

Similar Applications for Hotel Use within “OU(B)” Zone
in Cheung Sha Wan Industrial/Business Area

Application No.		Address (Site Area)	Zoning and Development Restrictions	Proposed Development		Date of Consideration [^]
				Use	Minor Relaxation	
1	A/K5/517	909 Cheung Sha Wan Road (1,440m ²)	OU(B) PR: 12	Hotel <i>(Redevelopment)</i>	<u>PR</u> Nil	7.2.2003 Approved with conditions
2	A/K5/526	59-61 Wing Hong Street and 88-92 King Lam Street (2,309m ²)	OU(B) PR: 12	Hotel <i>(Redevelopment)</i>	<u>PR</u> Nil	7.11.2003 Approved with conditions
3	A/K5/527*	483B to 483C Castle Peak Road (815m ²)	OU(B) PR: 12	Hotel <i>(Redevelopment)</i>	<u>PR</u> Nil	10.10.2003 Approved with conditions
4	A/K5/530	77 Wing Hong Street & 104-106 King Lam Street (1,877m ²)	OU(B) PR: 12	Hotel <i>(Redevelopment)</i>	<u>PR</u> Nil	29.8.2003 Approved with conditions
5	A/K5/540	680 Castle Peak Road (697m ²)	OU(B) PR: 12	Hotel <i>(Redevelopment)</i>	<u>PR</u> Nil	24.10.2003 Approved with conditions
6	A/K5/541	9 Cheung Yee Street (2,360m ²)	OU(B) PR: 12	Hotel <i>(Redevelopment)</i>	<u>PR</u> Nil	27.2.2004 Approved with conditions

Application No.		Address (Site Area)	Zoning and Development Restrictions	Proposed Development		Date of Consideration [^]
				Use	Minor Relaxation	
7	A/K5/553	15 Cheung Shun Street (2,647m ²)	OU(B) PR: 12	Hotel <i>(Redevelopment)</i>	<u>PR</u> Nil	16.4.2004 Approved with conditions
8	A/K5/661 <i>(Same Site as A/K5/753)</i>	42A Wing Hong Street (329m ²)	OU(B) PR: 12	Hotel <i>(Wholesale Conversion)</i>	<u>PR</u> Nil	5.12.2008 Approved with conditions
9	A/K5/705	838 Lai Chi Kok Road (1,640m ²)	OU(B) PR: 12 BHR: 120mPD	Hotel <i>(Wholesale Conversion)</i>	<u>PR</u> Nil <u>BH</u> Nil	17.6.2011 Approved with conditions
10	A/K5/729	7 Wing Hong Street (1,134m ²)	OU(B) PR: 12 BHR: 130mPD	Hotel <i>(Wholesale Conversion)</i>	<u>PR</u> Nil <u>BH</u> Nil	25.1.2013 Approved with conditions
11	A/K5/742	609 Tai Nan West Street (569m ²)	OU(B)1 PR: 12 BHR: 130mPD	Hotel <i>(Wholesale Conversion)</i>	<u>PR</u> Nil <u>BH</u> Nil	7.3.2014 Approved with conditions
12	A/K5/751	788 Cheung Sha Wan Road (1,673m ²)	OU(B)2 PR: 12 BHR: 130mPD	Hotel <i>(Wholesale Conversion)</i>	<u>PR</u> Nil <u>BH</u> Nil	9.5.2014 Approved with conditions

Application No.		Address (Site Area)	Zoning and Development Restrictions	Proposed Development		Date of Consideration [^]
				Use	Minor Relaxation	
13	A/K5/753 (<i>Same Site as A/K5/661</i>)	42A Wing Hong Street (329m ²)	OU(B)1 PR: 12 BHR: 130mPD	Hotel (<i>Wholesale Conversion</i>)	<u>PR</u> Nil <u>BH</u> Nil	22.8.2014 Approved with conditions
14	A/K5/815	476 Castle Peak Road (929m ²)	OU(B)1 PR: 12 BHR: 130mPD	Hotel (<i>Wholesale Conversion</i>)	<u>PR</u> 14.539 to 14.92 (+2.6%) <u>BH</u> Nil	26.6.2020 Approved with conditions

[^] All the above applications were considered by the Metro Planning Committee of the Town Planning Board (TPB).

