

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

**MPC Paper No. 7/21  
For Consideration by the  
Town Planning Board on 29.10.2021**

**PROPOSED AMENDMENTS TO  
THE APPROVED STANLEY OUTLINE ZONING PLAN NO. S/H19/14**

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**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Stanley Outline Zoning Plan (OZP) No. S/H19/14 (**Attachment I**) as shown on the draft OZP No. S/H19/14A (**Attachment II**) (to be renumbered as S/H19/15 upon exhibition) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zones of the OZP and is suitable for exhibition together with the draft OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 4.5.2021, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the draft Stanley OZP. On 14.5.2021, the approved Stanley OZP No. S/H19/14 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 5.10.2021, the CE in C agreed to refer the approved Stanley OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 15.10.2021, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

**3. Background**

- 3.1 According to the 2013 Policy Address, the government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. The review of "GB" sites ("GB" review) comprises two stages. The first stage of GB review mainly covered GB areas which were formed, deserted or devegetated, but possessed potential for residential development. The second stage of GB review covered GB zones in the fringe of built-up areas close to existing urban areas and new towns. Vegetated "GB" sites with a relatively lower buffer or conservation value and adjacent to existing transport and infrastructure facilities would be reviewed for housing purpose. In considering whether the "GB" sites are suitable for

development, concerned government departments will examine if the development would cause significant adverse impacts to the surroundings and if necessary, technical assessments would be carried out to identify these impacts and devise mitigating measures to minimise the potential impacts. Relevant considerations including transport and infrastructure capacity, provision of community facilities and open space, appropriate development restrictions, local character and existing development intensity, potential environmental, visual and air ventilation impacts etc. have been taken into account in the “GB” review. Based on the second stage of GB review, a site at Cape Road, Stanley (the Site) has been identified as a potential housing site.

- 3.2 According to the 2014 Policy Address (PA), the government considered feasible to generally increase the maximum domestic plot ratios (PRs) currently permitted for selected “density zones” in the territory by around 20% as appropriate<sup>1</sup>. The government will duly consider factors such as traffic and infrastructure capacities, local characters, existing development intensity and various possible impacts of the proposed development on the areas concerned.
- 3.3 As stated in the 2020 PA, it would be imperative for the government to increase land supply and develop land resources for housing development in a resolute and persistent manner to meet the keen housing demands of the public and to prevent the acute problem of land shortage from emerging again. Rezoning the potential housing sites identified in land use reviews and increasing development intensity when planning terms permitted are the key contributors towards achieving the land supply target.

#### 4. **Amendment Item A: Rezoning of a Site at Cape Road, South to Ma Hang Estate for Potential Private Residential Development (Plan1)**

##### The Site and its Surroundings

- 4.1 The Site (about 2.42 ha) falls within an area zoned “GB”<sup>2</sup> (**Plans 2a and 2b**), which is a piece of government land. It is situated to the north of Chung Hom Kok, to the southwest of Ma Hang Estate and abutting Cape Road at the northeast. The Site is accessible via Cape Road leading to Carmel Road to the east and Chung Hom Kok Road to the west. It comprises mainly vegetated slopes (**Plan 3**), descending from the highest point of about 65mPD at the west to about 35mPD at the southeast. At the south-eastern corner of the Site, it was formed and currently used as a temporary public carpark governed under STT No. SHX-1331.
- 4.2 The surrounding areas of the Site (**Plans 2a and 2b**, aerial photo on **Plan 3** and site photos on **Plans 5a to 5c**) have the following characteristics:

- (a) to the immediate south, west and northwest of the Site is mainly vegetated

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<sup>1</sup> The policy is not applicable to the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated.

