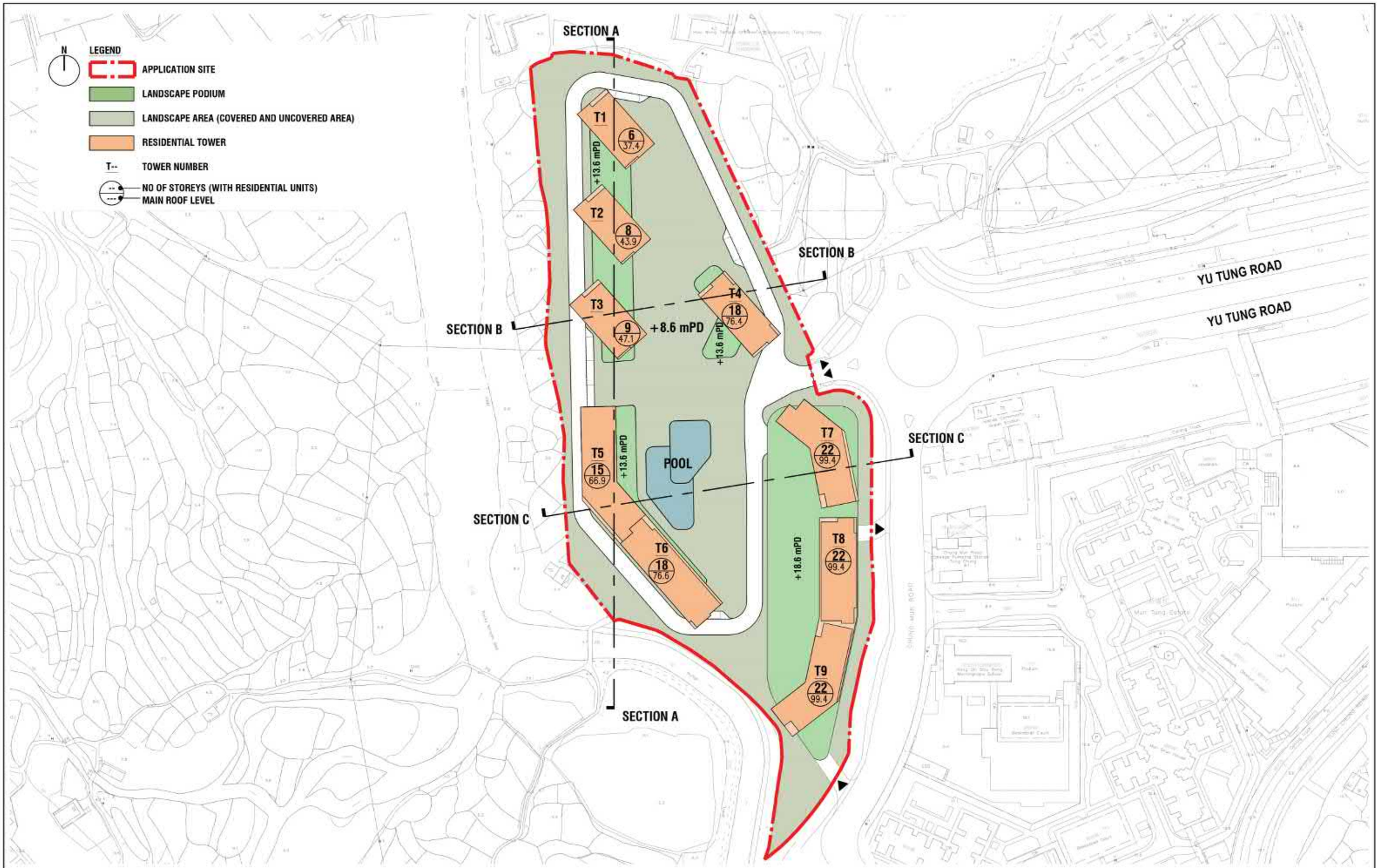
