

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/K22/34**

关于申请编号 A/K22/34 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/K22/34		
Location/address 位置/地址	New Kowloon Inland Lot No. 6032, 1 Trademart Drive, Kowloon Bay, Kowloon 九龙九龙湾展贸径 1 号新九龙内地段第 6032 号		
Site area 地盘面积	About 约 22,280 sq. m 平方米		
Plan 图则	Draft Kai Tak Outline Zoning Plan No. S/K22/7 启德分区计划大纲草图编号 S/K22/7		
Zoning 地带	"Other Specified Uses" annotated "Trade Mart and Commercial Development" and area shown as 'Road' 「其他指定用途」注明「工业展览馆及商业发展」及显示为「道路」的地方		
Applied use/ development 申请用途/发展	Proposed Minor Relaxation of Building Height Restriction for Proposed Commercial and Trade Mart Redevelopment 拟议略为放宽建筑物高度限制作拟议商业及工业展览馆重建发展		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用 Including 包括 - Office 办公室 - Commercial/ Retail 商业/零售 - Trade Mart 工业展览馆	Not more than 不多於 164,872 About 约 132,437 About 约 21,150 Not less than 不少於 11,285	Not more than 不多於 7.4
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	3	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	Not more than 不多於 135	m 米
		Not more than 不多於 140	mPD 米(主水平基准上)
		<u>T1 & T3</u> Not more than 不多於 25	Storey(s) 层
		<u>T2</u> Not more than 不多於 23	Storey(s) 层
		2 1 4	Both Exclude 不包括 Basement 地库 Refuge Floor 防火层 Podium 平台
	Composite 综合用途	-	m 米
-		mPD 米(主水平基准上)	
-		Storey(s) 层	
Site coverage 上盖面积	Podium (Below 15m) 平台 (15 米以下): Not more than 不多於 65 % Tower (Above 15m) 大楼 (15 米以上): Not more than 不多於 30%		
No. of units 单位数目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		664
	Private Car Parking Spaces 私家车车位		604
	Motorcycle Parking Spaces 电单车车位		60
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		120
	Light Goods Vehicle Spaces 轻型货车车位		72
	Heavy Goods Vehicle Spaces 重型货车车位		41
Private Car/Taxi Lay-bys 私家车/的士停车处		7	

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Traffic Engineering Technical Note 交通工程技术说明</u>		
<u>Landscape Proposal 景观建议书</u>		
<u>Air Ventilation Assessment (Expert Evaluation) 空气流通评估(专家评估)</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

Executive Summary

The Applicant, International Trademart Company Limited, seeks approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for a Proposed Minor Relaxation of Building Height (BH) Restriction from 100mPD to 140mPD for a Proposed Commercial and Trade Mart Redevelopment at No.1 Trademart Drive, Kowloon Bay (“the Site”). The Site falls within an area zoned “Other Specified Uses” annotated “Trade Mart and Commercial Development” under the Draft Kai Tak Outline Zoning Plan (“the Draft OZP”) No. S/K22/7. According to the Statutory Notes of the Draft OZP, ‘Exhibition or Convention Hall’, ‘Office’, ‘Eating Place’, ‘Place of Entertainment’ and ‘Shop and Services’ are Column 1 uses and they are always permitted within the “OU” zone.

The proposed development consists of 2 nos. of linked office towers with 24 to 26 storeys and 1 no. of office tower with 26-storeys (all inclusive of 1 level of refuge floor). All 3 towers sit atop a 3 levels podium for trade mart and retail/commercial uses, 1 level of podium garden and 2 levels of basement. Not less than 11,285m² of the total gross floor area, in accordance with the lease and zoning requirements, will be dedicated for trade mart uses to allow for the display, exhibition of, and wholesale trade in manufactured goods or services. The proposed plot ratio and the total gross floor area of the proposed development will remain the same as per the existing development.

The Proposed Development is fully justified based on the following:

- The proposed development is in-line with the Government’s Policy in establishing Kowloon East as the Second CBD with the additional of high- quality Grade A office spaces;
- The proposed development fully complies with the Planning Intention of the “OU” annotated “Trade Mart and Commercial Development” zone;
- The proposed development has paid due consideration to its strategic harbourfront location and responded to the Harbour Planning Principles;
- The proposed development would complement the Kai Tak Development and Kowloon Bay Business Area to revitalise the East Kowloon Area by transforming the existing development into a modern and signature commercial/ office building;

- The proposed development with minor relaxation of BH has incorporated significant planning and design merits including:
 - Providing wide building separation (of not less than 30m between T1-2 and 3; and not less than 15m opening at the mid-level of T1 and 2);
 - Providing significant building setbacks from major elevated road / busy Highway with a comparatively smaller podium extent for provision of open plaza and outdoor area at grade level for the enjoyment of users and visitors;
 - Providing multi-level landscaped areas from G/F to 2/F and a podium garden on 3/F would not only offer an air-breathing spaces for the users; but would also enhance the penetration of prevailing winds through the development at lower levels;
 - Enhancing pedestrian connectivity with comfortable walking environment by providing a direct and continuous connection and linkage for pedestrians from Kai Tak City Centre to the waterfront area of the Kai Tak Development through the proposed development; and
 - Maximising greening provision and increasing permeability to enhance visual interest.

- The proposed development is in compliance with Sustainable Building Design Guidelines on building separation, building setback and site coverage of greenery under PNAP APP152- Sustainable Building Design Guidelines;

- The proposed development is considered to be compatible with the surrounding stepped building height profile with a building height of 140mPD and complies with the relevant criteria for consideration of minor relaxation of BH Restriction; and

- Technical Assessments including Traffic, VIA and AVA (EE) have demonstrated that the proposed development with minor relaxation of BH to be technically feasible with no insurmountable impacts.

In light of justifications given throughout the planning statement, we sincerely request the TPB to give favourable consideration to this Application.

行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書是代表申請人 International Trademart Company Limited (下稱「申請人」)根據城市規劃條例第 16 條，向城市規劃委員會(下稱「城規會」)申請准許位於九龍灣展貿徑 1 號(下稱「申請地點」)的擬議商業及工業展覽重建發展項目，並略為放寬其建築物高度限制由主水平基準以上 100 米到主水平基準以上 140 米。申請地點位於啟德分區計劃大綱草圖編號 S/K22/7(下稱「草圖」)上被劃為「其他指定用途」註明「工業展覽館及商業發展」用途。

擬議發展包括二幢相連分別為二十四至二十六層高辦公樓組成和一幢二十六層高辦公樓(全部包括一層避難層)。三幢商業大廈並在三層平台層作為工業展覽及商業零售、一層平台花園及二層地下層為停車場及機電設施之上。根據申請地點的地契，與展覽／與貿易有關用途的總樓面面積須不少於 11 285 平方米。擬議發展的地積比率和總樓面面積將保持為現有發展。




擬議發展計劃主要理據如下：

- 擬議發展計劃符合政府政策把九龍東轉型為第二個富吸引力的核心商業區，並增加甲級辦公室的總樓面面積；
- 擬議發展完全符合現時「其他指定用途」註明「工業展覽館及商業發展」地帶的規劃意向及兼容周圍土地用途，並保留與展覽／與貿易有關用途；
- 擬議發展計充分考慮了其海濱用地位置，並參照海港規劃原則及指引；
- 擬議發展能夠配合啟德發展計劃和九龍灣商貿區及活化整個九龍，並將現有發展打造成一座現代化的標誌性商業/辦公樓；
- 擬議略為放寬建築物高度限制發展計劃有各種的規劃及設計優點包括：
 - 提供寬闊的樓宇間距（在 1-2 座與 3 座提供不小於 30 米樓宇間距和在 1 座與 2 座提供不小於 15 米的中層開口）；
 - 擬議發展採納相對較小的平台層，並能夠沿主要高架道路提供顯著的樓宇後移，使在地面能釋放更多空間以作露天廣場，供用家及遊人享用；
 - 擬議發展提供由地下至二樓多層園景區及三樓的平台花園，不僅為用戶提供空曠的空間和改善擬議發展低層的空气流通度；
 - 擬建發展能為行人從啟德市中心至啟德發展區海濱地區提供直接和持續的連接和聯繫，並提供舒適的步行環境加強行人連通性；及
 - 以最大限度地提供綠化和增加通透性。

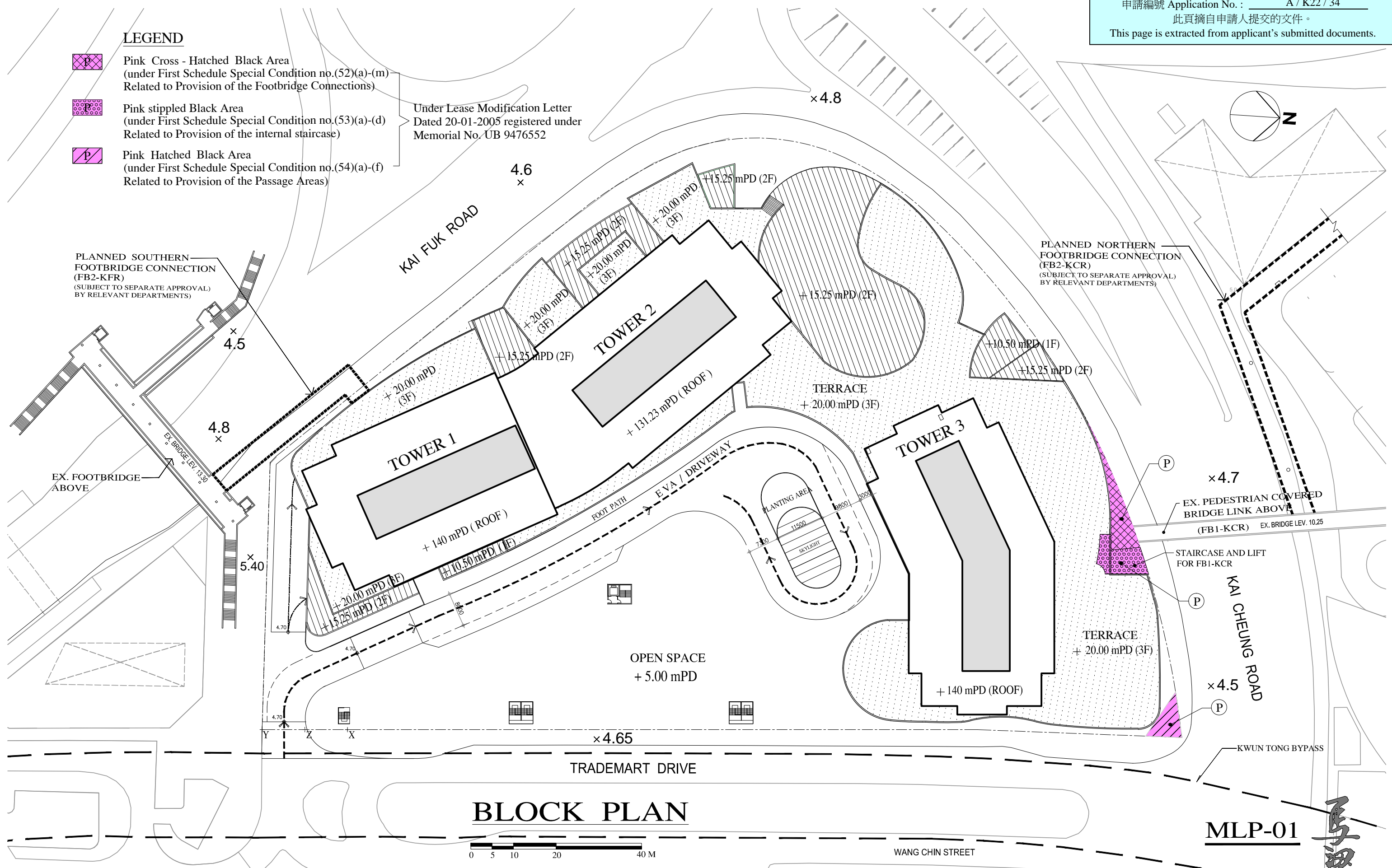
- 擬議發展遵守「可持續建築設計指引」中有關樓宇分隔、樓宇後移及綠化覆蓋率的準則;
- 擬議略為放寬建築物高度限制至主水平基準以上 140 米，能與周邊建築羣和諧協調並符合可略為放寬建築物高度限制的條款；和
- 已進行了各種技術評估，結果均證明該擬議發展將不會帶來無法克服/不可接受的視覺、景觀、交通、與空氣流通的影響。

