Appendix II of
MPC Paper No. A/H9/86

Similar Applications
within "Residential (Group A)" Zone
in the Shau Kei Wan Planning Scheme Area

Approved Applications

Application No.	Address	Date of Consideration (by the Metro Planning Committee (MPC) of the Town Planning Board (TPB))	Approval Condition(s)
A/H9/63	68 Hing Man Street, Shau Kei Wan	23.5.2008	(1), (2), (3) & (4)
A/H9/68	225 - 227 Shau Kei Wan Road	20.1.2012	(2), (3) & (4)
A/H9/73	225 - 227 Shau Kei Wan Road	2.1.2015	(2), (3), (4) & (5)

Approval Conditions

(1) The proposed hotel development was subject to a maximum gross floor area (GFA) of 10,498.9m^2. Any floor space that was constructed or intended for use as back-of-house facilities as specified under Regulation 23A(3)(b) of the Building (Planning) Regulations should be included in the GFA calculation.

(2) The provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board (TPB).

(3) The submission of a Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB.

(4) The implementation of the local sewerage upgrading/sewerage connection works identified in the SIA to the satisfaction of the Director of Drainage Services or of the TPB.

(5) The submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB.

Rejected Applications

Application No.	Address	Date of Consideration (by MPC of TPB)	Rejection Reason(s)
A/H9/70	225 - 227 Shau Kei Wan Road	1.6.2012	(1) & (4)
A/H9/71	225 - 227 Shau Kei Wan Road	25.1.2013	(2), (3) & (4)

Rejection Reasons

(1) The proposed hotel development, with a plot ratio (PR) of 15, was considered excessive and incompatible in terms of development intensity with the surrounding residential developments with permitted PR of 8 to 10.

(2) The proposed hotel development, with a PR of 13, was considered excessive with respect to the surrounding residential developments with permitted PR of 8 to 10.

(3) There was insufficient planning merit in support of a departure from a well-established practice of allowing up to a PR of 12 for hotel application within a residential area.

(4) The approval of the application would set an undesirable precedent for similar hotel developments, the cumulative effect of which would adversely affect the general amenity in the area.

Detailed Departmental Comments

Comments of the Commissioner for Transport:

(I) Supplementary Planning Statement (SPS) (Appendix Ie)

(a) for Paragraph 5.5.1: the description *"In particular, public light bus is allowed during specific periods of weekdays"* is not clear as the lay-by serves as PLB stand during 7-9 am and 5-9 pm from Monday to Friday and allows parking of PLB at other times. The applicant should review if this statement shall be deleted; and

(b) regarding the consultation with the public light bus and tramway operators, the applicant should clarify if the Motor Transport Workers General Union (Public Light Bus Branch) [汽車交通運輸業總工會(公共小巴分會)] has replied no objection to the subject application, but not "*no objection so far*".

(II) Traffic Impact Assessment (TIA) (Appendix Ie)

(a) for Paragraphs 3.2 and 3.8: noted the loading/unloading (L/UL) activities related to the retail shop can be conducted using the L/UL bays provided within the proposed hotel. The applicant should reflect such intention in the TIA report;

(b) for Paragraph 3.3, Figures 3.1 and 3.2:

(i) the proposed share use of the taxi pick-up/drop-off bay with waiting spaces for car lift is noted. The applicant should advise any management measures to be provided to avoid any conflict between the vehicles waiting for car lift and taxi pick-up/drop-off activities; and

(ii) the delivery route for goods shall not be via public road. The applicant should consider to provide internal access between the L/UL bay and the lift lobby;

(c) for Paragraph 4.14 and Table 4.7: the adopted rate for retail and hotel use has not been compared with the standard trip rates in the Transport Planning and Design Manual (TPDM). The applicant should review;

(d) for Figure 3.1: it is noted that the passengers dropped off from taxis/coaches at the proposed pick-up/drop-off bays would need to route through a section of narrow public footpath to reach the lift lobby. The improvement measures to widen the footpath along Kam Wa Street and relocate the hawker stalls should be reviewed; and

(e) should the application be approved by the Town Planning Board, the applicant should respond to her previous comments in the revised TIA.

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tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年05月12日星期二 22:04
收件者: tpbpd/PLAND
主旨: Re: Nos. 9-19 Kam Wa St., Shau Kei wan, (Application No. A/H9/86)
附件: Comments on A.H9.86.pdf

類別: Internet Email

To: Planning Dept.
From: [redacted]

Re: Application A/H9/86

Attached herewith comments on the above subject.

Thank you for your attention.

Miss Chan (Tel: [redacted])

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 ：2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates**
A/H9/86

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

我們反對標題規劃申請意見如下：
(1)新增人流及車流會對社區帶來負担。(2)放寬建築物高度會影響自然通風。(3)增高樓宇會影響住宅居民隱私。(4)施工期間會影響隔鄰樓宇的結構及水管的正常供應，及對居民的出入引起不便。(5)建議市建局將標題申請地盤與其相連樓宇(即合共全幸街1-23號)一起整體規劃發展。

陳憲婿/ [redacted]

「提意見人」姓名/名稱 Name of person/company making this comme

簽署 Signature _____ 日期 Date 12-5-2014

(陳憲婿)

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tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年05月17日星期日 1:00
收件者: tpbpd/PLAND
主旨: A/H9/86 Nos. 9-19 (odd nos.) Kam Wa Street, Shau Kei Wan

類別: Internet Email

A/H9/86

Nos. 9-19 (odd nos.) Kam Wa Street, Shau Kei Wan

Site area: About 518.41sq.m

Zoning: "Res (Group A)" and area shown as 'Road'

Applied development: 336 room Hotel / Shop and Services / PR 15 (8) / 113.56mPD (100) / 11 Vehicle Parking

Dear TPB Members,

The Application is misleading. The increase by two thirds of permitted PR and SC by one third are more impactful than the increase in BHR.

This is a densely populated area and the recent rezoning of the nearby site occupied by the Former Shau Kei Wan Market (SKWM) Building and the SKWM Building Sitting-out Area from "G/IC" to "Res (Group A)7" has effectively blocked off the remaining low rise node that provided visual relief and ventilation.

The bulkier building would certainly have a strong negative impact on surrounding residences. Hotels have much greater traffic movement than private residences and would impact traffic flow and pavement safety on the street.

The administration has pledged to improve the quality of life of urban residents by reducing density and wall effect.

The application should be rejected. There are many commercial buildings that can be refitted to address any shortfall in hotel rooms.

Mary Mulvihill

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年05月17日星期日 16:24
收件者: tpbpd/PLAND
主旨: Comments on applications for permissions (A/H9/86) to the TPB under section 16(2F) of the TPO
附件: Comment.pdf

類別: Internet Email

Dear Sir/Madam,

Please refer to the comment in PDF attached for the planning application A/H9/86.

Regards,
Mr. CHAN



Comments on A/H9/86

(May 2026)

Agenda

1 Timeline of the Site Development

2 Powers and Functions of TBP

3 Planning History of the OZP

4 Excessive Increase of Development Density

5 Unconvincing Similar Approved Applications

6 Inadequate Justification of Hotel Demand

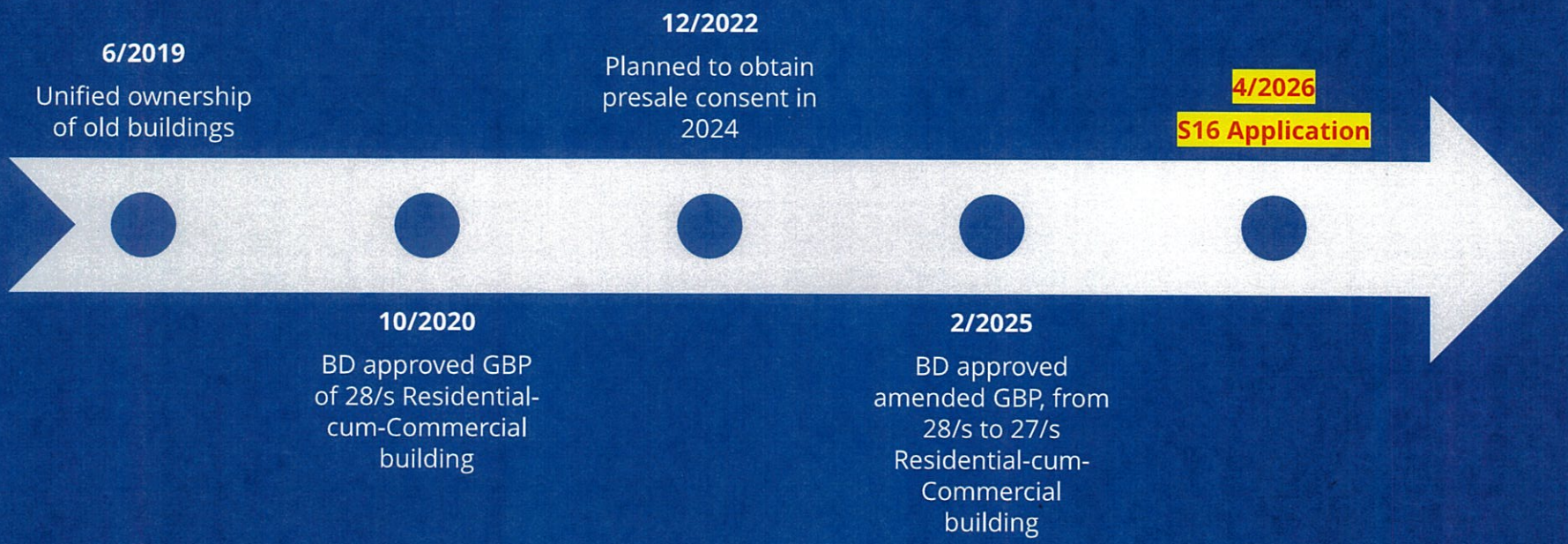
7 Lack of Attractiveness of Shau Kei Wan

8 Underestimated Traffic Impact

9 Cultural Respect as a Claim, Not a Reality

10 Summary

1. Timeline of the Site Development



2. Powers and Functions of TPB

- The Town Planning Board's main functions are laid down in section 3 of the Town Planning Ordinance (Cap. 131): -

to promote the health, safety, convenience and general welfare of the community

3. Planning History of the OZP

- According to Section 3.3 Planning History Review of the Planning Statement: -

  "Until February 2004, the majority of sites along both sides of Shau Kei Wan Road and Shau Kei Wan Main Street East, including the Application Site, were rezoned from ["Commercial/Residential"] to "Residential (Group A)" ("R(A)") under the draft Shau Kei Wan OZP No. S/H9/13" (para. 3.3.2)

- The hotel use was under Column 1 of the Shau Kei Wan Draft OZP No. LH 9/38. The rezoning reflects the planning intention of the area is primarily for residential use instead of commercial use, including hotel

- Criteria for consideration of planning application for minor relaxation of building height restrictions in para. 7.4 of the Explanatory Statement of the Approved Shau Kei Wan OZP No. S/H9/22, include but not limited to:-

  (i) providing better streetscape/good quality street level public urban space, and

  (ii) providing separation between buildings to enhance air and visual permeability.

