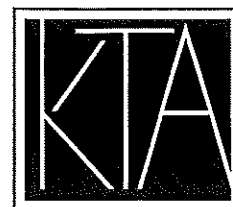


By Email

Our Ref: S3168/LCS/25/004Lg

2 April 2026

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



PLANNING LIMITED
規劃顧問有限公司

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KOWLOON, HONG KONG
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萬兆豐中心16樓K室
電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Proposed Composite Development (with Flat and Retail/F&B)
with Minor Relaxation of Plot Ratio Restriction
in "Commercial (2)" Zone at 8 Lam Chak Street, Kowloon
- S16 Planning Application –
TPB Ref.: A/K22/48**

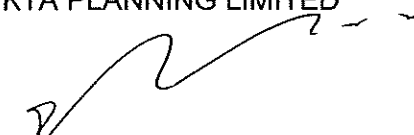
Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 13 March 2026 and comments from the District Planning Office received on 27 March 2026.

To better indicate the name of the different towers, the architectural drawings (Master Layout Plan and sectional drawings) and the corresponding landscape drawings have been updated and attached for your consideration. We have also rectified the typos found in the Supporting Planning Statement and application form; please refer to the attached and the soft copy in the designated shared drive.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth to or the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Gladys Ng

Encl.

cc. the Applicant & Team

KT/GN/vy



FS 579819



LEGEND

- APPLICATION SITE BOUNDARY
- LANDSCAPE AREA AT GROUND LEVEL/ ON GRADE
- LANDSCAPE AREA AT PODIUM / ROOF LEVEL
- RETAIL / F&B
- EVA / DRIVEWAY
- DRIVEWAY / L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE
- CANOPY

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號

NOTES				注釋
NO.	REVISIONS	DATE	BY	
修定號	修定內容	日期	經手人	

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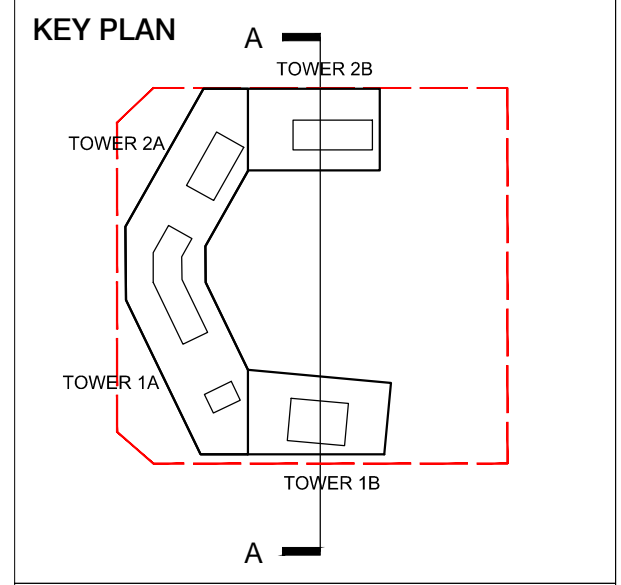
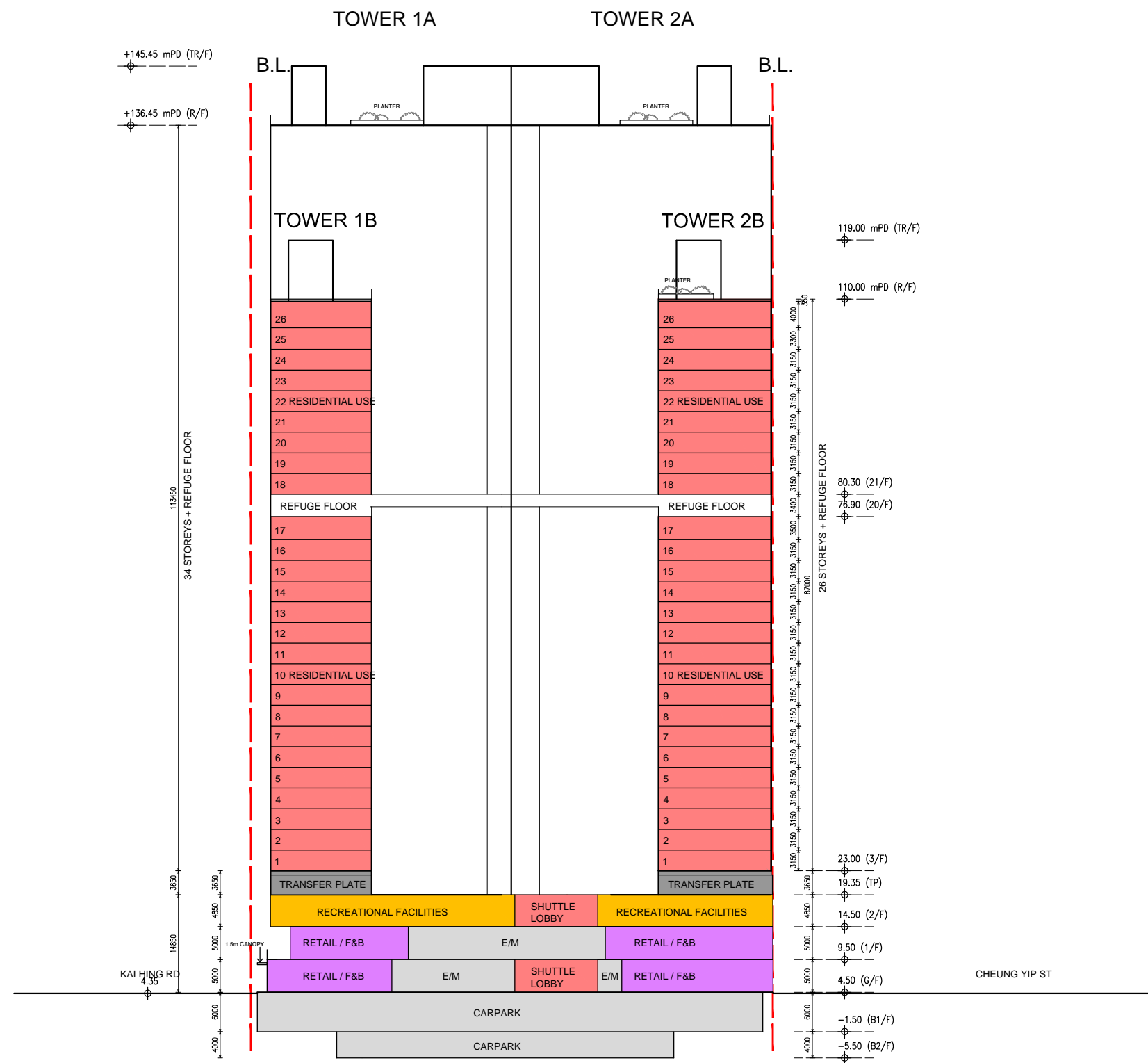
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PROJECT	項目名稱
PROPOSED COMPOSITE DEVELOPMENT AT 8 LAM CHAK STREET, KOWLOON - N.K.I.L. 6215	

