

This document is received on 13 JUN 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/419/85
	Date Received 收到日期	13 JUN 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☒ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Allan Victoria Louise, and Lucid Sky Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Townland Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Rural Building Lot No. 1033 No. 1 Stanley Link Road, Stanley
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 405 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 303.75 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Stanley Outline Zoning Plan No. S/H19/16
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)"
(f) Current use(s) 現時用途	Residential Development (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

N/A

☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
	N/A	

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)^{#&}
於..... (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於..... (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於..... (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	N/A (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米	<input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展	N/A		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☒ Site coverage restriction From 由25.....% to 至33..... %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Site Coverage for Residential Redevelopment

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....303.75..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.75.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....33..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....3..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input checked="" type="checkbox"/> exclude 不包括.....1.....storeys of carport 層開敞式 停車間	
Proposed building height of each block 每座建築物的擬議高度	23.1 (Main Roof) mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	..... m 米	<input type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積 303.75 sq. m 平方米 ☒ About 約
 number of Units 單位數目 3
 average unit size 單位平均面積 101.25 sq. m 平方米 ☒ About 約
 estimated number of residents 估計住客數目 6

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約
 (please specify the number of rooms
 請註明房間數目)
☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約
☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)
 E&M Plant Rooms; GFA: 125.10 sq.m
 (Exempted from GFA calculation under
 PNAP APP 2)

☒ Open space 休憩用地

☒ private open space 私人休憩用地 30 sq. m 平方米 ☒ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F	Carpark, E&M Plant Rooms, Lobby
	1/F	Residential Flat, Swimming Pool, Communal Landscape Garden
	2/F - 3/F	Residential Flats, Flat Roof
	R/F	E&M Plant Rooms, Watertanks, Flat Roof

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Swimming Pool and Landscape Garden

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2026

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Stanley Link Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>														
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>3</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>1</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>Disabled Car Parking Space</td> <td>1</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	3	Motorcycle Parking Spaces 電單車車位	1	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		Others (Please Specify) 其他 (請列明)		Disabled Car Parking Space	1
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Others (Please Specify) 其他 (請列明)																
Disabled Car Parking Space	1															
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位		Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位		Others (Please Specify) 其他 (請列明)			
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Heavy Goods Vehicle Spaces 重型貨車車位																
Others (Please Specify) 其他 (請列明)																

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積...308.37..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度0.55.....m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Supplementary Planning Statement for details.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Supplementary Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

DELIUS WONG

Associate / Project & Quality Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師 PIA, PMI

Others 其他

on behalf of
代表

Townland Consultants Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

22 May 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

N/A

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Rural Building Lot No. 1033, No. 1 Stanley Link Road, Stanley 赤柱連合道1號, 鄉郊建屋地段第103號		
Site area 地盤面積	405	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Stanley Outline Zoning Plan No. S/H19/16 赤柱分區計劃大綱圖編號 S/19/16		
Zoning 地帶	"Residential (Group C)" 住宅 (丙類)		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Site Coverage for Residential Redevelopment 擬議略為放寬上蓋面積限制住宅重建		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	303.75 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.75 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	125.10* <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用		
	Composite 綜合用途		

* For E/M which may be disregarded from Site Coverage

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	15.05 (Main Roof) m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		23.1 (Main Roof) mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)	
		3 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括) 1 <input checked="" type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	<input type="checkbox"/> (Not more than 不多於) m 米	
		<input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上)	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	<input type="checkbox"/> (Not more than 不多於) m 米	
		<input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上)	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	(iv) Site coverage 上蓋面積	33 % <input checked="" type="checkbox"/> About 約	
	(v) No. of units 單位數目	3	
	(vi) Open space 休憩用地	Private 私人	30 sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	6
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Disabled Car Parking Space	3 1 1 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GFA Diagrams		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Proposal		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

**MINOR RELAXATION OF SITE COVERAGE RESTRICTION
FOR PROPOSED RESIDENTIAL REDEVELOPMENT
AT 1 STANLEY LINK ROAD, STANLEY**

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED

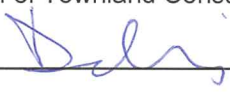
SECTION 16 PLANNING APPLICATION

PROPOSED MINOR RELAXATION OF SITE COVERAGE RESTRICTION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CHAPTER 131) IN RESPECT OF THE APPROVED STANLEY OUTLINE ZONING PLAN NO. S/H19/16

SUPPLEMENTARY PLANNING STATEMENT

Applicant	Allan Victoria Louise and Lucid Sky Limited
Project Coordinator, Architect / Authorised Person	Glamorous Building & Engineering Consultancy Limited
Planning Consultant, Visual Impact and Submitting Agent	Townland Consultants Limited
Design Architect	K.P.D.O. Architect
Regulatory Authorised Person	Studio Raymond Chau Architecture Limited
Landscape Consultant	SCENIC Landscape Studio Limited

File Reference: TTVS

For and on behalf of Townland Consultants Ltd.
Approved by : 
Position : Associate
Date : 22 May 2024

22 May 2024

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- Appendix 1 Architectural Plans of the Proposed Residential Redevelopment and GFA Diagrams
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EXECUTIVE SUMMARY

This Section 16 Planning Application (the “**S16 Application**”) is submitted on behalf of Allan Victoria Louise and Lucid Sky Limited (the “**Applicant**”) to seek permission for a Minor Relaxation of the Site Coverage Restriction on Rural Building Lot No. 1033 (“**RBL 1033**”) at No. 1 Stanley Link Road, Stanley (the “**Application Site**” / the “**Site**”) to facilitate redevelopment of the existing residential building.

According to the Approved Stanley Outline Zoning Plan No. S/H19/16 (the “**Approved OZP**”) gazetted on 28 October 2022, the Application Site is zoned “Residential (Group C)” (“**R(C)**”). The “**R(C)**” zoning is intended for low-rise, low-density residential developments and is restricted to a Building Height (“**BH**”) of maximum 3 Storeys over 1 storey of carports on the Application Site. In addition, a maximum Plot Ratio (“**PR**”) of 0.75 and a maximum Site Coverage (“**SC**”) of 25% are applicable to residential developments of 3 domestic storey.

The Minor Relaxation of the Statutory SC Restriction to 33% is to allow redevelopment of the existing residential building with innovative building design and better living environment that is best suited for the needs of the future residents without increasing the permissible BH or PR. Specific design gains that can be realised include increased design flexibility for balconies, setback and greenery measures. Moreover, the BH of Proposed Residential Redevelopment will be compatible with the surrounding residential developments with a higher site levels.

Indeed, it is demonstrated in the Photomontages in **Appendix 2** and Landscape Proposal in **Appendix 3**, that the Proposal will achieve visual enhancement compared to the OZP Compliant Scheme. It can better integrate into the existing local character and will be in keeping with the surrounding prestigious neighbourhood. Notwithstanding the Application Site is in proximity of the Stanley Main Beach, an aesthetic and innovative architectural design is proposed to further screen Proposed Residential Redevelopment from public view, to ensure that the future Redevelopment is well integrated into the surrounding landscape. The minimum 1:1 tree compensatory ratio can be achieved on the Site.

This Supplementary Planning Statement (“**SPS**”) demonstrates that the Minor Relaxation of SC Restriction is acceptable on the following grounds:

- The Proposed Minor Relaxation will **NOT** result in any increase in the BH and other development parameter including PR permitted under the OZP. The Proposed Minor Relaxation will allow a more innovative building form to better fit in with the prestigious setting and local character as compared with the OZP Compliant Scheme and the Approved GBPs;
- The Proposed Minor Relaxation is in accordance with both the Statutory Planning Intention and with the HKPSG;
- There are already several Planning Approvals for Minor Relaxation of the SC Restrictions within the “R(C)” zones in the area;
- Indeed, the Proposed Residential Redevelopment will **NOT** result in any adverse visual impact but will instead be more compatible with the low-rise character of the Stanley Area. Compared to the OZP Compliant Scheme, the Proposed Residential Redevelopment allows for a much more innovative design that can better integrate the existing environment;
- There will be no adverse impact on the natural environment and landscape features. In fact, the Proposed Residential Redevelopment will enhance the landscape and green amenity value of the neighbourhood; and
- The Proposed Residential Redevelopment will have **NO** adverse impact on the infrastructural provision.

Based on the above justifications and as detailed in this Supplementary Planning Statement (“**SPS**”), Members of the BOARD are therefore sincerely requested to give their favourable consideration to the Application.

行政撮要

(內文如有差異，應以英文版本為準)

根據《城市規劃條例》第16條，我司代表Allan Victoria Louise及天瑩有限公司（下稱「申請人」）呈交是次規劃申請，就重建坐落於香港赤柱連合1號的鄉郊屋宇地段1033號(RBL1033)（下稱「申請地點」/「地盤」）的現有住宅申請略為放寬上蓋面積限制。

根據於2022年10月28日刊憲的赤柱分區計劃大綱核准圖S/H19/16（下稱「核准圖」），申請地點現時被劃為「住宅（丙類）」地帶。「住宅（丙類）」地帶的規劃意向為低層、低密度住宅發展，當中該申請地點建築物高度規限為一層開敞式停車間之上最高可建3層。此外，當住宅發展有3層作住宅用途時，其最高地積比率和最大上蓋面積分別為0.75倍和25%。

是次擬議略為放寬最大上蓋面積至33%是為了在重建過程中引入更具美感及創意的建築設計以營造更好的生活環境。在切合申請人的需要時，並不會增加准許建築物高度或地積比率。特定設計的增益包括增加樓宇設計靈活性如引入露台、樓宇後移及園境措施。再者，擬議住宅發展仍然與周邊處於較高地盤水平的住宅發展相容。

事實上，根據附件二的合成圖和附件三的園景方案，相比於符合分區計劃大綱圖規定的方案及已核准的建築圖則方案，是次申請將帶來正面的視覺影響。是次申請有助結合當地特色及配合周邊尊尚社區。即使申請地點鄰近赤柱正灘，一個具美感及創意的建築設計能有效地把擬議住宅發展隱匿在公眾視線中，並確保個重建後能與周邊的自然景觀融合。該地盤可達到最低1:1樹木賠償比率。

這份補充規劃綱領詳述了基於以下理由，略為放寬最大上蓋面積是可以接受的：

擬議略為放寬最大上蓋面積不會增加核准圖所允許的建築物高度或其他發展參數（包括地積比率）。

- 擬議略為放寬最大上蓋面積允許更多創意建築形式，與符合分區計劃大綱圖規定的方案及已核准的建築圖則方案相比更能融合當地尊尚環境和地方特色；
- 是次規劃申請完全符合法定規劃意向及香港規劃標準與準則；
- 在申請地點鄰近的住宅（丙類）地帶亦有取得略為放寬上蓋面積的規劃許可先例；
- 事實上，擬議住宅重建不但不會產生任何不良的視覺影響，反而與赤柱地區的低矮特色更為兼容。相比符合分區計劃大綱圖規定的方案，此申請能容納更有創意及完全融入於現時環境的設計；
- 擬議住宅重建不會對自然環境和景觀特色帶來負面影響。事實上，該擬議住宅重建將提升當區園景及綠化景觀價值；和
- 擬議住宅重建不會對基礎設施帶來不利影響。

基於上述理據及此補充規劃綱領內的詳述資料，懇請城規會委員對是次規劃申請予以支持。

Reference TTVS/AGNES/01
Date 22 May 2024

TO THE TOWN PLANNING BOARD:

**SECTION S16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**MINOR RELAXATION OF SITE COVERAGE RESTRICTION
FOR PROPOSED RESIDENTIAL REDEVELOPMENT
AT 1 STANLEY LINK ROAD, STANLEY**

- SUPPLEMENTARY PLANNING STATEMENT -

1 INTRODUCTION

- 1.1 We are instructed by Allan Victoria Louise and Lucid Sky Limited (the “**Applicant**”), to submit this Section 16 Planning Application (the “**S16 Application**”) for a Minor Relaxation of the Site Coverage (“**SC**”) Restriction on Rural Building Lot No. 1033 (“**RBL 1033**”) at No. 1 Stanley Link Road, Stanley (the “**Application Site**”/ the “**Site**”) to allow for a redevelopment of the existing residential building (“**Proposed Residential Redevelopment**”).
- 1.2 The Application Site falls within a “Residential (Group C)” (“**R(C)**”) zone on the Approved Stanley Outline Zoning Plan No. S/H19/16 (“**Approved OZP**”) gazetted on 28 October 2022 (**Figures 1.1 and 1.2** refer). The “**R(C)**” zone is subject to a Building Height Restriction (“**BHR**”) of 3 storeys over 1 storey of carport, a maximum Plot Ratio (“**PR**”) restriction of 0.75 and Site Coverage (“**SC**”) restriction of 25%.
- 1.3 As part of the redevelopment plan, the Applicant seek to apply for Minor Relaxation of SC Restriction from 25% to 33% to (1) provide architectural flexibility for redevelopment of the existing house with more innovative building design to fit in with the prestigious setting and local character; (2) provide for better integration of architectural and landscape components; and (3) enable an architectural layout that better suits the specific user requirements of the residents. Please refer to Architectural Plans attached at **Appendix 1**.
- 1.4 Importantly, the building height of the 4-storey Proposed Residential Redevelopment including 1 storey of carport is slightly lower than the General Building Plans approved by Building Authority in July 2023 (“**Approved GBPs**”) with the same number of storeys. This design outlook of the Proposed Residential Redevelopment is achieved by innovative design which includes a stepped building profile, reduction in floor-to-floor height within the building such that the overall building has less visual impact than a scheme that would otherwise be allowed as of right under the OZP (i.e. OZP Compliant Scheme) as demonstrated in the Photomontages at **Appendix 2**. This is in line with the Applicant’s intention for a low-profile development that fully integrate with the building height profile and landscape in Stanley. Moreover, since the Application Site is situated at a lower site level near Stanley Beach and is largely screened by surrounding developments, visual impact on general public views is negligible.
- 1.5 The Applicant is NOT seeking any increase in PR and BHR beyond that permitted in the Approved OZP and there will not be any adverse impact on infrastructure provision. The Proposed Residential Redevelopment remains for residential use only and compliance with the statutory planning intention.
- 1.6 The purpose of this Supplementary Planning Statement (“**SPS**”) is to furnish Town Planning Board (“**TPB**”/ “**BOARD**”) Members and relevant Government Departments with the information necessary to facilitate consideration of this S16 Application. For ease of reference, extracts of the OZP, relevant Statutory Notes, Site Location Plans and Site Photos are attached to this SPS.



FIGURE 1.1 APPROVED STANLEY OUTLINE ZONING PLAN NO. S/H19/16
SCALE 1 : 5,000

RESIDENTIAL (GROUP C)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)Remarks

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

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

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

2 SITE CONTEXT

2.1 Site Location

- 2.1.1 The Application Site is located at No. 1 Stanley Link Road, Stanley also known as Phoenix Garden. It is part of an exclusive, low-rise, low-density residential area overlooking Tai Tam Bay to the east. Stanley is well known for its recreational facilities and is an important visitor and tourist destination in Hong Kong including the popular open spaces, Stanley Main Beach and Stanley Back Beach which lie to the immediate northeast and further southwest of the Site respectively (**Figures 2.1 and 2.2 refer**).

2.2 Land Status

- 2.2.1 RBL 1033 is wholly owned by the Applicant and has a total registered area of approx. 405m². It is held under a Lease of 75 years from 19.12.1977 and is renewable for 75 years.

2.3 Existing Use and Surrounding Land Uses

- 2.3.1 The Site is currently occupied by a two (2) storey residential development with G/F car park and was built in December 1979. There is a level difference of approx. 1.7m between the southwestern side (+10.50mPD) and the southeastern side (+8.80mPD) of the Site. Photos of the Application Site are shown in **Figure 2.3**.

- 2.3.2 The land use pattern around the Site is generally characterised by a mix of low-rise residential development, open spaces, "Government, Institution and Community" ("**G/IC**") facilities and green belt (**Figures 2.1 and 2.2 refer**).

- To the immediate north and west of the Site is a cluster of low-rise residential developments zoned "R(C)" including Tai Tam Village, Helene Garden, L'Harmonie, Stanley Beach Terrace and Stan. To the further north of the Site is the Hairpin Beach zoned "Open Space" ("**O**") and across the Stanley Gap Road is the Tai Tam Country Park zoned "Green Belt" ("**GB**") with popular hiking trails.
- To the immediate east of the Site is Stanley Main Beach with Stanley Tytam Village Public Toilet zoned "O".
- To the immediate south and southwest of the Site is The Hong Kong Sea School, Saint Anne's Catholic Church, Saint Teresa's School and Stanley Police Station zoned "G/IC". Saint Stephen's College is located to the further south of the Site whilst Wong Ma Kok Road Playground zoned "O" is located to the further southwest of the Site.
- To the northwest of the Site across Hoi Fung Path is Stanley Village Road Garden with bus terminus and Stanley Beach Road Children's Playground zoned "Other Specified Use" ("**OU**"). Stanley New Street / Stanley Village Road Sitting-out Area and Stanley Beach Road Sitting-out Area zoned "O" is located further west. Stanley Promenade, HSBC Seafront Promenade, Murray House, Stanley Plaza and Blake Pier at Stanley, are the popular tourists' spots located to the further west.

2.4 Accessibility

- 2.4.1 The Application Site is accessible by vehicles via Stanley Link Road. It is conveniently served by public transport with franchised bus and green minibus along Tang Tau Wan Road. A bus terminus located southwest of the Site within walking distance of 200m. The closest bus and minibus stops are located outside The Hong Kong Sea School (approx. 75m from the Site).

2.5 Utilities

- 2.5.1 The Stanley area is provided with an adequate supply of utility facilities including water supply, sewerage, electricity and telephone services.

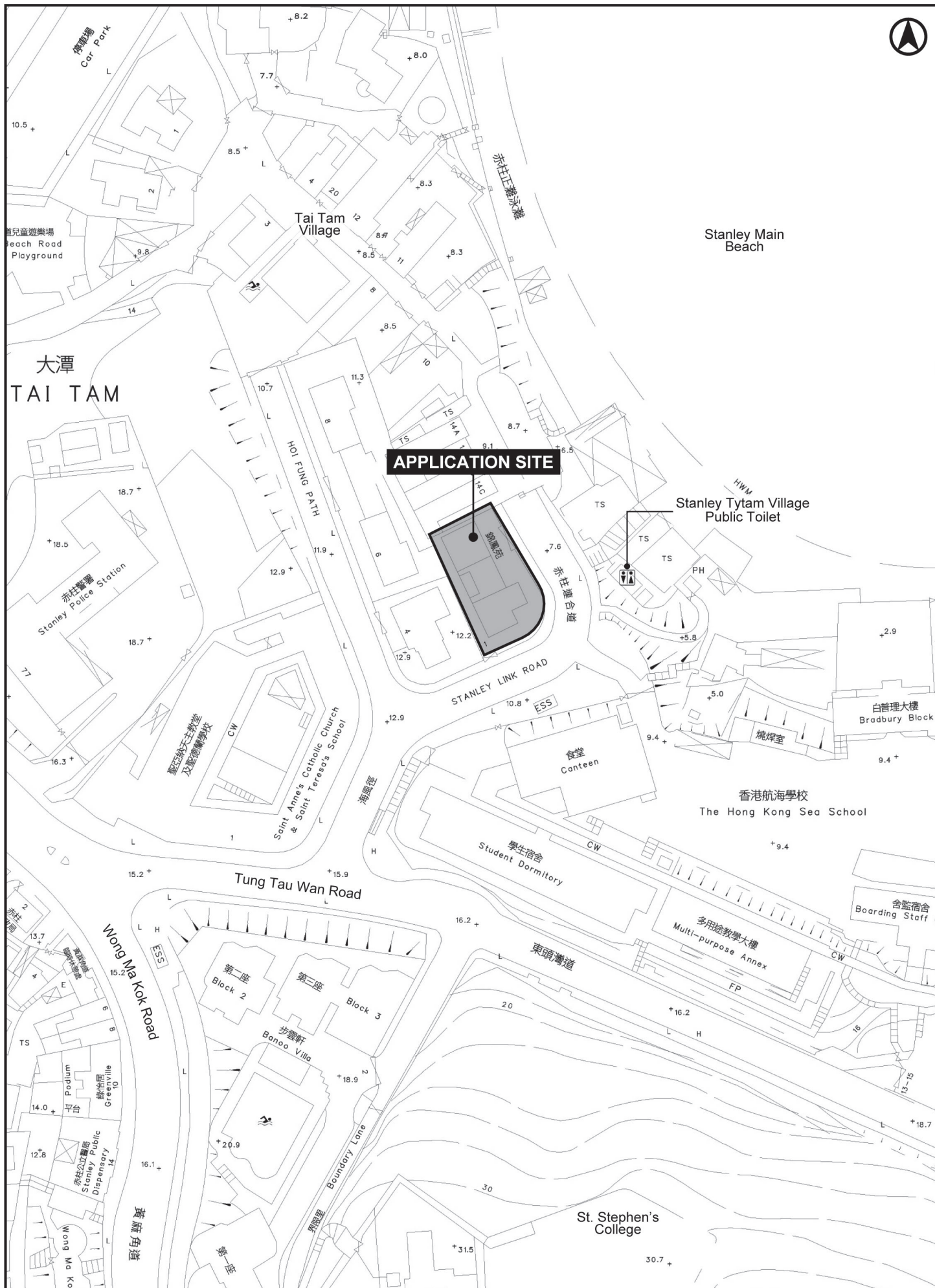


FIGURE 2.1 SITE LOCATION PLAN
SCALE 1 : 1,000

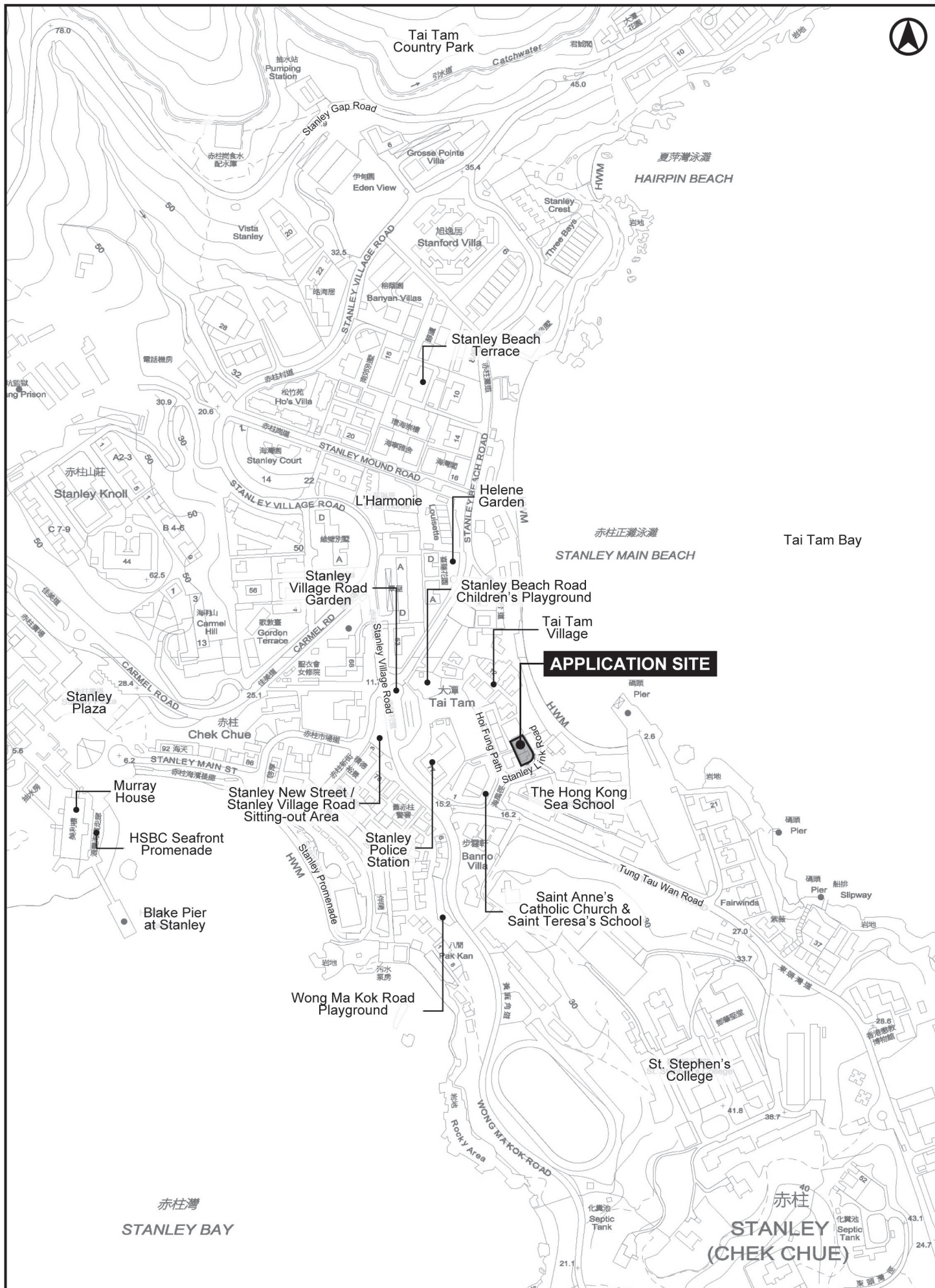


FIGURE 2.2 SITE LOCATION PLAN
SCALE 1 : 5,000



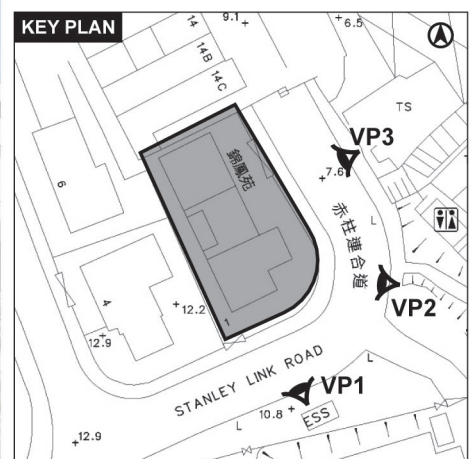
VP1 View of the Application Site from Stanley Link Road



VP2 View from Hoi Fung Path Developments adjoining the Application Site on Stanley Link Road



VP3 Cluster of built-developments with similar development scale



3 PLANNING CONTEXT

3.1 Statutory Planning Intention

Approved Stanley Outline Zoning Plan No. S/H19/16

- 3.1.1 The Application Site is zoned “R(C)” on the Approved OZP (**Figures 1.1** and **1.2** refer).

Statutory Planning Intention in Respect of the “R(C)” zone

- 3.1.2 In accordance with the Statutory Notes attached to the Approved OZP, the “Residential (Group C)” (“**R(C)**”) zone is “*intended primarily for low-rise, low-density residential developments*”. “Flat” and “House” are a “Column 1” uses which uses are always permitted (**Figure 1.2** refers).
- 3.1.3 Development within the “R(C)” zone is subject to a BHR of maximum 3 storeys over 1 storey of carport. The “R(C)” zone also stipulates maximum PR and SC restrictions associated with the proposed no. of domestic storeys. For a development proposal with 3 domestic storeys, a “*maximum plot ratio of 0.75*” and “*maximum site coverage of 25%*” are permitted as of right. Nonetheless, the OZP also allows for minor relaxation of the said restrictions upon Application to the TPB. (**Figure 1.2** refers).
- 3.1.4 As stated in the non-statutory Explanatory Statement (“**ES**”) which accompanies the OZP, the imposition of PR, SC and BHR in the “R(C)” zone are “*to maintain the character and setting of Stanley*”. The ES also outlines that in order to provide flexibility for innovative design adapted to the characteristic of particular sites, Minor Relaxation of PR, SC and BHR may be considered by the BOARD on individual merits through the planning permission system.

3.2 Non-Statutory Planning Context

Hong Kong Planning Standards and Guidelines (“HKPSG”)

- 3.2.1 In accordance with Chapter 2 of the Hong Kong Planning Standards and Guidelines (“**HKPSG**”), the Application Site is located within the Residential Zone 3 (“**R3**”) of the Main Urban Areas where R3 covers the lowest density of residential development and applies to districts with very limited public transport capacity. It is subject to special restrictions for urban design, traffic and/ or environmental reasons. The maximum permissible level of domestic SC for the Site within R3 adopted by the BOARD as a general guideline is 50% (**Table 3.1¹** refers).

Table 3.1 Maximum Permissible Level of Domestic Site Coverage Relaxation Adopted by the BOARD as a General Guideline

Residential Zone	Metro Areas	New Town Areas
Residential Zone 2	66.6%	66.6%
Residential Zone 3	50%	50%
Residential Zone 4	Nil	40%

3.3 Planning History

- 3.3.1 The Application Site is subject to one (1) previous Section 16 Planning Application (TPB Ref.: A/H19/84) for the minor relaxation of SC Restriction from 25% to 33% which was withdrawn by the Applicant in March 2024.

¹ Source: Planning Department, HKSAR Government (2009), MPC Paper No. A/H18/54 and Planning Department, HKSAR Government (2019), MPC Paper No. A/H17/140

4 THE REDEVELOPMENT PROPOSAL

4.1 Proposed Minor Relaxation of SC Restriction for Permitted Residential Redevelopment

- 4.1.1 The Applicant seeks to redevelop the existing two (2) storey residential development on RBL 1033 to meet changing needs of the Applicant and to enable a bespoke design that fits in with the prestigious setting and surrounding character of Stanley. Per the Approved GBPs, the intention is to accommodate three (3) flats within the Site, i.e. one flat per floor.
- 4.1.2 Based on the statutory restrictions under the “R(C)” zone (i.e. 0.75 PR, 3-storey BH and 25% SC) (“**OZP Compliant Scheme**”), development could easily result in a rigid, box-like development as there must be equivalent Gross Floor Area (“**GFA**”) on each floor and no opportunity for stepped building profile or innovative design **Figure 4.1**. To overcome the SC restriction under the “R(C)” zone which dictates three (3) storeys of equal-footprints stacked atop of each other, a Minor Relaxation of Statutory SC Restriction is sought with respect to the “R(C)” zoning of RBL No. 1033, (i.e. from 25% to maximum of 33%) (the “**Proposed Residential Redevelopment**”).

4.2 The Approved General Building Plans

- 4.2.1 In July 2023, a set of GBPs was approved for 3 domestic storeys in addition to 1 storey of carport (with associated PR of 0.705 and SC of 24.9% in line with the Approved OZP. The overall building height is +23.60mPD at main roof level. Although, the Applicant is no longer pursuing the Approved GBPs scheme, the intention for a development in the design style with 3 flats remains unchanged. An overlay of the Approved GBPs and the Proposed Residential Redevelopment is attached in **Figure 4.1** for reference which demonstrate the minor difference in footprint of the two (2) schemes. There is a minimum perceptible difference between the Approved GBPs and Proposed Residential Development as a result of the minor relaxation of SC Restriction. While in terms of the overall BH, the Proposed Residential Redevelopment is reduced from +23.60mPD to +23.10mPD at main roof level and +26.60mPD to +26.1mPD at top roof level.

4.3 Proposed Residential Redevelopment

- 4.3.1 The Proposed Residential Redevelopment is a 3-storey development above one 1 storey of carport with one (1) flat on each floor. Similar to the Approved GBPs, the G/F will also be occupied by carport, Electrical and Mechanical (“**E&M**”) / Plant Rooms, Sprinkler Tank etc. Additional area for flat roofs, balconies and verandas are proposed at 1/F to 3/F to increase design flexibility, provide innovative design such as allowing recesses in building profiles, maximises natural sunlight penetration into the interior and enhance the energy efficiency. Besides, a communal outdoor swimming pool and a communal garden with seating deck and sculpture lawn set are located on 1/F so to provide a functional garden for resident’s use and to better blend in with the natural environ surrounding the Application Site. These design features will also help to integrate the internal and external living environments. Together with appropriate use of material and finishing on building facade, the Proposed Residential Redevelopment can better fit in with the prestigious setting of Stanley area. Improvement on both the building’s aesthetics and functionality can be ensured with the minor relaxation of SC. Architectural drawings for the Proposed Residential Redevelopment are furnished in **Appendix 1**.
- 4.3.2 The BH at main roof level is slightly reduced to +23.10mPD (i.e. -0.50m or -2.12%) as compared to the Approved GBPs with a reduction of floor-to-floor height to 3.5m. There is no change to the BH restriction in terms of number of storeys of the “R(C)” zone under the Approved OZP. In fact, due to the level difference of the Site, when viewed from the southern side of the Site, the Proposed Residential Redevelopment appears to be a 3-storey building.

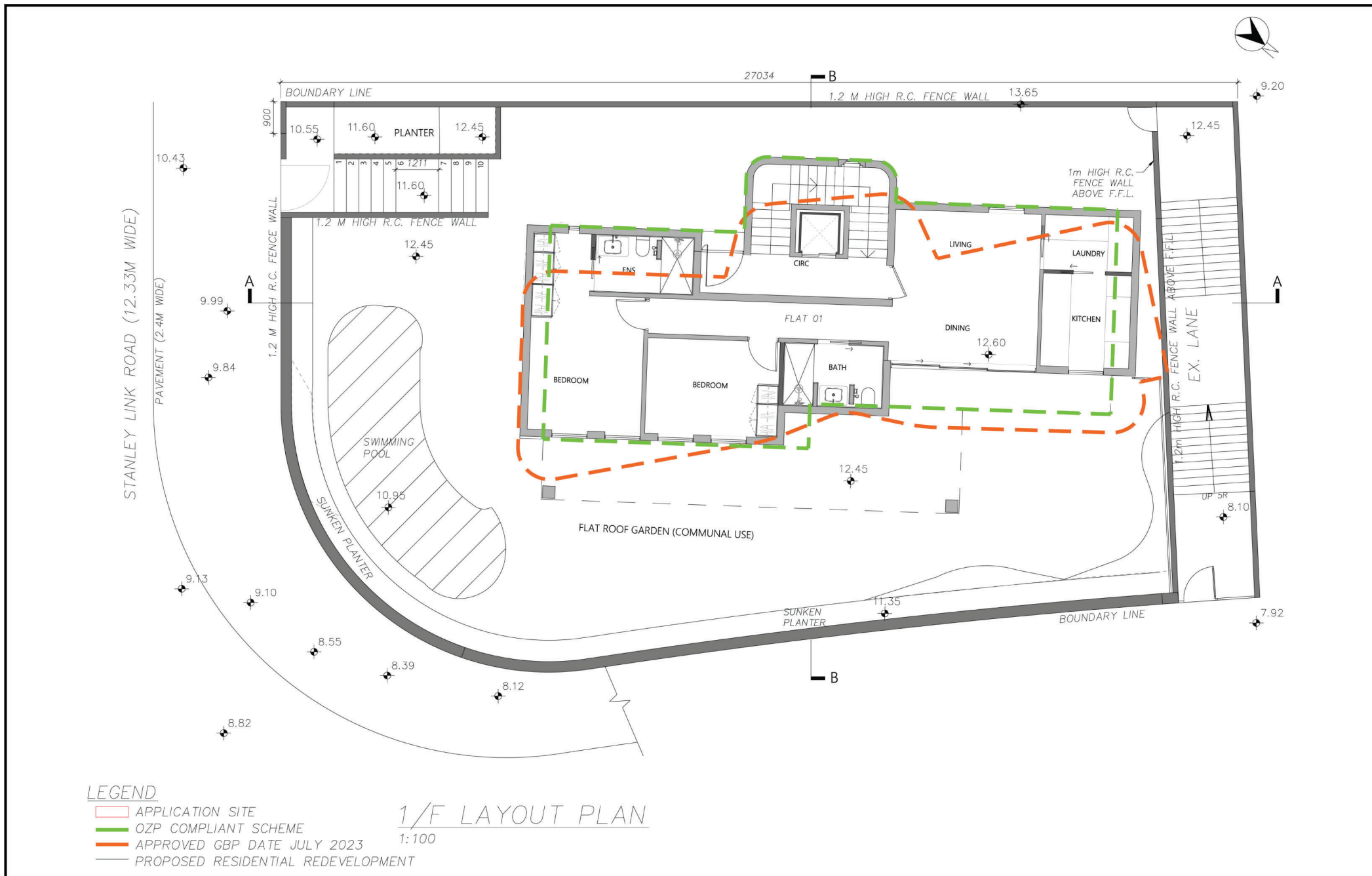


FIGURE 4.1 OVERLAY OF OZP COMPLIANT SCHEME, APPROVED GBP SCHEME AND PROPOSED RESIDENTIAL REDEVELOPMENT SCHEME

- 4.3.3 In comparison with the OZP Compliant Scheme, without the proposed relaxation of SC, a full additional storey would be required to accommodate the allowable GFA. This would manifest in a taller development, larger building footprint, less efficient layout with smaller rooms and more space lost to circulation (**Figure 4.1** refer).
- 4.3.4 A comparison table of Development Parameters between the OZP Compliant Scheme, the Approved GBP and the Proposed Residential Redevelopment is provided in **Table 4.1**. Architectural drawings for the Proposed Residential Redevelopment are furnished in **Appendix 1**.

Table 4.1: Comparison of the Development Parameters

Development Parameters	OZP Compliant Scheme	Approved General Building Plan July 2023	Proposed Residential Redevelopment
Application Site Area	Approx. 405m ²	Approx. 405m ²	Approx. 405m ²
Proposed Plot Ratio	0.75	Approx. 0.69	Approx. 0.75
Proposed Total GFA (approx.)	Approx. 303.75m ²	Approx. 278.99m ²	Approx. 303.75m ²
Proposed Site Coverage	25%	Approx. 24.97%	Approx. 33%
Proposed No. of Storeys	3 domestic storey over 1 storey carpark	3 domestic storey over 1 storey carpark	3 domestic storey over 1 storey carpark
Proposed Building Height (Main Roof Level)	*	Approx. 23.6mPD	Approx. 23.1mPD
Proposed No. of Residential Blocks	1	1	1
Proposed No. of Car Parking Spaces	*	6 (including 3 Private Parking Spaces, 1 Motor Cycle, 1 Disabled and 1 LGV)	6 (including 3 Private Parking Spaces, 1 Motor Cycle, 1 Disabled and 1 LGV)

Remarks:

* Information is not available for the OZP Compliant Scheme.

- 4.3.5 Please note that there will be **no** Relaxation of the maximum BH Restriction of 3 domestic storeys over 1 storey carpark, or the maximum PR Restriction of 0.75 for a 3 domestic storey building. All building structures are confined within the Application Site.

4.4 Architectural Design Intent

- 4.4.1 The design concept takes inspiration from the intentions of Joint Practice Note No. 1 for “Green and Innovative Buildings” to provide “green” architecture that integrates fully with the surrounding BH profile of the built-development, natural topography such as the nearby Stanley Main Beach and the Tai Tam Country Park to the further north. With this Vision in mind, the architectural form lends itself to a low linear form on the Site alongside with the provision of a communal garden at 1/F and the incorporation of boundary landscapes in softening the building bulk of the Proposed Residential Redevelopment. The design allows for interplay of internal and external environments, maximising the use of natural lighting throughout the flats on the Site, and also allowing natural flow of movement from the indoors to the outdoors. The Minor Relaxation in SC Restriction allows for a slightly reduced BH yet allowing an interesting roof profile. The minor excavation work at G/F enables potential visual impact of the Proposed Residential Redevelopment to be reduced. Floors at G/F and above are further setback from the building line on the eastern side to minimize the building bulk when view from Stanley Link Road and Stanley Main Beach.

- 4.4.2 The G/F are mainly used for car-parking spaces, driveway and E&M / Plant Rooms and are 100% exempted under the Regulation 23(3)(b) of the Building (Planning) Regulations (“**B(P)R**”).
- 4.4.3 The BH of the Proposed Residential Redevelopment complies with the BHR stipulated in the Approved OZP, while the floor-to-floor height of the remaining residential floors (i.e. 1/F to 3/F) is assumed to be 3.5m to meet the current standard for domestic building under B(P)R. Moreover, comparing to the existing 2-storey building with carport, the overall BH of 4 storeys (i.e. 3 storeys over 1 storey carport) is increased by approx. 7.6m and yet it complies with OZP restriction. The Proposed Residential Redevelopment offers significant enhancement to the future residents and will not create adverse visual impact as demonstrated in the photomontages in **Appendix 2**.
- 4.4.4 The Proposed Residential Redevelopment has been carefully designed to integrate with the surrounding low-rise building height profile, landscape and rural character. The Architect has taken special consideration to ensure that the design and orientation of the Proposed Residential Redevelopment will minimise the impacts on the surrounding natural environ and is also in line with the adjacent residential developments. Tall windows could be adopted in order to maximize the natural light entering into the interior living environment.
- 4.4.5 The external finishes of the Proposed Residential Redevelopment will align with the aesthetic and prestigious characteristics of the neighbourhood. Details to be confirmed at the detail design stage. The choice and colour of the external finishes together with landscape screening will allow the Proposed Residential Redevelopment to integrate with the surrounding low-rise development and natural setting.

4.5 Proposed Landscape Design

- 4.5.1 The landscape design aims to provide outdoor leisure and recreational pursuits for the residents at 1/F, at the same time providing natural screening for the Proposed Residential Redevelopment to enhance privacy and visual integration with its surroundings. Greenery will be provided along the boundary of RBL 1033 at 1/F.
- 4.5.2 The landscaping is divided into three (3) main areas; 1) The Arrival Landscape; 2) The Leisure Landscape; and 3) The Boundary Landscape (**Appendix 3** refers). The landscape design aims to enhance the future residential environment while integrating the landscape treatment of the Proposed Residential Redevelopment with its existing and planned landscape context of the surroundings.

The Arrival Landscape

- 4.5.3 A stepped planter incorporating signage and boundary walls will be provided at the Shared Entrance Courtyard at G/F to offer an attractive entry experience for both vehicles and pedestrians. The Pedestrian Gates are further defined by terraced planters on the staircases at both northeast and southeast entrances. Moreover, the entrance terrace leading from the Pedestrian Gates will be furnished with feature paving and framed with planting, creating an enjoyable route to and within the Proposed Residential Redevelopment and creating a sense of arrival for the visitors and residents.

The Leisure Landscape

- 4.5.4 The leisure landscape area is located at 1/F of the Proposed Residential Redevelopment. Future residents can view the communal garden and the swimming pool from within the flats and at 1/F. The communal garden and swimming pool will serve as a private open and recreational space for the future residents and promote social interactions within the Site. Furthermore, it will bring nature into the development and soften the appearance of the building within the low-density neighbourhood.

- 4.5.5 The swimming pool is located at the southern portion of the Site at 1/F, offering future residents with recreational opportunities. Common design practices will be adopted for the swimming pool to ensure the safety of the environment and attractiveness of the Proposed Residential Redevelopment.
- 4.5.6 A communal garden is provided at the eastern side of 1/F podium within the Proposed Residential Redevelopment. The communal garden comprises a seating deck and lawn equipping with soft landscape serving as a green open space for future residents. Moreover, the communal area will be planted with small trees, layered shrubs, groundcover, and lawn to provide an accessible and functional garden with adequate privacy for future residents while maintaining views of Stanley Main Beach and Tai Tam Bay.
- 4.5.7 The balconies of the flats will be enhanced with a simple hardscape treatment. These private terrace / balcony are intended to not only maximise the recreation and leisure space for future residents but also to provide a private outdoor area where they can relax and enjoy the surroundings.

The Boundary Landscape

- 4.5.8 Landscape greenery including layered and shrub plantings will be adopted along the site boundary to help soften the building bulk and integrate the Proposed Residential Redevelopment with its surroundings. Furthermore, similar landscape treatments are also proposed for the building edges at 1/F to enhance the privacy setting for future residents and harmonise with the natural environment nearby.

Tree Preservation Proposal

- 4.5.9 Two (2) existing trees raised in planters are identified at R/F of the Application Site. As demonstrated in Figure 2.3 of the Landscape Proposal (**Appendix 3** refers), the tree plantings are in poor condition with transplantation impracticality. In this regard, new tree plantings are recommended at the 1/F Communal Garden. The minimum 1:1 tree compensatory ratio can be achieved on the Site.

4.6 Proposed Fire Fighting Installation Works

- 4.6.1 All necessary fire services provisions have been accommodated on Site to comply with Fire Services Requirement, including 70,000-Litre sprinkler tank on G/F and 18,000-Litre F.S water tank, FS Pump Room and 5,000-Litre R.C Flush Water Tank on Main R/F. The fire safety plant room takes up a large proportion of the floor area at the G/F and Main R/F of the Proposed Residential Redevelopment.
- 4.6.2 According to Practice Note for Authorised Persons (“**PNAP**”) APP-151 and ADM-2, the provision of flushing and potable water tanks and pump rooms located at G/F and Main R/F are considered as “disregarded GFA” under B(P)R 23(3)(b). Additionally, the essential plant rooms (i.e. switch room, flushable water tanks & pump rooms) have catered for utilities companies’ requirements. A GFA diagram indicating the areas that are accountable and non-accountable is provided **Appendix 1** for easy reference. Details of the GFA to be exempted from the calculation will be provided at the GBPs Submission Stage for the approval of the Building Authority.
- 4.6.3 Please note in accordance with Regulation 30 of the B(P)R, natural lighting and ventilation will be provided to the kitchens of all flats. Details will be provided at the GBPs submission stage.
- 4.6.4 As the Applicant is proposing redevelopment on RBL 1033, the electricity provision has been reassessed accordingly. Thus, new installations will be provided to meet the current standards and requirements of the Hongkong Electric Company (“**HEC**”).

5 PLANNING JUSTIFICATIONS FOR PROPOSED MINOR RELAXATION OF SITE COVERAGE RESTRICTION

5.1 Innovative Design

- 5.1.1 The proposed Minor Relaxation of the SC Restriction will allow more design flexibility for a lower massing that can better fit in with the prestigious setting and local character as well as to meet the specific space and user requirements of the future residents. As opposed to having a rigid 3-storey “shoebox” (as permitted as of right under the OZP, e.g. the OZP Compliant Scheme), the proposed SC of 33% allows for GFA otherwise allocated to the uppermost floor (i.e. the Third Floor) to be shifted to lower level at 1/F. It will also allow for a stepped design of the Proposed Residential Redevelopment where the 1/F and above is setback from the main building line. The increased design flexibility enabled by the proposed Minor Relaxation of the SC Restriction also allows for greater design flexibility in terms of variation (recesses) in building profiles and incorporation of balconies to maximize natural sunlight penetration into the interior environment. These design features also help to integrate the internal and external living environment.
- 5.1.2 In fact, the proposed BH of approx. +23.10mPD (at main roof level) appears to be lower than the existing residential development to the west (i.e. No. 4 Hoi Fung Path) with a higher site level and a BH of approx. +25.15mPD (at main roof level). It is designed to marry in with the existing topography and whilst it maintains the maximum domestic BH of 3-storey allowed in OZP. The overall bulk of the Proposed Residential Redevelopment will be visually minimised further by the proposed on-site landscaping including the provision of landscaping greenery along the site boundary and communal garden with generous plantings.
- 5.1.3 In comparison with the OZP Compliant Scheme, the Proposed Residential Redevelopment adopts greater variation in the form of building for a more organic design that can better fit in with the prestigious setting / character of Stanley. Despite the Minor Relaxation of SC Restriction, the design maintains sufficient open areas and green spaces within the Site for healthy living.

5.2 In Line With Statutory Planning Intention

- 5.2.1 The proposal of the Proposed Residential Redevelopment is in line with the statutory planning intention in respect of the “R(C)” zone for low-rise and low-density residential development. The Proposed Residential Redevelopment has a maximum PR of 0.75 and 3 domestic storeys as permitted under the “R(C)” zone planning intention. The proposed SC of 33% may also be permitted by the TPB under the Minor Relaxation clause of the Approved OZP. The Proposed Residential Redevelopment also respects the concerns of the BOARD in imposing the various Development Restrictions on the “R(C)” zone in the first place (as summarised in **para. 3.1.4** above), i.e.:
- to preserve public views and general amenities; and
 - to maintain the established character and setting of the Area.
- 5.2.2 In terms of preserving public views and general amenities, the 2/F and 3/F of the Proposed Residential Redevelopment is well setback from Stanley Link Road. The Proposed Residential Redevelopment is also situated on a low development platform (+8.05mPD) compared to the existing development (+8.30mPD) and is surrounded by comprehensive landscaping within and around the Application Site. In this regard, the Proposed Residential Redevelopment will be well screened from any public views. Please also refer to the findings of the Visual Assessment (“VA”) at **Sub-section 5.5** below and Photomontages at **Appendix 2**.
- 5.2.3 Although, there is a slight increase of permitted SC and GFA of the Approved GBP in July 2023 (i.e. approx. +8% SC and approx. 25m² of GFA), the nature of the residential use is unchanged. Given the Application Site will continue to accommodate 3 residential flats as per the Approved GBPs, there will be no additional population and thus no additional development impact on road capacities or utility services.

- 5.2.4 The Proposed Residential Redevelopment has also been designed to maintain the established character and amenity of the Area by blending into the low-rise residential development and green environment. The proposed building orientation, external façade materials and landscape elements have all been carefully designed and assessed to visually make the Proposed Residential Redevelopment appear insignificant. All building structures are confined within the building lot boundary. The existing character and overall amenities of the local residential and recreational neighbourhood in Stanley will be maintained and even enhanced (compared to an OZP Compliant Scheme) in the context of this Application. The Proposed Residential Redevelopment will be highly compatible with both the prestigious residential area and the natural setting.
- 5.2.5 The proposed relaxation of the SC Restriction will allow more flexibility in building design. Despite, a relaxed SC as well as minor increase BH and building intensity as permitted under the Approved OZP, the Proposed Residential Redevelopment will still be harmonious with the low rise residential/recreational land use setting. Incorporation of better building design and landscape provisions, the Current Proposal will improve the overall amenity in the area in line with the planning intention.

5.3 Established Planning Precedent

- 5.3.1 There are several TPB Approvals for similar Applications for Minor Relaxation of SC Restriction in the "R(C)" zone within the same OZP (**Table 5.1** and **Figure 5.1** refers).

Table 5.1. Approved Planning Applications for Minor Relaxation of Site Coverage in the Same OZP

TPB Ref No.	Application for	Address	Approval Date
A/H19/63	Minor Relaxation of SC Restriction to 33% for permitted House Development	No. 2 Cape Drive, Chung Hom Kok	Approved with condition(s) on 25 June 2010
A/H19/57	Minor Relaxation of SC Restriction to not more than 35% for a Residential Development	12 Stanley Mound Road, Stanley	Approved with condition(s) on 1 August 2008
A/H19/52	Minor Relaxation of SC Restriction from 25% to not more than 30%	6 Stanley Beach Road, Stanley	Approved with condition(s) on 22 June 2007
A/H19/48	Minor Relaxation of SC Restriction from 25% to not more than 32% for a Single House Residential Development	18 Carmel Road, Stanley	Approved with condition(s) on 15 April 2005
A/H19/46	Minor Relaxation of SC Restriction from 25% to 27% for a Residential Development	20 Carmel Road, Stanley	Approved with condition(s) on 3 December 2004
A/H19/35	Minor Relaxation of SC Restriction for a Residential Development	7 Stanley Beach Road, Stanley	Approved with condition(s) on 31 May 2002

- 5.3.2 A total of six (6) S16 Planning Applications have been approved by TPB for Minor Relaxation of SC Restriction since 2002. Thus, this Application for Minor Relaxation of the SC Restriction is not unprecedented.

5.3.3 The development parameters of the Proposed Residential Redevelopment, including SC, PR and GFA, are similar to the majority of the approved residential developments in the area as approved by the TPB. Thus, approval of this Application will instead provide similar benefits for the Area. The Proposed Residential Redevelopment is also in line with the planning context.

5.3.4 Moreover, the proposed landscape greenery will effectively alleviate the bulkiness and enhance the aesthetic of the Proposed Residential Redevelopment while improving the visual amenity in the area. The existing character and overall amenities of the local residential and recreational neighbourhood in Stanley will be maintained and enhanced in the context of this Application. The Proposed Residential Redevelopment, built to modern standards, will be highly compatible with the prestigious residential area and the natural setting.

5.4 Compliance With HKPSG

5.4.1 The proposed Minor Relaxation of SC does not exceed the maximum permissible levels of SC relaxation stipulated in the HKPSG (**Table 3.1** refers) which is the maximum of 50% for development located within the R3 zone. As mentioned in **Para. 3.2.1**, the proposed SC of 33% is well within the maximum permissible level.

