

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K11/249**

- Applicants** : Yangtzekiang Garment Limited and Luk Hop Garments Limited represented by Ron Luen & Company Limited
- Site** : 20-24 Tai Yau Street, San Po Kong, Kowloon
- Site Area** : About 2,426.05m<sup>2</sup>
- Lease** : (a) New Kowloon Inland Lot (NKIL) Nos. 4735, 4736, 4737, 4738 and 4739 s.A, s.B & RP (the Lots);  
(b) restricted for industrial purposes excluding offensive trades;  
(c) subject to maximum height of 300 feet above Principal Datum (i.e. 91.44mPD); and  
(d) subject to 10 feet (about 3m) wide non-building area (NBA) at the ground level with a minimum clear headroom of 15 feet (about 4.5m) at the rear of the Lots and restricted for the purpose of parking and loading and unloading of motor vehicles
- Plan** : Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/31
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)  
(a) maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 120 meters above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater; and  
(b) a minimum of 3m-wide NBA from the lot boundary abutting Tai Yau Street shall be provided within this zone
- Application** : Proposed Hotel with Minor Relaxation of the NBA Restriction

**1. The Proposal**

- 1.1 The applicants seek planning permission for a proposed hotel development with minor relaxation of NBA restriction at 20-24 Tai Yau Street, San Po Kong (the Site). The Site falls within an area zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/31 (**Plan A-1**). According to Schedule I of the Notes of the OZP for the “OU(B)” zone applicable to open-air development or for building other than industrial or industrial-office (I-O) building, ‘Hotel’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). Moreover, the Notes of the OZP for “OU(B)” zone stipulate that a minimum of 3m-wide NBA from the lot boundary abutting Tai Yau Street shall be provided (**Plan A-**

- 2). Under exceptional circumstances, minor relaxation of NBA restrictions may be considered by the Board.
- 1.2 The proposal is for redevelopment of the two existing 10 and 11-storey industrial buildings (IBs) at 20 Tai Yau Street and 22-24 Tai Yau Street respectively, into a 33-storey (including 1-storey of basement carpark and 1-storey of refuge floor) hotel. Floor plans, landscape and section plans and photomontages submitted by the applicants are at **Drawings A-1 to A-11**.
- 1.3 The Site was the subject of three planning applications No. A/K11/160, 208 and 236 (paragraph 5 refers), all approved by the Metro Planning Committee (the Committee) of the Board. The first two applications were for proposed hotel development but the planning permissions have subsequently lapsed. The last application No. A/K11/236 was for minor relaxation of PR restriction from 12 to 14.4 for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods). The development parameters of the current scheme are tabulated below.

Development Parameters	Current Scheme (A/K11/249)
Site Area	2,426.05m <sup>2</sup>
Proposed Use	Hotel
PR	12
Gross Floor Area (GFA)	about 29,111m <sup>2</sup> *
BH (at main roof level)	About 119.73mPD
Site Coverage	76.67% (below 15m) 43.96% (above 15m)
No. of Storeys	33 (including 1 level of basement carpark and 1 level of refuge floor)
No. of Guestrooms	1,260 (average room size about 21m <sup>2</sup> )
Greenery Provision	about 808 m <sup>2</sup>
Site Coverage of Greenery	about 27% (overall) about 15% (primary zone)
Parking Spaces	
➤ Private cars	22 (1 for the disabled)
➤ Motorcycle	6
Loading/Unloading (L/UL) Bays and Lay-by	
➤ Heavy goods vehicles	3
➤ Light goods vehicles	10
➤ Taxi lay-bys	4
➤ Coach lay-bys	3
Building Setback required by the OZP	
➤ Tai Yau Street	3m full-height (excluding the existing common staircase)

Note: \* including GFA of the common staircases at NKIL 4739 s.A and s.B of about 750m<sup>2</sup> (**Plan A-3**)

1.4 Main uses by floor of the proposed hotel are as follows:

Floor	Main Uses
B/F	Carpark
G/F	Hotel lobby, L/UL spaces and laybys, landscaped garden
1/F	Restaurant, café, lounge, shop, landscaped garden
2/F	Back of house facilities
3/F to 15/F, 17/F to 31/F	Guestrooms
16/F	Refuge floor
R/F	Flat roof, landscaped garden

