

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

**MPC Paper No. 1/20  
For Consideration by the  
The Metro Planning Committee on 15.5.2020**

**PROPOSED AMENDMENTS TO  
THE APPROVED STANLEY OUTLINE ZONING PLAN NO. S/H19/12**

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**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Stanley Outline Zoning Plan (OZP) No. S/H19/12 (**Attachment I**) as shown on the draft OZP No. S/H19/12A (**Attachment II**) (to be renumbered as S/H19/13 upon exhibition) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zones of the OZP and is suitable for exhibition together with the draft OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 1.12.2015, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the draft Stanley OZP. On 11.12.2015, the approved Stanley OZP No. S/H19/12 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 4.2.2020, the CE in C agreed to refer the approved Stanley OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 14.2.2020 under section 12(2) of the Ordinance.

**3. Proposed Amendments to the OZP (Plan 1)**

- 3.1 The proposed amendments mainly involve rezoning of the Maryknoll House site zoned "Government, Institution or Community" ("G/IC") at Stanley to take forward the decision of the Metro Planning Committee (the Committee) on the s.12A Application No. Y/H19/1 on 4.1.2019.
- 3.2 Opportunity is also taken to include some technical amendments to the OZP to reflect the latest as-built conditions of the Stanley area and to make associated adjustments to the planning scheme boundary and zoning amendments. Some technical amendments to the Notes and ES of the OZP are also included.

#### 4. **The proposed conservation-cum-development project at the Maryknoll House**

##### Background

- 4.1 The Maryknoll House site (the Site) falls within an area zoned “G/IC” on the OZP (**Plan 2**). It is situated on a hilltop platform overlooking developments in the Stanley area and is surrounded mainly by a low-rise residential cluster under “Residential (Group C)” (“R(C)”) zone. The Site is currently occupied by the Maryknoll House, which is a Grade 1 historic building and vacant.
- 4.2 On 11.7.2018, a rezoning application (No. Y/H19/1) was submitted by the owner of the Site to rezone it from “G/IC” to “Residential (Group C)2” (“R(C)2”) or “Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) for a proposed conservation-cum-development project. According to the conceptual development proposal submitted by the applicant (**Attachment V**), the proposed development comprises adaptive reuse of the Maryknoll House with a new 3-storey extension on the eastern side, a new basement carpark underneath the atrium garden and two new 3-storey houses over 1 storey of basement carpark at the southern platform. The proposed residential development will have a plot ratio (PR) of 0.75, building height (BH) of 3 domestic storeys in addition to 1 storey of carport and site coverage (SC) of 30%.
- 4.3 On 4.1.2019, the Committee considered the rezoning application and decided to partially agree to rezone the Site to “OU(RDHBP)” for the proposed conservation-cum-development project<sup>Note 1</sup>. Instead of adopting the notes of “OU(RDHBP)” as proposed by the applicant (**Attachment VI**), the Committee’s views on the development restrictions for the proposed development are summarised as follows (para. 33 of **Attachment VII**):
- (a) a maximum PR of 0.75 and a BH restriction of 75mPD were considered appropriate;
  - (b) residential developments within the new zone would require planning permission from the Board while other Column 1 and Column 2 uses under the new zone would generally be in line with the existing “G/IC” zone;
  - (c) planning intention of the new zone would include the in-situ preservation of the Maryknoll House and that any alteration works would require planning permission from the Board; and
  - (d) details on how the public access to the Maryknoll House should be reflected in the Notes or ES to ensure public appreciation of the historic building would be explored.

<sup>Note 1</sup> The relevant MPC Paper No. Y/H19/1 is available at the Board’s website at [https://www.info.gov.hk/tpb/en/papers/MPC/HK/Y-H19-1/Y\\_H19\\_1\\_paper.pdf](https://www.info.gov.hk/tpb/en/papers/MPC/HK/Y-H19-1/Y_H19_1_paper.pdf).

Amendment Item A – The Maryknoll House Site (RBL 333 RP) (about 7,718m<sup>2</sup>)  
(Plans 2 to 7)

- 4.5 To take forward the decision of the Committee, it is proposed to rezone the Site from “G/IC” zone to “OU(RDHBP)” zone. The planning intention of the proposed “OU(RDHBP)” zone is primarily to preserve the historic building of the Maryknoll House in-situ through the preservation-cum-development project and to facilitate appropriate planning control over the design and layout of the development. As for the proposed schedule of uses, uses of residential nature such as ‘Flat’, ‘House’, ‘Hotel’ and ‘Residential Institution’ are specified under column 2 and planning permission from the Board would be required, while the remaining part of the schedule of uses follows generally that of the existing “G/IC” zoning where appropriate as agreed by the Committee on 4.1.2019. Relevant technical assessments are required to demonstrate that no adverse impact would be resulted from the proposed column 2 uses at the Site during the planning application stage.
- 4.6 To provide adequate control over the in-situ preservation of the Maryknoll House (a Grade 1 historic building), it is recommended to stipulate a Remark in the Notes of the OZP that any new development, or demolition of, addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of the Maryknoll House requires permission from the Board. Hence, the Board can examine and control the future design and layout of the proposed preservation-cum-development project through the consideration of planning application and impose suitable approval condition(s) including the submission and implementation of a Conservation Management Plan (CMP) prior to the commencement of the proposed development in order to properly manage the change of uses while conserving the Maryknoll House.
- 4.7 The “OU(RDHBP)” zone is proposed to be subject to a maximum PR of 0.75 and SC of 30% which is generally in line with that of the surrounding “R(C)” zone and agreed by the Committee under the rezoning application No. Y/H19/1 on 4.1.2019. It is also recommended to impose a stepped height control of 64mPD and 75mPD<sup>Note 2</sup> within the Site (**Plan 2**) in order to preserve the public view of southern and western façades of the Maryknoll House (**Plan 6**).
- 4.8 A standard minor relaxation clause in respect of the PR/SC/BH restrictions would be incorporated into the Notes of the OZP for the “OU(RDHBP)” zone.
- 4.9 During the deliberation of the rezoning application No. Y/H19/1, Members raised concerns on the architectural design of the proposed development as well as the mitigation measures from the heritage preservation perspective. In this regard, the requirement for submission and implementation of a CMP as well as access arrangement to the Maryknoll House for its appreciation by the public are proposed to be specified in the ES of the OZP for the Site (**Attachment IV**).

<sup>Note 2</sup> According to the conceptual development proposal submitted by the applicant, a stepped BHs of 75mPD for the new wing and 63.2mPD for the 2 new houses on a separated platform are adopted to preserve the grand view of the main façade of the Maryknoll House building.



## **5 Other Technical Amendments and Minor Boundary Adjustments**

- 5.1 Opportunity is also taken to include the following technical amendments to reflect the as-built condition of the Stanley area (**Plans 8 to 11**):

### Amendment Item B1 – North-eastern portion of Stanley Ma Hang Park (about 2,419m<sup>2</sup>)

- 5.2 An undesignated “G/IC” site to the northwest of Murray House has already been developed as part of the Stanley Ma Hang Park. The site is currently under the management of the Housing Authority. Hence, it is proposed to rezone the site from “G/IC” to “O” to reflect the as-built condition and the planning intention of the area as part of the Stanley Ma Hang Park.

### Amendment Item B2 –Eastern Portion of Blake Pier (about 171m<sup>2</sup>)

- 5.3 To include the area of the Blake Pier into the planning scheme area of the OZP and zone it as “OU” annotated “Pier” (“OU(Pier)”) to reflect its location and configuration in accordance with the pier which is gazetted under Foreshore and Sea-bed (Reclamations) Ordinance on 27.6.2003.

### Amendment Item B3 –a strip of sea to the west of Blake Pier (about 490m<sup>2</sup>)

- 5.4 An area originally zoned as “OU(Pier)” is excised from the OZP as a result of the proposed amendment in relation to Amendment Item B2 above.
- 5.5 Opportunity has also been taken to rectify minor discrepancies on the OZP by slightly adjusting the zoning boundaries to reflect existing developments and these adjustments would not have any material implications on the land use zonings.

## **6. Provision of GIC Facilities and Open Space**

A table on the provision of major community facilities and open space in the Stanley area is at **Attachment VIII**. Based on a planned population of about 16,424 (including the proposed conservation-cum-residential developments under Amendment Item A), there is no shortfall of major GIC facilities and overall open space provision in the area <sup>Note 3</sup>. The proposed rezoning of the Site for residential use will not have adverse impact on GIC and open space provisions in the area.

<sup>Note 3</sup> The population-based planning standards for elderly services and facilities and child care services were reinstated in the HKPSG on 28.12.2018. The revised standards reflect the long-term target towards which the provision of elderly services and facilities and child care services would be adjusted progressively. It may not be appropriate to compare the standards with the provision of elderly services and facilities and child care services for the existing population.

**7. Proposed Amendments to Matters Shown on the Plan**

The proposed amendments as shown on the draft Stanley OZP No. S/H19/12A (**Attachment II**) are as follows:

- (a) Amendment Item A (about 7,718m<sup>2</sup>) (Plan 2)  
Rezoning of the Site from “G/IC” zone to “OU(RDHBP)” with stipulation of PR, SC and BH restrictions of 0.75, 30% and 75mPD / 64mPD respectively in accordance with paragraphs 4.4 to 4.8 above.
- (b) Amendment Item B1 (about 2,419m<sup>2</sup>) (Plan 8)  
Rezoning the area from “G/IC” to “O” in accordance with paragraph 5.2 above.
- (c) Amendment Item B2 (about 171m<sup>2</sup>) (Plan 8)  
Inclusion of the eastern portion of Blake Pier into the planning scheme area and zone it as “OU(Pier)” in accordance with paragraph 5.3 above.
- (d) Amendment Item B3 (about 490m<sup>2</sup>) (Plan 8)  
Excision of a strip of sea to the west of Blake Pier from the OZP in accordance with paragraph 5.4 above.

**8. Proposed Amendments to the Notes of the OZP**

8.1 Amendments to the Notes of the OZP are proposed as follows:

- (a) in relation to Amendment Item A above, the Notes of the OZP is amended to incorporate the “OU (RDHBP)” zone;
- (b) amendments to the paragraph 10 of the Covering Notes of the OZP to allow for the provision of some essential facilities in area shown as ‘Pedestrian Precinct/Street (PP/S)’;
- (c) on 11.1.2019, the Board has promulgated a revised set of Master Schedule of Notes (MSN) to Statutory Plans. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes of “Commercial (1)”, “Residential (Group A)” and “G/IC” zones; and
- (d) amendments to the planning intention of the “Green Belt” zone to accord with the latest MSN to Statutory Plans.

8.2 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration.

**9. Revision to the ES of the OZP**

The ES of the OZP is proposed to be revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to

update the general information to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in '~~crossed-out~~') are at **Attachment IV** for Members' consideration.

## **10. Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/H19/13.

## **11. Consultation**

### Public Consultation

- 11.1 The Southern District Council will be consulted on the amendments prior to or during the exhibition period of the draft OZP depending on its meeting schedule.
- 11.2 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered as S/H19/13) and its Notes will be exhibited under section 5 of the Ordinance. Members of the public can submit representations on the OZP amendment to the Board during the two-month statutory public inspection period.

### Departmental Consultation

- 11.3 The proposed amendments have been circulated to relevant bureaux/departments for comment. The comments of the Commissioner for Heritage, Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office and Director of Housing have been incorporated in the above paragraphs, where appropriate.
- 11.4 The following departments have no objection to or no comment on the proposed amendments:
- (a) District Lands Officer/Hong Kong West & South, Lands Department;
  - (b) Commissioner for Transport;
  - (c) Chief Architect/Central Management Division 2, Architectural Services Department;
  - (d) Chief Highway Engineer/Hong Kong, Highways Department;
  - (e) Chief Building Surveyor/Hong Kong West, Buildings Department;
  - (f) Chief Engineer/Construction, Water Supplies Department;
  - (g) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
  - (h) Commissioner of Police;
  - (i) Director of Electrical and Mechanical Services;
  - (j) Director of Fire Services;
  - (k) Director of Agriculture, Fisheries and Conservation ;
  - (l) Director of Environment Protection;
  - (m) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;

- (n) Director of Civil Engineering and Development;
- (o) Government Property Administrator;
- (p) Director of Leisure and Cultural Services;
- (q) Director of Social Welfare;
- (r) Director of Marine;
- (s) Chief Town Planner/Urban Design and Landscape, Planning Department;  
and
- (t) District Officer (Southern), Home Affairs Department.

## 12. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Stanley OZP and that the draft Stanley OZP No. S/H19/12A at **Attachment II** (to be renumbered to S/H19/13 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Stanley OZP No. S/H19/12A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the OZP.

## 13. **Attachments**

<b>Attachment I</b>	Approved Stanley OZP No. S/H19/12 (Reduced Size)
<b>Attachment II</b>	Draft Stanley OZP No. S/H19/12A
<b>Attachment III</b>	Revised Notes of the draft Stanley OZP No. S/H19/12A
<b>Attachment IV</b>	Revised ES of the draft Stanley OZP No. S/H19/12A
<b>Attachment V</b>	Conceptual Development Scheme and Photomontages submitted by applicant of s.12A application No. Y/H19/1
<b>Attachment VI</b>	Draft Notes for the “OU(RDHBP)” Zone proposed by the applicant
<b>Attachment VII</b>	Extract of minutes of the MPC meeting held on 4.1.2019
<b>Attachment VIII</b>	Provision of Major Community Facilities and Open Space
<b>Plan 1</b>	OZP Comparison
<b>Plans 2 to 7</b>	Site plan, aerial photo, UAV photos and site photos for Amendment Item A
<b>Plans 8 to 11</b>	Site plan, aerial photo and site photos for Amendment Items B1 to B3

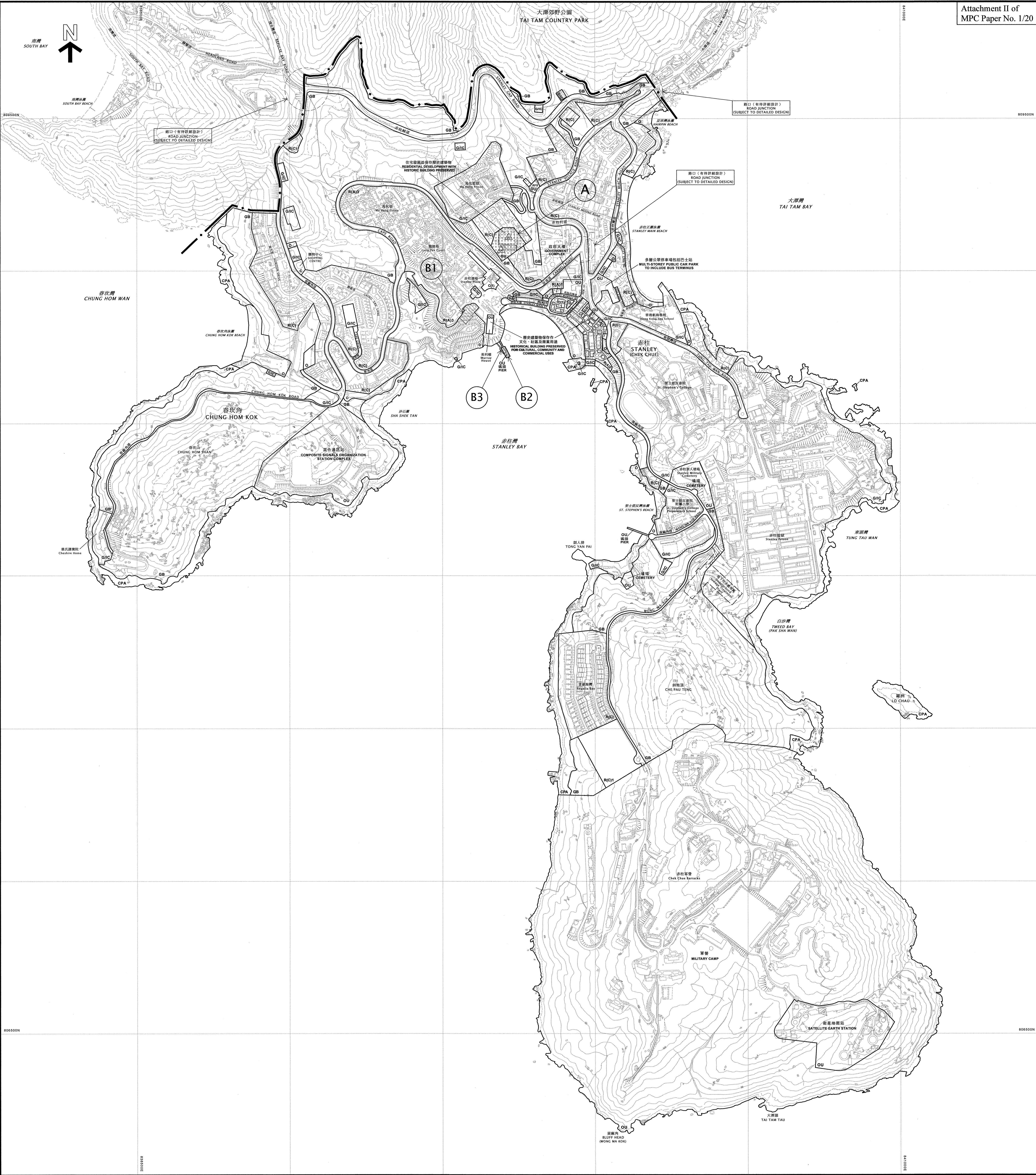


圖例 NOTATION			
ZONES	COMMERCIAL	地帶	COMMUNICATIONS
	RESIDENTIAL (GROUP A)	商業	MAJOR ROAD AND JUNCTION
	RESIDENTIAL (GROUP C)	住宅 (甲類)	PEDESTRIAN PRECINCT / STREET
	GOVERNMENT, INSTITUTION OR COMMUNITY	住宅 (丙類)	
	OPEN SPACE	政府、機構或社區	MISCELLANEOUS
	OTHER SPECIFIED USES	休憩用地	BOUNDARY OF PLANNING SCHEME
	GREEN BELT	其他指定用途	PETROL FILLING STATION
COASTAL PROTECTION AREA		綠化地帶	
		海岸保護區	

