List of Approval Conditions

Application No. A/H3/375-4

Application Site	:	Three Sites of Urban Renewal Authority Development Scheme at Peel Street/Graham Street, Sheung Wan, Hong Kong
Subject of Application	:	Proposed Comprehensive Residential and Commercial Development with Government, Institution and Community Facilities and a Public Open Space in "Comprehensive Development Area" zone
Date of Approval	:	28.4.2014
Approval Conditions	:	(a) the submission and implementation of a revised Master Layout Plan to incorporate, where appropriate, the approval conditions as stipulated in items (b) to (e) and (g) to (j) below to the satisfaction of the Director of Planning or of the Town Planning Board;

(b) the design and provision of car parking facilities, loading/unloading bays, vehicular access with related traffic management measures and pedestrian footbridge/footbridge connection for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

(c) the provision of footpaths with a minimum width of 2.75m, where practicable, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

(d) the implementation of the junction improvement measures, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

(e) the design and provision of at-grade pedestrian facilities across the application site to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

(f) the lay-bys along Gage Street should be managed by the future grantee and open for public use;

(g) the submission of a revised air ventilation assessment and the implementation of mitigation measures identified therein, to the satisfaction of the Director of Planning or of the Town Planning Board;

Planning Application No.
A/H3/375-4

THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS



LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- HOTEL
- OFFICE
- COMMERCIAL (RETAIL USE)
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE AREA
- PRIVATE OPEN SPACE
- RUN-IN/OUT / LOAD/UNLOAD / CARPARKING
- COMMUNITY HALL
- FOOTBRIDGE
- E&M PLANT ROOMS

(SECTION A-A REFERS TO DWG NO.12)

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一四年四月二十八日批准本總綱發展藍圖。

I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 28. 4. 2014.

signed Ms Bernadette Linn 甯漢豪
Chairman, Town Planning Board 城市規劃委員會主席 簽署

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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
MASTER LAYOUT PLAN

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-01	Rev.	E



LEGEND

- SITE BOUNDARY
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- E&M PLANT ROOMS

(SECTION A-A REFERS TO DWG NO.12)

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Project

U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title

BASEMENT 2 FLOOR PLAN

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	AW	Verified by	AW
Project No.	J293	Scale	1:500
Drawing No.	MLP-02	Rev.	D



LEGEND

- SITE BOUNDARY
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(SECTION A-A REFERS TO DWG NO.12)

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Project

U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title

BASEMENT 1 FLOOR PLAN

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-03	Rev.	D



LEGEND

- SITE BOUNDARY
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(SECTION A-A REFERS TO DWG NO.12)

PART PLAN AT LEVEL +9.00 MPD

SITE A

URBAN RENEWAL AUTHORITY
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Project

U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title

LOWER GROUND FLOOR PLAN

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-04	Rev.	D

PART PLAN AT LEVEL +19.15 MPD

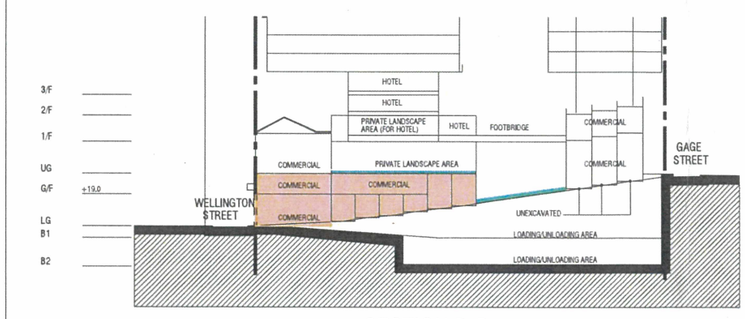
SITE C



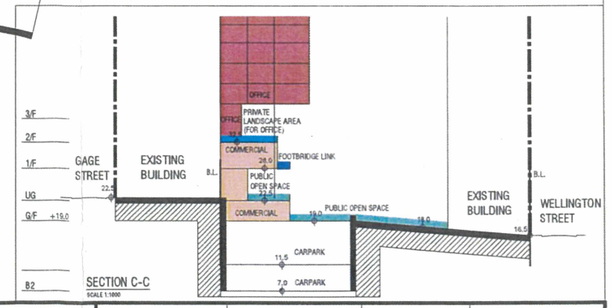
LEGEND

- SITE BOUNDARY
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- FOOTBRIDGE
- E&M PLANT ROOMS
- AT GRADE PEDESTRIAN ROUTE

(SECTION A-A REFERS TO DWG NO.12)



SECTION B-B
SCALE 1:1000



SECTION C-C
SCALE 1:1000

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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
GROUND FLOOR PLAN

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-05	Rev.	E



LEGEND

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(SECTION A-A REFERS TO DWG NO.12)

SECTION B-B

SCALE 1:1000

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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
UPPER GROUND FLOOR PLAN

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-06	Rev.	E

PART PLAN AT LEVEL +32.30 MPD



LEGEND

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- RESIDENTIAL
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(SECTION A-A REFERS TO DWG NO.12)

SECTION B-B

SCALE 1:1000

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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
FIRST FLOOR PLAN

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-07	Rev.	F

ABERDEEN

TUNG WA LANE

Playground

Wa On Sitting-out

STAVELEY STREET

KIN SAU LANE

Podium

Wing Fung Building

New Central Mansion

10A-8

49-39

35

A

+34.70

+33.50

PRIVATE OPEN SPACE (FOR RESIDENTIAL)

RESIDENTIAL LIFT CORE +33.75

52 50 48 46

42-38 Gage Street Refuse Collection Point

36 34 32-28 26

SAM KA LANE

PAK TSZ LANE

PEEL STREET

128 Dotcom House

126-122 Right Emperor Commercial Building

17

Podium

PRIVATE LANDSCAPE AREA +32.50

PRIVATE OPEN SPACE (FOR RESIDENTIAL) +33.15

TOP OF FFAS

RESIDENTIAL LIFT CORE AND RESIDENT'S CLUBHOUSE +32.65

TOP OF FFAS

PRIVATE LANDSCAPE AREA +30.95

GRAHAM STREET

WELLINGTON STREET

97

95 93 91

Khuan Ying Commercial Building 89-85

Cochrane Commercial House 17-13

83

8

16-10

Winning House

18

GUTZLAFF STREET

HOTEL +33.50

112

Sunwise Building

110-108

98

96

Jade Centre

7

26

TUNG TAK LANE

COCHRANE STREET

28

34-30

Merlin Building

36

38

Soho Square

21

19

17-15

TERRACE

LYNDHURST

42-40 38 36 34 32 30

6-2

Lyndhurst Building

29

PRIVATE LANDSCAPE AREA (FOR OFFICE) +32.50

OFFICE LOBBY +32.50

CHUK HING LANE

Cheung Hing Commercial Building 37-43

14 12 10

28 30 3 32 34

GAGE STREET

24-22

18B-18A

Fook Chi House

20 18 16

22

26A 28

TS

33

Kar Ho Building 39-35

2-1

Pak Tsz Building 38

Wah Lee Building 35-33

37 39 41 43

Lee Roy Commercial Building 59-57

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
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(SECTION A-A REFERS TO DWG NO.12)

