

Previous Application at the Application Site

Approved Application

<u>Application No.</u>	<u>Proposed Use</u>	<u>Minor Relaxation</u>	<u>Date of Meeting</u>	<u>Approval Conditions</u>
A/K22/6	Proposed Minor Relaxation of Maximum Building Height (BH), Plot Ratio (PR) and Site Coverage (SC) Restrictions for Permitted Commercial Development	<u>PR</u> 9.5 to 9.66 (+1.66, +1.68%) <u>BH</u> 100mPD to 136.45mPD (+36.45m, +36.45%) <u>SC</u> 65% to 95.3% (up to 17.35mPD) (+30.3%, +46.62%)	21.11.2008	(a) to (e)*

***Approval Conditions**

- (a) the building height of the proposed development should not exceed 136.45mPD at main roof;
- (b) the plot ratio of the proposed development should not exceed 9.66;
- (c) the site coverage of the proposed development up to 17.35mPD should not exceed 95.3%;
- (d) the provision of fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (e) the provision of central air-conditioning system with fresh air intake(s) located below 60mPD to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.

**Similar s.16 Applications within the Same “Commercial” Zone on the
Kai Tak Outline Zoning Plan (OZP)**

Approved Applications

Application No.		Location	Zoning	Proposal		Date of Meeting
				Proposed Use	Minor Relaxation	
1.	A/K22/9	1-5 Kai Hing Road, Kowloon Bay	“Commercial (2)” (“C(2)”)	Proposed Residential Development (including a Pier (Landing Steps), Eating Place and Shop and Services uses)	N/A	10.9.2010
2.	A/K22/11	1-5 Kai Hing Road, Kowloon Bay	“C(2)”	Proposed Residential Development including a Pier (Landing Steps), Eating Place and Shop and Services uses (Proposed Amendments to Approved Scheme under Application No. A/K22/9)	N/A	17.6.2011
3.	A/K22/13	7 Kai Hing Road, Kowloon Bay	“C(2)”	Proposed Residential Development and Minor Relaxation of Plot Ratio (PR) to include the Residents' Club House Ancillary to the Residential Development	<u>PR</u> 5.0 to 5.12 (+0.12, +2.4%)	30.3.2012
4.	A/K22/31	1-5 Kai Hing Road, Kowloon Bay	“C(2)”	Proposed Residential Development with Public Waterfront Promenade, a Pier (Landing Steps) and Shop and Services/Eating Place	N/A	18.2.2022

**Similar Application for Minor Relaxation of Plot Ratio (PR)/
Building Height (BH)/Site Coverage (SC) on the Kai Tak OZP
(related to residential developments over the past five years)**

Application No.	Location	Zoning	Proposal		Date of Meeting
			Proposed Use	Minor Relaxation	
A/K22/43	<u>Application Site A</u> Kai Tak Area 4C Sites 4 and 5 (Sites 4C4 and 4C5) and Portion of Shing King Street, Kowloon	<u>Application Site A</u> “Commercial (5)” (“C(5)”) and “C(7)” <u>Application Site B</u> “Residential (Group B)2”	<u>Application Site A</u> Proposed Minor Relaxation of PR, SC and BH Restrictions for Permitted/Proposed Commercial Development, Public Transport Station and Underground Vehicle Tunnels and Adjoining Road Portion of Shing King Street	<u>Application Site A</u> <u>PR</u> 6.0 and 7.5 to a total of 8.16 <u>SC</u> 80% to 87% <u>BH</u> 95mPD (main roof) to 99mPD and 115mPD (including rooftop structures)	2.5.2025
	<u>Application Site B</u> Kai Tak Area 3E Sites 1 and 2 (Sites 3E1 and 3E2), Kowloon		<u>Application Site B</u> Minor Relaxation of PR and BH Restrictions for Permitted Private Housing Development with Proposed Eating Place, Shop and Services and Social Welfare Facilities	<u>Application Site B</u> <u>PR</u> 4.5 to 7.0 (+56%) <u>BH</u> 80mPD and 100mPD (main roof) to 101mPD and 107mPD (including rooftop structures)	

