

Similar Applications

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses ^[1]	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
Kwun Tong Business Area							
1.	S/K14S/22 “OU(B)” A/K14/763 BHR: 100mPD	350 Kwun Tong Road, Kwun Tong (1,782m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<u>Approved</u> with conditions on 22.3.2019	4m (Office)	<ul style="list-style-type: none"> ● Full-height setback along Hang Yip Street and Lai Yip Street in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 357m² (about 20% of Site Area) ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may still allow a stepped BH profile in the Area ● Incorporation of refuge floor cum communal sky garden
2.	S/K14S/22 “OU(B)” A/K14/764 <i>(same site as No. A/K14/771)</i> BHR: 100mPD	32 Hung To Road, Kwun Tong (911.2m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 130.2mPD (+30.2%)	<u>Rejected</u> on 22.3.2019 on the following grounds: (I), (II) [see remarks for details]	3.5m (Office)	<ul style="list-style-type: none"> ● Full-height setback/ground floor NBA^[2] along Hung To Road and the back alley in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 127m² (about 14% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Incorporation of refuge floor cum communal sky garden
3.	S/K14S/22 “OU(B)” A/K14/766 BHR: 100mPD	41 King Yip Street, Kwun Tong (2,042.011m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 126mPD (+26%)	<u>Approved</u> with conditions on 16.8.2019	4.025m (Office)	<ul style="list-style-type: none"> ● Full-height setback/ground floor NBA^[2] along King Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment. ● Voluntary setback and corner setback (G/F to 1/F) along King Yip Street to provide more ground floor greening and weather protection to the pedestrian ● Curvilinear building design with five layers of edge plantings ● Greening provision of 530 m² (about 26% of Site Area) ● Incorporation of refuge floor cum communal sky garden ● Compliance with SBDG and incorporation of green building design measures ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may not be incompatible with the planned stepped BH profile in the Area

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4.	S/K14S/22 “OU(B)” A/K14/771 (same site as No. A/K14/764) BHR: 100mPD	32 Hung To Road, Kwun Tong (911.2m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 119.7mPD (+19.7%)	<u>Approved</u> with conditions on 16.8.2019	3.5m (Office)	<ul style="list-style-type: none"> ● Full-height setback/ground floor NBA^[2] along Hung To Road and the back alley in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 197 m² (about 22% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Incorporation of refuge floor cum communal sky garden ● Tower deposition to allow building separation at tower with adjoining building to facilitate wind penetration to inland area ● Compliance with SBDG and incorporation of green building design measures ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may not be incompatible with the planned stepped BH profile in the Area. ● Confined site configuration while the applicant had made effort in the building design to improve the local environment as listed above.
5.	S/K14S/22 “OU(B)” A/K14/774 BHR: 100mPD	7 Lai Yip Street, Kwun Tong (1,026m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<u>Approved</u> with conditions on 13.12.2019	4m (Office)	<ul style="list-style-type: none"> ● Full-height setback along Lai Yip Street and Hang Yip Street in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 222.7m² (about 22% of Site Area) ● Incorporation of refuge floor cum communal sky garden ● Weather protection canopy along the frontage facing Lai Yip Street ● Compliance with SBDG and incorporation of green building design measures ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and may still allow a stepped BH profile
6.	S/K14S/22 “OU(B)” A/K14/775 BHR: 100mPD	132 Wai Yip Street, Kwun Tong (418.06m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 120mPD (+20%)	<u>Approved</u> with conditions on 3.1.2020	3.9m (Office)	<ul style="list-style-type: none"> ● Full-height setback/ground floor NBA^[2] along Wai Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 63m² including vertical greenery (about 15% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Compliance with SBDG and incorporation of green building design measures ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and could be tolerated

