

<p>2021年11月19日 按《城市規劃條例》第5條展示的 核准圖編號 S/H19/14 的修訂 AMENDMENT TO APPROVED PLAN No. S/H19/14 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 19 NOVEMBER 2021</p>	<p>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</p> <p>TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD</p> <p>HONG KONG PLANNING AREA No. 19 - STANLEY - OUTLINE ZONING PLAN</p>	<p>規劃署遵照城市規劃委員會指示籌備 PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD</p>
<p>Mr C K YIP <i>C. K. Yip</i> 葉子季 SECRETARY TOWN PLANNING BOARD 城市規劃委員會秘書</p>	<p>SCALE 1:5,000 比例尺</p> 	<p>圖則編號 PLAN No. S/H19/15</p>

SCHEDULE OF AMENDMENTS TO
THE APPROVED STANLEY OUTLINE ZONING PLAN NO. S/H19/14
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of a piece of Government land at Cape Road, South to Ma Hang Estate from “Green Belt” (“GB”) to “Residential (Group B)” (“R(B)”) with stipulation of building height restriction.

II. Amendment to the Notes of the Plan

- Incorporation of a new set of Notes for the “R(B)” zone.

Town Planning Board

19 November 2021

Minutes of the Economy, Development and Planning Committee of Southern District Council Meeting on 21.9.2021 (Extracted)

Agenda Item 3: Proposed Rezoning of a Piece of Government Land at Cape Road, South to Ma Hang Estate, Stanley, for Residential Development (EDPC Paper No. 15/2021)
(Item raised by the Planning Department)

52. The Chairman welcomed Mr KAU Kin-hong, Louis, District Planning Officer/Hong Kong of the Planning Department (PlanD) to the meeting.

53. The Chairman invited the representatives of PlanD to briefly introduce the agenda item.

54. Mr TSANG Wing-keung, Rico, with the aid of Powerpoint presentation, briefly introduced the proposed rezoning of a piece of Government land at Cape Road, south to Ma Hang Estate in Stanley for residential development, including the background information, the proposed site for rezoning, proposed amendments and technical assessments. Details were given at Powerpoint 2.

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

56. Ms LAM Yuk-chun, BBS, MH agreed that housing development could alleviate the problem of insufficient housing supply in Hong Kong. She enquired about (i) the estimated number of storeys to be built for residential use based on the maximum building height (i.e. 85 metres above Principal Datum (mPD)); (ii) the proportion of area occupied by the residential care home for the elderly; and (iii) the expected number of residents to be accommodated based on the estimated number of 640 residential units to be built, as she was concerned about the potential impacts of the relevant development project on the traffic of the area concerned.

57. The Chairman invited the representatives of PlanD to respond.

58. Mr KAU Kin-hong, Louis said that as the aforementioned site was located on a slope, site formation works had to be carried out for the future residential development. According to the preliminary assessment of the Civil Engineering and Development Department, the site formation level would be about 40mPD and based on the proposed maximum building height of 85 mPD, the height of the proposed residential development was about 45 metres. Given that each storey of the proposed residential buildings was about 3 to 3.15 metres high, it was expected that 12-storey residential blocks could be built at the site subject to the detailed design of the developer. PlanD estimated that the proposed residential development could provide about 640 residential units to accommodate about 2 000 people. Moreover, the gross floor area of the residential care home for the elderly was approximately 4 200 square metres.

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

60. Mr Jonathan LEUNG Chun said that although there had been insufficient land supply in Hong Kong for a long time, and both the Central People's Government and the Special Administrative Region (SAR) Government had proposed land reform policies, he did not agree with the rezoning of the site from "Green Belt" (GB) to "Residential". Given that the Hong Kong population had a negative growth trend, while Lantau Tomorrow Vision and the resumption of available agricultural land were expected to release 2 000 and 1 000 hectares of land respectively for development, he opined that there was no immediate need to utilise "GB" site for residential development at the current stage. Furthermore, as the next term of the SAR Government would be elected in March next year, he anticipated that many housing measures would be rolled out at that time, such as negotiation with private developers on land allocation. In light of the aforementioned reasons, it might be a wrong decision to rezone the site from "GB" zone to residential use.

61. The Chairman raised the following comments and enquiries:

- (i) As the site was located on a slope between Ma Hang Estate and the private residential buildings in Chung Hom Kok, the construction of residential buildings on the slope would cause significant impacts on the residents of Ma Hang Estate and Chung Hom Kok;
- (ii) He opined that as the main objective of zoning a site as "GB" was conservation, PlanD had to give sufficient reasons for developing "GB" sites. However, the paper submitted by PlanD showed that it had not taken other sites into consideration.

In the vicinity of the relevant site, Ma Hang Prison had been vacant since 2015 and was a piece of “Government, Institution or Community” site with flat terrain. The construction of residential buildings at that location could reduce the impacts on the residents of the area concerned without the need to damage the “GB” zone. Therefore, he asked why PlanD had not considered developing the site of Ma Hang Prison for residential use; and

- (iii) He pointed out that PlanD recently tended to rezone “GB” sites for other uses. For example, the University of Hong Kong’s proposal of constructing academic buildings at a “GB” zone on Sassoon Road had been granted fund by the Legislative Council, but other feasible sites had not been considered.

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

- (i) He understood that the public had concern over the proposed rezoning of a “GB” site for residential use. Given the shortage of housing supply in Hong Kong, the Government had attended a SDC meeting in 2014 to explain the land use review, including the rezoning of “GB” sites for residential use. After due consideration on selected “GB” sites which had already been interfered by human activities, and served by well-developed road networks and infrastructural facilities, the Government identified appropriate “GB” sites for rezoning;
- (ii) After thorough examination of all options, the Government in 2014 proposed 14 sites which could be used for housing development in the Southern District, including the site currently proposed for rezoning. Moreover, not all the rezoning proposals initiated by PlanD were agreed by the Town Planning Board (TPB). In the past, two amendment proposals to rezone “GB” site for residential use in the Southern District had been rejected by TPB; and
- (iii) To achieve the housing supply target of 42 800 residential units in the coming ten years, the Government had all along adopted various measures to increase the housing supply in the short, medium and long run. Lantau Tomorrow Vision as mentioned by a member was a long-term measure to increase housing supply. The Government had to consider the option to increase land supply in the short run before implementation of the long-term measures.

63. Mr Jonathan LEUNG Chun agreed that there was an urgent need to solve the housing problem but objected to rezoning the “GB” site for residential development, because he was worried that this decision would be regarded as a mistake in the future. The Hong Kong population showed a negative growth, while the agricultural land issue could eventually be resolved with the implementation of national policies. As a result, there would be more land

for residential development in the future, and PlanD had to prudently consider whether there was an urgent need to rezone the “GB” site for residential use. Furthermore, although PlanD pointed out that the “GB” site proposed to be rezoned had been interfered by human activities and served by a well-developed road network, it had all along been part of the living environment of Southern District residents and should not be rezoned arbitrarily. Otherwise, members could hardly give an account to the residents. Therefore, he did not agree with this proposal.

64. The Chairman reiterated that rezoning the site for residential use would cause significant visual impacts to the residents of Ma Hang Estate and Chung Hom Kok. He hoped that PlanD would provide profile pictures to illustrate the situation after the construction of residential buildings. In addition, he opined that PlanD should consider rezoning other sites, such as Ma Hang Prison as mentioned earlier. Generally speaking, most of the members opposed PlanD’s rezoning proposal. He asked PlanD to note EDPC’s comments and relay them to TPB.

65. Ms LAM Yuk-chun, BBS, MH said that as mentioned by PlanD earlier, the proposed residential development would include the construction of 12-storey residential buildings. However, she wondered whether they could provide 640 residential units. She pointed out that she did not agree to the rezoning of “GB” site for residential use. If she had to express her stance, she would opt for abstention.

66. Mr KAU Kin-hong, Louis responded that the maximum building height of the proposed residential development would be 85 mPD, which was comparable to the height of Ma Hang Estate in the vicinity. Before the construction of residential buildings, site formation works for the slope would be carried out, instead of constructing the buildings on the slope directly, thereby minimizing the visual impacts to the nearby residents. Given that the proposed residential development consisted of around nine residential blocks each providing about 70 residential units, it could approximately provide 640 residential units in total.