Detailed Departmental Comments

1. Comments of the Director of Environmental Protection:

(a) The summary of the environmental impacts is set out as follows:

- (i) on noise, with noise mitigation measures in the form of noise barrier, acoustic window (baffle-type), enhanced acoustic balcony (baffle type), fixed glazing (with or without maintenance window), vertical acoustic fin and sound absorption material, full compliance with the relevant noise criterion of traffic noise can be achieved. Also, the fixed/industrial noise impact is found to be not significant. The fixed plant from the operation of the proposed development will be designed and installed with suitable silencers, acoustic louvers and enclosures to comply with the relevant noise standard for planning purpose. The helicopter noise from emergency operation of the planned helipad at Kai Tak Hospital could be minimized by insulation in terms of insulated glazing unit or single frame double pane window. Based on the above, adverse noise impact associated with the proposed development is not anticipated;
- (ii) on air quality, the minimum separation distance between the proposed development and the nearest road kerbs of King Hing Road and Lam Chak Street (Local Distributor >5m) have satisfied relevant vehicular emission buffer distance as stipulated in Hong Kong Planning Standard and Guidelines. Also, based on site surveys were conducted on 15 July 2025, no chimney/existing and planned industrial sources were identified within 200m from the Site. Hence, adverse air quality impacts are not anticipated for the proposed development;
- (iii) on land contamination, based on findings from the historical use and site survey, the risk of land contamination is unlikely. Further investigation of potential land contamination is not necessary;
- (iv) on sewerage, based on the results of sewerage impact assessment, segment upgrading works (i.e. S2-S3 will be upgraded to 300mm diameter pipe) are recommended to cater for the additional sewage flow from the proposed development and nearby catchments. With the proposed upgrading works, adverse sewerage impact resulting from the proposed development is not anticipated; and
- (v) the quantitative risk assessment has conducted for the risk impact of the Kerry D.G. Warehouse, located at 7 Kai Hing Road near the Site. The result revealed that upon the redevelopment of the Site, the societal risk of the Kerry D.G. Warehouse remains within “Acceptable” region of the criteria in the Hong Kong Risk Guidelines. Adverse risk impact of the Kerry D.G. Warehouse is not anticipated.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260708-161720-82649

提交限期
Deadline for submission: 14/07/2026

提交日期及時間
Date and time of submission: 08/07/2026 16:17:20

有關的規劃申請編號
The application no. to which the comment relates: A/K22/50

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Fong

意見詳情
Details of the Comment :

申請項目約提供1140個單位，地點方便，鄰近啟德新發展區，環境舒適。項目可以給予正面支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-161814-39016

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:18:14

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Anges Yeung

意見詳情**Details of the Comment :**

A/K22/48這個城規申請項目能提供1140個住宅單位，正正能配合政府以合適的步伐提供所需的房屋供應或儲備，發展項目靠近啟德新發展區，能改善現時區內的環境及交通配備。本人十分贊成。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-161854-25402

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:18:54

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Samantha Yung

意見詳情**Details of the Comment :**

支持！該區現時冷清清的，與其空置著，何不發展為住宅項目增加人流。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-161937-81794

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:19:37

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Mr. Gilbert Ho

意見詳情**Details of the Comment :**

作為九龍灣居民，我強烈支持臨澤街的住宅發展，發展將提供超過1,100個新單位，有助維持重私人房屋供應。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-162017-35563

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:20:17

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Tse

意見詳情**Details of the Comment :**

我支持這發展，新商舖和就業機會可以為九龍灣同啟德注入新活力，帶動本地經濟。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-162101-18654

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:21:01

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Hui

意見詳情**Details of the Comment :**

我由衷支持發展，此住宅項目會提升九龍灣的形象，期待見到社區更好的面貌。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-162142-56251

