DeSPACE (International) Limited

SUPPORTING PLANNING STATEMENT

Section 16 Town Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Government and Institutional Uses for the development of the Hong Kong International Legal Service Building

Located at Government Land to the south of the International Organization for Mediation (IOMed) headquarters across Jaffe Road, Wan Chai



Applicant:

Department of Justice

(Coordinated by Architectural Services Department)

Consultants:

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Executive Summary

(The English version shall prevail)

This Section 16 Application is submitted on behalf of the Department of Justice (“DoJ”/ “Applicant”), to seek permission from the Town Planning Board (the "TPB") for Proposed Minor Relaxation of the Plot Ratio (“PR”) and Building Height Restrictions ("BHR") for the Permitted Government and Institutional Uses for the development of the Hong Kong International Legal Service Building (“HKILSB”).

The subject site is located on Government Land to the south of the International Organization for Mediation (“IOMed”) headquarters across Jaffe Road, Wan Chai (“the Site”). The Site is zoned “Commercial (4)” (“C(4)”) under the Approved Wan Chai Outline Zoning Plan No. S/H5/33 (the OZP). The Site is subject to a maximum non-domestic PR of 12 and a maximum BH of 110mPD.

The National 15th Five-Year Plan states various key initiatives, including deepening the development of the international legal and dispute resolution services centre, support the IOMed in better fulfilling its role, supporting Hong Kong and Macao in building international hubs for high-calibre talent, accelerate the development of the system and capacity for the foreign-related rule of law, and support for Hong Kong and Macao to participate deeply in joint high-quality Belt and Road development and leverage the strengths of professional services to assist enterprises seeking to “go global”, etc. The construction of the HKILSB is a mission critical project to provide the necessary infrastructure to support various initiatives of DoJ to proactively align with the above key initiatives in the National 15th Five-Year Plan. It is also included in the First Five-Year Plan for Economic and Social Development of the Hong Kong Special Administrative Region (2026-2030) (“HK5YP”) as a key initiative to deepen Hong Kong’s position as an international legal and dispute resolution services centre.

As mentioned by the Chief Executive (“CE”) in the 2025 Policy Address (“PA”), DoJ will construct the HKILSB which will house the headquarters of the Hong Kong International Legal Talents Training Academy (“HKILTTA”) alongside international legal and dispute resolution services institutions, facilities for international legal conferences, facilities for international legal research as well as arbitration and mediation, etc. The CE has further stated in the 2026 PA that the construction of the HKILSB which will serve as a new landmark of Hong Kong’s international legal hub is targeted to begin by the end of 2027.

Upon its completion, the HKILSB will provide more space, top-notch facilities and environment for local, Chinese Mainland, and international legal and dispute resolution service institutions to conduct activities such as arbitration and mediation, legal exchange activities and capacity building programmes, international legal conferences and research, attracting international legal and dispute resolution service institutions to set up business, and pooling global top-tier legal and dispute resolution talents and experts, thereby promoting the development of legal, professional services and related industries and deepening Hong Kong's position as an international legal and dispute resolution services centre. The HKILSB will also offer additional space for the IOMed. This will not only accommodate the future development of the IOMed but also create a powerful synergy between the organization and other law-related organisations ("LROs") housed within the HKILSB. By pooling resources and promoting international cooperation, this will strengthen Hong Kong's status as a global centre for mediation, ultimately building Hong Kong as the "Global Capital of Mediation."

Furthermore, the headquarters of the HKILTTA will be located in the HKILSB. The HKILTTA will make good use of hardware of the HKILSB (including dedicated classrooms and facilities) to organise more practical legal courses, seminars, and international exchange programmes to promote international legal talent exchanges, and develop Hong Kong into a legal capacity-building centre for our country and the international community, particularly for the "Belt and Road" countries, as well as a hub for the training, exchange and gathering of high-calibre legal talent.

To achieve these goals, a range of facilities is planned to be provided in this HKILSB, including auditorium, multi-purpose hall, moot courts, arbitration and mediation facilities, and training facilities, etc. In order to meet the unique operational and functional requirements of the HKILSB, minor relaxation of non-domestic PR restriction from 12 to 15 (+25%) and BHR from 110mPD to 135mPD (+23%) are therefore proposed to accommodate the additional Gross Floor Area ("GFA") and headroom.

The proposal is justified mainly on the following reasons:

- Proactive alignment with the National 15th Five-Year Plan and implementation of the HK5YP, the CE's 2025 PA, and the CE's 2026 PA;
- A suitable site for reinforcement of Hong Kong's position as an international legal hub and the "Global Capital of Mediation";
- Alignment with overall development intensity and building height profile in the locality;
- Appropriate and proportional adjustments in PR and BH;
- Design merits for providing better streetscape/good quality street level urban space;
- Similar planning applications approved by the TPB; and

- No insurmountable impact on the surroundings.

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

行政摘要

(以英文本為準)

律政司(**申請人**)根據《城市規劃條例》第 16 條提出這宗申請，尋求城市規劃委員會(**城規會**)批准就准許的政府及機構用途，略為放寬地積比率及建築物高度限制的建議，以便興建香港國際法律事務大樓(**大樓**)。

有關用地位於灣仔謝斐道，坐落於國際調解院總部以南的政府土地。根據《灣仔分區計劃大綱核准圖編號 S/H5/33》，該用地劃為「商業(4)」地帶，最高非住用地積比率限為 12 倍，最高建築物高度限為主水平基準上 110 米。

國家「十五五」規劃提出多項重要的措施，包括深化國際法律及解決爭議服務中心；支持國際調解院更好發揮作用；支持港澳打造國際高端人才集聚高地；加快涉外法治體系和能力建設；支持港澳深度參與高質量共建「一帶一路」，發揮專業服務優勢協助企業「走出去」。興建大樓旨在提供必需的基礎建設，用以支持律政司推行多項政策措施，主動對接上述載於國家「十五五」規劃的重要措施，因此這發展項目至關重要。這項目亦已納入為《香港特別行政區經濟和社會發展第一個五年規劃(2026—2030 年)》(**《香港五年規劃》**)的關鍵政策措施，藉以深化香港作為國際法律及解決爭議服務中心的定位。

行政長官在 2025 年發表的《施政報告》中提出，律政司將興建香港國際法律事務大樓。大樓將匯聚香港國際法律人才培訓學院總部和國際法律及爭議解決服務機構、國際法律會議設施、國際法律事務研究及仲裁和調解設施等。行政長官在 2026 年的《施政報告》中進一步表明目標是在 2027 年年底前啓動施工，而大樓落成後將成為香港國際法律樞紐的新地標。

大樓落成後將為本港、中國內地和國際法律及爭議解決服務機構提供更充裕的空間、一流的設施及優越的環境，以進行仲裁及調解、舉辦法律交流活動及能力建設項目、舉行國際法律會議和開展國際法律事務研究等。這將吸引國際法律及爭議解決服務機構落戶香港，匯聚全球頂尖的法律及爭議解決人才和專家，從而促進法律、專業服務及相關產業的發展，深化香港作為國際法律及解決爭議服務中心的定位。此外，大樓亦會為國際調解院提供額外空間，一方面配合國際調解院的未來發展，另一方面期望發揮國際調解

院與大樓內其他法律相關組織的協同效應，匯聚資源，促進國際合作，共同建設香港作為全球調解中心的地位，打造「全球調解之都」。

此外，香港國際法律人才培訓學院總部將設於大樓內，會善用大樓的硬件設施(包括專用教室及設施)舉辦更多法律實務課程、研討會和國際交流活動，以促進國際法律人才交流，打造香港成為國家和國際社會(特別是「一帶一路」國家)的法律能力建設中心，以及高端法律人才的培訓、交流和集聚高地。

為實現上述目標，大樓計劃提供一系列設施，包括演講廳、多用途廳、模擬法庭、仲裁及調解設施、培訓設施等。為符合大樓獨特的運作與功能要求，建議把非住用地積比率限制由 12 倍略為放寬至 15 倍(+25%)，並把建築物高度限制由主水平基準上 110 米略為放寬至主水平基準上 135 米(+23%)，以增加總樓面面積和淨空高度。

總括而言，上述建議合理，主要理由如下：

- 主動對接國家「十五五」規劃、《香港五年規劃》、《行政長官 2025 年施政報告》及《行政長官 2026 年施政報告》；
- 選址合適，可鞏固香港作為國際法律樞紐及「全球調解之都」的定位；
- 符合該區整體發展密度及建築物高度輪廓；
- 按比例適當地調整地積比率及建築物高度；
- 設計可取，能改善街景／在地面締造優質的城市空間；
- 類似的申請獲城規會核准；以及
- 不會對周邊環境造成難以克服的影響。

基於有關規劃綱領中提出的理據，懇請城規會從優考慮這宗申請。

1. Introduction

DeSPACE (International) Limited acts on behalf of **DoJ**/ Applicant, to seek permission from the TPB for Proposed Minor Relaxation of PR and BHRs for Permitted Government and Institutional Uses for the development of the HKILSB ("Proposed Development").

The Site is located on Government Land to the south of the IOMed headquarters across Jaffe Road. The Site is zoned "C(4)" under the OZP subject to a maximum non-domestic PR of 12 and a maximum BH of 110mPD.

The HKILSB will be constructed adjacent to the IOMed headquarters. DoJ is pressing ahead with the preparatory work for the construction of the HKILSB. The Government's target is to begin the construction by the end of 2027. The HKILSB will become a new landmark of Hong Kong's international legal hub, providing more space, top-notch facilities and environment for local, Chinese Mainland, and international legal and dispute resolution service institutions to conduct activities such as arbitration and mediation, legal exchange activities and capacity building programmes, international legal conferences and research, attracting international legal and dispute resolution service institutions to set up business, and pooling global top-tier legal and dispute resolution talents and experts, thereby promoting the development of legal, professional services and related industries and deepening Hong Kong's position as an international legal and dispute resolution services centre.

