

**Attachment 1 – Enhancements Made under the Proposed Scheme as Compared with the Latest Approved GBP (February 2026)**

Items	Latest Approved GBP (February 2026)	Enhancements Made under Proposed Scheme
<p><b>Site Formation Level</b></p>	<p>Being constrained by the overall BH restriction of 70mPD, site formation level was set at 5.2mPD, which was in fact sunken by approximately 1m below the street level of Wui Tung Street at 6.18mPD. The sunken design would be prone to a higher risk of flooding, and is an undesirable compromise that does not fully exemplify the advantages of an aboveground carpark.</p>	<p>With proposed minor relaxation of the maximum BH restriction, more desirable and appropriate arrangement could be allowed for the site formation level:</p> <p><b><u>Site Level Rationalized to Match with Street Level</u></b>                      The proposed site formation level of 6.8mPD is to mainly tie in with the street level of Wui Tung Street at 6.18mPD which is the ingress/egress point of the site.</p> <p><b><u>Minimising Flood Risk</u></b>                      According to the 50-year storm with climate change projected to the end of 21st Century, the flood level of the Tung Chung area is about 5.99mPD (based on the nearest Shek Pik Tide-gauge). The proposed G/F level of 6.8mPD is slightly raised to minimize flood risk within the Application Site and therefore upholding the safety of future residents.</p> <p><b><u>In Line with Government’s Policy Intent of Aboveground Carpark</u></b>                      The carpark design under the Approved GBP Scheme with lowering of site level is indeed a “sunken” aboveground carpark with excavation involved. The current design of carpark is truly an aboveground carpark that fully materialize the policy intent of Government’s facilitation measures on provision of aboveground carpark.</p>

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<b>Podium Levels</b>	<p>Being constrained by the overall BH restriction of 70mPD, the headroom of various podium levels were very stringent and could only meet bare minimum headroom requirements (about 3.7m at the lowest point) for the necessary structural and building services zones; ventilation would also have to be achieved via mechanical means despite being located aboveground. The constrictive headroom requirements also result in frequent level changes at podium of 2/F.</p>	<p>With proposed minor relaxation of the maximum BH restriction, more desirable and appropriate headroom for podium levels could be allowed:</p> <p><b><u>Higher Headroom for Safety and Ventilation</u></b>  A more appropriate headroom (4m and 5m for G/F and 1/F respectively) in the Proposed Scheme would allow for more sufficient space to be provided for building services maintenance, which could reduce the potential hazards associated with restricted working spaces. The higher headroom also has potential for natural ventilation of the carparking areas, thus making full use of the aboveground aspect of the Proposed Scheme.</p> <p><b><u>Promoting Elderly-Friendly Building Design</u></b>  The provision of sufficient headroom for podium floors at G/F and 1/F translates to a consistent podium level at 2/F, allowing for ramps/steps-free circulation across the entire landscaped deck for the benefit and enjoyment of future residents across all age groups. This enhancement would align with the Legislative Council’s aim of promoting elderly-friendly building design, which was announced in November 2024.</p>

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<b>Residential Floors</b>	Being constrained by the overall BH restriction of 70mPD, the floor-to-floor-height of typical residential floors was proposed as 3.15m.	<p>With proposed minor relaxation of the maximum BH restriction, more desirable floor-to-floor-height of typical residential floors with 3.3m could be adopted, which offers the following merits:</p> <p><b><u>Better Indoor Living Environment</u></b> The higher floor-to-floor height is able to provide better sunlight penetration and air ventilation to the indoor living environment of each residential unit, thus in line with the Government’s policy of promoting better indoor living environment.</p> <p><b><u>Facilitate Higher Standard of BEAM Plus</u></b> Moreover, the development is required under lease to obtain a Provisional Gold Rating, assessed under BEAM Plus New Buildings Version 2.0. To achieve a Gold Rating, it is a prerequisite condition to meet ventilation requirements which are beyond the regulatory standards stipulated in Cap. 123F Building (Planning) Regulations (i.e. the required size of the openable window would be increased from 6.25% of the room’s floor area to 7%). The proposed typical storey height of 3.3m would contribute immensely towards meeting the enhanced ventilation standards.</p> <p><b><u>Keep Up with Prevailing Market Trend</u></b> The proposed typical floor-to-floor height of 3.3m is also the prevailing market trend within the housing market in recent years. (e.g. The Corniche 凱玥 (completed in 2022) [3.5m]; One Park Place 柏景峰 (to be completed in 2027) [3.3m]; Park Seasons (completed in 2025) [3.325m]; and Villa Garda 凱柏峰 (completed in 2024) [3.3m]).</p> <p><b><u>Not Excessive and In Line with PNAP APP-5</u></b> Besides, the proposed floor-to-floor height does not exceed the maximum typical floor height (i.e. 3.5m) as stipulated under PNAP APP-5 of Buildings Department.</p>