

(SAMPLE CASES ONLY) for CHANGES OF USE, [Requests for Rezoning / Statutory Objections / Planning Applications (including Visual Impact Assessment) / Reviews / Petitions to Governor in Council / Building Appeal Tribunals / Lease Modifications]
(TO EARLY FEBRUARY 2026)

2026

- 8 Fung Sau Road, Tai Mong Tsai, Sai Kung. Proposed Minor Relaxation of Building Height Restriction for Permitted House Development in “Residential (Group C) 3” Zone; successful Planning Application.

2026

- Portion of G/F, Koon Wah Building, No. 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin. Proposed Shop and Services (not more than 460sqm) and Proposed Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/or Showroom only) (about 311.48sqm) in “Industrial (1)” Zone; successful Planning Application.

2025/26

- Portion of G/F, Koon Wah Building, No. 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin. Proposed Shop and Services in “Industrial (1)” Zone; successful Planning Application and Two (2) successful Applications for Extension of Time for Compliance of Approval Conditions under Section 16A of the Town Planning Ordinance.

2025

- ASD Project: Tung Chung Areas 134 and 135, Tung Chung, Lantau Island. Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Government Staff Quarters) and Proposed Flat (Government Staff Quarters) in “Government, Institution or Community (1)” and “Government, Institution or Community” Zones; successful Planning Application.

2025

- MTRC Project: Government Land at the junction of Dai Fuk Street and Dai Wah Street, Tai Po. Proposed Temporary Bus Maintenance Centre for a Period of 7 Years in Area shown as ‘Road’; successful Planning Application.

2025

- Evangel Hospital Project: 222 Argyle Street, Kowloon City, Kowloon. Proposed Amendment to the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30, to amend the Building Height Restriction on a “Government, Institution or Community” site from 5 storeys to 114 metres above Principal Datum; successful S12A Planning Application / Rezoning Request.

2025

- Ngau Chi Wan Village (Site C and Site D1), Ngau Chi Wan, Kowloon. Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development in “Residential (Group A) 1” Zone; successful Planning Application.

2025

- Water Supplies Department, Government Land at Tai Wo Service Road East, Tong Hang, Fanling. Proposed Public Utility Installation (Fresh Water Pumping Station) and Associated Filling of Land in “Other Specified Uses” annotated “Amenity Area”, “Other Specified Uses” annotated “Petrol Filling Station” and “Agriculture” Zones; successful Planning Application.

2025

- 1, 1A, 2 and 3 Hillside Terrace, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 53 Ship Street, 18 Sau Wa Fong, Inland Lot 9048 and adjoining Government Land, Wan Chai, Hong Kong. Proposed Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31, to rezone the Application Site from “Comprehensive Development Area”, “Residential (Group C)”, “Open Space”, “Government, Institution or Community” and area shown as “Road” to “Other Specified Uses” annotated “Residential Development with Historical Building Conserved” and “Other Specified Uses” annotated “Elevated Walkway”; successful S12A Planning Application / Rezoning Request; and successful as the TPB decided not to uphold the subsequent adverse Representations.

2024/25

- Fanling/Sheung Shui Town Lot 182 S.A, Lots 2020 S.A and 2021 S.B in D.D. 51 and Adjoining Government Land at Area 14, Fanling North Area New Development Area (New Lot to be known as Fanling/Sheung Shui Town Lot 297). (1) Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Composite Commercial/Residential Development in “Residential (Group A) 1” Zone and (2) Proposed Minor Relaxation of Non-Building Area Restriction for Proposed Footbridge Connections; Two (2) successful Planning Applications.

2024

- Area shown as ‘Road’, Government Land at the junction of Dai Fuk Street and Dai Wah Street, Tai Po. Proposed Renewal of Planning Approval for Temporary Bus Maintenance Centre for a Period of Seven (7) Years; successful Planning Application.

2024

- 1 Stanley Link Road, Stanley, Hong Kong. Proposed Minor Relaxation of Site Coverage Restriction for Permitted Flat Use in “Residential (Group C)” Zone; successful Planning Application.

2024

- Government Land in D.D. 124, Hung On Lane, Hung Shui Kiu, Yuen Long. Renewal of Planning Approval for Temporary Transitional Housing Development for a Period of 3 Years in “Open Space” and “Residential (Group A) 4” Zones; successful Planning Application.

2024

- 412 - 420 Castle Peak Road, Cheung Sha Wan, Kowloon. Proposed Amendment to the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39 to rezone the Site from “Other Specified Uses” annotated “Hotel” to “Commercial (5)” and to revise the Building Height Restriction from 84mPD to 100mPD; successful S12A Planning Application / Rezoning Request.

2024

- 1/F and 2/F, 11-15 Lin Fa Kung Street East, Causeway Bay, Hong Kong. Proposed Hotel in “Residential (Group A)” Zone; successful Planning Application.

2024

- 1/F and 2/F, 11-13 Lin Fa Kung Street West, Causeway Bay, Hong Kong. Proposed Hotel in “Residential (Group A)” Zone; successful Planning Application.

2023

- Blocks U and W of Hong Kong Polytechnic University Main Campus, Hung Hom, Kowloon. Proposed Minor Relaxation of Building Height Restriction from 45mPD to 60mPD, for Permitted ‘Educational Institution’ Use in “Government, Institution or Community” Zone; successful Planning Application.

2023 • *Evangel Hospital Project: 222 Argyle Street, Kowloon City, Kowloon. Proposed Amendment to the Draft Ma Tau Kok Outline Zoning Plan No. S/K10/29, to amend the Building Height Restriction in a “Government, Institution or Community” Zone; successful S12A Planning Application/ Rezoning Request.*

2023 • *Various Lots in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung. Proposed Comprehensive Residential Development with Minor Relaxation of Building Height Restriction (at Phase 2 Site) in “Comprehensive Development Area” zone and area shown as ‘Road’; successful Planning Application.*

2023 • *ASD Project: Various Lots in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long. Proposed Temporary Light Public Housing Development for a Period of 3 Years and Associated Filling and Excavation of Land in “Recreation” and “Residential (Group C)” Zones; successful Planning Application.*

2023 • *1, 1A, 2 and 3 Hill Side Terrace, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 53 Ship Street (Miu Kang Terrace), Inland Lot No. 9048 and adjoining Government Land, Wan Chai, Hong Kong. Proposed Comprehensive Development in “Comprehensive Development Area”, “Residential (Group C)”, “Open Space” and “Government, Institution or Community” Zones and area shown as ‘Road’; successful Planning Application.*

2023 • *Nos. 1, 1A, 2 and 3 Hillside Terrace, 1-5 Schooner Street, 53 and 55 Ship Street and a strip of land near Ship Street, Wan Chai. Preparation of Comment on Representations on Amendment Item of the Draft Wan Chai Outline Zoning Plan to support the Approved S12A Rezoning Request to Rezone the Site from “Open Space”, “Residential (Group C)” and “Government, Institution or Community” to “Comprehensive Development Area” zone; successful as the TPB decided not to uphold the adverse Representations.*

2023 • *Development Bureau Project: Site A: Government Land at the Junction of Tai Yip Street and Tai Yip Lane, Kowloon Bay, Kowloon and Site B: Government Land at Tai Yip Lane beneath the Kai Fuk Road Flyover, Kowloon Bay, Kowloon. Proposed Government Refuse Collection Point; successful Planning Application.*

2023 • *Hong Kong Baptist University Site, No. 224 Waterloo Road (Part), Kowloon Tong, Kowloon. Proposed Minor Relaxation of Building Height Restriction (from 10 to 11 Storeys) for Permitted Educational Institution Use (Academic Complex) in “Government, Institution or Community (7)” Zone; successful Planning Application.*

2023 • *Kwai Chung Town Lot No. 531, Junction of Mei Ching Road and Container Port Road South, Kwai Chung, New Territories. Proposed Minor Relaxation of Building Height Restriction for Permitted Cargo Handling and Forwarding Facility (Logistics Centre) and Public Vehicle Park Uses in “Other Specified Uses” annotated “Container Related Uses and Underground Sewage Treatment Works with Ancillary Above Ground Facilities” Zone; successful Planning Application.*

2022 • Various Lots in DD 51, DD 52, DD 83 and FSSTL and Adjoining Government Land, Fanling North. Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public and Private Housing Developments; and Proposed Social Welfare Facilities, Shop and Services and Eating Place within Public Housing Developments in "Residential (Group A) 1", "Residential (Group A) 2", "Residential (Group A) 3", "Residential (Group A) 4", "Residential (Group B)", "Residential (Group C)" and "Other Specified Uses" annotated "Commercial / Residential Development with Public Transport Interchange (2)" Zones; successful Planning Application.

2022 • 33-35 Kennedy Road, Wanchai, Hong Kong. Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use in "Residential (Group B)" Zone and Area shown as "Road"; successful Planning Application.

2022 • 63 Cumberland Road, Kowloon. Proposed Social Welfare Facility (Residential Care Home for the Elderly) with Minor Relaxation of Plot Ratio and Building Height Restrictions in Residential (Group C) 1 Zone; successful Planning Application.

2022 • Inland Lots 8590 RP (Part) and 8723 RP (Part) and Adjoining Government Land, Hoi Yu Street, and a strip of Government Land connecting to Hoi Tai Street, Quarry Bay, Hong Kong. Proposed Hotel, Office, Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Elevated Walkway with Minor Relaxation of Building Height Restriction in "Other Specified Uses (1)" annotated "Cultural and/or Commercial, Leisure and Tourism Related Uses" and "Other Specified Uses" annotated "Elevated Walkway" Zones; successful Extension of Time for Commencement of Development.

2022 • 800 & 828 Cheung Sha Wan Road, 601-603 Tai Nan West Street, Cheung Sha Wan, Kowloon. Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods) in "Other Specified Uses" annotated "Business (2)" Zone; successful Planning Application.

2022/24 • HK Sanatorium and Hospital Project: No. 5 A Kung Ngam Village Road, Shau Kei Wan. Proposed Amendment to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18 to secure a Private Hospital Use under an OU(B)1 Zoning with Hospital (Wholesale Conversion of Existing Building Only) in Column 1 of the Statutory Notes; successful S12A Planning Application / Rezoning Request and Statutory Plan Amendment.

2022 • CEDD Project: Government Land adjacent to Tan Kwai Tsuen South Fresh Water Service Reservoir. Proposed Service Reservoirs and Public Utility Installation (Pumping Station) with Associated Excavation and Filling of Land in "Government, Institution or Community" and "Green Belt" Zones; successful Visual Impact Assessment in support of a S16 Planning Application.

2022/24 • HKHS Project: A Site north of Ming Wah Dai Ha (Block A) along A Kung Ngam Road, Shau Kei Wan, Hong Kong. Proposed Amendment to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18, to rezone the Site from "Open Space", "Residential (Group A)" and "Government, Institution or Community" to "Residential (Group A) 5" to allow for Public Rental Housing Development; successful Rezoning Request and Statutory Plan Amendment.

2022 • 800 & 828 Cheung Sha Wan Road, 601-603 Tai Nan West Street, Kowloon. Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Office, Shop and Services, Eating Place, Institutional Use (not elsewhere specified), Place of Recreation, Sports or Culture and Training Centre Uses in "Other Specified Uses" annotated "Business (2)" Zone; successful Planning Application.

2022 • ASD Project: Tung Tau Industrial Area Playground, Keung Yip Street, Yuen Long. Proposed Underground Public Vehicle Park (excluding Container Vehicle) and Re-provisioning of Permitted Sports Facilities in "Open Space" Zone; successful Planning Application.

2022/23 • HKHS Project: Area 24, Kwu Tung North New Development Area. Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential Development in "Residential (Group A) 2 Zone; successful Planning Application and successful discharge of a Planning Condition in respect of Traffic and Transport Provisions.

2022 • 868-888 Cheung Sha Wan Road, Kowloon. Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Office, Shop and Services and Eating Place Uses in "Other Specified Uses" annotated "Business (2)" Zone; successful Planning Application.

2022 • URA Project: Government Land in DD 82, Ping Che Road, Ta Kwu Ling, New Territories. Proposed Transitional Housing on a 7 years Temporary Basis in a "Government, Institution or Community" Zone; successful Planning Application.

2022 • 63 Cumberland Road, Kowloon Tong, Kowloon. Proposed Social Welfare Facility (Private Residential Care Home for the Elderly) with Minor Relaxation of Plot Ratio Restriction from 0.6 to 0.8 in Residential (Group C) 1 Zone; successful Planning Application.

2022 • 92 Repulse Bay Road, Repulse Bay, Hong Kong. Proposed Minor Relaxation of Site Coverage Restriction from 22.5% to 30% for Permitted Flat Use in "Residential (Group C) 5" Zone; successful Planning Application.

2022 • 19 Tai Tam Road, Stanley, Hong Kong. Proposed Minor Relaxation of Site Coverage from 20% to 25% for Permitted Flat Use in "Residential (Group C) 5" Zone; successful Planning Application.

2022 • Site at Hiram's Highway, Ho Chung, Sai Kung. Proposed Residential Development in part of a "Comprehensive Development Area" Zone; successful S16A(2) Planning Application.

2022/26 • Koon Wah Building, 2 Yuen Shun Circuit (STTL 275), Yuen Chau Kok, Shatin. Proposed Redevelopment of the Site in an Industrial (1) Zone for Commercial / Office Use; successful Planning Application and successful Application for Extension of Time for Commencement of Development.

2021 • ASD Project: Government Land at Junction of Yen Chow Street West and Tung Chau Street, Sham Shui Po, Kowloon. Proposed Public Vehicle Park (excluding Container Vehicle) and Open Space in "Open Space", "Residential (Group A) Zone and area shown as "Road"; successful Planning Application.

