

By Email

Our Ref: S3023b/TDM_KB/23/003Lg

21 February 2025

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



PLANNING LIMITED
規劃顧問有限公司

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電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

Proposed Composite Redevelopment with Trade Mart/Exhibition and Commercial, Residential, Social Welfare Facilities and School Uses and Minor Relaxation of Building Height Restriction, New Kowloon Inland Lot No. 6032, 1 Trademart Drive, Kowloon Bay, Kowloon

- Supplementary Information of the S16 Planning Application No. A/K22/42 -

Reference is made to the submitted S16 Planning Application to the Town Planning Board ("TPB") on 28 January 2025.

Please find attached the revised sectional plans for the proposed development, replacement page of application form and replacement page of the Air Ventilation Assessment (Expert Evaluation) for information and reference.

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED] or our Mr. Elden Chan at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

p.p. [Signature]
Pauline LAM

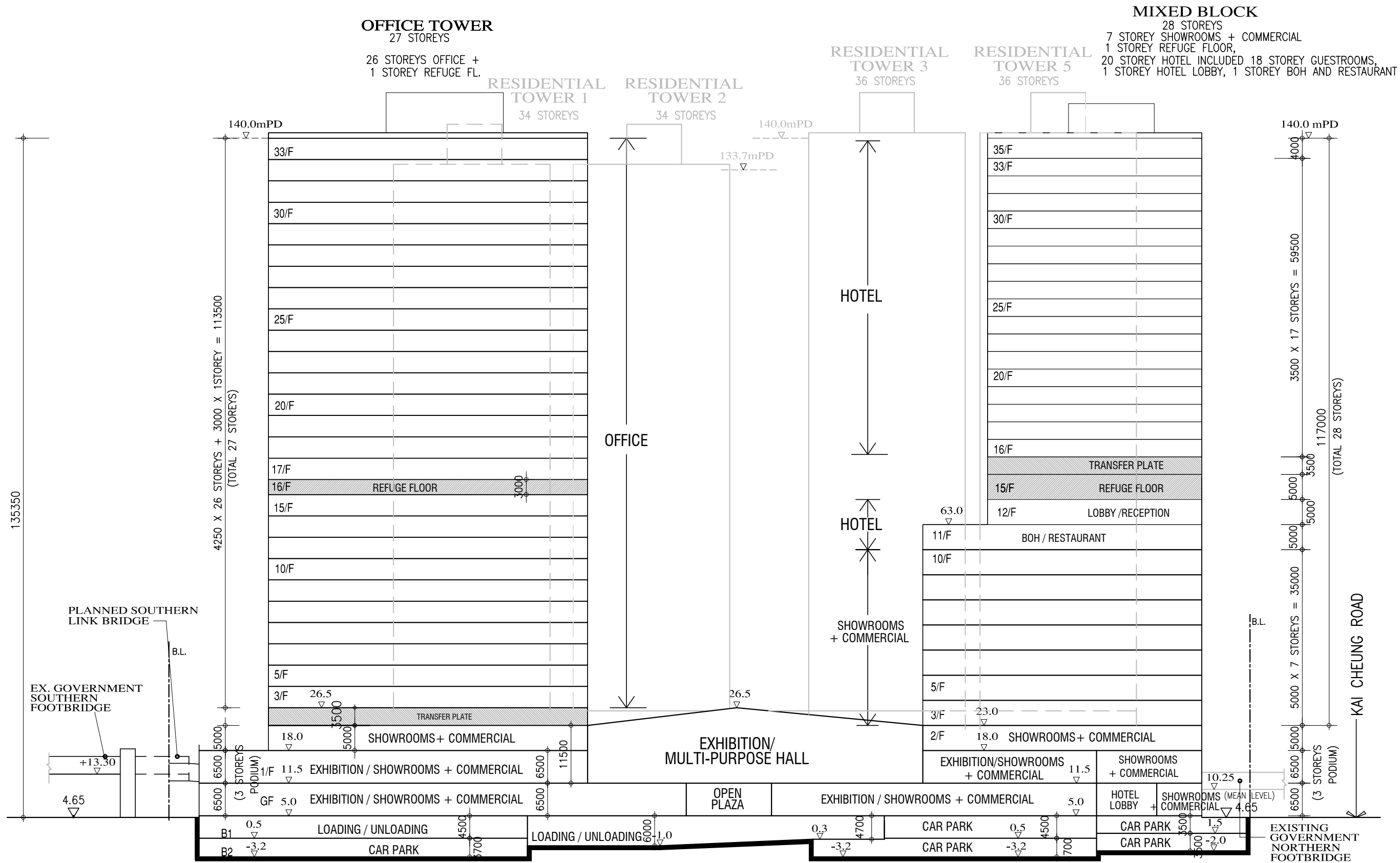
cc. the Applicant & Team

KT/PL/EC/vy



FS 579819





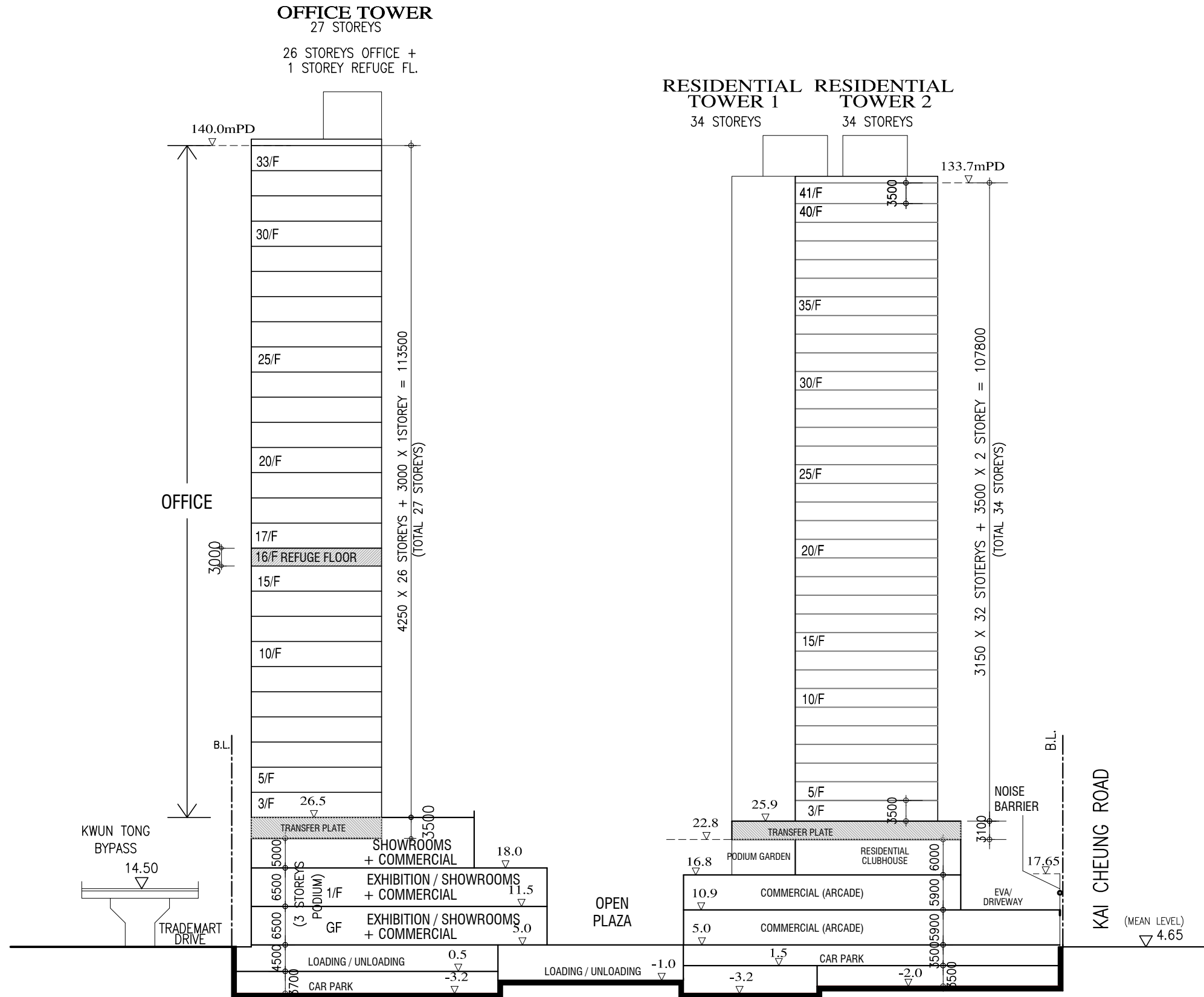
DIAGRAMMATIC SECTION A

* 4/F, 13/F, 14/F, 24/F & 34/F OMITTED
 (SCALE 1:800)

PROPOSED COMPOSITE REDEVELOPMENT WITH TRADE MART / EXHIBITION AND COMMERCIAL, RESIDENTIAL, SOCIAL WELFARE FACILITIES AND SCHOOL USES AND MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION, NEW KOWLOON INLAND LOT NO. 6032, 1 TRADEMART DRIVE, KOWLOON BAY, KOWLOON

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

Drawing No. MLP-10
 Dated: 21 FEB 2025



DIAGRAMMATIC SECTION B

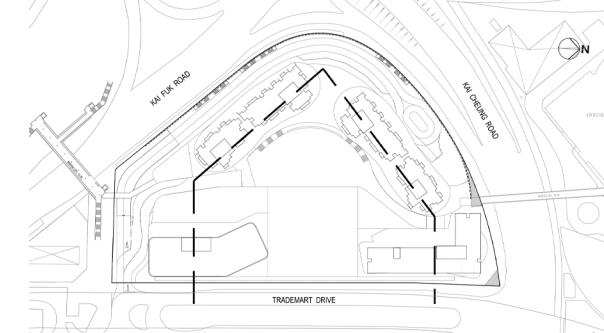
* 4/F, 13/F, 14/F, 24/F & 34/F OMITTED
(SCALE 1:800)

PROPOSED COMPOSITE REDEVELOPMENT WITH TRADE MART / EXHIBITION AND COMMERCIAL, RESIDENTIAL, SOCIAL WELFARE FACILITIES AND SCHOOL USES
AND MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION, NEW KOWLOON INLAND LOT NO. 6032, 1 TRADEMART DRIVE, KOWLOON BAY, KOWLOON

MLA
ARCHITECTS (HK) LTD
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Drawing No. MLP-11
Dated: 21 FEB 2025

