

Proposed Flat with Permitted Hotel, Office and Shop & Services/Eating Place
at 43 - 49A Hankow Road in Tsim Sha Tsui

(Planning Application No. A/K1/271)

Further Information No. 2

Response-to-Comment Table

Proposed Flat with Permitted Hotel, Office and Shop & Services/Eating Place
at 43 - 49A Hankow Road in Tsim Sha Tsui

(Planning Application No. A/K1/271)

Further Information No. 2

Comments	Summary & Response
<p><u>Comments from Tsuen Wan and West Kowloon District Planning Office, Planning Department:</u> (Contact Person: Ms Avis POON, Tel: 2417 6688)</p> <ol style="list-style-type: none"> 1. Please specify the use of the existing retaining wall along the western boundary. It is also noted that the 2.3m voluntary setbacks from the western boundary marked on floor plans are not tallied with the one in the Master Layout Plan. Please revise the plan as appropriate. 2. Please justify why one of the voluntary setbacks in the proposed scheme has been reduced from 3m to 2.3m when compared with the previously approved scheme. 3. Please clarify the domestic and non-domestic site coverage for the proposed composite building at (i) not exceeding 15m level and (ii) above 15m from ground level respectively. Please also update the Table 3.1 Technical Schedule in the Supporting Planning Statement accordingly. 	<p>The existing retaining wall is in place to ensure slope stability and manage the level difference along the western boundary. Please note that the 2.3m voluntary setback in the Master Layout Plan has been revised accordingly (Appendix I refers).</p> <p>As compared with the previously approved scheme, the setback along the southern boundary (at the non-domestic portion) has been revised due to the change in internal layout and building design. A setback of about 2.3m – 3m on G/F and 1/F would be provided under the current scheme subject to the confirmation of the location of generator at detailed design stage. For 2/F to 17/F, a setback of about 2.3m would be provided to accommodate the changes in the layout and building design, while there are no changes of the setback of 2.3m in the domestic portion (18/F and above). Despite the changes in voluntary setback, the total GFA has been reshuffled and remains unchanged due to the changes in internal layout and building design.</p> <p>The G-1/F plans have been updated accordingly to reflect the same (Appendix I refers).</p> <p>Please be clarified that the non-domestic site coverage of not more than 75% as stated in Table 3.1 Technical Schedule refers to the site coverage of G/F, 1/F and 2/F only, which do not exceed 15m above ground level. For the non-domestic site coverage for the proposed building above 15m from ground, it would be not more than 60%, which will comply with the First Schedule of B(P)R.</p>

Proposed Flat with Permitted Hotel, Office and Shop & Services/Eating Place
at 43 - 49A Hankow Road in Tsim Sha Tsui

(Planning Application No. A/K1/271)

Further Information No. 2

Comments	Summary & Response
4. Grateful if you could also provide more details regarding the access arrangement for future residents, office workers/public and hotel guests.	<p>Residents will get access to the residential lift lobby on G/F, via the southern corridor. Lift nos. L3 and L4 would be exclusively serving the domestic portion of the building (i.e. 18/F and above) to provide direct and private access to residential areas (Appendix I refers).</p> <p>For office workers, the public, and hotel guests, they will use either the escalator from G/F to 1/F or the separate lift lobby G/F via the northern corridor. Lift nos. L1, L2 and L5 would be designated to serve the non-domestic floors (i.e. G/F to 17/F) (Appendix I refers).</p> <p>The abovementioned separated lift systems will provide a safe and private accesses and ensure smooth circulation during peak hours. Not least, security measures, such as access control using residents' cards and hotel room key cards, would be implemented to further strengthen the privacy of the residents and hotel users.</p>

Consolidated by: **KTA Planning Limited**

Date: **1 August 2025**

Appendix I Updated Architectural Drawings