

**Section 16 Planning Application in Support of
Proposed Minor Relaxation of Plot Ratio Restriction
for Proposed Hotel use at Chai Wan Inland Lots 12 and 43,
14 - 16 Lee Chung Street, Chai Wan, Hong Kong**

September 2025

**llewelyn
davies**

in association with

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CKM

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EXECUTIVE SUMMARY

PURPOSE OF SUBMISSION

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed hotel development (hereafter referred to as the “Proposed Development”) with minor relaxation of the maximum plot ratio restriction of 20% under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131). The Application Site is situated at Chai Wan Inland Lots 12 and 43 (CWIL 12 and 43), 14 - 16 Lee Chung Street, Chai Wan, Hong Kong Island (hereafter referred to as the “Application Site”). It is currently zoned “Other Specified Uses (Business)” (“OU(B)”) zone on the Approved Chai Wan Outline Zoning Plan (“OZP”) No. S/H20/27.

In view of the declining demand of industrial activities and the public’s aspiration to optimise the use of scarce land resources at suitable locations, as well as the recent policy announced in 2024 Policy Address to extend the revitalization measures to encourage private-led revitalization of industrial buildings (IBs) so as to provide more appropriate floor spaces to meet Hong Kong’s changing social and economic needs, the Applicant now submits this S16 planning application in support of the Proposed Development that would unleash the development potential and optimize the use of the Application Site.

INDICATIVE DEVELOPMENT PROPOSAL

With a total site area of about 977m², the Proposed Development at the Application Site will be developed into a 32-storey (including a level of refuge floor but excluding a level of transfer plate) hotel with a maximum building height of 120mPD. To optimise the development potential of the Application Site, the Applicant intends to seek for minor relaxation of PR restriction, a 20% increase from 12 to 14.4, with a non-domestic GFA of about 14,068.8m², which is in line with the 20% of increase in PR stated in the Government’s policy objective of revitalizing IBs.

DEVELOPMENT JUSTIFICATIONS AND MERITS

Major development justifications and merits in support of this planning application are listed as follows:

- There is previous planning approval in similar nature with minor relaxation of development intensities at the Subject Site;

- The Proposed Development conforms to the latest Government's policy initiative on revitalizing IBs;
- The Proposed Development, providing 363 hotel rooms, echoes with the latest Government's policy to revitalize tourism industry;
- The Proposed Development is in line with the planning intention of the "OU(B)" zone under OZP and fulfil the requirements under Town Planning Board Guideline No. 22D;
- The Application Site could meet the guidelines for suitable sites for hotel development in industrial / office areas set out in Hong Kong Planning Standards and Guidelines;
- The scale of the Proposed Development is comparable to other prevailing hotel developments in "OU(B)" zone;
- Planning gains and design merits of the approved scheme remain largely unchanged under the Proposed Development;
- The proposed scheme design is considered optimal with respect to site characteristics; and
- There are no insurmountable technical impacts to the surroundings in various technical aspects.

In light of the supporting evidences presented in this Planning Statement, the Board is cordially invited to consider the planning application favourably.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

申請目的

申請人現根據城市規劃條例第 16 條(第 131 章)，向城市規劃委員會(下稱「城規會」)遞交規劃申請，於柴灣分區計劃大綱核准圖編號 S/H20/27 (下稱「大綱圖」)劃作「其他指定用途(商貿)」地帶的柴灣內地段第 12 及 43 號，柴灣利眾街 14 - 16 號(下稱「申請地盤」)，作擬議酒店用途並略為放寬百分之二十的最高地積比率限制(下稱「擬議發展」)。

鑒於近年香港的工業活動需求下降、公眾期望在適當地點運用珍貴土地資源以及最近在《2024 年施政報告》中延續鼓勵私人主導工業大廈活化的政策，從而提供更合適的樓面空間，以滿足不斷變化的社會及經濟需求，申請人現提交本規劃申請以支持擬議發展，釋放及優化申請地盤的發展潛力及土地利用。

發展計劃概覽

申請地盤的總面積約 977 平方米，擬議發展將興建一座樓高 32 層的酒店(包括一層防火層但不包括一層轉換層)，其高度不會超過主水平基準上 120 米。為地盡其用，申請人擬議將申請地盤的最高地積比率限制在政府活化工廈的政策所容許的範圍內，由 12 略為放寬至 14.4，非住宅樓面面積約為 14,068.8 平方米。

發展理據及規劃增益

以下為支持是次規劃申請的發展理據及增益：

- 申請地盤先前已獲批類似性質作略為放寬發展密度的規劃許可；
- 擬議重建發展符合政府最新鼓勵活化工廈的政策；
- 擬議酒店將提供 363 間客房，呼應政府振興旅遊業的政策；
- 擬議發展符合「其他指定用途」註明「商貿」地帶的規劃意向，並符合城市規劃委員會指引第 22D 號；
- 申請地盤符合《香港規劃標準與準則》中於工業 / 辦公室區提供酒店的指引；

- 擬議酒店的規模與其他於「其他指定用途」註明「商貿」地帶的酒店發展規模相當；
- 擬議發展提供的規劃及設計增益與先前核准方案大致維持不變；
- 擬議發展方案為符合地盤特徵的最佳方案；
- 在各項技術方面，對周邊環境沒有無法克服的技術影響。

基於以上發展理據及規劃增益，現懇請城規會接納是次規劃申請。

1 Introduction

1.1 Background

1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed hotel development (hereafter referred to as the “Proposed Development”) with minor relaxation of the maximum plot ratio restriction of 20% under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131) to facilitate redevelopment of Johnson Building. The Application Site is situated at Chai Wan Inland Lots 12 and 43 (CWIL 12 and 43), 14 - 16 Lee Chung Street, Chai Wan, Hong Kong Island.

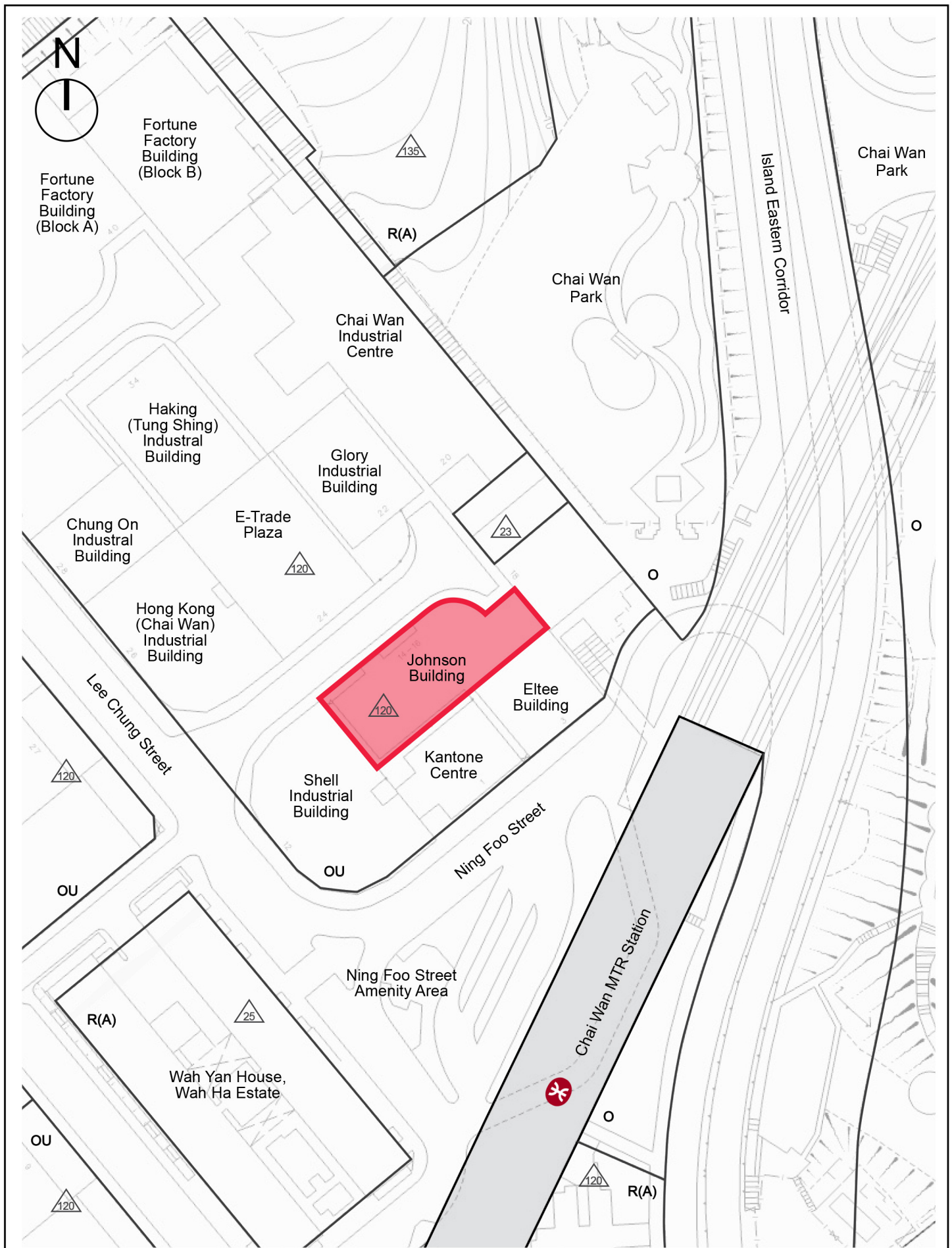
1.1.2 In view of the declining demand of industrial activities and the public’s aspiration to optimise the use of scarce land resources at suitable locations, under 2024 Policy Address, the Government has announced to extend the revitalization measures previously introduced in 2009 to the end of 2027 to encourage private-led revitalization of industrial buildings (IBs) so as to provide more appropriate floor spaces to meet Hong Kong’s changing social and economic needs.¹

1.1.3 The Application Site is currently occupied by an aging 11-storey IB known as Johnson Building and is the subject of a previous application (No. A/H20/195) for proposed minor relaxation of plot ratio for permitted non-polluting industrial use, which was approved on 4.12.2020 for redevelopment of the Application Site. However, in light of the latest market conditions and the recent Government policies, the Applicant now intends to redevelop the IB at the Application Site for hotel development.

1.2 Purpose of Submission

1.2.1 The Application Site, as indicated in **Figure 1.1**, is currently zoned “Other Specified Uses” annotated “Business” (“OU(B)”) under the Approved Chai Wan OZP No. S/H20/27. According to the Notes of the OZP, ‘Hotel’ is a Column 2 Use under the Schedule of Uses for the subject “OU(B)” zone that requires planning permission

¹*“To continue encouraging redevelopment and conversion of aged industrial buildings, we will extend an array of measures, which are expiring soon under the revitalisation scheme for industrial buildings, to the end of 2027, continuing to allow an increase in plot ratio of up to 20% for industrial building redevelopment projects.”*
(Policy Address 2024 p.55)



 Application Site

10m 0 30m

	Title Extract of the Approved Chai Wan Outline Zoning Plan No. S/H20/27			Checked	DH	Drawn	PW
				Rev	0	Date	Sep 2025
				Scale	NA	Figure	1.1

from the Board (*Schedule I: for open-air development or for building other than industrial or industrial-office building.*) The Application Site is also subject to development restrictions as indicated below:

Maximum Plot Ratio	12
Maximum Building Height	120mPD

- 1.2.2 As per the direction of the Revitalization of Industrial Buildings Policy in the 2024 Policy Address, relaxation of the maximum permissible non-domestic plot ratio by up to 20% for redevelopment of pre-1987 IBs located in Main Urban Areas and New Towns was proposed to (i) optimise utilisation of the existing industrial stock and make better use of valuable land resources; and (ii) address more effectively the issues of fire safety and non-compliant uses in existing IBs. The minor relaxation of the aforesaid plot ratio by not more than 20% is allowed yet subject to the approval of the Board.
- 1.2.3 The Application Site is currently occupied by an aging IB constructed before 1987.² The subject building meets the Government's criteria set up under the revitalisation policy, as outlined in the Lands Department's Practice Notes Issues No. 2/2019 for applying for a 20% relaxation of maximum non-domestic plot ratio, as it is (i) a pre-1987 IB; (ii) built on an industrial lot; and (iii) located in Chai Wan (i.e. main urban area) outside "Residential" zones in urban area. Therefore, it is eligible for the Government's policy support under the revitalization policy initiative.
- 1.2.4 The subject IB was previously wholesale converted through a special waiver executed in June 2016, permitting the subject building to be used for specified non-industrial uses. With reference to the departmental views obtained under the S16 planning approval with similar planning nature for redevelopment of the subject IB (Application No. A/H20/195), although the wholesale conversion process of the existing IB has been completed in December 2018, the Development Bureau has continued to provide policy support for the redevelopment of the subject IB and recognised that the redevelopment of the subject IB could contribute to the urban renewal in Chai Wan district and the future supply of commercial GFA in the area.
- 1.2.5 Since obtaining the previous planning approval for redevelopment of the subject IB for non-polluting industrial uses under application No. A/H20/195, the Applicant

² The Occupation Permits (OPs) for the subject IB were issued on 31.8.1965 and 5.7.1971 respectively.

has continued to monitor market change in Hong Kong and keen to make better use of the Application Site. In light of the recent economic restructuring in Hong Kong and the Government's latest policy initiatives promoting tourism rather than industrial uses, the redevelopment intention has been reviewed. The Applicant now intends to redevelop the subject IB into a hotel development and hereby submits this S16 planning application that would better unleash the development potential of the Application Site.

1.3 Report Structure

1.3.1 This planning statement includes the following sections:

- Section 2: Describes the Application Site and surrounding areas and analyses its planning and development context;
- Section 3: Depicts the indicative development proposal and design merits in relation to the proposed minor relaxation of maximum plot ratio;
- Section 4: Highlights planning justifications for the Proposed Development; and
- Section 5: Concludes the planning statement.

