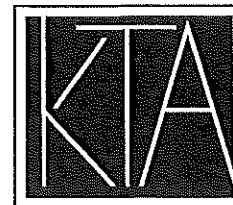


By Email

Our Ref: S3168/LCS/25/014Lg

15 September 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

UNIT K, 16/F, MG TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG  
九龍觀塘海濱道133號  
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/K22/50  
Further Information No. 4**

---

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB"/ the "BOARD") on 1 June 2026.

We wish to make the following clarifications:

- There will be separate entrance for the proposed GIC facilities and the entrance will be separated from the entrance of the residential portion. The possible entrances have been indicated on the G/F Plan attached.
- There will not be fence wall along the retail frontages on Kai Hing Road and Lam Chak Street and to the southwestern side of the 4m-wide public passage between the passage and the internal driveway.
- The low-level setbacks of about 2.5m along Kai Hing Road and Lam Chak Street will take place from at-grade level towards +14.5mPD.

We hereby confirm that we have already provided all necessary information in relation to the captioned and would sincerely request the BOARD to consider the captioned planning application in the earliest meeting available.



Our Ref: S3168/LCS/25/014Lg  
Date: 15 September 2026

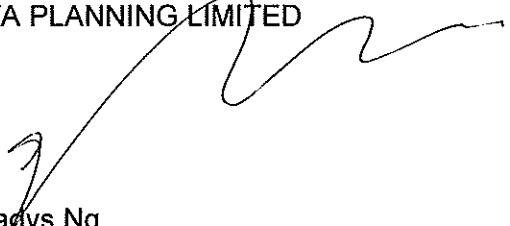


PLANNING LIMITED  
規 劃 顧 問 有 限 公 司

Meanwhile, should you have any queries in relation to the above, 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

