

Appendix 4:

Replacement pages of the Application Form

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction 地積比率限制 From 由 Max Domestic PR: 7.5 to 至 Max Domestic PR: 8
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☒ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 120 mPD 米 (主水平基準上) to 至 140 mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

Note: The notional design and indicative development parameters of this S16 Planning Application are solely for illustration purpose and for conducting necessary technical assessments.

(a) Proposed use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Domestic Plot Ratio and Building Height Restrictions for Permitted Residential Development with Government, Institution or Community, Commercial / Retail and Public Vehicle Park uses of the URA Kai Tak Road / Sa Po Road Development Scheme (KC-015)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 47,763 [Note 3] sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 Total PR: 9.0 (Max. Domestic PR: 8) ☐ About 約
- Proposed site coverage 擬議上蓋面積 [Note 4] Domestic: Not more than 40%; Non-domestic below 15m: 100% [Note 5] Non-domestic above 15m: Not more than 65% % ☐ About 約
- Proposed no. of blocks 擬議座數 2
- Proposed no. of storeys of each block 每座建築物的擬議層數 37 [Note 6] storeys 層
☐ include 包括 storeys of basements 層地庫
☒ exclude 不包括 2 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 Not more than 140 mPD 米 (主水平基準上) ☐ About 約
..... 144 [Note 7] m 米 ☒ About 約

Note 3: Excluding 10% of MiC floor area which could be disregarded from calculation of GFA and plot ratio as per Joint Practice Note No. 8.

Note 4: Assumed in accordance with the First Schedule of B(P)R that for a Class C site with building height over 61m, the site coverage shall not exceed 40% for a domestic building or for the domestic part of a composite building, and shall not exceed 65% for a non-domestic building, or for the non-domestic part of a composite building. If the non-domestic podium does not exceed 15m in height, a site coverage of not more than 100% shall be permitted. The actual site coverage for the development at the Application Site will be determined at detailed design stage.

Note 5: For reference, the podium below 15m will not extend towards the sunken plaza of about 1000 sq.m. (i.e. equivalent to about 18.84% of the Application Site area).

Note 6: Including 31 residential storeys, 1 storey for clubhouse and 5 storeys of podium.

Note 7: Measured from mean site formation level of about -4 mPD.