Annex A

Revised Supporting Planning Statement

S16 PLANNING APPLICATION
DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/29

Proposed Wholesale Conversion of an Existing Building to Hotel Use in "Other Specified Uses" annotated "Business" Zone, No. 118 Wai Yip Street, Kwun Tong, Kowloon

SUPPORTING PLANNING STATEMENT

November 2026

Applicant:
Orion Project Management Limited

Consultancy Team:
KTA Planning Limited
Lu Tang Lai Architects Limited
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KTA PLANNING LIMITED 規劃顧問有限公司

Executive Summary

This Application is prepared and submitted on behalf of Orion Project Management Limited ("the Applicant") to seek approval of the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the Proposed Wholesale Conversion of an Existing Building to Hotel Use ("Proposed Development") at No. 118 Wai Yip Street, Kwun Tong, Kowloon ("Application Site"/ the "Site"). The Application Site falls within an area zoned "Other Specified Uses" annotated "Business" ("OU(B)") on the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/29 ("Draft OZP" / "OZP").

According to the Schedule I of the Notes of the "OU(B)" zone for open-air development or for building other than industrial or industrial-office building, 'Hotel' is a Column 2 use which requires planning permission from the Town Planning Board (TPB) with or without conditions. The Application Site is subject to a maximum plot ratio of 12 and a maximum building height of 100mPD as stipulated on the OZP.

In order to provide prescribed windows for the guestrooms facing the backlane, which are in compliance with B(P)R, the Proposed Wholesale Conversion involves demolition of the cantilever on the southwest elevation from the original 2/F to 8/F. The GFA of the demolished portion will be recovered by adding one storey above R/F, resulting in a total of 10 storeys (incl. G/F) and the overall building height as 37.253mPD. The Proposed 10-storey Hotel has a total GFA of approx. 3,520.78m^2 (existing GFA). A maximum of 99 guestrooms will be provided.

The Proposed Wholesale Conversion is fully justified for the following main reasons:

- The Application Site is suitable for hotel development and in compatibility with the surrounding uses and the changing land use character.

- Recent tourism statistics reveals a continuous keen demand for tourist accommodation in Hong Kong. In line with the "Tourism is Everywhere" strategy and Government's policy, the Proposed Development can provide much needed tourism accommodation in Kowloon East and support the economy of Hong Kong.

- The Proposed Development is line with the planning intention of "OU(B)" zone and the "Energizing Kowloon East" Initiative to facilitate the transformation of Kwun Tong Business Area.

- The Proposed Wholesale Conversion Scheme is in line with the policy initiatives to encourage conversion/redevelopment of existing obsolete industrial buildings and the relevant development control stipulated in the Draft OZP. The existing building will be largely maintained and upgraded with façade improvement, which will be compatible with the transforming Business Area.

- The Site is located within an area zoned “OU(B)” which is intended for mixed commercial and non-polluting business use in the long run. The proposed conversion of existing industrial building into hotel use is compatible with the surrounding land use.

- The conversion of existing building to hotel, as compared to redevelopment which involves bulldozing the existing building, would be more sustainable in terms of reducing the amount of construction waste, pollutants, and energy consumption.

- Technical assessments have been demonstrating feasibility without adverse impacts on traffic, environmental and sewerage on the surrounding environment.

With the justifications and merits presented above, we sincerely request the TPB to give favourable consideration to this planning application.

行政摘要

（內文如有差異，應以英文版本為準）

本規劃申請書是代表申請人東立項目管理有限公司 (下稱「申請人」) 擬就城市規劃條例第 16 條向城市規劃委員會（「城規會」）申請將現時在觀塘南部分區計劃大綱草圖編號 S/K14S/29（「大綱草圖」）內被劃為「其他指定用途 (商貿)」地帶的觀塘偉業街 118 號（「申請地點」）作酒店用途（「擬議發展」）。

根據大綱核准圖內「其他指定用途（商貿）」地帶的註釋附表一，凡進行露天發展或工業樓宇或工業-辦公室樓宇以外的建築物，「酒店」均屬於第二欄用途，須先向城市規劃委員會（「城規會」）申請。擬議發展於大綱核准圖已附設條件訂明，最大地積比率為 12 倍，最高建築物高度為主水平基準以上 100 米。

為了讓面向後街的酒店房間提供符合《建築（規劃）條例》要求的訂明窗戶，擬議整幢改裝項目涉及拆除建築物原有 2/F 至 8/F 西南立面之懸臂式結構。因拆除而減少之樓面面積將轉撥至頂層，致使樓宇高度增加一層，整體高度為主水平基準上 37.253 米。擬建之十層高酒店總樓面面積不多於現有的 3,520.78 平方米（大約），合共提供不多於 99 間客房。

此外，基於以下各點，擬議整幢改裝項目應被城規會採納：

- 申請地點適合發展酒店，與周邊土地用途及鄰近地區日益轉變的土地用途特色甚為協調。
- 近年旅遊數據顯示本港對旅客住宿需求依然殷切。擬議發展項目符合「無處不旅遊」策略及政府政策方向，能為九龍東提供迫切需要的旅客住宿，從而支持本港經濟。
- 擬議發展項目符合「其他指定用途（商貿）」地帶之規劃意向，以及「起動九龍東」的策略措施，有助推動觀塘商貿區轉型。
- 擬議發展之整幢改裝方案符合鼓勵改裝或重建過時工業大廈的活化計劃，亦符合核准分區計劃大綱圖內規定的發展管制。現有大廈將大致保留並加以提升，增加一層樓高及外貌美化，與蛻變中的商貿區相符。
- 擬議發展地點位於「其他指定用途（商貿）」地帶，長遠意向乃作混合商業及無污染商業用途。將現有工業大廈改裝為酒店，與周邊土地用途甚為相容。
- 相較於拆卸重建，擬議發展將現有建築物整幢改裝能有效減少建築廢料、污染物排放及能源消耗，更具可持續發展效益。
- 技術評估將證明擬議發展在交通、環境及排污等方面均不會對周邊環境造成不良影響。

根據上述各方面的分析，我們懇請城市規劃委員會在規劃及技術方面，支持本規劃申請。

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S16 PLANNING APPLICATION
Draft Kwun Tong (South) OZP No. S/K14S/29

Proposed Wholesale Conversion of an Existing Building to Hotel Use In "Other Specified Uses" annotated "Business" Zone, No. 118 Wai Yip Street, Kwun Tong, Kowloon

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Orion Project Management Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the Proposed Wholesale Conversion of an Existing Building to Hotel Use ("Proposed Development") at No. 118 Wai Yip Street, Kwun Tong, Kowloon ("Application Site"/ the "Site"). The Application Site falls within "Other Specified Uses" annotated "Business" ("OU(B)") zone on the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/29 ("Draft OZP"). This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The Proposed Residential Development scheme is included in Section 3. The planning merits and justifications for the Planning Application can be found in Section 4. Section 5 concludes and summarises this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Application Site is located at No. 118 Wai Yip Street in Kwun Tong (**Figure 2.1** refers). The site is sandwiched between two industrial buildings, namely Union Industrial Building and Kwun Kee Tailor Industrial Centre. It is currently occupied by an 8-storey industrial building (including G/F). Ngau Tau Kok MTR Station is approx. 250m away (approx. 350m walking distance) from the Site (**Figure 2.2** refers).

