

**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) –  
Further Information No. 3**

**RESPONSE-TO-COMMENT TABLE**

**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) –  
Further Information No. 3

Comments	Response
<p><b><u>Comments from Chief Town Planner/Urban Design and Landscape, Planning Department:</u></b></p> <p><b>Urban Design and Visual Perspectives (Contact Person: Ms Vanessa TSANG, Tel: 3565 3942)</b></p> <p>1) According to the submitted visual impact assessment (VIA), the visual impacts of the 9 selected VPs range from negligible to slightly adverse. Given that there is no discussion on how the ratings of the overall visual impact in Table 7.1 were derived, the Consultant may consider supplementing Table 7.1 with the appraisal of ‘sensitivity of the public viewers’ and the ‘magnitude of visual change’ for each VP; and how the overall visual impact be concluded and classified.</p> <p>2) It is noted that the VIA is prepared with reference to TPB PG-No. 41. Please use ‘public viewers’ adopted in TPB PG-No. 41 instead of ‘VSRs’. Please update.</p> <p>3) The 2 close range VPs (VP5 and VP6) have no direct sight to the proposed development. In view of the accessibility and popularity of the bus stop at Stanley Plaza, the Consultant may consider moving one of the close range VPs to the sidewalk between Stanley Plaza and the bus stop.</p> <p>4) It is noted from para. 5.1.2 that “The VE covers the area where direct sight towards the Application Site is presented in Figure 5.1”, however, the VE boundary is not shown on Figure 5.1. Please rectify.</p>	<p>Chapter 7 has been updated accordingly.</p> <p>Noted, relevant text has been updated accordingly.</p> <p>VP6 has been relocated to the pick-up point of Stanley Plaza (revised VIA in <i>Appendix I</i> refers).</p> <p>Noted, Figure 5.1 has been updated accordingly.</p>

**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) –  
Further Information No. 3

Comments	Response
<p>5) Section 6.6 and para. 6.6.1 – It is noted that VP6 is the view from Carmel Road to the <b>South</b> of the Site instead of the East. Please rectify.</p> <p><b>Landscape Perspectives</b> <b>(Contact Person: Mr NGAI Chak Man, Tel: 3565 3955)</b></p> <p><u>Advisory Comments to the Applicant</u></p> <p>1) The applicant is reminded that approval of the application does not imply approval of the greenery coverage requirements under BD’s PNAP APP-152 and/or under the lease. The greenery coverage calculation should be submitted separately to BD/LandsD for approval. Similarly for any proposed tree preservation/removal scheme, the applicant shall be reminded to approach relevant authority/ government department(s) direct to obtain the necessary approval.</p>	<p>VP6 has been relocated to the pick-up point of Stanley Plaza. Relevant text has been updated accordingly.</p> <p>Noted.</p>
<p><b><u>Comments from Director of Environmental Protection:</u></b> <b>(Contact Person: Mr Andy KO, Tel.: 2835 1011)</b></p> <p>Please note that we have the following comments on the Environmental Assessment (EA) and Sewerage Impact Assessment (SIA). Please advise the applicant to provide clarification or revised EA and SIA submissions to facilitate our consideration.</p> <p><u>Environmental Assessment</u></p> <p>1) Section 1.5.4 The assessment method for fixed noise is not valid. The applicant may consider conducting on site survey to</p>	<p>Noted.</p> <p>Noted, a new chapter has been added to demonstrate that no adverse fixed plant noise impact would be anticipated (revised EA in <i>Appendix II</i>)</p>

**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) –  
Further Information No. 3

Comments	Response
<p>demonstrate no adverse fixed plant noise impact to be anticipated.</p> <p><u>Sewerage Impact Assessment</u></p> <p>2) In section 3.3.2, please note that there is a typo for UFF for R3 Private. It should be 0.34m<sup>3</sup>/day, instead of 0.37m<sup>3</sup>/day.</p> <p>3) For Table 3.1, please cross check with the volume of swimming pool (common) presented in Table Appendix 3.1 if the volume should be 187m<sup>3</sup> or 234m<sup>3</sup>.</p>	<p>refers).</p> <p>Noted, relevant text has been updated accordingly (revised DSIA in <i>Appendix III</i> refers).</p> <p>The volume of swimming pool is 187m<sup>2</sup>.</p>
<p><b><u>Comments from Chief Engineer/Hong Kong and Islands Division, Drainage Services Department:</u></b> <b>(Contact Person: Mr Ray ZHOU Tel: 3101 2366)</b></p> <p>(A) DIA:</p> <p>1. Appendix 2.1, Table 1 – Please provide catchment plans showing the extent of subcatchment (Catchments A to F) before and after development.</p> <p>2. Appendix 2.1, Tables 4a to 4d – Effect of climate change on rainfall intensity in mid-21st Century and end-21st Century should be +11.1% and +28.1% (16.0%+12.1% design allowance) according to Corrigendum No. 1/2022 of Stormwater Drainage Manual.</p> <p>(B) SIA</p> <p>3. Table 3.1 - According to Appendix 3.1 Table 1, the adopted flow rate for the backwash flow rate of the common swimming pool should be 3.2 L/s, instead of 6.5 L/s. Please revise.</p>	<p>The surrounding catchment has been added in Figure 2.2 (revised DSIA in <i>Appendix III</i> refers)..</p> <p>Noted, relevant text has been revised (revised DSIA in <i>Appendix III</i> refers).</p> <p>Noted, relevant text has been revised (revised DSIA in <i>Appendix III</i> refers).</p>

**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) –  
Further Information No. 3

Comments	Response
<p><b><u>Comments from Chief Architect/Advisory &amp; Statutory Compliance Division, Architectural Services Department:</u></b> <b>(Contact Person: Mr Sherman SUM. Tel.: 2582 5314)</b></p> <p>The applicant may wish to consider the treatment/articulation of the building in the design stage to blend in more harmoniously with the surrounding environment.</p>	<p>Noted.</p>
<p><b><u>Comments from District Lands Officer/ Hong Kong West &amp; South:</u></b> <b>(Contact Person: Ms Krystal HOR, Tel: 2835 1686)</b></p> <p>As for as the Lease is concerned, development of 3 houses of European type within the Application Site would not be considered in breach of the lease conditions subject to compliance with type of building restriction under the Lease. The applicant shall refer to Lands Administration Office Practice Note Issue Nos. 3/2000 and 3/2000A regarding “House” Restrictions under Government Leases promulgated in the webpage of Lands Department. I reserve comments on the details and design of the proposed conservation-cum-development, which will be considered when the lot owner submits building plans for approval under the Lease.</p>	<p>Noted.</p>
<p><b><u>Comments from Transport Department:</u></b> <b>(Contact Person: Mr TAM Sze Wai Vincent, Tel: 2829 5407)</b></p> <p>Please take into account the planned residential development at Cape Road (R.B.L. 1204) in Section 4.3 of the TIA report;</p>	<p>Noted, please note that the planned residential development at Cape Road (R.B.L. 1204) has been added to the revised TIA. Please refer to</p>

**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) –  
Further Information No. 3

Comments	Response
<p>It is noted that the proposed pick up/drop off point of the 28-seater coach serving the public guided tours is located at Stanley Plaza, which is within the restricted road of Ma Hang Estate. Please consult Housing Department for such arrangement; and</p> <p>It is noted that the size of the proposed pick up/drop off point for 28-seater coach is 7m x 3.5m. Please review if the proposed pick up/drop off point at the proposed development site can accommodate the 28-seater coach.</p>	<p>Section 4.3 of the revised TIA report in <i>Appendix IV</i> for details.</p> <p>Please refer to Appendix B of the revised TIA report for the email to the Housing Department regarding the arrangement of the proposed pick up/drop off point of the 28-seater coach serving the public guided tours located at Stanley Plaza.</p> <p>Noted and reviewed. Please note that the size of a L/UL has been revised to 8m x 3.5m to accommodate the 28-seater coach, please refer to Table 2.2 of the revised TIA report for details.</p>
<p><b><u>Comments from Antiquities and Monuments Office:</u></b> <b>(Contact Person: Ms Carmen WONG, Tel: 2655 0828)</b></p>	
<p><b>I. Supporting Planning Statement</b></p>	
<p>1. <u>Modifications to the South Elevation</u> According to Section 5.4.4 of the Supporting Planning Statement (page 27) and the plans for the South Elevation in Appendix E - Design Proposals of the Conservation Management Plan (pages 146 to 148), to suit the proposed use of Maryknoll House (the "Graded Building"), some of the existing wooden doors/windows (except those of the central protrusion bay on 1/F) on 1/F and 2/F of the South elevation are proposed to be removed and replaced by the proposed glazing system to create habitable space at a desirable temperature to meet the modern living standard. Although that the proposed glazing system would be set back from the existing parapets and demolition is not required, please confirm that the proposed installation is reversible in nature and</p>	<p>We confirm that the installation of the proposed glazing system is reversible in nature, i.e. the necessary fixings to the existing building can be made good if the glazing system is removed. We confirm the Applicant would minimise any irreversible damage to the façade and parapets.</p> <p>The mitigation measures in the CMP relative to timber windows/doors is also updated to acknowledge that existing timber windows/doors where being removed, will be salvaged and reused for restoration/replacement on windows/doors in other locations.</p> <p>We would like to clarify that there will be some demolition of the existing parapets, with the extent identical to the south elevation in the</p>

