



DeSPACE (International) Limited

Date: 2nd June 2026

Pages: 1 + Attachments

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

BY HAND & EMAIL
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION TO ALLOW FOR
ONE STOREY OF BASEMENT FOR CARPARKING AND ANCILLARY PLANT ROOM FOR
THE PERMITTED HOUSE DEVELOPMENT AT NEW KOWLOON INLAND LOT NO. 754, 4
CUMBERLAND ROAD, KOWLOON TONG, KOWLOON**

Town Planning Application No. A/K18/351 – Supplementary Information

Reference is made to the telephone correspondence dated 1st June 2026 concerning further comments from the Planning Department. The Applicant's minor clarifications and amendments have been incorporated in the replacement pages of the Application Form (**Attachment 1**), the Supplementary Planning Statement (**Attachment 2**), and the Appendix 2 – OZP-compliant Scheme (**Attachment 3**) for your consideration.

Should you have any queries with this submission, please feel free to contact Mr. Kenji Wong / Mr. Endy Cheng at [REDACTED]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (International) Limited

Greg Lam



Greg Lam

cc: Mr. KWOK Man Hin, Ryan (Town Plnr/KIn 1; rmhkwok@pland.gov.hk)
Mr. LAM Tsz Ying, Tony (Town Planning Grad/KIn 1; tylam@pland.gov.hk)

Attachment 1

Replacement Pages of Application Form

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積.....sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) sq.m 平方米 <input type="checkbox"/> About 約

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction 地積比率限制 From 由 to 至
- Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由% to 至
- Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- Non-building area restriction 非建築用地限制 From 由m to 至
- Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 About 約
- Proposed plot ratio 擬議地積比率 About 約
- Proposed site coverage 擬議上蓋面積 % About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
 include 包括.....storeys of basements 層地庫
 exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) About 約
..... m 米 About 約

- Domestic part 住用部分
- GFA 總樓面面積 sq. m 平方米 About 約
- number of Units 單位數目
- average unit size 單位平均面積sq. m 平方米 About 約
- estimated number of residents 估計住客數目

- Non-domestic part 非住用部分
- GFA 總樓面面積
- eating place 食肆 sq. m 平方米 About 約
- hotel 酒店 sq. m 平方米 About 約
- (please specify the number of rooms
請註明房間數目)
- office 辦公室 sq. m 平方米 About 約
- shop and services 商店及服務行業 sq. m 平方米 About 約

- Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)
- 政府、機構或社區設施
-
-
-

- other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)
-
-
-

- Open space 休憩用地 (please specify land area(s) 請註明地面面積)
- private open space 私人休憩用地 sq. m 平方米 Not less than 不少於
- public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址			
Site area 地盤面積	sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則			
Zoning 地帶			
Applied use/ development 申請用途/發展			
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

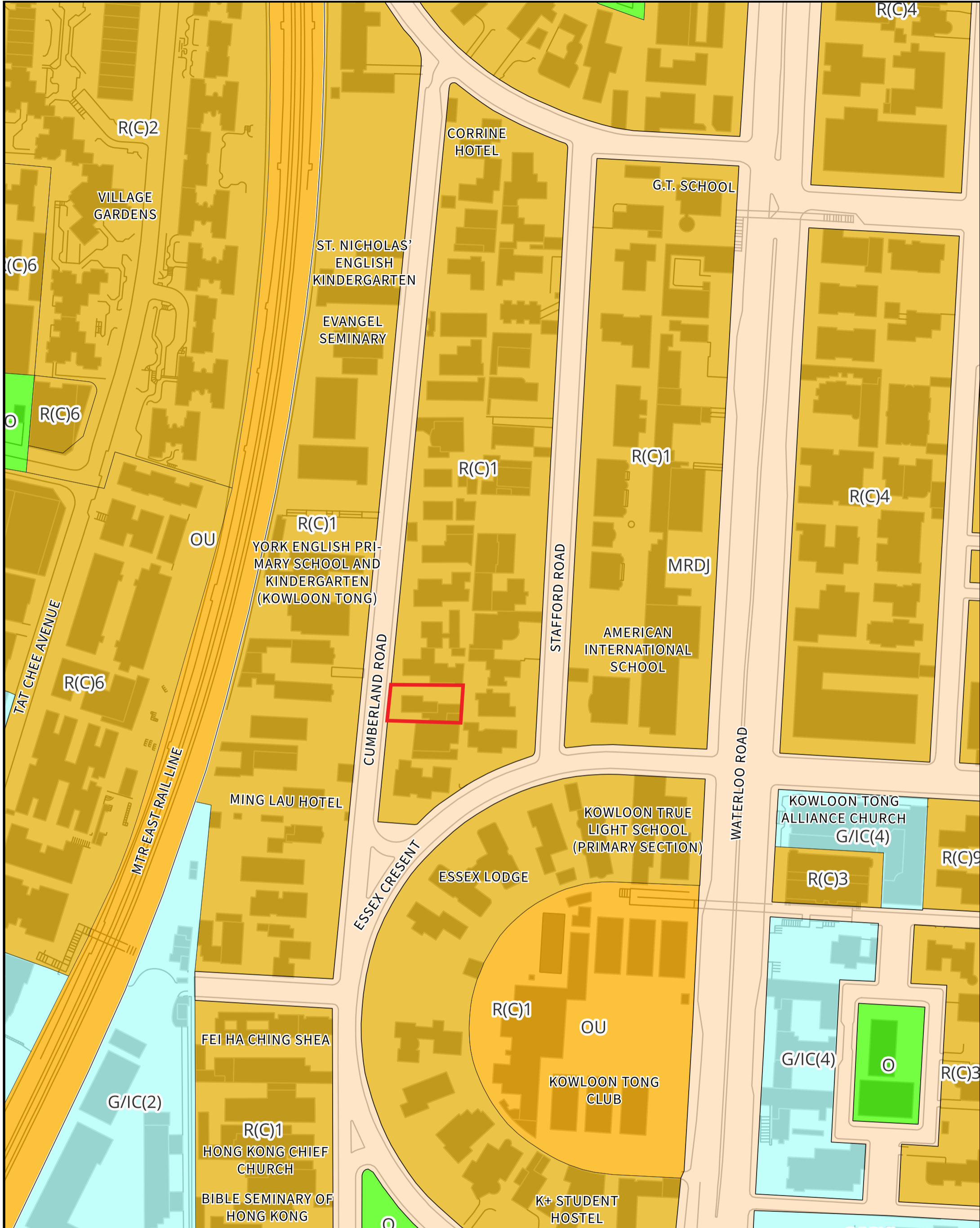
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Attachment 2