* Three subsequent applications for minor amendments to A/K5/527 (i.e. Applications No. A/K5/561, 578 and 580) were approved with conditions by the District Planning Officer/Tsuen Wan and West Kowloon under the delegated authority of the TPB on 1.4.2004, 7.12.2004 and 15.12.2004.

Appendix IIb of
MPC Paper No. A/K5/879

**Similar Applications for Minor Relaxation of PR and/or BH restrictions
within “OU(B)” Zone in Cheung Sha Wan Industrial/Business Area
made in pursuant of the IB Policy**

Application No.		Address (Site Area)	Zoning and Development Restrictions	Proposed Development		Date of Consideration [^]
				Use ^[1]	Minor Relaxation ^[2]	
1	A/K5/813 (Same site as A/K5/836)	822 Lai Chi Kok Road (1,318.3m ²)	OU(B) PR: 12 BHR: 120mPD	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 120mPD to 125.7mPD (+4.75%)	6.3.2020 Approved with conditions
2	A/K5/816	121 King Lam Street (509.4m ²)	OU(B) PR: 12 BHR: 130mPD	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	21.8.2020 Approved with conditions
3	A/K5/825 (Same site as A/K5/856)	916-922 Cheung Sha Wan Road (892m ²)	OU(B)2 PR: 12 BHR:130mPD	I	<u>PR</u> 12 to 13.455 (+12.1%) <u>BH</u> Nil	20.11.2020 Approved with conditions
4	A/K5/826 (Same site as A/K5/855)	924-926 Cheung Sha Wan Road (1,115m ²)	OU(B)2 PR: 12 BHR: 130mPD	I	<u>PR</u> 12 to 14.352 (+19.6%) <u>BH</u> Nil	20.11.2020 Approved with conditions
5	A/K5/820	1016-1018 Tai Nan West Street (1,374m ²)	OU(B) PR: 12 BHR: 130mPD	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	5.2.2021 Approved with conditions

Application No.		Address (Site Area)	Zoning and Development Restrictions	Proposed Development		Date of Consideration [^]
				Use ^[1]	Minor Relaxation ^[2]	
6	A/K5/829	550-556 Castle Peak Road (1,471m ²)	OU(B)1 PR: 12 BHR: 130mPD	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	23.7.2021 Approved with conditions
7	A/K5/834	750 Cheung Sha Wan Road (516m ²)	OU(B)2 PR: 12 BHR: 130mPD	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	24.9.2021 Approved with conditions
@	A/K5/838	646-648A Castle Peak Road (856m ²)	OU(B)1 PR: 12 BHR: 130mPD	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	24.12.2021 Approved with conditions
8	A/K5/842	868-888 Cheung Sha Wan Road (1,856m ²)	OU(B)2 PR: 12 BHR: 130mPD	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	28.1.2022 Approved with conditions
9	A/K5/836 (Same site as A/K5/813)	822 Lai Chi Kok Road and adjoining Government Land (1,570m ²)	OU(B) PR: 12 BHR: 120mPD	C/O	<u>PR</u> 12 to 14.599 (+21.7%) <u>BH</u> 120mPD to 125.7mPD (+4.75%)	18.2.2022 <u>Rejected</u>
10	A/K5/841 (Same site as A/K5/840)	800 & 828 Cheung Sha Wan Road and 601-603 Tai Nan West Street (6,946m ²)	OU(B)2 PR: 12 BHR: 130mPD	C/O	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> 130mPD to 152mPD (+16.9%)	4.3.2022 Approved with conditions

Application No.		Address (Site Area)	Zoning and Development Restrictions	Proposed Development		Date of Consideration [^]
				Use ^[1]	Minor Relaxation ^[2]	
11	A/K5/843	109 King Lam Street (818m ²)	OU(B) PR: 12 BHR: 130mPD	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	22.4.2022 Approved with conditions
12	A/K5/840 (Same site as A/K5/841)	800 & 828 Cheung Sha Wan Road and 601-603 Tai Nan West Street (6,946m ²)	OU(B) PR: 12 BHR: 130mPD	I	<u>PR</u> 12 to 14.4 (+20%) <u>BH</u> Nil	24.6.2022 Approved with conditions
13	A/K5/855 (Same site as A/K5/826)	924-926 Cheung Sha Wan Road (1,115m ²)	OU(B) PR: 12 BHR: 130mPD	O	<u>PR</u> 12 to 14.27 (+18.93%) <u>BH</u> Nil	3.2.2023 Approved with conditions
14	A/K5/856 (Same site as A/K5/825)	916-922 Cheung Sha Wan Road (892m ²)	OU(B)2 PR: 12 BHR: 130mPD	O	<u>PR</u> 12 to 14.22 (+18.48%) <u>BH</u> Nil	3.2.2023 Approved with conditions