TITLE	標題
INDICATIVE MASTER LAYOUT PLAN	

SCALE	比例	DATE	日期
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DRAWN BY	製作人	CHECKED BY	檢查
DT		-	
JOB NO.	工程項目	DRAWING NO.	圖號
N3591-H		-	

INDICATIVE MASTER LAYOUT PLAN



LEGEND

- APPLICATION SITE BOUNDARY
- LANDSCAPE AREA AT GROUND LEVEL / ON GRADE
- LANDSCAPE AREA AT PODIUM / ROOF LEVEL
- RETAIL / F&B
- EVA / DRIVEWAY
- DRIVEWAY / L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE

B.D. REFERENCE	屋宇署檔案		
F.S.D. REFERENCE	消防處檔案		
W.W.O. REFERENCE	水務署檔案		
CAD FILE NAME	檔案編號		
NOTES	注釋		
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

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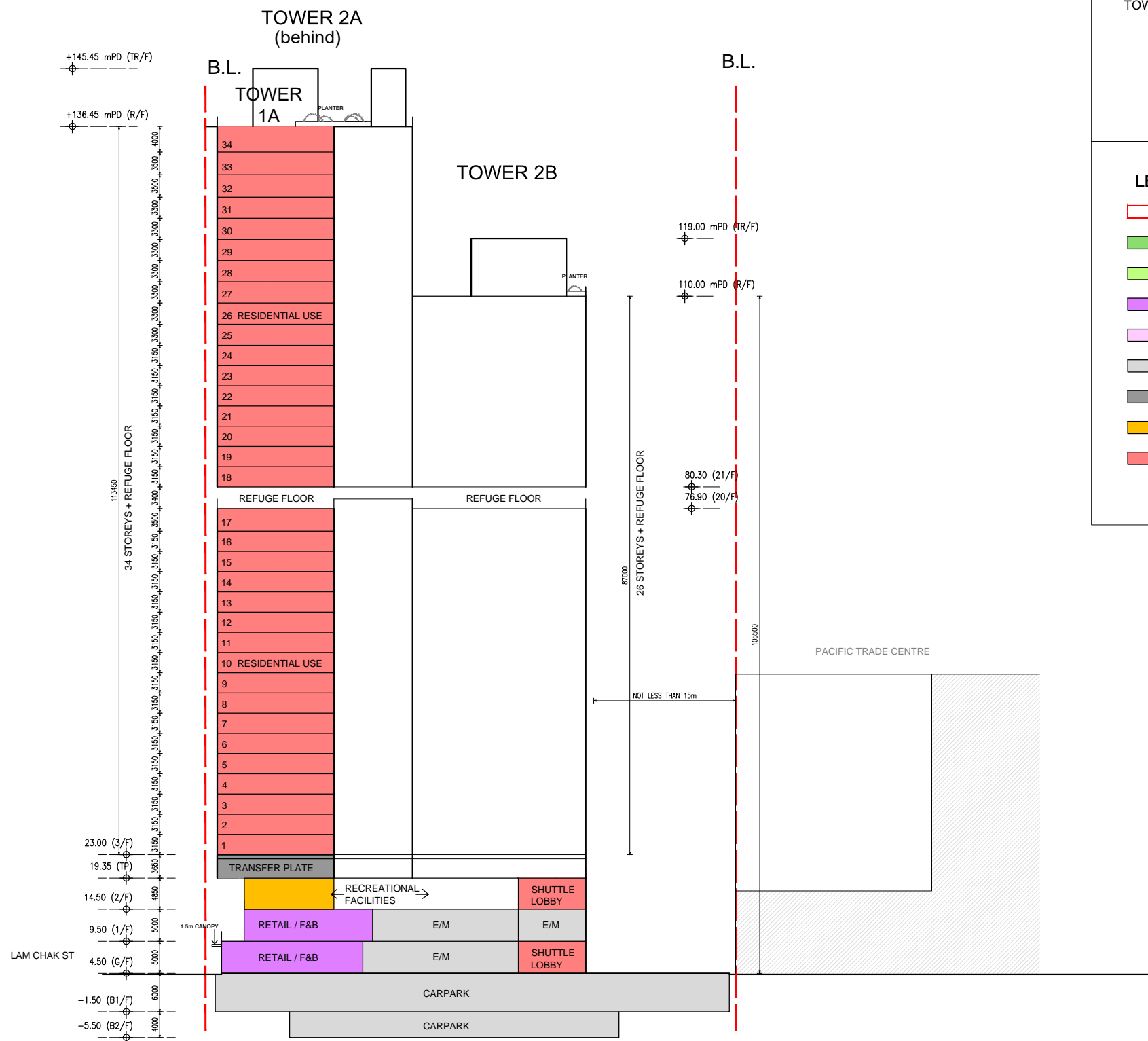
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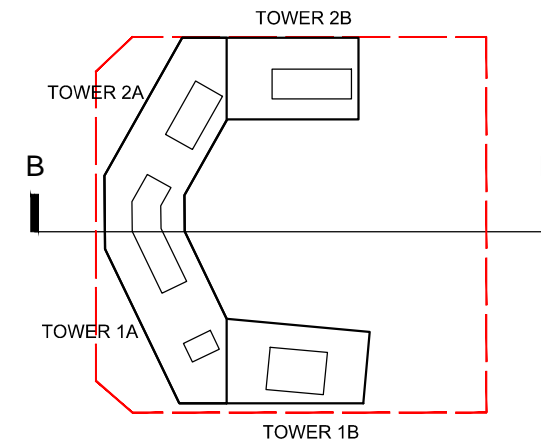
PROJECT	項目名稱
PROPOSED COMPOSITE DEVELOPMENT AT 8 LAM CHAK STREET, KOWLOON - N.K.I.L. 6215	

