



圖例 NOTATION		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS		用途	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
COMMUNICATIONS	交通	USES	大約面積及百分比 APPROXIMATE AREA & %		
MAJOR ROAD AND JUNCTION	主要道路及路口	COMMERCIAL	0.82 0.21	商業	核准圖編號 S/H19/12 的修訂 AMENDMENTS TO APPROVED PLAN No. S/H19/12
PEDESTRIAN PRECINCT / STREET	行人專用區或街道	RESIDENTIAL (GROUP A)	13.23 3.37	住宅(甲類)	
		RESIDENTIAL (GROUP C)	37.20 9.47	住宅(丙類)	
		GOVERNMENT, INSTITUTION OR COMMUNITY	56.70 14.43	政府、機構或社區	
		OPEN SPACE	11.41 2.90	休憩用地	
		OTHER SPECIFIED USES	140.51 35.77	其他指定用途	
		GREEN BELT	98.44 25.06	綠化地帶	
		COASTAL PROTECTION AREA	20.58 5.24	海岸保護區	
		MAJOR ROAD ETC.	13.96 3.55	主要道路等	
		TOTAL PLANNING SCHEME AREA	322.85 100.00	規劃範圍總面積	
MISCELLANEOUS	其他				AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE
BOUNDARY OF PLANNING SCHEME	規劃範圍界線				AMENDMENT ITEM A
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線				AMENDMENT ITEM B1
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主要水平基準上若干米)				AMENDMENT ITEM B2
PETROL FILLING STATION	加油站				AMENDMENT ITEM B3

**SCHEDULE OF AMENDMENTS TO
THE APPROVED STANLEY OUTLINE ZONING PLAN NO. S/H19/12
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of the Maryknoll House site from “Government, Institution or Community” (“G/IC”) to “Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) with stipulation of building height restriction.
- Item B1 – Rezoning of a piece of land at north-eastern portion of Stanley Ma Hang Park from “G/IC” to “Open Space” (“O”).
- Item B2 – Inclusion of the eastern portion of Blake Pier into the planning scheme area and zone it as “OU” annotated “Pier” (“OU(Pier)”).
- Item B3 – Excision of a strip of sea to the west of Blake Pier zoned “OU(Pier)” from the OZP.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “OU(RDHBP)” zone.
- (b) Incorporation of ‘Lamp Pole’, ‘Telephone Booth’ and ‘Telecommunications Radio Base Station’ to the paragraph 10 of the Covering Notes as permitted uses in area shown as ‘Pedestrian Precinct/Street’.
- (c) Deletion of ‘Market’ from Column 1 use in the Notes for the “Commercial (1)” and “Residential (Group A)” (“R(A)”) zone, and revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 use in the Notes for the “R(A)” and “G/IC” zones.
- (d) Amendments to the planning intention of the “Green Belt” (“GB”) zone.

Town Planning Board

5 June 2020

**Agenda Item 4: Proposed Amendments to the Approved Stanley Outline Zoning Plan No. S/H19/12
(Item raised by Planning Department)
(EDPC Paper No. 7/2020)**

137. The Chairman welcomed Mr KAU Kin-hong, Louis, District Planning Officer/HK of PlanD to the meeting.

138. The Chairman invited the representative of PlanD to briefly introduce the content of the paper.

139. With the aid of PowerPoint presentation, Mr WONG Wai-yin, Vincent briefed members on the proposed amendments to the approved Stanley Outline Zoning Plan No. S/H19/12 (OZP), which covered the Maryknoll House site (Amendment Item A), the north-eastern portion of Stanley Ma Hang Park (Amendment Item B1), the eastern portion of Blake Pier (Amendment Item B2) and a strip of sea to the west of Blake Pier (Amendment Item B3), as well as some corresponding amendments to the Notes and the Explanatory Statement (ES) of the OZP. The Metro Planning Committee (MPC) of the Town Planning Board (TPB) agreed that the draft Stanley OZP in connection with the proposed amendments would be exhibited for public inspection for two months from 5 June 2020 under section 5 of the Town Planning Ordinance (TPO).

140. The Chairman asked members to raise comments and enquiries.
141. Mr PANG Cheuk-kei, Michael raised the following comments and enquiries:
- (i) as a Grade 1 historic building, the Maryknoll House should be preserved without any damage or alteration; however, it was shown in the application that the purpose of rezoning was to develop domestic storeys at the site while retaining the history and uniqueness of the Maryknoll House. Since the land use was no longer appropriate after the moving out of Maryknoll Fathers and Brothers, who were the original users of the site, the application for rezoning would help preserve the original structures as well as accommodate the new ones. He and the residents were concerned that the site would be developed into luxurious apartments through this proposed amendment, and hoped that PlanD would clarify the development parameters of the site and whether appropriate actions had been taken to prevent the development of the site for private residential purposes, so as to allay their concern;
 - (ii) as regards the proposed amendments to the north-eastern portion of Stanley Ma Hang Park, he enquired about the type of open space to be provided by the site. At present, there was a butterfly garden at Ma Hang Park and some residents reflected that it had attracted a large number of butterflies and other insects, causing nuisance to them. In this connection, he enquired how the future development of the open space could counteract the impact caused to the residents; and
 - (iii) as regards the proposed amendments to the eastern portion of Blake Pier and a strip of sea thereto, he and Mr WONG Yui-hei, Angus, SDC member of the Aberdeen constituency, would propose to study the feasibility of developing a new route plying between Blake Pier and Aberdeen. There had all along been structural safety problems at Blake Pier, while the restoration of the pier was still underway and some damaged lighting had yet to be repaired. Moreover, he had witnessed that a vessel had caused damage to the fender of Blake Pier during berthing. As such, he had written to the department concerned to follow up the repair status.
142. The Chairman invited the representative of PlanD to respond.

143. Mr KAU Kin-hong, Louis gave a consolidated response as follows:

- (i) the proposed amendments to OZP put forward by the department were based on the planning application made to TPB by the owner of the Maryknoll House in early 2019 in accordance under section 12A of TPO. During the period, the owner had been exploring the conservation approaches of the site with the Commissioner for Heritage's Office (CHO) under the DEVB. Since the subject site was a piece of private land, under the existing mechanism of historic building conservation policy, historic buildings of this kind must be preserved by the owner voluntarily. After discussions with the CHO, the owner agreed to adopt a preservation-cum-development proposal to develop the private site by preserving the original structures at the Maryknoll House site as well as development of two three-storey houses in the surroundings of the site. TPB partially agreed with the rezoning application in early 2019, and required the owner to submit a planning application to TPB to prove that the proposed development could meet the purpose of preserving the historic building if the owner intended to develop the site for residential use in the future. The arrangement is a "win-win" situation;
- (ii) regarding the rezoning of Stanley Ma Hang Park and Blake Pier, the purpose of the proposed amendments was to reflect the current as-built conditions of the developed Stanley Ma Hang Park and Blake Pier;
- (iii) the north-eastern portion of Stanley Ma Hang Park was originally zoned "G/IC" on the OZP. As the site had already been developed as part of the Ma Hang Park, it was proposed to rezone the site as "Open Space" to reflect the as-built condition. Regarding a member's concern that the butterfly garden would attract a large number of butterflies and insects and cause nuisance to residents, the department would relay the comments to the Housing Department (HD); and
- (iv) the rezoning of Blake Pier was to reflect its as-built location. However, the member's concerns about safety and provision of a new route at Blake Pier did not fall within the purview of PlanD.

(Post-meeting note: PlanD had reflected to HD the nuisance caused to residents by butterflies and insects of the butterfly garden on 11 June 2020.)