1.3.2 Detailed technical assessments and other supplementary information are attached in **Appendices A and B.**

- Appendix A: Traffic Impact Assessment
- Appendix B: Sewerage Impact Assessment

2 SITE AND SURROUNDING CONTEXT

2.1 Site and Surrounding Context

- 2.1.1 The Application Site is situated at the eastern fringe of an industrial area in Chai Wan, which is zoned “OU(B)” under the Approved Chai Wan OZP No. S/H20/27. The area is predominantly characterised by approximately 30 IBs, most of which are aged 40 years or above³. Situated at 14 – 16 Lee Chung Street, the Application Site is about 50m away from the Chai Wan MTR Station. Covering a site area of about 977m², the Application Site is currently occupied by an 11-storey, pre-1987 IB with a building age of 54 years, which is later wholesale converted for specified non-industrial uses under execution of special waiver in 2018.
- 2.1.2 The immediate surroundings of the Application Site comprise a cluster of industrial-office developments, with a maximum building height of 120mPD as stipulated in the OZP. Notable examples such as Hong Kong (Chai Wan) Industrial Building, Glory Industrial Building and Chai Wan Industrial Centre are located to the immediate north and west of the Application Site. To the east and south of the Application Site are Shell Industrial Building, Kantone Centre and Eltee Building, which separate the Application Site and the Chai Wan MTR Station.
- 2.1.3 A conventional office building, E-Trade Plaza is situated directly opposite the Application Site across Lee Chung Street. To the immediate east of the Application Site, the former Minico Building is currently undergoing redevelopment into a non-polluting IB, which is the subject of a similar approved planning application No. A/H20/193 under the Government’s revitalisation policy. The area is expected to experience gradual economic restructuring, transitioning from traditional industrial uses to modernised industrial and office developments.
- 2.1.4 Residential developments zoned “Residential (Group A)” (“R(A)”) with a maximum building height restriction of 120mPD, such as New Jade Garden and Greenwood Terrace, are located to the south and north of the “OU(B)” zone respectively. The Wah Ha Estate, also zoned “R(A)” and previously revitalised from an IB into public housing is also located at the fringe of the industrial area, akin the Application Site.
- 2.1.5 Chai Wan Park is located to the east of the “OU(B)” zone. To improve air ventilation

³ Source: Report on 2020 Area Assessments of Industrial Land in the Territory by Planning Department

and visual permeability between Chai Wan Park and the subject industrial area, a southwest to northeast running air path is preserved along Lee Chung Street.

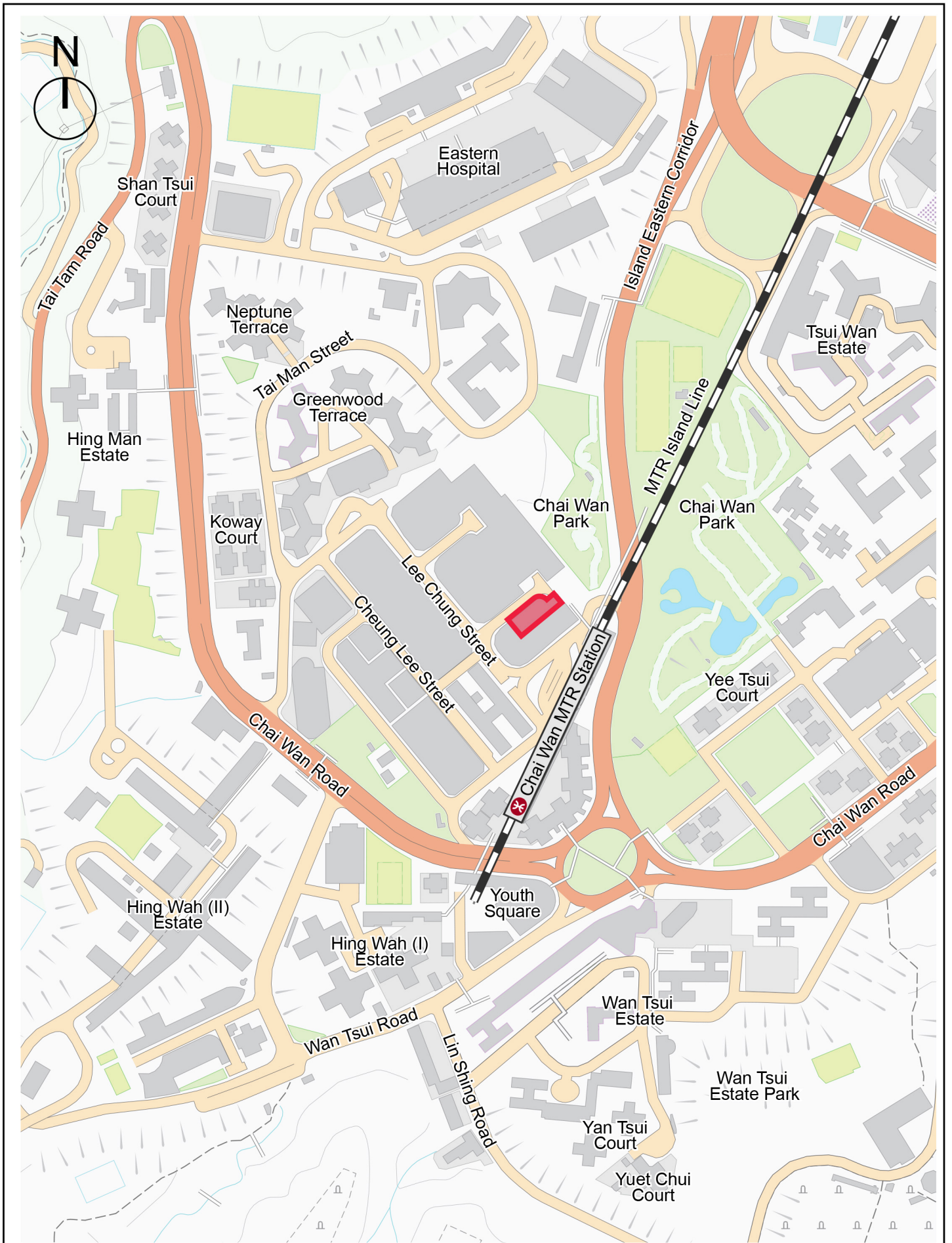
- 2.1.6 The site location and existing site and surrounding context are illustrated at **Figures 2.1 and 2.2.**

2.2 Planning and Development Context

Strategic Planning Context

Policy Addresses – Measures to Support Revitalization of Industrial Buildings

- 2.2.1 As early in 2009, considering the fact that many industrial premises are not optimally utilized due to Hong Kong's rapid economic restructuring, the Government introduced a series of revitalization measures to facilitate the redevelopment and wholesale conversion of older IBs, with an aim to provide more floor space for suitable uses to meet Hong Kong's changing social and economic needs.
- 2.2.2 In 2009-2010 Policy Address, revitalisation measures were announced to better utilise the precious land resources of Hong Kong through encouraging the redevelopment and wholesale conversion of existing IBs. Measures such as allowing owners to apply nil waiver fee for change of use of existing IBs for the lifetime of the building or the current lease period (for wholesale conversion) came into effect from 1 April 2010.
- 2.2.3 In 2011-2012 Policy Address, the Government extended the revitalisation scheme, originally set to be expired in March 2013, by 3 years until March 2016, with refinements to wholesale conversion of IBs, such as allowing minor changes to the existing building frame, demonstrating Government's endeavours in allowing greater flexibility for formulation of the revitalisation proposal.
- 2.2.4 The above 6-year revitalisation scheme from 2010 to 2016, together with the recent reactivated scheme as promulgated by the Government in 2018 Policy Address, which has been further extended to 2027 under 2024 Policy Address, clearly indicates Government's intention in optimising the use of IBs. The proposed hotel development with minor relaxation of plot ratio restriction, aligns with and supports the latest Government's policy by revitalizing the aged IB on-site.



 Application Site

50m 0 50 100m

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Title

Location Plan

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Rev	0	Date	Sep 2025
Scale	Figure		
NA	2.1		



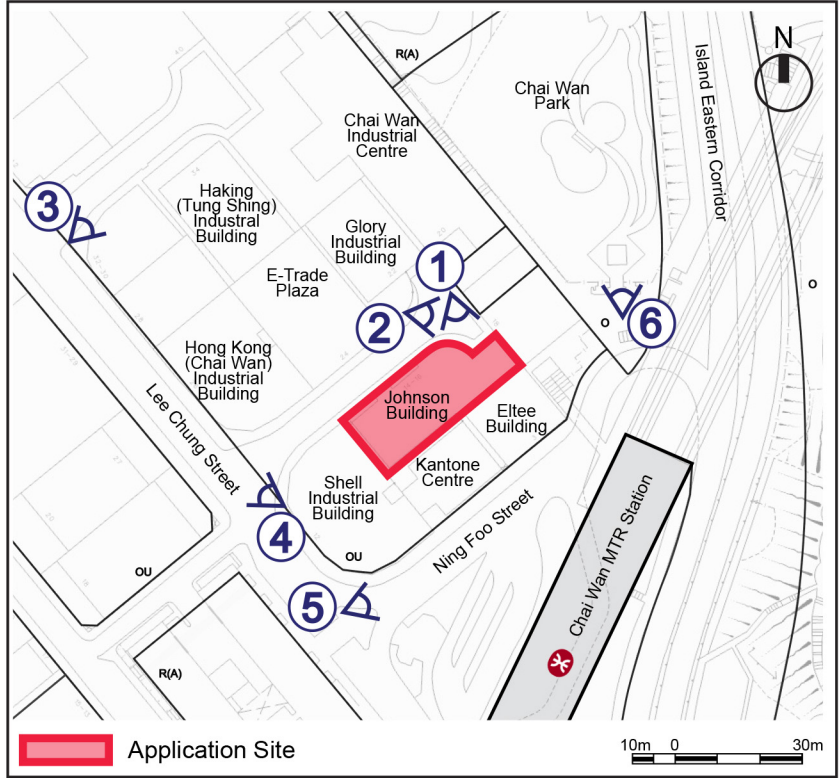
A side view of the Application Site situated at 14-16 Lee Chung Street



The former Minico Building (i.e. the similar planning approval for redevelopment of industrial building) is under construction



A cluster of industrial buildings at Lee Chung Street



Other industrial buildings within the "OU(B)" zone in Lee Chung Street.



Chai Wan MTR Station, PTI and the GMB terminus is a few minutes' walk from the Application Site



Chai Wan Park, an open space in Chai Wan area, is located in adjacent to the Application Site

- 2.2.5 As per Lands Department's Practice Notes Issue No. 2/2019, owners of pre-1987 IBs erected on industrial lots outside "Residential" zone in the Main Urban Areas and New Towns ("Applicable pre-1987 IBs"), may submit application to TPB for planning approval to redevelop the IBs beyond the maximum development intensity permitted under the relevant statutory town plans. **The subject IB meets the abovementioned criteria and is therefore eligible for the Government's policy support for applying minor relaxation of plot ratio restriction under this policy initiative.**

Task Force of Land Supply – Shortage of All Types of Land

- 2.2.6 Land shortage has been a serious problem for Hong Kong for many years. Apart from a shortage of land for public and private housings, insufficient land supply for economic uses is another pressing issue the society is in face of. Published in December 2018, the final report of the Task Force on Land Supply (Task Force) showcase a set of recommendations on land supply strategy and feasible options based on a comprehensive study of the mainstream options and consensus in society. The Task Force advocates a multi-pronged approach through concurrent implementation of various land supply options to expand and diversify our sources of land supply, thereby ensuring a sustained and steady stream of land resources to meet the needs for different land uses. The Task Force also emphasizes that no short or medium-term option should be discounted so as to fulfil different requirements for land in different period of time and agrees that the use of aged IBs should be further optimized in response to the ardent aspirations of the business and industrial sectors, as well as the community.
- 2.2.7 Echoes with the public consensus and the Task Force's recommendations to providing more land supply by different means, **the subject redevelopment proposal to minor relax the maximum permissible PR for the proposed hotel use could contribute to a more efficient and timely response on the societal needs on economic floor space.**

2020 Area Assessments of Industrial Land in the Territory

- 2.2.8 In response to the economic restructuring of industrial sector and overall planning for industrial land in long-term as well as the need for the most up to date planning data in considering planning applications for proposed conversion/ redevelopment/ rezoning of IBs to other uses, a total of five Area Assessments of Industrial Land

in the Territory have been conducted since 2000. Similar to the former endeavours, the fifth Area Assessment (namely 2020 AA) was conducted by the Planning Department to master an updated overview of the existing IBs in “Industrial” (“I”), “OU(B)”, Residential (Group A)”, “Residential (Group E)” and “Comprehensive Development Area” zones in terms of their utilization by key types of industries that would further shed light on the trend analysis of the data for “I” and “OU(B)” zones.

2.2.9 According to the findings, both the overall number of IBs and industrial floor space in the whole territory are reduced. Amongst the various zoning analysed, “OU(B)” zone had the most vacant gross floor area (GFA) in IBs (i.e. 1.30 million m²). 2020 AA further suggested that there was a slight reduction for ‘Office’ use in IBs in “OU(B)” zone (from 35.6% in 2014 to 32.3% in 2020) and an increase in other uses such as ‘Shop and Services’ and ‘Eating Place’ (from 7.4% in 2014 to 10.3% in 2020). The industrial stock is diminishing and the transformation from industrial uses to non-industrial uses would continue in the long run in “OU(B)” zone.

2.2.10 Furthermore, Chai Wan district is revealed to be undergoing active transformation and land use restructuring from traditional industrial uses to non-polluting industrial and business uses by redevelopment or renovation of the ageing IBs. Therefore, **the Proposed Development is in line with the on-going transformation from industrial uses to business uses in “OU(B)” zone as identified by the 2020 AA.**

Town Planning Board Guideline No. 22D (TPB PG - No.22D) – “Development Within “Other Specified Uses (Business)” Zone”

2.2.11 The “OU(B)” zone has been introduced to allow maximum flexibility in the use of existing industrial and industrial-office buildings as well as in the development of new buildings for both commercial and clean industrial uses. The Board has published the TPB PG-No.22D to define and set out the permitted uses / developments within an “OU(B)” zone. Relevant details of the guidelines related to the Proposed Development are extracted as follows:

(a) Compatibility of the uses within the same building and in existing industrial area

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 areas until the whole area is transformed to cater for the new non-polluting business uses.

(b) Other statutory and non-statutory requirements

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, including building structure, means of escape and fire safety requirements, must be met.

