A DESCRIPTIVE INFORMATION ON THE INQUIRY OF THE WORLD HERITAGE CENTER ON THE STATE OF CONSERVATION OF THE HISTORIC CENTRE OF MACAO

The Historic Centre of Macao (C 1110)

February 2017
1. Preface

This report is compiled in accordance with the letters under the respective references, CLT/HER/WHC/APA/FJ/15/166 on 27th of July 2015, and CLT/HER/WHC/APA/FJ/YG/16/220 on 19th of December 2016, that were issued by the UNESCO World Heritage Centre. With regard to the source and content of the information provided by a local civil society organization in Macau, which mentioned the concerns of the impact of high-rise developments to the landscapes of Guia Lighthouse and Penha Hill, the World Heritage Centre required any relevant information and comments on the issue and the overall state of conservation of the property - the 'Historic Centre of Macao' to be provided by the State Party of China, and indicated that the World Heritage Centre and ICOMOS will consider whether it would be appropriate that the World Heritage Committee shall examine the state of conservation of the property at its 41st session in Kraków in July 2017.

2. Building of the Legal System for the Protection of the 「Historic centre of Macao」

For the purpose of fulfilling the responsibilities and commitments of safeguarding the common heritage of mankind since the inscription of the 「Historic Centre of Macao」 on the World Heritage List in 2005, the government of the heritage site, The Government of the Macau Special Administrative Region of the People's Republic of China (hereinafter referred to as the S.A.R. Government), have launched numerous work for the protection of the 「Historic centre of Macao」. As the basis of the world heritage protection process and the construction of tools, development and building of the regulations and legal systems is particularly essential among the works. The related directives showcase the emphasis and determination of the S.A.R. Government.

- Promulgation of the Dispatch of the Chief Executive No. 202/2006 in 2006

Prior to the 「Historic centre of Macao」 was included on the World Heritage List in 2005, the numerous cultural heritage within the 「Historic centre of Macao」 was mainly protected and managed by the Decree-Law No. 56/84/M and Decree-Law
No. 83/92/M. Since the successful inscription on the 《World Heritage List》, the S.A.R. Government immediately enacted the Dispatch of the Chief Executive No. 202/2006 in 2006 (please find in Attachment 1), and expanded the original buffer zone areas which existed previously in order to comply with the required Buffer Zone Area for the nomination of the 「The Historic Centre of Macao」 for inscription on the World Heritage List. Nowadays, the core zone of the World Heritage Site covers the area of 16.17 hectare, and the Buffer Zone covers 106.79 hectare. Together, the total area of the core zone and Buffer Zone occupies the area of more than 13% of the Macau Peninsula.

- Promulgation of the Dispatch of the Chief Executive No. 83/2008 in 2008

In 2008, the Dispatch of the Chief Executive No. 83/2008 (please find in Attachment 2) was officially enacted by the S.A.R. Government in order to restrict the building heights of the developments in the areas surrounding the Fortress of Guia and the Lighthouse, following the Decisions adopted at the 31st Session of the World Heritage Committee in 2007, during which concerns were raised on the building heights of the proposed developments near the Guia Lighthouse of 「The Historic Centre of Macao」 may cause potential damage to the existing urban relationship between the hill and the sea.

The S.A.R. Government has quickly included the relevant areas and land lots outside the buffer zone into the building height restriction area. The S.A.R. Government has invested a large amount of resources, and suffered losses in certain construction plans for facilities involving the aspects of local livelihood. For an example, a hospital construction project that was meant to be important to people's livelihood in the future, has been compromised according to the protection and control measure mentioned above. The Dispatch of the Chief Executive No. 83/2008 is a full and effective legal documentation based on the Macao system. It can be said that the speed of administration and legislation was unprecedented. Meanwhile, the efforts and commitments made during the process of improving and perfecting the legal system for the protection of the world heritage site, have included all the difficulties that the administration authorities has overcome, as well as the provided coordination and the cost paid from the society.

- Promulgation of the Regulatory Circular No. 01/DSSOPT/2009 in 2009
The Land, Public Works and Transport Bureau of the S.A.R. Government announced the *Regulatory Circular No. 01/DSSOPT/2009* in 2009. Through the means of urban planning, this circular partially formulated the building height restrictions and norms for the developments in the entire inner harbour area outside the west of Buffer Zone of the Historic Centre. The restriction area almost cover the entire west coast of the Macau peninsula. The objective is to maintain the visual connection, and to sustain the function relationship between the Historic Centre and the sea. This aimed to ensure the quality of the surrounding landscape of the important cultural heritage, and to maintain the cultural connection between the landscape from the high ground within the historic centre and the seascape. These control measures have effectively responded to the previous concerns of the World Heritage Committee.

- **Promulgation of Law No. 11/2013 ‘Cultural Heritage Protection Law’ in 2014**

For the consideration of the protection of the World Heritage Site, and the continuous regeneration and improvement of the concept of cultural heritage protection, as well as the sustainability of the city, the S.A.R. Government thought it was necessary to strengthen and deepen the legal system of the cultural heritage protection and management on the basis of previous existing decrees relating to cultural heritage protection. Since 2006, the S.A.R. Government began to proceed with the drafting of the Macao *'Cultural Heritage Protection Law'*, by making references to other cultural heritage protection laws from other advanced countries, and based on the social characteristics and unique conditions of the Macao region. Eventually, the proposed law was completed with the participation of an inter-departmental team. On the 1st of March in 2014, the Macao *'Cultural Heritage Protection Law'* came into effective together on the same day with the 'Urban Planning Law' and the 'Land Law'. The simultaneous implementation of these three laws laid a solid foundation for the protection of Macao Cultural Heritage.

The protection and management of the 'Historic Centre of Macao' is particular emphasized with a separate chapter in the *'Cultural Heritage Protection Law'*. In the Law, it explicitly defines the characteristics of the 'Historic Centre of Macao', the content and programming of the 'Protection and Management Plan of the Historic
Centre of Macao’. It also clarifies urban planning of any nature is subject to compliance the ‘Protection and Management Plan of the Historic Centre of Macao’.