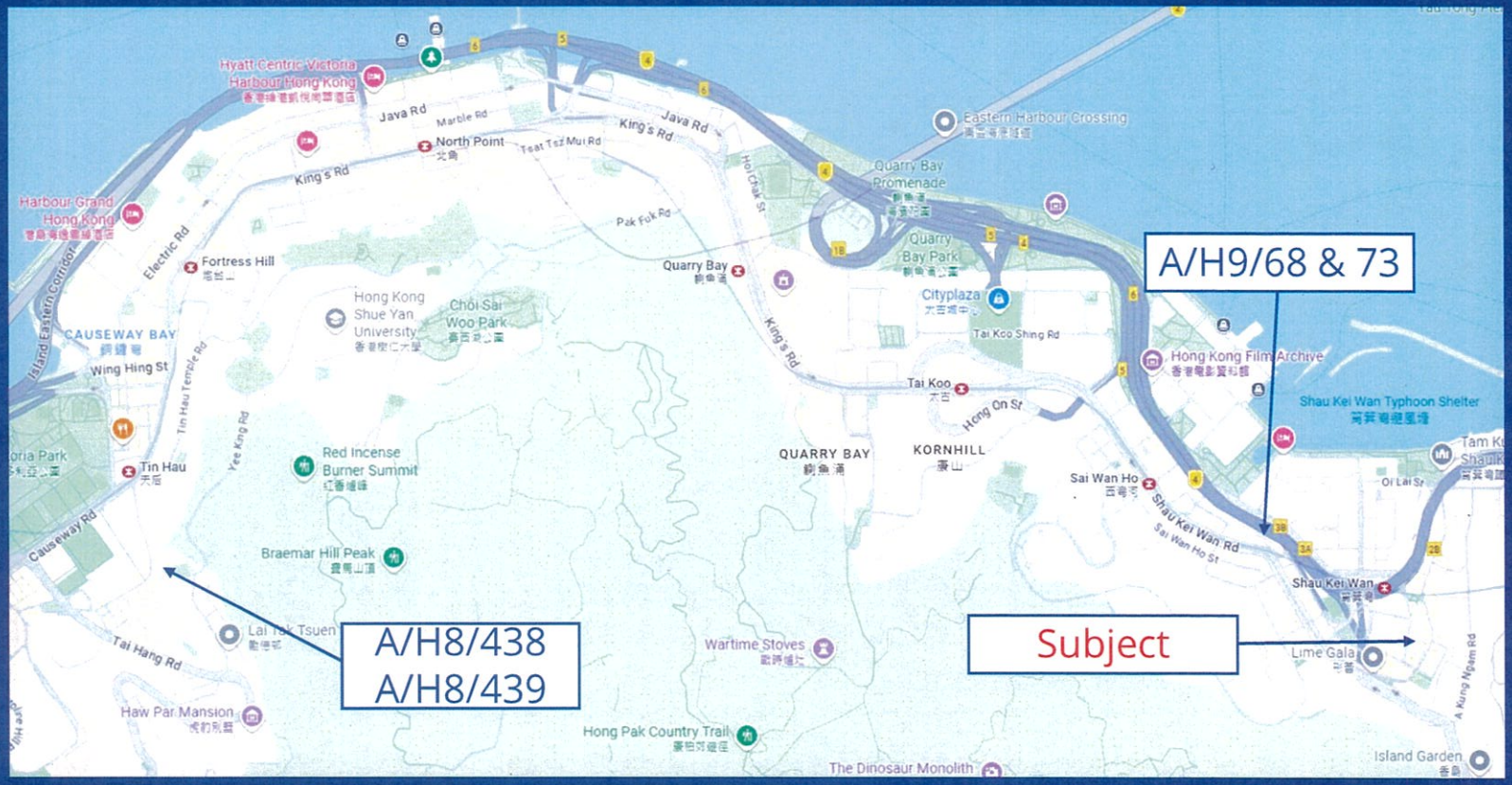
- **Town Planning Board members should consider whether this Planning Application would fulfil these objectives**

4. Excessive Increase of Development Density

- Subject Application drastically increases the development bulk of the Application Site compared to the Approved GBP. The bulk would bring NEGATIVE impact to the health and welfare of the community

	Approved GBP	Subject Application	Changes
Gross Floor Area (GFA)	4,328.745m^2 (Domestic: 3,939.788 m^2; Non-domestic: 388.957 m^2)	8,470m^2 (Non-domestic only)	+96%
Plot Ratio (PR)	8.35 (Domestic: 7.6; Non-domestic: 0.750408)	16.339 (Non-domestic only)	+96%
Site Coverage (SC)	33.328%	65.598%	+97%
Building Height (BH)	92.4m	113.56m (118.45m Upper Roof)	+23% (+28%)

5. Unconvincing Similar Approved Applications



5. Unconvincing Similar Approved Applications

- A/H8/438 and A/H8/439 are located at Tin Hau. The location and ambience are significant different from Subject Application. Not comparable to the Subject Application.
- A/H9/68 & 73
  - same site at 225 Shau Kei Wan Road, next to Casio Mansion at 209 Shau Kei Wan Road
  - approval granted more than a decade ago
  - eastern façade of Casio Mansion comprises of 3 units, Units D, E & F, originally enjoy the sunlight and open view with good air ventilation (Figure 1).
  - after the planning application approved and subsequently built hotel, the hotel blocks sunlight, ventilation and view of those units, which brings severely impact to the residents of Casio Mansion (Figure 2).

5. Unconvincing Similar Approved Applications

- Approval of A/H9/68 & 73 contradict with the aim of TBP to promote health and general welfare of the community and Explanatory Statement of the OZP
- Building Height of the buildings surrounding the Application Site, i.e. 5-7 Kam Wa Street, 21-23 Kam Wa Street and Mong Lung House, are less than 40 metres
- Subject Application **will replicate** the result of Planning Applications A/H9/68 & 73 and **bring NEGATIVE impact to the community**



Figure 1
Before



Figure 2
After

6. Inadequate Justification of Hotel Demand

23/3/2026	富豪東方酒店易手！中原斥逾15億元收購　擬日後改建成學生宿舍 (https://www.hk01.com/article/60333063) **"世紀城市國際（0355）夥百利保控股（0617）及富豪國際（0078）聯合公布，旗下富豪產業信託（1881）附屬公司作為賣方，與買方麗天置業訂立初步買賣協議，出售持有位於九龍城的富豪東方酒店目標公司全部股權及7.53億元銀行欠款，總代價約15.18億元"** **Application Site owner sold a hotel shares in 3/2026 → Contradictory action to current application**
20/2/2026	紀惠4億沽灣仔酒店 12年蝕2.7億 (https://paper.hket.com/article/4086678/%E7%B4%80%E6%83%A04%E5%84%84%E6%B2%BD%E7%81%A3%E4%BB%94%E9%85%92%E5%BA%97%2012%E5%B9%B4%E8%9D%952.7%E5%84%84?r=cpsdlc)
25/11/2025	爆房聖地變學生宿舍　尖沙咀「維記」1.18億沽　鄧成波家族蝕64% (https://www.hk01.com/article/60292158)
6/11/2025	印度富商2.53億沽中環酒店Ovolo Central　樓價4年貶值51.6% (https://www.hk01.com/article/60291771)
13/10/2024	天后酒店淪銀主盤2.6億沽、蝕34%　網紅打卡熱點、一件事惹人熱議 (https://www.hk01.com/article/1069041)

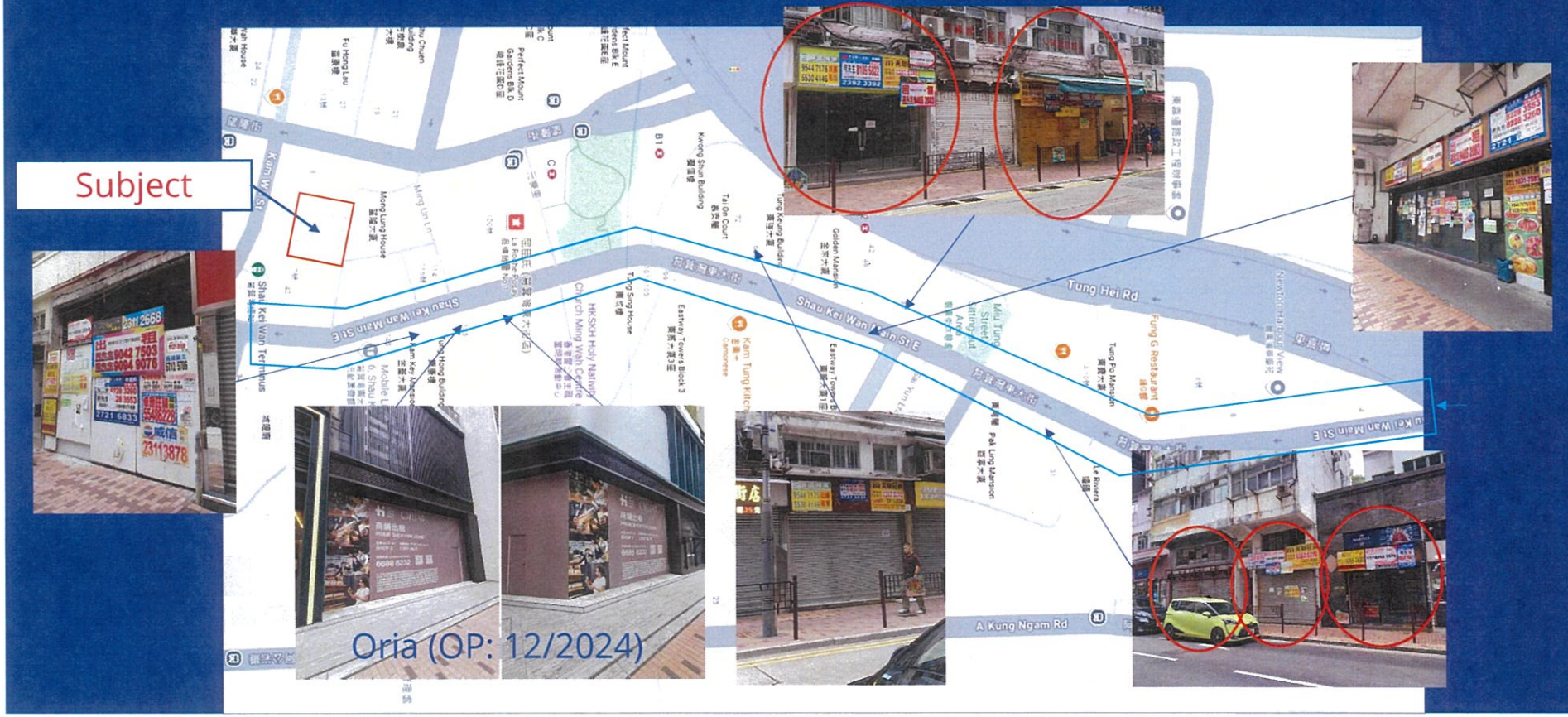
- The hotel transactions above are all located in more accessible location for tourists; and are tip of the iceberg of selling it at a loss of hotel transactions
- With a view to the current hospitality market condition, the Planning Statement exaggerated the demand of hotel, especially Shau Kei Wan is not a traditional tourist destination to stay overnight