2021 • *Urban Renewal Authority, Government Land in DD 124, Hung On Lane, Hung Shui Kiu, Yuen Long. Proposed Temporary Transitional Housing Development for a Period of 3 Years in "Open Space" and "Residential (Group A)" 4 Zones; successful Planning Application.*

2021 • *45-47 Grampian Road (Part), Kowloon City, Kowloon. S16A Application (for Extension of Time for Commencement of Development) for Proposed Religious Institution (Redevelopment of Bethel Bible Seminary with In-situ Preservation of Sun Hok Building) in "Government Institution or Community (12) Zone"; successful Planning Application.*

2021 • *Various Lots in DD 34 and DD 36 and adjoining Government Land, Tsim Sha Tsui, Tai Po. Application for Amendment to the Approved Tai Po Outline Zoning Plan S/TP/28, to Rezone the Application Site from "Residential (Group C) 10" to "Residential (Group B) 11"; successful Rezoning Request.*

2021 • *HKHS Project, Site R2-4 Government Land of Anderson Road Quarry Development, Kowloon. Proposed Minor Relaxation of Plot Ratio Restriction for Proposed Social Welfare Facility, School (not elsewhere specified), Shop and Services, Market and Eating Place Uses, and Minor Relaxation of Building Height Restrictions for Permitted Residential Development in "Residential (Group B) 2" Zone; successful Planning Application.*

2021 • *13 Sheung Yuet Road, Kowloon Bay, Kowloon. Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Office Development in "Other Specified Uses" annotated "Business" Zone; successful Planning Application.*

2021 • *8 Sze Shan Street, Yau Tong, Kowloon. Proposed Flat, Shop and Services and Eating Place in "Residential (Group E)" Zone; successful Planning Application.*

2021 • *ASD Project: Nos. 3-5 Butterfly Valley Road, Kowloon. Proposed Correctional Institution in "Government, Institution or Community" Zone; successful Planning Application.*

2021 • *Existing Building, Tsing Wan Kun, in Lot 559 in DD 131, Tuen Mun. Proposed Columbarium (2,574 Niches) (within a Religious Institution) in "Green Belt" Zone; successful Planning Application.*

2021 • *396 Lai Chi Kok Road, Sham Shui Po, Kowloon. Proposed Hotel (Conversion of Existing Non-domestic Building) in "Residential (Group A) 6" Zone; successful Planning Application*

2020/21/22 • *City University of Hong Kong Project: Various Lots in DD 16, Wo Tong Pui, Tai Po. Planning Advisory and Regulatory Services to ensure the validity of CITYU's Planning Approval for Temporary Educational Institution (Teaching Farm) for a Period of Three Years and Excavation of Land through 5 consecutive Approvals for Extension of Time for Discharge of Approval Conditions.*

2020 • *South East New Territories Landfill, Area 101, Tseung Kwan O. Proposed Public Utility Installation (Solar Farm) in "Open Space (2)" Zone; successful Planning Application.*

2020 • *20 Kai Cheung Road, Kowloon Bay, Kowloon. Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Office, Shop and Services and Eating Place Uses in "Other Specified Uses" annotated "Business" Zone; successful Planning Application.*

2020 • 61 Cumberland Road, Kowloon Tong, Kowloon. Proposed Religious Institution (Buddhist Temple) in "Residential (Group C)" Zone; successful Planning Application.

2020/21/22/23 • Various Lots in DD 106 and Adjoining Government Land, Kong Ha Wai, Kam Tin, Yuen Long. Proposed Temporary Transitional Housing Development for a Period of 3 Years and Excavation of Land in "Residential (Group D)" Zone; successful Planning Application, ten successful Applications for Extension of Time to Discharge the Planning Conditions and successful Discharge of (1) the Planning Condition regarding the Contamination Assessment Plan and Remediation Action Plan, (2) the Planning Condition regarding Noise Impact Assessment and Implementation of the Noise Mitigation Measures, (3) the Planning Condition regarding Drainage Impact Assessment and Implementation of the Revised Drainage Proposal, (4) the Planning Condition regarding Sewerage Impact Assessment and Implementation of the Sewerage Improvement Measures, (5) the Planning Condition regarding Remedial Actions Prior to Commencement of Construction for the Contaminated Areas of Development, (6) the Planning Condition regarding Fire Service Installations Submission and Implementation and (7) the Planning Condition regarding the Run-in / Out and Implementation.

2020 • School (School Extension) at Li Po Chun United World College, Wu Kai Sha. Preparation of comments for a Member of the Public against the Planning Application for Minor Relaxation of Building Height Restriction; successful as the Application was rejected by the Town Planning Board.

2020 • 3 Sham Mong Road, Tai Kok Tsui, Kowloon. Proposed Petrol Filling Station at Ground Floor of a Permitted Office / Commercial Redevelopment in "Other Specified Uses" annotated "Business" Zone; successful Planning Application.

2020 • 4 Tai Yip Street, Kwun Tong, Kowloon. Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Shop and Services (Medical-related) Use in "Other Specified Uses" annotated "Business" Zone; successful Planning Application.

2020 • Lots 362, 363, 364, 369, 403, 406 and 407 in DD 329, 33 & 34 San Shek Wan Village, South Lantau Coast, Lantau Island. Proposed Residential Redevelopment with Ancillary Swimming Pool and Minor Relaxation of Height Restriction in "Coastal Protection Area" zone; successful case and successful discharge of a Planning Condition in respect of Landscape Provisions.

2019/20 • Urban Renewal Authority Development Scheme, Three (3) Sites at Peel Street / Graham Street, Hong Kong. Proposed Comprehensive Residential Development with the Provision of Government, Institution or Community (G/IC) Facilities and a Public Open Space in "Comprehensive Development Area" Zone; successful Class B Amendment to Approved Planning Application in respect to Site C and successful Discharge of a Planning Condition in respect of Submission of Drainage and Sewerage Impact Assessments.

2019 • Hospital Authority Project: Southern Portion of Phase 1 of the Redevelopment of Grantham Hospital at No. 125 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong. Proposed Minor Relaxation of Building Height Restriction for Permitted Hospital Use in "Government, Institution or Community" Zone; successful Planning Application.

2019 • 39 South Bay Road, South Bay, Hong Kong. Proposed Minor Relaxation of Site Coverage and Building Height Restriction for Permitted "Flat" Use in "Residential (Group C) 5" Zone; successful Planning Application.

2019 • Lot 264 in DD 233 and adjacent Government Land, Ha Yeung, Sai Kung, Clear Water Bay, New Territories. Proposed House with Associated Excavation of Land in "Green Belt" Zone; successful Planning Application.

2019 • ASD Project: Western Police Married Quarters, 280 Des Voeux Road West, Sai Ying Pun, Hong Kong. Proposed Minor Relaxation of Building Height Restriction for Flat (Government Staff Quarters) use from 80mPD to 104mPD in "Government Institution or Community" Zone and an area shown as "Road"; successful Planning Application and Discharge of Condition in respect of submission of Air Quality Impact Assessment.

2019 • Inland Lots 8590 RP (Part) and 8723 RP (Part) and Adjoining Government Land, Hoi Yu Street and a strip of Government Land connecting to Hoi Tai Street, Quarry Bay, Hong Kong. Proposed Hotel, Office, Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Elevated Walkway with Minor Relaxation of Building Height Restriction in "Other Specified Uses (1)" annotated "Cultural and/or Commercial, Leisure and Tourism Related Uses" and "Other Specified Uses" annotated "Elevated Walkway" Zones; successful Planning Application.

2018 • 5 Mok Cheong Street [Kowloon Inland Lot (KIL) 7626], 7 Mok Cheong Street (KIL 7628) and 70-78 Sung Wong Toi Road (KIL 10578), Ma Tau Kok, Kowloon. Proposed Comprehensive Residential and Commercial (Eating Place, Shop and Services) Development (Amendments to Approved Master Layout Plan) in part of the "Comprehensive Development Area (2)" Zone; successful Planning Application.

2018 • Hong Kong Sheng Kung Hui (HKSKH) Project: Hong Kong Sheng Kung Hui Compound, Government House, Former Central Government Offices, Former French Mission Building, St John's Cathedral and Battery Path in Central, Hong Kong. Proposed Amendment to the Approved Central District Outline Zoning Plan to Rezone the Site from Government Institution or Community (G/IC) to "Other Specified Uses" annotated "Heritage Precinct" or "G/IC(1)". Rezoning Request submitted by others to prevent the development plans of HKSKH; Rezoning Request rejected following adverse comment from HKSKH assisted by TOWNLAND; successful case.

2018 • 5/F to 14/F, 270-274 Chatham Road North, Hung Hom, Kowloon. Proposed Hotel (Partial Conversion of Existing Non-domestic Building) in "Residential (Group A) 4" Zone and an area shown as "Road"; successful Planning Application.

2018 • China Congregational Church, 8/F, Congregation House, 119 Leighton Road, Causeway Bay, Hong Kong. Proposed Eating Place (Restaurant) in G/IC Zone; successful Discharge of the Planning Conditions in respect of Sewerage Impact Assessment (SIA) and Implementation thereof.

2018 • ASD Project: District Open Space in Area 107, Tin Shui Wai. Proposed Place of Recreation, Sports or Culture (Swimming Pool Complex and Open Space) in "Open Space" Zone; successful Planning Application.

2017 • Au Tau, Nam Sang Wai, Yuen Long. Proposed Columbarium with Preservation of Grade 1 Historic Building in "Undetermined" and "Government, Institution, or Community" Zone; successful Planning Appeal.

2017/18 • *Proposal for Continued Use of the MTR Tai Po Bus Maintenance Centre (TPBMC) in an area shown as "Road" in Area 33, Tai Po, New Territories for a period of 7 Years; successful Planning Application and successful Extension of Time for compliance with Approved Condition under S16A Application.*

2017/18 • *31 Cambridge Road, Kowloon Tong, Kowloon. Proposed Renewal of Planning Approval for Temporary "School (Kindergarten)" for a period of Three Years in "Residential (Group C) 4" Zone; successful Planning Application and successful Discharge of a Planning Condition in respect of Provision of Fire Service Installations.*

2017/20/21 • *G/F (Portion) of Hau Shi Tong at Lot 294 S.A (Part) in DD 376, Tuen Mun, New Territories. Proposed Columbarium (within a Religious Institution or extension of existing Columbarium only) in "Green Belt" Zone; successful Planning Application; successful Discharge of a Planning Condition in respect of Provision of Drainage and Sewerage; and successful S16A Application to extend the time for commencement of the approved development.*

2017 • *HKHA Sites 3 and 4 (East), Tuen Mun Area 54, New Territories. Proposed Minor Relaxation of Domestic Plot Ratio Restriction from 5 to 6 and Building Height Restriction from 120mPD to 140mPD for Permitted Public Rental Housing Development in "Residential (Group A)" Zone; successful Visual Impact Assessment and Planning Application.*

2017 • *HKHA Sites 1 and 1A, Tuen Mun Area 54, New Territories. Proposed Minor Relaxation of Domestic Plot Ratio Restriction from 5 to 6 and Building Height Restriction from 120mPD to 140mPD for Permitted Public Rental Housing Development in "Residential (Group A) Zone"; successful Visual Impact Assessment and Planning Application.*

2017 • *2 Headland Road, South Bay, Hong Kong. Proposed Minor Relaxation of Site Coverage Restriction from 25% to 30% for Permitted Flat Development in "Residential (Group C) 3" Zone; successful Planning Application.*

2016 • *Hong Kong Sheng Kung Hui (HKSCHK) Project: Inland Lot No. 7883 at Clementi Road, Hong Kong. Proposed Amendment to the Approved Jardine's Lookout & Wong Nai Chung Gap Outline Zoning Plan to Incorporate (1) Building Height, (2) Gross Floor Area or Plot Ratio and (3) Site Coverage Restrictions. Rezoning Request submitted on behalf of the Incorporated Owners of various Residential Blocks in the Vicinity to prevent a Controversial Mixed-Use Project on a congested local road. As a result of the Rezoning Request, the original Proposal was replaced by a Proposal for Kindergarten Use Only at total GFA of 4,300m² (down from 12,000m²) and maximum Building Height of 4 Storeys (or 18m) [down from 12 Storeys (or 42m)]; successfully concluded.*

2016 • *HKHS Project: Junction of Shek Pai Wan Road and Tin Wan Hill Road, Tin Wan, Aberdeen. Proposed Amendment to the Draft Aberdeen & Ap Lei Chau Outline Zoning Plan to rezone the Application Site from "Government, Institution or Community" Zone and an area shown as "Road" to "Residential (Group A)" Zone to enable Public Rental Housing Development as a decanting site for Yue Kwong Chuen; successful Rezoning Request.*

2016 • *Various Lots in DD34 and 36 and Adjoining Government Land, Tsiu Hang, Tai Po, New Territories. Proposed Amendment to the Draft Tai Po Outline Zoning Plan No. S/TP/25 to rezone the Application Site from "Residential (Group C)" Zone to "Residential (Group C)11" Zone to increase the development potential from PR 0.6 to 1.2; successful Rezoning Request.*

2016 • HKHA Project: Diamond Hill, Kowloon. Proposed Public Housing Development including 'Flat, Shop and Services', 'Market', "Place of Recreation, Sports or Culture", 'Public Transport Terminus or Station', 'Religious Institution', 'School' and 'Eating Place' in "Comprehensive Development Area" (CDA) Zone and areas shown as "Road"; Visual Impact Assessment to successful Planning Application.

2016 • Land at Kennedy Road and Ship Street, Wanchai. Proposed Class B Amendments to the Approved Master Layout Plan for a Proposed Hotel and Commercial Development (Hopewell Centre II Development); Planning Application partially Approved with Conditions.

2016 • Salisbury Garden (Portion), The Avenue of Stars and Tsim Sha Tsui Promenade and adjoining Government Land. Proposed Eating Place, Shop and Services, Place of Entertainment / Recreation, Sports or Culture; Two Expert Witnesses (on Planning and Visual Impact Assessment) provided by TOWNLAND to Judicial Review of Town Planning Board Approval. Controversial Project replaced by Minor Short Term Works Only, and now to be managed by Government; successfully concluded.

2016 • 30 Renfrew Road (Part), Kowloon Tong, Kowloon. Proposed Minor Relaxation of Building Height Restriction (from 13 Storeys to 15 Storeys) for a Proposed Hong Kong Baptist University Educational Institution (University Hostel and Academic Building Complex) in "Government, Institution or Community (9)" Zone; successful Planning Application.

2016 • Ex-Tiu Keng Leng Police Station and Ex-Police Quarters along Po Lam Road South, Tseung Kwan O, New Territories. Proposed Field Study / Education / Visitor Centre (i.e. Heritage Information Centre) and Holiday Camp in "Green Belt" Zone; successful Planning Application.

2016 • Tuen Mun Town Lot No. 105, No. 19 San On Street, Tuen Mun. Proposed Shop and Services, Office and Eating Place (Wholesale Conversion of an Existing Building Only) in "Industrial" Zone; successful Planning Application.

2016 • Ex-Housing Department Staff Quarters Site, Tin Wan Street, Tin Wan, Aberdeen. Proposed Flat (Government Staff Quarters) and Minor Relaxation of Building Height Restriction in "Government, Institution or Community" Zone; successful Planning Application.

2016 • Fenwick Pier, 1 Lung King Street, Wan Chai. Proposed Development (Eating Place, Shop and Services and Private Club) in "Open Space" Zone and an Area shown as "Road"; successful Planning Application.

2015 • No. 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin (Sha Tin Town Lot No. 275), New Territories. Proposed Wholesale Conversion for Shop and Services, Office, Training Centre and Eating Place in "Industrial (I)" Zone; successful Planning Application.

2015 • Nos. 45-51 Kwok Shui Road, Kwai Chung. Proposed Hotel in "Other Specified Uses" annotated "Business" Zone; successful Planning Application.

2015 • HKHA Project: North West Kowloon Reclamation Site 6. Proposed Public Rental Housing Development; Visual Impact Assessment to successful Planning Application.

