

Attachment 2

Revised Planning and Design Merits



1. Cross Ventilation:

carved voids in residential tower
to facilitate cross ventilation
through common areas

3. Porosity:

building mass allowing porosity
for ventilation and sunlight to
penetrate into street level

4. Operational Synergy:

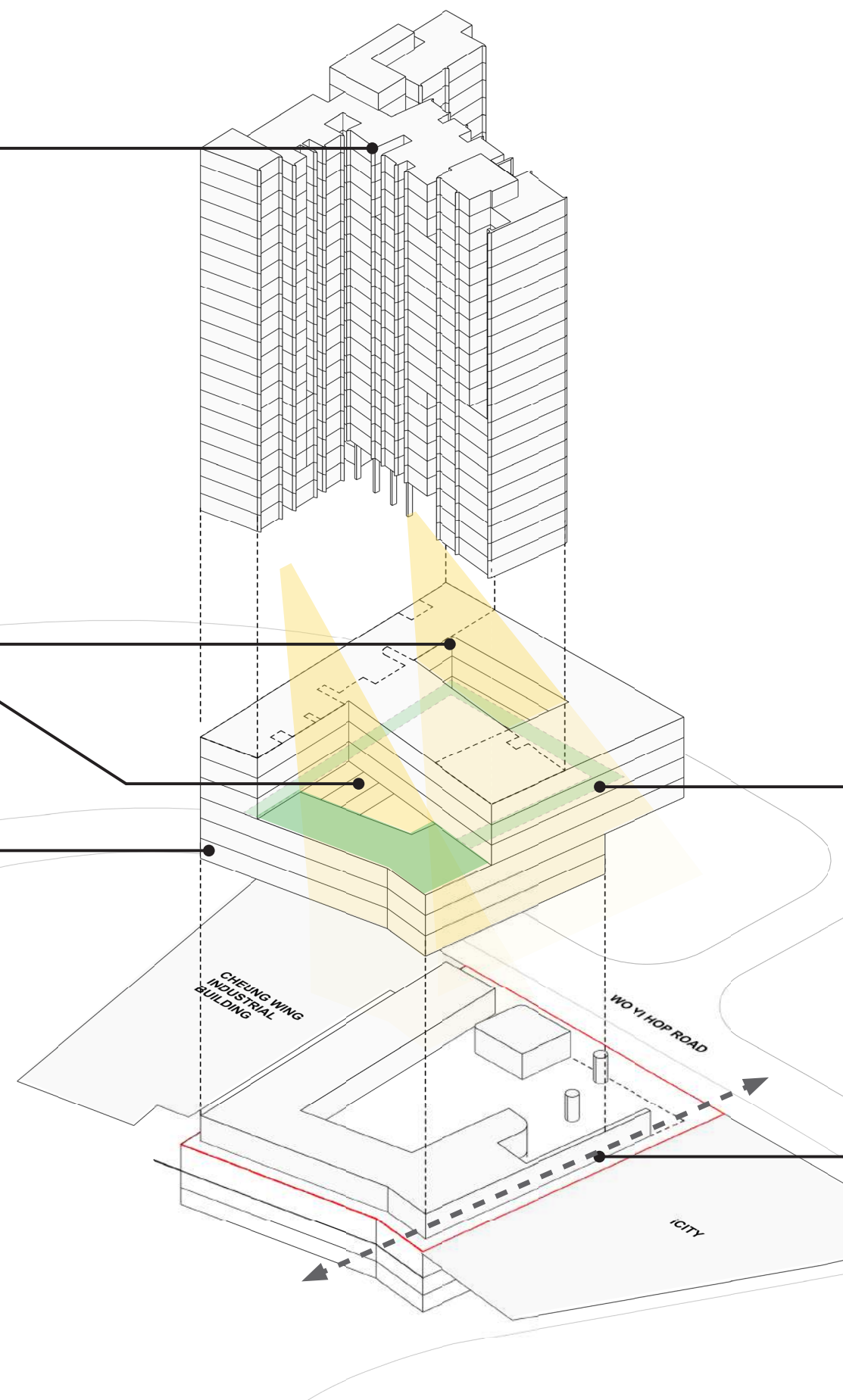
a co-beneficial synergy in the
operation of RCHD and RCHE to
allow social interaction between
residents

2. Green Ring:

leisure walkway connecting to
4/F sky garden

5. Public Access (Not 24-Hours):

public pathway for direct access
from Wo Yi Hop Road to Service
Lane through Project Site



URBAN DESIGN MERITS OVERVIEW

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1. Cross ventilation: DESIGN CONCEPT

To mitigate the undesirable wall effect of long buildings along Wo Yi Hop Road, various voids are carved into the T-shaped residential block to create permeability and facilitate air flow. Natural ventilation is allowed to penetrate through the common areas of the residential floors to provide cross-ventilation of wind, thereby also improving the quality of the common spaces of the residential floors.

