
Attachment 1 –

Replacement Pages of the Planning Statement

2 INDICATIVE DEVELOPMENT PROPOSAL

2.1 Indicative Development Scheme and Development Schedule

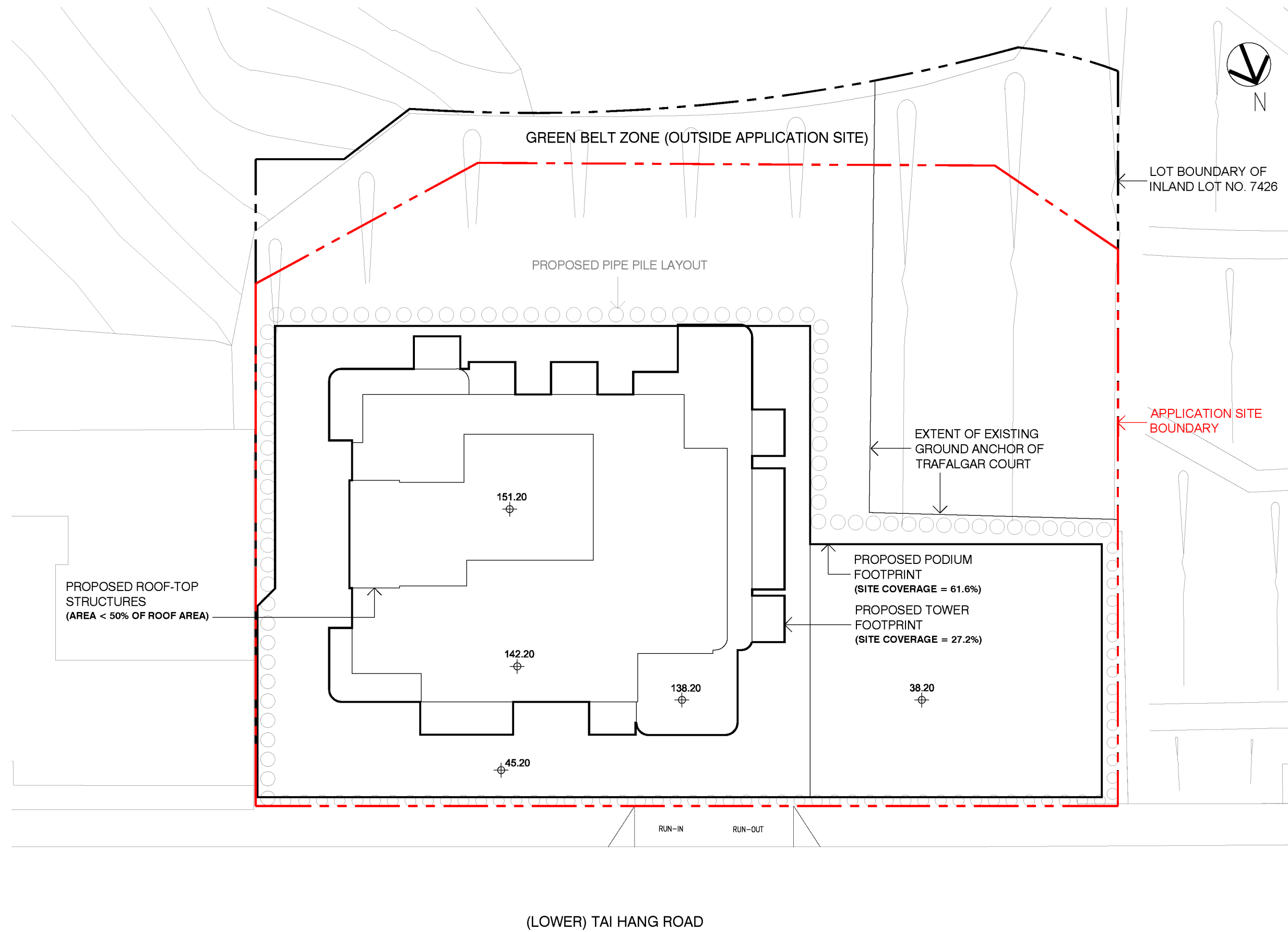
2.1.1 The Proposed Development is planned with a GFA of about 9,730.12m² (equivalent to a PR of about 5.687) comprising a 30-storey residential building (including 3 levels of carports). There is no change in GFA, PR and number of storeys as compared with the Approved Scheme. The differences are mainly attributed to the increase in number of units from 61 to 176. **Table 2.1** below shows the indicative development schedule of the Proposed Scheme as compared with the Approved Scheme. The Indicative Block Plan, Floor Plans, Sections and Landscape Plans of the Proposed Scheme are shown in **Figures 2.1 to 2.18**.

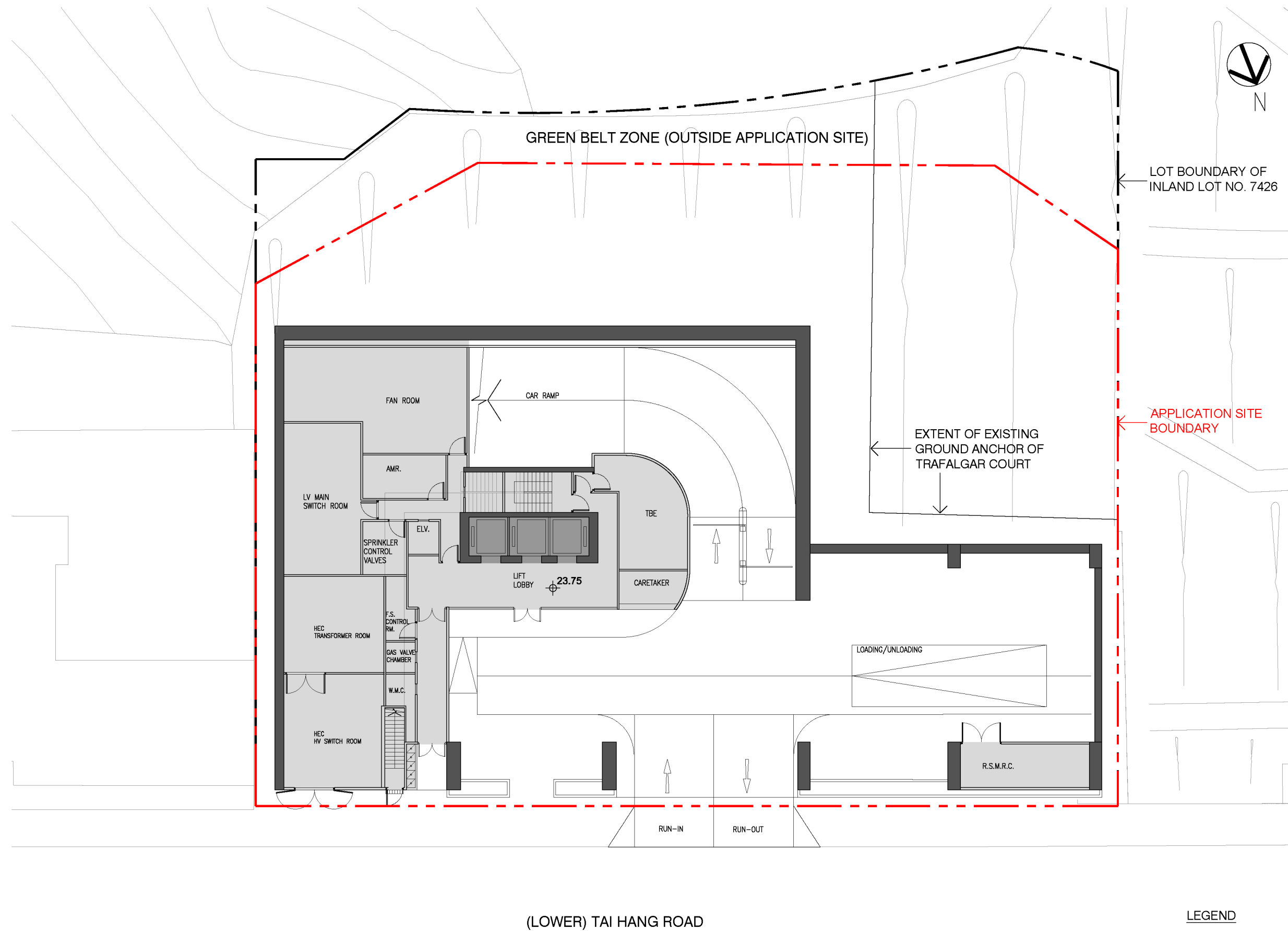
Table 2.1 Indicative Development Schedule of the Proposed Development

	Approved Scheme (No. A/H6/91)	Proposed Scheme	Difference
Site Area (about)	1,711m ²	1,711m ²	-
GFA (about)	9,730.12m ²	9,730.12m ²	-
Plot Ratio (about)	5.687	5.687	-
No. of Block	1	1	-
No. of Storeys ⁽¹⁾	30 (including 4 levels of carports)	30 (including 3 levels of carports)	-
Maximum Site Coverage 57mPD or below - Above 57mPD	Not more than 60% Not more than 30.5%	Not more than 62% Not more than 30.5%	+2% -
No. of Flats	61	176	+115 (+188.5%)
Average Flat Size (about)	159.5m ²	55.3m ²	-104.2m ² (-65.3%)
Anticipated Population (about)	165 ⁽²⁾	458 ⁽³⁾	+293 (+177.6%)
Private Open Space (not less than) ⁽⁴⁾	165m ²	458m ²	+293m ² (+177.6%)
Major Ancillary Facilities	- E&M Facilities - Clubhouse	- E&M Facilities - Clubhouse (about 462m²) ⁽⁵⁾	-

Remarks:

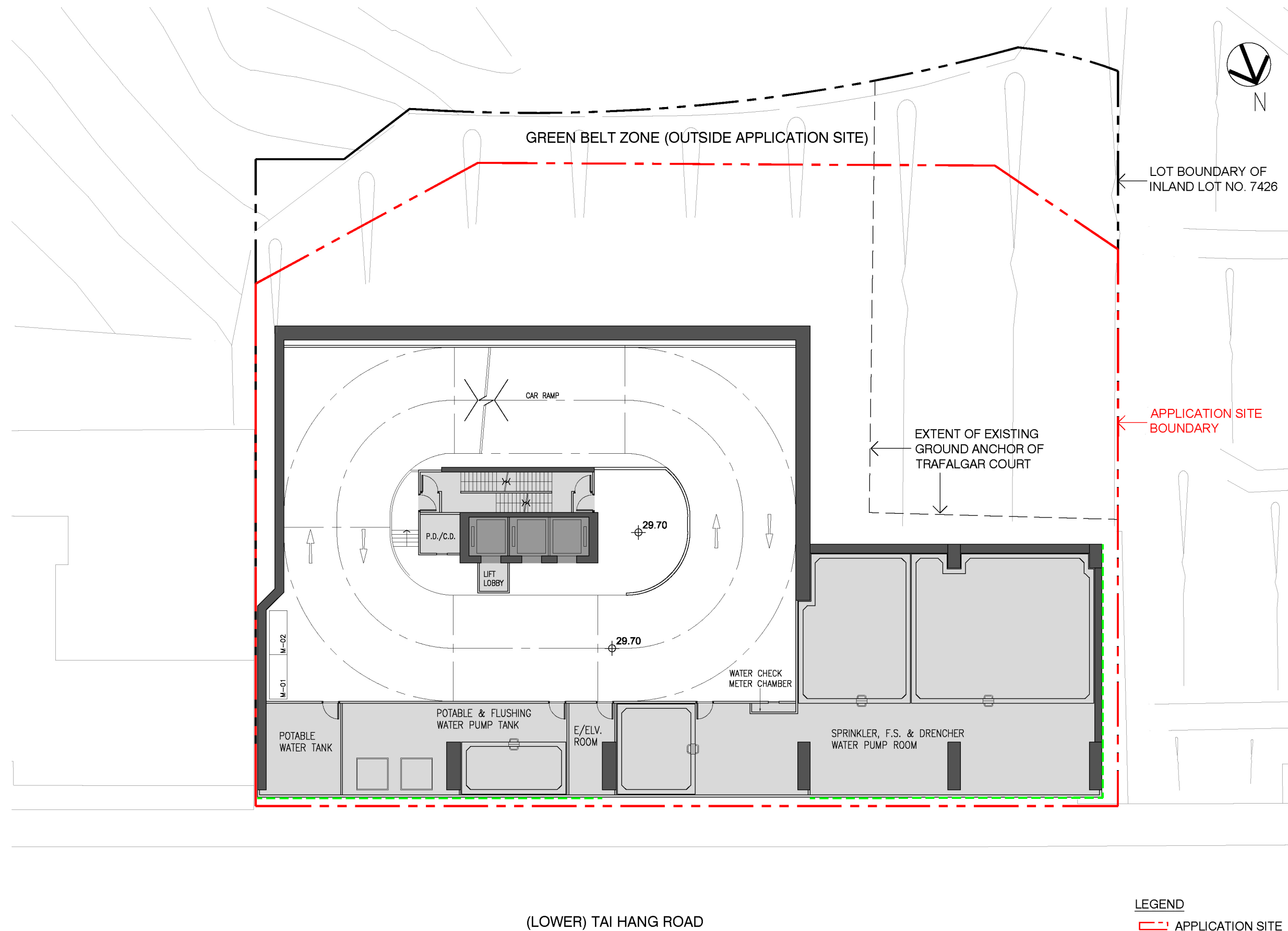
- (1) Excluding transfer plate.
- (2) Based on a person-per-flat ratio of 2.7 for Wan Chai District as per the 2016 Population By-census.
- (3) Based on a person-per-flat ratio of 2.6 for Wan Chai District as per the 2021 Population Census.
- (4) Not less than 1m² per person according to HKPSG.
- (5) The clubhouse GFA is not more than 5% of the domestic GFA and is exempted from GFA calculation.