144. The Chairman invited members to raise comments or enquiries.

145. Mr PANG Cheuk-kei, Michael said that he was worried that in case the owner was approved by TPB to develop luxurious apartments on the Maryknoll House site, the development would be different from the historic building in terms of architectural style. He considered that such “incompatibility” was prevalent in Hong Kong. Quoting the example of Murray House in Stanley, he said that after the Government had handed over Murray House to the Link Asset Management Limited for development, the opening of fashion stores there was incompatible with the architectural design of Murray House itself. He considered that development of this kind had ruined the buildings of historic significance and he felt pity. He hoped that the department could relay the comments of the committee to the relevant policy bureau.

146. The Chairman invited the representative of PlanD to respond.

147. Mr KAU Kin-hong, Louis responded that the department would relay the comments of the committee to the relevant government departments. In case there were any planning applications for the Maryknoll House site in future, the department would submit public comments to TPB for consideration.

148. The Chairman asked whether the stipulation of the maximum building heights of 75mPD (northern portion) and 64mPD (southern portion) for the Maryknoll House site was based on the actual height of the existing building or whether there was still room to construct buildings of more storeys in future.

149. Mr KAU Kin-hong, Louis responded that the actual building height of the Maryknoll House is 75mPD; and the height of the southern vegetation cover at the Maryknoll House is 64mPD. According to the rezoning application submitted by the owner, two residential buildings with maximum height of 64mPD would be developed to the aforesaid southern vegetation cover of Maryknoll House. In view of this, TPB stipulated the maximum building height restriction of 64mPD at the site to avoid the views of the Maryknoll House’s major facade being blocked by future buildings.

150. The Chairman asked whether the owner’s application for developing two residential buildings had already been approved by TPB. Mr KAU Kin-hong, Louis responded that TPB only partially agreed to the rezoning application, and proposed amendments to the OZP, including stipulation of the above maximum building height restriction. If the owner had any specific residential development plans in future, planning permission from TPB would still be required.

151. Mr CHAN Ping-yeung considered that the historic building preservation policy in Hong Kong simply aimed at preserving the building itself without preservation of its ancillary facilities in the surroundings. In his view, although TPB had not yet approved the residential development project, the site might have been turned into a cluster of luxurious apartments and commercial buildings after a few years, the historic building preserved would otherwise look out of place. He considered that it was a blunder of the Government's preservation policy. It would be a great pity if another historic building would be lost within the current-term SDC.

152. Mr PANG Cheuk-kei, Michael quoted the example of Old Stanley Police Station, which had become a supermarket at present, to reiterate that he did not wish to see the incompatible use of other historic buildings anymore, and hoped that the relevant policy bureau would listen to the views of the committee and avoid the recurrence of similar incidents.

153. The Chairman used the examples of severe economic blow to Stanley Market and the planning issues of the carparking location in Stanley to express his hope that PlanD would cooperate with SDC and proactively review the overall land use planning in Stanley.

154. Mr LO Kin-hei raised the following comments and enquiries:

- (i) The department had put forward proposed amendments to Blake Pier, but it did not mean that ferry services would be provided at the pier in future. Quoting a previous case, he had requested the provision of ferry services in the Southern District, but the relevant government departments such as MD and the TD shifted their responsibilities on the provision of ferry services, which made people feel helpless; and
- (ii) he asked whether DEVB or PlanD had reviewed the preservation-cum-development policy. He used the examples of 1881 Heritage in Tsim Sha Tsui, Tai O Heritage Hotel and Kowloon City's Magistrates' Courts to illustrate that the relevant departments did not seem to have reviewed the effectiveness of this development model.

155. The Chairman agreed with Mr LO Kin-hei's views and pointed out that one of the key factors of the preservation-cum-development policy was whether members of the public could benefit from this development model.

156. Mr TSUI Yuen-wa raised the following comments and enquiries:

- (i) the preservation-cum-development model was a less preferable option, given that under the existing mechanism, historic buildings must be preserved by owners voluntarily, who on the other hand had the right to demolish the buildings. To provide incentives for owners to preserve historic buildings, they were allowed to take forward other development projects in the surrounding area of the buildings. Without any legislative amendments, it was only possible to maintain this development model for the time being. Nevertheless, he shared Mr LO Kin-hei's views that a review should be conducted on this model; and
- (ii) he asked whether owners were required by the law or advised to open the historic buildings for public visit under the preservation-cum-development model. He said that without the above requirement, owners would only need to preserve the exterior of the building while the interior thereof would possibly be redeveloped into luxurious apartments, which basically would not benefit members of the public. If the departments concerned did not have the relevant requirement, it was hoped that improvement would be made as soon as possible so that members of the public could visit the heritage in person to gain first-hand experience.

157. The Chairman agreed that these historic buildings should be open for public use. Citing the Jessville at Pok Fu Lam as an example, he said that the building was similar to a private clubhouse at present as it was difficult for members of the public to access the building and use its facilities. It ended up that the developer had become the only beneficiary.

158. Mr Jonathan LEUNG Chun raised the following comments and enquiries:

- (i) he opined that the Government's efforts on the integration of preservation and development were inadequate. Heritage preservation policy should not be limited to preserving the exterior of historic buildings without any requirement on the preservation of the interior thereof. In this regard, he agreed that it was necessary to review the relevant policy; and
- (ii) public understanding of historic buildings should be enhanced in the course of their development. To avoid giving the public an overall feeling of disharmony towards the development of the ancillary facilities

in the surrounding area would be a win-win solution to both the public and the developer. He reiterated that the existing preservation model should be reviewed and improved.

159. The Chairman invited the representative of PlanD to respond.

160. Mr KAU Kin-hong, Louis gave a consolidated response as follows:

- (i) in considering the proposed amendments to the OZP, TPB had expressed concerns on whether members of the public could access the Maryknoll House. In this regard, the ES of the OZP had been revised to clearly state that should a developer submit a planning application in the future which include a proposal in explaining how could the Maryknoll House be opened for public visit and appreciation, as well as relevant details such as opening hours. It should be noted that TPB is highly concerned about this case, and will seek comments from other concerned departments including the CHO and the Antiquities and Monuments Office during the consideration of relevant planning applications; and
- (ii) PlanD would relay members' views on the preservation-cum-development policy to DEVB.

(Post-meeting note: PlanD relayed members' views on the preservation-cum-development policy to DEVB on 27 May 2020.)

161. In closing, the Chairman said that the committee was very concerned about the preservation and development of historic buildings, e.g. the Maryknoll House, the Jessville and the Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound in the Southern District, etc. He said that the committee could invite representatives from the CHO to the meeting in the future, and requested PlanD to relay the committee's views on preservation to the above office.

(Post-meeting note: PlanD relayed the committee's views on preservation to the CHO on 27 May 2020.)

Annex IV of
TPB Paper No. 10706

List of Representers in respect of
the draft Stanley Outline Zoning Plan No. S/H19/13

Representation No.	Name of ‘Representer’
TPB/R/S/H19/13-R1	Mr YEUNG Kin Lun (also C1)
TPB/R/S/H19/13-R2	Mr Chung Hin Tak (also C2)
TPB/R/S/H19/13-R3	Mr Lee Chun Lam (also C3)
TPB/R/S/H19/13-R4	Mr Chan Kin Man (also C4)
TPB/R/S/H19/13-R5	Mr Mok Chi Hing (also C5)
TPB/R/S/H19/13-R6	Mr Darren Danny Edward Patterson (also C6)
TPB/R/S/H19/13-R7	Mr Cheng Chi Fung (also C7)
TPB/R/S/H19/13-R8	Ms Ma Ka Man (also C8)
TPB/R/S/H19/13-R9	New Season Global Limited
TPB/R/S/H19/13-R10	Mary Mulvihill (also C10)

List of Commenters in respect of
the draft Stanley Outline Zoning Plan No. S/H19/13

