

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/H19/88**

<b><u>Applicant</u></b>	: New Season Global Limited represented by KTA Planning Limited
<b><u>Site</u></b>	: Government Land Adjoining 44 Stanley Village Road, Stanley, Hong Kong
<b><u>Site Area</u></b>	: About 760m <sup>2</sup>
<b><u>Lease</u></b>	: Unleased and Unallocated Government Land
<b><u>Plan</u></b>	: Approved Stanley Outline Zoning Plan (OZP) No. S/H19/16
<b><u>Zoning</u></b>	: “Green Belt” (“GB”)
<b><u>Application</u></b>	: Proposed Utility Installation for Private Project

## 1. **The Proposal**

- 1.1 The applicant seeks planning permission for installation of drainage and sewerage facilities, utility lead-in pipes, power cable ducts, and a maintenance staircase at the application site (the Site) to serve the adjacent proposed preservation-cum-residential development involving adaptive reuse of the Maryknoll House (a Grade 1 historic structure) at 44 Stanley Village Road approved with conditions by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) on 18.7.2025 (No. A/H19/87)<sup>1</sup>. The Site falls within an area zoned “GB” on the approved Stanley Outline Zoning Plan (OZP) No. S/H19/16 (**Plan A-1**). The proposed utility installation is regarded as ‘Utility Installation for Private Project’, which is a Column 2 use within the “GB” zone and requires planning permission from the Board.
  
- 1.2 The Site with a total area of about 760m<sup>2</sup> is for laying utilities including (i) stormwater pipes/drainage channels with catchpits/manholes; (ii) sewer pipes with

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<sup>1</sup> The approved application is for a preservation-cum-residential development with minor relaxation of plot ratio (PR), building height (BH) and site coverage (SC) restrictions at 44 Stanley Village Road, which is zoned “Other Specified Uses” annotated “Residential Development with Historic Building Preserved” located to the north of the Site. The proposed development has a gross floor area of 6,881.019m<sup>2</sup>, a PR of 0.9, and a SC of 36%. In addition to adaptive reuse of the Maryknoll House, a four-storey new residential block above a single-level of carpark is proposed at the southern portion of the site. The design population of the proposed development is 74. According to the Drainage and Sewerage Impact Assessments (DSIA) submitted under the application, new stormwater and sewerage pipelines are proposed to be constructed outside the application site to connect with Carmel Road to cater for the proposed development. The Chief Engineer/Hong Kong & Islands of the Drainage Services Department (CE/HK&I of DSD) had no objection to the application.

manholes; (iii) utility lead-in pipes for town gas, fire service, potable water, and flushing water; and (iv) power cable ducts connecting the south-eastern part of the proposed preservation-cum-residential development to Carmel Road, where the existing public utilities are located<sup>2</sup> (**Drawings A-1 and A-2**). A maintenance staircase of 1.5m wide leading from the proposed preservation-cum-residential development to Carmel Road is also proposed<sup>3</sup>. While the lead-in pipes and the maintenance staircase will be placed aboveground, the rest will be installed partially underground and partially aboveground (**Drawing A-1**).

