

Annex A

Replacement Pages of Supporting Planning Statement

3.3 Programme for Redevelopment Works and Decanting Arrangement of the Residents

3.3.1 To ensure there would be no interruption in service provision, the decanting of existing residents will be arranged by the Applicant before the demolition of the existing building. In the first phase, the Applicant will suspend intaking new residents 12 months before demolition. In the second phase, residents will be divided into 3 batches according to their residential floors. Residents living on the highest floor (2/F) will be first relocated to the newly built Pok Oi Hospital Elderly Home situated at Fuk Hang Tsuen Road, Lam Tei, Tuen Mun, followed by residents on 1/F and G/F. Upon completion of the redevelopment, all decanted residents will be returned to the new complex in the last phase.

3.4 Key Design Considerations

3.4.1 In formulating the Indicative Development Scheme, the schematic design has taken into account the various site constraints as well as design considerations in order to ensure the Scheme is designed to create a high-quality development in harmony with the surrounding environment. The proposed Indicative Development Scheme has incorporated the following design considerations:

- Three trees, including *Dimocarpus Longan*, *Artocarpus Heterophyllus* and *Manilkara Zapota*, at the northeast portion of the Site will be retained with adequate building setback to ensure healthy growth of the tree.
- Provision of not less than 20% greenery coverage (i.e. minimum 678m² based on the Rezoning Area of 3,388.7m²) including the sitting out area, amenity area and buffer planting on G/F, as well as terraces greening at multi-levels. An overall greenery of about 800m² is proposed under the landscape proposal.
- Adoption of stepped terraced design for the dormitory floors (1/F, 2/F, 6/F and 7/F) to reduce the visual impact of the building bulk as viewed from pedestrian level, as well as allow better air flow and permeability. (**Figure 3.1** refers).
- Provision of building setback from Sha Chau Lei Road of about 5.2m and the village road at the west of about 4.4m to create a wider street canyon; additional setback of about 13m along the kerb of the northern boundary and 10.8m to the structure of Ching Chung Care and Attention Home for the Aged are also provided. Local setback of the northern site boundary is also provided to allow for a continuous footpath of about 2m in width (**Figure 3.2** refers).

