

Annex E

Updated Supporting Planning Statement

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

**Proposed Utility Installation for Private Project
Government Land Adjoining 44 Stanley Village Road, Stanley, Hong Kong**

SUPPORTING PLANNING STATEMENT

January 2026

Applicant:
New Season Global Limited

Consultant:
KTA Planning Limited
LWK & Partners (HK) Limited
C M Wong & Associates Limited
Landes Limited
P&T (M&E) Limited



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, New Season Global Limited, seeks approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Proposed Utility Installation for Private Project ("the Proposed Utility Installation") at Government Land adjoining 44 Stanley Village Road, Stanley, Hong Kong ("the Site"). The Site is situated within an area zoned "Green Belt" ("GB") on the approved Stanley Outline Zoning Plan ("the OZP") No. S/H19/16.

The area of the Site is about 760m². The Proposed Utility Installation is solely in support of the preservation-cum-residential development approved by the TPB on 18.7.2025 ("the Approved Preservation-cum-Residential Development") at 44 Stanley Village Road. The Proposed Utility Installation includes drainage and sewerage facilities, utility lead-in pipes for town gas, fire service, potable water and flushing water, power cable ducts, and a maintenance staircase. Since the Approved Residential Development sits on a platform above and away from the public road, whilst the public utilities are laid along Carmel Road and Stanley Village Road, having these utility installations to cut across the "GB" zone in between is unavoidable. The Applicants have sought for the shortest possible routing to reduce any possible impact to the slope, existing vegetation as well as disturbance to other residents.

The Proposed Utility Installation is fully justified based on the following:

- The Proposed Utility Installation is to serve the Approved Preservation-cum-Residential Development only;
- Since the Approved Preservation-cum-Residential Development is surrounded by "GB" zone while the public utilities are laid along Carmel Road and Stanley Village Road, the Proposed Utility Installation encroaching into the "GB" zone becomes inevitable;
- The extent of the Proposed Utility Installations lying on the "GB" zone has been minimised and would thus create the least impact to the surrounding without extensive clearance of vegetation, affecting the natural landscape and being a source of pollutant. It is therefore considered that the Proposed Utility Installations conforms with the TPB Guideline;
- Similar planning applications in the surroundings has been approved;
- The Transport Department has no comment on the proposed reprovisioning of the affected motorcycle parking spaces;
- There will be no adverse impact on the existing slope; and
- There will be no adverse landscape and visual impact.

In consideration of the above, we sincerely request the TPB to support this Planning Application from planning and technical points of view.

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」現欲根據城市規劃條例第 16 條，向城市規劃委員會（「城規會」）在香港赤柱赤柱村道 44 號毗鄰的政府土地（「申請地點」）作私人發展計劃的擬議公用設施裝置（「擬議公用設施裝置」）申請規劃許可。申請地點位於赤柱分區計劃大綱核准圖編號 S/H19/16 的「綠化地帶」內。

申請地點的地盤面積約 760 平方米。擬議公用設施裝置為一個位於赤柱村道 44 號，於 2025 年 7 月 18 日獲得城規會批准的擬議保育暨住宅發展（「批准的保育暨住宅發展」）提供包括排水及排污設施，煤氣、消防供水、食水、沖廁水管道，電纜管道，以及一條保養樓梯。由於准許的保育暨住宅發展位處於一個離開公用道路一段距離的平台上，而公共設施則沿佳美道及赤柱村道敷設，因此准許住宅發展的排水排污設施及公用設施管道無可避免需要經過「綠化地帶」。申請人衡量對斜坡、現有植物及對附近居民的影響後，已呈交最短且可行的走線。

擬議公用設施裝置的申請具充份理據，原因如下：

- 擬議公用設施裝置只會向批准的保育暨住宅發展服務；
- 由於批准的保育暨住宅發展均被「綠化地帶」包圍，而公共設施都沿佳美道及赤柱村道敷設，擬議公用設施裝置無可避免經過「綠化地帶」；
- 申請人已盡量將受影響的「綠化地帶」範圍縮小，同時盡力減少砍伐樹木、及對自然景觀的影響及製造污染物減至最小。是次擬議公用設施裝置符合城規會指引。
- 附近同類的規劃申請已獲得准許；
- 運輸署對受影響電單車泊車位的重置方案沒有意見；
- 不會對現有的斜坡帶來負面影響；及
- 不會對景觀及視覺帶來負面影響。

