

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

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

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

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

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

Town Planning Board

5 June 2020

**Annex II of**  
**TPB Paper No. 10685**

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

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

**Annex III of**  
**TPB Paper No. 10685**

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

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

Summary of Representation in respect of Draft Stanley Outline Zoning Plan No. S/H19/13

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

R6	Mr Darren Danny Edward Patterson	<ul style="list-style-type: none"> <li>• Supports Amendment Item A</li> <li>• Supports the adaptive reuse of the Maryknoll House. The BH restriction should allow design flexibility to facilitate good reinvention of the building.</li> </ul>	
R7	Mr Cheng Chi Fung	<ul style="list-style-type: none"> <li>• Support Amendment Item A</li> </ul>	
R8	Ms Ma Ka Man		
R9	New Season Global Limited	<ul style="list-style-type: none"> <li>• Supports Amendment Item A</li> <li>• The requirement to preserve the Maryknoll House in-situ should be removed as it impacts the property rights of the site owner. The owner should retain the right to modify or demolish the building unless they are duly compensated for the loss of this property right.</li> <li>• Design flexibility should be allowed for new development at the western portion of the Maryknoll House site to enable optimal preservation of Maryknoll House.</li> <li>• Development to the west of Maryknoll House may not necessary obscure the public view of the western façade of</li> </ul>	<p>(a) To remove the statutory requirement of planning permission from the Board for any new development, or demolition of, addition, alteration and/or modification to or redevelopment of the Maryknoll House stipulated in the Remarks of the OZP.</p> <p>(b) To relax the BH restriction of the area to the west of Maryknoll House from 64mPD to 75mPD by revising the BH restriction boundary at the Site.</p> <p>(c) To amend the Explanatory Statement (ES) of the OZP to:</p>

		<p>Maryknoll House.</p> <ul style="list-style-type: none"> <li>It is unreasonable to require public access to Maryknoll due to the right of way issue and Maryknoll House has never been accessible to the public.</li> </ul>	<ul style="list-style-type: none"> <li>- remove the requirement for provision of reasonable public access to the Maryknoll House for public appreciation (para. 7.6.5);</li> <li>- revise the assessment criteria for minor relaxation of BH restriction to allow some degree of blocking of the public view of the main facades of the Maryknoll House (para. 7.6.5); and</li> <li>- delete relevant requirement to preserve the Maryknoll House in-situ to tally with the above-mentioned Representer's Proposal (a) (para. 7.6.6).</li> </ul>
R10	Mary Mulvihill	<ul style="list-style-type: none"> <li>Object to Amendment Item A on the ground that there is a shortfall of community care services in the Stanley area.</li> <li>Supports Amendments Item B1 to B3</li> </ul>	Nil

**Summary of Comments in respect of Draft Stanley Outline Zoning Plan No. S/H19/13**

<b>Comment No. (TPB/R/S/H19/13-)</b>	<b>Commenter</b>	<b>Related Representation</b>	<b>Gist of Comments</b>
C1 to C8	Individuals (See <b>Annex III</b> )	R9	• Support the representation.
C9	Mr Ho Wing Hang	R1-R9	• The government should relax the plot ratio restriction to resolve the problem of housing affordability.
C10	Mary Mulvihill	R10	• There is a shortfall of community care services in the Stanley area.