

**Proposed Utility Installation for Private Project,
Government Land Adjoining 44 Stanley Village Road, Stanley, Hong Kong
(S16 Planning Application No. A/H19/88)**

– Further Information No. 3 –

Item	Comments	Responses
1	Comments from Transport Department (Responsible Officer: Mr. TAM Sze Wai, Vincent; Tel: 2829 5427) Received on 9 January 2026	
1.1	<p>Please find our following comments on the subject application from the traffic engineering viewpoint:</p> <p>According to the layout plans in Appendix 1, the proposed STT area would cover the existing public footpath and motorcycle parking spaces on Carmel Road. The applicant should review and justify their proposed extent of STT area and consider to exclude the public footpath and motorcycle parking spaces from the proposed STT area;</p>	<p>The Applicant has considered various options and the current alignment is the best option that would bring the least disturbance to the residents nearby. The Applicant shall lodge necessary application(s) to relevant Government department(s) for temporary relocation of affected motorcycle parking spaces prior to the commencement of works and reinstate the motorcycle parking spaces and pavement accordingly upon completion.</p> <p>The Proposed Utility Installation will not affect the land status and Transport Department and Highways Department shall continue to be responsible for current management and maintenance arrangement of the said transport facilities and public pavement thereat upon works completion. The Supporting Planning Statement in Annex A has been revised accordingly.</p>
1.2	<p>The applicant should indicate the existing motorcycle parking spaces on the layout plans in Appendix 1 and explore the feasibility to retain the motorcycle parking spaces at the existing location after the proposed utility installation works.</p>	<p>Please refer to updated drawing nos. MS-001 and MS-002 in Annex B for the existing motorcycle parking spaces.</p>
2	Comments from Drainage Services Department (Responsible Officer: Mr. ZHOU Hengrui, Ray; Tel: 3101 2366) Received on 26 January 2026	
2.1	<p>One existing sewer is found to be affected by the proposed development.</p> <p>In principle, this sewer should remain fully functional throughout the construction period. It is the responsibility of the project proponent to</p>	<p>Noted. The concerned sewer will remain fully functional and maintain good condition throughout the construction period.</p>

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	<p>ensure that the sewer is properly protected and maintained in good condition during the works.</p> <p>Appropriate monitoring, protective and even repairing measures should also be implemented at their own cost as necessary. Please take this into consideration in your planning and coordination</p>	
3	Comments from Planning Department (Responsible Officer: Mr. LEE Chi Lap, Jacky; Tel: 2231 4603) Received on 28 January 2026	
3.1	<p><u>Maintenance Staircase</u></p> <p>It is observed that the maintenance staircases in vicinity of the application site are about 1m wide. Please justify why a 1.5m wide maintenance staircase is required for this application.</p>	<p>While the clear width of a maintenance staircase is at least 1050mm, the proposed maintenance staircase which has a total width of 1500mm has included the curb and railing as well as engineering support to the railing. Since there are seven utilities (drainage, sewerage, gas, fire service, potable water, flushing water and power supply) to be installed at the Application Site, maintenance staircase of such width will help to provide adequate space for workman to repair and maintain the utilities.</p>
3.2	<p>Please confirm the proposed staircase within the application site will be used for maintenance purpose only and will not be open to the residents of the proposed development at Maryknoll House site and the public. If affirmative, please advise any measures to prevent residents/public access.</p>	<p>The staircase will be used for maintenance purpose only and will not be opened to the residents of the proposed development at Maryknoll House site and the public. The staircase will be gated and locked.</p>
3.3	<p><u>Justification on the Proposed Utilities</u></p> <p>Further information (FI) dated 16.1.2026 mentioned that most of the utilities serving Maryknoll House are laid underneath the access road through Stanley Knoll. If this is the case, please provide further justifications to demonstrate the difficulties of upgrading the existing utilities. Given that the Stanley Knoll has been developed in 1970s and the utilities have been laid since then, please review and provide additional information to support your claim that these utilities are infeasible for upgrade at present.</p>	<p>Noting that the Stanley Knoll has been developed in 1970s, the existing utilities have insufficient capacity to serve the proposed development at Maryknoll House site. At the same time, Hongkong Electric (HKE) requires the Applicant to provide 2 sets of new dual power cable lead-ins; given the requirements set out by HKE (Annex C - Letter dated 10.1.2024 from HKE refers), there is no extra space at the existing access road for installing the new dual power cable lead-ins.</p>

