

PLANNING LIMITED  
規劃顧問有限公司

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By Email

Our Ref: S3168/LCS/25/013Lg

31 August 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  
Further Information No. 3**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 1 June 2026.

Further to the submission of Further Information No. 2, the Applicant wishes to confirm that the proposed 490sqm of GIC facilities shall include the following as suggested by the Social Welfare Department ("SWD"):

| Welfare facility                                                                          | Net operational floor area* | Parking space and loading/unloading bay requirement |
|-------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------|
| Office base of Transitional Support Service for Persons in Mental Recovery (TSS for PMRs) | 112.4sqm                    | Nil                                                 |
| Sub-base for Support Centre for Persons with Autism (SPA)                                 | 66.2sqm                     | Nil                                                 |

\* GFA = NOFA x 2

We note that details of these GIC facilities will be further liaised with and confirmed by SWD at the lease modification stage.

Regarding the provision of public passage along the northeastern boundary abutting Pacific Trade Centre. The Applicant notes the comments from the Harbourfront Commission to enhance the accessibility towards the waterfront. As such, the Applicant hereby confirms to provide a 24-hour public passage (4m in width) along the northeastern boundary of the Site as a public planning gain. The Applicant has no intention to surrender the public passage to the Government at this moment. They will continue to liaise with the relevant government department(s) regarding whether the proposed setbacks and public passage will be considered necessary and essential.





We wish to take this opportunity to recapitulate the public planning gains and design merits to be provided by the Proposed Development:

- (i) **Provision of GIC Facilities** – The Proposed Development will include 490sqm of GIC facilities with Office Base of TSS for PMRs and Sub-base for SPA as per the request from SWD.
- (ii) **Provision of Public Passage** – The Proposed Development will 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.
- (iii) **Incorporation of Building Setback** – The Proposed Development Scheme will 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 Proposed Development will provide canopies (1.5m in width) along the abovementioned setback areas
- (v) **Provision of a Splayed Corner** – The Proposed Development Scheme has incorporated a splayed corner (about 230sqm) 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.

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With all of the above, we consider that the captioned Planning Application should warrant favourable considerations by the Town Planning Board at the earliest meeting available with no further delay.

As a matter of clarity, attached herewith a few updated architectural and landscape drawings with typos rectified and revised pages of the Supporting Planning Statement to reflect the above. Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth to or the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED



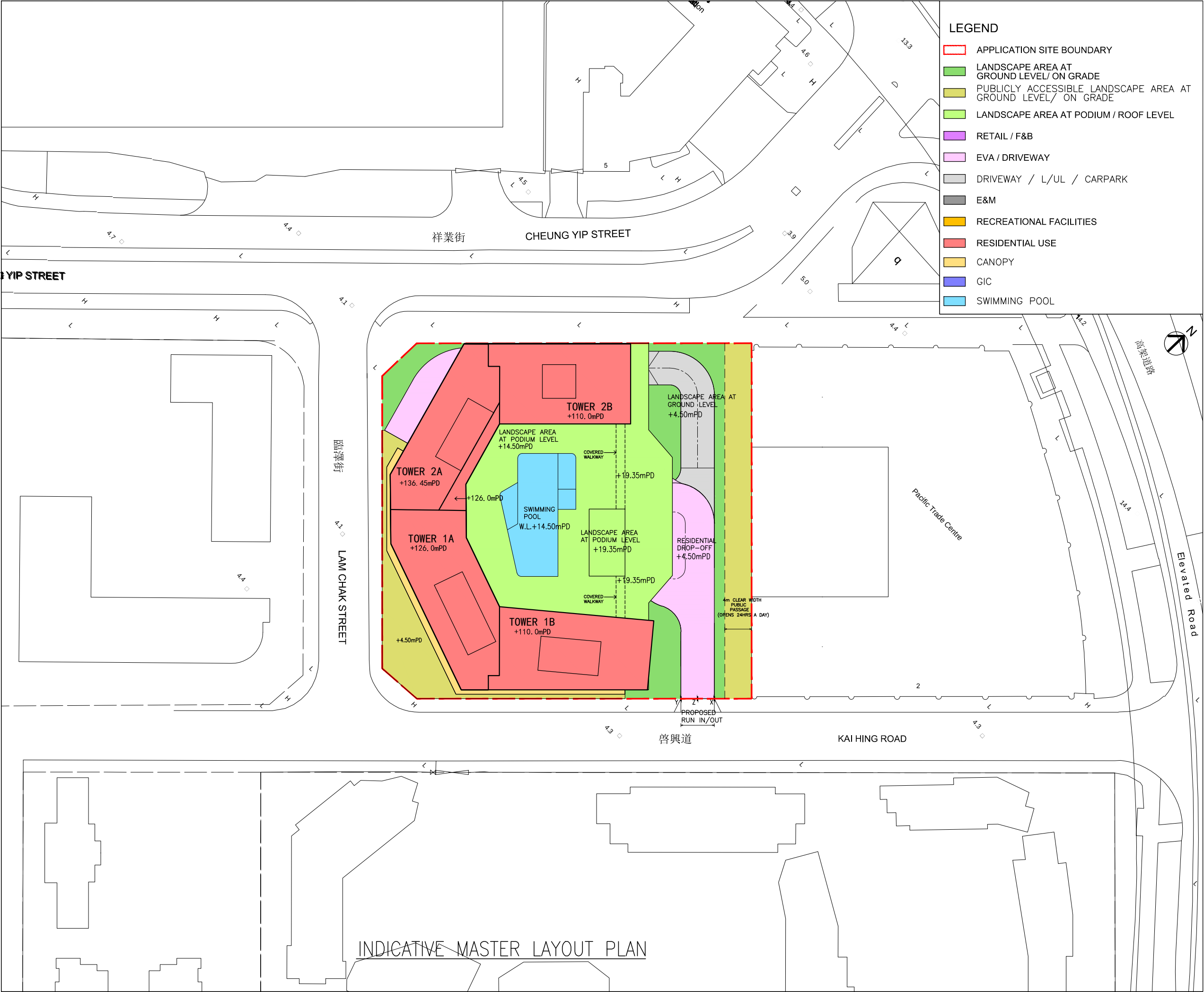
Gladys Ng

Encl.

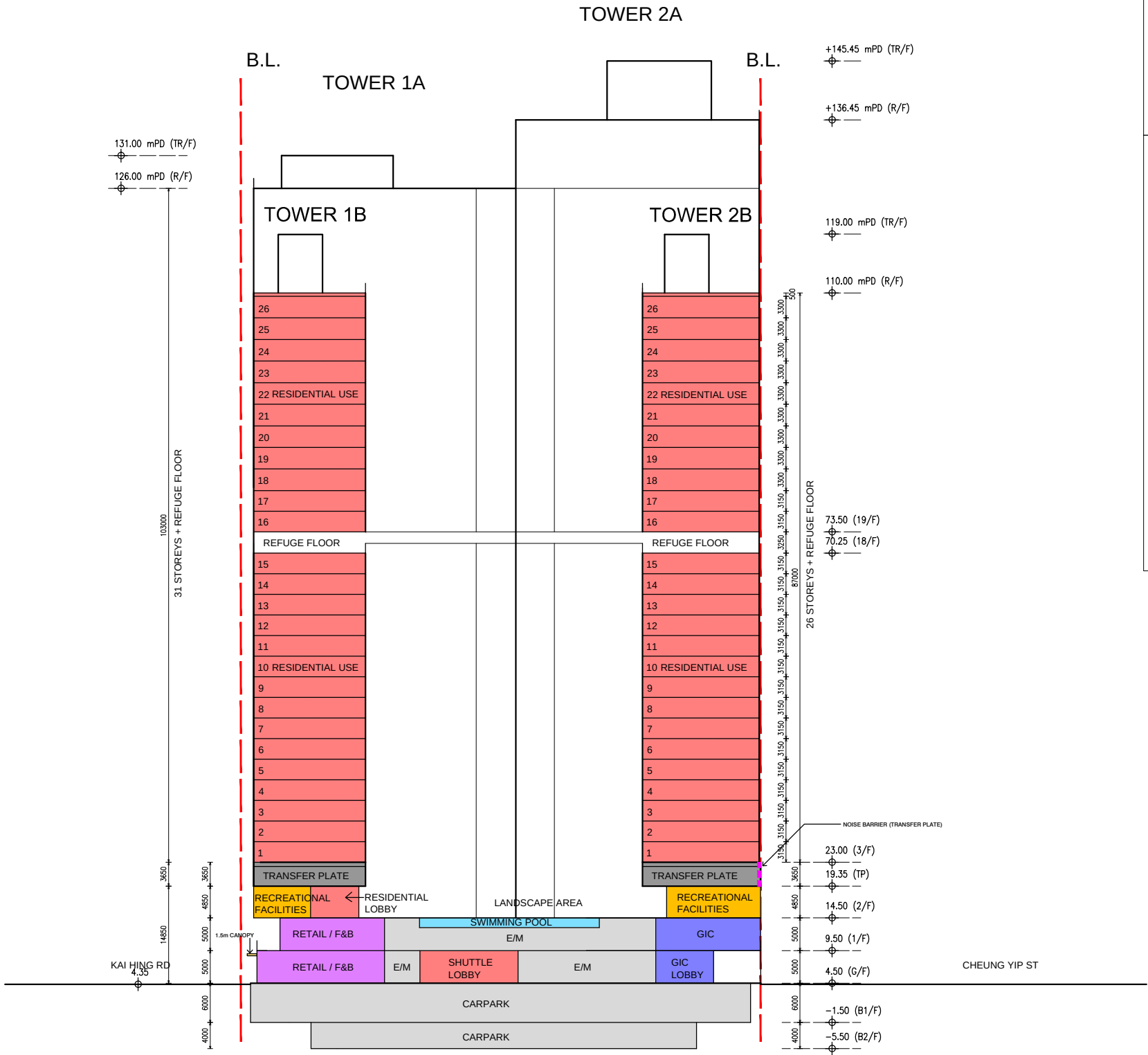
cc. DPO/K – Ms Paulina Pun & Ms Helen Ip  
the Applicant & Team

KT/GN/vy

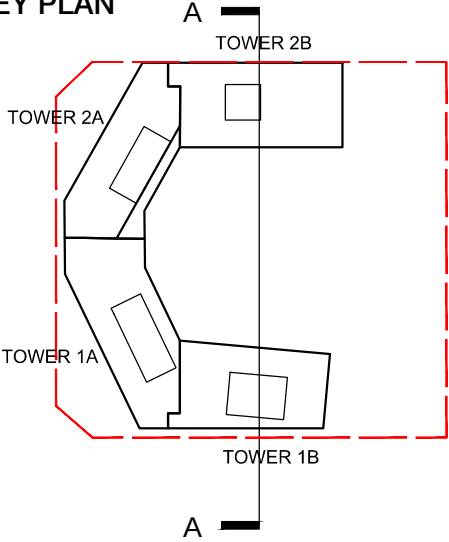




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| F.S.D. REFERENCE                                                                                                                                                                                                                                                                                                                                                          |                   | 消防處檔案            |           |
| W.W.O. REFERENCE                                                                                                                                                                                                                                                                                                                                                          |                   | 水務署檔案            |           |
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| NOTES                                                                                                                                                                                                                                                                                                                                                                     |                   | 注釋               |           |
| NO.<br>修定號                                                                                                                                                                                                                                                                                                                                                                | REVISIONS<br>修定內容 | DATE<br>日期       | BY<br>經手人 |
|                                                                                                                                                                                                                                                                                                                                                                           |                   |                  |           |
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| PROJECT                                                                                                                                                                                                                                                                                                                                                                   |                   | 項目名稱             |           |
| PROPOSED COMPOSITE DEVELOPMENT<br>AT 8 LAM CHAK STREET, KOWLOON<br>- N.K.I.L. 6215                                                                                                                                                                                                                                                                                        |                   |                  |           |
| TITLE                                                                                                                                                                                                                                                                                                                                                                     |                   | 標題               |           |
| INDICATIVE MASTER LAYOUT PLAN                                                                                                                                                                                                                                                                                                                                             |                   |                  |           |
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| JOB NO.<br>N3591-H                                                                                                                                                                                                                                                                                                                                                        | 工程項目              | DRAWING NO.<br>- | 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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| B.D. REFERENCE   |                   | 屋宇署檔案      |           |
| F.S.D. REFERENCE |                   | 消防處檔案      |           |
| W.W.O. REFERENCE |                   | 水務署檔案      |           |
| CAD FILE NAME    |                   | 檔案編號       |           |
| NOTES            |                   | 注釋         |           |
| NO.<br>修定號       | REVISIONS<br>修定內容 | DATE<br>日期 | BY<br>經手人 |
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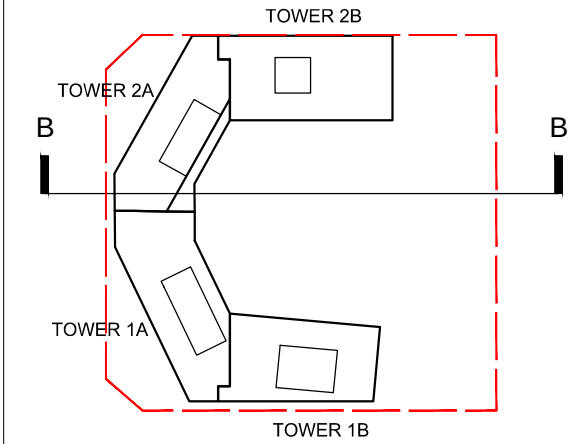
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| PROJECT                                                                            | 項目名稱 |
| PROPOSED COMPOSITE DEVELOPMENT<br>AT 8 LAM CHAK STREET, KOWLOON<br>- N.K.I.L. 6215 |      |

|                        |    |
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| TITLE                  | 標題 |
| INDICATIVE SECTION A-A |    |