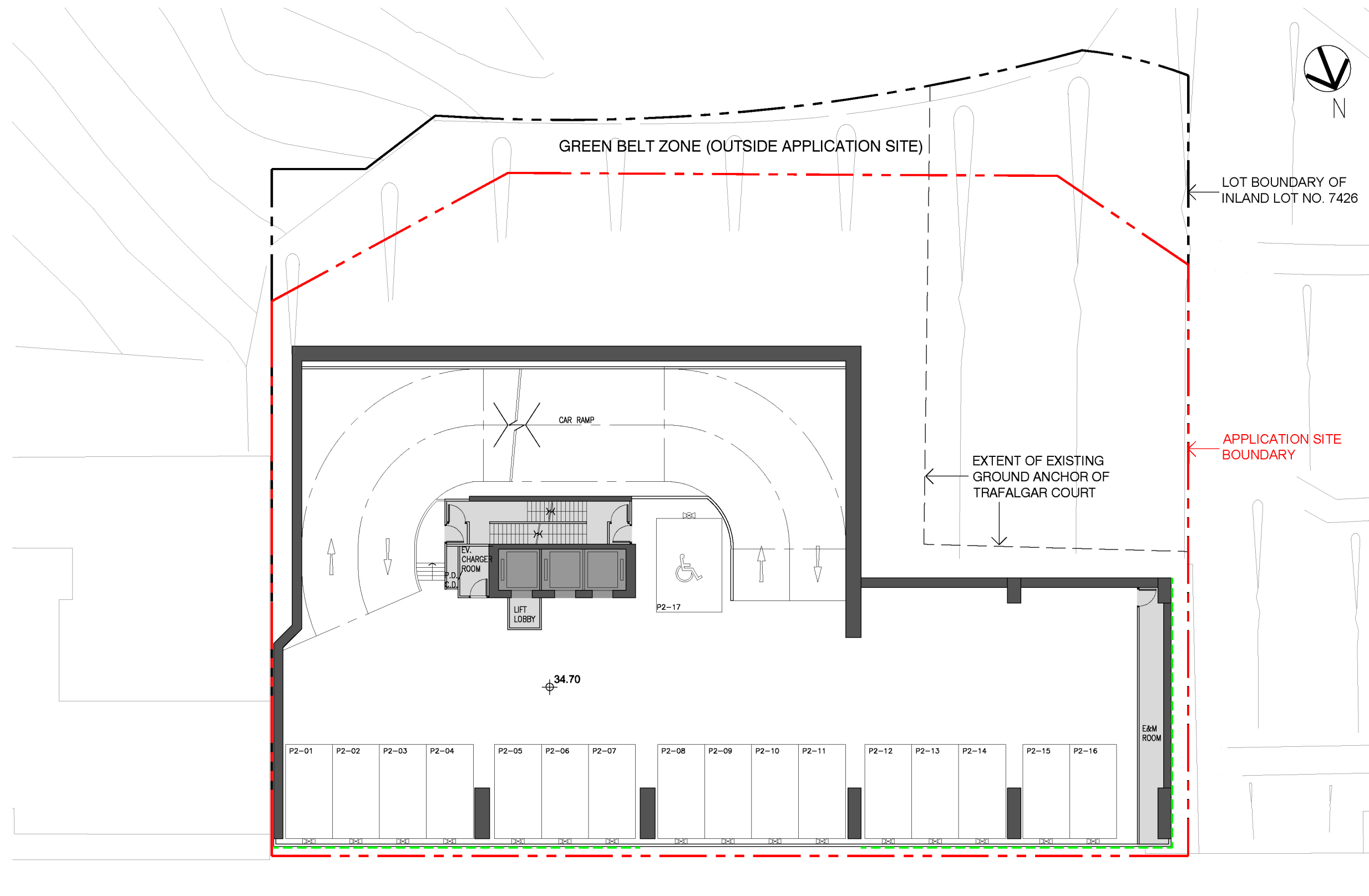
LEGEND

- APPLICATION SITE
- PROPOSED LIFT CORE
- PROPOSED ANCILLARY FACILITIES



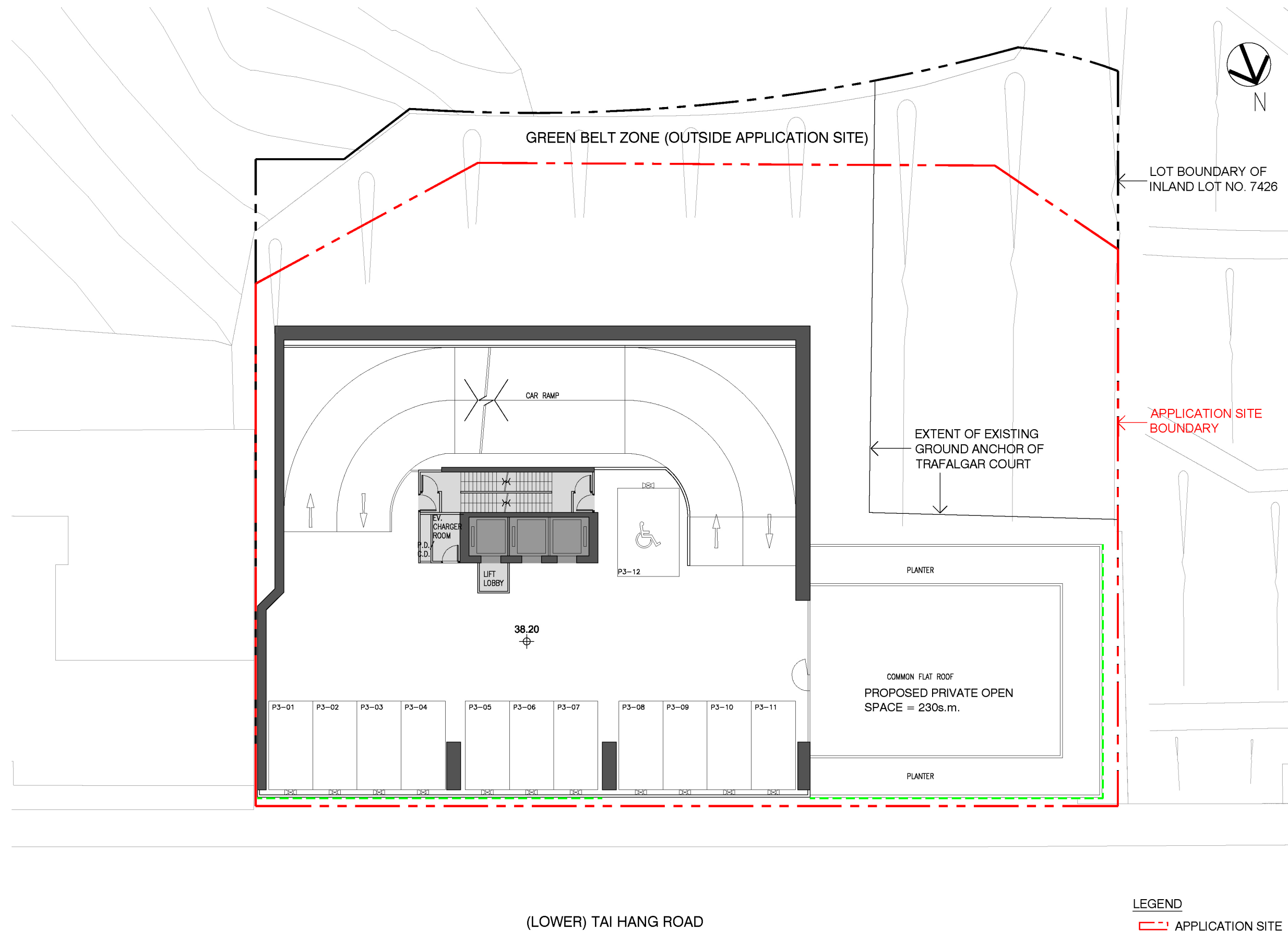
LEGEND

- APPLICATION SITE
- PROPOSED LIFT CORE
- PROPOSED ANCILLARY FACILITIES
- PROPOSED VERTICAL GREEN WALL SYSTEM



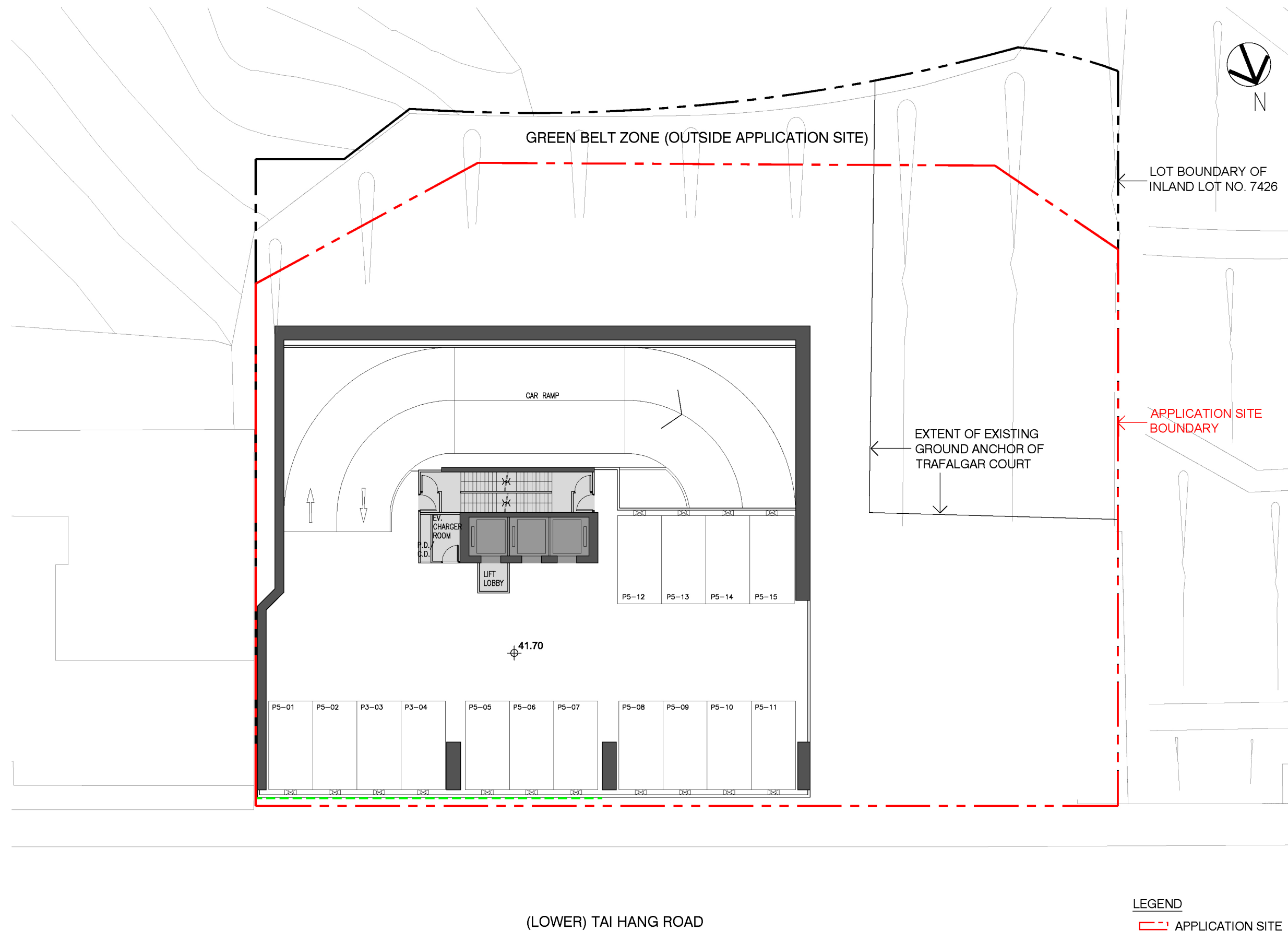
LEGEND

