

**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**

Appendix I

Replacement Pages of the Supporting Planning Statement

5.7 Landscape Proposal

- 5.7.1 The aim of the Landscape Proposal in *Appendix B* is to respond to site conditions, building form and function and to provide a quality landscape scheme. The main factors to be taken into consideration are as follows:
- Response to the site context, both in terms of landscape character and visual amenity;
 - Response to the proposed building and its architectural style;
 - Creation of a green and sustainable setting by maximising the opportunity for soft landscape; and
 - Establish pleasant landscape areas that meet the varying needs of the residents and satisfy their active and passive recreational requirements.
- 5.7.2 A total of 156 nos. of heavy standard trees with average DBH approx. 100mm are proposed to be planted to compensate the loss of existing trees, including 15 nos. of trees to be felled in this submission and 141 nos. of removed trees under the Approved S16 Scheme.
- 5.7.3 In order to provide smooth transition between the proposed development and the neighbours, planting strips ranging from 1.2m to 3.0m wide are proposed along the northern, eastern and western boundaries. New tree and shrub planting is proposed along these planting beds to provide a visual screening to the proposed development.

5.8 Environmental Considerations

- 5.8.1 The potential environmental impact associated with the Current Proposed Scheme including traffic noise and air quality have been carefully assessed.

Traffic Noise Impact

- 5.8.2 Noise standards are recommended in the HKPSG for planning against possible road traffic noise impacts. For new residential use, as in the case of the proposed development within the Application Site, the standard for road traffic noise level expressed in terms of $L_{10(1\text{-hour})}$ at the typical façades of the proposed development is recommended to be 70 dB(A). The assessment results indicate that no noise exceedance would occur under the Current Proposed Scheme.

5.8.3 *Fixed Noise Impact*

Impacts of fixed noise sources on sensitive uses of the Proposed Development are controlled under the *Noise Control Ordinance* ("NCO"), which requires that the impacts must comply with the *Acceptable Noise Levels* ("ANL") laid down in Table 2 of the *Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites* ("IND-TM").

The fixed noise study reviews potential noise impacts arising from the nearby fixed noise sources, including industrial buildings and activities within 300m of the Proposed Development.

6 PLANNING MERITS AND JUSTIFICATIONS

6.1 Further Improvement to the Public Appreciation and Enjoyment of Maryknoll House

6.1.1 Upon reviewing the balance between the opportunity for public appreciation of the heritage asset and the maintenance of privacy of the future residents at the Site, the Applicant considers that there is scope to further increase the frequency of the guided tour. Under the approved S12A application and the approved S16 Planning Application, the Applicant committed to arrange guided tours half-yearly and 8 times per year respectively. The Applicant now confirm to commit to arrange public guided tours free-of-charge 12 times per year upon approval of the current application, **which is equivalent to a 150% increase.**

6.1.2 During the guided tours, docents will explain the site cultural heritage, whilst taking visitors to several key locations within both the public indoor and outdoor locations. By walking around selective parts of the site and spending time in the heritage galleries, visitors will be able to understand the transformation of the building that has taken place, how key spaces and features have been preserved, how it has been revitalized and converted to new use, and what was needed to ensure the building continues to be fit for modern times. The precise theme of the cultural heritage tour and any permanent exhibition within the Heritage Galleries shall be further developed with an interpretative consultant and/or curator to be appointed at the future design stage. Key themes are expected to address the heritage and architecture of Maryknoll House itself, as well as its social significance through its religious association

6.2 Provide Better Operation and Management of the Public Interpretation Programme

6.2.1 Under the Approved S16 Scheme, the Applicant proposed to have two 22m² interpretation areas on 1/F at both wings. These interpretation areas took up a portion of the proposed recreational facilities for the future residents and visitors will have to pass through the recreational facilities before reaching the interpretation areas. This experience for guided tour visitors is not ideal and such arrangement is not favourable from facility operation and management point of view as this brings security and privacy issues.

6.2.2 As mentioned in Section 5.2 and Section 6.1 above, the Current Proposed Scheme provides a Heritage Gallery of about 298m² at the Chapel Wing, **which is equivalent to a sixfold-increase comparing to the Approved S16 Scheme.** Combining the two separate areas, and significantly enlarging them at the same time, **provides more space for exhibiting the salvaged heritage items and** allows more flexibility in arranging and organising heritage interpretation programmes. **Visitors will be able to enjoy the religious ambience right at the former chapel.** Although visitors will

still have to get access to the Heritage Gallery via the common corridor of the residential portion, this would be largely improved as compared to passing through the clubhouse **in terms of safety and privacy for the future residents.**