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.82	0.21	商業
RESIDENTIAL (GROUP A)	13.21	3.36	住宅 (甲類)
RESIDENTIAL (GROUP C)	37.18	9.46	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	57.74	14.70	政府、機構或社區
OPEN SPACE	11.19	2.85	休憩用地
OTHER SPECIFIED USES	139.71	35.57	其他指定用途
GREEN BELT	98.44	25.06	綠化地帶
COASTAL PROTECTION AREA	20.58	5.24	海岸保護區
MAJOR ROAD ETC.	13.95	3.55	主要道路等
TOTAL PLANNING SCHEME AREA	392.81	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN





圖例  
NOTATION

ZONES	地帶	COMMUNICATIONS	交通
COMMERCIAL	C	MAJOR ROAD AND JUNCTION	主要道路及路口
RESIDENTIAL (GROUP A)	R(A)	PEDESTRIAN PRECINCT / STREET	行人專用區或街道
RESIDENTIAL (GROUP C)	R(C)		
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC		
OPEN SPACE	O		
OTHER SPECIFIED USES	OU		
GREEN BELT	GB		
COASTAL PROTECTION AREA	CPA		

MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION	加油站

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	%	用途
COMMERCIAL	0.82	0.21	商業
RESIDENTIAL (GROUP A)	13.23	3.37	住宅（甲類）
RESIDENTIAL (GROUP C)	37.20	9.47	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	56.70	14.43	政府、機構或社區
OPEN SPACE	11.41	2.90	休憩用地
OTHER SPECIFIED USES	140.51	35.77	其他指定用途
GREEN BELT	98.44	25.06	綠化地帶
COASTAL PROTECTION AREA	20.58	5.24	海岸保護區
MAJOR ROAD ETC.	13.96	3.55	主要道路等
TOTAL PLANNING SCHEME AREA	392.85	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/H 19/12 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H19/12

AMENDMENTS EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B1	修訂項目 B 1 項
AMENDMENT ITEM B2	修訂項目 B 2 項
AMENDMENT ITEM B3	修訂項目 B 3 項

（參看附表）  
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的赤柱（港島規劃區第 19 區）分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 19 - STANLEY - OUTLINE ZONING PLAN

SCALE 1:5 000 比例尺  
1:5 000  
100 0 200 400 600 800 METRES 米

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H19/12A



HONG KONG PLANNING AREA NO. 19

~~DRAFT APPROVED~~ STANLEY OUTLINE ZONING PLAN NO. S/H19/124

(Being an ~~Approved~~ *Draft* Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan

prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned "Coastal Protection Area":
  - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned "Coastal Protection Area",
  - (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and



- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and on-street vehicle park require permission from the Town Planning Board.

- (10) In any area shown as 'Pedestrian Precinct/Street', all uses or developments except those specified below require permission from the Town Planning Board:

Amenity Planting, Footbridge, Open Space, Pedestrian Circulation and Sitting Out Area, Pedestrian Subway, Public Utility Pipeline, ***Lamp Pole, Telephone Booth and Telecommunications Radio Base Station***

- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (12) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

**HONG KONG PLANNING AREA NO. 19**

**DRAFT APPROVED STANLEY OUTLINE ZONING PLAN NO. S/H19/12A**

**Schedule of Uses**

	<u>Page</u>
COMMERCIAL	1
COMMERCIAL (1)	2
RESIDENTIAL (GROUP A)	4
RESIDENTIAL (GROUP C)	7
GOVERNMENT, INSTITUTION OR COMMUNITY	9
OPEN SPACE	10
OTHER SPECIFIED USES	11
GREEN BELT	157
COASTAL PROTECTION AREA	168

**COMMERCIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place Government Use (Post Office only) Library Office Public Clinic Public Vehicle Park (excluding container vehicle) School Shop and Services Social Welfare Facility	Government Use (not elsewhere specified) Place of Recreation, Sports or Culture Private Club Recyclable Collection Centre Religious Institution Residential Institution Utility Installation not ancillary to the Specified Use

**Planning Intention**

This zone is intended primarily for commercial developments, which may include eating place, shop and services, functioning mainly as the local shopping centre serving the immediate neighbourhood of the Chung Hom Kok area.

**Remarks**

- (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 2 storeys, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**COMMERCIAL (1)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place Government Use (not elsewhere specified) Hotel Institutional Use (not elsewhere specified) Library <del>Market</del> Off-course Betting Centre Office Place of Entertainment 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 School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Government Refuse Collection Point Residential Institution

**Planning Intention**

This zone is intended primarily for commercial developments, which may include supermarket, shop, services and eating place of reasonable and compatible scale, functioning as the local and district shopping centres serving the local residents and the tourists in the Stanley area.

(Please see next page)

**COMMERCIAL (1)** (cont'd)**Remarks**

- (1) On land designated "Commercial (1)" comprising the central bazaar area at Stanley Old Town, 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 21 metres above the mean street level abutting the development site, or the height of the existing building, whichever is the greater.
- (2) On land designated "Commercial (1)" comprising the Stanley Plaza at Ma Hang, 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 building height of 41.3 metres above Principal Datum, or the height of the existing building, whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP A)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose- designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services ( <i>not elsewhere specified</i> ) Training Centre

(Please see next page)

**RESIDENTIAL (GROUP A)** (Cont'd)

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For land designated as "R(A)1", the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

For land designated as "R(A)2" and "R(A)3", the following uses are always permitted on the ground floor of the building:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
**Market**  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

**Planning Intention**

This zone is intended primarily for sub-urban medium-density residential developments where commercial uses are always permitted on the lowest three floors or ground floor of a building depending on the restrictions of the sub-area.

(Please see next page)

**RESIDENTIAL (GROUP A)** (Cont'd)**Remarks**

- (1) On land designated "Residential (Group A)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 10 storeys, or the height of the existing building, whichever is the greater. For the purpose of storey calculation, a cockloft or a similar structure is considered as a storey.
- (2) On land designated "Residential (Group A)2", 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 6 storeys, or the height of the existing building, whichever is the greater. For the purpose of storey calculation, a cockloft or a similar structure is considered as a storey.
- (3) On land designated "Residential (Group A)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 a maximum domestic gross floor area (GFA) of 132,492m<sup>2</sup>, and a maximum building height of 12 storeys, or the GFA and height of the existing building, whichever is the greater.
- (4) In determining the maximum GFA 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 GFA and building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



**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.

**GOVERNMENT, INSTITUTION OR COMMUNITY**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Correctional Institution
Eating Place (Canteen, Cooked Food Centre Only)	Driving School
Educational Institution	Eating Place (not elsewhere specified)
Exhibition or Convention Hall	Flat
Field Study/Education/Visitor Centre	Funeral Facility
Government Refuse Collection Point	Holiday Camp
Government Use (not elsewhere specified)	Hotel
Hospital	House
Institutional Use (not elsewhere specified)	Off-course Betting Centre
Library	Office
Market	Petrol Filling Station
Pier	Place of Entertainment
Place of Recreation, Sports or Culture	Private Club
Public Clinic	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Convenience	Refuse Disposal Installation (Refuse Transfer Station only)
Public Transport Terminus or Station	Residential Institution
Public Utility Installation	Sewage Treatment/Screening Plant
Public Vehicle Park (excluding container vehicle)	Shop and Services ( <i>not elsewhere specified</i> )
Recyclable Collection Centre	Utility Installation for Private Project
Religious Institution	Zoo
Research, Design and Development Centre	
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

**Planning Intention**

This zone is intended primarily for the provision of Government, institution and community facilities to serve the needs of local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area	Barbecue Spot Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of the local residents as well as the general public.

**OTHER SPECIFIED USES**


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Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

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**For "Composite Signals Organization Station Complex" Only**

Radar, Telecommunications Electronic  
Microwave Repeater, Television and/or  
Radio Transmitter Installation

Government Use  
Utility Installation not ancillary to the  
Specified Use

**Planning Intention**

This zone is intended primarily to provide land for composite signals organization station complex and its ancillary facilities.

**For "Cemetery" Only**

Columbarium  
Crematorium  
Funeral Facility  
Government Use  
Grave  
Public Convenience

Place of Recreation, Sports or Culture  
Public Transport Terminus or Station  
Public Utility Installation  
Religious Institution  
Shop and Services (Retail Shop Only)  
Utility Installation for Private Project

**Planning Intention**

This zone is intended primarily to provide land for cemetery and its ancillary facilities.

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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**For "Multi-storey Public Car Park to Include Bus Terminus" Only**

Public Transport Terminus or Station  
Public Vehicle Park  
(excluding container vehicle)

Government Use  
Utility Installation not ancillary to the  
Specified Use

**Planning Intention**

This zone is intended primarily to provide/reserve land for a multi-storey public car park and bus terminus.

**Remarks**

- (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 and 15 metres, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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<b><u>For "Historical Building Preserved for Cultural, Community and Commercial Uses" Only</u></b>	
Eating Place Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Use (Police Reporting Centre, Post Office Only) Place of Entertainment Place of Recreation, Sports or Culture Public Convenience Public Utility Installation Shop and Services (excluding Motor-vehicle Showroom) Utility Installation for Private Project	Government Refuse Collection Point Government Use (not elsewhere specified) Private Club Utility Installation not ancillary to the Specified Use

**Planning Intention**

This zone is intended primarily to preserve the historical buildings for cultural, community and commercial uses.

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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**For "Residential Development with Historic Building Preserved" Only**

<i>Educational Institution</i> <i>Field Study/Education/Visitor Centre</i> <i>Government Use</i> <i>Institutional Use (not elsewhere specified)</i> <i>Place of Recreation, Sports or Culture</i> <i>Religious Institution</i> <i>Research, Design and Development Centre</i> <i>School</i> <i>Social Welfare Facility</i> <i>Training Centre</i>	<i>Eating Place</i> <i>Exhibition or Convention Hall</i> <i>Flat</i> <i>Holiday Camp</i> <i>Hospital</i> <i>Hotel</i> <i>House</i> <i>Office</i> <i>Place of Entertainment</i> <i>Public Utility Installation</i> <i>Private Club</i> <i>Utility Installation for Private Project</i> <i>Residential Institution</i> <i>Shop and Services</i>
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**Planning Intention**

*This zone is intended primarily to preserve the historic building of the Maryknoll House in-situ through the preservation-cum-development project.*

(Please see next page)



**OTHER SPECIFIED USES** (Cont'd)**For "Residential Development with Historic Building Preserved" Only (Cont'd)****Remarks**

- (1) *Any new development, or demolition of, addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of the existing historic building requires permission from the Town Planning Board.*
- (2) *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 plot ratio of 0.75, a maximum site coverage of 30% and maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater.*
- (3) *In determining the maximum plot ratio and site coverage for the purposes of paragraph (2) 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.*
- (4) *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 paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Pier" Only

Pier  
Public Convenience

Government Use  
Marine Fuelling Station  
Public Utility Installation

Planning Intention

This zone is intended to designate land for a new pier for tourist and pleasure vessels to enhance the tourism potential of Stanley.

Remarks

Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as shop and services are considered as ancillary to "Pier" use.

For All Other Sites (Not Listed Above)

As specified on the Plan

Government Use  
Utility Installation not ancillary to the  
Specified Use

Planning Intention

This zone is primarily intended to provide/reserve land for purposes as specified on the plan.

**GREEN BELT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

**Planning Intention**

~~This zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features, to protect the natural landscape and environment, as well as to provide a countryside recreational outlet for the local population and visitors. The planning intention of this zone is for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities.~~ There is a general presumption against development within this zone.

**COASTAL PROTECTION AREA**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<hr/>	
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Barbecue Spot	Government Use
Nature Reserve	House (Redevelopment only)
Nature Trail	Pier
On-Farm Domestic Structure	Public Convenience
Picnic Area	Public Utility Installation
Wild Animals Protection Area	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

**Planning Intention**

This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

**Remarks**

No redevelopment, including alteration and/or modification of an existing house, shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the publication in the Gazette of the notice of the draft Stanley Outline Zoning Plan No. S/H19/4.

HONG KONG PLANNING AREA NO. 19

~~DRAFT APPROVED~~ STANLEY OUTLINE ZONING PLAN NO. S/H19/124

EXPLANATORY STATEMENT

## **HONG KONG PLANNING AREA NO. 19**

### **DRAFT APPROVED STANLEY OUTLINE ZONING PLAN NO. S/H19/124**

#### **EXPLANATORY STATEMENT**

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## **HONG KONG PLANNING AREA NO. 19**

### **DRAFT ~~APPROVED~~ STANLEY OUTLINE ZONING PLAN NO. S/H19/12A**

(Being ~~an Approved~~ *Draft*-Plan for the Purposes of the Town Planning Ordinance)

#### **EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this Statement shall not be deemed to constitute a part of the Plan.

