PLANNING LIMITED
規劃顧問有限公司

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By Hand and by Email

Our Ref: S3168a/LCS/25/01Lg

30 October 2026

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

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
Section 17 Review of Town Planning Board's Decision

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB"/ the "BOARD") on 1 June 2026, the decision made by the Metro Planning Committee ("MPC") of TPB in the meeting held on 25 September 2026 and a subsequent letter from TPB dated 9 October 2026.

Despite the Planning Department and the relevant Government departments have no objections to the captioned planning application, TPB decided to reject the application based on the following reasons:

"*there are no strong planning justifications, nor sufficient planning and design merits for the proposed minor relaxation of plot ratio restriction.*"

On behalf of the Applicant, Health Link Investment Limited, we hereby write to request for a Section 17 Review of the Board's decision under Section 17(1) of the Town Planning Ordinance (Chapter 131). Our grounds for the review have been detailed in this letter.

S17 Enhanced Scheme – SUBSTANTIALLY Reduce the Magnitude of Relaxation while ENHANCING the Committed Planning and Design Merits

In response to the concerns raised by TPB Members over the significant increase in plot ratio, the Applicant hereby submits a S17 Enhanced Scheme that comprises domestic and non-domestic plot ratio of 5.85 and 0.45 respectively. The updated development schedule is shown in **Table 1** below, while the schematic architectural drawings and landscape drawings have been attached in **Annex 1** and **Annex 2** respectively.

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Table 1 Major Development Parameters of the S16 Scheme and S17 Enhanced Scheme

	S16 Scheme	S17 Enhanced Scheme
Total Site Area	About 6,541m^2	
Plot Ratio	Total: 7.0 Domestic: 6.5 Non-domestic: 0.5	Total: 6.3 Domestic: 5.85 Non-domestic: 0.45
Total GFA	Total: 45,787m^2 Domestic: 42,516.5m^2 Non-domestic: 3,270.5m^2 GIC Facilities: about 490m^2 * Shop/F&B: about 2,780.5m^2	Total: 41,208.3m^2 Domestic: 38,264.85m^2 Non-domestic: 2,943.45m^2 GIC Facilities: about 539m^2 * Shop/F&B: about 2,404.45m^2
No. of Unit	1,140	1,026
Average Flat Size	About 37.3m^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 65% Above 15m: Not more than 40%	
No. of Block	2	
Private Open Space	Not less than 2,850m^2	Not less than 2,565m^2

* includes an Office Base of TSS for PMR and a SPA Sub-base, having a total net operational floor area (NOFA) of about 178.6m^2 or a GFA of 321.48m^2 by adopting a conversion ratio of 1:1.8

Given the proposed building bulk and intensity (incl. flat number) of the S17 Enhanced Scheme are smaller than the S16 Scheme, the technical assessments submitted under the S16 Planning Application should have already assessed the worst-case scenario; the results of the technical assessment should also remain valid.

In response to the concerns raised by TPB Members over whether there are sufficient planning and design merits, the Applicant confirms that, in addition to reducing the overall plot ratio, the provision of GIC facilities will be ENHANCED and ALL other planning and design merits committed in the S16 Scheme will be MAINTAINED. The Applicant commits to reserve about 18% of the non-domestic GFA/1.3% of the total GFA (i.e. about 539m^2) for GIC uses. The committed GIC portion includes (i) an Office Base of Transitional Support Service for Persons in Mental Recovery ("TSS for PMR") and (ii) a Sub-base for Support Centre for Persons with Autism ("SPA Sub-base"), both required by Social Welfare Department ("SWD") as well as some private GIC uses to be operated by non-governmental organizations ("NGOs") at a non-profit making basis.

While enhancing the committed planning and design merits and reducing the degree of minor relaxation of plot ratio restriction (as shown in **Table 2**), the Applicant considers that the rejection ground has been appropriately responded and addressed.

Table 2 Comparison of the Percentage of Relaxation Sought

		S16 Scheme			S17 Enhanced Scheme		
		Plot Ratio		% of Relaxation	Plot Ratio		% of Relaxation
Overall		7		+40%	6.3		**+26%**
Domestic		6.5			5.85		
Non-domestic	Retail/F&B	0.5	0.43		0.45	0.36	
	GIC		0.07			0.09	

GROUNDS FOR REVIEW 1 – There would be NO Adverse Impact to the Office Supply in East Kowloon

There has been TREMENDOUS SURPLUS in office supply in East Kowloon and the trend will continue as there will be enormous amount of new office floor space to be provided in the committed and planned developments.

The Hong Kong Property Review published by the Rating and Valuation Department presents the annual statistical analysis regarding supply, completions, take-up and vacancy in the local property market. **Figure 1** indicates the vacancy rates of office floor space in the Territory, East Kowloon, Kwun Tong and Kowloon Bay between 2021 and 2026 (October). Vacancy rates have been increasing since 2021 and the vacancy rates in Kowloon Bay and East Kowloon (overall) is higher than the Territory.

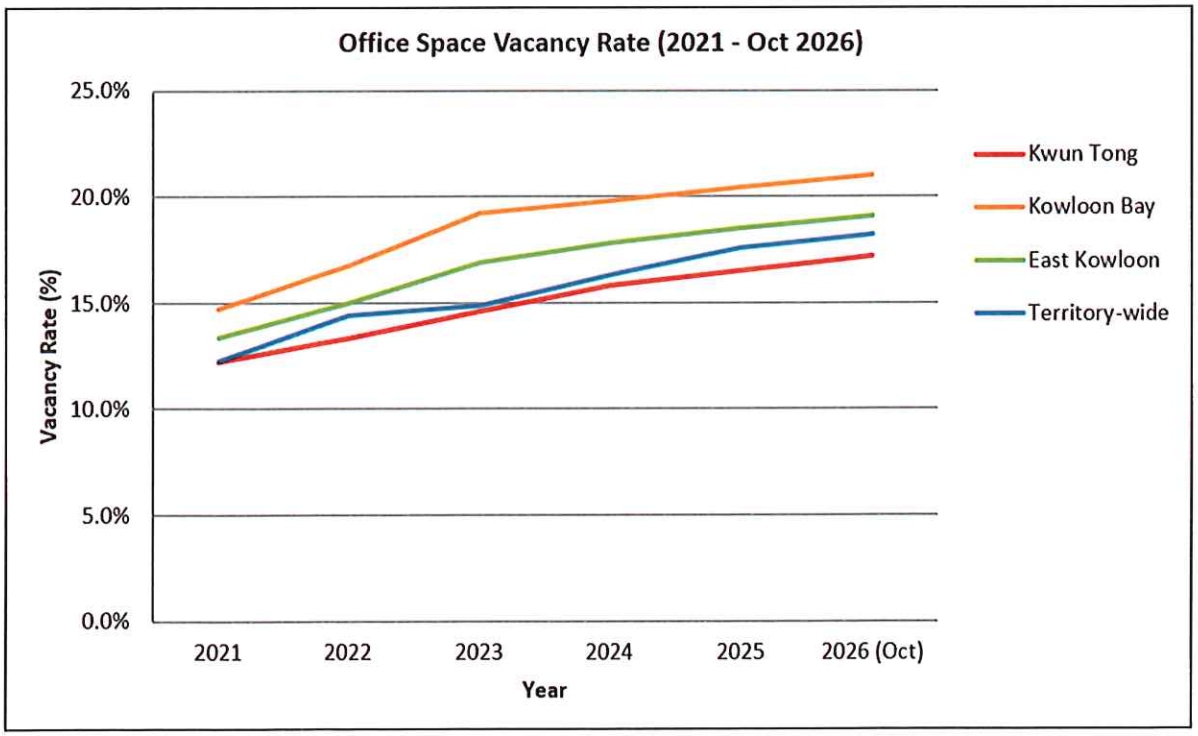


Figure 1 Vacancy Rates of Office Floor Space in the Territory, East Kowloon, Kwun Tong and Kowloon Bay (Source: Property Market Statistics by the Rates and Valuation

The vacancy rate would continue to stay at a relatively high level in view of the foreseeable supply within the district. The Revitalisation of Industrial Buildings policy has mobilised a lot of landowners to redevelop the aged industrial buildings in Kwun Tong and Kowloon Bay. There are over 20 sites in Kowloon Bay and Kwun Tong which obtained approvals from TPB under S16 (for minor relaxation of Plot Ratio Restriction) and GBP approvals and Occupation Permits from the Building Authority for office use over the past 5 years. Coupled with the two Action Areas (namely Kowloon Bay Action Area and Kwun Tong Action Area) and the yet to be disposed commercial site on Lai Yip Street, sites that have recently been developed, to be developed and under-planning would jointly provide an estimated commercial GFA of about 955,000m^2 (**Figure 2** refers).

There is a structural change in the demand for office floor space, which would keep vacancy rates elevated. The work-from-home pattern and virtual meetings since COVID-19, hot desk arrangement, digital-first workplace strategy and paperless working environment thereby reducing storage space and etc., these trigger the demand for office space to drop. Not least, according to Hong Kong's Manpower Projection Medium-term Update Report published on 22 September 2026, routine administrative demands are shrinking due to rapid AI adoption, which would put clerical support staff at substitution risk. In other words, offices would have less employees and require less space to operate.

The Application Site, located on the outskirts of the Kai Tak Development and outside the core areas of the Kwun Tong and Kowloon Bay Business Areas, is unlikely to be an attractive candidate even if the demand for office floor space were ever to return to its former glory. As such, the Proposed Development would not bring adverse impact to the office supply in East Kowloon.

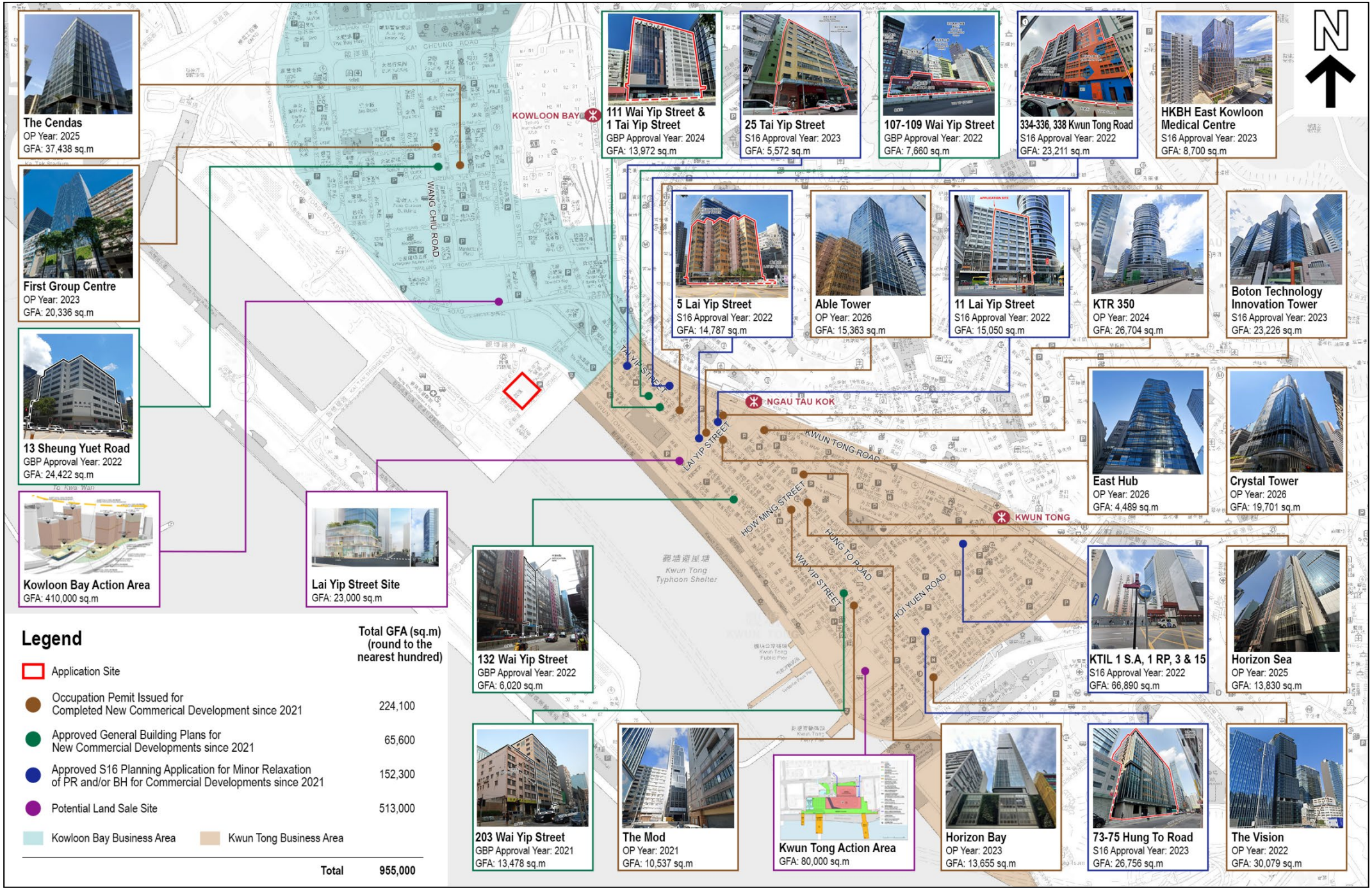


Figure 2 Commercial Sites Recently Redeveloped, to be redeveloped and under planning

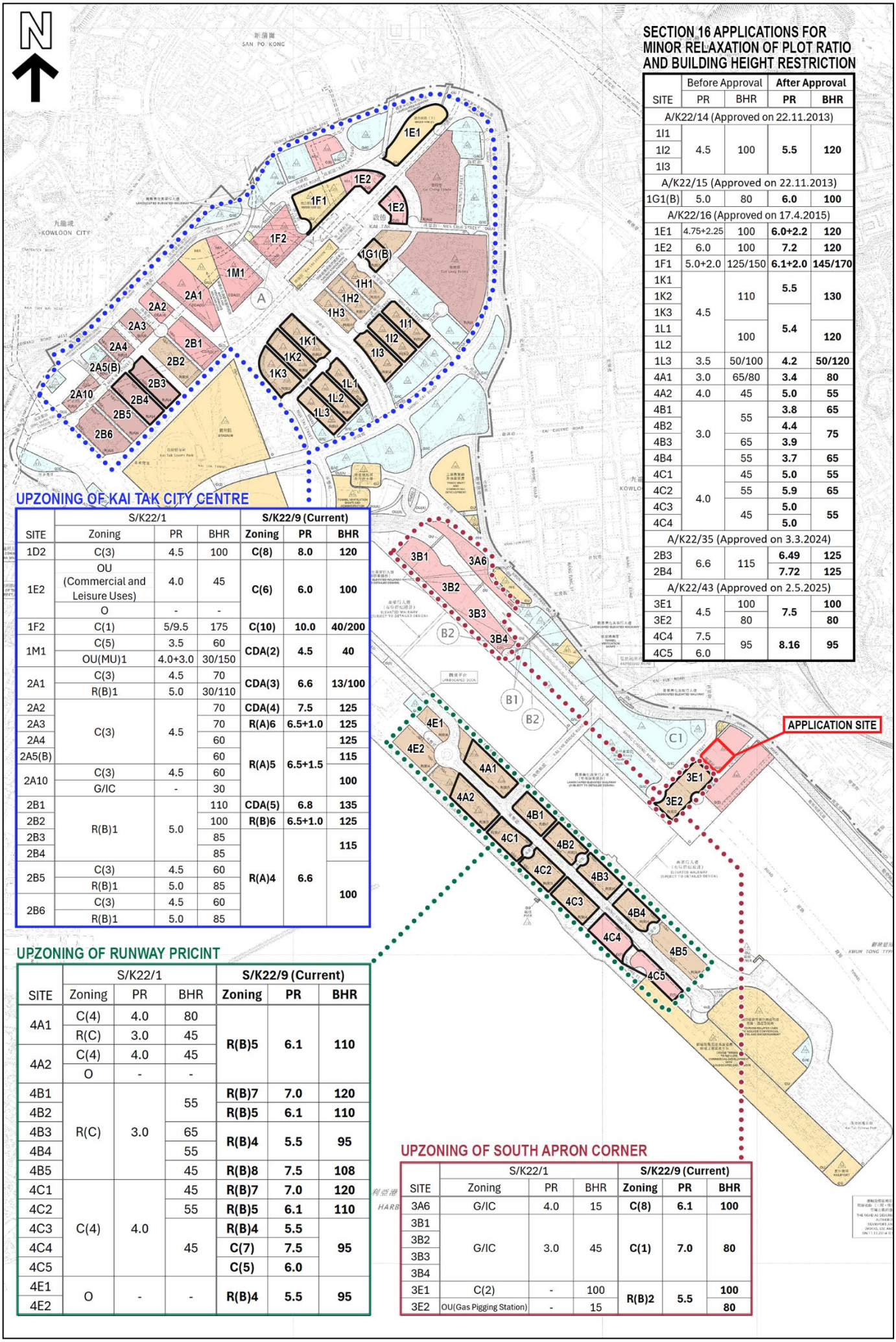
GROUNDS FOR REVIEW 2 – The Proposed Development CONFORMS to the Government's Policy on Providing Steady Housing Supply

According to the Five-Year Plan (2026-2030) and 2026 Policy Address published on 16 September 2026, the Government strives to establish a new paradigm of sustainable, multi-layer housing supply. This shall be achieved through the annual update of the long term housing demand projection and the formulation of a rolling-10 year housing supply target in light of social, economic, and market changes. It is estimated that about 2,500 hectares of "spade-ready sites" will be produced to build up the land reserve in the next decade. The Proposed Development conforms to this policy and contributes to providing residential units to the society.

