



圖例 NOTATION					土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
ZONES	地帶	COMMUNICATIONS	交通		USES	大約面積及百分比 APPROXIMATE AREA & %	用途	
COMMERCIAL	C	MAJOR ROAD AND JUNCTION	主要道路及路口		COMMERCIAL	0.82	0.21	商業
RESIDENTIAL (GROUP A)	R(A)	PEDESTRIAN PRECINCT / STREET	行人專用區/街道		RESIDENTIAL (GROUP A)	13.23	3.37	住宅（甲類）
RESIDENTIAL (GROUP C)	R(C)				RESIDENTIAL (GROUP C)	37.20	9.47	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC				GOVERNMENT, INSTITUTION OR COMMUNITY	56.70	14.43	政府、機構或社區
OPEN SPACE	O	MISCELLANEOUS	其他		OPEN SPACE	11.41	2.90	休憩用地
OTHER SPECIFIED USES	OU	BOUNDARY OF PLANNING SCHEME	規劃範圍界線		OTHER SPECIFIED USES	140.51	35.77	其他指定用途
GREEN BELT	GB	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線		GREEN BELT	98.44	25.06	綠化地帶
COASTAL PROTECTION AREA	CPA	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)		COASTAL PROTECTION AREA	20.58	5.24	海岸保護區
		PETROL FILLING STATION	加油站		MAJOR ROAD ETC.	13.96	3.55	主要道路等
					TOTAL PLANNING SCHEME AREA	392.85	100.00	規劃範圍總面積

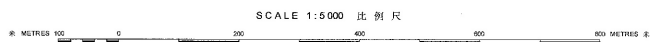
行政長官會同行政會議於2021年5月4日 根據城市  
規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON  
4 MAY 2021

Ms Wendy LEUNG 梁蕙儀女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的赤柱（港島規劃區第19區）分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 19 - STANLEY - OUTLINE ZONING PLAN

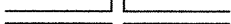
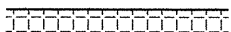




規劃署遵照城市規劃委員會指示提備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

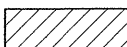
圖則編號  
PLAN No. **S/H19/14**







<div>圖例 NOTATION</div>				<div>土地用途及面積一覽表 SCHEDULE OF USES AND AREAS</div>			
ZONES		地帶		COMMUNICATIONS		交通	
COMMERCIAL	C	商業		MAJOR ROAD AND JUNCTION		主要道路及路口	
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）		PEDESTRIAN PRECINCT / STREET		行人專用區或街道	
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）					
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）					
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區		MISCELLANEOUS		其他	
OPEN SPACE	O	休憩用地		BOUNDARY OF PLANNING SCHEME		規劃範圍界線	
OTHER SPECIFIED USES	OU	其他指定用途		BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線	
GREEN BELT	GB	綠化地帶		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)	
COASTAL PROTECTION AREA	CPA	海岸保護區		PETROL FILLING STATION		加油站	

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 1 9 / 1 4 的修訂 AMENDMENT TO APPROVED PLAN No. S/H19/14	
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)	

<div>香港城市規劃委員會依據城市規劃條例擬備的赤柱（港島規劃區第 1 9 區）分區計劃大綱圖 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD HONG KONG PLANNING AREA No. 19 - STANLEY - OUTLINE ZONING PLAN</div>		<div>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</div>	
<div>圖則編號 PLAN No.</div>		<div>S/H19/14A</div>	

<div>SCALE 1:5,000 比例尺</div> <div><div>米 METRES 100</div><div>0</div><div>200</div><div>400</div><div>600</div><div>800 METRES 米</div></div>	
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**HONG KONG PLANNING AREA NO. 19**

**APPROVED DRAFT STANLEY OUTLINE ZONING PLAN NO. S/H19/14A**

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

**NOTES**

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

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

prevailing at the time when the use or change of use was approved.

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



- (b) the following uses or developments require permission from the Town Planning Board:

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

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

- (10) In any area shown as 'Pedestrian Precinct/Street', all uses or developments except those specified below require permission from the Town Planning Board:

Amenity Planting, Footbridge, Open Space, Pedestrian Circulation and Sitting Out Area, Pedestrian Subway, Public Utility Pipeline, Lamp Pole, Telephone Booth and Telecommunications Radio Base Station

- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (12) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

**HONG KONG PLANNING AREA NO. 19**

**~~APPROVED~~DRAFT STANLEY OUTLINE ZONING PLAN NO. S/H19/14A**

**Schedule of Uses**

	<u>Page</u>
COMMERCIAL	1
COMMERCIAL (1)	2
RESIDENTIAL (GROUP A)	4
<b><i>RESIDENTIAL (GROUP B)</i></b>	<b><i>7</i></b>
RESIDENTIAL (GROUP C)	<b><i>79</i></b>
GOVERNMENT, INSTITUTION OR COMMUNITY	<b><i>911</i></b>
OPEN SPACE	<b><i>1012</i></b>
OTHER SPECIFIED USES	<b><i>1113</i></b>
GREEN BELT	<b><i>1719</i></b>
COASTAL PROTECTION AREA	<b><i>1820</i></b>



**COMMERCIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place	Government Use (not elsewhere specified)
Government Use (Post Office only)	Place of Recreation, Sports or Culture
Library	Private Club
Office	Recyclable Collection Centre
Public Clinic	Religious Institution
Public Vehicle Park (excluding container vehicle)	Residential Institution
School	Utility Installation not ancillary to the Specified Use
Shop and Services	
Social Welfare Facility	

**Planning Intention**

This zone is intended primarily for commercial developments, which may include eating place, shop and services, functioning mainly as the local shopping centre serving the immediate neighbourhood of the Chung Hom Kok area.

**Remarks**

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**COMMERCIAL (1)**

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

**Planning Intention**

This zone is intended primarily for commercial developments, which may include supermarket, shop, services and eating place of reasonable and compatible scale, functioning as the local and district shopping centres serving the local residents and the tourists in the Stanley area.

(Please see next page)



**COMMERCIAL (1)** (cont'd)Remarks

- (1) On land designated “Commercial (1)” comprising the central bazaar area at Stanley Old Town, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 21 metres above the mean street level abutting the development site, or the height of the existing building, whichever is the greater.
- (2) On land designated “Commercial (1)” comprising the Stanley Plaza at Ma Hang, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a building height of 41.3 metres above Principal Datum, or the height of the existing building, whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP A)**

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

(Please see next page)



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

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For land designated as “R(A)1”, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

For land designated as “R(A)2” and “R(A)3”, the following uses are always permitted on the ground floor of the building:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

**Planning Intention**

This zone is intended primarily for sub-urban medium-density residential developments where commercial uses are always permitted on the lowest three floors or ground floor of a building depending on the restrictions of the sub-area.

(Please see next page)

**RESIDENTIAL (GROUP A)** (Cont'd)Remarks

- (1) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 10 storeys, or the height of the existing building, whichever is the greater. For the purpose of storey calculation, a cockloft or a similar structure is considered as a storey.
- (2) On land designated “Residential (Group A)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 6 storeys, or the height of the existing building, whichever is the greater. For the purpose of storey calculation, a cockloft or a similar structure is considered as a storey.
- (3) On land designated “Residential (Group A)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 132,492m<sup>2</sup>, and a maximum building height of 12 storeys, or the GFA and height of the existing building, whichever is the greater.
- (4) In determining the maximum GFA for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP B)**

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

**Planning Intention**

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

***(Please see next page)***



**RESIDENTIAL (GROUP B) (Cont'd)****Remarks**

- (1) *No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 44,615m<sup>2</sup> and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and building height of the existing building, whichever is the greater.*
- (2) *In determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Also, any floor space that is constructed or intended for use solely as Government, Institution or Community facilities, as required by the Government, may be disregarded.*
- (3) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

**RESIDENTIAL (GROUP C)**

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

**Planning Intention**

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

(Please see next page)

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

- (1) On land designated “Residential (Group C)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys in addition to 1 storey of carport, or the height of the existing building, whichever is the greater.
- (2) On land designated “Residential (Group C)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 4 storeys in addition to 1 storey of carport, or the height of the existing building, whichever is the greater.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and site coverage specified below, or the plot ratio and site coverage of the existing building, whichever is the greater:

Height - Number of Storeys Used for Domestic Purposes	Maximum Plot Ratio	Maximum Site Coverage
2 and below	0.60	30
3	0.75	25
4	0.90	22.5

- (4) In determining the maximum plot ratio and site coverage for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (1), (2) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



**GOVERNMENT, INSTITUTION OR COMMUNITY**

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

**Planning Intention**

This zone is intended primarily for the provision of Government, institution and community facilities to serve the needs of local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

**OPEN SPACE**

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

**Planning Intention**

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of the local residents as well as the general public.

**OTHER SPECIFIED USES**


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

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For “Composite Signals Organization Station Complex” Only

Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Government Use Utility Installation not ancillary to the Specified Use
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Planning Intention

This zone is intended primarily to provide land for composite signals organization station complex and its ancillary facilities.

For “Cemetery” Only

Columbarium	Place of Recreation, Sports or Culture
Crematorium	Public Transport Terminus or Station
Funeral Facility	Public Utility Installation
Government Use	Religious Institution
Grave	Shop and Services (Retail Shop Only)
Public Convenience	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for cemetery and its ancillary facilities.

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Multi-storey Public Car Park to Include Bus Terminus” Only

Public Transport Terminus or Station  
Public Vehicle Park  
(excluding container vehicle)

Government Use  
Utility Installation not ancillary to the  
Specified Use

Planning Intention

This zone is intended primarily to provide/reserve land for a multi-storey public car park and bus terminus.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 4 storeys and 15 metres, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Historical Building Preserved for Cultural, Community and Commercial Uses” Only</u>	
Eating Place Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Use (Police Reporting Centre, Post Office Only) Place of Entertainment Place of Recreation, Sports or Culture Public Convenience Public Utility Installation Shop and Services (excluding Motor-vehicle Showroom) Utility Installation for Private Project	Government Refuse Collection Point Government Use (not elsewhere specified) Private Club Utility Installation not ancillary to the Specified Use

**Planning Intention**

This zone is intended primarily to preserve the historical buildings for cultural, community and commercial uses.