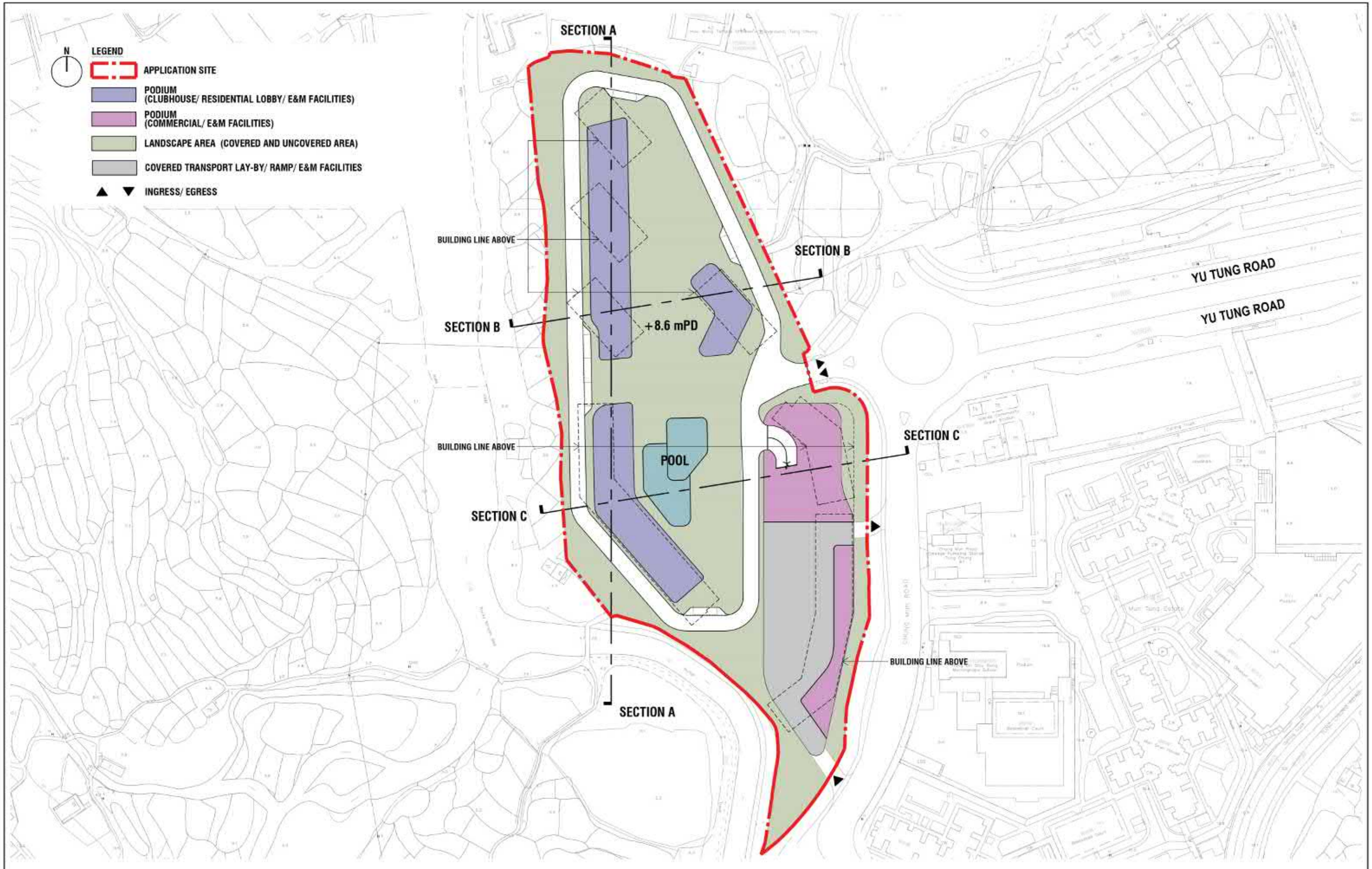
Attachment 7

