

Application for Planning Permission Under Section 16 of the Town Planning Ordinance (Cap.131) for Proposed Flat, Shop and Services and Eating Place with Minor Relaxation of Plot Ratio and Building Height Restrictions at Yau Tong Marine Lot No. 70, No. 4 Tung Yuen Street,
Yau Tong, Kowloon
(Planning Application No. A/K15/132)
Responses to Comments – Departmental Comments

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1.	<p>Planning Department, District Planning Branch, Metro District Planning Division, Kowloon District Planning Office, dated 8 August 2025</p> <p>As discussed, please clarify/confirm the proposed scheme under the subject application involves:</p> <p>a) minor relaxation of domestic plot ratio (PR) restriction from 5 to 6 for proposed domestic use, the maximum non-domestic PR of 0.9 for permitted shop and services and eating place uses and thus, the maximum total PR of the proposed scheme is $6 + 0.9$ (i.e. total 6.9)</p> <p>b) reasons for not utilising the maximum non-domestic PR of 1.0 as stipulated in the OZP for “R(E)” zone (e.g. site constraints, and other reasons.)</p> <p>c) In relation to (b), the submitted technical assessments (e.g. TIA, DSIA, EA, AQIA) do not cater a scheme exceeding non-domestic PR of 0.9</p>	<p>Noted and please be confirmed that the Applicants seek minor relaxation of the maximum domestic plot ratio (PR) from 5.0 to 6.0 for the proposed domestic use and the Applicants have adopted the maximum PR of 0.9 for the proposed non-domestic uses, in the form of ‘Shop and Services’ and ‘Eating Place’ uses.</p> <p>Noted and please be advised that the full non-domestic PR of 1.0 cannot be utilized due to site constraints and potential implications that could be induced at a later land premium stage.</p> <p>Noted and please be advised that the submitted technical assessments (e.g. TIA, DSIA, EA, AQIA), are based on the Proposed Scheme (with the maximum domestic PR of 6.0 and non-domestic PR of 0.9) and do not cater a scheme with the non-domestic PR exceeding 0.9.</p>

(Last Updated on 8 Aug 2025)