

**S16 PLANNING APPLICATION
APPROVED STANLEY OUTLINE ZONING PLAN NO. S/H19/16**

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

SUPPORTING PLANNING STATEMENT

August 2024

Applicant:

New Season Global Limited

Consultancy Team:


KTA Planning Limited

LWK & Partners (HK) Limited

Purcell Asia Pacific Limited

Studio Milou PTE Limited

Landes Limited

 S3115_PS_V06



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

Executive Summary

This Planning Application is prepared and submitted on behalf of New Season Global Limited (“the Applicant”) to the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions at no. 44 Stanley Village Road in Stanley (“Application Site”/the “Site”). The Application Site falls within “Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) zone on the Approved Stanley Outline Zoning Plan (“Approved OZP”) No. S/H19/16. The Site contains a Grade 1 historic building namely Maryknoll House. The adaptive reuse of Maryknoll House for *preservation-cum-development* has well been established in the planning regime, under the approved rezoning application Y/H19/1 and the subsequent approved S16 Planning Application A/H19/82.

After obtaining the planning approval, the Applicant submitted a revised Conservation Management Plan (“CMP”) to discharge the approval condition (a) of the approved S16 Planning Application. The Antiquities and Monuments Office (“AMO”) has no further comment on the CMP; as such the submission part of approval condition (a) of A/H19/82 has been complied with. In addition, the Applicant has undertaken a more detailed design after obtaining approval of the previous S16 Planning Application. With other major heritage conservation items remain unchanged, the current application strives to seek permission from TPB on the design changes as well as the addition to the interpretation of Maryknoll House for three main purposes, (1) Enhance the Interpretation of Maryknoll House; (2) Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions; and (3) Design Enhancement for Adaptive Reuse as a Residential Development.

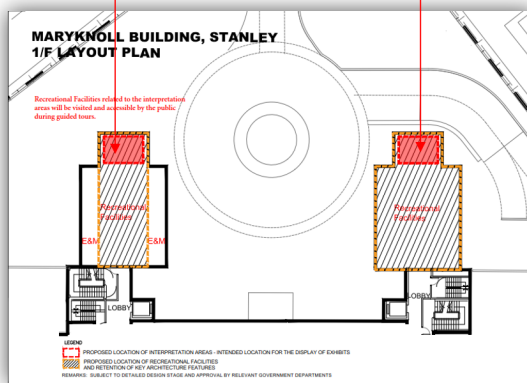
(1) Enhance the Interpretation of Maryknoll House

The Chapel Wing and Library Wing were both proposed to be predominantly used to accommodate common facilities and E&M facilities in the Approved S16 Scheme. Two small areas (about 22m² each) were reserved to erect interpretation panels to display history, artefacts and conservation elements of Maryknoll House. Firstly, the Applicant now proposes to designate the Chapel Wing (G/F and 1/F with an area of about 298m²) into a Heritage Gallery for the public to visit, appreciate and understand the historic value of the Site. There will be displays and exhibits to showcase the glorious days of Maryknoll House. Secondly, supplemented by the more frequent public appreciation programme (free guided tours to be carried out 12 times per year under the current proposal, which has been substantially increased from 8 times per year under the approved S16 Planning Application), the Applicant considers that the Proposed Residential Development under the Current Proposed Scheme will continue to adhere to the planning intention of the “OU(RDHBP)” zone, which is for the *preservation of the historic building of the Maryknoll House in-situ through the preservation-cum-development project*.

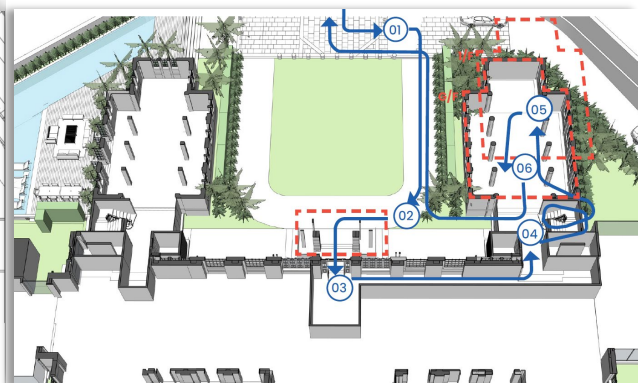
The Current Proposed Scheme provides a Heritage Gallery of about 298m² at the Chapel Wing. Combing the two separate areas, and significantly enlarging them at the same time, allows more flexibility in arranging and organising heritage interpretation programmes. Without passing through the residential recreational facilities, the proposed route is more

Approved S16 Scheme

Interpretation Area (1/F)



Current Proposed Scheme



intact and is able to minimise the disturbance to the future residents.

(2) Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions

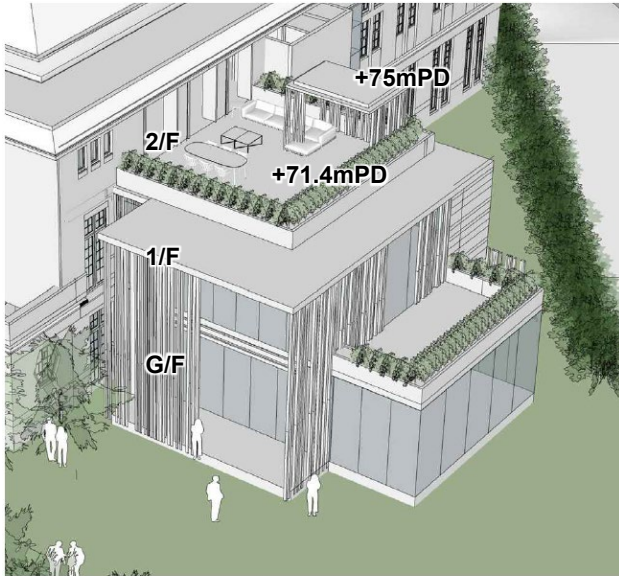
The Current Proposed Scheme yields a total GFA of 6,881.019m² at a plot ratio of 0.9. Majority of the additional GFA goes to the additional floor at the eastern extension and the new building at the lower platform which are relatively less visible from the outside. Building height of the western extension at main roof level is +67.7mPD and this has already been approved under the previous S16 Planning Application. Whereas, building height of the eastern extension at main roof level is +75.4mPD, which exceeds the Building Height Restriction for just 0.4m. The additional height (i.e. 0.4m) aims to allow sufficient space for water-proof, heat reduction and other building services. The additional height is barely distinguishable and the main building (including its pitch roof at +79.0mPD) continues to be the tallest at the Site.

The proposed plot ratio (i.e. 0.9) is generally in line with the planned development intensity of the Area, including the nearby “Residential (Group B)” (max. plot ratio of 1.8) and “Residential (Group A) 3” (max. plot ratio of 1.1) zones. The site coverage would also be slightly increased by 20% from 30% to about 36%.

(3) Design Enhancement for Adaptive Reuse as a Residential Development

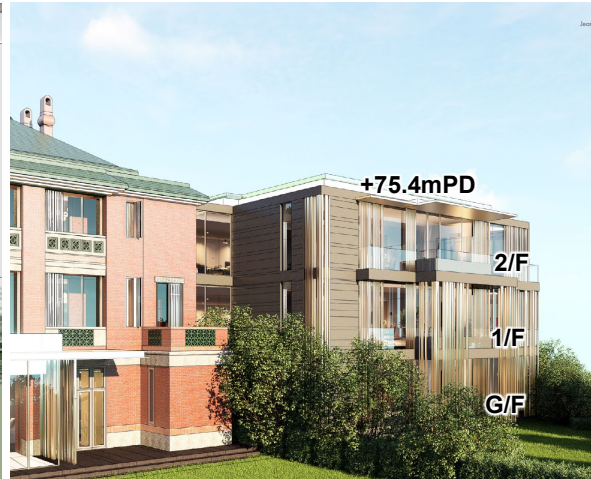
- (i) *East Extension Block – To enclose the top level to provide more habitable space for the future residents and to create more space for roof-top greening*

Approved S16 Scheme



Conceptual illustration for reference (submitted in planning statement)

Current Proposed Scheme



- (ii) *A New Free-standing Canopy at the Entrance Porch provides better weather protection provision that complies with the current statutory regulations for the future residents, especially for the disabled access*

Approved S16 Scheme



Current Proposed Scheme



* extending from the existing entrance porch by approx. 2.3m on all three sides

(iii) Enclosure of the Existing Cross at the Roof Ridge in response to the religious-neutral use