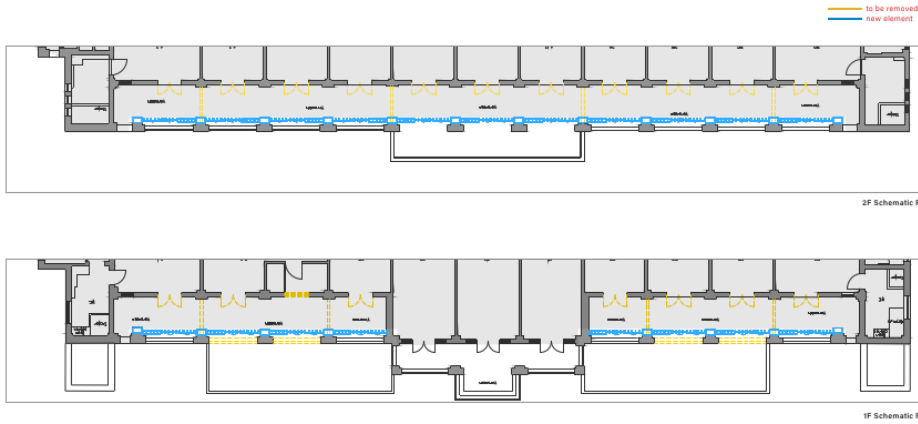
Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions  
at 44 Stanley Village Road in Stanley

- S16 Planning Application (TPB Ref.: A/H19/87) –  
Further Information No. 3

<p>that the Applicant would minimise any irreversible damage to the facade and parapets. Besides, the Applicant should conduct a condition survey for the concerned wooden doors/windows. Efforts should be made to salvage them for the restoration/replacement of other windows and doors of other elevations wherever possible. Corresponding drawing(s) in the CMP should be updated accordingly.</p>	<p>approved CMP in January 2024. Some inner parapets within the verandah which are not seen from the exterior are clarified to removed, and the CMP is updated accordingly.</p> <p>At the point of publishing a CMP it would not be normal practice to have a fully resolved technical design. That aside, the principle of the glazing system has been established and mitigation measures have been updated to include the below points to guide the further design development and fixing arrangements:</p> <ul style="list-style-type: none"><li>- The design of the new glazing system to be compatible with but distinguishable to the existing.</li><li>- New additions should align with the language of other new external interventions across the main building.</li><li>- No new glazed enclosure to the central protrusion bay on 1/F. Following the general principle to replace timber doors/windows, new metal doors/windows of sympathetic design to the exterior facade, will also reference the design and characteristics of existing original windows.</li><li>- The fixing folding/sliding glazed enclosure shall be designed for reversibility, i.e. the necessary fixings to the existing building can be made good if the glazed enclosure is removed, with minimised irreversible damage to the façade and parapets.</li><li>- As a principle, fixing to the floor slab and underside ceiling soffit is preferred rather than to the facing brickwork piers. The setting out of shall not disturb the existing cornice feature. The glazed enclosure to be set back from the existing parapet so that a separation of 100mm min. is maintained. Division of the panels to be sympathetic with the glazed block distribution.</li><li>- A condition survey for the affected timber doors and windows on the South Elevation should be conducted. The concerned doors and windows should be salvaged for the restoration /</li></ul>
---	--

**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) –  
Further Information No. 3

		<p>replacement of other windows and doors of other elevations wherever possible.</p> <p>The above was updated in section 5.3.16 on page 71 of the CMP.</p> <p>The plan for the South Elevation in Appendix E – Design Proposals of the CMP (page 121) are updated in line with the above.</p> 
<p>2.</p>	<p><u>Modifications to the East and West facades</u> Similar to the approved application No. A/H19/82, the captioned planning application proposed a 1-storey West extension and 3-storey East extension (adding one additional storey). However, when compared with the approved planning application no. A/H19/82, there is a significantly greater extent of demolition proposed for the facades on both the West and East elevations connecting the two extensions. While we understand that modifications to the existing facades may be required to provide access to the proposed extensions, it is important to minimise alterations to the facades of the Graded Building from the heritage conservation standpoint. Please critically review the</p>	<p>The extent of demolition of the facades of West and East elevation of the Main Block is reviewed and updated to match the approved planning application no.A/H19/82.</p>



**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) –  
Further Information No. 3

<p>extent of demolition to the facades given the proposed works will cause irreversible physical damages to the Graded Building.</p>	 <p style="text-align: center;">West façade                      East façade</p> <p>The drawings in Appendix E (pages 124 &amp; 126) are updated in line with above.</p>
<p>3. <u>Enclosure of the existing cross at the roof ridge</u> According to Section 5.4.3 of the Supporting Planning Statement, Sections 4.5, 4.6 and 6.9.3 of page 7 and 68 of the CMP, the cross at the roof ridge is proposed to be preserved in-situ and concealed by a reversible cladding and/or enclosure featuring an opaque spherical covering for the proposed religious-neutral use. From the heritage conservation perspective, please ensure that the material used are visually in harmony with the roof and that the spherical covering would not create adverse impact to the overall integrity of the cross.</p>	<p>Noted the concern on proposed material and overall integrity of the cross. After review, the applicant proposes the following 3 options:</p> <ul style="list-style-type: none"> <li>- Option 1: Relocation of Cross to Heritage Gallery with retention of plinth in-situ;</li> <li>- Option 2: Enclosure of the cross by switchable smart glass cladding to the north side, and clear glass to the south side; and</li> <li>- Option 3: Cover the cross by switchable smart glass cladding on the north elevation only.</li> </ul> <p>The impact assessment for the three options are included as sections 5.3.9.1 – 5.3.9.3 (pages 65-67) of the CMP.</p> <p>After reviewing the assessment, the Applicant would like to pursue Option 1, due to below considerations:</p> <ol style="list-style-type: none"> <li>1. With the adaptive reuse as a residential development, the Applicant with no religious preference intends to have the</li> </ol>


**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) –  
Further Information No. 3

		<p>building revitalized as a secular space.</p> <p>2. The relocation of the cross compared to Options 2 and 3, raises fewer concerns regarding the technical aspects.</p>
4.	<p><u>A New Free-standing Canopy at the Entrance Porch</u> A free-standing new glass canopy at the existing entrance porch is proposed to provide better weather protection for future residents, especially for disabled access. According to Section 5.4.2 of the Supporting Planning Statement (page 26), the proposed new canopy is "completely free-standing". However, according to Section 8.3.2 of page 95 of the CMP, it is observed that "minimise fixings to the historic fabric" is mentioned in the "Mitigation" part. In view of the above, the Applicant should clarify and ensure that the said works are reversible and that no drilling to the Graded Building is required for the proposed canopy.</p>	<p>The wording in Section 5.3.7 (p.63) (originally Section 8.3.2) of the CMP is updated as "<i>The construction of the porte-cochere structure shall minimise any fixings into the historic fabric. Any separation layer/material at the interface between the new structure and the historic fabric should be reversible in nature.</i>"</p>
5.	<p><u>Interpretation arrangement for the Graded Building</u> The captioned application proposes to designate the Chapel Wing (G/F and 1/F with an area of about 298m<sup>2</sup>) as a "Heritage Gallery" for the public to visit, appreciate and understand the historic value of the site. We note that the quota of free guided tour each year would be increased from 200, as set out in the approved planning application no. A/H1 9/82, to 240 as proposed in the captioned application given the proposed frequency of guided tour would be increased from 8 to 12 times per year with the group size of each tour reduced from 25 to 20 persons. In addition, Section 5.2.4 of the Supporting Planning Statement mentions the use of virtual reality, augmented reality ("<i>VR and AR</i>" as mentioned in this Section), QR code and mobile applications etc. to enhance visitors' appreciation of the Graded Building. The Applicant is encouraged to broaden the usage of</p>	<p>Noted.</p> <p>Under Section F.4.9 in Appendix F (P.119) The group size of each tour is revised to 25 persons with the unchanged frequency of 12 tours per year.</p> <p>Regarding the usage of technologies, the Applicant anticipates establishing an online platform to enhance appreciation of the building among a wider audience as well as to facilitate the public's registration to joining designated guided tours.</p>