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:21:42

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Edwin Leung

意見詳情**Details of the Comment :**

我想支持這個項目，因為可以增加香港所需的住宅單位，發展項目與鄰近的建築和環境配合。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260708-162230-05654

Reference Number:

提交限期

14/07/2026

Deadline for submission:

提交日期及時間

08/07/2026 16:22:30

Date and time of submission:

有關的規劃申請編號

A/K22/50

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Lee

Name of person making this comment:

意見詳情

Details of the Comment :

香港地少人多，土地珍貴，現利用寫字樓作重建起住宅，對樓市有幫助；配合房策，以增加本港房屋供應。項目符合附近環境，又有啟德新發展區的社區配套配合，所以我非常支持！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-162315-70364

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:23:15

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Gary Fong

意見詳情**Details of the Comment :**

I support this planning application. The application can increase the supply of housing units in HK, where it also utilises the land of the Kowloon Bay area. Providing more than 1,100 flats, it fits the needs of HK citizens.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-162352-16584

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:23:52

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Wendy Yu

意見詳情**Details of the Comment :**

我是支持有關擬議的，原因如下：

可以增加住房供應，配合政府政策及地區規劃

可以利用多餘或空置的寫字樓去改建成住宅有助改善九龍灣生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-162434-41781

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:24:34

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Rainbow Wu

意見詳情**Details of the Comment :**

本人支持以上Application，因此項目能增加住宅單位，以及增加與附近鄰近九龍灣啟德環境互相融合之感，相信令環境變得更好。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260708-162515-18040

提交限期

Deadline for submission:

14/07/2026

提交日期及時間

Date and time of submission:

08/07/2026 16:25:15

有關的規劃申請編號

The application no. to which the comment relates:

A/K22/50

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kwong

意見詳情

Details of the Comment :

本人甚為支持臨澤街的這個設計，能提升附近居住環境，支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-162600-65998

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:26:00

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. sam cheng

意見詳情**Details of the Comment :**

得悉A/K22/48會申請，會建近1200多伙單位，我十分高興和支持

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-162640-71456

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:26:40

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Sze

意見詳情**Details of the Comment :**

I hereby support this application as:

- utilise excess commercial building site to unleash greater growth potential in the housing market
- provide better landscaping
- creating better neighbourhood environment along with the Kai Tak area

Therefore, I concurred with this case.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-162727-07470

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:27:27

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Wong

意見詳情**Details of the Comment :**

支持此申請

能夠改善到此區周邊環境

落實優化該區發展

不浪費珍貴土地資源

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-163029-79894

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:30:29

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

夫人 Mrs. Fong

意見詳情**Details of the Comment :**

對於A/K22/48的申請，本人是支持的，原因1配合政府政策以穩定房屋供應，符合城市規劃2發展能改善這裏的環境，提高本區的生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-163217-18443

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:32:17

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Patrick Chan

意見詳情**Details of the Comment :**

我支持這項目，配合政府規劃，又可以增加房屋住宅供應。項目沒有對環境周邊造成負面影響。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-163306-70462

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:33:06

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Miffy Cheung

意見詳情**Details of the Comment :**

我支持此項目，因為發展符合當區密度，在基建，視覺及空氣流通各方面均不會造成負面影響。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-163609-75645

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:36:09

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. LO

意見詳情**Details of the Comment :**

I noted that there is an application to built more than 1100 flats near Kowloon Bay and Kai Tak. It is a good location for residential use as the air is fresh and view is good. The site is vacant without adverse environmental and visual impact. I support this planning application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260708-163714-30779

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

08/07/2026 16:37:14

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Gloria TSANG

意見詳情**Details of the Comment :**

近啟德同觀塘海濱，環境同交通都算方便，我支持此申請

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105031-10749

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:50:31

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Cheng

意見詳情**Details of the Comment :**

本人支持這個規劃申請，原因是：

- 現時香港土地供應十分不足夠，而此項目能將土地資源物盡其用，興建一千多個住宅單位，十分有意義。
- 透過興建有規模的住宅項目，能增加綠化及美化環境的機會。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105114-65104

