

Annex A

Responses-to-Comments Table

Responses to Comments – Departmental Comments

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COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	Drainage Services Department, Operations & Maintenance Branch, Mainland South Division, Mainland South 3(Sham Shui Po, Yau Ma Tei and Mongkok), Sham Shui Po, dated 12 August 2026 (a) To prevent the upstream sewer from being surcharged by back water effect when the downstream sewer is flowing full, the soffit of the upstream sewer shall not be lower than that of the downstream sewer. (b) Please review the proposed modified invert levels at the existing manhole FMH4009860. Backdrop manholes in accordance with relevant DSD Standard Drawings should be constructed should the level difference between the proposed modified connection invert level and outlet invert level at Government sewage/stormwater manhole is greater than 600mm.	Noted. Please refer to the revised Sewerage Impact Assessment (SIA). (Annex B refers) Please note that this SIA provides a preliminary extent and scheme of the improvement works. Details of the proposed sewerage upgrading works will be discussed and agreed with relevant authorities in the subsequent detailed design stage. Moreover, the proposed sewerage upgrading works are intended to enhance the downstream sewer capacity such that surcharge of the downstream sewer and the resultant backwater effect are not anticipated under the design scenario. The proposed invert levels at FMH4009860 have been reviewed and revised to enhance the hydraulic capacity of the upstream sewer section (Annex B refers). The level difference between the proposed modified connection invert level and the outlet invert level of the manhole is less than 600 mm. Therefore, the provision of a backdrop manhole in accordance with the relevant DSD Standard Drawings is not required.
2.	Environmental Protection Department, Environmental Assessment Division, Territory South Group, Kowloon, dated 31 July 2026 Please note the below comments from EPD (in blue) on the SIA report (Contact: Sam CHEUNG (E(TS)44) at 2835-2398): <u>General comment</u> (1) EPD's previous comment item (2) has not been properly addressed. The calculation spreadsheet had still not been submitted to the EPD when the technical comments were offered. The consultant should submit the SIA report (in pdf) and calculation spreadsheet (in Excel) as well as all Response to Comments from EPD and DSD as Appendix. Please also highlight the	Noted. The calculation spreadsheet (in Excel) will be submitted as well as the revised SIA report. All revised/updated content of the SIA report has been highlighted in yellow.

Responses to Comments – Departmental Comments

No.	Comments	Responses
	revised/updated content of the SIA report in the next submission for review. <u>Specific comment</u> <i>Section 1.1.2</i> (2) It is noted from consultant's RtC item (5) that the proposed development will be for hotel use rather than student hostel. In this regard, please update Section 1.1.2 accordingly by removing the use as student hostel. If the proposed development will be a student hostel, please include the assessment as student hostel in the SIA based on EPD's previous comment item (3). <i>Section 4.1.4</i> (3) In the updated Section 4, please state the party/parties responsible for the proposed upgrading works indicated in Section 4.1.4, for the sake of clarity. (4) In the updated Section 4, it is noted from Section 4.1.4 that "details of the improvement works would be coordinated with DSD in separate submission", please clarify the "improvement works" and "separate submission" mentioned for the avoidance of doubt. <i>Section 4.1.5</i> (5) In the updated Section 4, it is noted from Section 4.1.5 that the development parameters of the application site are under development and subject to changes. The project proponent is reminded that, should there be any changes of development parameters, an updated SIA should be submitted, taking into account all existing and planned developments in the vicinity to ensure that the proposed development would not cause adverse impact to the public sewerage system and to propose	Please note that the proposed development is for hotel use. Please refer to the revised Section 1.1.2 of the revised SIA (Annex B refers). The proposed sewerage upgrading works shall be undertaken by the future developer, with the detailed design to be carried out and agreed with the relevant authorities separately. Please refer to the revised Section 4.1.4 of the revised SIA (Annex B refers). This SIA provides a preliminary extent and scheme of the improvement works (i.e. the proposed sewerage upgrading works from FMH4009923 to FMH4009860). Details of the proposed sewerage upgrading works will be discussed and agreed with relevant authorities in the subsequent detailed design stage. Please refer to the revised Section 4.1.4 of the SIA (Annex B refers). Noted.

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No.	Comments	Responses
	effective sewerage mitigation measure where appropriate. Appendix C (6) It appears that the GFA of existing developments in Catchment D were substantially reduced compared with the previous SIA submission. Please advise the relevant reference sources to justify the proposed changes. Appendix F (7) For “Capacity Performance of Existing Sewer (Freeboard Checking)”, it appears that the length of existing sewers had been updated compared with the previous SIA submission, leading to the changes of assessment results. Please advise the relevant reference sources to justify the proposed changes.	The relevant sources of information are supplemented. Please refer to the revised Appendix C of the SIA (Annex B refers). The changes are based on the GEOINFO MAP record. The record is supplemented in Appendix A –Sewerage Record. Please refer to the revised Appendix A of the SIA (Annex B refers).
3.	Environmental Protection Department, Environmental Assessment Division, Territory South Group, Kowloon, dated 12 August 2026 Further comments from EPD (in blue) (Contact: Sam CHEUNG (E(TS)44) at 2835-2398) Hotel developments are normally provided with central air conditioning system and the Applicants / Authorized Persons should be able to select a proper location for fresh-air intake during detailed design stage to avoid exposing future occupants under unacceptable environmental nuisances / impact.	Noted.
4.	Planning Department, District Planning Branch, Metro District Planning Division, Tsuen Wan and West Kowloon District Planning Office, dated 12 August 2026 Please note the below comments from our office, UD&L, PlanD, DSD and EPD: Planning Statement 1. Paras. 4.1.5 and 5.5.3 – Please review if the 3m wide corner splay at the intersection of Castle Peak Road/Tai Nan West Street is the requirement under the draft Cheung Sha Wan and Sham Shui Po Outline Development Plan	The 3m-wide corner splay at the intersection of Castle Peak Road/Tai Nan West Street is provided in accordance with the ODP. The corner splay serves as an additional setback to enhance pedestrian accessibility, connectivity, and comfort. Please refer to the revised Para. 4.1.5, 4.3.6 and 5.5.3 of the

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No.	Comments	Responses
	(Northern Section) No. D/K5A/1B (the ODP). 2. Para. 4.2.1 – • Please advise if the bonus plot ratio (PR) of about 0.25 has been included in the calculations for the proposed PR (not more than 14.4) of the development. • Please advise if the setback area would be surrendered to the Government, or managed by the Applicant after the completion of the proposed development. 3. Para. 4.3.3 – According to our understanding, the terrace (2/F) and podium garden (5/F) will be open to hotel guests only. Please clarify if these two areas are “public space” as described in this paragraph. 4. Paras. 5.5.2 - 5.5.3 – Please advise if the setback areas are full-height setbacks. 5. Please supplement the date of the demolition consent for the now demolished building. 6. Please supplement if the floor-to-floor height of the podium garden on 5/F are typical and compare with other hotels in the surrounding.	revised Supporting Planning Statement (Annex C refers). The bonus PR of about 0.25 has not included in the calculations for the proposed PR (not more than 14.4) of the development. Please refer to the revised Para. 4.2.1 of the revised Supporting Planning Statement (Annex C refers). The setback area along Castle Peak Road and Tai Nan West Street will be managed by the Applicant after the completion of the proposed development. The terrace (2/F) and podium garden (5/F) will be open to hotel guests only. Please refer to the revised Para. 4.3.3 of the revised Supporting Planning Statement (Annex C refers). Please note that the setback areas along Castle Peak Road and Tai Nan West Road are full-height setbacks. Please refer to the revised Para. 5.5.2, 5.5.3 and 5.6.3 of the revised Supporting Planning Statement (Annex C refers). The demolition consent for the now demolished buildings was issued on 28 January 2022. The proposed 6m floor-to-floor height (FTFH) of the podium garden intends to offer greater visual permeability and natural ventilation. The proposed FTFH comprises the following components: • Structural depth: 1m • E&M zone: 0.5m • Effective clean headroom: 4.5m A summary of the FTFH of podium garden in comparable hotel developments is provided below:

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No.	Comments	Responses	
		Existing Hotel / Approved S.16 Planning Application	Floor-to-floor height of podium garden (m)
		Townplace at 10 Lai Ying Street, Cheung Sha Wan	6.95 (Source: Extracted from the GBP of Townplace)
		Proposed Hotel Use and Minor Relaxation of Plot Ratio and Building Height at 46-48 Pak Tin Par Street, Tsuen Wan (Application No. A/TW/546)	6 (Source: Extracted from MPC Paper No. A/TW/546)
		Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel and Permitted Office and Commercial Development (Application No. A/K22/28)	6.2 (Source: Extracted from MPC Paper No. A/K22/28)
		In view of the above, the FTFH of the podium garden is considered typical.	
	Appendix A		
	7. Ground Floor Plan – the current design of the greenery area may occupy part of the pedestrian circulation area. Reference can be made to the scheme for the previous s.16 application no. A/K5/838 especially on the location of the greenery area and walkable tree grille to revise the proposed greenery measures.	To enhance the pedestrian circulation and comfort, the ground floor greenery proposal has been refined, taking into account the comments received from relevant Government departments. Please refer to the revised Architectural Layout (Annex D refers)	
	8. 1st Floor Plan – Please advise if the Greenery Area is part of the canopy. If affirmative, please revise the annotations in the plan for the sake of clarity.	Please note that the Greenery Area is part of the canopy. The annotation is revised to “greenery on the canopy”. Please refer to the revised Architectural Layout (Annex D refers)	
	Appendix B		

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No.	Comments	Responses														
	9. Our comment nos. 1 and 7 above are also applicable. Besides, please note that the 2m setback requirements from Castle Peak Road and Tai Nan West Street respectively, and a 3m wide corner splay at the intersection of Castle Peak Road/Tai Nan West Street shall be provided from the lot boundary in accordance with the requirements under the approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 and/or the ODP. R-to-C table of the pre-application submission 10. Please extract item nos. 1-6 and 8-11 for the comments from our office in the R-to-C table to form part of the Further Information for the current s.16 application. Please review if your responses are still valid.	The proposed development has incorporated the setback and corner splay requirement. Please refer to the revised Para. 4.3.3 of the revised Supporting Planning Statement (Annex C refers) and revised Architectural Layout (Annex D refers) Noted. Please refer to Annex E for the R-to-C table of the pre-application submission.														
5.	Planning Department, District Planning Branch, Metro District Planning Division, Tsuen Wan and West Kowloon District Planning Office, dated 18 August 2026 Please find the below additional comments from this office: 1. Please provide details on the form of greenery area on G/F to 3/F, podium garden on 5/F and green roof (e.g. tree, shrubs and planters). 2. For the sake of clarity, please advise: (a) if the bonus PR, area underneath the canopy and the additional GFA mentioned in remarks nos. (2) to (4) in Table 4.2.1	Please find the details on the form of greenery area on G/F to 3/F, podium garden on 5/F and green roof. <table><tr><th>Floor</th><th>Form of Greenery</th></tr><tr><td>G/F</td><td>Planters</td></tr><tr><td>1/F</td><td>Shrubs on canopy</td></tr><tr><td>2/F</td><td>Shrubs</td></tr><tr><td>3/F</td><td>Shrubs</td></tr><tr><td>5/F</td><td>Shrubs</td></tr><tr><td>Roof</td><td>Shrubs</td></tr></table> Please note that the bonus PR, area underneath the canopy and the additional GFA mentioned in remarks nos. (2) to (4) in	Floor	Form of Greenery	G/F	Planters	1/F	Shrubs on canopy	2/F	Shrubs	3/F	Shrubs	5/F	Shrubs	Roof	Shrubs
Floor	Form of Greenery															
G/F	Planters															
1/F	Shrubs on canopy															
2/F	Shrubs															
3/F	Shrubs															
5/F	Shrubs															
Roof	Shrubs															

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No.	Comments	Responses
	have been included into the calculations of proposed PR of 14.4; and (b) if the service lane has been included into the calculations of site area in Table 4.2.1.	Table 4.2.1 have not included into the calculations of proposed PR of 14.4. Please note that the area of the service lane has been included in the site area.
6.	Planning Department, District Planning Branch, Metro District Planning Division, Tsuen Wan and West Kowloon District Planning Office, dated 20 August 2026 Please advise the additional GFA arising from the additional PR of 2.4.	The GFA corresponding to the total proposed PR of 14.4 has been included in the revised Table 4.2.1 of the revised Supporting Planning Statement (Annex C refers).
7.	Planning Department, District Planning Branch, Special Duties Division, Urban Design & Landscape Section, Landscape Unit, dated 12 August 2026 UD&L, PlanD (in blue) (Contact: Justin OR (LAA2) at 3565-3948) - For the proposed greenery areas along the edge of the 1st floor, maintenance accesses to the planter should be considered. - For compliance of site coverage of greenery requirements under PNAP APP-152, submission should be made to Building Department for comments and approval.	Noted, detailed location and design of the maintenance accesses to the planter will be provided in subsequent detailed design stage. Noted.
8.	Planning Department, District Planning Branch, Hong Kong District Planning Office, dated 26 August 2026 <u>DPO, PlanD</u> Please advise if vertical green wall would be provided similar to that in the previous application no. A/K5/838.	Having regard to the overall building design, façade treatment, long-term maintenance requirements, and the proposed landscape strategy, vertical greening is not proposed. The Proposed Development incorporates a comprehensive landscaping scheme, comprising an overall 23% greenery provision at G/F to 3/F and roof levels. The proposed greenery provision is strategically located at these levels to achieve greater

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		landscape and amenity benefits as a wider variety of tree/shrubs species can be accommodated in these levels than through vertical greening system. The proposed landscape strategy will contribute more effectively to enhancing the micro-climate and improving the streetscape.
9.	Transport Department, Urban Regional Office, Traffic Engineering (Kln.) Division, Kln. District West Section, dated 23 July 2026 Please note below comments (in blue) from TD (Mr. Leo POON(EK/CSW) at 2399 2478): Further to the Government's policy on prioritizing the provision of commercial vehicle (CV) parking spaces, the affected night time GV parking space in front of the proposed run-in/out should be reprovided by the applicant to maintain the district's overall supply. Please identify suitable locations for the re-provisioning of the affected night time GV parking space. The applicant should also carry out local consultation before the implementation of the parking space re-provisioning works.	Noted, local consultation will be conducted before the implementation of the parking space re-provisioning works. The affected 5m long night time GV parking space is proposed to be re-provisioned outside the Block B Hong Kong Industrial Centre, by extending the existing night time GV parking space. Please refer to the Chapter 3.2 and Figure 3.2 of the revised TIA report (Annex F refers).
10.	Transport Department, Urban Regional Office, Traffic Engineering (Kln.) Division, Kln. District West Section, dated 26 August 2026 <u>TD</u> Please note that the latest HKPSG promulgates the three zone concept of footpath design and the building frontage zone should be accommodates cross movements into adjacent buildings, areas for browsing and shopping frontages, and provides pedestrians with the additional space when walking along building edge/dead areas. Therefore, the proposed greenery (1m wide) within the set back area is not supported from traffic engineering perspective.	Noted. Having considered that the greenery within the setback area should be further reduced to enhance pedestrian circulation and comfort, the greenery proposal on G/F has been revised accordingly. Please refer to the revised Architectural Layout (Annex D refers).

(Last updated 31 August 2026)

Annex B

Revised Sewerage Impact Assessment

APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 - 648A CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON

Sewerage Impact Assessment Report

Reference:

Draft 02 | 26 June 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 315341

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1. Introduction

1.1 Project Background

- 1.1.1 Ove Arup & Partners HK Ltd. was commissioned to undertake a Sewerage Impact Assessment (SIA) to support their proposed redevelopment at No. 646-648A Castle Peak Road, Kowloon (“The Application Site”). The Application Site, falls within the “Other Specified Uses” annotated “Business (1)” (“OU(B)1”) Zone.
- 1.1.2 The proposed re-development aligns with the Government’s vision by revitalising an aged industrial building site under the extended IB Revitalisation Scheme 2.0, supporting tourism attraction through new hotel accommodation, and facilitating the transformation of the Cheung Sha Wan Industrial/Business Area.
- 1.1.3 The parameters of the proposed redevelopment are summarized in the following table.

Description	A 30-storey hotel building with 299 hotel rooms
Location	646 - 648A Castle Peak Road, Kowloon (see Figure 1)
Land Use Zoning	“Other Specified Uses” annotated “Business (1)” zone
Site Area	Approx. 856 m ²
Proposed Total GFA	Approx. 12,525.14 m ² (including a bonus PR of 0.25, equivalent to a GFA of about 210.26 m ²)



Figure 1 Site Location

APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 - 648A CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON

1.2 Objective and Structure of the Report

1.2.1 The objective of this report is to provide an assessment of the sewerage impact of the proposed redevelopment with the provision of hotel at 646 - 648A Castle Peak Road, Cheung Sha Wan, Kowloon on the existing public sewerage system and to propose mitigation measures (if any).

1.2.2 The Report is structured as follows:-

- Section 1 introduces the Project background, objectives and structure of this SIA report;
- Section 2 presents the approach and methodology for the sewerage impact assessment;
- Section 3 presents the sewerage impact assessment and proposed sewerage works; and
- Section 4 presents the conclusion.

1.3 Reference Materials

1.3.1 In evaluating the sewerage impact arising from the proposed redevelopment, the following sources of information have been specifically referred to:

- (a) Environmental Protection Department (EPD) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning No.: EPD/TP 1/05;
- (b) Commercial and Industrial Floor Space Utilization Survey published by Planning Department; and
- (c) Drainage Record obtained from GEOINFO MAP.

2. Approach and Methodology

2.1 Assessment Approach

- 2.1.1 This SIA has been carried out in accordance with the guidelines set out in Environmental Protection Department (EPD)'s Report No. EPD/TP 1/05 Guidelines for Estimating Sewage Flows (GESF) for Sewerage Infrastructure Planning Version 1.0 and DSD's Sewerage Manual.

2.2 Existing Sewerage System

- 2.2.1 Referring to the sewerage record, the sewage from the Application Site is discharged via manhole no. FMH4009923 by a Ø150 sewer connected to the existing Ø300 public sewers along Tai Nan West Street (as shown in **Appendix A**).
- 2.2.2 The existing upstream sewerage network mainly collects the sewage from 5 catchment area which mainly consists of the following usage area according to the OZP,
- a. Residential
 - b. Other Specified Uses
 - c. Commercial
 - d. Government, Institution or Community
- 2.2.3 The sewerage catchment plan of the abovementioned sewerage facilities is appended to **Appendix B**.

2.3 Population Estimation

Proposed Development

Proposed Hotel Development

- 2.3.1 For hotel development, the employee population is estimated according to the hotel GFA based on proposed hotel room number and size (hotel GFA = 299 room x 27m² per room) and the corresponding employment density of 3.2 nos employee per 100m². The proposed total staff population for the hotel is 258 people.

Existing Development

Residential Area

- 2.3.2 The residential population are determined by multiplying the number of flats by the average household size of 2.5, as reported in the 2021 Population Census (Sham Shui Po District).

Other Specified Uses Area

- 2.3.3 The population are calculated using the non-domestic Gross Floor Area (GFA) and employment density, measured as the number of workers per 100m² GFA. These values are taken from the Commercial and Industrial Floor Space Utilisation Survey by the Planning Department. For example, a factory building with a GFA of 4,000m² and an employment density of 5.5 people per 100m² would have an estimated population of $4,000 / 100 \times 5.5 = 220$ people.

Commercial Area

- 2.3.4 Similar approach with Other Specified Uses Area is adopted. The population are calculated using the Gross Floor Area (GFA) and employment density, measured as the number of workers per 100m² GFA. These values are taken from the Commercial and Industrial Floor Space Utilisation Survey by the Planning Department.

Government, Institution or Community

- 2.3.5 The population of the school, i.e. Five Districts Business Welfare Association School, are determined based on the information published in the school website.

2.4 Sewerage Flow Estimation

Unit Flow Factors

- 2.4.1 Unit flow factors (UFF) under EPD's Report No. EPD/TP 1/05 GESF for Sewerage Infrastructure Planning Version 1.0 are generally adopted for sewage flow estimation.

Table 2.1 Unit Flow Factors

Sewerage Catchment	Land Use and Category	Unit Flow Factor (m ³ /day)
Proposed Hotel	Commercial – J10 - Hotel	$0.08 + 1.5 = 1.58$
Existing Residential Area	Domestic – Private R2	0.27
Existing Other Specified Uses Area	Commercial – J6 - Finance, Insurance, Real Estate & Business Services	0.08
Existing Commercial Area	Commercial – J4 - Wholesale & Retail	$0.08 + 0.2 = 0.28$
	Commercial – J10 - Restaurant	$0.08 + 1.5 = 1.58$
Existing Government, Institution or Community	School Student	0.04
	Institutional	$0.08 + 0.2 = 0.28$

Catchment Inflow Factor

- 2.4.2 Catchment Inflow Factor cater for ingress of water to the sewerage system due to misconnection and pipe defects. According to Table T-4 in the GESF, a catchment flow factor of 1.3 is adopted which applicable for North West Kowloon Catchment.

Peaking Factors

- 2.4.3 Peaking factors cater for seasonal/diurnal fluctuation and normal amount of infiltration and inflow. The peaking factors adopted in this study are shown in the table below.