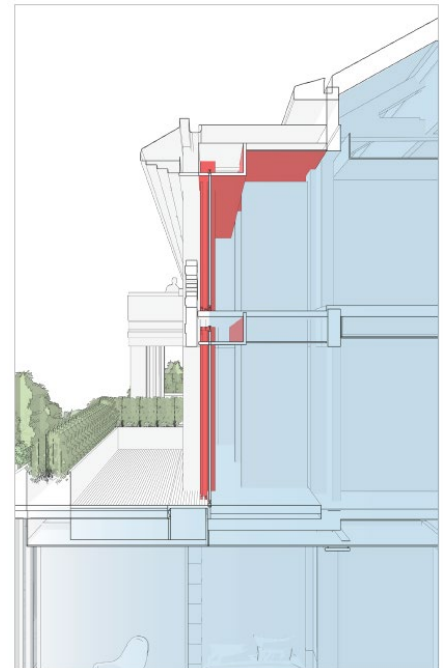
Approved S16 Scheme



Current Proposed Scheme



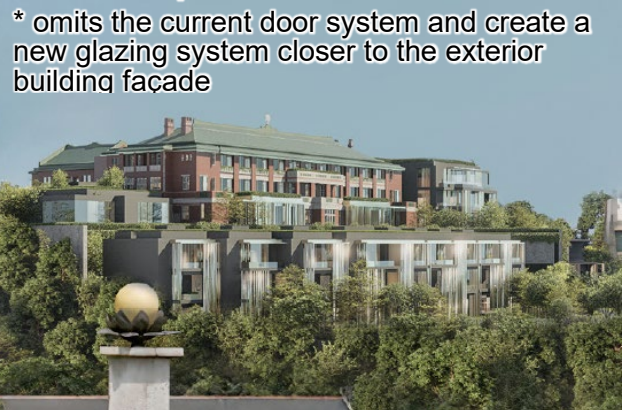
(iv) Modification to the South Elevation to increase and create habitable space at a desired temperature to meet the modern living standard



Approved S16 Scheme



Current Proposed Scheme



* omits the current door system and create a new glazing system closer to the exterior building façade

行政摘要

(內文如有差異，應以英文版本為準)

申請人 **New Season Global Limited** 擬就城市規劃條例第 16 條向城市規劃委員會（「城規會」）提出申請。擬議住宅發展包括略為放寬地積比率、建築物高度及上蓋面積限制。申請地點於赤柱村道 44 號，在赤柱分區計劃大綱核准圖編號 **S/H19/16**（「大綱核准圖」）內被劃為「其他指定用途」註明「住宅發展並保存歷史建築物」地帶。申請地點涉及一座被評為一級歷史建築的瑪利諾神父宿舍。從過往獲批的規劃申請編號 **Y/H19/1** 及 **A/H19/82** 可見，活化再利用瑪利諾神父宿舍，以寓保育於發展，在規劃上已有先例。

在上述的規劃申請獲批後，申請人提交了修訂的保育管理計劃以履行規劃許可附帶條件（a）。由於古物古蹟辦事處對該保育管理計劃沒有進一步意見，因此申請人已履行規劃許可附帶條件（a）內訂明需遞交之部分。此外，在先前規劃申請獲批後，申請人亦進行了更詳細的設計。在其他主要文物保護項目保持不變的情況下，申請人希望就修訂後的設計方案向城規會遞交是次申請，主要目的為：（1）加強瑪利諾神父宿舍歷史導賞；（2）略為放寬地積比率、建築物高度及上蓋面積限制；以及（3）為配合活化再利用以作住宅用途的設計修訂。

（1）加強瑪利諾神父宿舍歷史導賞

在已獲批的規劃申請中，教堂和圖書館主要用於容納公用和機電設施。而兩個小區域（各約 22 平方米）則被保留用於設立展板，以展示瑪利諾神父宿舍的歷史、文物和保育元素。首先，申請人提議將教堂（地下和一樓；面積約 298 平方米）設為為文物展示室，供公眾參觀、欣賞和了解瑪利諾神父宿舍的歷史價值。其次，申請人打算加強公眾導賞活動的次數（免費導賞由每年 8 次大幅增加至 12 次），從而令擬議計劃持續合乎「其他指定用途」註明「住宅發展並保存歷史建築物」地帶中希望透過寓保育於發展、原址保存瑪利諾神父宿舍的歷史建築之規劃意向。

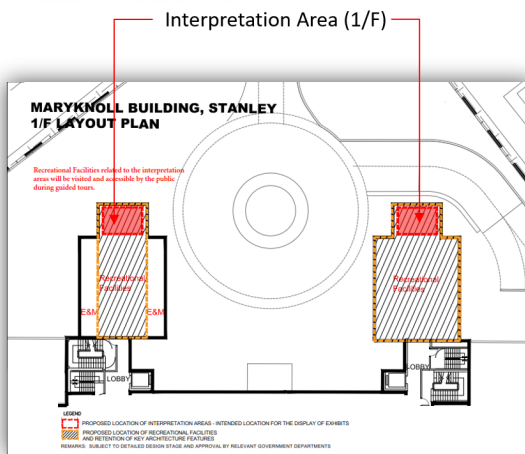
是次申請在教堂提供約 298 平方米的文物展示室，將兩個獨立區域結合並擴展，以提升規劃展覽的靈活性。此外，是次申請的擬議路線無需通過住宅部份的休閒設施，使公眾導賞活動更具完整性，亦能將對未來居民的干擾降至最低。

(2) 略為放寬地積比率、築物高度及上蓋面積限制

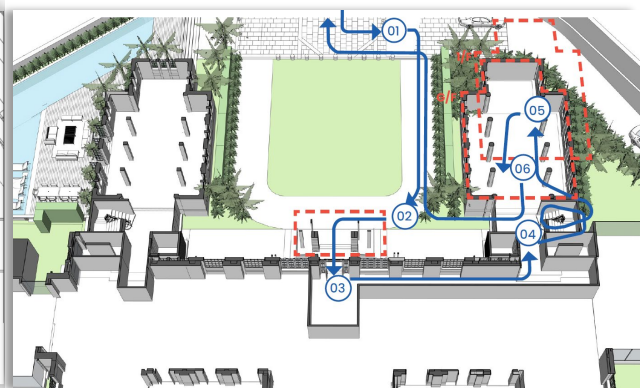
擬議計劃的總樓面面積為 6,881.019 平方米，地積比率為 0.9 倍。大部分擬議放寬的樓面面積的用於東面延伸部分及在低層平台的新建建築物，兩者在申請地點外都不太可見。西面延伸部分的建築物高度為主水平基準以上 67.7 米（至主天台樓層），並已在早前的規劃申請中獲批。而東面延伸部分的建築物高度為主水平基準以上 75.4 米（至主天台樓層），稍高於大綱核准圖訂明的高度限制約 0.4 米。申請人希望以擬議略為放寬的 0.4 米作防水、隔熱、其他屋宇設備。擬議略為放寬的建築物高度並不明顯，而主樓仍然為申請地點最高的建築物（連斜屋頂為主水平基準以上 79.0 米）。

擬議地積比率（0.9 倍）亦符合相鄰和附近已規劃的發展密度，包括「住宅（乙類）」（地積比率約為 1.8 倍）及「住宅（甲類）3」地帶（地積比率限制為 1.1 倍）。擬議計劃的上蓋面積則將從 30% 略為增加 20% 至約 36%。

已獲批的規劃申請



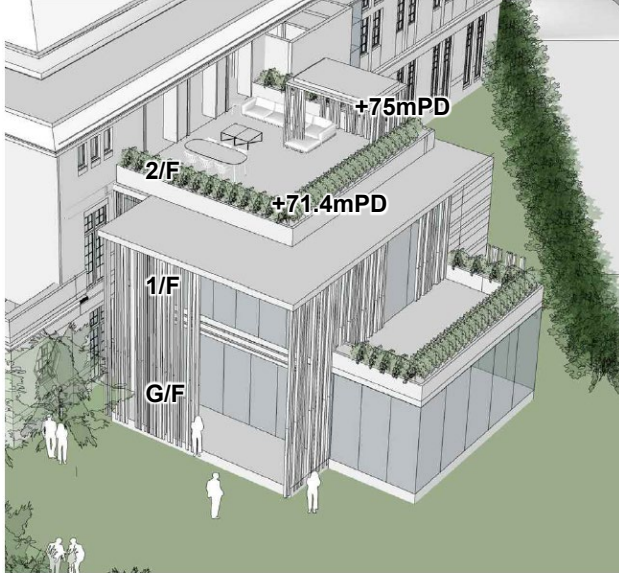
擬議方案



(3) 為活化再利用以作住宅用途的設計修訂

(i) 東面延伸部分 – 將頂樓覆蓋以為未來居民提供更多可居住空間及屋頂綠化

已獲批的規劃申請



Conceptual illustration for reference (submitted in planning statement)