2.1.2 The General Building Plans ("GBPs") for the existing building at the Site were approved by the Building Authority on 20 January 1966 with a GFA of approx. 3,521m^2 (37,897ft^2), a plot ratio of 8.42 and a building height of 9 storeys (including G/F) ("the Building"). The Building features a cantilever extending towards the southwest to the unnamed road and a light well along its northwestern boundary.

2.1.3 The Building is served by two existing exits. Pedestrian access is located on Wai Yip Street, whereas vehicular ingress/egress are provided via the back alley, which connects How Ming Street to Hoi Bun Road (**Figure 2.3** refers)

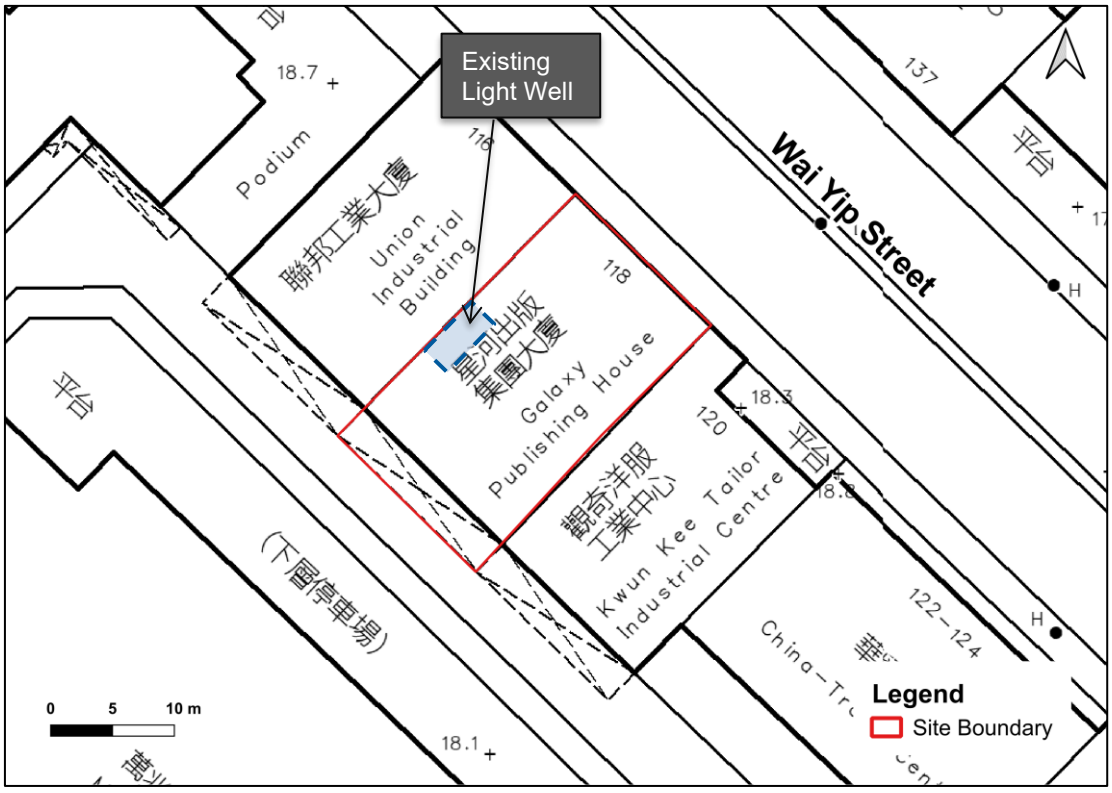


Figure 2.1 Site Location Plan (Local Context)

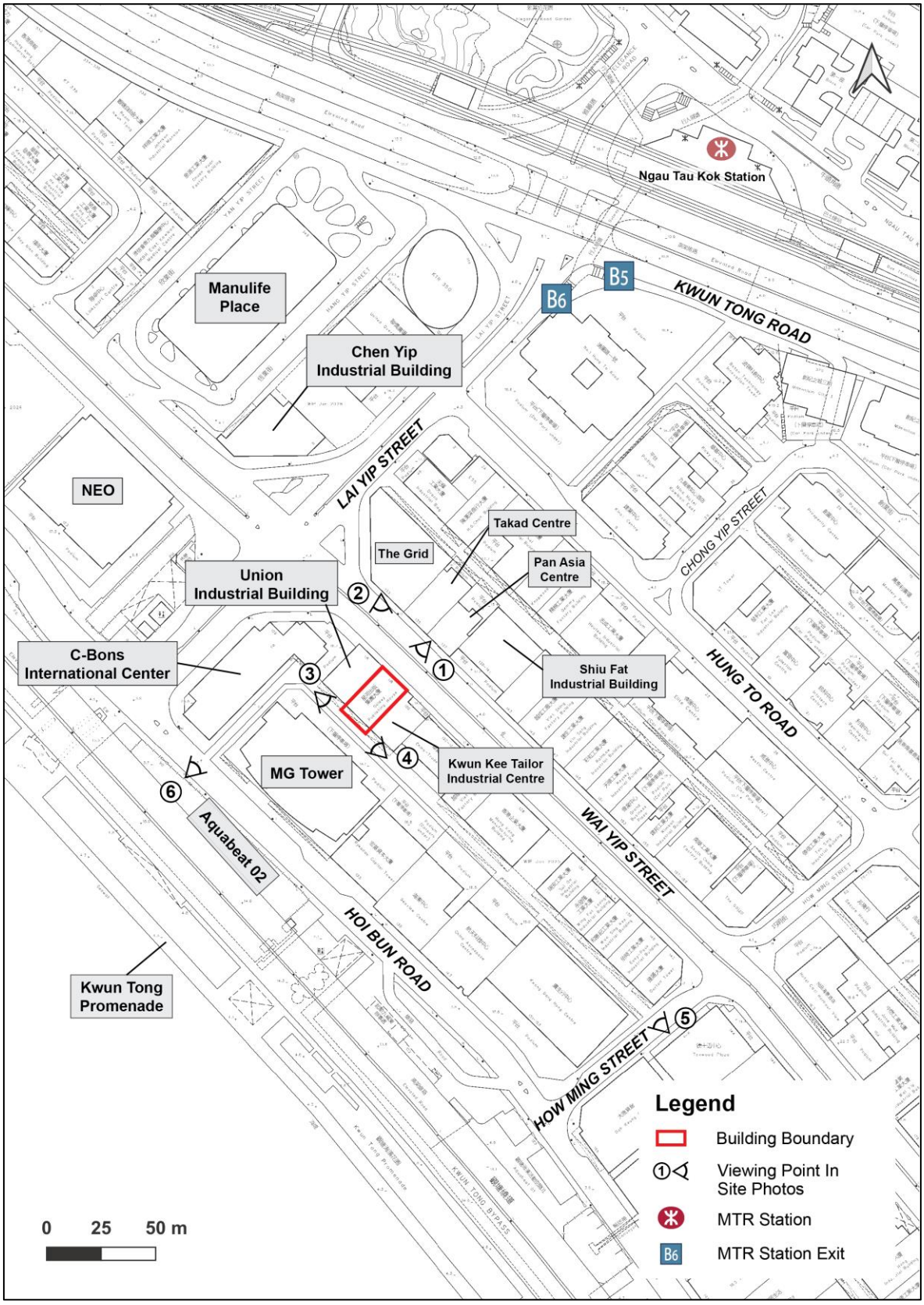


Figure 2.2 Site Location Plan (Wider Context)



