into a water recreation park. All these facilities are of regional or territorial significance. Other existing facilities also include two rest gardens at Nam Fung Road and South Bay Close, as well as a local open space at Beach Road.
- 7.5.3 Proposed sites for open space development include 2 sites, one at Shouson Hill Road West and the other at the junction of South Bay Close and Repulse Bay Road, *which* are reserved for rest gardens. A site at the junction of Beach Road and the Seaview Promenade is reserved for a children's play area. The proposed open space site in the extreme west of the Area near the Aberdeen Tunnel is under review.

7.6 Other Specified Uses ("OU") : Total Area 10.21 ha

- 7.6.1 This zone is intended primarily to provide/reserve sites for specified purposes and uses. These include the existing golf course and club in Deep Water Bay, the Royal Hong Kong Yacht Club on Middle Island and the Promenade which connects Deep Water Bay and Repulse Bay along the coast, and a petrol filling station at South Bay Road.
- 7.6.2 A building near the western entrance to Repulse Bay, which was built in the early 1920's, was originally part of the Repulse Bay Hotel. It is the planning intention to preserve this building together with two smaller buildings on the site for a restaurant and associated retail uses. Given their significant historical and architectural values, internal and external alterations should be minimal and reversible. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made on any alteration proposals affecting these buildings.
- 7.6.3 Two prominent beach front sites at Repulse Bay, covering Seaview Building and the ex-Lido site, are under this zoning and annotated "Beach Related Leisure Use". To ensure the future development/redevelopment would blend in harmoniously with the surrounding environment, developments under this zoning are

restricted to a maximum of two storeys or the height of the existing buildings, whichever is the greater. However, to provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.7 Green Belt ("GB") : Total Area 263.06 ha

7.7.1 This zone is intended 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. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.

7.7.2 This zone covers mainly the hillslopes in the Area and most part of Middle Island. The difficult topography and geotechnical conditions render these areas unsuitable for urban type development or extensive recreational uses. This zoning will help preserve important physical features as well as the rich vegetation on the hillslopes.

7.8 Coastal Protection Area ("CPA") : Total Area 8.95 ha

7.8.1 This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

7.8.2 There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted.

7.8.3 This zone comprises mainly areas of natural coastlines with attractive coastal features such as cliffs, rocks and some rocky beaches. These areas of high scenic quality should be protected from development. Falling within this area are undeveloped coastal areas mainly below the 20m contour, including those of the Middle Island and other small islands covered by the Plan. A small area to the west of Deep Water Bay Beach and a portion of the northern

shore of Middle Island have been excluded from this zoning as there are already three existing recreation and boat clubs occupying these parts of the coastal area.

7.9 Site of Special Scientific Interest ("SSSI") : Total Area 10.54 ha

- 7.9.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI.
- 7.9.2 There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 7.9.3 This zoning covers the eastern part of the Nam Fung Road Woodland SSSI while its western part falls within the area covered by the Aberdeen & Ap Lei Chau OZP. The site is densely covered by valuable native broad-leaved trees and rare flora. This is considered as a piece of fung shui woodland in a natural environment, which is worth protecting and conserving.
- 7.9.4 Another site under this zoning is the Deep Water Bay Valley SSSI. The site is a piece of natural woodland situated at the valley to the south of Deep Water Bay Road. This natural woodland harbours the largest surviving population of a rare shrub *Aristolochia thwaitesii* Hook f. (Seaside Dutchman's Pipe) and the SSSI zoning is to protect the population of this rare species.

7.10 Country Park ("CP") : Total Area 2.54 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). It contributes to the conservation of the natural environment, and recreational facilities are provided where appropriate. The planning and development activities within this zone are under the jurisdiction of the Country and Marine Parks Authority. Approval from the Board is not required. This zone covers part of Aberdeen Country Park and part of Tai Tam Country Park.

8. COMMUNICATIONS

8.1 Roads

8.1.1 The Area is linked with other districts mainly by the district distributors including Repulse Bay Road, Island Road, Deep Water Bay Road and Nam Fung Road. Island Road is connected to the Aberdeen Tunnel via Wong Chuk Hang Road in the western part of the Area.

8.1.2 Shouson Hill Road, Shouson Hill Road West and East, Beach Road, South Bay Road, Headland Road and Wong Nai Chung Reservoir Road are the local distributor roads which are further supported by a network of subsidiary access roads serving various parts of the Area.

8.2 Public Transport

Franchised bus services are available to the Area along Island Road, Repulse Bay Road and Nam Fung Road. Residents in Shouson Hill area and along South Bay Road are also served by green minibus routes.

9. UTILITY SERVICES

9.1 The Area is well served with piped water supply, electricity, gas and telephone services. No problem is envisaged in meeting the future requirements of the Area.

9.2 Sewage generated from the Area is treated and disposed of either by septic tanks and soakaways or through treatment works and submarine outfalls.

10. CULTURAL HERITAGE

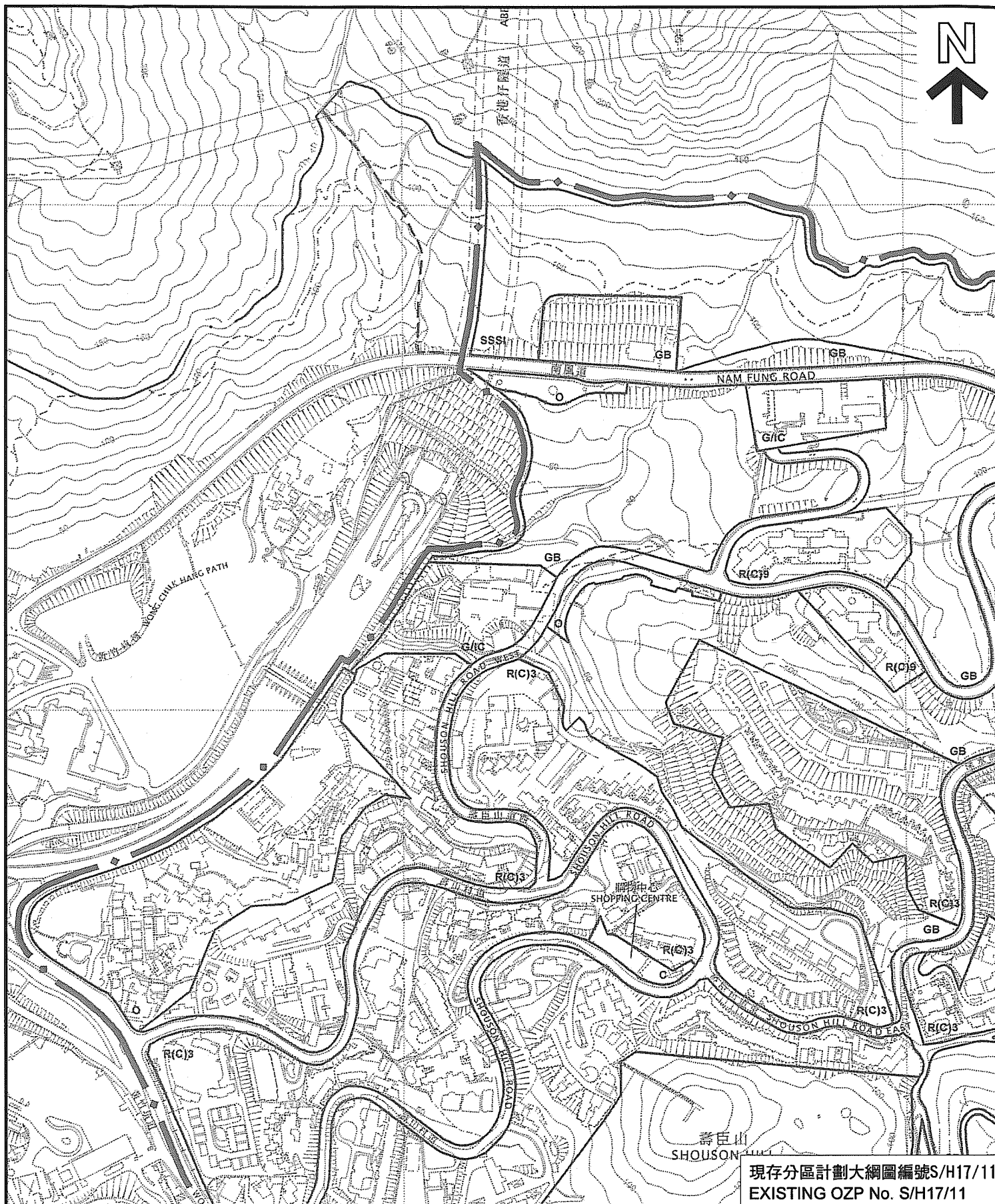
10.1 The following ~~graded~~ historical buildings/structures are in the Area :

- (a) ~~an~~ Old hHouse at No. 10 ~~San Wai~~, Wong Chuk Hang San Wai (Grade 2);
- (b) the Residence of Financial Secretary at No. 45 Shouson Hill Road; and
- (c) ~~a~~ Dam, vValve hHouse, and wWeir of Wong Nai Chung Reservoir and ~~workmen's quarters~~ at Tai Tam Reservoir Road in Wong Nai Chung (Declared Monument);
- (d) Workmen's Quarters of Wong Nai Chung Reservoir at Tai Tam Reservoir Road in Wong Nai Chung (Grade 2); and
- (e) Central Ordnance Munitions Depot (alias, Little Hong Kong), Deep Water Bay Drive, Shouson Hill (Grade 3).

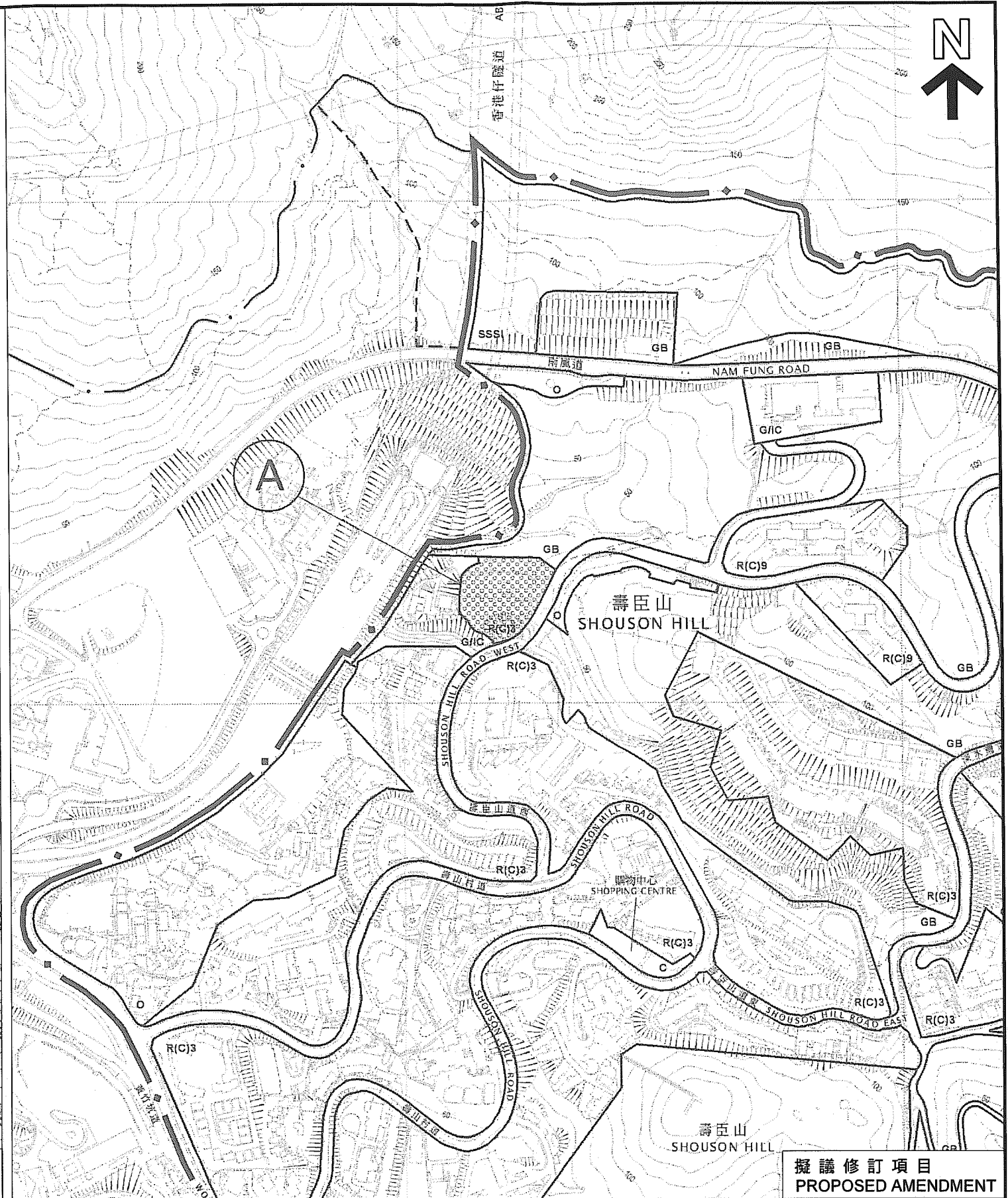
- 10.2 ~~Prior consultation with the~~ The Antiquities and Monuments Office of the Leisure and Cultural Services Department should be consulted in advance ~~of made if any development or rezoning proposals~~ that might ~~may~~ affect these aforementioned ~~graded~~ historical buildings/structures and their immediate environs.