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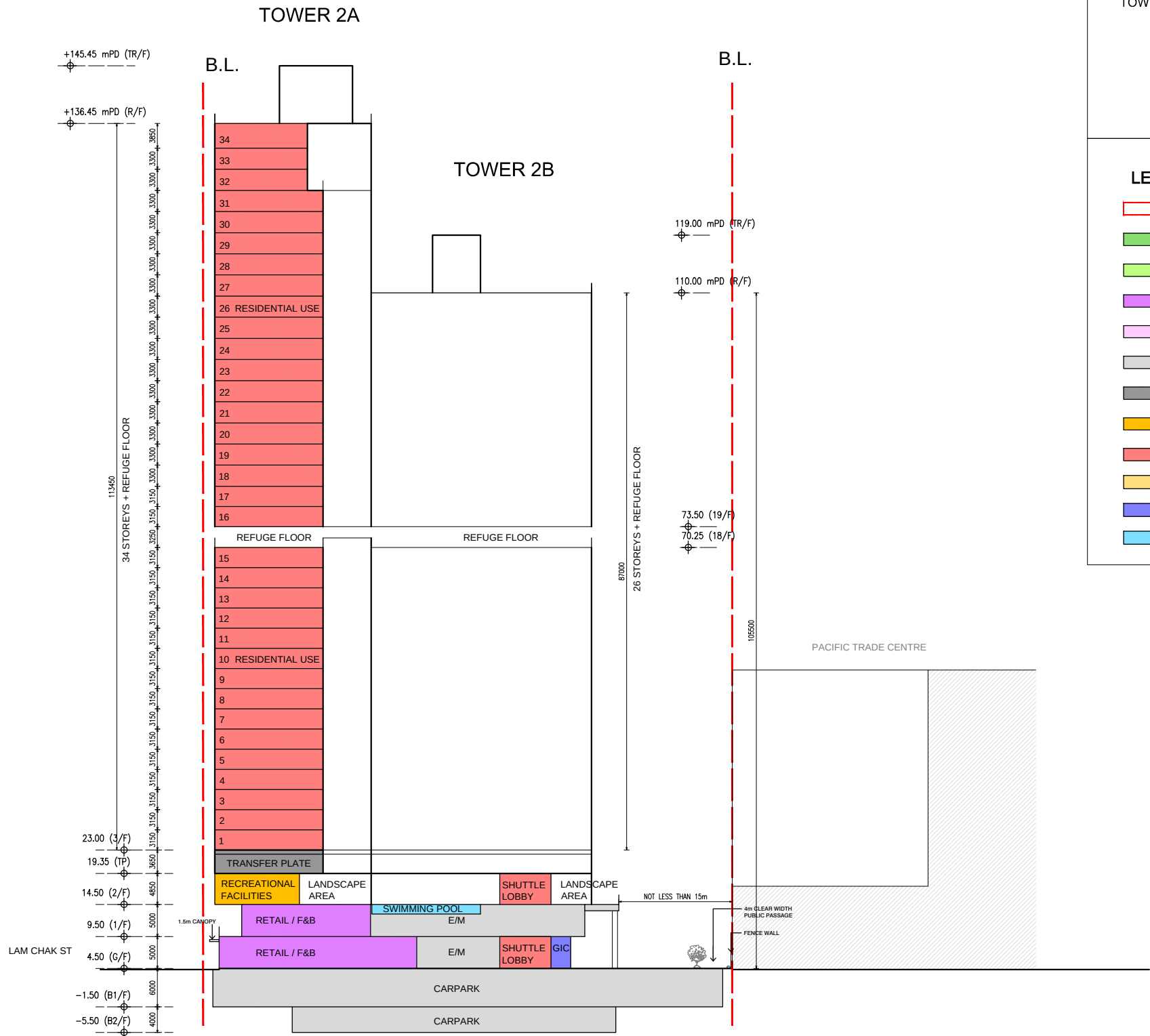
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KEY PLAN



LEGEND

- APPLICATION SITE BOUNDARY
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| F.S.D. REFERENCE |                   | 消防處檔案      |           |
| W.W.O. REFERENCE |                   | 水務署檔案      |           |
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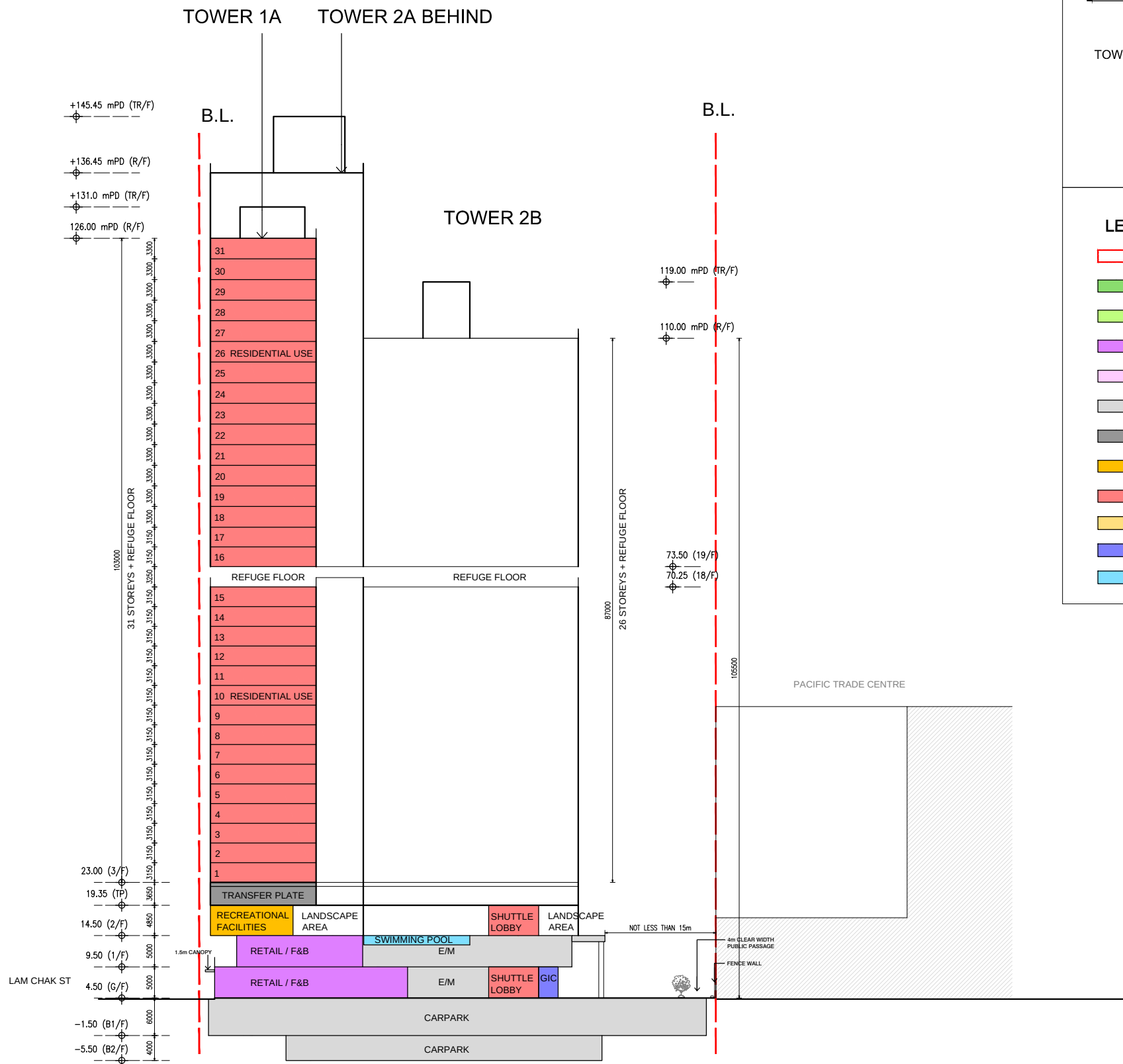
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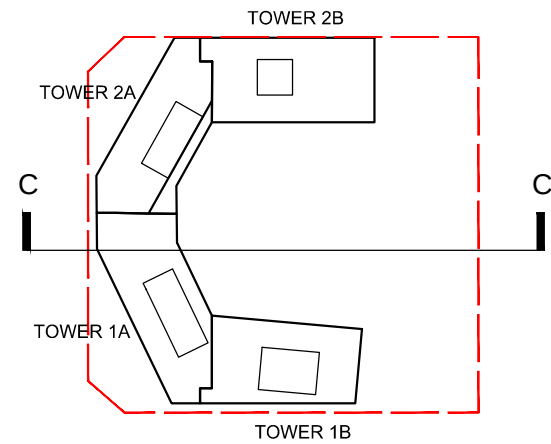
PROJECT 項目名稱  
  
PROPOSED COMPOSITE DEVELOPMENT  
AT 8 LAM CHAK STREET, KOWLOON  
- N.K.I.L. 6215

TITLE 標題  
  
INDICATIVE SECTION B-B

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



## KEY PLAN



## LEGEND

- APPLICATION SITE BOUNDARY
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| F.S.D. REFERENCE |                   | 消防處檔案      |           |
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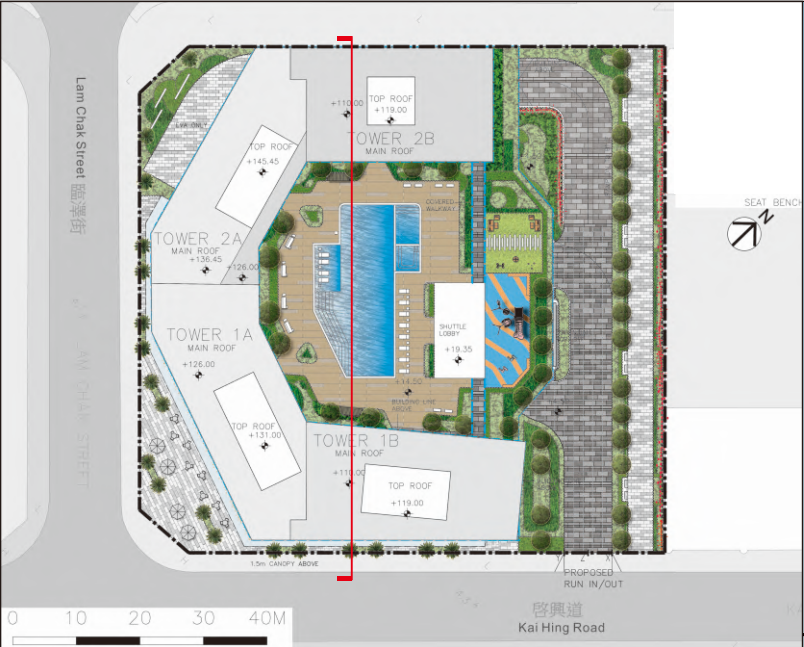
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PROPOSED COMPOSITE DEVELOPMENT  
AT 8 LAM CHAK STREET, KOWLOON  
- N.K.I.L. 6215

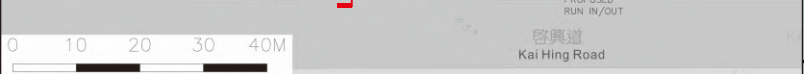
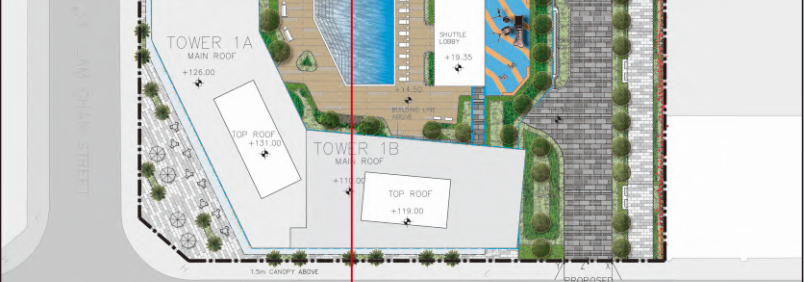
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INDICATIVE SECTION C-C

