

Item 2: 4 sets hard copies of full set Planning Statement

**Proposed Hotel Development at
Nos. 20-24 Tai Yau Street, San Po Kong, Kowloon.**

Section 16 Planning Application

**Approved Tsz Wan Shan, Diamond Hill and San Po Kong
Outline Zoning Plan No. S/K11/31**

SUPPORTING PLANNING STATEMENT

July 2025

Applicants

YangtzeKiang Garment Limited
Luk Hop Garments Limited

Consultants

Ron Luen & Company Limited
C&L architects & surveyors ltd.
BeeXergy Consulting Limited
AMG Consultancy Limited

Table of Content

Executive summary (English)

Executive summary (Chinese)

1. Introduction

2. Site Context

- 2.1 Location
- 2.2 Existing Land Uses
- 2.3 Surrounding Land Uses
- 2.4 Accessibility
- 2.5 Infrastructure and Utilities
- 2.6 Land Status

3. Planning Context

- 3.1 Statutory Planning Context
- 3.2 Previous Planning Applications

4. Development Proposal

- 4.1 The Development Scheme
- 4.2 The Proposed Plot Ratio
- 4.3 Internal Transport Facilities
- 4.4 Landscape Proposal

5. Planning Justifications

- 5.1 The Proposed Hotel Use is in Line with the Planning Intention
- 5.2 No Unacceptable Traffic Impact
- 5.3 No Unacceptable Environmental and Infrastructural Impacts
- 5.4 Help to Enhance Walkability and Pedestrian Environment Along Tai Yau Street
- 5.5 Help to Enhance the Business Vibe and Expedite the Transformation of the Area into a Business Area
- 5.6 Contribute to the Sustainable Development of Tourism Industry and Accords with Government Policy

6. Conclusion

Appendices

Appendix I Architectural Drawings

Appendix II Landscaping Plan

Appendix III Traffic Impact Assessment Report

Appendix IV Noise Impact Assessment

Appendix V Air Quality Impact Assessment

Appendix VI Sewerage Impact Assessment

Appendix VII Drainage Impact Assessment

Appendix VIII Contamination Assessment Plan

Appendix IX Photomontage Showing the Proposed Redevelopment and the Surrounding Environment

EXECUTIVE SUMMARY

The Applicants, Yangtzekiang Garment Limited and Luk Hop Garments Limited, wish to seek the approval of the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance to allow redevelopment of their site at Nos. 20 – 24 Tai Yau Street, San Po Kong (“Application Site”) for hotel use.

The Application Site is currently zoned “Other Specified Uses” annotated “Business” (“OU(B)”) use on the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 (“OZP”). According to the Notes attached to the OZP, the planning intention of the “OU(B)” zone is primarily for general business uses and “Hotel” is listed under Column 2 in Schedule I of the “OU(B)” zoning, i.e., uses that may be permitted with or without conditions on application to the TPB.

The proposed hotel consists of 34 storeys (including 1 storey of basement carpark and 1 storey of refuge floor) providing 1,286 guestrooms. The total gross floor area (“GFA”) is not exceeding 29,112.157m² with a proposed plot ratio of 12.000 (excluding the bonus GFA of 1,189.875 in a bonus plot ratio of 0.490 deemed to be permitted as a result of setting back the building 3 meters along Tai Yau Street as required under the OZP and surrender the setback area to the government for road widening purpose). A 2.5m wide canopy will be provided along the set back building frontage to give weather protection to the pedestrians. Spaces for the parking, loading and unloading of vehicles are provided in accordance with the standard laid down in the Hong Kong Planning Standards and Guidelines.

The proposed hotel redevelopment is justified due to the following reasons:

1. The proposed hotel use complies with the planning intention;
2. The proposed development has no unacceptable traffic impact;
3. The proposed development has no unacceptable environmental or infrastructural impact;
4. The proposed development help to enhance walkability and pedestrian environment along Tai Yau Street;
5. The proposed development help to enhance the business vibe and expedite the transformation of the area into a business area; and
6. The proposed development contributes to the sustainable development of the tourism industry and accords with government policy.

In view of the above, the TPB is respectfully requested to approve the application.

