

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

APPLICATION NO. A/H20/202

<u>Applicant</u>	: Fortune Creation Developments Limited represented by Llewelyn-Davies Hong Kong Limited
<u>Site</u>	: 14-16 Lee Chung Street, Chai Wan, Hong Kong
<u>Site Area</u>	: 977m ² (about)
<u>Lease</u>	: Chai Wan Inland Lot (CWIL) Nos. 12 and 43 <ul style="list-style-type: none">(a) restricted to industrial and/or godown purposes excluding offensive trade, and only a factory and/or a warehouse, ancillary offices and quarters for persons essential to the safety and security of the building are permitted to be erected;(b) subject to a Special Waiver dated 29.6.2016 for wholesale conversion of the industrial building into prescribed non-industrial uses; and(c) no part of any structure to be erected on the lot shall exceed a height of 300 feet above the site level of the lot (for CWIL No. 43 only).
<u>Plan</u>	: Approved Chai Wan Outline Zoning Plan (OZP) No. S/H20/27
<u>Zoning</u>	: “Other Specified Uses” annotated “Business” (“OU(B)”) <i>[Restricted to a maximum plot ratio (PR) of 12 and a maximum building height (BH) of 120 metres above Principal Datum (mPD), or the PR and the height of the existing building, whichever is the greater]</i>
<u>Application</u>	: Proposed Hotel with Minor Relaxation of PR Restriction

1. The Proposal

1.1 The applicant seeks planning permission for redevelopment of an existing 11-storey building^[1] at 14-16 Lee Chung Street, Chai Wan (the Site) into a 32-storey (including a level of refuge floor) hotel with minor relaxation of PR restriction

^[1] The building at the Site was completed for industrial use with Occupation Permits (OPs) issued on 31.8.1965 and 5.7.1971 for CWIL Nos. 12 and 43 respectively. Under the previous Revitalization Scheme for Industrial Buildings, a special waiver for the wholesale conversion of the building into prescribed non-industrial uses was executed in 2016, and the corresponding building works were completed in 2018.

from 12 to 14.4 (i.e. +2.4 or +20%) (the Proposed Scheme). The Site is zoned “OU(B)” on the approved Chai Wan OZP No. S/H20/27 (**Plan A-1**) under which hotel is a Column 2 use in Schedule I of the Notes for non-Industrial Buildings (IBs). Both the proposed use and minor relaxation of the PR restriction, based on individual merits, may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance (the Ordinance).

1.2 The Site is the subject of a previous application (No. A/H20/195), submitted by the same applicant, for minor relaxation of PR from 12 to 14.4 for permitted non-polluting industrial use, which was approved with conditions by the Metro Planning Committee (the Committee) of the Board on 4.12.2020 (the Approved Scheme). Details of the previous application are set out in paragraph 6 below.

1.3 The Site abuts Lee Chung Street where the pedestrian and vehicular accesses of the proposed development will be located. According to the applicant, the proposed 32-storey hotel, with a gross floor area (GFA) of about 14,068.8m² and 363 hotel rooms, will incorporate various design measures including: (i) a 7.5m setback (about) of the building from the centre line of Lee Chung Street (i.e. a 1.1m full-height setback from the lot boundary)^[2] (**Drawing A-8**); (ii) a three-tier BH profile stepping down from 120mPD to 100.1mPD and then to 21.5mPD toward Chai Wan Park^[3] (**Drawing A-7**); (iii) a building separation of about 9m (above 15m) from the adjoining site to the northeast (**Drawing A-8**); and (iv) a weather canopy of about 1.1m in width and 19m in length along Lee Chung Street^[4] (**Drawings A-8**). The Proposed Scheme will provide multi-level greening, including greener coverage by roof planters and edge planters at the podium garden on the 3/F and vertical greening at the pedestrian level (**Drawings A-9 to A-11**).

1.4 The floor plans, section plan, and visual illustrations submitted by the applicant are at **Drawings A-1 to A-11**, and the major development parameters of the Proposed Scheme are summarised below:

Major Development Parameters	Proposed Scheme
Site Area	About 977m ²
PR	About 14.4 (+2.4 or +20%)^(a)
Total GFA	About 14,068.8m ² ^(a)
BH (at main roof level)	Not more than 120mPD
No. of Storeys	32 (including a level of refuge floor but excluding a level of transfer plate)
Site Coverage - above 15m - 15m or below	Not more than 60% Not more than 95%
Number of Block	1

^[2] According to the applicant, with the provision of the proposed 1.1m full-height setback above street level, the existing footpath, currently 2.5m wide, will be widened to 3.6m over a length of about 33m.

^[3] The proposed BH profile is indicative in nature subject to revision in the detailed design stage.

^[4] The extent, height and projection will be subject to further review, taking into consideration the requirements under the Building (Planning) Regulations (B(P)R) at the detailed design stage.