基於以上各項規劃理據，申請人懇切希望是次的規劃申請能獲城規會支持。

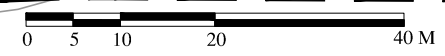
LEGEND

-  Pink Cross - Hatched Black Area
(under First Schedule Special Condition no.(52)(a)-(m)
Related to Provision of the Footbridge Connections)
-  Pink stippled Black Area
(under First Schedule Special Condition no.(53)(a)-(d)
Related to Provision of the internal staircase)
-  Pink Hatched Black Area
(under First Schedule Special Condition no.(54)(a)-(f)
Related to Provision of the Passage Areas)

Under Lease Modification Letter
 Dated 20-01-2005 registered under
 Memorial No. UB 9476552

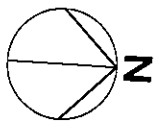


BLOCK PLAN



MLP-01



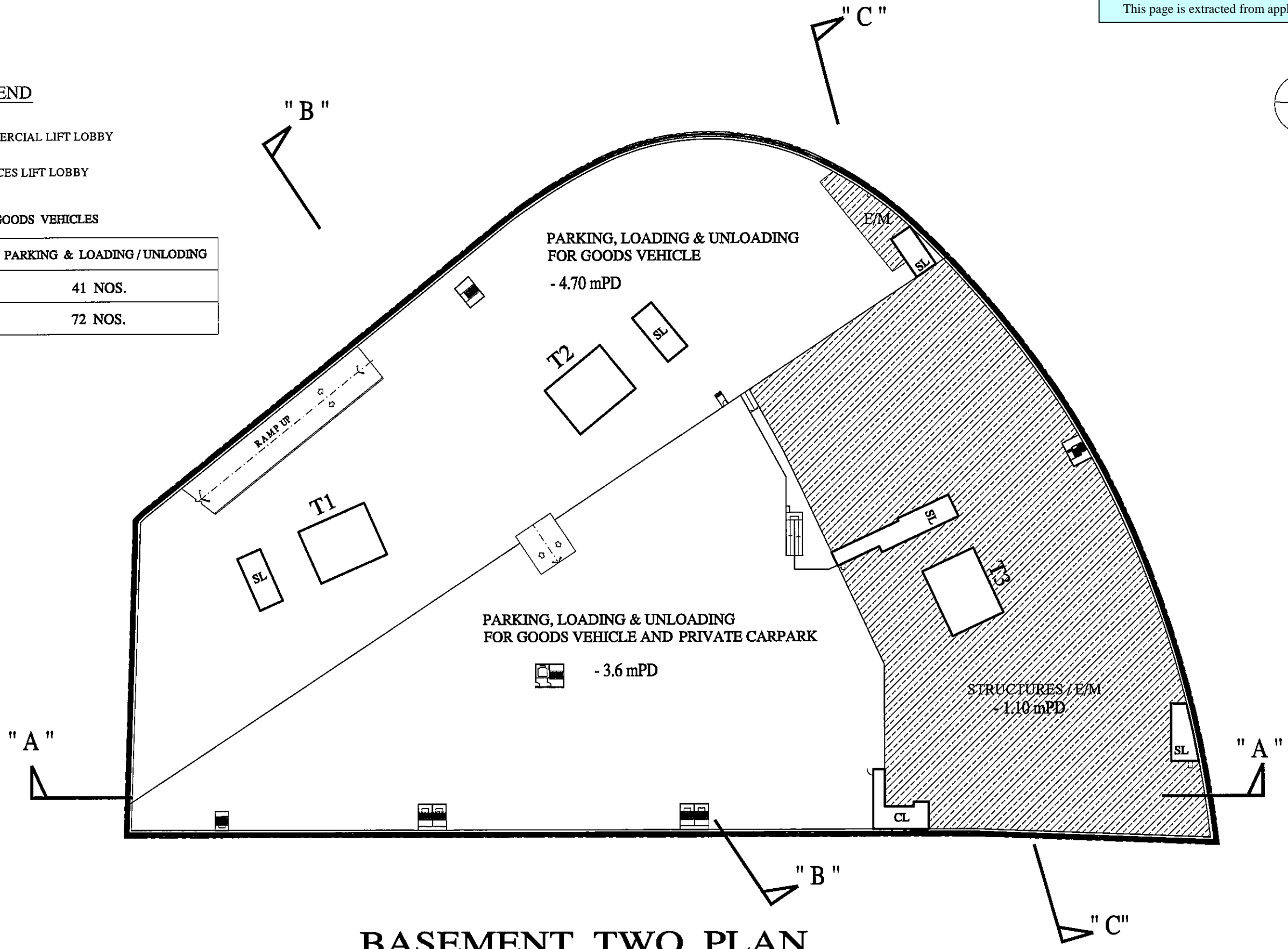


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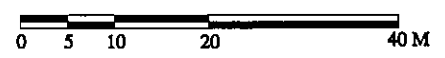
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- SL SERVICES LIFT LOBBY

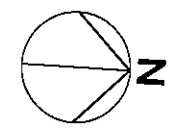
PROVISION OF GOODS VEHICLES

	PARKING & LOADING / UNLOADING
HGV	41 NOS.
LGV	72 NOS.



BASEMENT TWO PLAN



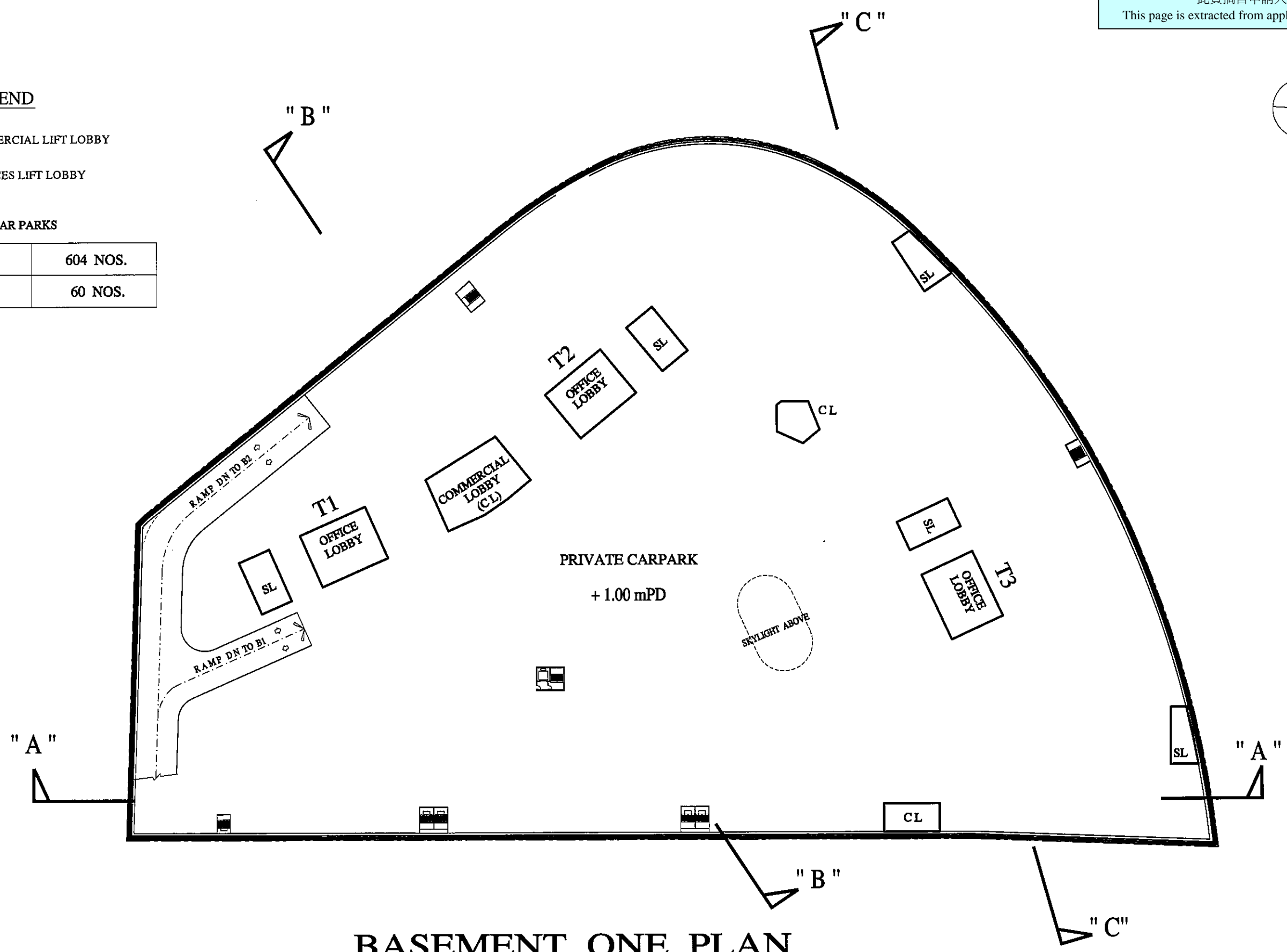


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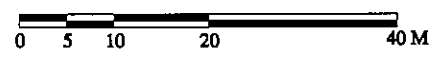
- CL COMMERCIAL LIFT LOBBY
- SL SERVICES LIFT LOBBY

PROVISION OF CAR PARKS

PRIVATE CAR	604 NOS.
MOTOR CYCLE	60 NOS.



BASEMENT ONE PLAN








MLP-03



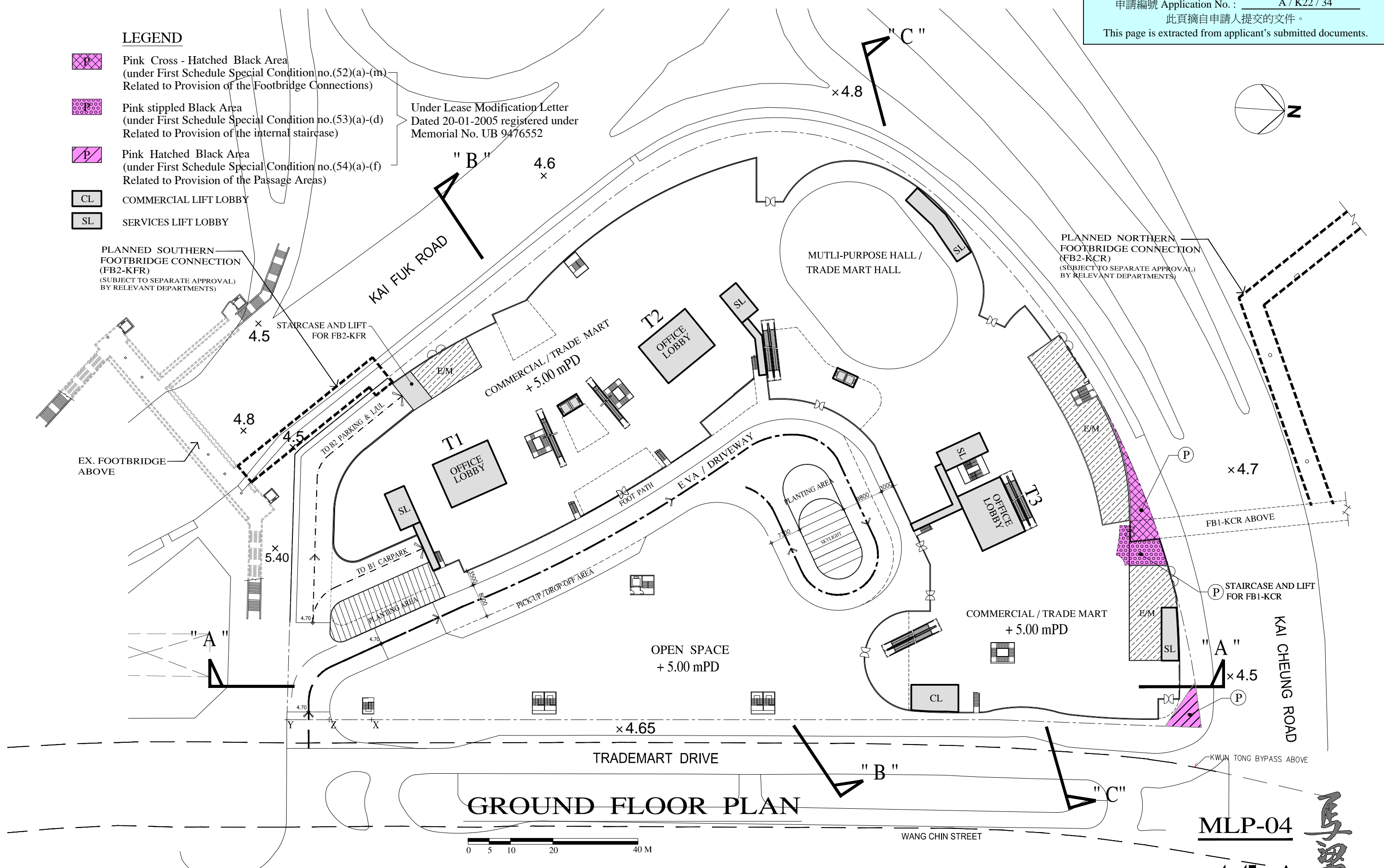
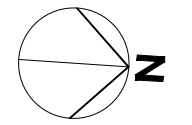
29 DEC 2021