^[1] Proposed Uses: Industrial (I), Commercial/Office (C/O) and Office (O).

^[2] Percentage increase for BH is expressed in terms of mPD.

[^] All the above applications were considered by the Metro Planning Committee of the Town Planning Board.

@ Previous application No. A/K5/838 (concerning the Site) is included for the sake of completeness.

Recommended Advisory Clauses

- (a) to note the comments of the Chief Estate Surveyor/Development Control, Lands Department (LandsD) that:
 - (i) the owner of the Lots is required to submit a land exchange/lease modification application to LandsD to implement the proposal. Upon receipt of the land exchange/lease modification application, it will be considered by LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that the application will be approved. In the event that the application is approved, it will be subject to such terms and conditions as the Government shall see fit, including among others, payment of full premium and administrative fee and other conditions. The lease modification/land exchange document shall be executed no later than 3 years from the date of Town Planning Board's approval letter pursuant to Lands Administration Office Practice Note No. 5/2019; and
 - (ii) LandsD reserves comments on the design of the development which would only be examined in detail at building plan submission stage.
- (b) to note the comments of the Commissioner for Transport that:
 - (i) she reserves the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development; and
 - (ii) the applicant shall be responsible for the re-provisioning of the affected night-time goods vehicle parking space and carrying out the required local consultation before the implementation of the parking space re-provisioning works.
- (c) to note the comments of the Chief Highway Engineer/Kowloon, Highways Department that the projected canopies over pedestrian walkway should be provided with adequate surface water drainage in order to avoid nuisance to the public.
- (d) to note the comments of the Director of Environmental Protection that hotel developments are normally provided with central air conditioning system and the applicant/Authorized Persons should select a proper location for fresh-air intake during detailed design stage to avoid exposing future occupants under unacceptable environmental nuisances/impact.
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) for the proposed greenery areas along the edge of the 1/F, maintenance access to the planter should be considered; and
 - (ii) for compliance of site coverage (SC) of greenery requirements under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152, submission should be made to Buildings Department (BD) for comments and approval.

- (f) to note the comments of the Chief Building Surveyor/Kowloon, BD that:
- (i) all buildings works are subject to compliance with the Buildings Ordinance (BO) and its allied regulations;
 - (ii) detailed comments under the BO on individual sites for private developments such as permissible plot ratio (PR), SC, means of escape, emergency vehicular access (EVA), private streets and/or access roads, open space, barrier free access and facilities, and compliance with the sustainable building design guidelines, etc., will be formulated at the building plan submission stage; and
 - (iii) the following issues should be addressed when making application for approval of plans for carrying out of building works under the BO:
 - service lane should be excluded from site area for PR and SC calculation. Building (Planning) Regulations (B(P)R) 23(2)(a) refers. Application for exemption/modification may be considered at building plan submission stage subject to compliance with the relevant criteria under PNAP APP-73;
 - application for hotel concessions under B(P)R 23A maybe considered at building plan submission stage subject to compliance with the relevant requirements stipulated under PNAP APP-40;
 - application for bonus PR and/or SC in return for dedication of land under B(P)R 22(1) will be dealt with individually according to the special circumstances of each case subject to that the dedication are considered essential and acceptable to relevant government departments and the relevant criteria under PNAP APP-108 are complied with; and
 - area on G/F underneath canopy should be accountable for gross floor area and SC calculations unless relevant criteria under PNAP APP-19 are complied with.
- (g) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral of application via relevant licensing authority. Furthermore, the EVA provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by BD.
- (h) to note the comments of the Chief Officer (Licensing Authority), Home Affairs Department that:
- (i) the applicant should submit a copy of the occupation permit or acknowledgement letter for the proposed hotel when making an application under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (HAGAO); and
 - (ii) the licensing requirements will be formulated after inspections by the Building Safety Unit and Fire Safety Team of his department upon receipt of the application under HAGAO.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月11日星期二 1:04
收件者: tpbpd/PLAND
主旨: A/K5/879 646-648A Castle Peak Road MR