擬議方案



(ii) 於入口增設符合目前法例規定的獨立簷篷以為未來居民提供更好的保護，特別是殘障通道

已獲批的規劃申請



擬議方案



* 從現有入口門廊向三面各延伸約 2.3 米

(iii) 將屋脊上現有的十字架覆蓋，以配合未來宗教中立的用途

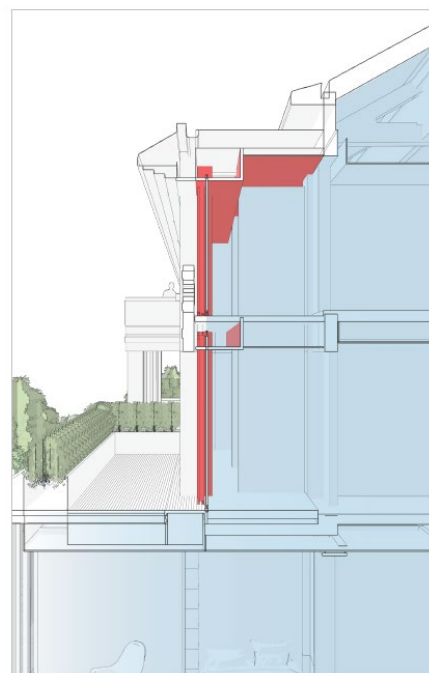
已獲批的規劃申請



擬議方案



(iv) 修改南方立面，以增加並創造具合適溫度的可居住空間，滿足現代生活標準。



已獲批的規劃申請



擬議方案

* 以一個更符合建築物的玻璃系統取代現有的門系統

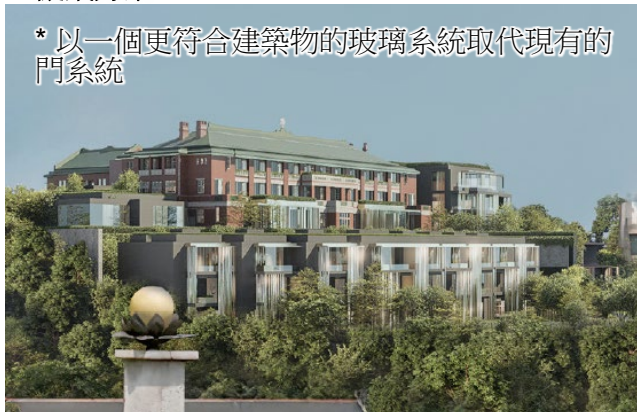


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S16 PLANNING APPLICATION
Approved Stanley OZP No. S/H19/16

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

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of New Season Global Limited (“the Applicant”) to seek advanced comments from relevant government departments prior to a formal submission to the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions at no. 44 Stanley Village Road in Stanley (“Application Site”/the “Site”). The Application Site falls within “Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) zone on the Approved Stanley Outline Zoning Plan (“Approved OZP”) No. S/H19/16. This Supporting Planning Statement is to provide the relevant government departments with necessary information to facilitate consideration of this application.

1.1.2 The Site contains a Grade 1 historic building namely Maryknoll House. The adaptive reuse of Maryknoll House has well been established in the planning regime, under the approved rezoning application Y/H19/1 and the subsequent approved S16 Planning Application A/H19/82. The current application strives to seek permission from TPB on the design changes as well as the addition to the interpretation of Maryknoll House.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The proposed development scheme will be included in Section 3. The planning merits and justifications for the Planning Application can be found in Section 4. Section 5 concludes and summarizes this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Application Site, with an area of about 7,646m², is located on a small ridge to the west of Stanley Village Road (**Figure 2.1** refers). The Site comprises a Grade 1 historic building, namely Maryknoll House, with a 3-storey main building and two 2-storey wings (i.e. Chapel and library) extending at both ends. The building is currently vacant.