Replacement Pages of Supplementary
Planning Statement



DRAWING TITLE:
LOCATION PLAN

DRAWING NO.:
FIGURE 1

SCALE:
1:1000

LEGEND:

APPLICATION SITE

DATE:
MAY 2026

PREPARED BY:



DeSPACE (International) Limited

2. SITE CONTEXT

2.1 APPLICATION SITE AND SURROUNDING AREAS

2.1.1 The Application Site is located at 4 Cumberland Road, Kowloon Tong, comprising a site area of approximately 478.48 sq. m. (refer to **Figure 2 – Lot Index Plan**). The site is currently occupied by a house.

2.1.2 The Application Site falls within the Kowloon Tong Garden Estate (“KTGE”), a well-established low-rise, low-density residential neighbourhood of recognised character. The surrounding built environment is characterised by high-quality detached houses generally ranging from 1 to 4 storeys in height.

2.1.3 Whilst the immediate vicinity is predominantly residential in nature, the wider neighbourhood accommodates a range of compatible non-residential uses, including educational institutions, religious establishments and hotels.

2.2 LEASES

2.2.1 The Application Site forms part of New Kowloon Inland Lot No. 754 (**Figure 2** refers) and is held under a Government Lease. In common with other leases in the locality, the lot is subject to the following restrictions:

- (a) the lessee shall keep and maintain on the lot a messuage or dwelling house throughout the entire term of the lease;
- (b) rate and range clause;
- (c) offensive trade clause; and
- (d) the lessee shall not erect any additional messuage or dwelling house on the lot without the prior written consent of the Director of Lands.

2.2.2 Should the subject Section 16 application be approved, the owners will be required to apply separately to the Lands Department for a consent under lease for the Proposed Redevelopment or a lease modification to implement the proposal.

4. THE PROPOSED REDEVELOPMENT

TABLE 2 – KEY DEVELOPMENT PARAMETERS

Development Parameters	OZP-compliant Scheme	Proposed Scheme	Compliance
Site Area	About 478.48 sq. m. (or 5,150.47 sq. ft.)		N/A
Gross Floor Area ("GFA")	About 286 sq. m.	About 286 sq. m. (1)	B(P)R complied
Plot Ratio ("PR")	About 0.60	About 0.60	OZP Complied
Building Height ("BH")	About 25.4 mPD	About 25.4 mPD	JPN5 complied
No. of Storeys	3 storeys	<u>4 storeys (including 1 level of basement)</u>	Minor relaxation to be sought
Site Coverage ("SC")	About 26%	<u>Not more than 30%</u>	Within the range to cases in Table 1
Ratio of Basement to Site Area	N/A	<u>Maximum 76%</u>	Within the range to cases in Table 1
Greening Ratio	About 8.5%	<u>Not less than 20%</u>	Within the range to cases in Table 1
Car Parking	2 Private Car Parking Spaces (including 1 Accessible Visitor Car Parking Space)	<u>3 Private Car Parking Spaces (including 1 Accessible Visitor Car Parking Space)</u>	Within an acceptable range in relation to site area compared to cases in Table 1
Loading/Unloading ("L/UL") Facilities	N/A	<u>1 Private Car, Van-type Light Goods Vehicle ("LGV") Space</u>	Within an acceptable range in relation to site area compared to cases in Table 1

(1) According to the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. APP-2, the GFA of the proposed basement private car park, ancillary plant rooms, and access staircases can be disregarded under the Buildings Ordinance.

Attachment 3

Replacement Pages of Appendix 2 – OZP-compliant Scheme

