

**Similar Applications**

**Approved Cases**

<b>Application No.</b>	<b>Address</b>	<b>Applied Uses</b>	<b>Meeting Date</b>	<b>Approval Conditions</b>
A/K3/508	1/F to 7/F, 1125 to 1127 Canton Road, Mong Kok	Proposed Office	10.10.2008	(i), (ii), (iii)
A/K3/533	1125-1127 Canton Road, Mong Kok, Kowloon	Proposed Shop and Services, Office	23.12.2010	(i), (ii)
A/K3/558	37 Beech Street, Mong Kok, Kowloon	Proposed Hotel, Shop and Services and Minor Relaxation of Plot Ratio Restriction	7.3.2014	(i), (ii), (iii), (iv)
A/K3/559	1125-1127 Canton Road, Mong Kok, Kowloon	Proposed Hotel, Shop and Services	7.3.2014	(i), (ii), (iii)
A/K3/566	1125-1127 Canton Road, Mong Kok, Kowloon	Proposed Office	8.5.2015	(i), (ii), (iii)
A/K3/567	25-29 Kok Cheung Street, Tai Kok Tsui, Kowloon	Proposed Office and Minor Relaxation of Plot Ratio Restriction	4.12.2015	(i), (ii), (iii), (v)

**Approval Conditions**

- (i) Time clause
- (ii) Provision of water supplies for fire fighting and fire service installations
- (iii) Submission of sewerage impact assessment and the implementation of the mitigation measures identified
- (iv) Submission and implementation of landscape proposal
- (v) Provision of car parking and loading/unloading facilities

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Kowloon West, Lands Department (LandsD) that:
  - (i) the proposed uses will constitute breach of the user restriction and the offensive trade clause of the lease. If planning application is approved by the Board, the owner of the Lot needs to apply to LandsD for a lease modification or temporary waiver to effect the proposal. There is no guarantee that the application, if received by LandsD, will be approved and she shall reserve her comments on such. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit, including, among others, payment of premium/waiver fee and administrative fee as may be imposed by LandsD; and
  - (ii) part of the ground floor of the existing building is being used for retail purposes, which is in breach of the lease conditions. The Government reserves the right to take enforcement actions against any breach of the lease conditions;
- (b) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant/Authorized Person should select a proper location for fresh-air intake during detailed design stage to avoid exposing future occupants under unacceptable environmental nuisances/impact; and
  - (ii) the applicant is advised to prepare and submit a Sewerage Impact Assessment as early as possible in view of the time required for the implementation of any required sewerage works;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that the proposal should in all aspects comply with the Buildings Ordinance (BO) and its allied regulations. Detailed comments under BO will be given at building plan submission stage; and
- (d) to note the comments of the Director of Fire Services that the arrangement of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Buildings Department.