**Proposed Wholesale Conversion of an Existing Building to Hotel Use
In "Other Specified Uses" annotated "Business" Zone,
No. 118 Wai Yip Street, Kwun Tong, Kowloon
(Section 16 Planning Application No. A/K14/840)**

- Further Information No. 1 -

Items	Comments	Responses
1	**Comments from Transport Department received on 5 October 2026 (Contact Person: Mr. LAW Shun Chit, Tom; Tel: 2399 2459)**	
1.1	Section 4.3 – While you have analyzed the anticipated trip generation and attraction of the proposed development based on the reference trip rates in TPDM, please compare the figures with the existing use for clarity.	Noted. A comparison of the trip generation and attraction is provided in Section 4.3 of the revised TIA report (**Annex C** of this Further Information (FI) refers).
1.2	Section 5.2 – Please supplement the headroom of the proposed PC/Taxi space and loading / unloading / lightbus space. Additionally, noting your intention to co-use the larger space (3.0m x 7.0m) for loading / unloading and pick-up / drop-off of light bus, the minimum length of the space should be 8.0m. Please review the arrangement at the back alley as appropriate.	The length of the loading / unloading of LGV and pick-up / drop-off of light bus is updated to 8.0m.
1.3	Figure 4.1 – Please illustrate the ingress and egress routes for the proposed development and demonstrate the increase (if any) in traffic generation further to (1).	Noted. Please refer to the updated Figure 4.1 for details.
1.4	General - Please advise the pedestrian generations of the proposed development and confirm no insurmountable impact on the footpaths and pedestrian crossings in the vicinity.	Noted. Please refer to Section 4.6 of the updated TIA report.
1.5	General - Traffic management measures should be proposed in this TIA report for (i) vehicular access at the back alley to ensure proper manoeuvring and road safety, (ii) the intended arrangement for shared-use of the spaces, in particular for the private car parking / taxi space which allows both parking and pick-up/drop-off purposes, and (iii) loading / unloading arrangement for HGVs. The proposed measures are to be included in a traffic management plan with an undertaking letter by the lot owner / his representatives submitted to this regional office prior to occupation permit application to ensure implementation of the proposed measures.	Noted. Please refer to Section 5.5 of the TIA report and a detailed traffic management plan with an undertaking letter by the lot owner / his representatives will be submitted to TD prior to occupation permit application to ensure implementation of the proposed measures.

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2	**Comments from Environmental Protection Department (EPD) received on 6 October 2026 (Contact Person: Ms. CHAN Lai Mei, Jolitta; Tel: 2835 1112)**	
2.1	Hotel developments are normally provided with central air conditioning system and the Applicants / Authorized Persons should be able to select a proper location for fresh-air intake during detailed design stage to avoid exposing future occupants under unacceptable environmental nuisances / impact. We have no adverse comment on the application with the incorporation of an approval condition to require the applicant to submit a sewage impact assessment (SIA) for approval and implement the local sewerage upgrading / sewerage connection works as recommended in the approved SIA report.	Noted.
2.2	We note that a SIA report for the proposed development has already been included in the planning application, we take the opportunity to offer technical comments to facilitate the applicant's preparation/updating of the SIA report:	Noted.
2.3	**General Comment** Please submit the SIA report (in pdf) and calculation spreadsheet (in Excel) as well as all Response to Comments from EPD and DSD as Appendix. Please also highlight the revised/updated content of the SIA report in the next submission for review.	Noted.
2.4	**Specific Comments** ***Section 1.4*** Please clarify if there is any swimming pool in the proposed hotel and estimate the sewage generation if applicable.	It is confirmed that there is no swimming pool within the site.
2.5	***Figure 2 and Appendix 2*** Please provide hydraulic calculation at least up to sewer section FWD4049967 to ensure the proposed development would not cause adverse impact to the public sewerage system and to propose effective sewerage mitigation measures when appropriate.	The calculation has been updated. The existing sewerage system serving the site and freeboard would be sufficient to accommodate the sewage generated from the Proposed Development and the nearby catchment areas.