Figure 2.3 Site Photos

2.2 Surrounding Land Use Pattern

2.2.1 The Application Site is situated in Kwun Tong, characterised by a mix of predominantly industrial and office/commercial developments. The industrial developments in the "OU(B)" zone and surrounding area are gradually being converted into non-polluting uses such as storage use and commercial use. Vehicle repair and maintenance workshops are generally located on the ground floor of the buildings scattered along Wai Yip Street.

2.2.2 Existing developments nearby include (**Figure 2.2** refers):

(a) To the immediate northwest and southeast of the Site along Wai Yip Street are two industrial developments, namely Union Industrial Building and Kwun Kee Tailor Industrial Centre.

(b) To the northeast of the Site across Wai Yip Street are some commercial and industrial developments. These include Shiu Fat Industrial Building, Pan Asia Centre, Takad Centre and The Grid.

(c) To the northwest of the Site there is a high-rise commercial office development, namely C-Bons International Center.

(d) To the further northwest of the Site across Lai Yip Street, there are two high-rise commercial office developments, namely NEO and Manulife Place respectively, and one industrial development, namely Chen Yip Industrial Building. NEO is situated in an area zoned "Commercial (1)" ("C(1)").

(e) To the southwest of the Site there is a high-rise commercial office development, namely MG Tower.

(f) To the further southwest of the Site across Hoi Bun Road are the Kwun Tong Promenade and an open space venue area, namely Aquabeat 02. Both are zoned "Open Space" ("O").

2.3 Accessibility

2.3.1 The Site has fairly good accessibility. Ngau Tau Kok MTR Station is located about 350m in walking distance to the northeast of the Site. There is a bus stop located directly in front of the Site, providing 12 routes connecting the Site to MTR Stations and other major areas in Kowloon and New Territories, such as Nos. 33 and 33X to Tsuen Wan West Station, Nos. 74 and X89D to Tai Po District. Wai Yip Street is well connected with the strategic highways connections via Route 5, which is convenient enough to travel to and from Kowloon, the Hong Kong International Airport, West Kowloon High Speed Rail Station and other parts of Hong Kong.

2.4 Land Lease and Ownership Status

2.4.1 The Site is currently registered in the Land Registry as Kwun Tong Inland Lot (K.T.I.L.) No. 511 (**Figure 2.4** refers). The said private lot has a total area of about 418.06m^2 (4,500ft^2) (subject to detailed survey of the lot boundaries). The owner of K.T.I.L. No. 511 has given consent to the Applicant regarding this planning application.

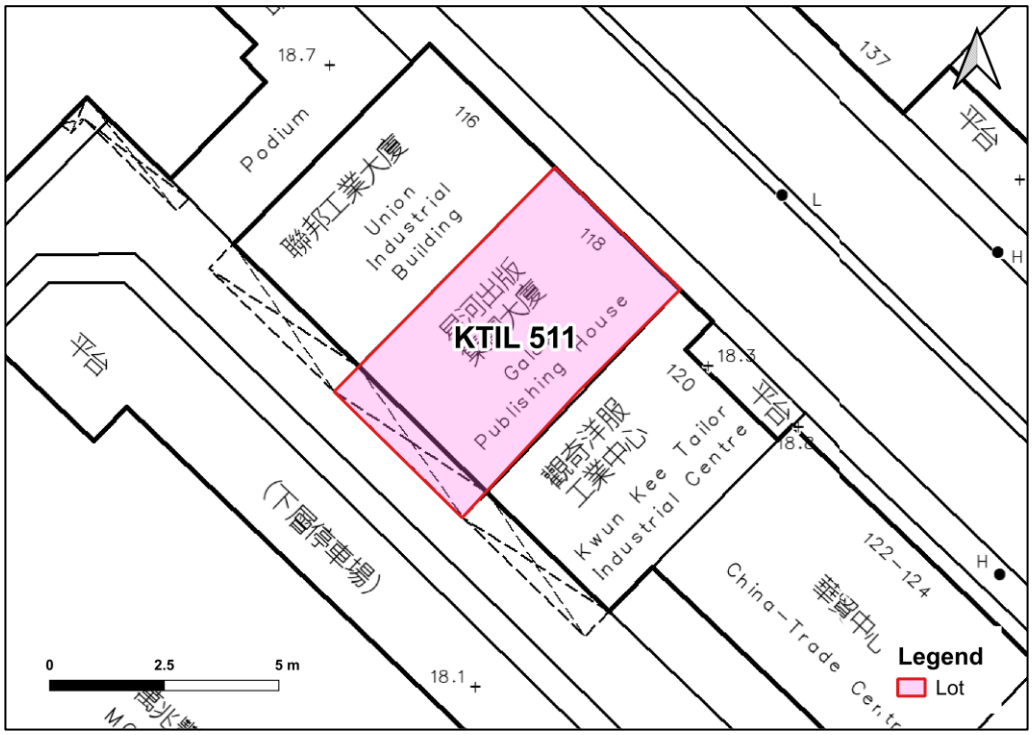


Figure 2.4 Lot Index Plan

2.5 Statutory Planning Context

2.5.1 The Application Site falls within an area zoned "Other Specified Uses" annotated "Business" Zone ("OU(B)") on the prevailing Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/29 (**Figure 2.5** refers). According to the Statutory Notes of the Draft OZP, planning intention of the "OU(B)" zone is "… *primarily for general business uses".* It also states that *"[a] mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new 'business' buildings" and "[l]ess fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings".*