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

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S.16 Planning Application
Approved Stanley Outline Zoning Plan No. S/H19/16

Proposed Utility Installation for Private Project
Government Land Adjoining 44 Stanley Village Road, Stanley, Hong Kong

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 approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Utility Installation for Private Project (“the Proposed Utility Installation”) at Government Land Adjoining 44 Stanley Village Road, Stanley, Hong Kong (“the Site”). The Site is situated within an area zoned “Green Belt” (“GB”) on the approved Stanley Outline Zoning Plan (“the OZP”) No. S/H19/16. This Supporting Planning Statement is to provide TPB with the necessary information to facilitate consideration of this application.

1.1.2 The Proposed Utility Installation is to provide infrastructural support to the preservation-cum-residential development approved by the TPB on 18.7.2025 (“the Approved Preservation-cum-Residential Development”) at 44 Stanley Village Road under application no. A/H19/87. The Proposed Utility Installation includes drainage and sewage facilities, utility lead-in pipes for town gas, fire service, potable water and flushing water, power cable ducts, and a maintenance staircase. Since the Approved Preservation-cum-Residential Development sits on a platform above and away from the public road, whilst the public utilities are laid along Carmel Road and Stanley Village Road, these drainage and sewage facilities and lead-in pipes cutting across the “GB” zone in between are unavoidable. The Applicants have sought the shortest possible routing to reduce any possible impact to the slope, existing vegetation as well as disturbance to other residents.

1.2 Report Structure

1.2.1 Following this Introductory Section, the background of the current application and site and planning context will be briefly set out in **Sections 2 and 3**. The details of the Proposed Utility Installation is included in **Section 4** followed by planning justifications for the Planning Application in **Section 5**. **Section 6** concludes and summarises this Supporting Planning Statement.

2 BACKGROUND

2.1 Approved Preservation-cum-Residential Development

- 2.1.1 The site at 44 Stanley Village Road registered as Rural Building Lot 333 RP is a residential site located on a hilltop platform of more than 30m above Carmel Road. The residential site is occupied by a Grade 1 historic building, namely Maryknoll House. The residential site is accessible via an existing access road from Stanley Village Road through the adjoining residential development, namely Stanley Knoll, in the form of right-of-way.
- 2.1.2 The residential site was rezoned from “Government, Institution or Community” to “Other Specified Uses” annotated “Residential Development with Historical Building Preserved” (“OU(RDHBP)”) for a proposed preservation-cum-residential development. Subsequently, two s.16 applications (No. A/H19/82 and 87) have been submitted by the Applicant for adaptive reuse of Maryknoll House for residential development, which was approved by the TPB on 24.12.2021 and 18.7.2025. Major development parameters of the Approved Preservation-cum-Residential Developments under Application No. A/H19/87 are as follows:

Table 2.1 Major Development Parameters of the Approved Preservation-cum-Residential Development

Development Parameter	Application No. A/H19/87
Site Area	7,645.5m ²
Total GFA	6,881.019m ²
- Maryknoll House Building	2,661.621m ²
- New Extensions and New Buildings	4,219.398m ²
Total Plot Ratio	0.9
Site Coverage	30%
Building Height	
- Maryknoll House Building	+75mPD
- Proposed Eastern Extension	+75mPD
- Proposed Western Extension	+67.7mPD
- New Residential Block(s) on the Southern Platform	+64mPD
- New Security Guard House	+66.65mPD
No. of Storeys	
- Maryknoll House Building	3 storeys
- Proposed Eastern Extension	3 storeys above 1 storey of carport
- Proposed Western Extension	1 storeys
- New Residential Block(s) on the Southern Platform	3 storeys above 1 storey of carport
- New Security Guard House	1 storey
No. of Blocks	3
No. of Units	23
Communal Open Space	Not less than 308.2m ²

