
Appendix A

Overall Development Schedule of

the Application Site

Overall Development Schedule for Application Site

Development Parameters	Same as Approved Planning Application No. A/YL/298 (For information only)			Phase IIa (Subject Matter)	Total
	Phase I (Already completed & occupied as YOHO Midtown)	Phase IIb (Approved residential T10 development)	Phase III (Approved subsidized sale flats development under construction)		
Site Area (m²) (about)	28,711m²	869m²	5,260m²	1,230m²	36,070m²
Domestic GFA (max.)	131,391m²	3,578m²	34,190m²	0m²	169,159m²
Non Domestic GFA (max.)	26,209m²	0m²	2,400m²	12,207m²	40,816m²
Commercial/Retail Use	21,709m ²	0m ²	0m ²	600m ²	22,309m ²
Commercial/Office Use	0m ²	0m ²	0m ²	11,607m ²	11,607m ²
GIC Uses	1,400m ²	0m ²	2,400m ²	0m ²	3,800m ²
Public Right of Way	3,100m ²	0m ²	0m ²	0m ²	3,100m ²
Total Domestic and Non Domestic GFA (not more than)	157,600m²	3,578m²	36,590m²	12,207m²	209,975m²
Total Plot Ratio (about)	5.82				
Domestic Plot Ratio	4.69				
Non-Domestic Plot Ratio	1.13⁽¹⁾				
No. of Storeys ⁽²⁾	37 storeys above ground [33-40 residential storeys (excluding 1 refuge floor) over a 5-storey podium (including a mezzanine for kindergarten)]	30 storeys above ground [26 residential storeys (excluding 1 refuge floor + 1 sky garden floor) over a 2-storey podium (including 1 floor for covered landscaped area + 1 lobby/E&M floor)]	40 storeys above ground [36 residential storeys over a 4-storey podium (including 1 storey of recreational facilities (for residents only) / podium garden + 2 storeys of GIC + 1 entrance lobby / E&M floor) and a 2-storey basement car park]	29 storeys above ground (excluding 1 refuge floor and transfer plate; including 23 commercial/office storeys +2 commercial/retail storeys (including M/F) + 4 storeys for E&M, carpark and entrance lobby)	29 – 40 storeys above ground
Building Height (to the main roof)	140.5 – 172.65mPD	109.85mPD	137mPD	145mPD	109.85 – 172.65mPD
No. of Blocks	8	1	1	1	11
No. of Units	1,890 units	156 units	720 units	-	2,766 units

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Average Flat Size (m ²) (about)	69.52m ²	22.94m ²	47.5m ²	-	22.94m ² – 69.52m ²
Residential Club House (not more than)	3,941m ²	0m ²	513m ²	-	4,454m ²
Car Parking	539	0	282	60	881
Private Car					
- Residential (including visitors) ⁽³⁾	355	0	85	Not Applicable	440
- Commercial	182	Not Applicable	Not Applicable	56	238
- Public Vehicle Park	Not Applicable	Not Applicable	70	Not Applicable	70
- GIC	2	Not Applicable	0	Not Applicable	2
Motorcycle					
- Residential	0	0	7	Not Applicable	7
- Commercial	Not Applicable	Not Applicable	Not Applicable	4	4
Bicycle					
- Residential Bicycle Park	0	0	56	Not Applicable	56
- Public Bicycle Park	Not Applicable	Not Applicable	64	Not Applicable	64
Loading/Unloading	34	0	5	5	44
LGV					
- Residential	0	0	3	Not Applicable	3
- Commercial	Not Applicable	Not Applicable	Not Applicable	3	3
HGV					
- Residential	8	0	2	Not Applicable	10
- Commercial	Not Applicable	Not Applicable	Not Applicable	2	2
Good Vehicles					
- Commercial	22	Not Applicable	Not Applicable	(counted above)	22

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School bus - GIC	2	Not Applicable	0	Not Applicable	2
Taxi - GIC	2	Not Applicable	0	Not Applicable	2

Remarks:

- (1) The total non-domestic plot ratio consists of commercial/retail (about 0.62), commercial/office (about 0.32), GIC (about 0.11) and Right of Way (about 0.09).
- (2) Excluding transfer plate.
- (3) Including visitors car parking spaces (5 per block).