2015/16/
17

- *Sai Kung Stray Friends Foundation Ltd Facility, Lot 465 in DD207, Shap Sz Heung, New Territories. Proposed Temporary Animal Boarding Establishment (Dog Kennels) for a Period of 3 Years in "Conservation Area" Zone; successful Planning Application; Five (5) successful S16A Applications for Extension of Time for Compliance with Planning Conditions; and successful Discharge of the Landscape Condition (ALL PRO-BONO SERVICES).*

2015

- *Sites 1D2 and 1D3, Kai Tak Development Area. Visual Impact Assessment, Air Ventilation Assessment and Landscape Inputs for Minor Relaxation of Building Height Restriction in respect of the Proposed Inland Revenue Tower and Proposed Government Offices as part of CEDD's successful Area-wide S16 Planning Application to increase Development Intensity in Kai Tak Development Area.*

2015/16/
18

- *Ex-Victoria Road Detention Centre, Victoria Road, Pokfulam, Hong Kong. Proposed "Educational Institution" Use and Minor Relaxation of Plot Ratio and Site Coverage Restrictions in "Residential (Group C) 3" and "Road" Zones for University of Chicago Center in Hong Kong; successful Planning Application and successful Discharge of the Sewerage, Drainage, Fire Safety/ Water Supplies for Firefighting, Conservation Management Plan and Heritage Impact Assessment Conditions attached.*

2015

- *Sham Shui Po Signature Project Scheme, Mei Foo Neighbourhood Activity Centre under Kwai Chung Road Flyover in Mei Foo for the Sham Shui Po District Office; successful Planning Application.*

2015

- *Nos. 155-167 Queen's Road East, Wan Chai, Hong Kong. Proposed Commercial Development; successful Planning Application.*

2014/15/
16/17

- *Lots 20 RP, 21 and 23 RP (Part) in DD88 and adjoining Government Land to the East of Man Kam To Road, Sheung Shui, New Territories. Proposed Temporary Asphalt Plant for a Period of 5 Years in "Open Storage" Zone; successful Planning Application; successful Discharge of the Drainage; Boundary Fence; EVA; Water Supplies / Fire Fighting Conditions attached; successful S16A Applications for Eight (8) Extensions of Time for Compliance with Planning Conditions; successful S16A Application for Class B Scheme Amendment.*

2014

- *HKHA Project: Lai Chi Kok Road and Tonkin Street. Proposed Public Rental Housing Development; Visual Impact Assessment to successful Planning Application.*

2014/16

- *HK Sanatorium and Hospital Project: No. 3 A Kung Ngam Village Road, Shau Kei Wan. Proposed Amendment to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/16; successful S12A Planning Application / Rezoning Request to secure a Private Hospital Use for the Hong Kong Sanatorium and Hospital on the Site under an OU(B)1 Zoning; and successful S16 Planning Application for Proposed Hospital and successful Discharge of the Water Supply Impact Assessment and Landscape Conditions attached.*

2014/15

- *Former Campus of the Hong Kong Institute of Vocational Education (Lee Wai Lee), Renfrew Road, Kowloon Tong. Successful Statutory Objection to Amendment Item [a Rezoning from Government, Institution and Community (G/IC) Use to Residential Use] in the Kowloon Tong Outline Zoning Plan No. S/K18/17. The Town Planning Board agreed to revert to the previous G/IC Use; the Chief Executive in Council approved the Draft Plan under Section 9(1) (a) of the Town Planning Ordinance; notification of the approval of the Draft Plan was gazetted; and the Approved Plan was exhibited under Section 9(5) of the Ordinance.*

2013

- *House 1, 36 Repulse Bay Road, Hong Kong Island. Proposed Minor Relaxation of Site Coverage Restriction from 25% to 29.83% in respect of an R(C)3 Residential Development; successful Planning Application.*

2013

- *Pak Sha O, Sai Kung North, New Territories. Preparation of a Visual Impact Assessment and successful Statutory Objection to the Village Type Development ("V") Zone in the Draft Pak Sha O Development Permission Area Plan No. DPA/NE-PSO/1; Town Planning Board approval will be required for "any demolition of or any addition, alteration and/or modification to or redevelopment of an existing building" and New Territories Exempted House ("NTEH") Use has been incorporated under Column 2 of the V Zone as a result of the Objection such that future control over this important, unspoilt Hakka Village and NTEH development therein has been achieved. (PRO-BONO SERVICE).*

2013/14

- *Kowloon Inland Lot No. 11205 at the Junction of Hung Luen Road and Wa Shun Street in Hung Hom, Kowloon. Proposed Luxury Hotel Development to be operated by the Shangri-La Group in a Comprehensive Development Area Zone with development parameters not in conformity with the Approved Planning Brief; two successful Planning Applications and successful Discharge of the (1) Air Ventilation, (2) Landscape, (3) Transport Facilities and (4) Pedestrian Connections Conditions attached.*

2013/17

- *Various Lots in DD214 and 244 and Government Land at the Junction of Ho Chung Road / Hiram's Highway, Sai Kung. Proposed Residential Development in a portion only of a Comprehensive Development Area Zone; successful S17B Planning Appeal to the Appeal Board; successful Discharge of the Landscape Condition attached; and successful Class B Amendments to the Approved Development Proposal.*

2013

- *Lot Nos. 22 (Part), 24 (Part) and 26 RP (Part) in DD84 to the West of Ping Che Road, Ping Che / Ta Kwu Ling. Proposed Temporary (3 years) Concrete Batching Plant with Minor Relaxation of Building Height Restriction; successful Planning Application and successful Application for Extension of Time to Comply with Conditions.*

2013

- *Hong Kong Red Cross Princess Alexandra School, 8 Rehab Path, Kwun Tong. Proposed Conversion Works in Green Belt Zone with Increase in Building Height and Gross Floor Area for the Provision of Education to Children with Physical Disabilities; successful Planning Application.*

2013/14/15

- *181-183 Connaught Road West. Proposed Hotel Conversion in Residential (Group A) Zone; successful Planning Application; successful Discharge of the (1) Landscape, (2) Sewerage Impact Assessment, (3) Transport Provision and (4) Industrial Noise Impact Assessment Conditions; and successful Class B (S16A) Amendments to the Approval.*

2013 • *Government Land in DD242, Yau Yue Wan Village Road, Tseung Kwan O Area 22, Tseung Kwan O. Proposed Departmental Quarters in "Government, Institution or Community" Zone for Customs and Excise Department; successful Planning Application.*

2013/15 • *HKHA Project: Choi Yuen Road, Sheung Shui. Proposed Public Rental Housing Development; Visual Impact Assessment No. 1 approved by the Planning Department and Visual Impact Assessment No. 2 in support of a Planning Application for Relaxation of the Building Height and Gross Floor Area Restrictions approved by the Town Planning Board.*

2013 • *Public Engagement Process Relating to Potential Reclamation at Sandy Bay, Pokfulam. Objection to Reclamation on behalf of the Pokfulam Residents' Alliance. Successful in removing this Reclamation from Government's Priority List of 6 Sites targetted in the Territory. (NOT-FOR-PROFIT SERVICE).*

2013 • *17 Shek O Road, Shek O. Proposed Minor Relaxation of Statutory Site Coverage Restriction at Rural Building Lot No. 270; Proposed Utility Installation for Private Project within the Adjacent Garden Lot No. 153; and Proposed Minor Adjustment of Right-of-Way on Government Land within "Green Belt" Zone Serving a Permitted House Development; successful Planning Application.*

2013 • *Nanyang Plaza, 57 Hung To Road, Kwun Tong. Proposed Retail / Commercial Use on the G/F of the Industrial / Office Building; successful Planning Application.*

2013 • *Yau Tong Bay. Proposed District Revitalisation with Minor Relaxation of the Plot Ratio Restriction (from 4.5 to 5.0) in the Comprehensive Development Area Zoning at Yau Tong Bay, Victoria Harbour. Proposed Uses include Residential, Hotel, Recreational (including, *inter alia*, Waterfront Promenade and Pier), Commercial / Retail and Government, Institution and Community Use; successful Planning Application.*

2013 • *HKHA Project: Tung Tau, Yuen Long. Proposed HOS Development; Visual Impact Assessment to successful Planning Application.*

2012 • *Centre of Excellence in Paediatrics at Kai Tak Development; Visual Assessment approved by the Planning Department.*

2012 • *HKHA Project: Sau Ming Road, Sau Mau Ping. Proposed Public Rental Housing Development; Visual Impact Assessment approved by the Planning Department.*

2012 • *HKHA Project: Hin Tin Street, Tai Wai. Proposed HOS Development; Visual Assessment approved to facilitate HKHA's public consultation.*

2012/13 • *HKHA Ex-Tai Wo Hau Factory Estate, Tsuen Wan. Proposed Public Rental Housing Development; Two Visual Impact Assessments to two successful Planning Applications.*

2012/13 • *53-55 Hollywood Road, Central. Proposed Hotel Use at G/F (Portion) and 3/F to 23/F in Residential (Group A) 9 Zone; successful Planning Application and successful Discharge of the Sewerage Condition, Traffic Condition and Landscape Condition.*

2012 • 109-135 Kadoorie Avenue, Ho Man Tin, Kowloon. Proposed Class B Amendment to an Approved Planning Application for Proposed Minor Relaxation of Building Height Restriction (2 Basement Storeys) in Residential (Group C) Zone; successful Planning Application under the Delegated Powers of the Director of Planning.

2012 • Tin Shui Wai Area 112 (Site B), New Territories. Proposed Temporary Use (10 Years) comprising Elderly Resources Centre, Wellness Centre, Vocational Training Centre and Commercial Facilities; successful Planning Application and successful Discharge of the Environmental Condition, Ecological Condition, Landscape Condition and Traffic Condition.

2012 • 11-15 Lin Fa Kung Street East, Causeway Bay, Hong Kong. Proposed Hotel in "Residential (Group A)" Zone; successful Planning Application.

2012 • 11-13 Lin Fa Kung Street West, Causeway Bay, Hong Kong. Proposed Hotel in "Residential (Group A)" Zone; successful Planning Application.

2011/12/13 • 13 Big Wave Bay Road, Shek O, Hong Kong. Proposed Utility Installation for Private Project and Widening of Right-of-Way in the "Green Belt" Zone Serving a Permitted House Development; successful Planning Application, successful Discharge of the Tree Preservation / Landscape Condition and successful Amendments to Approved Scheme through S16A(2) Application.

2011/12 • Perfectech Centre, 64 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong. Proposed In-Situ Conversion of an Industrial Building to Hotel; two successful Planning Applications.

2011 • Correctional Services Department's Project: Tuen Fu Road, Fu Tei, Tuen Mun, New Territories. Proposed Redevelopment in a Residential (Group E) Zone of Ex-Fire Services Married Quarters to house Staff of Fire Services Department, Immigration Department, Customs & Excise Department and Correctional Services Department; successful Planning Application.

2011/13/16/17/18 • 47 Barker Road, The Peak Area, Hong Kong. Relaxation of Plot Ratio Restriction from 0.5 to 0.545 to allow for Preservation of the Heritage Façade; successful Planning Application; successful Discharge of the Building Façade Design Condition attached; two (2) consecutive successful S16A(2) Planning Applications for Class B amendments; and successful Discharge of the Building Façade Condition.

2011 • 13 Big Wave Bay Road, Shek O, Hong Kong. Proposed House Redevelopment with Minor Relaxation of Plot Ratio and Site Coverage (0.9 and 36%, respectively); successful Amendments to an Approved Scheme and successful Discharge of the Tree Preservation / Landscape Condition.

2011 • 47 Barker Road, The Peak Area, Hong Kong. Proposed Widening of Right-of-Way in the "Green Belt" Zone Serving a Permitted House Development; successful Planning Application.

2011 • 1 Wang Wo Tsai Street, Tsuen Wan. Proposed Information Technology and Telecommunications Industries in "Comprehensive Development Area" (3) Zone on a Temporary Basis for 1/F (Portion) and 3/F of Asia Tone I-Centre; successful Planning Application - 3 years Approved.

2011/12 • *The Wetland Park Project at Tin Shui Wai Area 115, New Territories. Proposed Integrated Elderly Community and Visitor Destination within "Comprehensive Development Area" Zone, to provide Elderly Accommodation, Community, Leisure, Educational and Tourism Facilities; successful Planning Application, successful Amendments to an Approved Scheme and successful Discharge of Landscape and Drainage Impact Assessment Conditions.*

2011/12 • *The Former Central Police Station, Victoria Prison and Central Magistracy Site, Hollywood Road, Central, Sai Ying Pun. Proposed Two New Buildings (Old Bailey Wing and Arbuthnot Wing) on Upper Platform of the Site for Cultural, Recreational and Commercial Use; two successful Planning Applications.*

2011 • *8 York Road, Kowloon Tong, Kowloon. Proposed Minor Relaxation of the Building Height Restriction to allow for one storey of basement in a Proposed Residential Development; successful Planning Application.*

2011/15/18 • *24 Middle Gap Road, Hong Kong. Proposed Realignment of Right-of-Way on Government Land within "Green Belt" Zone Serving a Permitted House Development; successful Planning Application and Two (2) Extensions of time for Commencement of Development.*

2011 • *13 Big Wave Bay Road, Shek O, Hong Kong. Proposed House Redevelopment with Minor Relaxation of the Site Coverage Restriction (plus 60%); successful Planning Application.*

2011 • *Hong Kong University of Science and Technology Site at Tong Yin Lane, Area 56, Tsueng Kwan O. Proposed Joint Student Hostel; successful Planning Application and successful Amendments to an Approved Scheme.*

2010/13/14 • *Government Land Adjoining 33 & 34 San Shek Wan Village, South Lantau. Proposed Utility Installation for Private Project (for an Approved House in the Coastal Protection Area); successful Planning Application and successful Discharge of (1) the Drainage Condition; (2) of the Landscape Condition in respect of an Electrical Cabinet; and (3) of the Landscape Condition in respect of an Underground Storm-Water Pipe.*

2010 • *The Hong Kong Baptist Hospital, 330 [Block D], Junction Road, Kowloon Tong, Kowloon. Proposed Minor Relaxation of Building Height Restriction from 10 Storeys to 11 Storeys (+10.00%) for Proposed Expansion of the Hospital; successful Planning Application.*

2010 • *11-13 Lin Fa Kung Street West, Tai Hang. Proposed Hotel in Residential (Group A) Zone; successful Planning Application.*

2010 • *Wo Yi Hop Road, Kwai Chung. Proposed Design and Construction of Rank and File Quarters for Immigration Department; planning inputs to successful Tender for Shui On Construction and Materials Ltd.*

2010 • *88 Stanley Main Street, Stanley. Proposed Hotel in Residential (Group A) 1 Zone; successful Planning Application.*

2010 • *170C, 170D, 170E and 170F Boundary Street, Ho Man Tin, Kowloon. Proposed Minor Relaxation of Building Height Restriction for Residential Development; successful Planning Review.*

2010 • HKHS Site at 2-4 Tanner Hill Road, North Point. Proposed Minor Relaxation of Building Height Restriction from 130mPD to 138mPD (+6.15%) for the residential towers of the Proposed Elderly Housing Development PLUS a Proposed Minor Relaxation of the Building Height Restriction from 40mPD to 44mPD (+10.00%) for the podium along the 8m-wind corridor; successful Planning Application.