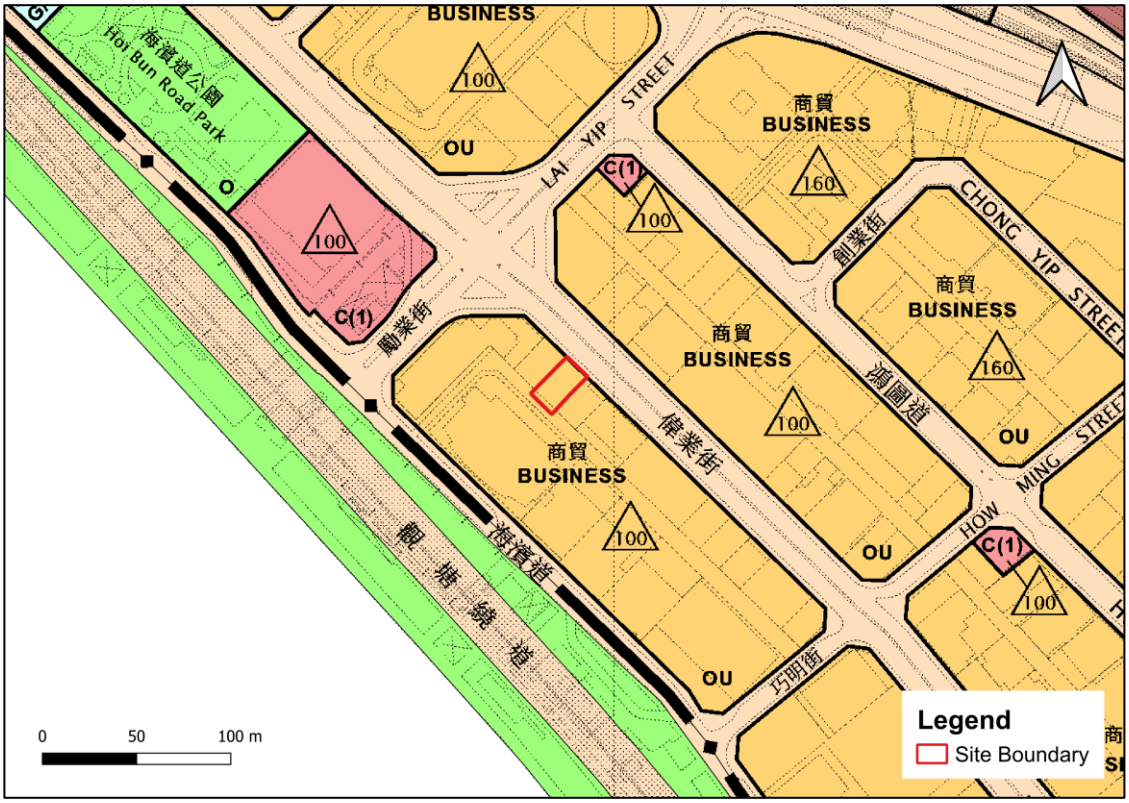


Figure 2.5 Zoning Context Plan

2.5.2 According to the Statutory Notes of the prevailing "OU(B)" zone under the Draft OZP, the Application Site is subject to a maximum plot ratio of 12 and a maximum building height of 100mPD. Under *Schedule I: for open-air development or for building other than industrial or industrial-office building*, the proposed 'Hotel' use is a Column 2 Use, that may be permitted with or without conditions on application to the Board. Therefore, the wholesale conversion of the Existing Building for Proposed 'Hotel' use requires planning permission from the Board under Section 16 of the Ordinance.

2.6 Government's Initiative in Promoting Tourism and Hotel Industries

2.6.1 As one of the traditional Four Pillar Industries, tourism has long been a key component of Hong Kong's economic growth and competitive advantage. In recent years the Government has placed strong emphasis on revitalising tourism. In the Chief Executive's 2023 Policy Address, the Government has addressed to "enhance its efforts in promoting the development of tourism and related industries, such as retail, catering and hotels". In the subsequent 2024 Policy Address, the objective is further expanded into "Tourism is Everywhere", a strategy initiative to enhance tourist experience across the entire territory.

2.6.2 The Development Blueprint for Hong Kong's Tourism Industry 2.0 ("Blueprint 2.0") promulgated by the Culture, Sports and Tourism Bureau in December 2024 proposes directions and measures to implement "Tourism is Everywhere". One of

the proposed directions is to link up and integrate the existing future cultural, sports, tourism and leisure infrastructure and elements in Kowloon East and the Kai Tak Development area. As promoted by the Hong Kong Tourism Board ("HKTB"), Kwun Tong is being positioned as the transforming business district, blending industrial heritage with creativity into a unique tourist destination.

2.6.3 According to data from the HKTB, visitor arrivals from January to June 2026 totalled approx. 26.71 million, representing a 13% year-on-year increase. To accommodate such steady growth driven from Mainland China and a strong rebound from Southeast Asia and other oversea markets, Hong Kong's hospitality infrastructure expanded to 333 hotels offering a total of 93,456 guest rooms. Despite the reintroduction of the 3 per cent Hotel Accommodation Tax in January 2025, the average hotel occupancy rate remained resilient, reaching about 87% for 2025 and 86% for the first half of 2026 (**Figure 2.6** refers). Among the 49.9 million visitor arrivals in 2025, over 23 million opted for overnight stays, averaging 3.1 nights. As recommended in Blueprint 2.0, sufficient hotel supply is one of the key components in driving sustainable tourism growth and the Government will continue to closely monitor the supply of hotels in the market with inbound visitor volume.

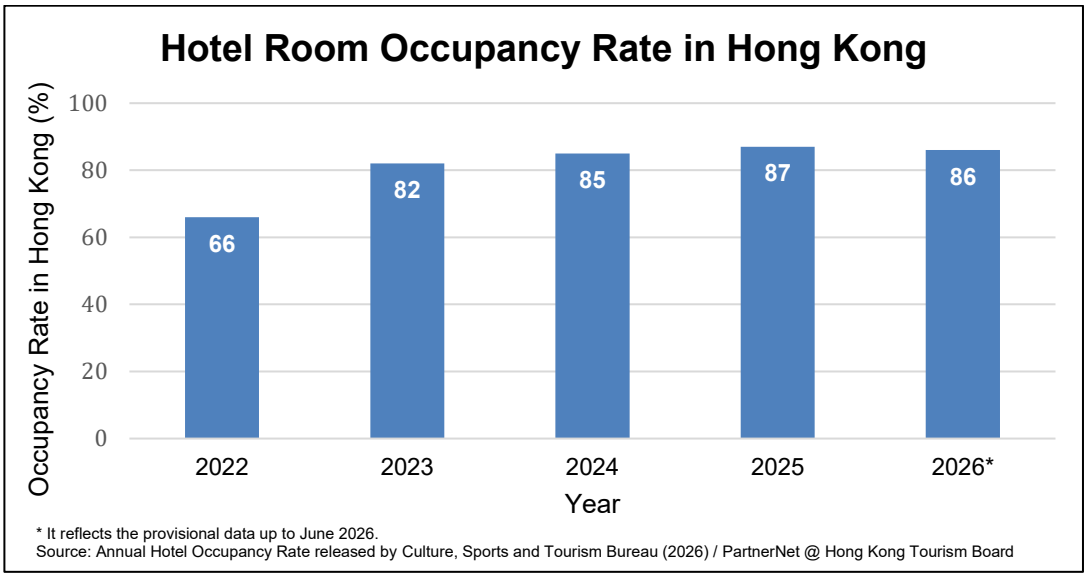


Figure 2.6 Hotel Room Occupancy Rate in Hong Kong

2.7 Gradual Transformation from Former Industrial Precinct into Business Area

2.7.1 An influx of post-war capital, technology and skilled labour created Hong Kong's glorious industrial era between the 1960s and 1980s, a period that was dominated by the manufacturing sector. Within the manufacturing sector, the textile industry was a major contributor to the growth of the economy. There laid the significance of the textile mills and factories in Kwun Tong Industrial Area, which accounted for about 40% of the total employment in Kwun Tong by the 1980s.

