

圖例
NOTATION

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

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.49	0.05	商業
RESIDENTIAL (GROUP B)	8.17	0.91	住宅 (乙類)
RESIDENTIAL (GROUP C)	82.57	9.17	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	14.49	1.61	政府、機構或社區
OPEN SPACE	12.05	1.34	休憩用地
OTHER SPECIFIED USES	1.78	0.20	其他指定用途
GREEN BELT	226.85	25.20	綠化地帶
COUNTRY PARK	527.89	58.62	郊野公園
MAJOR ROAD ETC.	28.09	2.90	主要道路等
TOTAL PLANNING SCHEME AREA	900.48	100.00	規劃範圍總面積

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

核准圖編號 S/H 14/11 的修訂
AMENDMENT TO APPROVED PLAN No. S/H14/11

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A

修訂項目 A 項

(參看附表)
(SEE ATTACHED SCHEDULE)

2016年4月29日 按照城市規劃條例第5條展示的
核准圖編號 S/H14/11 的修訂
AMENDMENT TO APPROVED PLAN No. S/H14/11 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
29 APRIL 2016

Raymond LEE 李啟榮
SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

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

SCALE 1:10 000 比例尺

0 250 500 1000 1500 METRES 米

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

圖則編號
PLAN No. S/H14/12

**SCHEDULE OF AMENDMENTS TO
THE APPROVED THE PEAK AREA OUTLINE ZONING PLAN NO. S/H14/11
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of a site opposite 23 Coombe Road from “Green Belt” to “Residential (Group C) 6” (“R(C)6”).

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for the “Residential (Group C)” (“R(C)”) zone to stipulate the plot ratio and building height restrictions of the “R(C)6” sub-zone.
- (b) Revisions to the development restrictions exemption clause to clarify the provision related to caretaker’s quarters and recreational facilities in the Remarks of the Notes for the “Residential (Group B)” and “R(C)” zones.

29 April 2016

Town Planning Board

(Extract of MPC Paper No. Y/H14/4A)
Historic Building Appraisal
No. 23 Coombe Road,
The Peak, Hong Kong

The house now known as ‘Carrick’ at No. 23 Coombe Road (which falls on Rural Building Lot 731) was constructed in 1887. It was obviously designed as a private luxury house used for residential purpose. Its first owner was John Joseph Francis (1839-1901), or J.J. Francis, as he preferred to be known. J.J. Francis purchased the plot of land on No. 23 Coombe Road in March 1886. In the following year he had his house, which he called ‘Stonyhurst’, built on the site. The house was named after Stonyhurst College in Lancashire, England, where he had been educated and intended for the Roman Catholic priesthood. The house was renamed as ‘Glen Iris’ in 1919 and it was so called until 1972/73 when it was renamed as ‘Carrick’ – a name that has been adopted since then.

Born in Dublin (Ireland), J.J. Francis came to Hong Kong as a military officer in the 1860s. He was admitted as a solicitor in January 1869, then as a barrister in April 1877. Shortly after his own admission to the Hong Kong Bar, he signed an affidavit in support of the application of Ng Choy (伍才) (1842-1922), the first Chinese to be admitted to practise in Hong Kong. Ng Choy, otherwise known as Wu Ting-fang (伍廷芳), was the first unofficial Chinese member of the Legislative Council who later joined the Chinese administration as a diplomat. In April 1879, J.J. Francis was appointed Puisne Judge of the Supreme Court. In February 1886 he was appointed as Queen’s Counsel (Q.C.) and became the third barrister on whom the honour had been conferred in Hong Kong.

J.J. Francis was prominent in civic affairs in a number of respects. In 1878 Governor Sir J.P. Hennessy appointed a committee of four (including C.V. Creagh, W.M. Deane, E.J. Eitel, J.J. Francis) to investigate the issue of *mui-tsai* (妹仔, indentured Chinese girls working as unpaid domestic servants). This committee recommended the constitution of a Chinese association for the protection of women and girls. As a leading barrister and Queen’s Counsel, J.J. Francis is remembered in the history of Hong Kong for drawing up the rules for enacting the formation of the said association (i.e. Po Leung Kuk Incorporation Ordinance). Set up in 1878, the said association adopted the Chinese name Po Leung Kuk (保良局) and is still active in Hong Kong today. J.J. Francis’ name was sinologised in the Po Leung Kuk Archives as 法蘭些士 or 佛蘭些士.

The best part of J.J. Francis’ life came after he purchased the plot of land on Coombe Road and built ‘Stonyhurst’. He served on the Finance Committee of the Alice Memorial Hospital (雅麗氏紀念醫院), founded by a prominent

Chinese, Dr. Ho Kai (何啟) (1859–1914) and opened in 1887. In the same year he was appointed as standing counsel for the Hong Kong College of Medicine (香港西醫書院, “the College”) where Dr Sun Yat-sen (孫逸仙) (1866–1925) took up his medical studies. J.J. Francis was on the platform at the first graduate ceremony of the College, held in the City Hall on 23 July 1892. On his death the Court of the College passed a resolution expressing appreciation for his services. When bubonic plague attacked Hong Kong in May 1894 the Sanitary Board (潔淨局) formed a committee of three, with J.J. Francis as chairman, to cope with the emergency. In 1895, the Governor Sir William Robinson sent him a silver inkstand as a commemoration for his services during the plague.

J.J. Francis added to his popularity with the community in general by lecturing on various subjects in the Chamber of Commerce and the City Hall, the topics of his lectures ranged from Jesuitism (in 1872) to the Crown Colonies (in 1889). He was, at one time, editor and proprietor of the English local newspaper *The China Mail* (德臣西報). His name was also identified with the Odd Volumes Society, the Navy League and the China Association, of which he was the local branch chairman at the time of his death. His funeral on 30 October 1901 took place at the Roman Catholic Cemetery at Happy Valley. The Right Rev. Bishop Piazzoli (和主教) conducted the funeral service, among those present being the then Colonial Secretary James Stewart Lockhart (駱克), Sir Thomas Jackson (臬臣), Hon. C.P Chater (遮打) and Dr. Ho Kai.

No. 23 Coombe Road changed hands a number of times in the past. Its owners were, in succession, J.J. Francis (1886-1901), The China Fire Insurance Co. Ltd. 中華火燭保險行 (1901-1903), Ahmet Rumjahn (1903-1910), J.J.B. (1910-1918), D.V. Falcorner (1918-1921), The Hongkong Electric Co. Ltd. 香港電燈有限公司 (1921-1976), Cavendish Property Development Ltd. (1976-1993) and then Juli May Ltd. The aforesaid Ahmet Rumjahn was a broker and estate agent conveying on business on Hong Kong Island; himself an Indian Muslim, he served as a member of the Sanitary Board in 1905 along with British board members and several Chinese.

The two-storey house at No. 23 Coombe was designed in classical style by an architectural firm called Danby & Leigh. When James Orange joined in 1890, the firm was renamed Danby, Leigh & Orange, which evolved into Leigh & Orange when William Danby left the firm in 1894.

*Architectural
Merit*

The house is built on a platform supported by a retaining wall topped by a classical style parapet. The first floor (*piano nobile*) level is accessed through a portico reached by a flight of external steps flanked by stepped planters, and there is a porch over the landing at the top of the steps. Though modest in scale,

the house has a traditional *piano nobile* at 1/F level and a service floor at G/F level with external ornamental classical features typical of Palladian villas. Palladianism became popular in England from the mid-17th century and in other parts of Europe, e.g. Ireland where the house's first owner came from. Later when the style was falling from favour in Europe, it had a surge in popularity throughout the British colonies.

The elevations of the house are divided into bays by rusticated piers or pilasters. The corners of the building have stucco groins. Moulded stucco bands run around the building. The ground floor windows are smaller than the first floor windows with curved heads and deep reveals. The wide first floor windows have plain segmental arches with central keystones. The walls are finished with painted rough cast rendering. A moulded cornice runs all around the house at eaves level.

'Stonyhurst' bears witness to a historical period when the coolies' labour was much needed in the construction of buildings in Hong Kong. In 1889, two years after the completed of 'Stonyhurst', the Governor Sir George William Des Vœux described the building of houses on the Peak in these words: "every brick, stone, timber, and other article used in construction, as well as the furniture on completion, requires to be carried on coolies' shoulders for distances varying from one to two miles to a height of 1,100 to 1,600 feet".

Before the construction of 'Stonyhurst' in 1887, J.J. Francis had lived at a number of Hong Kong addresses which included Mosque Street, Alexandra Terrace, Caine Road, Bonham Road and Seymour Terrace. At present, the only remaining building in which he lived is 'Stonyhurst', a piece of architecture with built heritage value.

*Rarity,
Built Heritage
Value &
Authenticity*

No. 23 Coombe Road is one of the oldest surviving European houses on the Peak. It was built in 1887, when the Peak could boast of hardly more than a few houses. At the time the Peak Tramway was not yet opened for public. The Mid-Levels were then struggling to attract residents, May Road being but a footpath, and Caine Road considered fairly high up.

The social value of No. 23 Coombe Road partly lies in its association with J.J. Francis during the period 1886 to 1901, at a time when he did something for the historic development of Hong Kong that merits recognition. As the only remaining building in which J.J. Francis lived, it has interest for historians.

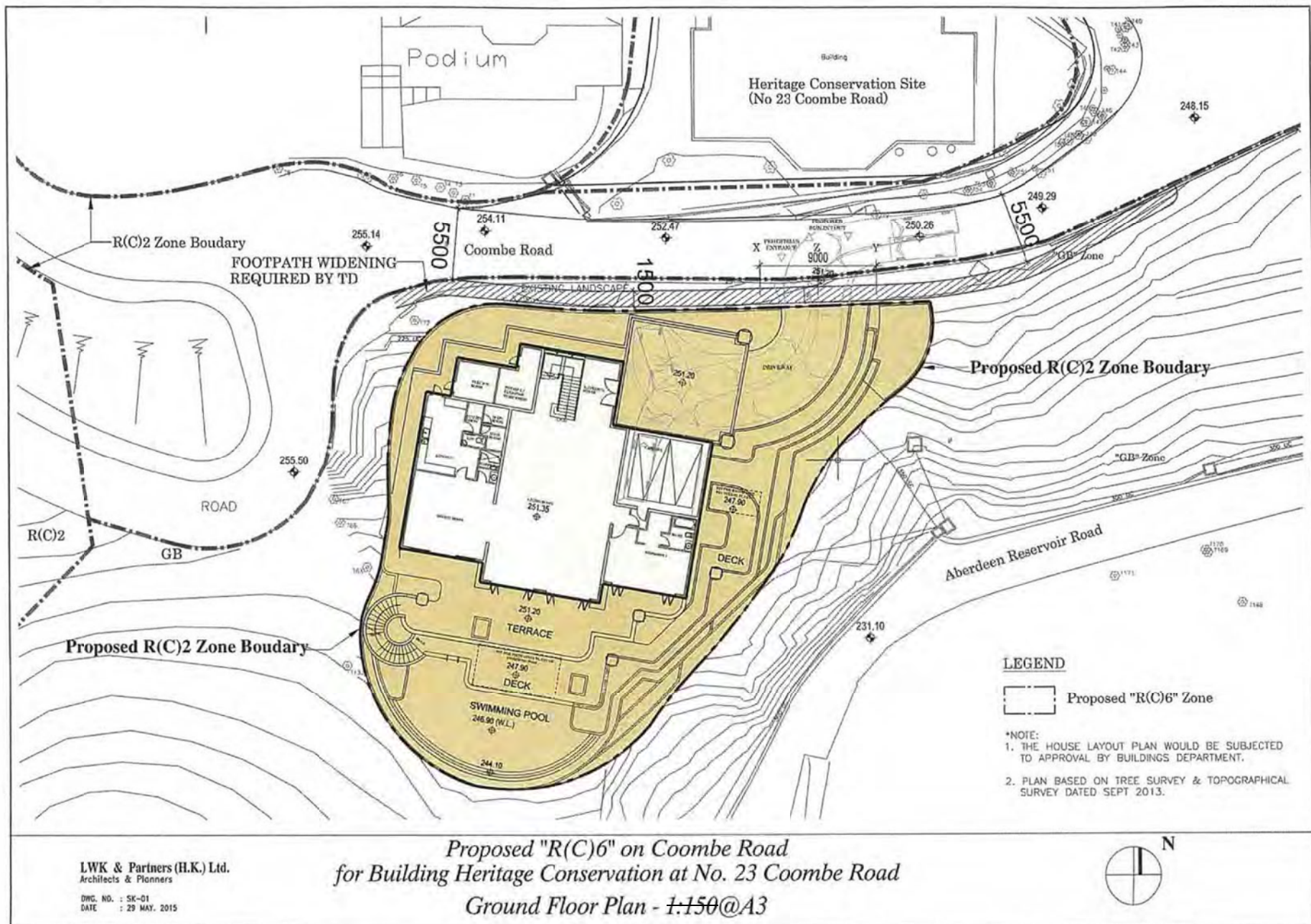
*Social Value &
Local Interest*

Other historic items on the Peak include the Gate Lodge of the Former Mountain Lodge, Matilda Hospital, Former Peak School, The Peak Tramway

Group Value

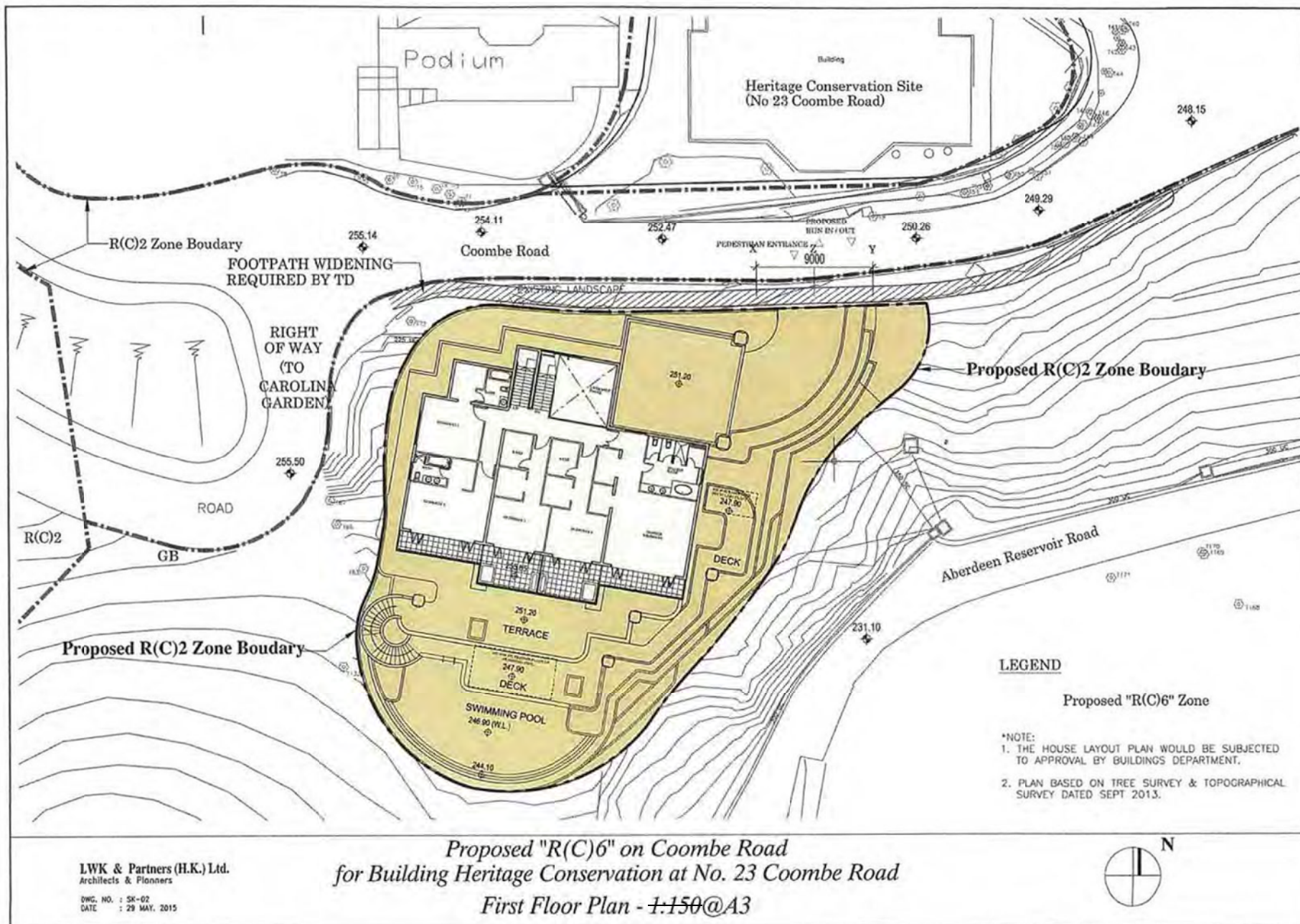
Office, Peak Café, Peak Depot, and Peak Police Station. It is geographically very close to the Police Museum.

Indicative Scheme Proposed under Application No. Y/H14/4



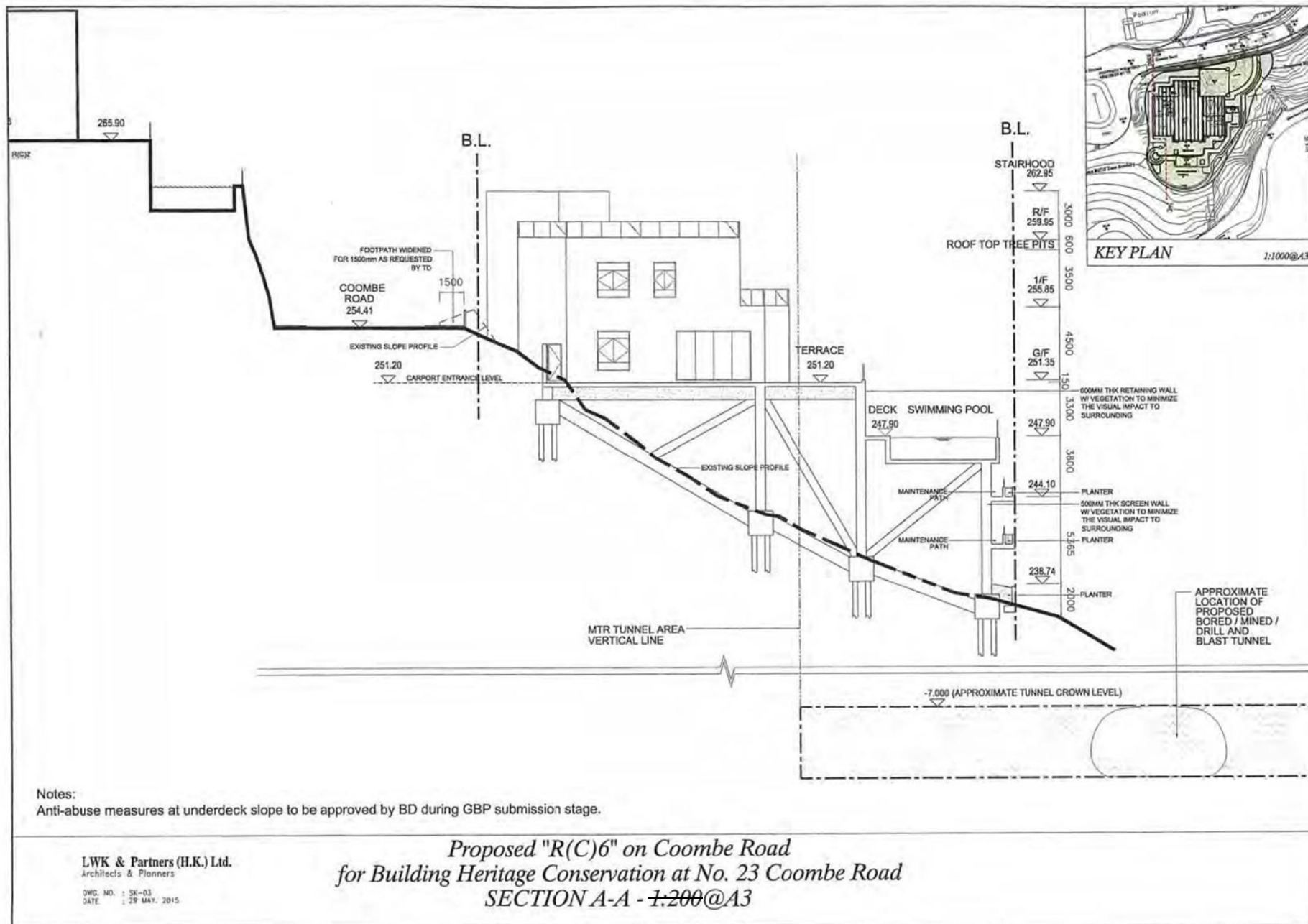
參考編號
REFERENCE No.

繪圖
DRAWING
IV - 1



參考編號
REFERENCE No.

繪圖
DRAWING
IV - 2



參考編號
REFERENCE No.

繪圖
DRAWING
IV - 3



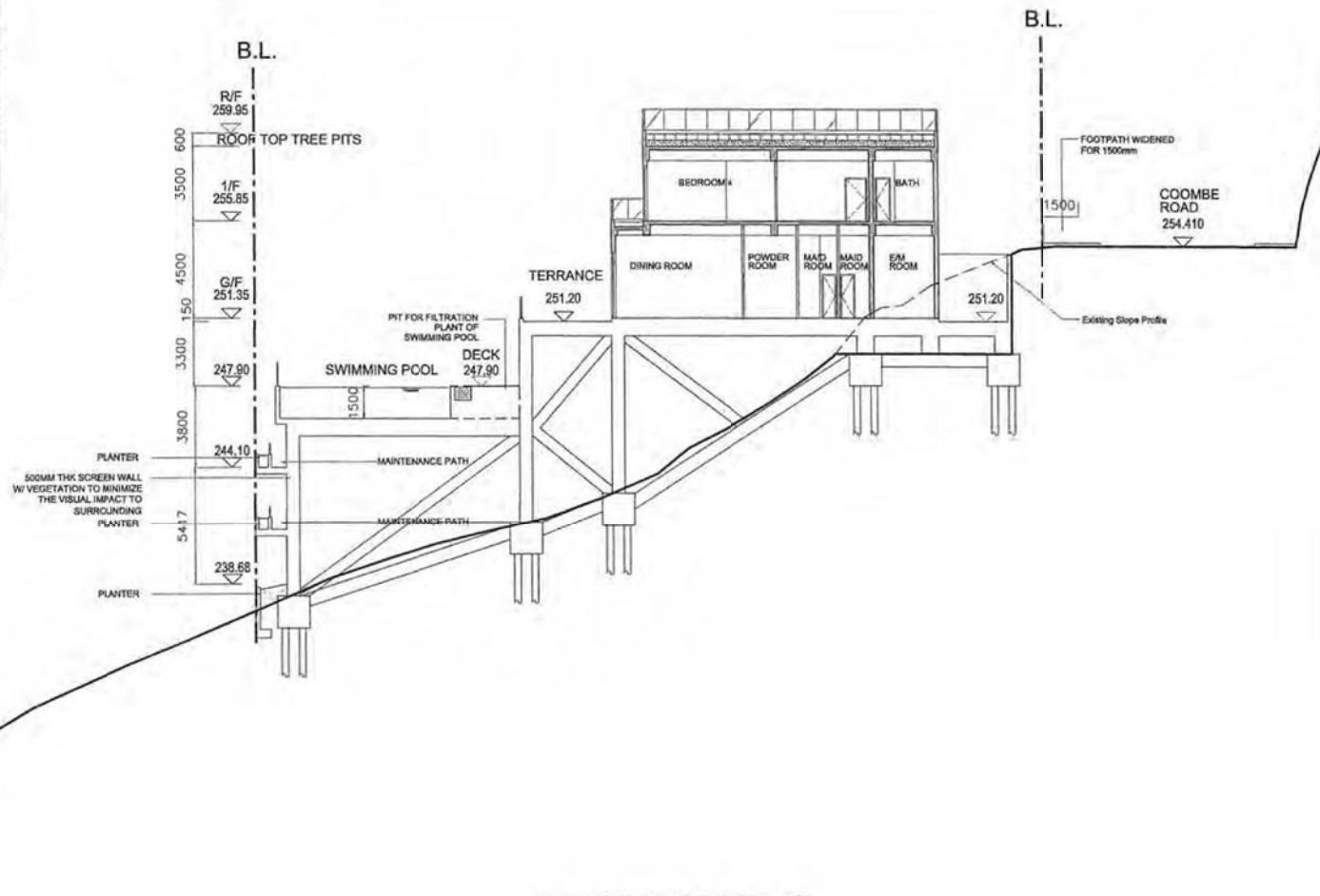
ABERDEEN
RESERVOIR ROAD
227.320

Notes:
Anti-abuse measures at underdeck slope to be approved by BD during GBP submission stage.

LWK & Partners (H.K.) Ltd.
Architects & Planners

DWG. NO. : SK-04
DATE : 29 MAY, 2015

*Proposed "R(C)6" on Coombe Road
for Building Heritage Conservation at No. 23 Coombe Road
SECTION B-B - 1:200@A3*



參考編號
REFERENCE No.

繪圖
DRAWING
IV - 4



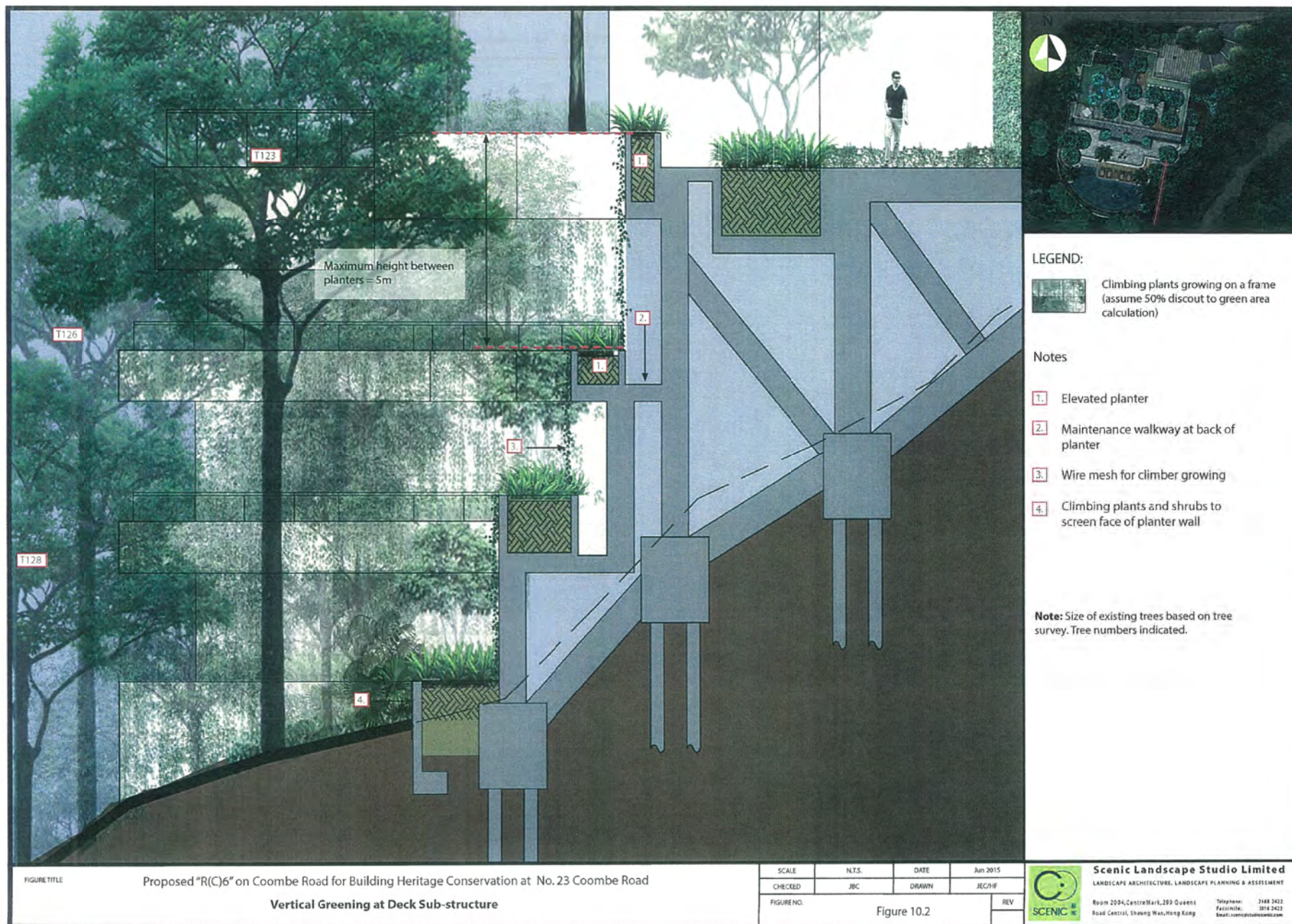
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REFERENCE No.

繪圖
DRAWING
IV - 5



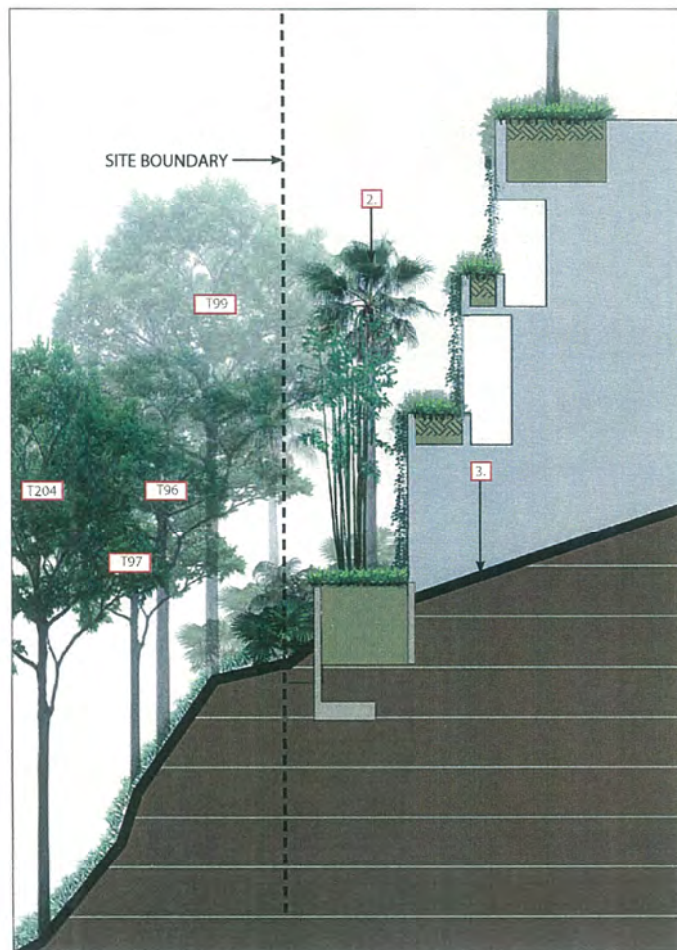
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繪圖
DRAWING
IV - 6

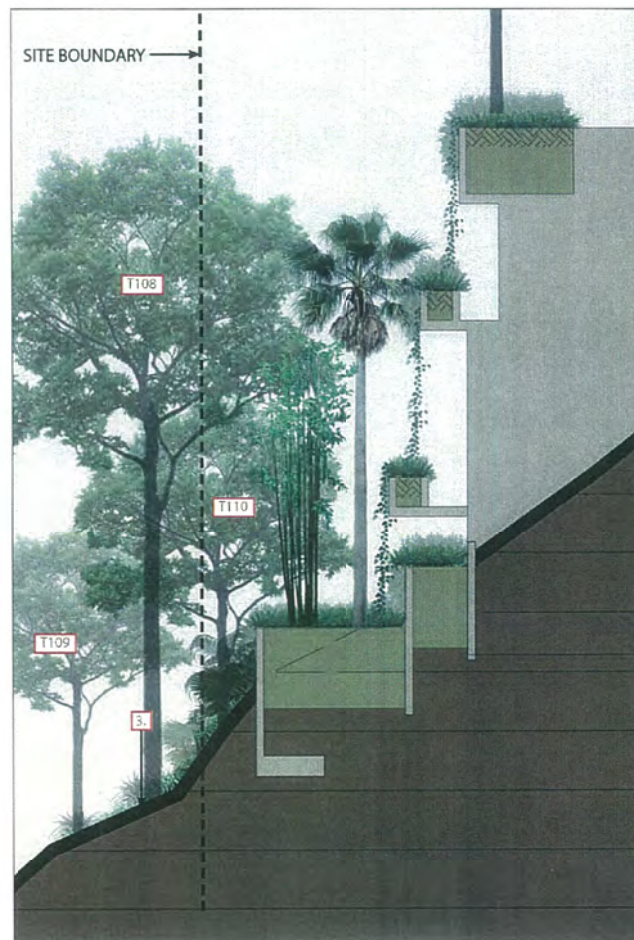


參考編號
REFERENCE No.

