

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

Supporting Planning Statement

Final | 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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Executive Summary

Pursuant to Section 16 (S16) of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Application is prepared and submitted to seek approval from the Town Planning Board (TPB) for Proposed Hotel Use and Minor Relaxation of Plot Ratio Restriction (the Proposed Development) at “Other Specified Uses” Annotated “Business (1)” Zone at No. 646-648A Castle Peak Road, Cheung Sha Wan, Kowloon (the Application Site). The Application Site is currently vacant and was previously occupied by a pre-1987 industrial building (IB) demolished in 2022. The Application Site is the subject of a previous approved planning application under the IB Revitalisation Scheme 2.0 (Application No. A/K5/838), which was approved with conditions by the TPB on 24 December 2021 for proposed minor relaxation of plot ratio (PR) restriction to 14.4 for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods).

The Application Site falls within an area zoned “Other Specified Uses” annotated “Business (1)” (“OU(B)1”) on the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 (the OZP). According to the Notes of the OZP, ‘Hotel’ is a Column 2 use under Schedule I for building other than industrial or industrial-office building, which requires permission from the TPB. Any proposed development/redevelopment at the Application Site is subject to a maximum PR of 12.0 and a maximum building height (BH) of 130 metres above Principal Datum (mPD), or the PR/BH of the existing building, whichever is the greater. In addition, it is stated in the Notes that a minimum setback of 2m from the lot boundary abutting Castle Peak Road shall be provided.

In response to the extension of the IB Revitalisation Scheme 2.0 to the end of 2027 to facilitate the redevelopment of pre-1987 industrial buildings as announced in the 2024 Policy Address, this Application also seeks for minor relaxation of PR restriction from 12.0 to 14.4 to facilitate the proposed hotel development.

The Proposed Development is well justified through the following public planning benefits:

- Proactive Response to the Extension of the IB Revitalisation Scheme 2.0 as Announced in the 2024 Policy Address;
- Echoing the Government’s Policy Initiatives of Promoting Tourism;
- Echoing the Government’s Policy Initiatives of Attracting and Nurturing Talents;
- Aligning with the Planning Intention of the “OU(B)” Zone and the Recommendations of the 2020 Area Assessments of Industrial Land in the Territory;
- Introducing Multiple Planning and Design Benefits in the Proposed Development;
- Complying with the Statutory Building Height Restriction and Relevant Setback Requirements under the OZP and Outline Development Plan;
- Compliance with Relevant Provisions of Sustainable Building Design Guidelines (SBDG);
- Resulting in NO Adverse Impacts to the Surrounding Area; and
- Establishing a Desirable Precedent to Expedite the Transformation of Cheng Sha Wan Industrial/Business Area.

The Applicant has demonstrated their genuine intention and commitment in taking forward the Proposed Development at the Application Site. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give its support to this Section 16 Application.

ARUP

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃申請根據《城市規劃條例》（第 131 章）第 16 條，就位於九龍長沙灣青山道 646-648A 號「其他指定用途」註明「商貿(1)」(「申請地點」)的擬議酒店用途及略為放寬地積比率限制(「擬議發展」)向城市規劃委員會(城規會)提出申請。申請地點現時為空置土地，過去曾設有一座於一九八七年前興建，並在二〇二二年被拆卸的工業大廈。申請地點涉及一宗根據活化工業大廈計劃 2.0 已獲批准的先前規劃申請(申請編號 A/K5/838)，該申請於二零二一年十二月二十四日獲城規會有條件批准，以略為放寬地積比率限制至 14.4 倍作准許的非污染工業用途，不包括涉及使用／貯存危險品的工業經營。

申請地點位於長沙灣分區計劃大綱核准圖編號 S/K5/41(「分區計劃大綱圖」)的「其他指定用途」註明「商貿(1)」地帶內。根據分區計劃大綱圖的註釋，「酒店」在附表 I：適用於露天發展或工業樓宇或工業－辦公室樓宇以外的建築物下屬於第二欄用途，必須先取得城規會的許可。申請地點內的任何發展／重建亦受限於 12.0 倍最高地積比率及主水平基準以上 130 米的最高建築物高度限制，或現有建築物的地積比率／高度，兩者中以較大者為準。此外，根據註釋，發展計劃必須從毗連青山道的地段界線後移至少 2 米。

本申請回應行政長官 2024 年施政報告中將活化工業大廈計劃 2.0 延長至 2027 年底、持續鼓勵重建一九八七年前興建的工廈之政策，擬議略為放寬建築物地積比率約 20% (由 12.0 到 14.4)，以促進擬議酒店發展。

擬議發展方案將帶來以下公眾規劃增益：

- 積極回應延長活化工業大廈計劃2.0的政策；
- 積極呼應政府推廣旅遊的政策；
- 積極呼應政府集聚和培育人才的政策；
- 完全符合「其他指定用途(商貿)」地帶的規劃意向和二零二零年全港工業用地分區研究的建議；
- 擬議發展方案為公眾提供多方面的規劃及設計增益；
- 符合分區計劃大綱圖及大綱發展圖下的法定建築物高度限制及相關後移要求；
- 已考慮《可持續建築設計指南》；
- 不會對周邊環境帶來負面影響；及
- 作為推動長沙灣工貿區一帶轉型的良好例子。

