

Attachment 1

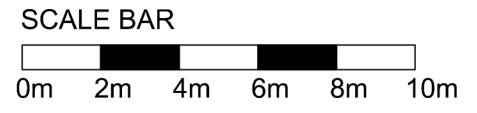
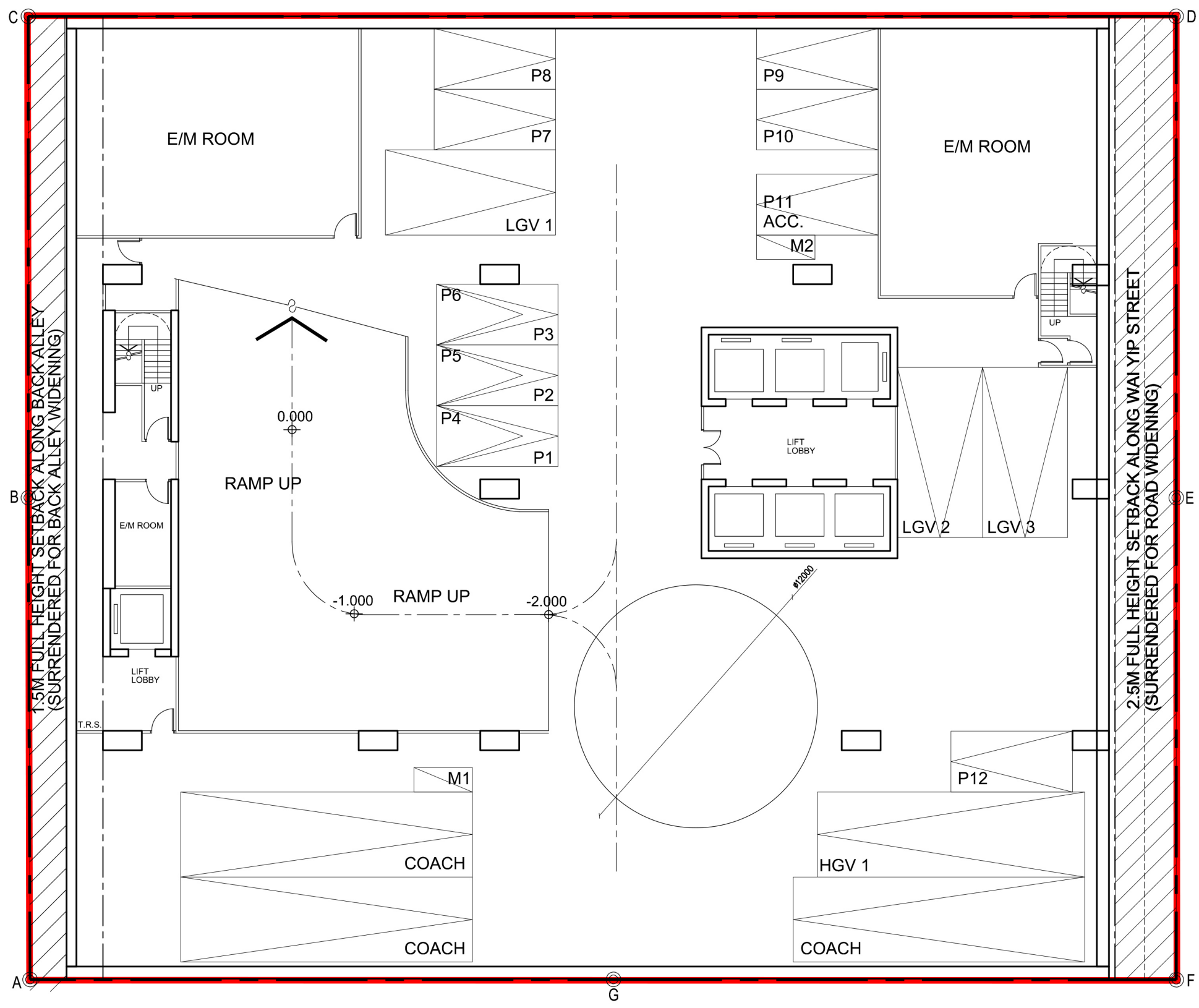
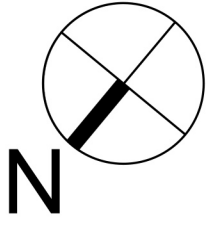
Replacement Pages of
Planning Statement

Table 2.2 Planning and Design Merits of Current and Previous Planning Applications

Development Parameters	No. 201 Wai Yip Street Previous Approval (A/K14/808) (approved on 4.3.2022)	No. 203 Wai Yip Street Previous Approval (A/K14/778) (approved on 17.1.2020)	No. 201 & 203 Wai Yip Street (Subject Application)
Setback & NBA <ul style="list-style-type: none"> • Wai Yip St • Back alley 	<ol style="list-style-type: none"> 1. 2.5m full-height setback along WYS 2. 1.5m full-height setback along back alley 3. <u>1.5m aboveground NBA</u> along back alley 	<ol style="list-style-type: none"> 1. 2.5m full-height setback along WYS 2. 1.5m full-height setback along back alley 3. <u>1.5m ground floor NBA</u> along back alley (with min. 5.15m headroom) 4. <u>Further 1.3m aboveground building setback along WYS</u> (excluding basement carpark) 	<ol style="list-style-type: none"> 1. 2.5m full-height setback along WYS 2. 1.5m full-height setback along back alley 3. <u>1.5m aboveground NBA</u> along back alley 4. Building recess above 3/F from the northwestern and <u>southeastern site boundary</u>
Greenery Coverage	<p>About 29.03%</p> <ol style="list-style-type: none"> 1. Vertical greening (1/F & 2/F) – 22.6% 2. Covered landscaped garden with peripheral plantings (3/F) – 77.4% 	<p>About 29%</p> <ol style="list-style-type: none"> 1. Peripheral greening (3/F, 6/F, 10/F) 2. Green roof (R/F) 	<p>About 544m² (29%)</p> <ol style="list-style-type: none"> 1. Vertical greening (1/F & 2/F) – about 94m² (17%) 2. Uncovered flat roof with greenery and peripheral plantings (2/F) – about 274m² (50%) 3. Green roof (R/F) – about 176m² (32%)
Other Design Merits	<ol style="list-style-type: none"> 1. Covered landscape garden (3/F) with high headroom of 5m 2. 1.5m wide full length weather canopy along WYS 3. Green building design (e.g. usage of recycle water as irrigation) 	<ol style="list-style-type: none"> 1. Lightweight glass canopy at 1/F along WYS 2. 1m (width) recess area at G/F entrance along WYS 3. Green building design (e.g. Low-E glass at curtain wall, compliance with Building Energy Code) 	<ol style="list-style-type: none"> 1. Uncovered flat roof with greenery and peripheral plantings (2/F) 2. 1.5m wide full length weather canopy along WYS 3. Green building design (e.g. usage of recycled rainwater as irrigation, low-E glass, compliance with Building Energy Code, attainment of BEAM Plus standard)

Table 2.5 – Planning and Design Merits of Planning Approvals with Similar Site Area for Minor Relaxation in KTBA since Jan 2022

Application No.	Site Area	Building Height	FI-to-FI Height	Site Coverage	Design Merits
334-336 and 338 Kwun Tong Road (A/K14/804)	About 1,612m ²	115mPD (+15%)	4.325m (eating place, shop and services) 3.9m (office)	Podium: 97% Tower: 61%	<ul style="list-style-type: none"> - 1.5m full-height setback from Tai Yip Street (ODP) - 0.45m-1.2m voluntary G/F setback along Kwun Tong Road - 1.5m wide full-length weather canopy along Kwun Tong Road and Tai Yip Street - 2.5m wide public passageway linking up Tai Yip Street and Kwun Tong Road on G/F and open to public 24 hours daily - Tower setback of minimum 7.025m from kerbside of Tai Yip Street - Vertical greenings at section of façade facing Kwun Tong Road on G/F, greenery area on G/F facing Tai Yip Street, communal open space on 2/F and landscaped area on R/F - Greenery coverage of about 23% of site area
73-75 Hung To Road (A/K14/820)	About 1,858m ²	130mPD (no change)	4.121m / 4.2m (eating place and/or shop and services) 4.121m (office)	Podium: 91% Tower: 60%	<ul style="list-style-type: none"> - 3.8m full-height setback from Hung To Road (ODP) - 2m full-length weather canopy along Hung To Road - G/F recesses and beautification to facades along back alleys - Edge planting at the podium garden on 3/F and sky garden on 14/F and 4.5m-high vertical green wall along the 1/F façade facing Hung To Road - Compliance with SBGD and incorporation of green building design features - Greenery coverage of about 24% of site area
201 and 203 Wai Yip Street (Subject Application)	About 1,872m ²	120mPD (+20%)	3.15m (hotel)	Podium: 88% Tower: 61%	<ul style="list-style-type: none"> - 2.5m full-height setback along Wai Yip Street, 1.5m full-height setback and 1.5m aboveground NBA along back alley - 1.5m wide full-length weather canopy along Wai Yip Street - Building recess above 3/F from the northwestern and south eastern site boundary - Vertical greening (1/F & 2/F), uncovered flat roof with greenery and peripheral plantings (2/F) and green roof (R/F) - Incorporation of green building design features - Greenery coverage of about 29% of site area



