

Annex 5

Replacement Pages of Planning Statement

4 THE DEVELOPMENT PROPOSAL

4.1 Development Scheme and Design Considerations

- 4.1.1 The Application Site is located in a low-to-medium-dense neighbourhood sitting on a hillside surrounded by greenery coverage, which is an ideal location for residential development enjoying a private and tranquil living environment.
- 4.1.2 The future redevelopment of 58 Tai Hang Road at the “R(B)” site will comply with the statutory requirements. The preliminary redevelopment scheme intends to provide about 15 nos. of flats. To achieve parking requirements under the HKPSG, about 6 to 11 nos. of private car parking spaces, including two accessible parking spaces (one for the residents and one for the visitors), will be provided for the redevelopment of 58 Tai Hang Road. A loading and unloading space (3.5m x 7m) for light goods vehicles will also be provided within the residential building. The Proposed Access Road is therefore necessary to provide a proper vehicular connection for the residents to the residential redevelopment at 58 Tai Hang Road.
- 4.1.3 The proposed pedestrian footpath at the Application Site is intended to serve both the residents of 58 Tai Hang Road and the public. It is a reprovision of a safe and proper pedestrian access to replace the existing dilapidated staircase on the slope at the Application Site (i.e. upper section of Tai Hang Road). Upon the future redevelopment of 58 Tai Hang Road, the Applicant is also committed to providing a footpath connecting the residential development to the downhill Tai Hang Road near 16 Tai Hang Road (i.e. the lower section of Tai Hang Road). The proposed pedestrian footpath will be open for public access on a 24-hour basis. There will also be no gate or access control imposed at the Proposed Access Road. The Applicant will also be responsible for the future management and maintenance of the Proposed Access Road.
- 4.1.4 In terms of the design, since the Application Site sits on a steep slope abutting Tai Hang Road, the Proposed Access Road will be an elevated bridge cantilevering from Tai Hang Road. The level of the Proposed Access Road begins from 70mPD at Tai Hang Road, gradually sloping down to 68.3mPD to the G/F of the residential building at 58 Tai Hang Road. The Proposed Access Road with a total width of 13.2m will include a 1.5m wide pedestrian walkway and a 1.5 wide area for planters. A turntable with a 12m diameter is provided in open-air on the Proposed Access Road. The detailed architectural drawings of the Proposed Access Road are in **Annex 4**.
- 4.1.5 In respect of the landscape consideration, a Landscape Proposal is prepared with a view to minimising the potential impact on the surrounding landscape brought by the Proposed Access Road. A total of 35 nos. of trees on the steep slope will unavoidably be felled upon the construction of the Proposed Access Road. To compensate for the tree loss, 5 nos. of heavy standard trees are proposed in the planter strip of the Proposed Access Road. The compensation ratio to the tree lost in term of quantity is 1:0.14. In addition to the compensatory planting, opportunities were sought to include vertical greening (wiring type) with climber plantings on the existing slope area as a beautification scheme to the greenery loss of the Application Site. The detailed landscape and tree assessment is provided at **Annex 5**.

Environmental

- 5.8.4 According to TPDM Volume 1 Appendix 1 Annex D for the use of Private Housing: Medium-Density / R(B), the additional traffic flow from the Proposed Access Road is anticipated to be 3 vehicles (Generation) / 2 vehicles (Attraction) in AM Peak; 2 vehicles (Generation) / 2 vehicles (Attraction) in PM Peak. Hence, there will be very limited additional traffic flow and no adverse environmental and vehicular emission impact is anticipated. Moreover, the proposed 12m diameter turntable will be powered by electricity, therefore its operation will not involve any air emission, and no adverse environmental impacts will be generated.
- 5.8.5 During the construction phase of the Proposed Access Road, the Applicant will adhere to and implement good site practices and necessary dust control measures as stipulated in the Air Pollution Control (Construction Dust) Regulation to minimise the dust impact at the nearby Air Sensitive Receivers. The Applicant will also comply with the relevant legislations/guidelines to minimise noise impact, including ProPECC PN1/24 Minimizing Noise from Construction Activities.