

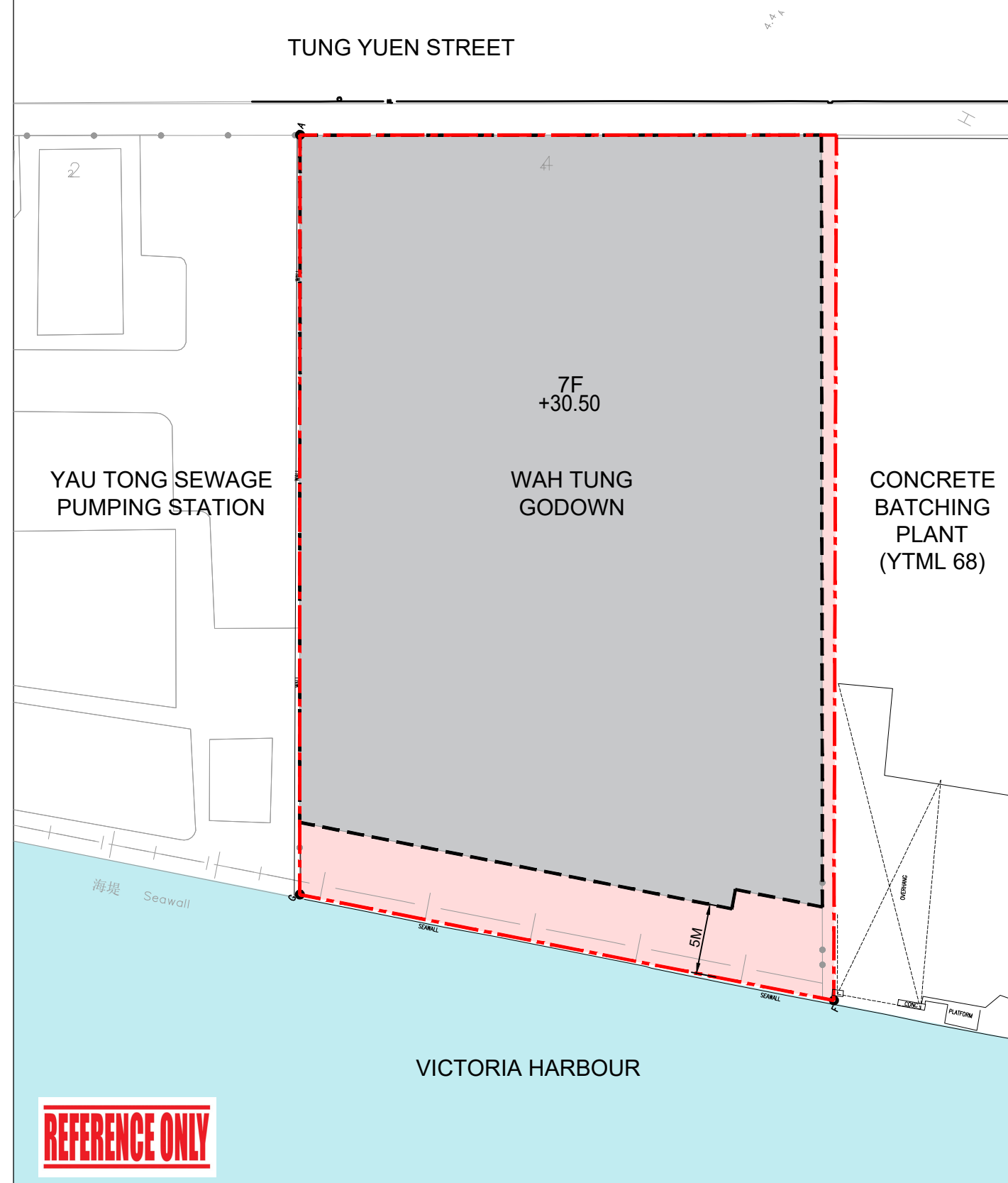
Appendix B

Plans showing Tower Design Rationales of the Proposed Scheme



EXISTING SITE CONDITION