TITLE	標題
INDICATIVE SECTION A-A	

SCALE 比例	1:800(A3)	DATE 日期	AUG 2025
DRAWN BY 製作人	DT	CHECKED BY 檢查	-
JOB NO. 工程項目	N3591-H	DRAWING NO. 圖號	-



KEY PLAN



LEGEND

- APPLICATION SITE BOUNDARY
- LANDSCAPE AREA AT GROUND LEVEL/ ON GRADE
- LANDSCAPE AREA AT PODIUM / ROOF LEVEL
- RETAIL / F&B
- EVA / DRIVEWAY
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CAD FILE NAME		檔案編號	
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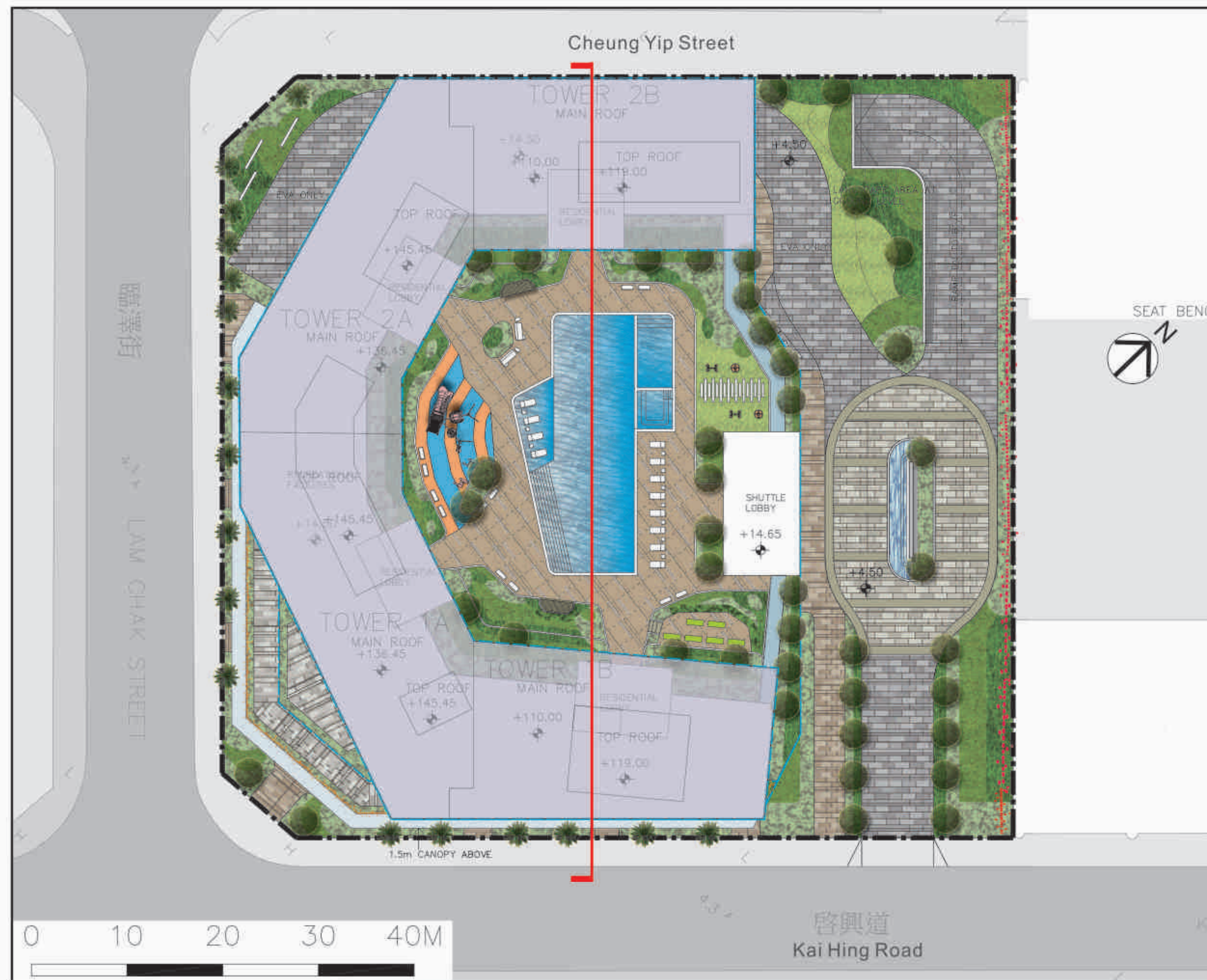
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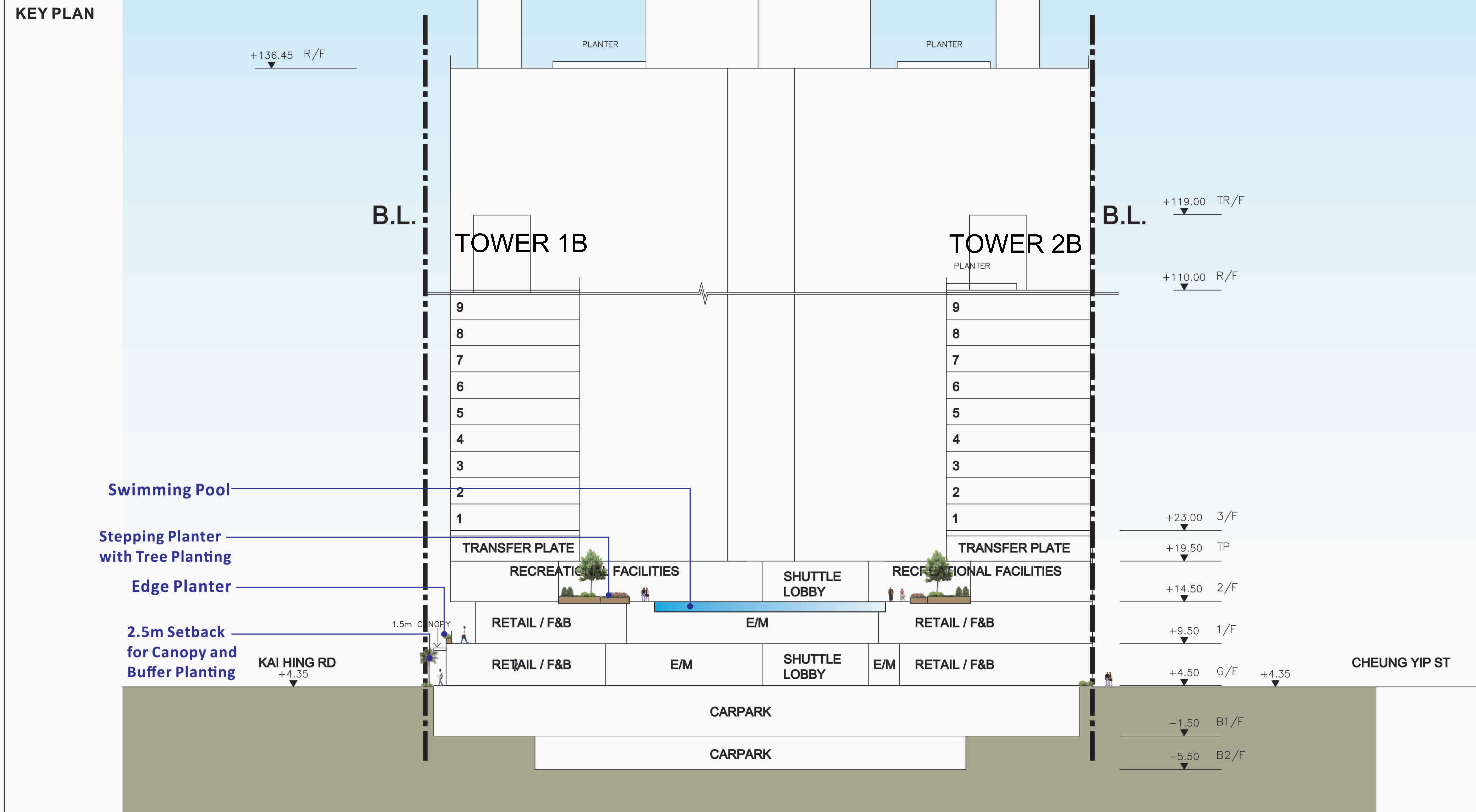
PROJECT	項目名稱
PROPOSED COMPOSITE DEVELOPMENT AT 8 LAM CHAK STREET, KOWLOON - N.K.I.L. 6215	