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7.	S/K14S/22 "OU(B)" A/K14/773 BHR: 100mPD	82 Hung To Road, Kwun Tong (929.03m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 119.85mPD (+19.85%)	<u>Approved</u> with conditions on 17.1.2020	4.1m (Workshop)	<ul style="list-style-type: none"> ● Voluntary full-height setback along Hung To Road for improving pedestrian environment ● Greening provision of 202.3m² including vertical greenery (about 21.8% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Incorporation of refuge floor cum communal sky garden ● Weather protection canopy along the frontage facing Hung To Road ● Compliance with SBDG and incorporation of green building design measures ● Proposed minor relaxation of BH generally in proportion to the 20% increase in PR under application; and could be tolerated
8.	S/K14S/22 "OU(B)" A/K14/778 BHR: 100mPD	203 Wai Yip Street, Kwun Tong (935.99m ²)	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	<u>Approved</u> with conditions on 17.1.2020	4.04m (Workshop)	<ul style="list-style-type: none"> ● Full-height setback/ground floor NBA^[2] along Wai Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment ● Greening provision of 270m² (about 29% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Weather protection canopy along the frontage facing Wai Yip Street ● Compliance with SBDG and incorporation of green building design measures
9.	S/K14S/22 "OU(B)" A/K14/777 BHR: 100mPD	71 How Ming Street, Kwun Tong (1,271.66m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%)	<u>Approved</u> with conditions on 15.5.2020	5m (Office)	<ul style="list-style-type: none"> ● Full-height setback/ground floor NBA^[2] along How Ming Street, Chong Yip Street and the back alley in accordance with ODP requirement for improving pedestrian environment ● Incorporation of refuge floor cum communal sky garden ● Weather protection canopy along the frontage facing How Ming Street and Chong Yip Street ● Greening provision of about 20% of Site Area ● Compliance with SBDG
10.	S/K14S/22 "OU(B)" A/K14/782 BHR: 100mPD	4 Tai Yip Street, Kwun Tong (557.414m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 125.9mPD (+25.9%)	<u>Approved</u> with conditions on 15.5.2020	3.875m (Shop and Services (Medical-related))	<ul style="list-style-type: none"> ● Full-height setback along Tai Yip Street and Yan Yip Street in accordance with ODP requirement for improving pedestrian environment ● Pedestrian Accesses on G/F facing both Tai Yip Street and Yan Yip Street to enhance pedestrian connectivity ● Greening provision of not less than 20% of Site Area) [Note: greenery requirement under SBDG is not applicable to this site of <1,000m²] ● Incorporation of refuge floor cum communal podium garden ● Compliance with SBDG and incorporation of green building design measures

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11.	S/K14S/22 "OU(B)" A/K14/780 BHR: 100mPD	107-109 Wai Yip Street, Kwun Tong (1,170.578m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 115mPD (+15%)	<u>Approved</u> with conditions on 29.5.2020	4.08m (Office)	<ul style="list-style-type: none"> ● Full-height setback/ground floor NBA^[2] along Wai Yip Street and the back alley in accordance with ODP requirement and additional above-ground NBA along the back alley for improving pedestrian environment ● 4.4m-wide public passageway on G/F for better connection between Wai Yip Street and the back alley ● Greening provision of about 27% of Site Area ● Compliance with SBDG and incorporation of green building design measures
Kowloon Bay Business Area							
12.	S/K13/29 "OU(B)" A/K13/313 BHR: 120mPD	13 Sheung Yuet Road, Kowloon Bay, Kowloon (1,696m ²)	O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 120mPD to 141.25mPD (+17.7%)	<u>Rejected</u> on 17.3.2020 on the following grounds: (III), (IV) [see remarks for details]	4.2m (Office)	<ul style="list-style-type: none"> ● Full-height setbacks (aboveground) from the lot boundary abutting Sheung Yuet Road and Wang Tai Road in accordance with ODP requirement for air ventilation, footpath widening and amenity purposes ● Full-height setback (aboveground) from the lot boundary abutting Wang Chiu Road in accordance with the NBA requirement under the OZP ● Incorporation of refuge floor cum communal sky garden ● Greenery coverage of 438m² (about 26% of Site Area) excluding 146m² of greenery area at refuge floor at 16/F ● Compliance with SBDG ● Incorporation of potential connections on 1/F to the future footbridge system as stipulated on the ODP
13.	S/K13/29 "OU(B)" A/K13/316 BHR: 100mPD	33 Tai Yip Street, Kwun Tong, Kowloon (1,070.244m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 100mPD to 109.9mPD (+9.9%)	<u>Approved</u> with conditions on 10.7.2020	4.1m (Office)	<ul style="list-style-type: none"> ● Voluntary setbacks at G/F along Tai Yip Street and Wai Yip Street to enhance pedestrian connectivity and comforts ● Greening provision of about 20.8% of Site Area ● Compliance with SBDG
14.	S/K13/30 "OU(B)" A/K13/320 BHR: 120mPD	13 Sheung Yuet Road, Kowloon Bay, Kowloon (1,696m ²)	C/O	<u>PR</u> 12 to 14.4 (+20%)	<u>Deferred</u> on 2.9.2020	4.2m (Office)	<ul style="list-style-type: none"> ● Full-height setbacks (aboveground) from the lot boundary abutting Sheung Yuet Road and Wang Tai Road in accordance with ODP requirement for air ventilation, footpath widening and amenity purposes ● Full-height setback (aboveground) from the lot boundary abutting Wang Chiu Road in accordance with the NBA requirement under the OZP ● Greenery coverage of 462m² (about 27% of Site Area) ● Compliance with SBDG ● Incorporation of potential connections on 1/F to the future footbridge system as stipulated on the ODP