- 1.5 There are two existing common staircases within the Site, which abut Tai Yau Street and the service lane of the Site respectively (**Plans A-3, A-5 and A-6, and Drawing A-2**). Given that the two common staircases are serving the existing IB at the Site (i.e. 22-24 Tai Yau Street) and the adjoining IB at 26-28 Tai Yau Street (i.e. 天虹大廈), the applicants propose to retain both common staircases for the use of adjoining IB at 26-28 Tai Yau Street. The existing common staircase abutting Tai Yau Street with a site area of about 11m<sup>2</sup> falls within the NBA (**Plan A-3**), hence the applicants apply for minor relaxation of NBA restriction under the current application. The applicants propose to demolish the staircases structure upon redevelopment of the adjoining IB.
- 1.6 To comply with the NBA restriction under the OZP, the proposed hotel building will setback 3m from the lot boundary abutting Tai Yau Street (except for the portion where the existing common staircase is located) (i.e. setback area) (**Drawing A-2**). The setback area will be dedicated for public passageway on a 24-hour basis and will be owned and managed by the applicants. Modular vertical greening, planter boxes and stone-paved walkway are proposed within the setback area (**Drawing A-8**). Within the NBA/setback area, a glass canopy (2.5m in width, 79.3m in length and 6m clear headroom) is proposed to provide weather protection to pedestrians at Tai Yau Street (**Drawing A-3**). The applicants propose to dedicate the land occupied by the existing common staircase within the NBA for public passageway upon its demolition. The proposed canopy will be extended accordingly.
- 1.7 The proposed hotel will be accessed from Tai Yau Street via two access points (one in and one out), and parking and L/UL spaces are all accommodated within the Site (**Drawings A-2**). The applicants also propose to deploy staffs to manage vehicles entering and leaving the Site. In this connection, the Traffic Impact Assessment (TIA) has demonstrated that the proposed hotel would not generate adverse traffic impact to the surrounding areas. The Sewerage Impact Assessment (SIA) has identified that the proposed hotel will generate additional foul water discharge to public sewage system. The applicants propose to carry out improvement works to the existing public sewer at Tai Yau Street and along Pat Tat Street to increase sewer capacity. The proposed hotel will provide central air conditioning for ventilation. Together with the implementation of proposed noise control measures such as installation of silencers and adsorptive noise barrier for the aerator, the Noise Impact Assessment (NIA) has demonstrated that no adverse impact will be caused by the proposed hotel. A Contamination Assessment Plan (CAP) has been submitted to identify potential land contamination hotspots at the Site and proposes to prepare

Contamination Assessment Report for the Environmental Protection Department's (EPD) approval in later stage. Other submitted technical assessments, including Drainage Impact Assessment and Air Quality Impact Assessment, have also demonstrated that the proposed hotel will not induce adverse impacts to the surrounding areas.

1.8 In support of the application, the applicants have submitted the following documents:

- (a) Application form received on 31.12.2025 (Appendix I)
- (b) Supporting planning statement enclosing technical assessments received on 31.12.2025 (Appendix Ia)
- (c) Supplementary information received on 12.1.2026 (Appendix Ib)
- (d) Further information (FI) received on 6.2.2026<sup>#</sup> providing response to departmental and public comments, and revised supporting planning statement (Appendix Ic)

*Remarks:*

<sup>#</sup> *accepted and exempted from publication and recounting requirement*

## **2. Justifications from the Applicants**

The justifications put forth by the applicants in support of the application are set out in the revised supporting planning statement at **Appendix Ic**. They can be summarised as follows:

- (a) the proposed hotel is in line with the planning intention of the "OU(B)" zone which is for general business uses. No unacceptable traffic, environmental or infrastructural impact is anticipated;
- (b) the Site is located at a prominent position at the western side of Tai Yau Street. Replacing the existing old IBs with the proposed hotel building would enhance the business vibe of the area and act as a catalyst to expedite the transformation of the area into a business area;
- (c) the Government is pursuing the concept of "Tourism is everywhere" and implement the Development Blueprint for Hong Kong's Tourism Industry 2.0. As the visitor arrivals continue to rise leading to a greater demand of hotel accommodation, hotel development should be encouraged to meet the anticipated increasing demand. The proposed hotel will contribute to the sustainable development of the tourism industry and accords with the Government's policy;
- (d) to ensure the adjoining IB being properly functioned and complied with the Buildings Ordinance and Regulations, the applicants will retain and maintain the common staircases. The common staircases will be demolished upon the redevelopment of the adjoining IB. The proposed hotel will be segregated from the existing common staircases; and
- (e) the NBA/setback area will be a 24-hour public passageway owned and managed by the applicants. The common staircase thereon will remain under the applicants' ownership and management. After demolition of the common staircase, the concerned land will be dedicated as a public passageway. The proposed canopy will be extended accordingly.