(Please see next page)



**OTHER SPECIFIED USES** (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Residential Development with Historic Building Preserved” Only</u>	
Educational Institution Field Study/Education/Visitor Centre Government Use Institutional Use (not elsewhere specified) Place of Recreation, Sports or Culture Religious Institution Research, Design and Development Centre School Social Welfare Facility Training Centre	Eating Place Exhibition or Convention Hall Flat Holiday Camp Hospital Hotel House Office Place of Entertainment Public Utility Installation Private Club Utility Installation for Private Project Residential Institution Shop and Services

**Planning Intention**

This zone is intended primarily to preserve the historic building of the Maryknoll House in-situ through the preservation-cum-development project.

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)**For “Residential Development with Historic Building Preserved” Only (Cont'd)****Remarks**

- (1) Any new development, or demolition of, addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of the existing historic building requires permission from the Town Planning Board.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.75, a maximum site coverage of 30% and maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (3) In determining the maximum plot ratio and site coverage for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

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

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For "Pier" Only

Pier  
Public Convenience

Government Use  
Marine Fuelling Station  
Public Utility Installation

Planning Intention

This zone is intended to designate land for a new pier for tourist and pleasure vessels to enhance the tourism potential of Stanley.

Remarks

Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as shop and services are considered as ancillary to "Pier" use.

For All Other Sites (Not Listed Above)

As specified on the Plan

Government Use  
Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is primarily intended to provide/reserve land for purposes as specified on the plan.

**GREEN BELT**

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

**Planning Intention**

The planning intention of this zone is for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

**COASTAL PROTECTION AREA**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Barbecue Spot Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use House (Redevelopment only) Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

**Planning Intention**

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

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

**Remarks**

No redevelopment, including alteration and/or modification of an existing house, shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the publication in the Gazette of the notice of the draft Stanley Outline Zoning Plan No. S/H19/4.



**HONG KONG PLANNING AREA NO. 19**

***APPROVED*DRAFT STANLEY OUTLINE ZONING PLAN NO. S/H19/14A**

**EXPLANATORY STATEMENT**

## HONG KONG PLANNING AREA NO. 19

### APPROVED DRAFT STANLEY OUTLINE ZONING PLAN NO. S/H19/14A

#### EXPLANATORY STATEMENT

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## **HONG KONG PLANNING AREA NO. 19**

### **APPROVED DRAFT STANLEY OUTLINE ZONING PLAN NO. S/H19/14A**

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

#### **EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this Statement shall not be deemed to constitute a part of the Plan.

#### **1. INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the *approved draft* Stanley Outline Zoning Plan (OZP) No. S/H19/~~14~~**15**. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 On 27 May 1988, the draft Stanley OZP No. S/H19/1, being the first statutory plan covering the Stanley area, was exhibited for publication under section 5 of the Town Planning Ordinance (the Ordinance).
- 2.2 On 9 January 1990, the then Governor in Council referred the draft Stanley OZP No. S/H19/3 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance.
- 2.3 On 28 February 1994, the then Secretary for Planning, Environment and Lands, under section 3(1)(a) of the Ordinance, gave directive for the Board to extend the coverage of the Stanley OZP to cover the extension area of the reclamation areas at Ma Hang and Stanley Bay. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 1 June 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Stanley OZP, which was subsequently renumbered as S/H19/5. On 30 November 1999, the CE in C referred the approved Stanley OZP No. S/H19/5 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.5 On 30 April 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Stanley OZP, which was subsequently renumbered as S/H19/8. On 9 December 2003, the CE in C referred the approved Stanley

OZP No. S/H19/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.

- 2.6 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the Stanley OZP, which was subsequently renumbered as S/H19/10. On 11 March 2014, the CE in C referred the approved Stanley OZP No. S/H19/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 1 December 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Stanley OZP, which was subsequently renumbered as S/H19/12. On 11 December 2015, the approved Stanley OZP No. S/H19/12 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.8 On 4 February 2020, the CE in C referred the approved Stanley OZP No. S/H19/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 14 February 2020 under section 12(2) of the Ordinance.
- 2.9 On 15 May 2020, the Secretary for Development, under the delegated authority of the Chief Executive, directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Stanley OZP to cover the eastern portion of the Blake Pier and excise a strip of sea to the west of Blake Pier.
- 2.10 On 5 June 2020, the draft Stanley OZP No. S/H19/13, mainly incorporating amendment to rezone the site of Maryknoll House from “Government, Institution or Community” to “Other Specified Use” annotated “Residential Development with Historic Building Preserved”, was exhibited for public inspection under section 5 of the Ordinance. During the two-month plan exhibition period, a total of 10 valid representations were received. On 18 August 2020, the representations were published for three weeks for public comments and a total of 10 valid comments were received. After giving consideration to the representations and comments on 15 January 2021, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.
- 2.11 On 4 May 2021, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Stanley OZP, which was subsequently renumbered as S/H19/14. ***On 5 October 2021, the CE in C referred the approved Stanley OZP No. S/H19/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 15 October 2021 under section 12(2) of the Ordinance.***
- 2.12 ***On XX XX 2021, the draft Stanley OZP No. S/H19/15 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly involved rezoning of a government land at Cape Road from “Green Belt” to “Residential (Group B)” (“R(B)”).***

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks for the Stanley area so that development and redevelopment of land within the Planning Scheme Area can be put under statutory planning control. The specific planning objectives of the Plan are:
- (a) to reinforce the existing attraction of Stanley as a residential, recreational and shopping area;
  - (b) to conserve the natural landscape, the existing character, historical buildings and temples in Stanley;
  - (c) to improve the living environment by providing public housing which had facilitated the squatter clearance in Ma Hang Valley (i.e. the existing Ma Hang Estate);
  - (d) to improve pedestrian and vehicular circulation; and
  - (e) to enhance the recreational potential of beaches and other unique sites.
- 3.2 It should also be emphasized that it is the planning intention of the Board to keep the developments in Stanley in a low-rise form in order to preserve the existing character.
- 3.3 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. As it is a small-scale plan, the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.4 Since the Plan is to show broad land use zoning, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Stanley area and not to overload the road network in these areas.

### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services

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

## **5. THE PLANNING SCHEME AREA**

- 5.1 The Planning Scheme Area (the Area), with an area of about 393 hectares, is situated at the southern end of Hong Kong Island. It is bounded by Tai Tam Country Park to the north, and comprises the entire Stanley Peninsula and the Chung Hom Kok area.
- 5.2 Stanley was primarily a fishing and farming village. As years went by, the importance of Stanley as fishing port gradually dwindled. At present, there are three district groups of settlement in Stanley, viz. low-rise high class housing in the northern part of Stanley Peninsula and Chung Hom Kok area; the high-density commercial and residential developments in the Stanley Village; and the public housing in Ma Hang. The Chek Chue Barracks, Stanley Prison and the telecommunications satellite station are the major landmarks of the Area.
- 5.3 Stanley has now become one of the attractive summer resorts and a popular tourist spot. It is also famous for the types of shopping that it provides. The shopping facilities in Stanley not only serve the residents in the Area but also add to the attraction of Stanley for residents of other parts of the Territory as well as tourists from overseas.
- 5.4 With the bathing beaches such as Chung Hom Kok Beach, Stanley Main Beach, St. Stephen's Beach and Hairpin Beach, the predominant low-rise, low-density residential settlement and the shopping area, Stanley has developed into a unique community with a distinctive character.
- 5.5 Stanley is also rich in historical culture. Apart from many historic buildings/sites which are worthy of preservation, there are two Special Sites of Archaeological Interest at Chung Hom Wan and Stanley Bay containing artefact of Middle-Late Neolithic Ages and Tang Dynasty.

## **6. POPULATION**

Base on the 2016 Population By-census, the population of the Area was estimated by the Planning Department as about 15,250 persons. It is estimated that the planned population of the Area would be about ~~16,424~~18,250.

## **7. LAND USE ZONINGS**

- 7.1 Commercial ("C") : Total Area 0.82 ha

- 7.1.1 This zone is intended primarily for commercial developments, which may include supermarket, shop and services, and eating place of reasonable and compatible scale, functioning mainly as local or district shopping centres serving the immediate neighbourhood or the tourists

in the Stanley area. There are one “C” site in Chung Hom Kok and two “C(1)” sites in Stanley.

- 7.1.2 The “C” site at Chung Hom Kok has been developed as a local shopping centre with shop and services uses including clinic, supermarket, laundry, estate agency and other local shops. In order to control the building volume of the commercial development and protect the amenity of the surrounding residential areas, development under this zoning are restricted to a maximum building height of two storeys, or the height of the existing building, whichever is the greater. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 7.1.3 Two sites are designated “C(1)”. One is at the central bazaar area at Stanley Old Town. Redevelopment in this area has been constrained by the lack of satisfactory access for fire engines. The land use for the central bazaar area is drawn up in order to facilitate an orderly and regularized redevelopment. In order to preserve the low-rise and low-density character of Stanley in general and the character of the central bazaar area in particular, and to avoid overloading the limited and narrow local road network, a maximum building height restriction of not more than 21 metres above the mean street level abutting the development site is adopted. However, to avoid planning blight, existing development would be allowed to be redeveloped to its existing building bulk upon redevelopment. Commercial uses such as shop and services, and eating place are permitted as of right in the area. The central bazaar area would also be pedestrianised. Additionally, a loop road around the central bazaar area is proposed to alleviate the traffic problem of the Old Town area.
- 7.1.4 Another “C(1)” site is at the Stanley Plaza which is a 7-storey shopping centre with over 100 visitor car parking spaces and coach parking facilities. It provides a wide range of shops for both local residents and tourists. A maximum building height restrictions of 41.3 metres above Principal Datum has been stipulated in the Notes.
- 7.1.5 In order to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restrictions as stated in paragraphs 7.1.3 and 7.1.4 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.2 Residential (Group A) (“R(A)”) : Total Area 13.23 ha

- 7.2.1 This zone is intended primarily for sub-urban medium-density residential development with limited and controlled commercial uses.
- 7.2.2 This zone covers the Stanley Old Town area and the Ma Hang Estate. For access, infrastructural and amenity reasons as well as the need to preserve the character of the area, this zoning is subdivided into three

sub-areas, namely “R(A)1”, “R(A)2” and “R(A)3”, each with a maximum building height restriction of 10 storeys, 6 storeys and 12 storeys respectively specified in the Notes. In addition, a maximum domestic GFA of 132,492m<sup>2</sup> is stipulated in the “R(A)3” zone of the Notes.