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:51:14

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. S.F. Yu

意見詳情**Details of the Comment :**

本申請項目是配合政府的政策，增加房屋供應，又合乎啟德新發展區規劃，對周邊環境沒有造成不良影響，所以我支持發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105151-63400

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:51:51

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Esther Lee

意見詳情**Details of the Comment :**

本人贊成改劃這副地用途作為住宅項目，可以美化到附近環境，又可以解決到本身寫字樓長期空置率高的問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105248-61659

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:52:48

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. ho

意見詳情**Details of the Comment :**

I fully support A/K22/48 Planning Application, looking forward to seeing the application elevate the Kowloon Bay area into a better community.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105326-80919

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:53:26

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss sandy lau

意見詳情**Details of the Comment :**

我和家人都甚愛海旁慢跑散步，項目沿路可達觀塘海濱或啟德海濱長廊，維港旁的居住環境十分怡人，對附近景觀和周邊環境影響甚微，所以我十分認同A/K22/48。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105407-74084

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:54:07

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. chong

意見詳情**Details of the Comment :****支持政府同發展商喺呢度起新住宅，多啲區內住屋選擇！**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105502-80400

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:55:02

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Gilbert Lee

意見詳情**Details of the Comment :**

本人支持該項目發展。項目提供 1,140 伙住宅單位，符合該區的環境，亦提供更多居住單位來滿足香港現時的住屋需求，甚具意義。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105617-29482

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:56:17

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. CK Yu

意見詳情**Details of the Comment :**

我是香港居民，我支持這個項目發展。提供 1,140 伙住宅單位供應，可以配合政府政策以增加房屋供應，符合全港需要。擬建的項目亦可以改善該區環境，提高該區生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105657-74378

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:56:57

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Cherry Au

意見詳情**Details of the Comment :**

本人支持 A/K22/48 的申請，因香港很需要優質土地來興建多些住宅，而此項目能利用寫字樓的優越位置興建 1,200 個住宅單位，正正能有助香港增加住宅的供應，讓更多港人可置業上車。而此項目亦靠近維港海旁/啟德/九龍灣/Megabox，適合市民居住，便利生活所需。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105734-32344

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:57:34

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Ada Wong

意見詳情**Details of the Comment :**

我是啟德居民，我十分喜歡附近接近維港嘅優美景色，項目會興建一千一百多伙，除了興建居屋外，增加供應，更惠及市民和能有一個選擇。項目位置本身為寫字樓，不會額外遮擋附近周邊環境，有以上好處，本人十分支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105852-13095

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:58:52

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. li

意見詳情**Details of the Comment :**

我十分支持此項目，位置處於九龍灣與啟德之間，鄰近維港可提供極具吸引力且高質素的臨海居住環境，提升當區生活質素。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-105932-25858

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 10:59:32

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. lam

意見詳情**Details of the Comment :**

贊成在這地段規劃作為住宅，提供一處優質住宅，供市民安居選擇。設計樓宇高度上考慮周全，使到毗鄰環境相呼應。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-110015-47433

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 11:00:15

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Frank Chau

意見詳情**Details of the Comment :**

支持以上項目原因：

- 增加房屋供應，配合政府政策。
- 與周邊環境的設計，十分配合。
- 設計改善及美化環境，提高生活質素。
- 符合政府的地區規劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-110056-87565

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 11:00:56

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Tom Ng

意見詳情**Details of the Comment :**

我係啟德居民，贊成項目通過，加快發展。該區通過發展可以提供超過 1,000 伙單位，擬議項目可以為該位置帶來煥然一新又不會太突兀的感覺，加上靠近維港及啟德新發展住宅項目，相信可以大幅度美化九龍灣海旁，支持 :))

