

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 ⁽¹³⁾	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

Remarks:

- (1) *Based on the net site area under the Land Grant, subject to agreement with LandsD. For reference, the net site area under the Approved DSP was about 5,352 sq.m., the corresponding total GFA was about 48,168 sq.m. and domestic GFA was about 40,140 sq.m.*
- (2) *Excluding 10% of MiC floor area which could be disregarded from calculation of GFA and plot ratio as per Joint Practice Note No. 8.*
- (3) *The domestic and non-domestic PR/GFA are for illustrative purpose only. To allow flexibility and optimum use of development potential, development at the Application Site is subject to a maximum domestic PR and total PR. The actual domestic and non-domestic PRs and GFAs would be worked out at detailed design stage.*
- (4) *GIC to be exempted from GFA calculation under the Approved DSP.*
- (5) *For a like-to-like analysis, an average flat size of about 42.8 sq.m. under the Current S16 Planning Proposal has been applied to both the approved DSP and current S16 scenarios in the comparison table to show the net increase in the number of flats and population. For reference, the notional design for the Approved DSP for KC-015 approved by CE in C in Sep 2020 had adopted an average flat size of about 49.6 sq.m. with about 810 no. of flats and an estimated population of about 1940.*
- (6) *The actual no. of flats would be worked out at detailed design stage.*
- (7) *Based on Population Census 2021, the average domestic household size in Lung Shing District Council Constituency Area is 2.5 persons.*
- (8) *Assumed in accordance with the First Schedule of Building (Planning) Regulation 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.*
- (9) *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.)*
- (10) *Refers to the car parking provision submitted under the TIA for the Approved DSP.*
- (11) *Based on the car parking requirements stipulated under Land Grant.*
- (12) *For details, please refer to Para. 3.2.1 of this planning statement.*
- (13) *For reference, taken into account the maximum 10% of the MiC floor area to be disregarded from the GFA calculation as per JPN No.8, the estimated average flat size would be about 47.08 sq.m.. The actual average flat size will be determined at detailed design stage.*

3.2 Retention of All Key Planning Gains of the Approved DSP Proposal

3.2.1 The current S16 Planning Proposal will retain all the following key planning gains of the Approved DSP Proposal, including:

- Provision of a split-level sunken plaza of about 1,000sq.m., which connects with the future subway (to be constructed by CEDD) linking KTDA and its Underground Shopping Street (USS), to create a nodal point to connect this part of Kowloon City District with KTDA for enhancing the area's connectivity and walkability. The sunken plaza will be opened for public use and will incorporate retail components, sitting area and event space for place-making opportunities to enrich users' experience, as well as providing a 50m setback of towers from Prince Edward Road East to enhance wind flow penetration;
- Replanning and converting the existing portion of Sa Po Road within the Scheme to optimize the configuration of the sunken plaza, provide solution space for bus queuing at the pavement of Prince Edward Road East and enhanced pedestrian circulation;
- Provide not less than 800 sq.m. of GFA for GIC uses to meet the community needs; and