

PROJECT PROFILE (DRAINAGE)

Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 107-109 Wai Yip Street, Kwun Tong, Kowloon (Kwun Tong Inland Lot Nos. 570, 571, 572 & 573)

Sep 2025

1. INTRODUCTION

DeSPACE (International) Limited acting on behalf of Diamond Ocean Investments Limited (hereinafter referred to as “the project proponent”), the sole registered owner of private lots at 107-109 Wai Yip Street, Kwun Tong (the Site), has submitted a planning application to the Town Planning Board for proposed hotel with minor relaxation of Plot Ratio and Building Height Restrictions.

This project profile is submitted for the proposed development in accordance with Appendix I of <DSD Advice Note No.1>. Base on the project profile, a further Drainage Impact Assessment will be submitted at the later stage as an approval condition of the town planning approval to demonstrate no adverse impact to the public drainage system arising from the proposed development.

2. AN OUTLINE DESCRIPTION OF THE PROJECT

Project title	Proposed Hotel Development at 107-109 Wai Yip Street, Kwun Tong, Kowloon
Proponent	Diamond Ocean Investments Limited
Contact Person (name/telephone)	Mr. Endy Cheng/24933626 (at planning application stage)
Nature and description of the project	The existing building has been demolished and the Site is currently vacant. A 28-storey hotel development (including 1 level of basement carpark) with a total GFA of 16,856.323m ² , is proposed subject to Town Planning Board's approval.
Location (include plans)	107-109 Wai Yip Street, Kwun Tong, Kowloon (please find attached Figure 1- Location Plan)
Area of project site and % paved/unpaved (existing and proposed)	Site area: approximately 1,170.578 square metres Existing: 100% paved Proposed: 100% paved
Level to be filled up	Site formation level: about -1mPD
Whether planning permission application is required	Yes. The Applicant is required to seek planning permission for the proposed hotel use, and minor relaxation of the Plot Ratio restriction from 12 to 14.4 (+20%) and Building Height restriction
Whether lease modification application is required	Yes. The Applicant is required to submit a Lease Modification application at the post-planning approval stage to facilitate the proposal.

<p>Statutory land use zoning</p>	<p>“Other Specified Uses” annotated “Business” (“OU(B)”) </p>
<p>Recent and dated photographs to show a panoramic view of the site</p>	<div data-bbox="435 331 1410 909" data-label="Image"> </div> <div data-bbox="435 909 1410 1480" data-label="Image"> </div> <p>(Dated 10.5.2025)</p>

3. AN OUTLINE OF THE PLANNING AND IMPLEMENTATION PROGRAMME

The captioned project is currently under planning. The Site falls within an area zoned “Other Specified Uses” annotated “Business” (“OU(B)”) under the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/26 (the “OZP”). According to the Notes of the OZP, “Hotel” use falls under Column 2, which requires planning permission from the Town Planning Board. The project proponent has appointed DeSPACE (International) Limited as the planning consultant who is going to seek planning permission for the proposed hotel use, and minor relaxation of the PR restriction from 12 to 14.4 (+20%) and Building Height restriction.

Approval conditions are usually imposed by the Town Planning Board in granting the planning permission such as requiring the submission of Drainage Impact Assessment, Sewerage Impact Assessment, design and provision of the internal transport facilities, etc., which are subject to detailed design. Following the planning approval, the project proponent shall appoint a lands consultant for the submission of a Lease Modification application and appoint Architectural and Associated Consultancy Services with the relevant Authorized Persons (AP) for detailed design and the preparation and statutory submissions of building plans including General Building Plans (GBPs) to take forward the proposal. The updated technical assessments based on the detailed design will be submitted to the relevant authority for approval via Town Planning Board. It will be followed by the procurement of Main Contractors for the construction works and the implementation of any local drainage/sewerage upgrading and/or connection works as identified in the updated technical assessments.

Subject to detailed arrangements, a preliminary project timetable is presented as follows:

Submission of Planning Permission with preliminary designs	Aug 2025
Planning approval obtained	Oct 2025
Appointing consultants/authorized person for detailed design	Nov 2025
Preparing a DIA study (if required)	April 2026 (at post-planning approval stage under an approval condition)
Finalizing designs	Aug 2026
Implementation	Nov 2026
Completion/commencing operation	Nov 2029

No interactions with other projects is noted.