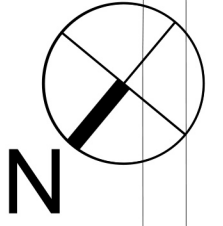
Application Site

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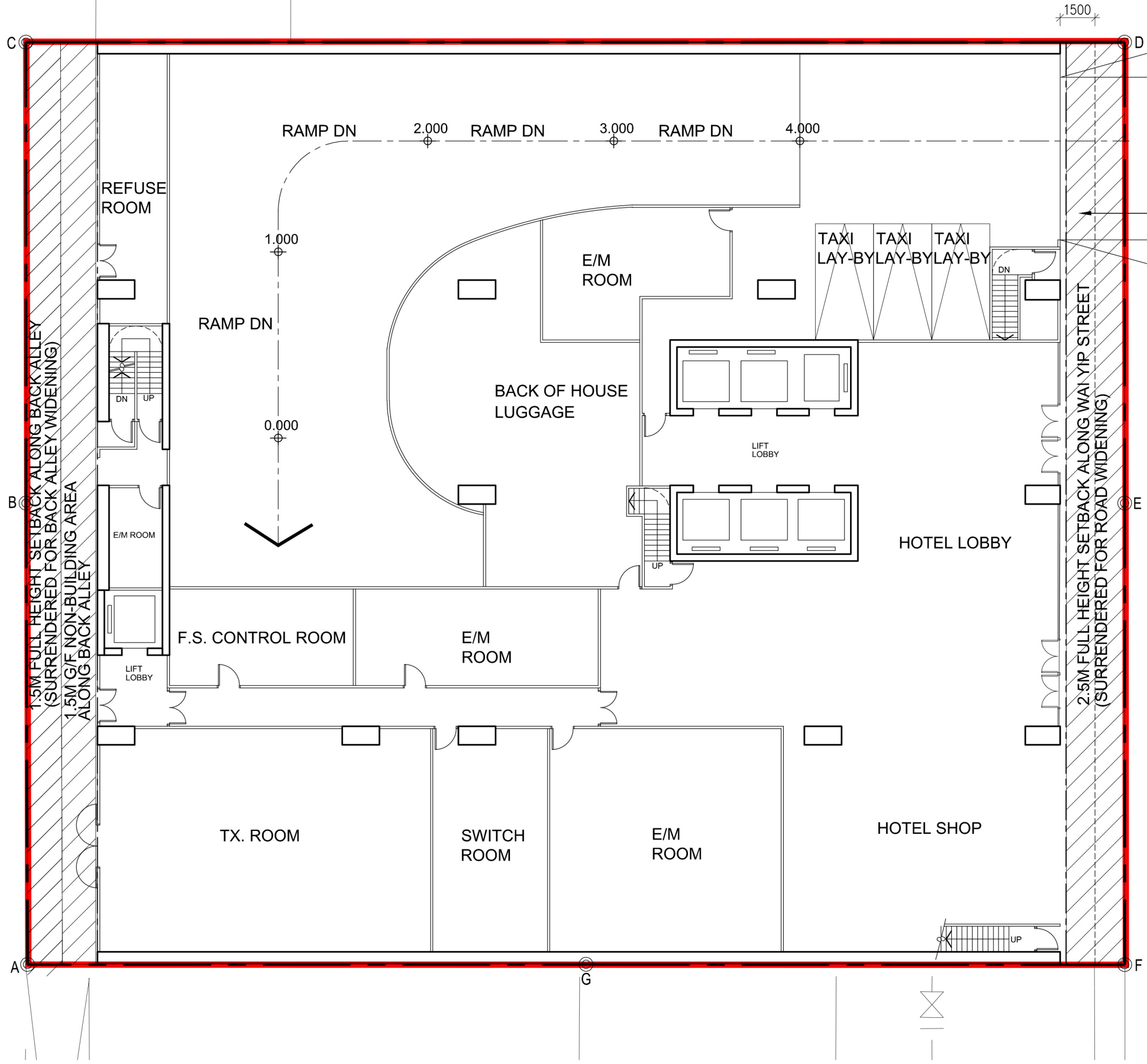
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Indicative B/F Plan

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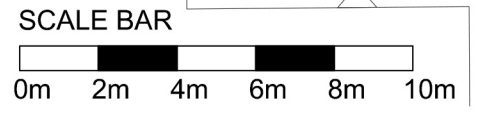
SERVICE LANE (6m.)



RUN IN/OUT

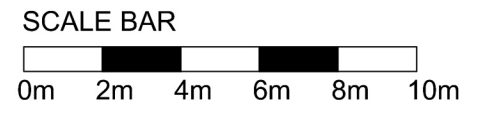
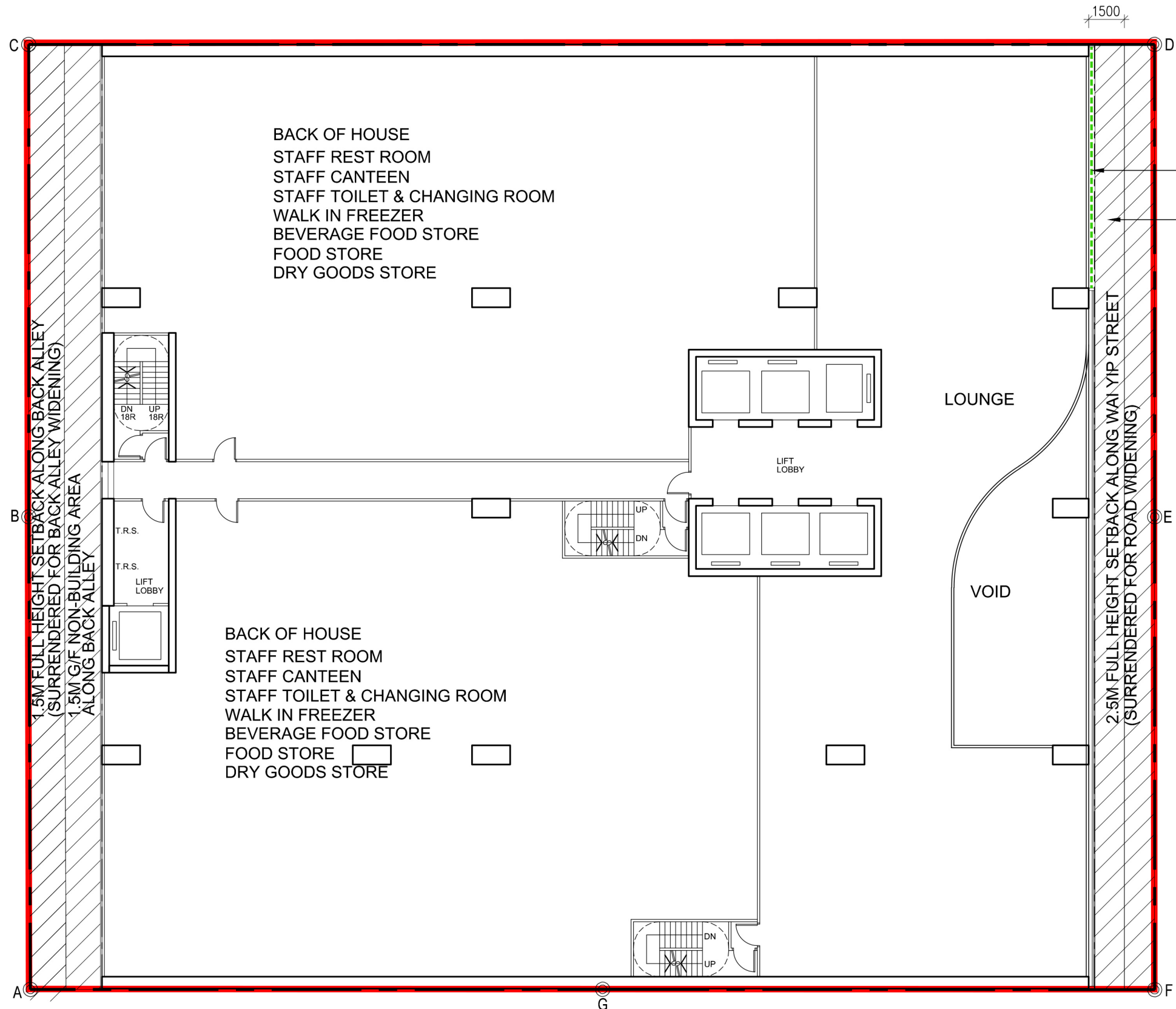
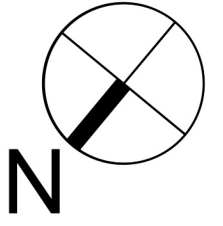
CANOPY ABOVE