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-110135-89582

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 11:01:35

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Maggie Tsui

意見詳情**Details of the Comment :**

我支持這個項目，可以改善區內環境。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-110209-07266

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 11:02:09

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. lee

意見詳情**Details of the Comment :**

Agree. The conversion makes better usage of the land and improve the working environment.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-110302-10193

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 11:03:02

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. luk

意見詳情**Details of the Comment :**

Support. The proposal is good for the district as commercial buildings are not in demand actually.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-110338-30309

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 11:03:38

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Sam Ho

意見詳情**Details of the Comment :**

i support the application. The building provide more residential units in the district which brings activities and commercial values.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260709-110405-16598

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

09/07/2026 11:04:05

有關的規劃申請編號**The application no. to which the comment relates:**

A/K22/50

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. fong

意見詳情**Details of the Comment :**

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月11日星期六 0:42
收件者: tpbpd/PLAND
主旨: A/K22/50 Harbourside HQ / 8 Lam Chak Street
類別: Internet Email

Dear TPB Members,

48 withdrawn. The only difference is that by some sleight of hand the SC has been SHRUNK back to the permissible 65% without impacting the number of size of the units.

Landscape layout a little more green.

However the main issues remain.

Objections to 48 remain relevant and upheld. Show respect for our public hospitals and their environs.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 2 May 2026 11:40 PM HKT
Subject: A/K22/48 Harbourside HQ / 8 Lam Chak Street

A/K22/48

Harbourside HQ / 8 Lam Chak Street, Kowloon

Site area: About 6,541sq.m

Zoning: "Commercial (2)"

Applied development: 2 Towers / 1,140 Units / Eating Place / Shop and Services / PR 7 (5.0) / 136.45mPD (100mPD) / Site Coverage 75% (65%) / OS 2,850 sq.m / 270 Vehicle Parking

Dear TPB Members,

Strong Objections. The demands of the applicant are anything but minor.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

"PR" restriction of **5.0** for a domestic building or a building that is partly domestic and partly non-domestic, maximum site coverage restriction of **65%** and maximum building height ("BH") restriction of **+100mPD**, or that of the existing building, whichever is the greater.

Not only is the increase on PR alone 40%, there is inconsistency in the paper:

"In response to the Government's ongoing strategy to increase flat supply, the Applicant wishes to apply for Minor Relaxation of PR for the Proposed Composite Development from 5.0 to 7.5."

While the existing building is 136mPH, the subsequent introduction of stepped height and the desirability of reducing wall effect on developments close to the harbour, indicate that the planning intention of the OZP is to provide a more equitable skyline that allows visibility of the sky for pedestrians and to maximize access to harbour view for developments more to the rear. Moreover it would set an undesirable precedence as other developments have been restricted to the OZP BHR.

Average Flat Size about 37.3m² is a matter of concern, particularly for a harbour front location when the demonstration has promised to improve the quality of life for residents. This is not much larger than a nano flat and certainly not adequate for a family, even with one child.

There is also the negative impact on the hospital cluster to be considered. It is most undesirable that our new hospitals be surrounded by wall effect.

There is also the issue of the loss of the current Public Parking 285. This will reduce the number of parking spaces available when people flock to the waterfront for the various festivities and events that are planned in coming years.

No indication as to any alternative facility planned for the area.

The application should be rejected as it is not in the public interest.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260709-105542-08152

提交限期

Deadline for submission:

14/07/2026

提交日期及時間

Date and time of submission:

09/07/2026 10:55:42

有關的規劃申請編號

The application no. to which the comment relates:

A/K22/50

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lucy Yau

意見詳情

Details of the Comment :

樂見九龍灣增加住宅供應，請確保周邊有充足泊車位和公共交通連接。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Sherry SY LEUNG/HAD

寄件者: Dr. Andy TSANG
寄件日期: 2026年6月23日星期二 18:05
收件者: Sherry SY LEUNG/HAD
主旨: Re: 諮詢事項: 九龍臨澤街8號- 擬議分層住宅連准許的食肆、商店及服務行業和社會福利設施, 並略為放寬地積比率限制 [申請編號: A/K22/50]
類別: Internet Email

Dear Sherry,

Thank you for your email and letter.
I have no comment for the captioned consultation.