67. In conclusion, the Chairman said that all members opposed the proposed amendment for the rezoning. He asked PlanD to convey EDPC’s comments to TPB.

Annex IV of
TPB Paper No. 10846

List of Representers in respect of
the draft Stanley Outline Zoning Plan No. S/H19/15

Representation No.	Name of ‘Representer’
TPB/R/S/H19/15-R1	Designing Hong Kong Limited
TPB/R/S/H19/15-R2	Mr Paul Zimmerman (Vice-chairman of Southern District Council)
TPB/R/S/H19/15-R3	Mary Mulvihill
TPB/R/S/H19/15-R4	Mr Phillip Douglas Black
TPB/R/S/H19/15-R5	Ms Jessica Sien Wai van der Kamp
TPB/R/S/H19/15-R6	Ms Alison Christine McLaughlin
TPB/R/S/H19/15-R7	Mr Lai Chi Wing
TPB/R/S/H19/15-R8	Ms Leung Wai Sheung
TPB/R/S/H19/15-R9	Mr Leung Wai Hong
TPB/R/S/H19/15-R10	Mr John Douglas Moore
TPB/R/S/H19/15-R11	Ms Melanie Ann Moore
TPB/R/S/H19/15-R12	Ms Wilhelmina Evelyn Moore
TPB/R/S/H19/15-R13	Ms Genevieve James Moore
TPB/R/S/H19/15-R14	蘇森友先生
TPB/R/S/H19/15-R15	Mr Tse Wai Lim

**List of Commenter in respect of
the draft Stanley Outline Zoning Plan No. S/H19/15**

Comment No.	Name of ‘Commenter’
TPB/R/S/H19/15-C1	Mary Mulvihill (R3)

**Extract of the Minutes of Meeting of the Metro Planning Committee of the Town
Planning Board held on 29.10.2021**

Hong Kong District

Agenda Item 6

[Open Meeting (Presentation and Question Sessions Only)]

S/H19/14 Proposed Amendments to the Approved Stanley Outline Zoning Plan
S/H19/14
(MPC Paper No.7/21)

20. The Secretary reported that the proposed amendment item was for a private housing site in Stanley and was supported by a Traffic Impact Assessment (TIA) conducted by the Highways Department with Aurecon Hong Kong Limited (AHK) as the consultant of the TIA. The following Members had declared interests on the item:

Dr Lawrence W.C. Poon - his close relative living in Stanley; and

Mr Alex T.H. Lai - his former firm having business dealings with AHK.

21. As the residence of Dr Lawrence W.C. Poon's close relative had no direct view of the proposed amendment site and Mr Alex T.H. Lai had no involvement in relation to the proposed amendment, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

22. The following representatives of the Planning Department (PlanD) were invited to the meeting at this point:

Mr Louis K.H. Kau - District Planning Officer/Hong Kong (DPO/HK)

Mr Rico W. K. Tsang - Senior Town Planner/Hong Kong (STP/HK)

23. The Chairperson invited PlanD's representatives to brief Members on the proposed amendments.

24. With the aid of a Powerpoint presentation, Mr Rico W. K. Tsang, STP/HK, briefed Members on the background, the proposed rezoning of a 2.42ha site at Cape Road (the Site) from "Green Belt" ("GB") to "Residential (Group B)" with maximum gross floor area and building height restriction, technical considerations, provision of Government, institution and community (GIC) facilities in the area, consultation conducted and departmental comments as detailed in the Paper.

25. As the presentation by PlanD's representative had been completed, the Chairman invited questions from Members.

26. The Vice-chairman and some Members raised the following questions:

- (a) the provision of GIC facilities in the Stanley area and whether other GIC uses could be accommodated in the proposed housing development under

the amendment item;

- (b) the traffic impact considerations during the peak hours and weekends;
- (c) the pedestrian accessibility between the proposed housing development and the Stanley Plaza;
- (d) the background of the subject “GB” zone;
- (e) noting that the Site, which was zoned “GB”, comprised mainly vegetated slopes, the considerations in selecting it for residential development;
- (f) noting that the Site was on slopes descending from about 65mPD at the west to about 35mPD at the southeast and site formation, which would likely affect a large number of trees, would be required for the proposed housing development, what the tree preservation and compensation tree planting proposal would be;
- (g) what the species of the rare/protected trees and trees of significant size in Diameter Breast Height (DBH) were and whether those trees would be preserved;
- (h) the feasibility of relocating the Ma Hang Prison for housing development as suggested by the Southern District Council; and
- (i) noting from Plan 3 of the Paper that the site boundary was in irregular shape, what the considerations in delineation of the site boundary were.

27. In response, Mr Louis K.H. Kau, DPO/HK, made the following main points:

- (a) although the GIC facilities in the area were generally adequate, there was a deficit in the provision of Residential Care Homes for the Elderly (RCHE) (111 places), Community Care Services facilities (74 places) and Child Care Center (CCC) (71 places). Nevertheless, after taking into account the

150-place RCHE required to be accommodated in the proposed housing development, there would be a surplus of 39 places. The Social Welfare Department (SWD) also advised that the utilisation rate of CCC in the Southern District was about 50%, and could cater for the potential demand for such facility. After taking into account various factors, such as land use compatibility and community demand, SWD considered it suitable to provide RCHE at the Site;

- (b) the Site was located at Cape Road with two key road junctions at Stanley Gap Road/Chung Hom Kok Road and Carmel Road/Stanley Village Road. According to the TIA, the key road junctions would be operating within their capacities during the peak hours on both weekdays and weekends. It might be noted that while the development intensity of the proposed housing development would be higher than the low-rise residential developments in the Stanley area, it was still relatively low compared to the high-density developments in the urban area. Hence, the proposed housing development would not cause unacceptable traffic impact;
- (c) future residents could walk from/to the Stanley Plaza via Ma Hung Estate crossing Cape Road or along Cape Road;
- (d) the Site and the area where Ma Hang Estate (formerly the Ma Hang Squatter area) were located, were previously zoned “GB”. In the 1980s, the area occupied by the Ma Hang Squatter area to the northeast of the Site was rezoned to “Comprehensive Development Area” for the construction of Ma Hang Estate that provided rehousing for the squatter residents. The “CDA” zone was subsequently rezoned to “Residential (Group A)3”;
- (e) the review of “GB” sites (“GB” review) comprised two stages. The first stage mainly covered “GB” zones which were formed, deserted or devegetated, but possessed potential for residential development. The second stage 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. The Site was identified in the second stage of the “GB” review. It was located in close proximity to existing residential developments and infrastructures and most of the trees on the Site were of common species with no Registered Old and Valuable Trees, and there were four trees of rare/protected species and three trees of significant size in DBH. It was considered that the Site was of lower buffer and conservation value and suitable for residential development;

- (f) according to the Civil Engineering and Development Department’s preliminary assessment, it was technically feasible to have a platform at 40mPD for the Site. The proposed ingress/egress as advised by the Transport Department (TD) would also be at about 40mPD. According to the pre-land sale tree survey conducted, there were 1,442 trees on the Site including 159 dead trees. Suitable landscaping and tree preservation clauses would 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 would be implemented by the future developer in accordance with Development Bureau Technical Circular (Works) No. 4/2020 and the Lands Administration Office Practice Note (LAOPN) No. 2/2020 for private projects. According to the LAOPN No. 2/2020, implementation of compensatory tree planting should be at a ratio of not less than 1:1 in terms of number. In situations where on-site compensatory planting could not be achieved, the difficulties should be demonstrated and alternatives, including off-site compensatory planting, might be proposed. The compensatory tree planting proposal would be conducted by the future developer at the detailed design stage and subject to approval from the Lands Department (LandsD);
- (g) out of the 1,442 trees, four trees of rare/protected species (*Artocarpis hypargyreus*) and three trees of significant size (*Ficus microcarpa*) were identified at the western and northern part of the Site respectively. One of the trees of significant size near Cape Road would likely be affected as TD

advised that the existing slope at the north eastern portion of the Site was required to be setback to improve the sightline at the proposed ingress/egress at the north. According to the LAOPN No. 2/2020, the future developer had to preserve the existing trees on the Site as far as practicable. If removal of the trees was necessary, submission of full justifications for LandsD's consideration would be required;

- (h) the Government had adopted a multi-pronged approach to increase housing land supply, and relocating the Ma Hang Prison for housing development could be reviewed in the long-term when the site could be release for other uses. However, there was currently no plan for relocation of the prison; and
- (i) for the boundary in the south, the Agriculture, Fisheries and Conservation Department advised that the natural stream identified to the south of the Site should be excluded from the site boundary and sufficient buffer distance should be maintained between the Site and the stream to avoid any possible impact on the stream. For the boundary in the west, the Site excluded the area to the northwest with steep slopes that was considered not suitable for development.