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		We understand that the sewer that serves Stanley Knoll is currently running across the Application Site (which is also the sewer that DSD concerns about; see comment 2.1 above). In other words, upgrading the concerned sewer will also require permission from the Town Planning Board.
3.4	Following item 3 above, please check and confirm the location of the existing utilities against the information provided in application No. A/H19/87.	For the connection point of each existing utility, please refer to Table 2.2 of the Supporting Planning Statement in Annex A .
3.5	The FI dated 16.1.2026 also mentioned that the new utilities, which comply with the current standards, such as Buildings Ordinance, Code of Practice for Fire Safety in Buildings, ProPECC PN 1/23, and the requirements by Hong Kong Electric Company Limited and Towngas, are required to serve the proposed development at the Maryknoll House site. Please specify the relevant standards related to the proposed utilities.	Relevant standards related to the proposed utilities have been provided in Table 2.2 of the Supporting Planning Statement in Annex A .
3.6	Following item 5 above, please provide information regarding the existing provision (in terms of capacity, dimension and condition etc.), and how the proposed utilities will comply with the current standards.	The capacity and dimension of the existing utilities have been provided in Table 2.2 of the Supporting Planning Statement in Annex A .
3.7	It is noted from the approved s.16 planning application No. A/H19/87 that the proposed preservation-cum-residential development at the Maryknoll House would serve about 74 residents only. More justifications should be provided to demonstrate that the proposed site area and the proposed utilities are not excessive and of a minimal scale to serve the proposed development at Maryknoll House.	To minimise the landscape and visual impact by the Proposed Utility Installation, land near the Proposed Utility Installation is included to the Application Site for tree replanting. The application site boundary has been carefully considered and deemed not excessive.
3.8	According to the application form and FI dated 16.1.2026, there are two cable ducts with a width ranges from 1.25m to 1.6m and the 8 draw pits with dimensions 2.8m x 2.8m x 2.8m and 3.8m x 4m x 2.8m. Please justify the provisions and sizes of these utilities are minimal and essential to serve the proposed development at the Maryknoll House site.	It is the Hong Kong Electric's requirement on providing dual cable supply and ring circuit for power supply stability. The provision and size of cable ducts adhere to the requirements set out by Hong Kong Electric. Please refer to the letter from Hong Kong Electric in Annex C on the detailed requirements.
3.9	Please also advise whether the proposed utilities (such as drainage and sewerage pipes) have been indicated in the planning application No. A/H19/87.	The indicative alignments of the proposed drainage and sewage pipes that serve the approved residential development at Maryknoll House Site have been demonstrated in the submitted technical assessments under Planning Application No. A/H19/87.

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3.10	<p><u>Layout Plan/Drawing</u></p> <p>Drawing(s)/plan(s) should be provided to clearly demonstrate the relationship between the proposed utilities and the approved residential development at the Maryknoll House. As discussed earlier, please also check whether the proposed utilities would interfere with the carpark in the proposed development at Maryknoll House site.</p>	<p>Please refer to Drawing MS-002.1 in Annex B for the relationship between the proposed utilities and the approved residential development at the Maryknoll House. Subject to detailed design, the architect, engineers and contractors will ensure the utilities would not interfere with the carpark of the proposed development at Maryknoll House site.</p>
3.11	<p>Please also indicate whether the catchpits, manholes and draw pits are underground, aboveground or partially buried. If necessary, you may also consider to provide sectional plans and photomontages to better illustrate these utilities.</p>	<p>The catchpits, manholes and draw pits are partially buried. The catchpits and manholes of the drainage and sewerage facilities will not exceed 300mm aboveground. Only the top 1m of the power cable draw pits are aboveground and visible. Please refer to Drawing MS-003 in Annex B and the revised Landscape Plan in Annex D for better illustration.</p>

Encl.

Annex A – Revised Supporting Planning Statement

Annex B – Revised Drawings for the Proposed Utility Installations

Annex C – Letter dated 10.1.2024 from Hongkong Electric

Annex D – Revised Landscape Plan

Compiled by: KTA

Date: 29 January 2026

File Ref: 20260129_S3115a_FI(3)_R-to-C