### 3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicants are the sole “current land owner” of the Premises. Detailed information would be deposited at the meeting for Members’ inspection.

### 4. Town Planning Board Guidelines

The Town Planning Board Guidelines for Development within “OU(B)” Zone (TPB PG-No. 22D) promulgated in September 2007 is relevant in the following aspects:

- (a) the “OU(B)” zone has been introduced to allow maximum flexibility in the use of existing industrial and I-O buildings as well as in the development of new buildings for both commercial and clean industrial uses. The planning intention of the “OU(B)” zone is primarily for general employment uses. 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 building and in existing industrial area until the whole area is transformed to cater for the new non-polluting business uses; and
- (b) for all new development, redevelopment, conversion and material change of use, adequate parking and L/UL spaces should be provided in accordance with the requirements of the Hong Kong Planning Standards and Guidelines, and all other statutory or non-statutory requirements of relevant Government departments must also be met. These include building structure, means of escape and fire safety requirements, which will be considered at the building plan submission stage.

### 5. Previous Applications

- 5.1 The Site is the subject of three previous applications No. A/K11/160, 208, and 236 which were approved with conditions by the Committee (**Plan A-1**). All these applications were submitted by the same applicants.
- 5.2 Application Nos. A/K11/160 and 208 were for proposed hotel development. They were approved with conditions by the Committee on 30.7.2004 and 6.7.2012 respectively on the considerations that the proposed hotels were generally in line with the planning intention of the “OU(B)” zone to phase out the existing industrial uses; and no adverse environmental, sewerage, drainage and traffic impacts on the surrounding areas were anticipated. A comparison table between the last approved hotel application No. A/K11/208 and the current application is at **Appendix II**. No building plans in respect of the hotel proposals were approved by the Buildings Authority. The planning permissions have subsequently lapsed.
- 5.3 Application No. A/K11/236 for minor relaxation of PR restriction from 12 to 14.4 for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) was approved with conditions by the Committee on 12.3.2021. As compared with the current application, the site area under A/K11/236 excluded lot no. NKIL 4739 s.A with the common staircase abutting Tai Yau Street (**Appendix II** refers). The general building plans under A/K11/236 were approved by the Buildings Authority.

## **6. Similar Applications**

### Proposed Hotel Use

6.1 There are 12 similar applications for hotel use covering seven sites since 2002 within the “OU(B)” zone of San Po Kong Business Area (SPKBA) (**Plan A-1**). These applications were approved with conditions by the Committee mainly on similar considerations as set out in paragraph 5.2 above. Amongst these applications, only one of the applications located at 15-19 Luk Hop Street (Application No. A/K11/163) was implemented.

### Proposed Minor Relaxation of NBA

6.2 There is no similar application for minor relaxation of NBA restriction within the SPKBA.

## **7. The Site and its Surrounding Areas (Plans A-1 to A-6)**

7.1 The Site:

- (a) is located in the north-western part of the SPKBA;
- (b) is currently occupied by two IBs (i.e. 20 Tai Yau Street and 22-24 Tai Yau Street) completed in 1980 and 1965 with BHs of 10-storey (about 41mPD) and 11-storey (about 50mPD) respectively. The existing IBs are currently used as printing house, office and storage purposes;
- (c) adjoins Cheong Tai IB at 16 Tau Yau Street to its northeast and an IB (天虹大廈) at 26-28 Tai Yau Street to its southwest. The IB (天虹大廈) was completed in 1965 with BH of 11-storey (about 50mPD) and is currently used as printing house and office purposes; and
- (d) is well served by various public transport services including franchised buses and minibuses, as well as mass transit railway (MTR). The MTR Diamond Hill Station is located at about 360m to the northeast of the Site.

7.2 The surrounding areas have the following characteristics (**Plans A-1 to A-4**):

- (a) the neighbouring buildings along Tai Yau Street are mixed with commercial/office, IB or industrial-office buildings;
- (b) surrounding new commercial/office buildings including Win Plaza (about 110mPD) to its immediate northwest across the service lane, and One Portside to its southeast at the Tai Yau Street/Pat Tat Street junction; and
- (c) to the east of the Site, there is a completed 33-storey hotel development at 15-19 Luk Hop Street (Application No. A/K11/163), which is currently used as a student hostel (i.e. Sunny House).

