

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/879

- Applicant** : Treasure Arts International Group Limited represented by Arup Hong Kong Limited
- Site** : 646-648A Castle Peak Road, Cheung Sha Wan, Kowloon
- Site Area** : About 856m²
- Lease** : New Kowloon Inland Lots No. 2213 s.A R.P., s.D, s.E & R.P. (the Lots)
(a) held under a Government Lease dated 5.9.1936 as varied or modified by two Modification Letters dated 22.3.1958 and 24.3.1958
(b) restricted to general industrial purposes excluding any offensive trades
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/41
- Zoning** : “Other Specified Uses” annotated “Business (1)” (“OU(B)1”)
(a) maximum plot ratio (PR) of 12, or the PR of the existing building, whichever is the greater
(b) maximum building height (BH) of 130 metres above Principal Datum (mPD), or the height of the existing building, whichever is the greater
(c) minimum setback of 2m from the lot boundary abutting Castle Peak Road
- Application** : Proposed Hotel with Minor Relaxation of PR Restriction

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed hotel with minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) at the application site (the Site) (**Plan A-1**). The Site is currently vacant and was previously occupied by an industrial building (IB) constructed before 1987 (pre-1987 IB¹). According to the Notes of the OZP for Schedule I of the “OU(B)” zone applicable to buildings other than industrial or industrial-office (I-O) buildings, ‘Hotel’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). In addition, minor relaxation of PR restriction may be considered by the Board based on individual merits on application under section 16 of the Town Planning Ordinance.

¹ The Occupation Permit (OP) for the now demolished IB was issued on 24.6.1960. Demolition consent for the building was issued in January 2022.

- 1.2 The proposed hotel development has incorporated various design and landscape features. Apart from a 2m-wide full-height setback from Castle Peak Road as required by the OZP, the proposal also includes a 2m-wide full-height setback from Tai Nan West Street and a 3m-wide corner splay at the intersection of Castle Peak Road/Tai Nan West Street in accordance with the requirements of the draft Cheung Sha Wan and Sham Shui Po Outline Development Plan (Northern Section) No. D/K5A/1B (the ODP), which are imposed for the purpose of air ventilation improvement, street widening and streetscape improvement of the area (**Plan A-2**). A continuous canopy of 2m in width is also proposed along Castle Peak Road and Tai Nan West Street for pedestrian weather-protection to fully cover the setback area. Besides, the proposed development will provide about 195m² of greenery area (about 23% of the total site area), including greenery area on G/F to 3/F, at the podium garden on 5/F (with 6m headroom to enhance building permeability) and at main roof² (**Drawings A-1 to A-10**).
- 1.3 Relevant floor plans, section and proposed design merits of the proposed scheme submitted by the applicant are shown at **Drawings A-1 to A-10**. Major development parameters of the proposed scheme are summarised as follows:

Major Development Parameters	Proposed Development (Application No. A/K5/879)
Site Area	About 856m ²
Maximum PR	Not more than 14.4 ^{(i) to (iii)}
Non-Domestic Gross Floor Area (GFA)	About 12,314.9m ² ^{(i) to (iii)}
Site Coverage	≤15m: not more than 77.8% >15m: not more than 62.5%
BH (main roof)	Not more than 130mPD
No. of Storeys	30
No. of Guestrooms	About 299
Greenery Coverage	About 195m ² (About 23% of total site area)
Parking Spaces	
Private Car	3
Motorcycle	1
Loading/unloading (L/UL) Bays	
Light Goods Vehicle	2
Lay-bys	
Taxi and Private Car	2
Mini Coach	1
Main Uses by Floor	
G/F	Reception Lobby, Shops, Car Park
1/F to 4/F	Front-of-House/Back-of-House Facilities
5/F and 12/F	Podium Garden and Refuge Floor
6/F to 11/F, 13/F to 29/F	Guestrooms

² These design measures are indicative in nature and may be subject to change at the detailed design/general building plan submission stage.