繪圖
DRAWING
IV - 7









A-A_ Section at setback area - Landscape proposals for terraced edge and planters at base of development platform.



B-B_ Section at setback area - Landscape proposal at steep existing slope with shotcrete surface.

LEGEND:

-  Section Line
-  Existing Trees and Palms (Identified by number)
-  Transplanted palm trees located in canopy gaps within tree planter rings (precast concrete drainage pipes). Slope locally excavated and made good around the new tree planter
-  Planter supporting climbing plants and shade tolerant shrubs at base of development platform
-  Cascading shade tolerant shrub planting to help soften the appearance of the tree rings and planter walls.
-  Vertical Greening

Notes

1. Planting of dense understorey of native shrubs and shrubby palms
2. Transplanted palm trees planted in tree pits sized to accommodate rootball
3. Existing slope retained and protected where tree roots of existing trees likely to be located

Note: Size of existing trees based on tree survey. Tree numbers indicated.

0 1 2 3m

FIGURE TITLE

Proposed "R(C)6" on Coombe Road for Building Heritage Conservation at No. 23 Coombe Road

Proposed Landscape Treatment at Setback Areas

SCALE	N.T.S.	DATE	Jun 2015
CHECKED	JBC	DRAWN	JEC/HF
FIGURE NO.	Figure 10.3		
		REV	A

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參考編號
REFERENCE No.

繪圖
DRAWING
IV - 8

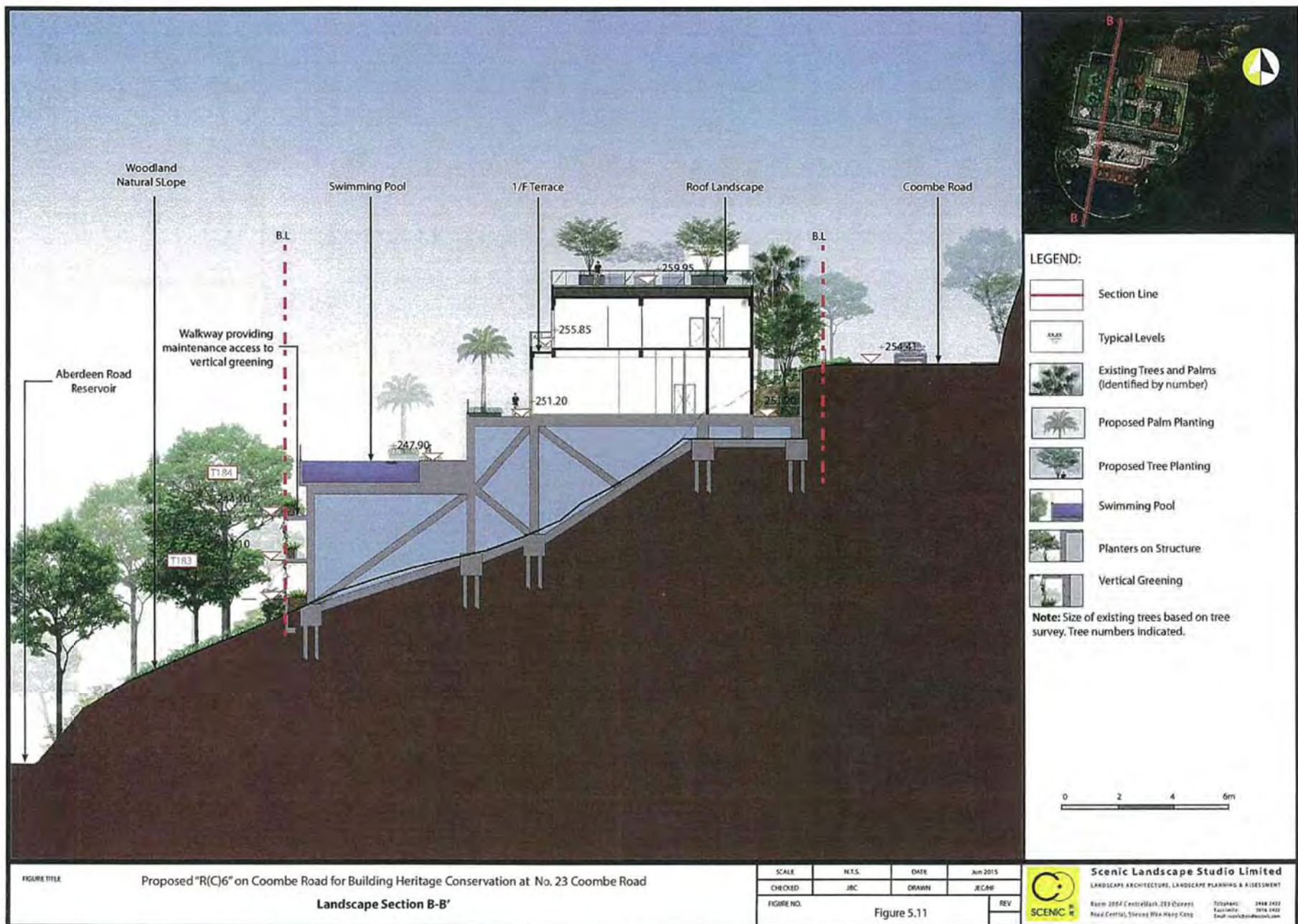


Figure 5.11



Vantage Point 1: View looking southwest along Coombe Road (VSR 1.4) (Existing Situation)



Vantage Point 1 (VP1)

Vantage Point Elevation: +245.4mPD
Viewing distance: 40m
Maximum Height of Proposed Development: +259.20mPD
Elevation of Coombe Road at Site Entrance: +250.737mPD

Note: Photograph demonstrates the enclosed nature of Coombe Road and the screening effect of the tree and shrub planting located around the periphery of the Application Site. As such the proposed scheme would not significantly change the views available from this location.



Vantage Point 1: View looking southwest along Coombe Road (VSR 1.4) (Year 1)

Note: Year 1 and Year 10 views are predicted to be similar, given that the primary screening effect is provided by existing mature vegetation to be retained and that the planting of new trees and palms within the application site shall comprise large and semi mature planting stock.

FIGURE TITLE

Proposed "R(C)6" on Coombe Road for Building Heritage Conservation at No. 23 Coombe Road

Photomontages

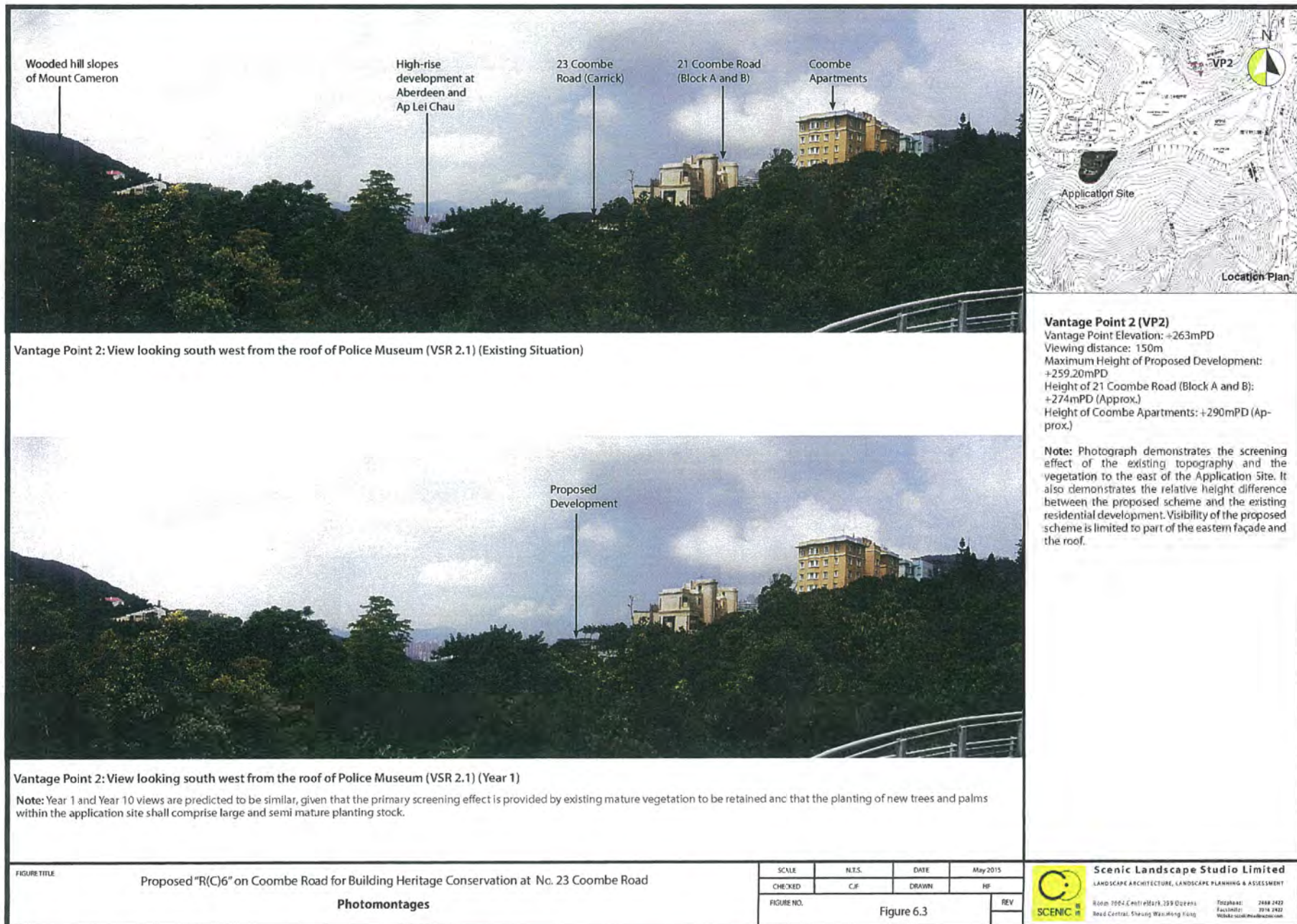
SCALE	R.T.S.	DATE	May 2015
CHECKED	C.R.	DRAWN	HF
FIGURE NO.	Figure 6.2		REV



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參考編號
REFERENCE No.

繪圖
DRAWING
IV - 10



參考編號
REFERENCE No.

繪圖
DRAWING
IV - 11



Vantage Point 3: View looking west from Aberdeen Reservoir Road (VSR 2.4) (Existing Situation)



Vantage Point 3 (VP3)

Vantage Point Elevation: +231.01mPD

Viewing distance: 25m

Maximum Height of Proposed Development: +259.20mPD

Height of 21 Coombe Road (Block A and B): +274mPD (Approx.)

Note: Photograph demonstrates the dense nature of the vegetation lining the road and the screening effect of the woodland buffer between the road and the Application Site. Views of the proposed scheme in longer distance views from the east and west of this location are screened by a combination of the twisting road, the landform and its covering of dense woodland.

FIGURE TITLE

Proposed "R(C)6" on Coombe Road for Building Heritage Conservation at No. 23 Coombe Road

Photomontages

SCALE	R.L.T.S.	DATE	May 2015
CHECKED	C.R.	DRAWN	HE
FIGURE NO.	Figure 6.4		

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參考編號
REFERENCE No.

繪圖
DRAWING
IV - 12



Views of the proposed development screened by at least three layers of trees and heavy undergrowth at natural slope areas.
Views through the trees towards the edge of the platform are screened by the proposed vertical greening.



Vantage Point 3 (VP3)
Vantage Point Elevation: +231.01mPD
Viewing distance: 25m
Maximum Height of Proposed Development: +259.20mPD
Height of 21 Coombe Road (Block A and B): +274mPD (Approx.)

Note: Photograph demonstrates the dense nature of the vegetation lining the road and the screening effect of the woodland buffer between the road and the Application Site. Views of the proposed scheme in longer distance views from the east and west of this location are screened by a combination of the twisting road, the landform and its covering of dense woodland.

Vantage Point 3: View looking west from Aberdeen Reservoir Road (VSR 2.4) (Year 1)

Note: Year 1 and Year 10 views are predicted to be similar, given that the primary screening effect is provided by existing mature vegetation to be retained and that the planting of new trees and palms within the application site shall comprise large and semi mature planting stock.

FIGURE TITLE

Proposed "R(C)6" on Coombe Road for Building Heritage Conservation at No. 23 Coombe Road

Photomontages

SCALE	R.T.S.	DATE	May 2015
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FIGURE NO.	Figure 6.5		
		REV	



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參考編號
REFERENCE No.

繪圖
DRAWING
IV - 13



Vantage Point 4: View north west from Mount Cameron Road (VSR 2.5) (Existing Situation)



Vantage Point 4: View north west from Mount Cameron Road (VSR 2.5) (Year 1)

Note: Year 1 and Year 10 views are predicted to be similar, given that the primary screening effect is provided by existing mature vegetation to be retained and that the planting of new trees and palms within the application site shall comprise large and semi mature planting stock.



Vantage Point 4 (VP4)

Vantage Point Elevation: +231.01mPD
Viewing distance: 180m
Maximum Height of Proposed Development: +259.20mPD
Height of 21 Coombe Road (Block A and B): +274mPD (Approx.)

Note: The photograph demonstrates that the proposals can be accommodated without significantly impacting the existing landscape and visual amenity of the area. The scale of the development proposals is in tune with the scale of the existing development within the area, and the proposed house will be seen against a backdrop of existing development. Views of the proposed edge of the development platform are screened by the preserved woodland to the south and south east of the Application Site.

FIGURE TITLE

Proposed "R(C)6" on Coombe Road for Building Heritage Conservation at No. 23 Coombe Road

Photomontages

SCALE	PLT.S.	DATE	May 2015
CHECKED	C.B.	DRAWN	PD
FIGURE NO.	Figure 6.6		REV
			A



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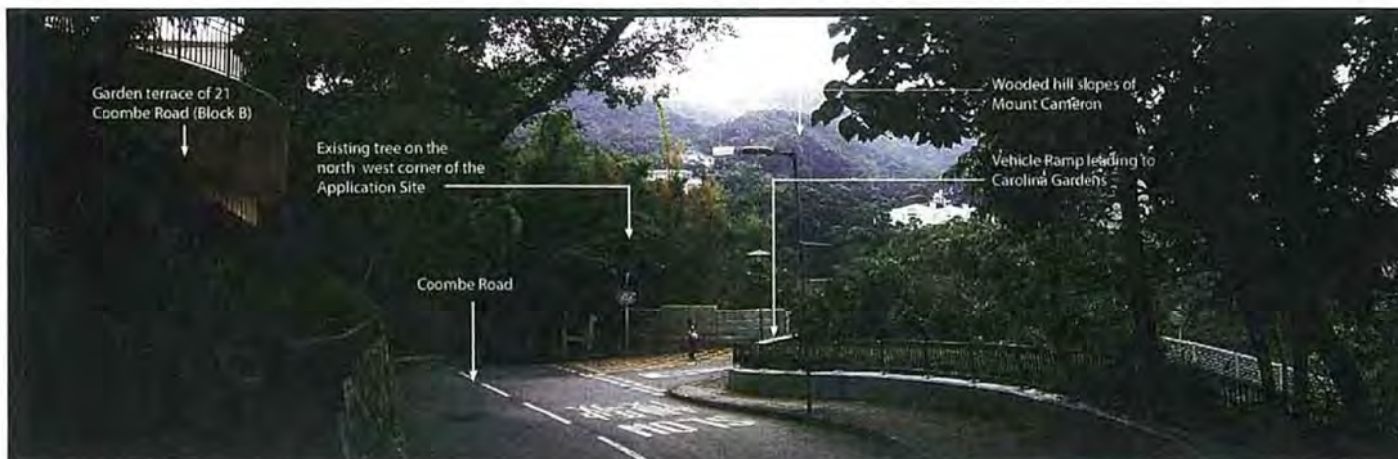
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繪圖
DRAWING
IV - 14



參考編號
REFERENCE No.

繪圖
DRAWING
IV - 15



Vantage Point 6: View looking southeast along Coombe Road (VSR 4.3) (Existing Situation)



Vantage Point 6 (VP6)

Vantage Point Elevation: +257.7mPD
Viewing distance: 35m
Maximum Height of Proposed Development: +259.20mPD
Height of ramp access to Carolina Gardens development at junction with Coombe Road: +255.48mPD (Approx.)

Note: This photograph clearly demonstrates the affectivity of the proposed landscape and visual mitigation measures. This includes lowering the height of the development platform and enhancing the vegetation buffer along the western side of the Application Site.

Transplanted palm trees range in height from 6 to 12m and so when planted on the existing slope to the west of the Application Site will reach a height of approximately +260mPD which is similar to the height of the proposed house. As such the palms will screen views of the proposed scheme.



Vantage Point 6: View looking southwest along Coombe Road (VSR 4.3) (Year 1)

Note: Year 1 and Year 10 views are predicted to be similar, given that the primary screening effect is provided by existing mature vegetation to be retained and that the planting of new trees and palms within the application site shall comprise large and semi mature planting stock.

FIGURE TITLE

Proposed "R(C)6" on Coombe Road for Building Heritage Conservation at No. 23 Coombe Road

Photomontages

SCALE	PLTS.	DATE	May 2015
CHECKED	C.B.	DRAWN	HF
FIGURE NO.	Figure 6.8		
		REV	
		A	



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參考編號
REFERENCE No.

繪圖
DRAWING
IV - 16



Residents are staging a campaign against the government's plan to swap a plot with the owner of the Coombe Road house. Photos: David Wong

Residents angry over Peak land swap

Exchange would save 127-year-old mansion, but neighbours say new site will harm environment

Fanny W. Y. Fung
fannyfung@scmp.com

Residents on The Peak are mounting a campaign against a government land swap devised to save a 127-year-old mansion from destruction.

A piece of green belt land adjacent to Aberdeen Country Park with views of the South China Sea was selected by the owner of the mansion at 23 Coombe Road ahead of nine other plots, the locations of which officials have refused to disclose.

Occupants of neighbouring Carolina Gardens say the proposal – under which 49 trees would be felled to make way for a luxury house of up to 6,000 sq ft – will spoil the environment and disrupt traffic.

"We are not against the preservation of old buildings, but

development encroaching on a country park," said Leo Barretto, chairman of the Incorporated Owners of Blocks A and B of the private residential estate.

The Coombe Road mansion, given grade one historic status in 2011, was built in 1897 as the residence of Irish soldier-turned-barrister John Joseph Francis and is probably the oldest surviving European house on The Peak, according to official records.

The present owner, a company under Hutchison Whampoa, had earlier obtained Buildings Department approval to demolish the mansion for redevelopment.

It applied to the Town Planning Board last month to rezone the 1,100-square-metre subvillage site for low-density residential development.

A tree survey commissioned by the developer found 67 trees



The 23 Coombe Road house at the centre of the controversy.

on the site, including a dead one. In its supporting application documents, it proposed that 10 would be transplanted nearby while 49 would be felled "mainly due to their poor form and a low predicted transplantation survival rate". In compensation, 34 other trees would be planted.

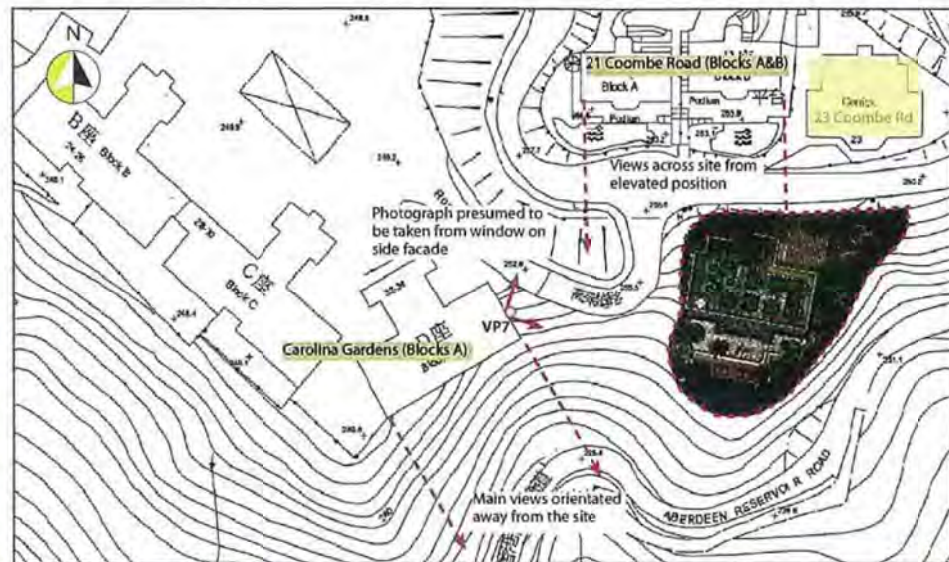
Ten potential sites had been identified for the land swap during the negotiation process and three were selected for further examination before the present proposed site was chosen, the documents also revealed.

Carolina Gardens residents have collected more than 420 signatures from residents, tenants and users of playgrounds in the area to be submitted to the board to express their objection. They also criticised the developer for not having conducted a transport impact assessment.

District councillor Ivan Wong Wai-ai is sceptical of the plan. "Why did the developer just pick this site with a sea view out of 10 choices?" he asked.

A spokeswoman for the Development Bureau refused to disclose the locations of the nine other sites considered. "We have explored, on a confidential and no-commitment basis, various preservation-cum-development proposals with the owner's representatives of 23 Coombe Road," she said.

A full market-value premium would be assessed by the Lands Department if the land swap materialised, she added. Hutchison Whampoa declined to comment.



VSR 4.3: Residents of Carolina Gardens

The main facade of Carolina Gardens does not overlook the proposed development. The side of the building which does overlook the site has some smaller windows consistent with them being associated with bathrooms or secondary bedrooms.



Orientation and setting of neighbouring building facades



VSR 1.2: Residents of 21 Coombe Road (Block A and B)

Views towards the site from 21 Coombe Road are partially blocked by existing roadside vegetation.

FIGURE TITLE

Proposed "R(C)6" on Coombe Road for Building Heritage Conservation at No. 23 Coombe Road

Reviewing visual impact from nearby properties

SCALE	B.T.S.	DATE	May 2015
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FIGURE NO.			REV

Figure 6.9



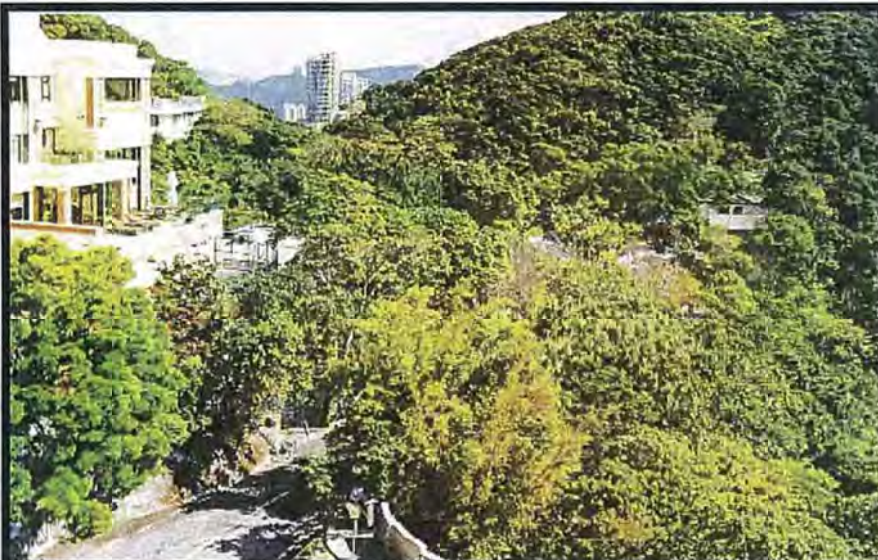
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Vantage Point 7: View looking east from Carolina Gardens towards Coombe Road Children's Playground (VSR 4.2) (Existing Situation)

Vantage Point 7 (VP7)

Vantage Point Elevation: +245.00mPD (approx.)

Viewing distance: 35m

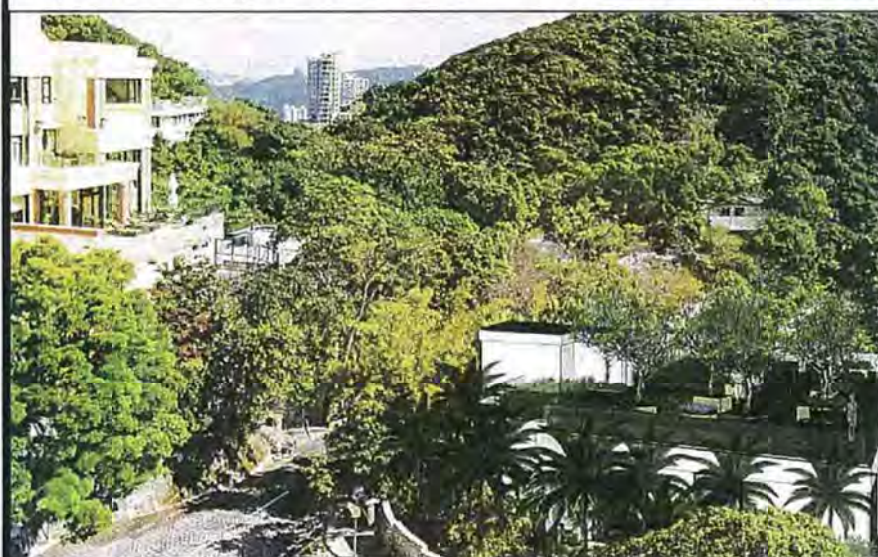
Maximum Height of Proposed Development:

+259.20mPD

Height of 21 Coombe Road (Block A and B):

+274mPD (Approx.)

Note: Photograph demonstrates the dense nature of the vegetation lining the road and the screening effect of the trees on both sides of Coombe Road. Views of the proposed scheme from adjacent properties are therefore partially screened by existing vegetation, whilst views are still retained to the country park and surrounding hillsides by virtue of the elevated position of the vantage points.



Vantage Point 7: View looking east from Carolina Gardens towards Coombe Road Children's Playground (VSR 4.2) (Year 1)

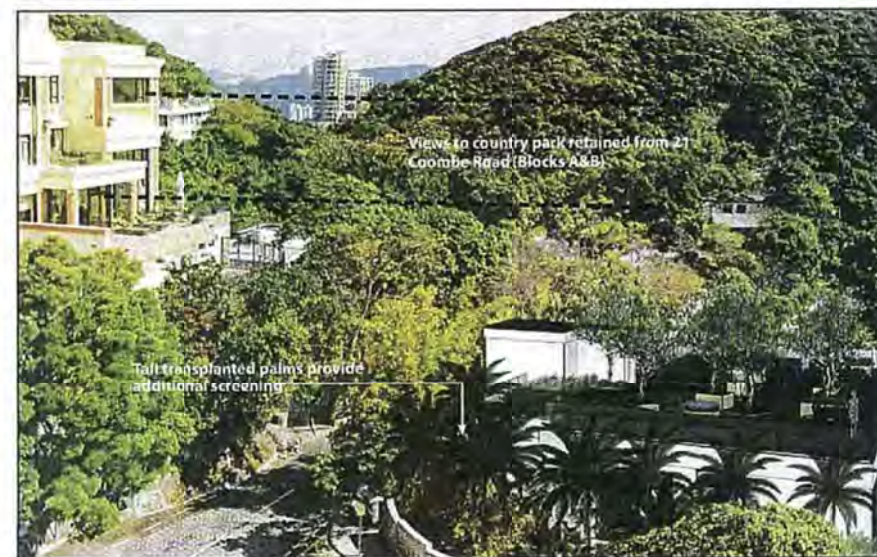


FIGURE TITLE

Proposed "R(C)6" on Coombe Road for Building Heritage Conservation at No. 23 Coombe Road

Photomontages

SCALE	N.E.S.	DATE	May 2015
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FIGURE NO.	Figure 6.10		
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EXTRACT FROM MINUTES OF 545th MPC HELD ON 6.11.2015

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/H14/4 Application for Amendment to the Approved The Peak Area Outline
Zoning Plan No. S/H14/11, To rezone the application site from “Green
Belt” to “Residential (Group C) 6”, government land opposite to 23
Coombe Road, Hong Kong
(MPC Paper No. Y/H14/4 A)

3. The Secretary reported that the application was submitted by Juli May Limited which was a subsidiary of Cheung Kong (Holdings) Limited (CKL) with LWK & Partners (Hong Kong) Limited (LWK) and LLA Consultancy Limited (LLA) as two of the consultants of the applicant. The following Members had declared interests in the item:

Professor P.P. Ho - having current business dealings with CKL

Mr Laurence L.J. Li - having current business dealings with LWK

- | | |
|--------------------------------|--|
| Mr Patrick H.T. Lau | - having current business dealings with Hutchison (a subsidiary of CKL) and LLA |
| Mr Dominic K.K. Lam | - having current business dealings with LLA and having previous business dealings in relation to 23 Coombe Road in the 1980s |
| Mr K.K. Ling
(the Chairman) | - living in the government staff quarters in the Peak area and with no pecuniary interest in property value |

4. As the Chairman's interest was remote, the Committee agreed that he should continue to chair the meeting. The Committee noted that Mr Li and Mr Lau had tendered apologies for being unable to attend the meeting. As the interest of Professor Ho was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. The Committee noted that Mr Lam had no involvement in the application and his interest was remote and agreed that he could stay in the meeting.

[Professor P.P. Ho left the meeting and Mr Martin W.C. Kwan left the meeting temporarily at this point.]

Procedural Matters

[Closed Meeting]

5. Considering that Item 3 and Item 4 were related to 23 Coombe Road, the Chairman suggested and the Committee agreed that the two cases should be deliberated together after the presentation and question sessions of both cases were completed.

Presentation and Question Sessions

6. The following representatives from the government bureau/departments and the representatives of the applicant were invited to the meeting at this point:

- | | |
|-----------------------|---|
| Ms Ginger K. Y. Kiang | - District Planning Officer/Hong Kong (DPO/HK), Planning Department (PlanD) |
|-----------------------|---|

Mr Derek P.K. Tse	- Senior Town Planner/Hong Kong (STP/HK), PlanD
Mr Yam Ho San, José	- Commissioner for Heritage, Commissioner for Heritage's Office of the Development Bureau (CHO, DEVB)
Miss Lee Hoi Lun, Leonie	- Assistant Secretary (Heritage Conservation) ³ , CHO, DEVB
Mr Cheung Hon Hei, Kevin	- Engineer (Heritage Conservation) Special Duties, CHO, DEVB
Ms Siu Lai Kuen, Susanna	- Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Leisure and Cultural Services Department (AMO, LCSD)
Mr Cheung Sai Kwong, Tony	- Senior Engineer/Wan Chai, Transport Department (TD)
Mr Cheung Ka Shing	- Country Parks Officer/Special Duty, Agriculture, Fisheries & Conservation Department (AFCD)
Mr Dennis Chien] Applicant's Representatives
Ms Jennifer Chiong	
Mr Phill Black	
Ms Veronica Luk	
Mr John Charters	
Mr Christopher Foot	
Mr Truman Chan	
Mr Spancer Wong	
Mr Tong Chau	
Mr Geoff Carey	
Mr S.L. Ng	

7. The Chairman extended a welcome and explained the procedure of the hearing. He then invited Mr Derek P.K. Tse, STP/HK, to brief Members on the background of the application.