- 2.2.12 The Proposed Development is **considered not incompatible with the existing land use in the surroundings with the on-going transformation into a commercial area with its provision of hotel use whilst it will also provide adequate car parking and servicing facilities as required under HKPSG** (Section 3.3 refers) and all other required essential and functional facilities as required under Buildings Ordinance and etc.

Local Planning Context

Approved Chai Wan OZP No. S/H20/27

- 2.2.13 The Application Site falls within an area zoned “OU(B)” on the Approved Chai Wan OZP No. S/H20/27 (see **Figure 1.1**). According to the Notes of the OZP, the area zoned “OU(B)” is intended primarily for general business uses where a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Under Column 2 of the Schedule of Uses for the subject “OU(B)” zone (*Schedule I: for open-air development or for building other than industrial or industrial-office building*), ‘Hotel’ use is a use that may be permitted with or without conditions by the Board.

- 2.2.14 As stipulated in the OZP, the Application Site is subject to a maximum non-domestic plot ratio of 12 and a maximum building height of 120mPD. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions may be considered by the Board on Application under Section 16 of the TPO based on the individual merits of the development or redevelopment proposal.

2.2.15 The Proposed Development would incorporate various design measures to enhance the public realm and townscape upon redevelopment such as setting back of the buildings for street widening to create a comfortable pedestrian environment. Details of the scheme design will be depicted in Sections 3 and 4 below.

Previous Approved Planning Application No. A/H20/195

2.2.16 The Application Site is the subject of a previous planning application No. A/H20/195, which was approved on 4.12.2020. Key planning parameters of the current and previous planning application are summarized in **Table 2.1** below.

Table 2.1 Key Development Parameters of Previous Planning Application and Proposed Scheme

Development Parameters	Previous Approval (A/H20/195) approved on 4.12.2020	Proposed Scheme
Subject Matter	Proposed Minor Relaxation of PR for Permitted Non- polluting Industrial Use	Proposed Minor Relaxation of PR for Hotel
Plot Ratio	14.4	14.4
Building Height (main roof level)	Not more than 120mPD	Not more than 120mPD
No. of Aboveground Storeys	28	32 ⁽¹⁾

Remarks:

(1) Including a level of refuge floor but excluding a level of transfer plate

Similar Approved Planning Applications for Hotel Use in “OU (B)” zones

2.2.17 There have been seven similar approved planning applications for proposed hotel use in “OU(B)” zone in the past five years with floor-to-floor heights ranging from 3.05m to 3.58m. The approvals of these similar applications have indicated the compatibility of hotel use with the surrounding land uses in “OU(B)” zone and the proposed floor-to-floor height of 3.3m in the Proposed Development is appropriate compared to other similar applications. The details of these similar applications are encapsulated in **Table 2.2** below.

Table 2.2 Similar Approved Planning Applications for Hotel Use

Address (Application No.)	Proposed Use(s)	FI-to-FI Height (hotel)	Approval Date
201 and 203 Wai Yip Street, Kwun Tong (A/K14/832)	Proposed Minor Relaxation of PR and BH Restrictions for Hotel Use	3.15m	23.5.2025
28A Hung To Road, Kwun Tong (A/K14/796)	Proposed Hotel with Other Uses (Wholesale Conversion of an Existing Industrial Building)	3.2m	22.1.2021
57-61 Ta Chuen Ping Street, Kwai Chung (A/KC/469)	Proposed Hotel Use and Proposed Minor Relaxation of PR Restriction	3.3m	6.11.2020
1 Tai Yip Street, Kwun Tong (A/K14/783)	Proposed Minor Relaxation of PR and BH Restrictions for Proposed Hotel Use	3.15m	20.11.2020
2 Ho Tin Street, Tuen Mun (A/TM/550)	Proposed Hotel with Shop and Services, Eating Place and Other Uses (Wholesale Conversion of an Existing Industrial Building)	3.58m	10.7.2020
476 Castle Peak Road, Cheung Sha Wan (A/K5/815)	Proposed Hotel (Wholesale Conversion of Existing Commercial Building) with Minor Relaxation of PR Restriction	3.25m	26.6.2020
8 A Kung Ngam Village Road, Shau Kei Wan (A/H9/80)	Proposed Hotel with Minor Relaxation of PR Restriction and BH Restriction	3.05m	18.12.2020

Similar Approved Planning Applications in “OU (B)” zones

2.2.18 There have been eight similar approved planning applications in the “OU(B)” zone over the past five years involving minor relaxation of plot ratio restriction without any relaxation of building height restriction. These approvals, consistent with the Policy Address objective to optimise utilisation of existing industrial stock, are tabulated below in **Table 2.3**.

Table 2.3 Similar Approved Planning Applications Involving Minor Relaxation of Plot Ratio in “OU(B)” zones

Address (Application No.)	Proposed Use(s)	Proposed Increase in PR Restriction	Approval Date
73 – 75 Hung To Road, Kwun Tong (A/K14/820)	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Office, Shop and Services and Eating Place Uses	From 12 to 14.4 (i.e. 20%)	3.2.2023
868 – 888 Cheung Sha Wan Road, Cheung Sha Wan (A/K5/842)	Proposed Minor Relaxation of PR Restriction for Permitted Office, Eating Place, Shop and Services Uses	From 12 to 14.4 (i.e. 20%)	28.1.2022
73 -77 Hoi Yuen Road and 119 – 121 How Ming Street, Kwun Tong (A/K14/807)	Proposed Minor Relaxation of PR Restriction for Permitted Office, Shop and Services and Eating Place Uses	From 12 to 14.4 (i.e. 20%)	20.5.2022
13 Sheung Yuet Road, Kowloon Bay (A/K13/320)	Proposed Minor Relaxation of PR Restriction for Permitted Office Use	From 12 to 14.4 (i.e. 20%)	26.3.2021
57 – 61 Ta Chuen Ping Street, Kwai Chung (A/KC/469)	Proposed Hotel Use and Proposed Minor Relaxation of PR Restriction	From 9.5 to 11.4 (i.e. 20%)	6.11.2020
100 – 114 Bedford Road, Kowloon (A/K3/588)	Proposed Minor Relaxation of PR Restriction for Permitted Office and Shop and Services Uses	From 12 to 14.4 (i.e. 20%)	29.5.2020
71 How Ming Street, Kwun Tong (A/K14/777)	Proposed Minor Relaxation of PR Restriction for Permitted Office Use	From 12 to 14.4 (i.e. 20%)	15.5.2020

21 – 35 Wang Yip Street East, Yuen Long (A/YL/259)	Proposed Minor Relaxation of PR Restriction for Permitted Office, Shop and Services and Eating Place Uses	From 5 to 6 (i.e. 20%)	15.5.2020
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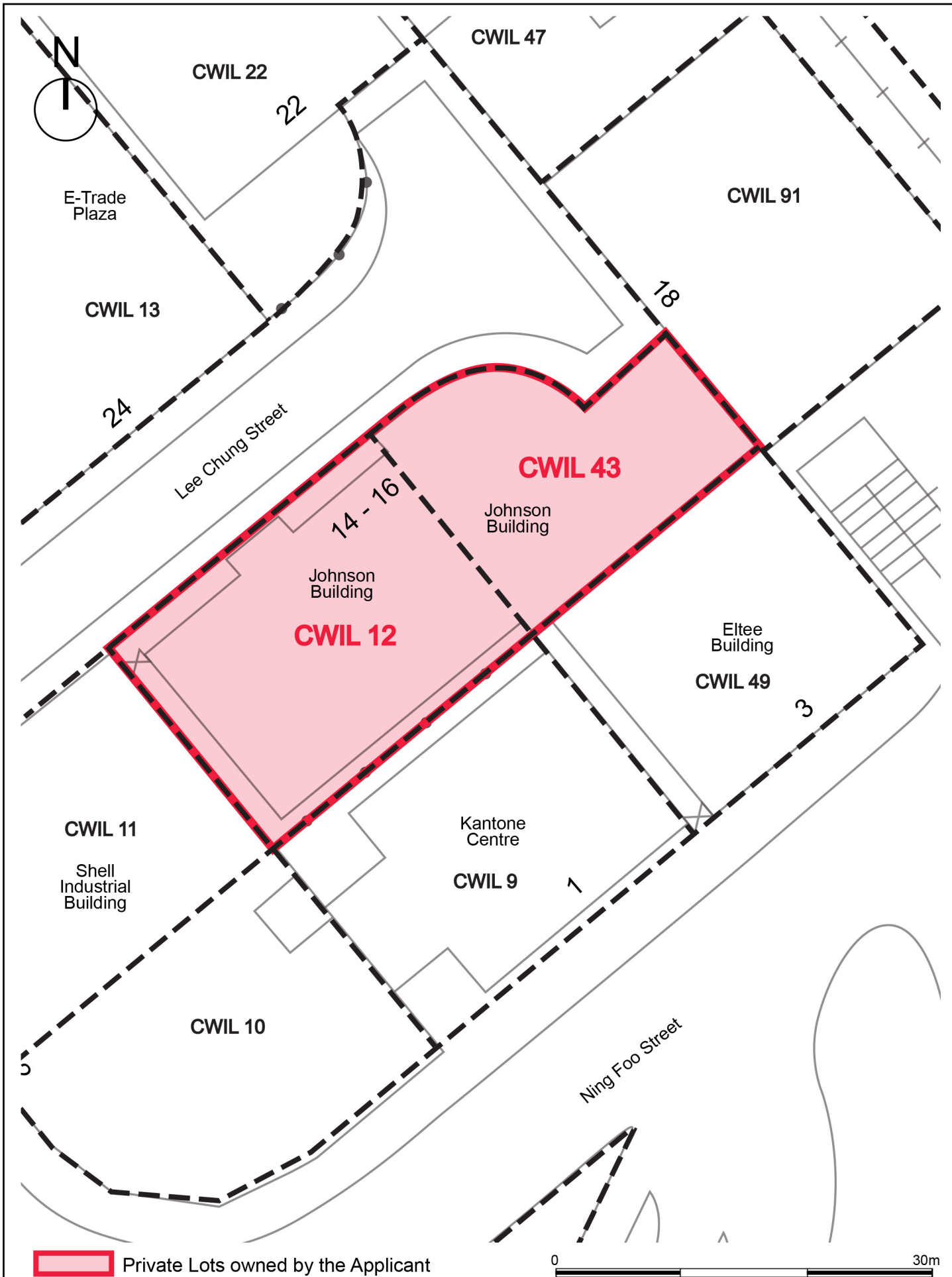
2.2.19 Of the eight approved similar planning applications above, all of the application have sought for minor relaxation of PR by about 20% which is the same to that proposed under the subject planning application. Similar to most of the applications as listed above on the Kowloon side, the subject planning application on the Island side would be equally in line with the policy initiative to revitalise IBs in the main urban area.

2.3 Land Ownership

2.3.1 With a total area of about 977m², the Applicant has acquired all private lands in the Application Site. The fully secured land ownership could warrant timely implementation of the Proposed Development. The Landholding Plan of the Application Site is shown in **Figure 2.3** and the Landholding Schedule is shown in **Table 2.4** below.

Table 2.4 Landholding Schedule within the Application Site

Land Status	Area (about)
Application Site Area (i.e. CWIL 12 & 43)	977m ²
Private Land owned by the Applicant	977m ²



	Title	Landholding Plan	Checked	DH	Drawn	PW
			Rev	0	Date	Sep 2025
			Scale		Figure	
			NA		2.3	

3 INDICATIVE DEVELOPMENT PROPOSAL

3.1 Indicative Development Scheme and Development Schedule

- 3.1.1 The Proposed Development, with a site area of about 977m², is proposed to be redeveloped into a 32-storey (including a level of refuge floor but excluding a level of transfer plate) hotel with a maximum BH of not more than 120mPD upon obtaining approval from the Board.
- 3.1.2 The Proposed Development will provide non-domestic floor space for 'Hotel' use, which is a Column 2 use that requires planning permission from the Board under the subject "OU(B)" zone of the OZP. In line with the government's policy objective of revitalizing IBs through maximization of development potential, a 20% minor relaxation of PR restriction from 12 to 14.4 is thus applied for.
- 3.1.3 The Indicative Block Plan, Floor Plans and Section Plan are enclosed as **Figures 3.1 to 3.8**. **Table 3.1** below shows the Indicative Development Schedule.