WAI YIP STREET



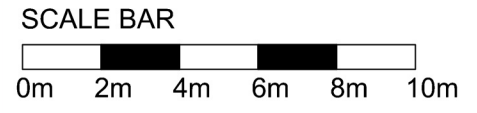
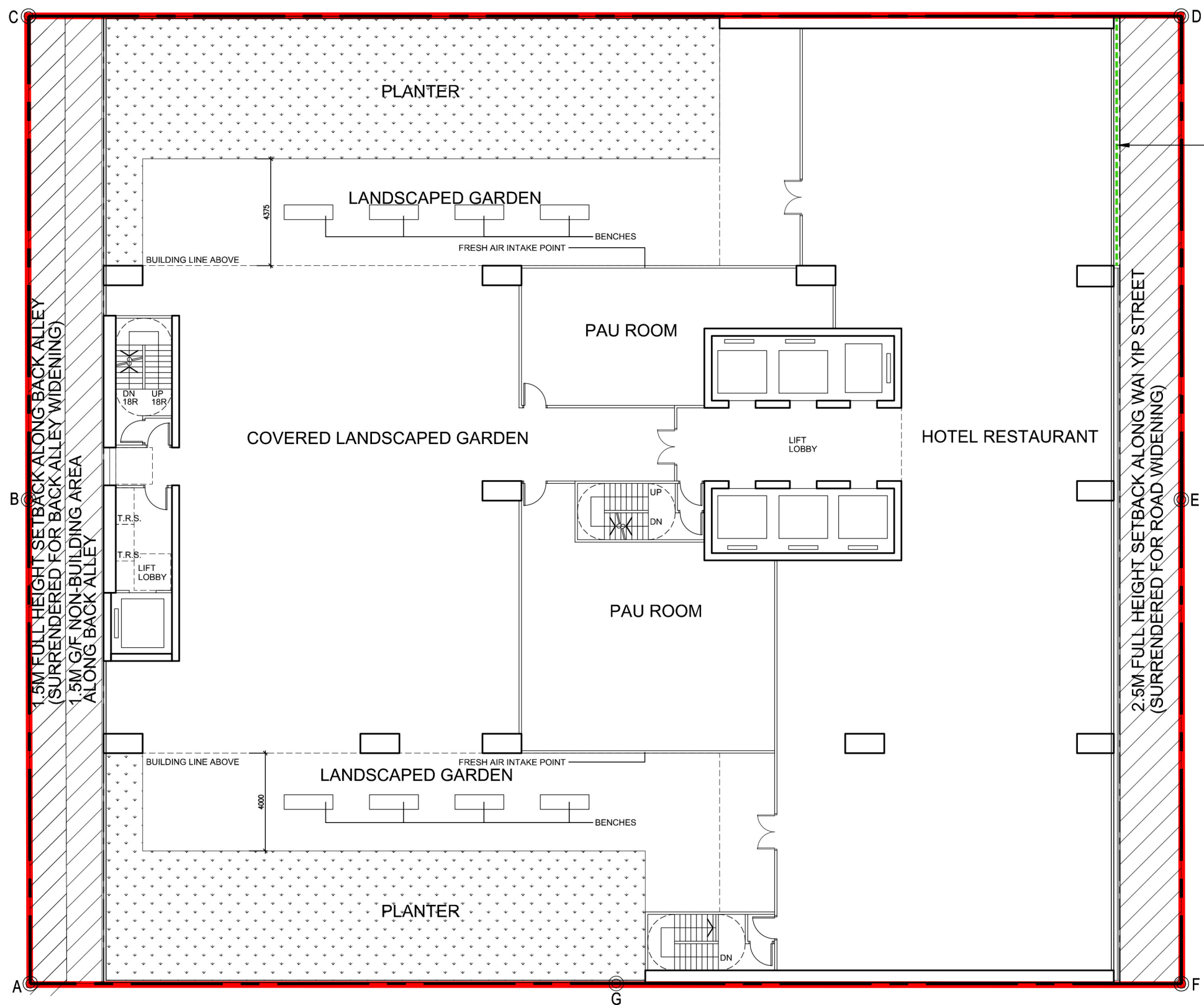
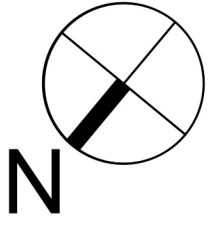
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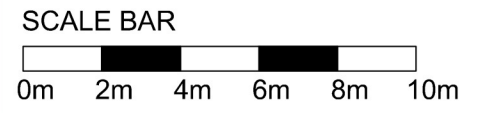
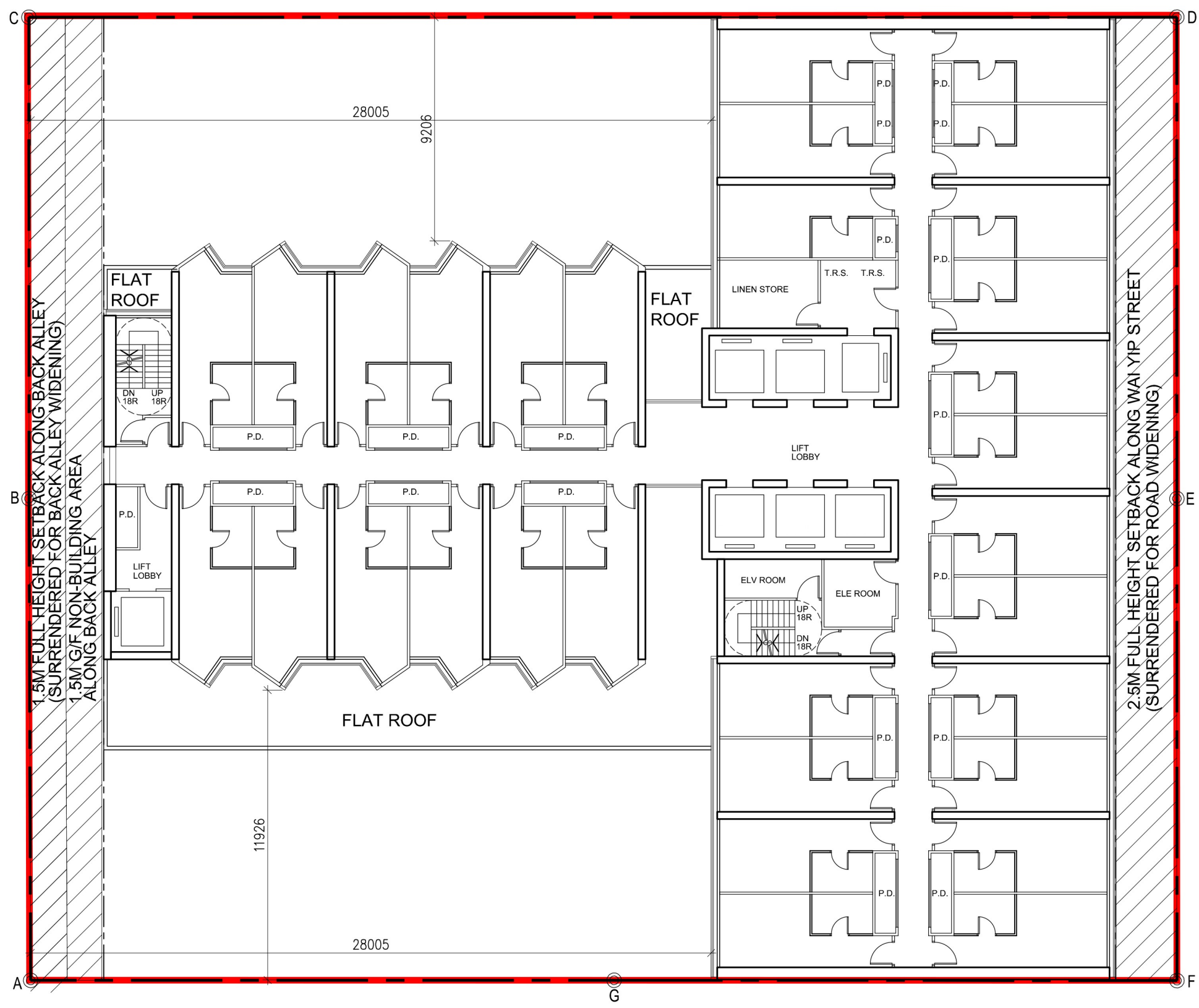
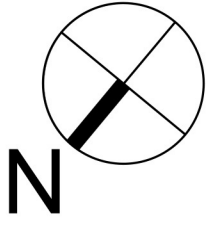
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Application Site

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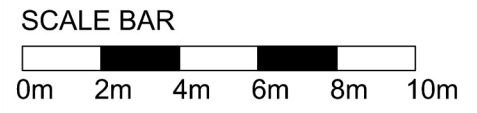
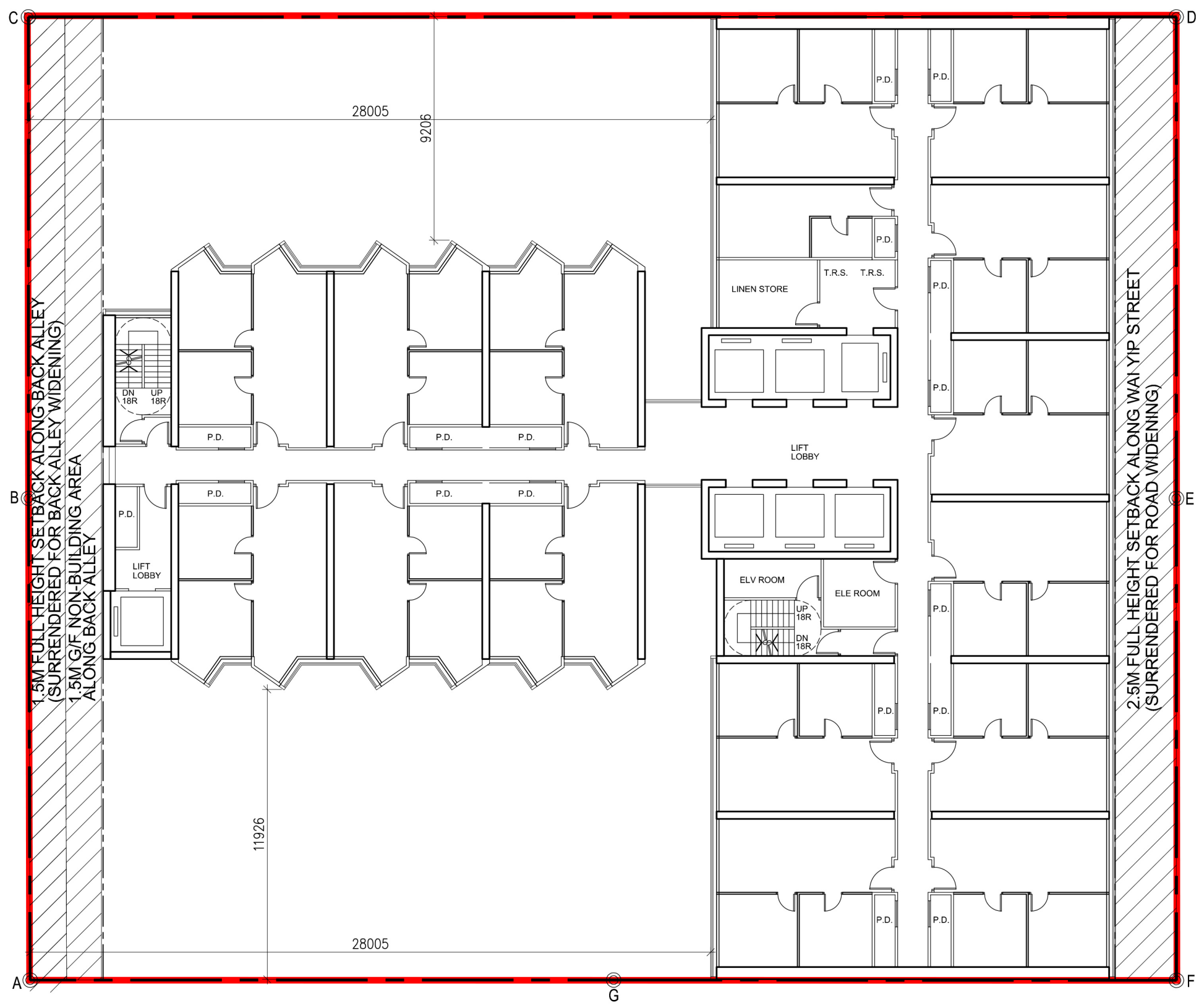
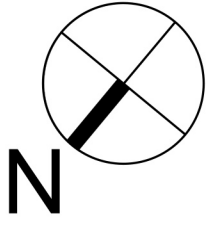
Application Site

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Title

Indicative 3-4/F Plan

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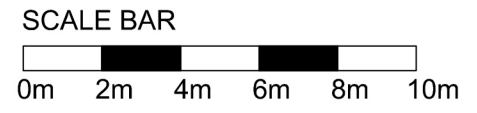
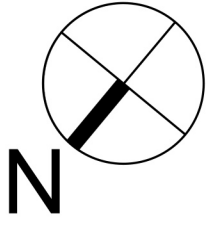
Application Site

