



Our Ref.: PD2510001/04
Your Ref.:

23 April 2026

By Email

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

Dear Sir/Madam,

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR
PROPOSED HOTEL DEVELOPMENT WITH SHOP AND SERVICES AT
"RESIDENTIAL(A)" ZONE AND AREA SHOWN AS 'ROAD' AT NOS. 9-19 (ODDS)
KAM WA STREET, SHAU KEI WAN

Supplementary Information

We refer to the submission made on 2 April 2026 and submission of supplementary information made on 17 April 2026 of the captioned.

Please find attached the replacement pages of the Planning Statement and revised indicative architectural drawings for your consideration.

Regarding the provision of greenery, further clarification is provided as follows: there will be approximately 104 sq.m of landscaped greenery located from 1/F to the 3/F, including a sky garden located on the 3/F.

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.
c.c. the Applicant



1 INTRODUCTION

1.1 The Application

- 1.1.1 The Application Site, situated at Nos. 9, 11, 13, 15, 17 and 19 Kam Wa Street in Shau Kei Wan, comprises a vacant parcel of land that has remained idle for years. The Applicant would like to optimise the use of this existing land resource by developing the Site into a hotel development. To facilitate the proposed development and to fully realise its development potential, a minor relaxation of the maximum building height restriction is also sought.
- 1.1.2 We are commissioned by the Applicant to prepare this planning assessment report on its behalf to seek approval from the Town Planning Board under Section 16 of the Town Planning Ordinance for the proposed hotel development with shop and services, including a minor relaxation of the maximum building height restriction (hereinafter referred to as the “**Proposed Development**”) at Nos. 9, 11, 13, 15, 17 and 19 Kam Wa Street, Shau Kei Wan (**Figures 1 & 2**) (hereinafter referred to as the “**Application Site**” / “**the Site**”).
- 1.1.3 The Application Site falls within an area zoned as “Residential (Group A)” (“**R(A)**”) and area shown as ‘Road’ on the Approved Shau Kei Wan Outline Zoning Plan No. No. S/H9/22 (“**the OZP**” / “**Shau Kei Wan OZP**”) (**Figure 3**). It involves developing the Application Site in the “Residential (Group A)” (“**R(A)**”) zone and area shown as ‘Road’ for Proposed Development.



Existing Hawker Culture in Shau Kei Wan

- 2.3.4 Hawker markets is still one of the key iconic features in Shau Kei Wan, serving the local resident’s needs and attracting tourists. According to the latest information from Food and Environmental Hygiene Department, currently there are around 120 nos. of fixed pitch hawker licences scattered along Tai Tak Street, Shau Kei Wan Road, Shau Kei Wan Main Street East, Mong Lung Street, Kam Wa Street and Aldrich Street.
- 2.3.5 In particular, they are clustered along the section of Kam Wa Street between Aldrich Street and Mong Lung Street, and the connecting Tai Tak Street. These two sections of street are pedestrian prioritized during the day time. The fixed patch hawker stalls along the streets together with the retail stores on the lower floors of the buildings are commonly known as the Kam Wah Street Wet Market. It is recognised as one of the key tourist attractions in Eastern District¹.



Diagram 4 Existing Condition of Kam Wa Street Wet Market

- 2.3.6 It is noteworthy that the section of Kam Wa Street in front of the Application Site is not dominated by hawker stalls. Among the 120 nos. of hawker licence in the vicinity, there are around five hawker stalls in front of the Site along Kam Wa Street. This section of Kam Wa Street with parking area on the two sides is not pedestrian prioritised. It does not form part of the Shau Kei Wan Kam Wa Street Wet Market.

¹ Hong Kong Tourism Board, <https://www.discoverhongkong.com/hk-eng/explore/neighbourhoods/eastern.html>; TripAdvisor, https://en.tripadvisor.com.hk/Attraction_Review-g294217-d23713483-Reviews-Shau_Kei_Wan_Market-Hong_Kong.html



facilities, as well as building and lift cores distributed across G/F, 1/F, and 4/F to 21/F, plus the roof floor (R/F) (31 storey in total) at the Application Site.

- 5.1.4 The proposed maximum BH would be 113.56mPD including the MiC floors from 7/F to 30/F, which slightly exceeds the permitted height of 100mPD.
- 5.1.5 There will be about 104 sq.m. of greenery area, featuring greenery from 1/F to 3/F, including a sky garden at 3/F. All is located within the primary zone, achieving about 20% of site coverage of greenery. The sky garden with landscape design at 3/F will be provided for enjoyment of the hotel guests.
- 5.1.6 Details of the schedule of use by floors is provided in **Table 6**.