Table 2.2 Peaking Factors

Population Range	Peaking Factor (including stormwater allowance) for Facility with Existing Upstream Sewerage	Peaking Factor (excluding stormwater allowance) for Facility with New Upstream Sewerage
For Sewers		
< 1,000	8	6
1,000 – 5,000	6	5
5,000 – 10,000	5	4
10,000 – 50,000	4	3
> 50,000	Max (7.3/N ^{0.15} , 2.4)	Max (6/N ^{0.175} , 1.6)
For Sewage Treatment Works, Preliminary Treatment Works and Pumping Stations		
< 10,000	4	3
10,000 – 25,000	3.5	2.5
25,000 – 50,000	3	2
> 50,000	Max (3.9/N ^{0.065} , 2.4)	Max (2.6/N ^{0.065} , 1.6)
Notes:		
N = Contributing population in thousands.		
Contributing population = $\frac{\text{Calculated total average flow (m}^3\text{/day)}}{0.27 \text{ (m}^3\text{/person/day)}}$		

2.5 System Capacity

- 2.5.1 The capacity of the proposed and existing sewerage system is checked by using the continuity equation, assuming full-bore flow condition:

$$Q = VA$$

where, Q = peak runoff in m³/s
 V = cross-sectional mean velocity in m/s
 A = cross-sectional area of the pipe/channel in m²

- 2.5.2 The cross-section mean velocity, V , of drainage pipes is estimated using the Colebrook-white equation:

$$V = -\sqrt{32gRS_f} \log \left[\frac{k_s}{14.8R} + \frac{1.255\nu}{R\sqrt{32gRS_f}} \right]$$

where, V = cross-sectional mean velocity in m/s
 R = hydraulic radius in m
 S_f = friction gradient
 k_s = roughness
 ν = kinematic viscosity

- 2.5.3 The existing sewers is assumed to be slimed sewers, clayware and poor. Therefore, in accordance with DSD's Sewerage Manual Table 5, the roughness, k_s for the existing sewers is assumed to be 3 mm and 0.6 mm for velocity, when flowing half full, approximately 0.75 m/s and 1.2 m/s respectively.
- 2.5.4 On the other hand, the roughness, k_s for the proposed upgrading sewers is assumed to be 1.5 mm in accordance with DSD's Sewerage Manual Table 5, i.e., Sewers/ drains slimed to about half depth; velocity, when flowing half full, approximately 0.75 m/s, uPVC, poor.

3. Sewerage Impact Assessment

3.1 Proposed Sewerage Connection

- 3.1.1 To convey the sewage generated from the proposed hotel development, it is proposed to construct a new Ø300 sewer from the terminal manhole within the Application Site to existing sewer along Tai Nan West Street. Potential impact on the existing sewerage system is reviewed and assessed in the following sub-sections.

3.2 Sewage Flow Estimation

- 3.2.1 As shown in the sewerage record plan, the Application Site is at upstream of the existing sewerage network along the section of Tai Nan West Street south of Wing Hong Street, in a conservative manner, the additional flow from the proposed redevelopment is added to the most upstream manhole FMH4009923 for assessment of sewerage impact on downstream network from FMH4009923 to FMH4040663. The corresponding ADWF contributed by the proposed redevelopment of the Application Site and existing development to the downstream sewerage network are summarized in the following table, detailed calculation of sewage flow estimate for the sewerage catchment is appended to **Appendix C**.

Table 3.1 Sewage Flow Estimate from Sewerage Catchment

Sewerage Catchment	Average Dry Weather Flow (m ³ /day)	Assumed / Proposed Sewerage Connection Point
Previous Development (Fung Wah Factorial Building, demolished)	34.24	FMH4009923
Proposed Development	530.62	FMH4009923
Catchment A	2638.22	FMH4009860
Catchment B	748.58	FMH4009860
Catchment C	884.00	FMH4009860
Catchment D	527.98	FMH4009926
Catchment E	47.30	FMH4009932

3.3 Sewerage Impact on Existing Sewers

- 3.3.1 A desktop study using geometric parameters from the GEOINFO MAP identified a potential reverse flow in the sewer section between FMH4009932 and FMH4009860 based on invert levels. A manhole survey at these two manholes on 31 March 2026 to confirm the pipe gradient for pipe capacity assessment. The manhole survey record is appended in **Appendix E**.

- 3.3.2 The capacity of the existing downstream sewers from FMH4009923 to FMH4040663 is checked and summarised in the following table, the detailed calculations are appended in **Appendix F**.
- 3.3.3 From FMH4009924 to FMH4009925 and from FMH4009926 to FMH4009860, the existing sewers are identified as having insufficient capacity.
- 3.3.4 The freeboard for the subject sections was further checked and there is at least 1m freeboard at peak flow and, as well, no overflow at 1.15 times peak flow.

Table 3.2 Hydraulic Performance of Existing Sewerage System

Upstream Manhole	Downstream Manhole	Pipe Size (mm)	Accumulated Peak Flow (m ³ /s)	Pipe Capacity	Freeboard (m)	Freeboard at 1.15 Peak Flow (m)
FMH4009923	FMH4009924	300	0.0368	66%	1.95	1.71
FMH4009924	FMH4009925	300	0.0368	121%	1.84	1.62
FMH4009925	FMH4009926	300	0.0368	59%	1.87	1.67
FMH4009926	FMH4009932	300	0.0735	120%	1.74	1.57
FMH4009932	FMH4009860	300	0.0768	106%	1.75	1.66
FMH4009860	FMH400662	2 x 375	0.2489	36%	-	-
FMH400662	FMH4040663	675	0.2489	86%	-	-

3.4 Proposed Sewerage Improvement Scheme

- 3.4.1 According to the Sewerage Manual published by DSD, the sewer sections from FMH4009924 to FMH4009925 and from FMH4009926 to FMH4009860 are surcharged but with some freeboard. It is considered that the improvement proposal might not be accorded a high priority but to be carried out in conjunction with other upcoming works.
- 3.4.2 Notwithstanding the above observation, it is proposed to upgrade the sewer sections from **FMH4009923** to FMH4009860, in order to provide adequate hydraulic capacity to facilitate the subject redevelopment. Details refer to **Appendix D**.
- 3.4.3 The sewer sections from the terminal manhole to FMH4009923 is proposed to be 300 mm diameter HDPE pipes, and the section from **FMH4009923** to FMH4009860 will be upgraded to **375 mm** diameter HDPE pipe. The hydraulic performance of the proposed upgraded sewerage system is summarized in the following table. **The proposed sewerage upgrading works shall be undertaken by the future developer, with the detailed design to be carried out and agreed with the relevant authorities separately.**

Table 3.3 Hydraulic Performance of Proposed Upgraded Sewerage System

Upstream Manhole	Downstream Manhole	Pipe Size (mm)	Accumulated Peak Flow (m ³ /s)	Pipe Capacity
Terminal Manhole	FMH4009923	300	0.0368	58%
FMH4009923	FMH4009924	300 -> 375	0.0368	42%
FMH4009924	FMH4009925	300 -> 375	0.0368	43%
FMH4009925	FMH4009926	300 -> 375	0.0368	29%
FMH4009926	FMH4009932	300 -> 375	0.0735	36%
FMH4009932	FMH4009860	300 -> 375	0.0768	45%
FMH4009860	FMH400662	2 x 375	0.2489	36%
FMH400662	FMH4040663	675	0.2489	86%

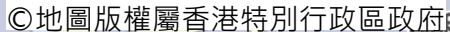
4. Conclusion

- 4.1.1 The sewage flow from the proposed redevelopment is calculated to be 530.62 m³/day (ADWF).
- 4.1.2 It is observed that the existing public sewerage downstream of the Application Site comprises an existing Ø150 public gravity sewer and Ø300 public gravity sewer running along Tai Nan West Street to the South and the downstream existing public sewer of twin Ø375 and Ø675 running along Castle Peak Road to the west.
- 4.1.3 It is proposed to construct a Ø300 sewer for conveying the sewage from the Application Site to existing Ø300 sewer at FMH4009923 along Tai Nan West Street.
- 4.1.4 Two sections of Ø300 sewers from FMH4009924 to FMH4009925 and from FMH4009926 to FMH4009860 are found to have insufficient capacity but there is no overflow with adequate freeboard for the subject sections of pipes. The improvement proposal will not be accorded a high priority but should still be carried out when the opportunity arises, e.g. in conjunction with road works or nearby sewerage projects. Therefore, it is proposed to upgrade the sewer sections from FMH4009923 to FMH4009860, in order to provide adequate hydraulic capacity. The proposed sewerage upgrading works shall be undertaken by the future developer, with the detailed design to be carried out and agreed with the relevant authorities separately.
- 4.1.5 The development parameters of the Application Site are under development and subject to changes. Findings in this report shall be further reviewed and updated.

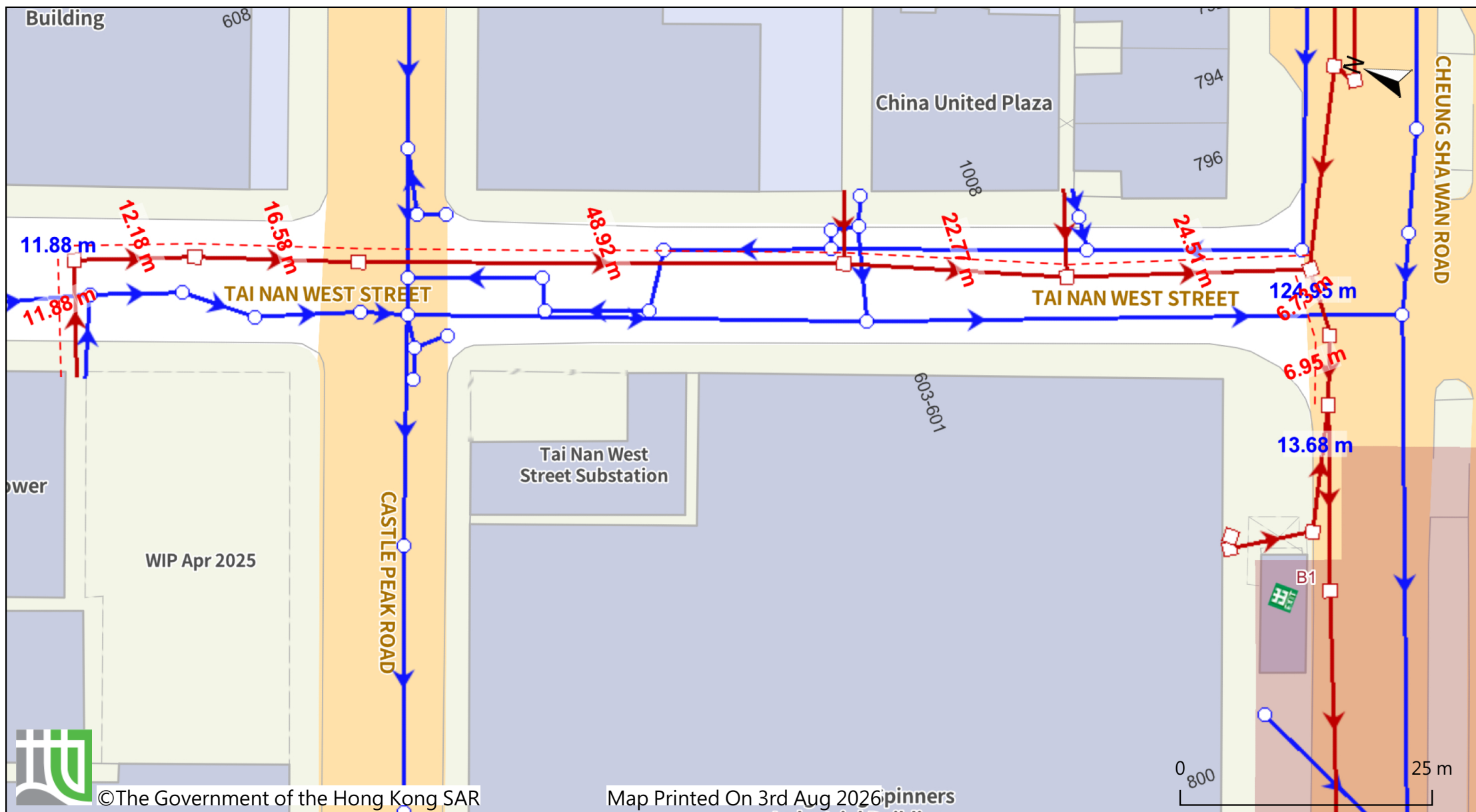
Appendix A

Sewerage Record

APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE
TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE
AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER
SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 - 648A
CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON



地圖列印於 2026 年 3 月 16 日

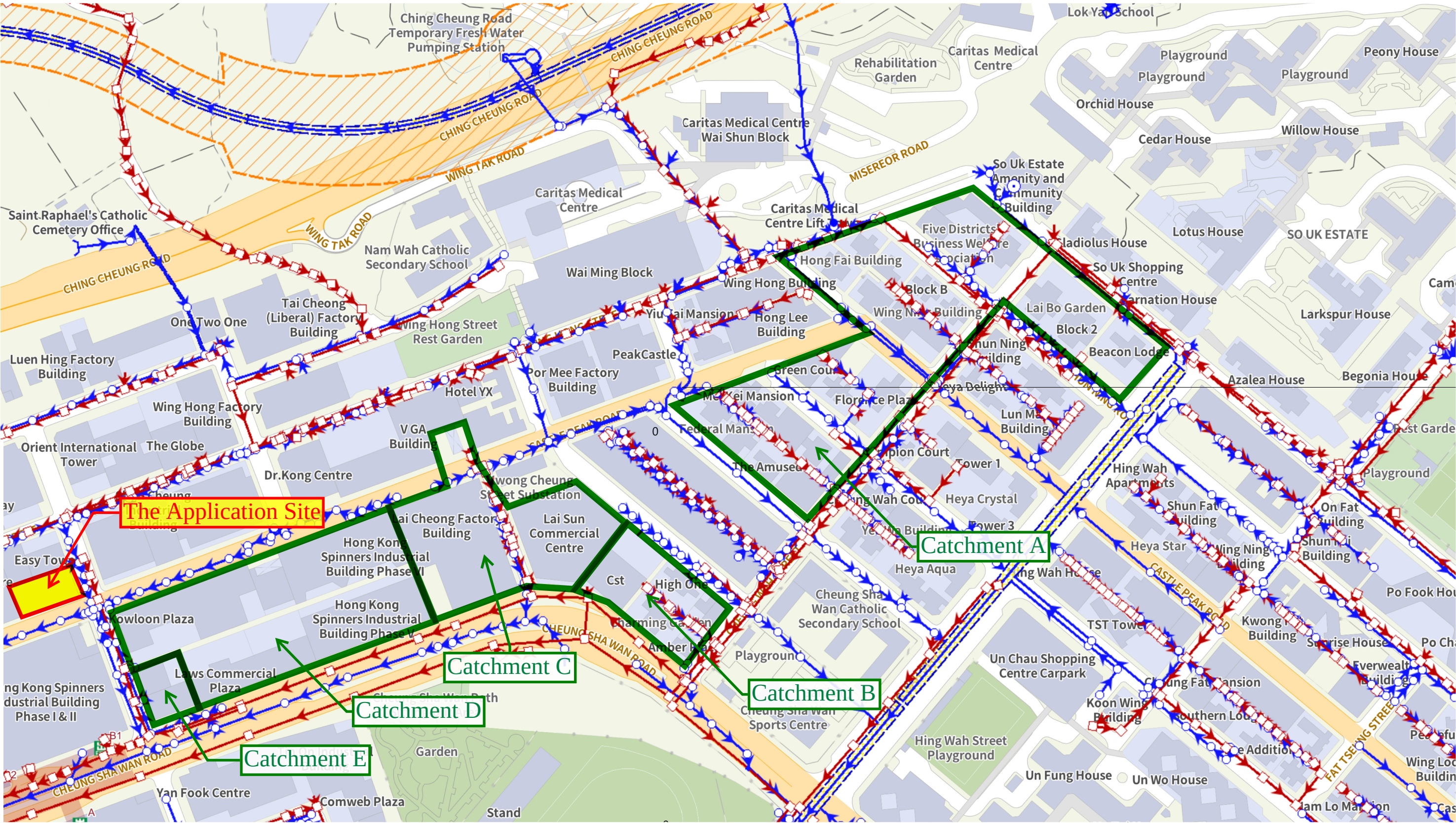


Appendix B

Sewerage Catchment Plan

APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 - 648A CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON

Sewerage Catchment Plan



Appendix C

Sewage Flow Estimate of Sewerage Catchment

APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE
TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE
AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER
SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 - 648A
CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON

TABLE B1

Estimation of Sewage Flows Estimation for Proposed and Existing Developments

(Based on EPD Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning)

Design Assumption:

Global Peaking Factor, P (Including Stormwater Allowance) as per Table T-5 Global Unit Flow Factors as per Tables T-2 and T-3

Catchment Inflow Factor for NW Kowloon (PCIF = 1.30) as per Table T-4

Development Schedule		
Sewage Flow Estimates	Estimation	Remark
Catchment Inflow Factor PCIF	1.3	
Proposed Development		
Commercial Hotel		
Non-domestic GFA (m ²)	8073	299 room x 27m2
Worker Density (No. of Worker per 100m ²)	3.2	Hotels and Boarding House
No. of Employee	258	
Unit flow factor (m ³ /person/day)	1.58	J10 - Restaurants & Hotels
ADWF, (m ³ /day)	530.62	PCIF = 1.30 included
Upstream Catchment		
Catchment Inflow Factor PCIF	1.3	
Catchment A		
Cheung Fai Building 昌輝大廈		Connected to Manhole FMH4066942
No. of Flats	208	
Household Size	2.5	
Population	520	
Unit flow factor (m ³ /person/day)	0.27	Private R2
ADWF, (m ³ /day)	182.52	PCIF = 1.30 included
Five Districts Business Welfare Association School 五區工商總會學校		Connected to Manhole FMH4066942
No. of Student	425	Sources of Information: School Website
No. of Staff	63	Sources of Information: School Website
Unit flow factor for Student (m ³ /person/day)	0.04	School Student
Unit flow factor for Staff (m ³ /person/day)	0.08	Commercial Employee
ADWF, (m ³ /day)	28.65	PCIF = 1.30 included
Lai Bo Garden 麗寶花園		Connected to Manhole FMH4010138
No. of Flats	296	Sources of Information: Centaline Property Website https://hk.centanet.com/estate/%E9%BA%97%E5%AF%
Household Size	2.5	
Population	740	
Unit flow factor (m ³ /person/day)	0.27	Private R2
ADWF, (m ³ /day)	259.74	PCIF = 1.30 included
Beacon Lodge 豐盛居		Connected to Manhole FMH4010135
No. of Flats	166	
Household Size	2.5	
Population	415	
Unit flow factor (m ³ /person/day)	0.27	Private R2
ADWF, (m ³ /day)	145.67	PCIF = 1.30 included
Hong Fai Building 康輝大廈		Connected to Manhole FMH4010201
No. of Flats	392	
Household Size	2.5	
Population	980	
Unit flow factor (m ³ /person/day)	0.27	Private R2
ADWF, (m ³ /day)	343.98	PCIF = 1.30 included
Lai Kwan Court 麗群閣		Connected to Manhole FMH4010201
No. of Flats	96	
Household Size	2.5	
Population	240	
Unit flow factor (m ³ /person/day)	0.27	Private R2
ADWF, (m ³ /day)	84.24	PCIF = 1.30 included
Yee King Court 怡景閣		Connected to Manhole FMH4010201
No. of Flats	78	
Household Size	2.5	
Population	195	
Unit flow factor (m ³ /person/day)	0.27	Private R2
ADWF, (m ³ /day)	68.45	PCIF = 1.30 included

