

Table 3.1 – Broad Development Parameters of Approved S16 Scheme

Broad Development Parameters	Approved S16 Scheme
Development Site Area	Approx. 2,828.8m ²
Total GFA	Approx. 14,144m ²
- Domestic	Approx. 13,905.2m ²
- Non-domestic ⁽¹⁾	Approx. 238.8m ²
Total PR	Approx. 5
- Domestic	Approx. 4.916
- Non-domestic ⁽¹⁾	Approx. 0.084
Site Coverage ⁽¹⁾	
- Above 15m	Approx. 29.34%
- Below 15m	Approx. 47.04%
No. of Storeys	21
- At or Above 34mPD	18
- Below 34mPD	3
BH (at Main Roof Level)	91mPD
No. of Domestic Blocks ⁽¹⁾	1
No. of Unit	255
Estimated Population	Approx. 587 ⁽²⁾
Average Unit Size	Approx. 54.5m ²
Provision of Open Space ⁽¹⁾⁽³⁾⁽⁴⁾	Not less than 2,187m ²
- Uncovered	Approx. 1,498m ²
- Covered Landscaped Area	Approx. 689m ²

Remarks:

- ⁽¹⁾ Excluded NKT
- ⁽²⁾ Referencing average domestic household size of 2.3 in 2016 Population Census in Tertiary Planning Unit 131
- ⁽³⁾ Open to serve both public and residents of the Proposed Development at reasonable hours (i.e. 6am to 11pm)
- ⁽⁴⁾ Excluded G/F Public Pedestrian Passage at Schooner Street

3.3.12 Despite, the Director of Fire Service had no in-principle objection to the S16 Application, it was advised that the Applicant to observe the requirements of Emergency Vehicular Access (“EVA”) as stipulated in Part D - Means of Access, Section 6 - Provision of EVA of the Code of Practice for Fire Safety in Building 2011 which stated that the provision of EVA was normally required unless the fire risk was low or the site abutted stepped street. PlanD also commented that it is not uncommon to have developments without the provision of EVA in this part of Wan Chai due to the stepped topographical profile and that “the nearest EVA would be provided in Hopewell Centre II that was under construction. Since the Site would be linked to Hopewell Centre II by a proposed elevated walkway, the future residents could evacuate from the Site towards Hopewell Centre II efficiently and firefighters could make use of the open areas in the Site and in Ship Street public open space in emergency situations. The provision of EVA from Queen’s Road East via nearby streets such as St Francis Street and Star Street was not practical as the route was longer and Sau Wa Fong was currently not for vehicular access (Para. 47 and 48 of the Minutes to 720th MPC meeting).