- **Promulgation of Law No. 12/2013 ‘Urban Planning Law’ in 2014**

  The ‘Urban Planning Law’ is closely related to the protection of the 'Historic Centre of Macao'. Among this law, there are many aspects have effectively responded to the concerns of the World Heritage Committee.

  The ‘Urban Planning Law’ clarifies one of the objectives and purposes of urban planning is to protect the cultural heritage in Macao. Meanwhile, it is to be used to protect the cultural heritage in the city as one of the most important methods to improve the quality of life and the sustainability of urban development. The ‘Urban Planning Law’ points out that, it is required to listen or acquire the binding opinions from the Cultural Affairs Bureau in any scenarios of urban planning involving the 'Historic Centre of Macao' and its Buffer Zone. In the next three to five years, the Urban Planning Department will launch a holistic master plan of Macao, followed by a detailed plan to be gradually introduced in order to control and regulate urban development in a clear scientific, open and transparent way. According to the law, public consultations on the master and detailed plans will be conducted in accordance with laws to widely solicit the opinions of the general public. Furthermore, the Cultural Affairs Bureau is required to collaborate and participate the formulation and establishment of the holistic master plan and the detailed plan. From the legal aspects, these content reflects the important attention and determination of the S.A.R. Government in protecting the cultural heritage of Macao and the 'Historic Centre of Macao'.

- **The 'Protection and Management Plan of the Historic Centre of Macao'**

  To effectively maintain the outstanding universal value of the Historic Centre of Macau and bring into full play the role of the buffer zones in highlighting the visual integrity of the Historic Centre of Macao, the Macao Heritage Law dedicates a whole chapter to the inscribed property, also stipulating that the local Government shall compile the Protection and Management Plan of the Historic Centre of Macao in accordance with the laws in order to answer the requirements of the Convention concerning the Protection of the World Cultural and Natural Heritage and the
recommendations of the Decision of the World Heritage Committee. It also stipulates that public consultation on the plan must be conducted to solicit opinions from local residents.

The Macao Heritage Law also decrees that the Historic Centre of Macao be bound by a Protection and Management Plan, stipulating that such Plan shall take precedent over other urban plans to ensure that the Historic Centre of Macao will continue to play a role in urban life, culture, and environment, while the buffer zones shall continue to ensure the preservation of its characteristics, in particular in terms of topography and morphology, integrity of the natural and environmental landscapes, layout of the old port city, as well the integrity of the architectural typology of classified immovable properties.

3. Information for “Case of Guia Hill”

Considering the “Case of Guia Hill” mentioned in the attachment of the letter from the World Heritage Centre, S.A.R. Government provides the following information:

“Macau Fisherman’s Wharf”, which is not included in the Buffer Zone of the World Heritage “Historic Centre of Macao”, is located at the eastern area of the Guia Hill, Guia Lighthouse and Fortress. It is inside the sub-zones No.1 and No.4 of the building height restrictions in the Chief Executive Order, No. 83/2008 (appendix, figures 1 to 3). This Order was part of the “Report on the State of Conservation” submitted to the World Heritage Centre from the State Party in 2013, as a mean of response to the Decision 35 COM 7B.64 of the World Heritage Committee rendered in 2011. In addition, according to the Decision 37 COM 7B.59 issued by the 37th World Heritage Committee Meeting in 2013, the Committee has investigated the Decision 35 COM 7B.64 and noticed that the government of the heritage site made necessary efforts in establishing suitable law and means of urban planning for protection of the World Heritage, in order to maintain and safeguard the visual connection between the World Heritage and the city’s urban landscape, as well as its seascape.

In response to the application by the rights of the private holders of the land plots of “Macau Fisherman’s Wharf”, the S.A.R. Government formulated and presented to
the public the draft of urban planning conditions for these land plots in June 2014, according to the Urban Planning Law and its related regulations.\textsuperscript{1} Besides, the Urban Planning Committee discussed the draft of such development in August 2014, as a procedure required by the above law and regulations. The restrictions of building height for each zone in the drafting of urban planning conditions for “Macau Fisherman’s Wharf” were strictly abided by the Chief Executive Order No. 83/2008. The restriction on building height proposed for Zone A of the land plots of “Macau Fisherman’s Wharf” was 60 metres above sea level, and this was more stringent than the abovementioned Chief Executive Order. (The restrictions on building height for the zone in the Chief Executive Order No. 83/2008 was 90 metres above sea level.)

After the procedure of publicity and consulting the Urban Planning Committee, S.A.R. Government adjusted the restriction on building height from 60 metres above sea level to 90 metres above sea level, which was complied the Chief Executive Order No. 83/2008. S.A.R Government presented to the public the draft for the second time and consulted the Urban Planning Committee again in March 2015. During the second publicity, opinions from the public and the Committee were different. Therefore, S.A.R. Government has been analyzing these opinions. Nevertheless, either 60 metres above sea level or 90 metres above sea level, as restriction on building height for zone A of the land plots of “Macau Fisherman’s Wharf”, abides by the Chief Executive Order No. 83/2008.

The abovementioned draft for urban planning conditions is still in the process of formulation and is not yet confirmed. S.A.R. Government will abide by the Urban Planning Law and the Chief Executive Order No. 83/2008, and will take the public opinions into account, in order to formulate these urban planning conditions in the future.