#### **1. INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the ~~approved~~*draft* Stanley Outline Zoning Plan (OZP) No. S/H19/12A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 On 9 May 1984, the then Governor under section 3 of the Town Planning Ordinance (the Ordinance) directed the Board to prepare a draft plan to cover the Stanley area.
- 2.2 On 27 May 1988, the draft Stanley OZP No. S/H19/1, being the first statutory plan covering the Stanley area, was exhibited for publication under section 5 of the Ordinance.
- 2.3 On 9 January 1990, the then Governor in Council referred the draft Stanley OZP No. S/H19/3 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance.
- 2.4 On 28 February 1994, the then Secretary for Planning, Environment and Lands, under section 3(1)(a) of the Ordinance, gave directive for the Board to extend the coverage of the Stanley OZP to cover the extension area of the reclamation areas at Ma Hang and Stanley Bay. The OZP No. S/H19/4 was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.5 On 1 June 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Stanley OZP, which was subsequently renumbered as S/H19/5. On 30 November 1999, the CE in C referred the approved Stanley OZP No. S/H19/5 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

- 2.6 On 30 April 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Stanley OZP, which was subsequently renumbered as S/H19/8. On 9 December 2003, the CE in C referred the approved Stanley OZP No. S/H19/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.7 On 26 March 2004, the draft Stanley OZP No. S/H19/9 incorporating amendments to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. ~~During the exhibition period, no objection was received.~~
- 2.8 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the Stanley OZP, which was subsequently renumbered as S/H19/10. On 18 February 2005, the approved Stanley OZP No. S/H19/10 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.9 On 11 March 2014, the CE in C referred the approved Stanley OZP No. S/H19/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the OZP was notified in the Gazette on 21 March 2014 under section 12(2) of the Ordinance.~~
- 2.10 On 20 March 2015, the draft Stanley OZP No. S/H19/11, mainly incorporating amendment to rezone a site at the southern end of Wong Ma Kok Road from “Green Belt” to “Residential (Group C)1”, was exhibited for public inspection under section 5 of the Ordinance. ~~During the two month exhibition period, a total of 892 representations were received. On 12 June 2015, the Board published the representations for 3 weeks for public comments. 40 comments related to the representations were received. After giving consideration to the representations on 28 August 2015, the Board decided not to uphold the representations.~~
- 2.11 On 1 December 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Stanley OZP, which was subsequently renumbered as S/H19/12. On 11 December 2015, the approved Stanley OZP No. S/H19/12 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.12 *On 4.2.2020, the CE in C referred the approved Stanley OZP No. S/H19/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 14.2.2020 under section 12(2) of the Ordinance.*
- 2.13 *On XX XX 2020, the draft Stanley OZP No. S/H19/13, mainly incorporating amendment to rezone the site of Maryknoll House from “Government, Institution or Community” to “Other Specified Use” annotated “Residential Development with Historic Building Preserved”, was exhibited for public inspection under section 5 of the Ordinance.*



### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks for the Stanley area so that development and redevelopment of land within the Planning Scheme Area can be put under statutory planning control. The specific planning objectives of the Plan are:
- (a) to reinforce the existing attraction of Stanley as a residential, recreational and shopping area;
  - (b) to conserve the natural landscape, the existing character, historical buildings and temples in Stanley;
  - (c) to improve the living environment by providing public housing which had facilitated the squatter clearance in Ma Hang Valley (i.e. the existing Ma Hang Estate);
  - (d) to improve pedestrian and vehicular circulation; and
  - (e) to enhance the recreational potential of beaches and other unique sites.
- 3.2 It should also be emphasized that it is the planning intention of the Board to keep the developments in Stanley in a low-rise form in order to preserve the existing character.
- 3.3 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. As it is a small-scale plan, the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.4 Since the Plan is to show broad land use zoning, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Stanley area and not to overload the road network in these areas.

### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services

Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

## 5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area), with an area of about 393 hectares, is situated at the southern end of Hong Kong Island. It is bounded by Tai Tam Country Park to the north, and comprises the entire Stanley Peninsula and the Chung Hom Kok area.
- 5.2 Stanley was primarily a fishing and farming village. As years went by, the importance of Stanley as fishing port gradually dwindled. At present, there are three district groups of settlement in Stanley, viz. low-rise high class housing in the northern part of Stanley Peninsula and Chung Hom Kok area; the high-density commercial and residential developments in the Stanley Village; and the public housing in Ma Hang. The Chek Chue Barracks, Stanley Prison and the telecommunications satellite station are the major landmarks of the Area.
- 5.3 Stanley has now become one of the attractive summer resorts and a popular tourist spot. It is also famous for the types of shopping that it provides. The shopping facilities in Stanley not only serve the residents in the Area but also add to the attraction of Stanley for residents of other parts of the Territory as well as tourists from overseas.
- 5.4 With the bathing beaches such as Chung Hom Kok Beach, Stanley Main Beach, ~~and~~ St. Stephen's Beach *and Hairpin Beach*, the predominant low-rise, low-density residential settlement and the shopping area, Stanley has developed into a unique community with a distinctive character.
- 5.5 Stanley is also rich in historical culture. Apart from many historic buildings/sites which are worthy of preservation, there are two Special Sites of Archaeological Interest at Chung Hom Wan and Stanley Bay containing artefact of Middle-Late Neolithic Ages and Tang Dynasty.

## 6. POPULATION

~~Base on~~~~According to~~ the 2016+ Population *By-c*Census, the population of the Area was *estimated by the Planning Department as* about ~~15,700~~**15,250** persons. It is estimated that the planned population of the Area would be about ~~17,500~~**16,424**.

## 7. LAND USE ZONINGS

- 7.1 Commercial ("C") : Total Area 0.82 ha

- 7.1.1 This zone is intended primarily for commercial developments, which may include supermarket, shop and services, and eating place of reasonable and compatible scale, functioning mainly as local or district shopping centres serving the immediate neighbourhood or the tourists

in the Stanley area. There are one “C” site in Chung Hom Kok and two “C(1)” sites in Stanley.

- 7.1.2 The “C” site at Chung Hom Kok has been developed as a local shopping centre with shop and services uses including clinic, supermarket, laundry, estate agency and other local shops. In order to control the building volume of the commercial development and protect the amenity of the surrounding residential areas, development under this zoning are restricted to a maximum building height of two storeys, or the height of the existing building, whichever is the greater. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 7.1.3 Two sites are designated “C(1)”. One is at the central bazaar area at Stanley Old Town. Redevelopment in this area has been constrained by the lack of satisfactory access for fire engines. The land use for the central bazaar area is drawn up in order to facilitate an orderly and regularized redevelopment. In order to preserve the low-rise and low-density character of Stanley in general and the character of the central bazaar area in particular, and to avoid overloading the limited and narrow local road network, a maximum building height restriction of not more than 21 metres above the mean street level abutting the development site is adopted. However, to avoid planning blight, existing development would be allowed to be redeveloped to its existing building bulk upon redevelopment. Commercial uses such as shop and services, and eating place are permitted as of right in the area. The central bazaar area would also be pedestrianised. Additionally, a loop road around the central bazaar area is proposed to alleviate the traffic problem of the Old Town area.
- 7.1.4 Another “C(1)” site is at the Stanley Plaza which is a 7-storey shopping centre with over 100 visitor car parking spaces and coach parking facilities. It provides a wide range of shops for both local residents and tourists. A maximum building height restrictions of 41.3 metres above Principal Datum has been stipulated in the Notes.
- 7.1.5 In order to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restrictions as stated in paragraphs 7.1.3 and 7.1.4 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.2 Residential (Group A) (“R(A)”) : Total Area ~~43.24~~ **13.23** ha

- 7.2.1 This zone is intended primarily for sub-urban medium-density residential development with limited and controlled commercial uses.
- 7.2.2 This zone covers the Stanley Old Town area and the Ma Hang Estate. For access, infrastructural and amenity reasons as well as the need to preserve the character of the area, this zoning is subdivided into three

sub-areas, namely “R(A)1”, “R(A)2” and “R(A)3”, each with a maximum building height restriction of 10 storeys, 6 storeys and 12 storeys respectively specified in the Notes. In addition, a maximum domestic GFA of 132,492m<sup>2</sup> is stipulated in the “R(A)3” zone of the Notes.

- 7.2.3 The “R(A)1” sub-area covers the area north of Stanley Main Street and Stanley Market Road. The existing maximum building height control of 10 storeys is retained to preserve the character of this area and to avoid overloading the limited and narrow local road network. To avoid increasing development intensity by including cocklofts in a development, cockloft is considered as a storey for the purpose of storey calculation. Commercial uses such as shop and services, and eating place are permitted as of right in the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. Commercial uses above the lowest three floors require permission from the Board. It is also the intention of the Board to pedestrianise the section of Stanley Main Street to the west of Stanley Market Road upon completion of the loop road proposal at the central bazaar area.
- 7.2.4 The “R(A)2” sub-area covers mainly the existing Stanley Village. It has been developed with residential developments incorporating some commercial and shopping facilities in the lower floors mainly along Stanley Main Street. In view of the limited road access and the need to preserve the character and amenity of the area, a building height control of a maximum of 6 storeys has been adopted in this area. Cockloft is also considered as a storey for the purpose of storey calculation. As some sites in the area may not be reached by fire appliances, commercial uses would be permitted as of right on ground floor only. Commercial uses on other floor(s) require permission from the Board. It is essential that all developments/redevelopment particularly for commercial uses should address the fire safety concern and observe the fire services requirements on access for fire appliances and fire prevention installations as required by the Director of Fire Services. To enhance the amenity and character of the area, all internal streets are also proposed to be pedestrianised.
- 7.2.5 The “R(A)3” sub-area covers mainly the existing Ma Hang Estate completed in late 2000. The Ma Hang Estate consists of 11 residential blocks of not more than 12 storeys high providing about 2,300 flats. It comprises both rental flats and Home Ownership Scheme flats. The estate site was previously zoned “Comprehensive Development Area” and has been developed in accordance with the approved Master Layout Plan. Specific development restrictions on building height and development intensity have been specified in the Notes for this zone.
- 7.2.6 To allow greater flexibility, application for minor relaxation of the stated domestic GFA and building height restrictions in paragraph 7.2.2 may be made to the Board under section 16 of the Ordinance. Consideration of such application for minor relaxation would be on

individual merits, taking into account the site constraints, design justifications and planning merits that would enhance the amenity of the locality.

7.3 Residential (Group C) ("R(C)") : Total Area ~~37.16~~**37.2** ha

- 7.3.1 This zone is intended primarily for low-rise and low-density residential development and permission from the Board is required for any commercial development. This zone covers the low-rise residential developments in the northern part of Stanley Peninsula and Chung Hom Kok area as well as the residential developments along Tung Tau Wan Road and Wong Ma Kok Road.
- 7.3.2 Developments under this zoning are subject to building height control as well as site coverage and plot ratio restrictions. The restrictions are required to maintain the character and setting of Stanley.
- 7.3.3 Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. The purpose of this provision is to allow the Board to consider proposals for building layout and design which, whilst not strictly complying with the stated restrictions, meet the planning objectives. Thus, it is hoped to encourage designs which are adapted to the characteristics of particular sites, and in particular, imaginative designs which overcome the need for stiling or allow for the conservation of environmentally important natural features or mature vegetation. Each proposal will be considered strictly on its own merits.

7.4 Government, Institution or Community ("G/IC") : Total Area ~~57.74~~**56.7** ha

- 7.4.1 This zone is intended primarily for the provision of Government, Institution or Community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for use directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 7.4.2 Existing major GIC establishments include Stanley Prison, Ma Hang Prison, St. Stephen's College, Hong Kong Sea School ~~and~~, Cheshire Home *and St. Stephen's Beach Water Sports Centre*.
- 7.4.3 The zoning also includes a site for the development of a proposed bus terminus cum car park at Chung Hom Kok Road opposite to the Composite Signals Organisation Station Complex. In addition, some "G/IC" sites are reserved for public utilities projects and car parking purposes.
- 7.4.4 Several valuable historical buildings and temples in Stanley, such as the Tin Hau, Kwun Yum, Tai Wong Temple ~~and~~ Pak Tai Temple ~~and the Maryknoll Patter's Central Home~~ are also within this zoning.

7.5 Open Space ("O") : Total Area ~~11.19~~ **11.41** ha

- 7.5.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 7.5.2 The existing open spaces which are of regional significance include the Chung Hom Kok Beach, Stanley Main Beach ~~and~~, St. Stephen's Beach *and Hairpin Beach*. Apart from the beaches, there are also a number of local open spaces scattered at convenient locations throughout the Area to serve the local residents.
- 7.5.3 A strip of sea bed at Stanley Old Town fronting Stanley Bay was reclaimed for a unique open space development with waterfront promenade and a mini-soccer pitch and allows for emergency/service vehicular access. *The waterfront promenade is landscaped to a high quality with provision of shops and services, and eating places in Stanley Waterfront Mart. Together with the open-air area outside Murray House and Stanley Plaza, it forms a continuous waterfront promenade, which become a major tourist attraction and leisure outlet for the local community. The Stanley Ma Hang Park, located between Stanley Bay and the lower part of Cape Road, is a headland park featuring various thematic zones to cater for people of all ages and interests. It was designed to blend in with the natural landscape with improved pedestrian paths for easy access.*

7.6 Other Specified Uses ("OU") : Total Area ~~139.71~~ **140.51** ha

- 7.6.1 The zone is intended primarily to provide/reserve sites for specified purposes and uses. *It covers the Chung Hom Kok Teleport site, the Stanley Sports Centre and Stanley Municipal Services Building, the Murray House, the Old Stanley Police Station, the Maryknoll House, the Stanley Military Cemetery, the Prison Cemetery, the Saint Stephen's Beach (South) Pier, the Blake Pier, the Chek Chue Barracks and the Satellite Earth Station at Stanley Peninsula, as well as the petrol filling station abutting Stanley Village Road.*
- 7.6.2 ~~This zone includes two cemeteries at Stanley Peninsula, the Composite Signals Organisation Station Complex at Chung Hom Kok, the Satellite Earth Station, the Chek Chue Barracks and the pier at St. Stephen's Beach which is the take-off point of the kaito service to Po Toi. A new pierhead for tourist and pleasure vessels in Ma Hang is also proposed. The existing petrol filling station at Stanley Village Road is included in this zone. A site to the south of Chung Hom Kok Road is zoned "OU" annotated "Composite Signals Organization Station Complex" and is intended primarily for composite signals organization station complex and its ancillary facilities for the development of the Chung Hom Kok Teleport. Given the site's prominent location, the design of the proposed development should be in keeping with the surrounding natural terrain and the existing built environment in the Chung Hom Kok and Stanley area.~~

- 7.6.3 ~~Within the zoning, t~~Two sites at the gateway to the Stanley Old Town area have been earmarked for the development of a Government Complex and a multi-storey public car park. *The Stanley Sports Centre and Stanley Municipal Services Building is zoned "OU" annotated "Government Complex" for Government Use. The planned multi-storey public car park is zoned "OU" annotated "Multi-storey Public Car Park to Include Bus Terminus" and is intended primarily for a multi-storey public car park and bus terminus at the site. Within this zone, any development*~~The multi-storey public car park~~ is restricted to a maximum building height of 4 storeys (including bus terminus) and 15 metres. To further preserve the character of Stanley and enhance the urban design of the area, the Board has prepared a set of design guidelines (including building height, design features, colour scheme and landscape details) to guide the design of the Government Complex and multi-storey public car park. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 7.6.4 ~~This zone also covers two historical buildings, namely t~~The Murray House and the Old Stanley Police Station *are zoned "OU" annotated "Historical Building Preserved for Cultural, Community and Commercial Uses" and. It is primarily intended to preserve the historical buildings for Cultural, Community and Commercial Uses. The Antiquities and Monuments Office of the Leisure and Cultural Services Department*~~Development Bureau~~ should be consulted on the use of and alteration to the historical buildings as well as the immediate environs.
- 7.6.5 *The Maryknoll House site is zoned "OU" annotated "Residential Development with Historic Building Preserved" which is intended primarily to preserve the historic building of the Maryknoll House (a Grade 1 historic building) in-situ through the preservation-cum-development project. In order to facilitate appropriate planning control over the design and layout of the preservation-cum-development project, planning permission from the Town Planning Board is required for residential and some commercial uses. Development under this zoning is subject to a maximum plot ratio of 0.75, a maximum site coverage of 30% and maximum building heights in terms of mPD as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater. The BH restriction is to preserve the public views of the historic building from the south and southwest and to maintain the character and setting of Stanley. Consideration should be given to the provision of the reasonable public access to the Maryknoll House for public appreciation in the formulation of development proposal(s) at this site. Relevant technical assessments on the environmental, waste management, traffic, landscape, water supplies and geotechnical aspects should be submitted by the*

*applicant during the planning application stage.*

- 7.6.6 *In order to preserve the Grade 1 Historic Building Maryknoll House in-situ, any new development, or demolition of, addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of the Maryknoll House requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance. Should extensive renovation, addition and / or alteration works be conducted at the Maryknoll House to meet new use(s) and modern requirement(s), a Conservation Management Plan (CMP) should be devised and implemented to properly manage changes of uses and conservation of the Maryknoll House. The CMP should include the historical development of the Maryknoll House, character-defining elements with their respective level of significance, and recommended protective/ monitoring/ mitigation measures for safeguarding the Maryknoll House from the proposed works. Minor relaxation of the stated restrictions may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance. Each application will be considered on its own merits.*
- 7.6.7 *The Stanley Military Cemetery and the Prison Cemetery are zoned "OU" annotated "Cemetery" and is intended primarily to provide land for cemetery and its ancillary facilities.*
- 7.6.8 *The St. Stephen's Beach (South) Pier and Blake Pier are zoned "OU" annotated "Pier" on the Plan. The Blake Pier at Stanley is the take off point of the kaito service to Po Toi as well as tourist and pleasure vessels.*
- 7.6.9 *The Chek Chue Barracks and Satellite Earth Station at Stanley Peninsula are zoned "OU" annotated "Military Camp" and "OU" annotated "Satellite Earth Station" respectively to reflect the existing uses for military and its ancillary quarters, and Satellite Earth Station.*
- 7.6.10 *A site abutting the Stanley Village Road is zoned "OU" annotated "Petrol Filling Station".*
- 7.7 Green Belt ("GB") : Total Area 98.44 ha
- 7.7.1 ~~This zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features, to protect the natural landscape and environment, as well as to provide a countryside recreational outlet for the local population and visitors~~ *the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposals will be assessed*



on individual merits taking into account the relevant Town Planning Board Guidelines.