Major Development Parameters	Proposed Scheme
Number of Hotel Rooms	363
Parking Spaces	
- <i>Private Car</i>	4 (incl. one disabled parking space)
- <i>Motorcycle</i>	1
Loading/Unloading (L/UL) Spaces	
- <i>Light Goods Vehicle L/UL Bay</i>	1
- <i>Heavy Goods Vehicle L/UL Bay</i>	1
- <i>Taxi and Private Car Layby</i>	3
- <i>Single Deck Tour Bus Layby</i>	2
Building Setback	About 7.5m ^(b)
- <i>From the centre line of Lee Chung Street</i>	
Greenery Coverage	194.5m ² (about 20% of site area)
Anticipated Year of Completion	2030

Remarks:

^(a) The applicant has clarified that the provision of back-of-house (BOH) facilities accounts for 5% of the total GFA. In consideration of the requirements stipulated under the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-40, the GFA for the provision of BOH facilities is to be exempted from the GFA calculation. The hotel concession of 5% of the total GFA has been taken into account in the Proposed Scheme.

^(b) About 1.1m full-height setback from the lot boundary.

1.5 The main uses of the proposed development (**Drawings A-1 to A-6**) are summarized as follows:

Floor	Main Uses
G/F	Carpark, L/UL Bays, Lobby, Electrical and Mechanical (E&M) Facilities and Hotel Ancillary Uses ^(a)
1/F	E&M Facilities and Hotel Ancillary Uses ^(a)
2/F	E&M Facilities, BOH Facilities ^(b) and Hotel Ancillary Uses ^(a)
3/F	BOH Facilities ^(b) , Flat Roof and Hotel Ancillary Uses ^(a)
4/F – 30/F <i>(excluding refuge floor)</i>	Hotel Rooms, BOH Facilities ^(b) and E&M Facilities

Remarks:

^(a) Hotel ancillary uses include hotel food and beverage (F&B), hotel shops and services, etc.

^(b) BOH facilities include security office, management office, and staff restrooms, etc.

1.6 Technical assessments including the Traffic Impact Assessment (TIA) and Sewerage Impact Assessment (SIA) have been submitted by the applicant to demonstrate that the Proposed Scheme will not generate adverse traffic and sewerage impacts to the surrounding areas. According to the applicant's submission, a central air-conditioning (A/C) system will be installed in the proposed development, and no openable windows will be provided within the buffer zone. The fresh air intake point of the A/C system and open-air recreational

uses will meet the buffer distance requirements stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG).

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

- (a) Application Form received on 2.10.2025 (Appendix I)
- (b) Supplementary Planning Statement (SPS) received on 2.10.2025 (Appendix Ia)
- (c) Further Information (FI) received on 22.10.2025* (Appendix Ib)
- (d) FI received on 14.11.2025 enclosing a revised SIA# (Appendix Ic)
- (e) FI received on 28.11.2025 enclosing a revised TIA# (Appendix Id)

* accepted and exempted from the publication and recounting requirements

accepted but not exempted from the publication and recounting requirements

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the SPS and FI at **Appendices Ia to Id**, which are summarised as follows:

Previous Planning Approval in Similar Nature with Minor Relaxation of PR Restriction

- (a) the applicant intends to redevelop the existing IB at the Site into a hotel 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 the 2024 Policy Address (PA);
- (b) the subject application is of the same nature as the previously approved application (No. A/H20/195), involves comparable building bulk and the same development intensity with PR of not more than 14.4 and BH of not more than 120mPD;

Conform to the Latest Government Policy Initiatives on Revitalising Industrial Buildings

- (c) the proposed development involves redevelopment of an IB that was 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 the Lands Department (LandsD);
- (d) the proposed development would help materialise the latest Government policy by revitalising the aged IB, optimising utilisation of the existing industrial stock to provide more floor area, and making better use of valuable land resources;

Echo with the Latest Government Policy to Revitalise Tourism Industry

- (e) the vision to develop Hong Kong into a premier tourism destination and the concept of "tourism is everywhere in Hong Kong" were outlined in the 2024 PA.

The proposed development will enhance accommodation options and support the Government's strategic vision for tourism. The single ownership of the Site also warrants timely implementation of the redevelopment into a quality hotel development;

In Line with the Planning Intention, the Requirements under the Town Planning Board Guideline No. 22D and HKPSG

- (f) the proposed development is in line with the planning intention of the “OU(B)” zone and contributes to the gradual transformation of the area into a modernized business area;
- (g) the proposed development complies with the Town Planning Board Guidelines No. 22D as the proposed hotel is considered not incompatible with the land uses in the vicinity, which is undergoing a transformation into a commercial area. It will provide adequate car parking and servicing facilities in accordance with the HKPSG, as well as all other required essential and functional facilities required under the Buildings Ordinance and other related regulations;
- (h) the proposed development is located in close proximity to an MTR station, benefits from a long street frontage, is compatible with surrounding land uses, and has an acceptable main street frontage view, which is considered a suitable site for hotel development by fulfilling the criteria stated in the HKPSG;