7. Lack of Attractiveness of Shau Kei Wan

- **Only 1 paragraph** in the Planning Statement that highlights tourism attractions in Shau Kei Wan. All the spots are within 15 minutes walking distance, so that making only 1 paragraph sufficiently cover the tourism attractions
- Among the restaurants and snack shops in Shau Kei Wan district, only 7 operate after mid-night, including one McDonald
- More restaurants closing at Shau Kei Wan Main Street East, **more shops become vacant and less tourists visit there nowadays**
- Planning Statement quoted the information from the FEHD that Kam Wa Street area including Mong Lung Street and Tai Tak Street is identified as one of the Unlicensed Hawker Blackspots in Easter District (para. 3.6.9 of the Planning Statement). This reduces attractiveness of the proposed hotel at the Application Site

7. Lack of Attractiveness of Shau Kei Wan

Vacant shops along Shau Kei Wan Main Street East



7. Lack of Attractiveness of Shau Kei Wan

- "Kernel Density Estimates" ("KDE") heatmaps provide visual and statistical evidence of the local attractions. However, **density does not equal to attractiveness**
- Hotels cluster at Central District, Wan Chai District and Yau Tsim Mong District

  → Density of attractions doesn't represent everything
- Shau Kei Wan has not been mentioned in the Development Blueprint for the Hong Kong's Tourism Industry 2.0 quoted by the Applicant. The Northern Metropolis is mentioned **6 times** instead. No spotlight shed by the Government the tourism development in Shau Kei Wan District
- KDE in the Planning Statement is cherry-picking

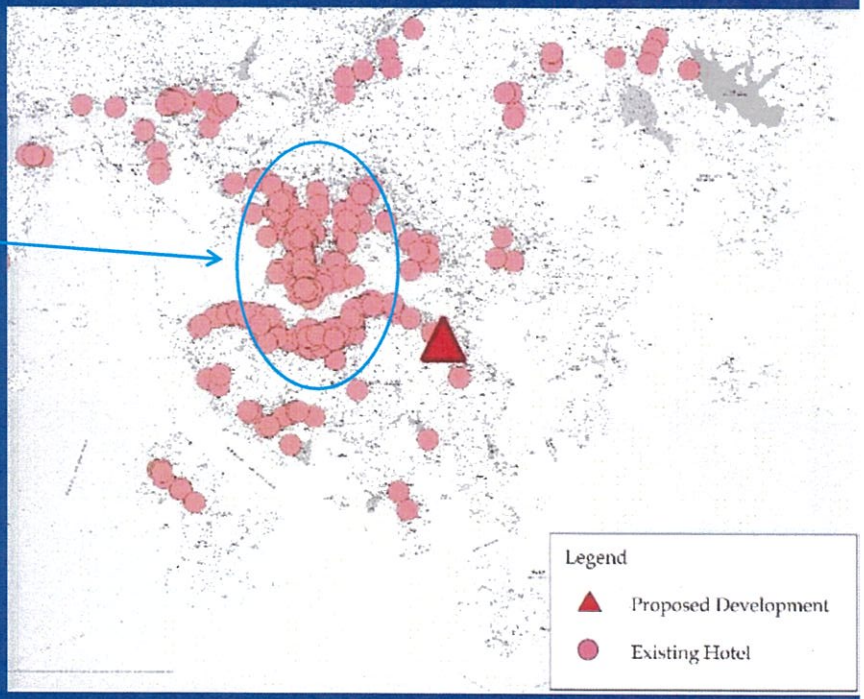
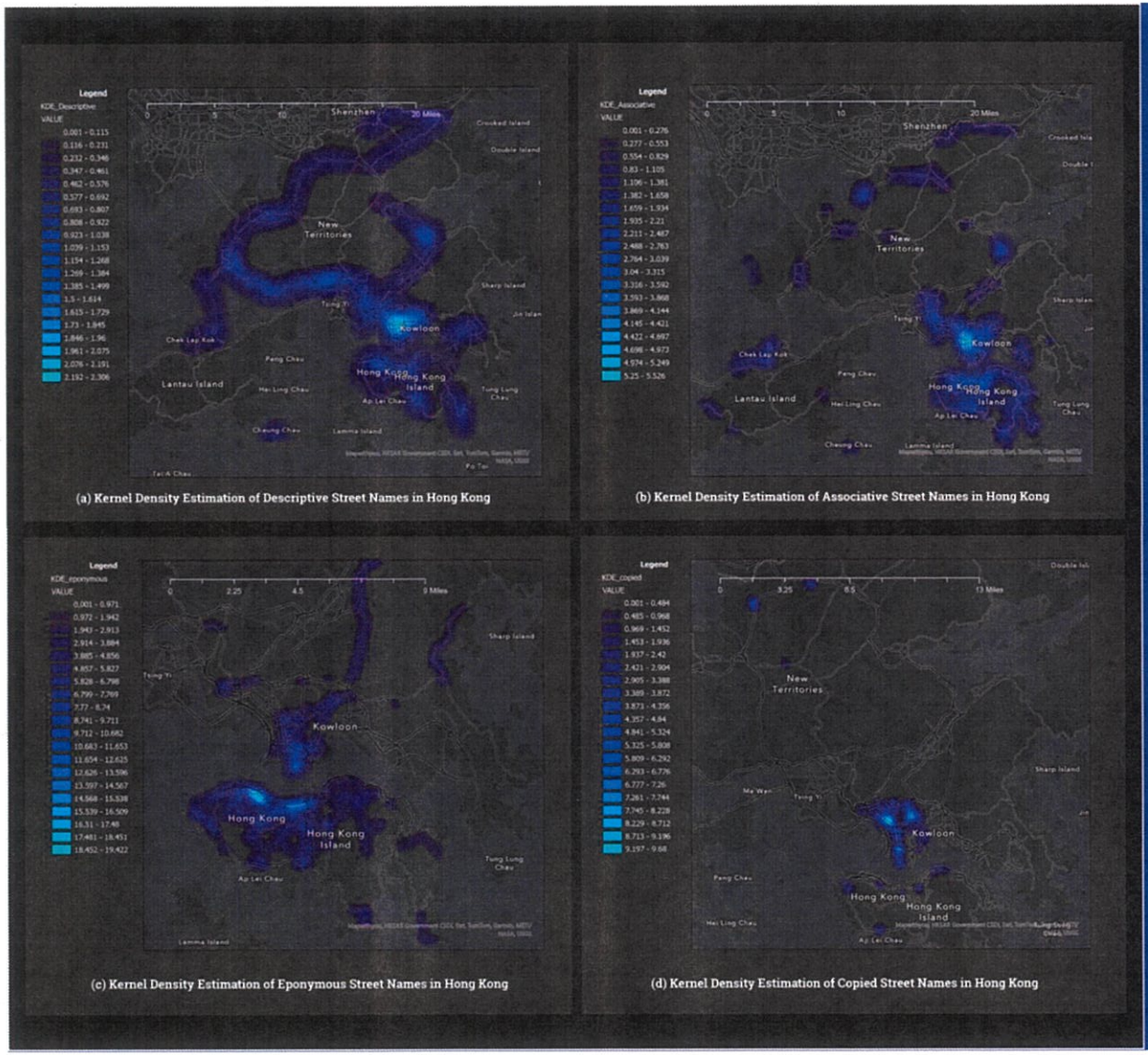


Diagram 17 of Planning Statement



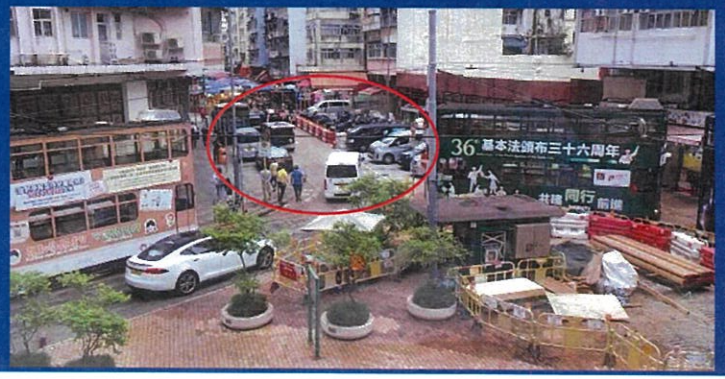
← KDE results of Hong Kong street name categories

(Chen & Duh, 2025, *Exploring the cultural landscape of Hong Kong through spatial analysis of street names*, https://doi.org/10.1038/s40494-025-02084-0)