4. AN OUTLINE OF THE EXISTING DRAINAGE

The Site, with a total area of approximately 1,170.578 square metres, is located at Nos. 107–109 Wai Yip Street, within the northwestern portion of the Kwun Tong Business Area (KTBA) near Kowloon Bay. The existing site condition is fully paved with concrete. The Hoi Bun Road Park with a landscaped area of about 9,300 square metres is located right opposite the Site across Wai Yip Street.

Existing drainage record plans from the Drainage Services Department were obtained. Existing public drainage system is available in the vicinity. (See **Figure 2**) The runoff of the Site surrounding should be first conveyed to the existing two Ø375 mm stormwater drains located to the south-west of the Site. The collected stormwater is then discharged north-westward and south-eastward respectively via stormwater drains ranged from Ø 450mm to Ø 1500mm, and 3m(W) x

1.9m(H) Box Culvert, and eventually into the sea. The design of the internal drainage system within the Proposed Development will be carried out in the detailed design stage.

The proposed drainage connection and discharge point is shown in **Figure 3**.

5. POTENTIAL DRAINAGE IMPACTS

Surface runoff is mainly from rainfall and it will be directed to the said existing public storm drains. As the existing site is currently on hard-paved ground, it is anticipated that the proposed development will not affect the drainage path or lead to any changes in the runoff behaviour. There is no change or abandonment of existing drains and hence no extra stormwater discharge is imposed. Therefore, adverse impact on the existing drainage system is not anticipated and a detailed DIA is therefore unnecessary. If required, the DIA is proposed to be conducted at post-planning approval stage under an approval condition subject to detailed design.

6. FLOOD RESILIENCE OF THE PROPOSED DEVELOPMENT

The Site is not classified as Flooding Blackspots according to DSD website. The coastal area near Wai Yip Street is not known for any major flooding occurrence nor any tidal surcharge during extreme events. Although no excessive flood risk in nearby areas of the site is expected, to prevent street potential flooding during large rain events, a drainage proposal will be formulated for flood resilience including following design and operational flood control measures subject to detailed design:

Design measures:

- Soft landscape will be also provided at the roof top of the proposed Development
- A drainage system is designed to ensure that the stormwater runoff effectively collecting the rainfall within the proposed development and discharging the runoff into government drainage system.
- Add flood gates for major E&M system such as plant rooms, Genset Room and lifts with proper rainwater drainage
- Permeable pavers for the setback external areas to quickly absorb water underground and reduce surface runoff
- Drainage channels are provided all around the site
- The majority of doors to be provided opening onto the outside are provided under cover
- Either drainage channels or a level difference are provided outside doors to the outside, with the fall direction of the ground surface away from the building.

Subject to detailed design, these flood protection measures should be installed by 2029 prior to completion of the proposed development.

Operation arrangement to ensure emergency preparedness:

- Develop a detailed emergency response plan that outlines protocols for staff, guest evacuation, and resource allocation during a flood.
- Provide regular training sessions for staffs to carry out the emergency response plan (e.g., evacuation coordinators, first-aid responders)
- Establish a Public Information Systems notifying staff and guests of flooding risks and emergency procedures and clear instructions
- Provide flood risk information in guest welcome packets and emergency kits in accessible areas, including flashlights and first-aid supplies.
- Partner with local emergency services and government agencies for evacuation plans and disaster preparedness resources.

With the proposed flood resilience measures, the flood risks thereon can be significantly reduced.

