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

UNIT K. 16/F. MG TOWER 133 HOI BUN ROAD, KWUN TONG KOWLOON, HONG KONG

九龍觀塘海濱道133號 萬兆豐中心16樓K室

電話TEL (852) 3426 8451 傳真FAX (852) 3426 9737 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 or our Mr. Elden Chan at

Thank you for your kind attention.

Yours faithfully For and on behalf of

KTA PLANNING LIMITED

cc. the Applicant & Team

KT/PL/EC/vy





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 **OFFICE TOWER** 27 STOREYS RESIDENTIAL RESIDENTIAL 26 STOREYS OFFICE + TOWER 3 TOWER 5 1 STOREY REFUGE FL. 36 STOREYS 36 STOREYS RESIDENTIAL RESIDENTIAL TOWER 1 TOWER 2 34 STOREYS 34 STOREYS 140.0mPD 140.0mPD 140.0 mPD  $\overline{\mathbb{A}}$ 35/F 33/F 133.7mPD 33/F □\_∇\_\_\_ 30/F 30/F 3500 X 17 STOREYS = **HOTEL** 25/F 25/F 1STOREY 20/F STOREYS + 3000 X (TOTAL 27 STOREYS) 20/F **OFFICE** 16/F - $\vee$ \_ TRANSFER PLATE 17/F 16/F REFUGE FLOOR 15/F REFUGE FLOOR 26 HOTEL 15/F 63.0 12/F LOBBY /RECEPTION 11/F BOH / RESTAURANT 10/F 10/F ROAD PLANNED SOUTHERN LINK BRIDGE  $\longrightarrow$ STOREYS SHOWROOMS CHEUNG + COMMERCIAL 5/F EX. GOVERNMENT SOUTHERN FOOTBRIDGE 5/F 3/F 26.5 26.5 ₹ 23.0 TRANSFER PLATE 6500 |5000 STOREYS PODIUM) 2/F 18.0 SHOWROOMS + COMMERCIAL SHOWROOMS + COMMERCIAL EXHIBITION/ MULTI-PURPOSE HALL SHOWROOMS 2 1/F 11.5 EXHIBITION / SHOWROOMS + COMMERCIAL EXHIBITION/SHOWROOMS +13.30 + COMMERCIAL + COMMERCIAL 6500 J OPEN PLAZA SHOWROOMS (MEAN LEVEL) COMMERCIAL 4.65 (3 (3 GF 5.0 EXHIBITION / SHOWROOMS + COMMERCIAL EXHIBITION / SHOWROOMS + COMMERCIAL 4.65 LOBBY 0.5 LOADING / UNLOADING 700 CAR PARK CAR PARK EXISTING GOVERNMENT LOADING / UNLOADING 0.3 0.5

# **DIAGRAMMATIC SECTION A**

-3.2

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

B2 -3.2

CAR PARK



NORTHERN FOOTBRIDGE

CAR PARK

-3.2

CAR PARK

#### **OFFICE TOWER** 27 STOREYS 26 STOREYS OFFICE + 1 STOREY REFUGE FL. RESIDENTIAL RESIDENTIAL TOWER 1 TOWER 2 34 STOREYS 34 STOREYS 140.0mPD 33/F 133.7mPD 41/F 40/F 30/F 35/F = 10780025/F 30/F STOREYS + 3000 X 1STOREY (TOTAL 27 STOREYS) STOTERYS + 3500 X 2 STOREY (TOTAL 34 STOREYS) 20/F 25/F **OFFICE** 20/F 16/F REFUGE FLOOR 26 15/F × 4250 3150 X 32 15/F 10/F 10/F B.L. B.L. ROAD 5/F NOISE 3/F 26.5 25.9 BARRIER 3/F CHEUNG SHOWROOMS + COMMERCIAL 22.8 TRANSFER PLATE KWUN TONG TRANSFER PLATE **BYPASS** ODIUM GARDEN 17.65 16.8 14.50 EXHIBITION / SHOWROOMS + COMMERCIAL 11.5 + COMMERCIAL 10.9 COMMERCIAL (ARCADE) **OPEN** ₹ EXHIBITION / SHOWROOMS + COMMERCIAL 5.0 (3 PLAZA (MEAN LEVEL) TRADEMART DRIVE GF 5.0 COMMERCIAL (ARCADE) **▽** 4.65 0.5 CAR PARK LOADING / UNLOADING LOADING / UNLOADING -1.0 **-**2.0 -3.2 CAR PARK