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Title

Indicative 5-6/F Plan

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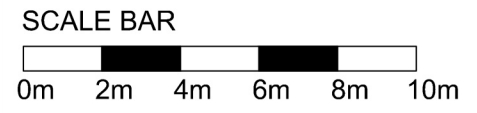
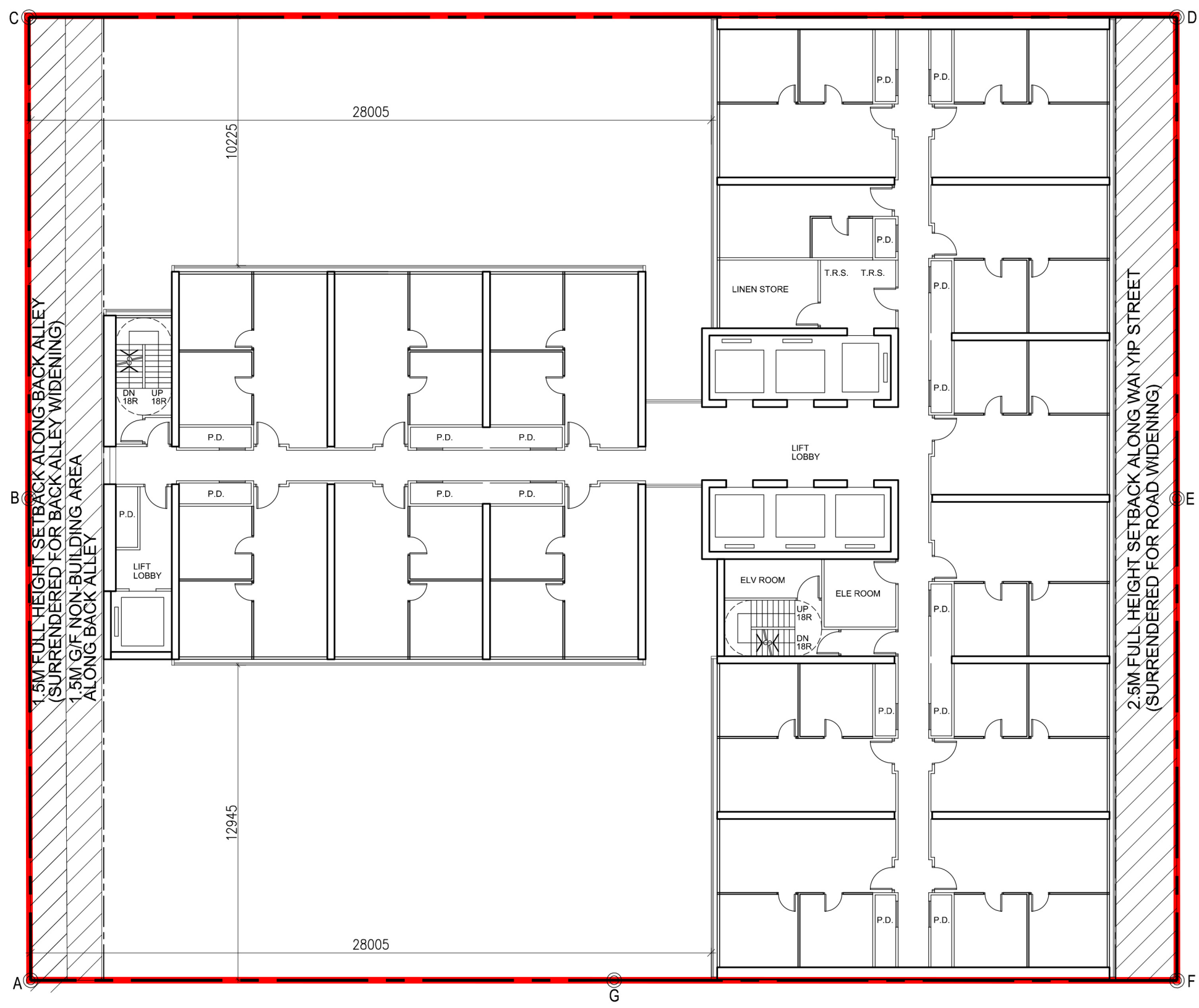
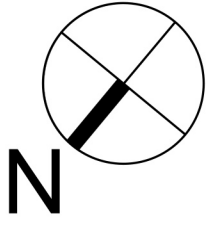
Application Site

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Title

Indicative 7-11/F Plan

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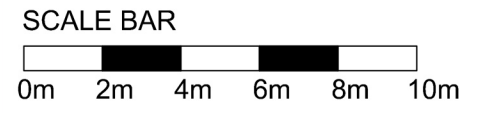
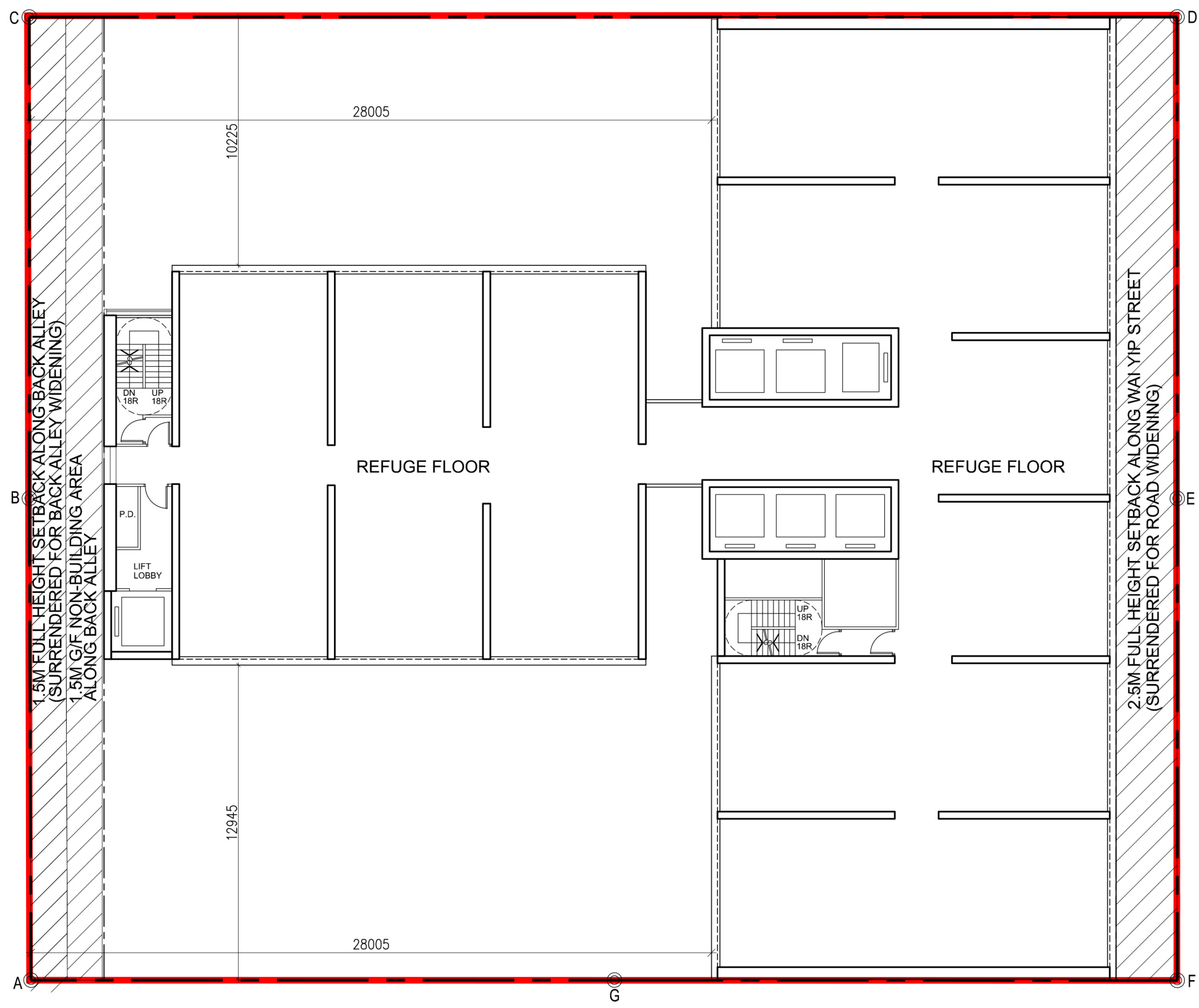
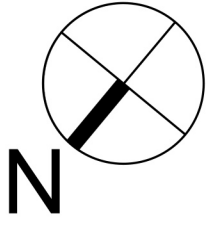
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Indicative 12-16, 18-28/F Plan