行政摘要

申請人，長江製衣有限公司及六合製衣有限公司，欲根據城市規劃條例第十六條向城市規劃委員會(“城規會”)申請將其在新蒲崗大有街 20 至 24 號地盤(“該地盤”)重建作酒店用途。

該地盤現時於「慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖編號 S/K11/31」內被劃入其他指定用途(商貿)地帶(“此地帶”)。根據規劃圖之詮釋，此地帶之規劃意向主要是作一般商貿用途。在此地帶內，「酒店」列於第二欄用途內，即須先向城規會申請，可能在有附帶條件或無附帶條件下獲准的用途。

建議的酒店樓高 34 層(連一層地庫停車場及一避難層)並提供 1,286 間客房。樓宇總建築面積不超過 29,112.157 平方米及建議之地積比率為 12.000 倍(不包括因根據規劃圖要求將樓宇從大有街方向之地界線向後退縮 3 米，及將該等土地交回政府所得的額外 1,189.875 平方米建築面積及 0.490 倍的地積比率)。酒店大樓正面向後退縮 3 米的部分將興建 2.5 米寬的雨簷供給行人遮風擋雨。停車位及上落貨車位等設施將根據「香港規劃標準與準則」之標準設置。

因下列之原因，建議的酒店發展是合理的：

1. 建議的酒店用途符合規劃意向;
2. 建議的酒店發展不會引致不可接受的交通問題;
3. 建議的酒店發展不會引致不可接受的環境影響或基礎設施不足等問題;
4. 建議的酒店發展有助於提升大有街的可步行性及行人環境;
5. 建議的酒店發展有助於提升此區的商貿氛圍及加快此地區轉為商貿區的步伐;
6. 建議的酒店可為旅遊業持續發展作出貢獻及符合政府政策。

有鑑於上述各項原因，懇請城規會批准此申請。

**Proposed Redevelopment for Hotel Use
Nos. 20-24 Tai Yau Street, San Po Kong
S.16 Planning Application
Approved Tsz Wan Shan, Diamond Hill and San Po Kong
Outline Zoning Plan No. S/K11/31**

Supporting Planning Statement

1. INTRODUCTION

- 1.1 The site at Nos. 20-24 Tai Yau Street (“the Application Site”) is currently designated for “Other Specified Uses” annotated “Business” (“OU(B)”) use on the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 (“OZP”) and “Hotel” is a Column 2 use, i.e., use that may be permitted with or without conditions on application to the Town Planning Board (“TPB”).
- 1.2 Yangtze Kiang Garment Limited and Luk Hop Garments Limited (“the Applicants”), owners of the Application Site, wish to jointly redevelop the Application Site for hotel use.
- 1.3 This application is submitted on behalf of the Applicants to seek the approval of the TPB under Section 16 of the Town Planning Ordinance to allow redevelopment of the Application Site for hotel use.

2. SITE CONTEXT

2.1 Location

- 2.1.1 The Application Site is located within the San Po Kong Business Area (“SPKBA”) bounded by Choi Hung Road, Tseuk Luk Street and King Fuk Street. It is situated at Tai Yau Street, which is the main thoroughfare of the SPKBA, north of Tseuk Luk Street. The residential area in San Po Kong is on the other side of Tseuk Luk Street, at less than 300 metres away. The plans showing the location of the Application Site is at Figure 1 and drawings LIP-01 and LIP-02 enclosed.

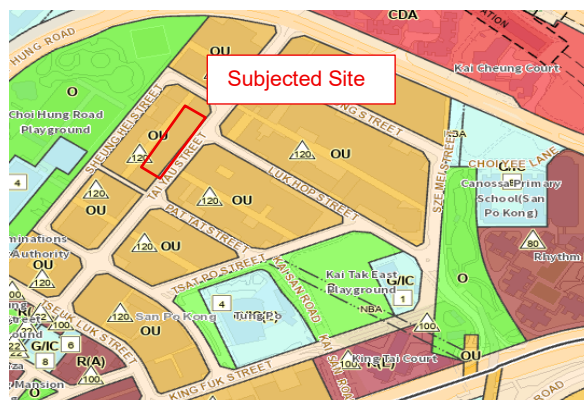


Figure 1: Location Plan of Application Site

2.2 Existing Land Uses

- 2.2.1 There are two industrial buildings on the Application Site. The building at No. 20 is of ten storeys high and the entire building is currently used as a printing house. The building at Nos. 22-24 is of eleven storeys high and the entire building was previously used by Yangtzekiang Garment Limited for garment manufacturing purposes. However, as production line has been moved to the Mainland, only part of the building is still being used for work relating to garment manufacturing such as design, sample manufacturing, quality control and packaging. The remaining spaces is either vacant or used for storage purpose.