Planning Gains and Design Merits of the Approved Scheme Remain Unchanged

- (i) the Proposed Scheme is deemed optimal, having regard to the Site and its surrounding context, in compliance with regulatory requirements, while incorporating the planning gains and design merits of the previously approved scheme;
- (j) a setback of about 7.5m from the centre line of Lee Chung Street, together with a weather canopy, would be provided to improve air ventilation and enhance pedestrian environment. A building separation of about 9m from the adjoining site above 15m is also proposed to break up the building mass;
- (k) the multi-level greening and landscape design of the previously approved scheme would be maintained, including vertical greening at the pedestrian level and a podium garden on the 3/F with roof planters and edge planters to enhance visual amenity. The building height profile of the proposed development is also designed to step down gradually towards Chai Wan Park to break visual monotony;

No Adverse Impacts

- (l) no adverse traffic, sewerage or environmental impacts from the Proposed Scheme are anticipated, as demonstrated in the submitted technical assessments; and

Comparable to Other Prevailing Hotel Developments

- (m) similar planning applications for hotel use within “OU(B)” zones in Hong Kong, with floor-to-floor heights comparable to the current application, were approved

in the past five years. This demonstrates the compatibility of hotel use with surrounding land uses within the “OU(B)” zone and indicates that the proposed floor-to-floor height is appropriate.

3. **Background**

Policy Initiatives of Revitalization of IBs

- 3.1 To encourage owners to redevelop IBs constructed before 1987^[5], there is a policy directive set out in the PA 2018 to allow relaxation of the maximum permissible non-domestic 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 into industrial/commercial uses (the IB Revitalization 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 apply^[6].
- 3.2 The IB Revitalization Policy was extended twice, as announced in the PA 2021 and 2024 respectively, with the implementation period now extending to 2027. Should the application be approved, the modified lease should be executed within three years after the planning permission is granted.

History of the Subject Building

- 3.3 The existing 11-storey building was built in 1965 and 1971 for industrial purposes. Under the previous IB Revitalization Scheme pursued by the Government between 2010 and 2016, the owner applied to LandsD for a special waiver to permit non-industrial uses with upgraded fire service installations, which was executed in 2016 with the wholesale conversion completed in 2018.

Transformation of “OU(B)” Zone in Chai Wan

- 3.4 According to the ‘Report on 2020 Area Assessments of Industrial Land in the Territory’ (2020 Area Assessments), there are signs of transformation in the subject “OU(B)” zone, as could be seen from the increasing number of redevelopment and wholesale conversion projects, and further restructuring of land use to non-polluting industrial use and/or commercial/office uses in general is expected in the future.
- 3.5 Several former IBs within the subject “OU(B)” zone have undergone redevelopment or wholesale conversion in the recent years (**Plan A-2**) for non-polluting industrial and commercial/office uses. Three former IBs (i.e. the current E-Trade Plaza, Eltee Building and TCL Centre) (Photo 3 on **Plan A-4b** and Photos 6 and 7 on **Plan A-4c**) located close to the Site have completed wholesale

^[5] 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 Building Authority (BA) for approval on or before the same date.

^[6] Under the IB policy, any bonus floor area claimed under section 22(1) or (2) of the B(P)R due to the dedication/surrender of land for the purpose of public passage/ street-widening shall not be counted towards the proposed relaxation of PR restriction by 20% for redevelopment projects. The bonus PR permitted by the BA upon formal submission of building plans is also permitted under the Notes of the “OU(B)” zone.

conversion (under the IB Revitalization Policy)/ lease modification for non-industrial uses since 2008. Meanwhile, 18 Lee Chung Street (the former Minico Building), which lies immediately northeast of the Site (Photo 4 on **Plan A-4b**), is currently undergoing redevelopment for non-polluting industrial uses.

4. 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.

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 industrial-office (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 areas 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 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

- 6.1 The Site is the subject of a previous s.16 planning application (No. A/H20/195), submitted by the same applicant, for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) for permitted non-polluting industrial use in 2020. The Secretary for Development (SDEV) advised that the IB Revitalization Policy, which was intended to incentivise pre-1987 IBs to upgrade their fire service installations, amongst other objectives, through redevelopment, did not apply to this previous S.16 planning application as the existing building on the Site had previously undergone wholesale conversion already as mentioned in paragraph 3.3. Nevertheless, taking into account that there were no adverse impacts on infrastructure or technical aspects and recognising the planning and design merits of the proposed development, SDEV supported redeveloping the existing building with a PR of 14.4, viewing it as the optimal use of the Site to maximise industrial space and give further impetus to urban renewal.

6.2 The application was approved with conditions by the Committee on 4.12.2020, mainly on the grounds that the proposed development was generally in line with the planning intention of the “OU(B)” zone; the further information submitted by the applicant addressed the Committee’s concerns regarding the building design, particularly the voluntary full-height setbacks and enhanced greening measures proposed in the revised scheme; and the concerned government departments had no objection to or no adverse comment on the application.

6.3 Details of the previous planning application and a comparison of the major development parameters between the current application and the previous application (No. A/H20/195) are summarized at **Appendix II**.