Proposed Development	
R/F	E&M Facilities
7/F – 30/F	Guestroom
6/F	BOH
5/F	E&M Facilities/Back-of-House (BOH)
4 /F	Lobby/BOH
3/F	Refuge Floor Cum Sky Garden
2/F	Carpark
1/F	E&M Facilities
G/F	Carpark, Shop and Services and Entrance Lobby

Table 6 Schedule of Use by Floors

5.2 Development Timeline

- 5.2.1 It is expected the planning process will be completed in 2026. It is estimated to take about 5 years to construct the Proposed Development. Thus, the Proposed Development is expected to be completed in 2031.

5.3 Minor Relaxation of Building Height Restriction

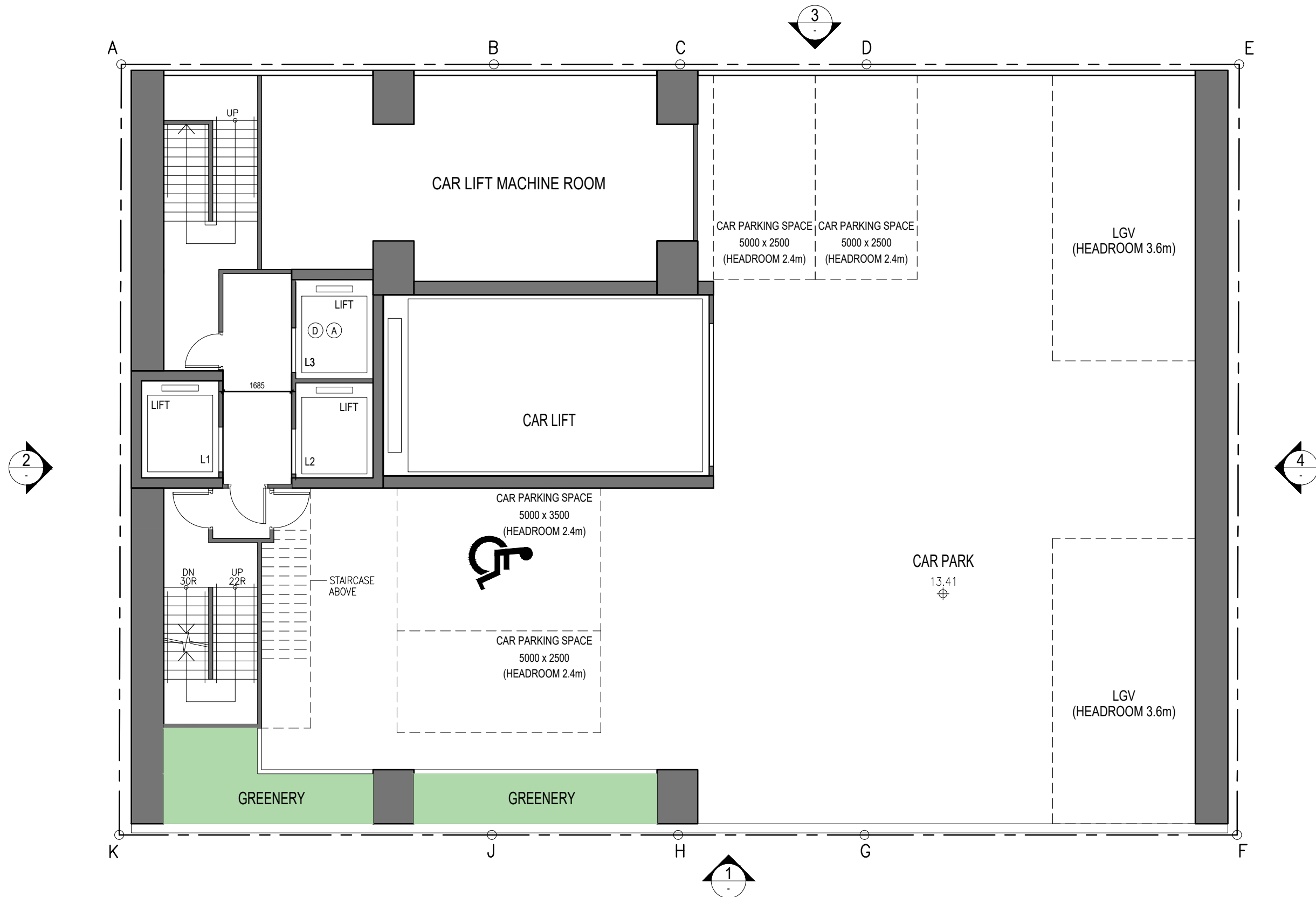
Adoption of MiC Technology

- 5.3.1 In recent years, the Government has been promoting the use of MiC in Hong Kong as a means to enhance productivity, shorten