**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) –  
Further Information No. 3

	such technologies to allow the public to appreciate the building through online platform(s).	
	Besides, please advise if the Applicant would consider arranging complementary transportation for participants of the guided tours.	<p>Yes. The entire wording in Section F.4.11 (p.120) of the CMP is updated as follows:</p> <p><i>“The proposed 90-minute guided heritage tour will start at Murray House/Stanley Plaza and participants will arrive at Maryknoll House by complimentary transportation arranged by the organiser. Participants will be returned to same starting point.”</i></p>
6.	<p><u>East Extension Block - To enclose the top level</u> It is noted that the main roof level of the East extension is +75.4mPD, which involves the proposed minor relaxation of the building height restriction set by the corresponding Outline Zoning Plan. From the heritage conservation perspective, the Applicant should ensure that the proposed East extension would not create adverse visual impact to the Graded Building.</p>	<p>The proposed east extension is updated with its main roof level at +75.0mPD (which is in line with the height limit under OZP) so to reduce the visual impact to the Graded Building.</p>  <p>The top photograph shows a modern, multi-story residential building with a green roof and glass facade, situated on a hillside. The bottom photograph shows the same building from a different angle, highlighting its integration with the surrounding greenery and existing structures.</p>

**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) –  
Further Information No. 3

II. Appendix C - Conservation Management Plan (the "CMP")		
7.	Please be advised that the following observations/comments are not exhaustive. The Applicant should review the submission to ensure consistency and accuracy of the information throughout.	Noted.
a	Please adopt a paragraph numbering system for the CMP for easy cross-reference among sections, particularly for the items in Section 8 - Impact Assessment.	Noted. A paragraph numbering system is adopted.
b	<u>In the last paragraph of Section 1.3 "CMP Structure" (page 5), it is stated</u> that <i>"This CMP is not intended to include a comprehensive schedule of character defining elements, that documents every building, internally and externally. Nor is the CMP an inventory list of a gazetteer"</i> . Please be advised that similar to the approved planning application No. A/H19/82, in order to protect the Graded Building, submission and implementation of a revised CMP would be recommended as an approval condition for the Town Planning Board's consideration. Please be reminded that one of the major objectives of a CMP is to identify the character-defining-elements (CDEs) of a historic building, assess the possible impacts arising from the works on the CDEs and propose mitigation measures to minimise the adverse impact.	Noted. The statement in section 1.3 is revised as below: <i>"This CMP is structured to assess impacts on the CDEs arising from the proposed changes to the Site. The CMP is not an inventory list or a gazetteer."</i>
Table O 1 - Description of features marked on Figure 02 above (page 9)		
c	To align with AMO's records, please rectify the following discrepancies:	
	i) Please revise the title of the 4th column as "AMO ref. number".	Noted. Page 9 of the CMP is updated accordingly.
	ii) <u>Ref. B:</u> Ma Hang Prison consists of Blocks A to F (#917-920, #962-963), but only Block A (#917) is included here. Please review.	Noted. Page 9 of the CMP is updated accordingly.




**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) –  
Further Information No. 3

	iii) <u>Ref. C</u> : The Chinese name of Carmelite Monastery should read "嘉爾默羅聖衣會女修院".	Noted. Page 9 of the CMP is updated accordingly.
	iv) <u>Ref. F</u> : Please delete the word "Old" from "Old Stanley Post Office".	Noted. Page 9 of the CMP is updated accordingly.
	v) <u>Ref. G</u> : Please delete "Old" and "School" from "Old Stanley Public Dispensary School". Also, its Chinese name should read "赤柱公立醫局".	Noted. Page 9 of the CMP is updated accordingly.
	vi) <u>Ref. L</u> : The name should read "School House of St. Stephen's College". Also, its Chinese name should read "聖士提反書院大樓".	Noted. Page 9 of the CMP is updated accordingly.
	vii) <u>Ref. M</u> : The Chinese name of Stanley Mosque should read "赤柱回教廟".	Noted. Page 9 of the CMP is updated accordingly.
Section 4.5 - Character-Defining-Elements on pages 38 to 52		
d	The Applicant should clarify the followings:	
	i) <u>E9-05 on page 45 - item "verandah on 2/F with square patterned parapet and brick column" of the West elevation of Main Block</u> : The verandah, parapet and brick column are original architectural elements of the Graded Building, yet the level of significance is now assessed as "Adverse", please clarify.	The level of significance of item E9-05 should be "high". The page 44 in the CMP is updated accordingly.
	ii) <u>E9-07 on page 45 - item "other later added building services" of the West elevation of Main Block</u> : Please clarify the reason why the later added building services are assessed with "High" level of significance.	The level of significance of item E9-07 should be "adverse". The page 44 in the CMP is updated accordingly.
	iii) <u>E14-03 on page 47 - item "windows with stained glasses" of</u>	The level of significance of item E14-03 should be "exceptional". The


**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) –  
Further Information No. 3

	<p><u>all elevations</u>: The level of significance of "windows with stained glasses" of all elevations (E14-03) are assessed with "High" level of significance, but the level of significance of "<i>windows with stained glasses</i>" of <i>East elevation</i> (E10-04 on page 45) are assessed with "Exceptional", please review.</p>	<p>page 46 in the CMP is updated accordingly.</p>				
	<p>iv) <u>B-01 and B-02 on page 48 - items "<i>cement floor tiles in geometric pattern</i>" and "<i>brown cement skirting tiles</i>" of verandah at the South elevation of Main Block</u>: Please state individually the level of significance for these two items.</p>	<p>The level of significance of both items, I3-01 and I3-02, should be "moderate". The page 47 in the CMP is updated accordingly.</p>				
	<p>v) <u>14 - item "<i>cement floor tiles in geometric pattern</i>" to 18 - item "<i>boarder tiles and timber skirtings</i>" at the 1/F on page 49</u>: Please state if these items are also found at G/F and 2/F.</p>	<p>The referenced items, I4 to I8, are also found at G/F and 2/F. The page 48-52 in the CMP is updated accordingly.</p>				
	<p>vi) <u>16 - item "<i>Interiors - Picture rails</i>" on page 49 and 19 - item "<i>Interiors - Glazed porcelain floor tiles with religious symbol at entrance foyer of Main Block</i>" on page 50</u>: Please provide justifications to supplement the "Low" level of significance.</p>	<p>The level of significance of both items, "I6 Picture rails", and "I9 Glazed porcelain tiles with religious symbol", are the same as the previously approved CMP. The extracted pages refer.</p> <table border="1" data-bbox="1144 967 2074 1246"> <tr> <td data-bbox="1144 967 1205 1246">I6</td> <td data-bbox="1205 967 1550 1246">Picture-rails in some bedrooms</td> <td data-bbox="1550 967 1704 1246">Low</td> <td data-bbox="1704 967 2074 1246">  </td> </tr> </table>	I6	Picture-rails in some bedrooms	Low	
I6	Picture-rails in some bedrooms	Low				