<sup>2</sup> The Site also includes a minor portion of about 85m<sup>2</sup> which is zoned “Residential (Group C)” (“R(C)”) on the OZP, which is treated as a minor boundary adjustment.

slopes zoned “GB”. There is a natural stream traversing the area to the south of the Site, flowing from the manmade slope adjacent to the Chung Hom Kok Fire Station to an underground nullah at the southern boundary of the Site. There is also a tennis court to the south of the Site governed under a STT No. SHX-820;

- (b) to the further south across the “GB” zone is residential developments at Chung Hom Kok which are zoned “R(C)” with PR, site coverage (SC) and building height (BH) restrictions of 0.75, 25% and 3 storeys in addition to 1 storey of carport respectively;
- (c) to the southeast across Cape Road is the Stanley Ma Hang Park, which is a major local open space at the Stanley area;
- (d) to the northeast across Cape Road is the Ma Hang Estate which is zoned “Residential (Group A)3” (“R(A)3”), with BH restriction of 12 storey and an as-built PR of about 1.65; and
- (e) the Twins and Stone Hill are located to the further north inside the Tai Tam Country Park.

#### Rezoning Proposal

- 4.3 It is proposed to rezone the Site from “GB” to “Residential (Group B)” (“R(B)”), with maximum gross floor area (GFA) of 44,615m<sup>2</sup> and maximum BH of 85mPD for private housing development (**Amendment Item A**). The planning intention of the “R(B)” zone is primarily for medium-density residential development. Taking into account the policy directive for intensification of the maximum domestic PR, the compatibility with surrounding developments and the infrastructure capacity, the major development parameters of the proposed “R(B)” zone are as follows:

Zoning Area	:	about 2.42ha.
Development Site Area	:	about 2.17ha.
Maximum GFA <sup>3</sup>	:	about 44,615m <sup>2</sup>
Maximum BH	:	85mPD
Estimated No. of Flats <sup>4</sup>	:	about 637
Estimated Population	:	about 1,826
Social Welfare Facility	:	a 150-place Residential Care Home for the Elderly (RCHE) <sup>5</sup>

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<sup>3</sup> Equivalent to a PR of about 1.84 based on the zoning area.

<sup>4</sup> Based on an assumed average flat size of 70 m<sup>2</sup>.

<sup>5</sup> According to the Social Welfare Department (SWD), the Net Operational Floor Area (NOFA) of the proposed RCHE is 1,913m<sup>2</sup>. By adopting a conversion ratio of 2.2 from NOFA to GFA as advised by SWD, the estimated GFA for the proposed RCHE is about 4,210m<sup>2</sup>. The location, type and actual provision will be subject to detailed design by the future developer in consultation with relevant Government departments including the SWD. The proposed RCHE is excluded from maximum GFA of the Site.

### Land Use and Development Intensity

- 4.4 The Stanley area have been developed as a low-density residential neighbourhood characterised by 3 groups of settlement, viz. low-rise 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. Whilst the Site is sandwiched between the Chung Hom Kok residential area and Ma Hang Estate, the proposed residential development is not incompatible with the surrounding land use.
- 4.5 The development intensity for the Site has cross-referenced with the planning intention of the Stanley OZP, which is to keep the developments in the area in a low-rise form in order to preserve the existing character; the existing BH of the adjacent Ma Hang Estate (i.e. 12 domestic storeys); and maximum development intensity of the low-rise developments in the Southern District (i.e. PR of 2.1 for 12-storey residential developments at “R(C)” and “R(B)” sites). Besides, to take forward the policy directive to maximise development potential of the housing land with a 20% increase of the domestic PR as stated in paragraph 3.2 above, a PR of 2.5 is proposed for future housing development at the Site. According to the Civil Engineering and Development Department’s (CEDD) preliminary assessment, it is considered technically feasible to have a platform level at 40mPD<sup>6</sup> for the Site and the development site area would be about 2.17ha<sup>7</sup>. With the adoption of a large site reduction factor of 0.9 and accommodation of a proposed RCHE at the Site, the resultant maximum GFA for the Site would be 44,615m<sup>2</sup>.
- 4.6 The Site is located between the Chung Hom Kok residential area and Ma Hang Estate (**Plan 4**). Taking into account BHs of the immediate residential developments ranging from 61mPD to 84mPD, and 87mPD to 101mPD to the further south at Chung Hom Kok (**Plan 2b**), a BH restriction of 85mPD of the Site is proposed, which is considered not incompatible with the existing developments in the surrounding area.
- 4.7 Concerned government departments have confirmed that the proposed amendments to the OZP would not cause insurmountable problems on traffic, landscape, visual and environmental aspects as well as infrastructural capacity as detailed in the following paragraphs.