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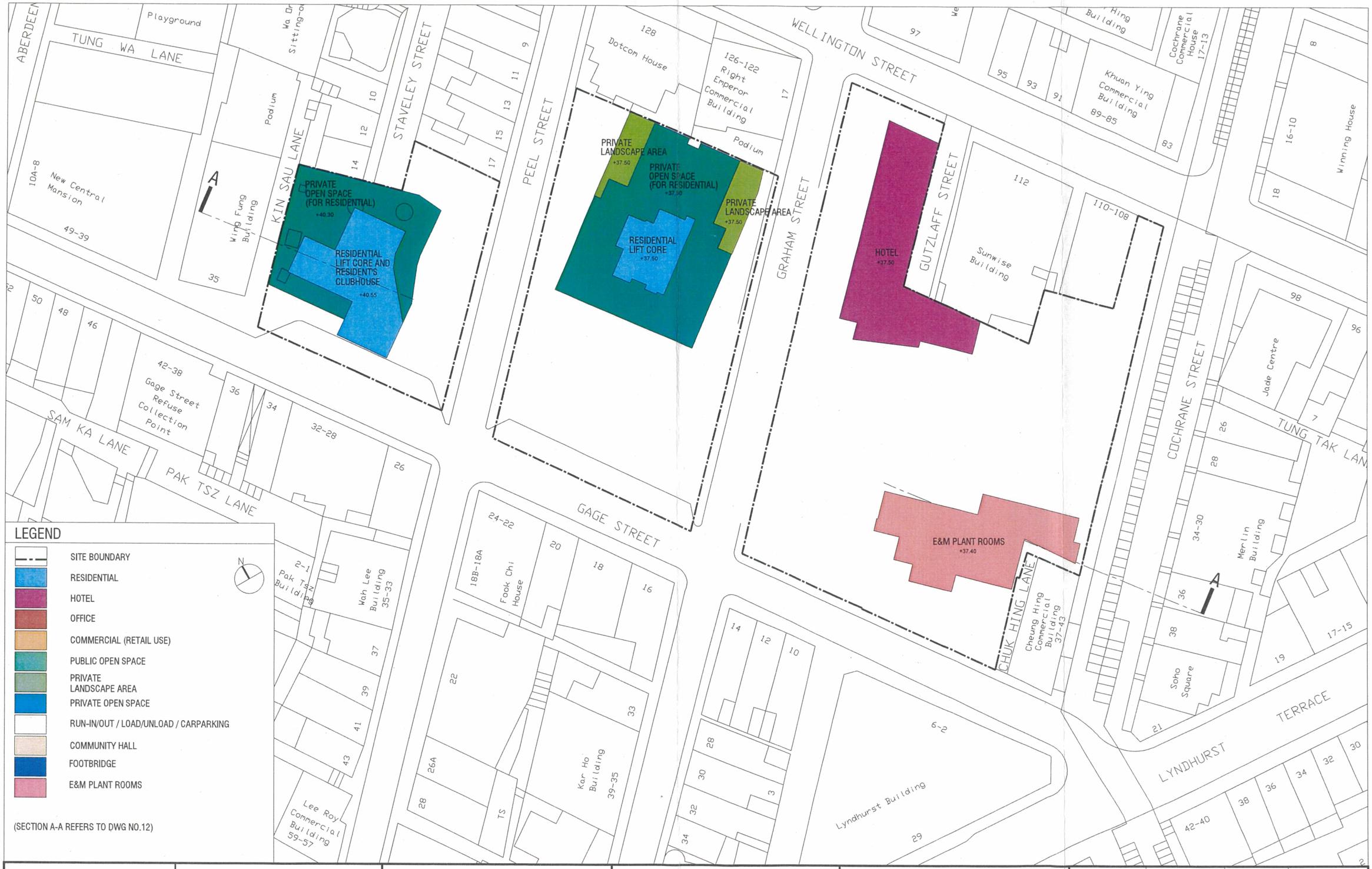
Project

U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title

SECOND FLOOR PLAN

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-08	Rev.	C



LEGEND

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Project

U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title

THIRD FLOOR PLAN

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-09	Rev.	D



LEGEND

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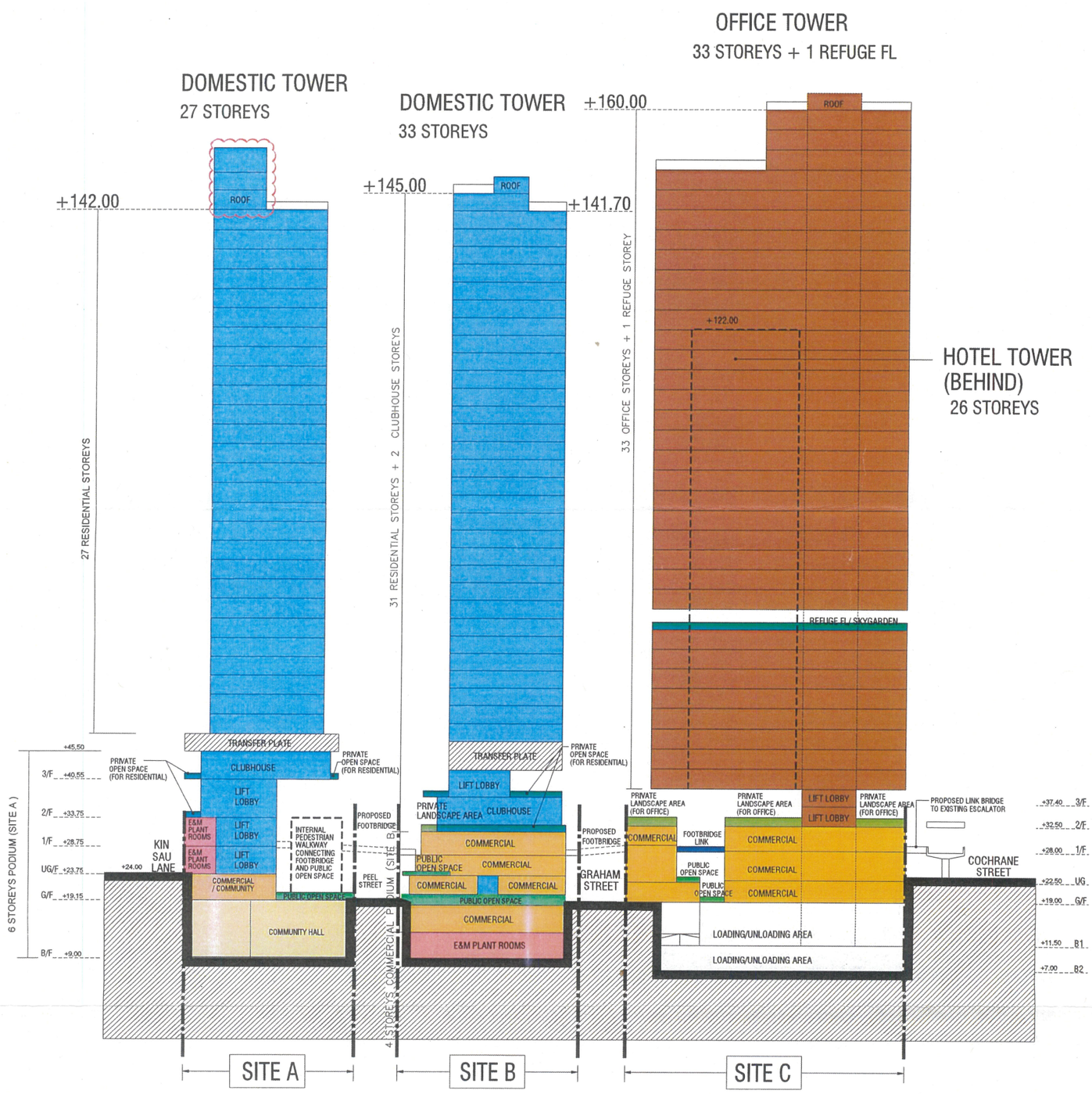
Project

U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title

TYPICAL FLOOR PLAN

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-10	Rev.	D



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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
SCHEMATIC SECTION A–A

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	-
Drawing No.	MLP–12	Rev.	D



LEGEND

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(SECTION A-A REFERS TO DWG NO.12)

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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
UPPERMOST 3 STOREYS

Date Prepared	23/05/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-11	Rev.	D



LEGEND

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N

(SECTION A-A REFERS TO DWG NO.12)

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- This drawing to be read in conjunction with the specifications and all other related drawings.
- Notify the Architect immediately of any discrepancy found herein.

