

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

Application No.	Address	Date of Meeting	Decision
			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 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/K14/612 ^{WL}	97 How Ming Street	30.7.2010	Approved with condition(s)
A/K14/660 ^c		21.10.2011	Approved with condition(s)
A/K14/659 ^{WL}	164 Wai Yip Street	2.9.2011	Approved with conditions(s)
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)

Application No.	Address	Date of Meeting	Decision
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)
A/K14/783 ^{WV}	1 Tai Yip Street	20.11.2020	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

Detailed Comments from Government Departments

Comments from the Director of Environmental Protection

Comments on the sewerage impact assessment (**Appendix Ib**) are as follows:

1. Table 1: For the population density of hotel employee, please adopt 3.2 employee per 100m² of GFA for a more conservative estimation.
2. Table 2: Please review the adopted roughness values.
3. Table 3:
 - (a) In Area A, the residential buildings should not be categorized as “social services”. Please revise and revisit the estimated residential population.
 - (b) In Area B, please review the estimated population for Kwun Tong Lutheran Kindergarten.
 - (c) Some buildings are missing in the assessment (e.g Millennium City I-Tower 2 (Standard Chartered Tower), Tsun Yip Cooked Food Market, Selwyn Factory Building, Southex Building, Free Trade Centre, Tsun Yip Centre, Mini Storage Centre, Kowloon Flour Mills, Dah Keung, Viet Luen Factory Building etc.)
 - (d) Please review the adopted UFF for industrial buildings.

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

Comments on the revised sewerage impact assessment (**Appendix Ib**) are as follows:

1. Annex C-2, Table 2- For the avoidance of doubt, please be reminded that in accordance with Section 5.2.1 of the Sewerage Manual Part 1 published by this department, the roughness value for slimed sewers should be used in designing sewerage, as to take into account the slime that builds up inside the pipes.
2. Annex C-2, Table 2-Ks value of pipes in poor condition may need to be adopted in the design of proposed sewers to take into account the aggravation of poor surface conditions with time.
3. Annex C-2, Table 2- The calculation of total peak flow at the manhole/sewer concerned by summation of the individual peak flows of the respective catchments may be over-estimated, since it should be based on the cumulative average flows and the peaking factor selected with regard to the contributing population of all catchment areas of the manhole/ sewer concerned.

4. Please note polyethylene pipes should generally be used for sewer connection, please review the pipe material of sewer from proposed terminal manhole to downstream manhole FMH4042797.

Recommended Advisory Clauses

- (a) 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 for a special waiver for conversion of the entire industrial building under the 2018 Industrial Building Revitalisation Scheme. Such application will be considered by LandsD acting in its capacity as the landlord at its own discretion and any approval given will be subject to terms and conditions, including restriction on alienation of the Designated Portion, payment of administration fee, etc. as may be imposed. Applicant's attention is drawn to para 3(a)(i) of the LandsD Lands Administration Office Practice Note No. 6/2019 (PN 6/2019) which reads as "Not less than 10% of the total accountable gross floor area calculated under the Buildings Ordinance, any regulations made thereunder and any amending legislation of the existing industrial building, after conversion shall be designated, reserved and restricted as the designated portion for specific uses, which should also be consistent with the town planning requirements set out in paragraph 2(c) above, as may be determined, required or specified by the government at its sole and absolute discretion". Besides, the applicant stated that no change to existing building height (BH) and gross floor area (GFA) will be resulted from the proposed wholesale conversion. The Applicant may approach the Buildings Department on confirmation of the existing BH and GFA. The Applicant is also reminded that recovery of total accountable GFA due to conversion works is not permitted except subject to restrictive exceptions stated in PN 6/2019, e.g. recovery of total accountable GFA due to demolition of the floor slabs is not permitted. Besides, comments on the details of the proposed conversion works, GFA calculation, GFA accountability, existing building bulk, Specified Uses, location/ design of Designated Portion, etc. are reserved and will be given until a formal application for a special waiver is submitted to LandsD.
- (b) To note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that (i) the building shall be operated as a hotel and relative licence should be obtained from the Licensing Authority; (ii) the hotel building may be treated as a non-domestic building for site coverage and plot ratio purposes under PNAP APP-40 and B(P)R 23A. Building Authority will consider the case at the building plan submission stage; (iii) detailed comments will be given at building plan submission stage.
- (c) To note the advice of the Director of Fire Services to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Buildings Department.
- (d) To note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority/Home Affairs Department that the applicant should submit a copy of the occupation permit or acknowledgement letter for proposed hotel issued by BD 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.