Notes

[1] Proposed Uses: Industrial (I), Commercial/ Office (C/O), Office (O) and Industrial-Office (I-O)

[2] For back alleys, in addition to a 1.5m full-height setback, a 1.5m non-building area (NBA) from ground level with clear headroom of 5.1 are required, which basement structures as well as cantilevered structures projecting above the minimum 5.1m headroom are allowed.

Rejection Reasons

(I) The applicant failed to demonstrate that there were sufficient planning and design merits to justify the proposed minor relaxation of building height restriction.

(II) The approval of the application would set an undesirable precedent for similar applications for minor relaxation of building height restriction in the area, the cumulative effects of approving similar applications would have adverse visual impact on the area.

(III) The applicant failed to demonstrate that the proposed minor relaxation of BH restriction will not create adverse visual impact on the area.

(IV) The applicant had not provided strong justifications for the proposed minor relaxation of BH restriction.

Similar Applications for Hotel Developments within “OU(B)” Zone in Kwun Tong Business Area

Application No.	Address	Date of Meeting	Decision
A/K14/407 ^C	38 Chong Yip Street	21.2.2003	Approved with condition(s)
A/K14/408 ^{OL}	102 How Ming Street	17.1.2003	Approved with condition(s)
A/K14/435 ^{OL}		14.5.2004	Approved with condition(s)
A/K14/410 ^L	392 Kwun Tong Road	7.3.2003	Approved with condition(s)
A/K14/414 ^{OL}	223-231 Wai Yip Street and 39 King Yip Street	30.5.2003	Approved with condition(s)
A/K14/451 ^{OL}		14.10.2004	Approved with condition(s)
A/K14/415 ^L	20-24 Hung To Road	30.5.2003	Approved with condition(s)
A/K14/456 ^L		10.11.2004	Approved with condition(s)
A/K14/416 ^L	4 Lai Yip Street and 114 Wai Yip Street	30.5.2003	Approved with condition(s)
A/K14/418 ^L	165-167 Wai Yip Street and 66 How Ming Street	27.6.2003	Approved with condition(s)
A/K14/429 ^L		21.11.2003	Approved with condition(s)
A/K14/446 ^C		16.7.2004	Approved with condition(s)
A/K14/426 ^L	78 Hung To Road	24.10.2003	Approved with condition(s)
A/K14/427 ^L	52 Hung To Road	24.10.2003	Approved with condition(s)
A/K14/433		19.12.2003	Rejected for the following reasons: (a) the proposed development was not acceptable from ridgeline preservation point of view; (b) the approval of the proposed development would set an undesirable precedent to similar high-rise developments falling within the view fan of Quarry Bay Park; and (c) there was insufficient information in the submission to demonstrate that the proposed development would not generate adverse impact on local road network.
A/K14/443 ^O	180 Wai Yip Street	25.6.2004	Rejected for the following reasons: (a) the proposed BH was considered excessive taking into account the character of the local area and the proximity of the site to the waterfront; and (b) the proposed hotel/office development did not comply with the Board Guidelines for Interim BH Control in KBBA and KTBA

