

AUGUST 2025
SUPPLEMENTARY PLANNING STATEMENT



DeSPACE (International) Limited

Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions 107-109 Wai Yip Street, Kwun Tong, Kowloon

Applicant:

Diamond Ocean Investments Limited

Consultants:

DeSPACE (International) Limited

Leo Design Limited

CKM Asia Limited

Landes Limited



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Executive Summary

(The English version shall prevail)

The Applicant, the registered land owner of 107-109 Wai Yip Street, Kwun Tong, Kowloon (Kwun Tong Inland Lot Nos. 570, 571, 572 & 573) (the Site), now seeks permission from the Town Planning Board (TPB) for proposed minor relaxation of plot ratio and building height restrictions for proposed hotel use (the Proposed Development).

The Government reactivated the Revitalisation Scheme for Industrial Buildings (Revitalisation Scheme) in 2018 which encourages redevelopment or wholesale conversion of aged industrial buildings (IB), mainly to make more effective use of the sites on which IBs are situated or the existing IBs per se to optimise the use of precious land resources. On the redevelopment of IBs, the prevailing policy allows relaxation of the maximum permitted non-domestic plot ratio up to 20 per cent to provide incentives to private owners to redevelop IBs constructed before 1987.

Given the decreasing demand for industrial activities and in pursuit of the Revitalisation Scheme, the Applicant intends to enhance the utilization of the Application Site by redeveloping it into a hotel tower. Whilst the Site is zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the approved Kwun Tong (South) OZP No. S/K14S/26 (OZP), hotel is a Column 2 use which requires planning permission from TPB. Pursuant to the said policy, the Applicant now seeks permission from the Town Planning Board (TPB) for proposed minor relaxation of plot ratio and building height restrictions as stipulated under the OZP for proposed hotel use.

The proposal is justified mainly on the following reasons:

- The Site is suitable for hotel development and in compatibility with the surrounding land uses and the changing land use character
- In line with the Planning Intention of “OU(B)” zone and the “Energizing Kowloon East” Initiative to facilitate the transformation of Kwun Tong Business Area
- In line with Government’s policy initiatives on revitalizing industrial buildings
- Provision of design merits in the scheme which will improve the existing urban environment
- A compatible building height at 115mPD as previously approved for this site (Ref. A/K14/780 dated 29.5.2020) and proportional to the 20% increase in PR
- No insurmountable impact on the surroundings

In view of the justifications put forth in the Supplementary Planning Statement, TPB is kindly invited to give favourable considerations to this application.

Upon redevelopment, the Applicant has an intention to convert the proposed hotel to a student hostel in future in pursuit of the latest “Hostels in the City Scheme” promulgated in July 2025.

行政摘要

(以英文版本為準)

申請人為九龍觀塘偉業街 107-109 號（觀塘內地段第 570 號, 571 號, 572 號 及 573 號）（申請地盤）的註冊土地擁有人，現尋求城市規劃委員會（城規會）的批准擬議略為放寬地積比率及建築物高度限制，以作擬議酒店用途。

政府在二〇一八年重啓活化工業大廈計劃（活化工廈計劃），鼓勵老舊工業大廈（工廈）重建或整幢改裝，主要為更有效地運用現有工廈地段或現有工廈本身以善用珍貴的土地資源。在重建工廈方面，目前政策容許放寬最高核准非住用地積比率，上限為百分之二十，以提供誘因推動私人業主重建一九八七年前落成的工廈。

鑑於近年工業活動需求下降及為配合政策，申請人希望善用申請地盤以重建為一座酒店。根據觀塘（南部）分區計劃大綱核准圖編號 S/K14S/26（大綱圖），該用地被劃為「其他指定用途（商貿）」地帶，而「酒店」用途屬於第二欄用途，須先向城規會申請。申請人現尋求城規會批准略為放寬大綱圖下的最高地積比率及建築物高度限制，以作擬議酒店用途。

總體而言，擬議發展俱備以下理據：

- 申請地點適合作酒店用途，擬議發展亦與周邊用途、區內演化中的特色兼容
- 符合「其他指定用途」註明「商貿」地帶的規劃意向及起動九龍東措施，以配合觀塘商貿區一帶轉型
- 符合政府鼓勵活化工廈的政策
- 發展計劃已提供設計優點
- 相容及先前已經得到規劃許可的建築物高度，並與地積比率 20% 的放寬成比例
- 不會對四周環境造成不可克服的影響

基於規劃綱領中提出的理據，懇請城規會批准此規劃申請。

申請人亦有意於未來重建後將擬議酒店改建為學生宿舍，以參與 2025 年 7 月最新頒布的「城中學舍計劃」。

1. Introduction

DeSPACE (International) Limited acts on behalf of the applicant, namely, Diamond Ocean Investments Limited (hereinafter referred to as “the Applicant”), the sole registered owner of private lots at 107-109 Wai Yip Street, Kwun Tong (the Site), to submit this section 16 town planning application for proposed minor relaxation of plot ratio (PR) and building height (BH) restrictions for proposed hotel use (the Proposed Development).