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2.6	***Appendix 2 – Table 3*** For the sub-catchments in Catchment A and B, please provide the supporting documents on the adoption of assumed areas and proportion of office/manufacturing areas.	A site visit was conducted to verify the proportions of office and manufacturing areas, and the supporting information has been included in Appendix 4 of the revised SIA report (**Annex D** of this FI refers).
3	**Comments from Planning Department (PlanD) received on 7 October 2026 (Contact Person: Mr. LEUNG Cheuk Nam, Jeff; Tel: 2231 4788)**	
3.1	As verbally advised by LandsD, eligibility under the IB Policy, as extended to 2027, is subject to the condition that no changes are made to the existing building bulk in accordance to LandsD's Practice Note No. 6/2019. Please consult the relevant expertise in your team e.g. AP as well as LandsD, and review whether the proposal complies with the policy, as claimed. Detailed comments from LandsD will be provided under separate cover shortly.	Noted.
3.2	Please clarify whether the total GFA (I.e. 3,520.78m^2) includes the back-of-house facilities on the hotel floors.	The back-of house facilities are included in the total GFA.
3.3	Please provide the reasons for locating guestrooms designated as accessible rooms on G/F, particularly given their potential exposure to traffic noise, exhaust fumes from vehicles and odours from the back alley.	The ground floor location enables these rooms have direct fire escape route to the ultimate place of safety in case of emergency, and the ease of access and reaching services. The guestroom will be adequately provided with fresh air intake.
3.4	Please clarify whether the proposed G/F guestrooms have windows opening directly onto an uncovered external area or an open street to provide sufficient natural lighting in accordance with the *Building (Planning) Regulations*. Please also explain how guest privacy will be maintained where guestroom windows face the back alley. Please annotate the locations of windows for the guestrooms on G/F on Drawing D-01.	Please refer to the attached revised drawing G-01 (**Annex B** of this FI refers). The proposed prescribed window provisions to the guestrooms comply with B(P)R Regulations 30 to 33. Operable windows with clear glass with bottom level higher than 2m are provided. Fixed windows lower than 2m would be provided for privacy.
3.5	For Drawing Nos. D-02 to D-04, please annotate all window openings, as no legend identifying the window openings has been provided, particularly those facing the back alley and those on the proposed additional floor. Please clarify whether the proposed window provision complies with Regulations 30 to 33 of the Building (Planning) Regulations (Cap. 123F).	Please refer to the attached revised drawings D.02 to D-04. The proposed prescribed window provisions comply with B(P)R Regulations 30 to 33.

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3.6	Please indicate the height of the E&M facilities including water tanks and flushing GRP tank in Drawing No. D-04, and show these facilities in the schematic section in Drawing No. D-06. Please also clarify whether these facilities are GFA accountable.	Please refer to the attached revised drawings D-04, D-06 & D-07. All E&M facilities are non-accountable for GFA.
3.7	Please clarify the use and function of the protected lobby on the G/F (Drawing No. D-01).	It is to provide safe passage / communication between lounge and hotel lobby with accordance to Code of Practice for Fire Safety in Buildings 2011 (2024 Edition) Clause D7.3.
4	**Comments from Drainage Services Department (DSD) received on 9 October 2026 (Contact Person: Miss LIU Siting, Afra; Tel: 3965 7301)**	
4.1	I refer to the planning application TPB/A/K14/840 - Proposed Hotel (Wholesale Conversion of Existing Industrial Building) at 118 Wai Yip Street, Kwun Tong. The coordinated comments from Mainland South Division (MSD) and Land Drainage Division (LDD) of DSD are as below:-	Noted.
4.2	**Regarding sewerage impact of the proposed development** Please note that EPD is the planning authority of sewerage infrastructure, submission of sewerage impact assessment (SIA) or any sewerage review shall be circulated to SIG/EPD for their comments and approval. Subject to EPD, it may be required to assess and demonstrate the potential sewerage impact to the existing sewerage system, and formulate appropriate mitigation measures if any adverse sewerage impact is identified;	Noted. The SIA has been circulated to SIG/EPD for their comments.
4.3	Table 2a, 3 and 4a – Please include the checking on downstream sewerage network up to existing box culvert. Please be reminded to review whether sewage flow from MG Tower and C-Bons International Centre should be considered when checking downstream sewerage network.	Noted. Calculation has been updated.
4.4	Table 3 – Please advise how those “assumed area” be obtained or calculated.	A site visit was conducted to verify the proportions of office and manufacturing areas, and the supporting information has been included in Appendix 4 of the SIA report (**Annex D** of this FI refers).