construction time, improve quality control and environmental performance, and reduce construction waste. In accordance with Joint Practice Note No. 8 - Enhanced Facilitation Measures for Buildings Adopting MiC (JPN No. 8), this Application takes the initiative to explore the opportunity to adopt MiC for the Proposed Development.
- 5.3.2 In this regard, MiC construction is planned from the 7th to the 30th floor for the Proposed Development. The slabs between MiC module would be thickened and hence resulting in an increase in storey height of MiC floors. The exempted height due to MiC floor is thus 24 floors x 3.25m Floor-to-Floor height x 4% allowable under JPN No. 8 = 3.12m.



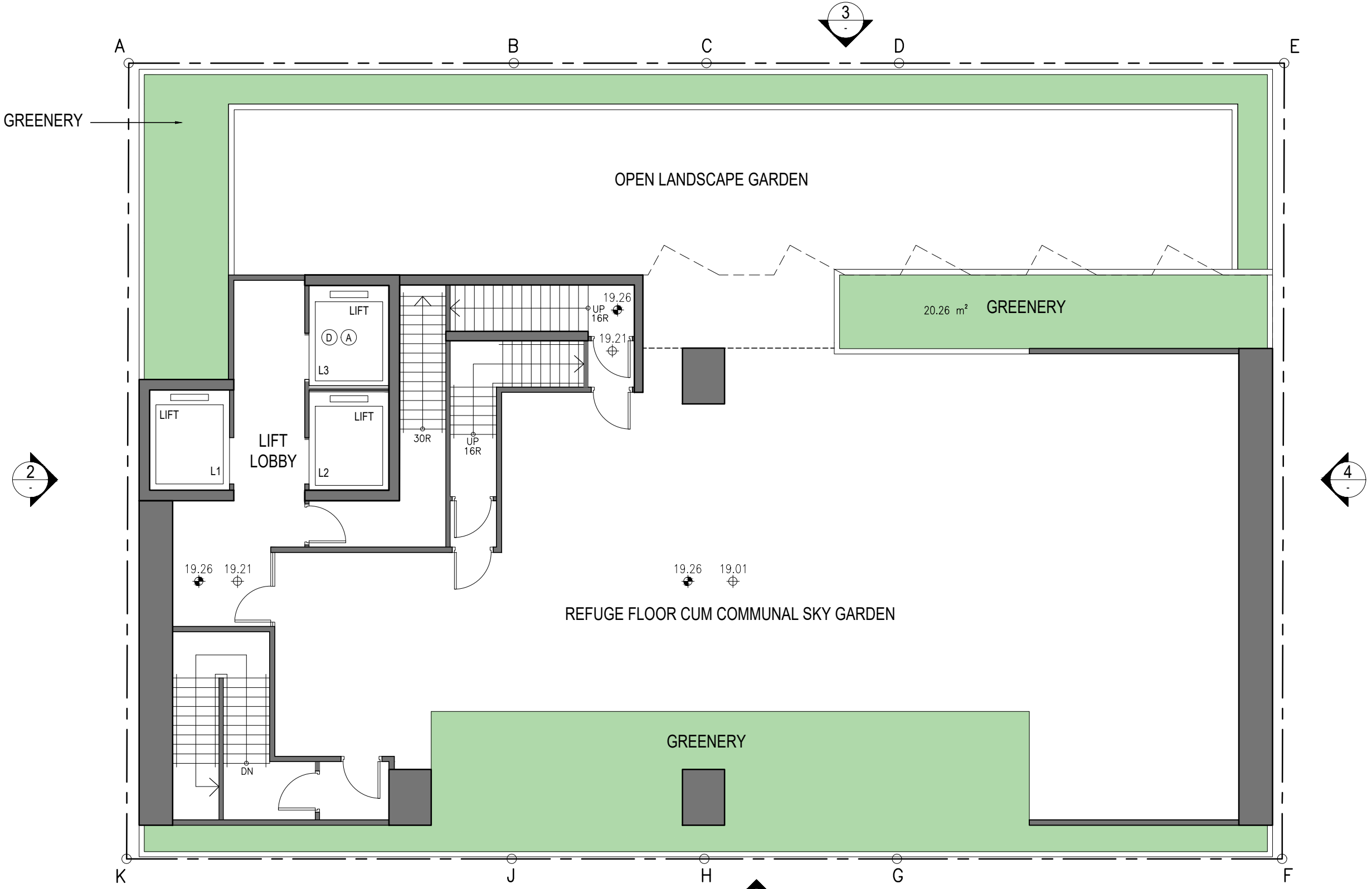
1ST FLOOR PLAN (E&M)