## **8. Planning Intention**

8.1 The planning intention of “OU(B)” zone is 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.

- 8.2 According to the Notes of the “OU(B)” zone, a minimum of 3m-wide NBA is designated from the lot boundary abutting Tai Yau Street (including the Site). Under exceptional circumstances, for development and/or redevelopments, minor relaxation of the NBA restriction may be considered by the Board on application. The Explanatory Statement (ES) of the OZP stipulates that the setting back of buildings is required to cater for future road widening and improvement of wind environment within SPKBA.

## **9. Comments from Relevant Government Departments**

- 9.1 The following Government departments have been consulted and their views on the application are summarized as follows:

### **Energizing Kowloon East Initiative and Pedestrian Walkability**

- 9.1.1 Comments of the Head of Energizing Kowloon East Office, Development Bureau (Head of EKEO, DEVB):

- (a) the proposed redevelopment for hotel use is generally welcomed from the Energizing Kowloon East (EKE) policy perspective; and
- (b) the proposed hotel building will set back 3m from the lot boundary abutting Tai Yau Street to comply with the NBA requirement stipulated in the OZP. From the perspective of enhancing walkability, the proposed setback would contribute to a more spacious pedestrian environment along the northern footpath of Tai Yau Street which has been identified as one of the major pedestrian routes in the area under the “San Po Kong Business Area Pedestrian Environment and Traffic Improvement- Feasibility Study” promulgated by EKEO.

### **Tourism Aspect**

- 9.1.2 Comments of the Commissioner for Tourism (C for Tourism):

she supports the application which will provide new and more hotel rooms and facilities to offer additional accommodation options to visitors and enhance the tourism offering of Hong Kong.

### **Land Administration**

- 9.1.3 Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE of LandsD):

- (a) the Site falls within NKIL Nos. 4735, 4736, 4737, 4738 and 4739 s.A, s.B & RP (the Lots) which is subject to a lease term having extended up to 30 June 2047. The Lots are all restricted to industrial purposes excluding offensive trades and are subject to, inter alia:
  - (i) a maximum height of 300 feet above Principal Datum (i.e.

91.44mPD);

- (ii) a 10 feet (about 3m) wide NBA at the ground level with a minimum clear headroom of 15 feet (about 4.5m) at the rear of the Lots for the purpose of parking and loading and unloading of motor vehicles; and
- (b) the proposed hotel is in breach of the existing lease conditions. If the planning application be approved by the Board, the owners of the Lots shall apply to LandsD for a lease modification or land exchange to implement the proposal. However, there is no guarantee that the application will be approved. Such application, if received, will be processed by LandsD in the capacity as landlord and if the application is approved, it will be subject to such terms and conditions, including, inter alia, payment of premium and administrative fee as may be imposed by LandsD.

### **Building Matters**

9.1.4 Comments of the the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) no objection in principle to the application;
- (b) no comment on the proposed retention of the two common staircases noting that they are retained for the use of the adjoining IB to ensure compliance with the Buildings Ordinance (BO) and relevant regulations; and
- (c) detailed comments on the proposed scheme under BO will be given at the building plans submission stage.

### **Traffic Matters**

9.1.5 Comments of the Commissioner for Transport (C for T):

- (a) she has no adverse comments on the FI and no objection to the application;
- (b) the proposed setback of 3m from the lot boundary abutting Tai Yau Street ties in with the proposed traffic improvement works in San Po Kong requiring setbacks from public roads for future road widening;
- (c) since the road widening works are subject to the setback of other sites along Tai Yau Street, she has no plan to resume the proposed setback area for road widening for the time being;
- (d) should the application be approved, the following approval condition should be imposed:

the design and provision of vehicular access, parking facilities, loading/unloading facilities, laybys and vehicular manoeuvring spaces

for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and

- (e) other detailed comments are at **Appendix III**.

### **Environment**

#### 9.1.6 Comments of the Director of Environmental Protection (DEP):

- (a) he has no objection to the application from environmental planning perspective;
- (b) based on the supporting planning statement, insurmountable environmental impacts associated with the proposed hotel are not anticipated. To address the comments on land contamination and sewage aspects as well as to ensure implementation of suitable mitigation measures, should the application be approved by the Board, the following conditions are recommended:
- (i) the submission of a revised Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Environmental Protection and Director of Drainage Services or of the Town Planning Board;
- (ii) the implementation of sewerage works proposed in the revised Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (iii) the submission of Land Contamination Assessment in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (c) Other detailed comments are at **Appendix III**.

