

## 3.2 Key Development Parameters

3.2.1 The key development parameters of the OZP Compliant Scheme and the Proposed Scheme put forward under the current S16 Planning Application are summarised in **Table 3.1** below.

**Table 3.1 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 <sup>2</sup>		
Proposed Use		Hospital		
Plot Ratio		10.89	About 8.94	4.04
Total Gross Floor Area		About 61,513 m <sup>2</sup>	About 50,493 m <sup>2</sup>	About 22,835 m <sup>2</sup>
No. of Blocks		1	NA	3
Building Height & No. of Storeys		<p><b>Block A:</b> 14 storeys (about +98.5mPD)</p> <p><b>Blocks B and C:</b> 15 storeys (about +102.5mPD)</p> <p>Excluding 3 levels of basement</p>	<p><b>Block A, B and C:</b> 10 storeys (about +81mPD)</p> <p>Excluding 3 levels of basement</p>	<p><b>Block A:</b> 6 storeys (about +62.9mPD)</p> <p><b>Block B:</b> 7 storeys (about +65.8mPD)</p> <p><b>Block C:</b> 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)		<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 – not more than 90%</p> <p>Above 15m – not more than 60.4%</p>
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

<sup>1</sup> Hong Kong Economic Times - 【私院支援】10間私院為新冠輕症病人提供門診服務 - 一文看清詳情及注意事項 (2022-03-16)  
<https://shorturl.at/abswP>

3.2.2 The comparison of development parameters between the Proposed Scheme and OZP Compliant Scheme is available in **Table 3.2** below:

**Table 3.2 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 <sup>2</sup>	About 5,648.5 m <sup>2</sup>	No change
Plot Ratio		10.89	8.94	+1.8 (+20%)
Total Gross Floor Area		About 61,513 m <sup>2</sup>	About 50,493 m <sup>2</sup>	+10,166 m <sup>2</sup> (+20%)
No. of Blocks		1	NA	NA
Building Height & No. of Storeys		<p><b>Block A:</b> 14 storeys (about +98.5mPD)</p> <p><b>Blocks B and C:</b> 15 storeys (about +102.5mPD)</p> <p>Excluding 3 levels of basement</p>	<p><b>Block A, B and C:</b> 10 storeys (about +81mPD)</p> <p>Excluding 3 levels of basement</p>	<p><b>Block A, B and C:</b> +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