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

3 INDICATIVE DEVELOPMENT PROPOSAL

3.1 Indicative Development Scheme and Development Schedule

3.1.1 The Application Site covers an area of about 61,127m² and comprises four different portions, including (i) Private Residential Development i.e. Development Site; (ii) Formation Sites for Village Housing; (iii) Reserved Site for Public Facilities; and (iv) Provision / Modification of Village Road, Pedestrian Access to Wong Uk Tsuen and Pedestrian Route to Burial Ground.

3.1.2 The Proposed Development has an overall GFA of 128,768m² (equivalent to a PR of about 2.1) with BH of 84mPD. **Table 3.1** shows the overall indicative development schedule of the Proposed Development.

Table 3.1 Indicative Development Schedule of the Proposed Scheme

The Overall Development	
Total Application Site Area (m ²) (about) ⁽¹⁾	61,127
Total Plot Ratio (about) ⁽²⁾	2.107
• Domestic Plot Ratio ⁽²⁾	2.030
• Non-domestic Plot Ratio ⁽²⁾	0.077
Total GFA (m ²) (not more than) ⁽³⁾	128,768
• Domestic GFA	124,068
○ Private Residential Development	108,468
○ Formation Site for Village Housing ⁽⁴⁾	15,600
• Non-domestic GFA	4,700
○ Retail/commercial facilities ⁽⁵⁾	2,000
○ Privately-operated covered transport layby	2,700
Private Residential Development	
Development Site Area (m ²) (about) ⁽⁶⁾	46,493
Site Coverage (beyond 15m above ground level) (about) ⁽⁷⁾	22%
Site Coverage (up to 15m above ground level) (about) ⁽⁷⁾	47%
Building Height (to the main roof)	Not more than 84mPD
No. of Storeys ⁽⁸⁾	
• Towers	6 - 23 Storeys (above 1 level of basement carpark)
• Houses	2
No. of Residential Blocks	24
• Towers	7
• Houses	17
No. of Units (about)	2,670
Average Flat Size (m ²) (about)	40.6
Anticipated Population (about) ⁽⁹⁾	7,476
Communal Private Open Space (m ²) (not less than) ⁽¹⁰⁾	7,476
Residents' Clubhouse Facilities	
Clubhouse GFA (m ²) (about) ⁽¹¹⁾	3,500
No. of Storeys	2

Remarks:

- (1) The Total Application Site is formulated largely based on the Pink, Purple, Orange and part of Green Areas of the draft land grant plan under lot to be known as TMTL No. 417 currently under process
 - Pink Area: Private Residential Development (about 46,493m²)
 - Purple Area: Formation Site for Village Housing; Orange Area: Site for Provision of Public Facilities; Green Area: Provision / Modification of Village Road, Pedestrian Access to Wong Uk Tsuen and Pedestrian Route to Burial Ground (about 14,634m² in total)
- (2) Calculated based on Total Application Site area
- (3) Sites reserved for public facilities are exempted from GFA/PR calculation
- (4) In accordance with the draft land grant plan, the Applicant is only responsible for the site formation works for village housing
- (5) Include retail/commercial uses for 'Shop and Services', 'Eating Place', 'School' (nursery / kindergarten / language, computer, commercial or tutorial schools / technical institutes / other types of schools providing interests and hobby related courses for subjects such as arts, ballet and etc.), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses at the retail/commercial portion
- (6) The Development Site is formulated largely based on the Pink Area of the draft land grant plan under lot to be known as TMTL No. 417
- (7) Calculated based on Development Site area. Indicative only and subject to detailed design.
- (8) Excluding transfer plates
- (9) Assuming a Person-Per-Flat ratio of 2.8 as per the 2021 Population Census.
- (10) Not less than 1m² per person according to HKPSG
- (11) The residents' clubhouse GFA of 3,500m² (about 3.2% of the domestic GFA) is exempted from plot ratio calculation

3.1.3 The comparison of major development parameters under OZP, the Approved Scheme and the Proposed Development under the current application are provided in **Attachment 3** and **Attachment 4**.

Private Residential Development

3.1.4 The private residential development (i.e. the Development Site) covers an area of about 46,493m², with a total GFA of not more than 113,168m², comprising a domestic GFA of not more than 108,468m² and non-domestic GFA of not more than 4,700m². It comprises seven residential towers from 6 to 23 storeys (above 1 level of basement) and 17 houses of 2 storeys, with a maximum BH of not more than 84mPD (at main roof). It will provide a total of 2,670 residential units. The Indicative Master Layout Plan, Floor Plans and Section Plans are shown in **Figures 3.1 to 3.6**.

3.1.5 To meet the daily needs of future residents, non-domestic facilities with a total GFA of about 4,700m², comprising retail/commercial facilities and a covered private transport layby are proposed on G/F beneath Tower 1 (**Figure 3.3** refers). The proposed retail/commercial facilities (about 2,000m² GFA) include 'Shop and Services', 'Eating Place', 'School' (nursery, kindergarten, language, computer, commercial and tutorial schools, technical institutes, art school, ballet and other types of schools providing interest and hobby related courses), 'Place of Entertainment', and 'Place of Recreation, Sports or Culture' uses.

Waste Management

- 4.4.6. With the recommended waste management practices in place, no unacceptable impacts associated with waste management during construction and operation phases are envisaged.

Potential Hazards

- 4.4.7. Tai Lam Chung No.2 Chlorination Station (TLCCS) is identified as a potentially hazardous installation in the vicinity of the Development Site. Based on the latest information provided by WSD, the liquid chlorine store will no longer be required after Q2 of 2024. Therefore, it is anticipated that TLCCS will be de-listed from PHI registry with no more chlorine storage and a quantitative risk assessment would therefore not be required.
- 4.4.8. In summary, the Proposed Development will be acceptable in environmental terms.