2.3 Surrounding Land Uses

- 2.3.1 The surrounding land uses are characterized by a mixture of business and industrial uses. There are still many industrial buildings situated along Tai Yau Street and other parts of the SPKBA. A number of industrial/office, office buildings and commercial buildings have been completed in the area in recent years. Majority of these business buildings concentrate along the eastern side of Tai Yau Street while industrial is still the predominant use on western side of Tai Yau Street.
- 2.3.2 A hotel was erected at No. 19 Luk Hop Street in the near vicinity of the Application Site but the hotel has been converted to hostel use due to the drastic decline of visitor arrivals during the pandemic.

2.4 Accessibility

- 2.4.1 Tai Yau Street is connected to Choi Hung Road to the north which connects San Po Kong to Kai Tak, Kowloon City, To Kwa Wan, Mong Kok and other parts of Kowloon. Tai Yau Street is also connected to Prince Edward Road East through Tseuk Luk Street and King Tai Street to the south from which access to Kowloon Bay, Kwun Tong and Yau Tong can be gained. Nearly all modes of public transport are available in the vicinity of the Application Site including buses, taxis, mini-buses, franchise mini-buses and the Mass Transit Railway. The MTR Diamond Hill Station is within walking distance.
- 2.4.1 A comprehensive pedestrian connection system including public passageway in the form of subway and elevated walkway has been planned to connect San Po Kong area with Kai Tak.

2.5 Infrastructure and Utilities

- 2.5.1 Drainage and sewerage systems are available at Tai Yau Street. Electricity supply, gas supply and water supply are readily available to the Application Site.
- 2.5.2 As revealed in the various engineering assessment reports submitted with this planning application, the existing sewerage, drainage and water supply systems in the vicinity of the Application Site would have adequate capacity to serve the proposed development.

2.6 Land Status

- 2.6.1 The Application Site consists of five main lots, N.K.I.L. 4735, N.K.I.L. 4736, N.K.I.L. 4737, N.K.I.L. 4738 and N.K.I.L. 4739. N.K.I.L. 4739 has subsequently been sub-divided into s.A, s.B and R.P, but all the sub-sections and the remaining portion have been included in this application. The lots have a total lot area of 2,426.05m². The lots were all granted for industrial purposes excluding any trade which is declared to be an offensive trade under the Public Health and Municipal Services Ordinance and subject to a height restriction of 300 feet above Hong Kong Principal Datum.
- 2.6.2 As the government leases governing the lots restrict the lots for industrial use, lease modification to modify the permitted user and the building height limit under the leases has to be executed and premium paid before the proposed hotel development, if approved, may be proceeded with.

3 PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 As stated at 1.1 above, the Application Site falls within an area zoned “OU(B)” use on the OZP. According to the Notes attached to the OZP, the planning intention of the “OU(B)” zone is as follows:

“This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve the direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.”

- 3.1.2 The Application Site is subject to plot ratio and building height restrictions but not site coverage limitation. The plot ratio and height restrictions are stipulated as follows in the Notes attached to the OZP:

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.*
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (3) Non-building area(s) from the lot boundary shall be provided:*
 - (i) a minimum of 3m-wide abutting Tai Yau Street and King Fuk Street; and*

- (ii) a minimum of 1.5m-wide abutting Choi Hung Road, Tseuk luk Street, Sheung Hei Street, Sam Chuk Street, Sze Mei Street, Ng Fong Street, Luk Hop Street, Tsat Po Street, Pat Tat Street and Prince Edward Road East.

3.1.3 Notwithstanding, the Notes attached to the OZP also stated that:

- (5) *Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.*

3.2 Previous Planning Applications

- 3.2.1 In 2011, the Applicants successfully sought the TPB's permission to redevelop the Application Site for hotel use. The proposed plot ratio of the approved hotel development was 12.5 taking into account the bonus plot ratio to be granted upon surrender of the 3m wide strip of land fronting Tai Yau Street. However, due to the uncertainty of the hotel market at that time, the approved development was not implemented.
- 3.2.2 In 2021, the Applicants made an application for planning permission to allow redevelopment of the Application Site for Non-polluting Industrial Use (excluding industrial undertaking involving the use/storage of Dangerous Goods) as well as minor relaxation of the permitted plot ratio up to 14.4, excluding the bonus plot ratio from the surrender of the 3m wide strip of land fronting Tai Yau Street. The application was approved subject to conditions and the permission would cease to have effect on 12 March 2025 unless the permission is extended or the approved development has commenced before the said date. On 24 February 2025, the Planning Department confirmed that the development has commenced.

