

# **TOWN PLANNING BOARD**

**TPB Paper No. 10819**  
**For Consideration by**  
**The Town Planning Board on 8.4.2022**

**INFORMATION NOTE AND HEARING ARRANGEMENT**  
**FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS**  
**ON THE DRAFT STANLEY OUTLINE ZONING PLAN NO. S/H19/15**

## **Draft Stanley Outline Zoning Plan No. S/H19/15**

### **Information Note and Hearing Arrangement for Consideration of Representations and Comment**

#### **1. Introduction**

- 1.1 On 19.11.2021, the draft Stanley Outline Zoning Plan (OZP) No. S/H19/15 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve:
  - (a) rezoning of a piece of government land at Cape Road, South to Ma Hang Estate, Stanley (the Site) from “Green Belt” (“GB”) to “Residential (Group B)” (“R(B)”) with stipulation of building height restriction (**Item A**); and
  - (b) amendments to the Notes of the Plan corresponding to **Item A** as mentioned above.
- 1.2 The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex I** and the location of **Item A** is shown on **Plan P-1**.
- 1.3 During the two-month exhibition period, a total of 15 representations were received. On 28.1.2022, the representations were published for public comment and in the first three weeks of the publication period, one comment was received. All representations and comment received are in line with the revised requirements as set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B)<sup>1</sup>.
- 1.4 The list of representers and commenter are shown in **Annexes II** and **III** respectively for Members’ reference. The locations of the representation sites are shown on **Plan P-2**.

#### **2. The Representations and Comment**

- 2.1 All the 15 representations in respect of **Item A** are opposing representations. Amongst them, one was submitted by Designing Hong Kong (**R1**), one by Vice-Chairman of Southern District Council (**R2**) and the remaining 13 (**R3** to **R15**) by individuals. The major grounds of objection are as follows:

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<sup>1</sup> According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which have taken effect since 1.1.2019, representers/commenters/further representers and their authorized agents are required to provide their full name as shown on the HKID card/passport and their HKID card/passport number (only the first four alphanumeric characters are required) in the submission. For submission with no full name, incomplete and/or illegible names or no HKID card/passport number, the representation/comment/further representation concerned may be treated as not having been made.

- (a) The proposed housing development is against the planning intention of “GB” zone. It is considered that the ‘Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance’ (TPB-PG No. 10) should be followed to assess the proposed amendments. The Site with dense vegetation should be maintained as a buffer to the urban landscape and the rezoning of the Site would set an undesirable precedent;
  - (b) Given the current decreasing trend of territorial population and uncertain demand on housing needs in the Stanley area, it is doubtful whether there is an imperative need to rezone the Site for residential development. There are alternative sites available for housing development;
  - (c) It is proposed to accommodate public housing development at the Site;
  - (d) The proposed plot ratio is excessive and not compatible with the Stanley area. The permitted building height (BH) would also destroy the skyline and views from Stanley and surrounding residences. The BH restriction should be reduced to meet the Urban Design Guidelines under Hong Kong Planning Standards and Guidelines. The gross floor area (GFA) of the proposed Residential Care Home for the Elderly (RCHE) should be included in the maximum GFA of the proposed development;
  - (e) There are insufficient technical assessments to support the proposed amendment. The proposed development would also induce additional traffic on a road network which has been already stressed. The proposed development would cause a large-scale clearance of vegetation, and induce adverse visual, ecological and landscape impacts;
  - (f) It is proposed to impose a statutory requirement on planning permission for any development to ensure that the proposed development at the Site could adequately address all technical concerns, and to stipulate the requirement to update all technical assessments under lease in the Explanatory Statement (ES) of the OZP;
  - (g) The Notes of the OZP should include a requirement of adopting mitigation measures including a podium-free design and a stepped BH; and
  - (h) The Site is proposed to be rezoned to “Government, Institution or Community” (“G/IC”) for proposed RCHE, Community Care Services (CCS) and Child Care Centre (CCC) facilities to meet the shortfall in Stanley.
- 2.2 There is one comment submitted by an individual (**C1**) supporting **R4**. **C1** is also a representer (i.e. **R3**) and comments that there are many vacant private units and the loss of natural landscape habitat at the Site would affect the ecosystems.

### **3. Arrangement for Consideration of Representations and Comment**

- 3.1 Under section 2A of the Ordinance, the Town Planning Board (the Board) is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comment, propose amendments to the plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since there is only one amendment item and the representations/comment received are of similar nature, it will be more efficient for the full Board to consider the representations and comment without resorting to the appointment of a RHC. The hearing could be accommodated in the Board's regular meeting and a separate hearing session would not be necessary. The arrangement would not delay the completion of the representation consideration process.
- 3.2 Under section 6B(6) of the ordinance, the Board may determine whether the representations and the related comment shall be considered at the same meeting and whether they shall be considered individually or collectively. In view of the similar nature of representations and comment, it is recommended that the hearing of the representations and comment should be considered in one group.
- 3.3 To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session.
- 3.4 Consideration of the representations and comment by the full Board under section 6B of the Ordinance is tentatively scheduled in June/July 2022.

