

Annex C

Updated Figures in the Supporting Planning Statement

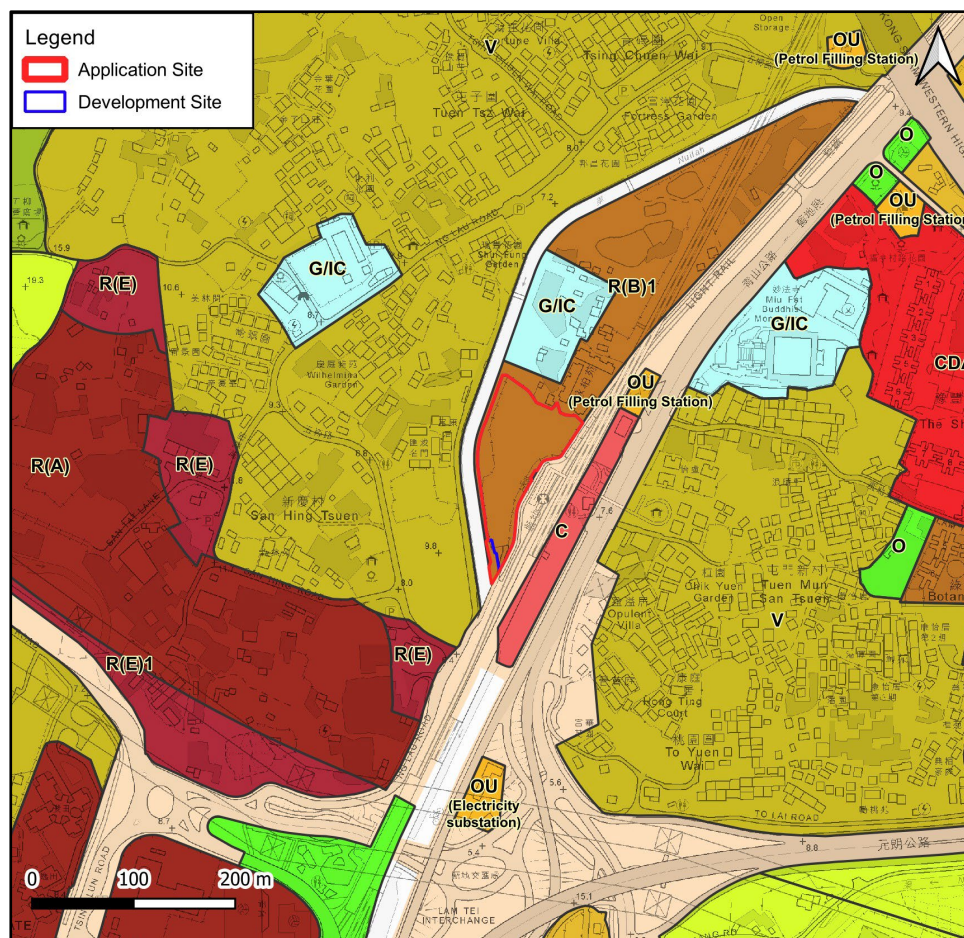


Figure 2.2 Zoning Plan (Extract from OZP No. S/TM-LTY/12)

Surroundings (Figure 2.3 refers)

- 2.2.3 In the same “R(B)1” zoning of the Application Site, Lingrade Garden is found to the Application Site’s immediate north / northeast. The rest of this “R(B)1” zone is largely undeveloped and scattered with temporary structures, one to two-storey village houses, cultivated land and ponds. The “G/IC” site to the north of the Application Site is reserved for a primary school.
- 2.2.4 To the west of the nullah west of the Application Site finds San Hing Tsuen and some one to three-storey village houses in an area zoned “Village Type Development” (“V”). Temporary structures and open storage yards are also found in the “V” zone.
- 2.2.5 Lam Tei Vegetable Depot is located adjacent to the Tuen Ma Line viaduct within an elongated “Commercial” (“C”) zone (see **Photo 2.3**). According to the Notes of the OZP, this “C” zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood. It is subject to a maximum PR of 3.6 and BH of 12 storeys including car park (max 36m).