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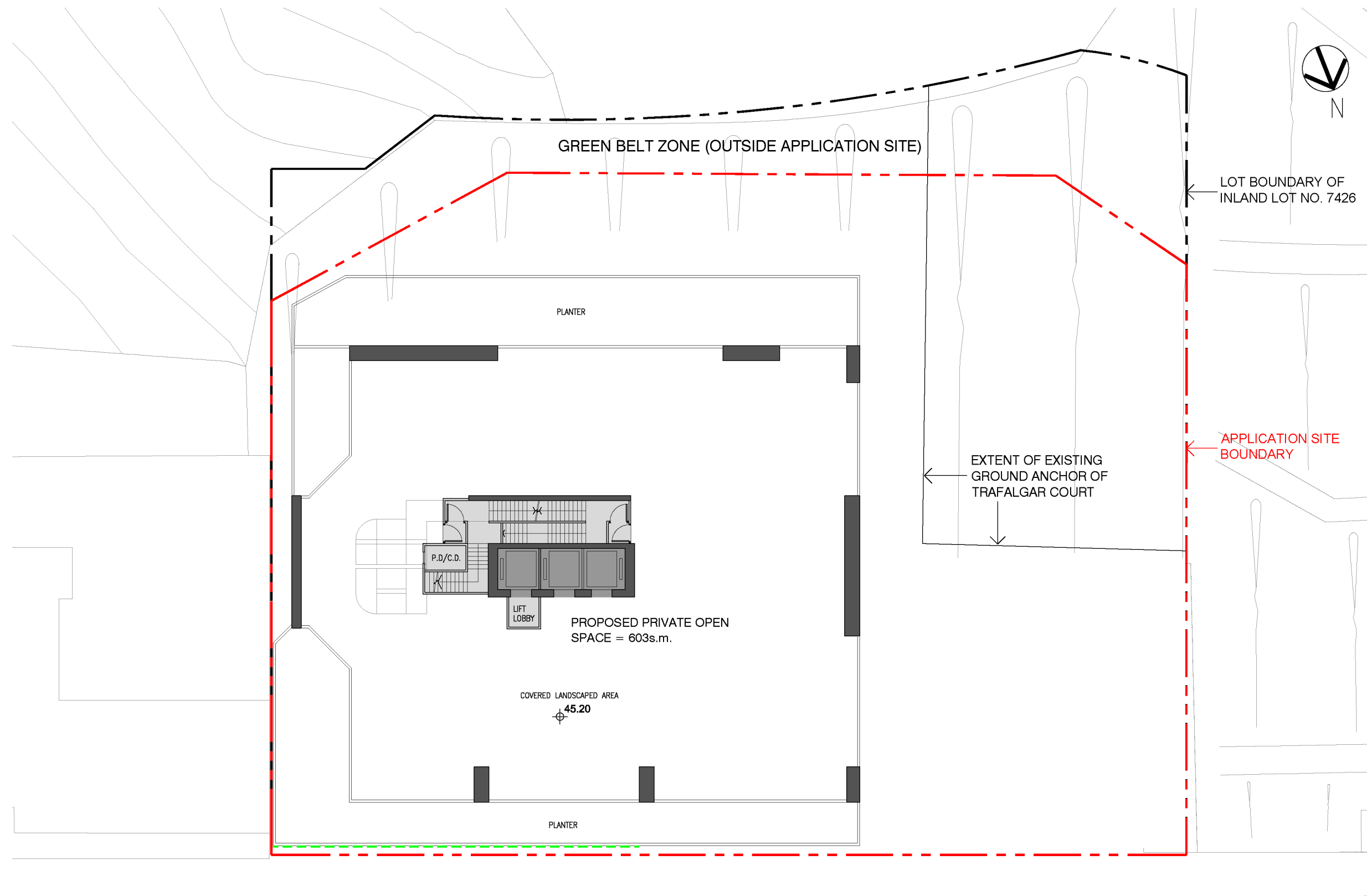
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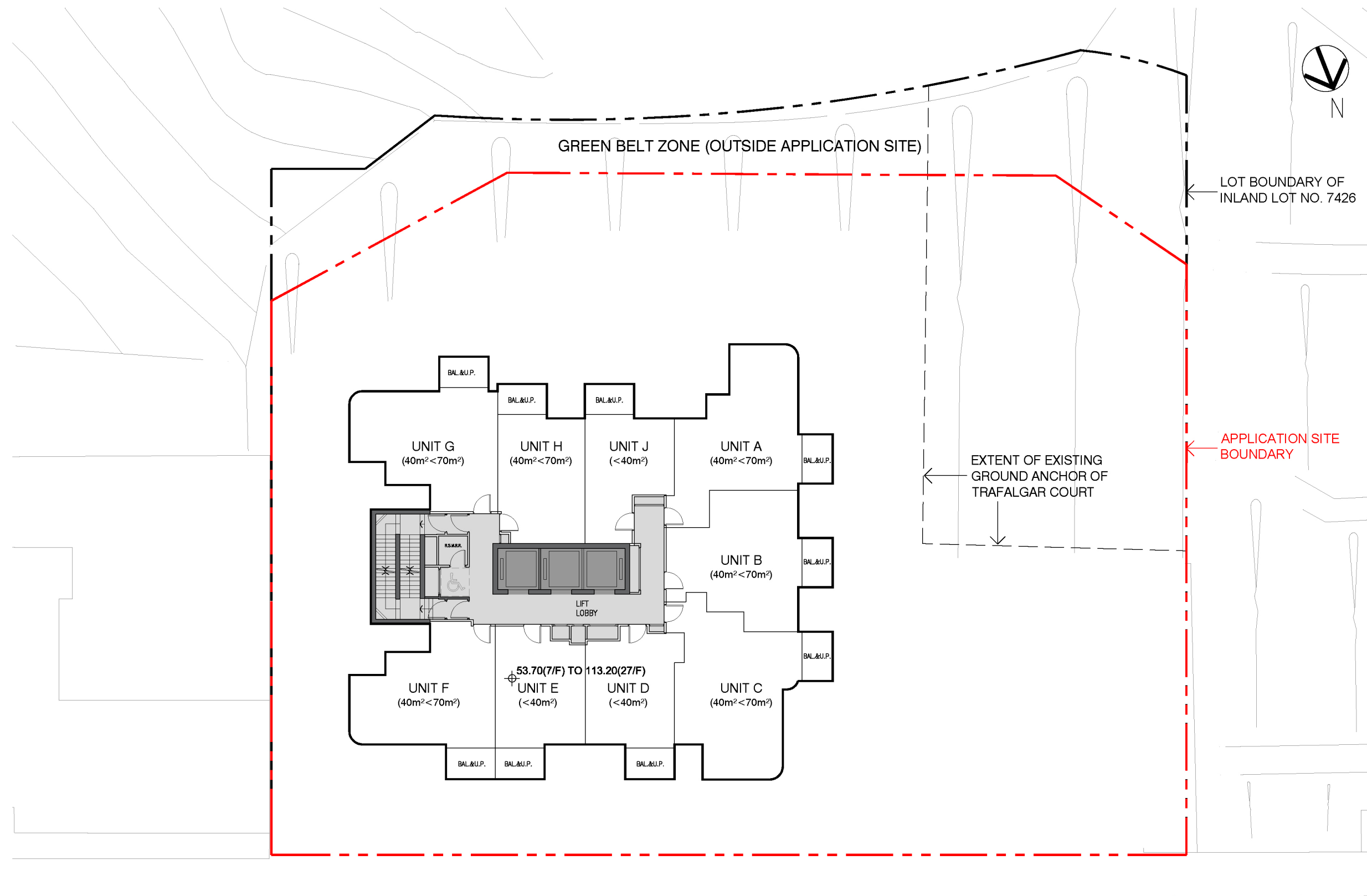
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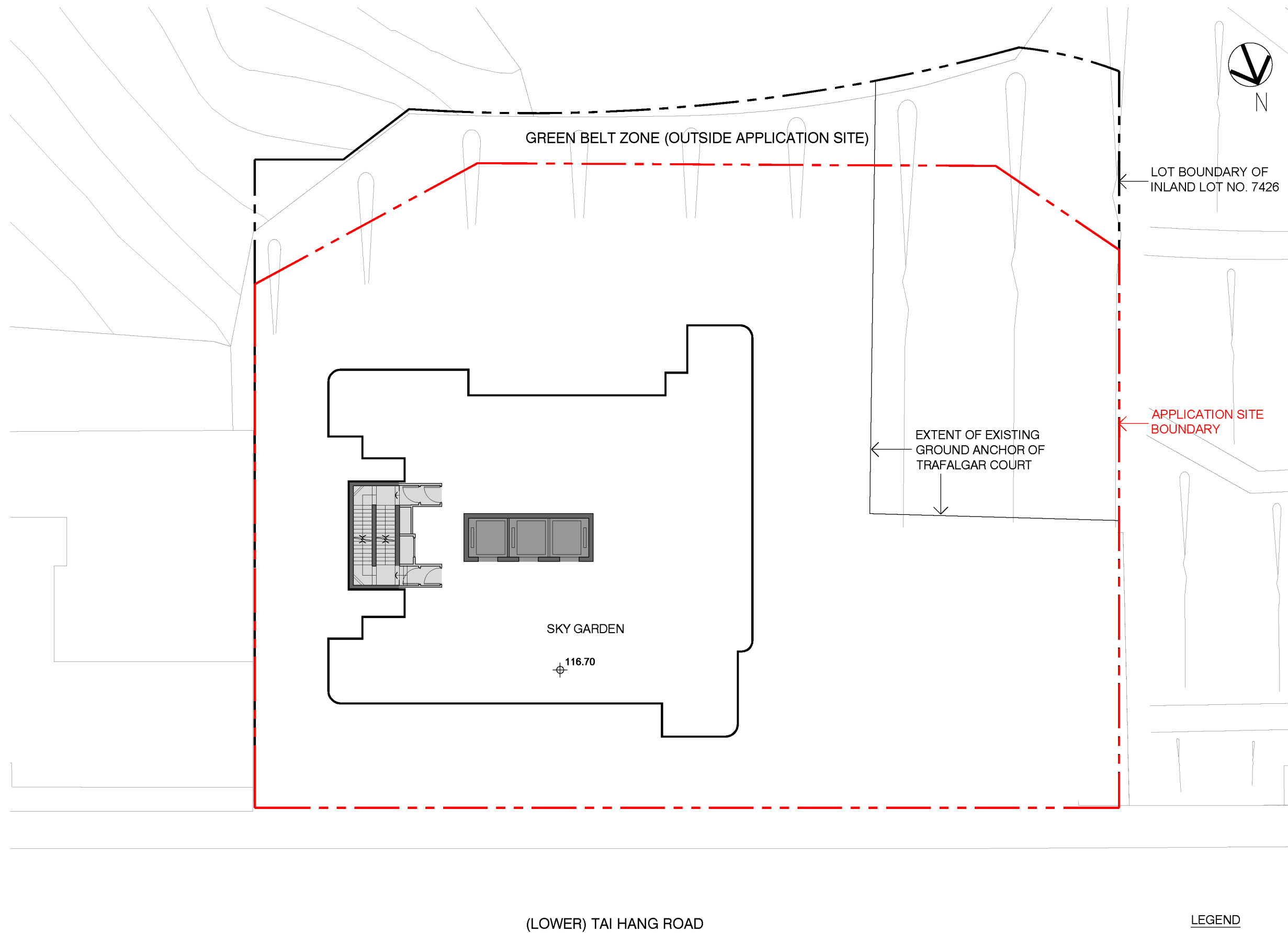
LEGEND

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- PROPOSED VERTICAL GREEN WALL SYSTEM