KDE is cherry-picking

8. Underestimated Traffic Impact

- Parking area in front of the Application Site accommodates up to 11 cars
- The applicant has submitted "no objection" reply from public light bus operator. In fact, the public light bus operator seldom uses the parking area in recent years
- Private vehicles are the main user of the parking area. The demand for parking space in the area is **High**
- Double parking and illegal parking are very common at Kam Wa Street, Mong Lung Street and Factory Street
- Subject Application will sacrifice 3 – 4 car parking spaces for the run-in/out of the hotel, attract traffic to the area and worsen illegal parking in this area
- Although the Traffic Impact Assessment claims the increase of traffic generation concluded the Proposed Hotel will not result in adverse traffic impact to the surrounding road network, the loss of parking area understates the parking problem in the community
- **NO mitigation measures** provided in the Planning Application
- **Brings NEGATIVE impact to the community**



9. Cultural Respect as a Claim, Not a Reality

- Existing hawker stalls situated at the frontage of the Application Site will be affected by the run-in/out of the proposed hotel
- The Planning Statement claims the Applicant would help the affected hawkers to identify suitable alternative location for relocation and settlement within the vicinity
- **FACT**: The site has been **idle for years due to the owner suspense the development**. **The site was HEAVILY VEGETATED FOR YEARS.** The hawkers suffered for years due to the inferior environment of the vacant site. Grass cutting work only conducted recently
- Applicant should have sufficient time and opportunity to actively approach FEHD to assist the hawkers to identify suitable location to relocate to alternative location at the vicinity in the past few years, **but take no action**.
- **FEHD has strict criteria** to accommodation hawkers, whether the Applicant knows the requirements is a doubt
- **A profound disgrace to the Planning Statement's claim of "Respecting Existing Hawker Culture"**

10. Summary

- **+97% GFA** bring NEGATIVE impact to the health and welfare of the community
- Unconvincing Similar Approved Applications
- Inadequate Justification of Hotel Demand
- Lack of Attractiveness of Shau Kei Wan
- Loss of Parking Area
- Disrespect for local culture

10. Summary

- TBP to promote the **health, safety, convenience and general welfare of the community**
- **Whether the drastic increase of the development bulk is considered as "minor" in nature is rest on the decision of TBP members.**
- TPO (Cap. 131): -
  - In considering an application at a meeting under subsection (3), the Board shall also take into account any comment made in respect of the application (s.16(3A))
  - Any permission granted under subsection (3) may be subject to such conditions as the Board thinks fit. (s.16(5))

If approval is granted to the proposed hotel, TPB should consider to impose use restriction for the building as a hotel ONLY instead of other usage, such as student hostel (i.e. "Residential Institution" in Column 1), to reflect the planning application intention

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 Reference Number:	260519-143929-59537
提交限期 Deadline for submission:	19/05/2026
提交日期及時間 Date and time of submission:	19/05/2026 14:39:29
有關的規劃申請編號 The application no. to which the comment relates:	A/H9/86
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 林心廉

意見詳情
Details of the Comment :

致城市規劃委員會：

有關：金華街9-19號（單數）擬改建酒店及放寬建築高度限制

本人林心廉，反映民建聯康灣團隊，就上述申請提交意見。

原則上支持該項目活化金華街、帶動地區經濟。然而，金華街一帶道路狹窄，平日已常現違泊及擠塞。酒店新增的車流及旅遊巴上落客活動，勢必超出社區交通承載力。

為此，要求申請人提交詳細交通影響評估，並落實具體紓緩方案，包括：劃設專用上落客區、理順周邊泊車位及制定車輛進出管理計劃，確保不影響日常居民出行。

懇請城規會在批出方案前，先審視交通配套，使發展與社區承受能力取得平衡。

意見人：林心廉（民建聯康灣團隊）[redacted]
日期：2026年5月19日

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

tpbpd/PLAND

寄件者:	[redacted]
寄件日期:	2026年05月19日星期二 15:28
收件者:	tpbpd/PLAND
主旨:	就筲箕灣金華街9-19號擬建酒店及商店及服務行業的諮詢意見 (A/H9/86)
附件:	對筲箕灣金華街9-19號擬建酒店、商店及服務行業之意見.pdf
類別:	csmng, Internet Email

致城市規劃委員會秘書處：

收到城規會就筲箕灣金華街9-19號擬建酒店及商店及服務行業的諮詢，附上市民諮詢問卷調查、意見及建議，以供參考。

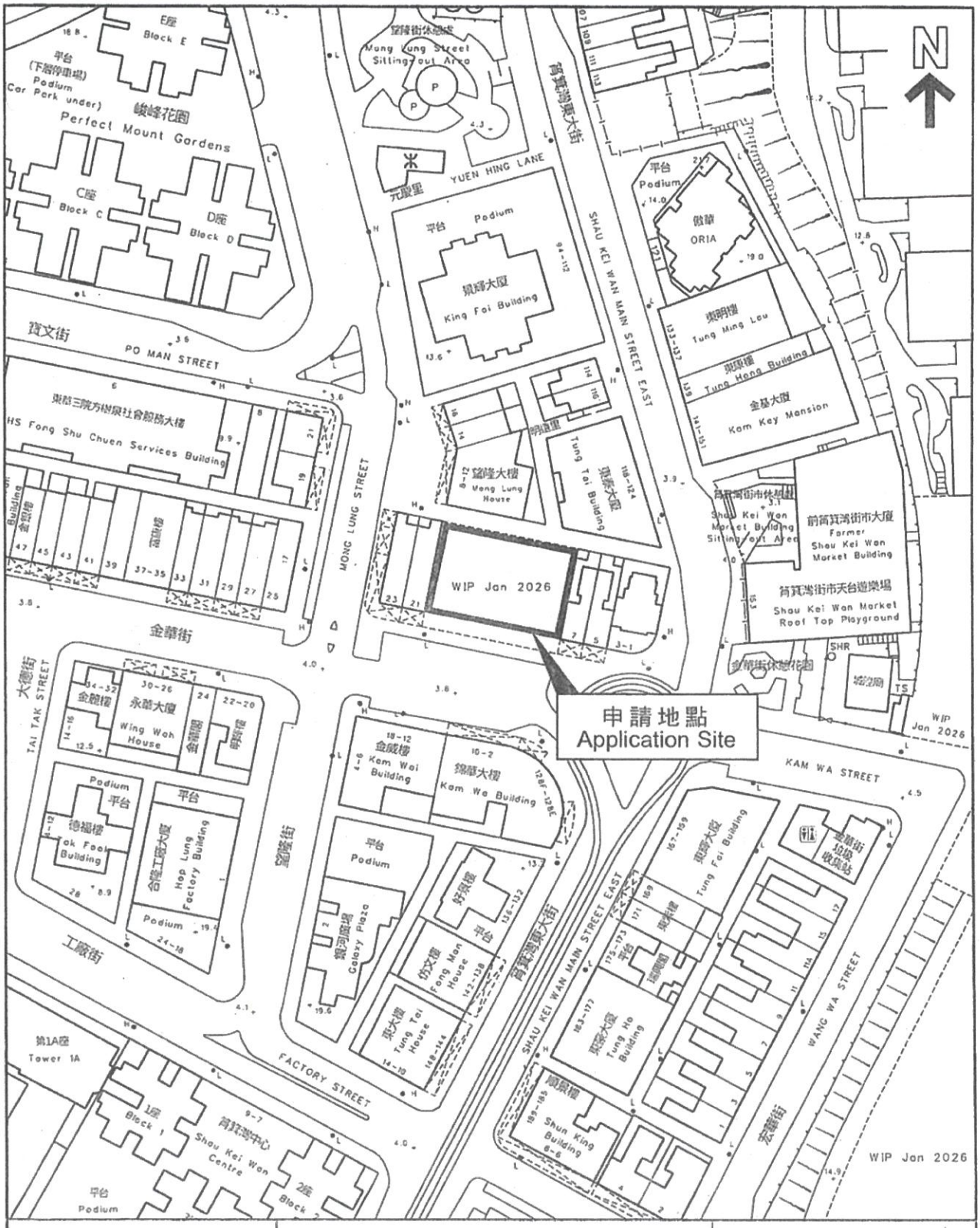
綜合意見如下：

- 超過2/3受訪者認為酒店及服務行業種類不足夠，而有一半受訪者認為商店種類足夠。
- 58%受訪者認為現時金華街交通道路或其他配套不能夠或者不肯定是否能夠配合未來的新增發展。
- 71%受訪者贊成筲箕灣金華街9-19號擬建酒店、商店及服務行業。
- 受訪者贊成增加商店同時增加配套，類別以民生用品服務為主，配套包括巴士線及紅綠燈等等交通配套。
- 而雖然區內沒有酒店，但受訪者普遍對新增酒店有保留。

如有其他討論或查詢，請致電[redacted]，謝謝。

愛秩序分區委員會主席
林梓鴻

從我的iPhone傳送



本摘要圖於2026年4月22日擬備，
所根據的資料為測量圖編號
11-SE-13B
EXTRACT PLAN PREPARED ON 22.4.2026
BASED ON SURVEY SHEET No.
11-SE-13B

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/H9/86

筲箕灣金華街9至19號（單數）擬議酒店及商店及服務行業，並略為放寬建築物高度限制（申請編號：A/H9/86）

各位委員：

就題述事宜，現附上規劃署發出的文件，以供各委員參閱及提供意見（如有）。如欲提供意見，請於2026年5月19日或之前以書面方式直接向城規會提出。謝謝。

[See attachment "A-H9-86.pdf"]

東區民政事務處
聯絡主任 (筲箕灣)3

對筲箕灣金華街9-19號擬建酒店、商店及服務行業之意見調查結果

林梓鴻 - 愛秩序分區委員會委員

李鶴 -新民黨社區發展主任(筲箕灣)