申請人以誠懇和積極的態度推進申請地點的擬議發展。基於本規劃報告所闡述的規劃優點和理據，我們衷心希望城規會支持是次第 16 條規劃申請。

ARUP

1. INTRODUCTION

- 1.1.1 Pursuant to Section 16 of the Town Planning Ordinance (TPO), this Supporting Planning Statement is prepared and submitted on behalf of Treasure Arts International Group Limited (“the Applicant”) to seek approval for the proposed hotel use and minor relaxation of plot ratio restriction (PR) at No. 646-648A Castle Peak Road, Cheung Sha Wan, Kowloon (“the Application Site”), which is a vacant site previously occupied by a pre-1987 industrial building (IB) until its demolition in 2022.
- 1.1.2 Situated within the Cheung Sha Wan Industrial/Business Area (CSWIBA), the Application Site is currently zoned “Other Specified Uses” annotated “Business (1)” (“OU(B)1”) on the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 (“the OZP”). According to the Notes for the “OU(B)” zone of the OZP, ‘Hotel’ is a Column 2 use under Schedule I for building other than industrial or industrial-office building, which requires planning permission from the Town Planning Board (TPB). According to the Plan and Remark (1) of the Notes for the “OU(B)1” zone, the Application Site is subject to a maximum PR of 12.0 or the PR of the existing building, and a maximum BH of 130 meters above Principal Datum (mPD) or the height of the existing building, whichever is the greater. In addition, Remark (4) for the “OU(B)1” zone stated that a minimum setback of 2m from the lot boundary abutting Castle Peak Road shall be provided. Remark (11) indicated that minor relaxation of PR/ BH /building gap restrictions may be considered by the Town Planning Board (TPB) based on the individual merits of development or redevelopment proposals, while Remark (12) stated that minor relaxation of setback requirement may also be considered by TPB under exceptional circumstances for a development or redevelopment proposal.
- 1.1.3 The Application Site is the subject of an approved S16 planning application (Application No. A/K5/838) which was approved with conditions by the TPB on 24 December 2021 for proposed minor relaxation of PR restriction to 14.4 for permitted non-polluting industrial use (excluding industrial undertakings involving the use/ storage of dangerous goods).
- 1.1.4 Hong Kong has committed to developing tourism and promoting the concept of “tourism is everywhere” (「無處不旅遊」) in the Chief Executive’s 2024 and 2025 Policy Addresses. At the end of 2024, the Culture, Sports and Tourism Bureau (CSTB) published the Development Blueprint for Hong Kong’s Tourism Industry 2.0 (“Blueprint 2.0”), in which the Government is committed to identifying tourism hotspots in all 18 districts and ensuring sufficient hotel supply for visitors. In addition, Sham Shui Po District, where the Application Site is located, is repositioned as one of the must-visit areas in Hong Kong with contrasting elements of historic architecture, arts and culture, and authentic lifestyles.
- 1.1.5 Furthermore, the Government has been dedicated to attracting and nurturing talents with the implementation of various schemes, such as the Top Talent Pass Scheme (「高端人才通行證計劃」) in the Policy Addresses in recent years, which is expected to drive up the demand for hotels arising from the influx of talents. In addition, to cement Hong Kong as an international hub for post-secondary education that nurtures future talents, the

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 along the edges of the Castle Peak Road and Tai Nan West Street and at the podium garden. 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.

2. SITE CONTEXT

2.1 Location

- 2.1.1 The Application Site, with a site area of approximately 856 m², is located at No. 646-648A Castle Peak Road, Cheung Sha Wan. The Application Site is bounded by Castle Peak Road to the south and Tai Nan West Street to the east, and situated in the CSWIBA. The Application Site falls within an area zoned as “Other Specified Uses” annotated “Business (1)” (“OU(B)1”) in the Approved Cheung Sha Wan OZP No. S/K5/41.
- 2.1.2 Please refer to **Figure 2.1** for the location plan of the Application Site.

2.2 Land status

- 2.2.1 The Application Site is held under the New Kowloon Inland Lot (NKIL) Nos. 2213 S.A RP, 2213 S.D, 2213 S.E and 2213 RP, with the Applicant being the current sole landowner.
- 2.2.2 Please refer to **Figure 2.2** for the lot index plan of the Application Site.

2.3 Existing Land Use

- 2.3.1 The Application Site is currently vacant. It was previously occupied by Fung Wah Factorial building, a pre-1987, 7-storey industrial building for workshop and ancillary office uses which was demolished in 2022.

2.4 Surrounding Land Use

- 2.4.1 The Application Site is located at the northern part of the CSWIBA, which is predominantly occupied by a mix of industrial, industrial-office (I-O) and several commercial / office (C/O) developments that have undergone redevelopment in recent years.
- 2.4.2 To the **immediate north** of the Application Site is Easy Tower, a 27-storey industrial/office development completed in 1998. To the immediate northwest is Yick Tai Industrial Building, a 9-storey industrial building built in 1961.
- 2.4.3 To the **immediate south** of the Application Site are Hong Kong Spinner Industrial Centre Phases I and II, together with the Tai Nan West Street Substation and Lai Chi Kok MTR Station, a major railway transport node serving the district.
- 2.4.4 To the **northeast** of the Application Site is Wing Kut Industrial Building, a 12-storey industrial building completed in 1983, and the Oriental International Tower, a 29 storey (including 3-storey basement) industrial building completed in 2022. Further to the northeast is Hotel YX Lai Chi Kok, a 21-storeys hotel with a total of 119 hotel rooms.
- 2.4.5 Please refer to **Figures 2.3** for the existing and surrounding conditions of the Application Site.

2.5 Accessibility

- 2.5.1 The Application Site is supported by a comprehensive public transport connection and is well-served by various modes of public transport services including mass transit railway (MTR) (with about 100m walking distance to the south of the Application Site), franchised buses and green minibuses. Several bus stops are located within about 250m walking distance to the southwest of the Application Site, with regular bus connections to key nodes, including bus route A20 and A23 to the Hong Kong International Airport, and bus route 36B, 42A, 46 to West Kowloon. The Lai Chi Kok MTR Station is also located within 2-minute walking distance from the Application Site and provides convenient connection to all parts of Hong Kong.

