

## 4.2 Development Parameters

The layout plans and schematic section are presented in **Appendix 2**. The key development parameters of the development scheme are summarised in Table 4.1 below:

**Table 4.1: - Major Development Parameters (subject to further design)**

Site Area (about)	About 780 sq. m.
Total Gross Floor Area (GFA)	<b>Total GFA: about 9,357 sq. m.</b> <ul style="list-style-type: none"> <li>• Shop and Services: about 1,546 sq. m.</li> <li>• RCHE(s): about 4,723 sq. m.</li> <li>• Flats: about 3,088 sq. m.</li> </ul>
Permissible Plot Ratio (PR) under OZP (Based on Actual Permissible PR)	<b>Total PR: 5.94</b> <ul style="list-style-type: none"> <li>• Proposed domestic PR: about 3.96 (max. 5 under OZP notes)</li> <li>• Non-domestic PR: about 1.98</li> </ul>
Proposed PR	<b>Total: about 12</b> <ul style="list-style-type: none"> <li>• Domestic: about 3.96</li> <li>• Non-domestic: about 8.04 (PR for RCHE(s): 6.06 &amp; PR for Shops &amp; Services: 1.98)</li> </ul>
Site Coverage (about)	Not exceeding 85%
No. of Building Blocks	1
No. of Storeys	21 storeys and 2 basement floors
Building Height	Not more than 82.34mPD (Absolute Building Height=88.6m with 10m for the basement floors) <sup>[1]</sup> (NB: The mean street level at 3.74mPD)
Population Size for Flat Only	208 (NB: based on an average household size of 2.8)
Proposed Major Floor Use	<ul style="list-style-type: none"> <li>• B2/F to B1/F: Car Park</li> <li>• G/F: Shop and Services, RCHE(s) (Lobby and Lift) Car Park Entrance and Lay-by</li> <li>• 1/F: Shop and Services and RCHE(s) (lift)</li> <li>• 2/F: Shop and Services and RCHE(s) (lift)</li> <li>• 3/F to 7/F: Dormitory for RCHE(s)</li> <li>• 8/F to 9/F: Office and Back-of-House for RCHE(s)</li> <li>• 10/F to 19/F: Flats</li> <li>• 20/F: Clubhouse</li> </ul>
<b>Proposed RCHE</b>	
Total No. of Beds	160 to 220 <sup>[2]</sup> (NB: The current scheme proposes 170 RCHE beds)
<b>Proposed Flats</b>	
No. of Flats (about)	74
Average Unit Size (about)	40 sq. m.
<b>Provision of Internal Transport Facilities<sup>[3]</sup></b>	
No. of Private Car Parking Spaces	23 (5 m x 2.5 m)
No. of Motorcycle Parking Spaces	3 (2 m x 1 m)
No. of Bicycle Parking Spaces	5
No. of Disabled Car Parking Spaces	2 (5 m x 3.5 m x 2.4 m (H))
No. of Loading & Unloading Bay	4 (3 for LGV (7 m x 3.5 m) & 1 for LGV/ Ambulance (9 m x 3.5 m))
No. of Car Lift	1