11. IMPLEMENTATION

- 11.1 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 mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.2 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 reservations within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Southern District Council would be consulted as appropriate.
- 11.3 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.



現存分區計劃大綱圖編號S/H17/11
EXISTING OZP No. S/H17/11



擬議修訂項目
PROPOSED AMENDMENT

位置圖 LOCATION PLAN

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A

SCALE 1 : 5 000 比例尺
METRES 100 0 100 200 300 400 METRES

本摘要圖於2012年10月31日擬備，
所根據的資料為於2009年10月6日
核准的分區計劃大綱圖編號 S/H17/11
EXTRACT PLAN PREPARED ON 31.10.2012
BASED ON OUTLINE ZONING PLAN No.
S/H17/11 APPROVED ON 6.10.2009

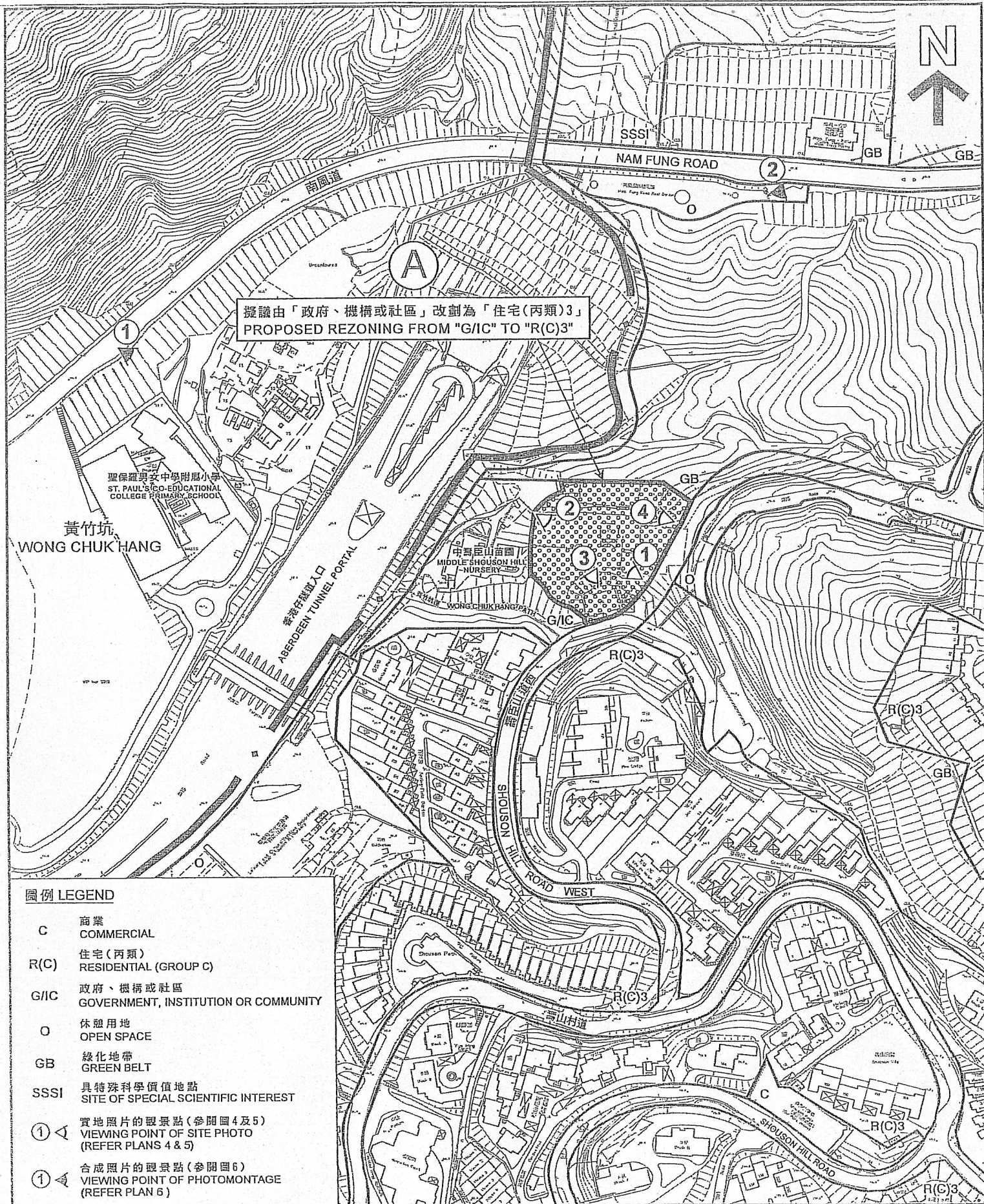
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.

M/H17/12/37

圖 PLAN
1



平面圖 SITE PLAN

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目

PROPOSED AMENDMENT TO APPROVED
SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A

Amendment Item A
SCALE 1:3 000 比例尺

米 METRES 60 0 60 120 METRES 米

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

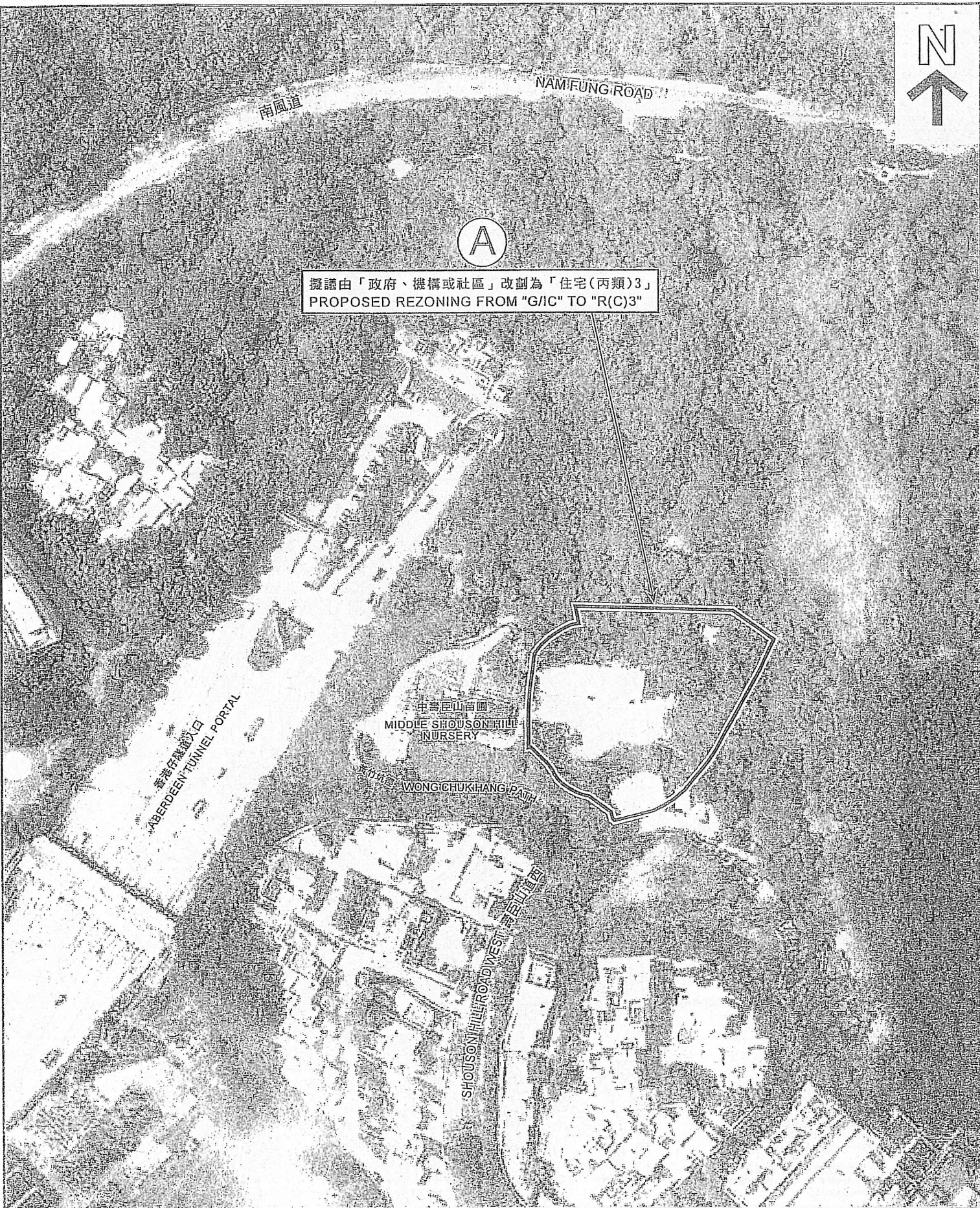
M/H17/12/37

圖 PLAN

2

本摘要圖於2012年11月6日擬備，
所根據的資料為測量圖編號
11-SW-25A、B、C和D

EXTRACT PLAN PREPARED ON 6.11.2012
BASED ON SURVEY SHEETS No.
11-SW-25A, B, C & D



本摘要圖於2012年10月25日擬備，所根據的資料為地政總署於2011年7月4日拍得的航攝照片編號CS32771
EXTRACT PLAN PREPARED ON 25.10.2012
BASED ON AERIAL PHOTO No. CS32771
TAKEN ON 4.7.2011 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

需臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
SHOU SON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A

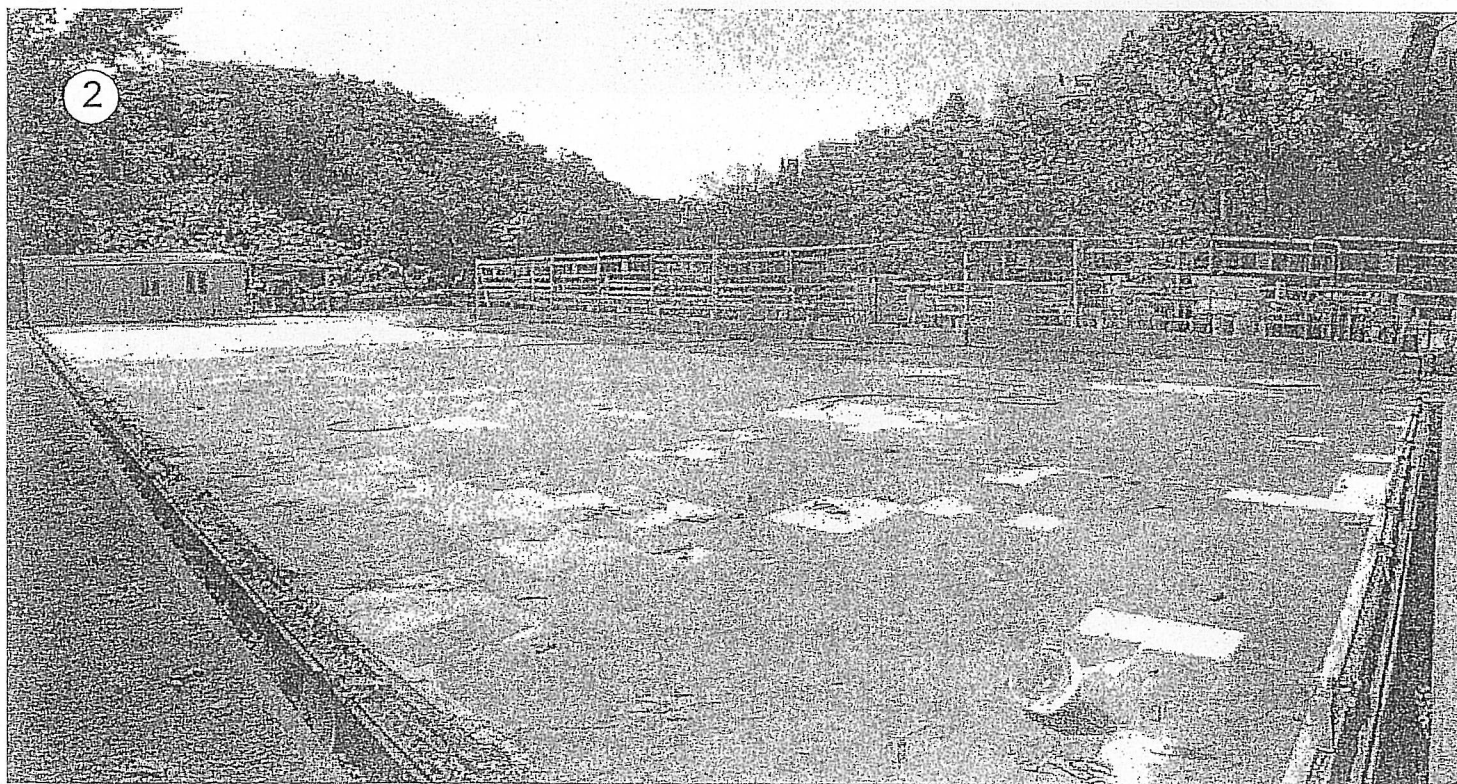
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H17/12/37