2. Planning Context

2.1 Strategic Planning Context

2.1.1 Strategic policy on deepening Hong Kong's position as an international legal and dispute resolution services centre

The National 15th Five-Year Plan states various key initiatives, including deepening the development of the international legal and dispute resolution services centre, support the IOMed in better fulfilling its role, supporting Hong Kong and Macao in building international hubs for high-calibre talent and accelerate the development of the system and capacity for the foreign-related rule of law, and support for Hong Kong and Macao to participate deeply in joint high-quality Belt and Road

development and leverage the strengths of professional services to assist enterprises seeking to "go global", etc. The construction of the HKILSB is a mission critical project to provide the necessary infrastructure to support various initiatives of DoJ to proactively align with the above key initiatives in the National 15th Five-Year Plan. It is also included in the HK5YP as a key initiative to deepen Hong Kong's position as an international legal and dispute resolution services centre.

As mentioned by the CE in the 2025 PA, DoJ will construct the HKILSB which will house the headquarters of the HKILTTA alongside international legal and dispute resolution services institutions, facilities for international legal conferences, facilities for international legal research as well as arbitration and mediation, etc. The CE has further stated in the 2026 PA that the construction of the HKILSB which will serve as a new landmark of Hong Kong's international legal hub is targeted to begin by the end of 2027. While the target completion time of the HKILSB is still under review at the current planning stage, the Government aims to complete the construction as early as practicable to align with the timeframe of the HK5YP. For planning purpose, 2030 has been set as the project completion year.

The Wan Chai District Council was briefed on the HKILSB project on 29 September 2026 and indicated their support for the project.

2.1.2 Relevant Statistics relating to the arbitration and mediation sector in Hong Kong

Hong Kong is home to many prestigious international dispute resolution institutions. A number of institutions headquartered overseas or in the Chinese Mainland have also chosen to establish branches here. Notable examples include the Hong Kong International Arbitration Centre (HKIAC), the China International Economic and Trade Arbitration Commission (CIETAC) Hong Kong Arbitration Centre, the Secretariat of the International Court of Arbitration of the International Chamber of Commerce (ICC) Hong Kong Office, the Asian-African Legal Consultative Organization Hong Kong Regional Arbitration Centre (AALCO-HKRAC), the China Maritime Arbitration Commission (CMAC) Hong Kong Arbitration Center, the South China International Arbitration Center (Hong Kong) (SCIAHK), Shanghai International Arbitration (Hong Kong) Center (SHIAC-HK) and the Beijing Arbitration Commission/ Beijing International Arbitration Court Hong Kong Centre (BAC/BIACHK).

For example, according to HKIAC website, it has established its panel and list of arbitrators. From 2021 to 2025, around 500 new arbitrators have been added into HKIAC's panel and list of arbitrators. As of 30 September 2026, there are over 1,000 arbitrators on HKIAC's panel and list of arbitrators.

According to the statistics released by HKIAC, there were 514, 515, 500, 503 and 582 dispute cases submitted to HKIAC for resolution in 2021, 2022, 2023, 2024 and 2025 respectively while the total amount in dispute in all arbitration cases was HK$54.6 billion, HK$43.1 billion, HK$92.8 billion, HK$106 billion and HK$126.2 billion over the same period respectively. The total amount in dispute across all HKIAC arbitration cases filed in 2025 was HK$126.2 billion, up 131% from HK$54.6 billion in 2021. Out of 582 cases submitted to HKIAC in 2025, 388 were arbitration cases and nine were mediation cases. 84.3% of all arbitration cases were international in nature, i.e. at least one party was not from Hong Kong.

In December 2025, the legal departments of Guangdong, Hong Kong and Macao promulgated the Guangdong-Hong Kong-Macao Greater Bay Area Arbitrator Panel and Mediator Panel 2025, comprising 143 arbitrators and 233 mediators from the three places. This is intended to support growing demand for cross-boundary arbitration and mediation services in the GBA.

As of mid-September 2026, there were a total of 2,435 general mediators in the mediator panel of the Hong Kong Mediation Accreditation Association Limited (HKMAAL), which is an industry-led mediation accreditation and regulatory body. The total number of general mediators in the mediation panel of HKMAAL has increased by 18% from 2,057 as at 31 December 2021.

These figures, taken together, indicate a sizeable existing pool of arbitration and mediation professionals in Hong Kong, a rising institutional arbitration caseload (both in number and value), continued choosing of Hong Kong as an arbitral seat, and an established mediation practice.

2.1.3 Promoting international legal talent exchanges

Since the launch of the HKILTTA in November 2024 during the Hong Kong Legal Week, it has made good use of Hong Kong's bilingual common law system and the uniqueness of Hong Kong being an internationalised open city, proactively collaborating with international legal organisations and the country's ministries to organise capacity-building programmes in Hong Kong and beyond for local legal talents and those in the Chinese Mainland and regions along the "Belt and Road". These initiatives promote international legal talent exchanges and help further consolidate Hong Kong's strategic position as an international legal and dispute resolution services centre under the National 14th Five-Year Plan and deepen the development of the international legal and dispute resolution services centre under the National 15th Five-Year Plan and HK5YP. The capacity building programmes organised by the HKILTTA cover international law, Hong Kong common law,

international arbitration, mainland law and so forth, contributing to the cultivation of foreign-related legal talents.

In future, the HKILTTA will establish its headquarters at the HKILSB. The HKILTTA will organise a wider variety of programmes, as well as enhance and expand its functions to explore conducting research on cross-jurisdictional topics covering common law and other legal systems and organise high-end international seminars on a regular basis. In the meantime, the HKILTTA will continue to design and organise diverse training programmes tailored to the practical needs of participants with varying objectives. These programmes aim to enhance the cultivation of legal talents who are familiar with international law, common law, civil law, national legal systems, as well as litigation and advocacy skills, thereby further deepening Hong Kong's position as an international legal and dispute resolution services centre and developing into a legal capacity-building centre.

2.1.4 Stepping up the promotion of Hong Kong's legal services and reinforcing Hong Kong's role as a world-leading international legal and dispute resolution services centre

DoJ will step up the promotion of Hong Kong's legal and dispute resolution services, leveraging the city's role as a two-way springboard connecting the Chinese Mainland and the world. This aims to actively encourage both domestic local, regional and international investors to use Hong Kong as a gateway to the Chinese Mainland and a port for the Chinese Mainland enterprises seeking to expand overseas. At the same time, DoJ will co-ordinate with other Government departments and professional services sectors, such as accounting and finance, to proactively engage with the Chinese Mainland enterprises. By consolidating information on professional services providers and promoting closer alignment of rules and mechanisms in the Greater Bay Area, DoJ will offer first-class international professional support to the Chinese Mainland enterprises to "go global".

To further these promotional efforts, DoJ has been actively organising flagship events such as the Hong Kong Legal Week. It also co-organises thematic breakout sessions on legal and dispute resolution services at the Belt and Road Summit and the Business of Intellectual Property Asia Forum both with the Hong Kong Trade Development Council. Additionally, DoJ supports the Vis East Moot Foundation in holding the Willem C. Vis East International Commercial Arbitration Moot ("Vis East Moot") in Hong Kong. The 23rd Vis East Moot (March 2026) brought together 161 university teams from 37 jurisdictions.

These efforts are clearly reflected in international rankings. In the Queen Mary University of London: 2025 International Arbitration Survey, Hong Kong remained as the most preferred arbitration seat in

the Asia-Pacific region and ranked the second-most preferred seat for arbitration globally (along with Singapore). The HKIAC Rules tied with the Singapore International Arbitration Centre Rules as the second most preferred institutional rules globally and were the most preferred rules among Asia-Pacific respondents. Going forward, DoJ will continue to monitor and evaluate the effectiveness of current initiatives and conduct timely reviews in light of industry feedback and international developments.

2.1.5 Establishment of IOMed

In 2022, China and 18 other like-minded countries jointly initiated the establishment of the IOMed. The Convention on the Establishment of the International Organization for Mediation (the IOMed Convention) was signed in Hong Kong on 30 May 2025 and came into effect on 29 August 2025. Following the first session of the Governing Council of the IOMed and its inauguration ceremony on 20 October 2025, the IOMed, with its Headquarters situated at the Old Wan Chai Police Station site, commenced its operations. The IOMed is the world's first and only intergovernmental international legal organization dedicated to international mediation and the first ever one headquartered in Hong Kong. It is an important mechanism to apply mediation as a peaceful means for international dispute settlement enshrined in the United Nations Charter with a view to win-win cooperation between the disputing parties, and is of great importance to improving global governance and promoting world peace and the stability of the international order.

Both the National 15th Five-Year Plan and the HK5YP expressly support the IOMed to further its role. While the HKSAR Government does not participate directly in the daily operations of the IOMed, it will continue to fully support and collaborate with the work of the IOMed, with the view of working together towards strengthening Hong Kong's status as the "Global Capital of Mediation". The IOMed has developed rapidly since its official commencement of operations in Hong Kong. The number of Signatory States to the IOMed Convention has grown from 37 at the time of inauguration to 47 Signatory States and 1 Acceding State as of September 2026, out of which the number of Contracting States has grown from 8 to 18 during the same period. According to the IOMed, its first international mediation case, with an experienced maritime lawyer in Hong Kong as a mediator, was successfully completed in May 2026, only around 7 months after its commencement of operations. The IOMed has also publicly mentioned that the number of international mediation cases as administered in its Headquarters is on an increasing trend. Furthermore, apart from administration

of international mediation cases under its auspices, the IOMed plays an important role in conducting capacity building activities in respect of international mediation[1].