TITLE	標題
INDICATIVE SECTION B-B	

SCALE	比例	DATE	日期
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DRAWN BY	製作人	CHECKED BY	檢查
DT		-	
JOB NO.	工程項目	DRAWING NO.	圖號
N3591-H		-	



KEY PLAN



PROJECT :
 PROPOSED RESIDENTIAL DEVELOPMENT WITH
 MINOR RELAXATION OF PLOT RATIO
 RESTRICTION IN "COMMERCIAL (2)" ZONE AT
 8 LAM CHAK STREET

DRAWING TITLE :
 LANDSCAPE SECTION

PROJECT No. C2519

DRAWING No. LD101

SCALE : 1:500

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD101

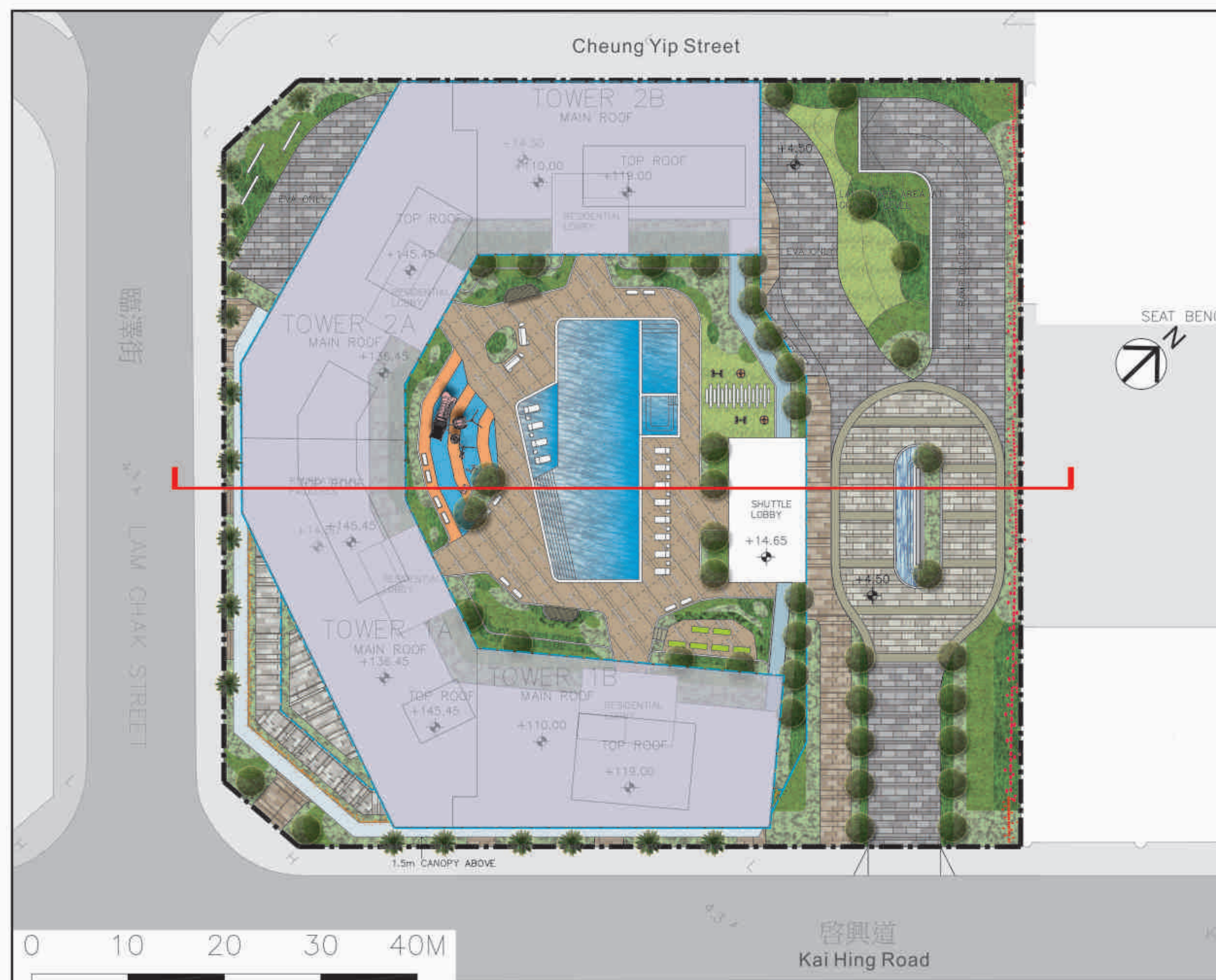
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REV	DESCRIPTION	DATE
DESIGN BY : TEL		
DRAWN BY : CAD		
CHECKED BY : TEL		
APPROVED BY : TEL		

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 裕安商業大廈16樓B室
 電話: 2868 0980
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KEY PLAN



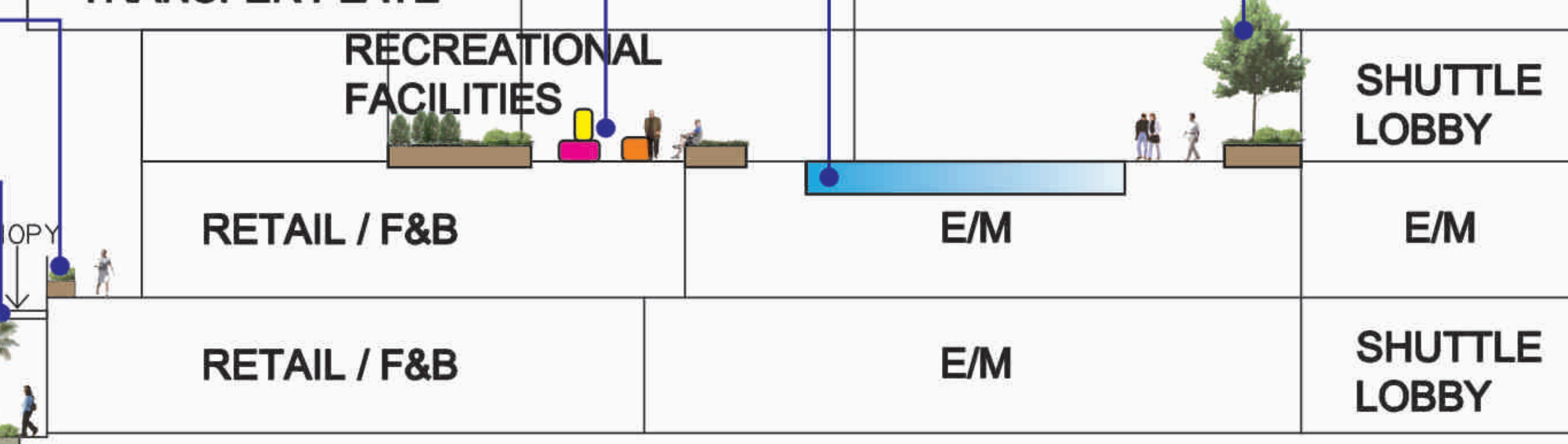
TOWER 2A
(behind)

TOWER 1A

TOWER 2B
(behind)

- 34
- 33
- 32
- 31
- 30
- 29
- 28
- 27
- 26 RESIDENTIAL USE
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

TRANSFER PLATE



+119.00 TR/F

+110.00 R/F

B.L.

PACIFIC TRADE CENTRE

Raised Planter
with Tree Planting

Water Feature

PROJECT :
PROPOSED RESIDENTIAL DEVELOPMENT WITH
MINOR RELAXATION OF PLOT RATIO
RESTRICTION IN "COMMERCIAL (2)" ZONE AT
8 LAM CHAK STREET

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C2519

DRAWING No. LD102

SCALE : 1:500

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD102

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Executive Summary

This Planning Statement is prepared and submitted on behalf of Health Link Investment Limited (the "Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Proposed Minor Relaxation of Plot Ratio (PR) Restriction for Proposed Composite Development at 8 Lam Chak Street, Kowloon ("Application Site"/ "the Site"). The Application Site is currently occupied by the Harbourside HQ commercial building and is zoned "Commercial (2)" ("C(2)") on the Approved Kai Tak Outline Zoning Plan ("Approved OZP") No. S/K22/8.