4 DEVELOPMENT PROPOSAL

4.1 The Development Scheme

- 4.1.1 The proposed hotel consists of 34 storeys (including 1 storey of basement carpark and 1 storey of refuge floor) providing 1,286 guestrooms. The basement floor is planned to be used for parking of private cars and light goods vehicles. Two car lifts at G/F accessible from Tai Yau Street provide access to the basement floor. Hotel reception lobby, parking facilities for heavy goods vehicles, tour bus lay-by and taxi lay-by are to be provided on the ground floor and restaurant, café and lounge on the first floor. Back of house and E&M facilities are to be provided on the second floor while guestrooms are provided on the upper floors.

Two staircases (N.K.I.L. 4739 s.A and N.K.I.L. 4739s.B) of each abutting Tai Yau Street and service lane suited in the redevelopment lot are common staircases currently shared by the existing building of the redevelopment lot and the adjoining building (N.K.I.L 4740). In

order to ensure the adjoining building being properly functioned and comply with the building ordinance and regulations, the common staircases in the site boundary will be retained for the said purposed. The staircases will only be demolished after the redevelopment of the adjoining building.

To comply with the non-building area requirement stipulated in the OZP, the building is intended to be entirely set back 3m from its site boundary along Tai Yau Street. The set back area is to be surrendered to the government or dedicated for public use. However, the common staircase suited in the lot boundary abutting Tai Yau is to be retained for the use of neighboring building. As such, the portion of retained staircase will be excluded from the set back area. Hence, the total length of set back area abutting Tai Yau Street is of approximate 79.3m with a width of 3m, in a total area of 237.975m². A total bonus GFA of 1,189.875m² of the set back area will be claimed under the building planning regulation (B(P)R 22) which is deemed to be permitted as a result of surrender of the setback area. The proposed total GFA is 30,302.032m² including the to-be-claimed bonus GFA. Table I below shows the user and GFA of each floor of the proposed development.

A canopy of 2.5m wide will be provided along the building frontage at the set back portion abutting Tai Yau Street, giving weather protection to the pedestrians. Architectural drawings showing the proposed development are annexed at Appendix I.

Table I

Floor	User	GFA (m ²)
Basement	Parking of Light Goods Vehicles and Private Cars	N/A
Ground	Hotel Reception Lobby, Loading/Unloading, Drop Off and E&M	466.094
1	Restaurant, Café, Lounge and Shop	1,437.307
2	Back of House Facilities and E&M	677.332
3	Guestrooms	942.662
4-30	Guestrooms	25,400.034
Between 15 and 16	Refuge Floor	N/A
31	Guestrooms	628.603
Retained Staircase (N.K.I.L 4739 s.A & s.B)	Adjoining building	750.000
	Total	30,302.032

Note : Assumed the bonus GFA will be granted under the B(P)R 22 and the total GFA includes the area of 750m² of an adjoining common staircases running from G/F to 11/F which has to be maintained upon redevelopment of the Application Site.

4.2 The Proposed Plot Ratio

- 4.2.1 As mentioned in paragraph 4.1.1, the building will be set back 3m from its site boundary abutting Tai Yau Street. The set back area will be surrendered to the government. Under Building (Planning) Regulations 22(2), a bonus GFA of 1,189.875m² equivalent to 0.49 plot ratio will be granted as a result of the surrender (bonus plot ratio subject to the approval by the Building Authority). In accordance with the provision stipulated in the Notes attached to the OZP, the maximum permitted plot ratio stipulated in the OZP may thus be exceeded by 0.49 plot ratio correspondingly and the permitted plot ratio will deem to be increased to 12.49. Therefore, the proposed plot ratio of 12.49 does not exceed the maximum permitted development intensity stipulated in the OZP.

4.3 Internal Transport Facilities

- 4.3.1 Three loading/unloading spaces for heavy goods vehicles, 4 taxi lay-bys and 3 tour bus lay-bys are provided on the Ground Floor. Ten spaces for light goods vehicle and 22 private car parking spaces are provided on the basement floor. The parking provision complies with the requirement stipulated in the Hong Kong Planning Standards and Guidelines (“HKPSG”). Table II below shows the parking provision required under the HKPSG and the proposed parking provision.

