

Previous Applications

Approved Cases

Application No.	Applied Use	Date of Consideration	Approval Conditions
A/K3/567	Proposed Office and Minor Relaxation of Plot Ratio Restriction	4.12.2015	(i), (ii), (iii) & (iv)
A/K3/571	Proposed Flat, Shop and Services (with a total PR of 9 (including a domestic PR of 7.5))	26.10.2016	(iii), (iv), (v), (vi), (vii) & (ix)
A/K3/577	Proposed Flat, Shop and Services (with a total PR of 9 (including a domestic PR of 7.5))	10.11.2017	(ii), (iii), (iv), (v), (vi), (vii), (viii) & (ix)
A/K3/585	Proposed Flat, Shop and Services (with a total PR of 9 (including a domestic PR of 7.5))	3.1.2020	(ii), (iii), (iv), (v), (vi), (vii), (viii) & (ix)

Approval Conditions

- (i) Provision of car parking and loading/unloading facilities
- (ii) Submission of a sewerage impact assessment (SIA)
- (iii) Implementation of the local sewerage upgrading/sewerage connection works identified in the SIA
- (iv) Provision of fire service installations and water supplies for fire fighting
- (v) Design, provision and maintenance of the pedestrian walkway at the Fuk Chak Street Extension open for public use 24-hour
- (vi) Submission and implementation of tree preservation and landscape proposal
- (vii) Design and provision of the internal transport facilities and vehicular access
- (viii) Submission of a noise impact assessment (NIA)
- (ix) Implementation of the noise mitigation measures identified in the NIA

Similar Applications

Approved Cases

Application No.	Address	Applied Uses	Date of Consideration	Approval Conditions
A/K3/346	18-30 Bedford Road, Tai Kok Tsui, Kowloon	Proposed Residential and Retail Development	14.5.1999	(i) & (ii)
A/K3/377	7 Arran Street, Mong Kok, Kowloon	Proposed Residential and Retail Development	19.10.2001	(i) & (iii)
A/K3/441	7 Arran Street, Mong Kok, Kowloon	Proposed Commercial/Residential Development	14.1.2005	(i), (iv) & (v)
A/K3/476	7 Arran Street, Mong Kok, Kowloon	Proposed Flat	3.2.2006	(i) & (v)
A/K3/535	7 Arran Street, Mong Kok, Kowloon	Proposed Flat	28.1.2011	(i), (v) & (vi)

Approval Conditions

- (i) Time clause
- (ii) Design, provision and arrangement of car parking, loading/unloading facilities and vehicular access
- (iii) Provision of noise mitigation measures
- (iv) Design and provision of setback
- (v) Provision of water supplies for fire fighting and fire service installations
- (vi) Submission and implementation of a landscape proposal

Detailed Comments from Relevant Government Departments

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

- (a) Section 3.2.2 of the Drainage and Sewerage Impact Assessment (DSIA) – please clarify if there is a typographical error for the unit of dry weather flow; and
- (b) Section 3.2.3 of the DSIA – please clarify if the proposed sewerage works are to be implemented by the applicants.

Comments of the Chief Building Surveyor/Kowloon, Buildings Departments:

The existing lane at the northern boundary is not a required service lane for the scheme itself under Building (Planning) Regulation (B(P)R) 28(1) but serves as a Street for purpose of site classification. Moreover, based on the approved record of the adjoining building at 31-41 Kok Cheung Street, the existing lane (including northern portion of the Site and the southern part of the adjoining building) has been serving as a Street under the provision of the Buildings Ordinance. In this respect, the subject lane should not be included in the site area calculation under B(P)R 23(2)(a).

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD) that:
- (i) the applicants are reminded that offensive trades or businesses (e.g. restaurant, bar) are not permitted at the Lots; and
 - (ii) the applicants are advised that the proposed short term tenancy (STT) will only be considered upon receipt of their formal application to LandsD. There is no guarantee that the application, if received by LandsD, will be approved. In the event that the STT application is approved, it would be subject to such terms and conditions as the Government shall deem fit, including, among others, payment of rent and administrative fee as may be imposed by LandsD.
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that:
- (i) the proposed development should in all aspects comply with the Buildings Ordinance (BO) and its allied regulations; and
 - (ii) detailed comments under the BO will be given at the building plan submission stage.
- (c) to note the comments of the Commissioner for Transport (C for T) that C for T has the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development.
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the Sewerage Impact Assessment should meet the full satisfaction of the Environmental Protection Department, the planning authority of sewerage infrastructure.
- (e) to note the comments of the Director of Fire Services that the arrangement of emergency vehicular access shall comply with the Code of Practice for Fire Safety in Building which is administered by the BD.
- (f) to note the comments of the Director of Electrical and Mechanical Services that:
- (i) the applicants shall liaise with the Hong Kong and China Gas Company Limited in respect

of the exact locations of existing or planned gas pipes/gas installations within/in the vicinity of the Site and any required minimum setback distance away from them during the design and construction stages of development; and

- (ii) the applicants are required to observe the requirements of the Electrical and Mechanical Services Department's Code of Practice on 'Avoiding Danger from Gas Pipelines' 2nd Edition.