Deliberation Session

28. After deliberation, the Committee decided 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 of the Paper (to be renumbered to S/H19/15 upon exhibition) and its Notes at Attachment III were suitable for exhibition under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement at Attachment IV of the Paper 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 would be published together with the OZP.

29. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.

[The Chairman thanked Mr Louis K.H. Kau, DPO/HK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

[Mr Alex T.H. Lai left the meeting at this point.]

**Summary of Representations and Comments and the Planning Department's Responses
in respect of the Draft Stanley Outline Zoning Plan (OZP) No. S/H19/15**

(a) The proposals and grounds of the representers (TPB/R/S/H19/15-1 to 15) as well as the Planning Department (PlanD)'s responses are summarized below:

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
R1	Designing Hong Kong Limited	<ul style="list-style-type: none"> The proposed housing development is against the planning intention of "Green Belt" ("GB") site. The rezoning of the Site would set an undesirable precedents. 	(a) To expedite housing land supply in the short-to-medium term, the government has been carrying out "GB" review since 2012 in two stages. In the first stage of "GB" review, areas zoned "GB" being devegetated, deserted or formed, were identified and reviewed. For the second stage, it covered "GB" zones in the fringe of built-up areas close to existing urban areas and new towns, and those vegetated "GB" sites with relatively less buffering effect and lower conservation value. The Site has been identified for private

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>residential development and associated GIC facilities in the second stage of GB Review.</p> <p>The Site, which only takes up about 2.5% of the "GB" zone area in the Stanley OZP, is located at the fringe of the existing built-up areas in Stanley, adjacent to existing transport and infrastructure facilities, and has a relatively lower conservation value. The Site has met the site selection criteria for the second stage of "GB" review and is considered suitable for private residential development. Relevant technical assessments conducted has concluded that the proposed development parameters and scale of the housing development including the RCHE at the Site are technical feasible and compatible with surrounding areas. As such, it is considered suitable for rezoning the Site to "R(B)" subject to maximum GFA of</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			44,615m ² .
		<ul style="list-style-type: none"> • The priority should be given to develop brownfield sites. 	(b) There has been a persistent and acute demand for both public and private housing. According to the latest projection of Task Force on Land Supply (TFLS), the projected total housing supply target for the 10-year period (from 2022-23 to 2031-32) is 430,000 units, whilst the private housing supply target is 129,000 units. The government has been adopting a multi-pronged approach to increase land supply progressively based on the land supply options as recommended by TFLS, including developing brownfield sites in the short to medium term, and New Development Areas and reclamation outside Victoria Harbour in the medium to long term. To meet the acute housing demand in the short to medium term, the immediate and effective way of augmenting land supply is

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>to make more optimal use of developed areas in urban areas and land in the vicinity of infrastructure, with changing land use as one of the means. Notwithstanding the pursuit of other land supply measures, the Site based on the second stage of "GB" review is considered suitable for the proposed private housing development.</p> <p>As there is a need to maintain a healthy and stable development of private residential property market, the government will continue to increase both land and housing supply to meet demand of private housing. Regarding the possibility of relocating Ma Hang Prison for housing development, the Commissioner of Correctional Services advises that there is no relocation programme at this moment.</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		<ul style="list-style-type: none"> Housing development at the Site would cause large-scale clearance of vegetation and permanent destruction of the existing landscape and habitat. Together with the extensive slope stabilisation works, the proposed development would induce adverse landscape impact. 	<p>(c) According to the pre-land sale tree survey conducted by the landscape consultant of LandsD, there are 1,442 trees on the Site including 159 dead trees. Appropriate 50% surveyed trees are found with defects such as leaning, dieback, dead branches, broken trunks etc.. There are about 236 trees identified with poor health condition. According to the Landscape Assessment (Annex VII), with the rezoning of the Site for housing development, removal of existing vegetation together with abundant existing trees is unavoidable and 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 as well as associated site formation and infrastructure works, to ensure it is compatible with the surrounding landscape setting. Suitable landscaping</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>and tree preservation clauses⁽¹⁾ 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 on Tree Preservation and the Lands Administration Office Practice Note No. 2/2020 on Tree Preservation and Removal Proposal for Building Development in Private Projects - Compliance of Tree Preservation Clause under Lease, and the greenery area with not less than 30% of the site area will be provided with reference to Sustainable</p>

⁽¹⁾ Trees on private land are protected by specific preservation clauses incorporated into land leases. Lot owner(s) has the responsibility to ensure that trees are not unnecessarily interfered with or removed without the prior written consent of the Director of Lands. In granting consent, the Director of Lands may impose such conditions as to transplanting and/or compensatory planting as he deems appropriate.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			Building Design Guidelines (SBDG). DAFC and Chief Town Planner/Urban Design & Landscape (CTP/UD&L) of PlanD have no adverse comment in this regard.
		<ul style="list-style-type: none"> The road network in Stanley and Chung Hom Kok is sub-standard and the traffic is always affected by traffic accidents. The proposed housing development would have adverse traffic impact towards the local road network. 	(d) According to the Traffic Impact Assessment (TIA), the proposed development at the Site would not cause unacceptable traffic impacts to the nearby junctions. The Commissioner for Transport (C for T) considers the TIA acceptable and no major road improvement works/mitigation measures will be required for the proposed development. According to Transport Department (TD)'s record, there is less than 10 traffic accidents in the past three years and the section of Cape Road concerned is not a traffic accident black spot.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		<ul style="list-style-type: none"> Future residents of the proposed housing development will be required to bear the cost and responsibility for slope maintenance and repair. 	(e) The slope maintenance and repair issues are not land-use planning matters. Regarding the future maintenance responsibility of the slope within the Site, it would be subject to actual design of the proposed development, lease conditions and clause of Deed of Mutual Covenant to be signed by future developers with owners.
R2	Mr Paul Zimmerman (Vice-chairman of Southern District Council)	<ul style="list-style-type: none"> The proposed housing development is against the planning intention of "GB" site. The rezoning of the Site would set an undesirable precedents. 	<ul style="list-style-type: none"> The responses (a) to R1 above are relevant.
		<ul style="list-style-type: none"> The priority should be given to develop brownfield sites such as Ma Hang Prison. 	<ul style="list-style-type: none"> The responses (b) to R1 above are relevant.
		<ul style="list-style-type: none"> Housing development at the Site would cause large-scale clearance of vegetation and permanent destruction of the existing landscape and habitat. Together with 	<ul style="list-style-type: none"> The responses (c) to R1 above are relevant.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		the extensive slope stabilisation works, the proposed development would induce adverse landscape impact.	
		<ul style="list-style-type: none"> The road network in Stanley and Chung Hom Kok is sub-standard and the traffic is always affected by traffic accidents. The proposed housing development would have adverse traffic impact towards the local road network. 	<ul style="list-style-type: none"> The responses (d) to R1 above are relevant.
		<ul style="list-style-type: none"> The proposed development at the Site would have visual impacts to surrounding residents. 	(f) According to the Visual Appraisal (VA), the six local vantage points (VPs) are selected to evaluate the overall visual impact of the proposed housing development taking into account the criteria such as visual sensitivity, local significance and accessibility, as well as other local and district planning considerations, etc. as set out in TPB- PG No. 41 – ‘Submission of Visual Impact Assessment for Planning Applications’.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>VP1, VP2, VP3, VP4, VP5 and VP6 representing the public view points at Stanley Plaza, Stanley promenade, Stanley bus terminal, Ma Hang Park, St. Stephen's beach and planned open space at Chung Hom Kok Road respectively are accessible by the local residents or tourists and pronouncedly visible from viewers.</p> <p>As for the VP2, VP3 and VP5, the photomontages based on on-site photos reveal that the proposed development with BH of 85mPD would only slightly reduce the distant mountain and sky view, and the magnitude of visual change is considered slightly. 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, and the cumulative visual impact of the existing and proposed residential developments is considered</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>acceptable. The requirements under the SBDG (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. CTP/UD&L has no comment on the VA.</p> <p>Regarding other VPs as proposed by the representers, according to TPB-PG No. 41, in the highly developed context of Hong Kong, it is not practical to protect private views without stifling development opportunity and balancing other relevant considerations. In the interest of the public, it is far more important to protect public views, particularly those easily accessible and popular to the public or tourists. It is considered appropriate to select the most affected VPs, from which the impact on sensitive public viewers arising from the proposed development</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			can be assessed.
		<ul style="list-style-type: none"> Future residents of the proposed housing development will be required to bear the cost and responsibility for slope maintenance and repair. 	<ul style="list-style-type: none"> The responses (e) to R1 above are relevant.
R3	Mary Mulvihill	<ul style="list-style-type: none"> The proposed housing development is against the planning intention of "GB" site and should not be included in second stage of "GB" review. 	<ul style="list-style-type: none"> The responses (a) to R1 above are relevant.
		<ul style="list-style-type: none"> There is a current trend of decrease in territorial population. It is doubted whether there is imperative need to rezone the Site for residential development and demand for private housing in the Stanley area. The proposed development for luxury housing could not help meeting the housing needs. There are alternative sites available for 	<ul style="list-style-type: none"> The responses (b) to R1 above are relevant.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		housing development (i.e. the Ma Hang Prison).	
		The proposed development at the Site would have adverse landscape impacts to surrounding residents.	• The responses (c) to R1 above are relevant.
		• The proposed development at the Site would have adverse visual impacts to surrounding residents.	• The responses (f) to R2 above are relevant.
R4	Mr Phillip Douglas Black	• The proposed housing development is against the planning intention of “GB” site. The Site is an extensive woodland which serves an important role as a buffer.	• The responses (a) to R1 above are relevant.
		• The Board should follow the ‘Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance’ (TPB-PG No. 10) to assess the amendment, having	(g) TPB-PG No. 10 is to set out the assessment criteria for s.16 planning applications for development within “GB” zone. The amendments to the OZP do not involve any s.16 application and hence not applicable. However, due regard has

