

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

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

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED

SECTION 16 PLANNING APPLICATION

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

SUPPLEMENTARY PLANNING STATEMENT

Applicant	Allan Victoria Louise and Lucid Sky Limited
Project Coordinator, Architect / Authorised Person	Glamorous Building & Engineering Consultancy Limited
Planning Consultant, Visual Impact and Submitting Agent	Townland Consultants Limited
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File Reference: TTVS

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

22 May 2024

CONTENTS

EXECUTIVE SUMMARY

1 INTRODUCTION

2 SITE CONTEXT

- 2.1 Site Location
- 2.2 Land Status
- 2.3 Existing Use and Surrounding Land Uses
- 2.4 Accessibility
- 2.5 Utilities

3 PLANNING CONTEXT

- 3.1 Statutory Planning Intention
- 3.2 Non-Statutory Planning Context
- 3.3 Planning History

4 THE REDEVELOPMENT PROPOSAL

- 4.1 Proposed Minor Relaxation of SC Restriction for Permitted Residential Redevelopment
- 4.2 The Approved General Building Plans
- 4.3 Proposed Residential Redevelopment
- 4.4 Architectural Design Intent
- 4.5 Proposed Landscape Design
- 4.6 Proposed Fire Fighting Installation Works

5 PLANNING JUSTIFICATIONS FOR PROPOSED MINOR RELAXATION OF SITE COVERAGE RESTRICTION

- 5.1 Innovative Design
- 5.2 In Line With Statutory Planning Intention
- 5.3 Established Planning Precedent
- 5.4 Compliance with HKPSG
- 5.5 No Adverse Visual Impact
- 5.6 Enhancement of Landscape Value and Amenities of the Application Site and the Surrounding Area
- 5.7 No Adverse Impact on Infrastructure Provision

6 CONCLUSION

APPENDICES

- Appendix 1 Architectural Plans of the Proposed Residential Redevelopment and GFA Diagrams
- Appendix 2 Photomontages of the Proposed Residential Redevelopment
- Appendix 3 Landscape Proposal

EXECUTIVE SUMMARY

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

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

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

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

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

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

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

行政撮要

(內文如有差異，應以英文版本為準)

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

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

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

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

這份補充規劃綱領詳述了基於以下理由，略為放寬最大上蓋面積是可以接受的：

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

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

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

Reference TTVS/AGNES/01
Date 22 May 2024

TO THE TOWN PLANNING BOARD:

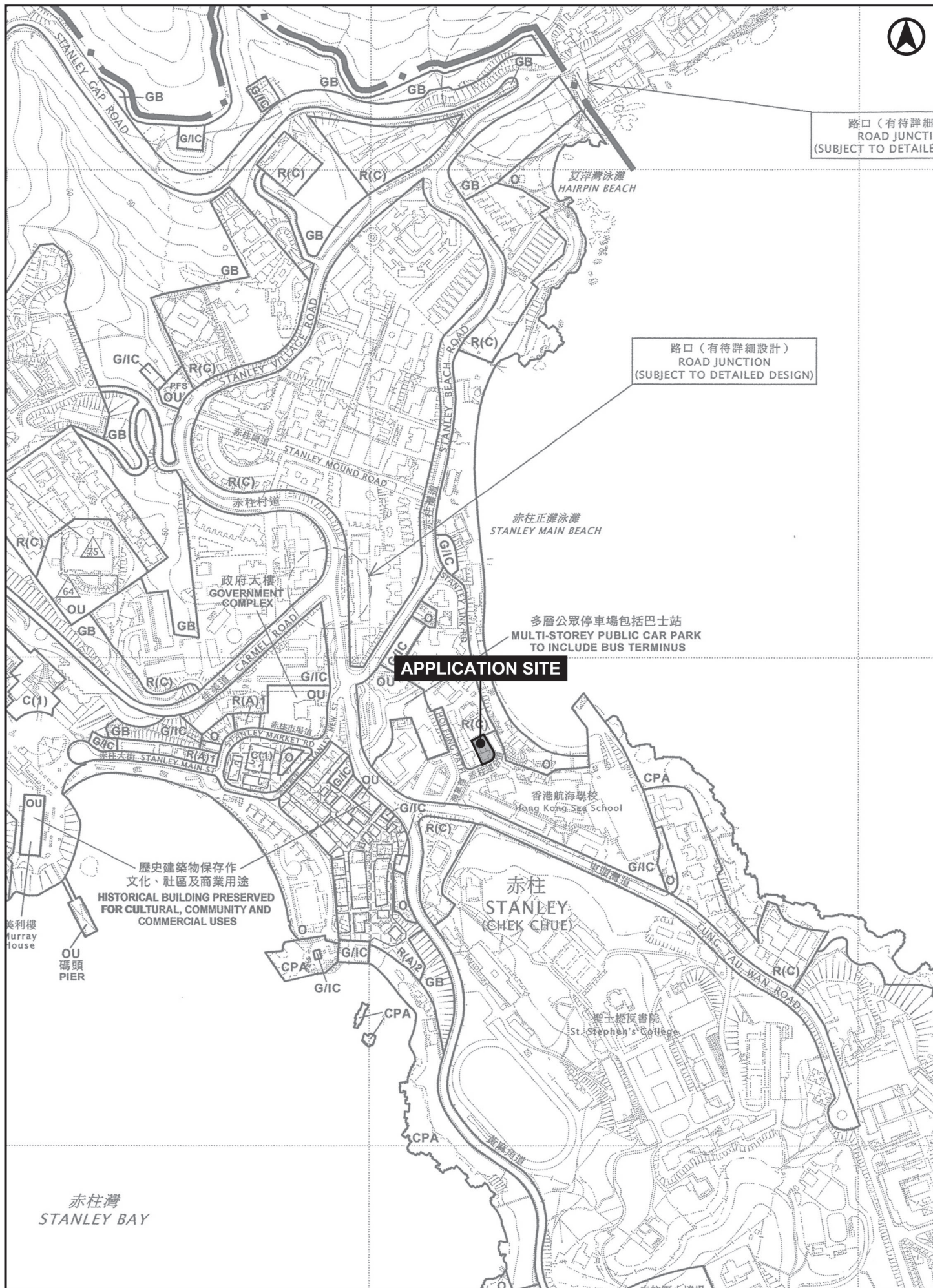
**SECTION S16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