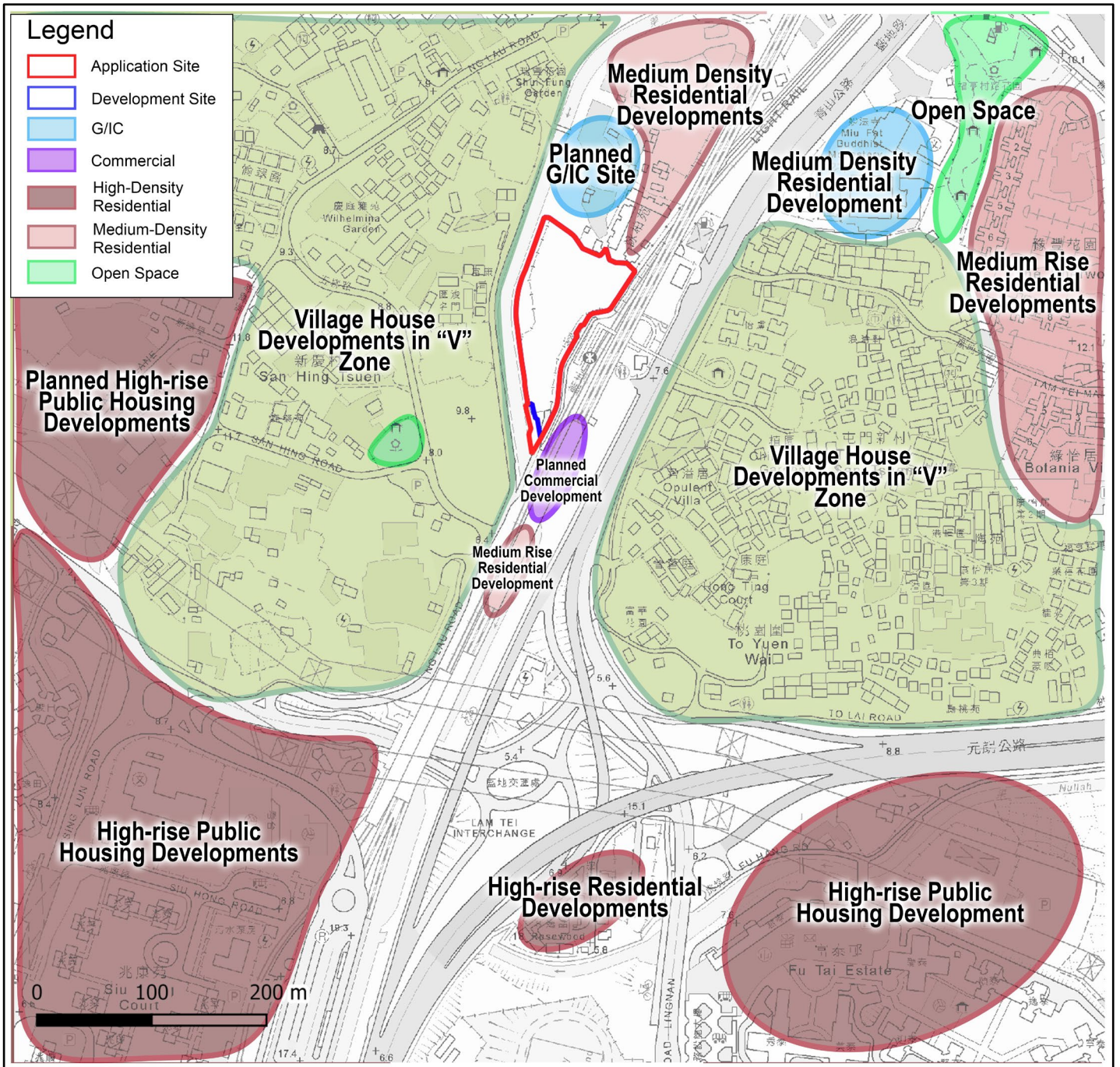


Figure 2.3 Surrounding Land Use Context

2.2.8 Photos of the Application Site and its surroundings are provided below.

gazette in November 2022, which the subject site is now restricted to a maximum PR of 6.5 (domestic PR of 6) and a maximum BH of +160mPD. The proposed public housing development would provide 22 blocks of residential towers and about 21,600 units, which is targeted for completion in 2030 to 2033.

2.6 Landholding

2.6.1 As mentioned in Section 2.1, the Government Land abutting the Applicant’s private lots could not be developed on its own due to its narrow and elongated configuration. Hence it is beneficial to amalgamate the land parcels into one development site to better utilise land resources. Moreover, as compared with the approved scheme, the Applicant has taken this opportunity to further include strips of G-land optimize land resources in a comprehensive manner. Such arrangement aligns with the latest draft lease plan issued by LandsD.

2.6.2 The Development Site covers a land area of 8,896m² comprising nine private lots (i.e. Lots 523RP, 714RP, 718RP, 719RP, 721RP, 722RP, 723RP, 724RP and 725 totalling 6,333m²) owned by the Applicant and adjacent Government Land (G-land) (2,563m²) in DD130 in Lam Tei, Tuen Mun. Whilst, the Application Site which is the proposed rezoning boundary covers a land area of about 9,300m², with an additional 404m² of G-land. **Figure 2.5** illustrates the landholding of the Application Site.