Comment No.	Name of ‘Commenters’
TPB/R/S/H19/13-C1	Mr YEUNG Kin Lun
TPB/R/S/H19/13-C2	Mr Chung Hin Tak
TPB/R/S/H19/13-C3	Mr Lee Chun Lam
TPB/R/S/H19/13-C4	Mr Chan Kin Man
TPB/R/S/H19/13-C5	Mr Mok Chi Hing
TPB/R/S/H19/13-C6	Mr Darren Patterson
TPB/R/S/H19/13-C7	Mr Cheng Chi Fung
TPB/R/S/H19/13-C8	Ms Ma Ka Man
TPB/R/S/H19/13-C9	Mr Ho Wing Hang
TPB/R/S/H19/13-C10	Mary Mulvihill

**Summary of Representations and Comments and the Planning Department's Responses
in respect of the Draft Stanley Outline Zoning Plan No. S/H19/13**

(a) The proposals and grounds of the representers (TPB/R/S/H19/13-1 to 10) as well as PlanD's responses are summarized below:

Representation No. (TPB/R/S/H19/13-)	Representer	Subject of Representation	PlanD's Responses
R1	Mr YEUNG Kin Lun	<ul style="list-style-type: none"> • Supports Amendment Item A • The building height (BH) restriction on OZP should allow enough flexibility for better building design. 	<ul style="list-style-type: none"> • Noted. • The response (f) to R9 below is relevant.
R2	Mr Chung Hin Tak	<ul style="list-style-type: none"> • Supports Amendment Item A • The Maryknoll House is a reminder of Stanley's history and views of it from Blake's Pier is great. 	<ul style="list-style-type: none"> • Noted.
R3	Mr Lee Chun Lam	<ul style="list-style-type: none"> • Support Amendment Item A 	<ul style="list-style-type: none"> • Noted.
R4	Mr Chan Kin Man		
R5	Mr Mok Chi Hing	<ul style="list-style-type: none"> • Supports Amendment Item A • It is not possible to provide public access as it goes through the neighbouring private property, of which the residents may not want the public to use the access road. 	<ul style="list-style-type: none"> • Noted. • The response (i) to R9 below is relevant.

Representation No. (TPB/R/S/H19/13-)	Representer	Subject of Representation	PlanD's Responses
R6	Mr Darren Danny Edward Patterson	<ul style="list-style-type: none"> • Supports Amendment Item A • Supports the adaptive reuse of the Maryknoll House. The BH restriction should allow design flexibility to facilitate good reinvention of the building. 	<ul style="list-style-type: none"> • Noted. • The response (f) to R9 below is relevant.
R7	Mr Cheng Chi Fung	<ul style="list-style-type: none"> • Support Amendment Item A 	<ul style="list-style-type: none"> • Noted.
R8	Ms Ma Ka Man		
R9	New Season Global Limited	<ul style="list-style-type: none"> • Supports in principle Amendment Item A <p data-bbox="792 735 1106 767"><u>Representer's Proposal</u></p> <ul style="list-style-type: none"> • To remove the statutory requirement of planning permission from the Board for any new development at the Representation Site A, or demolition of, addition, alteration and/or modification to or redevelopment of the Maryknoll House as stipulated in the Remark (1) of the Notes. • To remove the corresponding wording from the Explanatory Statement (ES) of the OZP. 	<ul style="list-style-type: none"> • Noted. <p data-bbox="1420 788 2045 1351">(a) The designation of the "OU(RDHBP)" zone in the OZP is to take forward the decision of the MPC on the s.12A application No. Y/H19/1 on 4.1.2019. The statutory requirement stipulated in the Remark (1) of the Notes and corresponding wording of the ES of the OZP are to provide adequate planning control over the in-situ preservation of the Maryknoll House, which is generally in line with the proposed Remarks under the s.12A application submitted by the owner of the</p>

Representation No. (TPB/R/S/H19/13-)	Representer	Subject of Representation	PlanD's Responses
		<p><u>Grounds of the Representation</u></p> <p>(a) The statutory requirement impacts the property rights of the owner. The owner should retain the right to modify or demolish the building unless they are duly compensated for the loss of this property right. The building has not been classed as a monument, and no financial compensation has been granted to the owner for the retention of the building.</p>	<p>Representation Site A (i.e. R9) (Annex VIc). Indeed, for any new development, demolition and/or modification proposal for the historic building, the requirement for s.16 application is not uncommon under other "OU" zonings related to the preservation of the historic building on the OZPs. The s.16 requirement would enable the Board to scrutinise the development scheme so that relevant planning concerns including in-situ preservation of the historic building could be addressed.</p> <p>(b) Deletion of the relevant provision in the Remark (1) would inevitably lead to a lack of effective mechanism to enforce the in-situ preservation of the Maryknoll House and to monitor the implementation of the proposed preservation-cum-development project. In this regard, the Commissioner for Heritage (CHO) and Antiquities and</p>

Representation No. (TPB/R/S/H19/13-)	Representer	Subject of Representation	PlanD's Responses
			<p>Monuments Office (AMO) do not support the R9's proposal from the heritage conservation policy perspective and advises that the Remarks and the corresponding wording in the ES of the OZP should be retained to ensure in-situ preservation of the Maryknoll House.</p> <p>(c) In view of the above, it is considered that a balance has been struck between the property right of the owner in the redevelopment of the Representation Site A and the need for preserving the Maryknoll House. Hence, R9's proposal of removing the statutory requirement of planning permission from the Board for new development, or demolition of, addition, alteration and/or modification to or redevelopment of the Maryknoll House <u>is not supported</u>.</p>

Representation No. (TPB/R/S/H19/13-)	Representer	Subject of Representation	PlanD's Responses
		<p><u>Representer's Proposal</u></p> <ul style="list-style-type: none"> • To relax the BH restriction of the area to the west of Maryknoll House from 64mPD to 75mPD (Drawing H-1a) by revising the BH restriction boundary at the Site. • To amend the wording of the ES of the OZP to allow some degree of blocking of the public view of the main facades of the Maryknoll House in the application for minor relaxation of BH restriction. <p><u>Grounds of the Representation</u></p> <p>(a) The extent of the 64mPD BH restriction would impose the unnecessary restrictions to implement adaptive reuse of Maryknoll House. Design flexibility should be allowed for new development to enable optimal preservation of Maryknoll House. There may be possibility that the proposed gross floor area may not be realized under the current BH restrictions due to the</p>	<p>(d) The delineation of the sub-areas of the Representation Site A has made reference to the submission made by the owner of the Representation Site A in the s.12A application No. Y/H19/1 (Annex VI). The imposition of a stepped height control of 64mPD and 75mPD is to preserve the public views of southern and southwestern façades of the Maryknoll House.</p> <p>(e) The Indicative Layout Plans and photomontages (Drawings H-1b to H-1e) submitted by R9 have shown that there would be a 2-storey extension at the west of the Maryknoll House with a BH of 71.4mPD, which is different from the conceptual development scheme submitted under the s.12A application (Annex VII and Plan H-4). Contrary to the R9's claim that not to significantly obscure the public views of the western façade of the</p>

Representation No. (TPB/R/S/H19/13-)	Representer	Subject of Representation	PlanD's Responses
		<p>potential site constraints.</p> <p>(b) Development to the west of the Maryknoll House may not necessarily obscure the public views of the western façade of the Maryknoll House, which is demonstrated by the Indicative Layout Plans and illustrations submitted by R9 (Drawings H-1b to H-1e). An intention to not significantly obscure the public views of the western façade of the Maryknoll House can be stipulated in the ES of the OZP. The Board can ensure this intention be met at the s.16 stage, and hence the BH restriction of 64mPD is considered excessive and unnecessary.</p>	<p>Maryknoll House, the visual impact of the proposed relaxation of BH restriction from 64mPD to 75mPD has been assessed by PlanD from three local public view points at the southwest of the Maryknoll House site (i.e. Stanley Ma Hang Park, Kwun Yum Temple and the planned open space at Chung Hom Kok Road). Based on the PlanD's photomontages (Plans H-5 to H-7), any new development with a BH of 75mPD at the west of the Maryknoll House would largely obstruct the public views of the western façade of the Maryknoll House.</p> <p>(f) For the possible site constraints or innovative design for heritage conservation as claimed by R9, there is already provision for minor relaxation of the BH restriction on the OZP to cater for the design flexibility. Besides, there is no sufficient information in R9's submission to demonstrate the actual site constraints and</p>