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

- SUPPLEMENTARY PLANNING STATEMENT -

1 INTRODUCTION

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



RESIDENTIAL (GROUP C)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)Remarks

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

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

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

2 SITE CONTEXT

2.1 Site Location

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

2.2 Land Status

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

2.3 Existing Use and Surrounding Land Uses

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

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

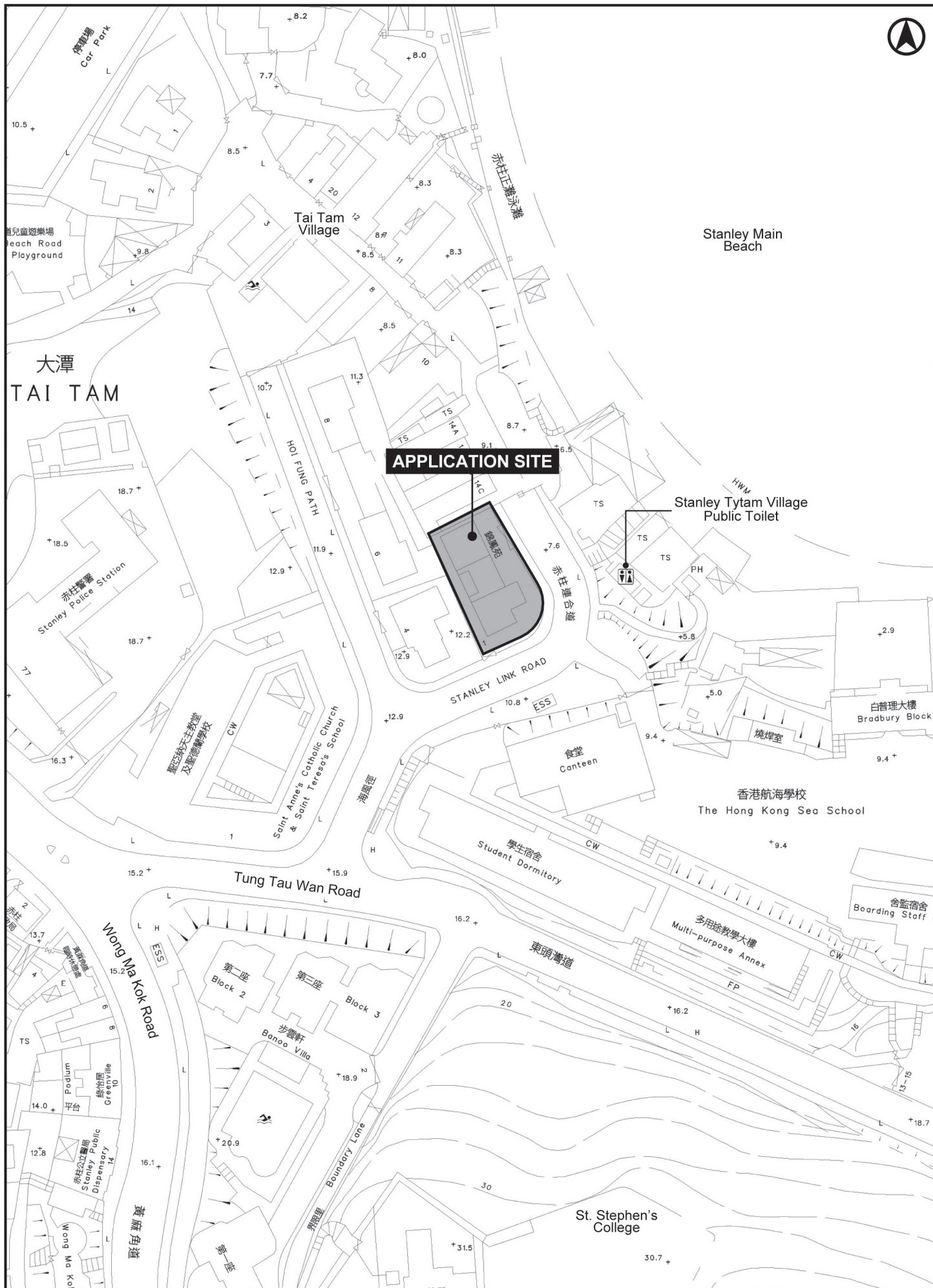
- To the immediate north and west of the Site is a cluster of low-rise residential developments zoned "R(C)" including Tai Tam Village, Helene Garden, L'Harmonie, Stanley Beach Terrace and Stan. To the further north of the Site is the Hairpin Beach zoned "Open Space" ("**O**") and across the Stanley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