- 7.7.2 This zone comprises about 25% of land in the Area and consists of mainly the steep slopes to the south-west of Stanley Prison, along and to the south of Stanley Gap Road and at the Chung Hom Kok headland are the major “GB” areas. They are of difficult topography not suitable for intensive urban development. However, there is scope for the provision of some passive recreational facilities.

7.8 Coastal Protection Area (“CPA”) : Total Area 20.58 ha

- 7.8.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.
- 7.8.2 There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 7.8.3 Falling within this zone are coastal areas mainly below the 20m contour. These areas contain many coastal features including cliffs, rocks and some sandy beaches. These areas of high scenic quality have not been spoilt by urban development and should be preserved from the outset.
- 7.8.4 The coastline at Wong Ma Kok would be further considered for designation as “Coastal Protection Area” when the future use of the Chek Chue Barracks is decided.

8. COMMUNICATIONS

8.1 Roads

- 8.1.1 The Area is linked with other districts by Stanley Gap Road which extends to Tai Tam Road to the east and Repulse Bay Road to the west. Stanley Village Road and Chung Hom Kok Road serve the developments in the Stanley Peninsula and the Chung Hom Kok area. These are supported by a network of local distributors and subsidiary roads for local access purposes.
- 8.1.2 Traffic circulation in Stanley becomes congested particularly during the weekends in the summer season when an influx of shoppers, beach goers and residents visit the area around the market, bus terminus and the Main Beach. The pedestrian and vehicular circulation from

Stanley to Chung Hom Kok through the Ma Hang Valley has been improved upon the completion of Carmel Road. A loop road at the central bazaar area to improve traffic circulation is also included. The plan also proposes pedestrianisation of the Stanley Old Town area (see paragraphs 7.1.3, 7.2.3 & 7.2.4 above). Vehicular access within these pedestrianised areas will mainly be restricted to emergency and service vehicles.

## 8.2 Public Transport

The Area is well served by existing bus routes. Apart from the franchised bus services, the Area is also served by maxicabs and taxis. The Stanley Peninsula is also served by a kaito service en route from Aberdeen to Po Toi Island.

## 8.3 Parking Provision

There are public car parking spaces at various locations in Stanley, including Stanley Plaza, Carmel Road, St. Stephen's Beach, Stanley Mound Road, Stanley Link Road and Stanley Beach Road. In addition, an underground multi-storey car park proposal is in the pipeline.

# 9. UTILITY SERVICES

- 9.1 The Area has an adequate supply of electricity, gas and telephone service. No problem is envisaged to meet the future needs of the Area.
- 9.2 The Area is well served with piped fresh water supply. As there is currently no salt water supply to the Area, temporary mains fresh water for flushing is being used.
- 9.3 There are an underground sewage treatment plant under the hill next to Tweed Bay/Stanley Prison and a pumping station south of Stanley Main Street to effect the Hong Kong Island South Sewerage Master Plan.

# 10. CULTURAL HERITAGE

- 10.1 The following sites of archaeological interests, declared monuments, and graded historic buildings/~~structures~~ are in the Area:
  - (a) Stanley Bay Site of Archaeological Interest
  - (b) Chung Hom Wan Site of Archaeological Interest
  - (c) School House of St. Stephen's College (Declared Monument)
  - (d) Old Stanley Police Station (Declared Monument)
  - (e) Stanley Mosque, No. 53 Tung Tau Wan Road (Grade 1)
  - (f) *Maryknoll House, No. 44 Stanley Village Road (Grade 1)*
  - ~~(f)~~(g) Chung Hom Kok Battery, Chung Hom Kok (Grade 2)
  - ~~(g)~~(h) Stanley Post Office, No. 2 Wong Ma Kok Road (Grade 2)
  - ~~(h)~~(i) No. 1 -7 (Grade 2) and No. 8 (Grade 3) Pat Kan, Stanley
  - ~~(i)~~(j) Martin Hostel (Grade 2), Old Laboratory (Grade 2), Bungalow No. 1-5

- (Grade 2), St. Stephen's Chapel (Grade 3), Main Building (Grade 3) and Ng Wah Hall (Grade 3) in St. Stephen's College, No. 22 Tung Tau Wan Road
- (j)(k) Block A, St. Stephen's College Preparatory School, No. 30 Wong Ma Kok Road (Grade 3)
- (h)(l) Dormitory (Blocks A and B), Dining Hall (Block C), Reception Block (Block D), Segregation Unit (Block E) and Clinic (Block F) in Ma Hang Prison, No. 40 Stanley Village Road, Ma Hang (Grade 3)
- (h)(m) Stanley Military Cemetery, Wong Ma Kok Road (Grade 3)
- (m)(n) Stanley Public Dispensary, No. 14 Wong Ma Kok Road (Grade 3)
- (o) *No. 86 and 88 Stanley Main Street (Grade 3)*
- (p) *Carmelite Monastery, No. 68 Stanley Village Road (Grade 3)*

- 10.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which the buildings/structures within the Area have been also given proposed gradings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>.
- 10.3 Prior consultation with the Antiquities and Monuments Office of the ~~Leisure and Cultural Services Department~~ *Development Bureau* should be made if any development, redevelopment or rezoning proposals that might affect the above sites of archaeological interests, declared monuments, graded historic buildings/structures, new items pending grading assessment and their immediate environs.

## 11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Southern District Council would also be consulted as appropriate.

- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD**  
**XX 2020**

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

21 JUNE 2018

Conceptual Development Scheme and Photomontages submitted by applicant of s.12A application No. Y/H19/1 (Extracted from MPC Paper No. Y/H19/1)

Attachment V of MPC Paper No. 1/20

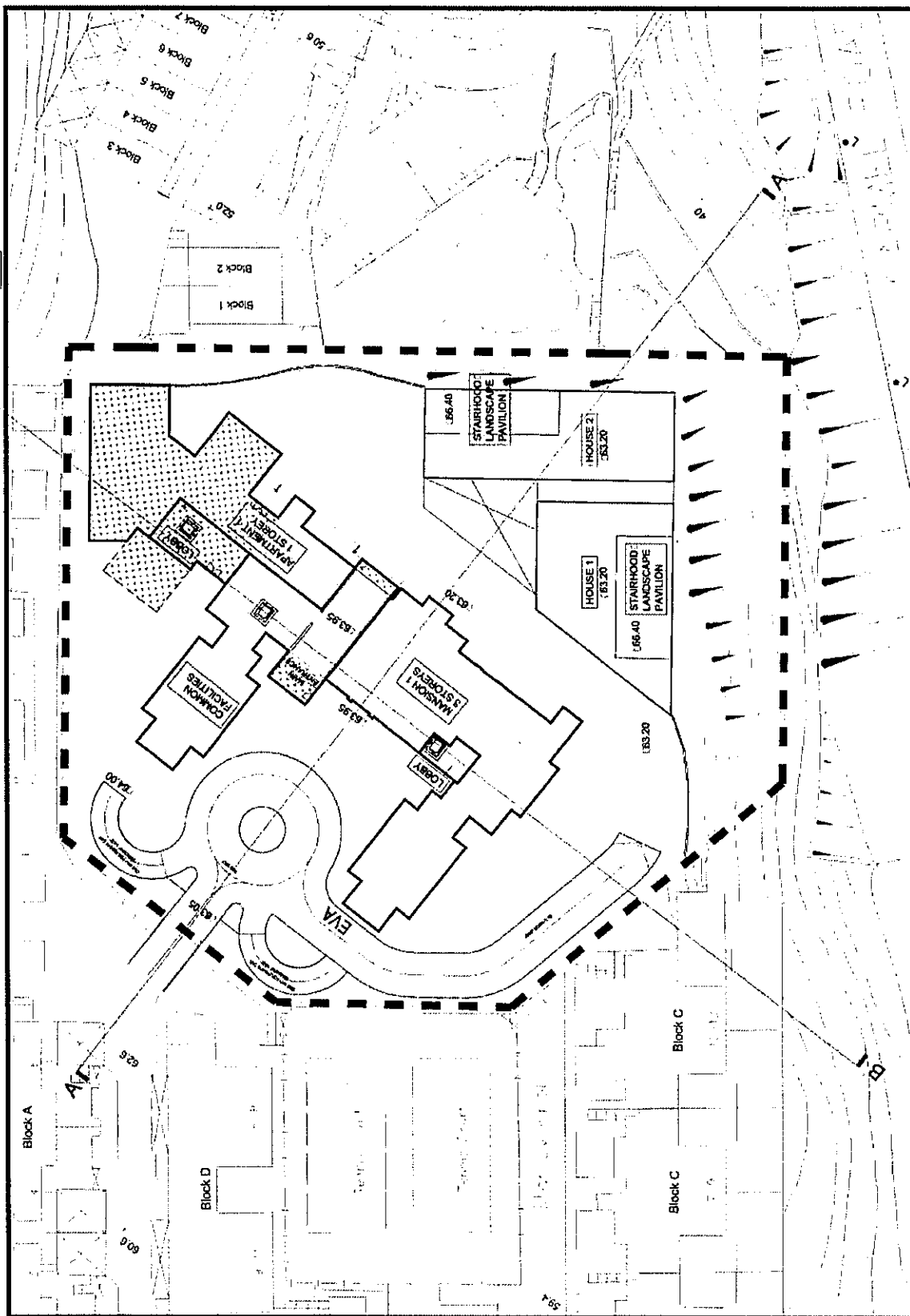
參考編號  
REFERENCE No.  
Y/H19/1

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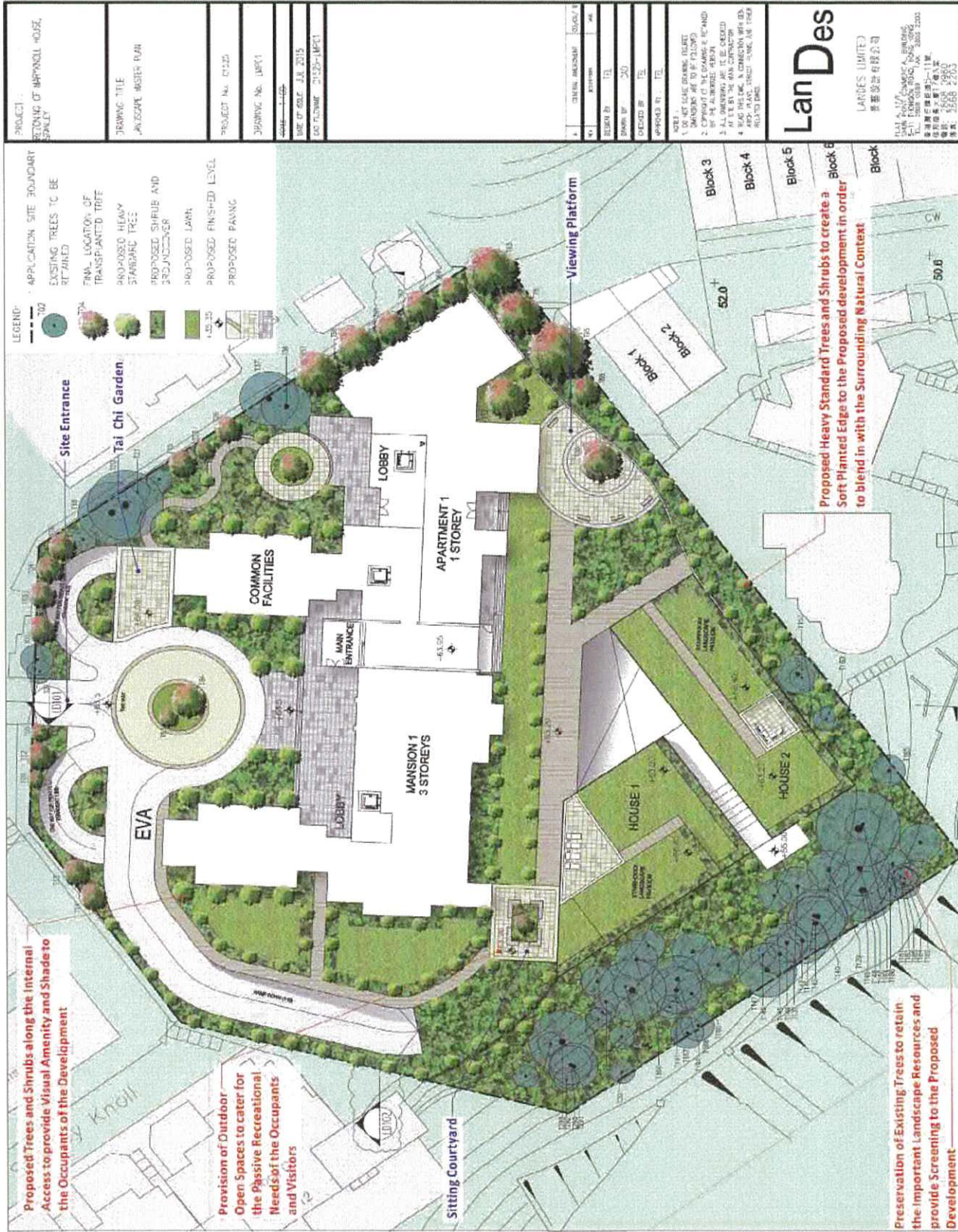
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(SOURCE : SUBMITTED BY THE APPLICANT)