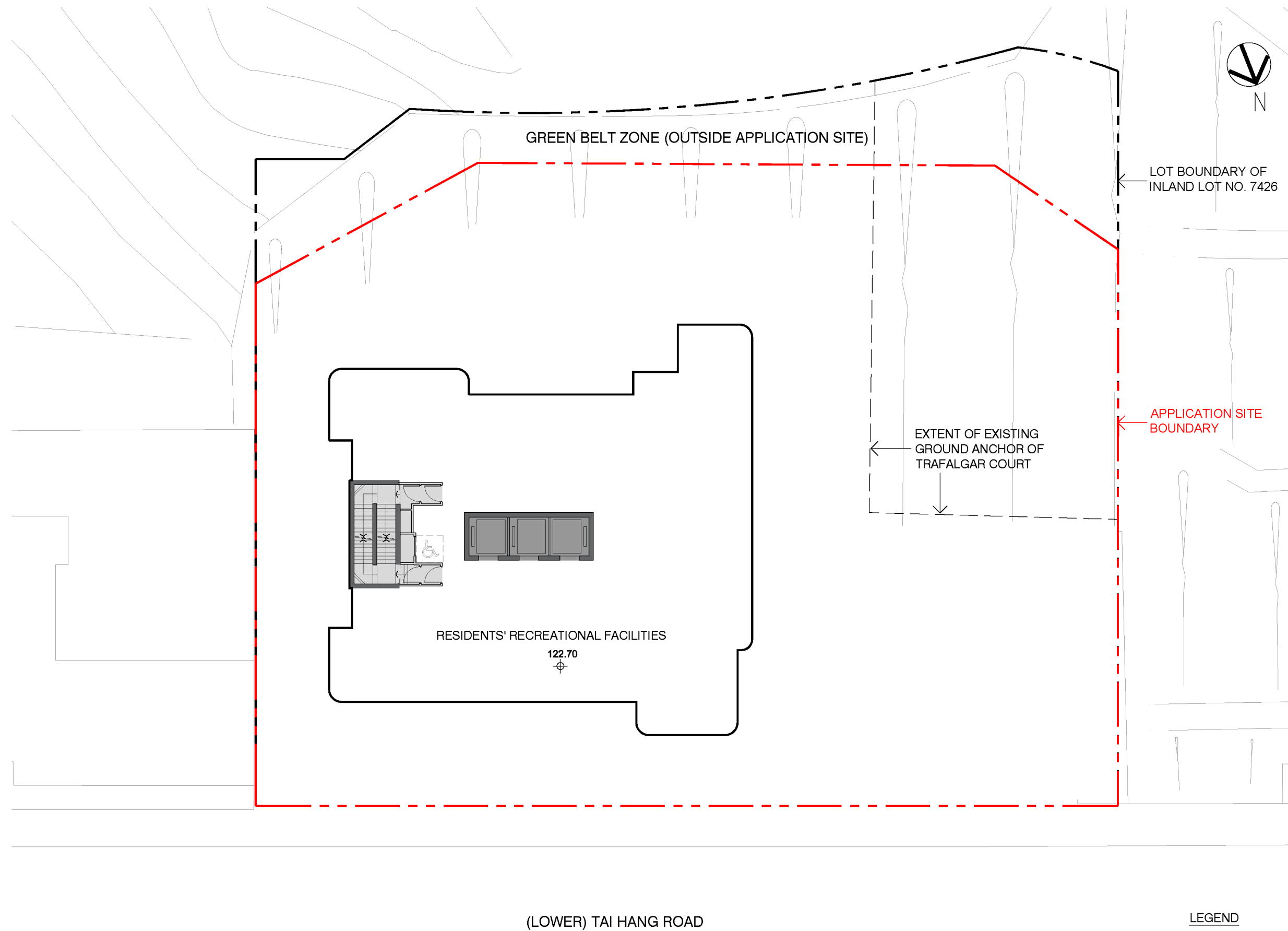
LEGEND

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- PROPOSED LIFT CORE
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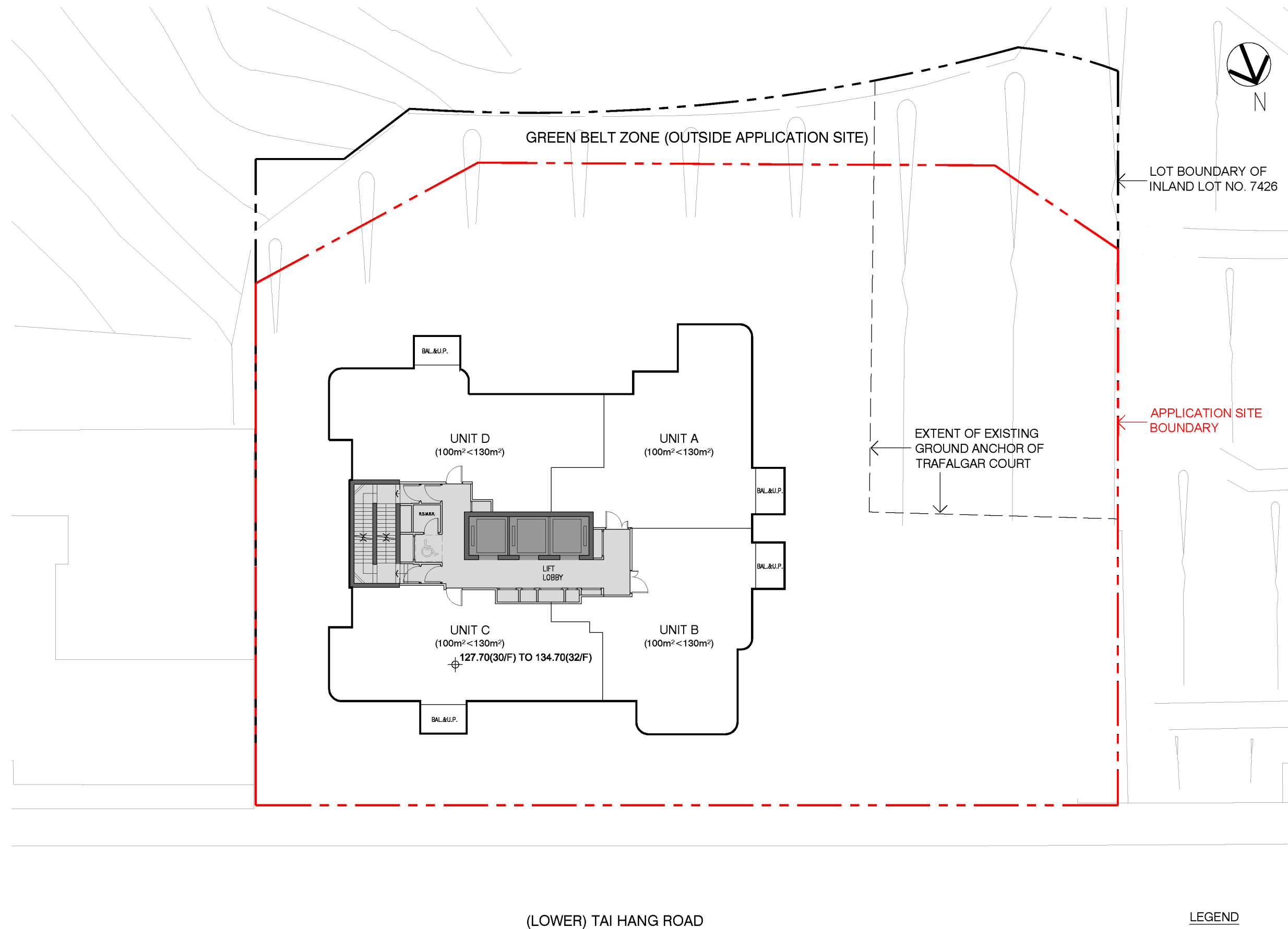
LEGEND

