

Appendix D

Replacement Pages of Supporting Planning Statement

- 4.3.8 **Optimising the Overall Building Bulk and Wind Penetration by Accommodating Basement Car Park and Wind Corridors** – In order to reduce the overall building bulk of the Indicative Scheme while providing car parking spaces according to the high-end standards, carparks will be provided at basement levels. With the consideration of the prevailing annual and summer wind directions, **four wind corridors of 30m and one wind corridor of 40m** will be introduced to enhance air ventilation and visual permeability. Building separations of at least 15m are also ensured.
- 4.3.9 **Providing Multi-Level Pedestrian Connectivity, Riverside Promenade and a Landscape Network** – Enhanced pedestrian mobility is one of the key aspects to improving the quality of the community and contributing to a healthy lifestyle and a safe walking environment. A comprehensive and user-friendly multi-level pedestrian network, both vertical and horizontal, connecting all facilities including the floors for R&D Centres, Data Centres, Commercial Centres with GIC facilities on the ground floor, will be provided to improve the pedestrian connectivity in the area. Uninterrupted access including age-friendly and barrier-free access among the proposed facilities and the surroundings will be provided wherever technically possible. Building separations and wind corridors will be utilised as scenic green connectors towards the riverside promenade. It will provide direct, unobstructed, and convenient social linkages for the pedestrians.
- 4.3.10 **Offering Supporting Facilities to Serve the Needs of the New Population and Users of the I&T Hub** – Taking into account the future tenants living in the Ancillary Dormitories and other residents, The Indicative Scheme has taken into account the need for educational and transport facilities arising from the anticipated population. A kindergarten has been proposed in a convenient location close to the Ancillary Dormitories and other residential development. A site has been reserved within the Development Site for a primary school, subject to future liaison with the Education Bureau and detailed design. The size and locational requirement of the educational facilities have strictly followed the requirements stated in the HKPSG and the Operational Manual for Pre-primary Institutions (Version 2.2) released by the Education Bureau. Besides, a Transport Interchange and bus stops have been incorporated in the Indicative Scheme to serve the tenants, residents, and visitors of the I&T Hub.

Table 4.1 Key Development Parameters of the Indicative Scheme

		Indicative Scheme
Application Site Area ⁽¹⁾		About 125,863m ²
Development Site Area		About 102,461m ²
Total Plot Ratio (PR) ⁽²⁾		5.23
-	Non-Domestic PR [#]	3.57
-	Domestic PR	1.66
Total Gross Floor Area (GFA)		535,580m ²
-	Non-Domestic GFA [#]	365,180m ²
	<i>R&D Centres</i>	268,780m ²
	<i>Data Centres</i>	86,400m ²
	<i>Commercial Centre</i>	9,276m ²
	<i>Kindergarten</i> ⁽³⁾	724m ²
-	Domestic GFA	170,400m ²
	<i>Ancillary Dormitories</i>	63,900m ²
	<i>Other Residential Uses</i>	106,500m ²
-	Clubhouse GFA ⁽⁴⁾	3,500m ²
Building Height		
<i>R&D Centres</i>	Building Height	83m
	mPD	90mPD
	No. of Storeys ⁽⁵⁾	16
<i>Data Centres</i>	Building Height	73m
	mPD	80mPD
	No. of Storeys ⁽⁵⁾	12
<i>Commercial Centre</i>	Building Height	30m
	mPD	37mPD
	No. of Storeys ⁽⁵⁾	6
<i>Ancillary Dormitories</i>	Building Height	99-102.15m
	mPD	110mPD
	No. of Storeys ⁽⁶⁾	30-31
<i>Other Residential Uses</i>	Building Height	99-105.3m
	mPD	120mPD
	No. of Storeys ⁽⁶⁾	30-32
Site Coverage		
-	Non-Domestic portion	Not more than 60%
-	Domestic portion	Not more than 17.67%
Anticipated No. of Working Population		6,207
	<i>R&D Centres</i> ⁽⁷⁾	5,375
	<i>Data Centres</i> ⁽⁸⁾	432
	<i>Commercial Centre</i> ⁽⁹⁾	400
No. of Units		3,712
	<i>Ancillary Dormitories</i>	1,392
	<i>Other Residential uses</i>	2,320
Average Flat Size ⁽¹⁰⁾		37.7 m ²
Anticipated Population ⁽¹¹⁾		10,022

120mPD of the Other Residential Buildings towards the southwestern portion of the Application Site with Data Centres of 80mPD and Ancillary Dormitories of 110mPD in the middle creating an interesting townscape profile.

Incorporation of Wind Corridors and Enhancement Features

4.5.5 With annual and summer prevailing winds coming from north-northeast (NNE), east (E), and east-southeast (ESE) directions, a total of four 30m-wide wind corridors and one 40-m wind corridor have been introduced to facilitate air ventilation of the Application Site and its surroundings. With the 30m wide building separation between R&D2 and R&D3, between the DC1 and DC2, as well as between AD2 and AD3, annual wind entering the Application Site from the north-northeast direction can be penetrated through. Together with the three wind corridors aligning in east and east-southeast directions, the potential impacts on the nearby Chow Tin Tsuen and Ta Ku Ling Ling Ying Public School can be minimised. They also provide visual relief through which workers and residents can enjoy the greeneries provided in the Site and the natural resources, i.e. the views of Ping Yuen River and Lo Shue Ling, in the surrounding. The Artist's Impression in **Figure 4.2** exhibits the incorporation of building separations (15m and 30m-wide respectively) between DC1, DC2, and DC3 for enhanced wind penetration and visual permeability.