2.2 Utility Installations for the Existing Historic Building

- 2.2.1 Maryknoll House was built back in 1935. The existing historic building was supported by a set of existing utility installations. However, the existing drainage and sewerage system, power, water and town gas supply, as well firefighting facilities/installations would no longer be sufficient to support the approved residential use, both in terms of capacity and ability to comply with regulations and standards, including but not limited including but not limited to the latest building ordinance, Code of Practice for Fire Safety in Buildings, ProPECC PN 1/23 and the requirements by Hong Kong Electric and Towngas. Modifications would therefore be required.

3 SITE AND PLANNING CONTEXT

3.1 Site Location and Existing Condition

- 3.1.1 The Site is located at a slope abutting Carmel Road near Stanley Plaza, to the south of the Approved Preservation-cum-Residential Development at 44 Stanley Village Road.
- 3.1.2 The Site is at present a vegetated slope. A strip of land at the southern portion of the Site is dedicated for motorcycle parking spaces for public use.

3.2 Land Status

- 3.2.1 The Site has a total site area of about 760m². The Site comprises Government land only.

3.3 Statutory Planning Context

- 3.3.1 The Site falls within an area zoned “GB” on the OZP (**Figure 2.1**). According the Statutory Notes of the OZP, the planning intention of “GB” zone is as follows:

‘The planning intention of this zone for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is general presumption against development within this zone.’

- 3.3.2 According the Statutory Notes of the OZP, “Utility Installation for Private Project” is a Column 2 use under “GB” zone which requires planning permission from the TPB.

3.4 Non-statutory Planning Context

- 3.4.1 *Town Planning Board Guidelines for Application for Development within Green Belt Zone Under Section 16 of the Town Planning Ordinance TPB PG-No. 10* (“the TPB Guideline”) states the main planning criteria for all developments to be erected within “GB” zone. While there is a general presumption against development with “GB” zone, any development/redevelopment should be compatible with the surrounding areas and should itself not be a source of pollutant.

3.5 Surrounding Land Use Pattern

- 3.5.1 The Site is surrounded mainly by low- to mid-density residential developments with a mix of commercial developments (**Figure 2.2 Site Plan** refers):
- To the north is the Grade 1 historic building, Maryknoll House, zoned “OU(RDHBP)”. The building is currently vacant and awaiting for commencement of the Approved Preservation-cum-Residential Development.

To the further north is a low-density residential development, named Stanley Knoll, zoned “Residential (Group C)” (“R(C)”).