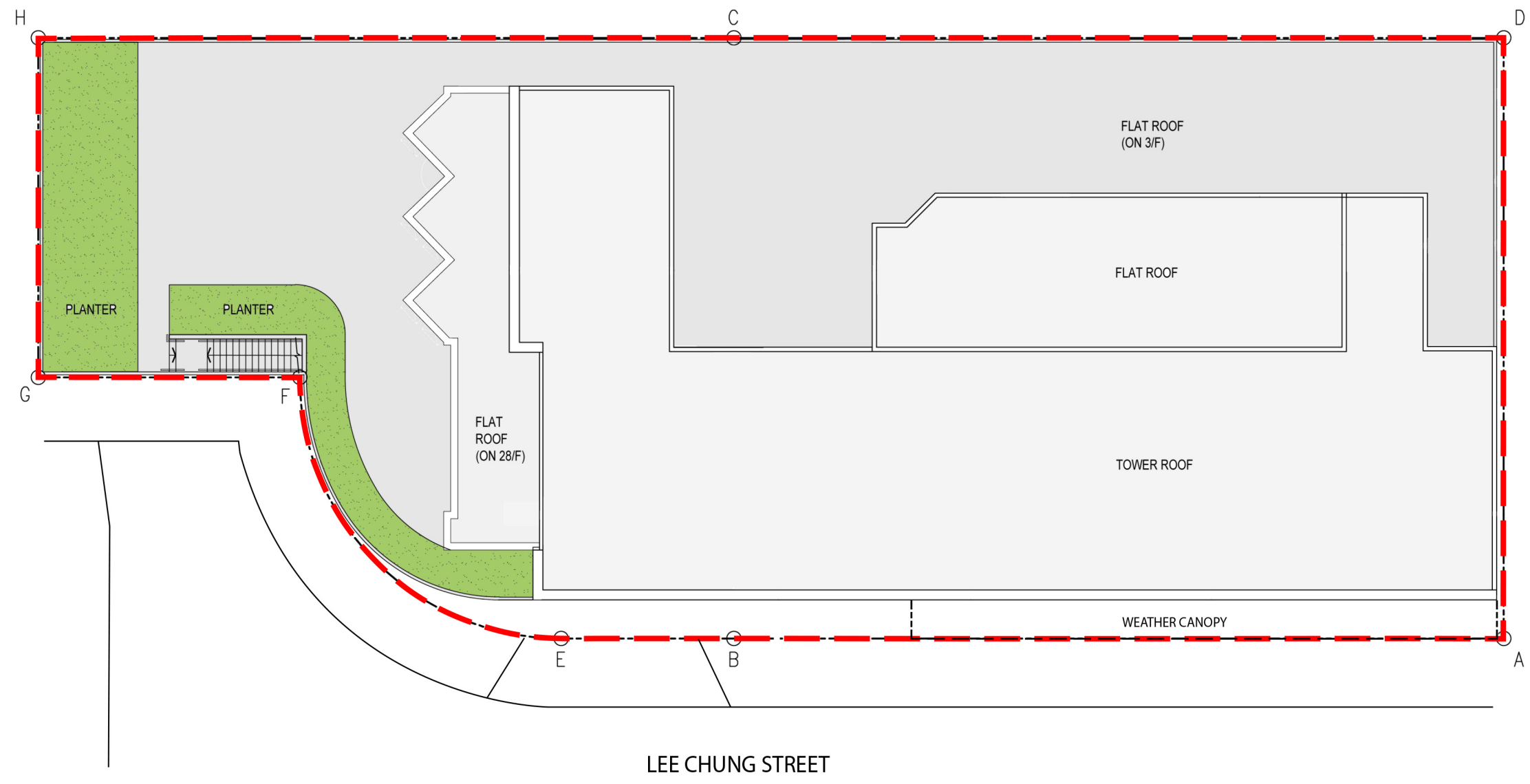
Table 3.1 – Indicative Development Schedule

Development Parameters	Proposed Development
Site Area (m ²) (about)	977
Non-domestic Plot Ratio (about)	14.4
Non-domestic GFA (m ²) (about)	14,068.8
Maximum Site Coverage	Not more than 60% (above 15m); Not more than 95% (15m or below)
Maximum Building Height (to main roof) (mPD)	Not more than 120
No. of Storeys	32 ⁽¹⁾
No. of Hotel Rooms	363
Internal Transport Facilities	
Private Car Parking Space	4 ⁽²⁾
Motorcycle Parking Space	1
Light Goods Vehicle Loading /Unloading Bay	1
Heavy Goods Vehicle Loading / Unloading Bay	1
Taxi and Private Car Layby	3
Single Deck Tour Bus Layby	2

Remarks:

(1) Including a level of refuge floor but excluding a level of transfer plate

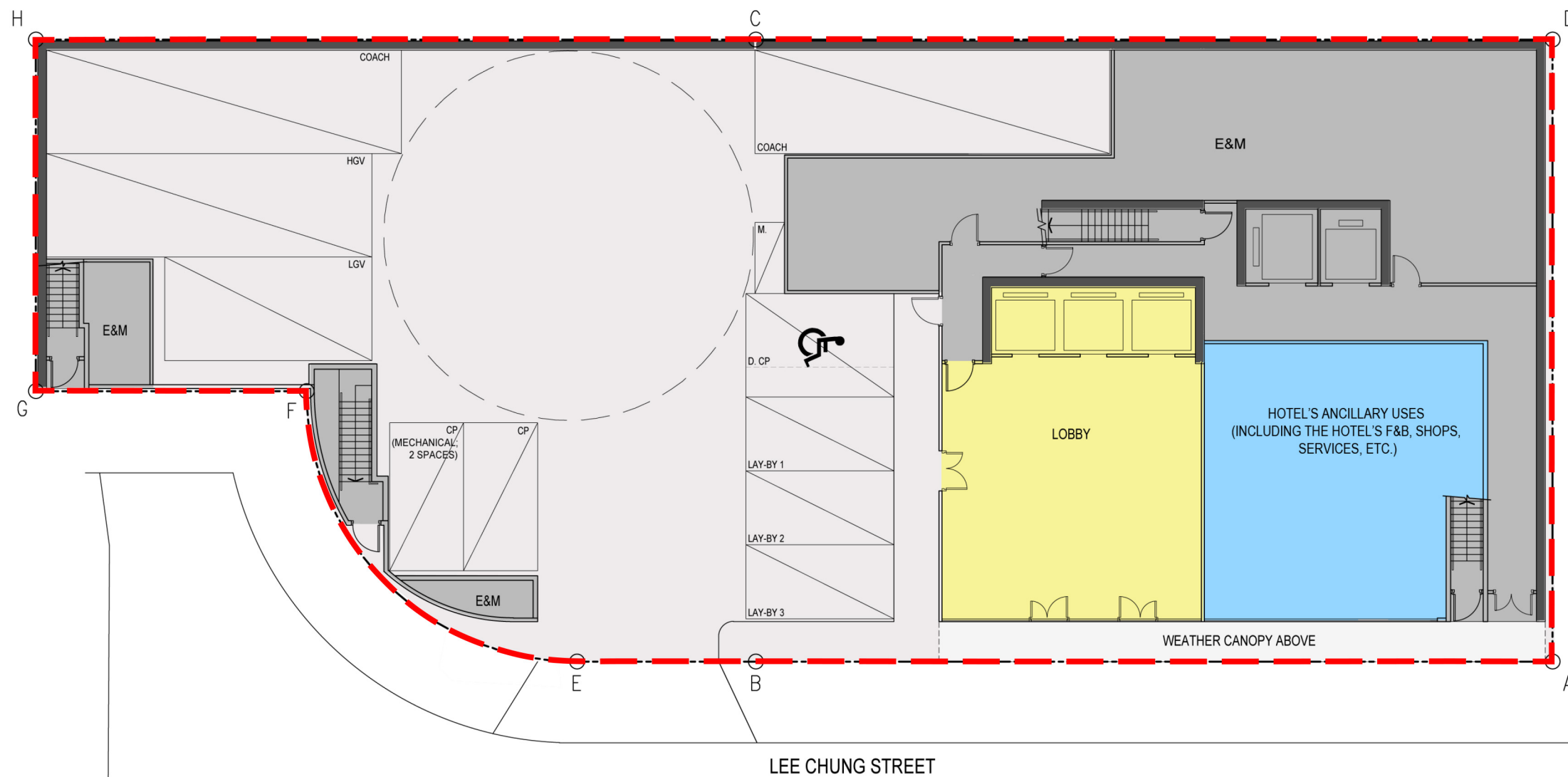
(2) Including 1 no. of disabled car parking space



Application Site 

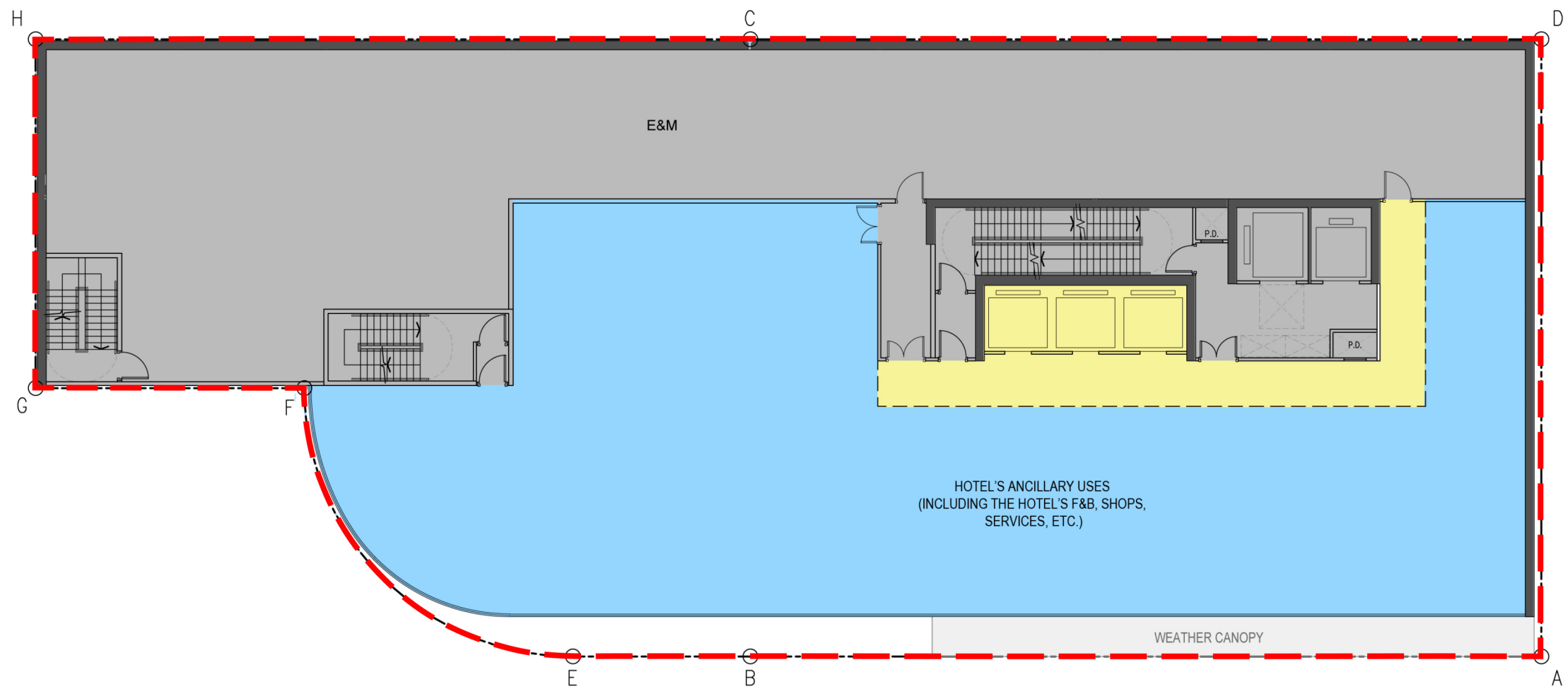


Aedas	Title	Indicative Block Plan			
		Checked	DH	Drawn	PW
		Rev	0	Date	Sep 2025
Scale		Figure 3.1			



Application Site 

Aedas	Title	Indicative Ground Floor Plan				Checked	DH	Drawn	PW
						Rev	0	Date	Sep 2025
						Scale	Figure 3.2		