2.7.2 Since 2001, industries sites in both Kwun Tong Business Area (KTBA) and Kowloon Bay Business Area (KBBA) have been gradually rezoned from "I" to "OU(B)" to tackle rising vacancy rate and facilitate gradual transformation of Kowloon East into another core business district (CBD2). Findings from the Report on 2020 Area Assessments of Industrial Land in the Territory shows that Kwun Tong is the largest business district in the urban area in terms of land area and GFA, involving 223 Industrial Buildings (IBs) mixed with commercial and hotel developments. Office and Warehouse/Storage use took up the majority of floor space in Kwun Tong Business Area (KTBA) about 39.9% and 31% of the GFA respectively. Only 8% is currently used for manufacturing/workshop.

2.7.3 According to the report, the former industrial precinct is undergoing a gradual transformation into a decentralised office node. Driven by the conversion and redevelopment of industrial buildings into commercial/office/hotel uses since 2014, further restructuring of land use toward general commercial use is anticipated.

2.8 Policy Initiative to Optimise the Use of Industrial Building

2.8.1 The Government reactivated the Revitalisation Scheme for Industrial Building ("The 2.0 Scheme") in 2018 after a two-year hiatus. Aligned with the previous scheme, the 2.0 Scheme continues to encourage redevelopment or wholesale conversion of aged IBs, mainly to make more effective use of the sites on which IBs are situated or the existing IBs per se to optimise use of precious land resources, and to address fire safety and unauthorised use issues of aged IBs more effectively.

2.8.2 Under the policy, owners who opt for wholesale conversion of the underutilised industrial building may apply at a nil waiver fee for change of use of existing building for the lifetime of the building or the current lease period with eligibility criteria as set out in Land Administration Office (LAO) Practice Note Issue No. 6/2019, which includes:

(a) Industrial buildings aged 15 years or above and located in designated "Other Specified Uses" annotated "Business" ("OU(B)") zones;
(b) Joint application by all owners of the buildings;
(c) The building cannot revert to industrial use during the wavier period;
(d) Providing not less than 10% of total accountable GFA as Designated Portion for Specified Uses and other requirements elaborated in the Practice Note etc.

2.8.3 The Practice Note has also prohibited changes to the external structures, increase in building height, building bulk or gross floor area (GFA) after conversion with the following exceptions:

(a) Demolition of any GFA-accountable external building structures of the existing industrial buildings is permitted up to a max. of 10% of the total accountable GFA in the Last Approved Building Plans;

(b) The total accountable GFA that is lost in demolition of any of the external building structures can be recovered by vertical or horizontal extensions within the lot boundary, on the condition that the building height or site coverage might comply with statutory town plans and the Buildings Ordinance (BO);
(c) The erection or placement of machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures on the main roof is allowed, provided that they are exempted from GFA under the BO and cover no more than 50% of the roof area immediately below; and
(d) The addition of claddings or curtain walls to the outer face of the external building structures within the lot boundary, which are exempted from the calculation of GFA under the Buildings Ordinance.

2.8.4 In October 2024, the Lands Department introduced a refinement measure for pre-1987 IBs, as set out in LAO Practice Note Issue No. 8/2024. This measure exempts applications from the requirement to dedicate 10% Designated Portion for Specified Uses, thereby further encouraging the wholesale conversion and redevelopment process of aging industrial buildings. The end of the revitalization measures for IBs has been extended from 10 October 2018 to 31 December 2027.

2.8.5 While the existing industrial building at the Application Site falls within an "OU(B)" zone and is aged more than 15 years and built before 1987, the owner of this building may be eligible for applying special waiver of the existing industrial building under the new scheme.

2.9 Energizing Kowloon East Initiative

2.9.1 The Energizing Kowloon East (EKE) initiative was announced in 2011 to facilitate and support the transformation of Kowloon East into CBD2 to uphold Hong Kong's economic development. The EKE initiative covers from KTBA, KBBA to Kai Tak Development and San Po Kong Business Area. The initiative has been committed to enhance connectivity, walkability and mobility of the region – nearly 100 short-term to medium-term pedestrian improvement schemes have completed to improve the pedestrian environment connecting business districts and the waterfront.