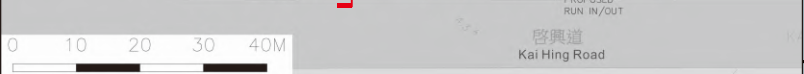
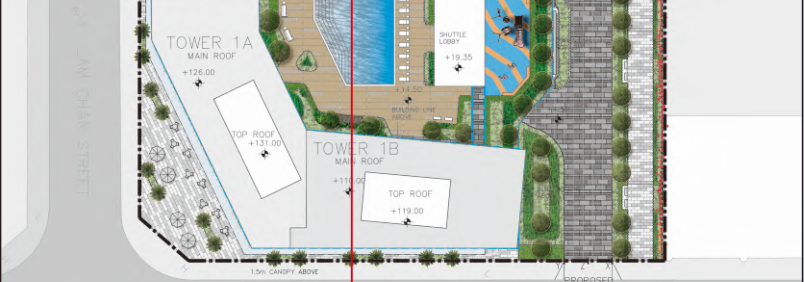
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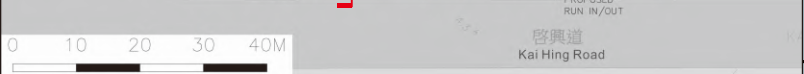
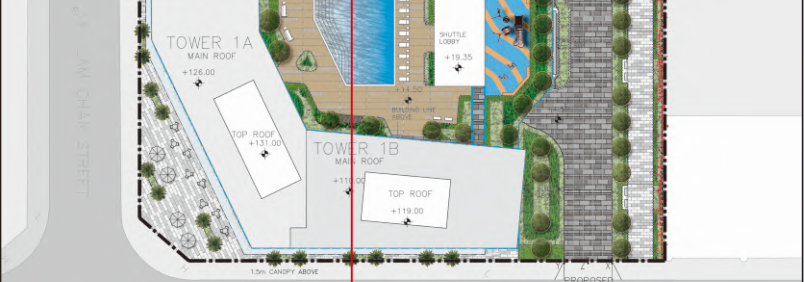
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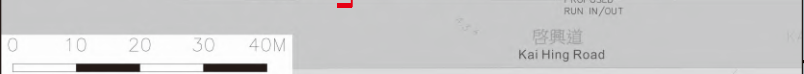
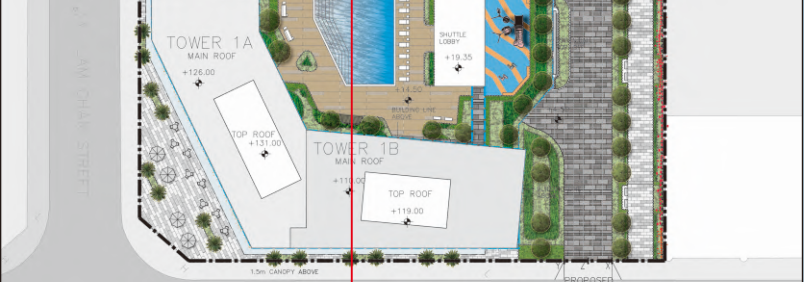
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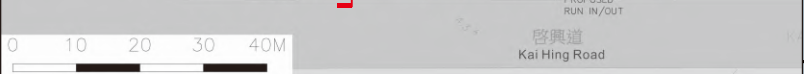
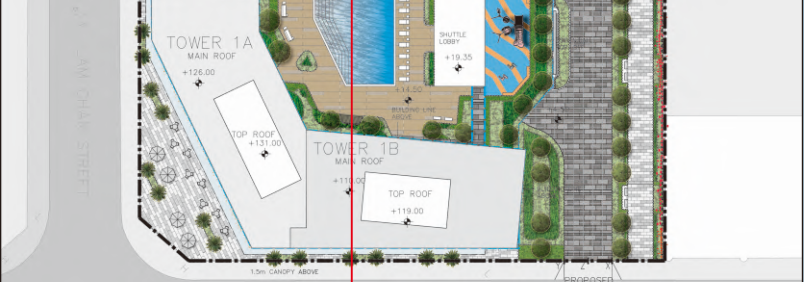
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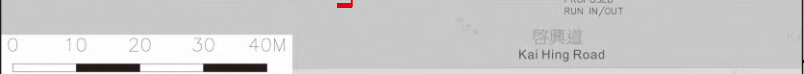
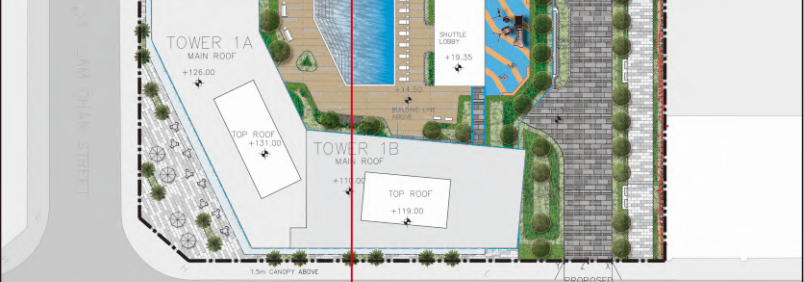
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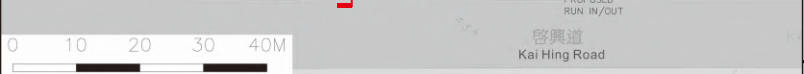
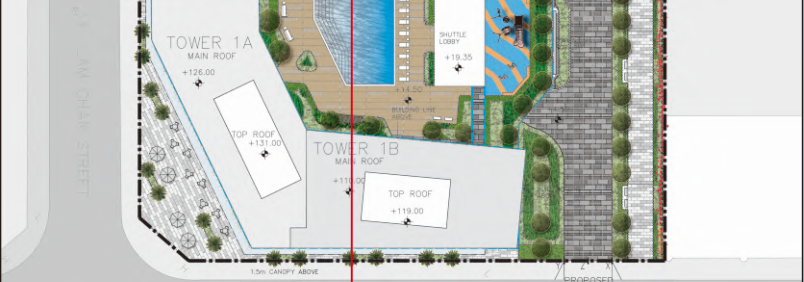
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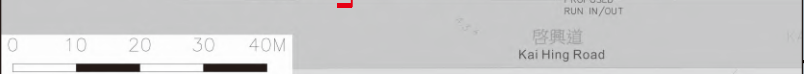
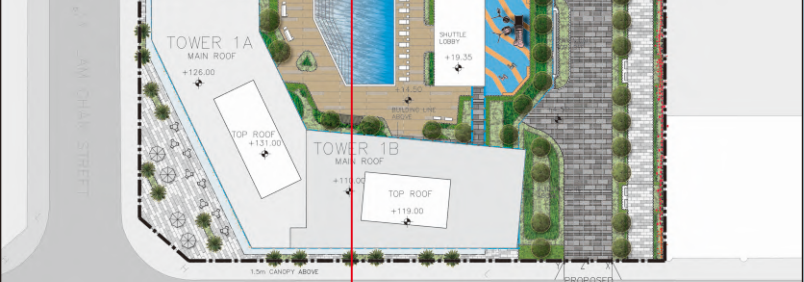
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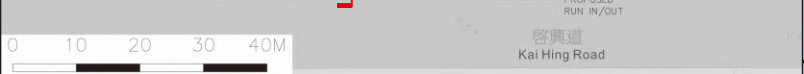
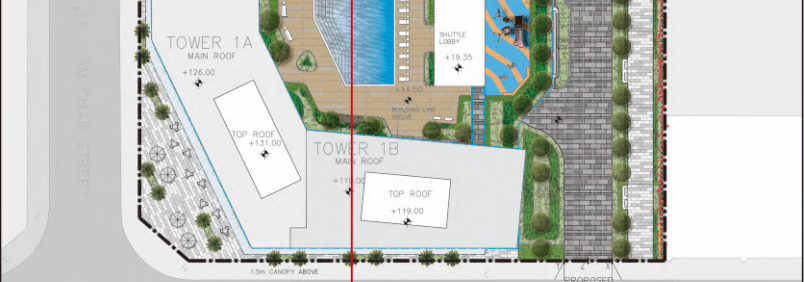
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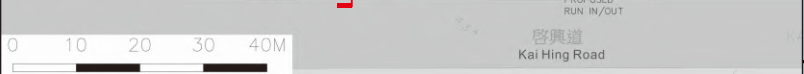
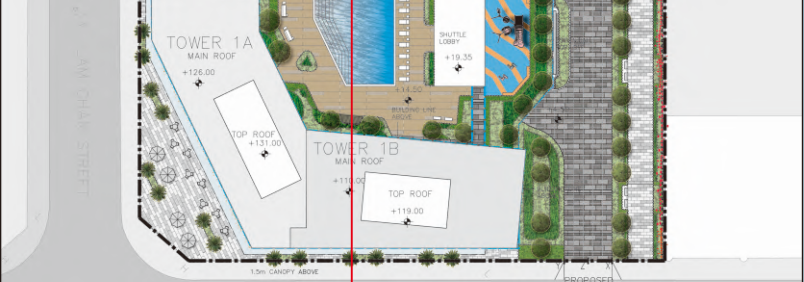
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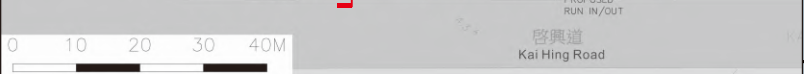
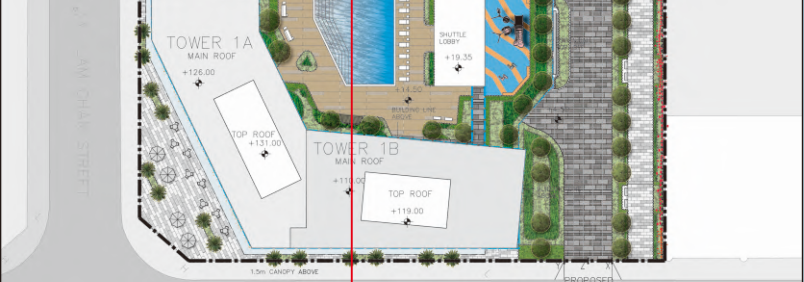
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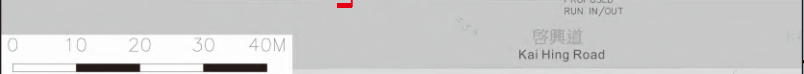
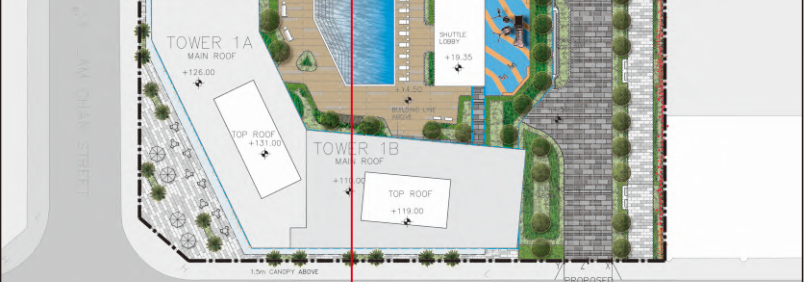
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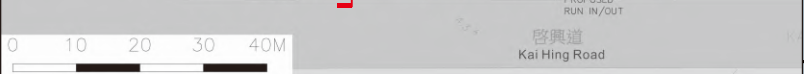
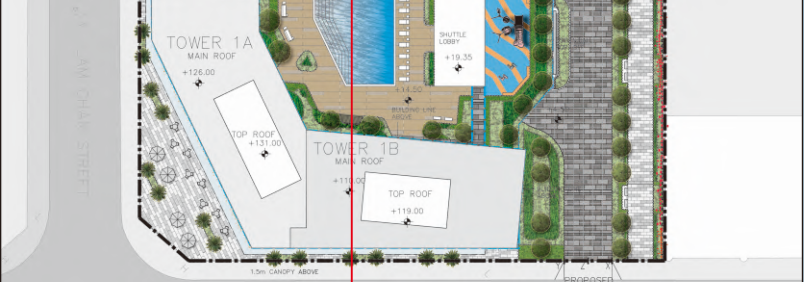
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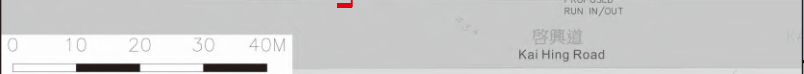
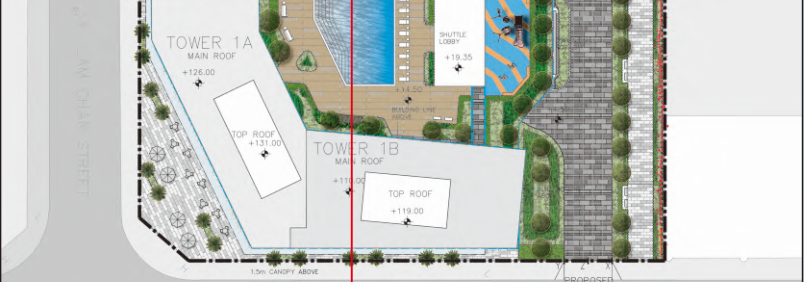