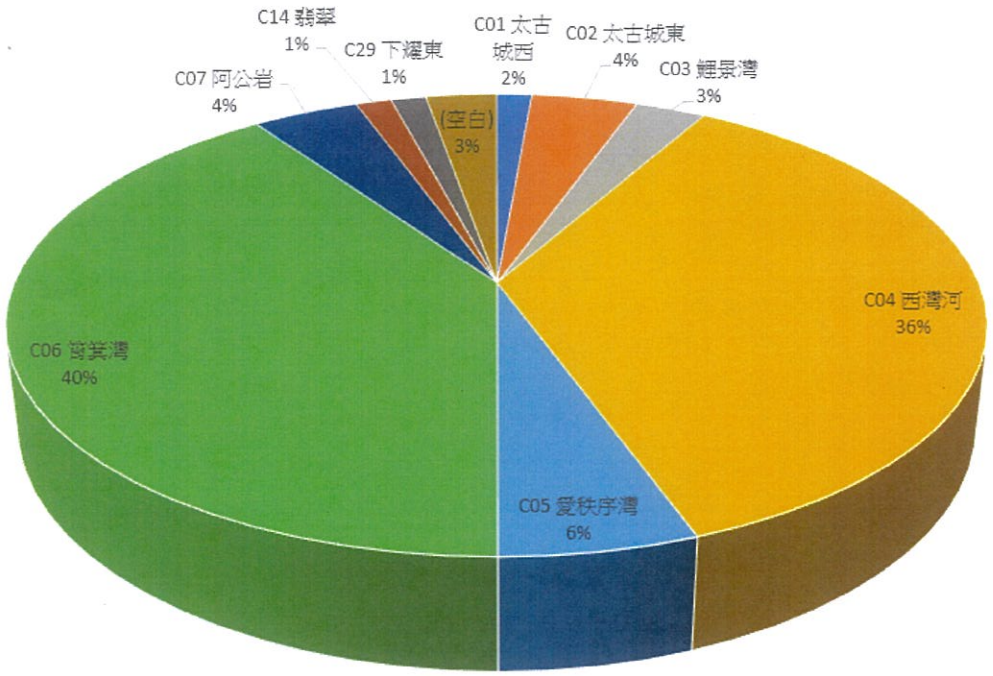
對筲箕灣金華街9-19號擬建酒店、商店及服務行業之意見調查

目的：收到東區民政事務處及規劃署的諮詢，政府計劃於筲箕灣金華街9-19號擬建酒店、商店及服務行業之意見。

現進行一項不記名問卷調查，諮詢各位街坊意見，希望大家於5月18日或之前踴躍填寫網上問卷，或者可以向新民黨筲箕灣團隊李鶴及林梓鴻直接提出，意見會向東區民政事務處反映。

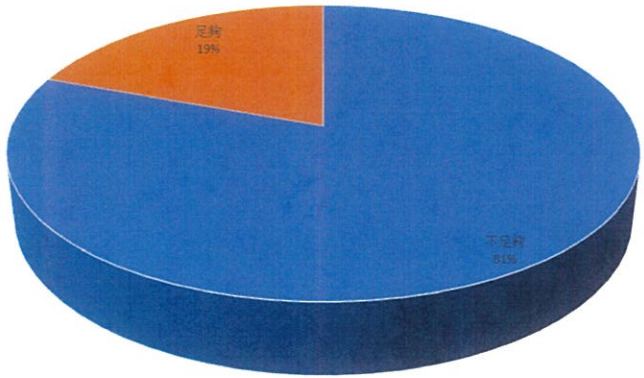
- 對象：東區街坊
- 收集時間：2026年5月13日至5月18日
- 收集方法：網上收集
- 收集問卷數量 ： 361(有效問卷)

你是住在（以選區為單位）

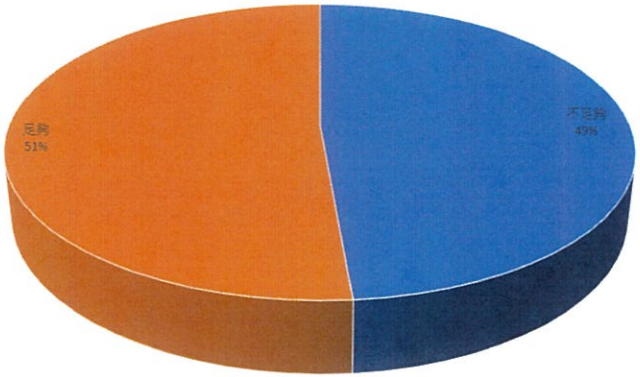


接近90%受訪者為筲箕灣或西灣河區居民，區內周邊居住，了解情況。

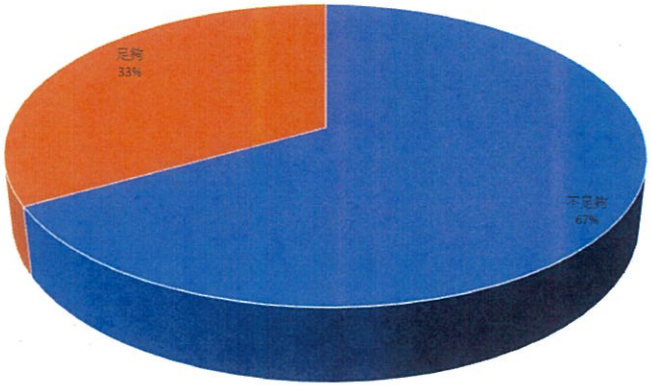
1. 你認為筲箕灣金華街9-19號附近酒店、商店及服務行業種類足夠嗎？



酒店



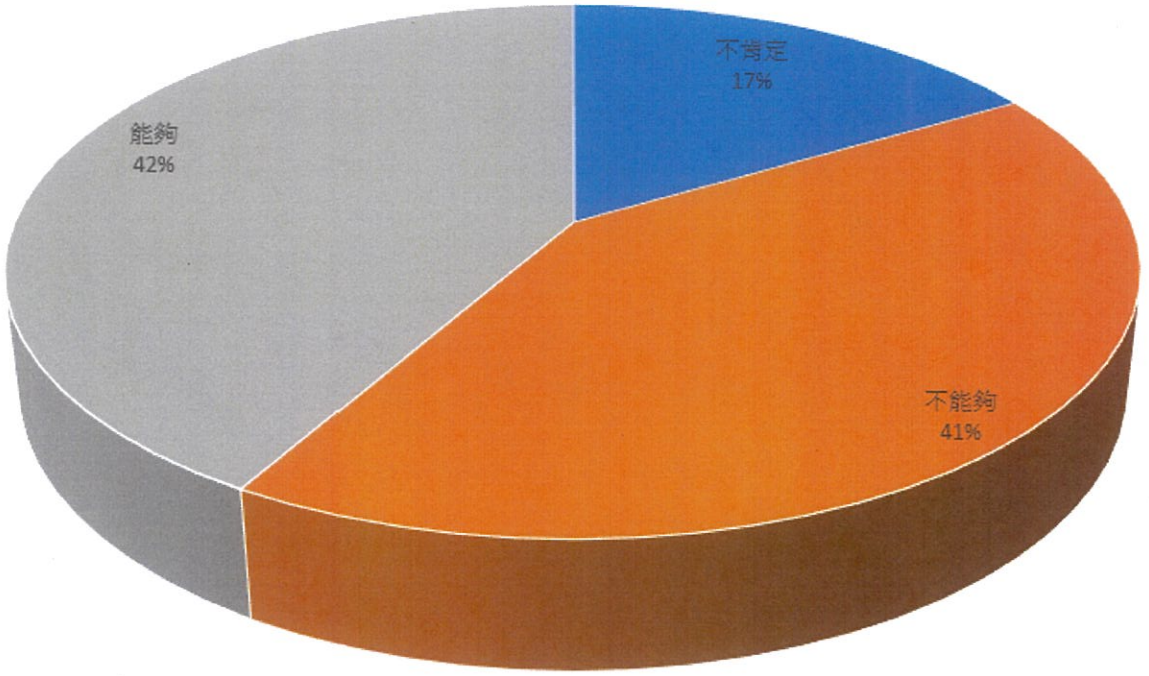
商店



服務行業

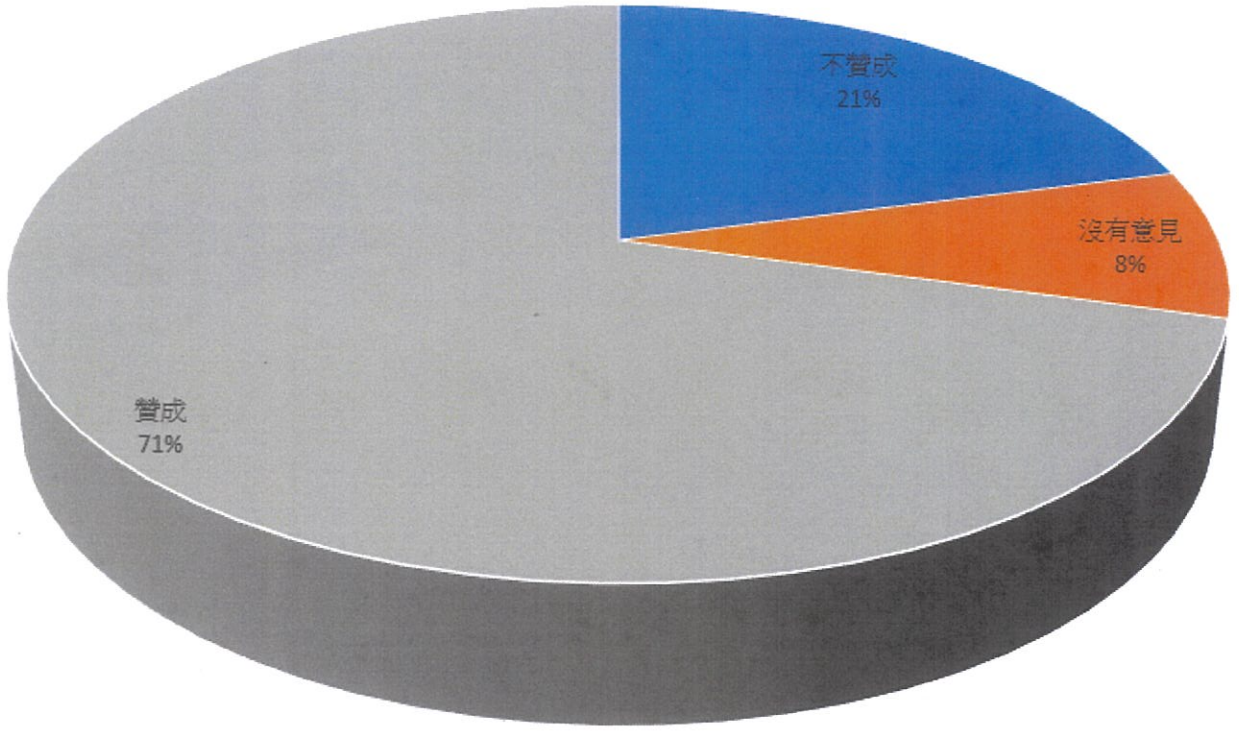
大部分受訪者認為酒店及服務行業種類不足夠，而有一半受訪者認為商店種類足夠。

2. 你認為現時金華街交通道路或其他配套能配合新增的商戶、酒店或服務行業嗎?