8. Mr Tse drew Members' attention that there were four replacement pages for the Paper which were tabled at the meeting for Members' information. With the aid of a PowerPoint presentation, Mr Tse presented the application and covered the following aspects as detailed in the Paper :

The Proposal

- (a) the applicant, land owner of 23 Coombe Road (the Carrick Site), proposed to rezone the application site, i.e. a piece of government land, opposite to the Carrick Site to the south (the Southern Site), from "Green Belt" ("GB") to "Residential (Group C)6" ("R(C)6") for house development. The Southern Site was proposed by the applicant as a substitute site for the proposed land exchange of the Carrick Site to facilitate in-situ heritage conservation of the Grade 1 historic building. The Carrick Site was currently zoned "R(C)2" on the approved The Peak Area Outline Zoning Plan No. S/H14/11 (the OZP) subject to a maximum plot ratio (PR) of 0.5 and a maximum building height (BH) of 4 storeys including carports, or the PR and height of the existing building(s), whichever was the greater;
- (b) the Southern Site had the same size of the Carrick Site, i.e. about 1,099.96m². The applicant proposed that the PR of the new "R(C)6" zone for the Southern Site should reflect the existing development intensity of the Carrick Site, i.e. existing Gross Floor Area (GFA) of 560.98m² or PR of 0.51. A maximum BH of 2 storeys including carports and not exceeding 260mPD was also proposed;

Background

- (c) the existing 2-storey building at 23 Coombe Road, namely Carrick, was a Grade 1 historic building built in 1887. Its heritage value had been ascertained in the comprehensive assessment of AMO, LCSD;
- (d) the applicant proposed to pursue a non-in-situ land exchange by surrendering the Carrick Site to the Government for conservation in

exchange for the government land of the Southern Site;

- (e) in order to avoid any disturbance to Carrick during the land exchange process, CHO and AMO agreed that the applicant should undertake to AMO that the Carrick Site would be surrendered to the Government as-built should the rezoning application be approved by the Committee. Carrick will then be revitalised in the interest of the public. The intended adaptive re-use of Carrick would be further investigated and studied by DEVB and suitable zoning would be proposed for the Committee to consider in due course;

Departmental Comments

- (f) departmental comments were set out in paragraph 9 of the Paper. From the perspective of heritage conservation, CHO and AMO supported the proposed rezoning of the Southern Site for materialising the land exchange proposal. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD and the Director of Agriculture, Fisheries & Conservation (DAFC) had reservation on the application as there would be a loss of trees and "GB" area and a compromise in function and continuity of the green buffer. The Director of Leisure and Cultural Services had concerns on tree felling along Coombe Road. Other relevant departments had no objection to or no adverse comment on the application;

Public Comments

- (g) during the first three weeks of the statutory publication periods, a total of 1,679 public comments were received. Among them, 1,663 comments (submitted by Alliance for a Beautiful Hong Kong, Designing Hong Kong Limited, a member of Wan Chai District Council, a Legislative Council member, The Hong Kong Bird Watching Society, Green Sense, concern groups and individuals) objected to or expressed grave concerns on the application while the remaining 16 comments were with unclear stance on the application;

- (h) the major objecting views were summarized as follows:
- (i) the conservation and architectural values of the building at 23 Coombe Road, site selection criteria for land swap and the principles of land exchange were questionable. The building at 23 Coombe Road was Grade 1 only and was not comparable with the King Yin Lei case which was a monument; the proposed land swap was not a 'like-for-like' exchange as claimed in the application;
 - (ii) being located close to Aberdeen Country Park which was a popular hiking trail and playground for the public, the site in "GB" zone located to the south of 23 Coombe Road was not suitable for residential development. A suitable site zoned for residential use should be identified for replacement so that the historic building could be preserved while natural environment could be retained;
- [Mr Clarence W.C. Leung arrived to join the meeting and Mr Martin W.C. Kwan returned to join the meeting at this point.]
- (iii) the approval of the rezoning proposal was against the planning intention of the "GB" zone and would set a precedent and undermine its integrity as a whole as well as compromise its buffer function between the Aberdeen Country Park and urban development;
 - (iv) the development would spoil the natural and ecological environment in the designated country park and surrounding areas but there was no comprehensive ecological survey or ecological impact assessment; and
 - (v) there was insufficient assessment on the traffic, environmental, visual and landscape impacts. The proposed development would increase traffic congestion along Coombe Road and lead to

pedestrian safety problems and a transport impact assessment was required;

PlanD's Views

(i) based on the assessments made in paragraph 11 of the Paper, a balance needed to be struck among various considerations as follows:

(i) there was a general presumption against development in a "GB" zone. Any new development in a "GB" zone should be justified with very strong planning ground;

(ii) in terms of land use, the proposed rezoning to facilitate a low-rise, low-density residential development was not incompatible with the surrounding low to medium-rise development clusters and the green environment;

(iii) CHO and AMO in-principle supported the proposed rezoning for materializing the land exchange proposal from the perspective of heritage conservation. The proposed preservation of the subject historic building was also supported from planning perspective;

(iv) the boundary of the Southern Site had been proposed by the applicant with a view to avoiding disturbance to the eight *Artocarpus hypargyreus* surrounding the site and having a strip of "GB" with a distance of about 6m to 17m from Aberdeen Reservoir Road or 10m to 20m from the Country Park. However, DAFC and CTP/UD&L, PlanD still considered the buffer function between the urban development and the Country Park would be compromised;

(v) from tree preservation point of view, DAFC and CTP/UD&L, PlanD had reservations on the proposed development on the site. In particular, DAFC had concerns on the large number of trees to be felled to cater for the need to accommodate the building on a steep

sloping site and the requirements for vehicular access. DLCS had concerns on the felling of the five trees within the alignment of the proposed 1.5m wide footpath between the proposed residential site and the carriageway of Coombe Road;

- (vi) on the visual quality aspect, CTP/UD&L, PlanD considered that the proposed rezoning would have no significant adverse impact on the visual amenity of the surroundings as the majority of public views towards the eventual development would largely be confined to intermediate distance viewpoints to the southeast;
- (vii) the applicant proposed a BH restriction of maximum 2 storeys including carports and 260mPD. In view of the proximity of the Southern Site to the Aberdeen Country Park and the Carrick Site, a more stringent control on BH as compared with the 4-storey restriction for the "R(C)2" zone was considered necessary
- (viii) CHO and AMO advised that they had yet to determine the future use of the Carrick Site. If the Carrick Site was rezoned now, the flexibility in considering the possible uses of the historic building would be limited. After all, the owner of the Carrick Site should undertake to AMO that the Carrick Site would be surrendered to the Government as-built while the Southern Site would be granted simultaneously to the owner for private residential development should the land exchange proceed. Under such arrangement, the historic building would unlikely be affected during the land exchange stage; and
- (ix) from land use and environmental considerations point of view, there was no strong planning justification for residential development at the Southern Site.

9. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Phill Black made the following main points :

Background

- (a) the historic building had been under threat as a set of general building plans (GBP) to redevelop Carrick into a residential building was first approved by the Building Authority in 2010 and an application for demolition of Carrick was also approved in 2011 under the Buildings Ordinance;
- (b) the landowner had taken steps in the past few years to facilitate preservation of the historic building. In November 2011, the landowner withheld the demolition and implementation of the approved GBP and reviewed alternative development options. In 2013, the landowner undertook technical assessments on the preferred land exchange site on Coombe Road. In 2015, the landowner formally submitted an application under s.12A of the Town Planning Ordinance for amendment of the "GB" zone of the Southern Site to residential zoning to facilitate the land exchange;
- (c) in general, for heritage conservation on private land, reasonable economic incentives were the critical success factor. Economic incentives could be in the form of adding GFA to the existing heritage building, adding new house structure on the heritage site or redirecting the development potential to a new site. For the Carrick Site, the first two economic incentives were considered technically not feasible. It was technically infeasible to replace the lower ground floor (with substandard headroom) by an additional floor. Besides, it was not desirable to add a new house at the back of the historic building as according to CHO and AMO, it would undermine the heritage ambience and threaten the structural integrity of the historic building. It would also involve felling of mature trees and woodland buffer and most importantly, it was not the will of the owner;

Selection of Land Exchange Sites

- (d) during the selection of the land exchange sites, a 'like-for-like' basis was adopted which meant that the land exchange sites should have site parameters similar to the heritage site, in terms of zoning, site area, PR and BH. Other considerations included site formation level, accessibility from Coombe Road, marketable property, site setting and views. An initial study of non-insitu sites was carried out in a district-wide manner and five potential sites were identified. According to Government's prevailing heritage conservation practice, non-insitu exchange sites must be in proximity to the heritage site and therefore the study area was reduced to the vicinity of Coombe Road;
- (e) the study revealed that the only potential sites lied in two "GB" areas, i.e. the "GB" area fronting Coombe Road Carpark and the childrens' playground (the Carpark Site) and the "GB" area between Coombe Road and the Aberdeen Country Park. The Carpark Site actually formed a prominent green enclosure for an area visited by a large variety of visual sensitive receivers and there would be considerable visual impact resulting in the loss of park ambience. Besides, the Carpark Site was isolated from the existing development. The proposed residential development would directly expose to the noisy carpark and children's playground. It would also involve extensive felling of trees and the construction of access road would lead to loss of public car parking spaces. Overall speaking, it was an unattractive economic incentive for the landowner;
- (f) the landowner's land exchange site proposals were in line with Government's heritage policy and practices;

The Rezoning Proposal

- (g) the newly proposed "R(C)6" zone would adopt a set of development parameters similar to the approved GBP, i.e. a PR of 0.50 and a BH of 2 storeys;

- (h) as compared to the original proposal, the zoning boundary of the Southern Site had been substantially amended. While the entire site was shifted westward, the southern boundary was shifted northward to setback from the Aberdeen Reservoir Road. That was to align with the existing contours and to allow access from the lowest elevation of Coombe Road that helped lower the landscape deck and screen wall structures. The northern boundary was setback for widening of Coombe Road in order to meet TD's requirement on public safety. The amended zoning boundary would retain a 10 to 20m wide 'GB' buffer away from the Aberdeen Country Park. It was noted that CTP/UD&L, PlanD appreciated the amended boundary configuration;
- (i) the current proposal would have a main deck lower than that of the existing heritage site, the new house would be only 5.6m above Coombe Road with the driveway located at the lowest level of Coombe Road; and
- (j) the proposed new house would be 2 storeys instead of 4 storeys as those normal house design found within "R(C)2" zone in the Peak Area. The rooftop of the new house would be used as landscaped garden and for other open-air uses. The total height of the new house would be 8.75m with headrooms of 4.5m and 3.5m. The proposed site coverage and greening ratio would be 35% and 33.53% respectively.

10. With the aid of a PowerPoint presentation, Mr Christopher Foot made the following main points :

- (a) the view from Mount Cameron Road, which represented the worst-case scenario from public viewpoints, demonstrated that there would not be significant visual impact. According to CTP/UD&L, PlanD, there would be no significant visual impact on the visual amenity of the surroundings. All other views had glimpse or partial views of the proposed new house as the existing trees had largely screened the proposed scheme. The view from the Carolina Gardens was largely screened by the access road and

preserved vegetation. The view from Aberdeen Reservoir Road represented the short distance view which was screened by the landscape buffer (with proposed new tree and shrub planting); and

- (b) as for the landscape mitigation measures, trees on western boundary were proposed to be preserved. Besides, the new house would avoid affecting the rare tree species and main concentrations of existing trees. Landscape buffer would be formed by preserved trees and new tree plantings to screen views from Aberdeen Reservoir Road. New plantings were proposed alongside Coombe Road to soften the architectural form and screen views. There would be extensive vertical greening on house, intensive rooftop greening and a proposed landscape deck in front of the house. Multi-layered planters and terraced landscape following the slope profile were proposed to soften the edge of the structure and screen the retaining walls. With the proposed landscape mitigation measures, a green coverage of 33.53% would be achieved. According to CTP/UD&L, PlanD, the landscape mitigation measures were considered acceptable.

[Mr Stephen H.B. Yau and Mr Martin W.C. Kwan left the meeting at this point.]

11. Mr Phill Black made the following concluding remarks:

- (a) it was neither possible to add GFA to the existing historic building nor add a new house within the heritage site. As CHO advised that non-insitu land exchange sites should be in proximity to the heritage site, there were only two potential sites but one of them, i.e. the Carpark Site, was found to be not preferable. The only feasible option was the "GB" area between Coombe Road and the Aberdeen Country Park;
- (b) the applicant would like to clarify that the proposed tree compensatory ratio in terms of number and girth would be 1:1. Regarding PlanD's suggested rejection reason that the applicant failed to demonstrate that the environmental, drainage and sewerage impacts arising from the rezoning proposal were acceptable, the applicant had committed to submit necessary

assessments in the detailed building plan submission stage;

- (c) as the land exchange site must be in proximity, it was unavoidable that the new house would be built in the "GB" zone resulting in urban encroachment. The house development would involve felling of existing trees and affect the buffer role of the "GB". Notwithstanding, the rezoning proposal would preserve the historic building by resolving the property right. It was considered that the loss of a small portion (i.e. about 1,100m²) of the "GB" zone was an acceptable trade off; and
- (d) trees were relatively easy to grow whilst a historic building built in 1887 could never be built again once demolished.

History of Carrick

12. The Chairman asked Ms Siu Lai Kuen, Susanna, the Executive Secretary (Antiquities and Monuments), AMO, LCSD to explain the heritage importance of Carrick. In response, Ms Siu said that the house situated at 23 Coombe currently was built in 1887 and was one of the oldest surviving European houses on the Peak. When the house was built, the Peak Tramway had not yet been built. The construction materials of the house were, therefore, needed to be carried to the Peak by 'coolies'. The house was built by John Joseph Francis (J.J. Francis), an Irish who came to Hong Kong in the 1860s and purchased the plot of land on No. 23 Coombe Road in 1886. The house, which was a 2-storey private luxury house, was designed in classical English style. J.J. Francis had lived at a number of places in Hong Kong before moving to Carrick, the only residence of J.J. Francis still exists at present. J.J. Francis was a very important figure in the history of Hong Kong. He was admitted as a solicitor in 1869 and then as a barrister in 1877. He signed an affidavit in support of the application of Ng Choy (otherwise known as Wu Ting-fang)'s admission to the Hong Kong Bar. Ng Choy was the first Chinese admitted to practice in Hong Kong and was the first unofficial Chinese member of the then Legislative Council. J.J. Francis was also prominent in civic affairs. He was one of the members of the committee which recommended the constitution of a Chinese association for the protection of women and girls, which laid down the foundation of the Po Leung Kuk Incorporation Ordinance to set up Po Leung Kuk in 1878. J.J. Francis also served on the Finance Committee of the Alice

Memorial Hospital which was founded by Dr Ho Kai, a prominent Chinese, in 1887. He was appointed as standing counsel for the Hong Kong College of Medicine where Dr Sun Yat-sen took up his medical studies. When the bubonic plague attacked Hong Kong in May 1894, the Sanitary Board formed a committee of three, with J.J. Francis as chairman, to cope with the emergency. He was also the editor and proprietor of the English local newspaper called The China Mail. He joined the Hong Kong Volunteer Corps which was founded in 1862. J.J. Francis had a remarkable career in Hong Kong, and had done something important to the historic development of Hong Kong, particularly in the development of civic affairs.

Government's Heritage Conservation Policy

13. In response to the Chairman's question, Mr Yam Ho San, José, the Commissioner for Heritage, CHO, DEVB said that the prevailing heritage conservation policy was promulgated by the Chief Executive in 2007. The Government recognised that on the premise of respecting private property rights, there was a need to offer appropriate economic incentives to encourage or in exchange for private owners to conserve historic buildings in their ownership. In 2011, Carrick was confirmed by the Antiquities Advisory Board (AAB) as a Grade 1 historic building. In formulating the appropriate economic incentives, factors to be taken into consideration generally included the heritage value of the historic building concerned, the development potential and value of the site where the building was located, the space provided by the site from the planning perspective, the land and financial implications on the Government, the public views as well as the wish of the owner. The policy sought to strike a balance between private property right and heritage conservation. The current rezoning application was the first step to materialise the land exchange proposal with a view to preserving Carrick. If the Committee decided to agree to the application, the applicant had to further liaise with the Lands Department (LandsD) on land matters.

14. A Member asked in view of the heritage value of the historic building, what kind of follow-up actions would be taken by AMO after the land exchange. In response, Mr Yam said that upon completion of the land exchange, Carrick would be under the ownership of the Government. While the adaptive re-use of Carrick would need to be further investigated, it could be implemented vide DEVB's 'Revitalising Historic Buildings Through Partnership Scheme' (Revitalisation Scheme) under which selected government-owned historic buildings

would be adaptively re-used in collaboration with non-profit-making organisations.

Adding a New Building adjacent to the Historic Building

15. The Chairman asked whether the addition of a new building adjacent to the existing historic building would have any impacts on its heritage value. In response, Ms Siu said that addition of a new building to the site was not preferred from heritage preservation perspective as it would undermine the setting and environment of the historic building, and hence, its heritage value.

16. A Member said that there were examples in Hong Kong where new building was added adjacent to a historic building and asked whether the space around Carrick was important from architectural and heritage preservation perspectives. In response, Mr Yam said that adding a new structure right next to Carrick would affect the ambience of the heritage site and hence, its heritage and historical value. Ms Siu supplemented that space around the historic building was also an important element for heritage preservation so as to allow the public to appreciate the façades of the historic building from all sides. Any new development within the heritage site was not preferred as the ambience of the entire heritage site should be preserved.

17. The Chairman asked whether Carrick, which had been given a Grade 1 historic building status by AAB, would have the potential to be upgraded to monument status in future and whether the addition of a new building adjacent to the historic building would affect such a potential. In response, Mr Yam said that as per the prevailing policy, all Grade 1 historic buildings formed a pool of potential sites from which the Antiquities Authority (i.e. the Secretary for Development) would choose for declaring as monuments under the relevant legislation subject to the buildings themselves meeting the threshold for such declaration. Ms Siu supplemented that the addition of a new building immediately adjacent to a historic building would affect its potential to be upgraded to a declared monument. She further said that once a building or a site was identified as a 'site of cultural heritage', any construction works partly or wholly within it would be required to comply with the statutory procedures under the Environmental Impact Assessment Ordinance and obtain an environmental permit.

18. The Chairman asked about the PR restriction of the Carrick Site and how the

current application was different from that for 27 Lugard Road. In response, Ms Ginger K.Y. Kiang, DPO/HK, said that as stipulated in the Notes of the OZP, the Carrick Site was subject to a maximum PR of 0.5 but the existing PR of Carrick as claimed by the applicant was 0.51. The existing historic building had already taken up about 50% of the entire site area and if a new building was to be proposed within the site, it could only be built to the south, i.e. the existing slope. As for the application of 27 Lugard Road, a new building was proposed to be built on the area where the swimming pool was previously located. The existing historic building together with the proposed extension added up to a total of PR of 0.5, which was in compliance with the OZP restriction. Mr Yam supplemented that 27 Lugard Road was a Grade 2 historic building which was different from Carrick in terms of heritage value.

19. In response to the suggestion on adding a new building adjacent to the historic building, Mr Black said that the historic building at the Carrick Site had a very unusual design as there was no front door. People had to enter the building from the back of the building. At present, there was only very narrow space between the existing boundary wall and the historic building and there was actually little room for the public to appreciate the façades of the historic building from its sides except from its back (i.e. at the end of the garage). Nevertheless, there were many mature trees at the back of the site which had largely screened the view towards the historic building. If a new building was to be built there, for slope safety reason, the existing retaining wall would have to extend substantially to the north. In order to preserve the ambience of the heritage site, sufficient setback had to be allowed between the extended portion of the retaining wall and the historic building, leaving hardly any space for adding a new building within the site. Mr Foot supplemented that there was dense vegetation, including a number of significant trees, at the back of the historic building. The existing trees were important for screening the retaining wall. If a new building was proposed at the back of the historic building, those trees had to be felled, resulting in the exposure of the retaining wall and exaggeration of the visual impact.

[Mr Sunny L.K. Ho left the meeting and Mr Simon S.W. Wang left the meeting temporarily at this point.]

Adaptive Re-use of the Historic Building

20. The Vice-chairman raised concern on the traffic impact generated by the visitors if the adaptive re-use of the historic building was a non-domestic use (i.e. similar to the case of 27 Lugard Road which was proposed for adaptive re-use as a hotel). In response, Mr Yam said that the Revitalisation Scheme could be one of the means to facilitate the adaptive re-use of Carrick. Under the Revitalisation Scheme, non-profit-making organisations would be invited to submit applications for adaptively using Carrick to provide services in the form of social enterprise. An advisory committee comprising non-official members in various fields including historical research, architecture, surveying, social enterprise and finance would assess the applications. Traffic impact to the nearby areas would be one of the factors considered in the assessment. Mr Cheung Sai Kwong, Tony, Senior Engineer/Wan Chai, TD, supplemented that once the adaptive re-use of the historic building was determined, TD would liaise with the project proponent to ascertain the traffic implication and the project proponent might be required to conduct a traffic impact assessment at that stage.

Other Issues

21. The Vice-chairman asked about the possible impacts of the proposed development at the Southern Site on the geotechnical aspect of the area and the adjacent country park. In response, Ms Kiang said that as proposed by the applicant, a 2-storey house with a BH of about 260mPD or about 8.6m would be built on a newly formed platform supported by stilt structure. The Geotechnical Engineering Office, Civil Engineering and Development Department had no adverse comment on the Geotechnical Report submitted by the applicant for the rezoning proposal.

22. Regarding the possible impacts of the proposed development on the adjacent country park, Mr Cheung Ka Shing, Country Parks Officer/Special Duty, AFCD, said that the proposed development would involve extensive tree felling at the Southern Site as well as the loss of trees at a section of Coombe Road due to the road widening works required by TD. The loss of trees would compromise the function of the "GB" as a buffer between the adjacent country park and urban development and in turn, might affect the function of the country park.

23. A Member noted that AFCD had reservation on the application and asked whether AFCD would change their views after hearing the applicant's presentation. In response, Mr Cheung said that AFCD had concern on the proposal as it would involve extensive tree felling and encroachment of new development onto the green belt that would undermine the integrity of the "GB" zone as a whole. It might also result in the invasion of pest and microorganisms that would destroy the natural habitat.

24. In response to AFCD's view, Mr Black said that while AFCD was interested in protecting trees, a balanced view should be taken as the application would only affect a small portion of the "GB", and the comments of AFCD were unfair as the applicant had already demonstrated that the proposed development would not affect the function of the country park.

25. In response to a Member's question on the potential visual impact of the stilt structure, Mr Foot said that new planting was proposed to screen the stilt structure and it was anticipated that the stilt structure would have insignificant visual impact on the surroundings.

26. A Member asked whether the owner would demolish the historic building if the Committee decided not to agree to the rezoning proposal. In response, Mr Dennis Chien said that it was always the owner's intention to develop the Carrick Site. Over the past four years, the owner had proactively liaised with DEVB and government departments in order to come up with the current preservation scheme. The Carrick Site was the subject of two planning applications (including the current application) and a total of 11 consultants was engaged by the applicant. As compared to the original scheme, the current scheme had been enhanced by modifying the site boundary and reducing the BH from 4 storeys to 2 storeys. If the rezoning proposal was not agreed by the Committee, the owner would not consider other options to preserve the historic building.

27. A Member asked (i) whether the historic building had already fully utilised the permissible PR, (ii) whether the land value of the Southern Site and the Carrick Site had been assessed by the government's valuation surveyor or the applicant's surveyor, and (iii) in case the value of the Southern Site was higher than that of the Carrick Site, whether the owner was required to pay a premium to the Government upon granting of the lease of the Southern Site.

In response, Ms Kiang said that according to the Notes of the OZP, the site was subject to a maximum PR of 0.5. The existing PR of the historic building was 0.51 as claimed by the applicant. Since the permissible PR had been fully utilised by the existing historic building, development of an additional new house on site would require rezoning of the site to substantially increase the maximum PR instead of minor relaxation of the OZP restrictions. Mr Yam supplemented that the owner had been encouraged to search for alternative sites in proximity to the Carrick Site as far as possible according to the prevailing heritage conservation policy and practice. LandsD had made an initial evaluation on the land value of the Southern Site and the Carrick Site and they were comparable. However, as the land value of the two sites would not be identical, a premium would be required for any difference in the land value upon detailed evaluation.

28. As the applicant's representatives had no further points to raise and there were no further questions from the Members, the Chairman informed them that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the representatives from the government bureau/departments and the representatives of the applicant for attending the meeting. They left the meeting at this point.

[The meeting was adjourned for a short break of 5 minutes.]

[Ms Julia M.K. Lau arrived to join the meeting and Mr Simon S.W. Wang returned to join the meeting at this point.]

Agenda Item 4

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/H14/5

Section 12A Application No. Y/H14/5

Application for Amendment to the Approved The Peak Area Outline
Zoning Plan No. S/H14/11

Option 1

Site 1 (23 Coombe Road) :

To rezone the application site from "Residential (Group C)2"
("R(C)2") to "Other Specified Uses" ("OU") annotated "Historic
Building Preservation and Residential Development"

Option 2

Site 1 (23 Coombe Road) :

To rezone the application site from "R(C)2" to "OU" annotated
"Historic Building Preservation"

Site 2 (Government land) :

To rezone the piece of Government land north of 23 Coombe Road
from "Green Belt" to "R(C)2"

(MPC Paper No. Y/H14/5 A)

29. The Secretary reported that Mr K.K. Ling, the Chairman, had declared an interest in the item as he lived in the government staff quarters in the Peak area and with no pecuniary interest in property value. The Committee noted that the Chairman's interest was remote and agreed that he should continue to chair the meeting. Members noted that other members who had declared direct interests in Item 3 did not attend Item 4.

30. The same representatives of government bureau/departments for Agenda Item 3 and the following representatives of the applicant were invited to the meeting at this point:

Mr Leo Barretto]	Applicant's Representatives
Mr Ruy Barretto SC]	
Mr James Lim]	
Ms Grace Leung]	
Mr Arnold Wog]	
Dr Roger Kendrick]	
Mr Heinz Rust]	
Mr Eric Chih]	
Mr Ian Brownlee]	
Ms Anna Wong]	

Presentation and Question Sessions

31. The Chairman extended a welcome and explained the procedure of the hearing. He then invited Mr Derek P.K. Tse, STP/HK, to brief Members on the background of the application. He said that as Members had already heard the background information about the Carrick Site in the previous case (i.e. Item 3), Mr Tse's presentation could be more concise by focusing on the present applicant's proposed options. Mr Ian Brownlee said that his team had heard the briefing and question and answers of the previous case through the broadcasting while they were in the waiting room.

32. With the aid of a PowerPoint presentation, Mr Tse presented the application and covered the following aspects as detailed in the Paper :

The Proposal

- (a) the applicant proposed two rezoning options in relation to two sites on the approved The Peak Area OZP No. S/H14/11 (the OZP) to facilitate the relocation of development rights of the Grade 1 historic building located at 23 Coombe Road (the Carrick Site) in order to enable its preservation;
- (b) Option 1 was the applicant's preferred option, under which the Carrick Site was proposed to be rezoned from "Residential (Group C)2" ("R(C)2") to "Other Specified Uses" ("OU") annotated "Historic Building Preservation and Residential Development", subject to a maximum Gross Floor Area (GFA) of 549.98m² in addition to the existing GFA of Carrick and a maximum building height (BH) of 4 storeys including carports;

- (c) Option 2 was an alternative option, under which the Carrick Site was proposed to be rezoned from "R(C)2" to "OU" annotated "Historic Building Preservation" while a piece of government land of the same size to the north, i.e. the Northern Site, was proposed to be rezoned from "Green Belt" ("GB") to "R(C)2". Under both options, it was proposed that any demolition or alteration of the existing historic building required planning permission from the Town Planning Board (the Board);

Departmental Comments

- (d) departmental comments were set out in paragraph 8 of the Paper which were summarized as follows:
 - (i) both the Commissioner for Heritage's Office of the Development Bureau (CHO, DEVB) and the Antiquities and Monuments Office, Leisure and Cultural Services Department (AMO, LCSD) had reservation on the proposed rezoning of the Carrick Site from "R(C)2" to "OU" annotated "Historic Building Preservation" as it would restrict the possible adaptive reuse of the Grade 1 historic building, or require further rezoning process;
 - (ii) the Director of Environmental Protection (DEP) could not support the rezoning application until mitigation measures for the potential environmental impacts had been agreed;
 - (iii) the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the application from the landscape planning perspective as the magnitude of the impact on existing trees could not be fully ascertained without any tree survey and tree preservation information for both options and the proposed residential development would undermine the function of the "GB" zone as a green buffer and its continuity would also be compromised. The Agriculture, Fisheries and Conservation

Department (AFCD) and the Architectural Services Department (ArchSD) also had reservation on the proposed rezoning/development at the Northern Site from tree preservation and visual points of view;

- (iv) the Geotechnical Engineering Office of Civil Engineering and Development Department considered that the submission of a Geotechnical Planning Review Report was required; and
- (v) other relevant departments had no objection to or no adverse comment on the application;

Public Comments

- (e) during the first three weeks of the statutory publication period, a total of 38 public comments were received. Their stances were summarized below:

Option	Support	Object
Option 1	21	0
Option 2	1	0
Option 1 and 2	7	3
Others (Support Option 1 but Object Option 2)	6	
Total	38	

- (f) the main grounds of supporting Option 1 included that it was a win-win solution to preserve Carrick while allowing residential development within the site; it would not encroach into the Aberdeen Country Park and not affect the green belt; it would minimize environmental, ecological, traffic, landscape and visual impacts as compared with application No. Y/H/14/4; and it would not set an undesirable precedent on land exchange between the historic building and the “GB” zone;
- (g) the main grounds of objecting to Option 2 included that it was inconsistent with the planning intention of the “GB” zone; there was no public gain

from the development of the “GB”; and it would lead to the degradation of the environment due to tree felling and vegetation clearance;

PlanD's Views

(h) PlanD did not support the application based on the assessments made in paragraph 10 of the Paper, which were summarised as follows :

(i) there was a general presumption against development in a “GB” zone. Any new development in a “GB” zone should be justified with very strong planning ground;

(ii) in terms of land use, the proposed rezoning to facilitate a residential development of low-rise, low-density was not incompatible with the surrounding low to medium-rise development clusters and the green environment;

(iii) although CHO and AMO in-principle supported any preservation proposal that could materialize the in-situ preservation of the Grade 1 historic building, there was insufficient information on Option 1 to demonstrate that there would be no adverse impact on the structural stability of the historic building upon development of the proposed residential development as permitted under the proposed new “OU” zone. Also, there was insufficient information on the building design of the proposed development to demonstrate that it would not undermine the setting and environment of the historic building as well as its heritage value. As for Option 2, it would restrict the possible adaptive reuse of the historic building or require further rezoning in the future;

(iv) CTP/UD&L, PlanD, AFCD and ArchSD had reservation on Option 2 as it would involve extensive tree felling but there was no tree survey or tree preservation information to ascertain the magnitude of impact on the existing trees; and

- (v) although preservation of the Grade 1 historic building, Carrick, was supported from planning and heritage conservation perspective, the applicant had not submitted any environmental impact assessment or other technical assessments on sewerage, drainage and geotechnical aspects to demonstrate that either Option 1 or 2 or both were feasible and would not generate adverse impacts on the historic building as well as its existing surroundings.

33. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Ian Brownlee made the following main points :

Introduction

- (a) the applicant, i.e. the Aberdeen Country Park Concern Group (the Concern Group), consisted of the concerned members of the public and the application was made in public interest in response to the application made by Juli May Limited (the land owner of the Carrick Site). There was insufficient information in the owner's application No. Y/H14/4 to enable the Board to make a rational and fully informed decision and therefore, the Concern Group decided to submit the application. The owner of the historic building and CHO had declined to meet with the Concern Group. Moreover, without the owner's permission, the Concern Group could not carry out tree survey at the Carrick Site;

Deficiencies of the Owner's Proposal

- (b) no submission was made by the owner to indicate why the alternative of additional development on the existing site could not be achieved. The proposal of building at the rear of Carrick was stated infeasible and was neither properly investigated nor presented to the public or the Board. There was no assessment of existing trees or vegetation on the Carrick Site and no submission of alternative concept plans for the Carrick Site. It seemed that CHO and AMO had accepted the owner's demand for a new

site without adequate consideration of the options for in-situ preservation and development within the site. Due to the owner's refusal to consider such an option, there was insufficient planning justification for building a new house in the "GB" zone. The Grade 1 historic building did not have the "exceptional" merits to be qualified for a replacement site in exchange for its preservation. The land exchange site was not a like-for-like but a much better option to the owner. The authorities failed to balance heritage preservation with other relevant factors such as nature conservation, public concern, fair use of public resources. The owner's application did not propose a planning solution (i.e. a zoning) for conserving Carrick and fundamentally failed to justify the rezoning of a "GB" site for heritage conservation grounds;

- (c) the Concern Group hereby presented the better alternatives for the Board's consideration;
- (d) making reference to the Jessville case, new buildings adjacent to the Jessville were approved by the Board and detailed technical studies of structural stability and site investigation were not required at the planning application submission stage. The scheme was then modified at the land premium stage. The modified scheme involved removal of a single tower and change of the heritage building from a clubhouse to four apartments. Controls to maintain the heritage building were stipulated in the lease which included the requirement for public viewing of the exterior of the building and the display of information regarding the heritage significance. Major site formation works were involved for building the new towers and car parking levels;
- (e) the General Building Plan (GBP) for redeveloping 23 Coombe Road was approved in 2011 and a Dangerous Hillside Order was issued on 10 February 2012. If the development was implemented in accordance with the approved GBP, it would affect nearly all trees on the Carrick Site including those on the rear portion of the site;

(f) by comparing the application to application No. Y/H14/4, Option 1 was preferred for the following reasons:

- (i) application No. Y/H14/4 involved rezoning a “GB” site opposite to the Carrick Site to “R(C)6” to allow the transfer of development rights while no rezoning proposal was proposed to preserve Carrick;
- (ii) under application No. Y/H14/5, two options were proposed. Option 2 proposed to rezone the Carrick Site from “R(C)2” to “OU” annotated “Historic Building Preservation” while rezoning a replacement site, i.e. the Northern Site, from “GB” to “R(C)2” with maximum PR of 0.5 to allow the transfer of development rights. The Northern Site would involve a new building with a maximum BH of 4 storeys including carport; and
- (iii) Option 1 proposed to rezone the Carrick Site from “R(C)2” to “OU” annotated “Historic Building Preservation and Residential Development” subject to a maximum GFA of 549.98m² in addition to the existing GFA of Carrick and a maximum BH of 4 storeys including carport. Option 1 was preferred as it would facilitate a new house to be built adjacent to the existing historic building without the need of any replacement site.