7. Similar Applications

Proposed Hotel Use

7.1 There were two similar applications (No. A/H20/126 and A/H20/172) for hotel developments within the “OU(B)” zone in the Chai Wan Planning Scheme Area.

7.2 Application No. A/H20/126 at 24 Lee Chung Street (immediately northwest of the Site) (**Plans A-1 and A-2**) for proposed hotel development with a PR of 15, a BH of 132mPD and 408 guest rooms was rejected by the Committee on 24.10.2003, mainly on the grounds that the application site, fronted onto a cul-de-sac, was situated in the midst of an active, established industrial area, and was surrounded by existing industrial buildings. The setting was considered not conducive to, nor suitable for, hotel development. In addition, the submission contained no information on how to address the limited capacity of the drainage and sewerage systems, nor sufficient information to demonstrate that the proposed development would not generate adverse traffic impact on the area.

7.3 Application No. A/H20/172 at 12 Lee Chung Street (immediately southwest of the Site) (**Plans A-1 and A-2**) for proposed hotel development with a PR of 15, a BH of 119mPD and not more than 552 guest rooms was rejected by the Committee on 22.7.2011, mainly on the grounds that the industrial area of Chai Wan where the application site was located was densely developed with narrow streets; the proposed PR of 15 was considered excessive; and the approval of the application would set an undesirable precedent for the redevelopment of industrial sites for similar hotel projects and would have cumulative adverse traffic, visual and environmental impacts on the area.

Proposed Minor Relaxation of PR

7.4 There was a similar application (No. A/H20/193) at 18 Lee Chung Street (to the immediate northeast of the Site) (**Plans A-1 and A-2**) for minor relaxation of the PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) for permitted non-polluting industrial use, which was approved with conditions by the Committee on 18.12.2020. The approval was mainly on the grounds that the proposed development was generally in line with the planning intention of the “OU(B)” zone; the proposed minor relaxation of the PR restriction generally followed the policy on revitalization of pre-1987 IBs and policy support for the application was

granted by SDEV; concerned government departments had no objection to or no adverse comments on the application; and various planning and design merits were proposed to improve the general environment and pedestrian amenity.

7.5 Details of the similar applications are summarized at **Appendix III**.

8. The Site and Its Surrounding Areas (Plans A-1 and A-2, Aerial Photo on Plan A-3 and Site Photos on Plans A-4a to A-4c)

8.1 The Site:

- (a) is occupied by a 11-storey building (about 43.62mPD), known as Johnson Building, which consist of two structures built in 1965 and 1971, with the wholesale conversion of the IB into non-industrial use completed in 2018. Johnson Building is currently vacant;
- (b) abuts Lee Chung Street and is located within a cluster of IBs/I-O buildings and several commercial buildings at the eastern fringe of the Chai Wan “OU(B)” Area; and
- (c) is about 50m northwest of MTR Chai Wan Station.

8.2 The surrounding areas have the following characteristics (**Plans A-1, A-2, A-3 and Plans A-4a to A-4c**):

- (a) the Site is situated within the Chai Wan Industrial Area, which comprises several “OU(B)” clusters and contains a total of about 30 IBs/I-O/commercial buildings with PRs ranging from about 8 to 15;
- (b) within the subject “OU(B)” cluster in the immediate surroundings of the Site, several former IBs have undergone redevelopment or wholesale conversion in the recent years for non-polluting industrial use (i.e. 18 Lee Chung Street) and for commercial/office uses (i.e. E-Trade Plaza and Eltee Buildings);
- (c) to the immediate southwest of the Site lies the Shell Industrial Building, which is the only IB along the pedestrian route from MTR Chai Wan Station to the Site. No active industrial activity is observed;
- (d) the wider Chai Wan neighbourhood is characterized by a mix of residential developments, government, institution and community (GIC) facilities, and open spaces;
- (e) to the south and southwest are the Wah Ha Estate (a public housing development converted from a former flatted factory), a bus terminus, and the MTR Chai Wan Station together with its topside residential development (known as New Jade Garden); and
- (f) to the northeast are Chai Wan Park and the Island Eastern Corridor.

9. Planning Intention

- 9.1 The “OU(B)” zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings.
- 9.2 As stated in the Explanatory Statement to the OZP, minor relaxation of the PR restrictions may be considered by the Board on application. Each application will be considered on its own merits.