2.10 Similar Applications and Hotel Development in the Vicinity of the Area

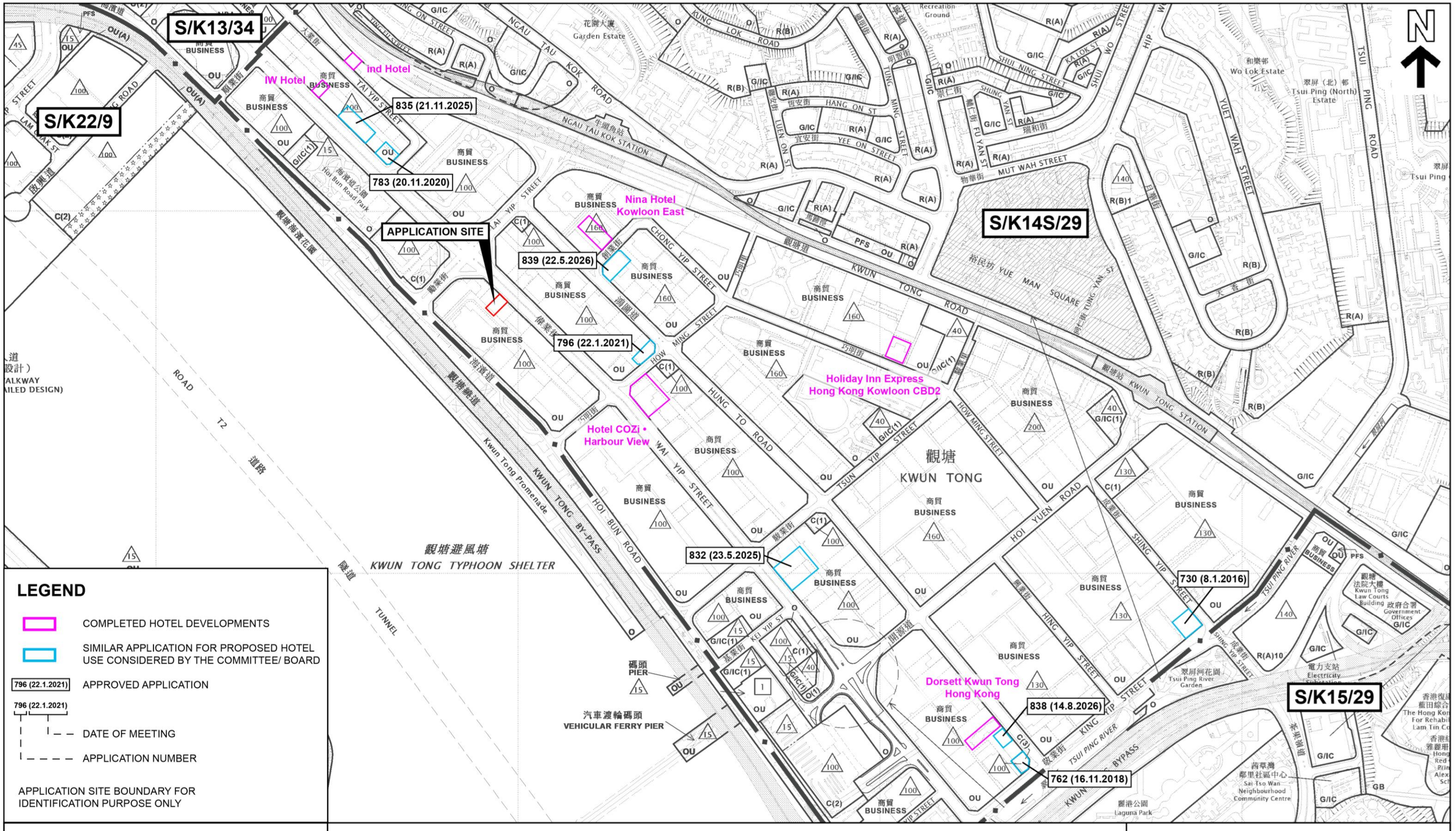
2.10.1 Driven by the advantageous location in the heart of the Kowloon East CBD2, the Kwun Tong area has seen an increase in hotel supply. These hotel developments provide alternative quality accommodations outside of traditional tourist areas such as Tsim Sha Tsui and Central, while offering convenient access to local business hubs, major event venues in Kai Tak and other areas in Hong Kong via public transportation. Existing hotel developments and similar planning applications within the same OZP are detailed in **Table 2.1** and **Table 2.2**, with their respective site locations illustrated in **Figure 2.7**.

Table 2.1 Existing Hotel Developments within the same OZP

No.	Location	Hotel Name	Room No.
1	IW Hotel	No. 101 Wai Yip Street, Kwun Tong	99
2	ind Hotel	No. 326 Kwun Tong Road, Kwun Tong	58
3	Nina Hotel Kowloon East	No. 38 Chong Yip Street, Kwun Tong	254
4	Hotel COZi • Harbour View	No. 163 Wai Yip Street, Kwun Tong	598
5	Holiday Inn Express Hong Kong Kowloon CBD2	No. 97 How Ming Street, Kwun Tong	286
6	Dorsett Kwun Tong Hong Kong	No. 84 Hung To Road, Kwun Tong	361

Table 2.2 Approved Planning Applications for Hotel Development within the same OZP (by 31 August 2026)

No.	Application No.	Location (Zoning)	Applied Use	Approval Date
1	A/K14/730	No. 69-71 King Yip Street, Kwun Tong ("OU(B)")	Proposed Wholesale Conversion of An Existing Industrial-Office Building for Hotel Development	8 January 2016
2	A/K14/762	2/F to 5/F, No. 90 Hung To Road, Kwun Tong ("C(3)")	Proposed Hotel (Guesthouse) (Partial Conversion of Existing Commercial Building)	16 November 2018
3	A/K14/783	No. 1 Tai Yip Street, Kwun Tong ("OU(B)")	Proposed Minor Relaxation of PR and BH Restrictions for Proposed Hotel Use	20 November 2020
4	A/K14/796	No. 28A Hung To Road, Kwun Tong ("OU(B)")	Proposed Hotel with Other Uses (Wholesale Conversion of an Existing Industrial Building)	22 January 2021
5	A/K14/832	No. 201 & 203, Wai Yip Street, Kwun Tong ("OU(B)")	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Hotel Use	23 May 2025
6	A/K14/835	No. 107-109 Wai Yip Street, Kwun Tong ("OU(B)")	Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions	21 November 2025
7	A/K14/838	No. 86 Hung To Road, Kwun Tong ("OU(B)")	Proposed Hotel (Student Hostel)	14 August 2026
8	A/K14/839	No. 31 Chong Yip Street, Kwun Tong ("OU(B)" / Area shown as 'Road')	Proposed Hotel (Student Hostel)	22 May 2026



LEGEND

- COMPLETED HOTEL DEVELOPMENTS
- SIMILAR APPLICATION FOR PROPOSED HOTEL USE CONSIDERED BY THE COMMITTEE/ BOARD
- 796 (22.1.2021) — APPROVED APPLICATION
- 796 (22.1.2021) — DATE OF MEETING
- APPLICATION NUMBER

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

FIGURE 2.7

EXTRACT PLAN BASED ON
OUTLINE ZONING PLANS No.
S/K13/34 EXHIBITED ON 7.11.2025,
S/K14S/29 EXHIBITED ON 4.9.2026,
S/K15/29 EXHIBITED ON 12.6.2026 AND
S/K22/9 EXHIBITED ON 17.7.2026

DATE: 22.9.2026

SIMILAR APPLICATIONS AND COMPLETED HOTEL DEVELOPMENTS IN THE VICINITY OF THE SITE

PROPOSED WHOLESALE CONVERSION OF AN EXISTING BUILDING TO HOTEL
IN "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" ZONE,
NO. 118 WAI YIP STREET, KWUN TONG, KOWLOON

SCALE 1 : 5000

KTA PLANNING LIMITED
規劃顧問有限公司

3 PROPOSED DEVELOPMENT SCHEME

3.1 The Development Scheme

3.1.1 The Proposed Development involves the wholesale conversion of an existing industrial building to a hotel development with 99 rooms with no increase in total accountable GFA but minor change in the building bulk. Schematic drawings for the Proposed Hotel Development are presented in **Appendix I** of this Supporting Planning Statement. The anticipated completion year is 2028.

3.1.2 In order to provide prescribed windows for the guestrooms facing the backlane, which are in compliance with B(P)R, part of the building envelope has to be demolished. The GFA of the demolished portion will be recovered by adding one storey above R/F, resulting in a total of 10 storeys (incl. G/F) and the overall building height as 37.253mPD. Essential plant rooms, including water tanks and lift machine rooms etc., which are GFA non-accountable, will be added above roof, and they will not exceed 50% of the roof area. The existing light well will be removed as it is no longer necessary.