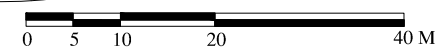
LEGEND

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Related to Provision of the Passage Areas)
-  COMMERCIAL LIFT LOBBY
-  SERVICES LIFT LOBBY

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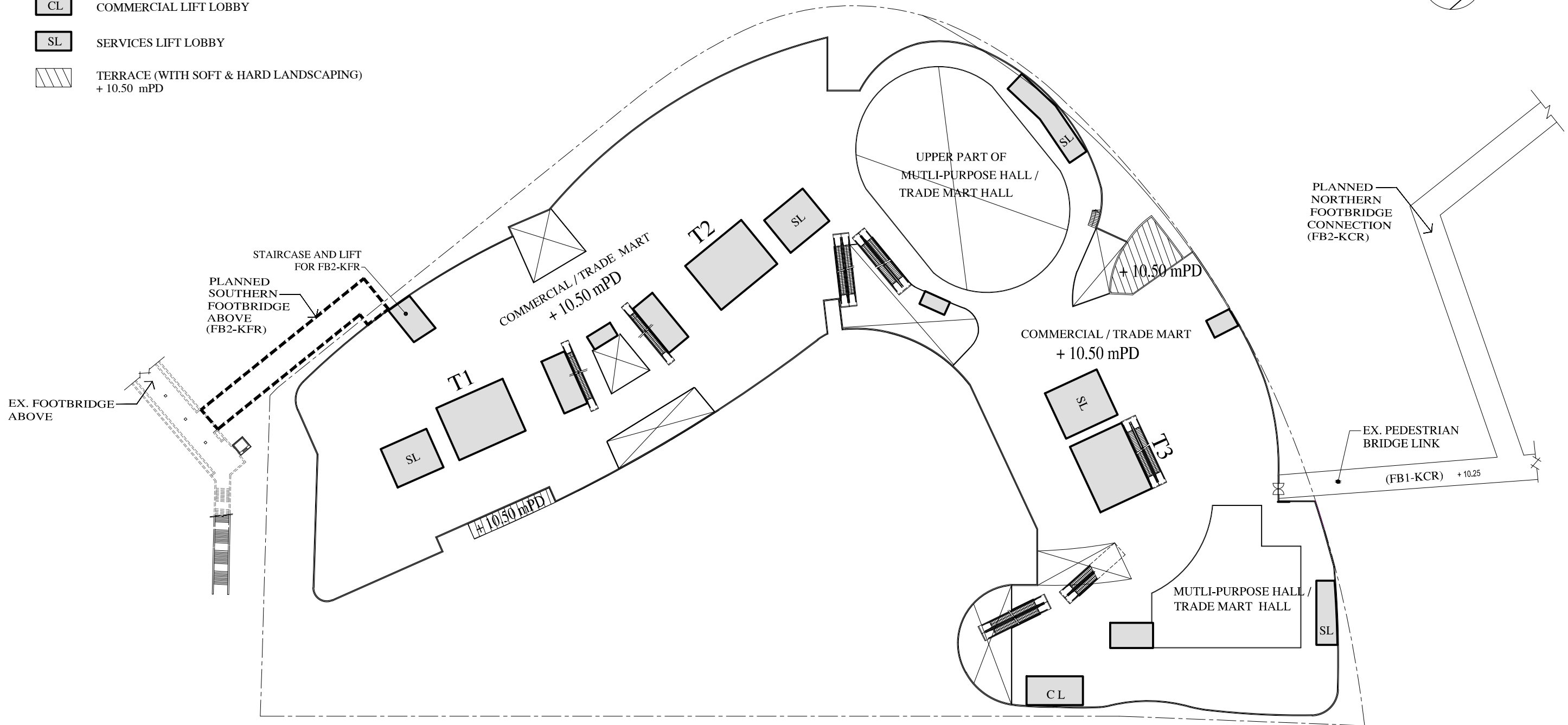
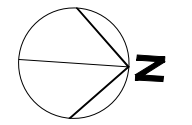
GROUND FLOOR PLAN



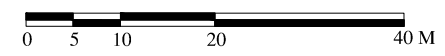
MLP-04

LEGEND

- CL COMMERCIAL LIFT LOBBY
- SL SERVICES LIFT LOBBY
- TERRACE (WITH SOFT & HARD LANDSCAPING)
+ 10.50 mPD



FIRST FLOOR PLAN

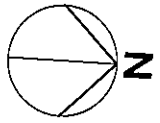


MLP-05



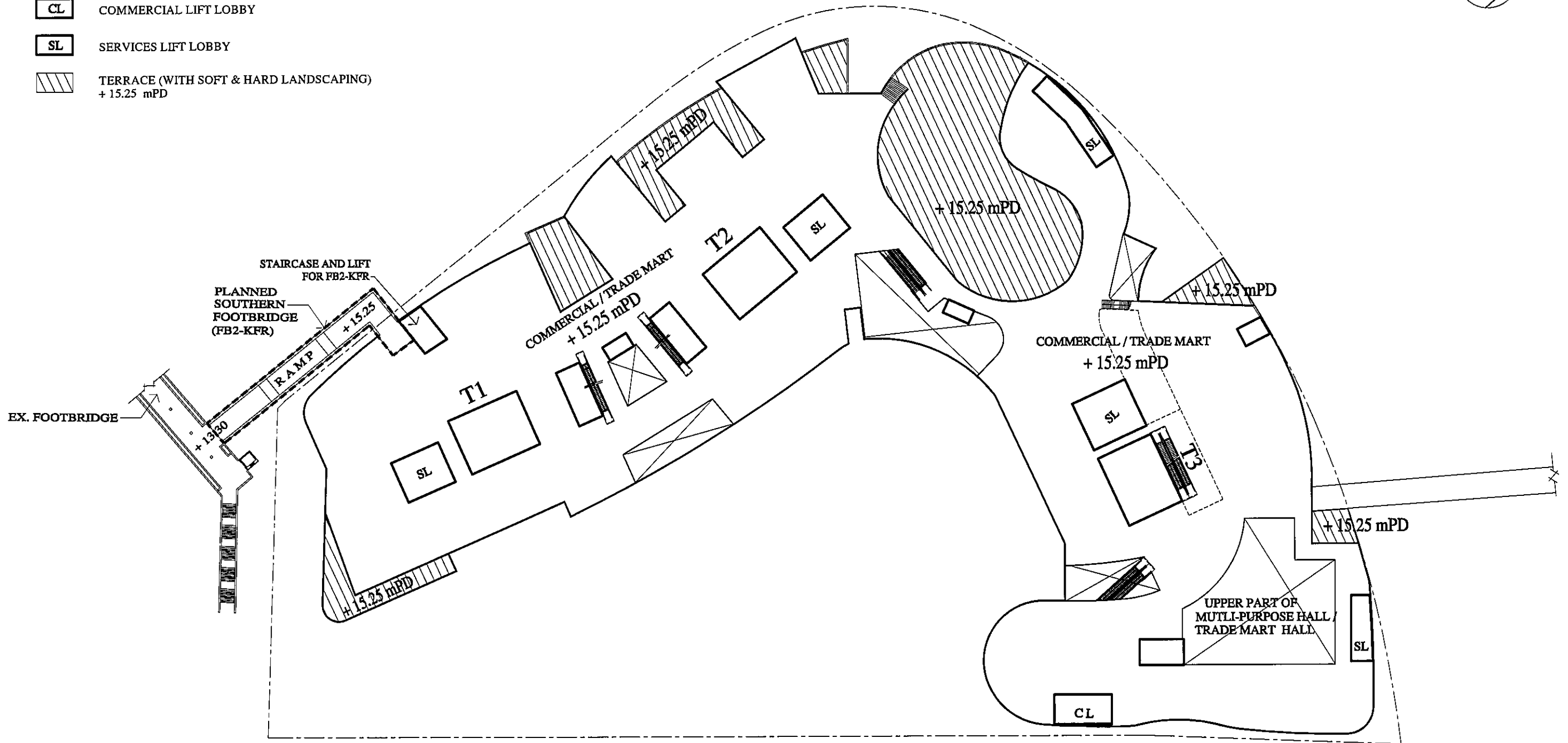
ARCHITECTS (HK) LTD
 馬梁建築師事務所(香港)有限公司

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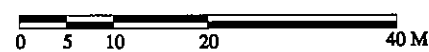