Relaxing development density serves as a long-established and proven mechanism to boost flat supply, as long as it is technically feasible. The policy on relaxing maximum domestic plot ratio by 20%, first introduced in the 2014 Policy Address, has been effectively leveraged by both government-led and private development projects to boost flat supply. The S17 Enhanced Scheme, which seeks to increase the domestic plot ratio from 5 to 5.85, is in line with this ongoing policy direction.

GROUNDS FOR REVIEW 3 – PR 6.3 is NOT Excessive

The first Kai Tak Outline Zoning Plan was gazetted 20 years ago in 2006. The Site has already been zoned "Commercial (2)" ("C(2)") with plot ratio restriction stipulated since then. The Government has been adjusting the zonings and development intensity within Kai Tak Development in response to societal needs. **Figure 3** illustrates the Government's efforts to increase development intensity over the past decades. Most of the development sites within Kai Tak Development have either been rezoned for residential purpose and/or intensified through planning applications; EXCEPT the four private lots at the very quiet South Apron Corner. Continuing along the same path, the proposed plot ratio (domestic plot ratio of 5.85 + non-domestic plot ratio of 0.45) should not be considered excessive; not to mention the Planning Department stated in para. 11.5 of MPC Paper No. A/K22/50 that "*the proposed domestic PR of 6.5* [in the S16 Scheme] *is in line with the maximum domestic PR of 6.5 for new development areas of urban areas under the HKPSG*".



SECTION 16 APPLICATIONS FOR MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTION

SITE	Before Approval PR	Before Approval BHR	After Approval PR	After Approval BHR
A/K22/14 (Approved on 22.11.2013)				
1I1	4.5	100	**5.5**	**120**
1I2				
1I3				
A/K22/15 (Approved on 22.11.2013)				
1G1(B)	5.0	80	**6.0**	**100**
A/K22/16 (Approved on 17.4.2015)				
1E1	4.75+2.25	100	**6.0+2.2**	**120**
1E2	6.0	100	**7.2**	**120**
1F1	5.0+2.0	125/150	**6.1+2.0**	**145/170**
1K1	4.5	110	**5.5**	**130**
1K2				
1K3				
1L1		100	**5.4**	**120**
1L2				
1L3	3.5	50/100	**4.2**	**50/120**
4A1	3.0	65/80	**3.4**	**80**
4A2	4.0	45	**5.0**	**55**
4B1	3.0	55	**3.8**	**65**
4B2			**4.4**	**75**
4B3		65	**3.9**	
4B4		55	**3.7**	**65**
4C1	4.0	45	**5.0**	**55**
4C2		55	**5.9**	**65**
4C3		45	**5.0**	**55**
4C4			**5.0**	
A/K22/35 (Approved on 3.3.2024)				
2B3	6.6	115	**6.49**	**125**
2B4			**7.72**	**125**
A/K22/43 (Approved on 2.5.2025)				
3E1	4.5	100	**7.5**	**100**
3E2		80		**80**
4C4	7.5	95	**8.16**	**95**
4C5	6.0			

UPZONING OF KAI TAK CITY CENTRE

SITE	S/K22/1 Zoning	S/K22/1 PR	S/K22/1 BHR	S/K22/9 (Current) Zoning	S/K22/9 (Current) PR	S/K22/9 (Current) BHR
1D2	C(3)	4.5	100	**C(8)**	**8.0**	**120**
1E2	OU (Commercial and Leisure Uses)	4.0	45	**C(6)**	**6.0**	**100**
	O	-	-			
1F2	C(1)	5/9.5	175	**C(10)**	**10.0**	**40/200**
1M1	C(5)	3.5	60	**CDA(2)**	**4.5**	**40**
	OU(MU)1	4.0+3.0	30/150			
2A1	C(3)	4.5	70	**CDA(3)**	**6.6**	**13/100**
	R(B)1	5.0	30/110			
2A2	C(3)	4.5	70	**CDA(4)**	**7.5**	**125**
2A3			70	**R(A)6**	**6.5+1.0**	**125**
2A4			60	**R(A)5**	**6.5+1.5**	**125**
2A5(B)			60			**115**
2A10	C(3)	4.5	60			**100**
	G/IC	-	30			
2B1	R(B)1	5.0	110	**CDA(5)**	**6.8**	**135**
2B2			100	**R(B)6**	**6.5+1.0**	**125**
2B3			85	**R(A)4**	**6.6**	**115**
2B4			85			
2B5	C(3)	4.5	60			**100**
	R(B)1	5.0	85			
2B6	C(3)	4.5	60			
	R(B)1	5.0	85			

UPZONING OF RUNWAY PRICINT

SITE	S/K22/1 Zoning	S/K22/1 PR	S/K22/1 BHR	S/K22/9 (Current) Zoning	S/K22/9 (Current) PR	S/K22/9 (Current) BHR
4A1	C(4)	4.0	80	**R(B)5**	**6.1**	**110**
	R(C)	3.0	45			
4A2	C(4)	4.0	45			
	O	-	-			
4B1	R(C)	3.0	55	**R(B)7**	**7.0**	**120**
4B2				**R(B)5**	**6.1**	**110**
4B3			65	**R(B)4**	**5.5**	**95**
4B4			55			
4B5			45	**R(B)8**	**7.5**	**108**
4C1	C(4)	4.0	45	**R(B)7**	**7.0**	**120**
4C2			55	**R(B)5**	**6.1**	**110**
4C3			45	**R(B)4**	**5.5**	**95**
4C4				**C(7)**	**7.5**	
4C5				**C(5)**	**6.0**	
4E1	O	-	-	**R(B)4**	**5.5**	**95**
4E2						

UPZONING OF SOUTH APRON CORNER

SITE	S/K22/1 Zoning	S/K22/1 PR	S/K22/1 BHR	S/K22/9 (Current) Zoning	S/K22/9 (Current) PR	S/K22/9 (Current) BHR
3A6	G/IC	4.0	15	**C(8)**	**6.1**	**100**
3B1	G/IC	3.0	45	**C(1)**	**7.0**	**80**
3B2						
3B3						
3B4						
3E1	C(2)	-	100	**R(B)2**	**5.5**	**100**
3E2	OU(Gas Pigging Station)	-	15			**80**

Figure 4 **Government Initiated Rezonings and Planning Applications to Increase Development Intensity within Kai Tak Development**

GROUNDS FOR REVIEW 4 – The Proposed Development Scheme is COMPATIBLE with the Existing and Planned Developments within South Apron Corner

Prior to the current zoning, the Site was zoned "Industrial" and "Comprehensive Development Area (2)" ("CDA(2)") on the first Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/1 gazetted in 1986 and the draft Kai Tak (South) OZP No. S/K21/2 gazetted in 2001 respectively. The planned residential use was first established when the Site (and the adjoining lots) were being zoned "CDA(2)". Until 2006, following the recommendations of the Kai Tak Review, the new draft Kai Tak OZP No. S/K22/1 was gazetted and the Site was rezoned to "C(2)". The intention was to serve as an extension of the existing/planned business developments in Kowloon Bay and Kwun Tong Business Areas. As observed from the vacancy rate of the existing building at the Site and from the discussions on demand and supply of office spaces above, the intention has not been realised.

It is evident that the Government has intension to revert South Apron Corner for residential use. The Government rezoned the parcel of land to the southwest of the Site across Lam Chak Street to "Residential (Group B)" ("R(B)") on the draft OZP No. S/K22/5 in February 2017. The target of the rezoning exercise was to FORM A RESIDENTIAL CLUSTER at the South Apron Corner together with the proposed comprehensive redevelopment of Kerry Godown and Kowloon Godown for residential use (section 3.3(b) of TPB Paper No. 10236 refers).

The site across Lam Chak Street has already been rezoned for residential use and the construction of the residential development at the Kowloon Godown site on the waterfront is proceeding, the Proposed Development at the Site should be considered compatible with the surrounding land uses.

GROUNDS FOR REVIEW 5 – The Proposed Development Scheme contains SIGNIFICANT Planning and Design Merits

(i) ***Provision of GIC Facilities*** – The S17 Enhanced Scheme will include 539m^2 of GIC facilities (a 10% INCREASE) with Office Base of TSS for PMRs and Sub-base for SPA as per the request from SWD. The rest of the floor areas will be reserved for some private GIC uses to be operated by NGOs at a non-profit making basis.

(ii) ***Provision of Public Passage*** – The S17 Enhanced Scheme will continue to provide a 24-hour public passage (4m in width) along the northeastern boundary of the Site in response to the comments made by the Harbourfront Commission in relation to accessibility to the waterfront. *In response to the comments raised by TPB Members on the function of the passage,* ADDITIONAL pocket spaces have been added to allow more space for seating, fitness equipment and/or landscaping.

(iii) ***Incorporation of Building Setback*** – The S17 Enhanced Scheme will continue to provide a low-level setback of about 2.5m on Kai Hing Road and Lam Chak Street to allow a spacious and lively walking environment.

(iv) ***Provision of Canopy*** – The S17 Enhanced Scheme will continue to provide canopies (1.5m in width) along the abovementioned setback areas.

(v) ***Provision of a Splayed Corner*** – The S17 Enhanced Scheme will continue to provide a splayed corner (about 230m^2) at the corner of Lam Chak Street and Kai Hing Road. This shall become an open area that is publicly accessible during the operation hours of the non-domestic portion of the proposed development and to be managed by the non-domestic portion of the Proposed Composite Development. This would help to create openness amongst the future developments nearby, enhance air penetration at pedestrian level and create a welcoming area for socialising while passerby will still be able to enjoy a through passage.

(vi) ***Reduction in Site Coverage at Pedestrian Level*** – The existing building at the Application Site occupies a very large portion of the Site at pedestrian level (site coverage at 95.3%), with low permeability and inactive façade. The Proposed Development Scheme has incorporated a much lower site coverage (not more than 65%) than the existing high-site coverage commercial building and provided setbacks, building separation and shop frontages to allow a spacious and lively walking environment.

(vii) ***Provision of Building Separation/Setback*** – The Proposed Development Scheme has incorporated an about 15m building separation/setback from the site boundary abutting Pacific Trade Centre for better permeability.

(viii) ***Adaptation of Varying Building Height Design*** – The maximum building height of Tower 2A would reach +136.45mPD, Tower 1A would reach +126mPD and Tower 1B & 2B would be distinctively lower and reach +110mPD.

(ix) ***Revealing a Discernible Portion of the 20% Building Free Zone ("BFZ")*** – The proposed tower (for domestic use; at site coverage of not more than 40%) would have a substantially lower site coverage than the existing commercial building (65%). When viewing from the Strategic Viewpoint in Quarry Bay Park, the existing commercial building encroaches into the 20% BFZ. The Proposed Development Scheme has adopted a lower site coverage (comparing to the existing building) and varied building height design such that the proposed building height and disposition of the proposed building would not encroach onto the 20% Building Free Zone unless the proposed building would overlap with an existing building in the background (referring to Manhattan Plan in this case). As a result, the Proposed Development would help to reveal a discernible portion of the 20% BFZ which the public does not currently have direct visual access to.

To sum up, in addition to the provision of about 539m^2 of GIC uses (equivalent to about 18% of the non-domestic GFA/1.3% of the total GFA), the public passage, setback and splayed corner accounts to a total of 800m^2 (equivalent to about 12% of the site area). These will be publicly accessible and enjoyable, thus should be considered as significant planning and design merits to support the minor relaxation of Plot Ratio Restriction.

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ENVIRONMENTAL CONCERN

Foundation works of the existing building commenced back in 1998, which was about 12 years before the OP date. *In response to the comments raised by TPB Members from environmentally friendly point of view,* the Applicant may explore the opportunities to adopt the 4R principle as much as possible to reduce, reuse, recycle and recover construction wastes and materials. First of all, the existing basement structure will be preserved and reused, which minimises the need for extensive excavation. Furthermore, the Applicant has purposefully aligned the proposed tower to match with the existing tower footprint, thus the existing foundation can be reused which will in the end significantly diminish the scope of new foundation works. These arrangements would significantly reduce demolition waste and potential environmental impacts during construction phase. The Applicant would explore possibility to reuse suitable materials in temporary works or site facilities and recycle structural steel and aluminium. Upon demolition of the curtain wall, workers shall separate aluminium frames and glass as far as practicable and the Applicant shall explore recycling or upcycling opportunities, such as to produce glass pavers and other landscape products. So does the concrete, it may be reused for road sub-base, drainage layers and backfilling. Prior to all these, the Applicant shall conduct a Pre-demolition Material Audit to identify the types and quantities of recoverable materials to be generated and establish material-recovery and waste-diversion targets.

Lastly, the Applicant commits to obtain green-building certification and targets at BEAM Plus GOLD rating. The Applicant would explore adopting sustainable measures for the new building, e.g. low-carbon construction, energy efficient and renewable energy, good water management, enhancement on health and wellbeing, safeguard climate resilience, encourage green mobility and etc..