Table II

Parking, Loading/Unloading	Required under HKPSG	Proposed Provision
Heavy Goods and Light Goods Vehicles	7 to 13 Spaces	3 Heavy Goods and 10 Light Goods
Private Car	21 Spaces	22 Spaces including 1 Disabled
Taxi Lay-by	4	4
Tour Bus Lay-by	3	3

4.4 Landscape Proposal

- 4.4.1 The set back area at the ground floor would be landscaped and provided with a canopy to protect the pedestrian from the weather and enhance the walkability and pedestrian environment along Tai Yau Street. Landscaping work with the provision of suitable plants would also be carried out on the flat roof and roof of the building so as to enhance the surrounding environment. A copy of the Landscaping Plan is annexed at Appendix II.

5 PLANNING JUSTIFICATIONS

5.1 The Proposed Hotel Use is in line with the Planning Intention

- 5.1.1 The Application Site is zoned for “OU(B)” use in the OZP and according to the Notes attached thereto, the planning intention of this zone is intended primarily for general business uses. The proposed hotel development complies with the planning intention.

5.2 No Unacceptable Traffic Impact

- 5.2.1 The parking provision complies with the requirements stipulated in the HKPSG. As revealed in the traffic impact assessment report at Appendix III, there will not be any unacceptable traffic impact arising from the proposed hotel development.

5.3 No Unacceptable Environmental or Infrastructural Impact

- 5.3.1 The noise impact assessment, air quality impact assessment, sewerage impact assessment, drainage impact assessment and contamination assessment plan at Appendices IV to VIII reveal that the proposed development has no unacceptable environmental or infrastructural impact.

5.4 Help to Enhance Walkability and Pedestrian Environment Along Tai Yau Street

- 5.4.1 The Application Site abuts on Tai Yau Street which is the main pedestrian corridor in the SPKBA and the Application Site has a street frontage of more than 80m. A 2.5m wide canopy will be provided along the building frontage of the set back portion giving weather protection to the pedestrian and the set back area will be properly landscaped. This would enhance the walkability and the pedestrian environment along Tai Yau Street.
- 5.4.2 The proposed redevelopment is compatible with the surrounding uses. A photomontage showing the proposed redevelopment and the surrounding environment is at Appendix IX.

5.5 Help to Enhance the Business Vibe and Expedite the Transformation of The Area into a Business Area

- 5.5.1 Since rezoning of the land within this area from “Industrial” to “OU(B)” use in 2002, the area started the transformation process from an industrial area to a business area gradually but slowly. There are still many old industrial buildings continue to be used for industrial purpose in the area.
- 5.5.2 Tai Yau Street is the main thoroughfare of the SPKBA. As noted at 2.3.1 above, many new business buildings concentrate along the eastern side of Tai Yau Street. The Application Site is located at a prominent position and occupies a fairly long frontage at the western side of Tai Yau Street. Replacing the existing old industrial buildings with a new hotel building at this prominent location of the SPKBA would enhance the business vibe of the area and act as a catalyst to expedite the transformation of the area into a business area.

5.6 Contributes to the Sustainable Development of Tourism Industry and Accords with Government’s Policy

- 5.6.1 The government is pursuing the concept of “tourism is everywhere” and implement the Development Blueprint for Hong Kong’s Tourism Industry 2.0 to promote tourism by,

amongst others, building new hardware facilities such as the Kai Tak Sports Park and organising mega events frequently.

- 5.6.2 According to the figures released by the government, the visitor arrivals rose by 8.9% over a year earlier to 12.2 million in the first quarter of 2025. The average hotel room occupancy rate was 88% in the first quarter, higher than the 85% recorded a year earlier. The visitor arrivals continued to rise in May 2025 leading to a greater demand of hotel accommodation. Development of hotels should now be encouraged to meet the anticipated increasing demand of hotel accommodation.
- 5.6.3 As indicated by the Tourism Commission, sufficient hotel supply is a key component in driving sustainable development of the tourism industry. According to the Tourism Commission, the government has undertaken a number of initiatives to encourage the development of different types of hotels to meet the diversified needs of visitors. The proposed hotel development therefore contributes to the sustainable development of the tourism industry and accords with government's policy.

6 CONCLUSION

- 6.1 As revealed in the various assessments in support of this application, the proposed hotel development has no unacceptable traffic, environmental or infrastructural impact.
- 6.2 Moreover, the proposed development would enhance the walkability and pedestrian environment along Tai Yau Street and help to expedite the transformation of the area into a business area.
- 6.3 In view of the above, the Board is respectfully requested to approve this application for hotel use.

This is a blank page.