### Technical Aspects

#### *Traffic*

- 4.8 A Traffic Impact Assessment (TIA) has been conducted to assess the traffic impact arising from the proposed housing development (pending **Attachment V**). With regard to the road network, the capacity of the existing key road junctions at Stanley Gap Road/Chung Hom Kok Road, Stanley Gap Road/Tai

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<sup>6</sup> Subject to detailed site investigation by the future developer in the implementation stage.

<sup>7</sup> CEDD advised that the design and construction of the site formation works for the Site would be carried out by the future developer so as to optimize the buildable area and geotechnical works to fit with the proposed development.

Tam Road/Stanley Village Road and Camel Road/Stanley Village Road would be operating within their capacity during both weekdays and weekends under the design year 2031. According to the TIA, there is no immediate necessity for road improvement works. Based on the findings of the TIA, the Commissioner for Transport (C for T) considers that the proposed residential development would not cause unacceptable traffic impact on road and has no objection to the rezoning proposal.

- 4.9 Notwithstanding the above, two vehicular accesses at Cape Road are proposed to serve the Site (**Plan 2b**). To improve the sightline at the proposed ingress/egress at the north, C for T advises that the existing slope at the north-eastern portion of the Site is required to be setback by the future developer. Ancillary car parking spaces will be provided with reference to the Hong Kong Planning Standards and Guidelines (HKPSG) requirement. A new lay-by to be provided along Cape Road is also recommended by C for T to better serve the area.

#### *Visual and Air Ventilation*

- 4.10 According to the Visual Appraisal (VA) (**Attachment VI**), the scale and BH of the future development at the Site are visually compatible with the existing building profile of the developments in the neighbourhood, including Ma Hang Estate, the Chung Hom Kok residential area and the Stanley Old Town. Based on the photomontages prepared by PlanD (**Plans 6a to 6c**), when viewed from Stanley promenade, Stanley bus terminus at Stanley Plaza and St. Stephen's Beach, the proposed residential development would not cause significant visual impact on the surrounding areas. The cumulative visual impact of the existing and proposed residential developments is considered acceptable. In addition, the requirements under the Sustainable Building Design Guidelines (e.g. building separation and permeability) will be incorporated in the land sale conditions to avoid incompatible built-form and massive building bulk of the future development. To further mitigate the potential visual impacts, the future developer is advised to minimise the visual bulk of the proposed development as much as possible, such as adoption of a podium-free design and a stepped BH. Overall speaking, as demonstrated in the VA, the proposed development would not induce significant adverse visual impact on the surroundings.
- 4.11 Given that the Site does not fall within any identified breezeway and the rezoning proposal is not under the categories for conducting AVA in accordance with the Joint HPLB-ETWB Technical Circular No. 1/06 on AVA, no AVA is required for the proposed amendments. Chief Town Planner/Urban Design & Landscape (CTP/UD&L) of PlanD considers that no significant air ventilation impact is anticipated from the proposed residential development.

#### *Landscape and Conservation*

- 4.12 According to the pre-land sale tree survey conducted by the landscape consultant of the Lands Department (LandsD), there are 1442 trees on the Site including 159 dead trees. Most of the existing trees are of common species including *Sterculia lanceolata* (假蘋婆), *Macaranga tanarius* (血桐) and