圖 PLAN



實地照片 SITE PHOTOS

需臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A

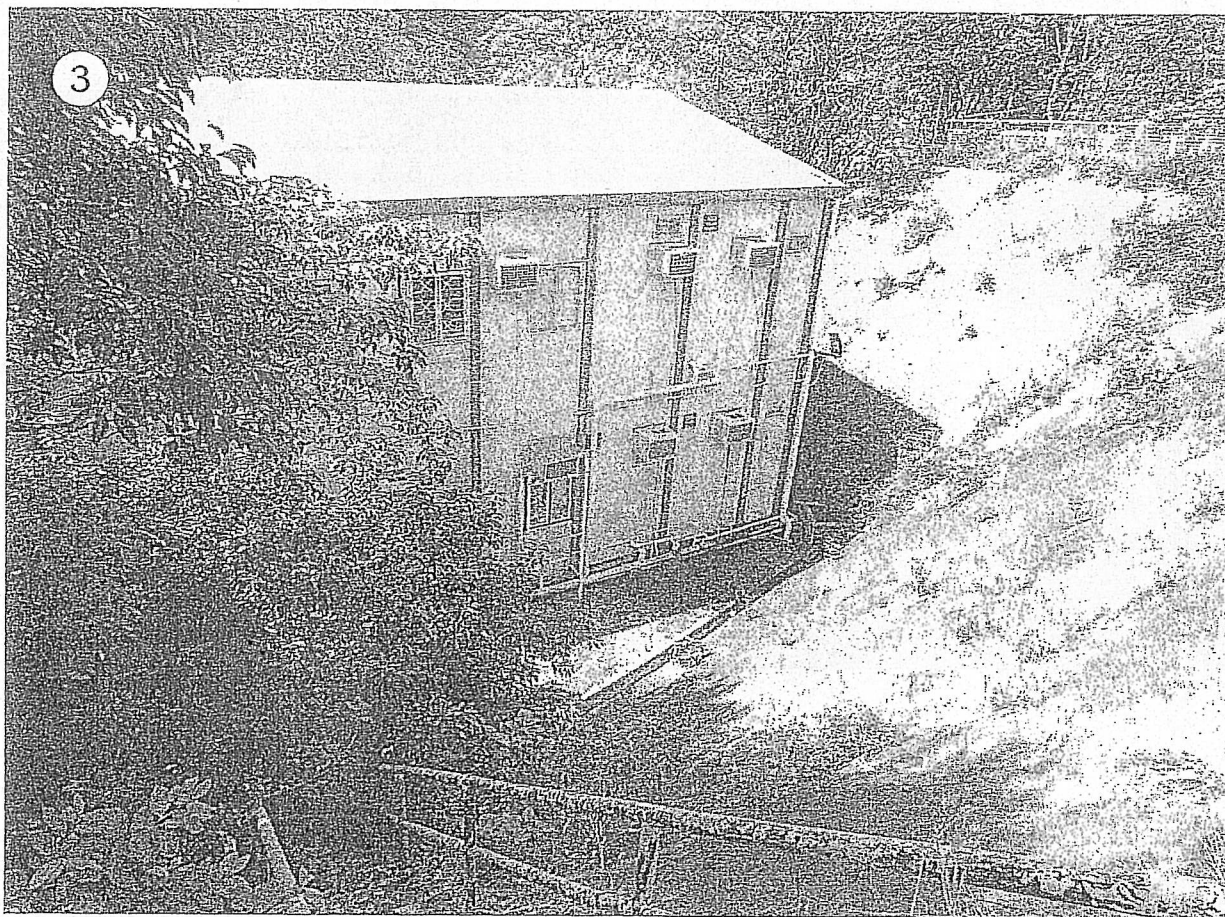
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H17/12/37

圖 PLAN
4

本圖於2012年10月30日擬備，所根據的
資料為攝於2012年5月14日的實地照片
EXTRACT PLAN PREPARED ON 30.10.2012
BASED ON SITE PHOTOS
TAKEN ON 14.5.2012



本圖於2012年10月30日擬備，所根據的資料為攝於2012年5月10日的實地照片
EXTRACT PLAN PREPARED ON 30.10.2012
BASED ON SITE PHOTOS
TAKEN ON 10.5.2012

實地照片 SITE PHOTOS

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H17/12/37

圖 PLAN
5

①

擬議發展
PROPOSED DEVELOPMENT



從聖保羅男女中學附屬小學遠眺
VIEW FROM ST. PAUL'S CO-EDUCATIONAL COLLEGE PRIMARY SCHOOL

②

擬議發展
PROPOSED DEVELOPMENT



從南風道遠眺
VIEW FROM NAM FUNG ROAD

本圖於2012年11月6日擬備，所根據的資料為攝於2012年10月16日(上)及2012年10月11日(下)的實地照片
EXTRACT PLAN PREPARED ON 6.11.2012
BASED ON SITE PHOTOS
TAKEN ON 16.10.2012 (UPPER) & 11.10.2012 (LOWER)

合成照片 PHOTOMONTAGE

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目

PROPOSED AMENDMENT TO APPROVED
SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H17/12/37

圖 PLAN
6

EXTRACT FROM MINUTES OF 477TH MPC MEETING HELD ON 9.11.2012

Agenda Item 5

[Open Meeting]

Proposed Amendments to the Approved Shouson Hill & Repulse Bay
Outline Zoning Plan S/H17/11
(MPC Paper No. 10/12)

Presentation and Question Sessions

16. With the aid of a powerpoint presentation, Miss Isabel Y. Yiu, STP/HK, presented the proposed amendments and covered the following aspects as detailed in the Paper:

Proposed Amendments to the OZP

- (a) the proposed amendments mainly related to the rezoning of a "Government, Institution or Community" ("G/IC") site at Shouson Hill Road West to "Residential (Group C)3" ("R(C)3");

The Site and its Surrounding Areas

- (b) the site (about 0.6 hectare) was a piece of government land located at the junction of Shouson Hill Road West and Wong Chuk Hang Path. It was zoned "G/IC" on the Shouson Hill & Repulse Bay Outline Zoning Plan (OZP). It was currently occupied by the Drainage Services Department (DSD) as a temporary works depot until 2.5.2013. The subject site had not been designated 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 to residential use to meet the demand for housing land;

- (c) it was located to the immediate east of a plant nursery site, which was run by the Leisure and Cultural Services Department (LCSD) under a permanent land allocation. The site was accessible via Shouson Hill Road West. To the further west across the plant nursery was the Aberdeen Tunnel portal and Wong Chuk Hang area. To the south and southwest of the site was the low-rise Shouson Hill West residential neighbourhood which was zoned "R(C)3" on the OZP. To the immediate north and east of the site was mainly vegetated slope zoned "Green Belt" and "Open Space" on the OZP;

The Rezoning Proposal

Planning Intention/ Land Use Compatibility

- (d) according to the planned population in the Shouson Hill & Repulse Bay area, there was no shortfall of GIC provision in the area. Concerned government departments had confirmed that they did not need the site for any GIC uses. The proposed rezoning of the site for residential use would not have adverse impact on the overall GIC provision in the area;
- (e) the majority of the existing developments in Shouson Hill area were low-rise low-density residential developments which were zoned "R(C)3" on the OZP, subject to a maximum building height of 3 storeys in addition to 1 storey of carport. In order to respect the character of Shouson Hill area and be compatible with the high-end residential neighbourhood, it was considered suitable to rezone it for low-rise low-density residential development;
- (f) to ensure that the scale and development intensity of the future development at the site was compatible with the surrounding in the vicinity, it was proposed to rezone the site to "R(C)3" with a maximum building height of 3 storeys in addition to 1 storey carport, a maximum plot ratio (PR) of 0.75 and site coverage (SC) of 25%. It was estimated that the

proposed residential development would have a maximum domestic gross floor area of about 4,500m², which could accommodate 15 houses;

Visual Impact Assessment/Air Ventilation

- (g) the site was situated in Shouson Hill characterised by low-rise low-density residential developments. The scale and building height of the proposed residential development were consistent with the character of the neighbourhood. According to the Expert Evaluation on the Aberdeen & Ap Lei Chau area conducted by the Chinese University of Hong Kong, the topography of the surrounding area effected a strong channelling of wind in the east-west direction over the Shouson Hill and Wong Chuk Hang areas. The proposed residential development was not expected to have adverse air ventilation impacts on the surrounding area as it was shielded by higher terrain on its immediate eastern and southern sides and was of a relatively small scale;

Traffic, Environmental and Infrastructural Impacts

- (h) given the small scale of the proposed residential development and the current local traffic condition, it was considered that the proposed development would unlikely induce adverse traffic impact in the area. The Commissioner for Transport had no comment on the proposed rezoning and considered that a traffic impact assessment was not necessary;
- (i) the proposed residential development would not have significant adverse environmental and infrastructural impacts on the surrounding areas. The Director of Environmental Protection (DEP) had no in-principle objection to the proposed rezoning of the site. However, as the Aberdeen Tunnel portal was located to the further west of the site with air quality concern, DEP suggested that the proposed residential development should be located towards the eastern boundary of the site. The District Lands Officer/Hong Kong West and South, Lands Department confirmed that a suitable clause would be incorporated in the land lease document to address the air quality concern;

Proposed Amendment to the OZP

- (j) amendment Item A- rezoning a site at the junction of Shouson Hill Road West and Wong Chuk Hang Path from “G/IC” to “R(C)3”, subject to a maximum building height of 3 storeys (over 1 storey of carport), a PR of 0.75 and SC of 25%:

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

- (k) revision to the covering Notes to accord with the Master Schedule of Notes to Statutory Plans:
- (l) amendments to the exemption clause on maximum PR in the Remarks of the Notes for “R(B)” and “R(C)” zones to clarify that exemption of caretakers’ quarters and recreational facilities 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; and
- (m) opportunity had also been taken to update the general information in the ES for the various land use zones to reflect the latest status and planning circumstances of the OZP;

Departmental Consultation and Public Consultation

- (n) relevant government bureaux/departments had no objection to or no adverse comments on the proposed amendments. The proposed amendments had taken into account the comments of relevant bureaux/departments, where appropriate;
- (o) the District Officer (Southern) advised that the Southern District Council (SDC) and local residents might express strong reservations on the proposed rezoning of the subject site from “G/IC” to “R(C)3” and anticipated that SDC would have much concern over the potential environmental and traffic issues created by the proposed residential development. It was expected that the local community might not welcome the amendment for residential use; and

- (p) upon agreement of the Committee, the proposed amendments to the OZP would be published under section 5 of the Town Planning Ordinance (the Ordinance) for public inspection. The SDC would be consulted on the amendments during the exhibition period of the draft Shouson Hill & Repulse Bay OZP No. S/H17/11A (to be renumbered to S/H17/12 upon exhibition) under section 5 of the Ordinance.

17. A Member asked why the Labour and Welfare Bureau and the Social Welfare Department were not consulted on the proposed amendments to the OZP in view of the shortage of land for social welfare facilities. In response, Miss Isabel Yiu said that as the proposed amendments did not affect the provision of social welfare facilities, the Labour and Welfare Bureau and Social Welfare Department had not been consulted. Miss Yiu also said that according to the Hong Kong Planning Standards and Guidelines, there was no shortfall in the provision of GIC and social welfare facilities in the area.

18. The Chairperson said that prior to the subject rezoning proposal, PlanD had conducted an exercise to examine the feasibility of rezoning the "G/IC" sites with no designated use, including the subject site, for residential use. In that exercise, the PlanD had consulted all relevant government bureaux and departments including the Social Welfare Department, and they had indicated no objection to rezoning the subject "G/IC" site for residential use.

19. In response to a Member's enquiry, Miss Yiu said that the subject site was allocated to DSD as a works depot since 2002. The temporary allocation was renewed thereafter, currently up to 2.5.2013.

20. In response to another Member's question, Miss Yiu said that the subject site was not the one that had been reserved for private hospital use.

Incorporation of the Adjacent Nursery Site

21. The Chairperson noted that there was a plant nursery site adjacent to the subject site within the same "G/IC" zone. In view of the need to increase housing land supply in the territory, the Chairperson enquired why the plant nursery site was not included in the rezoning proposal for residential use. In response, Miss Yiu said that upon request by the

then Urban Services Department, the site was allocated to LCSD under a permanent land grant in 1990s for plant nursery use. As the plant nursery site was located immediately adjacent to the Aberdeen Tunnel portal, and was subject to noise and air quality problems, it was considered not appropriate to rezone it for residential use.

[Mr. Laurence L.J. Li arrived to join the meeting at this point.]

22. Noting that the location of the plant nursery site which was adjacent to the Aberdeen Tunnel portal and was subject to air quality and noise problems, the Chairperson said that the plant nursery site alone could not be used for residential development unless it was combined with the subject site, as an enlarged site would allow greater flexibility in mitigating the noise and air impacts through layout design. Nevertheless, the Chairperson noted that the plant nursery site had been allocated to LCSD under a permanent land grant. In response, Ms. Doris Chow, the Assistant Director of Lands Department, said that for a site that was granted to a government department under a permanent land allocation, LandsD could take back the site for other purposes if the department concerned had no objection to releasing the site. Ms. Chow added that if the plant nursery site was combined with the subject site for residential development, it was necessary to consider whether the proposed "R(C)3" zoning could be achieved, though having a larger site area, as the future residential development had to be located towards the eastern side of the combined site as suggested by EPD to address the noise and air concerns.

23. In response to the Chairperson's enquiry, Mr. Tang Kin Fai, the Assistant Director of Environmental Protection Department, said that it would be difficult to use the plant nursery site alone for residential development due to environmental problems. It would be better if the plant nursery site was combined with the subject site but EPD would have to further consider the revised proposals.

24. A Member agreed that the plant nursery site could be reprovioned at another location so as to allow better utilization of the two sites together.

25. Another Member also considered that the plant nursery site should be combined with the subject site so as to form a larger site which allowed more flexibility in the design of the future residential development to address the noise and air quality problems. Other

Members agreed.

26. Taking into account Members' views on the plant nursery site, the Chairperson suggested requesting PlanD to liaise with concerned government departments including LCSD, LandsD and EPD to explore the possibility of combining the plant nursery site with the subject site for residential use.