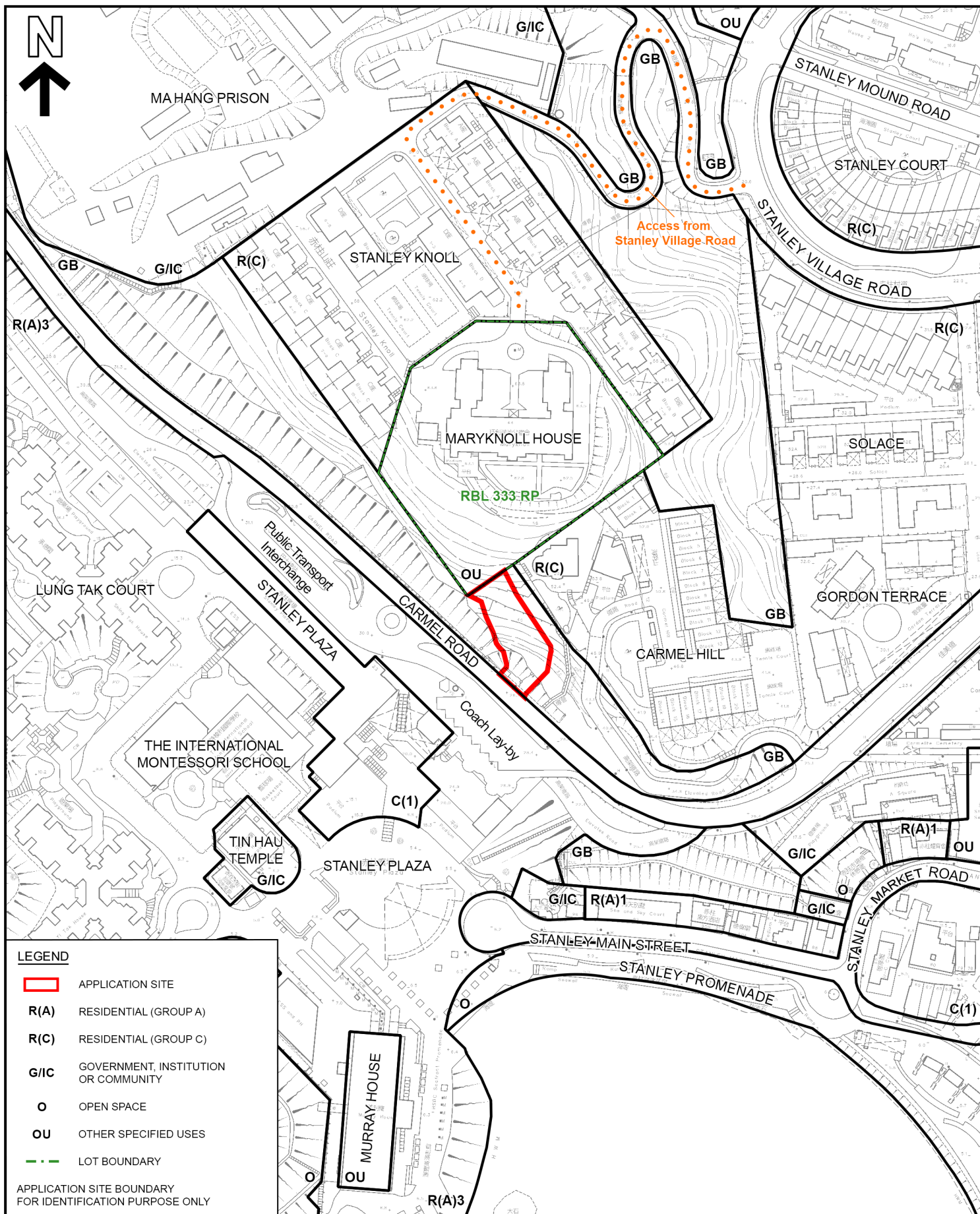
- To the east are some low-density residential developments along Carmel Road; and
- To the south and west across Carmel Road is a shopping centre named Stanley Plaza zoned “Commercial (1)”, and a medium-density public housing named Lung Tak Court together with the Ma Hang Estate Public Transport Interchange zoned “Residential (Group A)3”.

3.6 Similar Planning Application

- 3.6.1 There is a similar approved application for the same use to the immediate southeast of the Site within the same “GB” zone. The location and details of this approved application with similar nature have been indicated/listed in **Figure 3.1** and **Table 3.1** below.

Table 3.1 Similar S.16 Applications for Proposed Utility Installation for Private Project within the Same “GB” Zone on the Approved Stanley Outline Zoning Plan No. S/H19/16

	Application No.	Use(s)/Development(s)	Approval Date
1.	A/H19/67	Proposed Utility Installation for Private Project (Cable Trench, Drainage, Water Pipe and Maintenance Staircase)	3.1.2014



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SITE PLAN

PROPOSED UTILITY INSTALLATION FOR PRIVATE PROJECT
GOVERNMENT LAND ADJOINING 44 STANLEY VILLAGE ROAD,
STANLEY, HONG KONG

SCALE 1 : 2 000

FIGURE 3.2

EXTRACT PLAN BASED ON SURVEY
SHEETS No. 15-NE-12A, 12B, 12C & 12D

DATE: 14.11.2025

4 THE PROPOSED UTILITY INSTALLATION

4.1 Proposed Utility Installation for the Approved Preservation-cum-Residential Development

4.1.1 In order to support and serve solely the Approved Preservation-cum-Residential Development, all of the proposed drainage and sewerage facilities, utility lead-in pipes and staircase routings within the Site have been carefully studied and reviewed to suit the cables and pipework networks in this district. A master plan which illustrates the Proposed Utility Installations is annexed in **Appendix 1**. The exact location of the utility installation shall be subject to detailed design.