*Mallotus paniculatus* (白楸). The surveyed trees are generally ranging from 2m to 15m in height and 95mm to 1700mm in Diameter Breast Height (DBH) and their health condition are assessed as fair to poor as per the findings of the survey report. Apart from a few plant species of conservation interest<sup>8</sup> which are common in Hong Kong, there are no Registered Old and Valuable Trees found on the Site. Based on the tree survey and aerial photos, a Landscape Assessment (LA) has been conducted by PlanD (**Attachment VII**). It is considered that with the rezoning of the Site for housing development, the upland countryside landscape character at the Site is irreversibly changed to a 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. Suitable landscaping and tree preservation clauses will be incorporated in the land sale conditions to preserve the existing trees as far as possible and minimise the impact arising from tree felling. Tree preservation and compensatory planting proposals as well as other necessary mitigation measures will be implemented by the future developer in accordance with Development Bureau (DEVB) Technical Circular (Works) No. 4/2020 and the Lands Administration Office Practice Note No. 2/2020 for private projects.

- 4.13 The Director of Agriculture, Fisheries and Conservation (DAFC) advises that there are no significant ecological findings at the Site. Regarding the natural stream identified to the south of the Site, a sufficient buffer distance area has been maintained between the site boundary and the watercourse to avoid any possible impact to the watercourse. In this regard, DAFC has no strong view on the rezoning proposal.

#### *Environmental and Infrastructural Impacts*

- 4.14 Although there is no insurmountable technical problem in terms of environmental, drainage, sewerage and geotechnical aspects as confirmed by relevant government departments, the future developer is required to carry out necessary technical assessments for the proposed development at the Site. In particular, due to the proximity to Cape Road<sup>9</sup>, the future developer would be required to provide a buffer distance of 5m in accordance with the HKPSG requirements to mitigate the possible air quality impact. A Noise Impact Assessment should be conducted by the future developer to identify proper design and measures required for the proposed development in compliance with relevant environmental regulations. Since the Site is overlooked by steep natural terrain to the west of the Site, Natural Terrain Hazard Study and associated mitigation measures may be required for the future development project. Other technical assessments including Drainage Impact and Sewerage Impact Assessments are also required to address the possible technical concerns. All of the above-mentioned requirements will be incorporated in the land sale conditions of the Site.

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<sup>8</sup> According to the LA, there are 4 nos. of rare/protected species (*Artocarpus hypargyreus*, 白桂木) identified at the Site.

<sup>9</sup> According to the Annual Traffic Census, Cape Road abutting the Site is classified as a local distributor and hence a 5m buffer distance should be reserved to avoid adverse vehicular emission impact.

## 5. Provision of GIC Facilities and Open Space

- 5.1 A table on the provision of major community facilities and open space in the Stanley area is at **Attachment VIII**. Based on the planned population of about 18,250 in Stanley (including the proposed residential development under Amendment Item A), the GIC and open space provisions in the area are generally adequate.
- 5.2 According to the population-based planning standards for elderly services and facilities and child care centres in the HKPSG<sup>10</sup>, there will be a shortfall in the provision of RCHE (111 places), Community Care Services (CCS) facilities (74 places) and Child Care Center (CCC) (71 places) in the Stanley area. In response to SWD's request, a 150-place RCHE shall be accommodated in the proposed housing development at the Site and hence there would be a surplus of 38 places for the provision of RCHE in the Stanley area in accordance with HKPSG. As for the provision of CCC and CCS, the provision standard of these facilities is a long-term goal and the actual provision would be subject to SWD's consideration in the planning and development process as appropriate.

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

### Amendment Item A (about 2.42 ha) (Plan 2)

Rezoning a site at Cape Road, South to Ma Hang Estate, from "GB" to "R(B)" with stipulation of BH restriction of 85mPD in accordance with paragraphs 4.5 and 4.6 above.

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

In relation to Amendment Item A above, the Notes of the OZP is amended to incorporate the "R(B)" zone with the maximum GFA restriction of 44,615m<sup>2</sup>. The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in '~~crossed-out~~') are at **Attachment III** for Members' consideration.

## 8. Revision to the ES of the OZP

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

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<sup>10</sup> The population-based planning standards for elderly services and facilities were reinstated in the HKPSG on 28.12.2018. The revised standards reflect the long-term target towards which the provision of elderly services and facilities would be adjusted progressively. It may not be appropriate to compare the standards with the provision of elderly services and facilities for the existing population.



