Appendix I

Replacement Pages of Supporting Planning Statement

3 REVISED DEVELOPMENT SCHEME

3.1 The Development Scheme

3.1.1 Schematic drawings for the Proposed Composite Development are presented in **Appendix I** of this Supporting Planning Statement. The Site of an area of 1,074.5m^2 (approx.) yields a domestic and non-domestic GFA of approx. 3,683m^2 and approx. 9,210m^2 respectively. The Proposed Composite Development comprises one single block with a total of 27 storeys with a total building height of about 110mPD (main roof level). Retail/F&B components will be located from G/F to 7/F (and/or office use on 3/F to 7/F), where 8/F to 17/F would be occupied by 99 hotel guestrooms. Residential flats will be located on 18/F and above. There will be 11 domestic floors, providing about 95 residential units with an average unit size of about 38.8sq.m.

3.1.2 Private open spaces will be provided on G/F and 18/F; with a total area of not less than 219m^2 to meet the open space requirement under HKPSG. It is anticipated that the Proposed Composite Development would be completed by 2029. **Table 3.1** below summarises the key development data.

Table 3.1 Technical Schedule

	Approved Scheme under Planning Application No. A/K1/269 [a]	**Revised Development Scheme [b]**	**Difference [b]-[a]**
Total Site Area	About 1074.5 m^2	About 1074.5 m^2	No Change
Total Plot Ratio • Domestic • Non-Domestic	About 12 • 3.428 • 8.572	About 12 • 3.428 • 8.572	No Change
Total GFA • Domestic • Non-Domestic ▪ Office, Shop and Services / Eating Place ▪ Hotel[1] [2]	About 12,894 m^2 • 3,683.4 m^2 • 9,210.6 m^2 ▪ 9,210.6 m^2	About 12,894 m^2 • 3,683.4 m^2 • 9,210.6 m^2 ▪ 4,127.6 m^2 ▪ 5,083 m^2	No Change -5,083 m^2 +5,083 m^2
Site Coverage • Domestic • Non-Domestic	Not more than 33.3% Not more than 75%	Not more than 33.3% Not more than 75%	No Change[4]
Building Height (main roof) [3]	110mPD	110mPD	No Change
No. of Storeys	28	27	-1
No. of Hotel Guestrooms	-	99	+99
No. of Flats	About 110	About 95	-15 units
Average Flat Size	About 33.5 m^2	About 38.8 m^2	+5.3 m^2
Estimated Domestic Population	About 253 persons	About 219 persons	-34 persons
Private Open Space	Not less than 253 m^2	Not less than 219 m^2	-34 m^2

[1] BOH facilities have already been included in the current GFA calculation. According to PNAP APP-40, GFA exemption on certain unique BOH facilities may be applied in detail design stage but it would not exceed 5% of total GFA of hotel.
[2] The average hotel room size would be about 51.3m^2.
[3] According to Join Practice Note No.5, the maximum building height at top roof would be 120.34mPD (the height of roof-top structure should be equal to or less than 10% of the building height).
[4] The difference has been absorbed in the rounding of numbers.

Table 3.2 Proposed Floor Use

Floor	Proposed Use
G/F	Shop and Services/ Eating Place, Residential Lobby, Commercial Lift Lobby, E&M, Private Open Space
1/F to 2/F	Shop and Services/ Eating Place
3/F to 7/F (4/F omitted)	Green Roof (3/F), Shop and Services/ Eating Place/ Office
8/F to 16/F (13/F and 14/F omitted)	Hotel Guestrooms, Back-of-House
17/F	Hotel Lobby, Hotel Guestrooms, Back-of-House
17M/F	E&M
18/F	Clubhouse, Private Open Space, Residential Flat
19/F to 29/F (24/F omitted)	Residential flat

3.2 Landscape Design (Appendix 2 refers)

3.2.1 The landscape design aims to create a pleasant environment while at the same time satisfying the needs for useable outdoor space for the future occupants. The proposed landscape design shall be in harmony with the overall architecture. The landscape shall also take into full consideration of the functional, aesthetic, and maintenance aspects.