Drainage Facilities

4.1.2 A total length of about 44m drainage facilities consists of aboveground stepped channels and underground stormwater pipes of 675mm diameter joined by catchpits are proposed at the western side of the Site to discharge stormwater from the hillside platform to the communal drain underneath Carmel Road (Drawings MS-001 and MS-002 in **Appendix 1** refers). The drainage facilities within the Site mainly sit on the slope surface to catch surface runoff efficiently and reduce disturbance to the slope.

Sewerage Facilities

4.1.3 A total length of about 48m sewerage facilities consists of partially aboveground and partially underground sewer pipes of 200mm diameter joined by catchpits are proposed at the western side of the Site to discharge sewage from the Approved Preservation-cum-Residential Development to the communal sewer underneath Carmel Road by gravity (Drawings MS-001 and MS-002 in **Appendix 1** refers). The above sewer pipes will sit on the slope surface while the underground sewer pipes will have an average depth of 800mm (Drawing MS-003 in **Appendix 1** refers).

Utility Lead-in Pipes for Town Gas, Fire service, Potable Water and Flushing Water

4.1.4 Four utility lead-in pipes of 63mm, 150mm, 80mm and 50mm for town gas, fire service, potable water and flushing water respectively are proposed slightly above the slope surface at the centre of the Site attached to the side of the maintenance staircase (Drawing MS-003 in **Appendix 1** refers). Each have a length of about 55m. The pipes connect the existing utility pipes underneath Carmel Road to the Approved Preservation-cum-Residential Development.

Power Cable Ducts

4.1.5 Two power cable ducts of 1.25m(W) x 0.5m(D) and 1.6m(W) x 0.5m(D) joined by cable draw pits (about 1m aboveground) are proposed at the eastern side of the Site. Each with a length of about 53m (Drawings MS-001 and MS-002 in **Appendix 1** refers). The ducts connect the existing underground power cables at Carmel Road to the Approved Preservation-cum-Residential Development. The upper ducts will be laid partially on the ground surface (not more than 0.5m aboveground) and the

lower ducts are underground. The affected slope will be covered with soil to maintain its natural outlook.

Maintenance Staircase

- 4.1.5.1 For the future maintenance of the aforementioned utilities, a 1.5m wide and 51m long staircase connecting Carmel Road and the Approved Preservation-cum-Residential Development is proposed. The staircase is designed to run between the sewerage facilities and the power cable ducts to allow access to the catch pits for technicians to inspect, repair and maintain the utility installations .

4.2 Proposed Remedial and Landscape Works

- 4.2.1 Illustrated in **Figure 4.1**, the Proposed Utility Installation will be partially on the ground surface and partially underground. For the area where utility would be laid underground, soil will be backfilled to maintain the natural outlook of the slope. Landscape works will be conducted on the backfilled and unaffected areas according to the planting proposal to compensate the loss of affected tree, to screen the drainage channels, catchpits, draw pits and staircase on the ground surface to ensure the affected area would be visually compatible with the hillside environment.
- 4.2.2 The Tree Survey Report in **Appendix 4** indicates that no existing tree within or adjacent to proposed lead-in routing are included in the Register of Old and Valuable Trees promulgated under ETWB TC(W) 29/2004. There is 1 protected species - *Michelia x alba* was identified in accordance with the Forests and Countryside Ordinance (Cap. 96) and this will be retained in-situ.
- 4.2.3 Although the Applicants have already made tremendous effort to propose alignments which would have the least conflict with the existing trees, felling of 12 trees are unavoidable. To compensate, 37 new trees of standard size will be planted at the available planting areas within the Site. They are proposed at relatively flat areas with slope gradient ranging from 7° to 35° near Carmel Road, in accordance with Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011, to screen the Proposed Utility Installation on the Site. Apart from tree planting, woodland shrub mix in predominant of native species are proposed in order to restore the disturbed hillsides in long run.