5.5 No Adverse Visual Impact

5.5.1 The developments within Stanley are well established. The Proposed Residential Redevelopment will not result in any adverse visual impact on the surrounding area as the Application Site is surrounded by developments of similar scale in the vicinity. As demonstrated in the Site Photos in **Figure 2.3**, the Application Site can only be accessed via Hoi Fung Path and Stanley Link Road. Being located in proximity to Stanley Main Beach, the proposed BH of approx. +23.10mPD (at main roof level) is similar to other residential developments in Stanley area that are developed at a higher site levels and number of storeys. The Proposed Residential Redevelopment is therefore not visually prominent from public viewpoints.

5.5.2 This section evaluates the visual impact of the Proposed Residential Redevelopment by comparing it with the existing condition and the OZP Compliant Scheme. Six (6) local Viewpoints (“VPs”) which are commonly patronised by the public have been selected to best represent the key visual receivers looking towards the Proposed Residential Redevelopment (**Figure 1 of Appendix 2** refers). These include the following:

- Viewpoint 1 (VP1): View from Stanley Main Beach
- Viewpoint 2 (VP2): View from Stanley Beach Road Sitting-out Area
- Viewpoint 3 (VP3): View from Stanley Village Road Garden
- Viewpoint 4 (VP4): View from Wong Ma Kok Road Playground
- Viewpoint 5 (VP5): View from HSBC Seafront Promenade
- Viewpoint 6 (VP6): View from Stanley Peak Viewing Point

5.5.3 Photomontage at **Figures 2 to 7 of Appendix 2** illustrate the existing condition and OZP Compliant Scheme to the Proposed Residential Redevelopment.

Viewpoint 1 (VP1): View from Stanley Main Beach (Figure 2 of Appendix 2 refers)

5.5.4 This VP is located to the immediate east of the Application Site and is one of the many recreational facilities in the Stanley area. Stanley Main Beach is a public facility and is an active and popular place frequently used by the local community and visitors/tourists. This VP is being located approx. 45m from the Application Site.

- 5.5.5 As shown in the Photomontage in **Figure 2 of Appendix 2**, the view from this VP to the Application Site in existing condition, OZP Compliant Scheme and the Proposed Scheme are all partially screened by the structures and the water sports facilities on the Stanley Main Beach in the foreground.
- 5.5.6 Moreover, the Proposed Residential Redevelopment is less prominent than the existing condition and the OZP Compliant Scheme due to the use of façade materials/setback of the 2/F and above. Nonetheless, the proposed greenery measures will alleviate the bulkiness of the Proposed Residential Redevelopment. Thus, the Proposed Residential Redevelopment will be in harmony with its adjacent residential developments. With the adoption of the glass façade and tall windows design that promotes seamless interior and external connection, the visual obstruction caused by the Proposed Residential Redevelopment to the public and the visitors of the Stanley Beach is considered negligible and well integrate well with the surroundings. The sky backdrop of the Proposed Residential Redevelopment remains unchanged compared to the existing condition and the OZP Compliant Scheme. In this regard, the visual effect from this VP is regarded **negligible**.

Viewpoint 2 (VP2): View from Stanley Beach Road Sitting-out Area (Figure 3 of Appendix 2 refers)

- 5.5.7 This is a medium-range VP located approx. 150m northwest of the Application Site. The VP represents the users of the open space for resting, sitting-out, leisure and recreational purposes. As demonstrated in **Figure 3 of Appendix 2**, the Application Site in all scenarios is fully blocked by the dense vegetation and the shelters in the foreground. Thus, the overall visual impact due to the Proposed Residential Redevelopment is considered **NIL** from VP 2.

Viewpoint 3 (VP3): View from Stanley Village Road Garden (Figure 4 of Appendix 2 refers)

- 5.5.8 This medium-range static VP is located approx. 130m northwest of the Application Site, which is adjacent to a bus terminus and bus stops of Stanley area. The VP represents the users of the open space for resting, sitting-out, leisure and recreational purposes.
- 5.5.9 As illustrated in **Figure 4 of Appendix 2**, the Application Site in all scenarios is fully screened by the vegetation of the Garden in the foreground and bus shelters and the mature trees in the middle ground. In conclusion, the overall visual impact due to the Proposed Residential Redevelopment is considered **NIL** from this VP.

Viewpoint 4 (VP4): View from Wong Ma Kok Road Playground (Figure 5 of Appendix 2 refers)

- 5.5.10 This is a medium-range VP with a distance of approx. 175m southwest of the Application Site that represents the view from Wong Ma Kok Road Playground. The Playground is below the street level of Wong Ma Kok Road. This VP represents the users and visitors of the open space for resting, sitting-out, leisure and carrying out recreational activities on the playground.
- 5.5.11 **Figure 5 of Appendix 2** demonstrates that the Proposed Residential Redevelopment is not visible from VP 4 as it is fully screened by the sitting-out area and the roadside trees along Wong Ma Kok Road in the foreground and the residential development in the middle ground in all scenarios. Thus, the overall visual impact as a result of the Proposed Residential Redevelopment is considered as **NIL**.

Viewpoint 5 (VP5): View from HSBC Seafront Promenade (Figure 6 of Appendix 2 refers)

- 5.5.12 This is a long-range kinetic VP with a distance of approx. 440m from the Application Site along the HSBC Seafront Promenade zoned "Residential (Group A)" (**R(A)**). The VP has close proximity to the Blake Pier at Stanley zoned "Other Specified Use" and the Stanley Waterfront zoned "O". The Promenade is a popular recreational spot for the local residents and the visitors/tourists who would use the space for walking, resting, sitting-out, leisure or sightseeing.

- 5.5.13 As seen in **Figure 6 of Appendix 2**, the Application Site is fully screened by the vegetation along the Stanley Waterfront Promenade and the residential developments in the middle ground in all scenarios. Thus, there is **no visual impact** as a result of the Proposed Residential Redevelopment.

Viewpoint 6 (VP6): View from Stanley Peak Viewing Point (Figure 7 of Appendix 2 refers)

- 5.5.14 This long-range static VP is located to the further southwest of the Application Site and characterised by its panoramic expanse on Stanley Ma Hang Park zone "O". The Stanley Park Viewing Point of Stanley Ma Ha Park is publicly accessible and popular to users who wish to enjoy the view of the Stanley and Stanley Bay. This VP is the furthest away from the Application Site of all the VPs selected. It is approximately 635m from the Application Site.
- 5.5.15 From this VP, it is apparent that the Proposed Residential Redevelopment will be screened by the intermix of natural landscape features on the mountain in the foreground and the residential development in the middle ground in all scenarios. In light of the above, there are no views of the Proposed Residential Redevelopment and thus **no visual impact**.
- 5.5.16 In conclusion, the Broad Visual Assessment in support of this Proposed Residential Redevelopment demonstrates that there will not be any adverse visual impact.

5.6 Enhancement of Landscape Value and Amenities of the Application Site and the Surrounding Area

- 5.6.1 The Proposed Residential Redevelopment will not have any adverse impact on the landscape value and amenities of the Application Site and the surrounding environment. According to the Landscape Proposal (**Appendix 3** refers), two (2) existing trees raised in planters at R/F of the existing building are in poor conditions and transplantation is impractical. Thus, it is suggested to be felled and compensated with new trees. Maximum care will be provided to maintain the existing landscape context.
- 5.6.2 The importance of the existing landscape context to the existing character of the neighbourhood has also been taken into account in the design of the Proposed Residential Redevelopment. The Landscape Proposal in **Appendix 3** seeks to fully utilise the available space for greening opportunities, including the periphery of the Application Site, entrances, 1/F, balconies / terraces etc., to enhance the existing landscape framework, while responding to the design intent and future ambience of the Redevelopment.
- 5.6.3 The Proposed Residential Redevelopment will correspondingly enhance the landscape and amenity value of the Application Site and the neighbourhood in the following ways:
- Maximise, where possible, the opportunities for the planting of new trees, shrubs and wall plantings;
 - Create a distinctive and high-quality landscape setting for the Redevelopment;
 - Provide a sustainable living environment for future residents through a comprehensive landscape proposal;
 - Provide adequate landscape treatments to screen the Proposed Residential Redevelopment from public views and promote visual and landscape integration within the neighbourhood
- 5.6.4 There will be no adverse impacts to the surrounding area. The building mass of the Proposed Residential Redevelopment will be further softened by the landscape treatments and the minimum 1:1 tree compensatory ratio can be achieved under the Landscape Proposal of the Proposed Residential Redevelopment. The existing natural character will be maintained, and the visual quality will be improved. No disturbance from the Proposed Residential Redevelopment to the natural landscape is anticipated.

5.7 No Adverse Impact on Infrastructural Provision

- 5.7.1 It is reiterated that this Application is for the same development intensity permitted under the Approved OZP, and therefore there will be no adverse implications vis-à-vis the statutory Planning Intention and infrastructural provision in the Area. The Proposed Minor Relaxation of the SC Restriction will have no adverse impact on the road network or other infrastructural provision. It is also explained in **Sub-sections 2.4** and **2.5** above that the Stanley Area which the Site is located is reasonably accessible and is provided with an adequate supply of utility facilities and services.



FIGURE 5.1 APPROVED APPLICATIONS FOR MINOR RELAXATION OF SITE
COVERAGE IN "R(C)" ZONE IN THE APPROVED OZP
SCALE 1 : 10,000

6 CONCLUSION

6.1 This S16 Application seeks planning permission from the BOARD for the Minor Relaxation of the Site Coverage Restriction for a Proposed Residential Redevelopment at No. 1 Stanley Link Road, Stanley. This SPS has demonstrated that the Proposal is justified for the following reasons:

- The Proposed Minor Relaxation will **NOT** result in any increase in the BH and other development parameter including PR permitted under the OZP. The Proposed Minor Relaxation will allow a more innovative building form to better fit in with the prestigious setting and local character as compared with the OZP Compliant Scheme and the Approved GBPs;
- The Proposed Minor Relaxation is in accordance with both the Statutory Planning Intention, and with the HKPSG;
- There are already several Planning Approvals for Minor Relaxation of the SC Restrictions within the "R(C)" zones in the area;
- Indeed, the Proposed Residential Redevelopment will **NOT** result in any adverse visual impact but will instead be more compatible with the low-rise character of the Stanley Area. Compared to the OZP Compliant Scheme, the Proposed Residential Redevelopment allows for a much more innovative design that can better integrate the existing environment;
- There will be no adverse impact on the natural environment and landscape features. In fact, the Proposed Residential Redevelopment will enhance the landscape and green amenity value of the neighbourhood; and
- The Proposed Residential Redevelopment will have **NO** adverse impact on the infrastructural provision.

6.2 In light of the planning and design merits and justifications put forward in this SPS, we trust that the BOARD will give favourable consideration to the Application.

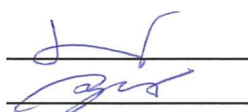
Approved and

Edited by: Delius Wong

Prepared by: Agnes Leung

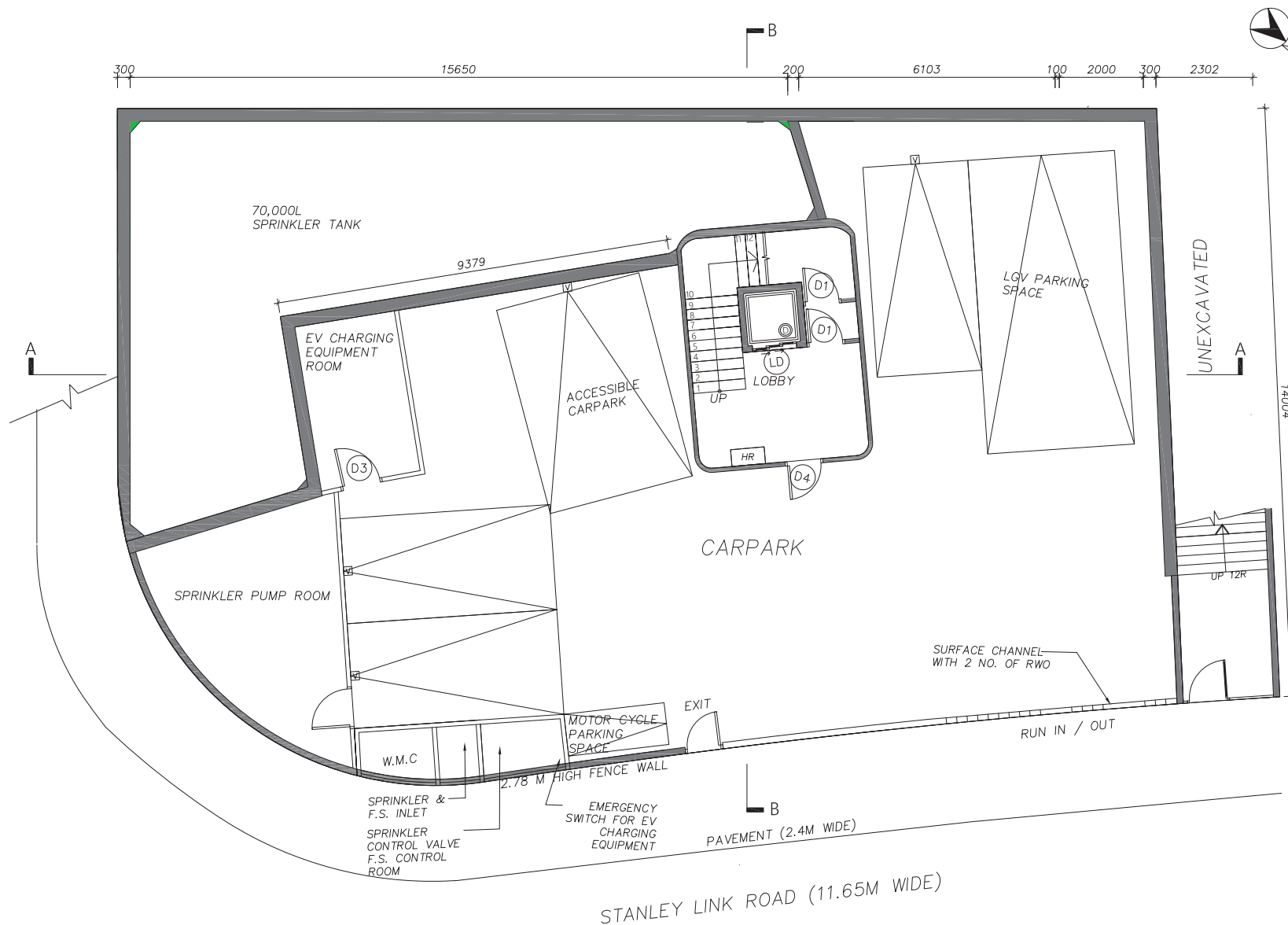
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Appendix 1

ARCHITECTURAL PLANS OF THE
PROPOSED RESIDENTIAL
REDEVELOPMENT AND GFA DIAGRAMS

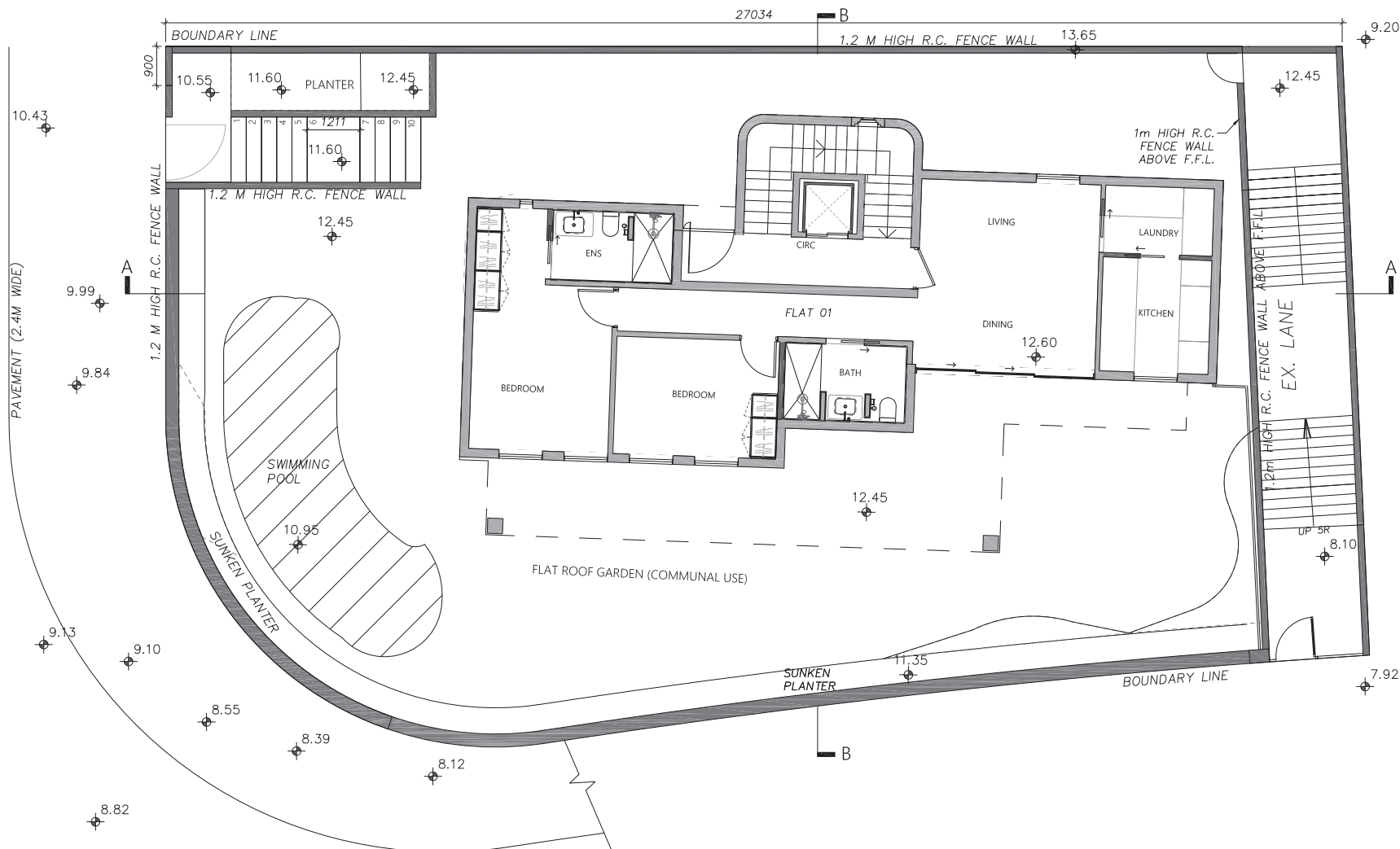


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2. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE.				
AUTHORIZED PERSON				
GBE 創維建築工程 顧問有限公司 Glamorous Building & Engineering Consultancy Ltd. Mr. YUNG CHI KIN A/P(A) 75165 MHK/A, RI Rm 05-06, 19/F, The Broadway 54-62 Lockhart Road, Wan Chai, Hong Kong Tel: 2735 7077 Fax: 2877 3017				
ARCHITECT				
K. P. D. O.				
PROJECT				
PROPOSED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY				
PROJECT NO. 752-01020-390				
TITLE				
G/F LAYOUT PLAN				
DRAWING NO. S16GP-01				
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CHECKED : MT APPROVED :JL				

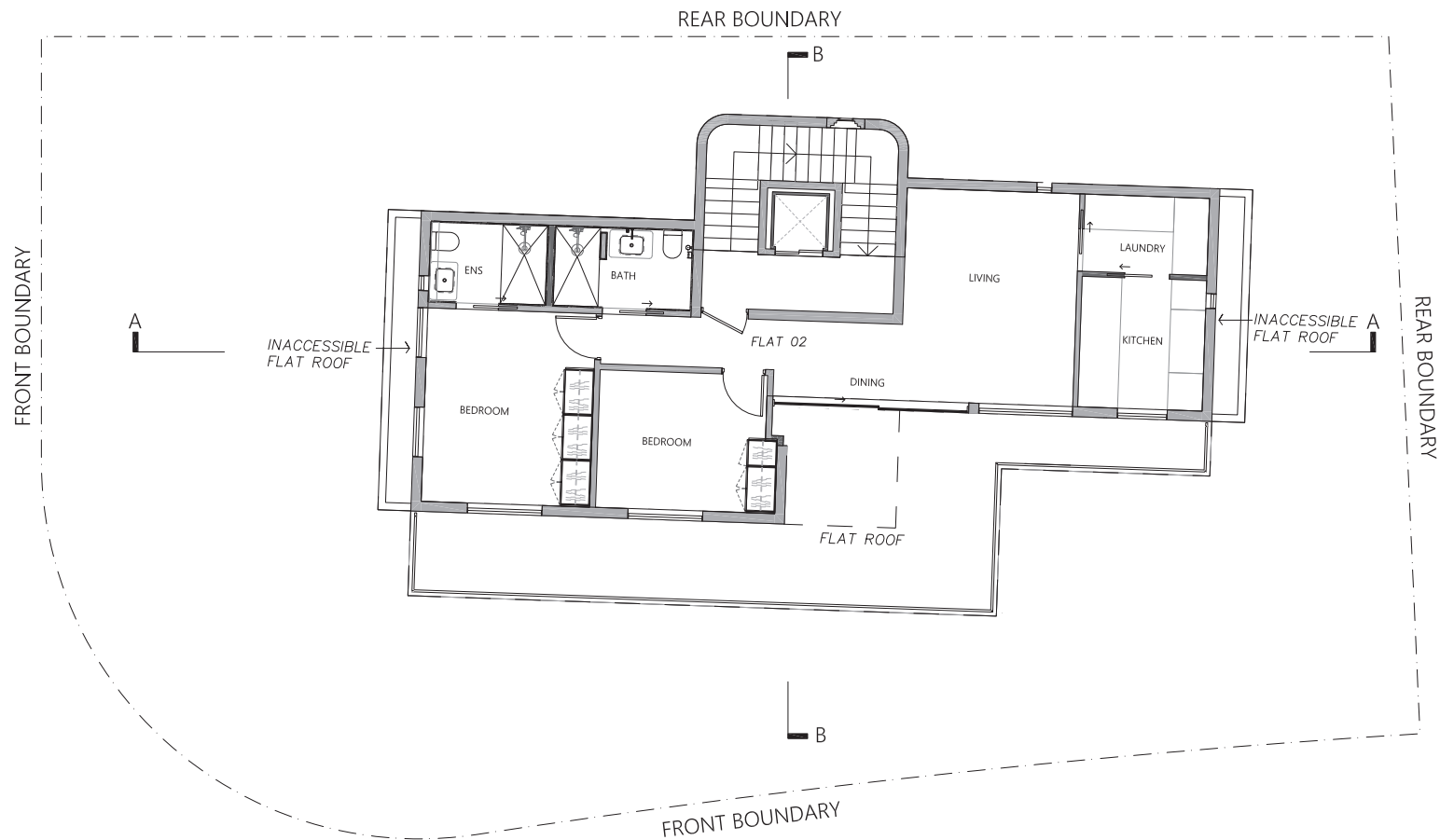
STANLEY LINK ROAD (12.33M WIDE)

PAVEMENT (2.4M WIDE)



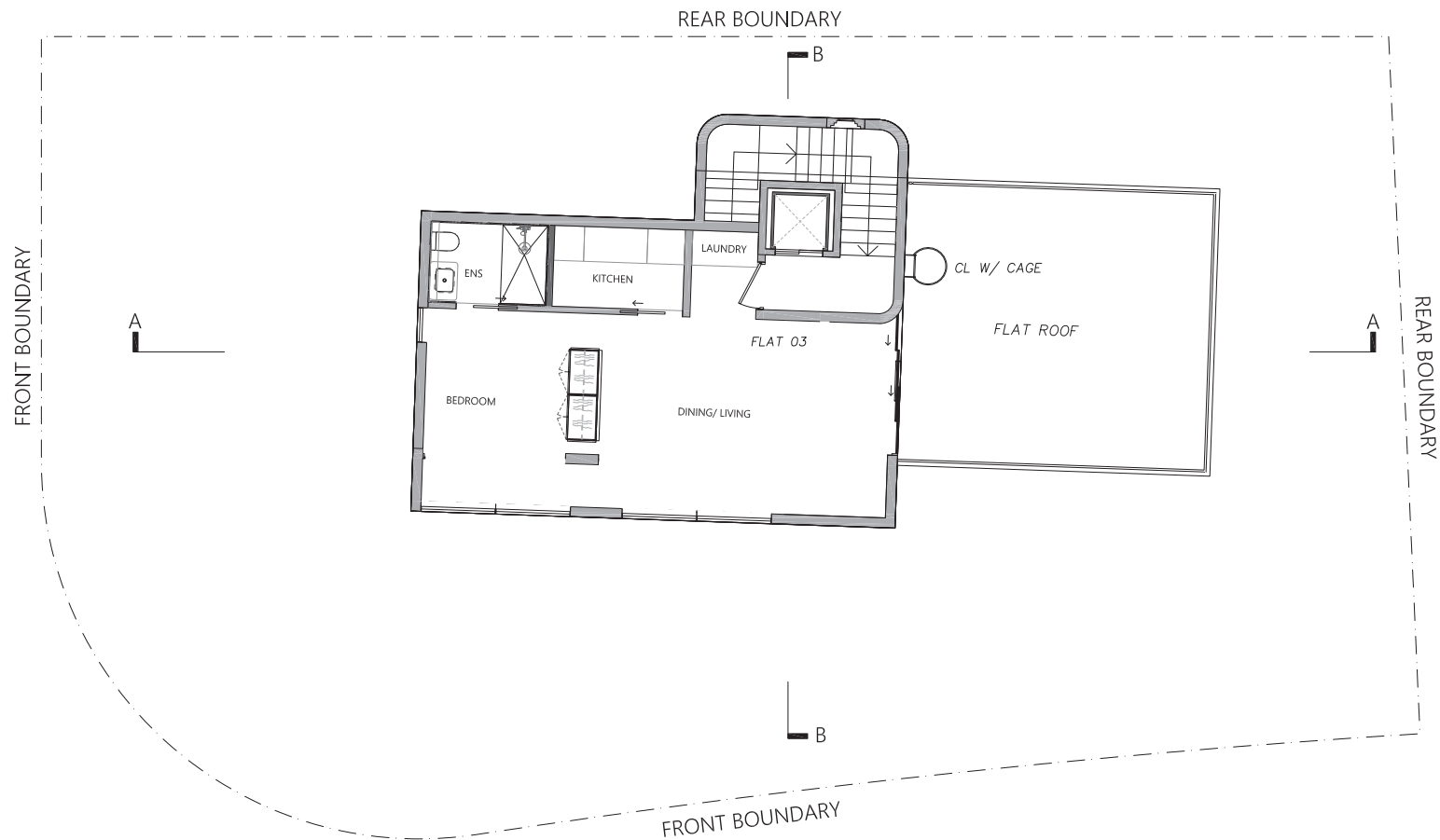
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ARCHITECT K. P. D. O.				
PROJECT PROPOSED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY				
PROJECT NO. 752-01020-390				
TITLE 1/F LAYOUT PLAN				
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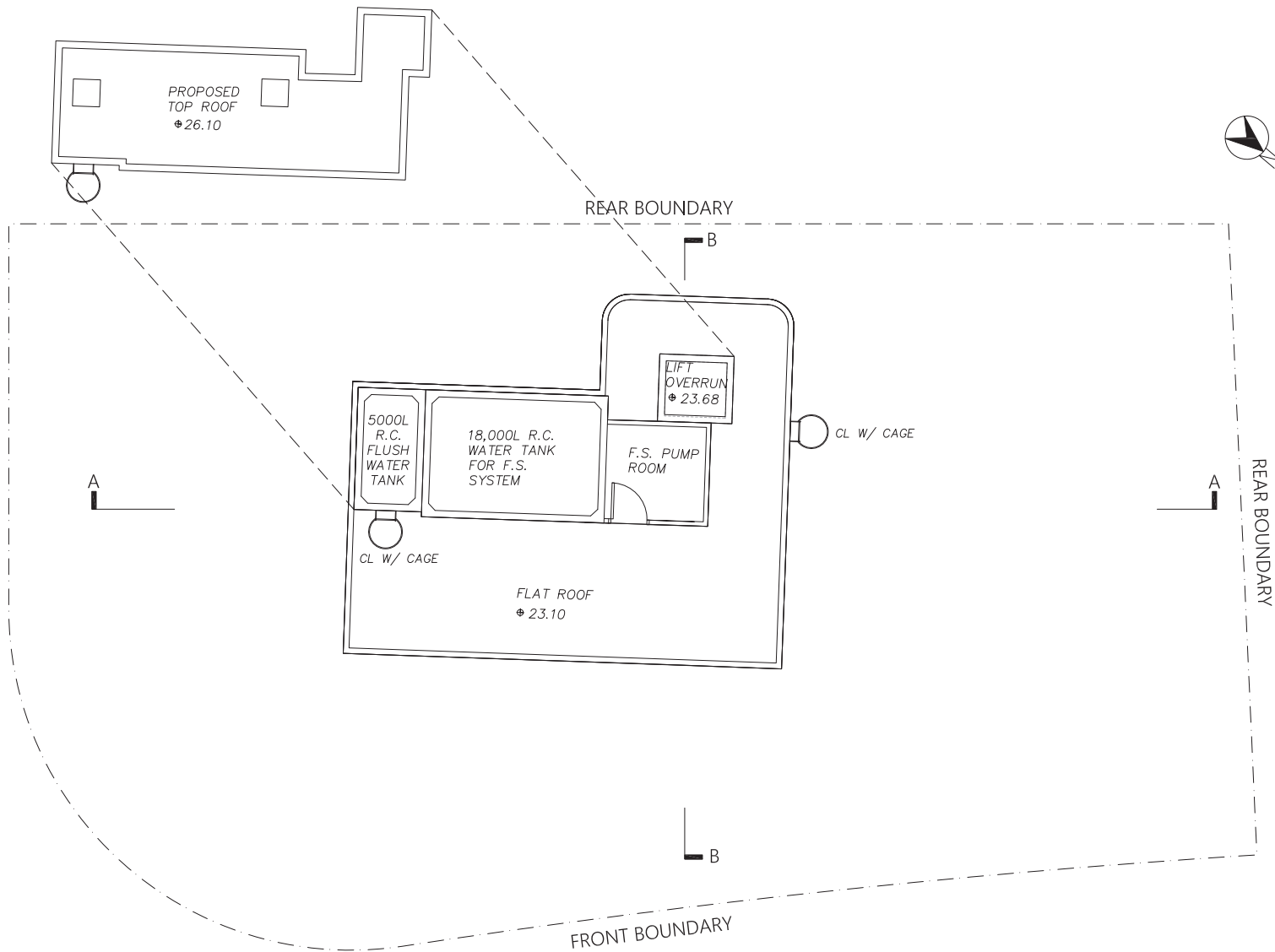


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AUTHORIZED PERSON				
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Rm 05-06, 19/F, The Broadway 54-62 Lockhart Road, Wan Chai, Hong Kong Tel: 2735 7077 Fax: 2877 3017				
ARCHITECT				
K. P. D. O.				
PROJECT				
PROPOSED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY				
PROJECT NO. 752-01020-390				
TITLE				
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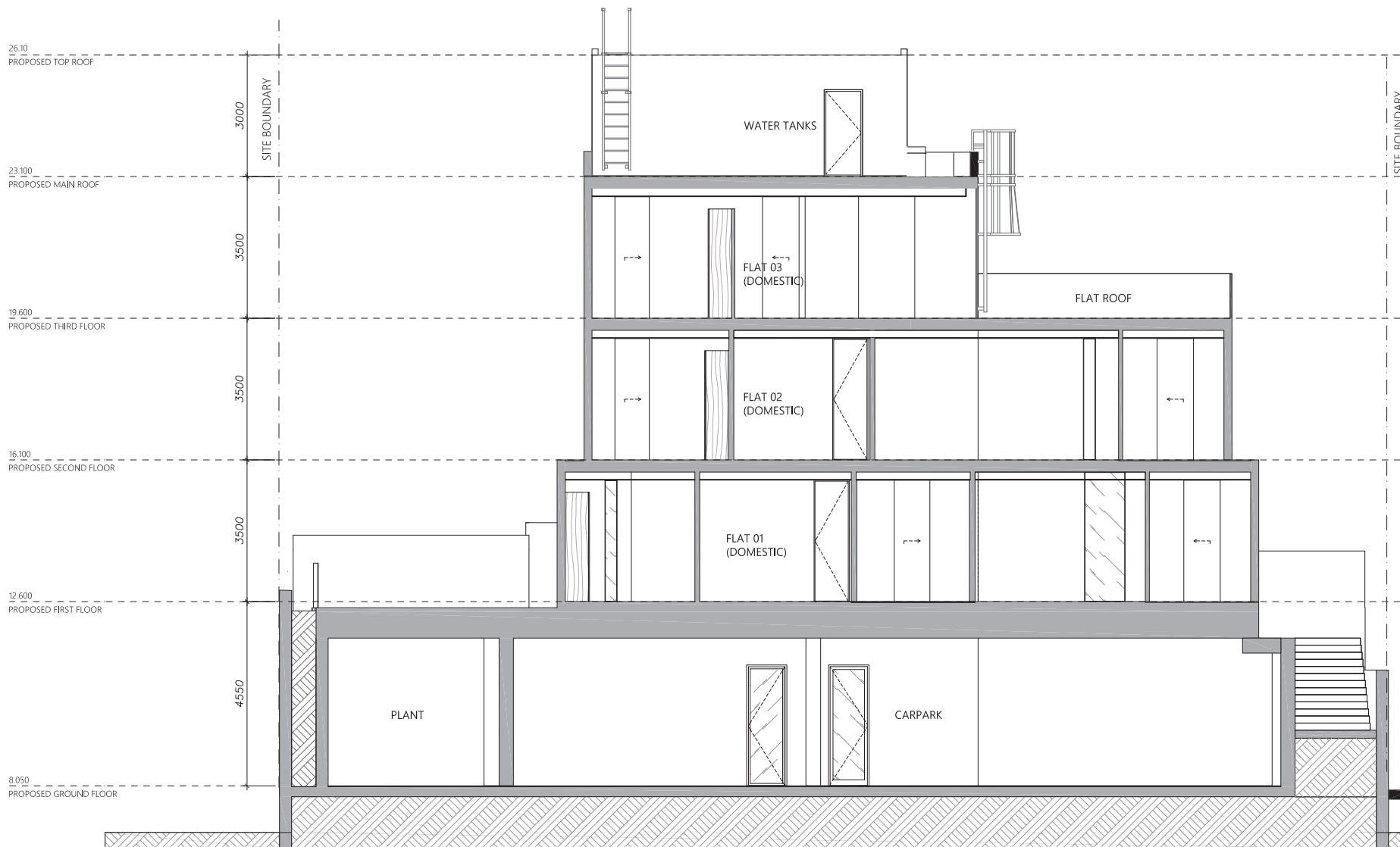


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ARCHITECT				
K. P. D. O.				
PROJECT				
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PROJECT NO. 752-01020-390				
TITLE				
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R/F and TR/F LAYOUT PLAN
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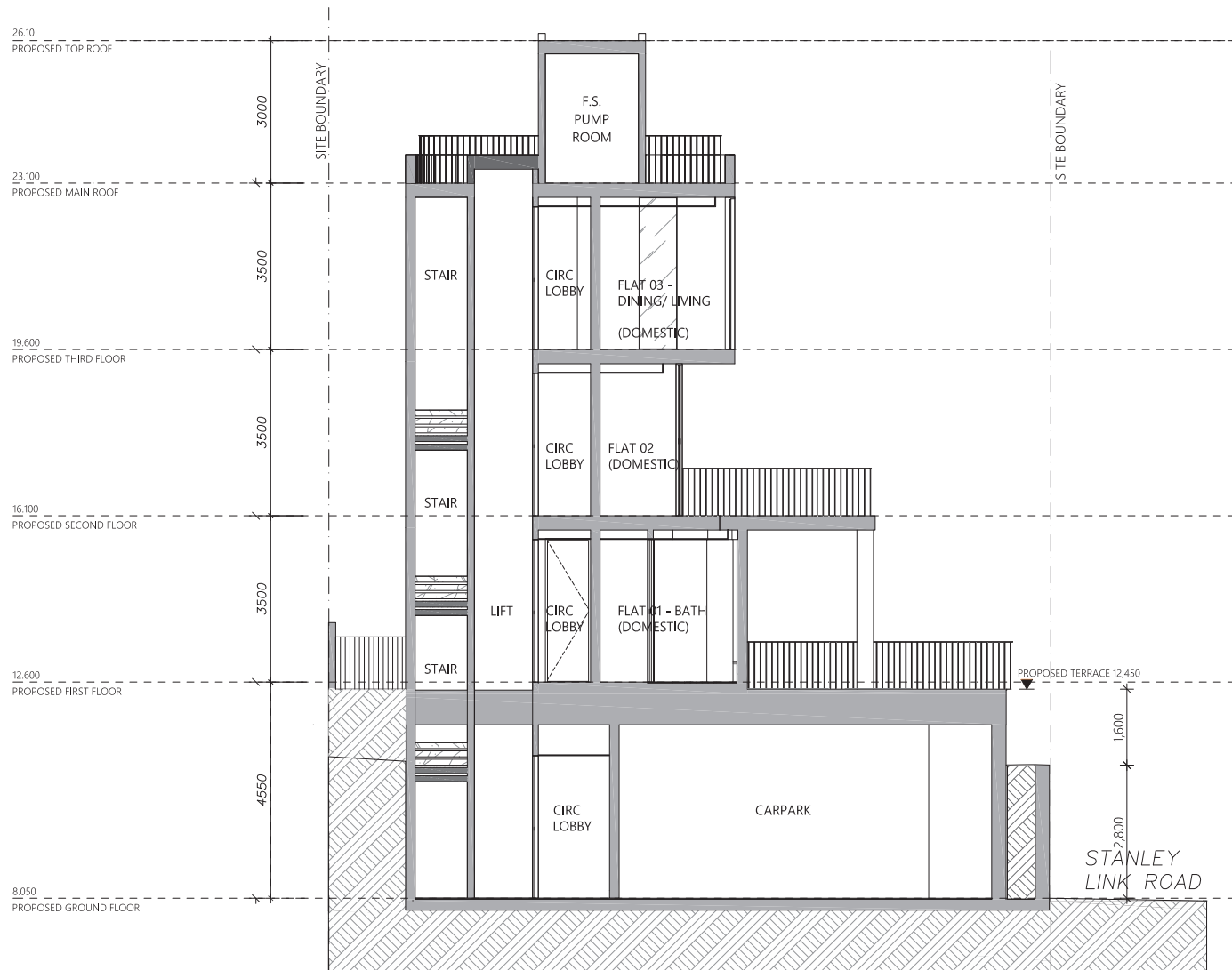
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ARCHITECT K. P. D. O.				
PROJECT PROPOSED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY				
PROJECT NO. 752-01020-390				
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CHECKED : MT APPROVED :JL				



DIAGRAMMATIC SECTION A
1:100

*Please note that curbs and ladders would not be counted towards the height of the building per Paragraph 11 of Joint Practice Note No. 5 Development Control Parameters Building Height Restriction.

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ARCHITECT				
K. P. D. O.				
PROJECT				
PROPOSED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY				
PROJECT NO. 752-01020-390				
TITLE				
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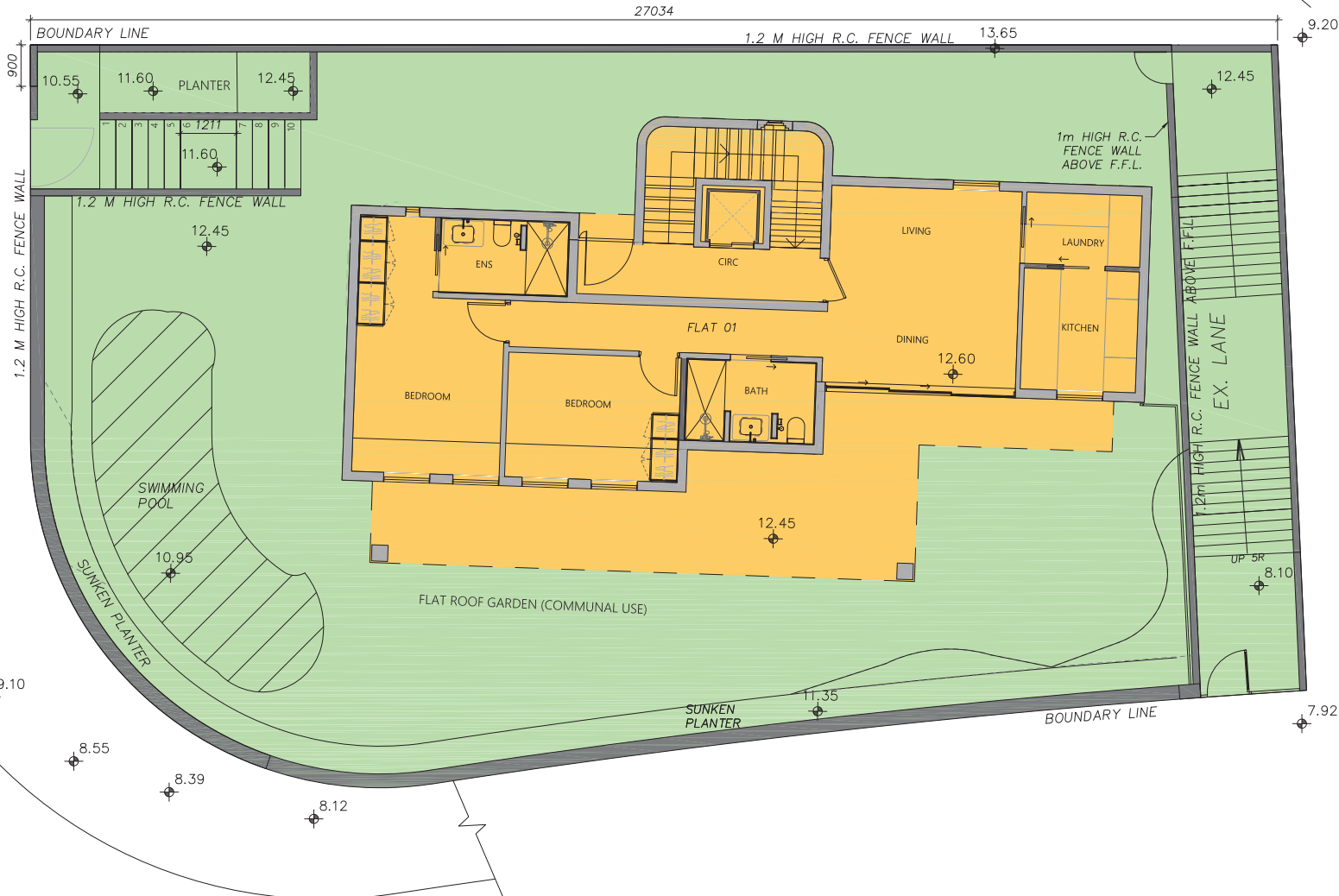


DIAGRAMMATIC SECTION B
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ARCHITECT				
K. P. D. O.				
PROJECT				
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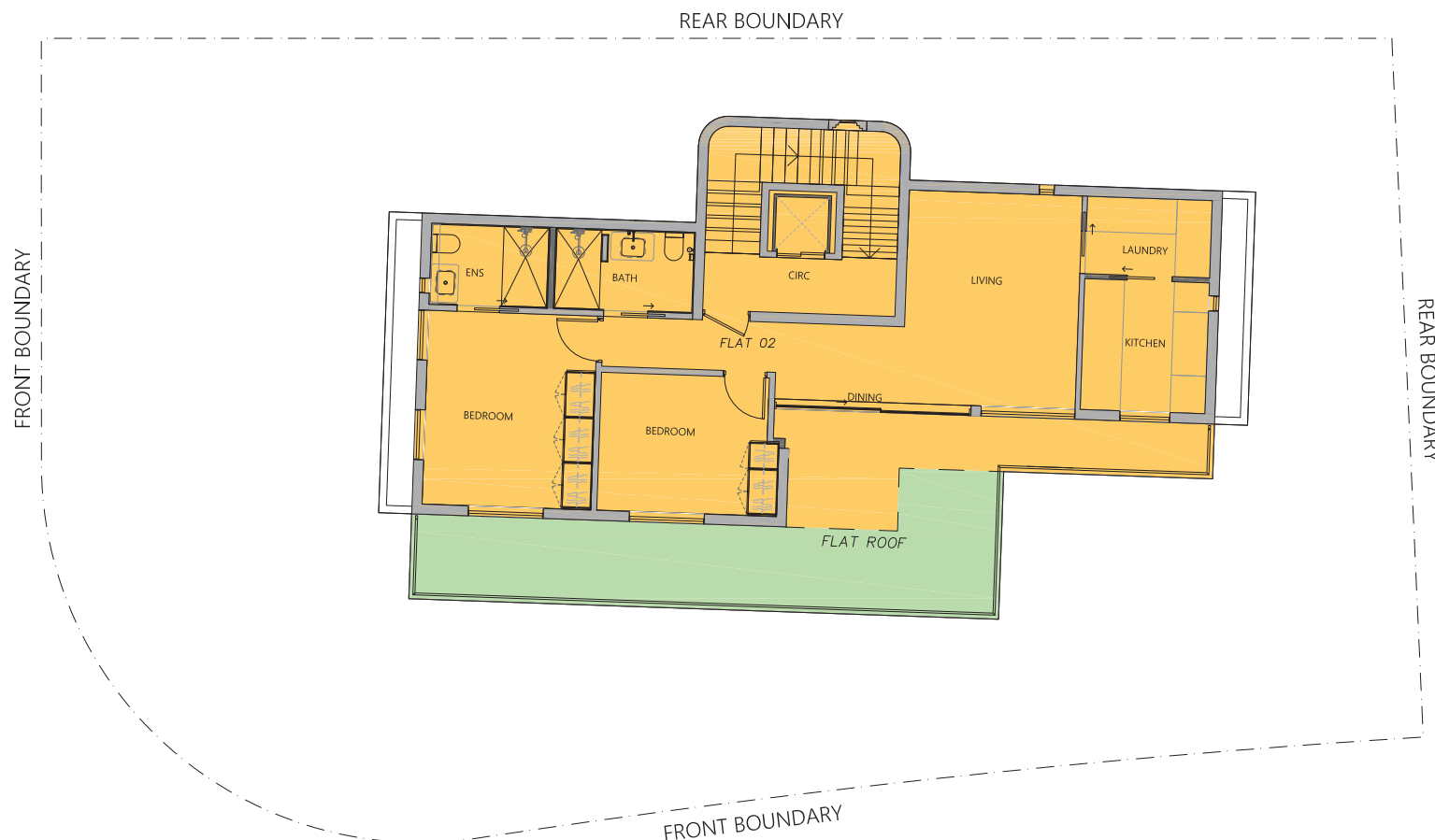
STANLEY LINK ROAD (12.33M WIDE)

PAVEMENT (2.4M WIDE)



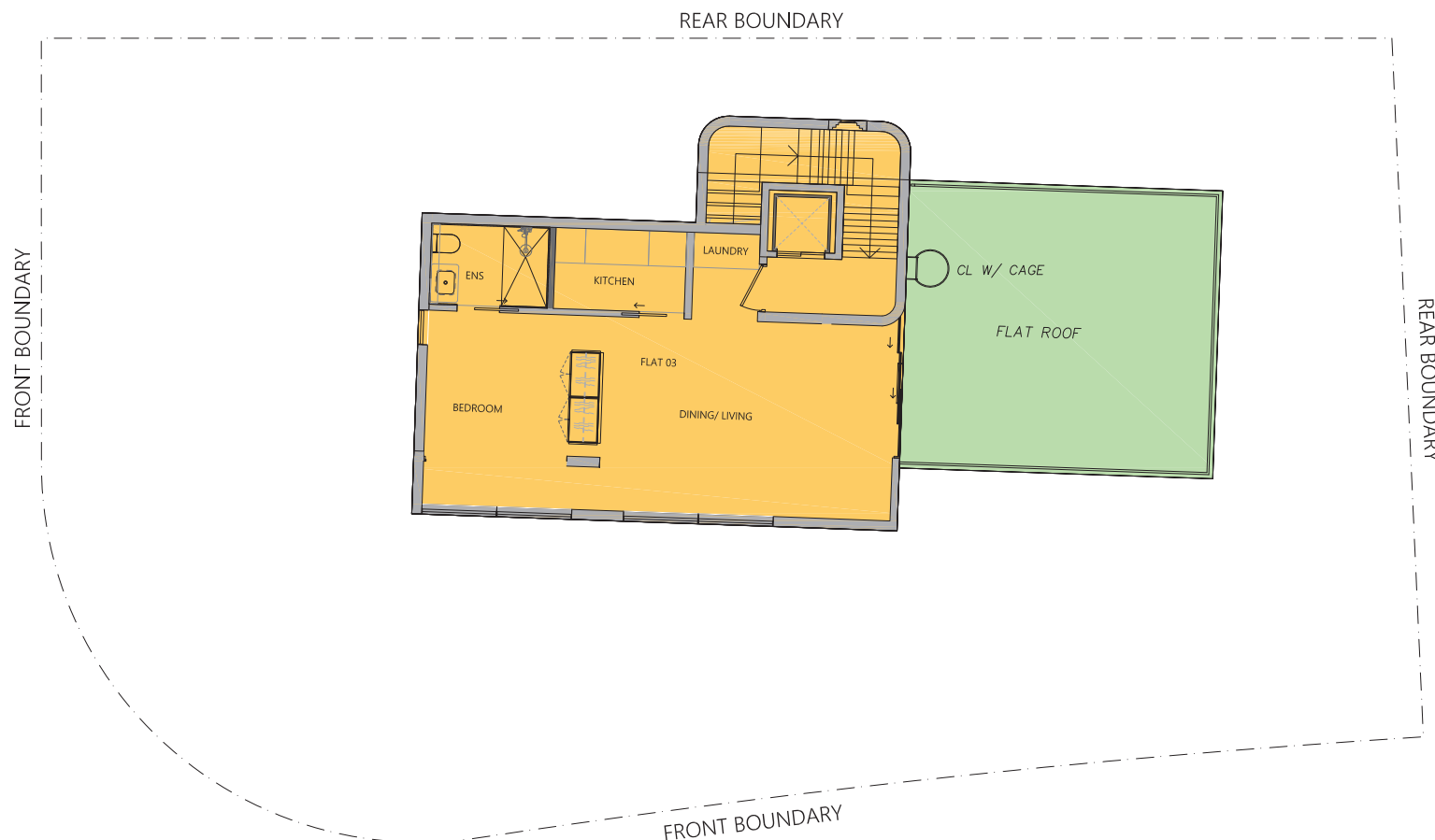
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- G.F.A. DISREGARDED UNDER PNAP APP 2

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ARCHITECT K. P. D. O.				
PROJECT PROPSOED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY				
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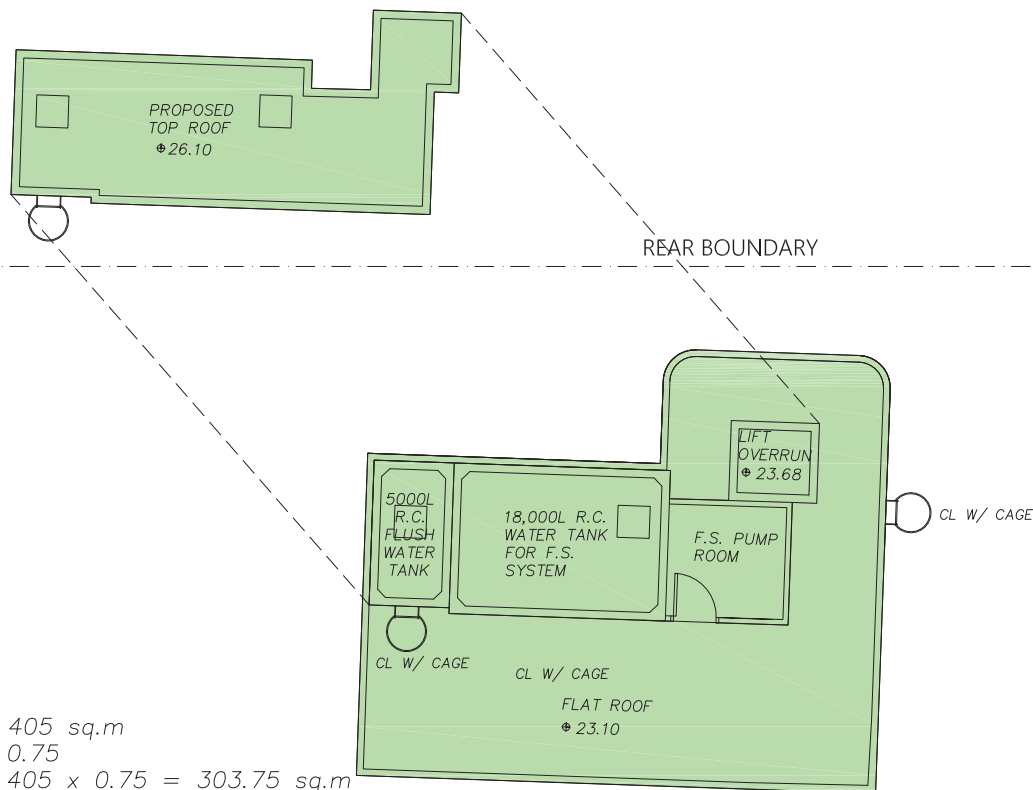
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ARCHITECT K. P. D. O.				
PROJECT PROPOSED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY				
PROJECT NO. 752-01020-390				
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PROJECT NO. 752-01020-390				
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DRAWN : SUM DATE : APR 2024				
CHECKED : MT APPROVED :JL				