We will prepare further written material, if necessary, and present the case at the review hearing. Kindly advise us of the arrangements for the hearing and in the meantime, should you have any queries relating 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

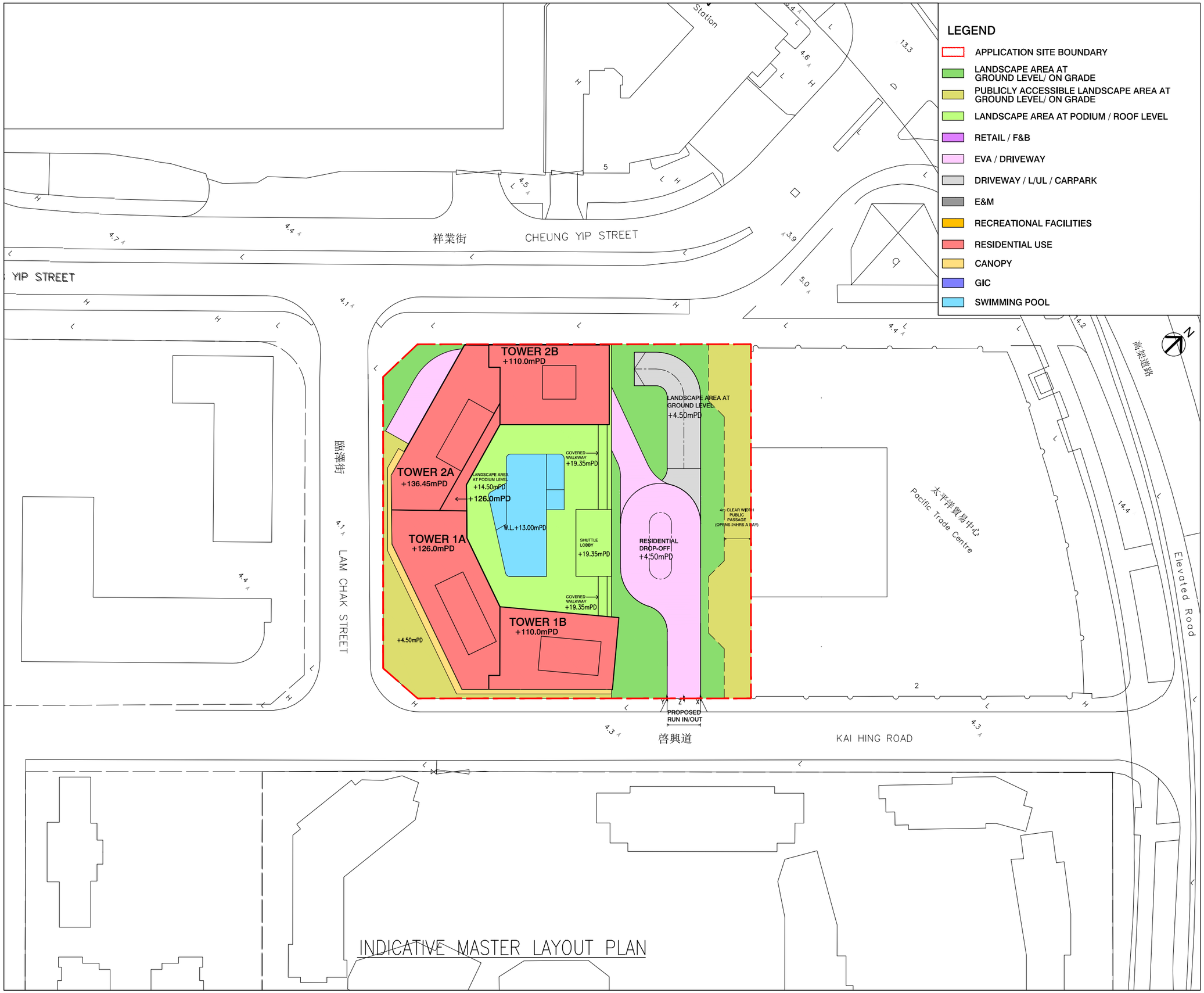
Encl. (4 hard copies)

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

KT/GN/vy

Annex 1

S17 Enhanced Scheme – Architectural Drawings



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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ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR
所有尺寸應由承建商於工地核實
DO NOT SCALE FROM DRAWINGS 尺寸不應由圖紙直接量度
ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK
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

PROJECT 項目名稱

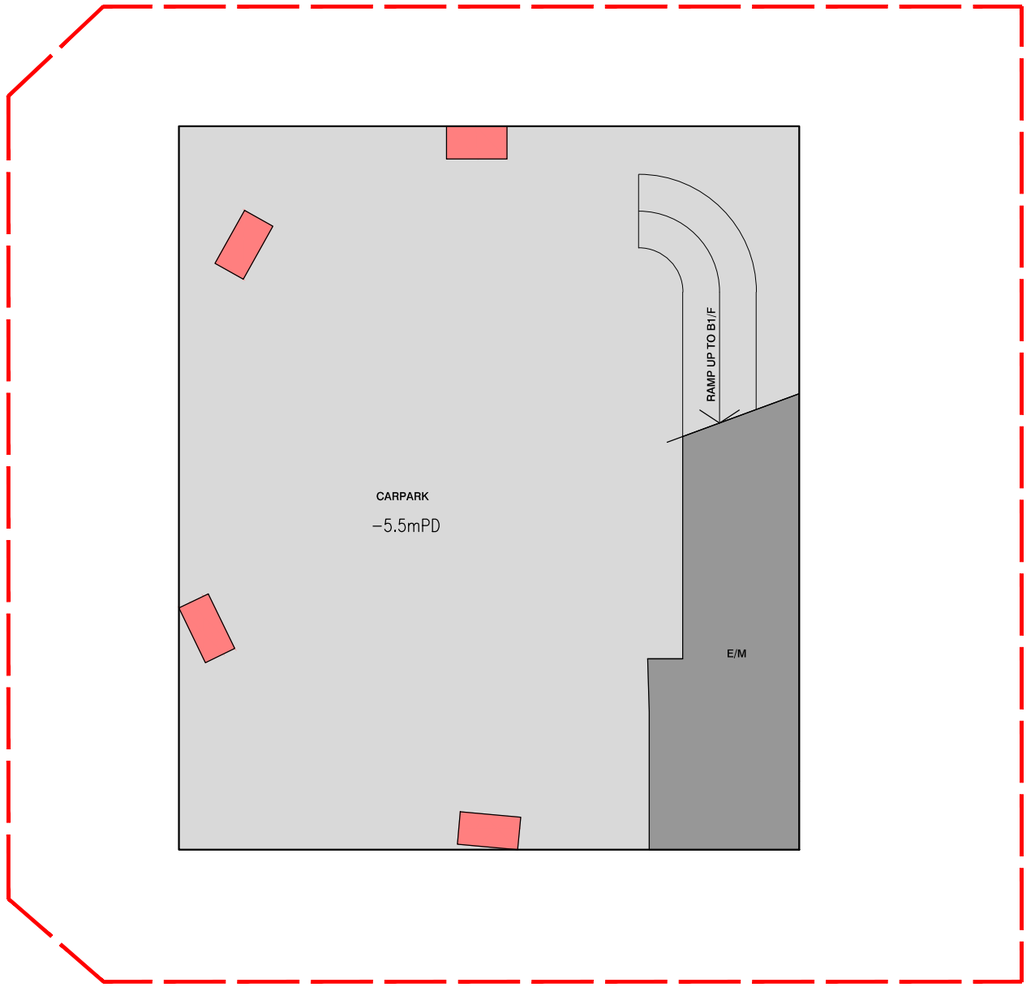
PROPOSED COMPOSITE DEVELOPMENT
AT 8 LAM CHAK STREET, KOWLOON
– N.K.I.L. 6215

TITLE 標題

INDICATIVE MASTER LAYOUT PLAN

SCALE 比例	DATE 日期
1:800(A3)	MAY 2026
DRAWN BY 製作人	CHECKED BY 檢查
DT	–
JOB NO. 工程項目	DRAWING NO. 圖號
N3591–H	–

H:\Dwgs\ACAD\Submission Plans (TPB)\2026-10-27 S17\2026-10-27 S17.dwg, 1:1, Project No.: N3591-H



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
- GIC
- SWIMMING POOL

INDICATIVE BASEMENT 2 FLOOR PLAN

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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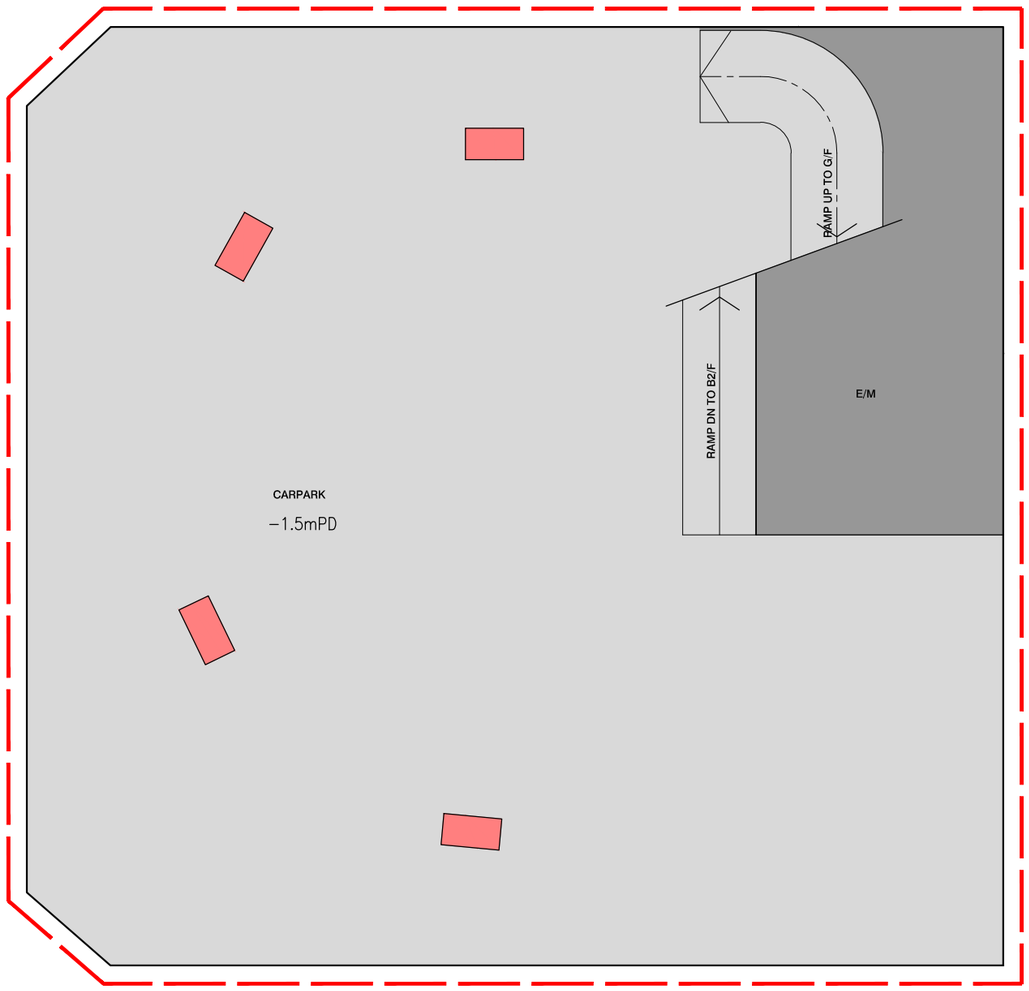
PROJECT 項目名稱

PROPOSED COMPOSITE DEVELOPMENT
AT 8 LAM CHAK STREET, KOWLOON
– N.K.I.L. 6215

TITLE 標題

INDICATIVE BASEMENT 2 FLOOR PLAN

SCALE 比例 1:500(A3)	DATE 日期 MAY 2026
DRAWN BY 製作人 DT	CHECKED BY 檢查 –
JOB NO. 工程項目 N3591–H	DRAWING NO. 圖號 –



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
- GIC
- SWIMMING POOL

INDICATIVE BASEMENT 1 FLOOR PLAN

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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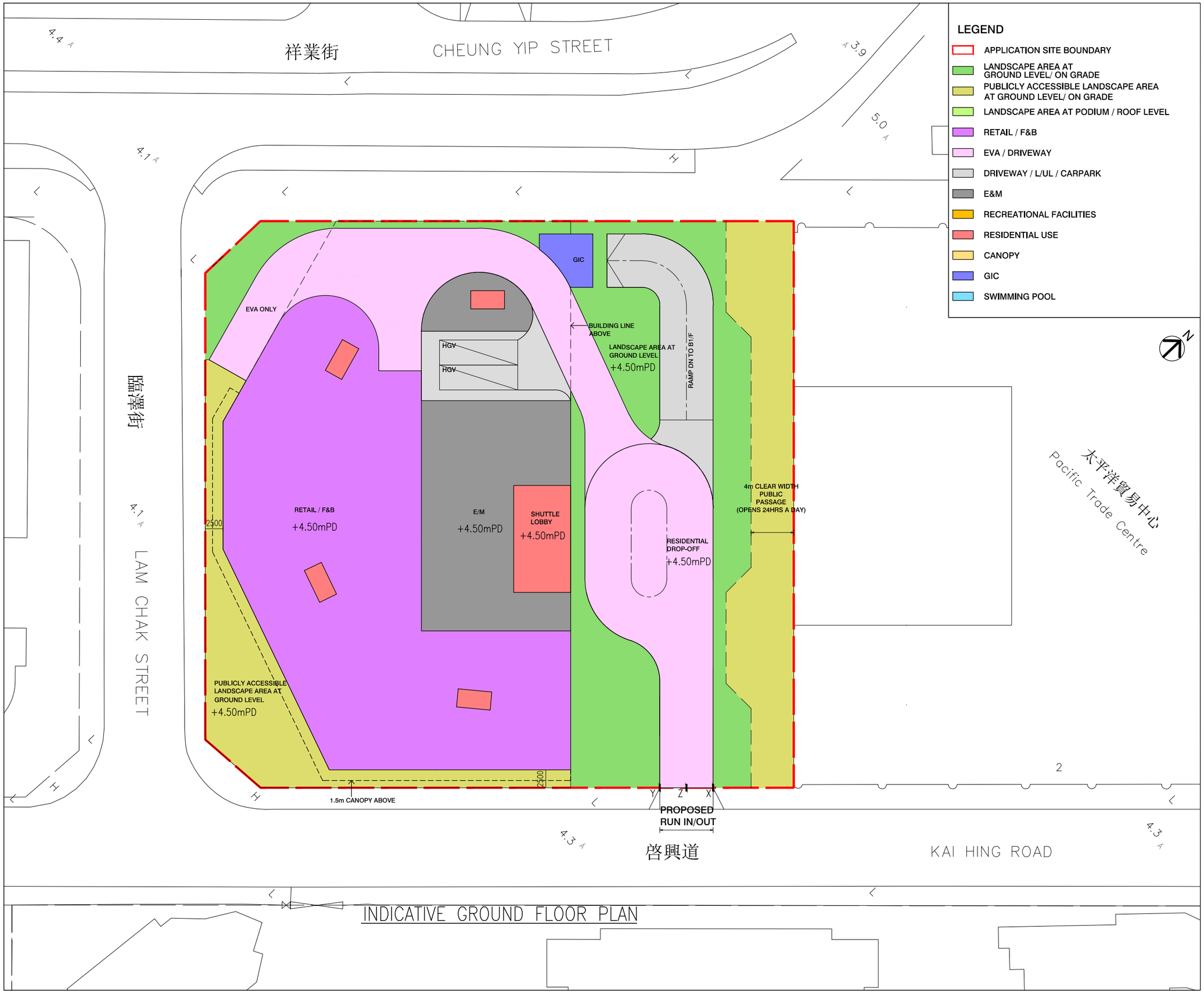
PROJECT 項目名稱

PROPOSED COMPOSITE DEVELOPMENT
AT 8 LAM CHAK STREET, KOWLOON
– N.K.I.L. 6215

TITLE 標題

INDICATIVE BASEMENT 1 FLOOR PLAN

SCALE 比例 1:500(A3)	DATE 日期 MAY 2026
DRAWN BY 製作人 DT	CHECKED BY 檢查 –
JOB NO. 工程項目 N3591–H	DRAWING NO. 圖號 –



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

INDICATIVE GROUND FLOOR PLAN

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
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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 GROUND FLOOR PLAN

SCALE 比例 1:500(A3)	DATE 日期 MAY 2026
DRAWN BY 製作人 DT	CHECKED BY 檢查 –
JOB NO. 工程項目 N3591–H	DRAWING NO. 圖號 –