- 7.2.3 The “R(A)1” sub-area covers the area north of Stanley Main Street and Stanley Market Road. The existing maximum building height control of 10 storeys is retained to preserve the character of this area and to avoid overloading the limited and narrow local road network. To avoid increasing development intensity by including cocklofts in a development, cockloft is considered as a storey for the purpose of storey calculation. Commercial uses such as shop and services, and eating place are permitted as of right in the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Commercial uses above the lowest three floors require permission from the Board. It is also the intention of the Board to pedestrianise the section of Stanley Main Street to the west of Stanley Market Road upon completion of the loop road proposal at the central bazaar area.
- 7.2.4 The “R(A)2” sub-area covers mainly the existing Stanley Village. It has been developed with residential developments incorporating some commercial and shopping facilities in the lower floors mainly along Stanley Main Street. In view of the limited road access and the need to preserve the character and amenity of the area, a building height control of a maximum of 6 storeys has been adopted in this area. Cockloft is also considered as a storey for the purpose of storey calculation. As some sites in the area may not be reached by fire appliances, commercial uses would be permitted as of right on ground floor only. Commercial uses on other floor(s) require permission from the Board. It is essential that all developments/redevelopment particularly for commercial uses should address the fire safety concern and observe the fire services requirements on access for fire appliances and fire prevention installations as required by the Director of Fire Services. To enhance the amenity and character of the area, all internal streets are also proposed to be pedestrianised.
- 7.2.5 The “R(A)3” sub-area covers mainly the existing Ma Hang Estate completed in late 2000. The Ma Hang Estate consists of 11 residential blocks of not more than 12 storeys high providing about 2,300 flats. It comprises both rental flats and Home Ownership Scheme flats. The estate site was previously zoned “Comprehensive Development Area” and has been developed in accordance with the approved Master Layout Plan. Specific development restrictions on building height and development intensity have been specified in the Notes for this zone.
- 7.2.6 To allow greater flexibility, application for minor relaxation of the stated domestic GFA and building height restrictions in paragraph 7.2.2 may be made to the Board under section 16 of the Ordinance.



## **Agenda Item 6**

### **Replacement Page of Attachment IV of MPC Paper No. 7/21**

#### **For Consideration by the Metro Planning Committee on 29.10.2021**

Consideration of such application for minor relaxation would be on individual merits, taking into account the site constraints, design justifications and planning merits that would enhance the amenity of the locality.

#### **7.3 Residential (Group B) ("R(B)") : Total Area 2.42 ha**

**7.3.1** *This zone, located at Cape Road and south to Ma Hang Estate, is intended primarily for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Development and redevelopment in this zone is subject to a maximum GFA of 44,615m<sup>2</sup> and the maximum building height in terms of metres above Principal Datum as stipulated in the Plan, or the GFA and building height of the existing building, whichever is the greater. A Residential Care Home for the Elderly shall be provided at the Site. Any floor space that is constructed or intended for use solely as Government, Institution or Community facilities, as required by the Government, may be disregarded. The GFA control under this zone is regarded as being stipulated in a "new or amended statutory plan" according to the Joint Practice Note No. 4 "Development Control Parameters Plot Ratio/Gross Floor Area", and shall be subject to the streamlining arrangements stated therein.*

**7.3.2** *The GFA and building height restrictions, which are stipulated in the Notes of the Plan, are intended to blend in with the local character, to avoid overtaxing the local road network and public utility systems, and to be compatible with the surrounding. To further mitigate potential visual impact, it is advised to minimize the visual bulk of the proposed development as much as possible, such as adoption of a podium-free design and a stepped BH. Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.*

#### **7.34 Residential (Group C) ("R(C)") : Total Area ~~37.2~~37.19 ha**

**7.34.1** This zone is intended primarily for low-rise and low-density residential development and permission from the Board is required for any commercial development. This zone covers the low-rise residential developments in the northern part of Stanley Peninsula and Chung Hom Kok area as well as the residential developments along Tung Tau Wan Road and Wong Ma Kok Road.

**7.34.2** Developments under this zoning are subject to building height control as well as site coverage and plot ratio restrictions. The restrictions are required to maintain the character and setting of Stanley.

**7.34.3** Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. The purpose of this provision is to allow the Board to consider proposals for building layout and design which, whilst not strictly complying with the stated restrictions, meet the planning objectives. Thus, it is hoped to encourage designs which are adapted to the characteristics of particular sites, and in particular, imaginative designs which overcome the need for stiling or allow for the conservation of environmentally important natural features or mature vegetation. Each proposal will

be considered strictly on its own merits.

**7.45** Government, Institution or Community (“G/IC”) : Total Area 56.7 ha

- 7.45. This zone is intended primarily for the provision of Government,  
1 Institution or Community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for use directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 7.45. Existing major GIC establishments include Stanley Prison, Ma Hang  
2 Prison, St. Stephen’s College, Hong Kong Sea School, Cheshire Home and St. Stephen’s Beach Water Sports Centre.
- 7.45. The zoning also includes a site for the development of a proposed bus  
3 terminus cum car park at Chung Hom Kok Road opposite to the Composite Signals Organisation Station Complex. In addition, some “G/IC” sites are reserved for public utilities projects and car parking purposes.
- 7.45. Several valuable historical buildings and temples in Stanley, such as  
4 the Tin Hau, Kwun Yum, Tai Wong Temple and Pak Tai Temple are also within this zoning.

**7.56** Open Space (“O”) : Total Area 11.41 ha

- 7.56. This zone is intended primarily for the provision of outdoor open-air  
1 space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 7.56. The existing open spaces which are of regional significance include the  
2 Chung Hom Kok Beach, Stanley Main Beach, St. Stephen’s Beach and Hairpin Beach. Apart from the beaches, there are also a number of local open spaces scattered at convenient locations throughout the Area to serve the local residents.
- 7.56. A strip of sea bed at Stanley Old Town fronting Stanley Bay was  
3 reclaimed for a unique open space development with waterfront promenade and a mini-soccer pitch and allows for emergency/service vehicular access. The waterfront promenade is landscaped to a high quality with provision of shops and services and eating places in Stanley Waterfront Mart. Together with the open-air area outside Murray House and Stanley Plaza, it forms a continuous waterfront promenade, which become a major tourist attraction and leisure outlet for the local community. The Stanley Ma Hang Park, located between Stanley Bay and the lower part of Cape Road, is a headland park featuring various thematic zones to cater for people of all ages and interests. It was designed to blend in with the natural landscape with improved pedestrian paths for easy access.

**7.67** Other Specified Uses (“OU”) : Total Area 140.51 ha

- 7.67. The zone is intended primarily to provide/reserve sites for specified purposes and uses. It covers the Chung Hom Kok Teleport site, the Stanley Sports Centre and Stanley Municipal Services Building, the Murray House, the Old Stanley Police Station, the Maryknoll House, the Stanley Military Cemetery, the Prison Cemetery, the Saint Stephen's Beach (South) Pier, the Blake Pier, the Chek Chue Barracks and the Satellite Earth Station at Stanley Peninsula, as well as the petrol filling station abutting Stanley Village Road.
- 1
- 7.67. A site to the south of Chung Hom Kok Road is zoned "OU" annotated "Composite Signals Organization Station Complex" and is intended primarily for composite signals organization station complex and its ancillary facilities for the development of the Chung Hom Kok Teleport. Given the site's prominent location, the design of the proposed development should be in keeping with the surrounding natural terrain and the existing built environment in the Chung Hom Kok and Stanley area.
- 2
- 7.67. Two sites at the gateway to the Stanley Old Town area have been earmarked for the development of a Government Complex and a multi-storey public car park. The Stanley Sports Centre and Stanley Municipal Services Building is zoned "OU" annotated "Government Complex" for Government Use. The planned multi-storey public car park is zoned "OU" annotated "Multi-storey Public Car Park to Include Bus Terminus" and is intended primarily for a multi-storey public car park and bus terminus at the site. Within this zone, any development is restricted to a maximum building height of 4 storeys (including bus terminus) and 15 metres. To further preserve the character of Stanley and enhance the urban design of the area, the Board has prepared a set of design guidelines (including building height, design features, colour scheme and landscape details) to guide the design of the Government Complex and multi-storey public car park. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 3
- 7.67. The Murray House and the Old Stanley Police Station are zoned "OU" annotated "Historical Building Preserved for Cultural, Community and Commercial Uses" and primarily intended to preserve the historical buildings for Cultural, Community and Commercial Uses. The Antiquities and Monuments Office of the Development Bureau should be consulted on the use of and alteration to the historical buildings as well as the immediate environs.
- 4
- 7.67. The Maryknoll House site is zoned "OU" annotated "Residential Development with Historic Building Preserved" which is intended primarily to preserve the historic building of the Maryknoll House (a Grade 1 historic building) in-situ through the preservation-cum-development project. In order to facilitate appropriate planning control over the design and layout of the
- 5

preservation-cum-development project, planning permission from the Town Planning Board is required for residential and some commercial uses. Development under this zoning is subject to a maximum plot ratio of 0.75, a maximum site coverage of 30% and maximum building heights in terms of mPD as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater. The BH restriction is to preserve the public views of the historic building from the south and southwest and to maintain the character and setting of Stanley. Any application for minor relaxation of BH restriction should not lead to blocking the public view of the main façades of the Maryknoll House. Reasonable public access to the Maryknoll House for public appreciation should be provided in the formulation of development proposal(s) at this site. Relevant technical assessments on the environmental, waste management, traffic, landscape, water supplies and geotechnical aspects should be submitted by the applicant during the planning application stage.

- 7.67. In order to preserve the Grade 1 Historic Building Maryknoll House  
6 in-situ, any new development, or demolition of, addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of the Maryknoll House requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance. Should extensive renovation, addition and / or alteration works be conducted at the Maryknoll House to meet new use(s) and modern requirement(s), a Conservation Management Plan (CMP) should be devised and implemented to properly manage changes of uses and conservation of the Maryknoll House. The CMP should include the historical development of the Maryknoll House, character-defining elements with their respective level of significance, and recommended protective/ monitoring/ mitigation measures for safeguarding the Maryknoll House from the proposed works. Minor relaxation of the stated restrictions may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance. Each application will be considered on its own merits.
- 7.67. The Stanley Military Cemetery and the Prison Cemetery are zoned  
7 “OU” annotated “Cemetery” and is intended primarily to provide land for cemetery and its ancillary facilities.
- 7.67. The St. Stephen’s Beach (South) Pier and Blake Pier are zoned “OU”  
8 annotated “Pier” on the Plan. The Blake Pier at Stanley is the take off point of the kaito service to Po Toi as well as tourist and pleasure vessels.
- 7.67. The Chek Chue Barracks and Satellite Earth Station at Stanley  
9 Peninsula are zoned “OU” annotated “Military Camp” and “OU” annotated “Satellite Earth Station” respectively to reflect the existing uses for military and its ancillary quarters, and Satellite Earth Station.
- 7.67.1 A site abutting the Stanley Village Road is zoned “OU” annotated

0 “Petrol Filling Station”.