3. PLANNING CONTEXT

3.1 Land Use Zoning

- 3.1.1 The Application Site falls within the “Other Specified Uses (Business) 1” (“OU(B)1”) under the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41. According to the Explanatory Statement (ES) of the OZP, the planning intention of the “OU(B)” zone is *“intended primary for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings”*. In addition, *“less fire-hazard-prone office uses that would not involve the direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.”*
- 3.1.2 According to Schedule I of the Notes of the “OU(B)” zone for open-air development or for building other than industrial or industrial-office building, ‘Hotel’ is classified as a Column 2 use which may be permitted with or without conditions upon application to the Town Planning Board. The proposed hotel development therefore requires planning permission under Section 16 of the Town Planning Ordinance.
- 3.1.3 According to Remarks (1), *“no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of existing building(s), whichever is the greater.”* As stipulated on the Plan of the OZP, the Application Site is subject to a maximum BH of 130mPD, or the height of the existing building, whichever is the greater.
- 3.1.4 It is also stated in Remarks (4) of the Notes for the “OU(B)1” zone, *“a minimum setback of 2m from the lot boundary abutting Castle Peak Road shall be provided.”*. Remarks (11) and (12) of the Notes also stated that, *“based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/ BH/ building gap restrictions may be considered by the Town Planning Board”* and *“minor relaxation of setback requirements may also be considered by TPB under exceptional circumstances for a development or redevelopment proposal.”*
- 3.1.5 The ES of the OZP supplements that *“Since 2002, for street widening and streetscape improvement, building setback requirements of 2 to 5m along these streets have been incorporated in the Cheung Sha Wan and Sham Shui Po Outline Development Plan according to the comments of the Transport Department. To improve east-west air path as well as to facilitate street widening and streetscape improvement, a building setback of 2m from the lot boundary abutting Castle Peak Road within the “OU(B)1” sub-area”* shall be provided. Please refer to **Figures 3.1a to 3.1h** for the extracts of the Notes, Schedule of Uses and ES of the Approved Cheung Sha Wan OZP No. S/K5/41.

3.2 Departmental Plan Setback Requirements

- 3.2.1 According to the Kowloon Planning Area No. 5 – Cheung Sha Wan and Sham Shui Po (Northern Part) Outline Development Plan No. D/K5A/1B (the ODP), building setbacks

of 2m from the lot boundaries of the Application Site are proposed along Castle Peak Road and Tai Nan West Street.

3.2.2 Please refer to **Figure 3.2** for the relevant extract of the ODP.

3.3 Planning History of the Application Site

3.3.1 The Application Site is the subject of one approved S16 Planning Application.

3.3.2 The planning application (Application No. A/K5/838) was approved with conditions by the TPB on 24 December 2021 for proposed minor relaxation of PR restriction to 14.4 for permitted non-polluting industrial use (excluding industrial undertakings involving the use/ storage of dangerous goods).

3.4 Transformation of the Cheung Sha Wan Industrial/ Business Area

3.4.1 According to the Study Report on 2020 Area Assessments of Industrial Land in the Territory⁵ by the Planning Department, Cheung Sha Wan, where the Application Site is located within, has been undergoing transformation with increasing office and commercial uses since 2014. In term of uses, offices accounted for 46% of the total gross floor area (GFA) in Cheung Sha Wan, which is significantly higher than that in other industrial areas.

3.4.2 Moreover, other commercial uses, such as shops & services and showroom occupied 13.9% of the GFA. Cheung Sha Wan also hosted a relatively high percentage of start-ups, which accounted for 18.5% of business, indicating its transformation into a vibrant area that accommodates diverse commercial uses.

3.4.3 Following the launch of the IB Revitalisation Scheme 2.0 in 2018, a total of 14 planning applications have been approved for proposed minor relaxation of PR restriction for the redevelopment of IBs in Cheung Sha Wan, which include 1 previous approval on the Application Site. Among the 14 applications, 9 of them are proposed for non-polluting industrial use, 2 of them are proposed solely for office use, while the remaining 3 are proposed for multiple uses, including office, shop and services, eating place, institutional, place of recreation, sport or culture and training centre uses.

Table 3.4.1 S16 Applications for Proposed Minor Relaxation of PR Restriction by up to 20% for Redevelopment of Industrial Buildings in Cheung Sha Wan Industrial/ Business Area

Application No.	Location	Proposed Use	Proposed Minor Relaxation of PR and/or BH Restrictions	Decision
A/K5/856	916-922 Cheung Sha Wan Road	Office use (Column 1 use)	PR: from 12 to 14.22 (+18.48%) BH: No change	Approved with condition(s) on 03 Feb 2023
A/K5/855	924-926 Cheung	Office use (Column 1 use)	PR: from 12 to 14.27 (+18.93%)	Approved with

⁵ Source: https://www.pland.gov.hk/file/planning_studies/comp_s/2020AA/MainReportandPlans.pdf