Representation No. (TPB/R/S/H19/13-)	Representer	Subject of Representation	PlanD's Responses
			<p>innovative design to justify the proposed relaxation of BH restriction for the area to the west of Maryknoll House. Under the current BH restrictions on the OZP, the Indicative Layout Plans proposed by R9 can be submitted for the Board's consideration through s.16 application.</p> <p>(g) In view of the above, R9's proposal of relaxing the BH restriction of the area to the west of the Maryknoll House from 64mPD to 75mPD <u>is considered not justified</u>.</p>
		<p><u>Representer's Proposal</u></p> <ul style="list-style-type: none"> To amend the Explanatory Statement (ES) of the OZP to remove the requirement for provision of reasonable public access to the Maryknoll House for public appreciation. <p><u>Grounds of the Representation</u></p> <p>(a) It is unreasonable to require public access to Maryknoll due to the right of way issue and Maryknoll House has never been</p>	<p>(g) The "OU(RDHBP)" zone is intended primarily to preserve the historic building of the Maryknoll House in-situ through the preservation-cum-development project. The ES, which does not constitute a part of the OZP, provides elaboration on the planning intention and objectives of the Board for the various land use zones of the OZP.</p>

Representation No. (TPB/R/S/H19/13-)	Representer	Subject of Representation	PlanD's Responses
		<p>accessible to the public. As it is legally impossible to guarantee the provision of public access to Maryknoll House, the requirement for provision of reasonable public access to the Maryknoll House for public appreciation as stipulated in the ES of the OZP should be removed given the legitimate legal concerns over the ability of the owner to implement it.</p>	<p>(h) When considering the s.12A application No. Y/H19/1 on 4.1.2019 and the proposed amendments to the OZP on 15.5.2020, the MPC deliberated, among others, that it would be important to have the public access to the Representation Site A to facilitate public appreciation of the historic building (i.e. the Maryknoll House), and such requirement should be clearly reflected in the ES of the OZP. CHO considers the ES requiring the applicant to allow reasonable public access to the historic building matches with the applicant's original intention in the approved s.12A application and hence should not be removed. Should there be any problems in providing the public access or other feasible alternatives, it can be submitted as part of the development scheme for the Board's consideration at the s.16 planning application stage. In view of the above, R9's proposal to remove the</p>

Representation No. (TPB/R/S/H19/13-)	Representer	Subject of Representation	PlanD's Responses
			<p>requirement for provision of reasonable public access to the Maryknoll House for public appreciation as stipulated in the ES of the OZP <u>is considered not necessary.</u></p>
R10	Mary Mulvihill	<ul style="list-style-type: none"> • Object to Amendment Item A on the ground that there is a shortfall of community care services, namely community care services (CSS) facilities, residential care homes for the elderly (RCHE) and child care center (CCC), in the Stanley area. There is no indication as to any intention to address the shortfalls. Nevertheless, most of the GIC facilities in the area are serving the territory rather than the local community. Given that essential community needs are not being met, the proposed rezoning of a "G/IC" site in a residential area is not supported. 	<p>(a) Under the "OU(RDHBP)" zone, 'Social Welfare Facility' use such as CCS facilities, RCHE and CCC is always permitted. However, as the Representation Site A is privately owned, it is subject to the owner's decision to pursue any government, institution and community (GIC) facilities within the site.</p> <p>(b) Based on the existing and planned provision of major GIC facilities in the Stanley area (Annex VIII), there are shortfall in the provision of CCS facilities (62 places), RCHE (100 places) and CCC (64 places) as compared with the requirement of the HKPSG. The Social Welfare Department has adopted a multi-pronged approach to identify suitable</p>

Representation No. (TPB/R/S/H19/13-)	Representer	Subject of Representation	PlanD's Responses
			premises for social welfare facilities including CCC and elderly facilities.
		• Supports Amendments Item B1 to B3	(c) Noted.

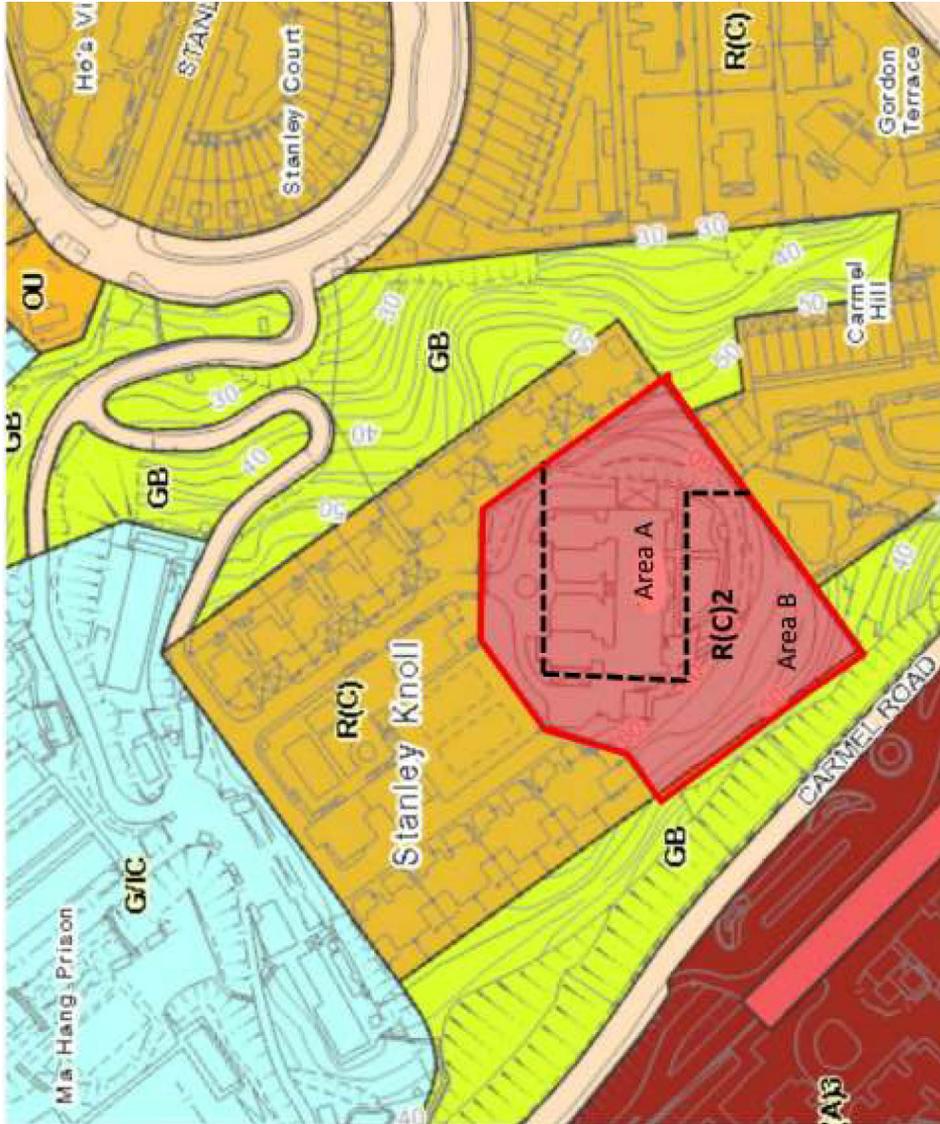
(2) The comments (TPB/R/S/H19/13-C1 to C10) and PlanD's responses are summarized below:

Comment No. (TPB/R/S/H19/13-)	Commenter	Related Representation	Gist of Comments	PlanD's Responses
C1 to C8	Individuals	R9	• Support the representation.	• Noted.
C9	Mr Ho Wing Hang	R1-R9	• The Government should relax the plot ratio (PR) restriction to resolve the problem of housing affordability.	• The PR restriction of the Representation Site A is considered appropriate as it is generally in line with that of the surrounding "R(C)" zone on the OZP and the proposal submitted by the owner of the Representation Site A in the s.12A application No. Y/H19/1 which was agreed by the MPC on 4.1.2019.
C10	Mary Mulvihill	R10	• Shortage of land for community facilities is probably a more	• The responses to R10 above are relevant.