- 1.3 The existing gas pipe, water supply pipe and power cable serving the Maryknoll House are primarily underneath the existing winding access road to the north of the Maryknoll House to link up with Stanley Village Road where the public utilities are found. According to the applicant, the Maryknoll House was built in 1935, and the existing set of utility installation would not be sufficient to support the proposed preservation-cum-residential development in terms of capacity and compliance with current regulations and standards. The Hong Kong Electric Co., Ltd. (HKE) has also advised that two separate power cable entries (spaced at least 3.5 m apart) are required for the proposed development. Therefore, a new set of utility pipes is required. However, the existing 5m-wide access road which passes through Stanley Knoll lacks sufficient space to accommodate all necessary utilities beneath its surface. Furthermore, the installation works would cause disturbance and raise safety concerns for the nearby residents of Stanley Knoll. Given that laying new utilities underneath the existing access road is not viable, the applicant has explored alternative alignment options and identified the currently proposed alignment to the south of the Maryknoll House as the shortest feasible option (details in paragraph 2 below).
- 1.4 To mitigate visual and landscape impacts, for areas where the proposed utilities are laid underground, the applicant proposes to backfill soil to maintain the natural slope appearance. In addition, landscape works will be carried out on both the backfilled and unaffected areas to compensate for the loss of affected trees and to screen the drainage channels, catchpits, draw pits, and staircase on the ground surface. According to the Tree Survey Report (**Appendix 4 in Appendix 1a**) submitted by the applicant, there are 17 surveyed trees within the Site. Five trees are proposed to be retained while 12 trees of common species are proposed to be felled due to conflict with the proposed installation. 37 new standard-sized trees will be planted within the Site to achieve a compensatory ratio of 1:3.08 (**Drawing A-2**). Moreover, woodland shrubs are proposed to restore the disturbed hillsides. An earth-tone colour will be adopted to blend the installation with the slope.
- 1.5 Four motorcycle parking spaces located at the southern tip of the Site will be temporarily relocated during the construction period<sup>4</sup>. These parking spaces will

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<sup>2</sup> According to the applicant, the existing public drain, foul water pipe, power cables and other utility pipes run beneath Carmel Road.

<sup>3</sup> The proposed 1.5m-wide staircase is designed with a clear width of 1.05m, with the remaining space allocated for curbs that support railings. This staircase is restricted for maintenance use only and will be secured with gates and locks. Neither residents of the proposed development at Maryknoll House site nor the public will be granted access.

<sup>4</sup> The applicant has committed to submitting the necessary application(s) to the relevant Government department(s) for the temporary relocation of the affected motorcycle parking spaces prior to the commencement of works. The exact location of the temporary motorcycle parking spaces will be identified and submitted to relevant departments for consideration and approval.

be reinstated upon completion of the proposed installation.

- 1.6 The layout plans and landscape drawing for the proposed installation are shown at **Drawings A-1** to **A-3**, and the dimensions of the proposed installation are summarised below:

Proposed Utilities	No.	Dimension (mm) (L x W x H)
<b>(i) Drainage Facilities</b> <i>(Partially underground and partially aboveground)</i>		
- Storm Water Pipes		
- Storm Water Manhole	1	44,000 (L) x Ø 675
- Storm Water Manhole	1	1,300 x 1,300 x 1,800
- Storm Water Manhole	1	1,800 x 1,900 x 3,300
- Catchpit	3	1,200 x 1,200 x 1,200
<b>(ii) Sewerage Facilities</b> <i>(Partially underground and partially aboveground)</i>		
- Sewer Pipes	1	48,000 (L) x Ø 200
- Storm Water Manhole	3	3,100 x 1,400 x 5,200
- Storm Water Manhole	1	1,100 x 1,100 x 1,300
<b>(iii) Utility Lead-in Pipes</b> <i>(Aboveground)</i>		
- Town Gas Pipe	1	55,000 (L) x Ø 63
- Fire Service Pipe	1	55,000 (L) x Ø 150
- Potable Water Pipe	1	55,000 (L) x Ø 80
- Flushing Water Pipe	1	55,000 (L) x Ø 50
<b>(iv) Power Cable Ducts</b> <i>(Partially underground and partially aboveground)</i>		
- Power Cable Duct	1	53,000 x 1,600 x 500
- Power Cable Duct	1	53,000 x 1,250 x 500
- Cable Draw Pit	6	2,800 x 2,800 x 2,800
- Cable Draw Pit	2	3,800 x 4,000 x 2,800
<b>(v) Maintenance Staircase</b> <i>(Aboveground)</i>		
	1	51,000 (L) x 1,500 (W)