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		regard to the principles on the individual merits, exceptional circumstances and very strong planning grounds.	been given to the technical feasibility, acceptability of possible impacts and compatibility with the surrounding areas. As mentioned in the responses (a) above, the Site is suitable for private residential development in terms of site selection criteria, land use compatibility and technical feasibility.
		<ul style="list-style-type: none"> It is doubted whether there is imperative need to rezone the Site for residential development and demand for private housing in the Stanley area. The priority should be given to develop brownfield sites. There are other government multi-pronged initiatives to increase housing supply. 	<ul style="list-style-type: none"> The responses (b) to R1 above are relevant.
		<ul style="list-style-type: none"> The proposed built form would create building bulk not currently evident elsewhere in Stanley. The proposed plot 	(h) The maximum domestic GFA for the Site has made reference to the compatible PR for low-rise developments of 12-storey in

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		<p>ratio (PR) of 1.84 is excessive and not found in the Stanley area. Though it is the government policy directive to increase the maximum domestic plot ratio currently permitted for selected density zones by 20%, the explanation for the proposed PR for the Site is required.</p> <ul style="list-style-type: none"> Development restrictions imposed on "R(B)" zone appear unclear and inconsistent as the large site reduction factor of 0.9 is not fully explained and the proposed development intensity does not preserve the existing character. 	<p>the Southern District, i.e. PR of about 2.1. To take forward the policy directive to maximise development potential of the housing land with a 20% increase of the domestic PR ⁽²⁾, a PR of 2.5 is then proposed. Under the current practice, a site reduction factor of 0.9 is adopted for the development site area to exclude the future internal road within the Site. The GFA for housing development would be 44,615m² after deduction of the proposed RCHE which is 4,210m², making the PR equivalent to about 1.84 based on the zoning area of 2.42ha.</p>
		<ul style="list-style-type: none"> An indicative plan, drawings of the housing development and section plans are required to determine the 	<p>(i) As mentioned in the responses (a) above, the Site is suitable for private residential development in terms of site selection</p>

⁽²⁾ As announced in the 2014 Policy Address (PA), the government considered feasible to generally increase the maximum domestic PRs currently permitted for selected "density zones" in the territory by around 20% as appropriate. The 2020 PA also reaffirmed the importance to meet Hong Kong people's housing needs, and pointed out that the core of the housing problem in Hong Kong laid in the shortage of land for housing development. The government would continue to adopt a multi-pronged land supply strategy as recommended by the Task Force on Land Supply (TFLS). Whilst the government will press ahead with the eight land supply options worthy of priority study and implementation as recommended by TFLS, concurrently, the government still have to continue with the various ongoing land supply initiatives to increase and expedite housing land supply in the short-to-medium term, including the review on "GB" sites and vacant government land.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		<p>appropriateness of the proposed development parameters of the proposed “R(B)” zone and to judge the likely visual impact.</p>	<p>criteria, land use compatibility and technical feasibility. The VA has demonstrated that the proposed residential development at the Site is visually compatible with the existing building profile of the developments in the neighbourhood. Detailed layout of the development would be subject to the design of the future developer at the implementation stage.</p>
		<ul style="list-style-type: none"> • There is no preliminary assessments on environmental, drainage, sewerage and geotechnical aspects to support the rezoning proposal. The number and level of details of the technical assessments submitted are not sufficient. • The technical feasibility of the platform at 40mPD is a competent opinion only and no relevant drawings are provided to ensure the practicality of such site 	<p>(j) In considering whether the “GB” site is suitable for proposed housing development, concerned government departments have examined if the proposed development would cause significant adverse impacts to the surroundings and if any, technical assessments would be carried out to identify these impacts and devise mitigating measures to minimise the potential impacts. As confirmed by the</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		<p>formation level. Section plan as attached to the MPC Paper No. 7/21 presents the wrong impression of a future wide non-building gap between the proposed residential blocks and the existing "R(C)" housing. No traffic noise assessment has been submitted.</p>	<p>relevant departments, the proposed private residential development would not cause insurmountable problems on drainage, sewerage, geotechnical and environmental aspects as well as infrastructural capacity.</p> <p>Regarding the site formation works, CEDD considers that it is technically feasible to have a platform level at 40mPD for the Site. Whilst the actual site formation level would be subject to detailed site investigation by the future developer at the implementation stage, the requirement of the submission of detailed site investigation and natural terrain hazard study (NTHS) and the implementation of mitigation measures identified therein to the satisfaction of concerned departments will be incorporated in the land sale conditions.</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>Director of Environmental Protection (DEP) advises that no insurmountable environmental problem is anticipated. To address the possible traffic noise impact, as part of the land sale condition, the future developer is still required to conduct Noise Impact Assessment (NIA) to identify proper design and measures required for the proposed development in compliance with relevant environmental regulations at the implementation stage. Besides, the future developer is required to carry out necessary technical assessments, including not limited to Drainage Impact Assessment (DIA) and Sewerage Impact Assessment (SIA) to assess potential technical issues, which will be incorporated into the land sale conditions.</p> <p>Plan 4 of the MPC Paper No. 7/21 (Plan H-4) is an indicative drawing to demonstrate that the proposed BH</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>restriction of 85mPD for the Site is not incompatible with the existing developments in the surrounding area to support the proposed rezoning of the Site. While the proposed development would be subject to the maximum GFA and BH restriction to preserve the local character of the area, there is no statutory requirements for set-back, non-building area or building gap within "R(B)" zone so as to allow design flexibility. The disposition and layout of the development at the Site would be subject to the detailed design of the future developer at the implementation stage.</p>
		<ul style="list-style-type: none"> It is questionable whether the landscape assessment portrays the proper landscape value of the "GB" zone. No details on tree felling or tree compensation are provided. The minimum tree compensation ratio of 1:1 is not credible 	<ul style="list-style-type: none"> The responses (c) to R1 above are relevant.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		<p>and there is no assessment to ascertain that such tree compensation is practical. The effectiveness to address the landscape impact through the lease control is doubtful.</p>	
		<ul style="list-style-type: none"> The TIA, which mainly focus on residential traffic, is only a summary without elaboration of methodology and assessment, and its findings based on the weekend peak (i.e. noon to 1pm) instead of the average daily flow lack credibility. 	<p>(k) The TIA attached to the MPC Paper No. 7/21 is based on the findings of the consultancy study commissioned by the Highways Department (HyD). The assessment and methodology of data collection basically followed the Transport Planning and Design Manual promulgated by TD. The junction capacity assessments were based on the weekday and weekend peak hour traffic flow of survey data. The weekend peak hour traffic flow was worked out from a numbers of traffic surveys conducted between 11:30am and 5:30pm during weekend and the critical hour of weekend was noon to 1:00pm. The traffic analysis</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>is based on the critical hour of the weekend is to demonstrate the critical traffic condition. C for T has no adverse comment on the TIA.</p> <p>As advised by C for T, there are a total 6 franchised bus routes (i.e. Nos. 6, 6X, 973 by Citybus and Nos. 63, 65, 66 by New World First Bus) and 4 minibus routes (i.e. Nos. 16A, 16M, 40/40X/N40, 52) operating along Cape Road ⁽³⁾, which are the same as those quoted in the TIA attached to the MPC Paper No. 7/21. According to the TIA, the existing public transport facilities/capacities in the vicinity of the proposed housing development is considered sufficient to meet the public transport demand generated by the proposed housing development. TD will continue to</p>