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 Government reactivated the Revitalisation Scheme for Industrial Buildings (Revitalisation Scheme) in 2018 (IB policy). For redevelopment of IBs, the prevailing policy allows relaxation of the maximum permitted non-domestic plot ratio up to 20 per cent to provide incentives to private owners to redevelop IBs constructed before 1987. In pursuit of the IB policy, the Applicant also seeks planning permission for proposed minor relaxation of the PR restriction from 12 to 14.4 (+20%). The building height restriction (BHR) is also proposed to be correspondingly relaxed from 100mPD to 115mPD to accommodate the additional GFA and bonus GFA to be claimed in the Proposed Development. The Proposed Development also demonstrates a number of design merits that contribute positively to the public realm.

2. Site Context

2.1 Local Site Context

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 (**Figure 1** – Location Plan) where is characterised by a mix of Industrial-Office and Commercial/Office buildings. It was previously occupied by a 10-storey (including ground floor) industrial/office building, namely Hsin Chong Centre, which was issued with its first Occupation Permit in 1966, i.e. a pre-1987 IB. The existing building has been demolished, and the Site is currently vacant, cleared, and bounded by temporary hoarding.

2.2 Surrounding Area of the Site

- To the Northwest of the Site is the IW Hotel, a redeveloped hotel project completed in 2018 through the conversion of a former industrial building.
- To the Southeast of the Site, beyond Hency Centre, is the Hay Nien Building, which has received planning approval under Application No. A/K14/783 for a hotel development involving a minor relaxation of PR and BH restrictions for proposed hotel use. In the vicinity to the east, another approved scheme (Application No. A/K14/782) permits the development of medical-related shop and services use.
- To the directly south, across Wai Yip Street, lies the Hoi Bun Road Park, contributing recreational and environmental value to the area. Further south, in the direction of the Kai Tak Channel, is the emerging Kai Tak Development Area, envisioned as a future landmark for culture, business, and tourism in East Kowloon.

2.3 Accessibility

The Application Site enjoys excellent accessibility and is well served by a range of public transportation options. Numerous bus routes operate along Kwun Tong Road and Wai Yip Street. In addition, several green minibus routes traverse Hoi Bun Road and Kai Fuk Road, providing convenient local access. Furthermore, the Ngau Tau Kok MTR Station, situated approximately 500 metres to the northeast of the Site, provides access to the citywide railway network, further reinforcing the Site's strategic accessibility.

2.4 Land Status

The Site comprises Kwun Tong Inland Lot Nos. 570, 571, 572 and 573 ("the Lots" and **Figure 3** refers) which are held under respective Government Lease dated 25.8.1966 as varied or modified by a Deed of Variation dated 4.7.1969 and a Modification Letter dated 30.8.1999 ("the Leases") subject to a lease term extended to 30.6.2047. The Lots have a total registered area of about 12,600 sq.ft. (i.e. 1,170.578 m²) which are held currently under single ownership by the Applicant. Under the lease conditions, the Lots are restricted for the purposes of (a) industrial and/or godown; (b) office ancillary and directly related to an industrial (or godown) operation; or (c) any combination of (a) and (b) excluding offensive trade. The Lots are also subject to, inter alia, a maximum height of 170ftPD (i.e. 51.8mPD) and a total maximum GFA of 7,660 m² and NBA up to vertical clearance of 15ft (4.57m) from ground level at the back alley. The Applicant will submit a Lease Modification application at the post-planning approval stage to facilitate the proposal.

3. Planning Context

3.1 Statutory Planning Context

The Application Site falls within an area zoned "OU(B)" under the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/26. (**Figure 2** – OZP) This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

The Site is situated within a zone subject to a maximum PR of 12 and BHR of 100mPD, as stipulated under the OZP, forming part of the lower-height band along the harbourfront corridor of KTBA. The area is subject to a stepped building height control, ranging generally from 100mPD to 200mPD descending from Kwun Tong Road towards the Victoria Harbour waterfront.

3.2 Non-Statutory Planning Context

3.2.1 Planning Department's 2020 Area Assessments (AA) of Industrial Land in the Territory

In response to the ongoing economic restructuring of Hong Kong's industrial sector and the evolving strategic direction for industrial land planning, the Planning Department has undertaken a series of five Area Assessments of Industrial Land across the Territory since 2000. These

assessments aim to provide updated planning data and insights to guide the evaluation of planning applications related to the conversion, redevelopment, or rezoning of industrial buildings (“IBs”).

Key findings of the 2020 AA revealed a continued decline in both the number of IBs and total industrial floor space across the territory. Among all zoning categories reviewed, the “OU(B)” zone recorded the highest volume of vacant industrial gross floor area, amounting to approximately 1.30 million m². In addition, the proportion of ‘Office’ use in IBs within “OU(B)” zones decreased from 35.6% in 2014 to 32.3% in 2020, while there was a corresponding increase in non-industrial uses, such as ‘Shop and Services’ and ‘Eating Places’, which collectively rose to 10.3% in 2020. These trends clearly indicate that the stock of industrial or industrial-office (IO) space is diminishing, and that a progressive transformation from industrial to non-industrial and commercial uses is likely to continue, particularly within the “OU(B)” zones.

In the case of Kwun Tong District, the 2020 AA highlighted an active transformation and land use restructuring from traditional industrial uses to non-polluting industrial and business-oriented activities, facilitated through redevelopment or conversion of ageing industrial buildings. Since 2001, substantial portions of land in both KTBA and the Kowloon Bay Business Area have been rezoned from “I” to “OU(B)” as part of the Government’s vision to transform Kowloon East into the second core business district (CBD2).