**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) –  
Further Information No. 3**

		<table border="1"> <tr> <td data-bbox="1144 264 1207 600">I9</td> <td data-bbox="1207 264 1547 600"> <p>Floor tile with religious symbol at entrance foyer of Central Wing (but appears to be new floor finish)</p> <ul style="list-style-type: none"> <li>- Materials: commonly used at the time of construction and now. (note: skirting is made from tiles and have been painted over several times)</li> <li>- Pattern: symbol is typical for the Christianity faith with little significance of Maryknoll House specifically. Although it is located at the entrance, it is located inside and is not visible for by the public. Further, of the remaining religious symbols this is the</li> </ul> </td> <td data-bbox="1547 264 1706 600">Low</td> </tr> </table>	I9	<p>Floor tile with religious symbol at entrance foyer of Central Wing (but appears to be new floor finish)</p> <ul style="list-style-type: none"> <li>- Materials: commonly used at the time of construction and now. (note: skirting is made from tiles and have been painted over several times)</li> <li>- Pattern: symbol is typical for the Christianity faith with little significance of Maryknoll House specifically. Although it is located at the entrance, it is located inside and is not visible for by the public. Further, of the remaining religious symbols this is the</li> </ul>	Low	
I9	<p>Floor tile with religious symbol at entrance foyer of Central Wing (but appears to be new floor finish)</p> <ul style="list-style-type: none"> <li>- Materials: commonly used at the time of construction and now. (note: skirting is made from tiles and have been painted over several times)</li> <li>- Pattern: symbol is typical for the Christianity faith with little significance of Maryknoll House specifically. Although it is located at the entrance, it is located inside and is not visible for by the public. Further, of the remaining religious symbols this is the</li> </ul>	Low				
<p>The justification of item I9 is that the floor finish appears to be modern as stated in the previously approved CMP.</p>						
<p><b>Section 4.6.: Significance Plans (pages 53 to 54)</b></p>						
e	<p>It is noted that there are some occasions where CDEs with different level of significances co-exist in the same area, e.g. the timber steps of staircases (CDE 12-01) is assessed as "High" while the stair lift except for its guiderail (CDE 12-03) is assessed as "Adverse". To avoid confusion, we would suggest removing Section 4.6 - Significance Plan (i.e. pages 53 to 54) from the CMP, as the level of significant of CDEs has already been stated in Section 4.5 with relevant locations highlighted.</p>	<p>Noted. The Section 4.6 Significance Plans is removed from the CMP.</p>				
<p><b>Section 5 - Change Management Process, Section 6: Constraints and Opportunities and Section 7 - Conservation Framework</b></p>						
f	<p>These sections offer an academic overview on the theories and considerations on developing strategies for managing changes in the course of implementing the preservation-cum-development scheme. With reference to the approved planning application A/H19/82 and the approved CMP with the submission part considered complied in January 2024, the conservation process should have been carefully reviewed, with impact assessment</p>	<p>In the professional field of heritage conservation, the term “Conservation Management Plan (CMP)” refers to a document that guides the management of changes to heritage assets in a sensitive manner. Therefore, the standard CMP content, comprising understanding, history, significance, issues and opportunities, and conservation framework, is well recognized internationally.</p>				

**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) –  
Further Information No. 3

<p>and mitigation measures explicitly outlined and reflected in the CMP for AMO's agreement prior to the commencement of any works. All considerations on managing changes and overcoming constraints should have been thoroughly planned and integrated in the CMP. While a CMP is a case-specific and precise guidelines for the Graded Building with suggested measures to follow, it is different from an academic paper outlining all the concepts and philosophies on the considerations behind. As such, please consider removing the aforementioned Sections in the CMP. Nevertheless, we also wish to take this opportunity to clarify the following observations:</p>	<p>In this case, the government authority uses the term CMP, the document is only intended for supporting the section 16 planning application and providing an impact assessment of the proposed design. As per your comments, we will remove the Sections 5, 6 and 7.</p> <p>We had included the following addition under Section 1.2.2 – CMP Structure:  <i>“This CMP serves only as a guide to review and assess impacts, and provide mitigation measures for changes outlined in the design proposals included in the section 16 submission (Section 5, originally Section 8), based on the assessment of significance of the Site (Sections 2 to 4). The primary function of the CMP, as a guidance document and to inform decision-making, has not been captured in this report. It is recommended that a conservation framework section should be incorporated with conservation policies to ensure there is a robust strategy for conservation and managing change on Maryknoll House, Stanley.”</i></p>
<p>i) <u>Section 5.2.5 (page 61)</u>: Please be informed that AMO does not have the authority to approve any development involving the Graded Building or to impose approval conditions if a planning application is necessary.</p>	<p>Section 5 deleted as per comment (f).</p>
<p>ii) Section 7 .2 - Conservation Policies on page 70 and Policy 29 of Section 7 on page 78: The last paragraph of Section 7 .2 suggested that <i>“... a CMP is a management tool that is typically written in parallel with the project development and as such it should be reviewed and amended if necessary. It should in any case be reviewed and updated every five years or when a major alteration to the building is being considered”</i>. Policy 29 suggested that <i>“ ... the Conservation Management Plan is a living document which</i></p>	<p>Section 7 deleted as per comment (f).</p>



**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) –  
Further Information No. 3

<p><i>should be regularly reviewed and updated whenever necessary to reflect any material changes in circumstances or when a major change is being considered" and "It should be updated whenever necessary to reflect material changes in circumstances, but not less than every five years ... ". Similar to the approved planning application no. A/H19/82, for the protection of the Graded Building, an approval condition on submission and implementation of a revised Conservation Management Plan would be recommended for consideration by the Town Planning Board (TPB). With this context and according to our understanding from the Planning Department, approval condition could only be discharged once when the concerned "revised Conservation Management Plan" is accepted/approved. No major deviation/material change would be expected between the TPB 's approved scheme and the revised CMP. Nevertheless, AMO stands ready to communicate with the Applicant when matters/issues in relation to statutory requirements and conservation measures arise. In this connection, please review the above quoted sentences.</i></p>	
<p>iii) <u>Policy 29 of Section 7 on page 78</u>: It is stated that "<i>Future revisions to the Conservation Management Plan should be submitted to AMO for record only</i>". To ensure that the Graded Building, will not be adversely affected, should there be any works proposed in the future, prior consultation with appropriate authorities and AMO should be made.</p>	<p>Section 7 deleted as per comment (f).</p>
<p>iv) <u>Policy 60 of Section 7 on page 87</u>: The Applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap.53) are discovered in the course of works.</p>	<p>Section 7 deleted as per comment (f).</p>

**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) –  
Further Information No. 3

Section 6.3 .2 - Fire Service Installation on page 64		
g	It is noted that more excavation works within the application Site will be required to accommodate fire services water tank and pumps. Please ensure that the proposed works would not adversely affect the structural stability of the Graded Building. AMO will offer technical advice upon receipt of detailed proposals.	Noted.
Section 6.3.3 - Fire Resisting Construction and Section 6.3 .6 - Structural Integrity on page 64		
h	It is stated that the existing slabs, walls, columns and beams may have to be upgraded to meet fire resistance and loading requirements after investigations, please advise if the said slabs, wall, columns and beams are referring to those within the Main Block of the Graded Building. Please advise whether the existing slabs, wall, columns and beams of the library and chapel would be retained.	Please be clarified that the said slabs, wall, columns and beams are referring to those within the Main Block of the Graded Building. The existing slabs, wall, columns and beams of the library and chapel would be retained as much as possible. This principle is the same as the CMP approved in January 2024. Please refer to page 81 section 5.3.33 for the above proposal. Section 6 deleted as per comment (f).
Section 8.2.3.2 - Exterior -Main Block on page 91		
i	<u>2<sup>nd</sup> bullet point:</u> The timber windows on both sides of the Entrance Porch should be restored and retained in-situ rather than as redecoration.	Noted.  Under item 5.2.6 Exterior – Main Block and 2 <sup>nd</sup> bullet point (p.59), this entry will be revised as follows: <i>“Restore retained in-situ timber windows on both sides of the Entrance Porch.”</i>
	<u>7<sup>th</sup> bullet point:</u> Please advise if the timber windows to be replaced would be designed sympathetically to the facade, taking into account the design and characteristics of existing original windows and doors. If yes, please revise the sentence.	Noted.  Under item 5.2.6 Exterior – Main Block and 7 <sup>th</sup> bullet point (p.59), this entry will be revised as follows: <i>“Replacement of timber windows with new metal windows of sympathetic design.”</i>