Replacement Pages of Planning Statement



	Title			
	Indicative Master Layout Plan			
		Checked	DH	Drawn PW
		Rev	0	Date Mar 2025
		Scale		Figure 3.1



	Title: Indicative Ground Floor Plan	Checked	DH	Drawn PW
		Rev	0	Date Mar 2025
		Scale		Figure 3.2

LEGEND

APPLICATION SITE

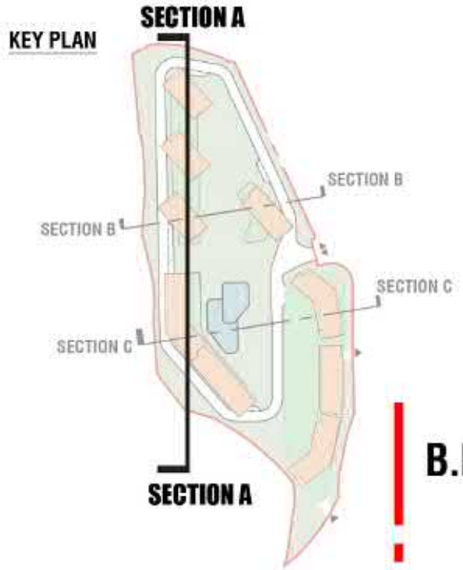
RESIDENTIAL TOWER

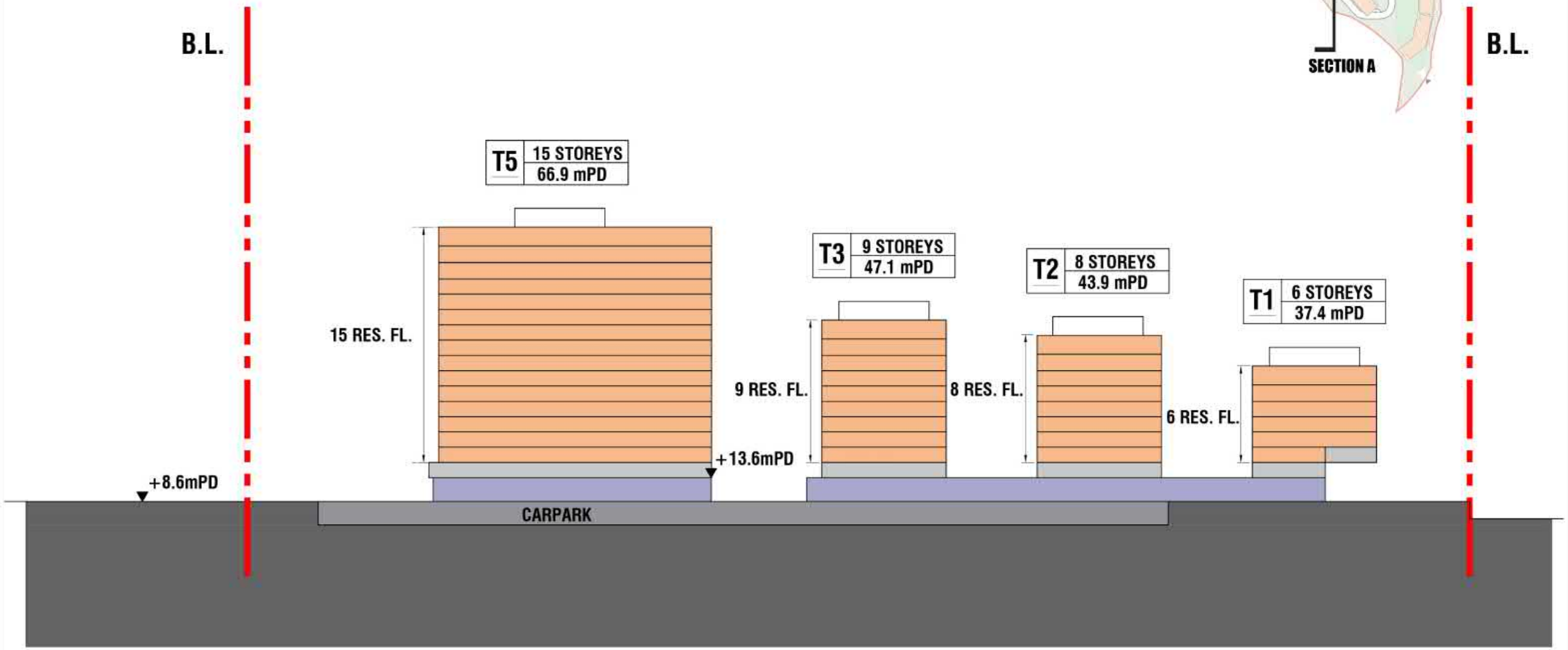
PODIUM
(CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)

TRANSFER PLATE

TOWER NO.	NO OF STOREYS (WITH RESIDENTIAL UNITES)
	MAIN ROOF LEVEL

KEY PLAN





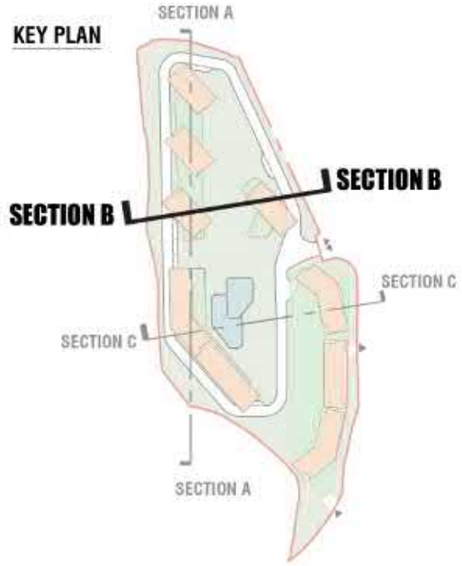
	Title				
	Indicative Section Plan (A - A)	Checked	DH	Drawn	PW
		Rev	0	Date	Mar 2025
		Scale		Figure	3.4