URBAN DESIGN GUIDELINE

- Various voids are carved into the residential tower to allow natural ventilation to penetrate through the building mass.
- With good intention of improving the quality of common spaces and the quality of life for residents, cross-ventilation of wind and air, as well as natural light is introduced into the common corridors.

+83.88

URBAN DESIGN MERIT 1 - CROSS VENTILATION



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*dimensions are approximate and subject to design development



24 / F

DIMENSIONS OF VOIDS - RESIDENTIAL FLOOR



2. Green Ring: health and wellness

DESIGN CONCEPT

The green ring forms a leisure walkway connecting with the interior spaces to the 4/F sky garden. The space facilitates a healthy lifestyle for residents, to get outside for exercise, sunlight and fresh air instead of staying at their rooms all day.

The soft and hard landscape design provides varying widths of seating space and leisure pockets for the enjoyment of the elderly and their bona-fide guests.

URBAN DESIGN GUIDELINE

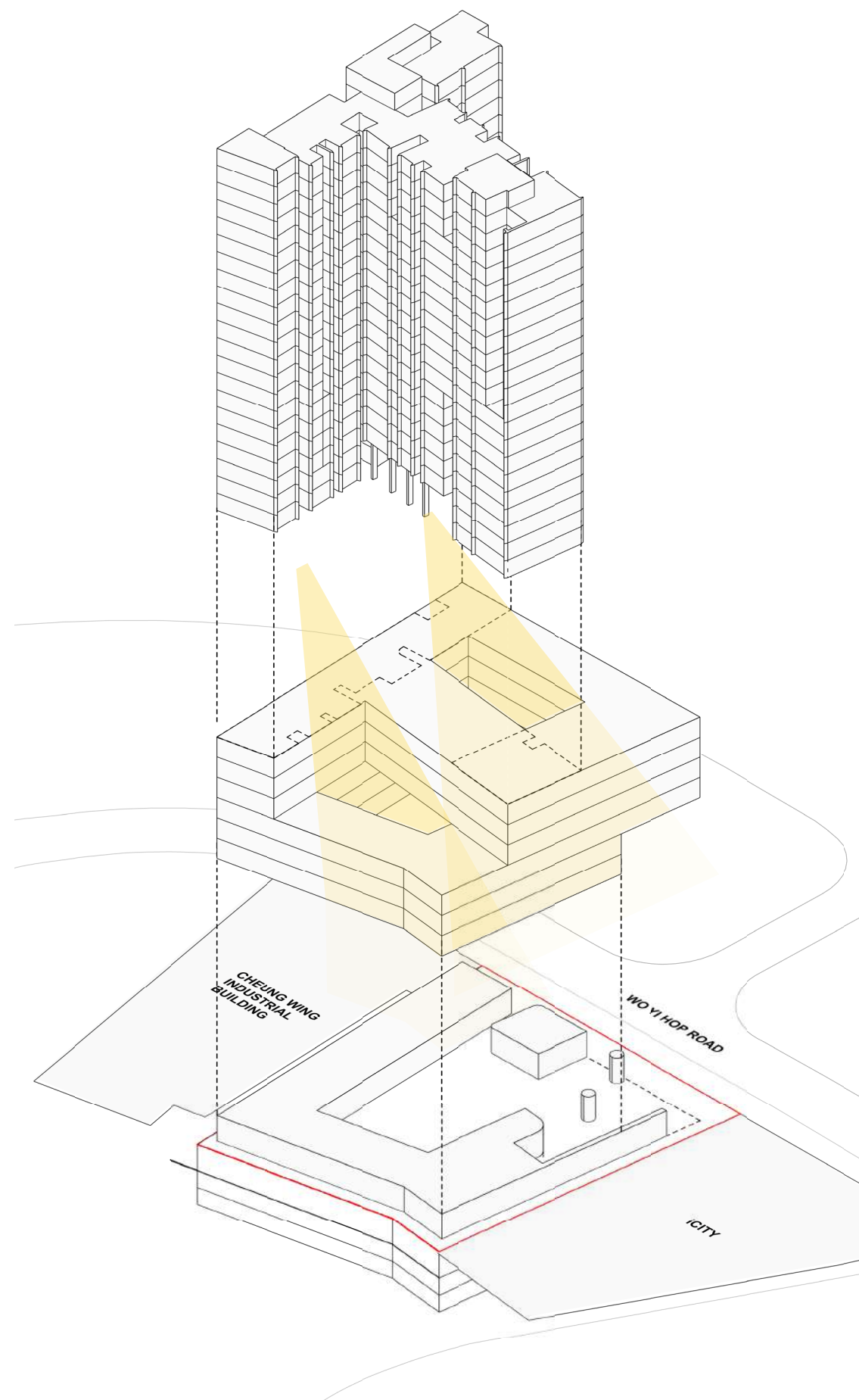
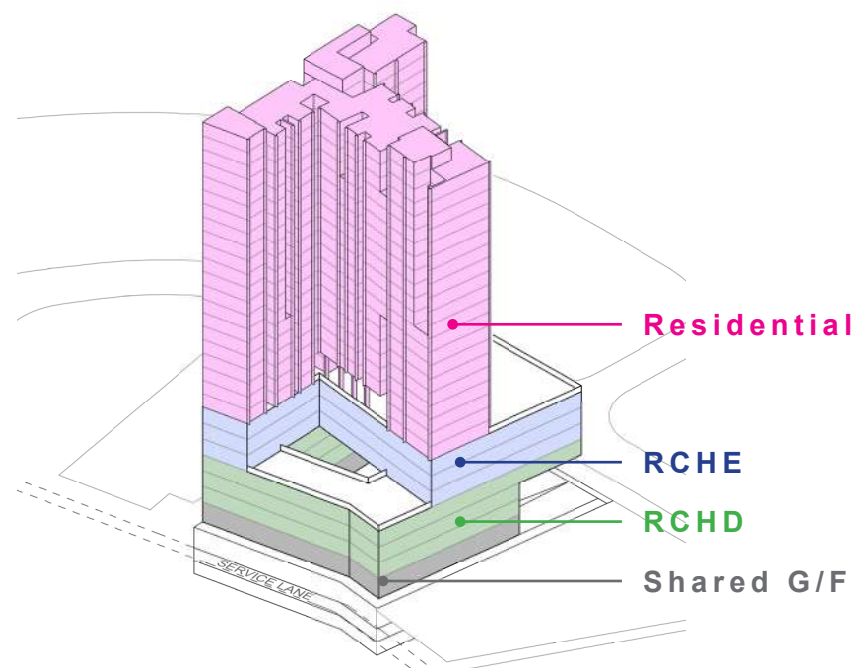
- A 4/F sky garden of approx. 320 m² is provided. The disposition and design provides a serene and protected leisure space within the urban environment for the residents of the RCHE and RCHD.