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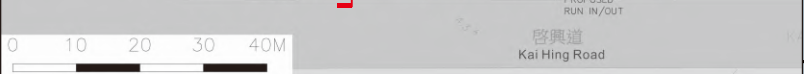
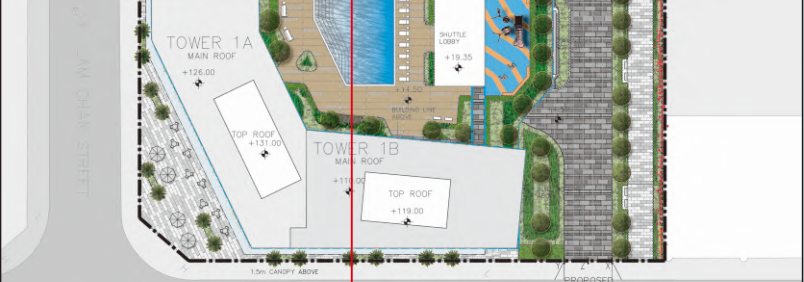
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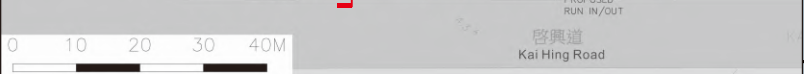
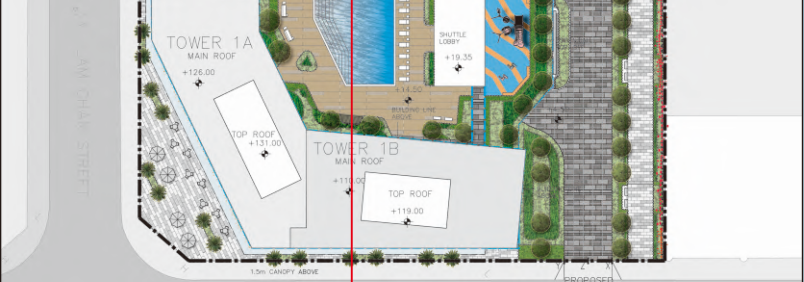
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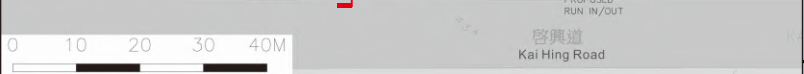
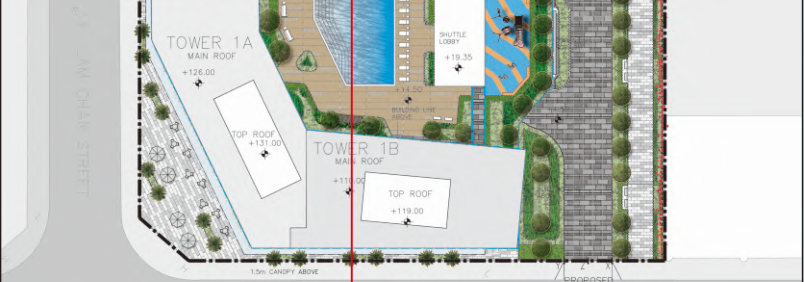
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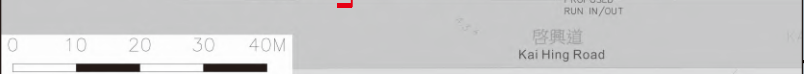
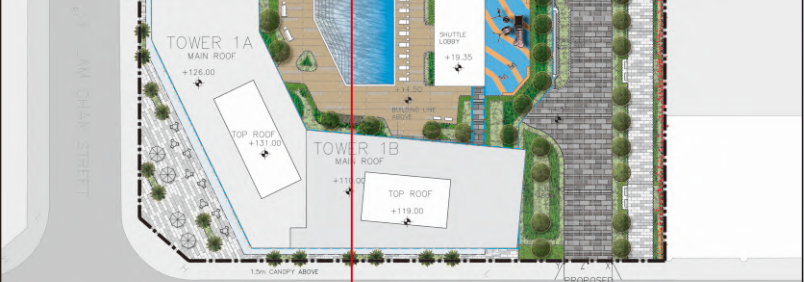
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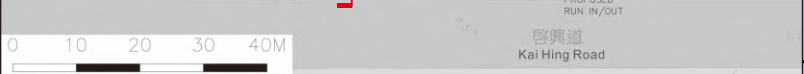
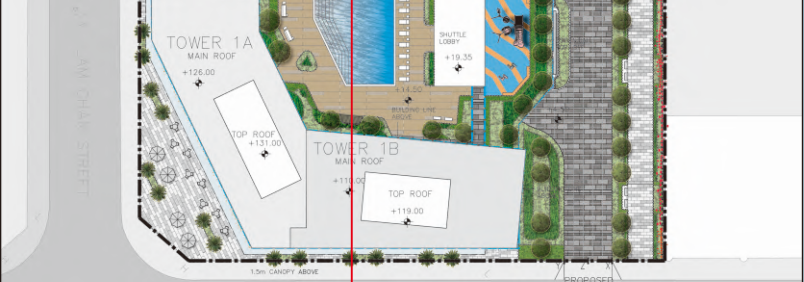
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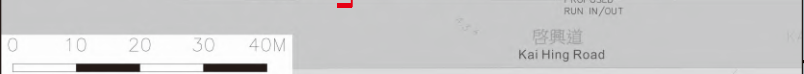
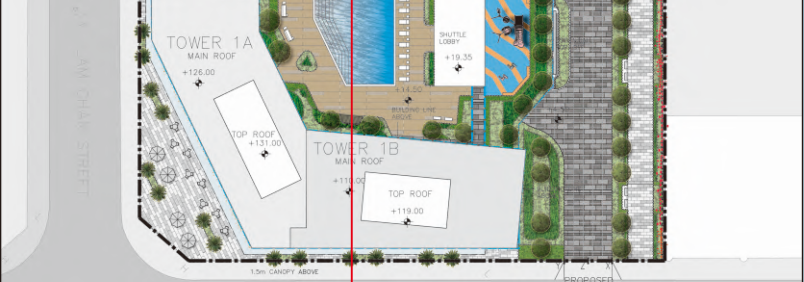
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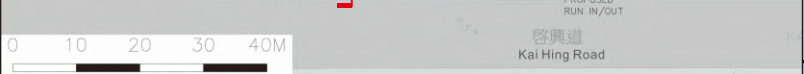
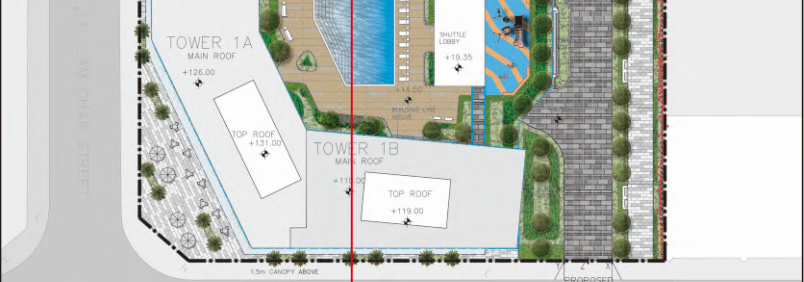
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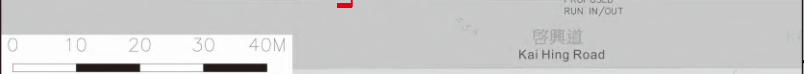
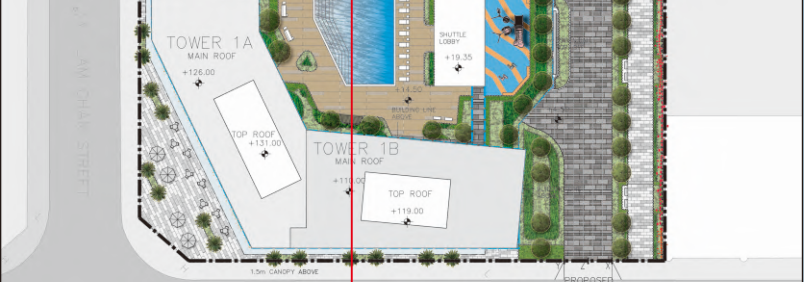
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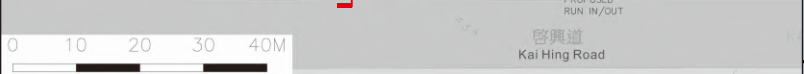
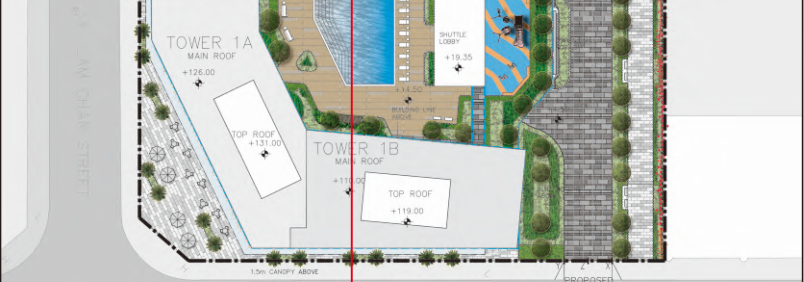
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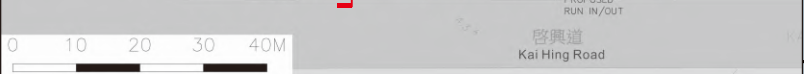
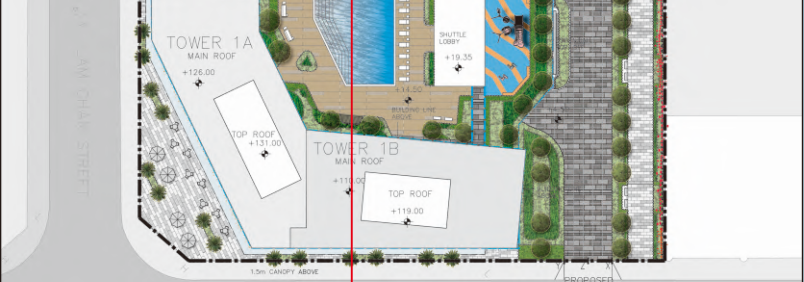
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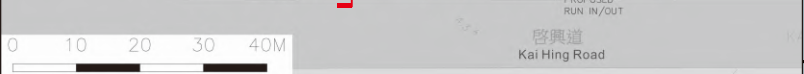
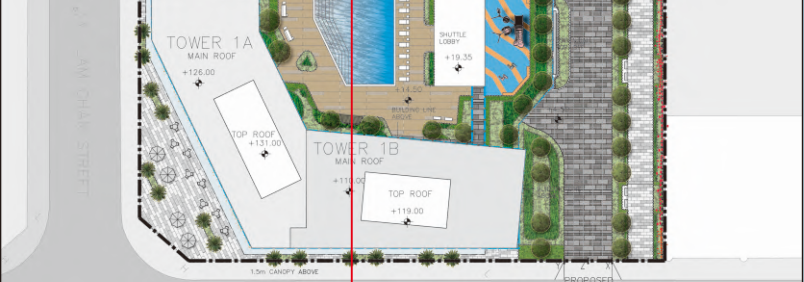
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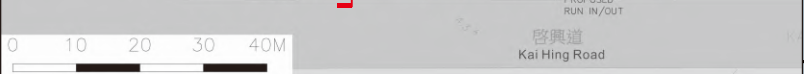
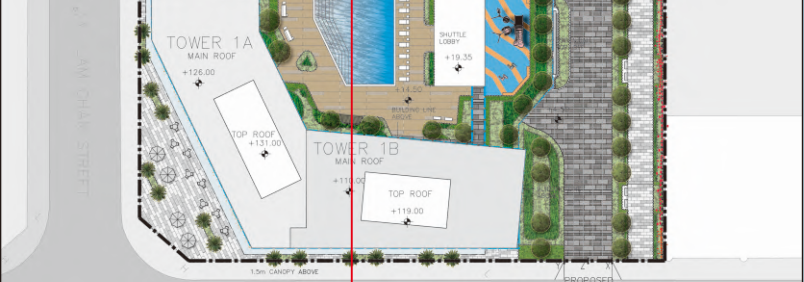
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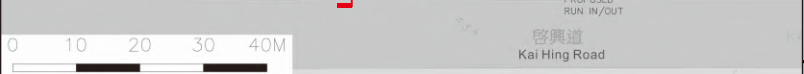