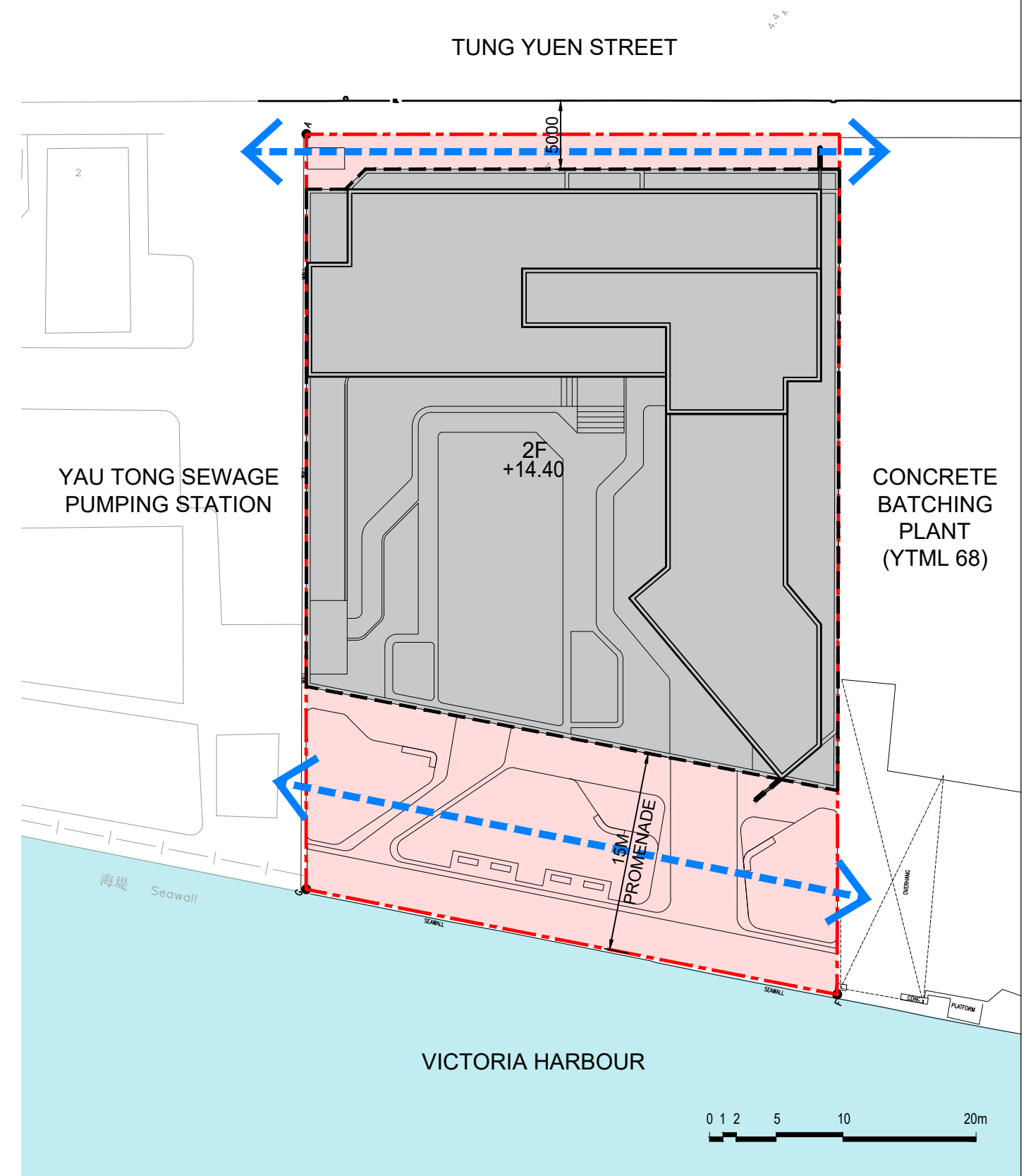
- Approx. 90% site coverage up to +30.5mPD
- Building bulk completely blocks air ventilation from the seaside and along Tung Yuen Street