Major Development Parameters	Proposed Development (Application No. A/K5/879)
Full-height Setbacks	
- Castle Peak Road	2m
- Tai Nan West Street	2m
- Corner splay at the intersection of Castle Peak Road/Tai Nan West Street	3m
Anticipated Year of Completion	About 2030

Notes:

- (i) As density control for the Site is expressed by way of PR on the OZP, the total GFA shall not exceed its equivalent PR of 14.4, which will be further scrutinised at the building plan submission stage.
- (ii) On top of the PR/GFA set out above, the applicant has indicated that a bonus PR of about 0.25 (equivalent to a GFA of about 210.26m² calculated based on 5 times the setback area) will be claimed as dedication area under Building (Planning) Regulations (B(P)R) 22(1), which would be subject to Building Authority's (BA) approval at the building plan submission stage. The building bulk and technical assessments under the application have taken into account the bonus PR of about 0.25.
- (iii) The applicant has also indicated that an additional GFA of about 2,100m² might be exempted subject to BA's approval at the building plan submission stage, which includes supporting facilities not exceeding 5% of the total hotel GFA according to Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-40, green/amenity features and non-mandatory/non-essential plant rooms and services not exceeding 10% of the total hotel GFA according to PNAP APP-151, and lift shafts according to PNAP APP-89. The building bulk and technical assessments under the application have taken into account the aforesaid potential GFA exemptions.

1.4 The applicant has submitted a traffic impact assessment (TIA) and sewerage impact assessment (SIA) to demonstrate that the proposed development will not generate adverse traffic and sewerage impacts on the surrounding area. With the proposed internal transport facilities, including car parking and L/UL bays and vehicular access at Tai Nan West Street, the TIA concludes that the proposed development will not generate adverse traffic impacts on the surrounding areas. The SIA also demonstrated that with the implementation of minor sewerage upgrading works, no adverse sewerage impact is anticipated.

1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 13.7.2026 **(Appendix I)**
- (b) Supporting Planning Statement (SPS) received on 13.7.2026 **(Appendix Ia)**
- (c) Further Information (FI) received on 4.9.2026* **(Appendix Ib)**
** exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in the SPS at **Appendix Ia** and summarised as follows:

In Line with the Government's Latest Policies

- (a) The proposed development with minor relaxation of PR restriction by 20% is in line with the revitalisation of IB Policy (see paragraph 4 below), which seeks to encourage redevelopment of pre-1987 IBs in optimising precious land resources.
- (b) The proposed development is in line with the "Tourism is Everywhere" initiative as advocated in recent Policy Addresses (PA). With various schemes proposed and implemented by the Government to attract talents and business travellers, the overall demand for hotel guestrooms is expected to increase. The Site is suitable for hotel development, given its proximity to nearby tourist attractions and its convenient location within short walking distance from various public transport options, including MTR Lai Chi Kok Station in its vicinity.

In Line with Planning Intention of the "OU(B)" Zone

- (c) The proposed development aligns with the planning intention of the "OU(B)" zone and will support the ongoing transformation of the Cheung Sha Wan Industrial/Business Area (CSWIBA) into a vibrant business area.

Planning and Design Merits

- (d) The proposed design measures, including 2m-wide building setback along Castle Peak Road and Tai Nan West Street, 3m-wide corner splay at the intersection of Castle Peak Road/Tai Nan West Street and a continuous canopy of 2m in width, will enhance visual interest and improve the quality of the adjoining streetscape and pedestrian environment.
- (e) Apart from the proposed greenery area (about 23% of the total site area), the applicant also intends to seek BEAM Plus certification at the detailed design stage and will explore the use of recycled water for irrigation.

Technical Aspects

- (f) The submitted TIA and SIA have demonstrated that the proposed development is technically feasible and would not generate adverse traffic and sewerage impacts on the surrounding areas.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner" of the Site. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

- 4.1 To encourage owners to redevelop pre-1987 IBs³, there is a policy directive set out in the PA 2018 to allow relaxation of the maximum permissible non-domestic

³ Pre-1987 IBs refer to those eligible IBs which were wholly or partly constructed on or before 1.3.1987, or those constructed with their building plans first submitted to the BA for approval on or before the same date.

PR as specified in an OZP by up to 20% for redevelopment of pre-1987 IBs located outside “Residential” zones in Main Urban Areas and New Towns (the IB Policy). The relaxation of PR is subject to approval by the Board on a case-by-case basis and the maximum non-domestic PR permissible under the B(P)R shall apply⁴. The Board may approve such application subject to technical assessments confirming the feasibility in terms of infrastructure capacity, technical constraints, as well as relevant planning principles and considerations.

- 4.2 The IB Policy was extended twice in the PA 2021 and PA 2024, with the implementation period now extended to end-2027. Should the application be approved, the modified lease should be executed within three years after the planning permission is granted.

5. 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 (HKPSG), 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.

6. Previous Application

The Site is the subject of a previous application (No. A/K5/838) submitted by the same applicant 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 application was approved with conditions by the Metro Planning Committee (the Committee) of the Board on 24.12.2021 mainly on the considerations that the proposal was in line with the IB Policy, there were sufficient planning and design merits in the proposal and there was no adverse comment from concerned departments.