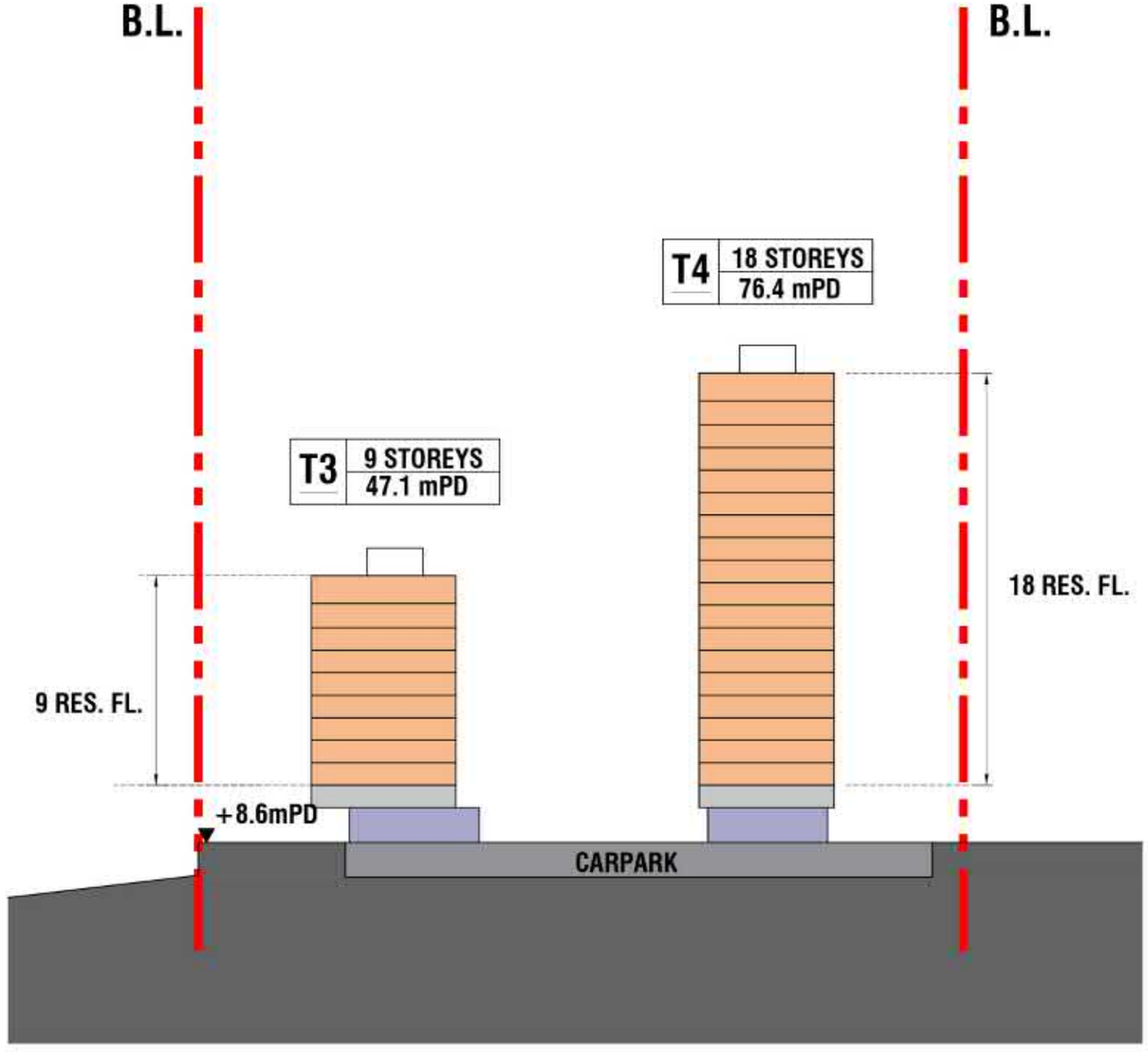
LEGEND

- APPLICATION SITE
- RESIDENTIAL TOWER
- PODIUM (CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
- TRANSFER PLATE

TOWER NO.	NO OF STOREYS (WITH RESIDENTIAL UNITES) / MAIN ROOF LEVEL

KEY PLAN





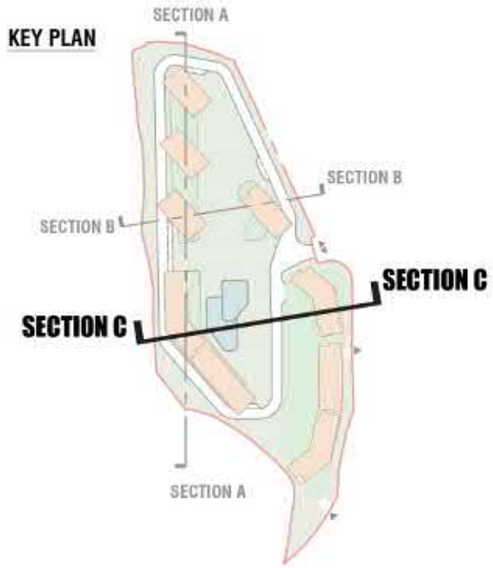
Title: Indicative Section Plan (B - B)		Checked	DH	Drawn PW
		Rev	0	Date Mar 2025
		Scale		Figure 3.5