	Sha Wan Road		BH: No change	condition(s) on 03 Feb 2023
A/K5/843	109 King Lam Street	Non-polluting industrial use (Column 1 use)	PR: from 12 to 14.4 (+20%) BH: No change	Approved with condition(s) on 22 Apr 2022
A/K5/842	868-888 Cheung Sha Wan Road	Office, shop and services, eating place uses (Column 1 uses)	PR: from 12 to 14.4 (+20%) BH: No change	Approved with condition(s) on 28 Jan 2022
A/K5/841	800 & 828 Cheung Sha Wan Road and 601-603 Tai Nan West Street	Office, shop and services, eating place, institutional, place of recreation, sport or culture, training centre uses (Column 1 and 2 uses)	PR: from 12 to 14.4 (+20%) BH: No change	Approved with condition(s) on 04 Mar 2022
A/K5/840	800 & 828 Cheung Sha Wan Road and 601-603 Tai Nan West Street	Non-polluting industrial use (Column 1 use)	PR: from 12 to 14.4 (+20%) BH: No change	Approved with condition(s) on 24 Jun 2022
A/K5/838 ^[1]	646-648A Castle Peak Road	Non-polluting industrial use (Column 1 use)	PR: from 12 to 14.4 (+20%) BH: No change	Approved with condition(s) on 24 Dec 2021
A/K5/834	750 Cheung Sha Wan Road	Non-polluting industrial use (Column 1 use)	PR: from 12 to 14.4 (+20%) BH: No change	Approved with condition(s) on 24 Sep 2021
A/K5/829	550-556 Castle Peak Road	Non-polluting industrial use (Column 1 use)	PR: from 12 to 14.4 (+20%) BH: No change	Approved with condition(s) on 23 Jul 2021
A/K5/826	924-926 Cheung Sha Wan Road	Non-polluting industrial use (Column 1 use)	PR: from 12 to 14.352 (+19.6%) BH: No change	Approved with condition(s) on 20 Nov 2020
A/K5/825	916-922 Cheung Sha Wan Road	Non-polluting industrial use (Column 1 use)	PR: from 12 to 13.455 (+12.1%) BH: No change	Approved with condition(s) on 20 Nov 2020

A/K5/820	1016-1018 Tai Nam West Street	Non-polluting industrial use (Column 1 use)	PR: from 12 to 14.3998 (+20%) BH: No change	Approved with condition(s) on 05 Feb 2021
A/K5/816	121 King Lam Road	Non-polluting industrial use (Column 1 use)	PR: from 12 to 14.4 (+20%) BH: No change	Approved with condition(s) on 21 Aug 2020
A/K5/813	822 Lai Chi Kok Road	Office, shop and services, eating place uses (Column 1 uses)	PR: from 12 to 14.4 (+20%) BH: from 120mPD to 125.7mPD (+4.75%)	Approved with condition(s) on 06 Mar 2020

[1] The previous approved s.16 planning application at the Application Site.

3.5 Government's Policy Initiatives of Promoting Tourism

- 3.5.1 The Government has placed strong emphasis on revitalising tourism in recent years. In the Chief Executive's 2023 Policy Address, the Government has promised to *"enhance its efforts in promoting the development of tourism and related industries, such as retail, catering and hotels"*⁷. Subsequently in the 2024 Policy Address, the Government is committed to *"develop Hong Kong into a premier tourism destination through innovative thinking and making better use of our rich and unique resources such as the Victoria Harbour, outlying islands, rural areas, cultures, cuisines, lifestyles and historic buildings"*⁸.
- 3.5.2 According to the 2024 and 2025 Policy Address, the concept of "tourism is everywhere" (「無處不旅遊」) has been established to promote tourism around Hong Kong. In support of this, a Working Group on Developing Tourist Hotspots has been formed to identify and enhance popular and attractive tourist hotspots in all districts. The latest 2025 Policy Address further sets out a range of measures to embed the concept of "tourism is everywhere".
- 3.5.3 At the end of 2024, the Culture, Sports and Tourism Bureau (CSTB) issued the Development Blueprint for Hong Kong's Tourism Industry 2.0 (Blueprint 2.0), which outlines strategic directions and measures for implementing "tourism is everywhere". One key direction is to enrich district tourism resources through the development of city walk routes that showcase the distinctive characteristics and attractions of different districts.
- 3.5.4 Moreover, the Hong Kong Tourism Board has rolled out various "Hong Kong Neighbourhoods" promotions in recent years. Sham Shui Po District, where Cheung Sha Wan is located, is repositioned as one of the must-visit areas in Hong Kong, offering a unique blend of historic architecture, arts and culture, and authentic lifestyles.
- 3.5.5 As suggested in the Blueprint 2.0, the Government has recognised that *"[s]ufficient hotel supply is a key component in driving sustainable development of the tourism industry"* and

⁷ 2023 Policy Address, the Government of Hong Kong. Source: <https://www.policyaddress.gov.hk/2023/en/p85a.html>

⁸ 2024 Policy Address, the Government of Hong Kong. Source: <https://www.policyaddress.gov.hk/2024/en/p129.html>

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 December 2025 and April 2026, the average hotel room occupancy rate from January to April in Hong Kong has continued to increase from 85% in 2024 to 87% in 2025 to 88% in 2026^{11 12}, showing an increase in hotel demand.

- 3.5.6 Based on the Hotel Room Occupancy Report in April 2026, the occupancy rate of the hotel rooms in Other Kowloon, within which the hotels in Sham Shui Po/CSWIBA are located, is 90% during the period from January to April 2026, which is higher than that in districts such as Central/ Western (88%), Wan Chai (89%), Tsim Sha Tsui (84%) and Island (75%). 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 – Dec 2025, Hong Kong Tourism Board. Source: <https://partnernet.hktb.com/filemanager/researchpub/3634/604112/Occ%2012%202025.pdf>

¹² Hotel Room Occupancy Report – Apr 2026, Hong Kong Tourism Board. Source: <https://partnernet.hktb.com/filemanager/researchpub/3634/604332/Occ%2004%202026.pdf>

entrepreneurs and other high-skilled individuals in the coming years, which implies an increase in the demand for hotel facilities.

- 3.6.4 In addition, in the 2024 Policy Address, the Government is committed to “*developing Hong Kong into an international hub for post-secondary education*” to attract and nurture future talents. One of the policies is the Hostels in the City Scheme (「城中學舍計劃」) launched in July 2025, which supported wholesale and partial conversion of hotels and commercial buildings into student hostels to increase the supply of accommodation for students. To facilitate the conversion, revision has been made to the definition of terms (DoTs) of ‘Hotel’ used in Statutory Plan to include student hostels supported by the policy. As mentioned in the 2025 Policy Address, the Government would continue to increase the supply of student hostels to help transform Hong Kong into “*an international hub for post-secondary education and high-calibre talents*”.
- 3.6.5 In view of the above policy initiatives, demand for hotels and hotel-like accommodation, including service apartments and student hostels is expected to increase. Cheung Sha Wan, with its established transport connections, surrounding commercial and community facilities, and proximity to major employment and education-related nodes, is well positioned to help meet such emerging accommodation demand.

