

**Legend**

-  Rezoning Site
-  Proposed Building Height Restriction in mPD
-  Proposed Building Height Restriction in No. of Storeys

- 1** Proposed BH Restriction of 120mPD for the Residential Tower has balanced the development needs for optimising scarce urban land resources and the conformity with the surrounding BH profile.
- 2** A BH Restriction of 2 storeys at NKT and 34mPD is proposed in the forecourt and the immediate surrounding of the NKT to ensure a spacious setting in front of NKT and allow sufficient buffer with the Residential Tower.
- 3** NKT will be restored and adaptive reused for public appreciation.
- 4** An NBA is proposed at No. 18 Sau Wa Fong to preserve terrace ambience at Sau Wa Fong. It will also form an at-grade open space that enhances street vibrancy and creates a welcoming public space.
- 5** In addition to the existing min. 9m wide footpath at Schooner Street, a voluntary 3m ground floor setback is also proposed to cater for the pedestrian flow. The cantilevered structure above the setback area and the canopy at the at-grade open space will create an all-weather protected pedestrian corridor.
- 6** Through the Proposed Setback and NBA, an east-west pedestrian corridor will be established. The G/F is also mainly proposed for retail use which aligns with the nearby local characteristics of the surroundings and create a vital pedestrian environment.
- 7** An elevated walkway above Ship Street staircase and a public lift at the podium will be implemented to enhance the accessibility with barrier free access to the open space at 34mPD.
- 8** Substantial Open Space open to public will be provided for public enjoyment and creating a vibrant environment around NKT.
- 9** Landscape treatments are also proposed at the street and podium levels to create positive landscape impact to the public realm.