2.4 Accessibility

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

2.5 Utilities

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



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FIGURE 2.1 SITE LOCATION PLAN
SCALE 1 : 1,000

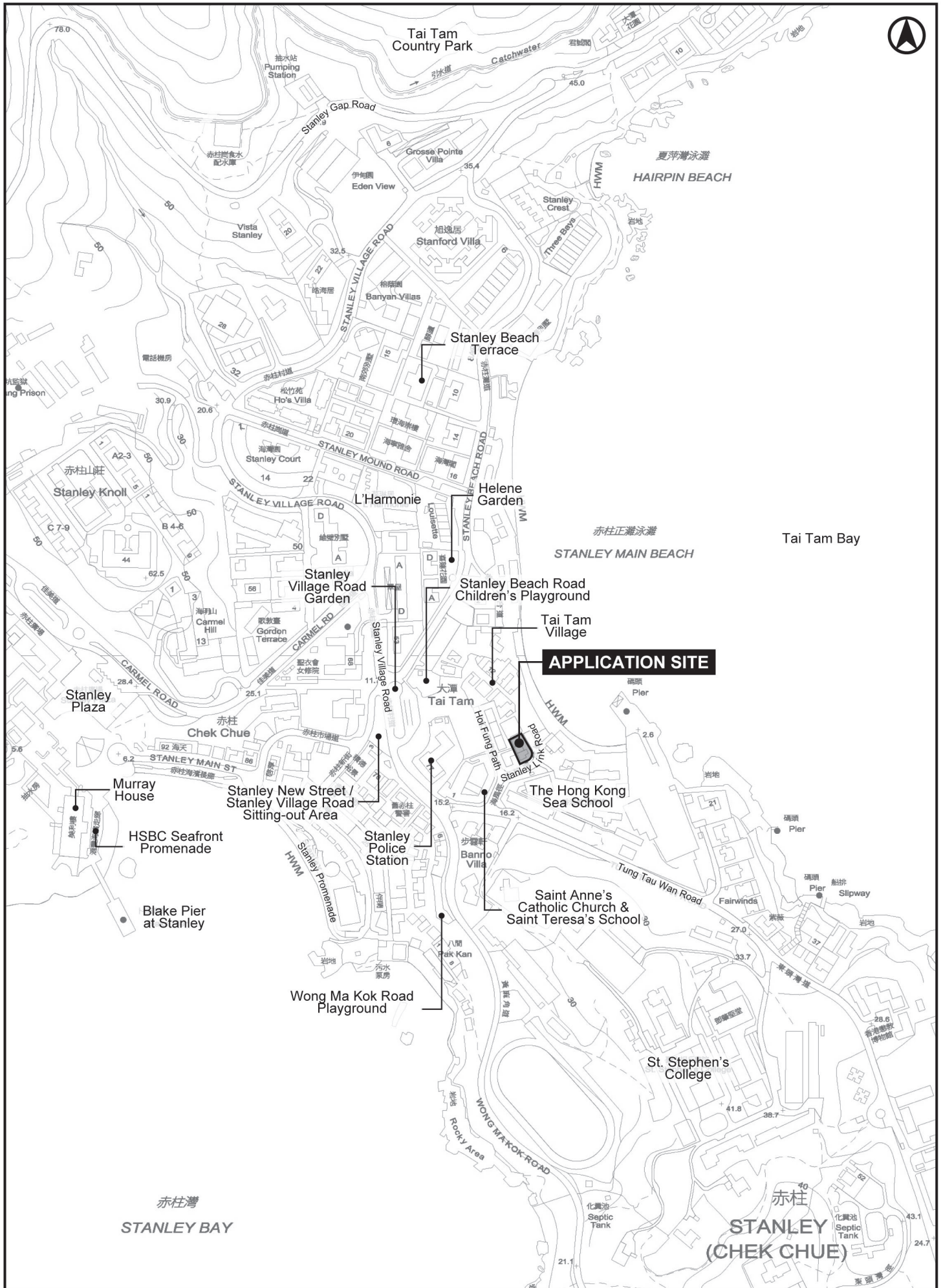


FIGURE 2.2 SITE LOCATION PLAN
SCALE 1 : 5,000



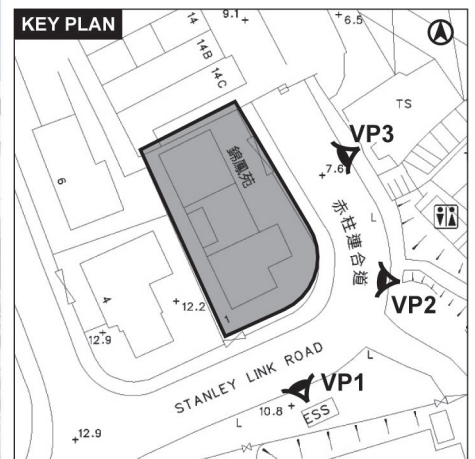
VP1 View of the Application Site from Stanley Link Road



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



VP3 Cluster of built-developments with similar development scale



3 PLANNING CONTEXT

3.1 Statutory Planning Intention

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

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

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

3.1.2 In accordance with the Statutory Notes attached to the Approved OZP, the “Residential (Group C)” (“**R(C)**”) zone is “*intended primarily for low-rise, low-density residential developments*”. “Flat” and “House” are a “Column 1” uses which uses are always permitted (**Figure 1.2** refers).

3.1.3 Development within the “R(C)” zone is subject to a BHR of maximum 3 storeys over 1 storey of carport. The “R(C)” zone also stipulates maximum PR and SC restrictions associated with the proposed no. of domestic storeys. For a development proposal with 3 domestic storeys, a “*maximum plot ratio of 0.75*” and “*maximum site coverage of 25%*” are permitted as of right. Nonetheless, the OZP also allows for minor relaxation of the said restrictions upon Application to the TPB. (**Figure 1.2** refers).

3.1.4 As stated in the non-statutory Explanatory Statement (“**ES**”) which accompanies the OZP, the imposition of PR, SC and BHR in the “R(C)” zone are “*to maintain the character and setting of Stanley*”. The ES also outlines that in order to provide flexibility for innovative design adapted to the characteristic of particular sites, Minor Relaxation of PR, SC and BHR may be considered by the BOARD on individual merits through the planning permission system.

3.2 Non-Statutory Planning Context

Hong Kong Planning Standards and Guidelines (“HKPSG”)

3.2.1 In accordance with Chapter 2 of the Hong Kong Planning Standards and Guidelines (“**HKPSG**”), the Application Site is located within the Residential Zone 3 (“**R3**”) of the Main Urban Areas where R3 covers the lowest density of residential development and applies to districts with very limited public transport capacity. It is subject to special restrictions for urban design, traffic and/ or environmental reasons. The maximum permissible level of domestic SC for the Site within R3 adopted by the BOARD as a general guideline is 50% (**Table 3.1**¹ refers).