Application Site

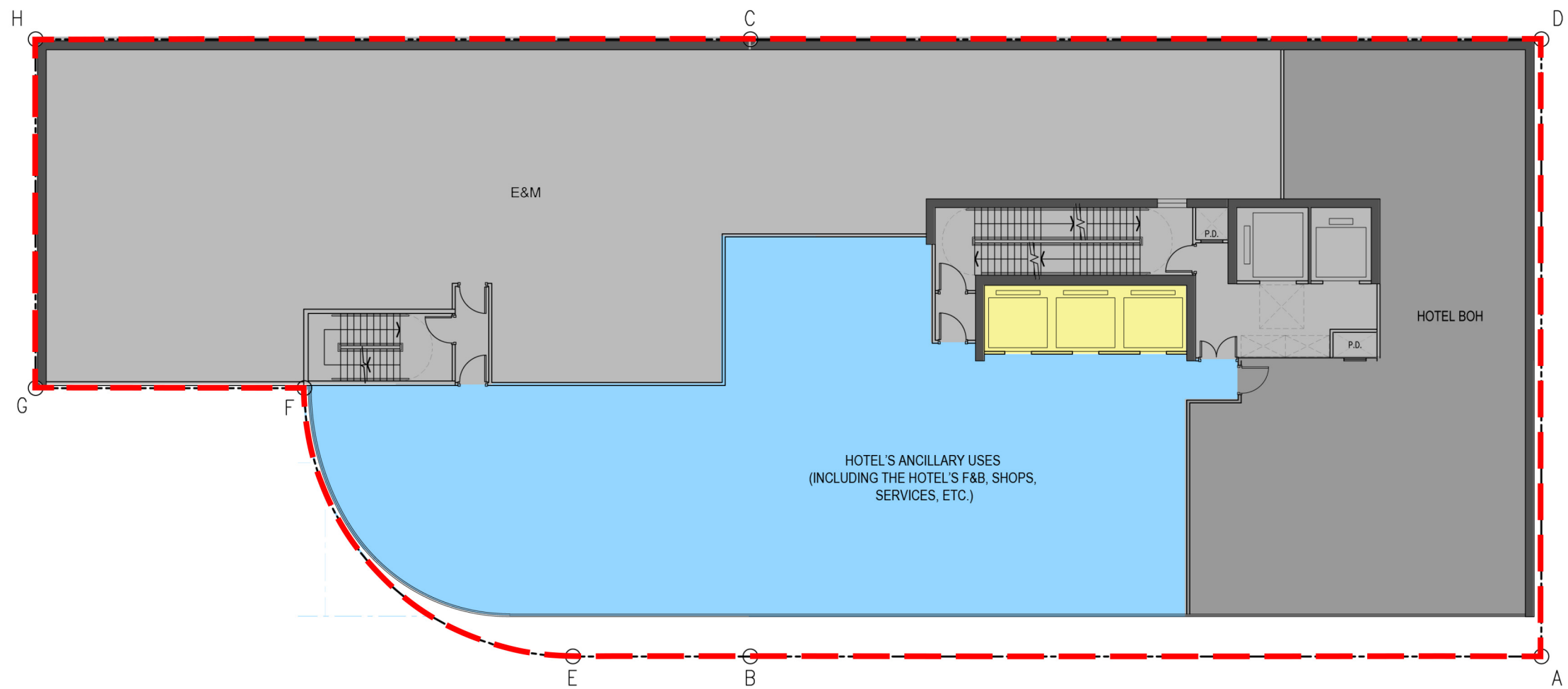


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Indicative 1/F Plan

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Scale		Figure 3.3	



Application Site

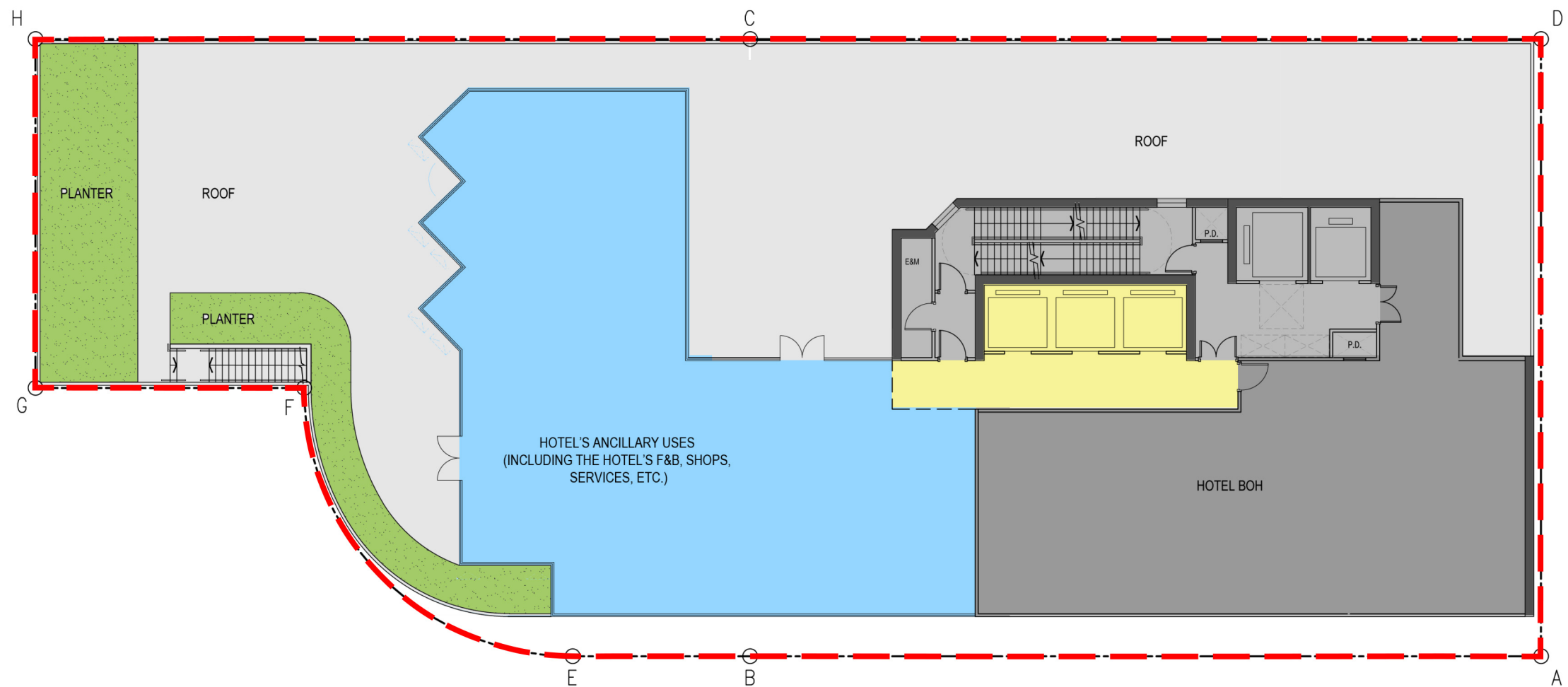


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Indicative 2/F Plan

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Scale		Figure 3.4	



Application Site

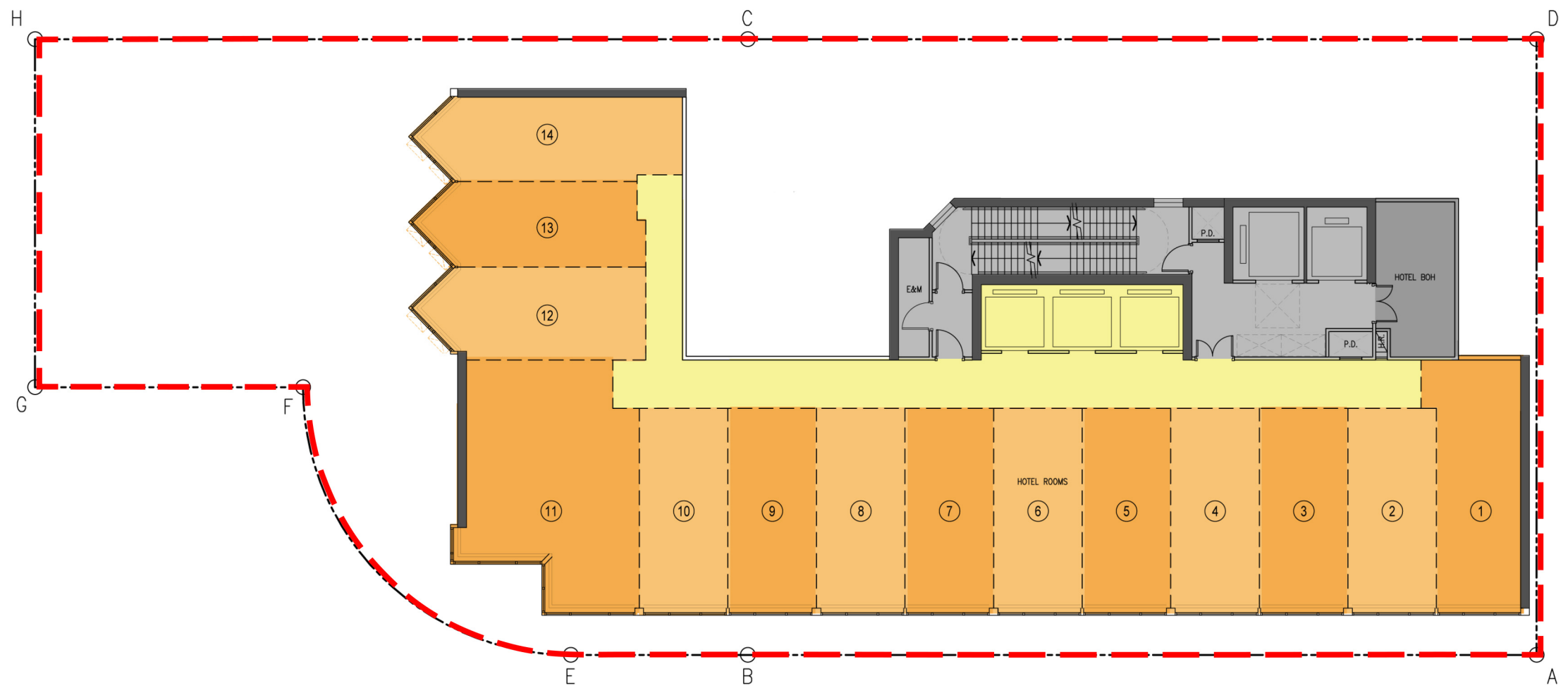


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Indicative 3/F Plan

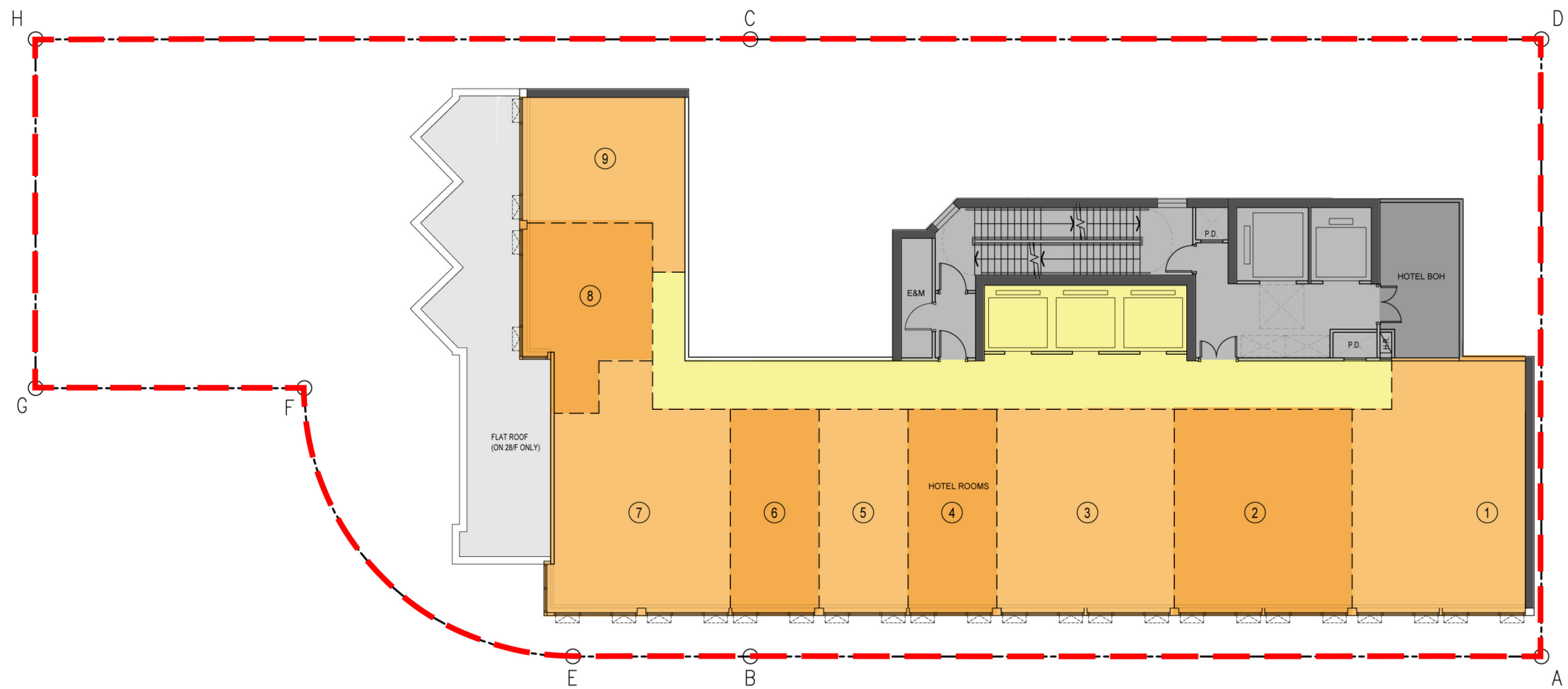
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Scale		Figure 3.5	



Application Site 



+ + Aedas + +	Title Indicative Typical Floor Plan (4/F – 27/F)	Checked	DH	Drawn	PW
		Rev	0	Date	Sep 2025
		Scale		Figure 3.6	



Application Site

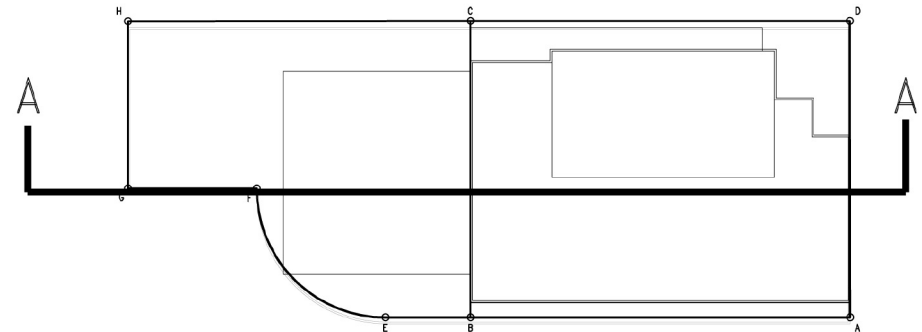
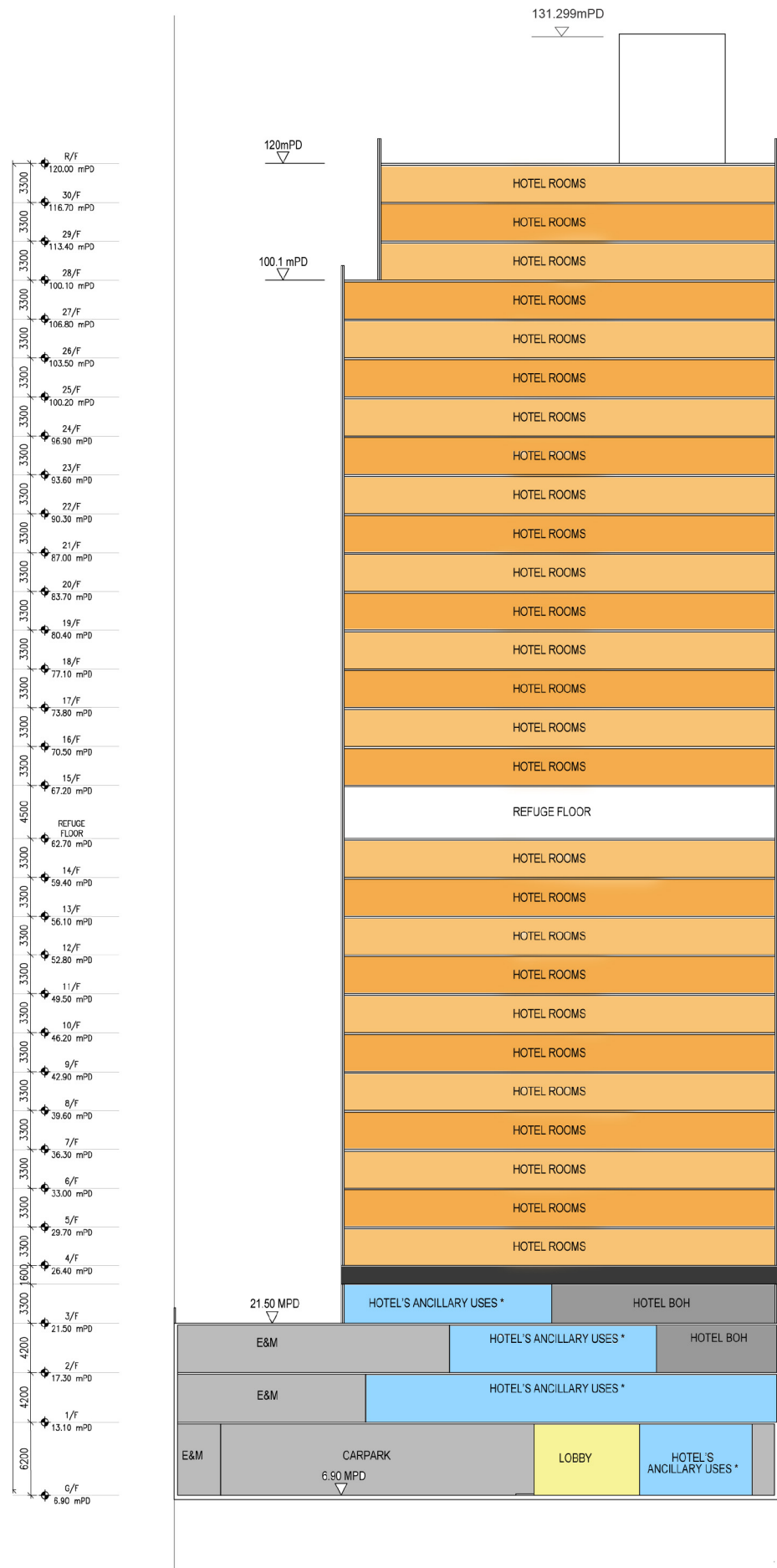


