

# Annex D Replacement Pages of Revised Supporting Planning Statement

towers placed at the centre and southern portion of the Application site, the Indicative Scheme shows a lively and dynamic BH profile that is also compatible with the proposed high-dense developments in the Ta Kwu Ling PDA in the NTN Study (**Fig 3.4 refers**).

- 4.4.9 The building height of the Indicative Scheme has also taken into account optimizing the habitable space and operational requirement of domestic and non-domestic components, while not compromising compatibility with surroundings. Overall, the Floor-to-Floor height of residential floors are proposed to be about 3.15m, and about 4.2m for the office and hotel commercial uses.

#### Visual Mitigation Measures

- 4.4.10 The good design features includes:

- **Building separation of the building bulk.** The building bulk of the towers is sensitively designed with appropriate building separation to allow visual permeability, while complying with the building separation requirements as stipulated in PNAP APP-152 SBDG.
- Articulated façades and landscaping features. Articulated façades and landscaping features are proposed to enhance visual interest, to reduce collective visual mass, and to harmonize with surroundings.

#### Wind Enhancement Features

- 4.4.11 The good design features includes:

- **Permeable design at ground floor;**
- **Chamfered design at building corner;**
- **Building orientation aligning with wind direction;**
- **Sufficient building separation distance between building blocks;**
- **Reduced ground coverage of clubhouse;**
- **Permeable design at sky garden; and**
- **Sufficient building setback**

- 4.4.12 For the permeable design at ground floor, there will be a 7.5m tall PTT with 3 sides opening to facilitate the east and southeast wind systems towards the downwind regions. The chamfered building corners would be adopted for the commercial building block and the podium, which allow smoother wind flow around the building structure. The chamfered building corners allows the building group (including commercial and residential buildings) to attract incoming east and southeast wind into the air path. **For the building orientation, it is designed to align with wind direction. T3 and T4 under the Indicative Scheme are aligned together, and the orientation of the towers will have their position in line from southeast to northwest, with T5 and T6 having the same arrangement. The axis of tower blocks is aligned parallelly with the prevailing wind direction from E, ESE, SE and SSE.** For building separation, the building gap will be ranged from 18m to 30m in the Indicative Scheme. **The gap distance will facilitate more east, east-southeast, southeast and south-southeast wind flow** between the buildings towards the downwind area.

- 4.4.13 **In addition, there would be reduced ground coverage of clubhouse under the Indicative Scheme.** The small ground coverage is having lesser restriction to wind flow and allows more wind flow at ground level. It is also located at the downwind area of T5, allowing gap distance between

clubhouse and T3 to enable wind flow from east and northeast direction. For permeable design at sky garden, there would be sky gardens in residential buildings to provide vast openings at façade of the building and allow more wind flow to travel through the building at the façade that facing east and southeast direction. For building setback, building setback will be ranged from 3m to 20m under the Indicative Scheme to provide the stepping effect and enhance the prevailing wind from east, east-southeast, east-northeast, southeast and south-southeast, which the main air path is along Ping Che Road and the local road.

- 4.4.14 With these wind enhancement features, significant wind deterioration at district level is not anticipated with the Indicative Scheme. For the details, please refer to **Appendix E** for the AVA-EE .

#### Environmentally Sensitive Design

- 4.4.15 Overall, the Indicative Scheme will not generate nor susceptible to unacceptable environmental impact by incorporating environmentally sensitive design in the Indicative Scheme.

#### *Air Quality*

- 4.4.16 Sufficient setback of 50m and 10m of both Ping Che Road and unnamed access road (to be upgraded) have been reserved in the Indicative Scheme from vehicle emission.