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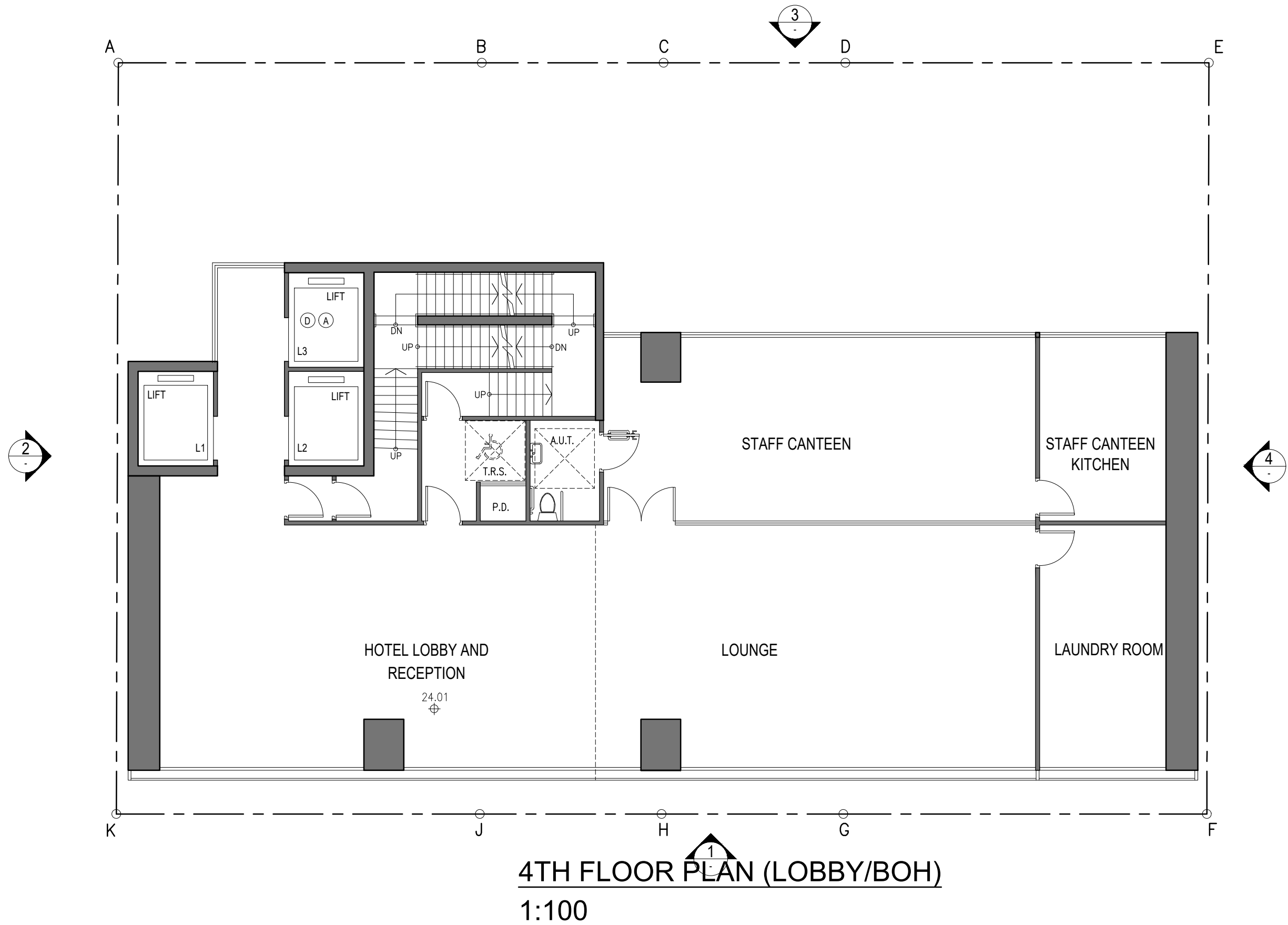