祥業街 CHEUNG YIP STREET

4.4 A

4.1 A

3.9 A

5.0 A

4.1 A

LAM CHAK STREET 臨澤街

4.1 A

GIC

RETAIL / F&B
+9.50mPD

E/M
+9.50mPD

2500

FLAT ROOF FOR RETAIL / F&B
+9.50mPD

2300

1.5m CANOPY

BUILDING LINE ABOVE

2

太平洋貿易中心
Pacific Trade Centre

4.3 A

啓興道 KAI HING ROAD

4.3 A

INDICATIVE FIRST FLOOR 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
- CANOPY
- GIC
- SWIMMING POOL

N

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
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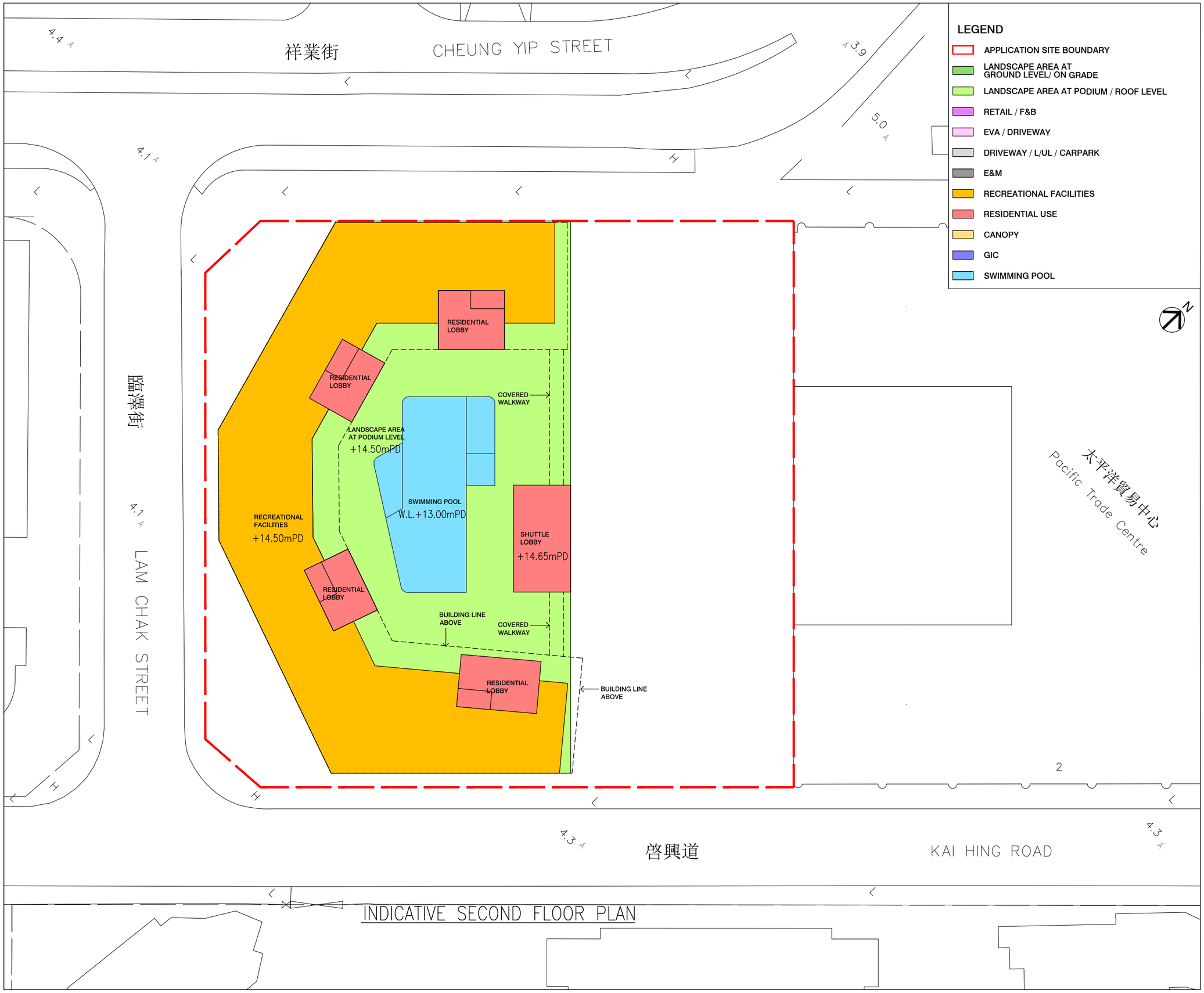
PROJECT 項目名稱

PROPOSED COMPOSITE DEVELOPMENT
AT 8 LAM CHAK STREET, KOWLOON
– N.K.I.L. 6215

TITLE 標題

INDICATIVE FIRST FLOOR PLAN

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INDICATIVE SECOND FLOOR PLAN

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
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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 SECOND FLOOR PLAN

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祥業街 CHEUNG YIP STREET

4.4 A

4.1 A

3.9 A

5.0 A

NOISE BARRIER EXTENT (+23.0mPD)

TOWER 2B
LOW ZONE

TOWER 2A
LOW ZONE

TOWER 1A
LOW ZONE

TOWER 1B
LOW ZONE

LAM CHAK STREET 臨澤街

4.1 A

太平洋貿易中心
Pacific Trade Centre

2

4.3 A

啓興道 KAI HING ROAD

INDICATIVE TYPICAL LOW ZONE FLOOR 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
- CANOPY
- GIC
- SWIMMING POOL

N

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
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PROJECT 項目名稱

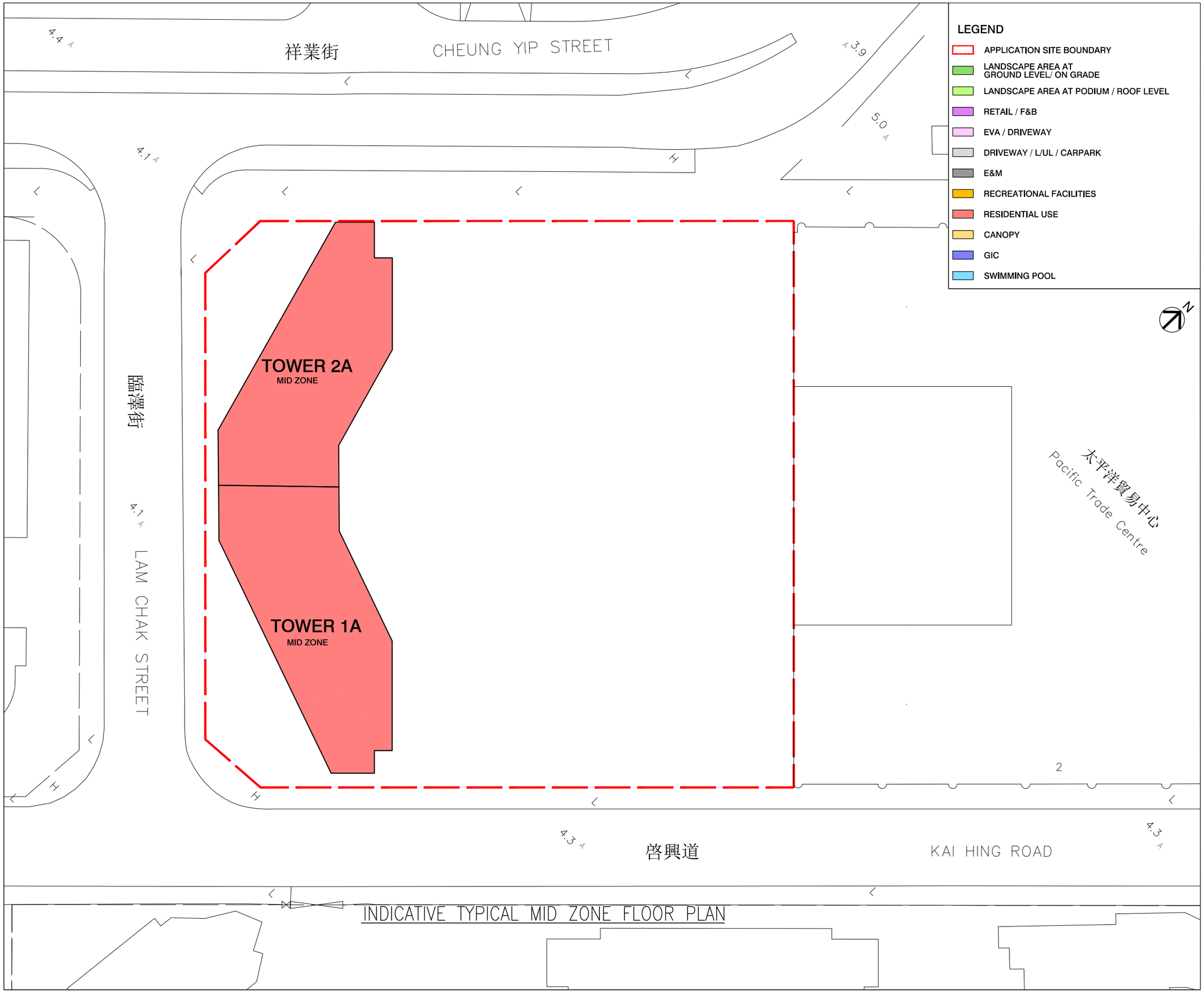
PROPOSED COMPOSITE DEVELOPMENT
AT 8 LAM CHAK STREET, KOWLOON
– N.K.I.L. 6215

TITLE 標題

INDICATIVE LOW ZONE FLOOR PLAN

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INDICATIVE TYPICAL MID ZONE FLOOR PLAN

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
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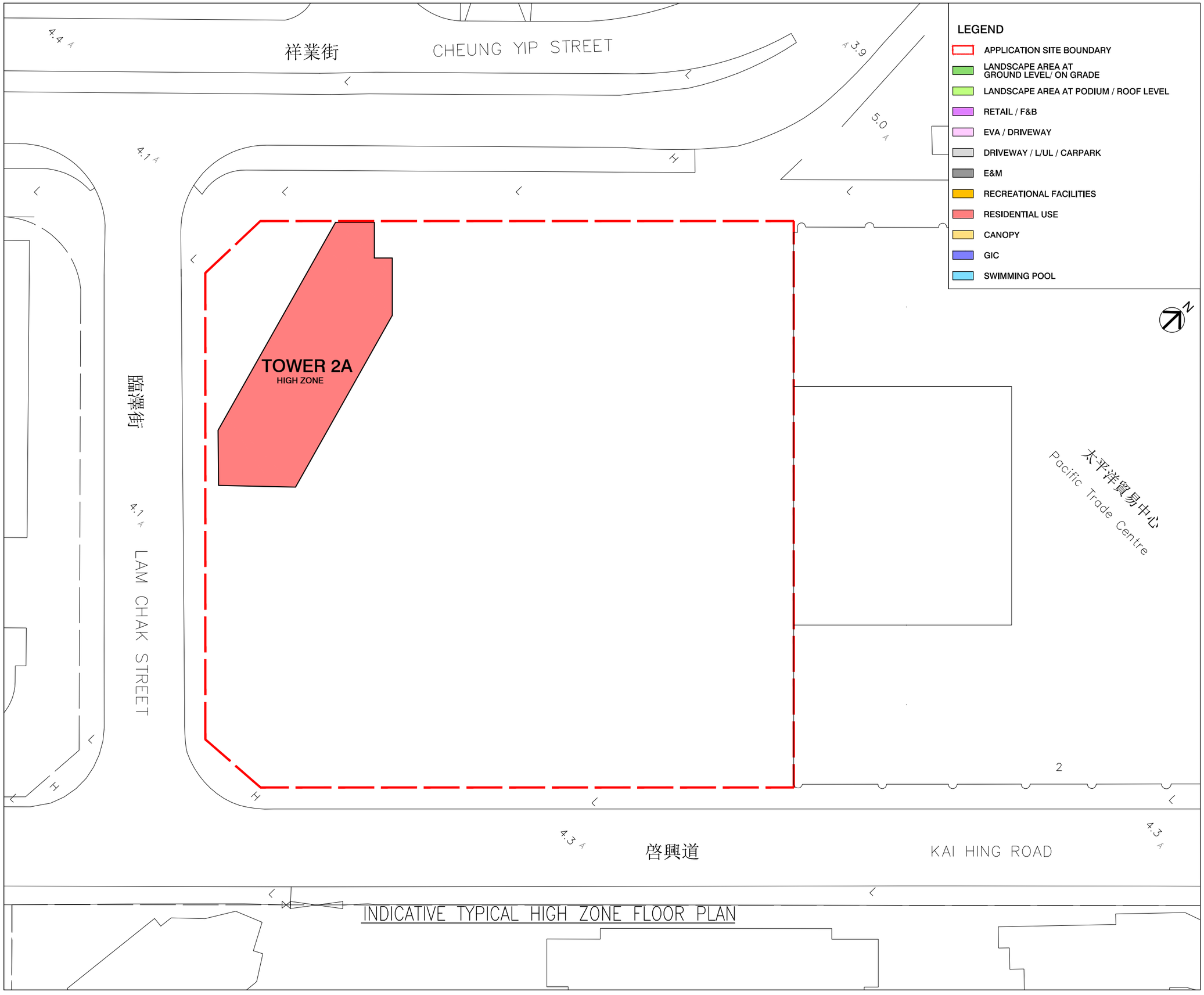
PROJECT 項目名稱

PROPOSED COMPOSITE DEVELOPMENT
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– N.K.I.L. 6215

TITLE 標題

INDICATIVE MID ZONE FLOOR PLAN

SCALE 比例 1:500(A3)	DATE 日期 MAY 2026
DRAWN BY 製作人 DT	CHECKED BY 檢查 –
JOB NO. 工程項目 N3591–H	DRAWING NO. 圖號 –



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- 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
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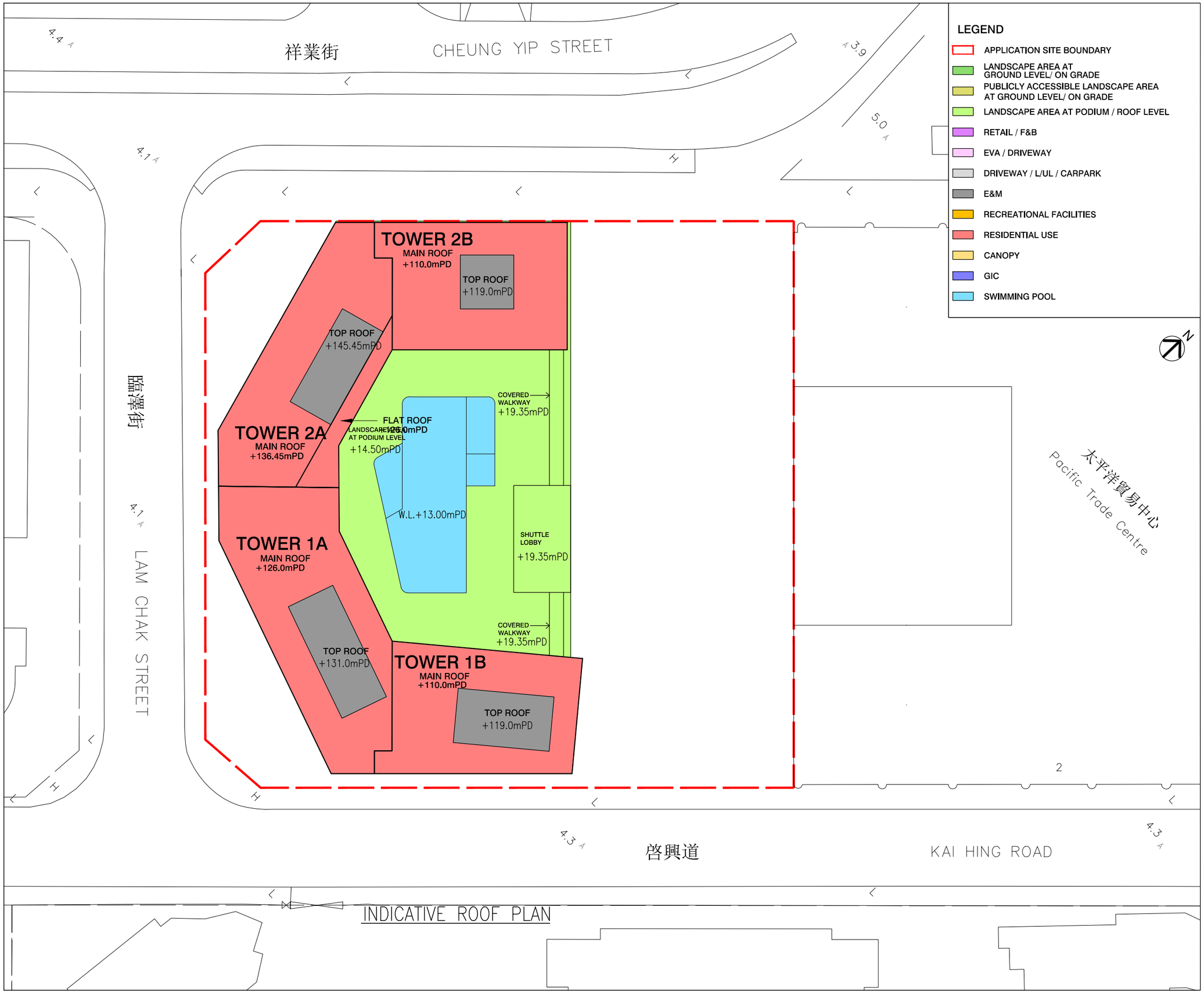
PROPOSED COMPOSITE DEVELOPMENT
AT 8 LAM CHAK STREET, KOWLOON
– N.K.I.L. 6215