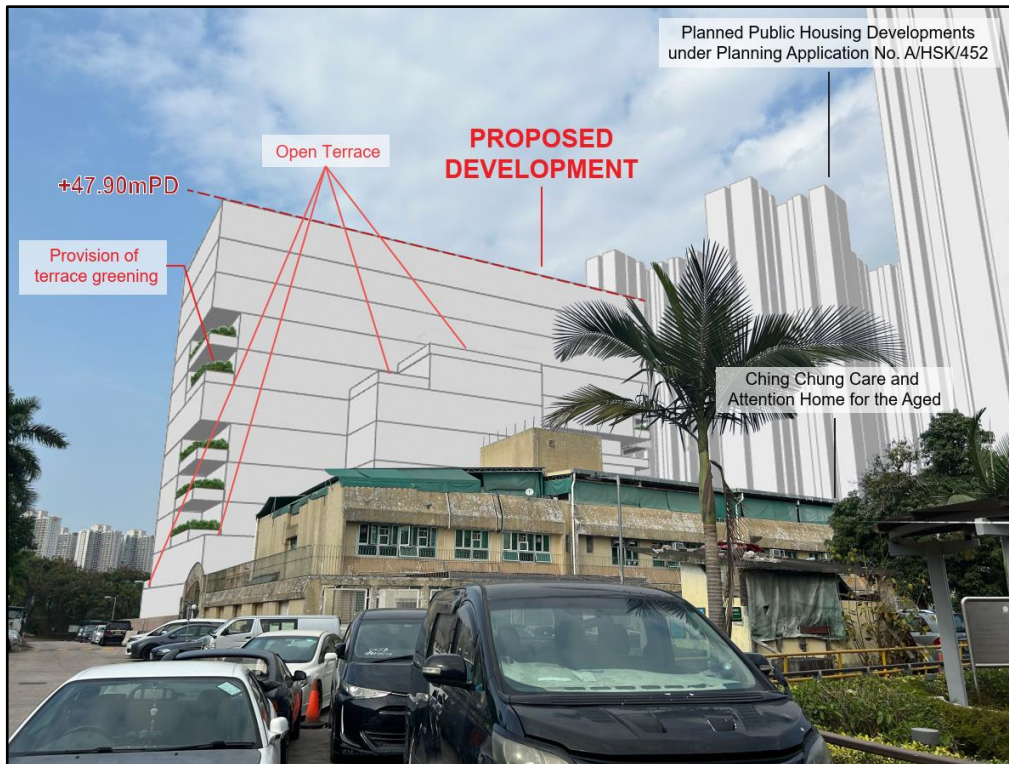


Figure 3.1 Proposed Stepped Terrace Design on 1/F, 2/F, 6/F and 7/F

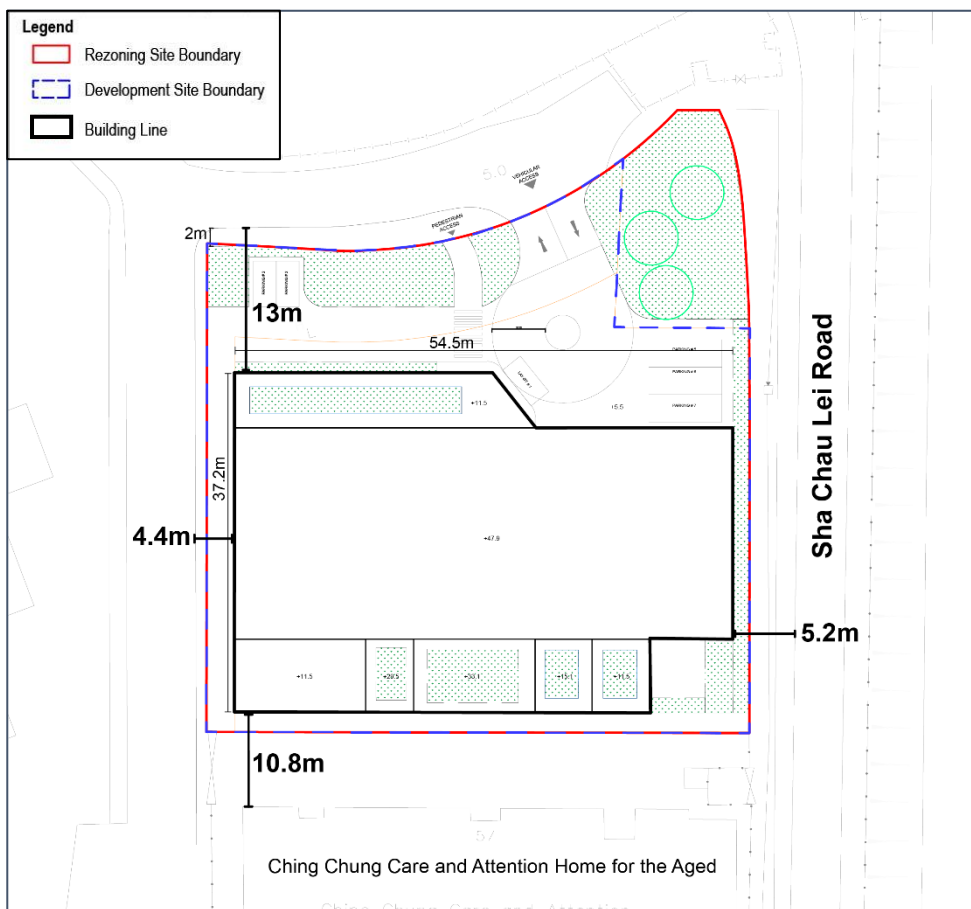


Figure 3.2 Provision of Building Setback

to the structure of Ching Chung Care and Attention Home for the Aged are also provided. The setback will reduce the sense of encroachment and visual intrusiveness of the concrete structures onto the pedestrians. Hence, the Proposed Development will facilitate visual and air permeability.

Providing Better Streetscape / Good Quality Street Level Public Urban Space

5.6.4 The Proposed Development reflects the effort by the Applicant to minimize the bulk of the building as far as possible with the provision of various building setbacks. Local setback of the northern site boundary is provided to allow for a continuous footpath of about 2m in width. The site coverage of the Proposed Development has been optimized. Stepped terraced design has been adopted to break down the visual bulk of the Proposed Development as viewed from pedestrian level. The terraced design also allows the provision of greenery connecting the different floors to not only soften the building mass but also to enhance the amenity of the development as well as the neighbourhood environment.

5.7 Continue to Meet the Prevailing Planning Intention

5.7.1 The Application Site is located in “G/IC” zone, which intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. The current Planning Application only involves the increase of BHR in order to enable the Proposed Development on Site. The proposed redevelopment of YCP C&A Home for the provision of enhanced social welfare and rehabilitation service will continue to follow and be in-line with the planning intention of the “G/IC” zone of the Site.

5.8 Respecting the Established Planning and Urban Design Framework of HSK/HT NDA

5.8.1 The Indicative Development Scheme provides an appropriate response to the urban fabric and building height profile of the area. The Site and the surrounding area are planned in a stepped building height profile following the urban design framework of HSK/HT NDA. In general, a stepped height profile is formulated, descending from the planned District Commercial Node to the east of the Site (about 160 mPD in height) towards the village settlements in Sha Chau Lei Tsuen (3 storeys in height). With the proposed building height of about 47.9mPD, the Proposed Development will be congruous with the surrounding development intensity in terms of building height. It will continue to respect the building height profile established for the NDA as well as the major view corridors/breezeways.