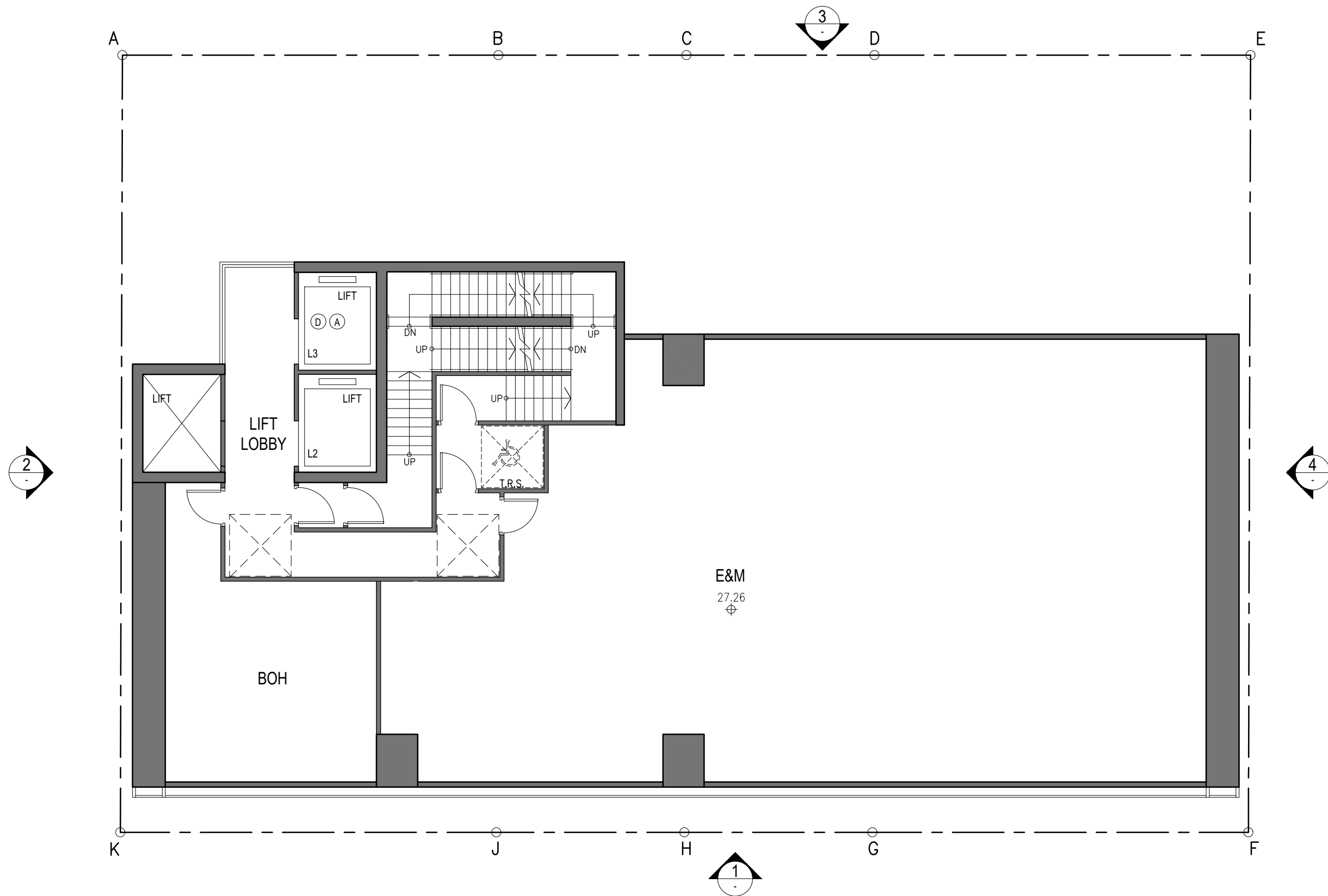
2ND FLOOR PLAN (CAR PARK)