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4.5	Section 2 – upgrading works of the existing sewerage connection pipe from the lot is required, to be carried out by the development and at the cost of the development, to meet latest DSD standard. The pipe size should be upgraded from dia.150mm to dia.225mm to ensure that the downstream sewerage network capable to take up the discharge for your proposed development smoothly without frequent blockage.	Noted. New 225mm diameter sewerage pipeline will be proposed to connect the existing government manhole FMH4042808 (S1) via terminal manhole. Please refer to the update in Section 2.3 and Figures 2 & 3 of the revised SIA report.
4.6	**Regarding drainage impact and flood resilience of the proposed development** Please append a project profile in accordance with Appendix I of <DSD Advice Note No.1> to briefly elaborate the drainage conditions of the concerned site and proposed development. Base on the project profile to be submitted, a further Drainage Impact Assessment may be required at current or later stage to demonstrate no adverse impact to the public drainage system arising from the proposed development.	Noted. Please also refer to a new section 3.5 for drainage consideration incorporated in the revised Planning Statement (**Annex A** of this FI).
4.7	Please observe <DSD's Practice Note 2/2023 - Guidelines on Flood Resilience> in early planning and detailed design. In particular, as it's development located at coastal areas, the applicant should pay attention to the potential increase of sea level and plan a higher design formation level as far as practical. Sufficient structural prevention should be planned to ensure the flood resilience of the development. Sufficient operation arrangement to ensure emergency preparedness should be proposed to ensure the flood resilience of the development if other structural measures were considered impractical.	Noted.
4.8	**General** It is the developer's responsibility to identify/locate the existing government sewers and stormwater drains to which drainage connections from his site are to be proposed. You are required to verify that the existing government drains/sewer, to which connections are proposed, are in normal working conditions and capable for taking the discharge from the site. Condition survey of existing drain/sewer, covering at least two sections downstream of each proposed connection, should be conducted prior to works commencement. Pipe cleansing and rehabilitation works (if	Noted.

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	found necessary upon survey result) should be implemented by the project to secure satisfactory hydraulic performance arising from the development. For this particular site, extent of condition survey of to be carried out at later stage should cover the stormwater drains and sewers from the concerned rearlane to further downstream at Hoi Bun Road. The applicant is also required.	
4.9	The development is reminded to liaise with any interfacing projects and parties for interfacing issues. For example, Contract No. DC/2024/08 Kwun Tong Promenade Stormwater Storage Scheme seemed to have drainage works planned in the vicinity, for the applicant's liaison with the project in direct.	Noted.
5	**Comments from Lands Department (LandsD) (Development Control Section) received on 12 October 2026 (Contact Person: Ms. NG Chun Wei, Angel; Tel: 3793 4283)**	
5.1	**Part A: General Comments** Whilst DLO/KE will provide their comments on lease/land administration aspects, this office will supplement the land-related matters from the perspective of measures announced in 2018 Policy Address on revitalisation of industrial buildings ("IBs") ("the 2018 IBs Revitalisation Scheme").	Noted.
5.2	For wholesale conversion of existing IBs aged 15 years or above in "Commercial", "OU(B)" and "Industrial" zones for uses permitted under the relevant Outline Zoning Plans (OZPs) under the 2018 IBs Revitalisation Scheme, Special Waivers at nil waiver fee may be granted subject to conditions, inter alia, that not less than 10% of the converted floor space ("Designated Portion") should be designated for specific uses as may be determined, required or specified by the Government. In case the concerned IB is a pre-1987 IB (i.e. a building built on an industrial lot which was wholly or partly constructed on or before 1 March 1987, or was constructed in accordance with building plans first submitted to the Building Authority for approval on or before 1 March 1987), the requirement of providing Designated Portion would be dispensed with.	Noted.

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5.3	The Site under application is located at Kwun Tong Inland Lot No. 511 which is restricted to industrial purposes (excluding offensive trades) under lease. Under the lease conditions, development on the lot is restricted to a maximum building height of 170 ft (equivalent to about 51.82m) above HKPD and no building shall be erected from the ground level to a height of 15 ft (equivalent to about 4.57m) within the pink hatched black area as shown on the lease plan.	Noted.
5.4	The proposed wholesale conversion of the existing IB on the lot to hotel use would be in breach of the user restriction in the lease. If the Town Planning Board ("TPB") approves the subject planning application, the owner of the site is required to submit a waiver application to the Lands Department ("LandsD"). Upon receipt of the application, it will be considered by LandsD acting in its capacity as the landlord at its own discretion. However, there is no guarantee that the application (if received) will be approved. In the event that such application is approved, it will be subject to such terms and conditions as the Government shall see fit, including among others, payment of administrative fee and waiver fee.	Noted.
5.5	**Part B: Advisory Comments for the Applicant** It is noted that the applicant intends to apply for a Special Waiver under the 2018 IB Revitalisation Scheme. Pursuant to LandsD Lands Administration Office Practice Note Nos. 6/2019, 6/2019A and 8/2024 ("the PNs"), for Special Waivers granted under the 2018 IB Revitalisation Scheme, no change to the external building structures, increase in building height or increase in building bulk will be permitted except: (I) Demolition of any of the external building structures of the existing building up to a maximum of 10% of the total accountable gross floor area ("GFA") of the existing industrial building as set out in the last approved building plan; (II) Recovery of the total accountable GFA that is lost in demolition of any of the external building structures of the existing building by vertical extensions or horizontal extensions or both to the external building structures within the lot boundary;	Noted.