2009 • KIL 9786, 19-23 Austin Avenue, Tsim Sha Tsui, Kowloon. Planning Consultancy Services (specifically Urban Design/Visual Impact Assessment to address adverse Government comment and coordination of responses to a variety of adverse comments from the public) in support of a Lease Modification for a building with a minimum height of 80mPD; successful Lease Modification with height of 90mPD achieved.

2009 • Portions of 3/F and 5/F at PCCW Lai Chi Kok Telephone Exchange (NKIL 5934), 4 Yuet Lun Street, Kowloon. Proposed Office Use in Government, Institution or Community Zone; successful Planning Application.

2009 • Various Lots in DD92 plus Government Land at Sheung Shui, New Territories. Proposed Low-Density (0.47 PR) Comprehensive Residential Development with Heritage Preservation involving a Minor Relaxation of the Plot Ratio and Site Coverage Restrictions on Land Largely Zoned "Comprehensive Development Area" and a Small Portion of "Road"; successful Planning Application.

2009 • 42-48 Ko Fai Road, Yau Tong. Proposed Temporary Concrete Batching Plant. Submission made for Ruling that was successfully obtained to the effect that Planning Permission is not required. Subsequently Planning input to / Coordination of the successful Short Term Waiver Application to Lands Department.

2009/10 • Wo Yi Hop Road, Tsuen Wan. Proposed Rank and File Quarters for Immigration Department; successful Planning Application and S16A(2) Planning Application.

2009 • No. 7 Mok Cheong Street and Nos. 70-78 Sung Wong Toi Road, Ma Tau Kok, Kowloon. Comment on a Planning Application submitted by an adjoining Land Owner in the same Comprehensive Development Area (2) Zone; Comment successfully upheld.

2009 • 196-206 Queen's Road East, Wanchai. Proposed Commercial Development in an Open Space Zone; successful S12A Planning Application/Rezoning Request to secure a Commercial (3) Zone.

2009 • 13 Big Wave Bay Road, Shek O, Hong Kong. Proposed Minor Relaxation of Plot Ratio and Site Coverage Restrictions for a Proposed House Redevelopment; successful Planning Application.

2008 • Tsim Sha Tsui East Property Developers Association. Successful Objection to the Building Height Restriction of 60mPD in the Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/23. The Building Heights were increased to 80mPD and 95mPD as a result of the Objection (a maximum 58% increase).

2008 • Portion of 13/F at PCCW Lai Chi Kok Telephone Exchange (NKIL 5934), 4 Yuet Lun Street, Kowloon. Proposed Office Use in Government, Institution or Community Zone; successful Planning Application.

2008 • *TPTL No. 186, Pak Shek Kok, Reclamation Phase 1, Site B, Tai Po, New Territories. Proposed Minor Relaxation of Building Height Restriction for Incorporation of Building Structure below Street Level; successful Planning Application.*

2008 • *TPTL No. 187, Pak Shek Kok, Reclamation Phase 1, Site A, Tai Po, New Territories. Proposed Minor Relaxation of Building Height Restriction for Incorporation of Building Structure below Street Level; successful Planning Application.*

2008 • *TPTL No. 188, Pak Shek Kok, Reclamation Phase 1, Site C, Tai Po, New Territories. Proposed Minor Relaxation of Building Height Restriction for Incorporation of Building Structure below Street Level; successful Planning Application.*

2008 • *HKHS Site at 2-4 Tanner Road, North Point. Successful Objection (Part) to the Proposed Amendments to the Draft North Point Outline Zoning Plan No. 5/H8/21 in relation to Amendment Plan No. R/S/H8/21-B1; a 2m reduction in the 10m wide strip of land subject to a maximum building height of 40mPD (to act as a breezeway) was achieved.*

2008 • *13 Big Wave Bay Road, Shek O, Hong Kong. Proposed Minor Relaxation of Site Coverage Restriction for a Proposed House Redevelopment; successful Planning Application.*

2008 • *Nos. 1-15 Lun Hing Street, Happy Valley. Successful Objection to Amendment Item A in Respect of the Draft Wong Nai Chung Outline Zoning Plan No. S/H7/14; a 15% increase in Building Height was achieved.*

2008 • *RBL 599 at 37 Island Road, Deep Water Bay, Hong Kong. Proposed Minor Relaxation of Building Height Restriction for the Provision of Ancillary Facilities to a Residential Development; successful Planning Review.*

2008 • *Ko Fing Road, Pak Shek Kok. Proposed Above Ground Gas Governor Kiosk; successful Objection to Planning Application of Towntgas.*

2008/12/14 • *98-100 Tung Lo Wan Road and 8-12 Lin Fa Kung Street West, Causeway Bay. Proposed Hotel in Residential (Group A) Zone; two successful Planning Applications and a successful S16A(2) Planning Application.*

2007 • *Aberdeen Inland Lot No. 451, Welfare Road, Aberdeen. Objection to a Rezoning Request submitted by Green Sense; Objection successfully upheld.*

2007/08 • *6 Shiu Fai Terrace, Mid-Levels East. Proposed Minor Relaxation of Building Height Restriction for the Provision of Ancillary Facilities to a Residential Development; successful Planning Review and successful Minor Amendments to an Approved Scheme.*

2007 • *G/F and 1/F of Innocentre at 72 Tat Chee Avenue, Kowloon Tong. Proposed In-situ Conversion of Units to provide "Shop and Services" and "Eating Place" Uses in G/IC(3) Zone; successful Planning Application.*

2007 • *Yau Tong Marina Lots 2, 3 and 4 at 42, 44 and 46 Ko Fai Road, Yau Tong. Proposed Temporary Concrete Batching Plant for period of 5 years; submission made for Ruling that was successfully obtained to the effect that Planning Permission is not required.*

2007 • *HKHA Ping Shek Estate, Wan Hon Estate, Wu Lok Estate, Lai On Court and Lei Yue Mun Estate, Kowloon. Letting of Vacant Parking Spaces to Non-Residents; successful Renewal of Planning Permission for Temporary Use.*

2007 • *HKHA Yau Tong Estate, Kowloon. Letting of Vacant Parking Spaces to Non-Residents; successful Planning Application for Temporary Use.*

2007 • *HKHA Ma Tau Wai Estate and Sheung Lok Estate, Kowloon. Letting of Vacant Parking Spaces to Non-Residents; successful Renewal of Planning Permission for Temporary Use.*

2007/08 • *196-206 Queen's Road East, Wanchai. Proposed In-situ Conversion on 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 10/F, 20-22/F, 23/F, 25/F, 26/F, 28/F and 29/F of Approved Office Building for "Shop and Services" and "Eating Place" Uses; five successful Planning Applications in 2007 and three in 2008.*

2007 • *Tao Fung Shan Christian Cemetery, Sha Tin. Proposed Regularisation of an Existing Urn Repository within an "Other Specified Use" Annotated "Cemetery" Zone; successful Planning Application.*

2006/08/
12/15/17/
21/24 Lots 1290 S.C. RP, 1293 S.C. and 2019 in D.D. 121 and Adjoining Government Land, San Fui Street, Tong Yan San Tsuen, Yuen Long. Seven (7) Renewals of Planning Approval for Temporary Concrete Batching Plant in "Industrial" Zone with each approval being a period of 3 Years; successful Planning Applications.

2006 • *Inland Lot Nos. 8687 and 7737 at 865 King's Road, Quarry Bay. Proposed "Penthouse Apartment (i.e. flat)" use at top floor of a Commercial/Office Development (for Residence of a Senior Executive of the Company) in Commercial Zone; successful Planning Application.*

2006 • *The Approved Land Development Corporation First Street/Second Street (Sai Ying Pun) Development Scheme Plan No. S/H3/LDC5/2. Section 16A(2) Application for Class B Amendments to Planning Permission in respect of the Comprehensive Development Area; successful Planning Application.*

2006 • *Tuen Mun Town Lot 220, Government Land in DD137, 138 and 300, GLA-TTM 343 and GLA-TM 215. Proposed Utility Installation (Cable Tunnel, Portal and Shaft for Underground Cable Tunnel Ventilation and Maintenance) in Green Belt Zone, Other Specified Uses annotated "Public Recreation and Sports Centre" and Road Zones; successful Planning Application.*

2006 • *Proposed Draft Stone Nullah Lane/Hing Wan Street/King Sing Street Development Scheme Plan (DSP) No. S/H5/URA2/A including Statutory Notes, Explanatory Statement (ES) and Planning Brief (PB). The Draft DSP was deemed suitable for publication under Section 25(6) of the Urban Renewal Authority Ordinance and so exhibited under Section 5 of the Town Planning Ordinance. The ES and PB were also endorsed by the TPB. The DSP incorporated an "Other Specified Uses" Zone annotated "Open Space and Historical Buildings Preserved for Cultural, Community and Commercial Uses".*

2006 • *5 & 9 Yuk Yat Street, To Kwa Wan, Kowloon. Proposed Commercial/Residential Redevelopment; successful Planning Application.*

2006 • *659 Castle Peak Road, Kwai Chung. Proposed Guest House in the Business Use Zone; successful Planning Application.*

2006/07/
08/09

- *The Hong Kong Polytechnic University at 17 Science Museum Road, Tsim Sha Tsui, Kowloon. Proposed Dedicated Premises for the School of Hotel and Tourism Management; three successful Planning Applications and successful Planning Review for 13% height increase.*

2005

- *Remaining Portion of Ap Lei Chau Marine Lot 63, Ap Lei Chau. Objection to a Rezoning Request submitted by Local Residents to Change the Use from "Other Specified Uses" annotated "Liquefied Petroleum Gas and Oil Products Transit Depot" to "Open Space (1)"; Objection successfully upheld.*

2005

- *Units A and B on G/F, Gemstar Tower, 23 Man Lok Street, Hung Hom. Proposed Commercial Uses to regularise the existing use following Enforcement Action; successful Planning Application.*

2005

- *KIL 11074, Olympic Station Development - Site C. Proposed Temporary Conversion [5 Years] of Existing Parking Spaces into Retail Floorspace; successful Planning Application.*

2005

- *102 How Ming Street, Kwun Tong. Proposed Office Development in the Business Use Zone; successful Minor Relaxation for this precedent case 16.9% in excess of the Statutory Height Restriction.*

2005

- *Land at Hung Shui Kiu Tin Sam Road/Hung Yuen Road, Hung Shui Kiu. Proposed Minor Relaxation (19.9%) of the Building Height Restriction; successful Planning Review.*

2005/08

- *Land at Kennedy Road and Ship Street, Wanchai. Objections to two Rezoning Requests submitted by the Conservancy Association to Change the Use of Government Land in a Comprehensive Redevelopment Site to Green Belt; two Objections successfully upheld.*

2004/05

- *33 & 34 San Shek Wan Village, South Lantau. Proposed Redevelopment of Houses in Coastal Protection Area and Minor Relaxation of Height Restriction; successful Planning Application and subsequently successful Planning Application to incorporate a swimming pool.*

2004

- *AIL 353, 43 Heung Yip Road, Wong Chuk Hang. Proposed Hotel Conversion in the Business Use Zone; successful Planning Application.*

2004

- *Land at Kennedy Road and Ship Street, Wanchai. Objection to a Rezoning Request submitted by Local Residents at Kennedy Road to Change the Use of Part of a Comprehensive Redevelopment Site to Open Space and to Stipulate a Requirement for the Preservation of the Former Tung Chi College Original Granite Retaining Walls; Objection successfully upheld.*

2004

- *Land at Kennedy Road and Ship Street, Wanchai. Objection to a Rezoning Request submitted by Local Residents on Kennedy Road to Amend the Notes of the "Other Specified Uses" annotated "Comprehensive Redevelopment Area" to include a Maximum Plot Ratio of 5 and Maximum Building Height of 120 mPD; Objection successfully upheld.*

2004

- *9 Cheung Yee Street, Lai Chi Kok. Proposed Hotel Development in the Business Use Zone; successful Planning Application.*

2004

- *Leroy Plaza, NKIL 5560 & 5561, Cheung Yee Street, Lai Chi Kok. Proposed Hotel Development in the Business Use Zone; successful Planning Application.*

2004 • 90B Stanley Main Street, Stanley. Proposed Hotel Use in the Residential (Group A) Zone through the Conversion of an Existing Commercial Building; successful Planning Application.

2003 • Lee Gardens Two, Yun Ping Road, Causeway Bay. Proposed Motor Vehicle Showroom in a Commercial/Residential Zone; successful Planning Application.

2003/05/07/08/09 • Hoi Fai Road, West Kowloon Reclamation. Successful Rezoning Request to incorporate Hotel Use in Column 2 of the Residential (Group A)1 – R(A)1 Zone, three successful Planning Applications and a successful Review Hearing.

2003 • 9-11 Sheung Hei Street, San Po Kong. Proposed Hotel Development in the Business Use Zone; successful Planning Application and successful Amendments to the Approved Scheme.

2003 • 712 Prince Edward Road East and 112 King Fuk Street, San Po Kong. Proposed Hotel Development in the Business Use Zone; successful Planning Application and successful Amendments to the Approved Scheme.

2003/04 • Lots 2019, 1290 S.CRP & 1293 S.C and Adjoining Government Land in DD121, San Fui Street, Tong Yan San Tsuen, Yuen Long. Proposed Amendment of and Extension to an Approved Concrete Batching Plant and Minor Relaxation of Height Restriction; successful Planning Review and Two (2) successful Extensions of Time of the Planning Approval.

2003/05 • NKIL 6196 Cornwall Street, Kowloon Tong. Proposed Minor Relaxation of the Height Restriction to incorporate a 9m high Communal Sky Garden as a Green Feature under the Joint Practice Note No. 1; successful Planning Review in respect of this precedent case and successful Minor Amendment to the Approved Scheme.

2003/04 • 102 How Ming Street, Kwun Tong. Proposed Office/ Hotel Development in the Business Use Zone; successful Planning Application for this precedent case incorporating hotel use in the former Industrial Area and successful Amendments to the Approved Scheme.

2002/03 • NKIL 6378, 2-4 Caldecott Road, Piper's Hill, Cheung Sha Wan. Successful Rezoning Request to incorporate a Minor Relaxation Clause into the Outline Zoning Plan and subsequently (1) a successful Planning Application for a Minor Relaxation of the Height Restriction to allow for a 4.6m high Communal Sky Garden as a Green Feature under the Joint Practice Note No. 1 and (2) a successful Planning Review for a Minor Relaxation of the Height Restriction to allow for an 8.9m high Communal Sky Garden.