**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) –  
Further Information No. 3

	<p><u>13<sup>th</sup> bullet point:</u> It is noted that all external waste water pipes are proposed to be removed, please clarify whether the external waste water pipes to be removed are architectural elements of the Graded Building. For our easy reference, please also indicate those external waste water pipes proposed to be removed in the relevant drawings.</p>	<p>Under Sections 5.3.18, 5.3.25, and 5.3.33, the CMP is updated to include impact assessment entry that captures the removal of redundant waste water pipes.</p>
<p>Section 8.2.3.3 - Exterior -West (East) Wing on page 91</p>		
j	<p>It should be Exterior -<b><u>East</u></b> Wing instead of West Wing.</p>	<p>Noted. The Section heading on page 70 is revised to: “<i>Exterior – East Wing</i>”.</p>
	<p><u>3<sup>rd</sup> bullet point:</u> It is noted that the timber windows of the East Wing are proposed to be repaired. Nevertheless, please elaborate whether the concerned windows will be repaired as close to original as possible. From the heritage conservation perspective, the timber windows salvaged from the Main Block should be reused and the timber windows should be reinstated in-situ as far as possible. Please supplement in the "Mitigation" part accordingly.</p>	<p>Noted. Under item 5.2.6 Exterior – East Wing and 3<sup>rd</sup> bullet point on page 59, this entry will be revised as follows:  Existing retained timber windows will be repaired as close to the original as possible, making use of salvaged timber from those which are removed elsewhere.  Under section 5.3.20 on page 71, and the mitigation measures 3<sup>rd</sup> bullet point, the entry is revised as follows: <i>“Existing retained timber windows facing the courtyard will be repaired as close to the original as possible, making use of salvaged timber from those which are removed elsewhere.”</i></p>
	<p><u>5<sup>th</sup> bullet point:</u> For clarity, please specify the number of stained-glass panels and revise the bullet point as "Salvage of <b><u>4 nos. of</u></b> stained-glass panels <b><u>to be affected by the new circulation core</u></b> for display at heritage gallery."</p>	<p>Noted. Under item 5.2.6 Exterior – East Wing and 5<sup>th</sup> bullet point on page 59, this entry is revised as follows: <i>"Salvage of 4 nos. of stained-glass panels to be affected by the new circulation core for display at heritage gallery."</i></p>

**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) –  
Further Information No. 3

	Section 8.2.3.4 - Exterior -East (West) Wing on page 91	
k	It should be Exterior- <b>West</b> Wing instead of East Wing.	Noted. The Section 5.2.6 heading on page 59 will be revised to: <i>“Exterior – West Wing”</i> .
	2 <sup>nd</sup> bullet point: Please revise as "Relocation of octagonal windows with clear glass panels on the new facade".	Noted. Under section 5.2.6 on page 59, and the 2 <sup>nd</sup> bullet point, the entry will be revised as: <i>"Relocation of octagonal windows with clear glass panels on the new facade"</i>
	5 <sup>th</sup> bullet point: It is noted that the timber windows of the West Wing are proposed to be repaired. Please elaborate whether the concerned windows will be repaired as close to original as possible. From the heritage conservation perspective, the existing windows salvaged from the Main Block should be reused and the existing windows should be reinstated in-situ where possible. Please supplement in the "Mitigation" part accordingly.	Noted.  Under item 5.2.6 Exterior – West Wing and 5 <sup>th</sup> bullet point on page 59, this entry will be revised as follows: <i>“Existing retained timber windows will be repaired as close to the original as possible, making use of salvaged timber from those which are removed elsewhere. Where replacement of timber windows is required, new metal windows of sympathetic design will be installed.”</i>  Under section 5.3.29 on page 76, and the mitigation measures 3 <sup>rd</sup> bullet point, the entry will be revised as follows: <i>“Existing retained timber windows facing the courtyard will be repaired as close to the original as possible, making use of salvaged timber from those which are removed elsewhere.”</i>
	Section 8.2.3.5 - Interior -Main Block on page 91	
l	According to Section 8.3.5 - Interior - Main Block on page 110, the removed elements (floor tile with religious emblem in existing entrance foyer, internal partitions, wall, floor and ceiling finishes in the overall) of good condition will be salvaged for further repair or interpretation purposes. However, according to the 3rd bullet point of Section 8.2.3.5 -Interior - Main Block, the floor tiles with religious emblem in existing entrance foyer,	Noted.  Under 5.2.6 and the 3 <sup>rd</sup> bullet point on page 59 the entry is revised as follows: <i>“The patterned mosaic floor tiles, and floor tiles with religious emblem in existing entrance foyer, internal partitions, wall, floor, and ceiling finishes will be removed. Removed elements in good condition will be</i>

**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) –  
Further Information No. 3

	<p>internal partitions, walls, floor and ceiling finishes are proposed to be removed. Please clarify.</p>	<p><i>salvaged for future use as repairing retained elements elsewhere or kept for interpretation purposes.”</i></p> <p>Under Section 5.3.34 and mitigation measure 2<sup>nd</sup> bullet point on page 78, the entry is revised as follows: <i>“Removed elements in good condition will be salvaged for future use as repairing retained elements elsewhere or kept for interpretation purposes.”</i></p>
<p><b>Section 8.3: Assessment of impact</b></p>		
<p>m</p>	<p>It is observed that some of the potential impact to the CD Es affected and justifications for proposed works are oversimplified, or marked with "N/A". Moreover, some justifications provided should be further substantiated or should be regarded as mitigation measures instead. For example, for item "Exterior - East Wing" of Section 8.3.3 on page 101, it concerns the proposed addition of vertical circulation core but the corresponding justification reads "<i>New building fabric will be distinguishable and compatible with the existing building</i>". The aforementioned example is not exhaustive, the Applicant should review the corresponding sections to ensure the accuracy and quality of the submission.</p>	<p>The CMP is updated accordingly. All impact assessment under section 5.3 (previously section 8.3) are reviewed. The potential impact and justification of sections 5.3.3, 5.3.8, 5.3.9.1-5.3.9.3, 5.3.13, 5.3.17, 5.3.19, 5.3.21-5.3.27, 5.3.30-5.3.35, and 5.3.37-5.3.41 are updated.</p> <p>The justification of item “Exterior – East Wing” under section 5.3.19 (previously section 8.3.3) is revised as follows:</p> <ul style="list-style-type: none"> <li>- <i>“to suit change of internal layout</i></li> <li>- <i>New circulation core comprises escape staircase and lift to fulfil compliance to current building codes and regulations.”.</i></li> </ul>
<p>n</p>	<p>For items "East elevation of Main Block" on page 97, "G/F of South Elevation of Main Block" on page 99 and "West Wing (existing recreation room &amp; library on 1/F)" on page 112, it is observed that the level of impact is marked "<i>Undetermined</i>". Given that modification works, i.e. connection to the east extension, addition of loggias and installation of plant equipment are proposed for the aforementioned items, the corresponding level of impact should be assessed.</p>	<p>Section 5.3.11 (page 68), section 5.3.15 (page 70), and section 5.3.41 (page 84) are updated accordingly with level of impact assessed as “acceptable with mitigation measures”.</p>