58%受訪者認為現時金華街交通道路或其他配套不能夠或者不肯定是否能夠配合未來的新增發展。

3. 整體而言， 你贊成筲箕灣金華街9-19號擬建酒店、商店及服務行業?



71%受訪者贊成筲箕灣金華街9-19號擬建酒店、商店及服務行業。

4. 你對筲箕灣金華街9-19號擬建酒店、商店及服務行業有其他意見?

贊成增加商店及配套

1. 活化筲箕湾及提振經濟,打造旅遊及就業：因附近沒有酒店及商務服務較少，計劃能令經濟多元化，亦能與筲箕灣經濟文化配合，增加旅客落腳點，增加服務行業發展及就業。
2. 便利市民及提供有競爭性的服務：商場或商店令市民選擇增加，令生活更方便，帶旺經濟人流多，亦希望商店增加令價錢更平市民受惠，可以吸引國內遊客。
3. 推動周邊配套及活化：筲箕灣屬舊區，有新行業及建築物進入，可改善筲箕灣面貌及舊區重建動力，改善周邊環境，美化殘舊的基建。

增加的類別建議包括：

1. 公園休憩等設施
2. 社區藥房
3. 超級市場
4. 安老服務及設施
5. 集商業和娛樂的多功能大廈，例如加入匹克球球場
6. 公營服務綜合大樓，例如圖書館、健身室活動室、跳舞室、夾band房、社工及社會支援服務
7. 部份可以作為青年旅社，或者部份用作國際青年旅社、社會福利團體活動中心、兒童及青少年活動中心、兒童暫託中心、服務功課輔導補習

增加的配套建議包括：

1. 增加東大街及金華街交通燈
2. 增加電車及巴士路線及班次（例如阿公岩道85號班次太疏）
3. 明華大廈樓梯太斜

4. 你對筲箕灣金華街9-19號擬建酒店、商店及服務行業有其他意見?

反對新增酒店或有保留

1. 破壞城市規劃，影響民生生活：筲箕灣是傳統老區，因金華街一帶是星斗市民的聚腳點，多為長者舊區不宜酒店 ，興建酒店格格不入，破壞周邊傳統民生特式和傳統生態，因有酒店自然有名牌商店進駐及大量外區人流湧入，會破壞市民僅有的寧靜，擔心烏煙瘴氣。
2. 配套追不上發展需要：筲箕灣屬於老區，道路及行人路狹窄，區內有很多已經上了年紀而且行動不便的老人，興建酒店商店及服務行業會引來大量流動人口，大大地加重了街道和行人道設施的負荷，對區內居民百害而無一利。另外因為配套不多，酒店亦未必打造很高的檔次，經濟效益不大。
3. 拉高筲箕灣消費物價指數：如引入酒店將會令到其他商舖租金提升，提高曬啲其他商鋪貨物嘅價格，直接影響貨物售價，會令到普履大衆更加百上加斤
4. 與東區商業地帶重疊：太古城為傳統東區酒店及商業地帶，跟筲箕灣距離不遠，擔心造成競爭以及重疊。

總結

- 大部分受訪者認為酒店及服務行業種類不足夠，而有一半受訪者認為商店種類足夠
- 58%受訪者認為現時金華街交通道路或其他配套不能夠或者不肯定是否能夠配合未來的新增發展。
- 71%受訪者贊成筲箕灣金華街9-19號擬建酒店、商店及服務行業。
- 受訪者贊成增加商店同時增加配套，類別以民生用品服務為主。
- 而雖然區內沒有酒店，但受訪者普遍對新增酒店有保留。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 Reference Number:	260519-153430-81276
提交限期 Deadline for submission:	19/05/2026
提交日期及時間 Date and time of submission:	19/05/2026 15:34:30
有關的規劃申請編號 The application no. to which the comment relates:	A/H9/86
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 林梓鴻

意見詳情
Details of the Comment :

就筲箕灣金華街9-19號擬建酒店、商店及服務行業，我們進行了一個線上加筲箕灣實地問卷調查，綜合意見如下：

- 超過2/3受訪者認為酒店及服務行業種類不足夠，而有一半受訪者認為商店種類足夠。
- 58%受訪者認為現時金華街交通道路或其他配套不能夠或者不肯定是否能夠配合未來的新增發展。
- 71%受訪者贊成筲箕灣金華街9-19號擬建酒店、商店及服務行業。
- 受訪者贊成增加商店同時增加配套，類別以民生用品服務為主，配套包括巴士線及紅綠燈等等交通配套。
- 而雖然區內沒有酒店，但受訪者普遍對新增酒店有保留。

Seq 27

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年07月19日星期日 23:43
收件者: tpbpd/PLAND
主旨: Re: A/H9/86 Nos. 9-19 (odd nos.) Kam Wa Street, Shau Kei Wan

類別: Internet Email

Dear TPB Members.

"From a planning perspective, development proposals should be evaluated in a holistic manner, having regard to the overall planning context and public interest, ***rather than focusing solely on potential impacts to individual parties****. While the proposed hotel development may* ***(will) result in some degree of sunlight obstruction to nearby residents"***

So suck it up. Some would consider that with the increasing number of elderly with mobility issues developments that negatively impact the quality of life of citizens tby depriving them of the health benefit of Vitamin D exposure should not be allowed. The retail element can be provided in the lower floors of any residential building. As for increase in greenery provision, a regular residental tower would have more space to provide such. The issue is the that the almost doubling of PR and increased height will certainly cause both wall effect and additional light pollution for those towers in its shadow. negative impact on health and well being is inevitable.

As for more tourism resources, as someone who lives in a district awash with visitors be prepared for traffic congestion, illegal parking of tour buses, more litter on the streets, noisy crowds with megaphones gathering at meal times, etc. How many HK people really want additional tourists to descend on their neighbourhood? Re this location locals can expect to find the trams blocked with large wheelie bags.

Members should consider this plan as they would if a similar development was proposed close to their own residential homes.

There are many commercial buildings currently underutilized. New hotels should be advised to look into their conversion instead of inflicting undesirable land uses onto citizens who have spent their life savings on their homes.

Mary Mulvihil

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 17 May 2026 12:59 AM HKT
Subject: A/H9/86 Nos. 9-19 (odd nos.) Kam Wa Street, Shau Kei Wan

A/H9/86

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

Nos. 9-19 (odd nos.) Kam Wa Street, Shau Kei Wan

Site area: About 518.41sq.m

Zoning: "Res (Group A)" and area shown as 'Road'

Applied development: 336 room Hotel / Shop and Services / PR 15 (8) / 113.56mPD (100) / 11 Vehicle Parking

Dear TPB Members,

The Application is misleading. The increase by two thirds of permitted PR and SC by one third are more impactful than the increase in BHR.

This is a densely populated area and the recent rezoning of the nearby site occupied by the Former Shau Kei Wan Market (SKWM) Building and the SKWM Building Sitting-out Area from "G/IC" to "Res (Group A)7" has effectively blocked off the remaining low rise node that provided visual relief and ventilation.

The bulkier building would certainly have a strong negative impact on surrounding residences. Hotels have much greater traffic movement than private residences and would impact traffic flow and pavement safety on the street.

The administration has pledged to improve the quality of life of urban residents by reducing density and wall effect.

The application should be rejected. There are many commercial buildings that can be refitted to address any shortfall in hotel rooms.

Mary Mulvihill

8

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

tpbpd/PLAND

寄件者:	[redacted]
寄件日期:	2026年07月18日星期六 18:34
收件者:	tpbpd/PLAND
主旨:	Comments on applications for permissions (A/H9/86, further Information Received on 18/06/2026)) to the TPB
附件:	Comment Form.pdf; Comment (2026.07).pdf
類別:	Internet Email

Hi,

Please find the comment form and relevant comment attached. Thanks.

Regards,
Mr. CHAN

就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：
Important Notes:

1. 意見必須於指定的法定期限屆滿前向城市規劃委員會（下稱「城規會」）提出；
The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;

2. 城規會考慮申請的暫定會議日期已上載於城規會的網頁(https://www.tpb.gov.hk/tc/)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245)或電郵(tpbpd@pland.gov.hk)向城規會秘書處預留座位。座位會按先到先得的原則分配；
The tentative date of the Board to consider the application has been uploaded to the Board's website (https://www.tpb.gov.hk/en/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;

3. 供城規會在考慮申請時參閱的文件，會在發送給城規會委員後存放於城規會的網頁、規劃署的規劃資料查詢處(查詢熱線 2231 5000)，以及在會議當日存放於會議轉播室，以供公眾查閱；及
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members on the Board's website, at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting; and

4. 在城規會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在城規會的網頁上查閱決定摘要。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號

The application no. to which the comment relates A/H9/86

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Please refer to the attachment in the email.

「提意見人」姓名／名稱

Name of person/company making this comment Mr. CHAN

簽署

Signature

日期

Date 18/7/2026

Comments on A/H9/86 (Jul 2026)



Agenda

1 Powers and Functions of TPB

2 Mischaracterization of Neighborhood Character

3 Excessive Increase of Development Density

4 Departure from Established Practice

5 Flawed and Selective KDE Analysis

6 Exaggerated Design Merits

7 Rejected Hotel Development Applications

8 Distorted Presentation

9 Comparison with a Better Precedent

10 Other Arguments

11 Conclusion

1. Powers and Functions of TPB

- The Town Planning Board's main functions are laid down in section 3 of the Town Planning Ordinance (Cap. 131): -

to PROMOTE the health, safety, convenience and general welfare of the community

2. Mischaracterization of Neighborhood Character

Applicant's Claim:

- The site is located within an 'established mixed commercial/residential area with active commercial activities along Kam Wa Street and Shau Kei Wan Main Street.