Chou Chong Commercial Building 秋創商業大廈		Connected to Manhole FMH4055704
Non-domestic GFA (m ²)	3672	Plan area x 9 storey
Worker Density (No. of Worker per 100m ²)	5.5	Financial, Insurance, Real Estate & Business Services
No. of Employee	202	
Unit flow factor (m ³ /person/day)	0.08	J6 - Financial, Insurance, Real Estate & Business
ADWF, (m ³ /day)	21.00	PCIF = 1.30 included
Windland House 永倫大廈 (former Kincheng Commercial Centre)		Connected to Manhole FMH4055705
F&B Area (assume 4 storey)	2000	500m2 x 4 storey
Worker Density (No. of Worker per 100m ²)	5.1	Financial, Insurance, Real Estate & Business Services
No. of Employee	102	
Unit flow factor (m ³ /person/day)	1.58	J10 Restaurants & Hotels
ADWF, (m ³ /day)	209.51	PCIF = 1.30 included
Office Area (assume 22 storey)	5940	270m2 x 22 storey
Worker Density (No. of Worker per 100m ²)	5.5	Financial, Insurance, Real Estate & Business Services
No. of Employee	327	
Unit flow factor (m ³ /person/day)	0.08	J6 - Financial, Insurance, Real Estate & Business
ADWF, (m ³ /day)	33.98	PCIF = 1.30 included
Wing Ning Building 永寧大廈		Connected to Manhole FMH4055705
No. of Flats	300	
Household Size	2.5	
Population	750	Private R2
Unit flow factor (m3/person/day)	0.27	PCIF = 1.30 included
ADWF, (m ³ /day)	263.25	
Cheong Lee Building 祥利大廈		Connected to Manhole FMH4010115
No. of Flats	60	
Household Size	2.5	
Population	150	Private R2
Unit flow factor (m3/person/day)	0.27	PCIF = 1.30 included
ADWF, (m ³ /day)	52.65	
Green Court 青華閣		Connected to Manhole FMH4010115
No. of Flats	96	
Household Size	2.5	
Population	240	Private R2
Unit flow factor (m3/person/day)	0.27	PCIF = 1.30 included
ADWF, (m ³ /day)	84.24	
Soyo Square 幸薈		Connected to Manhole FMH4010116
No. of Flats	96	
Household Size	2.5	
Population	240	Private R2
Unit flow factor (m3/person/day)	0.27	PCIF = 1.30 included
ADWF, (m ³ /day)	84.24	
Golden Jade Heights 金碧閣		Connected to Manhole FMH4055145
No. of Flats	130	
Household Size	2.5	
Population	325	Private R2
Unit flow factor (m ³ /person/day)	0.27	PCIF = 1.30 included
ADWF, (m ³ /day)	114.08	
Florence Plaza		Connected to Manhole FMH4055147
No. of Flats	198	
Household Size	2.5	
Population	495	Private R2
Unit flow factor (m ³ /person/day)	0.27	PCIF = 1.30 included
ADWF, (m ³ /day)	173.75	
Mei Kei Mansion 美奇大廈		Connected to Manhole FMH4055148
No. of Flats	66	
Household Size	2.5	
Population	165	Private R2
Unit flow factor (m ³ /person/day)	0.27	PCIF = 1.30 included
ADWF, (m ³ /day)	57.92	
Hoover Mansion 靄華大廈		Connected to Manhole FMH4063053
No. of Flats	44	
Household Size	2.5	
Population	110	Private R2
Unit flow factor (m ³ /person/day)	0.27	PCIF = 1.30 included
ADWF, (m ³ /day)	41.70	

Fu Chau Building 富洲大廈		Connected to Manhole FMH4055151	
No. of Flats	48		
Household Size	2.5		
Population	120		
Unit flow factor (m ³ /person/day)	0.27	Private R2	
ADWF, (m ³ /day)	42.12	PCIF = 1.30 included	
Shiu Hang Building 紹恆大廈		Connected to Manhole FMH4059660	
No. of Flats	45		
Household Size	2.5		
Population	113		
Unit flow factor (m ³ /person/day)	0.27	Private R2	
ADWF, (m ³ /day)	39.49	PCIF = 1.30 included	
473 & 475 Un Chau Street		Connected to Manhole FMH4055154	
No. of Flats	6		
Household Size	2.5		
Population	15		
Unit flow factor (m ³ /person/day)	0.27	Private R2	
ADWF, (m ³ /day)	5.27	PCIF = 1.30 included	
Federal Plaza & Federal Mansion 聯邦閣		Connected to Manhole FMH4010114	
Non-domestic GFA	3210	Plan area x 3 storey	
Worker Density (No. of Worker per 100m ²)	3.5	Retail Trade	
No. of Employee	112		
Unit flow factor (m ³ /person/day)	0.28	J4 - Wholesale & Retail	
ADWF, (m ³ /day)	40.90	PCIF = 1.30 included	
No. of Flats	80		
Household Size	2.5		
Population	200		
Unit flow factor (m ³ /person/day)	0.27	Private R2	
ADWF, (m ³ /day)	70.20	PCIF = 1.30 included	
The Amused 喜遇		Connected to Manhole FMH4055151	
Non-domestic GFA	430	Restaurant	
Worker Density (No. of Worker per 100m ²)	5.1		
No. of Employee	22	J10 Restaurants & Hotels	
Unit flow factor (m ³ /person/day)	1.58	PCIF = 1.30 included	
ADWF, (m ³ /day)	45.04		
No. of Flats	136		
Household Size	2.5		
Population	340		
Unit flow factor (m ³ /person/day)	0.27	Private R2	
ADWF, (m ³ /day)	119.34	PCIF = 1.30 included	
Hung Shuk Chun Building 孔淑珍樓		Connected to Manhole FMH4055154	
No. of Flats	30		
Household Size	2.5		
Population	75		
Unit flow factor (m ³ /person/day)	0.27	Private R2	
ADWF, (m ³ /day)	26.33	PCIF = 1.30 included	
(Catchment A) Sub-Total ADWF, (m ³ /day)	2638.22		

Catchment B		
China Shipbuilding Tower		Connected to Manhole FMH4009977
F&B Area GFA (m2)	2920	Plan area 1460m2 x 2 storey
Worker Density (No. of Worker per 100m ²)	5.1	Restaurant
No. of Employee	149	
Unit flow factor (m ³ /person/day)	1.58	J10 restaurant
ADWF, (m ³ /day)	305.88	PCIF = 1.30 included
Office Area GFA (m2)	18700	Plan area 850m2 x 22 storey
Worker Density (No. of Worker per 100m ²)	5.5	Financial, Insurance, Real Estate & Business Services
No. of Employee	1029	
Unit flow factor (m ³ /person/day)	0.08	J6 - Financial, Insurance, Real Estate & Business
ADWF, (m ³ /day)	106.96	PCIF = 1.30 included
High One 曉悅		Connected to Manhole FMH4054602
No. of Flats	187	
Household Size	2.5	Private R2
Population	468	PCIF = 1.30 included
Unit flow factor (m ³ /person/day)	0.27	
ADWF, (m ³ /day)	164.09	
Sea Panorama Court 君凱豪庭		Connected to Manhole FMH4063054
No. of Flats	20	
Household Size	2.5	Private R2
Population	54	PCIF = 1.30 included
Unit flow factor (m ³ /person/day)	0.27	
ADWF, (m ³ /day)	18.95	
Charming Garden 長盛豪苑		Connected to Manhole FMH4010425
No. of Flats	112	
Household Size	2.5	Private R2
Population	280	PCIF = 1.30 included
Unit flow factor (m ³ /person/day)	0.27	
ADWF, (m ³ /day)	98.28	
Amber Place		Connected to Manhole FMH4063054
No. of Flats	42	
Household Size	2.5	Private R2
Population	105	PCIF = 1.30 included
Unit flow factor (m ³ /person/day)	0.27	
ADWF, (m ³ /day)	36.86	
11-13 Cheung Wah Street		Connected to Manhole FMH4063056
No. of Flats	20	
Household Size	2.5	Private R2
Population	50	PCIF = 1.30 included
Unit flow factor (m ³ /person/day)	0.27	
ADWF, (m ³ /day)	17.55	
(Catchment B) Sub-Total ADWF, (m ³ /day)	748.58	

Catchment C		
Lai Sun Commercial Centre 麗新商業中心 Office Area GFA (3 storey) Worker Density (No. of Worker per 100m ²) No. of Employee Unit flow factor (m ³ /person/day) ADWF, (m ³ /day) Retail GFA (50% of 3 storey) Worker Density (No. of Worker per 100m ²) No. of Employee Unit flow factor (m ³ /person/day) ADWF, (m ³ /day) F&B GFA (50% of 3 storey) Worker Density (No. of Worker per 100m ²) No. of Employee Unit flow factor (m ³ /person/day) ADWF, (m ³ /day) Hung Cheong Factory Building 鴻昌工廠大廈 Non-domestic GFA (m ²) Worker Density (No. of Worker per 100m ²) No. of Employee Unit flow factor (m ³ /person/day) ADWF, (m ³ /day) Lai Cheong Factory Building 麗昌工廠大廈 Non-domestic GFA (m ²) Worker Density (No. of Worker per 100m ²) No. of Employee Unit flow factor (m ³ /person/day) ADWF, (m ³ /day) Kwong Tai Factory Building (Under redevelopment) Non-domestic GFA (m ²) Worker Density (No. of Worker per 100m ²) No. of Employee Unit flow factor (m ³ /person/day) ADWF, (m ³ /day) Esso Castle Peak Road Non-domestic GFA (m ²) Worker Density (No. of Worker per 100m ²) No. of Employee Unit flow factor (m ³ /person/day) ADWF, (m ³ /day) (Catchment C) Sub-Total ADWF, (m ³ /day)	9120 5.5 502 0.08 52.17 4560 3.50 160 0.28 58.09 4560 5.1 233 1.58 477.68	Connected to Manhole FMH4055144 Plan area 3040m2 x 3 storey Financial, Insurance, Real Estate & Business Services J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included Plan area 3040m2 x 3 storey x 50% Retail J4 - Wholesale & Retail PCIF = 1.30 included Plan area 3040m2 x 3 storey x 50% Restaurant J10 - Restaurants & Hotels PCIF = 1.30 included Connected to Manhole FMH4055143 plan area 1490m2 x 11storey Financial, Insurance, Real Estate & Business Services J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included Connected to Manhole FMH4055141 Plan area 2640m2 x 8 storey Financial, Insurance, Real Estate & Business Services J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included Connected to Manhole FMH4009856 Plan area 485m2 x 27storey Financial, Insurance, Real Estate & Business Services J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included Connected to Manhole FMH4009849 Community, Social & Personal Services J2 - Electricity Gas & Water PCIF = 1.30 included
	16390 5.5 901 0.08 93.75	
	21120 5.5 1162 0.08 120.81	
	13095 5.5 720 0.08 74.90	
	466 3.3 15 0.33 6.60	
	884.00	

Catchment D		
Excel Centre 卓匯中心		Connected to Manhole FMH4009926
Office Area GFA (m ²) (21 Storey)		Floor area 410m ² x 21 storey Sources of Information: Leasing Hub Website < https://www.leasinghub.com/zh/building/excel-centre/3298 >
	8610	Financial, Insurance, Real Estate & Business Services
Worker Density (No. of Worker per 100m ²)	5.5	
No. of Employee	474	
Unit flow factor (m ³ /person/day)	0.08	J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included
ADWF, (m ³ /day)	49.25	
Kung Yuen Weaving Factory 公源商標織造廠		Connected to Manhole FMH4009926
Non-domestic GFA (m ²)	2660	Plan area 665m ² x 4 storey
Worker Density (No. of Worker per 100m ²)	5.5	Financial, Insurance, Real Estate & Business Services
No. of Employee	146	
Unit flow factor (m ³ /person/day)	0.08	J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included
ADWF, (m ³ /day)	15.22	
Joy Fat Factory Building 再發工廠大廈		Connected to Manhole FMH4009926
Non-domestic GFA (m ²)	5840	Plan area 730m ² x 8 storey
Worker Density (No. of Worker per 100m ²)	5.5	Financial, Insurance, Real Estate & Business Services
No. of Employee	321	
Unit flow factor (m ³ /person/day)	0.08	J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included
ADWF, (m ³ /day)	33.40	
Kowloon Plaza 九龍廣場		Connected to Manhole FMH4009926
Non-domestic GFA (m ²)	15200	Floor area 800m ² x 19 storey Sources of Information: Leasing Hub Website < https://www.leasinghub.com/zh/building/kowloon-plaza/3317 >
	5.5	Financial, Insurance, Real Estate & Business Services
Worker Density (No. of Worker per 100m ²)	836	
No. of Employee	0.08	J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included
Unit flow factor (m ³ /person/day)	86.94	
ADWF, (m ³ /day)		
Hong Kong Spinners Industrial Building Phase 5		Connected to Manhole FMH4009926
Non-domestic GFA (m ²)	13035	Floor area 1185m ² x 11 storey
Worker Density (No. of Worker per 100m ²)	5.5	Financial, Insurance, Real Estate & Business Services
No. of Employee	717	
Unit flow factor (m ³ /person/day)	0.08	J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included
ADWF, (m ³ /day)	74.56	
Hong Kong Spinners Industrial Building Phase 6		Connected to Manhole FMH4009926
Non-domestic GFA (m ²)	18300	Floor area 1830m ² x 10 storey Sources of Information: Leasing Hub Website < https://www.leasinghub.com/building/hong-kong-spinners-industrial-building-phase-6/3284 >
	5.5	Financial, Insurance, Real Estate & Business Services
Worker Density (No. of Worker per 100m ²)	1007	
No. of Employee	0.08	J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included
Unit flow factor (m ³ /person/day)	104.68	
ADWF, (m ³ /day)		
Clifford Centre 香港中心		Connected to Manhole FMH4009926
Non-domestic GFA (m ²)	11660	Floor area 530m ² x 22 storey Sources of Information: Leasing Hub Website < https://www.leasinghub.com/zh/building/clifford-centre/6301 >
	5.5	Financial, Insurance, Real Estate & Business Services
Worker Density (No. of Worker per 100m ²)	641	
No. of Employee	0.08	J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included
Unit flow factor (m ³ /person/day)	66.70	
ADWF, (m ³ /day)		
Laws Commercial Plaza 羅氏商業廣場		Connected to Manhole FMH4009926
Non-domestic GFA (m ²)	17000	Floor area 500 m ² x 34 storey Sources of Information: Leasing Hub Website < https://www.leasinghub.com/zh/building/laws-commercial-plaza/6308 >
	5.5	Financial, Insurance, Real Estate & Business Services
Worker Density (No. of Worker per 100m ²)	935	
No. of Employee	0.08	J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included
Unit flow factor (m ³ /person/day)	97.24	
ADWF, (m ³ /day)	527.98	
(Catchment D) Sub-Total ADWF, (m ³ /day)		

Catchment E		
China United Plaza		Connected to Manhole FMH4009932
Non-domestic GFA (m ²)	5750	Plan area 230m2 x 25 storey Sources of Information: Leasing Hub Website < https://www.leasinghub.com/zh/building/china-united-plaza/11452 >
Worker Density (No. of Worker per 100m2)	5.5	Financial, Insurance, Real Estate & Business Services
No. of Employee	316	
Unit flow factor (m ³ /person/day)	0.08	J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included
ADWF, (m ³ /day)	32.89	
790-796 Cheung Sha Wan Road		Connected to Manhole FMH4009932
Non-domestic GFA (m ²)	2520	Plan area 420m2 x 6 storey
Worker Density (No. of Worker per 100m ²)	5.5	Financial, Insurance, Real Estate & Business Services
No. of Employee	139	
Unit flow factor (m ³ /person/day)	0.08	J6 - Financial, Insurance, Real Estate & Business PCIF = 1.30 included
ADWF, (m ³ /day)	14.41	
(Catchment E) Sub-Total ADWF, (m ³ /day)	47.30	
Summary of Existing Scenario		
Catchment A - Sub-Total ADWF, (m3/day)	2638.22	
Catchment B - Sub-Total ADWF, (m3/day)	748.58	
Catchment C - Sub-Total ADWF, (m3/day)	884.00	
Catchment D - Sub-Total ADWF, (m3/day)	527.98	
Catchment E - Sub-Total ADWF, (m3/day)	47.30	
Total ADWF, (m ³ /day)	4846.09	
Contributing Population	17948	
Global Peaking Factor	4	
Total Peak Flow (L/s)	224.36	
Proposed Scenario		
Total ADWF, (m ³ /day)	5376.71	
Contributing Population	19914	
Global Peaking Factor	4	
Total Peak Flow (L/s)	248.92	

Appendix D

Proposed Sewerage Layout Plan

APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE
TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE
AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER
SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 - 648A
CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON

Appendix E

Manhole Survey Record

APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE
TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE
AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER
SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 - 648A
CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON

MANHOLE SURVEY FORM A

MANHOLE RECORD CARD

NODE REFERENCE F05

REF. FMH4009932

LOCATION
Tai Nan West Street

YEAR LAID
-
STATUS
PU
FUNCTION
F
NODE TYPE
M

COVER SHAPE
S
HINGED
N
LOCK
N
DUTY
H

SHAFT
SIDE ENTRY
-
REGULAT COURSES
-
DEPTH (mm)
400

CHAMBER SOFFIT
R
STEPS
4
LADDERS
-
LNDGS
-

SIZE (mm)

(diam)		
580	X	580
550	X	550
1050	X	750

DATE 31-3-2026

TOXIC ATMOSPHERE	N/L
EVIDENCE OF VERMIN	N/L
CONSTRUCT CODE	N/L

DEPTH OF FLOW (mm) 10

DEPTH OF SILT (mm) -

HEIGHT SURCH (mm) 10

COVER LEVEL (mPD) +4.899

		UPSTREAM REFERENCE	PIPE SHAPE	PIPE SIZE (diam)	BACKDROP DLAM (mm)	PIPE MATERIAL	LINING	DEPTH OF COVER (m)	INVERT LEVEL (mPD)
INCOMING PIPES	A	GNA	C	Ø300		Lining		2.15	+2.749
	B	GNB	C	Ø225		Lining		2.02	+2.879
	C								
	D								
	E								
	F								
	G								
OUTGOING PIPES	X	GNX	C	Ø300		Lining		2.16	+2.739
	Y								

CONDITION (Y if attention required)

COVER

IRONS/LADDERS

SHAFT

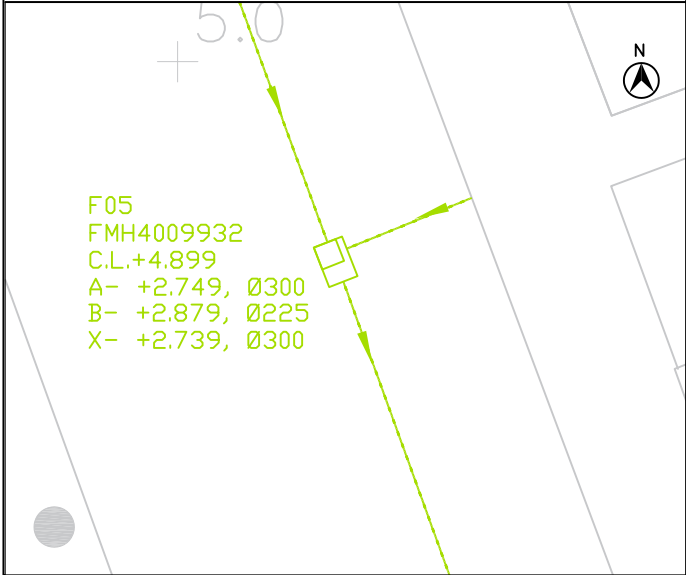
CHAMBER

BENCHING

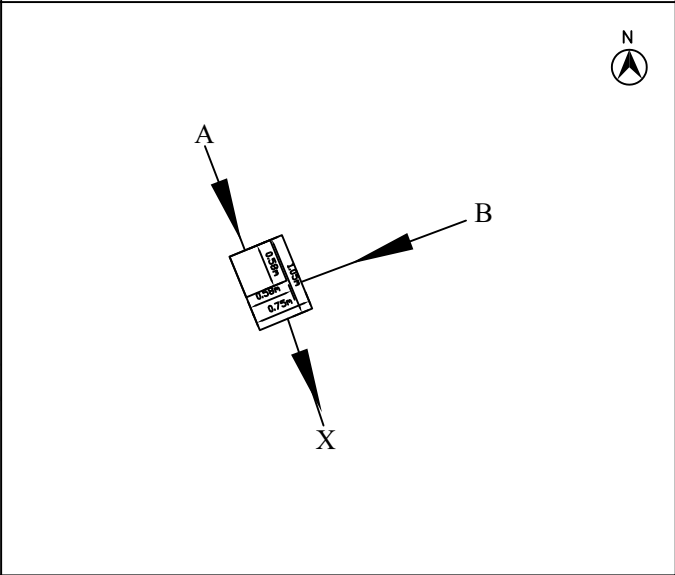
OTHER

REMARKS

Location Sketch



Plan of Manhole



F05
FMH4009932
C.L.+4.899
A- +2.749, Ø300
B- +2.879, Ø225
X- +2.739, Ø300

MANHOLE SURVEY PHOTOGRAPHS



Location:

Tai Nan West Street

Manhole No:

FMH4009932(F05)

Description:

General Location

Photograph saved as .jpeg



Location:

Tai Nan West Street

Manhole No:

FMH4009932(F05)

Description:

Internal Condition

Photograph saved as .jpeg

MANHOLE SURVEY PHOTOGRAPHS



Location:

Tai Nan West Street

Manhole No:

FMH4009932(F05)

Description:

Internal Condition

Photograph saved as .jpeg



Location:

Tai Nan West Street

Manhole No:

FMH4009932(F05)

Description:

Internal Condition

Photograph saved as .jpeg

MANHOLE SURVEY FORM A

MANHOLE RECORD CARD

NODE REFERENCE F06

REF. FMH4009860

LOCATIONTai Nan West Street

YEAR LAID-

STATUSPU

FUNCTIONF

NODE TYPEM

COVER SHAPE S

HINGEDN

LOCKN

DUTYH

SHAFT SIDE ENTRY-

REGULAT COURSES-

DEPTH (mm)1350

CHAMBER SOFFIT R

STEPS-

LADDERS-

LNDGS-

(diam) DATE 31-3-2026

SIZE (mm)580 X 580

550 X 550

UTS

TOXIC ATMOSPHEREN/L

EVIDENCE OF VERMINN/L

CONSTRUCT CODEN/L

DEPTH OF FLOW (mm)-

DEPTH OF SILT (mm)-

HEIGHT SURCH (mm)-

COVER LEVEL (mPD)+4.893

INCOMING PIPES	A	UPSTREAM REFERENCE	PIPE SHAPE	PIPE SIZE (diam)	BACKDROP DLAM (mm)	PIPE MATERIAL	LINING	DEPTH OF COVER (m)	INVERT LEVEL (mPD)
	B	GNA	C	Ø300		Lining		2.32	+2.573
	C								
	D								
	E								
	F								
	G								