- 1.7 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 10.12.2025 **(Appendix I)**
- (b) Supporting Planning Statement (SPS) **(Appendix Ia)**
- (c) Further Information (FI) received on 16.1.2026<sup>#</sup> **(Appendix Ib)**
- (d) FI received on 19.1.2026<sup>#</sup> **(Appendix Ic)**
- (e) FI received on 29.1.2026<sup>#</sup> **(Appendix Id)**
- (f) FI received on 29.1.2026<sup>#</sup> **(Appendix Ie)**
- (g) FI received on 3.2.2026<sup>#</sup> **(Appendix If)**

<sup>#</sup> accepted and exempted from the publication and recounting requirement

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the SPS and FIs at **Appendices Ia to If** respectively, and summarised as follows:

- (a) the proposed utility installation is necessary and exclusively serves the approved preservation-cum-residential development at the Maryknoll House site. As the existing utilities of the Maryknoll House are outdated and lack sufficient capacity, new utility installation compliant with current regulations and standards<sup>5</sup> are required to support the proposed development. HKE also confirmed that two new power cable entries are required for the proposed development;
- (b) the indicative alignments of the proposed drainage and sewerage facilities have been shown in the technical assessments submitted under planning application No. A/H19/87 for the proposed preservation-cum-residential development at the Maryknoll House site. Following approval of the planning application, the applicant engaged consultants to critically review the existing utilities. The review confirmed the necessity of the new utilities, and the shortest feasible alignment for the proposed utilities was identified;
- (c) four alignment options (i.e. Options A to D) for connecting the proposed utilities to the public infrastructure located along Carmel Road or Stanley Village Road have been explored (**Drawing A-4**):

### Option A: The access road through Stanley Knoll to Stanley Village Road

the existing utilities serving the Maryknoll House are primarily laid beneath and along the existing winding access road/right-of-way within Stanley Knoll leading to Stanley Village Road (**Plan A-2**). However, the existing access road within Stanley Knoll is a non-exclusive right-of-way under the assignment between the owners of Stanley Knoll and Maryknoll House. There is no legal obligation for the owners of Stanley Knoll to permit new utility installation. Also, the road's winding alignment, steep gradients, and sharp curves render it technically unsuitable for utility installation. Furthermore, the 5-m wide access road lacks sufficient space to accommodate all required utility lines (including drainage, sewerage, power, town gas and water supply) beneath its surface. Construction works would also cause disturbance and raise safety concerns for residents of

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<sup>5</sup> According to the applicant, the capacity of the existing utility installations and the current standards of the proposed utilities are as follows:

Utilities	Existing Capacity	Latest Standards
Drainage Pipe	Ø 150mm	Ø 675mm
Sewerage Pipe	Ø 150mm (shared with Stanley Knoll)	Ø 200mm
Gas Pipe	Ø 50mm	Ø 63mm
Fire Services Pipe	Not provided separately. Shared with portable water pipe.	Ø 150mm
Potable Water Pipe	Ø 40mm	Ø 80mm
Flushing Water Pipe	Not provided separately. Shared with portable water pipe.	Ø 50mm
Power Cable Pipe	~800kVA	2000kVA

Stanley Knoll. Therefore, neither upgrading the existing utilities nor installing new ones along this alignment is considered practically viable;

Option B: “GB” zone to the east of Maryknoll House site connecting with Stanley Village Road

the proposed utility route from the boundary of Maryknoll House site to Stanley Village Road will be about 140m in length, which is significantly longer than the selected option (i.e. Option C, which is about 50m). As this option will traverse a larger area within the “GB” zone compared to the selected option, it is not the shortest feasible option;

Option C: “GB” zone to the south of Maryknoll House site (the selected option) connecting with Carmel Road

the proposed utility route from the boundary of Maryknoll House site to Carmel Road spans about 50m. While this alignment is longer than Option D, technical assessments have confirmed that it is technically feasible.

Option D: “GB” zone to the southeast of Maryknoll House site connecting with Carmel Road

the proposed utility route between the boundary of Maryknoll House site and Carmel Road is about 16m, which is the shortest among the available options. However, there is an extensive retaining wall with a maximum height of 7m and a vertical angle of 90-degree located less than 2m from the curb of Carmel Road, which renders utility installation infeasible.

