

Replacement Pages of Supplementary Planning Statement

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. (See FIG-05 in Appendix 1) The subject site with an area (i) less than 20,000m² and (ii) proposed with building having a continuous projected façade length (Lp) of below 60m, fall outside the prescribed categories requiring compliance with the building separation requirements in accordance with APP-152. The Site fronting Wai Yip Street having a width of more than 15m falls outside the prescribed category requiring compliance with the building setback requirements. 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

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 non-building area 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

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. **Similar to the proposed hotel, ground floor of the said office building was mainly used for internal transport facilities, entrance lobby, receptions, lift core and a transformer room all serving the said office building. There was no basement floor in the previous office building. The building was demolished and the Site was turned into an open carpark for private vehicle in 2020.** 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



Internal transport facilities on G/F of Hsin Chong Centre taken in 2017



Open carpark for private vehicle on the Site after 2020

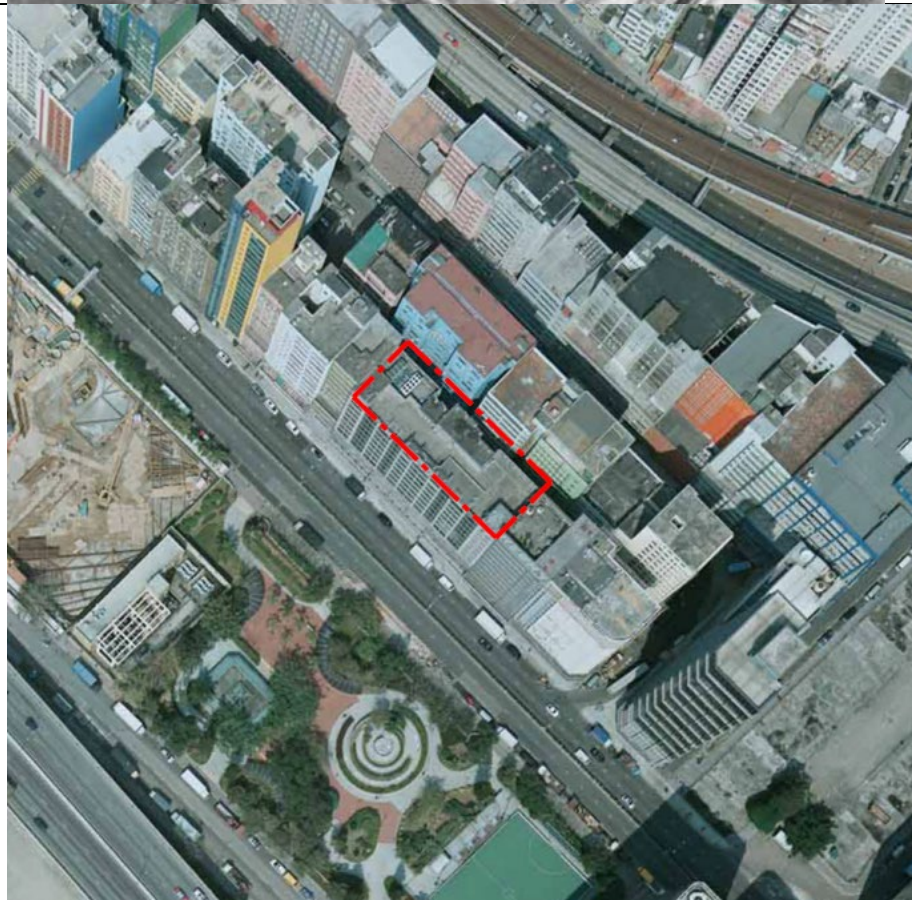
Table 5.3 - Aerial photos showing the Application Site since 1973

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

1993
(office building)



2013
(office building)



2019
(The office building
on the Site was
demolished)

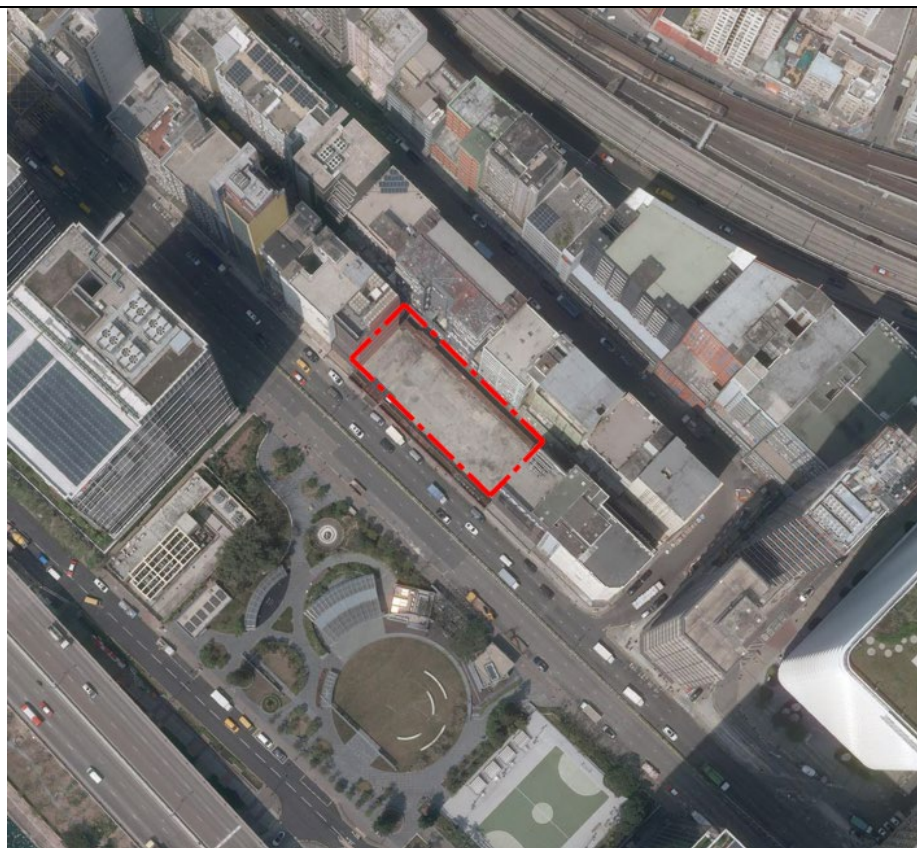


2020
(The Application Site
was no longer
occupied as an office
building)



2024

(The Application Site was no longer occupied as an 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

Appendix 1

FIG-07



Proposed Canopy

2.3m setback

WAN YIP STREET

FIG-07