⁴Under the IB Policy, any bonus floor area claimed under B(P)R 22(1) or (2) due to dedication/surrender of land for the purpose of public passage/street-widening is not to be counted towards the proposed relaxation of PR restriction by 20% for redevelopment projects. Bonus PR under B(P)R 22(1) or (2) as permitted by the BA upon formal submission of building plans is also allowed under the Notes of the “OU(B)” zone. Such bonus PR may be incorporated into the proposed development above and beyond the permissible PR of the OZP or the PR as approved by the Board, as the case may be.

7. Similar Applications

- 7.1 In respect of applications for proposed hotel development within the “OU(B)” zone on the Cheung Sha Wan OZP, the Committee has considered a total of 14 applications covering 13 sites (**Plan A-1**). Among them, application No. A/K5/815 also applied for minor relaxation of PR for wholesale conversion of an existing commercial building. All 14 applications were approved with conditions by the Committee (**Appendix IIa**) mainly on the considerations that the proposed hotel developments were generally in line with the planning intention of the “OU(B)” zone, no adverse impacts from the proposed developments were anticipated and there was no adverse comment from relevant Government departments. Of the 14 applications, 4 applications covering 3 sites were commenced with building plan approvals, including application No. A/K5/753 implemented for hotel use (i.e. Hotel YX).
- 7.2 Regarding applications for minor relaxation of PR and/or BH restrictions within the “OU(B)” zone on the Cheung Sha Wan OZP made in pursuant of the IB policy, the Committee has considered a total of 14 applications covering 10 sites since 2019 (**Plan A-1**), amongst which, 11 applications involved minor relaxation of PR only. Of the 14 applications, 13 were approved with conditions by the Committee (**Appendix IIb**). In consideration of the PR-related applications, the Committee generally indicated support for the IB Policy to relax PR by 20% as it provided incentives to encourage redevelopment of pre-1987 IBs taking into account that no adverse impacts on the surrounding areas were anticipated and there was no adverse comment from relevant Government departments. As for the one rejected application (No. A/K5/836), it was rejected on the grounds that the applicant had not provided strong justifications for the proposed minor relaxation of PR on top of the 20% increase already approved under a previous application (No. A/K5/813), and that approving the application would lead to an exceedance of the 20% limit under the IB Policy.

8. The Site and Its Surrounding Areas (Plans A-1 to A-3b)

- 8.1 The Site is:
- (a) currently vacant; and
 - (b) bounded by Castle Peak Road to the south, Tai Nan West Street to the east, Yick Tai Industrial Building to the west, and Easy Tower and 20 Wing Hong Street to the north.
- 8.2 The surrounding areas have the following characteristics:
- (a) the Site is located at the northern portion of the CSWIBA which is mainly occupied by IBs, I-O and commercial/office developments under active operation or in the process of redevelopment;
 - (b) to the further east is an existing hotel (i.e. Hotel YX), which was the subject of a planning approval for a similar hotel application (No. A/K5/753); and

- (c) well served by various modes of public transport, with MTR Lai Chi Kok Station located about 100m to the south of the Site (**Plan A-1**).

9. Planning Intention

- 9.1 The planning intention of the “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. 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.
- 9.2 The Explanatory Statement of the OZP also stipulates that the setting back of buildings to cater for the future increase in traffic demand in CSWIBA is required. Since 2002, building setback requirements have been incorporated in the ODP for the purpose of street widening and streetscape improvement (**Plan A-2**).

10. Comments from Relevant Government Bureaux/Departments (B/Ds)

- 10.1 The following Government B/Ds have been consulted and their views on the application are summarised as follows:

Policy Perspective

10.1.1 Comments of the Secretary for Development (SDEV):

- (a) she supports the application in principle as the development proposal is in line with the current policy to encourage redevelopment of aged IBs. Her support is subject to the proposed development being in full compliance with all relevant requirements under the current revitalisation scheme;
- (b) it is Government’s policy to incentivise owners to redevelop old IBs to optimise utilisation of existing industrial stock and make better use of valuable land resources, while addressing more effectively the issues of fire safety and non-compliant uses. To this end, relaxation of the maximum permissible non-domestic PR by up to 20% may be permitted, on a case-by-case basis, under the current revitalisation scheme for redevelopment of pre-1987 IBs located outside residential zones in Main Urban Areas and New Towns;
- (c) the landowner of a site which was occupied by a pre-1987 IB immediately before its present vacancy is also eligible and welcome for applying for the relaxation of PR under the current revitalisation scheme; and
- (d) the Government has adopted a multi-pronged approach to optimise the use of existing land for meeting various development needs of the community, and the hotel development proposal is in line with the planning intention of the “OU(B)” zone. In addition, subject to

advice of the policy holder of tourism development, the provision of a new supply source of hotel rooms at the Site may be in line with the directive in PA 2025 to “enhance the development of tourism products and initiatives with local and international characteristics, realising the motif of ‘tourism is everywhere’”, and hence worthy of support from the perspective of optimising the use of the Site for promoting tourism development.

