

22 October 2025

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, Hong Kong

By Hand and Email

Dear Sir,

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 (Application No. A/H20/202)

Reference is made to the captioned Planning Application submitted to the Town Planning Board (the Board) on 11 September 2025. In response to the verbal comments from District Planning Office / Hong Kong (DPO/HK) on 8 October 2025, the Applicant would like to provide the clarifications below to substantiate the captioned planning application.

1. Proposed Weather Canopy

The configuration and the extent of the proposed weather canopy under the Proposed Scheme under the subject S16 planning application will remain unchanged as per the previous approved scheme (i.e. S16 Application No. A/H20/195) of about 19m long. Please note that the extent, height and projection of the proposed weather canopy will be subject to further review taking into consideration the requirements as stipulated under Building (Planning) Regulations (B(P)R) at subsequent detailed design stage for approval of relevant Government departments. For details, please refer to the enclosed updated **Figure 3.3 – Illustrative 1/F Plan** and updated **Figure 3.9 - Illustrative Plan showing Planning Design Merits**.

2. Proposed Building Setback

Please be advised that no bonus GFA will be claimed due to the provision of a 1.1m building setback from the site boundary. The proposed building setback would also serve to comply with the relevant requirements under APP-152 Sustainable Building Design Guidelines.

3. Back of House Facilities

Please be clarified that provision of back of house (BOH) facilities accounts for 5% of the total GFA of the captioned proposed hotel development. With consideration to the requirements as stipulated under relevant APP-40, the GFA for provision of BOH facilities are to be exempted from GFA calculations. This 5% of the total GFA as hotel concession has already been taken into account and included in the Proposed Scheme under the subject S16 planning application.

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4. Descriptions of Loading & Unloading Bays / Laybys

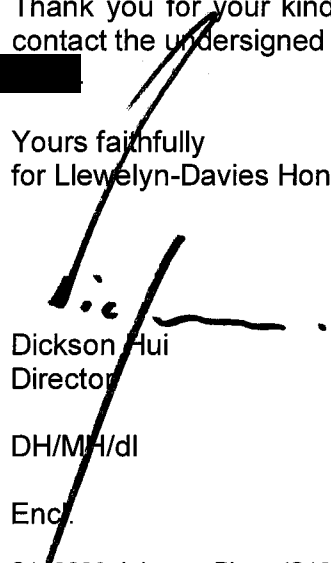
In terms of description of the loading and unloading spaces to be provided in the Proposed Scheme of the subject S16 planning application, we would like to clarify that the descriptions of the provisions as below. The clarifications only relate to the types of vehicles, and there is no change to the proposed numbers of provisions as originally submitted. The descriptions under the Application Form have also been updated accordingly for clarity sake.

Type of Facilities	Proposed No.
Goods vehicle loading / unloading ("L/UL") bay	<u>2</u> comprising of: • 1 for heavy goods vehicle ("HGV") • 1 for light goods vehicle ("LGV")
Taxi and private cars layby	<u>3</u>
Single deck tour bus layby	<u>2</u>

We would like to highlight that the current set of clarifications only serves as technical clarifications, with no changes to the Proposed Scheme and development parameters as submitted on 11 September 2025.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Man Ho at [REDACTED] / Mr Davy Lam at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd


Dickson Hui
Director

DH/MH/dl

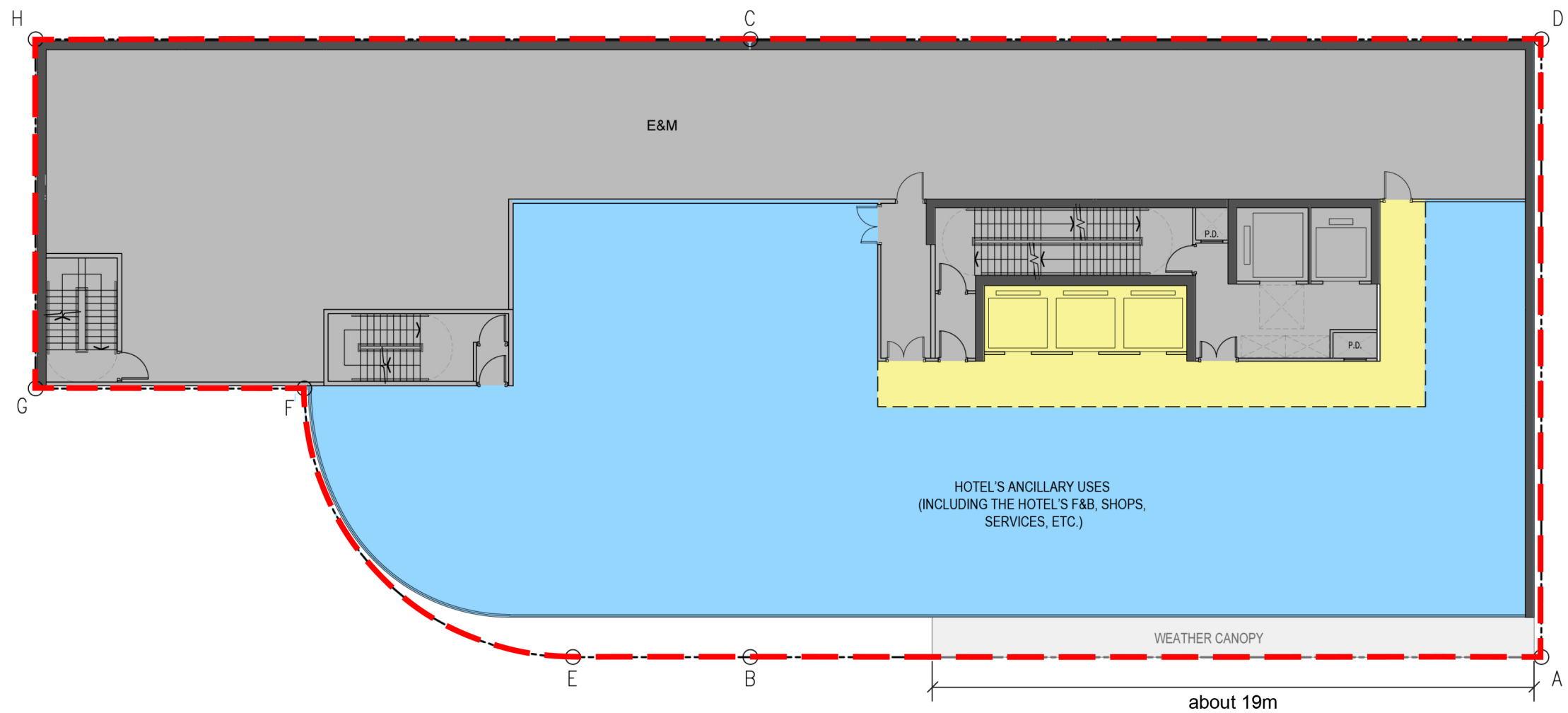
Enc.

S:\3623 Johnson Place (S16 for Hotel with PR Relaxation)\Submission\Cover Letter\20250922 - Cover Letter to PlanD.doc

cc
DPO/HK

Attn: Ms Gloria Sze

(by email)



Application Site



Remark:

The extent, height and projection of the proposed weather canopy will be subject to further review taking into consideration the requirements as stipulated under Building (Planning) Regulations (B(P)R) at subsequent detailed design stage for approval of relevant Government departments