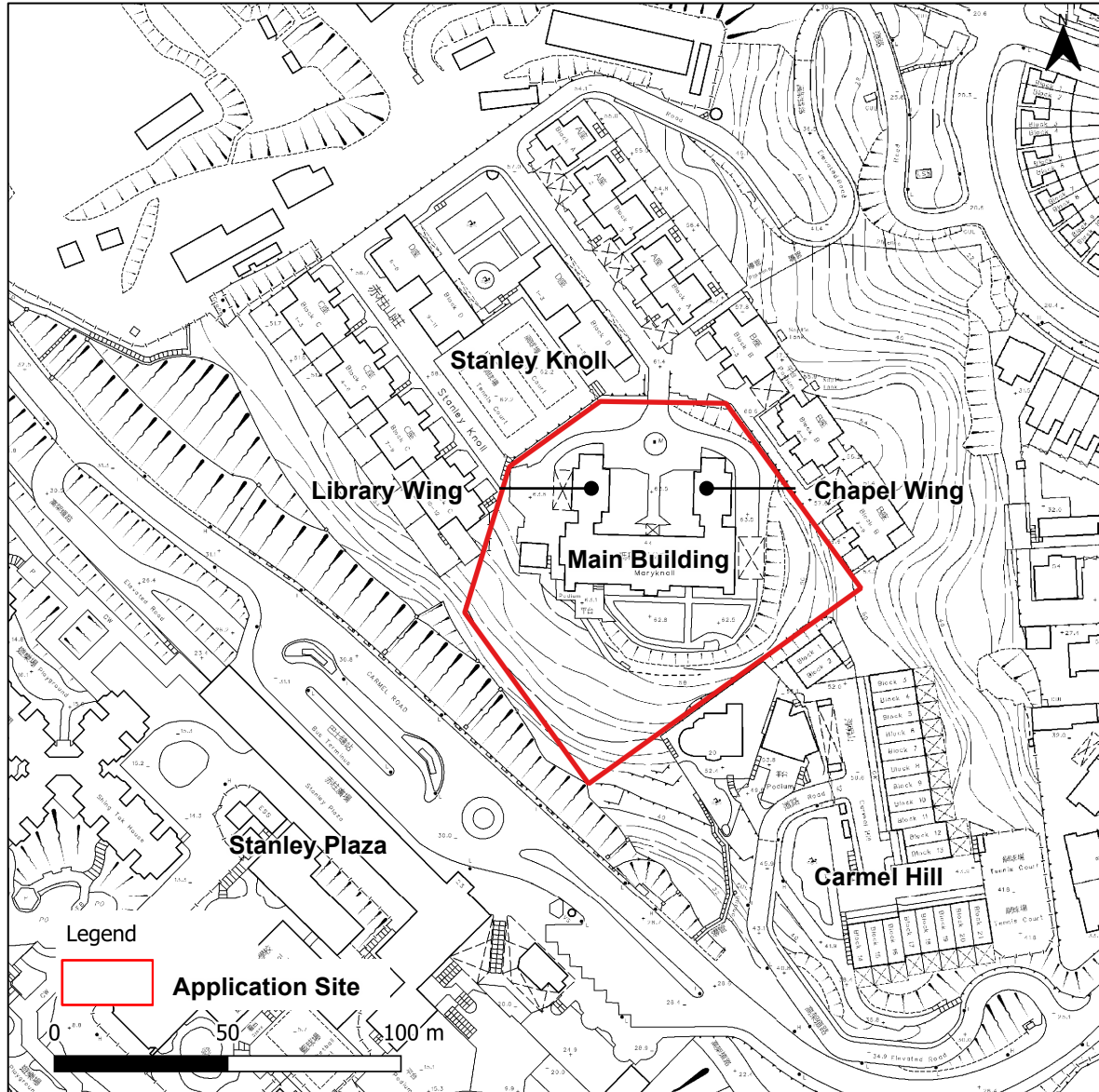


Figure 2.1 Site Location Plan

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



Figure 2.2 Surrounding Context

2.2 Land Lease and Ownership Status

2.2.1 The Site is registered as Rural Building Lot (“RBL”) 333 RP (Figure 2.3 refers).

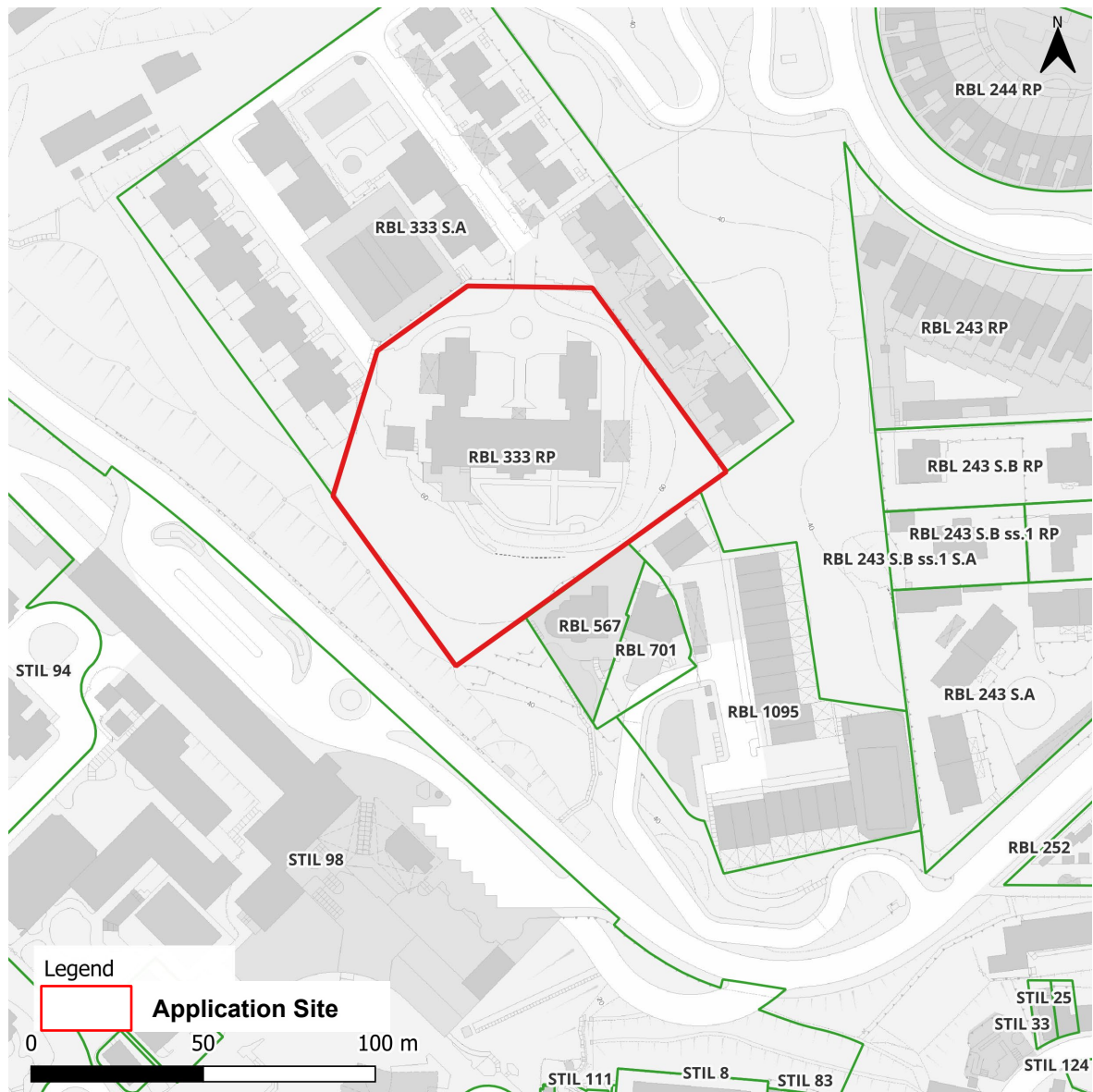


Figure 2.3 Lot Index Plan (Scale 1:2000)

2.3 Surrounding Land Use Pattern

2.3.1 The Application Site is surrounded predominantly by residential developments.

2.3.2 Existing developments nearby include (see Figure 2.1 and Figure 2.2):

- (a) To the immediate north of the Site is Stanley Knoll, which shares the same access road off Stanley Village Road.
- (b) To the southeast and east down the slope are some other residential developments named Carmel Hill, Gordon Terrace and Stanley Green.
- (c) Further to the north is Ma Hang Prison.

- (d) To the west and northwest of the Site and across Carmel Road are some subsidised residential developments namely Ma Hang Estate and Lung Tak Court.
- (e) Stanley Plaza, Stanley Murray House, Stanley Sports Centre and Stanley Municipal Services Building are located to the southwest and southeast across Carmel Road and near the waterfront.

2.4 Accessibility

- 2.4.1 The Site is accessible via an access road off Stanley Village Road.

2.5 Statutory Planning Context

- 2.5.1 The Application Site falls within an area zoned “Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) on the Approved Stanley OZP No. S/H19/16 (**Figure 2.4** refers). According to the Statutory Notes of the Approved OZP, planning intention of the “OU(RDHBP)” zone is as follows,

“This zone is intended primarily to preserve the historic building of the Maryknoll House in-situ through the preservation-cum-development project.”

- 2.5.2 According to the Statutory Notes of the Approved OZP for the “OU(RDHBP)” zone, ‘House’ and ‘Flat’ are Column 2 uses which require permission from the Town Planning Board. In addition, any new development, or demolition of, addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of the existing historic building also requires permission from TPB.
- 2.5.3 Development under “OU(RDHBP)” is subject to a maximum plot ratio of 0.75, a maximum site coverage of 30% and maximum building heights in terms of mPD as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- 2.5.4 There are two Building Height Restrictions stipulated on the OZP for the zone, these are 64mPD on the south and western portion of the main platform. The remainder of the main platform at the north and east has a BHR of 75mPD reflecting the height of Maryknoll House.