Thank you,
TSANG Chi Ho

Sherry SY LEUNG/HAD <sherry_sy_leung@had.gov.hk> 於 2026 年 6 月 23 日週二下午 5:40 寫道:

2026-2028 年度觀塘及九龍灣商貿分區委員會全體委員:

有關題述的諮詢事項, 請參閱以下附件。煩請填妥隨附的回覆回條, 並於 2026 年 7 月 7 日(星期二)或之前傳真至本處, 以便轉達給有關部門考慮。如在上述日期未接獲回覆, 則視作閣下/貴機構對上述建議沒有意見。

[See attachment "Reply slip for KKBAC_諮詢事項_AK2250.pdf"]

觀塘民政事務專員
(梁善甄 代行)

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Micky KC YIP/HAD

寄件者: Dr. Andy TSANG
 寄件日期: 2026年8月5日星期三 16:53
 收件者: Micky KC YIP/HAD
 主題: Re: (AC)諮詢事項：九龍臨澤街8號擬議分層住宅連准許的食肆、商店及服務行業和社會福利設施，並略為放寬地積比率限制(申請編號 A/K22/50-申請人提交的進一步資料)
 類別: Internet Email

Dear Micky,

Thank you for your email and letter.
 I have no comment for the captioned consultation.

Thank you,
 TSANG Chi Ho

Micky KC YIP/HAD <micky_kc_yip@had.gov.hk> 於 2026 年 8 月 5 日週三 下午 4:19 寫道：

2026-2028 年度觀塘及九龍灣商貿分區委員會全體委員：

有關題述的諮詢事項，請參閱以下附件。煩請填妥隨附的回覆回條，並於 2026 年 8 月 19 日(星期三)或之前傳真至本處，以便轉達給有關部門考慮。如在上述日期未接獲回覆，則視作閣下／貴機構對上述建議沒有意見。

[See attachment "Reply slip for KKBAC_諮詢事項_AK2250-申請人提交的進一步資料.pdf"]

觀塘民政事務專員
 (葉棋俊 代行)

Recommended Advisory Clauses

- (a) To note the comments made by members of Task Force on Kai Tak Harbourfront Development during meeting on 3.4.2026 (Agenda Item 4: https://www.hfc.org.hk/filemanager/files/54th_KTTF_Meeting_Minutes.pdf);
- (b) to note the comments of the District Lands Officer/Kowloon East, Lands Department (LandsD) that the Lot is held under Conditions of Sale No. 12446 dated 7.3.1997 as varied/modified by a Modification Letter dated 22.10.2009. The Lot is restricted to non-industrial (excluding residential, godown and petrol filling station) purposes. The proposed development is in contravention with the user restriction under lease. The lot owner is required to apply to LandsD for a lease modification to implement the proposal if the planning application is approved. However, there is no guarantee that the lease modification application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions including, among others, the payment of premium and administrative fee as may be imposed by LandsD;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that for compliance of site coverage of greenery requirements under Buildings Department's (BD) PNAP APP-152, submission should be made to BD for comments and approval;
- (d) to note the comments of the Chief Building Surveyor/Kowloon, BD that all building works are subject to compliance with the Buildings Ordinance and its allied regulations;
- (e) to note the comments of the Commissioner for Transport, Transport Department that the proposed 4m-wide 24-hour public passage along the northeastern boundary of the Site, following the comments from members of the Task Force on Kai Tak Harbourfront Development, Harbourfront Commission, is not traffic-driven. It is noted the area would not be surrendered to Government. The control of this provision would be subject to further liaison with appropriate Government bureaux/departments. No parking space and loading/unloading space will be provided for the proposed GIC facilities required by Social Welfare Department; and the design, location and provision of the internal transport facilities (e.g. vehicular access, parking spaces and loading/unloading spaces) would be further checked in future building plan submissions;
- (f) to note the technical comment from the Director of Environmental Protection that Transport Department's endorsement on the traffic forecast data in Year 2048 should be provided;
- (g) to note the comments of the Director of Electrical and Mechanical Services that if there is an increase of design population and/or change of the master layout plan of the proposed development, the Quantitative Risk Assessment results would no longer be valid and should be subject to review in order to substantiate that the Government Risk Guidelines could still be met;
- (h) to note the comments of the Director of Fire Services that the emergency vehicular access provision shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Authority;

