

Table 3.1 Comparison of Indicative Development Parameters of the Approved DSP and the Current S16 Planning Proposal

Development Parameters	Approved DSP Proposal [A]	Current S16 Planning Proposal [B]	Difference [B]-[A] (% change)
Site Area⁽¹⁾ - Application Site Area (for PR Calculation) (m ²)	About 5,307	About 5,307	No Change
Maximum PR⁽³⁾ - Total PR - Domestic PR	9.0 7.5	9.0 8.0 ⁽²⁾	No Change +0.5 (+6.7%)
Max GFA⁽¹⁾⁽³⁾ Total GFA (m ²) Domestic GFA (m ²)	About 47,763 About 39,803	About 47,763 ⁽²⁾ About 42,456 ⁽²⁾	No Change +2,653 (+6.7%)
Max. BH (mPD)	120	140	+20 (+16.7%)
GIC Facilities⁽⁴⁾ (m²)	About 800	About 800	No Change
Sunken Plaza (m²)	About 1000	About 1000	No Change
Under Notional Design			
No. of Residential Towers	3 towers	2 towers	-1 (-33.3%)
No. of Storeys - Domestic - Clubhouse - Podium - Basement	29 storeys 1 storey 3 storeys 5 storeys	31 storeys 1 storey 5 storeys 2 storeys	+2 (+6.9%) No Change +2 (+66.7%) -3 (-60.0%)
Average Flat Size (m²)	About 42.8 ⁽⁵⁾	About 42.8	No Change ⁽⁵⁾
No. of Flats	About 930 ⁽⁵⁾⁽⁶⁾	About 992 ⁽⁶⁾	+62 (+6.7%) ⁽⁵⁾
Anticipated Population⁽⁷⁾	About 2325 ⁽⁵⁾	About 2480	+155(+6.7%) ⁽⁵⁾
Site Coverage⁽⁸⁾	Domestic portion: Not more than 40% Non-domestic portion below 15m: Not more than 100% Non-domestic portion above 15m: Not more than 65%	Domestic portion: Not more than 40% Non-domestic portion below 15m: Not more than 100% ⁽⁹⁾ Non-domestic portion above 15m: Not more than 65%	No change
Ancillary Car Parking and L/UL Spaces - Private Car Parking Spaces - Motorcycle Parking Spaces - L/UL Bays	120 ⁽¹⁰⁾ 14 ⁽¹⁰⁾ 11 ⁽¹⁰⁾	106 ⁽¹¹⁾ 13 ⁽¹¹⁾ 9 ⁽¹¹⁾	-14 (-11.7%) -1 (-7.1%) -2 (-18.2%)
PVP for Private Cars	300	217 ⁽¹²⁾	-83 (-27.7%)
Local Open Space (m²)	To be provided in accordance with the HKPSG requirement of 1 sq.m. per person.	To be provided in accordance with the HKPSG requirement of 1 sq.m. per person.	N/A