			<p>pressing issue than that of housing. Acquiring premises in commercial buildings or incorporating the provision of GIC facilities in large residential developments are not options that can be used in Stanley. Details of where the large deficits in community care facilities are to be accommodated should be provided when the appropriate zoning is being approved for other uses.</p>	
--	--	--	---	--

“R(C)” Option Proposed by the Applicant of s.12A Application No. Y/H19/1
第12A條申請(編號Y/H19/1)的申請人建議的「住宅(丙類)」地帶選項改劃方案

Zoning Option A : Residential (Group C)2



Notes for Residential (Group C)2 Zone

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.

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 for 4 storeys in addition to 1 storey of carport, or the height of the existing building, whichever is the greater.
- (3) On land designated "Residential (Group C)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total new development GFA additional to that of the existing Maryknoll House, of 2,794.92 sm. Site Coverage shall not be greater than 30%. The development shall not be in excess of a maximum building height of 3 storeys in addition to 1 storey of carport, subject to:-
 - (i) In Area A, a maximum building height no greater than 75mPD to the top roof will be permitted;
 - (ii) In Area B a maximum building height not greater than 64mPD (excluding stair hood and landscape features) will be permitted.
 - (iii) The R(C)2 zone is subject to the specified permitted GFA and is exempted from the maximum plot ratio and site coverage listed in the table (4) below.
- (4) 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:-

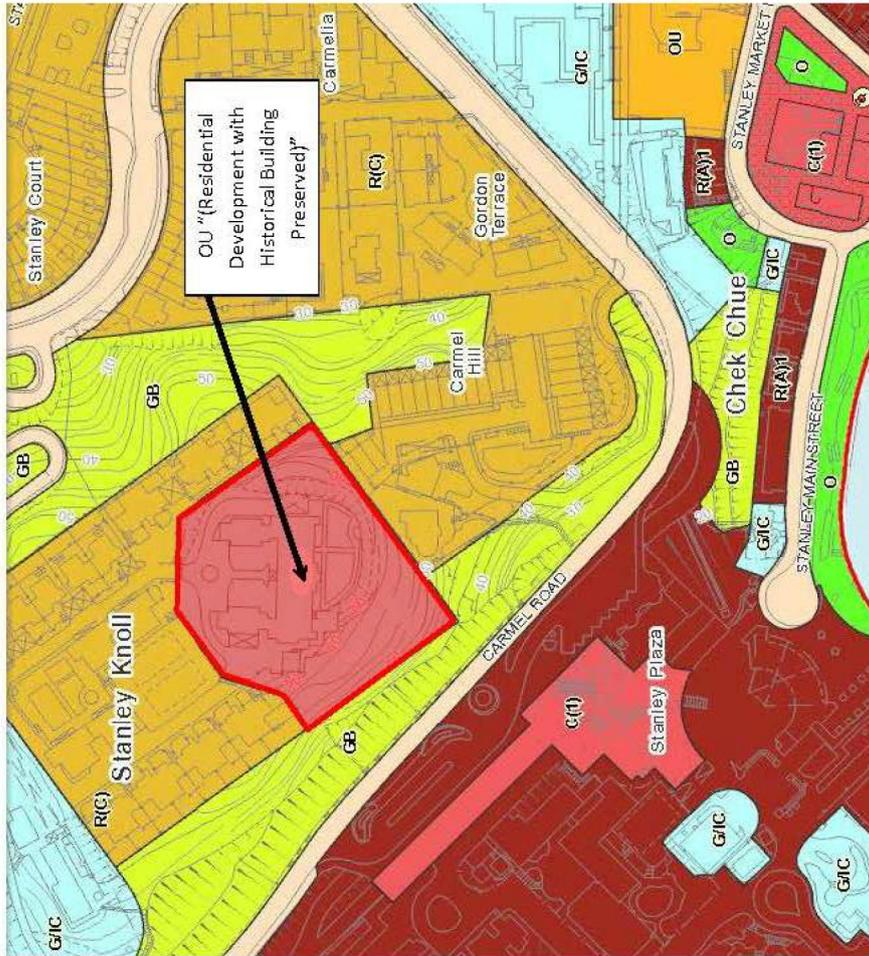
Height – Number of Storeys Used for Domestic Purposes	Maximum Plot Ratio	Maximum Site Coverage %
2 and below	0.60	30
3	0.75	25
4	0.90	22.5

(5) In determining the maximum plot ratio for the purposes of paragraph (4) 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.

(6) 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), (3), (4) and (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Zoning Option B : Other Specified Uses annotated (Residential Development with Historical Building Preserved)

“OU(RDHBP)” option proposed by the Applicant of s.12A application No. Y/H19/1
第12A條申請(編號Y/H19/1)的申請人建議的「其他指定用途」註明「住宅發展並保存歷史建築物」選項改劃方案



Notes for OU(RDHBP) Zone

Other Specified Uses annotated (Residential Development with Historical Building Preserved)

Column 1

Uses Always Permitted

Eating Place
Educational Institution
Hospital
Institutional Use (not elsewhere specified)
Field Study/Education/Visitor Centre
School
Place of Recreation Sports and Culture

Column 2

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

Flat
Holiday Camp
Hotel
House
Office
Wholesale Trade
Place of Entertainment
Private Club
Residential Institution
Shop and Services
Utility Installation for Private Project

Planning Intention

This zone is intended for the preservation of the Historic Building known as Maryknoll House. To facilitate the preservation of this building, a maximum GFA of 2,794.92m² (in addition to the GFA of the existing building) and appropriate form of residential development will be permitted on the site. Only a limited range of other uses are permitted.

Remarks

- (1) Maryknoll House, which is a Grade 1 historic building, shall be preserved in-situ. Any addition, alteration and/or modification to the existing historic building (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) The maximum building height shall be no greater than 75mPD and 3 domestic floors over 1 storey of carport, and a maximum site coverage of 30%.

Revised Notes of the “OU(RDHBP)” option submitted by the Applicant of s.12A application No. Y/H19/1 at the meeting on 4.1.2019

第12A條申請(編號Y/H19/1)的申請人於2019年1月4日會議上提交的經修改的擬議「其他指定用途」註明「住宅發展並保存歷史建築物」地帶的註釋

Tabled Information

Planning Intention

This zone is intended for the preservation of the Historic Building known as Maryknoll House. To facilitate the preservation of this building, a maximum GFA of 2,794.92m² (in addition to the GFA of the existing building; see note (2) below) an appropriate form of residential development will be permitted on the site. Only a limited range of other uses are permitted.