2002 • Wan Chai North, Hong Kong. Successful Objection to the Draft Outline Zoning Plan to change the planning and design of the Waterfront of Wanchai North Reclamation to protect landmark features and public views; to achieve low rise stepped development fronting Harbour Centre and Great Eagle Centre; and to provide generous provision for pedestrians over landscaped roof tops down to the Waterfront.

2002/06 • KTIL No. 710, No. 7 Rehab Path, Lam Tin. Proposed Senior Citizen Residences for the Hong Kong Society for Rehabilitation; successful Planning Review in respect of Building Height and Landscape Issues and Successful Extension of Time for Commencement.

2002 • *Inland Lot No. 8079, 60 Victoria Road, Kennedy Town. Proposed Residential Development in Residential (Group E) Zone; successful Planning Application.*

2002 • *Flora Ho Sports Centre Complex, Pok Fu Lam, Hong Kong. Proposed Student Hostel Development in G/IC Zone; successful Planning Application.*

2002/07 • *NKIL 6280, Kowloon Bay. Proposed Commercial/Office Development with a Liquefied Petroleum Gas Vehicle Repair Workshop in an Other Specified Use (Business Zone); successful Planning Application and successful Revised Planning Application for Minor Relaxation of the Building Height Restriction to allow for incorporation of a Sky Garden.*

2002/06 • *Lots in DD129 and Government Land, Deep Bay Road, Lau Fau Shan, Yuen Long. Proposed Residential Development in a Green Belt Zone; successful Planning Application and subsequently successful Class B Amendments to the Approved Scheme.*

2001/03/
04/06/07 • *Lot No 736 in DD 450 & Adjacent Government Land at Nos. 152 – 160 Kwok Shui Road, Kwai Chung, Tsuen Wan. Proposed Residential Development in an Industrial Zone; successful Rezoning Request to secure a Residential (Group E) Zone and subsequently five successful Planning Applications.*

2001 • *Lot No. 763 (Part) in DD99, San Tin, Yuen Long; successful Objection to the Draft San Tin Outline Zoning Plan to secure an “Other Specified Uses (Comprehensive Development and Wetland Enhancement Area) – [OU (CDWEA)] Zone to allow for residential development and pro-active conservation in a former “Conservation Area” Zone occupied by fish ponds.*

2001 • *Lot No. 733 (Part) in DD99, San Tin, Yuen Long; successful Objection to the Draft San Tin Outline Zoning Plan to secure an “Other Specified Uses (Comprehensive Development and Wetland Enhancement Area) – [OU (CDWEA)] Zone to allow for residential development and pro-active conservation in a former “Conservation Area” Zone occupied by fish ponds.*

2001 • *Centre for Youth Development, Chai Wan. Proposed Convention Centre, Information Technology Centre, Arts Centre, Multi-Function Facilities, Shopping Arcade and International Youth Hostel in G/IC Zone; successful Planning Application.*

2001 • *KCTL No. 419 in DD 450, Kwai Chung; successful Objection to the Draft Kwai Chung Outline Zoning Plan to secure a “Residential (Group E) – [R(E)] Zone to allow for a residential development in a former “Other Specified Uses (Business)” Zone.*

2001 • *Gas Works Site (South Plant), Kowloon Marine Lot No. 102 RP, Ma Tau Kok, Kowloon. Proposed Residential Development in a “Residential (Group E) – [R(E)] Zone abutting the Gas Works Site (North Plant); successful Planning Application.*

2001 • *1 Trademart Drive, Kowloon Bay, Kowloon. Amendment to the OZP from “Other Specified Uses” annotated Trade Mart or Industrial/Godown Use to “Other Specified Uses” annotated Trade Mart and Commercial Development; successful Rezoning Request to secure retail, office and other uses in Column 1 and hotel and other uses in Column 2 of the OZP Statutory Notes to enable a Visitor/Family Destination Centre with Entertainment, Commercial, Trade Mart/Business and other Supporting Facilities to be developed on the Site.*

2001/04 • KCRC Nam Cheong Station, West Rail Phase 1; two successful Planning Applications for Minor Amendments to an Approved Scheme.

2001 • G/F & 1/F, CDW Building, 382-392 Castle Peak Road, Tsuen Wan. Proposed In-situ Conversion for Commercial/Retail Uses; successful Planning Application.

2001/03/08 • Tao Fung Shan Christian Cemetery, Sha Tin; successful Rezoning Request from Village Type Development" to "Other Specified Uses ("Cemetery" Only)" to regularise an existing use and rationalise site boundaries and subsequently, a successful Objection to the Draft Sha Tin Outline Zoning Plan to also allow for Columbarium and Ossuarium Uses on the Site. In addition, secured a successful Private Treaty Grant at "nil" premium.

2001 • 3/F & 4/F, CDW Building, 382-392 Castle Peak Road, Tsuen Wan. Proposed Data Processing Centre; successful Planning Application.

2001 • 5/F to 26/F, CDW Building, 382-392 Castle Peak Road, Tsuen Wan. Proposed In-situ Conversion to provide Composite Industrial/Office Accommodation; successful Planning Application.

2001 • 8 Kwai Cheong Road, Kwai Chung. Proposed In-situ Conversion from Industrial/Office to Office Use; successful Planning Application.

2000/03 • Area 36, DD 91 (FSSTL 189), Ng Uk Tsuen, Sheung Shui. Proposed Amendments to the Approved Fanling/Sheung Shui Outline Zoning Plan; successful Rezoning Request from G/IC to Residential (Group B) – [R/(B)] and Green Belt – [GB], to allow for a 5.0 PR development on 0.9 Ha of land and subsequently a successful Planning Application for a Minor Relaxation of the Height Restriction.

2000/01/03 • Lot No. 2574 in DD 92, Kwu Tung, Sheung Shui. Proposed Residential Development with Minor Relaxation of the Building Height under the CDA Zone; successful Planning Application and successful Amendments to the Approved Schemes.

2000 • Unit 2A, G/F, Fook Hong Industrial Building, 19 Sheung Yuet Road, Kowloon Bay. Proposed Fast Food Shop; successful Planning Application.

2000 • Tin Fook Wai, Yuen Long; successful Objection to the Draft Nam Sang Wai Outline Zoning Plan to secure an "Other Specified Use (Comprehensive Development and Wetland Enhancement Area)" – [OU(CDWEA)] Zoning to allow for residential development and pro-active conservation in a former 'Recreation' Zone occupied by fish ponds.

2000 • 102 How Ming Street, Kwun Tong. Proposed Office with over 100,000m² GFA in Industrial Zone; successful Planning Application.

2000/01 • Sha Tin Town Lot No 168 (Union Hospital Site), Sha Tin; successful Rezoning Request from "G/IC" and "Open Space" to Residential (Group B) 1 to allow for a 3.0 PR residential development and successful Further Objection when the Site was regazetted as G/IC and Open Space as a result of local objection, which was successfully quashed. The Site is once again gazetted for "Residential (Group B) 1" use.

HONG KONG DEVELOPMENT CONSULTANCY SUCCESS RECORD

TOWNLAND



2000 • 5 Mok Cheong Street (KIL 7626), 7 Mok Cheong Street (KIL 7628) and 70-78 Sung Wong Toi Road (KIL 10578), Ma Tau Kok, Kowloon. Proposed Comprehensive Residential/Commercial Redevelopment in a CDA (2) Zone; successful Planning Application.

2000 • Tien Chu Centre (KIL 4013 SA, SB, SC & RP), To Kwa Wan Road, To Kwa Wan, Kowloon. Proposed Hotel Development as part of a larger Development in an R(A) Zone; successful Planning Application.

2000 • Area 36, DD 91 (FSSTL 189), Ng Uk Tsuen, Sheung Shui. Proposed Residential Development in G/IC Zone; successful Amendments to the Approved Scheme.

2000 • KTL Nos. 653 and 654, 370 and 376-378 Kwun Tong Road, Kwun Tong. Proposed Amendment to the Vehicular Access Arrangement for the Two Approved Office Developments on these Lots; successful Planning Application.

2000 • School of Continuing Education Tower, Baptist University Road, Kowloon Tong, Kowloon. Proposed Hong Kong Baptist University Kindergarten; successful Planning Application.

2000 • Lots 16 BPR, 18-21, 23-26, 42-44, 1905 and 1911 and adjoining Government Land in DD 105, Castle Peak Road, San Tin, Yuen Long. Proposed Residential Use in Residential (Group D) Zone; successful Planning Application.

2000 • 31 Barker Road, the Peak, Hong Kong; successful Rezoning Request from "Green Belt" to Residential (Group C) 3 to facilitate a Residential Redevelopment.

2000 • Tsing Shan Tsuen, Tuen Mun; Proposed Redevelopment of the "Lung Chuen Ging Say" (Buddhist Temple and Memorial Garden) including Columbarium Use on Lots 580, 584, 822 and 869 and Adjoining Government Land in DD 131; successful Planning Application.

2000 • Lots in DD 3 & 4, Luk Tei Tong, Mui Wo, Lantau; successful Objection to the Construction of Road, Emergency Vehicular Access and Footpath under the Roads (Works, Use and Compensation) Ordinance (Chapter 370), PWP Item No. 446TH (Part). The Government decided not to execute the works described in G.N. 1171 published on 12 March 1999.

2000 • Area 5, Tseung Kwan O. Proposed Church and Camp House; successful Planning Application. (NOT-FOR-PROFIT SERVICE).

2000 • Development at Anderson Road Quarry; successful in securing gazettal of an Amended Outline Zoning Plan through Statutory Objection Procedures to allow Government's Proposed High Rise Residential Development against a backdrop of hills without any adverse visual impact on the ridgeline.

1999 • 375-377 Queen's Road East, Wan Chai. Change of Use of Office Building to Hotel Use; successful Planning Application.

1999 • NKIL 2802, 1 Derby Road, Kowloon Tong, Kowloon. Successful Rezoning Request from G/IC Zone to Residential (Group C)3 to allow for a Residential Redevelopment.

1999 • Yau Tong Industrial Area. Successful Objections to the Draft Cha Kwa Ling, Yau Tong and Lei Yue Mun Outline Zoning Plan to secure Residential (Group E) Zones to facilitate Residential Development.

1999 • *YTIL No.4 Section B, YTIL No.9, YTIM Nos. 58 & 59, YTML No.57 and YTML No.69 and YTIL No.4RP near the waterfront of Yau Tong Industrial Area. Successful Objection to the Draft Cha Kwo Ling, Yau Tong and Lei Yue Mun Outline Zoning Plan to secure a rationalised CDA boundary to facilitate implementation, an increase in domestic plot ratio to 6 on the Gross Site Area, a reduced school provision on the site and deletion of a public carpark requirement.*

1999 • *Wo Shang Wai, Yuen Long, NWNT. Successful Objection to the Draft Mai Po & Fairview Park Outline Zoning Plan whereby the use of the land was changed from "Conservation Area" ("CA") to "Residential (Group C)" "R(C)" with a maximum plot ratio of 0.4 to allow for a Residential Development.*

1999/00 • *MTRC Tseung Kwan O Extension - Area 86. Proposed comprehensive commercial/residential property development above the future Depot and Station in a CDA zone; successful Planning Application and successful amendment to the Approved Scheme.*

1999 • *18 Stanley Village Road, Stanley. Proposed Open Air Car Park. Successful Objections lodged on behalf of local interest groups; the Secretary for Transport decided as a result not to execute the works described in G.N.661 published on 15 August 1997 and 22 August 1997.*

1999 • *165-167 Wai Yip Street and 66 How Ming Street, Kwun Tong. Proposed amendments to an Approved Industrial/Office Development in Industrial Zone; successful Planning Application.*

1999 • *TMTL 388, Hoi Wing Road, Tuen Mun. Proposed Petrol Filling Station in an Industrial Zone; successful Planning Application.*

1999/00/03 • *Sheung Shui Lot No. 2 RP in DD 92, Fanling/Sheung Shui. Proposed Residential Redevelopment with Minor Relaxation in PR and Height Restrictions under the "CDA" Zoning; successful Planning Review and subsequently, successful Discharge of Planning Conditions and successful Amendments to the Approved Schemes.*

1999 • *The Swire Institute of Marine Science at Cape D'Aguilar, Shek O. Proposed Extension of the Academic Building; successful Planning Review.*

1999 • *NKIL 799, 131 Waterloo Road, Kowloon Tong. Proposed Primary School in the R(C) Zone; successful Planning Application.*

1999 • *Tin Shui Wai, Planning Area 33; Proposed Comprehensive Composite Residential Development with 2,496 units and supporting G/IC, Open Space and Public Car Parking Facilities; successful Planning Application.*

1999 • *TMTL 117 RP and Adjoining Government Land. Proposed 5 P.R. Composite Residential Development in a G/IC Zone; successful Planning Review.*

1999 • *Planning Area of the Draft Lam Tei and Yick Yuen Outline Zoning Plan. Objection partially upheld at the Further Hearing of Objections by rezoning the area to the west of Castle Peak Road from "U" to "GB", "V" and "R(E)".*

1999 • *KCRC West Rail Nam Cheong (formerly Yen Chow Street) Station, New Territories; successful Planning Application in respect of a CDA Zone to enable comprehensive property development above the future Station.*

HONG KONG DEVELOPMENT CONSULTANCY SUCCESS RECORD

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1999 • *Grand Standford Harbourview Hotel, Mody Road, Tsim Sha Tsui; successful Objection to the KCRC East Rail Extension, Hung Hom to Tsim Sha Tsui under the Railways Ordinance.*

1998/99 • *15 Yuk Yat Street and Adjoining Lots forming the same Street Block, To Kwa Wan, Kowloon. Successful Rezoning Request from Industrial Zone to Residential (Group E) Zone to allow for a Residential Redevelopment and subsequent successful Planning Application.*

1998 • *Yau Tong Waterfront, Yau Tong Industrial Area. Successful Rezoning Initiative from Industrial to Comprehensive Development Area - (CDA) to allow for, inter alia, Residential Redevelopment.*

1998 • *KIL 4013, Tien Chu Centre, To Kwa Wan, Kowloon. Successful Rezoning Request from Industrial to Residential (Group A) - [R(A)].*

1998/00 • *KCRC West Rail Tin Shui Wai Station, New Territories. Successful Rezoning Request in respect of a CDA Zone to enable comprehensive property development above the future Station and subsequent successful Planning Application.*

1998/00/02/05 • *KCRC West Rail Yuen Long Station, New Territories. Successful Rezoning Request in respect of a CDA Zone to enable comprehensive property development above the future Station and successful determination of the Statutory Objections subsequently raised in respect of the Rezoning and subsequent successful Planning Application and Revised Planning Application.*

1998/00 • *181 Hoi Bun Road, Kwun Tong. Amendments to a Planning Permission for a Composite Industrial/Office Redevelopment and a subsequent Proposed Office Development; successful Planning Applications.*