Figure 4.1 Landscape Plan

5 PLANNING JUSTIFICATIONS

5.1 To Serve the Approved Preservation-cum-Residential Development Only

- 5.1.1 The TPB agreed with adoptive reusing Maryknoll House for residential use and approved the Preservation-cum-Residential Development at 44 Stanley Village Road on 24.12.2021 and 18.7.2025. The Approved Preservation-cum-Residential Development is located on a hilltop platform of more than 30m above Carmel Road, while all public utilities are laid along Carmel Road and Stanley Village Road. Since the existing infrastructure that serves Maryknoll House is out-of-date and has insufficient capacity to serve the Approved Preservation-cum-Residential Development, the Applicant therefore seeks approvals from relevant government departments and utility service providers to provide the necessary utility installations to serve the approved development. The Proposed Utility Installation carry the capacities that are necessary to support and serve solely the Approved Preservation-cum-Residential Development at 44 Stanley Village Road.

5.2 Encroaching into “GB” Zone is Inevitable

- 5.2.1 The Approved Preservation-cum-Residential Development is surrounded by “R(C)” zone to its north and southeast, and by “GB” zone to its east and south and west. Since the surrounding “R(C)” zones have already been fully occupied by existing residential developments, the Proposed Utility Installations encroaching into the “GB” zone is inevitable. The Applicants explored various options (Figure 5.1 refers) to connect the Approved Preservation-cum-Residential Development with the public utilities with an aim to reduce the impact to the surrounding environment. This includes routing the utilities along the existing driveway serving the hilltop platform.

Option A: Via Stanley Knoll and the Existing Access Road/Driveway

- 5.2.2 The Approved Preservation-cum-Residential Development at 44 Stanley Village is accessible via an existing access road from Stanley Village Road through the Stanley Knoll, which is a non-exclusive ROW under the assignment between owners of RBL 333 s.A (Stanley Knoll) and RBL 333 R.P. Yet, there is no obligation for the owner of RBL s.A to allow connection of utilities to pass through.
- 5.2.3 Even if, at a very rare occasion, owners of Stanley Knoll reach a consensus and agree to allow the Applicant to lay utilities underneath their existing driveway and across their site, the total length of the pipes and cable duct will be stretched to about 375m long to connect with the public utilities on Stanley Village Road.
- 5.2.4 Notwithstanding, the winding alignment and structural design of the access road that leads to Stanley Village Road are unsuitable for running/attaching the required utility installations. Not least, the access road has a width of 5m only. Space is insufficient to fit all the drainage, sewerage, power, town gas and water supply, and fire services underneath the access road.

- 5.2.5 Considering its winding nature, the works of laying various utilities (probably involving different utility companies) would generate severe disturbance and raise safety concerns to other users of this access road. Therefore, the route via the existing driveway serving the hilltop is considered not feasible.

Option B and C: via the "GB" zone to the east and to the south

- 5.2.6 Apart from Option A, other alignment options which avoids passing through RBL 333 S.A have been explored. For Option B to the east of Maryknoll House, the anticipated length of the utility pipes and ducts (without carrying out technical feasibility study) will be about 140m, which that of Option C (the proposed option) will be 50m. Option C encroached much less area into the "Green Belt" zone than that of Option B.

Option D: via the "GB" zone to the southwest

- 5.2.7 For Option D from the southwestern boundary to Carmel Road, it is considered not feasible due to the fact that there is a huge level difference between Maryknoll House (+63.5mPD) and Carmel Road (+30mPD). Also, there is a slope/retaining feature No. 15NE-A/FR189 which has a maximum height of 7m and a face angle of 90 degree just less than 2m away from the curb of Carmel Road.
- 5.2.8 Considering the requirements (including but not limited to acceptable angle and gradient) of the sewers, power cables and other utility installations as well as the potential impact to the existing retaining wall at the slope feature, the Applicant proposes to lay the utilities to the east of the existing slope/retaining feature. As such, Option C, the proposed alignment is considered as the shortest feasible route.