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

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

3.3 Planning History

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

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

4 THE REDEVELOPMENT PROPOSAL

4.1 Proposed Minor Relaxation of SC Restriction for Permitted Residential Redevelopment

4.1.1 The Applicant seeks to redevelop the existing two (2) storey residential development on RBL 1033 to meet changing needs of the Applicant and to enable a bespoke design that fits in with the prestigious setting and surrounding character of Stanley. Per the Approved GBPs, the intention is to accommodate three (3) flats within the Site, i.e. one flat per floor.

4.1.2 Based on the statutory restrictions under the “R(C)” zone (i.e. 0.75 PR, 3-storey BH and 25% SC) (“**OZP Compliant Scheme**”), development could easily result in a rigid, box-like development as there must be equivalent Gross Floor Area (“**GFA**”) on each floor and no opportunity for stepped building profile or innovative design **Figure 4.1**. To overcome the SC restriction under the “R(C)” zone which dictates three (3) storeys of equal-footprints stacked atop of each other, a Minor Relaxation of Statutory SC Restriction is sought with respect to the “R(C)” zoning of RBL No. 1033, (i.e. from 25% to maximum of 33%) (the “**Proposed Residential Redevelopment**”).

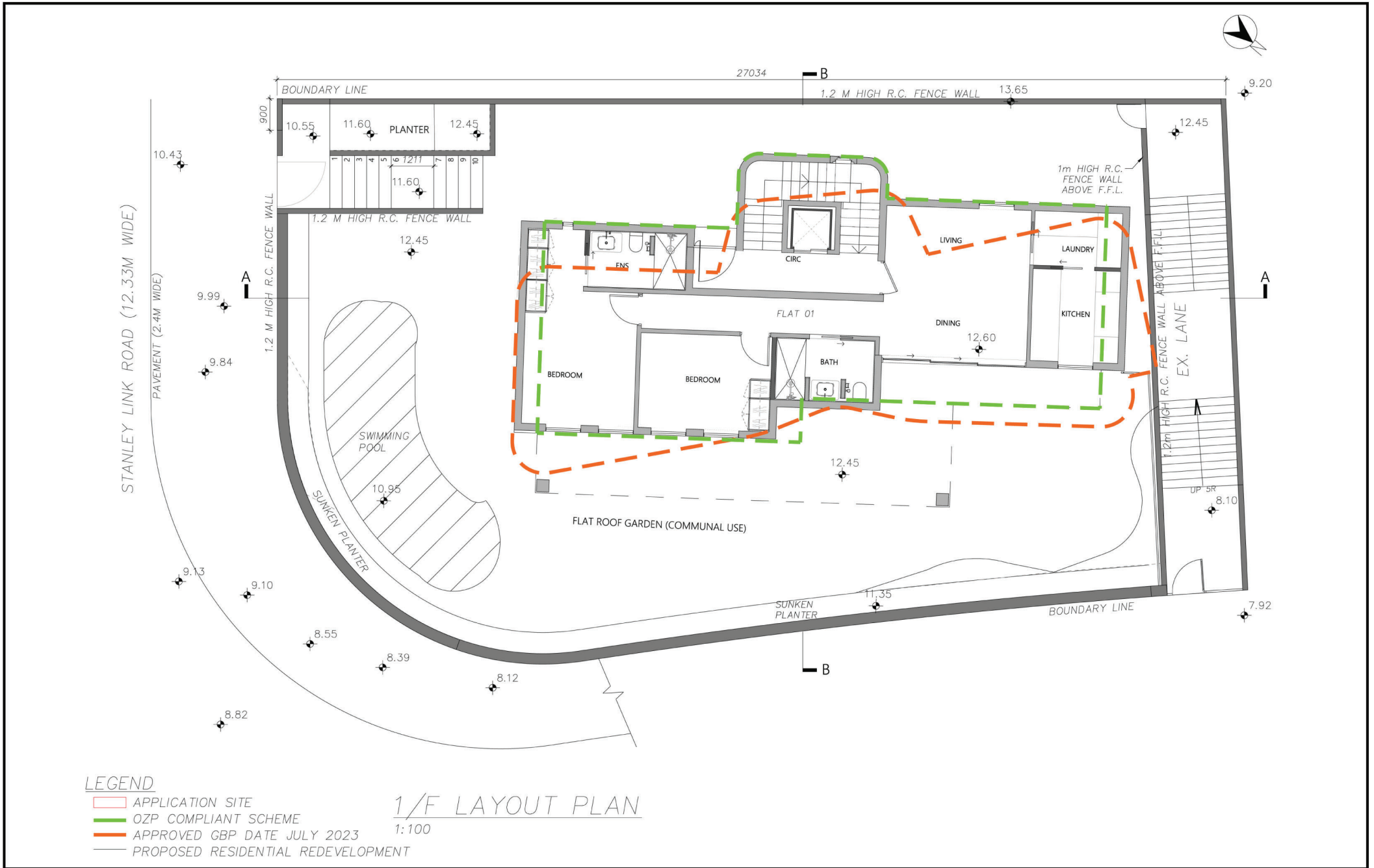
4.2 The Approved General Building Plans

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

4.3 Proposed Residential Redevelopment

4.3.1 The Proposed Residential Redevelopment is a 3-storey development above one 1 storey of carport with one (1) flat on each floor. Similar to the Approved GBPs, the G/F will also be occupied by carport, Electrical and Mechanical (“**E&M**”) / Plant Rooms, Sprinkler Tank etc. Additional area for flat roofs, balconies and verandas are proposed at 1/F to 3/F to increase design flexibility, provide innovative design such as allowing recesses in building profiles, maximises natural sunlight penetration into the interior and enhance the energy efficiency. Besides, a communal outdoor swimming pool and a communal garden with seating deck and sculpture lawn set are located on 1/F so to provide a functional garden for resident’s use and to better blend in with the natural environ surrounding the Application Site. These design features will also help to integrate the internal and external living environments. Together with appropriate use of material and finishing on building facade, the Proposed Residential Redevelopment can better fit in with the prestigious setting of Stanley area. Improvement on both the building’s aesthetics and functionality can be ensured with the minor relaxation of SC. Architectural drawings for the Proposed Residential Redevelopment are furnished in **Appendix 1**.