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

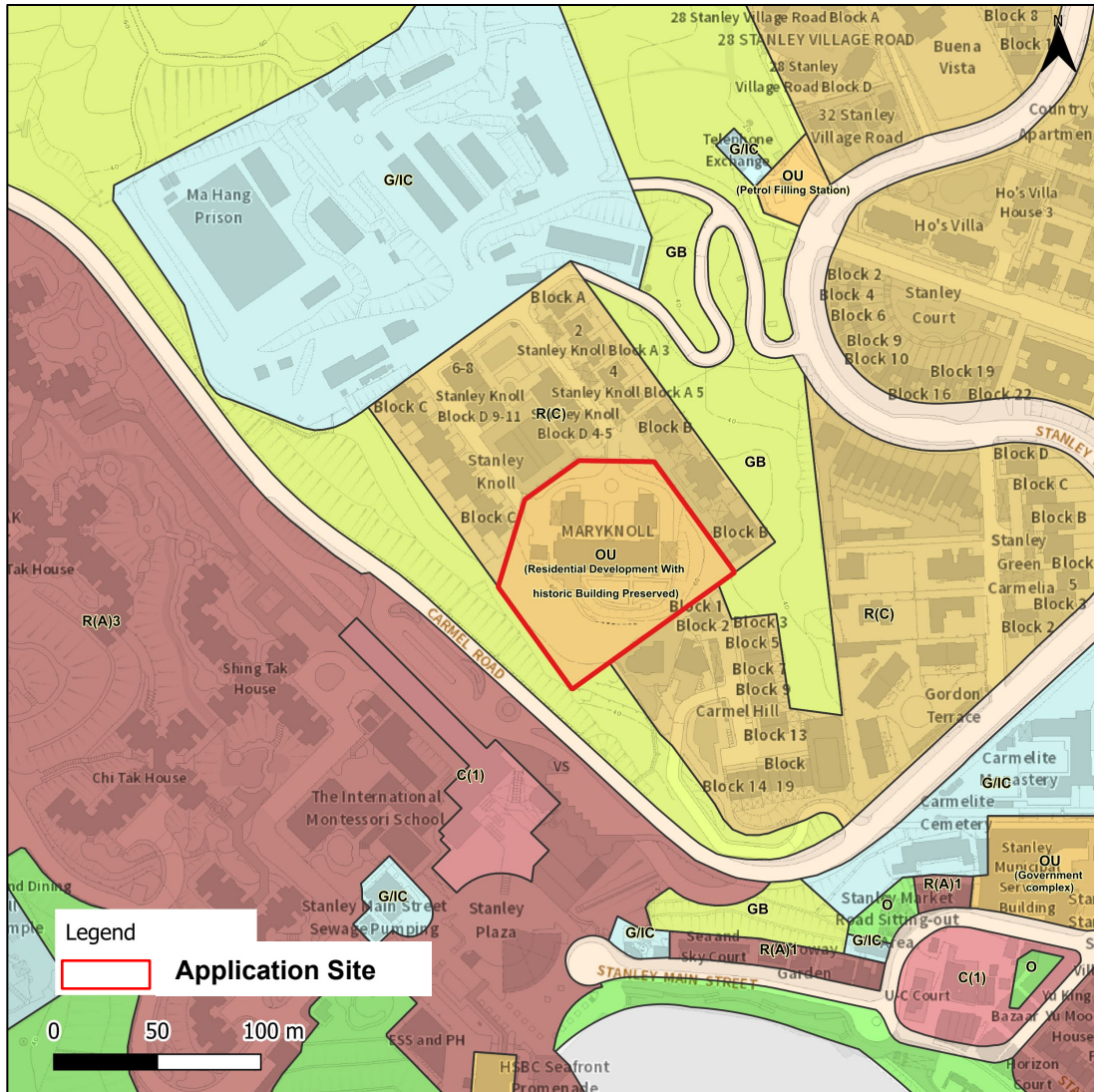


Figure 2.4 Zoning Context Plan

3 SITE AND PLANNING HISTORY

3.1 Site History – Maryknoll House

- 3.1.1 In summary, Maryknoll House was built in May 1935 by the Catholic Foreign Missionary Society of America (“CFMSA”) who were later known as “the Maryknolls”. It was the first missionary society in the USA to have as its focus the evangelization of people outside of America.
- 3.1.2 Upon the completion of Maryknoll House in 1935, Maryknoll House served as a rest home and retreat centre from the mission areas of South China. It had also been a language school for new missionaries who were going to preach in China.
- 3.1.3 In 1941, Maryknoll House was used by the British in preparation for the battle against the Japanese military. As the Japanese gradually approached Hong Kong Island, Maryknoll House became a refuge for many Chinese refugees. It did not take long for the Japanese to conquer Hong Kong, and they requisitioned two classrooms at Maryknoll House for quartering their men numbering some two hundred. Later, the priests were ordered by the Japanese to evacuate Maryknoll House and they were interned at the Stanley Internment Camp together with several hundred other civilians. Maryknoll House was immediately converted into the Japanese military headquarters.
- 3.1.4 The end of the war in saw the Maryknollers return, where post-war repair works were completed in 1946. It resumed as a house and retreat for the missionaries. In 1949 the upheavals following the Communist Revolution in China lead to the expulsion of foreign missionaries. Hong Kong became a refuge from persecution and so became the focus of the China mission’s work.
- 3.1.5 In recent years the use for the building diminished due to ease of travelling back to the U.S. for the missionaries, and subsequently the decision was made in 2016 to sell Maryknoll House to the Applicant.

3.2 Planning History – Approved S12A and S16 Planning Applications

- 3.2.1 The Applicant submitted a S12A rezoning application on 11 July 2018 (TPB Ref.: Y/H19/1) to rezone the application site from “G/IC” to “Residential (Group C)2” (“R(C)2”) or “Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) for a proposed conservation-cum-development project. The Metro Planning Committee considered the S12A Amendment of Plan Application on 4 January 2019 and decided to partially agree to rezone the Site to “OU(RDHBP)” for the proposed conservation-cum-development project.

3.2.2 Upon gazettal of the Draft Stanley OZP No. S/H19/13 to reflect the “OU(RDHBP)” zoning, the Applicant submitted a representation to show support but also proposed minor amendments to the zoning with a view to allow greater design flexibility. TPB did not uphold the representation, but suggested the Applicant to apply for minor relaxation of Building Height Restriction with a concrete scheme.

3.2.3 On 5 July 2021, the Applicant then submitted a S16 Planning Application (TPB Ref.: A/H19/82) and TPB approved the application on 24 December 2021 with the following conditions:

- (a) The submission of a revised Conservation Management Plan (“CMP”) prior to the commencement of any works and implementation of the works in accordance with the CMP to the satisfaction of the Antiquities and Monuments Office of Development Bureau or of the Town Planning Board; and
- (b) The provision of free guided tours with detailed arrangement, as proposed by the applicant, to the satisfaction of the Antiquities and Monuments Office of Development Bureau or of the Town Planning Board.

3.2.4 The major development parameters of the 2 planning applications are summarized below:

	S12A Application (TPB Ref.: Y/H19/1)	S16 Application (TPB Ref.: A/H19/82)
Site Area	7,645.5m ²	7,645.5m ²
Total GFA	5,734.18m ²	5,734.18m ²
- Maryknoll House building	2,939.26m ²	2,512.067m ²
- Additional GFA	2,794.92m ²	3,222.116m ²
Total Plot Ratio	0.75	0.75
Site Coverage	30%	30%
Building Height		
- Maryknoll House building	75mPD	75mPD
- Two new residential blocks at the southern platform	63.2mPD	62.2mPD
- Proposed eastern extension	75mPD	75mPD
- Proposed western extension	-	67.7mPD
No. of storeys		
- New residential blocks at the southern platform	3 storeys above 1 storey of carport	4 storeys above 1 storey of carport
- Proposed eastern extension	3 storeys above 1 storey of carport	3 storeys above 1 storey of carport
- Proposed western extension	-	1 storey
No. of Block	3	3
No. of Unit	8	23
No. of private car parking spaces	18	43
No. of motorcycle parking spaces	1	1
No. of loading/unloading Bay	1	1

3.3 Current Status – Approved Conservation Management Plan (“CMP”)

- 3.3.1 The Applicant submitted a revised CMP on 8 December 2023 to discharge the approval condition (a) of the approved S16 Planning Application. According to the letter from the Planning Department dated 5 January 2024, the Antiquities and Monuments Office (“AMO”) has no further comment on the CMP; as such the submission part of approval condition (a) of A/H19/82 has been complied with.
- 3.3.2 According to the approved CMP, it is to be conceded from the beginning that, for the most part, the significant work of the Maryknoll community did not take place at Maryknoll House, and its description as a **rest house** or a **retreat centre** perhaps further disguises its significance – relegating its status to back office rather than centre stage.
- 3.3.3 The Applicant has had the intention of implementing a high-quality adaptive re-use of Maryknoll House ever since purchasing it from the Maryknoll Fathers. The approved CMP has confirmed that the development scheme proposed by the Applicant would **bring this important building back into beneficial use**; it **protects and enhances its landscape value**; it conserves and restores its external elevations and protects and preserves its most important interior features. The proposal can achieve the conservation objectives and the guiding principles recommended from the Heritage Assessments. It will also present additional high quality private residential accommodate in a unique setting.

4 GUIDELINE PRINCIPLES FOR THE OVERALL FUTURE DIRECTION OF MARYKNOLL HOUSE

4.1 Guiding Principles Established in the Approved S16

- 4.1.1 Guiding principles forms an overall future direction for the Maryknoll House. It is to ensure that the redevelopment can appropriately preserve and revitalise the building, along with heritage benefits itself and the way people appreciate it.

Planning and Design Aspects

- i. It will be best to conserve the entire building in-situ and the site setting. Its relationship to the surrounding landscape and open view from the House should be preserved.
- ii. Maryknoll House was originally built for the retreat of the Maryknoll Fathers. Similar and compatible uses such as private residential are appropriate.

Building Conservation Aspects

- iii. No new structures should be taller than the Maryknoll House or obstructing views to its front and rear elevations.
- iv. The character-defining elements (CDEs) with a high degree of significance should be properly preserved, restored and interpreted for public understanding and appreciation. If those CDEs cannot be preserved in-situ, they should be salvaged and relocated as far as practicable. A comprehensive record should be taken before the CDEs are removed, relocated or demolished.

Social and Community Aspects

- v. It is recommended to allow controlled public access to Maryknoll House, organize functions in the Maryknoll House related to its past history and invite the public to participate and appreciate the place.

4.2 The Current Guiding Principles

- 4.2.1 The Applicant fully understands, recognises and respects the importance of Maryknoll House. He continues to fully adhere to the abovementioned guiding principles while formulating and polishing the Enhanced Scheme.