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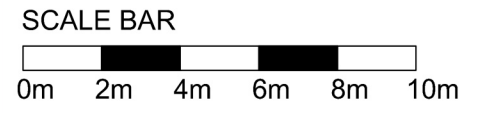
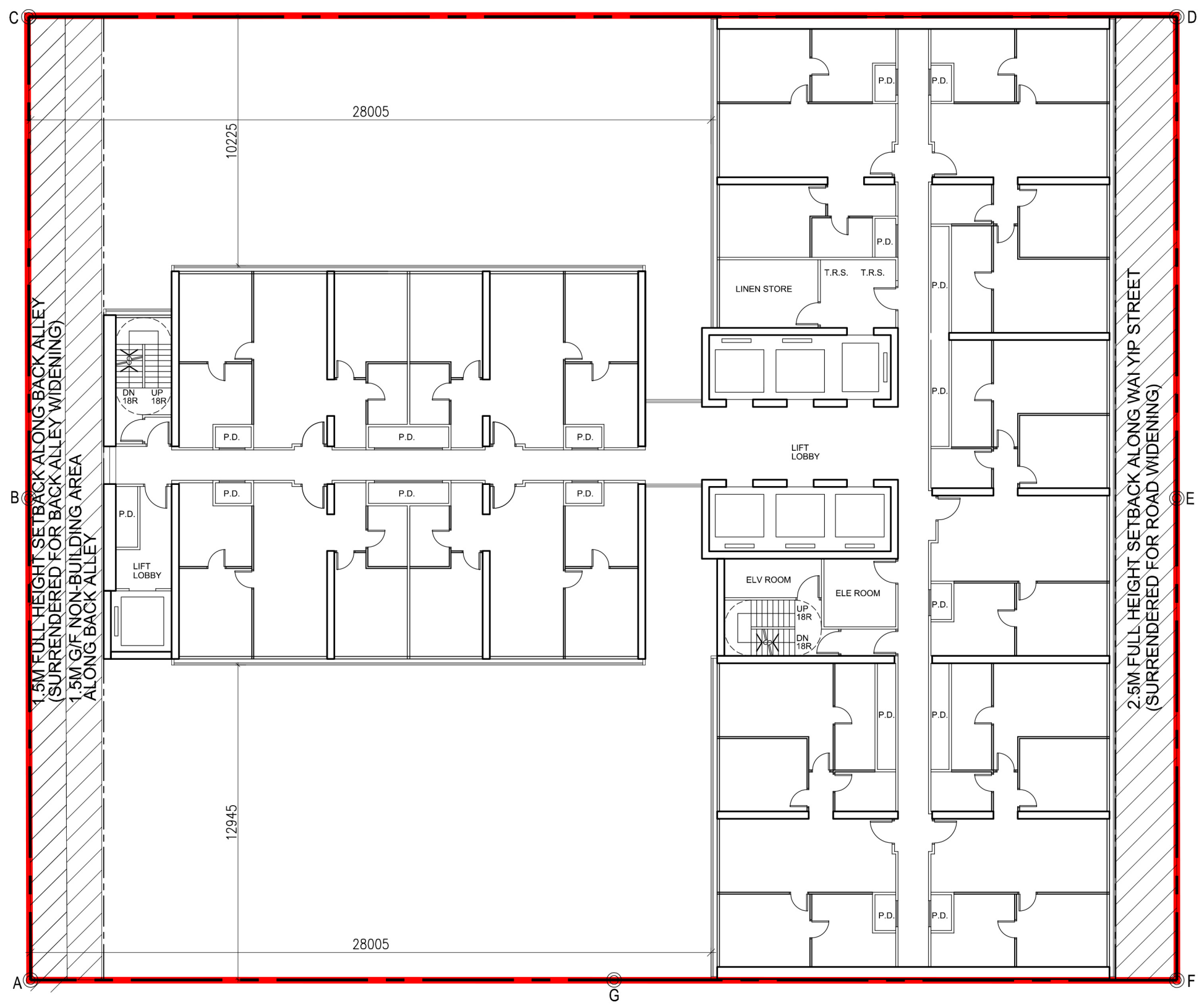
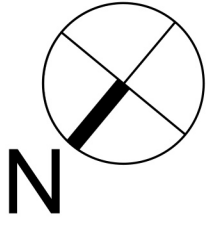
 Application Site

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Indicative 17/F Plan

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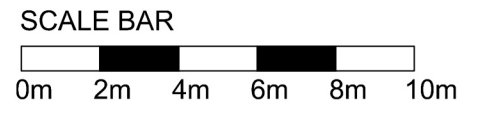
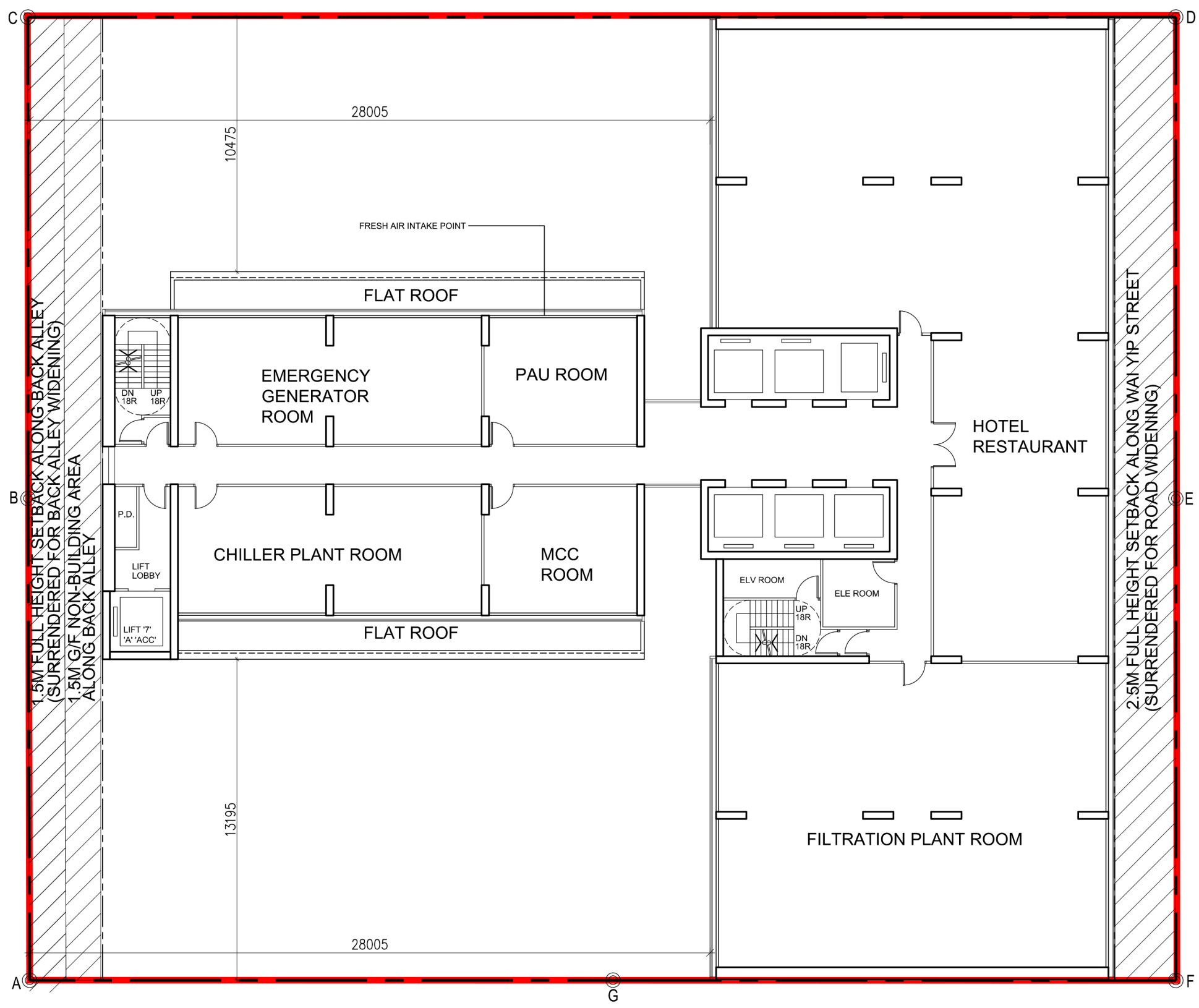
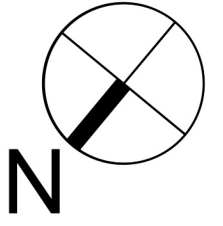
Application Site

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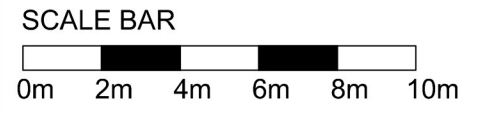
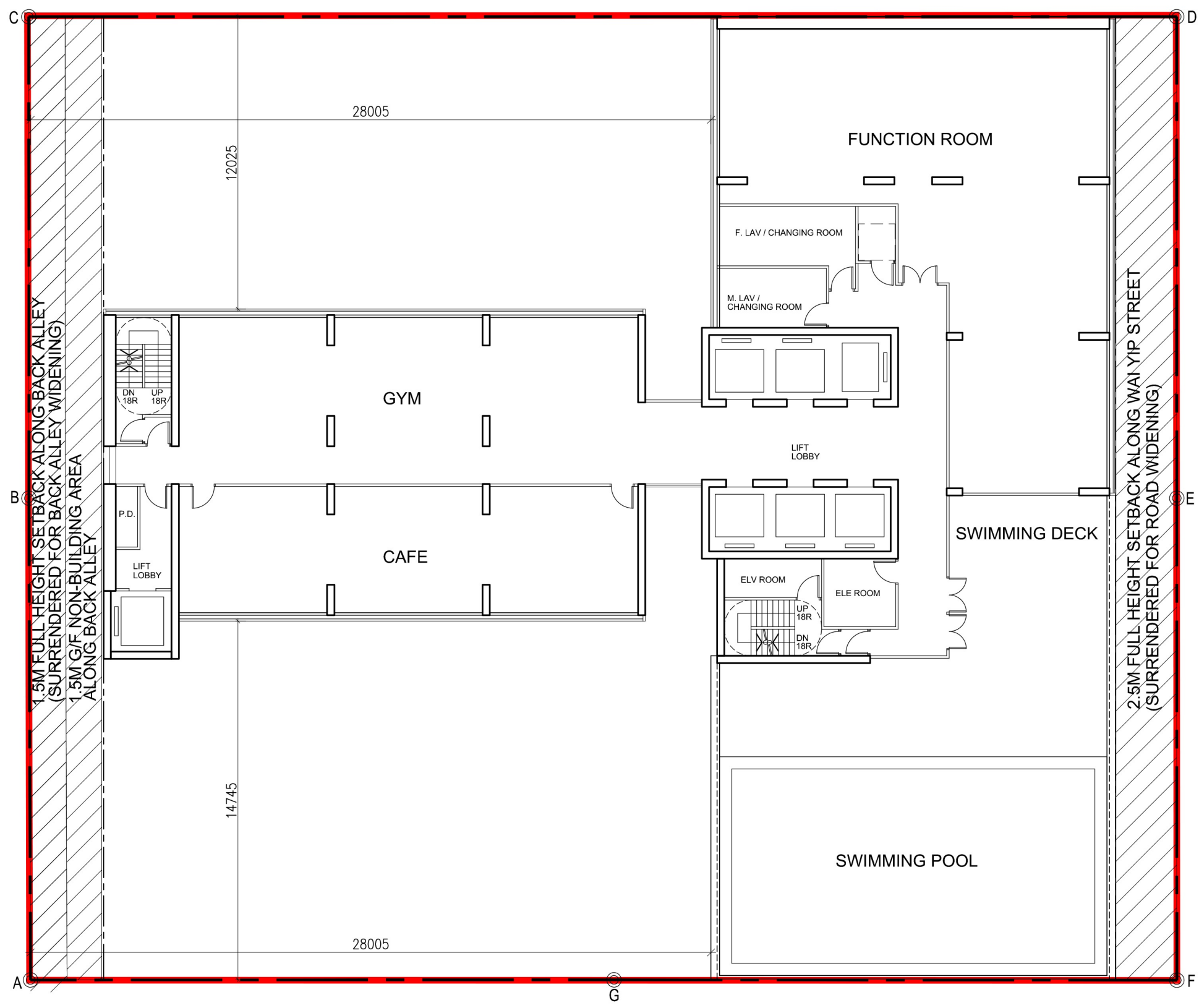
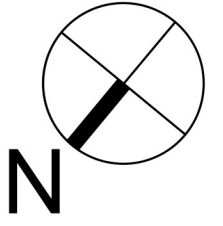
Indicative 29-30/F Plan