4.3.2 The BH at main roof level is slightly reduced to +23.10mPD (i.e. -0.50m or -2.12%) as compared to the Approved GBPs with a reduction of floor-to-floor height to 3.5m. There is no change to the BH restriction in terms of number of storeys of the “R(C)” zone under the Approved OZP. In fact, due to the level difference of the Site, when viewed from the southern side of the Site, the Proposed Residential Redevelopment appears to be a 3-storey building.



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

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

Table 4.1: Comparison of the Development Parameters

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

Remarks:

* Information is not available for the OZP Compliant Scheme.

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

4.4 Architectural Design Intent

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

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

4.5 Proposed Landscape Design

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

The Arrival Landscape

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

The Leisure Landscape

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

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

The Boundary Landscape

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

Tree Preservation Proposal

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

4.6 Proposed Fire Fighting Installation Works

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

5 PLANNING JUSTIFICATIONS FOR PROPOSED MINOR RELAXATION OF SITE COVERAGE RESTRICTION

5.1 Innovative Design

5.1.1 The proposed Minor Relaxation of the SC Restriction will allow more design flexibility for a lower massing that can better fit in with the prestigious setting and local character as well as to meet the specific space and user requirements of the future residents. As opposed to having a rigid 3-storey “shoebox” (as permitted as of right under the OZP, e.g. the OZP Compliant Scheme), the proposed SC of 33% allows for GFA otherwise allocated to the uppermost floor (i.e. the Third Floor) to be shifted to lower level at 1/F. It will also allow for a stepped design of the Proposed Residential Redevelopment where the 1/F and above is setback from the main building line. The increased design flexibility enabled by the proposed Minor Relaxation of the SC Restriction also allows for greater design flexibility in terms of variation (recesses) in building profiles and incorporation of balconies to maximize natural sunlight penetration into the interior environment. These design features also help to integrate the internal and external living environment.

5.1.2 In fact, the proposed BH of approx. +23.10mPD (at main roof level) appears to be lower than the existing residential development to the west (i.e. No. 4 Hoi Fung Path) with a higher site level and a BH of approx. +25.15mPD (at main roof level). It is designed to marry in with the existing topography and whilst it maintains the maximum domestic BH of 3-storey allowed in OZP. The overall bulk of the Proposed Residential Redevelopment will be visually minimised further by the proposed on-site landscaping including the provision of landscaping greenery along the site boundary and communal garden with generous plantings.