5 PROPOSED CONSERVATION CUM RESIDENTIAL DEVELOPMENT SCHEME

5.1 The Current Proposed Scheme

5.1.1 Schematic drawings for the Proposed Development are presented in *Appendix A* of this Supporting Planning Statement and this is supplemented by the Design Proposal prepared by Studio Milou in Appendix 3 annexed to the CMP Addendum in *Appendix C*. The Site of an area of 7,645.5m² (approx.) yields a domestic GFA of approx. 6,881.019m². The Proposed Development comprises 3 blocks, which are the main building at the upper platform, the new residential building at the lower platform and a guard house near the entrance. The Current Proposed Scheme will provide 23 units with an average unit size of about 273.8sq.m. It is anticipated that the Proposed Residential Development would be completed by 2028. **Table 5.1** below summarises the key development data.

Table 5.1 Technical Schedule

Overall Development	
Site Area	7,645.5m ²
Total GFA	6,881.019m ²
- Maryknoll House building	2,661.621m ²
- Additional GFA	4,219.398m ²
Total Plot Ratio	0.9
Site Coverage	36%
Building Height	
- Maryknoll House building	75mPD
- New residential blocks at the lower platform	64mPD
- Proposed eastern extension	75.4mPD
- Proposed western extension	67.7mPD
No. of storeys	
- New residential blocks at the lower platform	4 storeys above 1 storey of car park level
- Proposed eastern extension	3 storeys above 1 storey of car park level
- Proposed western extension	1 storey
No. of Block	3
No. of Unit	23
No. of private car parking spaces	55
No. of motorcycle parking spaces	1
No. of loading/unloading Bay	2 LGVs

5.1.2 Communal open spaces and private recreation facilities will be provided at the upper platform as well as the roof of the new building. The total area of the communal open space would be not less than 308.2m².

5.2 Proposed Heritage Gallery at the Chapel Wing

5.2.1 The Chapel Wing and Library Wing were both proposed to be predominantly used to accommodate common facilities and E&M facilities in the Approved S16 Scheme. Two small areas (about 22m² each) were reserved to erect interpretation panels to display history, artefacts and conservation elements of Maryknoll House.

5.2.2 The Applicant now proposes to designate the Chapel Wing (G/F and 1/F with an area of about 298m²) into a Heritage Gallery for the public to visit, appreciate and understand the historic value of the Site. There will be displays and exhibits that focus on specific themes such as:

- the historic development of Maryknoll House,
- revitalisation of the site, and
- Maryknoll Mission in China etc.

5.2.3 These exhibitions will be supported and enriched by the following documentary works to be carried out throughout the project:

- Further research including specific areas such as the historic development of Stanley, the founders of the Maryknoll movement in Southern China, the architects of Maryknoll House and the Chinese Eclectic styles;
- Cartographic and condition survey of existing building;
- Detailed photographic survey and cataloguing of all elements of all existing buildings;
- 3D scanning of all existing buildings;
- Oral history by interviews with members of the Maryknoll and Stanley communities, as appropriate and to the extent such individuals are willing to participate; and
- Photography and videography of conservation and revitalisation process.

5.2.4 The interpretation of the Maryknoll House can benefit from the latest visualisation techniques such as VR and AR, whilst also being supported through QR codes and applications on mobile devices etc. Key displays in the Heritage Gallery may comprise the following salvaged elements:

Heritage Gallery 1F (Existing Chapel)

- Stained glass panels

Heritage Gallery - GF (Existing Conference Room)

- Main block east elevation entrance
- Staircase parapet on main block south elevation

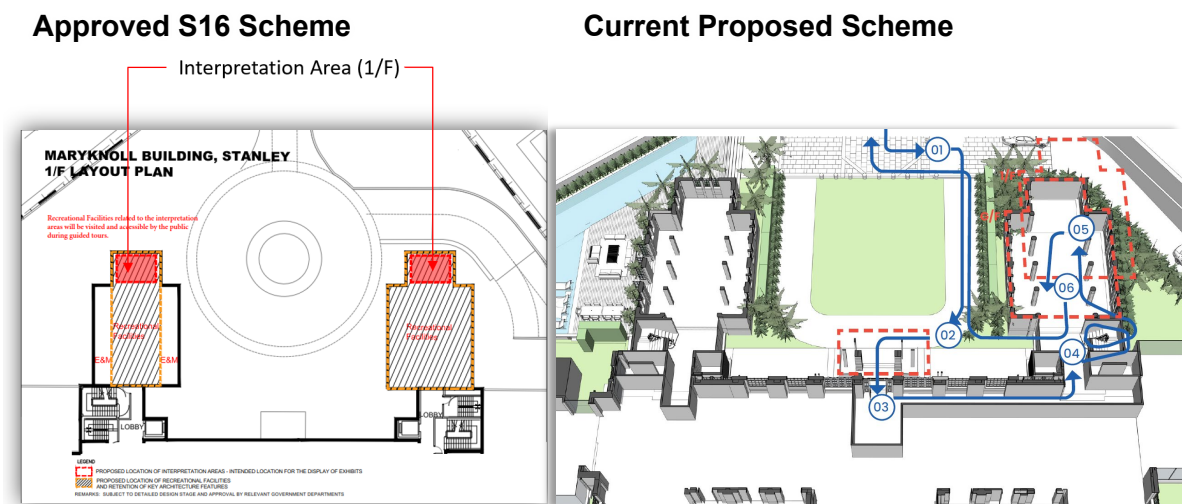


Figure 5.1 Comparison of the Interpretation Area

5.3 Public Interpretation Programme

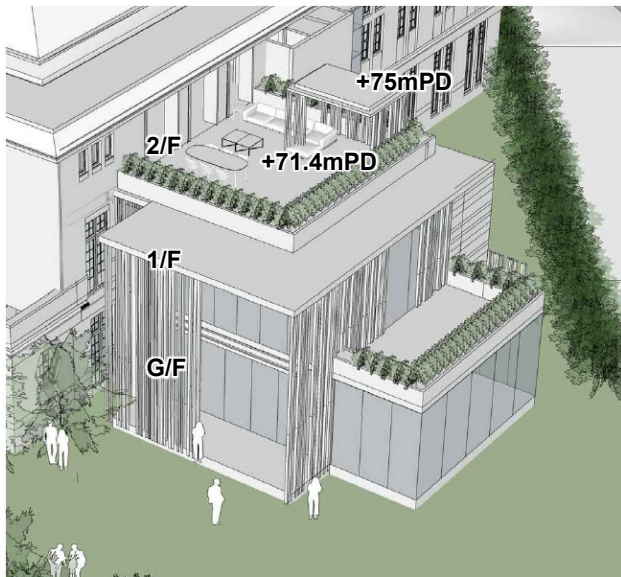
- 5.3.1 A heritage tour is a well-recognised medium to encourage community engagement in the site, and its implementation would allow visitors to discover the history of Maryknoll guided by a docent.
- 5.3.2 The 90-minute guided tour is proposed to start at Murray House/Stanley Plaza and participants will arrive Maryknoll House by transportation arranged by the organiser. 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 space 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.
- 5.3.3 The frequency of the heritage tour will be further increased as committed in the approved S12A application as well as in the approved S16 Planning Application; from half-yearly, to 8 times per year and to the current proposal – 12 times per year.

5.4 Major Design Changes to the Approved S16 Scheme

East Extension Block – To enclose the top level

- 5.4.1 The extension block in the east comprises 3 levels above 1 storey of car park level in the Approved Scheme, which includes 2 indoor levels and a partially covered flat roof accessible from 2/F of the main building. Majority of this level is located at +71.4mPD with the top height of the trellis at +75mPD. Under the Current Proposed Scheme, the flat roof is covered to provide more habitable space for the future residents. The main roof level reaches +75.4mPD to allow sufficient space for water-proof, heat reduction and other building services. Please refer to Appendix E of the Conservation Management Plan.

Approved S16 Scheme



Current Proposed Scheme



Figure 5.2 Comparison of the East Extension Block

A New Free-standing Canopy at the Entrance Porch

5.4.2 The glass canopy is a sleek steel canopy with luminous ceiling on the underside, extending from the existing entrance porch by approx. 2.3m on all three sides. It is completely free-standing on 4 slim metal columns. This provides better weather protection for future residents, especially for disabled access. Please refer to Appendix E of the Conservation Management Plan.