OUTGOING PIPES	DOWNSTREAM REFERENCE		COND		CRITY			
	X	GNX	C	UTS		UTS	UTS	UTS
Y								

CONDITION (Y if attention required)

COVER☐

IRONS/LADDERS☐

SHAFT☐

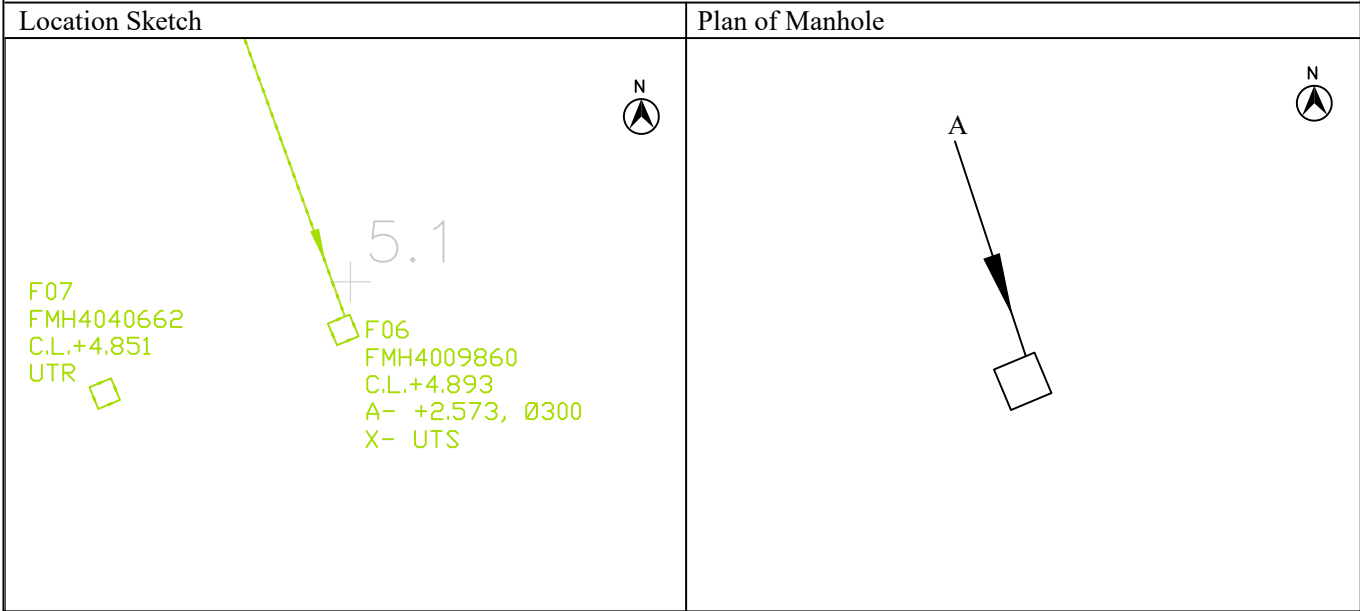
CHAMBER☐

BENCHING☐

OTHER☐

REMARKS

Due to the high water level inside the manhole, the outflow pipe could not be measured.



MANHOLE SURVEY PHOTOGRAPHS



Location:

Tai Nan West Street

Manhole No:

FMH4009860(F06)

Description:

General Location

Photograph saved as .jpeg



Location:

Tai Nan West Street

Manhole No:

FMH4009860(F06)

Description:

Internal Condition

Photograph saved as .jpeg

MANHOLE SURVEY PHOTOGRAPHS



Location:

Tai Nan West Street

Manhole No:

FMH4009860(F06)

Description:

Internal Condition

Photograph saved as .jpeg



Location:

Tai Nan West Street

Manhole No:

FMH4009860(F06)

Description:

Internal Condition

Photograph saved as .jpeg

Appendix F

Hydraulic Calculation

APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE
TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE
AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER
SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 - 648A
CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON

ARUP	Job No.		Sheet No.		Rev.	
			Appendix F		2	
	Member/Location					
Job Title	APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 - 648A CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON					
Calculation	Checking of Existing Sewerage System with Proposed Development					
		Drg. Ref.				
		Made by	Date	Aug 2026	Chd. JW	

Key Equations and Assumptions

Pipe Design Capacity $Q_p=VA$

Pipe Full-bore Velocity

$$V = -\sqrt{32gRS_f} \log \left[\frac{k_s}{14.8R} + \frac{1.255V}{R\sqrt{32gRS_f}} \right]$$

(By Colebrook-White Equation)

Roughness Coeff., $K_s = 3 \text{ mm}$ (for slimed VC pipe material, poor condition)

$K_s = 1.5 \text{ mm}$ (for slimed uPVC pipe material, poor condition)

Acceleration due to gravity, $g = 9.81 \text{ m/s}^2$

Kinematic Viscosity, $\nu = 0.000001 \text{ m}^2/\text{s}$

Key Notes

(*) Peaking factor is extracted from EPD's GESF Table T-5, under the scenario of "including stormwater allowance".

USMH	DSMH	USGL(mPD)	DSGL(mPD)	USIL(mPD)	DSIL(mPD)	US Cover (m)	DS Cover (m)	Length (m)	Gradient	Gradient (1 in)	Pipe size (mm)	Area (m ²)	sqrt(32gRs)	Perimeter (m)	R (m)	ks (mm)	Pipe Full-bore Velocity, V (m/s)	No. of pipe	Pipe Design Capacity, Q _p (m ³ /s)	Additional ADWF (m ³ /day)	Accumulated ADWF (m ³ /day)	Contributing Population	Peaking Factor (*)	Peak Flow (m ³ /s)	Capacity Check
Proposed Upgraded Sewerage System Checking (with Hotel development)																									
Terminal Manhole	FMH4009923	5.46	5.54	3.30	3.25	1.86	1.99	11.9	0.004	238	300	0.071	0.315	0.942	0.075	1.500	0.897	1	0.063	530.6	530.6	1965.3	6	0.0368	58%
FMH4009923	FMH4009924	5.54	5.39	3.18	3.15	1.99	1.87	12.2	0.002	407	375	0.110	0.269	1.178	0.094	1.500	0.793	1	0.088	0.0	530.6	1965.3	6	0.0368	42%
FMH4009924	FMH4009925	5.39	5.37	3.15	3.11	1.87	1.89	16.6	0.002	415	375	0.110	0.266	1.178	0.094	1.500	0.785	1	0.087	0.0	530.6	1965.3	6	0.0368	43%
FMH4009925	FMH4009926	5.37	5.13	3.11	2.86	1.89	1.90	48.9	0.005	196	375	0.110	0.388	1.178	0.094	1.500	1.145	1	0.126	0.0	530.6	1965.3	6	0.0368	29%
FMH4009926	FMH4009932	5.13	4.90	2.86	2.55	1.90	1.97	22.8	0.014	74	375	0.110	0.633	1.178	0.094	1.500	1.871	1	0.207	528.0	1058.6	3920.7	6	0.0735	36%
FMH4009932	FMH4009860	4.90	4.89	2.55	2.32	1.97	2.20	24.5	0.009	107	375	0.110	0.526	1.178	0.094	1.500	1.554	1	0.172	47.3	1105.9	4095.9	6	0.0768	45%
FMH4009860	FMH400662	4.89	4.85	1.77	1.45	2.75	3.03	6.8	0.047	21	375	0.110	1.177	1.178	0.094	3.000	3.134	2	0.692	4270.8	5376.7	19913.7	4	0.2489	36%
FMH400662	FMH4040663	4.85	4.85	1.45	1.44	2.73	2.74	6.9	0.001	690	675	0.358	0.277	2.121	0.169	3.000	0.807	1	0.289	0.0	5376.7	19913.7	4	0.2489	86%

ARUP

Job No.

Sheet No.

Rev.

Appendix F

1

Member/Location

Job Title

APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 - 648A CASTLE PEAK ROAD, CHEUNG SHA WAN, KOWLOON

Calculation

Checking of Existing Sewerage System with Proposed Development

Drg. Ref.

Made by

Date

June 2026

Chd.

JW

Key Equations and Assumptions

Pipe Design Capacity $Q_p=VA$

Pipe Full-bore Velocity

$$V = -\sqrt{32gRS_f} \log \left[\frac{k_s}{14.8R} + \frac{1.255V}{R\sqrt{32gRS_f}} \right]$$

(By Colebrook-White Equation)

Roughness Coeff., $K_s = 3 \text{ mm}$ (for slimed VC pipe material, poor condition)

$K_s = 1.5 \text{ mm}$ (for slimed uPVC pipe material, poor condition)

Acceleration due to gravity, $g = 9.81 \text{ m/s}^2$

Kinematic Viscosity, $\nu = 0.000001 \text{ m}^2/\text{s}$

Key Notes

(*) Peaking factor is extracted from EPD's GESF Table T-5, under the scenario of "including stormwater allowance").

USMH	DSMH	USGL(mPD)	DSGL(mPD)	USIL(mPD)	DSIL(mPD)	US Cover (m)	DS Cover (m)	Length (m)	Gradient	Gradient (1 in)	Pipe size (mm)	Area (m ²)	sqrt(32gRs)	Perimeter (m)	R (m)	ks (mm)	Pipe Full-bore Velocity, V (m/s)	No. of pipe	Pipe Design Capacity, Q _p (m ³ /s)	Additional ADWF (m ³ /day)	Accumulated ADWF (m ³ /day)	Contributing Population	Peaking Factor (*)	Peak Flow (m ³ /s)	Capacity Check
Existing Sewerage System Checking (with proposed Hotel development)																									
FMH4009923	FMH4009924	5.54	5.39	3.18	3.13	2.06	1.96	12.2	0.004	244	300	0.071	0.311	0.942	0.075	3.000	0.795	1	0.056	530.6	530.6	1965.2	6	0.0368	66%
FMH4009924	FMH4009925	5.39	5.37	3.13	3.11	1.96	1.96	16.6	0.001	830	300	0.071	0.168	0.942	0.075	3.000	0.430	1	0.030	0.0	530.6	1965.2	6	0.0368	121%
FMH4009925	FMH4009926	5.37	5.13	3.11	2.86	1.96	1.97	48.9	0.005	196	300	0.071	0.347	0.942	0.075	3.000	0.888	1	0.063	0.0	530.6	1965.2	6	0.0368	59%
FMH4009926	FMH4009932	5.13	4.90	2.86	2.75	1.97	1.85	22.8	0.005	205	300	0.071	0.339	0.942	0.075	3.000	0.867	1	0.061	528.0	1058.6	3920.7	6	0.0735	120%
FMH4009932	FMH4009860	4.90	4.89	2.74	2.57	1.86	2.02	24.5	0.007	148	300	0.071	0.399	0.942	0.075	3.000	1.023	1	0.072	47.3	1105.9	4095.9	6	0.0768	106%
FMH4009860	FMH400662	4.89	4.85	1.77	1.45	2.75	3.03	6.8	0.047	21	375	0.110	1.177	1.178	0.094	3.000	3.134	2	0.692	4270.8	5376.7	19913.6	4	0.2489	36%
FMH400662	FMH4040663	4.85	4.85	1.45	1.44	2.73	2.74	6.9	0.001	690	675	0.358	0.277	2.121	0.169	3.000	0.807	1	0.289	0.0	5376.7	19913.6	4	0.2489	86%

Capacity Performance of Existing Sewer (Freeboard Checking)

Notes:

(1) Calculated by Colebrook-White Equation

$$f' = \sqrt{32gRS_y} \ln \left[\frac{k}{14.8R} + \frac{1.25v_*'}{R\sqrt{32gRS_y}} \right]$$

where k is roughness value in 0.0mm for drilled clay sewer, 0.3mm for PE sewer and 0.15mm for ductile iron pipe

v_*' is kinematic viscosity of fluid = 1.14 x 10⁻⁶ m²/s at 15°C in the gravity = 9.81m/s²

V is the velocity, D is the diameter of the sewer and S is the gradient of the sewer

(2) Calculation of Headloss H

The Reynolds Number is calculated based on the Equation (1)

$$Re = VD/\nu$$

where V = Peak Runoff(m³/s) / Cross Section Area (m²) = mean velocity (m/s)
D = Hydraulic diameter (m)
ν = kinematic viscosity (m²/s)(Assumed 1.14 x 10⁻⁶)

By applying the Darcy-Weisbach (Colebrook-White) formula with approximation Equation (2)

$$2\log^{10} \left(\frac{1}{k_s} + \frac{2.286}{Re^{0.4375}} \right)$$

where k_s = internal roughness

Headloss of Conduit due to friction is given by the Equation (3)

$$h_f = fV^2/2g$$

Headloss of Conduit due to entrance loss is given by Equation (4)

$$h_e = K_e V^2/2g$$

where K_e is the headloss coefficient for entrance loss (Assumed K_e = 0.5)

Headloss of Conduit h_e due to exit loss is given by Equation (5)

$$h_x = K_x V^2/2g$$

where K_x is the headloss coefficient for exit loss (Assumed K_x = 1.0)

Total Headloss H = h_f + h_e + h_x

sewerage level at upstream = sewerage level at downstream + Total headloss H

Freeboard = Cover Level - Sewerage Level

UP MAIN	Upstream Manhole	CON_PCP	Contributing Population	In_GL	Downstream Ground Level	CCP	Peak Pipe Capacity	PE	Polyethylene PE 100 Pipe
DN MAIN	Downstream Manhole	DN	Manhole	UP MAIN	Upstream Invert Level	DN	Flow Capacity	CC	Drilled Clay Pipe
CCP	Accumulated Average Dry Weather Flow	UP_GL	Upstream Ground Level	VEL	Peak Pipe Velocity	PC	Proposed Concrete Pipe		

Freeboard Checking under Peak Flow x 1.15

Upstream		Down		From Existing and Proposed Development		CON_PCP	PEAKING FACTOR	ACC_ADWPF (m³/s)	1.15 Peak Flow (L/s)	DIA (S) (mm)	LEN (m)	UP_GL (mPSD)	DN_GL (mPSD)	UP_RVV (mPSD)	DN_RVV (mPSD)	Gradient (S)	Pipe Material (S) (mm)	VEL (m/s)	CAP (L/s)	F/C (%)	Adequate Capacity?	Pipe cross area A (m²)	Hydraulic Diameter D (m)	k (m/s)	K (m/s)	H (m/s)	H (m/s)	Reynolds number Re	1/P(1/2)	Inlet loss f	Inlet loss H (m)	Total H (m)	Sewerage level at upstream manhole (mPSD)	Crown level of inlet pipe at upstream manhole (mPSD)	Surcharge at upstream manhole (column 29) (m)	Free board at upstream manhole X (m)	Adequate Freeboard?
Terminal Manhole	FM36009023	S 16 Fung Wah Planning Application	1.985	6	536.6	42.376	300	11.9	5.46	3.54	3.39	3.22	153	PE, k _s = 1.5mm	1.12	79.21	53.5%	YES	0.071	0.300	0.5	1	0.0092	0.0163	1.586+05	3.665+00	3.126-02	2.28816-02	0.0001	3.677	3.52	YES	1.99	Freeboard +0.00			
FM36009021	FM36009024	S 16 Fung Wah Planning Application	1.985	6	536.6	42.376	300	12.2	5.54	3.39	3.18	3.13	244	VC, k _s = 3mm	0.79	56.15	75.5%	YES	0.071	0.300	0.5	1	0.0092	0.0163	1.586+05	3.105+00	3.895-02	2.86956-02	0.0001	3.927	3.52	YES	1.71	Freeboard +0.00			
FM36009024	FM36009025	S 16 Fung Wah Planning Application	1.985	6	536.6	42.376	300	16.6	5.79	5.37	3.13	3.11	650	VC, k _s = 3mm	0.40	30.35	138.6%	Check Freeboard	0.071	0.300	0.5	1	0.0092	0.0163	1.586+05	3.105+00	3.955-02	3.98956-02	0.0005	3.771	3.43	YES	1.62	Freeboard +0.00			
FM36009025	FM36009026	S 16 Fung Wah Planning Application	1.985	6	536.6	42.376	300	46.9	5.57	5.13	3.11	2.86	196	VC, k _s = 3mm	0.89	62.74	67.5%	YES	0.071	0.300	0.5	1	0.0092	0.0163	1.586+05	3.105+00	3.895-02	1.14875-01	0.1423	3.704	3.41	YES	1.67	Freeboard +0.00			
FM36009026	FM36009032	S 16 Fung Wah Planning Application	3.921	6	1035.6	84.541	300	22.8	5.13	4.90	2.86	2.75	205	VC, k _s = 3mm	0.87	61.21	135.1%	Check Freeboard	0.071	0.300	0.5	1	0.0065	0.0729	3.105+05	3.125+00	3.835-02	2.11745-01	0.3211	3.562	3.16	YES	1.57	Freeboard +0.00			
FM36009032	FM36009060	S 16 Fung Wah Planning Application	4.956	6	1105.9	88.318	300	24.5	4.90	4.89	2.74	2.57	148	VC, k _s = 3mm	1.02	72.25	122.2%	Check Freeboard	0.071	0.300	0.5	1	0.0398	0.0795	3.295+05	3.125+00	3.835-02	2.48235-01	0.3676	3.241	3.05	YES	1.86	Freeboard +0.00			
FM36009060	FM36009062	S 16 Fung Wah Planning Application	19.814	4	575.7	280.259	Twist 375	6.8	4.89	4.85	1.77	1.45	21	VC, k _s = 3mm	3.15	691.78	41.4%	YES	0.110	0.375	0.5	1	0.1712	0.3424	8.535+05	3.325+00	3.535-02	2.19416-01	0.7330								
FM36009062	FM36009063	S 16 Fung Wah Planning Application	19.814	4	575.7	280.259	675	6.9	4.83	4.83	1.45	1.44	680	VC, k _s = 3mm	0.81	388.33	99.3%	YES	0.358	0.675	0.5	1	0.0163	0.0326	4.746+05	3.816+00	2.985-02	9.88236-03	0.0088								

Notes:
For the pipe capacity less than 100%, Sewerage level at upstream manhole = Total Head (column 27) + Sewerage level at downstream manhole (column 28)
For the pipe capacity higher than 100%, Sewerage level at upstream manhole = downstream level (column 10) + Hydraulic Diameter (column 16) + Total Head (column 27)

Annex C

Replacement Pages of Supporting Planning Statement

Government is committed to providing accommodation facilities for the students by allowing the conversion of hotels to student hostels.

- 1.1.6 According to the Chief Executive's 2018 Policy Address, the Revitalisation Scheme of Industrial Buildings ("IB Revitalisation Scheme 2.0") has been launched to expedite the transformation of traditional industrial areas. Under the scheme, relaxation of the maximum permissible non-domestic PR by up to 20% would be allowed for redevelopment projects of industrial buildings constructed before 1987 and situated outside residential zones in Main Urban Areas and New Towns. Subsequently, as announced in the 2024 Policy Address, the scheme has been extended to the end of 2027, which demonstrates the Government's continuous support for the redevelopment of aged industrial buildings.
- 1.1.7 In response to the Government's policy initiatives, this Application is submitted to redevelop the Application Site into a hotel that provides accommodation facilities for the anticipated increasing demand arising from the tourists and talents. Minor relaxation of PR restriction from 12.0 to 14.4 (+20%) is proposed to facilitate the redevelopment at the Application Site.
- 1.1.8 The Proposed Development would realise the planning intention of "OU(B)" zone to offer quality spaces for general business uses, as well as align with the recommendations of the 2020 Area Assessments of Industrial Lands in the Territory and the recent policy initiatives as mentioned above. The Proposed Development will be in harmony with the surrounding environment. The design of the Proposed Development Scheme has been optimised so that the Proposed Development will be within the maximum BH of 130mPD while providing more hotel rooms to serve the tourism industry.
- 1.1.9 This Application also proposes desirable architectural and streetscape designs to enhance visual amenity and pedestrian environment, including terrace podium design, cut corner design, and ample provision of greenery **at different levels of the Proposed Development**. The Application also provides the opportunity to realise the long-planned building setbacks along Castle Peak Road and Tai Nan West Street for improving urban ventilation as well as to facilitate street widening. Technical assessments conducted have also confirmed that the Proposed Development will not generate, nor be susceptible to adverse impacts on the surrounding area.
- 1.1.10 This Supporting Planning Statement is organised into the following sections in support of the suitability and feasibility of the Planning Application for the Proposed Development:
- **Section 2** describes the context of the Application Site and its surrounding areas;
 - **Section 3** explains the planning context of the Application Site;
 - **Section 4** presents the Proposed Development at the Application Site;
 - **Section 5** highlights the planning justifications and planning merits in support of the Proposed Development Scheme; and
 - **Section 6** concludes the highlights and justifications of this Supporting Planning Statement.

promised to “*closely monitor the supply of hotels in the market*” to ensure the demand from tourists could be met¹⁰. According to the 2025 Policy Address, “[a]s of August this year, the overall visitor arrivals had reached 33.2 million, a significant increase of 12% over the same period last year”. Based on the Hotel Room Occupancy Reports in July 2025 and July 2026, the average hotel room occupancy rate from January to July in Hong Kong has continued to increase from 83% in 2024 to 85% in 2025 to 87% in 2026^{11 12}, showing an increase in hotel demand.