Remarks

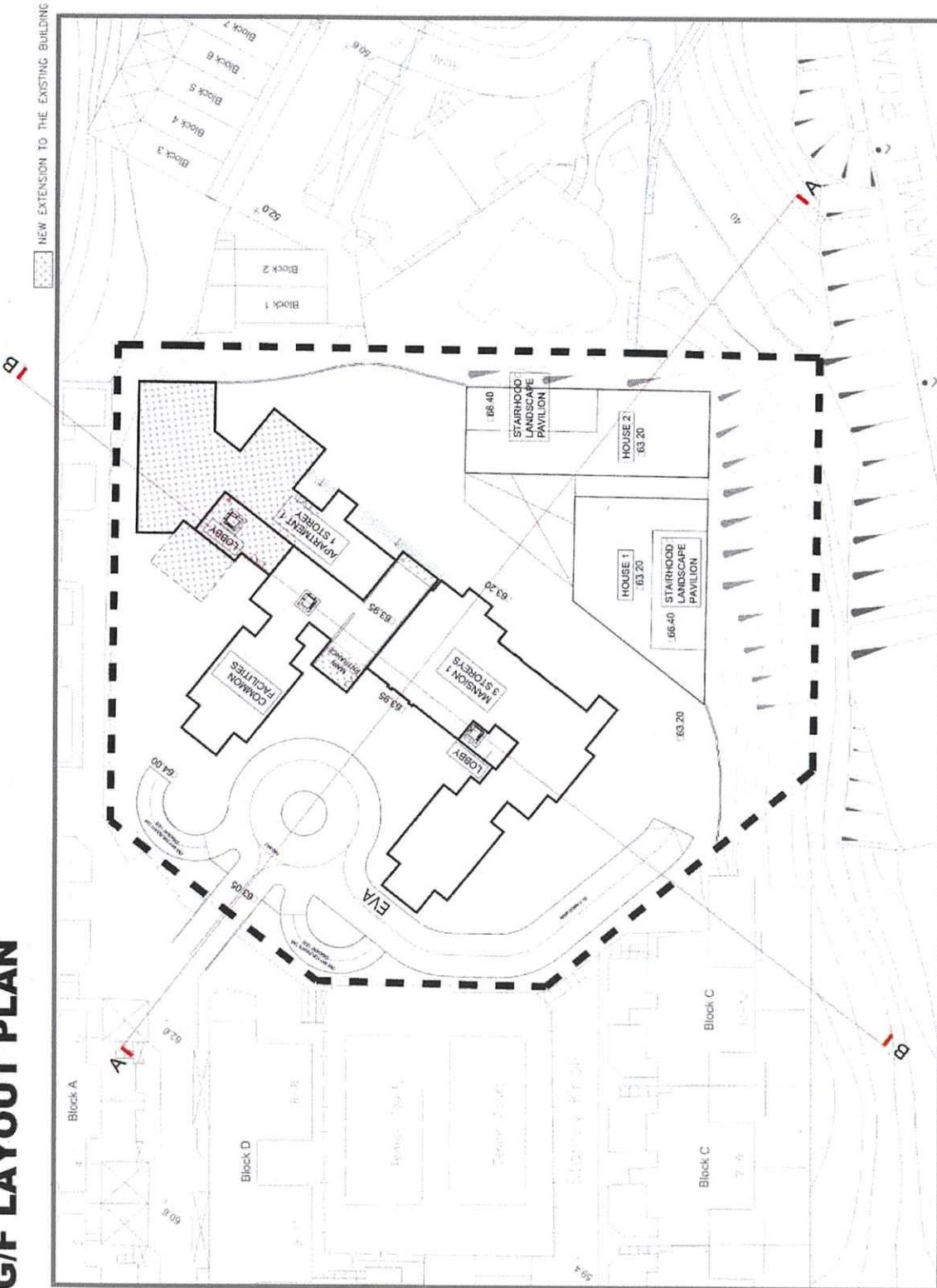
- (1) Maryknoll House, which is a Grade 1 historic building, shall be preserved in-situ. Any addition, alteration and/or modification to the existing historic building (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) The building height shall be no greater than 75mPD and 3 domestic floors over 1 storey of carport, and a maximum site coverage of 30%. The gross floor area of any development additional to the existing Maryknoll House shall be 2,794.92 m², or may be adjusted depending on the determination of the gross floor area of the existing building by the Building Authority, so that the total permitted gross floor area on the site of no greater than 5,734.18 m² can be achieved.
- (3) In determining the maximum additional gross floor area as stipulated 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 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 permitted gross floor area, site coverage and building height restrictions stated in the paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Conceptual Development Scheme and Photomontages submitted by applicant of
 s.12A application No. Y/H19/1

第12A條申請(編號Y/H19/1)的申請人提交的概念發展方案及合成照片

21 JUNE 2018

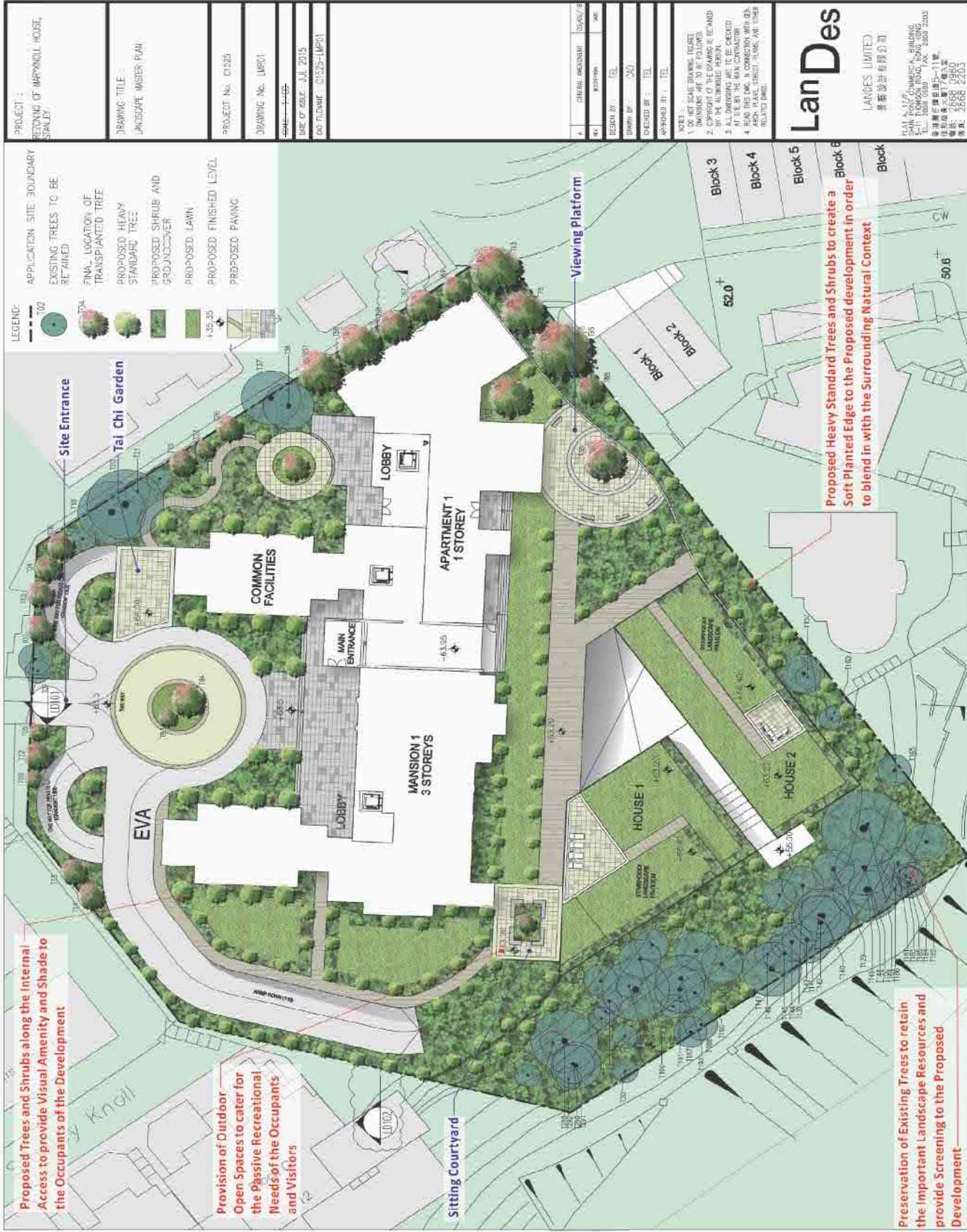
**MARYKNOLL BUILDING, STANLEY
 G/F LAYOUT PLAN**