5.3 Conforms to the Town Planning Board Guidelines (TPB PG-No. 10)

- 5.3.1 The *Town Planning Board Guidelines for Application for Development within Green Belt Zone Under Section 16 of the Town Planning Ordinance TPB PG-No. 10* (“the TPB Guideline”) states the main planning criteria for any possible development within “GB” zone. While there is a general presumption against development with “GB” zone, any development/redevelopment should be compatible with the surrounding areas and should itself not be a source of pollutant. The extent of the Proposed Utility Installations lying on the “GB” zone has been minimised and would thus create the least impact to the surroundings without extensive clearance of vegetation, affecting the natural landscape and being a source of pollutant. It is therefore considered that the Proposed Utility Installations comply with the TPB Guideline.

5.4 Similar Planning Application in the Surrounding has been Approved

- 5.4.1 As stated in **Section 3.6**, TPB approved a similar application within the same “GB” zone. Approval of the current application is in line with the TPB’s previous decision.

5.5 Affected Motorcycle Parking Spaces will be Suitably Reprovided

- 5.5.1 While there are four existing motorcycle parking spaces for public use at the southern tip of the Site abutting Carmel Road, the Applicant proposes to reprovide 5 motorcycles parking spaces on Carmel Road near Carmelite Monastery, 170m to the east (**Appendix 2** refers). The Transport Department has no comment on the reprovisioning proposal, thus no adverse impact to the transport facilities would be envisaged.

5.6 No Adverse Impact on the Existing Slope

- 5.6.1 The Geotechnical Planning Review Report in **Appendix 3** concludes that based on the existing topography and available geotechnical information, there is no notable concern on underground geology, high water table and stability issue on the slopes.

5.7 No Adverse Landscape and Visual Impact

- 5.7.1 As stated in **Section 4.2**, the Applicant have already made tremendous effort to propose alignments which would have the least conflict with the existing trees. New trees of standard size will be planted at the available planting areas within the Site. They are proposed at relatively flat areas to screen the Proposed Utility Installation on the Site. Apart from tree planting, woodland shrub mix in predominant of native species are proposed in order to restore the disturbed hillsides in long run.

- 5.7.2 In terms of visual impact, most of the utilities will be laid underground or at the slope surface. Only the power cable duct draw pit (about 1m) and the handrailing of the maintenance staircase (about 1m) will be aboveground. Earth tone colour will be

applied to the visible utilities in order to blend in with the existing slope. No adverse visual impact is anticipated.

6 SUMMARY AND CONCLUSION

- 6.1.1 The Applicant, New Season Global Limited, seeks approval from the TPB under Section 16 of the Town Planning Ordinance for the Proposed Utility Installation for Private Project at Government Land adjoining 44 Stanley Village Road, Stanley, Hong Kong.
- 6.1.2 As detailed in the Supporting Planning Statement, the applied use is well justified on the grounds that:
- The Proposed Utility Installation is to serve the Approved Preservation-cum-Residential Development only;
 - Since the Approved Preservation-cum-Residential Development is surrounded by “GB” zone while the public utilities are laid along Carmel Road and Stanley Village Road, the Proposed Utility Installation encroaching into the “GB” zone becomes inevitable;
 - The extent of the Proposed Utility Installations lying on the “GB” zone has been minimised and would thus create the least impact to the surroundings without extensive clearance of vegetation, affecting the natural landscape and being a source of pollutant. It is therefore considered that the Proposed Utility Installations conforms with the TPB Guideline;
 - Similar planning applications in the surroundings has been approved;
 - The Transport Department has no comment on the proposed reprovisioning of the affected motorcycle parking spaces;
 - There will be no adverse impact on the existing slope; and
 - There will be no adverse landscape and visual impact.
- 6.1.3 In view of the above, members of the TPB are respectfully requested to give favourable consideration to the application.