

**Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions
at 44 Stanley Village Road in Stanley**

- S16 Planning Application (TPB Ref.: A/H19/87) -

RESPONSE-TO-COMMENT TABLE

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| Comments | Response |
|---|--|
| <p><u>Comments from Transport Department:</u> (Contact Person: Mr Kraman LAM, Tel: 2829 5539)</p> <p>Please find our following comment on the Traffic Impact Assessment (Appendix G of the supporting documents) dated Aug 2024 from traffic engineering viewpoint:</p> <ol style="list-style-type: none"> i. Please indicate the date of traffic survey conducted for weekday and weekend; ii. Please provide the junction assessment for both the AM Peak and PM Peak of weekend for the existing and design scenarios; iii. Please explain the drastic change in the operational junction performance of (A) Tai Tam Road/Stanley Gap Road/Stanley Village Road, (E) Stanley Gap Road/Chung Hom Kok Road and (F) Stanley Village Road/Stanley Beach Road/Stanley New Street for weekday and weekend when compared to the TIA submitted in 2021; iv. Please indicate the category of parking space on plan to demonstrate the total number of parking space proposed in Figure 2.2 and 2.3; v. Please demonstrate the swept path of private car for parking space, the loading/unloading bay on G/F, the entrance of ramp to carpark from “Right of Way” access road and from “Right of Way” access road to the public road; | <p>Please refer to Para. 3.1.2 of the revised TIA report for the date of traffic survey conducted for weekday and weekend.</p> <p>Noted, please refer to Table 3.3 and Table 5.2 of the revised TIA report for the junction assessment for both the AM Peak and PM Peak of weekend for the existing and design scenarios respectively.</p> <p>Please note that the traffic flows for weekday and weekend have been reviewed and revised, please refer to Table 3.2, Table 3.3, Table 5.1 and Table 5.2 of the revised TIA report for details.</p> <p>Noted, please refer to Figure 2.2 (Rev A) and Figure 2.3 (Rev A) of the revised TIA report with the category and parking space number indicated on plan.</p> <p>Noted, please refer to Figure SP-01 to Figure SP-04 of the revised TIA report for swept path analysis demonstrating that it is feasible to maneuver private car for parking space, the loading/unloading bay on G/F, the entrance of ramp to carpark from “Right of Way” access road and from “Right of Way” access road to Stanley Village Road.</p> |

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| <p>vi. Please demonstrate that there would be sufficient sightline distance for the proposed vehicular access including the connection of “Right of Way” to the public road, the run in/out of site at the “Right of Way” access road and the run in/out of the ramp to carpark on G/F level. Please consider appropriate improvement measures where necessary;</p> <p>vii. Please advise the frequency of guided tours, the target number of visitors per tour and whether it will be arranged on weekday and/or weekend;</p> <p>viii. Please provide the proposed frequency, routing, pick up/drop off points, swept path along the “Right of Way” and critical road sections for the 28-seater coach serving the guided tours; and</p> <p>ix. Please provide the traffic management plan for the access of visitors using public transport.</p> | <p>Noted, please refer to Figure 2.4 to Figure 2.6 of the revised TIA for the sightline assessments for proposed vehicular access connecting “Right of Way” to Stanley Village Road, the run in/out of the site at the “Right of Way” access road, and the run in/out of ramp to carpark on G/F level.</p> <p>Please refer to Para. 2.6.1 of the revised TIA report for the frequency of guided tours and the target number of visitors per tour. Please note that whether it will be arranged on weekday and/or weekend will be determined at later stage.</p> <p>Please refer to Para. 2.6.4 of the revised TIA report for the proposed frequency, routing, pick up/drop off points, swept path along the “Right of Way” and critical road sections for the 28-seater coach serving the guided tours.</p> <p>Please refer to Section 2.6 of the revised TIA report for the traffic management plan for the access of visitors using public transport.</p> |
| <p><u>Comments from District Planning Officer/ Hong Kong, Planning Department:</u> (Contact Person: Ms Maggie WU, Tel: 2231 4942)</p> <p>1. Please provide more justifications on the proposed relaxation of building height restrictions from 75mPD to 75.4mPD for the eastern extension block. Why the water-proof, heat reduction and other building services cannot be accommodated within the block</p> | <p>Accommodating the water-proof, heat reduction and other building services within the block is not preferred. This is to allow sufficient headroom for a comfortable living environment in a high-end apartment within a residential development with heritage component, in which a lot</p> |

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| without BH relaxation? | of strengthening works to the heritage building may be required. |
| <p>2. Regarding the GFA for Maryknoll House, there is a reduction of GFA when comparing with the s.12A scheme partially agreed by MPC in 2019, while there is an increase in GFA when comparing with the s.16 scheme approved by MPC in 2021. Please clarify.</p> | <p>As demonstrated in the sectional drawing and photomontages in the VIA, the relaxed height is still below the pitched roof of the main building and the incurred change in the overall massing is negligible.</p> <p>Under the approved S12A scheme, GFA of the existing building (2939.26 s.m.) was retrieved from the GBP approved by BD dated 12 September 2018, which no GFA concession were applied.</p> <p>Under the approved S16 scheme, GFA of the existing building (2512.067 s.m.) have not included area of mandatory plant rooms and resident’s recreation facilities.</p> <p>In current S16 application, GFA of the existing building (2661.621 s.m.) has been increased mainly due to the newly proposed heritage gallery and adjustment to the size of E&M facilities.</p> <p>The finalised GFA calculation will be subject to approval by the Buildings Authority in GBP submission stage.</p> |
| <p>3. Para. 6.3.1 – It is mentioned that GFA of about 585m² has been maintained for various heritage features. Whether the heritage gallery is included?</p> | <p>GFA of the heritage gallery has already been included.</p> |
| <p>4. The only access to the Maryknoll House is via a Right-of-Way (ROW) of the adjacent Stanley Knoll. According to the assignment between the owner of Stanley Knoll and Maryknoll House, only owners and occupiers of Maryknoll House are allowed to use the ROW. Please confirm whether agreement has been reached with the</p> | <p>The Applicant has been liaising and will continue to liaise with the owners’ committee of Stanley Knoll. Once details of the guided tour details have been confirmed, the Applicant will arrange the formal agreement accordingly.</p> |

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| owners' committee of Stanley Knoll to allow public access to the Maryknoll House vide the ROW at Stanley Knoll for the proposed guided. | |

Consolidated by: **KTA Planning Limited**

Date: **12 November 2024**