繪圖
 DRAWING
 Z - 7

參考編號
 REFERENCE NO.
 Y/H19/1

(資料來源：由申請人提供)
 SOURCE: SUBMITTED BY THE APPLICANT



參考編號

REFERENCE No.
Y/H19/1

繪圖
DRAWING
Z - 12

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)



Existing Condition



Proposed Scheme

REVISION 說明	DESCRIPTION 文字描述	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 审批	TO NOT SCALE DRAW THIS DRAWING 此圖樣不准縮尺	DESIGNER 設計	COPYRIGHT REFERRED 版權聲明
A	GENERAL AMENDMENT	CADD	24/09/2010	ANK	TEL	SCALE 比例 DRAWN 繪圖 DATE 日期 REVISION 修訂 DRAWING TITLE 圖樣名稱 Viewpoint 3 - Stanley Plaza Figure 6	DESIGNER 設計 DRAWN 繪圖 CHECKED 審核 APPROVED 审批 TEL	Copyright reserved. 版權聲明 Landes
<p>LANDES (INCORPORATED) LIMITED 11/F, 7/F, AND 9/F, COMMERCE BUILDING, 11/F, 7/F AND 9/F, HONG KONG AND SHANGHAI FREE TRADE ZONE (HONG KONG) 香港自由貿易貿易區(香港) 11/F, 7/F, AND 9/F, HONG KONG AND SHANGHAI FREE TRADE ZONE (HONG KONG) 11/F, 7/F, AND 9/F, HONG KONG AND SHANGHAI FREE TRADE ZONE (HONG KONG)</p> <p>DATE PUBLISHED: 01726-FIGURE 6</p>								

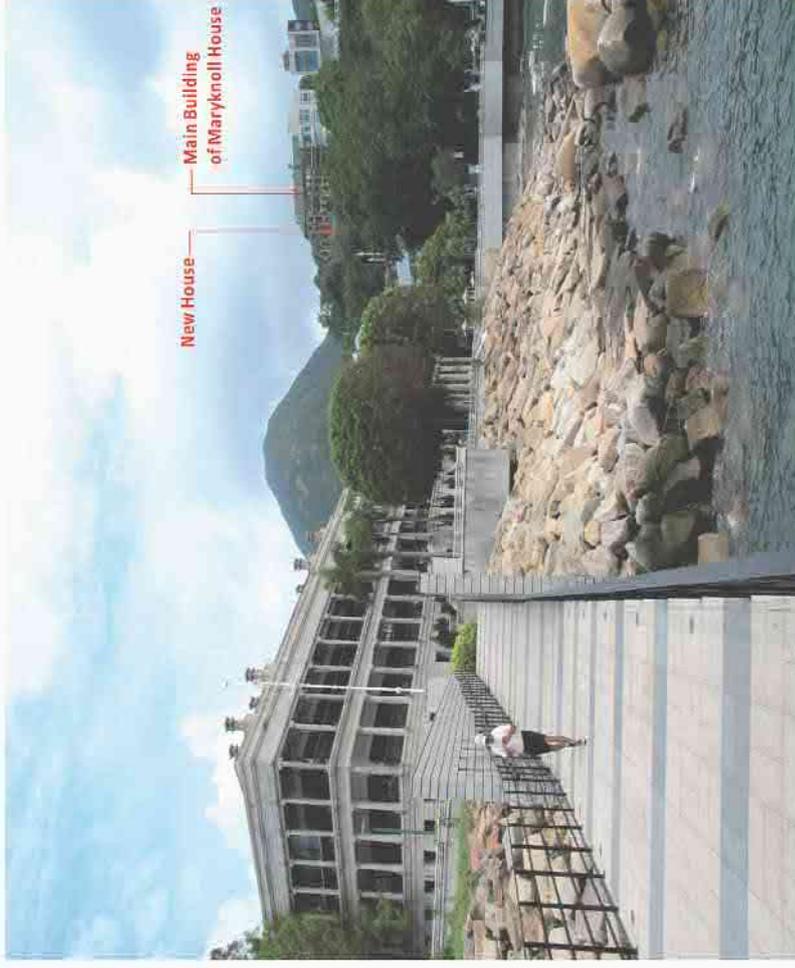
繪圖
DRAWING
Z - 17

參考編號
REFERENCE No.
Y/H19/1

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)



Existing Condition



Proposed Scheme

REVISION	DESCRIPTION 文字描述	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 审批	SCALE 比例	DESIGNER 設計	COPYRIGHT 版權聲明
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						SECTION OF THE MARYKNOLL HOUSE, STANLEY	DATE 日期 MAY 2018	
						VIEWPOINT 4 - Blake Pier at Stanley	REVISION 修訂	
						Figure 7	DATE 日期 MAY 2018	
						Figure 7	DATE 日期 MAY 2018	

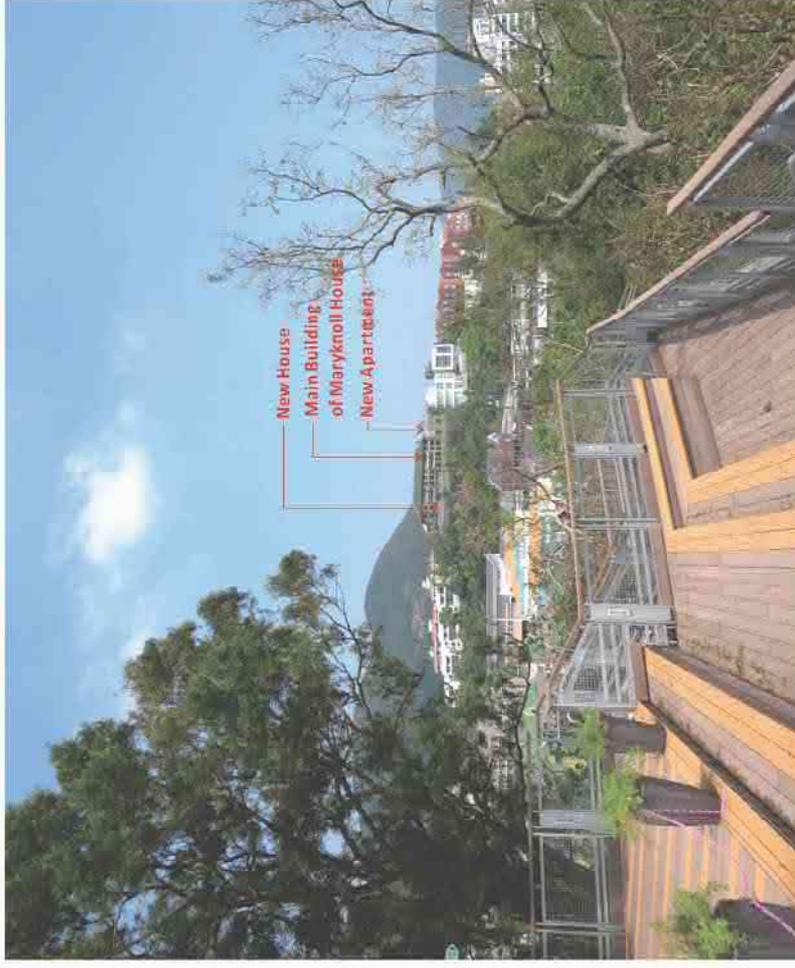
參考編號
REFERENCE No.
Y/H19/1

繪圖
DRAWING
Z - 18

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)



Existing Condition



Proposed Scheme

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						SECTION OF THE MARYKNOLL HOUSE, SHEKING TAI DRAWN BY: CAO DATE: MAY 2018 CHECKED BY: CAO REVISION 1: 1 DRAWING TITLE 圖樣名稱 Viewpoint 10 - Stanley Ma Heng Park Figure 8	DESIGNER 設計 TEL: _____ DRAWN 繪圖 CAO CHECKED 查核 TEL: _____ APPROVED 审批 TEL: _____	Landes
<p>LANDS DEPARTMENT URBANS PLANNING, DESIGN AND CONSTRUCTION MANAGEMENT DIVISION THE H.K. AND S.A. ENGINEERING CONSULTANTS' PROFESSIONAL INSTITUTE THE H.K. AND S.A. ENGINEERING CONSULTANTS' PROFESSIONAL INSTITUTE</p>							<p>DATE PUBLISHED: 01728-FIGURE 8</p>	

參考編號

REFERENCE No.