4.5.6 Architectural and sustainability design strategies will be applied to the building façade to enhance the visual appearance and functionality of each building. Façade treatment and finishes will help achieve a better integration with surrounding environment and reduce the visual mass of the development.

Road Layout and Car Parking Provision

4.5.7 The internal road network will serve as a main spine of the I&T Hub providing adequate vehicular and pedestrian access. Upon entering the Application Site from Lin Ma Hang Road, a single 2-lane arrangement is proposed for traffic circulation within the Indicative Scheme and as emergency vehicular access (“EVA”) with a minimum road width of 7.3m. Adequate manoeuvring spaces for emergency vehicles are provided. The road layout is carefully formulated to provide easy and direct access to both the I&T facilities and housing sites. The run in/run outs for the basement carparks are planned in a way to discourage on

a wide variety of landscaped and greenery components to promote the “work, live, and play” lifestyle, while at the same time respecting the local environment and ensuring a harmonious interface with the existing development.

Overall Landscape Framework and Design Concept

- 4.6.2 The focus of the landscape design is to provide a high quality and harmonious setting to the proposed mixed-use development through the incorporation of spatial functions and the implementation of quality natural materials. The design comprises attractive active and passive open spaces for the future users whilst maximising the available green coverage to soften the visibility of the built form at ground level as well as the elevated level of the buildings. **Soft edges** ranging from 2m to 14m have been set along the boundary of the Development Site boundary. Screening treatments, such as tree plantings/ green wall will be proposed between the Development Site and Ta Ku Ling Ling Ying Public School to minimise the sense of visual intrusion generated from the Indicative Scheme during the operational phase.

Thematic Landscape Features for the I&T Hub

- 4.6.3 The main entrance of the Application Site from Lin Ma Hang Road has been introduced with a gateway courtyard to create a signature point for the new I&T Hub. Some pocket sitting-out spaces and amenity tree plantings are proposed along the 10m-wide riverfront promenade next to the R&D Centres along Ping Yuen River.
- 4.6.4 Since the I&T Hub will be mainly occupied by tech professionals, especially young ones, the landscape design has introduced different scales of informal out-door meeting spaces to offer alternatives for the future users to arrange business gathering or meeting events. In addition, active recreational areas, such as mini-gym and multi-functional sport area, are incorporated at the ground level open space. To increase the greenery of the Development Site, the design of grasscrete pavers is proposed along the EVA behind the building cluster of Data Centres. Other recreational facilities, such as jogging trails and multi-functional decks are located on the rooftop of the R&D Centres, the future occupational users can gather and engage in sport activities during working days or their leisure time.

6.7 Enhancing the Local Environment and Respecting the Village Setting in the Surrounding

- 6.7.1 The Indicative Scheme, with the planning and design principles set out in **Section 4.3**, has incorporated and demonstrated the planning vision of Northern Metropolis – “*an International I&T Hub, with unique metropolitan landscape marked with “Urban-Rural Integration and Co-existence of Development and Conservation”*”. The Indicative Scheme at the Application Site fully respects the village setting in the surrounding and will contribute to enhancement of the local environment. Having acknowledged the Village Environs Boundary (“VEB”) of Chow Tin Tsuen & Fung Wong Fu & Lei Uk and the Permitted Burial Ground Site No. N/T/9 to the west of the Application Site, the Proposed Amendment has been carefully considered to ensure no impacts caused on the traditional rights of indigenous villagers. The mature woodland in the southeastern portion of the Application Site which is considered as a Fung Shui Woodland with culture significance to local villagers has been excluded from the Application Site. Careful and sensitive landscape treatment will be introduced along the Development Site boundary near the Fung Shui Woodland to soothe the interface between the new development and the natural resources and existing villages.
- 6.7.2 Four 30m-wide and **one 40m-wide** wind corridors following the annual and summer prevailing wind directions, namely north-northeast (NNE), east (E), and east-southeast (ESE), have been provided to allow wind penetration through the Application Site to the adjoining Ta Ku Ling Ling Ying Public School. Ample greenery is provided along the boundary of the Application Site to minimise the visual impacts on the surroundings and to soften the potential urban-rural interface issue.
- 6.7.3 Under the Indicative Scheme, the existing fallow and underutilised land will be greatly enhanced with quality landscape provision and be upgraded with well-designed comprehensive development of the proposed I&T Hub with a range of facilities supporting the I&T industry and residential units to alleviate the pressing housing need. The Proposed Amendment will facilitate the transformation of the currently unproductive land with state-of-the-art facilities and bring benefits to the local communities by creating job opportunities, boosting local economy, and improving the overall environment.