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

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

Policy Perspective

- 10.1.1 Comments of the SDEV:

- (a) it is Government’s policy to incentivize owners to redevelop old IBs to optimize utilization of existing industrial stock and make better use of our 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 allowed for redevelopment of IBs under the current revitalization scheme for IBs, subject to the approval of the Board on a case-by-case basis, in respect of pre-1987 IBs located outside “Residential” zones in Main Urban Areas and New Towns;
 - (b) it is noted that the Site was the subject of a planning application submitted in 2020 for an increase of PR upon redevelopment for non-polluting industrial use, which was approved by the Board on 4.12.2020 with conditions;
 - (c) it is also noted that the Site is a subject site of an approved application for special waiver for wholesale conversion of an IB under the previous revitalization scheme for IBs implemented by the Government between 2010 and 2016, in which the owner applied to LandsD for a special waiver to permit the use of the lot for specified non-industrial purposes upon wholesale conversion. The special waiver was duly executed in June 2016 to permit the lot and the existing building to be used for a list of non-industrial uses, during the lifetime of the existing building, or until the expiry of the lease, or upon the early termination of the waiver. The waiver fee was fully exempted to incentivise the hitherto wholesale conversion. All the building works to enable the existing building for the permitted uses including those necessary to bring the fire service installations in compliance with prevailing standards were

completed, in accordance with the owner's submission of a Form BA14 to the Buildings Department (BD) and the latter's certification of such in December 2018. In view of such background, the existing building is in fact now a commercial building that has undergone wholesale conversion from an industrial building and is not considered as among the targeted aged IBs under our present policy to incentivize IB redevelopment. The current measure to allow relaxation of the maximum permissible non-domestic PR by up to 20% for redevelopment on a case-by-case basis targets pre-1987 IBs, instead of any IBs in the territory, as IBs built before 1987 were constructed according to the then fire safety standards which were lower than those applicable these days (for example, many did not have automatic sprinkler systems or other modern fire service installations); and

- (d) that said, the hotel development proposal is in line with the planning intention of the "OU(B)" zoning of the Site. The Government has adopted a multi-pronged approach to optimise the use of the existing land for meeting various development needs of our community. In view of the advice of the Commissioner for Tourism (C for Tourism) in support of the application which will provide new and more hotel rooms and facilities to offer additional accommodation options to our visitors and enhance the tourism offering of Hong Kong, the proposed relaxation of PR is worthy of support from the perspective of optimizing the use of the Site for provision of hotel space to promote the territory-wide tourism development subject to no adverse comments in terms of technical feasibility from relevant departments and that the proposal is in line with the policy to "enhance the development of tourism products and initiatives with local and international characteristics, realising the motif of 'tourism is everywhere'" as announced in the 2025 PA as well.

Tourism Aspect

10.1.2 Comments of the C for Tourism:

the Tourism Commission welcomes initiatives that are conducive to the long term and sustainable development of the tourism industry in Hong Kong. For reference, as at December 2025, Hong Kong received over 41 million visitors, of which over 19 million were overnight visitors, from January to October 2025. Hotel occupancy rate was 86% in the first ten months of 2025. To support and sustain the growing momentum of the tourism industry and maintain the city's attractiveness to visitors, a stable and sufficient supply of hotel rooms is very important. Therefore, the application is supported which will provide new and more hotel rooms and facilities to offer additional accommodation options to our visitors and enhance the tourism offering of Hong Kong.

10.1.3 Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (HAD):

- (a) no objection to the application under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (HAGAO);
- (b) detailed licensing requirements will be formulated upon receipt of application under the HAGAO, if applicable; and
- (c) detailed comments from the hotel and guesthouse licensing point of view are at **Appendix IV**.

Land Administration

10.1.4 Comments of the District Lands Officer/Hong Kong East (DLO/HKE), LandsD:

- (a) on the site falls within CWIL Nos. 12 and 43 governed by Conditions of Sale No. 7913 dated 1.4.1963 for a term of 75 years commencing from 15.9.1963 renewable for 75 years and Conditions of Sale No. 9439 dated 27.1.1969 for a term of 75 years commencing from 27.1.1969 renewable for 75 years respectively subject to a Special Waiver dated 29.6.2016 (the Special Waiver) for wholesale conversion of the entire IB erected thereon;
- (b) according to his record, a building was erected on CWIL 12 with an OP issued in 1965 whilst another building was erected on CWIL 43 with OP issued in 1971. The completion of the conversion works in respect of the Special Waiver dated 29.6.2016 was acknowledged by BD in December 2018;
- (c) according to Condition No. (2) of the Special Waiver, the Lots and the existing buildings thereon shall not be used for any purpose other than for the permitted purposes and on the terms as set out in the Special Waiver;
- (d) should the Board approve the planning application, the Lot owner has to apply to LandsD for a lease modification/ land exchange in respect of the Lots. However, there is no guarantee that the said application will be approved. Such application, if received by LandsD, will be dealt with by LandsD acting in its capacity as the landlord at its absolute discretion, and if it is approved, it will be subject to such terms and conditions including, among others, payment of appropriate premium and fees as may be imposed by LandsD at its sole discretion; and
- (e) other detailed comments are at **Appendix IV**.

Traffic Aspect

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

based on the revised TIA (**Appendix Id**), she has no comment on the application from traffic engineering and transport operational viewpoints.

10.1.6 Comments of the Commissioner of Police (C of P):

no specific traffic comment on the application at this stage. The proposed development should not cause adverse traffic impact to the local community. Each Temporary Traffic Arrangement involving works on footpath and/or carriageway should be submitted to his office and Transport Department for comment before implementation.