TITLE 標題

INDICATIVE HIGH ZONE FLOOR PLAN

SCALE 比例 1:500(A3)	DATE 日期 MAY 2026
DRAWN BY 製作人 DT	CHECKED BY 檢查 –
JOB NO. 工程項目 N3591–H	DRAWING NO. 圖號 –

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INDICATIVE ROOF PLAN

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
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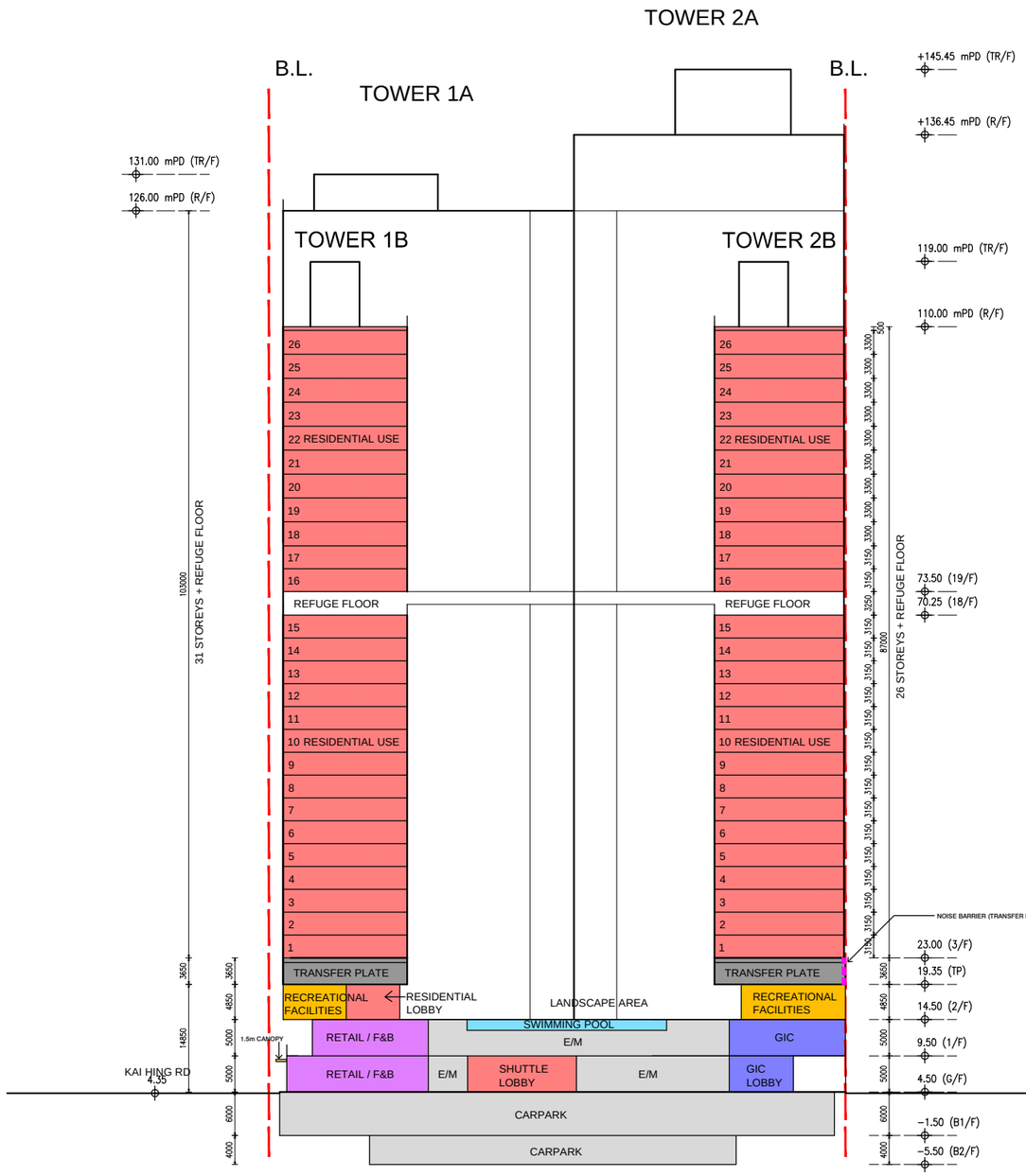
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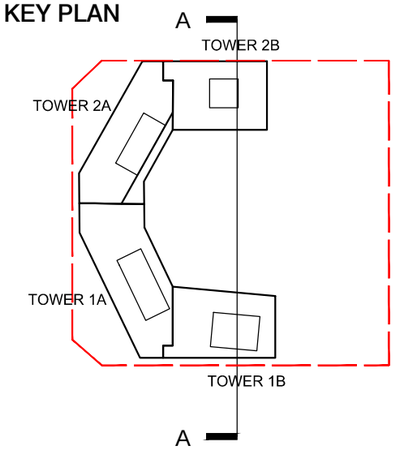
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INDICATIVE ROOF FLOOR PLAN

SCALE 比例 1:500(A3)	DATE 日期 MAY 2026
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KEY PLAN



LEGEND

- APPLICATION SITE BOUNDARY
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- RETAIL / F&B
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- DRIVEWAY / L/UL / CARPARK
- E&M
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- RESIDENTIAL USE
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- GIC
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W.W.O. REFERENCE	水務署檔案
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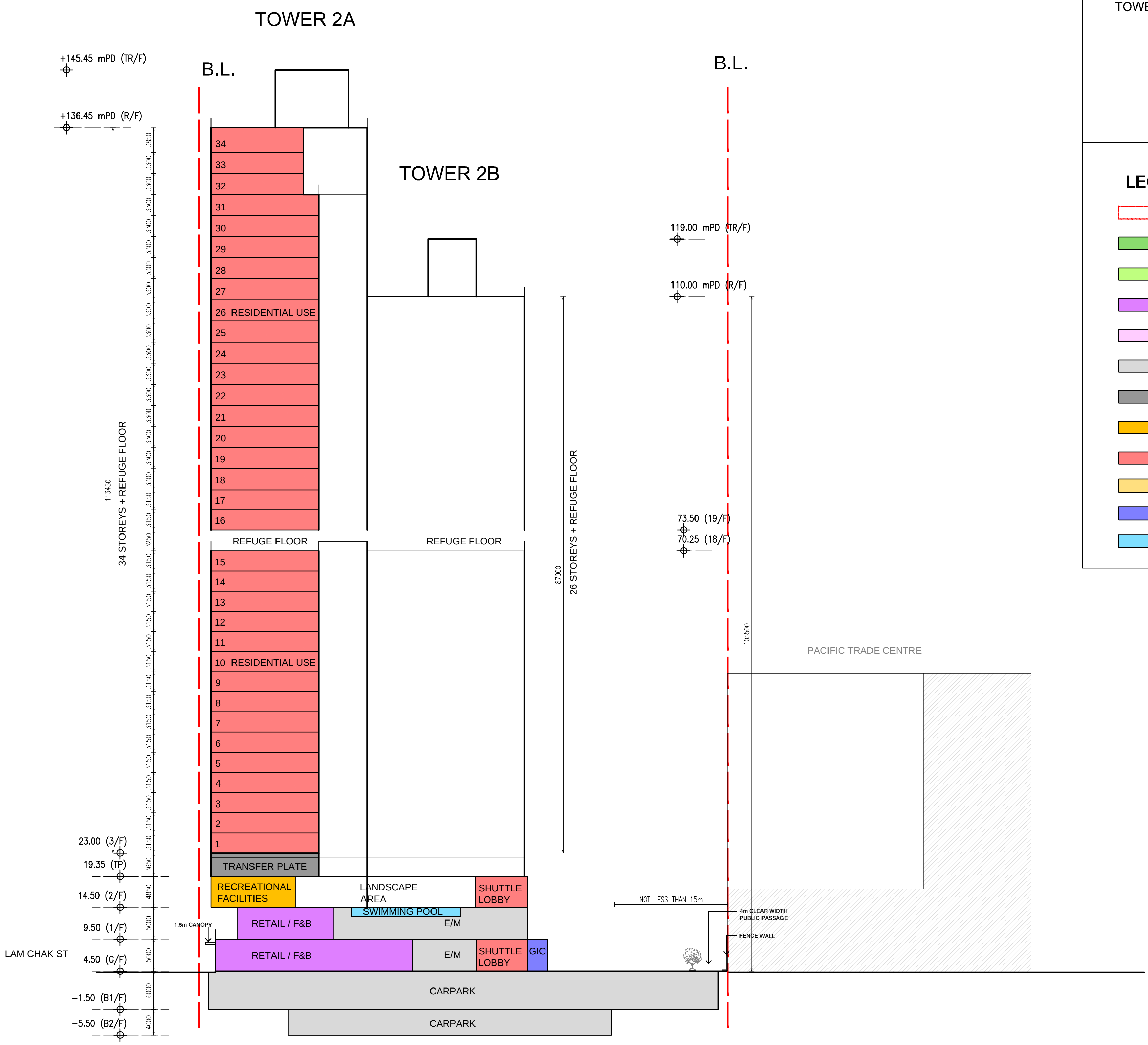
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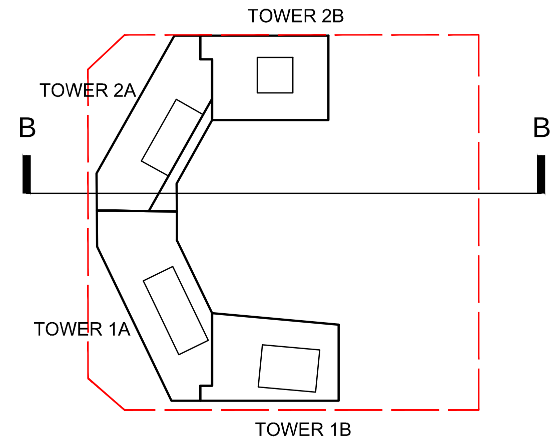
INDICATIVE SECTION A–A

SCALE 比例	DATE 日期
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DT	–
JOB NO. 工程項目	DRAWING NO. 圖號
N3591–H	–

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KEY 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
- 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. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

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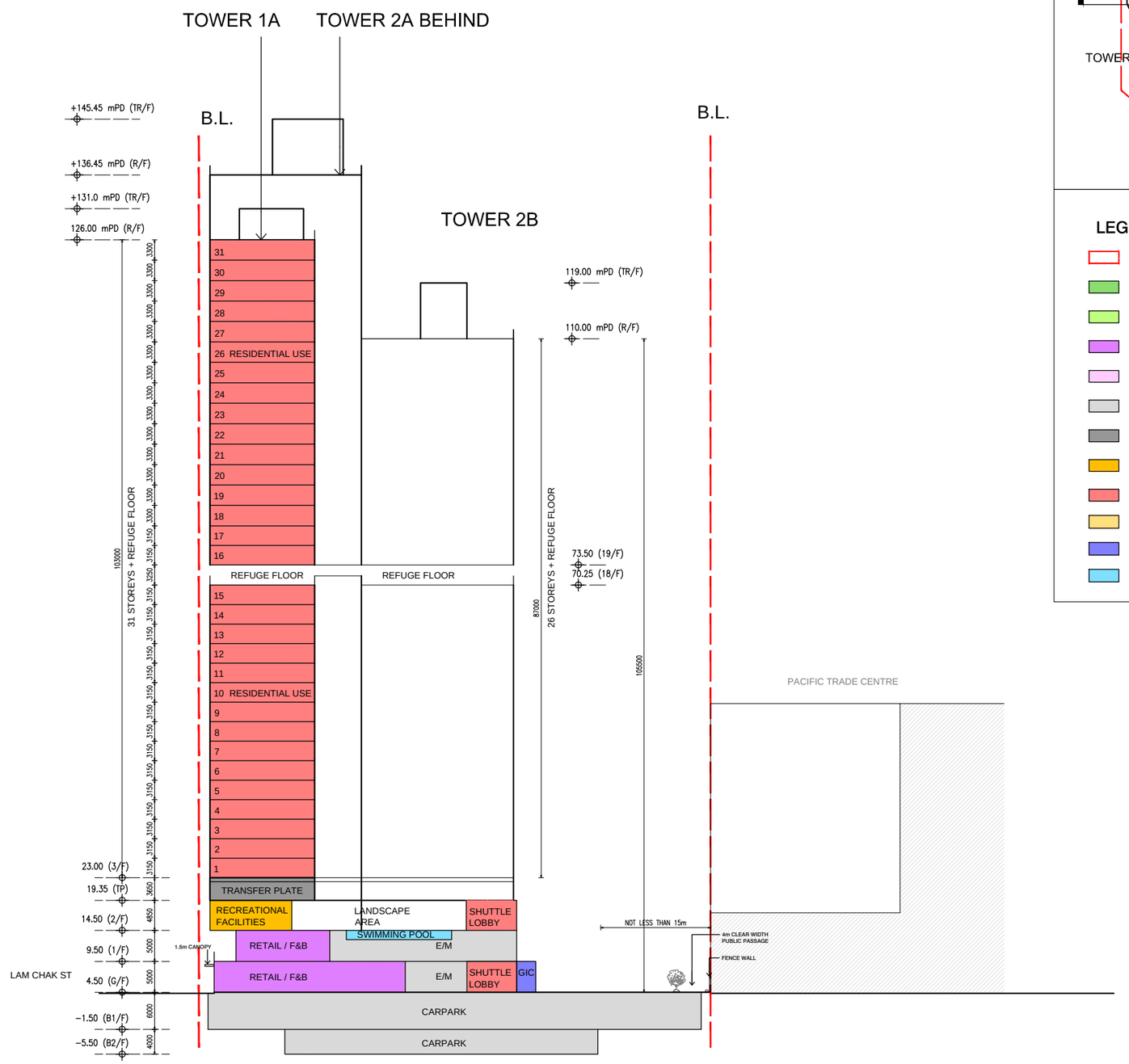
PROJECT 項目名稱

PROPOSED COMPOSITE DEVELOPMENT
AT 8 LAM CHAK STREET, KOWLOON
– N.K.I.L. 6215

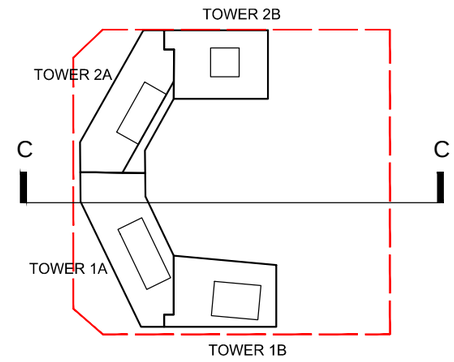
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INDICATIVE SECTION B–B