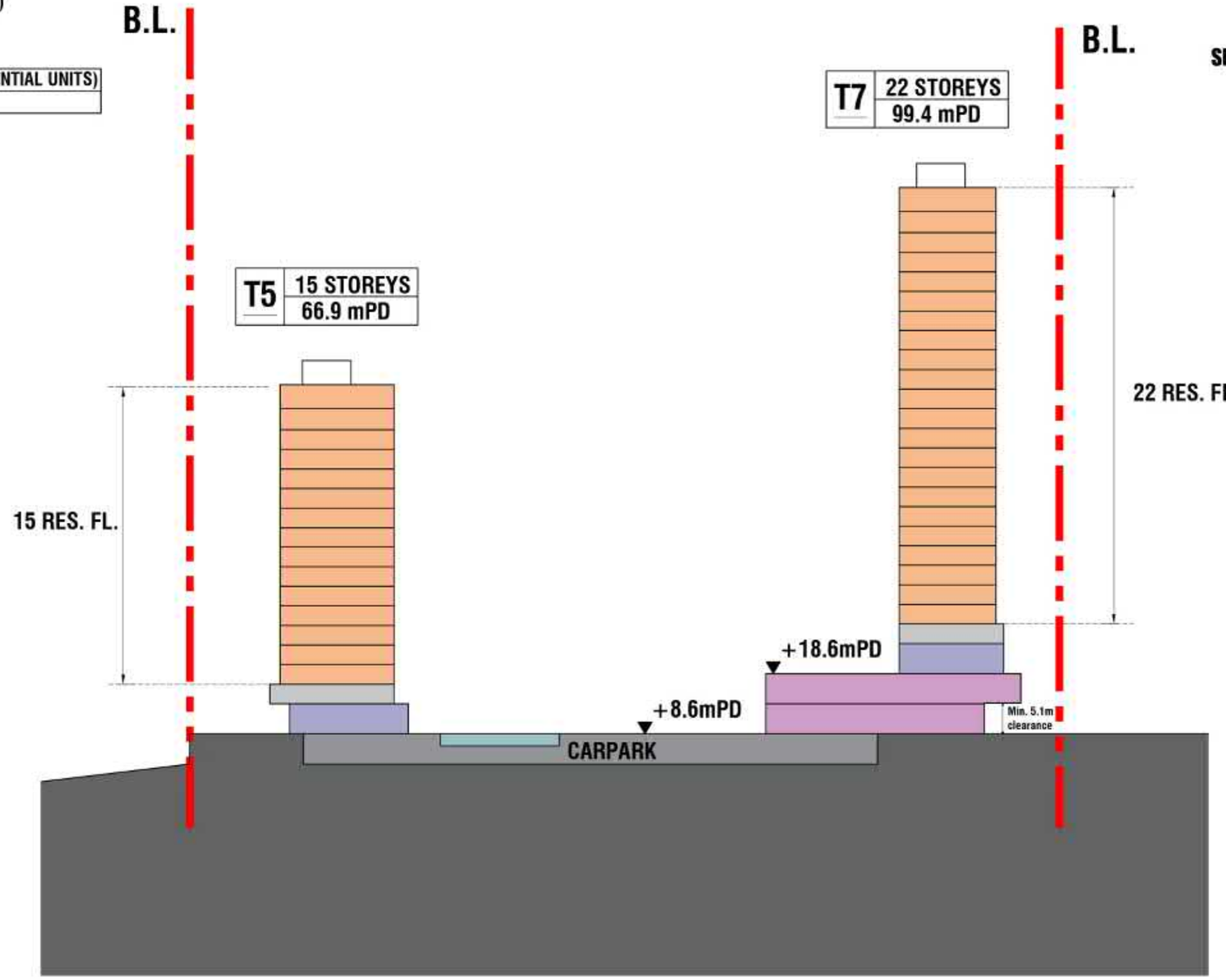
LEGEND

- APPLICATION SITE
- RESIDENTIAL TOWER
- PODIUM (CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
- PODIUM (COMMERCIAL/ E&M FACILITIES)
- TRANSFER PLATE

TOWER NO.	NO OF STOREYS (WITH RESIDENTIAL UNITES) / MAIN ROOF LEVEL

KEY PLAN





	Title				
	Indicative Section Plan (Section C-C)	Checked	DH	Drawn	PW
		Rev	0	Date	Mar 2024
		Scale		Figure	3.6

① Stepped Building Height Profile

Stepped height profile of residential blocks descend from planned railway station towards riverfront and estuary of Tung Chung Stream