4. Information for “Case of Penha Hill”

\textsuperscript{1} The restrictions on building height for the zone in the Chief Executive Order, No. 83/2008 was 90 metres above sea level.) After the procedure of publicity and consulting the Urban Planning Committee, S.A.R. Government adjusted the restriction on building height from 60 metres above sea level to 90 metres above sea level, which was complied the Chief Executive Order No. 83/2008. S.A.R Government presented to the public the draft for the second time and consulted the Urban Planning Committee again in March 2015. During the second publicity, opinions from the public and the Committee were different. Therefore, S.A.R. Government has been analyzing these opinions. Nevertheless, either 60 metres above sea level or 90 metres above sea level, as restriction on building height for zone A of the land plots of “Macau Fisherman’s Wharf”, abides by the Chief Executive Order No. 83/2008.
Considering the “Case of Penha Hill” mentioned in the attachment of the letter from the World Heritage Centre, S.A.R. Government provides the following information:

In coordination with city’s development in the future, S.A.R. Government will build reclaimed land on part of water territory between Macao peninsula and Taipa Island with permission from China Central Government. The directions of development and functions of this new urban area of Macao will be implemented with “Master Plan for New Reclamation” formulated by S.A.R. Government.

“Master Plan for New Reclamation” started the phase I public consultation in June 2010, to collect public opinions. In the consultation documents of the phase III public consultation, which was started in June 2015, zone B (appendix, figure 4) of “Master Plan for New Reclamation” was located southeast of Historic Centre of Macao and its Buffer Zone, as well as the Penha Hill in the buffer zone.

Zone B, with an area of approximately 49 hectares, was planned as a green corridor located at the south of Macao peninsular, so as to enhance the urban landscape of Macao and to build a waterfront complex. The planned capacity of population will be 6000 while approximately 2000 residential units will be provided. The usage of land will be focus on green places or public open spaces, public facilities and residential areas. In terms of urban landscape, zone B emphasizes the visual connection of a hilly coast city. The viewpoint from Penha Hill and Macao Tower should be preserved, in order to maintain the visual connections between the Historic Centre of Macao and Zone B, as well as the sea and Taipa. The consultation of master plan mainly covered information of planning for functions of land and directions of development of each reclamation zone with general ideas, but not information of building height or arrangement and layout of building space in detail.

According to the Urban Planning Law, Cultural entities should be involved in any draft of urban planning related to Historic Centre of Macao and its Buffer Zone. During the formulation of draft for urban planning, its compatibility with Protection and Management Plan for Historic Centre of Macao must be ensured. The master plan for urban planning must be formulated in accordance with directions and guidelines by research of the city's urban development strategic. A detailed urban plan can only
be developed after the master plan is completed and this detailed urban plan will be formed as a basis of drafting a specific urban plan for any area inside the city.

Recently, S.A.R. Government has only completed the research of the city’s urban development strategic. Therefore, detailed urban plan of any land plots inside Zone B has to go through different procedures in different stages. And public consultation is required in each stage according to the Urban Planning Law and its related regulations.

In the public consultation documents for the master plan mentioned above, only directions and objectives of planning, as well as functions of land for Zone B was proposed. Specific plan of building height or detailed planning of the zone has not yet been confirmed. S.A.R. Government will abide by the Urban Planning Law, the Cultural Heritage Protection Law and other related law and regulations, and will take the public opinions as basis, in order to develop the urban plan for Zone B in details.

5. Analysis and Justification

General public can easily access to and gain the information of the two cases mentioned above. The planning of the two cases abides by the S.A.R. laws and regulations. Now the planning for the two cases are not yet confirmed and they are in different stages of formulation of urban planning. General public, Urban Planning Committee and other government entities can supervise or provide opinions to the planning in the public consultation of each stage. In the future, the detailed urban plan will be completed strictly in accordance with the local laws and regulations.

Therefore, the complaint and statement raised by the social organization “New Macau Association” does not covers all the facts.

Moreover, S.A.R. Government has planned to submit the draft of “Master Plan for New Reclamation” to the World Heritage Centre after the draft is completed at a certain stage. Opinions and suggestions from the international experts of world heritage protection are supplements to the “Master Plan for New Reclamation” in aspects of cultural heritage protection.

6. Conclusion
The People's Republic of China, as well as the World Heritage Centre and other state parties, altogether have the same objectives and principles for protecting and monitoring the World Heritage, in order to perform their duties of and commitment to *The Convention concerning the Protection of the World Cultural and Natural Heritage*, as well as to fulfill the requirement of *Operational Guidelines for the Implementation of the World Heritage Convention*.

For these reasons, S.A.R. Government introduced the Cultural Heritage Protection Law, the Urban Planning Law, the Chief Executive Order No. 202/2006 and No. 83/2008, among others. These laws and regulations worked as legal basis and means to protect Macao’s World Heritage and maintain the sustainable development of the city. In addition, the *Protection and Management Plan of Historic Centre of Macao* will be formulated in accordance with these laws and regulations in each stage. The guidelines for managing and monitoring measures for urban spaces in the Plan will be effectively protect the outstanding universal value of Historic Centre of Macao and maintain the city’s sustainable development. The S.A.R. Government will carry out public consultation for *Protection and Management Plan of Historic Centre of Macao* in 2017, in order to collect public opinions.

It should be emphasized that S.A.R. Government has achieved effective results by its efforts and pragmatic approach in the past decade. The protection and management work of Historic Centre of Macao has been moving towards a correct direction. We have confidence, determination, and ability to continuously protect Historic Centre of Macao, the World Heritage for all mankind. And we make our guarantee to the World Heritage Centre and World Heritage Committee that it is our objective.
Appendix

MAXIMUM HEIGHT DISTRIBUTION PLAN, FOR THE AREA AROUND GUIA LIGHTHOUSE

- CORE ZONE OF THE WORLD HERITAGE
- BUFFER ZONE OF THE WORLD HERITAGE
- CLASSIFIED AREA IN ACCORDANCE WITH LAW-DECREE 83/92/M
- MACAU FISHERMAN’S WHARF
- ZONE A IN THE DRAFT PLAN
- SUB-ZONES FOR RESTRICTION ON BUILDING HEIGHT IN CHIEF EXECUTIVE ORDER No. 83/2008
- GUIA LIGHTHOUSE

figure 1
ZONE 1:

- Maximum height above sea level allowed for constructions, as illustrated respectively for each sub-zone in the plan.