5.1.3 In comparison with the OZP Compliant Scheme, the Proposed Residential Redevelopment adopts greater variation in the form of building for a more organic design that can better fit in with the prestigious setting / character of Stanley. Despite the Minor Relaxation of SC Restriction, the design maintains sufficient open areas and green spaces within the Site for healthy living.

5.2 In Line With Statutory Planning Intention

5.2.1 The proposal of the Proposed Residential Redevelopment is in line with the statutory planning intention in respect of the “R(C)” zone for low-rise and low-density residential development. The Proposed Residential Redevelopment has a maximum PR of 0.75 and 3 domestic storeys as permitted under the “R(C)” zone planning intention. The proposed SC of 33% may also be permitted by the TPB under the Minor Relaxation clause of the Approved OZP. The Proposed Residential Redevelopment also respects the concerns of the BOARD in imposing the various Development Restrictions on the “R(C)” zone in the first place (as summarised in **para. 3.1.4** above), i.e.:

- to preserve public views and general amenities; and
- to maintain the established character and setting of the Area.

5.2.2 In terms of preserving public views and general amenities, the 2/F and 3/F of the Proposed Residential Redevelopment is well setback from Stanley Link Road. The Proposed Residential Redevelopment is also situated on a low development platform (+8.05mPD) compared to the existing development (+8.30mPD) and is surrounded by comprehensive landscaping within and around the Application Site. In this regard, the Proposed Residential Redevelopment will be well screened from any public views. Please also refer to the findings of the Visual Assessment (“VA”) at **Sub-section 5.5** below and Photomontages at **Appendix 2**.

5.2.3 Although, there is a slight increase of permitted SC and GFA of the Approved GBP in July 2023 (i.e. approx. +8% SC and approx. 25m² of GFA), the nature of the residential use is unchanged. Given the Application Site will continue to accommodate 3 residential flats as per the Approved GBPs, there will be no additional population and thus no additional development impact on road capacities or utility services.

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

5.3 Established Planning Precedent

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

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

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

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

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

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

5.4 Compliance With HKPSG

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

5.5 No Adverse Visual Impact

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.5.14 This long-range static VP is located to the further southwest of the Application Site and characterised by its panoramic expanse on Stanley Ma Hang Park zone "O". The Stanley Park Viewing Point of Stanley Ma Ha Park is publicly accessible and popular to users who wish to enjoy the view of the Stanley and Stanley Bay. This VP is the furthest away from the Application Site of all the VPs selected. It is approximately 635m from the Application Site.

5.5.15 From this VP, it is apparent that the Proposed Residential Redevelopment will be screened by the intermix of natural landscape features on the mountain in the foreground and the residential development in the middle ground in all scenarios. In light of the above, there are no views of the Proposed Residential Redevelopment and thus **no visual impact**.

5.5.16 In conclusion, the Broad Visual Assessment in support of this Proposed Residential Redevelopment demonstrates that there will not be any adverse visual impact.

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

5.6.1 The Proposed Residential Redevelopment will not have any adverse impact on the landscape value and amenities of the Application Site and the surrounding environment. According to the Landscape Proposal (**Appendix 3** refers), two (2) existing trees raised in planters at R/F of the existing building are in poor conditions and transplantation is impractical. Thus, it is suggested to be felled and compensated with new trees. Maximum care will be provided to maintain the existing landscape context.

5.6.2 The importance of the existing landscape context to the existing character of the neighbourhood has also been taken into account in the design of the Proposed Residential Redevelopment. The Landscape Proposal in **Appendix 3** seeks to fully utilise the available space for greening opportunities, including the periphery of the Application Site, entrances, 1/F, balconies / terraces etc., to enhance the existing landscape framework, while responding to the design intent and future ambience of the Redevelopment.

5.6.3 The Proposed Residential Redevelopment will correspondingly enhance the landscape and amenity value of the Application Site and the neighbourhood in the following ways:

- Maximise, where possible, the opportunities for the planting of new trees, shrubs and wall plantings;
- Create a distinctive and high-quality landscape setting for the Redevelopment;
- Provide a sustainable living environment for future residents through a comprehensive landscape proposal;
- Provide adequate landscape treatments to screen the Proposed Residential Redevelopment from public views and promote visual and landscape integration within the neighbourhood

5.6.4 There will be no adverse impacts to the surrounding area. The building mass of the Proposed Residential Redevelopment will be further softened by the landscape treatments and the minimum 1:1 tree compensatory ratio can be achieved under the Landscape Proposal of the Proposed Residential Redevelopment. The existing natural character will be maintained, and the visual quality will be improved. No disturbance from the Proposed Residential Redevelopment to the natural landscape is anticipated.

