

4.2 Proposed Development Parameters

4.2.1.1 This Section 16 Planning Application is primarily intended to seek proposed hospital redevelopment with minor relaxation of building height from 10 to 15 storeys and to realize the planning and design concept illustrated above. The scheme with the proposed minor building height relaxation formed the “Proposed Scheme”, while the scheme building up to OZP existing restrictions formed the “OZP Compliant Scheme”.

4.2.1.2 Please refer to *Appendix A* for the Architectural Layout Plans and *Table 4.1* below for the proposed development parameters of the Proposed Development:

Table 4.1 Proposed Development Parameters of the Proposed Development

Development Parameters		Proposed Scheme	OZP Compliant Scheme	Existing HKBH
BHR under OZP		10 Storeys		
Site Area		About 5,648.5 m ²		
Proposed Use		Hospital		
Plot Ratio		10.89	About 8.94	4.04
Total Gross Floor Area		About 61,513 m ²	About 50,493 m ²	About 22,835 m ²
No. of Blocks		1	NA	3
Building Height & No. of Storeys		<p>Block A: 14 storeys (about +98.5mPD)</p> <p>Blocks B and C: 15 storeys (about +102.5mPD)</p> <p>Excluding 3 levels of basement</p>	<p>Block A, B and C: 10 storeys (about +81mPD)</p> <p>Excluding 3 levels of basement</p>	<p>Block A: 6 storeys (about +62.9mPD)</p> <p>Block B: 7 storeys (about +65.8mPD)</p> <p>Block C: 8 storeys (about +66.6mPD)</p>
Floor-to-floor Height		About 4.2-6m	About 4.5-6m	About 2.7-4.9m
Site Coverage (measured from height of building in metres from street level of Waterloo Road)		Below 15m – not more than 100% Above 15m – not more than 62.5%	Below 15m – not more than 100% Above 15m – not more than 72.5%	Below 15m – not more than 90% Above 15m – not more than 60.4%
No. of In-patient Bed Spaces at Block A, B and C		700	Not more than 445	589
No. of Operation Theatres		16	16	13
Parking Space	Private Car	244	166	162
	Motorcycle	25	17	None
	Ambulance	0	3	2
Loading/Unloading (L/UL) Spaces	Light Goods Vehicle Spaces	1	None	None
	Medium/ Heavy Goods Vehicle Spaces	2	3	None
	Taxi and Private Cars	5	4	3
	Ambulance	2	2	None

4.2.1.3 The comparison of development parameters between the Proposed Scheme and OZP Compliant Scheme is available in **Table 4.2** below:

Table 4.2 Comparison in Development Parameters between the Proposed Scheme and OZP Compliant Scheme

Development Parameters	Proposed Scheme (A)	OZP Compliant Scheme (B)	Changes (A)- (B)	
Site Area	About 5,648.5 m ²	About 5,648.5 m ²	No change	
Plot Ratio	10.89	8.94	+1.8 (+20%)	
Total Gross Floor Area	About 61,513 m ²	About 50,493 m ²	+10,166 m ² (+20%)	
No. of Blocks	1	NA	NA	
Building Height & No. of Storeys	<p>Block A: 14 storeys (about +98.5mPD)</p> <p>Blocks B and C: 15 storeys (about +102.5mPD)</p> <p>Excluding 3 levels of basement</p>	<p>Block A, B and C: 10 storeys (about +81mPD)</p> <p>Excluding 3 levels of basement</p>	<p>Block A: +4 storeys (+40%) (about +17.5mPD (+21.6%))</p> <p>Blocks B and C: +5 Storeys (+50%) (about +21.5mPD (+26.5%))</p>	
Floor-to-floor Height	About 4.2 – 6m	About 4.5 – 6m	<p>Lowest Floor-to-floor Height – -0.3m</p> <p>Highest Floor-to-floor Height – No Change</p>	
Site Coverage (measured from height of building in metres from street level of Waterloo Road)	<p>Below 15m – not more than 100%</p> <p>Above 15m – not more than 62.5%</p>	<p>Below 15m – not more than 100%</p> <p>Above 15m – not more than 72.5%</p>	<p>Below 15m – No change</p> <p>Above 15m – -10% (-13.8%)</p>	
No. of In-patient Bed Spaces at Block A, B and C	700	Not more than 445	+255 (+57.3%)	
No. of Operation Theatres	16	16	No change	
Parking Space	Private Car	244	166	+78 (+47%)
	Motorcycle	25	17	+8 (+47.1%)
	Ambulance	0	3	-3 (-100%)
Loading/Unloading (L/UL) Spaces	Light Goods Vehicle Spaces	1	None	+1 (+100%)
	Medium/ Heavy Goods Vehicle Spaces	2	3	-1 (-33%)
	Taxi and Private Cars	5	4	+1 (+25%)
	Ambulance	2	2	No change