In view of the above, Option C (the selected option) is the shortest feasible option.

- (d) the proposed utility installation complies with Town Planning Board Guidelines No. 10 (TPB PG-No. 10) for “GB” zone applications, in that:
- (i) the extent of the proposed utility installation within the “GB” zone has been minimised to avoid extensive vegetation clearance, thereby creating the least impact on the surroundings. The alignment of the proposed utility installation has been carefully considered to minimise disturbance to trees and vegetations. Lead-in pipes would run alongside the maintenance staircase and some utilities have been designed to overlay with each other where possible to minimise the extent of works. While 12 trees will be felled, 37 standard trees will be planted to achieve a compensatory ratio of 1:3.08. In areas where utilities are to be laid underground, soil will be backfilled to maintain the natural outlook of the slope. Woodland shrubs are also proposed to restore the disturbed hillsides in the long run;
  - (ii) most of the utilities will be laid underground or at the slope surface. With the new trees and woodland shrubs screening the proposed installation, and the adoption of earth-tone colour for the visible components, no adverse visual impact is anticipated; and
  - (iii) the Geotechnical Planning Review Report (**Appendix Ic**) concluded that there are no notable concerns on underground geology, high water table or slope stability based on the existing topography and available geotechnical information. In addition, the proposed installation will not be a source of

pollution;

- (e) the four existing public motorcycle parking spaces and the footpath located at the southern tip of the Site abutting Carmel Road will be reinstated upon completion of the proposed utility installation. Therefore, no adverse impact on transport facilities is envisaged; and
- (f) a similar planning application for proposed utility installation for a private project in the same “GB” zone within the same OZP was approved by the Committee. Approval of this application would be consistent with the Committee’s previous decisions.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

As the Site involves Government land only, the “owner’s consent/notification” requirement as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) is not applicable to the application.

### **4. Town Planning Board’s General Guidelines**

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), particularly the following planning considerations, are relevant to the application:

- (a) there is a general presumption against development (other than redevelopment) in a “GB” zone;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds;
- (c) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (d) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (e) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (f) any proposed development on a slope or hillside should not adversely affect slope stability.

## 5. **Previous Application**

There is no previous application in respect of the Site.

## 6. **Similar Application**

There was a similar application for ‘Utility Installation for Private Project’ (Cable Trench, Drainage, Water Pipe and Maintenance Staircase) within the same “GB” zone on the OZP. It was approved with condition<sup>6</sup> by the Committee on 3.1.2014, mainly on the grounds that the proposed installation was generally in line with the criteria set out in TPB PG-No. 10, in that the proposed installation was essential for the permitted residential redevelopment; the proposed development was not incompatible with the character of the surrounding areas; the proposal would not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment; and the proposed installation had no adverse impacts on the surrounding area.

## 7. **The Site and Its Surrounding Areas (Plans A-1 to A-3 and photo on Plan A-4)**

7.1 The Site is located on the vegetated slope between Carmel Road and the Maryknoll House at 44 Stanley Village Road.

7.2 The surrounding areas have the following characteristics:

- (a) bounded by vegetated slopes with existing utility pipes and maintenance staircases to the east, and a retaining wall to its west;
- (b) to the immediate north is the Grade 1 historic building, namely the Maryknoll House;
- (c) to the further north and east is an area zoned “Residential (Group C)” for low density residential developments; and
- (d) to the south across Carmel Road is Stanley Plaza.

## 8. **Planning Intention**

The “GB” zone is intended primarily 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 a general presumption against development within this zone.

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<sup>6</sup> The approval condition is related to submission and implementation of tree preservation and landscape proposals to the satisfaction of the Director of Planning or of the Board.