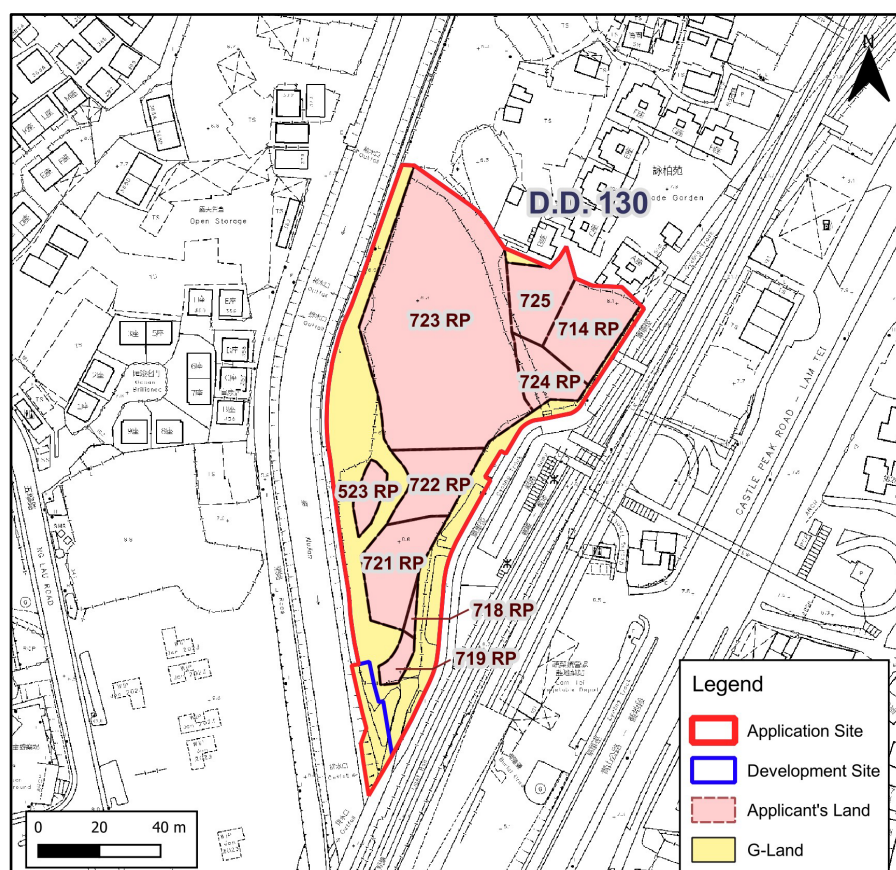


Figure 2.5 Landholding Plan

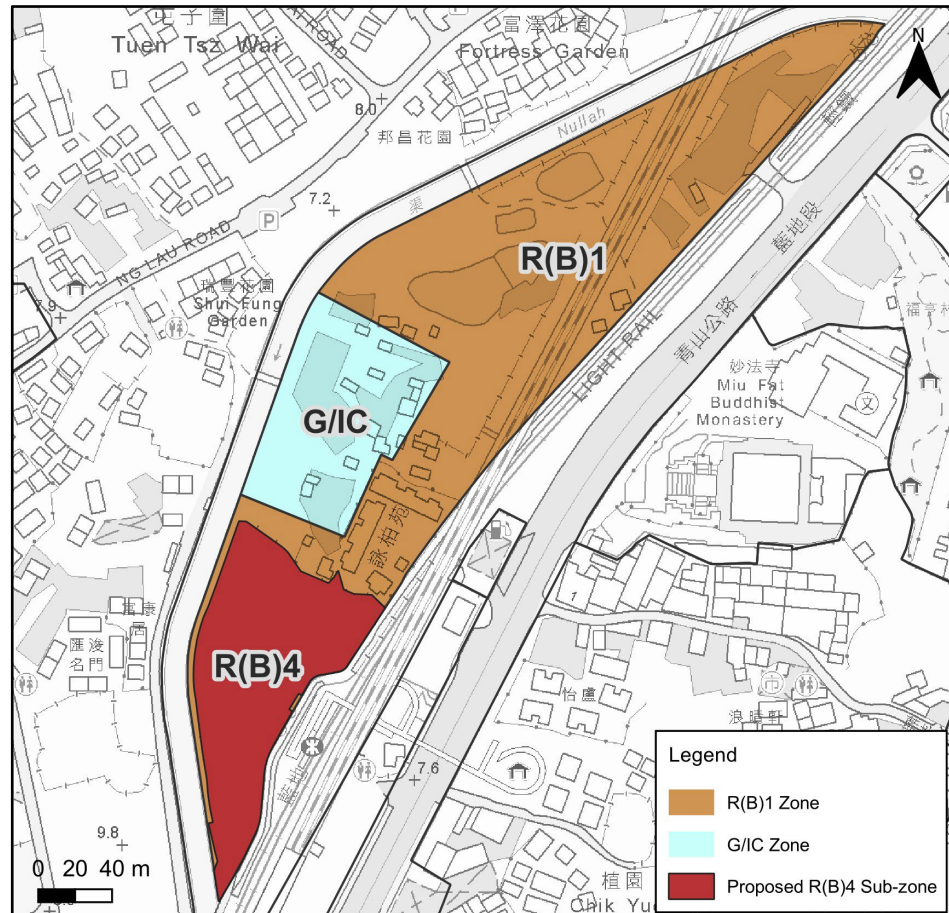


Figure 3.3 Proposed “R(B)4” Zoning Boundary

3.2.6 As indicated in **Figure 3.3**, the proposed “R(B)4” zoning is separated from the main “R(B)1” zone by a G/IC site and a housing development named Lingrade Garden.

3.3 Design Considerations

Appropriate Tower Setback

3.3.1 In order to avoid compromising the existing built environment and minimize the sense of spatial oppression, towers along the northern and western boundaries are proposed to set back to allow a smoother transition to the surroundings. In particular, Towers 1 and 4 that are fronting the nullah along the western boundary are proposed to be setback for at least 7m while Tower 2 that is abutting the re-provided public access at the northern boundary is proposed to set back for about 15m.

Careful Tower Disposition to Provide a 15m-wide Building Separation