FACT:

- Commercial activities are mainly confined to street level. Only a small number of buildings have shops or carparks on B/F, G/F, 1/F and 2/F.
- There are no pure commercial or office buildings, i.e. pure non-domestic buildings along Kam Wa Street or Shau Kei Wan Main Street East.
- The area is dominated by residential buildings, intermixed with schools, day child care centres, gardens/playgrounds and residential care homes for the elderly (RCHE).
- The planning intention and actual character of the area remain predominantly residential. The applicant's description is inaccurate and misleading.

2. Mischaracterization of Neighborhood Character

Applicant's Claim:

- The rezoning of Former Shau Kei Wan Market site and redevelopment of Ming Wah Dai Ha support the non-domestic PR 15 and higher height restriction

Fact:

(1) Rezoning of Former Shau Kei Wan Market

(i) Rezoned in to R(A)7, still Residential Group A zoning → primary for residential use;

(ii) The Conditions of Sale of the site has the user of "non-industrial (**excluding** godown, **hotel** and petrol filling station) purposes". Ruled out the development of hotel → reflects the planning intention of the area;

(iii) Land Grant stipulates the total GFA for private residential shall not be less than 7,286m^2 and shall not exceed 12,142m^2, i.e. PR of 5.4 - 9. The total GFA for non-private residential is subject to a formula "Y = (A – B)/A * C". After calculation, the maximum attainable GFA for non-private residential is about 8,093.87m^2. When this figure add with the minimum GFA for private residential use is 15,379.87m^2 (7,286m^2 + 8,093.87m^2), which **is about plot ratio of 11.4**, far smaller than the subject Application.

(2) Redevelopment of Ming Wah Dai Ha

Zoning is "Comprehensive Development Area" which required submission of "Master Layout Plan" for further approval by TPB. The development merit and intention are totally different from R(A) zone

3. Excessive Increase of Development Density

- The application is not merely about minor relaxation of building height. It involves a fundamental change of use from residential (Column 1) to hotel (Column 2). This results in a very substantial increase in development intensity compared to the previously approved General Building Plan (Feb 2025) for residential use.
- Even though the proposed PR is within the statutory maximum of 15 for non-domestic use, the massive increase in actual floor area and building bulk resulting from the change of use will have significant impacts on the surrounding residential neighbourhood. This goes well beyond what can reasonably be considered 'minor'.
  - The bulk would bring **NEGATIVE** impact to the health and welfare of the community

	Approved GBP	Subject Application	Changes
Gross Floor Area (GFA)	4,328.745m^2 (Domestic: 3,939.788 m^2; Non-domestic: 388.957 m^2)	8,470m^2 **(Non-domestic only)**	+96%
Plot Ratio (PR)	8.35 (Domestic: 7.6; Non-domestic: 0.750408)	16.339 **(Non-domestic only)**	+96%
Site Coverage (SC)	33.328%	65.598%	+97%
Building Height (BH)	92.4m	113.56m (118.45m Upper Roof)	+23% (+28%)

4. Departure from Established Practice

- The TPB has long maintained an 'established practice' of approving hotel developments within 'R(A)' zones on Hong Kong Island at a plot ratio of around 12. Applications exceeding this benchmark have generally been rejected since 2007.
- This practice is not arbitrary. It reflects the TPB's consistent view that hotel developments with significantly higher intensity are incompatible with the residential character and building bulk in Hong Kong Island 'R(A)' neighbourhoods.
- While the statutory maximum non-domestic plot ratio is 15, the TPB has exercised its discretion to apply a more stringent benchmark in practice. The applicant has not provided sufficient justification to depart from this established and well-reasoned practice.
- The 'Established Practice' serves a similar function to the Outline Development Plans published by the Planning Department — it provides important guidance even if it is not statutory. The applicant has not demonstrated why this long-standing benchmark should be set aside for this particular site.

5. Flawed and Selective KDE Analysis

- The Consultant acknowledges that KDE analysis is NOT intended to equate raw density with tourism attractiveness. It is merely a tool to visualise selected characteristics.

However, the analysis presented in the Revised Planning Statement (Apr 2026 version 1.4) is selective and misleading:

- Diagram 19 (Local Attractions) omits major clusters in Western Kowloon, East Kowloon, Shatin and Lantau Island.
- Diagram 22 (Historical Heritage Sites) fails to show Islands District (80-100 temples), Sai Kung (60-70) and Yuen Long (50-60), while Eastern District only has 25-30 temples.
- Income data from Chinese Temples Committee shows Che Kung Temple alone generated $19M+ in 2024/25, while all four temples in Shau Kei Wan combined generated only $5.1M (26% of Che Kung Temple). This indirectly reflects the number of visitors.
- This demonstrates the **CHERRY-PICKING** nature of the study and fails to establish that Shau Kei Wan has strong tourism draw or unmet hotel demand.

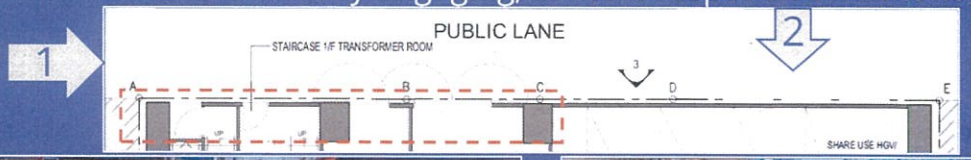
6. Exaggerated Design Merits

Canopy Provision

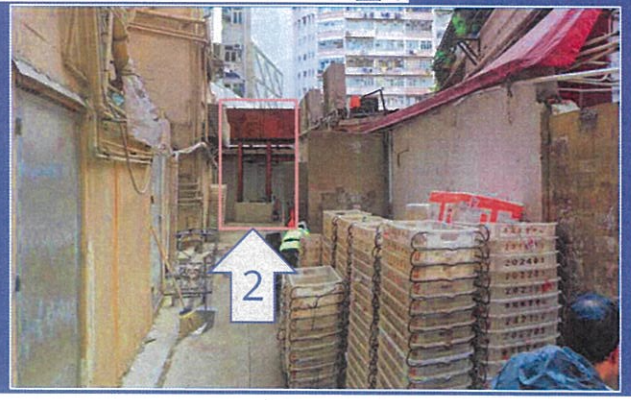
- The applicant states that it is 'not feasible to extend the canopy to cover the entire street frontage' to avoid blocking the vehicular access on the eastern portion. The proposed aluminium canopy has a clear height of 4.95m. While this may accommodate coaches, the limited coverage significantly reduces its claimed benefit to pedestrian experience and streetscape enhancement.

Façade Art / Local Painting

- According to the Ground Floor Plan, a significant portion of the rear façade consists of E&M rooms and staircase openings. This façade faces a narrow public lane with very limited public visibility. The claim that the art 'transforms the proposed hotel into a visually engaging, context-responsive new landmark' is exaggerated.







7. Rejected Hotel Applications

225 Shau Kei Wan Road, Shau Kei Wan

(1) Rejected Planning Applications A/H9/70 and A/H9/71

- The rejected reasons were not due to open space as proposed by applicant, but the proposed PR of 13 and 15 were excessive development in the view of TPB, if approved would set undesirable precedent for similar hotel development

(2) Approved Planning Application A/H9/73

- The constructed hotel with PR of 12 **blocks the sunlight and ventilation** of the Casio Mansion (building height 79.6m) next to it

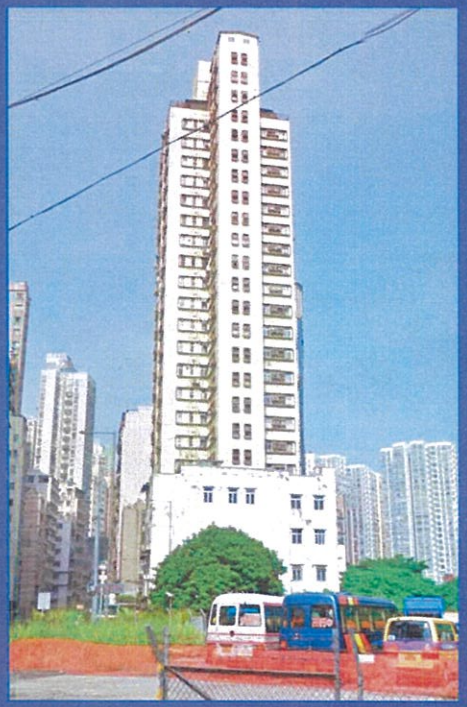


Figure 1a
Before

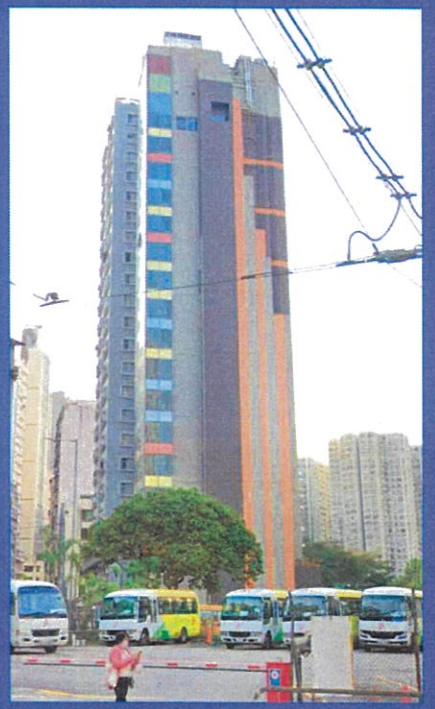
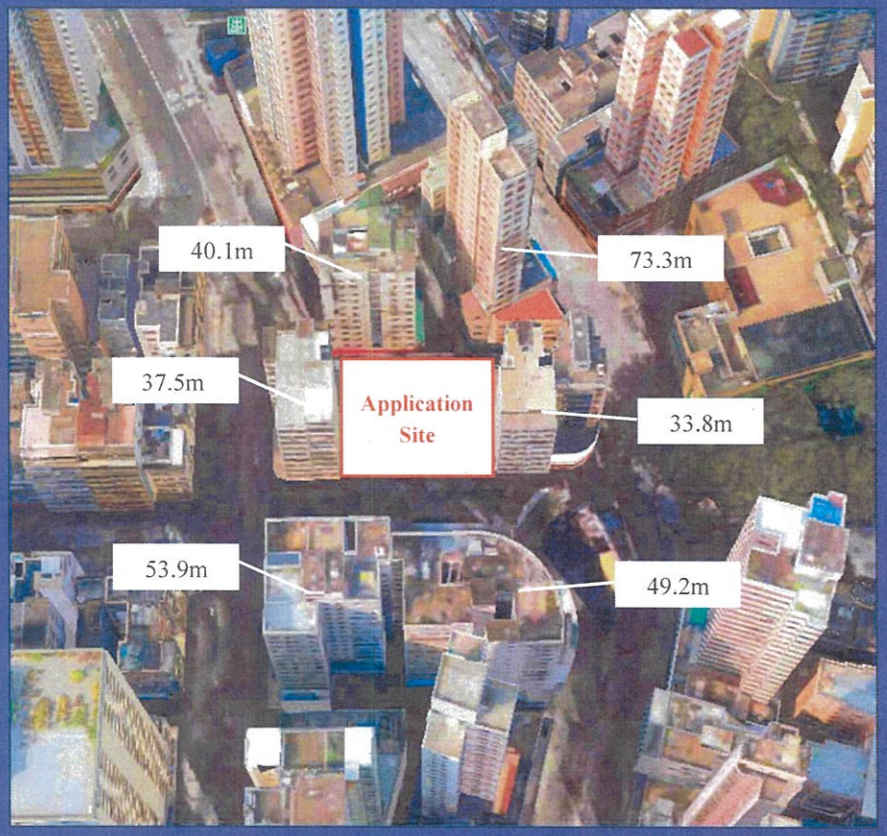