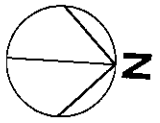
LEGEND

- CL COMMERCIAL LIFT LOBBY
- SL SERVICES LIFT LOBBY
- TERRACE (WITH SOFT & HARD LANDSCAPING)
+ 15.25 mPD



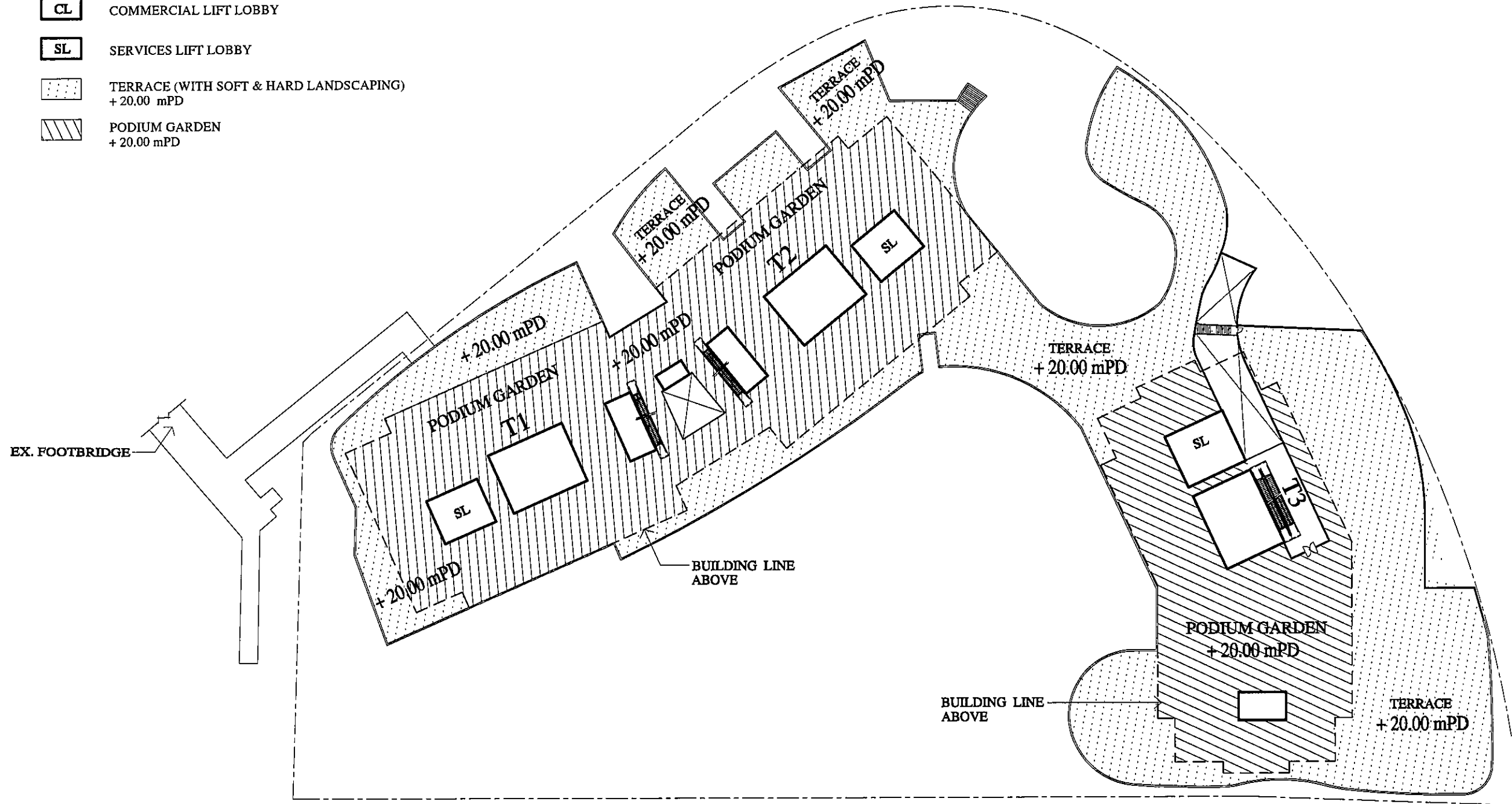
SECOND FLOOR PLAN



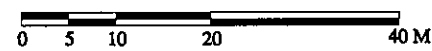


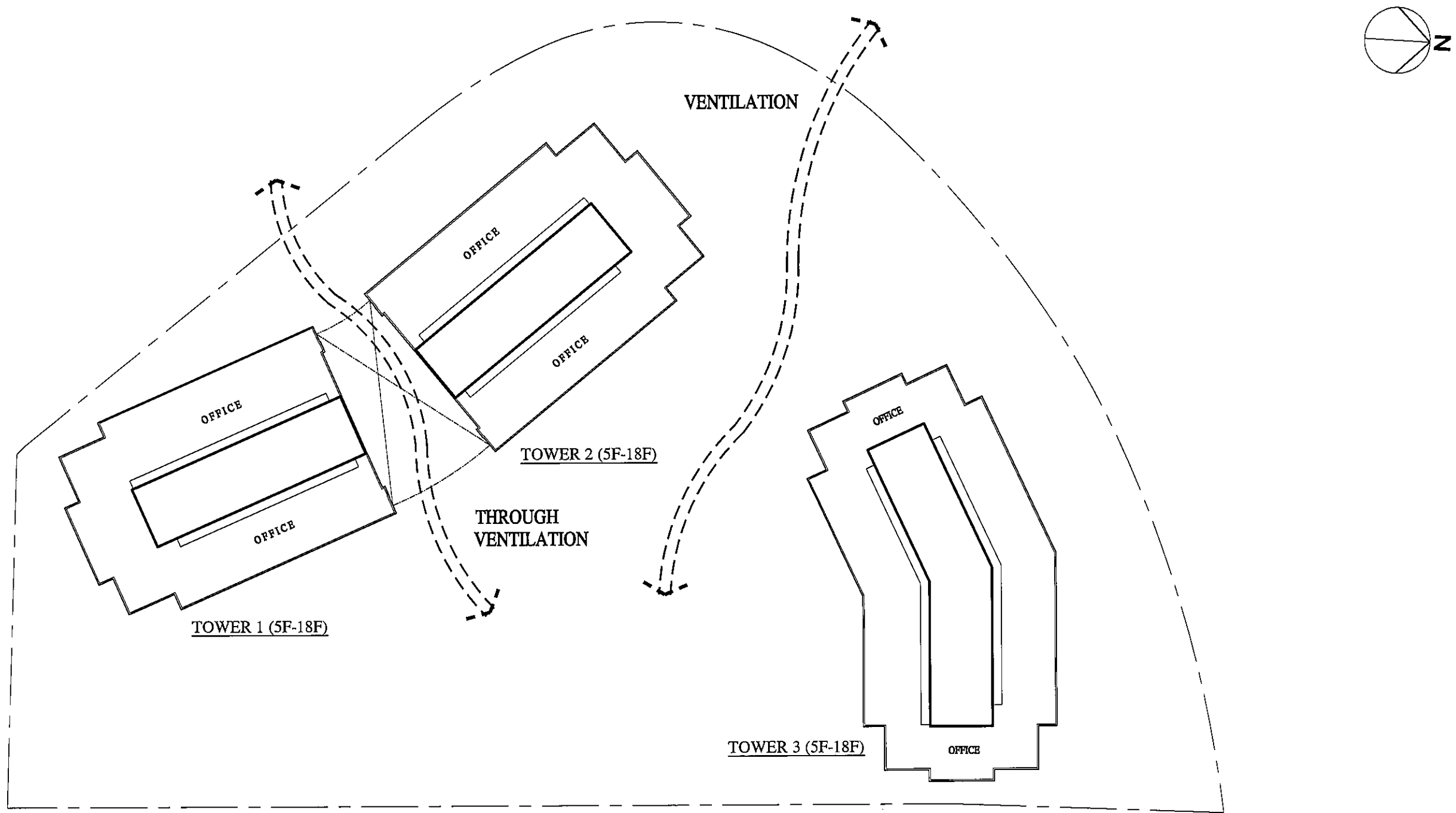
LEGEND

- CL COMMERCIAL LIFT LOBBY
- SL SERVICES LIFT LOBBY
- TERRACE (WITH SOFT & HARD LANDSCAPING)
+ 20.00 mPD
- PODIUM GARDEN
+ 20.00 mPD



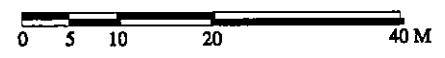
THIRD FLOOR PLAN





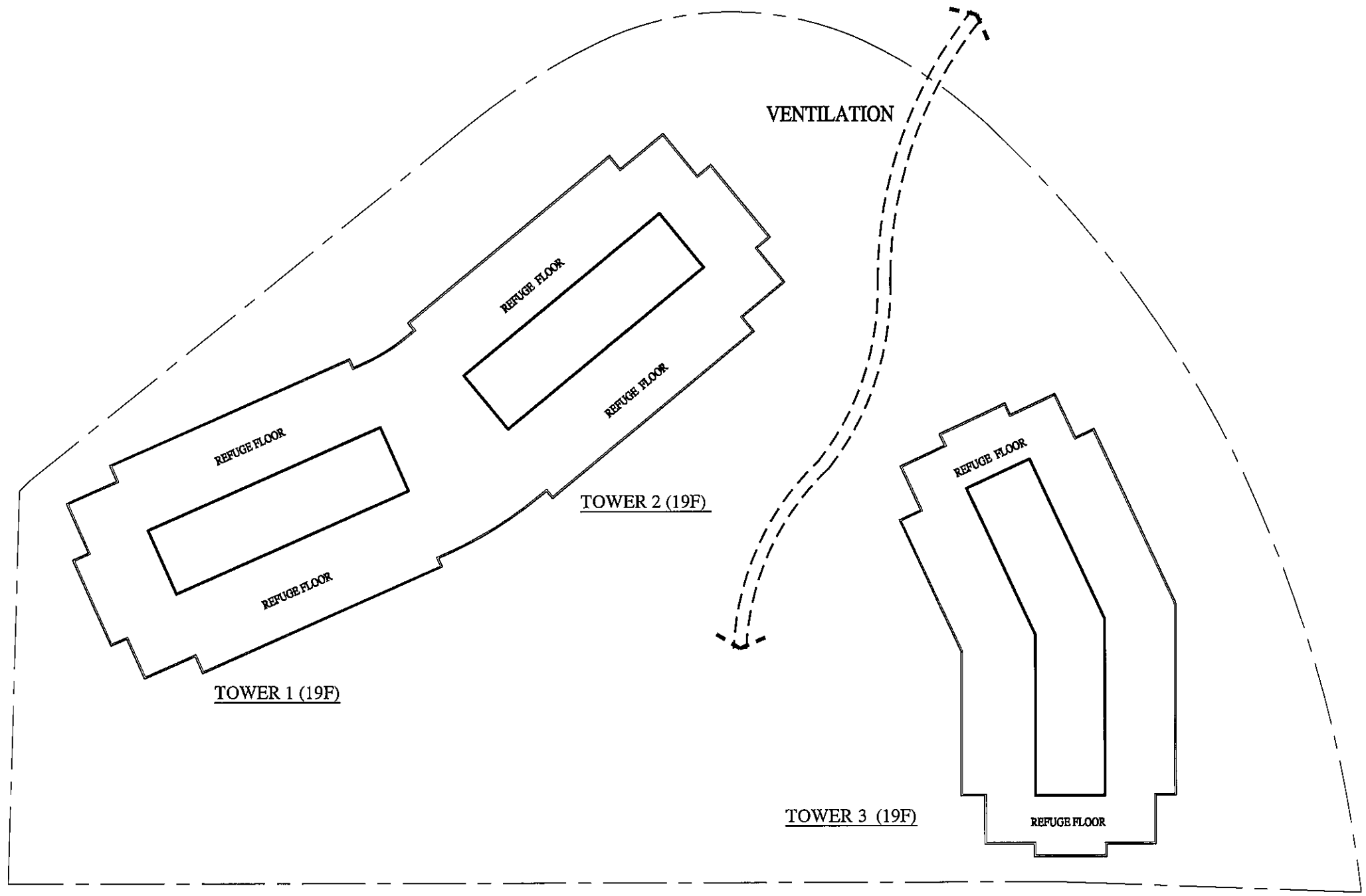
TYPICAL OFFICE FLOOR PLAN (LOW ZONE 12 STOREYS)