G.F.A. ACCOUNTABLE

G.F.A. DISREGARDED UNDER PNAP APP 2



SITE AREA (UNDER OZP) = 405 sq.m
 MAX. PLOT RATIO = 0.75
 MAX. G.F.A = 405 x 0.75 = 303.75 sq.m

TOTAL G.F.A CALCULATION
 GROUND FLOOR= 372.822 sq.m (EXEMPTED FROM PLOT RATIO CALCULATION UNDER OZP)
 FIRST FLOOR = 133.612 sq.m
 SECOND FLOOR = 102.499 sq.m
 THIRD FLOOR = 67.639 sq.m
 ROOF FLOOR = 67.639 (EXEMPTED FROM GFA UNDER OZP)
 TOTAL G.F.A. CALCULATION = 133.612 + 102.499 + 67.639 = 303.750 sq.m < 303.75 sq.m (OK)

TOTAL SITE COVERAGE CALCULATION
 GROUND FLOOR= 372.822 sq.m / 405 sq.m X 100%
 = 92.055% (EXEMPTED FROM S.C. CALCULATION UNDER OZP)
 FIRST FLOOR = 133.612sq.m / 405 sq.m X 100% = 32.991%
 SECOND FLOOR = 102.499sq.m / 405 sq.m X 100% = 25.308%
 THIRD FLOOR = 67.639sq.m / 405 sq.m X 100% = 16.701%
 ROOF FLOOR = 67.639sq.m (EXEMPTED FROM S.C. CALCULATION UNDER OZP)
 TOP ROOF FLOOR = 23.208sq.m (EXEMPTED FROM S.C. CALCULATION UNDER OZP)
 TOP ROOF FLOOR / ROOF FLOOR = 23.208 / 67.639 X 100%
 = 34.312% < 50% (THE S.C. CALCULATION FROM ROOF IS EXEMPTED UNDER OZP)

G.F.A. ACCOUNTABLE
 G.F.A. DISREGARDED UNDER PNAP APP 2

BD REF. : 2/3022/20				
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Appendix 2

PHOTOMONTAGES OF THE PROPOSED
RESIDENTIAL REDEVELOPMENT

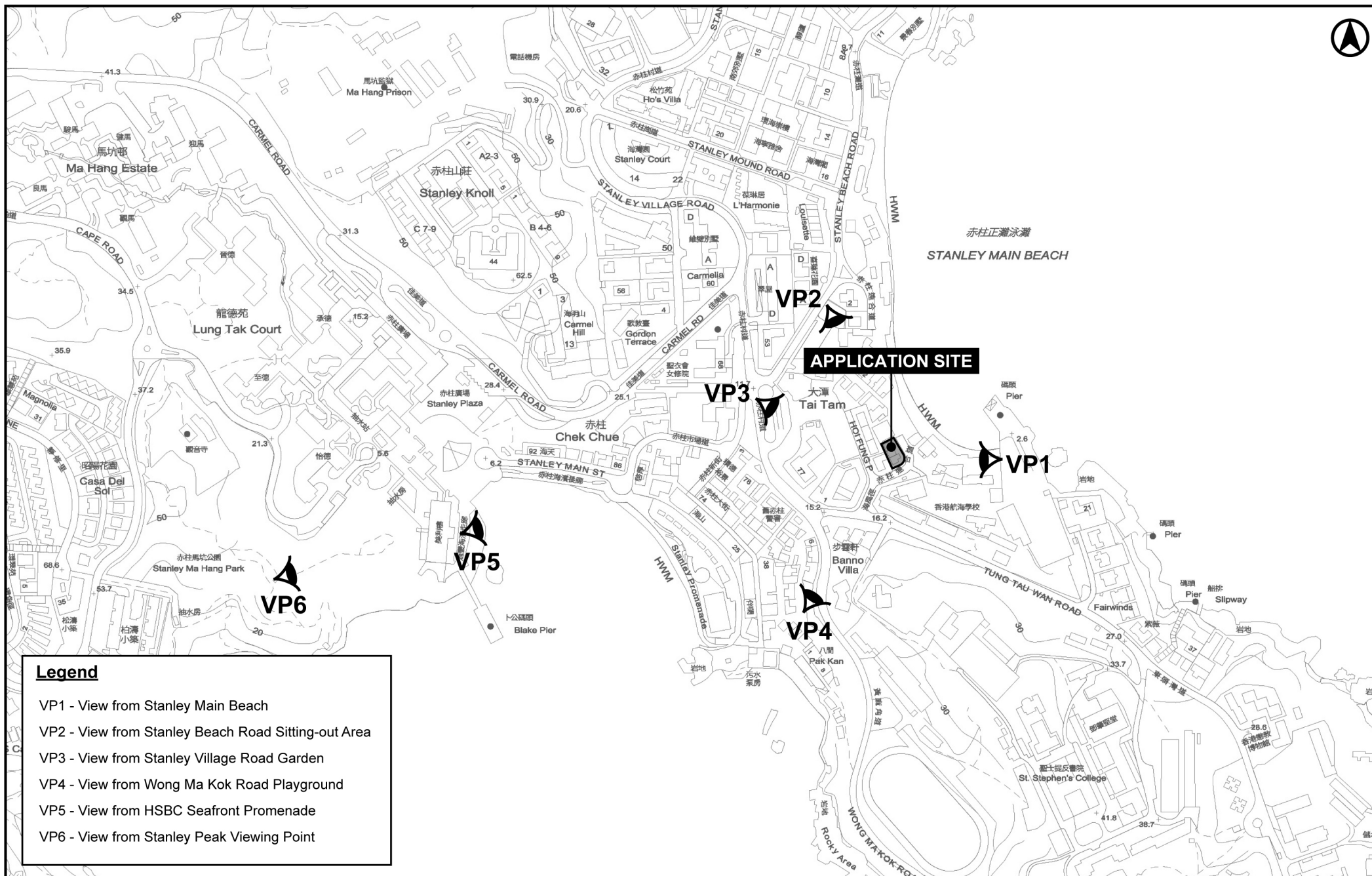


FIGURE 1 LOCATION OF VIEWPOINTS
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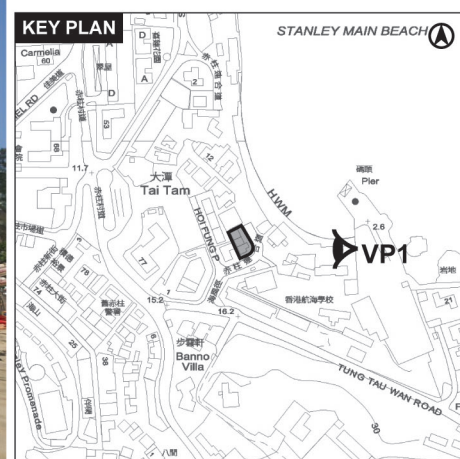
EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME



EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME

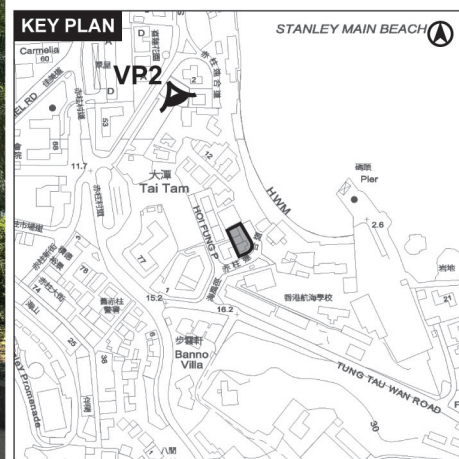
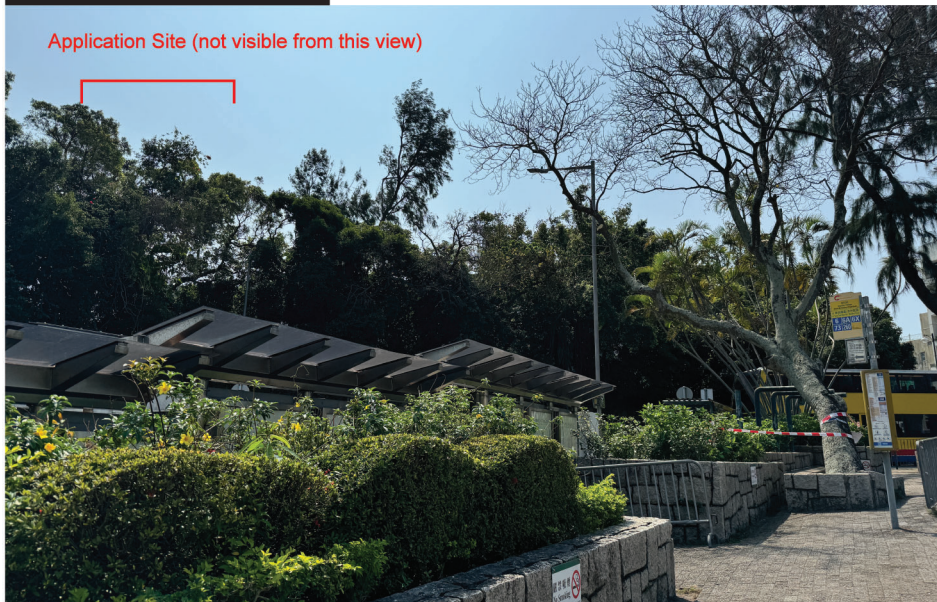


FIGURE 3 VIEWPOINT 2 : VIEW FROM STANLEY BEACH ROAD SITTING-OUT AREA

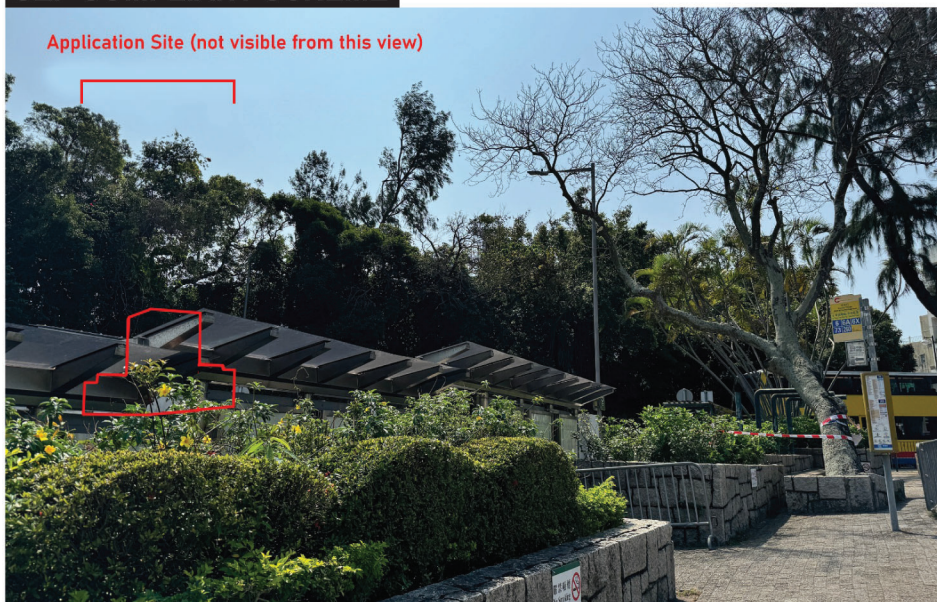
EXISTING CONDITION

Application Site (not visible from this view)



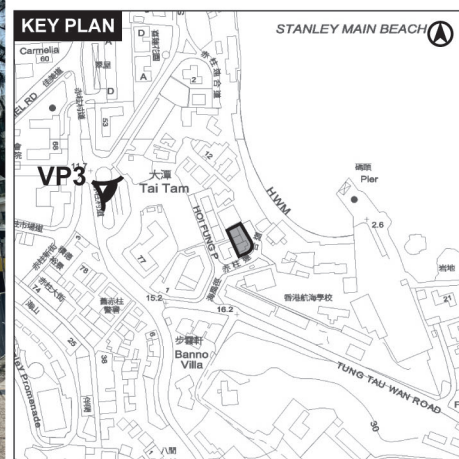
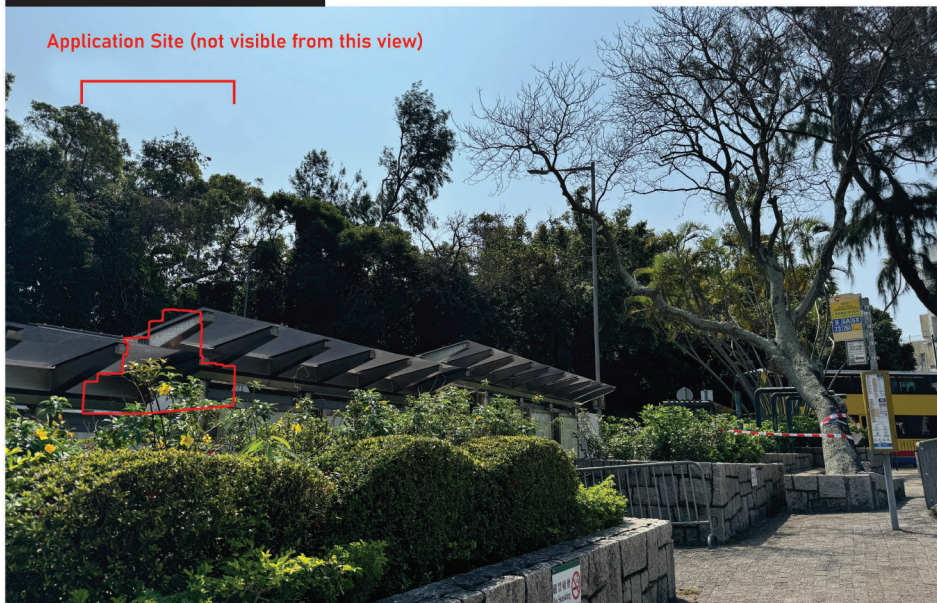
OZP COMPLIANT SCHEME

Application Site (not visible from this view)



PROPOSED SCHEME

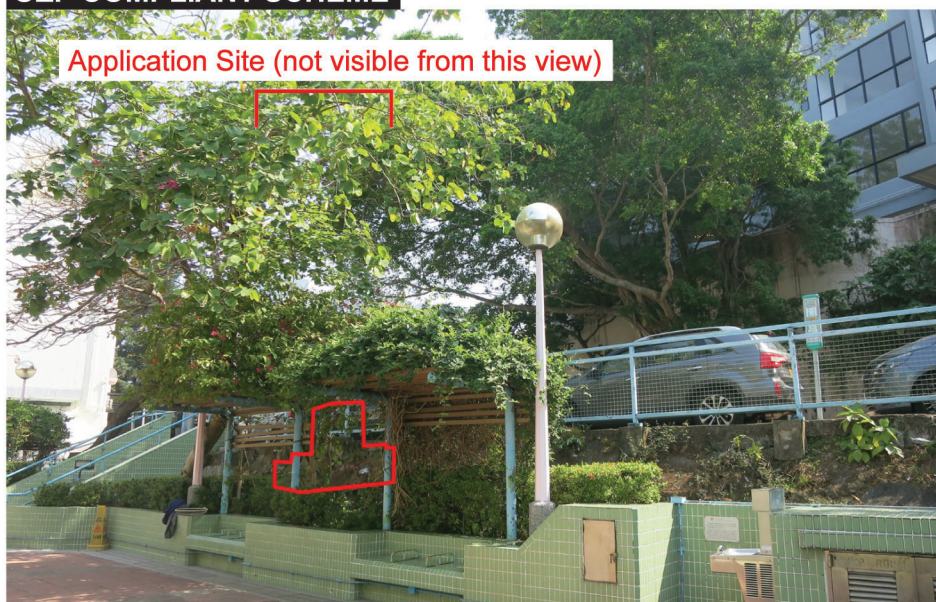
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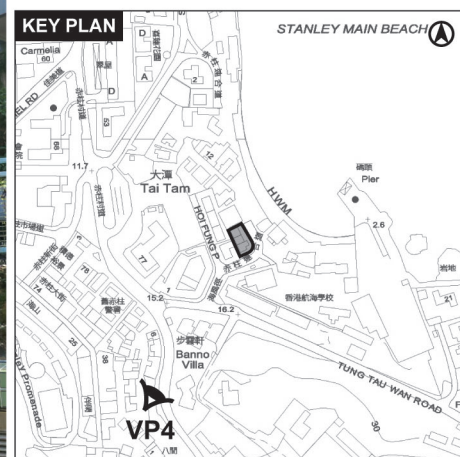
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OZP COMPLIANT SCHEME



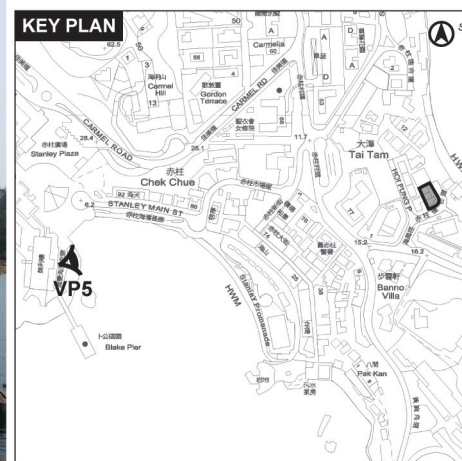
PROPOSED SCHEME



A wide-angle photograph of a coastal town. The foreground is filled with numerous small boats, including fishing boats and leisure craft, scattered across the calm water. In the middle ground, a concrete seawall runs along the shore, with a dense line of trees and buildings behind it. The background shows a hillside covered with residential buildings of various colors. A red rectangle is superimposed on the sky area, indicating the location of the application site, which is noted as not being visible from this view.

Application Site (not visible from this view)

Application Site (not visible from this view)



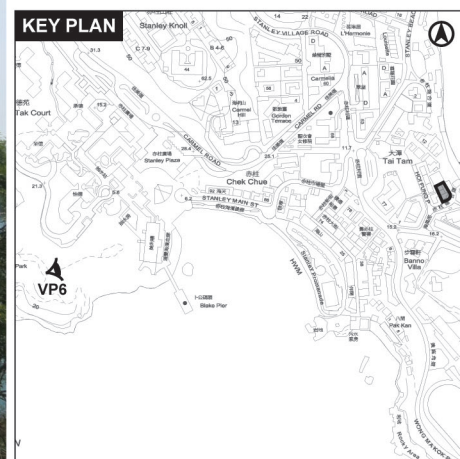
EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME



Appendix 3

LANDSCAPE PROPOSAL

**Proposed Minor Relaxation of Site Coverage Restriction
for Proposed Residential Redevelopment at
1 Stanley Link Road, Stanley, Hong Kong**

Landscape Proposal

21st May 2024

Prepared By:

SCENIC Landscape Studio Limited



Project Title	Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong
Report Title	Landscape Proposal

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20240423	Various	J Charters	Chris Foot	Draft to Client
-	20240426	Various	J Charters	Chris Foot	Final to Client
A	20240516	Various	J Charters	Chris Foot	Amendment
B	20240521	Various	J Charters	Chris Foot	Amendment

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2.0	Existing Site Conditions
3.0	Project Description
4.0	Landscape Design Proposal
5.0	Landscape Design Objectives
6.0	Open Space Proposals
7.0	Green Coverage
8.0	Tree Preservation Proposals
9.0	Landscape Design Components
10.0	Landscape Design Elements
11.0	Landscape Management and Maintenance

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1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to undertake the Landscape Proposal in support of the Section 16 Planning Application for a Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong (hereafter referred to as the Application Site) to allow for a redevelopment of the existing residential building.
- 1.2 This report seeks to present the landscape design proposal. It will outline the landscape design objectives and landscape treatment for each component of the proposed Application Site. This report has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3 concerning the Re-engineering of Approval Process for Land and Building Developments and adheres to the requirements of Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.
- 1.3 The Landscape Master Plan is presented as **Figures 4.1** and sections through the landscape as **Figures 5.1 to 5.2**.

2.0 Existing Site Description

- 2.1 The Application Site falls within a "Residential (Group C)" ("R(C)") zone on the Approved Stanley Outline Zoning Plan No. S/H19/16. The "R(C)" zone is subject to a Building Height Restriction ("BHR") of 3 storeys over 1 storey of carport, a maximum Plot Ratio ("PR") restriction of 0.75 and Site Coverage ("SC") restriction of 25%.
- 2.2 The Application Site is located at No. 1 Stanley Link Road, Stanley also known as Phoenix Garden. It is part of an exclusive, low-rise, low-density residential area overlooking Tai Tam Bay to the east. Stanley is well known for its recreational facilities and is an important visitor and tourist destination in Hong Kong including the popular open spaces, Stanley Main Beach and Stanley Back Beach which lie to the immediate northeast and further southwest of the Site respectively. The Landscape context is illustrated on **Figures 2.1** and **2.2**.
- 2.3 The site is currently occupied by a low-rise residential building with some existing garden vegetation at ground floor and roof terraces. Some of this planting is in pots however there are built in planters at a roof top terrace which contain two small trees. Further information on this existing tree planting is provided on **Figures 2.3**.

3.0 Description of the Proposed Development

- 3.1 The Proposed Development comprises a low-rise residential block of three storeys set above a single storey podium deck. There is a single residential unit on each floor of the development, each with external terrace / balcony. At the first floor a roof garden for communal use is provided, incorporating a swimming pool as well as garden areas. At Ground Floor level there is a covered at-grade parking area, a lift lobby and E&M related rooms. The entrance of the Application Site, also serving as run-in / run-out of the vehicular access connecting to Stanley Link Road, is located at the northern part of the eastern site boundary, whilst there are also pedestrian access points to the 1/F podium at the north-east and south-west corners of the site.

4.0 Landscape Design Proposal

- 4.1 The concept underpinning the Landscape Plan for the Scheme, presented as **Figures 4.1** is to integrate the proposals within their future landscape and visual context; provide a synthesis between the proposed architecture and its landscape setting and provide high quality open space in association with the development. The proposals have sought to create an attractive and

convenient outdoor landscape and open spaces and provide legible external pedestrian access and circulation whilst also maximising the planting of trees and shrubs.

- 4.2 The landscape design proposal is described in terms of the main design objectives, followed by a description of the key landscape components, and finally the landscape elements including the proposed hard and soft landscape, which form the palette of materials.

5.0 Landscape Design Objectives

- 5.1 The design objectives for the Master Landscape Plan are to:

- Create a distinctive landscape which responds to the existing context, the architectural scheme proposals and the future resident needs;
- Integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- Provide visual integration in views of the proposed building mass from the surroundings and provide vegetation screening and softening of the built-form in closer low-level views;
- Provide a quality, sustainable and accessible living environment for the enjoyment of the residents;
- Provide outdoor spaces for the future residents; and
- Maximise opportunities for greening measures utilising shrub planting, lawn and climbing plants within the new landscape.

6.0 Open Space Proposals

- 6.1 There would be a total of approximately 30m² of open space. Given that the development comprises three flats the proposals adequately satisfy the requirements for 1m² per person based on the predicted future population in accordance with the HKPSG (**Figure 6.1** refers).
- 6.2 All of the open space within the Application Site boundary would be constructed, managed and maintained by the site owner up to the completion of the Defects Liability Period and Establishment Period.

7.0 Green Coverage

- 7.1 In accordance with Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines, as the site area is less than 1000m² there is no minimum requirement for green coverage applicable to this site. Nevertheless, in order to achieve the landscape objectives described in Section 5 above, a significant greenery area is proposed as part of the development. **Figure 7.1** demonstrates the green coverage provision. All greenery is located within the communal rather than private areas of the site, to allow maintenance access.
- 7.2 The proposals have sought to maximise the green area and planting opportunities. Given the future functional requirement of the Development scheme, particularly with requirements for traffic and pedestrian circulation at ground level, it is considered that the proposal has maximized the utilisation of the available greening opportunities.

8.0 Tree Preservation Proposals

- 8.1 As noted on **Figures 2.3**, the existing tree planting is in poor condition and would also have technical constraints for transplanting and as such replacement with new tree planting is recommended. As illustrated on **Figure 4.3**, the 1/F podium garden has opportunity to provide adequate space for new tree planting to compensate for these two trees at a minimum ratio of 1:1 (number of trees planted:number of trees felled).

9.0 Landscape Design Components

- 9.1 The following description seeks to establish some general principles that are important in realising the landscape design as part of the general mitigation for the development and ensure its feasibility. As such the design of the landscape will evolve during the detailed design stage. **Figures 4.1** shows the combined Landscape Plan for the Scheme, with **Figure 4.2** to **Figure 4.6** shows.
- 9.2 The landscape seeks to create an attractive external area to the development, coordinating paving and planting design for residential entrances and private garden areas to provide a unified appearance within the immediate landscape surroundings.

The Arrival Landscape

- 9.3 The landscape design for private residential projects should provide an enjoyable route home, which can be termed the Arrival Landscape. This is a sequence of experiences as one moves through composed moments in the landscape, which include the follow key areas:

Shared Entrance Courtyard – G/F

The access into the site defines the address of the development and would be designed to provide an attractive entry threshold experience for both vehicles and pedestrians, incorporating signage and boundary walls with a stepped planter.

Pedestrian Gates

Pedestrian entrances are proposed at the North-east and South-west corners of the site, allowing residents convenient access from the adjacent street, via staircases flanked with terraced planters.

Entrance Terrace – 1/F

There is an entrance at the rear of the site which can be accessed via the abovementioned staircases leading from the pedestrian gates. The terrace is demarcated with feature paving and framed with planting to help create a sense of arrival to the development entrance.

The Leisure Landscape:

- 9.4 The communal residential landscape should also function as a leisure experience for the residents, with things to see and do in the outdoor home environment that provide for social interaction and which bring people closer to nature. The development proposal for the site provides opportunities for specific open space areas within the proposed landscape framework, centred around the 1/F podium communal garden.

Swimming Pool Deck

The swimming pool area is located at 1/F level at the southern portion of the site and provides an outdoor leisure pool offering active recreation opportunities for residents. Although this is a communal facility, as there are only a small number of units forming the development, Pool Licensing requirements would not apply. Nevertheless the pool area would be based on common design practice to ensure a safe and attractive environment is created.

Communal Garden Terraces

A communal Garden is located along the eastern side of the 1/F podium, with views overlooking the waterfront towards the beach. These gardens are primarily for passive recreation. The garden includes a seating deck and lawn set within a framework of soft landscape to create leisure space for residents. The garden would be generously planted with small trees, layered shrubs, groundcover and lawn in order to provide an accessible and functional garden whilst maintaining views out towards the South China Sea.

Private Garden Terraces

In addition to the communal landscape gardens each of the residential units has a private terrace / balcony as an extension of the indoor area. These terraces have a simple hardscape treatment to allow maximise the flexible leisure use of the space by residents.

The Boundary Landscape:

- 9.5 The landscape should function to help integrate the development with its surroundings and in particular the existing waterfront residential neighbourhood. In addition to the provision of greenery along the site boundary with the external street, planters with layered planting are incorporated at all communal landscape spaces where they function to soften views of the building from external areas. At the rear of the site the Entrance Terrace is punctuated with large shrub planting whilst similar treatments are proposed at the Pool Deck and Communal Garden edges to help screen views to adjacent properties and better blend the project into its landscape context.

10.0 Landscape Design Elements

Soft Landscape Design Approach

- 10.1 The basis for the proposed planting scheme would be to provide a green and comfortable environment for the future resident's. Decorative trees and flowering shrubs in addition to the use of hard landscape treatments would be used to emphasise the character of each of the landscape spaces described above. The spaces will be characterised by the use of tree, shrub and groundcover species selected to provide a lush landscaped area whilst responding to the character of the architecture that embraces it.
- 10.2 These soft landscape measures will ensure that the hard lines of the built form are visually softened in views from without the proposed development and in elevated views from surrounding areas. The tree planting is designed to create a sense of enclosure, provide a human scale and enhance thermal comfort.
- 10.3 The planting design will contribute to the overall character of the proposed development providing colour throughout the year with seasonal variations providing an evolving tableau. This will be achieved through the selection of species with an interesting form, colour and texture of their foliage and through the use of flowering species to provide an architectural highlight.
- 10.4 The species listed in **Table 9.1** will form the basis of the planting design proposals (planting list subject to landscape design proposals).

Table 10.1: Planting Species for Garden Planting Areas

Botanical Name	Stock Size / Size (mm)	Spacing (mm)
Small Tree Species		
<i>Plumeria rubra</i>	Light Standard	3000
Large Shrub Species		
<i>Jatropha pandurifolia</i>	1500 x 800	1000
<i>Lagerstroemia indica</i>	1500 x 800	1000
<i>Murraya paniculata</i>	1200 x 800	1000
Shrub Species		
<i>Bougainvillea</i> sp. 'Mary Palmer'	600 x 600	500
<i>Breynia nivos</i>	300 x 300	250
<i>Catharanthus rosea</i>	250 x 200	250
<i>Duranta repens</i> 'Golden Leaves'	300 x 300	250
<i>Ixora coccinea</i> 'Sunkist'	250 x 250	200
<i>Leucophyllum frutescens</i>	500 x 300	400
<i>Murraya paniculata</i>	500 x 500	400
<i>Pittosporum tobira</i>	600 x 500	400
<i>Rhododendron simsii</i>	300 x 300	200
<i>Schefflera arboricola</i>	600 x 600	500
<i>Strelitzia reginae</i>	600 x 600	500
<i>Tabernaemontana divaricata dwarf</i>	400 x 300	300
Groundcover Species		
<i>Cuphea hyssopifolia</i>	250 x 300	250
<i>Hymenocallis americana</i>	300 x 500	300
<i>Iris</i> spp.	300 x 150	100
<i>Liriope spicata</i>	300 x 200	200
<i>Nephrolepis exaltata</i>	250 x 400	250
<i>Ophiopogon japonicus</i>	250 x 300	200
<i>Phyllanthus cochinchinensis</i>	300 x 300	250
Lawn		
<i>Zoysia japonica</i>	Turves	
Climbing		
<i>Ficus pumila</i>	3 shoots per plant. Each shoot 1000mm long	
<i>Parthenocissus tricuspidata</i>		

Note: The plant species listed above provide an indication of the future character of the proposed landscape areas however the design will be subject to review during the detailed design stage of the project.

Soil Depth for Planting Areas

- 10.5 In order to ensure that the planting proposals are feasible, it is proposed that an adequate planting medium be incorporated into the design of the soft landscape areas. Trees will be provided with a minimum soil depth of 1200mm and all planting areas for shrub and lawn areas will incorporate a minimum soil depth of 600mm and 300mm respectively, as illustrated in **Figure 9.1**.

Irrigation and Drainage

- 10.6 The proposed irrigation system will utilise a manual system of water points at 40m centres throughout the entire site. The proposed source of water supply will be subject to final approval from the Water Services Department. Sub-soil drainage shall be provided for all planting areas with a cellular drainage system such as "Mira-drain" or an approved equivalent.

Feature Paving

- 10.7 The paving will be an important element of the landscape design both in terms of its aesthetic appearance and in terms of producing a hardwearing landscape for usage by the future residents. The design of the proposed paving will highlight entrance areas and major pedestrian paths through the site which also help to define the spatial configuration of the landscape. It would be constructed of quality materials in feature patterns creating a distinct identity for each of the key landscape zones responding to the architectural design and function of each. Colour changes within the patterns would be used to break the linearity of the spaces and establish a theme across the development.

- 10.8 Non-slip paving materials will be utilised throughout the site and the proposed finishes and materials are summarized below:

- Driveway: Subtle shades of AGT or granite paving designed to create visual continuity with the adjacent pavement whilst also creating a distinct identity at the entrance to the development.
- Resident's Communal Gardens: AGT or granite paving with simple paving patterns to match the contemporary architectural outlook of the building.
- Swimming Pool Area: Non-slip homogeneous tile is proposed for the swimming pool deck area.
- Private Terraces and Balconies: Non-slip homogeneous tile paving with simple paving patterns to match the contemporary architectural outlook of the building.

Lighting

- 10.9 The lighting design concept for the landscaped areas should be designed to contribute to the quality of the development in nocturnal views providing an aesthetically pleasing landscape through the highlighting of landscape elements. All of the landscape areas will be provided with sufficient illumination to meet the required lighting standards, particularly for the entrance areas and pedestrian circulation paths. The lighting concept will include three types of lighting which are as follows:

- Amenity lighting highlighting feature trees, walls and planting through the use of spotlights and up-lighting;
- Area lighting involving the use of low-level lighting sources such as lighting bollards and recessed wall lights for sitting areas and main landscape spaces designed to avoid glare / light spillage to adjacent properties; and
- General safety lighting with the minimum lux level which will last between midnight and early morning.

11.0 Landscape Management and Maintenance

- 11.1 Upon completion of the construction works, a 12-months defect liability period will be implemented applying to both the hard and soft landscaping works. The specialist hard and soft landscape contractors will be responsible for the maintenance of planting during this first year. Ultimately the property owner will be responsible for arrangements to take care of all landscape areas including hard and soft landscape works as described below:

Hard Landscape Elements

A - Routine Maintenance (Daily – Weekly)

- a. Rubbish and litter removal;
- b. Sweeping and cleaning;
- c. Water feature cleaning; and
- d. Damage inspection, repair of site furniture and light bulb replacement.

B – Annual / Long-term Maintenance

- a. Repainting;
- b. Resurfacing of worn paving;
- c. Replacing worn parts of site furniture, lighting fixtures and other facilities; and
- d. Replacement of damaged landscape furniture.

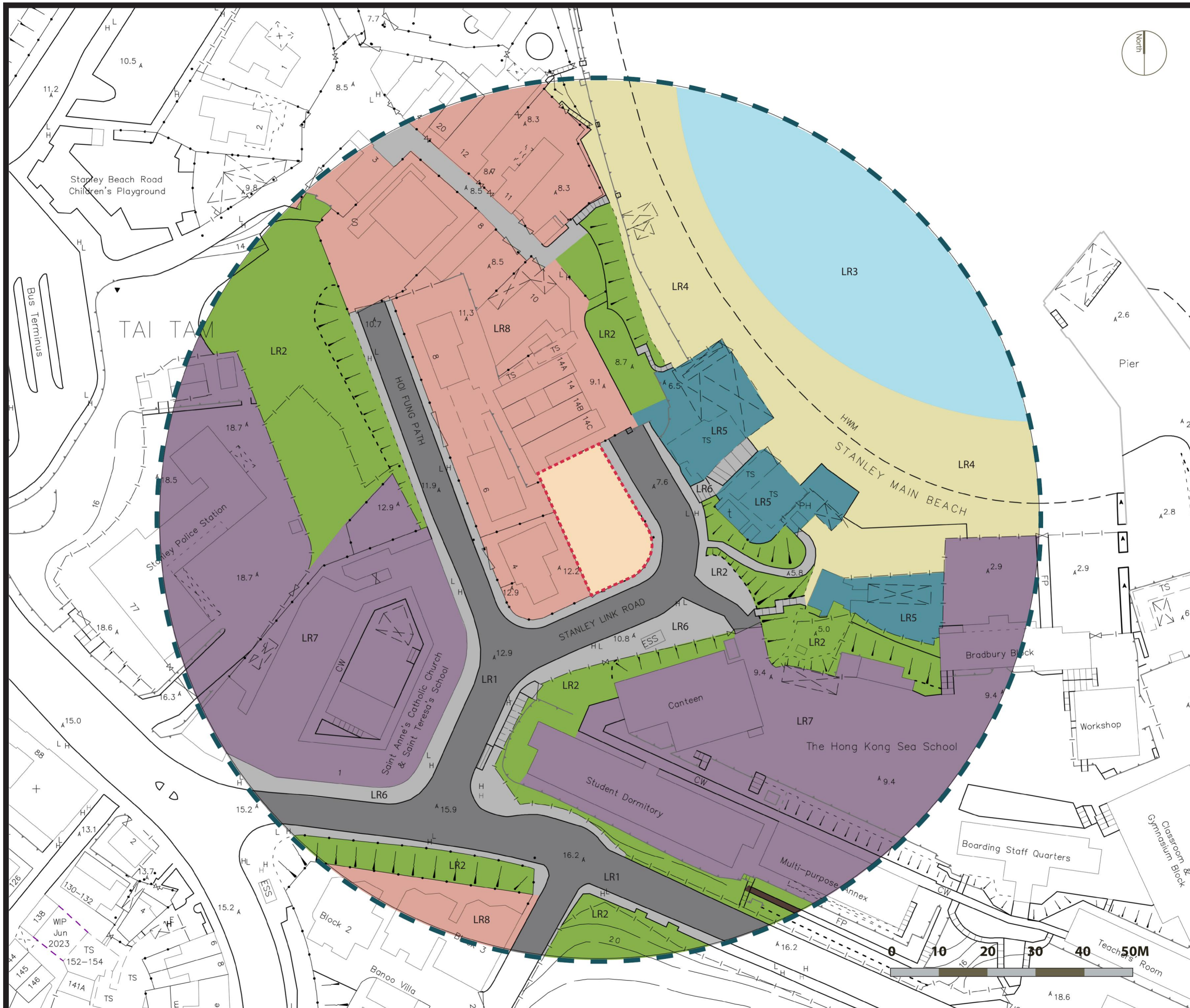
Soft Landscape Elements

- 11.2 The softworks contractor will be responsible for a 12-month establishment period for the planting after practical completion. This allows a period of time for proper establishment of the plants and the replacement of any losses.
- 11.3 At the end of the 12-months establishment period, the property owner will be responsible for arrangements to take care of all landscape areas within the development.

Table 11.1 Landscape Maintenance Schedule

Item	Maintenance Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1.1	Watering	280 days												
1.2	Litter Collection	Daily												
1.3	Weed Control	16/ year												
1.4	Pruning of Shrubs	As required												
1.5	Pruning of Trees	As required												
1.6	Fertiliser Application	Twice/year												
1.7	Top-up Mulch	Twice/year												
1.8	Pest Control	As required												
1.9	Replacement planting - Permanent planters	As required												
1.10	Tree Support Inspection/ Adjustment	Once/month	1	1		1	1	1	1	1	1	1		
1.11	Checking After Exceptional Weather	As required												
1.12	Grass Cutting	14 times												
1.13	Periodic Inspection by User and Horticultural Maintenance Contractor is recommended	Four/year				1		1		1			1	
1.14	Tree Risk Assessment in accordance with DEVB methodology	Once/year				1								

Landscape Figures



LEGEND

- 100m Assessment Boundary
- Application Site

Landscape Resources

- LR1: Road development
- LR2: Plantation/ Tree Groups
- LR3: Sea
- LR4: Beach
- LR5: Boat parking
- LR6: Footpath/ Pedestrian
- LR7: Institutional Landscape
- LR8: Residential Development

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Context surrounding the Application Site

SCALE	N.T.S.	DATE	APR 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 2.1		
		REV	



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VP3: LR3: Sea



VP4: LR4: Beach



VP5:LR5: Boat parking



VP01: LR1: Road development



VP2: LR2: Plantation/ Tree Groups



VP6: LR6: Footpath/ Pedestrian



VP7: LR7: Institutional Landscape



VP8:LR8: Residential Development

LEGEND

100m Assessment Boundary

Application Site

Landscape Resources

LR1: Road development

LR2: Plantation/ Tree Groups

LR3: Sea

LR4: Beach

LR5: Boat parking

LR6: Footpath/ Pedestrian

LR7: Institutional Landscape

LR8: Residential Development

SCALE	N.T.S.	DATE	APR 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 2.2		REV
			-



Tree T1: *Plumeria Rubra*

T1: Plumeria rubra

Height 2.5m Health: Fair
 Spread: 3m Condition: Fair
 DBH 110mm Form: Poor

Comments:
 Although the condition is considered fair the tree has significant pruning wounds on its trunk through previous branch loss at this exposed location and it is leaning with asymmetrical form. The tree is growing in a narrow, raised planter at the roof top area making access and formation of a viable rootball for transplantation impractical.

Recommendation: Fell



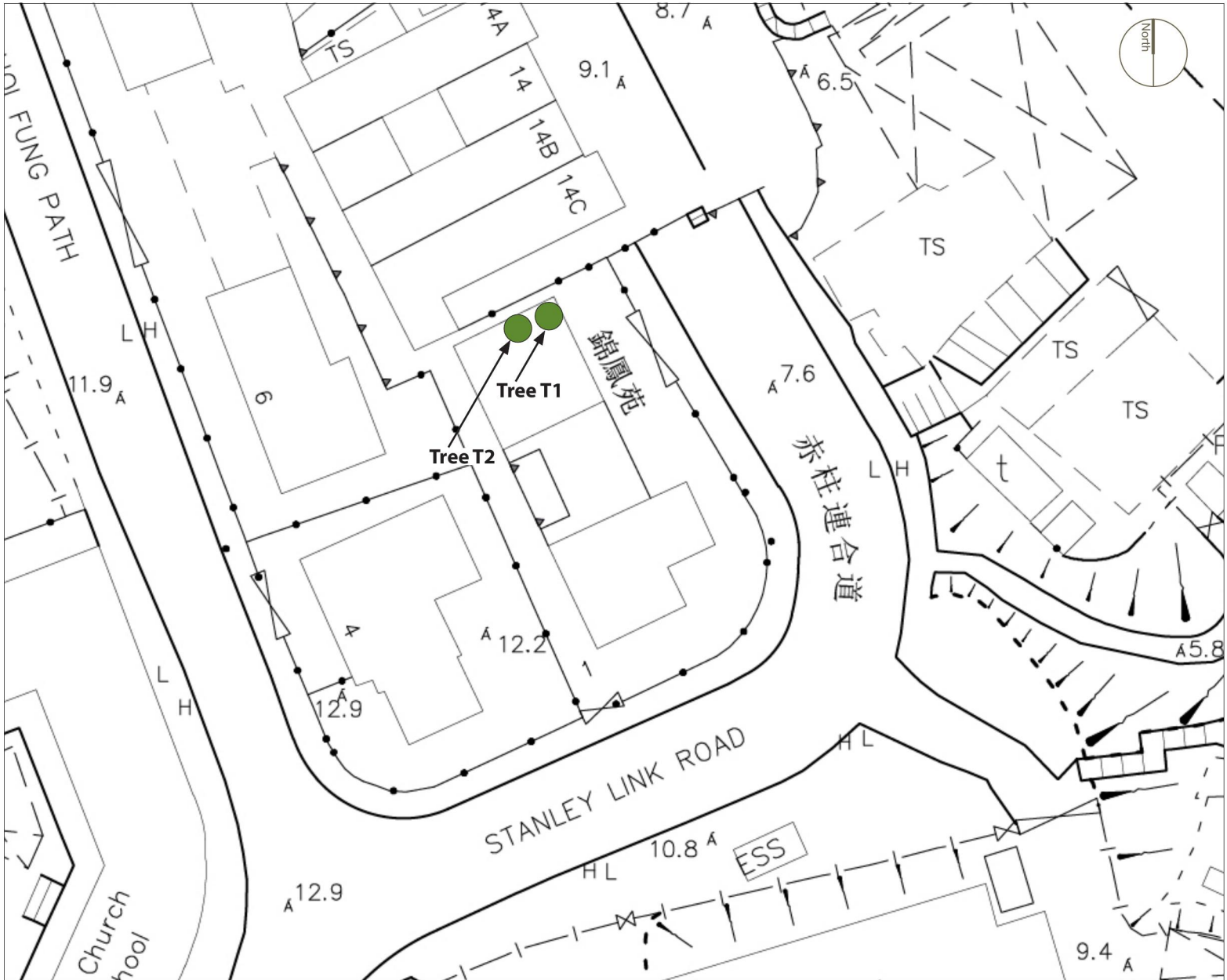
Tree T2: *Plumeria Rubra*

T2: Plumeria rubra

Height 2.5m Health: Fair
 Spread: 2m Condition: Fair
 DBH 100mm Form: Fair

Comments:
 Although the form and conditions are considered fair the tree has significant pruning wounds on its trunk through previous branch loss at this exposed location. The tree is growing in a narrow, raised planter at the roof top area making access and formation of a viable rootball for transplantation impractical.