**7.78** Green Belt (“GB”) : Total Area ~~98.44~~**96.03** ha

1 **7.78.** This zone is intended primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account the relevant Town Planning Board Guidelines.

2 **7.78.** This zone comprises about 25% of land in the Area and consists of mainly the steep slopes to the south-west of Stanley Prison, along and to the south of Stanley Gap Road and at the Chung Hom Kok headland are the major “GB” areas. They are of difficult topography not suitable for intensive urban development. However, there is scope for the provision of some passive recreational facilities.

**7.89** Coastal Protection Area (“CPA”) : Total Area 20.58 ha

1 **7.89.** This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

2 **7.89.** There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

3 **7.89.** Falling within this zone are coastal areas mainly below the 20m contour. These areas contain many coastal features including cliffs, rocks and some sandy beaches. These areas of high scenic quality have not been spoilt by urban development and should be preserved from the outset.

4 **7.89.** The coastline at Wong Ma Kok would be further considered for designation as “Coastal Protection Area” when the future use of the Chek Chue Barracks is decided.

## **8. COMMUNICATIONS**

### **8.1 Roads**

8.1.1 The Area is linked with other districts by Stanley Gap Road which

extends to Tai Tam Road to the east and Repulse Bay Road to the west. Stanley Village Road and Chung Hom Kok Road serve the developments in the Stanley Peninsula and the Chung Hom Kok area. These are supported by a network of local distributors and subsidiary roads for local access purposes.

- 8.1.2 Traffic circulation in Stanley becomes congested particularly during the weekends in the summer season when an influx of shoppers, beach goers and residents visit the area around the market, bus terminus and the Main Beach. The pedestrian and vehicular circulation from Stanley to Chung Hom Kok through the Ma Hang Valley has been improved upon the completion of Carmel Road. A loop road at the central bazaar area to improve traffic circulation is also included. The plan also proposes pedestrianisation of the Stanley Old Town area (see paragraphs 7.1.3, 7.2.3 & 7.2.4 above). Vehicular access within these pedestrianised areas will mainly be restricted to emergency and service vehicles.

## 8.2 Public Transport

The Area is well served by existing bus routes. Apart from the franchised bus services, the Area is also served by maxicabs and taxis. The Stanley Peninsula is also served by a kaito service en route from Aberdeen to Po Toi Island.

## 8.3 Parking Provision

There are public car parking spaces at various locations in Stanley, including Stanley Plaza, Carmel Road, St. Stephen's Beach, Stanley Mound Road, Stanley Link Road and Stanley Beach Road. In addition, an underground multi-storey car park proposal is in the pipeline.

# 9. UTILITY SERVICES

- 9.1 The Area has an adequate supply of electricity, gas and telephone service. No problem is envisaged to meet the future needs of the Area.
- 9.2 The Area is well served with piped fresh water supply. As there is currently no salt water supply to the Area, temporary mains fresh water for flushing is being used.
- 9.3 There are an underground sewage treatment plant under the hill next to Tweed Bay/Stanley Prison and a pumping station south of Stanley Main Street to effect the Hong Kong Island South Sewerage Master Plan.

# 10. CULTURAL HERITAGE

- 10.1 The following sites of archaeological interests, declared monuments, and graded historic buildings/structures are in the Area:

- (a) Stanley Bay Site of Archaeological Interest
  - (b) Chung Hom Wan Site of Archaeological Interest
  - (c) School House of St. Stephen's College (Declared Monument)
  - (d) Old Stanley Police Station (Declared Monument)
  - (e) Stanley Mosque, No. 53 Tung Tau Wan Road (Grade 1)
  - (f) Maryknoll House, No. 44 Stanley Village Road (Grade 1)
  - (g) Chung Hom Kok Battery, Chung Hom Kok (Grade 2)
  - (h) Stanley Post Office, No. 2 Wong Ma Kok Road (Grade 2)
  - (i) No. 1 -7 (Grade 2) and No. 8 (Grade 3) Pat Kan, Stanley
  - (j) Martin Hostel (Grade 2), Old Laboratory (Grade 2), Bungalow No. 1-5 (Grade 2), St. Stephen's Chapel (Grade 3), Main Building (Grade 3) and Ng Wah Hall (Grade 3) in St. Stephen's College, No. 22 Tung Tau Wan Road
  - (k) Block A, St. Stephen's College Preparatory School, No. 30 Wong Ma Kok Road (Grade 3)
  - (l) Dormitory (Blocks A and B), Dining Hall (Block C), Reception Block (Block D), Segregation Unit (Block E) and Clinic (Block F) in Ma Hang Prison, No. 40 Stanley Village Road, Ma Hang (Grade 3)
  - (m) Stanley Military Cemetery, Wong Ma Kok Road (Grade 3)
  - (n) Stanley Public Dispensary, No. 14 Wong Ma Kok Road (Grade 3)
  - (o) No. 86 and 88 Stanley Main Street (Grade 3)
  - (p) Carmelite Monastery, No. 68 Stanley Village Road (Grade 3)
- 10.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which the buildings/structures within the Area have been also given proposed gradings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>.
- 10.3 Prior consultation with the Antiquities and Monuments Office of the Development Bureau should be made if any development, redevelopment or rezoning proposals that might affect the above sites of archaeological interests, declared monuments, graded historic buildings/structures, new items pending grading assessment and their immediate environs.

## **11. IMPLEMENTATION**

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.2 The Plan provides a broad land use framework within which more detailed

non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Southern District Council would also be consulted as appropriate.

- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD**  
**~~MAY~~OCTOBER 2021**



## **Agenda Item 6**

### **Replacement Page of Attachment IV of MPC Paper No. 7/21**

#### **For Consideration by the Metro Planning Committee on 29.10.2021**

Consideration of such application for minor relaxation would be on individual merits, taking into account the site constraints, design justifications and planning merits that would enhance the amenity of the locality.

#### **7.3 Residential (Group B) ("R(B)") : Total Area 2.42 ha**

**7.3.1** *This zone, located at Cape Road and south to Ma Hang Estate, is intended primarily for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Development and redevelopment in this zone is subject to a maximum GFA of 44,615m<sup>2</sup> and the maximum building height in terms of metres above Principal Datum as stipulated in the Plan, or the GFA and building height of the existing building, whichever is the greater. A Residential Care Home for the Elderly shall be provided at the Site. Any floor space that is constructed or intended for use solely as Government, Institution or Community facilities, as required by the Government, may be disregarded. The GFA control under this zone is regarded as being stipulated in a "new or amended statutory plan" according to the Joint Practice Note No. 4 "Development Control Parameters Plot Ratio/Gross Floor Area", and shall be subject to the streamlining arrangements stated therein.*

**7.3.2** *The GFA and building height restrictions, which are stipulated in the Notes of the Plan, are intended to blend in with the local character, to avoid overtaxing the local road network and public utility systems, and to be compatible with the surrounding. To further mitigate potential visual impact, it is advised to minimize the visual bulk of the proposed development as much as possible, such as adoption of a podium-free design and a stepped BH. Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.*

#### **7.34 Residential (Group C) ("R(C)") : Total Area ~~37.2~~37.19 ha**

**7.34.1** This zone is intended primarily for low-rise and low-density residential development and permission from the Board is required for any commercial development. This zone covers the low-rise residential developments in the northern part of Stanley Peninsula and Chung Hom Kok area as well as the residential developments along Tung Tau Wan Road and Wong Ma Kok Road.

**7.34.2** Developments under this zoning are subject to building height control as well as site coverage and plot ratio restrictions. The restrictions are required to maintain the character and setting of Stanley.

**7.34.3** Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. The purpose of this provision is to allow the Board to consider proposals for building layout and design which, whilst not strictly complying with the stated restrictions, meet the planning objectives. Thus, it is hoped to encourage designs which are adapted to the characteristics of particular sites, and in particular, imaginative designs which overcome the need for stiling or allow for the conservation of environmentally important natural features or mature vegetation. Each proposal will

**Traffic Impact Assessment for the Proposed Housing Development at Cape Road, Stanley**

**1. Background**

- 1.1 Aurecon Hong Kong Limited was appointed by the Highways Department (HyD) of the Government of Hong Kong Special Administrative Region to undertake Agreement No. CE 46/2018(HY) “Road Works in Connection with Proposed Housing/Commercial Development on Eight Sites (Package 2A) – Feasibility Study” (the Study), including the subject site (the Site) at Cape Road.
- 1.2 The Site is located at currently zoned as “Green Belt” (“GB”) and is proposed to be rezoned to private residential development. A Traffic Impact Assessment (TIA) under the Study was conducted to ascertain its feasibility from traffic engineering point of view.
- 1.3 The development site area is about 2.17ha, and the total Gross Floor Area (GFA) is about 48,825m<sup>2</sup>, which includes maximum residential GFA of about 44,615m<sup>2</sup> and assumed GFA for the Residential Care Home for the Elderly (RCHE) of about 4,210m<sup>2</sup>.
- 1.4 There are 2 proposed vehicular access points for the Site, which are both located at Cape Road. Both ingress and egress of vehicles would be allowed through the northern access point whilst the southern access point will be limited for ingress only due to the close proximity of the existing roundabout in Cape Road. The site location and the proposed access points are indicated in Annex I.

**2. Existing Traffic Conditions**

- 2.1 Traffic surveys were conducted for major junctions and road links within the Area of Influence (AOI). The base year assessment results reveals that all the junctions in the Study Area are operating within capacities.
- 2.2 Sensitive test for critical junctions at weekend peak was carried out in addition to the assessment of weekdays am/pm peaks.

**3. Public Transport Services**

- 3.1 There were 6 nos. of Franchised Bus (FB) routes operating at frequencies of 7-35 minutes, as well as 4 nos. of minibus routes operating at frequencies of 4-18 minutes in Cape Road and within walking distance of the Site.