5.7 No Adverse Impact on Infrastructural Provision

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

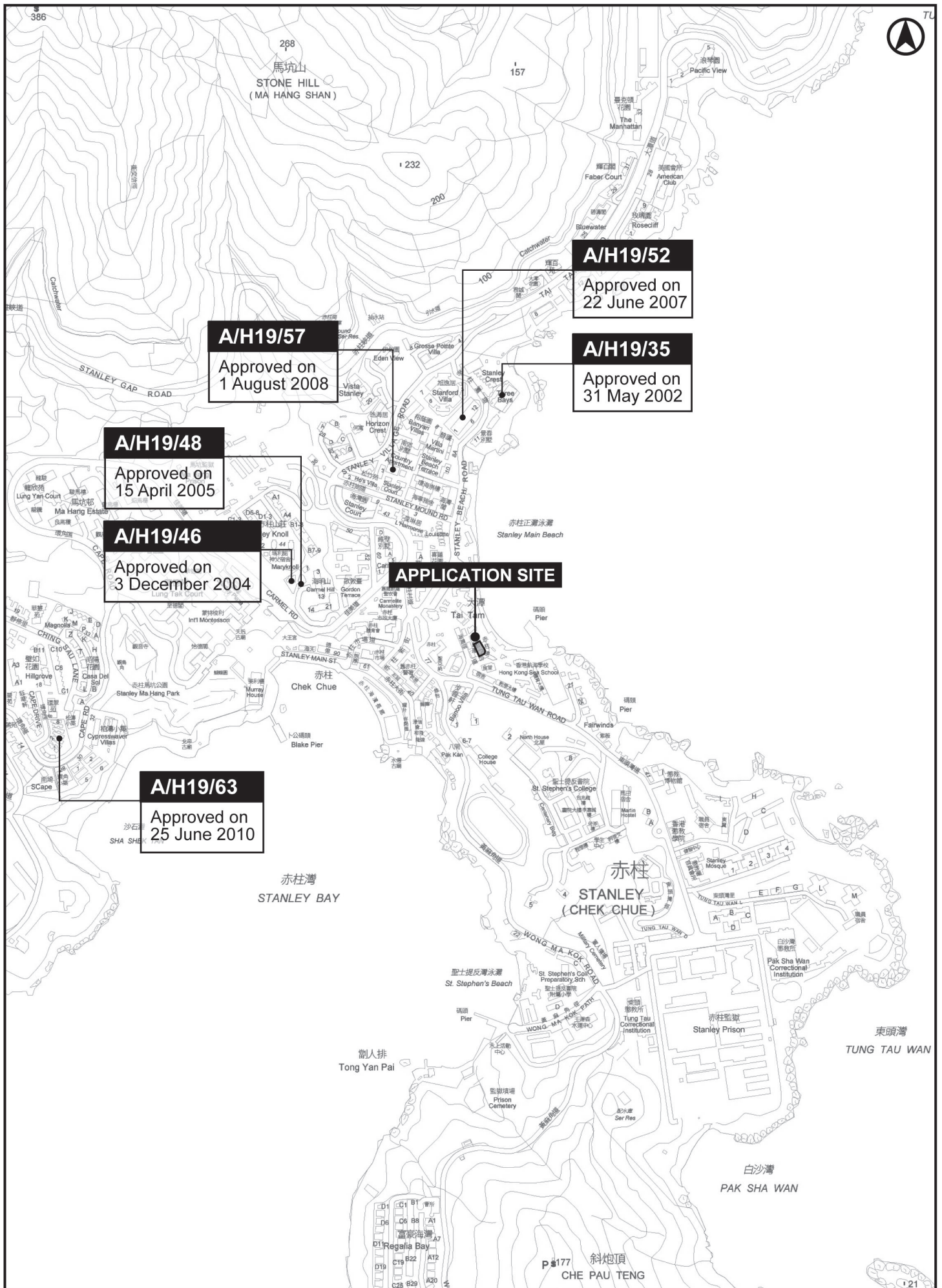


FIGURE 5.1 APPROVED APPLICATIONS FOR MINOR RELAXATION OF SITE COVERAGE IN "R(C)" ZONE IN THE APPROVED OZP

6 CONCLUSION

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

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

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

Approved and

Edited by: Delius Wong

Prepared by: Agnes Leung

Date: 22 May 2024

File Ref: TTVS

