

Appendix F

Replacement Pages of the Revised Visual Impact Assessment

Table 3.1 Comparison of Key Development Parameters between the Proposed Development, Approved Scheme and the OZP

Development Parameters	Proposed Development (a)	Approved Scheme under Application No. A/TW/529 (b)	Difference (a) – (b)	Development Parameters under the OZP
Site Area	About 721.59 m ²	About 721.59 m ²	<u>N/A</u>	<u>N/A</u>
Proposed Use	‘Hotel’ is a Column 2 use	‘Office’, ‘Shop and Services’ and ‘Eating Place’ are Column 1 uses	Column 2 Use (Requiring Permission from the TPB)	‘Office’, ‘Shop and Services’ and ‘Eating Place’ are Column 1 uses ‘Hotel’ is a Column 2 use
Plot Ratio (PR)	Not more than 11.4	Not more than 11.4	-	Not more than 9.5
Gross Floor Area (GFA)	About 8,226.13 m ² ^{[1][2]}	About 8,226.13 m ²	-	About 6,855.11 m ²
Building Height	Not more than 118.931mPD	Not more than 108.305mPD	+10.626m	Not more than 100mPD
No. of Storeys	28 (Including G/F for car parking and loading/unloading space)	27 (Including three basement levels and G/F for car parking and loading/unloading space)	+1	<u>N/A</u>
Site Coverage (SC)	Below 15m: Not more than 100% ^[1] Above 15m but below 20m: Not more than 100% ^[3] Above 20m: Not more than 60% ^[3]	Below 15m: Not more than 86.3% Above 15m: Not more than 58.76%	Below 15m: +13.7% Above 15m but below 20m: +41.24% Above 20m: +1.24%	<u>N/A</u>
No. of Blocks	1	1	-	<u>N/A</u>
No. of Hotel Rooms	About 299	<u>N/A</u>	-	<u>N/A</u>
Average Hotel Room Size	About 29.19 m ²	<u>N/A</u>	-	<u>N/A</u>
Floor-to-Floor Height (FTFH)	G/F: 6.4 m 1/F to 2/F: 4.3 m 3/F: 4.75 m Sky Garden: 6 m (excluding structure & services zone) Refuge Floor: 2.3 m (excluding structure & services zone) Typical Hotel Floor: about 3.6 m	B3/F: 5.65m B1/F to B2/F: 3.95m G/F: 5.5 m 1/F: 4.55m Typical Shop and Services / Eating Place floor: 4.55m E&M floor: 2.55m Sky Garden cum Refuge Floor: 5.1 m Typical Office Floor: 4.1 m Top Office Floor: 4.375 m	-	<u>N/A</u>
Greenery Provision	About 26.76% of total site area	About 26.76% of total site area	-	<u>N/A</u>
Internal Transport Provision				
No. of Private Car Parking Space	3	55	-52	<u>N/A</u>
No. of Motorcycle Parking Space	1	6	-5	<u>N/A</u>

Development Parameters	Proposed Development (a)	Approved Scheme under Application No. A/TW/529 (b)	Difference (a) – (b)	Development Parameters under the OZP
No. of Loading/Unloading (L/UL) Bay	HGV: 1 LGV: 1	HGV: 1 LGV: 4	- -3	<u>N/A</u>
No. of Lay-by	Taxi and Private Cars: 2 Single-deck Tour Buses: 1	Taxi and Private Cars: 0 Single-deck Tour Buses: 0	+2 +1	<u>N/A</u>
Anticipated Completion Year	About 2030	2025	-	<u>N/A</u>

Remarks:

- (1) Refer to Cap.123F Building (Planning) Regulations and PNAP APP-19, canopy from the face of building should be disregarded for Site Coverage and PR Calculation (GFA exemption subject to BD's comment in detailed design stage).
- (2) An additional 1,646.9 m² of GFA is proposed which should be disregarded for GFA calculation (subject to BD's comment in detailed design stage). They include the GFA for supporting facilities not exceeding 5% of the total hotel GFA that should be disregarded for GFA calculation under PNAP APP-40, the GFA for green/ amenity features and non-mandatory/ non-essential plant rooms and services not exceeding 10% of the total hotel GFA that should be disregarded for GFA calculation under PNAP APP-151, and the GFA of lift shaft that should be disregarded for GFA calculation under PNAP APP-89. The building bulk under this Application, including in the technical assessments, has taken into account the additional GFA.
- (3) The podium height is proposed to be 20m above the ground level. According to the PNAP APP-101, modification of the Building (Planning) Regulation 20(3) which restricts the full site coverage of non-domestic podium would be proposed on the grounds that the increase in podium height of the proposed building would give a better aesthetic or environmental effect, and the building is of special design.