3.1.3 There are internal works for each floor. The positions of the lift core and staircases are changed for the efficiency of hotel use. The Proposed Development will have a GFA of approximately 3,520.78m^2. A total of 99 guestrooms will be provided on all floors, including 6 en suite guestrooms located on 8/F and 9/F. The total change in GFA is within 10% of the total GFA of the existing building. Main access to the Proposed Hotel will be located at G/F fronting onto Wai Yip Street, while the pedestrian entrance / exit at the backlane is accessible for the hotel users, providing more convenient direct route to/from Kwun Tong Promenade.

3.1.4 **Tables 3.1** to **3.2** below provide the key development parameters and proposed floor uses respectively.

Table 3.1 Development Parameters of the Proposed Hotel Development

	Proposed Development Scheme
Site Area (about)	About 418.06m^2 (4,500 ft^2)#
Proposed Max. GFA	About 3,520.78m^2 (37,897.37 ft^2)#
Proposed Max. Plot Ratio	About 8.42 (8.4167)
Proposed Max. Site Coverage	90%
Proposed No. of Storeys (including G/F)	10
No. of Hotel Guestroom - Regular Room En Suite	99 93 (Including 2 Accessible Rooms) 6
Hotel Guestroom Size Range (about) - Regular Room - En Suite	 18.58m^2 - 23.23m^2 21.37m^2 – 41.82m^2
Proposed Building Height (main roof level)	+37.253 mPD
Expected Completion Year	2028

as the existing site area and existing GFA shown on the Record Plan of the building respectively.

Table 3.2 Schedule of Use by Floors

Floor	Proposed Use
R/F	E&M Facilities
1/F to 9/F	Guestrooms, Back-of-house facilities
G/F	Hotel Lobby, Lounge (F&B), Guestrooms and E&M Facilities

3.2 Transport and Traffic Consideration

On-site Provision of Trasport Facilities

3.2.1 Making use of the 3m wide space along the existing back lane (within the lot area), it is proposed to provide 1 no. of 3.0m x 8.0m Loading/Unloading (L/UL) bay for Light Goods Vehicle (LGV) (share-used with Light Bus Lay-by) and 1 no. of 2.5m x 5.0m private car parking space (share-used with taxi pick-up/drop-off) (the G/F Plan in **Appendix 1** refers). Minimal provision is proposed due to the following reasons:

- Available public car parking spaces in the vicinity;
- With existing on-street taxi layby along Wai Yip Street, such that one taxi drop-off space along the back lane of the proposed hotel is sufficient to serve the purpose;

- Abundant public transport services available nearby, in particular along Wai Yip Street;
- Accepting individual guests only, with no tour group;
- Negligible loading/unloading demand due to the small scale of the proposed hotel, with estimated 1 – 2 trips per day only, which can be catered by the proposed 3m x 8m L/UL space and for share use with light bus.

Traffic Impact Assessment

3.2.2 The TIA (***Appendix 2***) reveals that based on the in-house traffic count surveys data on a typical weekday in April 2025 in the vicinity of the Site, all junctions are operating satisfactorily during the existing AM and PM peak hours. The proposed development is expected to generate an additional two-way traffic of 20 pcu/hr and 20 pcu/hr in the AM and PM peak hour respectively. The junction capacity assessment shows that all junctions will operate with positive RCs for both the Reference and Design Scenarios. Furthermore, the pedestrian assessment indicates that the proposed development is estimated to generate 2-way pedestrian flows of 96 and 59 persons/hr during AM and PM peak hours respectively. The proposed development will not induce significant pedestrian and traffic impact onto the adjacent road network.

3.3 Environmental Consideration

3.3.1 An Environmental Assessment (EA) (***Appendix 3*** refers) has been conducted for the Proposed Development to address the potential environment impact regarding environmental noise, air quality, water quality, waste implication and construction phase. The result indicated that with HVAC system to be provided for air conditioning and ventilation, the Proposed Development is not noise sensitive in nature.

3.3.2 Adequate buffer separation distance will be maintained between air sensitive uses and existing carriageway in accordance with HKPSG (i.e. fresh air intake at least 10m from the kerb side of Wai Yip Street and 5m from the kerb side of the unnamed road to the southwest). It is anticipated that there will be no adverse air quality impact resulting from traffic. The proposed use is not air polluted in nature and industrial chimney was not identified within 200m of the Application Site, and therefore it is unlikely to have adverse air quality impact during future operation of the Proposed Development.

3.3.3 Environmental implication during construction of the project has been appraised, which includes best management practice and relevant environmental mitigation measures. It is anticipated that there will be no adverse environmental impact on noise, air quality and waste management during construction phase.

3.4 Sewerage Consideration

3.4.1 A Sewerage Impact Assessment (SIA) has been conducted to assess the potential sewerage impact arising from the conversion of the existing building for hotel use. Sewage generated from the Application Site is currently discharged to an existing Government manhole, which is connected to a 150mm diameter pipe. Downstream of it , the pipe is enlarged to 225mm diameter and subsequently connects to a 2-cell box culvert. The existing terminal manhole and 150mm diameter sewerage pipe will be abandoned. New 225mm diameter sewerage pipeline will be proposed to connect the existing government manhole FMH4042808 (S1) via terminal manhole.

3.4.2 The result revealed that the existing sewage system serving the area and freeboard would be sufficient to accommodate the sewage discharge of the proposed hotel development. With the proposed sewerage work and adequate freeboard, no adverse sewerage impact is anticipated. The Sewerage Impact Assessment Report is annexed in ***Appendix 4*** of this Supporting Planning Statement.

3.5 Drainage Consideration

3.5.1 The Application Site is located at 118 Wai Yip Street. The Applicant is proposing to convert the existing building to hotel development which involves alterations to the existing building block including demolition of a small portion of the existing building block (from 2.F to 8/F) and adding one storey on top of the building.

3.5.2 Being served by the existing drainage systems, the Application Site is 100% paved currently and unchanged after alterations. The surface runoff generated from the Application Site will be collected and discharged to the aforementioned drainage pipe and there is no change of flow regime. Therefore, it is anticipated that there is no adverse impact on the existing drainage pipe due to the proposed conversion.

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 In line with the Policy Initiative to Revitalise the Existing Industrial Buildings

4.1.1 It is the Government's initiative to optimise the use of industrial buildings through encouraging redevelopment or wholesale conversion of the existing industrial buildings to meet Hong Kong's changing economic and social needs. The Application Site occupies a strategic location in KTBA with good accessibility. Apparently, maintaining industrial use for this prime location is not an optimised land use solution in the context of revitalising KTBA.

4.1.2 The Proposed Hotel development is intended to wholly convert the existing building to 99 guest rooms, without any increase in GFA yet with minor adjustments in building bulk after the conversion. This is totally in line with the Government policy to optimise the use of existing industrial buildings.

4.2 In Line with the Planning Intention of "OU(B)" Zone

4.2.1 The Proposed Use conforms with the Statutory Planning Intention in respect of the "OU(B)" zone of the Application Site, which is primarily for general business uses. It also states that *"[a] mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new 'business' buildings."*

4.2.2 The Proposed Hotel will provide an important business-related facility in support of the growing business operations in KTBA and in accordance with the planning intention for the "OU(B)" zone, i.e. to phase out the obsolete industrial uses, and to replace them with a more environmentally-friendly, modern business uses.