Proposed Development Restrictions on the Subject Site

27. With reference to Plan A-1 of the Paper, the Chairperson said that there were mainly two residential neighbourhoods in Shouson Hill area, which were zoned "R(C)3" and "R(C)9" respectively on the OZP. According to the Notes of the OZP, a "R(C)9" site was subject to a maximum building height of 14 storeys (over 1 storey of carport), and a maximum PR of 2.1. The Chairperson enquired why the subject site was proposed to be rezoned as "R(C)3" with a maximum building height of 3 storeys (over 1 storey of carport) and a PR of 0.75. With the aid of two aerial photos, Miss Yiu explained that residential development zoned "R(C)3" and "R(C)9" belonged to two different clusters. The subject site was served by Shouson Hill Road West and belonged to the cluster of residential developments mainly of 3 storeys above 1 storey of carport. It was separated from the "R(C)9" cluster by a natural slope. The "R(C)9" sites were only accessible via Deep Water Bay Drive leading from Deep Water Bay Road. The road to the immediate east of the subject site as shown on the OZP was only a road reserve and there was no direct vehicular access linking the subject site and the two "R(C)9" sites to the east of the subject site.

28. A Member enquired about the justifications for rezoning the subject site to "R(C)3" with a low development intensity. Miss Yiu said that the site was situated within the Shouson Hill West residential area, which was characterized by low-rise, low-density residential development zoned under "R(C)3" subject to a maximum building height of 3 storeys in addition to 1 storey of carport. In determining the zoning of the subject site, due regard had been made to the existing character of the low-rise residential neighbourhood of Shouson Hill West and the proposed "R(C)3" zoning of the site was considered compatible with the surrounding area.

29. The same Member said that the need to respect the local character should not be the sole consideration in determining the zoning of a site, particularly when there was a high

demand for flat supply, which should be considered as having a wider public interest. The subject site was located at the fringe of the Shouson Hill West residential neighbourhood and unless there were traffic or other technical constraints, this Member considered that there was insufficient information to support the proposed “R(C)3” zoning for the subject site.

30. A Member had a different view and said that from a macro planning point of view, different areas/districts had their own characteristics and planning intention which should be respected in the planning process. The Shouson Hill West area was intended for low-rise, low-density residential development and that should be respected unless the planning intention was changed. As majority of the residential developments in Shouson Hill West were zoned “R(C)3” on the OZP, this Member did not favour a development of high building height on the subject site.

31. A Member shared the above views and added that TD should critically review whether the capacity of the existing road network could support additional population in the area.

32. A Member referred to the road reserve shown on the OZP which would link up the “R(C)3” developments in Shouson Hill West and the “R(C)9” developments to its east. This Member asked whether this road extension would allow developments with higher intensity in the area and if the Government had any programme to construct this road. In response, Mr. Albert Lee, the Assistant Commissioner for Transport, said that the Government did not have a clear implementation programme for the road, but TD would monitor the traffic situation of the area and would implement the road project when necessary. Nevertheless, the road reserve was planned to serve the low-rise, low-density developments according to the zoning on the OZP. If there was a need to increase the development intensity in the area, improvement to the road network might be necessary.

33. The Chairperson said that the majority of the existing developments in the Shouson Hill area were low-rise, low-density residential developments at a building height of 3 storeys (over 1 storey of carport) and a PR of 0.75. If the subject site was rezoned to a much higher development intensity, it would set a precedent for the other owners of the existing “R(C)3” sites to follow. However, as the existing roads in the Shouson Hill area were narrow and winding, there might not be sufficient road capacity to accommodate the

additional traffic generated as a result of the cumulative increase in development intensity.

34. A Member did not consider that that was a need to preserve the character of the Shouson Hill area as it would go against the intention for urban redevelopment in Hong Kong. This Member opined that if there was constraint on traffic capacity to support higher development intensity, the Government had the responsibility to carry out improvement works, unless it was proved impossible to do so.

35. The Chairperson said that according to the Hong Kong Planning Standards and Guidelines, three Residential Density Zones – R1, R2 and R3 had been specified for Hong Kong Island and Kowloon, covering areas of high, medium and low intensities. The R1 zone covered areas suitable for high-density development, with a maximum permissible PR of 8, 9 or 10. The R2 zone covered areas of a medium intensity, with a maximum permissible PR of 5. The R3 zone covered areas of low intensity with a maximum permissible PR of 3. In some R3 zones, special control areas with much lower PR of 0.4, 0.6 and 0.75 had also been designated in order to preserve areas with special character or to reflect the limitation in transport capacity. The Shouson Hill area was identified as one of the special control areas. In this regard, the planning intention had long been established to maintain a low development intensity for the Shouson Hill area. The area had been developed with such intention over the years. It was also stated in the ES of the OZP that the “R(C)” zone, which covered the Shouson Hill area was intended primarily for low-rise, low-density residential development. If the planning intention had to be changed for developments with higher intensity, a comprehensive review had to be undertaken. The capacity of infrastructural provision, in particular the road network and the compatibility with the surrounding area had to be assessed. It should be noted that there were private developments along both sides of Shouson Hill Road, and hence the scope of carrying out road improvement works without affecting the private developments would be limited.

36. Upon the enquiry of the Chairperson, Mr. Albert Lee said that there would be technical difficulties in widening or extending Shouson Hill Road and Shouson Hill Road West noting that most of the residential developments in the area had been built along two sides of the roads up to the roadside. Mr. Lee added that the slopes in the area had also posed technical problems in carrying out improvement works to Shouson Hill Road and Shouson Hill Road West.

Site Coverage Restriction Imposed on the Site

37. A Member noted that the subject site was subject to a maximum building height of 3 storeys, a PR of 0.75 and a SC restriction of 25%. This Member anticipated that with such development restrictions, developer would develop up to the maximum permitted level, which would result in monotonous box-like structures on the site. In this regard, this Member suggested relaxing the SC restriction with the building height and PR restrictions remained unchanged. By so doing, the building bulk of the site would remain unchanged but more flexibility would be allowed for building design. This could help achieve a more interesting built form. For the subject site, consideration might be given to relaxing the SC restriction from 25% to 30% with the PR restriction remained as 0.75.

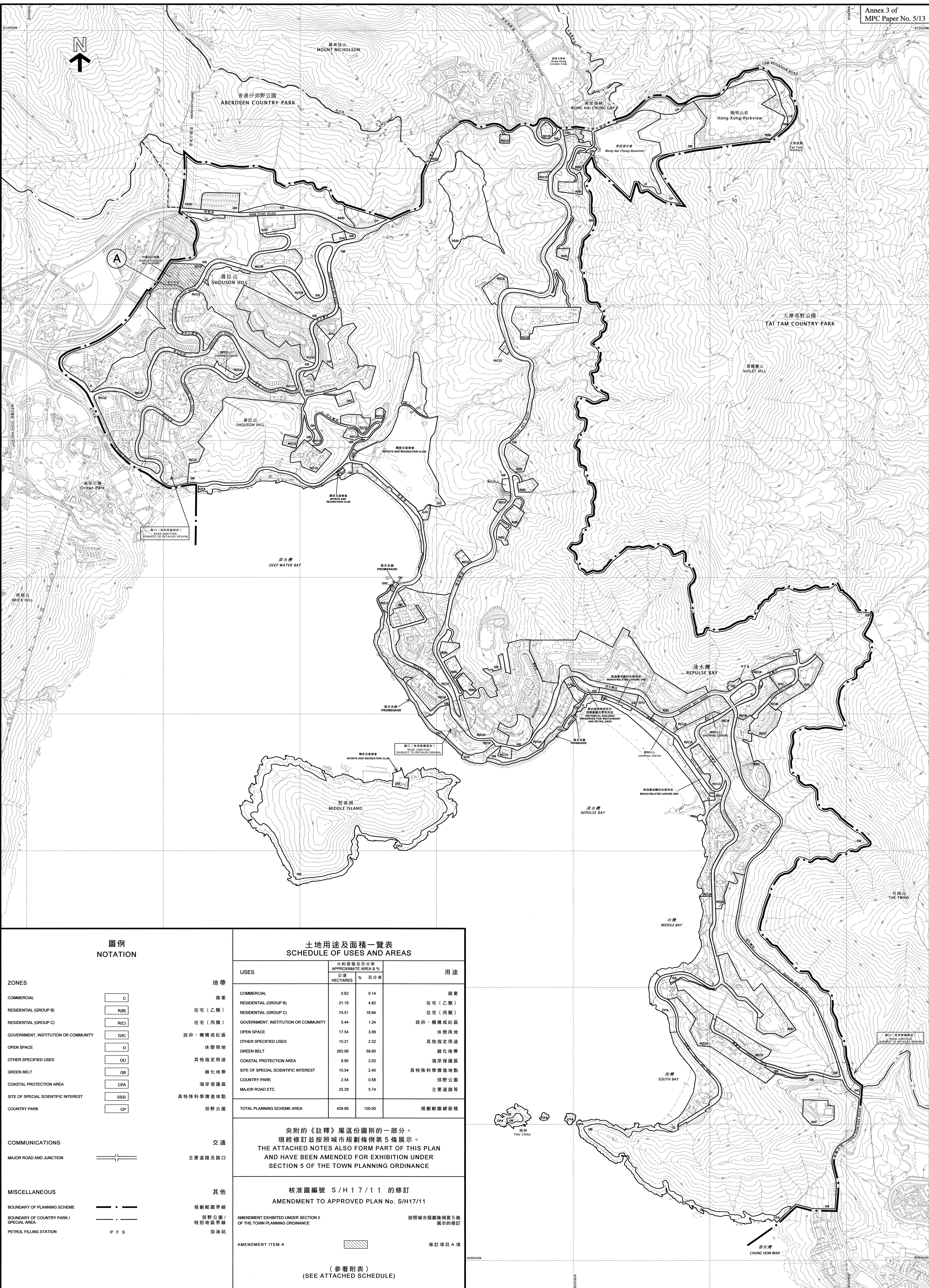
38. In response, the Chairperson said that in 2000, the Board had undertaken a review of domestic SC restriction for "R(B)" and "R(C)" zones on statutory plans. The Board decided that for R3 areas in the Metro Area and in the New Town Area, the maximum SC could be up to 50% provided that inter alia, the PR and the building height restrictions of the sites would remain unchanged and no clearance of mature trees and natural vegetation would be involved. For sites with lower SC restriction stipulated on the OZP, the owner could apply to the Board for minor relaxation of the SC restriction to suit the circumstances of specific case.

39. The same Member said that if it was considered appropriate to relax the SC restriction for the subject site, it would be more appropriate to set out the appropriate SC restriction on the OZP to obviate the need for SC relaxation in future.

40. In response, the Chairperson said that PlanD proposed to rezone the subject site to "R(C)3" which was the same as the other residential development in the Shouson Hill area. The development restrictions for the subject site would therefore follow the development schedule for the "R(C)3" zone as set out in the OZP. A general relaxation of the SC restriction for the site would apply to all the sites covered by the "R(C)3" zone. In this regard, a review should be undertaken to examine the implications of the relaxation of the SC restriction.

41. After further deliberation, the Committee decided to defer the consideration of the proposed amendments to the approved Shouson Hill & Repulse Bay OZP. The PlanD was

requested to review the possibility of rezoning the plant nursery site for residential use and to provide more justifications on the proposed land use zoning and the associated development parameters. The result of the review should be submitted for the Committee's consideration in due course.



圖例 NOTATION		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
ZONES		地帶		用途	
COMMERCIAL	C	商業	USERS	大約面積及百分率 APPROXIMATE AREA & % 公頃 % 百分率 HECTARES	
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）	COMMERCIAL	0.62	0.14
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）	RESIDENTIAL (GROUP B)	21.19	4.82
GOVERNMENT, INSTITUTION OR COMMUNITY	G(IC)	政府、機構或社區	RESIDENTIAL (GROUP C)	74.51	16.94
OPEN SPACE	O	休憩用地	GOVERNMENT, INSTITUTION OR COMMUNITY	5.44	1.24
OTHER SPECIFIED USES	OU	其他指定用途	OPEN SPACE	17.54	3.99
GREEN BELT	GB	綠化地帶	OTHER SPECIFIED USES	10.21	2.32
COASTAL PROTECTION AREA	CPA	海岸保護區	GREEN BELT	263.06	59.80
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點	COASTAL PROTECTION AREA	8.95	2.03
COUNTRY PARK	CP	郊野公園	SITE OF SPECIAL SCIENTIFIC INTEREST	10.54	2.40
			COUNTRY PARK	2.54	0.58
			MAJOR ROAD ETC.	25.29	5.74
			TOTAL PLANNING SCHEME AREA	439.89	100.00
COMMUNICATIONS		交通	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		
MAJOR ROAD AND JUNCTION		主要道路及路口	核准圖編號 S / H 1 7 / 1 1 的修訂 AMENDMENT TO APPROVED PLAN No. S/H17/11		
MISCELLANEOUS		其他	AMENDMENT EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE		
BOUNDARY OF PLANNING SCHEME		規劃範圍界線	按照城市規劃條例第 5 條 展示的修訂		
BOUNDARY OF COUNTRY PARK / SPECIAL AREA		郊野公園 / 特別地區界線	AMENDMENT ITEM A		
PETROL FILLING STATION	P F S	加油站			
			修訂項目 A 項		
			(參看附表) (SEE ATTACHED SCHEDULE)		

