

3. THE PROPOSED DEVELOPMENT SCHEME

3.1 The Development Scheme

3.1.1 Schematic drawings for the Proposed RCHE are presented in **Appendix 1** of this Supporting Planning Statement. The Site of an area of about 582.9 m² yields a total GFA of approximate 2,914.5m² at PR 5. The Proposed RCHE comprises one single block with a total of 11-storey (including 1 level of basement) with a building height of about +42.509mPD (at main roof level) to provide 141 RCHE bed spaces. With an updated design, the Proposed RCHE optimise the permissible PR of the Site and provide 50 (+54.9%) extra bed spaces to meet the growing demand for RCHE. The completion year of the Proposed Development is estimated to be 2032.

3.1.2 Major development parameters and proposed floor uses of the Proposed RCHE are summarised in **Table 3.1** and **Table 3.2** respectively. The floor plans and schematic section plan are presented in **Appendix 1**.

Table 3.1 Key Development Parameters

	Approved Scheme under Planning Application No. A/K10/261 [a]	Proposed Scheme [b]	Difference [b]-[a]
Total Site Area	About 582.925 m ²	About 582.9 m ²	-0.025 m ²
PR	About 3.92	About 5	+1.08
Total GFA	Not more than 2,285.056 m ²	Not more than 2,914.5 m ²	+629.444 m ²
No. of RCHE Bed Space	About 91	About 141	+50
Site Coverage	49%	Not more than 63%	+14%
Class of Site	Class A	Class A	-
No. of Block	1	1	-
Maximum Building Height <ul style="list-style-type: none"> • Main Roof Level • Top Roof Level 	About +36.108 mPD N/A	About +42.509 mPD About +46.209 mPD	+6.401 mPD N/A
Actual Building Height (measured from mean site formation level to main roof level)	About 27 m	About 37.1 m	+10.1 m
No. of Storeys	8	11 (including 1 level of basement)	+3 storeys

Table 3.2 Proposed Floor Uses

Floor	Proposed Uses
R/F	E&M Facilities
9/F	General Office and E&M Facilities
8/F	Flat Roof Area, Physiotherapy Room and Storage Room
1/F – 7/F	Wards for RCHE
G/F	Kitchen, Office, Interview Room, Waiting Room and E&M Facilities
B1/F	E&M Facilities