- 3.5.6 Based on the Hotel Room Occupancy Report in July 2026, the occupancy rate of the hotel rooms in Other Kowloon, within which the hotels in Sham Shui Po/CSWIBA are located, is 89% during the period from January to July 2026, which is higher than that in districts such as Central/ Western (87%), Wan Chai (87%), Tsim Sha Tsui (85%) and Island (72%). In view of the Government’s policy support for promoting tourism everywhere in Hong Kong, it is anticipated that there would be a further increase in the demand for hotels in different districts in future, including Sham Shui Po described by the Hong Kong Tourism Board as a “*historic district rich with charm*”, with vibrant local culture with quirky cafes, independent shops and Michelin-recommended dining.

3.6 Government’s Policy Initiatives of Attracting and Nurturing Talents

- 3.6.1 To strengthen the local labour force and support economic growth, the Government has in recent years placed increasing emphasis on attracting talent from outside Hong Kong. In the Chief Executive’s 2022 Policy Address, the Government has mentioned that “*[a]part from actively nurturing and retaining local talents, the Government will proactively trawl the world for talents*”.
- 3.6.2 Various schemes have been proposed and continuously implemented accordingly in the Policy Addresses in recent years, which includes the Top Talent Pass Scheme (「高端人才通行證計劃」) under which eligible talents would be issued a two- to three-year pass to explore opportunities in Hong Kong. Several schemes have also been enhanced to attract talents around the world to Hong Kong, including Admission Scheme for Mainland Talents and Professionals (「專業人士及企業家入境計劃優化措施」), Technology Talent Enhancement Scheme (「科技人才入境計劃」) and Quality Migrant Admission Scheme (「優秀人才入境計劃」).
- 3.6.3 In the recent 2025 Policy Address, “[s]ince the implementation of an array of new talent admission policies by the current-term Government, over 230,000 people have come to Hong Kong for work and development”, and “[t]he Government will continue to implement talent policies to ensure long-term competitiveness to drive sustained economic growth”. With the Government’s continued policy support for attracting and retaining talents, Hong Kong is expected to see a steady inflow of professionals,

¹⁰ Development Blueprint for Hong Kong’s Tourism industry 2.0. Source: https://www.cstb.gov.hk/file_manager/en/documents/consultation-and-publications/Tourism_Blueprint_2.0_English.pdf

¹¹ Hotel Room Occupancy Report – July 2025, Hong Kong Tourism Board. Source: <https://partnet.hkta.com/filemanager/researchpub/3634/604112/Occ%2012%202025.pdf>

¹² Hotel Room Occupancy Report – July 2026, Hong Kong Tourism Board. Source: <https://partnet.hkta.com/filemanager/researchpub/3634/604412/Occ%2006%202026.pdf>

4. PROPOSED DEVELOPMENT SCHEME

4.1 General Planning and Design Principles

- 4.1.1 In respecting the planning and design intentions as specified in the “OU(B)” zone in the OZP as well as aligning with the Government’s policy initiatives of the IB Revitalisation Scheme 2.0, promoting tourism and attracting and nurturing talents, the general planning and design principles of the Proposed Development are proposed as follows:
- 4.1.2 **Redeveloping the Application Site in Response to the IB Revitalisation Scheme 2.0 and Latest Policy Initiatives of Promoting Tourism and Attracting Talents** – The Application, previously occupied by a pre-1987 IB and subject of one approved planning application, is proposed to be redeveloped for hotel use with minor relaxation of PR restriction under the IB Revitalisation Scheme 2.0, which responds to the latest Government’s latest policy initiatives in promoting tourism and attracting talents and students, which are expected to drive up the demand for hotel and hotel-like accommodations. The proposed hotel is located within the Kowloon urban area with excellent accessibility to transport nodes and tourist attractions including the MTR Lai Chi Kok Station, various franchised bus stops, Jao Tsung-I Academy, Hong Kong Industrial Centre and D2 Place, a well-known creative hub hosting cultural events and markets.
- 4.1.3 In addition, Cheung Sha Wan and Sham Shui Po are undergoing gradual transformation from traditional industrial districts into vibrant neighbourhoods characterised by a unique blend of creative and cultural industries, as well as authentic local culture. These areas are widely recognised for their diverse array of small local shops, street markets, cafes, and art and gallery spaces, which together create a distinctive and attractive experience for tourists. The provision of sufficient accommodation facilities is essential to support the transformation of Sham Shui Po and Cheung Sha Wan into a future tourist destination, which echoes the concept of “Tourism is Everywhere” as advocated in the 2025 Policy Address to boost tourism.
- 4.1.4 **Synergising with the Surrounding Commercial Development in Support of the Ongoing Transformation of Cheung Sha Wan** – Situated within CSWIBA, which is undergoing transformation to accommodate a wider range of commercial uses, the Application Site is located in proximity to Global Gateway Tower and D2 Place—both former IBs that have been revitalised into an office building and a landmark featuring office, retail and recreational facilities, respectively. Given its convenient location and close proximity to surrounding commercial developments, the Application Site is well-positioned for the provision of accommodation facilities that are expected to create synergy with nearby developments. This is in line with the planning intention of the “OU(B)” zone to provide quality business spaces, and also supports the transformation of Cheung Sha Wan as recommended in the 2020 Area Assessments of Industrial Land in the Territory.
- 4.1.5 **Provision of Setback along Castle Peak Road and Tai Nan West Street, and Corner Setback to Enhance Pedestrian Environment** – A 2m full-height setback along the Castle Peak Road and Tai Nan West Street will be provided in full compliance with the requirements stipulated under the OZP and ODP. In addition, a continuous canopy of 2m wide is proposed above G/F along the setback area. The proposed canopy is 0.5m wider

than that approved under the previous Section 16 planning permission to further provide weather protection for pedestrians. An **additional setback** of 3m will also be provided at the corner of Castle Peak Road and Tai Nan West Street to create wider pavement to serve as a short cut for pedestrians.

4.1.6 **Ample Greenery Provision and Desirable Architectural Design to Enhance Visual Quality and Thermal Comfort** – While the site area of the Application Site is below 1,000 m² which is not subject to the minimum requirement of site coverage of greenery under the PNAP APP-152, about 23% of greenery coverage is voluntarily proposed to enhance visual amenity and mitigate urban heat island effect. Specifically, **about 86.82 m² of greenery provide within the primary zone** to enhance micro-climate and public visual enjoyment at street level. A podium garden with lush greenery would also be provided on 5/F to improve building permeability and urban ventilation. Moreover, a green roof will be incorporated on R/F to reduce solar heat gain and improve indoor thermal comfort. Simultaneously, desirable architectural designs, such as the terracing podium design at the corner of Castle Peak Road and Tai Nan West Street, are proposed to create visual interest.

4.1.7 Please refer to the Architectural Layout of the Proposed Development in **Appendix A** and the summary of planning and design merits of the Proposed Development in **Appendix B**.

4.2 Key Development Parameters

4.2.1 The Application seeks approval for proposed hotel use with minor relaxation of PR restriction from 12.0 to 14.4 (+20%) in response to the IB Revitalisation Scheme 2.0. A comparison between the key development parameters of the Proposed Development, the development parameters under the Approved Scheme of the previous planning application no. A/K5/838 (“Approved Scheme”), and the OZP are provided in **Table 4.2.1** below.

Table 4.2.1 Comparison of Key Development Parameters between the Proposed Development, Approved Scheme and the OZP

Development Parameters	Proposed Development (a)	Approved Scheme under Application No. A/K5/838 (b)	Difference (a) – (b)	Development Parameters under the OZP
Site Area	About 856 m ²	About 856 m ² ^[1]	<u>N/A</u>	<u>N/A</u>
Proposed Use	‘Hotel’ is a Column 2 use	‘Workshops (Non-polluting Industrial Use)’ is a Column 1 use	Column 2 Use (Requiring Permission from the TPB)	‘Workshops (Non-polluting Industrial Use)’ is a Column 1 use ‘Hotel’ is a Column 2 use
Plot Ratio (PR)	Not more than 14.4	Not more than 14.4	-	Not more than 12
Bonus Plot Ratio (Bonus GFA)	0.25 ^[2] (About 210.26m ²)	0.25 ^[1] (About 210.26m ²)	-	<u>N/A</u>
Gross Floor Area (GFA)	About 12,314.9 m ² ^{[2][3][4][5]}	About 12,314.9 m ² ^{[2][3][4]}	-	<u>N/A</u>
Building Height	Not more than 130mPD	Not more than 130mPD	-	Not more than 130mPD
No. of Storeys	30	27	+3	<u>N/A</u>

Development Parameters	Proposed Development (a)	Approved Scheme under Application No. A/K5/838 (b)	Difference (a) – (b)	Development Parameters under the OZP
	(Including G/F for car parking and loading/unloading space)	(Including two storeys of basement car park and loading/ unloading space)		
Site Coverage (SC)	Below 15m: Not more than 77.8% Above 15m: Not more than 62.5%	Below 15m: Not more than 77.8% Above 15m: Not more than 62.5%	Below 15m: - Above 15m: -	<u>N/A</u>
No. of Block	1	1	-	<u>N/A</u>
No. of Rooms	About 299	<u>N/A</u>	-	<u>N/A</u>
Average Hotel Room Size	About 27 m ²	<u>N/A</u>	-	<u>N/A</u>
Greenery Coverage	About 23% of total site area	About 23% of total site area	-	<u>N/A</u>
Internal Transport Facilities				
No. of Private Car Parking Space	3 (including 1 Accessible Car Parking Space)	19 (including 1 Accessible Car Parking Space)	-16	<u>N/A</u>
No. of Motorcycle Parking Space	1	3	-2	<u>N/A</u>
No. of Loading/Unloading (L/UL) Bay	LGV: 2	LGV: 9	-7	<u>N/A</u>
No. of Lay-by	Taxi and Private Cars: 2 Mini Coach: 1	Taxi and Private Cars: 0 Single-deck Tour Buses: 0	+2 +1	<u>N/A</u>
Building Setback	Castle Peak Road: 2m Tai Nan West Street: 2m	Castle Peak Road: 2m Tai Nan West Street: 2m	-	Castle Peak Road: 2m Tai Nan West Street: 2m
Tentative Completion Year	About 2030	2025	-	<u>N/A</u>

Remarks:

⁽¹⁾ Refer to MPC Paper No. A/K5/838B

⁽²⁾ Any bonus PR that may be approved by the Buildings Authority (BA) under Building (Planning) Regulations (B(P)R 22(1) or (2) are excluded. According to the Applicant, a bonus PR of about 0.25 (equivalent to a GFA of about 210.26 m² calculated based on 5 times of setback area) will be claimed for the setback areas as dedication area under B(P)R 22(2) subject to approval by the BA during detailed design stage. **The technical assessments submitted of this Proposed Development has included the bonus PR.**

⁽³⁾ Refer to Cap.123F Building (Planning) Regulations and PNAP APP-19, canopy from the face of building should be disregarded for Site Coverage and PR Calculation (GFA exemption subject to BD's comment in detailed design stage).

⁽⁴⁾ An additional 2,100 m² of GFA is proposed which should be disregarded for GFA calculation (subject to BD's comment in detailed design stage). They include the GFA for supporting facilities not exceeding 5% of the total hotel GFA that should be disregarded for GFA calculation under PNAP APP-40, the GFA for green/ amenity features and non-mandatory/ non-essential plant rooms and services not exceeding 10% of the total hotel GFA that should be disregarded for GFA calculation under PNAP APP-151, and the GFA of lift shaft that should be disregarded for GFA calculation under PNAP APP-89. The building bulk under this Application, including in the technical assessments, has taken into account the additional GFA.

⁽⁵⁾ The total GFA shall not exceed its equivalent PR of 14.4, which will be further scrutinised at the building plan submission stage.

4.3 Building Design of the Proposed Development

4.3.1 Building design of the Proposed Development has closely followed the general planning and design principles discussed in **Section 4.1** and the planning intention specified under

“OU(B)1” zone on the OZP. Please refer to **Appendices A and B** for the Architectural Layout and Summary of Planning and Design Merits respectively.

- 4.3.2 The Proposed Development comprises a 30-storey hotel development. The proposed BH of the hotel building is 130mPD (at main roof level), which fully complies with the maximum BH restriction stipulated on the OZP and has been optimized to accommodate the increase in PR. It adopts a typical FTFH of about 3.5m for the hotel floor to ensure a high-quality environment for the tourists.
- 4.3.3 In addition, the podium garden on 5/F with a 6m effective headroom has been incorporated to enhance the building permeability and facilitate urban ventilation. The podium garden as well as the terrace on 2/F serve as a valuable **open** space for social interaction and passive recreation, enhancing the vibrancy within the development.
- 4.3.4 With the Proposed Development having more than 30 storeys to accommodate the hotel and its supporting facilities, the provision of a refuge floor is required. The refuge floor is proposed on the 12/F with a headroom of 3.5m¹⁴.
- 4.3.5 Vehicular access of the Proposed Development would be provided at Tai Nan West Street. Internal transport facilities have been provided in accordance with the standards set out in the Hong Kong Planning Standard and Guidelines. Please refer to **Appendix C** - Traffic Impact Assessment for more details.
- 4.3.6 To enhance the pedestrian environment, greenery provision is optimised at the lower levels, including the greenery area fronting Castle Peak Road and Tai Nan West Street at G/F to 3/F and R/F, as well as a podium garden on 5/F. The Proposed Development would achieve an overall greenery coverage of approximately 23%, with around **10%** located within the primary zone, thereby enhancing the visual quality of the area. In addition, a 2m **full-height** setback along Castle Peak Road and Tai Nan West Street, together with a **3m setback** at the corner, increases pedestrian space and improves walking comfort. A continuous canopy will also be incorporated along the setback area to integrate nature with the urban setting and revitalise the existing CSWIBA, supporting its ongoing transformation from an industrial area into a vibrant district accommodating diverse commercial uses. Please refer to **Appendix A** – Architectural Drawings for more details.
- 4.3.7 In addition, the podium garden on 5/F and terracing podium design create visual amenity and facilitate natural ventilation to improve thermal comfort.

¹⁴ As stated under Clause B18.2(b) of the Code of Practice for Fire Safety in Buildings 2011 (2024 Edition), the net area for refuge should be not less than 50% of the total gross floor area of the refuge floor, with a clear headroom of not less than 2.3m.

ideal location for the provision of accommodation facilities serving not only tourists, but also talents and students in meeting their daily needs.

5.4 Aligning with the Planning Intention of the “OU(B)” Zone and the Recommendations of the 2020 Area Assessments of Industrial Land in the Territory

- 5.4.1 The transformation of the Application Site, zoned “OU(B)1” and formerly occupied by a pre-1987 IB, into hotel use aligns with the planning intention of the “OU(B)” zone, which is primarily designated for general business uses according to the Notes of the OZP. It also accords with the 2020 Area Assessments of Industrial Land in the Territory, which identify that the CSWIBA, where the Application Site is located, has a high proportion of floor space used for non-industrial purposes and should be retained as “OU(B)1” to support ongoing land use restructuring. The proposed redevelopment would facilitate the phasing out of ageing IBs and introduce a quality hotel development, thereby supporting the continued transformation of the CSWIBA into a vibrant area characterised by diverse commercial uses.

5.5 Introducing Multiple Planning and Design Merits in the Proposed Development

- 5.5.1 The Proposed Development has put effort in introducing and maintaining multiple planning and design merits as committed under the previously approved Section 16 planning application. Summary of these planning and design merits are in **Appendix B** and below descriptions:
- 5.5.2 **Incorporation of 2m wide full-height setback along Castle Peak Road and Tai Nan West Street:** the requirements for building setbacks required in the OZP and ODP, has been fully respected and provided in the Proposed Development. Specifically, the long-planned 2m setback along the lot boundary facing Castle Peak Road and Tai Nan West Street will be realized upon redevelopment at the Application Site to increase pedestrian space.
- 5.5.3 **Incorporation of 3m wide full-height corner splay on G/F:** A corner splay of 3m- wide will be provided on G/F at the intersection of Castle Peak Road/Tai Nan West Street. The proposed 2m full-height setbacks and the proposed corner splay will be paved to create wider pavement to serve as a short cut for pedestrians which enhances the walkability. The spacious corner splay could also reduce the risk of accidents related to pedestrian-vehicle interface, and free up public realm for social interactions.
- 5.5.4 **Incorporation of continuous 2m wide canopy:** A continuous canopy of 2m wide along the setback area will be provided along Castle Peak Road and Tai Nan West Street. The proposed canopy is 0.5m wider than that of the previous approved Section 16 planning application to fully cover the building setback area, better weather protection for pedestrians and to further enhance the pedestrian environment.
- 5.5.5 **Incorporation of Podium Garden on 5/F:** The podium garden on 5/F will serve as a social gathering space for tenants and visitors at reasonable hours. The podium garden will have a floor-to-floor height of 6m, which serves as a void to break the monotonous building façade along Castle Peak Road and Tai Nan West Street, to enhance the building permeability and urban ventilation. It will be designed with plenty of greenery, in

particular along the edges fronting Castle Peak Road and Tai Nan West Street, and will become a prominent visual point of interest at the pedestrian level, uplifting the urban amenity at this highly visible location.

- 5.5.6 **Maintaining the committed greenery provision under the approved planning application:** A similar level of greenery provision (i.e. about 23%) as committed under the previous approved planning application will be maintained and provided on G/F to 3/F and R/F to enhance the micro-climate and improve the streetscape. This is particularly beneficial to the CSWIBA which is characterised by monotonous industrial building façades. The greenery area will be designated sensibly within the setback area along the edge of the canopy, serving as pedestrian amenities to enhance the street environment within the CSWIBA, while pedestrian circulation beneath the abovementioned weather-protection canopies will remain unobstructed.
- 5.5.7 **Incorporation of Green Roof on R/F:** Apart from the podium garden on 5/F and greenery on G/F to 3/F, greenery will also be incorporated on flat roof on R/F to reduce solar heat gain and improve indoor thermal comfort, thus it could enhance building energy efficiency.
- 5.5.8 **Achieving Ample Greenery Provision Visible from Street Level for Visual Amenity and Thermal Comfort:** The total greenery provisions will be about 23% of the Application Site, with about 10% at primary zone, including the greenery areas along the edges of on G/F to 2/F, to create visual amenity, enhance thermal comfort and maximise public visual enjoyment at the street level with greenery at the edges of the lower floors.
- 5.5.9 **Realisation of Green Building Design:** Various strategies have been adopted to realise green building design, which include the provision of the podium garden on 5/F and the green roof on R/F to mitigate heat island effect and reduce solar heat gain to improve indoor thermal comfort and enhance building energy efficiency. Meanwhile, the possibility of using recycled water for irrigation of the landscape features would be explored to reduce water consumption, and the Building Environmental Assessment Method Plus (BEAM Plus) certification would also be explored at the detailed design stage.
- 5.5.10 With the optimised building design, the above-mentioned planning and design merits can be accommodated within the BH restriction of 130mPD as stipulated in the OZP. This assures that the scale of the Proposed Development will be fully compatible with the building height profile of the CSWIBA, while providing additional floor space with ample greenery provision for hotel use in support of the transformation of CSWIBA, tally with the findings of the 2020 Area Assessments of Industrial Land in the Territory.

5.6 Compliance with Relevant Provisions of Sustainable Building Design Guidelines (SBDG)

- 5.6.1 To achieve a quality and sustainable built environment for the Proposed Development, considerations have been made to the relevant sections in PNAP APP-152 Sustainable Building Design Guidelines (SBDG). The committed contributions as identified in the SBDG are listed below:

- 5.6.2 **Building Separation:** The site area of the Application Site is less than 20,000m² and its continuous projected façade length is below 60m. Therefore, this requirement is considered not applicable.
- 5.6.3 **Building Setback:** Both Castle Peak Road and Tai Nan West Street are more than 15m wide, thus no part of building is built within 7.5m from the centreline of Castle Peak Road and Tai Nan West Street to maintain a ventilation corridor. In addition, the Proposed Development complies with the setback requirement required on the ODP and OZP to provide a 2m **full-height** setback along both streets for the purpose of footpath/carriageway widening and amenity/streetscape enhancement.
- 5.6.4 **Site Coverage of Greenery:** Despite the Application Site has an area below 1,000 m² with no requirement for greenery provision under the SBDG, the Applicant is genuine in optimizing the provision of greenery features at different levels of the Proposed Development. By integrating landscape features by means of greenery area at different levels. The Proposed Development would be able to achieve a total greenery coverage of about **195.62** m² (about **86.82** m² within the primary zone), which amounts to about 23% of the site area (about **10%** within the primary zone).

