

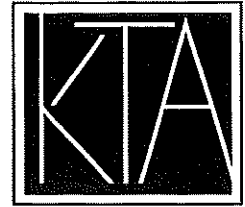
By Email

Our Ref: S3115/MARYKNOLL/24/009Lg

10 March 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,



PLANNING LIMITED
規劃顧問有限公司

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**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. 4**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 16 August 2024 and various departmental comments received.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table

Appendix I Replacement Pages of the Supporting Planning Statement

Appendix II Replacement Pages of the Visual Impact Assessment

Appendix III Updated Master Layout Plan

Appendix IV Replacement Pages of the Conservation Management Plan

The new extensions on both sides of the Maryknoll House building generally respects the symmetrical design of heritage building, thus achieving a better balance on the west and east side. The proposed minor increase in building height is required to allow the new contemporary extensions to resemble the original symmetrical building expression. The current proposal continues to adopt a stepped building height profile concept, as per the Approved S16 Scheme, of having lower buildings near the waterfront areas, and taller buildings inland. After all, the proposed building height of the western extension, eastern extension as well as the lower residential platform would not lead to blocking of the public view of the exterior façades of the Maryknoll House from the local public viewpoints.

Further to the detailed study of the site formation works and the review of the tree location and health conditions, 15 of the total 26 existing trees are proposed to be felled after consideration of their suitability for transplantation. Neither of these trees are old and





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valuable trees ("OVT"), potentially registrable OVT, rare species, protected species nor with ecological and historical significance.

With regard to the increase in car parking spaces as compared to the Approved S16 Scheme, please be kindly confirmed that the current scheme provides car parking spaces at the upper limit as per the requirement of the Hong Kong Planning Standards and Guidelines; whereas the approved provision provides at a mid-range.

Should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Gladys Ng', written over a horizontal line.

Gladys Ng

Encl.

cc. the Applicant & Team

KT/GN/vy