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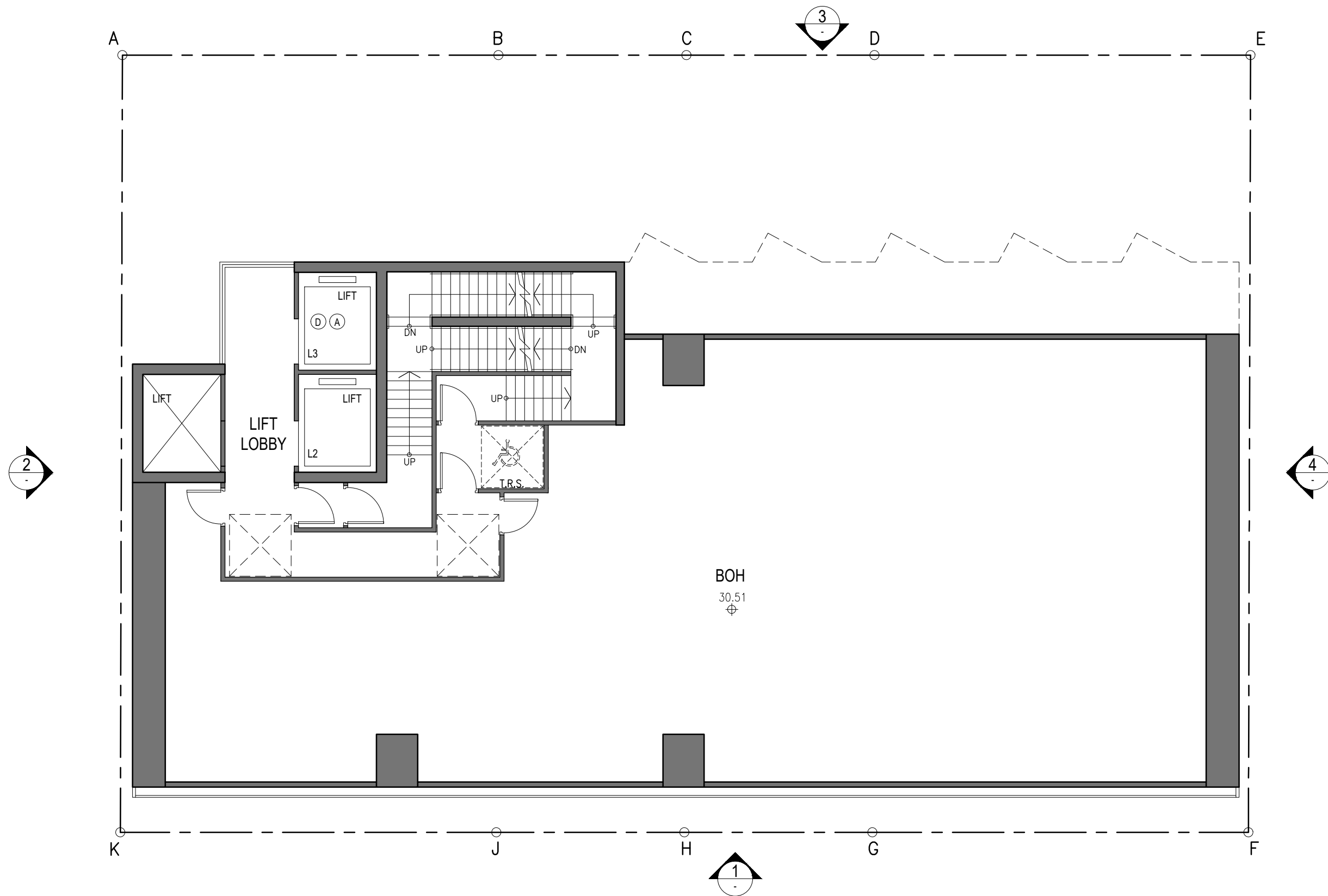
3RD FLOOR PLAN (REFUGE FLOOR)
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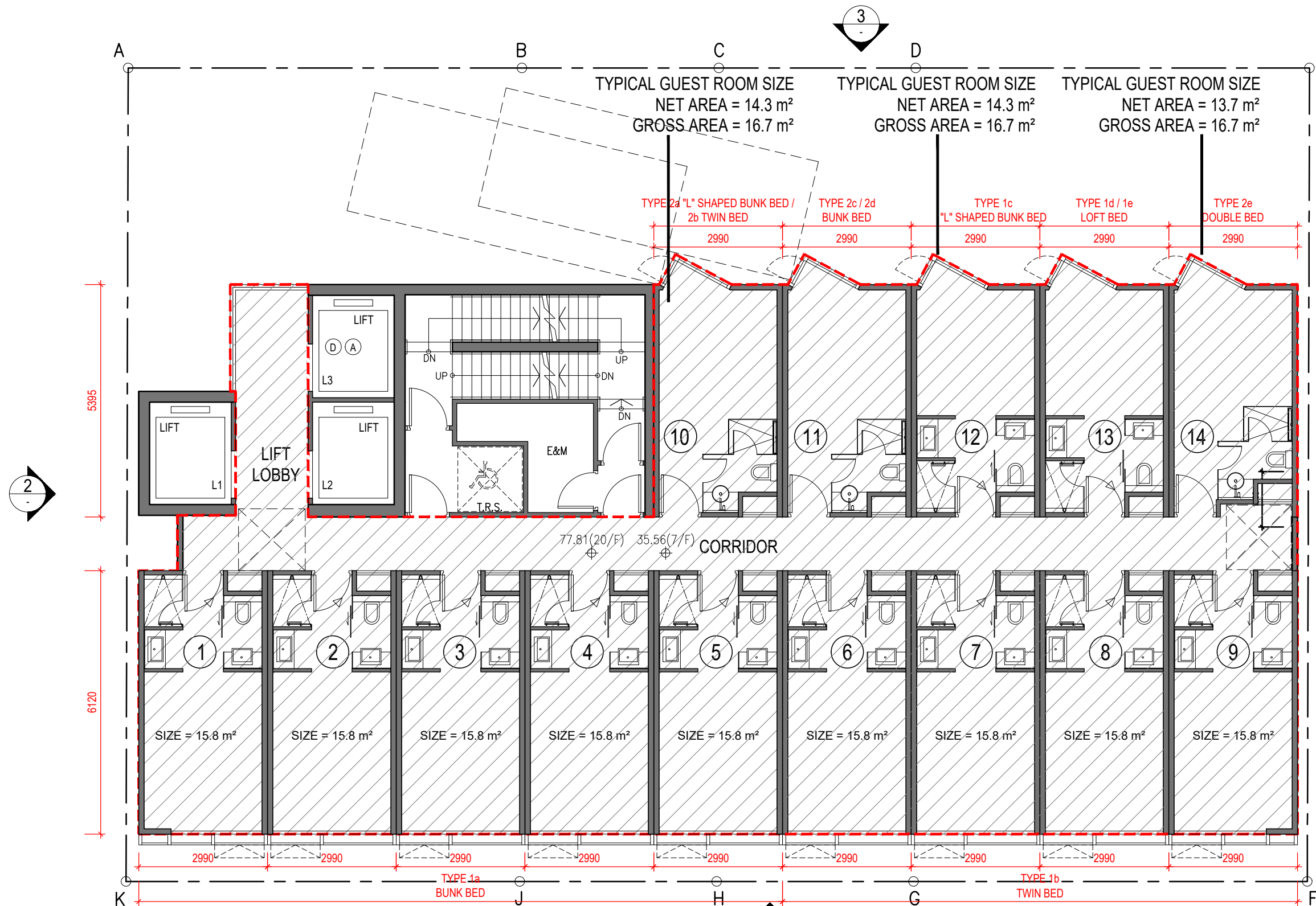
5TH FLOOR PLAN (E&M / BOH)