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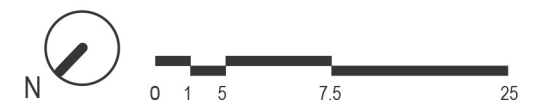
Title

Indicative Typical Floor Plan (28/F – 30/F)

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale		Figure 3.7	



* HOTEL'S ANCILLARY USES INCLUDE HOTEL'S F&B / SHOP AND SERVICES / ETC. THE HEIGHT OF ROOF-TOP STRUCTURES NOT EXCEEDING 50% OF THE ROOF AREA OF THE FLOOR BELOW WOULD NOT EXCEED 11.299M (LESS THAN 10% OF THE BUILDING HEIGHT) AS PER JPN5



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Title

Indicative Section Plan

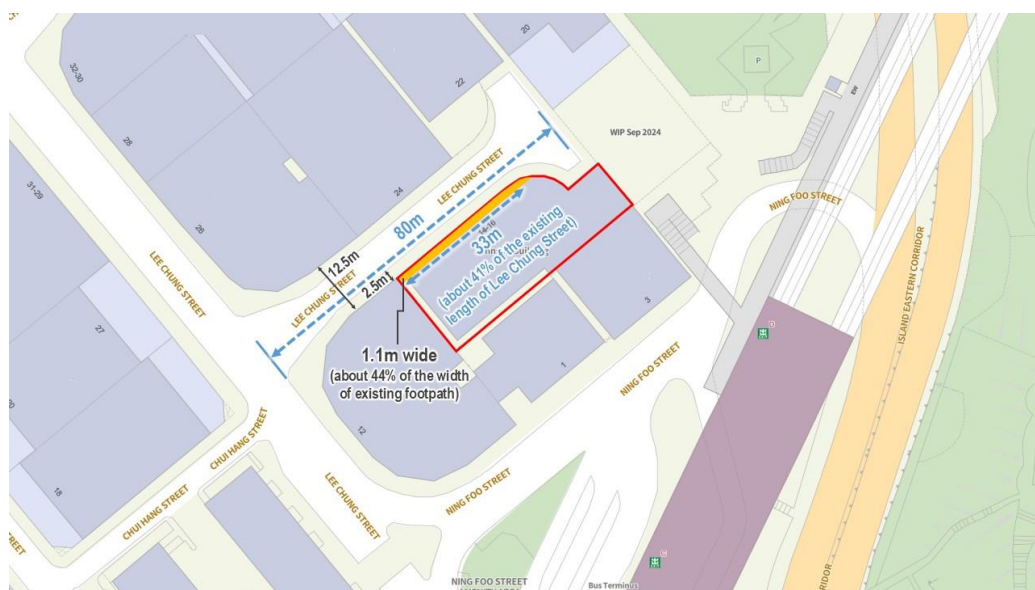
Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale		Figure 3.8	

3.2 Previous Committed Planning Gains and Design Merits of the Approved Schemes Remain Largely Unchanged

3.2.1 Due considerations have been taken in the building design to ensure that the planning and design merits as per the previous S16 planning approvals remain unchanged in the current Proposed Development. **Figures 3.9 and 3.10** summarize the planning and design merits of the Proposed Development while **Figures 3.11 and 3.12** show the landscape treatment and design of the Proposed Development. Major planning and design merits include:

1. Provision of Setback fronting Lee Chung Street with Weather Canopy to enhance streetscape and allows pedestrian comfortability

3.2.2 To enhance air ventilation and improve the environmental quality at the pedestrian level, the previously proposed 1.1m building setback (up to 15m of the building) from the site boundary under the previous approval will be enhanced to a full-height setback in the Proposed Development, contributing to an about 7.5m setback from the centreline of Lee Chung Street along the building frontage at Lee Chung Street. With the provision of the proposed 1.1m full-height setback above the street level, the existing footpath, currently 2.5m wide, will be widened to 3.6m with a total length of about 33m (i.e. an increase of about 44%), **thereby promoting a more pedestrian-friendly environment, as well as mitigating the street canyon effect.**



Proposed Setback Area along Lee Chung Street

3.2.3 Furthermore, understanding there is a lack of street amenity along Lee Chung Street, a weather canopy would be provided on the building façade fronting Lee Chung Street, which guarantees a weather protection for pedestrians and users of the Proposed Development. Detailed design of the canopy (including the length, width and extent of the canopy) will be further reviewed at the subsequent detailed design stage upon approval of the subject S16 planning application, subject to no objection from statutory departments (e.g. Buildings Department and Highways Department) taking into account the requirements from relevant Building (Planning) Regulations at subsequent GBP stage.

2. Multi-level Greening with an Overall Greenery Coverage of about 20% of the Site Area

3.2.4 The multi-level greening and landscape design approach adopted in the approved scheme will be maintained in the Proposed Development with provision of greenery of about 194.5m² (i.e. equivalent to about 20% of the Application Site), including vertical green at pedestrian level and a podium garden with roof planters and edge planters on 3/F with the aim to offer visual relief to pedestrians walking along Lee Chung Street and to improve the overall urban design and micro-climate within the building itself and in the surrounding. The breakdown of the proposed greenery provision is tabulated in **Table 3.2** below:

Table 3.2 Proposed Breakdown of Greenery Provision

Greenery	Area (m ²) (about)
Podium roof planter and edge planter	67.35 (35%) ⁽¹⁾
Vertical green at pedestrian level	127.15 (65%) ⁽¹⁾
Total	194.5

Remarks:

(1) The proposed breakdown of greenery provision is for indicative purpose only and subject to further revision at subsequent detailed design stage.

3.2.5 A podium garden is proposed on 3/F of the Proposed Development, featuring roof planters and edge planters to enrich building envelope. Vertical green is also proposed at pedestrian level of the Proposed Development to soften building edges and improve the landscape and visual amenity for the public. These landscape and greening features would enhance the townscape by breaking up the monotonous urban fabric of the building facades. It can also **upgrade the visual experience for the pedestrian from different angles at street level, especially when viewing from Lee Chung Street.**

3.2.6 For site coverage of greenery, notwithstanding the fact that the site area of the Application Site is less than 1,000m² and the requirement for having minimum greenery coverage is not applicable to the Application Site, the Applicant has tried the best efforts to maximising greening opportunities and proposed an overall “more-than-standard” greenery ratio of about 20% to enhance the environmental quality of the area and to mitigate heat island effect.

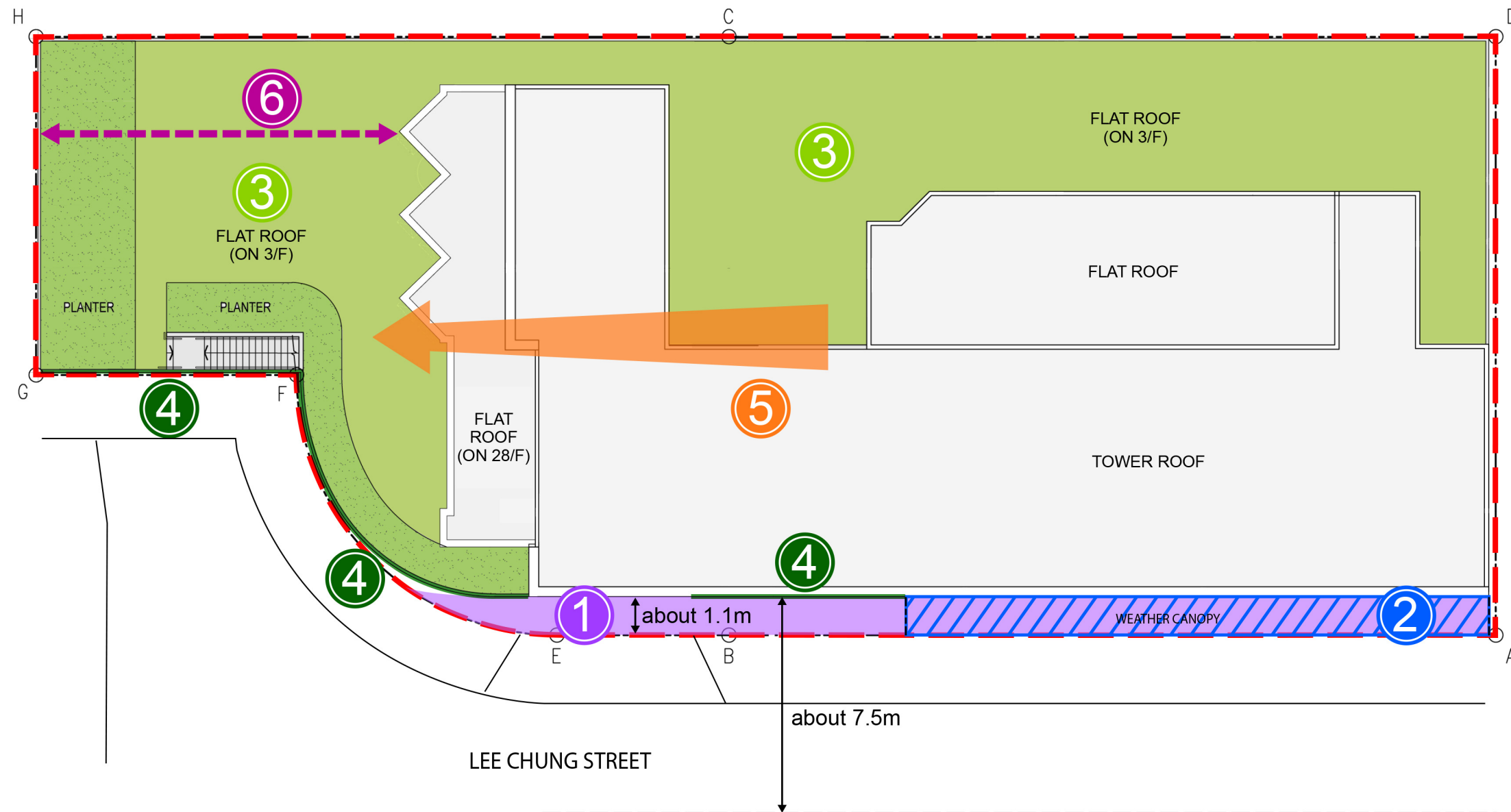
3. Variation in building height profile with provision of building separation to achieve visual interests and facilitate ventilation

3.2.7 Similar to the Approved Scheme, the Proposed Development would continue to introduce a varied height profile by stepping down from southwest to northeast **to offer visual interests in the area, breaking the visual monotony in the “OU(B)” zone**, which is subject to a maximum building height of 120mPD, contributing to a more interesting built profile in the locality.

3.2.8 The stepping down of building height also aligns with direction of the air path along Lee Chung Street towards Chai Wan Park. The height profile towards the podium garden, which is with a similar height of the air path (at 21mPD) situated at the end of Lee Chung Street, would facilitate air ventilation.

3.2.9 An about 9m building separation from the adjoining site to the northeast, as proposed under the previous planning approval, is also maintained to break down visual bulk perceived by the public and increase sunlight penetration into the area.

3.2.10 A comparison of the planning and design merits of the current and previous planning application are also summarized in **Table 3.3** below.



- ① About 7.5m setback from the centre line of Lee Chung Street including about 1.1m full-height setback of the building at G/F to improve the public realm along Lee Chung Street
- ② A weather canopy of about 19m long along the building frontage facing Lee Chung Streets to provide better comfort for the pedestrians
- ③ A Podium Garden on 3/F with roof planters to provide breathing space and serves as a visual relief of the users of the surrounding buildings
- ④ Vertical green and edge planting to enriches building envelope and soften edges of the building, improving landscape and visual amenity for the public
- ⑤ Stepped height profile stepping down from the southwest towards the northeast to break the visual monotony in the area and achieve visual interests and facilitate ventilation
- ⑥ An about 9m building separation from the adjoining site to break down the building bulk perceived by the public and increase sunlight penetration into the area