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	(III) The erection or placement of GFA exemptible E&M facilities on the main roof of the existing building provided that they do not occupy more than 50% of the roof area of the floor immediately below; and (IV) Addition of claddings and curtain walls.	
5.6	Under the conversion proposal in the subject planning application, the cantilever on the southwest elevation of the existing IB from the original 2/F to 8/F, including the external wall and the connected floor slab, will be demolished. An extra storey on the top of the building is proposed to be added. The applicant should note that the floor slab, though connected to the existing external wall of building, is not external building structure. The proposed recovery of the GFA lost in the demolition of the said floor slab in the new storey on the top of the building will not be acceptable under a Special Waiver granted under the 2018 IB Revitalisation Scheme.	The comments and advice from the Lands Department (LandsD) are noted. Upon approval of the Section 16 Planning Application, the Applicant will liaise with LandsD on the appropriate form of land administration action required and, where necessary, apply for the relevant waiver(s) to the prevailing lease conditions to facilitate the approved development. Should the approved development be pursued under the Special Waiver arrangement of the 2018 IB Revitalisation Scheme, any necessary modifications to the approved development scheme will be incorporated and submitted as part of the waiver application. For the avoidance of doubt, the deletion of the additional top floor and the corresponding reduction in GFA constitute Class A amendments to the approved scheme and therefore do not require a further application to the Town Planning Board.
5.7	LandsD reserves further comments on the proposed conversion works which would only be examined in detail at building plan submission stage.	Noted.
5.8	LandsD shall defer to relevant departments to examine those technical submissions (including Environmental Assessment, Traffic Impact Assessment and Sewerage Impact Assessment). Any proposed measures under the aforesaid submission shall be confined within the Site.	Noted.
6	**Comments from Planning Department (PlanD) received on 2 & 3 November 2026 (Contact Person: Mr. LEUNG Cheuk Nam, Jeff; Tel: 2231 4788)**	
6.1	Apart from our previous observations/comments dated 7.10.2026, please provide responses to the public comments received in the forthcoming further information, in particular the comment expressing concerns on	Regarding the public comment expressing concerns over the inclusion of hotel rooms on the Ground Floor (G/F), There is no violation of any statutory regulations or building codes in providing hotel rooms on the G/F of the proposed development. The design complies with all relevant

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	about the hotel rooms on the G/F of the proposed development **(see attachment)**. *[See attachment "A_K14_840_Public Comment #31.pdf"]* Dear TPB Members, Please take a good look at the plans for the ground floor. It includes hotel rooms even though the lower two floors are connected with the adjoining buildings. While hotel rooms often have windows that do not open, deplorable but this is HK where standards are low, sleeping arrangements on ground floor is most unusual in urban districts due to hygiene, safety, ventilation and penetration of natural light issues, not to mention the possibility of "Peeping Toms". One side of 1/F also problematic as "the Conversion involves demolition of the cantilever on the southwest elevation from the original 2/F to 8/F". Is the intention to operate a 'Love Hotel" on lower floors, but even these establishments are subject to building codes. Hopefully members will take an interest in the layout. Mary Mulivhill	building and planning requirements. Obscure glass has been specifically provided for all glazing below a height of 2 meters, ensuring the privacy of occupants while maintaining appropriate lighting and design standards.
6.2	Please confirm whether the existing total gross floor area is **3,520.78 sqm**. as indicated in Table 3.1 of the Planning Statement.	It is confirmed that the total GFA of the existing building is 37,897.37sf (based on the record plan), .which is equivalent to about 3,520.78sqm.
6.3	Please advise whether the above-mentioned GFA includes **any exempted GFA**, and if so, the amount of such exempted GFA.	Based on the record plan, there is no GFA exempted from the existing building bulk.

Encl.

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