34. With the aid of a PowerPoint presentation, Mr Ruy Barretto S.C. made the following main points from heritage conservation perspective:

- (a) for Option 1, the conservation of the historic building and the preservation of the trees of Coombe Road could be balanced by providing an incentive to the owner of 23 Coombe Road to build an extra house within his boundary. Departmental comments and the owner’s responses showed that there were no valid justifications for the owner’s application under application No. Y/H14/4 on planning grounds;

- (b) as for the Heritage Conservation Policy (the Policy) in Hong Kong, the policy statement stated that it was to protect, conserve and revitalise as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations. In implementing the Policy, due regard should be given to development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active engagement of stakeholders and the general public;
- (c) the owner's application had no basis for policy support as it did not meet the Policy's requirements for land exchange. It neither facilitated 'conservation' of Carrick nor in itself was a 'sustainable' proposal. It would not provide 'benefits or enjoyment' for the public. On the contrary to the 'public interest', it built a luxury house on the edge of Country Park which was not a 'development need'. Moreover, active engagement of the stakeholders and the general public were not encouraged as the owner declined to meet with the Concern Group. The "GB" site was not of 'similar value or development potential' to the Carrick Site and the proposed development was not a 'like for like' proposal. The "GB" site was not 'suitable' for residential development and the owner failed to justify rezoning on planning grounds. The "GB" site was not an 'appropriate economic incentives' to 'make up for the loss of development rights' as the owner was demanding a value far in excess of the value of any loss of his development rights. The owner's proposal did not have the 'exceptional' merits or any merits in general that warranted a land exchange site. However, the Paper had not summarized for the Board the requirements and failures of the applicant's proposal;
- (d) in contrast, Option 1 did not have such non-compliance. It was the preferred straightforward option and merited the policy support;
- (e) the Policy required land exchange to be in the public interest. On the contrary, the owner's proposal was not in the public interest. The Policy required 'like for like' exchange or 'similar value, or development

potential', however, the land exchange did not deliver 'appropriate economic incentive through land exchange' to 'make up for the loss of development rights'. It actually delivered the owner a massive advantage. The Policy did not permit creating such massive increase in development potential value by rezoning "GB" to the detriment of the public who lost "GB" and conservation as well as recreation value. The Policy was not to facilitate exclusive deals without transparency or open bidding and obtained merely by paying for a privately negotiated land premium. The Policy was not intended to facilitate a private land grab of public "GB" by a breach of the Policy. The owner's application could not show 'exceptional merits' and could not warrant exceptional treatment to rezone the "GB";

- (f) the Concern Group supported a balanced planning, conservation and development in Coombe Road. The application proposed Options 1 and 2 which provided a suitable balance in the public interest. Option 1 provided a reasonable solution whereby the heritage house was saved from demolition, no "GB" was affected and the owner could build an extra new house within his boundary. Option 2 proposed a site that could accommodate a suitable house with no significant loss of biodiversity and with no damage to the historic building. Appropriate avoidance by good design and competent project management was feasible; and
- (g) to conclude, departmental comments and the owner's responses demonstrated that there were no valid justifications for the owner's application on planning grounds. The owner's application was not eligible for consideration under the Policy and the land exchange principles. After balancing the facts, the presumption against development in "GB" had not been displaced and the owner's application had no merits to justify an exceptional/special treatment.

35. Mr Ruy Barretto tabled at the meeting a 6-page comparison table of the planning gains and losses between Option 1, Option 2 and the owner's application for Members' information.

36. With the aid of a PowerPoint presentation, Dr Roger Kendrick made the following main points from trees/landscape/ecology perspective:

- (a) whilst both the Government and the public had identified major impacts which would be caused by the owner's application, the Concern Group's application No. Y/H14/5 was considered acceptable as it did not have such major impacts and all the concerns of the departments and the public had been addressed;
- (b) relevant departments and the public had raised concerns on the rezoning of the "GB" site for residential use. The planning intent of Option 1 was to entirely avoid the "GB" zone whilst Option 2 proposed to rezone an area of "GB" that was not a buffer to land of higher conservation value, i.e. the Country Park. The land exchange site (the Southern Site) proposed in the owner's application totally violated the planning intent of the "GB" zone as a significant landscape component ecologically and a buffer for part of the Aberdeen Country Park;
- (c) Option 1 was the ecologically least significant option as it could maintain the potential connectivity of different ecological systems through the existing canopy or long term mitigation. Option 2 was less preferred as it would involve rezoning of an area of the "GB" and affect the ecological integrity. The Southern Site proposed in the owner's application was a crest site which was attractive to wildlife. It had the highest known biodiversity, highest intrinsic conservation value, highest ecological integrity and connectivity as well as buffer value. Overall, it was the least acceptable option as compared to other alternative sites;
- (d) at present, the Southern Site proposed by the owner was rich in landscape resources. The owner's proposal involved stilt structures and huge decks to support the house and swimming pool, the structures overhanging on the steep natural slope would be an eyesore to the Country Park users. The proposal would also involve removal of a large number of mature trees. Besides, the soil anchors, mini piling and mass concrete would affect

surrounding trees. The compensatory trees on planters would be unable to grow healthily. Vegetation further down the landscape deck would be desiccated;

- (e) the plant survey and ecological evaluation of the owner's proposal was an one-off survey which was insufficient to capture baseline plant information. The Southern Site was evaluated as of "medium" ecological importance which missed out the key criteria in assessment (Ratcliffe Criteria) and the proposed mitigation to protect *Artocarpus* was unrealistic. Regarding the owner's Black Kite Roost Report, it had omitted many key ecological points, including landscape and other species (e.g Lesser Frigatebird). It had also overlooked the ecological function and it was wrong to consider the Black Kites in isolation as ecology was all inclusive and species did not operate in isolation; and
- (f) to conclude, Option 1 was the least ecologically damaging plan under consideration.

37. With the aid of a PowerPoint presentation, Mr Heinz Rust made the following main points from engineering feasibility perspective:

- (a) although a Dangerous Hillside Order was issued in 2012, no remedial works had been undertaken by the owners for the past three years. The owner claimed that it was 'infeasible' to develop in-situ without providing any reasons. Since a set of GBPs was approved for redevelopment of the Carrick Site, it implied that the rear portion of the site was suitable for development. As such, there should be no engineering reasons why building a new house at that part of the site was infeasible if the new house was only a small simple building with no technical challenges;
- (b) regarding the Dangerous Hillside Order on Lot No. RBL 731 issued by the BA on 10 February 2012, it was related to the eastern boundary of the Carrick Site. Preventive/remedial works should be carried out within 7 months but no action had been taken by the owner so far. In order to

implement the development in accordance with the approved GBP, the owner must undertake some slope works which would affect the trees. The District Lands Office also required slope works to be undertaken before the site was handed over to the Government;

- (c) comparing Option 1 to the approved GBP, the footprint of the approved GBP was almost identical to that of Option 1 which meant that precautionary measures could be undertaken to protect Carrick during construction;
- (d) the Carrick Site had two levels, the existing historic building was situated on the higher level while the proposed new house would mainly sit on the lower level. It would involve minimal cutting of the slope;
- (e) there were many local examples which demonstrated that Hong Kong had the technical skills to build houses adjacent to heritage buildings. For example, the construction of Heritage 1881 in connection with the preservation of the ex-Marine Police Headquarters; and
- (f) to conclude, the owner's application would likely to be considerably more onerous and destructive to the environment than Option 1 as it involved building on steep slope and stilt structures to support the projecting deck whilst Option 1 would largely build on flat land.

38. With the aid of a PowerPoint presentation, Mr Leo Barretto, made the following main points from architectural design perspective:

- (a) the applicant's Master Layout Plan (MLP) demonstrated that proposed new house would be compatible with the historic building;
- (b) by superimposing the MLP on the approved GBP, the proposed new house largely fell on the footprint of the house on the approved GBP of the land owner;

- (c) based on the indicative layout plan and architectural section plan for Option 1, the proposed new house at the rear portion of the Carrick Site would have a main roof level similar to that of the existing historic building;
- (d) in response to AMO's concern on the proximity of the new house to the historic building, the location of the new house could be shifted to move further away from Carrick and its form could also be modified;
- (e) based on a perspective, the new house could be designed to respect the existing historic building in terms of built form, scale, color, style and character. Referring to a perspective which demonstrated the scenario of building a house of similar height (i.e. 3 storeys) next to the existing historic building, with alternative design in built form, the new house could be 4 storeys and there could be greater separation from the historic building;
- (f) a photomontage representing view from Coombe Road demonstrated that only parts of the new house and Carrick could be seen through the landscaping on the fringe of the Carrick Site. The new house would be compatible in terms of built form and scale with the existing landscape setting. It would also be compatible with the existing developments in the neighbourhood along Coombe Road; and
- (g) there were many examples of heritage buildings with new architecture approaches around the world.

39. With the aid of a PowerPoint presentation, Miss Grace Leung made the following main points from public concern perspective:

- (a) there were over 1,600 public comments objecting to the owner's application. The commenters were against building on "GB" land, had query on the heritage value of the Carrick Site and raised concern over the proposed land swap which was not on a 'like-for-like' basis;

- (b) the owner had stated that there would be negligible visual impact from the proposed new house but, in reality, it would completely destroy the current landscape canopy and the house on stilts would be visible not only from Coombe Road, but also from the hiking path within the Aberdeen Country Park. Furthermore, the destruction of inherent vegetation and disturbance to wildlife on site would be irreparable;
- (c) as for the application submitted by the Concern Group, only 3 and 9 objections were received for Options 1 and 2 respectively. The main grounds of objection included that there would be building on "GB" and there would be no public gain from giving up a portion of the "GB". Other comments supported Option 1 for the reasons that it allowed for heritage preservation without encroaching on the "GB" and the neighbouring Aberdeen Country Park; it could minimise environmental, ecological, traffic, landscape and visual impact; there was no unfair land exchange; the use of land was compatible with the nearby houses; and it would not set an undesirable precedent on land exchange;
- (d) the owner's application stated that the headroom for the ground floor was substandard for modern living. However, according to the previous tenant which was a family of four, they lived in Carrick for five years from 1978 to 1982 and enjoyed it enormously. They lived mostly on the first floor and used the lower floor as a television room. There were two other tenants after 1982. Referring to an interior photo of Carrick, the living room was not that substandard as claimed by the owner. It seemed that the owner simply preferred a better site on the "GB" across Coombe Road; and
- (e) to conclude, it was for Members to choose between Option 1 which demonstrated a successful integration of the heritage and new development and the owner's application which would build a monster home destroying the local ecology and landscape.

40. Mr Brownlee made the following concluding remarks:

- (a) CHO and AMO supported in-principle the preservation proposals. However, the conclusion in the Paper did not stress that policy support was given to Options 1 and 2 which was a different treatment as compared to the owner's application;
- (b) by comparing the planning considerations and assessments as set out in the paper, for the owner's application, PlanD considered that there was no strong planning justification for residential development in the "GB" zone but there needed to strike a balance of various considerations. However, as for the Concern Group's application, PlanD did not support the application only because of no technical assessments;
- (c) to achieve the statutory protection of Carrick, Option 1 proposed to stipulate in the Notes of the OZP that demolition, addition, alteration and/or modification of Carrick required approval from the Board. Additional GFA for one additional house was also proposed as an economic incentive;
- (d) regarding the future uses of Carrick, as Carrick was designed and used as a residential house for over 100 years, residential use should be the appropriate future use. Option 1 proposed future use as residential without the house being returned to the Government, it was similar to the case of Jessville. Lease modification would require the preservation of Carrick which was also similar to Jessville. The Concern Group, District Council and the public considered that a non-residential use of the Carrick Site would be inappropriate for the locality and CHO and AMO were wrong to ask for unnecessarily wide flexibility. The proposed amendment of the Notes would ensure heritage preservation as application to the Board would be required for demolition, alteration or modification to Carrick similar to King Yin Lei and the former Peak Café on the same OZP;
- (e) the owner's reasons for objecting to Concern Group's application indicated his lack of understanding of the proposal. The owner claimed that:

- (i) Carrick was not suitable for use as a modern luxurious private house at today's standard due to its low headroom on the ground floor, small windows, heavy structural and old-fashioned inflexible plan layout. However, it was a heritage building and that was the design. It had been used as a residence for over 100 years and had been recently occupied;
- (ii) there would be no physical connection between the historic building and the new house as proposed in the Concern Group's application. It was incorrect as the new house was not an 'annex' to the historic building and the two houses would house two families;
- (iii) keeping Carrick for private housing meant heritage site could not be appreciated by the public. However, retention of the historic building was significant in itself and being seen from outside was adequate for public;
- (iv) it would likely place severe conditions on the future owner in the protection of the existing historic building. However, the existing owner could refurbish it before selling it;
- (v) future owner need to carry out daily upkeep and maintenance of a vacated historic building with no proper functional use. It was incorrect as the house could be occupied as a residence;
- (vi) the contribution of time, effort and financing by a single family would be a big burden, rendering such in-situ development model (i.e. two families in two houses) not viable. However, the purchaser of Carrick would be constrained under the lease and would be aware of the limitations;
- (vii) in-situ development model would not be proceeded even if rezoning approved. However, the owner could re-assess economic incentive of two houses on site when rezoning confirmed and either proceed

or sell property with new zoning in place;

(f) PlanD's reasons for not supporting Option 1 were insufficient to reject the proposal. PlanD claimed that:

- (i) the applicant failed to demonstrate that the development within the same site would not affect the structural stability of the Grade 1 historic building. However, it was not a real issue as it could be included as a requirement for future contractor and there was no similar information (detailed structural investigation, site investigation survey) required for planning consideration of King Yin Lei or Jessville;
- (ii) the applicant failed to demonstrate that the proposed development in the same site would not undermine the setting and environment of the historic building, and in turn its heritage value. However, the proposal was compatible in design and development terms with the historic building. Information submitted showed that Carrick remained untouched and its separate entrance, adjacent trees and orientation would be retained. Images and photomontages illustrated that the context would not be undermined and could even be enhanced. The setting and heritage value was guaranteed by the proposed zoning restrictions;
- (iii) the applicant failed to demonstrate that the proposed development would not have significant adverse technical impacts. However, Option 1 involved only a small scale additional building for one household and no additional impact had been identified. As it was similar in scale and location to the approved GBP, it therefore must be technically acceptable;
- (iv) the applicant had not demonstrated technical feasibility and therefore it was premature to consider rezoning to "OU" annotated "Historic Building Preservation and Residential Development" zone. In fact,

the owner had also failed to prove that it was technically infeasible to incorporate additional development on the Carrick Site so it was premature to consider rezoning any alternative site. The approved GBP with similar building footprint of Option 1 demonstrated that Option 1 was feasible. In deciding the application, planning principles and heritage policy were more important than technical issues;

- (v) PlanD ignored the fact that Option 1 provided a zoning that enabled in-situ preservation of Carrick and had policy support; and
- (g) to conclude, all three sites had policy support. The Southern Site had major objections in relation to the impact on "GB" and departments did not support it, thus it should not be approved. Option 2 proposed by the Concern Group was better than the owner's option, but was objected to as it was in the "GB" and was not preferred by the Concern Group. Notwithstanding, it could be an option for consideration. Option 1 involved an increase in development intensity of a development site and the owner's development rights were respected. In order to get such 'incentive' for higher PR, control on demolition was suggested to be stipulated in the Notes of the OZP. Option 1 did not require a decision regarding desecration of "GB" and the technical reservations of government departments had been adequately addressed in the PowerPoint presentation. The Committee was therefore invited to adopt Option 1 and rezone the Carrick Site accordingly.

Demolition of Carrick

41. A Member asked whether the owner of Carrick could demolish the historic building at any time by implementing the approved GBP. In response, Ms Ginger K.Y. Kiang said that the owner had already obtained a demolition permit of Carrick and a set of approved GBP to redevelop Carrick into a residential building. If the Board did not agree to the proposed rezoning, the owner had the right to proceed with the demolition of Carrick for redevelopment according to the Building Ordinance (BO).

42. The same Member asked the applicant's representatives how the Committee could preserve Carrick given that the owner had the right to demolish Carrick, even if the Committee agreed to either Option 1 or Option 2 of the application and whether the applicant had discussed with the owner. In response, Mr Ian Brownlee said that firstly, the owner had to rectify the slope upon receipt of the Dangerous Hillside Order, the approved GBP and the demolition permit might not be still valid. Secondly, there could be an opportunity that the owner might not be able to demolish the historic building if a clause was added to the Notes of the OZP which stipulated that any demolition or alteration of the existing historic building required planning permission from the Board. Mr Brownlee urged Members to gazette the suggested clause as soon as possible in order to stop the owner from demolishing Carrick.

43. The same Member asked DPO/HK to clarify whether the views expressed by the applicant's representative were correct. In response, Ms Kiang said that even if the Committee agreed to impose a clause in the Notes of the OZP restricting the demolition of Carrick, since the GBP for redeveloping Carrick had already been approved, the GBP could be implemented even if not conforming to the subsequent amendments to the Notes of the OZP unless there were major changes resulting in re-submission of GBP. Mr Eric Chih said that despite the approval of GBP and the issuance of demolition permit, the owner still had to apply for consent to commence works from the Buildings Department (BD) for the proposed redevelopment. If the Carrick Site had been rezoned to "OU" annotated "Historic Building Preservation and Residential Development", BD could refuse the owner's application for consent to commence works as the redevelopment did not comply with the restrictions on the OZP. In response, Ms Kiang drew Members' attention to paragraph 4.2 of the Paper which stated that a set of GBP was approved in 7.10.2010 and an application for demolition (demolition permit) was approved in 2011 according to the BO. Mr Chih maintained his view that BD would have the right to refuse the application for consent to commence works, if the owner made such application after the OZP was amended to incorporate the clause on restricting demolition.

44. The Vice-chairman asked whether the consent for commence works was a relevant consideration for the application as the issuance of the consent was only a procedural matter given that the owner had already obtained the demolition permit which was crucial. In response, Ms Kiang said that PlanD would usually provide comments to BD on whether a proposed building development had complied with the OZP restrictions at the GBP

submission stage and she was not aware of the practice of BD to consult PlanD on the applications for consent to commence works. Mr Eric Chih reiterated his views that the two steps, i.e. the approved demolition plan and the consent to commence works by BD, were required to be taken by the owner of Carrick before the historic building could be demolished.

45. The Chairman remarked that it was not necessary to go into the detailed procedural matters under BD's authority as building matters and land use planning matters were under two different regimes. It would be more appropriate for the Committee to focus on the land use considerations and planning merits of the options.

46. In response to a Member's question, Ms Siu Lai Kuen, Susanna said that Carrick was confirmed as a Grade 1 historic building on 23.11.2011 after the approval of the GBP.

Adding a New Building adjacent to Historic Building

47. The Chairman asked whether the addition of a new building next to the historic building (i.e. Option 1) as proposed by the applicant was acceptable from heritage point of view. In response, Mr Yam Ho San, José said that as Carrick was a Grade 1 historic building, any new structures in close proximity should be avoided such that all façades of the historic building could be appreciated by the public. The applicant's proposal of erecting a new building, which would be very close to the existing historic building, would block the view towards one of the façades of the historic building and hence affect the heritage value of the building.

48. The Vice-chairman asked why there was a difference in government's stance regarding the preservation of Carrick as compared to other cases involving historic buildings in which new buildings were allowed adjacent to historic buildings. In response, Mr Yam said that, in principle, CHO would raise concern on any proposed new structures in close proximity to Grade 1 historic buildings. Alternative feasible options should be explored with a view to not affecting the observability of the façades of the historic buildings. Ms Siu supplemented that the integrity of the historic building, i.e. including the space around the building, should be preserved. Since the proposed new building would block the view of one of the façades of the historic building and the applicant had no detailed proposal for

preserving the historic building, the preservation of the historic building's façades was uncertain.

49. The Chairman asked whether there was any difference in circumstances between Carrick and Jessville. In response, Mr Yam said that they had different historic values as Carrick was a Grade 1 historic building while Jessville was a Grade 3 historic building. By definition, Grade 1 historic buildings were 'buildings of outstanding merits which every effort should be made to preserve the buildings if possible' whereas Grade 3 historic buildings were 'buildings of some merits, preservation in some form would be desirable and alternative means could be considered if preservation was not practicable'. Besides, the condition of the historic building, the site location, spatial form, development parameters, etc. should all be taken into consideration.

50. A Member asked whether PlanD would relax the development intensity or rezone a site even if it was not requested or agreed by the owner. In response, Ms Kiang said that different zonings had different planning intentions and development restrictions as clearly indicated in the Notes of the OZP. Rezoning application would generally be required for any changes from non-development to development zones. In general, PlanD could propose amendment to an OZP based on a land use review study which revealed the need for rezoning a specific site, or to take forward the Board's approval of a s.12A rezoning application.

51. In response to the Chairman's invitation, Members had no question regarding Option 2 of the application.

52. Mr Brownlee said that there were many sites in Hong Kong which demonstrated that it was feasible to erect new buildings alongside the existing heritage buildings, for instance, the Tai O Police Station, Central Police Station and the Wanchai Post Office, and they all incorporated some sort of new elements. He asked Members to consider whether hiding one façade of the historic building was adequate to justify the rezoning of a "GB" site to the south of the Carrick Site. He urged the Committee to adopt a balanced view and consider alternative options for heritage preservation.

53. As the applicant's representatives had no further points to raise and there were no further questions from the Members, the Chairman informed them that the hearing procedure

for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the representatives from the government bureau/departments and the representatives of the applicant for attending the meeting. They left the meeting at this point.

[The meeting was adjourned for a short break of 5 minutes.]

[Ms Julia M.K. Lau left the meeting at this point.]

Deliberation Session

54. Members generally agreed that the heritage value of Carrick was high and it was appropriate to preserve the historic building from a land use planning point of view.

55. The Chairman suggested and Members agreed to deliberate both applications No. Y/H14/4 and No. Y/H14/5 together by assessing the pros and cons of the three options; i.e. (i) the Southern Site (i.e. Application No. Y/H14/4), (ii) in-situ addition (i.e. Option 1 of Application No. Y/H14/5) and (iii) the Northern Site (i.e. Option 2 of Application No. Y/H14/5) in turn.

Option (i)

56. A Member was concerned that if the Committee did not agree to option (i), the owner of Carrick could demolish Carrick as he had already obtained the demolition permit. The Chairman said that while the wish of the owner might be one of the considerations, the Committee should consider the merits of each option from land use planning point of view and should not be dictated by the wish of the owner.

57. Regarding the validity of the owner's approved GBP and demolition permit, a Member said that generally, the owner would apply for renewal of the approved GBP in order to maintain its validity until the commencement of works. In this connection, the owner's GBP and demolition permit would very likely to remain valid, even after Carrick was confirmed as a Grade 1 historic building after approval of the GBP.

58. The Vice-chairman said that while the adaptive re-use of the historic building had yet to be determined, the preservation of the building for alternative use could be a planning merit. He was concerned that if the Committee did not agree to the rezoning, the owner would simply demolish Carrick for return of his investment. As DEVB had already lent policy support for the rezoning proposal, the Committee would have to decide whether the loss of "GB" for preserving the historic building was acceptable. He considered that option (i) was the preferred option given the Southern Site was in between the Wan Chai Gap Park and an existing development, Caroline Garden, and served by an existing access road.

59. A Member said that after weighting the preservation of the historic building against the loss of "GB", option (i) was considered acceptable. It was the best way to preserve Carrick in the long run as it would be handed over to the Government after the land exchange proposal was accepted. It would be more effective to preserve Carrick if it was handed over to the Government and might help its upgrading to monument in future. Option (i) had struck the right balance between the public interest and the owner's interest.

60. Another Member considered that option (i) was the most preferred option in the interest of the public as Carrick would be handed over to the Government to become a public asset. As for the proposed development at the Southern Site, effort had been made to minimise its adverse impacts on the surroundings.

61. As Members generally agreed that Carrick should be preserved, the Chairman asked Members to consider the impacts of the proposed development at the Southern Site. Members considered that the visual impact induced by the proposed development would not be significant. Although the proposed development would involve tree felling, effort had been made by the applicant to minimise the impacts on the "GB". Mr W. L. Tang, the Assistant Commissioner for Transport (Urban), TD, supplemented that TD would further liaise with the applicant to refine the road widening proposal of a 5.5m carriageway with 1.5m footpath at the section of Coombe Road outside the Southern Site in order to minimise the number of trees being affected. Appropriate traffic management measures might be adopted by the applicant, for example, to put up some road signs to remind the motorists that their sightlines might be blocked by the trees wherever appropriate.

Option (ii)

62. The Chairman said that taking Ho Tung Garden as an example, it was not the Government's existing practice to purchase a private property for its preservation.

63. The Vice-chairman considered that Carrick was different in development scale as compared to another case, King Yin Lei. While Carrick was a small family house, the historic building at King Yin Lei was too large to be used for a single family again. Option (ii) with the erection of a new building next to the historic building might be able to accommodate two families within the site.

64. The Chairman drew Members' attention to the comments made by CHO and AMO that addition of a new building in-situ was not preferred from heritage preservation point of view as one of the façades of the historic building would be blocked by the proposed new building. They also advised that this option might have a negative impact on its potential to be upgraded to declared monument.

65. A Member considered that if there were only two choices: one was the loss of the entire historic building and the other was the blocking of only one façade of the historic building, AMO might choose the latter. The Chairman said that AMO had already indicated their preference for preserving the entire ambience for the historic building including the space around the building from heritage preservation point of view.

66. The Vice-chairman said that it was the owner's intention to redevelop Carrick and if the Committee did not agree to the rezoning proposal, the owner would demolish Carrick. Obviously, it was not the owner's intention to add a new building next to the historic building. Considering that the owner had been liaising with DEVB for the past four years before coming up with the current rezoning proposal, the prospect of implementation should be taken into consideration when the Committee decided on the two s.12A applications.

67. A Member considered that with option (ii), Carrick would still be owned privately and its preservation in the long run might not be secured. In this regard, option (ii) was considered not as good as option (i).

68. Members generally considered that option (ii) would affect the public viewing of the façade as well as the ambience of the historic building and there was no guarantee that the historic building could be preserved. Hence, it was considered not acceptable.

Option (iii)

69. The Vice-chairman said that the proposed development at the Northern Site would generate significant visual impact. A Member concurred and said that the Northern Site was not acceptable as it was located in a prominent location which would induce significant visual impacts on the surroundings.

70. Members generally considered that option (iii) was not acceptable as the technical feasibility of the Northern Site had yet to be demonstrated.

71. The Committee generally agreed that the proposed development at the Southern Site was acceptable from land use point of view as the applicant had taken measures to minimise its impacts and option (i) was the most preferred option in striking a balance among various considerations including land use, visual, landscape, heritage conservation, public interest and respect for private development right.

72. Regarding the PR restriction for the Southern Site on the OZP, the Committee agreed that the maximum PR should be 0.5 instead of 0.51 as proposed by the applicant to tally with the PR restriction of the "R(C)2" zone along Coombe Road.

73. Regarding the zoning of the Carrick Site, the Committee agreed that no amendment was required at this stage in order to allow flexibility for the concerned departments to work out the possible uses of the historic building and the appropriate development restrictions on the OZP.

74. After deliberation, the Committee decided to partially agree to Application No. Y/H14/4 that the "R(C)6" zone be restricted to a maximum PR of 0.5 to achieve consistency with the "R(C)2" sites in the surrounding of the application site and a maximum BH of 2 storeys including carports and 260mPD taking into account the overall visual quality of the

area. Flexibility for applying for minor relaxation of PR was allowed for the applicant should there be changing circumstances on the demonstration of the existing development intensity of the Carrick Site. The relevant proposed amendments to the Approved The Peak Area OZP No. S/H14/11 would be submitted to the Committee for agreement prior to gazetting under section 5 of the Ordinance.

75. After deliberation, the Committee decided not to support both Options 1 and 2 under Application No. Y/H14/5 for the reasons as follows:

Option 1

- “(a) the applicant fails to demonstrate that the proposed development within the same site would not affect the structural stability of the Grade 1 historic building therein;
- (b) the applicant fails to demonstrate that the proposed development within the same site would not block one of the façades of the historic building as well as undermine the setting and environment of the historic building, and in turn, its heritage value;
- (c) the applicant fails to demonstrate that the proposed development would not have significant adverse technical impacts; and
- (d) as the applicant has failed to demonstrate the technical feasibility and impacts of the proposed Option 1, it is pre-mature to consider the proposed “Other Specified Uses” (“OU”) annotated “Historic Building Preservation and Residential Development” for the Carrick Site.”

Option 2

- “(a) the applicant fails to demonstrate that the impacts on the existing trees on the Northern Site would not be unacceptable;
- (b) the applicant fails to demonstrate that the proposed development on the Northern Site would not have significant adverse technical impacts; and

- (c) as the applicant has failed to demonstrate the technical feasibility and impacts of the proposed Option 2, it is pre-mature to consider the proposed rezoning of the Northern site from "Green Belt" to "Residential (Group C)2" ("R(C)2") nor the Carrick Site from "R(C)2" to "OU" annotated "Historic Building Preservation".

[Miss Jessica K.T. Lee, Senior Town Planner/Hong Kong (STP/HK), was invited to the meeting at this point.]