In view of the rapid development of the IOMed as mentioned above and the express support under the National 15th Five-Year Plan and the HK5YP for furtherance of its role, apart from the new facilities in the HKILSB (including case hearing facilities, auditorium and conference facilities) on a shared-use basis, the HKILSB will provide additional space of around three whole-floors for the IOMed to meet its needs for future expansion and business development. With the location being adjacent to the IOMed Headquarters, the aforesaid additional space for the IOMed in the HKILSB can enhance synergy between the IOMed and other legal organisations within the building, thereby deepening Hong Kong's position as an international legal and dispute resolution services centre.

2.1.6 Rationale for the site selection

This particular Site offers the crucial and favourable conditions for developing the HKILSB which can hardly be replaced by any alternative site.

Accessibility:
For LROs, accessibility is a pre-requisite consideration as they select a place for setting up business. The Site sitting in the heart of Wan Chai, a central business district with exceptional transit connectivity, will enable efficient coordination with external bodies for training, dispute resolutions, etc. Its immediate access to major highways, key transport nodes and public transit networks are critical for further strengthening Hong Kong's role as an international legal and dispute resolution services centre, and developing Hong Kong into a "Global Capital of Mediation" and a hub for the training, exchanges and pooling of high-calibre legal talent of our country and the international community.

A readily available site in the city centre:
The Site is a readily available site in the city centre which can allow immediate development of the HKILSB at its intended scale to meet the policy objectives. The site can be used to house international legal and dispute resolution service institutions, and will also include venues for international legal conferences as well as arbitration and mediation facilities, etc.

[1] See Article 5 and Chapter VIII of the IOMed Convention.

Synergy between IOMed and related legal organisations:

The HKILSB will sit adjacent to the IOMed headquarters in Wan Chai, with a view to harnessing synergy between the IOMed and related legal organisations, as well as the HKILTTA, thereby promoting international legal talent exchanges and deepening Hong Kong's position as an international legal and dispute resolution services centre. Especially with the close physical proximity, the IOMed and various legal organisations and institutions may collaborate with each other in the global dispute resolution landscape as well as in promoting capacity building. Whilst exclusive work space will be allocated to the IOMed in the HKILSB on consideration of the privileges and immunities (including those related to security) enjoyed by the IOMed as a treaty-based international inter-governmental organization, it is expected that the use by the IOMed of the common facilities such as the auditorium and meeting areas at the HKILSB for hosting its major events and capacity building activities will facilitate exchanges and potential collaboration and partnerships between the IOMed and tenants of the HKILSB or other legal organisations in Hong Kong.

2.2 Statutory Planning Context

The Site falls within an area zoned "C(4)" under the Approved Wan Chai Outline Zoning Plan No. S/H5/33. This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s).

The "C(4)" zone is subject to a maximum non-domestic PR of 12 and BHR of 110mPD. The proposed HKILSB comprises "Government Use (not elsewhere specified)" and "Institutional Use (not elsewhere specified)" which are always permitted under the "C(4)" zone. The proposed PR of 15 and BH of 135mPD exceed the restrictions as stipulated on the OZP.

Based on the individual merits of development or redevelopment proposal, minor relaxation of the BH and PR/GFA restrictions may be considered by the TPB on application under Section 16 of the Town Planning Ordinance.

It is specified in the Explanatory Statement (ES) of the OZP that the "C(4)" zone at the Ex-Wan Chai Police Married Quarters site is intended for the development of the site for hotel, commercial, community and/or cultural uses, as an integrated project with the preservation and adaptive re-use of the Old Wan Chai Police Station. Future development at the site is restricted to a maximum BH of 110mPD and a maximum PR of 12. Also, a grade-separated linkage with the Old Wan Chai Police

Station site at basement level should be provided as far as practicable. In order to facilitate penetration of sea breeze and localised air movement in the north-south direction, effective building design measures such as minimisation of podia, greater building permeability and suitable building disposition, etc. should be considered in the detailed design of the future development at the site.

2.3 Planning History

The Site was rezoned from “G/IC” to “C(4)” in 2010 under the draft Wan Chai OZP No. S/H5/26 after the former police married quarters was demolished. The zone is intended for the development of hotel, commercial, community and/or cultural uses, as an integrated project with the preservation and adaptive re-use of the Old Wan Chai Police Station. During the OZP review in 2010, a stepped BH concept with height bands of 20m increments had been introduced in the Wan Chai area to facilitate downwash effect with reference to the Air Ventilation Assessment (Expert Evaluation) (AVA (EE)) conducted in 2010 in support of the then Wan Chai OZP amendment. The Subject Site was restricted to a PR of 12 and BHR of 80mPD, taking into account the recommendations of the AVA and the need to ensure compatibility with the adjacent Old Wan Chai Police Station, which is a Grade 2 historic building to be preserved in-situ for adaptive re-use. Air ventilation measures, including non-building area (NBA), setback (SB) and building gap (BG) requirements, on the Wan Chai OZP were formulated during the course of the BH review in 2010 before Sustainable Building Design Guidelines (SBDG) were put in place.

Subsequently, the Wan Chai OZP including the subject Site was subject to a review of development restrictions including those on BH, NBA, BG and SB in response to the Court’s rulings of Judicial Review cases. A set of proposed revisions to BHRs was incorporated in the OZP to facilitate future redevelopments in complying with SBDG, which was identified as an alternative building design measures to serve air ventilation purpose. An updated AVA (EE) was undertaken in 2018 for the Wan Chai OZP to assess the air ventilation implication of the proposed amendments. The AVA (EE) draws out that wind penetration and circulation in the area mainly follow the existing road networks and major open areas. In general, to improve the wind environment at street level, widening of narrow streets, reducing ground coverage, improving permeability among buildings and developments and ensuring effective air paths of 15m wide would be more relevant, and the measures recommended in SBDG are working towards this end. It is anticipated that the general wind environment of the city would be improved in the long run when the number of redeveloped buildings following SBDG increases gradually.

For the subject Site which is classified as a Class A site under the Building (Planning) Regulations (B(P)R) and will be subject to the building setback requirement under SBDG but not building separation, and taking into account the existing site level about 4mPD, a BHR of 110mPD was considered to be required and hence was relaxed from 80mPD to 110mPD in the OZP amendment. The AVA further advises that the NBAs for the subject Site were quite narrow and the wind entrance to these air paths has been partially blocked by the existing high-rise developments in the north (e.g. China Resources Building and Causeway Centre). They may not be able to serve as district air paths in the Area. There are alternative building design measures under SBDG that could serve similar air ventilation purpose for the locality. Consideration should also be given to incorporate effective building design measures such as minimisation of podia, greater building permeability and suitable building disposition, etc. in the future development/redevelopments at the subject Site to facilitate wind penetration in the north-south direction. The said amendments to the OZP S/H5/28 were gazetted in 2018 and after deliberation, TPB agreed to the BHR of 110mPD for the subject Site, and agreed to the deletion of NBAs and BGs of the Old Wan Chai Police Station and the subject Site.

2.4 Similar Planning Applications

The TPB has previously approved planning applications for minor relaxation for increases in BH for more than 30% (in terms of mPD or absolute BH) through Section 16 planning applications. A non-exclusive list of planning applications approved in recent years by the TPB is selected in Table 2.1 for reference. Although the quoted planning applications may not be directly comparable to the current application in terms of use and urban context, their planning considerations such as operational needs, land use and intensity compatibility, planning gains, etc. may be shared for this application.

Table 2.1 – Selected Approved Planning Applications for Minor Relaxations of BH

Case No.	Location	Proposal	Relevant Planning Considerations
A/KTN/105 (6/6/2025)	Area 29 (Part), Kwu Tung North	Proposed Minor Relaxation of BHR for Permitted Joint user Complex (JUC) and Joint user General Office Building	• A wide variety of recreational, community and social facilities serving the future community will be provided in the proposed development which is in line with the Government's policy of "Single Site, Multiple Uses", enabling better use of valuable land resources; • Stepped BH concept;

		(JUB) (34 storeys) (**+30.8%** in mPD/ **+33.6%** in absolute BH)	• Provision of additional landscaped areas;
A/K14/827 (27/10/2023)	Government Land to the west of On Yu Road, Anderson Road Quarry Development (ARQD)	Proposed Minor Relaxation of BHR for Permitted Government Use (Fire Station-cum-Ambulance (FSAD) Depot) and Proposed Flat (Departmental Quarters) (18 storeys) (**+44.8%** in terms of absolute BH)	• The proposed minor relaxation in BHR (+19.95m) is for accommodating 113 DQ units in addition to the planned FSAD under the policy intent of providing needed GIC facilities under the SSMU principle; • The proposed floor-to-floor height (FTFHs) are consistent with the prevailing requirements for FSAD Facilities; • The building footprint of the Proposed Development Scheme has been optimised; • Will not undermine the BH profile envisioned for the area; • Incorporated various landscape and design measures; • Would not result in any adverse visual impact on the surrounding area
A/TKO/120 (4/9/2020)	Government Land in Area 72, Tseung Kwan O	Proposed Flat (Departmental Quarters (DQ) for Fire Services Department) with Permitted Fire Station-cum-Ambulance Depot and Minor Relaxation of BHR (17 storeys)	• The 2014 Policy Address and 2015 Policy Address announced that the government will expedite DQ projects for disciplined services departments; • Supported by Secretary for Security; • Not incompatible with the surrounding developments; • BH profile of the area can be maintained; • No adverse visual and air ventilation impact; • Optimizing utilisation of land resources

		From 40m to 55.6m (+15.6m or 39%)	
A/H3/440 (17/5/2019)	Western Police Married Quarters, 280 Des Voeux Road West, Sai Ying Pun	Proposed Minor Relaxation of BHR for Government Staff Quarters from 80mPD to 104mPD (28-29 storeys) (**+30%** in mPD)	• Special design of the building layout and disposition to mitigate the potential adverse air quality impact from the major roads, fixed plant noise and traffic noise; • The proposed relaxation of BHR would enable the provision of additional 171 units to meet the current shortfall of DQs;

From the above cases, the relevant planning considerations for minor relaxation proposals may involve government policy, optimising utilization of land resources, the building footprints having been maximised, compatibility with the intended BH profile in the area, provision of landscape and design measures, a reasonable typical floor-to-floor height and having no adverse visual and air ventilation impact.