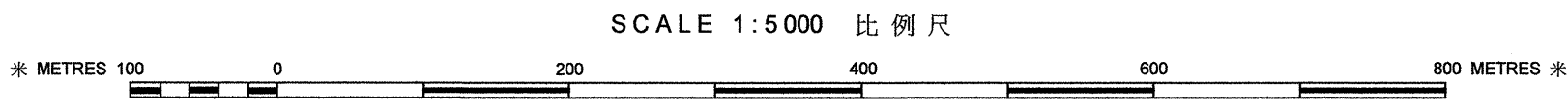
按照城市規劃條例第5條展示的
核准圖編號 S/H17/11 的修訂
AMENDMENT TO APPROVED PLAN No. S/H17/11 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

香港城市規劃委員會依據城市規劃條例擬備的壽臣山及淺水灣（港島規劃區第17區部分）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 17 (PART) - SHOUSON HILL & REPULSE BAY - 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

SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

圖則編號
PLAN No. S/H17/11B



HONG KONG PLANNING AREA NO. 17

APPROVED-DRAFT SHOUSON HILL & REPULSE BAY
OUTLINE ZONING PLAN NO. S/H17/11B

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

NOTES

(N.B. ~~This~~ **These** forms 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” ~~includes~~ **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 ~~under the Buildings Ordinance~~.
- (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 and alignments of roads, 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 (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Site of Special Scientific Interest” or “Coastal Protection Area”:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/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 areas zoned “Site of Special Scientific Interest” or “Coastal Protection Area”,
 - (a) the following uses or developments are always permitted:

- (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) 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
- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In any area shown as 'Road', all uses or developments except on-street vehicle park and those specified in paragraph (7) above require permission from the Town Planning Board.
- (10) 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.
- (11) 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, ~~and any other Government requirements, as may be applicable.~~

HONG KONG PLANNING AREA NO. 17

**~~APPROVED~~ DRAFT SHOUSON HILL & REPULSE BAY
OUTLINE ZONING PLAN NO. S/H17/11B**

Schedule of Uses

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Public Clinic Public Convenience Public Vehicle Park (excluding container vehicle) Shop and Services Training Centre	Flat Government Refuse Collection Point Hospital Hotel Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended primarily for neighbourhood commercial developments, which may include supermarket, shop, services and eating place of reasonable and compatible scale and functions mainly as local shopping centre(s) serving local residents and beach goers in the immediate neighbourhood.

Remarks

- (a) 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 two storeys or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction 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 Office 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.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (a) 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 site coverage specified below, or the plot ratio and site coverage of the existing building, whichever is the greater.

Height - No. of Storeys Used for Domestic Purposes	Maximum Plot Ratio	Maximum Site Coverage (%)
2 and below	0.60	30
3	0.75	25
4	0.90	22.5
5	1.00	20
6	1.20	20
7	1.40	20
8	1.40	17.5
9	1.58	17.5
10	1.75	17.5
11	1.93	17.5
12	2.10	17.5
13	1.95	15
14	2.10	15
15	2.25	15
16	2.40	15
17	2.55	15
18	2.70	15
19	2.85	15
20 or more	3.00	15

- (b) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) 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, and recreational facilities for 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and site coverage restrictions stated in paragraph (a) 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 Place of Recreation, Sports or Culture Private Club Public Clinic 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.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (a) 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, plot ratio and site coverage set out below:
- (i) the maximum height of any building within each sub-area of the zone shall be limited to that stipulated below or the height of the existing building, whichever is the greater :

<u>Sub-area</u>	<u>Restriction</u>
R(C)1	Maximum 2 storeys including carports not to exceed the height of the existing building.
R(C)2	Maximum 3 storeys including carports and building height not to exceed the level of Island Road.
R(C)3	Maximum 3 storeys in addition to 1 storey of carports.
R(C)4	Maximum 4 storeys including carports and maximum building height of 10.67m and not to exceed the level of Repulse Bay Road.
R(C)5	Maximum 4 storeys in addition to 1 storey of carports.
R(C)6	Maximum 7 storeys in addition to 1 storey of carports.
R(C)7	Maximum 10 storeys in addition to 1 storey of carports.
R(C)8	Maximum 12 storeys in addition to 1 storey of carports.
R(C)9	Maximum 14 storeys in addition to 1 storey of carports.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

- (ii) the maximum plot ratio and site coverage shall be limited to that stipulated in the following table or the plot ratio and site coverage of the existing building whichever is the greater :

Height - No. of Storeys Used for Domestic Purposes	Maximum Plot Ratio	Maximum Site Coverage (%)
2 and below	0.60	30
3	0.75	25
4	0.90	22.5
5	1.00	20
6	1.20	20
7	1.40	20
8	1.40	17.5
9	1.58	17.5
10	1.75	17.5
11	1.93	17.5
12	2.10	17.5
13	1.95	15
14	2.10	15

- (b) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) 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 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (a) 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	Driving School
Cable Car Route and Terminal Building	Eating Place (not elsewhere specified)
Eating Place (Canteen, Cooked Food Centre only)	Flat
Educational Institution	Helicopter Landing Pad
Exhibition or Convention Hall	Holiday Camp
Field Study/Education/Visitor Centre	Hotel
Government Refuse Collection Point	House
Government Use (not elsewhere specified)	Marine Fuelling Station
Hospital	Off-course Betting Centre
Institutional Use (not elsewhere specified)	Office
Library	Petrol Filling Station
Market	Place of Entertainment
Pier	Private Club
Place of Recreation, Sports or Culture	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Clinic	Refuse Disposal Installation (Refuse Transfer Station only)
Public Convenience	Residential Institution
Public Transport Terminus or Station	Sewage Treatment/Screening Plant
Public Utility Installation	Shop and Services
Public Vehicle Park (excluding container vehicle)	Utility Installation for Private Project
Recyclable Collection Centre	
Religious Institution	
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.

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 Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Barbecue Spot Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier 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 space for active and/or passive recreational uses serving the needs of local residents as well as the general public and visitors from other parts of the Territory.

OTHER SPECIFIED USES

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For “Beach Related Leisure Use” only

Barbecue Spot	Government Use
Changing Room	Hotel
Eating Place	Private Club
Place of Recreation, Sports or Culture	Public Clinic
Playground/Playing Field	Social Welfare Facility
Public Convenience	Utility Installation not ancillary to the
Public Vehicle Park (excluding container vehicle)	Specified Use
Shop and Services	

Planning Intention

This zone is intended to enhance the role of Repulse Bay as a recreational and tourism district, as well as maintaining the existing beach related character of the developments. Future development/redevelopment should blend in harmoniously with the environment in terms of use and design.

Remarks

- (a) 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 two storeys or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) 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
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For “Historical Building Preserved for Restaurant and Retail Uses” only

Eating Place
Shop and Services

Government Use
Hotel
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Vehicle Park (excluding container
vehicle)
School
Social Welfare Facility
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended to preserve the existing historical building(s) on the site for restaurant or other uses that are compatible with and complementary to the tourism character of the Repulse Bay area.

(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
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For “Sports and Recreation Club” only

Place of Recreation, Sports or Culture
Private Club

Eating Place
Government Refuse Collection Point
Government Use (not elsewhere specified)
Public Vehicle Park (excluding container
vehicle)
Religious Institution
Shop and Services
Social Welfare Facility
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended to reserve land for private clubs specifically for sports and recreational activities.

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended to reserve land for specific purposes as specified on the plan.

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 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) Helicopter Landing Pad Holiday Camp House Marina Marine Fuelling Station Petrol Filling Station Pier 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

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.

COASTAL PROTECTION AREA

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	Field Study/Education/Visitor Centre
Barbecue Spot	Government Use
Nature Reserve	Holiday Camp
Nature Trail	Pier
On-Farm Domestic Structure	Public Convenience
Picnic Area	Public Utility Installation
Wild Animals Protection Area	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radar Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Public Utility Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any filling/excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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. 17

**~~APPROVED~~-DRAFT SHOUSON HILL & REPULSE BAY
OUTLINE ZONING PLAN NO. S/H17/11B**

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 17

APPROVED-DRAFT SHOUSON HILL & REPULSE BAY OUTLINE ZONING PLAN NO. S/H17/11B

EXPLANATORY STATEMENT

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HONG KONG PLANNING AREA NO. 17

APPROVED ~~DRAFT~~ SHOUSON HILL & REPULSE BAY OUTLINE ZONING PLAN NO. S/H17/11B

(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** Shouson Hill & Repulse Bay Outline Zoning Plan (OZP) No. S/H17/11**B**. 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 18 September 1987, the draft Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/1, being the first statutory plan covering the Shouson Hill, Deep Water Bay and Repulse Bay areas, was gazetted under section 5 of the Town Planning Ordinance (the Ordinance).
- 2.2 On 4 December 1990, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Shouson Hill & Repulse Bay OZP, which was subsequently renumbered as S/H17/3. On 13 January 1998, the Chief Executive in Council (CE in C) referred the approved Shouson Hill & Repulse Bay OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 17 December 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shouson Hill & Repulse Bay OZP, which was subsequently renumbered as S/H17/7. On 8 July 2003, the CE in C referred the approved OZP No. S/H17/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once and exhibited for public inspection under section 5 of the Ordinance.

- 2.4 On 14 September 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shouson Hill & Repulse Bay OZP, which was subsequently renumbered as S/H17/9. On 24 September 2004, the approved Shouson Hill & Repulse Bay OZP No. S/H17/9 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.5 On 3 June 2008, the CE in C referred the approved Shouson Hill & Repulse Bay OZP No. S/H17/9 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 13 June 2008 under section 12(2) of the Ordinance.
- 2.6 On 26 September 2008, the draft Shouson Hill & Repulse Bay OZP No. S/H17/10, incorporating mainly zoning amendments of the Seaview Building and the adjacent car park site at Repulse Bay from “Other Specified Uses (Beach Related Leisure Use)” and “Open Space” to “Comprehensive Development Area”, a site in Deep Water Bay Valley from “Green Belt” to “Site of Special Scientific Interest” and the deletion of the possible alignment of Route 81 from the Plan, was exhibited for public inspection under section 5 of the Ordinance. During the two-month public exhibition period, a total of 1,022 representations were received. On 19 December 2008, the Board published the representations for 3 weeks for public comments. A total of 683 comments were received.
- 2.7 On 20 March 2009, the Board gave consideration to the representations and comments and decided to propose amendments to the OZP to meet 77 representations and partially meet 945 representations by reverting the zonings of the sites of Seaview Building and the adjoining public car park to “Other Specified Uses” annotated “Beach Related Leisure Use” and “Open Space” respectively. On 17 April 2009, the proposed amendments were published for three weeks for further representations under section 6C(2) of the Ordinance. No further representation was received during the publication period. On 29 May 2009, the Board agreed that the draft OZP No. S/H17/10 should be amended by the proposed amendments under section 6G of the Ordinance.
- 2.8 On 6 October 2009, the ~~Chief Executive in Council~~ (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Shouson Hill & Repulse Bay OZP, which was subsequently renumbered as S/H17/11. On 16 October 2009, the approved Shouson Hill & Repulse Bay OZP No. S/H17/11 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.9 On 5 June 2012, the CE in C referred the approved Shouson Hill & Repulse Bay OZP No. S/H17/11 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 15 June 2012 under section 12(2) of the Ordinance.**
- 2.10 On XXXX, the draft Shouson Hill & Repulse Bay OZP No. S/H17/11B (the Plan), mainly incorporating the amendment of rezoning a site at the**

junction of Shouson Hill Road West and Wong Chuk Hang Path from “Government, Institution or Community” to “Residential (Group C)3”, 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 for the Shouson Hill and Repulse Bay areas so that development and redevelopment of land within the Planning Scheme Area can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. As it is a small-scale plan, the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zoning, there would be cases that 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 and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Shouson Hill and Repulse Bay areas and not to overload the road network in these areas.

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 Planning Scheme 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 Planning Scheme Area (the Area), about 440 hectares in size, is situated at the southern part of Hong Kong Island. Its northern boundary follows the catchwater south of Mount Nicholson, Deep Water Bay Road and Tai Tam Reservoir Road, and its eastern boundary generally follows the boundary of the Tai Tam Country Park up to Chung Hom Kok Road. To the south, it covers Middle Island; and several bays including Deep Water Bay, Repulse Bay, South Bay and Chung Hom Wan which form the natural boundary. To the west, it is bounded by Wong Chuk Hang Road and the southern approach to Aberdeen Tunnel. The Aberdeen Country Park to the north and the Tai Tam Country Park to the east provide the Area with a pleasant background of high aesthetic and visual value.
- 5.2 The Area is generally hilly with steep ravines covered by rich vegetation. The golf course in Deep Water Bay is the largest piece of flat land in the Area. The built-up areas consist predominantly of low-density residential developments which are mainly found in Shouson Hill, the seaward side of Repulse Bay Road and along Headland Road at Chung Hom Kok. Some high-rise buildings are located along the landward side of Repulse Bay Road and in the valley behind Middle Bay.
- 5.3 The Area includes four well-known bathing beaches which are intended to be preserved as inshore water protection area. They are Deep Water Bay, Repulse Bay, Middle Bay and South Bay. These popular beaches, together with the well-wooded slopes and houses of high architectural quality, give the Area a high landscaping/amenity value and render it a recreational asset for the whole Territory. The Plan aims at retaining this essential character by controlling development and redevelopment, where appropriate.

6. POPULATION

According to the ~~2006-2011~~ Population By-eCensus, the population of the Area was about ~~136,700~~. It is estimated that the planned population of the Area would be about ~~156,700~~.

