

**Comparison Table between
the Approved Scheme (Application No. A/K4/63) and
the Proposed Scheme (Application No. A/K4/70)**

Development Parameters	Approved Scheme (A/K4/63) (a)	Proposed Scheme (A/K4/70) (b)	Difference (b) – (a) (%)
Site Area ^{Note 1}	About 6.06 ha	About 5.92 ha	-0.14 ha (-2.3%)
Net Site Area ^{Note 1}	About 4.87 ha	About 4.75 ha	-0.12 ha (-2.5%)
Overall Plot Ratio (PR)	Not exceeding 6.6	Not exceeding 9.0 (About 8.1)	N/A
- Domestic	About 5.7	About 6.9	+1.2 (+21.1%)
- Non-Domestic	About 0.9	About 1.2	+0.3 (+33.3%)
Overall Gross Floor Area (GFA)	Not exceeding 322,000 m ²	About 384,750 m ²	+62,750 m ² (+19.5%)
- Domestic	About 278,000 m ²	About 327,750 m ²	+49,750 m ² (+17.9%)
- Non-Domestic	About 44,000 m ²	About 57,000 m ²	+13,000 m ² (+29.5%)
Site Coverage	About 70%	Not exceeding 100% (non-domestic below 15m)	+30% (non-domestic below 15m) (+42.9%)
	(not exceeding 40% (domestic))	(not exceeding 40% (domestic))	(No change (domestic))
No. of Flats (approx.)	5,900	6,484	+584 (+9.9%)
Design Population (approx.)	18,400	19,760	+1,360 (+7.4%)
Average Flat Size (GFA)	47 m ²	About 50 m ²	+3 m ² ^{Note 2} (+6.4%)
No. of Blocks	10	10	No change
Building Height (approx.)			
<i>- Lower Platform</i>			
- Blocks 1 to 4	Max. 122mPD	Max. 122mPD	No change
- Block 5	Max. 122mPD	Max. 132mPD	+10m (+8.2%)
<i>- Upper Platform</i>			
- Blocks 6 to 7	Max. 130mPD	Max. 130mPD	No change
- Blocks 8-10	Max. 130mPD	Max. 157mPD	+27m (20.8%)

Development Parameters	Approved Scheme (A/K4/63) (a)	Proposed Scheme (A/K4/70) (b)	Difference (b) – (a) (%)
No. of Storeys			
<i>- Lower Platform</i>			
<i>- Block 1</i>	33 storeys (31 storeys + 2 storeys of podium)	33 storeys (31 storeys + 2 storeys of podium)	No change
<i>- Blocks 2-4</i>	33 storeys (30 storeys + 3 storeys of podium)	33 / 34 storeys ^{Note 7} (30 storeys + 3 / 4 storeys ^{Note 7} of podium)	No change/ +1 storey (+3%)
<i>- Block 5</i>	33 storeys (31 storeys + 2 storeys of podium)	36 storeys (34 storeys + 2 storeys of podium)	+3 storeys (+9.1%)
<i>- Upper Platform</i>			
<i>-Blocks 6-7</i>	35 storeys (34 storeys + 1 storey of basement)	35 storeys (34 storeys + 1 storey of basement)	No change
<i>-Blocks 8-10</i>	35 storeys (34 storeys + 1 storey of podium)	41 storeys (38 storeys + 3 storeys of podium)	+6 storeys (+17.1%)
Parking and Loading/Unloading (L/UL) Facilities			
<i>- Total Car Parking Spaces including LGV</i>	145	300	+155 (+107.9%)
<i>- Private Car Parking Spaces for Domestic</i> <i>Notes 3 & 4</i>	115	211	+96 (+83.5%)
<i>- Private Car Parking Spaces for Retail</i> ^{Note 3}	30	45	+15 (+50%)
<i>- Additional Ancillary Parking Spaces for Retail</i> ^{Note 5}	Nil	14	+14 (N/A)
<i>- LGV Parking Spaces</i> <i>Notes 3 & 4</i>	Nil	25	+25 (N/A)
<i>- Additional Ancillary LGV Parking Spaces</i> ^{Note 5}	Nil	5	+5 (N/A)

Development Parameters	Approved Scheme (A/K4/63) (a)	Proposed Scheme (A/K4/70) (b)	Difference (b) – (a) (%)
- <i>Motorcycle Parking Spaces</i> <i>Notes 3 & 4</i>	30	54	+24 (+80%)
- <i>Parking Spaces for Welfare</i> <i>Note 6</i>	3	7	+4 (+133.3%)
- <i>Total L/UL Bays</i>	17	17	No change
- <i>L/UL Bays (Domestic)</i>	10	10	No change
- <i>L/UL Bays (Retail)</i>	7	7	No change
Public Transport Interchange	1	1	No change
Local Open Space	18,400 m ²	19,760m ²	+1,360m ² (+7.4%)