5.7 No Adverse Impacts on the Surrounding Area

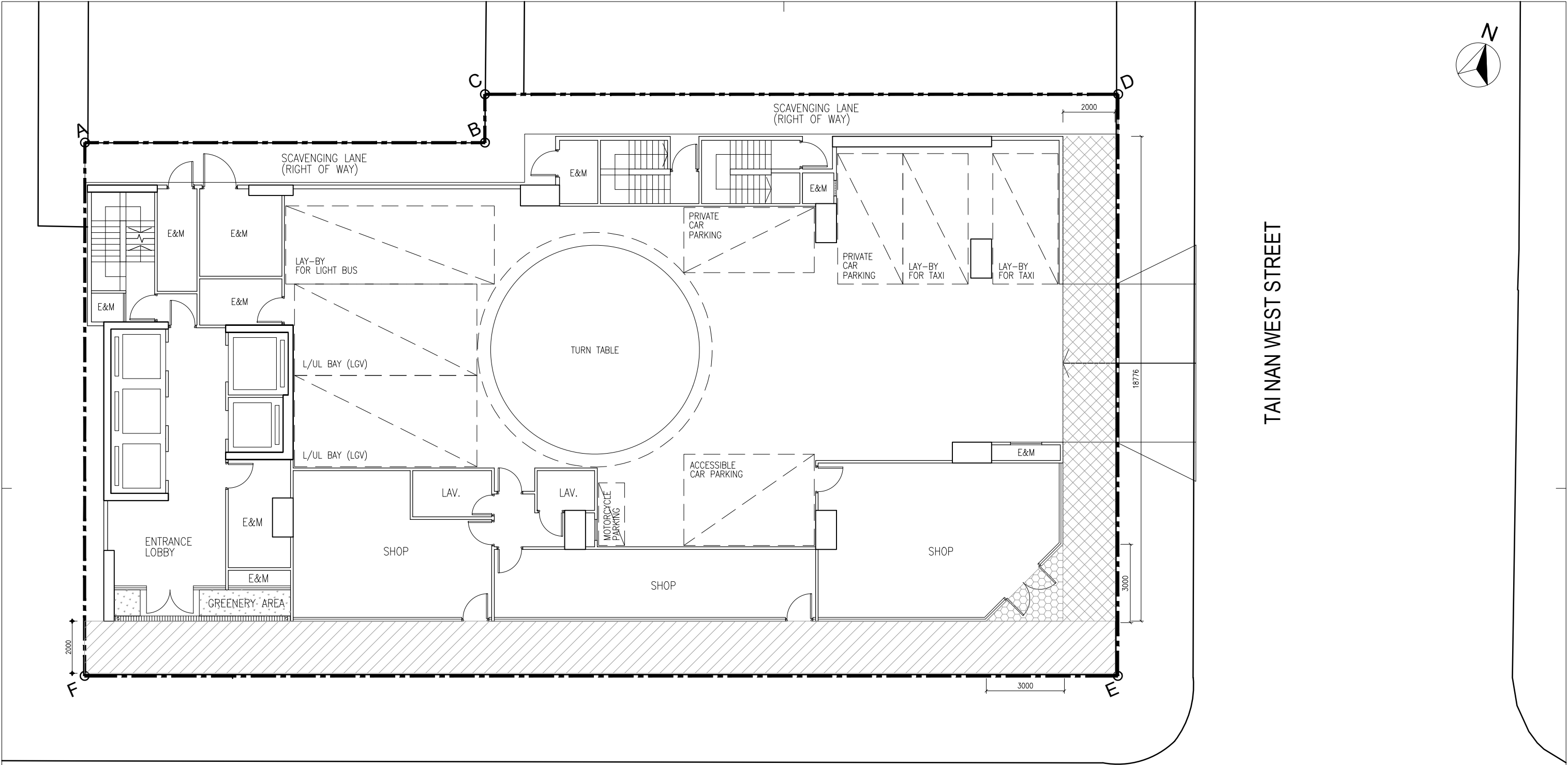
- 5.7.1 As demonstrated in the Traffic Impact Assessment (**Appendix C** refers) and the Sewerage Impact Assessment (**Appendix D** refers) attached to this Supporting Planning Statement, the Proposed Development will NOT generate adverse impacts to surrounding area.

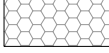
5.8 Establishing a Desirable Precedent to Expedite the Transformation of Cheung Sha Wan Industrial/Business Area

- 5.8.1 This Application is seeking for a minor relaxation of PR restriction from 12.0 to 14.4 (+20%) as a proactive response to the IB Revitalisation Scheme 2.0, as well as the Government's policy initiatives to revitalise tourism sector and attract talents and students. The Proposed Development is in line with the planning intention of the "OU(B)" zone to provide spaces for general business uses, and is consistent with the recommendations of the 2020 Area Assessments of Industrial Land in the Territory in promoting the transformation of the CSWIBA. Through the redevelopment of the Application Site into a hotel with quality architectural design and well-considered planning and design merits, the Proposed Development is expected to generate synergy with adjoining and surrounding commercial developments within the CSWIBA. It would also set a desirable precedent in proximity to the nearby D2 Place and MTR Lai Chi Kok Station, thereby facilitating the ongoing transformation of Cheung Sha Wan into a vibrant area accommodating a diverse range of commercial and office uses.

Annex D

Revised Architectural Layout of the Proposed Development



-  2m WIDE DEDICATION ABOVE GROUND SETBACK FOR PAVEMENT ALONG TAI NAN WEST STREET (ODP)
-  3m WIDE CORNER SPLAY AT THE INTERSECTION OF CASTLE PEAK ROAD AND TAI NAN WEST STREET
-  2m WIDE ABOVE GROUND SETBACK FROM CASTLE PEAK ROAD (OZP)
-  GREENERY AREA / WALKABLE TREE GRILLE

REMARKS: TOTAL AREA OF DEDICATION = 42,052 m²
(REFER TO CAP. 123F BUILDING (PLANNING) REGULATION AND PNAP. APP-108 – FOR DEDICATION OF SET BACK AREA AT STREET LEVEL, BONUS PLOT RATIO THUS APPROVABLE IS FIVE TIMES THE AREA DEDICATED.)

CASTLE PEAK ROAD

Application Site

Rev.	Description	Drawn	Checked	Approved	Date
-	-	-	-	-	-

Check all measurements on site. Do not scale off drawings. This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect. This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

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D.L.O. Ref.	-
Drawn	- Date -
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Approved	- Date -



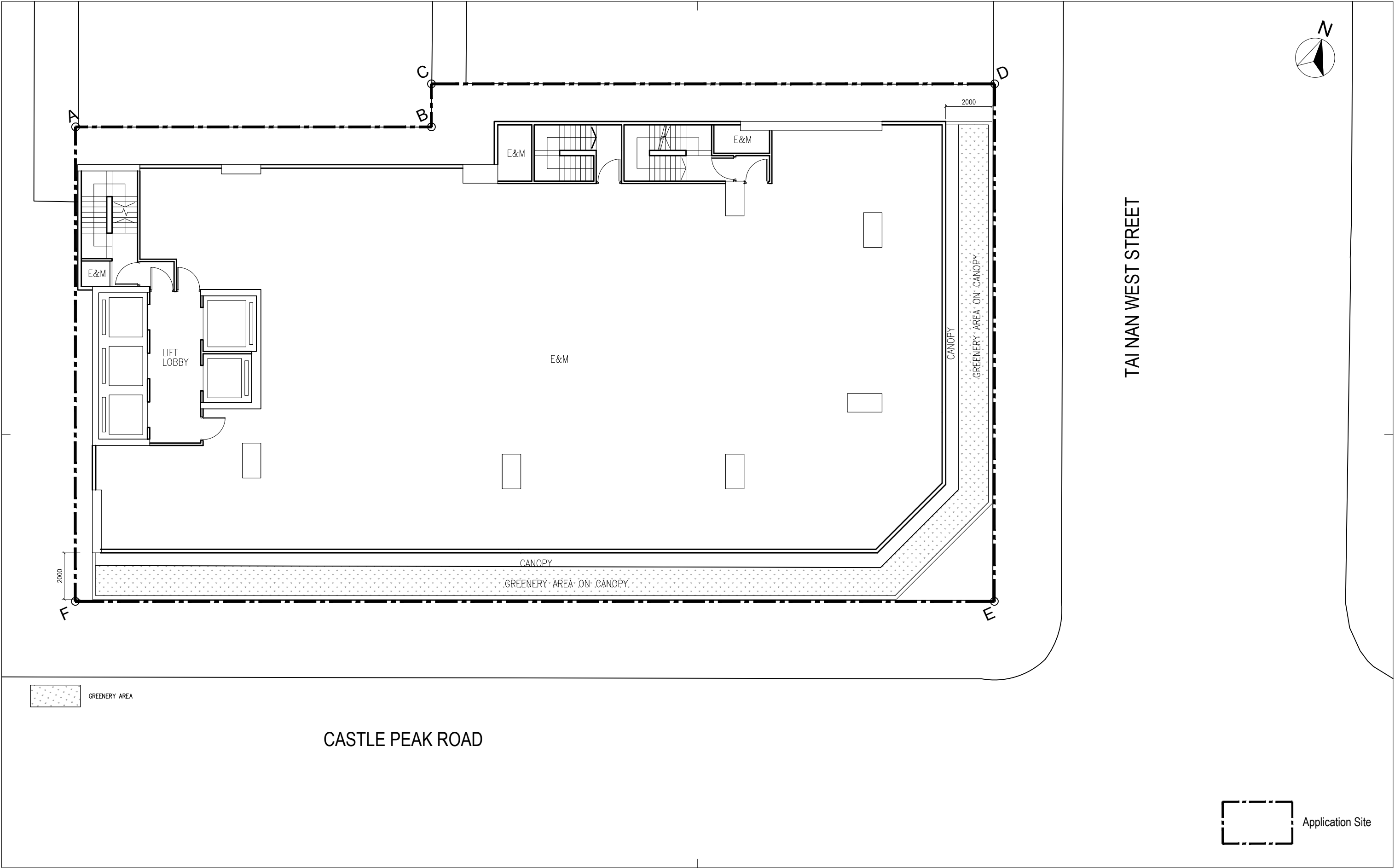
呂元祥建築師事務所

Project Title
APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 - 648A CASTLE PEAK ROAD, CHEUNG SHA WAN

Drawing Title
GROUND FLOOR PLAN

Project No.	Scale	1:150
25143KL	Issue Date	APR, 2026
Drawing No.		S-01
Cad File No.		-

Drawing Purpose



Rev.	Description	Drawn	Checked	Approved	Date
-	-	-	-	-	-

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B.D. Ref.	-
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D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



呂元祥建築師事務所

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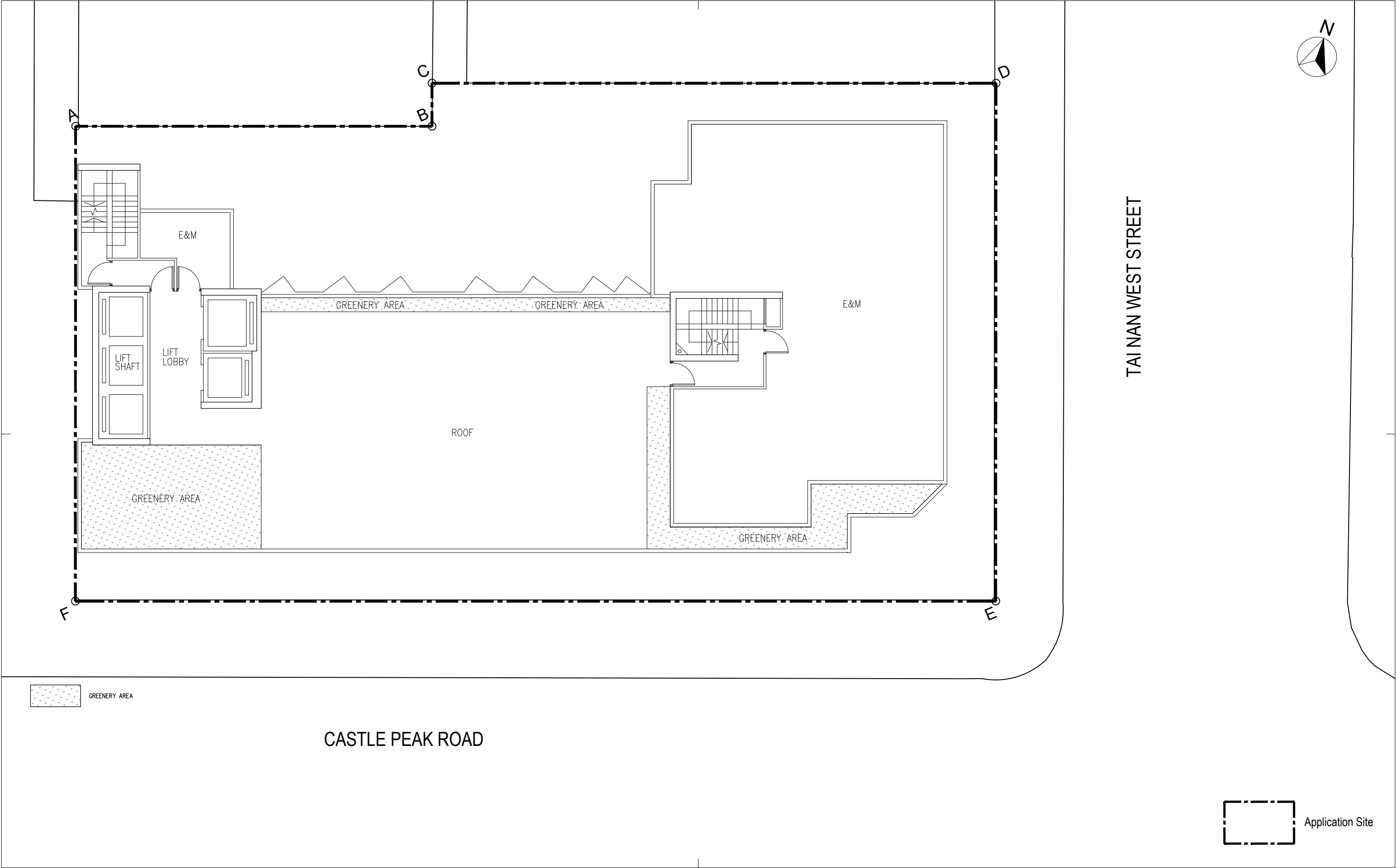
Drawing Title
1ST FLOOR PLAN

Project No.	Scale	1:150
25143KL	Issue Date	APR, 2026
Drawing No.		S-02
Cad File No.	-	-

Drawing Purpose



Application Site



Rev.	Description	Drawn	Checked	Approved	Date
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B.D. Ref.	-
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



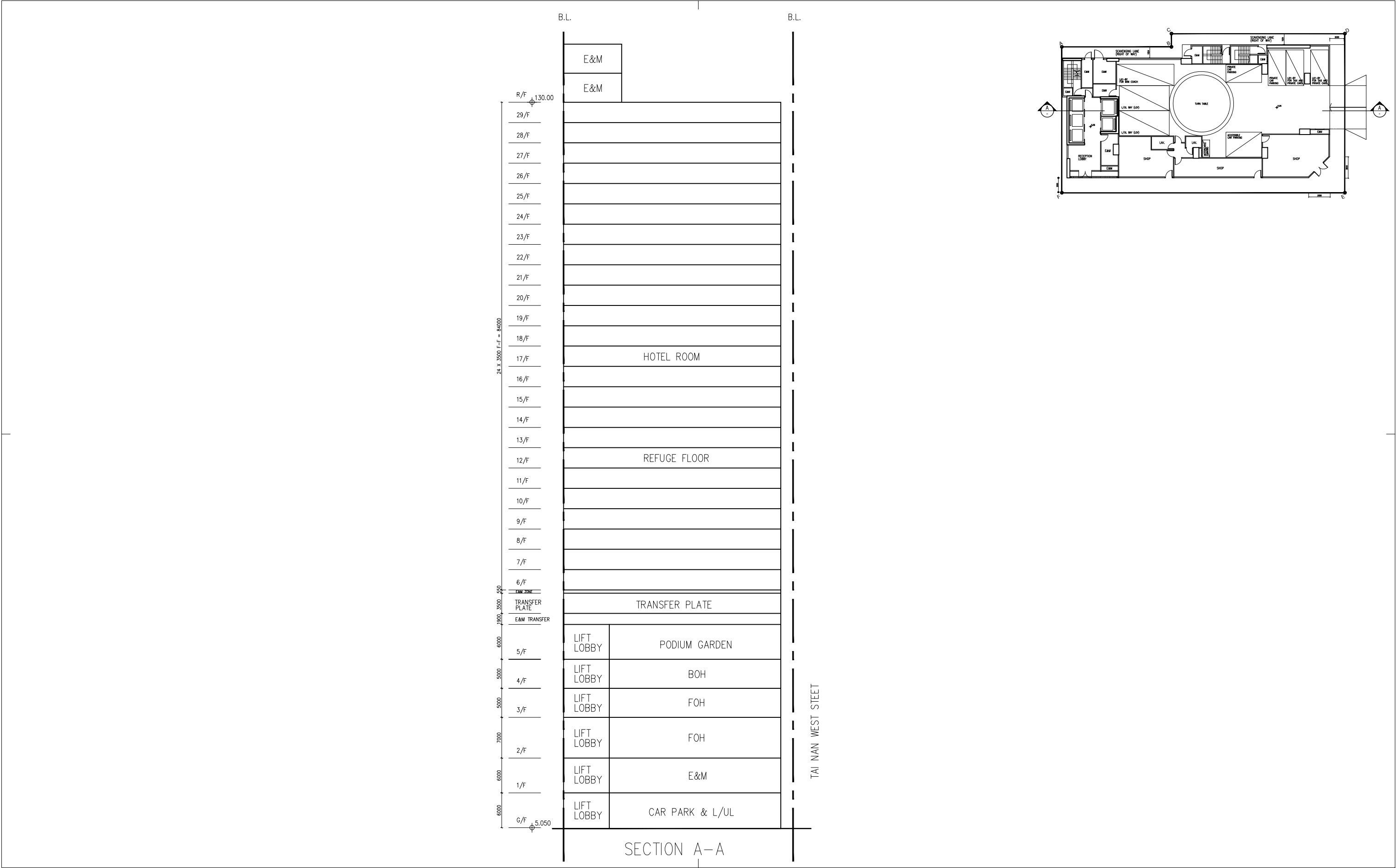
呂元祥建築師事務所

Project Title
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Drawing Title
ROOF FLOOR PLAN

Project No.	Scale	1:150
25143KL	Issue Date	APR, 2026
Drawing No.		S-08
Cad File No.	-	-

Drawing Purpose



Rev.	Description	Drawn	Checked	Approved	Date
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B.D. Ref.	-
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



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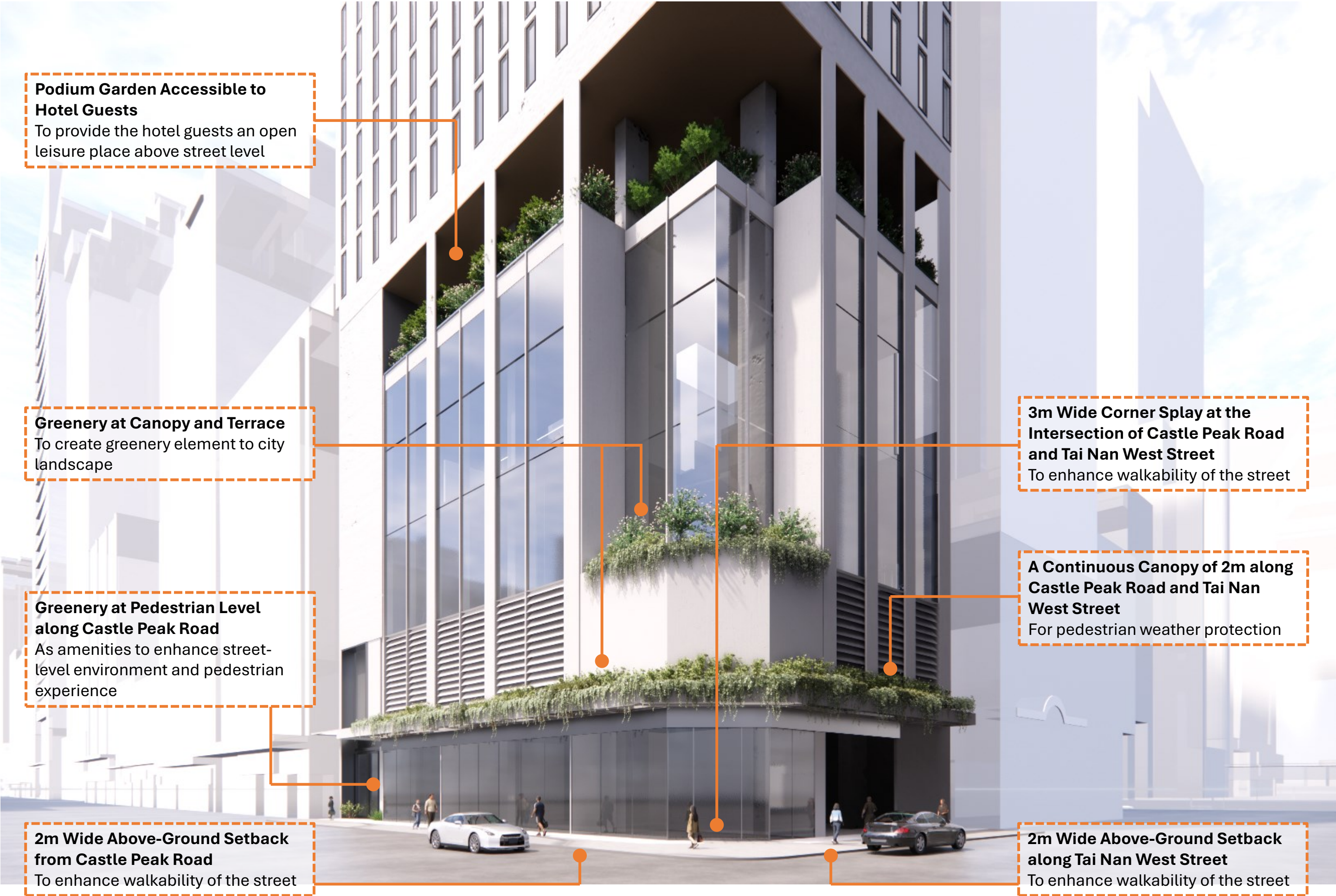
Project Title
APPLICATION FOR PLANNING PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING
ORDINANCE (CAP. 131) FOR PROPOSED HOTEL
USE AND MINOR RELAXATION OF PLOT RATIO
RESTRICTION AT "OTHER SPECIFIED USES"
ANNOTATED "BUSINESS (1)" ZONE AT NO. 646 -
648A CASTLE PEAK ROAD, CHEUNG SHA WAN