3.2.2 Private open space of no less than 219 m² will be established on G/F and 18/F, adjacent to the clubhouse, designed as a multi-functional garden. This area will feature a lawn equipped with seating facilities for practical use. A diverse selection of shrubs and groundcover species, chosen for their varied textures and colors, will enhance the lush landscape. The garden will serve as a versatile space for passive activities, promoting relaxation and communal engagement.

3.2.3 A planting bed will be provided within the setback landscape area on ground floor for better transition between the development and the surrounding environment. Ornamental shrubs and groundcovers will be planted to soften the building profile and to maintain a general greening effect of the development at pedestrian level. To maximize the greening opportunities within the Site, podium roof greening will be provided on 3/F. Two parcels of inaccessible common green roof at the western side (with maintenance access) would mainly for amenity purpose, while the green roof at the northern side will be accessible by tenants/users of the non-domestic portion of the Proposed Development.

3.3 Design Merits

Sustainable Design

3.3.1 The building design will meet all relevant criteria/regulations under PNAP APP 151 & 152 regarding sustainable building design guidelines including building separation, building setback and site coverage of greenery. The objectives 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.

3.3.2 For building separation, the continuous projected façade length (Lp) of proposed building is less than 60m. For building setback, the proposed building has full setback from Hankow Road for maintaining a ventilation corridor. For site coverage of greenery, not less than 20% of total greenery area are provided within site in order to improve the environment quality of the urban space.

***Permeable Design* (Figure 3.1 refers)**

3.3.3 In addition to the 1.5m wide non-building area that is stipulated under the OZP, the Revised Development Scheme has incorporated setbacks of 2.3m from all three sides of the Site in the north, west and south. The proposed building gets slenderer at 3/F and 18/F.

Improvements to Pedestrian Zone

3.3.4 Providing retail shops/eating places at G-7/F would sustain the commercial street frontage found in Tsim Sha Tsui. Ginza-style development helps to maintain street vibrancy throughout the day. The canopy structure of about 23m in length and 1.5m in width at the eastern boundary on 2/F would create a shelter to provide pleasant walking environment for pedestrians along Hankow Road.

