

**Key features of the development proposal approved
by the Town Planning Board**

- (a) A maximum total gross floor area of 37 155 square metres (m²), which is similar to the originally approved industrial building (IB) development. The development can be spread out over the entire “Other Specified Uses (1)” site of 8 532 m², thereby achieving a much reduced building bulk more compatible with the prevailing planning parameters ;
- (b) five building blocks with building height (i.e. 34mPD – 41mPD) significantly reduced by more than half as compared with the IB development. The building blocks will be for hotel and office uses. A landscaped deck of 3 780 m² will be provided at the podium level allowing view of the Victoria Harbour and open to the public during the operating hours of the retail and dining portion of the development;
- (c) eating place / shop and services will be provided at ground level and one basement level. A further set back of 1.5m at the ground floor fronting the 10m-wide promenade will be provided to facilitate better pedestrian circulation and design integration. At-grade pedestrian passage through the ground floor will also be constructed to provide 24-hour public access connecting Hoi Yu Street to the waterfront promenade; and
- (d) 148 private car parking spaces will be provided at two basement levels to meet the parking needs of the development and the vicinity and as endorsed under the traffic impact assessment.