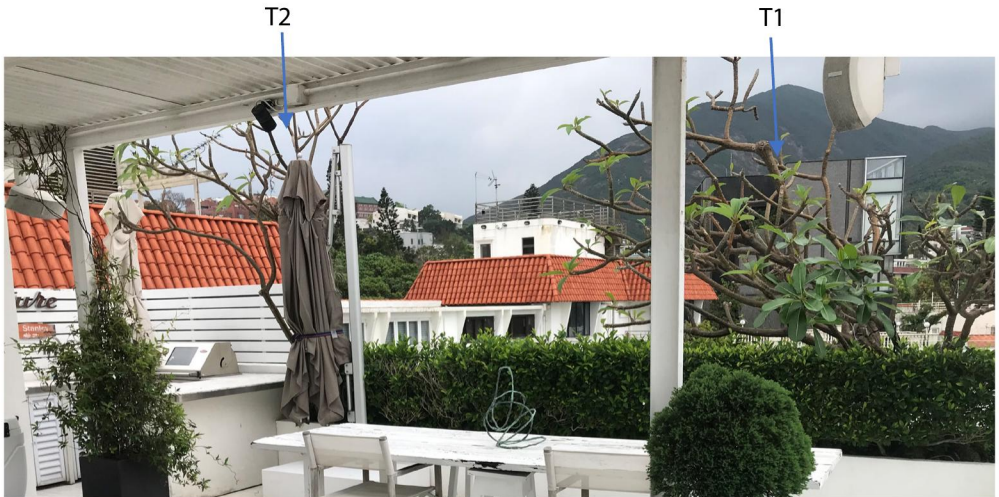
Recommendation: Fell



Tree Location Plan



View from Street Level



View at Rooftop Terrace

SCALE	N.T.S.	DATE	APR 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 2.3		REV



LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Proposed Levels
- Proposed Small Tree Planting
- Proposed Large Shrub Planting
- Proposed Shrub Planting
- Proposed Lawn Planting
- Proposed Pool
- Proposed Paving at 1/F
- Proposed Paving for Private Terrace
- Proposed Deck
- Proposed Paving at 2/F and 3/F
- Proposed Paving at R/F
- Loose Furniture (Illustrative Only)

The Arrival Landscape

- 1. Pedestrian Gates
- 2. Entrance Terrace

The Leisure Landscape

- 3. Swimming Pool Deck
- 4. Communal Garden Terraces
- 5. Private Garden Terraces

The Boundary Landscape

- 6. Layered planting and Green Margins



FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan (Combined Levels)

SCALE	N.T.S.	DATE	MAY 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 4.1		
		REV	A









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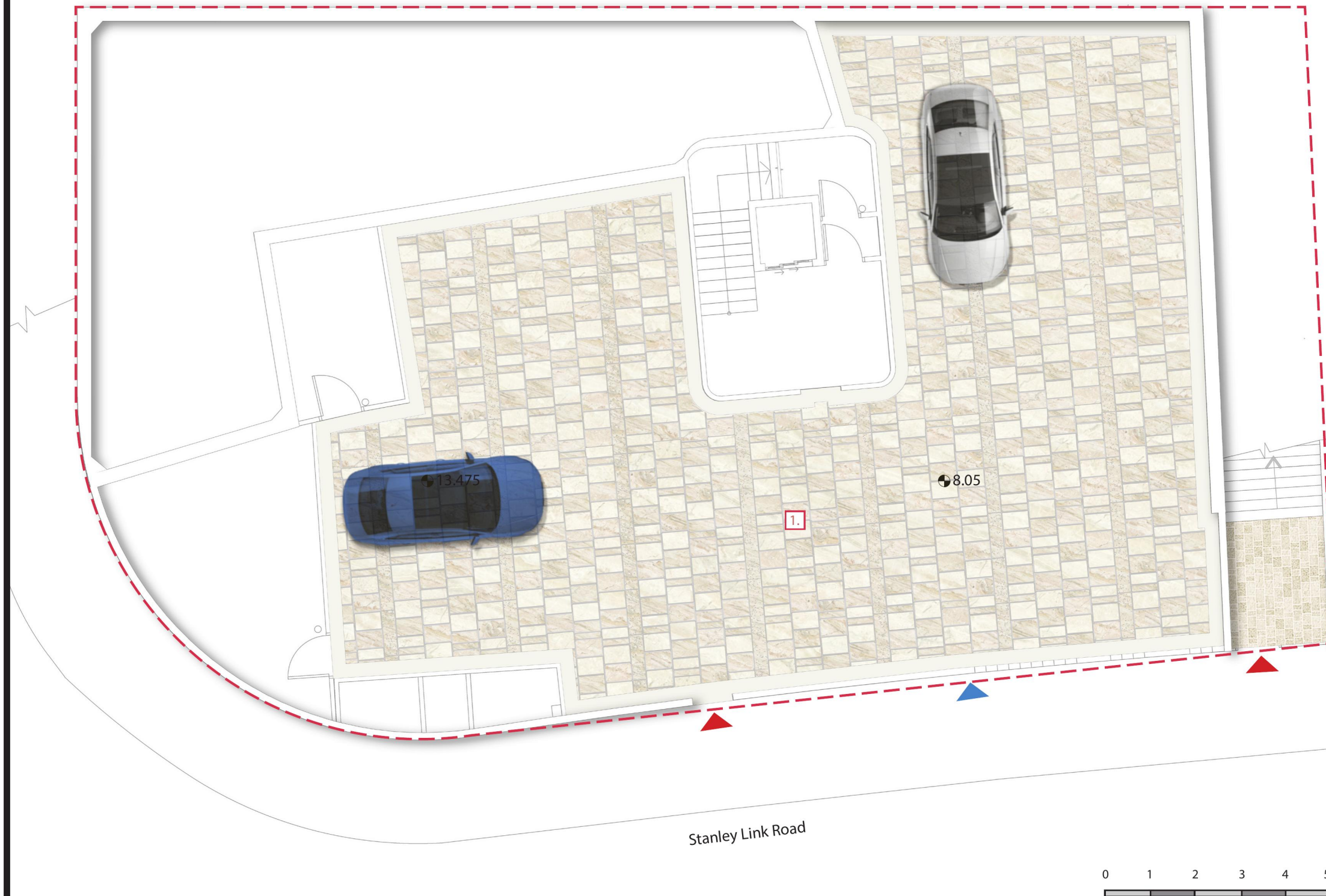
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LEGEND

-  Application Site Boundary
-  Proposed Architectural Scheme
-  Pedestrian Entrance / Exit
-  Vehicular Entrance / Exit
-  XX.XX Proposed Levels
-  Proposed Paving



1. The Arrival Landscape
Shared Entrance Courtyard

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan – G/F

SCALE	N.T.S.	DATE	APR 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 4.2		REV
			-



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LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- Pedestrian Entrance / Exit
- Proposed Levels
- Proposed Small Tree Planting
- Proposed Large Shrub Planting
- Proposed Shrub Planting
- Proposed Lawn Planting
- Proposed Pool
- Proposed Paving
- Proposed Paving for Private Terrace
- Proposed Deck
- Loose Furniture (Illustrative Only)

- The Arrival Landscape**
 - Pedestrian Gates
 - Entrance Terrace
- The Leisure Landscape**
 - Swimming Pool Deck
 - Communal Garden Terraces
 - Private Garden Terraces
- The Boundary Landscape**
 - Layered planting and Green Margins

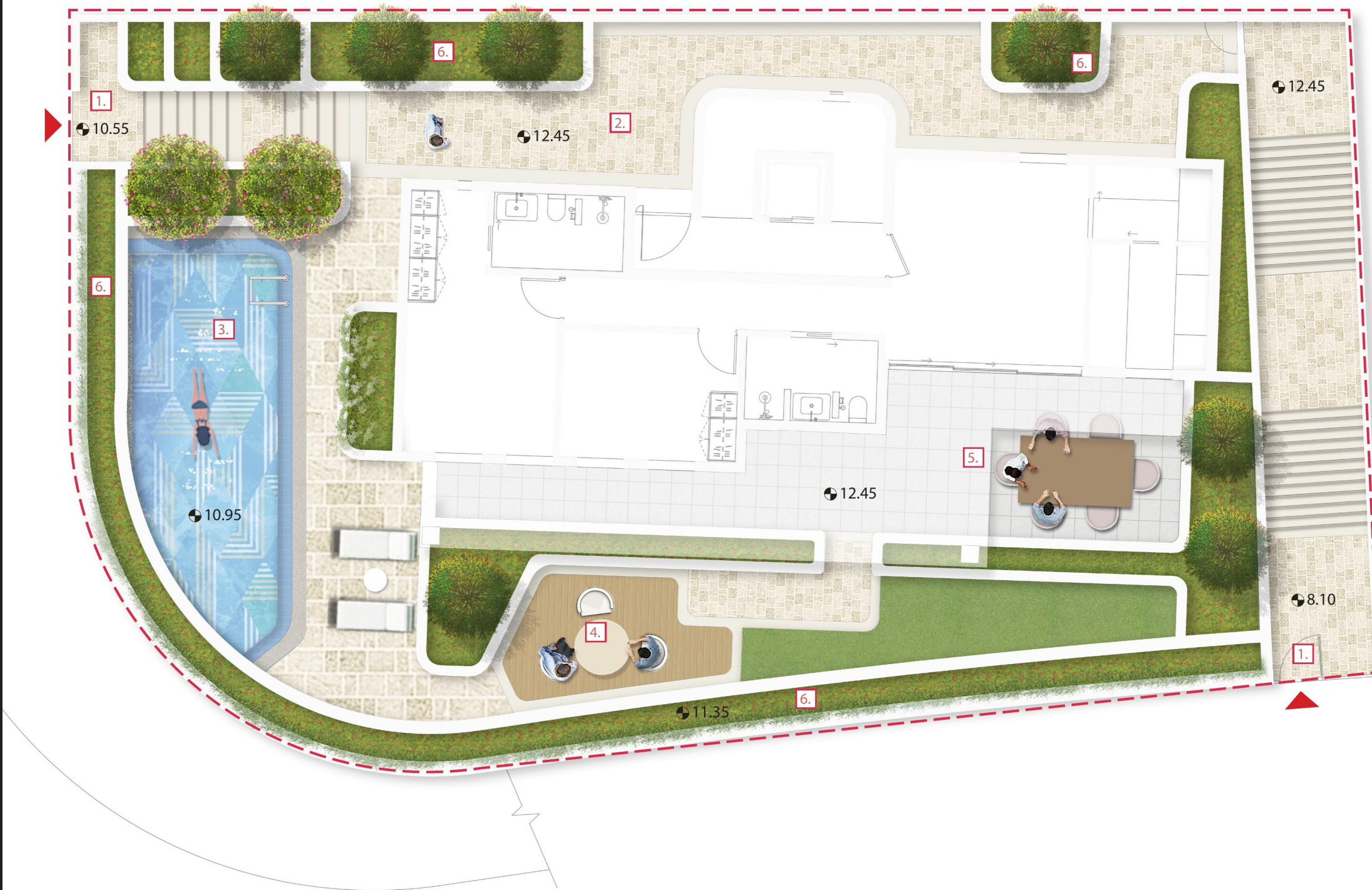


FIGURE TITLE
Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan – 1/F

SCALE	N.T.S.	DATE	MAY 2024
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FIGURE NO.	Figure 4.3		REV
			A



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LEGEND



Application Site Boundary



Proposed Architectural Scheme



Proposed Paving



Loose Furniture (Illustrative Only)

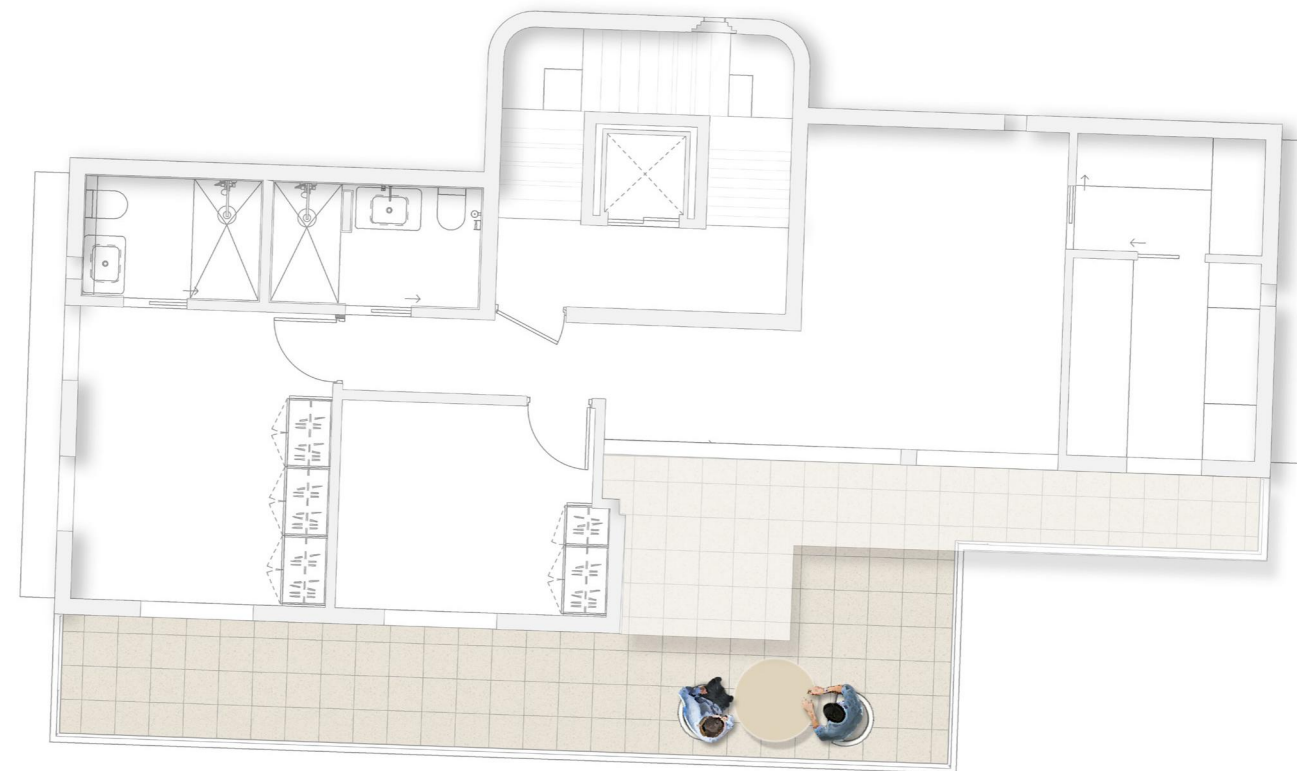


FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan – 2/F

SCALE	N.T.S.	DATE	MAY 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 4.4		REV
			A



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LEGEND



Application Site Boundary



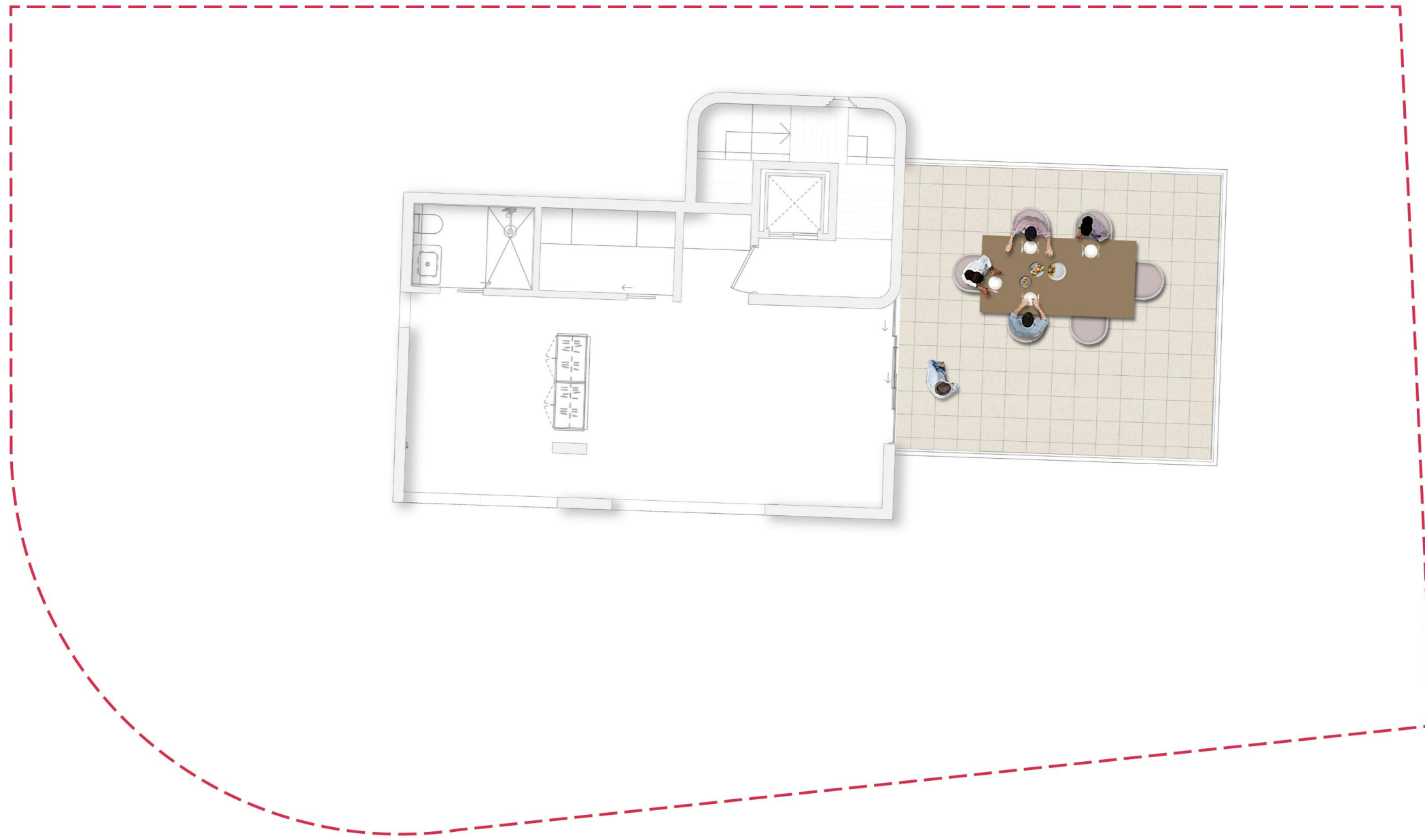
Proposed Architectural Scheme



Proposed Paving



Loose Furniture (Illustrative Only)



0 1 2 3 4 5m

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan – 3/F

SCALE	N.T.S.	DATE	MAY 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 4.5		REV
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LEGEND



Application Site Boundary



Proposed Architectural Scheme



Proposed Paving

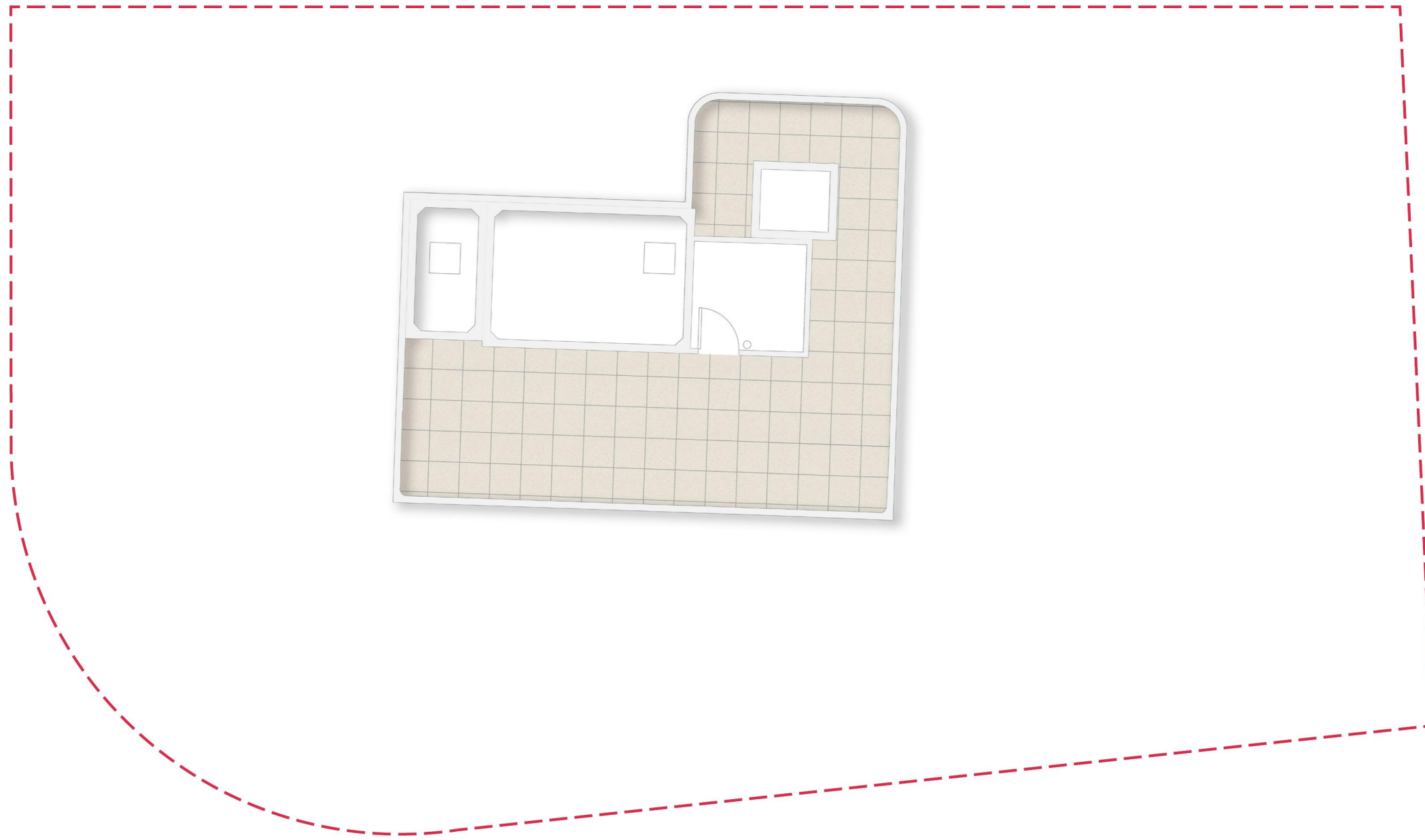


FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan – R/F

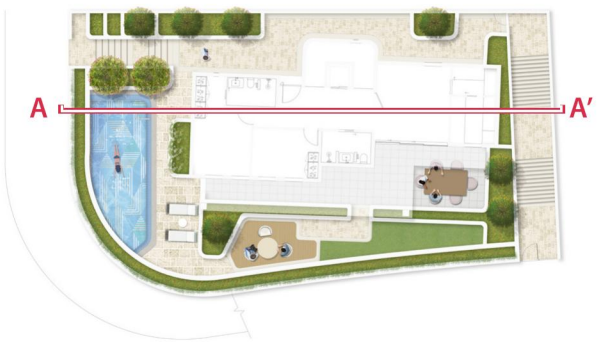
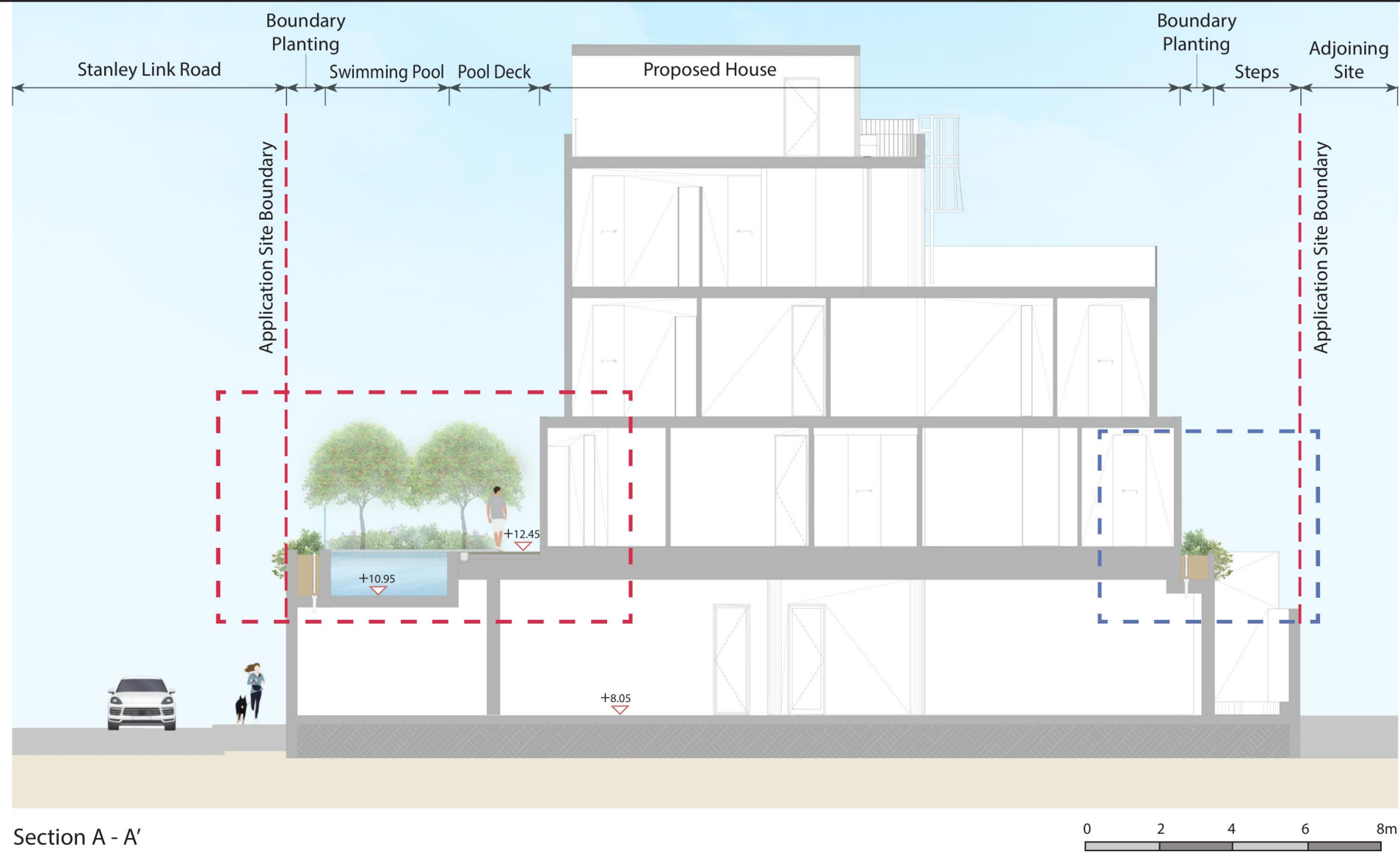
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FIGURE NO.	Figure 4.6	REV	
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- LEGEND**
- Section Line
 - Typical Levels
 - Proposed Architecture Scheme
 - Proposed Small Tree Planting
 - Proposed Shrub Planting

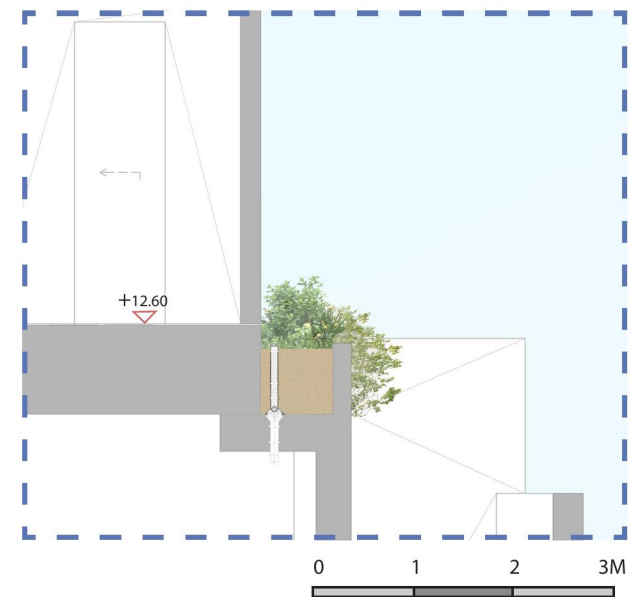
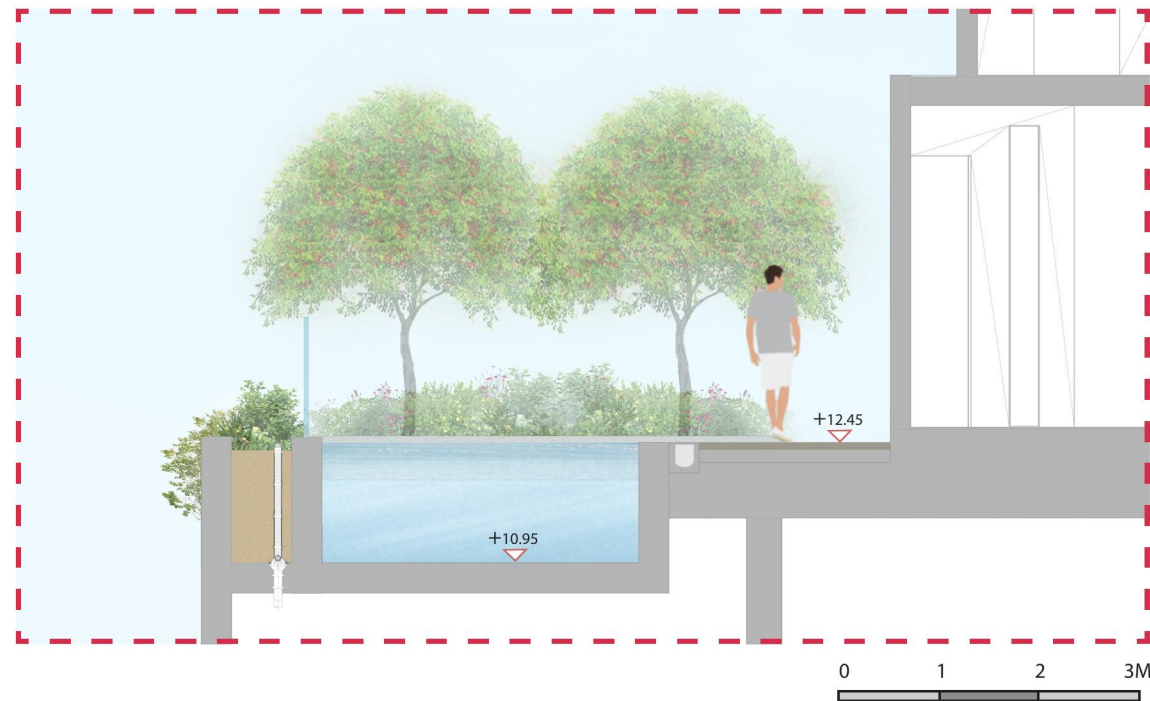


FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

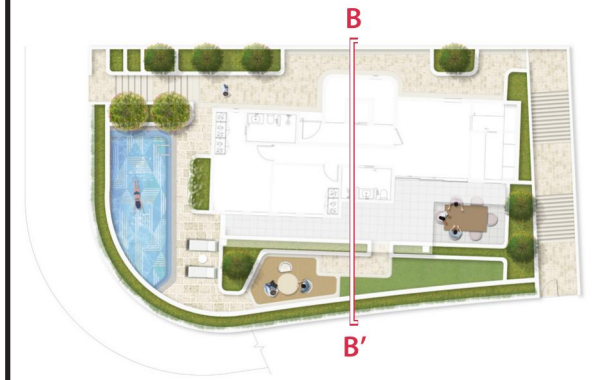
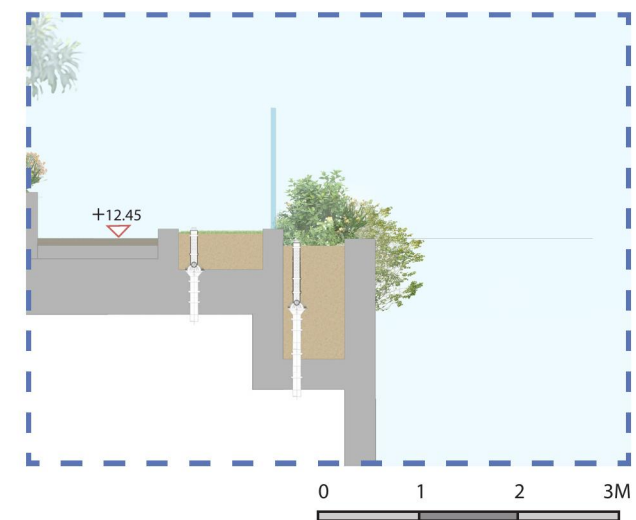
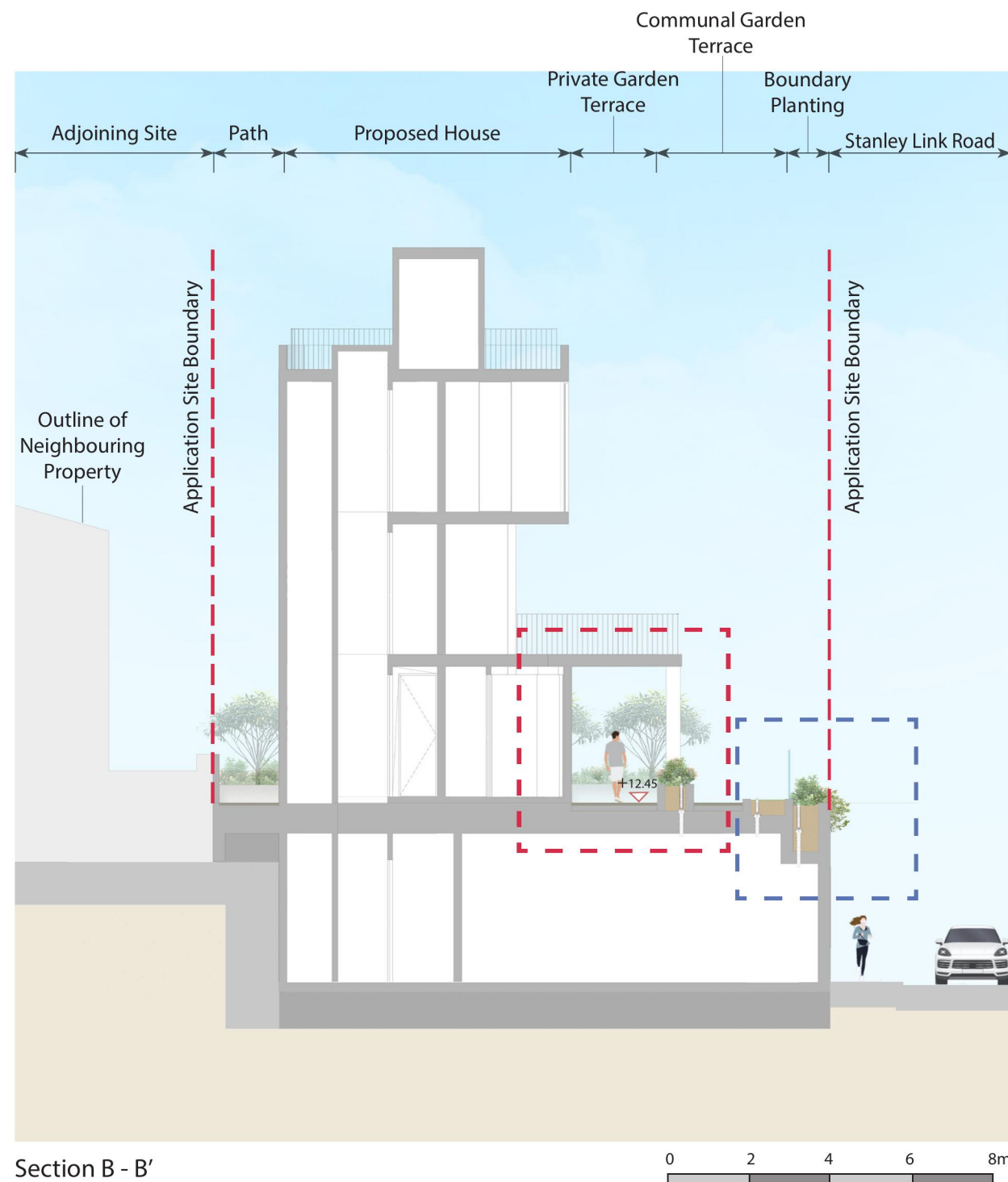
Landscape Section A-A'

SCALE	N.T.S.	DATE	MAY 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 5.1		REV
			A

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LEGEND



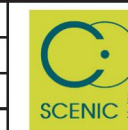
-  Section Line
-  Typical Levels
-  Proposed Architecture Scheme
-  Proposed Shrub Planting
-  Proposed Lawn Planting

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Section B-B'

SCALE	N.T.S.	DATE	MAY 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 5.2		REV
			A



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LEGEND



Application Site Boundary



Communal Open Space on 1/F
(Active Use) (Uncovered Area)



Communal Open Space on 1/F
(Passive Use) (Uncovered Area)

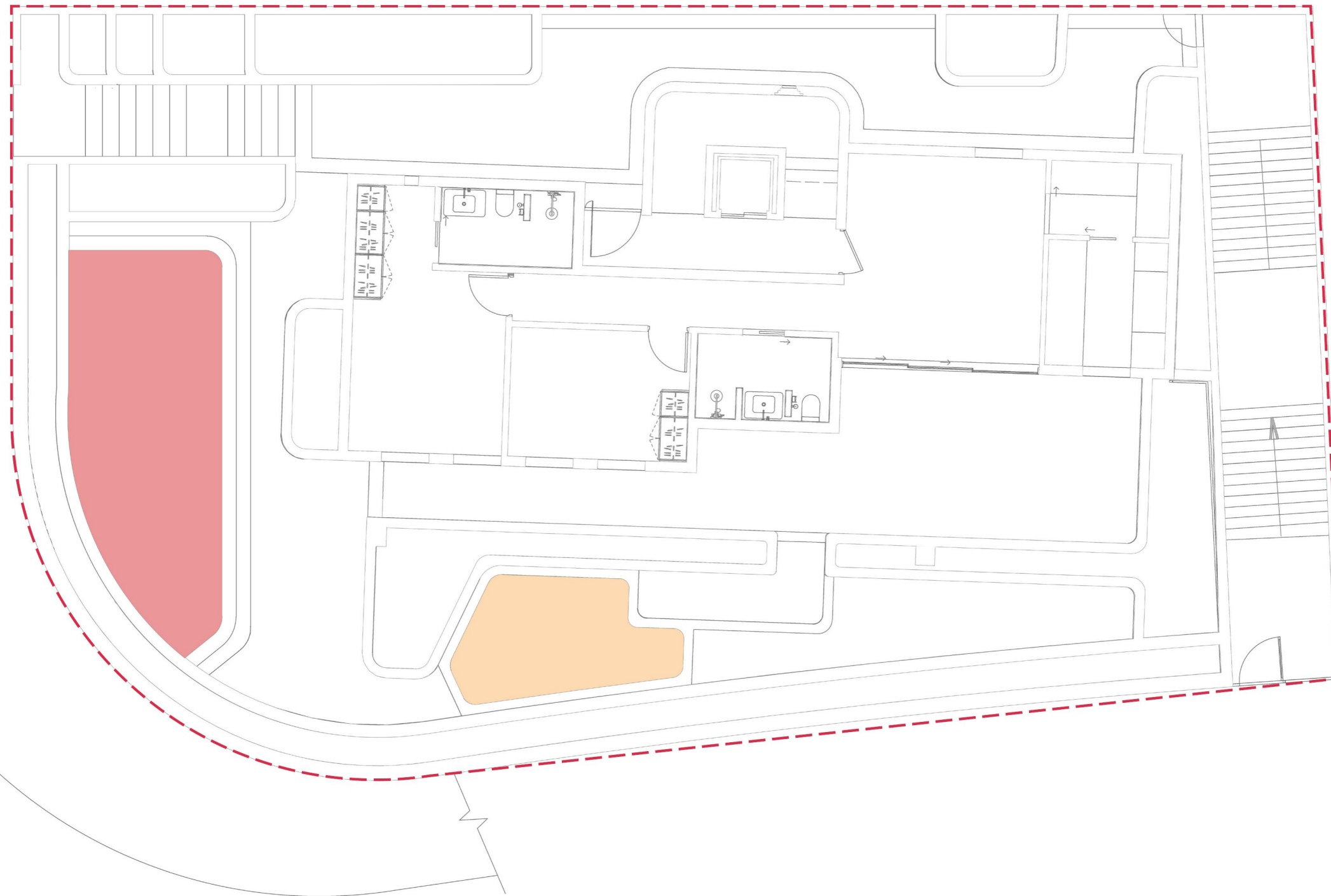


FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Open Space

SCALE	N.T.S.	DATE	APR 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 6.1		REV
			-



SCENIC Landscape Studio Limited

LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong Telephone: 2468 2422 Facsimile: 3016 2422 Website: scenic@studioscenic.com



LEGEND



Application Site Boundary



Uncovered Greening



Covered Greening

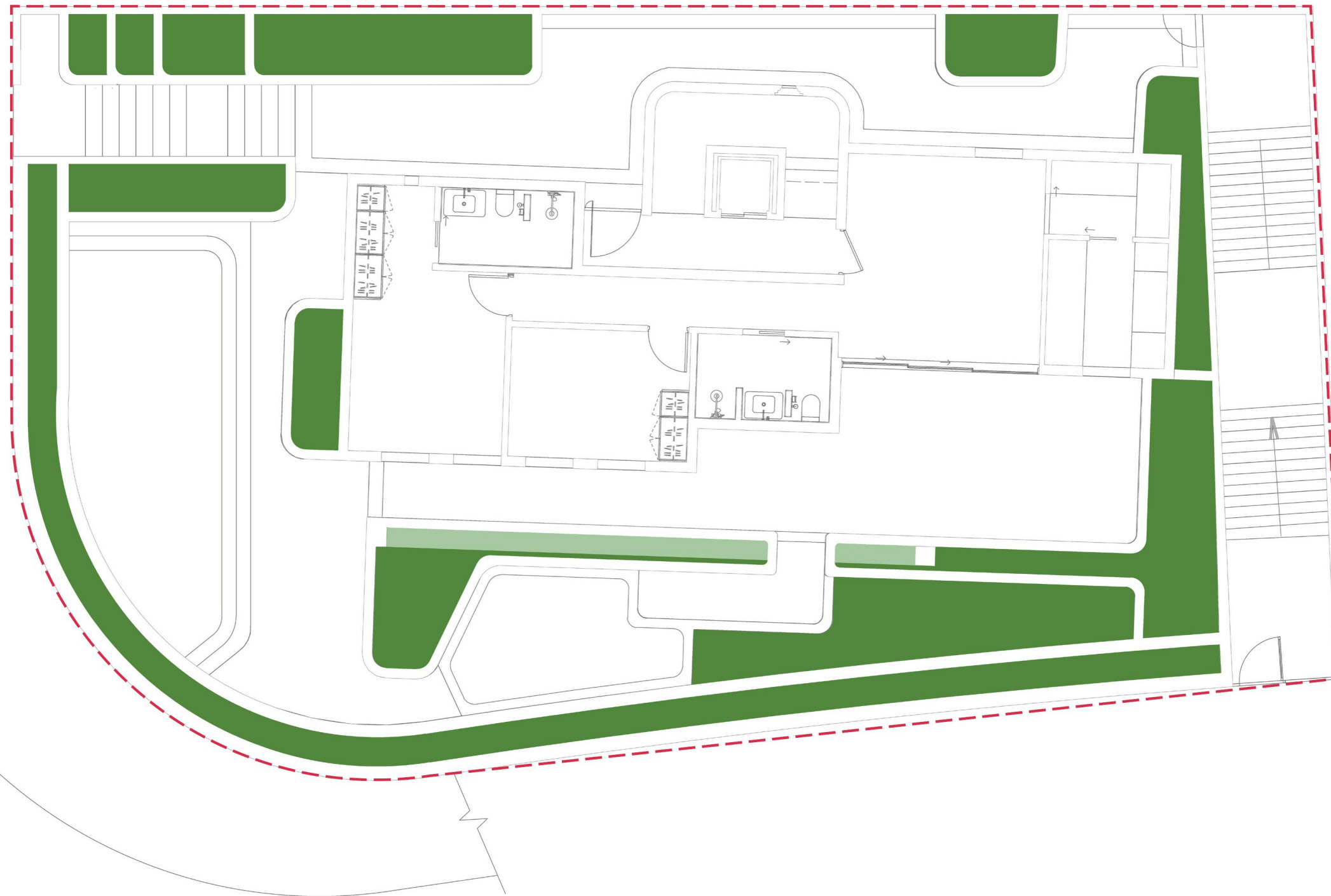


FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Green Coverage

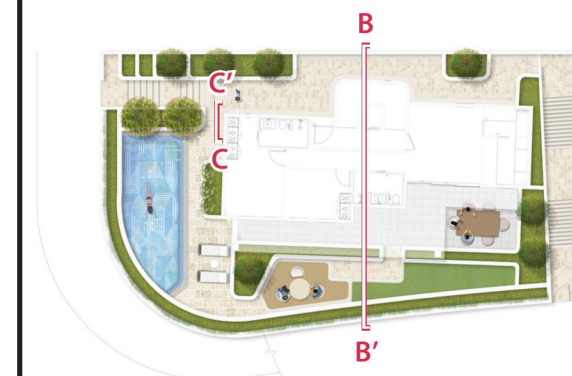
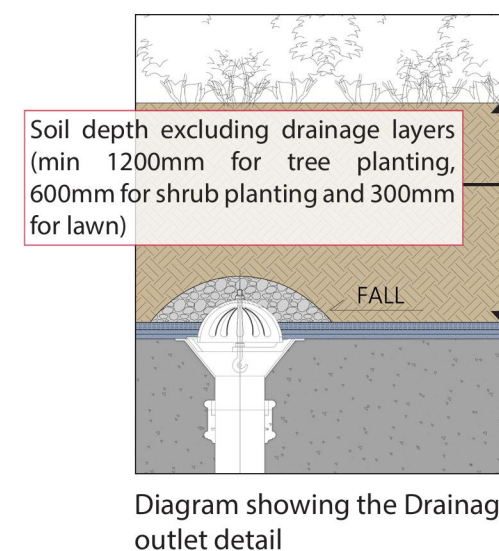
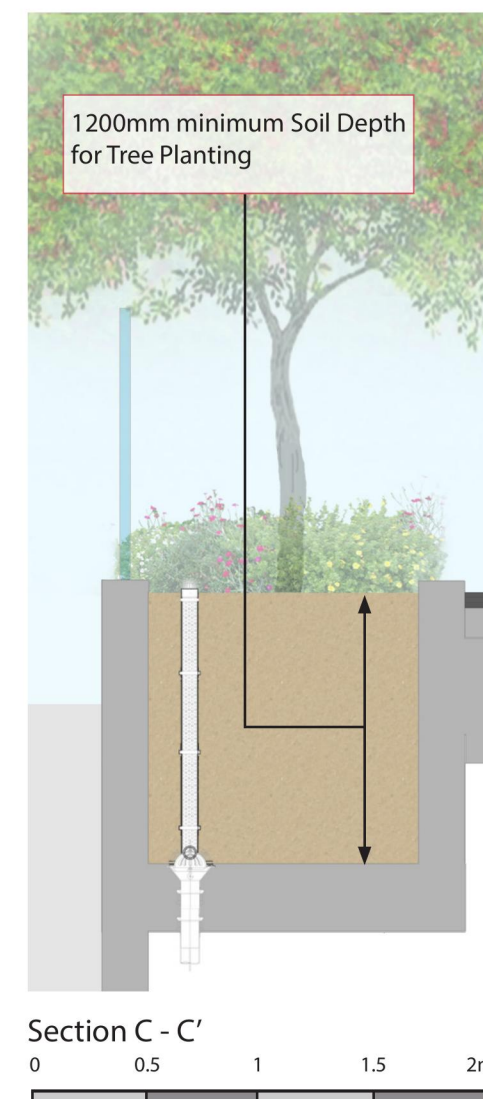
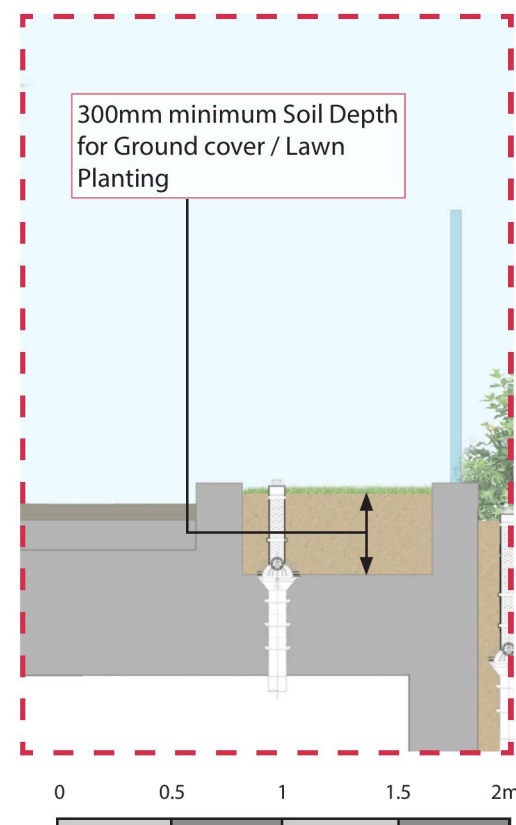
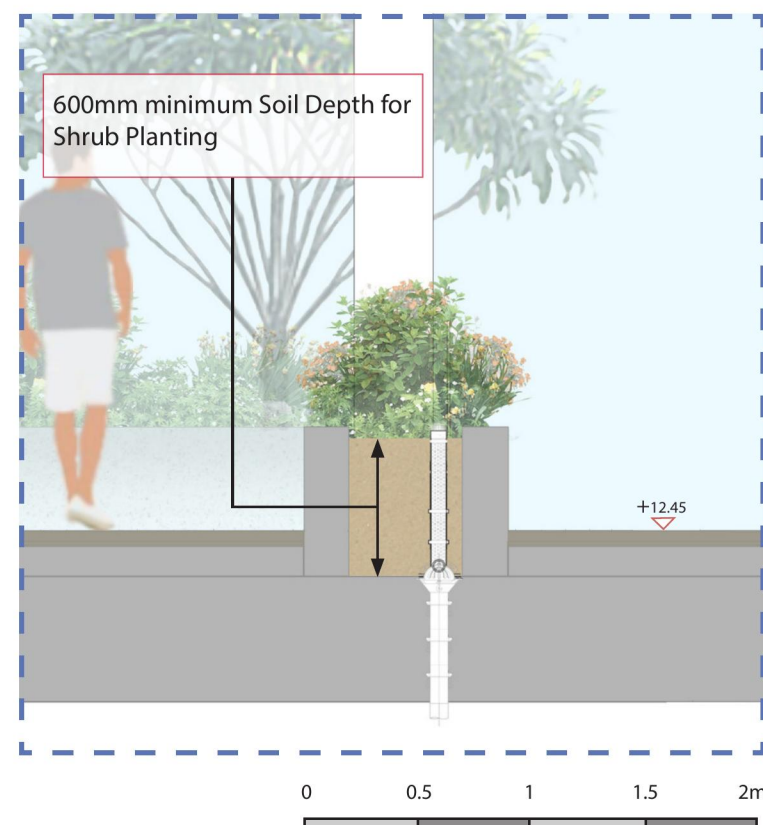
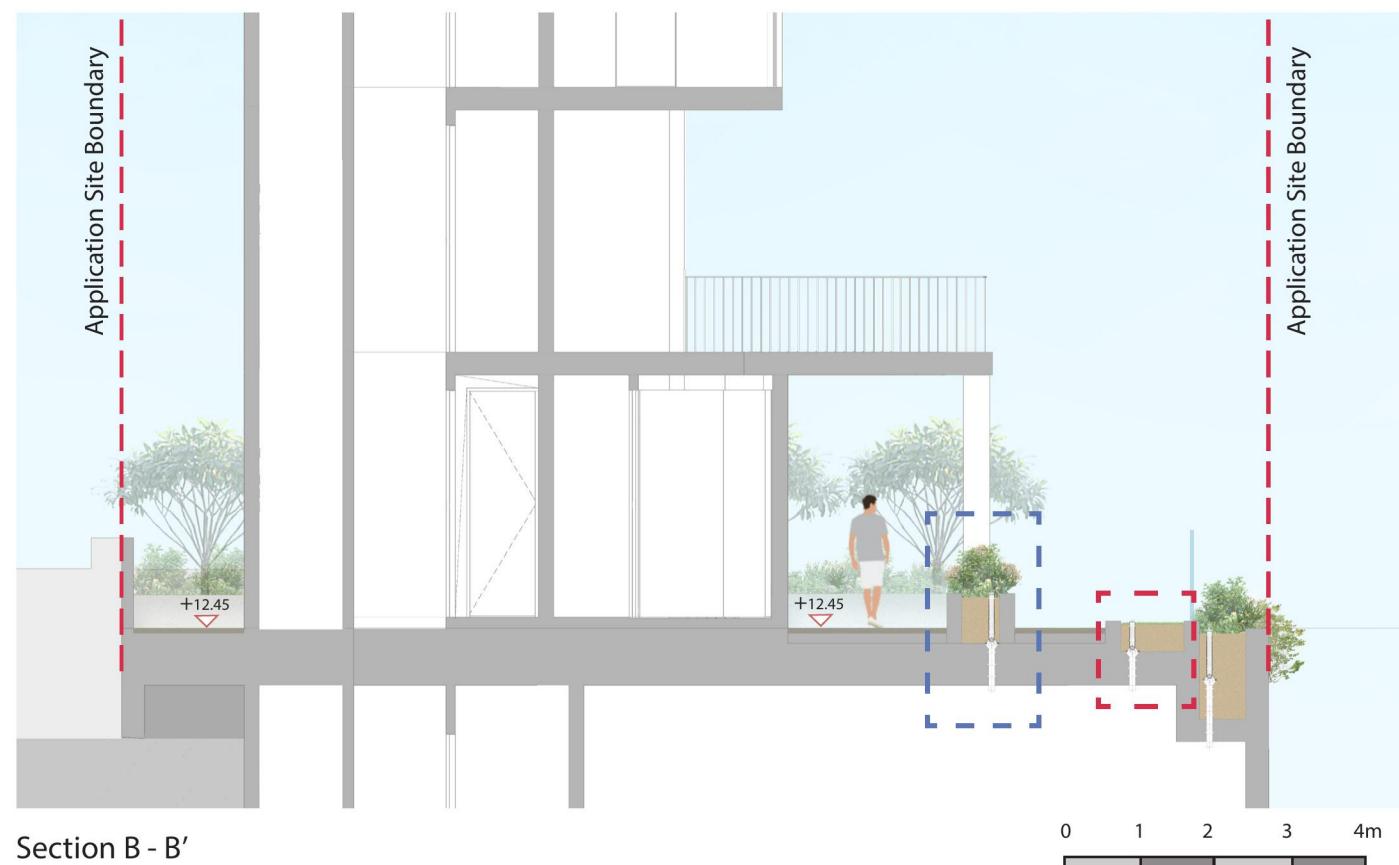
SCALE	N.T.S.	DATE	MAY 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.1		REV
			A




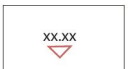
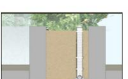
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LEGEND

-  Section Line
-  Typical Levels
-  Soil Mix

Note:

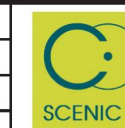
- All soil depths stated exclude drainage layer.

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Typical Section showing Soil Depth

SCALE	N.T.S.	DATE	MAY 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 10.1		REV A



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TOWNLAND CONSULTANTS LTD.

URBAN AND REGIONAL PLANNING, DEVELOPMENT CONSULTANCY, MASTER PLANNING, URBAN DESIGN, ARCHITECTURE,
LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT AND SOCIAL DEVELOPMENT

Reference TTVS/AGNES/02
Date 19 June 2024

By HAND and EMAIL

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**MINOR RELAXATION OF SITE COVERAGE RESTRICTION
FOR PROPOSED RESIDENTIAL REDEVELOPMENT
AT 1 STANLEY LINK ROAD, STANLEY (TPB REF: A/H19/85)**

- Supplementary Information Paper 1 -

We write regarding the captioned Planning Application submitted to the Town Planning Board ("TPB") on 22 May 2024.

Further to the comments received from the Hong Kong District Planning Office of Planning Department ("PlanD") on 17 June 2024, please note that the percentage of carport level areas dedicated for car parking use according to Joint Practice Note No. 5 is approx. 59.28%. Please refer to replacement page of G/F Layout Plan GFA Diagram in **Attachment 1**. Photomontages showing the massing of the OZP Compliant Scheme are also attached in **Attachment 2** for ease of reference.

The information provided in this Supplementary Information Paper is to facilitate Government Departments' and the public's understanding of the overall project. Please find enclosed 4 copies of this SIP for Government Department circulation and distribution to Members of the Board.