- 3.2 Based on the Public Transport (PT) services assessment for the Proposed Development, the existing PT facilities in the vicinity of the Site would be sufficient to accommodate public transport demand generated by the proposed development.

#### **4. Design Year Traffic Forecast and Trip Generation/Attraction**

- 4.1 The design year of the TIA for the Site was set at Year 2031<sup>1</sup>, in accordance with the Transport Planning and Design Manual (TPDM). Design year traffic forecast was estimated with reference to the Territorial Population and Employment Data Matrices (TPEDM) and Annual Traffic Census. The traffic impact of planned developments in the vicinity was also taken into account.
- 4.2 Trip generation/attraction for the Proposed Development were estimated with reference to the TPDM for weekdays and the adopted trip rates for weekends based on the worst-case scenario<sup>2</sup>. The figures for weekdays and weekends are presented in **Table 1** and **Table 2** respectively.

**Table 1 – Estimated Trip Generation/Attraction for the Proposed Residential Development Site (Weekdays)**

	Traffic Flows (pcu/hr)			
	AM Peak		PM Peak	
	Gen.	Att.	Gen.	Att.
Proposed Residential Development Site	106	61	57	77

**Table 2 – Estimated Trip Generation/Attraction for the Proposed Residential Development Site (Weekends)**

	Traffic Flows (pcu/hr)	
	Peak Hour	
	Gen.	Att.
Proposed Residential Development Site	36	22

- 4.3 Ancillary car parking spaces will be provided in accordance with the requirements in Hong Kong Planning Standards and Guidelines (HKPSG).

<sup>1</sup> The initial population intake target for the Site is assumed to be year 2028. According to “Guidelines and Requirements for TIA Studies”, the TIA shall take into account at least 3 years after the planned completion of the development and hence the design year of the TIA should be year 2031.

<sup>2</sup> An assumption of average flat size for 140 m<sup>2</sup> is adopted as the worst-case scenario.

## 5. Traffic Impact Assessment during Operation Stage

- 5.1 The junction assessments for design year 2031 (with and without subject development) during the weekdays are shown in **Table 3**. The sensitivity test result for critical junctions' performance during weekend is shown in **Table 4**.

**Table 3 – Junction Capacity Assessment Results for Design Year 2031 (Weekdays)**

Index	Junction	Junction Type	Reference Case (DFC)		With Development (DFC)	
			AM	PM	AM	PM
<b>J1</b>	Stanley Gap Road - Headland Road	P	0.07	0.05	0.07	0.05
<b>J2</b>	Stanley Gap Road - Chung Hom Kok Road	P	0.43	0.44	0.54	0.51
<b>J3</b>	Cape Road - Lung Tak Court Access Road	R	0.12	0.18	0.15	0.21
<b>J4</b>	Stanley Village Road - Carmel Road	P	0.43	0.33	0.53	0.38
<b>J5</b>	Stanley Village Road - Stanley Mount Road	P	0.12	0.10	0.13	0.11
<b>J6</b>	Stanley Gap Road - Stanley Village Road – Tai Tam Road	R	0.42	0.41	0.46	0.45

**Table 4 - Junction Capacity Assessment Results at Critical Junctions for Design Year 2031 (Weekends)**

Index	Junction	Junction Type	Reference Case (DFC)	With Development (DFC)
			Peak Hour	Peak Hour
<b>J2</b>	Stanley Gap Road - Chung Hom Kok Road	P	0.75	0.81
<b>J4</b>	Stanley Village Road - Carmel Road	P	0.66	0.70

Notes:

1. Roundabout (R) / Priority junction (P) are assessed by Design Flow to Capacity ratio (DFC).
2. DFC less than 1.0 indicates that the junction is operating with spare capacity whereas DFC equal to or above 1.0 indicates that the junction is at capacity/ overloading.
3. Estimated peak hours are 7:45 a.m. to 8:45 a.m and 5p.m. to 6p.m. for weekdays, and noon to 1p.m. for weekends.

- 5.2 The junction capacity assessment results indicate that the traffic impacts induced by the Proposed Development would not cause unacceptable traffic impact on the adjacent road network.

## **6. Pedestrian Footpath Assessment**

- 6.1 There are sufficient footpaths to serve the area in vicinity of the Site. Based on the Pedestrian Level of Services (LOS) assessments, the LOS of the pedestrian access and footpaths near the Site are satisfactory and considered adequate to cater for the demand of the subject development.

## **7. Sensitivity Test for Possible Change of Development Content**

- 7.1 A sensitive test was carried out on the possible change of part of the residential development into RCHE. The GFA of the recommended 150-place RCHE will be around 4,210m<sup>2</sup>. Based on the assessment against trip generation of residential development with equivalent GFA, the proposed RCHE would not induce additional traffic impact.

## **8. Traffic Impact Assessment during Construction Stage**

- 8.1 Traffic impact assessment during construction stage were carried out along the route of construction vehicles. The result indicated that all assessed junctions would be operating satisfactorily during the construction period.

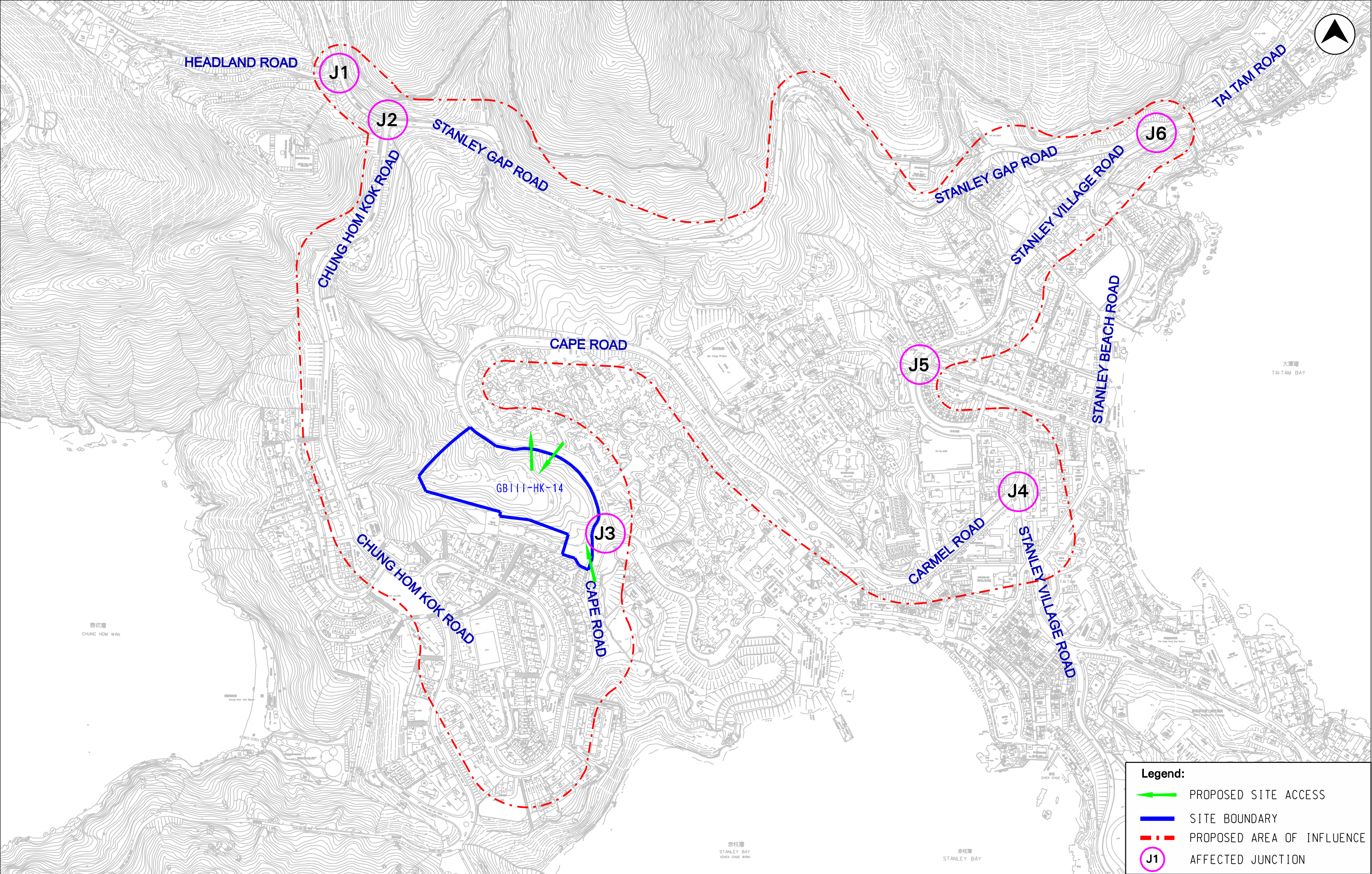
## **9. Conclusion**

- 9.1 Based on the findings of the TIA, the subject development would not cause unacceptable traffic impacts to the nearby public road network and there is no immediate necessity for road improvement works.

## **Attachment**

### **Annex 1                      Critical Junctions for Assessment**





Legend:

PROPOSED SITE ACCESS

SITE BOUNDARY

PROPOSED AREA OF INFLUENCE

AFFECTED JUNCTION

REV	DATE	REVISION DETAILS	APPROVED
A	31 JAN 20		KC

SCALE	SIZE
NTS	A3
DRAWN	
CKC	
DESIGNED	
SKL	
REVIEWED	
EL	

APPROVED	DATE
	31 January 2020
KC	

PROJECT	Agreement No. CE 46/2018(HY) Road Works in Connection with Proposed Housing/ Commercial Developemnt on Eight Sites (Package A) - Feasibility Study					
TITLE	Sites A - Aear of Influence (AOI)					
DRAWING No.	PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
	506188	- D05	- DRG	- -	103	- A



**VISUAL APPRAISAL ON  
PROPOSED HOUSING DEVELOPMENT  
AT CAPE ROAD,  
SOUTH TO MA HANG ESTATE, STANLEY  
ON THE APPROVED STANLEY OUTLINE  
ZONING PLAN NO. S/H19/14**

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**PLANNING DEPARTMENT  
OCTOBER 2021**

## **1. Purpose**

- 1.1 Amendments are proposed to be made to the approved Stanley Outline Zoning Plan (OZP) No. S/H19/14 to rezone a piece of government land at Cape Road, south to Ma Hang Estate (the Site) from “Green Belt” (“GB”) to “Residential (Group B)” (“R(B)”) zone for a proposed housing development to meet the pressing need for housing.
- 1.2 The rezoning of “GB” site to facilitate residential development may have visual implication on the surrounding areas. Further development inducing more development scale, form and massing would inevitably lead to visual changes in the overall townscape. The purpose of this visual appraisal (VA) is to examine the anticipated visual impact of the proposed housing development so as to facilitate the Metro Planning Committee of the Town Planning Board to consider the visual impact of the proposed development at the Site.