The Application Site, located between the KTBA and the Kowloon Bay Business Area, is part of this evolving urban landscape. According to the 2020 AA, 39.9% of floor area within the “OU(B)” zone in the KTBA is used for office purposes, while only 8% remains in use for manufacturing or workshop functions. Furthermore, the increasing number of approved planning applications for hotel and shop and services uses in the cluster of industrial and IO buildings north of Wai Yip Street reflects the district’s continuing shift toward general commercial functions.

In this context, the Proposed Development is consistent with the long-term policy direction and observed planning trends for the “OU(B)” zone, as identified in the 2020 Area Assessment. It supports the Government’s broader objective of revitalising outdated industrial stock and facilitating the transformation of Kowloon East into a modern, mixed-use urban centre.

3.2.2 Government’s Policy Initiative to Revitalise Industrial Buildings

Since 1 April 2010, the Government has implemented a series of measures to revitalise and optimise the use of old IBs through redevelopment and wholesale conversion which are mentioned in the 2009-10 Policy Address in order to provide readily available and suitable land and premises to meet Hong Kong’s economic and social needs.

The Government reactivated the Revitalisation Scheme for Industrial Buildings (Revitalisation Scheme) in 2018 which encourages redevelopment or wholesale conversion of aged IBs, mainly to make more effective use of the sites on which IBs are situated or the existing IBs per se to optimise the use of precious land resources. On the redevelopment of IBs, the prevailing policy allows relaxation of the maximum permitted non-domestic plot ratio up to 20 per cent to provide incentives to private owners to redevelop IBs constructed before 1987.

To continue encouraging redevelopment and conversion of aged IBs, the Government announced in the 2024 Policy Address the extension of the time-limited revitalisation measures for IBs, with enhancement of the measure on wholesale conversion, up to December 2027.

The demolished IB at the Application Site was completed in 1966 and is now under single ownership. The redevelopment of the Site is in line with the policy initiative of revitalising industrial

buildings by releasing and optimizing the development potential of pre-1987 IB located strategically at CBD2.

3.3 Planning History

The Site is subject to a previous Section 16 Application (No. A/K14/780) for Proposed Minor Relaxation of PR (from 12 to 14.4) and BH (from 100mPD to 115mPD) Restrictions for Permitted Office, Shop and Services and Eating Place Uses which was approved with condition(s) by the Town Planning Board on 29.5.2020. The extent of minor relaxations applied were same as the subject planning application.

3.4 Similar Planning Applications

Table 3.2 – Approved Planning Applications for Hotel Use in “OU(B)” Zone			
Case No.	Address	Planning Considerations	Relevant TPB’s questions/ comments
A/K14/713 (16/01/15) Wholesale Conversion	101 Wai Yip Street, Kwun Tong	- in line with TPB PG-No. 22D in that it was <u>compatible</u> with the surrounding land uses. - improve the existing <u>urban environment</u> - serve as a catalyst in <u>phasing out</u> the current <u>industrial uses</u> within the “OU(B)” zone. - in line with the “<u>Energizing Kowloon East</u>” Initiative	Nil
A/K14/723 (11/12/15) Wholesale Conversion	11 Tai Yip Street, Kwun Tong	in line with the planning intention of the “OU(B)” zone	- Parking and L/UL arrangement - Why hotel but not other uses - Any business plan to sell the hotel building after the wholesale conversion works
A/K14/730 (08/01/16) Wholesale Conversion	Nos. 69-71, King Yip Street, Kwun Tong	- in line with <u>TPB PG-No. 22D</u> <u>compatible</u> with the surrounding land uses.	Nil
A/K14/762 (16/11/18) Partial conversion	2/F to 5/F, 90 Hung To Road, Kwun Tong	<u>not in conflict</u> with the planning intention and <u>compatible</u> with the changing land use character of KTBA. - provision of hotel facilities will <u>broaden the range of accommodations</u> for visitors.	Nil
A/K14/783 (20/11/20) Redevelopment	1 Tai Yip Street, Kwun Tong	- In line with: the <u>planning intention</u> and <u>KTBA transformation</u>; and <u>TPB PG-No. 22D</u>; - KTBA where is <u>characterised by a mix</u> of	Details regarding the additional planning and design merits

		IBs, I-O and C/O buildings. - Supported by IB policy - Floor-to-floor & BH has been minimized as SC is maximized to 60% - Full-height setbacks and greenery provision meets the criteria in OZP ES for minor relaxation of BHR	- Traffic arrangement and basement layout - E&M facilities for fire services installations
A/K14/796 (22/01/21) Wholesale Conversion	28A Hung To Road, Kwun Tong	- in line with the <u>planning intention</u> and the <u>KTBA transformation</u> - help improve the existing <u>urban environment</u>. - serve as a catalyst in <u>phasing out</u> the current <u>industrial uses</u> within the "OU(B)" zone - It is in line with the <u>Energizing Kowloon East Initiative</u>.	Nil
A/K14/832 (23/05/25) Redevelopment	201 and 203 Wai Yip Street, Kwun Tong	- in line with the TPB PG-No. 22D for "OU(B)" zone in that it is considered <u>not incompatible</u> with the surrounding land uses - align with the <u>EKE initiative</u> to transform KE into a premier CBD.	Nil

From the above cases, hotel use within KTBA is generally in line with the planning intention of "OU(B)" zone and the "Energizing Kowloon East" Initiative, compatible with the surrounding land uses and the changing land use character, supported by IB policy, would improve the existing urban environment, serve as a catalyst in phasing out the current industrial uses within the "OU(B)" zone and broaden the range of accommodations for visitors.