- The legislation regarding projected shadow area must be followed. (Article 88a of the General Regulation for Urban Constructions - R.G.C.U.)

MACAU FISHERMAN'S WHARF

figure 2
ZONE 4:
- MAXIMUM HEIGHT ALLOWED FOR CONSTRUCTIONS: 90m ABOVE SEA LEVEL.
- VERTICAL OCCUPATION IS NOT ALLOWED
- THE LEGISLATION REGARDING PROJECTED SHADOW AREA MUST BE FOLLOWED
  (ARTICLE 88o OF THE GENERAL REGULATION FOR URBAN CONSTRUCTIONS - R.G.C.U.)

MACAU FISHERMAN’S WHARF

figure 3
figure 4
ATTACHMENT 1


The Historic Centre of Macao (C 1110)
February 2017

As the “Historic Centre of Macao” has been inscribed on the World Heritage List by UNESCO World Heritage Committee in July 2005, for the purpose of safeguarding the heritage, it must be given special protection.

The Chief Executive issues the following directive by virtue of the power invested in him by the Basic Law (Article 50) and the Decree Law 83/92/M promulgated on 31 December 1992 (Article 3).

(1) As an integral part of the “Historic Centre of Macao”, the Monuments, Buildings of Architectural Interest, Classified Ensembles, Classified Sites and their related Protection Areas illustrated on the map attached (Annex 1) are incorporated as supplement to Annex V of the Decree Law 83/92/M promulgated 31 December 1992.

(2) This directive is effective on the day following the day of its announcement.

17 July 2006

Edmund Ho

Chief Executive
第200/2006号行政长官批示

行政长官行使《澳门特别行政区基本法》第五十条赋予的职权，根据十二月三十日第58/83/M号法令第十八条第二款b）项的规定，作出本批示。

一、十二月三十日第58/83/M号法令第十八条第二款b）项所指的每单位评估之目的在公式内使用的每平方米单位单价为$6,600.00（澳门币陆仟陸佰元整）。

二、本批示自公布翌日起生效。

二零零六年七月十七日

行政长官 何厚铧

第201/2006号行政长官批示

根据社会保障基金行政管理委员会的建议；

经听取社会协凋常设委员会的意见；

行政长官行使《澳门特别行政区基本法》第五十条赋予的职权，根据十月十八日第58/93/M号法令第六条的规定，作出本批示。

一、十月十八日第58/93/M号法令第五条第一款a）、b）、c）项所指的补助金每月金额调整如下：

养老金 ........................ $1,450.00（澳门币壹仟肆佰伍拾元整）；

残障金 ........................ $1,450.00（澳门币壹仟肆佰伍拾元整）；

救济金 ........................ $950.00（澳门币玖佰伍拾元整）。

二、废止第164/GM/99号批示。

三、本批示自二零零六年八月一日起生效。

二零零六年七月十七日

行政长官 何厚铧

第202/2006号行政长官批示

鉴于“澳门历史城区”于二零零五年七月被联合国教科文组织及文化机构列入“世界遗产名录”，因此，有必要对其进行保障和特别的保护。

Despacho do Chefe do Executivo n.º 200/2006

Usando da faculdade conferida pelo artigo 50.º da Lei Básica da Região Administrativa Especial de Macau e nos termos da alínea b) do n.º 2 do artigo 18.º do Decreto-Lei n.º 56/83/M, de 30 de Dezembro, o Chefe do Executivo manda:

1. É fixado em $ 6 600,00 (seis mil e seiscentas patacas) o preço unitário por metro quadrado a utilizar na fórmula para efeitos de valorização do fogo, a que se refere a alínea b) do n.º 2 do artigo 18.º do Decreto-Lei n.º 56/83/M, de 30 de Dezembro.

2. O presente despacho produz efeitos a partir do dia seguinte ao da sua publicação.

17 de Julho de 2006.

O Chefe do Executivo, Ho Hau Walt.

Despacho do Chefe do Executivo n.º 201/2006

Tendo em consideração a proposta do Conselho de Administração do Fundo de Segurança Social;

Ouvindo o Conselho Permanente de Concertação Social;

Usando da faculdade conferida pelo artigo 50.º da Lei Básica da Região Administrativa Especial de Macau e ao abrigo do disposto no artigo 6.º do Decreto-Lei n.º 58/93/M, de 18 de Outubro, o Chefe do Executivo manda:

1. Os quantitativos mensais das pensões a que referem as alíneas a), b) e c) do n.º 1 do artigo 5.º do Decreto-Lei n.º 58/93/M, de 18 de Outubro, passam a ser os seguintes:

Pensão de velhice .................. $1 450,00 (mil quatrocentas e cinquenta patacas);

Pensão de invalidez .................. $1 450,00 (mil quatrocentas e cinquenta patacas);

Pensão social .................. $950,00 (novecentas e cinquenta patacas).

2. É revogado o Despacho n.º 164/GM/99.

3. O presente despacho entra em vigor a partir do dia 1 de Agosto de 2006.

17 de Julho de 2006.

O Chefe do Executivo, Ho Hau Walt.

Despacho do Chefe do Executivo n.º 202/2006

O «Centro Histórico de Macau» foi inscrito pela Organização das Nações Unidas para a Educação, Ciência e Cultura (UNESCO) na lista do património mundial em Julho de 2005, pelo que se torna necessária a sua salvaguarda e específica proteção.
行政長官行使《澳門特別行政區基本法》第五十條賦予的職權，並根據十二月三十一日第83/92/M號法令第三條的規定，作出本批示。

一、被評定屬“澳門歷史城區”之建築物、具建築藝術價值之建築物、建築群及地點的標示範圍及有關的保護區已載於本批示附件I中，以補充十二月三十一日第83/92/M號法令附件V。

二、本批示自公布翌日起生效。

二零零六年七月十七日

行政長官 何厚鏵

Usando da faculdade conferida pelo artigo 50.º da Lei Básica da Região Administrativa Especial de Macau e nos termos do disposto no artigo 3.º do Decreto-Lei n.º 83/92/M, de 31 de Dezembro, o Chefe do Executivo manda:

1. A definição gráfica e respectivas zonas de proteção dos monumentos, edifícios de interesse arquitetónico, conjuntos e sítios classificados do “Centro Histórico de Macau” tem os limites fixados no anexo I ao presente despacho, o qual complementa o anexo V ao Decreto-Lei n.º 83/92/M, de 31 de Dezembro.