Approved S16 Scheme

Current Proposed Scheme



Figure 5.3 New Free-standing Canopy at the Entrance Porch

Enclosure of the Existing Cross at the Roof Ridge

5.4.3 The existing cross at the roof ridge is proposed to be concealed in-situ using a reversible cladding and/or enclosure. Please refer to Appendix E of the Conservation Management Plan.

Approved S16 Scheme

Current Proposed Scheme



Figure 5.4 Enclosure of the Existing Cross

Modification to the South Elevation

5.4.4 The existing wooden-frame door systems are questionable to weather proof the interior at this sea-facing façade. Therefore, for a more livable and delightful interior environment, the Current Proposed Scheme omits the current door system and create a new glazing system closer to the exterior building façade. Not least, since the building is no longer being used as a rest house or a retreat centre, such modification would help to increase and create habitable space at a desired temperature to meet the modern living standard. Please refer to Appendix E of the Conservation Management Plan.



Approved S16 Scheme



Current Proposed Scheme



Figure 5.5 Modification to the South Elevation

5.5 Photomontages of the Current Proposed Scheme

5.5.1 When viewing from Kwun Yum Temple from the southwest of the Application Site, the new provision of the Proposed Development will be partly visible. The new building at the lower portion of the Site is only slightly visible with the top part showing. The new extension proposed on the west is partly visible as it is being screened by some vegetation in the foreground. Other changes as mentioned above is barely noticeable.



Figure 5.6 Photomontage – Viewing from Kwun Yum Temple

5.6 Vehicular Access Arrangements

5.6.1 There is no change to the vehicular access arrangement. Vehicular access to the Site will be by way of the existing private right of way leading through the adjacent Stanley Knoll development to the existing gate to the site. The vehicular access to the Site will then lead to a ground level roundabout (circular driveway) which will also serve as the drop-off in the central courtyard of the building for Maryknoll House and the associated new extension. From this roundabout, the EVA and access road extend to the lower portion of the Site.

5.6.2 The main car parking provision will be provided in the central basement under the East extension and at the lowest floor at the lower deck which would have access and egress by ramps. Underground access will be provided by a new lift to be introduced into Maryknoll House and another lift at the lower deck. This arrangement minimises the intrusion of the access and parking into the landscape of the property, and meets the HKPSG parking provision.

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.

Air Quality Impact

- 5.8.3 HKPSG has provided a set of guidelines to assess the potential air quality impacts generated from traffics. According to Table 3.1 in Chapter 9 of HKPSG (shown in Table 2-1 of in *Appendix E*), a number of horizontal buffer distances between kerb side of roads and sensitive uses are recommended for various types of road. Horizontal separation of the air sensitive receivers shall make reference to the relevant guidelines to ensure no unacceptable air quality impact will be anticipated.
- 5.8.4 The Environmental Assessment can be found at *Appendix E* of this Supporting Planning Statement.

5.9 Drainage and Sewerage Considerations

Drainage Impact

- 5.9.1 The Site is located on a small ridge. There are no existing flooding blackspots or known drainage problems in the vicinity. According to the Underground Utility Survey, there are existing drains within the Site that collect Site surface runoff. The surface runoff is then conveyed down the hill towards the existing Ø1050 mm pipe.
- 5.9.2 Based on the Drainage Impact Assessment (“DIA”) in *Appendix F*, a new Ø675mm drain and Ø675 mm width stepped channel would be in place to connect and convey flow from the Application Site to Carmel Road.

Sewerage Impact

- 5.9.3 According to the Drainage Record obtained from the DSD, there are existing Ø150 mm sewers running along hillside of Carmel Hill and Carmel Road, it then expands to Ø200 mm and further to Ø225 mm (manhole reference no. FMH7036589 to FMH7037671). After manhole FMH7037671, the sewer downsized to Ø150 mm along Carmel Road.
- 5.9.4 The Sewerage Impact Assessment in *Appendix F* revealed that the capacity of the existing sewerage network is found to be sufficient to cater for the sewage generated from the Application Site and no sewerage upgrading work will be required.

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.

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

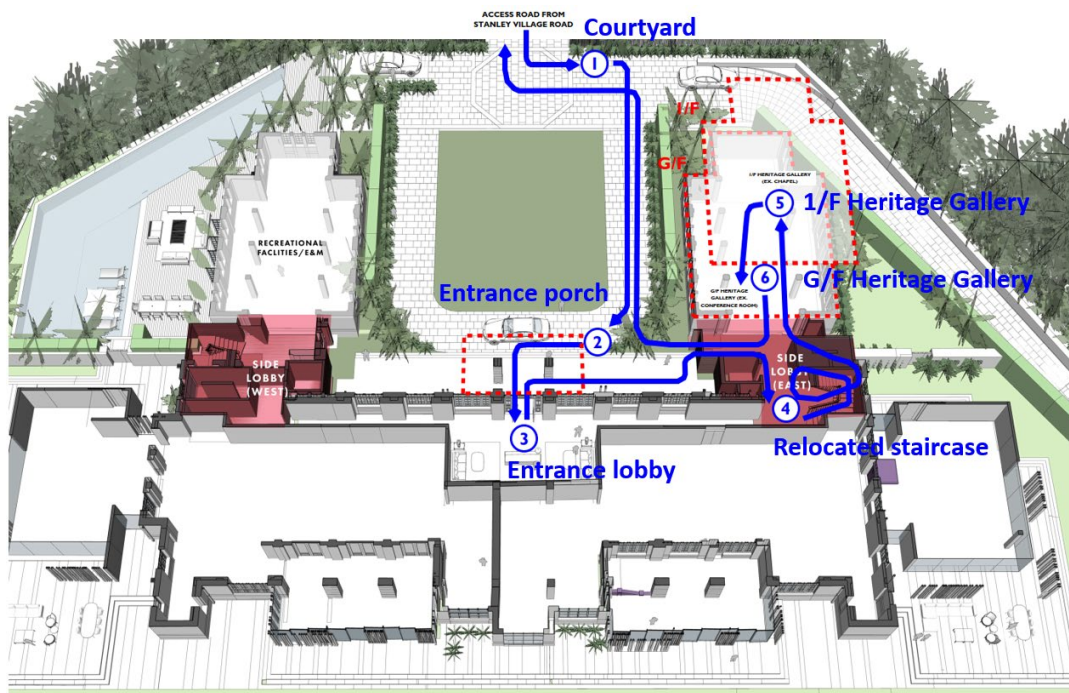


Figure 6.1 Possible Guided Tour Route (Indicative) [TO BE UPDATED]

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. Combining the two separate areas, and significantly enlarging them at the same time, allows more flexibility in arranging and organising heritage interpretation programmes. 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.

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 at 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 slightly 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 Building height of the Current Proposed Scheme exceeds the prevailing Building Height Restriction at the western and eastern extension. Building height of the western extension at main roof level is +67.7mPD and this has already been

approved under the previous S16 Planning Application. Whereas, building height of the eastern extension at main roof level is +75.4mPD, which exceeds the Building Height Restriction for just 0.4m. The additional height (i.e. 0.4m) aims to allow sufficient space for water-proof, heat reduction and other building services. The additional height is barely distinguishable and the main building (including its pitch roof at +79.0mPD) continues to be the tallest at the Site. As such, the relaxation in Building Height Restriction is considered minor and acceptable.

6.4 The Proposed Plot Ratio is In Line With the Planned Development Intensity of the Area

6.4.1 As shown in Figure 6.2 below, land use zoning of the area is predominantly zoned for residential use, either as “Residential (Group C)” (“R(C)”), “Residential (Group A)” (“R(A)”) or “Residential (Group B)” (“R(B)”) with reference to the intended development intensity. The Application Site is surrounded by “R(C)” in the immediate north, east and south and a strip of “Green Belt” (“GB”) zone in the immediate west.

