

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/793

Applicant : Trend Crown Development Ltd., Billion Best Development Ltd. and Billion State Enterprise Ltd. represented by AWJC Associates Ltd.

Site : 452 Castle Peak Road, Cheung Sha Wan, Kowloon

Site Area : 103.20 m²

Lease : (a) The Remaining Portion of New Kowloon Inland Lot (NKIL) No. 1181
(b) virtually unrestricted except for “non-offensive trades” and “rate and range” clauses

Plan : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37

Zoning : “Residential (Group A)8” (“R(A)8”)

[Restricted to a maximum plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, and a maximum building height (BH) of 100mPD (120mPD for sites with an area of 400m² or more), or the PR/BH of the existing building, whichever is the greater.

For a non-domestic building to be erected on the site, the maximum PR shall not exceed 9.0.]

Application : Proposed Hotel

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed 11-storey hotel at 452 Castle Peak Road, Cheung Sha Wan (the Site) (**Plan A-1**). According to the Notes of the OZP for the “R(A)” zone, ‘Hotel’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board).
- 1.2 The proposal involves redevelopment of the existing low-rise tenement building into a 11-storey hotel with a cafe on ground floor and all the above floors for guestrooms, providing a total of 40 guestrooms. The proposed total gross floor area

(GFA) is 928.20m², with the total PR of 8.99 and BH of 39.2mPD. There will be no internal transport facilities.

- 1.3 The floor plans and elevation of the proposed hotel are at the attached **Drawings A-1 to A-4**. Key development parameters and floor uses of the proposed hotel are as follows:

Proposed Development Parameters	
Site Area	103.20 m ²
Total GFA	928.20 m ²
Total PR	8.99
Site Coverage	
• Below 15m	96.19%
• Above 15m	79.69%
No. of Storeys	11 (no basement)
Building Height	39.2mPD (main roof)
No. of Guestrooms	40
Parking and Loading/Unloading Provision	Nil
Main uses by Floor	
G/F	Cafe and Hotel Lobby
1/F – 10/F	Guestrooms

- 1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 31.1.2018 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Further Information (FI) dated 1.2.2018 clarifying the building height of the propose hotel in mPD [FI (1)] **(Appendix Ib)**
- (d) FI dated 8.3.2018 providing clarification of the information of the application. [FI (2)] **(Appendix Ic)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement at **Appendix Ia**. They can be summarized as follows:

- (a) there is a great demand for hotel spaces in the location. The areas to the west of the Site are zoned for business use on the OZP. Moreover, hotel use is permitted at a site at the junction of Castle Peak Road and Cheung Wah Street, about 80m from the Site. Approval of the application can help meet the hotel demand in the location , particularly for the budget visitors;
- (b) the layouts and conditions of the existing building are not able to meet the current building regulations and living standards such as the provision of

facilities for the disabled and to address the fire safety issues. Due to the small site area, redevelopment of the site for domestic use is not viable. As shown in the submitted diagram (**Drawing A-3**), the area of the provision of staircases, lift lobby and corridor is necessary and the minimum area is about 45m² which is about 44% of the site coverage. These necessary provision are also similar to a domestic building. If the Site is redeveloped for domestic use, the net floor area of the domestic building is only 12% site coverage, which is about 12.3m², after the deduction 44% for the basic necessary provision. With the small net floor area, it is not able to provide an acceptable layout with the basic provision of bedroom, living room, kitchen and washroom and to meet the domestic use regulations. The proposed hotel is a feasible option to utilise the Site. As land supply in Hong Kong is scarce, it is essential to achieve better utilisation of the existing land resources;

- (c) the hotel proposal will not generate adverse traffic impact in view of the small scale of the redevelopment. The Site is close to MTR Cheung Sha Wan Station and Lai Chi Kok Station, and public bus services are provided in the vicinity. As such, guests will come largely by public transport. Delivery of goods is by way of service lane at the rear of the building, which is accessible from both Tsap Fai Street and Kwong Shing Street. The proposed hotel will also not induce any adverse drainage impact on the surrounding area; and
- (d) the proposed hotel will bring improvement to the neighbourhood, with an attractive facade adding to its visual appeal. The proposed hotel will create employment opportunities and increase the economic activities in the local area by bringing more visitors.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of the application premises. Detailed information would be deposited at the meeting for Members’ inspection.

4. Previous Application

There is no previous application at the Site.

5. Similar Applications

- 5.1 There are 13 similar applications for hotel use within “R(A)” zone in the Cheung Sha Wan Planning Scheme Area since 2000 (**Plan A-1**) considered by the Metro Planning Committee (the Committee). Out of them, four were approved with conditions and nine were rejected.
- 5.2 Among the approved applications, almost all of them except one were approved before the announcement of 2013 Policy Address which stated that the top priority of the Government was to tackle the housing problem and supply shortage lied at

the heart of the prevailing housing problem. For the one which was approved (No. A/K5/730) after the afore-said Policy Address, the application site was within an area with existing industrial buildings in the immediate surroundings and the proposed hotel would alleviate the industrial/residential interface problem in the area.