2. O presente despacho entra em vigor no dia seguinte ao da sua publicação.

17 de Julho de 2006.

O Chefe do Executivo, Ho Hau Wah,
Annex 1 (Supplementary document to Decree Law 83/92/M, Annex V)

N.B. Areas marked on the map are Monuments, Building of Architectural Interest, Classified Complexes, Classified Sites and Protected Areas of the "Historic Centre of Macao". (Supplementary document to Decree Law 83/92/M, Annex V)
In view of the fact that the Guia Lighthouse is a World Heritage site and taking into account the suggestion concerning the city by the United Nations Educational, Scientific and Cultural Organization (UNESCO), it is necessary to set maximum limits for the height of construction in its surrounding area.

The Chief Executive issues this directive by virtue of the power invested in him by Article 50 of the Basic Law of the Macao Special Administrative Region.

1. The maximum height permitted for buildings surrounding the Guia Lighthouse are specified on the maps appended to this directive.
2. Districts marked with Arabic numerals 1-11 on the aforementioned maps are defined as the surrounding zones of the Guia Lighthouse.
3. This directive is effective on the day following the day of its publication.

11 April 2008

Edmund Ho

Chief Executive
Chief Executive Directive no. 83/2008

Topographical Map Indicating Permitted Maximum Height Limits of construction for Buildings Surrounding Guia Lighthouse

Guia Lighthouse
World Heritage Site
Zones subject to law decree no. 83/92/M

Zone 1
- Permitted maximum height of structures for each sub-zone, as identified in the map.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Zone 2
- Permitted maximum height: 14 metres above sea level.
- Occupation of vertical space prohibited.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Sub Zone 3-1, Zone 3
- Permitted maximum height: not higher than the road level of Estrada de Cacilhas.
- Approved function of structures: public facilities.
- Occupation of vertical space prohibited.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Sub Zone 3-2, Zone 3
- Permitted maximum height: 52.5 metres above sea level.
- Approved function of structures: public facilities.
- Occupation of vertical space prohibited.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Zone 4
- Permitted maximum height: 90 metres above sea level.
- Occupation of vertical space prohibited.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Sub Zone 5-1, Zone 5
- Permitted maximum height: 90 metres above sea level.
- Occupation of vertical space prohibited.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Sub Zone 5-2, Zone 5
- Permitted maximum height: 60 metres above sea level.
- Occupation of vertical space prohibited.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Zone 6
- Permitted maximum height in the various sub-zones is 52.5 metres above sea level.

Sub Zone 6-1, Zone 6
- Permitted maximum height: 52.5 metres above sea level.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).
- Buildings identified on the map must be preserved.
- Mandatory connection for land plots with a front of less than 10 metres, in case their main façade is facing Rua do Campo and the respective permitted height limit exceeds 30 metres.

Sub Zone 6-2, Zone 6
- Permitted maximum height: 52.5 metres above sea level.
- Exemption from regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU) and respective premiums.
- Permitted maximum height of structures limited to 200% of width of respective street, with an admissible unique recessed façade plane up to two storey’s high.
- For corner buildings that are met by streets of different widths or different levels, the façade facing the street with the smaller width or lower level can be elevated up to the height permitted for the façade of the wider street, up to an extended maximum of 5 metres.

Sub Zone 6-3, Zone 6
- Permitted maximum height: 52.5 metres above sea level.
- Subject to regulations regarding the measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).
- All buildings located alongside Calçada do Gaio and facing the Garden Vasco Da Gama must observe the width of the street, in order to determine the respective shadow area.

Sub Zone 6-4, Zone 6
- Permitted maximum height: 52.5 metres above sea level.
- All buildings located alongside Beco da Guia cannot benefit from the occupation of vertical space.
- All buildings located alongside Beco da Guia must comply with the General Regulations for Urban Constructions – RGCU, specially in regard to car park zones, independent of their height or location.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Sub Zone 6-5, Zone 6
- Permitted maximum height: 52.5 metres above sea level.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Sub Zone 6-6, Zone 6
- Permitted maximum height: 52.5 metres above sea level.
- Without exception, all alteration works or new constructions cannot exceed 61.5 metres in height.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Sub Zone 6-7, Zone 6
- Permitted maximum height: 52.5 metres above sea level.
- Surface décor treatment of building façades facing the Garden of S. Francisco must be consistent with the condition of the respective main façades.
- Projects for this sector must obligatorily be co-authored by an architect and a civil engineer, based on the principles of architectural integration and zoning.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).
Sub Zone 6-8, Zone 6
- Construction projects must comply with law decree no. 83/92/M.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Sub Zone 6-9, Zone 6
- Permitted maximum height: 46 metres above sea level.
- Occupation of vertical space prohibited.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Zone 7
- Permitted maximum height: 75 metres above sea level.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Zone 8
- Permitted maximum height: 20.5 metres above sea level.
- In conjunction with the rule of the 76° angle, starting from the axis of the street, it’s permitted an increase up to a maximum of two storeys’ high, in a single recessed vertical plane.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).

Zone 9
- Permitted maximum height: 47 metres above sea level.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).
- In the case of buildings of M class (not surpassing 20.5 metres), in conjunction with the rule of the 76° angle, starting from the axis of the street, it’s permitted an increase up to a maximum of two storeys’ high, in a single recessed vertical plane.