In response to the Government's ongoing strategy to increase flat supply, the Applicant wishes to apply for Minor Relaxation of Plot Ratio (PR) for the Proposed Composite Development from 5.0 to 7.5. The scheme contains two blocks of 38-storey buildings (on top of two levels of underground carpark) with a building height that varies from about +110mPD to +136.45mPD (main roof level), respectively. Based on a site area of about 6,541 sq.m and a PR of about 7.0, a total GFA of not more than 45,787sq.m is proposed. Upon redevelopment, the Proposed Composite Development would exceed the permissible PR, and hence, a minor relaxation of PR restriction would be required.

The Proposed Minor Relaxation for the Proposed Composite Development is fully justified due to the following reasons:

- The Proposed Composite Development Responds to the Market Demand and is In-line with Government's Policies of Increasing Housing Supply
The Scale of Relaxation Sought is Acceptable and In Line with the Planned Development Intensity of the Area
- The Proposed Composite Development is Compatible with the Surrounding Planned Developments
The Proposed Development Scheme Adopted Design Strategies to Enhance Livability and Safety
- The Proposed Composite Development Provides Adequate Retail Floor Space to Meet Growing Demand and Contributes to the Development of Kai Tak
- The Proposed Development Scheme Complies with the Urban Design Concept for Kai Tak Development Area
- The Proposed Development Scheme Adopts the Harbour Vision Statement and Complies with the Harbour Planning Principles
- Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible without posing negative impact onto the surrounding environment and neither to the future residents.

Based on the above, the TPB is sincerely requested to give favourable consideration to this S16 Planning Application from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請是代表 Health Link Investment Limited (下稱「申請人」)，擬就城市規劃條例第 16 條向城市規劃委員會(下稱「城規會」)申請略為放寬地積比率限制，以容許在九龍臨澤街 8 號(下稱「申請地點」)作擬議住宅發展。申請地點現時為一幢商業建築物，位於啟德計劃大綱核准圖編號 S/K22/8 上被劃為「商業(2)」地帶。

申請人希望為擬議住宅發展申請將地積比率由 5.0 略為放寬至 7.0，以響應政府持續增加住宅供應的策略。擬議申請包括兩棟 38 層高的建築物(另設兩層地下停車場)，建築物高度分別為主水平基準上約 110 米和約 136.45 米(主屋頂水平)。擬議住宅發展將在約 6,541 平方米的地盤面積提供不超過 45,787 平方米的總樓面面積。由於擬議住宅發展將超出目前地積比率限制，因此申請略為放寬。

擬議申請略為放寬地積比限制作擬議住宅發展有充份理據支持的，其原因如下：

- 擬議發展回應市場需求，符合政府持續增加住宅供應的策略。
- 申請放寬的規模符合該區發展密度，可視為合適。
- 擬議住宅發展與周邊環境相容。
- 擬議發展採用設計策略以增強居住舒適度和安全性。
- 擬議發展項目符合啟德城市設計指引手冊理念
- 擬議發展項目採納了海港規劃理想，並遵從海港規劃原則
- 擬議發展已進行了各種技術評估，並證明不會對周圍環境產生負面影響。

根據以上各點，希望是次的規劃申請在規劃及技術層面上能獲得城規會支持。

2.7.2 Furthermore, the 2025-26 Budget has acknowledged that considerable challenges faced by the commercial property market in recent years have led to persistently high vacancy rates. In light of the high office vacancy rates, the Government considers providing greater flexibility in the land use of commercial sites and rezoning some commercial sites for residential use.

2.8 Urban Design Framework for Kai Tak Development

2.8.1 As outlined in Paragraph 7.2 of the Explanatory Statement of the Approved OZP, Kai Tak Development is planned with six sub-districts, including Kai Tak City Centre, Sports Hub, Metro Park, Runway Precinct, Tourism and Leisure Hub and South Apron Corner. A further hierarchy of primary, secondary and tertiary activity nodes is also outlined. (**Figure 2.6** refers).

2.8.2 The activity nodes are described as critical to revitalise the district. Large-scale anchors of regional significance include the Sports Park, Cruise Terminal and Station Square. The Site is located at an identified secondary node of Kowloon Bay Square, which is highly connected to the runway portion of the Kai Tak Development via a pedestrian footbridge, which leads to the primary nodes of the Cruise Terminal and Kai Tak Sky Garden, respectively.

2.8.3 The waterfront development of Kai Tak has also been greatly emphasised. To bring life and vibrancy to the waterfront, it is necessary to introduce a variety of activities, ranging from casual strolls along a natural waterfront park to a highly active, commercial and retail-oriented waterfront lined with restaurants, cafes, and bars. Located near both the Kai Tak and Kwun Tong Promenade, the Site plays a pivotal role in shaping the waterfront experience of the area.

2.8.4 The following key urban design and landscape principles have been identified and adopted under the proposed Kai Tak Urban Design Framework:

Connecting the Neighbourhood: Connecting the surrounding neighbourhoods to Kai Tak is critical to the success of this redevelopment effort. Easy access for vehicles and pedestrians between the surrounding districts will help revitalise and reactivate East Kowloon area.

Creating Nodes: It is critical to create strong regional and local nodes within Kai Tak to revitalise the district. Large-scale anchors of regional significance include the Sports Park, Cruise Terminal, Metro Park and commercial/office centres. Community facilities and neighbourhood parks would contribute as local nodes.