Project

U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title

PHASING PLAN – PHASE I

Date Prepared	25/10/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-13	Rev.	-



LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- HOTEL
- OFFICE
- COMMERCIAL (RETAIL USE)
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE AREA
- PRIVATE OPEN SPACE
- RUN-IN/OUT / LOAD/UNLOAD / CARPARKING
- COMMUNITY HALL
- FOOTBRIDGE
- E&M PLANT ROOMS

(SECTION A-A REFERS TO DWG NO.12)

URBAN RENEWAL AUTHORITY 市區重建局
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lwk&partners architects
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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
PHASING PLAN – PHASE II

Date Prepared	25/10/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-14	Rev.	-



URBAN RENEWAL AUTHORITY 市區重建局
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Project
U.R.A. REDEVELOPMENT PROJECT H18
FOR PEEL STREET / GRAHAM STREET

Drawing Title
PHASING PLAN – PHASE III

Date Prepared	25/10/2018	Issue Date	31/01/2019
Prepared by	--	Verified by	--
Project No.	--	Scale	1:500
Drawing No.	MLP-15	Rev.	-

LANDSCAPE MASTER PLAN (COMPOSITE - ALL 3 SITES AT GROUND FLOOR)



LEGEND

- SITE BOUNDARY
- TRANSPLANTED TREE
- PROPOSED TREE
- PROPOSED FEATURED TREE
- STREET TREE
- RAISED PLANTER
- VERTICAL GREENING
- WATER FEATURE
- BLACK STONE BENCH
- FEATURE PAVING (GRANITE TILES)
- GENERAL PAVING (GRANITE TILES)
- VERTICAL GREENING
- FLUSHED UPLIGHTING
- PLANTER WALL
- FLOOR LEVEL
- ART INSTALLATION (CONCRETE SIGNAL PANEL)
- FEATURE WALL
- POS SIGNAGE

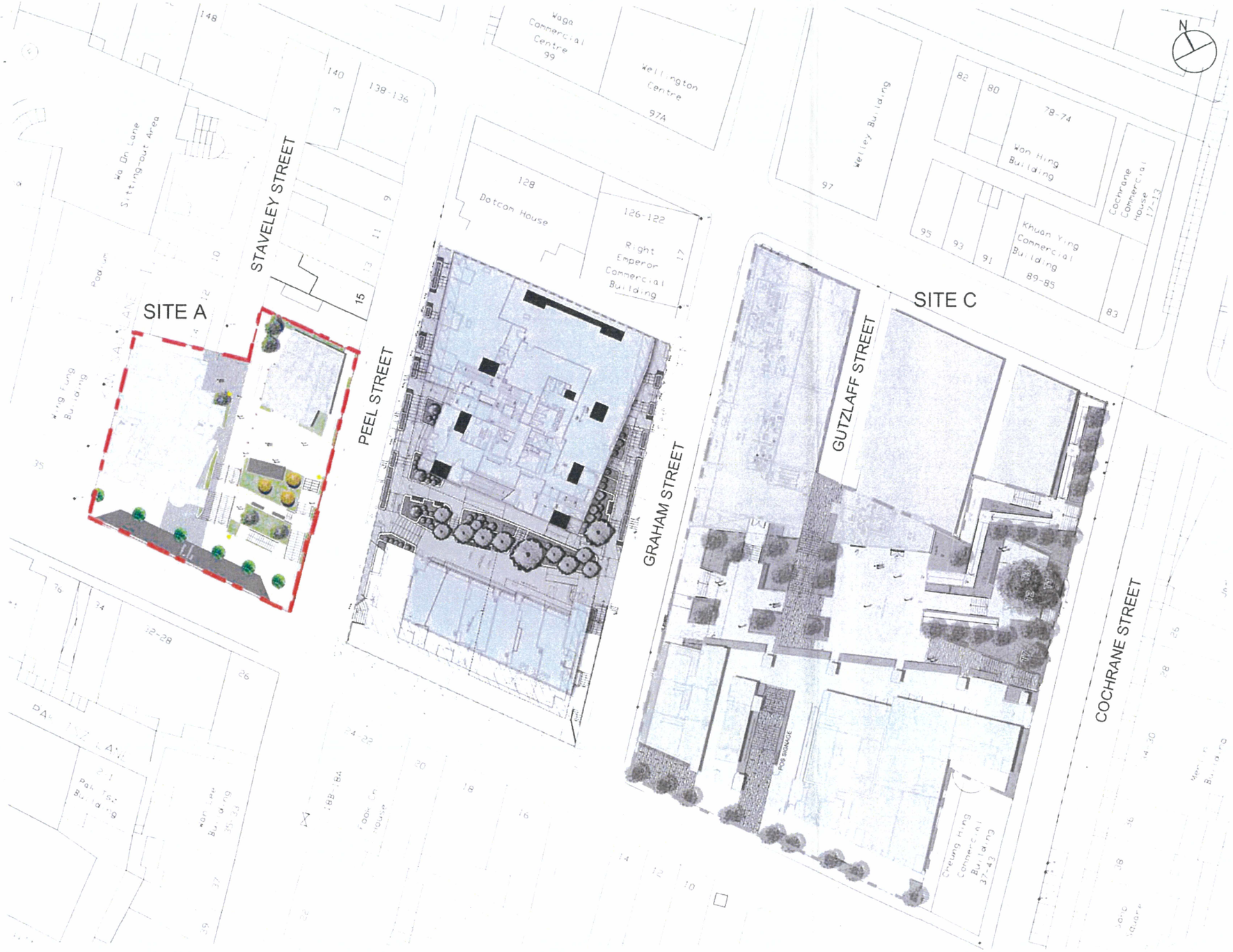
PROPOSED RESIDENTIAL DEVELOPMENT FOR URA PROJECT H18 (SITE B) AT PEEL STREET / GRAHAM STREET AT I.L 9038, CENTRAL, HONG KONG

JPN3 LANDSCAPE MASTER PLAN AMENDMENT SUBMISSION

SHEET NO.:	JPN3-LPN-05
REVISION:	C
FILE NAME:	2012079-##-JPN3-LPN-05
DATE:	MAR 2018

BELTCOLLINS

LANDSCAPE MASTER PLAN (DETAILED PLAN - SITE A AT GROUND FLOOR)



LEGEND

- SITE BOUNDARY
- TRANSPLANTED TREE
- PROPOSED TREE
- PROPOSED FEATURED TREE
- STREET TREE
- RAISED PLANTER
- VERTICAL GREENING
- WATER FEATURE
- BLACK STONE BENCH
- FEATURE PAVING (GRANITE TILES)
- GENERAL PAVING (GRANITE TILES)
- VERTICAL GREENING
- FLUSHED UPLIGHTING
- PLANTER WALL
- FLOOR LEVEL
- ART INSTALLATION (CONCRETE SIGNAL PANEL)
- FEATURE WALL
- POS SIGNAGE

N.T.S

PROPOSED RESIDENTIAL DEVELOPMENT FOR URA PROJECT H18 (SITE B) AT PEEL STREET / GRAHAM STREET AT I.L 9038, CENTRAL, HONG KONG

JPN3 LANDSCAPE MASTER PLAN
AMENDMENT SUBMISSION

SHEET NO.:	JPN3-LPN-14
REVISION:	C
FILE NAME:	2012079-##-JPN3-LPN-14
DATE:	MAR 2018

BELTCOLLINS

LANDSCAPE MASTER PLAN (DETAILED PLAN - SITE B AT GROUND FLOOR)