Y/H19/1

繪圖

DRAWING

Z - 19

(資料來源：由申請人提供)

(SOURCE : SUBMITTED BY THE APPLICANT)

Provision of Open Space and Major Community Facilities in the Stanley Area
赤柱區的休憩用地及主要社區設施供應

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求 (按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (與已規劃供應比較)
			Existing Provision 現有供應	Planned Provision (including Existing Provision) 已規劃供應 (包括現有供應)	
District Open Space 地區休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃 [#]	1.6 ha 公頃	1.96 ha 公頃	1.96 ha 公頃	+0.36 ha 公頃
Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃 [#]	1.6 ha 公頃	5.82 ha 公頃	5.82 ha 公頃	+4.22 ha 公頃
Secondary School 中學	1 whole-day classroom for 40 persons aged 12-17 [@] 每 40 名 12-17 歲青少年設一個全日制學校課室 [@]	10 classrooms 個課室	56 classrooms 個課室	56 classrooms 個課室	+46 classrooms 個課室
Primary School 小學	1 whole-day classroom for 25.5 persons aged 6-11 [@] 每 25.5 名 6-11 歲兒童設一個全日制學校課室 [@]	15 classrooms 個課室	36 classrooms 個課室	36 classrooms 個課室	+21 classrooms 個課室
Kindergarten/ Nursery 幼兒班與幼稚園	34 classrooms for 1,000 children aged 3 to 6 [@] 每 1,000 名 3-6 歲以下幼童設 34 個課室 [@]	5 classrooms 個課室	13 classrooms 個課室	13 classrooms 個課室	+7 classrooms 個課室
District Police Station 警區警署	1 per 200,000 to 500,000 persons 每 200,000 至 500,000 人設一間	less than 1 少於 1	0	0	0
Divisional Police Station 分區警署	1 per 100,000 to 200,000 persons 每 100,000 至 200,000 人設一間	less than 1 少於 1	0	0	0

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求 (按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (與已規劃供應比較)
			Existing Provision 現有供應	Planned Provision (including Existing Provision) 已規劃供應 (包括現有供應)	
Hospital 醫院	5.5 beds per 1,000 persons 每 1,000 人設 5.5 個床位	90 beds 個床位	240 beds 個床位	240 beds 個床位	+150 beds 個床位
Clinic/Health Centre 普通科診療所/健康中心	1 per 100,000 persons 每 100,000 人設一間	less than 1 少於 1	1	1	+1
Magistracy (with 8 courtrooms) 裁判法院 (8 個法庭)	1 per 660,000 persons 每 660,000 人設一間	less than 1 少於 1	0	0	0
Child Care Centres 幼兒中心	100 aided places per 25,000 persons~◇ 每 25,000 人設 100 個資助服務名額~◇	64 places 個	0 places 個	0 places 個	-64 places 個
Integrated Children and Youth Services Centre 綜合青少年服務中心	1 for 12,000 persons aged 6-24 每 12,000 名 6-24 歲兒童/青年設一間	less than 1 少於 1	1	1	+1
Integrated Family Services Centre 綜合家庭服務中心	1 for 100,000 to 150,000 persons 每 100,000 至 150,000 人設一間	less than 1 少於 1	0	0	0
District Elderly Community Centres 長者地區中心	One in each new development area with a population of around 170,000 or above 每個人口約為 170,000 人或以上的新發展區設一間	N.A. 不適用	0	0	N.A. 不適用
Neighbourhood Elderly Centres 長者鄰舍中心	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 每個人口為 15,000 人至 20,000 人的新建和重新	N.A. 不適用	1	1	N.A. 不適用

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》要求 (按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (與已規劃供應比較)
			Existing Provision 現有供應	Planned Provision (including Existing Provision) 已規劃供應 (包括現有供應)	
	發展的住宅區(包括公營及私營房屋)設一間				
Community Care Services (CCS) Facilities 社區照顧服務設施	17.2 subsidised places per 1,000 elderly persons aged 65 or above~ [^] 每 1,000 名年滿 65 歲或以上的長者設 17.2 個資助服務名額~ [^]	80 places 個	18 places 個	18 places 個	-62 places 個
Residential Care Homes for the Elderly (RCHE) 安老院舍	21.3 subsidised beds per 1,000 elderly persons aged 65 or above~ [◇] 每 1,000 名 65 歲或以上的長者設 21.3 個資助床位~ [◇]	100 places 位	0 places 位	0 places 位	-100 [△] places 位
Library 圖書館	1 district library for every 200,000 persons 每 200,000 人設一間分區圖書館	less than 1 少於 1	1	1	+1
Sports Centre 體育中心	1 per 50,000 to 65,000 persons 每 50,000 至 65,000 人設一個	less than 1 少於 1	1	1	+1
Sports Ground/ Sport Complex 運動場/ 運動場館	1 per 200,000 to 250,000 persons 每 200,000 至 250,000 人設一個	less than 1 少於 1	0	0	0
Swimming Pool Complex – standard 游泳池場館 – 標準池	1 complex per 287,000 persons 每 287,000 人設一個場館	less than 1 少於 1	0	0	0
Post Office 郵政局	Accessible within 1.2km in urban area 在市區設於 1.2 公里的範圍內	N.A. 不適用	1	1	N.A. 不適用

Note 註:

赤柱區的規劃人口約為 16,021 人。若連同暫住人口，總數將約為 16,424 人(2036 估算)。

The planned population of the Stanley area is about 16,021. If including transient population, the overall figure is about 16,424 (2036 estimate).

The requirements exclude planned population of transients and the provision is based on the information as at May 2020. 有關要求不包括流動居民，供應所根據的資料為截至 2020 年 5 月。

@ The provision of secondary school, primary school and kindergarten/nursery exclude classrooms in international schools registered under the Education Bureau.

中學、小學、幼兒班與幼稚園不包括在教育局註冊的國際學校。

◇ Figures are provided by Social Welfare Department (as at 2020).

資料由社會福利署提供（截止 2020 年）。

△ According to the figures provided by Social Welfare Department (as at June 2020), the existing and planned provision of RCHE for the Southern District as a whole is 2,056 places. As compared with the HKPSG requirement (2,041 places), there are surplus in the provision of RCHE of 15 places.

根據社會福利署提供的資料（截止 2020 年 6 月），南區的安老院舍現有和已規劃供應名額為 2,056 個床位。相比《香港規劃標準與準則》要求（2,041 個），該區有 15 個安老院舍床位的剩餘供應。

^ 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.

這些設施屬於以中心為本的社區護理服務。社區照顧服務設施(包括中心為本及家居為本)的規劃標準是以人口為基礎。《安老服務計劃方案》對中心為本及家居為本的社區照顧服務的分配沒有硬性的規定。不過，一般來說，家居為本的服務及中心為本的服務分別滿足六成和四成社區照顧服務方面的需求。

~ 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.

此乃長遠目標，在規劃和發展過程中，社會福利署會就實際提供的服務作出適當考慮。