4.3 In Line with Tourism Development Trend in Hong Kong

4.3.1 Recent tourism statistics reveals that Hong Kong continues to have a keen demand for tourist accommodation. More hotels will be needed in order to support the growing tourism sector in Hong Kong. Despite thousands of new hotel rooms being available in past years, the persistent high hotel occupancy rate in post-COVID period (within 82% to 87%) reflected the continued un-met demand for hotel rooms. In particular with the increasing accommodation need of visitors, it will be necessary to provide a wider range of hotel choices in respond to such demand.

4.3.2 Kwun Tong is well connected with other areas in Hong Kong via the new Central Kowloon Bypass, Strategic Route 5 and Eastern Harbour Crossing. The travelling time from the Site to West Kowloon High Speed Rail Station would only take about 10 minutes. With the official opening of Kai Tak Stadium in March 2025 and the increase of major sports and entertainments events hosting in Kai Tak Sports Park, the number of visitors in Kowloon East is expected to surge in the coming decade, and it is necessary to meet the rising accommodation needs of the visitors in the

area. Combined with business travellers in KTBA and tourists visiting the historic tourist spot of Lei Yue Mun, the proposed hotel development can provide the new hotel rooms at a convenient location.

4.4 Facilitating "Energizing Kowloon East" Initiative

4.4.1 Since the promulgation of the Energizing Kowloon East initiative in 2011-2012 Policy Address, the transformation of Kowloon East, particularly KTBA, has gradually taken place over the years. The Proposed Development continues to respect the planning directions of the initiative where it will transform Kowloon East into the second core business district for Hong Kong to support economic activities.

4.5 In Line with the Trend of Transformation to the Surrounding Planning Context

4.5.1 There are a total of 6 hotel developments providing 1,656 guestrooms, and there have been 7 approved hotel applications under the "OU(B)" zoning on the Kwun Tong (South) OZP over the past ten years, which are all located in the KTBA. The Application Site is located in a bustling environment adjacent to major distributor roads, the location is convenient to access and suitable for individual tourists and business travellers to stay. The Proposed Hotel Development have carefully taken into account various considerations ensuring the compatibility with the transformation of the surrounding planning context.

4.5.2 Taking into account the ample open space provided in the Kwun Tong Promenade and the nearby Hoi Bun Road Park, it offers opportunities for the guests to enjoy leisure outdoor activities.

4.6 More Sustainable Development Option

4.6.1 The Proposed Hotel Development would involve alternation and conversion work to an existing industrial building. The basic building structure will large remain the same except the demolition of the cantilever on the southwest elevation. The wholesale conversion of the existing building is in nature more sustainable in terms of substantially reducing the amount of construction waste, pollutants, and energy consumption then redevelopment. The shortened works period will also reduce the environmental nuisance to the surroundings.

4.7 Technically Feasible with No Insurmountable Impacts to the Surroundings

Traffic Aspect

4.7.1 Based on the result of the TIA in ***Appendix 2***, the proposed development is expected to generate an additional two-way traffic of 20 pcu/hr and 20 pcu/hr in the AM and PM peak hour respectively. The junction capacity assessment shows that all junctions will operate with positive RCs for both the Reference and Design Scenarios. The proposed development will not induce significant traffic impact onto the adjacent road network. The pedestrian assessment indicates that the proposed development is estimated to generate 2-way pedestrian flows of 96 and

59 persons/hr during AM and PM peak hours respectively. No significant pedestrian traffic impact in the nearby footpaths and crossing will be anticipated. Due to the small scale of the proposed development and abundant public transport services available nearby, it is considered the proposed provision of internal transport facilities are adequate to serve the proposed hotel.

Noise Aspect

4.7.2 The Proposed Development will not rely on openable window for ventilation purpose; therefore, it is not noise sensitive in nature. The HVAC and fan system will inevitably generate noises. With mitigation measures and the HKPSG addressing direct noise from noisy facilities and construction, and with proper controls to suppress noise levels, no adverse noise impact will result.

Air Quality Aspect

4.7.3 There are no industrial chimneys identified for area within 200m buffer distance from the Application Site. Adequate buffer separation distance between air sensitive uses and existing carriageways will be maintained in respect to HKPSG. Hence, no adverse air quality impact will be resulted.

Sewerage Aspect

4.7.4 The existing terminal manhole and 150mm diameter sewerage pipe will be abandoned. New 225mm diameter sewerage pipeline will be proposed to connect the existing government manhole FMH4042808 (S1) via terminal manhole. According to the hydraulic calculations and estimated flow, with the proposed sewerage work and adequate freeboard, no adverse sewerage impact is anticipated.

Drainage Aspect

4.7.5 Being served by the existing drainage systems, the Application Site is 100% paved currently and unchanged after alterations. The surface runoff generated from the Application Site will be collected and discharged to the aforementioned drainage pipe and there is no change of flow regime. Therefore, it is anticipated that there is no adverse impact on the existing drainage pipe due to the proposed conversion.

5 CONCLUSION AND SUMMARY

5.1 The Applicant, Orion Project Management Limited, seeks approval from the TPB under Section 16 of the Town Planning Ordinance for the Proposed Whole Conversion of an Existing Building to Hotel Use in "Other Specified Uses" annotated "Business" Zone at No. 118 Wai Yip Street, Kwun Tong. The Hotel Development with plot ratio of about 8.42, max. GFA of about 3,520.78m^2 and building height of 37.253mPD should be favourably considered by the TPB from a planning point of view based on the following:

- The Application Site is suitable for hotel development and in compatibility with the surrounding uses and the changing land use character.

- Recent tourism statistics reveals a continuous keen demand for tourist accommodation in Hong Kong. In line with the "Tourism is Everywhere" strategy and Government's policy, the Proposed Development can provide much needed tourism accommodation in Kowloon East and support the economy of Hong Kong.

- The Proposed Development is line with the planning intention of "OU(B)" zone and the "Energizing Kowloon East" Initiative to facilitate the transformation of Kwun Tong Business Area.

- The Proposed Wholesale Conversion Scheme is in line with the policy initiatives to encourage conversion/redevelopment of existing obsolete industrial building and the relevant development control stipulated in the Draft OZP. The existing industrial building will be largely maintained and will be visually compatible with the planning intention.

- The Site is located within an area zoned "OU(B)" which is intended for mixed commercial and non-polluting business use in the long run. The proposed conversion of existing industrial building into hotel use is compatible with the surrounding land use.

- The conversion of existing building to hotel, as compared to redevelopment which involves bulldozing the existing building, would be more sustainable in terms of reducing the amount of construction waste, pollutants, and energy consumption.

- Technical assessments have been demonstrating feasibility without adverse impacts on traffic, environmental and sewerage on the surrounding environment.