Should there be any queries, please do not hesitate to contact Ms Agnes Leung or the undersigned.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Delius Wong
Associate / Project & Quality Manager

Enc – SIP

cc Client / Team
Ms. WU Ho Kei, Maggie STP/ HKDPO
Ms. WONG Tsz Hei, Alice TP/ HKDPO

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Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111
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INDIA OFFICE :

Coworking Space Ministry of New, 3rd Floor, Kitab Mahal,
192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India
Telephone : (91) 9819919804
E-mail address : tcpl@townland.com

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Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
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TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

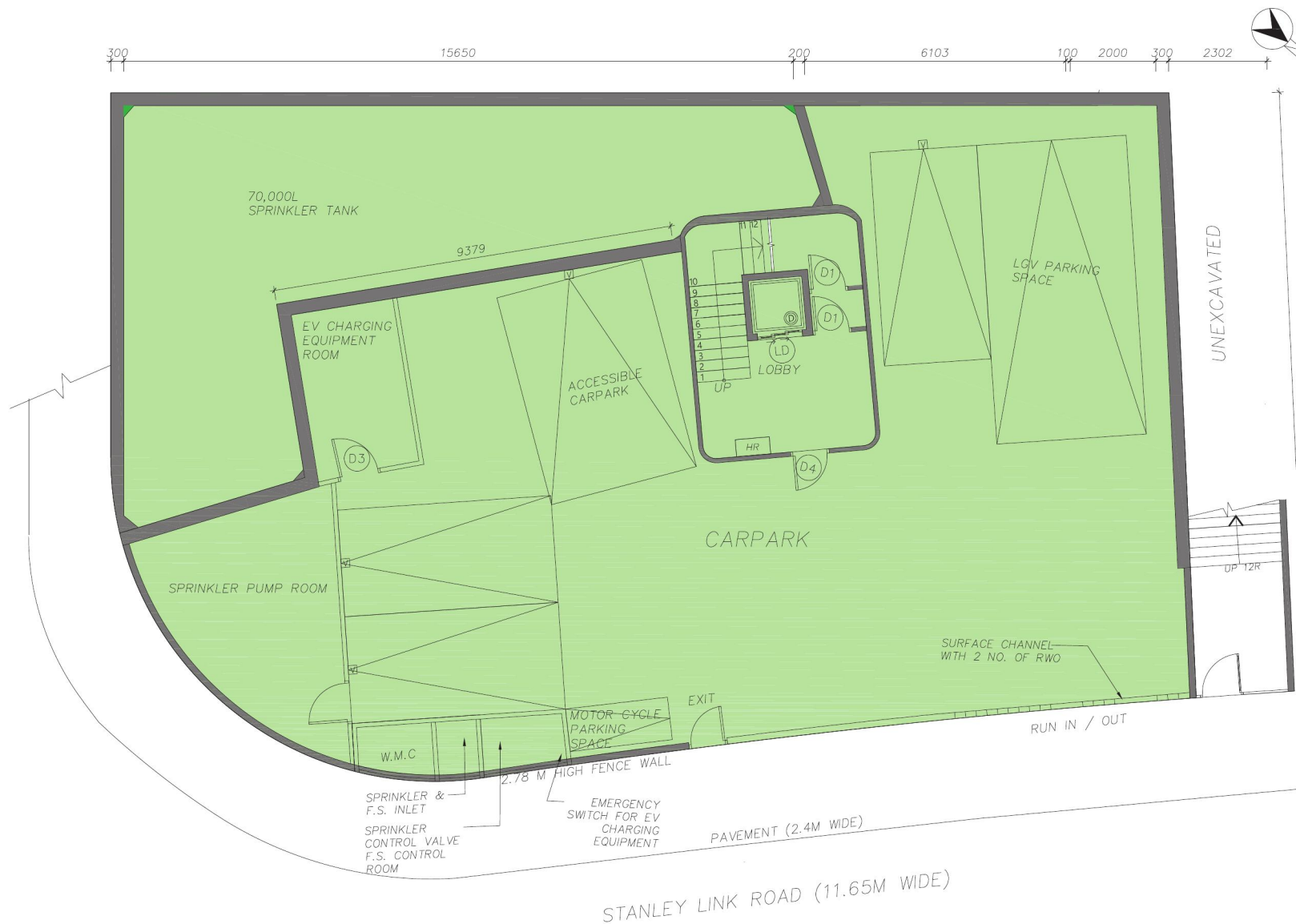
HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015
Certificate No.: CC844

Attachment 1

REPLACEMENT PAGE FOR
ARCHITECTURAL PLANS OF THE
PROPOSED RESIDENTIAL
REDEVELOPMENT AND GFA DIAGRAMS



BD REF. : 2/3022/20				
FSD REF. :				
REV	REVISIONS	DATE	DRAWN BY	CHECKED BY
NOTES :				
1. ALL DIMENSIONS GIVEN ARE IN MILLIMETRE.				
2. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE.				
AUTHORIZED PERSON				
GBE 創維建築工程 顧問有限公司 Glamorous Building & Engineering Consultancy Ltd. Mr. YUNG CHIKIN APIA 75165 MHKIA, RI Rm 05-06, 19/F, The Broadway 54-62 Lockhart Road, Wan Chai, Hong Kong Tel: 2735 7077 Fax: 2877 3017				
ARCHITECT				
K. P. D. O.				
PROJECT				
PROPOSED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY				
PROJECT NO. 752-01020-390				
TITLE				
G/F LAYOUT PLAN G.F.A. DIAGRAM				
DRAWING NO. S16GP-01 (GBP)				
REV : -				
SCALE : 1:100(A3)				
DRAWN : SUM DATE : APR 2024				
CHECKED : MT APPROVED :JL				

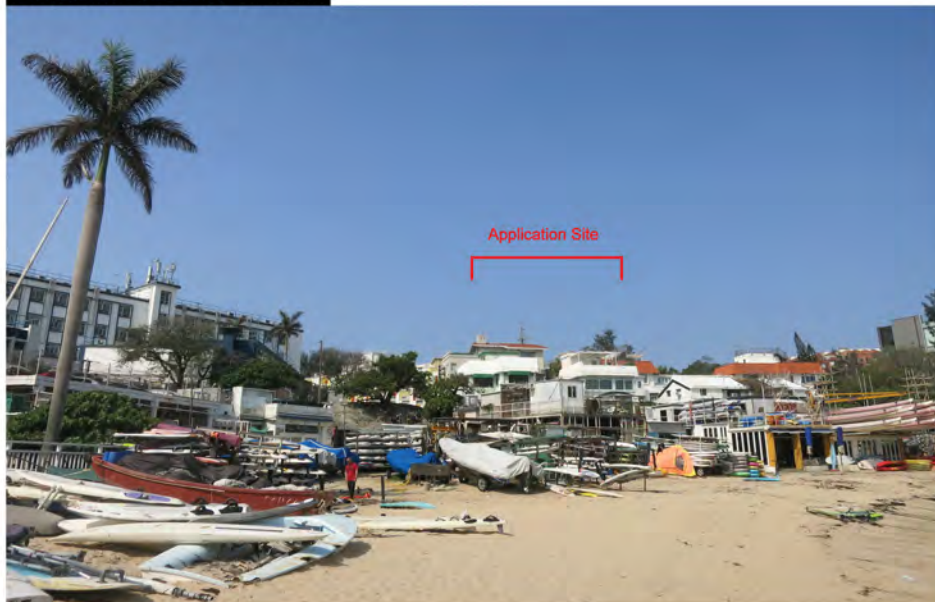
G.F.A. ACCOUNTABLE
 G.F.A. DISREGARDED UNDER PNAP APP 2

Percentage of Carport Level Areas dedicated for Car Parking Use
 = Car Parking Use Area / Total Ground Floor Area
 = 221.008 sq.m / 372.822 sq.m x 100%
 = 59.280% > 50%

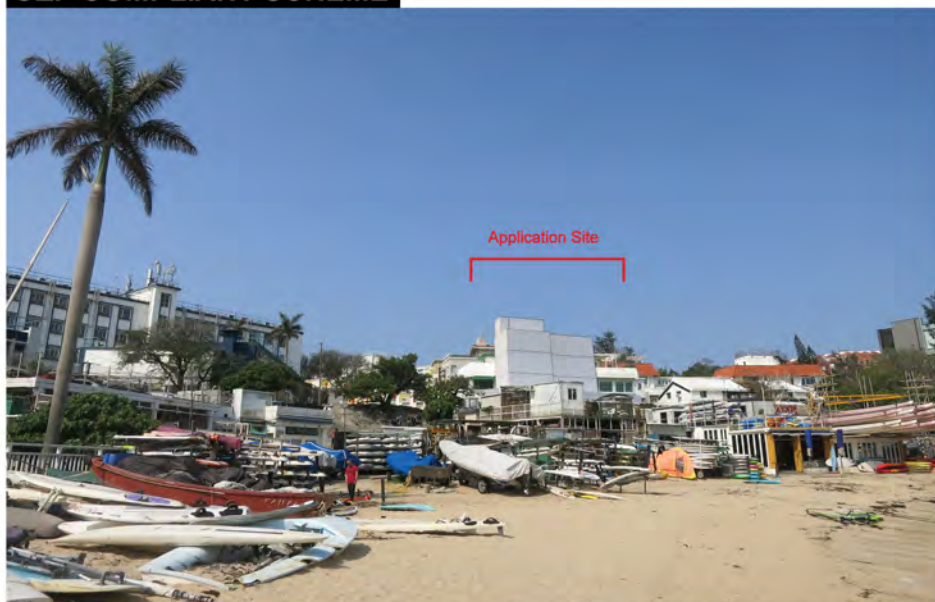
Attachment 2

REPLACEMENT PAGES FOR
PHOTOMONTAGES OF THE PROPOSED
RESIDENTIAL REDEVELOPMENT

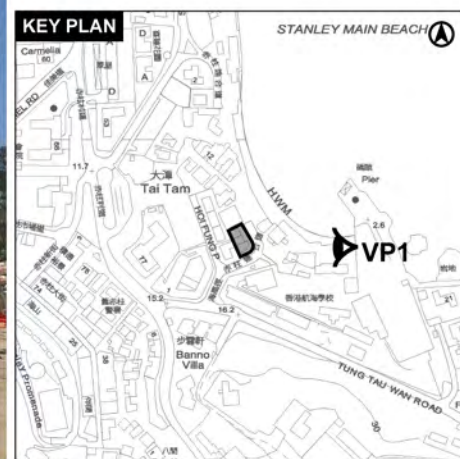
EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME



EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME

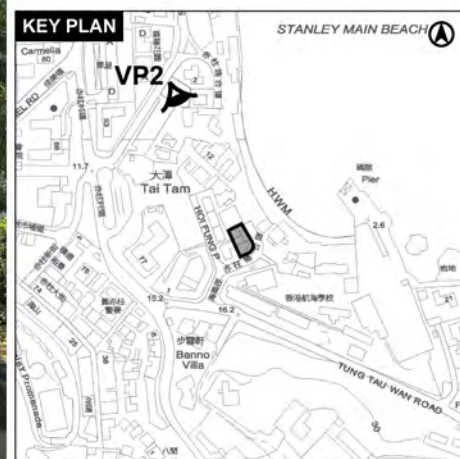


FIGURE 3 VIEWPOINT 2 : VIEW FROM STANLEY BEACH ROAD SITTING-OUT AREA

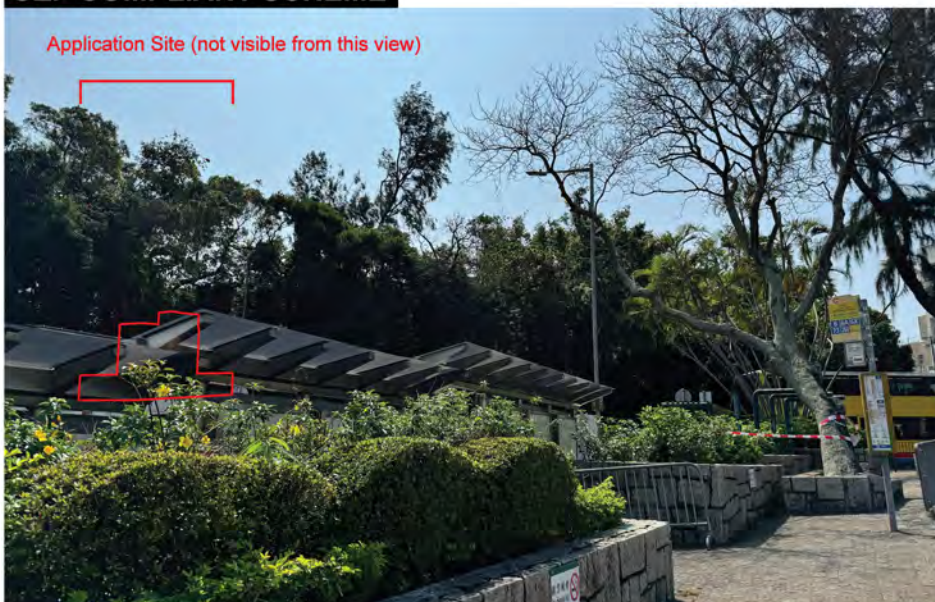
EXISTING CONDITION

Application Site (not visible from this view)



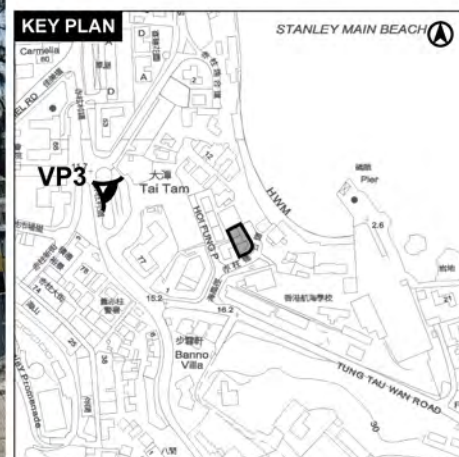
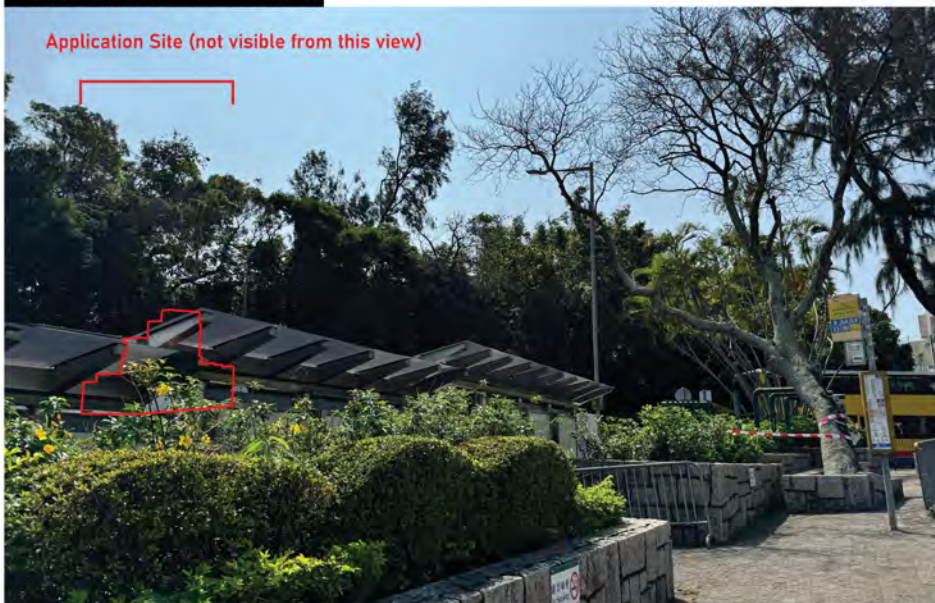
OZP COMPLIANT SCHEME

Application Site (not visible from this view)



PROPOSED SCHEME

Application Site (not visible from this view)



EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME

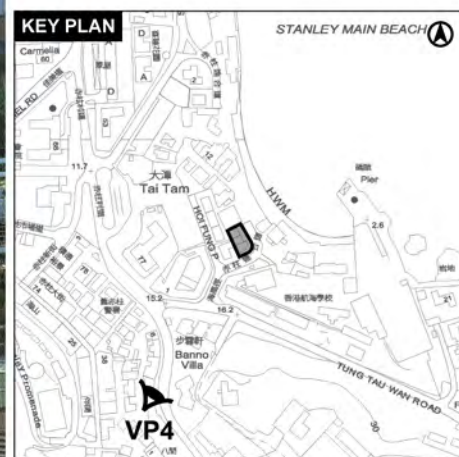


FIGURE 5 VIEWPOINT 4 : VIEW FROM WONG MA KOK ROAD PLAYGROUND

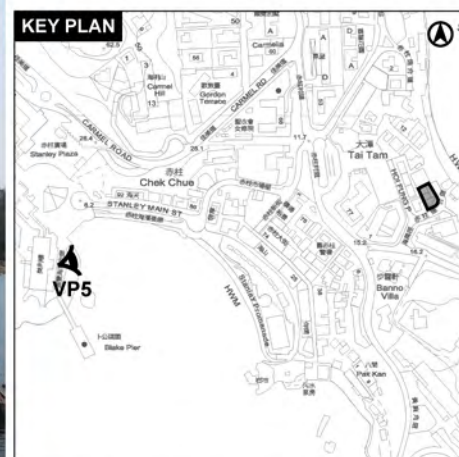
EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME



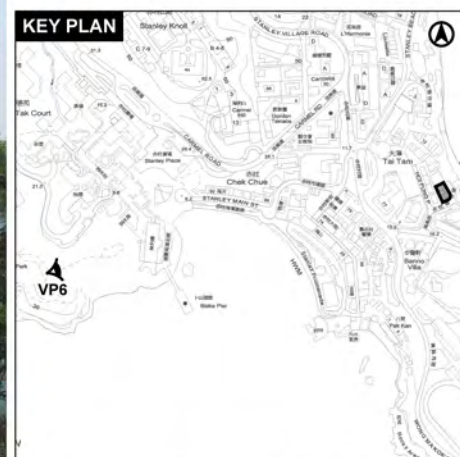
EXISTING CONDITION



OZP COMPLIANT SCHEME



PROPOSED SCHEME





Reference TTVS/AGNES/04
Date 23 July 2024

By HAND and EMAIL

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**MINOR RELAXATION OF SITE COVERAGE RESTRICTION
FOR PROPOSED RESIDENTIAL REDEVELOPMENT
AT 1 STANLEY LINK ROAD, STANLEY (TPB REF: A/H19/85)
- Supplementary Information Paper -**

This letter supercedes our letter dated 18 July 2024 (our ref: TTVS/AGNES/03) which was emailed to the TPB the same date.

We refer to the captioned Planning Application (TPB Ref: A/H19/85) submitted to the Town Planning Board ("TPB") on 22 May 2024 and comments from various Government Departments including Lands Department, Buildings Department, Drainage Services Department, District Planning Office of Planning Department ("PlanD"), Urban Design and Landscape Unit of PlanD, Environmental Protection Department and Architectural Services Department were received on 10, 11, 12, 16, 17 and 23 July 2024. In addition, Three (3) public comments were received during the public inspection period of the captioned Planning Application.

Please find attached the Responses-to-Comments ("R-to-C") table in **Attachment 1** which has fully addressed the comments received. **Attachments 2 to 6** contains the Business Register for Montessori for Children (Nursery) and replacement pages for Landscape Proposal, Supplementary Planning Statement, Architectural Plans / GFA Diagram and Application Form. The information provided in this Supplementary Information Paper ("SIP") is to facilitate Government Departments' and the public's understanding of the overall project. Four (4) hard copies of this SIP are enclosed for Government Department circulation and distribution to Members of the Board.

Should there be any queries, please do not hesitate to contact Ms Agnes Leung or the undersigned.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED


Delius Wong
Associate / Project & Quality Manager

Enc – SIP

cc Client / Team
Ms. WU Ho Kei, Maggie STP/ HKDPO
Ms. WONG Tsz Hei, Alice TP/ HKDPO

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PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001:2015
Certificate No.: CC844

MINOR RELAXATION OF SITE COVERAGE RESTRICTION FOR PROPOSED RESIDENTIAL REDEVELOPMENT AT 1 STANLEY LINK ROAD, STANLEY (TPB REF: A/H19/85)

Comments/ Suggestions		Applicant's Responses
A.	<u>Comments received from Lands Department on 10.7.2024 (Contact Person: Ms. Prudence Ho, Tel.: 2835 1686:</u>	
1.	The application site, RBL 1033, is governed by the Conditions of Sale No. 11155 dated 19.12.1977 (the Lease) for a terms of 75 years commencing from 19 December 1977.	Noted.
2.	The Lease contains, inter alia, the following salient conditions:-	Conditions in the lease are noted.
(a)	Building/buildings to be erected on the lot shall not exceed a total GFA of 243m ² and shall not exceed a total roof over area of 30% and contains not more than 2 storeys	
(b)	Car parking spaces should be provided at the rate of not less than 2 cars per flat. Separate single storey car ports will be permitted and will not be taken into account for the calculation of max GFA or total roofed-over area	
(c)	No structure other than such structures including boundary walls and fences shall be erected within 3.05 metres of the north-eastern and south-eastern boundary of the lot.	
(d)	No right of ingress or egress to or from the lot between the point X and X through Y.	
3.	The planning application is for minor relaxation of the site coverage restriction for a 4-storey residential building providing 3 apartments. The proposed development is in breach of the Lease conditions. If the subject application is approved by the Town Planning Board, the lot owner will need to apply for lease modification. If the application for lease modification is approved by LandsD in the capacity as the Landlord, it will be subject to such terms and conditions, as considered appropriate by LandsD at its sole discretion.	Noted. Should the Planning Application be approved by Town Planning Board, the Applicant will submit a Lease Modification Application to Lands Department accordingly.
B.	<u>Comments received from Buildings Department on 10.7.2024 (Contact Person: Mr. Alex Chan, Tel.: 2626 1154:</u>	
1.	Preliminary I have the following comments on the new propose development layout:-	
(a)	For the above ground private carpark at G/F, GFA concessions maybe favourably considered subject to compliance with the criteria and satisfactory design under PNAP APP-2 and APP-111 respectively;	Noted.
(b)	Detailed comments on the proposal can only be given at building plan submission stage.	Noted.

MINOR RELAXATION OF SITE COVERAGE RESTRICTION FOR PROPOSED RESIDENTIAL REDEVELOPMENT AT 1 STANLEY LINK ROAD, STANLEY (TPB REF: A/H19/85)

Comments/ Suggestions		Applicant's Responses
C.	<u>Comments received from Drainage Services Department on 10.7.2024 (Contact Person: Ray Zhou (Tel.: 3101 2366)):</u>	
1.	The Site is fully paved already and there should be no additional impact due to the proposed change.	Noted.
2.	Sewerage impact assessment (or equivalent sewerage review) may be required to assess the potential sewerage impact and propose appropriate mitigation measures, if required. Such requirement should be subject to EPD as the planning authority of sewerage infrastructure.	Noted.
D.	<u>Comments received from District Planning Office Department on 11.7.2024, 16.7.2024 and 17.7.2024 (Contact Person: Ms. Alice Wong (Tel.: 2231 4671)):</u>	
1.	We noted from our site visit that there is a kindergarten in House A of Phoenix Garden, which is not mentioned in the Supplementary Planning Statement. 'School' use is a Column 2 use within "R(C)" zone on the approved Stanley Outline Zoning Plan No. S/H19/16, and there is no record of relevant planning approval. In this regard, please provide more information of the kindergarten, particularly since when it has been operating in the current address with proof.	Please kindly note that the Montessori for Children (Nursery) has been registered under House A of RBL 1033 since 18 May 1988. The kindergarten is an "existing use" which has existed before the publication in the gazette of the notice of the first statutory plan (i.e. Approved Stanley Outline Zoning Plan No. S/H19/1 on 27 May 1988) and has continued to operate as of now (Attachment 2 refers). In this regard, no action/ planning application is required for the kindergarten on the Application Site to conform to the Approved Stanley Outline Zoning Plan No. S/H19/16.
2.	Please advise the greening ratio and communal garden area of the proposed development.	Please note that the greenery ratio of the Proposed Redevelopment is approx. 20% and the communal garden area (i.e. open space) is approx. 30m ² . Please refer to the replacement pages of Landscape Proposal ("LP") in Attachment 3 .
3.	It is notice that setback is proposed for minimize the visual mass of the development. However, different descriptions for the setback are found in the SPS:	Please be clarified that that only Floors at 1/F and above are further setback from the building line on the eastern side to minimize the building bulk when view from Stanley Link Road and Stanley Main Beach. There is no setback on G/F. Please refer to the replacement page of the Supplementary Planning Statement ("SPS") (Attachment 4 refers).
a.	Para. 4.4.1: Floors at G/F and above are further setback from the building line on the eastern side to minimize the building bulk when view from Stanley Link Road and Stanley Main Beach.	
b.	Para. 5.1.1: It will also allow for a stepped design of the Proposed Residential Redevelopment where the <u>1/F and above is setback from the main building line</u> .	
c.	Para. 5.2.2: the <u>2/F and 3/F</u> of the Proposed Residential Redevelopment <u>is well setback from Stanley Link Road</u> .	

MINOR RELAXATION OF SITE COVERAGE RESTRICTION FOR PROPOSED RESIDENTIAL REDEVELOPMENT AT 1 STANLEY LINK ROAD, STANLEY (TPB REF: A/H19/85)

Comments/ Suggestions		Applicant's Responses
d.	Grateful if you could clarify the above, and advise the setback distance from the site boundary facing Stanley Link Road. Please also mark the distance on a plan for reference.	Please refer to replacement pages of Architectural Plans in Attachment 5 for the setback distance of the Proposed Redevelopment facing Stanley Link Road.
E.	<u>Comments received from Landscape Unit of Planning Department on 11.7.2024 and 23.7.2024 (Contact Person: Mr. Chak Ngai (Tel.:3565 3995)):</u>	
	<u>Landscape Observations and Comments</u>	
1.	Based on the aerial photo of Dec 2022, the site is located in a Rural Township Landscapes landscape character comprising of low-rise residential buildings, schools, police station and water sport centres. Stanley Main Beach is located to the east of the site. The proposed redevelopment under this planning application is considered not incompatible with its surrounding environment.	Noted.
2.	According to para. 4.5.9 of the Planning Statement (PS) and para. 8.1, Fig. 2.3 of the Landscape Proposal (LP) under Appendix 3, there are two existing trees of common species within the Site which are in "poor condition with transplantation impracticality" and are all proposed to be felled and compensated at a minimum compensatory tree planting ratio of 1:1 in terms of tree number. With reference to Section 9.0 and the Figure 4.1 of the LP, lawn, shrubs, climbers and small tree plantings at 1/ F are proposed to mitigate the landscape impact. Significant Impact on existing landscape resources within the site arising from the proposed development is not anticipated.	Noted.
3.	With reference to para. 6.1 and Fig. 6.1 of the LP, approximately 30m ² of open space is proposed. It is mentioned that "given the development comprises three flats the proposals adequately satisfy the requirements for 1m ² per person based on the predicted future population in accordance with the HKPSG". Information on the designated population is not provided.	Based on the "Population and Household Statistics Analysed by District Council 2023" by the Census and Statistic Department, the average household size in the Southern District is 2.9. Thus, the population of the Proposed Redevelopment is approx. 9. In this regard, the proposed Open Space provision of approx. 30m ² can adequately satisfy the requirements for 1m ² per person based on the proposed future population in accordance with the HKPSG.
	<u>Detailed Comments</u>	
	<i>Application Form</i>	
4.	According to the application form, landscape impact and tree felling are not anticipated, which is inconsistent with the information provided in the PS and LP. The applicant should clarify and rectify all inconsistencies.	Please be clarified that two (2) trees are proposed to be felled. Please refer to the replacement pages of LP and Application Form (Attachment 3 and 6 refer).
	<i>PS</i>	

MINOR RELAXATION OF SITE COVERAGE RESTRICTION FOR PROPOSED RESIDENTIAL REDEVELOPMENT AT 1 STANLEY LINK ROAD, STANLEY (TPB REF: A/H19/85)

Comments/ Suggestions	Applicant's Responses
<p>5. Para. 4.5.3 - It is mentioned that a stepped planter will be provided at the Shared Entrance Courtyard at G/ F. According to the Landscape Plan - G/F (Fig. 4.2) of the LP, there are no planters at the ground floor. The "Arrival Landscape" is indicated on Landscape Plan - 1/ F (Fig. 4.3) of the LP. The applicant should clarify and rectify all inconsistencies. This comment is also applicable to para. 9.3 of the LP.</p>	<p>Relevant Plans have been updated. Please refer to the replacement pages of LP and SPS in Attachment 3 and 4 respectively.</p>
<p>6. Para. 4.5.9 - It is mentioned that the 2 nos. of existing trees are proposed to be felled due to "poor condition", which is inconsistent with the information provided in Fig. 2.3 of the LP. Both trees are indicated with fair health condition in Fig. 2.3. It is also not mentioned whether they are in direct conflict with the proposed works or not. The applicant should and rectify all inconsistencies. This comment is also applicable to para. 8.1 of the LP.</p> <p><i>Appendix 1 - Architectural Plans of the Proposed Residential Redevelopment and GFA Diagrams</i></p>	<p>Whilst the health condition of the trees is fair, the structural condition of the trees is considered as poor. Moreover, the trees will be irrecoverable after transplanting. As such, the trees cannot be retained in-situ. Please refer to the replacement pages of LP and SPS in Attachment 3 and 4 respectively.</p>
<p>7. Inconsistencies in landscape layout are found between the architectural plan and the landscape plan in Appendix 3 (e.g. the 1/ F layout). The applicant should clarify and rectify all inconsistencies.</p> <p><i>Appendix 3 - LP</i></p>	<p>Relevant Plans have been updated. Please refer to the replacement pages of LP in Attachment 3 and Architectural Plans and GFA Diagrams in Attachment 5.</p>
<p>8. Para. 10.9 - Information on lighting design is not essential for supporting the s.16 application. Excessive information will not be reviewed.</p>	<p>Noted. Para. 10.9 of the Landscape Proposal with respect to lighting design is removed. Please refer to the replacement pages of LP in Attachment 3.</p>
<p>9. Figures 2.1 and 2.2 - Assessment of Landscape Resources (LRs) within "100m Assessment Boundary" is not essential for supporting the s.16 application. Excessive information will not be reviewed.</p>	<p>Noted. The two figures have been omitted in the Landscape Proposal (Attachment 3 refers).</p>
<p>10. Figure 2.3 - A <u>Tree Treatment Schedule</u> should be provided in the format as specified in Appendix A1 of Appendix A in PlanD's PNPP No. 1/2019. Photos of individual trees should be <u>imprinted with date</u>. A proper Tree Survey Plan with the <u>conceptual building layout superimposed</u> and <u>showing the existing spot levels</u>, location of existing trees <u>illustrated with proposed treatments (e.g. felled)</u> and <u>tree crowns drawn to proper scale</u> should be provided.</p>	<p>A Tree Treatment Schedule, Tree Location Plan, Recommendation Plan and New Tree Planting Plan are added to Figure 2.4 in the replacement pages of LP in Attachment 3.</p>
<p>11. Figure 4.1- Sufficient spot levels should be provided for the proposed planting areas at 1/F (e.g. stepped planters) and key landscape areas at various levels to illustrate the level difference. It should also be clarified which type(s) of levels (e.g. T.O.S., F.F.L., S.F.L. etc.) the "proposed levels" refer to.</p>	<p>Additional spot levels are added in Figure 4.1 of the LP. Please refer to Attachment 3 for details.</p>

MINOR RELAXATION OF SITE COVERAGE RESTRICTION FOR PROPOSED RESIDENTIAL REDEVELOPMENT AT 1 STANLEY LINK ROAD, STANLEY (TPB REF: A/H19/85)

Comments/ Suggestions		Applicant's Responses
12.	Figure 6.1- Please provide the area of the communal open spaces and information on the designated population within the site to ensure open space provision requirements as stipulated in the HKSPG could be met.	Please note that the communal area (i.e. open space) is 30m ² and the designated population is 9 persons, which fulfil the open space provision stipulated in HKPSG. Please refer to the replacement pages of LP in Attachment 3 for information.
13.	Figure 6.2 - It is noted that no figures on "Uncovered Greening" and "Covered Greening" are indicated. As the extent of planting areas are already indicated in the Landscape Plans (e.g. Fig. 4.1 and 4.3), please clarify the purpose of this drawing. <u>Advisory Comments to the Applicant</u>	Noted. Figure 6.2 has been omitted in the Landscape Proposal (Attachment 3 refers).
14.	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
<u>Detailed Comments on the FI</u>		
15.	Replacement Pages for Landscape Proposal (Attachment 3) and Architectural Plans (Attachment 5) – Inconsistencies in landscape layout are still found between the architectural plan and the landscape plan (Fig. 4.1) in Attachment 3 (e.g. the 1/F layout). The applicant should clarify and rectify all inconsistencies. Our previous comment item no. 9 is <u>still valid</u> .	Relevant Plans have been updated. Please refer to the replacement pages of LP in Attachment 3 and Architectural Plans and GFA Diagrams in Attachment 5 .
16.	RtoC table (Attachment 1) – Item No. 9 - The applicant's response ("Noted") has not addressed our previous comment regarding Figures 2.1 and 2.2. Our previous comment item no. 11 is <u>still valid</u> .	Noted. The two figures have been omitted in the Landscape Proposal (Attachment 3 refers).
17.	Replacement Pages for Landscape Proposal (Attachment 3) - It is noted that Figure 2.4 contains Tree Recommendation Plan, New Tree Planting Plan and Tree Treatment Schedule. The title for this figure (" New Tree Planting ") should be reviewed. It is also noted that the title for Tree Treatment Schedule is missing and should be provided, while the justifications for Tree Felling are <u>illegible</u> and should be rectified.	A Tree Treatment Schedule, Tree Location Plan, Recommendation Plan and New Tree Planting Plan are added to Figure 2.4 in the replacement pages of LP in Attachment 3 .

MINOR RELAXATION OF SITE COVERAGE RESTRICTION FOR PROPOSED RESIDENTIAL REDEVELOPMENT AT 1 STANLEY LINK ROAD, STANLEY (TPB REF: A/H19/85)

Comments/ Suggestions		Applicant's Responses
18.	RtoC table (Attachment 1) – Item No. 13 – The applicant clarified that “the purpose of Figure 6.2 was to indicate the location of the uncovered and covered green area”. Since the uncovered and covered greenery area are already indicated in the Landscape Plans (e.g. Fig. 4.1 and 4.3), duplication of information in this drawing is <u>not</u> necessary. It is also noted from Section 7.0 – Green Coverage that there is no minimum requirement for site coverage of greenery applicable to this site as the site area is less than 1000m ² . Nevertheless, the applicant is reminded that approval of the application does not imply approval of site coverage of greenery requirements under BD's APP PNAP-152 and/or under the lease. The site coverage of greenery calculation, if any, should be submitted separately to BD for approval.	Noted. Figure 6.2 has been omitted in the Landscape Proposal (Attachment 3 refers).
F.	<u>Comments received from Environmental Protection Department on 12.7.2024 (Contact Person: Mr. Andy Ko (Tel.: 2835 1011)):</u>	
1.	It is noted from the planning statement that a swimming pool will be constructed in the proposed redevelopment. As such, a sewerage impact assessment (SIA) should be conducted for the proposal. Please ask the applicant to supplement with a SIA to support the planning application.	The subject S16 Planning Application is sought for the Minor Relaxation of Site Coverage. The proposed swimming pool is an ancillary use to the Residential Use. Nonetheless, should the S16 Planning Application be approved by Town Planning Board, the Applicant is willing to accept an approval condition to submit a SIA.
2.	Since the works would involve demolition of existing building and excavation for construction of the new residential building, the applicant is advised to minimise the generation of construction and demolition (C&D) materials, reuse and recycle the C&D materials on-site as far as possible, and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development.	Noted.
G.	<u>Comments received from Urban Design Unit of Planning Department on 12.7.2024 (Contact Person: Ms. Vanessa Tsang (Tel.: 3565 3942)):</u>	
	<u>Observations/Comments</u>	
1.	The application site is located near Stanley Main Beach and surrounded by low-rise residential development (1 to 4 storeys, up to about 27mPD), open space and GIC facilities such as Hong Kong Sea School, St. Anne's Church & St. Teresa's Kindergarten and Police Station.	Noted.
2.	According to the SPS and the replacement pages submitted by the Applicant, the proposed residential development is only visible from VP1 (view from Stanley Main Beach) out of the six selected VPs. As compared to the existing condition and OZP compliant scheme, the visual impact of the proposed residential development is rated negligible.	Noted.

MINOR RELAXATION OF SITE COVERAGE RESTRICTION FOR PROPOSED RESIDENTIAL REDEVELOPMENT AT 1 STANLEY LINK ROAD, STANLEY (TPB REF: A/H19/85)

Comments/ Suggestions		Applicant's Responses
3.	In view of the site context and the proposed minor relaxation of SC (+8%), significant visual impact on the surroundings is not anticipated.	Noted.
H.	Comments received from Architectural Services Department on 12.7.2024 (Contact Person: Mr. Sheman Sum (Tel.: 2582 5314):	
1.	Based on the information provided, it is noted that the captioned "Residential (Group C)" zone is subject to a maximum site coverage restriction of 25% for development with 3 storeys for domestic use. The SC of the proposed development is proposed to be relaxed from 25% to 33% which is about 32% increase and is subject to PlanD's view.	Noted.
2.	According to the photomontages of the proposed development from VP1 to VP 6 provided, the proposed building appears to be compatible with the scale of the buildings in the existing site context. We have no particular comment from visual impact point of view, subject to PlanD's view. However, the applicant may wish to consider the treatment/articulation of the building facades in the design stage to blend in more harmoniously with the surrounding neighbourhood.	Noted. The Applicant will consider the treatment/articulation of the building facades in the detailed design stage to ensure the Proposed Redevelopment harmonises with the surrounding neighbourhood.
I.	Public Comment	
1	Three (3) Public Comments have been received during the public inspection period of the S16 Planning Application; two (2) local residents of Stanley; and (1) individual of the general public. The summary of the comments are as follows:	
(i)	The Proposed Residential Redevelopment will obstruct the pedestrian path at Hoi Fung Path and Stanley Link Road causing pedestrian safety issues;	Please note that the Proposed Residential Development is similar scale as the Approved General Building Plans. Whilst the proposed plot ratio is compliant with the subject "Residential (Group) C" ("R(C)") zone, the proposed minor relaxation of site coverage restriction will not result in any additional traffic. Adequate parking spaces are, in any case, available on site. All building structures are confined within the Application Site and will not affect the pedestrian path at Hoi Fung Path and Stanley Link Road.
(ii)	The Proposed Residential Redevelopment will have visual impact to the surrounding area; and	Please note that Photomontages included in the Supplementary Planning Statement ("SPS") illustrate that there is no adverse visual impact on the surrounding areas due to the proposed minor relaxation of Site Coverage. The Proposed Residential Redevelopment is less prominent than the existing with the use of façade materials / setback at 2/F and above and will create visual interest in the residential area. Moreover, landscaping greenery will be incorporated on the Site to effectively alleviate the bulkiness of the building as well as enhance the existing character and overall amenities of the local residential and recreational neighbourhood.

MINOR RELAXATION OF SITE COVERAGE RESTRICTION FOR PROPOSED RESIDENTIAL REDEVELOPMENT AT 1 STANLEY LINK ROAD, STANLEY (TPB REF: A/H19/85)

Comments/ Suggestions		Applicant's Responses
(iii)	The Proposed Residential Redevelopment will have adverse environmental impact (e.g. waste, noise and pollution) during the construction period affecting the nearby schools and church.	Please note that the Applicant will follow the standard procedures and requirements from the Buildings Department and Environmental Protection Department and to remind its contractors to take preventive measures to minimise any noise, waste and other environmental impacts due to the construction stage of the Proposed Residential Redevelopment.

Government Departments Advised No Comments

- Fire Services Department
- Leisure and Cultural Services Department
- Water Services Department
- Agriculture, Fisheries and Conservation Department
- Highways Department
- Transport Department
- Civil Engineering and Development Department
- Hong Kong Police Force
- Home Affairs Department
- Electrical & Mechanical Services Department

Date: 23 July 2024

File Ref: TTVS

Attachment 2

BUSINESS REGISTER FOR MONTESSORI
FOR CHILDREN (NURSERY)

BUSINESS REGISTRATION REGULATIONS
商業登記規例

(reg. 3)
[規例第三條]

APPLICATION BY OR BY OTHER BODY UNINCORPORATED FOR REGISTRATION OF
BUSINESSES CARRIED ON BY SUCH BODY IN HONG KONG
商號或英他未向公司註冊處登記之社團在本港營業之商業登記申請書

SECTION A.
甲段

See Note 1
見附註一

Pursuant to the provisions of the Business Registration Ordinance, I do hereby certify that the particulars set out below are true and that they constitute a complete record of all businesses carried on in Hong Kong by the partners of the said firm.

See Note 2
見附註二

MONTESORI FOR CHILDREN

See Note 3
見附註三

of which I am Manager
而本人乃該商號之 經理 ; 又該號在本港經營該等業務之所有地點亦詳載無遺, 本人並將該號所有股東之詳情開列如下。

(a) Address of principal place of business:
主要營業地址

Gamuru Bandare

(b) Name and residential address of manager:
經理之姓名及住址

See Note 4
見附註四

(c) Business(es) carried on:-
所經營之業務:

Montessori For Children

(i)(a) Name under which carried on:
營業所用名稱

(b) Address of principal place of business:
主要營業地址

43B, 1st Floor, Chuanhe Road, Hong Kong.

(c) Addresses of all other places within Hong Kong at which the business is carried on:
在香港之所有其他營業地址

Chunghe Road

(d) Description and nature of business:
營業類別及性質

Nurseries and Kindergarten

(e) Date commenced:
開業日期

12th August, 1986

(1)(a) Name under which carried on:
營業所用名稱

(b) Address of principal place of business:
主要營業地址

(c) Addresses of all other places within Hong Kong at which the business is carried on:
在香港之所有其他營業地址

(d) Description and nature of business:
營業類別及性質

(e) Date commenced:
開業日期

(3)(a) Name under which carried on:
營業所用名稱

(b) Address of principal place of business:
主要營業地址

(c) Addresses of all other places within Hong Kong at which the business is carried on:
在香港之所有其他營業地址

(d) Description and nature of business:
營業類別及性質

(e) Date commenced:
開業日期

(Continue on separate sheet if necessary)
如不敷填寫, 可另紙繼續詳列

(Continued overleaf)
(轉後頁)

REGISTRATION OFFICE

REPLACED BY NEW FORM



商業登記冊內的資料摘錄的核證本
CERTIFIED EXTRACTS OF INFORMATION ON THE BUSINESS REGISTER
商業登記號碼 BR No.: 10461432 日期 Date: 20/03/2024

1046143

2-000-08

(Continued from opposite)
(續前頁)Sole 5
註冊五

(d) Partners

股東

(1)(a) Name

姓名

(b) Aliases

所有別名

(c) Identity Card Serial Number

身份證號碼

(d) Residential address

住址

(2)(a) Name

姓名

(b) Aliases

所有別名

(c) Identity Card Serial Number

身份證號碼

(d) Residential address

住址

(3)(a) Name

姓名

(b) Aliases

所有別名

(c) Identity Card Serial Number

身份證號碼

(d) Residential address

住址

(4)(a) Name

姓名

(b) Aliases

所有別名

(c) Identity Card Serial Number

身份證號碼

(d) Residential address

住址

(5)(a) Name

姓名

(b) Aliases

所有別名

(c) Identity Card Serial Number

身份證號碼

(d) Residential address

住址

(6)(a) Name

姓名

(b) Aliases

所有別名

(c) Identity Card Serial Number

身份證號碼

(d) Residential address

住址

Date:

日期

Signed:

簽署

Capacity in which signing:

以位

即

股東、經理或代理等

For official use only. 本處專用

SECTION B. 乙段

NEW APPLICATION

Registered on 19 AUG 1986

D.N./Cert. Issued on

Input Forms prepared on 27 AUG 1986

D.N. Register entered on

NOTES
附註(These notes are for guidance in completing the form but do not form part of it)
(此等附註僅供填寫時參考之用，並非本表格內容之一部份)

Note 1—This form must be completed in DUPLICATE by a partner, manager or other official and returned to the Business Registration Office, Land Revenue Department, P.O. Box 112, General Post Office, Hong Kong. All names and aliases should be entered in BLOCK LETTERS or Chinese characters as appropriate.

附註一 此表格須由一名股東、經理或其他負責人填寫兩份，並寄回「香港郵政總局第一三二號稅務局商業登記處」收。所有姓名及別名應採用正楷英文或中文填寫。

Note 2—The name of the firm or other body must be stated.

附註二 必須寫明商號或其他團體之名稱。

Note 3—The position in the firm or other body held by the person completing this form must be stated. (See also note 1).

附註三 必須寫明簽署此表格之人在該商號或其他團體所擔任之職位。

Note 4—If the firm or other body carries on the same business at more than one address or carries on more than one business at the same address, the form must be completed to show all the addresses and all the required details of all the businesses respectively.

附註四 倘該商號或其他團體用不同地址設於同一地址開設不同業務，則必須將各地址及其他有關詳情填報於表格內。

Note 5—Delete the reference to partners if the application is for a body unincorporated which is not a firm. If there are more partners than can be set out in the space provided on the form, continue on a separate sheet.

附註五 如提出申請之機構並非商號，而該機構又未向公司註冊處登記，則刪掉股東一欄頭字。如因股東太多，表格空白不敷填寫，請另紙填寫。

商業登記冊內的資料摘錄的核證本
CERTIFIED EXTRACTS OF INFORMATION ON THE BUSINESS REGISTER
商業登記號碼 BR No.: 10461432 日期 Date: 20/03/2024

本人謹代表稅務局局長，根據《商業登記條例》第19(1)條核證這份文件是與根據《商業登記條例》第5條就商業登記號碼10461432所遞交的商業登記申請書相符的電子影像的真實印本及與根據《商業登記條例》第8條就該商業登記號碼所遞交的資料相符的資料摘錄的真實印本。

I, for the Commissioner of Inland Revenue, hereby certify this set of documents under section 19(1) of the Business Registration Ordinance to be true printed copies of the electronic images corresponding to the business registration application form(s) submitted under section 5 of the Business Registration Ordinance in respect of B.R. No. 10461432 and of extracts of information corresponding to information submitted under section 8 of the Business Registration Ordinance in respect of that B.R. No.


簡寶儀 KAN Po-yee
20/03/2024

IRBR152 (3/2014)



商業登記署 BUSINESS REGISTRATION OFFICE



INLAND REVENUE DEPARTMENT
BUSINESS REGISTRATION OFFICE,
WINDSOR HOUSE,
311 GLOUCESTER ROAD, CAUSEWAY BAY,
HONG KONG.

TEL NO. 電話: 5-75-93149

香港稅務局
商業登記署

香港銅鑼灣告士打道三百一十一號

皇室大廈

Serial No. 10661432-005-08
格式

Please read the notes overleaf
請參閱後頁之附註

Replacement
FORM 1(c)
表格一(丙)

BUSINESS REGISTRATION REGULATIONS
商業登記規例

(reg. 3)
(規例第三條)

APPLICATION BY FIRM OR BY OTHER BODY UNINCORPORATE FOR REGISTRATION OF
BUSINESS(ES) CARRIED ON BY SUCH BODY IN HONG KONG
18 MAY 1988
商號或其他未向公司註冊處登記之社團在本港營業之商業登記申請書

Updated on
as per Form Letter
dd 18-5-88
甲段

See Note 1
見附註一

See Note 2
見附註二

See Note 3
見附註三

Pursuant to the provisions of the Business Registration Ordinance, I do hereby certify that the particulars set out below are true and that they constitute a complete record of all businesses carried on in Hong Kong by the

MONTESSORI FOR CHILDREN

THE MANAGING PARTNER

of which I am
前本人乃係該商號之
and of all such places in Hong Kong at which such businesses are carried on, and that I have listed below all the partners of the
及該號在本港經營該等業務之所有
地點亦詳載無遺。本人並將該號所有股東之詳情開列如下。

(i) Address of principal place of business
主要營業地址

NONE 11F B, CHUNG HONG KOK ROAD HK

(ii) Name and residential address of manager
經理之姓名及住址

AS ABOVE

See Note 4
見附註四

(c) Business(es) carried on:-
所經營之業務:

MONTESSORI FOR CHILDREN

(1) (a) Name under which carried on
營業所用名稱

NONE 11F B, CHUNG HONG KOK RD. HK

(b) Address of principal place of business
主要營業地址

Addresses of all other places within Hong Kong at which the business is carried on
在香港之所有其他營業地址

House A, Phoenix Garden, R.B.L. 1033,

NONE Tai Tam Village, Stanley, HK

(d) Description and nature of business
營業類別及性質

NURSERY AND KINDERGARTEN

(e) Date commenced
開業日期

NOVEMBER, 1986 (ACTUAL) 12-8-86

(2) (a) Name under which carried on
營業所用名稱

AS ABOVE

(b) Address of principal place of business
主要營業地址

AS ABOVE

(c) Address of all other places within Hong Kong at which the business is carried on
在香港之所有其他營業地址

NONE

(d) Description and nature of business
營業類別及性質

(e) Date commenced
開業日期

(3) (a) Name under which carried on
營業所用名稱

(b) Address of principal place of business
主要營業地址

(c) Addresses of all other places within Hong Kong at which the business is carried on
在香港之所有其他營業地址

(d) Description and nature of business
營業類別及性質

(e) Date commenced
開業日期

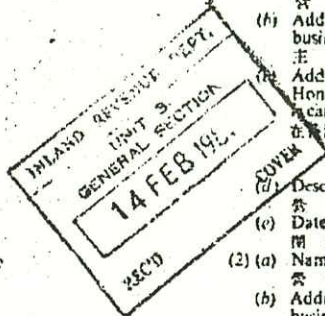
(f) Date commenced
開業日期

(Continue on separate sheet if necessary) 如不敷填寫, 可另紙續填詳列

(Continued overleaf) (轉後頁)

IRBR 37

APPROVED BY THE SOCIAL WELFARE DEPT OF HONG KONG



Updated on 23 FEB 1987
as per Form Letter
dd 12-8-86



商業登記冊內的資料摘錄的核證本
CERTIFIED EXTRACTS OF INFORMATION ON THE BUSINESS REGISTER
商業登記號碼 BR No.: 10461432 日期 Date: 20/03/2024



See Note 5
見附註五

(d) Partners
股東

DE SILVA, CHJARA ANOMA
NONE

SAMARAKOON, GAMUNU BANDARE
NONE

- (1) (a) Name
姓名
(b) Aliases
所有別名
(c) Identity Card Number
身份證號碼
(d) Residential address
住址
- (2) (a) Name
姓名
(b) Aliases
所有別名
(c) Identity Card Number
身份證號碼
(d) Residential address
住址
- (3) (a) Name
姓名
(b) Aliases
所有別名
(c) Identity Card Number
身份證號碼
(d) Residential address
住址
- (4) (a) Name
姓名
(b) Aliases
所有別名
(c) Identity Card Number
身份證號碼
(d) Residential address
住址
- (5) (a) Name
姓名
(b) Aliases
所有別名
(c) Identity Card Number
身份證號碼
(d) Residential address
住址
- (6) (a) Name
姓名
(b) Aliases
所有別名
(c) Identity Card Number
身份證號碼
(d) Residential address
住址

Date: 10/2/87

日期

Signed: *G.B. SAMARAKOON*

簽署

Capacity in which signing: PARTNER -

職位

(e.g. partner, manager, agent, etc.)

例如：股東、經理、代理等

For official use only. 本署專用

SECTION B. 2. B

NEW APPLICATION

Registered on	D.N./Cert. issued on
Input Forms prepared on	D.N./Register entered on

NOTES
附註

(These notes are for guidance in completing the form but do not form part of it)
(此等附註僅供填寫時參考之用，並非本表格內容之一部份)

Note 1—The form must be completed in DUPLICATE by a partner, manager or other official and returned to the Business Registration Office, Inland Revenue Department, G.P.O. Box 132, Hong Kong. All names of partners should be entered in BLOCK LETTERS or Chinese characters as appropriate.

附註一 此表格須由一名股東、經理或其他負責人填寫兩份，並寄回「香港稅務局註冊處」收。所有姓名及別名均可用英文或中文填寫：即大寫英文、適用此語。

Note 2—The name of the firm or other body must be stated. This application will not be accepted, if the name of the partnership business, or any branch thereof, contains the word "Incorporated", "Corporation", or any similar word or abbreviation, e.g. Inc., Corp., S.A., which may suggest that the business entity is a body corporate.

附註二 必須在表格內填明該公司之名稱。倘該公司名稱或其任何分支名稱中含有「有限公司」、「公司」或任何類似字樣，如「有限公司」、「公司」等，則本署不會接受此項申請。

Note 3—The position in the firm or other body held by the person certifying this form must be stated (See also note 1)

附註三 必須說明簽署此表格之人士在該公司或其他團體所擔任之職位。

Note 4—If the firm or other body carries on the same business at more than one address, or if it carries on more than one business at the same address, all the required details of all the businesses must be stated.

附註四 倘該公司或其他團體於多個地址經營同一業務，或於同一地址經營多個不同業務，則須將各地址及其他有關詳情一併填明。

Note 5—Delete the reference to partners if the application is made by a body which is not a firm. If there are more than one partner, delete the reference to partners. ALL PARTNERS' HONG KONG IDENTITY CARDS OR PASSPORTS MUST BE PRODUCED FOR INSPECTION.

附註五 如提出申請之機構並非公司，則須刪除有關股東之資料。如有多名股東，則須刪除有關股東之資料。所有股東之香港身份證或護照以便查閱。



10461432

商業登記冊內的資料摘錄的核證本
CERTIFIED EXTRACTS OF INFORMATION ON THE BUSINESS REGISTER
商業登記號碼 BR No.: 10461432 日期 Date: 20/03/2024

Attachment 3

REPLACEMENT PAGES FOR LANDSCAPE
PROPOSAL

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8.0	Tree Preservation Proposals
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1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to undertake the Landscape Proposal in support of the Section 16 Planning Application for a Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong (hereafter referred to as the Application Site) to allow for a redevelopment of the existing residential building.
- 1.2 This report seeks to present the landscape design proposal. It will outline the landscape design objectives and landscape treatment for each component of the proposed Application Site. This report has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3 concerning the Re-engineering of Approval Process for Land and Building Developments and adheres to the requirements of Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.
- 1.3 The Landscape Master Plan is presented as **Figures 4.1** and sections through the landscape as **Figures 5.1 to 5.2**.

2.0 Existing Site Description

- 2.1 The Application Site falls within a "Residential (Group C)" ("R(C)") zone on the Approved Stanley Outline Zoning Plan No. S/H19/16. The "R(C)" zone is subject to a Building Height Restriction ("BHR") of 3 storeys over 1 storey of carport, a maximum Plot Ratio ("PR") restriction of 0.75 and Site Coverage ("SC") restriction of 25%.
- 2.2 The Application Site is located at No. 1 Stanley Link Road, Stanley also known as Phoenix Garden. It is part of an exclusive, low-rise, low-density residential area overlooking Tai Tam Bay to the east. Stanley is well known for its recreational facilities and is an important visitor and tourist destination in Hong Kong including the popular open spaces, Stanley Main Beach and Stanley Back Beach which lie to the immediate northeast and further southwest of the Site respectively.
- 2.3 The site is currently occupied by a low-rise residential building with some existing garden vegetation at ground floor and roof terraces. Some of this planting is in pots however there are built in planters at a roof top terrace which contain two small trees. Further information on tree planting is provided on **Figures 2.3 and 2.4**.

