

Attachment 1

Amended Pages of the Planning Statement

4) Taken into Account the Sustainable Building Design Guidelines (SBDG)

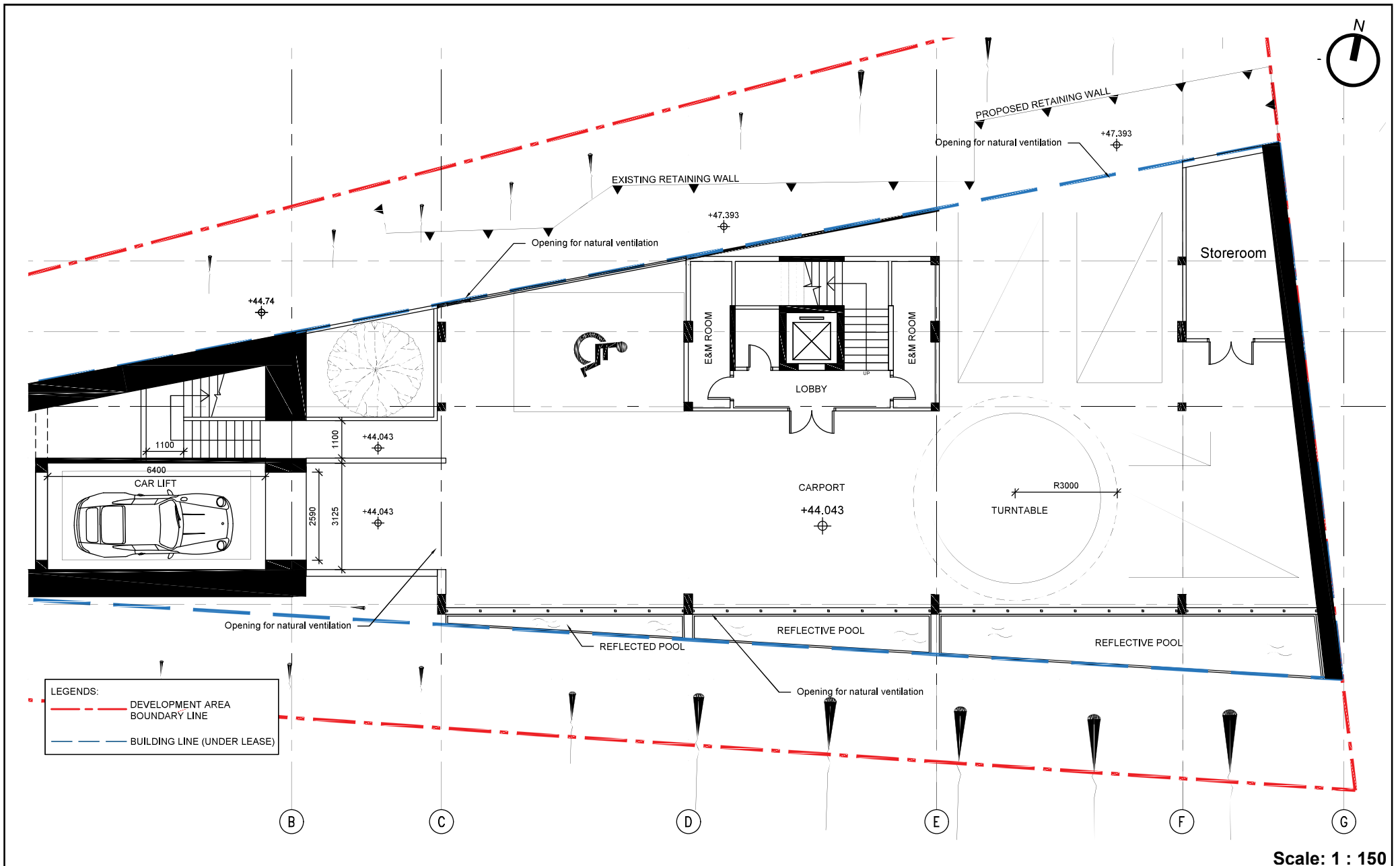
The requirements from the SBDG have been taken into account on the proposed development. In view that the height of the proposed standalone residential redevelopment does not exceed 15m, the first requirement (i.e. building separation) could be exempted. Nevertheless, the basement carport has been designed to be natural ventilated on 3 sides. Regarding to the second requirement (i.e. building setback), the New Grant No. 4991 is subject to the lease condition that no building(s) or support for any building(s) is allowed to be erected over the areas coloured red hatched black (i.e. the areas covering the existing vegetated slope situated north and south of the site) on plan attached in the lease document concerning the subject lot. Thus, the building setback has been automatically been considered in the proposed redevelopment. Lastly, regarding the third requirement (i.e. site coverage of greenery) it is understood that such requirement is not applicable to sites with a single family house only. Nevertheless, a preliminary landscape proposal has been provided as detailed in the following **Section 3.2** to enhance the visual and environmental quality of the proposed redevelopment.

(b) Development Schedule

The indicative planning parameters of the proposed redevelopment scheme are shown in **Table 3.1**. It is generally in line with the maximum relaxation of plot ratio of 0.75 as stipulated on the Notes of “R(C)” zone on the current OZP.