* FLOOR NOS. 4/F, 13/F, & 14/F OMITTED

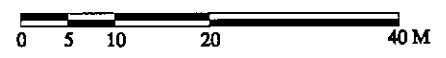


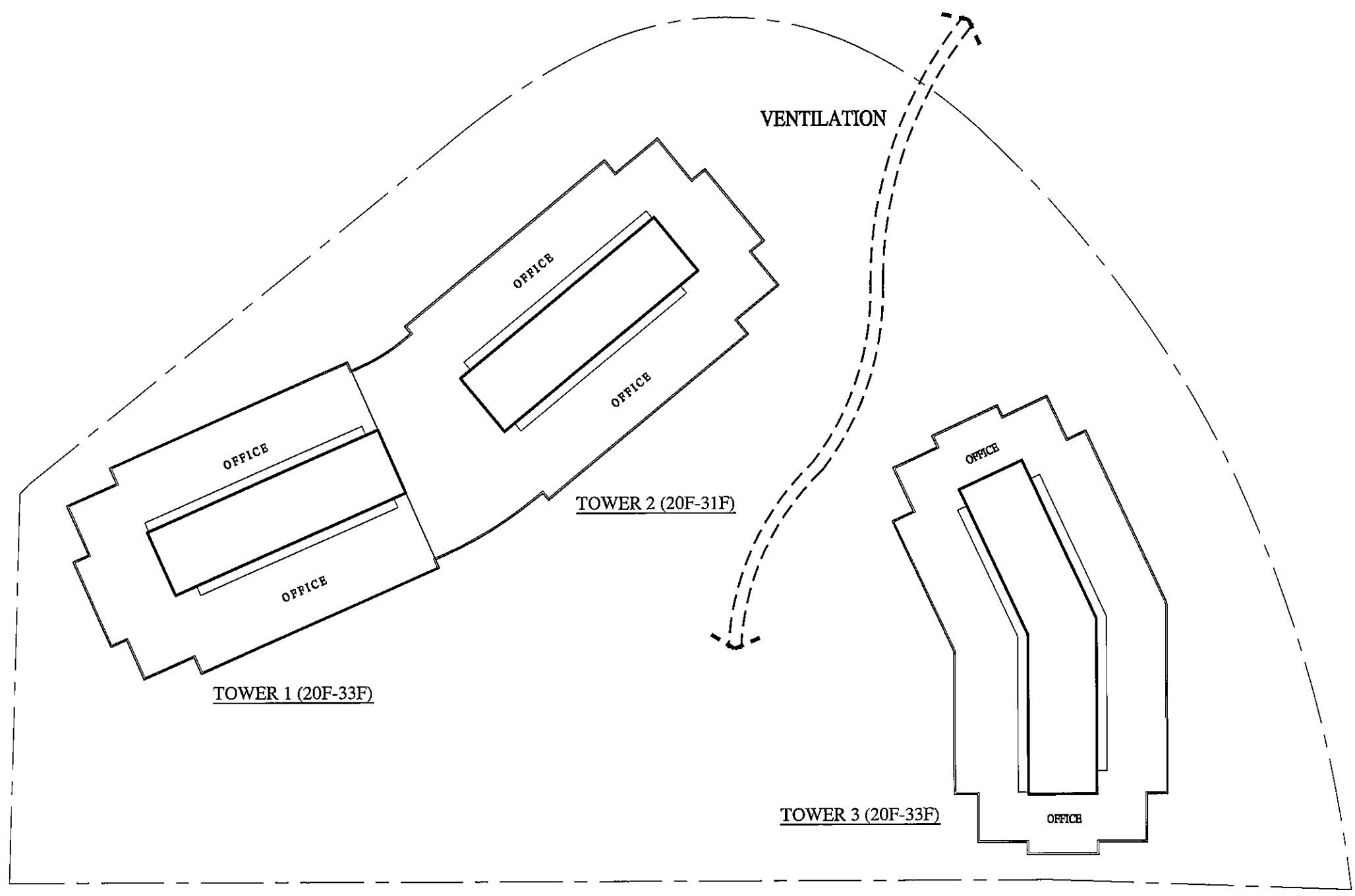
MLP-08

MLA
 ARCHITECTS (HK) LTD
 馬梁建築師事務所(香港)有限公司
 29 DEC 2021



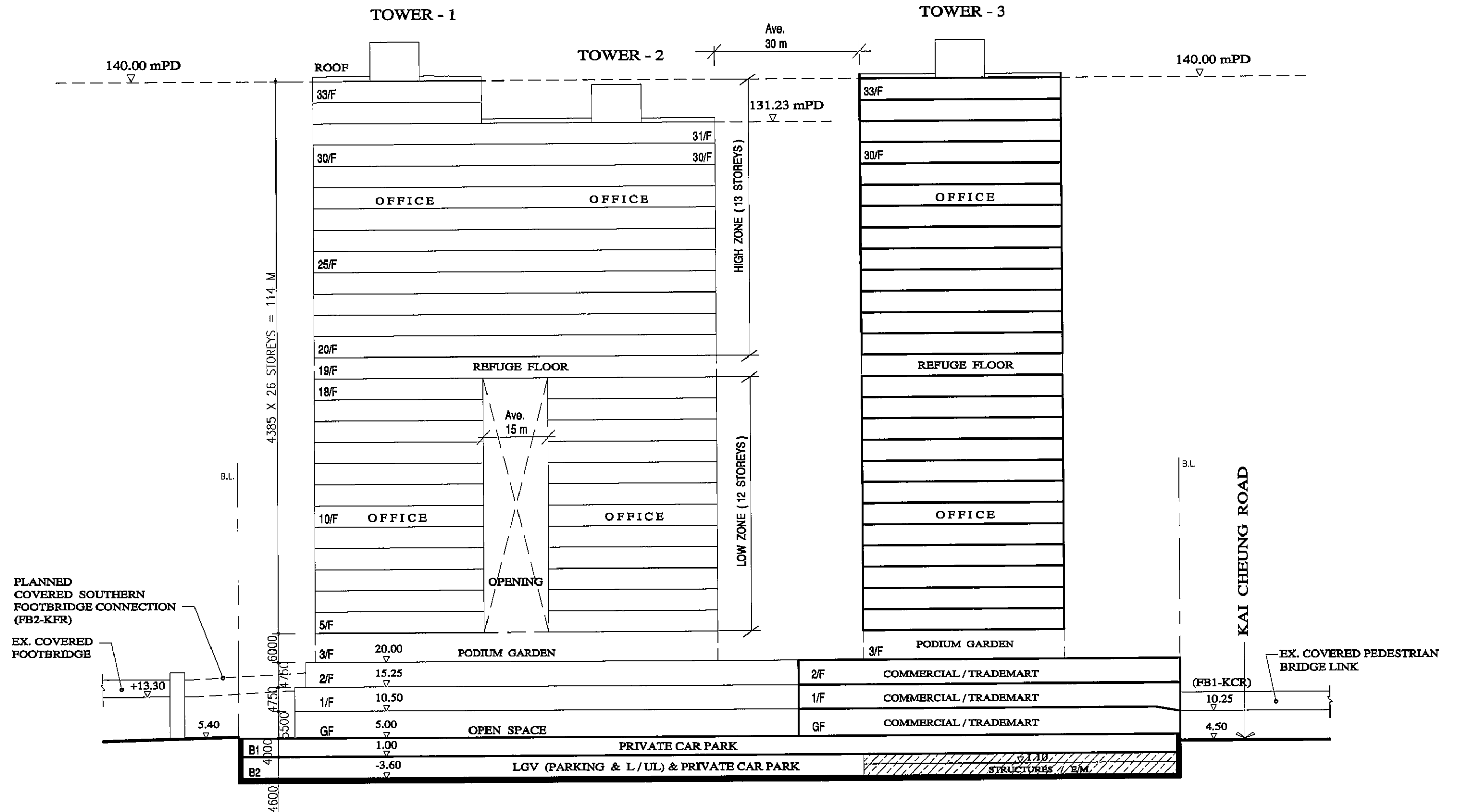
REFUGE FLOOR PLAN



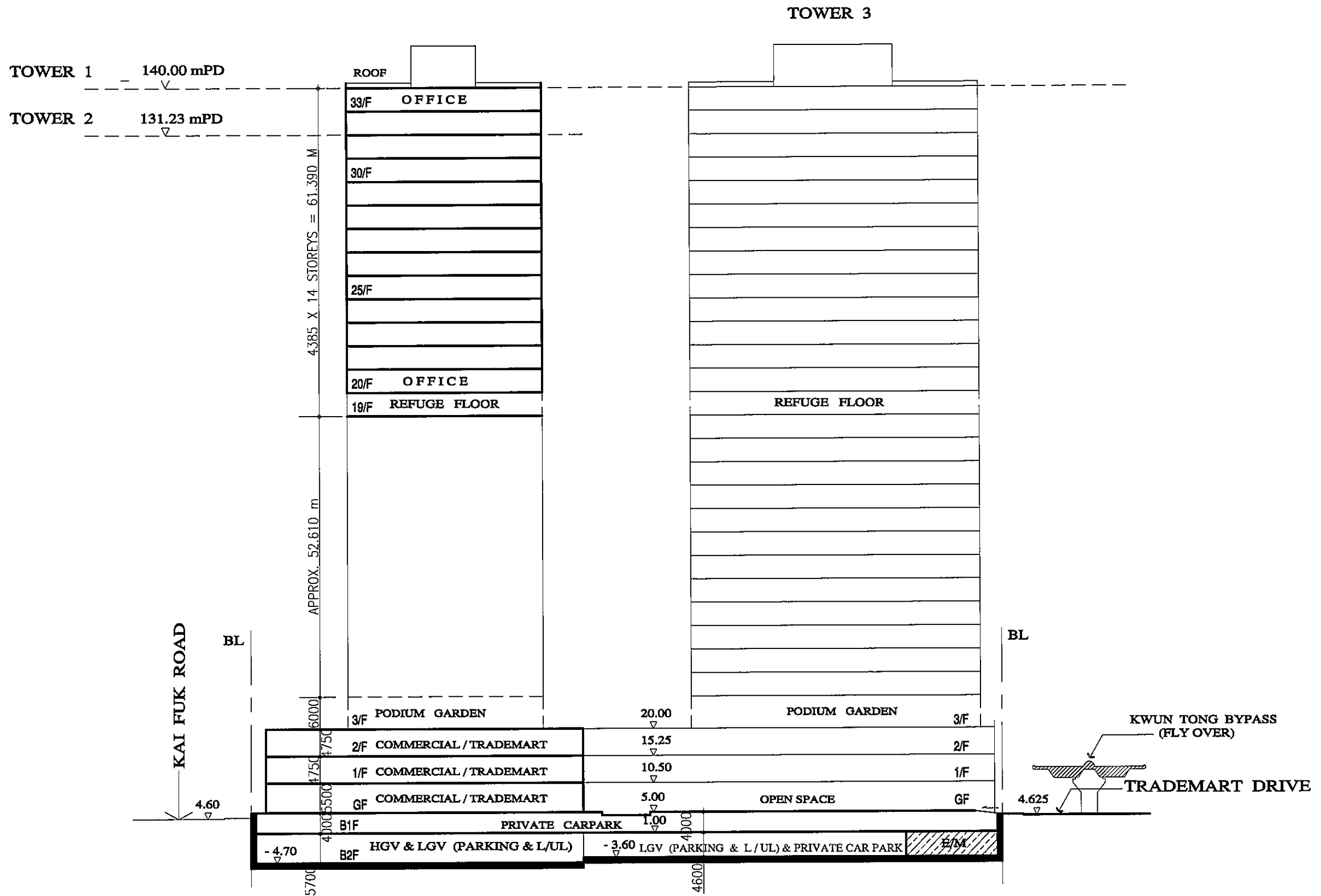


TYPICAL OFFICE FLOOR PLAN (HIGH ZONE 13 STOREYS)