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 Voluntary Corner Setback to Enhance Pedestrian Environment** – A 2m 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 voluntary 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 29.96m² of greenery is provided on the G/F 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]}	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 11.1% at primary zone)	About 23% of total site area (about 11.1% at primary zone)	-	<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 building bulk presented in this Proposed Development submitted has already included the bonus PR of about 0.25, as well as in the technical assessment.

(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.

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 with the to enhance the building permeability and facilitate urban ventilation. The podium garden as well as the terrace on 2/F serve as a valuable public 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 5/F, as well as a podium garden on 5/F. The Proposed Development would achieve an overall greenery coverage of approximately 23%, with around 11% located within the primary zone, thereby enhancing the visual quality of the area. In addition, a 2m setback along Castle Peak Road and Tai Nan West Street, together with a 3m voluntary 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.

5. PLANNING JUSTIFICATIONS

5.1 Proactive Response to the Extension of the IB Revitalisation Scheme 2.0 as Announced in the 2024 Policy Address

- 5.1.1 This Application serves as a proactive response to the IB Revitalisation Scheme 2.0, first introduced in the 2018 Policy Address and later extended to the end of 2027 in the 2024 Policy Address. The scheme encourages the redevelopment of IBs constructed before 1 March 1987 by permitting a PR increase of up to 20%. According to Legislative Council Paper No. CB(1) 323/18-19(03) published in December 2018, the initiative aims to facilitate the redevelopment of pre-1987 IBs within non-residential zones in the Main Urban Areas and New Towns for industrial or commercial uses.

5.2 Echoing the Government's Policy Initiatives of Promoting Tourism

- 5.2.1 As outlined in recent Policy Addresses, the Government has committed to revitalising tourism sector and promoting the concept of “Tourism is Everywhere” through the identification and development of tourist hotspots across various districts in Hong Kong. This is anticipated to increase the demand for accommodation facilities territory-wide, including in Sham Shui Po District.
- 5.2.2 The Application Site is located within a vibrant neighbourhood characterised by a unique blend of creative and cultural industries, as well as authentic local culture. It is situated in close proximity to key tourist attractions such as the Jao Tsung-I Academy, a recognised cultural landmark, the Hong Kong Industrial Centre showcasing local fashion manufacturing history, and D2 Place, a notable creative hub offering a diverse range of retail, dining and entertainment facilities. The Application Site also benefits from excellent accessibility, being conveniently connected to major transport nodes including MTR Lai Chi Kok Station, as well as an extensive network of bus routes providing direct access to the Hong Kong International Airport and Hong Kong West Kowloon Station High Speed Rail Station. These attributes make the Site well-suited as a base for sightseeing and exploration of local industrial heritage and culture. As such, it is considered highly suitable for hotel development, providing approximately 299 hotel rooms at a convenient location, in response to the anticipated increase in demand arising from future tourism development within the district and across Hong Kong.

5.3 Echoing the Government's Policy Initiatives of Attracting and Nurturing Talents

- 5.3.1 This Application represents a timely response to the Government's recent initiatives to attract global talents and establish Hong Kong as an international hub for post-secondary education. With various schemes implemented to attract talents, as discussed in **Section 3.6**, there is an anticipated rise in demand for hotels and hotel-like accommodation, including serviced apartments and student hostels. The Application Site, situated in a convenient location with close proximity to MTR Lai Chi Kok Station and well connected to nearby key residential areas in Cheung Sha Wan and Lai Chi Kok, is considered an

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 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 voluntary 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 setback 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 2/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 2/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:** With about 23% of greenery coverage, the Proposed Development provides ample greenery all below 20m abutting street level, including the greenery areas along the edges of 1/F, 2/F Castle Peak Road and at the podium garden at 5/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 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 197.08 m² (about 97.44 m² within the primary zone), which amounts to about 23% of the site area (about 11% 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.