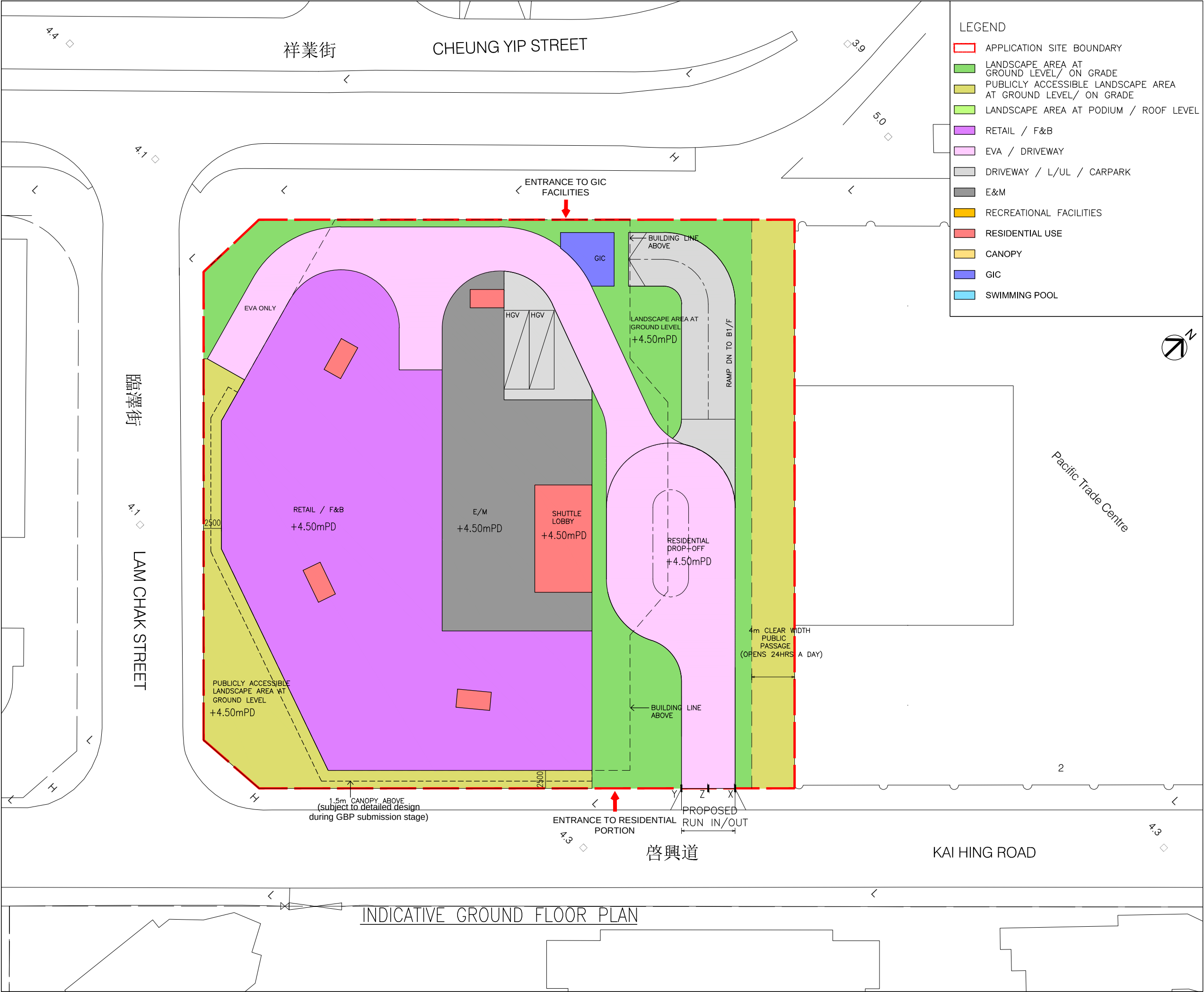


Gladys Ng

Encl.

cc. DPO/K – Ms Paulina Pun & Ms Helen Ip  
the Applicant & Team

KT/GN/vy



- LEGEND
- APPLICATION SITE BOUNDARY
  - LANDSCAPE AREA AT GROUND LEVEL/ ON GRADE
  - PUBLICLY ACCESSIBLE 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
  - GIC
  - SWIMMING POOL

|                                                                                                                                                                                                                                                                                                                                                                                               |                   |                  |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|-----------|
| 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.<br>修定號                                                                                                                                                                                                                                                                                                                                                                                    | REVISIONS<br>修定內容 | DATE<br>日期       | BY<br>經手人 |
|                                                                                                                                                                                                                                                                                                                                                                                               |                   |                  |           |
| <div><div>DLN</div><div><div><div>DLN Architects Limited</div><div>劉榮廣伍振民建築師有限公司</div></div><div><div>46-47 Floor, Tower One, Times Square</div><div>Matheson Street, Causeway Bay, Hong Kong</div><div>香港銅鑼灣勿地臣街</div><div>時代廣場一座46至47樓</div></div><div><div>t +852 2695 6888</div><div>f +852 2576 4074</div><div>email general@dln.com.hk</div><div>www.dln.com.hk</div></div></div></div> |                   |                  |           |
| <p>ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR<br/>所有尺寸應由承建商於工地核實<br/>DO NOT SCALE FROM DRAWINGS 尺寸不應由圖紙直接量度<br/>ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK<br/>所有印刷、規格說明及所有的版權屬於建築師及應在工程完結後歸還建築師</p>                                                                            |                   |                  |           |
| PROJECT                                                                                                                                                                                                                                                                                                                                                                                       |                   | 項目名稱             |           |
| PROPOSED COMPOSITE DEVELOPMENT<br>AT 8 LAM CHAK STREET, KOWLOON<br>– N.K.I.L. 6215                                                                                                                                                                                                                                                                                                            |                   |                  |           |
| TITLE                                                                                                                                                                                                                                                                                                                                                                                         |                   | 標題               |           |
| INDICATIVE GROUND FLOOR PLAN                                                                                                                                                                                                                                                                                                                                                                  |                   |                  |           |
| SCALE<br>1:500(A3)                                                                                                                                                                                                                                                                                                                                                                            | 比例                | DATE<br>MAY 2026 | 日期        |
| DRAWN BY<br>DT                                                                                                                                                                                                                                                                                                                                                                                | 製作人               | CHECKED BY<br>–  | 檢查        |
| JOB NO.<br>N3591–H                                                                                                                                                                                                                                                                                                                                                                            | 工程項目              | DRAWING NO.<br>– | 圖號        |