Application No.	Address	Date of Meeting	Decision
			and would result in visual intrusion to the area. No strong justification had been provided for the proposed BH.
A/K14/445 ^L	54-56 Tsun Yip Street	30.4.2004	Approved with condition(s)
A/K14/476 ^L	Junction of Wai Yip Street, Shun Yip Street and Hoi Bun Road	23.9.2005	Approved with condition(s)
A/K14/532, A/K14/532-1, A/K14/532-3 ^C	84 Hung To Road	27.4.2007, 10.8.2007, 14.1.2008	Approved with condition(s)
A/K14/611	28A Hung To Road	30.7.2010	<p>Rejected for the following reasons:</p> <p>(a) the proposed hotel is not in line with TPB PG-No. 22D for “OU(B)” zone in that the proposed number of car parking space, L/UL bay and lay-by could not fulfill the requirements of the HKPSG;</p> <p>(b) the provision of off-site car parking facility in another industrial building was considered unacceptable;</p> <p>(c) the applicant has failed to demonstrate in the application that the proposed hotel development would provide an acceptable means of escape and would not induce adverse fire safety impact to the subject building and the adjacent areas; and</p> <p>(d) the inadequate provision of L/UL facilities would lead to on-street picking up/setting down and L/UL activities and generate adverse traffic impact on the local traffic circulation. Approval of the application would set an undesirable precedent for similar applications, the cumulative impacts of which might result in adverse traffic implications on the road network in KTBA.</p>
A/K14/643 ^{WL}		1.4.2011	Approved with condition(s)
A/K14/700 ^V		13.6.2014	Approved with condition(s)
A/K14/612 ^{WL}	97 How Ming Street	30.7.2010	Approved with conditions
A/K14/660 ^C		21.10.2011	Approved with conditions

Application No.	Address	Date of Meeting	Decision
A/K14/659 ^{WL}	164 Wai Yip Street	2.9.2011	Approved with conditions
A/K14/655 ^{WL}	133 Wai Yip Street	23.9.2011	Approved with condition(s)
A/K14/657 ^{WL}	101 Wai Yip Street	7.10.2011	Approved with condition(s)
A/K14/678 ^{WL}		21.9.2012	Approved with condition(s)
A/K14/713 ^{WC}		16.1.2015	Approved with condition(s)
A/K14/662, A/K14/662-1 ^{WL}	320-322 Kwun Tong Road	18.11.2011, 18.11.2014	Approved with condition(s)
A/K14/670 ^{WL}	115 How Ming Street	20.1.2012	Approved with condition(s)
A/K14/684 ^{OWL}	51-53 Hung To Road	25.4.2014	Approved with condition(s)
A/K14/686 ^{WC}	326 Kwun Tong Road	6.9.2013	Approved with condition(s)
A/K14/692 ^{WL}	69-71 King Yip Street	17.1.2014	Approved with condition(s)
A/K14/730 ^{WV}		8.1.2016	Approved with condition(s)
A/K14/723 ^{WV}	11 Tai Yip Street	21.8.2015 (s.16)	Rejected for the following reasons: (a) the proposed hotel is not in line with TPB PG-No. 22D for “OU(B)” zone in that the proposed number and size of parking and L/UL spaces cannot fulfill the requirements of the HKPSG; (b) the layout of the proposed parking and L/UL spaces is unsatisfactory; and (c) approval of the application will set an undesirable precedent for similar applications for hotel development without provision of adequate and acceptable parking and L/UL spaces, the cumulative impacts of which may result in adverse traffic implications on the road network in KTBA.
		11.12.2015 (s.17)	Approved with condition(s)

^O Application for office-cum-hotel development

^P Application for partial conversion of existing building

^W Application for wholesale conversion of industrial / I-O building

^C Completed development

^L Lapsed planning permission

^V Valid as permitted development is commenced by building plan approval

Other Technical Comments from Government Departments

Comments of the Chief Estate Surveyor/Special Duties, Lands Department:

- (a) Technical assessments such as traffic impact, landscaping, building design, etc. should be considered by the relevant Government Departments. The proposed surrender of the setback, the resultant bonus plot ratio and its subsequent maintenance arrangement should be subject to comments of Transport Department, Highways Department and Buildings Department. Joint Practice Notes of Buildings, Lands and Planning Departments on greenery site coverage, building setback, building height etc. should also be followed.