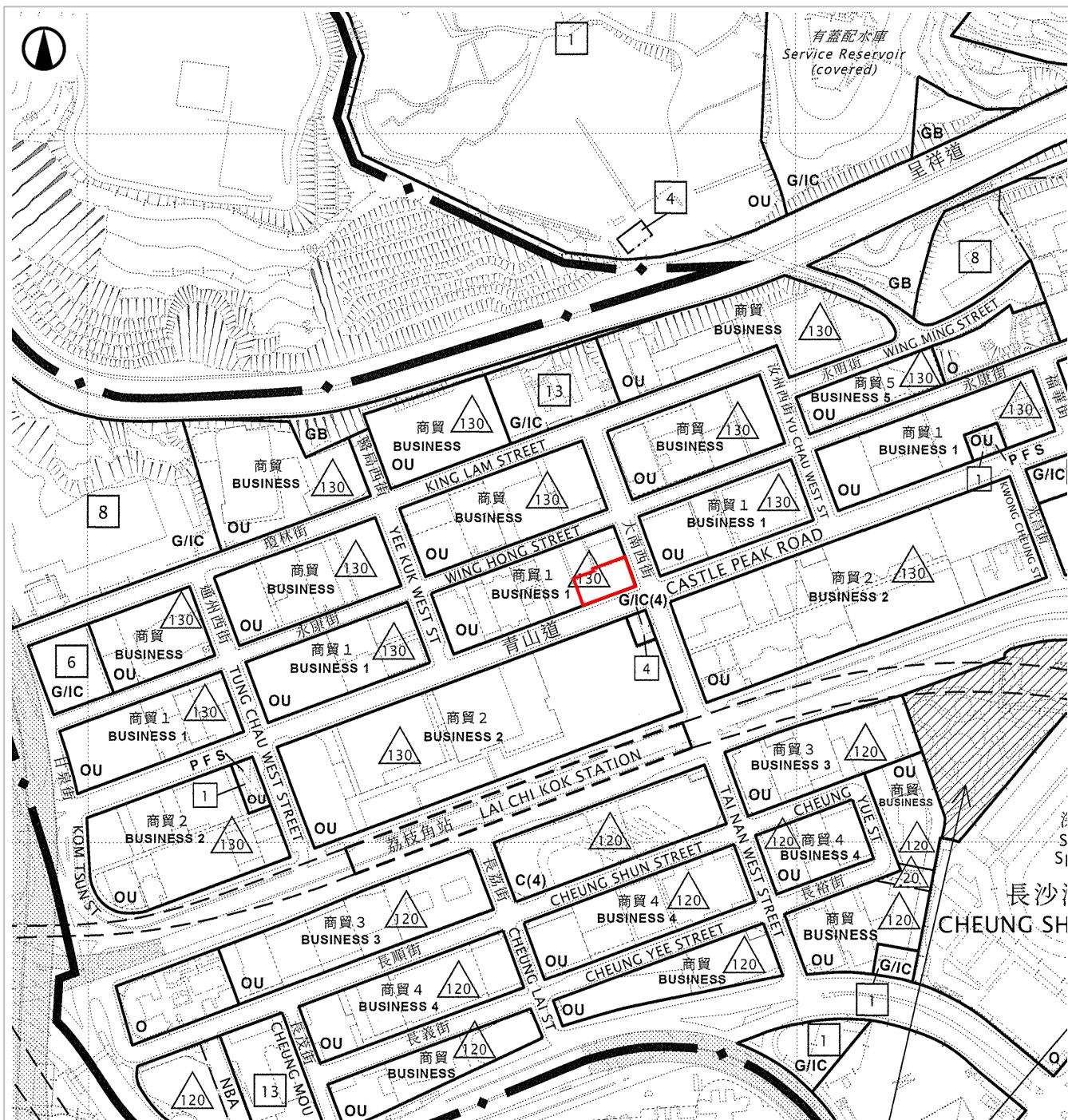
5.8 Establishing a Desirable Precedent to Expedite the Transformation of Cheung Sha Wan Industrial/Business Area

- 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.

6. CONCLUSION

- 6.1.1 The Application is submitted under Section 16 of the TPO to seek approval for the proposed hotel use and minor relaxation of PR restriction from 12.0 to 14.4 (+20%) at the Application Site, which was previously occupied by a pre-1987 IB until its demolition in 2022.
- 6.1.2 The proposed hotel use is considered fully justified, as it aligns with the policy initiatives in recent years to promote tourism and the concept of “tourism is everywhere” in Hong Kong. With a projected increase in tourism activities across all districts of Hong Kong, the demand for hotel facilities territory-wide, including Cheung Sha Wan, is expected to rise. At the same time, the Government has maintained its commitment to attracting and nurturing talents from around the world, thereby generating additional demand for hotels and hotel-like accommodations such as service apartments and student hostels. The Application Site, benefiting from high accessibility to nearby tourist attractions and major transport nodes, is well-suited for the provision of accommodation facilities catering to the future needs of tourists, talents and students. The redevelopment is fully in line with the planning intention of the “OU(B)” zone to provide spaces for general business uses, as well as the recommendations of the 2020 Area Assessments of Industrial Land in the Territory to facilitate the transformation of the CSWIBA into a vibrant district with diverse commercial uses.
- 6.1.3 The proposed minor relaxation of PR restriction is considered fully justified, as it serves as a proactive response to the extension of the IB Revitalisation Scheme 2.0 to the end of 2027, which allows minor relaxation of PR restriction by up to 20%.
- 6.1.4 Genuine effort has been made to introduce multiple planning and design merits, including the full-height setback along Castle Peak Road and Tai Nan West Street, a terraced podium design, the provision of a landscaped podium garden and continuous canopy. With approximately 23% greenery coverage, these features would significantly contribute to improved microclimate conditions and enhancement of the streetscape. In addition, the above can be achieved by the Proposed Development without the need to apply for minor relaxation of BHR, therefore is fully compatible with the surrounding urban fabric. The technical assessments also demonstrated that the Proposed Development would not give rise to adverse impacts on the surrounding environment. As such, approval of this Application would establish a desirable precedent to facilitate the transformation of the CSWIBA.
- 6.1.5 In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the TPB to give support to this well-justified Application.

FIGURES



LEGEND



Application Site



Outline Zoning Plan Boundary

ZONING

C

“Commercial”

GB

“Green Belt”

O

“Open Space”

G/IC

“Government, Institution or Community”

OU

“Other Specified Uses”

Figure No.	Scale	Figure Title
2.1	N/A	Location Plan of the Application Site
ARUP	Date	Source
	June 2026	Extracted from the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41



LEGEND

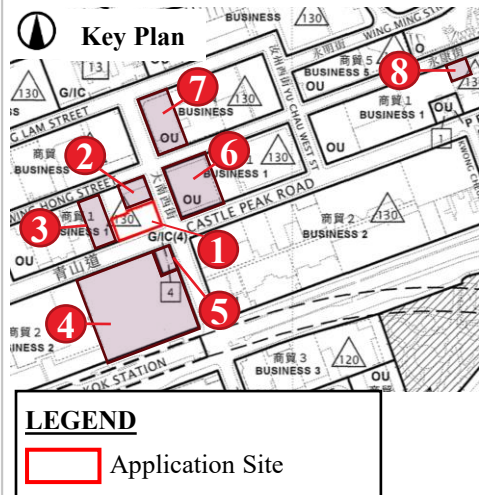


Application Site



Lots under the Applicant's ownership

Figure No.	Scale	Figure Title
2.2	N/A	Lot Index Plan of the Application Site
ARUP	Date	Source
	June 2026	Extracted from Lot Index Plan No. ags_S00000157583_0001 from Lands Department