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- PROPOSED LIFT CORE
- PROPOSED ANCILLARY FACILITIES



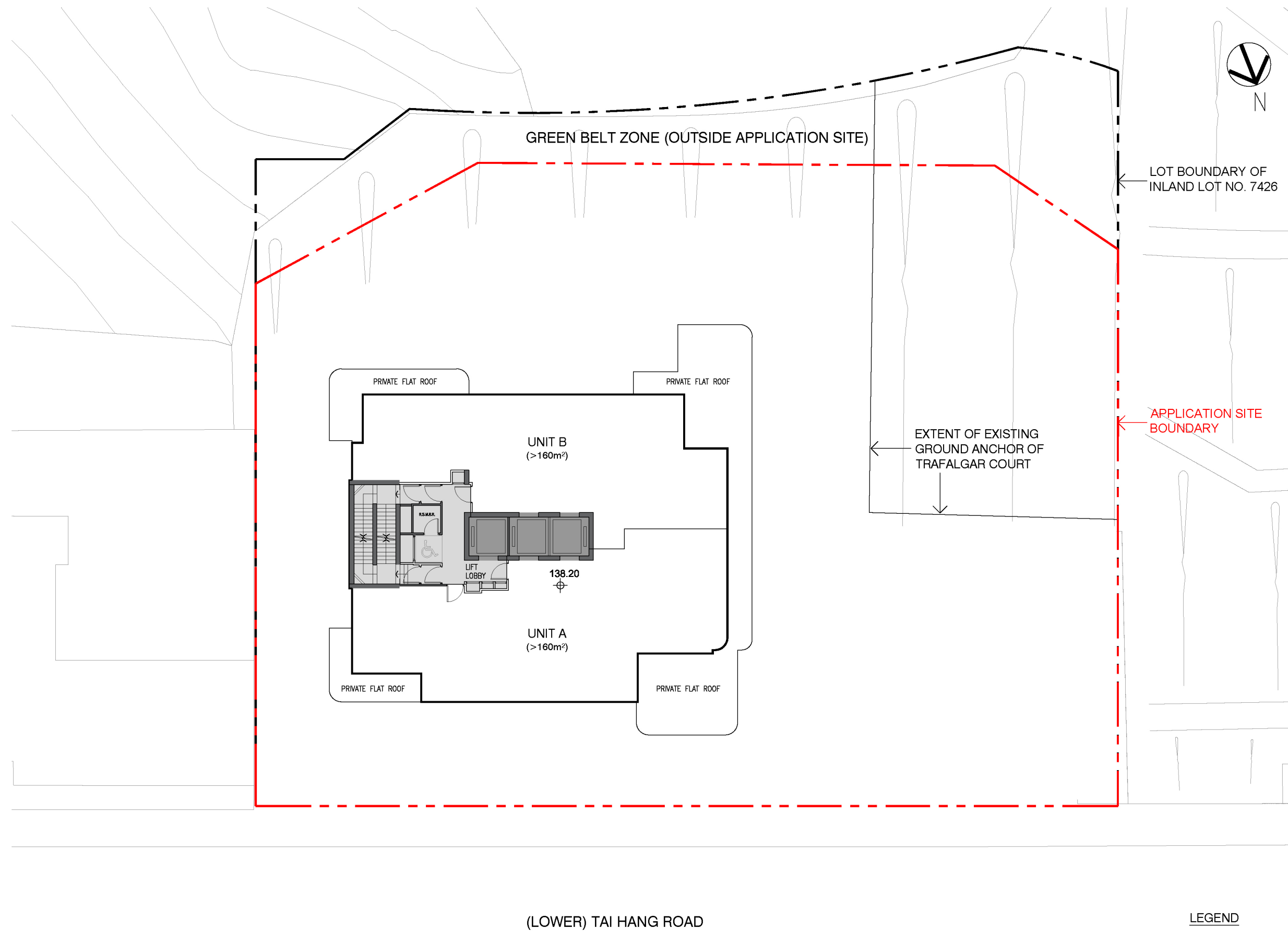
LEGEND

- APPLICATION SITE
- PROPOSED LIFT CORE
- PROPOSED ANCILLARY FACILITIES



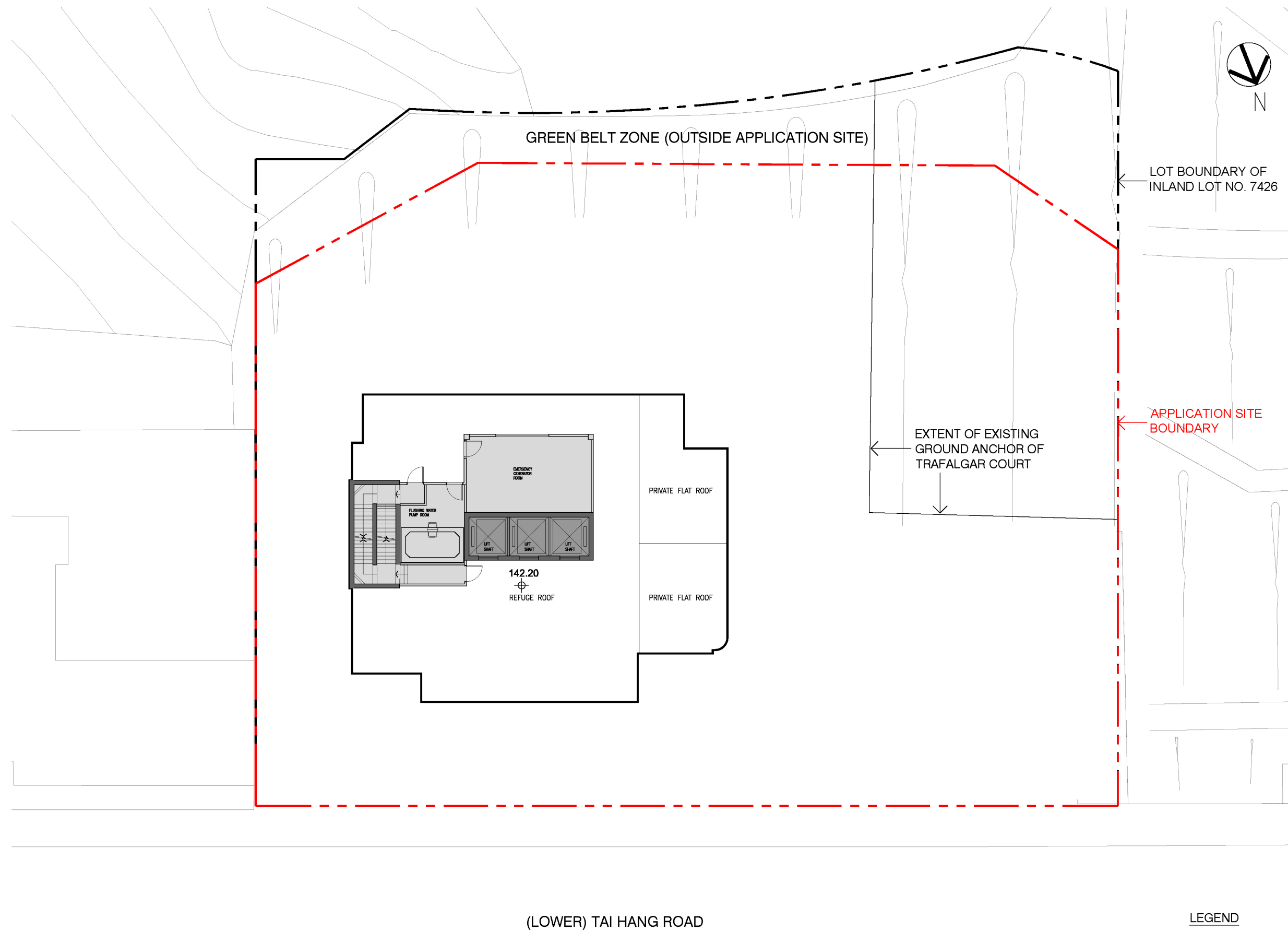
LEGEND

- APPLICATION SITE
- PROPOSED LIFT CORE
- PROPOSED ANCILLARY FACILITIES



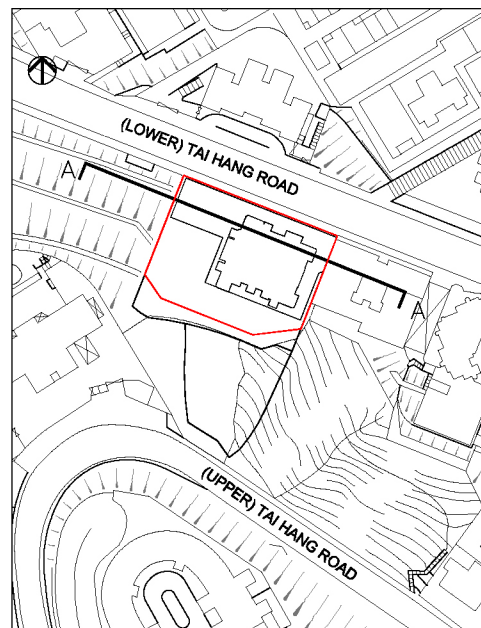
LEGEND

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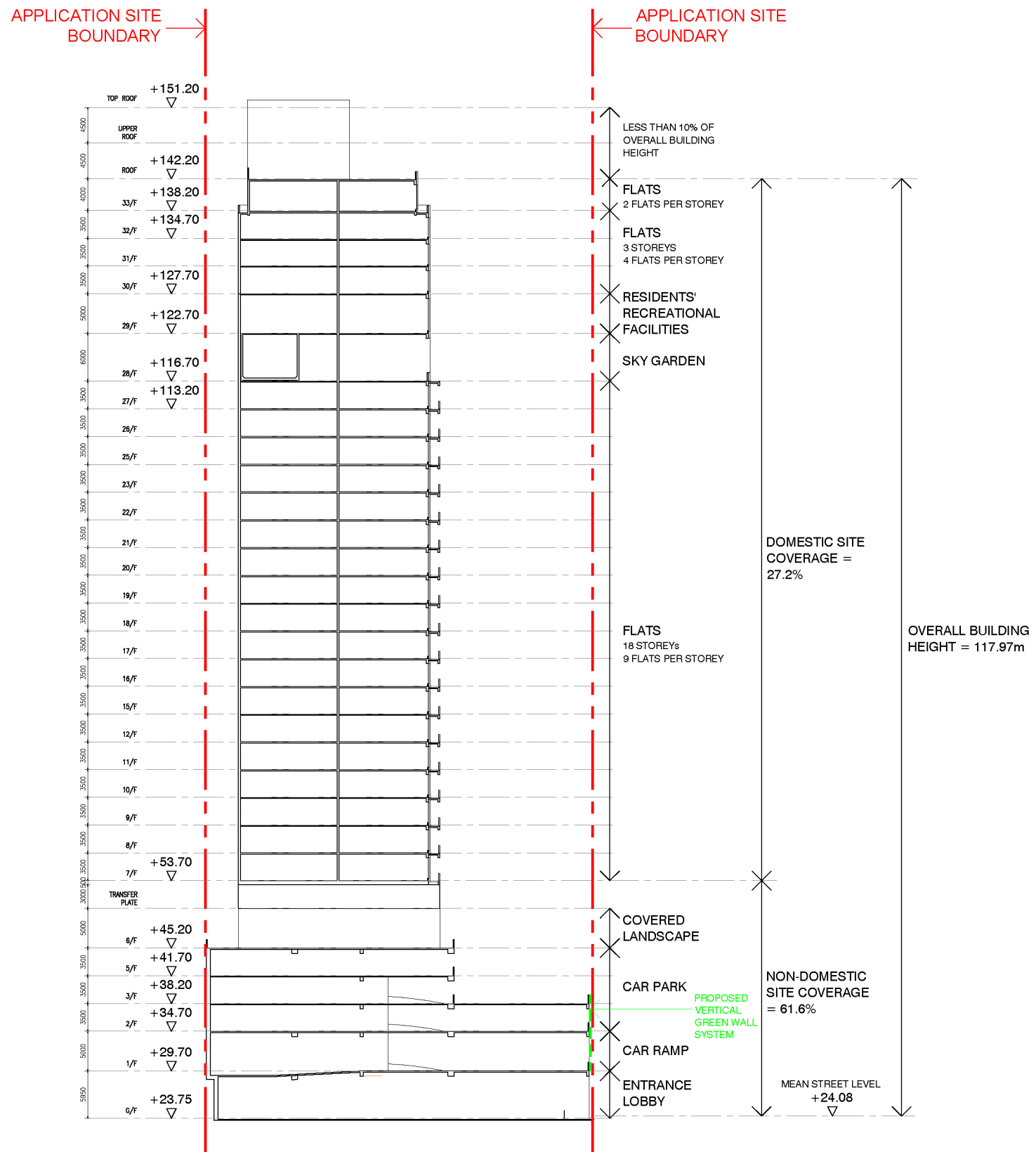


