

Enclosure | 5

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Replacement pages of revised Planning Statement

Proposed Development. Although the compensation ratio in terms of aggregated DBH cannot achieve 1:1, the planting strategy follows that sufficient space should be provided for the planting of compensatory trees taking in account the adequate space required to cater for the establishment and healthy growth of trees up to maturity, in order to ensure that the greenery opportunity within the site is optimised where practicable.

*Table 5: Tree Compensation under Current Application*

	<b>Current Application</b>
Quantity of loss of trees	156 nos.
Accumulated DBH loss of trees	33.358 m
Quantity of compensatory trees	209 nos.
Quantity compensation ratio	1:1.34
DBH compensation	23.810 m
DBH compensation ratio	1:0.71

- 5.4.3 With reference to the Landscape Proposal (**Appendix 4** refers), the Landscape Master Plan constitutes a total greenery area of about 8,543.20m<sup>2</sup> and a greenery ratio of 38.06%, which is more than the required 30% greenery requirement (equalling to 6,733.5m<sup>2</sup>) set out in PNAP APP-152 – Sustainable Building Design Guidelines. Some 5,840.70m<sup>2</sup> of greenery at primary zone is proposed for easy access by the public.
- 5.4.4 In order to further integrate the proposed development with the surrounding landscape, edge planting strips wide are proposed along the boundary to form a soft-planted edges along the periphery of the application site with a view to providing a smooth transition between the proposed development and the adjoining neighbours. In addition, a 10m wide planting beds fronting the proposed commercial complex is proposed to provide smooth transition between the road corridor and the proposed development.
- 5.4.5 To maximise greenery within the application site, planting verges with ornamental vegetation are proposed along the internal access in order to provide shade and visual amenity to the occupants and visitors. Heavy standard trees and medium shrubs are proposed to enhance the instant greening effect and to form a green boulevard along the internal access. Moreover, flat roofs of commercial complex and clubhouse will be planted with ornamental vegetation. with a view to enhancing local greenery.
- 5.4.6 Active and passive recreational facilities are proposed to create a healthy and liveable environment for future occupants. The proposed area of communal open spaces under the current application is about 10,090.5m<sup>2</sup> to serve 9,915 occupants which fulfils the requirement set out in HKPSG.

## **5.5 Visual Context and Visual Impacts**

- 5.5.1 The Visual Impact Assessment ("VIA") (**Appendix 5** refers) was carried out in accordance with the TPB's Guidelines No. 41, which aims to evaluate the anticipated visual impacts of the proposed development and to conclude the various mitigation measures.
- 5.5.2 The proposed development, as illustrated in **Appendix 1**, has adopted a series of sensitive design with due consideration to the neighbourhood environment. The design