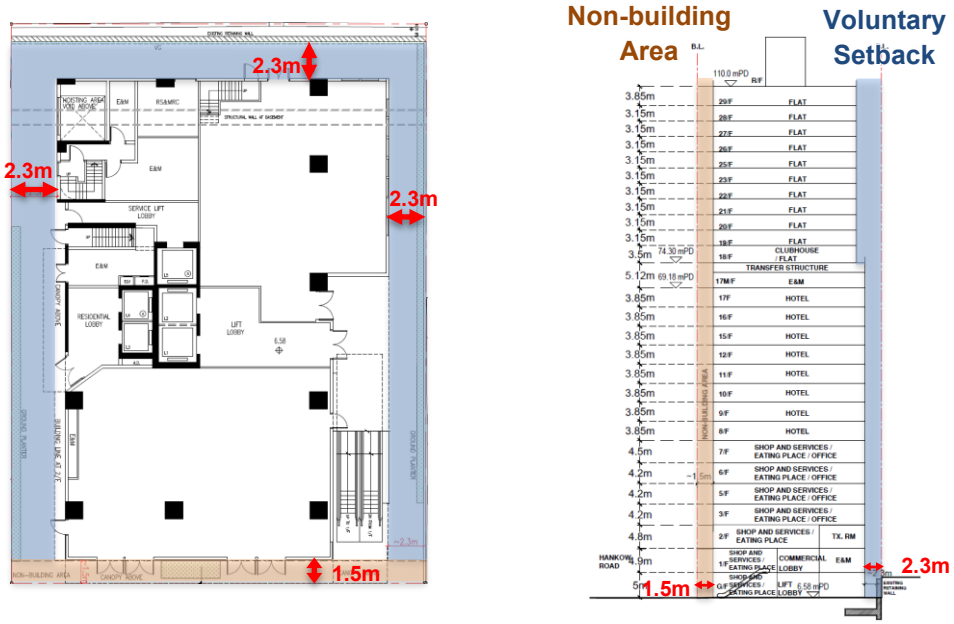

Figure 3.1 Proposed Setback

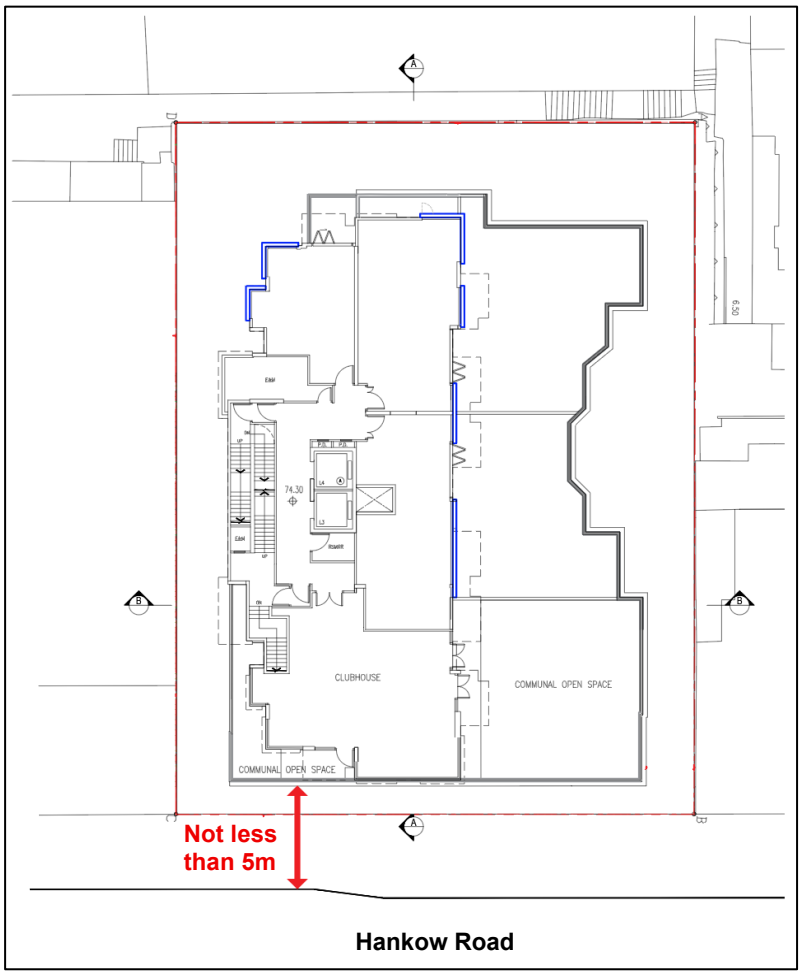

Figure 3.2 Proposed Buffer Distance from Hankow Road

3.6 Sewerage Considerations

3.6.1 According to the Drainage Record obtained from DSD, there is a Ø225mm sewer pipe running along Hankow Road from 57 Hankow Road to Maxwell Centre and a Ø375mm sewer pipe running between Maxwell Centre and Sands Building. Sewage generated from the Application Site will be discharged to a new terminal manhole P1 then to the existing manhole FMH4000707 (S1) with a new Ø225mm sewer pipe.

3.6.2 The Sewerage Impact Assessment in **Appendix 5** revealed that the capacity of the existing sewerage network is found to be sufficient to cater for the sewage generated from the Application Site and no sewerage upgrading work downstream of S1 will be required.

4.11 No Adverse Noise Impacts

4.11.1 The potential environmental impacts due to road traffic noise and industrial noise have been assessed and tabulated in the Noise Impact Assessment Report in **Appendix 4**. The results indicated that there will be no unacceptable noise impact to the sensitive receivers of the Proposed Composite Development (**Appendix 4** refers).

4.12 No Adverse Air Quality Impacts

4.12.1 Adequate building setback from the road kerb of Hankow Road in accordance with the buffer distance requirements stated in the HKPSG has been incorporated into the design of the Proposed Development. No unacceptable air quality impact due to vehicular emissions is expected (Air Quality Impact Assessment refers). Not least, no active chimneys have been identified within 200m of the Application Site according to the chimney survey conducted in March 2023 and June 2025. As such, no adverse air quality impact would be anticipated.

4.13 No Adverse Sewerage Impacts

4.13.1 The results of the sewerage impact assessment revealed that the capacity of the existing sewerage system serving the area would sufficient capacity to cater for the sewage to be generated by the Proposed Composite Development. No upgrading works of the existing sewerage system will therefore be required (**Appendix 5** refers).