Table 3.3 –Approved Planning Applications for Minor Relaxations (PR & BHR) (20%) in "OU(B)" Zone since 2022 (From 12 to 14.4 (i.e. 20%))

Case No.	Applied Use	Planning Considerations	Floor to Floor Height	Relevant TPB's questions/ comments
A/K14/806 (16/01/22)	11 Lai Yip Street, Kwun Tong	- The minor relaxation of BHR (+25.9%) sought is <u>generally proportional</u> to the proposed minor relaxation of PR restriction with reasonable floor-to-floor height adopted. - The Proposed Development is <u>generally in line with the planning intention</u> of the "OU(B)" zone, and is <u>not incompatible</u> with the surrounding uses within KTBA	4m	- planning and design merits and the comparison of such merits with the two similar approved applications nearby - The possibility of tree planting within the proposed setback areas along Hang Yip Street and Lai Yip Street
A/K14/810 (18/02/22)	5 Lai Yip Street, Kwun Tong	<u>meets the criteria</u> for considering application for minor relaxation of BHR <u>In line with the planning intention</u> <u>not incompatible</u> with the surrounding uses within KTBA	Eating place, shop and services: 4.5m Office: 4m	- whether tree planting was possible on the setback area - whether the Proposed Development would enhance streetscape

A/K14/809 (10/06/22)	1 Tai Yip Street and 111 Wai Yip Street, Kwun Tong	- unlikely induce significant adverse effects on the <u>visual character</u> of the surrounding townscape <u>meets the criteria</u> for considering application for minor relaxation of BHR <u>in line with the planning intention</u> of the "OU(B)" zone <u>not incompatible</u> with the surrounding uses within KTBA	Eating place, shop and services: 5m Office: 4.1m	- whether the setback area would be opened for use by the public - whether the width of the back alley would be sufficient to accommodate the (L/UL) bays - height of the proposed canopy
A/K14/804 (24/06/22)	334-336 and 338 Kwun Tong Road, Kwun Tong	<u>unlikely induce significant adverse effects on the visual character</u> of the surrounding townscape. <u>meets the criteria</u> for considering application for minor relaxation of BHR <u>In line with the planning intention</u> of the "OU(B)" zone <u>not incompatible</u> with the surrounding uses within KTBA	Eating place, shop and services: 4.325m Office: 3.9m	How the sustainability of greenery features in the Proposed Development could be ensured
A/K14/820 (3/2/2023)	73-75 Hung To Road	supported as the Proposed Scheme aligns with the <u>EKE initiative</u> to transform Kowloon East into a premier CBD	Eating place, shop and services: 4.2m Office: 4.12m	- supported the application - suggested to consider supporting similar applications in areas outside Kowloon East
A/K14/822 (9/06/23)	25 Tai Yip Street, Kwun Tong	- Supported by DEVB with <u>IB policy</u> - Minor relaxation of <u>BHR generally proportional to PR</u>, and to address constraints of setbacks/NBA ODP requirements; Typical <u>FTFH is considered reasonable</u> - would not undermine the <u>strategic views</u> towards the Kowloon ridgelines as illustrated in photomontages - generally <u>meets the relevant criteria in OZP ES</u> for minor relaxation of BHR	Eating place, shop and services: 3.85m Office: 3.85m	- Whether would strive to achieve a higher BEAM rating - Commitment to the implementation of canopy

A/K14/832 (23/05/25)	201 and 203 Wai Yip Street, Kwun Tong	- Supported by DEVB with <u>IB policy</u> - Minor relaxation of <u>BHR generally proportional to PR</u>, and to address <u>constraints of setbacks/NBA</u> ODP requirements; <u>Typical FTFH is considered reasonable</u>	3.15m	Nil
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From the above cases, the key planning considerations for minor relaxation proposals within KTBA are the IB policy, the minor relaxation of BHR being generally proportional to PR, involvement of constraints of building setbacks, a reasonable typical floor-to-floor height and having no adverse visual impact.

4. Proposed Development

The Applicant proposes to develop the Site into a hotel development. The key development parameters and the proposed floor uses of the Proposed Scheme are summarized in **Tables 4.1** and **4.2** below respectively. The schematic drawings are provided in **Appendix 1**. A set of Landscape Proposal is attached in **Appendix 3**.