EXTRACT FROM MINUTES OF 4th WCDC HELD ON 17.5.2016

負責人

第5項： 《山頂區分區計劃大綱草圖編號S/H14/12》所收納的修訂項目
(灣仔區議會文件第51/2016號)

51. 主席歡迎規劃署港島規劃專員姜錦燕女士及高級城市規劃師 / 港島5謝佩強先生、發展局文物保育專員辦事處署理助理秘書長(文物保育)3黃敏婷女士及工程師(文物保育)特別職務楊樂祺女士，以及古物古蹟辦事處執行秘書(古物古蹟)蕭麗娟女士及館長(歷史建築)1曾玉慈女士。

52. 主席請姜錦燕女士簡介有關文件。

53. 姜錦燕女士表示，今次到來灣仔區議會，是希望就《山頂區分區計劃大綱草圖編號S/H14/12》所收納的修訂項目徵詢議員的意見，以便反映給城市規劃委員會(城規會)考慮。她請謝佩強先生簡介有關修訂項目。

54. 謝佩強先生以電腦投影片簡介《山頂區分區計劃大綱草圖編號S/H14/12》所收納的修訂項目，是次大綱圖的修訂主要是反映城規會轄下都市規劃小組委員會（下稱「小組委員會」）於2015年11月6日同意根據城市規劃條例第12A條提出的修訂圖則申請編號Y/H14/4的決定，把甘道23號對面的一幅政府土地（下稱「該地盤」）由「綠化地帶」改劃為「住宅(丙類)6」地帶。申請人（即甘道23號的土地擁有人）擬議交回甘道23號的一級歷史建築「Carrick」予政府作保育用途，並以換地方式發展該地盤。他簡述了該修訂圖則申請的主要內容、先前的諮詢、申請人的建議和小組委員會的考慮，以及大綱圖《註釋》及《說明書》的其他修訂等。

55. 李碧儀議員提出以下意見和問題：

- (i) 居民並不反對保育甘道的歷史大宅，但與發展商交換的用地原為綠化地帶，他們關注擬建大宅對原有景觀的影響。此外，居民曾提出不同方案，包括放寬地積比率，讓發展商於甘道大宅原址多建一幢建築物。

- (ii) 居民認為政府應該以相類似的地段與發展商交換，但現時換地選址較原址優越，這看似不太公道。
- (iii) 甘道狹窄多彎，附近全是低密度住宅。居民關注工程開展時，對交通和環境造成的影響。她詢問業主、規劃署或運輸署有否制定計劃，盡早就有關發展與附近居民溝通。
- (iv) 她詢問發展商會進行什麼工作，以確保該地盤周邊的八棵白桂樹不受發展項目影響。
- (v) 她詢問政府會透過什麼方式保育甘道23號大宅，會否公開招標，還是政府已有一套想法。甘道一帶非常寧靜，居民定必反對太多商業元素的發展。她希望政府交代有關構想，以釋除居民對往後發展的疑慮。

56. 黃宏泰議員提出以下意見和問題：

- (i) 該地盤完全不適合作住宅用途。如在該處興建別墅，定會嚴重影響附近郊野公園的環境。發展該用地須砍掉很多樹木，他質疑怎樣取捨天然環境重要還是保育古蹟重要。
- (ii) 發展商在整個過程中沒有真正諮詢受影響的居民，只以「霸王硬上弓」的方式行事。發展商在首次提出修訂圖則申請時，兩三日間即收到700個簽名反對，於是唯有撤回申請。不過，發展商懂得遊戲規則，如今以偷偷摸摸、防不勝防的方式又再闖關。
- (iii) 他認為整件事是發展局主導，規劃署只是為上級保駕護航。政府部門竟然為私人申請項目浪費這麼多公帑，實在匪夷所思。他出任區議員

多年，卻鮮有見到政府這樣的行事作風。

- (iv) 業主當年以低價購入大宅，作為土地儲備。待大宅獲提升為一級歷史建築，即當作談判籌碼，以山邊地皮跟政府換取擁有海景的優越用地，從而賺取最高利益。他作為當區區議員，對於這種以保育為名，賺錢為實的項目，不僅大力反對，而且非常反感。
- (v) 這項所謂古宅保育根本不能與景賢里項目相比，因為前者不獲周邊居民或市民認同，市民對其歷史背景一無所知。

57. 李均頤議員表示不同意有關項目。她認為原本的綠化地綠意盎然，看上去很舒服，可襯托“Carrick”這棟歷史建築。但如今建議移除樹林，在綠化地上興建兩層高的建築物，這可能阻擋視線，影響景觀，使有關的歷史建築失去原來的味道。如新建築為劃時代的設計，與旁邊的歷史建築就更格格不入。當局不應只單單保育一棟建築物，而忽略周邊環境，以致有礙遊人感受原來的歷史氛圍。

58. 楊雪盈議員提出以下意見和問題：

- (i) 有關項目與香港仔郊野公園僅相距6米，日後出入香港仔郊野公園均須經過該地盤的新建築物。她詢問相關部門有沒有諮詢香港仔郊野公園的行山晨運客。
- (ii) 發展商以保育為名，把綠化帶改建為別墅。這不僅影響景觀，而且有違保育精神。以景賢里為例，新建築物嚴重影響舊建築的景觀。她質疑政府有沒有對發展商施加建築限制，還是任由他們為所欲為。
- (iii) 保育歷史建築物是市民、發展商等各持份者的共同責任，政府更加責無旁貸。

59. 謝偉俊議員提出以下意見和問題：

- (i) 從合成照片可見，由於山坡的高低度，有關項目對甘道現有屋宇的景觀似乎不會有太大影響。
- (ii) 他詢問政府與“Carrick”的業主是否已經達成協議，當中有什麼條件，以及換地交易是否沒有辦法中的辦法。
- (iii) 該地盤頗接近灣仔峽公園一帶地段，他希望規劃署提供多些有關緩跑徑的資料。
- (iv) 他認為要有多些事實根據，才可指控有關計劃以保育為名，賺錢為實。他詢問有關交易是否經過市場考驗的做法。
- (v) 景賢里的業主非常無良，故意拆去歷史建築，逼政府達成換地交易。他希望當局提供多些“Carrick”的資料，以便了解有關交易的背景。

60. 專員表示，該地盤是一幅很斜的斜坡，他詢問規劃署有沒有規定擬建的兩層高建築物須由甘道的水平還是由斜坡底建起。

61. 伍婉婷議員提出以下意見和問題：

- (i) 她認同必須平衡發展和保育需要，但從何東花園、景賢里等過去許多保育例子可見，若繼續以換地形式爭取保育私人項目，整體社會只會不斷吃虧，業主卻可從中取利。
- (ii) 她認為須注意的是有關發展是否配合周邊整體環境，以及是否一個對等的項目。現時香港在保育歷史建築方面處於困局，關鍵在於政府沒有制

定政策，限制拆卸歷史建築物。如有保育條例，限制發展商拆卸一級建築物，事情就會好辦得多。她鄭重要求發展局盡快制定限制拆卸歷史建築物的政策。

62. 周潔冰博士提出以下意見和問題：

- (i) 若把綠化地帶改劃為住宅用途，她擔心會開立先例，以致日後出現同類情況。此外，市民的保育和環保意識日增，她詢問按照政府的政策，在什麼情況下才可把綠化地帶改劃為住宅用途。
- (ii) 在綠化地帶興建建築物，肯定會嚴重破壞生態。她詢問政府在平衡得失時，有否考慮這因素。
- (iii) 她認為政府不一定要以附近的地皮交換，反而應以對等的用地交換。

63. 鍾嘉敏議員提出以下意見和問題：

- (i) 她認同保育非常重要，但若貿然在綠化帶上興建建築物，定會破壞很多美麗的樹木。這些樹木不管是否古樹名木，也是擁有生命。
- (ii) 為保育聖公會在中環地段的歷史建築，政府選用了灣仔的一幅用地交換。她質疑政府是次保育甘道的歷史建築，為何不在其他地區物色適當的用地，反而用綠化帶交換。她認為總要灣仔付出和吃虧的做法非常不公平道。

64. 主席請規劃署的代表回應。

65. 姜錦燕女士回應如下：

- (i) 換地方案須經地政總署審理。如業主取得的土地價值高於交出的土地的市場價值，便須補地價，因此絕不存在業主從中得益的問題。
- (ii) 就為何不在原址加建樓宇的問題，甘道23號的歷史建築物的入口設於樓宇北面的立面，而唯一可以興建樓宇的部分正是這一立面的前方，如在那處加建樓宇，便會遮蓋了歷史建築物最值得保存的一面。
- (iii) 交通影響方面，據運輸署的意見，由於該地盤位於甘道比較狹窄的路段，如要在該地盤進行擬議住宅發展，則須擴闊甘道的路面至5.5米，及將該地盤旁的行人路加闊至1.5米。
- (iv) 該地盤周邊的八棵白桂木屬易危類別。由於修訂圖則申請的地盤範圍並不包括那八棵樹，因此那八棵樹將不受有關修訂影響。
- (v) 景觀影響方面，該地盤的建築物高度限制為主水平基準上260米及最多兩層。前者的規定可使未來住宅發展的高度與後面建築物的高度有一定距離，而由於地盤出入口位於甘道，後者的規定則可使住宅發展與下面的香港仔水塘道有垂直距離。根據發展建議，申請人會在住宅發展近香港仔水塘道的邊界內種植樹木及進行垂直綠化工程，以遮蔽擬議發展，同時減少該發展的視覺影響。
- (vi) 城規會的規劃意向基本上是盡量保留綠化地帶。然而，小組委員會在審議有關修訂圖則申請時，已考慮包括私人業權及有關發展沒有技術上的負面影響等多個因素，而作出同意把該地盤由綠化地帶改劃為住宅用途的決定時，亦已平衡相關考慮。雖然小組委員會已同意這項改劃建議，但署方定會在下一階段處理申述意

見時把議員的意見轉達城規會。

66. 楊樂琪女士回應如下：

- (i) 政府在二零零七年頒布的文物保育政策，確認在尊重私有產權的大前提之下，有需要為擁有歷史建築的私人業主提供合適的經濟誘因，以鼓勵或換取他們同意保育其歷史建築。非原址換地安排是可行的經濟誘因之一，而甘道23號的業主亦同意透過非原址換地安排交換一幅位於原址對面及擁有相近發展參數的用地，以保存甘道23號大宅。
- (ii) 如非原址換地方案獲通過，甘道23號大宅便會歸政府所有，屆時當局會考慮將大宅納入現時的活化歷史建築伙伴計劃，邀請非牟利團體提出方案活化歷史建築，並以社會企業模式營運。政府現時尚未決定大宅將來的用途。

67. 曾玉慈女士回應如下：

- (i) 有關甘道23號的文物價值，古物諮詢委員會(古諮會)已從其歷史價值、建築價值、組合價值、社區價值、保持原貌程度和罕有程度作出評級。
- (ii) 甘道23號大宅建於一八八七年，是已知現存山頂區最古老的西式住宅。由於當時的交通問題，興建大宅所需的一石一瓦、一磚一木，都是靠人力搬運，這幢建築物見證了當時的社會及生活面貌。
- (iii) 大宅的首任業主為法蘭些士先生。他是政府委任專責調查妹仔問題的委員會成員之一，促成日後的「保良局組織條例」。在香港早年爆發淋巴腺鼠疫期間，他曾出任潔淨局抗疫委員會主席。由此可見，法蘭些士先生為香港重要的

歷史人物。他曾居於香港不同地方，但能保存至今的居所只剩位於甘道的大宅。

- (iv) 甘道大宅經過多年的歷史，當中亦曾進行一些改動，但有關改動並沒有影響建築物原有建築特色，所以古諮會經考慮其文物價值後，將它評定為一級歷史建築。

68. 黃宏泰議員提出以下意見和問題：

- (i) 他以前認為規劃署會運用專業知識，以獨立第三者的角度評論某處地方是否適合作某些發展用途。可是，他現在明白，規劃署已放棄其專業地位，只按上級的意旨行事。他對此做法表示非常失望。
- (ii) 如無發展局的換地安排，根本不可能把綠化地帶改建為兩層高的別墅。建造該別墅定必經過開山劈石，他促請當局提供別墅草圖。
- (iii) 關於大宅的歷史背景，如果因法蘭些士先生參與過《保良局條例》的草擬工作，便須保育其居所，他建議當局將來把立法會議員「長毛」居住過的公屋列為一級保育。
- (iv) 他出任區議員十多年，從未聽過甘道塞車，進行道路擴闊工程只為方便興建別墅。但政府收到的補地價很可能不夠支付工程的開支，屆時又要動用公帑，根本得不償失。
- (v) 政府只選擇性聽取意見，合其心意的會採納，不中聽的則置之不理。此外，他同意周潔冰博士所言，把綠化地帶改劃為住宅用途的先例一開，日後定會有相同的做法，所以他表示反對。

69. 謝偉俊議員詢問，實際上哪一路段將會擴闊、有關工程

涉及多少公帑，以及業主會否分擔工程開支。

70. 李文龍議員詢問，進行道路擴闊工程是為方便興建大宅，還是有實際用途。如純粹為方便興建大宅，他表示反對。

71. 伍婉婷議員表示，如擴闊路面是為了興建大宅，她反對動用公帑進行擴闊工程，有關開支應由業主承擔。

72. 姜錦燕女士回應，有關路段為沿該地盤的一段甘道。由於那路段比較狹窄，運輸署希望盡量利用發展機會將路面擴闊至標準水平。據她所知，有關的擴闊工程會由發展商自行進行，但她手頭上沒有工程費用的資料。

73. 主席多謝政府部門代表出席會議，並相信議員已就此項目充分表達意見，而部門代表亦已清楚收悉議員的意見。

**Summary of Representations and Comments and the Planning Department's Responses
in respect of the Draft The Peak Area Outline Zoning Plan (OZP) No. S/H14/12**

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
1	Juli May Limited	<p><u>A. Support Amendment Item A</u></p> <p>Supportive grounds of the representation are summarised as follows :</p> <p>(a) The designated “Residential (Group C)6” (“R(C)6”) zone of the Amendment Item A (the representation site) aims to facilitate the permanent preservation of the Grade 1 historic building, namely Carrick, at 23 Coombe Road (the Carrick Site) for public appreciation through land exchange to allow its landowner to surrender the site and develop the representation site into a single house development with the same plot ratio (PR).</p> <p>(b) It is a win-win solution for preserving the heritage for public benefits without compromising private property rights.</p> <p>(c) The proposed “R(C)6” zoning is a planning tool to implement the land exchange scheme and is hence supported.</p>	Noted.

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
8 to 10 & 12 to 18	<p>Designing Hong Kong Limited (R8)</p> <p>Alliance for a Beautiful Hong Kong (R9)</p> <p>Aberdeen Country Park Concern Group (R10)</p> <p>7 individuals (Name of representers shown at Attachment A)</p>	<p><u>B. Oppose Amendment Item A</u></p> <p>Opposing grounds of the representations are summarised as follow :</p> <p><i>B-1 Not in line with the Planning Intention of “Green Belt” (“GB”) zone</i></p> <p>(a) Development in the “GB” zone should only be considered in exceptional circumstances. However, there are potential alternative sites available in the area for the proposed residential development. Not all the possible alternatives for the current rezoning have been fully explored by the Government and the Town Planning Board (the Board). The justifications for preferring the representation site should be clearly explained.</p>	<p>(i) The representation site was proposed by R1 under the rezoning application No. Y/H14/4, under which other possible government land further north and south of the Carrick Site for residential development was explored. Another rezoning application No. Y/H14/5 was also submitted by the Aberdeen Country Park Concern Group (ACPCG) (also known as R10), under which two alternative options were proposed. Both applications were considered by Metro Planning Committee (MPC) at the same meeting held on 6.11.2015, during which the two applications were fully deliberated together by assessing the pros and cons of all the three options. MPC generally agreed that:</p> <p>(1) it is appropriate to preserve Carrick, which is a Grade 1 historic building, from the land use planning point of view;</p> <p>(2) the owner’s proposal to develop a house at the representation site was acceptable from land use point of view as appropriate mitigation measures to minimise its impacts would be taken; and</p> <p>(3) the owner’s proposal was the preferred option in striking a balance among various considerations, including land use, visual, landscape, heritage conservation, public interest and</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p>(b) The zoning amendment is not in line with the government policy in respect of rezoning “GB” zone for development, in which the representation site is not de-vegetated, deserted and formed.</p> <p>(c) Furthermore, the function of the original “GB” zone as a buffer zone for ACP will be affected by rezoning part of it for residential development. This will undermine the integrity and connectivity of the forest habitat in the Peak and Aberdeen areas and reduce the habitat quality of the adjacent woodland, leading to an irreversible ecological impact of the area.</p>	<p>respect for private development rights.</p> <p>(ii) The representation site is not part of the “GB” review undertaken by PlanD. All the relevant factors such as the technical feasibility, potential environmental impacts and implications on the integrity and functions of the wider “GB” zone etc, had already been duly considered by MPC.</p> <p>(iii) With the subject amendment, there are still a strip of “GB” zone and Aberdeen Reservoir Road serving as a buffer with a width of about 10 to 20m from ACP. As for the tree felling, mitigation measures are also proposed under the rezoning application to address the landscape impacts including transplanting 20 trees and retaining three existing trees; the tree loss to be compensated at a compensatory planting ratio of 1:1; the eight <i>Artocarpus hypargyreus</i> surrounding the representation site would not be affected; vertical greening and some tree planting along the site boundary would be provided to screen the proposed development and minimize its visual impact to the surroundings.</p>
		<p><i>B-2 Not in Compliance with Government’s Heritage Conservation Policy</i></p> <p>(a) The proposed residential development at the representation site will destroy the frontal views and the heritage and tree setting of the Carrick Site; and obstruct the view of Carrick towards ACP.</p> <p>(b) The land value of the representation site far exceeds that of the Carrick Site. The land exchange proposal is not a ‘like-for-like’</p>	<p>Consolidated responses to Ground B-2 (a) to (d) are as follows:</p> <p><i>Heritage Conservation Policy and Practice</i></p> <p>(i) According to the Government’s heritage conservation policy promulgated since 2007, the Government seeks “to protect, conserve and revitalise as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations. In implementing this policy, due regard should be given to</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p>exchange.</p> <p>(c) The subject site is a well-vegetated natural slope situated at the periphery of ACP and is of moderate to high ecological value, which should not be used as an alternative development site in exchange for the preservation of Carrick. Heritage preservation and environmental conservation should not be a trade-off and the Government should come up with a win-win solution.</p> <p>(d) No demonstration of the ‘exceptional merits’ of Carrick to justify the land exchange.</p>	<p>development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active engagement of stakeholders and the general public”. In preserving privately-owned historic buildings, the Government recognises that on the premise of respecting private property rights, there is a need to offer appropriate economic incentives to compensate private owners for their loss of development rights, with a view to encouraging or in exchange for private owners to conserve historic buildings in their ownership. A proper balance between preservation of historic buildings and respect for private property rights is to be struck. Given individual circumstances, the requisite economic incentives to achieve the policy objective would be considered on a case-by-case basis.</p> <p>(ii) In formulating the appropriate economic incentives, factors to be taken into account generally include the heritage value of the historic building concerned, the development potential and value of the site where the building is located, the space provided by the site from the planning perspective, the wish of the owner, the land and financial implications on the Government, as well as the anticipated public reaction. As far as the offer of land exchange is concerned, under the prevailing policy, it is applicable to both monuments and Grade 1 historic buildings.</p> <p>(iii) The Government has established an internal mechanism to monitor any demolition of/alterations to declared monuments/proposed monuments or graded buildings/buildings proposed to be graded. Under the mechanism, the Buildings Department, Lands Department and Planning Department will alert the Commissioner for Heritage’s Office (CHO) of the</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
			<p>Development Bureau and the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department regarding any identified possible threat which may affect privately-owned sites of archaeological interests, monuments and historic buildings that have been brought to the departments' attention through applications and enquiries received and in the normal course of duty such as regular inspections.</p> <p><i>Application of Heritage Conservation Policy and Practice in the Case of Carrick</i></p> <p>(iv) In accordance with the Buildings Ordinance, the Building Authority approved a set of general building plans (GBPs) to redevelop Carrick into a residential building in 2010 and an application for demolition (demolition permit) of Carrick in 2011. This triggered the internal mechanism detailed in paragraph (iii) above. CHO and AMO started discussion with the owner on the possible preservation-cum-development options for Carrick and possible economic incentives in exchange for the owner's agreement to preserve it according to the heritage conservation policy.</p> <p>(v) Factors underlined in paragraph (ii) above have been taken into account in formulating the appropriate economic incentives. For example, Carrick's heritage value has been reflected by its Grade 1 status. In line with the prevailing policy to compensate private owner's loss in development rights (in preserving Carrick), the option of transferring the permitted PR to another lot owned by the owner was explored (i.e. one of the factors underlined above, namely "development potential and value of the site", was considered). It was found infeasible as the owner has no other landholding in the area with potential</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
			<p>unutilised gross floor area (GFA) to absorb the permitted GFA from the Carrick Site. Having considered the space provided by the Carrick Site (another factor underlined above), the option of adding a new house adjacent to Carrick was considered but found undesirable as, amongst others, the new house would undermine the heritage ambiance (including blocking one of the façades of Carrick, the main entrance). More importantly, it was not the will of the owner (another factor underlined above). After the consideration of various options, which were all found infeasible, the owner eventually informed CHO and AMO that the only viable preservation option which the owner might consider would be land exchange. The owner had considered a couple of replacement sites following the Government's principle that the replacement site for non-in-situ land exchange should be in proximity to the heritage site such that they will be of similar land value or development potential. Subsequently, the owner proposed to pursue a non-in-situ land exchange by surrendering the Carrick Site to the Government for conservation in exchange for the representation site. The above demonstrates how the provision of economic incentives in the form of non-in-situ land exchange is justified in the case of Carrick, based on case-specific situations.</p> <p><i>Heritage Value of Carrick</i></p> <p>(vi) Carrick is a Grade 1 historic building, which by definition is a building of outstanding merit where every effort should be made to preserve if possible. Under the prevailing historic building grading mechanism, the heritage value of a building is assessed based on six criteria, namely the historical interest, architectural merit, group value, social value and local interest, authenticity and rarity. The evaluation system and the</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p>(e) The previous land exchange arrangement for King Yin Lei should not be adopted as a precedent as to justify the approval of the rezoning as Carrick has less historical value as</p>	<p>selection principles for historic buildings are derived from the systems and principles adopted in overseas countries as well as the established international documents on heritage conservation, including <i>Burra Charter</i> (The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance). The actual situation of Hong Kong is also a crucial factor that has been taken into consideration. However, the frontal and external views from Carrick, such as its view towards ACP, are beyond the grading exercise of Carrick. Under the prevailing grading mechanism, the proposed residential development at the representation site will not affect the outstanding merit of Carrick in terms of its heritage value. Furthermore, mitigation measures to minimise the landscape impact have been proposed and no significant adverse impact of the rezoning on the visual amenity of the surroundings is anticipated.</p> <p><i>Development Parameters and Land Premium</i></p> <p>(vii) In accordance with the prevailing practice, the original development parameters of the site with historic building (i.e. site area of 1,100m², PR of 0.5 and BH of 2 storeys for the subject case) should be applied to the new site after land exchange, as a reasonable economic incentive. In addition, full market value premium to be assessed by LandsD will be payable by the private owner for any difference in land value between the original site and the new site. These principles would be applied in the subject case.</p> <p>(viii) The rezoning of the representation site would not set an undesirable precedent case for rezoning of “GB” to other zoning as such rezoning must be justified with very strong planning ground. The Board would consider each application</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p>compared with King Yin Lei. Besides, the land exchange site for the King Yin Lei case was a man-made slope which would not have significant adverse impacts on the amenity, natural green environment and visual quality of that area. The public gain would be further reduced if the adaptive reuse values of the Carrick site are difficult to realize. (R8)</p>	<p>based on its own merits.</p>
		<p><i>B-3 Inadequate Considerations for Rezoning</i></p> <p>(a) Residential development at the representation site will have adverse impacts on various technical aspects. Such rezoning has failed to strike a balance among land use, visual, landscape, heritage preservation, environmental and ecological conservation, recreational value, public interest and private property right.</p> <p>(b) The construction of the proposed residential development at the representation site will involve large-scale slope stability and structural works, which will have adverse ecological, environmental, traffic, road safety and noise impacts on the area as well as nearby residents and pedestrians. (R10)</p> <p>(c) Comprehensive planning and building regulations should be set out for the future developer of the representation site to carry out professional analysis on the affected ecology and to implement relevant mitigation measures.</p>	<p>Consolidated responses to Ground B-3 (a) to (g) are as follows:</p> <p>(i) Amendment Item A is to take forward the MPC's decision made on 6.11.2015 to rezone the representation site from "GB" into "R(C)6" after thorough deliberation of the two s.12A applications, including all the three options submitted to preserve Carrick while providing space for construction of a new house with the same GFA of Carrick. MPC generally agreed that the heritage value of Carrick was high and it was appropriate to preserve the historic building from a land use planning point of view. MPC also agreed that the owner's option to develop a house at the representation site was acceptable from land use point of view as appropriate mitigation measures to minimise its impacts would be taken and was the preferable option in striking a balance among various considerations, including land use, visual, landscape, heritage conservation, public interest and respect for private development rights.</p> <p>(ii) In order to support the section 12A application No. Y/H14/4, relevant technical assessment reports were submitted to address</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p>(R16)</p> <p>(d) There is no overriding development need for the rezoning. The proposed residential development at the representation site cannot provide enjoyment and benefit for the public. Rezoning the representation site for luxury residential development instead of affordable public housing is contrary to the public interest which has no public planning gain.</p> <p>(e) An environmental impact assessment and other technical assessments should be conducted to assess the possible impacts on ACP and nearby areas arising from the rezoning. (R12 & R16)</p> <p>(f) Both AFCD and PlanD have reservation on the rezoning from green belt buffer function, landscape and tree preservation point of view. The landscape assessment provided is insufficient in demonstrating the real impacts.</p> <p>(g) The proposed residential development is technically infeasible and there would be adverse impacts on the water catchment area of the Aberdeen Reservoir and the roost of Black Kites which is of regional importance. It would also destroy the connection between Carrick and the water resources of the Aberdeen Reservoir system. (R8 & R13 to R14)</p>	<p>the possible impacts of the proposed residential development at the representation site in respect of heritage, environment, drainage, water supplies, geotechnical landscape and visual aspects. Concerned government departments, including AMO, the Transport Department (TD), the Drainage Services Department (DSD), the Water Supplies Department (WSD), the Environmental Protection Department (EPD) and the Geotechnical Engineering Office (GEO), had no objection to/no adverse comment on the rezoning taking into account the findings of those assessment reports. CTP/UD&L, PlanD also considered that the rezoning would have no significant adverse impact on the visual amenity of the surroundings.</p> <p>(iii) TD advised that as there will be a single house development only within the representation site, traffic trips to be generated/attracted will be minimal and a TIA is not required for a single house development normally. While TD had no objection to the rezoning provided that the owner would widen the section of Coombe Road outside the representation site to provide a 5.5m carriageway with a 1.5m footpath at the owner's own cost, TD also requested the owner to submit a TIA for the construction traffic at a later stage but prior to commencement of construction.</p> <p>(iv) Whilst the representation site falls within the Upper Direct Water Gathering Ground (WGG), WSD has no objection to the proposed house development in that any discharge of effluent to WGG should comply with relevant regulations and Government requirements; and concerned technical issues will be further considered by WSD in the drainage plan to be submitted by the project proponent at the detailed design stage.</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
			<p>(v) Whilst AFCD and CTP/UD&L, PlanD have some reservation on the rezoning from landscape and tree preservation point of view, the owner had proposed mitigation measures to minimise such impacts, including transplanting 20 trees and retaining three existing trees; the tree loss to be compensated at a compensatory planting ratio of 1:1; the eight <i>Artocarpus hypargyreus</i> surrounding the representation site would not be affected; vertical greening and some tree planting along the site boundary would be provided to screen the proposed development and minimize its visual impact to the surroundings.</p> <p>(vi) While the proposed residential development at the representation site has been subject to the restrictions under the OZP, i.e. maximum PR of 0.5 and maximum building height of 2 storeys including carports and not exceeding 260mPD, the requirements on landscape and tree preservation proposals, surrendering of Carrick to Government as-built and widening of a section of Coombe Road abutting the representation site at the owner's own cost, are being considered by the relevant government departments under the land exchange process. Moreover, the proposed residential development has to comply with the Buildings Ordinance and other relevant legislation and government requirements during detailed design and construction stages.</p> <p>(vii) AFCD advises that the Black Kites are common raptors in Hong Kong and are known to use the ACP and the area of Magazine Gap in particular. There is no information to demonstrate that the representation site is of particular importance to the Black Kites. As the representation site only constitutes a fraction of the extensive woodland habitat in the</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p>(h) Some representers are worried about the loss of public amenity as the representation site is a main gateway to ACP.</p> <p>(i) The proposed development at the representation site should be considered by the Country and Marine Parks Board (CMPB). (R12)</p>	<p>area, the loss of the representation site to development is unlikely to significantly affect the Black Kites.</p> <p>(viii) The country park visitors in general would enter ACP mostly via Aberdeen Reservoir Road, which is located outside the representation site. It is unlikely that there would be loss of amenity in the country park area due to the proposed residential development.</p> <p>(ix) The representation site does not fall within the country park area and direct impact of the proposed development on ACP is not envisaged at this stage, hence consultation with CMPB is not considered necessary.</p>
		<p><i>B-4 Selective Consideration of Comments</i></p> <p>The comments of the relevant government departments, the District Council and the public had been disregarded or not fully considered. (R8 & R18)</p>	<p>In processing the zoning amendment, PlanD has followed the established procedures to solicit comments from the general public, as well as Wan Chai District Council. All the relevant public comments and the departmental comments were submitted to MPC for consideration.</p>
		<p><i>B-5 Inadequate Planning Control to Preserve Carrick</i></p> <p>(a) Procedurally, there should be a contemporaneous rezoning of the Carrick Site for historic building preservation before the land exchange. However, the current OZP has not provided any measure to protect Carrick. (R10)</p> <p>(b) The future use of Carrick has not yet been</p>	<p>(i) The future use of Carrick has not yet been determined by CHO and AMO. Flexibility should be allowed so that the direction of the revitalization scheme would be worked out by CHO and AMO upon surrendering of the Carrick Site to the Government. Hence, MPC agreed that the rezoning of the representation site should proceed first before the rezoning of the Carrick Site for preserving the historic building. In order to preserve Carrick,</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p>confirmed and the environmental and traffic implications of such use have not been assessed. It is uncertain whether the future use would have adverse technical impacts and would be acceptable to the community. Commercial use of the Carrick will put the residential character of the area at risk. (R8)</p> <p>(c) Amendment Item A is a favourable treatment to the owner bowing to blackmail in demolishing Carrick. As such, there is suggestion to reduce the threat of demolition of Carrick by rezoning the Carrick site for preservation.</p> <p>(d) The Board erred in law by approving the rezoning application and the town planning regime offered no protection for the historic building, but destroyed the vegetation on the</p>	<p>the owner signed an undertaking to AMO on 11.10.2016 that the Carrick Site will be surrendered to the Government together with Carrick in a condition satisfactory to AMO upon completion of the land exchange process.</p> <p>(ii) As the owner has already obtained a set of approved GBPs and a demolition permit, they would have the right to proceed with the demolition of Carrick for redevelopment at any time with the Building Authority's consent to commerce works. Such development proposal with building plan approval will not be affected by the subsequent changes to the land use zoning or development restrictions on the OZP, except amendments to the approved GBPs which are not minor in nature, such as involving a change of use or an increase in development intensity.</p> <p>(iii) It was clearly stated in paragraphs 56 and 71 of the minutes of the MPC meeting held on 6.11.2015 (Annex V) that while the wish of the owner might be one of the considerations, MPC should consider the merits of each option from land use planning point of view and should not be dictated by the wish of the owner. Hence, the assertion that Amendment Item A is a favourable treatment to the owner bowing to blackmail in demolishing Carrick is not founded.</p> <p>(iv) The rezoning application No. Y/H14/4 was considered by MPC under the relevant provision of the Ordinance and the corresponding amendments to the OZP are also being processed according to the provision of the Ordinance. The other</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		representation site. (R10)	application No. Y/H14/5 with two counter-proposals was also considered by MPC together with this application at the same meeting. After considering both applications and all the three options, MPC generally agreed that the heritage value of Carrick was high and it was appropriate to preserve the historic building from a land use planning point of view. The rezoning proposal was the preferred option for achieving the preservation of Carrick.
		<p><i>B-6 Undesirable Precedent</i></p> <p>The proposed amendment will set an undesirable precedent for other residential development proposals in the area/other development proposals of privately-owned Grade 1 historic buildings, which will lead to further encroachment onto “GB” zones and Country Parks, leading to a general degradation of the natural environment. (R8, R13 & R18)</p>	The rezoning of the representation site would not set an undesirable precedent case for rezoning of “GB” to other zoning as such rezoning must be justified with very strong planning ground. The Board would consider each application based on its own merits.
		<p><i>B-7 Lack of Transparency in Land Exchange Negotiation Process and Public Engagement</i></p> <p>(a) The rezoning for the land exchange is only beneficial to the owner. The negotiation process of the premium of the representation site between the Government and the owner will be conducted privately. There is no open bidding or tendering for such a prime site. (R9)</p> <p>(b) There is no active engagement of stakeholders and the general public in the land exchange process. (R9)</p>	Carrick was confirmed as a Grade 1 historic building by the Antiquities Advisory Board (AAB) in 2011 after public consultation. Grade 1 building is, by definition a building of outstanding merit where every effort should be made to preserve if possible. MPC agreed that the proposed house development at the representation site was acceptable from land use point of view after consideration of the two aforesaid rezoning applications. The land exchange shall be processed through the well-established mechanism and practice of the Government which, however, is beyond the purview of the Board.