³ A total of 6 bus routes has excluded the special bus route No. 14 which has only 3 headways a day via Cape Road in the morning session while the mini-bus routes Nos. 40, 40X and N40 which are operated under the same route but different service hours, are counted towards one route.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			closely monitor the passenger demand and liaise with public transport operators and introduce / strengthen the public transport services as appropriate in a timely manner to address any arising need for the new population intake.
		<ul style="list-style-type: none"> As there is insufficient car parking space during weekend in Stanley, a public car park should be provided at the Site. 	(l) As the Site is not located in close proximity to the major visitor attraction spots or shopping mall of Stanley, C for T advises that it is not suitable to provide public car parking spaces at the Site. C for T also advises that visitors who are driving to Stanley could park their vehicles at the Stanley Plaza or the existing roadside car parking spaces near the center of Stanley.
		<ul style="list-style-type: none"> There is no mention of the potential historic path leading from the northwest of the Site traversing the Site to meet trails joining Cape Road at Ma Hang 	(m) While there is no record of any historic path within the Site, historic structures of the old paths near Stanley Gap Road, which are situated at a distance to the north

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		Estate roundabout, which should be re-provisioned as part of the housing development.	of the Site, are identified and included in the "List of New Items for Grading Assessment" (Item No. N374). Under the prevailing grading mechanism, the Antiquities and Monuments Office (AMO) would conduct in-depth research on the heritage value of the structures in the list and submit the findings to the independent Historic Buildings Assessment Panel for consideration and grading assessment.
		<ul style="list-style-type: none"> The VA is not independent nor impartial, and not all relevant VP such as local open space to the south of Lung Tak Court are included. The VPs of the VA comprising VP1, VP4 and VP6 are either randomly selected or not relevant. As for the visual impact from VP2, VP3 and VP5, the maximum BH of the proposed development would either breach the local ridgeline or exceed the height of the 	<ul style="list-style-type: none"> The responses (f) to R2 above are relevant.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		<p>existing Ma Hang Estate. The conclusion of the VA for these VPs that significant adverse visual impact is not anticipated is not credible and not supported in the photomontages. The VA fails to properly evaluate the change in visual experience and how mitigation measures would reduce visual impact, and distinguish different types of receivers in Stanley with different visual sensitivity.</p>	
		<ul style="list-style-type: none"> It is suggested to revise the planning intention of "R(B)" zone to specify the provision of affordable public housing. 	<p>(n) The Site is intended for private housing development. In general, type of housing would not normally be specified in the Notes for residential zones. As for the subject "R(A)3" zone under the OZP, the maximum GFA and BH stipulated in the Notes, which are mainly to reflect the development parameters of as-built Ma Hang Estate, and no exact type of housing development would be highlighted in the Notes. The "R(A)3" zoning and</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>development intensity are not applicable to the subject site. The proposed revision of the planning intention of “R(B)” zone to specify the provision of affordable housing and to rezone the Site to “R(A)3” for public housing is not justified.</p>
		<ul style="list-style-type: none"> It is proposed to impose a statutory requirement on submission of a layout plan for any development at the Site and to stipulate in the Explanatory Statement (ES) of the OZP to require the future developer to update all technical assessments under lease. The Board should not delegate or abdicate its decision-making on material considerations to relevant government departments under land sale conditions. 	<p>(o) As confirmed by the relevant departments, there is no insurmountable technical problems in terms of traffic, landscape, visual, drainage, sewerage, geotechnical and environmental aspects for the proposed private housing development. In drawing up the land lease for a government sale site, any requirement on submission of relevant technical assessments including detailed site investigation, NTHS, NIA, DIA, SIA, etc. and implementation of mitigation measures identified therein, would be incorporated into the land sale conditions governing future developments within the</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>“R(B)” zone. During the detailed design and construction stage, the future developer shall submit various technical assessments reports and implement the recommended measures under such reports, as required under lease, to the satisfaction of concerned departments.</p> <p>Given that the proposed private residential development resembles other ordinary residential developments governed under “R(B)” zone and the technical mitigation measures could be duly addressed via established mechanisms, there is no need to control the design and layout of the private residential development through the imposition of statutory requirement for submission of layout plan or seek planning permission for ‘House’ and ‘Flat’ use under the “R(B)” zone.</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		<ul style="list-style-type: none"> The proposed RCHE, similar to residential use, would generate additional traffic. To address concerns over building density and visual impact, it is proposed to include the GFA of the proposed RCHE into the maximum GFA (i.e. 44,615m²) for comprehensive planning assessment. 	<p>(p) According to the TIA and VA, the proposed development at the Site comprising domestic GFA of 44,615m² and a 150-place RCHE of around 4,210m² would not cause unacceptable traffic impacts to the nearby junctions, and the cumulative visual impact arising from the proposed development is also acceptable. Under the prevailing practice, the proposed social welfare facilities as required by the government, which have been included for assessment, will be exempted from GFA calculation. As such, the proposed exemption of GFA calculation of social welfare facilities is considered appropriate. The actual GFA requirement of the proposed RCHE would be subject to advice of Social Welfare Department (SWD), which would be stipulated in the land sale conditions. C for T and CTP/UD&L of PlanD have no objection to the rezoning proposal.</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		<ul style="list-style-type: none"> It is proposed to reduce the BH restriction from 85mPD to 75mPD to meet the Urban Design Guidelines under Hong Kong Planning Standards and Guidelines (HKPSG) and Joint Practice Note No. 5, highlighting that the imposition of BH restriction is to achieve visually compatible urban form, enhance visual quality, retain mountain backdrop and respect the character of neighbourhood, etc. 	<p>(q) The Site is sandwiched between the Ma Hang Estate and Chung Hom Kok residential area which are medium- and low-density residential developments respectively. Taking into account BHs of the immediate residential developments ranging from 75mPD to 84mPD to the north of the Site, and 61mPD to 101mPD to the further south at Chung Hom Kok (Plans H-2 and H-4), the BH restriction of 85mPD of the Site is proposed, which is considered not incompatible with the existing developments in the surrounding area.</p> <p>According to the VA and photomontages (Plans H-5 to H-10), the proposed housing development with a BH restriction of 85mPD generally respects the mountain backdrop and would blend in with the surrounding developments. Chief Town Planner/ Urban Design and Landscape</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			(CTP/UD&L) of PlanD has no adverse comment on the VA, as well as the proposed development at the Site from urban design perspective. As such, the proposed BH restriction of 85mPD for the Site is considered appropriate and there is no strong planning justification to lower the BH restriction to 75mPD.
R5	Ms Jessica Sien Wai van der Kamp	<ul style="list-style-type: none"> The new development will cut off a large section of the Ma Hang Estate from any adjacent greenery and deprive those residents of their access to 'green lungs'. It should be maintained as a landscape buffer under "GB" zone and should not be included in second stage of "GB" review. 	<ul style="list-style-type: none"> The responses (a) to R1 above are relevant.
		<ul style="list-style-type: none"> It is doubted whether there is imperative need to rezone the Site for residential development and demand for private housing in the Stanley area. 	<ul style="list-style-type: none"> The responses (b) to R1 above are relevant.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		<ul style="list-style-type: none"> There are inadequacies and deficiencies in the TIA. The franchised-bus and mini-bus routes as quoted in the TIA are not accurate. It is not clear whether the existing public transport facilities would be sufficient to accommodate the increased population. 	<ul style="list-style-type: none"> The responses (k) to R4 above are relevant.
		<ul style="list-style-type: none"> The proposed development at the Site would have visual impacts to surrounding residents. The VA is inadequate as there is no appraisal of visual impact from location at or adjacent to Ma Hang Estate and main view point over Stanley from Chung Hom Kok. 	<ul style="list-style-type: none"> The responses (f) to R2 above are relevant.
		<ul style="list-style-type: none"> It is proposed to rezone the Site to "G/IC" for the proposed RCHE and Community Care Services (CCS) and Child Care Centre (CCC) facilities to meet the shortfall in Stanley. 	<p>(r) Based on the finding of the second stage "GB" review, the Site is identified suitable for housing development with a view to meeting the acute housing demand in short to medium term. As confirmed by the</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>relevant departments, no insurmountable technical problems would be envisaged for the proposed housing development at the Site.</p> <p>Based on Hong Kong Planning Standards and Guidelines (HKPSG), the existing and planned provision of GIC facilities are generally adequate to meet the demand of the overall planned population in the Stanley Planning Area, except for residential care homes for the elderly, community care services facilities and child care centres (Annex VIII). 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. In applying the standards, the distribution of facilities, supply in different districts,</p>