Table 4.1 Proposed Development Parameters

	Approved Scheme under S16 Application No. A/K14/780	Proposed Scheme
Total Site Area	About 1,170.578m ²	About 1,170.578m ²
Plot Ratio	14.4	14.4 (+2.4/ 20%) ^{(a)(b)}
Total GFA	Not more than 16,856.323m ²	About 16,856.323m ^{2(a)(b)(c)}
Proposed uses	Office, Shop and Services and Eating Place	Hotel
No. of Rooms	N/A	Guestroom: About 984 rooms
Hotel room sizes (subject to detailed design)	N/A	Ranging from 8.5 m ² to 22.50 m ²
Site Coverage - Below 15m - Above 15m	Not more than 60%	Less than 100% 60% ^(d)
Class of Site	Class A	Class A
No. of Block	1	1
Maximum Building Height (Main Roof)	+115mPD	+115mPD
No. of Storey	29 (including 3 levels of basement)	31 (including 1 level of basement)
Parking Spaces - Private Car (accessible) - Motorcycle - Loading/unloading (L/UL) facilities - LGV - M/HGV - Taxi and Private Car - Shared-use" for Coaches/buses and M/HGV	91 (2) 10 4 (7m (L) x 3.5m (W) x 3.6m (H)) 2 (11m (L) x 3.5m (W) x 4.7m (H))	10 (1) 1 7 (7m (L) x 3.5m (W) x 3.6m (H)) 1 (11m (L) x 3.5m (W) x 4.7m (H)) 4 (5m (L) x 2.5m (W) x 2.4m (H)) 3 (12m (L) x 3.5m (W) x 4.7m (H))

Remarks:

- a) On top of the PR/GFA set out above, the applicants have indicated that bonus PR/GFA of about 0.539 and 630m² will be claimed for the proposed setbacks at WYS subject to approval by the Building Authority (BA) under Building (Planning) Regulations (B(P)R) 22(1) or (2). The bonus PR/GFA has been accounted for in the building bulk for conducting technical assessments. Such bonus PR/GFA claimed is proposed NOT to be included in the total GFA permissible under the modified lease to be applied for at the post-planning approval stage and shall be subject to separate approval/consent by the Lands Department by relevant Lease condition after the Applicant has applied for such claim and surrender of land.
- b) The canopy, which is subject to departmental comments at detailed design, has been excluded from the PR/GFA calculation.
- c) All GFA are planned for hotel use, including entrance foyer at G/F, administration office, reception counter and BOH facilities, guest rooms and hotel floors circulation, ancillary facilities and non-essential plant rooms. BOH facilities such as linen store, laundry room carpentry workshop, E&M workshop, dry goods store, beverage store, furniture store, staff canteen, staff changing rooms staff rest room and

staff toilet involving a GFA of about 846m² which might be eligible for GFA exemption has been accounted for in the building bulk for conducting technical assessments. Any GFA exemption for any structure or floor space commonly referred to as "environmentally friendly or innovative features" is not included/ considered in the proposed scheme and, if any of such GFA exemption is required, shall be subject to separate approval/consent by the Lands Department by relevant Lease condition.

- d) On top of the SC set out above, the applicants have indicated that bonus SC of about 1.457% will be claimed for the proposed setbacks at WYS subject to approval by the Building Authority (BA) under B(P)R 22(1) or (2). The bonus SC has been accounted for in the building bulk for conducting technical assessments.
- e) The total greenery will be provided at a ratio of not less than 20%.

Table 4.2 Proposed Floor Use

Basement	Carpark
G/F	Lift Lobby
1/F	Hotel FOH & BOH
2/F	Hotel FOH & BOH
3/F	Gym / BOH
5/F	E&M / BOH
6-17/F	Guestroom
18/F	Refuge Floor
19-33/F	Guestroom

4.2 Design Merits

In formulating the Proposed Scheme, the design has taken into account the various site constraints as well as design considerations in order to ensure the Proposed Scheme is designed to create a high-quality development in harmony with the branding of CBD2. The following design merits are incorporated in the scheme for improving the existing urban environment:

- Provide 2.3m and 1.5m full-height building setbacks from Wai Yip Street and the back lane respectively. The Applicant is also providing an additional 1.5m Non-Building Area (NBA) with a clear height of 5.1m at the back lane to enhance the traffic circulation. The parking of vehicles along the backlane will not affect the intended purpose of the NBA designation, nor will it adversely affect visual and wind permeability.
- Provide a 21.2m (length) x 2.3m (wide) x 4.8m (high) canopy along the footpath of Wai Yip Street for sheltering.

Building design elements of Sustainable Building Design Guidelines SBDG (APP-152) have been considered in the Proposed Scheme, of which the requirements of site coverage of greenery are applicable and fulfilled. The applicant plans to apply for Building Environmental Assessment Method Plus New Buildings (BEAM Plus NB) Certification at the detailed design stage. SBDG compliance, energy efficient building designs measures, materials and waste, water use, the health and well-being of the future occupants of the building, etc. will be considered holistically and demonstrated of their compliance as the main categories of BEAM plus NB application. Official letter issued by the HK Green Building Council acknowledging the satisfactory completion of project registration for certification will be submit to BD.

4.3 Access and Internal Transport Facilities

Two vehicular access points are provided which are located at (i) The service lane at the northern side of the Proposed Development; and (ii) Wai Yip Street. The internal transport facilities for the captioned S16 planning application are provided as per HKPSG recommendation for hotel. A Swept Path Analysis and a Vehicle Lift Analysis are conducted and results indicate that vehicles will have no manoeuvring problems and all vehicles could enter and leave the Site with ease. For details, please refer to the submitted Traffic Impact Assessment ("TIA").