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
5 to 7	<p>World Wide Fund for Nature Hong Kong (R5)</p> <p>Hong Kong Bird Watching Society (R6)</p> <p>Kadoorie Farm and Botanic Garden (R7)</p>	<p><u>C. Oppose Amendment Item A</u></p> <p>Opposing grounds of the representations are summarised as follow :</p> <p><i>C-1 Not in line with the Planning Intention of “GB” zone</i></p> <p>(a) There are potential alternative sites available in the area for the proposed residential development. Not all the possible alternatives for the current rezoning have been fully explored by the Government and the Board. The justifications for preferring the representation site should be clearly explained. (R6)</p> <p>(b) The zoning amendment is not in line with the Government’s policy in respect of rezoning “GB” zone for development, in which the representation site is not de-vegetated, deserted and formed. (R6)</p> <p>(c) The representation site was originally an integral part of the remaining “GB” zone and rezoning it to “R(C)6” is not in line with the Town Planning Board Guidelines No. 10 for Application for Development within “GB” Zone under Section 16 of the Town Planning Ordinance (TPB-PG No. 10) in that there is a general presumption against development in the “GB” zone and residential development thereat will involve extensive clearance of existing natural</p>	<p>(i) Responses to Ground B-1(a) above are relevant.</p> <p>(ii) Responses to Ground B-1(b) above are relevant.</p> <p>(iii) While the TPB PG-No. 10 sets out the main planning criteria for consideration of application for development within “GB” zone under section 16 of the Ordinance, it is not applicable to the amendments to the OZP. Responses to Ground B-1(b) and (c) above are relevant.</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p>vegetation.’</p> <p>(d) Furthermore, the function of the original “GB” zone as a buffer zone for ACP will be affected by rezoning part of it for residential development. This will undermine the integrity and connectivity of the forest habitat in the Peak and Aberdeen areas and reduce the habitat quality of the adjacent woodland, leading to an irreversible ecological impact of the area.</p>	<p>(iv) Responses to Grounds B-1(c) and B-3 (a) to (g) above are relevant.</p>
		<p><i>C-2 Not in Compliance with Government’s Heritage Conservation Policy</i></p> <p>(a) The land value of the representation site far exceeds that of the Carrick site. The land exchange proposal is not a ‘like-for-like’ exchange. (R6)</p> <p>(b) The subject site is a well-vegetated natural slope situated at the periphery of ACP and is of moderate to high ecological value, which should not be used as an alternative development site in exchange for the preservation of the Carrick. Heritage preservation and environmental conservation should not be a trade-off and the Government should come up with a win-win solution. (R6)</p>	<p>Responses to Ground B-2 above are relevant.</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p><i>C-3 Inadequate Considerations for Rezoning</i></p> <p>(a) Residential development at the representation site will have adverse impacts on various technical aspects. Such rezoning has failed to strike a balance among land use, visual, landscape, heritage preservation, environmental and ecological conservation, recreational value, public interest and private property right. The proposed residential development is technically infeasible and there would be adverse impacts on the roost of the Black Kite which is of regional importance.</p> <p>(b) The construction of the proposed residential development at the representation site will involve large-scale slope stability and structural works, which will have adverse ecological, environmental, traffic, road safety and noise impacts on the area as well as nearby residents and pedestrians. (R6)</p>	<p>Responses to Grounds B-3(a) to (g) above are relevant.</p>
		<p><i>C-4 Undesirable Precedent</i></p> <p>The proposed amendment will set an undesirable precedent for other residential development proposals in the area / other development proposals of privately-owned Grade 1 historic buildings, which will lead to further encroachment onto “GB” zones and Country Parks, leading to a general degradation of the natural environment.</p>	<p>Responses to Ground B-6 above are relevant.</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
2 to 4 & 11	CHAN Ka Lok (Past Legislative Councillor (2012 – 2016)) (R2)	<p><u>D. Oppose Amendment Item A</u></p> <p>Opposing grounds of the representations are summarised as follow :</p> <p><i>D-1 Not in line with the Planning Intention of “Green Belt” (“GB”) zone</i></p> <p>The function of the original “GB” zone as a buffer zone for ACP will be affected by rezoning part of it for residential development. This will undermine the integrity and connectivity of the forest habitat in the Peak and Aberdeen areas and reduce the habitat quality of the adjacent woodland, leading to an irreversible ecological impact of the area. (R2)</p>	Responses to Grounds B-1(c) and B-3 (a) to (g) above are relevant.
	WONG Wang Tai (Wan Chai District Councillor) (R3) Joseph CHAN (Central & Western District Councillor) (R4) Hon. Tanya CHAN (Legislative Councillor) (R11)	<p><i>D-2 Not in Compliance with Government’s Heritage Conservation Policy</i></p> <p>(a) The subject site is a well-vegetated natural slope situated at the periphery of ACP and is of moderate to high ecological value, which should not be used as an alternative development site in exchange for the preservation of the Carrick. Heritage preservation and environmental conservation should not be a trade-off and the Government should come up with a win-win solution.</p> <p>(b) The previous land exchange arrangement for King Yin Lei should not be adopted as a precedent as to justify the approval of the</p>	<p>(i) Responses to Ground B-2(a) to (d) above are relevant.</p> <p>(ii) Responses to Ground B-2(e) above are relevant.</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p>rezoning as Carrick has less historical value as compared with King Yin Lei. Besides, the land exchange site for the King Yin Lei case was a man-made slope which would not have significant adverse impacts on the amenity, natural green environment and visual quality of that area. (R2 & R3).</p>	
		<p><i>D-3 Inadequate Considerations for Rezoning</i></p> <p>(a) Residential development at the representation site will have adverse impacts on various technical aspects. Such rezoning has failed to strike a balance among land use, visual, landscape, heritage preservation, environmental and ecological conservation, recreational value, public interest and private property right. The proposed residential development is technically infeasible and there would be adverse impacts on the roost of the Black Kite which is of regional importance.</p> <p>(b) The construction of the proposed residential development at the representation site will involve large-scale slope stability and structural works, which will have adverse ecological, environmental, traffic, road safety and noise impacts on the area as well as nearby residents and pedestrians. (R3)</p> <p>(c) There is no overriding development need for the rezoning. The proposed residential</p>	<p>Responses to Grounds B-3(a) to (g) above are relevant.</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p>development at the representation site cannot provide enjoyment and benefit for the public. Rezoning the representation site for luxury residential development instead of affordable public housing is contrary to the public interest which has no public planning gain.</p> <p>(d) Both AFCD and PlanD have reservation on the rezoning from green belt buffer function, landscape and tree preservation point of view. The landscape assessment provided is insufficient in demonstrating the real impacts.</p>	
		<p><i>D-4 Selective Consideration of Comments</i></p> <p>The comments of the relevant government departments, the District Council and the public had been disregarded or not fully considered. (R2 & R3)</p>	Responses to Ground B-4(a) above are relevant.
		<p><i>D-5 Undesirable Precedent</i></p> <p>The proposed amendment will set an undesirable precedent for other residential development proposals in the area/other development proposals of privately-owned Grade 1 historic buildings, which will lead to further encroachment onto “GB” zones and Country Parks, leading to a general degradation of the natural environment.</p>	Responses to Ground B-6(a) above are relevant.

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p><i>D-6 Lack of Transparency in Land Exchange Negotiation Process and Public Engagement</i></p> <p>The rezoning for the land exchange is only beneficial to the owner. The negotiation process of the premium of the representation site between the Government and the owner will be conducted privately. There is no open bidding or tendering for such a prime site. (R3)</p>	Responses to Ground B-7 (a) and (b) above are relevant.
19 to 1479 & 1481 to 1497, 1499 to 1634	Central & Western Concern Group (R19) 1,613 Individuals with representation made in Standard Format A (Name of representers shown at Attachment A)	<p><u>E. Oppose Amendment Item A</u></p> <p>Standard Format A covers nine grounds of representation, among which individual representers had selected their concerned grounds with additional views, if any, in the respective representations. The nine grounds of representation are listed as follows and the additional views, if not covered by the nine grounds, are summarised afterwards:</p>	
		(a) Proposed Green Belt site is acting as a true buffer protecting ACP against urban encroachment.	Responses to Grounds B-1(c) above are relevant.
		(b) The proposed rezoning is in breach of government policy on Green Belt land conversion.	Responses to Grounds B-1(a) and (b) above are relevant.
		(c) The proposed rezoning is in breach of heritage conservation policy as it destroys heritage setting of the representation site.	Responses to Grounds B-2(a) to (d) above are relevant.
		(d) Preservation and conservation should not be a	Responses to Grounds B-2(a) to (d) above are relevant.

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		trade-off, we should look for win-win situation.	
		(e) Relevant government bodies involved in the current statutory assessment framework are lack of understanding on the cultural significance of Carrack's heritage setting in Aberdeen Country Park and Peak District.	Responses to Grounds B-2(a) to (d) above are relevant.
		(f) Stop favourable treatment to developers and stop bowing to blackmail.	Responses to Ground B-5(c) above are relevant.
		(g) The entire negotiation process between government and owner lacked public transparency.	Responses to Ground B-7(a) above are relevant.
		(h) The proposed rezoning removes vegetation but does not include protection for the heritage building and so it's a lose-lose for HK public.	Responses to Grounds B-5(a) and (b) above are relevant.
		(i) The proposed rezoning completely disregards earlier objections from other government departments and the public.	Responses to Ground B-4 above are relevant.
		<p><i>Other views:</i></p> <p><u>Environmental concerns</u></p> <p>(i) The Porcupine families are seen on Coombe Road which would likely be affected. (R33)</p> <p>(ii) The proposed residential development would destroy our natural environment including country park, green belt, wildlife, etc. and affect</p>	Responses to Grounds B-3(a) to (g) above are relevant.

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		the liveability (R41, 42, 52-56, 61, 72, 122, 141, 164, 248, 250, 275, 304, 327, 407, 413, 441, 455, 456, 457, 459, 629, 717, 806, 905, 906, 910, 911, 1095, 1096, 1099, 1102, 1112, 1119, 1121, 1205, 1267, 1307, 1310, 1315, 1314, 1316, 1318, 1320-1322, 1325-1327, 1329, 1383, 1386-1388)	
		<u>Site suitability</u> (i) The representation site is close to green belt and there are no other alternative sites available for selection by the developer. (R60) (ii) The proposed residential development on the representation site is not justified. (R75) (iii) The use of brownfield sites for proposed residential development should be considered first. (R501) (iv) Use the car park site nearby/elsewhere for the proposed residential development. (R1101 & 1118)	Responses to Ground B-1(a) above are relevant.
		<u>Land exchange matters</u> (i) The land exchange is not on a 'like-for-like' basis. (R75)	Responses to Grounds B-2(a) to (d) above are relevant.
		<u>Technical concerns</u> (i) The proposed residential development would affect the local environment, traffic and ecology. (R108)	Responses to Grounds B-3(a) to (f) are above relevant.

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p>(ii) Further traffic problem is envisaged. (R300)</p> <p>(iii) Construction works will affect 24 Coombe road and local roads. (R810)</p> <p>(iv) Construction works will lead to local traffic and environmental problems affecting people living there. (R891& 630)</p> <p>(v) Soil erosion may be caused. (R1308)</p>	
1635 to 1640	Six individuals with representation made in Standard Format B (Name of representers shown at Attachment A)	<p><u>F. Oppose Amendment Item A</u></p> <p>Standard Format B covers two grounds of representation. Some representers also provided additional views. The two grounds of representation are listed as follows and the additional views are summarised afterwards:</p> <p>(a) The rezoning by TPB has a far-reaching effect, in addition to violations of the principle of natural ecological conservation, but also set a dangerous precedent.</p> <p>(b) If the developers start constructions on the premises will certainly affect the environmental conservation of the whole region and is bound to significantly reduce green spaces. During construction will surely cause Coombe Road nearby serious traffic congestion and noise nuisance and other issues.</p>	<p>(i) Responses to Grounds B-1(b) and (6) above are relevant.</p> <p>(ii) Responses to Grounds B-3(a) to (g) above are relevant.</p>

Representation No. (TPB/R/S/H14/12-)	Representer	Subject of Representation	Response to Representations
		<p><i>Other views:</i></p> <p>(a) It is unfair and that collusion might exists as the land exchange will benefit the developer to obtain the representation site with panoramic views in exchange with the Carrick which is of no view and no heritage value. (R1638)</p> <p>(b) Rezoning the green belt should benefit the community at large and not just one developer. (R1639)</p>	<p>Responses to Grounds B-1(a), B-2(a) to (d) and B-5(c) above are relevant.</p> <p>Responses to Ground B-1(a) and B-5(c) above are relevant.</p>

Comments

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
1	Juli May Limited	<p><i>Support Amendment Item A</i></p> <p><u>Supportive Ground:</u></p> <p>(a) The rezoning could facilitate the implementation of the land exchange for the permanent preservation of Carrick for public appreciation and use. It is the result of 3 years discussion and assessment between the parties involved based on the established ‘like-for-like’ principle. Non-in-situ land exchange is an appropriate planning mechanism and is a key to heritage conservation intent while respecting private property rights.</p> <p>(b) The Board’s Guidelines No.10 for application of development in “GB” zone has been complied with as far as practical. The Board has weighed up the proposal under its guidelines and considered the proposal acceptable to warrant the rezoning. The proposal is the best balanced solution between preservation and environmental conservation satisfying conflicting views from different stakeholders.</p> <p>(c) All possible alternative sites in the area and conservation options (including those proposed by R10) have been explored and were considered not technically feasible or acceptable to the landowner and similar applications submitted were rejected by the Board. There are no available brownfield sites in proximity to Carrick to become a replacement site.</p> <p>(d) The proposed single house development has been carefully designed with stricter development parameters than the Carrick site including lower building height, well vegetated ground and roof profile and hence would not destroy the heritage setting of</p>	Noted.

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
		<p>Carrick with minimised impact on the environment.</p> <p>(e) The subsequent land exchange application including premium assessment shall be processed by the Government in accordance with the prevailing land exchange policy. As the difference in land value has yet to be assessed by LandsD, it is too premature to criticise the resite is not being ‘like-for-like’. Carrick will be handed over to the government upon completion of land exchange in its as-is condition.</p> <p>(f) The rezoning proposal has gone through all statutory procedures including public consultation. All departmental and public comments were discussed and considered by the Board in approving the s.12A rezoning application, alongside the presentation made by concern groups on alternative site possibilities.</p> <p>(g) The proposal would not undermine the integrity and connectivity of the habitat in the Peak and Aberdeen areas and reduce the habitat quality of the adjacent woodland. Apart from a small seedling of <i>Arbocarpus hypargyreus</i> identified on site and 8 nos. of tree specimens of same species identified just outside the site, no other rare species were identified on site. The 8 tree specimens will be preserved as part of the house project while the seedling will be transplanted to a new location in the adjacent woodland. A review of the Black Kite population reveals that there will be no impacts on the Magazine Gap Road Black Kite roost.</p> <p>(h) The proposed scheme does not compromise the function of the “GB” zone in this area as a barrier between the existing development and ACP in that the site is relatively small in scale</p>	

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
		<p>and sits within the ‘visual shadow’ of the Carolina Gardens which has made a significant incursion into the “GB” zone separating the subject site from the main part of the “GB” area.</p> <p>(i) In terms of the buffer to ACP, a band of existing trees will be preserved alongside Aberdeen Reservoir Road screening the house proposal.</p> <p>(j) The impact on habitat in the area is insignificant. The tree compensation would be a one-for-one basis forming part of the landscape buffer.</p> <p>(k) The visual impact assessment conducted reveals that most part of the proposed scheme would not be visible.</p> <p>(l) All related ecological, environmental and landscape studies were submitted to the Board for consideration and no further adverse departmental comments were received. TIA was not conducted as the scale of the proposed residential development is very small with only 2 parking spaces provided.</p> <p>(m) No comment on the public concern on the negotiation process between the Government and the landowner and no open bidding and tendering for the subject site as it concerns Government policy and procedures.</p> <p>(n) The proposed “R(C)6” site aims to facilitate the preservation of Carrick. Reverting the “R(C)6” site back to “GB” would result in opportunity loss to preserve Carrick.</p> <p>(o) There are precedents on non-in-situ land exchange for preservation of heritage buildings.</p>	

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
2	Joseph Chan (Central & Western District Council Member)	<p>(a) Concern over turning the green belt area to residential use as Hong Kong Island already has limited green space and the Government should not easily further deprive the public of green belt area.</p> <p>(b) It is the Government's responsibility to find a solution which protects the property right of the owner while preserves both the environment and the historic building.</p>	<p>(i) Responses to Ground B-1(a) and B-1 (b) above are relevant.</p> <p>(ii) Responses to Grounds B-2(a) to (d) above are relevant.</p>
3	Ruy Barretto	<p>(a) There are no material improvements in the house development proposal which will not be feasible without major damage to the environment, especially the vegetation and landscape.</p> <p>(b) The proposal continues to be bad planning and a bad precedent with no planning gain.</p> <p>(c) It will cause damage to both the heritage and natural values as the historic setting with the old house will be severely damaged with no mitigation.</p> <p>(d) The proposed house development in front of the Carrick site and cutting the vegetation is not compatible with the historic setting which includes the ACP water works system.</p> <p>(e) R10 is supported as the additional information provided has shown that the alternative development options in this representation is technically feasible and will avoid the damage caused by the proposed development scheme under the rezoning proposal. It also reveals how the proposed development scheme will damage the cultural, heritage, ecological, landscape and recreational values of the area and provides a solution which</p>	<p>(i) Responses to Grounds B-2(a) to (d) and B-3(a) to (g) above are relevant.</p> <p>(ii) Separate assessment on R10's proposal is provided at Annex IX.</p>

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
		causes no such comparable losses.	
4	Leo A. Barretto	<p>(a) The Board and the Government should not ignore some 1,600 objections lodged against the rezoning proposal.</p> <p>(b) The developer believes that they could influence the Government officials and the Board alike so that they did not need to take account of public opinion nor make any significant modification of the proposed scheme to seriously address the public concern.</p> <p>(c) The developer's response to questions posed by Government departments are flawed especially in relation to the damage done to the fauna and flora of ACP. It would be difficult to construct house development on slopes and impossible to preserve and protect our vegetation during construction.</p> <p>(d) The response by R10 is comparatively more complete and has taken seriously all the comments and concern raised by the Board and addressed them technically and creatively, albeit not in detail than the developer, that is for the next stage.</p> <p>(e) R10 has presented the importance of the 'setting' in the context respecting protocols relating to the historic building, structures</p>	<p>(i) Responses to Ground B-4 above are relevant.</p> <p>(ii) MPC agreed that the rezoning of the representation site from "Green Belt" ("GB") to "Residential (Group C)6" is the preferred option for the preservation of Carrick, which is a Grade 1 historic building, from the land use planning point of view, as it has struck a balance among various relevant considerations, including land use, visual, landscape, heritage conservation, public interest and respect for private development rights.</p> <p>(iii) Responses to Grounds B-3(a) to (g) above are relevant.</p> <p>(iv) Separate assessment on R10's proposal is provided at Annex IX.</p> <p>(v) Separate assessment on R10's proposal is provided at Annex IX.</p>

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
		and places. The 2 alternative development options have been substantially revised to address the Board's comments which merit very serious consideration by the Board.	
5	Fredo Cheung	<p>(a) Rezoning the "GB" site will effectively destroy a piece historic fabric of the historic cultural landscape of the Aberdeen Valley and the Peak district and cause destruction of the value and function of the green belt site which serves as a protective buffer from urban encroachment into the ACP.</p> <p>(b) R1 failed to understand the cultural significance of Carrick and its heritage setting/context while those made by R10 have been effectively demonstrated that the proposed house development would destroy the contextual relationship between Carrick and its heritage context.</p> <p>(c) The rezoning proposal violates the internationally accepted principles of heritage conservation such as the Burra Charter 2013, which was cited by AMO and the Antiquities Advisory Board as one of the basis for their heritage assessment criteria.</p> <p>(d) Both heritage and natural resources are of equal importance for future generations and should be given equal emphasis instead of prioritising one over the other, or to preserve one at the expense of other resources.</p> <p>(e) It would be opportune for the Government to use the concerned green belt area along with ACP as Hong Kong's first cultural landscape to promote our tourism.</p>	<p>(i) Responses to Grounds B-2(a) to (d) above are relevant.</p> <p>(ii) Responses to Grounds B-2(a) to (d) above are relevant.</p> <p>(iii) Responses to Grounds B-2(a) to (d) above are relevant.</p> <p>(iv) MPC agreed that the rezoning of the representation site from "Green Belt" ("GB") to "Residential (Group C)6" is the preferred option for the preservation of Carrick, which is a Grade 1 historic building, from the land use planning point of view, as it has struck a balance among various relevant considerations, including land use, visual, landscape, heritage</p>

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
			conservation, public interest and respect for private development rights.
6	Gordon Ma	<p>(a) The proposed house development would change the environmental outlook of a country park beloved and enjoyed by thousands of Hong Kong people.</p> <p>(b) Construction of the proposed house development would affect the nearby nesting site of Black Kites unique to Hong Kong.</p>	<p>(i) Responses to Grounds B-3(a) to (f) are relevant.</p> <p>(ii) Responses to Ground B-3(g) are relevant.</p>
7	Vincent W.S. Lo	<p>(a) Object to R1 as it is a breach of the fundamental objective of preserving historic buildings under the heritage conservation policy.</p> <p>(b) There is no simultaneous rezoning of the Carrick site as ‘Historic Building Conservation’ while obtaining the concerned green belt site in exchange for development. Such exchange should only happen if Carrick is a Declared Monument.</p> <p>(c) Support the proposal in R10 as it offers a win-win solution to preserving the historic building without infringing the green belt land next to ACP. The proposal follows the stated preferred model of heritage conservation advocated by the Government.</p>	<p>(i) Responses to Grounds B-2(a) to (d) are relevant.</p> <p>(ii) Responses to Grounds B-2(a) to (d) and B-5(a) are relevant.</p> <p>(iii) Separate assessment on R10’s proposal is provided at Annex IX.</p>
8	Leong Mo-ling	<p>(a) Object to R1 as it breaches the fundamental objective to preserve historic buildings. The preservation value of Carrick is highly debatable.</p> <p>(b) Support the proposal in R10 as it is a good solution to preserve a historic building without infringing on the green belt.</p>	<p>(i) Responses to Grounds B-2(a) to (d) are relevant.</p> <p>(ii) Separate assessment on R10’s proposal is provided at Annex IX.</p>

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
9 to 14	Name of commenters shown on Attachment B	<p>(a) Object to R1 as the proposed green belt site is acting as a true buffer protecting ACP against urban encroachment.</p> <p>(b) The house development proposal is in breach of Government policy on green belt land conversion and heritage conservation as it destroys the heritage setting of Carrick and gives green belt land to a private developer when this land is a public resource buffering a country park. It is a situation which detrimental to the environment of the country park.</p> <p>(c) Green belt is a land in its own right and there is a presumption of its preservation.</p> <p>(d) Agree to R10 as it can achieve a win-win situation which preserves both the heritage site and ecologically valuable site.</p> <p>(e) Private property owners should not gain extra land at the expense of the public.</p>	<p>(i) Responses to Ground B-1(c) are relevant.</p> <p>(ii) Responses to Grounds B-1(a), B-2(a) to (d) and B-3(a) to (f) are relevant.</p> <p>(iii) Responses to Ground B-1(b) are relevant.</p> <p>(iv) Separate assessment on R10's proposal is provided at Annex IX.</p> <p>(v) Responses to Ground B-2(a) to (d) are relevant.</p>
15 to 28	Name of commenters shown on Attachment B	<p>(a) Object to R1 and support 10.</p> <p>(b) Urge the Board to reconsider for the good of Hong Kong and its residents.</p>	<p>(i) Noted.</p> <p>(ii) MPC agreed that the rezoning of the representation site from “Green Belt” (“GB”) to “Residential (Group C)6” is the preferred option for the preservation of Carrick, which is a Grade 1 historic building, from the land use planning point of view, as it has struck a balance among various relevant considerations, including land use, visual, landscape, heritage</p>

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
			conservation, public interest and respect for private development rights.
29, 30, 33, 36	美港聯盟 Alliance for a Beautiful Hong Kong, Melanie Moore, Nicholas Mawdsley, Esther Chin	<p>(a) Object to R1 as the proposed green belt site is acting as a true buffer protecting ACP against urban encroachment.</p> <p>(b) The house development proposal is in breach of Government policy on green belt land conversion and heritage conservation as it destroys the heritage setting of Carrick and gives green belt land to a private developer when this land is a public resource buffering a country park. It is a situation which is detrimental to the environment of the country park.</p> <p>(c) Agree to R10 and the proposed green belt zoning should be retained. The previous land exchange arrangement for King Yin Lei was fundamentally flawed and should not be adopted as a precedent to justify the approval of the rezoning proposal.</p> <p>(d) The proposed house development in green belt would encroach to the edge of historic Bowen Road hiking trail as well as ACP and would become an eyesore visible to all users.</p>	<p>(i) Responses to Grounds B-1(a) and (c) and B-3(a) to (g) above are relevant.</p> <p>(ii) Separate assessment on R10's proposal is provided at Annex IX.</p> <p>(iii) Responses to Grounds B-1(c) and B-3(a) to (g) above are relevant.</p>
31	Ng Chun Wing	<p>(a) Object to R1</p> <p>(b) Support R2 to R1640 on the following grounds:</p> <p>(1) The rezoning proposal is not in line with the Government policy on development within green belt land.</p> <p>(2) The concerned green belt site under Amendment Item A is vegetated and not discarded or formed. It should be</p>	<p>(i) Noted.</p> <p>(ii) Responses to Ground B-1(b) above are relevant.</p> <p>(iii) Responses to Ground B-1(a) above are relevant.</p>

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
		<p>considered for development only under very special circumstances.</p> <p>(3) The proposed house development would affect the heritage setting and obstruct the view of Carrick towards ACP.</p> <p>(4) The stakeholders and the public are not able to participate in the land exchange process.</p> <p>(5) The proposal would set an undesirable precedent for owners of other Grade 1 historic buildings in the area. This would lead to further encroachment onto green belt and country park causing damage to natural environment.</p>	<p>(iv) Responses to Grounds B-2(a) to (d) above are relevant.</p> <p>(v) Responses to Ground B-7 above are relevant.</p> <p>(vi) Responses to Ground B-6 above are relevant.</p>
32	World Wide Fund For Nature Hong Kong	<p>(a) Object to R1.</p> <p>(b) The concerned green belt site should be preserved. It clearly defines the limits of areas between the ACP and the “R(C)2” zone to its west and north.</p> <p>(c) The concerned green belt site is not worthy to be sacrificed for development in exchange for protecting Carrick while there were other proposed options available.</p> <p>(d) The proposed house development will undermine the integrity and connectivity of the forest habitat in the Peak and Aberdeen areas.</p> <p>(e) The house proposal would likely affect the rare tree species <i>Artocarpus hypargyreus</i> and Black-eared Kite in the area.</p>	<p>(i) Noted.</p> <p>(ii) Responses to Grounds B-1(a) to (c) above are relevant.</p> <p>(iii) Responses to Grounds B-3(a) to (g) above are relevant.</p>

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
		(f) The rezoning proposal would set an undesirable precedent for other residential development proposals in the areas leading to further encroachment onto green belt, undermining its buffer function, causing general degradation of natural environment and reduction in the landscape value of the areas.	(iv) Responses to Grounds B-6 above are relevant.
34	Steven Pyle	(a) Oppose the proposed land swap. (b) The proposed house development in green belt would be detrimental to the visual amenity of the adjacent country park.	(i) Noted. (ii) Responses to Grounds B-3(a) to (g) above are relevant.
35	Paul Tsang	(a) Object to R1 . (b) Green belt should never be used.	(i) Noted. (ii) Responses to Grounds B-1(b) above are relevant.
37	Cornelia Fung JP	(a) Oppose Amendment Item A and the proposed land exchange. (b) The Carrick has no historical or architectural merit. The land exchange of this house with the concerned green belt site would be only for the benefit of the developer. Other views have outlined convincing arguments as to why there should not be any exchange.	(i) Noted. (ii) Responses to Grounds B-2(a) to (d) above are relevant.
38	Catherine Rust	Oppose the land exchange as it would not only damage the ecological value of the green belt, kill trees, destroy habitats, but would also be an eyesore at the country park and set up a dangerous precedent for future land exchange.	Responses to Grounds B-3(a) to (g) and D-6 above are relevant.

Comment No. (TPB/R/S/H14/12-C)	Commenter	Gist of Comment	Response to Comments
39	Miss Price	<p>(a) Oppose the rezoning request.</p> <p>(b) Green belt should be protected and not built on. This will harm the peace and quiet environment of the country park, which is in the public interest to put before the developer's profit and greed.</p> <p>(c) If the developer did not wish to keep Carrick, they should sell it to others who will preserve and appreciate it. They have ample opportunity for profits elsewhere.</p>	<p>(i) Noted.</p> <p>(ii) Responses to Ground B-1(b) above are relevant.</p> <p>(iii) Responses to Grounds B-2(a) to (d) above are relevant.</p>
40	Mary Mulvihill	<p>(a) Object to R1.</p> <p>(b) There is much public concern about the proposed rezoning proposal with no support for it.</p> <p>(c) The Board usually ignores public opinion to support the policy line of the current Chief Executive.</p> <p>(d) The proposal has no merit in providing land for housing to benefit the community so that the Board members should only judge the proposal on its merits.</p> <p>(e) The proposal is not in line with the planning intention of green belt. The proposed house development would have a negative impact on a very popular recreation area.</p> <p>(f) Approval of the proposal would set an undesirable precedent leading to challenges to many other applications for residential development within green belt which are routinely rejected by the Board.</p>	<p>(i) Noted.</p> <p>(ii) Response (ii) to C15-28 above is relevant.</p> <p>(iii) Responses to Ground B-1(b) above are relevant.</p> <p>(iv) Responses to Ground B-6 above are relevant.</p>

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1	Juli May Limited
2	陳家洛 (前立法會議員 2012-2016) Chan Ka Lok Kenneth (Past Legislative Council Member 2012-2016)
3	黃宏泰 (灣仔區區議員) Wong Wang Tai (Wan Chai District Council Member)
4	陳浩濂 (中西區區議員) Joseph Chan (Central & Western District Council Member)
5	世界自然基金會 World Wide Fund for Nature Hong Kong
6	香港觀鳥會 Hong Kong Bird Watching Society
7	嘉道理農場暨植物園 Kadoorie Farm and Botanic Garden
8	創建香港 Designing Hong Kong

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
9	美港聯盟 Alliance for a Beautiful Hong Kong
10	香港仔郊野公園關注組 Aberdeen Country Park Concern Group
11	陳淑莊 (立法會議員) Tanya Chan (Legislative Council Member)
12	Mary Mulvihill
13	Ruy Barretto
14	Leo Barretto
15	Yuen Ka Sin
16	Brian Li
17	Zhou Cheung
18	Myles Winter
19	中西區關注組 Central & Western Concern Group
20	Fredo Cheung
21	Joseph K. Yao
22	Ming Yick
23	Lisa Po

Attachment A

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
24	Michael Arnold
25	Tang Wai Ching
26	Daniel Lee
27	Cheung Wun
28	Noreen Sousa
29	Catarina Correa
30	Susan Lee
31	Paul Tseung
32	Joseph Pang
33	Mary Gadams
34	Chan Lau Shok Yue Christina
35	Chan Pak Yung Pat
36	Tony Yip
37	GFY Ma
38	Robert Lau
39	Nand Wadhvani
40	Poch
41	Elvira Garcia
42	Ten Ten Cabigas
43	Anthony Correa

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Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
44	Andrew Broomhead
45	Karen Hu
46	Stanley Leung
47	Lee Yi Yan
48	Kot Ho Lim
49	Jody Poon
50	Wilson Lee
51	Karmen Wu
52	Lourdes Chan
53	Nelly Shum
54	Alastair Wu
55	Sofia Wu
56	Lucian Wu
57	Cristi Lee
58	A Gaw
59	Chen Ming Yu
60	Poon Lai King
61	Jeff Hovden
62	Howard Lee
63	Johnny
64	Eric Wong

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
65	Gloria
66	Andy Chui Man Chun
67	Thomas Lee
68	Pang Yuen
69	Joyee Chan
70	Ryan Kwok
71	Emily Kwok
72	Mrs Tang
73	Chong Sing Miu
74	Kwok Kwan Leong
75	Alasdair Morrison
76	Sandy Hui
77	Gary Fok
78	Stanley Cheng
79	Ko Yiu Hang
80	Cheung Chi Yeung
81	SK Shum
82	Crystal Wong
83	Simon Damodaran
84	Angel Kong
85	Alvin Sham

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
86	Choi King Fung
87	Chiu Chung Wah
88	Lai Kin Kwok
89	鄭駿豪 (Cheng Chun Ho)
90	Grace Leung
91	Keung Siu Chung
92	Michael Leung
93	Wilson Chan
94	Ting Chun Wai
95	Huen Kwok Chung
96	Lai Chung Wai
97	方穎珊
98	Cheung Po Kwan
99	Carman Tong
100	Sara Lee
101	Terrance Yeung
102	Amanda Lee
103	Josephine
104	黃先生
105	Mok Ka Sin
106	Tang Pak Chun

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Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
107	Wong Ho Yin
108	楊竣光
109	Yeung Hung Yau
110	Leung Cheuk Kit
111	Lau Cheuk Lam
112	Au Chik Man
113	Wong Hui Yin
114	Heinz Rust
115	Mr Cristiano
116	Mrs Chim
117	WS Lam
118	Marianne Lee
119	Jonathan
120	Jeffrey
121	Nicholas Snaith
122	Tony Man
123	Mr Kwok
124	Andrew Tai Cheung Wong
125	Margaret Kutt
126	John Williamson
127	Yolanda Choy

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
128	Oscar Wong
129	Ms Kuo
130	Kevin Kent Caldwell
131	Wan Pui King Winnie
132	Geoffery Lee
133	Tansy Lau
134	Samson Yip
135	Disney Tang
136	Nicholas Donne
137	Colin Tait
138	Gary Chan
139	Michael K Sandberg
140	A. Bartoli
141	Kiko Leung
142	Reto Raimann
143	Amanda Yau
144	Li Wang Yan
145	Wilfred Wong
146	Yung Tsz Shan
147	Vanessa Wan Sze Louie
148	Fifi Tsai

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
149	Joey
150	B.C. Pickerell
151	Chung Pui
152	Phoebe Mok
153	Alex Lam
154	Wong Ka Yi
155	Cheung Man Lai Lorraine
156	Hung Wai Man
157	Joanna Fung
158	Juliana Shum
159	I-Ping Soong
160	Lam Wai Yi
161	Chris Tsao
162	Chris Wong
163	Ewa Slabik Yang
164	Justine Kwok
165	Yam Chi Fung
166	Samson Cho
167	Keith Ng
168	Sum Kin Tung
169	Mandy Wong

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Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
170	Miss Wong
171	Stephen Li
172	L. Y. Wong
173	Wong Kei Fu
174	鄭俊熙
175	Lucienne Cheng
176	Chan Chun Nga
177	Louiza Chu
178	Jin Kai Nicholas Tsao
179	Winnie Wong
180	Angela Leung
181	Hitomi Lo
182	Victoria Au
183	Christina Wong
184	Charmaine Wong
185	梁立邦
186	Leong Mo Wan
187	Chan Man Ching
188	Ho Sin Ling
189	Vivien Tse
190	Luk Kit Yee

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
191	Wong Po Ching
192	J.C. Kong
193	Jeremy Hobbins
194	Abbie Ip
195	Ms Basto
196	Kit Yeung
197	Mok Siu Ming
198	Mr Ho
199	Lee Chun Ming
200	Leu Ann
201	Tong Wai hung
202	Lam Po King
203	Caroline To
204	Lee Mei Nar
205	Law Hang Sum
206	Edith Yeung
207	Mr Chen
208	Edith Wei
209	Man Chung Keung
210	Cheung Ma Kam
211	Lee I.