- The green ring is placed at a close proximity to staffed areas of the RCHE to facilitate smooth day-to-day operations and ensure the safety of the users.

- The approximately 320m² roof garden neighbors the communal space at the central arm of building. This is to promote social activities for the residents at various time of the day.

- Requirements in "Design Manual: Barrier Free Access 2008" are fully complied with.

- Greenery such as climbers and shrubs will be planted on the open air roof garden where practicable to soften and green-up the visual outlook of the building.



3. Porosity: ventilation & sunlight

DESIGN CONCEPT

To avoid creating the undesirable wall effect of long buildings along Wo Yi Hop Road, the proposed development is composed of 2 rotated "L shapes" instead of an extruded mass. The interlocked void space creates a permeability and allows cross-ventilation of wind and air.

The porosity generated is also intended to allow more light to reach the lower levels of the site and the open spaces at ground level.

In view of the urban density in the vicinity of the proposed development, the building form provides a visual permeability and spatial relief for the surrounding areas along Wo Yi Hop Road.

Not only will the porosity of the building benefit the vicinity of the site, but the permeability of light and air will also enhance and promote the health and well-being of the elderly.

DESIGN GUIDELINE

- Designed for RCHD, RCHE and Residential, the lower C shaped blocked is pushed to the west side of the site to create a generous shared courtyard at the ground space, creating a buffer between users and pedestrians walking along Wo Yi Hop Road, as well as relieving potential congestion along the pavement.

- The 1/F to 7/F building mass creates a staggered void that allows light and wind to penetrate into the lower levels of the site.