## **2. Methodology**

The visual impact of the proposed housing development will be assessed by adopting the following methodology:

- (a) Identification of the overall visual significance and character within the wider context of the Stanley area where the Site is located;
- (b) Identification and selection of vantage points (VPs) to assess the possible visual impact arising from the development proposal at the Site. The VPs should be easily accessible and popular to the public and/or tourist and able to demonstrate the visual impact of the proposed development at the Site on the overall townscape or adjacent neighbourhood area. Important views to special landmarks, valued landscape features, water body, ridgelines, etc. should also be taken into consideration where possible; and
- (c) Identification of the scale of the development at the Site using computer-generated photomontages to illustrate the visual impact of the proposed development from the selected VPs. Whilst the VA will evaluate the overall visual impact of the proposed housing development, the cumulative impact together with any known planned developments as permitted under the OZP would be taken into account. Any design features or mitigation measures that would help to reduce the possible visual impact of the proposed development shall be discussed.

## **3. The Proposal**

- 3.1 The Site currently zoned “GB” is situated to the northeast of Chung Hom Kok and southwest of Ma Hang Estate, abutting the Cape Road to the northeast. To the west, the boundary line of the Site is drawn to avoid the encroachment onto buffer area for the existing stream and steep slopes for which extensive site formation works may be required. The Site comprises mainly vegetated slopes on government land, descending from the highest point of about 65mPD at the northwest to about 35mPD at the southeast. The mean street level of the Cape



Road is about 40mPD (**Plan 1**).

3.2 The Stanley area have been developed as a low-density residential neighbourhood characterised by 3 groups of settlement, viz. low-rise high class housing in the northern part of Stanley Peninsula and Chung Hom Kok, commercial and residential developments in the Stanley Village and the public housing in Ma Hang. The Site is sandwiched between the Chung Hom Kok residential area and Ma Hang Estate. Residential developments at Chung Hom Kok to the south and further west of the Site are zoned “Residential (Group C)” with plot ratio (PR), site coverage (SC) and building height (BH) restrictions of 0.75, 25% and 3 storeys in addition to 1 storey of carport respectively. The Ma Hang Estate to the northeast of the Site is zoned “Residential (Group A)3” (“R(A)3”), with BH restriction of 12 storey and the as-built PR of about 1.6. To the immediate west and north of the Site is mainly natural slope zoned “GB”. To the further southeast is the Stanley Old Town, a popular tourist spot and attraction. The planning intention of the OZP is to keep the development in Stanley in a low-rise form in order to preserve the existing character.

3.3 It is proposed to rezone the Site from “GB” to “R(B)”. The planning intention of the “R(B)” zone is primarily for medium-density residential developments. With due regard to the compatibility with surrounding developments, availability of infrastructure provisions and policy initiative, the key development parameters of the proposed development are as follows:

Zoning Area	:	about 2.42ha.
Development Site Area	:	about 2.17ha. (based on Civil Engineering and Development Department’s (CEDD) estimation)
Maximum gross floor area (GFA)	:	about 44,615m <sup>2</sup>
Maximum BH	:	85mPD
Estimated No. of Flats	:	about 637 (based on an assumed average flat size of 70 m <sup>2</sup> )
Social Welfare Facilities:	:	a 150-place Residential Care Home for the Elderly (RCHE)

3.4 According to CEDD’s advice, it is technically feasible to form the Site at a 40mPD platform for the proposed development. Taking into account the existing context and natural character, it is proposed to impose a BH restriction of 85mPD to accommodate the proposed development with about 12 storeys above the site formation level at 40mPD, which has made reference to BH restriction at the adjacent Ma Hang Estate of 12 storey under the “R(A)3” zone. SC restriction is not recommended in order to provide design flexibility for future development.

#### 4. **Visual Appraisal**

- 4.1 A total of 6 VPs have been selected for assessing the visual impact of the proposed housing development. Photomontages to illustrate the visual changes and the resultant spatial relationship with the townscape are shown on **Plans 2 to 7**.

(a) **VP1 – Stanley Plaza (Plan 2)**

This VP is a popular open space at the waterfront of the Stanley. When viewed from the Stanley Plaza, the proposed development is generally blocked by the Yi Tak House and Ma Hang Estate. There is negligible obstruction to the sky view and the magnitude of visual change is negligible.

(b) **VP2 – Stanley Promenade (Plan 3)**

This VP is located at the Stanley Promenade which is the key tourist attraction in the territory, easily accessible and is popular to both local residents and visitors. When viewed from the Stanley Promenade, the proposed development is generally compatible in development scale and BH with the existing building profile, in particular the residential developments at Chung Hom Kok and Stanley Main Street. Whilst most of the proposed development will be screened off by the Lung Tak Court and residential developments alongside the promenade at front, the distant mountain view and the sky view will be slightly reduced and the magnitude of visual change is considered slight.

To mitigate the potential impact on the overall characters of the Stanley area, it is proposed to impose BH restriction of 85mPD to ensure that the overall bulk would be in context with the surrounding medium- and low-rise residential developments. In addition, the provision of building separation in accordance with the Sustainable Building Design Guidelines (SBDG) will ensure building permeability and reduce its visual bulk. The future developer should also be advised to minimize the visual bulk of the proposed development as much as possible, such as adopting a podium-free-design as well as adoption of a stepped building height. Taking the above into consideration, it is not anticipated that the proposed development would cause significant adverse visual impact.

(c) **VP3 – Stanley Bus Terminus (Plan 4)**

The Stanley Bus Terminus at the Stanley Plaza is the key pedestrian node at the Stanley area. Similar to VP2, the proposed development with maximum BH of 85mPD is generally compatible with the development scale and BH of the existing building profile. Although the distant mountain view and the sky view will be slightly reduced and the magnitude of visual change is considered slight, similar visual enhancement measures as proposed in VP2 above may help minimizing the visual bulk of the housing development. As such, significant

adverse visual impact is not anticipated.

(d) VP4 – Stanley Ma Hang Park (Plan 5)

This VP at Stanley Ma Hang Park is the nearest existing local open space located to the south of the Site. When viewed from this VP, the proposed development at the Site will be screened off by trees and landscape features within the park. The proposed development is barely visible from this VP. The effect of the visual change is considered negligible.

(e) VP5 – St. Stephen Beach (Plan 6)

This VP shows a panoramic view of the Stanley area. The visual context is characterized by panoramic view of the mountain backdrop, ridgeline, Stanley Old Town, Stanley Promenade, existing developments in Chung Hom Kok area and the Ma Hang Estate. The proposed development is not visually incompatible with the surrounding areas, taking into account the nearby low-rise to medium-rise residential developments including residential developments at Chung Hom Kok (about 60mPD to 110mPD), Lung Yan Court (about 85mPD), Ma Hang Estate (about 65mPD to 80mPD), Lung Tak Court (about 55mPD), and the Maryknoll House (75mPD). Given the existing building profile, the building mass of the proposed developments is considered to be not excessive. The proposed development generally respect the mountain backdrop and would not reduce the existing panorama and visual amenities. The proposed building height of 85mPD is in harmony with the natural hilly terrain and can blend in with the overall stepped height profile descending from the inland to the waterfront. The condition, quality and character of the assessment area would not be negatively changed as a result of the proposed development when viewed from this VP and the effect of the visual change is slight. In addition, the provision of building separation in accordance with the SBDG will ensure building permeability and reduce overall visual bulk of the propose development.

(f) VP6 – Planned Open Space at Chung Hom Kok Road (Plan 7)

This VP at the planned open space at Chung Hom Kok Road is selected as it allows the view to the Site and the Stanley area from the northwest. When viewed from the planned open space which is currently a man-made slope with dense vegetation, the proposed development is generally compatible with the development scale and BH of the existing building profile, in particular the Ma Hang Estate. Though part of the Ma Hang Estate and the distant Stanley area will be screened off by the proposed development, it is still considered tolerable as there are extensive open views in the setting. The proposed development with maximum BH of 85mPD would not cause obstruction to the sky view. Noting that the distant sea view will be reduced and the magnitude of visual change is considered moderate, similar visual enhancement measures as proposed in VP2 above may help minimizing the visual bulk of the housing development. As such, significant adverse visual

impact is not anticipated.

## **5. Conclusion**

Based on the above assessment, the scale and BH of the proposed development at the Site are visually compatible with the existing building profile and developments in the immediate neighbourhood, and the cumulative visual impact of the existing and proposed residential developments is considered acceptable. The provision of building separation in accordance with the SBDG will ensure building permeability and reduce its visual bulk. To further mitigate potential visual impact, the future developer should also be advised to minimize the visual bulk of the proposed development as much as possible, such as adopting of a podium-free design and a stepped BH. In sum, significant adverse visual impact due to the proposed rezoning is not anticipated.