## **9. Comments from Relevant Government Departments**

9.1 The following government departments have been consulted and their views on the application are summarised as follows:

### **Land Administration**

9.1.1 Comments of the District Lands Officer/Hong Kong West and South, Lands Department (DLO/HKW&S, LandsD):

- (a) the Site falls within unleased and unallocated government land, “car park – carriageway”, “run-in” and “footway” under highway polygon managed and maintained by the Transport Department (TD) and Highways Department (HyD), and slope features No. 15NE-A/FR189 and 15NE-A/C668 maintained by HyD. The applicant is reminded to ensure that the Site data quoted in the submission is correct, as no verification of such site data is made at this stage;
- (b) any installations within the existing public motorcycle parking area, its temporary relocation and reinstatement arrangement proposed by the applicant shall be submitted to the Transport Department (TD) and Highways Department (HyD) for their consideration and approval. TD and HyD being the management and maintenance parties of the public motorcycle parking area may wish to consider whether the proposed installations and their subsequent maintenance would affect the operation of the public motorcycle parking spaces. The applicant is reminded to identify a site for temporary relocation of the public motorcycle parking spaces, which is managed and maintained by TD and HyD (i.e. within Highway Polygon) for their consideration and approval;
- (c) if the planning application is approved by the Board, the applicant is required to submit a short term tenancy (STT) application to her office to implement the proposal, subject to the proposal being acceptable to other relevant government departments. Upon receipt of the formal STT application, LandsD will process the application in the capacity of the landlord in accordance with applicable policy and practice, and there is no guarantee that the application will be approved. If the STT application is approved, it will be subject to such terms and conditions, such as payment of rent and administrative fee, as may be imposed by LandsD at its sole discretion; and
- (d) no trees on Government Land should be interfered with unless prior approval has been obtained from her office or other relevant authority.

### **Urban Design and Visual**

9.1.2 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

it is noted that there are proposed landscape works to screen off the

proposed utility installations. She has no adverse comment from the visual perspective.

### **Landscape**

#### 9.1.3 Comments of CTP/UD&L, PlanD

- (a) no adverse comments on the application from landscape planning perspective;
- (b) based on the aerial photo taken in 2024, the Site is located in an area of residential urban fringe landscape character surrounded by residential buildings, school, prison and vegetated slopes. The proposed installation is not incompatible with the landscape character of the surrounding environment;
- (c) among the 17 trees surveyed within the Site, five trees are proposed to be retained and 12 trees of common species are proposed to be felled due to conflicts with the proposed works. 37 new standard trees are proposed to be planted within the Site to compensate for the loss of trees, and woodland shrubs are proposed to be planted to restore the disturbed hillsides. Significant adverse landscape impact arising from the application is not anticipated; and
- (d) the approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

### **Traffic**

#### 9.1.4 Comments of the Commissioner for Transport (C for T):

- (a) she has no objection in principle to the application from the traffic engineering viewpoint; and
- (b) according to the applicant, the motorcycle parking spaces and footpath on Carmel Road will be reinstated upon completion of the proposed utility installation works. Necessary application(s) should be submitted to the relevant department(s) prior to the commencement of works.

#### 9.1.5 Comments of the Chief Highway Engineer/Hong Kong, HyD (CHE/HK, HyD):

- (a) no objection to the application;
- (b) no adverse comment from highways maintenance viewpoint on the proposed temporary relocation of the motorcycle parking spaces

provided that the parking spaces and footpath will be reinstated up to the relevant TD and HyD standards; and

- (c) advisory comments are at **Appendix III**.

### **Drainage and Sewerage**

9.1.6 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) no comment on the application from the sewerage and drainage perspectives, as there is no additional sewage generation from the proposed utility installation and the increase in surface runoff is not significant;
- (b) according to the latest version of the DSD Sewerage Manual, the standard sewer pipe diameter has been updated from 150mm to 200mm. To comply with this requirement, the applicant may either upgrade the existing pipe or construct a new one. To minimise the impact on the existing system and surroundings, constructing a new pipe appears to be more preferable;
- (c) the existing sewer within the Site (**Drawing A-1**) should remain fully functional throughout the construction period of the proposed utility installation. The sewer should be properly protected and maintained in good condition during the works. Appropriate monitoring, protective and repairing measures should also be implemented at applicant's own cost as necessary;
- (d) the applicant is required to submit detailed design of drainage system for his approval at the later stage; and
- (e) given that the proposed utilities are part of a private project, it is considered that both the installation and long-term maintenance, whether situated in private or Government land, would fall under the responsibility of the lot owner;

### **Others**

9.1.7 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no in-principle objection on the application; and
- (b) detail plumbing design regarding the size of the water pipes should be submitted to WSD for approval at appropriate stage.