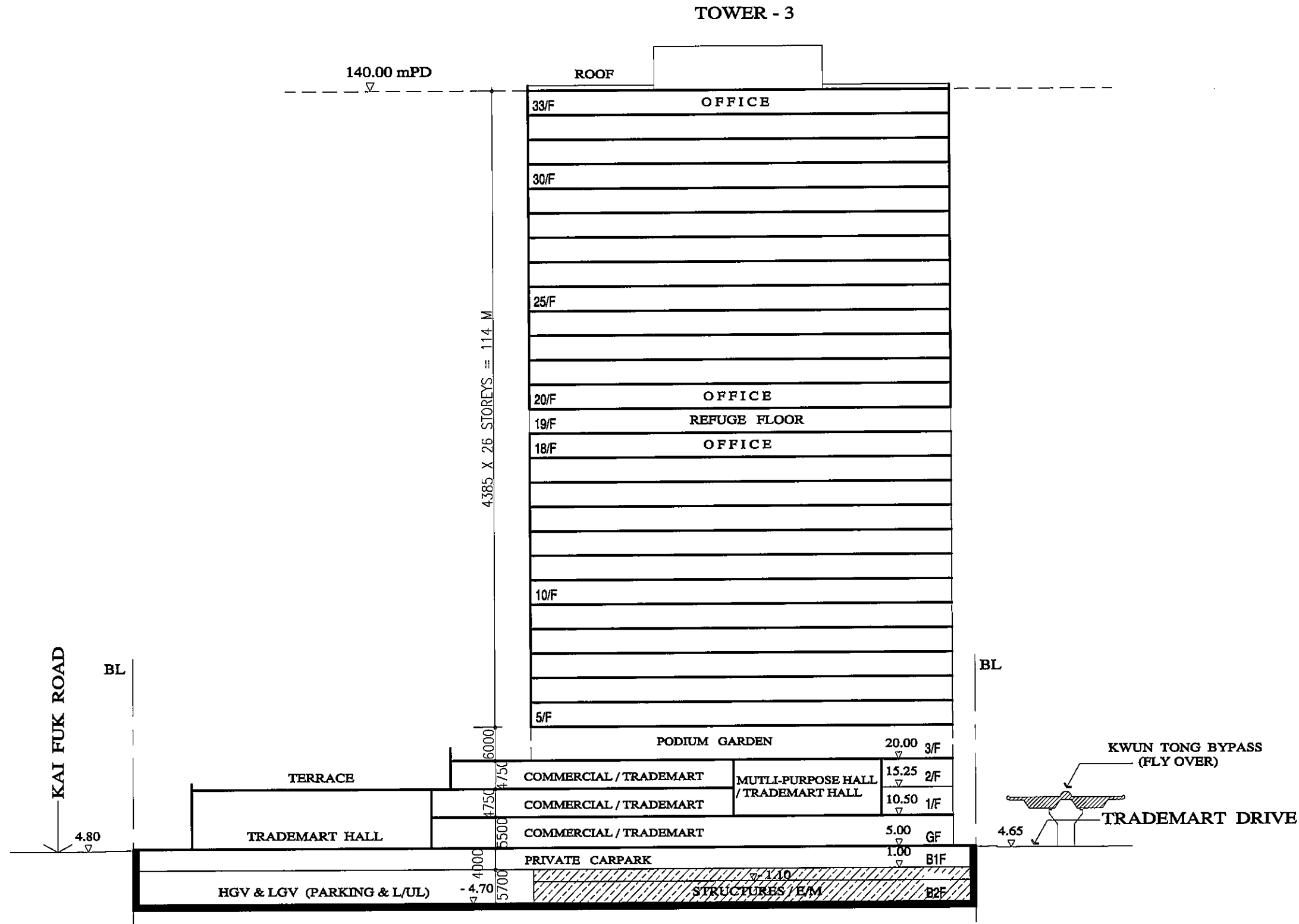
* FLOOR NO. 24F OMITTED
0 5 10 20 40 M



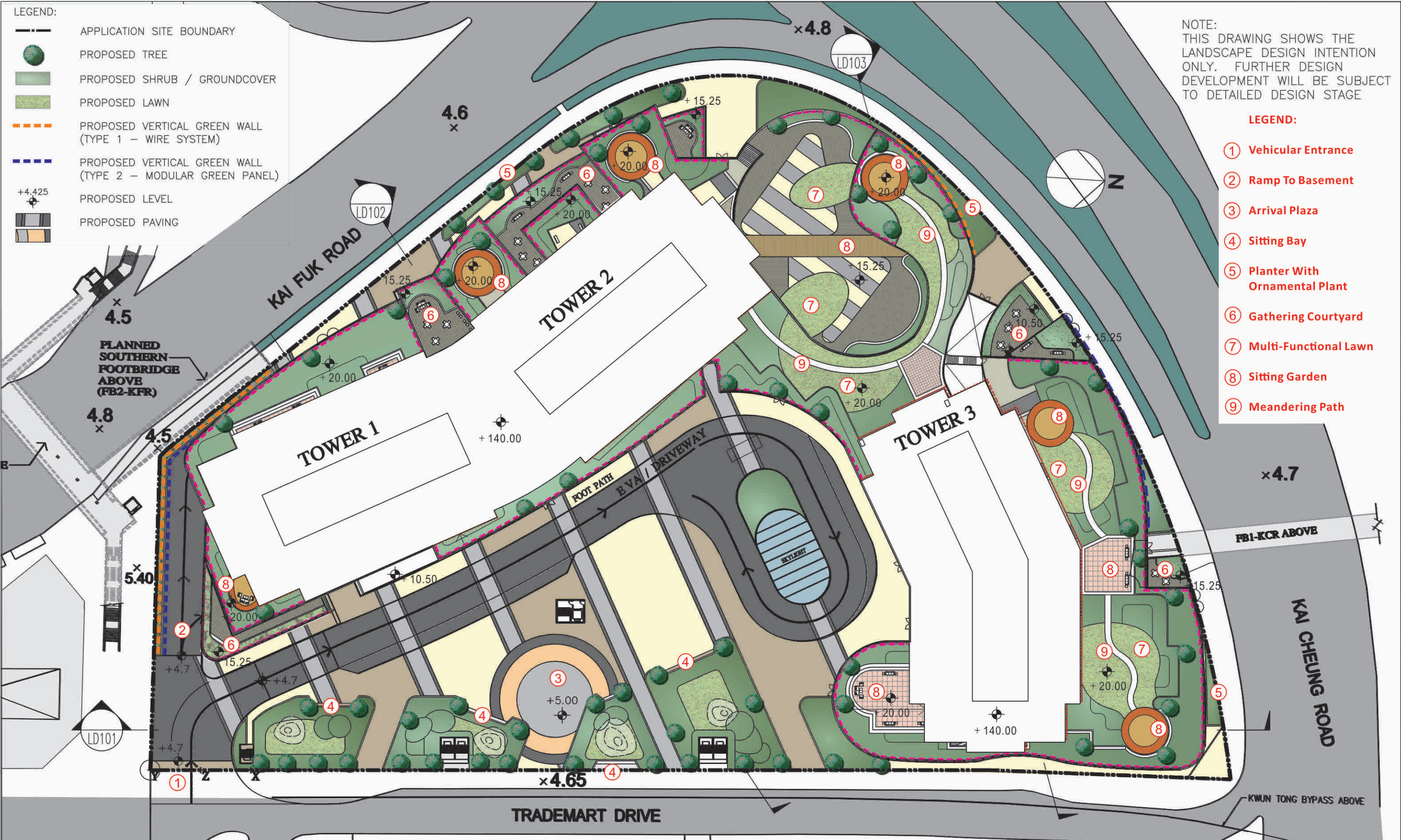
SECTION A - A
 * FLOOR NOS. 4F,13F,14,F & 24F OMITTED



SECTION B - B
 *FLOOR NOS. 4F,13F,14,F & 24F OMITTED



SECTION C - C
 * FLOOR NOS. 4F,13F,14,F & 24F OMITTED



NOTE:
THIS DRAWING SHOWS THE
LANDSCAPE DESIGN INTENTION
ONLY. FURTHER DESIGN
DEVELOPMENT WILL BE SUBJECT
TO DETAILED DESIGN STAGE

- LEGEND:**
- ① Vehicular Entrance
 - ② Ramp To Basement
 - ③ Arrival Plaza
 - ④ Sitting Bay
 - ⑤ Planter With Ornamental Plant
 - ⑥ Gathering Courtyard
 - ⑦ Multi-Functional Lawn
 - ⑧ Sitting Garden
 - ⑨ Meandering Path

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖畫比例		COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR A PROPOSED COMMERCIAL REDEVELOPMENT WITH TRADE MART AT NO.1 TRADEMART DRIVE, KOWLOON BAY	SCALE 比例 1:700	DESIGNED 設計 TEL
						DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN - OVERALL VIEW	DATE 日期 OCT 2021	DRAWN 繪圖 CAD
							REVISION 校訂 -	CHECKED 審核 TEL
							DRAWING NUMBER 圖號 LMP00	APPROVED 審批 TEL
申請編號 Application No. : A / K22 / 34 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.						LANDES LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計及建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號信得商業大廈17樓A座 TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 傳真:(八五二) 二八六八 二二零三		

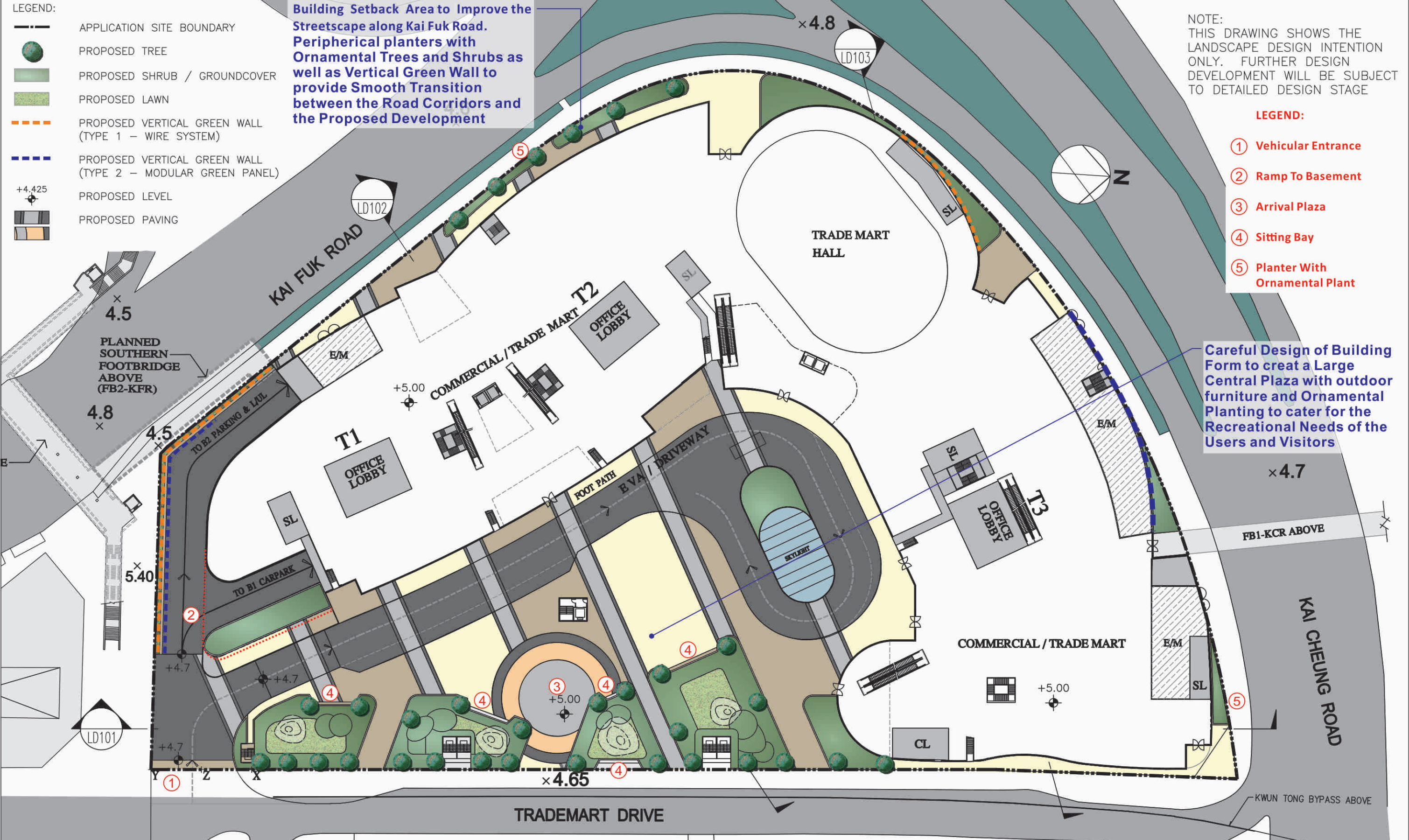
Lan Des

Building Setback Area to Improve the Streetscape along Kai Fuk Road. Peripheral planters with Ornamental Trees and Shrubs as well as Vertical Green Wall to provide Smooth Transition between the Road Corridors and the Proposed Development