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
212	Julius Shek
213	Ng Kwok Shun
214	Ma Fiona
215	Pang Hok On
216	Mrs Shih
217	Richard Lai
218	Cheung Shee Chee Jeffrey
219	Wong Man Ying Michelle
220	Jennifer Ma
221	Vincent W.S. Lo
222	Leong Mo-ling
223	Naomi Molson
224	Leong Ka Tai
225	Henry Poon
226	梁家鏘
227	Mary Leong
228	梁立桐
229	Chui Tak Yiu
230	Lap Yan Leung
231	Chow Suk Sheung
232	Yvonne Lee

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Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
233	Alex Cheung
234	Yik Wai Yuen
235	J. Ma
236	Viva Mowah Leong
237	Maureen Leong
238	Ksatrya Setiawan
239	梁子峻
240	Hung Tung Kit Francis
241	Guy d'Auriol
242	James R. Olivier
243	Grace Chang
269	Fiona Lee
270	Chen Meng Hua
271	Teresa Young
272	Kwong Wing Kap
273	姓名不詳 Name Illegible
274	朱耆發
275	招鏡光
276	Mary Chiang
277	Davina Lam
278	Wong Pui Hang

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
279	Grace Cho
280	Louisa Paul
281	Jane Lam
282	K Fung
283	Helen Kwong
284	Jess Tang
285	Kenneth Oh
286	Aaron Chan
287	Janice Ma
288	Jessica Chloe Chen
289	B.W.H. Stoneman
290	R.P. Stoneman
291	Dilys Tam
292	Eugene Tsiang
293	Mo Tak Stephanie Hung
294	Lydia Siu
295	Robert Nicholson
296	Farra Chan
297	Frankie Kwok
298	Ms Wong
299	Dannis Chow

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
300	Wong Yuen San
301	Eliza Wong
302	Kam Lung
303	M. Chan
304	Amy To See Ming
305	Lau Yiu Cho
306	Hedges Leung
307	Howard Palmes
308	Peter Keeping
309	Camay Chan
310	Choi Ling Na
311	Lydia Koo
312	Mr Carl
313	V. Hon
314	Cheung Sze Man Stella
315	O. Crockett
316	Mr Jamieson
317	Chan Chee Ming
318	C. Lui
319	Chan Mei Lan
320	Shiu Nga Yim

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Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
321	Tsang Cheung Ying
322	Teresa Young
323	Pierre Au
324	Douglas Fergusson
325	Yvonne Ma
326	May Leung
327	Elena C Tarlit
328	Stanley Yang
329	Kwok Wai Ming
330	Luk Kit Ling
331	Liu Wan
332	Chan Siu Keung
333	Patricia Yee
334	Gloria Leung
335	Margaret Leung
336	Lai Yin Lun
337	Hung Chow
338	Nelson Ng
339	Li Yan Yan
340	Edward Tse
341	Janice Wong

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
342	Isabel Winter
343	Chan Pik Yan
344	Hung Hoi Kwan Alma
345	Crystal Leung Sum Mui
346	Wong Siu Ling
347	Leung Muk Tsee
348	Diana Wong
349	Charis Yip
350	Chan Yan Yan
351	Chu Po Ming Ronny
352	Bonita Chan
353	Lauren To
354	Donald Knapp
355	Mary-Louise Miers
356	Chan Kwok Hung
357	Louise McCann
358	王暉
359	Sophia Duehring
360	Catriona Rogers
361	Joan Roger
362	Vulcan Lee

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
363	Hubert Cheng
364	Pratty Ho
365	Lee Ching Ching
366	Yeung Wai Tim
367	N.W. Jim
368	Mr Jim
369	Bridget Chan
370	Trisha Tran
371	Jacqueline
372	Mr Lauiffs
373	Leung Mui Fong
374	Mandy Hollingshead
375	Bella Nightingale
376	Zach Wong
377	David Yeo
378	Vincent Connor
379	Miyoko Kasashima
380	Evellen Jackson
381	Mr Tadd
382	Rita Wong
383	Janet Wertli

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Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
384	Tse Cho Ming
385	Leung Siu Mui
386	Roger Dea
387	Tse Cho Lum
388	Jonie Cho Suen Tse
389	Tse Cho Yung
390	Ng Wing Yan
391	Ying Szeto
392	Tse Cho Yin
393	Edward Nightingale
394	姓名不詳 Name Illegible
395	Mr Simpson
396	Ms Simpson
397	Kelly Diaz
398	Trott Sarah Helen
399	Grisel Hester
400	Jia Pan
401	Kevin Tse
402	Mrs Otten
403	Koni Tenedora
404	David Ngai

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
405	T. W. Chow
406	Mr Sam
407	Andrew Pickford
408	Bih-Fei Popper
409	Roxanne Ismail
410	Andy Wu
411	Kwong Kin Luen
412	Pan Ying Hsun
413	Helen Ng
414	Miranda Lam
415	Elsa Rameau
416	John Ryan
417	Wendy Liu
418	Yuen Chi Yan
419	Hans Joachim Pasche
420	Mrs Pand
421	Monica Wai
422	Jane Abercrombie
423	Eugenia Hardy
424	Steve Fennelly
425	Callum MacRobert

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
426	June Li
427	John Miers
428	Jim Francis
429	Mrs Edwards
430	Mrs Day
431	Sebastian Sheehan
432	Louise Garnaut
433	Rowland Burley
434	Jonathan Wong
435	Sam Wong
436	Shiu Wai Fan
437	Mrs Lau
438	Susie Lee Yip
439	Liza Lee
440	Yeung Ming Wai
441	Lian-Hee Wee
442	Mrs Leonard
443	Mrs Nicole
444	Marianne Moore
445	Nerida Rigg
446	Mrs Andrew

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Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
447	Rachael Grafton
448	Emily Lewis
449	Mark Finnie
450	Mrs Perkins
451	Eileen Pfeifer
452	姓名不詳 Name Illegible
453	Anita Klaus-Froehle
454	Carolyn Woulfe
455	Tsang Yuet Lan Dora
456	Yannick Anam
457	Ansgar Anam
458	Claire Price
459	Zac Anam
460	Simon Anam
461	Katja Anam Wollann
462	Mio Debnam
463	Doreen Jaeger-Soong
464	Alexis Kwong
465	Tse Cho Tseung
466	Nag Kam Wing
467	Heidi Au

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
468	Andrew Swan
469	Emerson Wang
470	Vaughn Woods
471	Claire Law
472	Simon Clowes
473	Lisa Clowes
474	Catherine LaJeunesse
475	Kyoko Ito
476	Hilary Schwartz
477	Victoria Moore
478	Miss Mackenzie
479	Swati Barve
480	John Lee
481	Kathy Sim
482	Cerys Jenkins
483	Huw Jenkins
484	Glyn Jenkins
485	Alisha Macpherson
486	Tinja Wright
487	Suki Lui
488	Sanderson Louise

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
489	Ada Loi
490	Tim Harrison
491	Jane Mao
492	Katherine Nichols
493	Keiko Hargraves
494	Nigel Davis
495	Susan Tsang
496	Pamela Allen
497	Michael Sellers
498	Antony Keenan
499	Joanna Perry
500	Alicia de Courcy Hughes
501	Kathryn Davies
502	Jacqueline E Furniss
503	Paul Skipworth
504	Ms Fung
505	Bridget Randolph
506	Ms Mueller
507	Elizabeth Isler
508	Chung Wai Yee
509	St. John Flaherty

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
510	Lam Siu Wai
511	Jacobus Groot
512	Anil Melvani
513	Mrs Harrison
514	Philippa Osborn
515	Vivian Chan
516	Mrs Viola
517	N.P. Moynihan
518	Edmond Yuen
519	Catherine Logue
520	Laura Weeks
521	Kelyne Combalot
522	Mathis Combalot
523	Laurent Combalot
524	Maureen Ong
525	Jonathan Timms
526	Liz Sullivan
527	Jesse Swan
528	William F Case
529	Kate Bothwell
530	Alison D Taylor

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
531	Mrs Clark
532	Daniel Vaughan
533	Emma Matthew
534	Gabriela Simmons
535	Tamsin Churchouse
536	廖偉業
537	Steven Pyle
538	L Rodwell
539	Annabelle Bond
540	Antonia Antoniou
541	Nicholas Antoniou
542	S.K. Shum
543	Jojo Jackson
544	Mildred Van Beelen
545	Ling Long
546	Chris Gray
547	Ben Gadams
548	Hanyi Magnusson
549	John Brunner
550	Emma Brunner
551	Laura Leese

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
552	Kirsten Zaki
553	Gemma Ferguson
554	Nick Kearns
555	Mr Luke
556	Rae Lin
557	Ashley Kung
558	Nicholas Kung
559	Robert Smith
560	Lorain Chan
561	Milton Kung
562	Henry Ingrouille
563	Alex Moran
564	Mark Rawson
565	Kevin Roy
566	Mrs Jenny
567	Alexandra Denning Snaith
568	Cheng Kai Yin
569	Mark Blick
570	David Grosse
571	Lam Tat Shing
572	Philippe Schwarz

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Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
573	Yvonne Chan
574	Hui Ka Chuen Kenneth
575	Mrs David
576	Lau Kam Wing
577	Christopher Bernard Wilcock
578	Nick Ferguson
579	Mrs Keyes
580	Mrs Goethals
581	Barbara Thole
582	Mrs Williams
583	Christy Powell
584	Andrew Taylor
585	Cheung Kashing
586	Nicholas Mawdsley
587	Tom Leung
588	John Carroll
589	Terence Tsai
590	Kwong Siu Lun
591	Pan Tam
592	Kathy Lau
593	Tim Storey

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
594	Karen Griffiths
595	Michael Thorneman
596	Stephanie Chung
597	Mark Cox
598	Christian Kielland
599	Graham Boyd
600	Geoff Blyth
601	Sanjay Sakhrani
602	Ivan Chan
603	Edward Ho
604	Joanna Mak
605	Michael Braendle
606	Fu See Cheuk
607	Tse Lui
608	Daniel Zigal
609	Simon Leung
610	Sean Moran
611	Lydia Kan
612	Wong Tak Lun
613	Schorr
614	Siu Kai Chee

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
615	Ming
616	Claire Breen Melwani
617	Carol Chiu
618	Rodney Rutherford
619	Janice Rutherford
620	姓名不詳 Name Illegible
621	Ng Wai Hung
622	Eddie Lee
623	Andrew Lam
624	C.L. Law
625	Tsang Mei Mei
626	Polly Lam
627	Graham Lau
628	Alice Wong
629	Joyce Tang
630	Peggy Yu
631	Vimla luk
632	Natalie Lau
633	Lau Tin Wing
634	Kathine Lau
635	Ricky Lau

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Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
636	Lau Ting Sing
637	Lau Yeung May
638	Ms. Lim
639	Patricia Leung
640	David Yeung
641	Patrick Yeung
642	Wiley O'yang
643	Vivian Chan
644	Robert Rogers
645	Margaret Lau
646	Leung Shuk Fan
647	Joanne Chan
648	Paul Harris
649	Beatrice Remy
650	Laurie Lemmlie-Leung
651	Guy d'Auriol
652	Fung Ho San
653	Chu Wai Luen
654	Tina Cheng
655	Pun Siu Chun
656	Sebastian Lembke

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
657	Li Wing Lau
658	J. Cuiting-Lam
659	Jan Klappstein
660	Shaline Gnanalingam
661	Barbara Rust
662	Mary Ann Nevin
663	Thomas Michael Nevin
664	Cruzanne Macalister
665	Erin Mulligan
666	T. Don
667	Tom Raggett
668	George Ma
669	Stefania Malpighi
670	Nicholas Debnam
671	Marc Barda
672	Steven Saunders
673	Tim Hallworth
674	Richard Ward
675	Jan Henderson
676	Richard Johnston
677	Genevieve Moore

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
678	Evelyn Moore
679	Melanie Moore
680	Betty Lee
681	John Moore
682	Wong Lai Ming
683	John Medeiros
684	George W H Cautherley
685	Norman Ho
686	Sanjay Gupta
687	Ming Chen
688	Nandini Hawley
689	Wolfgang Nicol
690	Marcey Cascone
691	Kim Waltz
692	Patrick O'Donnell
693	Margaret Ding
694	Lee Kwok Kuen
695	Michael Corbin
696	Mark Sakaeda
697	Alison Chow
698	Ken Lee

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
699	Waiman Leung
700	Margaret Leung
701	Wan Shuk Yee
702	Lucia Tait Tolani
703	Mrs Gearing
704	Alexandra Hanratty
705	Robert Llyod
706	H.J. Isler
707	Fred Au
708	Frances Wong
709	John B. de Bruin
710	Ms Tiffany
711	Dagmar Hartley
712	Tse Kwok Shing
713	Kwan Kwok Wing
714	姓名不詳 Name Illegible
715	Richard Morris
716	Sarah Lunn
717	Colin Robson
718	Nadja Niesner
719	Joanna Eades

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
720	M. Field
721	Petra Niesner
722	Julian de Jonquieres
723	Kathleen F. Cook
724	Sara M. Houghton
725	Ian Cusack
726	Mark Fromm
727	Jill Taylor
728	Mr Manchester
729	Heather Jablonowski
730	Fred Bopp
731	鄭凱瑜
732	嚴卓衡
733	Richard Ho
734	Lo Hui Shan
735	Natasha Hirt
736	Frederic Lichtenstein
737	Jade Musa
738	Jennifer Lee
739	M.L. Ho
740	Kevin Lee

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
741	Dodo Li
742	Daniel Chang
743	Alice Ho
744	Lok Wong
745	Lina Li
746	Seward Chu
747	K.W. Lau
748	Stephanie Wong
749	Ramona Ho
750	Darwin Yan
751	Peter Basmajian
752	Sing Chan
753	陳菊華 Chan Kuk Wah
754	Ho Ching Yan Constance
755	Karah Howard
756	Kan Hon Kin
757	Mark Sy
758	Stephanie Sy
759	Karla Sy
760	Woo Wing Fai James
761	Francis Kwan

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Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
762	Chow Wai Man Pattie
763	Robert Hinchcliffe
764	Errol Bibangco
765	Corazon Delim
766	Mok Yat Koon
767	Alan Crawley
768	Jon Russell
769	Zhang Yu
770	Chu Tit To
771	Cheung Ka Ho
772	Stephen Alley
773	John Leung
774	Chitnam Chua
775	Mary Jane Canoy
776	David Friedlary
777	Michael Yahng
778	Edward Dee Sy
779	Lillian Toong Tak Yee
780	Roger King
781	郭志雄
782	Brenda Koo

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
783	Charlotte Bliss
784	Karin Malmstrom
785	Lynn D. Grebstad
786	Chow Kin Leung
787	John Li
788	Chan Lai Ying
789	Cheung Wai Sum
790	Richard Tinlin
791	El Ghali El Amrani
792	William Sirett
793	Marilou Guillermo
794	Jason Wong
795	Sunny Hung
796	Terry Luk
797	Edward Chan
798	Pun Man Chun Matthew
799	Timothy Beardson
800	Clair Beardson
801	Andrew Town
802	Linda Chow
803	Edward Chow

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
804	Bertina Yuen
805	D.S. Vou Eldek
806	Nicole Schwartz
807	Zoe O'Reilly
808	John K.H. Li
809	M. Rami Hane Ali
810	Yvette Yan Yi Li
811	Michael Li
812	Leax Rattes
813	Mona Ootulong Wright
814	Ken Cheng
815	Cheung Chi Ho
816	Hui Kit Hong Stanley
817	Chan Kar Wah
818	Fong Chi Ho
819	Chan Yiu Chung
820	Ip Hoi Nei
821	Amy Lo
822	Li Sai Sai
823	Emma Searle
824	Kan Man Kim

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
825	Ma Yin Ping
826	Derrick Lui
827	Amanda Luk
828	Linda Liu
829	Andy Wong
830	Andrew Wong
831	Alex Wong
832	Raymond Chung
833	C.H. Wong
834	Maureen Wong
835	David Wong
836	Wong Tin Yan
837	Stephen Wai Pui Yu
838	Vivian Chu
839	Jess To
840	Jason Martin
841	Tsang Shing Yan
842	Peggy Lau
843	Sam Tse
844	Lau Ying
845	Romelyn Alavrin

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
846	Abbie Cheng
847	Cheng Masami Antonia
848	Rita Duyag
849	Marties Leguiab
850	Kano Kwan
851	Puspan Gurung
852	Wong Hin Wing
853	Limbu Chanara
854	Joanne Ho
855	Ho Wing Nor
856	Liann Lee
857	Lee Siu Fai
858	Licky Lo
859	Ling Mak
860	Stephen Lee
861	Steve Loeb
862	Huen Kai
863	Wendy Lee
864	Nick Lee
865	Pamela Cheng
866	David Stannad

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
867	Edward Taylor
868	Paula Lord
869	Ruth Chao
870	Rina Icar
871	Katie Lau
872	Hugo Li
873	Ada Wong
874	Alice Lam
875	Patti Wong
876	Lily Li
877	Jonathan Siu
878	Marie
879	Jessica Siu
880	Linda Cheng
881	Karen Cheung
882	Edmund Li
883	Joanna Tang
884	Louie Ng
885	Justine Thomas
886	Ashley Yeung
887	Millie Chung

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
888	Wilma Grande
889	Joan Carpio
890	Marieta Pontejos
891	Lydia Kan
892	Dyesebel Tonel
893	Materesa Surmion
894	Cherilyn Lacara
895	Swing Chan
896	Daffy Li
897	Li Ka Man
898	Tubon Josetina
899	Fiona Pui Man Louey
900	Christine Lui
901	Saet Seaculaor
902	Dongao Yan
903	Andrew Ward
904	Linda Kong
905	Jessie Gao
906	Cheryl Li
907	Mandy Wong
908	Yoshifami Morita

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
909	Hitesh Gumnani
910	Greenhee Jo
911	Eunseok So
912	Michael Brian Cheng
913	Maricar Sanchez
914	Konard Lee
915	Aliway G. Quebral
916	Samantha Barbara Yih
917	Amy Lam
918	Kate Maria
919	Nicole Chan
920	Marcelie S. Siapno
921	Wendy Ng
922	Erminda Prado
923	方蘭
924	Fang Liu
925	Joycell I Fanstajo
926	Elaine An Yee Ho
927	Liza Cheung
928	Cheng Fung Lung
929	Lillian Azar

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
930	Lau Siu Mei Mimmi
931	Miss Lestari
932	Chu Yuen Tat
933	Alicia P. Fulgencw
934	Josephine O. Trevelis
935	Tang Yan Yan
936	Jacqueline P. Gugino
937	Yau Yiu Chung
938	Yip Weng Fei
939	Luis Luk
940	Gillian Tso
941	Kris Lau
942	Samuel Lau
943	Rainnie Cheng
944	Mathew Ho
945	Kelvin Pong
946	Yau Chun Yip
947	Pamela Chan
948	Tang Sai Chuen
949	Andy To
950	Sze Shun Kit

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
951	Li Yat Ming
952	Ngan Sze Chun
953	Mandy Chiu
954	Lau Tsz Fung
955	Jason Li
956	Karen Leung
957	Hung Man Ki
958	Dicky Lau
959	Yip Chi Ki
960	Wong Chi Hung
961	Wong Sau Fan
962	J.S. Kup
963	Lau Hiu Tung
964	Dave Lee
965	Lam Kam Wing
966	Carly Man
967	Twinnie Lau
968	Warren Ko
969	Aman Man
970	Fanny Choy
971	Andy Wong

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
972	Clara Chau
973	Kong Wai Ying
974	Polly Lai Yee Yeung
975	Jeoy Li
976	Effy Yeung
977	George Uy-Tioco
978	Ronnie Yung
979	Yung Wai Ming
980	Ho Mei Ling
981	Yeung Chi Hung
982	Petrina Ting Lin
983	Mark Wallace
984	Richard Tite
985	Chris Howse
986	Michael Hitch
987	Arthie Ferguson
988	Lee Seng Hui
989	Skye Wong
990	Arthur Dew
991	Archie Soomes
992	Alice K. Keswick

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
993	Archie Keswick
994	Andrew Ferguson
995	Polly Cheng
996	Kenneth To
997	Au Yeung Nga Yan
998	Amy To
999	Kitty To
1000	Victor Lai
1001	Susan Ang
1002	Daniel Lam
1003	Simon Wong
1004	Florence Leung
1005	Terence Chan
1006	Charles Chiang
1007	Cecilia To
1008	G. Lee
1009	David Ho
1010	Colin Hong Lin Cho
1011	Winnie Leung
1012	Alan Yeung Shu Kan
1013	Tom Stopford Sackville

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1014	Charlotte Stopford Sackville
1015	Yip Chui Wan
1016	David Cheng
1017	Lam Lai Kee
1018	Winnie Leung
1019	Genevieve Chan
1020	Kelvin Chan
1021	Alex Wong
1022	Tang Lap Yan
1023	Tse Ka Ho
1024	Ho Pui Lin
1025	Linda Phu
1026	Chan Pik Ha
1027	Chan Chi
1028	Lo Ka Man
1029	Tsang Wai Yan
1030	Tsang Wai Shan
1031	Ko Sou Fan
1032	Chiu Yat Sun
1033	Cheng Ho Yan
1034	Connie Cheng

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1035	Ma Siu Chun
1036	Allen Torrenu
1037	Marble Chan
1038	Sophia Gaspar
1039	Su Lee
1040	Robert Go
1041	Kendy Koo
1042	Charmaine Li
1043	Mabel Li
1044	Brian Marohni
1045	Gerhard Radtke
1046	Siem Leung
1047	Bonnie Symonde
1048	Judy Tse
1049	Susan Ang
1050	Tony Yip
1051	Hestor Yip
1052	Simon Yip
1053	Winston Tam
1054	Margret Wang
1055	Alex Chow

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1056	Alexander Chow
1057	Arthur Lui
1058	Ivy Schlagater
1059	Dorothy Law
1060	Alex Leung
1061	May Leung
1062	Andrew Leung
1063	Angelina Lui
1064	Anna Wu
1065	Donald Choi
1066	So Yik Yan Tracy
1067	Kwan Kin Hung
1068	Janet Choi
1069	Yip Lai Yin
1070	Lilian Chou
1071	Peter Lau
1072	Sherman Tang
1073	Christina Tse
1074	Blue Lam
1075	Joyce Leung
1076	Gazel Rondero

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1077	Tse Sau Ling
1078	S. Hollis
1079	Sue Tyson
1080	B. Tyson
1081	Peter Tyson
1082	Lindsay Pickles
1083	Andy Pickles
1084	Mischa Kong
1085	Michael Delaney
1086	Lesley Lewis
1087	Tim Ngai
1088	Lam Siu Fong
1089	Connie Heng
1090	Slavicky Stuart
1091	Pinky Tse
1092	Ray Mak
1093	Ryan Lee
1094	Robert Cheung
1095	Nathalie Bramoulle
1096	Sun Yuan Hua
1097	Pearl Chau

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1098	Helen Real
1099	Darren Hau
1100	Au Ka Hung
1101	Ng Yin
1102	Chris Tang
1103	Ronald Lai
1104	Fok Kwai Ming
1105	Chew Ming Joo
1106	Frank Riehm
1107	姓名不詳 Name Illegible
1108	Peter Faulkner
1109	Sunny Chin
1110	Alison Hung
1111	Ming Ho
1112	Simon Lee
1113	K.T. Tse
1114	Des Moore
1115	Chris Williams
1116	姓名不詳 Name Illegible
1117	Tom Liu
1118	Roger Ho

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1119	Charles Ng
1120	Paray Annie
1121	Thomas Albrecht
1122	Wendy Chung
1123	Au Man Kit
1124	Winnie Chiu
1125	Kwok Kutin
1126	Rosanna Tsoi
1127	Julian Tyson
1128	Azah Zakir
1129	Florence Lee
1130	Karen Lo
1131	Laura Jukes
1132	Yeung Yin Choi
1133	Tang Tat Ming
1134	Lau Bik Ha
1135	Mona Chiang
1136	Charlotte Poch
1137	Jacques Poch
1138	Karen Chai
1139	Fabrice Poch

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1140	Brenda Bartozome
1141	Wilmer Bartozome
1142	Perla Sipalay
1143	Remedios Jaramillo
1144	Eva Ecraela
1145	Cleofe Palaganas
1146	Mediza Herreka
1147	Choy Hok Keung
1148	Santosh Gurung
1149	Thapa Gyanu Ram
1150	Louis Lee
1151	Chan Suen Yin
1152	Bhushan Subba
1153	Hermne Basay
1154	Susan Niacaspac
1155	Catherine Noe
1156	Eleoita V. Catanghal
1157	Jocelyn M. Jacinto
1158	Myra Lumba
1159	Vevian Samson
1160	Jenny Nicdao

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1161	Leilani Oliveros
1162	Leny Pamugas
1163	Jean Salvador
1164	Azucena Gumban
1165	Jeanielyn Banai
1166	Maria Valma Melicor
1167	Jose Mangubat
1168	Banaag Sevela
1169	Annaliza Balbido
1170	Jade Pepito
1171	Ivan Lee
1172	Fatima Aroro
1173	Betu
1174	Charita Hisoler
1175	Artemia Villacruz
1176	Emelyn Amdego
1177	Nancy Llave
1178	Gemma Veniegas
1179	Susana Lagumbayan
1180	Nancy Flaviano
1181	Andrea Perez

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1182	Edgar Sarmiento
1183	Merlyn Padua
1184	Adelaide Vergano
1185	Merly Bacang
1186	Jocelyn Tap
1187	Mary Cris Haban
1188	Emma Fabrigas
1189	Edgaw Sarmiento
1190	Cora Santos Carnaclang
1191	Josefina Sevilla
1192	Bebe Verallo
1193	Neo Medallion
1194	Lau Mei Ting
1195	Audrey Teoh
1196	Bettina Liu
1197	Li Hiu Ching
1198	Eric Lam
1199	Terri Fung
1200	Dora Tang
1201	Fergus Fung
1202	Louis Fung

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1203	Marc Geddes
1204	Andrea Lee
1205	Jessica S. O. Tang
1206	Cissy Cheng
1207	Ally Chan
1208	Christy Cho
1209	Jean Ho
1210	Wong Siu Yin
1211	Heidi Chan
1212	Lam Yuk Fu Melissa
1213	Cheung Pak Yan Amy
1214	Helen Mok
1215	Gigi Yang
1216	Justin Matthew Miller
1217	Veronia Kwok
1218	Lee Pak Sum Aidan
1219	Tsui Pan Ho Dennis
1220	Tse Danyl Wang Chak
1221	Lam Ethan Wai Hon
1222	Chan Wai Sun
1223	Lui Ngai Jing

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1224	Cherry Lee
1225	So Hon Leung
1226	Shirley Lee
1227	Kylie Chan
1228	Ting Man Shan
1229	Chan Pui Man
1230	Annabel Cheung
1231	Thomas Lo
1232	Ian Chu
1233	Takara Hebe Leung
1234	Tsang Ho Tim
1235	Yau Yee Foon
1236	Wong Tak Chi
1237	Rita Chow
1238	Sze Ka Kit
1239	Cheung Lai Kit
1240	Philip Harlow
1241	Sit Wing Suen
1242	Helen Ng
1243	Bill Tsang
1244	Ng Yuen Fu

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1245	Arthur Cheng
1246	Dilys Cheung
1247	Lee Chow Wah 李就華
1248	Stephen Lau
1249	Agnes Lee
1250	Kam Li
1251	Edward Wong
1252	Leslie Chan
1253	Lam Tat Chung Paul
1254	Chu Siu Mon Andren
1255	Ho Yue Yung Joseph
1256	Edwin Chan
1257	Chloe Lee
1258	Edward Chan
1259	Michael Yip
1260	Ashley Pak Ling Yeung
1261	Philip Kwan
1262	Tse Lok Tung
1263	Priscilla Frank
1264	Alex Fong
1265	Cho Wing Hung

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1266	Heidi Wong
1267	Andrea Kan
1268	Thomas Kan
1269	Theodore Wang
1270	Albert Wong
1271	Alistair Wong
1272	Phil Allington
1273	David Ward
1274	John Walsh
1275	Ellen Leung
1276	Mark Evans
1277	Owen Turnbull
1278	Katherine Lyons
1279	Sharon Matthews
1280	Charles Lam
1281	Neil Juggins
1282	Ewart Cox
1283	Josteline Agcaoili
1284	Michael Hall
1285	Jonathan Pyne
1286	Ka Kee Pyne

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1287	Linda Hall
1288	David Lamb
1289	Stephen Vine
1290	Eleanor Cherry
1291	Andrew Scholar
1292	Devina Dumo
1293	Adrianna Wong
1294	Katiun Consulta
1295	Cecilia Duruin
1296	Mely Mendorio
1297	Rowena Sharon Del Rosario
1298	Imelda Ibea
1299	Clarita Villanueva
1300	Jane Robinson
1301	Andreas Kung
1302	Nicola Wepener
1303	Arnita Calang
1304	Mary Daliling
1305	Dionisia Gregorio
1306	Denise Lo
1307	Bella Petalver

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1308	Leonora Latong
1309	Celjoy Calibayan
1310	Jalel Sanolino
1311	Sabarillo Michelle
1312	Narciso Mae
1313	Malana Lea
1314	Chaffy Samar
1315	Andrea Melayo
1316	Elvira Calusa
1317	Comelli Li
1318	Jovie De Leon
1319	Angelica Reyes
1320	Cheryl Acuna
1321	Marefe De Guzman
1322	Myrna Talledo
1323	Lydia Ma
1324	Irene Layos
1325	Rashel Cristobal
1326	Lori Calulo
1327	Ghera Aloine
1328	Marilou Sabado

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1329	Roselyne Miguel
1330	Werlen Romano
1331	Hoka Wong
1332	Cheung Suet Fai
1333	Wong Ka Wing
1334	Shogo Sung
1335	Kohki Sung
1336	Kanae Sung
1337	Pauline Chan
1338	Robert Scott Carnachan
1339	Chau Yuk Yin
1340	Cai Yi Yan
1341	Cai Zhi Ting
1342	William Broomhead
1343	Satoko Okuda
1344	Lisa Li
1345	Sumika Braibant
1346	Michael Gildea
1347	Vaughn Woods
1348	Linsey MacDonald
1349	Yan Sabberton

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1350	Susan Berras
1351	May Petines
1352	Melanie Garia
1353	Jocelyn Abig
1354	Aliza Marie Dalatoco
1355	Angelita Villon
1356	Evelyn Lee
1357	Joana Rose Abig
1358	Cheryl Batang
1359	Amy Taguba
1360	Cheng Chin Kin
1361	Eric So
1362	Mike Fung
1363	Salina Fung
1364	C.W. Wong
1365	Sara Tse
1366	Mike Allan
1367	Saturnina Cowbong
1368	Gem Mata
1369	Sheryll Ulit
1370	Barry Tse

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1371	Phoebe Agbayani
1372	Yeung King Ho
1373	Ho Sin Yee
1374	Match Sze
1375	Li Fung
1376	Lee Tsun Yin
1377	Thai MacDonald
1378	Ian Chan
1379	Michele Chung
1380	Li Kwok Chin
1381	Wong Mei Fung
1382	Jenifer Mak
1383	Helen Jecson
1384	Pheena Lugao
1385	Shirley Calusa
1386	Ruby Fubica
1387	Hazel De Leon
1388	Eden Atiwag
1389	Ailyn Matutino
1390	Stanley Ramsay
1391	Cecila Boseley