7. LAND USE ZONINGS

7.1 Commercial ("C") : Total Area 0.62 ha

- 7.1.1 This zone is intended primarily for neighbourhood commercial developments. Given the currently constrained road network and the characteristic of this area being a high class low-density residential neighbourhood, only compatible commercial uses of suitable scale are allowed within this zone, which may include supermarket, shop and services, and eating place of reasonable and

compatible scale and functioning mainly as local shopping centre(s) serving the immediate neighbourhood or the beach goers.

7.1.2 This zoning covers three existing local shopping centres, one of which is located in the Shouson Hill area and two in the Repulse Bay area. In order to control the building volume of the commercial developments and protect the amenity of the surrounding residential areas, developments under this zoning are restricted to a maximum of two storeys or the height of the existing buildings, whichever is the greater. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.1.3 Within this zone, planning permission is required for school and social welfare facility uses. Planning applications for these uses should include sufficient information to demonstrate the suitability of the site for the proposed use, particularly in terms of carparking and picking up/setting down facilities.

7.2 Residential (Group B) ("R(B)") : Total Area 21.19 ha

7.2.1 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.

7.2.2 This zoning mainly covers the residential sites on the landward side of Repulse Bay Road and in the valley behind Middle Bay. To maintain the existing character of the Area and to ensure that it will not be overdeveloped in relation to the capacity of the road and public utility systems, developments under this zoning are subject to plot ratio and site coverage restrictions. These restrictions are shown in the Notes attached to the Plan. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and site coverage restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.3 Residential (Group C) ("R(C)") : Total Area ~~73.23~~74.51 ha

7.3.1 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 Board.

7.3.2 In land use terms, it is similar to the "R(B)" zoning. However, developments under this zoning are subject to building height control as well as site coverage and plot ratio restrictions. These

restrictions are closely based on those imposed administratively by the Government in the Special Control Areas and are intended:

- (a) to preserve the existing amenities and characters of the Area;
- (b) to preserve significant public views;
- (c) to avoid overburdening the access road system; and
- (d) to avoid excessive development.

7.3.3 To achieve these objectives, this zoning is divided into nine sub-areas. The appropriate restrictions for each of these sub-areas are shown in the Notes attached to the Plan. Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. The purpose of this provision is to allow the Board to consider proposals for building layout and design which, while not strictly complying with the stated restrictions, meet the planning objectives. It is hoped to encourage imaginative designs which are adapted to the characteristics of particular sites, and overcome the need for stiling or allow for the conservation of environmentally important natural features or mature vegetation. Each proposal will be considered strictly on its own merits.

7.3.4 This zoning covers most of the residential sites on the Plan and constitutes more than half of the total development area. Some scattered areas outside existing private residential lots within this zone may not be suitable for residential development. Their suitability for development or inclusion into adjoining lots for development would be assessed individually at the land administration stage based on their visual and amenity value, accessibility and geotechnical, environmental and traffic impacts.

7.3.5 The “R(C)3” zone at the junction of Shouson Hill Road West and Wong Chuk Hang Path is located close to the Aberdeen Tunnel Portal with air quality concern. To address the concern, the residential development should be located towards the eastern boundary of the site and the western part of the site is restricted for non-air sensitive uses. No air sensitive uses such as domestic premises and outdoor facilities shall be erected or constructed on or over the western part of the site.

7.4 Government, Institution or Community (“G/IC”) : Total Area
6.725.44 ha

7.4.1 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.

- 7.4.2 Major G/IC facilities within this zone include the South Island School at Nam Fung Road, the Hong Kong International School at South Bay Close, two service reservoirs at Shouson Hill and Chung Hom Kok, sewage treatment works/sewage pumping stations along the coast between Repulse Bay and Deep Water Bay, a telephone exchange located to the northwest of Repulse Bay, a plant nursery at Shouson Hill Road West, and an electricity switching station at the junction of Deep Water Bay Road and Nam Fung Road.
- 7.4.3 Development and redevelopment should be in line and compatible with the surrounding developments in terms of scale/intensity and building height.

7.5 Open Space (“O”) : Total Area 17.54 ha

- 7.5.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public and visitors from other parts of the Territory.
- 7.5.2 The bathing beaches at Deep Water Bay, Repulse Bay, Middle Bay and South Bay are under this zoning. These beaches are well visited by people from other parts of the Territory. In addition, the Wong Nai Chung Reservoir at the northeast part of the Area has been developed into a water recreation park. All these facilities are of regional or territorial significance. Other existing facilities also include two rest gardens at Nam Fung Road and South Bay Close, as well as a local open space at Beach Road.
- 7.5.3 Proposed sites for open space development include 2 sites, one at Shouson Hill Road West and the other at the junction of South Bay Close and Repulse Bay Road, which are reserved for rest gardens. A site at the junction of Beach Road and the Seaview Promenade is reserved for a children’s play area. The proposed open space site in the extreme west of the Area near the Aberdeen Tunnel is under review.

7.6 Other Specified Uses (“OU”) : Total Area 10.21 ha

- 7.6.1 This zone is intended primarily to provide/reserve sites for specified purposes and uses. These include the existing golf course and club in Deep Water Bay, the Royal Hong Kong Yacht Club on Middle Island and the Promenade which connects Deep Water Bay and Repulse Bay along the coast, and a petrol filling station at South Bay Road.

7.6.2 A building near the western entrance to Repulse Bay, which was built in the early 1920's, was originally part of the Repulse Bay Hotel. It is the planning intention to preserve this building together with two smaller buildings on the site for a restaurant and associated retail uses. Given their significant historical and architectural values, internal and external alterations should be minimal and reversible. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made on any alteration proposals affecting these buildings.

7.6.3 Two prominent beach front sites at Repulse Bay, covering Seaview Building and the ex-Lido site, are under this zoning and annotated "Beach Related Leisure Use". To ensure the future development/redevelopment would blend in harmoniously with the surrounding environment, developments under this zoning are restricted to a maximum of two storeys or the height of the existing buildings, whichever is the greater. However, to provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.7 Green Belt ("GB") : Total Area 263.06 ha

7.7.1 This zone is intended 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. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.

7.7.2 This zone covers mainly the hillslopes in the Area and most part of Middle Island. The difficult topography and geotechnical conditions render these areas unsuitable for urban type development or extensive recreational uses. This zoning will help preserve important physical features as well as the rich vegetation on the hillslopes.

7.8 Coastal Protection Area ("CPA") : Total Area 8.95 ha

7.8.1 This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural

protection areas sheltering nearby developments against the effects of coastal erosion.

7.8.2 There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted.

7.8.3 This zone comprises mainly areas of natural coastlines with attractive coastal features such as cliffs, rocks and some rocky beaches. These areas of high scenic quality should be protected from development. Falling within this area are undeveloped coastal areas mainly below the 20m contour, including those of the Middle Island and other small islands covered by the Plan. A small area to the west of Deep Water Bay Beach and a portion of the northern shore of Middle Island have been excluded from this zoning as there are already three existing recreation and boat clubs occupying these parts of the coastal area.

7.9 Site of Special Scientific Interest (“SSSI”) : Total Area 10.54 ha

7.9.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI.

7.9.2 There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

7.9.3 This zoning covers the eastern part of the Nam Fung Road Woodland SSSI while its western part falls within the area covered by the Aberdeen & Ap Lei Chau OZP. The site is densely covered by valuable native broad-leaved trees and rare flora. This is considered as a piece of fung shui woodland in a natural environment, which is worth protecting and conserving.

7.9.4 Another site under this zoning is the Deep Water Bay Valley SSSI. The site is a piece of natural woodland situated at the valley to the south of Deep Water Bay Road. This natural woodland harbours the largest surviving population of a rare shrub *Aristolochia thwaitesii* Hook f. (Seaside Dutchman’s Pipe) and the SSSI zoning is to protect the population of this rare species.

7.10 Country Park (“CP”) : Total Area 2.54 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). It contributes to the conservation of the natural environment, and recreational facilities are provided where appropriate. The planning and development activities within this zone are under the jurisdiction of the Country and Marine Parks Authority. Approval from the Board is not required. This zone covers part of Aberdeen Country Park and part of Tai Tam Country Park.

8. COMMUNICATIONS

8.1 Roads

8.1.1 The Area is linked with other districts mainly by the district distributors including Repulse Bay Road, Island Road, Deep Water Bay Road and Nam Fung Road. Island Road is connected to the Aberdeen Tunnel via Wong Chuk Hang Road in the western part of the Area.

8.1.2 Shouson Hill Road, Shouson Hill Road West and East, Beach Road, South Bay Road, Headland Road and Wong Nai Chung Reservoir Road are the local distributor roads which are further supported by a network of subsidiary access roads serving various parts of the Area.

8.2 Public Transport

Franchised bus services are available to the Area along Island Road, Repulse Bay Road and Nam Fung Road. Residents in Shouson Hill area and along South Bay Road are also served by green minibuses routes.

9. UTILITY SERVICES

9.1 The Area is well served with piped water supply, electricity, gas and telephone services. No problem is envisaged in meeting the future requirements of the Area.

9.2 Sewage generated from the Area is treated and disposed of either by septic tanks and soakaways or through treatment works and submarine outfalls.

10. CULTURAL HERITAGE

10.1 The following ~~graded-historical~~ buildings/structures are in the Area :

- (a) ~~an Old h~~House at No. 10 ~~San Wai~~, Wong Chuk Hang *San Wai (Grade 2)*;
- (b) the Residence of Financial Secretary at No. 45 Shouson Hill Road; ~~and~~
- (c) ~~a d~~Dam, ~~v~~Valve ~~h~~House, ~~and w~~Weir *of Wong Nai Chung Reservoir and workmen's quarters at Tai Tam Reservoir Road in Wong Nai Chung (Declared Monument)*;
- (d) *Workmen's Quarters of Wong Nai Chung Reservoir at Tai Tam Reservoir Road in Wong Nai Chung (Grade 2)*; ~~and~~
- (e) *Central Ordnance Munitions Depot (alias, Little Hong Kong), Deep Water Bay Drive, Shouson Hill (Grade 3)*.

10.2 ~~Prior consultation with t~~The Antiquities and Monuments Office of the Leisure and Cultural Services Department should be *consulted in advance of* ~~made if~~ any development or rezoning proposals *that might* ~~may~~ affect these *forementioned*~~graded~~ historical buildings/structures and their immediate environs.

11. IMPLEMENTATION

11.1 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 mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

11.2 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 reservations within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Southern District Council would be consulted as appropriate.