② Building Gap and Permeable Design

Building gap of residential blocks to promote air ventilation and enhance visual permeability

i. not less than 20m-wide in an east-west direction

ii. not less than 15m-wide in a north-south direction between building clusters in the western and eastern portions of the Application Site

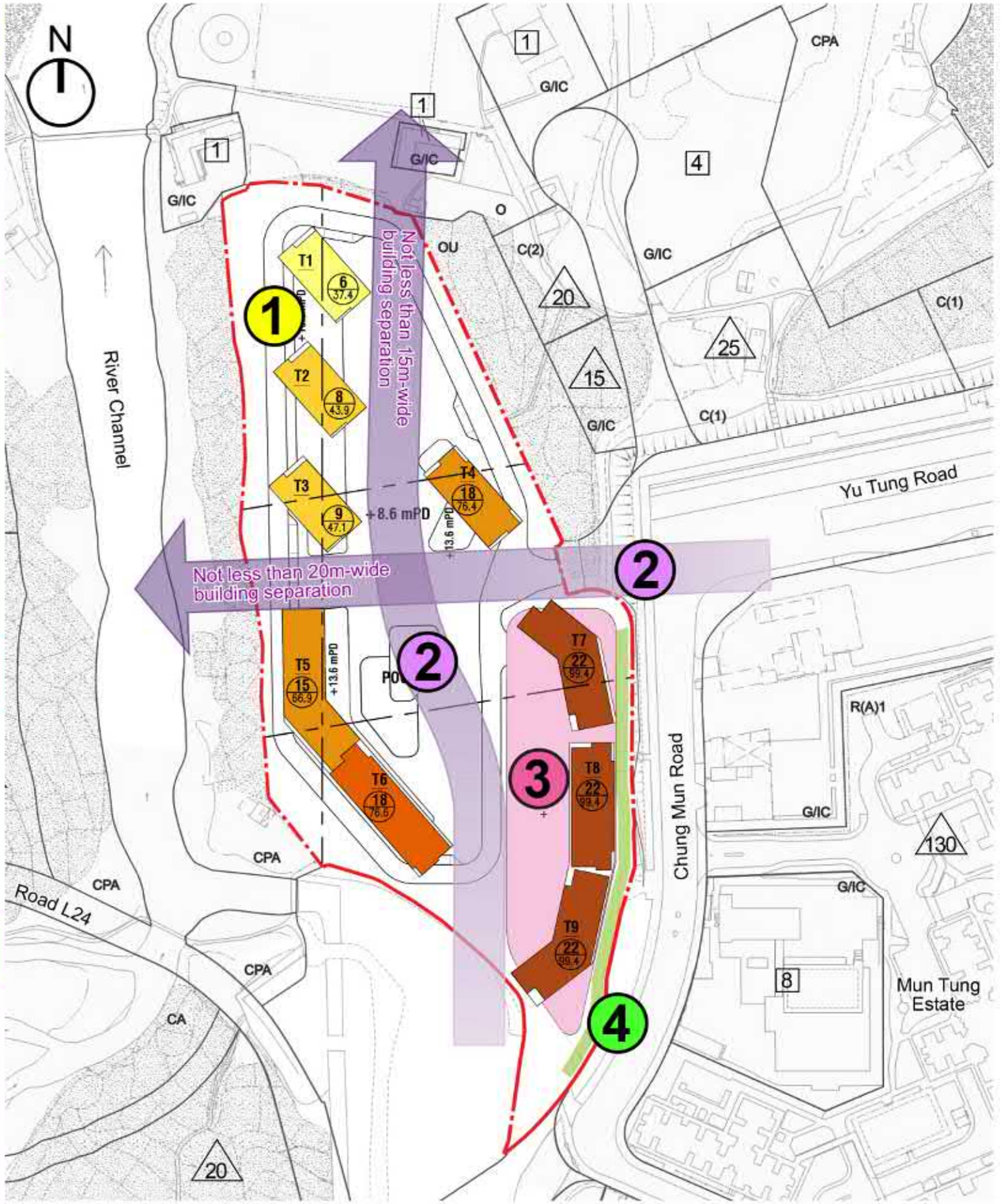
Permeable design features (e.g. empty voids of not less than 4m in height created from overhanging structure design taking into account the prevailing wind directions also promote air ventilation in the area