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6TH FLOOR PLAN (BOH)

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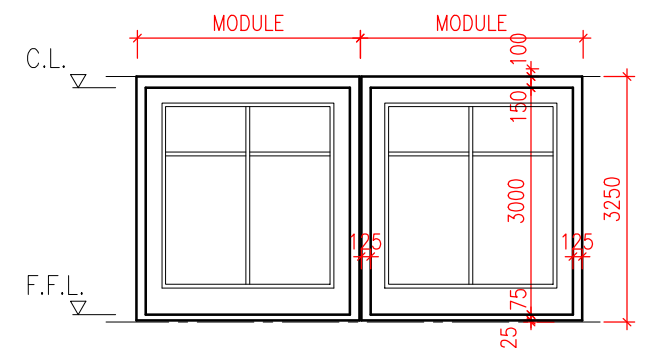


SITE PARTICULAR

AREA OF SITE = 518.408 m²
 CLASS OF SITE = 'A'
 PERMISSIBLE SITE COVERAGE FOR NON-DOMESTIC (OVER 61m) = 60%
 ACTUAL MIC AREA = 290.231 m² (PER FLOOR) 290.231
 EXEMPTED 10% MIC AREA = 290.231 m² x 10% = 29.023 m² (PER FLOOR)
 ACTUAL SITE COVERAGE FOR NON-DOMESTIC = (340.006 m² - 29.023 m²) / 518.408 m² x 100% = 59.988 % < 60%
 ACTUAL GFA = 305.657 m² (PER FLOOR)
 CORE AREA = 44.449 m² (PER FLOOR)