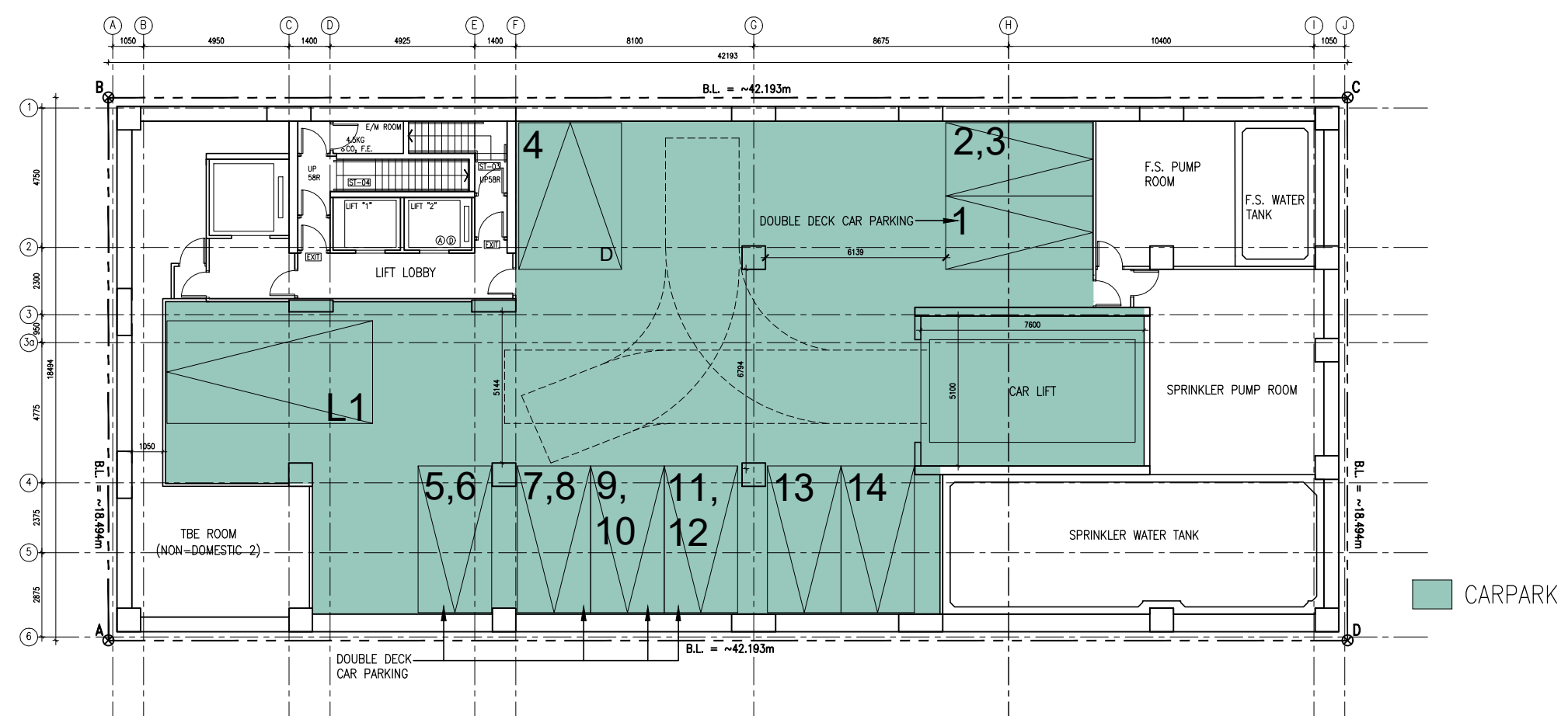
Notes:

[1] Machine rooms, air-conditioning units, water tanks, stair-hoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above number of storeys. Please be invited to note that the building height restriction of no more than 24m above the ground level is fully complied with the Cap. 459A in the proposed dormitory in RCHE(s) (i.e. 3/F to 7/F).

[2] SoA in Appendix 2: Provision of dormitory, dining/multi-purpose room, nursing station cum medical and sick/ isolation/ quiet room will be further adjusted in design and the actual provision may be further revised at the detailed design stage. It appears a potential for an interface of bedspaces.

[3] 2 parking spaces for private cars and 1 parking space for disabled persons for RCHE(s), 6 parking spaces for private car; 4 visitor car parking spaces, 1 car parking space for disabled person, 1 parking space for motorcycle and 5 bicycle spaces for flats; 11 parking spaces for private cars and 2 parking spaces for motorcycles for shop and services.