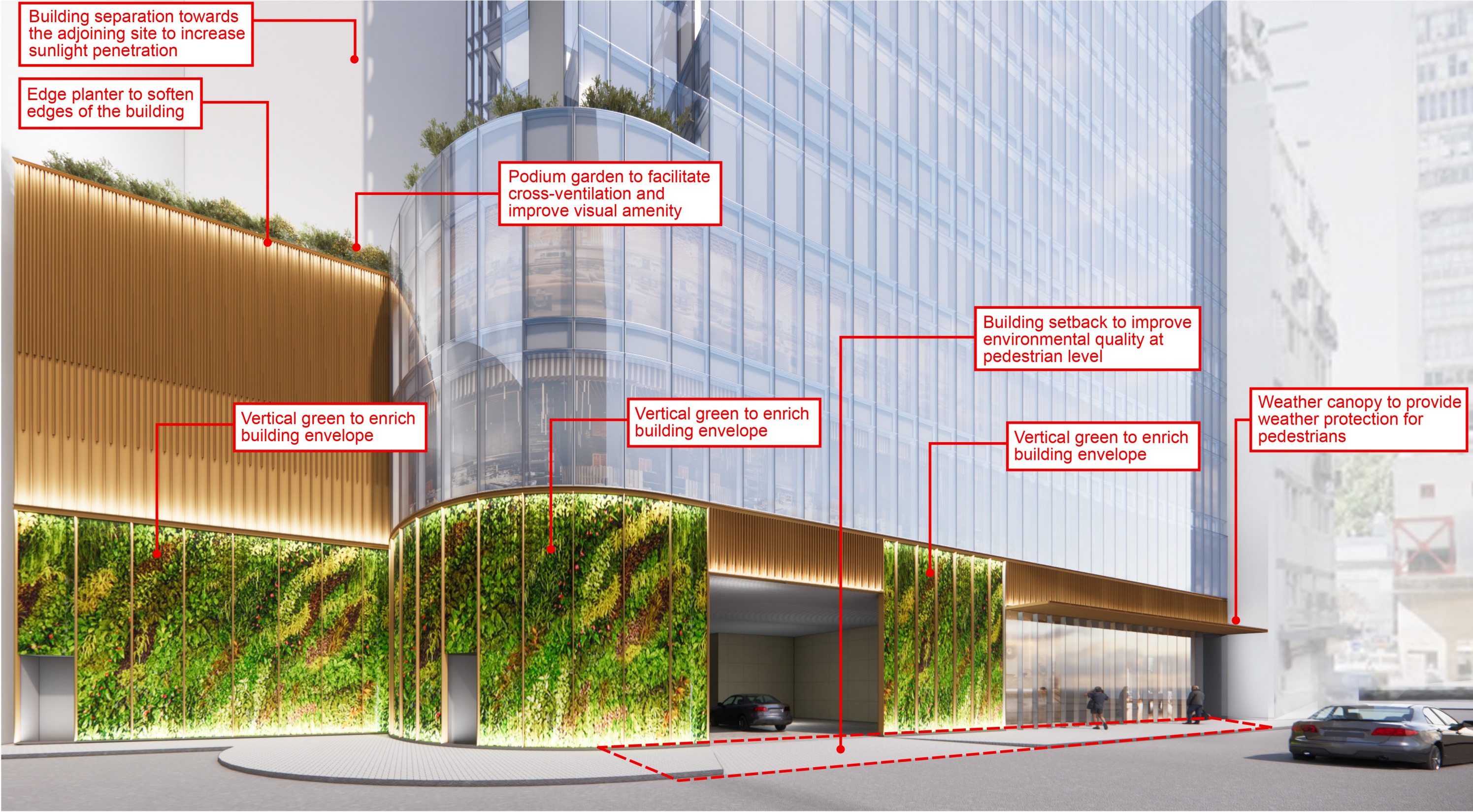
Application Site



Title

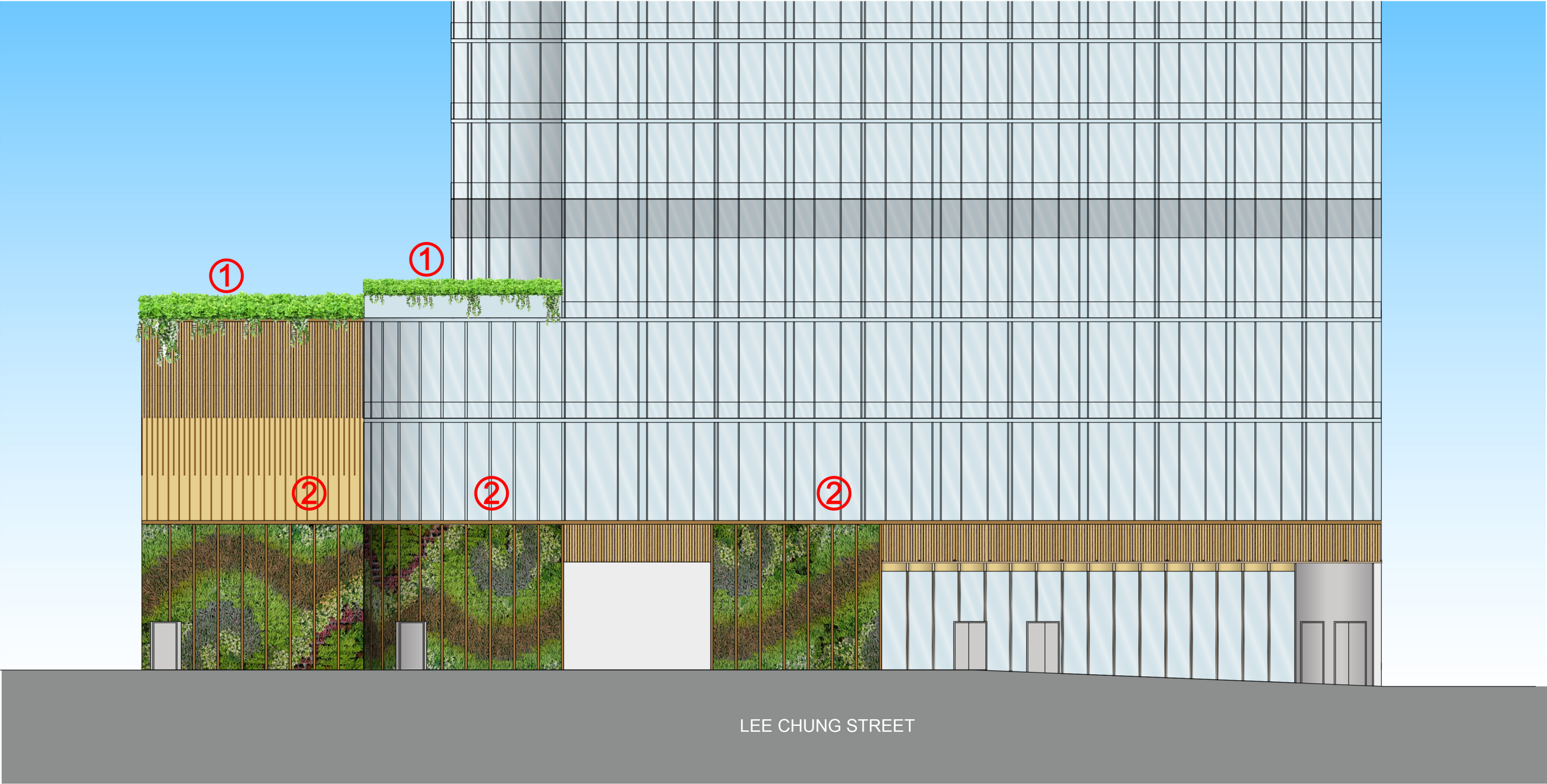
Illustrative Plan showing Planning and Design Merits

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Scale		Figure 3.9	



Remarks: Indicative landscape design is for illustrative purpose only and would be subject to further revision at subsequent detailed design stage.

	Title	Illustrative Visual Perspective showing Planning and Design Merits				Checked	DH	Drawn	PW
						Rev	0	Date	Sep 2025
						Scale		Figure 3.10	

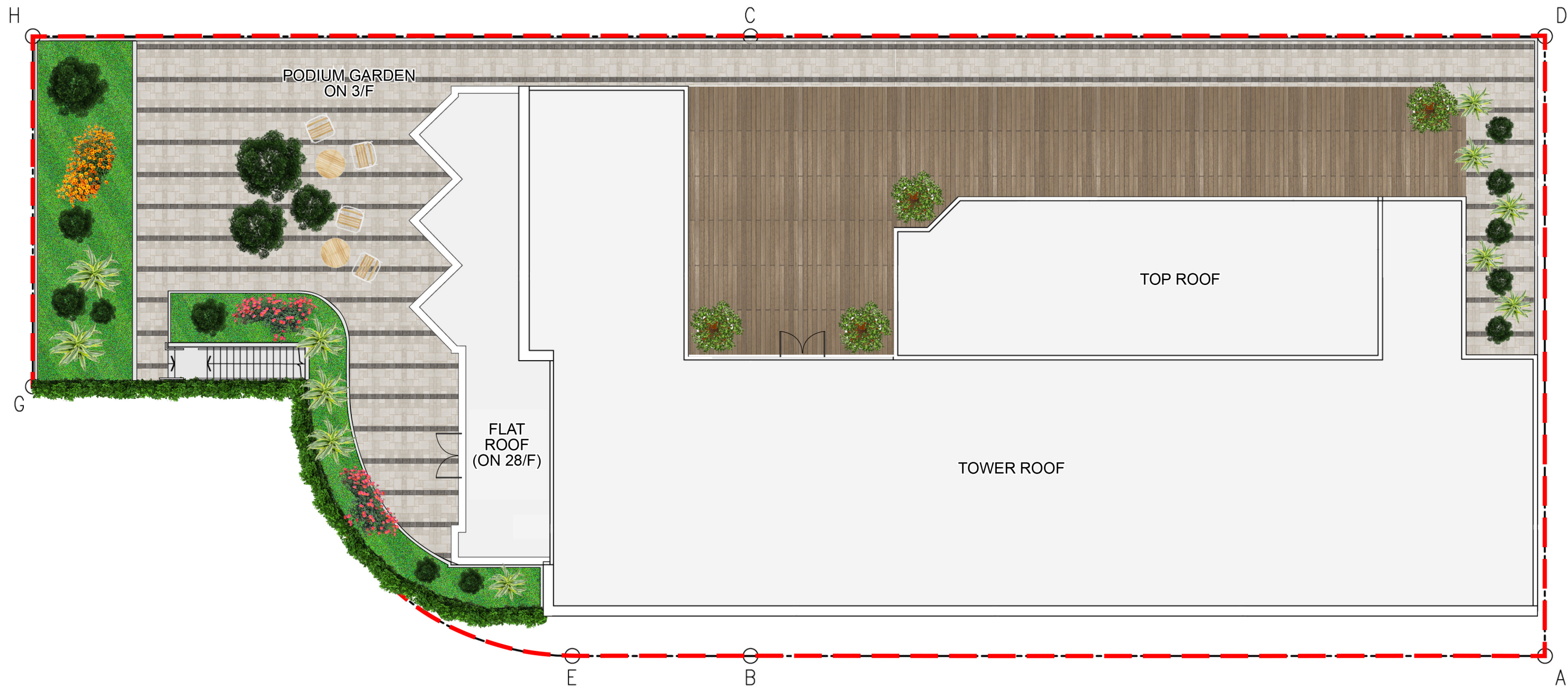


Proposed Greening Measures:

- ① Roof Planter and Edge Planter on 3/F Podium Garden
- ② Vertical Green at Pedestrian Level

Remarks: Indicative landscape design is for illustrative purpose only and would be subject to further revision at subsequent detailed design stage.

llewelyn davies	Title	Indicative Elevation showing Landscaping Treatment				Checked	DH	Drawn	PW
						Rev	0	Date	Sep 2025
						Scale		Figure 3.11	



Application Site 



Remarks: Indicative landscape design is for illustrative purpose only and would be subject to further revision at subsequent detailed design stage.

Aedas	Title	Indicative Landscape Design for Podium Garden on 3/F	Checked	DH	Drawn	PW
			Rev	0	Date	Sep 2025
			Scale		Figure 3.12	

Table 3.3 Planning and Design Merits of Current and Previous Planning Application

Development Parameters	Previous Approval (A/H20/195) approved on 4.12.2020	Proposed Scheme
Setback and Canopy	• A setback area for about 1.1m from the site boundary (i.e. about 7.5m from the centre line of Lee Chung Street) (up to 15m of the building) • Provision of a weather canopy along Lee Chung Street	• A setback area for about 1.1m from the site boundary (i.e. about 7.5m from the centre line of Lee Chung Street) (up to 15m of the building) • Provision of a weather canopy along Lee Chung Street
Greenery Coverage	194.5m ² (about 20%) • Podium garden with roof planters and edge planters • Vertical green at the building façade facing Lee Chung Street	194.5m ² (about 20%) • Podium garden with roof planters and edge planters • Vertical green at the building façade facing Lee Chung Street
Building height and building Separation	• About 9m from Minico Building (above 15m) • Stepped building height profile with 3-tier height band	• About 9m from 18 Lee Chung Street (above 15m) • Stepped building height profile with 3-tier height band

3.3 Access Arrangement and Parking Provisions

3.3.1 Both pedestrian access and vehicular access to the Proposed Development will be provided at Lee Chung Street.

3.3.2 The car parking and loading / unloading provision of the Proposed Development shall be provided in accordance with the requirements under Hong Kong Planning Standards and Guidelines (HKPSG). The respective provision and required sizes are summarised in **Table 3.4** below.

Table 3.4 Proposed Car Parking and Loading / Unloading Spaces Provision

Parking and Serving Facilities	Proposed No.	Required Size
Private Car Parking Spaces	4	1 set of double-deck parking rack (5m (L) x 2.5m (W)) 1 no. of 5m (L) x 2.5m (W) x min. 2.4m (H) 1 no. of 5m (L) x 3.5m (W) x min. 2.4m (H) for the disabled
Motorcycle Parking Spaces	1	1 no. of 2.4m (L) x 1m (W) x min. 2.4m (H)
Loading / Unloading Spaces	2	1 no. HGV @ 11m (L) x 3.5m (W) x min. 4.7m (H) 1 no. LGV @ of 7m (L) x 3.5m (W) x min. 3.6m (H)
Taxi and Private Car Layby	3	5m (L) x 2.5m (W) x min. 2.4m (H)
Single Deck Tour Bus Layby	2	12m (L) x 3.5m (W) x min. 3.8m (H)

3.4 Implementation Programme

3.4.1 According to the tentative programme, the Proposed Development is tentatively scheduled for completion in Year 2030.

4 PLANNING MERITS AND DEVELOPMENT JUSTIFICATIONS

4.1 Previous Planning Approval in Similar Nature with Minor Relaxation of PR Restriction at the Subject Site

- 4.1.1 The Application Site is the subject site of a previous application (No. A/H20/195), which was approved on 4.12.2020 for redevelopment of the Application Site into an IB for non-polluting industrial uses. In light of the latest market conditions and in support of the Government's initiative to revitalise Hong Kong's tourism industry as announced in 2024 Policy Address, the Applicant now intends to redevelop the existing IB at the Application Site into a hotel development. It should be highlighted that the current application is of the same nature as the previously approved application, involving comparable building bulk and will maintain the same development intensity as the previous planning approval with a PR of not more than 14.4 and BH of not more than 120mPD.