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			<p>service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities will be considered. As the HKPSG requirement for these facilities is a long-term goal, the actual provision would be subject to consideration of SWD in the planning and development process as appropriate.</p> <p>In view of the above and that 'Social Welfare Facility' use such as CCS, RCHE and CCC is always permitted under the "R(B)" zone, there is no strong planning justification to rezone the Site to "G/IC".</p>
		<ul style="list-style-type: none"> It is suggested to rezone the Site to "R(A)3" for public housing development with remarks in the Notes that G/IC facilities may be disregarded from GFA calculation, and to increase the maximum GFA of "R(A)3" zone from 132,492m² to 	<ul style="list-style-type: none"> The responses (n) to R4 above are relevant.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		177,107m ² to cater for the GFA of the proposed housing development at the Site (i.e. 44,615m ²).	
		<ul style="list-style-type: none"> It is proposed to specify 'House' and 'Flat' uses under Column 2 of "R(B)" zone to require planning permission from the Board to ensure that the proposed development adequately meets all traffic, visual, landscape and other concerns 	<ul style="list-style-type: none"> The responses (o) to R4 above are relevant.
		<ul style="list-style-type: none"> It is proposed to stipulate a statutory requirement for adoption of podium-free design and stepped BH in the Remarks of the OZP to minimise the visual bulk of the proposed development. 	(s) 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, which has been reflected in the ES of the OZP. To allow adequate flexibility and forestall pre-empting the design of the future development, it is considered that the requirement of the maximum GFA and BH as stipulated in the

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
			OZP would provide sufficient statutory control on the scale and intensity of the future development at the Site commensurate with the local character of the surrounding areas. As such, stipulation of the statutory requirement for podium-free design and stepped BH in the Notes of the OZP is considered not necessary.
R6	Ms Alison Christine McLaughlin	<ul style="list-style-type: none"> The Stanley area is populated. An increase in population due to the proposed development at the Site will place a pressure on local services and cause pollution in Stanley. 	<ul style="list-style-type: none"> The responses (k) to R4 above are relevant.
		<ul style="list-style-type: none"> The proposed development at the Site would have visual impacts to surrounding residents. The proposed buildings would destroy the skyline and views from Stanley and surrounding residences. 	<ul style="list-style-type: none"> The responses (f) to R2 above are relevant.

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
R7	Mr Lai Chi Wing	• An increase in population will place a pressure on local services, in particular in the weekends.	• The responses (k) to R4 above are relevant.
		• There are frequent traffic accidents in the Stanley area.	• The responses (d) to R1 above are relevant.
R8	Ms Leung Wai Sheung	• The proposed housing development would have adverse traffic impact towards the local road network.	• The responses (d) to R1 above are relevant.
R9	Mr Leung Wai Hong		
R10	Mr John Douglas Moore	<ul style="list-style-type: none"> • The 'GB' area should be maintained as a buffer to the urban landscape. • The rezoning of the Site for residential development would counter to the aims of the OZP and create additional stress on the road network which is already stressed with limited capacity as evidenced by a large number of traffic 	<ul style="list-style-type: none"> • The responses (a) to R1 above are relevant. • The responses (d) to R1 above are relevant.
R11	Ms Melanie Ann Moore		
R12	Ms Wilhelmina Evelyn Moore		

Representation No. (TPB/R/S/H19/15-)	Representer	Subject of Representation	PlanD's Responses
		accidents.	
R13	Ms Genevieve James Moore		
R14	蘇森友先生	• The proposed development for luxury housing could not help meet the housing needs.	• The responses (b) to R1 above are relevant.
		• Felling of over 1,400 trees and plants would affect wildlife and slope stability.	• The responses (c) to R1 above are relevant.
		• The existing traffic condition at the area is congested as there is no mass transportation system in Stanley.	• The responses (d) to R1 above are relevant.
R15	Mr Tse Wai Lim	• An increase in population will worsen the already congested traffic condition.	• The responses (d) to R1 above are relevant.

(2) The comment (**TPB/R/S/H19/15-C1** and PlanD's responses are summaried below:

Comment No. (TPB/R/S/H19/15-)	Commenter	Related Representation	Gist of Comments	PlanD's Responses
C10	Mary Mulvihill (R3)	R4	<ul style="list-style-type: none"> • Support the representation. • Whilst Hong Kong is facing demographic challenges due to dwindling birth rates and emigration, there are over 200,000 vacant private units as revealed by researches conducted some years ago. Demand data should be required before approving further construction of private units • The lost of natural landscape habitat would affect the ecosystems. 	<ul style="list-style-type: none"> • The responses to R4 above are relevant. • The responses (b) to R1 above are relevant. Furthermore, in accordance with the established methodology under the LTHS, the total housing supply target is derived by adding a vacancy adjustment to the gross total housing demand to take into account the vacancy situation in the private housing sector. • The responses (a) to R1 above are relevant.