LEGEND

- SITE BOUNDARY
- TRANSPLANTED TREE
- PROPOSED TREE
- PROPOSED FEATURED TREE
- STREET TREE
- RAISED PLANTER
- VERTICAL GREENING
- WATER FEATURE
- BLACK STONE BENCH
- FEATURE PAVING (GRANITE TILES)
- GENERAL PAVING (GRANITE TILES)
- VERTICAL GREENING
- FLUSHED UPLIGHTING
- PLANTER WALL
- FLOOR LEVEL
- ART INSTALLATION (CONCRETE SIGNAL PANEL)
- FEATURE WALL
- POS SIGNAGE

N.T.S

PROPOSED RESIDENTIAL DEVELOPMENT FOR URA PROJECT H18 (SITE B) AT PEEL STREET / GRAHAM STREET AT I.L 9038, CENTRAL, HONG KONG

JPN3 LANDSCAPE MASTER PLAN AMENDMENT SUBMISSION

SHEET NO.: JPN3-LPN-15
REVISION: D
FILE NAME: 2012079-##-JPN3-LPN-15
DATE: MAR 2018

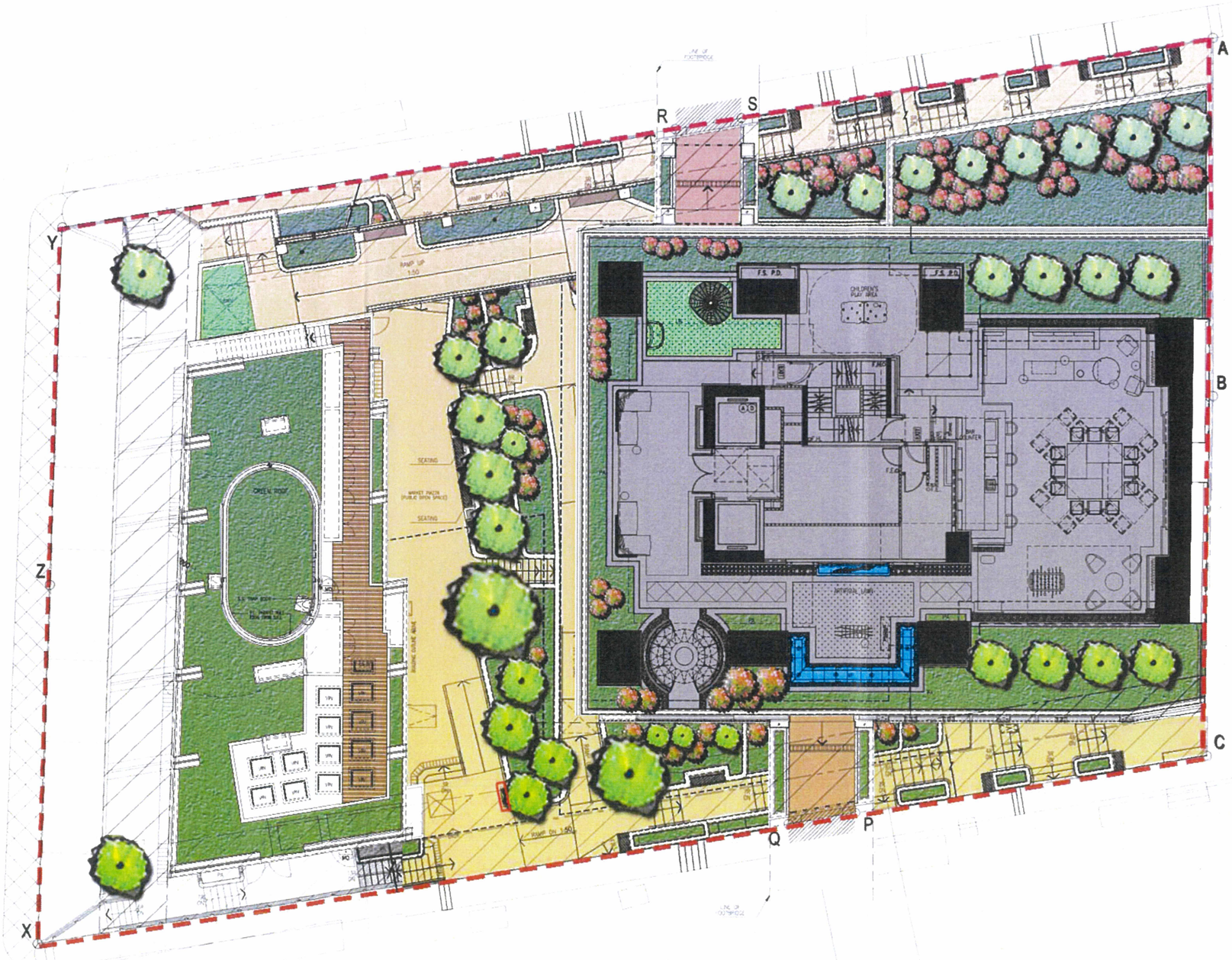
BELTCOLLINS

LANDSCAPE MASTER PLAN (DETAILED PLAN - SITE B AT COMPOSITE-GROUND FLOOR , UPPER GROUND FLOOR, LEVEL 1 TO LEVEL 3 PLAN)

LEGEND

- PROPOSED TREE PLANTING
- PROPOSED FEATURE SHRUBS PLANTING
- PROPOSED SHRUBS & GROUND COVER PLANTING
- RAISED PLANTER
- SEAT WALL
- PUBLIC OPEN SPACE (POS) SIGNAGE
- FEATURE LANDSCAPE PAVING
- BOUNDARY LINE

PA	-	PLANTING AREA
FL / FFL	-	FINISH FLOOR LEVEL
SFL	-	STRUCTURAL FINISH LEVEL
TW	-	TOP OF WALL
TS	-	TOP OF SOIL



NOTE:
1. NOTIONAL ARCHITECTURE LAYOUTS AS SHOWN ARE FOR INDICATIVE PURPOSE ONLY;
2. ALL LEVELS SHOWN ARE INDICATIVE, AND SHOULD BE VERIFIED ON SITE & CONFIRMED AT DETAILED DESIGN STAGE.

SCALE 1:200 @A3

PROPOSED RESIDENTIAL DEVELOPMENT FOR URA PROJECT H18 (SITE B) AT PEEL STREET / GRAHAM STREET AT I.L 9038, CENTRAL, HONG KONG

JPN3 LANDSCAPE MASTER PLAN
AMENDMENT SUBMISSION

SHEET NO.:	JPN3-LPN-16
REVISION:	F
FILE NAME:	2012079-##-JPN3-LPN-16
DATE:	MAR 2018

BELTCOLLINS

LANDSCAPE MASTER PLAN (DETAILED PLAN - SITE B AT GROUND FLOOR PLAN)

LEGEND

- PROPOSED TREE PLANTING
- PROPOSED FEATURE SHRUBS PLANTING
- PROPOSED SHRUBS & GROUND COVER PLANTING
- RAISED PLANTER
- SEAT WALL
- PUBLIC OPEN SPACE (POS) SIGNAGE
- FEATURE LANDSCAPE PAVING
- BOUNDARY LINE

PA	-	PLANTING AREA
FL / FFL	-	FINISH FLOOR LEVEL
SFL	-	STRUCTURAL FINISH LEVEL
TW	-	TOP OF WALL
TS	-	TOP OF SOIL

(■) IRRIGATION POINT



NOTE:
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0 2 4 10M
SCALE 1:200 @A3

PROPOSED RESIDENTIAL DEVELOPMENT FOR URA PROJECT H18 (SITE B) AT PEEL STREET / GRAHAM STREET AT I.L 9038, CENTRAL, HONG KONG