1998 • *KIL 7628, 7 Mok Cheong Street, To Kwa Wan, Kowloon. Successful Rezoning Request from Industrial to Comprehensive Development Area (CDA) to allow for a Residential Redevelopment.*

1998 • *Lot 2019 in DD 121, Tong Yan San Tsuen, Yuen Long. Proposed Temporary Concrete Batching Plant; successful Planning Application.*

1998/02 • *70-72 Staunton Street, 9-12 Wa In Fong East and 3-21 Chung Wo Lane. Proposed Relaxation of the Statutory Development Restrictions in the R(C) Zone; successful Planning Application and subsequent successful Planning Review for a revised scheme.*

1998 • *Hongkong International Trade and Exhibition Centre, Kowloon Bay. Successful Rezoning Request to Include "Freight Forwarding Services", "Service Trades", "Photographic Studio", "Barber Shop" and "Beauty Parlour" under Column 2 of the "Other Specified Uses" - "For 'Trade Mart' Only" Zone in the Draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan.*

1998 • *115-117 Caine Road, 1-6 Po Wa Street, 9-13 Wa In Fong East and 9-21 Chung Wo Lane, Sheung Wan. Proposed Relaxation of the Statutory Development Restrictions in the R(C) Zone; successful Planning Application.*

1998 • *11/F, Block C, Sea View Estate, 2-8 Watson Road, North Point. Proposed Service Trade for Watch and Clock Service and Repair Centre; successful Planning Application.*

HONG KONG DEVELOPMENT CONSULTANCY SUCCESS RECORD

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1998/00	<ul style="list-style-type: none">• KCRC West Rail Long Ping Station, New Territories. Successful Rezoning Request in respect of two CDA Zones to enable comprehensive property development above the future Station. Subsequent successful Planning Applications for Site A and Site B.
1998/02	<ul style="list-style-type: none">• Lots 1035 RP, 841 (Part), 2527 RP (Parts), 837, 839, 841 and 1037 RP in DD130, Lam Tei, Tuen Mun. Three successful Objections to the Draft Lam Tei and Yick Yuen Outline Zoning Plan to secure a Comprehensive Development Area Zone which will enable a Residential Development to replace the Green Belt and Village Zones on the Draft Plan.
1998	<ul style="list-style-type: none">• Lots in DD130 and Adjoining Government Land, Lam Tei, Tuen Mun. Objection partially upheld at the Preliminary Hearing of Objections to enable a Residential and Commercial Development with a rational Development Boundary.
1998	<ul style="list-style-type: none">• Lots in DD 104, Ngau Tam Mei, Yuen Long. Minor Relaxation of Site Coverage Restriction in R(C) Zone; successful Planning Application.
1998	<ul style="list-style-type: none">• TWTLs 77 & 89, 1-9 Fui Yiu Kok Street and 90-114 Yeung Uk Road, Tsuen Wan. Proposed Hotel with Minor Relaxation of the Gross Floor Area Restriction in a CDA Zone; successful Planning Application.
1998	<ul style="list-style-type: none">• IL 1891 and Adjacent Government Land, Sai Ning Street, Kennedy Town. Proposed 8.0 PR Residential Redevelopment in an Open Space Zone; successful Planning Application.
1997/00	<ul style="list-style-type: none">• KTIL 502, 392 Kwun Tong Road, Kwun Tong. Proposed Commercial/ Office Redevelopment; successful Planning Application and two successful Planning Applications for Minor Amendments to a Planning Permission.
1997	<ul style="list-style-type: none">• KIL 8234, 18-30 Bedford Road, Tai Kok Tsui, Kowloon. Successful Rezoning Request from Industrial Zone to Residential (Group E) Zone to allow for a Residential Redevelopment.
1997	<ul style="list-style-type: none">• Rural Building Lot No. 691 R.P, 12 Headland Road, Hong Kong Island South. Proposed low density residential development; successful S.17B Appeal to the Appeal Board.
1997	<ul style="list-style-type: none">• 107 - 109 Wai Yip Street, Kwun Tong. Proposed in-situ conversion to Composite Industrial/Office Building; successful Planning Application.
1997	<ul style="list-style-type: none">• G/F of Laws Commercial Plaza, 786 - 788 Cheung Sha Wan Road, Kowloon. Proposed Fast Food Shop/Restaurant/Retail Shop; successful Planning Application.
1997/98/ 99	<ul style="list-style-type: none">• 18 Fuk Lo Tsun Road, Ma Tau Kok, Kowloon. Proposed Composite Redevelopment with Residential, Commercial and Public Car Park Uses. Successful Planning Application and two successful Applications for Minor Amendments to a Planning Permission.
1997/00	<ul style="list-style-type: none">• Pui Shing Road, Area 44, Tseung Kwan O. Senior Citizen Residences Pilot Project in G/IC Zone for Hong Kong Housing Society; successful Planning Application and successful Planning Application for Minor Amendments to a Planning Permission. RECIPIENT OF 1997 HKIP AWARD.

HONG KONG DEVELOPMENT CONSULTANCY SUCCESS RECORD

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1997/00 • Choi Ha Road, Jordan Valley. Senior Citizen Residences Pilot Project in G/IC Zone for Hong Kong Housing Society; successful Planning Application and successful Planning Application for Minor Amendments to a Planning Permission. RECIPIENT OF 1997 HKIP AWARD.

1997 • Lots 1155 to 1158 (inclusive), 1160 and 1167 RP in DD 130, Lam Tei, Tuen Mun. Successful Objection at the Preliminary Hearing of Objections. The Residential (Group D) zoning with 0.2 PR is to be changed to a Residential (Group C) zoning with 0.4 PR as a result.

1997 • KIL 11063, King's Park Rise, Kowloon. Proposed Residential Redevelopment with Public Open Space on adjacent Government Land in a CDA; successful Planning Application.

1997 • Lot Nos 565 and 566 RP in DD 122, Ping Shan, Yuen Long. Proposed Residential Development in an "Unspecified Use" Area; successful Planning Review.

1997 • NKIL 6232, Hammer Hill Road, Proposed Residential Redevelopment; successful Planning Application.

1997 • Stanley Lots 427, 428, 1129/1 RP, Stanley Market Road, Stanley. Successful Objection to the Outline Zoning Plan resulting in an increase in height of the Commercial (Group 1) zone from 15 m to 21 m.

1997 • TWTL 1, TWTL 123 and the Public Lane In Between, Yeung Uk Road, Tsuen Wan. Successful Rezoning Request from Industrial Zone to CDA to allow for a Comprehensive Office, Hotel and Service Apartment Redevelopment.

1997 • The SPCA Kowloon Centre, 105 Princess Margaret Road, Ho Man Tin, Kowloon. Proposed Redevelopment with Staff Quarters; successful Planning Application. (PRO-BONO SERVICE).

1997 • 19-31 Ma Tau Pa Road, 1-9 Fui Yiu Kok Street and 90-114 Yeung Uk Road, Tsuen Wan. Successful Rezoning Request from Industrial Zone to CDA to allow for a Comprehensive Office, Hotel and Service Apartment Redevelopment.

1996/02/03/07/09 • Fuk Hang Tsuen Road, Lam Tei, Tuen Mun. Proposed Residential Development with Public Open Space on 1.65 Ha of land zoned for "Unspecified Use"; successful Planning Review and a number of successful Minor Amendments to the Planning Permissions.

1996/00/02 • Lots in DD130 and Adjoining Government Land, Lam Tei, Tuen Mun. Proposed Residential, Commercial and Community Development on 3.77 Ha. of land zoned for "Unspecified Use" and Village Type Development (and subsequently zoned for CDA); successful Planning Application and three successful Minor Amendments to the Planning Permission.

1996 • Flat 5, 13/F, Yick Fat Building, 1048-1056 King's Road and 2-32 Yau Man Street, Quarry Bay. Proposed Religious Institution in a Residential Zone; successful S.17B Appeal to the Appeal Board.

1996/00 • 14-30 King Wah Road, North Point. Proposed Comprehensive Office Redevelopment and Ancillary Car Park on approx. 0.7 Ha. of land in part of an Other Specified Uses Zone annotated "Comprehensive Redevelopment Area" and "Open Storage, Loading and Unloading Areas and Service Car Parking"; successful Planning Application and successful renewal of the Planning Approval.

1996/97 • 4 Lai Yip Street and 114 Wai Yip Street, Kwun Tong. Proposed Commercial/Office Redevelopment on a 0.2 Ha. site in Industrial Zone; successful Review Hearing and two successful Planning Applications for Minor Amendments to a Planning Permission.

1996/97
98/99 • 201 Tai Kok Tsui Road, Kowloon. Successful Rezoning Request from Industrial to CDA Zone to allow a comprehensively planned development consisting of residential, hotel and commercial components with ancillary supporting facilities on the Site, comprising approx. 2.1 Ha. Subsequent successful submission of a Planning Brief to the Town Planning Board, successful Planning Application and successful amendment to the Approved Scheme.

1996/99 • 370 Kwun Tong Road, Kwun Tong. Proposed Office Redevelopment in Industrial Zone; successful Planning Application and successful amendment to the Approved Scheme.

1996 • 18-24 King's Road, 7-9 Lau Sin Street and 15 Tin Hau Temple Road, North Point. Proposed Hotel in Residential Zone; successful Planning Application.

1996 • Energy Plaza, 92 Granville Road, Tsim Sha Tsui East, Kowloon. Proposed Massage Establishment and Commercial Bathhouse in Commercial Zone; successful Planning Application.

1996 • Lookout Link, Tai Po, New Territories. Proposed Aids Hospice Development on approx. 0.7 Ha. of land in Residential (Group C) and Green Belt Zones; successful Planning Application. (PRO-BONO SERVICE).

1996 • 1 Ma Hang Chung Road, Ma Tau Kok, Kowloon. Proposed Residential Development in G/IC Zone; successful Review Hearing.

1996/97
98/99 • KIL No. 11084, Hung Hom Bay, Kowloon. Proposed Residential Development to 140m in height (maximum) on a 1.5 Ha. site (approx.) in a CDA Zone; successful Planning Application and five successful Planning Applications for Minor Amendments to a Planning Permission.

1996 • Penny's Bay. Successful Objection to the Draft North-East Lantau Port Outline Zoning Plan Number S/1-NELP/1 resulting in removal of a G/IC zone from the Objector's land and incorporation of a Commercial zone in its place.

1996 • Wo Keng Shan, North East New Territories. Application for Short Term Waiver for Film Studio; planning inputs to successful Lands Procedures.

1996 • Ocean Terminal, Tsim Sha Tsui, Kowloon. Successful Request for an Amendment to the Outline Zoning Plan to enable Hong Kong's first Family Entertainment Centre featuring educational high technology virtual reality and three-dimensional images; subsequent successful Planning Application.

1995 • Stanley Bus Terminal Area, Stanley, Hong Kong Island South. Assisting the Stanley Residents' Committee in a successful S.6 (1) Objection to the Outline Zoning Plan aimed at precluding the development of an incompatible and visually obtrusive "Multi-Storey Public Car Park to Include Bus Terminus" on a landmark site in this popular tourist village.

1995 • 41-47 Waterloo Road and 30-40 Kwong Wa Street, Kowloon. Proposed Hotel (with Hotel Concessions, August 1994) in Residential Zone; successful Planning Application.

1995 • *Land in DD 167, Cheung Muk Tau, Ma On Shan. Proposed Minor Relaxation of the Height Restriction attached to the R(C)2 Zone; successful Planning Application.*

1995 • *7 Tin Wan Praya Road, Aberdeen. Proposed Ancillary Office use on 26/F; successful Planning Application.*

1995 • *NKIL 5924, Beacon Hill. Successful Rezoning Request to allow for the site to be divided into 2 sub-areas with a relaxed (194 mPD) maximum height limit in the northern part of the site, thereby optimising on the Plot Ratio achievable, which would otherwise have been curtailed in view of environmental constraints in the southern part of the site.*

1995 • *KIL No. 9844, Tsim Sha Tsui, Kowloon. Proposed 91,820 m² GFA Hotel extension to the existing New World Centre Development; in principle Planning Approval secured through Lands Procedures.*

1995 • *506-516 Queen's Road West and 18 Hill Road. Proposed Hotel Redevelopment in Residential Zone; successful Planning Application.*

1995/97 • *Lot 190 and Extension, DD 390, Sham Tseng. Proposed 46,167 m² GFA Residential Redevelopment on the 1 Ha Union Carbide Chemical Storage Depot site, which is flanked by the San Miguel Brewery and Garden Bakery and which forms part of a Comprehensive Development Area Zone; successful Planning Application. Subsequent successful Planning Application for Amendments to the Approved Scheme to allow an increase in building height from 128.5 mPD to 176 mPD.*

1995/96 • *54-64 Chai Wan Kok Street, Tsuen Wan, New Territories. Proposed Industrial/Office Development in Industrial Zone with shared access with Wharf Cable Tower; successful Planning Application. Subsequent successful Planning Application for Broadcasting/Television Studio and Industrial/Office Development.*

1995/97/98 • *TWIL 5 and Lot 429 in DD 399, Castle Peak Road, Ting Kau, Tsuen Wan. Successful Objection to the Green Belt zoning in the Outline Zoning Plan, to allow for a High Tariff B Hotel with 4.59 PR on a 0.64 Ha site which is now zoned CDA. Subsequent successful Information Paper with Planning Brief to the Town Planning Board resulting in the amendment to the Outline Zoning Plan. Subsequent successful outcome at Section 6(8) Objection Hearing against the three groups of Objectors to the amendment and successful Planning Application.*

1995 • *Pacific Club, Tsim Sha Tsui, Kowloon. Proposed Staff Quarters in an Other Specified Use "Sports and Recreation Club" only Zone; successful Planning Application.*

1995 • *NKIL No. 6160, Fung Tak Road, Diamond Hill. Objection to a Change of Use from a G/IC Zone to a Residential Zone in the Outline Zoning Plan; amicably resolved enabling withdrawal of the Objection.*

1995 • *Choi Hung MTR Station Park-And-Ride Development. Proposed Commercial/Office/Car Park Development and Public Transport Terminal/Traffic Interchange at Choi Hung MTR Station, including Hong Kong's first Park-And-Ride Development in Government/Institution and Community Zone; successful Planning Application.*

HONG KONG DEVELOPMENT CONSULTANCY SUCCESS RECORD

TOWNLAND



1995 • *International Trademart, Kowloon Bay. Proposed temporary use of 10/F, 11/F and 12/F of the building for non-ancillary office use in Other Specified Use "Trade Mart or Industrial/Godown Use" Zone; successful Planning Application.*

1995 • *33 Lai Chi Kok Road, Mong Kok. Proposed Hotel Redevelopment in Residential Zone with full Bonus Plot Ratio notwithstanding the Outline Zoning Plan Restriction; successful Planning Application.*