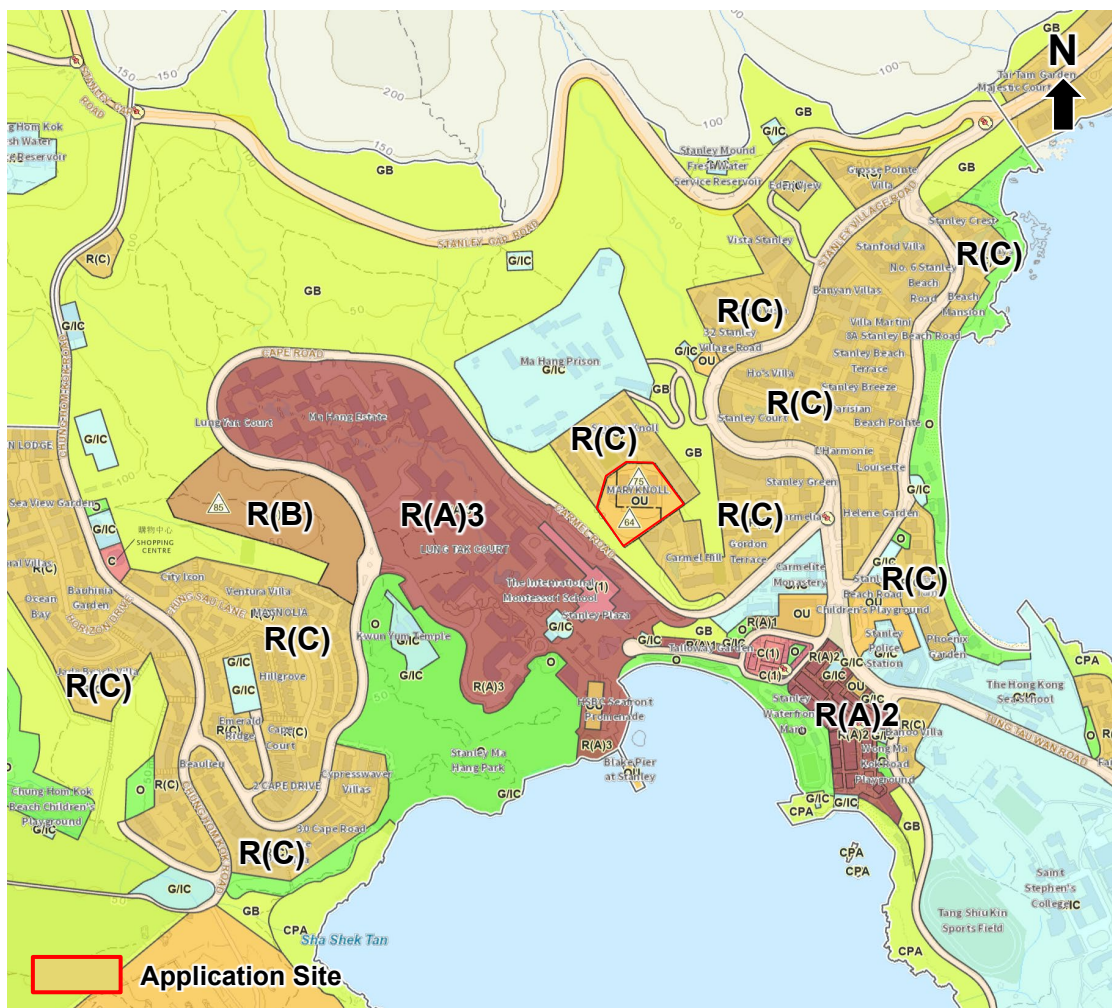


Figure 6.2 Land Use Zoning of the Adjoining and Nearby Residential Sites

6.4.2 Sites zoned “R(C)” are subject to building height control as well as site coverage and plot ratio restrictions in order to maintain the character and setting of Stanley. These restrictions are tabulated below:

Height - Number of Storeys Used for Domestic Purposes	Maximum Plot Ratio	Maximum Site Coverage
2 and below	0.60	30
3	0.75	25
4	0.90	22.5

6.4.3 The maximum plot ratio allowed at “R(C)” zone is 0.9 if the proposed development has 4 storeys that are used for domestic purpose and the maximum site coverage does not exceed 22.5%. In terms of development intensity, the proposed plot ratio of 0.9 is considered not incompatible with “R(C)” zone.

6.4.4 There is a piece of undeveloped land on Cape Road to the further west of the Site. Similar to the Application Site, it is located at a slope, away from the town centre/Stanley Main Street and sandwiched between some low-rise (zoned “R(C)”) and medium-rise residential developments (zoned “R(A)3”). This piece of undeveloped land on Cape Road is zoned “R(B)” with a Building Height Restriction of 85mPD and a GFA Restriction of 44,615sqm (which is equivalent to a plot ratio of 1.8).

6.4.5 Considering the maximum plot ratio of the nearby “R(A)3” zone (which is 1.1) and the plot ratio of the “R(B)” zone mentioned above, the proposed plot ratio of 0.9 is therefore considered generally in line with the development intensity within the area.

6.5 Continue to Adhere to the Planning Intention of “OU(RDHBP)” Zone in the Approved OZP

6.5.1 The Application Site falls within an area zoned “Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) on the Approved Stanley OZP No. S/H19/16. According to the Statutory Notes of the Approved OZP, planning intention of the “OU(RDHBP)” zone is as follows,

“This zone is intended primarily to preserve the historic building of the Maryknoll House in-situ through the preservation-cum-development project.”

6.5.2 The Current Proposed Scheme of a residential development at Maryknoll House is consistent with the planning intention of the “OU(RDHBP)” zone. The historic building will be preserved and the heritage architecture with significance will also be preserved. The new additions and alterations to the historic building at the Site have been carefully studied and designed.

6.5.3 In addition to “with Historic Building Preserved”, the Applicant takes a big step forward to also activate and showcase the Grade 1 historic building to the general public. The Current Proposed Scheme involves designating a Heritage Gallery for the public to better understand Maryknoll House and offering more frequent guided tours to allow the public to come closer to the historic building which is previously not public accessible.

6.6 Slightly Modify the Building to Match with the Modern Living Standard and Expectation

6.6.1 Upon the completion of Maryknoll House in 1935, Maryknoll House served as a rest home and retreat centre from the mission areas of South China. It is not unreasonable to imagine that the building, designed with south-facing verandahs, were to create a serene, leisurely and peaceful environment for devotion and retreat. As time goes by and as the use of the building has been changed to residential use, future occupants may expect to have more indoor space to share with their families. Also, with the aid of modern technology, more people may choose to set the temperature and humidity to a certain level for comfort sake. The proposed modification to the south facade would help to increase and create habitable space to meet the modern living standard.

6.7 Changes Involved are In-Line with the Preservation and Revitalisation of Grade 1 Heritage Building as well as the Guiding Principles Established

6.7.1 Under the prevailing heritage conservation policy, the Government sought to protect, conserve and revitalise as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of the present and future generations. The Applicant is also adopting the same approach. The Conservation Specialist, Prof. Simon Thurley, and Purcell Heritage Architects have prepared materials and addendum to the approved Conservation Management Plan to justify the proposed changes from heritage point of view. Their reports are appended in *Appendix C*.

6.7.2 In short, these Conservation Specialists confirm that, with appropriate mitigation measures as described, the Current Proposed Scheme would not be unacceptable from heritage point of view.

6.8 No Adverse Traffic Impact

- 6.8.1 A Traffic Impact Assessment has been carried out and the results of the junction capacity analysis revealed that there will be sufficient capacity to accommodate the expected traffic growth and the traffic generated by the Proposed Development. The TIA concluded that the Proposed Development would not induce adverse traffic impact on the adjacent road networks and should be acceptable in traffic 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 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).

7 CONCLUSION AND SUMMARY

- 7.1 In light of the above, it is believed that the Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions at no. 44 Stanley Village Road in Stanley can now be favourably considered by the TPB from a planning point of view.
- 7.2 It is noteworthy that adaptive re-use of the historic building for residential use at the Site has already been established in the previous S16 Planning Application. The current application involves several design changes (as detailed in Chapter 5 and Appendix 3 of *Appendix C*) and seeking for minor relaxation of Plot Ratio, Building Height and Site Coverage Restrictions to provide more incentive for the conservation of privately-owned historic building. At the same time, the Applicant is willing to designate the Chapel Wing as a Heritage Gallery and to increase the frequency of the guided tour.
- 7.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the proposed conversion based on the following:
- The Applicant commits to bring further improvement to the public appreciation and enjoyment of Maryknoll House.
 - The Applicant will provide better operation and management of the public appreciation programme.
 - The scale of relaxation sought is minor and acceptable.
 - The proposed plot ratio is in line with the planned development intensity of the area.
 - The Current Proposed Scheme continues to adhere to the planning intention of “OU(RDHBP)” Zone.
 - The Current Proposed Scheme involves slight modification to the building to match with the modern living standard and expectation.
 - Changes involved are in-line with the preservation and revitalisation of Grade 1 heritage building as well as the guiding principles established.
 - The Current Proposed Scheme would not induce adverse technical impact.