**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) –  
Further Information No. 3

o	Please clarify whether the colour of existing bricks and green tiles of all elevations of the Graded Building would remain the same in the proposed development.	It is confirmed that no change is proposed to existing colours of bricks or green tiles.
<b>Section 8.3.1 - Site and Setting</b>		
p	<u>Items "Construction of new residential blocks at upper deck &amp; lower deck" and "Extensive excavation for the construction of the basement &amp; new buildings and New design of landscape" on pages 92 and 93:</u> The level of significance of "CDE S 1 - Overall Setting" is assessed as "High" in Section 4.5, yet it is assessed as "Moderate" in this Section, please clarify.	<p>On page 60, under 5.3.1 and item “Construction of new residential blocks at upper deck &amp; lower deck”, and CDE affected S1, the Significance of CDE level entry is revised to: “<i>high</i>”.</p> <p>On page 60, under 5.3.2 and item “Extensive excavation for the construction of the basement &amp; new buildings”, and CDE affected S1, the Significance of CDE level entry is revised to: “<i>high</i>”.</p> <p>On page 61, under 5.3.4 and item “New design of landscape”, and CDE affected S1, S2, S4 the Significance of CDE level entry is revised to: “<i>high, moderate, moderate</i>”.</p>
q	<u>Item "East side of Main Block and West side of West Wing" on page 94:</u> Please check and review whether "CDE S5 -Ancillary Structures" is the CDE to be affected.	<p>On page 62, under 5.3.5 and item “East side of Main Block: New car ramp to new basement level”, and CDE affected S5, the Significance of CDE level “low”, these entries as revised to “<i>E11</i>” and “<i>High</i>”.</p> <p>On page 62, under 5.3.6 and item “West side of West Wing: Construction of new swimming pool with material complimentary to the existing buildings and new elements”, and CDE affected S5, the Significance of CDE level “low”, these entries as revised to “<i>E8</i>” and “<i>High</i>”.</p>
<b>Section 8.3.2: Exterior -Main Block</b>		
r	<u>Item "Entrance porch at North elevation of Main Block" on page 95:</u> According to Section 5.4.2 of the Supporting Planning Statement, the proposed new canopy is " <i>completely free-standing</i> ". It is however stated " <i>Minimise fixings to the historic</i>	Ditto response as to comment no.4 under I. Supporting Planning Statement.

**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) –  
Further Information No. 3

	<p><i>fabric</i>" in the 1st bullet point of the "Mitigation" part. Please clarify and be advised that damage to the Graded Building should be avoided as far as possible.</p>	
s	<p><u>Item "North elevation of Main Block" on page 96:</u> In the "Mitigation" part, please review the accuracy of the 4th bullet point as the mentioned "<i>item 1.2 in Section 5.2.3</i>" and "<i>item 1.2 in Section 5.2.4</i>" cannot be located.</p>	<p>The referencing error is deleted in the updated CMP (page 64, section 5.3.8).</p>
	<p>Please advise whether the existing windows of the Main Block are to be repaired/replaced with sympathetic design to the exterior facade with reference to the design and characteristics of existing original windows and doors. If yes, please supplement in the "Mitigation" part.</p>	<p>We confirm that the existing windows on the North elevation of the Main Block other than the two next to the Entrance Porch are to be replaced with metal windows in sympathetic design to the exterior facade with reference to the design and characteristics of existing original windows and doors.</p> <p>Under the mitigation measures on page 64, the 4<sup>th</sup> bullet point entry of section 5.3.8 is revised as follows: <i>“The other windows that are in good condition, including timber sections and ironmongery, will be salvaged for reuse to repair other retained windows elsewhere.”</i></p> <p>A new 5<sup>th</sup> bullet point is added as follows: <i>“Replacement of timber windows by new metal windows of sympathetic design to the exterior façade (except the two windows next to the Entrance Porch) will reference the design and characteristics of existing original windows.”</i></p> <p>This is supplemented in the Mitigation Measures.</p>

**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) –  
Further Information No. 3

t	<p><u>Item "North elevation of Main Block" on page 97:</u> In the "Mitigation" part, the proposed treatment "The infilling internal floor slabs and walls in these locations will not be connected to the wall areas_ immediate surrounding the window openings" is unclear. Please elaborate.</p>	<p>Under mitigation measures and the 4<sup>th</sup> bullet point of section 5.3.10 on page 68, the entry will be revised as follows: <i>"The new RC slab as landings of the relocated historic staircases will be structurally independent from and impose minimal impact to the existing building external envelope."</i></p>
	<p>Besides, it is noted that "The new circulation core structures will be set back from the existing north elevation facades so the windows and brickwork will not be altered". With reference to Appendix E - Upper Deck Layout Plan (G/F to 2/F) on pages 134 to 136 and drawing Elevation E on page 142 of the CMP, we are given to understand that part of the facades and windows behind the new circulation cores are proposed to removed. Please clarify.</p>	<p>On page 65 section 5.3.10, this entry is now deleted, to be in line with the drawing "Upper Deck Layout Plan (G/F to 2/F) on pages 97 in Appendix E, that the part of facades and windows behind the new circulation cores are proposed to be removed.</p>
u	<p><u>Item "East and West elevations of Main Block" on page 99:</u> Please state clearly in the "Item description" that the 2 nos. of porches on West elevation will be repaired and <b><u>retained in-situ.</u></b></p>	<p>Noted.  On page 67 and section 5.3.14, "East and West elevations of Main Block:", the entry is revised as follows: <i>"2 nos. of porches on West elevation will be repaired and retained in-situ."</i></p>
v	<p><u>Item "G/F of South elevation of Main Block" on page 99:</u> Please include the proposed works for 2/F of South elevation in the "Item description".</p>	<p>Noted.  The section 5.3.15 on page 70, and the drawings in Appendix E on page 107 and 121 in the CMP is updated accordingly, including a plan indicating the proposed works for clarity.</p>
<p><b>Section 8.3 .3: Exterior -East Wing</b></p>		
w	<p><u>Item "West elevation of East Wing" on page 102:</u> The CDE affected should be E5.3 instead of E5.2, please check and revise as appropriate.</p>	<p>Noted.  On page 74 under section 5.3.21, the CDE affected is revised as "E5.3".</p>



**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) –  
Further Information No. 3**

	<p>Please advise whether the existing windows (except those with stained-glass panels) in the East Wing would be repaired as close to original as possible. From the heritage conservation perspective, the existing sections salvaged from the Main Block should be reused and the existing windows should be reinstated in-situ where possible. Please supplement in the "Mitigation" part accordingly.</p>	<p>Yes, the existing windows (except those with stained-glass panels) on the west elevation in the East Wing are to be repaired as close to original as possible, and may make use of the timber windows salvaged from the Main Block, if applicable.</p> <p>The mitigation measure and the 3<sup>rd</sup> bullet point entry in section 5.3.21 is revised as follows: <i>“Existing retained timber windows facing the courtyard will be repaired as close to the original as possible, making use of salvaged timber from those which are removed elsewhere.”</i></p>
<p>x</p>	<p><u>Item "East &amp; West elevations of East Wing on page 102":</u> The CDE affected should be E5.3 instead of E5.2, please check and revise as appropriate.</p>	<p>The item is reviewed and revised – the CDE affected should be E5.4 – Stained glass windows.</p> <p>The CDE entry (section 5.3.22 on page 74) will be revised as “E5.4” and the significance level is revised to “<i>Exceptional</i>”.</p>
	<p>For the sake of clarity, please revise the "Item description" as "<i>Salvage of 4 nos. of stained-glass panels to <b>be affected by the new circulation core</b> for display at the heritage gallery</i>" and the 3<sup>rd</sup> bullet point in the "Mitigation" part as "<i>Four nos. of stained-glass panels <b>to be affected by the new circulation core</b> will be removed, restored and displayed for interpretation purpose.</i>"</p>	<p>The item description and mitigation measure 3<sup>rd</sup> bullet point entry under section 5.3.22 on page 74, are both revised as follows: <i>“Four nos. of stained-glass panels to be affected by the new circulation core will be removed, restored and displayed for interpretation purpose.”</i></p>
	<p>We are given to understand that except the 4 nos. square windows with stained glass that are proposed to be salvaged for display at the Heritage Gallery, the remaining square windows with stained-glass panels would be restored and reinstated. However, according to the plan of Elevation F in the Appendix E (page 145), 8 nos. of square windows with stained-glass are marked as "new element". Please review.</p>	<p>Noted.</p> <p>The elevation F in the Appendix E is updated to show that the remaining square windows with stained-glass panels would be restored and reinstated.</p>