③ Provision of Supporting Facilities

Provision of commercial facilities and covered private transport lay-by abutting Chung Mun Road and Mun Tung Estate to add vibrancy and bring convenience to future residents and users of retail facilities

④ Enhanced Pedestrian Environment

Provision of retail frontage along the street to promote vibrancy and a pleasant pedestrian environment for public enjoyment.



Remarks: The current Proposed Scheme would be subject to revision at subsequent detailed design stage.

llewelyn davies	Title: Design Merits of the Proposed Development	Checked	DH	Drawn PW
		Rev	0	Date Mar 2025
		Scale		Figure 3.8

3.4 Landscape Design Proposal

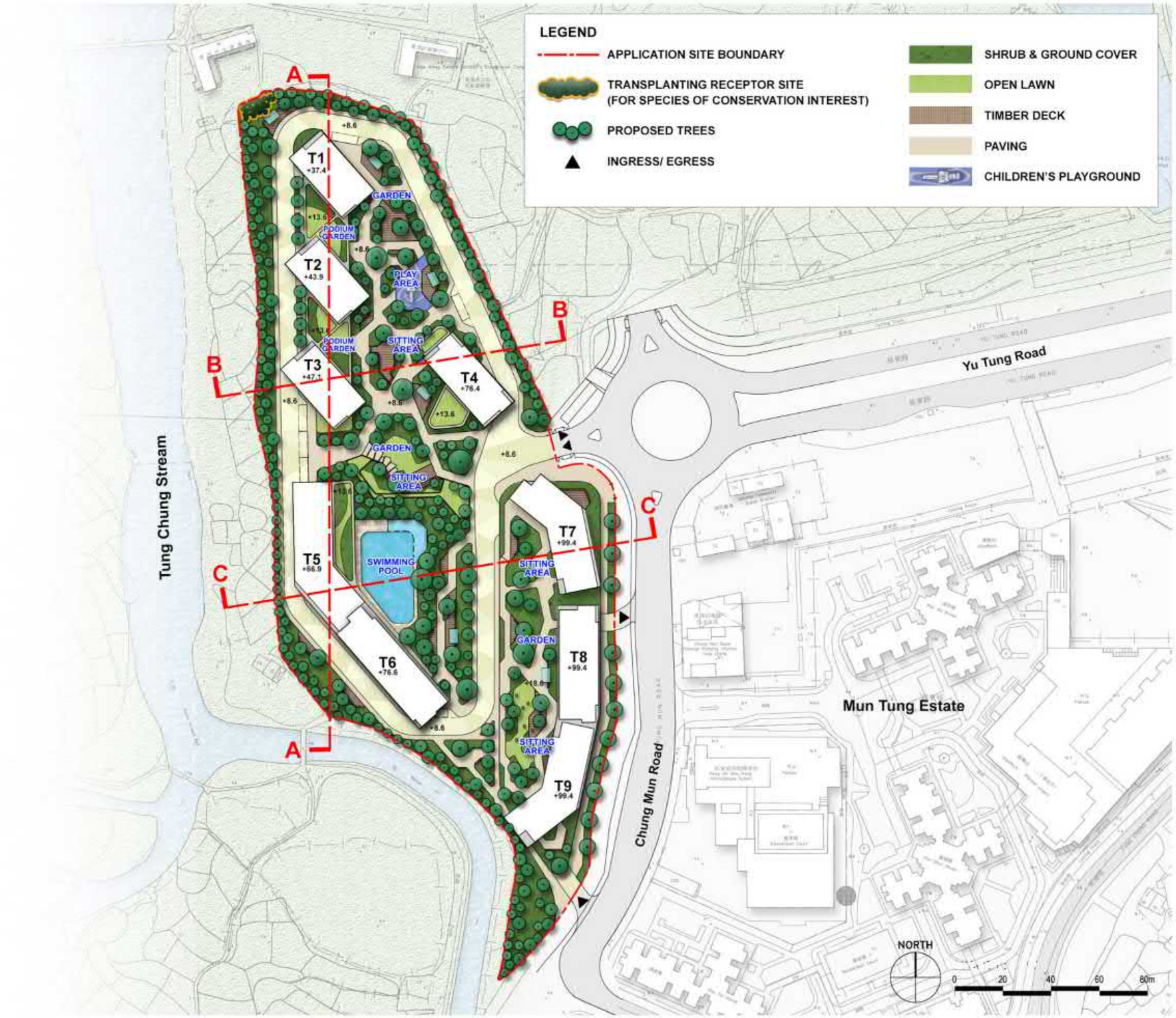
3.4.1 The Indicative Landscape Master Plan (LMP) is attached as **Figure 3.9** to illustrate the proposed landscape design concept of the Proposed Development. The details of the Landscape Design Proposal are provided in **Appendix B**.