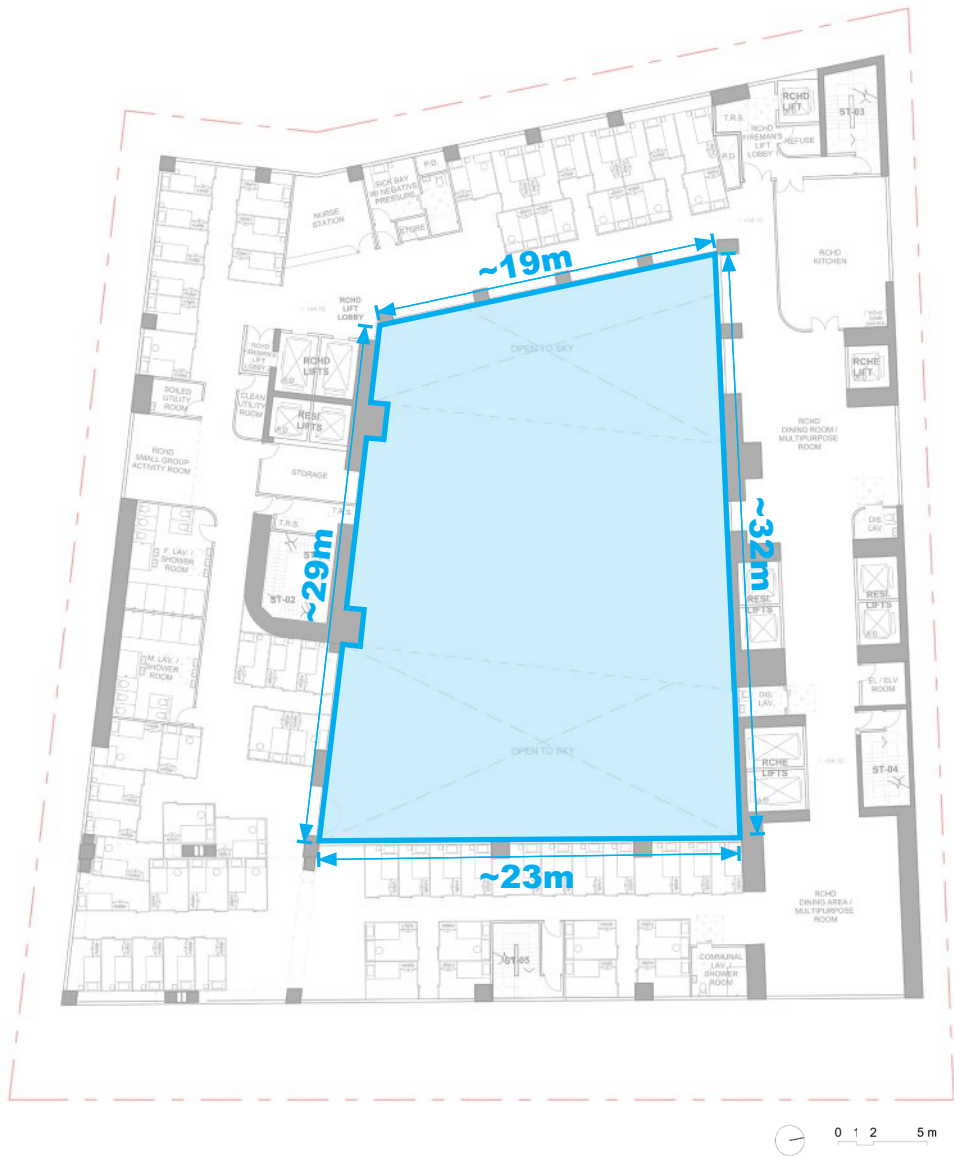
- The upper T shaped block is pushed to the northern side of the building mass and lifted up from the 7/F sky garden. The voids, 4/F sky garden and 7/F sky garden increase the porosity of the building, maximising the permeability for wind and air ventilation across the site.

- The interlocked building mass minimises the visual impact of the proposed development along Wo Yi Hop Road.