Z - 7

NEW EXTENSION TO THE EXISTING BUILDING





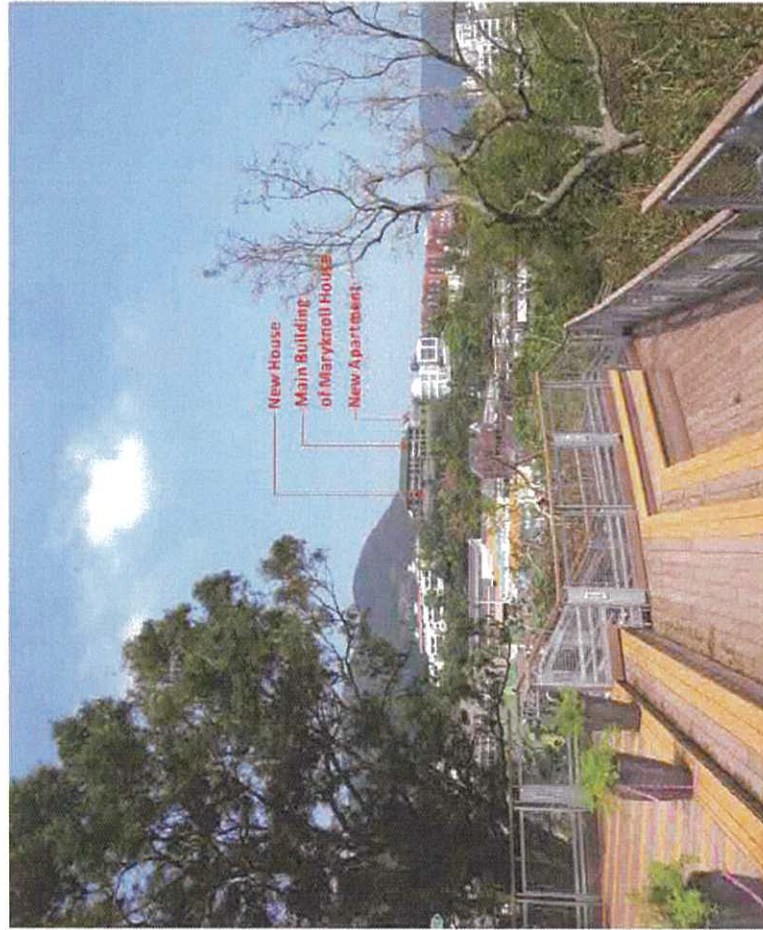










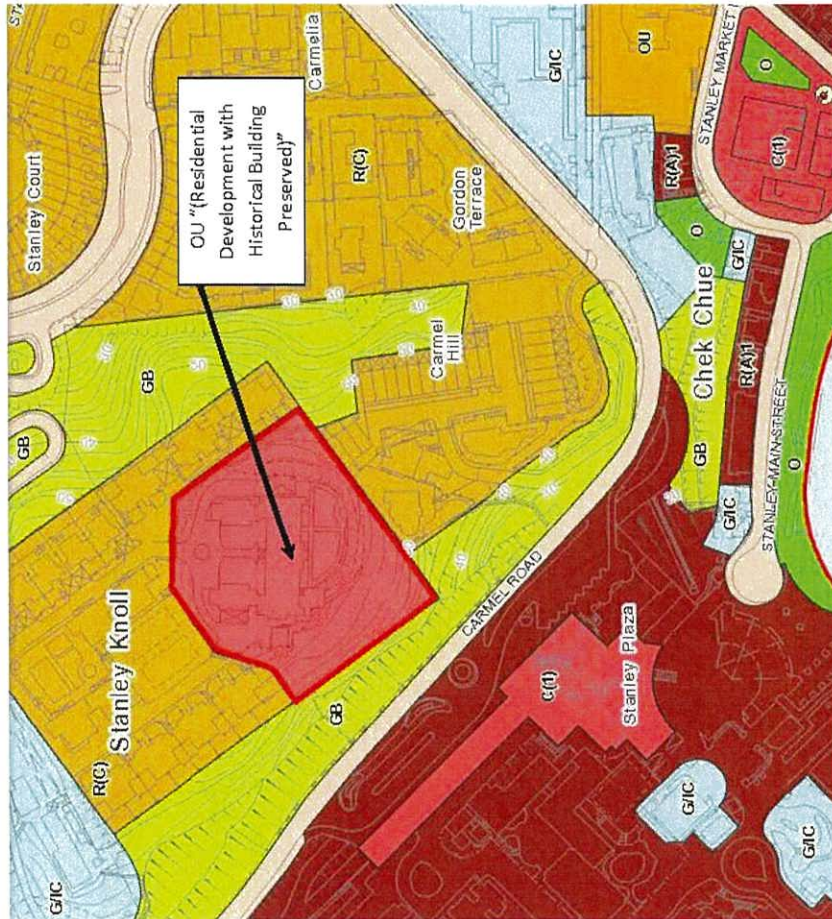


Proposed Scheme

[illegible]

Tabled Information

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



Tabled Information

Notes for OU(RDHBP) Zone

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

Column 1	Column 2
Uses Always Permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place Educational Institution Hospital Institutional Use (not elsewhere specified) Field Study/Education/Visitor Centre School Place of Recreation Sports and Culture	Flat Holiday Camp Hotel House Office Wholesale Trade Place of Entertainment Private Club Residential Institution Shop and Services Utility Installation for Private Project

## Tabled Information

### Planning Intention

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

### Remarks

- (1) Maryknoll House, which is a Grade 1 historic building, shall be preserved in-situ. Any addition, alteration and/or modification to the existing historic building (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) The building height shall be no greater than 75mPD and 3 domestic floors over 1 storey of carport, and a maximum site coverage of 30%. The gross floor area of any development additional to the existing Maryknoll House shall be 2,794.92 m<sup>2</sup>, or may be adjusted depending on the determination of the gross floor area of the existing building by the Building Authority, so that the total permitted gross floor area on the site of no greater than 5,734.18 m<sup>2</sup> can be achieved.
- (3) In determining the maximum additional gross floor area as stipulated above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the permitted gross floor area, site coverage and building height restrictions stated in the paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Hong Kong District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/H19/1                      To Rezone the Application Site from “Government, Institution or Community” to “Residential (Group C)2” or “Other Specified Uses” annotated “Residential Development with Historic Building Preserved”, Maryknoll House, 44 Stanley Village Road, Stanley, Hong Kong (RBL 333 RP)  
(MPC Paper No. Y/H19/1)

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3.                      The Secretary reported that Ove Arup & Partners Hong Kong Limited (ARUP) and Siu Yin Wai & Associates Limited (SYW) were two of the consultants of the applicant. The following Members had declared interests on this item:

Mr Alex T.H. Lai                      -    his firm having current business dealings with ARUP and SYW; and

Mr Franklin Yu                      -    having past business dealings with ARUP.

4.                      As Messrs Alex T.H. Lai and Franklin Yu had no involvement in the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

5.                      The following representatives from the Planning Department (PlanD), the Development Bureau (DEVB) and the applicant were invited to the meeting at this point:

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

Mr Vincent W.Y. Wong                      -    Senior Town Planner/HK (STP/HK), PlanD

Mr José H.S. Yam                      -    Commissioner for Heritage (C for H), DEVB

Ms Joey C.Y. Lee	-	Assistant Secretary (Heritage Conservation) <sup>3</sup> , Commissioner for Heritage's Office (CHO), DEVB
Mr Joe F.K. Lam	-	Engineer (Heritage Conservation) Special Duties, CHO, DEVB
Ms Susanna L.K. Siu	-	Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(AM), AMO), DEVB
Ms Fiona Y.C. Tsang	-	Curator (Historical Buildings) <sup>1</sup> , AMO, DEVB
Mr Joey Chiang	]	
	]	
Mr Barry Chan	]	
	]	
Mr Jimmy Fong	]	
	]	
Ms Yan Tse	]	
	]	
Mr T.N. Chan	]	
	]	
Mr Johnson Liu	]	
	]	
Mr Eddie Tsui	]	
	]	
Mr Jean Francois Milou	]	
	]	
Ms Susan Ogge	]	
	]	Applicant's representatives
Ms Jiarong Goh	]	
	]	
Mr Ted Lam	]	
	]	
Ms Choya Yeung	]	
	]	
Mr C.M. Lee	]	
	]	
Mr Andrew Mak	]	
	]	
Miss Carla Lung	]	
	]	



Mr David Ho	]
	]
Mr Ian Brownlee	]
	]
Ms Kira Brownlee	]

6. The Chairman extended a welcome and explained the procedure of the hearing. He then invited PlanD's representative to brief Members on the background of the application.

7. With the aid of a PowerPoint presentation, Mr Vincent W.Y. Wong, STP/HK, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed rezoning of the site from "Government, Institution or Community" ("G/IC") to "Residential (Group C)2" ("R(C)2") (Option A) or "Other Specified Uses" annotated "Residential Development with Historic Building Preserved" ("OU(RDHBP)") (Option B) for a preservation-cum-development project for residential use and preservation of the Grade 1 historic building, i.e. the Maryknoll House. Development parameters of the two options were similar, both with a maximum building height (BH) of 75mPD / three storeys in addition to one storey of carport, plot ratio (PR) of 0.75 and site coverage (SC) of 30%;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. C for H and ES(AM), AMO considered it was justifiable to support the proposed development in exchange for the preservation of the Maryknoll House in-situ. With regard to the preservation proposals, both C for H and ES(AM), AMO welcomed the preservation of the distinctive green glazed tiled roofs and the grand staircases/chapel wing/library within the house and that the half-yearly guided tours and exhibition display were acceptable. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD advised that the development proposal generally tallied with the urban design

consideration for heritage preservation as stated in the Hong Kong Planning Standards and Guidelines (HKPSG). The overall scale of development was not incompatible with the landscape setting and the surrounding developments. The Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) also considered the proposed development would effectively blend in with the old building and the surrounding context. Other concerned departments had no objection to or no adverse comments on the application;

- (d) during the first three weeks of the statutory publication periods, 266 public comments were received from Southern District East Area Committees, Save Hong Kong Heritages and Central Concern Group, the Conservancy Association, Heritage Footprints, Hong Kong South Concern Group, private companies and individuals of the general public. While 16 public comments supported the application, there were 220 objecting comments and the remaining 30 provided general comments. Major views and supporting/objection grounds were set out in paragraph 10 of the Paper;
- (e) the PlanD's views – based on the assessments set out in paragraph 11 of the Paper, PlanD did not support Option A but had no objection to the approach of Option B with respect to the proposed rezoning of the site to a specific "OU" zone to preserve the Maryknoll House. C for H considered it justifiable to support the proposed development as an economic incentive in exchange for the preservation of the Maryknoll House in-situ, and policy support was given to the proposed project. Although the new main entrance would affect the visual integrity of the façade and the architectural authenticity of the Maryknoll House, ES(AM), AMO was of the view that the proposed building design had struck a proper balance between preservation and the adaptive re-use of the building. The scale of the proposed development was not incompatible with the surrounding low-rise residential neighbourhood and was in line with the overall planning intention of the Stanley area in preserving the existing character as a low-rise setting. With regard to the provision of government, institution and community (GIC) facilities, the current provision was sufficient to



meet the demand in the Stanley area and the Southern District in accordance with the HKPSG. Rezoning the site for the proposed development would not jeopardize the provision of GIC facilities in the area. PlanD did not support Option A as the proposed “R(C)2” zoning did not provide sufficient planning control to achieve the planning intention for preservation of the Maryknoll House and for monitoring the implementation of the proposed preservation-cum-development project, and the applicant failed to demonstrate how the technical concerns raised by relevant government departments could be addressed at the implementation stage. Regarding the public comments, the comments of government departments and the planning assessments above were relevant.

8. The Chairman then invited the applicant’s representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Ian Brownlee, the applicant’s representative, made the following main points:

- (a) background of the proposed development (including the history of the Maryknoll House, lands matters with the adjoining lot and the existing planning/lease requirements);
- (b) the current “G/IC” zone did not reflect the applicant’s intention for developing the site for residential development which was permitted under the lease;
- (c) the Government’s heritage policy recognized that private property rights should be respected. The Maryknoll House was not a declared monument and therefore the applicant had no statutory requirement to preserve the building. C for H had held discussions with the land owner to explore a preservation proposal and eventually the applicant agreed to pursue the current preservation-cum-development scheme;
- (d) four development options were evaluated (no preservation of the Maryknoll House, non-in-situ land exchange, site expansion and the current

preservation-cum-development scheme) and the current scheme was considered the preferred option because the historic building could be retained while the gross floor area (GFA) permitted under the lease could be achieved. A SC of 30% was required to incorporate the new buildings;

- (e) economic incentives were important in ensuring the financial viability of the proposed development. The proposed development would comply with the lease conditions so that no land premium would need to be paid. Minimizing the time for implementation would also be crucial to the project; and
- (f) other possible uses for the building were also explored, including institutional use (e.g. school), hotel and residential uses. The first two were considered not compatible with the surrounding residential developments, and the shared vehicular access issue with the adjacent residential development would make these proposals difficult to implement. In contrast, the Maryknoll House had always been used as a residential building to serve the religious need of its previous owner and therefore residential use was considered appropriate.

9. Mr Brownlee then showed a 7-minute video with Professor Simon Thurley, former Chief Executive Officer of English Heritage and Director of the Museum of London, expressing his view on the Maryknoll House project. According to Professor Thurley, adaptation of historic buildings with contemporary architecture was common. He introduced at the video, with illustration drawings, some overseas examples on adaptive re-use of historic buildings including the Holburne Museum in Bath (England), the King's Cross Station in London (England) and the Citadel in Amiens (France) to demonstrate that although parts of the actual structures of the historic buildings were altered/demolished, the heritage significance of the old buildings could still be preserved. Professor Thurley considered the current proposed scheme for the Maryknoll House site could achieve the same goal.

10. With the aid of a PowerPoint presentation, Mr Jean Francois Milou, the applicant's representative, made the following main points:

- (a) the design scheme in preserving the Maryknoll House and the surrounding setting by introducing new elements to the site and that consideration was given not only to the Maryknoll House and the new extensions, but also to the integration with the natural surroundings;
- (b) no adverse visual impact to the skyline;
- (c) both the residential need and the possibility of opening the common areas of the proposed residential development for visitors had been taken into account in the overall design; and
- (d) his past experience in revitalizing the former Supreme Court and City Hall as the existing National Gallery in Singapore.

11. With the aid of a PowerPoint presentation, Mr Jimmy Fong, the applicant's representative, made the following main points:

- (a) the applicant's successful experience in another preservation-cum-development project at No. 47 Barker Road, Hong Kong for residential development with the Grade 2 historic building of high heritage value preserved; and
- (b) the applicant had in the past actively engaged in discussion with DEVB over the preservation of the Maryknoll House. The applicant would continue to work with the project team to enhance the development proposal.

12. Mr Ian Brownlee, the applicant's representative, tabled at the meeting a revised Notes for the proposed "OU(RDHBP)" zone under Option B and elaborated on the conceptual development proposal, which covered the following main points:

- (a) general design and layout arrangement (including access/parking arrangements) of the development;

- (b) the two new houses to be built at a lower level at the south-west would not obstruct the view towards the main façade of the Maryknoll House; while the new extension at the north-east would be attached to part of the façade of the house which was not visible to the public currently;
- (c) for the two proposed rezoning options, Option A was intended to advance the development of the two new houses prior to the modification works at the Maryknoll House which might take a longer period of time. However, understanding that this option was not supported by government departments, the applicant was prepared to proceed with Option B;
- (d) in relation to the revised Notes for the proposed “OU(RDHBP)” zone, the revision made was mainly to specify that the developments (including the existing Maryknoll House) within the zone would be subject to a maximum GFA of 5,734.18m<sup>2</sup> and that any new development in addition to the house would be subject to a maximum GFA of 2,794.92m<sup>2</sup> or might be adjusted depending on the determination of the GFA of the existing building by the Building Authority. That flexibility could ensure that the development could achieve the permitted GFA. Two other standard clauses regarding GFA exemption and minor relaxation of development restrictions which were common in other zones were also proposed to be included; and
- (e) the applicant would be prepared to arrange half-yearly guided tours to allow pre-registered members of the public to access the site to visit the common areas of the building. Exhibition displays of the history and heritage merits of the Maryknoll House would also be set up at the Stanley Promenade.

13. As the presentations of the representatives from PlanD and the applicant were completed, the Chairman invited questions from Members.

[Mr Lincoln L.H. Huang arrived to join the meeting at this point.]

