

PLANNING LIMITED
規劃顧問有限公司

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By Email

Our Ref: S3168/LCS/25/014Lg

15 September 2026

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

Dear Sir/Madam,

**Proposed Composite Development (with Flat and Retail/F&B)
with Minor Relaxation of Plot Ratio Restriction
in "Commercial (2)" Zone at 8 Lam Chak Street, Kowloon
- S16 Planning Application –
TPB Ref.: A/K22/50
Further Information No. 4**

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

We wish to make the following clarifications:

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

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



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

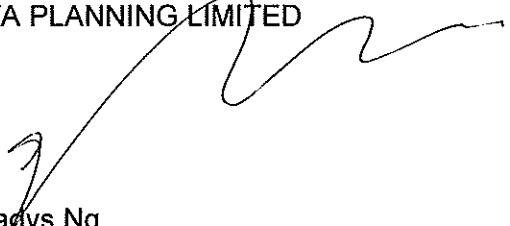


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Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact Mr Kenneth to or the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

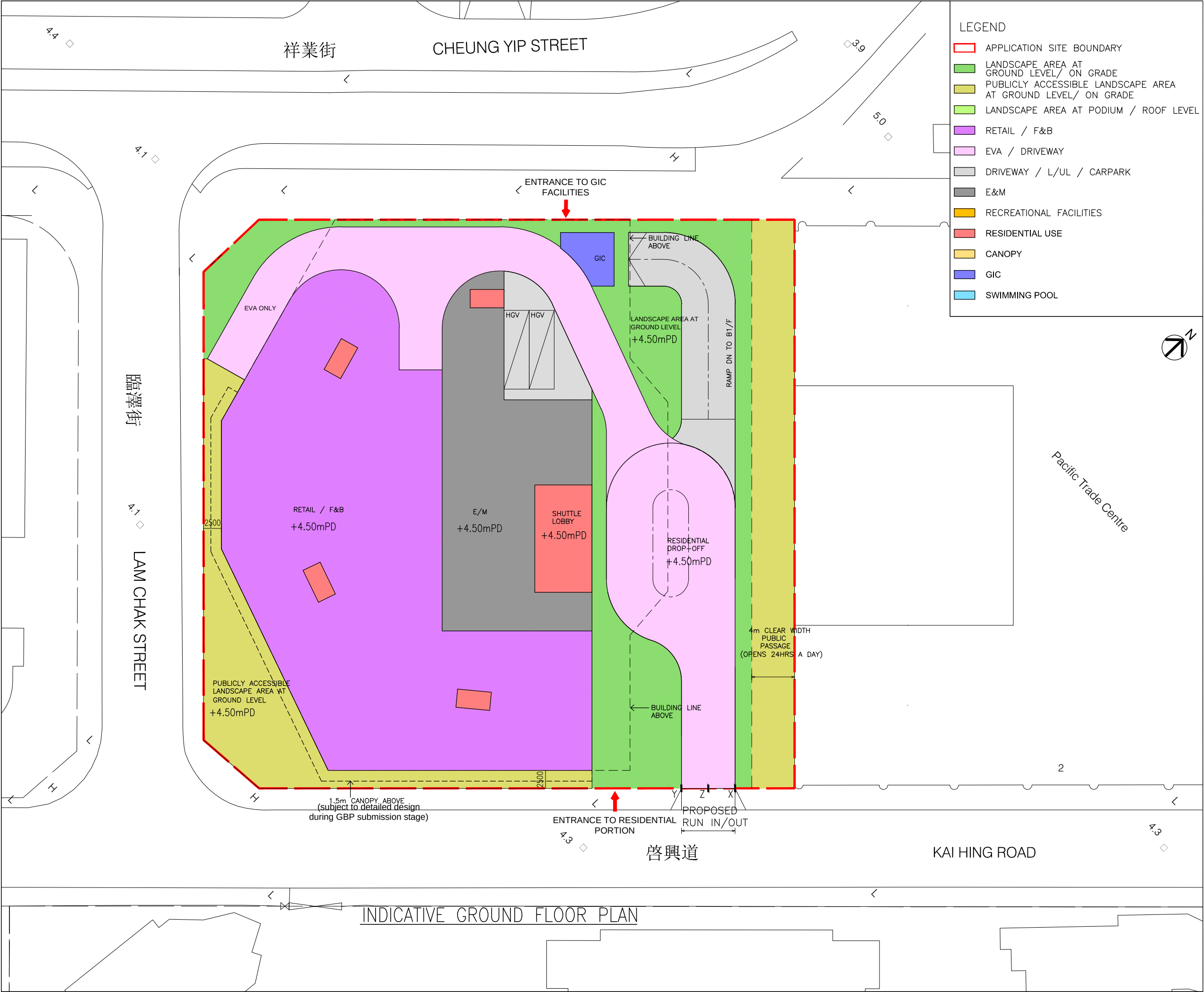


Gladys Ng

Encl.

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

KT/GN/vy



LEGEND

APPLICATION SITE BOUNDARY

LANDSCAPE AREA AT GROUND LEVEL/ ON GRADE

PUBLICLY ACCESSIBLE LANDSCAPE AREA AT GROUND LEVEL/ ON GRADE

LANDSCAPE AREA AT PODIUM / ROOF LEVEL

RETAIL / F&B

EVA / DRIVEWAY

DRIVEWAY / L/UL / CARPARK

E&M

RECREATIONAL FACILITIES

RESIDENTIAL USE

CANOPY

GIC

SWIMMING POOL

B.D. REFERENCE		屋宇署檔案	
F.S.D. REFERENCE		消防處檔案	
W.W.O. REFERENCE		水務署檔案	
CAD FILE NAME		檔案編號	
NOTES		注釋	
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人
DLN DLN Architects Limited 劉榮廣伍振民建築師有限公司 t +852 2695 6888 f +852 2576 4074 46-47 Floor, Tower One, Times Square Matheson Street, Causeway Bay, Hong Kong 香港銅鑼灣勿拉士街 時代廣場一座46至47樓 email general@dln.com.hk www.dln.com.hk			
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PROJECT		項目名稱	
PROPOSED COMPOSITE DEVELOPMENT AT 8 LAM CHAK STREET, KOWLOON – N.K.I.L. 6215			
TITLE		標題	
INDICATIVE GROUND FLOOR PLAN			
SCALE 1:500(A3)	比例	DATE MAY 2026	日期
DRAWN BY DT	製作人	CHECKED BY –	檢查
JOB NO. N3591–H	工程項目	DRAWING NO. –	圖號