

3 PROPOSED DEVELOPMENT SCHEME

3.1 The Development Scheme

3.1.1 Schematic drawings for the Proposed Development are presented in *Appendix I* of this Supporting Planning Statement, whilst Landscape Master Plan is presented in **Figure 3.1**. The Site of an area of 614.8m² (approx.) yields a domestic and non-domestic GFA of approx. 5,569.2m² and approx. 826.2m² respectively. The Proposed Development comprises one single block with a total of 30 storeys with a building height of about 119.9mPD. Retail/F&B components will be located at G/F, M/F and 1/F fronting onto both Wellington Street and Aberdeen Street, whilst the residential portion will be located atop. There will be 25 domestic floors, providing about 175 residential units with an average unit size of about 31.8sq.m.

3.1.2 There will be no car parking spaces and Loading/Unloading facilities within the Proposed Development due to various technical difficulties as explained in the **Traffic Impact Assessment**. The residential lobby will be placed at G/F and front onto Wellington Street, which will be completely separated from the commercial portion of the Proposed Development. It is anticipated that the Proposed Residential Development would be completed by 2030. **Table 3.1** below summarises the key development data.

Table 3.1 Technical Schedule

Overall Development			
Application Site Area	614.8m ²		
	Domestic	Non-Domestic	Total
GFA (about)	5,569.2m ²	826.2m ²	6,395.4m ²
Plot Ratio (about)	9.06	1.34	10.40
Site Coverage	Not more than 40%		
Building Height	119.9mPD		
No. of Storeys	30		
No. of Units	175		
Average Flat Size	31.8m ²		
Estimated Population	368 persons		

3.1.3 Communal open spaces and private recreation facilities (in the form of residential clubhouse) will be provided on 2/F. The total are of the communal open space would be about 296.5sqm.