SCALE 比例 1:800(A3)	DATE 日期 MAY 2026
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
- DRIVEWAY / L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE
- CANOPY
- GIC
- SWIMMING POOL

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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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PROJECT 項目名稱

PROPOSED COMPOSITE DEVELOPMENT
AT 8 LAM CHAK STREET, KOWLOON
– N.K.I.L. 6215

TITLE 標題

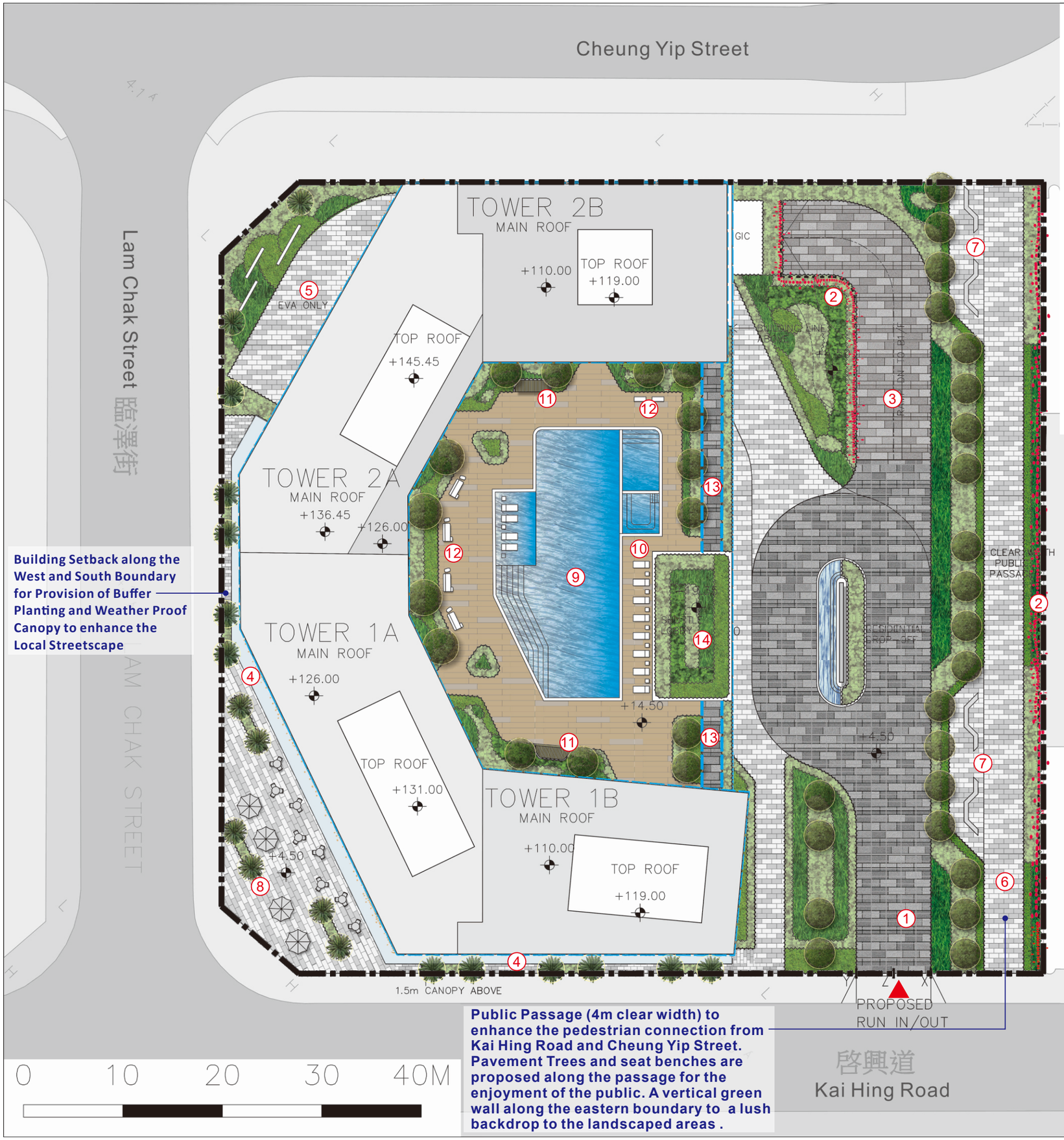
INDICATIVE SECTION C–C

SCALE 比例	DATE 日期
1:800(A3)	MAY 2026
DRAWN BY 製作人	CHECKED BY 檢查
DT	–
JOB NO. 工程項目	DRAWING NO. 圖號
N3591–H	–

H:\Dwgs\ACAD\Submission Plans (TPB)\2026-10-27 S17\2026-10-27 S17.dwg, 1:1, Project No.: N3591-H

Annex 2

S17 Enhanced Scheme – Landscape Drawings



Building Setback along the West and South Boundary for Provision of Buffer Planting and Weather Proof Canopy to enhance the Local Streetscape

Public Passage (4m clear width) to enhance the pedestrian connection from Kai Hing Road and Cheung Yip Street. Pavement Trees and seat benches are proposed along the passage for the enjoyment of the public. A vertical green wall along the eastern boundary to a lush backdrop to the landscaped areas .

LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED HEAVY STANDARD TREES
- PROPOSED SHRUBS AND GROUNDCOVERS
- PROPOSED LAWN
- VERTICAL GREEN WALL
- PROPOSED CREEPING PLANT
- +14.75 PROPOSED LEVEL
- PROPOSED PAVING
- VEHICULAR ENTRANCE
- SEAT BENCH

N

KEY:

1. Green Boulevard
2. Vertical Green Wall (S/S system)
3. Ramp to Basement
4. Canopy (1.5m wide)
5. Emergency Vehicular Access (EVA)
6. Public Passage (4m Clear Width)
7. Pocket Open Space
8. Outdoor Sitting Area
9. Swimming Pool
10. Swimming Pool Deck
11. Trellis
12. Sitting Bay
13. Covered Walkway
14. Green Roof

PROJECT :

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

DRAWING TITLE :

LANDSCAPE MASTER PLAN (OVERALL VIEW)

PROJECT No. C2519

DRAWING No. LMP01

SCALE : 1:400

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LMP01

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	NOV 2025

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LEGEND:

- APPLICATION SITE BOUNDARY
- BUILDING LINE ABOVE
- PROPOSED HEAVY STANDARD TREES
- PROPOSED SHRUBS AND GROUNDCOVERS
- PROPOSED LAWN
- VERTICAL GREEN WALL
- +14.75 PROPOSED LEVEL
- PROPOSED PAVING
- VEHICULAR ENTRANCE

Building Setback along the West and South Boundary for Provision of Buffer Planting and Weather Proof Canopy to enhance the Local Streetscape

Public Passage (4m clear width) to enhance the pedestrian connection from Kai Hing Road and Cheung Yip Street. Pavement Trees and seat benches are proposed along the passage for the enjoyment of the public. A vertical green wall along the eastern boundary to a lush backdrop to the landscaped areas .

Water feature to enhance the visual appeal of the entrance and provide a calming focal point, creating a strong sense of arrival and orientation for occupants and visitors

KEY:

1. Green Boulevard
2. Water Feature
3. Residential Drop-off
4. Vertical Green Wall (S/S system)
5. Ramp to Basement
6. Canopy (1.5m wide)
7. Emergency Vehicular Access (EVA)
8. 4m Clear Width Public Passage
9. Pocket Open Space
10. Outdoor Sitting Area

PROJECT :

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

DRAWING TITLE :

LANDSCAPE MASTER PLAN (G/F)

PROJECT No. C2519

DRAWING No. LMP02

SCALE : 1:400

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LMP02

REV	DESCRIPTION	DATE

DESIGN BY : TEL

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APPROVED BY : TEL

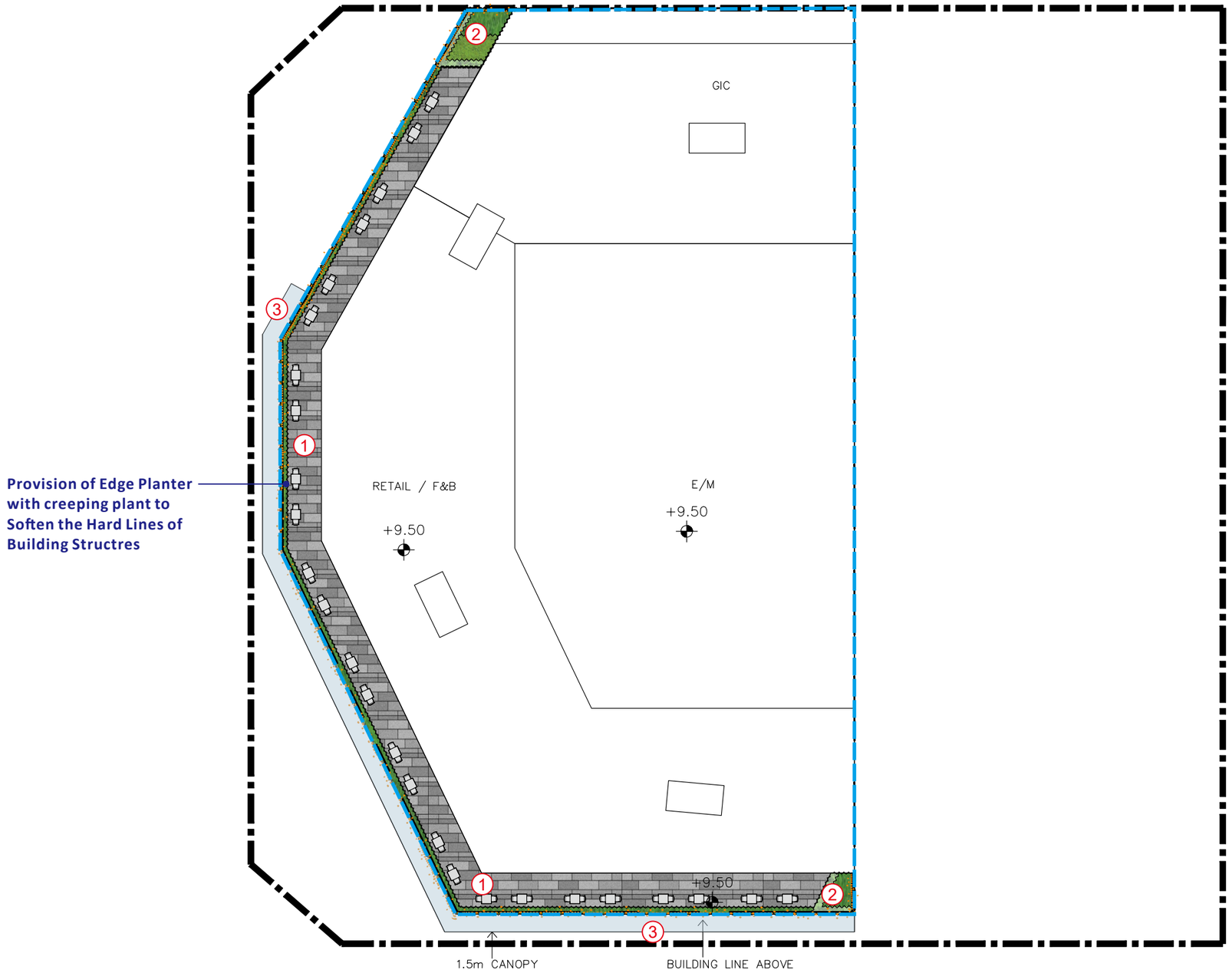
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Provision of Edge Planter with creeping plant to Soften the Hard Lines of Building Structres

LEGEND:

- APPLICATION SITE BOUNDARY
- BUILDING LINE ABOVE
- PROPOSED SHRUBS AND GROUNDCOVERS
- PROPOSED LAWN
- PROPOSED CREEPING PLANT
- +14.75 PROPOSED LEVEL
- PROPOSED PAVING

N

0 10 20 30 40M

KEY:

1. **Sitting Area**
2. **Edge Planter with Creeping Plant**
3. **Canopy at G/F**

PROJECT :

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

DRAWING TITLE :

LANDSCAPE MASTER PLAN (1/F)

PROJECT No. C2519

DRAWING No. LMP03

SCALE : 1:400

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LMP03

REV	DESCRIPTION	DATE

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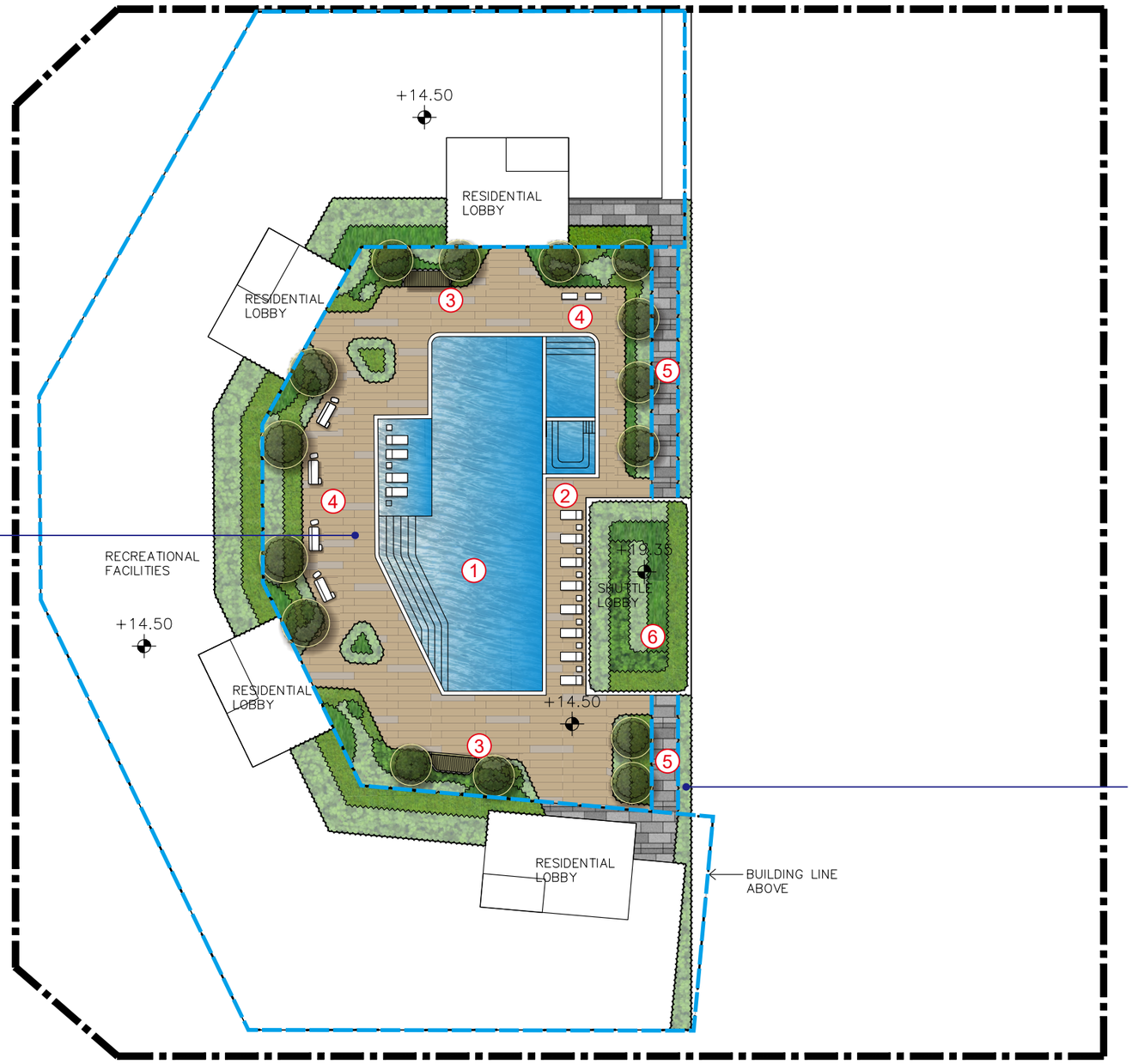
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A range of recreational facilities to enhance the quality of life for occupants and provide inviting environments for visitors, promoting relaxation, leisure, and community engagement.