### **4. Decision Sought**

The Board is invited to consider whether:

- (a) to appoint a RHC for consideration of the representations and comment; and
- (b) the representations and comment should be considered in the manner as proposed in paragraph 3 above.

### **5. Attachments**

<b>Annex I</b>	Schedule of Amendments to the Approved Stanley OZP No. S/H19/14
<b>Annex II</b>	List of Representers
<b>Annex III</b>	List of Commenter
<b>Plan P-1</b>	Amendments Incorporated in the Draft Stanley OZP No. S/H19/15
<b>Plan P-2</b>	Location Plan of the Representation Site

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

**I. Amendment to Matters shown on the Plan**

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

**II. Amendment to the Notes of the Plan**

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

Town Planning Board

19 November 2021

**Annex II of**  
**TPB Paper No. 10819**

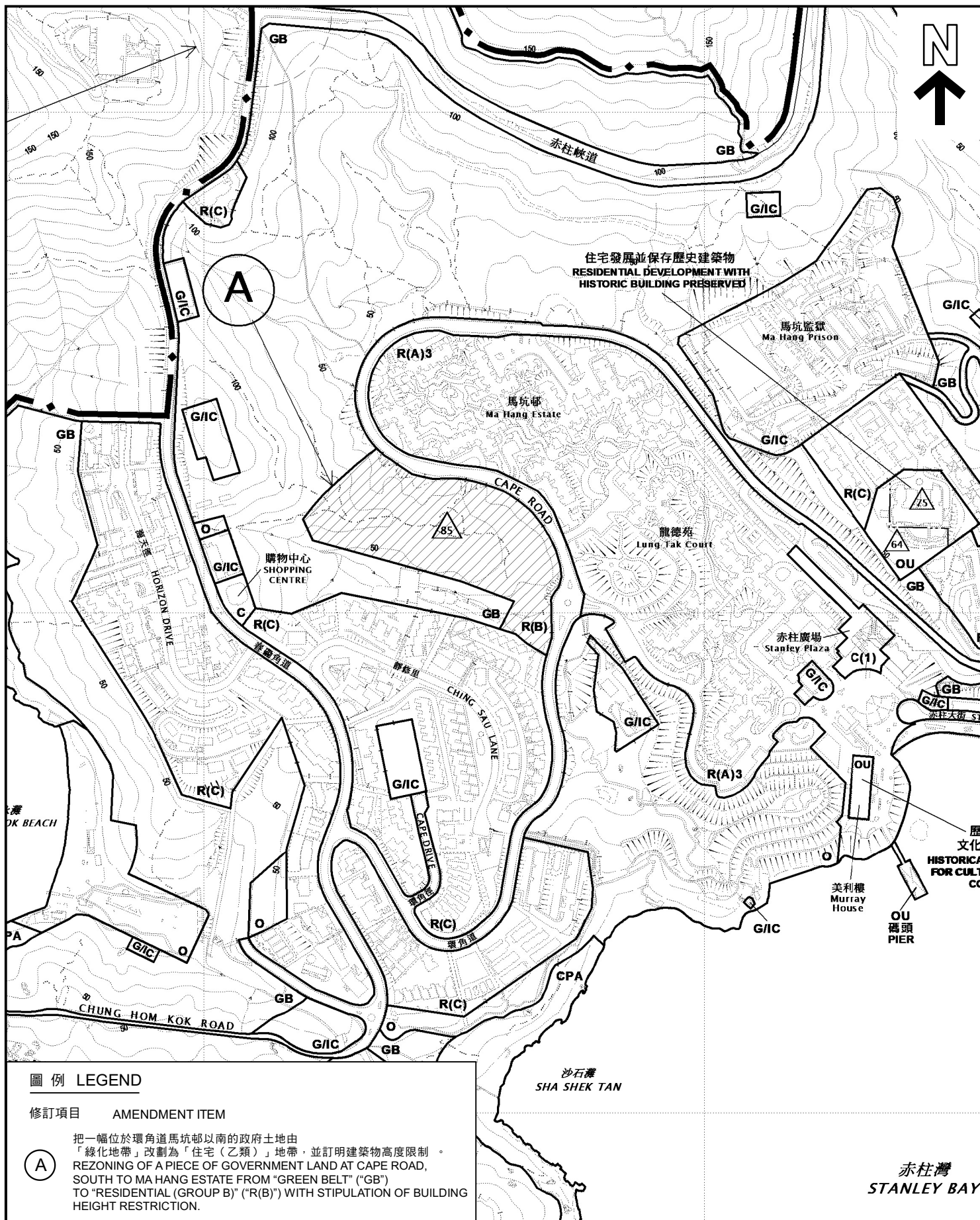
**List of Representers in respect of**  
**the draft Stanley Outline Zoning Plan No. S/H19/15**