**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) –  
Further Information No. 3

Section 8.3.4: Exterior - West Wing		
y	<p><u>Item "East elevation of West Wing-Addition of vertical circulation core" on page 105:</u> In the "Mitigation" part, it is stated that "<i>Windows on the affected external wall to be salvaged for display and interpretation use</i>". Please specify the number of windows to be salvaged for display and whether the said windows are to be affected by the new circulation core.</p>	<p>Under section 5.3.26 (page 77), the following is stated:  <i>"Two octagonal windows with clear glass will be relocated to the new façade.  Four typical rectangular windows shall be salvaged to use to repair the remaining timber windows.  Two square windows with clear glass panels will be salvaged for display in the Heritage Gallery."</i></p>
z	<p><u>Item "East elevation of West Wing - Restoration of octagonal windows with clear glass panels on the new facade" on page 105:</u> Please revise the "Item description" as "<b>Relocation of two</b> octagonal windows with clear glass panels <b>onto</b> the new facade" for the sake of consistency with the item description of the corresponding item for West elevation of East Wing on page 101.</p>	<p>Noted.  The item description under section 5.3.26 (page 74) is revised as:  <i>"Relocation of two octagonal windows with clear glass panels onto the new façade"</i>.</p>
aa	<p><u>Item "West elevation of West Wing (1/F)" on page 106:</u> The CDE affected should be E8.2 instead of E8.5, please review. The 3rd and 5th bullet points in the "Mitigation" part are not related to the West elevation of West wing (1/F) and some of the mitigation measures are duplicated, please view.</p>	<p>Noted.  Under section 5.3.28 on page 75, the CDE entry is revised as "<i>E8.2</i>" and the significance level is revised to "<i>High</i>".  The mitigation measure 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> bullet points are all deleted.</p>
ab	<p><u>Item "East elevation of West Wing" on page 107:</u> The level of significance for CDE E8.5 is assessed as "High" in Section 4.5, yet it is written "Moderate" in this Section, please review.</p>	<p>Noted.  Under section 5.3.29 on page 76, the CDE significance level is revised to: "<i>High</i>".</p>
	<p>It is noted that the timber windows of the West Wing are proposed to be repaired. Please elaborate whether the concerned windows will be repaired as close to original as possible. From the heritage conservation perspective, the existing windows</p>	<p>Yes, the existing windows (except those with stained-glass panels) on the west elevation in the East Wing are to be repaired as close to original as possible, and may make use of the timber windows salvaged from the Main Block, if applicable.</p>

**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) –  
Further Information No. 3

	salvaged from the Main Block should be reused and the existing windows should be reinstated in-situ where possible. Please supplement in the "Mitigation" part accordingly.	The mitigation measure and the 3 <sup>rd</sup> bullet point entry is revised as follows: <i>“Existing retained timber windows facing the courtyard will be repaired as close to the original as possible, making use of salvaged timber from those which are removed elsewhere.”</i>
	Please also state the proposed arrangement for the square windows and rectangular windows with clear glass panels, which are to be affected by the construction of the circulation core.	Ditto response for item “y” above.
Section 8.3.5 - Interior -Main Block		
ac	<u>Items "Salvage and relocation of the patterned mosaic floor tiles next to foyer for display at Heritage Gallery" and "Removal of the floor tiles with religious emblem in existing entrance foyer, internal partitions, wall, floor and ceiling finishes in the overall" on pages 109 and 110:</u> It is noted that the patterned mosaic floor tiles and floor tile with religious emblem will be salvaged for further repair or interpretation purposes. Please include them in the Section 9.4.7 - Object Displays and Exhibitions that are salvaged and to be displayed in the Heritage Gallery in the appropriate section of the CMP.	Noted.  Under section F.4.14 in Appendix F (previously Section 9) on page 131 of the CMP, a reference to “patterned mosaic floors tiles” and floor tiles with religious emblem” is added.
	The photo on page 110 is blurry, please supplement a photo showing the floor tile with religious emblem in existing entrance foyer.	Noted. The image on page 79 of the CMP is replaced.
Section 8.3.7: Interior -West Wing		
ad	<u>Item "West Wing (existing Recreation Room &amp; Library on 1/F)" on page 112:</u> for the 2nd bullet point in the "Mitigation" part, please clarify whether the West Wing will be opened for public visit.	In accordance with tour route indicated on page 120 of the CMP, the west wing will <u>not be</u> open to the public.

**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) –  
Further Information No. 3

	<b>Section 8.3.2: Exterior -Main Block, Section 8.3.3: Exterior-East Wing and Section 8.3.4: Exterior -West Wing</b>	
ae	<p><u>Item "All elevations of Main Block, East Wing and West Wing - New metal capping to underside of roof eaves" on pages 100, 104 and 108:</u> It is noted that bronze capping below the roof eaves of the Graded Building is proposed, please elaborate the function of the proposed bronze capping, if any. From the heritage conservation perspective, thorough consideration should be given to the proposed installation in order to minimise the physical and visual interventions to the Graded Building. Please ensure that all proposed installations to the facade of the Graded Building should be reversible.</p>	<p>The justification entries under sections 5.3.17, 5.3.23, and 5.3.31 on pages 69, 73, and 77 are updated as follows: <i>"The proposed metal capping to the underside of the roof eaves is added as part of the buildings lighting installation, which is required to provide suitable light level of the new use as "residential development"."</i></p> <p>The reference to reversibility is already stated in the mitigation measures, and with an explicit reference stating to avoid fixings into the existing rafter ends.</p>
	<p>The sentence <i>"The new metal capping will be distinguishable and compatible to the original building"</i> provided in the "Justification" part appears to be a mitigation measure. Please move the quoted sentence to the "Mitigation" part and provide reason(s) for the proposed works in the "Justification" part accordingly.</p>	<p>Refer to above "ae" response.</p>
	<p>In "Mitigation" part, it is noted from the 4th bullet point that <i>"The covered underside of roof eaves and flying rafter ends will be featured in interpretation proposals"</i>, please advise whether there are any architectural features of the Graded Building would be affected by the proposed new metal capping.</p>	<p>Refer to above "ae" response.</p>
	<b>Section 8.3.3: Exterior - East Wing and Section: 8.3.4 Exterior - West Wing</b>	
af	<p><u>Item "West elevation of East Wing and East elevation of West Wing -Addition of vertical circulation core" on pages 101 and 105:</u> The sentence <i>"New building fabric will be distinguishable and compatible with the existing building"</i> provided in the "Justification" part appears to be a mitigation measure rather than a justification. Please move the above sentence to the</p>	<p>Noted. On page 70 section 5.3.18, and the Item Description: West elevation of East Wing, the entry is revised as follows: <i>"Addition of new circulation core and relocation of heritage staircase to new circulation core."</i></p>

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) –  
Further Information No. 3

	<p>"Mitigation" part. For clarity, please revise the "Item description" as "Addition of <b>new</b> circulation core <b>and relocation of heritage staircase to new circulation core</b>".</p>	<p>Under the same item and the justification entry, the 2<sup>nd</sup> bullet point is deleted.</p> <p>Under the same item and the mitigation measures 2<sup>nd</sup> bullet point, the entry is revised as follows: <i>“New building fabric / elements will be clearly distinguishable from and compatible with the existing building. The connection between the new elements with the existing elements will be designed to minimise impact of the existing elements, and any impact to be managed in a reversible manner as much as possible.”</i></p> <p>On page 74 section 5.3.25, and the Item Description: East elevation of West Wing, the entry is revised as follows: <i>“Addition of new circulation core and relocation of heritage staircase to new circulation core.”</i></p> <p>Under the same item and the justification entry, the 2<sup>nd</sup> bullet point is deleted.</p> <p>Under the same item and the mitigation measures 2<sup>nd</sup> bullet point, the entry is revised as follows: <i>“New building fabric / elements will be clearly distinguishable from and compatible with the existing building. The connection between the new elements with the existing elements will be designed to minimise impact of the existing elements, and any impact to be managed in a reversible manner as much as possible.”</i></p>
ag	<p><u>Items "Restoration and retention of all cast iron rainwater downpipes" and associated hoppers, and relocation of those clash with the new circulation core" on pages 104 and 108 for all elevations of East Wing and West Wing:</u> In the "Mitigation" part it is noted that <i>"All external cast iron rainwater downpipes and hoppers will be restored and re-instated in-situ where technically</i></p>	<p>The majority of the external cast iron rainwater downpipe will be restored and reinstated in-situ. Only a few that clashes with the new circulation core, which is added to suit the future adaptive reuse and to comply with current statutory standards, will be salvaged. The salvaged downpipes will be reused within the site wherever technically feasible. Please refer to the elevation drawings in Appendix E for details.</p>