1 Application Site



2 Easy Tower



3 Yick Tai Industrial Building



4 Hong Kong Spinner Industrial Centre Phase I & II



5 Tai Nan West Street Substation



6 Wing Kut Industrial Building



7 Oriental International Tower



8 Hotel YX

Figure No.	Scale	Figure Title
2.3	N/A	Existing Condition of the Application Site and Surrounding Context
ARUP	Date	Source
	June 2026	Image Source: Site Photos Taken in June 2026

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Business” Only</u> Schedule I: for open-air development or for building other than industrial or industrial-office building^a	
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Government Refuse Collection Point (on land designated “OU(B)5” only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods^a) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose-designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point (not elsewhere specified) Government Use (not elsewhere specified) Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade

(Please see next page)

Figure No. 3.1a	Scale N/A	Figure Title Extracted Notes of the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 – “OU(B)1” Zone (1 of 5)
ARUP	Date June 2026	Source Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" Only (Cont'd)

Schedule II: for industrial or industrial-office building @

Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Bus Depot	Industrial Use (not elsewhere specified)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structures above Ground Level other than Entrances
Eating Place (Canteen only)	Off-course Betting Centre
Government Refuse Collection Point	Office (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	Place of Recreation, Sports or Culture (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Private Club
Office (excluding those involving direct provision of customer services or goods)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Convenience	Vehicle Repair Workshop
Public Transport Terminus or Station	Wholesale Trade
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods^Δ, the following use is always permitted:

Office

(Please see next page)

Figure No. 3.1b	Scale N/A	Figure Title Extracted Notes of the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 – "OU(B)1" Zone (2 of 5)
ARUP	Date June 2026	Source Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41

OTHER SPECIFIED USES (Cont'd)

For "Business" Only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap.295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

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

(Please see next page)

Figure No.	Scale	Figure Title
3.1c	N/A	Extracted Notes of the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 – "OU(B)1" Zone (3 of 5)
ARUP	Date	Source
	June 2026	Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41

OTHER SPECIFIED USES (Cont'd)

For "Business" Only (Cont'd)

Remarks

- (1) On land designated "Other Specified Uses" annotated "Business" ("OU(B)") and "OU(B)1" to "OU(B)5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of existing building(s), whichever is the greater.
- (2) On land designated "OU(B)" and "OU(B)1" to "OU(B)5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land demarcated for a 15m-wide building gap within parts of the sites at 8 and 10 Cheung Yue Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of existing building) or redevelopment of an existing building shall exceed the maximum building height of 20mPD.
- (4) On land designated "OU(B)1", a minimum setback of 2m from the lot boundary abutting Castle Peak Road shall be provided.
- (5) On land designated "OU(B)2", a minimum setback of 3.5m from the lot boundary abutting Castle Peak Road shall be provided.
- (6) On land designated "OU(B)3", a minimum setback of 3.5m from the lot boundary abutting Cheung Shun Street or Cheung Yue Street shall be provided.
- (7) On land designated "OU(B)4", a minimum setback of 5m from the lot boundary abutting Cheung Yee Street or Cheung Yue Street shall be provided.
- (8) On land designated "OU(B)5", a refuse collection point shall be provided and included in calculating the maximum plot ratio.
- (9) In determining the relevant maximum plot ratio for the purpose of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Please see next page)

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>
3.1d	N/A	Extracted Notes of the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 – "OU(B)1" Zone (4 of 5)
ARUP	<i>Date</i>	<i>Source</i>
	June 2026	Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41

OTHER SPECIFIED USES (Cont'd)

For “Business” Only (Cont'd)

Remarks (Cont'd)

- (10) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (11) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height/building gap restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (12) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraphs (4) to (7) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

<i>Figure No.</i> 3.1e	<i>Scale</i> N/A	<i>Figure Title</i> Extracted Notes of the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 – “OU(B)1” Zone (5 of 5)
ARUP	<i>Date</i> June 2026	<i>Source</i> Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41

- 8.5.3 There are three sub-areas, covering three existing religious institutions (i.e. Fuk Tak Buddhist Association (“G/IC(1)”), Wong Tai Sin Yuen Ching Kwok (“G/IC(2)”) and Tze Yeung Tung Temple (“G/IC(3)”), under this zoning. The development intensity and building height restrictions are stipulated in the Notes of the Plan. These restrictions are intended to contain the three religious institutions to their existing/approved uses and intensity within the existing premises, and to control the building intensity/land uses of any further development/redevelopment.
- 8.5.4 Developments and redevelopments within this zone are subject to building height restrictions in terms of number of storeys (excluding basement floors(s)) or mPD as stipulated on the Plan or in the Notes of the Plan, or the height of the existing building, whichever is the greater. Building height restrictions for most of the “G/IC” sites are stipulated in terms of number of storeys except the relatively high-rise GIC uses, such as Cheung Sha Wan Government Offices, Caritas Medical Centre and Sunrise House, so as to reflect the existing building height and/or to provide a more clear control over the building height profile.
- 8.5.5 In order to enhance the local air ventilation performance and to facilitate road widening and streetscape improvement of the Cheung Sha Wan Industrial/Business Area, a minimum building setback of 3.5m from the lot boundary abutting Castle Peak Road shall be provided within the “G/IC(4)” sub-area.