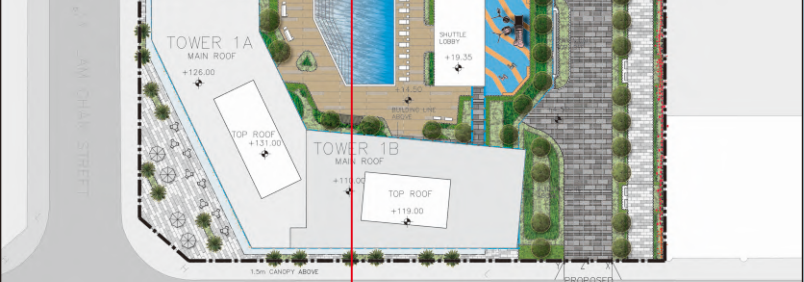
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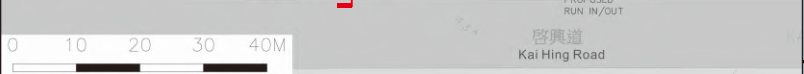
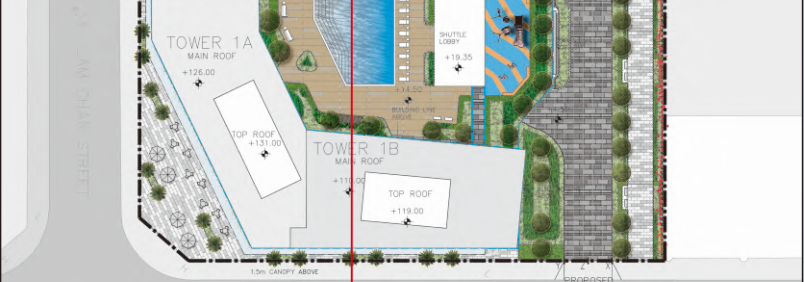
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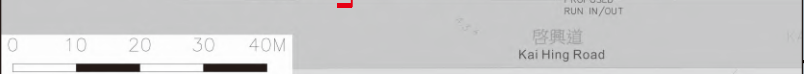
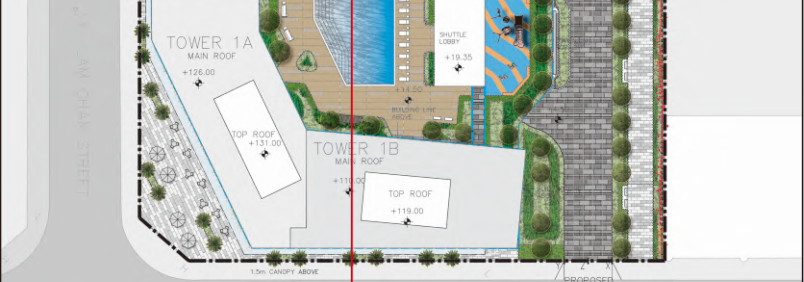
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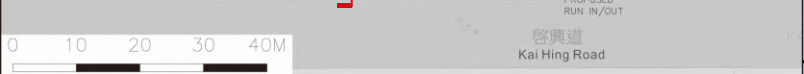
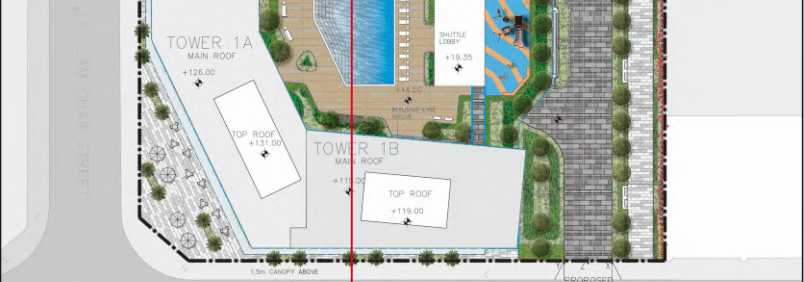
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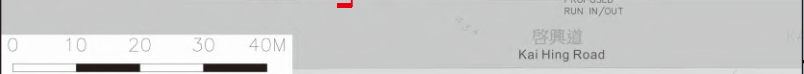
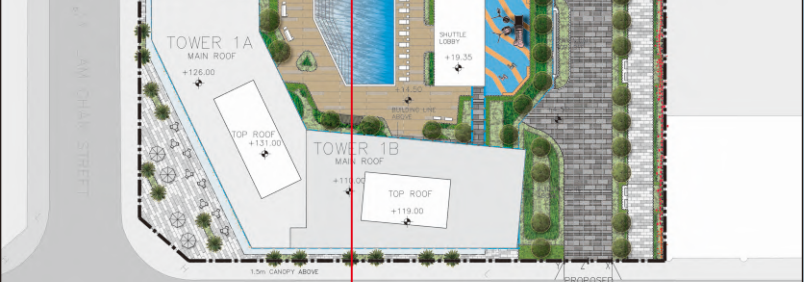
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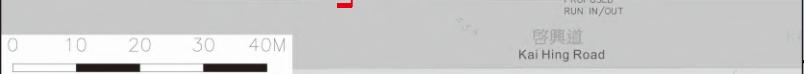
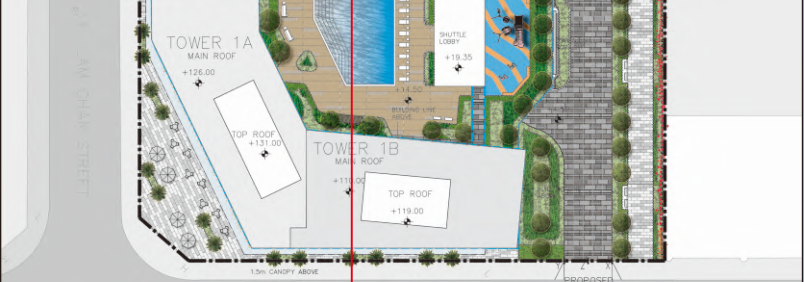
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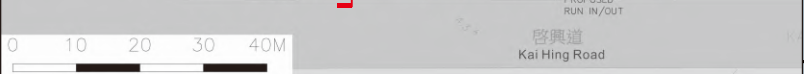
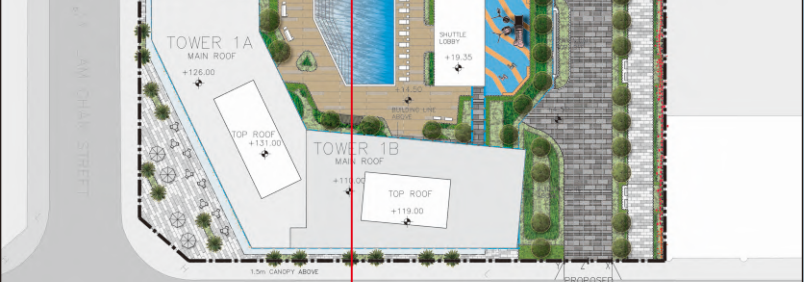
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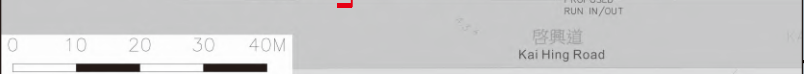
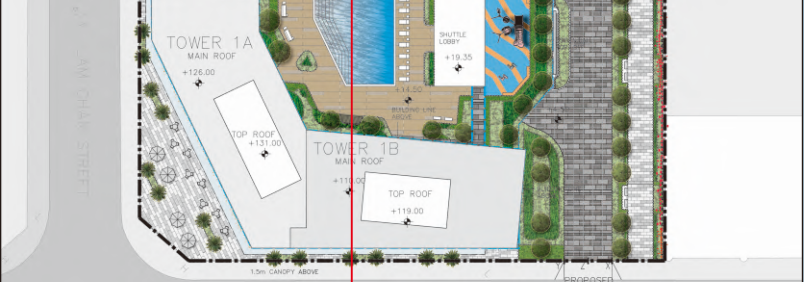
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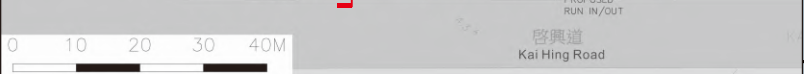
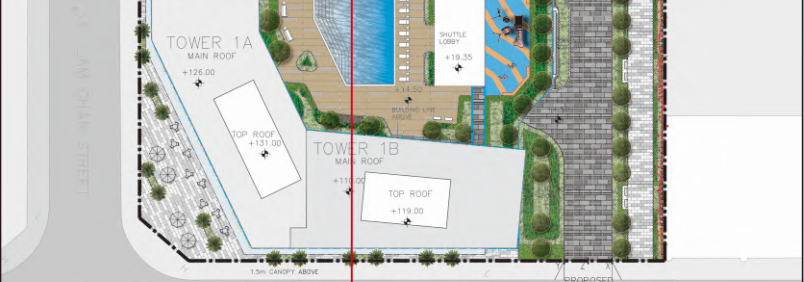
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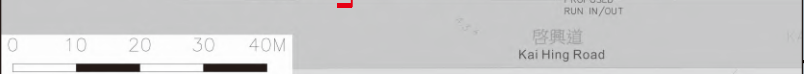
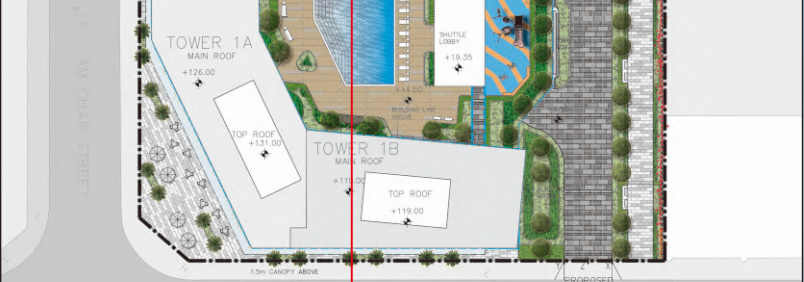
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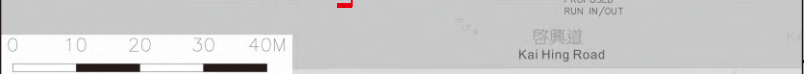
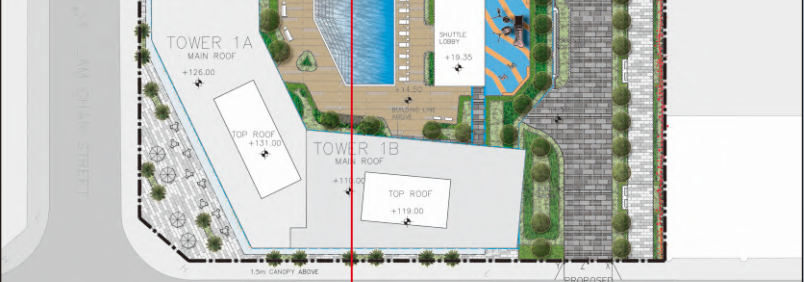
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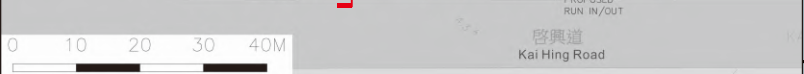
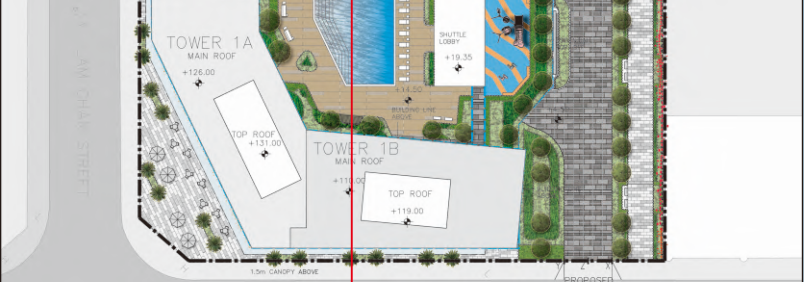
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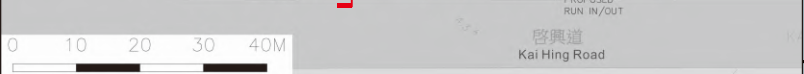
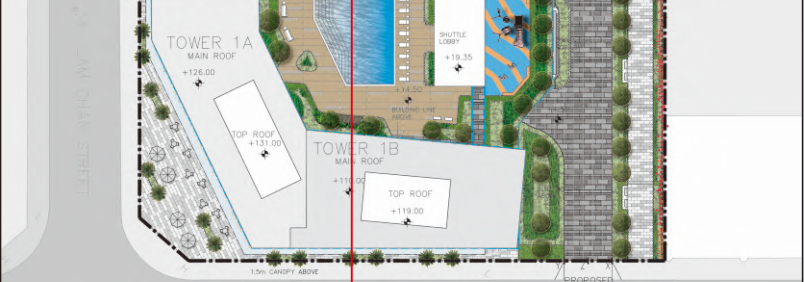