Planning Aspects

14. The Chairman and some Members raised the following questions:
- (a) the provision of GIC facilities in the Stanley area;
  - (b) the criteria that needed to be considered for section 12A application in general and whether the Committee had to accept all the proposed Column 1 and Column 2 uses put forward by the applicant should the application be approved;
  - (c) the implications on the preservation of the Maryknoll House if the site was to be or not to be rezoned as "OU(RDHBP)";
  - (d) under what circumstances the "G/IC" sites could be rezoned and whether another site would need to be reserved for GIC uses as compensation;
  - (e) whether the Maryknoll House site was zoned "G/IC" on the first Outline Zoning Plan (OZP) for Stanley and what the planning intention of zoning the area as "G/IC" was; and
  - (f) PlanD's view on the revised Notes for the proposed "OU(RDHBP)" zone under Option B tabled by the applicant's representative.
15. In response, Mr Louis K.H. Kau, DPO/HK, made the following main points:
- (a) according to Appendix IV of the Paper which indicated the GIC provision in both the Stanley area and the Southern District, in general, there was sufficient GIC provision in accordance with the HKPSG;
  - (b) in considering a section 12A application, consideration would be given to, inter alia, whether the proposed use was a suitable use that was compatible with the surroundings, whether there were insurmountable impacts and for the current case, as historic building was involved, whether the proposal

would be in line with the Government's heritage conservation policy. The Committee did not have to accept all the Column 1 and Column 2 uses proposed by the applicant should the Committee agree to rezone the application site;

- (c) if the Committee agreed to the current section 12A application, the Stanley OZP would be amended, and to preserve the historic building, the revised Notes of the OZP would indicate clearly that the Maryknoll House would need to be preserved in-situ and that any addition, alteration and/or modification works would require planning permission from the Town Planning Board (TPB). On the other hand, should the Committee decide not to agree to the application, since the existing zoning of the site was "G/IC", the applicant could proceed with any Column 1 uses under the "G/IC" zone and there was no restriction on demolition of the historic building under the current OZP;
- (d) the Committee had previously considered a number of proposals submitted by PlanD to rezone "G/IC" sites to other uses including residential use to increase housing land supply. For those cases, PlanD would consult and confirm with the relevant government departments that the "G/IC" sites would no longer be required for GIC use before putting forward the rezoning proposals. However, for the current case, the subject "G/IC" site was privately owned and therefore the intention of the land owner on whether or not to continue to use the site for GIC purposes would need to be taken into consideration;
- (e) the Maryknoll House site was zoned "G/IC" on the first OZP for Stanley and the planning intention was to reflect the then prevailing use of the house for religious purpose by the religious institution which was the previous land owner. The zoning was to reflect the nature of the land use irrespective of its ownership; and
- (f) the applicant's proposed Remarks (3) and (4) of the revised Notes were standard clauses related to GFA exemption and minor relaxation of

development restrictions respectively, while Remark (2) was intended to reflect the proposed development intensity. The exact wording and details of those Notes should be subject to further scrutiny by the Committee at the OZP amendment stage should the subject application be agreed.

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

### Lease Requirements

16. Some Members noted that the applicant had stated that the financial viability of the project would depend on whether land premium had to be paid for the proposed development and they sought clarification on whether lease modification would be required for the current development proposal. In addition, a Member enquired what actions would be taken by the applicant in case land premium was required.

17. In response, Mr Louis K.H. Kau, DPO/HK, explained that according to the comments of the Lands Department (LandsD), the subject lot (i.e. Rural Building Lot (RBL) 333 RP) was entitled for the erection of three houses without any other major development restrictions. LandsD could not confirm whether the currently submitted development proposal, which was conceptual in nature, would comply with the lease requirements and therefore it was uncertain whether lease modification would be required at this stage. Mr Damien C.M. Chan, Assistant Director/Regional 1 (AD/R1), LandsD supplemented that whether the proposed development complied with the lease requirements could only be determined when the applicant submitted detailed building plans for their consideration, because whether the current development proposal would constitute a 'house' could only be assessed when the detailed design was available. In response to a Member's follow-up question, Mr Damien C.M. Chan advised that RBL 333 had been carved out into RBL 333 s.A and RBL 333 RP between 1974 and 1975; and the subsequent owner of RBL 333 s.A then applied and completed lease modification for removal of the house number restriction etc. under the original lease for this section of the lot with payment of land premium in 1976, and the site had been developed into a residential estate currently known as the Stanley Knoll.

18. Mr Ian Brownlee, the applicant's representative, said that the applicant was seeking legal advice on this matter but he stressed that the applicant's intention was to work

on a design that would be in compliance with the lease requirements with no need for lease modifications and no land premium implications. Should the Committee agree to rezone the site to “OU(RDHBP)” zone, the details could be dealt with during the section 16 planning application stage.

19. Noting Members’ concern about the uncertainty of the lease requirements, Mr Louis K.H. Kau, DPO/HK, pointed out that consideration of the current application was given to whether the proposed scale of development was considered appropriate and compatible with the surroundings. The development intensity the lease allowed and the premium that might be required would be dealt with in the subsequent land administration stage. In this regard, the current proposal for residential use was compatible with the adjacent “R(C)” sites and would not cause adverse impacts on various aspects.

*Proposed Conservation Arrangements*

20. Some Members raised the following questions:

- (a) CHO’s view on assessing the current proposal and how it was different from the preservation of King Yin Lei given that private properties were involved under both projects;
- (b) CHO’s view on how the design related to the surrounding context and whether the symmetrical architectural style would be affected by the proposed new lobby;
- (c) details of the assessments on character defining elements; and
- (d) how the recreational facilities for the residents (e.g. clubhouse) would be arranged and the management and maintenance responsibility of the future development including the preserved historical elements in the common areas.

21. In response, Mr José H. S. Yam, C for H, DEVB, made the following main points:



- (a) King Yin Lei was a statutory monument, while the Maryknoll House was a Grade 1 historic building as its heritage value was not as high. The grading system was administrative in nature and would not affect the ownership, usage, management and development rights of the relevant building. In general, for Grade 1 historic building, in formulating the appropriate economic incentives to compensate for the loss of development rights of the land owner, relaxation of development intensity within the site or transferring of development rights to another site under the ownership of the same owner would first be explored before considering non-in-situ land exchange;
- (b) given the Government's heritage conservation policy was to encourage revitalization and adaptive re-use of historic buildings, and noting that the contemporary barrier-free access requirements would need to be complied with in order to achieve the aforementioned objective, the proposed demolition of a portion of the façade was considered acceptable. According to the applicant, the materials such as the red bricks arising from the demolition would be re-used in the interior of the new lobby as far as possible;
- (c) with regard to the ambience of the development, CHO had no adverse comments on the current layout/disposition of the new and old buildings as architectural style including the green glazed tiled roof had been preserved. In addition, the two new houses to the south-west were subject to BH restriction (BHR) so that the back façade of the Maryknoll House could still be viewed by the public from the Stanley Square; and elements with high heritage value including the two staircases, the chapel wing and the library within the house would be preserved; and
- (d) a Conservation Management Plan (CMP) would need to be submitted by the applicant during section 16 planning application under the proposed Option B. CHO and AMO would ensure that elements with high heritage value would be well preserved.

22. In response, Mr Ian Brownlee and Mr Jean Francois Milou, the applicant's representatives, made the following main points:

- (a) the main consideration of the current design was to link up the courtyard in front of the Maryknoll House and the natural landscape to the south. The design would open up the courtyard to the landscape and more sunlight would be brought in;
- (b) one of the character defining elements the applicant was asked to protect was the roofline, which would be preserved intact; and
- (c) there was no provision of facilities like swimming pool under the current design. On the understanding that no subsidy would be received from the Government, the responsibility of management and maintenance of the building including the common areas, which was subject to further discussion, would likely rest with the future residents of the main building (i.e. excluding those two houses locating to the south-west separated from the Maryknoll House).

*Proposed Guided Tour and Exhibition Display*

23. In response to the questions raised by the Chairman and Members in relation to the details of the proposed guided tour and exhibition display in the Maryknoll House, Mr Ian Brownlee and Mr Barry Chan, the applicant's representatives, replied that the proposal, including the number of tours to be conducted annually, could be subject to further discussion and the applicant did not intend to charge any fee for the tour. Other than the private residential areas, those areas to be assigned as common areas within the building and the open ground outside the building could be explored for public access, subject to the acceptance of the future residents. Mr Brownlee drew Members' attention that as the only vehicular access to the site passed through the adjacent residential development and therefore public access to the Maryknoll House would also be subject to discussion with the adjacent owners. Nevertheless, with the proposed guided tours, the Maryknoll House would become more accessible to the public. Details of the proposed tours could be dealt with during the section 16 planning application stage and further discussion would be conducted with CHO.

24. Mr Jimmy Fong, the applicant's representative, supplemented that the applicant had been liaising with the owners' committee of the adjacent Stanley Knoll over the right for public access in connection with the proposed tours. The applicant would further explore with relevant parties on possible enhancement that could be made to the exhibition display. In response to a Member's enquiry, Mr Jean Francois Milou, the applicant's representative, said the option of providing a permanent exhibition within the Maryknoll House could also be evaluated.

25. A Member was of the view that in general, "G/IC" sites were those places where the public could access. Noting that in future the public could only access the site through the guided tours as proposed by the applicant, the Member enquired whether public access could be imposed as a requirement for the rezoning. Some Members questioned that the current proposal of arranging guided tours would hinder the public accessibility of the site in comparison with the past arrangement. In response, Mr Louis K.H. Kau, DPO/HK, replied that in the past when the Maryknoll House was still used for religious purpose, public access to the site was also on a pre-arranged basis and members of the public could not freely access the site.

#### Others

26. A Member asked and Mr Louis K.H. Kau, DPO/HK, replied that because of the vegetation in the surrounding area, CTP/UD&L, PlanD considered that the results of the visual assessment by the applicant might be overstated but the details could be further evaluated during the section 16 planning application stage.

27. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform them of the Committee's decision in due course. The Chairman thanked the representatives from PlanD, DEVB and the applicant for attending the meeting. They left the meeting at this point.

### Deliberation Session

28. A Member pointed out that the site was under private ownership with entitlement for residential development under lease. Given that the site was surrounded predominantly by residential developments (including the Stanley Knoll and Carmel Hill) and the intention of the land owner was to pursue residential developments, the Member considered that it was appropriate to rezone the site for residential use. If the Committee decided not to agree to the current section 12A application, the land owner could demolish the Maryknoll House for other developments as there was no restriction on demolition of Grade 1 historic building. Another Member considered sympathetic consideration could be given to the current application as the general approach of the proposal was to facilitate preservation-cum-development with the Maryknoll House preserved.

29. A Member was concerned about the indicative proposal with a triple volume entrance lobby, which might affect the architectural integrity of the historic building. It was considered that the symmetry of the building and the setting should be respected in the design, instead of just preserving the roofline as pointed out by the applicant's representatives.

30. Some Members considered that public access to the Maryknoll House to facilitate public appreciation of the historic building was important and that should be considered as one of the requirements for rezoning the site as "OU(RDHBP)". The public access arrangement currently proposed by the applicant was not satisfactory and the applicant should make available more areas for public access and increase the number of guided tours. Some Members also pointed out that the right-of-way issue with the adjacent lot was crucial as it would affect the feasibility of the proposal and a mechanism should be explored to safeguard the implementation of the public access arrangement. A Member also suggested that consideration could be given to display the history of the Maryknoll House in the library of the Stanley Municipal Services Building instead of at the Stanley Promenade.

31. In respect of the development rights under the lease, some Members considered that LandsD's clarification would be required to facilitate the Committee's consideration on the appropriate development restrictions under the new zoning. A Member had doubt on the interpretation of the current proposal with 8 residential units as three houses and was concerned that with the uncertainty of the lease requirements, it might be inappropriate to

make a decision on the rezoning application simply based on the development parameters proposed by the applicant. The Chairman drew Members' attention to LandsD's advice that the lease requirements could only be ascertained at the detailed building plans submission stage. Members were reminded that lease matters would be considered by LandsD under a separate regime and from land use point of view, the current proposed residential development with PR of 0.75 and BH of three storeys over one level of carport was considered in line with the development intensity of the surrounding developments.

32. Members discussed the latest Notes for the proposed "OU(RDHBP)" zone which was tabled by the applicant's representative at the meeting. Some Members considered it was inappropriate to incorporate 'Eating Place' as a Column 1 use while a Member opined that 'Religious Institution' should be included as a Column 1 use in view of the previous use of the site as a religious venue.

33. The Chairman said that it was not necessary for the Committee to agree to all the Column 1 and Column 2 uses under the Notes proposed by the applicant even if the Committee agreed to rezone the site to "OU(RDHBP)". It was a general practice that after agreeing to the section 12A application, the detailed proposals for amendment of the OZP would be submitted to the Committee for further consideration before the draft OZP was exhibited under the provision of the Town Planning Ordinance. Members' views on various issues expressed during the meeting, including the public access arrangement, Remarks of the Notes and the uses to be incorporated under Column 1 and Column 2, would be taken into account in preparing the proposed amendments to the OZP. That could help ensure that the comments and concerns of Members over the proposed development could be properly addressed before the draft OZP was gazetted for public inspection. On invitation of the Chairman, the Secretary summarized the views of the Committee as follows:

- (a) generally agreed with Option B as proposed by the applicant but revision would need to be made to address Members' concerns/comments;
- (b) a maximum PR of 0.75 and a BHR of 75mPD were considered appropriate;
- (c) residential developments within the new zone would require planning permission from the Committee while other Column 1 and Column 2 uses

would generally be in line with the existing “G/IC” zone;

- (d) planning intention of the new zone would include the preservation of the Maryknoll House in-situ and that any alteration works would require planning permission from the Committee; and
- (e) details on how the public access requirements should be reflected in the Notes or Explanatory Statement to ensure public appreciation of the historic building would be explored.

34. After deliberation, the Committee decided to partially agree to the application by rezoning the application site to a specific “Other Specified Uses” zoning to preserve the Grade 1 historic building, and that an amendment to the approved Stanley Outline Zoning Plan (OZP) No. S/H19/12 would be submitted to the Committee for agreement prior to gazetting under section 5 of the Town Planning Ordinance after reference back of the OZP for amendment by the Chief Executive in Council. The Committee decided not to agree to the proposed rezoning of the application site to “Residential (Group C)2” (“R(C)2”) zone for the following reasons:

- “(a) the proposed “R(C)2” zoning does not provide sufficient planning control to achieve the planning intention for preservation of the Maryknoll House and for monitoring the implementation of the proposed preservation-cum-development project; and
- (b) the applicant fails to demonstrate how the technical concerns on the proposed residential development could be addressed at the implementation stage.”

[Mr Stanley T.S. Choi and Professor Jonathan W.C. Wong left the meeting at this point.]

**Provision of Major Community Facilities and Open Space in the Stanley area**

Type of Facilities	HKPSG	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planning Provision	
Secondary School <sup>(2)</sup>	1 whole-day classroom for 40 persons aged 12-17	10 classrooms	56 classrooms	56 classrooms	+46 classrooms
Primary School <sup>(2)</sup>	1 whole-day classroom for 25.5 persons aged 6-11	15 classrooms	36 classrooms	36 classrooms	+21 classrooms
Kindergarten / Nursery <sup>(2)</sup>	34 classrooms for 1,000 children aged 3 to under 6	5 classrooms	13 classrooms	13 classrooms	+7 classrooms
District Police Station	1 per 200,000 to 500,000 persons	less than 1	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	less than 1	0	0	0
Hospital	5.5 beds per 1,000 persons	90 beds	240 beds	240 beds	+150 beds
Clinic/Health Centre	1 per 100,000 persons	less than 1	1	1	+1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	less than 1	0	0	0
District Elderly Community Centers	1 in each NDA with a population of around 170,000 or above <sup>(3)</sup>	N/A	0 <sup>(4)</sup>	0 <sup>(4)</sup>	N/A
Neighbourhood Elderly Centres	1 in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons <sup>(3)</sup>	N/A	1 <sup>(4)</sup>	1 <sup>(4)</sup>	N/A