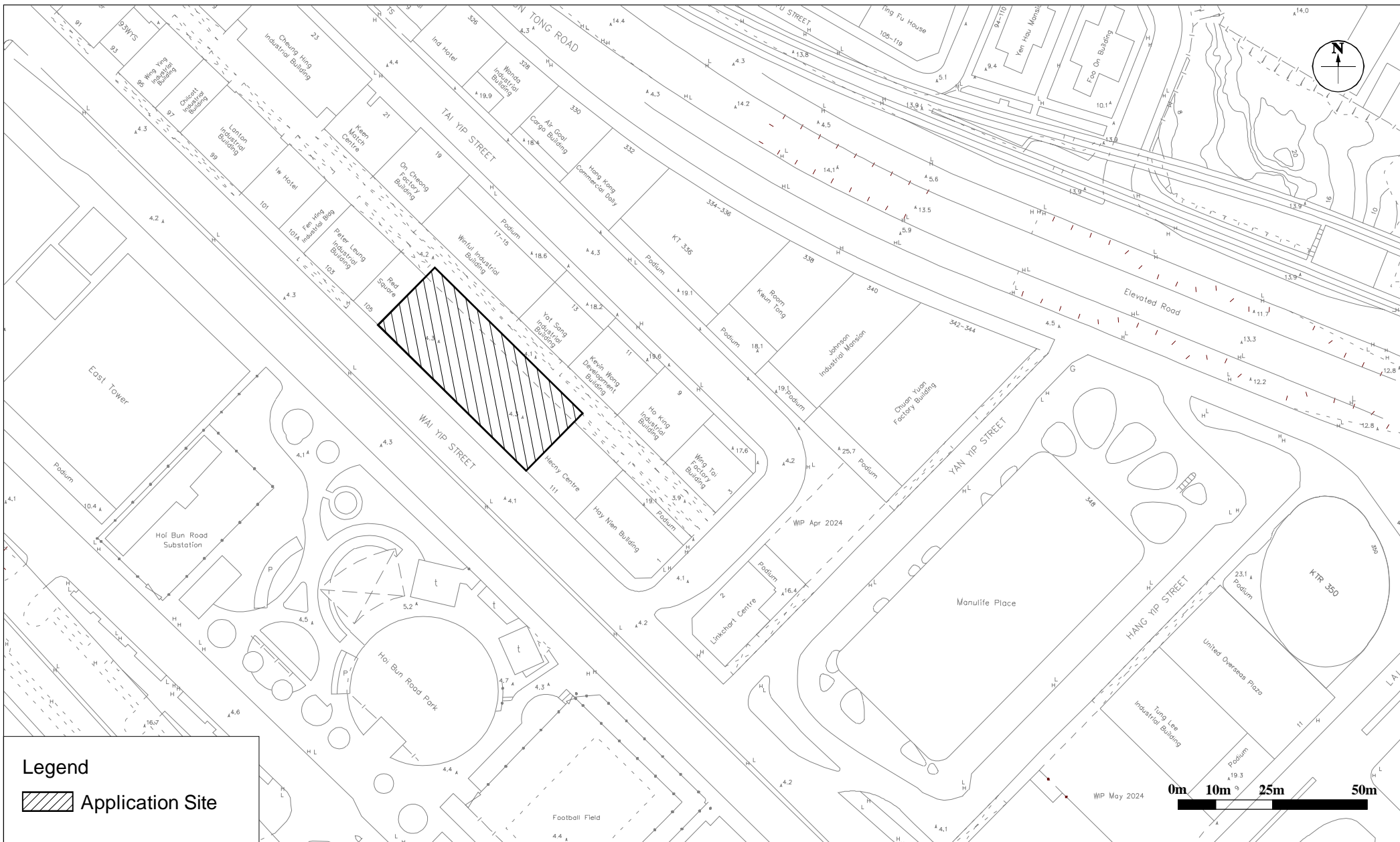


Figure: 1

Title: Location Plan

Project: Proposed Hotel at 107-109 Wai Yip Street, Kwun Tong, Kowloon



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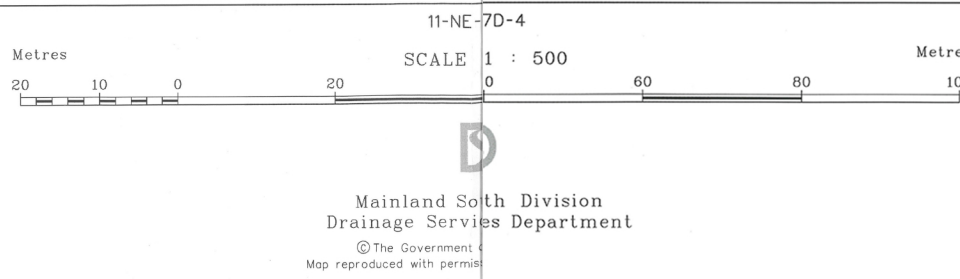
Date: June 2025

Figure 2 : Existing Drainage Record Plan



Please note that drainage information is now available in the GeoInfo Map services of the Lands Department (<https://www.map.gov.hk/gm/?lg=en>). Please refer to the Quick Reference Guide of the system for the operation.