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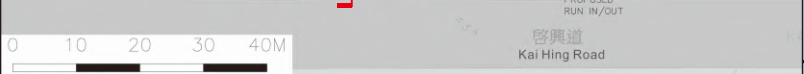
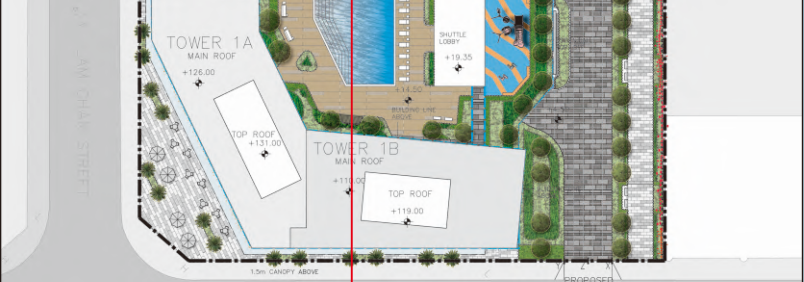
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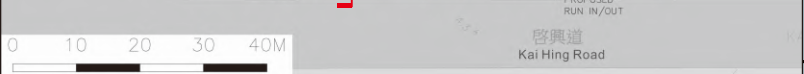
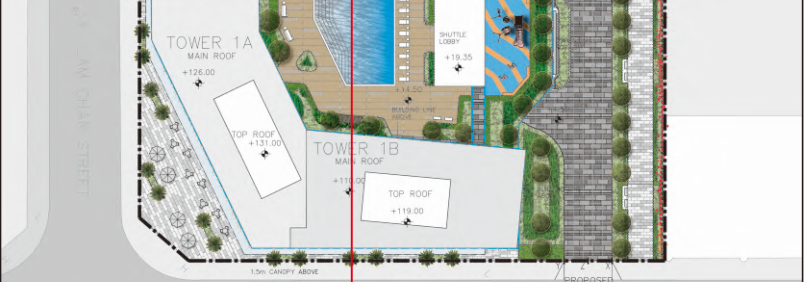
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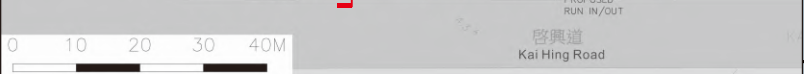
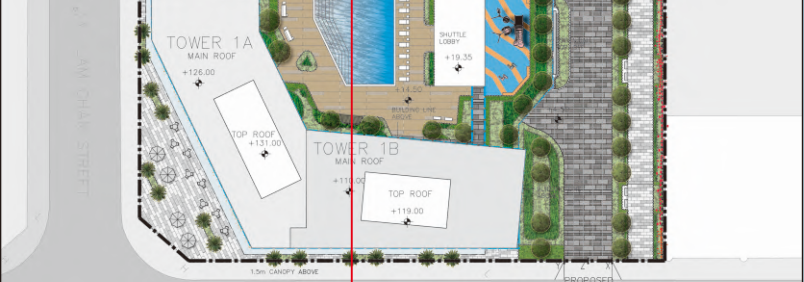
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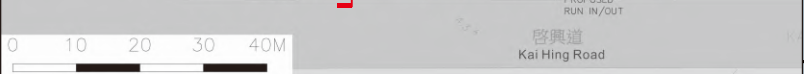
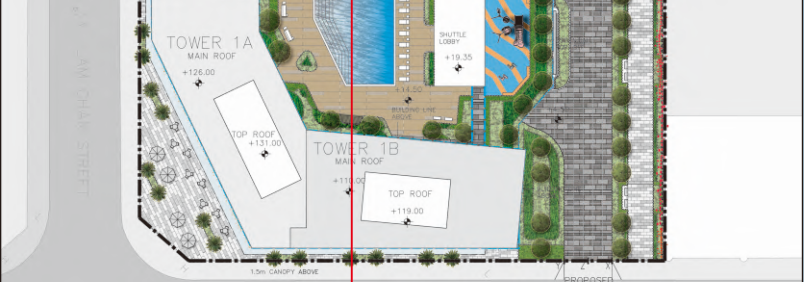
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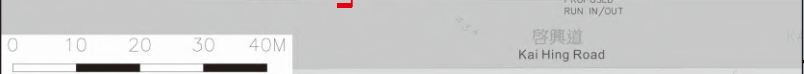
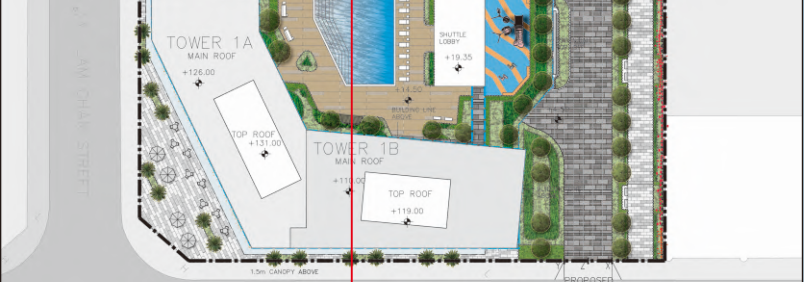
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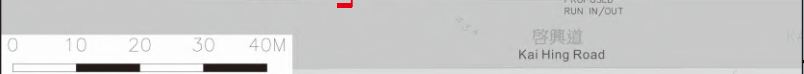
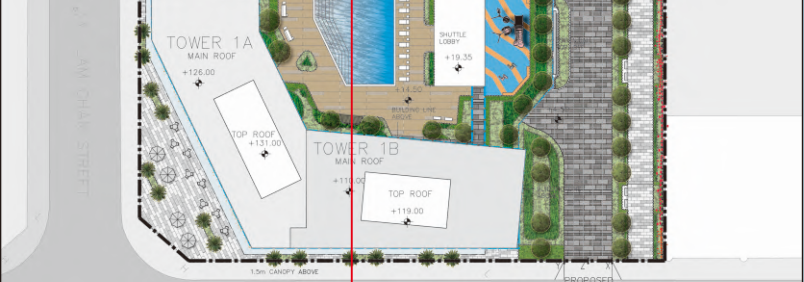
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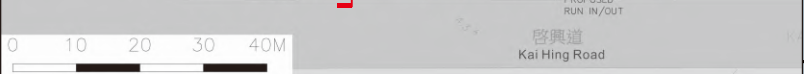
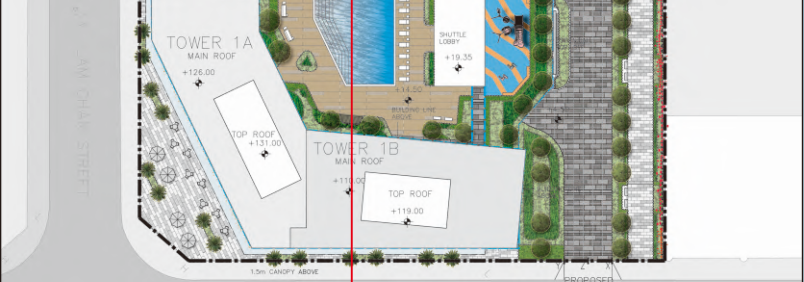
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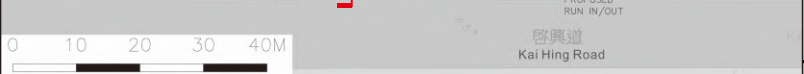
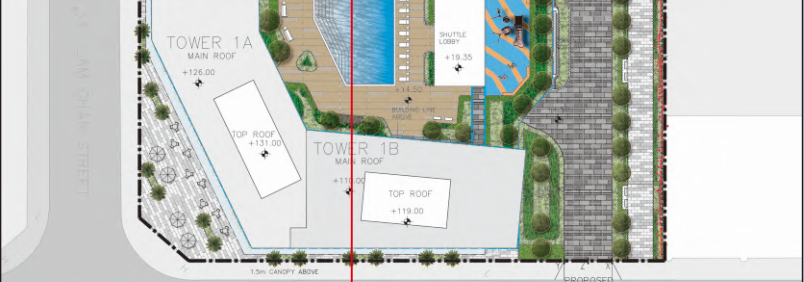
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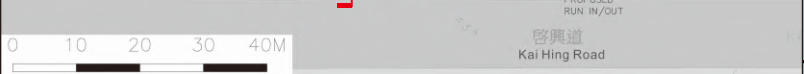
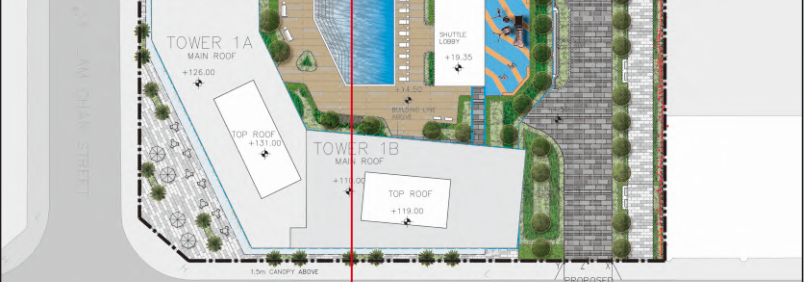
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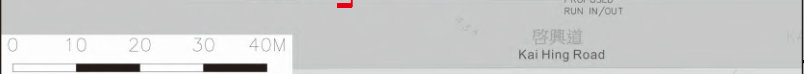
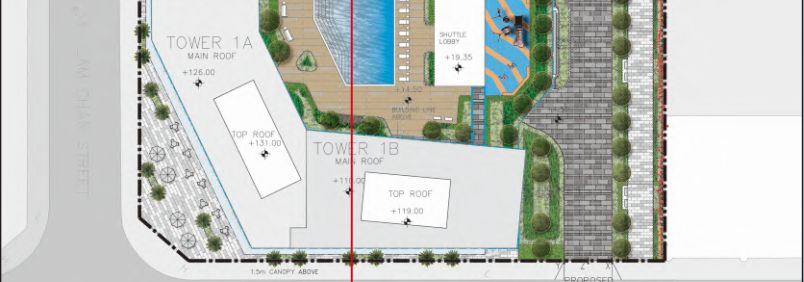
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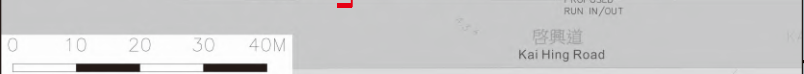
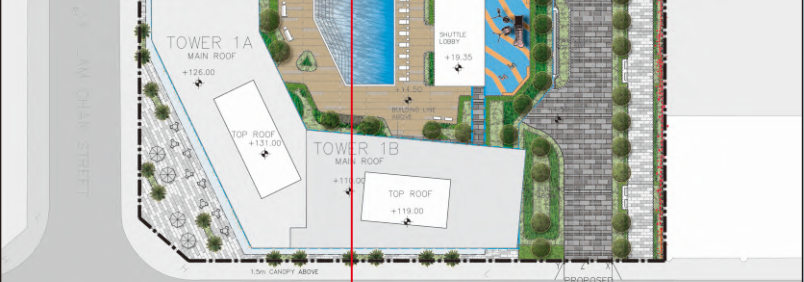
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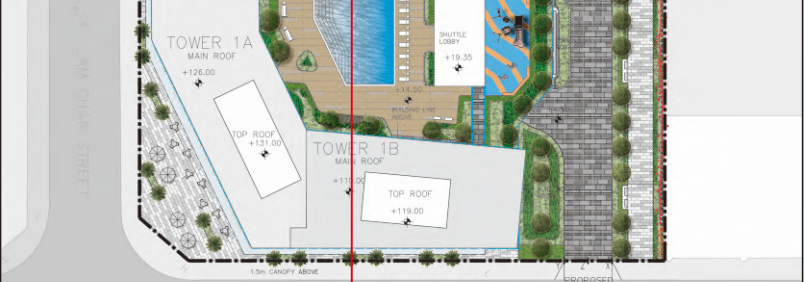
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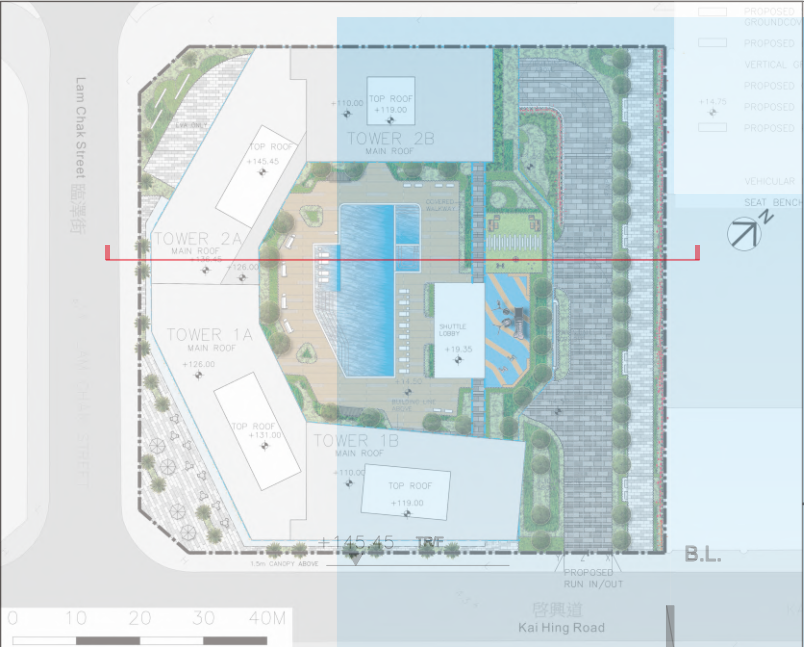


