
**Attachment 1 –
Replacement Pages of the Planning Statement**

Table 3.4 Proposed Internal Transport Facilities Provision

Internal Transport Facilities	Proposed Provision
Residential	
Residential Parking Spaces	446
Visitor Parking Spaces	35
Motorcycle Parking Spaces	27
Loading/Unloading Bays	8
Retail/Commercial	
Parking Spaces	10
Loading/Unloading Bays	3
Motorcycle Parking Spaces	1

3.5 Implementation

3.5.1 The Proposed Development is tentatively scheduled for completion by Year 2030.

Development Parameters	(a) Approved Scheme (under A/TM-SKW/32)	(b) Proposed Scheme (under current application)	Difference ((b)-(a))
Overall Development			
Application Site Area (m ²) (about)	61,784	61,127 ⁽¹⁾	-657 (-1.1%)
Development Site Area (m ²) (about)	47,070	46,493	-577 (-1.2%)
Total Plot Ratio (about)	1.666 ⁽²⁾	2.107 ⁽²⁾	+0.441 (+26.5%)
• Domestic Plot Ratio	1.666 ⁽²⁾	2.030 ⁽²⁾	+0.364 (+21.8%)
• Non-domestic Plot Ratio	N/A	0.077 ⁽²⁾	+0.077
Total GFA (m ²) (about)	102,937	128,768	+25,831 (+25.1%)
• Domestic GFA	102,937	124,068	+21,131 (+24.2%)
○ Private Residential Development	87,337	108,468	+21,131 (+24.2%)
○ Formation Sites for Village Housing	15,600	15,600	No change
• Clubhouse GFA ⁽³⁾	3,615	3,500	-115 (-3.2%)
• Non-domestic GFA	N/A	4,700 ⁽⁴⁾	+4,700
Building Height (to the main roof)	Not more than 70mPD	Not more than 84mPD	+14mPD (+20%)
No. of Storeys ⁽⁵⁾	Not more than 18 storeys (including 2 storeys of Podium)	Not more than 23 storeys (above 1 storey of basement carpark)	+5 storeys (+27.8%)
Residential Portion			
Maximum Domestic Site Coverage (above ground) (not more than)	13.75%	33.33%	+19.58% (+142%)
No. of Residential Blocks			
• Towers	13	7	-6 (-46.2%)
• Houses	N/A	17	+17
No. of Units (about)	1,560	2,670	+1,110 (+71.2%)
Average Flat Size (m ²) (about)	57.9	40.6	-17.3 (-29.9%)
Anticipated Population	4,384 ⁽⁶⁾	7,476 ⁽⁷⁾	+3,092 (+70.5%)
Car Parking Spaces			
• Residential	312 spaces	446 spaces	+134 spaces (+42.9%)
• Visitor	65 spaces	35 spaces	-30 spaces (-46.2%)
• Motorcycle	38 spaces	27 spaces	-11 spaces (-28.9%)
• Loading/unloading	14 spaces	8 spaces	-6 spaces (-43%)
Public Facilities			
Relocated Public Toilet	1 no.	1 no.	No change
Public Refuse Collection Point	1 no.	1 no.	No change
Public Car Park	18 spaces	17 spaces	-1 space (-5.5%)
Public Open Space	1 no.	1 no.	No change
Public Children Playground	N/A	1 no.	+1

Remarks:

(1) The Total Application Site is formulated largely based on the Pink, Purple, Orange and part of Green Areas of the draft land grant plan under lot to be known as TMTL No. 417 currently under process