Environmental Aspect

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

- (a) noting that the applicant has confirmed that a central A/C system will be installed in the proposed hotel development; no openable windows will be provided within the buffer zone; the fresh air intake point of the A/C system and open-air recreational uses will meet the buffer distance requirements stipulated in HKPSG and that the fixed plants of the building will be properly designed and installed to satisfy the relevant noise criteria in HKPSG, he has no adverse comment on the application from air quality and noise impact perspectives;
- (b) having reviewed the SPS and the revised SIA submitted by the applicant (**Appendices Ia and Ic**), insurmountable sewerage impacts associated with the proposed development are not anticipated. However, a discrepancy in the calculation of flow estimation and hydraulic capacity is observed, and a revision of the SIA is required to ascertain if local sewerage upgrading is required. In this regard, the below approval condition is suggested to be stipulated should the application be approved by the Board;

“the submission of a revised SIA to the satisfaction of the Director of Environmental Protection or of the Town Planning Board”; and

- (c) his technical comments on the SIA and advisory comments on the application are detailed at **Appendices IV and VI** respectively.

10.1.8 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) no comment on the revised SIA (**Appendix Ic**) and no comment on the application from the drainage perspective; and

(b) should the application be approved by the Board, the following condition is required to be stipulated:

“the implementation of the local sewerage upgrading/ sewerage connection works identified in the revised SIA to the satisfaction of the Director of Drainage Services or of the Board.”

Urban Design, Visual and Landscape

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

Urban Design and Visual Aspects

(a) the applicant seeks planning permission for a proposed hotel development with minor relaxation of maximum PR from 12 to 14.4 (+20%), which does not exceed the permissible BH restriction. The Site is surrounded by industrial and office buildings within the same “OU(B)” zone with BHs ranging from about 40mPD to 148mPD;

(b) according to the Proposed Scheme, the proposed hotel development has incorporated various design measures such as (i) a 1.1m full-height building setback from the site boundary fronting Lee Chung Street with a weather canopy of about 19m long; (ii) descending BH from southwest to northeast; (iii) an about 9m building separation from the adjoining site to the northeast from 3/F and above; and (iv) multi-level greening including podium garden on 3/F and vertical greening on G/F (**Drawings A-2, A-7 to A-11**). It is considered that such design features may promote visual interest and amenity and enhance pedestrian comfort along the building frontage at pedestrian level;

Landscape Aspect

(c) no adverse comment on the application from landscape planning perspective;

(d) based on the aerial photo of 2024 (**Plan A-3**), the Site is located in an area of residential urban landscape character comprising residential buildings, industrial buildings, schools, police station and parks/ sitting-out areas. MTR Chai Wan Station and Chai Wan Park are located to the southeast and northeast of the Site respectively. The proposed use is not incompatible with the landscape character of the surroundings; and

(e) according to the aerial photo (**Plan A-3**), the majority of the Site is occupied by the existing Johnson Building with no sensitive landscape resources. With reference to the application form (**Appendix I**), tree felling is not anticipated. It is noted from paragraphs 3.2.4, Table 3.2 and Figure 3.9 of the SPS (**Appendix Ia** and **Drawing A-8**) that greenery provision of about 194.5m²

(about 20% of the Site), including podium roof planters and edge planters of about 67.35m² and vertical greening of about 127.15m² will be provided within the Site. Significant adverse impact on the existing landscape resources within the Site arising from the proposed development is not anticipated.

10.1.10 Comments of the Chief Architect/Advisory & Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD):

no comment from architectural and visual impact point of view noting that the Proposed Scheme consisting of 32 storeys with a BH of 120mPD which does not exceed the BH restriction of 120mPD under the OZP.

Building Matters

10.1.11 Comments of the Chief Building Surveyor/Hong Kong East and Heritage (CBS/HKE&H, BD):

- (a) no objection to the application;
- (b) if the applicant intends to apply for hotel concession under Regulation 23A of the Building (Planning) Regulations (B(P)R), the criteria laid down in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-40: Hotel Development should be complied with;
- (c) canopy is GFA accountable unless complied with paragraph 3(k) of PNAP APP-19: Projections in relation to Site Coverage and Plot Ratio Building (Planning) Regulations 20 & 21^[7]; and
- (d) detailed comments on compliance with the Buildings Ordinance will be made at building plan submission stage.

Fire Safety

10.1.12 Comments of the Director of Fire Services (D of FS):

- (a) no specific comment on the Proposed Scheme subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- (b) detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans. Furthermore, the provision of emergency vehicular access in the Proposed Scheme shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.

^[7] Canopy projecting not more than 3.5 m over an entrance to a building.

District Officer's Comments

10.1.13 Comments of the District Officer (Eastern) (DO(E)), HAD:

the Chairman of the concerned Area Committee was consulted and no comment was received.

10.2 The following Government departments have no objection to/ no adverse comments on the application:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Engineer/South and Sustainable Lantau, Civil Engineering and Development Department;
- (c) Chief Estate Surveyor/Development Control, LandsD;
- (d) Chief Highway Engineer/Hong Kong, Highways Department;
- (e) Chief Town Planner/Housing and Office Land Supply, PlanD;
- (f) Director of Electrical and Mechanical Services; and
- (g) Director-General of Trade and Industry.