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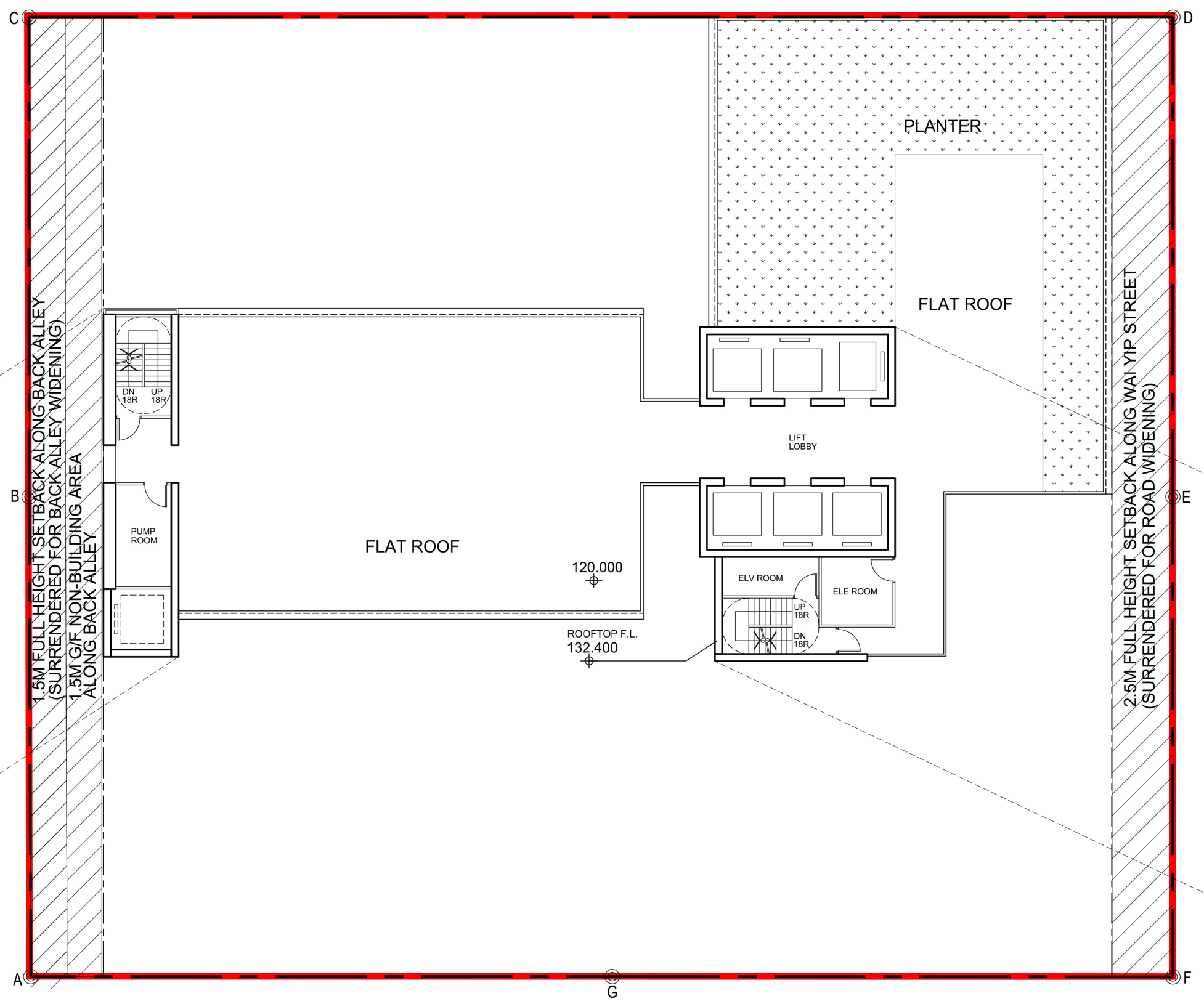
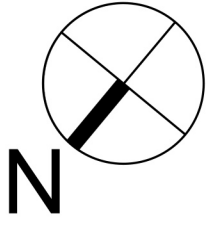
Application Site

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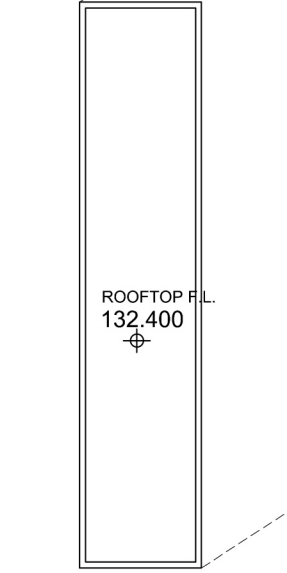
Application Site

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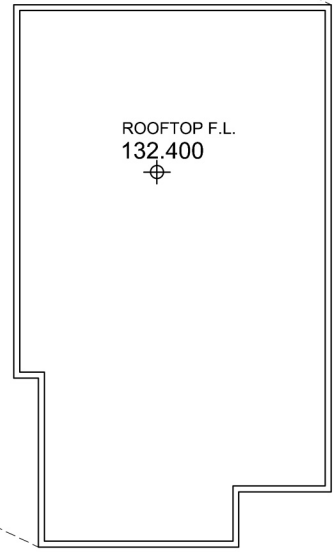


1.5M FULL HEIGHT SETBACK ALONG BACK ALLEY (SURRENDERED FOR BACK ALLEY WIDENING)
1.5M G/F NON-BUILDING AREA ALONG BACK ALLEY

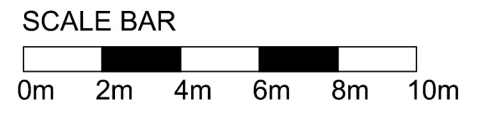
2.5M FULL HEIGHT SETBACK ALONG WAI YIP STREET (SURRENDERED FOR ROAD WIDENING)