For legend of drainage record plans, please refer to the following URL: (https://www.dsd.gov.hk/EN/Files/Legend_BW.pdf)



Application Site

Drainage Record Sheet Number

11-NE-17D-2

Last Updating : 9/6/2025

Map data renewed on January 2025

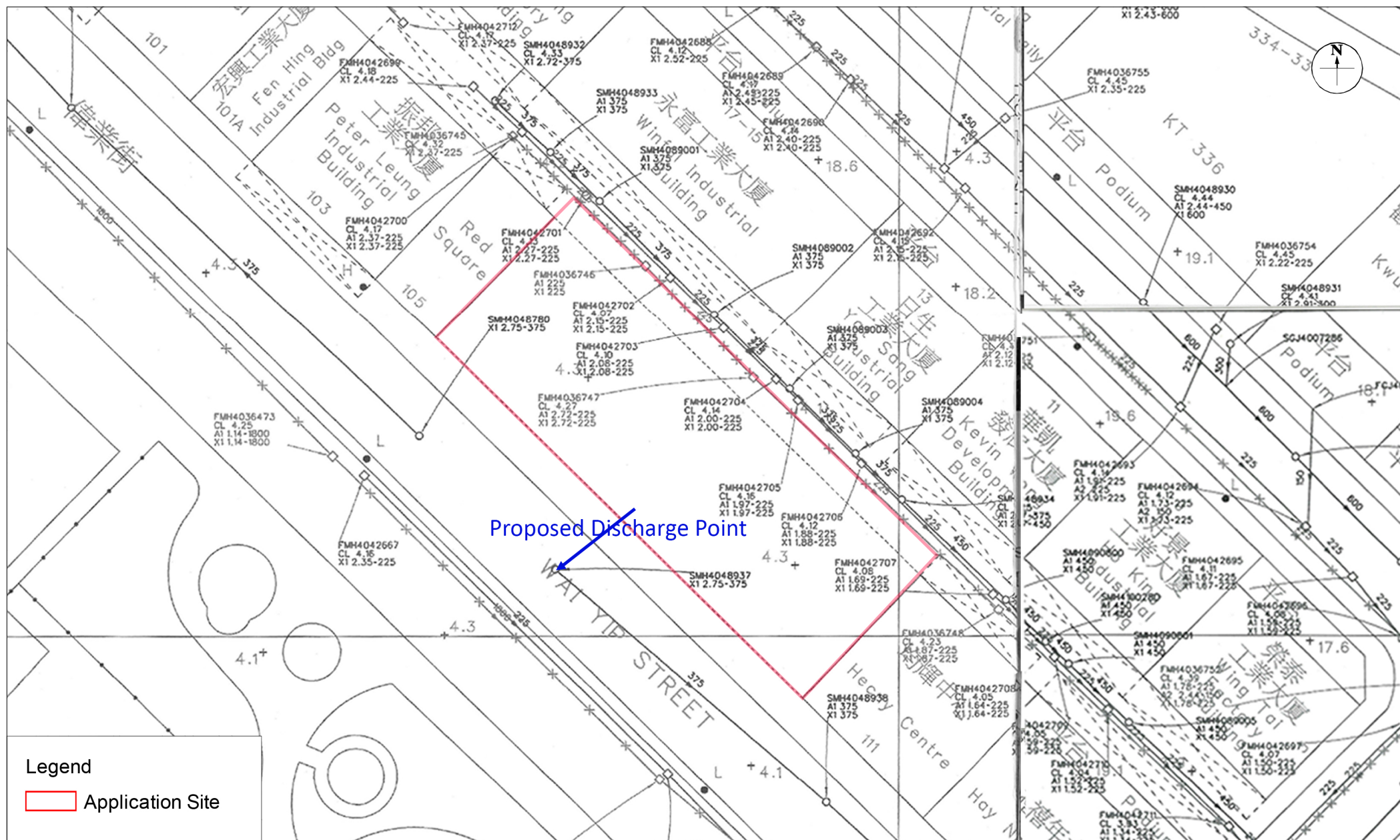


Figure: 3

Title: Proposed Drainage Connection Point

Project: Proposed Hotel at 107-109 Wai Yip Street, Kwun Tong, Kowloon



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