KEY PLAN



KEY PLAN





KEY PLAN

+136.45 R/F

34

33

32

31

30

29

28

27

26 RESIDENTIAL USE

9

8

7

6

5

4

3

2

1

TRANSFER PLATE

RECREATIONAL FACILITIES

RETAIL / F&B

RETAIL / F&B

TOWER 2B

+119.00 TR/F

+110.00 R/F

PACIFIC TRADE CENTRE

Swimming Pool

Edge Planter with  
creeping plants  
2.5m Setback  
for Canopy and  
Buffer Planting

LAM CHAK ST

+23.00 3/F

+19.35 TP

+14.50 2/F

+9.50 1/F

+4.50 G/F

-1.50 B1/F

-5.50 B2/F

1.5m CANOPY

RETAIL / F&B

E/M

CARPARK

CARPARK

E/M

SHUTTLE LOBBY

GIC

Raised Planter  
with Tree Planting

Children Play Area

Water Feature

Public Passage  
(4m Clear Width)

PROJECT :

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

DRAWING TITLE :

LANDSCAPE SECTION

PROJECT No. C2519

DRAWING No. LD102

SCALE : 1:500

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD102

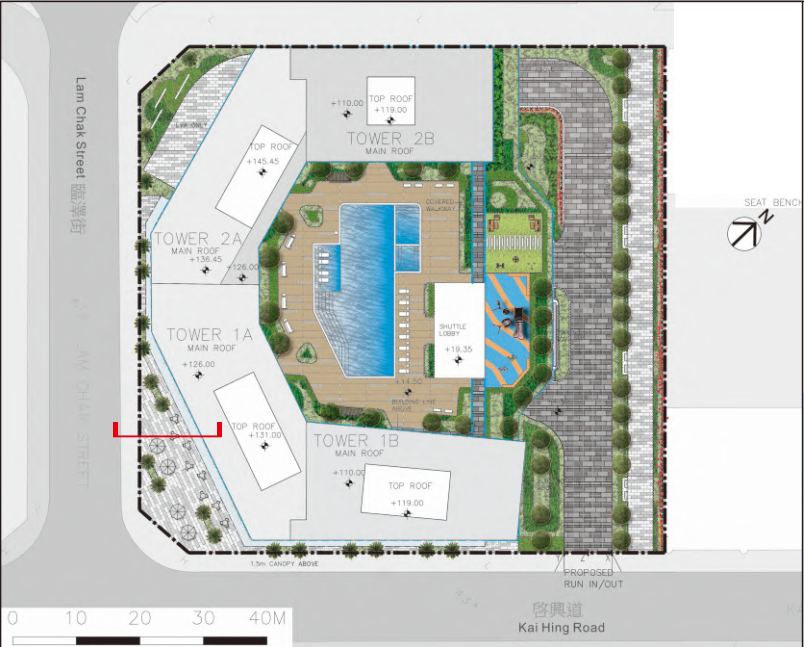
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| A             | GENERAL AMENDMENT | 21/11/25 |
| REV           | DESCRIPTION       | DATE     |
| DESIGN BY :   | TEL               |          |
| DRAWN BY :    | CAD               |          |
| CHECKED BY :  | TEL               |          |
| APPROVED BY : | TEL               |          |

- NOTES :
- DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
  - COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
  - ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
  - READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

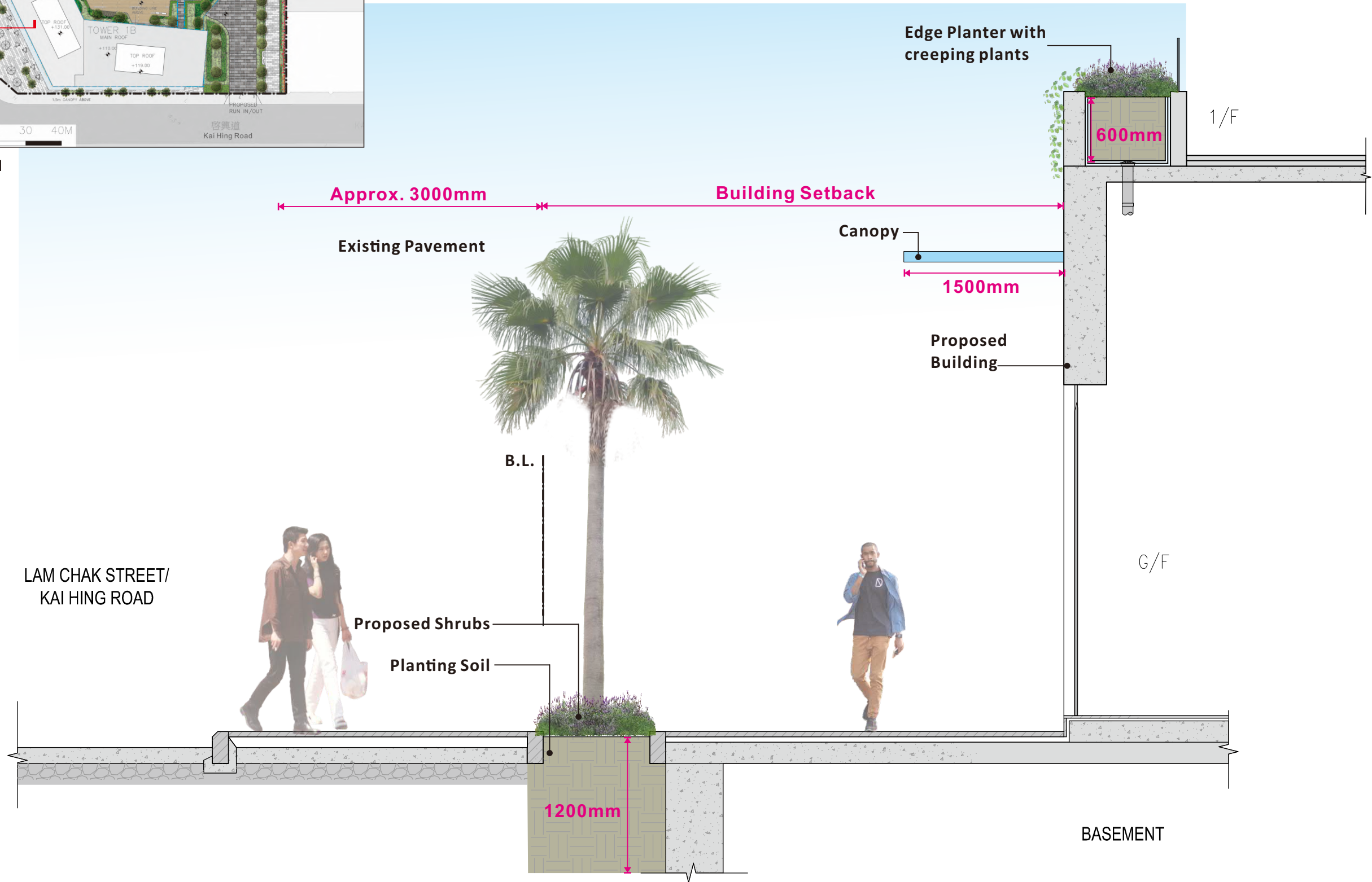
LanDes

LANDES LIMITED  
景藝設計有限公司

FLAT B, 16/F,  
YUE ON COMMERCIAL BUILDING,  
385-387 LOCKHART ROAD, HONG KONG  
TEL.: 2868 0980 FAX.: 2868 2203  
香港灣仔駱克道385-387號  
裕安商業大廈16樓B室  
電話: 2868 0980  
傳真: 2868 2203



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

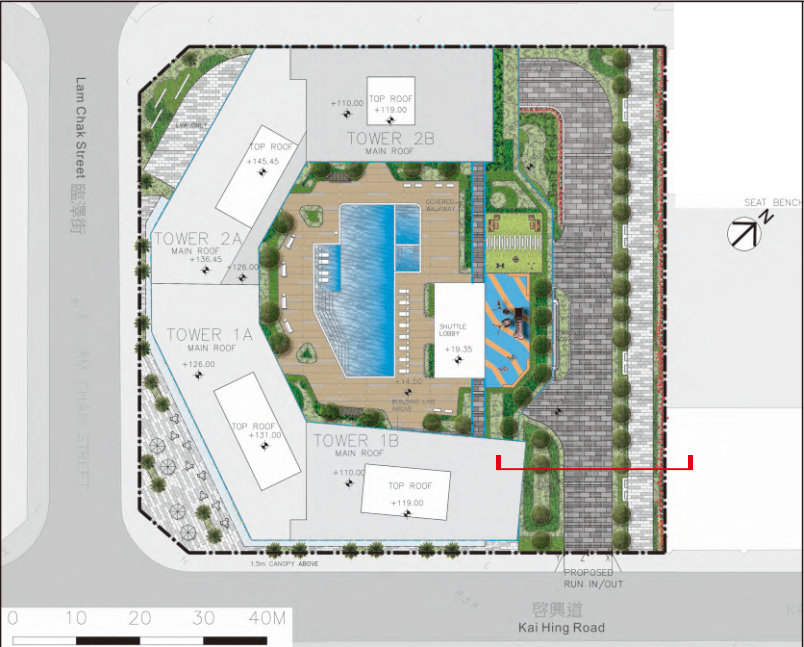
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| A             | GENERAL AMENDMENT | 21/11/25 |
| REV           | DESCRIPTION       | DATE     |
| DESIGN BY :   | TEL               |          |
| DRAWN BY :    | CAD               |          |
| CHECKED BY :  | TEL               |          |
| APPROVED BY : | TEL               |          |

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4. READ THIS DWG. IN CONNECTION WITH GEN.  
ARCH. PLANS, STRUCT. PLANS, AND OTHER  
RELATED DWGS.

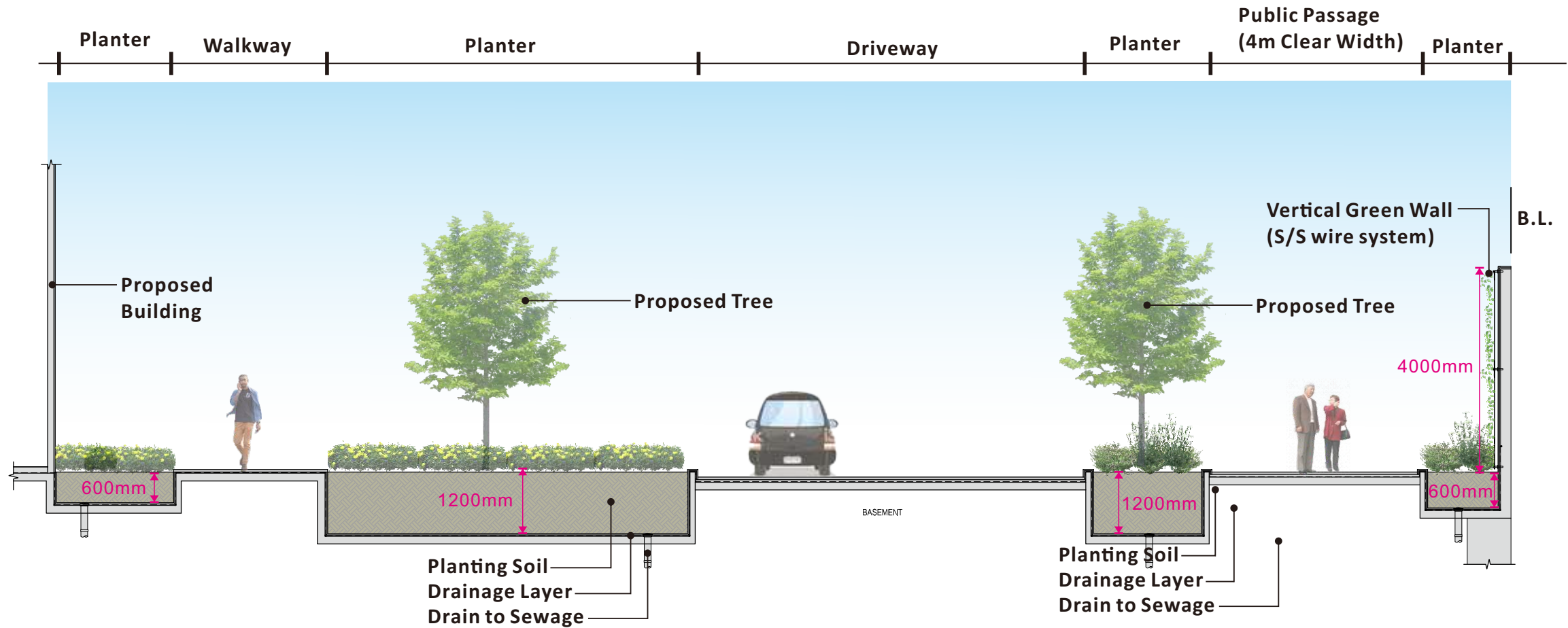
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RESTRICTION IN "COMMERCIAL (2)" ZONE AT  
8 LAM CHAK STREET