#### *Traffic Noise and Fixed Plant Noise*

- 4.4.17 For noise impact, mitigation measures have been provided in the Indicative Scheme to address road traffic noise & fixed plant noise. Building setback from the local road and terraced podium design have been incorporated in the architectural design. The commercial tower which will be equipped with centralize air conditioning system is strategically designed at the north portion of the site fronting Ping Che Road. It can provide noise shielding to residential blocks to the south. Noise mitigation measures, including acoustic window / acoustic door (baffle type), fixed glazing (with maintenance window), have also been proposed at appropriate locations. With the proposed mitigation measures in place, all noise sensitive receivers (NSRs) comply with the HKPSG traffic noise criteria of 70 dB(A) and no NSRs will be subjected to unacceptable traffic noise impact.
- 4.4.18 For fixed plant noise, the results showed that the future NSRs would not be subjected to unacceptable industrial noise impact.
- 4.4.19 For other details, please refer to **Appendix F** regarding the Environmental Assessment.

#### *Sewerage*

- 4.4.20 An on-site Sewerage Treatment Plant (“STP”) which is interim in nature is proposed on the Basement Level 1. It is anticipated that in the future NTN New Town Development under detailed study by the Government, the sewerage generated by the Indicative Scheme will be discharged to the future upgraded public sewerage system. For details, please refer to **Appendix H** for the Sewerage Impact Assessment.

#### Compliance with Sustainable Building Design Guidelines (SBDG)

- 4.4.21 The Indicative Scheme fully comply with the requirements on building separation, building setback and site coverage of greenery as stipulated in PNAP APP-152. For building separation,

improvement committed by the Applicant will be beneficial for the local community in the surroundings without the need to mobilize public resources.

## 6.7 Supporting Community Needs and Improving Quality of Life

- 6.7.1 Apart from housing provision, the Applicant is committed to provide commercial facilities alongside with retail floor spaces to serve needs of existing and future communities. The Proposed Amendment proposes a non-domestic PR of about 1.1 at the Application Site, of which, under the Indicative Scheme, included 2,400m<sup>2</sup> GFA for local retail, about 11,500m<sup>2</sup> GFA for satellite office in support of the economic activities at the boundary and about 5,703m<sup>2</sup> GFA for complementary hotel in support of the office. These non-domestic components are intended to be located nearer to the Ping Che Road and proximity to the future Ping Che Railway Station to create an economic vibrancy and centrality for the NTN New Town.
- 6.7.2 In addition, to provide community support for existing and local communities, the Proposed Amendment also requires provision of social welfare facilities, including a 60-place Day Care Centre for the Elderly and a 100-place Child Care Centre, to serve the anticipated increase in young families in the area and responding to the territorial ageing population issue. It is also recommended that these social welfare facilities to be provided nearer to the Ping Che Road to enhance convenience to future users. Detailed layout and GFA of these social welfare facilities will be subject to detailed design and liaison with relevant Government departments.

## 6.8 Ensuring Compatibility with Surrounding Environment

- 6.8.1 The Proposed Amendment has incorporated appropriate development control parameters, in terms of BH restrictions of maximum 175mPD to ensure compatibility with surrounding environment. As stated in the proposed ES of the “OU(MU)” zone, a rhythmic building height profile has been recommended to create an interesting skyline and centrality as a welcoming entrance from the future Ping Che Railway Station. It is also demonstrated in the Indicative Scheme that the floor-to-floor height adopted is reasonable. Carparks are all placed at basement location to avoid bulky structure and to minimize BH. Wind permeable design is also encouraged with a number of wind enhancement features suggested in the ES of the “OU(MU)” zone, proven feasible in the Indicative Scheme, to enhance the overall outdoor environment.
- 6.8.2 Overall, the Indicative Scheme has also promoted building separation of the building bulk and articulated façades and landscaping features as visual mitigation measures. In addition, wind enhancement features, including permeable design at ground floor, chamfered design at building corner, building orientation aligning with wind direction, sufficient building separation distance between building blocks to mitigate both visual and air ventilation impacts, reduced ground coverage of clubhouse, permeable design at sky garden and sufficient building setback. They are sensitively designed to ensure the compatibility of the Indicative Scheme with the surrounding environment.
- 6.8.3 Findings in the Visual Impact Assessment (**Appendix C refers**) and Air Ventilation Assessment (**Appendix E refers**) confirmed that the Proposed Amendment is fully compatible with the surrounding environment.