

**Attachment 1 –
Replacement Page of the Planning Statement**

3.2 Planning and Design Merits

3.2.1 The Proposed Development with minor relaxation of GFA and BH restrictions has incorporated various planning and design merits, with an aim to creating a more desirable living environment and ensuring compatibility with the surrounding areas. These merits are shown in **Figure 3.7** and summarised as follows:

(i) Stepped Building Height Profile

3.2.2 In order to enhance visual interest and promote visual harmony with the surroundings, the Proposed Development has adopted a stepped building height profile that generally descends from the elevated hillside in the northeast towards the Tai Lam Chung Nullah and waterfront in the southwest. The building height of the residential towers gradually decrease from about 84.0mPD (at main roof) (T1, T5 and T6) at the northeastern part of the Application Site, to about 72.7mPD (at main roof) (T3 and T4) at the southwest (**Figure 3.7** refers).

(ii) Building Separations

3.2.3 Building separations of not less than 15m have been incorporated into the Proposed Development to serve as wind corridors and breezeways to facilitate air ventilation. They also help to break down the overall building mass to enhance visual permeability. The three major building separations are shown in **Figure 3.7** and listed as follows:

- A building separation of about 25m between T2 and T3 in the east-west direction
- A building separation of about 15m between T1 and T2 in the northwest-southeast direction
- A building separation of about 15m between T5 and T6 in the north-south direction

(iii) Optimising Land Resources

3.2.4 Under the Approved Scheme, the eastern portion of the Application Site was planned for landscaping area. Under the current scheme, the Applicant has taken the opportunity to optimise the use of scarce land resources to provide 17 houses and a 6-storey residential tower in the eastern portion, further contributing to flat production and providing more diverse housing options.