JPN3 LANDSCAPE MASTER PLAN AMENDMENT SUBMISSION

SHEET NO.: JPN3-LPN-17
REVISION: E
FILE NAME: 2012079-##-JPN3-LPN-17
DATE: MAR 2018

BELTCOLLINS

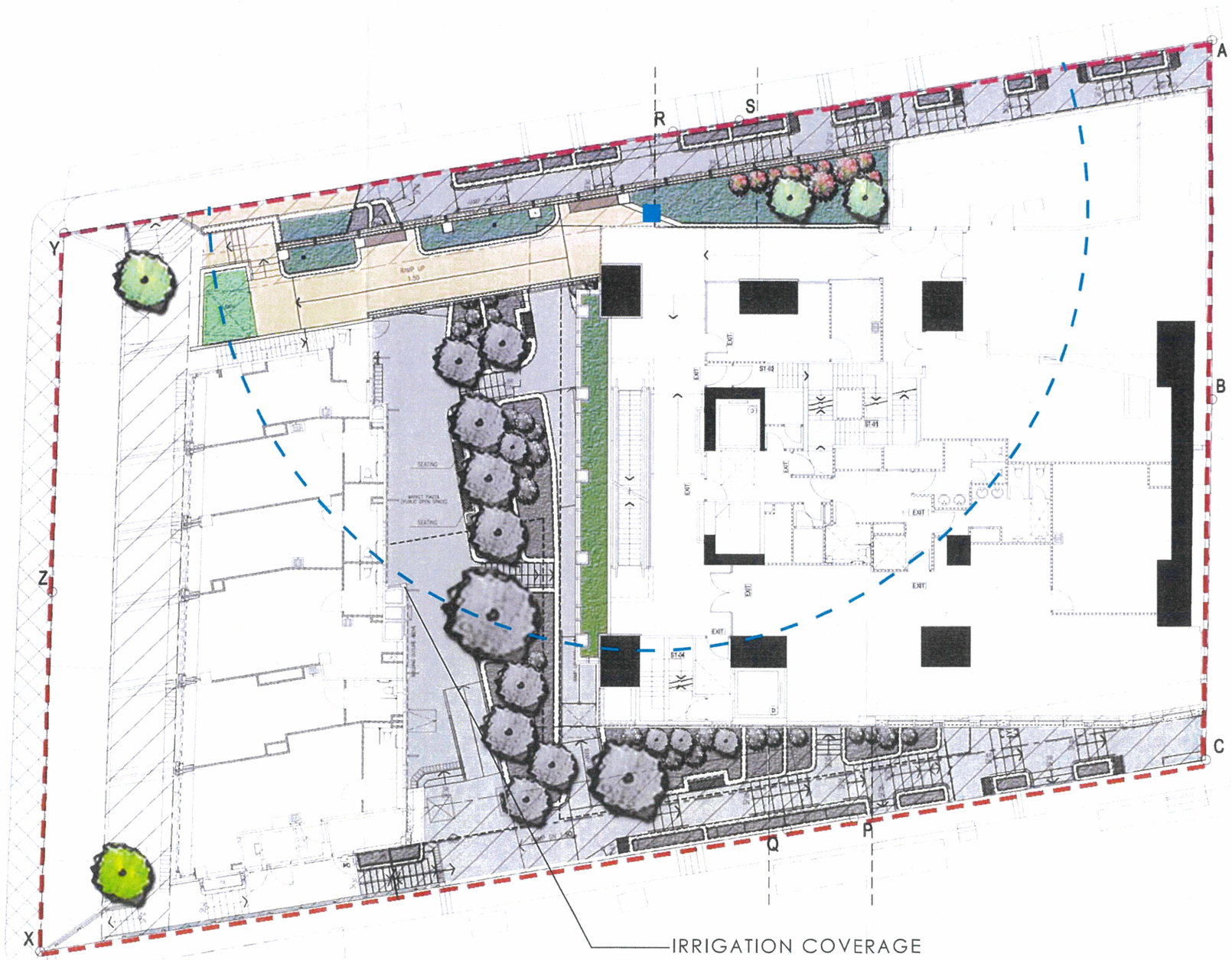
LANDSCAPE MASTER PLAN (DETAILED PLAN - SITE B AT UPPER GROUND FLOOR PLAN)

LEGEND

- PROPOSED TREE PLANTING
- PROPOSED LAWN PLANTING
- PROPOSED SHRUBS & GROUND COVER PLANTING
- RAISED PLANTER
- SEAT WALL
- FEATURE LANDSCAPE PAVING
- BOUNDARY LINE

PA	-	PLANTING AREA
FL / FFL	-	FINISH FLOOR LEVEL
SFL	-	STRUCTURAL FINISH LEVEL
TW	-	TOP OF WALL
TS	-	TOP OF SOIL

(■) IRRIGATION POINT



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0 2 4 10M
SCALE 1:200 @A3

PROPOSED RESIDENTIAL DEVELOPMENT FOR URA PROJECT H18 (SITE B) AT PEEL STREET / GRAHAM STREET AT I.L 9038, CENTRAL, HONG KONG

JPN3 LANDSCAPE MASTER PLAN AMENDMENT SUBMISSION

SHEET NO.: JPN3-LPN-18
REVISION: E
FILE NAME: 2012079-##-JPN3-LPN-18
DATE: MAR 2018

BELTCOLLINS

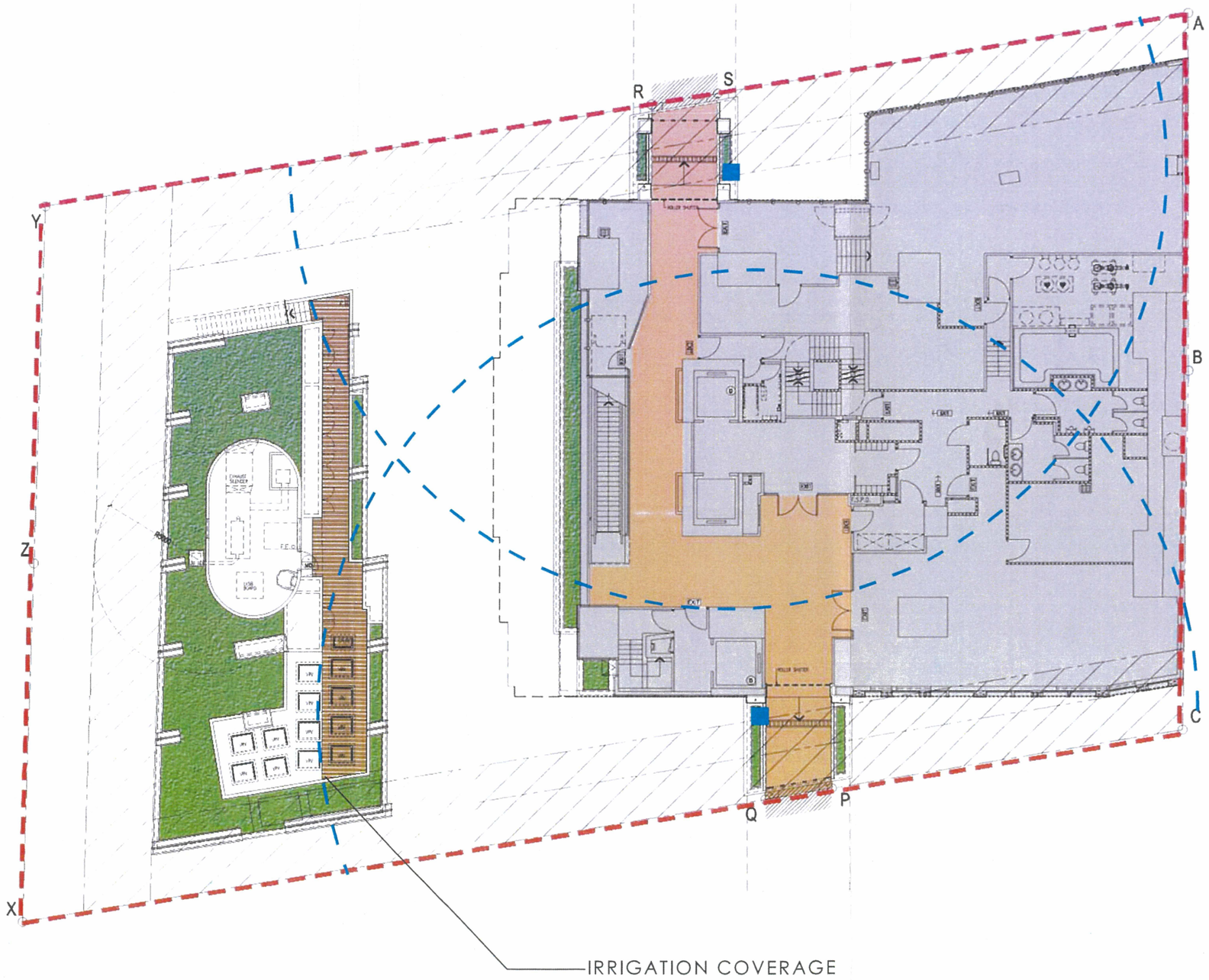
LANDSCAPE MASTER PLAN (DETAILED PLAN - SITE B AT LEVEL 1 PLAN)

