
**Attachment 4 –
Replacement Pages of the Planning Statement**

**Table 3.3 Indicative Development Schedule of the Proposed Scheme
(Reserved Site for Public Facilities)**

Reserved Site for Public Facilities ⁽¹⁾ <i>(i.e. Orange Area under the draft land grant plan under lot to be known as TMTL No. 417)</i>	
Public Facilities	
• Relocated Public Toilet	1 no.
• Public Refuse Collection Point	1 no.
• Public Car Park	17 spaces
• Public Open Space	1 no. (not less than 200m ²)
• Public Children Playground	1 no. (not less than 400m ²)

Remarks:

(1) Public facilities, as required by the Government, shall be disregarded from plot ratio calculation.

- 3.1.9 Akin to the Approved Scheme, the existing shrine within the proposed public open space will be preserved in-situ. The reprovisioning of public toilet and public refuse collection point will be located away from Wong Uk Tsuen within the Reserved Site for Public Facilities to avoid potential nuisance to villagers.

Provision / Modification of Village Road, Pedestrian Access to Wong Uk Tsuen and Pedestrian Route to Burial Ground

- 3.1.10 Similar to the Approved Scheme, the Applicant will be responsible for the construction of the access road, including the provision / modification of village road, pedestrian access to Wong Uk Tsuen and pedestrian route to Burial Ground.

Table 3.4 Proposed Internal Transport Facilities Provision

Internal Transport Facilities	Proposed Provision
Residential	
Residential Parking Spaces	446
Visitor Parking Spaces	35
Motorcycle Parking Spaces	27
Loading/Unloading Bays	7
Retail/Commercial	
Parking Spaces	10
Loading/Unloading Bays	3
Motorcycle Parking Spaces	1

3.5 Implementation

3.5.1 The Proposed Development is tentatively scheduled for completion by Year 2030.

4.2 Air Ventilation Considerations

- 4.2.1. An Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been conducted to assess the potential air ventilation impact due to the Proposed Development upon the sensitive use of the surrounding areas. The details of the AVA-EE are provided in **Appendix C**.
- 4.2.2. According to the Planning Department’s regional study for the So Kwun Wat area in 2015, the Tai Lam Chung River and Castle Peak Road are the major breezeway and wind corridor for the area respectively. Given that the Application Site is situated away from both the Tai Lam Chung River and Castle Peak Road, the proposed increase in BH would not affect the wind flow along the identified breezeway and wind corridor.
- 4.2.3. The previously approved planning application no. A/TM-SKW/32 has been adopted as the Baseline Scheme in the AVA-EE for comparison with the Proposed Scheme. Although the increased building height in the Proposed Scheme may lead to some blockage effect, the minor increase will likely result in localized effects only. With the proposed design measures in place, the Proposed Development with minor relaxation of GFA and BH restrictions is acceptable in air ventilation terms.

	Approved Scheme (No. A/TM-SKW/32-1 S16 Application) (Feb 2008) ⁽¹⁾	Approved Scheme (No. A/TM-SKW/32-1 Approval Condition (c)) (Dec 2023)	Current Scheme (April 2025)	Difference	Difference
	(a)	(b)	(c)	(c) - (a)	(c) - (b)
Total No. of Trees Surveyed within Application Site	75 ⁽²⁾	137	149 ⁽³⁾	+74	+12
Retain	Approx. 36	49	51 ⁽⁴⁾	+15	+2
Transplant	Approx. 4	6	5 ⁽⁵⁾	+1	-1
Fell	Approx. 35	82 (incl. 25 nos. dead trees)	93 ⁽⁶⁾ (incl. 25 nos. dead trees)	+58	+11
New Trees	---	288	300	---	+12

Remarks:

- (1) According to Approved Scheme (S16 Application No. A/TM-SKW/32-1) dated Feb 2008, the approved Tree Survey notes that "the current scheme only proposes minor changes to the previously approved scheme (i.e. Application No. A/TM-SKW/26). The tree survey therefore remains valid in the current application." As such, the tree figures as presented in the table have made reference to the Approved Scheme (Application No. A/TM-SKW/26). On this basis, these tree figures should be construed for reference purposes only. It should be reasonably understood that existing tree conditions would be quite different from those of 17 years ago.
- (2) Based on S16 Approved Scheme (Feb 2008), approx. 150 nos. trees were surveyed. Among them, only 75 nos. were located within Application Site. Approx. 42% of the existing trees would be retained, 58% of existing trees would be removed (within which 5% would be transplanted).
- (3) **Total No. of Trees Surveyed within Application Site**
137 nos. + 12 nos. newly found trees = 149 nos.
- (4) **Total No. of Trees to be Retained within Application Site**
49 nos. - 1 nos. due to poor health condition -9 nos. due to conflict with the proposed development layout
+ 12 nos. newly found trees = 51 nos.
- (5) **Total No. of Trees to be Transplanted within Application Site**
6 nos. - 1 nos. due to poor health condition = 5 nos.
- (6) **Total No. of Trees to be Felled within Application Site**
82 nos + 2 nos. due to poor health condition + 9 nos. due to conflict with the proposed development layout = 93 nos.