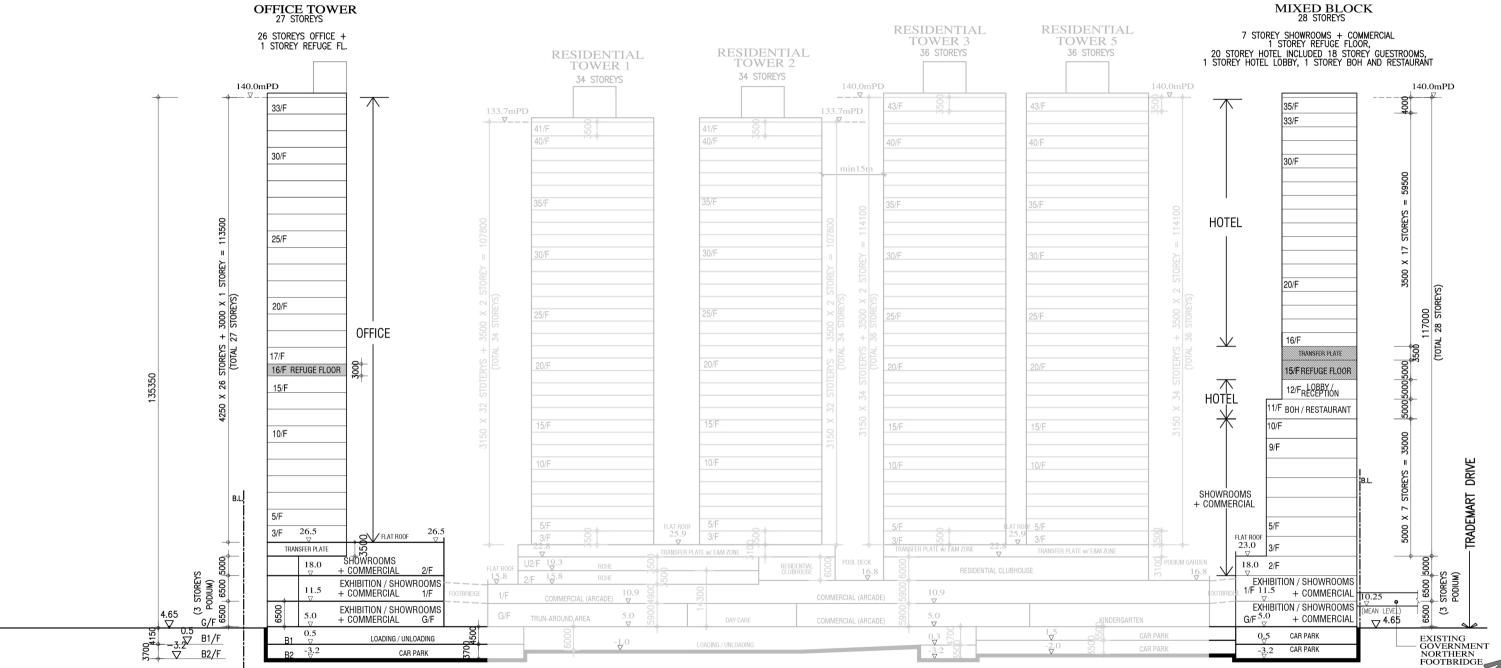
# **DIAGRAMMATIC SECTION B**

\* 4/F, 13/F, 14/F, 24/F & 34/F 0MITTED (SCALE 1:800)





## MIXED BLOCK 28 STOREYS



### **DIAGRAMMATIC SECTION**

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



(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 □ (Not more than 不多於)	
			mPD 米(主水平基準上) □ (Not more than 不多於)	
			Storeys(s) 層 □ (Not more than 不多於)	
			(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)	
		Non-domestic 非住用	135 m 米 (Not more than 不多於)	
			140 mPD 米(主水平基準上) Not more than 不多於)	
			28 (exclude transfer plate) Storeys(s) 層 (Not more than 不多於)	
			(□Include 包括▼ Exclude 不包括 □ Carport 停車間 2 Basement 地庫 □ Refuge Floor 防火層 3 Podium 平台)	
		Composite 綜合用途	T1 & T2: 128.7 m 米 T3 & T5: 135 (Not more than 不多於)	
			T1 & T2: 133.7 mPD 米(主水平基準上) T3 & T5: 140 (Not more than 不多於)	
			T1 & T2: 34 storeys Storeys(s) 層 T3 & T5: 36 storeys	
			(□Include 包括▼ Exclude 不包括 □ Carport 停車間 2 ▼ Basement 地庫 □ Refuge Floor 防火層 4 ▼ 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%)		
(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 ✔️Not less than 不少於	
		Public 公眾	sq.m 平方米 □ Not less than 不少於	

**Table 1.1** Key Development Parameters

<b>Development Parameters</b>	OZP Compliant Scheme	Proposed Scheme	
Total Site Area (approx.)	22,280 m <sup>2</sup>		
Total Plot Ratio (Max.)	12	7.4	
<ul> <li>Domestic (Max.)</li> </ul>	-	2.96	
<ul><li>Non-domestic (Max.) #</li></ul>	12	4.44	
Total GFA (approx.)	267,360 m <sup>2</sup>	164,872 m²	
<ul> <li>Domestic (approx.)</li> </ul>	0 m <sup>2</sup>	65,949 m²	
<ul> <li>Non-domestic (approx.)*</li> </ul>	267,360 m <sup>2</sup>	98,923 m²	
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> <li>Domestic</li> </ul>	-	19%	
Non-domestic	Not more than 65%	29%	
Maximum No. Storeys (excluding basement carpark)			
<ul> <li>Residential</li> </ul>	-	36 storeys	
<ul> <li>Office</li> </ul>	23 storeys	27 storeys	
<ul> <li>Mixed</li> </ul>	-	28 storeys	
Maximum Building Height (at main roof level)			
<ul> <li>Residential</li> </ul>	-	140 mPD	
Office	100mPD	140 mPD	
<ul> <li>Mixed</li> </ul>	-	140 mPD	

### Note:

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 100,000m<sup>2</sup> has fallen under the criteria set out in the Joint HPLB-ETWB Technical Circular on AVA No. 1/06.

<sup>\*</sup> Including GFA of office 35,600m²; Showroom/Exhibition 11,285m²; Shops and Eating Place: 13,403m² (i.e. excluding GFA of proposed southern of footbridge link and the proposed opening with associated bridge linkage).

<sup>\*</sup> Excluded proposed southern footbridge link and the proposed opening with associated bridge linkage.