### **Urban Design, Visual and Landscape Aspects**

#### 9.1.7 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

##### *Urban Design and Visual Aspects*

- (a) the immediate surroundings are mainly characterised by existing mid-rise industrial buildings with existing BHs ranging from 35.8mPD to 123mPD. Since the proposed development with a BH of not more than 33 storeys (i.e. 119.725mPD) (including a three-storey podium, one storey of basement car park and one storey of refuge floor) and a maximum PR of 12 does not exceed the development restrictions as stipulated on the OZP, the proposed development would unlikely induce significant adverse effects on the visual character of the surrounding

townscape;

- (b) the proposed development incorporates a 3m-wide building setback along the southeastern boundary abutting Tai Yau Street as per the NBA requirement of the OZP. The proposed setback area is for a 24-hour public passageway. The two existing common staircases, of which one is located within the NBA, are commonly used by the adjoining building. The two common staircases will be retained and subsequently demolished upon redevelopment of the adjoining building, after which the NBA occupied by one of the common staircases will be used as a public passageway. A continuous canopy of 2.5m wide and 79.3m in length is proposed along the building frontage facing Tai Yau Street for pedestrian weather protection. Landscape treatments such as vertical greening on G/F and landscape gardens and planters on G/F, 1/F and R/F are also provided. The above design measures may promote visual interest and pedestrian comfort;
- (c) from air ventilation perspective, incorporation of the abovementioned NBA would reinforce the air path on Tai Yau Street. The linear canopy with a clear headroom of 6m would allow wind penetration above and beneath it. Although the existing common staircase would remain within the NBA until the adjoining IB is redeveloped, no significant adverse impact on pedestrian wind environment is anticipated; and

#### *Landscape Aspects*

- (d) the Site is situated in an area of commercial urban landscapes. There is no existing tree within the Site. As shown on the landscape plans, landscape plantings are proposed on G/F, 1/F and R/F, no adverse landscape impact arising from the proposed development is anticipated.

9.2 The following Government departments have no objection to/no comments on the application, and their advisory comments, if any, are at **Appendix V**:

- (a) Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD);
- (b) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Food and Environmental Hygiene;
- (e) Director of Fire Services;
- (f) Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department;
- (g) Commissioner of Police; and
- (h) District Officer (Wong Tai Sin), Home Affairs Department.

## **10. Public Comments Received During Statutory Publication Period**

During the statutory publication period, one objecting public comment from an individual was received, mainly on the ground that the proposed greening measures are considered inadequate (**Appendix IV**).

## **11. Planning Considerations and Assessments**

- 11.1 The application is for redevelopment of the Site to a proposed 33-storey hotel with minor relaxation of NBA restriction in the “OU(B)” zone of SPKBA. The proposed PR and BH comply with the OZP restrictions (i.e. maximum PR of 12 and BHR of 120mPD).

### Planning Intention and Land Use Compatibility

- 11.2 The proposed hotel is generally in line with the planning intention of the “OU(B)” zone and would facilitate the transformation of the SPKBA from industrial into commercial/business use. The Site is located along Tai Yau Street, which is a major vehicular and pedestrian corridor in SPKBA where a mix of IBs, commercial/office and industrial/office developments are found. The proposed hotel is in line with the TPB PG-No. 22D in that it is not incompatible with the surrounding land uses and would help to transform the area for new non-polluting business uses.

### Policy Aspect

- 11.3 To support and sustain the growing momentum of the tourism industry and maintain Hong Kong’s attractiveness to visitors, C for Tourism supports the application which will offer additional accommodation options to visitors. Head of EKEO of DEVB also generally welcomes the proposed hotel from EKE policy perspective.