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

**Annex III of**  
**TPB Paper No. 10819**

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

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



本摘要圖於2022年3月16日擬備, 所根據的資料為於2021年11月19日展示的分區計劃大綱圖編號S/H19/15

EXTRACT PLAN PREPARED ON 16.3.2022 BASED ON OUTLINE ZONING PLAN No. S/H19/15 EXHIBITED ON 19.11.2021

納入赤柱分區計劃大綱草圖編號S/H19/15的修訂項目  
AMENDMENT INCORPORATED INTO THE DRAFT STANLEY OUTLINE ZONING PLAN No. S/H19/15

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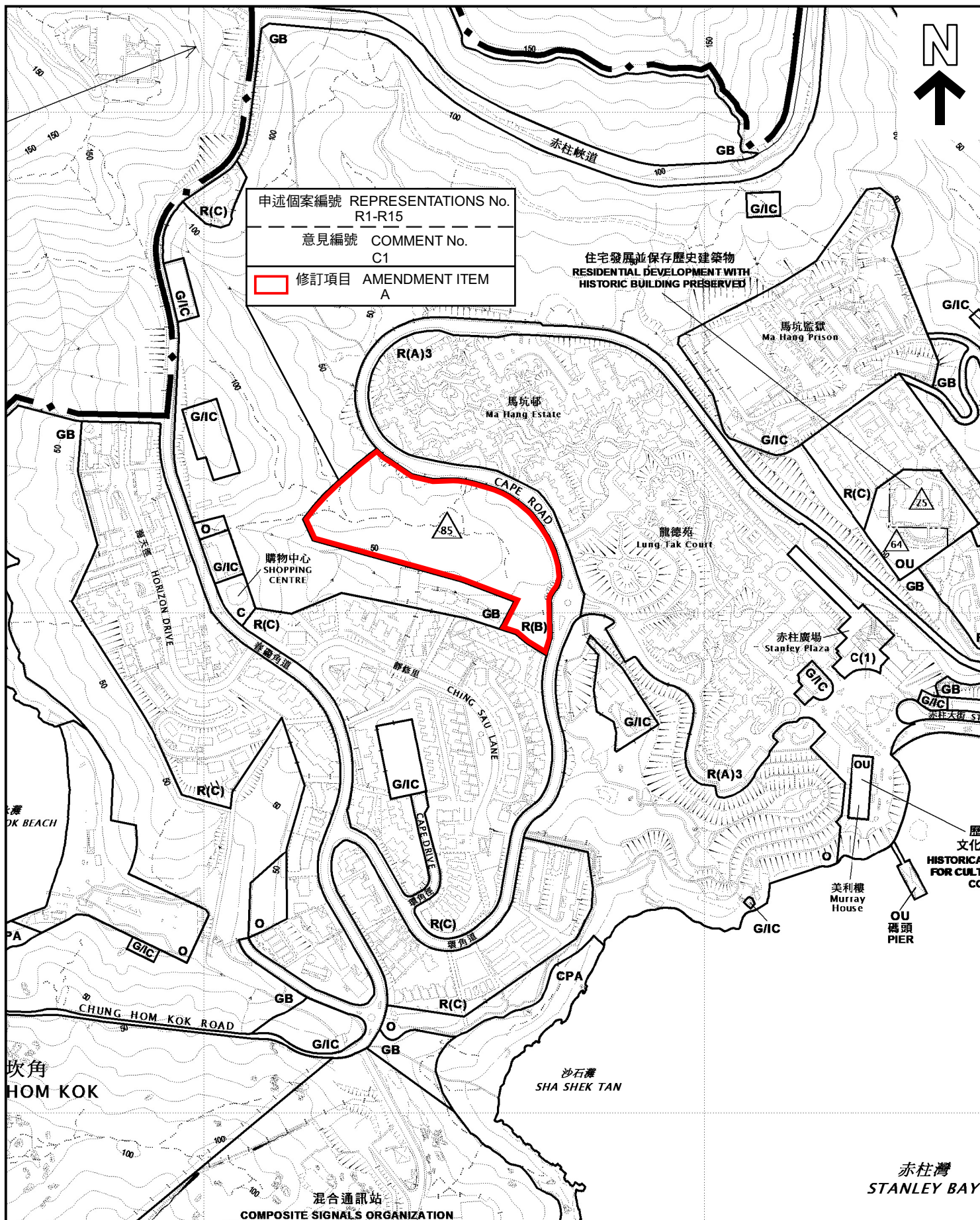
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H19/15

圖 PLAN  
P - 1





### 位置圖 LOCATION PLAN

本摘要圖於2022年3月16日擬備，  
所根據的資料為於2021年11月19日  
展示的分區計劃大綱圖編號S/H19/15

EXTRACT PLAN PREPARED ON  
16.3.2022 BASED ON OUTLINE ZONING  
PLAN No. S/H19/15 EXHIBITED ON  
19.11.2021

就赤柱分區計劃大綱草圖編號S/H19/15  
提出的申述個案編號R1-R15以及相關意見編號C1作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R15  
AND RELATED COMMENT No. C1 IN RESPECT OF  
THE DRAFT STANLEY OUTLINE ZONING PLAN No. S/H19/15

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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H19/15

圖 PLAN  
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