3.4.2 The design objectives of the LMP are:

- To create a landscape design that is commensurate with the specific site conditions of the Proposed Development;
- To ensure the landscape character is consistent with the overall design language and aesthetic of the architectural elements;
- To ensure the Proposed Development is sensitively integrated into the surrounding areas via naturalistic interface treatments;
- To minimize the visual impact of the Proposed Development through sensitive landscape treatment;
- To create suitable outdoor spaces for active and passive recreational activities; and
- To promote the use of indigenous plant species throughout the landscape to contribute to the sustainability of the Application Site and to introduce exotic ornamental species to enhance the amenity of feature areas.

3.4.3 According to the Tree Preservation Proposal, about 670 nos. of trees were identified within the site boundary. Most of them (about 91%) are cultivated fruit trees. As almost all existing trees are suffering from overcrowding that causes imbalanced or underdeveloped tree crowns and possibly heavily overlapping root systems making them unsuitable for transplanting, they are not proposed to be retained or transplanted. To achieve the landscape design concept and strategy of the Proposed Development, 338 nos. of new trees are proposed within the Application Site. The LMP and the Tree Preservation and Removal Proposal are detailed in **Appendix B**.

3.4.4 For private open space provision, not less than 5,171m^2 private open space will be provided in accordance with the requirements of the HKPSG. The overall green coverage for the whole site is not less than 30%, which is in full compliance with the PNAP APP-152 Sustainable Building Design Guidelines requirements.



	Title	Indicative Landscape Master Plan	Checked	DH
			Rev	0
			Scale	
			Drawn	PW
			Date	Mar 2025
			Figure	3.9

6.7 Junction capacity assessment was conducted for both 2033 reference and design cases, taking into consideration the planned road layout by PWP Item No. 7786CL TCNTE (Road Works at Yu Tung Road, Chung Mun Road, Road L29, L30 and Shek Mun Kap Road) and (Road Works at Road L22, L24, L25, L26 and L28). The results reveal that all 11 junctions would be operating within junction capacity under design case in 2033 except for J3 – Yu Tung Road / Chung Yan Road in AM peak period. In light of this, further junction improvement scheme at J3 is formulated for improving the junction capacity. With the said junction improvement scheme, J3 would operate with sufficient capacity in 2033 design case.

6.8 The assessment results indicated that all the identified road links operated within capacity in year 2033.

6.9 Pedestrian assessment has been conducted for footpaths and crossings between the Application Site and future Tung Chung West MTR station. The assessment result shows that sufficient footpath width has been provided to cater for at-grade pedestrian movements generated to/from the Application Site.

6.10 In conclusion, with the proposed mitigation measures in place, the Proposed Development is technically feasible in traffic terms.