3.0 Description of the Proposed Development

- 3.1 The Proposed Development comprises a low-rise residential block of three storeys set above a single storey podium deck. There is a single residential unit on each floor of the development, each with external terrace / balcony. At the first floor a roof garden for communal use is provided, incorporating a swimming pool as well as garden areas. At Ground Floor level there is a covered at-grade parking area, a lift lobby and E&M related rooms. The entrance of the Application Site, also serving as run-in / run-out of the vehicular access connecting to Stanley Link Road, is located at the northern part of the eastern site boundary, whilst there are also pedestrian access points to the 1/F podium at the north-east and south-west corners of the site.

4.0 Landscape Design Proposal

- 4.1 The concept underpinning the Landscape Plan for the Scheme, presented as **Figures 4.1** is to integrate the proposals within their future landscape and visual context; provide a synthesis between the proposed architecture and its landscape setting and provide high quality open space

in association with the development. The proposals have sought to create an attractive and convenient outdoor landscape and open spaces and provide legible external pedestrian access and circulation whilst also maximising the planting of trees and shrubs.

- 4.2 The landscape design proposal is described in terms of the main design objectives, followed by a description of the key landscape components, and finally the landscape elements including the proposed hard and soft landscape, which form the palette of materials.

5.0 Landscape Design Objectives

- 5.1 The design objectives for the Master Landscape Plan are to:

- Create a distinctive landscape which responds to the existing context, the architectural scheme proposals and the future resident needs;
- Integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- Provide visual integration in views of the proposed building mass from the surroundings and provide vegetation screening and softening of the built-form in closer low-level views;
- Provide a quality, sustainable and accessible living environment for the enjoyment of the residents;
- Provide outdoor spaces for the future residents; and
- Maximise opportunities for greening measures utilising shrub planting, lawn and climbing plants within the new landscape.

6.0 Open Space Proposals

- 6.1 There would be a total of approximately 30m² of open space. Given that the development comprises three flats the proposals adequately satisfy the requirements for 1m² per person based on the predicted future population (9 persons) in accordance with the HKPSG (Figure 6.1 refers). The communal open space is located at 1/F level. As shown on Figure 6.1, with the exception of a private garden terrace, the remaining landscape is considered as common area accessible to the residents of all three flats.
- 6.2 All of the open space within the Application Site boundary would be constructed, managed and maintained by the site owner up to the completion of the Defects Liability Period and Establishment Period.

7.0 Green Coverage

- 7.1 In accordance with Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines, as the site area is less than 1000m² there is no minimum requirement for green coverage applicable to this site. Nevertheless, in order to achieve the landscape objectives described in Section 5 above, a significant greenery area is proposed as part of the development. All greenery is located within the communal rather than private areas of the site, to allow maintenance access.
- 7.2 The proposals have sought to maximise the green area and planting opportunities. Given the future functional requirement of the Development scheme, particularly with requirements for traffic and pedestrian circulation at ground level, it is considered that the proposal has maximized the utilisation of the available greening opportunities.

8.0 Tree Preservation Proposals

- 8.1 As noted on **Figures 2.3. and 2.4** the existing tree planting is in poor condition and would also have technical constraints for transplanting and as such replacement with new tree planting is recommended. **As the existing building is to be demolished the trees are in direct conflict with the works.** As illustrated on **Figure 4.3**, the 1/F podium garden has opportunity to provide adequate space for new tree planting to compensate for these two trees at a minimum ratio of 1:1 (number of trees planted:number of trees felled).

9.0 Landscape Design Components

- 9.1 The following description seeks to establish some general principles that are important in realising the landscape design as part of the general mitigation for the development and ensure its feasibility. As such the design of the landscape will evolve during the detailed design stage. **Figures 4.1** shows the combined Landscape Plan for the Scheme, with **Figure 4.2** to **Figure 4.6** shows.
- 9.2 The landscape seeks to create an attractive external area to the development, coordinating paving and planting design for residential entrances and private garden areas to provide a unified appearance within the immediate landscape surroundings.

The Arrival Landscape

- 9.3 The landscape design for private residential projects should provide an enjoyable route home, which can be termed the Arrival Landscape. This is a sequence of experiences as one moves through composed moments in the landscape, which include the follow key areas:

Shared Entrance Courtyard – G/F

The access into the site defines the address of the development and would be designed to provide an attractive entry threshold experience for both vehicles and pedestrians, incorporating signage and boundary walls.

Pedestrian Gates

Pedestrian entrances are proposed at the North-east and South-west corners of the site, allowing residents convenient access from the adjacent street, via staircases flanked with terraced planters.

Entrance Terrace – 1/F

There is an entrance at the rear of the site which can be accessed via the abovementioned staircases leading from the pedestrian gates. The terrace is demarcated with feature paving and framed with planting to help create a sense of arrival to the development entrance.

The Leisure Landscape:

- 9.4 The communal residential landscape should also function as a leisure experience for the residents, with things to see and do in the outdoor home environment that provide for social interaction and which bring people closer to nature. The development proposal for the site provides opportunities for specific open space areas within the proposed landscape framework, centred around the 1/F podium communal garden.

Swimming Pool Deck

The swimming pool area is located at 1/F level at the southern portion of the site and provides an outdoor leisure pool offering active recreation opportunities for residents. Although this is a communal facility, as there are only a small number of units forming the development, Pool

Soil Depth for Planting Areas

- 10.5 In order to ensure that the planting proposals are feasible, it is proposed that an adequate planting medium be incorporated into the design of the soft landscape areas. Trees will be provided with a minimum soil depth of 1200mm and all planting areas for shrub and lawn areas will incorporate a minimum soil depth of 600mm and 300mm respectively, as illustrated in **Figure 9.1**.

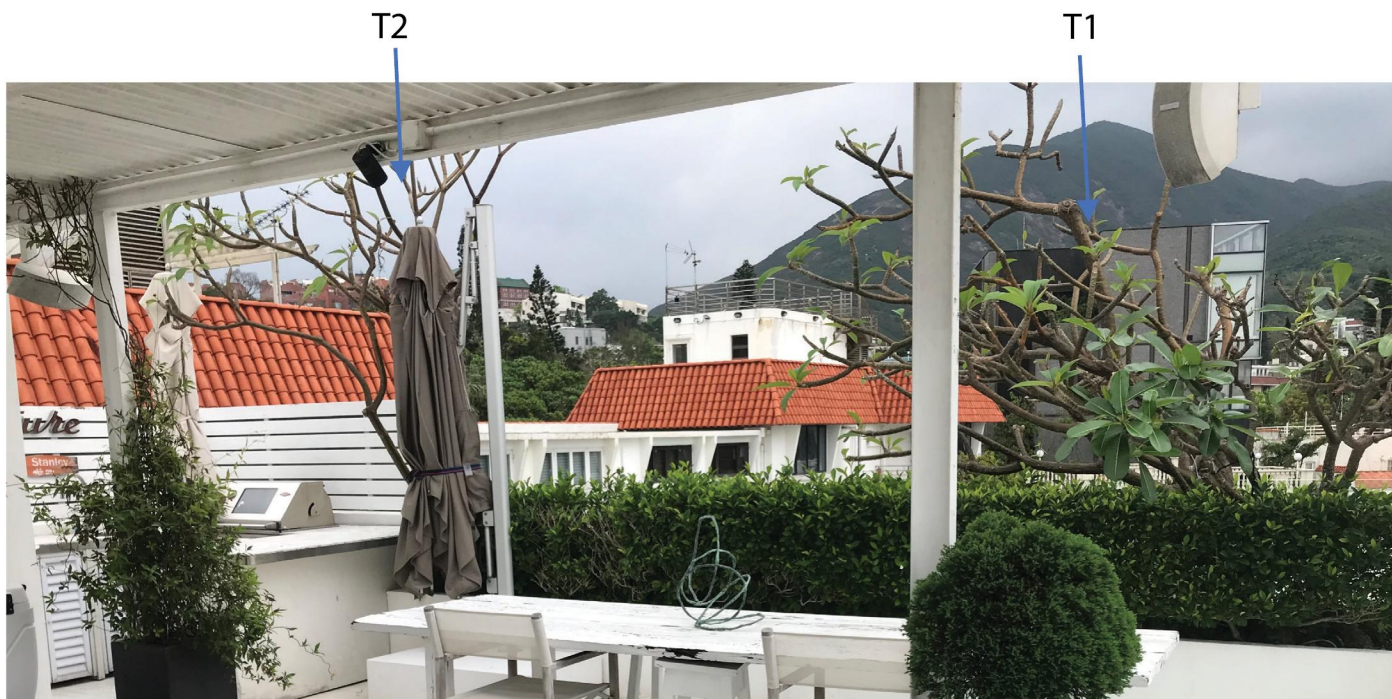
Irrigation and Drainage

- 10.6 The proposed irrigation system will utilise a manual system of water points at 40m centres throughout the entire site. The proposed source of water supply will be subject to final approval from the Water Services Department. Sub-soil drainage shall be provided for all planting areas with a cellular drainage system such as "Mira-drain" or an approved equivalent.

Feature Paving

- 10.7 The paving will be an important element of the landscape design both in terms of its aesthetic appearance and in terms of producing a hardwearing landscape for usage by the future residents. The design of the proposed paving will highlight entrance areas and major pedestrian paths through the site which also help to define the spatial configuration of the landscape. It would be constructed of quality materials in feature patterns creating a distinct identity for each of the key landscape zones responding to the architectural design and function of each. Colour changes within the patterns would be used to break the linearity of the spaces and establish a theme across the development.
- 10.8 Non-slip paving materials will be utilised throughout the site and the proposed finishes and materials are summarized below:
- Driveway: Subtle shades of AGT or granite paving designed to create visual continuity with the adjacent pavement whilst also creating a distinct identity at the entrance to the development.
 - Resident's Communal Gardens: AGT or granite paving with simple paving patterns to match the contemporary architectural outlook of the building.
 - Swimming Pool Area: Non-slip homogeneous tile is proposed for the swimming pool deck area.
 - Private Terraces and Balconies: Non-slip homogeneous tile paving with simple paving patterns to match the contemporary architectural outlook of the building.

Landscape Figures



View at Rooftop Terrace



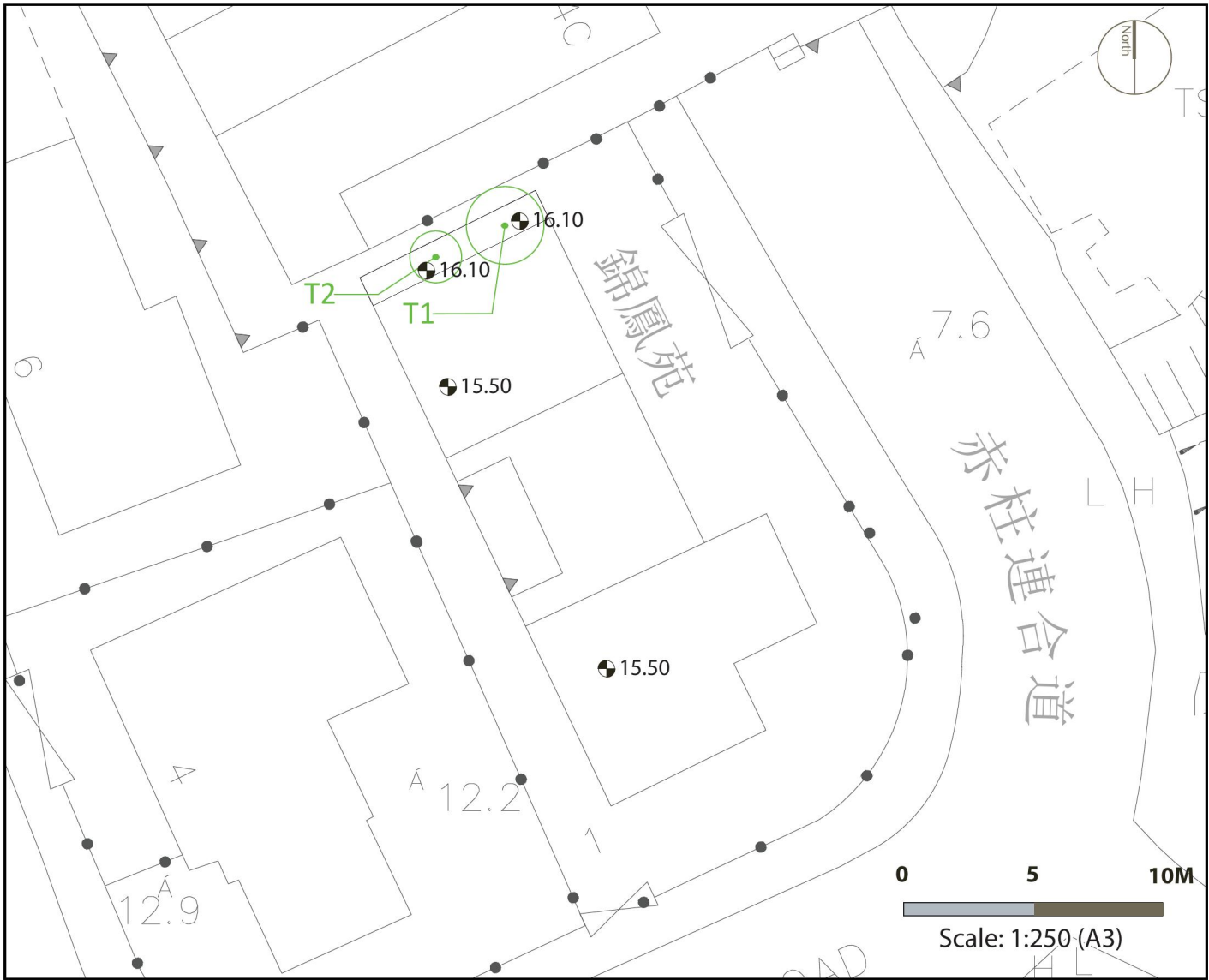
T1 (Plumeria Rubra)
Photograph showing the overall form of the tree.



T2 (Plumeria Rubra)
Photograph showing the overall form of the tree.



View from Street Level



Tree Location Plan

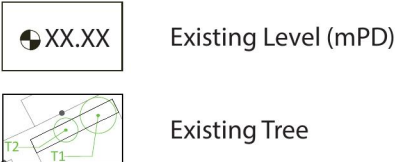


FIGURE TITLE Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

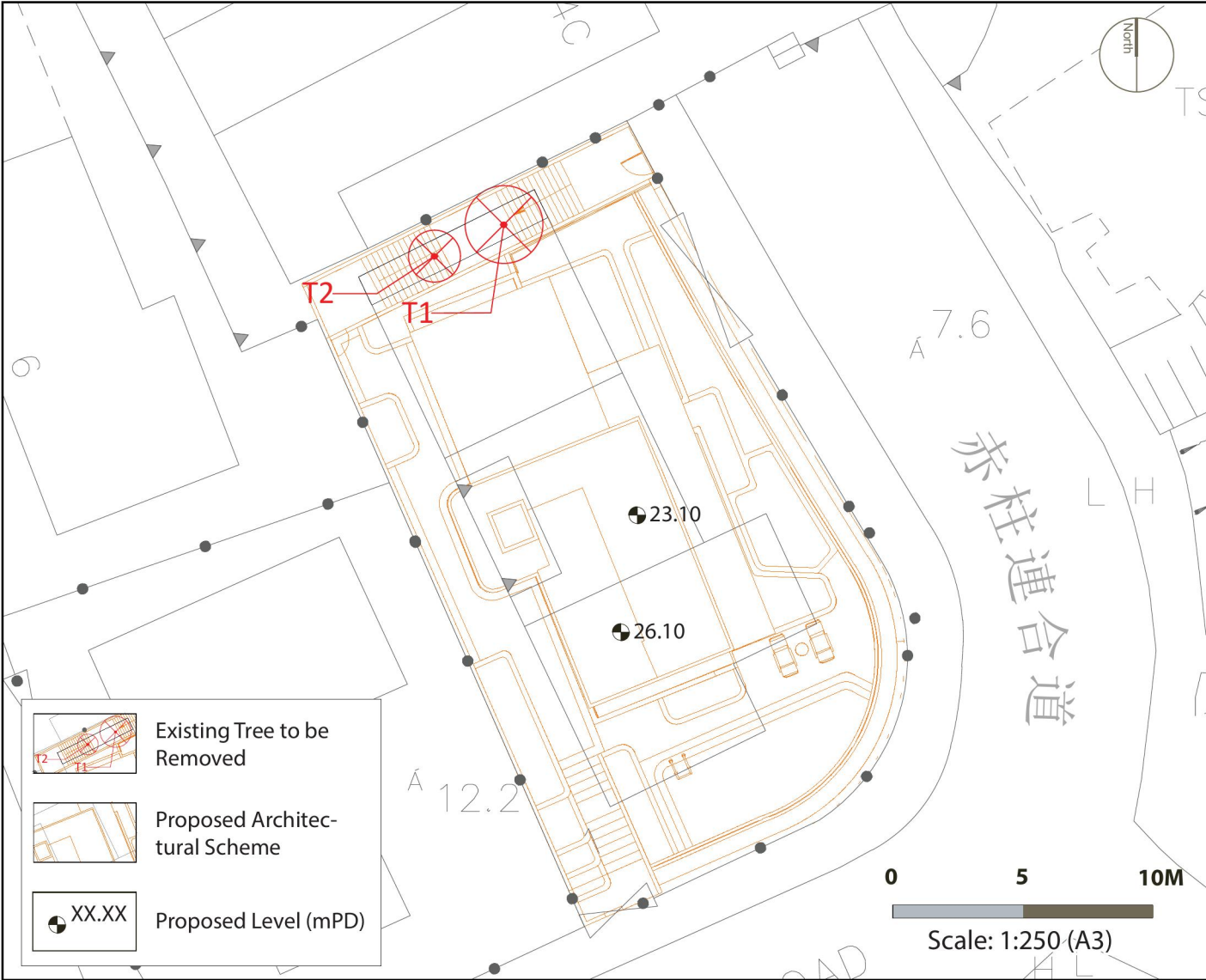
Existing Tree Planting

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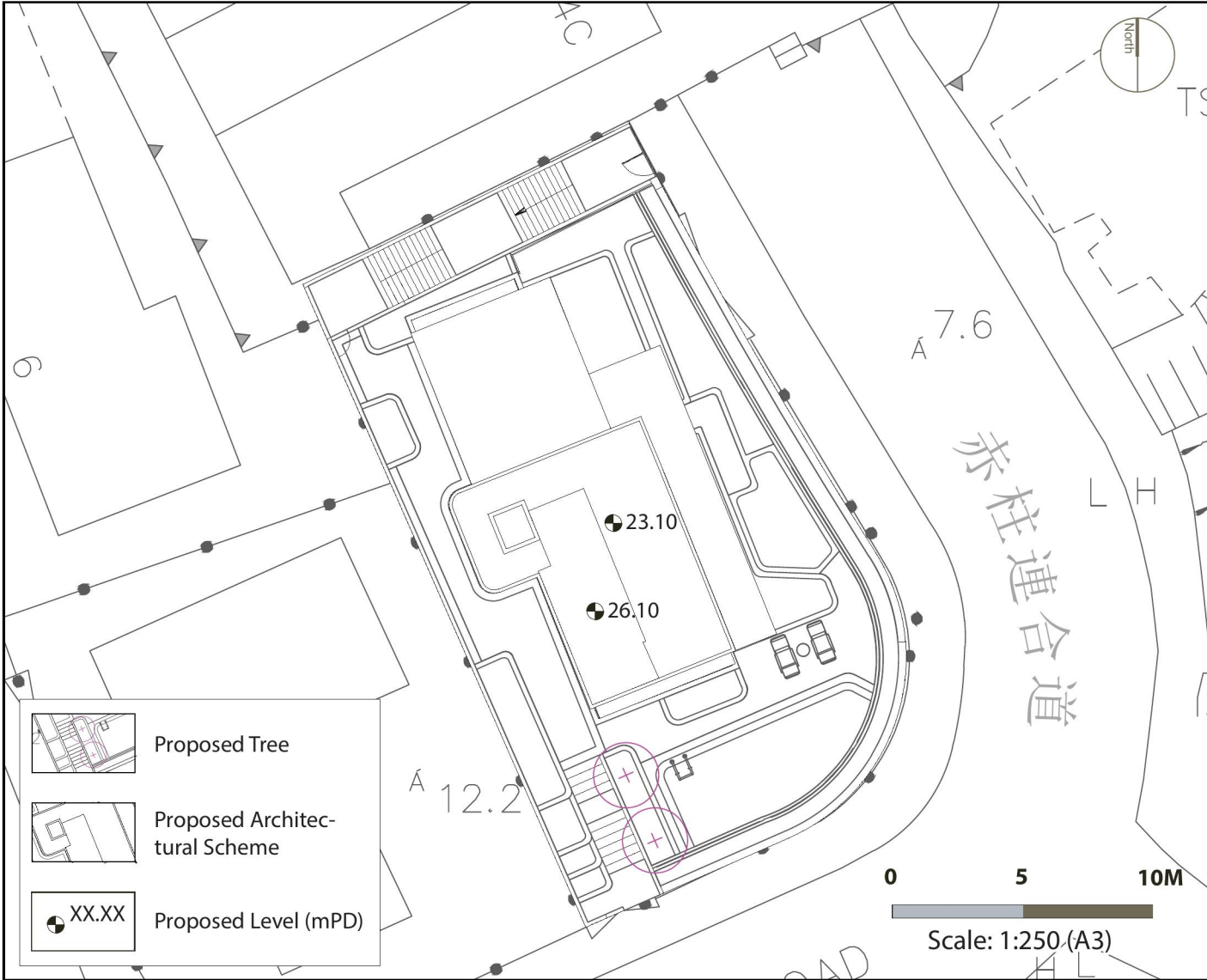


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Tree Recommendation Plan



New Tree Planting Plan

Tree No.	Photo no.	Species		Tree Size			Proposed Treatment	Remarks
		Scientific Name	Chinese Name	DBH(mm) (*1)	Height (m)	Spread (m)		
T001	T001	Plumeria rubra	雞蛋花	110	2.5	3.0	Fell	Justification (A, B, E, H). Common species. Within site. Wounds, leaning, asymmetrical form.
T002	T002	Plumeria rubra	雞蛋花	100	2.5	2.0	Fell	Justification (A, B, E, H). Common species. Within site. Pruning wounds.

Note:
(*1) DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).
DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).

Justification for Tree Felling

A Tree is in direct conflict with the proposed works.

B Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. on rock, steep slope, shallow substratum, structures). Close proximity to other trees - roots intertwined.

C Undesirable species, weedy species without special ecological significance or species creating maintenance problem.

D Tree with poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits).

E Lack of access for transplantation machinery or vehicle.

F Species with low survival rate after transplanting.

G Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary support will not be sufficient / practical.

H Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting).

Tree Treatment Schedule



LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Proposed Levels (XX.XX)
- Proposed Small Tree Planting
- Proposed Large Shrub Planting
- Proposed Shrub Planting
- Proposed Lawn Planting
- Proposed Pool
- Proposed Paving at 1/F
- Proposed Paving for Private Terrace
- Proposed Deck
- Proposed Paving at 2/F and 3/F
- Proposed Paving at R/F
- Loose Furniture (Illustrative Only)

TOS: Top of Soil
FFL: Finish Floor Level

The Arrival Landscape

- 1. Pedestrian Gates
- 2. Entrance Terrace

The Leisure Landscape

- 3. Swimming Pool Deck
- 4. Communal Garden Terraces
- 5. Private Garden Terraces

The Boundary Landscape

- 6. Layered planting and Green Margins



FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan (Combined Levels)

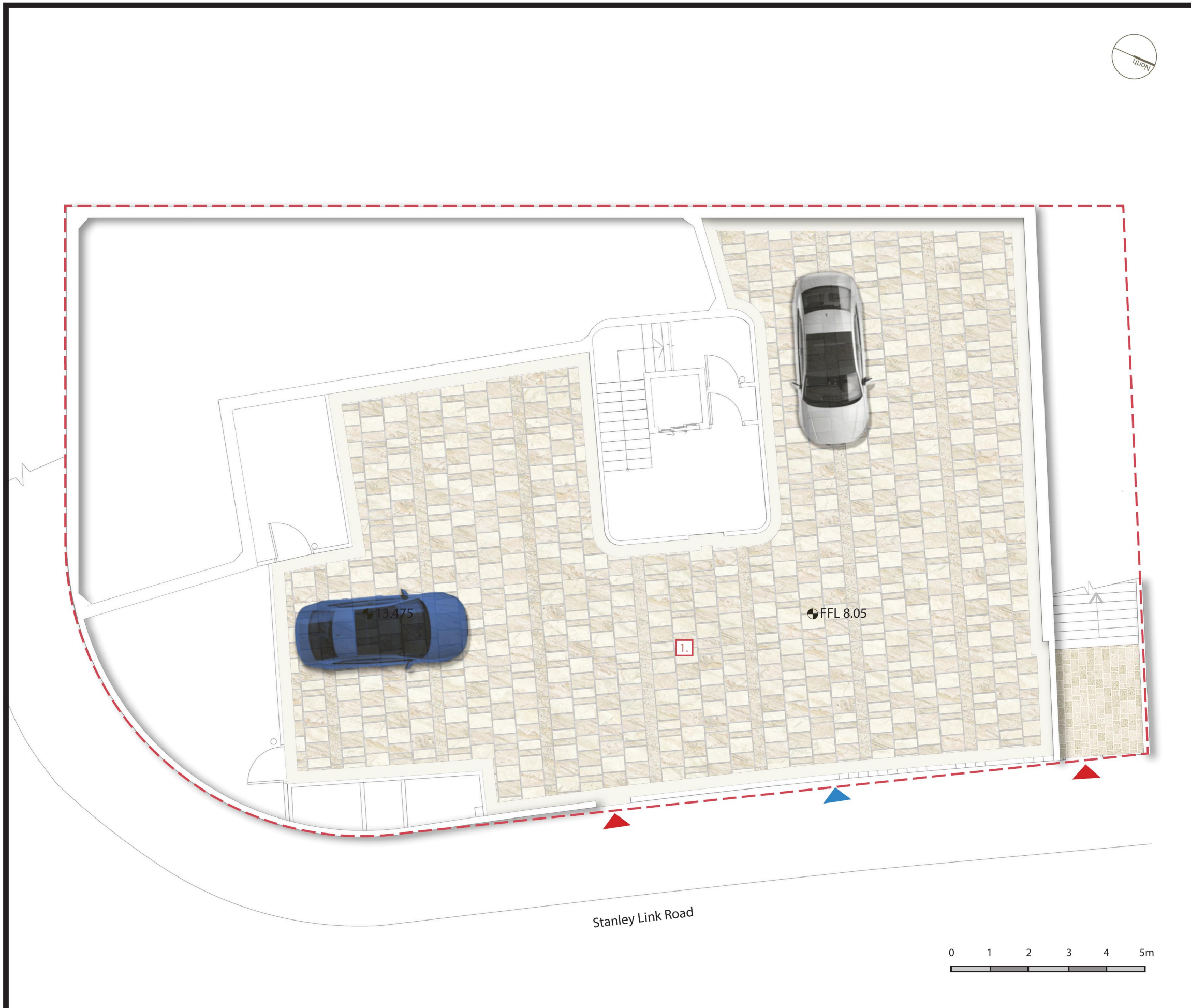
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		REV	A



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LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Proposed Levels
- Proposed Paving

FFL: Finish Floor Level

The Arrival Landscape
1. Shared Entrance Courtyard

FIGURE TITLE
Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan – G/F

SCALE	N.T.S.	DATE	JUL 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 4.2		REV
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LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- Pedestrian Entrance / Exit
- XX.XX Proposed Levels
- Proposed Small Tree Planting
- Proposed Large Shrub Planting
- Proposed Shrub Planting
- Proposed Lawn Planting
- Proposed Pool
- Proposed Paving
- Proposed Paving for Private Terrace
- Proposed Deck
- Loose Furniture (Illustrative Only)

TOS: Top of Soil
FFL: Finish Floor Level

- The Arrival Landscape
 - Pedestrian Gates
 - Entrance Terrace
- The Leisure Landscape
 - Swimming Pool Deck
 - Communal Garden Terraces
 - Private Garden Terraces
- The Boundary Landscape
 - Layered planting and Green Margins

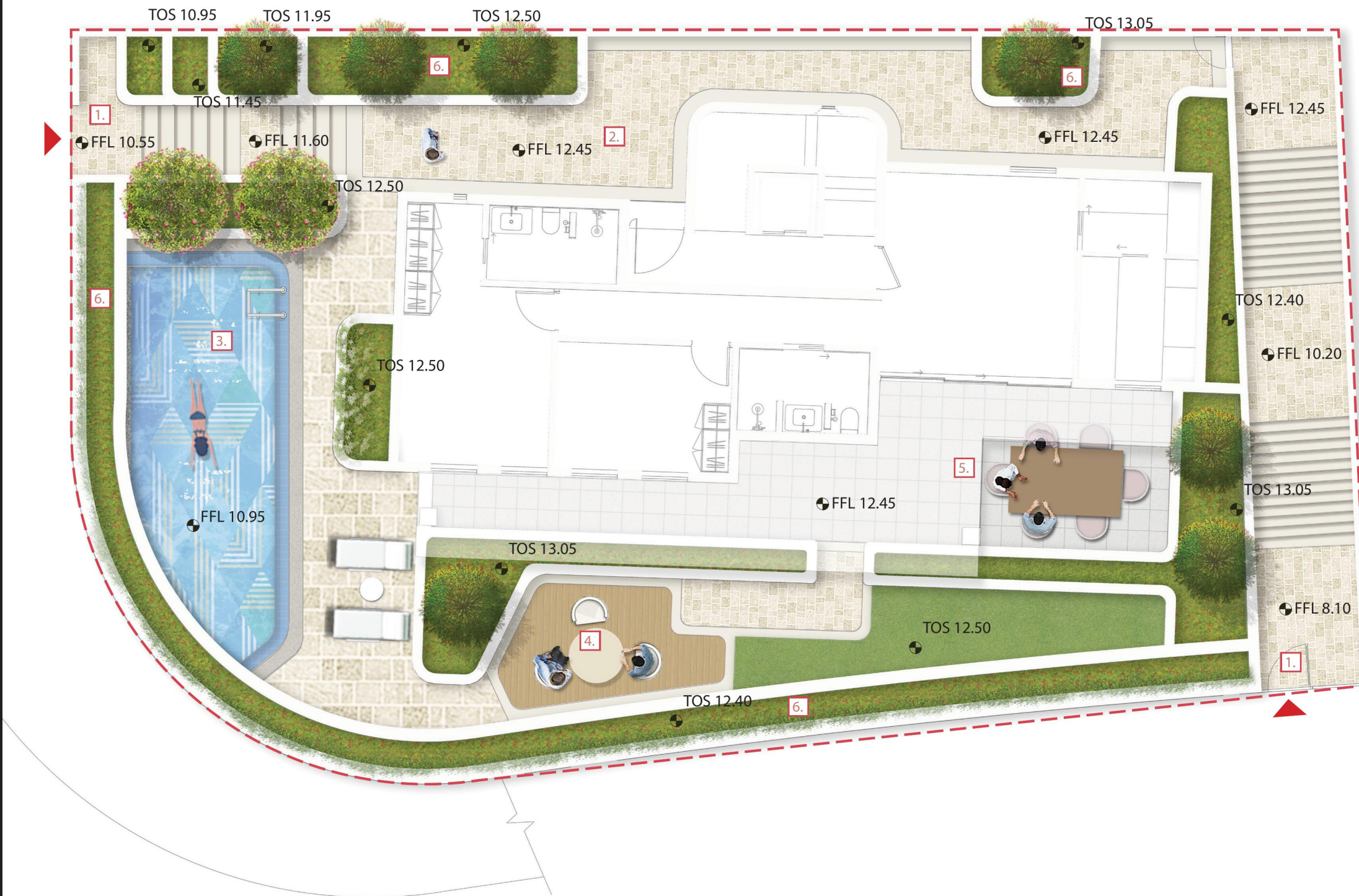


FIGURE TITLE
Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan – 1/F



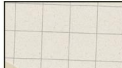


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LEGEND

-  Application Site Boundary
-  Proposed Architectural Scheme
-  Proposed Paving
-  Loose Furniture (Illustrative Only)
-  Proposed Levels

FFL: Finish Floor Level

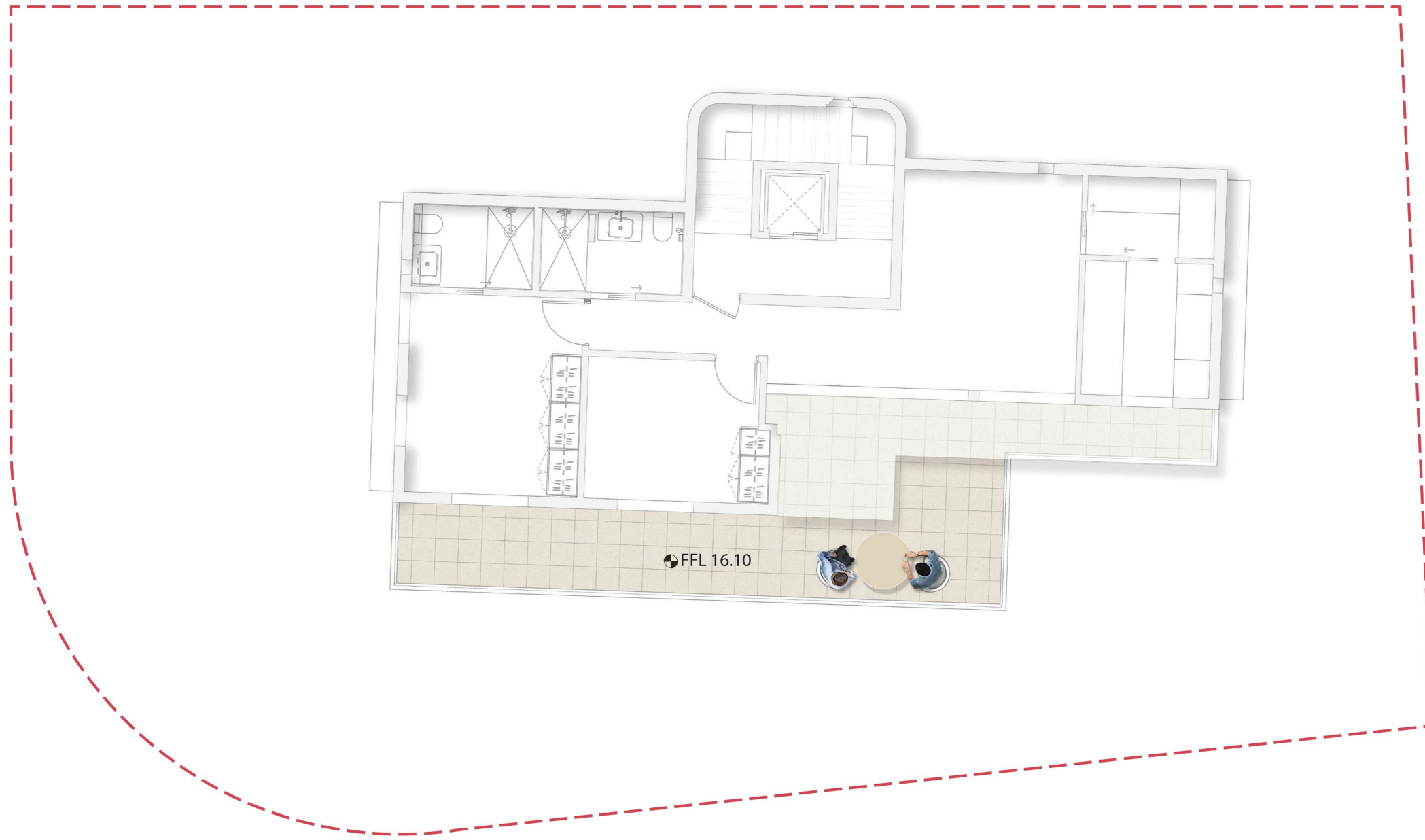


FIGURE TITLE
Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan – 2/F






SCALE	N.T.S.	DATE	JUL 2024
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FIGURE NO.	Figure 4.4		REV
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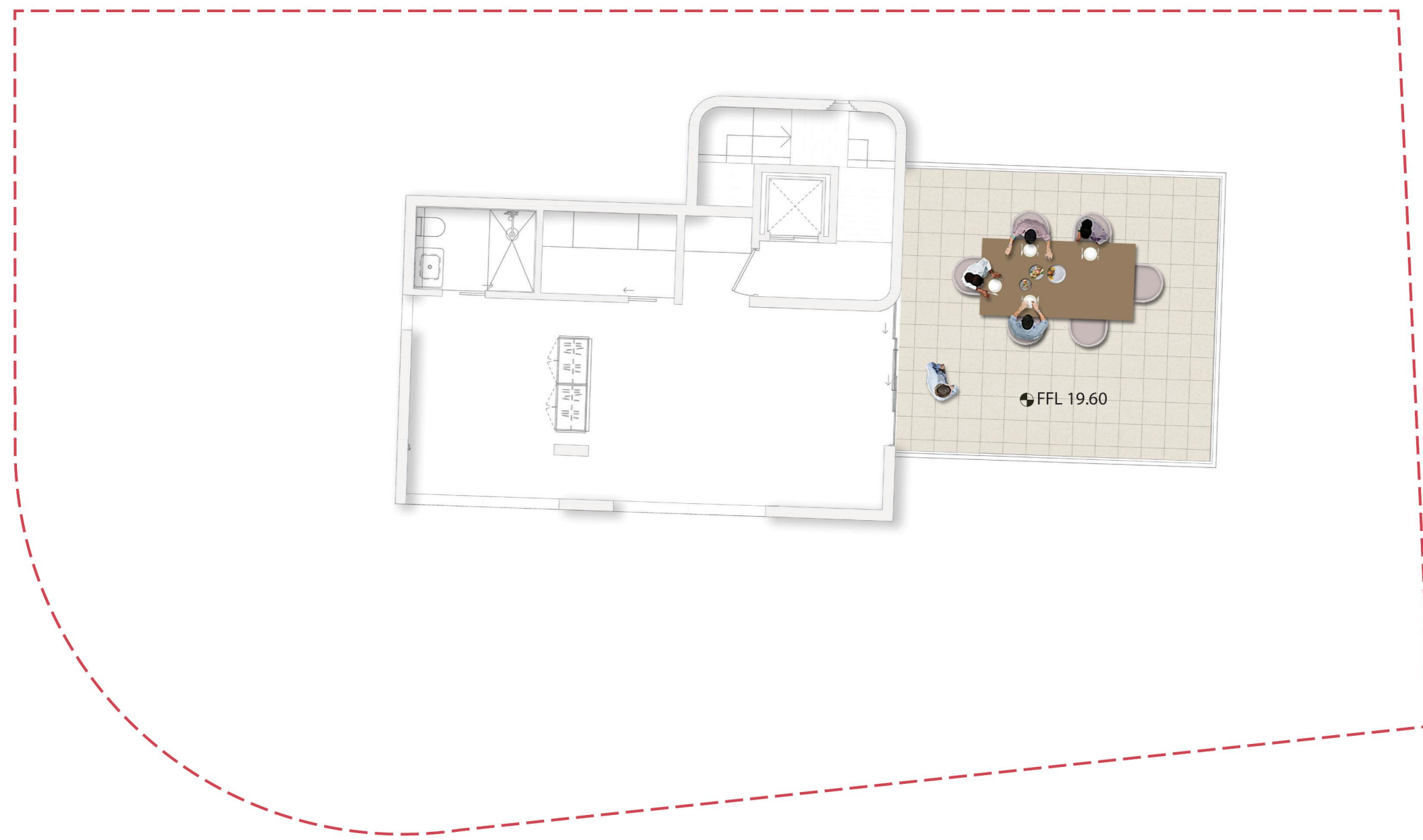
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LEGEND

-  Application Site Boundary
-  Proposed Architectural Scheme
-  Proposed Paving
-  Loose Furniture (Illustrative Only)
-  Proposed Levels



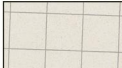

FFL: Finish Floor Level



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FIGURE NO.	Figure 4.5		REV
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LEGEND

-  Application Site Boundary
-  Proposed Architectural Scheme
-  Proposed Paving
-  Proposed Levels

FFL: Finish Floor Level

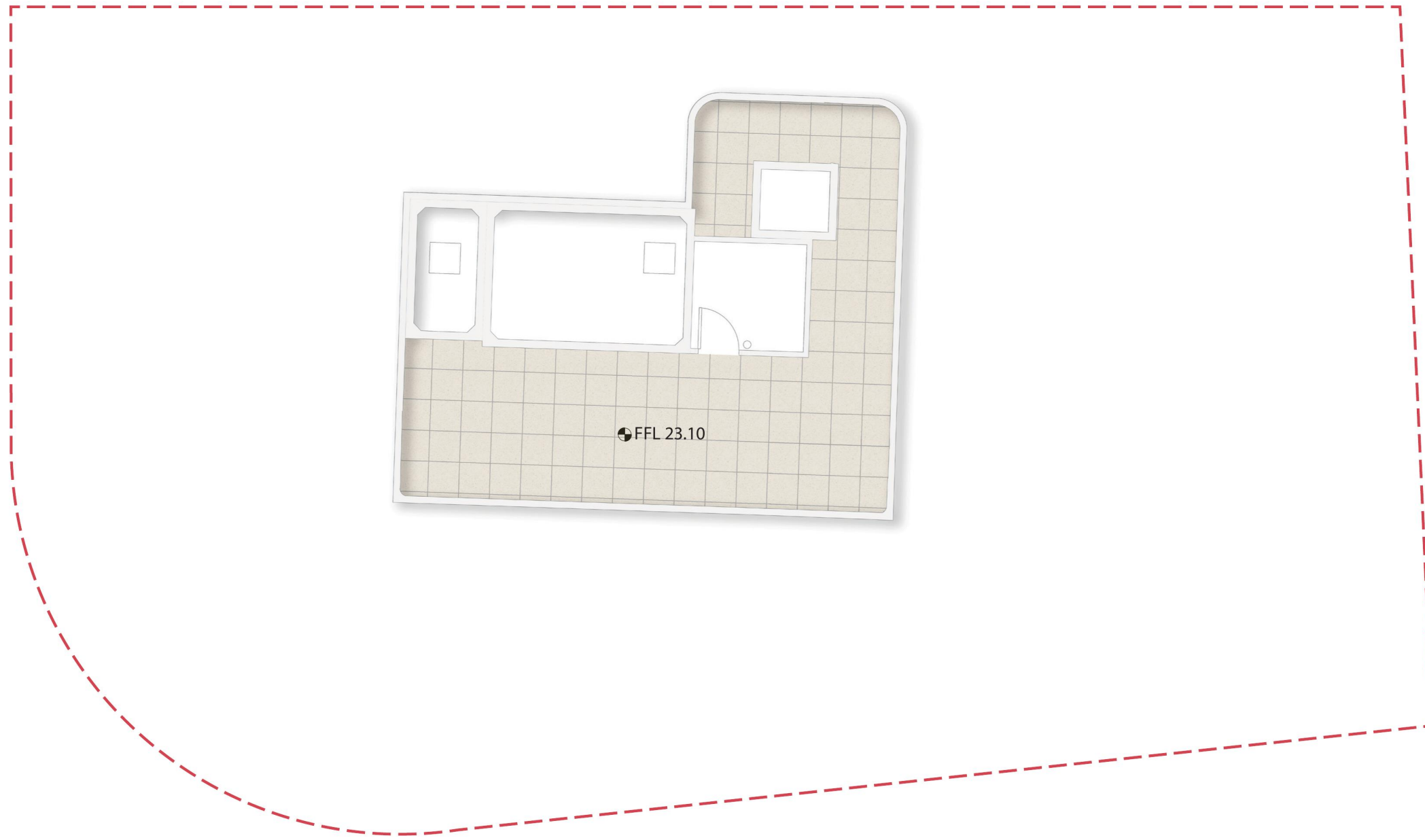


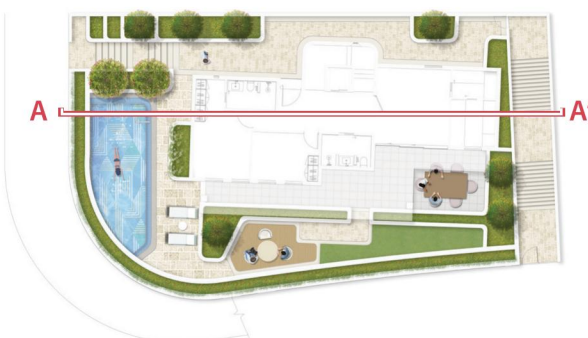
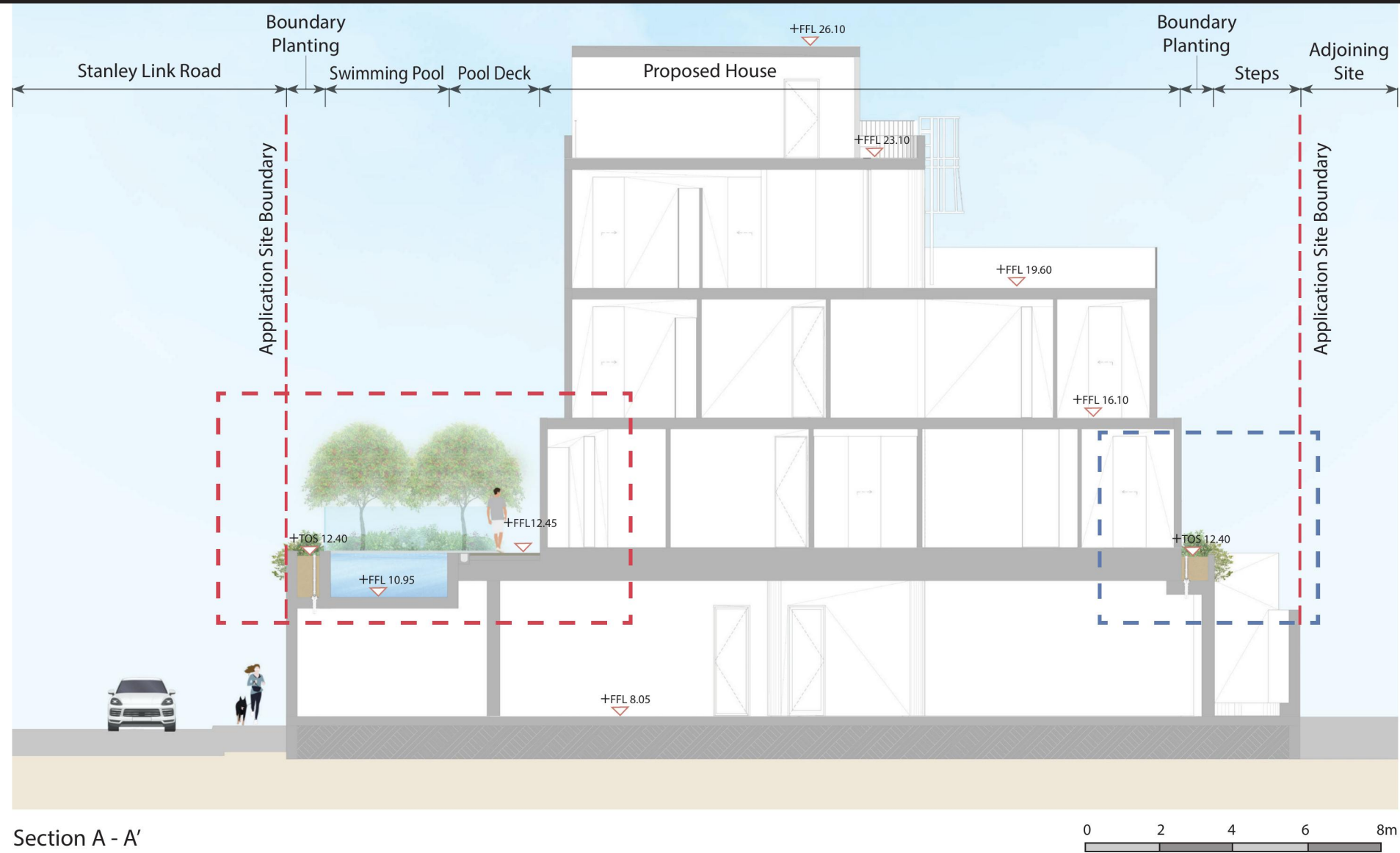
FIGURE TITLE
Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan – R/F

SCALE	N.T.S.	DATE	JUL 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 4.6		REV
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LEGEND

- Section Line
- Typical Levels
- Proposed Architecture Scheme
- Proposed Small Tree Planting
- Proposed Shrub Planting

FFL: Finish Floor Level

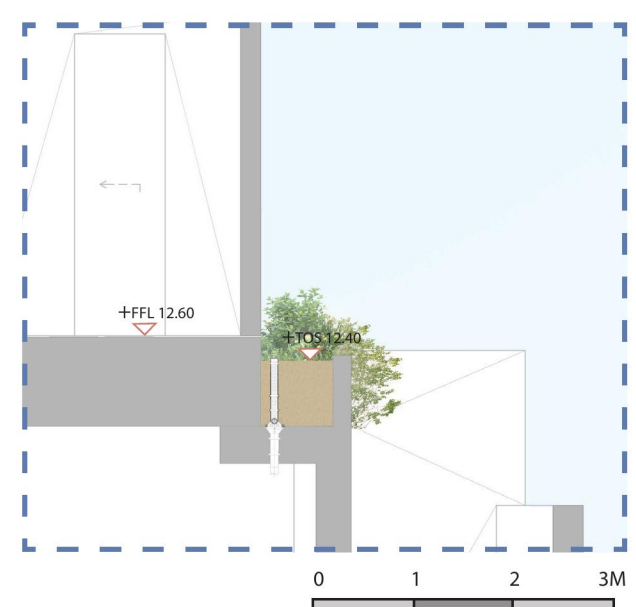
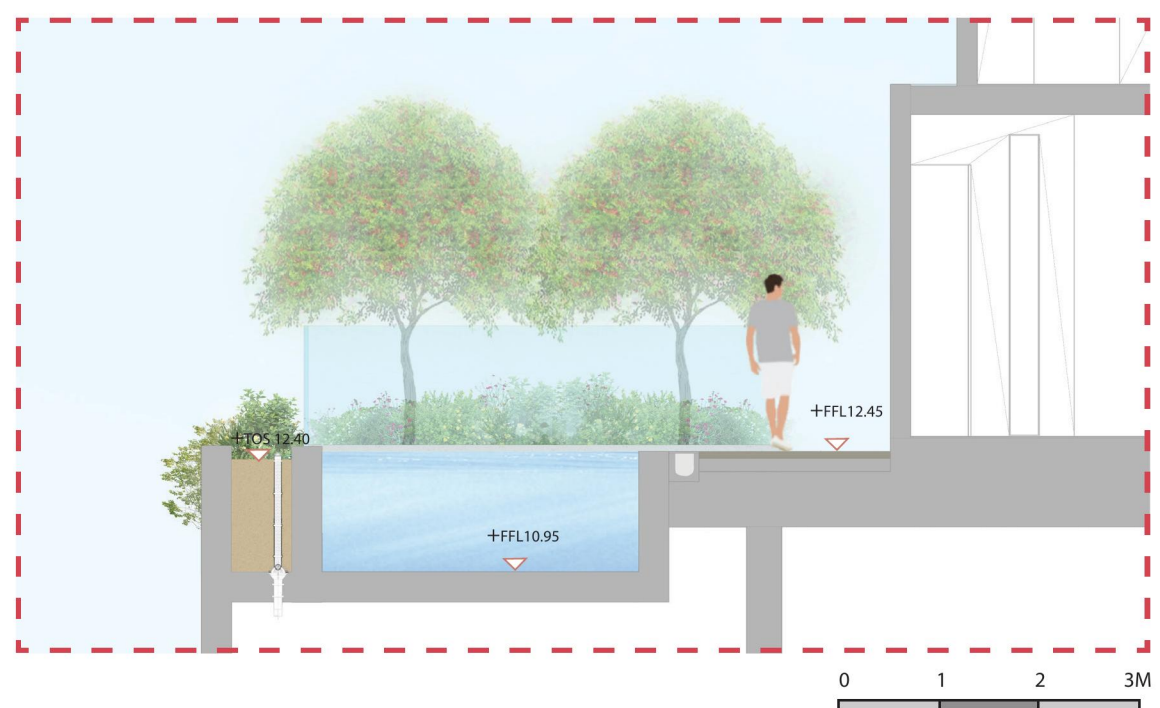


