

Appendix C

Revised Summary of Planning and Design Merits

① 1m Full-Height Setback

1m voluntary full-height setback along Pak Tin Par Street is proposed with further setback at the eastern portion of the G/F to enhance pedestrian experience.

② Canopy

A 1m wide canopy above G/F is proposed for weather protection.

③ 2m Setback for the Tower

For the tower portion, 2m setback is proposed along Pak Tin Par Street to improve visual amenity and natural ventilation.

④ Terracing Podium Design

Terracing podium design abutting Pak Tin Par Street is proposed with a setback of about 5.98m at 1/F and 10.25m at 2/F and 3/F to enhance visual permeability from street level to the landscaped sky garden at 4/F, natural ventilation and provide sufficient headroom for vegetation growth.

⑤ Curved Façade Design

Curved building façade design is adopted to soften the building edges and create visual interest.



⑥ Ample Greenery Provision

About 26.76% of greenery coverage is proposed at lower floors to create visual amenity, enhance thermal comfort and maximise public visual enjoyment at street level. The corner and peripheral planters at the lower floors also soften building edges.

⑦ Landscaped Sky Garden

Ample greenery is also proposed at the landscaped sky garden at 4/F visible from street level to enhance visual amenity.

⑧ Building Setback and Greenery facing the Right-of-Way

The building setback and greenery along the ROW enhances visual amenity, lighting and natural ventilation along the ROW.

⑨ Realisation of Green Building Design

Green roof at the landscaped sky garden is proposed to mitigate heat island effect and reduce solar heat gain to improve indoor thermal comfort and enhance building energy efficiency. The use of recycled water for irrigation and BEAM certification would be explored at the detailed design stage.