3. Site Context

3.1 The Site

The Site, with a total area of approximately 1,825 m^2, is located on Government Land to the south of the IOMed headquarters across Jaffe Road. (**Figure 1** – Location Plan and **Figure 3** – Site Plan). The former Wanchai Police Married Quarters has been demolished, and the Site is currently vacant, cleared, and bounded by temporary hoarding.

3.2 Surrounding Area of the Site

The Wan Chai district is characterised by a mix of commercial/residential uses with open space, recreation facilities and government, institution and community (GIC) facilities. The surrounding area of the site comprises:

- To the North of the Site across Jaffe Road area sits the IOMed headquarters housed in the renovated Grade 2 historic building of the Old Wan Chai Police Station. Further to the north is Gloucester Road running an east-west corridor of the Hong Kong Island. The Site is about 80m south of the Wan Chai North OZP boundary which covers the essential transport infrastructure, major road networks, and key harbour-front uses and the existing built-up area comprising commercial and office developments including the Hong Kong Convention and Exhibition Centre, and GIC facilities such as the Wan Chai Swimming Pool, Harbour Road Sports Centre and Wan Chai Sports Ground.
- To the East of the Site comprises a dense mix of commercial high-rises towers and residential buildings along Jaffe Road towards Stewart Road, including Golden Resources Tower and Novotel Century Hong Kong.
- To the West of the Site comprises a dense mix of commercial high-rises towers and residential buildings and the Church of Jesus Christ of Latter-day Saints;
- To the immediate South of the Site runs Lockhart Road and the Lockhart Road Municipal Services Building; to the further south is Hennessy Road, the district's primary commercial corridor offering direct access to the Wan Chai MTR Station and major commercial towers; and
- Existing metered parking spaces are located along Jaffe Road and Lockhart Road.

3.3 Permitted Building Heights under the Relevant Outline Zoning Plan (OZP)

The subject Site is located within a cluster of commercial developments predominantly zoned “Commercial” (“C”), with the street blocks bounded by Arsenal Street/ Johnston Road/ Tonnochy Road/ Gloucester Road having a BHR of 135mPD for “C” zones under the OZP (**Figure 2** refers).

3.4 Existing General Building Height Profile in the Area

Existing landmark developments along Wan Chai North harbourfront strip are significantly taller, such as the Sun Hung Kai Centre (at approx. +202.0 mPD), the China Resources Building (at approx. +175.2 mPD), Great Eagle Centre (at approx. +143.1 mPD), Harbour Centre (at approx. +143.1 mPD), Central Plaza (at approx. +380.7 mPD), the Immigration Tower (at approx. +179.3 mPD) and Convention Plaza Office Tower (at approx. +185.3 mPD). (**Figure 4** refers) For the “C” zone areas at the centre of Wan Chai, the existing high-density clusters of buildings are generally hidden behind the taller landmark developments along the Wan Chai North harbourfront. Building heights in this central cluster vary widely, generally ranging from 40mPD to 150mPD. However, a

few prominent structures developed before the imposition of BHRs in the Wan Chai OZP such as the United Asia Finance Centre (at approx. +192 mPD), the Sunshine Plaza (at approx. +153 mPD) and the Everbright Centre (at approx. +151 mPD) rise above the surrounding high-rise skyline of the cluster. In areas along Queen's Road East to the south, there is a trend towards more intensive commercial development. The area to the south of Johnston Road contains some new high-rise buildings (such as The Oakhill with an existing BH at approx. +182mPD) amidst clusters of pre-war residential buildings. Nestled between the towering high-rise buildings of the Wan Chai North waterfront and the emerging high-density developments to the south, the proposed BH of +135mPD is considered highly compatible with the wider urban and harbourfront setting.

3.5 Accessibility

The Site is abutting Jaffe Road and Lockhart Road in Wanchai. There are two service lanes abutting the Site and the adjacent buildings. Lockhart Road is a dual carriageway with one to two lanes for both eastbound and westbound traffic. It is a local distributor connecting Fleming Road to the West and Stewart Road to the East. The vehicular road and abutting footpath on Lockhart Road have a width of about 15m and 4.1m respectively. Jaffe Road is a single carriageway with one lane for eastbound traffic. It is a district distributor connecting Fleming Road (at-grade) and Gloucester Road to the West and Stewart Road to the East. The vehicular road and abutting footpath on Jaffe Road have a width of about 8m and 2.1m respectively.

The Site enjoys excellent accessibility and connectivity well served by a range of public transportation options (see **Figure 5**). Numerous bus routes operate along Gloucester Road and Hennessy Road. In particular, the Site could be accessed by MTR Wan Chai Station with only 200m walking distance and MTR Exhibition Centre Station with only 600m walking distance.

3.6 Land Status

The Site involves Government land only.

4. Proposed Development

DoJ plans to develop the Site into a new modern Government / Institutional building which will be equipped with world-class auditorium, multi-purpose hall, moot courts, arbitration and mediation facilities, conference facilities, training facilities, etc. These various facilities will be used by local, Chinese Mainland, regional and international legal and dispute resolution service institutions (Institutional use) and by DoJ (Government uses). Space has also been reserved for the IOMed in anticipation of its future expansion needs. Subject to detailed design, the stack of the functions in the Proposed Development Scheme has considered different users' operational needs, security and crowd controls for the visitors in the HKILSB.

In order to meet the unique operational and functional requirements of the HKILSB, minor relaxation of PR and BHRs are required via this planning application. Due to the latest strategic positioning of this special Site, the development potential of the Proposed Development shall be optimised with an attempt to accommodate the operational needs for various facilities. To balance compatibility with the surrounding area, operational needs, optimal utilisation of floorspace on the Site and technical considerations with respect to the current planning context, design measures such as minimisation of podia and suitable building disposition as provided in the ES of OZP has been incorporated as far as practicable. The proposal will comply with the prevailing Government standards and requirements when the design is further developed.

4.1 Proposed Development Parameters

The key development parameters of the Proposed Development Scheme are summarized in **Tables 4.1** below. The schematic drawings are provided in **Appendix 1**.

Table 4.1 Proposed Development Parameters	
	Proposal
Site Area (m^2)	About 1,825 m^2 [(a)]
OZP zoning	"Commercial (4)"
Maximum Plot Ratio	Not more than 15 (minor relaxation from 12 to 15 (+25%))
Maximum Building Height	Not more than 135mPD (minor relaxation from 110mPD to 135mPD (+25m / +23%))
Uses	Government and Institutional use for the development of the Hong Kong International Legal Service Building [(b)]
Gross Floor Area	Total: Not more than 27,375 m^2, including: 5,407 m^2 for Arrival Lobbies, Foyer, Security Check and Pre-function Areas [(c)] 7,850 m^2 for Training and Event Facilities and Auditorium [(c)] 14,118 m^2 for Arbitration, Mediation and Law-related Organisation Facilities [(c)] and E&M [(c)]
Site Coverage • Below 24m • Above 24m	 Not more than 92%[(d)] Not more than 89%[(d)]
No. of Blocks	1
Proposed Internal Transport Facilities	Private Car: 8 [(e)] [(f)] Loading/Unloading (L/UL) and Pick-up/Drop-off (PUDO): 35m (L) x 3.5m (W) [(f)] [(g)]
Site Coverage of Greenery	Not less than 20% [(h)]

Remarks:

(a) The site boundary and area are subject to detailed site survey.

(b) "Government Use (not elsewhere specified)" and "Institutional Use (not elsewhere specified)" are always permitted under the "C(4)" zone.

(c) The detailed mix of use and GFA split are subject to detailed design.

(d) Relevant modifications if required will be applied for at the building plan submission stage.

(e) Including 1 no. of private car space for disabilities.

(f) Reference is made to Traffic Impact Assessment (TIA) for the estimated demand for internal transport facilities.
(g) Share use of L/UL and PUDO. L/UL activities of goods vehicles will be arranged at non-peak hours to minimize traffic impact.
(h) In compliance with SBDG's requirements for Site Coverage of Greenery.

4.2 The essential operational needs for additional GFA

The Proposed Development will have a total GFA of about 27,375 m^2 which strikes a balance among factors including compatibility with the surrounding areas, operational needs and an optimal utilisation of floorspace. Sufficient GFA is needed to cater for the highly unique nature of this legal service building which requires integrating a complex array of space demanding core functions— including an auditorium and a multi-purpose function hall for international legal events, the HKILTTA, classrooms, moot courts, and 20 sets of arbitration and mediation facilities (each comprising a hearing room and three break-out rooms) — within a severely constrained site of approximately 1,825 m^2.