類別: Internet Email

A/K5/879

Nos. 646-648A Castle Peak Road, Cheung Sha Wan

Site area: About 856sq.m

Zoning: "Other Specified Uses" annotated "Business"

Applied Development: Proposed Minor Relaxation of PR 299 Room Hotel / PR 14.4 / 130mPD / 9 Vehicle Parking

Dear TPB Members,

839 approved 24 Dec 2021. So hotels are 'in' again.

Note that the canopy is to be provided. In view of ever increasing rainfall and soaring temperatures this should now be mandatory for every building. It is depressing to note how many URA towers fail to provide canopy coverage.

Also corner splay is a necessary feature in a city with so many narrow pavements packed with visitors with enormous wheelie bags. The allow locals to slip around the corner.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 2 September 2021 3:53 AM HKT
Subject: Re: A/K5/838 646-648A Castle Peak Road MR

Re canopy - https://www.info.gov.hk/tpb/en/meetings/MPC/Minutes/m664mpc_e.pdf A/TW/518

Noting that there was GFA implication for the provision of a larger canopy under the building regime, some Members were of the view that some kind of incentive should be given to the landowners to encourage them to provide canopies. The Secretary supplemented for Members' information that the issue had been raised to the relevant bureaux/departments under the streamlining initiative for consideration. To address Members' concern, the Chairman suggested and Members agreed that an advisory clause regarding the provision of a larger canopy would be included for the applicant's consideration as appropriate.

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, September 2, 2021 2:51:05 AM
Subject: A/K5/838 646-648A Castle Peak Road MR

A/K5/838

Nos. 646-648A Castle Peak Road, Cheung Sha Wan
Site area : About 855.2sq.m
Zoning : "Other Specified Uses" annotated "Business"
Applied Development : Proposed **Minor Relaxation of PR** Permitted Non-polluting Industrial Use /
PR 14.4 / 130mPD / 28 Vehicle Parking

Dear TPB Members,

That every development applies for MINOR relaxations and that PD, responsible for drafting the OZP in the first place, supports the applications makes a mockery of the OZP process. There is no consideration as to the cumulative impact. The additional 20% GFA would bring in more traffic and people to the district but no data as to numerous redevelopments will impact the district.

I would refer to the minutes of 31 May 2019 re a similar application: strong justification and planning merits for the proposed minor relaxation of BH restriction. Approving such applications without strong justification and planning merits would set an undesirable precedent.

- (a) the planning and design merits of the proposed scheme, taking into account the site specific characteristics and local context;
- (b) design of street level on pedestrian accessibility, connectivity and comfort;
- (c) compliance with relevant provisions of Sustainable Building Design Guidelines; and
- (d) consideration of green building design

This application, at face value, appears to tick the boxes.

Trees on the pavement and pledges to comply with SBDG. Probably too good to be true. Green Wall is dodgy. This is Cheung Sha Wan, an industrial area, the K11 Musea look is over the top. Would recommend that developer takes a look at the Tai Hang Tung Stormwater Storage Building on Boundary Street. Trailing plants have flourished from the ground up and now the building is covered in foliage on three sides. It has been a pleasure to track the progress over the years. Forget all that K11 designer approach, just some natural plants and allow nature to take its course. The vertical wall design is difficult and expensive to maintain.

Have concerns about the canopy. This issue was discussed at a recent meeting, unfortunately no time to track down, and it appears that for some ridiculous bureaucratic reason these are not allowed as they are counted as GFA and difficult to get an exemption.

In view of rising temperatures and heavy rainfalls it is certainly time that this barrier to protection from the elements be removed. However the canopy must be at a level to provide shade, not like The One where it is too high to be of much use. If glass then it should be tinted and deflect rays.

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The tower would appear to have windows not curtain wall. Can the windows be opened? As Covid and probably other virus will be around for decades, then tenants should have the opportunity to ventilate their units from time to time to clear toxins from the air.

Mary Mulvihill