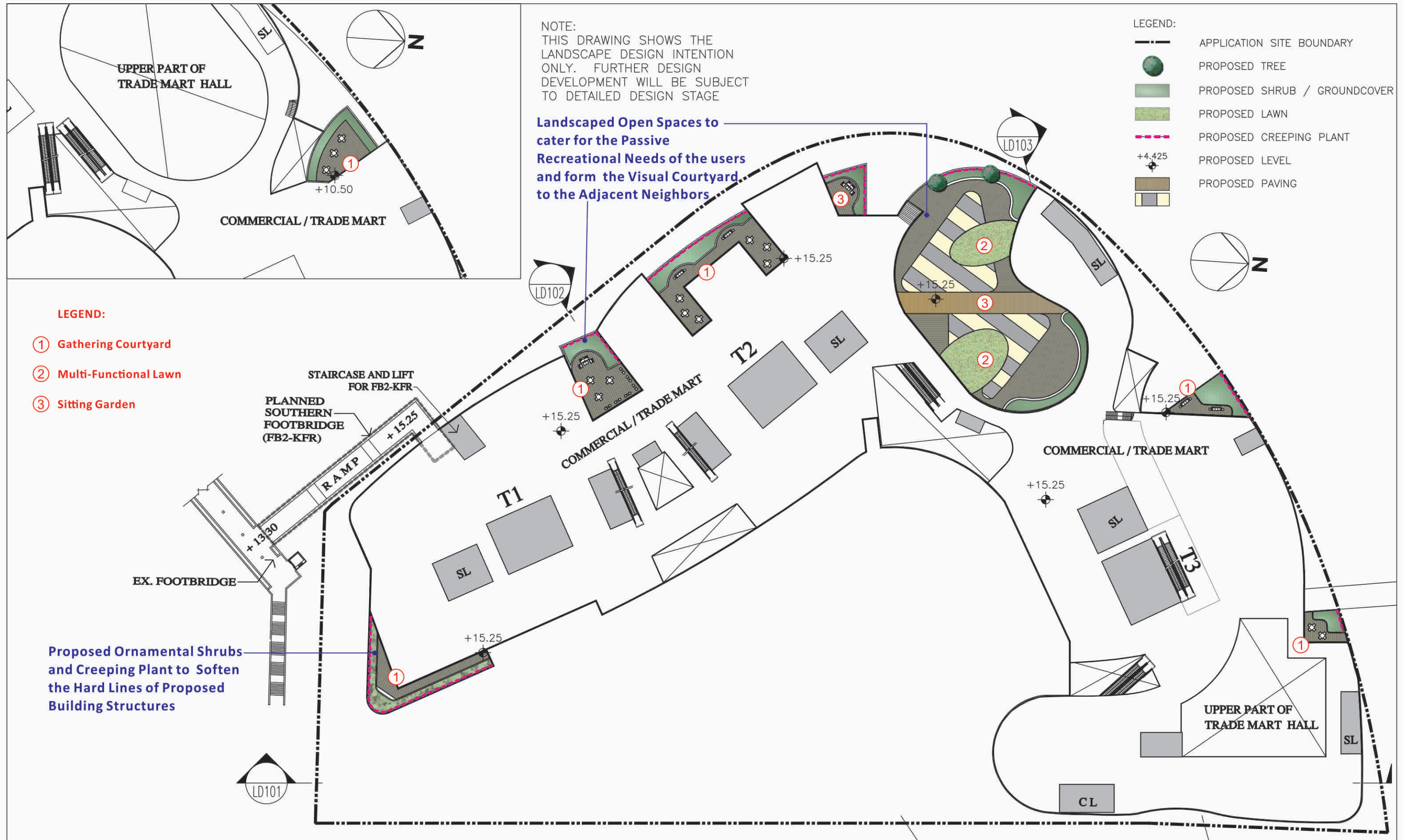
NOTE: THIS DRAWING SHOWS THE LANDSCAPE DESIGN INTENTION ONLY. FURTHER DESIGN DEVELOPMENT WILL BE SUBJECT TO DETAILED DESIGN STAGE

- LEGEND:**
- APPLICATION SITE BOUNDARY
 - PROPOSED TREE
 - PROPOSED SHRUB / GROUNDCOVER
 - PROPOSED LAWN
 - - - PROPOSED VERTICAL GREEN WALL (TYPE 1 - WIRE SYSTEM)
 - - - PROPOSED VERTICAL GREEN WALL (TYPE 2 - MODULAR GREEN PANEL)
 - +4.425 PROPOSED LEVEL
 - PROPOSED PAVING

- LEGEND:**
- ① Vehicular Entrance
 - ② Ramp To Basement
 - ③ Arrival Plaza
 - ④ Sitting Bay
 - ⑤ Planter With Ornamental Plant



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例		COPYRIGHT RESERVED 保留版權	
	<p>申請編號 Application No. : <u> A / K22 / 34 </u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.</p>					<p>PROJECT 工程項目 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR A PROPOSED COMMERCIAL REDEVELOPMENT WITH TRADE MART AT NO.1 TRADEMART DRIVE, KOWLOON BAY</p> <p>DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN - G/F</p>	<p>SCALE 比例 1:700</p> <p>DATE 日期 OCT 2021</p> <p>REVISION 校訂 -</p> <p>DRAWING NUMBER 圖號 LMP01</p>	<p>DESIGNED 設計 TEL</p> <p>DRAWN 繪圖 CAD</p> <p>CHECKED 審核 TEL</p> <p>APPROVED 審批 TEL</p>	<p>Lan Des</p>
						<p>LANDS LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計及設計、景觀建築 FLAT A, 17/F, SHUN PONG COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔區禧街5-11號怡和商業大廈17樓A座 TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 傳真:(八五二) 二八六八 二二三</p>	<p>CAD FILENAME : C2135-LMP01</p>		



NOTE:
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LANDSCAPE DESIGN INTENTION
ONLY. FURTHER DESIGN
DEVELOPMENT WILL BE SUBJECT
TO DETAILED DESIGN STAGE

**Landscaped Open Spaces to
cater for the Passive
Recreational Needs of the users
and form the Visual Courtyard
to the Adjacent Neighbors**

- LEGEND:**
- ① Gathering Courtyard
 - ② Multi-Functional Lawn
 - ③ Sitting Garden

- LEGEND:**
- APPLICATION SITE BOUNDARY
 - PROPOSED TREE
 - PROPOSED SHRUB / GROUNDCOVER
 - PROPOSED LAWN
 - PROPOSED CREEPING PLANT
 - +4.425 PROPOSED LEVEL
 - PROPOSED PAVING

**Proposed Ornamental Shrubs
and Creeping Plant to Soften
the Hard Lines of Proposed
Building Structures**

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖畫比例		COPYRIGHT RESERVED 保留版權	
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						<p>LANDIS LIMITED 景聯設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計及設計、景觀規劃 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔禧街5-11號信得商業大廈17樓A座 TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 傳真:(八五二) 二八六八 二二二三</p>		<p>CAD FILENAME : C2135-LMP02</p>	

LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED TREE
-  PROPOSED SHRUB / GROUNDCOVER
-  PROPOSED LAWN
-  PROPOSED CREEPING PLANT
-  PROPOSED LEVEL
-  PROPOSED PAVING

NOTE:
THIS DRAWING SHOWS THE
LANDSCAPE DESIGN INTENTION
ONLY. FURTHER DESIGN
DEVELOPMENT WILL BE SUBJECT
TO DETAILED DESIGN STAGE

LEGEND:

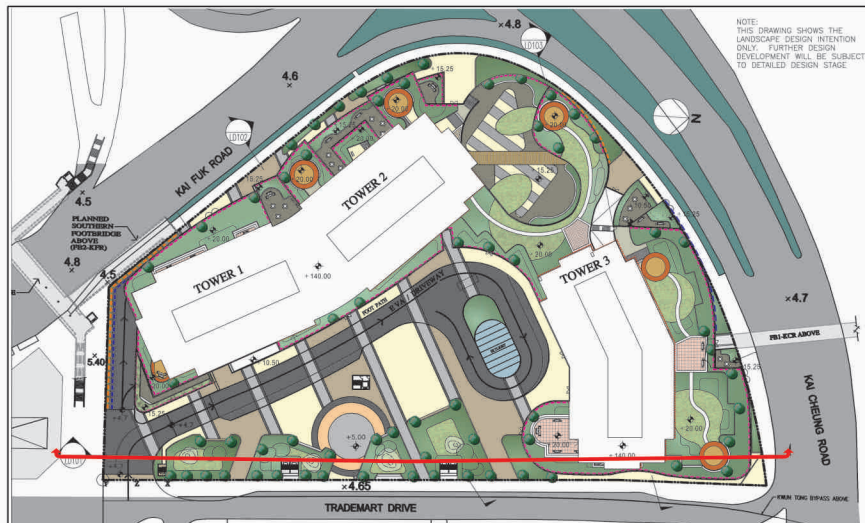
- ① **Sitting Garden**
- ② **Meandering Path**
- ③ **Multi-Functional Lawn**
- ④ **Seat Bench**



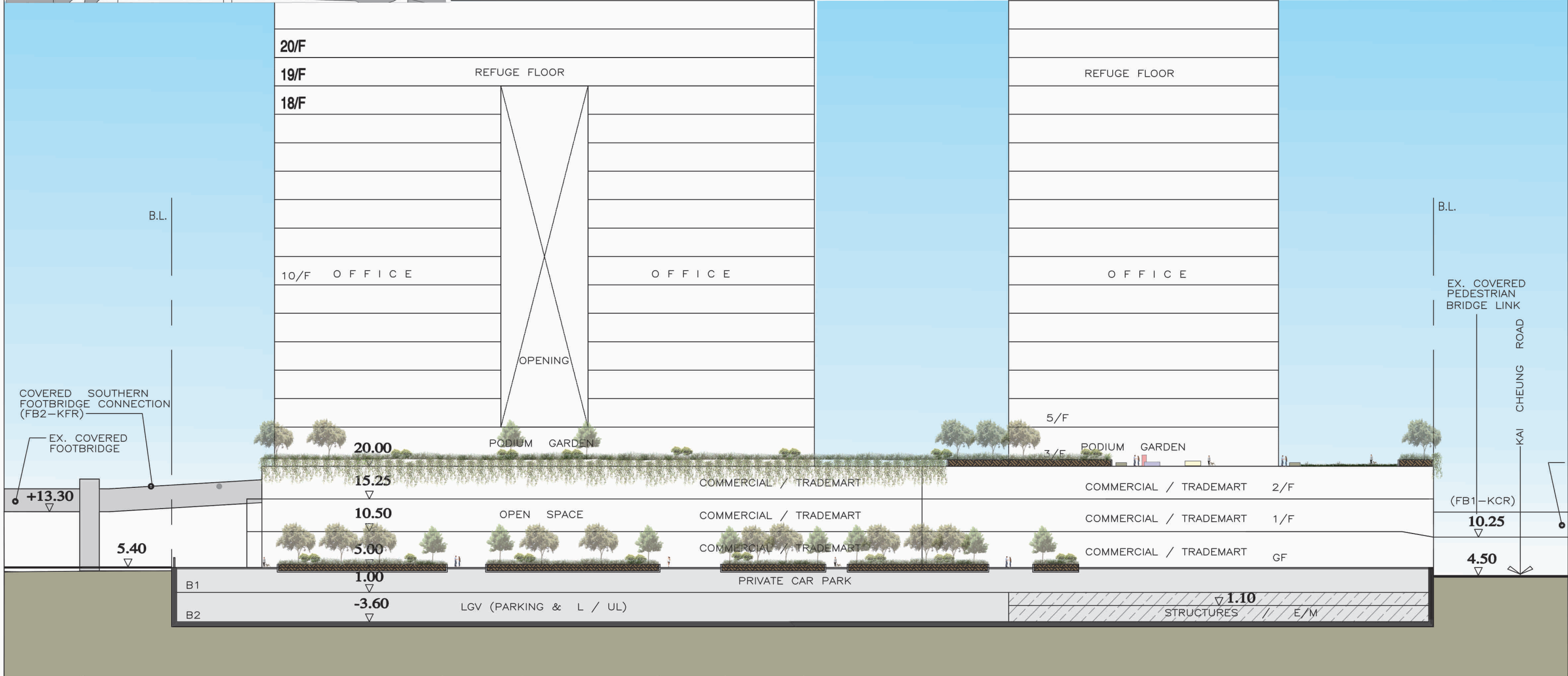
Soft Landscape Works including
Trees, Shrubs and Creeping
Plant to Provide Privacy to the
Users and Soften the Hard Lines
of Building

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						<p>LANDS LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔區亞答街5-11號信邦商業大廈17樓A座 TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三</p>	<p>CAD FILENAME : C2135-LMP03</p>