Specifically, the construction of the HKILSB aims to achieve the following objectives –

(i) to address the demand for world-class facilities for international legal conferences, training, arbitration and mediation in Hong Kong equipped with up-to-date LawTech. At present, there are only one Multi-purpose Room (with a maximum capacity of 120 persons) and a few sets of arbitration and mediation facilities in DoJ;

(ii) to address the demand for fit-for-purpose space for organising practical legal courses, seminars, conferences and international training programmes as required by Hong Kong's positioning as a hub for nurturing high-calibre legal talents of our country and the international community. Currently, the HKILTTA is using the existing facilities in the Justice Place and the Former French Mission Building on a sharing basis with many other users (including DoJ and legal hub tenants) and is renting other conference facilities to conduct their trainings and conferences due to capacity and availability limitation. Owing to the lack of facilities, the HKILTTA is unable to realise its full potential and has declined a number of requests from other jurisdictions and professional bodies to organise training and exchange programmes, especially for longer programmes or programmes with a larger audience size;

(iii) Since its launch and establishment in November 2024, the HKILTTA has made excellent progress in its development and has actively expanded its cooperation network and training scale. It continuously organises various capacity-building projects in Hong Kong, Chinese Mainland, and overseas for local, and the Belt and Road Initiative partner countries. The relevant training programmes are rich and comprehensive, covering key areas such as international law, Hong Kong common law, international arbitration, and Chinese Mainland law. To date, the HKILTTA has collaborated with about 30 international legal organisations, central ministries and professional bodies, providing capacity-building training for more than 5,000 legal professionals. There is an imminent need to complete the HKILSB as soon as possible so that the HKILTTA would have the required physical capacity and facilities to host more programmes;

(iv) to provide additional space to accommodate the IOMed's facilities in anticipation of its growing role in international dispute resolution and increasing workload (including those related to capacity building and mediation promotion work). The number of Signatory States to the IOMed Convention has grown from 37 at the time of inauguration to 47 Signatory States and 1 Acceding State as of September 2026, out of which the number of Contracting States has grown from 8 to 18 during the same period;

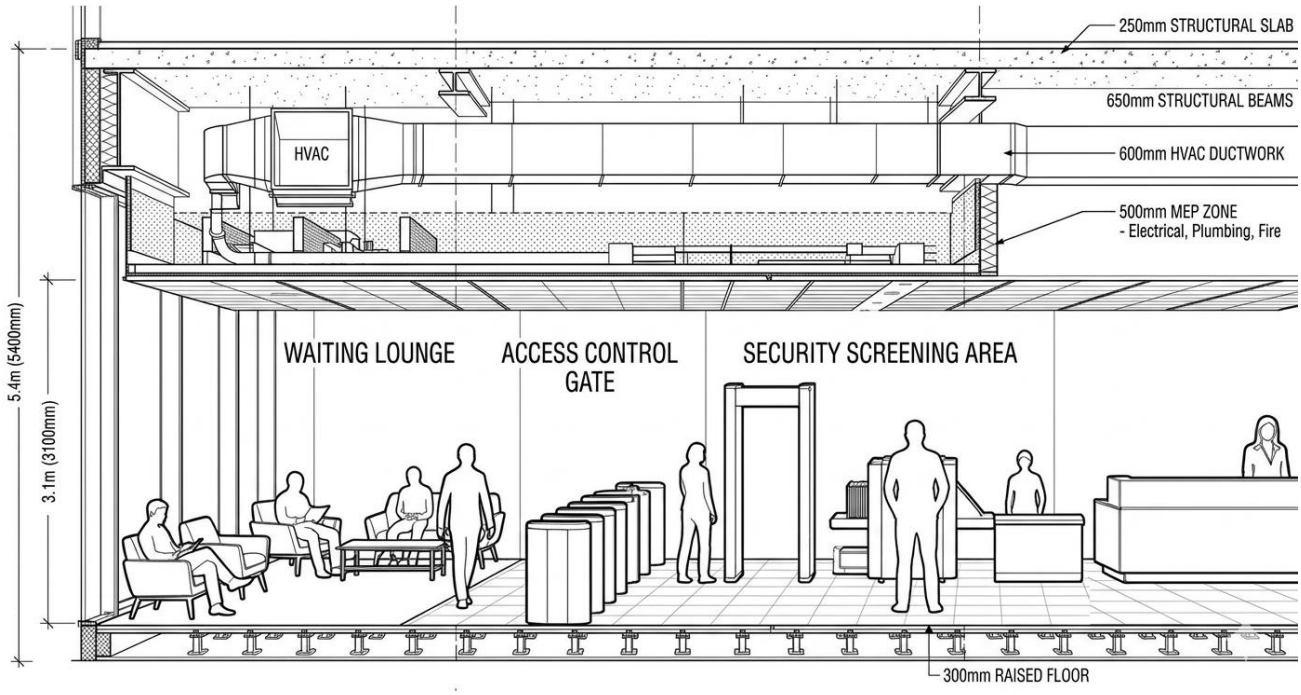
(v) to meet the expected significant increase in the demand of space from international and local legal and dispute resolution service institutions for setting up and providing services in Hong Kong, which will form a centre of LROs constituting an important part of the HKILSB; and

(vi) to provide event and conference facilities which will help ameliorate the venue challenge currently faced by DoJ, including the HKILTTA.

4.3 The headroom requirements

Arrival Lobbies, Foyer, Security Check and Pre-function Areas

Subject to detailed design, the lower levels (G/F - 3/F) are mainly for providing reception counters, security and access control facilities, screening areas, foyers, escalators, stairways, queuing and waiting areas and lobbies during events.[2] The average floor to floor height is about 5.4m for these floors, which is often considered the bare minimum for spaces of an international-standard government building with complex Mechanical, Electrical, Plumbing (MEP) provisions. In a notional typical design for reference and demonstration purpose only, it would hold an approx. 3.0m - 3.2m clear interior space which is architecturally optimized for accommodating heavy crowd volumes and tall security elements like walk-through metal detectors in the lobbies. Above the suspended ceiling, an approx. 1.6m - 1.8m services area will house primary HVAC ductwork, electric cable trays, F.S. services, lighting fixtures and ceiling grids. In addition to structural slabs of about 0.2m - 0.3m and a raised floor of about 0.2m - 0.4m for routing, the average floor to floor heights need about 5.4m to serve the functional needs.



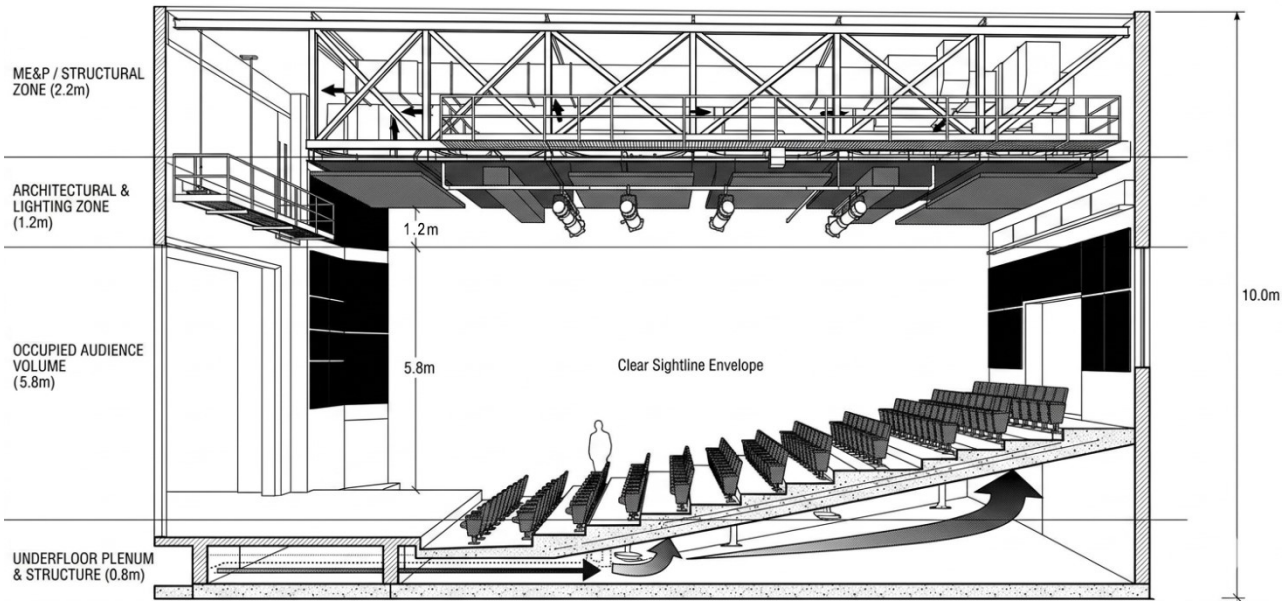
(Notional typical design for reference and demonstration purpose only, subject to detailed design)

[2] The actual location and design of facilities are subject to detailed design. Based on the operational need of the Proposed Development, all floors serving these functions are required to be well equipped to cater for the normal operations of the building users and crowd management during events. Sufficient headroom should generally be provided for all these floors.

Training and Event Facilities and Auditorium

In the Proposed Development Scheme, the average floor to floor heights is about 5m from 4/F to 10/F subject to detailed design, providing sufficient floor height for state-of-the-art auditorium, multi-purpose hall, moot courts, consultation rooms and dedicated classrooms for organising practical legal courses, seminars, and international exchange programmes effectively.

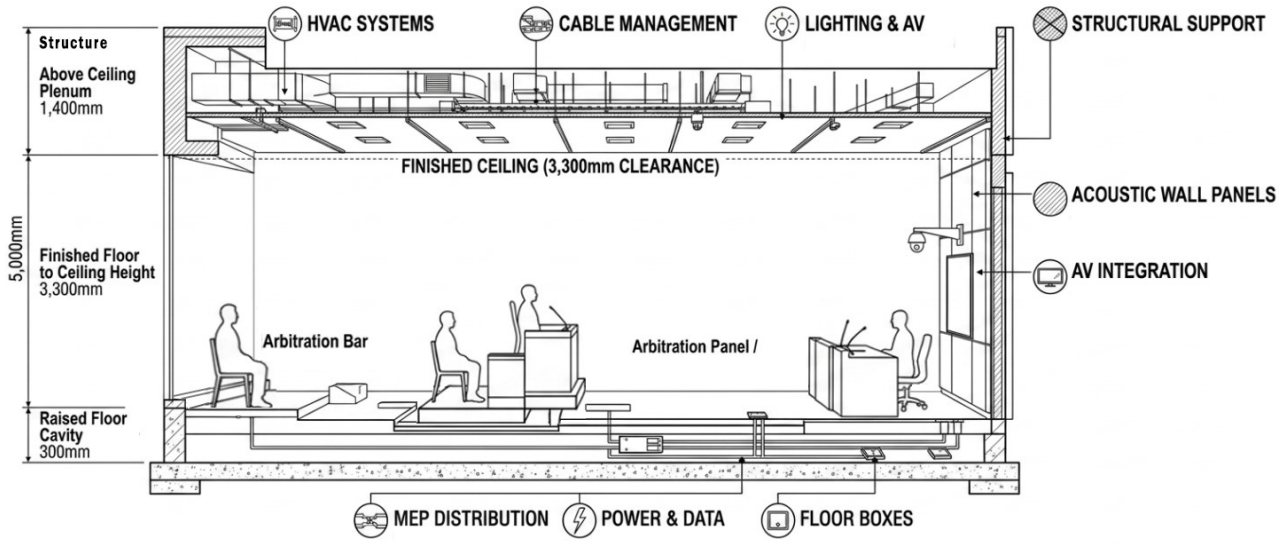
In a notional typical design for reference and demonstration purpose only, the auditorium would take up two storeys. A combined floor height of about 9.5m - 10.5m across 2 storeys provides a standard functional envelope for a modern multi-purpose auditorium. It reserves the bottom 0.7m - 0.9m for quiet floor air distribution, the middle 5.5m - 6.0m for comfortable raked seating sightlines, 1.0m - 1.2m for architectural acoustics and production lighting, and remaining 2.0m - 3.0m for structural slabs and high-volume MEP duct networks.