11. Public Comments Received During the Statutory Publication Periods

11.1 During the statutory publication periods, a total of 37 public comments were received from individuals, including 35 supporting comments (**Appendix Va**) and two objecting comments (**Appendix Vb**).

11.2 The major grounds of the 35 supporting comments are summarised as follows:

- (a) the application is in line with the policy on revitalising existing industrial buildings for better utilisation of land resources;
- (b) the Proposed Scheme is in line with the planning intention of the “OU(B)” zone and meets the relevant criteria in TPB-PG No. 22D and the relevant criteria for hotel development in industrial/ office areas set out in the HKPSG;
- (c) the proposed hotel development is compatible with the surrounding uses;
- (d) the Proposed Scheme provides various planning gains and design merits;
- (e) there is a shortfall in the supply of hotels in the Eastern District. The proposed hotel would help address accommodation needs in the area and support the long-term development of tourism and the economy in Hong Kong; and
- (f) Chai Wan, as an old industrial area, is undergoing revitalization and transformation to better serve the community. The proposed development would improve the environment of industrial areas in Chai Wan and would be a positive addition to the district.

11.3 The remaining two comments object to the application mainly on the following grounds:

- (a) the proposed development is located in an industrial area which is unsuitable for hotel development. Interface issues with the adjoining industrial uses/activities are anticipated. In addition, tourists would commute to and from MTR Chai Wan Station on foot, and there may be interface issues with heavy goods vehicle traffic;
- (b) the building should remain an industrial building to support the Government's policy of re-industrialisation of Hong Kong, and some industries would prefer locating in urban areas with established facilities nearby;
- (c) the proposed setback applies only to a section of the frontage, and the proposed weather canopy covers only a short section of the building frontage;
- (d) the proposed podium garden is not open for public use. No tree planting on pavement or any green measures that would benefit pedestrians have been proposed; and
- (e) a similar application for hotel use at 12 Lee Chung Street was rejected. Moreover, there have been a number of approvals for converting hotel developments into other uses in previous years.

12. Planning Considerations and Assessments

12.1 The application is for redevelopment of the Site to a proposed 32-storey hotel (including a level of refuge floor) with minor relaxation of the PR restriction from 12 to 14.4 (i.e. +2.4 or +20%).

Planning Intention and Land Use Compatibility

12.2 The proposed hotel development is considered generally in line with the planning intention of the “OU(B)” zone, which is primarily for general business uses including information technology and telecommunications industries, non-polluting industrial, office and other commercial uses. The Proposed Scheme complies with the BH restriction of 120mPD on the OZP.

12.3 The Site abuts Lee Chung Street and is located within a cluster of IBs/I-O buildings and several commercial buildings at the eastern fringe of the Chai Wan “OU(B)” Area (**Plans A-2 and A-3**), which are surrounded by a mix of residential, GIC facilities and open space (**Plan A-1**). As mentioned in paragraphs 3.4 and 3.5, the subject “OU(B)” area has been undergoing transformation, with various in-progress and completed wholesale conversion and redevelopment projects in its immediate surroundings. The applicant also confirms that a central A/C system will be installed in the proposed development and the fresh air intake point of the A/C system will meet the buffer distance requirement in HKPSG. In this regard, DEP has no adverse comment on the proposed hotel development with respect to

air quality and noise impact perspectives. As such, the proposed hotel development is in line with the TPB PG No. 22D for “OU(B)” zone in that it is considered not incompatible with the surrounding land uses and would help to transform the area to accommodate for new non-polluting business uses.

Policy Aspect

12.4 The existing 11-storey buildings were built in 1965 and 1971 for industrial purposes. The building was wholesale-converted for non-industrial purposes to bring the fire service installations compliant with present-day standards under the previous scheme of IB revitalization pursued by the Government between 2010 and 2016. The wholesale conversion was completed in 2018. In view of the above, SDEV advises that the existing building is in fact now a commercial building that has undergone wholesale conversion and is not considered among the targeted aged IBs under the present policy to incentivise IB redevelopment.

12.5 Notwithstanding, noting that C for Tourism supports the application as the Proposed Scheme will provide new and more hotel rooms and facilities to offer additional accommodation options to visitors and enhance the tourism offering of Hong Kong, SDEV supports the application from the perspective of optimising the use of the Site for provision of hotel space to promote the territory-wide tourism development, subject to no adverse technical feasibility comments from relevant departments. Moreover, the Proposed Scheme is in line with the policy to “enhance the development of tourism products and initiatives with local and international characteristics, realising the motif of ‘tourism is everywhere’” as announced in the 2025 PA.

Minor Relaxation of PR Restriction

12.6 While the proposed BH complies with the maximum BH restriction on the OZP, the intensity of the proposed hotel development (PR of 14.4) is considered not incompatible with the surrounding developments, with PRs ranging from about 8 to 15.