LEGEND

- PROPOSED SHRUBS & GROUND COVER PLANTING
- PROPOSED GREEN ROOF
- RAISED PLANTER
- FEATURE LANDSCAPE PAVING
- BOUNDARY LINE

PA	-	PLANTING AREA
FL / FFL	-	FINISH FLOOR LEVEL
SFL	-	STRUCTURAL FINISH LEVEL
TW	-	TOP OF WALL
TS	-	TOP OF SOIL

(■) IRRIGATION POINT



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0 2 4 10M
SCALE 1:200 @A3

PROPOSED RESIDENTIAL DEVELOPMENT FOR URA PROJECT H18 (SITE B) AT PEEL STREET / GRAHAM STREET AT I.L 9038, CENTRAL, HONG KONG

JPN3 LANDSCAPE MASTER PLAN AMENDMENT SUBMISSION

SHEET NO.: JPN3-LPN-19
REVISION: D
FILE NAME: 2012079-##-JPN3-LPN-19
DATE: MAR 2018

BELTCOLLINS

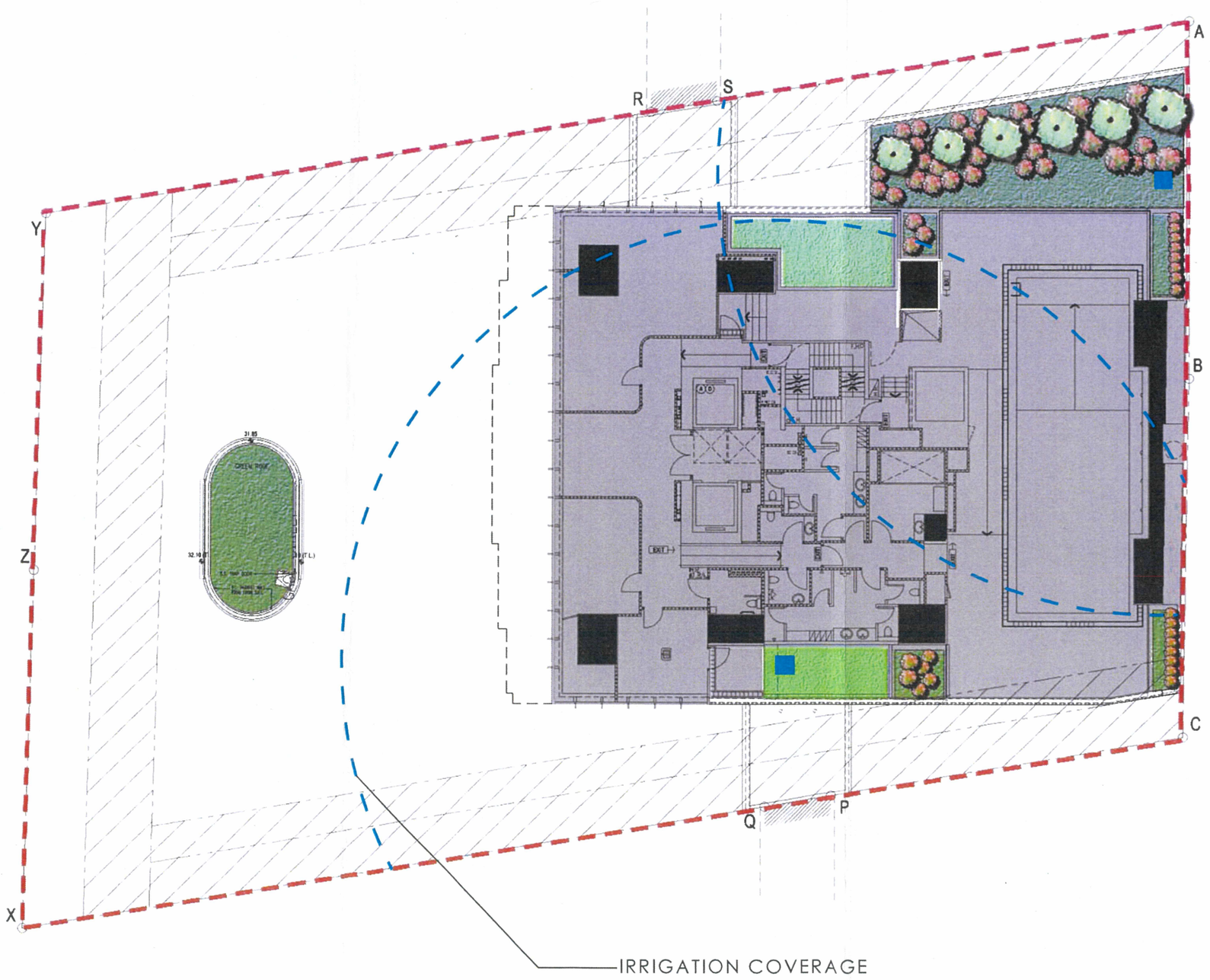
LANDSCAPE MASTER PLAN (DETAILED PLAN - SITE B AT LEVEL 2 PLAN)

LEGEND

- PROPOSED TREE PLANTING
- PROPOSED FEATURE SHRUBS PLANTING
- PROPOSED SHRUBS & GROUND COVER PLANTING
- PROPOSED LAWN PLANTING
- RAISED PLATNER
- BOUNDARY LINE

PA	-	PLANTING AREA
FL / FFL	-	FINISH FLOOR LEVEL
SFL	-	STRUCTURAL FINISH LEVEL
TW	-	TOP OF WALL
TS	-	TOP OF SOIL

(■) IRRIGATION POINT



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0 2 4 10M
SCALE 1:200 @A3

PROPOSED RESIDENTIAL DEVELOPMENT FOR URA PROJECT H18 (SITE B) AT PEEL STREET / GRAHAM STREET AT I.L 9038, CENTRAL, HONG KONG