Tourism Perspective

10.1.2 Comments of the Commissioner for Tourism (C for Tourism):

she welcomes initiatives that are conducive to the sustainable development of the tourism industry in Hong Kong, and supports initiatives that will provide more hotel rooms and tourism facilities to visitors.

Land Administration

10.1.3 Comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD) and the Chief Estate Surveyor/Development Control (CES/DC), LandsD:

- (a) they have no objection to the application;
- (b) the Site falls within the Lots which are held under a Government Lease dated 5.9.1936 as varied or modified by two Modification Letters dated 22.3.1958 and 24.3.1958. The Lots shall be used for general industrial purposes excluding any offensive trades;
- (c) the proposed hotel development does not comply with the existing lease conditions governing the Lots. Should the planning application be approved by the Board, the owner of the Lots is required to submit a land exchange/lease modification application to LandsD to implement the proposal; and
- (d) her advisory comments are at **Appendix III**.

Traffic

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

- (a) no in-principle objection to the application from district traffic engineering perspective given the following observations:
 - (i) the Site is conveniently located to mass transport/public transport services;
 - (ii) the TIA demonstrated that the application would not induce insurmountable traffic impact;

- (iii) internal parking and servicing facilities for the development are proposed in accordance with the requirements of the HKPSG; and
 - (iv) existing night-time goods vehicle parking space affected by the proposed development would be re-provided by the applicant; and
- (b) her advisory comments are at **Appendix III**.

Environment

10.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) he has no adverse comment on the application. Should the application be approved by the Board, an approval condition requiring the submission of a revised SIA and the implementation of the measures recommended therein should be stipulated; and
- (b) his advisory comments are at **Appendix III**.

Urban Design, Visual Impact and Landscape Planning

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

- (a) no adverse comment on the application from urban design, visual impact and landscape planning perspectives, and her advisory comments are at **Appendix III**;

Urban Design and Visual Impact

- (b) the Site is located within a street block zoned “OU(B)1” in the CSWIBA with a BH restriction of 130mPD. The proposed minor relaxation of PR does not involve additional BH beyond the permitted level. The proposed development will unlikely induce any significant adverse effects on the visual character of the surrounding townscape;
- (c) the proposed development has incorporated various design and landscape measures as outlined in paragraph 1.2 above. Incorporation of the abovesaid design and landscape measures may promote visual interest and pedestrian comfort; and

Landscape Planning

- (d) the Site is located in an area of industrial urban landscape character predominantly surrounded by industrial and commercial developments. No existing trees are observed within the Site. The proposed greening area as outlined in paragraph 1.2 above could enhance the landscape quality of the building.

10.2 The following Government B/Ds have no objection to/no comment on the application, and their advisory comments, if any, are at **Appendix III**:

- (a) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (b) Chief Highway Engineer/Kowloon, Highways Department (HyD);
- (c) Chief Building Surveyor/Kowloon, Buildings Department;
- (d) Director of Fire Services (D of FS);
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Project Manager (South and Sustainable Lantau), Civil Engineering and Development Department;
- (g) Commissioner of Police;
- (h) Director-General of Trade and Industry;
- (i) Chief Officer (Licensing Authority), Home Affairs Department (HAD); and
- (j) District Officer (Sham Shui Po), HAD.

11. **Public Comment Received During the Statutory Publication Period**

During the statutory public inspection period, one public comment was received from an individual (**Appendix IV**) opining that canopy and setback of corner splay are essential in building design to improve pedestrian environment.

12. **Planning Considerations and Assessments**

12.1 The application is for a proposed 30-storey hotel with minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) at the Site. The proposed minor relaxation of PR restriction is made in pursuant of the IB Policy.