4.4 Bonus PR/GFA to be Claimed

"Bonus GFA" is stipulated in regulation 22 of the Building (Planning) Regulation. If the dedication of set-back area for public passage or surrender of land for road widening at ground level is consented/acquired by the Government, bonus GFA that equals to five times the area surrendered/dedicated or less than 20% of the permissible plot ratio, whichever is the less, may be granted in return for the private area surrendered/dedicated to the public. The BA may also, in return for dedication of an area within or through a building at ground level or other floor levels for public passage, allow concessions by way of section 42(1) of the Buildings Ordinance (Cap. 123).

5. Planning and Technical Justifications

5.1 The Site is suitable for hotel development and in compatibility with the surrounding land uses and the changing land use character

The Application Site is located at a convenient location and well-served by various types of public transport services, including road-based franchised bus and public light bus, as well as rail-based transport. These services operate within 500m or about 10 minutes' walk away.

The Site is located at the western periphery of KTBA and facing Hoi Bun Road Park and Kwun Tong Promenade in close proximity. It has an open vista with spectacular view towards the water, Kai Tak Runway Precinct and even towards Hong Kong Island. Very limited nuisances from adjoining industrial/commercial buildings would be anticipated. In the same OZP, there are significant number of hotel developments which demonstrates the surrounding area of the site is compatible with "Hotel" use. In addition, according to the "2020 Area Assessments of Industrial Land in the Territory", majority (70.9%) of the GFA within the "OU(B)" zone in KTBA are occupied by office (39.9%) and warehouse/storage (31.0%) uses; whereas, only 8% of the total GFA is being used for manufacturing/workshop. Only non-polluting uses (e.g. information technology and telecommunications industries, non-polluting industrial, office and other commercial uses) are permitted as-of-right within "OU(B)" zone.

Table 5.2 Number of Hotel Developments in the same OZP

Name	Address
IW Hotel	101 Wai Yip Street, Kwun Tong
Ind Hotel	326 Kwun Tong Road, Kwun Tong
Nina Hotel Kowloon East	38 Chong Yip Street, Kwun Tong
Hotel COZi	163 Wai Yip Street, Kwun Tong
Holiday Inn Express	97 How Ming Street, Kwun Tong
Dorsett Kwun Tong, Hong Kong	84 Hung To Road, Kwun Tong

The low utilization rate of commercial/office (C/O) buildings today is well witnessed in Hong Kong and particularly in KTBA. Many of the C/O have become foreclosed properties in KTBA. As such, the site is particularly suitable for conversion to other uses which meet the latest market needs.

5.2 In Line with the Planning Intention of “OU(B)” Zone and “Energizing Kowloon East” Initiative to Facilitate the Transformation of Kwun Tong Business Area

The Proposed Development is located in an area zoned “OU(B)” with the planning intention of general business uses and the future growth in commercial development in CBD2 within KTBA under the EKEI. The EKEI has been the Government’s on-going policy purposed to facilitate transformation of Kowloon East (KE) into another core business district (CBD2) to sustain Hong Kong’s economic development. The Proposed Development would provide hotel services to business visitors and support the commercial development in the East Kowloon CBD, and therefore help materialise the planning intention of “OU(B)” zone. A more diverse profile of uses can help re-inject the necessary commercial dynamism and urban life to the KTBA.

Redeveloping existing pre-1987 industrial building buildings would upgrade the environment and facilitate the transformation of KTBA from traditional industrial uses to non-polluting industrial and business uses. The proposed hotel has carefully taken into account various considerations in ensuring the compatibility with the transformation of the surrounding planning context.

In addition, to consolidate Hong Kong’s position as an international hub for post-secondary education, the Chief Executive announced in the 2024 Policy Address that the Development Bureau (DEVB) and the Education Bureau (EDB) would launch a pilot scheme to streamline development control procedures, so as to encourage the market to convert commercial buildings into student hostels. As Hong Kong’s public universities will push to enrol more “quality overseas students” to ensure greater diversity on campuses, the policy aims to increase the supply of student accommodation, thereby creating the “Study in Hong Kong” brand. In response to the latest increasing market needs for student accommodations and launching of the “Hostels in the City Scheme” on 21 July 2025, the Applicant has an intention to convert the proposed hotel to a student hostel upon redevelopment in future, which will better support the economic activities in KTBA. The great number of businesses in Kwun Tong/ Kowloon Bay is a good job centre to offer professional training opportunities for postgraduates and final year students, thereby energizing the Kowloon East CBD with new young blood.

5.3 In Line with Government’s Policy Initiatives on Revitalising Industrial Buildings

The provision of industrial land has long been recognised as not optimally utilised. Thus, the Government has introduced a package of measures to facilitate redevelopment and wholesale conversion of IBs in the 2009-10 Policy Address as well as in the PA 2021.

The proposed redevelopment suggests relaxing the maximum non-domestic PR allowed under the B(P)R by 20% to incentivize redevelopment of the subject IBs located outside “Residential” zones in main urban areas and new towns, which would help materialize the latest Government’s policy. In line with the strategic Government policy, the current proposal could effectively optimize the existing industrial stock to provide more floor area and make better use of the valuable land resources for Hong Kong’s changing social and economic needs.

5.4 Provision of design merits in the scheme which will improve the existing urban environment

Setbacks from Wai Yip Street and the back lane - Enhancing Street Level Environment and the Visual Quality

To echo with EKEO's initiative to energise and revitalise the back lanes, the proposed scheme adheres to the 1.5m full-height setback requirement and provide a further 1.5m with a clear height of 5.1m setback. The proposed building setbacks will allow the building bulk to be more visually recessive and maintaining permeability which will enhance the street level public urban space. It would help promote the intention of KTBA being an economic and employment hub.