**Note:**

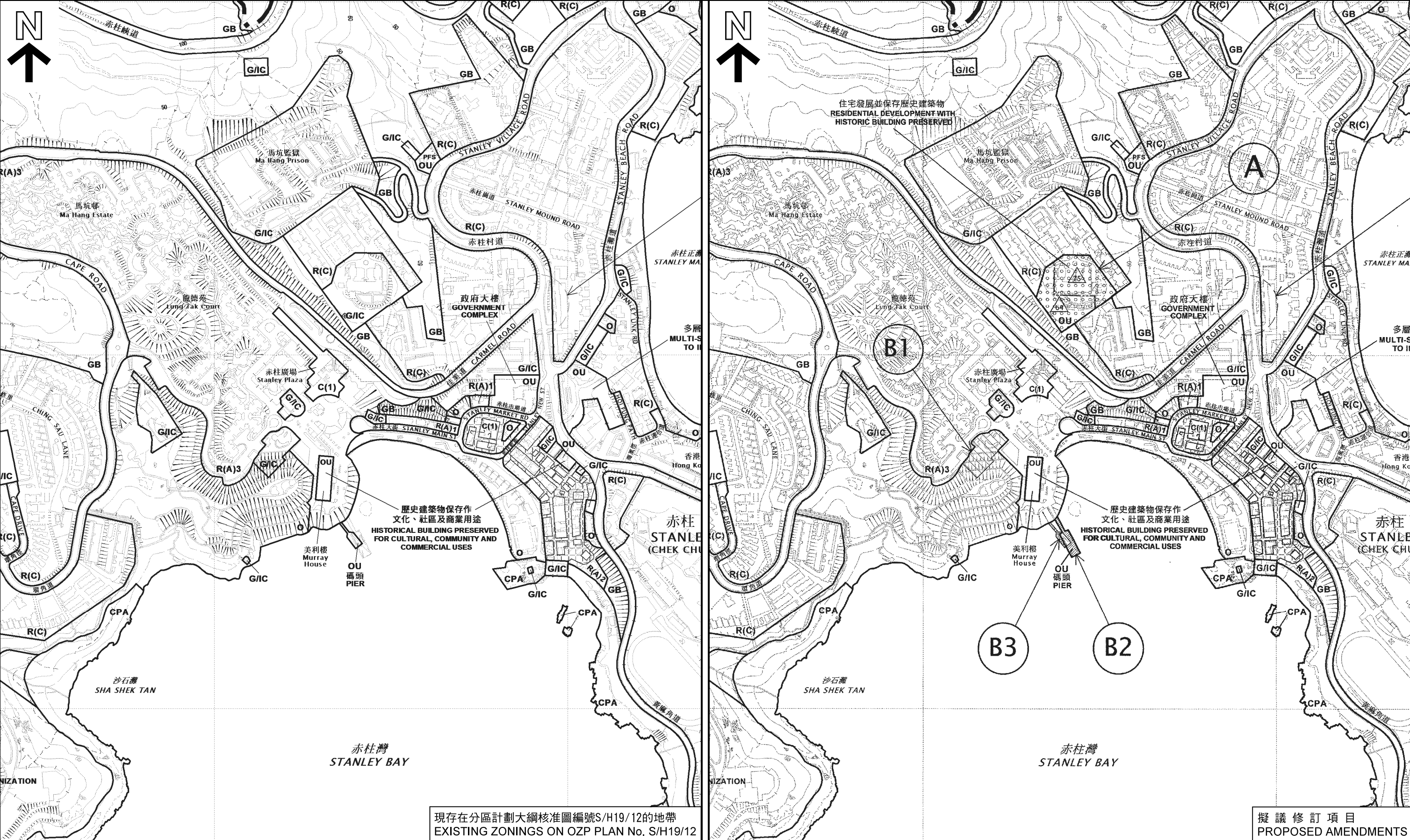
1. According to the latest 2016-based Territorial Population and Employment Data Matrix, the planned population of the Stanley area is about 16,424.
2. The provision of secondary school, primary school and kindergarten/nursery exclude classrooms in international schools registered under the Education Bureau.
3. This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.
4. Provided by the Social Welfare Department.

Type of Facilities	HKPSG	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planning Provision	
Community Care Services (CCS) Facilities <sup>(5)</sup>	17.2 subsidized place for 1000 elderly aged 65 or above <sup>(3)</sup>	80 places <sup>(3)</sup>	18 places <sup>(4)</sup>	18 places <sup>(4)</sup>	-62 places
Residential Care Homes for the Elderly	21.3 subsidized place for 1000 elderly aged 65 or above <sup>(3)</sup>	100 beds <sup>(3)</sup>	0 beds <sup>(4)</sup>	0 beds <sup>(4)</sup>	-100 beds
Child Care Center	100 aided place per 25000 persons <sup>(3)</sup>	64 places <sup>(3)</sup>	0 places <sup>(4)</sup>	0 places <sup>(4)</sup>	-64 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	less than 1	1	1	+1
Integrated Family Services Centre	1 per 100,000 to 150,000 persons	less than 1	0	0	0
Library	1 district library for every 200,000 persons	less than 1	1	1	+1
Sports Centre	1 per 50,000 to 65,000 persons	less than 1	1	1	+1
Sports Ground/Sports Complex	1 per 200,000 to 250,000 persons	less than 1	0	0	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	less than 1	0	0	0
Post Office	Accessible within 1.2km in urban area	N/A	1	1	N/A
District Open Space	10 ha per 100,000 persons	1.6ha.	1.96ha.	1.96ha.	+0.36ha.
Local Open Space	10 ha per 100,000 persons	1.6ha.	5.82ha.	5.82ha.	+4.22ha.

Note:

- The planning standard of the CCS Facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.











馬坑監獄  
MA HANG PRISON

A

擬議由「政府、機構或社區」地帶改劃為「其他指定用途」註明「住宅發展並保存歷史建築物」地帶及訂定建築物高度限制為主水平基準上75米(北部)及64米(南部)  
PROPOSED REZONING FROM "G/IC" TO "OU" ANNOTATED "RESIDENTIAL DEVELOPMENT WITH HISTORIC BUILDING PRESERVED" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 75 mPD (NORTHERN PORTION) AND 64 mPD (SOUTHERN PORTION)

赤柱山莊  
STANLEY KNOLL

75

64

瑪利諾神父宿舍  
MARYKNOLL

赤柱崗道  
STANLEY MOUND ROAD  
海灣園  
STANLEY COURT

STANLEY VILLAGE ROAD

龍德苑  
LUNG TAK COURT

蒙特梭利國際學校  
THE INTERNATIONAL MONTESSORI SCHOOL

赤柱廣場  
STANLEY PLAZA

海明山  
CARMEL HILL

歌敦臺  
GORDON TERRACE

美利樓  
MURRAY HOUSE

STANLEY MAIN STREET  
STANLEY PROMENADE

STANLEY MARKET ROAD  
赤柱大街

赤柱海濱長廊

地點界線只作識別用  
SITE BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

擬議修訂赤柱分區計劃大綱核准圖編號S/H19/12  
PROPOSED AMENDMENTS TO THE APPROVED  
STANLEY OUTLINE ZONING PLAN No. S/H19/12

修訂項目A  
AMENDMENT ITEM A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/20/3

圖 PLAN  
3

本摘要圖於2020年4月7日擬備，所根據的資料為地政總署於2019年5月14日拍得的航攝照片編號E057470C

EXTRACT PLAN PREPARED ON 7.4.2020  
BASED ON AERIAL PHOTO No. E057470C  
TAKEN ON 14.5.2019 BY  
LANDS DEPARTMENT





擬議由「政府、機構或社區」地帶改劃為「其他指定用途」註明「住宅發展並保存歷史建築物」地帶及訂定建築物高度限制為主水平基準上75米(北部)及64米(南部)  
 PROPOSED REZONING FROM "G/IC" TO "OU" ANNOTATED "RESIDENTIAL DEVELOPMENT WITH HISTORIC BUILDING PRESERVED" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 75 mPD (NORTHERN PORTION) AND 64 mPD (SOUTHERN PORTION)

地點界線只作識別用  
 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 航拍照片 UAV PHOTO

擬議修訂赤柱分區計劃大綱核准圖編號S/H19/12  
 PROPOSED AMENDMENTS TO THE APPROVED STANLEY OUTLINE ZONING PLAN No. S/H19/12  
 修訂項目A  
 AMENDMENT ITEM A

本圖於2020年4月8日擬備，所根據的資料為攝於2018年10月10日的航拍照片  
 EXTRACT PLAN PREPARED ON 8.4.2020  
 BASED ON UAV PHOTO TAKEN ON 10.10.2018

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.

M/H19/20/3

圖 PLAN

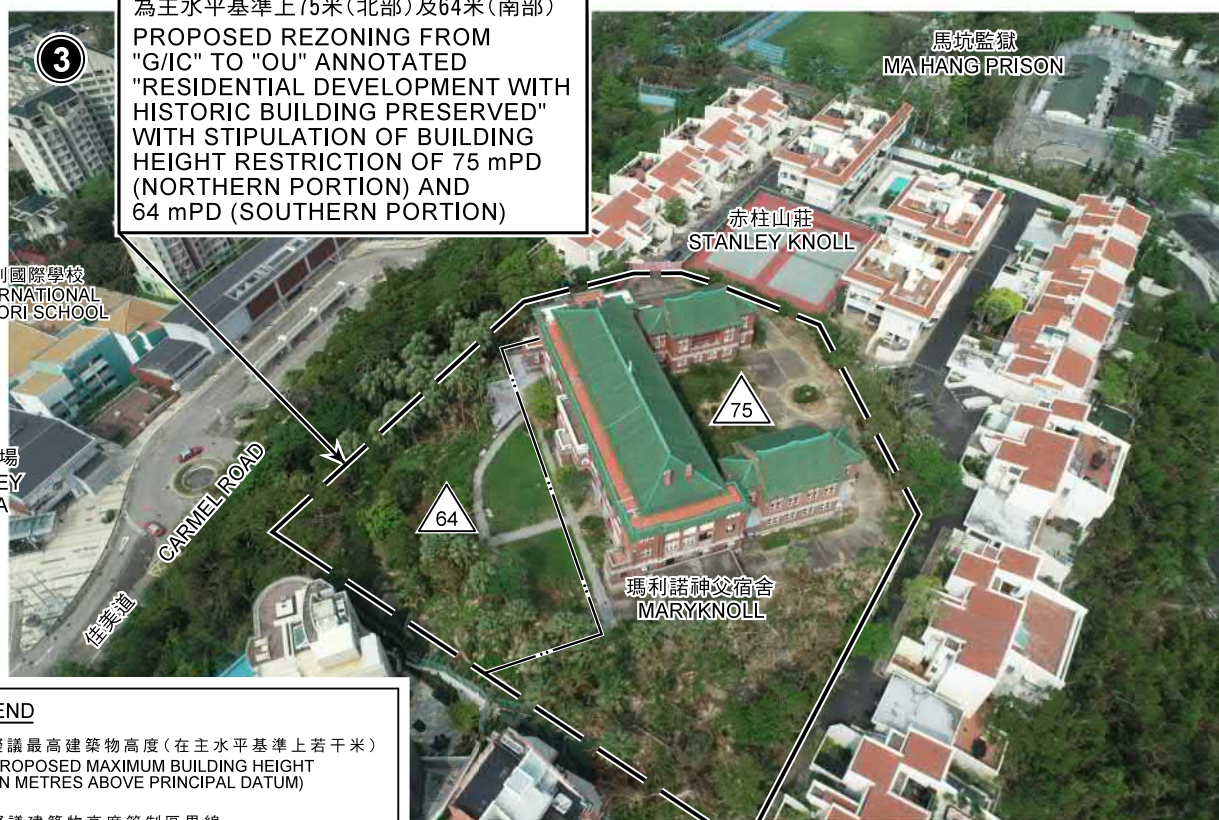
4





擬議由「政府、機構或社區」地帶改劃為「其他指定用途」註明「住宅發展並保存歷史建築物」地帶及訂定建築物高度限制為主水平基準上75米(北部)及64米(南部)

PROPOSED REZONING FROM "G/IC" TO "OU" ANNOTATED "RESIDENTIAL DEVELOPMENT WITH HISTORIC BUILDING PRESERVED" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 75 mPD (NORTHERN PORTION) AND 64 mPD (SOUTHERN PORTION)



蒙特梭利國際學校  
THE INTERNATIONAL MONTESSORI SCHOOL

赤柱廣場  
STANLEY PLAZA

#### 圖例 LEGEND



擬議最高建築物高度(在主水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)



擬議建築物高度管制區界線  
PROPOSED BUILDING HEIGHT CONTROL  
ZONE BOUNDARY

地點界線只作識別用

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 航拍照片 UAV PHOTOS

擬議修訂赤柱分區計劃大綱核准圖編號S/H19/12  
PROPOSED AMENDMENTS TO THE APPROVED  
STANLEY OUTLINE ZONING PLAN No. S/H19/12  
修訂項目A  
AMENDMENT ITEM A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/20/3

圖 PLAN  
5

本圖於2020年4月8日擬備，所根據的資料為攝於2018年10月10日的航拍照片  
EXTRACT PLAN PREPARED ON 8.4.2020  
BASED ON UAV PHOTOS  
TAKEN ON 10.10.2018



A

擬議由「政府、機構或社區」地帶改劃為「其他指定用途」註明「住宅發展並保存歷史建築物」地帶及訂定建築物高度限制為主水平基準上75米(北部)及64米(南部)  
PROPOSED REZONING FROM "G/IC" TO "OU" ANNOTATED "RESIDENTIAL DEVELOPMENT WITH HISTORIC BUILDING PRESERVED" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 75 mPD (NORTHERN PORTION) AND 64 mPD (SOUTHERN PORTION)



瑪利諾神父宿舍的南面立面  
SOUTHERN FACADE OF MARYKNOLL HOUSE



瑪利諾神父宿舍的西面立面  
WESTERN FACADE OF MARYKNOLL HOUSE

## 實地照片 SITE PHOTOS

擬議修訂赤柱分區計劃大綱核准圖編號S/H19/12  
PROPOSED AMENDMENTS TO THE APPROVED  
STANLEY OUTLINE ZONING PLAN No. S/H19/12  
修訂項目A  
AMENDMENT ITEM A