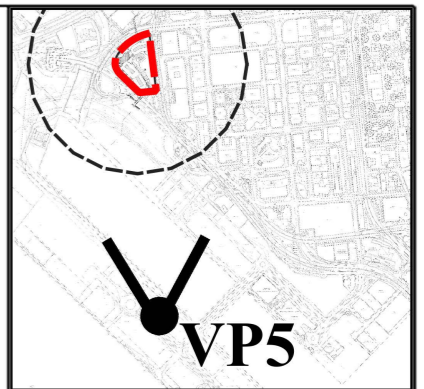
KEY PLAN



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	COPYRIGHT RESERVED 保留版權		
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						<p>LANDIS LIMITED 景聯設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔彌敦道5-11號德祥商業大廈17樓A座 TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二三三</p>	CAD FILENAME : C2135-LD101		



Existing Condition



Design Measures:

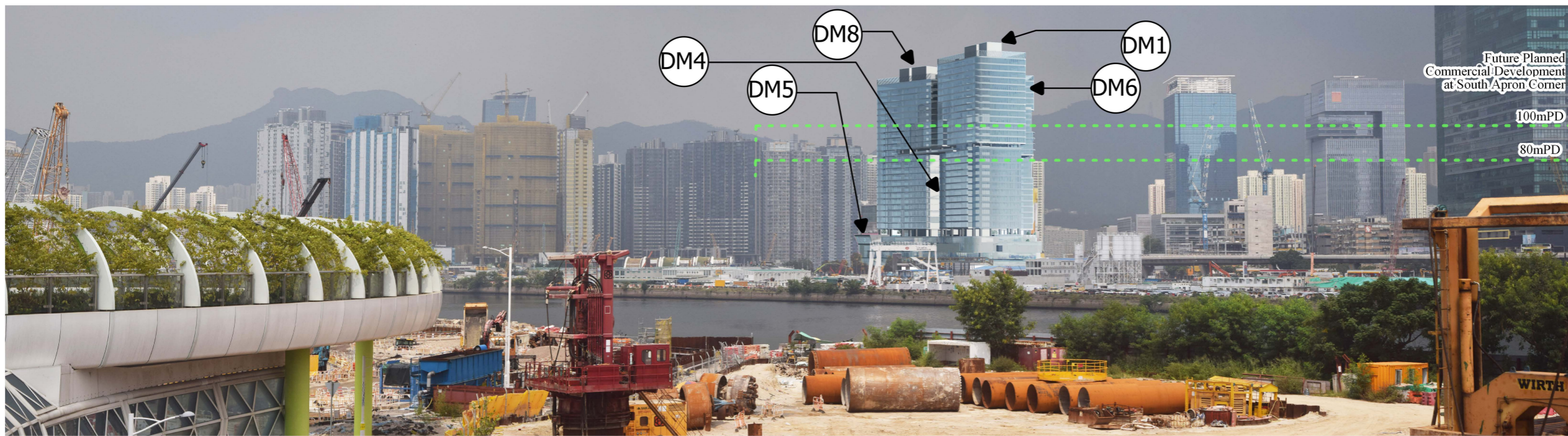
DM1: Varying building height with max. 140mPD at main roof level being compatible with the surrounding context

DM4: A 15m opening at the mid-level of T1 and 2 to reduce obstruction to prevailing winds and open up wind corridors for KBBA to improve air ventilation and permeability in the area

DM5: 6m high Podium Garden providing visual relief and would soften the building edge with the greening elements

DM6: Sensitive building design in harmony with the surrounding context

DM8: The proposed development adopts undulating building height between T1 and 2, varying from 131mPD to 140mPD, to create a dynamic and interesting architectural form to the area



With Proposed Development

申請編號 Application No. : A / K22 / 34

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PLANNING LIMITED
規劃顧問有限公司

VP5- Kai Tak Sky Garden To The Southwest

Proposed Minor Relaxation of Building Height Restriction For a Proposed Commercial and Trade Mart Redevelopment At No.1 Trademart Drive, Kowloon Bay

Visual Impact Assessment

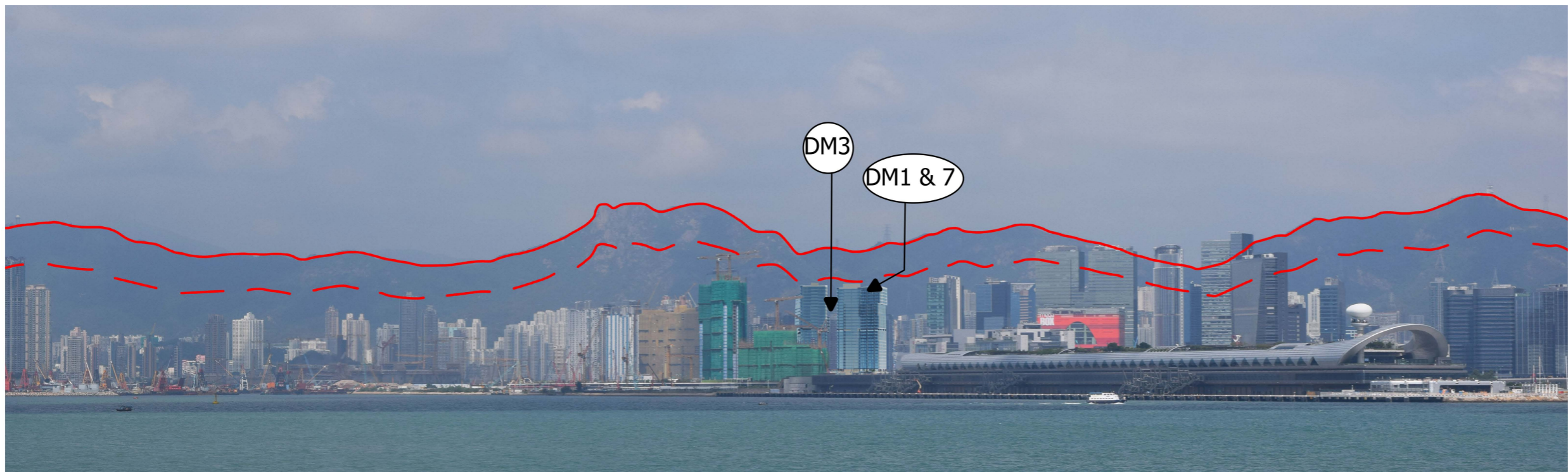
Figure 6.5

Date: 8/1/2022

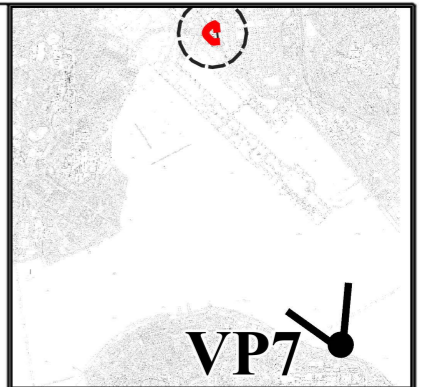


SUBJECT SITE

Existing Condition



With Proposed Development



Design Measures:

DM1: Overall building height maintained as 140mPD at main roof level being compatible with the surrounding context

DM3: A 30m wide building gap between Tower 1-2 and Tower 3 to reduce obstruction to prevailing winds and open up wind corridors for KBBA to improve air ventilation and permeability in the area, as well as establish a physical and visual connection between the pedestrians and the proposed development

DM7: The proposed development does not encroach the "20% Building Free Zone" of the Kowloon Ridgeline

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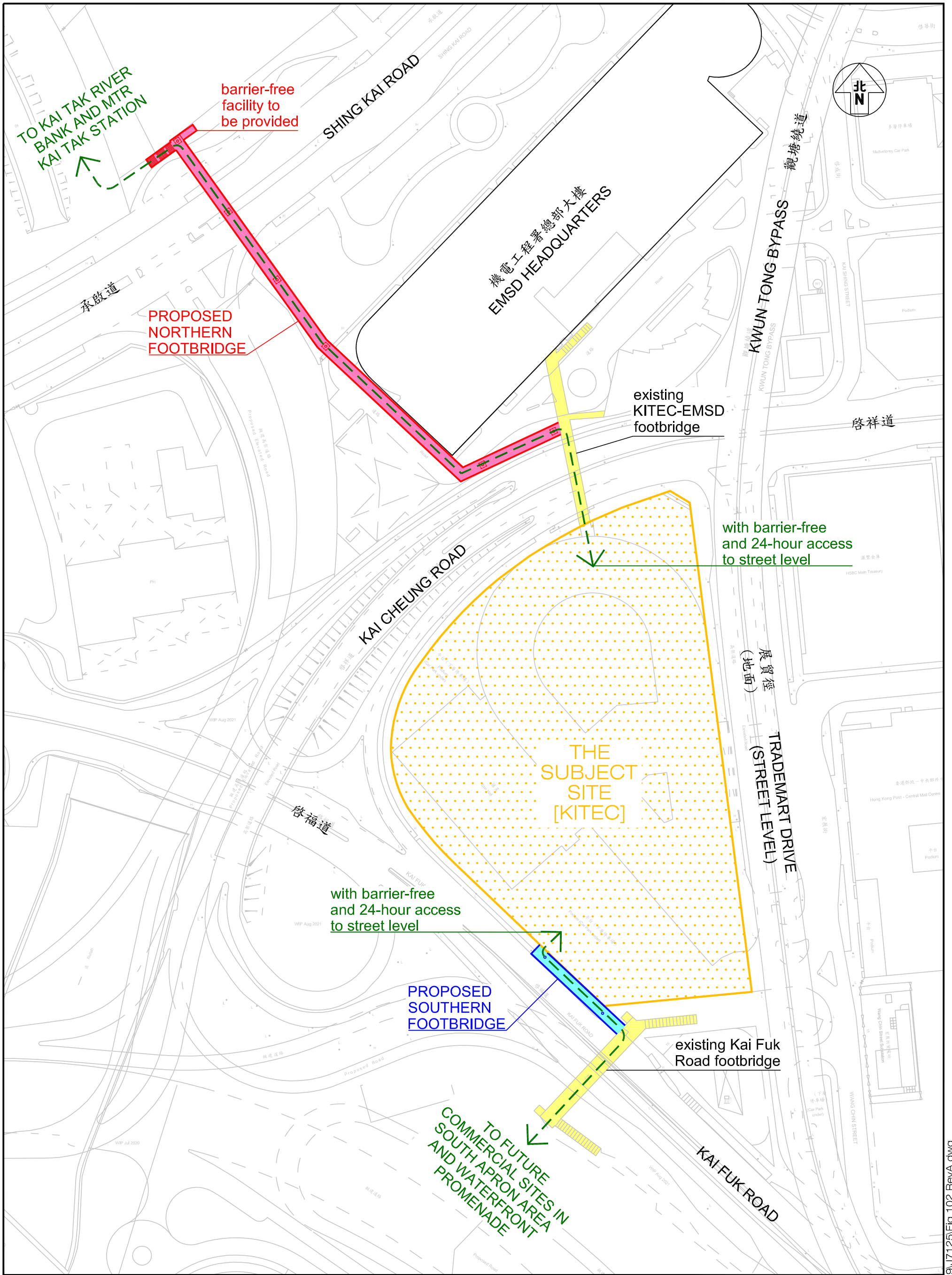
VP7- Quarry Bay Park To The Southeast

Proposed Minor Relaxation of Building Height Restriction For a Proposed Commercial and Trade Mart Redevelopment At No.1 Trademart Drive, Kowloon Bay

Visual Impact Assessment

Figure 6.7

Date: 8/1/2022



Project Title	TMD1: PROPOSED TRADEMART AND COMMERCIAL REDEVELOPMENT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION AT 1 TRADEMART DRIVE, KOWLOON BAY				Job No.	Figure No.	Scale in A3
					J7125	102	1 : 1,500
Figure Title	GENERAL LAYOUT OF THE PROPOSED NORTHERN AND SOUTHERN FOOTBRIDGES				Designed by	Drawn by	Checked by
					THC	CCL	KC
				Revision	Date		
				A	07 DEC 2021		
				CKM Asia Limited			
				Traffic and Transportation Planning Consultants			
				21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong			
				Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk			

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