MIC TYPICAL ROOM SECTION

FLOOR TO FLOOR = 3.250 m
 HEIGHT





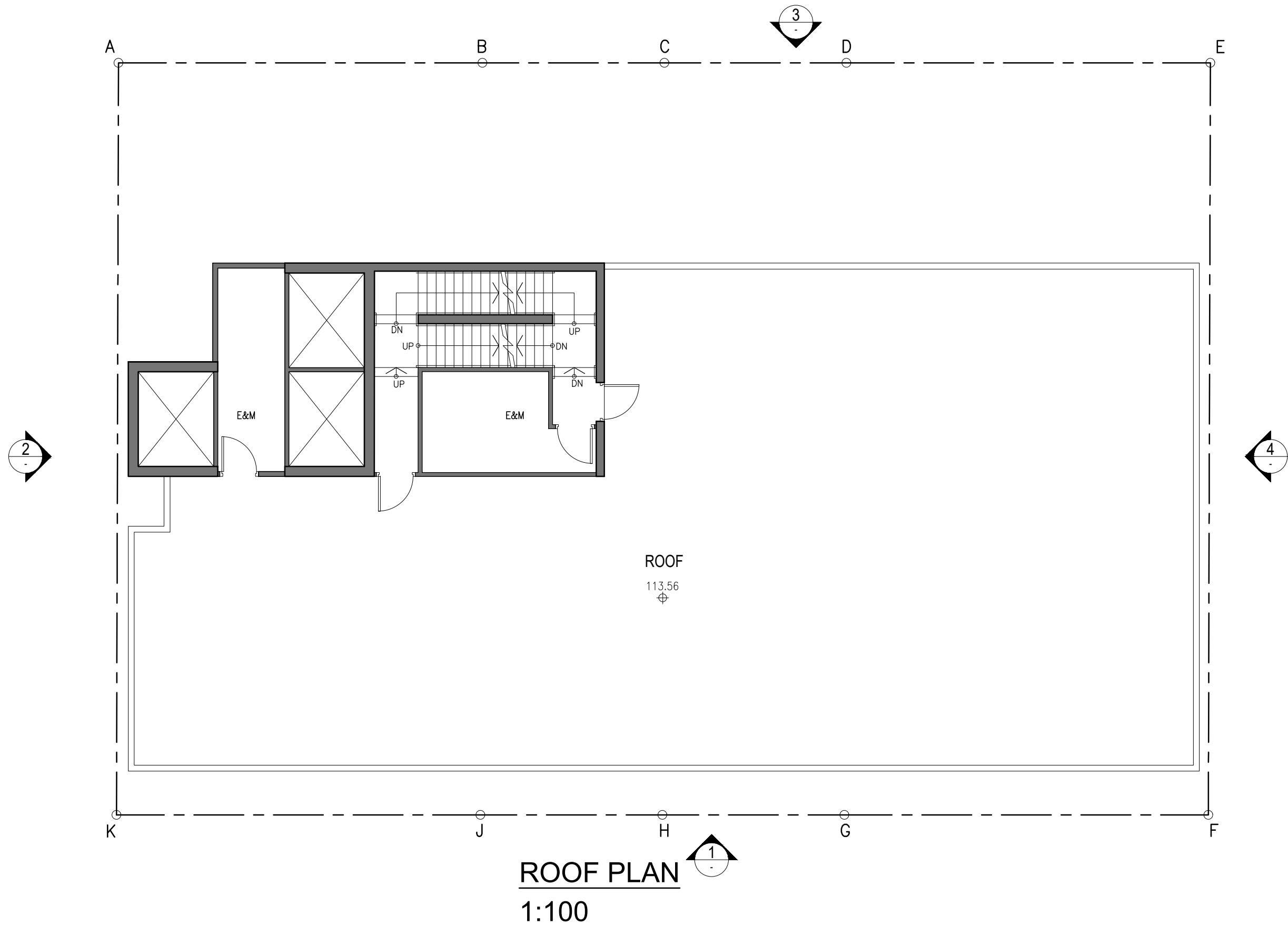
21TH ~ 30TH FLOOR PLAN (10 STOREYS)

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TOTAL GUEST ROOM NOS. = 14 NOS. x 10 STOREYS = 140 NOS.

(9-19) KAM WA STREET - SHAU KEI WAN

23/4/2026



SITE PARTICULARS

ADDRESS	= NOS. 9-19 KAM WA STREET, SHAU KEI WAN, HONG KONG
LOT NO.	= SIL 433 S.F, SIL 433 S.G, SIL 433 RP, SIL 433 S.D
AREA OF SITE	= 518.408 m ²
CLASS OF SITE	= 'A'
OZP UNDER TOWN PLANNING	= R(A) and area shown as "Road", S16 CHANGE TO HOTEL
PERMITTED BUILDING HEIGHT	= 100 mPD
PERMITTED SITE COVERAGE	= 60%

PROPOSED NON-DOMESTIC

MIC BONUS HEIGHT	= 24x 3.25m x4%
	= 3.12m
PLOT RATIO	= 15
MIC BONUS PLOT RATIO	= 1.339
GROSS FLOOR AREA	= 7,776 m ²
MIC BONUS GFA	= 694 m ²
SITE COVERAGE	= 60 % + 5.598 % (MIC BONUS)
	= 65.598%
NOS. OF GUEST ROOM	= 336
TYPICAL GUEST ROOM SIZE	= 15.8 m ²