Planning Intention and Land Use Compatibility

12.2 The Site is situated amidst the CSWIBA, which is undergoing transformation from a traditional industrial area into a commercial/business area. There have been various completed wholesale conversion and redevelopment projects for non-industrial/non-polluting industrial uses and hotel uses in the surrounding areas. The proposed hotel development is considered generally in line with the planning intention of the “OU(B)” zone for general business uses and will help spur the transformation of the CSWIBA. The proposed hotel use is also considered not incompatible with the surrounding land uses, which is characterised by a mixture of industrial/I-O buildings as well as newer commercial/office and hotel developments, including Hotel YX (which was the subject of a planning approval for a similar hotel application (No. A/K5/753)) (**Plan A-1**). The proposal is generally in line with TPB PG-No. 22D in that it is not incompatible with the surrounding land uses and would help transform the area.

Policy Aspect

12.3 The Site was previously occupied by a pre-1987 IB and hence is eligible under the IB Policy for relaxation of non-domestic PR by up to 20%. SDEV supports the application as the proposed hotel development is in line with the IB Policy which seeks to encourage redevelopment of aged IBs. C for Tourism also supports the

application as the proposal will provide more hotel rooms and tourism facilities to meet the needs of visitors.

Minor Relaxation of PR restriction

- 12.4 The proposed minor relaxation of PR from 12 to 14.4 (i.e. +20%) is made in pursuant of the IB Policy. In support of the application, the applicant has submitted TIA and SIA, which demonstrated that the proposed development will not cause adverse traffic and sewerage impacts on the surrounding areas. In this regard, C for T, DEP and CE/MS, DSD have no in-principle objection to the application, while DEP suggests the incorporation of approval conditions on the submission of a revised SIA and the implementation of the local sewerage upgrading/sewerage connection works identified therein. Other relevant Government departments consulted including D of FS and CHE/NTW, HyD have no objection to/no comment on the application.

Planning and Design Merits

- 12.5 The proposed development has incorporated various design features, including 2m-wide full-height building setbacks from Castle Peak Road and Tai Nan West Street and a 3m-wide corner splay at the intersection of Castle Peak Road/Tai Nan West Street, which are in line with the OZP and/or ODP's requirements imposed for the purpose of air ventilation improvement, street widening and streetscape improvement. Besides, a 2m-wide continuous canopy is proposed to fully cover the setback area for pedestrian weather-protection. Greenery area from G/F to 3/F, podium garden on 5/F and green roof are also proposed, with the proposed development delivering a greenery coverage of about 23% of the total site area (**Drawing A-10**). CTP/UD&L, PlanD considers that the aforesaid design measures would help promote visual interest and pedestrian comfort.

Previous and Similar Applications

- 12.6 The Site is the subject of a previous application (No. A/K5/838) made in pursuant of the IB Policy for minor relaxation of PR from 12 to 14.4 as mentioned in paragraph 6. The application was approved by the Committee mainly on the consideration that the proposal was in line with the IB Policy, there were sufficient planning and design merits and there was no adverse comment from concerned departments. The Committee has also considered 14 similar applications for proposed hotel development and another 14 similar applications for proposed minor relaxation of PR (with/without relaxation of BH restrictions) made in pursuant of the IB Policy within the same OZP, which were all approved except for application No. A/K5/836 (which was rejected on the grounds that the applicant had not provided strong justifications for exceedance of the 20% PR limit under the IB Policy). Overall, approval of the current application with minor relaxation of PR restriction from 12 to 14.4 (i.e. +20%) in pursuant of the IB Policy is generally in line with the Committee's previous decisions.

Public Comment

- 12.7 For the public comment opining that canopy and setback of corner splay are essential, such design features have been included into the proposed scheme and the assessment in paragraph 12.5 above is relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11 above, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 11.9.2030, and after the said date, the permission shall cease to have effect unless prior to the said date either the development hereby permitted is commenced or the permission is renewed. The following approval condition and advisory clauses are suggested for Members' reference:

Approval conditions

- (a) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (b) the implementation of the local sewerage upgrading/sewerage connection works identified in the revised sewerage impact assessment in approval condition (a) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

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

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of plot ratio restriction.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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 the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 13.7.2026
Appendix Ia	SPS received on 13.7.2026
Appendix Ib	FI received on 4.9.2026
Appendix IIa	Similar Applications for Hotel Use in CSWIBA
Appendix IIb	Similar Applications for Minor Relaxation of PR and/or BH Restrictions in CSWIBA made in pursuant of the IB Policy
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comment
Drawings A-1 to A-8	Floor Plans
Drawing A-9	Section
Drawing A-10	Illustration of Design Merits
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3a to A-3b	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**