Table 3.1: Development Schedule of the Proposed Development

Major Parameters				
Site Area	About 772.9m ²			
Maximum Plot Ratio	Not more than 0.75			
Total GFA based on a Plot Ratio of 0.75	About 578.66m ²			
	Floor	Facilities	GFA	Remarks
	Entrance	Car Lift	1	Not Accountable GFA
	LG/F: Carpark	Car Port	-	Not Accountable GFA
		E&M Rooms	-	Not Accountable GFA
		Storeroom	13.723m ²	Domestic GFA
		Lobby	21.786m ²	Domestic GFA
	G/F: Domestic	Residential Area	291.962m ²	Domestic GFA
	1/F: Domestic	Residential Area	228.4m ²	Domestic GFA
	Roof	Lobby	22.789m ²	Domestic GFA
Site Coverage	About 48.61%			
No. of Block(s)	1			
No. of Storey(s)	3 storeys including car park			
Maximum Building Height	About 11.5m (or 55.543mPD)			
No. of Parking Space(s)	3 nos. Car Parking Space @ 5.0m x 2.5m 1 no. Accessible Car Parking Space @ 5.0m x 3.5m 1 no. Motorcycle Parking Space @ 2.4m x 1.0m			



Scale: 1 : 150





Existing



After



Legends :

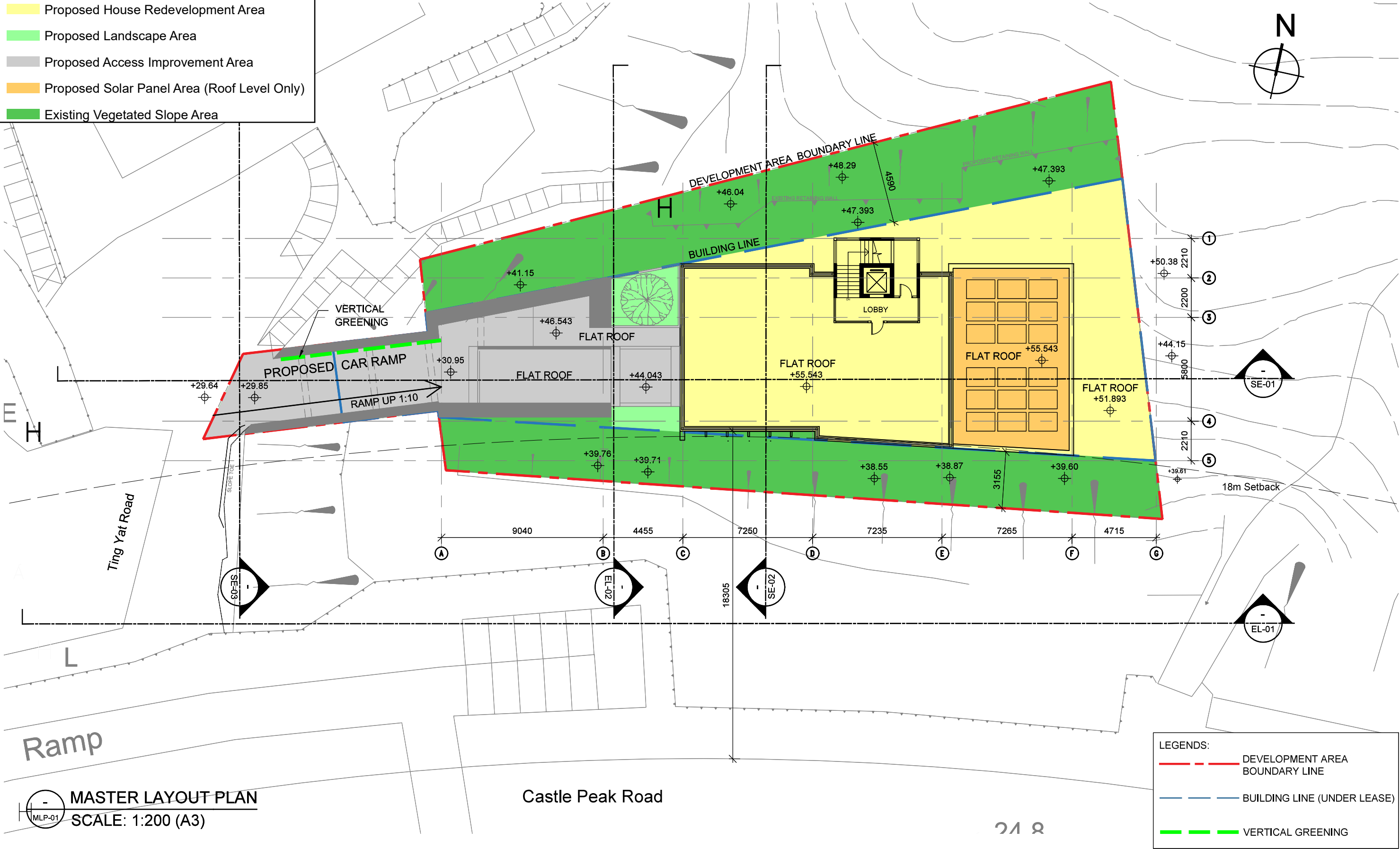
Proposed House Redevelopment Area

Proposed Landscape Area

Proposed Access Improvement Area

Proposed Solar Panel Area (Roof Level Only)

Existing Vegetated Slope Area



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REMARKS: DO NOT SCALE THIS DRAWING.
ALL MEASUREMENTS MUST BE
CHECKED ON SITE.

APPROVED:
DATE: -
CHECKED: MM
DATE: -
DRAWN: BC
DATE: DEC 2023

BARRIE HO

ARCHITECTURE · INTERIORS

Plan E: Master Layout Plan

DWG NO.: MLP-01

JOB NO.: 202327

SCALE: 1:200 (A3)

REVISION	DATE	DRAWN	CHECKED
A	MAY 2024	GL	MM
B	SEP 2024	MC	AP
C	JAN 2025	BC	MM
D	MAY 2025	BC	MM

For Indicative Purpose