- (i) to note the comments of the Director-General of Civil Aviation that from perspective of safeguarding operations of the Hong Kong International Airport, all lights, including those installed for construction works, or for maintenance after the construction works, shall not be projected skyward and form a source of glare or in any way affect pilots in flight at all times given the close proximity to the helipads at the Government Flying Service Kai Tak Division and Kai Tak Hospital; and from aircraft noise perspective, it is suggested that future occupants should be alerted of the potential helicopter noise impact arising from the Site's proximity to nearby helipads and their associated flight paths;
- (j) to note the comments of the Director of Social Welfare that the two required welfare facilities, namely an Office Base of Transitional Support Service for Persons in Mental Recovery and (ii) a Sub-base for Support Centre for Persons with Autism, both required by Social Welfare Department have a respective NOFA of 112.4m² and 66.2m². No ancillary parking facilities are required. Upon completion of construction of the bare-shell premises, they will be handed over to Government as Government Accommodation (GA); and the provision of GA will be handled when the applicant submits lease modification or land exchange application. All current and prevailing ordinances and regulations (if applicable) will be fulfilled;
- (k) to note the comments of the Chief Highway Engineer/Kowloon, Highways Department that (i) the headroom for canopy over public footway shall not be less than 3500mm and the projection on footway shall give a minimum set back of 600mm from kerblines; (ii) the Lot owner is required to maintain the canopy at their own cost; (iii) the Lot owner shall at his own expense and to the satisfaction of the Chief Highway Engineer/Kowloon remove the canopy when this is necessitated by any road widening/realignment, improvement and maintenance works or any works related to public utilities and he shall not be entitled to any claim and compensation from the Government; (iv) the structure of the building shall be designed to cater for the removal of the canopy required under item (iii) above at the expense of the Lot owner. It will have no adverse effect to the safety of any part of the building; and (v) any canopy shall be provided with adequate surface water drainage in order to avoid nuisance to the public; and
- (l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that (i) if Food and Environmental Hygiene Department (FEHD)'s facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD is required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD; (ii) the project proponent and its consultant are advised to list out all the affected facilities for record purpose and to obtain FEHD's prior consent should any additional facilities be affected by the project. Local/DC consultation(s) should be conducted by the project proponent to the satisfaction of the locals on the proposal of re-provisioning of the affected facilities under FEHD's management; (iii) if FEHD is requested to take up management responsibility of new facilities (e.g. public toilets and refuse collection points), FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to FEHD; (iv) if provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas, etc., is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to FEHD; (v) if the captioned project will lead to population increase, sufficient amount of recurrent costs may have to be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc. According to Chapter 9 of the Hong

Kong Planning Standards and Guidelines, a refuse collection point is required to serve the needs of each population of 20,000 persons or areas within a distance of 500 metres. Refuse collection facilities should be provided within the housing development to serve the new population intake; (vi) no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses; (vii) if FEHD is requested to provide refuse collection service for domestic waste, FEHD shall be separately consulted; (viii) proper licence/permit issued by FEHD is required if there is any food business/catering services/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc). In accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required.