(Notional typical design of auditoriums for reference and demonstration purpose only, subject to detailed design)

Subject to detailed design, an average of 5m floor-to-floor height is planned to accommodate moot courts for training capable of supporting law-tech building services such as transcription services and hybrid (i.e. physical and online participation at the same time) hearing rooms. In a notional typical design for a high-specification typical moot court, the available clear internal ceiling height will range between 3.0m to 3.4m. The demand for HVAC and fresh air supply is generally higher in moot courts than in the arbitration and mediation facilities in the upper storeys as there are more occupants, and

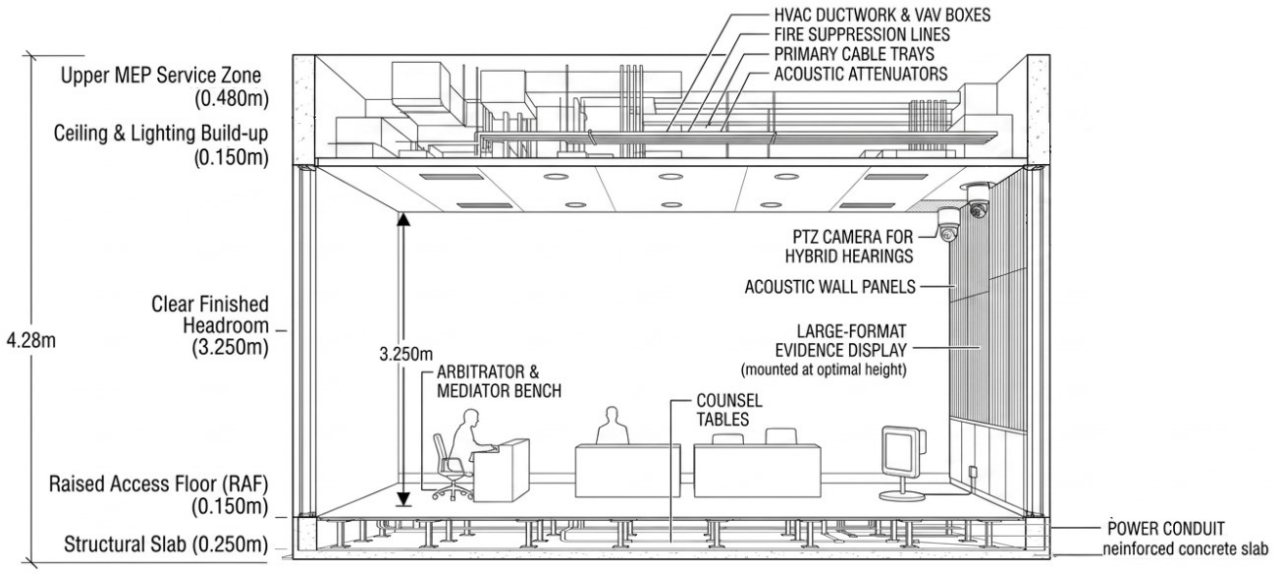
better acoustics is required for moot courts, which requires more above-ceiling space for larger ductworks and acoustic treatment. The raised floor zone requires about 0.2m - 0.4m for routing while the services zone above ceiling needs about 1.3m – 1.6m for the structural elements and extensive overhead MEP duct networks. Hence, about 5m floor-to-floor height is generally required.



(Notional typical design of moot courts for reference and demonstration purpose only, subject to detailed design)

Arbitration, Mediation and Law-related Organisation Facilities

In the Proposed Development Scheme, the average floor to floor heights is about 4.28 m from 12/F to 26/F subject to detailed design. In a notional typical design for reference and demonstration purpose only, it will provide sufficient floor height for international-standard arbitration and mediation facilities and Law-related Organisation facilities, including hearing rooms, breakout rooms, and conference/multi-purpose/training/meeting rooms. These facilities will typically be equipped with video-conferencing, projection, webcasting, audio and video recording equipment, and noise control measures equivalent to the prevailing standard of similar facilities. Sufficient height shall thus be provided for incorporating supporting building services.



(Notional typical design of arbitration, mediation and Law-related Organisation facilities for reference and demonstration purpose only, subject to detailed design)

4.4 Design Merits

The following design merits are voluntarily incorporated in the scheme for maintaining harmony with the surrounding context and improving the existing urban environment:

1. Compliance with Sustainable Building Design Guidelines (SBDG)

For enhancing the quality and sustainability of the built environment, the proposed development will comply with SBDG, of which the requirements of building setback and site coverage of greenery are applicable and fulfilled.[3] The proposal endeavours to minimize the podia by complying with the setback requirements under SBDG while the site's development potential is optimized to address the spatial needs of HKILSB. The objectives of complying with SBDG requirements are to achieve better air ventilation, enhance the environmental quality of our living space, provide more greenery, particularly at pedestrian level; and mitigate the heat island effect, thereby enhancing the environmental sustainability of the living space. In particular, the subject Site has been duly

[3] In compliance with the Building Setback requirements of APP-152, the building will be set back to maintain a minimum 7.5m distance from the centreline of the street. There will be about 365 m^2 of greenery area, achieving not less than 20% site coverage. The subject site with an area (i) less than 20,000m^2 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.

considered during the OZP amendment in 2018 that complying with SBDG would be the major and appropriate measure to improve the wind environment at street level. The setback requirement under SBDG will allow sunlight to continue to reach the historic building of the Old Wan Chai Police Station and reduce the visual imbalance resulted from the height difference between the two buildings. According to the AVA (EE) submitted, the proposed building setback along Jaffe Road could facilitate annual prevailing wind and allow air movement in the east-west direction.

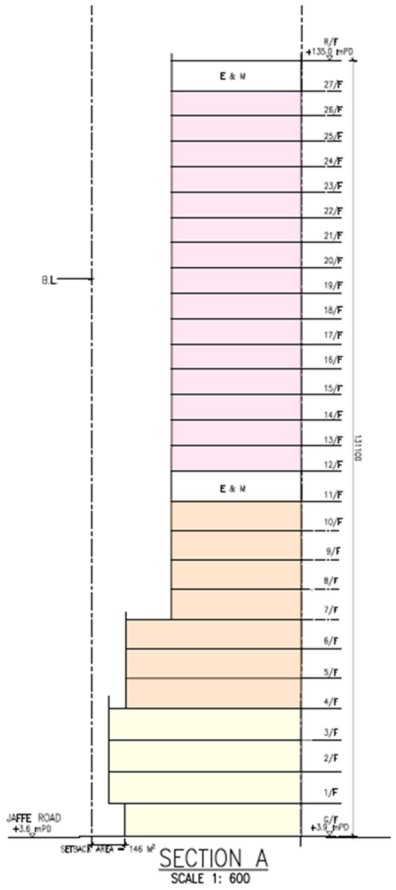
The building coverage has been maximized to fulfil the spatial requirements of world-class auditorium, multi-purpose hall, moot courts, arbitration and mediation facilities, conference facilities, training facilities, etc. Constrained by its site area, any further north-south setbacks from the site boundary or building disposition would substantially reduce the achievable floor areas for meeting the operational requirements of these facilities. The proposed design has been optimized to facilitate air movement in the north-south direction without affecting its functionality.