**9. Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/H19/15.

**10. Consultation**

**Consultation with the Southern District Council (SDC)**

10.1 On 21.9.2021, PlanD consulted the Economy, Development and Planning Committee (EDPC) of SDC on the proposed amendments to the OZP. The EDPC did not support the proposed private residential development at the Site and objected to Amendment Item A. Their major comments/views are summarised as follows:

- (a) Given that the Site was densely vegetated, the proposed development would induce adverse landscape and visual impacts on Ma Hang Estate and residential developments at Chung Hom Kok;
- (b) There was a doubt on the imperative need for rezoning the “GB” site for residential use in view of the current trend of decrease in territorial population, government’s committed drive to take forward the ‘Lantau Tomorrow Vision’ and unleashing the future development potential of agricultural lands to increase land supply for residential development in Hong Kong; and
- (c) The government should consider relocating the existing Ma Hang Prison adjacent to the “GB” site for housing development.

10.2 PlanD explained at the EDPC that the government has adopted a multi-pronged approach to increase housing supply and key considerations in identifying the potential housing sites under the “GB” review as highlighted in paragraphs 3.1 and 3.2 above. All the short, medium and long-term land supply initiatives were of importance in meeting the housing demand of the community. Regarding the proposed BH restriction of the Site, it had made reference to the existing BHs of Ma Hang Estate and surrounding residential developments so as to minimize its potential visual impact.

**Departmental Consultation**

10.3 The proposed amendments have been circulated to the following relevant bureaux/ departments for comments. No objection nor adverse comment have been received. Their comments, if any, have been incorporated in the above paragraphs, where appropriate.

- (a) Secretary for Development;
- (b) Antiquities and Monuments Office of Development Bureau;
- (c) C for T;
- (d) Chief Town Planner/Urban Design & Landscape, PlanD;
- (e) Chief Building Surveyor/Hong Kong West, Buildings Department;

- (f) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Highway Engineer/Hong Kong, Highways Department;
- (i) Commissioner of Police;
- (j) Chief Architect/Central Management Division 2, Architectural Services Department;
- (k) DAFC;
- (l) District Lands Officer/Hong Kong West & South, LandsD;
- (m) Director of Environmental Protection;
- (n) Director of Electrical and Mechanical Services;
- (o) Director of Food and Environmental Hygiene;
- (p) Director of Fire Services;
- (q) Director of Housing;
- (r) Director of Leisure and Cultural Services;
- (s) Director of Social Welfare;
- (t) District Officer (Southern), Home Affairs Department; and
- (u) Head of Geotechnical Engineering Office, CEDD.

#### Public Consultation

10.4 If the proposed amendments are agreed by the Committee, the draft Stanley OZP and its Notes will be exhibited for public inspection under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month exhibition period. SDC will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

### **11. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Stanley OZP and that the draft Stanley OZP No. S/H19/14A at **Attachment II** (to be renumbered to S/H19/15 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Stanley OZP No. S/H19/14A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the OZP.

### **12. Attachments**

<b>Attachment I</b>	Approved Stanley OZP No. S/H19/14 (Reduced Size)
<b>Attachment II</b>	Draft Stanley OZP No. S/H19/14A
<b>Attachment III</b>	Revised Notes of the draft Stanley OZP No. S/H19/14A
<b>Attachment IV</b>	Revised ES of the draft Stanley OZP No. S/H19/14A
<b>Attachment V</b>	TIA
<b>Attachment VI</b>	VA

<b>Attachment VII</b>	LA
<b>Attachment VIII</b>	Provision of Major Community Facilities and Open Space

<b>Plan 1</b>	OZP Comparison
<b>Plans 2a and 2b</b>	Site Plans
<b>Plan 3</b>	Aerial Photo
<b>Plan 4</b>	Indicative Section Plan
<b>Plans 5a to 5c</b>	Site Photos
<b>Plans 6a to 6c</b>	Photomontages for of the Proposed Developments

**PLANNING DEPARTMENT  
OCTOBER 2021**