8.6 Open Space (“O”) - Total Area 24.61 ha

- 8.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.6.2 Existing major open spaces include Tung Chau Street Park to the east of Nam Cheong Estate, Sham Shui Po Park at Lai Chi Kok Road, Sham Shui Po Park Stage 2 to the east of Lai Kok Estate, Cheung Sha Wan Playground at the junction of Cheung Sha Wan Road and Fat Tseung Street, Sham Shui Po Sports Ground at Hing Wah Street, Maple Street Playground at Wong Chuk Street, Po On Road Playground and Hing Wah Street Playground to the west of Un Chau Estate.
- 8.6.3 Additional sites have been reserved for the development of open spaces, including two sites at Lai Chi Kok Road and Hing Wah Street which are currently occupied by Cheung Sha Wan Temporary Wholesale Poultry Market, and a site at Cheung Shun Street.

8.7 Other Specified Uses (“OU”) - Total Area 26.26 ha

- 8.7.1 This zone is intended primarily to provide/reserve land for specified purposes/uses.

Figure No. 3.1f	Scale N/A	Figure Title Extracted Explanatory Statement of the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 – “OU(B)1” Zone (1 of 3)
ARUP	Date June 2026	Source Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41

- 8.7.2 The existing Roman Catholic Cemetery to the north of Ching Cheung Road and the petrol filling stations at Un Chau Street, Castle Peak Road, Ching Cheung Road, Tai Po Road and Lai Chi Kok Road are within this zoning.
- 8.7.3 The entire Cheung Sha Wan Industrial/Business Area, bounded by Ching Cheung Road to the north, Yu Chau West Street and Wing Ming Street to the east, Lai Chi Kok Road to the south and Kom Tsun Street to the west, is zoned "OU(B)". Developments are restricted to a maximum plot ratio of 12.0. This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or I-O buildings. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building and in the Cheung Sha Wan Industrial/Business area until the area is transformed to cater for the new non-polluting business uses. The setting back of buildings to cater for the future increase in traffic demand is also required. Development within this zone should make reference to the relevant Town Planning Board Guidelines. In the circumstances set out in Regulation 22 of the B(P)R, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.7.4 To enhance air ventilation of the Cheung Sha Wan Industrial/Business Area, Castle Peak Road, Cheung Shun Street, Cheung Yue Street and Cheung Yee Street shall be widened. Since 2002, for street widening and streetscape improvement, building setback requirements of 2 to 5m along these streets have been incorporated in the Cheung Sha Wan and Sham Shui Po Outline Development Plan according to the comments of the Transport Department. To improve east-west air path as well as to facilitate street widening and streetscape improvement, a building setback of 2m from the lot boundary abutting Castle Peak Road within the "OU(B)1" sub-area; a 3.5m setback from the lot boundary abutting Castle Peak Road within the "OU(B)2" sub-area; a 3.5m setback from the lot boundary abutting Cheung Shun Street/Cheung Yue Street within the "OU(B)3" sub-area; and a 5m setback from the lot boundary abutting Cheung Yee Street/Cheung Yue Street within the "OU(B)4" sub-area shall be provided. Within the "OU(Petrol Filling Station)" zone, a minimum setback of 3.5m from the northern lot boundary abutting Castle Peak Road and a minimum setback of 2m from the southern lot boundary abutting Castle Peak Road shall also be provided.
- 8.7.5 Within the "OU(B)" zone, developments and redevelopments to the south of Cheung Sha Wan Road are subject to a maximum building height of 120mPD, whereas those to the north of Cheung Sha Wan Road are subject to a maximum building height of 130mPD.

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>
3.1g	N/A	Extracted Explanatory Statement of the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 – "OU(B)1" Zone (2 of 3)
ARUP	<i>Date</i>	<i>Source</i>
	June 2026	Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41

8.7.6 Within the “OU(B)5” sub-area at the junction of Yu Chau West Street and Wing Hong Street, a Government Refuse Collection Point shall be provided. For the purposes of plot ratio calculation, any floor space that is constructed or intended for use solely as refuse collection point shall be included.

8.7.7 Taking into account the recommendations of the AVA, a 15m-wide building gap above 20mPD at an area covering the footpath between Sham Shui Po Sports Ground and Cheung Yue Street and adjoining parts of 8 and 10 Cheung Yue Street is demarcated on the Plan to create a new air path to facilitate the penetration of south-westerly wind.

8.8 Green Belt (“GB”) - Total Area 50.70 ha

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. This zoning mainly covers the foothills to the north of Ching Cheung Road and Tai Po Road where the steep topography renders development impossible. The foothills are well-wooded slopes providing a green backdrop to the Area. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.

8.9 Minor Relaxation Clause

8.9.1 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height/site coverage/building gap restrictions and any reduction in the total GFA provided for GIC facilities as stated in the relevant paragraph(s) above or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.9.2 However, for any existing building with plot ratio/GFA/building height/site coverage already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.9.3 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, under exceptional circumstances, minor relaxation of NBA restriction/setback requirement as stated in the relevant paragraph(s) above may be considered by the Board on application under section 16 of the Ordinance. Without compromising the intention of the NBAs stipulated in the Notes of the Plan to enhance the local air ventilation

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>
3.1h	N/A	Extracted Explanatory Statement of the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 – “OU(B)1” Zone (3 of 3)
ARUP	<i>Date</i>	<i>Source</i>
	June 2026	Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41



LEGEND

 Application Site

Figure No.	Scale	Figure Title
3.2	N/A	Extracted of Kowloon Planning Area No. 5 Cheung Sha Wan & Sham Shui Po (Northern Part) ODP No. D/K5A/1B
ARUP	Date	Source
	June 2026	Extracted of Kowloon Planning Area No. 5 Cheung Sha Wan & Sham Shui Po (Northern Part) ODP No. D/K5A/1B