5.5 Compatible building height as previously approved for this site and proportion to the 20% increase in PR

The proposed minor relaxation of BHR is to accommodate the additional GFA arisen from the proposed minor relaxation of PR under the Revitalisation Scheme and bonus GFA to be claimed in the Proposed Development. There are seven recently approved developments for commercial uses in proximity to the northwest of the Application Site which have sought minor relaxation of both PR and BH restrictions ranging from 115mPD to 126mPD (Table 3.3 refers). The Site itself is also subject to a previous Section 16 Application (No. A/K14/780) for Proposed Minor Relaxation of PR (from 12 to 14.4) and BH (from 100mPD to 115mPD) which was approved with conditions by TPB on 29.5.2020, in which the extent of minor relaxations applied were same as the subject planning application.

The key planning considerations of the subject application dovetail with those set out in the relevant TPB papers of the similar cases in Table 3.3, which the increase in BH (+15% in this case) is proposed for accommodating the minor relaxation of 20% in PR under the Policy being sought; As concluded in the VIA, the proposed minor relaxation of BH restriction to 115mPD will be in harmony with the surrounding development context and will not result in unacceptable visual impacts;

As such, the proposed minor relaxation of BHR is considered minor in nature and should be considered acceptable. The proposed full-height setbacks would further contribute to an enhanced urban environment with wider public footpath, maintaining visual permeability and air ventilation, which would mitigate the visual impact if any. The Proposed Scheme generally meets the following criteria for considering application for minor relaxation of BHR as specified in para.7.4 of ES of the OZP:

“(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 Development involves a 2.3m full-height building setback along Wai Yip Street for passage/street widening and enhanced the traffic circulation. A minor relaxation of BHR is partly for accommodating the bonus GFA granted under the Buildings Ordinance ;

“(c) providing better streetscape/good quality street level public urban space;”

The Proposed Development with modern building standards and sustainable building design will help catalyze the urban transformation process of the area thereby creating a better state of streetscape. The proposed building setbacks will allow the building bulk to be more visually

recessive, promoting visual interest with increased open space and maintaining permeability which will enhance the street level public urban space.

“(d) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan;

The Outline Development Plan no. D/K14A/1H require the Subject Site to setback (i) along Wai Yip Street of 2.3m, and (ii) 1.5m setback and 1.5m non-building area along the service lane; which have taken up a total area of 208.5m² (about 18%) and 82.3m² (about 7%) of the site area respectively; With the above setback requirements, under the current scheme, the actual residual floor areas of the podium and typical floors 75% (878 m²) and 60% (about 702m²), subject to detailed design. The length of the Subject Site (i.e. measured from Wai Yip Street to the service lane) which is originally 21.3m is reduced to only 17.5m (reduction of substantial length of 17.8%). These present as site constraints in achieving the permissible plot ratio under the IB Policy. To minimize the increase in BH applied to accommodate the additional GFA, the site coverage of the typical floors has been maximized as permissible under Building (Planning) Regulations (B(P)R) for the Site; The proposed typical floor-to-floor height (3.45m in this case) has been minimized which is lower than that of the nearby newly completed commercial developments (ranging from 4.2m to 4.98m, and are all developed with a PR of 12 and BH of 100mPD), and is within the range of those adopted in approved similar applications in KTBA (between 3.15m and 4.1m) and may not be unacceptable. The proposed overall BH has been minimised by provision of basement floor for accommodating internal transport facilities in a cost effective manner. The ground floor layout has maximised the provision of M/HGV loading / unloading bays which need to front onto the turntable so vehicles could enter and leave the loading / unloading bay.

“(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 applicant plans to apply for BEAM Plus NB Certification at the detailed design stage. Green building design responding to the site's neighbourhood including but not limited to building permeability, air ventilation, thermal comfort, landscaping, site coverage with greenery; neighbourhood daylight access will be considered holistically and quantitatively assessed for ensuring their performances.

5.6 No Insurmountable Impact on the Surroundings

5.6.1 No Adverse Traffic Impacts

A Traffic Impact Assessment (“TIA”) is conducted to assess the traffic impact associated with the Proposed Development. It is concluded that the Proposed Development will result in no adverse traffic impact to the surrounding road network.

5.6.2 No Insurmountable Visual Impacts

A Visual Impact Assessment (“VIA”) is conducted to assess the visual impact associated with the Proposed Development. The VIA concludes that the visual impact of the Proposed Development is considered to be acceptable (from negligible to slightly adverse) from the major public viewpoints concerned. (Please refer to **Appendix 4**)

5.6.3 No Adverse Environmental Impacts

No adverse impact is anticipated from the air quality and noise perspectives as the whole Proposed Development will be equipped with a central air-conditioning system and will not rely on openable windows for ventilation under normal circumstances.

Noise Impact

Since the whole Proposed Development not rely on openable windows for ventilation under normal circumstances, adverse traffic noise and fixed noise impact are not anticipated.