3.3.2 On top of building setback, the proposed layout has duly considered maximizing building gaps to create a spacious development and to enhance the air ventilation performance. Building separation of not less than 15m would be provided to enhance E-W wind penetration. A central amenity square containing a swimming pool would be provided for enjoyment. **Figure 3.4** below shows the indicative ground floor plan of the Proposed Development.

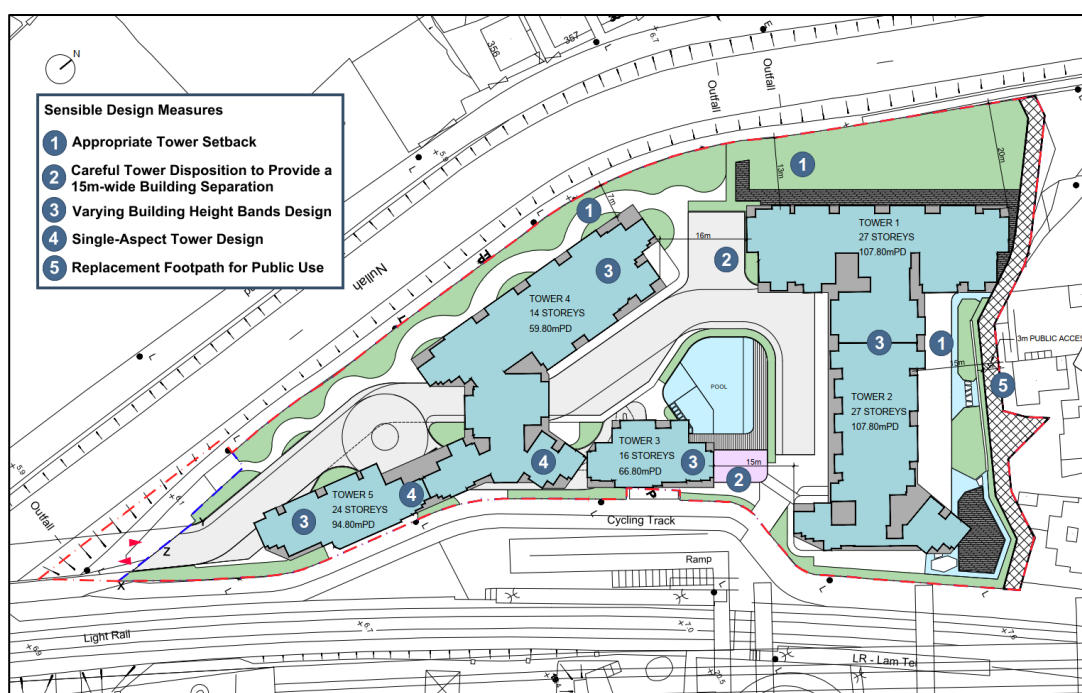


Figure 3.4 Indicative Block Plan

Varying Building Height Design

3.3.3 Considering the proximity to Light Rail Lam Tei Station and the Tuen Ma Line Railway Viaduct, varying height bands ranging from +59.8mPD to +107.8mPD or 14 to 27 storeys is proposed. The varying BH design would be able to add visual interest to the surrounding.

Single-Aspect Tower Design

3.3.4 In consideration of the railway noise of Tuen Ma Line and Light Rail Transit, the proposed development scheme has incorporated single-aspect tower design to reduce the railway noise impact from the Tuen Ma Line and Light Rail Transit running north-south to the east of the Application Site.