Provision of Edge Planters for Shrubs and Groundcover to Soften the hard Lines of the Building

0 10 20 30 40M

LEGEND:

- APPLICATION SITE BOUNDARY
- BUILDING LINE ABOVE
- PROPOSED HEAVY STANDARD TREES
- PROPOSED SHRUBS AND GROUNDCOVERS
- PROPOSED LAWN
- +14.75 PROPOSED LEVEL
- PROPOSED PAVING
- SEAT BENCH

N

KEY:

1. **Swimming Pool**
2. **Swimming Pool Deck**
3. **Trellis**
4. **Sitting Bay**
5. **Covered Walkway**
6. **Green Roof**

PROJECT :

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

DRAWING TITLE :

LANDSCAPE MASTER PLAN (2/F)

PROJECT No. C2519

DRAWING No. LMP04

SCALE : 1:400

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LMP04

REV	DESCRIPTION	DATE

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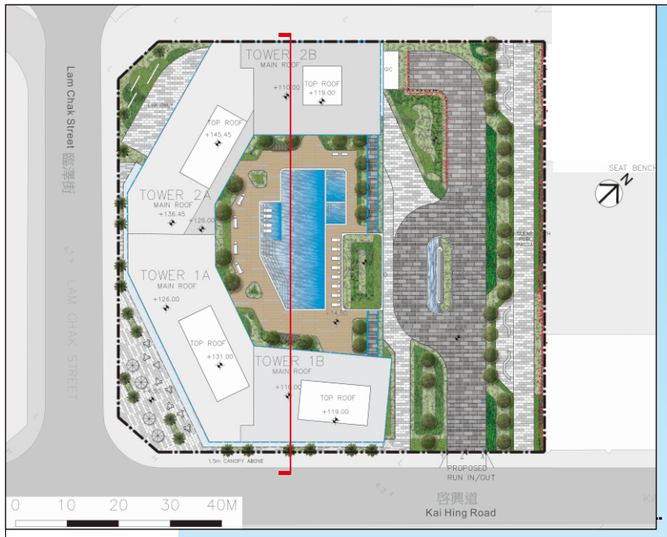
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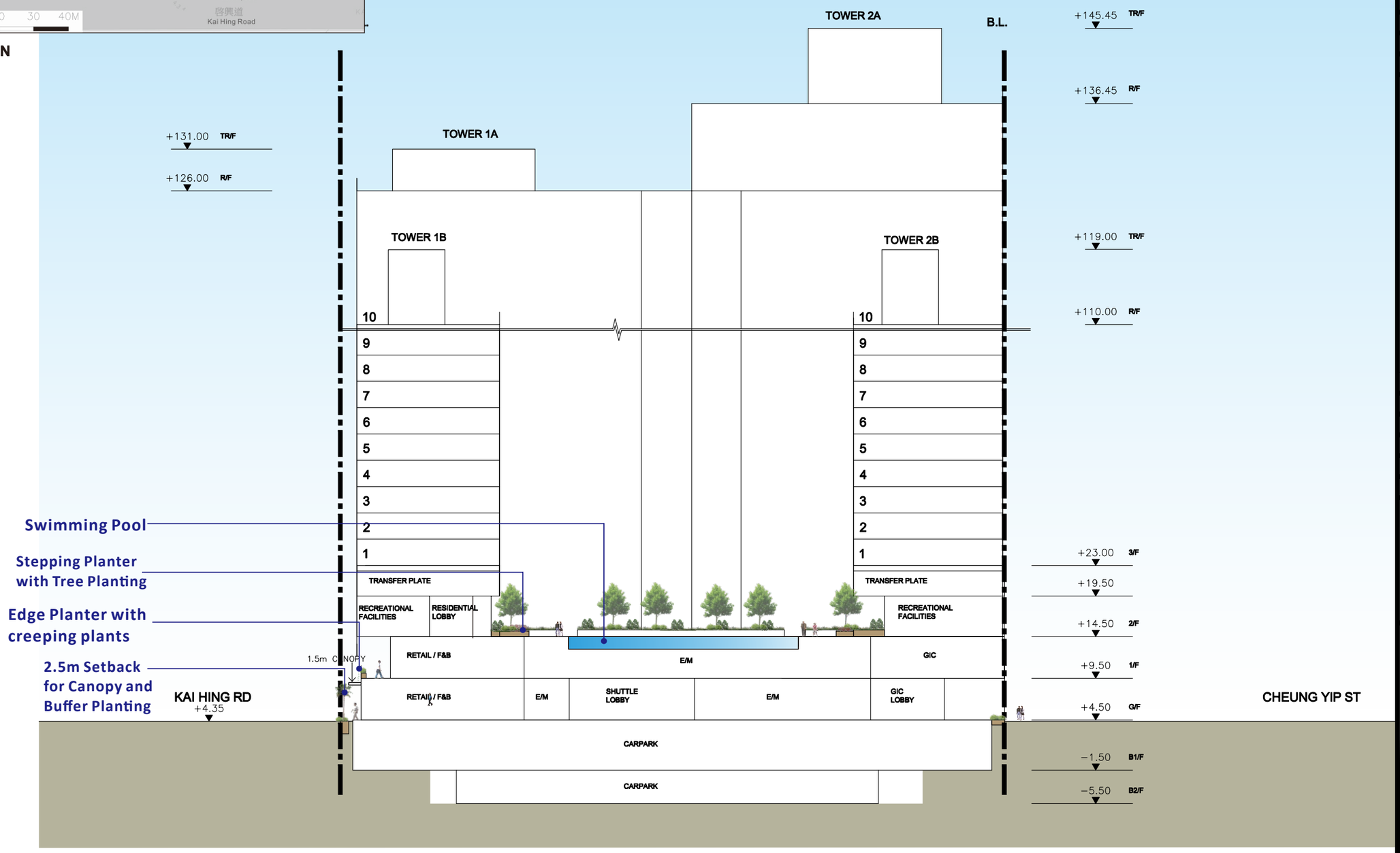
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KEY PLAN



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

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	21/11/25

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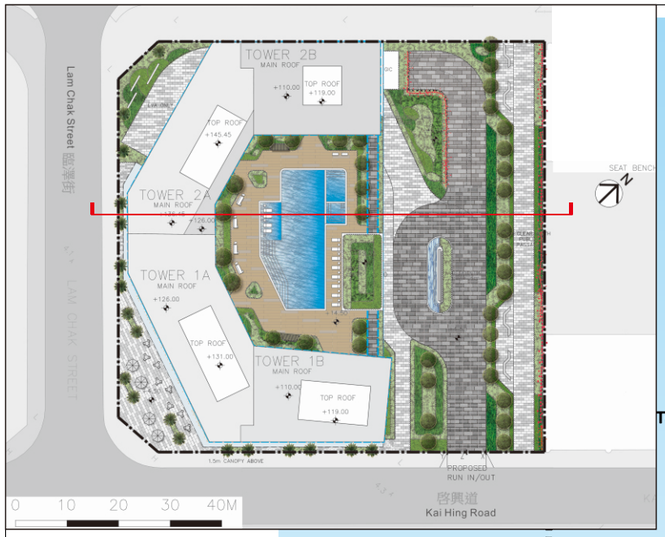
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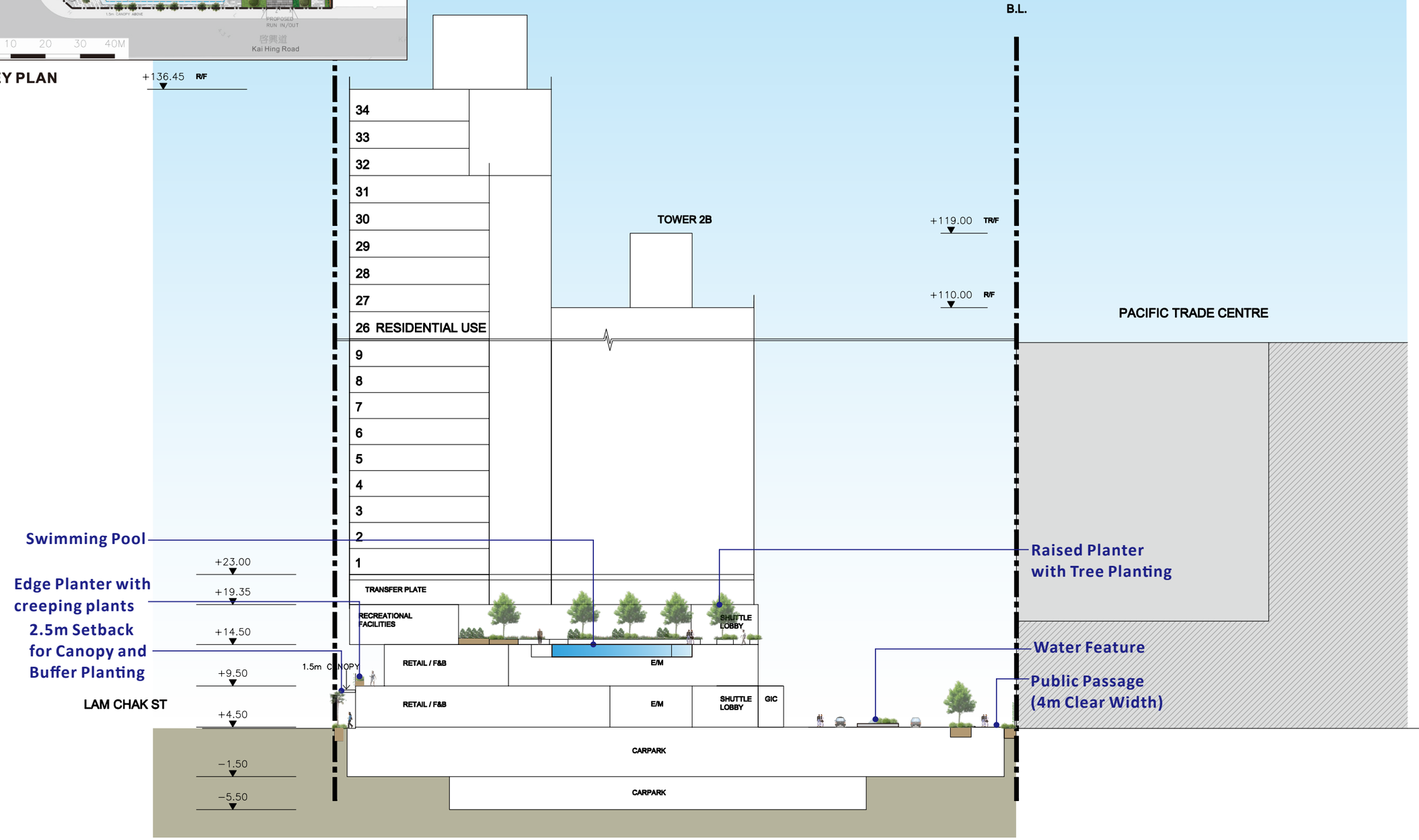
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KEY PLAN



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. LD102

SCALE : 1:500

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD102

REV	DESCRIPTION	DATE
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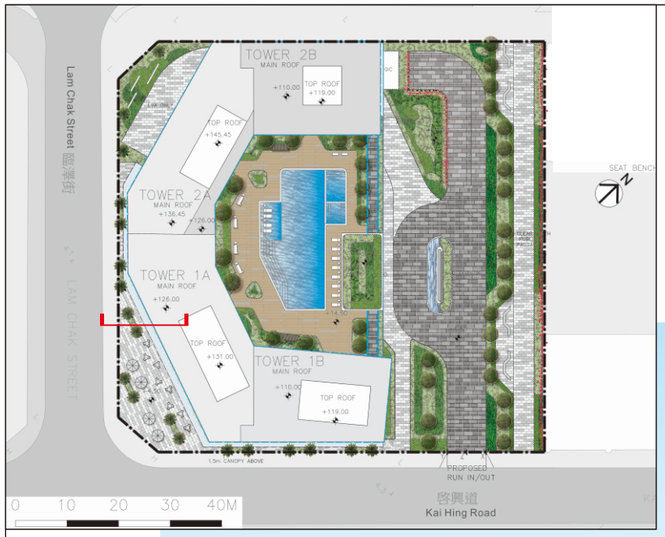
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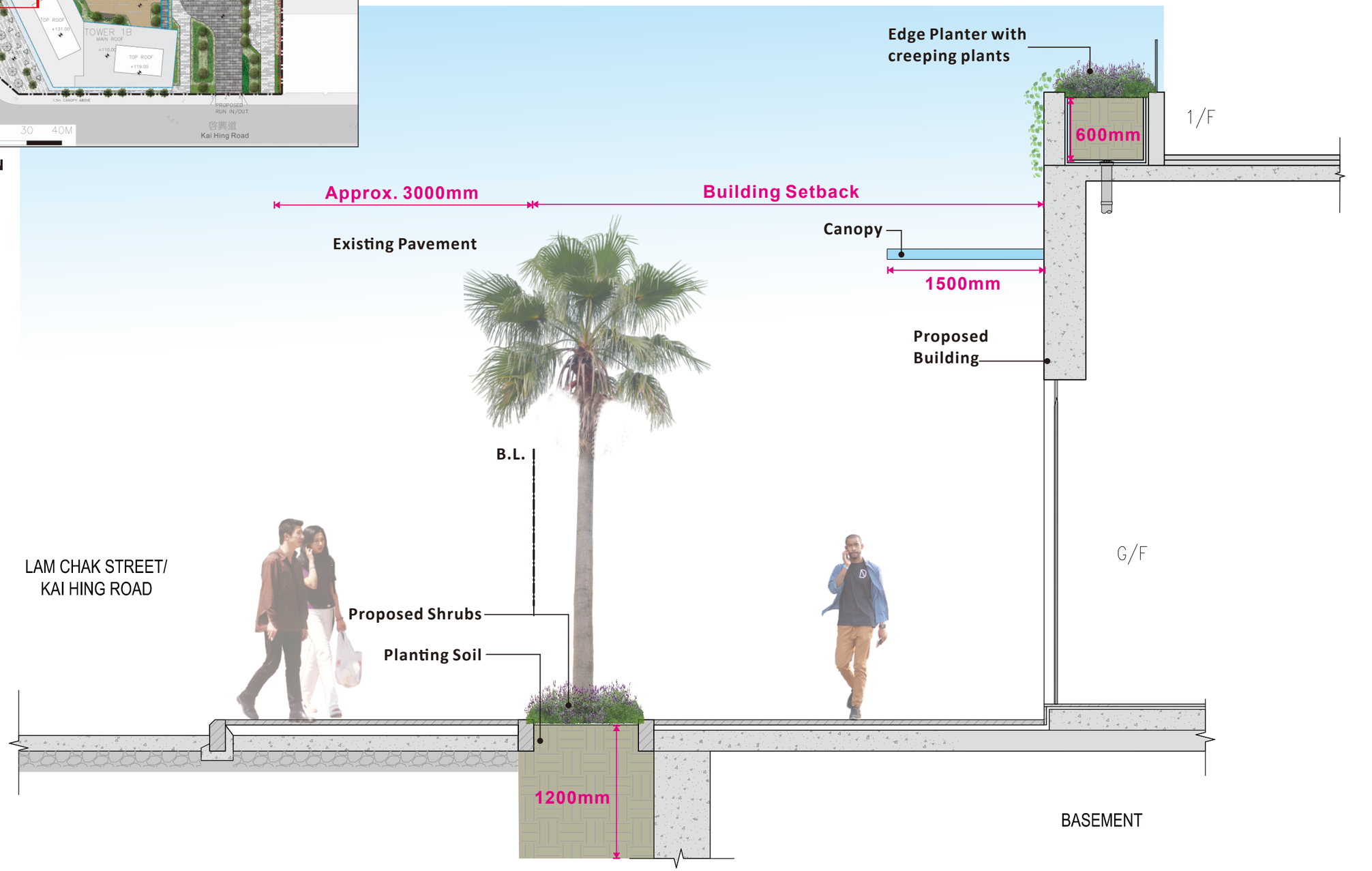
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KEY PLAN



