



**LCH Planning and Development
Consultants Limited**

Our Ref.: PD2510001/07
Your Ref.: TPB/A/H9/86
18 June 2026

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/Madam,

**APPLICATION NO. A/H9/86 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

FURTHER INFORMATION SUBMISSION

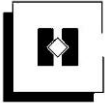
We refer to the comments regarding the captioned application.

Please find attached our responses to departmental and public comments and the minor changes in assessment reports. To facilitate departmental review, the textual amendments in the reports are highlighted in yellow. As compared to the previous proposal, additional building design/ planning merits are provided:

- On-street canopy along Kam Wah Street has been designed to enhanced pedestrian experience and public realm;
- Landscape sky garden would be opened to both hotel guests and the local community at designated opening hours, subject to detailed design and operation arrangement, that would enhance active living and natural connection; and
- Local art painting on the building façade will be incorporated in order to enhancing the existing streetscape while strengthening the unique character and identity of the neighbourhood.

In respond to Planning Department's comments, a Supplementary Planning Analysis has been conducted to support the proposed development. This provides further planning justifications beyond that set out in the Planning Assessment Report, in gist:

- Established Practice for Limiting Hotel Development in "R(A)" Zone of Hong Kong Island Shall Be Critically Reviewed;
- Proposed Development Intensity Remains Permissible Under the Current Planning Framework;
- Evolving Local Planning Context and Public Opinions that Supports Hotel Development in Shau Kei Wan;
- Current Application is Completely Different from the Previously Rejected Hotel Applications in Shau Kei Wan;
- Echo with the Policy Address for "Tourism is Everywhere" and Development Blueprint for Hong Kong's Tourism Industry 2.0;



- Echo with the Strategic Direction to Reinforce Hong Kong as a World-class Premier Tourism Destination under “Hong Kong 2030+”;
- Actively Responding to Changing Market Needs of the Tourism Industry with Abundant Tourism Resources in the Vicinity;
- Strong Demand and Limited Supply of Hotel Room Restricts Tourism Development;
- Compatible Land Use Pattern and Effective Use of Land Resources that is Well Served by Public Transport Services;
- Actively Response to Site Constraints by Respecting Existing Hawker Culture and Minimise Disturbance to Parking Area;
- Proposed Minor Relaxation of BHR to Accommodate MiC Floors and Aboveground Carpark Floors;
- Development Compatible with Stepped Building Height Profile;
- Design Merits to Fulfil the Requirements for Minor Relaxation; and
- Technical Sustainability Demonstrated and No Insurmountable Impacts are Anticipated.

This Further Information contains the responses to comments and technical clarification of relevant Government departments, without major changes in the development parameters nor the assumptions and methodologies, findings, and mitigation measures under technical assessment reports. According to TPB PG No. 32B, this Further Information does not result in a material change of the nature of the application, it should be accepted by the TPB for inclusion into the application and should be exempted from the publication requirement and/or recounting requirement.

Should you require further information or have any query, please feel free to contact the undersigned or Cherie Lee at [REDACTED].

Yours faithfully,
For and on behalf of

LCH Planning & Development Consultants Limited

Junior Ho
Director

Encl.

- Responses to Comments Table
 - Planning Assessment Report
 - Appendix 1: Revised Indicative Architectural Drawings
 - Appendix 2: Revised Traffic Impact Assessment
 - Appendix 3: Revised Air Quality Impact Assessment
 - Appendix 4: Revised Noise Impact Assessment
 - Appendix 7: Revised Visual Appraisal
 - Appendix 8: Supplementary Planning Analysis
- c.c. the Applicant