POROSITY FOR DAYLIGHT PENETRATION

URBAN DESIGN MERIT 3 - POROSITY

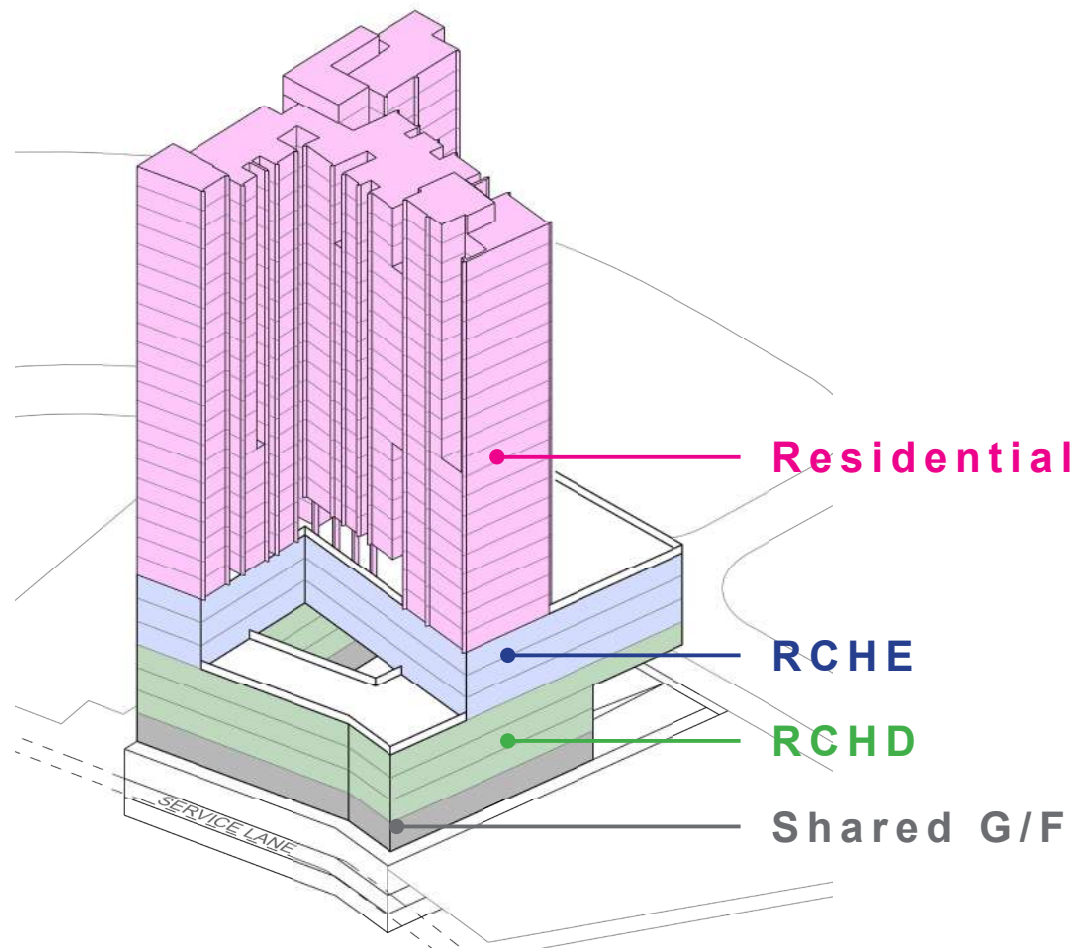
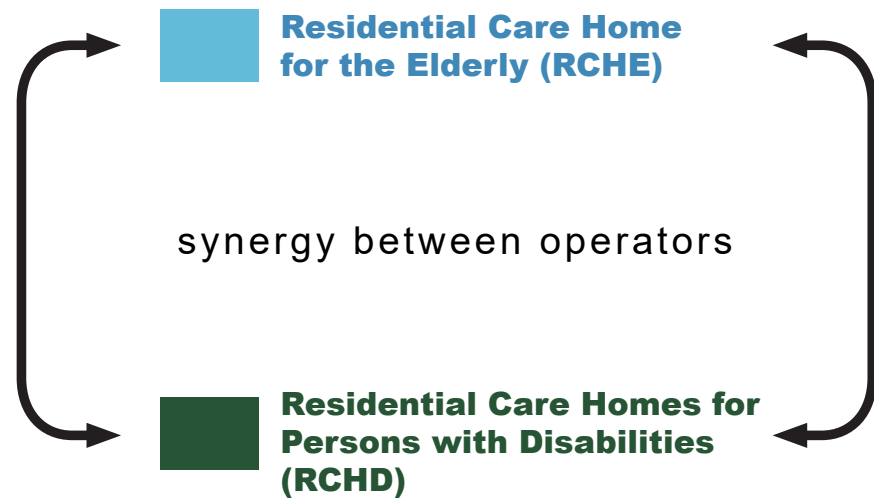
*dimensions are approximate and subject to design development



3 / F



4 / F



4. Operational Synergy: between RCHE and RCHD

DESIGN CONCEPT

The operation of an RCHE above an RCHD shall provide a mutually beneficial relationship for residents of both programmes. As residents of an RCHE rarely leaves the building, elderly residents can interact with persons with disabilities to improve their social life at the communal space on G/F and 4/F - namely the shared courtyard and green ring respectively. At the same time, the residents of RCHD may be able to visit the RCHE and provide various services and engage in activities to improve their quality of life and provide healthy daily routines and purposes.

DESIGN GUIDELINE

- Three storeys of RCHD is provided from 1/F to 3/F, and three storeys of RCHE is provided from 4/F to 6/F



A 5m setback serves as a buffer zone to the nearby road. It also provides an opportunity to enhance the area with landscaping at the pedestrian level.