Drawing Title
SCHEMATIC SECTION

Project No.	Scale	1:150
	Issue Date	JUN, 2026
Drawing No.		S-09
Cad File No.	-	-

Drawing Purpose

Summary of Planning and Design Merits



Podium Garden Accessible to Hotel Guests
To provide the hotel guests an open leisure place above street level

Greenery at Canopy and Terrace
To create greenery element to city landscape

Greenery at Pedestrian Level along Castle Peak Road
As amenities to enhance street-level environment and pedestrian experience

2m Wide Above-Ground Setback from Castle Peak Road
To enhance walkability of the street

3m Wide Corner Splay at the Intersection of Castle Peak Road and Tai Nan West Street
To enhance walkability of the street

A Continuous Canopy of 2m along Castle Peak Road and Tai Nan West Street
For pedestrian weather protection

2m Wide Above-Ground Setback along Tai Nan West Street
To enhance walkability of the street

Annex E

Responses-to-Comments Table of Pre-application Submission

Comments from Related Departments

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1. Planning Department, District Planning Branch, Metro District Planning Division, Tsuen Wan and West Kowloon District Planning Office, dated 10 June 2026	2

COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	Planning Department, District Planning Branch, Metro District Planning Division, Tsuen Wan and West Kowloon District Planning Office, dated 10 June 2026 Based on the presentation slides and Sewerage Impact Assessment (SIA) submitted, please find our preliminary comments below. Further comments would be provided subject to your confirmation/clarifications on (i) the eligibility of the “revitalization scheme for industrial buildings” in 2018; (ii) clarifications on the intended use as ‘hotel’ or ‘student hostel’; and (iii) further technical assessments, General comments and background of the application 1. It is noted that the site is the subject of a previous planning application No. A/K5/838 for proposed minor relaxation of plot ratio restriction (from 12 to 14.4) for an industrial development which was approved with conditions by the Metro Planning Committee in 2021. Please advise the applicant’s actions to take forward the proposed industrial development (e.g. submissions and approval of (i) building plans; (ii) approval conditions of the planning application; and (iii) other lands/technical matters, etc.) after the approval of the previous application. 2. Please advise the reasons for not taking forward the proposed industrial development.	Noted. Detailed design for the proposed industrial development under the approved planning application No. A/K5/838 has already been carried out, which the General Building Plan (GBP) was approved on 17 March 2022. To further take forward the proposed industrial development, the Applicant has submitted a land contamination assessment to assess the contamination status and identify possible remedial measures, if necessary. The Land Contamination Assessment is yet to be approved. Considering the latest planning context, market conditions and recent Government policy initiatives, the Applicant intends to take forward the proposed hotel development under this submission to offer additional accommodation options to visitors and enhance the tourism offering of Hong Kong. The proposed industrial development has been critically reviewed. Considering the latest planning context, market conditions and Government policy initiatives, the Applicant has decided not to take forward the proposed industrial development. The prevailing Government policy initiatives have increasingly emphasised the promotion of tourism, which are expected to drive up the demand for hotel in future.

No.	Comments	Responses
	3. Please provide additional planning justifications for the proposed hotel development in support of tourism needs at the subject site, including the preference of hotel use over other commercial use (e.g. office), territorial and district hotel demand, locational advantages hotel development in Sham Shui Po and the Cheung Sha Wan Industrial/Business Area.	The Application Site is located at a convenient location with close proximity to transport nodes (e.g. Lai Chi Kok MTR Station), tourist attractions (e.g. D2 Place, Cheung Sha Wan Plaza, Jao Tsung-I Academy). In addition, the surrounding Cheung Sha Wan and Sham Sui Po areas have undergone gradual transformation from traditional industrial districts into vibrant neighbourhoods characterised by a unique blend of industrial heritage, creative and cultural industries and authentic local experiences. The area houses a diverse range of local shops, cafes, galleries, workshops etc., which provide distinctive experience to the tourists. Offering accommodation facilities to support the transformation of Cheung Sha Wan Business/Industrial Area into a future tourist destination echoes the concept of “Tourism is Everywhere” as announced in the 2025 Policy Address to boost tourism. Noted. Based on the Hotel Room Occupancy Reports in July 2025 and July 2026, the hotel occupancy rate from January to July in Hong Kong has continued to increase from 83% in 2024 to 85% in 2025 to 87% in 2026, showing an increase in hotel demand. In view of the Government’s policy support for tourism development as discussed in Section 3.5 of the Supporting Planning Station (SPS), it is expected that the territorial hotel demand would continue to increase. In addition, according to the Hotel Room Occupancy Report July 2026, the occupancy rate of the hotel rooms in Other Kowloon, within which the hotels in Sham Shui Po and the Cheung Sha Wan Industrial/Business Area are located, is 89% during the period from January to July 2026, which is higher than that in districts such as Central/ Western (87%), Wan Chai (87%), Tsim Sha Tsui (85%) and Island (72%). With the launch of the “Tourism is Everywhere” initiatives, an increase in hotel demand in Sham Shui Po and the Cheung Sha Wan Industrial/Business Area would be anticipated which would require further provision of hotel rooms.

No.	Comments	Responses
	4. Since the site was previous occupied by a pre-1987 industrial building (the IB) but is currently vacant, please advise the changes of the site after the approval of the previous application No. A/K5/838 (e.g. the time of demolition of the IB, any development after the demolition of the IB, etc.). Please confirm whether the site remains eligible for and complies with relevant requirements under the “revitalization scheme for industrial buildings” in 2018.	In terms of the location of the Application Site, it is located near the Hong Kong Industrial Centre, Cheung Sha Wan Plaza and D2 Place with a broad range of restaurants and local shops, and Jao Tsung-I Academy, which is a Grade 3 historical building that provides public guided tours and serves as an important cultural and heritage landmark in the district. These elements help shape an interesting visitor experience within the Sham Shui Po and the Cheung Sha Wan Industrial/Business Area. Please refer to Section 3.5 and Section 4.1 of the Supporting Planning Statement for more details. The previous pre-1987 Industrial Building (IB), Fung Wah Factorial Building, was demolished in June 2022, followed by the commencement of foundation works in the same month. To date, 5 of the 8 ELS layers have been completed to take forward the previous proposed industrial development. According to the Legislative Council Paper No. CB(1)322/18-19(03), the “revitalization scheme for industrial buildings” in 2018 is to <i>“allow relaxation of the maximum permissible non-domestic PR by up to 20% to incentivise redevelopment of IBs constructed before 1987 for sites located outside “Residential” zones in Main Urban Areas and New Towns”</i>. As the subject of the previous approved application under the scheme, the Application Site, previously occupied by a pre-1987IB and currently situated within the “OU(B)1” zone in Cheung Sha Wan (in main urban area), complies with all the eligible criteria for applying for PR increase of 20%. Seeking for minor relaxation of PR restriction from 12.0 to 14.4 (+20%) for a proposed hotel use is to put forward the redevelopment of the previous pre-1987 IB that demolished in 2022. The Application is in line with the 2024 Policy Address to continue encouraging the transformation of aged IBs, with the intention to provide more

No.	Comments	Responses
	5. It is noted that the applicant has recently submitted a proposal to Education Bureau for a proposed student hostel at the site under the “Hostels in the City Scheme”, of which the layout and design are different from the proposed hotel scheme under this pre-application submission. Please clarify whether the applicant intends to take forward the proposed hotel under this pre-application submission, or the proposed student hostel. If the proposed development is intended to be a student hostel, the planning assessments and relevant technical assessments should be provided/updated accordingly. 6. Please advise the detailed development programme for the proposed hotel development. Details of proposed scheme 8. Please advise the proposed facilities and operation details for Front of House (FOH) and Back of House (BOH) on 2/F to 4/F of the proposed scheme. 9. As shown in the drawing of “Schematic Section”, the floor-to-floor height (FTFH) of the floors for entrance lobby/car park (G/F) is 6m, E&M (1/F) is 6m, FOH (2-3/F) are 5 and 7m, BOH (4/F) is 5m, and hotel rooms are 3.5m. i. Please elaborate whether the FTFH of these floors are typical and compare those with other hotels in the surrounding; and	floor area to meet Hong Kong’s changing social and economic needs. Please note that the Applicant intends to take forward the proposed hotel development. The proposal to Education Bureau for a proposed student hostel at the site under the “Hostels in the City Scheme” serves as an enquiry for departmental comments. The Supporting Planning Statement and relevant technical assessments (i.e. Sewerage Impact Assessment and Traffic Impact Assessment) are submitted in support of the proposed hotel development. Please note that the proposed hotel development is anticipated to be completed by 2030, subject to detailed design. The proposed FOH and BOH on 2/F to 4/F will be used for function room, business centre and staff facilities (e.g. toilet, changing room, rest room & storage) respectively. The proposed facilities will be open to hotel guests and staffs only for privacy consideration. Please note that the car park and loading and unloading area at G/F is proposed with a floor-to-floor height (FTFH) of 6m, of which 2.4m would be reserved for necessary beams and E&M, leaving an effective headroom of 3.6m that complies with the minimum clear headroom requirements for light-good vehicles. In addition, 1/F is designated for E&M facilities, particularly transformer rooms, with a proposed FTFH of 6m. This

No.	Comments	Responses
		comprises a 1.2m trench, a 3.9m clear headroom and a 1.3m double-slab structure above. A sunken slab design will be adopted to accommodate the additional depth requirement of about 0.4m. Furthermore, the FTFH of the FOH has been benchmarked against the pre-function space of Rosewood Hong Kong, which has a FTFH of about 5.25m. The FOH at 3/F with a proposed FTFH of 7m has been determined with reference to the following design requirements: • Structural depth: 1m • E&M zone: 1m • Effective clean headroom: 5m Total: 7m The proposed business centre is intended to function as a multi-purpose business centre capable of accommodating exhibitions, conferences and business matching functions for hotel guests. The proposed headroom is therefore provided to facilitate operational flexibility and create a high-quality FOH environment in serving business travelers and corporate users. For the proposed BOH facilities, the FTFH comprises the following components: • Structural depth: 1m • E&M zone: 0.5m • Effective clean headroom: 3.5m Total: 5m The proposed BOH FTFH has also made reference to the Approved Planning Application No. A/K22/28 (Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel and Permitted Office and Commercial Development in New Kowloon Inland Lot No. 6607, Shing Kai Road, Kai Tak, Kowloon), under which a FTFH of 5m was proposed. Regarding the hotel room floors, it is noted that Hotel YX Lai Chi Kok, which is located within the same district as the Application Site, adopts an FTFH of about 3.6m.

No.	Comments	Responses				
	ii. Given the FTFH of G/F to 4/F of the proposed scheme is higher than typical floors for non-domestic development, please clarify whether the void area of these floors should be counted towards GFA calculations. 10. Please provide justifications and references for the average hotel room size of about 27m2 in the proposed scheme.	In view of the above, the FTFH of these floors are considered typical and reasonable. The void areas will be excluded from the GFA calculations. The FTFH for G/F to 4/F are functionally required to accommodate the car park, hotel facilities, plant rooms, and the necessary structural and E&M zones. Hong Kong has long served as a preferred destination for global organizations and corporations to host MICE (meetings, incentives, conventions and exhibitions) events. According to the “Development Blueprint for Hong Kong’s Tourism Industry 2.0” launched in December 2024, MICE tourism has been identified as a key strategic sector to drive local tourism. The Application Site strategically situated within the Kowloon urban area and benefits from excellent accessibility via Lai Chi Kok MTR station, which provides direct connections to major business and event nodes across Hong Kong. The Site is also well served by various bus stops, facilitating convenient access to key nodes, including the Hong Kong International Airport and West Kowloon, and enabling efficient travel for business and MICE visitors attending events across various districts. In addition, the MICE travellers usually have exhibits and product samples with them which require additional functional space to accommodate storage and preparation of display items. Below summarised the references for the average hotel room size of about 27m². <table><tr><th>Existing Hotel / Approved S.16 Planning Application for Hotel Use</th><th>Average Hotel Room Size (m²)</th></tr><tr><td>E Hotel</td><td>11.5 – 28.5 (Source: https://e-hotel.hk/accommodation-category/e-hotel/#)</td></tr></table>	Existing Hotel / Approved S.16 Planning Application for Hotel Use	Average Hotel Room Size (m ²)	E Hotel	11.5 – 28.5 (Source: https://e-hotel.hk/accommodation-category/e-hotel/#)
Existing Hotel / Approved S.16 Planning Application for Hotel Use	Average Hotel Room Size (m ²)					
E Hotel	11.5 – 28.5 (Source: https://e-hotel.hk/accommodation-category/e-hotel/#)					

No.	Comments	Responses	
	11. Please clarify if the roof-top structures (including the coverage and height) should be counted towards building height in accordance with the requirements under JPN No. 5.	Starphire Hotel	13 – 28 (Source: https://www.starphirehotel.com/rooms)
		Proposed Hotel Use and Minor Relaxation of Plot Ratio (PR) and Building Height (BHR) Restrictions (A/TW/546)	29.19 (Source: Extracted from MPC Paper No. A/TW/546)
		Proposed Hotel (A/KC/459 ⁴)	28.5 (Source: Extracted from MPC Paper No. A/KC/459)
		As such, the average hotel room size of about 27.9m² under the proposed development is considered appropriate and consistent with current market trends. Noted. Please find the details of the roof-top structures: Roof-top area: 525 sq.m. Total area of roof-top structures: 260 sq.m. Coverage of roof-top: 260/525 = 49% Therefore, <50% of rooftop area Height of roof-top structures = 10m Therefore, <10% of building height In addition, the proposed roof-top structures are ancillary structures and will not be counted towards the building height, as they fully comply with the relevant conditions and criteria set out under JPN No. 5.	

(Last updated 17 August 2026)

Annex F

Replacement Pages of Traffic Impact Assessment

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3.2 Proposed Vehicular Access Arrangement and Re-provision of Night Time Goods Vehicle Parking Space	9
3.3 Internal Transport Facilities Provision	10
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- Figure 1.1 Location of the Proposed Development and its Environs
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- Figure 2.2 Year 2026 Existing Traffic Flow
- Figure 2.3 Public Transport Facilities in the Vicinity of the Proposed Developments
- Figure 3.1 Proposed Modification of Existing Road Marking and Traffic Sign at Tai Nan West Street
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- Figure 3.3 Ingress and Egress Vehicular Routes of Proposed Development
- Figure 3.4 Turntable Arrangement for 12m Long Coach
- Figure 3.5 Turntable Arrangement for 11m Long HGV
- Figure 3.6 Swept Path Analysis for Mini Coach (Approaching/ Leaving)
- Figure 3.7 Swept Path Analysis for 7m Long Light Goods Vehicle (Approaching/ Leaving)
- Figure 3.8 Swept Path Analysis for 5m Long Private Car (Approaching/ Leaving)
- Figure 3.9 Swept Path Analysis for 5m Long Private Car (Approaching/ Leaving)
- Figure 4.1 Year 2033 Reference Traffic Flow
- Figure 4.2 Year 2033 Design Traffic Flow

Junction Calculation Sheet

3 THE SUBJECT DEVELOPMENT

3.1 Development Schedule

3.1.1 The Applicant intends to redevelop the site into hotel use. The proposed development is envisaged to be completed by Year 2030.

3.1.2 The proposed development schedule is summarized in **Table 3.1.1**.

Table 3.1.1 Proposed Development Schedule

Development Schedule	
Site Area	About 856m ²
GFA	12,525.14m ² (including a bonus PR of 0.25, equivalent to a GFA of about 210.26 m ²)
Description	A 30-storey hotel building with 299 hotel rooms

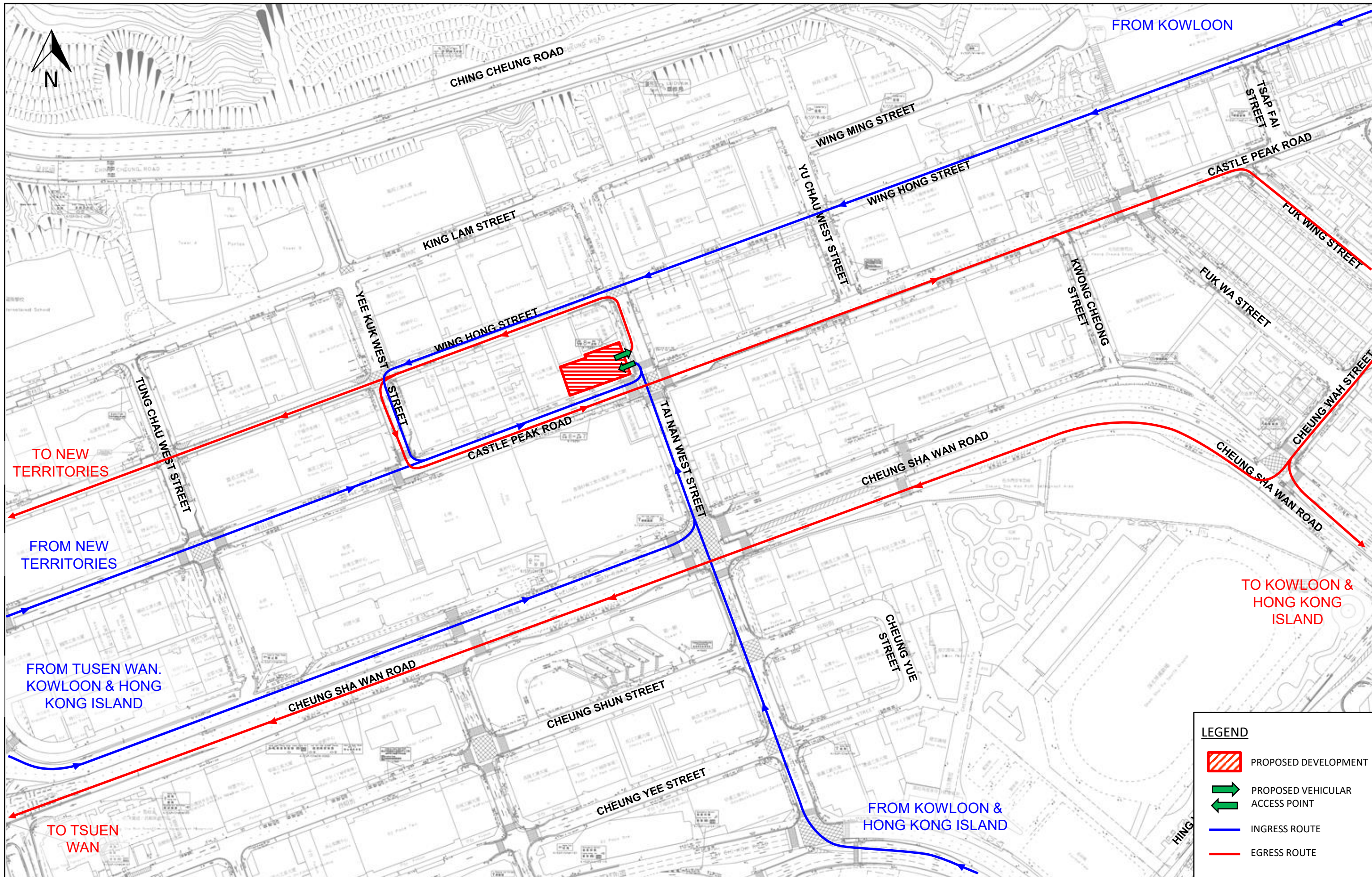
3.2 Proposed Vehicular Access Arrangement and Re-provision of Night Time Goods Vehicle Parking Space

3.2.1 The vehicular access of proposed development will be situated at the Tai Nan West Street.

3.2.2 To prevent vehicle stopping outside the vehicular access of the proposed development and maintain a smooth traffic flow of the adjacent junction, the road making "KEEP CLEAR" is proposed, and the existing traffic signs and road markings of the night time parking space (8PM – 7AM) for goods vehicles are proposed to be modified that the overall length of the night time goods vehicle parking space will be reduced from approximately 21m to 16m, as illustrated in **Figure 3.1**.