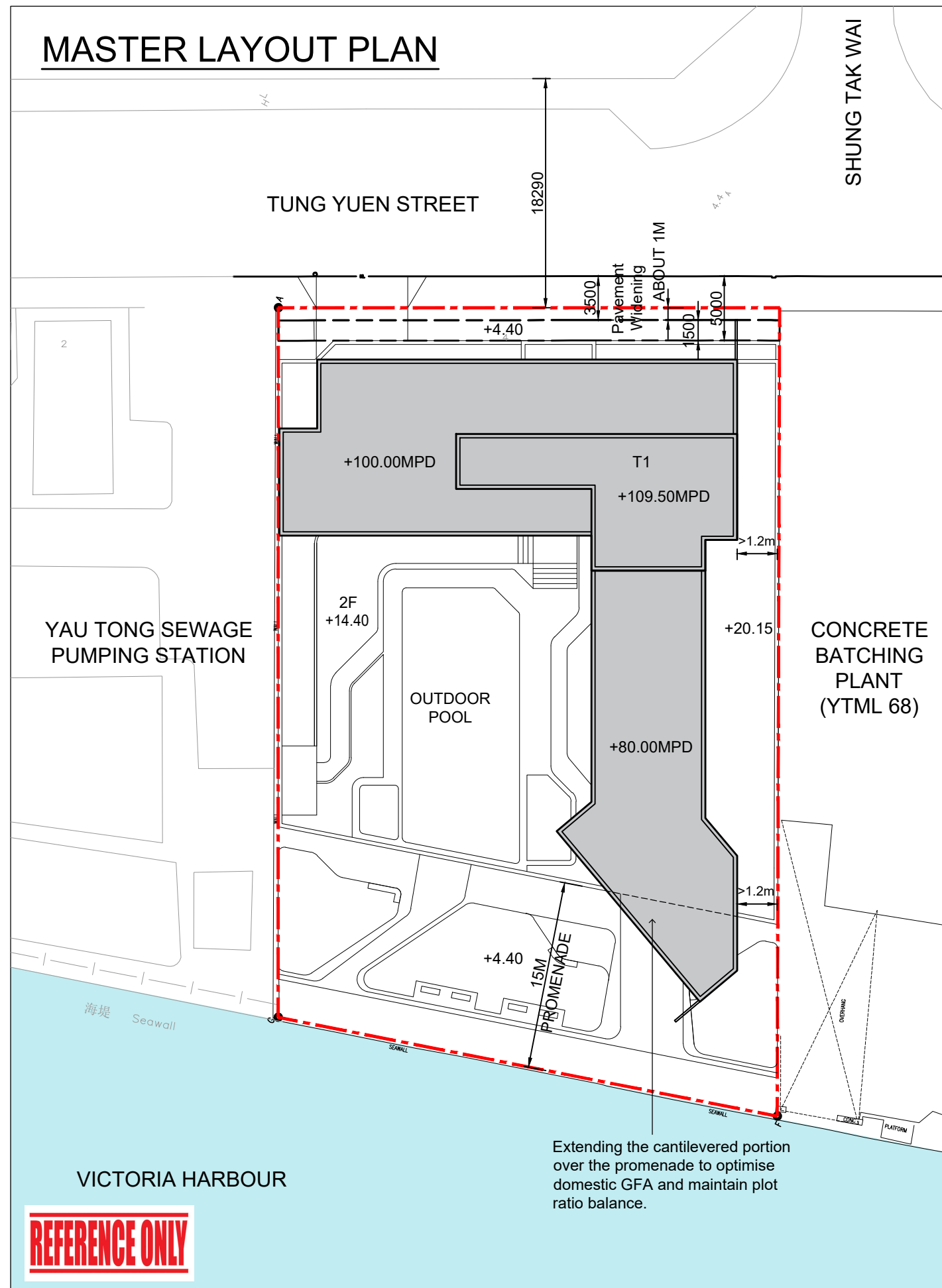
PROPOSED

Enhanced air ventilation at pedestrian level achieved by:

- Less site coverage of not more than 70% up to +14.4mPD
- Providing a 5m setback from Tung Yuen Street
- Providing a 15m setback from the waterfront for a public promenade



MASTER LAYOUT PLAN



GROUND FLOOR PLAN