4.2 Conform to the Latest Government's Policy Initiatives on Revitalizing Industrial Buildings

- 4.2.1 Considering that many industrial land is not optimally utilized, the Government has introduced a package of measures in the 2009-2010 Policy Address to facilitate redevelopment and wholesale conversion of IBs and the measures have been subsequently extended in later Policy Addresses, with the latest validity until year 2027.
- 4.2.2 According to the prevailing policy initiative and latest Practice Note No. 2/2019 published by Lands Department, to optimise utilisation of the existing industrial stock and make better use of valuable land resources, the Government would offer policy support to owners of IBs to apply for relaxation of the maximum permissible non-domestic plot ratio by up to 20%, provided the IB meet the following criteria:
- (i) The IB was constructed before 1987 on industrial lot;
 - (ii) The IB is located outside "Residential" Zone; and
 - (iii) The IB is situated in main urban areas or new towns.
- 4.2.3 The Proposed Development involves the redevelopment of the subject IB, which is constructed before 1987, used for industrial purposes, located outside "Residential" zones, and situated in main urban areas. **It fully complies with the criteria set**

by the Government under the prevailing revitalisation scheme as well as the latest Practice Note No. 2/2019 published by Lands Department.

- 4.2.4 The subject IB completed its wholesale conversion in 2018. Subject to planning merits and gains offered by respective development proposal, the Government would offer policy support to owners of IBs **(including IBs that have been wholesale converted and vacant sites / construction sites previously occupied by IBs⁴)** to apply for relaxation of the maximum permissible non-domestic plot ratio by up to 20%. Examples of such planning approvals, supported by the Development Bureau and approved by the Board, include vacant or construction sites previously occupied by pre-1987 IBs such as 8-14 Sha Tsui Road under Application No. A/TW/509 and 21 Luk Hop Street under Application No. A/K11/235.
- 4.2.5 The Proposed Development would help materialize the latest Government's policy by revitalizing the aged IB at the Application Site with relaxation of the maximum permissible non-domestic PR allowed under the B(P)R by 20%. Echo with the strategic Government policy, the current proposal could effectively optimize utilization of the existing industrial stock to provide more floor area and make better use of the valuable land resources for Hong Kong's changing social and economic needs.
- 4.2.6 Similar planning applications pertinent to minor relaxation of non-domestic plot ratio of IBs for redevelopment by 20% since the promulgation of the revitalisation scheme in 2018 can be easily found in Hong Kong. Examples of minor relaxation of plot ratio only with approval by the Board could be found in **Table 2.3**. Hence, the proposed minor relaxation of plot ratio by 20% at the Application Site, is considered justifiable to expedite and materialise redevelopment by making reference to recent Government and planning practices.

⁴ Two S16 planning approvals (i.e. A/TW/509 and A/K11/235) situated in Tsuen Wan and San Po Kong, which the sites were vacant and under construction with pre-1987 IBs occupied on-site, were approved by the Board in Year 2019 with policy support from Development Bureau. Additionally, the previously approved planning application (No. A/H20/195) at the Application Site, involving the redevelopment of the subject IB that had already undergone wholesale conversion at that time, also received policy support from the Development Bureau for the redevelopment scheme.

4.3 Echo with the Latest Government's Policy to Revitalize Tourism Industry

- 4.3.1 In the 2024 Policy Address, the Chief Executive outlined the vision to develop Hong Kong into a premier tourism destination, emphasizing the concept of "tourism is everywhere in Hong Kong". In alignment with this strategic direction to revitalize the tourism industry, the Proposed Development will enhance the accommodation options available to both domestic and international visitors by providing about 363 hotel rooms, thereby supporting the government's strategic vision for tourism growth. Furthermore, the single ownership of the Application Site also warrants timely implementation of the redevelopment into quality hotel development, enabling prompt alignment with the Government's incentives and contributing effectively to the revitalization of Hong Kong's tourism industry.

4.4 In Line with the Planning Intention of the Subject "OU(B)" Zone and Fulfil the Requirements under Town Planning Board Guideline No. 22D

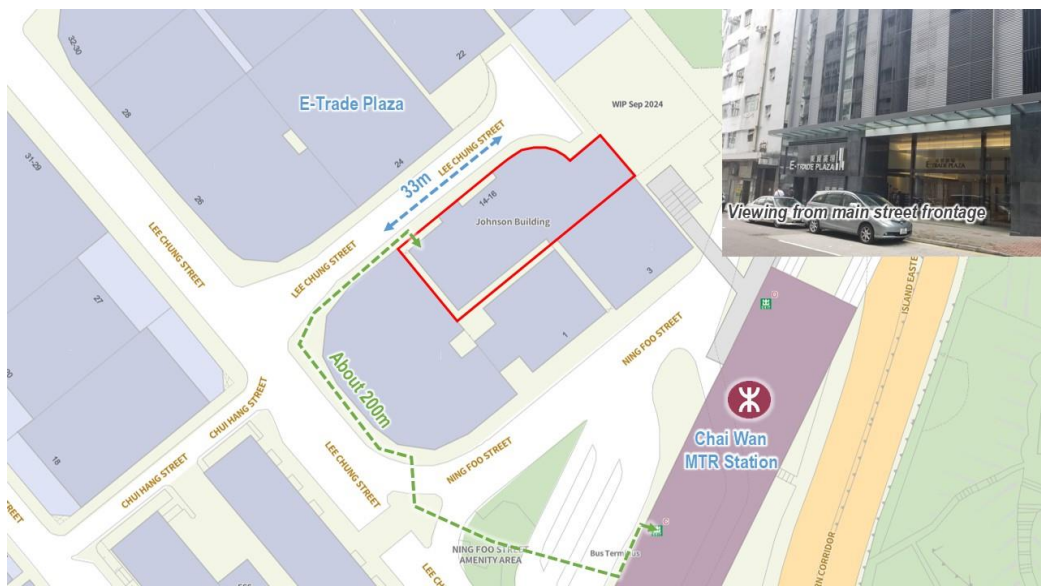
- 4.4.1 According to the Notes of the OZP, the planning intention of the subject "OU(B)" zone is primarily for general business uses. The Proposed Development, by providing hotel services as a business-related facility, will help realise the planning intention of the subject "OU(B)" zone. The redevelopment of the existing pre-1987 IB will also facilitate phasing out the industrial uses and upgrading the environment, thereby contributing to the gradual transformation of the area into a modernised business area.
- 4.4.2 The Proposed Development also complies with the TPB PG-No. 22D, as the proposed hotel at the Application Site is considered not incompatible with the existing land uses in the vicinity, which is undergoing a transformation into a commercial area with several adjacent office development. The Proposed Development also provide adequate car parking and servicing facilities in accordance with the HKPSG, as well as all other required essential and functional facilities as required under Buildings Ordinance and other related regulations.

4.5 In Line with the Guidelines for Suitable Sites for Hotel Development in Industrial / Office Areas Set out in HKPSG

- 4.5.1 Under Chapter 5 of the HKPSG, hotels could be provided at suitable sites within industrial/office area in order to provide more location choices for tourists and business visitors and allows for a better integration of activities within the area.

According to the guidelines for evaluating suitable sites for hotel development in industrial/ office areas set out in Chapter 5 of HKPSG, the Application Site is considered as a suitable site for hotel development by fulfilling the following criteria:

- (i) Proximity to compatible uses such as industrial/ office buildings and commercial/ office buildings;
- (ii) Proximity to MTR stations or public transport interchanges;
- (iii) Prominent locations with long street frontage; and
- (iv) Areas where there are acceptable views from the main hotel frontage.



4.5.2 As illustrated in the figure above, the Application Site is about 200 meters walking distance from the Chai Wan MTR Station, within a convenient walking distance of less than five minutes. Directly opposite the Application Site across Lee Chung Street is the conventional office building E-Trade Plaza, demonstrating that hotel use is compatible with the surrounding land uses. The Application Site also benefits from a long street frontage of about 33 meters along Lee Chung Street, providing adequate space to accommodate the potential traffic generated by the Proposed Development. The photo above also shows that the main street frontage view from the Application Site primarily overlooks the entrance of E-Trade Plaza, which is considered acceptable and compatible for hotel use. In light of the above, the Application Site could meet the criteria set out in Chapter 5 of the HKPSG and is therefore considered a suitable site for hotel development within an industrial/office area.

4.6 Comparable to Other Prevailing Hotel Development

4.6.1 There have been seven similar approved planning applications for proposed hotel use in “OU(B)” zone in the past five years with floor-to-floor heights ranging from 3.05m to 3.58m. The approvals of these similar applications have indicated the compatibility of hotel use with the surrounding land uses in “OU(B)” zone and the proposed floor-to-floor height of 3.3m in the Proposed Development is appropriate compared to other similar applications. The details of these similar applications for are encapsulated in **Table 2.2**.

4.7 Planning Gains and Design Merits of the Approved Scheme Remain Unchanged

4.7.1 Much endeavours have been paid in the formulation of the development scheme to ensure that the planning and design merits as per the previous S16 planning approval remain unchanged in the Proposed Development. **Figures 3.9** and **3.10** summarize the planning and design merits of the Proposed Development while **Figures 3.11** and **3.12** show the landscape treatment and design of the Proposed Development respectively. Major planning and design merits include:

1. To enhance air ventilation and improve the environmental quality at pedestrian level, an about **1.1m building setback from the site boundary** would be provided to widen to the existing footpath from 2.5m to 3.6m (i.e. accounting for a 7.5m ground floor setback from the centre line of Lee Chung Street);
2. A **weather-protection canopy** along Lee Chung Street will be provided on the building façade to improve pedestrian comfort and public realm at pedestrian level;
3. A **podium garden on 3/F incorporating roof planters and edge planters** are proposed to facilitate cross-ventilation and improve visual amenity of the industrial area, which is currently dominated by monotonous IBs;
4. A multi-level greening and landscape design approach is adopted with **total greenery provision of about 194.5m² (i.e. equivalent to about 20% of the Application Site)** to enhance the environmental quality and improve the micro-climate of the area;

5. The **building height profile** of the Proposed Development would be **stepping down from the southwest towards the northeast**, breaking the visual monotony in the “OU(B)” zone; and
6. To break down the building mass perceived by the public and increase sunlight penetration into the area, **an about 9m building separation** above 15m towards the adjoining site to the northeast would be maintained.

4.8 Optimal Scheme Design with Respect to Site Characteristics

- 4.8.1 The current indicative development proposal is considered optimal in terms of building height, bulk and scale that balances the intention to respect the site and its surrounding context with compliance to relevant regulatory requirements while delivering the proposed planning and design merits. During scheme formulation, the Applicant has made best efforts in accommodating the additional GFA and incorporate greenery and landscape measures without exceeding the maximum building height restriction of 120mPD on the extant OZP to ensure that the Proposed Development remains compatible with the building height profile and character of the surrounding buildings.

4.9 No Insurmountable Impacts to the Surroundings in Various Technical Aspects

No Adverse Traffic Impact

- 4.9.1 A Traffic Impact Assessment (TIA) has been conducted to assess the potential traffic impact for the Proposed Development on its adjacent road network. A brief summary is provided below. For details of the TIA, please refer to **Appendix A**.
- 4.9.2 In order to review the existing and future traffic condition upon redevelopment of the subject proposal, 10 junctions have been selected for conducting manual classified counts to establish the AM and PM peak hour traffic flows:
 - J01 – Lee Chung Street / Chui Hang Street
 - J02 – Cheung Lee Street / Kut Shing Street (West Junction)
 - J03 – Cheung Lee Street / Kut Shing Street (East Junction)
 - J04 – Hong Man Street / Tai Man Street
 - J05 – Chai Wan Road / Hong Man Road

- J06 – Chai Wan Road / Wan Tsui Road
- J07 – Chai Wan Road Roundabout
- J08 – Ning Foo Street / Lee Chung Street
- J09 – Lee Chung Street outside Shun Yee Factory Building
- J10 – Hong Man Street / Cheung Lee Street

4.9.3 The Proposed Development is expected to be completed by 2030, and the junction capacity analysis is undertaken for year 2033. For the design year 2033, the junctions analysed are expected to operate within capacities during the AM and PM peak hours. Hence, the junctions analysed have sufficient capacity to accommodate the (i) expected traffic growth; (ii) planned developments in the vicinity of the Proposed Development and (iii) additional traffic generated by the Proposed Development. It can be concluded that the Proposed Development will result in no adverse traffic impact to the surrounding road network.

No Adverse Sewerage Impact

4.9.4 A Sewerage Impact Assessment (SIA) has been conducted to conclude that the capacity of the existing sewerage network is sufficient to cater to the sewage flow generated from the Proposed Development. The details of the SIA is provided in **Appendix B**.

No Adverse Environmental Impact

4.9.5 All noise sensitive uses within the building will not rely on openable windows for ventilation. The location of fresh-air intake will also satisfy the buffer distance from road as per prevailing standard.

4.9.6 If found necessary upon demolition of the existing pre-1987 IB at implementation stage, the applicant also has no objection to carry forward a land contamination assessment in according with the prevailing guidelines at the later stage (e.g. approval condition stage) prior to commencement of foundation at the Application Site.

5 CONCLUSION

5.1 This planning application is submitted to seek permission from the Board to support a proposed hotel development with minor relaxation of the maximum plot ratio restriction at Chai Wan Inland Lots 12 and 43, 14 – 16 Lee Chung Street, Chai Wan under Section 16 of the TPB Ordinance. The Proposed Development comprises a 32-storey hotel with a plot ratio of 14.4 upon minor relaxation of the permissible maximum non-domestic plot ratio by 20%.

5.2 The Proposed Development is supported by the following development justifications and planning merits:

- There is previous planning approval in similar nature with minor relaxation of development intensity at the Subject Site;
- The Proposed Development conforms to the latest Government's policy initiative on revitalizing IBs;
- The Proposed Development, providing 363 hotel rooms, echoes with the latest Government's policy to revitalize tourism industry;
- The Proposed Development is in line with the planning intention of the "OU(B)" zone under OZP and fulfils the requirements under Town Planning Board Guideline No. 22D;
- The Application Site could meet the guidelines for suitable sites for hotel development in industrial / office areas set out in Hong Kong Planning Standards and Guidelines;
- The scale of the Proposed Development is comparable to other prevailing hotel developments in "OU(B)" zone;
- Planning gains and design merits of the approved scheme remain largely unchanged under the Proposed Development;
- The proposed scheme design is considered optimal with respect to site characteristics; and
- There are no insurmountable technical impacts to the surroundings in various technical aspects.

5.3 In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider the Proposed Development favourably.