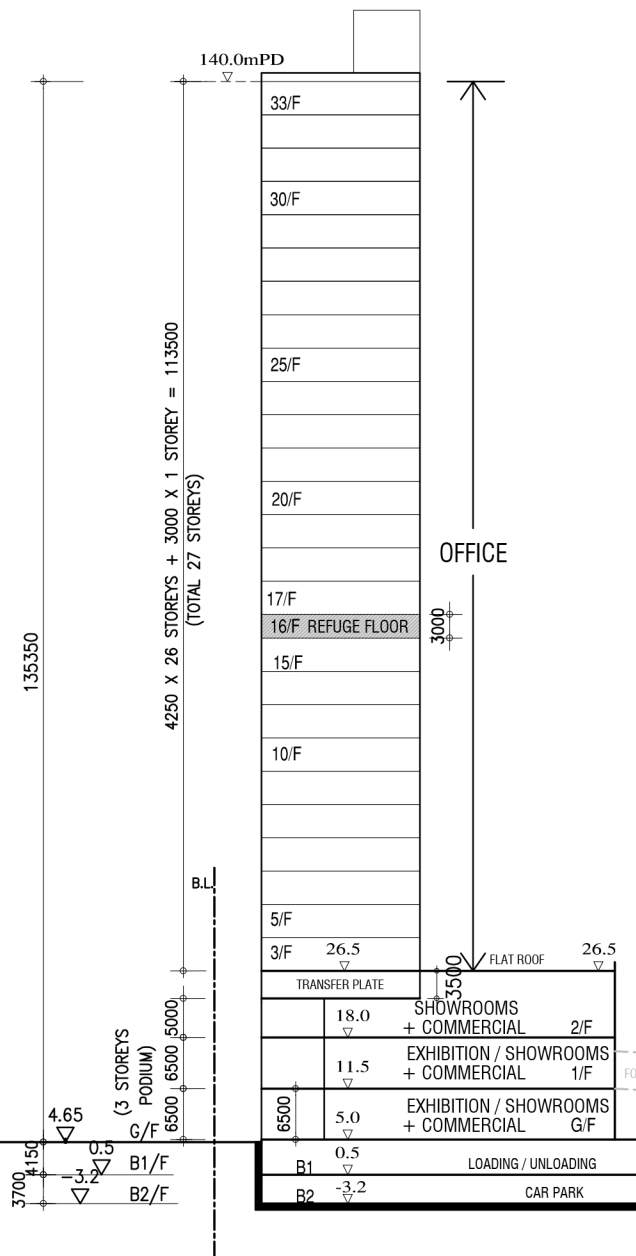




KEY PLAN

OFFICE TOWER 27 STOREYS

26 STOREYS OFFICE +
1 STOREY REFUGE FL.



RESIDENTIAL TOWER 1 34 STOREYS



RESIDENTIAL TOWER 2 34 STOREYS



RESIDENTIAL TOWER 3 36 STOREYS

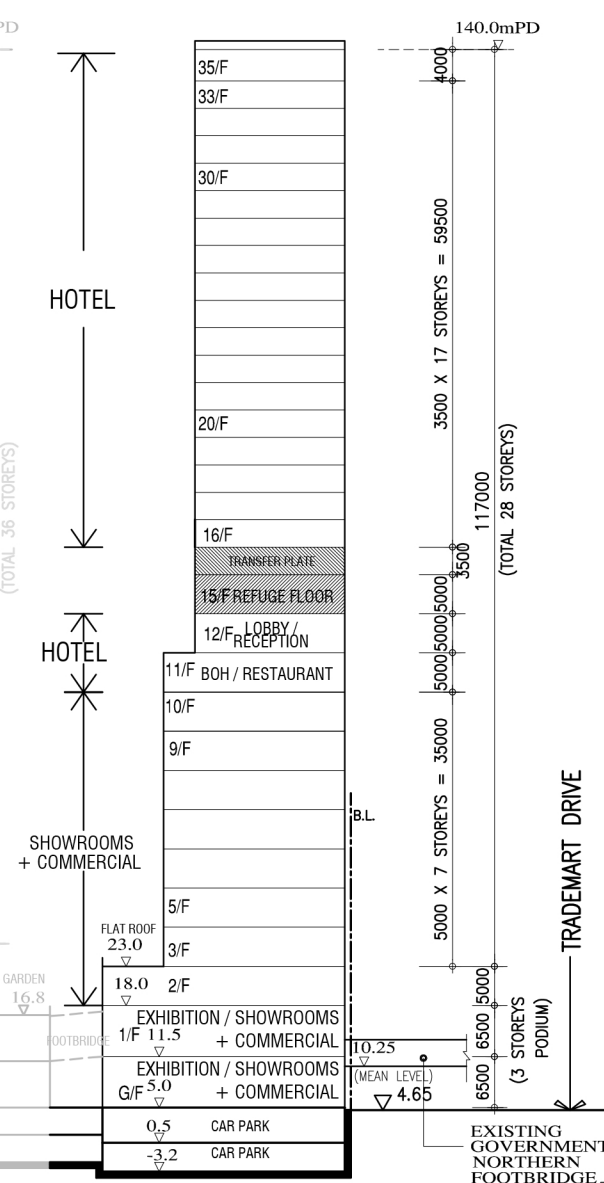


RESIDENTIAL TOWER 5 36 STOREYS



MIXED BLOCK 28 STOREYS

7 STOREY SHOWROOMS + COMMERCIAL
1 STOREY REFUGE FLOOR,
20 STOREY HOTEL INCLUDED 18 STOREY GUESTROOMS,
1 STOREY HOTEL LOBBY, 1 STOREY BOH AND RESTAURANT



DIAGRAMMATIC SECTION

* 4/F, 13/F, 14/F, 24/F & 34/F OMITTED
(SCALE 1:1000)

PROPOSED COMPOSITE REDEVELOPMENT WITH TRADE MART / EXHIBITION AND COMMERCIAL, RESIDENTIAL, SOCIAL WELFARE FACILITIES AND SCHOOL USES
AND MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION, NEW KOWLOON INLAND LOT NO. 6032, 1 TRADEMART DRIVE, KOWLOON BAY, KOWLOON



Drawing No. VIA-SECTION
Dated: 21 FEB 2025



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		135 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			140 mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
			28 (exclude transfer plate) Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 2 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 3 <input checked="" type="checkbox"/> Podium 平台)
	Composite 綜合用途	T1 & T2: 128.7 T3 & T5: 135	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		T1 & T2: 133.7 T3 & T5: 140	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		T1 & T2: 34 storeys T3 & T5: 36 storeys	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 2 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 4 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Podium (Below 15m): 80%; Tower (Above 15m): 48% (including Domestic: 19% and Non-Domestic: 29%)	% <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目	1,494 residential units 720 hotel rooms		