LEGEND

- APPLICATION SITE
- PROPOSED LIFT CORE
- PROPOSED ANCILLARY FACILITIES

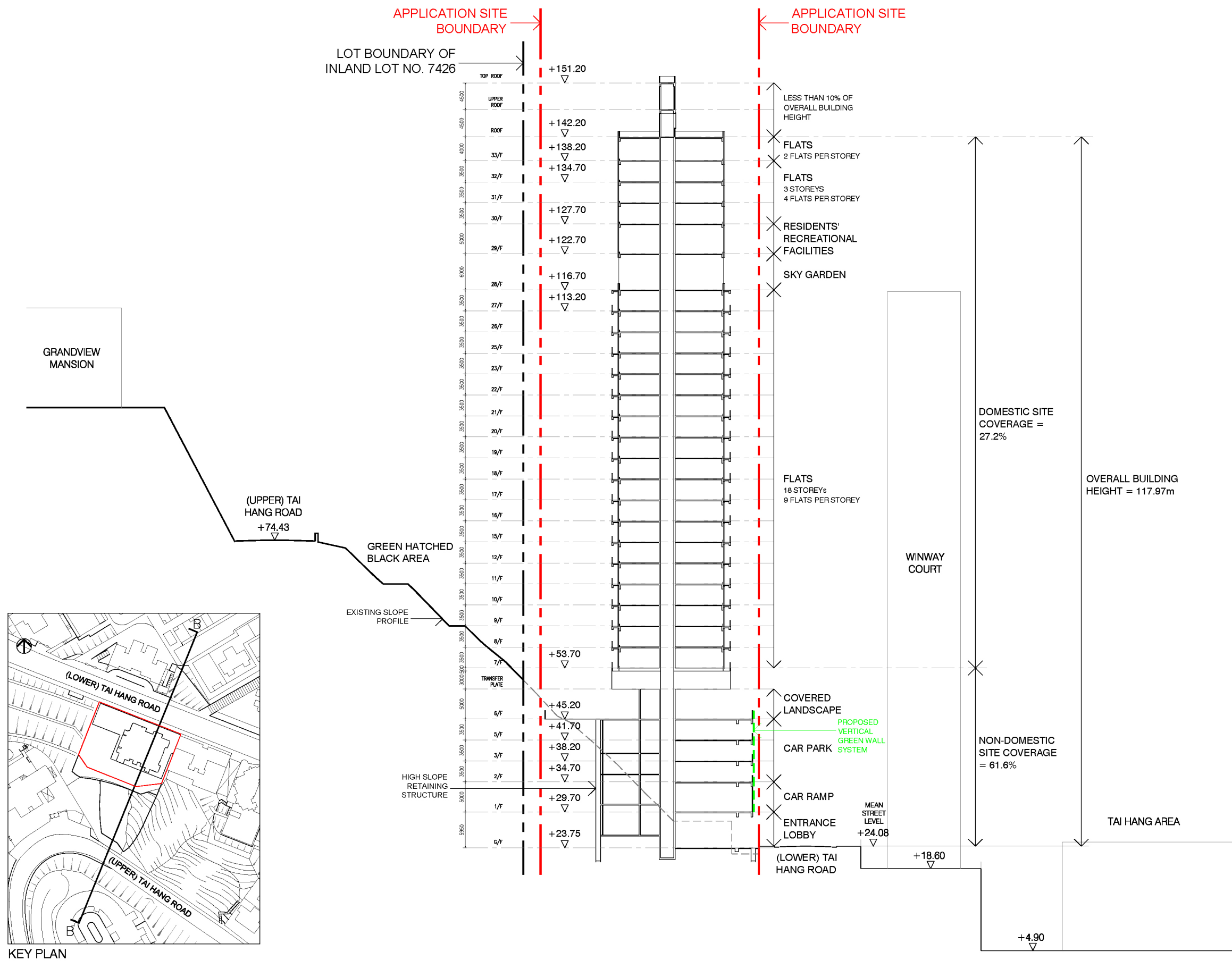


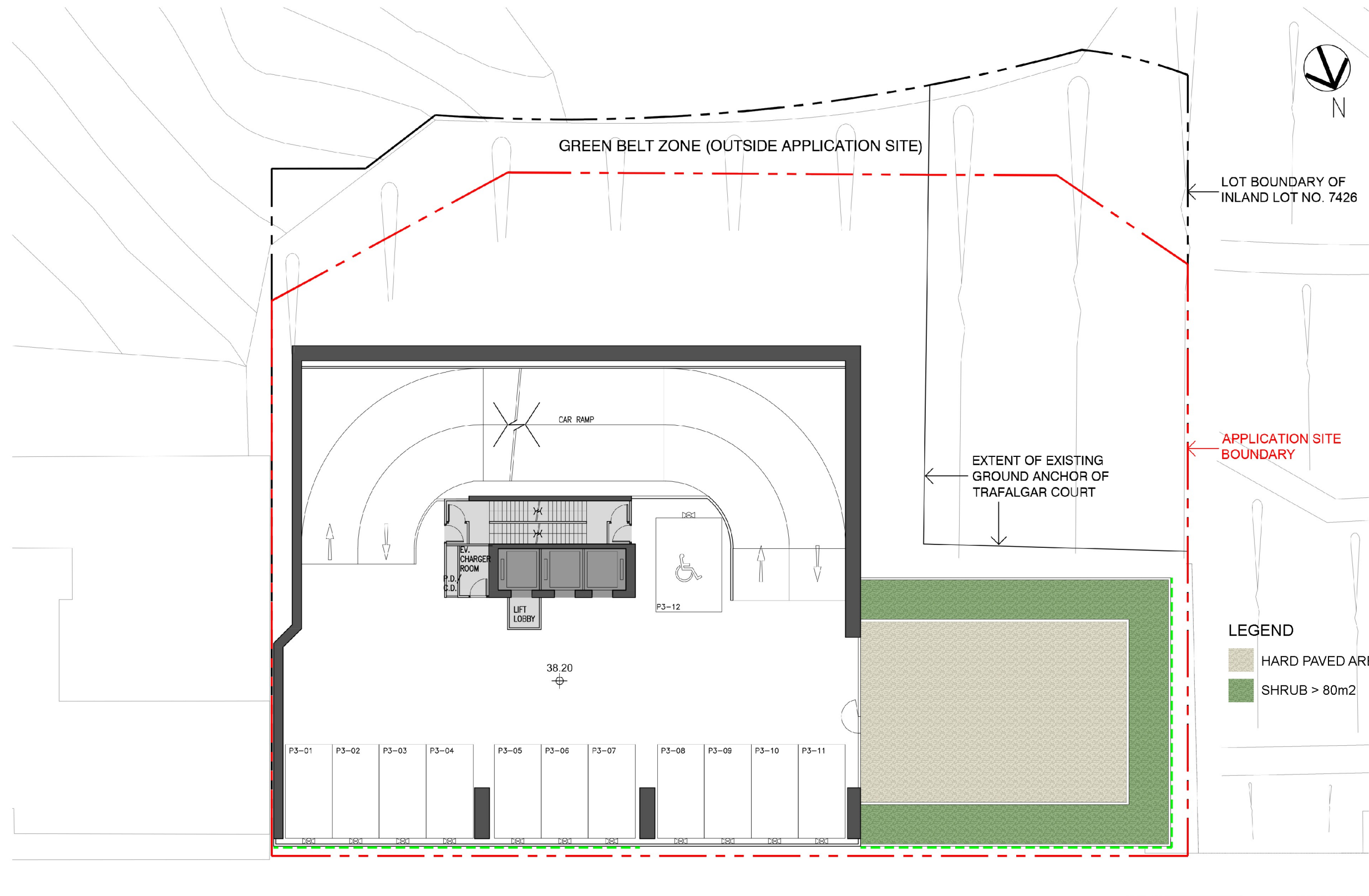
KEY PLAN



LEGEND

APPLICATION SITE



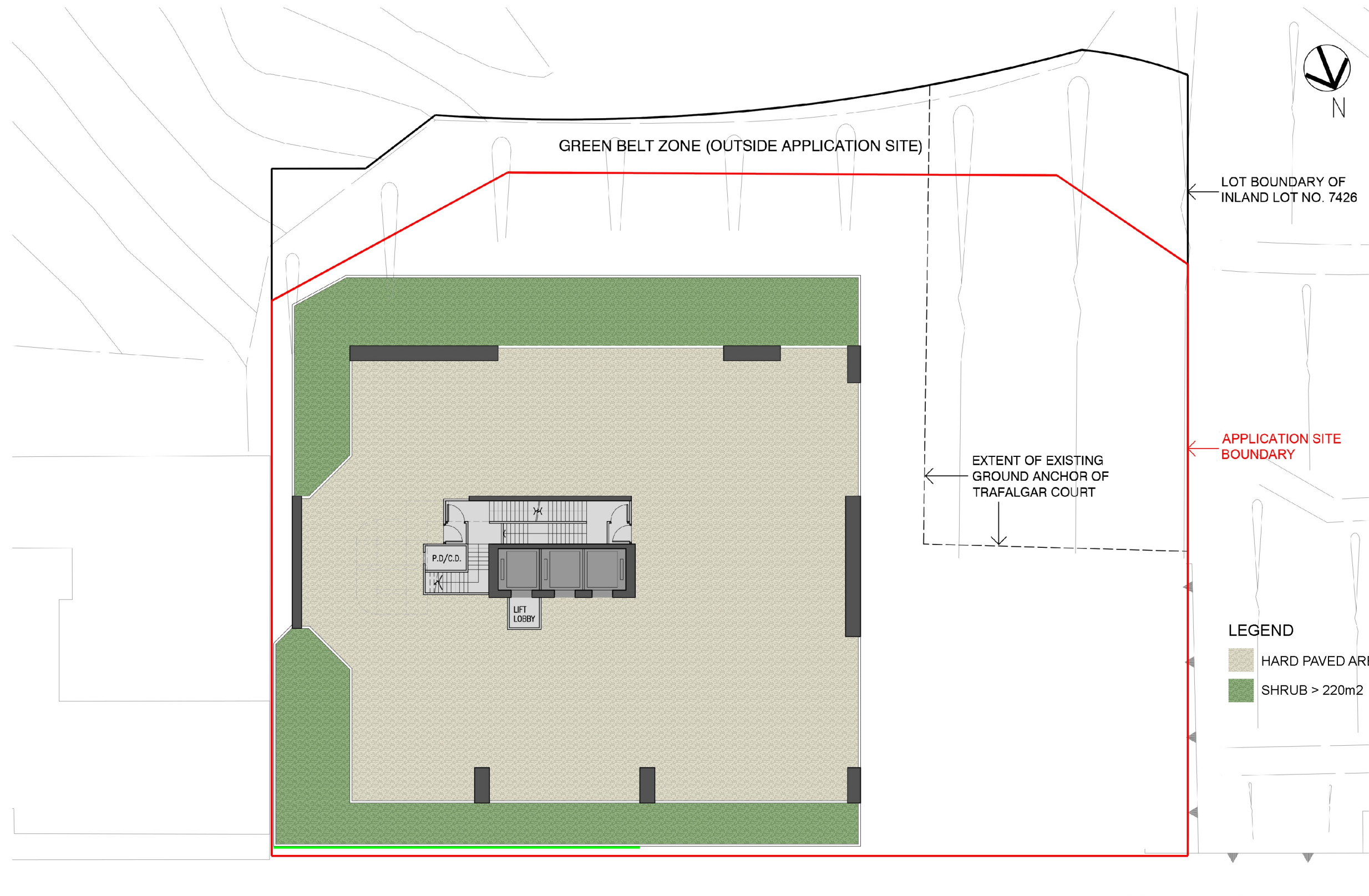


LEGEND

- HARD PAVED AREA > 130m²
- SHRUB > 80m²

LEGEND

- APPLICATION SITE
- PROPOSED LIFT CORE
- PROPOSED ANCILLARY FACILITIES
- PROPOSED VERTICAL GREEN WALL SYSTEM

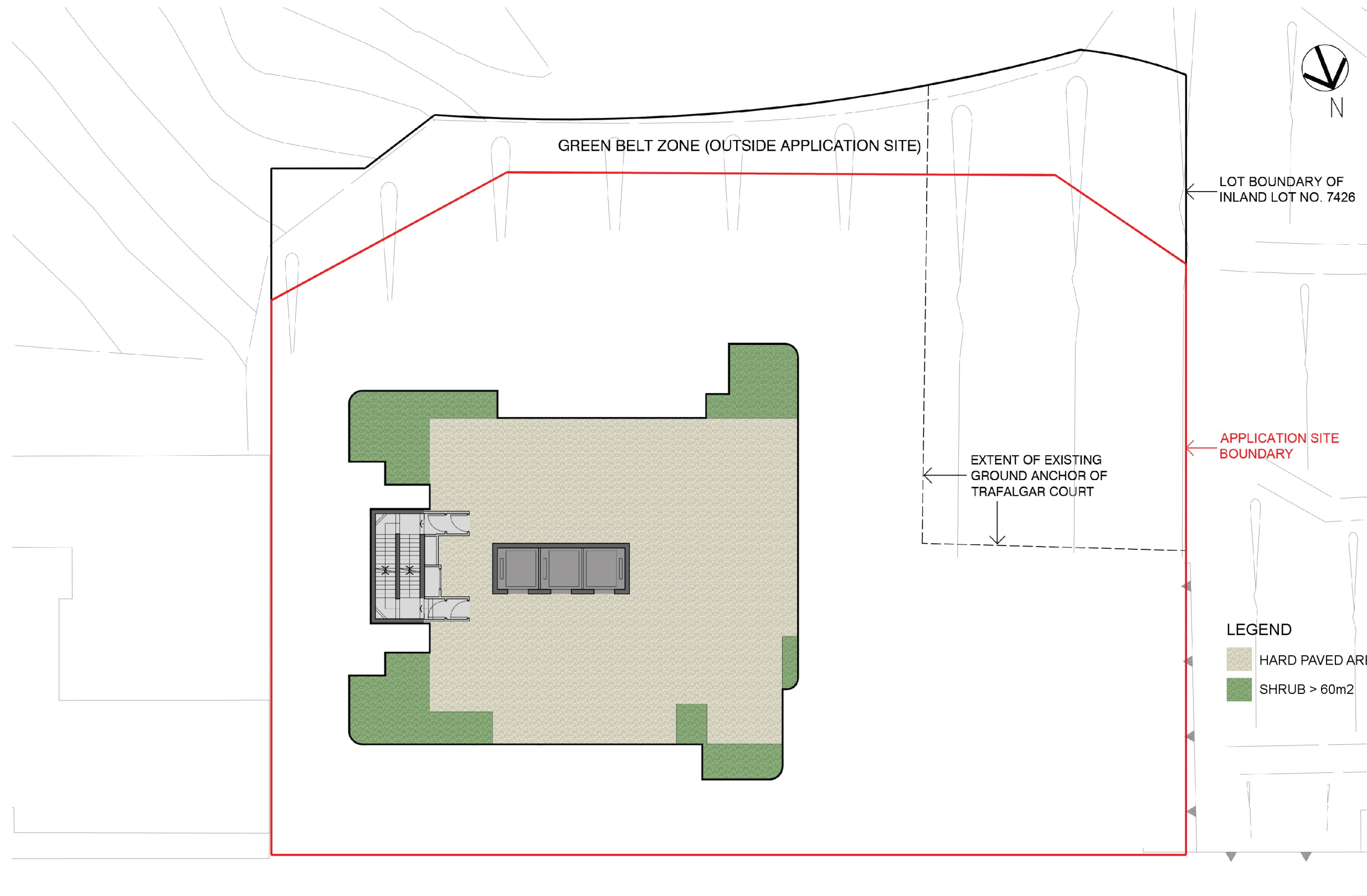


LEGEND

- HARD PAVED AREA > 470m2
- SHRUB > 220m2

LEGEND

- APPLICATION SITE
- PROPOSED LIFT CORE
- PROPOSED ANCILLARY FACILITIES
- PROPOSED VERTICAL GREEN WALL SYSTEM



(LOWER) TAI HANG ROAD

LEGEND			
	APPLICATION SITE		PROPOSED LIFT CORE
	PROPOSED ANCILLARY FACILITIES		

3 TECHNICAL CONSIDERATIONS

3.1 Visual and Air Ventilation Considerations

3.1.1 As shown in **Table 2.1** above, there are no changes to the GFA, PR and number of storeys as compared with the Approved Scheme. The proposed changes under the current application is primarily attributed to the increase in the number of units through adjustments to the average flat size and flat mix, which would largely maintain the overall development bulk.

3.1.2 In addition, as compared with the Approved Scheme, the Applicant has introduced substantial design improvements in the Proposed Scheme. These include:

- (i) reducing the overall building height from 145.6mPD to 142.2mPD;
- (ii) reducing the number of carparking floors from 4 to 3, and adjusting the corresponding floor-to-floor height from 4.5m to 3.5m, thereby lowering the podium height from 57mPD to 45.2mPD;
- (iii) adopting a stepped podium design, with the lower portion of the podium reaching up to 38.2mPD only, instead of 45.2mPD;
- (iv) breaking down the overall development bulk by introducing a covered landscape area on 6/F between the podium and the residential tower atop;
- (v) facilitating cross-ventilation through the 6/F covered landscape area and the 28/F sky garden;
- (vi) providing quality landscaping including periphery planters and vertical greening (VG) at the lower portion of the podium, offering a more comfortable environment for pedestrians compared to the vehicular access, L/UL bay and turn table in the Approved Scheme;
- (vii) maintaining provision of VG, and adjusting the location of VG to lower floors closer to the at-grade pedestrian level; and
- (viii) offering a greater buffer between the podium and the “Green Belt” zone.

3.1.3 Taking into consideration the above, the Proposed Scheme will unlikely create additional visual and air ventilation impacts as compared to the Approved Scheme, and is therefore considered acceptable in visual and air ventilation terms.

3.4 Sewerage Consideration

3.4.1 A Sewerage Impact Assessment (SIA) has been conducted to assess the potential sewerage impacts of the Proposed Scheme. Details of the SIA are provided in **Appendix D**.