### Minor Relaxation of NBA Restriction

- 11.4 There are two existing common staircases within the Site, which are both serving the existing IB at the Site and the adjoining IB (paragraphs 1.5 and 2(d) refer). Upon redevelopment of the Site, the applicants propose to retain the existing common staircases for the use of the adjoining IB. The existing common staircase abutting Tai Yau Street occupies an area of about 11m<sup>2</sup> within the NBA (**Plan A-3**), hence the applicants apply for minor relaxation of NBA restriction. CBS/K, BD has no comment on the proposed retention of the common staircases noting that they are retained for the use of the adjoining IB to ensure compliance with the BO and relevant regulations. In this regard, minor relaxation of NBA restriction is considered reasonable. The applicants also propose to demolish the staircases structure upon the redevelopment of the adjoining IB and dedicate the remaining area for public passageway.
- 11.5 According to the Notes and ES of the OZP, a minimum of 3m-wide NBA is designated from the lot boundary abutting Tai Yau Street for future road widening and improvement of wind environment within SPKBA. C for T considers that the proposed setback ties in with the intended road improvement works in San Po Kong, although she has no plan to resume the subject area within the Site for the time being. CTP/UD&L, PlanD advises that the incorporation of the abovementioned NBA would reinforce the air path on Tai Yau Street. She also anticipates that the retention of the existing common staircase would have no significant adverse impact on pedestrian wind environment.

### Planning and Design Merits

- 11.6 As proposed by the applicants, the 3m-wide setback area will be dedicated for 24-hour public passageway. It will be owned and managed by the applicants. Within this area, greenery and glass canopy will be provided. Head of EKEO, DEVB and CTP/UD&L, PlanD consider these provisions would generally enhance the pedestrian environment along Tai Yau Street.

- 11.7 Greenery provision of about 808 m<sup>2</sup> including landscaped gardens, modular vertical greening and planter boxes on G/F, 1/F and R/F are proposed (**Drawings A-8 to A-10**). The proposed hotel achieves an overall site coverage of greenery of about 27% including about 15% at the primary zone. CTP/UD&L, PlanD considers that the proposed development will not induce adverse landscape impact and the proposed design measures may promote visual interest and pedestrian comfort.
- 11.8 With the proposed access points, parking facilities and traffic management measures, the TIA has demonstrated that the proposed hotel will not generate adverse traffic impact to the surrounding areas. C for T has no objection to the application. According to the SIA, the applicants propose to carry out improvement works to the existing public sewer at Tai Yau Street and along Pat Tat Street. The CAP has identified potential land contamination hotspots and the applicants propose to submit further land contamination assessment for EPD's approval in later stage. DEP opines that insurmountable environmental impacts associated with the proposed hotel are not anticipated. To address outstanding technical matters, C for T and DEP recommend to incorporate approval conditions as set out in paragraph 12.2 below. Other concerned departments including CE/MS, DSD, CE/C, WSD and CHE/K, HyD have no adverse comment/no objection to the application.

#### Previous and Similar Applications

- 11.9 The Site has been granted two planning permissions (Nos. A/K11/160 and 208) for hotel use and one planning permission (No. A/K11/236) for minor relaxation of PR restriction for permitted non-polluting industrial use (paragraphs 5.1 to 5.3 refer). Besides, the Committee has approved 12 similar applications for hotel use in SPKBA since 2002 (**Plan A-1**). The approval of the application is generally in line with the Committee's previous decisions.

#### Public Comment

- 11.10 Regarding comment on the provision of greenery, planning considerations and assessments in paragraphs 11.6 to 11.7 above are relevant.

## **12. Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 and public comment mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 27.2.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

#### Approval Conditions

- (a) the submission of a revised Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Environmental Protection and Director of Drainage Services or of the Town Planning Board;
- (b) the implementation of sewerage works proposed in the revised Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board;

- (c) the submission of Land Contamination Assessment in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (d) the design and provision of vehicular access, parking facilities, loading/unloading facilities, laybys and vehicular manoeuvring spaces for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

#### Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

12.3 There is no strong reason to recommend rejection of the application.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or to refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.

### **14. Attachments**

<b>Appendix I</b>	Application Form received on 31.12.2025
<b>Appendix Ia</b>	Supporting Planning Statement received on 31.12.2025
<b>Appendix Ib</b>	Supplementary information received on 12.1.2026
<b>Appendix Ic</b>	Further information received on 6.2.2026
<b>Appendix II</b>	Comparison Table between Planning Applications
<b>Appendix III</b>	Detailed Departmental Comments
<b>Appendix IV</b>	Public Comment
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawings A-1 to A-6</b>	Layout Plans submitted by the applicants
<b>Drawing A-7</b>	Section Plan submitted by the applicants
<b>Drawings A-8 to A-10</b>	Landscape Plans submitted by the applicants
<b>Drawing A-11</b>	Photomontage submitted by the applicants
<b>Plan A-1</b>	Location Plan
<b>Plans A-2 and A-3</b>	Site Plans
<b>Plan A-4</b>	Aerial Photo

**Plans A-5 and A-6**

Site Photos

**PLANNING DEPARTMENT  
FEBRUARY 2026**