

## **Attachment 1**

### **Extract of Revised Planning Statement**

**(P.28)**

5.11.2 Similar to the scheme in the approved planning application A/TWW/122, the current proposal is designed to incorporate good design measures to enhance its air ventilation performance where practicable. Yet, since there is a limit of maximum height/floors that RCHE can be allowed, and special design with internal courtyard is necessary to protect habitable room (for medical consultation purpose) which otherwise cannot comply with the stringent noise standard (L10(1hr) 55dB(A)), the footprint of the RCHE cannot be further reduced. The proposed development would inevitably result in more wind blockage than the baseline scheme with reduced building setbacks and larger building footprint. Nevertheless, building setback from site boundary at lowest 3 levels (pedestrian level) (at least 3m from northern boundary, about 4.5m from east/west boundaries, more than 9m from southern boundary at lower portion) is allowed. A wide opening on west side at G/F is also allowed. At higher elevation, L-shaped block is adopted to vacate the southwest portion so that summer prevailing southeasterly wind can pass through the Application Site. With the proposed design measures in place, the current proposal would unlikely impose significant impact on the surroundings from air ventilation perspective.

## 5.12 No Adverse Landscape Impact

5.12.1 A detailed tree survey was conducted on 7<sup>th</sup> Oct 2023 and then a comprehensive landscape impact assessment was prepared. There is no rare or endangered tree species or Champion Trees or “Old and Valuable Trees” identified in the tree survey. A total of 20 nos. of trees are identified within the application site. Majority of the trees are in poor to fair tree form and health condition due to growing on an unmanaged site and with close proximity with one another competing for space, sunlight and nutrient.

5.12.2 To compensate for the loss of trees, 30 nos. of trees are proposed for compensation. For details, please refer to **Appendix 10 – Tree Preservation and Removal Proposal & Landscape Proposal.**

5.12.3 The overall landscape treatment will complement the development as well as the surrounding area, providing plentiful greenery and creating a coherent visual setting for the development in this rural waterside location. Adverse landscape impact arising from the proposed composite development is not anticipated.