DRAWING TITLE :  
LANDSCAPE SECTION

PROJECT No. C2519

DRAWING No. LD104

SCALE : 1:100

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD104

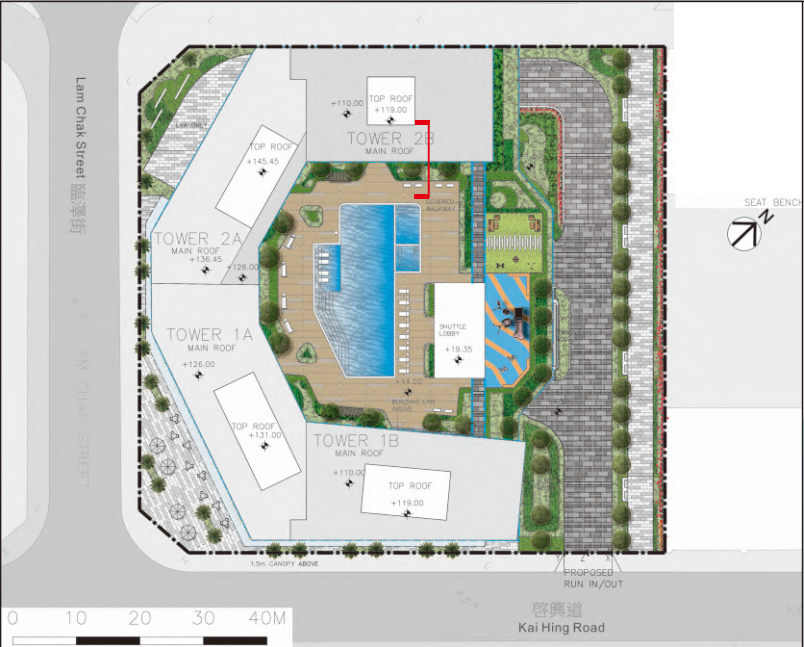
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| A             | GENERAL AMENDMENT | 21/11/25 |
| REV           | DESCRIPTION       | DATE     |
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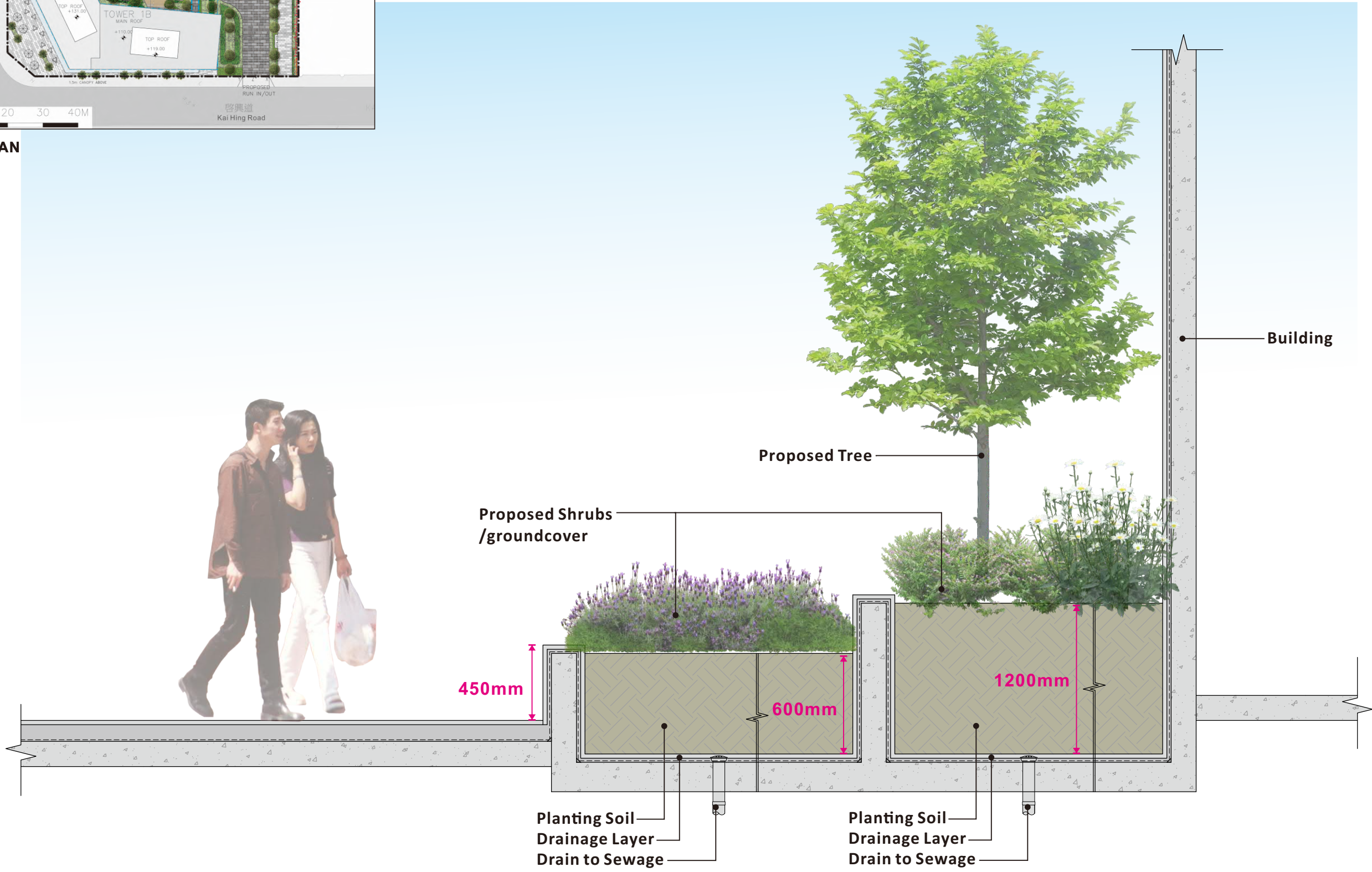
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KEY PLAN



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

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DATE OF ISSUE : AUG 2025

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### 3. THE PROPOSED DEVELOPMENT SCHEME

#### 3.1 The Proposed Development Scheme

3.1.1 Schematic drawings for the Proposed Composite Development are presented in **Appendix 1** of this Supporting Planning Statement. The Site of an area of about 6,541m<sup>2</sup> yields a total GFA of approximately 45,787m<sup>2</sup> at PR 7.0 to produce to a total of 1,140 residential units. The Proposed Composite Development comprises two residential towers with a building height of 34 domestic floors (max., excluding 1 refuge floor), over one storey of recreational facilities, two storeys of retail/F&B and GIC floors and two storeys of underground carpark. The proposed max. building height maintains at +136.45mPD (main roof level).

3.1.2 The Applicant commits to reserve about 15% of the non-domestic GFA (i.e. about 490m<sup>2</sup>) for GIC uses. As requested by the Social Welfare Department, these GIC uses will include the following:

| Welfare facility                                                                          | Net operational floor area* | Parking space and loading / unloading bay requirement |
|-------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------|
| Office base of Transitional Support Service for Persons in Mental Recovery (TSS for PMRs) | 112.4m <sup>2</sup>         | Nil                                                   |
| Sub-base for Support Centre for Persons with Autism (SPA)                                 | 66.2m <sup>2</sup>          | Nil                                                   |

\* GFA = NOFA x 2 (as advised by SWD)

Details of these GIC facilities will be further liaised with and confirmed by SWD at the lease modification stage.

3.1.3 Major development parameters and proposed floor uses of the Proposed Composite Development are summarised in **Table 3.1** and **Table 3.2**, respectively.

**Table 3.1 Key Development Parameters**

|                                     | Proposed Development Scheme                                                                                                                                                                |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Major Development Parameters</b> |                                                                                                                                                                                            |
| Total Site Area                     | About 6,541m <sup>2</sup>                                                                                                                                                                  |
| Plot Ratio                          | Total: 7.0<br>Domestic: 6.5<br>Non-domestic: 0.5                                                                                                                                           |
| Total GFA                           | Total: 45,787m <sup>2</sup><br>Domestic: 42,516.5m <sup>2</sup><br>Non-domestic: 3,270.5m <sup>2</sup><br>GIC Facilities: about 490m <sup>2</sup><br>Shop/F&B: about 2,780.5m <sup>2</sup> |

Lam Chak Street (to about 5m). The public will be able to access these areas at least during the operation hours of the non-domestic portion of the proposed development. The more spacious pedestrian walkway would enhance the walking experience along the Site, aligning with the principles of pedestrian-friendliness and accessibility set out in the Kai Tak UDGMs and HPPs. Coupled with the provision of canopy of 1.5m in width, walking experience would be significantly enhanced.

#### **Adopting a Varying Building Height Design**

- 3.2.3 The maximum building height of the Proposed Composite Development remains not more than +136.45mPD, which is consistent with the height of the existing building at the Site. To give visual interest to the skyline, the Proposed Development Scheme has adopted a varying building height profile. Tower 1B & 2B would appear distinctively lower than Tower 1A & 2A, varying from 110mPD (Tower 1B & 2B) to 126mPD (Tower 1A) and 136.45mPD (Tower 2A).

#### **Provision of a 15m Setback**

- 3.2.4 A 15m building setback has been proposed between the Proposed Composite Development and the site boundary abutting Pacific Trade Centre. In line with this, the footprint of the two-storey retail space has been minimised. Together with the building setbacks along Lam Chak Street and Kai Hing Road, the proposed site coverage has been kept to an acceptable level (at about 65%), balancing the provision of retail facilities with good wind penetration at pedestrian street level.

#### **Provision of a Splayed Corner at Lam Chak Street and Kai Hing Road**

- 3.2.5 The Proposed Composite Development has incorporated a splayed corner with an area of 230m<sup>2</sup> 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 and create a welcoming area for socialising while passerbys will still be able to enjoy a through passage.

#### **Provision of a Public Passage**

- 3.2.6 In response to the comments received from the Harbourfront Commission regarding accessibility towards the waterfront, The Proposed Composite Development has incorporated a landscaped public passage with a clear width of 4m along the northeastern boundary. This public passage will be **24-hour public passage to be opened to the general public**, subject to confirmation at the lease modification stage.

the Proposed Development Scheme provides a 15m setback that responds to the existing and future building separations as observed on site and with reference to the approved development schemes of the adjacent development. This setback would provide a possible connection with the building gap between New Acute Hospital and Kai Tak Fire Station as well as the building gap as proposed in the approved development scheme under planning application no. A/K22/31 (**Figure 4.3** refers). Afterall, the site coverage would be significantly reduced from about 94.906% to about 65%; this is equivalent to a 31.5% reduction comparing to the existing bulk.



**Figure 4.3 The Proposed 15m Setback**

4.5.3 Not least, The Proposed Development Scheme will provide a 1.5m wide canopy outside the commercial portion along Kai Hing Road and Lam Chak Street.

#### **4.6 Bring Enhancement to Accessibility**

4.6.1 The Application Site is located within the street block bounded by Kai Hing Road, Lam Chak Street, Cheung Yip Street and Hoi Bun Road. The two existing buildings, namely Harbourside HQ and Pacific Trade Centre, fully occupy the street block and create a basically continuous building frontage on all four sides.

4.6.2 The Proposed Development Scheme includes a landscaped public passage of 4m in width on the northeastern boundary next to Pacific Trade Centre. This public passage will be **24-hour public passage to be opened to the general public**, subject to confirmation at the lease modification stage. The public will then be able to enjoy an additional connection between Kai Hing Road and Cheung Yip Street, which bring better accessibility and connectivity between the future New Acute Hospital and the waterfront.