JPN3 LANDSCAPE MASTER PLAN
AMENDMENT SUBMISSION

SHEET NO.: JPN3-LPN-20
REVISION: E
FILE NAME: 2012079-##-JPN3-LPN-20
DATE: MAR 2018

BELTCOLLINS

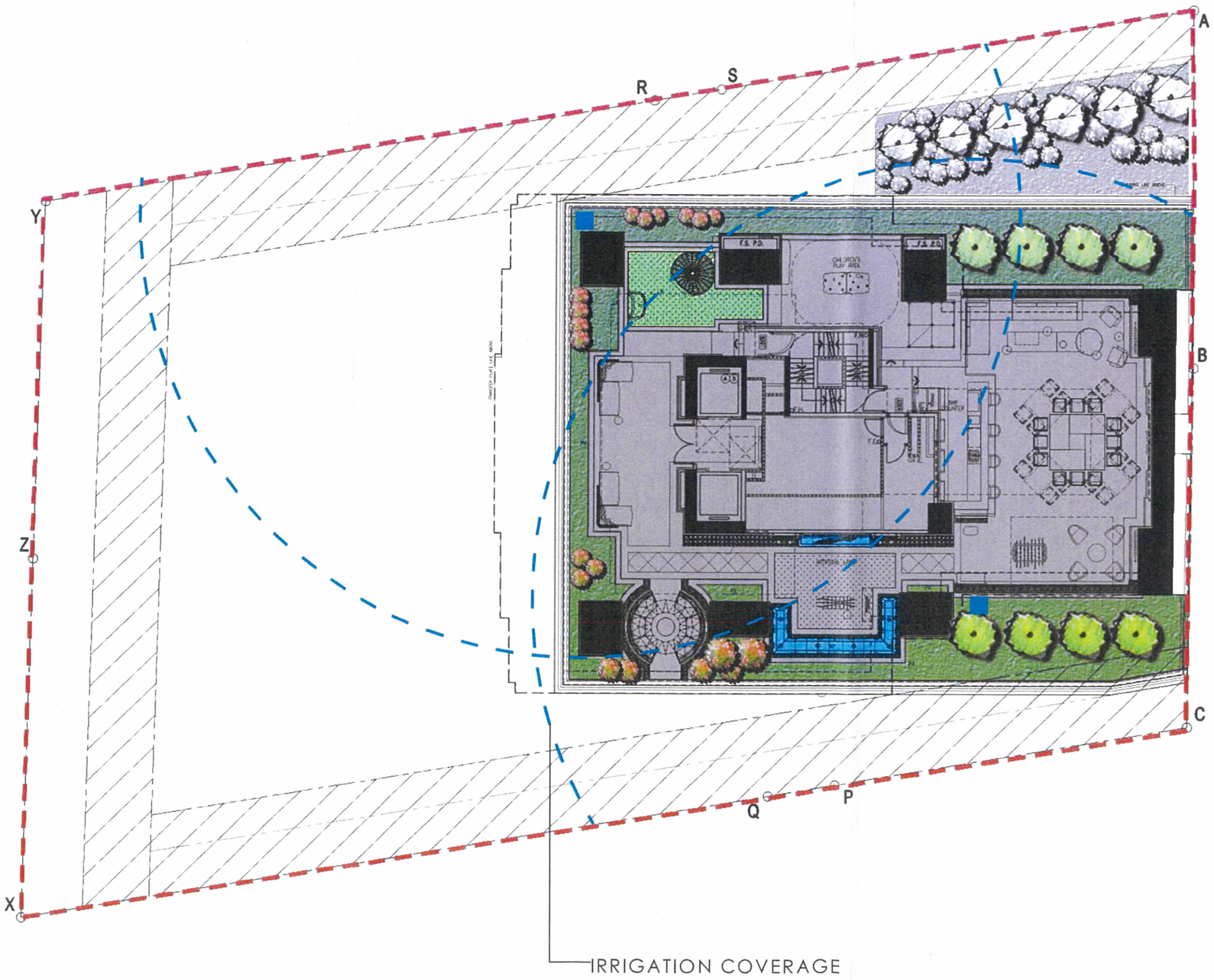
LANDSCAPE MASTER PLAN (DETAILED PLAN - SITE B AT LEVEL 3 PLAN)

LEGEND

- PROPOSED TREE PLANTING
- PROPOSED FEATURE SHRUBS PLANTING
- PROPOSED SHRUBS & GROUND COVER PLANTING
- PROPOSED LAWN PLANTING
- RAISED PLATNER
- PROPOSED WATER FEATURE
- BOUNDARY LINE

PA	-	PLANTING AREA
FL / FFL	-	FINISH FLOOR LEVEL
SFL	-	STRUCTURAL FINISH LEVEL
TW	-	TOP OF WALL
TS	-	TOP OF SOIL

(■) IRRIGATION POINT



NOTE:
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0 2 4 10M
SCALE 1:200 @A3

PROPOSED RESIDENTIAL DEVELOPMENT FOR URA PROJECT H18 (SITE B) AT PEEL STREET / GRAHAM STREET AT I.L 9038, CENTRAL, HONG KONG

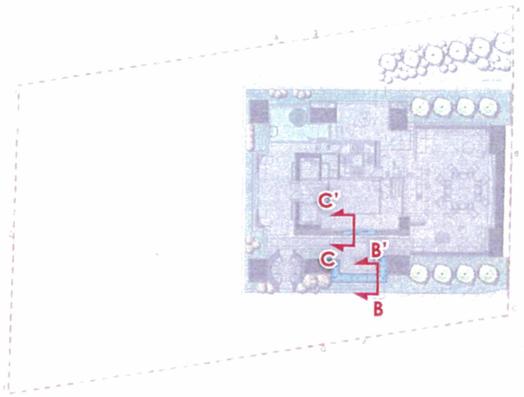
JPN3 LANDSCAPE MASTER PLAN AMENDMENT SUBMISSION