UPPER ROOF PLAN



UPPER ROOF PLAN



Application Site

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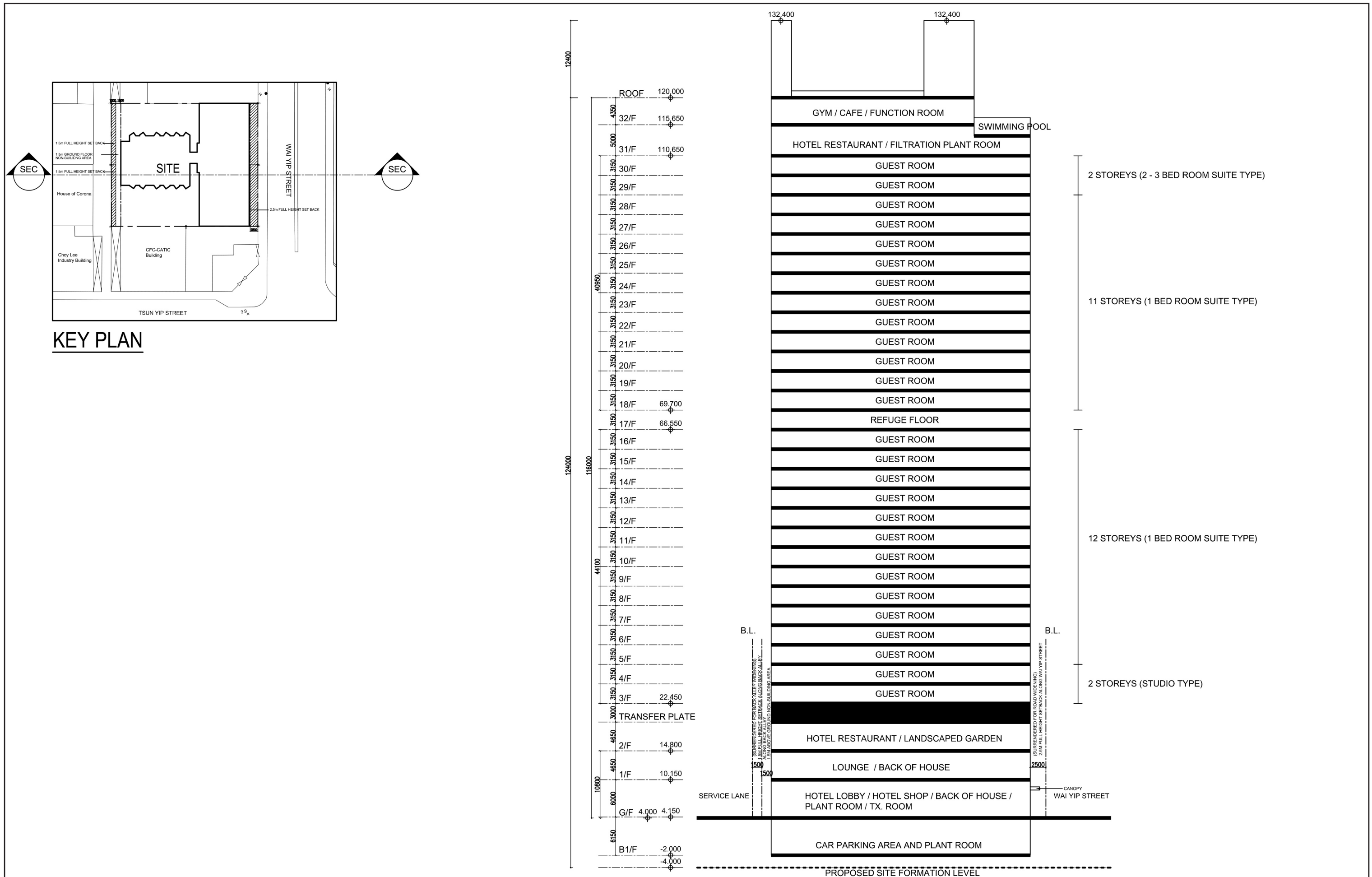
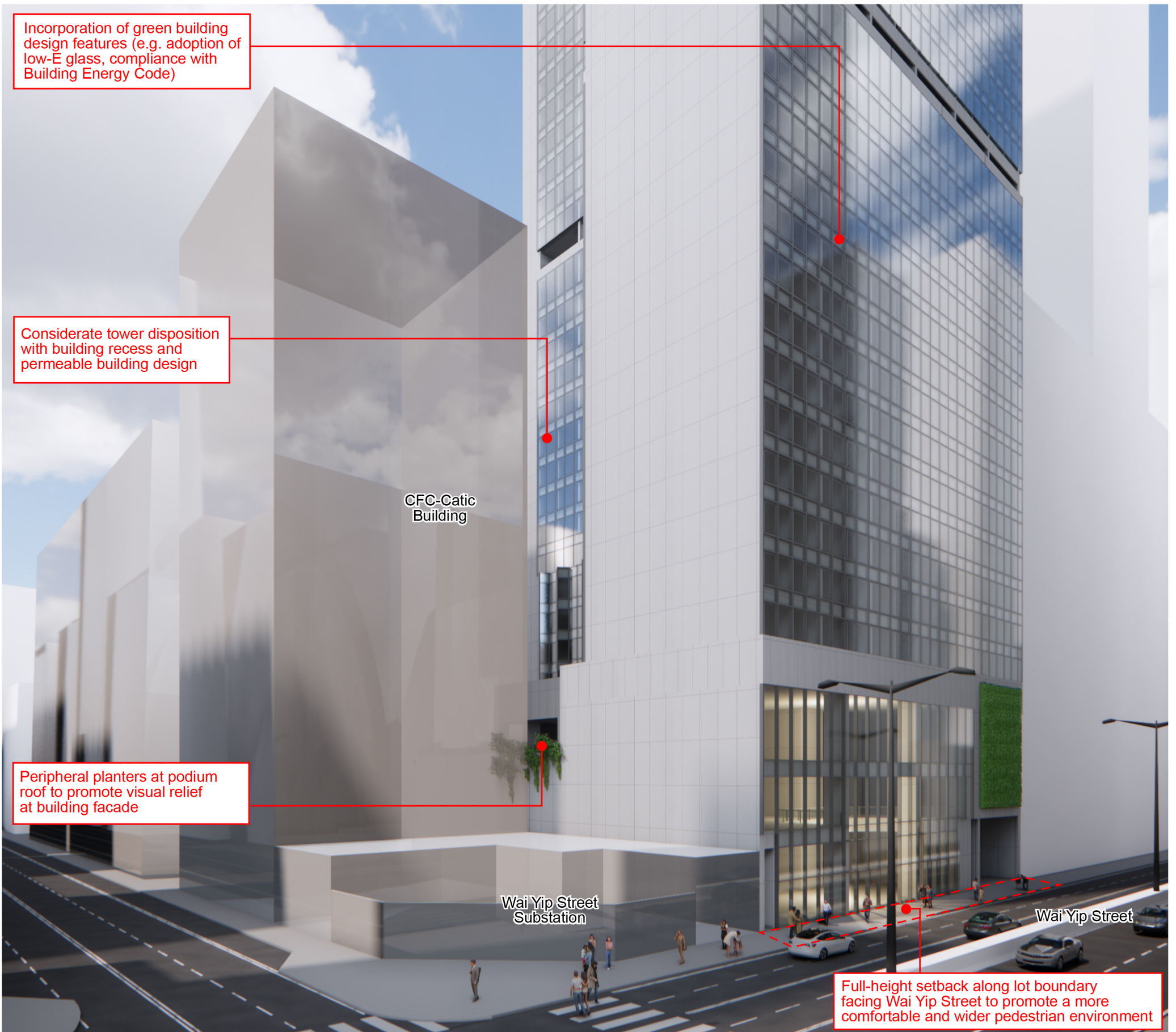
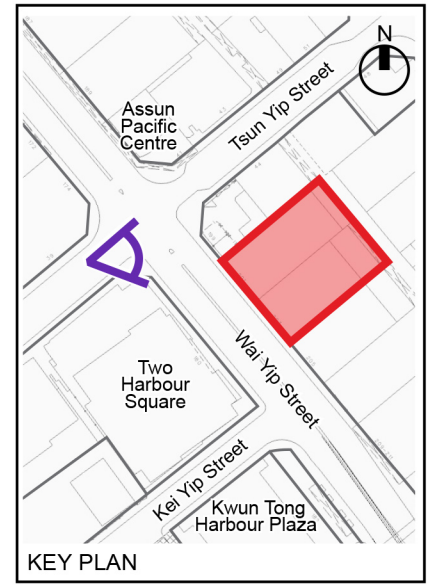


Table 3.1 Indicative Development Schedule

Development Parameters	Particulars
Site Area ⁽¹⁾	About 1,872m ²
Non-domestic Plot Ratio ⁽²⁾	14.4
Non-domestic GFA ^{(2) (3)}	About 26,957m ²
Number of Storey ⁽⁴⁾	34
Maximum Building Height	Not more than 120mPD
Maximum Site Coverage ⁽⁵⁾	About 88% (below 15m) About 61% (typical floors)
No. of Rooms	448
Internal Transport Facilities	
Private Car Parking Space ⁽⁶⁾	9
Motorcycle Parking Space	1
Light Goods Vehicle Loading / Unloading Bay	2
Heavy Goods Vehicle Loading / Unloading Bay	1
Taxi Layby	3
Coach/Tour Bus Layby	3

Remarks:

- (1) Including the area as per requirements under Kwun Tong (Western Part) ODP No. D/K14A/2:
- i. Dedicated for full-height building setbacks (shown as "SBL") with a min. width of 2.5m from the lot boundaries of the Subject Site along Wai Yip Street
 - ii. Dedicated for full-height building setbacks (shown as "SBL") with a min. width of 1.5m from the lot boundaries of the Subject Site along the back alley
 - iii. Dedicated for NBA with a min. width of 1.5m with a clear headroom of 5.1m along the back alley
- (2) Excluding an approvable bonus GFA of about 793m² (i.e. equivalent to a PR of about 0.424) in accordance with the Building (Planning) Regulations to be claimed from the Building Department during GBP stage that comprises of:
- 2.5m SBL from the lot boundary abutting Wai Yip Street
 - 1.5m SBL along the back alley
- (3) Include the GFA for provision of a weather canopy with a length of about 40m along Wai Yip Street, which is subject to detailed design and review at subsequent design stages
- (4) including a level of refuge floor and a level of basement car parks but excluding a level of transfer plate
- (5) Including 1.095% of bonus site coverage approvable under B(P)R sub-section 22 due to provision of setbacks along Wai Yip Street and the back alley
- (6) Including 1 no. of car parking space for persons with disabilities

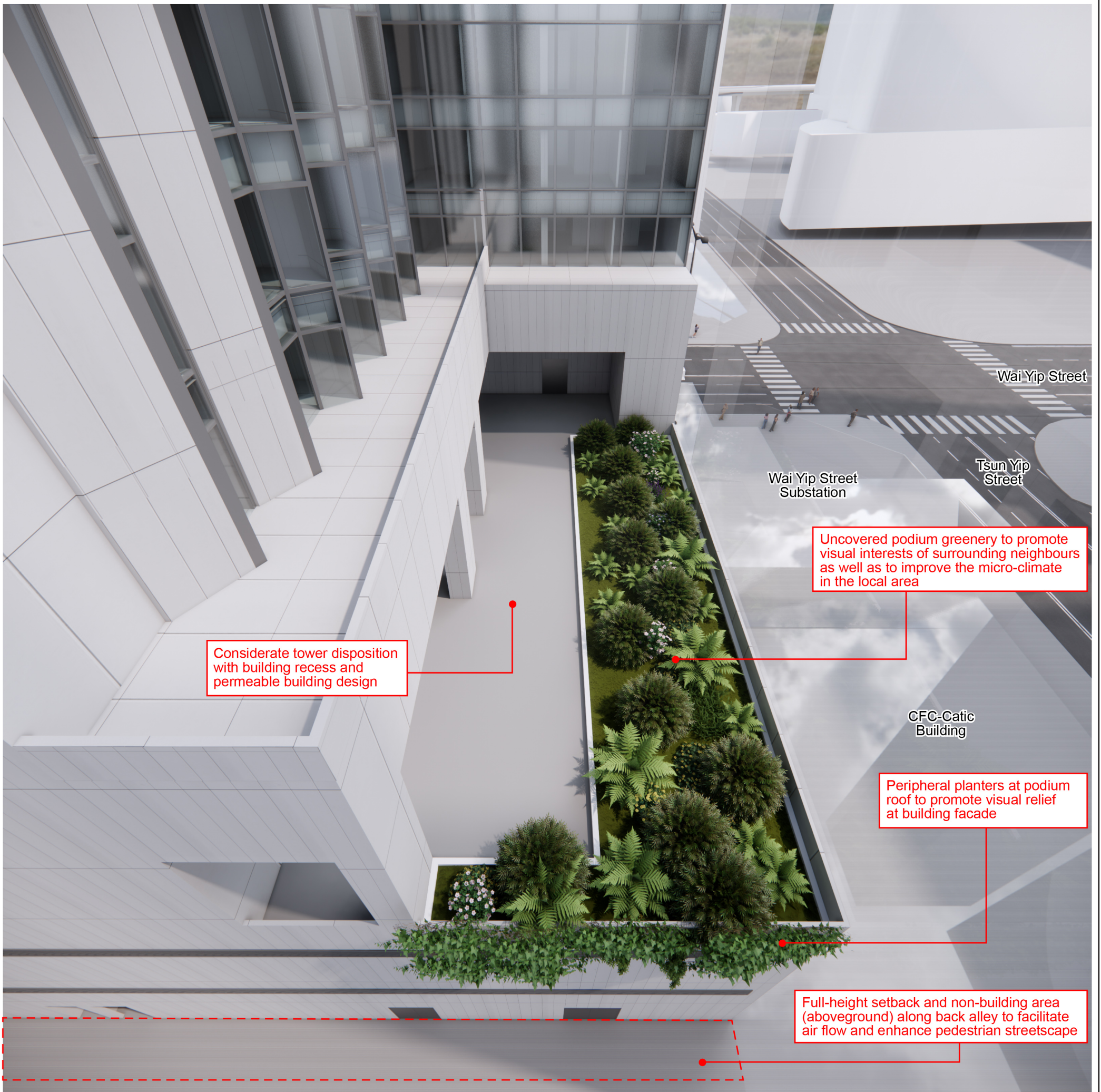
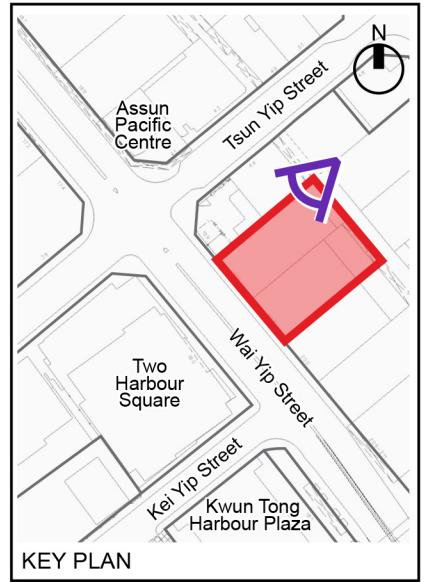


Incorporation of green building design features (e.g. adoption of low-E glass, compliance with Building Energy Code)

Considerate tower disposition with building recess and permeable building design

Peripheral planters at podium roof to promote visual relief at building facade

Full-height setback along lot boundary facing Wai Yip Street to promote a more comfortable and wider pedestrian environment



4.4.5 The setbacks with no above- and underground structures will be surrendered to the Government upon demand whilst the 1.5m-wide aboveground NBA at the back alley will remain as being part of the Development Site.

