

Attachment 2

REPLACEMENT PAGES OF
SUPPLEMENTARY PLANNING STATEMENT

Table 4.1 Technical and Accommodation Schedule

TECHNICAL SCHEDULE	
Application Site Area	Approx. 4,876m ²
Proposed Total PR	6.5
Proposed Total GFA	Approx. 31,694m ²
Proposed SC	
Below 15m	Approx. 80%
Above 15m	Approx. 37.5%
Proposed Total No. of Units	About 432
Average Unit Size (in Saleable Floor Area)	Approx. 60.63m ²
Estimated Total Population ^{*1}	About 1,167
Proposed No. of Blocks	2
Proposed No. of Storeys	30
Proposed BH (Main Roof Level)	105mPD
ACCOMMODATION SCHEDULE	
G/F	Lobbies/ Carpark/ L/UL Bays/ E&M Facilities
1/F	Carpark
2/F	Podium Garden
3/F – 29/F	Flat

^{*1} 2.7 persons per flat are assumed with reference to 2021 Population Census for Island District.

- 4.2.6 As the building footprint is largely confined by various site and design constraints outlined at **Section 4.1** and considering the design requirement (i.e. adoption of MiC method and aboveground carpark), the attainable development intensity will be limited under the existing BH restriction of 70mPD. As illustrated with Section Plan in Appendix 1, only 15 domestic storeys can be constructed under the BH restriction of 70mPD. The flat production will be correspondingly reduced to 240 units (i.e. reduction of 192 units).

4.3 Internal Transport Arrangement

- 4.3.1 Vehicular access to the Application Site will be provided at Road L7 (**Appendix 1** refers).
- 4.3.2 The Proposed JPOMQ will provide adequate internal transport provisions in accordance with HKPF user requirements with reference to the HKPSG recommendations (**Table 4.2** below refers).

Table 4.2 Internal Transport Provision

Type	Proposed Provision
Parking Spaces	
Private Car	87 (included 10 for visitors and 2 for disabled)
Motorcycle	13
L/UL Bays	
Heavy Goods Vehicle	2
Refuse Collection Vehicle	1

4.4 Conceptual Landscape Design

- 4.4.1 The Application Site is located on newly reclaimed land without any existing vegetation. To improve the landscape amenity of the Application Site, 13 nos. of trees will be introduced within the Site at G/F and 2/F for amenity purposes. The greenery requirements under the SBDG and DevB TC(W) No. 3/2012 will be met.

5.4 No Adverse Environmental Impact

- 5.4.1 A Preliminary Environmental Review (“**PER**”) has been prepared to assess the potential environmental impacts on air quality, noise, water quality, land contamination and waste management arising from the Proposed JPOMQ. The results of the PER indicate that no insurmountable environment impact is anticipated with the proposed mitigation measures (**Appendix 2** refers).

5.5 No Adverse Visual Impact

- 5.5.1 A Visual Impact Assessment (“**VIA**”) has been conducted for the Proposed JPOMQ (**Appendix 3** refers). A total of three (3) Viewpoints (“**VPs**”) were identified and selected for assessment which best represents the key visual receivers looking towards the Proposed JPOMQ. The VIA concludes that the Proposed JPOMQ will incur slightly adverse impacts on the identified VPs. Mitigation measures such as landscape treatment at ground and podium level and light tone façade treatment will be explored at detailed design stage to soften the building edge and reduce the contrast with the open sky backdrop. The Proposed Minor Relaxation of BH Restriction is considered not incompatible with the surrounding context in terms of massing, scale and height.

5.6 No Adverse Traffic Impact

- 5.6.1 A Traffic Impact Assessment (“**TIA**”) has been prepared to assess the traffic impact resulting from the implementation of the Proposed JPOMQ (**Appendix 4** refers). The TIA concludes that no adverse traffic impact is anticipated on the surrounding road network and junctions with additional traffic generated by the Proposed JPOMQ.

5.7 No Adverse Infrastructural Impact

- 5.7.1 A Sewerage Impact Assessment (“**SIA**”) was undertaken for the Proposed JPOMQ and is provided in **Appendix 5**. The results of the SIA indicate that no insurmountable sewerage impact is anticipated as a result of the Proposed JPOMQ.
- 5.7.2 A Drainage Impact Assessment (“**DIA**”) has also been conducted for the Proposed JPOMQ and is provided in **Appendix 6**. The DIA concluded that there will be a reduction in the volume of runoff from the Site due to the introduction of greenery. No adverse drainage impact is anticipated with the proposed drainage arrangement.

5.8 No Undesirable Precedent

- 5.8.1 The Application Site will be occupied by a Government Staff Quarters and the minor relaxation of BH Restriction is to make better use of G/IC sites to allow for more flat production to satisfy the urgent housing need. Given the nature of the Application and its negligible impacts, approval of the Application is not likely to set an undesirable precedent.