SHEET NO.:	JPN3-LPN-21
REVISION:	D
FILE NAME:	2012079-##-JPN3-LPN-21
DATE:	MAR 2018

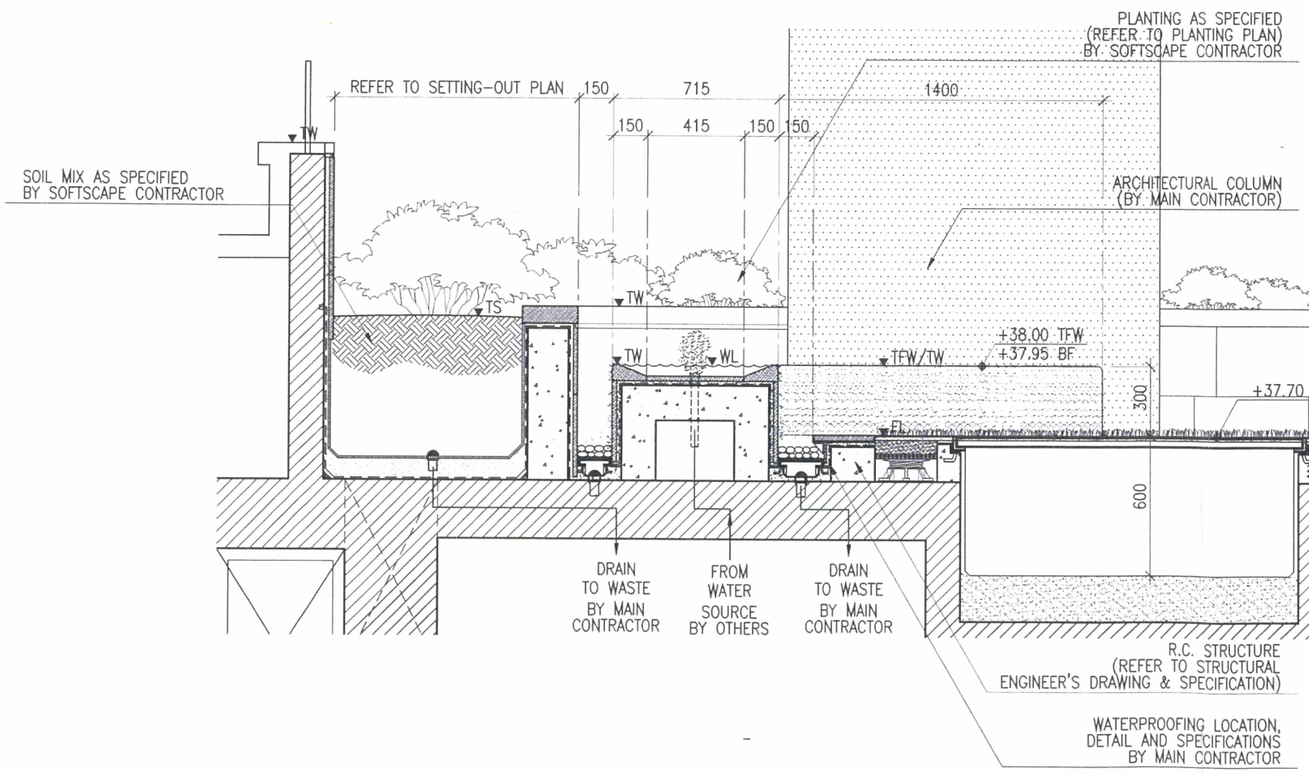
BELTCOLLINS

ILLUSTRATIVE SECTION : SITE B AT LEVEL 3 - PROPOSED WATER FEATURE

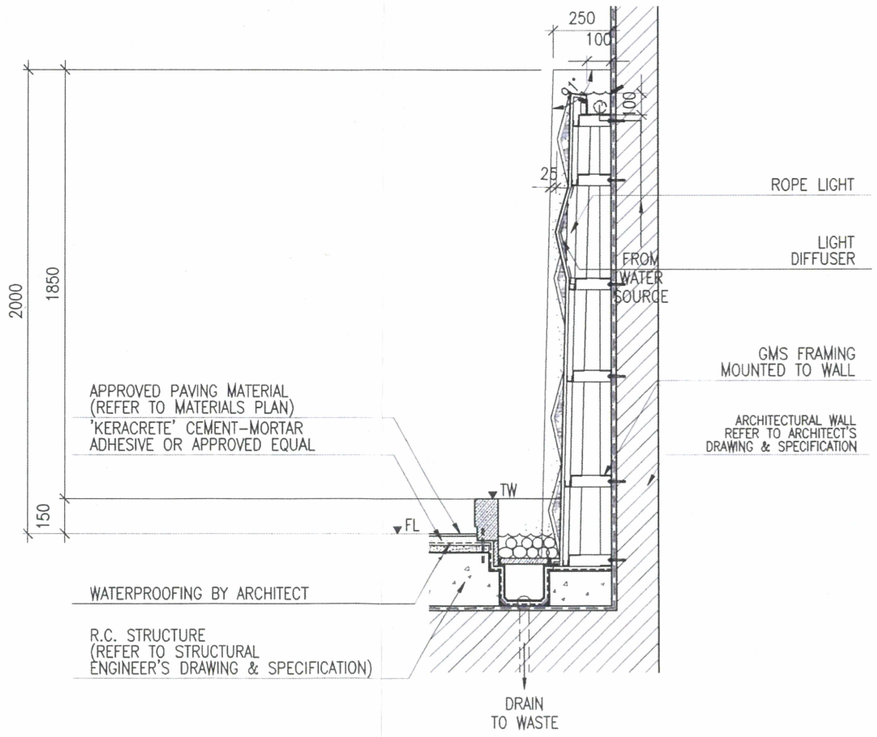
KEY PLAN (N.T.S)



SECTION B–B"



SECTION C–C"



0 0.2 0.4 1M
SCALE 1:25 @A3

PROPOSED RESIDENTIAL DEVELOPMENT FOR URA PROJECT H18 (SITE B)
AT PEEL STREET / GRAHAM STREET AT I.L 9038, CENTRAL, HONG KONG

JPN3 LANDSCAPE MASTER PLAN
AMENDMENT SUBMISSION

SHEET NO.: JPN3-LPN-21A
REVISION: B
FILE NAME: 2012079-##-JPN3-LPN-21A
DATE: MAR 2018

BELTCOLLINS

Tables of Development Parameters

Table 1: Development Parameters for Proposed Scheme

Development Parameters	SITE A	SITE B	SITE C	TOTAL
Site Area (m^2)	About 892	About 1,690	About 2,685	About 5,267
Domestic GFA (m^2)	Not more than 7,828	Not more than 14,810	-	Not more than 22,638
Domestic Plot Ratio	8.776	8.763	-	-
Non-domestic GFA (m^2)	Not more than 1,635 [2] 195 (retail) 1,260 (GIC – multi-purpose activities hall)	Not more than 2,980 2,980 (retail)	Not more than 40,275 3,496 (retail) 9,280 (hotel) 27,499 (office)	Not more than 44,890
Non-domestic Plot Ratio	Not more than 1.833	1.763	Not more than 15	-
No. of Blocks	1	1	2	4
No. of Storeys (above podium)	Residential Floors: 29 Clubhouse Floor: 1	Residential Floors: 31 Clubhouse Floor: 1	Office Floors: 33 Hotel Floors: 26	Residential Floors: 60 Clubhouse Floor: 2 Office Floors: 33 Hotel Floors: 26
No. of Podium Storeys	4	5	4	-
Building Height (mPD)	Not exceeding +142.00	Not exceeding +145.00	Hotel: Not exceeding +122.00 Office: Not exceeding +160.00	+122.00 to +160.00
Site Coverage	<40%	<40%	<65%	40-65%
No. of Flats / Rooms	Flats: 121	Flats: 185	Hotel Rooms: 182	Flats: 306 Hotel Rooms: 182
Average Flat Size	Approximate 64m^2	Approximate 76m^2	N/A	-
No. of Parking Facilities				
- Residential	0	0	-	0
- Commercial **(a) Retail** **(b) Hotel** **(C) Office**	0	0	0	0
- Motor Cycle Parking Space	0	0	10	10
No. of L/U Bays				
- Residential/ Commercial (vii)	1	3	16	17
- GIC Facilities (i)	1	-	-	1
- Lay-bys for Taxi & Private Car	-	-	4	4
Provision of Infrastructure Facilities	Footbridge connection to Site B	Footbridge connection to Sites A and C	Footbridge connection to Site B and Central-Mid-Levels Escalators	-
Estimated Population [1]	255	407	N/A	662
Development Parameters	**SITE A**	**SITE B**	**SITE C**	**TOTAL**
Schedule of Population Intake	Phase II (Q1/2022): 121	Phase I (Q2/ 2019): 407	Phase III (Q2/2023): N/A	-
Public Open Space (m^2) [2]	Not less than 1,000			
Private Open Space [3] **/Landscape area /Sky Garden (m^2)**	Not less than 255	Not less than 389	N/A	Not less than 644
Resident's Clubhouse	< 5% of domestic GFA	< 5% of domestic GFA	-	-
Development Programme	Phase II Completion Date: Q1/2022 Area: Whole Development for Site A	Phase I Completion Date: Q4/2018 Area: Whole Development for Site B	Phase III Completion Date: Q2/2023 Area: Whole Development for Site C	-

Remarks for Table 1:

[1] Estimated population is calculated based on an assumed PPF ratio of 2.2 as recommended in Table 9, Chapter 2: Residential Densities of the HKPSG (Source: 1998-based projections of population distribution prepared by the Working Group on Population Distribution Projection in October 1999).

[2] In respect of the proposed provision of Public Open Space, not less than 300m^2, 450m^2 and 950m^2 will be provided at Site A, Site B and Site C respectively same as latest approved MLP amendment (No. A/H3/375-2). Apart from the POS at grade, not less than 360m^2 Public Open Space will be provided at the Upper/G level in Site C, of which will have direct street frontages/ access. Out of the 300m^2 Public Open Space at Site A as per the latest amendments to the approved MLP (No. A/H3/375-2), 180m^2 which are covered with a headroom of more than 15m are non-domestic GFA accountable as per BD's requirement.

[3] In respect of the proposed provision of Private Open Space, not less than 480m^2 and 825m^2 will be provided at Site A and Site B respectively.