

Annex 1

Replacement Pages of Planning Statement

adverse impact on the ecological, transport, drainage and sewerage, environmental aspects, with mitigation measures where relevant.

Table S1: Indicative Development Parameters

Application Site Area (Approx.)	207, 408m ²
Areas of the Site (Approx.)	
Wetland	47,400m ²
Communal Open Space	13,938m ² *
Communal Landscape and Communal Perimeter Landscape	16,465m ²
Communal Streetside Landscape	2,901m ²
Private Garden	50,209m ²
Domestic Buildings and Clubhouse	37,353m ²
Internal Road/Driveway	31,632m ²
Domestic Components	
Plot Ratio	0.4
Maximum Domestic GFA (Approx.)	82,963m ²
Site Coverage (not more than)	25%
Total Number of Units	649
2-storey houses	473
3-storey houses	176
Average Unit Size (Approx.)	127.8m ²
Ancillary Recreational Facilities (Approx.)	3,000m ²
Estimated Population	1,817**
Building Height	
2-storey houses	10m or 16.8mPD
3-storey houses	14.5m or 21.3mPD
Clubhouse (2-storey)	10m or 17mPD
Car Parking Provisions	
Residential	1,298
Visitors' (including 1 for disabled)	5
Motorcycle Parking Space	37
Loading / Unloading Bay	1
Trees	
Perimeter Trees	349
New Trees (excluding perimeter trees, but including trees on pavement)	851
Total No. of Trees	1,200

* Including "not less than 1,817m² open space for a designed population of 1,817 residents" as indicated in the Landscape Master Plan.

** Based on person-per-flat ratio of 2.8.

圖表 S1：參考發展參數

地盤面積 (大約)	207,408 平方米
地盤用地 (大約)	
濕地	47,400 平方米
公用休憩用地	13,938 平方米*
公用園景和公用外圍綠化	16,465 平方米
公用路邊綠化	2,901 平方米
私人花園	50,209 平方米
住用建築物和會所	37,353 平方米
區內道路/行車通道	31,632 平方米
住用部份	
地積比率	0.4
住用建築面積上限(大約)	82,963 平方米
上蓋面積(不多於)	25%
住宅單位數量	649
兩層屋宇	473
三層屋宇	176
平均單位面積(大約)	127.8 平方米
附屬康樂設施(大約)	3,000 平方米
預計住戶人口	1,817**
建築物高度	
兩層屋宇	10 米 或 16.8 米(主水平基準上)
三層屋宇	14.5 米 或 21.3 米(主水平基準上)
會所(兩層)	10 米 或 17 米(主水平基準上)
車位數目	
住用私家車車位	1,298
訪客泊車位(包括 1 個 傷殘人士車位)	5
電單車車位	37
上落客貨車位	1
樹木	
周邊樹木	349

新種植樹木(不包括周邊樹木, 但包括行人路上的樹木)	851
樹木總數	1,200

*包含園境設計總圖所示「為規劃人口 1,817 人設置不少於 1,817 平方米的休憩用地」。

**以每單位人口比率 2.8 計算。

different locations on the site. Extensive greenery and suitable landscaping are provided around the buildings and the courtyards, with a large communal open space at the centre of the site.

6.2 Indicative Development Parameters

6.2.1 The indicative development parameters are provided in **Table 2** below.

6.3 Proposed Amendments

6.3.1 The Applicant seeks to revise the layout and form of housing at the Application Site. The relevant revision mainly involves relocating majority of the basement car parking space to ground level for cost effectiveness and ease of implementation. The proposed development parameters for the Application Site in comparison with that in the Approved Scheme is provided in **Table 3** below.

6.3.2 The proposed revised MLP in the subject planning application is in **Figure 4** below.

Table 2: Indicative Development Parameters

Application Site Area (Approx.)	207, 408m ²
Areas of the Site (Approx.)	
Wetland	47,400m ²
Communal Open Space	13,938m ² *
Communal Landscape and Communal Perimeter Landscape	16,465m ²
Communal Streetside Landscape	2,901m ²
Private Garden	50,209m ²
Domestic Buildings and Clubhouse	37,353m ²
Internal Road/Driveway	31,632m ²
Domestic Components	
Plot Ratio	0.4
Maximum Domestic GFA (Approx.)	82,963m ²
Site Coverage (not more than)	25%
Total Number of Units	649
2-storey houses	473
3-storey houses	176
Average Unit Size (Approx.)	127.8m ²
Ancillary Recreational Facilities (Approx.)	3,000m ²
Estimated Population	1,817**
Building Height	
2-storey houses	10m or 16.8mPD

3-storey houses	14.5m or 21.3mPD
Clubhouse (2-storey)	10m or 17mPD
Car Parking Provisions	
Residential	1,298
Visitors' (including 1 for disabled)	5
Motorcycle Parking Space	37
Loading / Unloading Bay	1
Trees	
Perimeter Trees	349
New Trees (excluding perimeter trees, but including trees on pavement)	851
Total No. of Trees	1,200

* Including "not less than 1,817m² open space for a designed population of 1,817 residents" as indicated in the Landscape Master Plan.

** Based on person-per-flat ratio of 2.8.

Table 3: Comparison of Approved and Proposed Scheme

	Approved Scheme (A/YL-MP/344)	Proposed Scheme	Difference
Application Site Area (Approx.)	207, 408m²	207, 408m²	Nil
Areas of the Site (Approx.)			
Wetland	47,400m ²	47,400m ²	Nil
Communal Open Space	12,221m ²	13,938m ² *	+1,717m ²
Communal Landscape and Communal Perimeter Landscape	16,202m ²	16,465m ²	+263m ²
Communal Streetside Landscape	2,623m ²	2,901m ²	+278m ²
Communal Water Body	717m ²	0m ²	-717m ²
Private Garden	49,827m ²	50,209m ²	+382m ²
Domestic Buildings and Clubhouse	42,658m ²	37,353m ²	-5,305m ²
Internal Road/Driveway	35,760m ²	31,632m ²	-4,128m ²
Domestic Components			
Plot Ratio	0.4	0.4	Nil
Maximum Domestic GFA (Approx.)	82,963m ²	82,963m ²	Nil
Site Coverage (not more than)	25%	25%	Nil
Total Number of Units	789	649	-140
2-storey houses	749	473	-276
3-storey houses	40	176	+136
Average Unit Size (Approx.)	105.2m ²	127.8m ²	+22.6m ²
Ancillary Recreational Facilities (Approx.)	3,000m ²	3,000m ²	Nil
Estimated Population	2,210**	1,817**	-393
Building Height			
2-storey houses	9m or 16.8mPD	10m or 16.8mPD	No change in mPD
3-storey houses	13.5m or 21.3mPD	14.5m or 21.3mPD	No change in mPD
Clubhouse (2-storey)	10m or 17mPD	10m or 17mPD	Nil
Car Parking Provisions			
Residential	1,578	1,298	-280
Visitors' (including 1 for disabled)	5	5	Nil
Motorcycle Parking Space	37	37	Nil

Loading / Unloading Bay	1	1	Nil
Trees			
Perimeter Trees	375	349	-26
New Trees (excluding perimeter trees, but including trees on pavement)	825	851	+26
Total No. Trees	1,200	1,200	Nil

* Including “not less than 1,817m² open space for a designed population of 1,817 residents” as indicated in the Landscape Master Plan.

** Based on person-per-flat ratio of 2.8