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By Email

Our Ref: S3195/118WYS/26/005Lg

7 November 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

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

(Planning Application No. A/K14/840)

- Further Information No. 2 -

Reference is made to the captioned Planning Application submitted to the Town Planning Board on 14 September 2026, and the Task Force on Kai Tak Harbourfront Development ("TFKT") of the Harbourfront Commission for considering the captioned Application dated 30 October 2026.

In gist, the members were supportive to the application. The Applicant considers it is appropriate to restart the TPB meeting rescheduling arrangement accordingly. Please find attached the summary of comments and queries raised by the members in the meeting as well as the responses from the Applicant.

Meanwhile, please find attached the updated Top Roof Plan to supersede the one in Annex B of the submitted Further Information No. 1. Should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Mr. Donald CHOW at [redacted]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Camille LAM

cc. the Applicant & Team
Kowloon DPO – Mr Jeff Leung (by email)
Encl.
KT/CL/DC/vy

bsi ISO 9001 Quality Management Systems
FS 579819

Proposed Wholesale Conversion of an Existing Building into Hotel Use at No. 118 Wai Yip Street, Kwun Tong (S16 Application No. A/K14/840)

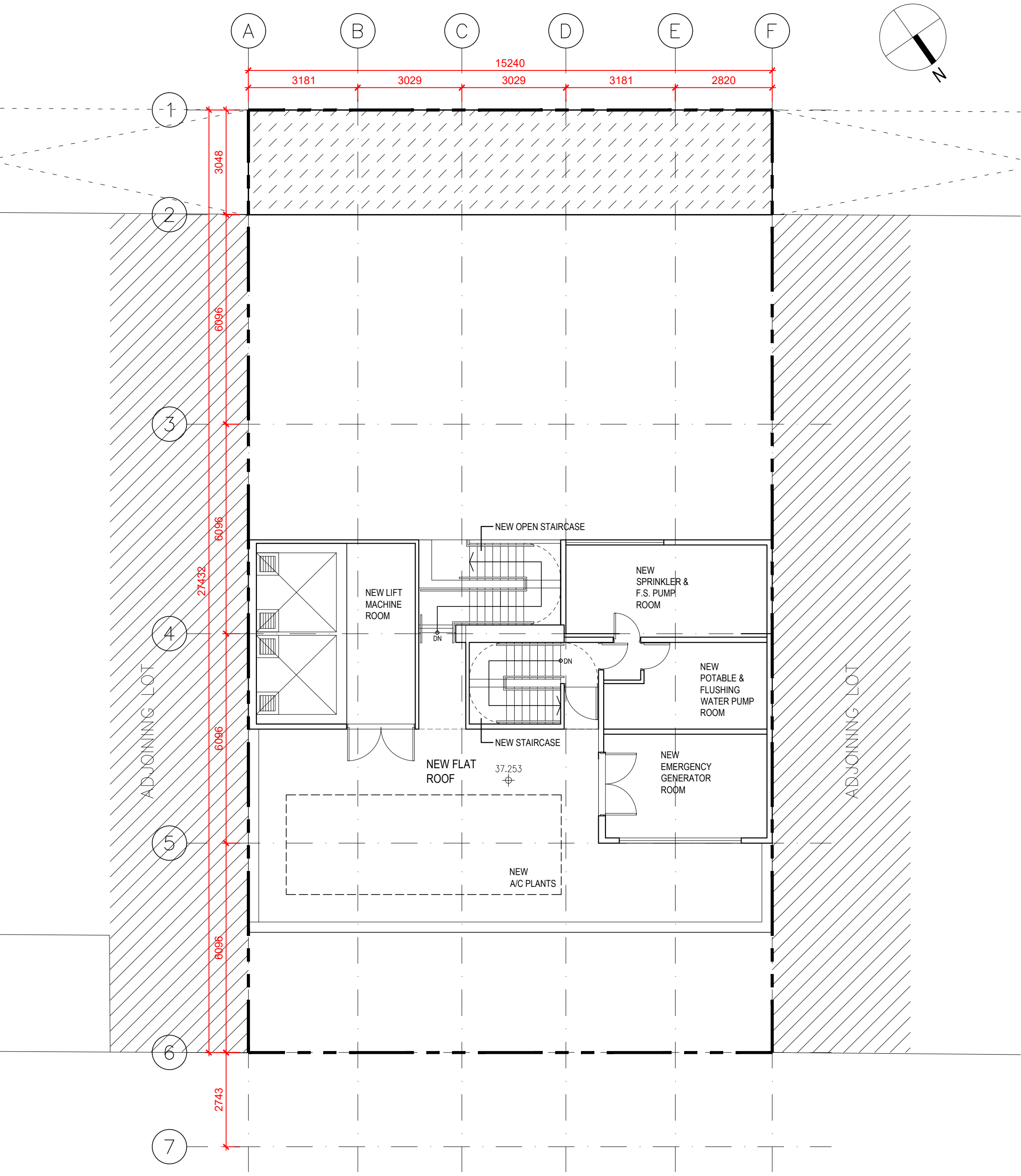
Harbourfront Commission Task Force on Kai Tak Harbourfront Development Meeting
Date: 30 October 2026 (Friday)
Time: 2:00pm

In gist, the members were in general supportive to the captioned Application. Some minor comments and queries were raised in the meeting for discussion:

Summary of Comments and Queries raised by the members and Responses from the Applicant's Representatives in the Meeting

Comments / Queries by the Members	Responses
A member expressed supportive view to the application as hotel use nearby the harbourfront would enhance vibrancy of the area.	Noted.
A member asked if the Applicant would consider providing more spacious publicly available access across the G/F of the Site for connecting Wai Yip Street and the backlane so as to provide a more convenient access towards the promenade.	Taking into account the small site context of the hotel with various functions to be accommodated at G/F, it is considered not appropriate to provide publicly available access across the G/F. Instead, the entrance/exit to the backlane will be available for the hotel users only as a shorter route to reach Kwun Tong Promenade.
A member asked if the Applicant would consider relocating the guestrooms from G/F to upper floors and enlarging the F&B area at G/F.	It is proposed to provide accessible rooms at G/F for guests in need. The design complies with all relevant building and planning requirements. Since the Site is small (with site area of 418m^2 only), the attractiveness of F&B for other customers is considered limited. The Applicant intends to keep the proposed F&B at this scale mainly for serving the future hotel guests.
A member asked whether TIA had been conducted and whether the proposed internal transport facilities were adequate, noting that there was a bus stop in front of	The Applicant has submitted a TIA providing justifications for the provision (one 2.5m x 5m shared use space for private car parking space and taxi drop-off / pick-up, and one 3m

the Site along Wai Yip Street and taxi drop-off directly in front of the Site would be not possible.	x 8m shared use space for Light Goods Vehicle Loading/Unloading Bay and light bus lay-by). There is also a taxi drop-off lay-by along Wai Yip Street in close proximity. Hotel guests can make use of that lay-by for arrival.



LU TANG LAI ARCHITECTS LTD. 呂鄧黎建築師有限公司	JOB: 118 WAI YIP STREET	SCALE: 1 : 100 @A3	JOB NO. 4534	DWG. D-05
	DWG. TILE: ROOF PLAN	DRAWN BY	DATE 14-10-2026	