FIGURE TITLE Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

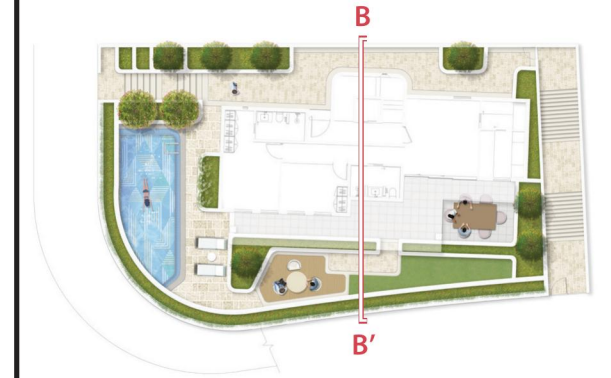
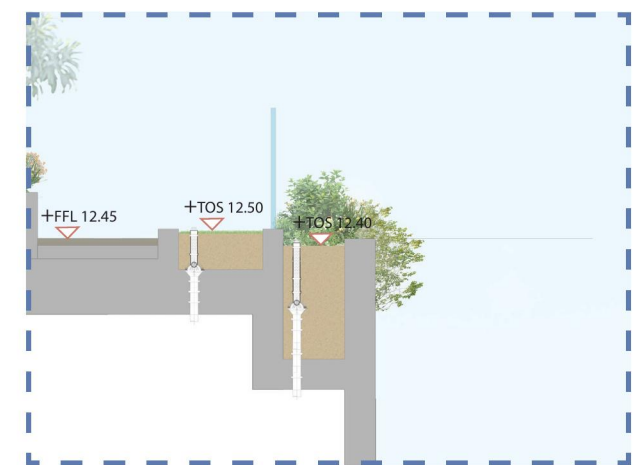
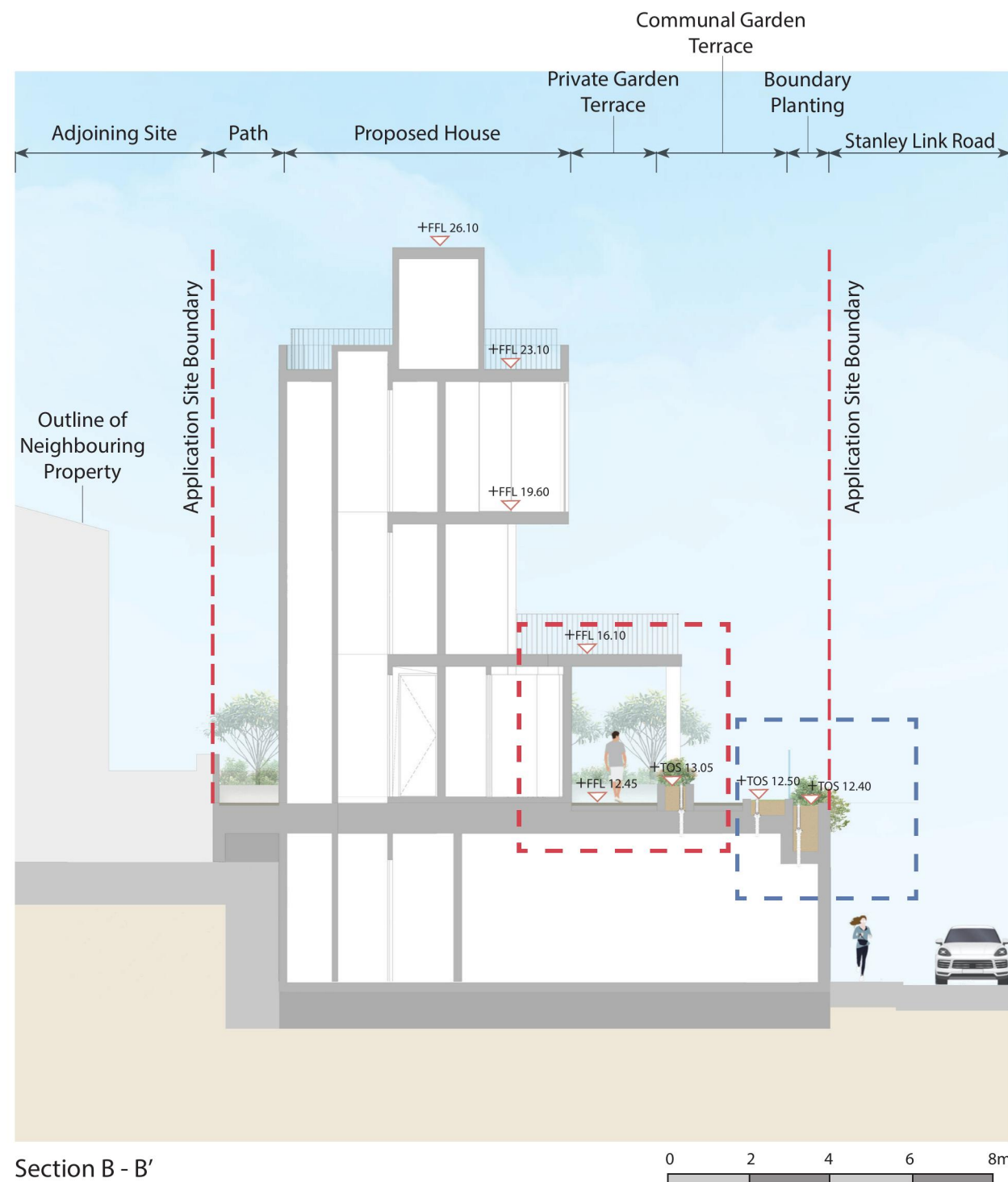
Landscape Section A-A'

SCALE	N.T.S.	DATE	MAY 2024
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FIGURE NO.	Figure 5.1		REV
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LEGEND

- Section Line
- Typical Levels
- Proposed Architecture Scheme
- Proposed Shrub Planting
- Proposed Lawn Planting

FFL: Finish Floor Level

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Section B-B'

SCALE	N.T.S.	DATE	MAY 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 5.2		REV
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LEGEND



Application Site Boundary



Private Terrace Space



Communal Open Space on 1/F
(Active Use) (Uncovered Area)



Communal Open Space on 1/F
(Passive Use) (Uncovered Area)

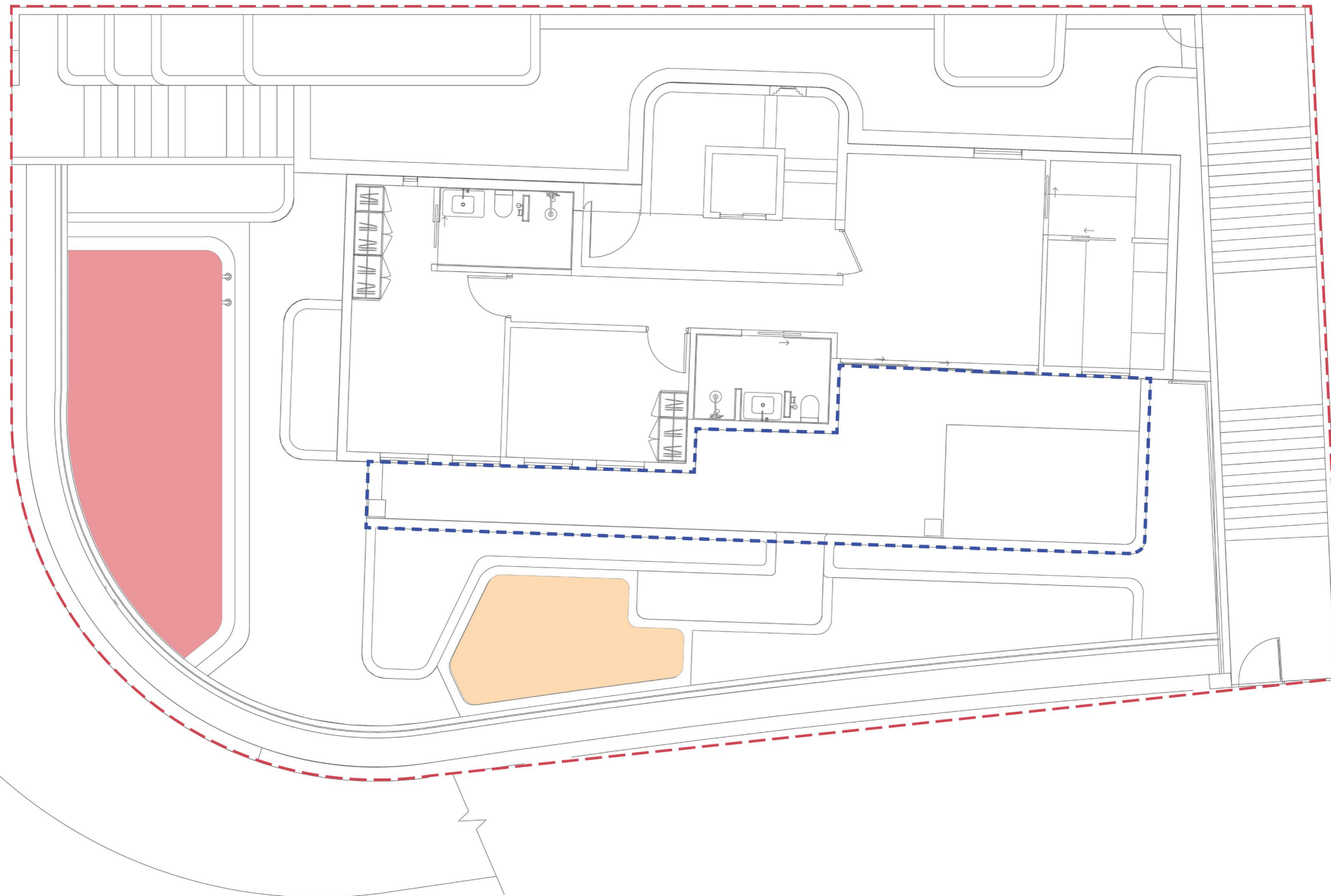


FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Open Space

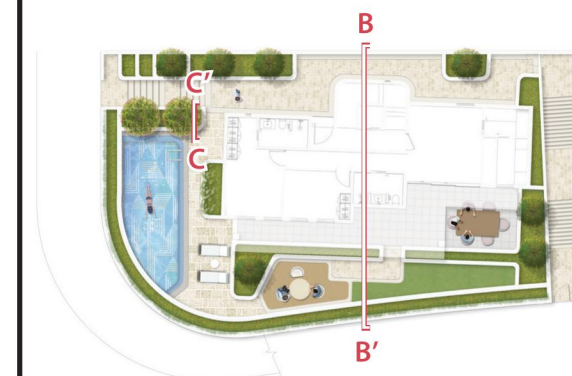
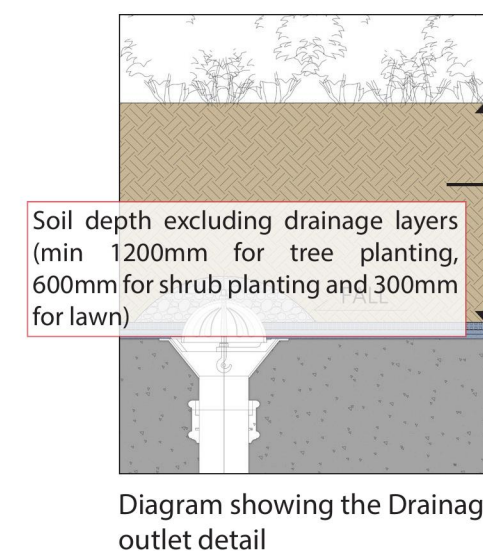
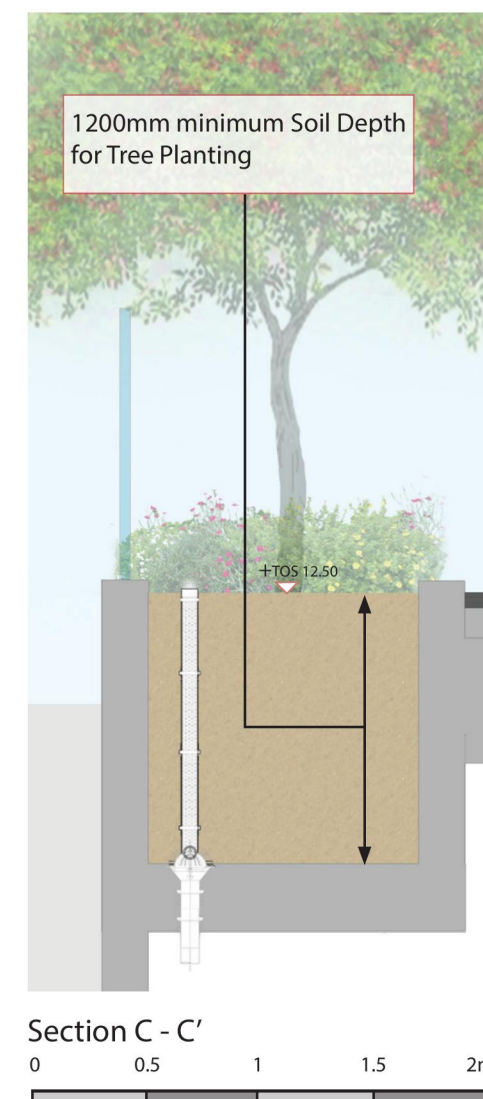
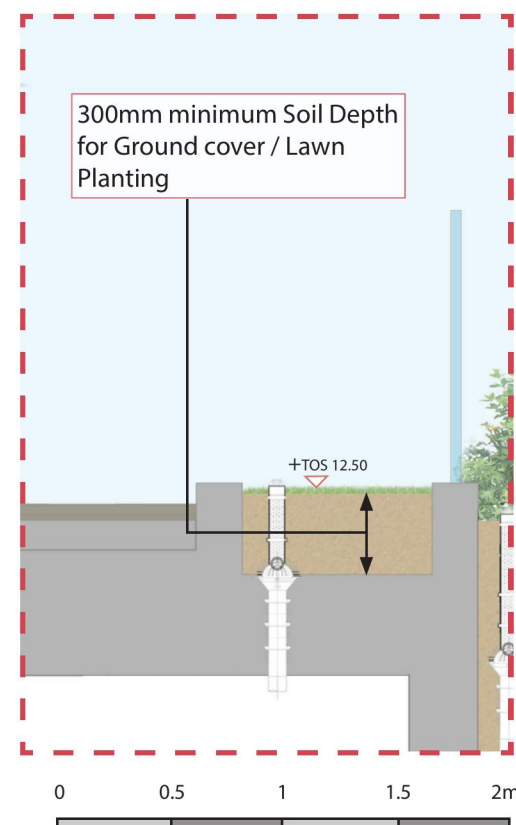
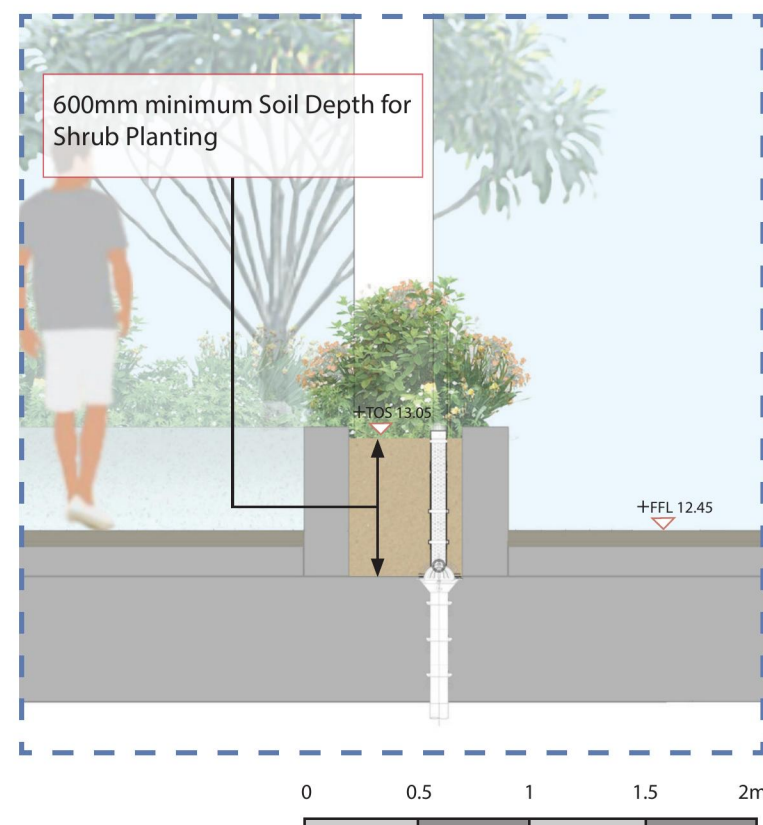
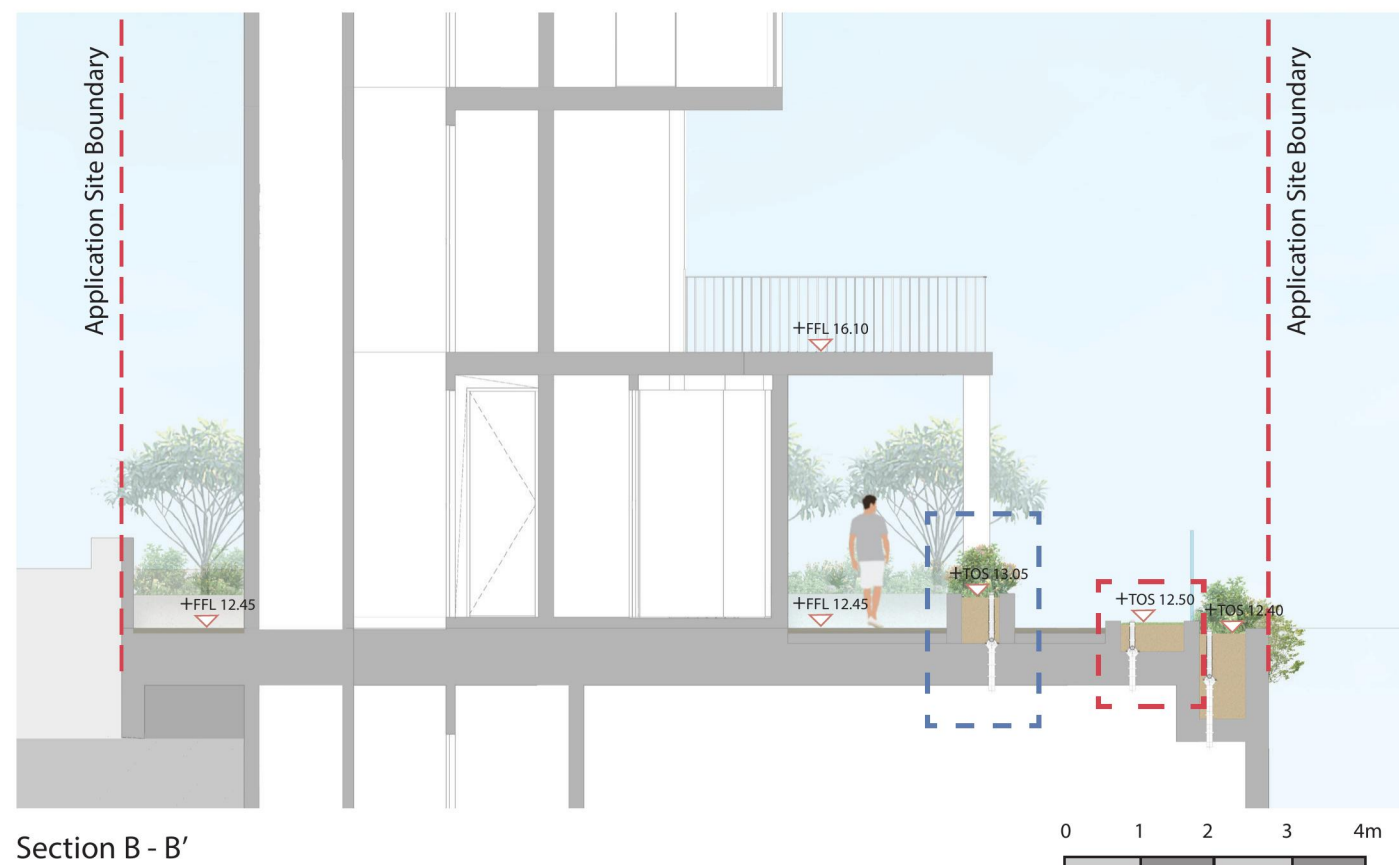
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FIGURE NO.	Figure 6.1		REV
			-



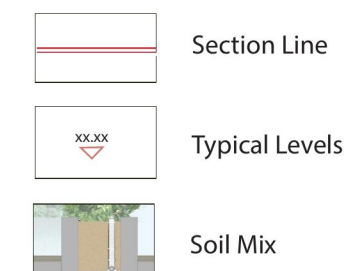
SCENIC Landscape Studio Limited

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Jervois Street, Sheung Wan, Hong Kong Facsimile: 3016 2422
Website: scenic@studioscenic.com



LEGEND



TOS: Top of Soil
FFL: Finish Floor Level

Note:

- All soil depths stated exclude drainage layer.

FIGURE TITLE Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Typical Section showing Soil Depth

SCALE	N.T.S.	DATE	MAY 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 10.1		REV A

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong Telephone: 2468 2422 Facsimile: 3016 2422 Website: scenicstudioscenic.com

Attachment 4

REPLACEMENT PAGES FOR
SUPPLEMENTARY PLANNING STATEMENT

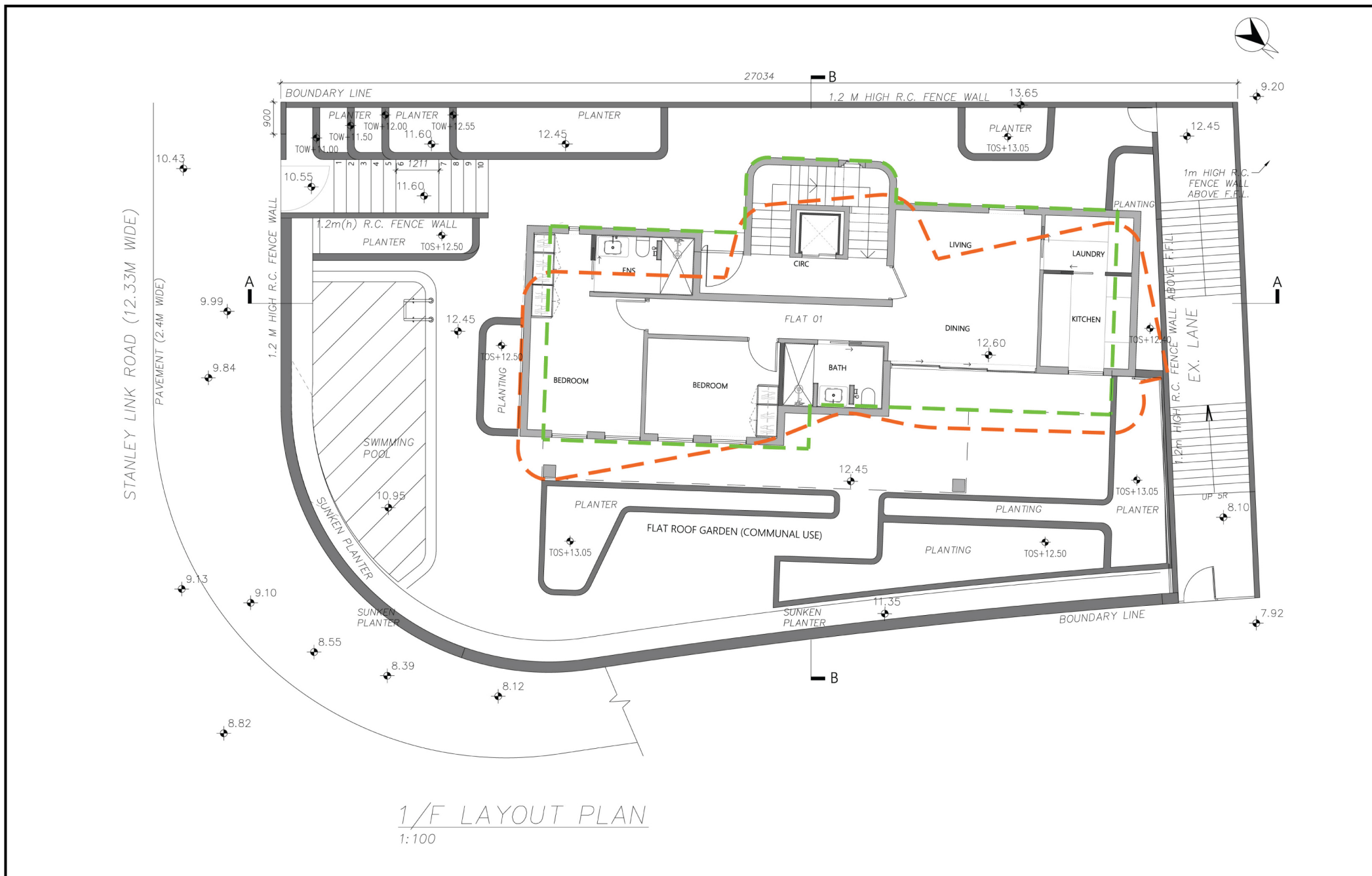


FIGURE 4.1 OVERLAY OF OZP COMPLIANT SCHEME, APPROVED GBP SCHEME AND PROPOSED RESIDENTIAL REDEVELOPMENT SCHEME

- 4.3.3 In comparison with the OZP Compliant Scheme, without the proposed relaxation of SC, a full additional storey would be required to accommodate the allowable GFA. This would manifest in a taller development, larger building footprint, less efficient layout with smaller rooms and more space lost to circulation (**Figure 4.1** refer).
- 4.3.4 A comparison table of Development Parameters between the OZP Compliant Scheme, the Approved GBP and the Proposed Residential Redevelopment is provided in **Table 4.1**. Architectural drawings for the Proposed Residential Redevelopment are furnished in **Appendix 1**.

Table 4.1: Comparison of the Development Parameters

Development Parameters	OZP Compliant Scheme	Approved General Building Plan July 2023	Proposed Residential Redevelopment
Application Site Area	Approx. 405m ²	Approx. 405m ²	Approx. 405m ²
Proposed Plot Ratio	0.75	Approx. 0.69	Approx. 0.75
Proposed Total GFA (approx.)	Approx. 303.75m ²	Approx. 278.99m ²	Approx. 303.75m ²
Proposed Site Coverage	25%	Approx. 24.97%	Approx. 33%
Proposed No. of Storeys	3 domestic storey over 1 storey carpark	3 domestic storey over 1 storey carpark	3 domestic storey over 1 storey carpark
Proposed Building Height (Main Roof Level)	*	Approx. 23.6mPD	Approx. 23.1mPD
Proposed No. of Residential Blocks	1	1	1
Proposed No. of Car Parking Spaces	*	6 (including 3 Private Parking Spaces, 1 Motor Cycle, 1 Disabled and 1 LGV)	6 (including 3 Private Parking Spaces, 1 Motor Cycle, 1 Disabled and 1 LGV)

Remarks:

* Information is not available for the OZP Compliant Scheme.

- 4.3.5 Please note that there will be **no** Relaxation of the maximum BH Restriction of 3 domestic storeys over 1 storey carpark, or the maximum PR Restriction of 0.75 for a 3 domestic storey building. All building structures are confined within the Application Site.

4.4 Architectural Design Intent

- 4.4.1 The design concept takes inspiration from the intentions of Joint Practice Note No. 1 for “Green and Innovative Buildings” to provide “green” architecture that integrates fully with the surrounding BH profile of the built-development, natural topography such as the nearby Stanley Main Beach and the Tai Tam Country Park to the further north. With this Vision in mind, the architectural form lends itself to a low linear form on the Site alongside with the provision of a communal garden at 1/F and the incorporation of boundary landscapes in softening the building bulk of the Proposed Residential Redevelopment. The design allows for interplay of internal and external environments, maximising the use of natural lighting throughout the flats on the Site, and also allowing natural flow of movement from the indoors to the outdoors. The Minor Relaxation in SC Restriction allows for a slightly reduced BH yet allowing an interesting roof profile. The minor excavation work at G/F enables potential visual impact of the Proposed Residential Redevelopment to be reduced. **Floors at 1/F and above** are further setback from the building line on the eastern side to minimize the building bulk when view from Stanley Link Road and Stanley Main Beach.

- 4.4.2 The G/F are mainly used for car-parking spaces, driveway and E&M / Plant Rooms and are 100% exempted under the Regulation 23(3)(b) of the Building (Planning) Regulations (“**B(P)R**”).
- 4.4.3 The BH of the Proposed Residential Redevelopment complies with the BHR stipulated in the Approved OZP, while the floor-to-floor height of the remaining residential floors (i.e. 1/F to 3/F) is assumed to be 3.5m to meet the current standard for domestic building under B(P)R. Moreover, comparing to the existing 2-storey building with carport, the overall BH of 4 storeys (i.e. 3 storeys over 1 storey carport) is increased by approx. 7.6m and yet it complies with OZP restriction. The Proposed Residential Redevelopment offers significant enhancement to the future residents and will not create adverse visual impact as demonstrated in the photomontages in **Appendix 2**.
- 4.4.4 The Proposed Residential Redevelopment has been carefully designed to integrate with the surrounding low-rise building height profile, landscape and rural character. The Architect has taken special consideration to ensure that the design and orientation of the Proposed Residential Redevelopment will minimise the impacts on the surrounding natural environ and is also in line with the adjacent residential developments. Tall windows could be adopted in order to maximize the natural light entering into the interior living environment.
- 4.4.5 The external finishes of the Proposed Residential Redevelopment will align with the aesthetic and prestigious characteristics of the neighbourhood. Details to be confirmed at the detail design stage. The choice and colour of the external finishes together with landscape screening will allow the Proposed Residential Redevelopment to integrate with the surrounding low-rise development and natural setting.

4.5 Proposed Landscape Design

- 4.5.1 The landscape design aims to provide outdoor leisure and recreational pursuits for the residents at 1/F, at the same time providing natural screening for the Proposed Residential Redevelopment to enhance privacy and visual integration with its surroundings. Greenery will be provided along the boundary of RBL 1033 at 1/F.
- 4.5.2 The landscaping is divided into three (3) main areas; 1) The Arrival Landscape; 2) The Leisure Landscape; and 3) The Boundary Landscape (**Appendix 3** refers). The landscape design aims to enhance the future residential environment while integrating the landscape treatment of the Proposed Residential Redevelopment with its existing and planned landscape context of the surroundings.

The Arrival Landscape

- 4.5.3 Signage and boundary walls will be provided at the Shared Entrance Courtyard at G/F to offer an attractive entry experience for both vehicles and pedestrians. The Pedestrian Gates are further defined by terraced planters flanked on the staircases at both northeast and southeast entrances. Moreover, the entrance terrace leading from the Pedestrian Gates will be furnished with feature paving and framed with planting, creating an enjoyable route to and within the Proposed Residential Redevelopment and creating a sense of arrival for the visitors and residents.

The Leisure Landscape

- 4.5.4 The leisure landscape area is located at 1/F of the Proposed Residential Redevelopment. Future residents can view the communal garden and the swimming pool from within the flats and at 1/F. The communal garden and swimming pool will serve as a private open and recreational space for the future residents and promote social interactions within the Site. Furthermore, it will bring nature into the development and soften the appearance of the building within the low-density neighbourhood.

- 4.5.5 The swimming pool is located at the southern portion of the Site at 1/F, offering future residents with recreational opportunities. Common design practices will be adopted for the swimming pool to ensure the safety of the environment and attractiveness of the Proposed Residential Redevelopment.
- 4.5.6 A communal garden is provided at the eastern side of 1/F podium within the Proposed Residential Redevelopment. The communal garden comprises a seating deck and lawn equipping with soft landscape serving as a green open space for future residents. Moreover, the communal area will be planted with small trees, layered shrubs, groundcover, and lawn to provide an accessible and functional garden with adequate privacy for future residents while maintaining views of Stanley Main Beach and Tai Tam Bay.
- 4.5.7 The balconies of the flats will be enhanced with a simple hardscape treatment. These private terrace / balconies are intended to not only maximise the recreation and leisure space for future residents but also to provide a private outdoor area where they can relax and enjoy the surroundings.

The Boundary Landscape

- 4.5.8 Landscape greenery including layered and shrub plantings will be adopted along the site boundary to help soften the building bulk and integrate the Proposed Residential Redevelopment with its surroundings. Furthermore, similar landscape treatments are also proposed for the building edges at 1/F to enhance the privacy setting for future residents and harmonise with the natural environment nearby.

Tree Preservation Proposal

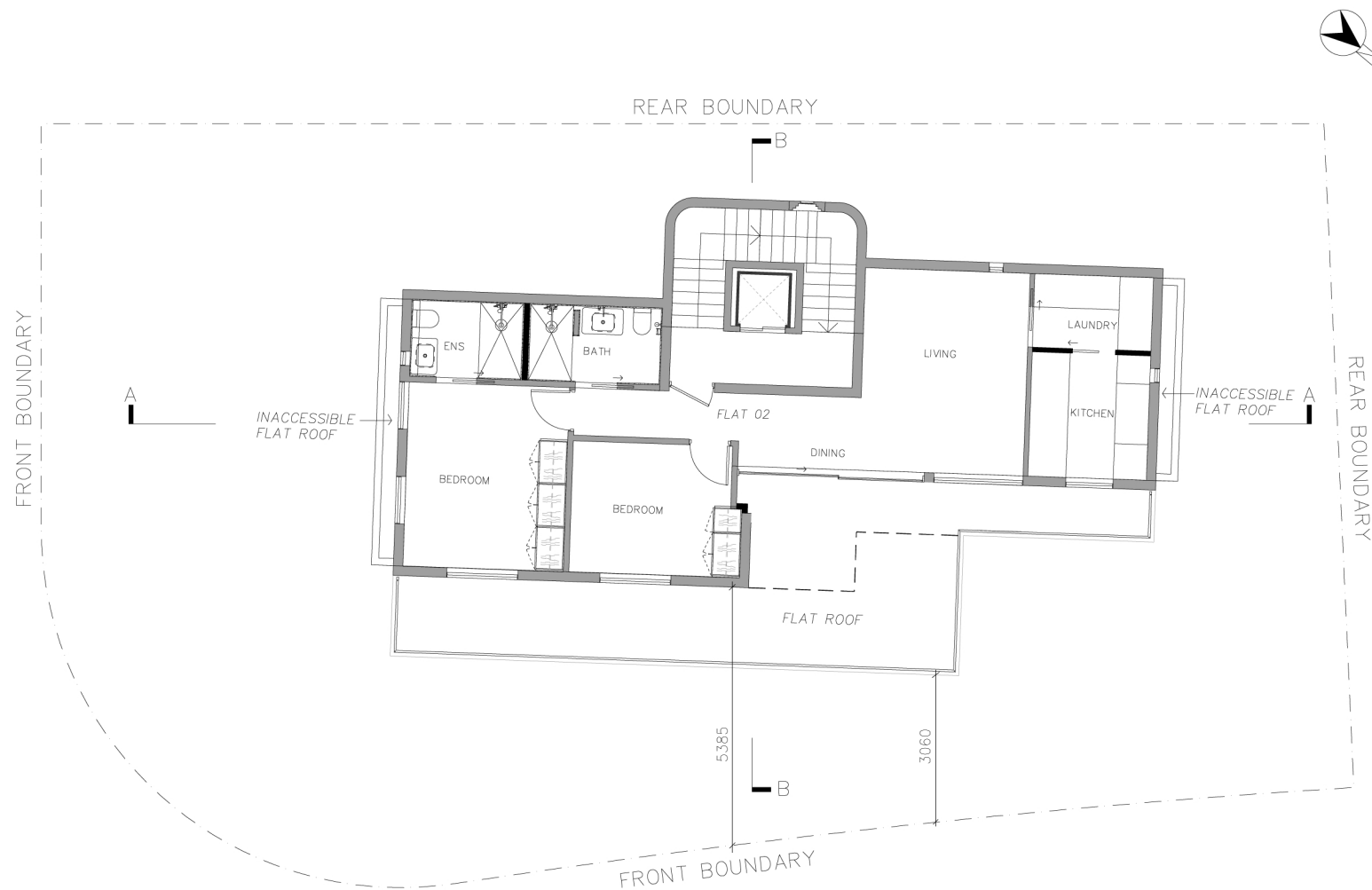
- 4.5.9 Two (2) existing trees raised in planters are identified at R/F of the Application Site. It is noted that the structural condition of the trees is poor and the trees would be irrecoverable after transplanting. In this regard, the trees will be fell and new tree plantings are recommended at the 1/F Communal Garden (**Appendix 3** refers). The minimum 1:1 tree compensatory ratio can be achieved on the Site.

4.6 Proposed Fire Fighting Installation Works

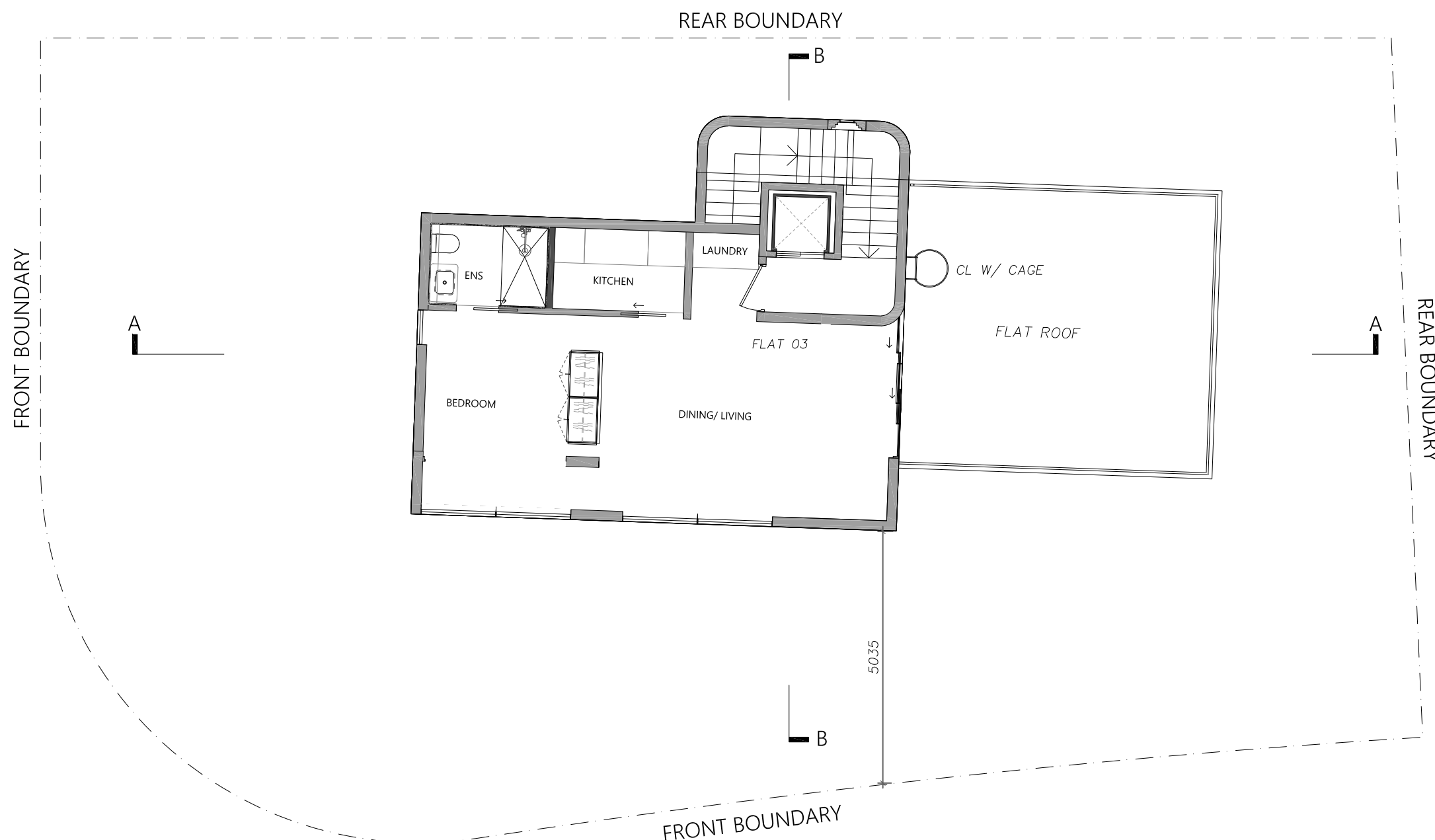
- 4.6.1 All necessary fire services provisions have been accommodated on Site to comply with Fire Services Requirement, including 70,000-Litre sprinkler tank on G/F and 18,000-Litre F.S water tank, FS Pump Room and 5,000-Litre R.C Flush Water Tank on Main R/F. The fire safety plant room takes up a large proportion of the floor area at the G/F and Main R/F of the Proposed Residential Redevelopment.
- 4.6.2 According to Practice Note for Authorised Persons (“**PNAP**”) APP-151 and ADM-2, the provision of flushing and potable water tanks and pump rooms located at G/F and Main R/F are considered as “disregarded GFA” under B(P)R 23(3)(b). Additionally, the essential plant rooms (i.e. switch room, flushable water tanks & pump rooms) have catered for utilities companies’ requirements. A GFA diagram indicating the areas that are accountable and non-accountable is provided **Appendix 1** for easy reference. Details of the GFA to be exempted from the calculation will be provided at the GBPs Submission Stage for the approval of the Building Authority.
- 4.6.3 Please note in accordance with Regulation 30 of the B(P)R, natural lighting and ventilation will be provided to the kitchens of all flats. Details will be provided at the GBPs submission stage.
- 4.6.4 As the Applicant is proposing redevelopment on RBL 1033, the electricity provision has been reassessed accordingly. Thus, new installations will be provided to meet the current standards and requirements of the Hongkong Electric Company (“**HEC**”).



Attachment 5

REPLACEMENT PAGES FOR
ARCHITECTURAL PLANS OF THE
PROPOSED RESIDENTIAL
REDEVELOPMENT AND GFA DIAGRAMS



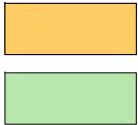
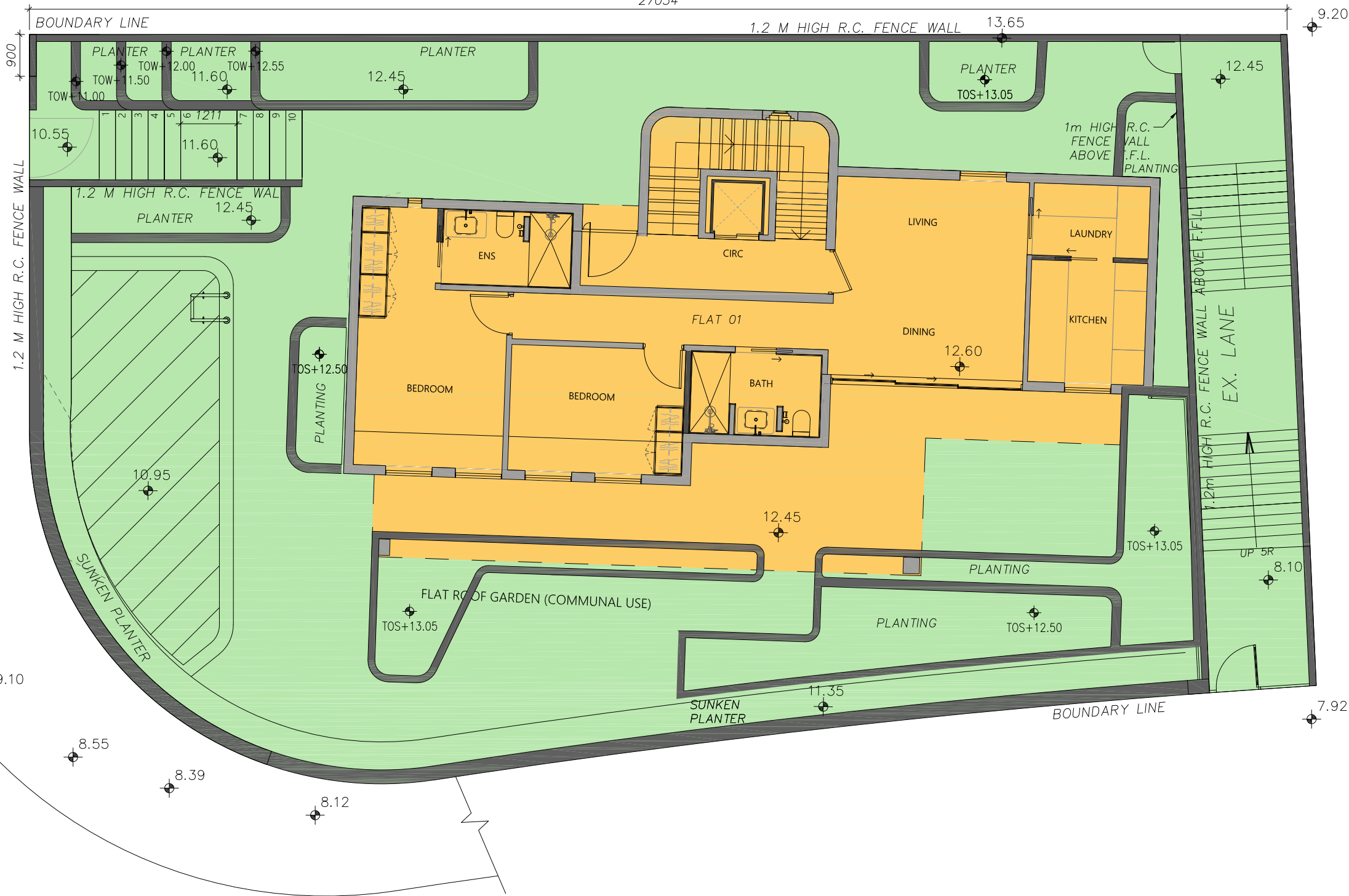
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FSD REF. :				
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NOTES : 1. ALL DIMENSIONS GIVEN ARE IN MILLIMETRE. 2. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE.				
AUTHORIZED PERSON <div>GBE創維建築工程顧問有限公司</div> Glamorous Building & Engineering Consultancy Ltd. Mr. YUNG CHI KIN A/P(A) 75/85 MHKA, RI Rm 05-06, 18/F, The Broadway 54-62 Lockhart Road, Wan Chai, Hong Kong Tel. 2735 7077 Fax: 2877 3017				
ARCHITECT <div>K. P. D. O.</div>				
PROJECT PROPSOED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY				
PROJECT NO. 752-01020-390				
TITLE 2/F LAYOUT PLAN				
DRAWING NO. S16GP-03				
REV : -				
SCALE : 1:100(A3)				
DRAWN : SUM		DATE : DEC 2023		
CHECKED : MT		APPROVED :JL		



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NOTES : 1. ALL DIMENSIONS GIVEN ARE IN MILLIMETRE. 2. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE.				
AUTHORIZED PERSON				
<div><div></div><div>創維建築工程 顧問有限公司</div></div> Glamorous Building & Engineering Consultancy Ltd.				
Mr. YUNG CHI KIN API(A) 75/85 MHK(A), RI Rm 05-06, 19/F, The Broadway 54-62 Lockhart Road, Wan Chai, Hong Kong Tel: 2735 7077 Fax: 2877 3017				
ARCHITECT				
<div></div>				
PROJECT				
PROPOSED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY				
PROJECT NO. 752-01020-390				
TITLE				
3/F LAYOUT PLAN				
DRAWING NO. S16GP-04				
REV : -				
SCALE : 1:100(A3)				
DRAWN : SUM DATE : DEC 2023				
CHECKED : MT APPROVED :JL				

STANLEY LINK ROAD (12.33M WIDE)

PAVEMENT (2.4M WIDE)



G.F.A. ACCOUNTABLE

G.F.A. DISREGARDED UNDER PNAP APP 2

BD REF. : 2/3022/20				
FSD REF. :				
REV	REVISIONS	DATE	DRAWN BY	CHECKED BY
NOTES : 1. ALL DIMENSIONS GIVEN ARE IN MILLIMETRE. 2. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE.				
AUTHORIZED PERSON <div>GBE創維建築工程顧問有限公司</div> <div>Glamorous Building & Engineering Consultancy Ltd.</div> <div>Mr. YUNG CHI KIN AP(A) 75/85 MHKIA, RI</div> <div>Rm 05-06, 19/F, The Broadway 54-62 Lockhart Road, Wan Chai, Hong Kong</div> <div>Tel: 2735 7077 Fax: 2877 3017</div>				
ARCHITECT <div>K. P. D. O.</div>				
PROJECT PROPSOED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY				
PROJECT NO. 752-01020-390				
TITLE 1/F LAYOUT PLAN G.F.A. DIAGRAM				
DRAWING NO. S16GP-02 (GBP)				
REV : —				
SCALE : 1:100(A3)				
DRAWN : SUM DATE : APR 2024				
CHECKED : MT APPROVED :JL				

Attachment 6

REPLACEMENT PAGES FOR APPLICATION
FORM

9. Impacts of Development Proposal 擬議發展計劃的影響			
<p>If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。</p>			
<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>		
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....308.37..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ....0.55.....m 米 <input checked="" type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>		
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input checked="" type="checkbox"/> No 不會 <input type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>.....</p> <p>.....</p>	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Supplementary Planning Statement for details. </p>	



Reference TTVS/AGNES/05
Date 24 July 2024

By HAND and EMAIL

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**MINOR RELAXATION OF SITE COVERAGE RESTRICTION
FOR PROPOSED RESIDENTIAL REDEVELOPMENT
AT 1 STANLEY LINK ROAD, STANLEY
(TPB REF: A/H19/85)**

- Supplementary Information Paper -

We refer to the captioned Planning Application (TPB Ref: A/H19/85) submitted to the Town Planning Board ("**TPB**") on 22 May 2024 and our Supplementary Information Paper ("**SIP**") dated 19 June 2024 and 23 July 2024.

Please note that there is a discrepancy on the 1/F among the Landscape Plans, Architectural Plans, GFA Diagram and Figure 4.1 Overlay Plan of the Supplementary Planning Statement submitted in our SIP dated 23 July 2024. Replacement pages in **Attachment 1 to 3** are attached for your consideration. Four (4) hard copies of this SIP are enclosed for Government Department circulation and distribution to Members of the Board.