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. LD103

SCALE : 1:40

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD103

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	21/11/25

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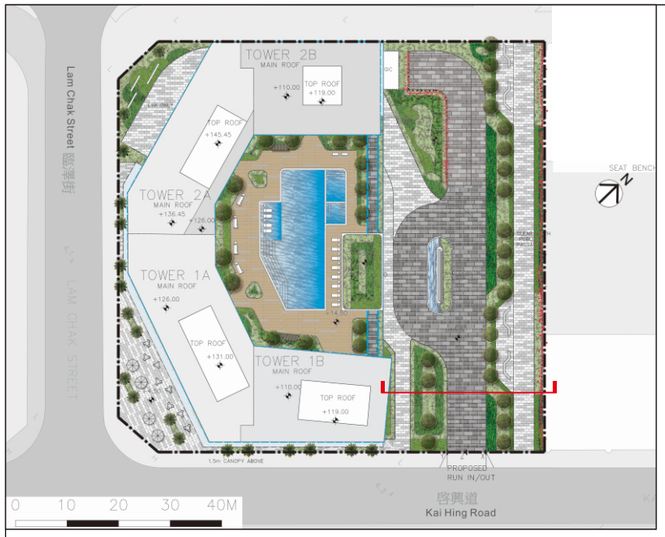
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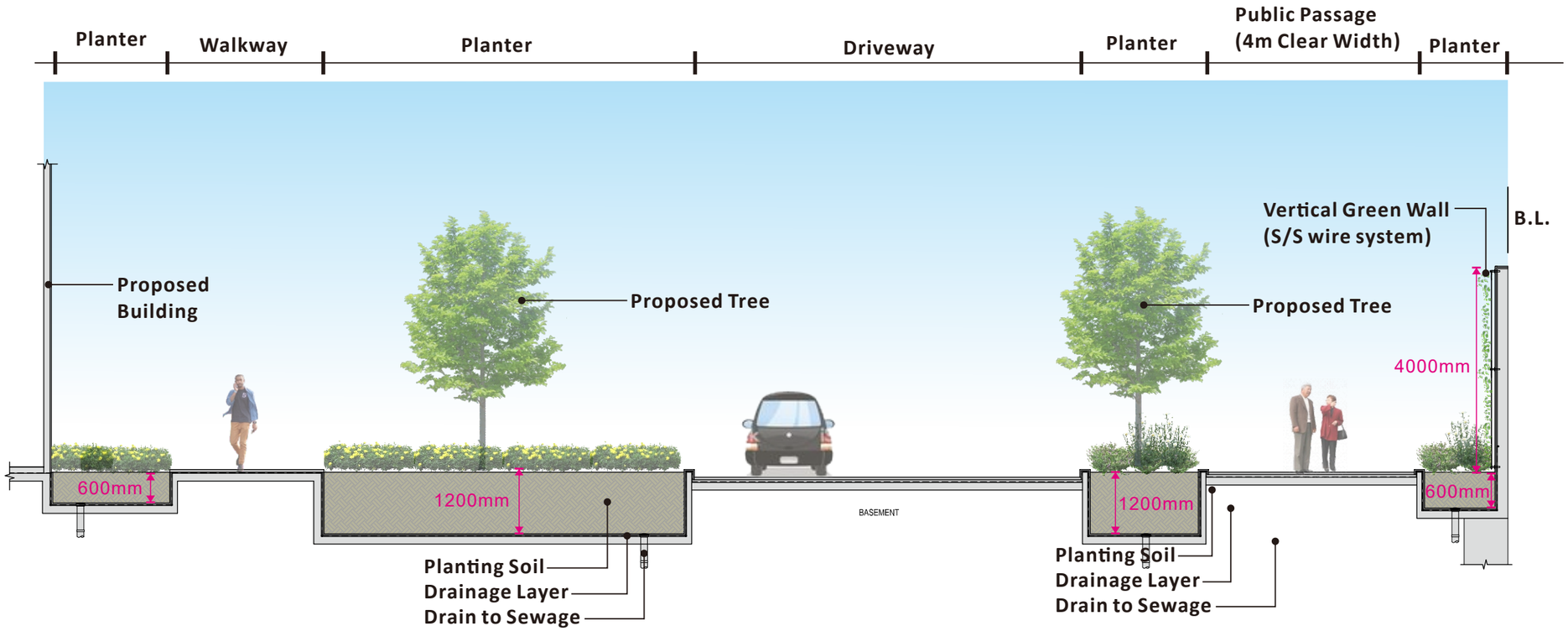
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KEY PLAN



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. LD104

SCALE : 1:100

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD104

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	21/11/25

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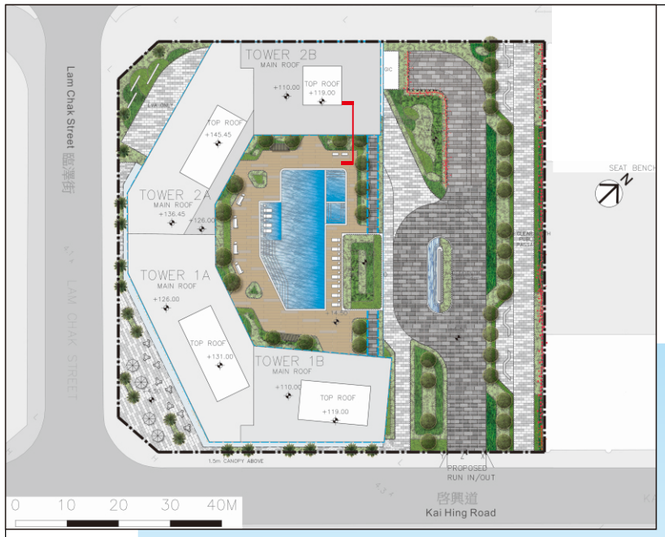
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KEY PLAN



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. LD105

SCALE : 1:25

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD105

REV	DESCRIPTION	DATE

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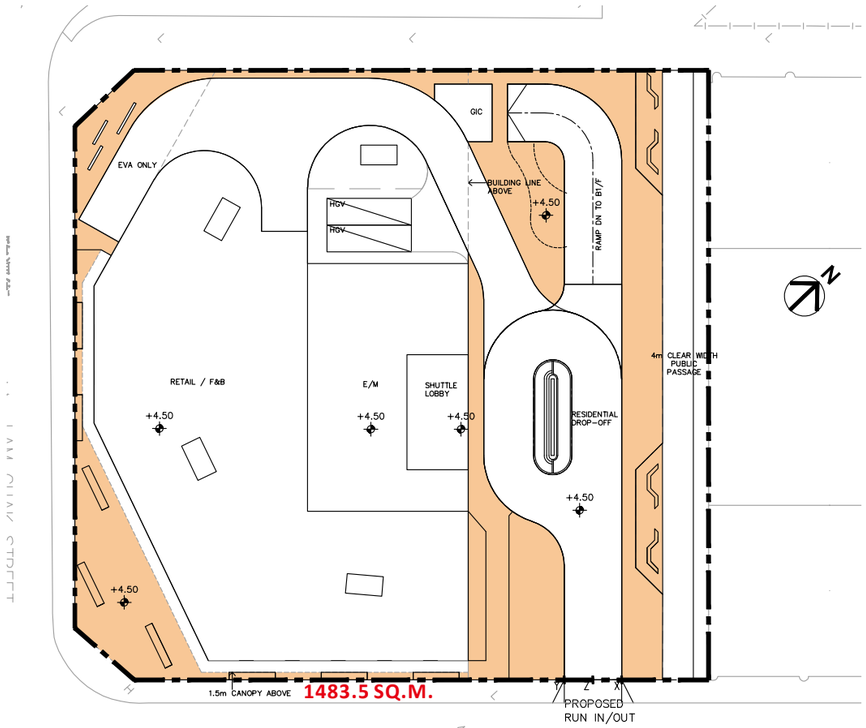
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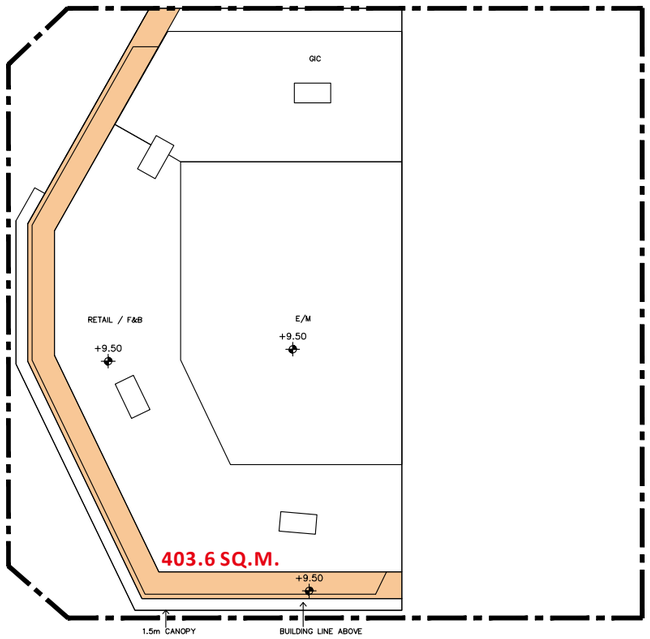
LanDes

LANDES LIMITED
景藝設計有限公司

FLAT B, 16/F,
YUE ON COMMERCIAL BUILDING,
385-387 LOCKHART ROAD, HONG KONG
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A **COMMUNAL OPEN SPACE AT G/F**
SCALE 1:800



B **COMMUNAL OPEN SPACE AT 1/F**
SCALE 1:800

LEGEND:

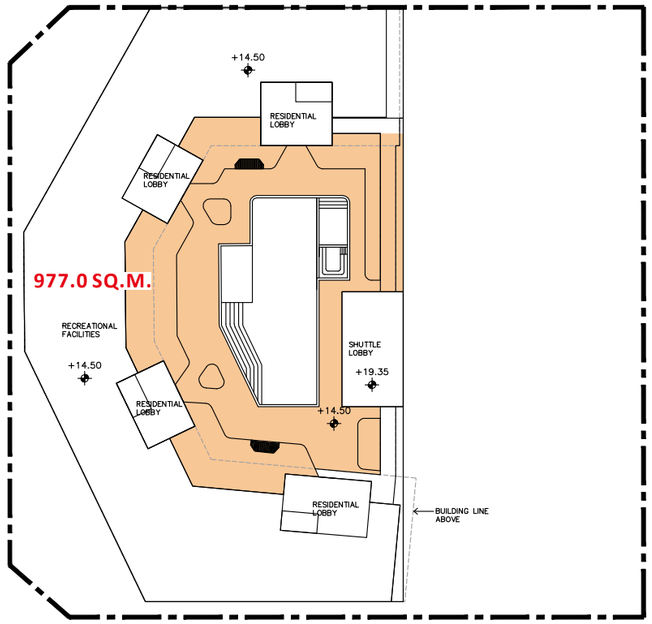
APPLICATION SITE BOUNDARY

COMMUNAL OPEN SPACE

+14.75 PROPOSED LEVEL

Target Population: **= 2,565 persons**

Provided Open Space: **2,864.1 sq.m.**
(> 2,565 sq.m.)



C **COMMUNAL OPEN SPACE AT 2/F**
SCALE 1:800

0 10 20 30 40M

PROJECT :

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

DRAWING TITLE :

OPEN SPACE PROVISION (G/F & 2/F)

PROJECT No. C2519

DRAWING No. OS01

SCALE : 1:800

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-OS01

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	NOV 2025

DESIGN BY : TEL

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

NOTES :

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2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
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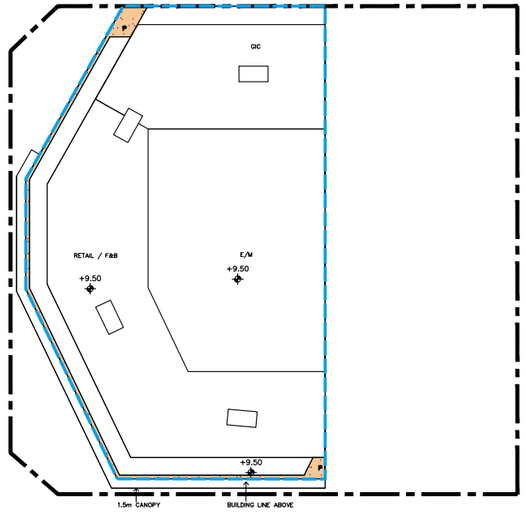
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A **GREENERY AT G/F**
SCALE 1:1000

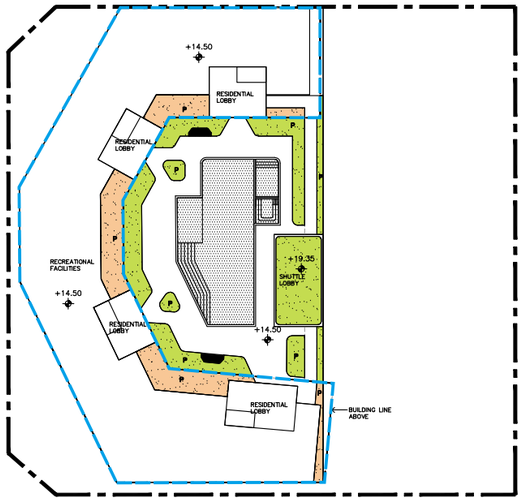


B **GREENERY AT 1/F**
SCALE 1:1000

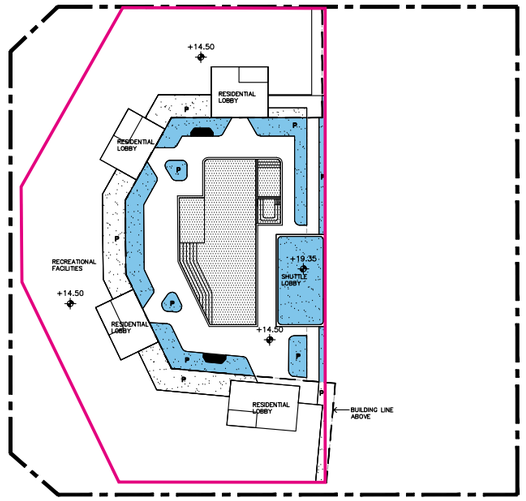
LEGEND:

- APPLICATION SITE BOUNDARY
- UNCOVERED GREENERY AT PRIMARY ZONE
- COVERED GREENERY AT PRIMARY ZONE
- GREENERY AT PODIUM ROOF
- OUTLINE OF PODIUM ROOF
- +14.75 PROPOSED LEVEL

Development Parameter	
Site Area	6,541.0 m^2
Roof Area	3,332.0 m^2
The requirement in the ES of the OZP	
Required Common Greenery	**Provided Common Greenery**
Total Common Greenery within Site (30% of Site Area) = 6,541.0 x 30% = 1,962.3 m^2	Not less than 1,962.3 m^2
Common Greenery at Primary Zone (20% of Site Area) = 6,541.0 m^2 x 20% = 1,308.2 m^2	Not less than 1,308.2 m^2
Common Greenery on Roof (20% of the Roof Area) (a) = 3,332.0 m^2 x 20% = 666.4 m^2	Not less than 666.4 m^2



C **GREENERY AT 2/F**
SCALE 1:1000



D **GREENERY AT PODIUM ROOF (2/F)**
SCALE 1:1000

0 10 20 30 40M

PROJECT :

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

DRAWING TITLE :

GREENERY PROVISION (G/F, 1/F & 2/F)

PROJECT No. C2519

DRAWING No. GC01

SCALE : 1:1000

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-GC01

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	NOV 2025

DESIGN BY : TEL

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