Zone 10
- Permitted maximum height: 47 metres above sea level.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of the General Regulations for Urban Constructions - RGCU).
- In the case of buildings of M class (not surpassing 20.5 metres), in conjunction with the rule of the 76° angle, starting from the axis of the street, it’s permitted an increase up to a maximum of two storeys’ high, in a single recessed vertical plane.

Zone 11
- Permitted maximum height: 47 metres above sea level.
- Subject to regulations regarding measurement of shadows cast on streets (Article 88 of General Regulations for Urban Constructions - RGCU).
- In the case of buildings of M class (not surpassing 20.5 metres), in conjunction with the rule of the 76° angle, starting from the axis of the street, it’s permitted an increase up to a maximum of two storeys’ high, in a single recessed vertical plane.
第83/2008号行政长官批示

鉴于望海灯塔列入世界遗产及考虑到联合国教育科学及文化组织的建议，以维持有关的评估，因此有需要对周边
建立的楼宇设定容许的最高海拔高度。

行政长官行使《澳门特别行政区基本法》第五十条赋予的
职权，作出本批示。

一、东望洋灯塔周边区域建立的楼宇容许的最高海拔高
度，分别载於本批示组成部分的附件地籍图中。

二、在上述地籍图中以数字1至11界定及標示的区域，均
为东望洋灯塔周边区域。

三、本批示自公布翌日起生效。

二零零八年四月十一日

行政长官 何厚铧

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Despacho do Chefe do Executivo n.º 83/2008

Considerando que o Farol da Guia constitui patrimônio mun-
dial, e tendo em atenção a sugestão da UNESCO para a ma-
nutenção da respectiva classificação, torna-se necessário fixar
as cotas altimétricas máximas permitidas para a construção de
edifícios nas suas imediações;

Usando da faculdade conferida pelo artigo 50.º da Lei Básica
da Região Administrativa Especial de Macau, o Chefe do Ex-
ecutivo manda:

1. As cotas altimétricas máximas permitidas para a constru-
ção de edifícios nas zonas de imediações do Farol da Guia são
as fixadas nas plantas em anexo, que fazem parte integrante do
presente despacho.

2. Consideram-se zonas de imediações do Farol da Guia, as
que se encontram demarcadas e assinaladas com os n.ºs 1 a 11
nas respectivas plantas.

3. O presente despacho entra em vigor no dia seguinte ao da
sua publicação.

11 de Abril de 2008.

O Chefe do Executivo, Ho Hau Wah.
松山燈塔周邊地區建築物高度限制分佈圖
PLANTA DE DISTRIBUIÇÃO DA ALTURA MÁXIMA
PERMITIDA NAS IMEDIAÇÕES DO FAROL DA GUIA

- 松山燈塔
  FAROL DA GUIA
- 世界保護區
  ZONA DE PROTEÇÃO DO PATRIMÓNIO MUNDIAL
- 受第83/92/M號法令管制之區域
  ZONA CLASSIFICADA AO ABRIGO DO D.L.83/92/M
區域 1:
ZONA 1:
- 許可之最大建築物海拔高差按分區標於圖上。
COTA ALTIMÉTRICA MÁXIMA PERMITIDA EM CADA SUBZONA, CONFORME MOSTRA A PLANTA
- 遵守有關於影計算條例 (R.G.C.U.第 88 條)
DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMERA PROJECTADA (ARTIGO 88º DO R.G.C.U.)
區域2:
ZONA 2:
- 許可之最大建築物海拔高度：14米。
  COTA ALTIMÉTRICA MÁXIMA PERMITIDA : 14 m N.M.M.
- 不許垂直佔用空閘。
  NÃO É PERMITIDA OCUPAÇÃO VERTICAL
- 遵守有關遮影計算條例(RGCU第36條)
  DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJECTADA (ARTIGO 36º DO R.G.C.U.)
區域3: 分區3-1:
ZONA 3, SUBZONA 3-1:
- 許可之最大建築物高度，不得高於海邊馬路標高。
COTA ALTIMETRICA MÁXIMA PERMITIDA: NÃO PODE ULTRAPASSAR A ALTURA DA ESTRADA DE CACILHAS
- 許可之建築物用途，公共設施。
FINALIDADE PERMITIDA PARA A CONSTRUÇÃO: INSTALAÇÕES PÚBLICAS
- 不許違章佔用空間。
NÃO É PERMITIDA OCUPAÇÃO VERTICAL.
- 遵守有關街影計算條例( RCCU 第 88 條)。
DEVE SER CUMPRA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJETADA (ARTIGO 88º DO R.C.U.)
ZONA 3, SUBZONA 3-2:

- 許可之最大建築物海拔高度: 52.5米
  COTA ALTIMETRICA MÁXIMA PERMITIDA: 52.5 m N.M.M.
- 許可之建築物用途: 公共設施
  FINALIDADE PERMITIDA PARA A CONSTRUÇÃO: INSTALAÇÕES PÚBLICAS
- 不許垂直佔用空間
  NÃO É PERMITIDA OCUPAÇÃO VERTICAL
- 遵守交通條例計算條例 (RCCU 第88條)
  DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJECTADA (ARTIGO 88 DO R.G.C.U.)
區域4:
ZONA 4:

- 許可之最大建築物海拔高度：50米。
COTA ALTÍMETRICA MÁXIMA PERMITIDA：90 m N.M.M.