1995 • *KCTL No. 448, Kwai Hei Street, Kwai Chung, New Territories. Proposed Industrial/Office Development in Industrial Zone; successful Planning Application.*

1995/96/97 • *Shek Wu Wai, Yuen Long, New Territories. Proposed 0.4 PR Residential Development on 12.1 Ha of agricultural land zoned Green Belt after submission of the Application; successful Planning Review Hearing and two successful Applications for Minor Amendments to a Planning Permission.*

1995 • *98 - 100 Tung Lo Wan Road and 8-16 Lin Fa Kung Street West, North Point. Proposed Hotel Redevelopment in Residential Zone; successful Planning Application.*

1995 • *Hillview Court, Clear Water Bay Road, Tseng Lan Shue, New Territories. Successful Rezoning Request to permit 1.5 PR Residential Redevelopment on a 0.9 Ha site in a Residential Zone with 0.9 PR Restriction.*

1995/97 • *Lot No. 2030 Sec A in DD 95, Kwu Tung North, New Territories. Proposed 0.4 PR Residential Development on 1.9 Ha of land in part of a CDA Zone; successful Planning Review Hearing and Planning Application and successful Planning Application for Minor Amendments to a Planning Permission.*

1995 • *Belcher Gardens, Pok Fu Lam Road. Proposed Residential Development (2,252 units), Commercial Centre, G/IC Facilities and Open Space (overall PR 8.36) on 3.1 Ha. of land zoned for Residential, Green Belt and Open Space; successful Planning Application.*

1995 • *223-231 Wai Yip Street and 39 King Yip Street, Kwun Tong. Proposed Commercial/Office Redevelopment on a 0.85 Ha. site in Industrial Zone; successful Review Hearing.*

1995 • *Matilda and War Memorial Hospital, 41 Mount Kellett Road, the Peak. Proposed 8-storey Staff Quarters Redevelopment with Ancillary Recreational Facilities in a G/IC Zone; successful Planning Application.*

1995 • *88 Hing Fat Street, North Point. Proposed Office Redevelopment in Residential Zone; successful Planning Application.*

1995 • *NKML Nos. 13, 14, 15, 16, 22 and 23, Cheung Sha Wan Shipyards. Proposed Industrial/Office Development on a 2.0 Ha. (approx.) Site in an Industrial Zone; successful Planning Review Hearing.*

1995 • *70 Deep Water Bay Road, Deep Water Bay, Hong Kong; successful Minor Relaxation in respect of Prestigious Residential Development in Residential Zone.*

1995 • *NKIL No. 4899, 2 Ng Fong Street, San Po Kong. Proposed Industrial/Office Development in Industrial Zone; successful Planning Application.*

1995/96 • 43 - 51A Tong Mi Road, Tai Kok Tsui. Proposed Hotel Redevelopment in Residential Zone; successful Planning Applications without and subsequently with hotel concessions.

1995 • 1 - 11 Ngan Mok Street, North Point. Proposed Hotel Redevelopment; submission to the Hong Kong Tourist Association to successfully seek their support.

1995 • TMTL No. 238, 1 Castle Peak Road, Castle Peak Bay, Tuen Mun (Gold Coast Development). Proposed increase in Plot Ratio; in principle Planning Approval secured through Lands Procedures.

1995/01 • 888 Cheung Sha Wan Road, Kowloon. Proposed In-situ Conversion to Industrial/Office Building in Industrial Zone and subsequent Proposed In-situ Conversion to Office Use; successful Planning Applications and successful Application for Minor Amendments to a Planning Permission.

1995 • Garden Bakery, 58 Castle Peak Road, Cheung Sha Wan. Proposed Commercial/Office Redevelopment in Residential Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission.

1995 • Healthy Gardens, 512-612 King's Road, North Point. Proposed Retail Use on Part of 2/F; successful Planning Application.

1994 • Section 27 and 28, Lot 4433 in DD 51, On Lok Mun Street, Fanling. Proposed Industrial/Office Development in Industrial Zone; successful Planning Application.

1994 • 4 Kin Fat Lane, Tuen Mun. Proposed Industrial/Office Development in Industrial Zone; successful Planning Application.

1994 • 44 Wing Hong Street, Cheung Sha Wan. Proposed Office Development in Industrial Zone; successful Review Hearing. Subsequently a successful Planning Application.

1994 • Wo Shang Wai, NWNT. Proposed Infill Development on 1.4 Ha. of Agricultural Land zoned for Conservation after submission of the Application; successful Planning Review Hearing for 0.4 PR Residential Development.

1994 • Various Lots in DD 92, Kam Tsin, Kwu Tung South. Proposed Development on 0.74 Ha. of Agricultural Land zoned for Open Space after submission of the Application; successful Review Hearing for 0.4 PR Residential Development.

1994/95/96/99/01 • Sunnyville Estate Development at Nam Sang Wai, NWNT. Proposed Residential Development (Approx. 3M sq.ft. GFA at a Maximum 8 Storeys), 18-Hole Golf Course, and Ancillary Commercial/Community Provision on a 98.3 Ha Development Area (predominantly Agricultural land), together with a Nature Reserve on 21.9 Ha; successful S.17B Appeal to the Appeal Board, successful on Judicial Review of that decision and successful at the Privy Council in London when that decision was challenged. Subsequently successful in three Objections (one for the Estate Development and two for the Nature Reserve) such that the zoning was changed to facilitate implementation of the scheme. Also successful in the renewal of the planning approval. RECIPIENT OF 1995 HKIP AWARD.

1994 • 35 and 37 Gage Street and 2-10 Kin Sau Lane, Central. Proposed Office Redevelopment with Site Reservation for a Cooked Food Centre on land zoned Commercial/Residential and G/IC; successful Planning Review Hearing.

1994/96/98 • 12-16 Wang Chau Road, Yuen Long. Proposed Comprehensive Commercial/Office Redevelopment with Cinemas, Retail Shops and Restaurants in part of a CDA Zone; successful Planning Review Hearing; subsequent successful Planning Application for a proposed Commercial/Service Apartment Redevelopment and successful Review Hearing for Commercial/Residential Redevelopment.

1994/97 • 20-24 Hung To Road, Kwun Tong. Proposed Industrial/Office Redevelopment in Industrial Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission.

1994 • CWIL 30RP, Chai Wan. Proposed Industrial/Office Development in Industrial Zone; successful Planning Application.

1994 • 46 and 48 Anchor Street, Tai Kok Tsui. Proposed In-Situ Conversion to Office Building in Industrial Zone; successful Planning Review Hearing. Subsequently a proposed Commercial/Office Redevelopment in Industrial Zone; successful Planning Application.

1994 • 11-15 Chai Wan Kok Street, Tsuen Wan. Proposed Industrial/Office Development in Industrial Zone; successful Planning Application.

1994 • 79 Wing Hong Street and 108-110 King Lam Street, Cheung Sha Wan. Proposed Industrial/Office Development in Industrial Zone; successful Planning Application.

1994 • 704 Prince Edward Road East/104 King Fuk Street, San Po Kong. Proposed Retail Shop/Bank/Fast Food Shop/Restaurant/in a Composite Industrial/Office Building in Industrial Zone; successful Planning Application.

1994/95 • 76-84 Staunton Street, 1-7 Wa In Fong East and 12 and 14 Wa In Fong West, Sheung Wan. Composite Residential Redevelopment; two successful Planning Applications.

1994 • Kam Tsin, NENT. Proposed 0.2 PR Residential and Recreational Development on 3.9 Ha. of Agricultural Land zoned for Recreation after submission of the Application; successful Planning Application.

1994/97 • 1-27 Wang On Road and 179-205 Electric Road and Adjoining Lane. Proposed Commercial/Office Development in Residential Zone; successful Planning Application and successful Applications for Minor Amendments to a Planning Permission.

1994 • 12 Cheung Yue Street, Cheung Sha Wan. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission.

1994 • 124-142 Yeung Uk Road, Tsuen Wan. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application.

1994/95 • 12 Kai Shun Road, Kowloon Bay. Proposed Industrial/Office Building in Industrial Zone; two successful Planning Applications and successful Application for Minor Amendments to a Planning Permission.

1994 • 14-16 Hennessy Road, Wanchai. Proposed Office Building in Residential Zone; successful Application for Minor Amendments to a Planning Permission.

1994 • 97-107 Wo Yi Hop Road, Kwai Chung. Proposed Commercial/Office Building in an Industrial Zone; successful Planning Application.

1994 • 13-23 Wang Wo Tsai Street, Tsuen Wan. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission.

1994 • 26 Hung To Road, Kwun Tong. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application.

1994 • 49-53 Hung To Road, Kwun Tong. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application. Proposed Industrial/Office Building with Fast Food Shop/Restaurant/Retail Shop/ Bank uses on the Ground Floor; successful Planning Application.

1994/97 • 68 Hung To Road/46 Hoi Yuen Road, Kwun Tong. Proposed Industrial/ Office Building in Industrial Zone; successful Planning Application and two successful Applications for Minor Amendments to a Planning Permission.

1994 • 111 and 113 How Ming Street, Kwun Tong. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission.

1994 • 778-784 Cheung Sha Wan Road, Cheung Sha Wan. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application.

1994/95 • 1, 3 and 5 Kai Hing Road, Kowloon Bay. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application, successful Minor Amendments to a Planning Permission and successful Review Hearing to remove a Condition of the Planning Permission.

1994 • 25 Castle Peak Road. Proposed Retail Use in Residential Zone; successful Planning Review Hearing.

1994 • 534-548 Castle Peak Road and 34-36A Wing Hong Street, Cheung Sha Wan. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission.

1994/96/97/99 • KTIL No. 726, KTIL No. 6 Sec B & Ext. and KTIL No 6 RP & Ext., Kwun Tong Road, Kowloon. Proposed Comprehensive Commercial/Office and Industrial/Office Redevelopment in Industrial Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission. Proposed Comprehensive Commercial/Office Redevelopment; successful Planning Application and successful Application for Minor Amendments to a Planning Permission.

1993/94/00 • 145-159 Yeung Uk Road, Tsuen Wan. Proposed Industrial/Office Building in Industrial Zone; three successful Planning Applications.

1993/96/98/00/01/02 • Lai Chi Kok Bus Depot Site, Kowloon. Successful Site Identification exercise for a new Bus Depot on West Kowloon Reclamation and successful Objection to the subsequent Outline Zoning Plan to incorporate more flexibility into the landuse zoning. Successful Rezoning Request in respect of the original Lai Chi Kok Depot Site to enable a Commercial/Residential Redevelopment to full plot ratio; successful Planning Application and subsequent successful Applications for Amendments to a Planning Permission.

HONG KONG DEVELOPMENT CONSULTANCY SUCCESS RECORD

TOWNLAND



1993/94	<ul style="list-style-type: none">• 868 Cheung Sha Wan Road, Kowloon. Proposed Industrial/Office Building in Industrial Zone; two successful Planning Applications.
1993/94/ 98	<ul style="list-style-type: none">• KTIL No. 726, Kwun Tong Road, Kowloon. Proposed Comprehensive Commercial/Office Redevelopment in Industrial Zone; successful Planning Application and four successful Applications for Minor Amendments to a Planning Permission.
1993	<ul style="list-style-type: none">• 56 Cheung Wan Street, Tsing Yi Island. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application.
1993	<ul style="list-style-type: none">• Mongkok Road/Tong Mi Road, Mong Kok, Kowloon. Proposed Commercial/Office Building in Residential Zone; successful Planning Application.
1993/95	<ul style="list-style-type: none">• 24 - 30 Wang Lung Street, Tsuen Wan. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission.
1993	<ul style="list-style-type: none">• 422-426 Shanghai Street, Yau Ma Tei, Kowloon. Proposed Commercial/Office Redevelopment in Residential Zone; successful Planning Application.
1993	<ul style="list-style-type: none">• Hung Shui Kiu, New Territories. Proposed Comprehensive Development including Light Rail Transit (LRT) Facilities on the Ground Floor with Residential Development and other Associated Uses above requiring amendment to the non-statutory Layout Plan and a new statutory Draft Development Permission Area Plan. TOWNLAND also successfully negotiated with the District Planning Office to increase the plot ratio from 2.1 to 3.12.
1993	<ul style="list-style-type: none">• 633 and 635 King's Road, North Point. Proposed Commercial/Office Redevelopment in Industrial Zone; successful Planning Application.
1993	<ul style="list-style-type: none">• 44 Kennedy Road, Mid Levels. The Hongkong Electric Company Limited Head Office Redevelopment in a Government/Institution and Community Zone; successful Planning Application.
1993	<ul style="list-style-type: none">• Annex Building, Kowloon-Canton Railway, Kowloon Terminus, Hung Hom. Proposed Temporary School Use for Five Years; successful Planning Review Hearing.
1993	<ul style="list-style-type: none">• Hong Kong Marina Club Site, Hebe Haven, Sai Kung. Proposed Extension of the Existing Marina Site for Car Parking and Marina Related Uses; successful Planning Review Hearing.
1993/94/ 96/97/99	<ul style="list-style-type: none">• 376 and 378 Kwun Tong Road, Kowloon. (1) Proposed Industrial/Office Building in Industrial Zone; three successful Planning Applications and successful Application for Minor Amendments to a Planning Permission. (2) Proposed Office Building; successful Planning Application and successful Applications for Minor Amendments to the Planning Permission.
1993	<ul style="list-style-type: none">• Manhattan Garment Factory Building, Kwai Cheong Road, Kwai Chung. Proposed Industrial/Office Redevelopment in Industrial Zone; successful Planning Application.
1993	<ul style="list-style-type: none">• 20 and 22 Siu Lek Yuen Road, Sha Tin. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application.