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1392	Wong Wai Chun
1393	鄭小玲
1394	林熙
1395	黃紹光
1396	李順林
1397	Cheung
1398	Yau Sau Yuk
1399	Leung Wan Yin
1400	Elizabeth Clark
1401	Christine Messiter
1402	Christopher Chen
1403	Clarie Valles
1404	Modiano Camille
1405	Lisa Siu
1406	Mohamed Atmani
1407	K. L. Tam
1408	Raymond Lai
1409	Lai Yat Ming
1410	Lau Su
1411	Tabitha Boseley
1412	Richard Boseley

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1413	Joyce Chan
1414	Hui Yuk Wah
1415	So Man Chun Robin
1416	David Yeo
1417	Mohan Rajasooria
1418	Richard Ward
1419	Vincent Mak
1420	Huang Zichen
1421	Mr. Yeung
1422	Jance Ip
1423	Chanwne Li
1424	Felix Lee
1425	Damian Walsh
1426	Ross Milward
1427	Bryan Yeung
1428	Jeanne Lai
1429	Catherine Chan
1430	Stuart Hawker
1431	Reynald Rivera
1432	Peter Cheng
1433	Evelyn Alexandra Howe

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1434	All Abrera
1435	Necitzasb Castos
1436	Tony Cheung
1437	Cookie Leung
1438	Sandy Wylie
1439	Jan Hughes
1440	Eric Kon
1441	Theric Kon
1442	Wong Ching Lam
1443	Jonny Wong
1444	Marco Wong
1445	Cynthia Leong
1446	Clement Cheung
1447	Heidi Tang
1448	Fanny Wong
1449	Derek Wong
1450	Alex Lo
1451	Karen Leung
1452	Qi Cai
1453	Chen Ying
1454	Ho Mei Ling

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1455	Yung Yuen Tung Emily
1456	Ho Mei Yan
1457	Tsang Chi Hang
1458	Tsang Wai Man
1459	呂志仁
1460	Tim Tsoi
1461	催懷恩
1462	Kwan Mun Wa
1463	鄭劍平
1464	林巧英
1465	鄭天玉
1466	Geoffrey Wong
1467	Emily Cheng
1468	Lau Hop Kwai
1469	Lai Wai Tai
1470	Pinky Lau
1471	Jeannie Lam
1472	Joey Ho
1473	Eric Ho
1474	Chris Wu
1475	Tang Sai Kit

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1476	Katrina Kam
1477	Vincent Chung
1478	Shana Wong
1479	Gordan Liu
1480	(Invalid)
1481	Queenie Lee
1482	Kan Lee
1483	Chiu Shing Tsun
1484	Lam Pei Yee
1485	Lam Thiz Cheong
1486	Lam Pei Wen
1487	Chiu Jeong Lai
1488	Au Sau Ling
1489	Caroline Li
1490	Kam Kin Wei
1491	Chan Lik Chun
1492	Chung Man Kit
1493	Au Sau Chun
1494	Chiu Jeong Fai
1495	Ko Wan Yi
1496	Lam Siu Wo

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1497	Joyce Wong
1498	(Invalid)
1499	Kaye Yip
1500	Chang Kit Ching
1501	Deborah Royce
1502	Ed Taylor
1503	Oliver Taylor
1504	Cheryl Fender
1505	Linda Hon
1506	Irene Cheh
1507	Nelson Ngai
1508	Corina Chen
1509	Lena Ma
1510	Lam Lee Ho
1511	Michelle Chiu
1512	Christina Chan
1513	Chen Pak Yung
1514	Margaret Lam
1515	Gloria Wong
1516	John Cheh
1517	Trudy Ho

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1518	Rita Chan
1519	Ratna Summah
1520	Susan Chan
1521	Ivy Chan
1522	Patricia Cheng
1523	Angel Ho
1524	Sandra Pang
1525	Hetty Lai
1526	Portia Ng
1527	Lau Shok Yue
1528	Leon Chan
1529	Ng Pui Han
1530	Helena Kwan
1531	姓名不詳 Name Illegible
1532	Eena Tarlit
1533	Florida Utana
1534	姓名不詳 Name Illegible
1535	Maribel Galapon
1536	Ehmie Villapando
1537	Lilibeth Ducusin
1538	Jiji S. Carriagi Cariaca

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1539	Melisa Millos
1540	Mylyn Malabonga
1541	Rull Belen
1542	Cherry Quinto
1543	Ryzl Marie Bacanto
1544	Geraldine Aguinaldo
1545	Cristina Villena
1546	Jenalyn Valdel
1547	Sally Romeno Driza
1548	Annaliza Cresco
1549	Jueda Alab
1550	Rrimitiva Gallegc
1551	Mee Savino
1552	Ronaldo Santos
1553	Randeza Marie Villafior
1554	Gemma B. Galutera
1555	Ofelia Paraligur
1556	Rowena Cabrera
1557	Gliceria Ballesteros
1558	Felix De Conzman
1559	Jessaly Doroja

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1560	Raquel Malingan
1561	Joy Lanuzo
1562	Cecilia Fuigillan
1563	Carina Siniguan
1564	Cristina Barsabal
1565	Dalyjean Abogado
1566	Rinel Hernandez
1567	Judith Bilog
1568	Mary Ann Martinez
1569	Jocelyn Godinez
1570	Ruena Pasillao
1571	Magdalena Guerrero
1572	Dona De Guzman
1573	Chailene Gage Bangarl
1574	Angeliza Boo
1575	Rose Ann Villanueva
1576	Reynanse Abucat
1577	Jennifer Francisco
1578	Jovita Felix
1579	Evelyn Bunnao
1580	Dona Buella

**List of Representatives in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1581	Jemellie Gellangarin
1582	Romeo Tarlit
1583	Amor Diaz
1584	Cynthia Chan
1585	Renamor Diaz
1586	Julie Ann Madayag
1587	Allan Dominguez
1588	Marjorie Cabanilla
1589	Emmanuel Deles
1590	Sharen Paz
1591	Eva Estabillo
1592	Rzane Rumbaua
1593	Nezzar Rumbaua
1594	Melody To
1595	Maria Luisa Nava
1596	Mary Jane Basilio
1597	Ronaida Dela Cerna
1598	Laurie Y'ip
1599	Toni Abigail Baitung
1600	Gina Bagsingit
1601	Rachel Lagdamen

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1602	Berlyn Pedregosa
1603	Elisa Aganon
1604	Marissa Plantado
1605	Joebe Domopoy
1606	Glycel Braca
1607	Sinag Hialyn
1608	Gemma Ducusin
1609	Posemarie Jouenal
1610	Ma Teresa Triae
1611	Nely Castillo
1612	Florence Transfiguracion
1613	Leuiene Trias
1614	Melissa Macarubbo
1615	Lorena Simon
1616	Fung
1617	Rosebelyn Baua Lasoza
1618	Fiona Pascua
1619	Ivy Jaranilla
1620	Nora Certiz
1621	Wilmar Bernabliz
1622	Irene Carlos

Rep. No. (TPB/R/SH14/12-R)	申述人名稱 Name of 'Representer'
1623	Cheryl Mano
1624	Sandra Wong
1625	Kristine Marie Ramos
1626	Leonora Gausiva
1627	Anhona Li
1628	Myleen Bautista
1629	Marlyn Fernandez
1630	Lea Valencia
1631	Jeffrey Seward
1632	Elly Rabilas
1633	Saniata Santos
1634	Lawrence Chan
1635	Liang Shuk Tak
1636	T.L. Yang
1637	Li Woo Mo Ying Judy
1638	Abbie Li
1639	Trevor Yang
1640	Edward Chow

**List of Commenters in respect of
Draft The Peak Area Outline Zoning Plan No. S/H14/12**

Rep. No. (TPB/R/S/H14/12-C)	「提意見人」名稱 Name of 'Commenter'	Rep. No. (TPB/R/S/H14/12-C)	「提意見人」名稱 Name of 'Commenter'
1	Juli May Limited	21	Myles Winter
2	陳浩濂 (中西區區議員) Joseph Chan (Central & Western District Council Member)	22	Abigail Winter
3	Ruy Barretto SC	23	Mary Kathleen Gadams
4	Leo A. Barretto	24	Allister George Morrison
5	Fredo Cheung	25	Alexandra Morrison
6	Gordon Ma	26	Judy Yim
7	Vincent W.S. Lo	27	Michael Lau
8	Leong Mo-ling	28	Howard Lee
9	Mr. Kot	29	美港聯盟 Alliance for a Beautiful Hong Kong
10	John Moore	30	Melanie Moore
11	Evelyn Moore	31	Ng Chun Wing
12	Genevieve Moore	32	世界自然 (香港) 基金會 World Wide Fund For Nature Hong Kong
13	Markus Shaw	33	Nicholas Mawdsley
14	Sarah Tian	34	Steven Pyle
15	Cristi Lee	35	Paul Tsang
16	Alastair Wu	36	Esther Chin
17	Sofia Wu	37	Cornelia Fung JP
18	Grace Leung	38	Catherine Rust
19	Isabel Winter	39	Miss Price
20	Richard Winter	40	Mary Mulvihill

Assessment of Proposals Submitted by Representer No. TPB/R/S/H14/12-R10

R10, namely Aberdeen Country Park Concern Group (ACPCG), submitted a representation against Amendment Item A. They consider the representation site is not suitable for residential development, and thus, propose two alternative rezoning proposals (Options 1 and 2) so that the representation site could be reverted from “Residential (Group C)6” (“R(C)6”) back to “Green Belt” (“GB”) without affecting the preservation of Carrick at 23 Coombe Road (the Carrick Site). Respective indicative schemes of the two options are provided in their submission (**Annex VIII**). The two options are to demonstrate that the representation site is not necessary for the land exchange of the Carrick Site (**Plan 1**). While their grounds of representation have been summarized in the main paper and the summary of representations/comments and responses is at **Annex VII**, the following paragraphs focus on the two options.

Background of Representation R10

2. **R10** is also the applicant of the s.12A application No. Y/H14/5. The application was submitted, with two counter-proposals, in response to another s.12A application No. Y/H14/4 submitted by the owner of Carrick (also known as **R1**). The two proposals were:

- (a) Option 1 – to rezone the Carrick Site from “R(C)2” to “Other Specified Uses” (“OU”) annotated “Historic Building Preservation and Residential Development” to facilitate in-situ preservation of Carrick while allowing the owner to erect next to it an additional house, subject to the same gross floor area (GFA) of Carrick and a maximum building height (BH) of four storeys including carports, within the same site; and
- (b) Option 2 – to rezone the Carrick Site from “R(C)2” to “OU” annotated “Historic Building Preservation” for heritage conservation only and rezone the Northern Site (i.e. a piece of government land of the same size to the north of Carrick) from “GB” to “R(C)2”, subject to a maximum plot ratio (PR) of 0.5 and a maximum BH of four storeys including carports, as a substitute site for Carrick.

3. At its meeting held on 6.11.2015, after the deliberation of the two applications together by assessing the pros and cons of all the three available options (two from **R10** and one from the owner), the Metro Planning Committee (MPC) of the Town Planning Board (the Board) generally agreed that:

- (a) it is appropriate to preserve Carrick, which is a Grade 1 historic building, from the land use planning point of view;
- (b) the owner’s proposal to develop a house at the representation site is acceptable from land use point of view as appropriate mitigation measures to minimise its impacts would be taken;
- (c) the owner’s proposal is the preferred option in striking a balance among various considerations, including land use, visual, landscape, heritage conservation, public

interest and respect for private development rights; and

- (d) the representation site be rezoned to “R(C)6”, with a maximum PR of 0.5 and a maximum BH of 2 storeys including carports and 260mPD.

On the other hand, the application No. Y/H14/5 was rejected mainly on the technical grounds as follows:

(a) Option 1

- (i) the applicant fails to demonstrate that the proposed development within the same site would not affect the structural stability of the Grade 1 historic building therein;
- (ii) the applicant fails to demonstrate that the proposed development within the same site would not block one of the façades of the historic building as well as undermine the setting and environment of the historic building, and in turn, its heritage value;
- (iii) the applicant fails to demonstrate that the proposed development would not have significant adverse technical impacts; and
- (iv) as the applicant has failed to demonstrate the technical feasibility and impacts of the proposed Option 1, it is pre-mature to consider the proposed “OU” annotated “Historic Building Preservation and Residential Development” for the Carrick Site.

(b) Option 2

- (i) the applicant fails to demonstrate that the impacts on the existing trees on the Northern Site would not be unacceptable;
- (ii) the applicant fails to demonstrate that the proposed development on the Northern Site would not have significant adverse technical impacts; and
- (iii) as the applicant has failed to demonstrate the technical feasibility and impacts of the proposed Option 2, it is pre-mature to consider the proposed rezoning of the Northern Site from “GB” to “R(C)2” nor the Carrick Site from “R(C)2” to “OU” annotated “Historic Building Preservation”.

Further Information and Revisions to the Two Alternative Options

4. Based on those alternative options previously submitted under s.12A application No. Y/H14/5, two revised alternative options are submitted under the representation **R10** with justifications and addition technical information on tree survey and ecology, geotechnical and structural engineering, architectural drawings and images, and a heritage assessment. A comparison of the proposed development at the representation site and that of the alternative options is also provided.

5. Details of Option 1 and its justifications/technical findings are summarized as follows:

5.1 Proposal (Drawings IX-1 to IX-10)

- (i) to retain the “GB” zone of the representation site;
- (ii) to rezone the Carrick Site from “R(C)2” to “OU” annotated “Historic Building Preservation and Residential Development”, under which any demolition of, or addition, alteration and/or modification to an existing building (except restoration works coordinated or implemented by Government and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) requires planning permission from the Board under s.16 of the Ordinance;
- (iii) a maximum GFA of 549.98m² in addition to the existing GFA of Carrick to compensate the loss of GFA and maximum BH of four storeys including carports;
- (iv) a setback requirement of 10m from Carrick above 252mPD under the Notes of the OZP to avoid blockage of the northern façade; and
- (v) according to the indicative scheme, the proposed development next to Carrick is a new 4-storey house.

5.2 Justifications and technical findings

Structural stability of Carrick not to be affected by building at its back

- (i) If proper construction equipment and method be adopted, non-desirable ground vibration would not be induced. Besides, the subsoil condition of the Carrick Site is favourable with no adverse geology is envisaged. As the subject redevelopment would be under the control of the Buildings Ordinance (BO), concerned developer is required to submit building plans and relevant documents for approval of the Buildings Department (BD). All construction works shall be in accordance with relevant building regulations and subject to monitoring by BD.
- (ii) Further, as there is an outstanding dangerous hillside order abutting the Carrick Site to be carried out by the land owner, construction activities which involve excavation or drilling adjacent to the Carrick Site cannot be avoided.

New building design to address concern on blockage of northern façade

- (iii) Carrick is on an elevated platform at 254.2mPD. The proposed new 4-storey building located at a level of 248mPD with a set back of at least 10m from Carrick at level above 252mPD would avoid blockage of the northern façade. Such control is proposed to be included in the Notes of the proposed “OU” annotated “Historic Building Preservation and Residential Development” zone.

New building design not to undermine the setting and environment of Carrick

- (iv) The important original setting of Carrick, being located very close to the southern lot boundary, is its overlooking the landscape of the Aberdeen Country Park (ACP) and that its southern veranda is a key feature of the historic building. As at the back of the Carrick Site had accommodated some structures before as shown in the original 1901 lot plan, adding a new building to the northern portion of the site would not undermine the setting and environment of the historic building, but help preserve its important setting in relation to ACP.

Not many trees affected

- (v) The submitted tree survey reveals that the number of living trees that would be affected by the new building will be less than 17 and none of them is legally protected.

No potential environmental impact during construction and operation

- (vi) During the construction phase, all construction activities will be subject to control under relevant ordinances and regulations, such as Noise Control Ordinance, Air Pollution Control (Construction Development) Regulations and Waste Disposal Ordinance, etc. As the new building is of small scale on stable flat land, insurmountable difficulties are expected.
- (vii) During the operation phase, as both the historic building and new building are for residential use, no environmental impact during this phase is expected. This is very different to the situation on the steep slope of the representation site.

No adverse drainage impact

- (viii) Given the small footprint of the new building, the rainwater can be collected from the roof of the building and drained through pipes which connect to the nearest stormwater pipe. No significant drainage impact is hence expected from the single house development.

No adverse sewerage impact

- (ix) The new building will only accommodate one household, the amount of sewage generated is expected to be insignificant and connection would be made to the nearest public sewer.

Construction traffic not an issue

- (x) The developer needs to liaise with the Transport Department to address traffic issue. Transportation of construction machinery and materials to the site during peak hours should be avoided. Given the small scale of the new building, no insurmountable difficulty is expected and no disruption to road traffic along Coombe Road. This contrasts with the construction on the representation site

which will generate considerable havoc and safety issues on one of the narrowest section of Coombe Road.

Other planning justifications for Option 1

- (xi) Other planning justifications include that no land exchange is required, economic incentive is provided to the owner for preservation of Carrick, the “GB” buffer of ACP will be maintained without affecting the trees and vegetation on the government land, the impact on the neighbourhood is the least, and the heritage value of Carrick is significantly inferior to King Yin Lei and Ho Tung Gardens.

6. Details of Option 2 and its justifications/technical findings are summarized as follows:

6.1 Proposal (**Drawings IX-11 to IX-17**)

- (i) to retain the “GB” zone of the representation site;
- (ii) to rezone the Carrick Site to “OU” annotated “Historic Building Preservation”, under which any demolition of, or addition, alteration and/or modification to an existing building (except restoration works coordinated or implemented by Government and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) requires planning permission from the Board under s.16 of the Town Planning Ordinance;
- (iii) to rezone the Northern Site from “GB” to “R(C)2” subject to a maximum PR of 0.5 and a maximum BH of four storeys including carports. This site is considered to be a suitable alternative for the proposed land exchange for the representation site; and
- (iv) according to the indicative scheme, the proposed development involves a three storey house located close to the cul-de-sac of the public open-air carpark at Coombe Road to avoid most of the trees. Compared with the original option under application No. Y/H14/5, the boundary of the Northern Site has been amended to cater for geotechnical and tree preservation concerns (**Plan H-7**).

6.2 Justifications and technical findings

Adjustment of site boundary to address geotechnical and tree preservation concerns

- (i) The boundary of the Northern Site has been amended to cater for geotechnical and tree preservation concerns. The tree survey has revealed that most of the trees are located further away from the cul-de-sac of the public open air carpark at Coombe Road. The proposed conceptual development scheme of a 3-storey house is positioned relatively close to the cul-de-sac to avoid most of the trees on site. The submitted photomontage has indicated that the proposed new development would not have adverse visual impact on the surrounding area.

Trees to be affected

- (ii) It is estimated in the submitted tree survey that only 19 trees, none endangered species, would be affected by the proposed development. This involves 12 trees, which would be lost through the proposed development, another 4 trimmed and 3 small trees transplanted.

Geotechnical consideration

- (iii) The submitted geotechnical feasibility report has provided a listing of procedures of the submission and monitoring system under BO and commencement of construction works of the proposed building will need to be approved by BD. The Northern Site is considered technically feasibility for the proposed house development from geotechnical viewpoints.
- (iv) As the Northern Site is located at the toe of a valley, it is noted that a Natural Terrain Hazard Study should be carried out for the site. This could be undertaken by the developer at a later stage should the site be selected.

No potential environmental impact during construction and operation

- (v) For the construction phase, no insurmountable difficulty is expected similar to the situation in paragraphs (b)(vi) and (vii) of Option 1 above. As for the operation phase, the new building is for residential use and so there will be no environmental impact.

Other technical issues not a concern

- (vi) Other technical issues, including drainage impact, sewerage impact and construction traffic impact, relevant considerations for the Carrick Site as mentioned in Option 1 above are also applicable to the Northern Site. There will not be any insurmountable impacts for building the proposed house on northern site. Unlike the representation site, there will be no disruption to traffic and residents and park users along Coombe Road.

Other planning justifications for Option 2

- (xii) Other planning justifications include that the Northern Site is a suitable like-for-like site for the Carrick Site if the land exchange is justified, the Carrick Site will not be affected which is separated by a vegetated slope, the Northern Site is an acceptable compromise option as compared with the representation site.

7. Comments from the Relevant Government Bureaux/Departments

The following relevant government departments have been consulted and their comments on the two revised alternative options and the further information, including the revised and additional technical assessments, are summarized as follows:

Land Administration

7.1 Comments of the District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):

Option 1

- (a) The proposal affects RBL 731 (i.e. the Carrick Site) which is held under a government lease containing the following conditions :
 - (i) site area of 1,099.96m²;
 - (ii) one private dwelling house of not more than 2 storeys with garages and all proper out-building thereto;
 - (iii) private residential purposes and no flatted development is allowed;
 - (iv) design, deposition and height clause;
 - (v) non-offensive trade clause; and
 - (vi) right-of-way over government land coloured green on the lease plan;
- (b) it is revealed from the land search of RBL 731 that the lot is subject to a Dangerous Hillside Order No. DH0016/HK/12C under the BO dated 10.2.2012 and registered in the Land Registry vide Memorial No. 12022901650065;
- (c) the proposal is at variance with the lease conditions of R.B.L. 731 (the Carrick Site) in respect of storey restriction and number of houses and vehicular access etc. If the Board agrees with **R10**'s rezoning proposal under Option 1, the proposed amendment to OZP has successfully gone through the usual town planning procedure and the lot owner of R.B.L. 731 proceeds with the proposal as outlined by the applicant (who is not the lot owner), the owner of the lot shall apply to LandsD for lease modification;
- (d) upon receipt of such application, LandsD will process the lease modification according to the standing policy. Such application, if approved, will be subject to such terms and conditions, including payment of appropriate fees and premium, as imposed by LandsD;

Option 2

- (e) the Northern Site is an unleased/unallocated government land. However, it is revealed from the land status plan that a refuse collection point ('RCP') is erected within the site;
- (f) if the Board agrees with **R10**'s rezoning proposal under Option 2, the proposed amendment to OZP has successfully gone through the usual town planning procedure and the lot owner of R.B.L. 731 proceeds with the proposal as outlined by the applicant (who is not the lot owner), the owner of the lot shall apply to LandsD for land exchange;
- (g) upon receipt of such application, LandsD will process the land exchange according to the standing policy and resolve the clearance of RCP as identified paragraph (e) above. Such application, if approved, will be subject to such terms and conditions, including payment of appropriate fees and premium, as imposed by LandsD;

- (h) under the proposed land exchange, the land (R.B.L. 731) to be surrendered to the Government should be free of any encumbrances including but not limited to compliance with the Order;
- (i) relevant government department should be identified to take up a government land allocation covering the existing building on R.B.L. 731 which is to be surrendered to the Government contemporaneously upon the grant of a new lot under the proposed land exchange; and
- (j) the applicant should observe those requirements laid down in Lands Administration Office Practice Note Issue No. 7/2007 for the existing trees affected by the proposed development.

Heritage Preservation Aspect

7.2 Comments of the Commissioner for Heritage's Office of the Development Bureau (CHO, DEVB) and the Antiquities and Monuments Office of the Leisure and Cultural Services Department (AMO, LCSD):

Option 1

- (a) The owner has considered the option of adding "a new house adjacent to the historic building within the current site", which in essence is the same as Option 1. This option is considered undesirable as the new house proposed to be built within the Carrick Site would undermine the heritage ambiance (including blocking one of the façades of Carrick) and threaten the structural integrity of the historic building. In particular, this option would block the northern façade, where the main entrance to the historic building is located. This may render difficulties in carrying out proper maintenance works for the northern façade in future. More importantly, this option is not acceptable to the owner.
- (b) Regarding the issue on the structural stability, it is envisaged that extensive excavation close to Carrick would be carried out for the ground floor of the new house, i.e. the excavation for the ground floor would be less than 10m from Carrick as per Figure 8 of Annex VIII submitted by ACPCG which may bring adverse structural impact to Carrick. Nevertheless, without any detailed foundation design of the new building, we are unable to offer substantive comment from heritage conservation perspective.

Option 2

- (c) An alternative site to the north of the Carrick Site (between the Carrick Site and the Northern Site) has been considered by the owner. It is considered that this site would seriously affect the visual amenity and existing woodland and there are difficulties to connect to the sewer at Coombe Road due to level difference. The required access would also reduce the public car park area. Most importantly, this site is not acceptable to the owner.

Traffic Aspect

7.3 Comments of the Commissioner for Transport (C for T):

- (a) no in-principle objection to the two alternative options;
- (b) no adverse comment on both Options 1 and 2 from traffic engineering point of view. As there will be a single house development only within the site of either Option 1 or Option 2, traffic trips to be generated/attracted will be minimal and a TIA is not required for a single house development normally;
- (c) however, if the proposal is to be agreed, the project proponent should submit at later land grant and/or building plan submission stage a Construction TIA on the envisaged traffic impacts to be generated during the construction stage either in Option 1 or Option 2, together with other known projects in the nearby area, prior to the commencement of construction to his satisfaction; and
- (d) in view of the proposed preservation cum residential development at the Carrick Site under Option 1, the section of Coombe Road along the frontage of the Carrick Site is required to be widened to a 5.5m carriageway for two-way traffic with 1.5m footpath by the developer.
- (e) the future operator of the heritage building in the Carrick Site will be required to provide a TIA for the proposed usage of the heritage building prior to operation stage.

Environmental Aspect

7.4 Comments of the Director of Environmental Protection (DEP):

- (a) it is noted that the proposed development in either Option 1 or Option 2 is small in scale. In addition, the capacity of existing sewerage network at Coombe Road is sufficient. In view of the above, it is anticipated that there is no adverse environmental impact from the proposed development. Hence, there is no adverse comment on the two options; and
- (b) in addition, regardless of any construction proposal of the two options, to minimize the potential environmental nuisances caused, the project proponent is advised to implement relevant pollution control measures during the works and comply with the relevant pollution control ordinances including Noise Control Ordinance, Air Pollution Control Ordinance, Water Pollution Control Ordinance and Waste Disposal Ordinance, etc.

Urban Design and Landscape Aspects

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

- (a) the section and visual images of both Options 1 and 2 are acceptable in-principle. However, more detailed layout and visual assessments will be required if further

planning application is required in the future; and

- (b) the proposed new house on the Northern Site will have lesser impact on the existing greenery but the site is less open. Anyway, Option 1 or Option 2 can only be realized if Carrick owner's agreement is obtained.

7.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Carrick, which is a Grade 1 historic building, would be preserved in both rezoning options. With reference to section 6.2(6) of the Urban Design Guidelines to the Hong Kong Planning Standards and Guidelines (HKPSG), the overall intention of both options to preserve the subject historic building is generally supported from urban design perspective. Under both schemes, the new building, which would not exceed BH of 4 storeys, is not considered incompatible in terms of scale and height with the existing developments in the locality. Significant adverse impact on the surrounding areas is not anticipated.

Landscape and Tree Preservation Aspects

7.7 Comments of the Director of Agriculture, Fisheries & Conservation (DAFC):

from the nature conservation point of view, the in-situ addition of new building under Option 1 would be more desirable as it would result in the least impact on the surrounding natural environment.

7.8 Comments of CTP/UD&L, PlanD:

- (a) the submitted Tree Survey Report (the Report) (Appendix D of **Annex VIII**) is prepared from an ecological perspective. However, tree submission such as size, health condition, amenity value and form are not available;
- (b) individual tree photos are not included with the Report and the accuracy of the information inside the Report cannot be verified;
- (c) trees adjacent to the representation site are included in the Report and impact assessed. However, the existing trees surrounding the Carrick Site and the Northern Site are not included and their impact not assessed; and
- (d) in connection to the above, more justifications should be provided to support the statement that 'in the long term, all 143 trees (within the representation site) will almost certainly be lost' as some of those trees are also located outside the representation site according to the application No. Y/H14/4. Further, the impact on the existing trees surrounding the Carrick Site and the Northern Site should also be assessed for comparison.

Geotechnical Aspect

7.9 Comments of the Head, Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) the contents of the submitted Preliminary Geotechnical Feasibility Report ('PGFR') (Appendix B of **Annex VIII**) are noted with some deficiencies identified. The proponent should include all essential contents as required under a Geotechnical Planning Review Report in the future submission;
- (b) the proponent should also include a brief description of all geotechnical features, including natural terrain, affecting or be affected by the proposed development, and undertake to assess the stability of these features and, if found necessary, propose and carry out stabilisation and/or mitigation works;
- (c) with reference to Figure 6 of PGFR, the Northern Site (Option 2) is located in a valley and is overlooked by steep natural terrain (except its southeastern side) and meets the Alert Criteria requiring a natural terrain hazard study (NTHS). The extent of NTHS as given in Figure 6 is suggested to be revised to meet GEO's requirements. For future development in the Northern Site, a NTHS is required to assess the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development. It is further noted that a natural drainage course with a number of tributaries is running directly through the Northern Site. Advice from the Drainage Services Department (DSD) and other relevant departments should be sought on this aspect; and
- (d) in view of the deficiencies in R10's geotechnical submission as identified above, GEO considers that further information is required to demonstrate the geotechnical feasibility of both Option 1 and Option 2.

Drainage Aspect

7.10 Comments of the Chief Engineer/Hong Kong & Island (CE/HK&I), DSD:

no in-principle objection to both rezoning options from drainage services perspective subject to the submission of detailed Drainage Impact Assessment (DIA) by the developer/lot owner to demonstrate that the drains connecting the proposed building to the public stormwater drain has sufficient capacity to discharge the stormwater from the site and no adverse impact on the downstream public stormwater drain due to the proposed usage, to the satisfaction of DSD. Should upgrading of the downstream public drains be required, the developer/lot owner is required to design and construct the works to the satisfaction of the DSD at the developer/owner's cost.

8. Planning Considerations and Assessments

- 8.1 **R10** submits a representation against the relevant Amendment Item A supported by two revised alternative options for preservation of Carrick with additional technical information to demonstrate that the representation site is not suitable for residential development and the representation site can be reverted back to "GB" without affecting the heritage preservation as there are alternative options.
- 8.2 The revised Option 1 involves a new 4-storey house to be erected next to Carrick

within the Carrick Site with GFA of 549.98m² (same as that of Carrick). As compared with the original Option 1 under application No. Y/H14/5, the number of storeys has been increased by one storey and an additional 10m set back from Carrick above 252mPD is proposed to avoid blockage of the northern façade. The revised Option 2 involves a new 3-storey house development at the Northern Site. In comparison to the original option, its site boundary has been slightly amended to cater for geotechnical and tree preservation concerns (**Plan H-7**).

- 8.3 The proposed residential developments under the revised options are kept as low-rise and low-density which are similar to that in the original options, they are not incompatible with the surrounding low to medium rise development clusters and the green environment.
- 8.4 **R10**'s representation submission has addressed some technical concerns that were raised on the original options under the application No. Y/H14/5. In this regard, TD, EPD, AFCD and LandsD have not raised any objection to/no adverse comments on **R10**'s proposals. However, the proposals are still not satisfactory in respect of the following technical aspects:
- (a) CHO and AMO consider that Option 1 is undesirable as the new house proposed to be built within the Carrick Site would undermine the heritage ambiance (including blocking one of the façades of Carrick) and threaten the structural integrity of the historic building. Without any detailed foundation design of the new building, they are unable to offer substantive comment from heritage conservation perspective;
 - (b) GEO considers that there is insufficient information in **R10**'s geotechnical submission to demonstrate the geotechnical feasibility of both Option 1 and Option 2; and
 - (c) CTP/UD&L, PlanD advises that the Tree Survey Report was not satisfactory in that the information of the existing trees adjacent to Carrick and the Northern Site is not sufficient and their accuracy cannot be verified. Further, the impact on the existing trees surrounding the Carrick Site and the Northern Site should also be assessed for comparison.
- 8.5 As the technical feasibility of the two options has yet to be demonstrated satisfactorily, it is premature to consider the rezoning of the Carrick Site and/or the Northern Site proposed by **R10**. The implementation of the alternative options may also be affected by other issues, such as the relocation of RCP under Option 2.
- 8.6 **R10** attempts to demonstrate that the representation site is not suitable for residential development. However, there is insufficient information in the submission to substantiate such claim nor to demonstrate any change in planning circumstances that would affect the suitability of the representation site for residential development. Instead, the suitability of the representation site for residential development had already been duly considered and agreed by MPC, having regard to all relevant factors including technical feasibility, environmental impacts and potential implications on the integrity and functions of the wider "GB" zone, etc.

- 8.7 **R10** also attempts to demonstrate that their two alternative options are more preferable as compared with the proposal at the representation site and hence, the representation site is not necessary for the proposed land exchange and its zoning could be reverted back to “GB”. However, the rezoning of the representation site from “GB” to “R(C)6” is the preferred option for the proposed land exchange of Carrick as it has struck a balance among various relevant considerations, including land use, visual, landscape, heritage conservation, public interest and respect for private development rights. There is no change in heritage preservation and planning circumstance that would justify reverting the zoning of the representation site to “GB”.

**PLANNING DEPARTMENT
JANUARY 2017**