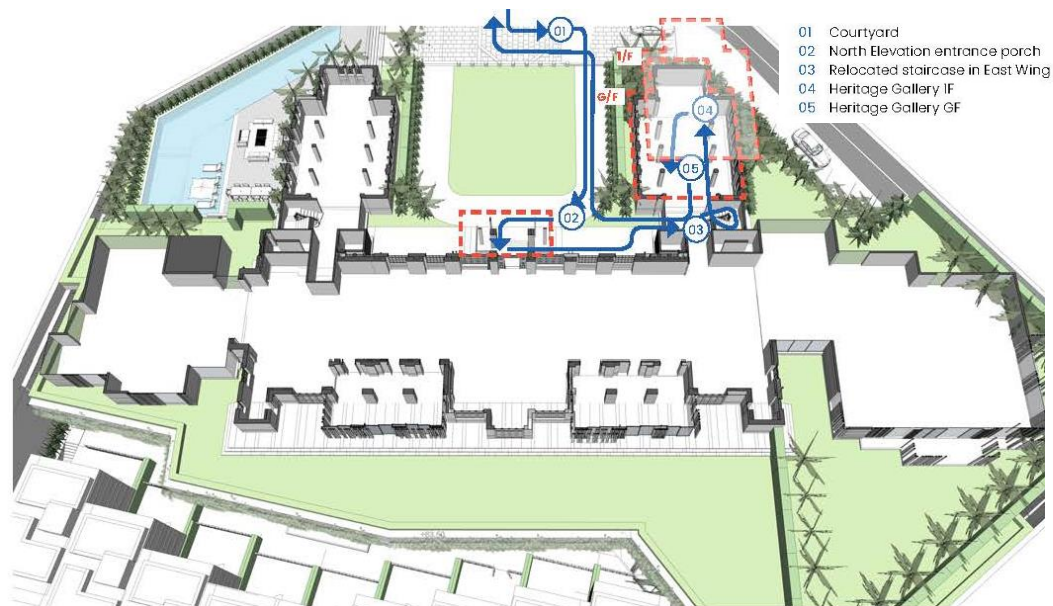


Figure 6.1 Possible Guided Tour Route (Indicative)

6.2.3 It is also easy to imagine that the Applicant would require additional resources to maintain a standalone Heritage Gallery that is larger in scale and organise a more comprehensive guided tour.

6.3 The Scale of Relaxation Sought is Minor and Acceptable

6.3.1 The Applicant has undertaken a more detailed design after obtaining approval of the previous S16 Planning Application. Together with the newly proposed Heritage Gallery at the Chapel Wing, a GFA of about 585m² has been used in maintaining various heritage features (including heritage façade and the relocated staircases). This is equivalent to about 10.2% of the total permitted GFA of the Site (i.e. 5,734.183m²). The Applicant therefore seeks a minor relaxation of Plot Ratio Restriction to provide more incentives for the preservation of the this piece of privately-owned historic building.

6.3.2 The Current Proposed Scheme yields a total GFA of 6,881.019m² at a plot ratio of 0.9. Majority of the additional GFA goes to the additional floor at the eastern extension and the new building a the lower platform which are relatively less visible from the outside and would have negligible impact to the heritage building. The site coverage would be slighted increased from 30% to about 36%. These involve a relaxation of Plot Ratio and Site Coverage Restrictions of 20%. The proposed relaxation is considered minor in nature.

6.3.3 Having said that additional GFA goes to the additional floor at the eastern extension and the new building a the lower platform, the current application does

viewpoint (*Appendix G* refers).

6.9 No Adverse Environmental Impacts

6.9.1 In the Environmental Assessment Report, the potential environmental impact due to road traffic noise, **fixed noise** and air quality impact on the Current Proposed Scheme have been assessed. The results indicated that there will be no exceedance of road traffic noise standards and no adverse air quality impact. As such, the Environmental Assessment Report in *Appendix E* concludes that there will be no unacceptable environmental impact on the Proposed Development.

6.10 No Adverse Drainage and Sewerage Impacts

6.10.1 The Drainage Impact Assessment confirms the feasibility of the Current Proposed Scheme in terms of impacts to the public drainage system. In terms of sewerage, there would be sufficient capacity to accommodate the sewage discharge and no upgrading works on the existing public sewers will be required (*Appendix F* refers).

6.11 No Adverse Visual Impact

6.11.1 The Visual Impact Assessment assessed the potential visual impact of the Proposed Residential Development when viewing from nine different public viewpoints (*Appendix G* refers). Magnitude of visual change to be perceived by public viewers would mostly be negligible to slight, while only public viewers from Stanley Plaza be moderate. However, the Proposed Development which is low-rise in nature would appear compatible with the surrounding, therefore it is considered that the Proposed Development will not cause unacceptable visual impact.