## **Attachments**

Plan 1	Location Plan
Plans 2 to 7	Photomontages

**PLANNING DEPARTMENT  
OCTOBER 2021**



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

本摘要圖於2021年10月22日擬備，  
所根據的資料為於2021年5月4日  
核准的分區計劃大綱圖編號S/H19/14

EXTRACT PLAN PREPARED ON 22.10.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/H19/14 APPROVED ON 4.5.2021

### 位置圖 LOCATION PLAN

赤柱馬坑環角道擬議住宅發展  
PROPOSED RESIDENTIAL DEVELOPMENT AT  
CAPE ROAD, MA HANG, STANLEY

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

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/21/17

圖 PLAN  
1



觀景點  
VIEWING POINT

①



現有景觀  
EXISTING VIEW




位置圖 LOCATION PLAN



擬議發展  
PROPOSED DEVELOPMENT

圖例 LEGEND

 擬議建築物 (在主水平基準上若干米)  
PROPOSED BUILDING  
About 85mPD (IN METRES ABOVE PRINCIPAL DATUM)

合成照片 PHOTOMONTAGE

赤柱馬坑環角道擬議住宅發展  
PROPOSED RESIDENTIAL DEVELOPMENT AT  
CAPE ROAD, MA HANG, STANLEY  
(從赤柱廣場遠望)  
(VIEW FROM STANLEY PLAZA)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/21/17

圖 PLAN  
2

本圖於2021年10月22日擬備，所根據的資料為攝於2021年7月12日的實地照片  
PLAN PREPARED ON 22.10.2021  
BASED ON SITE PHOTO  
TAKEN ON 12.7.2021



觀景點

VIEWING POINT

2



現有景觀  
EXISTING VIEW



擬議發展  
PROPOSED DEVELOPMENT

圖例 LEGEND

擬議建築物 (在主水平基準上若干米)  
PROPOSED BUILDING  
About 85mPD (IN METRES ABOVE PRINCIPAL DATUM)

合成照片 PHOTOMONTAGE

赤柱馬坑環角道擬議住宅發展  
PROPOSED RESIDENTIAL DEVELOPMENT AT  
CAPE ROAD, MA HANG, STANLEY  
(從赤柱海濱長廊遠望)  
(VIEW FROM STANLEY PROMENADE)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/21/17

圖 PLAN  
3

本圖於2021年10月22日擬備，所根據的資料為攝於2021年8月24日的實地照片  
PLAN PREPARED ON 22.10.2021  
BASED ON SITE PHOTO  
TAKEN ON 24.8.2021



觀景點  
VIEWING POINT

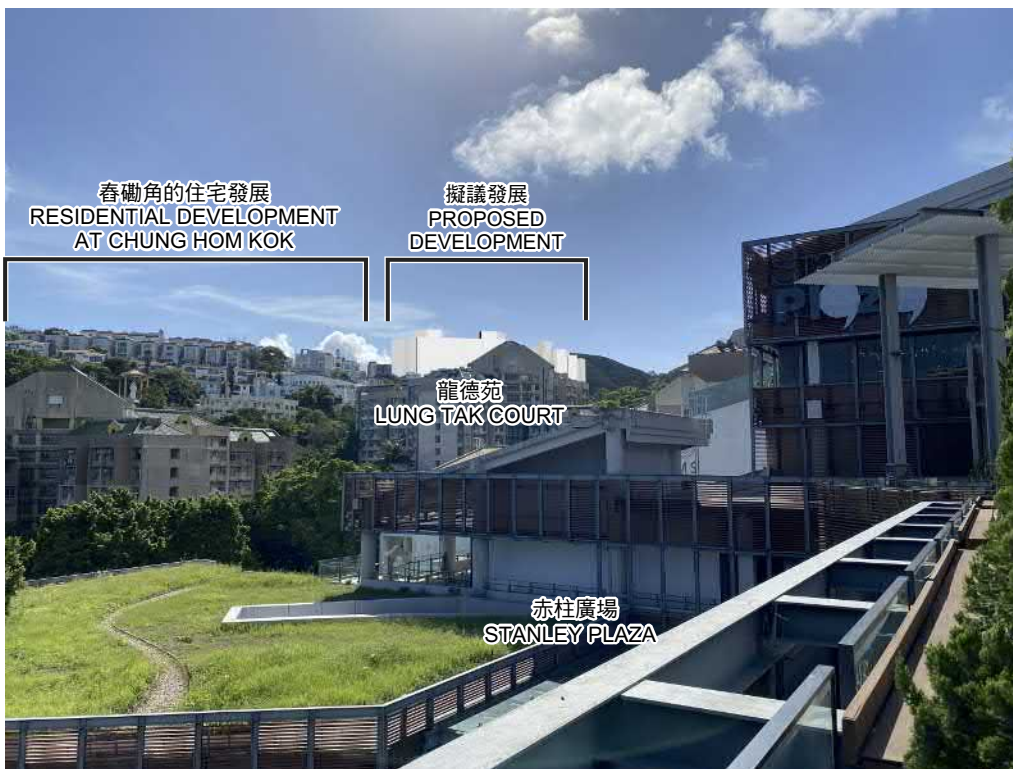
3



現有景觀  
EXISTING VIEW



位置圖 LOCATION PLAN



擬議發展  
PROPOSED DEVELOPMENT

圖例 LEGEND

擬議建築物 (在主水平基準上若干米)  
PROPOSED BUILDING  
About 85mPD (IN METRES ABOVE PRINCIPAL DATUM)

合成照片 PHOTOMONTAGE

赤柱馬坑環角道擬議住宅發展  
PROPOSED RESIDENTIAL DEVELOPMENT AT  
CAPE ROAD, MA HANG, STANLEY  
(從赤柱巴士總站遠望)  
(VIEW FROM STANLEY BUS TERMINUS)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/21/17

圖 PLAN  
4

本圖於2021年10月22日擬備，所根據的資料為攝於2021年8月24日的實地照片  
PLAN PREPARED ON 22.10.2021  
BASED ON SITE PHOTO  
TAKEN ON 24.8.2021



觀景點  
VIEWING POINT

4



現有景觀  
EXISTING VIEW




位置圖 LOCATION PLAN



擬議發展  
PROPOSED DEVELOPMENT

圖例 LEGEND

 擬議建築物 (在主水平基準上若干米)  
 PROPOSED BUILDING  
 About 85mPD (IN METRES ABOVE PRINCIPAL DATUM)

合成照片 PHOTOMONTAGE

赤柱馬坑環角道擬議住宅發展  
 PROPOSED RESIDENTIAL DEVELOPMENT AT  
 CAPE ROAD, MA HANG, STANLEY  
 (從赤柱馬坑公園遠望)  
 (VIEW FROM STANLEY MA HANG PARK)

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/H19/21/17

圖 PLAN  
 5

本圖於2021年10月22日擬備，所根據的  
 資料為攝於2021年7月12日的實地照片  
 PLAN PREPARED ON 22.10.2021  
 BASED ON SITE PHOTO  
 TAKEN ON 12.7.2021



觀景點

VIEWING POINT

5

春磡角的住宅發展  
RESIDENTIAL DEVELOPMENT  
AT CHUNG HOM KOK

馬坑邨  
MA HANG ESTATE

龍德苑  
LUNG TAK COURT

馬坑山  
STONE HILL

瑪利諾神父  
宿舍  
MARYKNOLL

美利樓  
MURRAY HOUSE

赤柱廣場  
STANLEY PLAZA

聖士提反灣泳灘  
ST. STEPHEN'S  
BEACH

現有景觀  
EXISTING VIEW



位置圖 LOCATION PLAN

春磡角的住宅發展  
RESIDENTIAL DEVELOPMENT  
AT CHUNG HOM KOK

擬議發展  
PROPOSED  
DEVELOPMENT

龍德苑  
LUNG TAK COURT

馬坑山  
STONE HILL

瑪利諾神父  
宿舍  
MARYKNOLL

美利樓  
MURRAY HOUSE

赤柱廣場  
STANLEY PLAZA

聖士提反灣泳灘  
ST. STEPHEN'S  
BEACH

擬議發展  
PROPOSED DEVELOPMENT

圖例 LEGEND

擬議建築物 (在主水平基準上若干米)  
PROPOSED BUILDING  
About 85mPD (IN METRES ABOVE PRINCIPAL DATUM)

合成照片 PHOTOMONTAGE

赤柱馬坑環角道擬議住宅發展  
PROPOSED RESIDENTIAL DEVELOPMENT AT  
CAPE ROAD, MA HANG, STANLEY

(從聖士提反灣泳灘遠望)  
(VIEW FROM ST. STEPHEN'S BEACH)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/21/17

圖 PLAN  
6

本圖於2021年10月22日擬備，所根據的  
資料為攝於2021年7月12日的實地照片  
PLAN PREPARED ON 22.10.2021  
BASED ON SITE PHOTO  
TAKEN ON 12.7.2021



觀景點  
VIEWING POINT

6



現有景觀  
EXISTING VIEW



位置圖 LOCATION PLAN



擬議發展  
PROPOSED DEVELOPMENT

圖例 LEGEND

擬議建築物 (在主水平基準上若干米)  
PROPOSED BUILDING  
(IN METRES ABOVE PRINCIPAL DATUM)

本圖於2021年10月22日擬備，所根據的資料為攝於2021年8月24日的實地照片  
PLAN PREPARED ON 22.10.2021  
BASED ON SITE PHOTO  
TAKEN ON 24.8.2021

合成照片 PHOTOMONTAGE

赤柱馬坑環角道擬議住宅發展  
PROPOSED RESIDENTIAL DEVELOPMENT AT  
CAPE ROAD, MA HANG, STANLEY  
(從春坎角道計劃的休憩用地遠望)  
(VIEW FROM PLANNED OPEN SPACE AT  
CHUNG HOM KOK ROAD)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/21/17

圖 PLAN  
7

**LANDSCAPE ASSESSMENT ON  
PROPOSED RESIDENTIAL SITES  
AT CAPE ROAD,  
SOUTH TO MA HANG ESTATE, STANLEY  
UNDER APPROVED STANLEY  
OUTLINE ZONING PLAN NO. S/H19/14**

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**PLANNING DEPARTMENT  
OCTOBER 2021**

## 1. **Introduction**

- 1.1 The subject site (the Site) situated at Cape Road, South to Ma Hang Estate falls within an area zoned “Green Belt” (“GB”) on the approved Stanley Outline Zoning Plan (OZP) No. S/H19/14 and has been identified as a potential housing site.
- 1.2 This Landscape Assessment (LA) forms part of the technical appraisal on the existing landscape character and resources within the subject site in support of the rezoning from “GB” to “Residential (Group B)” (“R(B)”) for residential development.
- 1.3 The LA is based on the information of a tree survey for the subject site covering an area of about 2.408ha. conducted by Lands Department (LandsD) from August to September in 2020 and aerial photo of 2021 (**Annex 1**).

