

**Similar Applications Involving Wholesale Conversion**  
**for Commercial Use within “R(E)” Zone in Mong Kok since 2008**

Approved Cases

<b>Application No.</b>	<b>Address</b>	<b>Applied Uses</b>	<b>Meeting Date</b>	<b>Approval Conditions</b>
A/K3/533	1125-1127 Canton Road, Mong Kok, Kowloon	Proposed Shops and Services, Office	23.12.2010	(i) and (iii)
A/K3/558	37 Beech Street, Tai Kok Tsui, Kowloon	Proposed Hotel and Shop and Services and Minor Relaxation of Plot Ratio Restriction	7.3.2014	(ii), (iii), (iv) and (v)
A/K3/559	1125-1127 Canton Road, Mong Kok, Kowloon	Proposed Hotel, Shop and Services	7.3.2014	(iii), (iv) and (v)
A/K3/564	18 Bute Street, Mong Kok, Kowloon	Proposed Eating Place, Shop and Services, Office	22.5.2015	(iii), (iv) and (v)
A/K3/566	1125-1127 Canton Road, Mong Kok, Kowloon	Proposed Office	8.5.2015	(iii), (iv) and (v)
A/K3/567	25-29 Kok Cheung Street, Kowloon	Proposed Office and Minor Relaxation of Plot Ratio Restriction	4.12.2015	(iii), (iv), (v) and (vi)

Approval Conditions

- (i) Time clause
- (ii) Submission of landscape proposal
- (iii) Provision of water supplies for fire fighting and fire service installations
- (iv) Submission of sewerage impact assessment (SIA)
- (v) Implementation of local sewerage upgrading/sewerage connection works identified in SIA
- (vi) Provision of car parking and loading/unloading facilities

Advisory Clauses

- (a) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that:
- (i) the proposed dedication of corner splay at the junction of Mong Kok Road and Canton Road is noted. Whether bonus plot ratio (PR) and site coverage (SC) could be granted from dedication for public passage under Building (Planning) Regulation (B(P)R) 22(2) at the junction of Mong Kok Road and Canton Road of the Site could only be considered in the building plan submission stage. However, bonus PR and SC for the development will only be allowed if such dedication/surrender is considered to be essential by the Government;
  - (ii) the proposed non-domestic SC with various setbacks at different levels above 15m will exceed the permissible limit under the First Schedule of B(P)R. The application for SC concessions will be considered upon formal submission of building plans subject to the proposal being in compliance with the criteria under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-132. In this connection, the required setback area under PNAP APP-132 should be open and uncovered;
  - (iii) PNAP APP-151 on Building Design to Foster a Quality and Sustainable Built Environment and PNAP APP-152 on Sustainable Building Design Guidelines are applicable to the development on the Site;
  - (iv) under PNAP APP-2, 100% gross floor area concession may be granted for underground public and private carpark while only 50% gross floor area concession may be granted for aboveground private carpark;
  - (v) adequate means of escape, emergency vehicular access and fire resisting construction should be provided in accordance with B(P)Rs 41(1), 41A, 41B and 41D, Building (Construction) Regulation 90 and the Code of Practice for Fire Safety in Buildings 2011;
  - (vi) natural lighting and ventilation should be provided to the offices in accordance with B(P)Rs 30 and 31; and
  - (vii) detailed comments under the Buildings Ordinance will be given at building plan submission stage; and
- (b) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The applicants are advised to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Department.