Should there be any queries, please do not hesitate to contact Ms Agnes Leung or the undersigned.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Delius Wong
Associate / Project & Quality Manager

Enc – SIP

cc Client / Team
Ms. WU Ho Kei, Maggie STP/ HKDPO
Ms. WONG Tsz Hei, Alice TP/ HKDPO

城
市
規
劃
願
望

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E-mail address : tcpl@townland.com

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TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001:2015
Certificate No.: CC844

Attachment 1

REPLACEMENT PAGES FOR LANDSCAPE
PROPOSAL



LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- Pedestrian Entrance / Exit
- XX.XX Proposed Levels
- Proposed Small Tree Planting
- Proposed Large Shrub Planting
- Proposed Shrub Planting
- Proposed Lawn Planting
- Proposed Pool
- Proposed Paving
- Proposed Paving for Private Terrace
- Proposed Deck
- Loose Furniture (Illustrative Only)

TOS: Top of Soil
FFL: Finish Floor Level

- The Arrival Landscape
 - Pedestrian Gates
 - Entrance Terrace
- The Leisure Landscape
 - Swimming Pool Deck
 - Communal Garden Terraces
 - Private Garden Terraces
- The Boundary Landscape
 - Layered planting and Green Margins

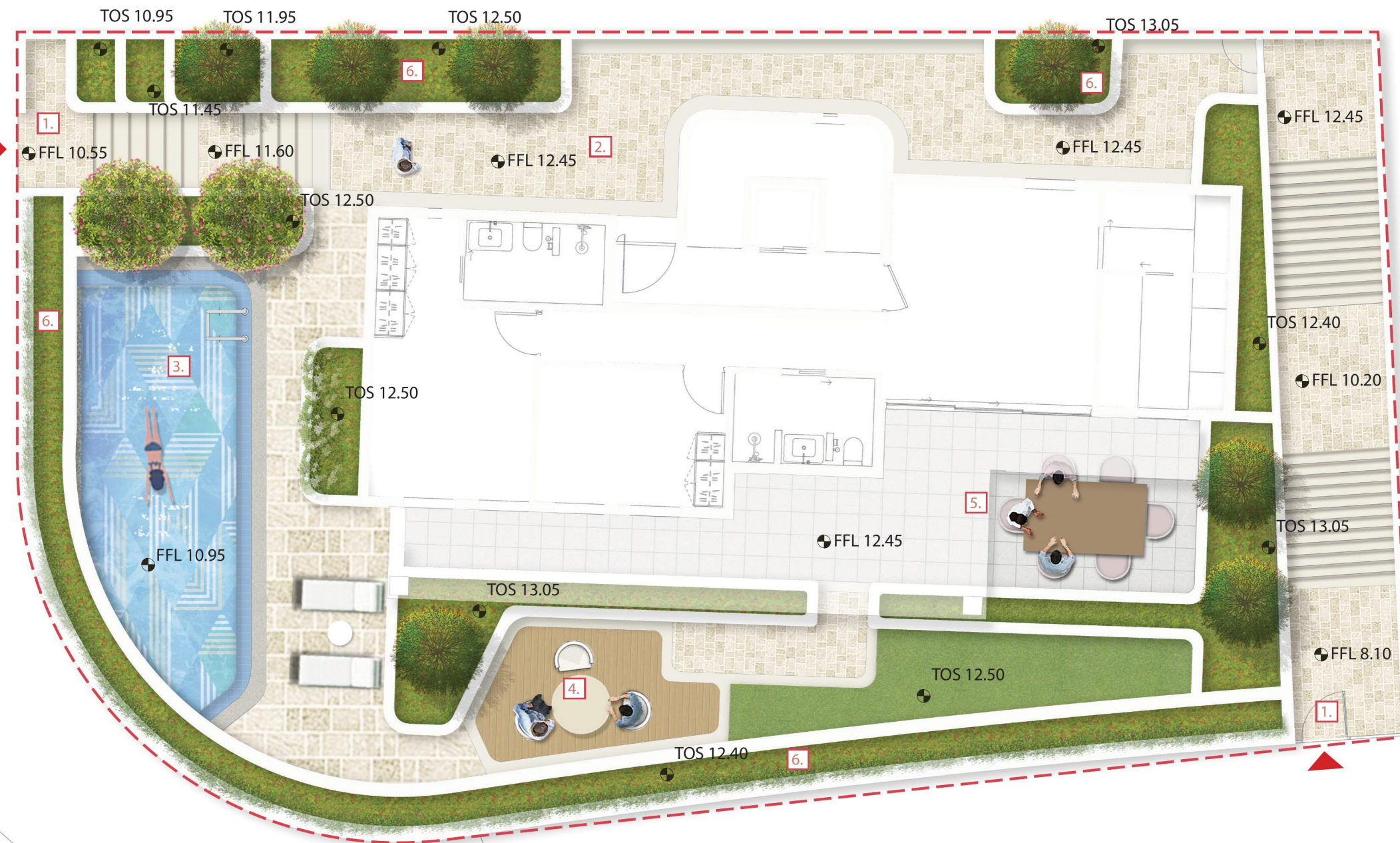


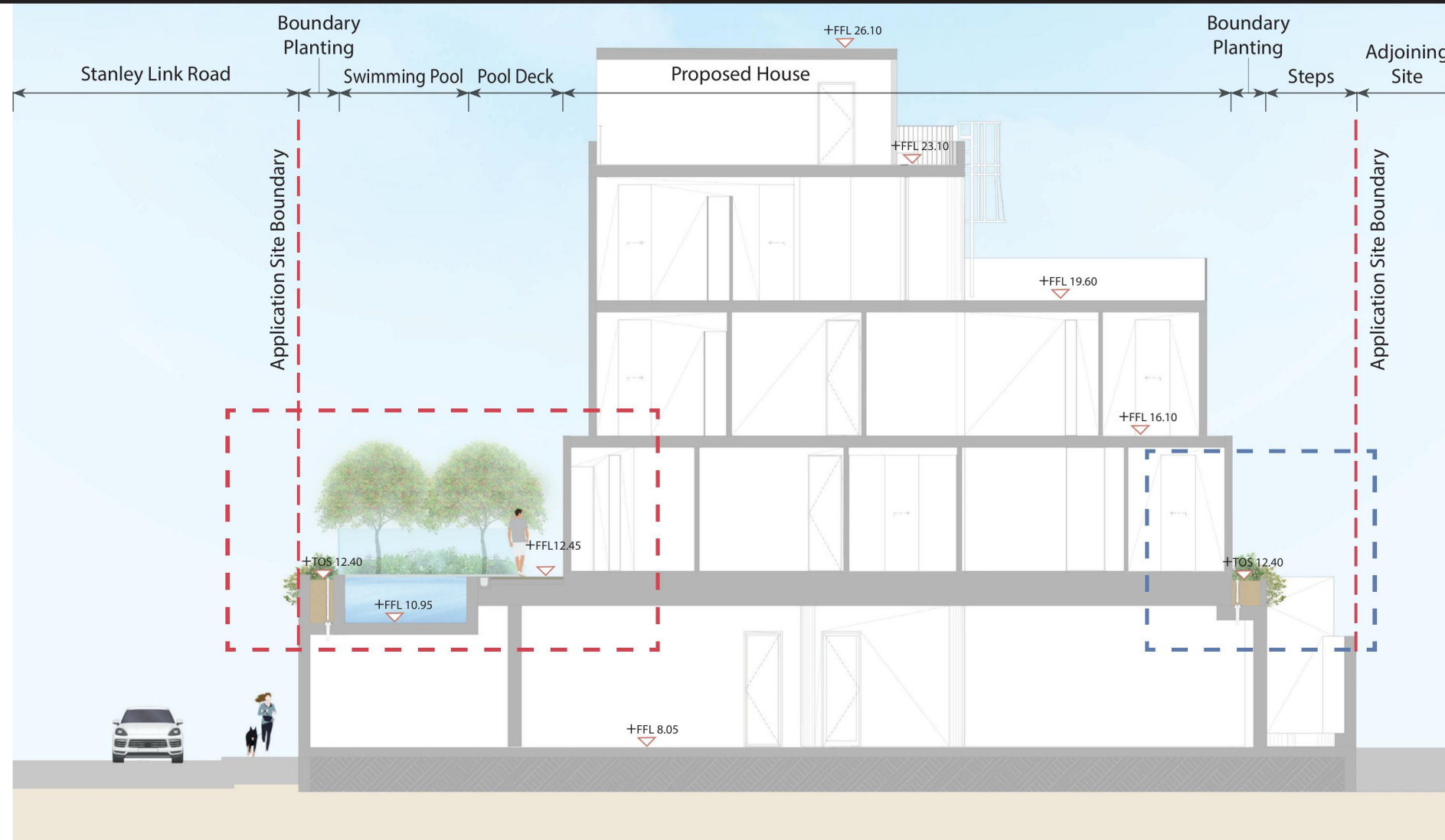
FIGURE TITLE
Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Plan – 1/F

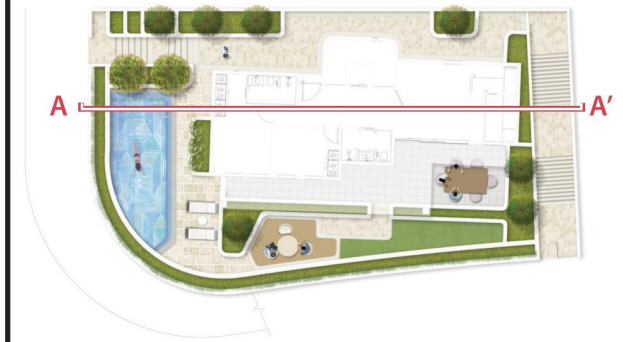
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FIGURE NO.	Figure 4.3		REV
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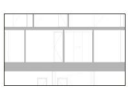


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Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenicstudio.com



Section A - A'



LEGEND

-  Section Line
-  Typical Levels
-  Proposed Architecture Scheme
-  Proposed Small Tree Planting
-  Proposed Shrub Planting

FFL: Finish Floor Level

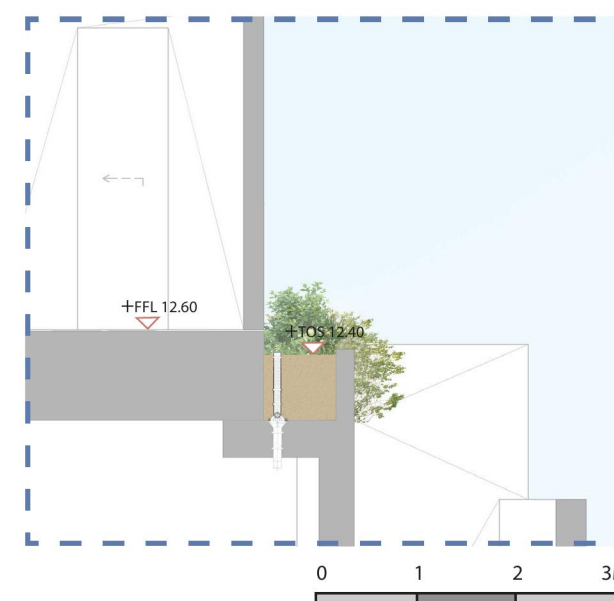
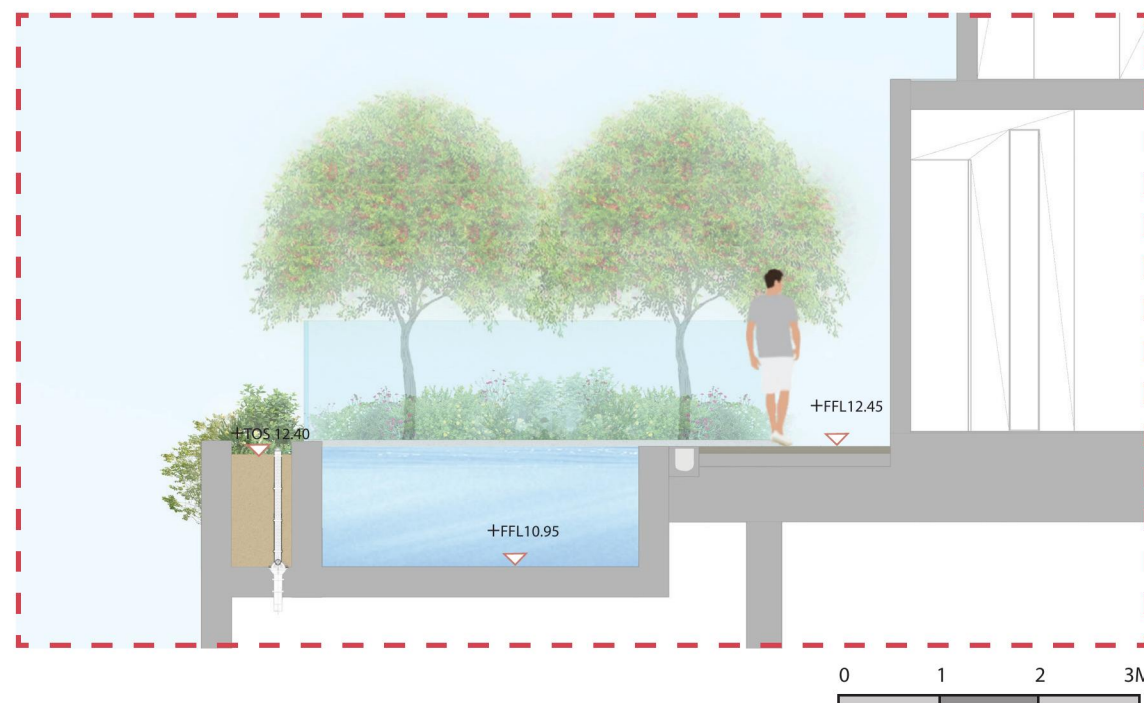
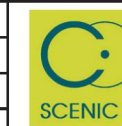


FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Section A-A'

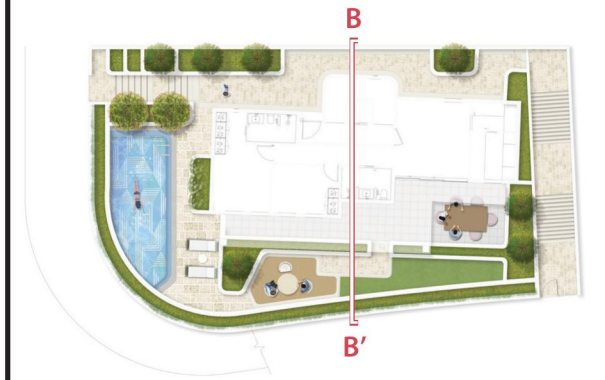
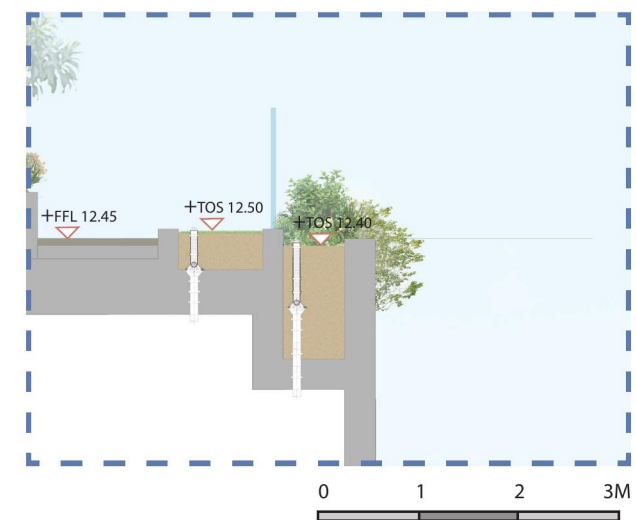
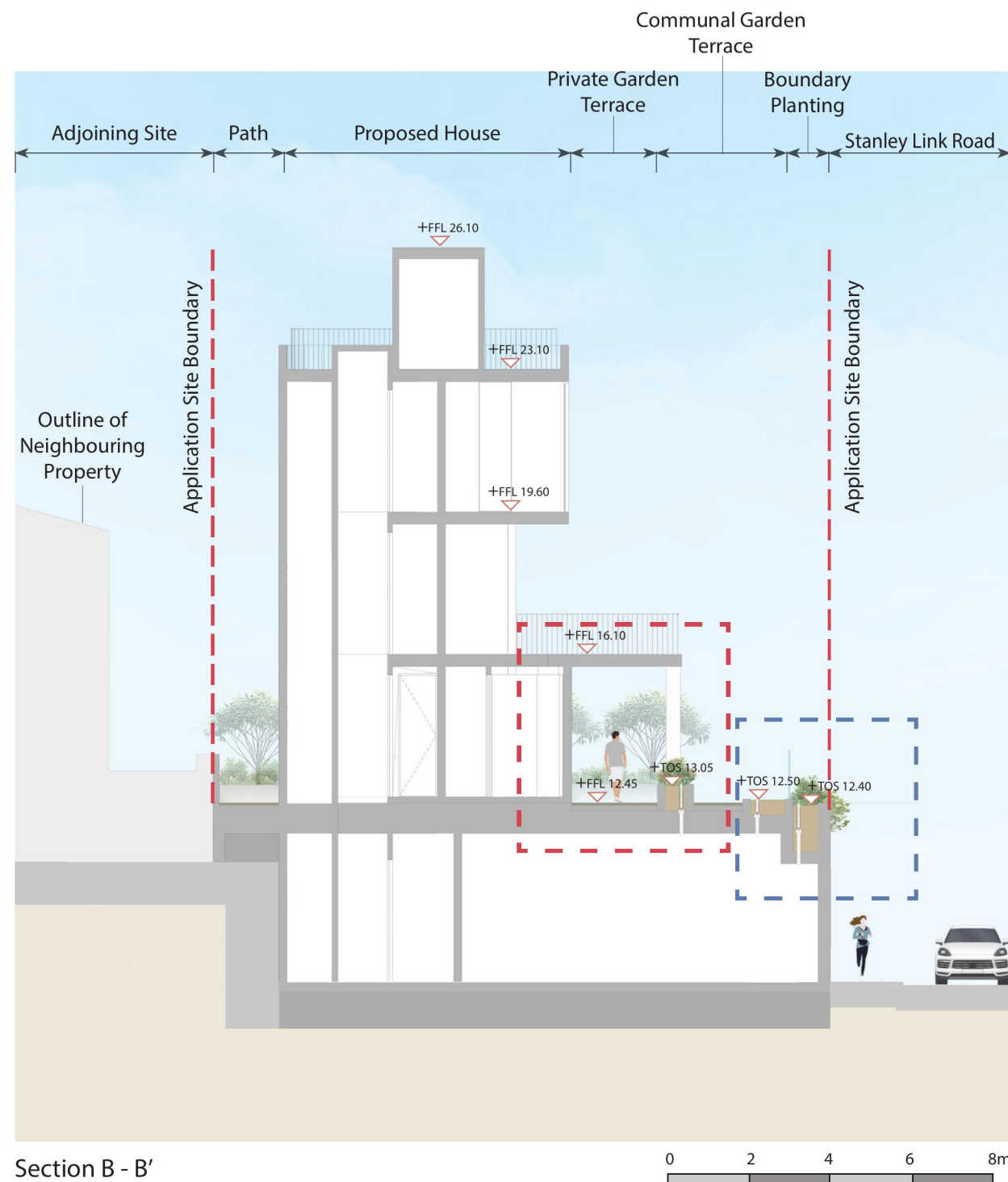
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CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 5.1		REV
			A




SCENIC Landscape Studio Limited

LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong Telephone: 2468 2422 Facsimile: 3016 2422 Website: scenic@studioscenic.com



LEGEND

-  Section Line
-  Typical Levels
-  Proposed Architecture Scheme
-  Proposed Shrub Planting
-  Proposed Lawn Planting

FFL: Finish Floor Level

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Landscape Section B-B'

SCALE	N.T.S.	DATE	MAY 2024
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 5.2		REV
			A



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LEGEND



Application Site Boundary



Private Terrace Space



Communal Open Space on 1/F
(Active Use) (Uncovered Area)



Communal Open Space on 1/F
(Passive Use) (Uncovered Area)

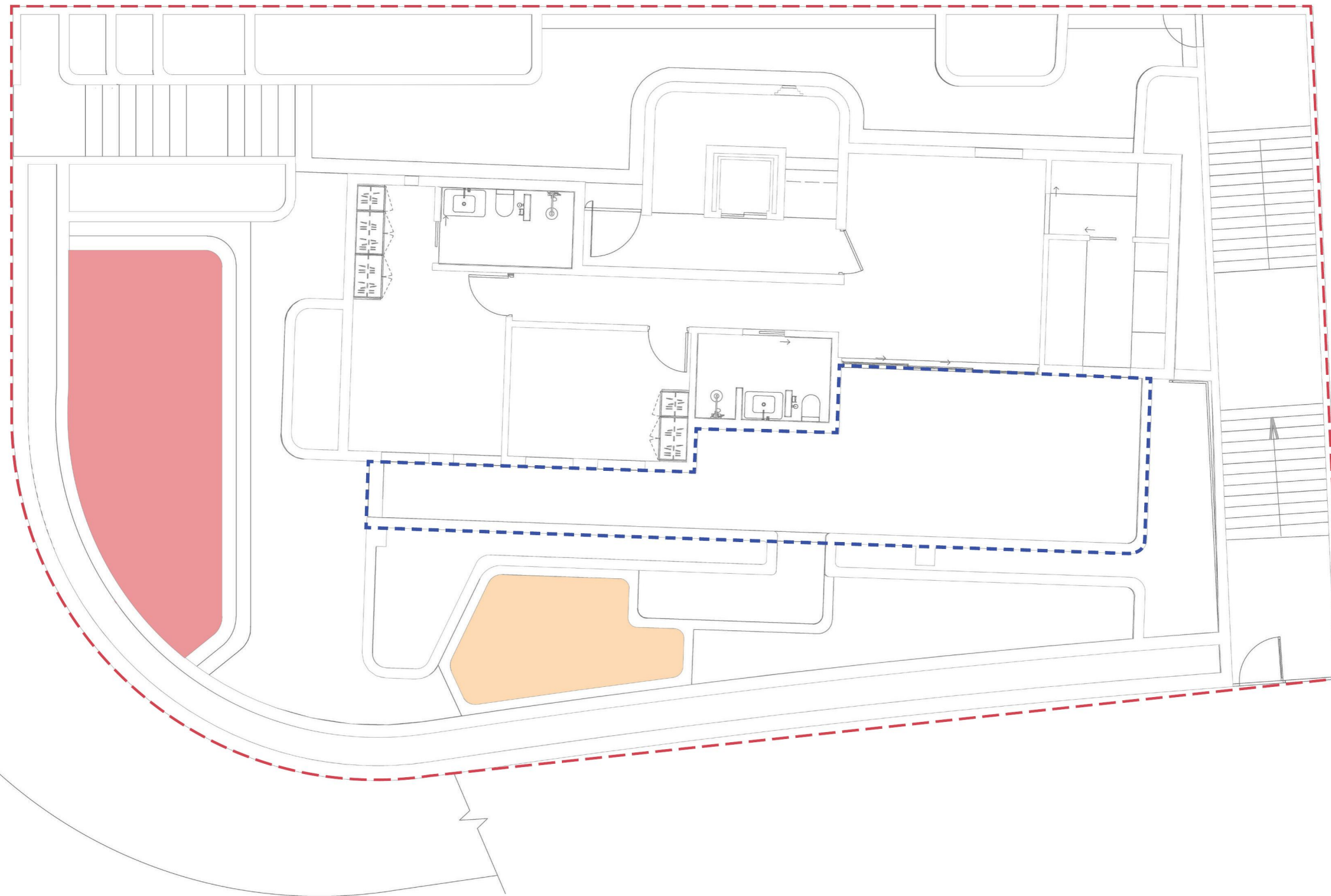


FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Open Space

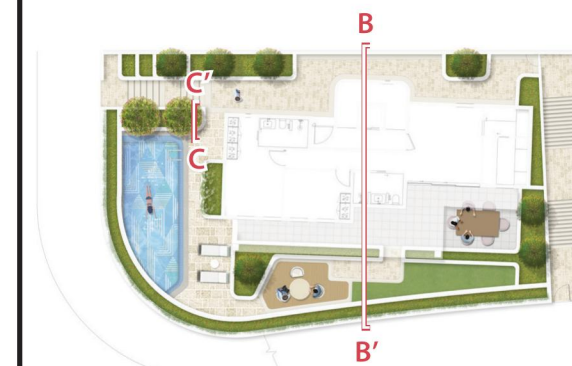
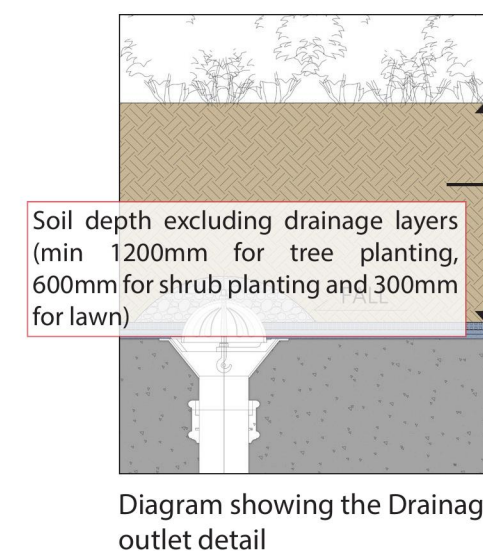
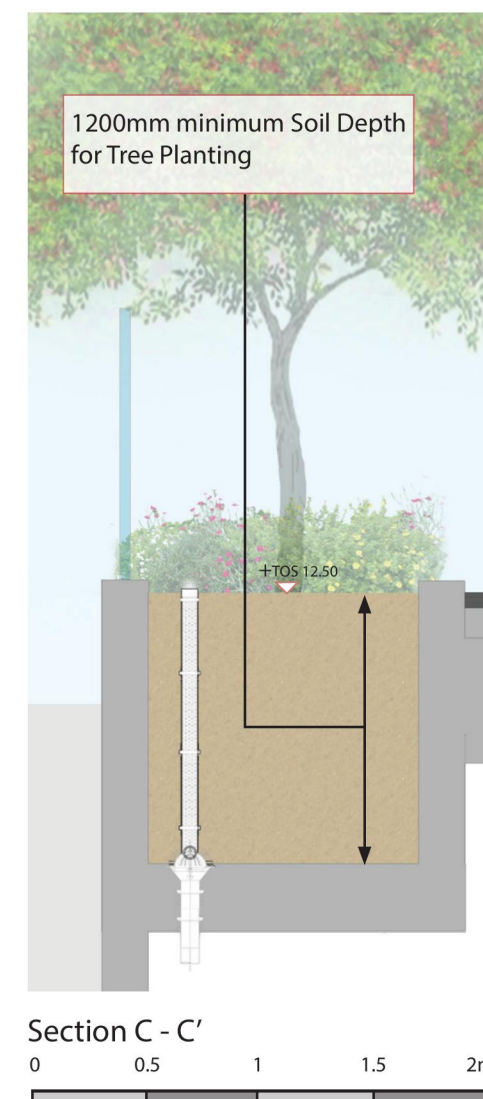
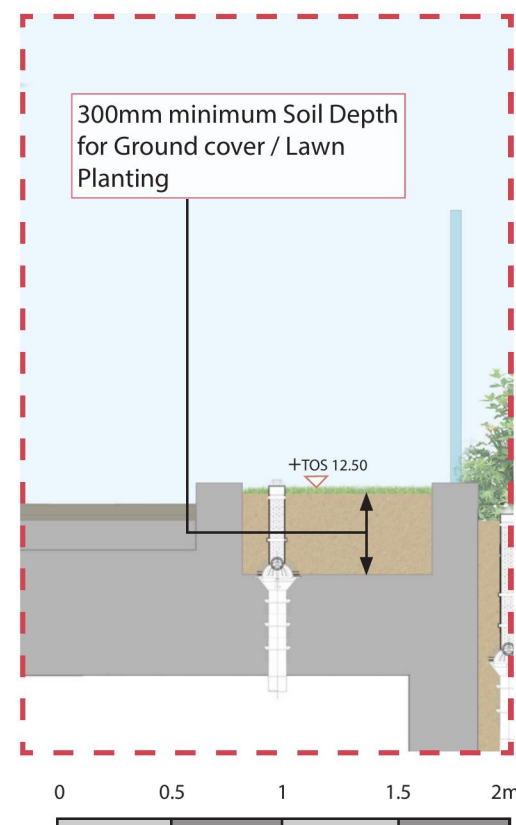
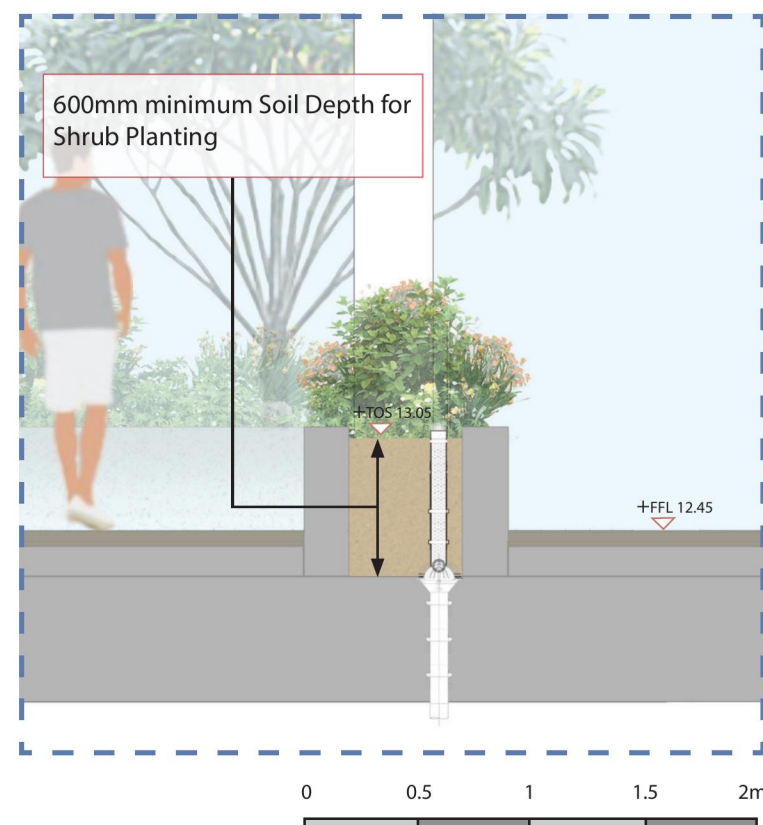
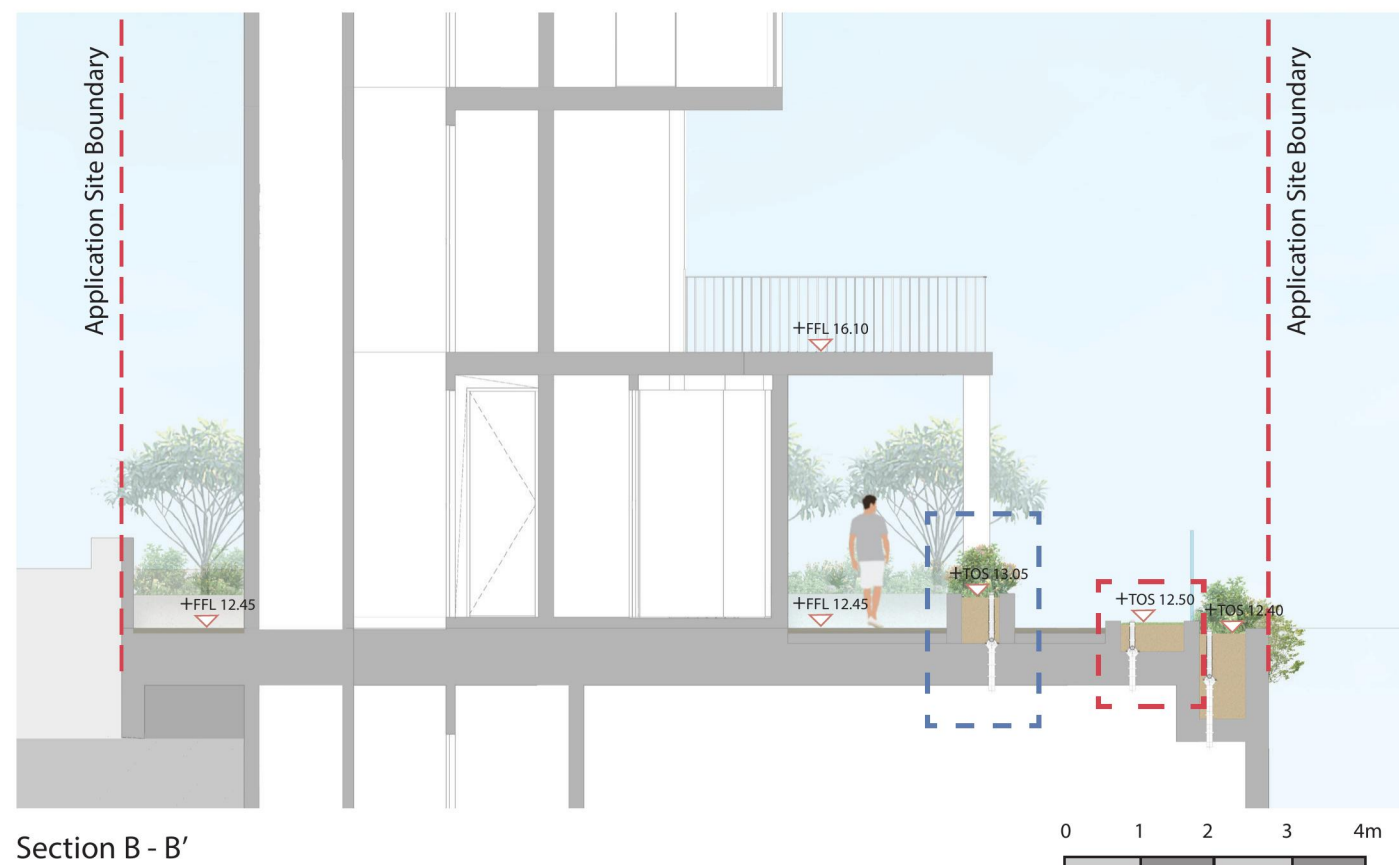
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FIGURE NO.	Figure 6.1		REV
			-



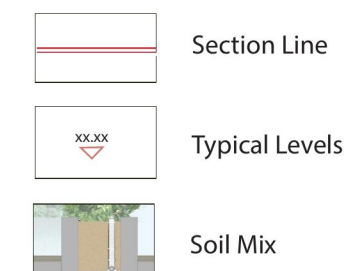
SCENIC Landscape Studio Limited

LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

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LEGEND



TOS: Top of Soil
FFL: Finish Floor Level

Note:

- All soil depths stated exclude drainage layer.

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Site Coverage Restriction for Proposed Residential Redevelopment at 1 Stanley Link Road, Stanley, Hong Kong

Typical Section showing Soil Depth

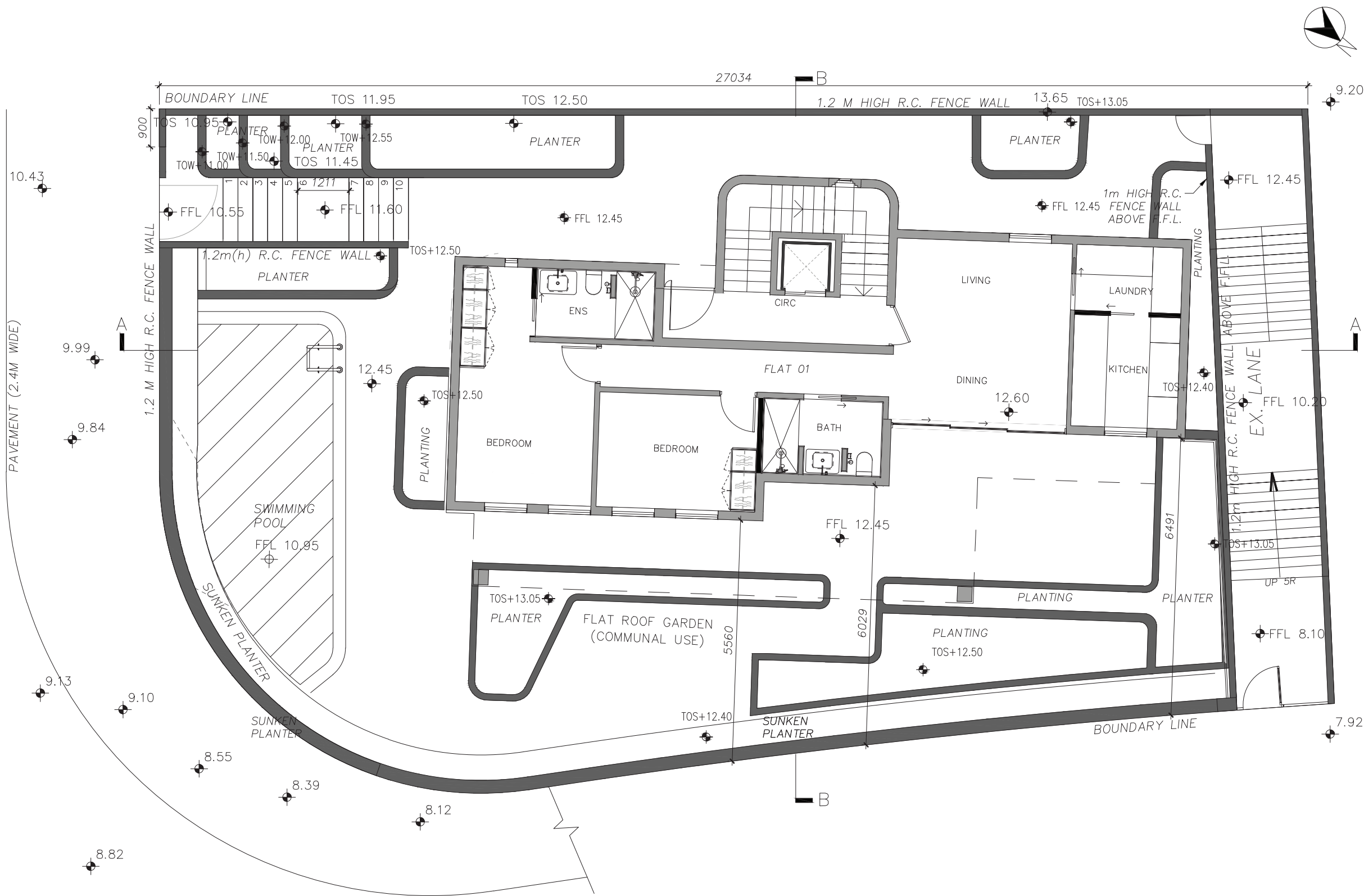
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FIGURE NO.	Figure 10.1		REV
			A

Attachment 2

REPLACEMENT PAGES FOR
ARCHITECTURAL PLANS OF THE
PROPOSED RESIDENTIAL
REDEVELOPMENT AND GFA DIAGRAMS

STANLEY LINK ROAD (12.33M WIDE)

PAVEMENT (2.4M WIDE)



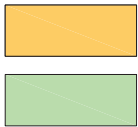
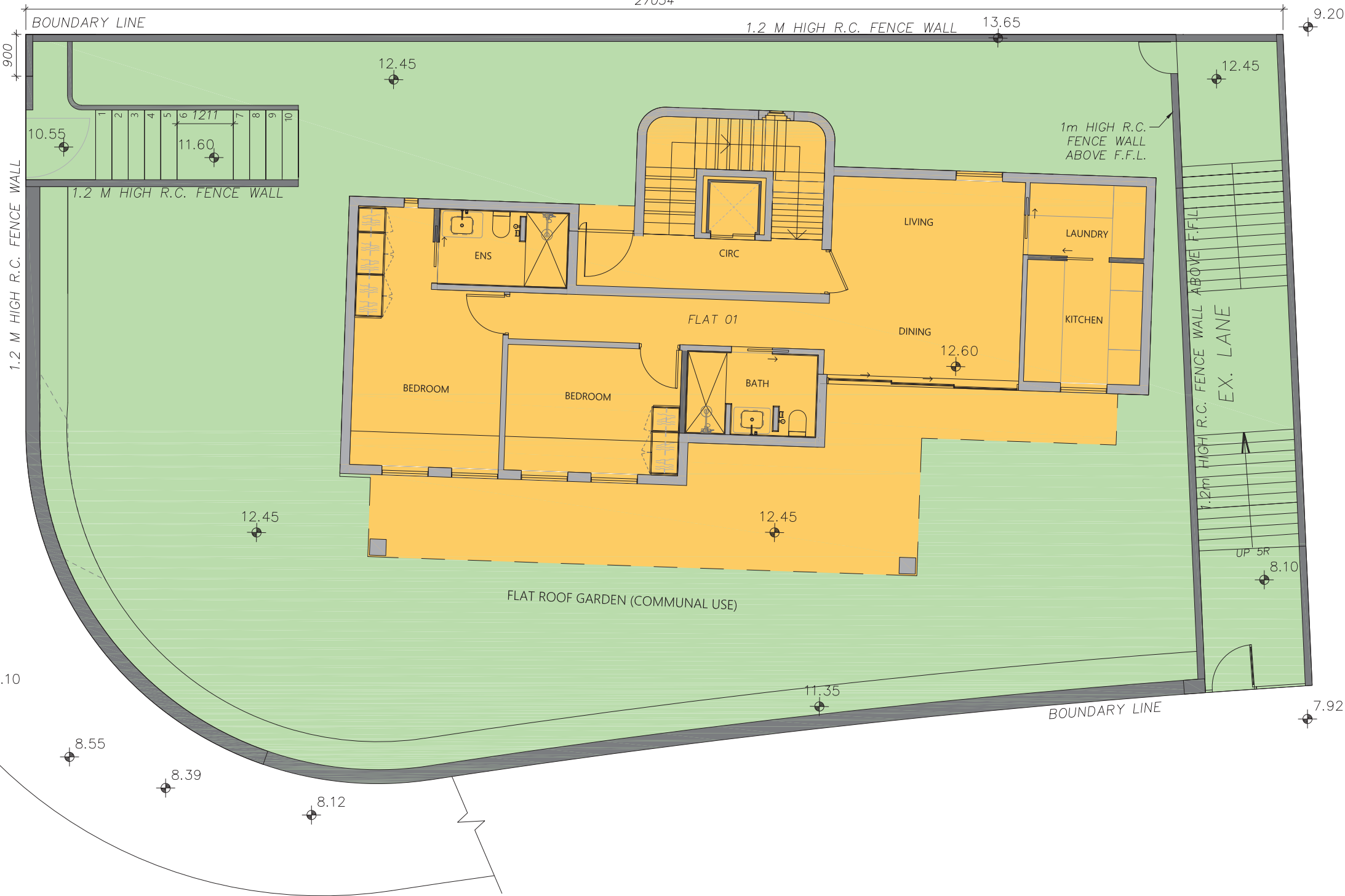
1/F LAYOUT PLAN
1:100



BD REF. : 2/3022/20				
FSD REF. :				
REV	REVISIONS	DATE	DRAWN BY	CHECKED BY
NOTES : 1. ALL DIMENSIONS GIVEN ARE IN MILLIMETRE. 2. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE.				
AUTHORIZED PERSON <div>GBE創維建築工程顧問有限公司</div> <div>Glamorous Building & Engineering Consultancy Ltd.</div> <div>Mr. YUNG CHI KIN AP(A) 75/85 MHKIA, RI</div> <div>Rm 05-06, 19/F, The Broadway 54-62 Lockhart Road, Wan Chai, Hong Kong</div> <div>Tel: 2735 7077 Fax: 2877 3017</div>				
ARCHITECT <div>K. P. D. O.</div>				
PROJECT <div>PROPOSED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY</div>				
PROJECT NO. 752-01020-390				
TITLE <div>1/F LAYOUT PLAN</div>				
DRAWING NO. S16GP-02				
REV : —				
SCALE : 1:100(A3)				
DRAWN : SUM DATE : DEC 2023				
CHECKED : MT APPROVED :JL				

STANLEY LINK ROAD (12.33M WIDE)

PAVEMENT (2.4M WIDE)



G.F.A. ACCOUNTABLE

G.F.A. DISREGARDED UNDER PNAP APP 2

BD REF. : 2/3022/20

FSD REF. :

REV	REVISIONS	DATE	DRAWN BY	CHECKED BY

NOTES :
1. ALL DIMENSIONS GIVEN ARE IN MILLIMETRE.
2. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE.

AUTHORIZED PERSON

GBE

創維建築工程顧問有限公司

Glamorous Building & Engineering Consultancy Ltd.

Mr. YUNG CHI KIN
AP(A) 75/85
MHKIA, RI

Rm 05-06, 19/F, The Broadway
54-62 Lockhart Road, Wan Chai, Hong Kong
Tel: 2735 7077 Fax: 2877 3017

ARCHITECT

K. P. D. O.

PROJECT

PROPSOED DETACHED BUILDING AT R.B. LOT NO.1033 AT TAI TAM VILLAGE, STANLEY

PROJECT NO. 752-01020-390

TITLE

1/F LAYOUT PLAN
G.F.A. DIAGRAM

DRAWING NO. S16GP-02 (GBP)

REV : —

SCALE : 1:100(A3)

DRAWN : SUM DATE : APR 2024

CHECKED : MT APPROVED :JL

Attachment 3

REPLACEMENT PAGES FOR
SUPPLEMENTARY PLANNING STATEMENT

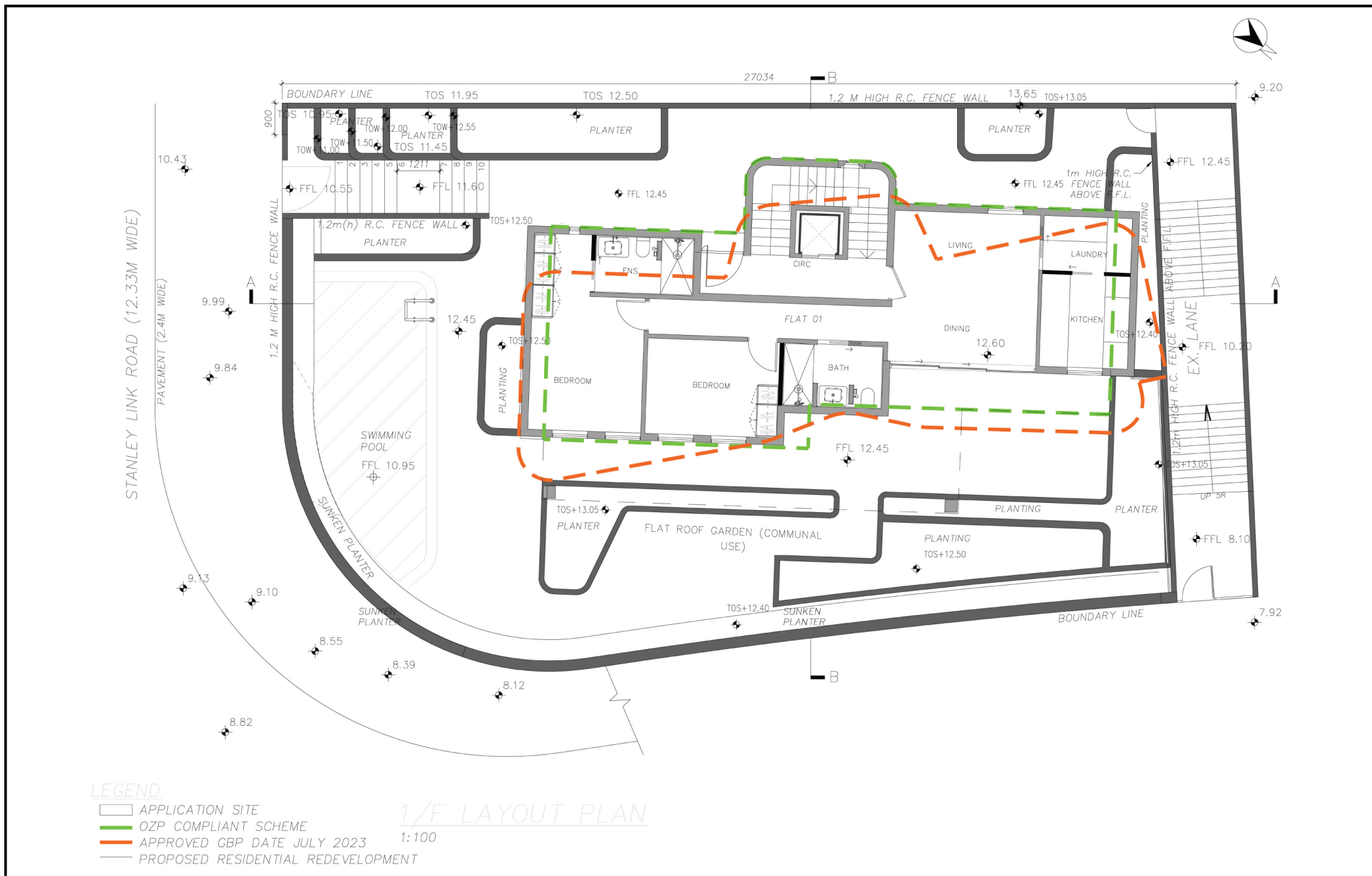


FIGURE 4.1 OVERLAY OF OZP COMPLIANT SCHEME, APPROVED GBP SCHEME AND PROPOSED RESIDENTIAL REDEVELOPMENT SCHEME

**Similar s.16 Applications since 2000 for
Proposed Minor Relaxation of Site Coverage Restriction within “R(C)” Zone
on the Stanley Outline Zoning Plan**

Approved Applications

	Application No.	Location	Proposed Development	Date of Consideration and Decision	Approval Condition(s)
1	A/H19/35	7 Stanley Beach Road, Stanley	Minor relaxation of site coverage restriction to a maximum of 40%	31.05.2002 Approved with conditions	(1) & (3)
2	A/H19/46	20 Carmel Road, Stanley, Hong Kong	Minor relaxation of site coverage from 25% to 27%	03.12.2004 Approved with conditions	(2)
3	A/H19/48	18 Carmel Road, Stanley, Hong Kong	Minor relaxation of site coverage from 25% to not more than 32%	15.04.2005 Approved with conditions	(2)
4	A/H19/52	6 Stanley Beach Road, Stanley, Hong Kong	Minor relaxation of site coverage from 25% to not more than 33%	22.06.2007 Approved with conditions	(1) & (4)
5	A/H19/57	12 Stanley Mound Road, Hong Kong	Minor relaxation of site coverage from 25% to not more than 35%	01.08.2008 Approved with conditions	(5) & (6)
6	A/H19/63	2 Cape Drive, Chung Hom Kok, Hong Kong	Minor relaxation of site coverage to 33% for permitted house development	24.09.2010 Approved with conditions	(1) & (6)

Approval Condition(s):

- (1) The submission and implementation of tree preservation and landscaping proposals to the satisfaction of the Director of Planning or of the Town Planning Board.
- (2) The submission and implementation of a tree preservation scheme and a landscaping proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- (3) The reduction of the height of the carport storey to the satisfaction of the Director of Planning or of the Town Planning Board.
- (4) Provision of fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (5) The submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- (6) The provision of water supply for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

致城市規劃處,

本人就規劃申請編號 A/H19/85 提出強烈反對！本人身為赤柱本區居民，不論在什麼季節，本人一星期最少也有三四天會經過規劃申請地方對出的連合道到達赤柱正灘進行康體活動，這路段不適宜擴闊申請！因為足夠行人路的地方已經少！車多人又多，平日經常有貨車、私家車、小巴、的士和 政府的食環署車輛暫作停留，行人路僅僅足夠使用，更何況假日還有更多的海灘使用者使用此路段，根本擴闊住宅範圍十分之影響本區居民的日常運作！

赤柱本地居民
2024年7月9日



致城市規劃委員會：

就規劃申請編號 A/H19/85，我們十分反對。

此屋已經非常豪華及面積不少，他們的申請只有對居民及環境造成不便，對社區正面沒有任何貢獻。反之，他們擴建除了影響整體的赤柱的景觀，更加不環保，不停製造建築垃圾，又製造噪音。

赤柱是一個香港人及遊客都十分喜歡的地方，如果他們擴建，會令到美麗的環境被破壞。一個美麗的土地，沒必要的人為改建及建築物愈少愈好。他們的申請只為自己的利益著想。

對環境的影響更加不容忽視。擴建的話必定會製造大量的建築垃圾及廢物，不環保之餘，當我們政府及港人努力地減廢的同時，另一邊廂的富人卻又不停製造垃圾，實在令人費解。

更甚是，此地方附近就有一間中學、兩間幼稚園及一間教堂，擴建時所發出的噪音，廢氣，對環境的污染，對小朋友的影響，影響甚為深遠。此申請絕對是一個自私的行為。絕對沒有需要擴建。還望取消這申請。

謝謝。

趙慶龍
二零二四年七月十日



敬啟者：

對於規劃申請編號 A/H19/85，地點：香港赤柱連合道 1 號鄉郊建屋地段第 1033 號，我表示反對。

該地段位於美麗的赤柱海灣，風景怡人，其位置若再擴建將佔地更多，導致本來美好的風景及環境被破壞。

另外，海風徑這條小徑已經非常狹窄，經常有不同車輛駛過，如果此建築物擴建，勢必令到本來細小的道路再被收窄或無可避免地受到影響，居民及駕駛者的安全令人擔憂。

所以本人絕對反對此申請。請關注。

陳小姐
赤柱居民

2024 年 7 月 8 日



Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Hong Kong West & South, Lands Department (LandsD) that the proposed development is in breach of the Lease conditions. In addition, the kindergarten is in breach of the existing Lease. The lot owners will need to apply for lease modification for minor relaxation of site coverage restriction and, subject to the applicants' clarification on whether the kindergarten would be retained in the redevelopment of the Lot, the lease modification shall also include change of uses to permit the kindergarten. If the application for lease modification is approved by the LandsD in the capacity as the Landlord, it will be subject to such terms and conditions, as considered appropriate by LandsD at its sole discretion;
- (b) to note the comments of the Director of Environmental Protection that since the works would involve demolition of existing building and excavation for construction of new residential building, the applicants are advised to minimise the generation of construction and demolition (C&D) materials, reuse and recycle the C&D materials on-site as far as possible, and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development;
- (c) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department that:
 - (i) for the above ground private carpark at G/F, GFA concessions may be favourably considered subject to compliance with the criteria and satisfactory design under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2 and APP-111 respectively; and
 - (ii) detailed comments on the proposal can only be given at building plan submission stage;
- (d) to note the comments of the Chief Architect/Advisory & Statutory Compliance, Architectural Services Department that the applicants may wish to consider the treatment/ articulation of the building facades in the design stage to blend in more harmoniously with the surrounding neighborhood; and
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.