9.1.8 Comments of the Commissioner of Police:

- (c) no objection to the application;

- (d) all works must comply with the laws and regulations of the Hong Kong Special Administrative Region;
- (e) during the works period, noise and nuisance caused to nearby residents should be minimised;
- (f) the proposed development should not cause any obstruction to pedestrians and traffic at all times; and
- (g) the safety and security of the project area should be ensured through proper arrangements.

9.2 The following departments have no objection to/ no adverse comments on the application:

- (a) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (b) Director of Electrical and Mechanical Services (DEMS);
- (c) Director of Agriculture, Fisheries and Conservation (DAFC);
- (d) Director of Environmental Protection (DEP);
- (e) Director of Fire Services (D of FS); and
- (f) District Officer (Southern), Home Affairs Department.

## **10. Public Comments Received During Statutory Publication Period**

During the statutory publication period, five objecting comments, including three in standard format, from individuals are received (**Appendix II**). The major grounds of objections are summarised below:

- (a) the applicant made no mention in its earlier application for the proposed preservation-cum-residential development at the Maryknoll House site that it would later seek to incorporate additional land for utility installation into the development<sup>7</sup>;
- (b) the proposed development would cause negative visual and environmental impacts;
- (c) the proposed excavation and vegetation clearance are considerable and extensive, which would result in the loss of natural landscape and ecology, adversely affect slope stability, and impact the living quality of nearby residents;
- (d) the existing utilities at the Maryknoll House remain sufficient to serve the proposed preservation-cum-residential development. There is no obligation for the Government to provide separate utility access;
- (e) there is no strong planning justification for approving the application. The proposed utility installation is not in line with the “GB” zone’s planning intention and does not comply with TPB PG-No. 10. Approval of the application would set an undesirable precedent; and

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<sup>7</sup> Please see footnote 1 and paragraph 2(d) above.

- (f) replanting of compensatory heavy standard trees should be required, and the applicant should be required to conduct ongoing tree vegetation maintenance on the slope.

## **11. Planning Considerations and Assessments**

- 11.1 The applicant seeks planning permission to use a piece of Government land for the installation of drainage and sewer pipes, utility lead-in pipes for town gas, fire service, potable water and flushing water, power cable ducts, and a maintenance staircase at the Site. These proposed private utilities will connect with the existing public utilities underneath Carmel Road to serve the proposed preservation-cum-residential development at the Maryknoll House site approved by the Board. The planning intention of the “GB” zone is to define the limits of urban and suburban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. According to TPB PG-No. 10, development within “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds.
- 11.2 The Maryknoll House was built in the 1930s. According to the applicant, the existing utilities serving the Maryknoll House would not be sufficient to support the proposed development at the Maryknoll House site in terms of capacity and compliance with current regulations and standards as required by relevant departments and utility providers. It is essential to provide a new set of utility installation to support the proposed development. The DSIA under the approved application for the proposed preservation-cum-residential development has outlined similar stormwater and sewerage pipe installations as proposed currently. HKE has confirmed that two power cable entries are required for the proposed development. CE/HK&I of DSD has no objection to the application. He advises that there is a need to either upgrade or provide a new sewer pipe to meet the latest requirement, and providing a new sewer pipe appears to be more preferable in order to minimise impacts on the existing system and surroundings. Other relevant departments, including CE/C of WSD and DEMS, have no comment on the proposed utility installation.
- 11.3 Besides, the applicant demonstrates in the submission that the Site offers the shortest feasible option for the proposed installation. As detailed in paragraph 2(c), upgrading or laying new utilities underneath the existing winding access road is infeasible due to insufficient space and possible disturbance to nearby residents. Other alternative options which also involve “GB” are infeasible either due to the presence of massive retaining structures or involving longer routes and greater use of “GB” land. In this regard, CE/HK&I of DSD, CE/C of WSD, DEMS and CHE/HK of HyD have no comment on the applicant’s proposed alignment option.
- 11.4 The Site is situated on a vegetated slope with existing utility pipes, maintenance staircases to its east, and a retaining wall to its west. According to the applicant, the proposed installation will be confined to the minimum area necessary to support the proposed preservation-cum-residential development. To mitigate visual and landscape impacts, the applicant proposes planting 37 new standard trees within the Site to compensate for the 12 trees to be felled due to conflicts with the proposed