規劃署  
PLANNING  
DEPARTMENT

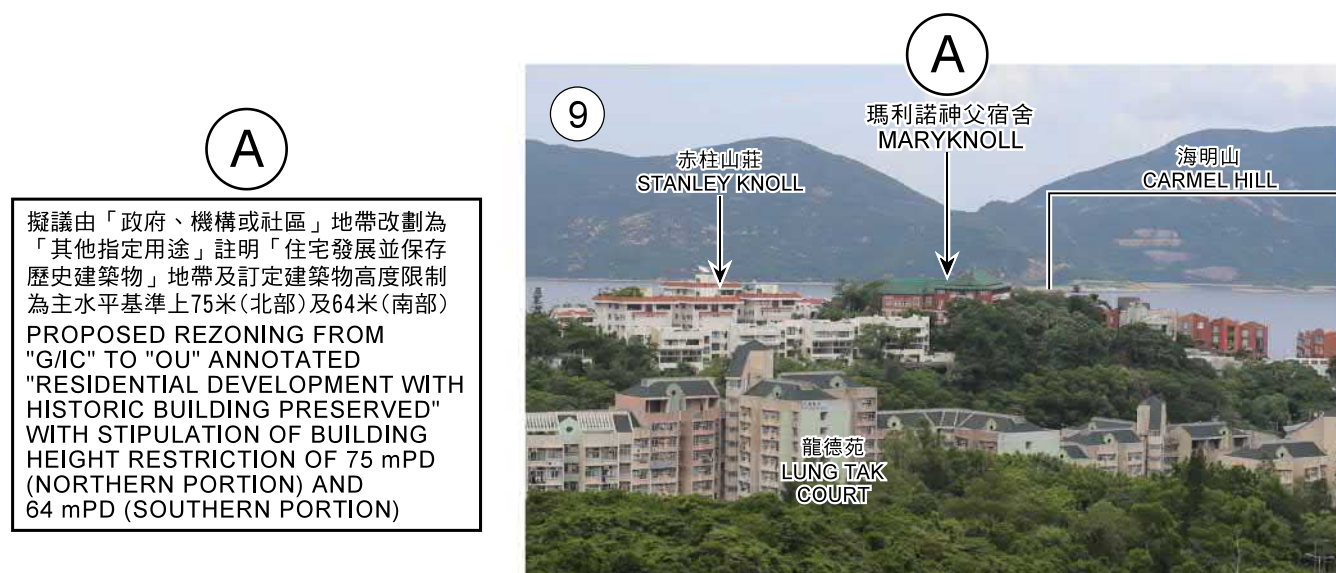
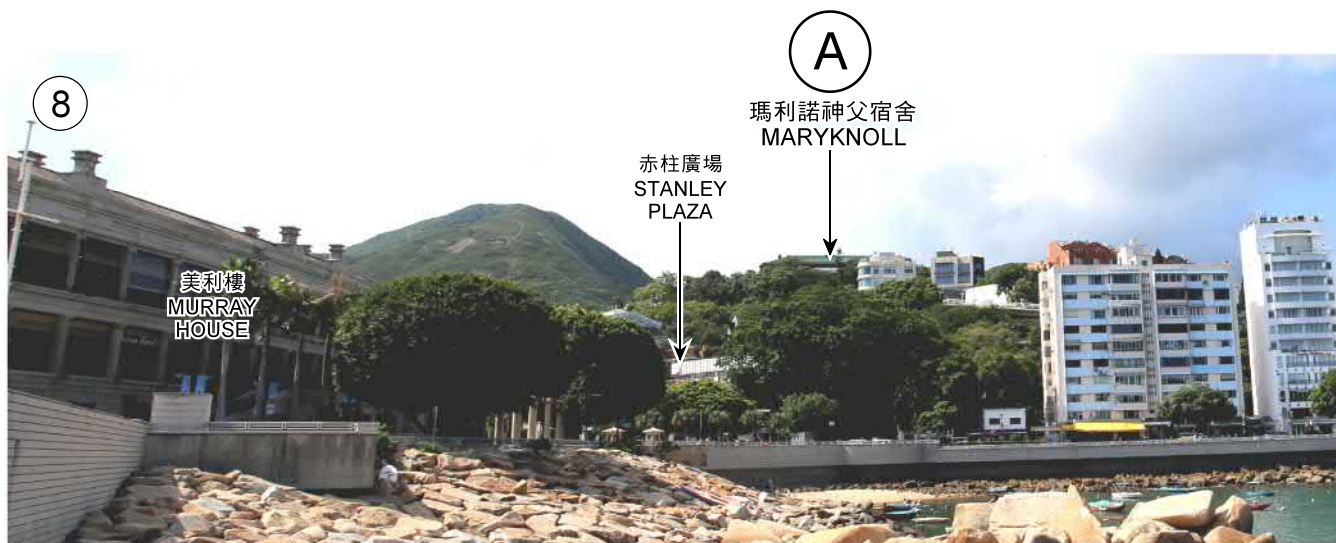
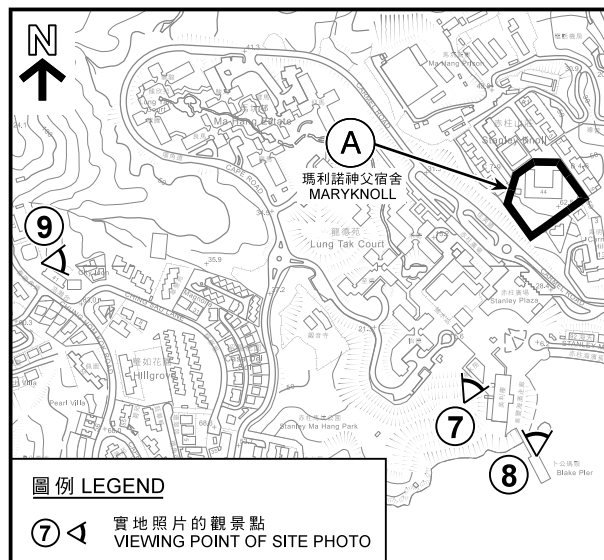
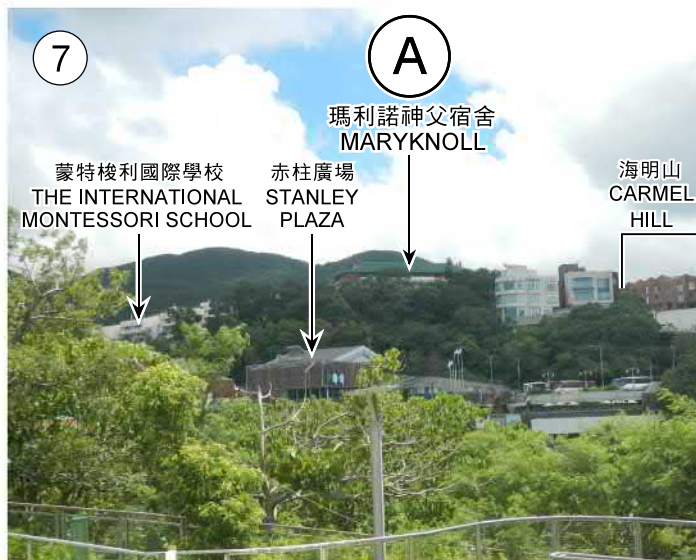


參考編號  
REFERENCE No.  
M/H19/20/3

圖 PLAN  
6

本圖於2020年4月17日擬備，所根據的資料為攝於2018年8月3日的實地照片  
EXTRACT PLAN PREPARED ON 17.4.2020  
BASED ON SITE PHOTOS  
TAKEN ON 3.8.2018





擬議由「政府、機構或社區」地帶改劃為「其他指定用途」註明「住宅發展並保存歷史建築物」地帶及訂定建築物高度限制為主水平基準上75米(北部)及64米(南部)  
PROPOSED REZONING FROM "G/IC" TO "OU" ANNOTATED "RESIDENTIAL DEVELOPMENT WITH HISTORIC BUILDING PRESERVED" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 75 mPD (NORTHERN PORTION) AND 64 mPD (SOUTHERN PORTION)

## 實地照片 SITE PHOTOS

擬議修訂赤柱分區計劃大綱核准圖編號S/H19/12  
PROPOSED AMENDMENTS TO THE APPROVED STANLEY OUTLINE ZONING PLAN No. S/H19/12  
修訂項目A  
AMENDMENT ITEM A

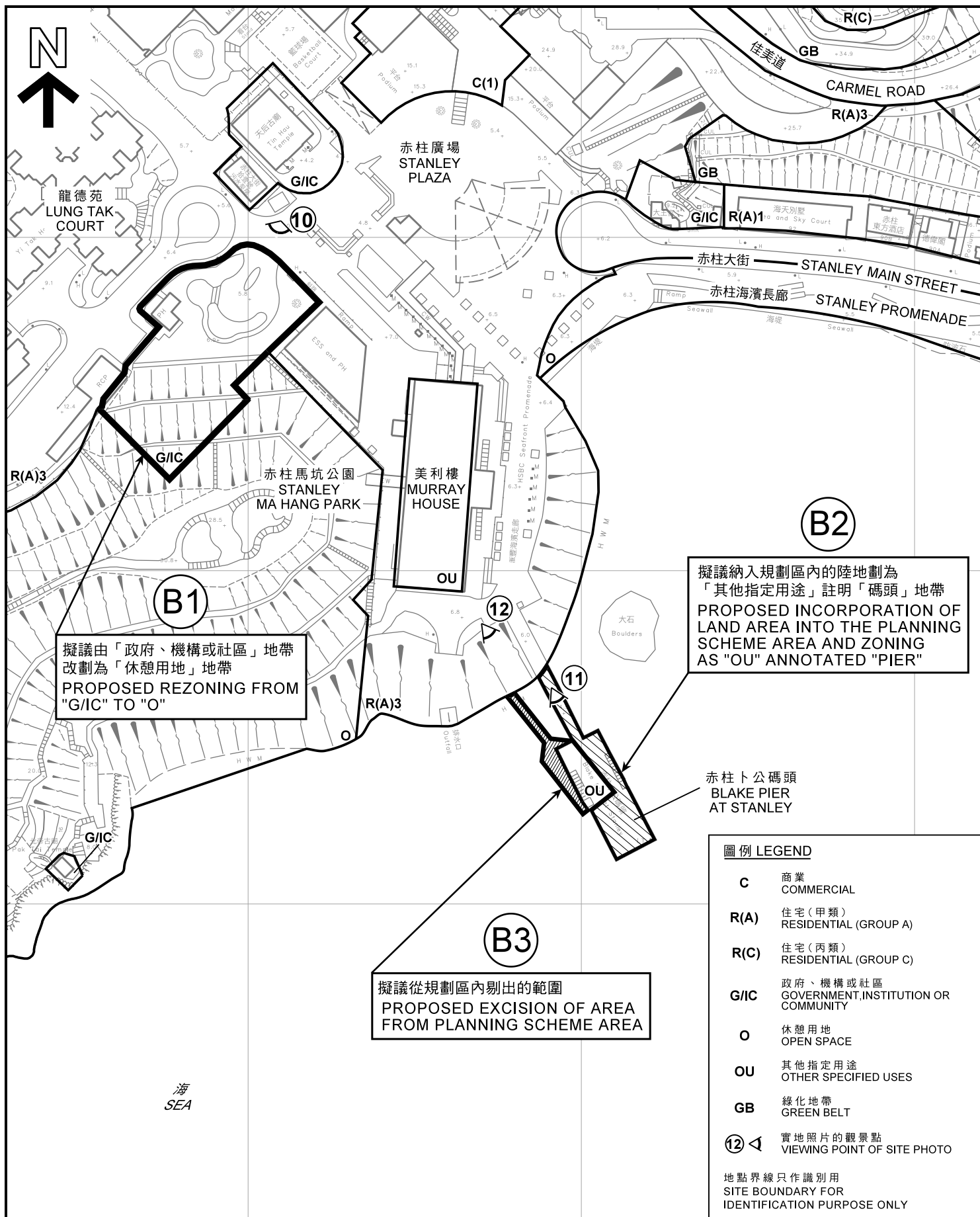
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/20/3

圖 PLAN  
7

本圖於2020年4月17日擬備，所根據的資料為攝於2018年7月20日(上)、2018年6月27日(中)及2018年8月3日(下)的實地照片  
EXTRACT PLAN PREPARED ON 17.4.2020 BASED ON SITE PHOTOS TAKEN ON 20.7.2018 (UPPER), 27.6.2018(MIDDLE) & 3.8.2018 (LOWER)



### 平面圖 SITE PLAN

擬議修訂赤柱分區計劃大綱核准圖編號S/H19/12  
PROPOSED AMENDMENTS TO THE APPROVED STANLEY OUTLINE ZONING PLAN No. S/H19/12

修訂項目B1、B2及B3  
AMENDMENT ITEMS B1, B2 & B3

SCALE 1 : 1 500 比例尺  
米 METRES 20 0 20 40 60 米 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/H19/20/3

圖 PLAN

8

本摘要圖於2020年4月17日擬備，  
所根據的資料為測量圖編號  
15-NE-12C和D

EXTRACT PLAN PREPARED ON 17.4.2020  
BASED ON SURVEY SHEETS No.  
15-NE-12C & D





龍德苑  
LUNG TAK  
COURT

赤柱廣場  
STANLEY  
PLAZA

美利樓  
MURRAY  
HOUSE

赤柱馬坑公園  
STANLEY  
MA HANG PARK

赤柱大街

STANLEY MAIN STREET

赤柱海濱長廊

STANLEY PROMENADE

CARMEL ROAD

B1

擬議由「政府、機構或社區」地帶  
改劃為「休憩用地」地帶  
PROPOSED REZONING FROM  
"G/IC" TO "O"

B2

擬議納入規劃區內的陸地劃為  
「其他指定用途」註明「碼頭」地帶  
PROPOSED INCORPORATION OF  
LAND AREA INTO THE PLANNING  
SCHEME AREA AND ZONING  
AS "OU" ANNOTATED "PIER"

赤柱卜公碼頭  
BLAKE PIER  
AT STANLEY

B3

擬議從規劃區內剔出的範圍  
PROPOSED EXCISION OF AREA  
FROM PLANNING SCHEME AREA

SEA

地點界線只作識別用  
SITE BOUNDARY FOR  
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### 航攝照片 AERIAL PHOTO

本摘要圖於2020年4月17日擬備，所根據的  
資料為地政總署於2019年5月14日拍得的  
航攝照片編號E057559C

EXTRACT PLAN PREPARED ON 17.4.2020  
BASED ON AERIAL PHOTO No.E057559C  
TAKEN ON 14.5.2019 BY  
LANDS DEPARTMENT

擬議修訂赤柱分區計劃大綱核准圖編號S/H19/12  
PROPOSED AMENDMENTS TO THE APPROVED  
STANLEY OUTLINE ZONING PLAN No. S/H19/12

修訂項目B1、B2及B3  
AMENDMENT ITEMS B1, B2 & B3

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/20/3

圖 PLAN  
9



地點界線只作識別用  
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### 實地照片 SITE PHOTO

本圖於2020年4月17日擬備，所根據的資料為攝於2019年8月29日的實地照片  
EXTRACT PLAN PREPARED ON 17.4.2020  
BASED ON SITE PHOTO TAKEN ON 29.8.2019

擬議修訂赤柱分區計劃大綱核准圖編號S/H19/12  
PROPOSED AMENDMENTS TO THE APPROVED  
STANLEY OUTLINE ZONING PLAN No. S/H19/12  
修訂項目B1  
AMENDMENT ITEM B1

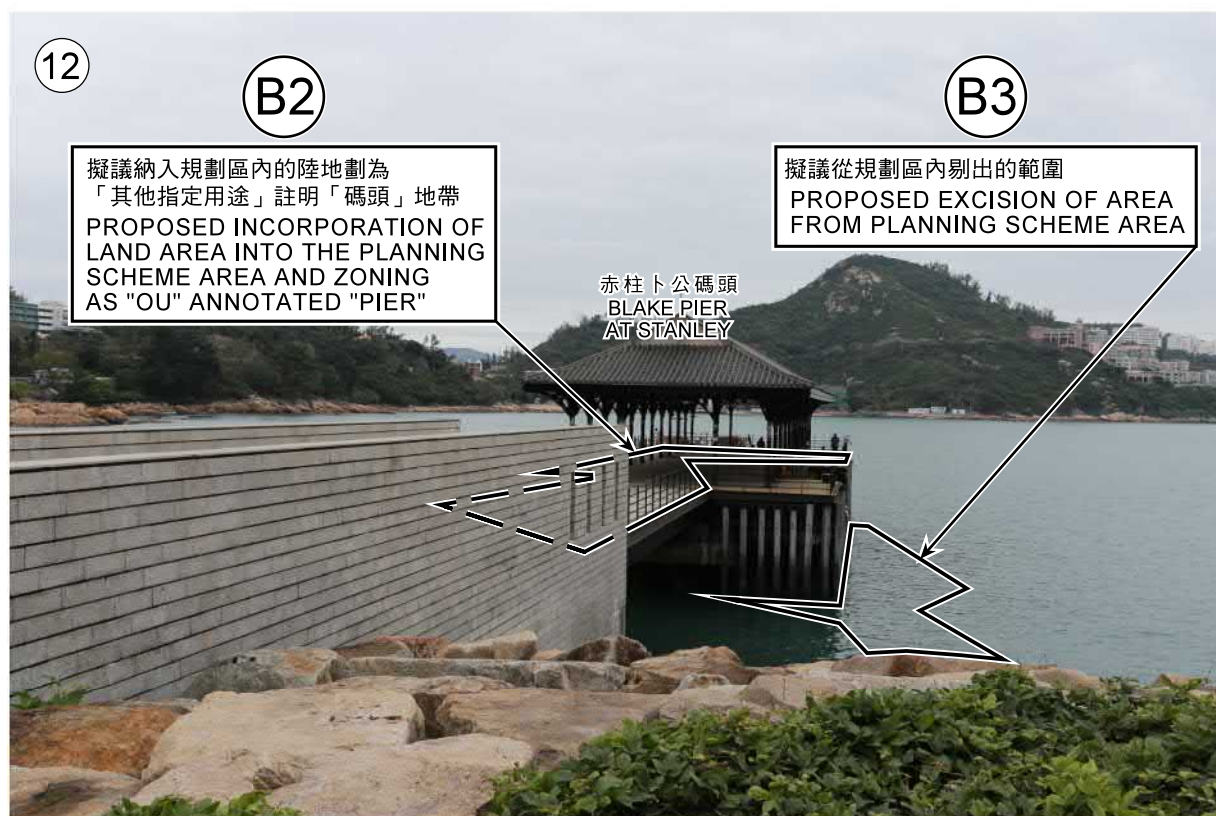
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/20/3

圖 PLAN  
10





地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2020年4月17日擬備，所根據的資料為攝於2020年4月7日的實地照片  
EXTRACT PLAN PREPARED ON 17.4.2020  
BASED ON SITE PHOTOS TAKEN ON 7.4.2020

擬議修訂赤柱分區計劃大綱核准圖編號S/H19/12  
PROPOSED AMENDMENTS TO THE APPROVED STANLEY OUTLINE ZONING PLAN No. S/H19/12  
修訂項目B2及B3  
AMENDMENT ITEMS B2 & B3

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H19/20/3

圖 PLAN  
11