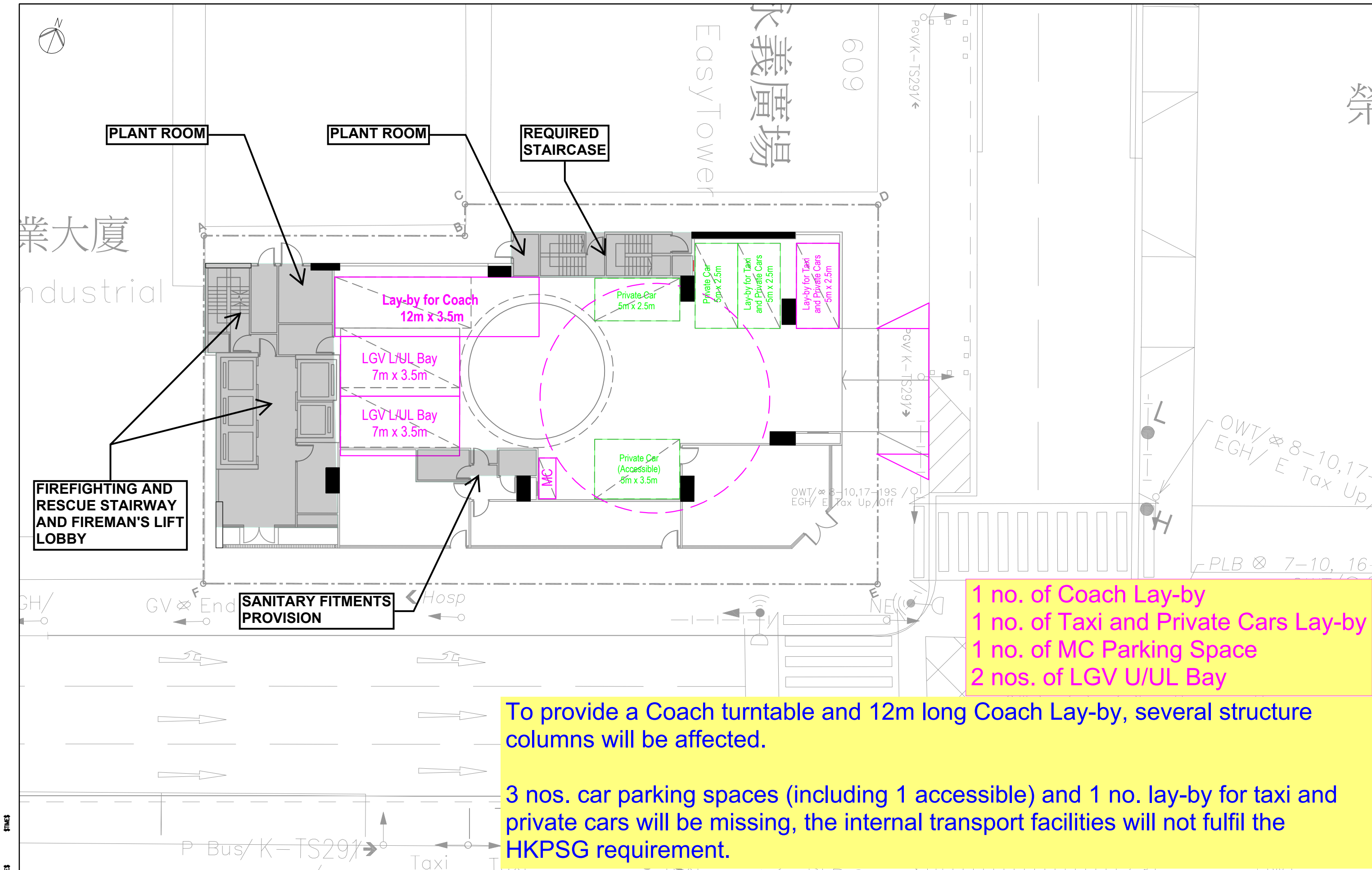
3.2.3 According to the parking occupancy study conducted for night time goods vehicle parking space in the vicinity, including King Lam Street, Wing Hong Street and Castle Peak Road in Cheung Sha Wan, a surplus of 13 nos. parking spaces and an approximately 45m long night time goods vehicle parking space was observed. Nevertheless, in order to maintain the supply of the district, the affected 5m long night time goods vehicle parking space is proposed to be re-provisioned outside the Block B Hong Kong Industrial Centre, by extending the existing night time goods vehicle parking space, as illustrated in **Figure 3.2**.

3.2.4 The major ingress and egress routes for vehicular traffic approaching and leaving the Application Site are illustrated in **Figure 3.3**.



LEGEND

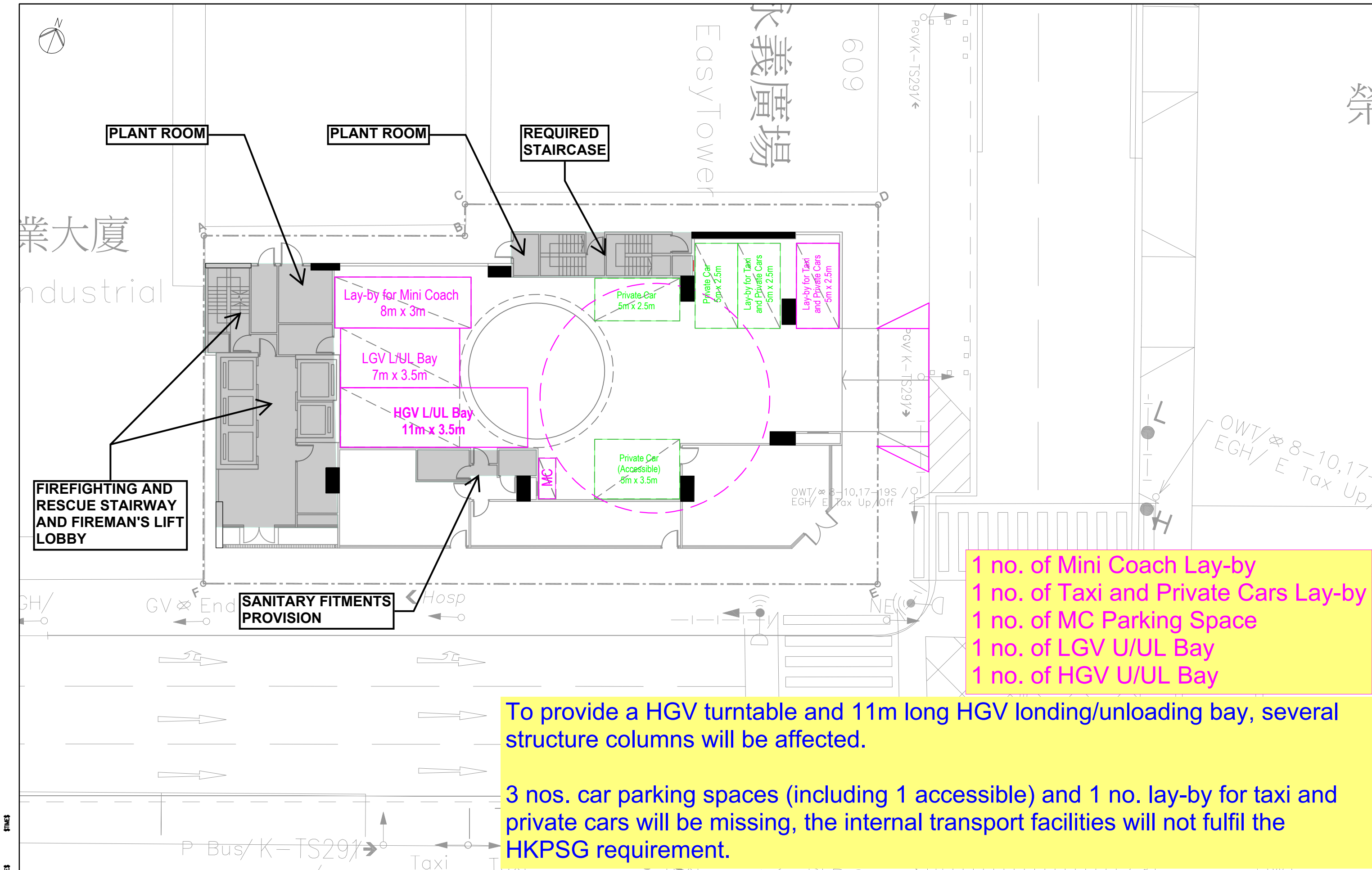
-  PROPOSED DEVELOPMENT
-  PROPOSED VEHICULAR ACCESS POINT
-  INGRESS ROUTE
-  EGRESS ROUTE



- 1 no. of Coach Lay-by
- 1 no. of Taxi and Private Cars Lay-by
- 1 no. of MC Parking Space
- 2 nos. of LGV U/UL Bay

To provide a Coach turntable and 12m long Coach Lay-by, several structure columns will be affected.

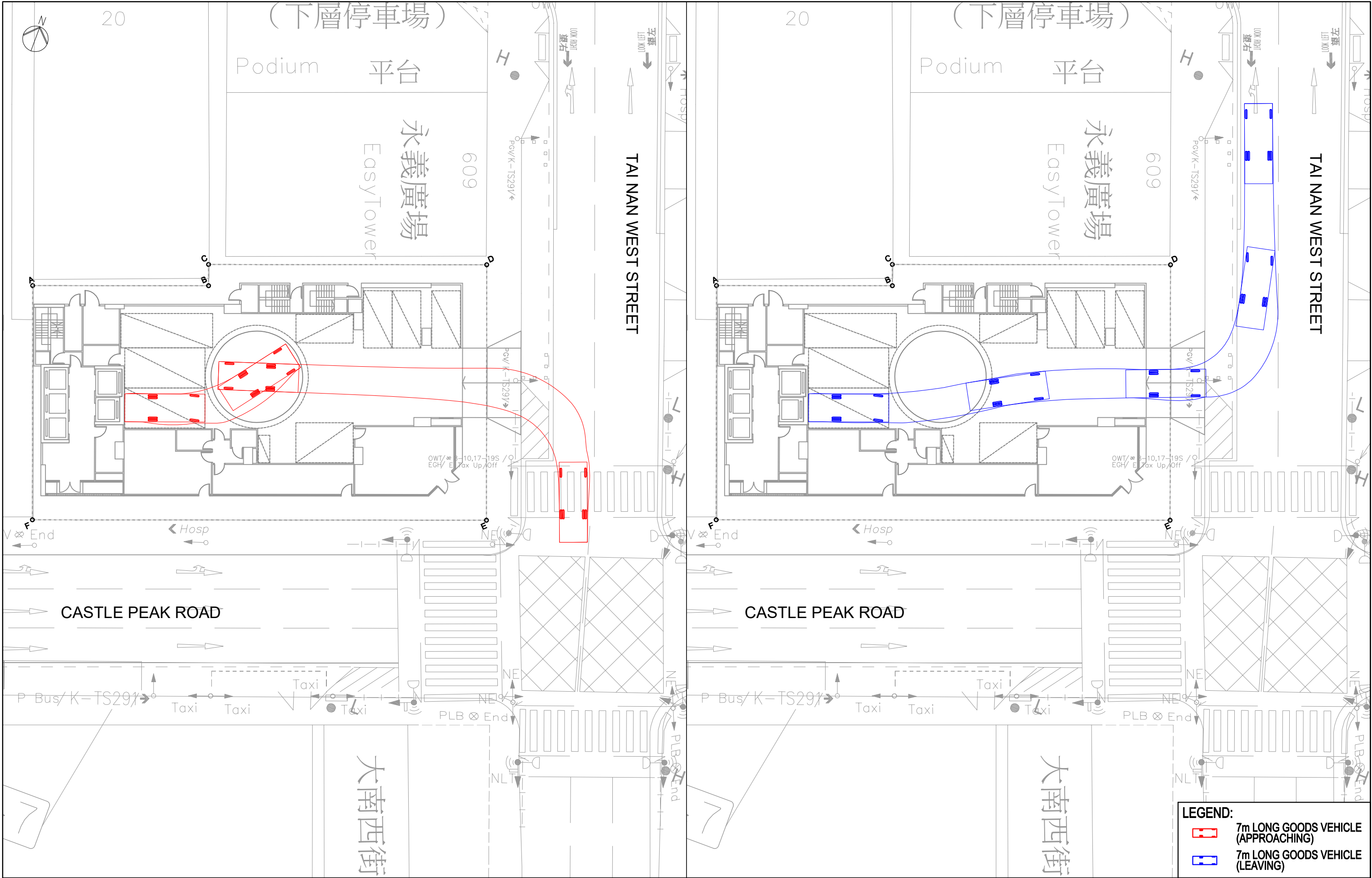
3 nos. car parking spaces (including 1 accessible) and 1 no. lay-by for taxi and private cars will be missing, the internal transport facilities will not fulfil the HKPSG requirement.



- 1 no. of Mini Coach Lay-by
- 1 no. of Taxi and Private Cars Lay-by
- 1 no. of MC Parking Space
- 1 no. of LGV U/UL Bay
- 1 no. of HGV U/UL Bay

To provide a HGV turntable and 11m long HGV loding/unloading bay, several structure columns will be affected.

3 nos. car parking spaces (including 1 accessible) and 1 no. lay-by for taxi and private cars will be missing, the internal transport facilities will not fulfil the HKPSG requirement.



Job Title APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646-648A CASTLE PEAK ROAD, CHEUNG SHAN WAN, KOWLOON

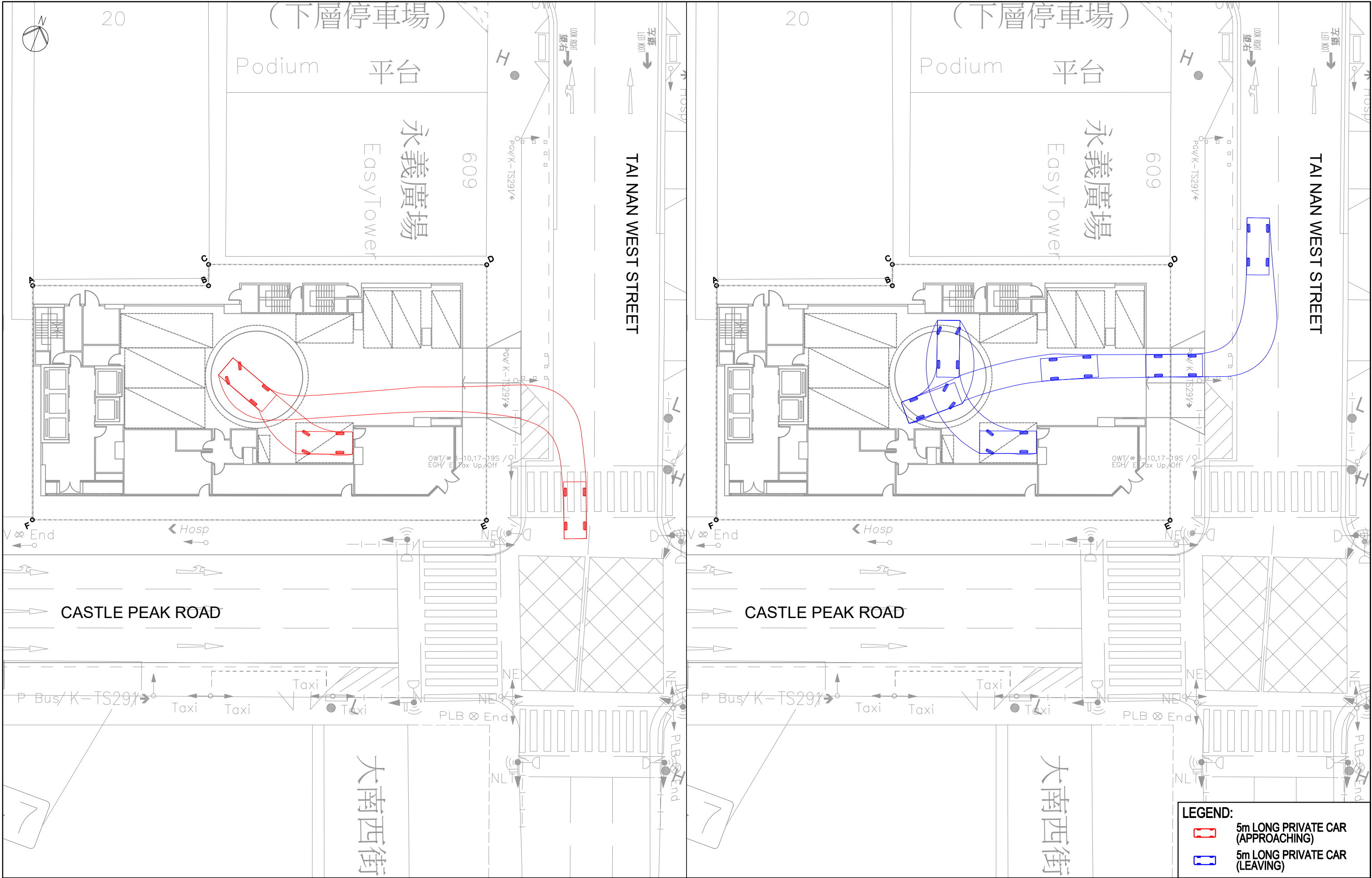
FIGURE 3.7

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SWEPT PATH ANALYSIS FOR 7m LONG GOODS VEHICLE (APPROACHING/ LEAVING)



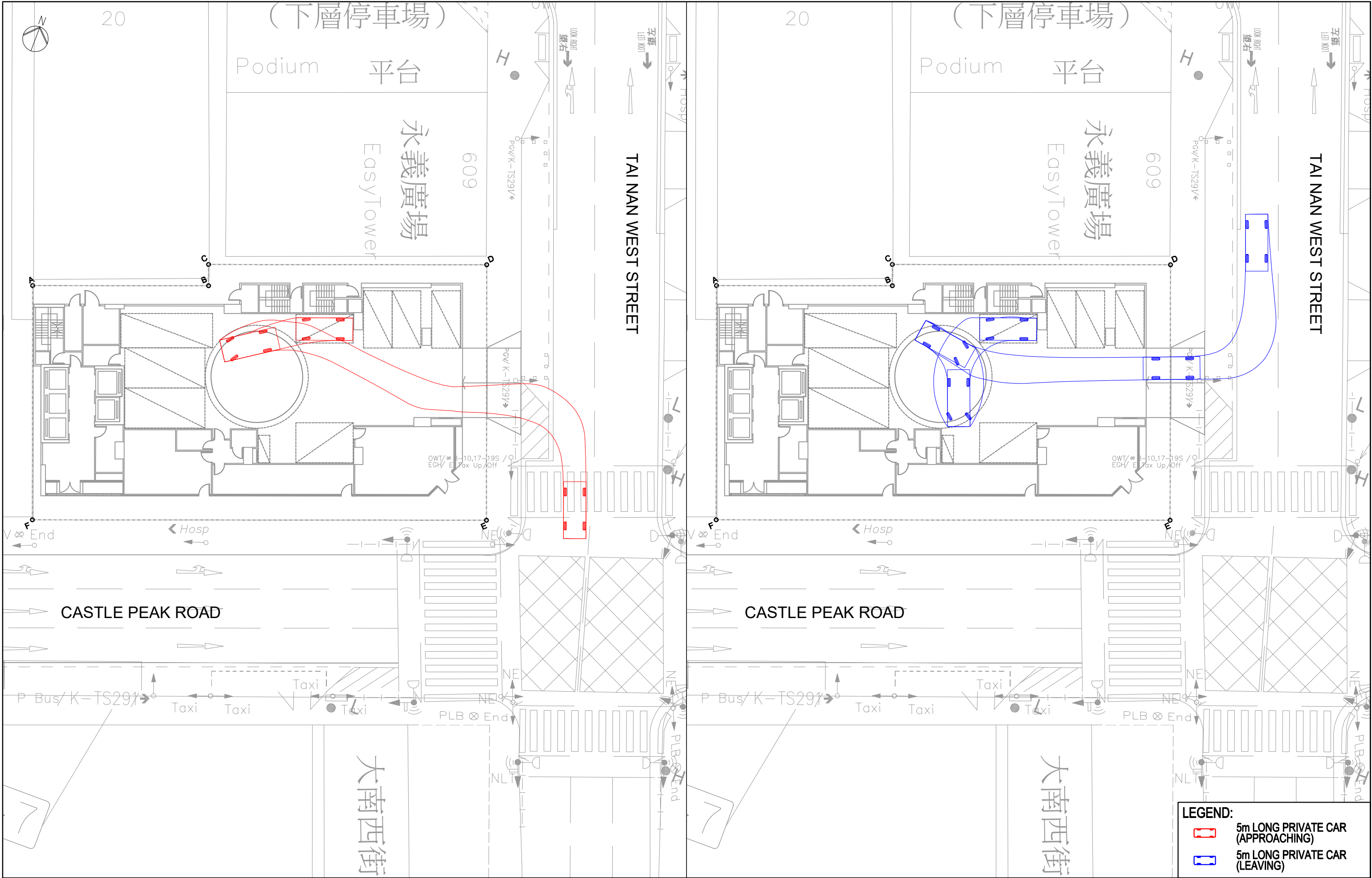
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FIGURE 3.8

ARUP



Job Title APPLICATION FOR PLANNING PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR PROPOSED HOTEL USE AND MINOR RELAXATION OF PLOT RATIO RESTRICTION AT "OTHER SPECIFIED USES" ANNOTATED "BUSINESS (1)" ZONE AT NO. 646-648A CASTLE PEAK ROAD, CHEUNG SHAN WAN, KOWLOON

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FIGURE 3.9



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