works, achieving a compensatory ratio of 1:3.08. These new trees will also serve to screen the proposed installation. In addition, underground utilities will be backfilled upon completion of works, and shrubs will be planted to restore the natural landscape. The proposed installation with mitigation measures is considered generally not incompatible with the surrounding area. CTP/UD&L of PlanD has no adverse comments from the visual and landscape planning perspectives. No significant adverse landscape impact arising from the application is anticipated.

- 11.5 The proposed installation will not generate adverse traffic, environmental and geotechnical impacts on the surrounding neighbourhood. The existing motorcycle parking spaces and footpath on the Site will be reinstated upon completion of the proposed utility installation works. The temporary relocation of the motorcycle parking spaces will be separately agreed with relevant department(s). C for T has no adverse comments on the application. Other relevant departments, including CHE/HK of HyD, DEP, CE/HK&I of DSD, CE/C of WSD and H(GEO), CEDD have no comment on the application.
- 11.6 In view of the above, the proposed installation is generally in line with the relevant criteria of TPB PG-No. 10 in that it is essential to support the proposed preservation-cum-residential development at the Maryknoll House, and the applicant has demonstrated that the proposal is the shortest feasible option. Moreover, the proposed installation is not incompatible with the surrounding landscape character, will not cause adverse traffic, environmental, drainage, landscape and visual impact, and will not adversely affect slope stability.
- 11.7 There is a similar application for proposed utility installation for private project within the same “GB” zone in the vicinity of the Site, which was approved with condition by the Committee mainly on the grounds as stated in paragraph 6 above. Approval of the subject application is generally in line with the Committee’s previous decision.
- 11.8 Regarding the public comments, the planning considerations and assessments above, the departmental comments in paragraph 9 and the applicant’s justifications in paragraph 2 are relevant.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 above, and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 6.2.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following advisory clauses for the application are suggested for Members’ reference:

### Advisory Clauses

the recommended advisory clauses are attached at **Appendix III**.

12.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection are suggested for Members' reference:

- (a) the proposed utility installation is not in line with the planning intention of the "GB" zone which is primarily for conservation of the existing natural environment amid the build-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 a general presumption against development within the "GB" zone. There is no strong justification for a departure from the planning intention; and
- (b) the proposed development does not comply with the TPB PG-No. 10 for 'Application for Development within GB zone' in that there are no exceptional circumstances to justify the application, and the scale of the proposed development is not compatible with the surrounding areas.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

### **14. Attachments**

<b>Appendix I</b>	Application Form received on 10.12.2025
<b>Appendix Ia</b>	SPS
<b>Appendix Ib</b>	FI received on 16.1.2026
<b>Appendix Ic</b>	FI received on 19.1.2026
<b>Appendix Id</b>	FI received on 29.1.2026
<b>Appendix Ie</b>	FI received on 29.1.2026
<b>Appendix If</b>	FI received on 3.2.2026
<b>Appendix II</b>	Public Comments
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Drawings A-1 and A-2</b>	Layout Plans
<b>Drawing A-3</b>	Landscape Drawing
<b>Drawing A-4</b>	Alignment Options Explored
<b>Plan A-1</b>	Location Plan
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<b>Plan A-4</b>	Site Photo