12.7 The applicant has submitted technical assessments confirming the feasibility of the Proposed Scheme with 20% increase in PR. The submitted revised TIA (**Appendix Id**) has demonstrated that the increase in PR would not cause adverse traffic impact to the surrounding road network, and C for T has no adverse comment on the application.

12.8 Regarding the sewerage impact arising from the proposed hotel development and the increase in PR, based on the revised SIA submitted by the applicant (**Appendix Ic**), insurmountable sewerage impacts associated with the proposed development are not anticipated. DEP, CE/HK&I, DSD and other relevant Government departments have no objection to or no adverse comment on the application.

Planning and Design Merits

12.9 The applicant proposes various design features in the Proposed Scheme, including (i) a 1.1m full-height building setback from the lot boundary with a weather canopy along Lee Chung Street (**Drawings A-2, A-8 to A-9**); (ii) a descending

BH from southwest to northeast towards Chai Wan Park (**Drawing A-7**); (iii) a building separation of about 9m from the adjoining site to the northeast (above 15m) (**Drawings A-7 to A-9**); and (iv) a greenery coverage of about 20% of the site area, comprising a podium garden with roof planters and edge planters on the 3/F and vertical greening at pedestrian level (**Drawings A-9 to A-11**).

12.10 CTP/UD&L, PlanD considers that these design features may promote visual interest and amenity, enhance pedestrian comfort along the building frontage at street level, and that no significant adverse impact on the existing landscape resources within the Site is anticipated. CA/ASC, ArchSD also has no adverse comment from an architectural and visual impact perspective, noting that the Proposed Scheme which consists of 32 storeys with a BH of 120mPD does not exceed the BH restriction of 120mPD under the OZP.

Previous and Similar Applications

12.11 The Site has previously been granted planning approval (No. A/H20/195) for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) for permitted non-polluting industrial use (paragraphs 6.1, 6.2 and **Appendix II** refer). There was also a similar application (No. A/H20/193) for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) for permitted non-polluting industrial use at 18 Lee Chung Street to the immediate northeast of the Site (paragraph 7.4 and **Plans A-1 and A-2** refers). Approving the current application, which proposes the same PR relaxation and a comparable development scale, is therefore consistent with the Committee's previous decisions.

12.12 As mentioned in paragraphs 7.2 and 7.3 above, two similar applications (No. A/H20/126 and A/H20/172) for hotel developments within the “OU(B)” zone in Chai Wan Planning Scheme Area were rejected in 2003 and 2011 (**Plans A-1 and A-2**). The applications were rejected mainly on the grounds that the application site was surrounded by industrial buildings, which was not suitable for hotel development (for No. A/H20/126), the proposed PR of 15 was considered excessive, and there was insufficient information to demonstrate the technical feasibility of the proposed developments with respect to drainage/ sewerage/ visual/ environmental/ traffic impacts (for both applications).

12.13 As mentioned in paragraphs 3.4, 3.5 and 12.3 above, the subject “OU(B)” area is undergoing transformation and restructuring of land uses, with an increasing number of redevelopment and wholesale conversion projects in the area. The existing surroundings of IBs/ I-O buildings and wholesale converted/ redeveloped buildings for non-polluting industrial and commercial/office uses within the same “OU(B)” zone are not incompatible with the proposed hotel development. As paragraphs 12.7 and 12.8 state, the technical assessments submitted by the applicant have confirmed the feasibility of the Proposed Scheme with a 20% increase in PR. Each planning application should be evaluated on a case-by-case basis having regard to the latest planning circumstances.

Public Comments

12.14 Regarding the adverse public comments (**Appendix Vb**), the planning assessments, the applicant's justifications, and the comments of the relevant government bureaux/ departments above are relevant.

13. Planning Department's Views

13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, 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 23.1.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (b) in relation to (a) above, the implementation of the local sewerage upgrading/sewerage connection works identified in the revised Sewerage Impact Assessment 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 VI**.

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 2.10.2025
Appendix Ia	SPS received on 2.10.2025
Appendix Ib	FI received on 22.10.2025
Appendix Ic	FI received on 14.11.2025 enclosing a revised SIA
Appendix Id	FI received on 28.11.2025 enclosing a revised TIA
Appendix II	Previous Application
Appendix III	Similar Applications within “OU(B)” Zone in the Chai Wan Planning Scheme Area
Appendix IV	Detailed Departmental Comments
Appendices Va and Vb	Public Comments received during the publication periods
Appendix VI	Recommended Advisory Clauses
Drawings A-1 to A-6	Proposed Floor Plans
Drawing A-7	Proposed Section Plan
Drawing A-8	Illustrative Plan showing Planning and Design Merits
Drawing A-9	Illustrative Visual Perspective showing Planning and Design Merits
Drawing A-10	Indicative Elevation showing Landscaping Treatment
Drawing A-11	Indicative Landscape Design for Podium Garden on 3/F
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4c	Site Photos

PLANNING DEPARTMENT
JANUARY 2026