11.3 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

OCTOBER-MARCH 200913

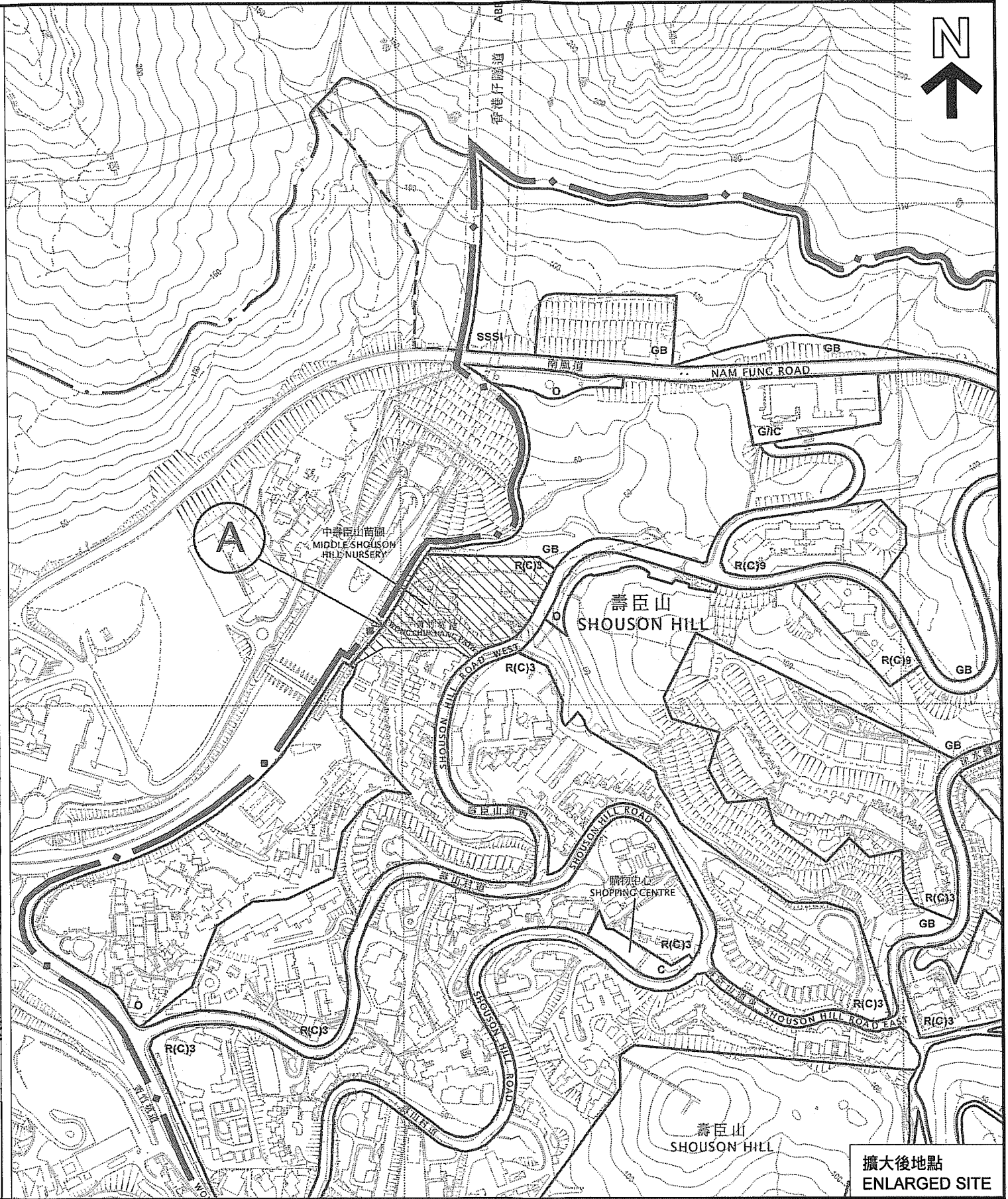
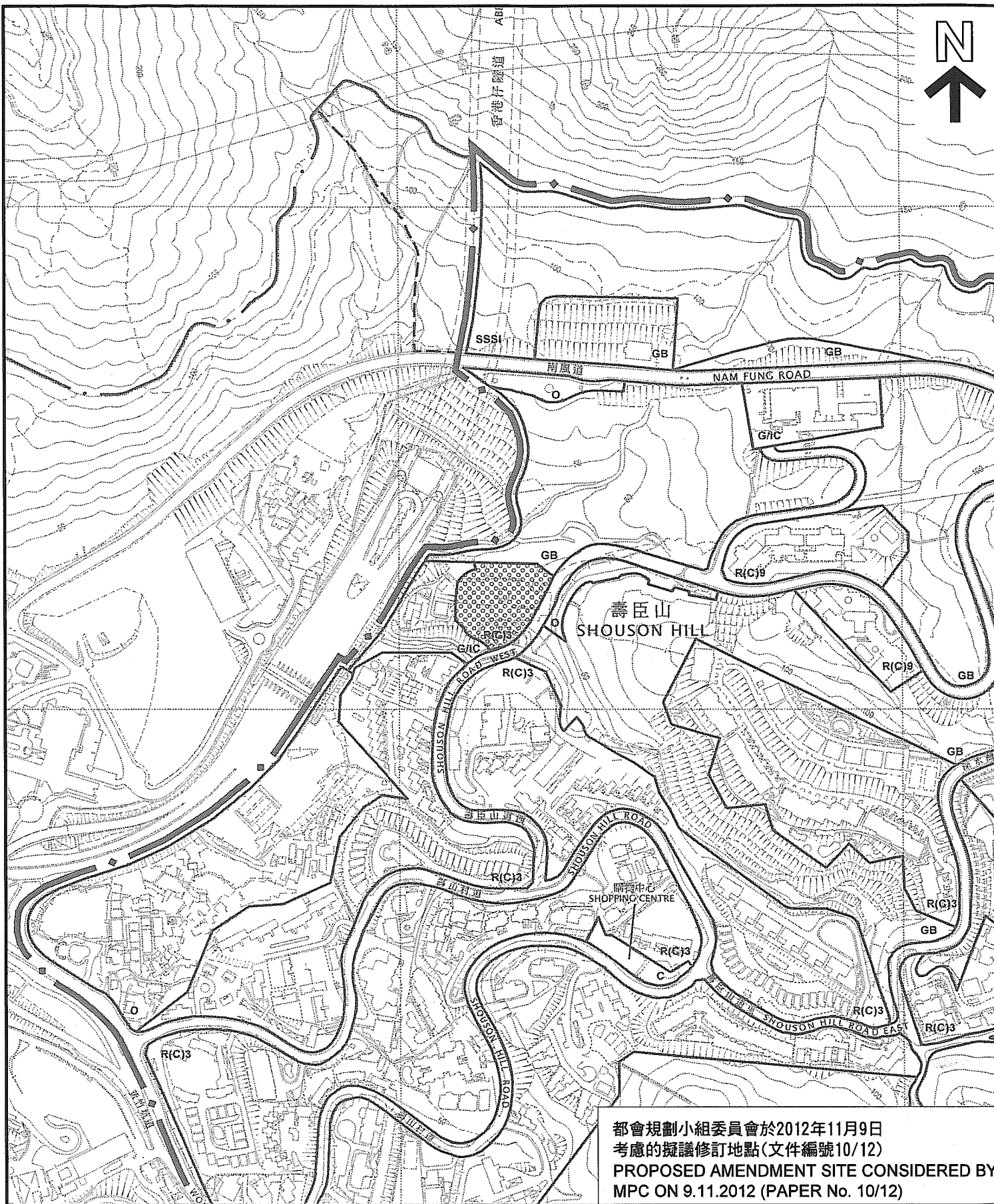
Provision of Major Community Facilities in Shouson Hill & Repulse Bay

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons	1.57ha	5.44	9.58	+8.01ha
Local Open Space	10 ha per 100,000 persons	1.57ha	3.24	3.42	+1.85ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	31 classrooms	44	44	+13 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	31 classrooms	57	57	+26 classrooms
Kindergarten/ Nursery	24 classrooms for 1,000 children aged 3 to 6	19 classrooms	21	21	+2 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 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	1	1	1	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Market	No set standard	Not Applicable (NA)	0	0	NA
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	0	0	0	0

Integrated Family Services Centre	1 for 100,000 to 150,000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	0	0	0
Sport 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/ Sport 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 16,000 (usual residents and mobile residents).



位置圖 LOCATION PLAN

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A

SCALE 1 : 5 000 比例尺
METRES 100 0 100 200 300 400 METRES

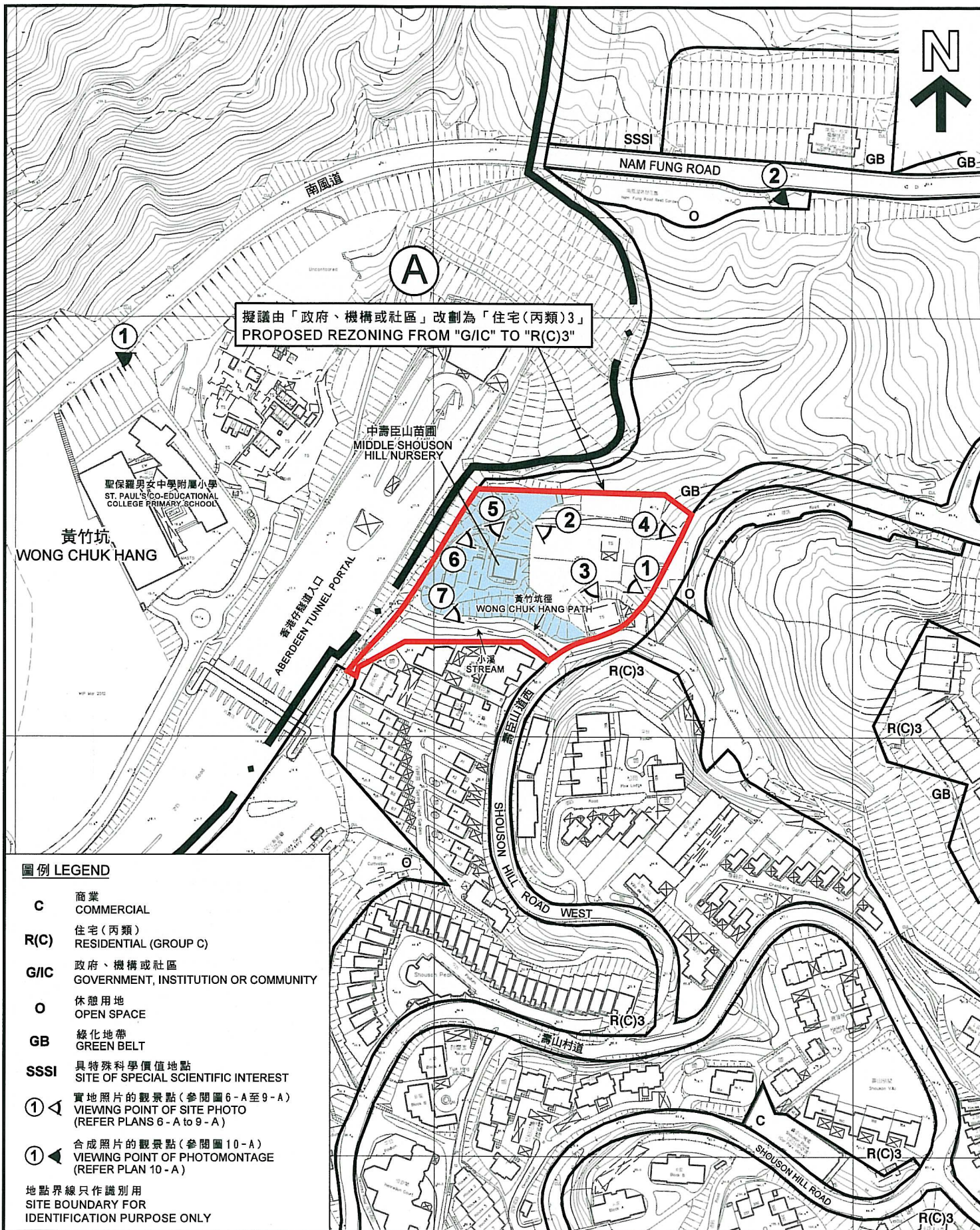
本摘要圖於2013年2月27日擬備，
所根據的資料為於2009年10月6日
核准的分區計劃大綱圖編號 S/H17/11
EXTRACT PLAN PREPARED ON 27.2.2013
BASED ON OUTLINE ZONING PLAN No.
S/H17/11 APPROVED ON 6.10.2009

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.

M/H17/13/2

圖 PLAN
1 - A



平面圖 SITE PLAN

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
 擬議修訂項目
 PROPOSED AMENDMENT TO APPROVED
 SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
 AMENDMENT ITEM A

SCALE 1:3 000 比例尺

米 METRES 60 0 60 120 METRES 米

規劃署
 PLANNING
 DEPARTMENT



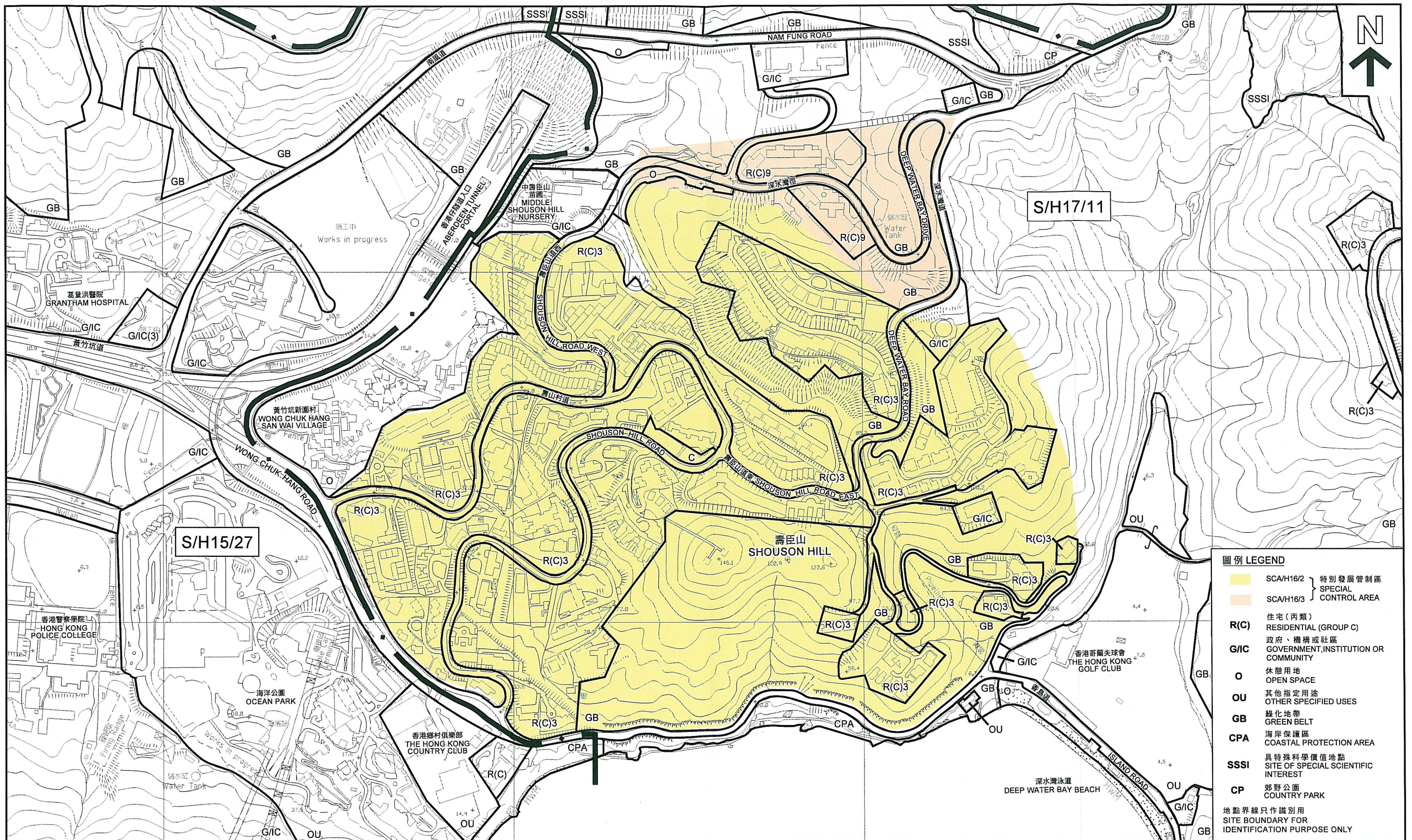
參考編號
 REFERENCE No.

