

Previous Planning Applications covering the Application Site

Approved Applications

Application No.	Location	Proposed Uses/ Development	Date of Consideration	Approval Conditions
A/H8/395	Various sub-sections of sections Q,H,I,P and P of IL 5044, Various section lots of IL 2168 and IL 5044, MTR Lot No.1 R.P. and Government Land, Lower Kai Yuen Lane, Upper Kai Yuen Lane and Kai Yuen Street, North Point	Proposed Comprehensive Residential Development with Minor Relaxation in Building Height Restriction	4.12.2009	(a) to (i)
A/H8/401	Eastern Part : various sub-sections of sections Q,H,I,P and R of IL 5044; Western Part : various section lots of IL 2168 and IL5044, MTR Lot No. 1 R.P. and Government land, Upper Kai Yuen Lane, Lower Kai Yuen Lane and Kai Yuen Street, North Point, Hong Kong	Proposed Comprehensive Residential Development with Minor Relaxation in Building Height Restriction (Amendment to an Approved Master Layout Plan)	12.2.2010	(a), (b), (d) to (h), (j)

- (a) the submission and implementation of a revised MLP.
- (b) the submission and implementation of a revised Landscape Master Plan and a tree preservation proposal.
- (c) the design and provision of vehicular accesses, parking facilities, loading/unloading spaces and lay-bys for the proposed development.
- (d) the implementation of the road improvement proposal for Kai Yuen Street, including the widening of the upper section of Kai Yuen Street and the surrender of the private land covered by the widened Kai Yuen Street under Phase 1 development to the Government.
- (e) the provision of water supplies for firefighting and fire service installations.
- (f) the submission of a natural terrain hazard study for the future phases of the proposed development and implementation of the mitigation measures recommended therein.

- (g) the implementation of the sewerage upgrading works identified in the Sewage Impact Assessment.
- (h) no occupation of Phase 1 development was allowed before the completion of the proposed road improvement works in Phase 1 development.
- (i) the provision of a minimum 20m separation distance between the three blocks in the proposed Phase 1 development, and a minimum 5m separation distance between Block 3 of Phase I development and the innermost corner of the eastern lot boundary.
- (j) the design and provision of vehicular accesses, parking facilities, loading/unloading spaces, lay-bys and barrier-free pedestrian footpaths for the proposed development.

Advisory Clauses

- (a) to apply to District Lands Officer/Hong Kong East, Lands Department for lease modification for the proposed shop and services (retail shop) use;
- (b) to note the comments of the Chief Building Surveyor/Hong Kong East & Heritage that :
 - (i) the proposed shop and services (retail shop) at the ground floor should be accountable for gross floor area (GFA) calculation;
 - (ii) the domestic and non-domestic PR calculations for the subject site should be re-assessed taking into account the GFA of the proposed shop and services (retail shop) under regulation 21 of Building (Planning) Regulations (B(P)R);
 - (iii) there should be structurally adequate for the existing structure affected by the proposed change of use;
 - (iv) there should be adequate provision of means of escape for the proposed shop and services (retail shop) so as to comply with the B(P)R 41(1);
 - (v) there should be adequate provision of fire resisting construction for the proposed shop and services (retail shop) so as to comply with Building (Construction) Regulation 90;
 - (vi) there should be adequate provision of access and facilities for persons with a disability for the proposed shop and services (retail shop) so as to comply with B(P)R 72; and
 - (vii) detailed checking for compliance with Buildings Ordinance will be made at building plan submission stage.