Table 3.2 Proposed Floor Uses

Tower 1B & 2B		Tower 1A & 2A	
Floor	Proposed Uses	Floor	Proposed Uses
21-29/F	Residential Units	21-37/F	Residential Units
20/F	Refuge Floor		
3-19/F	Residential Units		
2/F	Landscape Area & Recreational Facilities		
G-1/F	Retail/ F&B Facilities and E&M		
B1-B2/F	Carpark and E&M		

3.2 Key Design Considerations

3.2.1 In formulating the Proposed Development Scheme, the schematic design has taken into account site constraints (e.g. setback from the LPG filling station and noise) as well as design considerations to ensure the Proposed Composite Development creates a high-quality development in harmony with the surrounding environment and with the planning themes of Kai Tak Development. The Proposed Development Scheme has incorporated the following design considerations:

Provision of Building Setback along Lam Chak Street and Kai Hing Road

3.2.2 As a planning gain, the Proposed Development Scheme provides a low-level setback of about 2.5m on Kai Hing Road and a 2.5m setback on Lam Chak Street. These setbacks would allow more space along the footpath on Kai Hing Road and Lam Chak Street (to about 4.4m). The more spacious pedestrian walkway would enhance the walking experience along the Site, aligning with the principles of pedestrian-friendliness and accessibility set out in the Kai Tak UDGMs and HPPs.

Adopting a Varying Building Height Design

3.2.3 The maximum building height of the Proposed Composite Development remains not more than +136.45mPD, which is consistent with the height of the existing building at the Site. To give visual interest to the skyline, the Proposed Development Scheme has adopted a varying building height profile. Tower 1B & 2B would appear distinctively lower than Tower 1A & 2A, varying from 110mPD to 136.45mPD.

Table 4.1 Permissible Plot Ratio and Site Coverage in Other Residential Sites Stipulated in the Approved OZP

Zoning (For Residential Use)	Permissible Plot Ratio (DPR+NDPR)	Permissible Site Coverage (excl. basement)
Residential (Group A)1	7.5+1.0	-
Residential (Group A)5	6.5+1.5	65%
Residential (Group A)6	6.5+1.0	65%
Residential (Group B)8	7.5	40%
Comprehensive Development Area 4	7.5	65%
* Site 3E1 and 3E2 (zoned “R(B)2”)	7.0	40%
Residential (Group B)7	7.0	40%
Comprehensive Development Area 5	6.8	40%
Residential (Group A)2	6.3+0.3	-
Residential (Group A)4	6.6	-
Residential (Group B)6	6.6	40%
Residential (Group B)5	6.1	40%
Residential (Group A)3	5.51+0.1	-
Residential (Group B)4	5.5	40%
Residential (Group B)1	5.0	40%
Residential (Group B)2	4.5	40%
Residential (Group B)3	3.5	44%

* Approved by TPB on 2 May 2025 under Application No. A/K22/43

4.8.3 With reference to **Table 4.1** above, the total PR of the residential sites in Kai Tak Development ranges from 3.5 to 8.5. The proposed PR of 7.0 (domestic PR 6.5 + non-domestic PR 0.5) under the current application is not exceptionally high, given “R(A)1”, “R(A)5”, “R(A)6”, “R(A)7”, “R(B)8” and “CDA(4)” zones share the same or have an even higher PR (i.e. PR7.0 and above). The Proposed Composite Development, with a minor relaxation of total PR from 5.0 to 7.0, is considered acceptable and compatible with the planned and existing development intensity within Kai Tak Development.

4.8.4 At a closer proximity in the Runway Area, there are twelve residential sites zoned “R(B)4”, “R(B)5”, “R(B)7” and “R(B)8” with varying restrictions on plot ratio from 5.5 to 7.5 (**Figure 4.5** refers). According to para. 9.4.4 of the Explanatory Statement attached to the Approved OZP, the varying restrictions “*feature an undulating and varied building height profile, with the tallest band of developments in the middle portion*”. The proposed plot ratio does not exceed the maximum plot ratio of the aforementioned and aligns with the principle of creating an undulating and varied building height profile.

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposed development comprises two residential towers with stepping height ranging from 26 to 34 storeys, situated atop a 3-storey commercial arcade (including a mezzanine floor underneath the portion below Tower 1 and Tower 2), with parking facilities located in two basements. Drawings of the Proposed Development can be referred to in the building plans submitted with the planning application, and the development schedule is outlined as follows:

Table 1.0 Development Schedule

Total Site Area	About 6,541m ²		
Plot Ratio	Total: 7.0 Domestic: 6.5 Non-domestic: 0.5		
Total GFA	Total: 45,787 m ² Domestic: 42,516.5 m ² Non-domestic: 3,270.5 m ²		
Total No. of Unit	1,140		
Average Flat Size	About 37.3 m ²		
Maximum Building Height	Not more than +136.45mPD		
No. of Storeys	Not more than 38 (plus 2 storeys of underground carpark)		
Site Coverage	15m and below: Not more than 75% Above 15m: Not more than 40%		
No. of Block	2		
Private Open Space	Not less than 2,850 m ²		
	Residential	Non-residential	Total
Car Parking Space	241	22	263
Motorcycle Parking Space	12	3	15
Loading/Unloading Space	2 HGV	3 LGV + 2 HGV	3 LGV + 4HGV

3.2 On the existing site, only minimal greenery is located at G/F. The proposed landscape design aims to increase greenery provision at G/F, 1/F and 2/F. Coupled with the building's setback from the site boundaries, will enhance the overall greenery within the site and improve the adjoining streetscape. Besides, the outdoor spaces at G/F, 1/F and 2/F are designed to serve as communal areas for both users and visitors, promoting social interaction and recreational use.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 The Application Site at No. 8 Lam Chak Street is currently occupied by an office building (Harbourside HQ). The project proponent is proposing to redevelop the Subject Site to residential uses with retail facilities and clubhouse.
- 1.1.2 Ramboll Hong Kong Limited is commissioned by the Applicant to conduct this Drainage and Sewerage Impact Assessment (DSIA) based on the Proposed Development.