Air Impact

The Application Site is bounded by Wai Yip Street and an active chimney is identified within 200m of the Site. The fresh air intake point for the central air-conditioning system is carefully positioned beyond 200m from the chimney and beyond 20m from Wai Yip Street. Adequate buffer distance from both the road and the chimney is provided in accordance with the requirements outlined in the HKPSG. (Please see **Figure 4**) Therefore, no adverse vehicular and chimney emission impacts are anticipated. Additionally, no odour sources were identified within 200m of the Application Site, so no odour emission impact is expected. Assessments have been done, and it has been largely ascertained of its technical feasibility.

Land Contamination

The Application Site is currently vacant and was previously occupied by an office building. There is no anticipated land contamination from past or current land use at the site. According to the aerial photos from the Lands Department, the site was occupied by an office building since 1973 until it turned into an open carpark for private vehicle in 2020, after which the site has remained vacant. The selected aerial photos showing the historical conditions of the Application Site are presented below. Hence, there is no anticipated land contamination issue for the Proposed Development.



Hsin Chong Centre (office building) taken in 2017

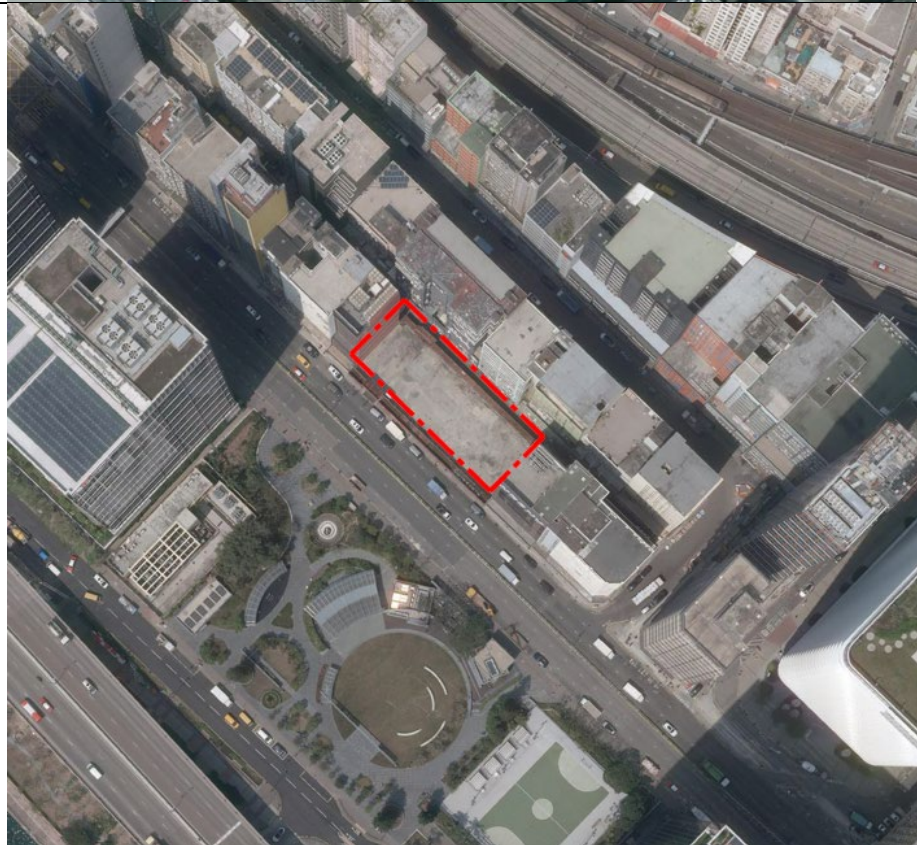
Table 5.3 - Aerial photos showing the Application Site since 1973

Year (Land Use on the Application Site)	Aerial Photos
1973 (office building)	
1993 (office building)	

2013
(office building)



2024
(office building)



5.6.4 No Adverse Sewerage Impacts

A Sewage Impact Assessment ("SIA") has been conducted to assess the sewerage impact associated with that development proposal. With the proposed mitigation measures, no unacceptable sewerage impact resulting from the Proposed Development is anticipated. (Please refer to **Appendix 2**)

CONCLUSION

This planning application seeks Town Planning Board's permission for proposed minor relaxation of Plot Ratio and Building Height Restrictions for proposed hotel use. The prevailing policy allows relaxation of the maximum permitted non-domestic plot ratio up to 20 per cent to provide incentives to private owners to redevelop IBs constructed before 1987. Given the decreasing demand for industrial activities and in pursuit of the Revitalisation Scheme, the Applicant intends to enhance the utilization of the Application Site by redeveloping it into a hotel tower. Upon redevelopment, the Applicant has an intention to convert the proposed hotel to a student hostel in pursuit of the latest "Hostels in the City Scheme" promulgated in July 2025 at the post-planning approval stage.

In summary, the Proposed Development is considered fully justified from the following perspectives:

- The Site is suitable for hotel development and in compatibility with the surrounding land uses and the changing land use character
- In line with the Planning Intention of "OU(B)" zone and the "Energizing Kowloon East" Initiative to facilitate the transformation of Kwun Tong Business Area
- In line with Government's policy initiatives on revitalizing industrial buildings
- Provision of design merits in the scheme which will improve the existing urban environment
- A compatible building height as previously approved for this site and proportional to the 20% increase in PR
- No insurmountable impact on the surroundings