4.4.6 It should be highlighted that the Application Site is subject to setback and NBA requirements in its two sides of boundaries abutting Wai Yip Street and the back alley. Under such site development context, the Applicants have tried their best effort to accommodate the Proposed Development on-site as well as to satisfy various design requirements (e.g. provision of setbacks / provision of NBA for L/UL activities in accordance with HKPSG / etc.). Taking into account the areas required for manoeuvring spaces of vehicles and the provision of car parking and L/UL facilities to meet the requirement under HKPSG for the commercial uses, the current layout is considered to be an optimal option.

2. Multi-level greening with an overall greenery coverage of about 29% of the site area voluntarily

4.4.7 A multi-level greening and landscaping design approach has been adopted. The framework includes vertical greening in primary zone (i.e. 15m vertical zone) and an uncovered flat roof with greenery and peripheral plantings on 2/F to offer visual relief to pedestrians walking along Wai Yip Street, and a green roof and to improve the overall urban design and micro-climate within the building itself and in the surrounding.

4.4.8 For site coverage of greenery, notwithstanding the fact that the site area of the Application Site is within 1,000m² and less than 20,000m² and the requirement for having 10% and 20% of minimum greenery coverage apply to the primary zone (i.e. 15m vertical zone) of and overall Proposed Development, the Applicants have proposed an **overall “more-than-standard” greenery ratio of about 29% to enhance the environmental quality of the area** and to mitigate heat island effect, with about 20% of the greenery located in the primary zone, which are considerably higher than the minimum requirements of 20% and 10%. The Applicants strongly believe the provision of greenery and soft landscaping would help shape an attractive built environment in support of the transformation of KTBA.

3. Provision of a high headroom landscaped garden for achieving better urban design and townscape

4.4.9 A **landscaped garden with a high headroom of about 4.65m at 2/F** is currently proposed to demonstrate the Applicants’ best effort in putting design merits in the Proposed Scheme, which would facilitate cross-ventilation and visual permeability while maximizing greening opportunities by offering peripheral landscape treatments. The landscaped garden is designed for the enjoyment of the future tenants and users of the Proposed Development and the operation hours of the landscaped garden will be subject to the future management and operation schedule of the Proposed Development.

4.4.10 Considering that Wai Yip Street Substation is immediately adjacent to the Application Site in the north-western corner, the Proposed Development will be visible on both sides along Wai Yip Street and Tsun Yip Street. Such landscaped

garden with peripheral plantings would not only enhance the visual and landscape amenity of the Proposed Development but also soften the monotonous urban fabric of rigid building façades along Wai Yip Street that will jointly provide a pleasant visual experience for pedestrians at street level.

4. Compliance with Requirements under ODP and Sustainable Building Design Guidelines with Additional Setback from Neighbouring Developments

4.4.11 Notwithstanding that the site area of the Application Site is less than 20,000m² and has a continuous projected façade length less than 60m, which makes the building separation requirement not applicable to the Proposed Development. Even so, **considerate tower design has been incorporated for provision of building recess above 3/F from neighbouring Catic Building for about 11.9-14.7m and Mow Hing Factory Building for about 9.2m-12m voluntarily as far as practical to improve the urban townscape.**

4.4.12 The provision of 2.5m-wide full-height setback along lot boundary facing Wai Yip Street is proposed in accordance with the requirements of ODP, which would also comply with the SBDG in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152's requirement of having at least 7.5m distance from the centreline of the street and the building frontage to maintain a ventilation corridor in order to improve air ventilation, enhance the environmental quality at pedestrian level and mitigate street canyon effect.

5. Provision of full-length weather-protection canopy fronting Wai Yip Street

4.4.13 Understanding the lack of street amenity along Wai Yip Street that often creates an unpleasant pedestrian experience, the Proposed Development will provide a 1.5m-wide full-length weather-protection canopy on the building façade fronting Wai Yip Street on top of the setback for road widening to improve pedestrian comfort. Detailed design of the canopy will be further reviewed at the subsequent detailed design stage upon approval of the subject S16 planning application.

6. Green Building Design

4.4.14 In order to enhance the environmental sustainability of the Proposed Development, the Applicants have also paid their best effort to incorporate green building design features in the Proposed Development. Subject to detailed design of the building, the Applicants have tried their best effort in exploring the usage of recycle water as irrigation, adoption of low-E glass, compliance with Building Energy Code and the attainment of BEAM Plus Platinum standard, while details of the implementation will be subject to technical feasibility and E&M coordination at detailed design stage.

4.5 **Compatible Building Height, Bulk, Scale and Floor-to-floor Height in proportion to the 20% increase in PR**

4.5.1 There are five recently approved developments for commercial uses in proximity to the northwest of the Application Site (i.e. Application Nos. A/K14/804, A/K14/806, A/K14/809, A/K14/810 and A/K14/822) which have sought minor relaxation of both

4.7 Fulfilling Relevant Criteria for the Consideration of Minor Relaxation of BH Restrictions as Stipulated in the ES of the OZP

4.7.1 The Proposed Development is considered complying the criteria for consideration of minor relaxation of BH restrictions as stipulated in Section 7.4 of the ES of the OZP, which is summarized as follows:

Table 4.1 - Summary of Proposed Development in Fulfilment of Relevant Criteria for Consideration of Minor Relaxation of BH Restrictions

Criteria for the Consideration of Minor Relaxation of BH Restrictions as Stipulated in the ES of the OZP	Fulfilment by the Proposed Development
(a) amalgamating smaller sites for achieving better urban design and local area improvements;	The Application Site is currently occupied by two existing IBs which are also the subject of two previous planning approvals. The current Planning Application amalgamates these two application sites in smaller size under previous planning approvals in order to achieve better urban design by allowing greater flexibility in providing planning and design merits, which include a continuous set-back along Wai Yip Street and the back alley to facilitate pedestrian circulation and loading and unloading activities to realise the measures as stipulated under the ODP.
(b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;	The proposed minor relaxation of BH restrictions serves to accommodate an approvable bonus PR of about 0.424 (i.e. equivalent to a GFA of about 793m ²) to be claimed for the provision of (i) a 2.5m setback from Wai Yip Street and (ii) a 1.5m setback along the back alley in accordance with the ODP requirements. These setbacks will then be surrendered for public passage and street widening in accordance with the B(P)R during GBP stage.
(c) providing better streetscape/good quality street level public urban space;	The setback and vertical greening provided along Wai Yip Street will create a more comfortable and wider pedestrian environments with enhanced visual interests while the setback and aboveground NBA along the back alley will facilitate sunlight penetration and wind permeability. With these planning and design merits in place, a better streetscape and higher quality street level could be

	archived.
(d) providing separation between buildings to enhance air ventilation and visual permeability;	The provision of the landscape garden at 2/F and the considerate tower disposition with sufficient building recess of about 10m could facilitate air ventilation and promote visual permeability whilst the provision of the voluntary full height aboveground NBA along the back alley could improve sunlight penetration and enhance the streetscape along the back alley.
(e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and	It should be highlighted that the Proposed Development is constrained by the setbacks and NBA provided along Wai Yip Street and the back alley which accounts for about 11.6% of the Site Area. Under such site development context, the Applicants have tried their best effort to accommodate the GFA/PR with an optimized site coverage and a relatively stringent floor-to-floor height of only 3.15m.
(f) other factors such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.	The Applicants have explored opportunities to incorporate green building design features in the Proposed Development including the usage of recycle water as irrigation, adoption of low-E glass, compliance with Building Energy Code and the attainment of BEAM Plus Platinum standard while details of the implementation will be subject to technical feasibility and E&M coordination at detailed design stage. The visual impact assessment conducted also demonstrated that no significant adverse visual impacts would be resulted from the Proposed Development.

4.8 No Insurmountable Impacts to the Surroundings from Various Technical Aspects

No Adverse Traffic Impact

4.8.1 A Traffic Impact Assessment (TIA) has been conducted to examine the potential traffic impacts induced by the Proposed Development on the local road network in the vicinity of the Application Site. For technical assessment purpose, the total GFA including the bonus GFA to be claimed under B(P)R has already been

(VPs) due to the Proposed Development at the Application Site. The details of the VIA are provided in **Appendix C**.

4.8.10 Seven key public VPs have been selected to evaluate the overall visual impact of the Proposed Development. Some major findings should be highlighted as follows:

- Genuine efforts have been made in the building design to minimize the visual bulk and enhance the visual permeability, for instance, the provision of full-height building setbacks and flat roof with greenery.
- The Proposed Development visually blends in well with the new commercial developments in the surrounding and compatible to the on-going transformation of KTBA.

4.8.11 As revealed from the detailed analysis in the VIA, it is considered that the sensitivity of the VSRs at the selected VPs is from “low” to “medium to high” whilst the magnitude of change induced by the Proposed Development is mostly negligible or slight. Therefore, the resultant visual impact at the selected VPs is considered “negligible” to “negligible/slightly adverse”.