- 不許垂直佔用空地。
NÃO É PERMITIDA OCUPAÇÃO VERTICAL

- 遵守有關消防計算條例(RCCU第88條)。
DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRÁ PROJECTADA (ARTIGO 88º DO R.G.C.U.)
區域5，分區5-1：
ZONA 5, SUBZONA 5-1:
- 許可之最大建築物海拔高度：90米。
  COTA ALTITUDINAL MAXIMA PERMITIDA: 90 m N.M.M.
- 不許垂直佔用空間。
  NÃO É PERMITIDA OCUPAÇÃO VERTICAL.
- 遵守有關面積計算條例（RCCU第88條）。
  DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRAS PROJECTADA (ARTIGO 88º DO R.C.U.)
區域 5, 分區 5-2:
ZONA 5, SUBZONA 5-2:
- 許可之最大建築物海拔高度：60 米。
COTA ALTIMÉTRICA MÁXIMA PERMITIDA: 60 m N.M.M.
- 不許垂直佔用空曠
NÃO É PERMITIDA OCUPAÇÃO VERTICAL
- 遵守有關街影計算條例（RCCU 規定 88 號）
DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJECTADA (ARTIGO 88º DO R.G.C.U.)
區域6:
ZONA 6:

- 這些分區內的最大樓宇高度為海拔52.5米。
- A COTA ALTIMÉTRICA MÁXIMA PERMITIDA NAS DIVERSES SUBZONAS É DE 52.5 m N.M.M.
區域6. 分區6-1:
ZONA 6, SUBZONA 6-1:
- 許可之最大建築物海拔高度：52.5米。
COTA ALTÍMÉTRICA MÁXIMA PERMITIDA: 52.5 m N.M.M.
- 遵守有關遮影計算條例 (XGCU第8條)
DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJECTADA (ARTIGO 8º DO R.G.C.U.)
- 圖中所標出的大廈必須保留
OS EDIFÍCIOS ASSINALADOS NA PLANTA DEVEM SER MANTIDOS
- 正面面向水坑尾街面沿街面寬度少於30米的地段，若建築物高度超過30米則必須徵得合併發展
EMPARCELAMENTO COMPULSIVO PARA LOTES DE FREnte INFERIOR A 10 m E CUJA FACHADA PRINCIPAL CONFINE COM A RUA DO CAMPO, SEMPRE QUE A CÉRCEA AUTORIZADA ULTRAPASSE OS 30 m
區域6, 分區6-2:
ZONA 6, SUBZONA 6-2:
- 許可之最大建築物海拔高度：52.5米。
  COTA ALTÍMETRICA MÁXIMA PERMITIDA: 52.5 m N.M.M.
- 建築遵守街影條例。
  NÃO É APLICÁVEL EM TODA ÁREA A LEI DE SOMBRAS E RESPECTIVOS BÔNUS
- 最大建築物高度不得超過有關街影的一倍。有許可建築物至街影高的雙倍層
  A ALTURA MÁXIMA DAS FACHADAS NÃO PODE ULTRAPASSAR O DOBRO DA LARGURA DA RESPECTIVA RUA,
  ADMITINDO-SE UM PLANO RECUADO COM O MÁXIMO DE 2 PIBOS
- 由兩條不同寬度或不同平水道路所構成的街角樓宇，其一立面在於較窄或較低的道路可提高其
  高度至另一道路平水，而最大伸延為5米。
NOS EDIFÍCIOS DE GAVETO FORMADO POR DOIS ARRUAJAMENTOS DE LARGURA OU DE NÍVEIS DIFERENTES, A FACHADA
SOBRE O ARRUAJAMENTO MAISestreito OU MAISBAIXO PODE ELEVAR-SE ATÉ A ALTURA PERMITIDA PARA O OUTRO
ARRUAJAMENTO, NA EXTENSÃO MÁXIMA DE 5 m.
區域 6, 分區 6-3:
ZONA 6, SUBZONA 6-3:
- 許可之最大建築物海拔高度：32.5 米。
COTA ALTIMÉTRICA MÁXIMA PERMITIDA: 32.5 m N.M.M.
- 遵守有關街影計算條例（RGC-U 第 88 號）
DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJETADA (ARTIGO 88º DO RGC-U)
- 所有位於東望洋斜巷，面向華士古公園的樓宇必需要範圍以該距離來計算街影面積。
TODOS OS EDIFÍCIOS DA CALÇADA DO GAGO, FRONTEIROS AO JARDIM VASCO DA GAMA DEVEM RESPEITAR PARA A DETERMINAÇÃO DA ÁREA DE SOMBRA, A LARGURA DESTA VIA
區域6,分區6-4:
ZONA 6, SUBZONA 6-4:
- 許可之最大建築物海拔高度：52.5米。
  COTA ALTIMÉTRICA MÁXIMA PERMITIDA: 52.5 m N.M.M.
- 所有位於東望洋圍的樓宇都不得建造垂直佔用空間。
  TODOS OS EDIFÍCIOS SITUADOS NO BECO DA GUIA NÃO PODEM USUFRUÍR DE OCUPAÇÃO VERTICAL.
- 所有位於東望洋圍的樓宇必須遵守“城市建築總章程”的規定，即有關停車場的面積，尤其是其
  高度或位置。
  TODOS OS EDIFÍCIOS SITUADOS NO BECO DA GUIA DEVEM CUMPRIR O ESTIPULADO NO R.G.C.U. QUANTO À
  ÁREA DE ESTACIONAMENTO, INDEPENDENTEMENTE DA SUA ALTURA, OU LOCALIZAÇÃO.
- 遵守有關街影計算條例（RCCU第88條）。
  DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJETADA (ARTIGO 88º DO R.G.C.U.)
區域6,分區6-5:
ZONA 6, ZONA 6-5:
- 許可之最大建築物海拔高度: 52.5米
  COTA ALTÍMETRICA MÁXIMA PERMITIDA: 52.5 m N.M.M.
- 遵守有關街影計算條例 (RGCU第38條)
  DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJECTADA (ARTIGO 38º DO R.G.C.U.)
區域6,分區6-6:
**ZONA 6, SUBZONA 6-6:**
- 許可之最大建築物海拔高度：52.5米*
  - COTA ALTÍMETRICA MÁXIMA PERMITIDA: 52.5 m N.M.M.
- 在任何情況下，樓宇裝修或新建樓宇高度不許超過61.5米。
  - EM CASO ALGUM AS EDIFICAÇÕES A REMODELAR OU NOVAS CONSTRUÇÕES NÃO DEVEM ULTRAPASSAR A COTA ALTÍMETRICA DOS 61.5 m
- 遵守有關街影計算條例(ROCU第88條)。
  - DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJECTADA (ARTIGO 88º DO R.G.C.U.)
ZONA 6, SUBZONA 6-7:

- COTA ALTIMETRICA MAXIMA PERMITIDA: 52.5 m N.N.
- OS EDIFÍCIOS QUE TENHAM FACHADA PARA O JARDIM DE S. FRANCISCO, APRESENTAM NESTA UM TRATAMENTO ESTÉTICO E NÍVEL DE ACABAMENTOS EM TUDO IDÉNTICO AO DAS FACHADAS PRINCIPAIS.
- OS PROJETOS PARA ESTE SECTOR SÃO OBRIGATORIAMENTE DA AUTORIA CONJUNTA DE ARQUITECTO E ENGENHEIRO CIVIL, COM FUNDAMENTO NO PARTIDO DE INTEGRAÇÃO ARQUITETÔNICA E DE ENCUADRAMENTO.
區域6, 分區6-8:
ZONA 6, SUBZONA 6-8:

- 有關工程計劃必須遵守第83/92/M號法令。
O PROJECTO DEVE OBEDECER O DISPOSTO NO D.L.83/92/M

- 遵守有關街影計算條例（RCCU第86條）。
DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJECTADA (ARTIGO 88º DO R.G.C.U.)
區域6,分區6-9:
ZONA 6, SUBZONA 6-9:
- 許可之最大建築物頂點高度：46米。
COTA ALTÍMETRICA MÁXIMA PERMITIDA : 46 m N.M.M.
- 不容許垂直佔用空間。
NÃO É PERMITIDA A OCUPAÇÃO VERTICAL
- 遵守有關街影計算條例 (RCCU 第88條)。
DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJECTADA (ARTIGO 88º DO R.G.C.U.)
区域7:  
ZONA 7:  
- 許可之最大建築物海拔高度: 75米。  
COTA ALTÍMETRICA MÁXIMA PERMITIDA: 75 m N.M.M.  
- 遵守有關街影計算條例 (ROCU 第88條)。  
DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJECTADA (ARTIGO 88º DO R.G.C.U.)
ZONA 8:

- 調整之最大建築物高度：20.5 米
  COTA ALTIMÉTRICA MÁXIMA PERMITIDA: 20.5 m
- 除遵守街面中軸線上展開的與地面水平面形成的26度角面限制外，最多只許增建一垂直面
  PARA ALÉM DO CUMPRIMENTO DO SEMIPLANO COM ORIGEM NO EIXO DA VIA FORMANDO UM ÂNGULO DE 26° COM A HORIZONTAL, ADMITE-SE O AUMENTO DE DOIS PISOS (NO MÁXIMO) RECUADOS NUM SÓ PLANO VERTICAL
- 遵守有關街影計算條例 (RGCU第88條)
  DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRÁ PROJECTADA (ARTIGO 88° DO R.G.C.U.)
區域9:
ZONA 9:

- 許可之最大建築物海拔高度：47米。
  COTA ALTIMÉTRICA MÁXIMA PERMITIDA: 47 m N.M.M.

- 遵守有關面積計算條例（ROCU第88條）。
  DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRAS PROJECTADA (ARTIGO 88º DO R.G.C.U.)

- 若為M級（20.50米）樓宇，則除遵守從街面中軸線上展開的與地面水平面形成的76度角面限制外，最多只
  許建造同一座面頂層高的組貨樓層。
  CASO O EDIFÍCIO SEJA DA CLASSE M (20.5 m), PARA ALÉM DO CUMPRIMENTO DO SEMIPLANO COM ORIGEM NO EIXO DA
  VIA FORMANDO UM ÂNGULO DE 76º COM A HORIZONTAL, ADMITE-SE O AUMENTO DE DOIS PISOSS (NO MÁXIMO)
  RECUADOS NUM SÓ PLANO VERTICAL.
區域10:
ZONA 10:

- 許可之最大建築物海拔高度：47米。
  COTA ALTÍMETRICA MÁXIMA PERMITIDA: 47 m N.M.M.

- 遵守有關街影計算條例（RGCU第88條）。
  DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJECTADA (ARTIGO 88º DO R.G.C.U.)

- 若為M級（200米）樓宇，則除遵守從街影圖上其面層地表面形成的76度角面限制外，最多只
  許增建一至兩層高的鋼筋混凝土。
  CASO O EDIFÍCIO SEJA DA CLASSE M (200 m), PARÁ DE CUMPRIMENTO DO SÉMIPLANO COM ORIGEM NO EIXO DA
  VIA FORMANDO UM ÂNGULO DE 76º COM A HORIZONTAL, ADMITE-SE O AUMENTO DE DOIS PISOS (NO MÁXIMO)
  RECUADOS NUM SÓ PLANO VERTICAL.
區域 11：
ZONA 11:
- 許可之最大建築物海拔高度：47 米。
   COTA ALTIMÉTRICA MÁXIMA PERMITIDA: 47 m N.M.M.
- 遵守有關街影計算條例(RCCU 第 88 條)
   DEVE SER CUMPRIDA A LEGISLAÇÃO REFERENTE À ÁREA DE SOMBRA PROJETADA (ARTIGO 88º DO R.G.C.U.)
- 若為 M 級 (20.50 米) 建物，則除遵守從街面中軸線上展開的與地面水平面形成的 76 度角面限制外，最多只
   許建築同一進深兩層高的相關樓層。
   CASO O EDIFÍCIO SEJA DA CLASSE M (20.50 m), PARA ALÉM DO CUMPRIMENTO DO SEMIPLANO COM ORIGEM NO EIXO DA
   VIA FORMANDO UM ÂNGULO DE 76º COM A HORIZONTAL, ADMITE-SE O AUMENTO DE DOIS PISOS (NO MÁXIMO)
   RECÚADOS NUM SÓ PLANO VERTICAL.