Comments of the Director of Environmental Protection

- (b) Appendix A of the Sewerage Impact Assessment (SIA): According to his best available information, the estimated ADWF for 4 Tai Yip Street site is 181.6m³/d. Please update the flow estimation.
- (c) It is suggested to adopt roughness value in normal/ poor condition for the upgraded sewers taking into account the aging effect and long-term condition of the sewers.

Comments of the Chief Engineer/Mainland South, Drainage Services Department

- (d) The SIA shall meet the full satisfaction of the Environmental Protection Department (EPD) as the planning authority of sewerage infrastructure. Comments of his department on the SIA are subject to views and agreement of EPD.
- (e) Section 2.5 of the SIA – The proposed roughness value should be revised for consistency with Appendices B and C.
- (f) Appendices B and C of the SIA - In making reference to the most common roughness values in Table 5 of the Sewerage Manual Part 1 published by this department, interpolated figures may be used for consideration of different flow velocity.

Recommended Advisory Clauses

- (a) the approval of the application does not imply that any proposal on building design elements to fulfil the requirements under the Sustainable Building Design Guidelines and any gross floor area (GFA) concession of the proposed hotel development will be granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) direct to obtain the necessary approval. If the proposed building design elements and GFA concession are not approved/granted by the BA and major changes to the current scheme are required, a fresh planning application to the Town Planning Board (TPB) may be required;
- (b) detailed design of the proposed hotel development, including the back-of-house facilities, will be further scrutinized in the building plan (BP) stage and there is no guarantee the schematic design as presently proposed in the s.16 application to be reflected in the BP submission(s) will be accepted under the lease;
- (c) to note the comments of the District Lands Officer/Kowloon East, and Chief Estate Surveyor/Development Control, Lands Department (LandsD) on the need to apply to the District Lands Office, Kowloon East for a lease modification to give effect to the proposal. However, there is no guarantee that the lease modification would be approved and if the application is eventually approved by LandsD in the capacity as landlord at his discretion, it will be subject to such terms and conditions including user restriction, the 5-year time limit for completion, payment of full premium and administration fee etc. considered appropriate by LandsD. Among the conditions under the 2018 Industrial Building revitalisation measure for redevelopment, the necessary land document shall be executed within three years from the date of the TPB's approval letter;
- (d) to note comments of the Chief Building Surveyor/Kowloon, Buildings Department that the proposal should in all aspects comply with the BO and its allied regulations. The hotel building may be treated as a non-domestic building for site coverage and Plot Ratio (PR) purposes under PNAP APP-40 and Building (Planning) Regulation (B(P)R) 23A. Building Authority will consider the case at the BP submission stage. In this connection, the building shall be operated as a "bona fide hotel" and the required license should be obtained from the Licensing Authority. Regarding the proposed setback to be surrendered, whether bonus PR could be granted for the surrender under B(P)R 22(2) could only be considered in the BP submission stage. Bonus PR for the development will only be allowed if such surrender is considered essential and acceptable to relevant departments. PNAP APP-20 is relevant. Detailed comments under BO will be given at the BP submission stage;
- (e) to note the comments of the Director of Environmental Protection to prepare and submit the Sewerage Impact Assessment (SIA) as early as possible in view of the time required for the implementation of any required sewerage works. To minimise the generation of construction and demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible; and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development. To

observe the relevant requirement under the Air Pollution Control Ordinance and Waste Disposal Ordinance for asbestos control prior to demolition of the existing building;

- (f) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department that at the proposed communal podium garden, seating and/or recreational facilities should be provided at landscape areas for the target users;
- (g) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the SIA needs to meet the full satisfaction of the Environmental Protection Department; and
- (h) to note the comments of the Chief Officer (Licensing Authority), Home Affairs Department that the applicant should submit a copy of the occupation permit or acknowledgement letter for the proposed hotel issued by the Buildings Department when making an application under the Hotel and Guesthouse Accommodation Ordinance (HAGAO). The licensing requirements will be formulated after inspections by his Building Safety Unit and Fire Safety Team upon receipt of application under HAGAO.