2. Beam Plus designs

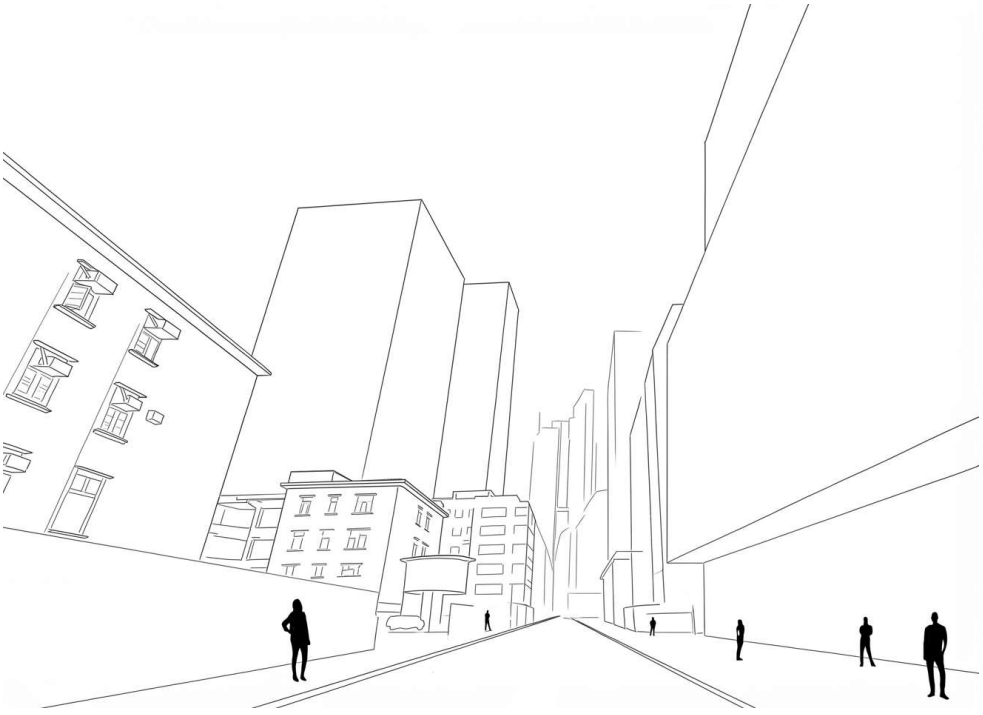
The Applicant will endeavour to achieve 'Gold' or above rating under BEAM Plus at the detailed design stage. The Proposed Development will incorporate sustainable, energy saving, waste reduction, and eco-friendly building design measures in fulfilling the prescribed criteria of BEAM Plus New Buildings (NB) Version 2.0. For instance, the proposed building will achieve energy performance equivalent or above the requirements of the up-to-date building energy codes in terms of its building services installations including air-conditioning system and indoor lighting systems. Ventilation means and ventilation systems will be selected and properly designed to ensure satisfactory supply of air and a good air quality to all normally occupied spaces to safeguard the health and comfort of building users. An efficient system of waste recycle facilities will be provided within the building for the management of different waste types, such as organic, nonrecyclable and recyclable waste for waste reduction practice.

3. Stepped terraced design

The proposed stepped terraced design (at 4/F and 7/F in the Proposed Development Scheme subject to detailed design) will break down the visual bulk, soften the building mass and create visual interest at the pedestrian level. With a stepped terraced design, the Proposed Development steps down to meet the scale of the 4-storey historic building of Old Wan Chai Police Station. It aims to soften the architectural transition and creates a direct dialogue between the two legal buildings.







(Conceptual illustrations of building mass for reference and demonstration only, subject to detailed design)

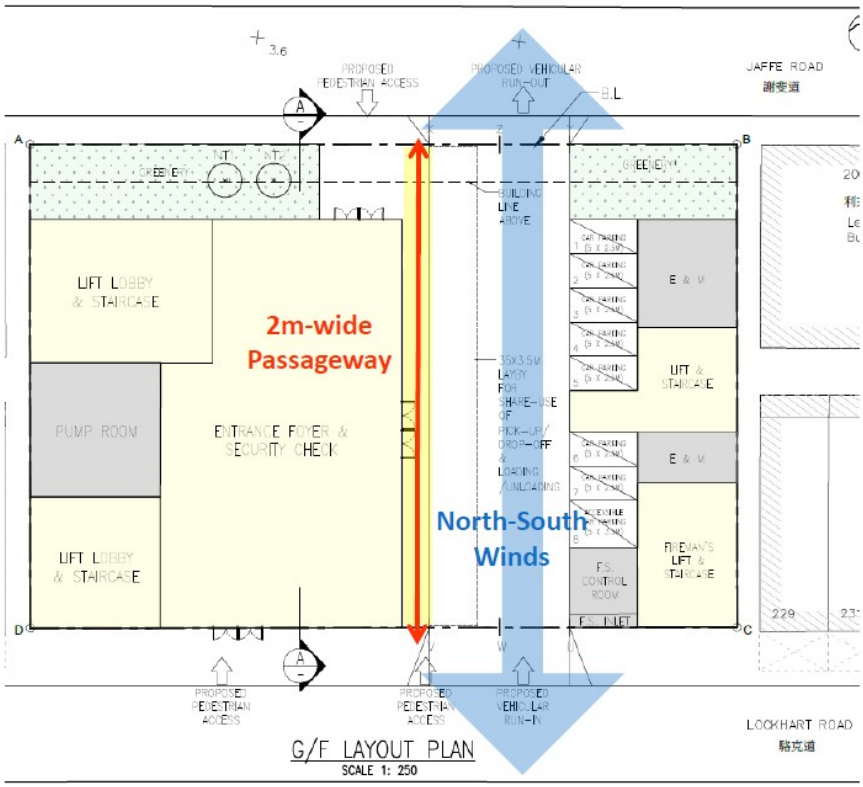
4. Vertical greening

While the existing surrounding area particularly Jaffe Road offers limited greenery provisions, to further enhance the pedestrian environment and provide tangible community benefits as an additional design merit, the Proposed Development will incorporate vertical greening at strategic locations, particularly along the lower building facades. Subject to detailed design and technical feasibility, this greenery aims to soften the building bulk, provide visual relief to the streetscape, and contribute positively to the local microclimate. Ultimately, it will seamlessly integrate with the proposed stepped terraced design to create a cohesive green network from the ground level.

5. Building permeability in the north-south direction and passageway at G/F

According to the AVA (EE) submitted, the proposed Vehicular Run-In/Out connecting Jaffe Road and Lockhart Road through the Site could improve the building permeability, facilitate annual and summer prevailing wind and allow air movement in the north-south direction at pedestrian level. It is thus considered aligning with the planning intention in the ES the OZP.

The existing back lanes adjoining the Site connecting Jaffe Road and Lockhart Road are in a rather old condition. Subject to security considerations and detailed arrangement, DoJ may open up the 2m wide pedestrian section at G/F for passageway during daytime to enhance user connectivity through the Site between Jaffe Road and Lockhart Road. These connections will be barrier-free for users' access.



(Conceptual illustration of north-south passageway at G/F, subject to detailed design)

4.5 Access and internal transport facilities

Two vehicular accesses, via run-in at Lockhart Road and run-out at Jaffe Road, are proposed for the HKILSB. Parking spaces and L/UL spaces are provided on the ground level. A Swept Path Analysis has been 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 TIA.

The ground level facing both Jaffe Road and Lockhart Road and the passageway through the Site will serve as the principal pedestrian entrances where the arrival lobby provides ample space for the visitors to congregate after entering the building during events. Given the nature of the Proposed Development, security has been a key consideration of the design and access to the Site will be under control. When the HKILSB comes into operation, all visitors are required to make pre-registration for better and safer venue management. Access card system will be installed in the building. During a large event, the Auditorium is expected to hold up to about 300 visitors and the number of visitors in the whole building is estimated to amount to about 1,200 at the peak time slots. A detailed account of the proposed internal transport facilities and management measures for meeting the parking, loading/unloading and pick-up/drop-off demands is set out in the submitted TIA.

Possibility of a physical linkage between the subject Site and the Old Wan Chai Police Station as specified in the ES of OZP has been considered. When the Site was rezoned to "C(4)" in 2010, the ES of OZP envisioned a specific commercial blueprint that the two sites would be integrated as commercial, hotel, community, or cultural project that a grade-separated linkage may support seamless commercial foot traffic. The planning intention for a pedestrian linkage has been superseded as the two sites now have completely shifted to government and institutional uses. While the IOMed on consideration of the privileges and immunities (including those related to security) requires highly regulated perimeter controls, constructing a physical connection between the sites may not fit their latest purposes. In addition, building a basement linkage would require deep excavation and Lateral Support (ELS) works in immediate physical proximity to the Old Wan Chai Police Station as a Grade 2 historic building, which would necessitate stringent precautionary measures to protect the heritage asset. Executing these subterranean works at the required highly cautious pace would inevitably cause severe schedule overruns. Therefore, instead of a physical linkage, user connectivity is considered more appropriate to be at street level at this stage.

4.6 Landscape and tree preservation proposal

A preliminary tree survey conducted in July and August 2026 found no trees within the site and identified seven roadside trees nearby. Of the seven roadside trees, five are proposed for retention, and two are proposed for removal due to conflicts with the planned vehicular access. If the vehicular run-in/out is relocated from Lockhart Road, substantial GFA of the Proposed Development would be reduced to cater for additional turning radius and hammerhead to enable vehicles to turn within the Site as they come and leave the Site at Jaffe Road. Due to the inefficient use of spatial resources, it is considered infeasible to relocate the vehicular run-in from Lockhart Road and the removal of two trees is unavoidable. The current layout allows for compensatory planting within the site of 2 new trees to be managed by the Applicant, enabling a 1:1 compensatory ratio in accordance with Development Bureau Technical Circular (Works) (DEVB TC(W)) No. 4/2020. A Tree Preservation and Removal Proposal (TPRP) will be submitted to the Tree Works Vetting Panel (TWVP) of Architectural Services Department (ArchSD) for vetting and approval at the post-planning approval stage.

A site coverage of greenery of not less than 20% (about 365 m^2) will be provided in the Proposed Development. Non-at-grade greenery provision will be provided at the stepped terraces of the Proposed Development (at 4/F and 7/F in the Proposed Development Scheme subject to detailed design) to enhance amenity in the area and improve the environmental quality of the urban space.

4.7 Facade treatment in response to historic building

The Old Wan Chai Police Station is a symmetrical U-shape four-storey high building in Neo-Classical style with possibly some Art Deco influence. The front façade consisting of open verandahs projects over the public footpath and has rectangular and square columns at regular intervals forming thirteen bays. Windows in the other elevations are placed in regular rows or bands.

At the detailed design stage, the scale, proportions, colour, materials and architectural design of the Proposed Development will be designed to be compatible with the architectural features of the Old Wan Chai Police Station as far as possible. The wall finishes and colour of the new building will be designed to become a neutral backdrop to the graded building such that the graded building could remain visually distinguishable from the new HKILSB in order to maintain the very identity and character of it. For instance, subject to detailed design, the HKILSB may adopt elements of clean, symmetrical, rigid grid facade acting as a contemporary echo with the rhythm of the Old Wan Chai Police Station.