**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**



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 23,995m²) and small portions from “R(C)” (about 85m²) to “R(B)” and small area to “Road” (about 79m²), 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

Annex 1	Aerial Photo
Annex 2	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

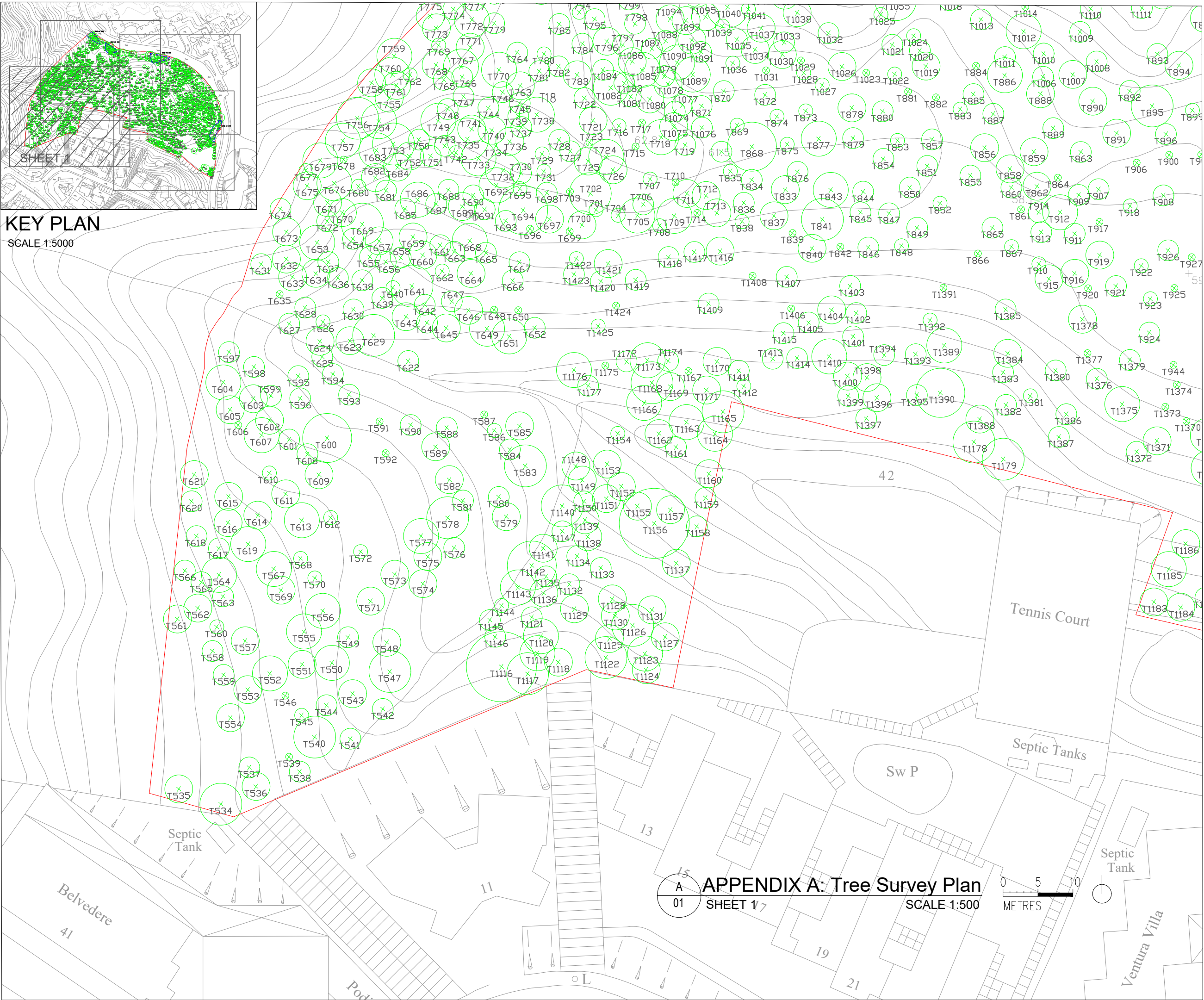
本摘要圖於2021年10月6日擬備，所根據
的資料為地政總署於2021年1月13日拍得
的航攝照片編號 E122968C

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

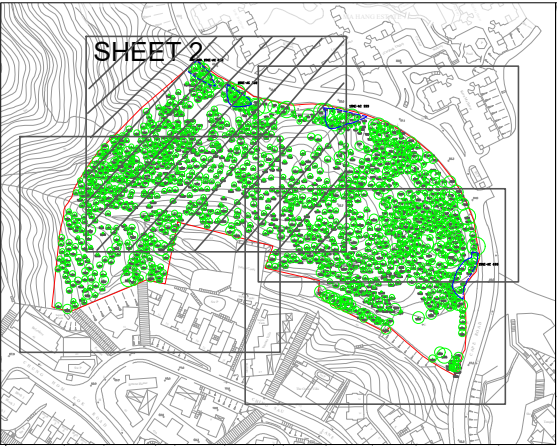
38	<i>Michelia x alba</i>	白蘭	1
39	<i>Microcos nervosa</i>	破布葉(布渣葉)	14
40	<i>Morus alba</i>	桑	10
41	<i>Ormosia emarginata</i>	凹葉紅豆	7
42	<i>Pinus massoniana</i>	馬尾松	174
43	<i>Polyspora axillaris</i>	大頭茶	109
44	<i>Psychotria asiatica</i>	九節木	1
45	<i>Rhus succedanea</i>	木蠟樹(野漆樹)	6
46	<i>Itea chinensis</i>	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 suberifolius</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>	筍櫚花椒	1
Total No. of Trees Surveyed:			1442



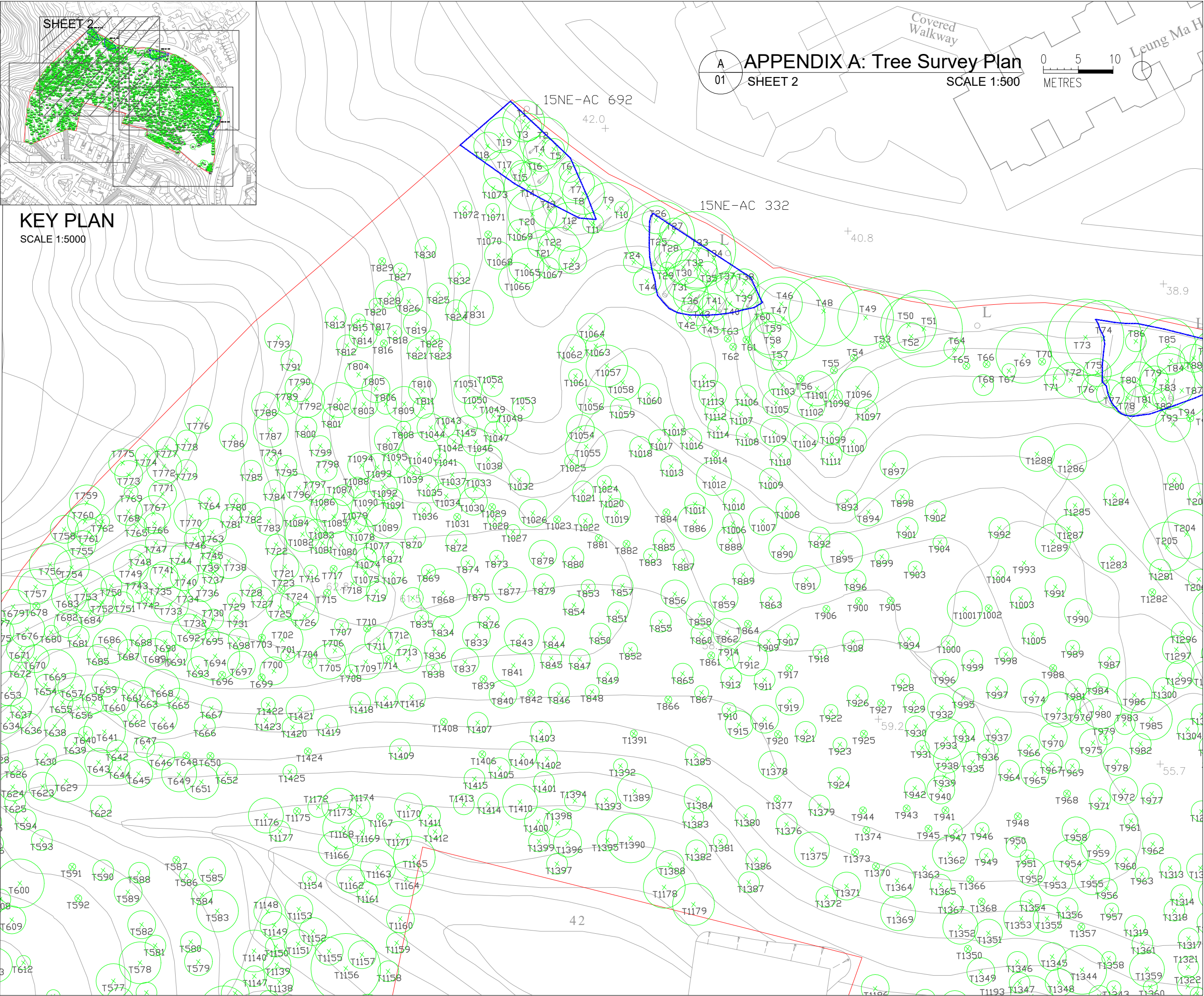
LEGEND:

-  SURVEYED TREE
(A total 1442 nos.)
-  SITE Boundary
-  HyD Slope Boundary

REV	DATE	DESCRIPTION
<div><div>Otherland</div><div>Landscape Planning Urban Design</div></div> <div>UNIT 2302 23/F NEW TECH PLAZA 34 TAI YAU STREET SAN PO KONG KOWLOON, HONG KONG, Tel: (852) 2893 0270 / 6286 2720 Fax: (852) 2893 3139 WWW.OTHERLAND.COM.HK</div>		
CLIENT: District Lands Office / Hong Kong West & South Lands Department		
PROJECT: Provision of Tree Survey for the Government Land at Cape Road South to Ma Hang Estate, Hong Kong		
TITLE: TREE SURVEY PLAN (Sheet 1 of 4)		
SCALE: 1: 500		A3
DRAWN BY: Tango Chan		
CHECKED BY: OY		
APPROVED BY: PC		
DRAWING DATE: 2021-03-25		
PROJECT No: Lands01-MHT		
SHEET No: DLO-01-TSP-01		REV: 0
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KEY PLAN
SCALE 1:5000



LEGEND:

- SURVEYED TREE (A total 1442 nos.)
- SITE Boundary
- HyD Slope Boundary

Otherland
Landscape | Planning | Urban Design

UNIT 2302 23/F NEW TECH PLAZA
34 TAI YAU STREET
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Fax: (852) 2893 3139
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CLIENT:
District Lands Office /
Hong Kong West & South Lands Department

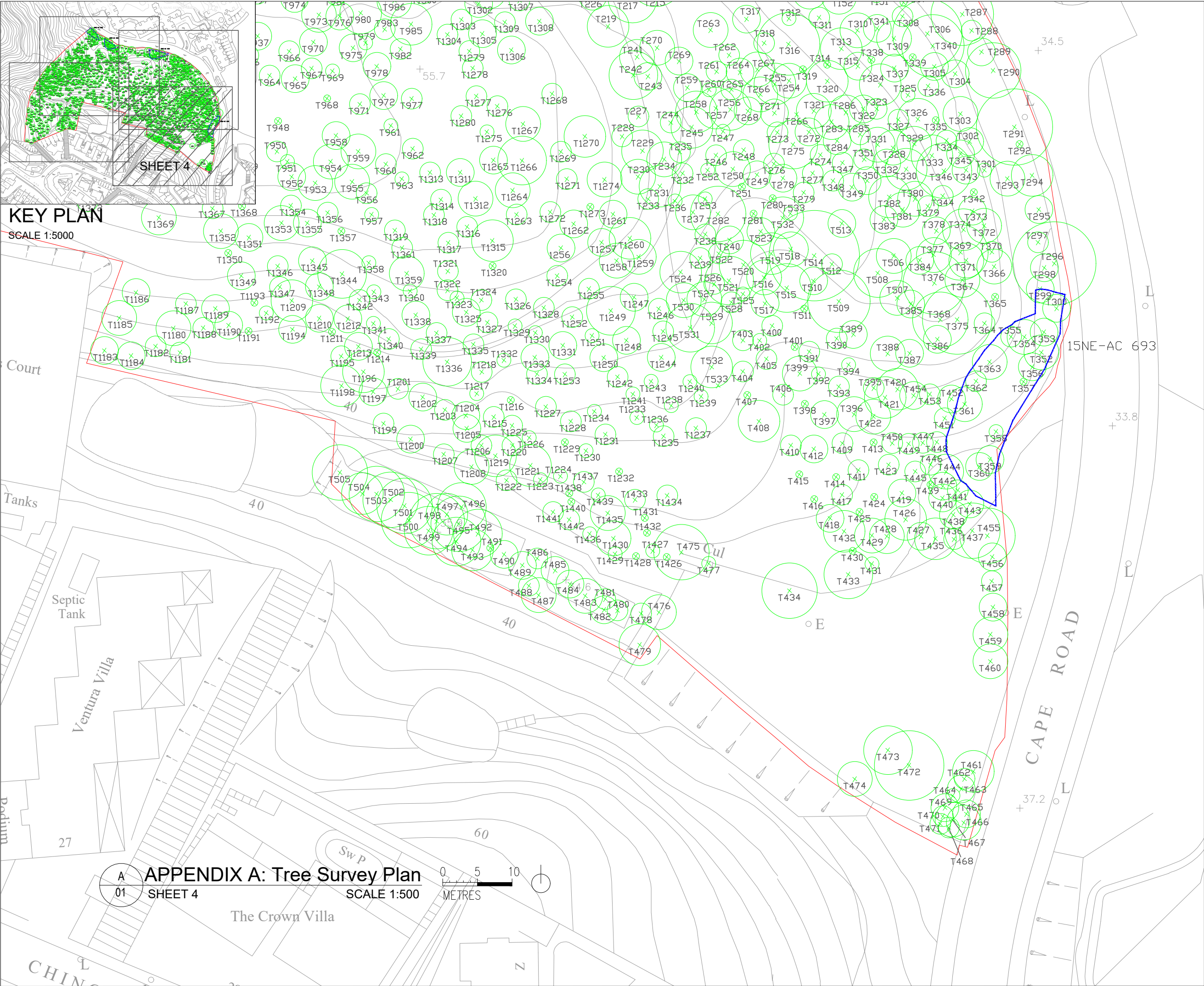
PROJECT:
Provision of Tree Survey for the Government,
Land at Cape Road South to Ma Hang Estate,
Hong Kong

TITLE:

TREE SURVEY PLAN
(Sheet 2 of 4)

SCALE: 1: 500	A3
DRAWN BY: Tango Chan	
CHECKED BY: OY	
APPROVED BY: PC	
DRAWING DATE: 2021-03-25	
PROJECT No: Lands01-MHT	
SHEET No: DLO-01-TSP-02	REV: 0

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LEGEND:

- SURVEYED TREE (A total 1442 nos.)
- SITE Boundary
- HyD Slope Boundary

REV	DATE	DESCRIPTION

Otherland
Landscape | Planning | Urban Design

UNIT 2302 23/F NEW TECH PLAZA
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SAN PO KONG KOWLOON, HONG KONG,

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Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
District Lands Office /
Hong Kong West & South Lands Department

PROJECT:
Provision of Tree Survey for the Government
Land at Cape Road South to Ma Hang Estate,
Hong Kong

TITLE:

TREE SURVEY PLAN
(Sheet 4 of 4)

SCALE: 1: 500	A3
DRAWN BY: Tango Chan	
CHECKED BY: OY	
APPROVED BY: PC	
DRAWING DATE: 2021-03-25	
PROJECT No: Lands01-MHT	
SHEET No: DLO-01-TSP-04	REV: 0

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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 [#]	1.78 ha	1.96 ha	1.96 ha	+0.18 ha
District Open Space	10 ha per 100,000 persons [#]	1.78 ha	5.82 ha	5.82 ha	+4.04 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [@]	12 classrooms	56 classrooms	56 classrooms	+44 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [@]	17 classrooms	36 classrooms	36 classrooms	+19 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6 [@]	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~ ^◇	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~◇	111 places	0 places	150 places	+38 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).
- * 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.
- ^ 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.