1.2 Subject Site and its Environs

- 1.2.1 The Subject Site is currently zoned as “Commercial (2)” (“C(2)”) under Kai Tak Outline Zoning Plan (No. S/K22/8). The site area is approximately 6,541m².
- 1.2.2 An existing building, Pacific Trade Centre, is located to the adjacent northeast. An existing LPG filling station is located some 30m apart to the north of the Subject Site. Kai Tak Fire Station is located on opposite side of Cheung Yip Street to the northwest and is about 40m apart. Kerry Dangerous Goods Waterhouse is situated at waterfront and separated from the Subject Site by around 40m to the south. The Quayside (office building) is on northeast side of Kwun Tong Bypass at more than 120m apart. The more recently completed Hong Kong Children’s Hospital is separated from the Subject Site by around 145m to the southwest.
- 1.2.3 There are a number of planned developments nearby. New Acute Hospital (NAH) is being constructed on the opposite side of Cheung Yip Street to the northwest. A waterfront site is on opposite side of Kai Hing Road to the southeast which was occupied by a godown and is being redeveloped as private residential development. Another site is on opposite side of Lam Chak Street to the southwest which is currently occupied by Lam Chak Street Substation and Public Works Central Laboratory Building and is planned to be redeveloped as private residential development. Regarding this private residential development, a S16 planning application was submitted in 2024 with minor relaxation of plot ratio and building height restriction (Application No. A/K22/43).
- 1.2.4 The location of the Application Site and its surrounding environs are shown in **Figure 1.1**.

1.3 Proposed Development

- 1.3.1 The Proposed Development has 2 residential towers (T1 & T2), ancillary residential facilities (e.g. clubhouse), retail and car parking facilities. One swimming pool will be provided on 2/F. The ground level of the development will remain at 4.5mPD.
- 1.3.2 There will be altogether 1,140 flats, clubhouse of 1,800 m² and commercial area of 3270 m² (retail area of 1,635m² and F&B area of 1,635m²). The tentative occupation year of the development is 2033.
- 1.3.3 The Master Layout Plan (MLP) of the Proposed Development is included in **Appendix 1.1**.

Table 4.2 Proposed Floor Uses

Tower 1B & 2B		Tower 1A & 2A	
Floor	Proposed Uses	Floor	Proposed Uses
21-29/F	Residential Units	21-37/F	Residential Units
20/F	Refuge Floor		
3-19/F	Residential Units		
2/F	Landscape Area & Recreational Facilities		
G-1/F	Retail/ F&B Facilities		
B1-B2/F	Carpark and E&M		

- 4.1.3 Communal open spaces and private recreation facilities will be provided on G/F to 2/F. The total area of the communal open space would be not less than 2,850m².

4.2 Key Design Considerations

- 4.2.1 In formulating the Proposed Development Scheme, the schematic design has taken into account site constraints (e.g. setback from the LPG filling station and noise) as well as design considerations to ensure the Proposed Residential Development creates a high-quality development in harmony with the surrounding environment and with the planning themes of Kai Tak Development. The Proposed Development Scheme has incorporated the following design considerations:

Provision of Building Setback along Lam Chak Street and Kai Hing Road

- 4.2.2 As a planning gain, the Proposed Development Scheme provides a low-level setback of about 2.5m on Kai Hing Road and a 2.5m setback on Lam Chak Street. These setbacks would allow more space along the footpath on Kai Hing Road and Lam Chak Street (to about 4.4m). The more spacious pedestrian walkway would enhance the walking experience along the Site, aligning with the principles of pedestrian-friendliness and accessibility set out in the Kai Tak UDGMs and HPPs.

Adopting a Varied Building Height Design

- 4.2.3 The maximum building height of the Proposed Residential Development remains not more than +136.45mPD, which is consistent with the height of the existing building at the Site. To give visual interest to the skyline, the Proposed Development Scheme has adopted a varied building height profile. Tower 1B & 2B would appear distinctively lower than Tower 1A & 2A, varying from 110mPD to 136.45mPD.

Domestic part 住用部分

GFA 總樓面面積 42,516.5 sq. m 平方米 About 約

number of Units 單位數目 1,140

average unit size 單位平均面積 37.3 sq. m 平方米 About 約

estimated number of residents 估計住客數目 2,850

Non-domestic part 非住用部分

GFA 總樓面面積

eating place 食肆 and shop and services 3,270.5 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

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.....

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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)

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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 2,850 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)

Tower 1B & 2B		Tower 1A & 2A	
Floor	Proposed Uses	Floor	Proposed Uses
21-29/F	Residential Units	21-37/F	Residential Units
20/F	Refuge Floor		
3-19/F	Residential Units		
2/F	Landscape Area & Recreational Facilities		
G-1/F	Retail/ F&B Facilities and E&M		
B1-B2/F	Carpark and E&M		

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

Landscaped areas, EVA, driveway

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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	8 Lam Chak Street, Kowloon		
Site area 地盤面積	6,541	sq. m 平方米	<input checked="" 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	Approved Kai Tak OZP No. S/K22/8		
Zoning 地帶	"Commercial (2)"		
Applied use/ development 申請用途/發展	Proposed 'Flat' with Permitted Eating Place and Shop and Services with Minor Relaxation in Plot Ratio Restriction		
(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	42,516.5 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	6.5 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,270.5 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.5 <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	2	

* The areas quoted are subject to detailed survey

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	105.5-131.95	m 米 <input type="checkbox"/> (Not more than 不多於)
		110-136.45	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		30-38	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 2 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	15m and below: Not more than 75%; Above 15m: Not more than 40% <input type="checkbox"/> About 約		
(v) No. of units 單位數目	1,140		
(vi) Open space 休憩用地	Private 私人	2,850	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於