3.4.2 According to the SIA, the contribution of sewage generation from the proposed development to the existing sewerage system is insignificant, which takes up only 0.005% of the capacity of the Stonecutters Island Sewage Treatment Works (SCISTW). The SCISTW remains with generous capacity to cater for the increase in sewage generation. In this connection, no adverse sewerage impact is anticipated.

3.5 Drainage Consideration

3.5.1 According to the Drainage Impact Assessment (DIA) submitted under the previous application in support of the Approved Scheme, no adverse drainage impact was anticipated from the development at the Application Site. Given that the Proposed Scheme is largely similar to the Approved Scheme with only changes to the number of units, the findings of the previous DIA would remain valid.

3.6 Geotechnical Consideration

3.6.1 According to the Geotechnical Statement (GS) submitted under the previous application in support of the Approved Scheme, the development would result in negligible effect to the slope features and existing ground anchors, and was considered acceptable from geotechnical engineering point of view. Given that the Proposed Scheme is largely similar to the Approved Scheme with only changes to the number of units, the findings of the previous GS would remain valid.

4 DEVELOPMENT JUSTIFICATIONS

4.1 Largely Maintaining Overall Development Bulk as Compared with the Approved Scheme

4.1.1 The Application Site is the subject of an approved planning application (No. A/H6/91) for proposed increase in PR from 5 to 5.687 approved by the Board on 14 January 2022. Under the current submission, the Applicant proposes amendments to the Approved Scheme to increase in the number of units from 61 to 176, with no change in GFA, PR, and the number of storeys. The additional units are accommodated primarily through adjustments to the average flat size and flat mix, thereby largely maintaining the overall development bulk of the Approved Scheme.

4.2 Compatible with the Surrounding High-rise High-density Developments

4.2.1 The Application Site is situated within a high-rise, high-density residential neighborhood in Tai Hang. A large "Residential (Group A)1" zone comprising Warrenwoods, Winway Court, Illumination Terrace, among other high-density residential developments, lies to the north of the Application Site across Tai Hang Road (**Figure 1.1** refers). For this reason, the Approved Scheme was considered not incompatible with the surroundings and unlikely to induce any significant adverse visual impact on the surrounding areas ⁽¹⁾.

4.2.2 Given that the Proposed Scheme under the current submission has maintained the same GFA, PR, number of storeys, as well as the overall development bulk of the Approved Scheme, the planning considerations and assessments under the previous application as mentioned above remain applicable. The Proposed Scheme is therefore considered fully compatible with the surrounding high-rise high-density developments.

⁽¹⁾ According to Metro Planning Committee (MPC) Paper No. A/H6/91B.