**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) –  
Further Information No. 3

	<i>possible, for example, where they will not clash with newly introduced fabric or openings". From the heritage conservation perspective, conflicts between new fabrics or openings with the cast iron rainwater downpipes, i.e. the CDE (E 14-07) with high significance, should be avoided.</i>	Sections 5.3.18, 5.3.25 and 5.3.33 on page 72, 76 and 80 of The CMP, are updated accordingly.
	Section 9 - Interpretation Approach on pages 116 to 121:	
ah	Please be clarified that the purpose of a CMP is to document the conservation approach, assess the impact of the proposed works on the Graded Building and recommend the protective measures and monitor the implementation of mitigation measures to safeguard the Graded Building. In this connection, please consider including the information in Section 9 in the main text of the Planning Statement, e.g. under Section 5.3 (Public Interpretation Programme), instead of including a section in the CMP.	Noted.  As the interpretation approach is a key component of this project, and the content as drafted is intended to assist the implementation, we recommend this section to be moved to appendix F. The sections 5.2 and 5.3 in the Planning Statement also captures the details of the Heritage Gallery and guided tour.
ai	For the digital media and documentary works to record the conservation works of the Graded Building proposed in Sections 9.4.1 and 9.4.2, please advise whether the public could gain access to above resources, and whether they will be installed in the Heritage Gallery for interpretation purpose.	For F.4.1 (digital media), the intention is that these resources will be available to the public on the internet, but the precise format is subject to the continued development of the interpretation strategy for the site.  For F.4.2 (conservation works), the content and format of these resources available to the public to access in the future, are subject to the continued development of the interpretation strategy for the site.  Access to these resources will be provided in the heritage gallery.
aj	It is stated in Section 9.4.7 that " <i>Salvaged items can support the interpretation of key historic functions of the site that may not otherwise be evident ... They should be presented in their original location where feasible to ensure the interpretive heritage value is authentic.</i> " As learnt from the application, many salvaged items which could support the interpretation are	The statement in the CMP under section F.4.14 is revised as follows:  <i>"Salvaged items can support the interpretation of key historic aspects of the site that may not otherwise be evident. They may also enhance the visitors' understanding of the contextual changes in a heritage site. These salvaged items where removed from their original location may</i>

**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) –  
Further Information No. 3

	not presented in their original locations and the Applicant is therefore encouraged to follow the principle in the application quoted above.	<i>be curated within the Heritage Gallery, with supporting explanatory text, a location plan and site photos to explain their heritage values.”</i>
ak	Please review the accuracy of sentences " <i>This can also incorporate ... carried out as noted in item 6.5.5ii</i> " in Section 9.4.1, " <i>Bookings will be coordinated through the proposed online resource - see item iv</i> " and " <i>By appointment only, ... see item iv.</i> " in Section 9.4.5, as items 6.5.5ii and iv cannot be located.	Noted.  Under F.4.1, and the reference to item 6.5.5ii is replaced with: " <i>documentary works (drawings, 3D laser scanning and photogrammetry, etc.) carried out as noted in Section paragraphs F.4.4 – 4.5.</i> "  Under F.4.8 and within the table, notes column, the reference to item iv, is replaced with "paragraph F.4.7"
<b>III. Other Observations</b>		
<b>Appendix A: Schematic Architectural Drawings</b>		
a	<u>Master Layout Plan</u> : As there is a legend provided, please highlight the corresponding areas in the Master Layout Plan.	The Master Layout Plan on page 100 is updated.
b	<u>Upper Deck 1/F Layout Plan</u> : Please highlight the West extension block which is also a new extension to the existing building.	There is no accommodation at first floor (but a flat roof only) and therefore no need to highlight with a hatch.
<b>Appendix E: Design Proposals of CMP</b>		
c	Please include a Master Layout Plan in the Appendix.	The Master Layout Plan is included in the Appendix A on page 100.
d	<u>Upper Deck 1/F Layout Plan (page 135)</u> : Please highlight the West extension block which is also a new extension to the existing building.	Ditto response for above item "b".
e	<u>Elevation E - Proposal (pages 139 and 142)</u> : The bottom part is blurry, please rectify. The green colour in the legend represents	The Elevation E previously on page 142 is now deleted.

**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) –  
Further Information No. 3

	"salvaged" on page 139 and "relocated" on page 142 respectively, please review and revise as appropriate to ensure consistency.	
f	Elevation B - Existing (page 151): Please include a legend for those elements highlighted in red.	The elevation on page 124 is revised and updated in the Appendix E, so that those elements are not highlighted in red, as they (canopy and granite parapet of side doors) are to be retained in-situ.
g	For clarity sake, please indicate the octagonal windows to be salvaged and relocated on the facade of the new circulation core on the photomontage on pages 138, 140 and 141.	Noted. The visuals on page 106, 109, 110, 113, and 114, are revised and updated in the Appendix E.
Textual Comments		
Supporting Planning Statement		
h	Table of Contents: Appendix C should read " <u>Conservation Management Plan</u> " instead of "Addendum to the Approved Conservation Management Plan".	The supporting planning statement is updated to tally with the Conservation Management Plan.
i	Paragraph 4.1.1 (page 21): Please revise "revitlise" as " <u>revitalise</u> ".	The supporting planning statement is updated to tally with the Conservation Management Plan.
j	Paragraph 6.3.2 (page 32): Please revise as "Majority of the additional GPA ... and the new building <del>a</del> <u>at</u> the lower platform ... The site coverage would be <del>slighted</del> <u>slightly</u> increased from ...".	The supporting planning statement is updated to tally with the Conservation Management Plan.
k	Paragraph 6.7.1 (page 35): Please revise "hisotrical" as " <u>historical</u> ".	The supporting planning statement is updated to tally with the Conservation Management Plan.



**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) –  
Further Information No. 3

Appendix C -CMP		
l	<u>Paragraph 4.1 of Prof. Simon Thurley's report (page 6):</u> We understand that the cross is to be retained in-situ, yet it is still written "relocating the cross on the roof ridge", please review.	The supporting report by Prof. Simon Thurley follows the current proposal of relocation of the cross that the Applicant prefers.
m	<u>Section 1.6.2 (page 6):</u> Please revise "Antiques and Monuments Office" as " <b>Antiquities</b> and Monuments Office".	Section 1.6.12 to 1.6.15 (page 7) Noted.  The CMP is updated accordingly.
n	<u>Sections 8.3.1 to 8.3.7 (pages 92 to 112):</u> please revise the column title "Mitigation" as " <b>Mitigation Measures</b> ".	Section 5.3.1 to 5.3.41 (pages 60 to 84)  Noted. The CMP is updated accordingly.
o	<u>Section 8.3.4: All elevations of West Wing-Restoration and retention of all cast iron rainwater downpipes and associated hoppers, and relocation of those clash with the new circulation core (page 108):</u> Please revise the 4th bullet point as "Options will be studied ... in the <del>East</del> <b>West</b> Wing area affected by ... ".	Section 5.3.33 (page 80)  Noted. The CMP is updated accordingly.
p	<u>Section 9.4.6: Cultural Heritage Tour:</u> Please revise "heritage galleries", "Heritage Galleries" as " <b>Heritage Gallery</b> ".	Section F.4.10 and F.4.12 (page 130)  Noted. The CMP is updated accordingly.
q	It is observed that the wordings "aluminum" and "metal" are used to describe the new windows on pages 91, 102, 107 and 127, please review and revise to ensure consistency throughout the submission.	The CMP is revised so that only “metal” is used. References to “aluminium” are removed.
8	We understand that the recommendation of mitigation measures is subject to condition survey, visual study, method statement, underground investigations and detailed sub-structure design	Noted.

**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) –  
Further Information No. 3

	<p>proposals etc. AMO will offer further comment upon receipt of referrals from relevant B/Ds. We welcome the arrangement of photographic and cartographic records to record the condition of the affected areas of the Graded Building prior to commencement of the works, and please furnish AMO with a set of copies for record purpose.</p>	
--	---	--

Consolidated by: **KTA Planning Limited**

Date: **7 February 2025**

**List of Appendices**

- Appendix I Revised Visual Impact Assessment
- Appendix II Revised Environmental Assessment
- Appendix III Revised Drainage and Sewerage Impact Assessment
- Appendix IV Revised Traffic Impact Assessment
- Appendix V Revised Conservation Management Plan
- Appendix VI Updated Supporting Planning Statement