M/H17/13/2

圖 PLAN
 2 - A

本摘要圖於2013年2月26日擬備，
 所根據的資料為測量圖編號
 11-SW-25A、B、C和D

EXTRACT PLAN PREPARED ON 26.2.2013
 BASED ON SURVEY SHEETS No.
 11-SW-25A, B, C & D

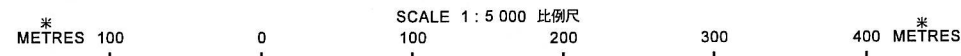


- 圖例 LEGEND**
- SCA/H16/2 特別發展管制區
SPECIAL CONTROL AREA
 - SCA/H16/3 特別發展管制區
SPECIAL CONTROL AREA
 - R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
 - G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
 - O** 休憩用地
OPEN SPACE
 - OU** 其他指定用途
OTHER SPECIFIED USES
 - GB** 綠化地帶
GREEN BELT
 - CPA** 海岸保護區
COASTAL PROTECTION AREA
 - SSSI** 具特殊科學價值地點
SITE OF SPECIAL SCIENTIFIC INTEREST
 - CP** 郊野公園
COUNTRY PARK
- 地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

特別發展管制區 SPECIAL CONTROL AREA

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的擬議修訂項目
PROPOSED AMENDMENT TO APPROVED SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A



本摘要圖於2013年2月26日擬備，
所根據的資料為測量圖編號11-SE-C，
11-SW-D，15-NE-A和15-NW-B
EXTRACT PLAN PREPARED ON 26.2.2013
BASED ON SURVEY SHEETS No.
11-SE-C, 11-SW-D, 15-NE-A & 15-NW-B

規劃署
PLANNING DEPARTMENT

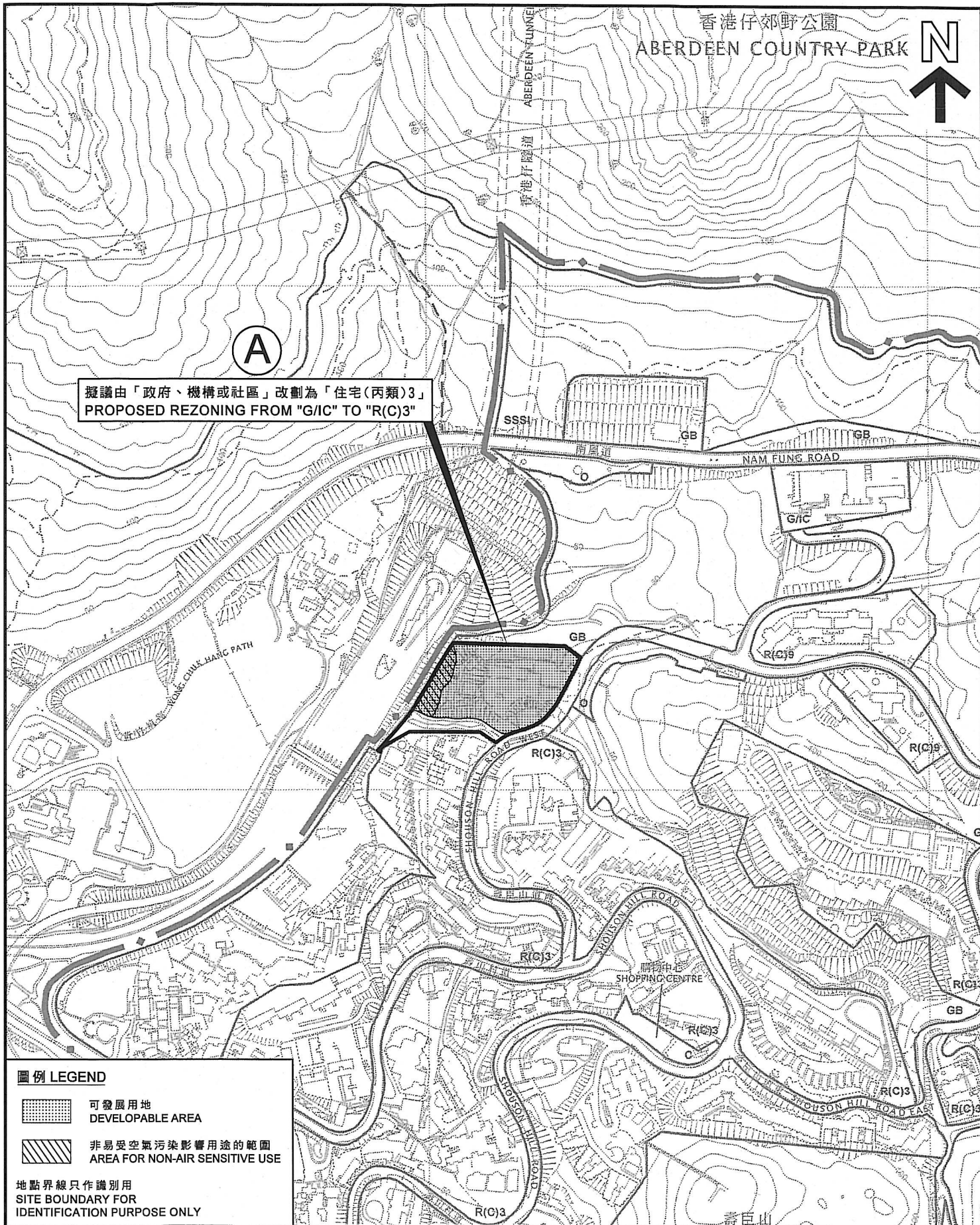
參考編號
REFERENCE No.
M/H1713/2

圖 PLAN
3 - A



A

擬議由「政府、機構或社區」改劃為「住宅(丙類)3」
PROPOSED REZONING FROM "G/I/C" TO "R(C)3"



圖例 LEGEND



可發展用地
DEVELOPABLE AREA



非易受空氣污染影響用途的範圍
AREA FOR NON-AIR SENSITIVE USE

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

可發展用地及非易受空氣污染影響範圍
DEVELOPABLE AREA AND NON-AIR SENSITIVE AREA

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目

PROPOSED AMENDMENT TO APPROVED
SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A

SCALE 1:5 000 比例尺

米
METRES 100

0

100

米
200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H17/13/2

圖 PLAN
4 - A

本摘要圖於2013年2月26日擬備，
所根據的資料為於2009年10月6日
核准的分區計劃大綱圖編號S/H17/11
EXTRACT PLAN PREPARED ON 26.2.2013
BASED ON OUTLINE ZONING PLAN No.
S/H17/11 APPROVED ON 6.10.2009



擬議由「政府、機構或社區」改劃為「住宅(丙類)3」
PROPOSED REZONING FROM "G/IC" TO "R(C)3"

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

本摘要圖於2013年2月26日擬備，所根據的
資料為地政總署於2011年7月4日拍得的
航攝照片編號CS32771
EXTRACT PLAN PREPARED ON 26.2.2013
BASED ON AERIAL PHOTO No. CS32771
TAKEN ON 4.7.2011 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目

PROPOSED AMENDMENT TO APPROVED
SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H17/13/2

圖 PLAN

5 - A



渠務署臨時工程倉庫
DSD TEMPORARY WORKS DEPOT



渠務署臨時工程倉庫
DSD TEMPORARY WORKS DEPOT

實地照片 SITE PHOTOS

本圖於2013年2月26日擬備，所根據的
資料為攝於2012年5月14日的實地照片
EXTRACT PLAN PREPARED ON 26.2.2013
BASED ON SITE PHOTOS
TAKEN ON 14.5.2012

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

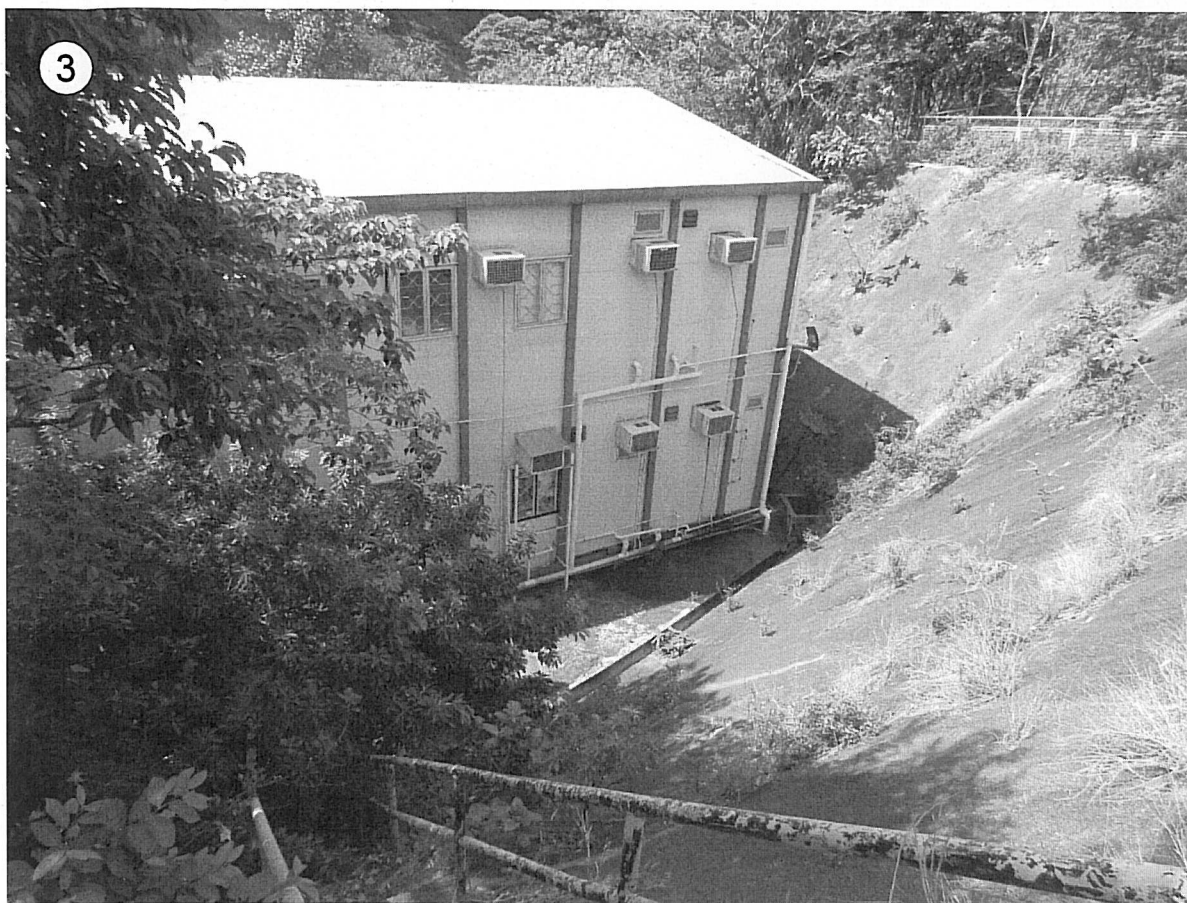
修訂項目 A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H17/13/2

圖 PLAN
6 - A



渠務署臨時工程倉庫
DSD TEMPORARY WORKS DEPOT



渠務署臨時工程倉庫
DSD TEMPORARY WORKS DEPOT

實地照片 SITE PHOTOS

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
SHOUSON HILL & REPULSE BAY OZP No. S/H17/11
修訂項目 A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H17/13/2

圖 PLAN
7 - A

本圖於2013年2月26日擬備，所根據的
資料為攝於2012年5月10日的實地照片
EXTRACT PLAN PREPARED ON 26.2.2013
BASED ON SITE PHOTOS
TAKEN ON 10.5.2012



中壽臣山苗圃
MIDDLE SHOUSON HILL NURSERY



中壽臣山苗圃
MIDDLE SHOUSON HILL NURSERY

實地照片 SITE PHOTOS

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H17/13/2

圖 PLAN
8 - A

本圖於2013年2月26日擬備，所根據的
資料為攝於2013年1月4日的實地照片
EXTRACT PLAN PREPARED ON 26.2.2013
BASED ON SITE PHOTOS
TAKEN ON 4.1.2013



實地照片 SITE PHOTO

本圖於2013年2月26日擬備，所根據的
資料為攝於2013年1月4日的實地照片
EXTRACT PLAN PREPARED ON 26.2.2013
BASED ON SITE PHOTOS
TAKEN ON 4.1.2013

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H17/13/2

圖 PLAN
9 - A



從聖保羅男女中學附屬小學遠眺
VIEW FROM ST. PAUL'S CO-EDUCATIONAL COLLEGE PRIMARY SCHOOL



從南風道遠眺
VIEW FROM NAM FUNG ROAD

本圖於2013年2月26日擬備，所根據的資料為攝於2012年10月16日(上)及2012年10月11日(下)的實地照片
EXTRACT PLAN PREPARED ON 26.2.2013
BASED ON SITE PHOTOS
TAKEN ON 16.10.2012 (UPPER) & 11.10.2012 (LOWER)

合成照片 PHOTOMONTAGE

壽臣山及淺水灣分區計劃大綱核准圖編號 S/H17/11 的
擬議修訂項目
PROPOSED AMENDMENT TO APPROVED
SHOUSON HILL & REPULSE BAY OZP No. S/H17/11

修訂項目 A
AMENDMENT ITEM A

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H17/13/2

圖 PLAN
10 - A