(vi) Open space 休憩用地	Private 私人	4,034	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

Table 1.1 Key Development Parameters

Development Parameters	OZP Compliant Scheme	Proposed Scheme
Total Site Area (approx.)	22,280 m ²	
Total Plot Ratio (Max.)	12	7.4
<ul style="list-style-type: none"> • Domestic (Max.) • Non-domestic (Max.)[#] 	- 12	2.96 4.44
Total GFA (approx.)	267,360 m ²	164,872 m ²
<ul style="list-style-type: none"> • Domestic (approx.) • Non-domestic (approx.)[*] 	0 m ² 267,360 m ²	65,949 m ² 98,923 m ²
No. of Blocks	4 Office Towers	4 Residential Towers + 2 non-Domestic blocks for Office, Hotel, Retail and GIC
Site Coverage		
- Podium (Below 15m) [#]	100%	80%
- Tower (Above 15m)	Not more than 65%	48%
<ul style="list-style-type: none"> • Domestic • Non-domestic 	- Not more than 65%	19% 29%
Maximum No. Storeys (excluding basement carpark)		
<ul style="list-style-type: none"> • Residential • Office • Mixed 	- 23 storeys -	36 storeys 27 storeys 28 storeys
Maximum Building Height (at main roof level)		
<ul style="list-style-type: none"> • Residential • Office • Mixed 	- 100mPD -	140 mPD 140 mPD 140 mPD
Note:		
* Including GFA of office 35,600m ² ; Showroom/Exhibition 11,285m ² ; Shops and Eating Place: 13,403m ² (i.e. excluding GFA of proposed southern of footbridge link and the proposed opening with associated bridge linkage).		
[#] Excluded proposed southern footbridge link and the proposed opening with associated bridge linkage.		

1.5.9 The proposed development with a site area of over 2 hectares, an overall PR of 5 or above as well as a total GFA exceeding 100,000m² has fallen under the criteria set out in the Joint HPLB-ETWB Technical Circular on AVA No. 1/06.