(Conceptual illustration of architectural design to be compatible with the Old Wan Chai Police Station for demonstration and reference only, subject to detailed design)

5. Planning and Technical Justifications

5.1 Alignment with overall development intensity and BH profile in the locality

The Site is located in a high-density and high-rise commercial area in Wan Chai. The Site is about 80m south of the Wan Chai North OZP boundary. Existing landmark developments along this harbourfront strip are significantly taller, including Sun Hung Kai Centre (at approx. +202.0 mPD), the China Resources Building (at approx. +175.2 mPD), Great Eagle Centre (at approx. +143.1 mPD), Harbour Centre (at approx. +143.1 mPD), Central Plaza (at approx. +380.7 mPD), the Immigration Tower (at approx. +179.3 mPD) and Convention Plaza Office Tower (at approx. +185.3 mPD) sitting along the Wan Chai harbourfront. The proposed BH of +135mPD is below the existing cluster of commercial buildings. (see **Figure 4**) In the southern Wan Chai, there is a trend towards more intensive commercial development with some new high-rise buildings (such as The Oakhill with an existing BH at approx. +182mPD). Nestled between the towering high-rise buildings of the Wan Chai North waterfront and the emerging high-density developments to the south, the proposed BH of +135mPD is considered highly compatible with the existing built environment of the wider urban and harbourfront setting.

The subject Site is located amidst a cluster of "C" zone with a BHR of 135mPD under the OZP. With no PR restriction, the maximum PR of sites within the "C" zone (apart from the sub-zones) should be in accordance with the First Schedule of Building (Planning) Regulations ((B(P)R), which is typically 15 for non-domestic buildings. Having considered relevant PR restriction and BHR under the B(P)R and OZP respectively, the proposed non-domestic PR of 15 and BHR of 135mPD are considered fully compatible with the surrounding context and aligning with the planned profile of the area in terms of development intensity and scale. The proposed uses are also fully in line with planning intention of the "C" zone.

5.2 Appropriate and proportional adjustments in PR and BH

As detailed in Section 2.1 and 4.2, the proposed minor relaxation of PR will optimise the development potential of the Site to help meet the spatial needs of this world-class platform to accommodate the range of planned international-standard legal and dispute resolution–related facilities. The operational need for the proposed GFA for various functions is summarised in Para. 4.2.

Sufficient floor heights are considered important for HKILSB to meet the operational headroom requirements of modern international-standard training/ event, arbitration and mediation facilities, and for providing an environment meeting international aspirations. The high headroom requirements for a range of facilities are provided in Para. 4.3, which justify for the proposed BH and that the floor-to-floor heights have been optimised. Based on the Notional Alternative Development Scheme which accommodates the proposed total PR of 15 taking a basic building envelope/form permissible by B(P)R but without a minor relaxation with an overall BH of +110mPD (see **Appendix 1B**), the resulting average 3m floor-to-floor heights for the upper storeys is practically undesirable and infeasible for the intended legal functions or any other typical modern services. It would also result in a reduction of floor-to-floor heights from 5m to 4.1m for the auditorium, training and event facilities at the low floors which falls short of the international standards for hosting conferences and large-scale events, thus undermining the promotional impact of this world-class platform. As demonstrated in Table 5.1, to accommodate the same MEP provisions and structural elements required for the various functions, the Notional Alternative Development Scheme is considered operationally and technically infeasible. A minor relaxation of BHR is therefore necessary to achieve the proposed PR.

Table 5.1 Notional Alternative Development Scheme	
Maximum Plot Ratio	15
Maximum Building Height	110mPD
Floor-to-floor Heights (clear headroom) • G/F - 3/F • 4/F – 10/F • 12/F – 27/F (Indicative only)	 Approximately 5.00m (2.70m – not ideal for crowd management) 4.10m (2.40m - not complying with B(P)R*) 3.00m (1.97m - not complying with B(P)R*) (Indicative only)

* Under Building (Planning) Regulations (B(P)R), every room used or intended to be used for the purpose for habitation in any building shall have a height of not less than 2.5 m measured from floor to ceiling, provided that there shall be not less than 2.3 m measured from the floor to the underside of any beam.

The proposed PR of 15 and BH of 135mPD at the HKILSB has been planned to strike a balance among different factors such as compatibility with the surrounding area, operational and functional requirements of various facilities of the building, optimal utilisation of floorspace on the site and technical considerations such as headroom requirements. The site coverage of the typical floors has been maximized as permissible under B(P)R for the Site. Feasibility to lower the proposed BH with underground carpark has been explored. However, constructing a basement car park is deemed

unfeasible due to the site's immediate proximity to the existing IOMed headquarters, a designated historical building. Any deep excavation and lateral support (ELS) works would necessitate stringent precautionary measures to protect the heritage asset. Executing these subterranean works at the required, highly cautious pace would inevitably cause severe schedule overruns, directly jeopardizing the project's ability to early deliver the development. Overall, the proposed increase in BH of about 23% is proportional to the proposed minor relaxation of PR by 25%.

5.3 Similar planning applications approved by the TPB

The TPB has previously approved planning applications for minor relaxation of PR and minor relaxation of BHR for increases in BH by more than 30% (in terms of mPD or absolute BH) through Section 16 planning applications. A non-exhaustive list of planning applications approved in recent years by the TPB is extracted in Para. 2.4. The planning considerations of those applications are similar to the current application in that the Proposed Development Scheme is to implement government policy, has a reasonable typical floor-to-floor height, optimized building footprint and utilisation of land resources, provides with design merits that will enhance the built environment, and that the proposed BH is generally compatible with the existing and planned BH profile in the area. Approval of the application is generally in line with the TPB's previous decisions.

5.4 No insurmountable impact on the surroundings

5.4.1 No significant adverse air ventilation impacts

An Air Ventilation Assessment (AVA) – Expert Evaluation (EE) has been conducted for the Proposed Development. According to the AVA-EE, the proposed design has been optimised to facilitate air movement in the northsouth direction without affecting its functionality. Similar to the annual prevailing winds, the air ventilation impact arising from the Proposed Development Scheme, with the increase of maximum building height, would be comparable to that of the OZP-Compliance Scheme and no significant adverse impact is anticipated to the surrounding pedestrian wind environment as the prevailing air paths could still be maintained. The AVA-EE identifies that the following building design measures adopted in the Proposed Development Scheme could serve air ventilation purposes for the locality:

- A proposed building setback along Jaffe Road could facilitate annual prevailing wind and allow air movement in the east-west direction; and

- A proposed Vehicular Run-In/Out connecting Jaffe Road and Lockhart Road could improve the building permeability, facilitate annual and summer prevailing wind and allow air movement in the north-south direction at pedestrian level.

5.4.2 No unacceptable sewerage impacts

A Sewage Impact Assessment ("SIA") has been conducted to assess the sewerage impact associated with the development proposal. With the proposed improvement measures, the cumulative sewage flow is within the sewer capacity and no unacceptable sewerage impact resulting from the Proposed Development is anticipated. (Please refer to **Appendix 3**)

5.4.3 No adverse drainage impacts

A Drainage Impact Assessment ("DIA") has been conducted to assess the drainage impact associated with the development proposal. Based on the DIA results, it is found that the proposed and existing drainage system serving the area has sufficient capacity to cater for the drainage generation from the Proposed Development and the surrounding catchment areas. Adverse drainage impact is not anticipated, and thus no upgrading or improvement works for existing drainage system are required. (Please refer to **Appendix 3**)

5.4.4 No adverse environmental impacts

The proposed HKILSB will be provided with central air conditioning system and will not rely on openable windows for ventilation under normal circumstances. According to the submitted Environmental Assessment, with the implementation of the recommended environmental mitigation measures, no adverse environmental impacts are anticipated by or occur on the Proposed Development during construction phase and operation phase. (Please refer to **Appendix 4**)

5.4.5 No insurmountable visual impacts

A Visual Impact Assessment ("VIA") is conducted to assess the visual impact associated with the Proposed Development. The visual impact of the Proposed Development Scheme is assessed against the existing condition of the Site and against an OZP-Compliant Scheme following the BHR of 110mPD. The VIA concludes that the visual impact of the Proposed Development is considered to be acceptable from the major public viewpoints concerned and compatible with the existing/planned developments in terms of visual character. It is concluded that the proposed development would induce negligible to slight visual impact to the surroundings. (Please refer to **Appendix 5**)

5.4.6 No significant traffic impacts

A TIA is conducted to assess the traffic impact associated with the Proposed Development. It is concluded that the Proposed Development will induce no significant traffic impact to the surrounding road network. (Please refer to **Appendix 6**)

5.4.7 No adverse landscape impacts

A preliminary tree survey conducted in July and August 2026 found no trees within the site and identified seven roadside trees nearby (please refer to **Appendix 7**). No Old and Valuable Trees (OVT) as defined under DEVB TC(W) No. 5/2020, no Trees of Particular Interest (TPI) as defined under Guidelines for Tree Risk Assessment and Management Arrangement (10th Edition) or endangered or protected plant species as defined under Cap 96 and Cap 586 were found within or near the site. There is no mature tree within the existing and planned development context. Of the seven roadside trees, five are proposed for retention, and two are proposed for removal due to conflicts with the planned vehicular access. The current layout allows for compensatory planting within the site, enabling a 1:1 compensatory ratio in accordance with DEVB TC(W) No. 4/2020. A TPRP will be submitted to the TWVP of ArchSD for vetting and approval at the post-planning approval stage.

Conclusion

This Section 16 Application is submitted on behalf of DoJ to seek permission from TPB for Proposed Minor Relaxation of PR and BHRs for the Permitted Development of HKILSB. The proposed PR of 15 and BH of 135mPD at the HKILSB has been planned to strike a balance among different factors such as compatibility with the surrounding area, operational and functional requirements of various facilities of the building, optimal utilization of floorspace on the site and technical considerations.

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