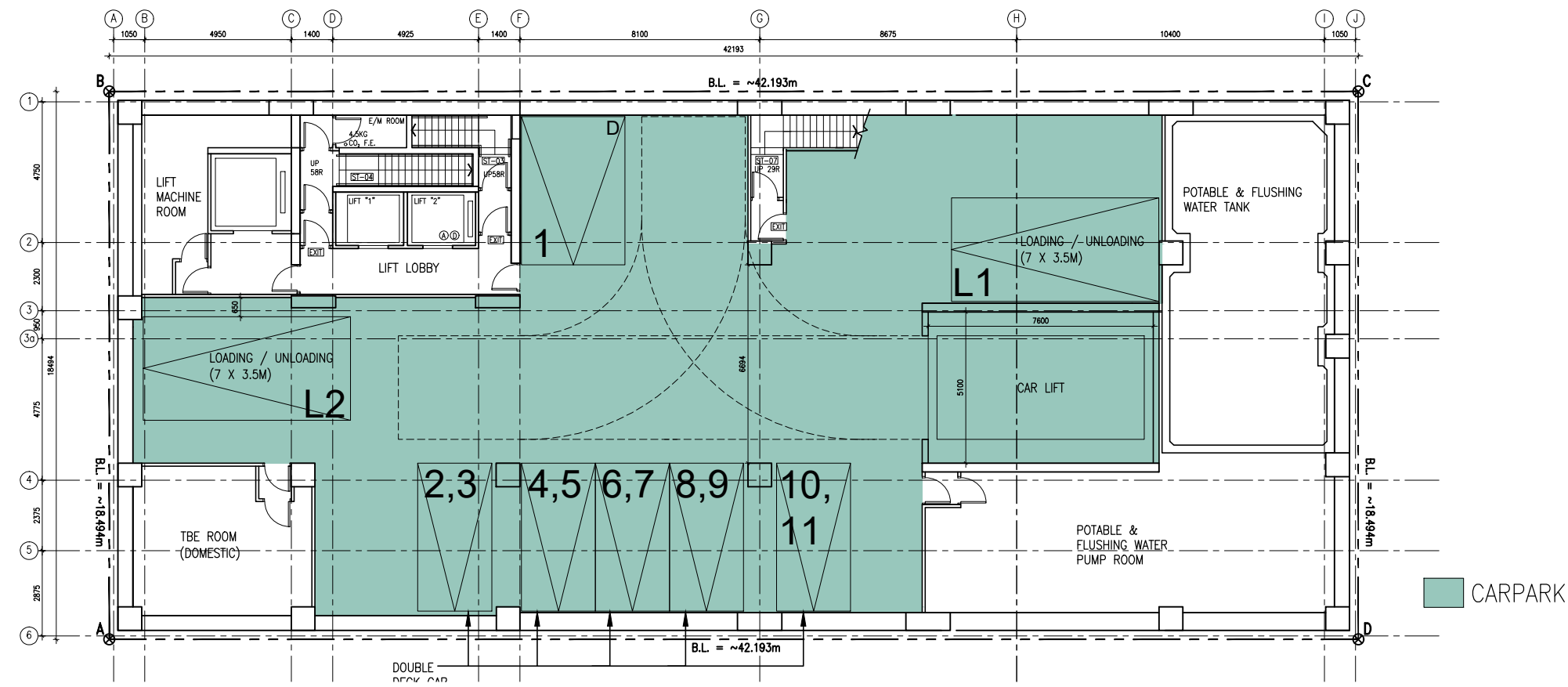
- This drawing and the contents are the copyright of I Consultants & Contracting Co. Ltd.  
 - No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of I Consultants & Contracting Co. Ltd.  
 - Do not take measurements directly from this drawing.  
 - Check and verify all dimensions on site.  
 - Read this drawing in conjunction with the specifications and all other related drawings.  
 - Notify the Architect immediately of any discrepancy found herein.



# B2/F LAYOUT PLAN

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
Drawing Title:		
B2/F LAYOUT PLAN		
Designed by: JODY		Revision Letter
Drawn by: JODY		
Checked by: CAL.		
Scale: 1 : 200	Paper: A3	
Drawing Number		
GBP001		

- This drawing and the contents are the copyright of I Consultants & Contracting Co. Ltd.  
 - No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of I Consultants & Contracting Co. Ltd.  
 - Do not take measurements directly from this drawing.  
 - Check and verify all dimensions on site.  
 - Read this drawing in conjunction with the specifications and all other related drawings.  
 - Notify the Architect immediately of any discrepancy found herein.



# B1/F LAYOUT PLAN

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
Drawing Title:		
B1/F LAYOUT PLAN		
Designed by: JODY		
Drawn by: JODY		
Checked by: CAL.		
Scale: 1 : 200	Paper: A3	
Drawing Number		Revision Letter
GBP002		