Notes:

1. Subject to detailed survey and layout finalisation.
2. The average Internal Floor Area of each flat remains unchanged.
3. Parking provisions in accordance with the ratio as agreed with the Transport Department.
4. Parking provisions are subject to the finalised flat mix.
5. Additional ancillary parking spaces are provided as response to Transport Department.
6. As requested by the Social Welfare Department.
7. There are four levels of podium at Block 3 including one level for mainly electrical and mechanical (E&M)/other services uses.

Previous Applications

Approved Applications

Application No.	Proposed Use(s)	Date of Consideration	Approval Condition
A/TWK/1 [#]	Proposed Public Vehicle Park (excluding Container Vehicle) (Letting of Surplus Parking Spaces to Non-residents)	16.4.2004	-
A/TWK/3 [@]	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years (Letting of Surplus Parking Spaces to Non-residents)	23.3.2007	(1)
A/TWK/5 [@]	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years (Letting of Vacant Monthly Parking Spaces to Non-residents)	9.4.2010	(2), (3) & (4)
A/TWK/7 [^]	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years (Letting of Vacant Monthly Parking Spaces to Non-residents)	15.3.2013	(5)
A/K4/63	Proposed Minor Relaxation of Building Height Restrictions for Proposed Public Housing Redevelopment	13.12.2013	(2), (6)
A/TWK/9 [^]	Renewal of Planning Approval for Temporary 'Public Vehicle Park (Excluding Container Vehicle)' for a Period of 3 Years (Letting of Vacant Monthly Vehicle Parking Spaces to Non-Residents)	4.3.2016	(5)

[#] For car parks in Chak On Estate, Nam Shan Estate, Pak Tin Estate and Shek Kip Mei Estate in Shek Kip Mei area; and Fortune Estate, Lai Kok Estate, Lai On Estate, Lei Cheng Uk Estate, Nam Cheong Estate, So Uk Estate, Un Chau Estate and Yee Kok Court (Home Ownership Scheme) in Cheung Sha Wan area.

[@] For car parks in Chak On Estate, Nam Shan Estate, Pak Tin Estate and Shek Kip Mei Estate in Shek Kip Mei area; and So Uk Estate in Cheung Sha Wan area.

[^] For car parks in Chak On Estate, Nam Shan Estate, Pak Tin Estate and Shek Kip Mei Estate in Shek Kip Mei area.

Approval Conditions

- (1) The proposed number of car parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- (2) Provision of fire service installations (FSIs)/submission and implementation of FSIs proposal.

- (3) Priority should be accorded to the residents of Chak On Estate, Nam Shan Estate, Pak Tin Estate, Shek Kip Mei Estate and So Uk Estate in the letting of the vacant vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- (4) Revocation clause.
- (5) Priority should be accorded to the residents of Chak On Estate, Nam Shan Estate, Pak Tin Estate and Shek Kip Mei Estate in the letting of the vacant vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.
- (6) Submission of a revised environment assessment study and the implementation of proposed mitigation measures identified therein.

Recommended Advisory Clauses

- (a) to note the comments of the Head of the Geotechnical Engineering Office (GEO), Civil Engineering and Development Department that geotechnical assessments and submissions for necessary geotechnical works for the project shall be submitted to the Independent Checking Unit/the GEO in accordance with Buildings Ordinance and Project Administration Handbook as appropriate.
- (b) to note the comments of the Director of Electrical and Mechanical Services that:
 - (i) there is an intermediate pressure underground town gas pipeline running along Pak Tin Street in the vicinity of the Pak Tin Estate Redevelopment Phases 7, 8 and 10;
 - (ii) the project proponent/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the abovementioned redevelopment sites and any required minimum set back distance away from them during the design and construction stages of development;
 - (iii) the project proponent/consultant/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department's "Code of Practice on Avoiding Danger from Gas Pipes" for reference;
- (c) to note the comments of the Director of Social Welfare that the provision of welfare facilities including the location and design of the welfare facilities will have to satisfy all current and prevailing Buildings Ordinance and the Social Welfare Department's requirements;
- (d) to note the comments of the Director of Fire Services that the arrangement of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Department; and
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant should endeavor to deliver a more inviting pedestrian environment by providing a visually pleasing edge treatment at the podium and street levels, in particular along Pak Tin Street/Wai Lun Street/Pak Wan Street.