HONG KONG DEVELOPMENT CONSULTANCY SUCCESS RECORD

TOWNLAND



1993/94/95	<ul style="list-style-type: none">• 57 Hung To Road, Kwun Tong. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application and two successful Applications for Minor Amendments to a Planning Permission.
1993	<ul style="list-style-type: none">• 79-89 Lei Muk Road, Kwai Chung. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application.
1993/94	<ul style="list-style-type: none">• 79 Hoi Yuen Road, Kwun Tong. Proposed Commercial/Office Building in Industrial Zone; successful Planning Review Hearing and successful Application for Minor Amendments to a Planning Permission.
1993	<ul style="list-style-type: none">• 401-407 and 403-407 Chatham Road North, Hung Hom. Proposed Commercial/Office Redevelopments in Residential Zone; successful Planning Review Hearing and subsequent revised Planning Application.
1993	<ul style="list-style-type: none">• 4 Yip Fat Street, Aberdeen. Proposed Industrial/Office Redevelopment in Industrial Zone; successful Planning Application.
1993/94	<ul style="list-style-type: none">• 104 and 106 King Lam Street, Cheung Sha Wan, Kowloon. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission.
1993	<ul style="list-style-type: none">• 38-48 Shun Ning Road, Cheung Sha Wan, Kowloon. Proposed Commercial/Office Redevelopment in Residential Zone; successful Planning Application.
1993/94/97	<ul style="list-style-type: none">• 1-9 Fui Yiu Kok Street and 90-114 Yeung Uk Road, Tsuen Wan. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application. Proposed Industrial/Office Building with Commercial Uses on the Ground Floor; successful Planning Application and successful Minor Amendments to a Planning Permission. Proposed Industrial Building with Minor Relaxation to Plot Ratio Restriction; successful Planning Application. Successful Rezoning Request from Industrial Zone to Comprehensive Development Area to allow for a Comprehensive Office, Hotel and Service Apartment Redevelopment.
1993	<ul style="list-style-type: none">• 1-5 Mong Kok Road and 30-34 Tong Mi Road, Mong Kok. Proposed Commercial/Office Building in Residential Zone; successful Planning Application.
1993	<ul style="list-style-type: none">• 680 Castle Peak Road, Cheung Sha Wan. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application.
1993/94/97	<ul style="list-style-type: none">• 909 Cheung Sha Wan Road, Cheung Sha Wan. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application and two successful Applications for Minor Amendments to a Planning Permission.
1993	<ul style="list-style-type: none">• 64 Castle Peak Road, Cheung Sha Wan. Proposed Commercial/Office Redevelopment in Residential Zone; successful Planning Application.
1993/94	<ul style="list-style-type: none">• 227 and 229 Wai Yip Street, Kwun Tong. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission.
1993	<ul style="list-style-type: none">• Ngau Tam Mei, Yuen Long. Renewal of Planning Permission for a Small Part of an Approved Master Layout Plan for Comprehensive Residential Development on 7.4 Ha. of Agricultural Land; successful Planning Application for 0.4 P.R. Residential Development.

HONG KONG DEVELOPMENT CONSULTANCY SUCCESS RECORD

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- 1993
 - *Che Kung Miu, Sha Tin. Successful Rezoning Request to permit Residential Development on land formerly zoned for Open Space.*
- 1993/96
 - *96-104 Castle Peak Road, Cheung Sha Wan. Proposed Commercial/ Office Redevelopment in Residential Zone; successful Planning Applications. Proposed Hotel Redevelopment; successful Planning Application.*
- 1993
 - *43-49 Tong Mi Road, Tai Kok Tsui. Proposed Commercial/Office Redevelopment in Residential Zone; successful Planning Application.*
- 1993
 - *Land Adjacent to Kam Tin River, Yuen Long. Proposed Reed Bed Treatment System for Kam Tin River; successful Planning Application.*
- 1992
 - *Kwu Tung, Sheung Shui, N.T. Coordination of a Master Layout Plan submission to Town Planning Board for a Private Residential Development on 9.5 hectares of Agricultural Land; successful Planning Review Hearing for 0.4 PR Residential Development.*
- 1992
 - *638-642 Shanghai Street. Proposed Commercial/Office Development in a Residential Zone; successful Planning Application.*
- 1992
 - *Tai Koo Valley Site, IL 8397 RP and Adjoining Lots, Greig Road, Quarry Bay. High Density Residential and G/IC Development; successful Planning Application.*
- 1992
 - *Boys' and Girls' Clubs Association of Hong Kong Site at No. 3 Lockhart Road, Wanchai. Proposed Composite Community and Office Redevelopment in a "G/IC" Zone; successful Planning Application.*
- 1992
 - *43 Heung Yip Road, Wong Chuk Hang. Proposed Industrial/Office Development in Industrial Zone; successful Planning Application.*
- 1992
 - *375 and 377 Queen's Road East and Hau Tak Lane. Proposed Commercial/Office Development with no Loading/Unloading Provision in a Residential Zone; successful Planning Review Hearing.*
- 1992/94/
96/97
 - *29-51 Wo Yi Hop Road, Kwai Chung. Comprehensive Redevelopment of a 0.8 Ha. Industrial Site to include Office/Commercial Development and Service Apartments with ancillary Clubhouse; successful Rezoning Request, successful Planning Review Hearing and subsequently successful Planning Application and successful Application for Minor Amendments to a Planning Permission. A further Planning Application for Service Apartment/ Hotel/Commercial Development was also subsequently approved.*
- 1992
 - *Hong Lok Yuen, Tai Po New Town. Proposed Flatted Development in the central area (Town Centre Crescent) of this large, low rise residential neighbourhood; successful Planning Application.*
- 1992
 - *China Motor Bus Depot Site, North Point. Change of Use from Bus Depot to Residential and Commercial; successful Planning Review Hearing.*
- 1992
 - *Tsing Yi Island South. Oil Terminal Relocation and Petrol Filling Station for China Resources Company; successful Planning Application.*

HONG KONG DEVELOPMENT CONSULTANCY SUCCESS RECORD

TOWNLAND



1992/94/
95/97

- *Ma Wan Island. Development Feasibility Study and Rezoning Request. Proposed Residential/Recreational Development and Village Resiting requiring preparation of a new statutory Draft Outline Zoning Plan; successful Rezoning Requests, a series of successful Planning Applications for the Development Components (including a Toll Plaza Facility on the Island to control vehicular access) and successful Discharge of Conditions.*

1992

- *358-362 Sha Tsui Road, Tsuen Wan. Proposed Commercial/Office Development in an Industrial Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission.*

1992

- *Sai Yee Street, Kowloon. Proposed Ginza Complex in Residential Zone; successful Planning Review Hearing and Planning Application.*

1992/94/
95

- *506-516 Queen's Road West and 18 Hill Road. (1) Proposed Commercial/Office in Residential Zone; successful Planning Application and successful Application for Minor Amendments to a Planning Permission. (2) Proposed Hotel; successful Planning Application.*

1992

- *Fanling Sheung Shui Town Lot No. 94, Shek Wu Hui, Sheung Shui. Furnishing planning justifications to facilitate successful lease modification in respect of a Commercial Centre Development.*

1992/95/
96/97/98/
99

- *Nga Ying Chau Oil Depot Site, Tsing Yi Island. Coordination of a Master Layout Plan submission to the Town Planning Board for the Comprehensive Redevelopment of the China Resources Company's Oil Depot; six successful Planning Applications for 9.5/5.0 P.R. (Non-Domestic/Domestic) Composite Residential Redevelopment.*

1992

- *D.D. 132 Tuen Mun. Proposed Residential Development in Green Belt Zone; successful Planning Application.*

1991

- *Units 1, 2 and 3, Ground Floor, Kowloon Plaza, 1010 Tai Nan West Street and 485-485C Castle Peak Road, Cheung Sha Wan, Kowloon. Three proposed banks; successful Planning Review Hearing and subsequent successful Modification of the Lease.*

1991

- *Ngau Tam Mei, Yuen Long. Coordination of a Master Layout Plan submission to Government for a Private Residential Development on 7.4 Ha. of Agricultural Land; successful Planning Application for 0.4 P.R. Residential Development.*

1991

- *Wo Shang Wai. Coordination of a Master Layout Plan submission to Government for a Private Residential Development on 15 hectares of Agricultural Land; successful Planning Review Hearing for 0.4 P.R. Residential Development.*

1991

- *Ha Yau Tin Tsuen, Yuen Long. Coordination of a Master Layout Plan submission to Government for Private Residential Development on land classified "Undetermined". The New Zoning was for 3.0 P.R. Residential Development.*

1991/96

- *Cheung Muk Tau, Shatin. Coordination of a Master Layout Plan submission to Government for a primarily Residential Development on 12 hectares of Agricultural Land incorporating Public Planning Gain. The New Zoning permitted 1.5 P.R. [R(C)2] and 1.0 P.R. [R(C)1] Residential Development; subsequent successful Planning Applications for Minor Relaxations of the Height Restrictions attached to the R(C)1 and R(C)2 zones.*

HONG KONG DEVELOPMENT CONSULTANCY SUCCESS RECORD

TOWNLAND



1991 • Queen's Road East/Tai Yuen Street/Stone Nullah Lane. Change of Use from Residential to Office Development. Successful negotiation with Planning Department and Land Development Corporation and, subsequently, successful Planning Application following a Planning Review Hearing.

1991 • Babington Path and 44 Lyttelton Road, Mid Levels. Redevelopment of School Site zoned G/IC for Residential Use; successful Planning Review Hearing for 5.0 domestic plot ratio and successful Petition to Governor-in-Council for 8.0 domestic P.R.

1991 • Hok Un Power Station Site, Hung Hom. Successful Rezoning Request to permit a Comprehensive Composite Commercial/Residential Development on approx. 7 Ha. of land zoned for Industry.

1991 • Tai Po Kau. Coordination of the Professional Team and execution of all planning and landscape aspects in respect of a 17 Ha. Recreation and Residential Development proposal in Hong Kong's first Recreation Priority Area; successful Planning Application after a Planning Review Hearing.

1991 • Tung Wah Group of Hospitals Site, Po Yan Street, Sheung Wan. Proposed Composite Residential Redevelopment incorporating a Care and Attention Home for the Aged and Retail Shops partly in a Residential Zone and partly in a G/IC Zone; successful Planning Application.

1990 • Yau Kom Tau, Tsuen Wan. Service Apartment development to 2.1 P.R. on a coastal site off Castle Peak Road; successful Planning Application.

1990 • 62 Conduit Road, Mid-Levels. Commercial Complex in residential neighbourhood; successful Planning Review Hearing.

1990 • The Peninsular Hotel and The Cultural Centre. Commercial Development under Salisbury Road; successful Planning Review Hearing.

1990 • Lai Chi Kok. Coordination of a Master Layout Plan submission to Government for the Comprehensive Redevelopment of the Amusement Park; successful Rezoning to Comprehensive Development Area to enable comprehensive 9.5/5.0 P.R. Commercial / Residential / Re-development on the Client's southern site, subsequently changed by Town Planning Board to enable comprehensive 5.0 P.R. Residential Development on the Client's northern site.

1990/95 • 17-35 Belcher's Street and 36-38 Kennedy Town Praya. Change of Use from Residential to (1) Commercial/Office and (2) Commercial/ Office/Residential; two successful Planning Applications and successful Application for Minor Amendments to the Commercial/Office/ Residential Scheme.

1990 • 113-115 Argyle Street, Kowloon. Proposed Commercial Redevelopment in "Residential (Group B)" Zone; successful Planning Application.

1990 • Sheung Shui, Fanling. Objection to the Outline Zoning Plan restriction of Green Belt resulting in an amendment to enable a 0.8 P.R. Comprehensive Development.

1990 • Kowloon Plaza, 1010 Tai Nan West Street and 485-485C Castle Peak Road, Cheung Sha Wan. Proposed Industrial/Office Building in Industrial Zone; successful Planning Application.

1990 • Wang Hoi Road, Kowloon Bay. Successful Rezoning Request to permit the proposed HKCC Headquarters Building and Cable Television Production Centre.

1989/92 • Hollywood Road/Shelley Street. Office Redevelopment in residential neighbourhood; successful Planning Review Hearing, subsequent successful Planning Application for larger site area and further subsequent successful Planning Application to include an adjoining G/IC Site.

1989 • Robinson Road/ Seymour Road. Proposed Service Apartments in Residential Neighbourhood; successful Planning Review Hearing.

1989 • Maidstone Road, Kowloon. Proposed Hotel in Residential Neighbourhood; successful Planning Review Hearing.

1989 • Hung Hom Marine Lot No. 6 and Extension. Redevelopment of Whampoa Terminal Building and JDH Centre for Hotel, Office and Commercial Uses; successful Planning Application.

1989 • Kodak House, North Point. Change of Use from Industrial to Commercial; successful Planning Application.

1989/92/ 94/97/98 • Kowloon Motor Bus Depot, Kwun Tong. Objection to the Outline Zoning Plan resulting in an amendment to enable a Composite Office, Retail, Industrial, Depot etc. Building on the Site, followed by a successful Planning Application for such uses. Successful Planning Applications for an Industrial/Office Building on a part of the Site and for an Office Building on a part of the Site. Subsequently a successful Planning Application for a Commercial/ Office/ Private Club Development on a part of the Site, following which a successful Planning Application for a Bank/Retail Shop/Restaurant /Private Club/ Office/ Canteen Use on part of the G/F, 5/F and 6/F of 81 How Ming Street (KTIL 733).

1989 • Unit H (Part), 1/F, Block 2, Kingley Industrial Building, 33-35 Yip Kan Street, Wong Chuk Hang. Change of Use from Industrial to Jewellery Showroom; successful Planning Application.

1988 • 226-236 Queen's Road East, Wanchai. Change of Use from Residential to Commercial; successful Planning Application.

1988 • Canossian Missions Site at Robinson Road/ Mosque Street/ Caine Road. Change of Use from G/IC to 8.0 P.R. Residential Development; following Planning Review Hearing, successful Planning Application.

1988 • Unit B, 1/F Shui Ki Industrial Building, 18 Wong Chuk Hang Road, Aberdeen. Change of Use from Industrial to Jewellery Showroom, successful Planning Application .

1988 • Tin Ping Shan, Fanling. Objection to the Outline Zoning Plan restriction of 0.8 domestic P.R. resulting in an amendment to enable a 1.5 P.R. Residential Development.

1988 • Wo Liu Hang, Shatin. Change of Use of Green Belt to 2.1 P.R. Residential Development; successful Planning Review Hearing.

1988 • Fung Fai Terrace/Village Road, Happy Valley. Successful Building Appeal Tribunal under Sections 43 and 44 of the Buildings Ordinance to allow 32 storey Residential Development.

1988 • Salisbury Garden, Tsim Sha Tsui. Successful Rezoning Request to permit Hong Kong's biggest Underground Retail/Carpark Complex beneath a Public Open Space.

1988 • *Portion of STTL Nos. 371 RP, 370 and 463 in DD 186, To Fung Shan, Sha Tin. Proposed Additional Mission Facilities; successful Planning Application.*

1987 • *Sha Lo Tung, N.T. Preparation of a landscape scheme and submission of a Section 10 Application to the Country Parks Authority for Golf Course Residential and Related Development together with Village Relocation in the Pat Sin Leng Country Park; successful Planning Application.*

1987 • *Unit G, 1/F, Block 2, Kingley Industrial Building, 33-35 Yip Kan Street, Wong Chuk Hang. Change of Use from Industrial to Jewellery Showroom; successful Planning Review Hearing.*

1986 • *No. 8 Robinson Road, Mid-Levels. Change of use from G/IC to 8.0 P.R. Residential Development; successful Planning Review Hearing.*

1985 • *STTLS 596 RP, 298A RP and 298B RP in DD 184, Area 28A, Sha Tin. Intensification of the Religious Institution Use; successful Planning Application.*

1985 • *77 & 77A Sing Woo Road, Hong Kong. Proposed Commercial Use in Basement Car Park; successful Planning Review Hearing.*

Ref: PRO/HK/CH