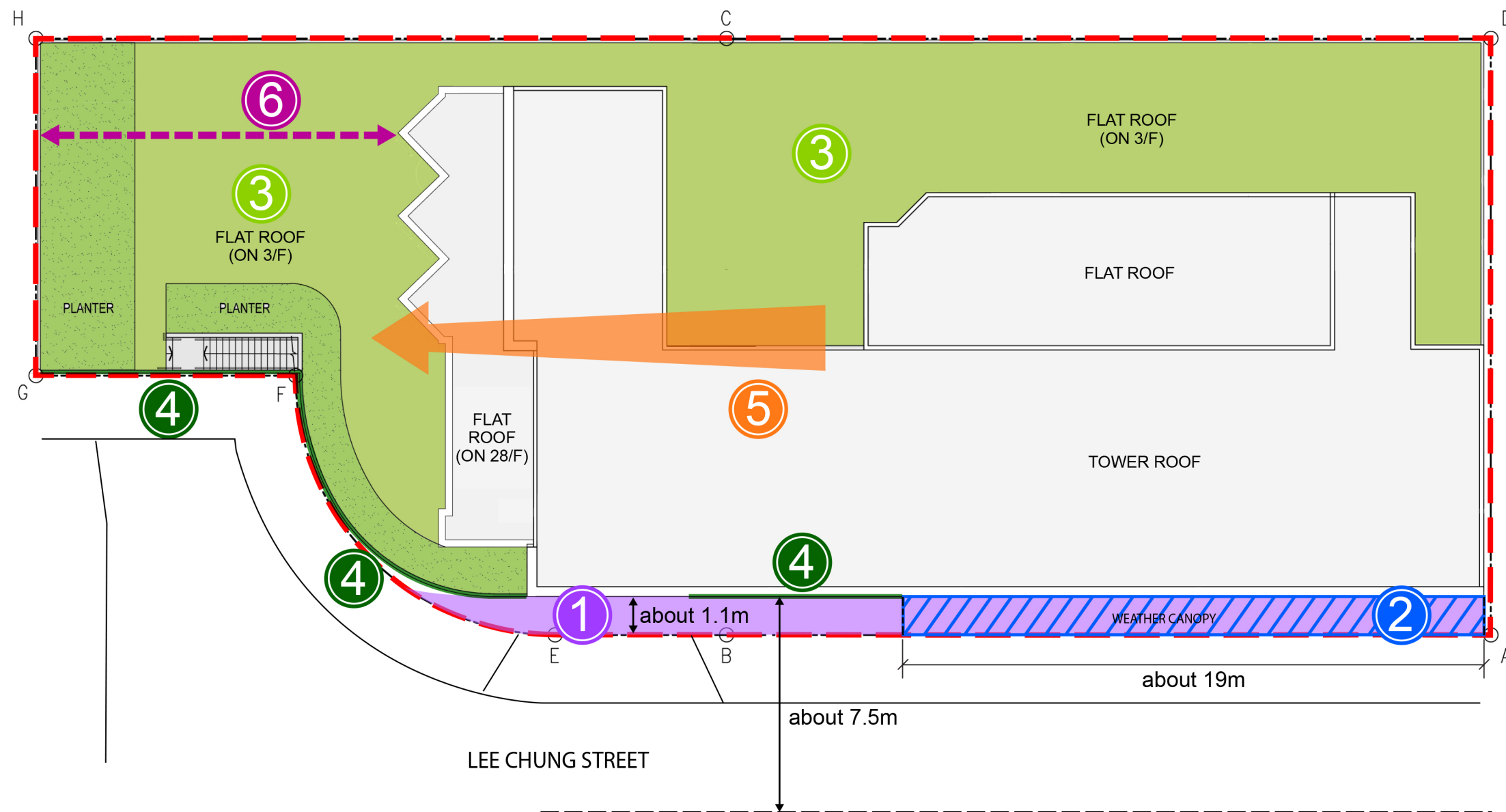


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Title

Indicative 1/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2025
Scale		Figure 3.3	



- 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

Remark:

The extent, height and projection of the proposed weather canopy will be subject to further review taking into consideration the requirements as stipulated under Building (Planning) Regulations (B(P)R) at subsequent detailed design stage for approval of relevant Government departments

Application Site



Title

Illustrative Plan showing Planning and Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2025
Scale	Figure 3.9		

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份) Year 2030

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Lee Chung Street ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 4[#] Motorcycle Parking Spaces 電單車車位 1 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ _____ _____ # Including 1 no. of disabled car parking space
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi and Private Car Layby 3 Single Deck Tour Bus Layby 2 Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 1 Others (Please Specify) 其他 (請列明) _____ _____ _____ _____ _____

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	5
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	4 [#] 1 # Including 1 no. of disabled car parking space
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	7
	Taxi and Private Car Layby Single Deck Tour Bus Layby Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	3 2 1 1 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☒
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☒
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☒
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號