## 2. **Landscape Baseline**

- 2.1 The Site is situated at the south of Cape Road and Ma Hang Estate, at the north of Chung Hom Kok Road and low-rise residential buildings. To the west, the Site is bound by existing vegetated slopes adjoining Chung Hom Kok Road to Stanley Cap Road.
- 2.2 At the west of the Site adjoining Chung Hom Kok Road, it is predominantly roadside slope with dense and extensive woodland within the “GB” zone serving as fringe of Ma Hang Estate further up the hill.
- 2.3 At the north and south of the Site, low-rise to medium residential developments are commonly found in the areas zoned “Residential (Group A)3” and “Residential (Group C)”.
- 2.4 With reference to Landscape Value Mapping of Hong Kong, the site is situated in an area of upland countryside landscape character. It is a vegetated natural slope with level changes from approximate +50mPD at the east to +70mPD at the north.
- 2.5 Based on LandsD’s tree survey report, a total 1,442 nos. of existing trees including 159 nos. of dead trees are found within the subject site. Approximate 50% surveyed trees are found with defects such as leaning, dieback, dead branches, broken trunks, climbers, epicormics, wounds, bending, etc. There are 236 nos. of trees are identified with poor health condition. No registered Old and Valuable Tree (OVTs) is found. Details of the tree survey are summarised at **Annex 2**.
- 2.6 Among the 1,442 nos. surveyed trees, there are 4 nos. of rare or protected species, i.e. T008, T843, T850 & T1396 - *Artocarpus hypargyreus* (白桂木) are identified in accordance with DEVB TC(W) No.5/2020. They are all recommended to be potential registrable trees in the report.
- 2.7 There are 3 nos. of existing trees i.e. T074, T090 & T340 - *Ficus microcarpa*

(細葉榕) are of significant size with approximate 1700mm, 1200mm and 1100mm DBH respectively. Their health condition are assessed as fair. Considering the tree condition, they are also recommended to be potential registrable trees in the report.

- 2.8 The remaining surveyed trees are of common species including *Sterculia lanceolata* (假蘋婆), *Macaranga tanarius* (血桐) and *Mallotus paniculatus* (白楸). Their size is ranged from 2-15m in height and 95 to 1200mm in DBH. Their health condition are assessed as fair to poor in the report.

### **3. Potential Impacts on Landscape Character and Resources**

- 3.1 To facilitate the proposed housing site development at the Site, it is anticipated site formation work with associated retaining structures will be required to accommodate building blocks construction. Removal of existing vegetation together with abundant existing trees is unavoidable and the landscape character will inevitably be transformed from natural greenery to residential landscape with the proposed rezoning. Adverse landscape impact arising from such irreversible change of landscape character cannot be mitigated comprehensively. Nevertheless, environmental sensible design approach should be adopted for the proposed housing site development and its associated site formation works, including but not limited to the provision of sufficient space for landscape planting into the scope of the proposed development and appropriate edge treatment to ensure harmonious interfacing between the development and its surroundings.
- 3.2 It is anticipated that existing vegetation may be affected arising from the potential new access as required for the proposed development. To mitigate the adverse impact arising from the road construction, design approach to minimize disturbance to existing trees and maximize opportunity to provide roadside landscaping, in particular screening planting where road structures are to be proposed, is recommended.

### **4. Conclusion**

With the rezoning of the Site from majority of “GB” (about 23,995m<sup>2</sup>) and small portions from “R(C)” (about 85m<sup>2</sup>) to “R(B)” and small area to “Road” (about 79m<sup>2</sup>), its upland countryside landscape character is irreversibly changed to residential landscape. Sensible landscape treatments should be included in the residential development and associated site formation and infrastructure works, to ensure it is compatible with the surrounding landscape setting.

#### **Attachment**

<b>Annex 1</b>	Aerial Photo
<b>Annex 2</b>	Tree Survey Details





A

擬議由「綠化地帶」改劃為「住宅(乙類)」地帶  
並訂定建築物高度限制為主水平基準上85米  
PROPOSED REZONING FROM  
"GB" TO "R(B)" WITH STIPULATION  
OF BUILDING HEIGHT RESTRICTION  
OF 85 mPD



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

### 航攝照片 AERIAL PHOTO

赤柱分區計劃大綱核准圖編號S/H19/14的擬議修訂項目  
PROPOSED AMENDMENT TO  
THE APPROVED STANLEY OUTLINE ZONING PLAN  
No. S/H19/14  
修訂項目A  
AMENDMENT ITEM A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/21/15

附件  
ANNEX  
I

本摘要圖於2021年10月6日擬備，所根據  
的資料為地政總署於2021年1月13日拍得  
的航攝照片編號 E122968C

EXTRACT PLAN PREPARED ON 6.10.2021  
BASED ON AERIAL PHOTO No.E122968C  
TAKEN ON 13.1.2021 BY LANDS  
DEPARTMENT



**Tree Survey Details**  
(Extracted from the Pre-land Sale Tree Survey)

	Botanical Name	Chinese Name	Quantity (nos.)
1	<i>Acacia confusa</i>	台灣相思	11
2	<i>Adinandra millettii</i>	黃瑞木	1
3	<i>Aleurites moluccana</i>	石栗	2
4	<i>Antirhea chinensis</i>	毛茶	5
5	<i>Aporosa dioica</i>	銀柴(大沙葉)	33
6	<i>Araucaria heterophylla</i>	異葉南洋杉	1
7	<i>Artocarpus hypargyreus</i>	白桂木	4
8	<i>Artocarpus nitidus</i> subsp. <i>lingnanensis</i>	桂木(紅桂木)	1
9	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3
10	<i>Bischofia javanica</i>	秋楓	5
11	<i>Bombax ceiba</i>	木棉	1
12	<i>Bridelia tomentosa</i>	土蜜樹(逼迫仔)	2
13	<i>Broussonetia papyrifera</i>	構樹(穀木)	1
14	<i>Camellia japonica</i>	山茶	2
15	<i>Carallia brachiata</i>	竹節樹	7
16	<i>Celtis sinensis</i>	朴樹	40
17	<i>Cinnamomum burmannii</i>	陰香	49
18	<i>Cinnamomum camphora</i>	樟	1
19	Dead tree	死樹	159
20	<i>Dimocarpus longan</i>	龍眼	47
21	<i>Diospyros morrisiana</i>	羅浮柿	3
22	<i>Ficus hispida</i>	對葉榕(牛乳樹)	39
23	<i>Ficus microcarpa</i>	細葉榕	38
24	<i>Ficus variegata</i> (syn. <i>Ficus variegata</i> var. <i>chlorocarpa</i> )	青果榕	9
25	<i>Garcinia oblongifolia</i>	嶺南山竹子(黃牙果)	44
26	<i>Glochidion wrightii</i>	白背算盤子	6
27	<i>Hibiscus tiliaceus</i>	黃槿	3
28	<i>Leucaena leucocephala</i>	銀合歡	23
29	<i>Ligustrum sinense</i>	山指甲	1
30	<i>Litsea monopetala</i>	假柿木薑子(假柿樹)	6
31	<i>Livistona chinensis</i>	蒲葵	3
32	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	93
33	<i>Machilus breviflora</i>	短序潤楠	5
34	<i>Machilus chekiangensis</i>	浙江潤楠	2
35	<i>Machilus velutina</i>	絨毛潤楠	24
36	<i>Mallotus paniculatus</i>	白楸	54
37	<i>Melia azedarach</i>	楝(苦楝)	2



38	<i>Michelia x alba</i>	白蘭	1
39	<i>Microcos nervosa</i>	破布葉(布渣葉)	14
40	<i>Morus alba</i>	桑	10
41	<i>Ormosia emarginata</i>	凹葉紅豆	7
42	<i>Pinus massoniana</i>	馬尾松	174
43	<i>Polyspora axillaris</i>	大頭茶	109
44	<i>Psychotria asiatica</i>	九節木	1
45	<i>Rhus succedanea</i>	木蠟樹(野漆樹)	6
46	<i>Itea chinensis</i>	鼠刺(老鼠刺)	1
47	<i>Sapindus saponaria</i> (syn. <i>Sapindus mukorossi</i> )	無患子	1
48	<i>Sapium sebiferum</i>	烏桕	2
49	<i>Schefflera heptaphylla</i>	鵝掌柴(鴨腳木)	56
50	<i>Schima superba</i>	木荷(荷樹)	1
51	<i>Sterculia lanceolata</i>	假蘋婆	304
52	<i>Styrax suberfolius</i>	栓葉安息香(紅皮)	4
53	<i>Syzygium cumini</i>	烏墨(海南蒲桃)	1
54	<i>Syzygium jambos</i>	蒲桃	17
55	<i>Terminalia catappa</i>	欖仁樹	1
56	<i>Tetradium glabrifolium</i>	棟葉吳茱萸	1
57	<i>Zanthoxylum avicennae</i>	筍欖花椒	1
Total No. of Trees Surveyed:			1442

**Provision of Open Space and Major Community Facilities in the Stanley Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	1.78 ha	1.96 ha	1.96 ha	+0.18 ha
District Open Space	10 ha per 100,000 persons <sup>#</sup>	1.78 ha	5.82 ha	5.82 ha	+4.04 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17 <sup>@</sup>	12 classrooms	56 classrooms	56 classrooms	+44 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 <sup>@</sup>	17 classrooms	36 classrooms	36 classrooms	+19 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6 <sup>@</sup>	6 classrooms	13 classrooms	13 classrooms	+7 classrooms
District Police Station	1 per 200,000 to 500,000 persons	less than 1	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	less than 1	0	0	0
Hospital	5.5 beds per 1,000 persons	100 beds	240 beds	240 beds	+140 beds
Clinic/Health Centre	1 per 100,000 persons	less than 1	1	1	+1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	less than 1	0	0	0
Child Care Centres	100 aided places per 25,000 persons~◇	71 places	0 places	0 places	-71 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	less than 1	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	less than 1	0	0	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above	N.A.	0	0	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing	N.A.	1	1	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above~ <sup>^</sup> <sup>◇</sup>	90 places	16 places	16 places	-74 places
Residential Care Homes for the Elderly (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above~ <sup>◇</sup>	111 places	0 places	150 places	+39 places
Library	1 district library for every 200,000 persons	less than 1	1	1	+1
Sports Centre	1 per 50,000 to 65,000 persons	less than 1	1	1	+1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	less than 1	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons	less than 1	0	0	0
Post Office	Accessible within 1.2km in urban area	N.A.	1	1	N.A.

Note:

The planned population of the Stanley area is about 17,804. If including transient population, the overall figure is about 18,250 (2036 estimate).

- # The requirements exclude planned population of transients and the provision is based on the information as at May 2020.
- @ The provision of secondary school, primary school and kindergarten/nursery exclude classrooms in international schools registered under the Education Bureau.
- ◇ Figures are provided by Social Welfare Department (as at 2020).
- ^ The planning standard of community care services (CCS) facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.
- ~ This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.