Figure 1b
After

7. Rejected Hotel Applications

- The building height of the buildings surrounding the Application Site ranged from 33.8m to 73.3m (29.8% - 64.5% of the proposed building height).
- This **would REPLICATE and EVEN WORSE** than the Approved Planning Application A/H9/73 at 225 Shau Kei Wan Road that the constructed hotel with PR of 12 **blocks the sunlight and ventilation** of the Casio Mansion (building height 79.6m) next to it.



8. Distorted Presentation

- The Diagrams 7-1 & 7-2 in the **Appendix 8** submitted by Consultant are presented in greyscale, which is distorted from the reality. An attempt is made to restore and illustrate the visual impact:-



Figure 3a
Before



Figure 3b
After

8. Distorted Presentation



Figure 4a
Before



Figure 4b
After

9. Comparison with a Better Precedent

- Nearby at Shau Kei Wan Main Street East, the ORIA redevelopment provides a useful reference for how redevelopment can be carried out in a more sensitive manner within the same area.
- ORIA provides meaningful building setback from the street.
- The site coverage of the domestic portion (~40% vs ~66% of subject Application) is significantly lower than the subject application.
- The development contributes positively to improvement of the streetscape and townscape.
- In contrast, the current proposal results in much higher site coverage and bulk, with NO setback and questionable public realm benefits.

This demonstrates that it is possible to achieve quality redevelopment in Shau Kei Wan without the excessive intensification proposed in the current Application.

9. Comparison with a Better Precedent



Figure 5a
Before



Set back after redevelopment

Figure 5b
After

10. Other Arguments

- Contradictory Action of Applicant: The applicant applies for s.16 to the development of hotel but sold their hotel at Kowloon City just **FEWS MONTHS BEFORE** submits the subject application. This action is unreasonable that disposing a hotel with better location and constructing a hotel at remote area for visitors.
- Similar Applications quoted are not good comparables: Only 1 application is change of use to hotel, but the approval conditions expired almost 8 years and the site is still VACANT. Other applications' location are in difference Districts with other usage.
- Incorrect Sewerage Impact Assessment: In the Table 2-1 of the Sewerage Impact Assessment (V3.0, May 2026), the hotel GFA adopted is 7,309m^2, while the GFA adopted in the Revised Planning Statement is 7,776m^2 including about 50m^2 shop, i.e. 7,726m^2 for hotel use. PlanD has commented on this, but Consultant has not clarified. The SIA seems underestimated the sewerage figure. If the GFA figure is revised, the utilization rate of pipe section PS03 may reach **as high as 89%** even it is upgraded.
- Public Comments Support Proposed Hotel are unpersuasive: The political affiliation of DC member in Hong Wan constituency, i.e. subjection Application location, is DAB and FTU, not New People's Party. The survey conducted cannot represent the locals' opinion.

11. Conclusion

TPB to PROMOTE the **health, safety, convenience and general welfare of the community**

- **Whether the drastic increase of the development bulk is considered as "minor" in nature is rest on the decision of TPB members.**
- TPO (Cap. 131): -
  - In considering an application at a meeting under subsection (3), the Board shall also take into account any comment made in respect of the application (s.16(3A))
  - Any permission granted under subsection (3) may be subject to such conditions as the Board thinks fit. (s.16(5))

Even if the Board is minded to approve the application, it should impose strict conditions to restrict the use to 'Hotel' only
Such conditions should explicitly prohibit any subsequent conversion to student hostel or other forms of 'Residential Institution', including "Hostels in the City Scheme" or any similar facilitation measures
to REFLECT THE PLANNING APPLICATION INTENTION

Recommended Advisory Clauses

(a) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department that:

(i) according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (HAGAO), "hotel" and "guesthouse" mean any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);

(ii) if the mode of operation falls within the definition of "hotel" or "guesthouse" under the HAGAO, a license under the HAGAO must be obtained before operation. In view of bunk-bed design is noted in guestrooms, attention is drawn to Item 2.1 and Appendix IA of the Standard Licensing Requirements for Hotel Licence;

(iii) under the HAGAO, hotel licence will only be issued for premises approved or accepted by the Building Authority (BA) for hotel use. The applicant should submit a copy of an occupation permit issued by the BA for the proposed hotel when making an application under the HAGAO;

(iv) the licensed area in one application must be physically connected and shall not be separated by other private occupancy or uses not connected with the operator's business; and

(v) detailed licensing requirements will be formulated upon receipt of application under the HAGAO, if applicable;

(b) to note the comments of the District Lands Officer/Hong Kong East, Lands Department (LandsD) that the lot owner needs to apply to LandsD regarding the lease restrictions as mentioned in Paragraph 8.1.3(a) of the main paper. However, there is no guarantee that the application, if submitted, will be approved. Such application, if received, will be dealt by LandsD acting in a 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 fees, as may be imposed by LandsD;

(c) to note the comments of the Commissioner for Transport to respond to her previous comments in the revised Traffic Impact Assessment;

(d) to note the comments of the Commissioner of Police to submit each Temporary Traffic Arrangement involving works on footpath and/or carriageway to the Road Management Office of Hong Kong Police Force and the Transport Department for comment before implementation;

(e) to note the comments of the Chief Highway Engineer/Hong Kong, Highways Department that:

(i) to follow Highways Standards for the construction of run-in/out; and

(ii) to seek comments from the Buildings Department (BD) regarding the compliance of the proposed canopy under the Buildings Ordinance (BO);

(f) to note the comments of the Director of Environmental Protection that maximum permissible sound power levels (SWLs) of planned fixed plants in the proposed development have been determined in Section 5.2.10 of the revised Noise Impact Assessment and these shall be incorporated in contract requirements to ensure that they will be properly implemented and adhered to; and the proposed development should comply with the noise standard stipulated in the Hong Kong Planning Standards and Guidelines and the Noise Control Ordinance;

(g) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (DSD) that:

(i) to submit a Drainage Impact Assessment to BD and copy it to DSD for comment at the building plan submission stage; and

(ii) to keep updated existing record with the latest design parameters, as well as the latest records from the surrounding for his consideration of the upgrading the surrounding sewerage system as necessary. The SIA needs to meet the full satisfaction of the Environmental Protection Department, the planning authority for sewerage infrastructure;

(h) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, BD that:

(i) to treat a hotel building as a non-domestic building for site coverage (SC) and plot ratio (PR) purposes and to disregard certain supporting facilities for hotel use from GFA calculation 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;

(ii) regarding the proposed adoption of Modular Integrated Construction (MiC), disregarding the GFA and SC from calculations under the BO and supporting application for exceeding BH limit, Joint Practice Note (JPN) No.8 and PNAP ADV-36: Modular Integrated Construction should be complied with;

(iii) regarding the proposed above ground carpark and loading and unloading areas for disregarding the GFA calculation under the BO, PNAP APP-2: Calculation of Gross Floor Area and Non-accountable Gross Floor Area under B(P)R 23(3)(a) and (b) should be complied with;

(iv) GFA concessions (i.e. excluding/disregarding green/amenity features and non-mandatory/non-essential plant rooms and services from GFA and/or site coverage calculation) under PNAP APP-151: Building Design to Foster a Quality and Sustainable Built Environment will only be considered when the relevant pre-requisites in PNAP APP-151, including Sustainable Building Design Guidelines as stated in PNAP APP-152: Sustainable Building Design Guidelines, have been complied with;

(v) for the proposed canopy built over the street, the criteria laid down under Regulation 10 of the B(P)R should be complied with;

(vi) regarding Paragraphs 5.5.13 and 5.5.14 of the Revised Planning Statement (SPS) about enhancing natural ventilation through building design (**Appendix Ie**), as no detailed design is provided, detailed comments under the BO will be provided at the building plan submission stage. As regard to the greenery provision, the applicant's attention is drawn to the requirements as stipulated in PNAP APP-152, if applicable;

(vii) for the proposed refuge floor on 3/F, the applicant's attention is drawn to Clause B18 of the Code of Practice for Fire Safety in Buildings 2011; and

(viii) detailed comments under the BO will be made at the building plan submission stage;

(i) to note the comments of the Director of Food and Environmental Hygiene that:

(i) to submit all necessary documents (including a detailed construction works plan, schedule, approval from relevant Government departments for the proposed construction works, building plan(s) approved by BD to illustrate the entrance(s), staircase discharge point(s) and vehicular run-in / out after the construction works completed, along with any other pertinent documents) for Food and Environmental Hygiene Department (FEHD)'s consideration and must reserve sufficient time for FEHD to initiate and execute the appropriate arrangement prior to the commencement of the proposed works; and

(ii) the proposed canopy at the frontage of the proposed development should have height clearance of not less than 2.5 m over the public pavement, and not overlapped with any existing hawker fixed pitches in front of the application site;

(j) to note the comments of the Director of Fire Services that fire service installations and water supplies for firefighting should be provided to his satisfaction. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans, and to observe the requirements of Emergency Vehicular Access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.