- 5.3 Two (Nos. A/K5/696 and 724) out of the four approved cases have commenced with building plan submission approved. But the other two (Nos. A/K5/718 and 730) have not been implemented and the planning approvals have lapsed.
- 5.4 For the nine rejected applications, five of them were rejected before the 2013 Policy Address. Among these five, three (Nos. A/K5/583, 604 and 623) were for the same site and they were rejected mainly on the reasons that the proposed hotel was not compatible with the character of its neighbourhood and there was inadequate provision of parking and/or loading/unloading facilities within the site. The remaining two (Nos. A/K5/715 and 721) were for partial conversion of existing composite buildings with domestic use on upper floors. The rejection reasons were mainly on non-provision of separated and independent access from other portions of the existing building.
- 5.5 Among the four cases rejected after the 2013 Policy Address, three (Nos. A/K5/731, 736 and 755) were for either redevelopment or wholesale conversion of the existing building. They were rejected mainly due to the current shortfall in housing supply and the sites should be developed for the zoned use and there were no planning merits to justify the proposed development. The remaining one (No. A/K5/769) was for partial conversion of an existing composite building and was rejected mainly due to non-provision of separated and independent access from other portions of the existing building.
- 5.6 The applicant of the rejected application No. A/K5/736 had submitted a s.17 review of the Committee's decision, in particular the rejection reason on the shortage of housing supply. The submitted justifications were mainly related to the argument that land use compatibility was not an issue for that case and there was no departmental objection to the case, and the imposition of a 'blanket' presumption against any particular Column 2 use for any particular zone was fundamentally wrong. Regarding the submitted argument, it is the fact that the Board had considered each application on its individual merit, and there had been application for hotel in the same Cheung Sha Wan area approved after the 2013 Policy Address taken into account the own merit of the case. The application No. A/K5/730 as mentioned in paragraph 5.2 above was the concerned approved application. After consideration, the application No. A/K5/736 was rejected by the Board upon review on 15.11.2013.
- 5.7 Details of the similar applications are summarized at **Appendix II**.

6. The Site and Its Surrounding Areas (Plans A-1, A-2 and photos on Plan A-3)

6.1 The Site is :

- occupied by a 4-storey (including a mezzanine floor) tenement building. Ground floor is occupied by a cafe and the upper floors are used for residential purpose (**Plan A-3**).
- abuts Castle Peak Road with a service lane at the rear; and
- flanked by residential buildings in its immediate surroundings.

6.2 The surrounding areas have the following characteristics:

- (a) to the east and south of the Site is predominantly residential buildings with commercial uses on the lower floors, mixed with two commercial buildings near the junction of Castle Peak Road and Cheung Wah Street. One of them is zoned “Other Specified Uses” annotated “Hotel” (“OU(Hotel)”), which was rezoned from “R(A)” on 15.8.2008 upon the then rezoning request (No. Y/K5/1) for internal conversion of an existing commercial/office building for hotel purpose. However, the building is now vacated and has not been converted for hotel use. The other existing commercial building is located next to the said “OU(Hotel)” site;
- (b) to the west of the Site is an established Cheung Sha Wan Industrial/Business Area which is predominantly zoned “Other Specified Uses” annotated “Business”;
- (c) to the north of the Site is the Carita Medical Centre; and
- (d) the Site is easily accessible by various modes of public transport, with MTR Cheung Sha Wan Station and Lai Chi Kok Station within walking distances.

7. Planning Intention

The planning intention of the “R(A)” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

8. Comments from Relevant Government Departments

8.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Land Administration

8.1.1 Comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD):

- (a) she has no objection to the application;
- (b) the Site falls within the Remaining Portion of NKIL No. 1181 (“the Lot”) which is governed by Government Lease dated 23.6.1929. The lease governing the Lot is virtually unrestricted except for “non-offensive trades” and “rate and range” clause¹;
- (c) the proposed hotel consists of café on G/F with guestrooms on upper floors. As the subject lease contains a non-offensive trades clause, any offensive trades such as catering services are prohibited in the Lot unless such lease restriction is removed by way of a licence or modification letter. If the application is approved by the Board, the Lot owners have to apply to LandsD for licence or lease modification for removal of the non-offensive trades clause for the proposed hotel use. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions including, among others, the payment of administrative fee and licence ~~free~~ fee/premium as may be imposed by LandsD;
- (d) it is noted that Figure 1 of the Planning Statement (**Appendix Ia**) submitted by the applicant states that the “hatch area to be surrendered to government for lane widening”. In this regard, the applicant should be reminded that the proposed surrender will be subject to Transport Department’s and Highways Department’s comments and government approval;
- (e) the Lot is a sub-divided lot of NKIL 1181. There is no assignment plan for the Lot registered in Land Registry (LR). However, the dimensions and site area of the Lot appear not tally with that of the lease plan and those shown on the assignment plans of NKIL 1181 S.A and NKIL 1181 S.B registered in LR. The Lot owners are reminded that they should verify their adopted site area of the Lot with evidence if required and as appropriate in the building plan stage; and
- (f) the applicant should be reminded that detailed design of the development will be scrutinized at the building plan stage and there is no guarantee that the schematic design as presently proposed in the application to be reflected in the building plan submission(s) will be accepted under lease.

¹ The “rate and range” clause : “...which said message or tenement messages or tenements shall be of the same rate of building elevation character and description and shall front and range in a uniform manner with the buildings (if any) immediately adjoining in the same Street...”

Building Matters

8.1.2 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) he has the following comments under the Buildings Ordinance (BO) on the application:
 - (i) the proposed hotel layout is not acceptable in view of the reasons as stated under (ii) to (iv) below;
 - (ii) no fireman's lift is provided for the proposed hotel as required under the Building (Planning) Regulation [B(P)R] 41B. Table D1 of Code of Practice for Fire Safety 2011 refers;
 - (iii) it seems that the initial access route for the persons with a disability is from the rear lane where a ramp is provided. According to Division 4 of the Third Schedule under B(P)R, an access route shall be provided from a prominent point on the lot boundary;
 - (iv) clarification on provision of any accessible guest room for the persons with a disability in compliance with Division 4 of the Third Schedule under B(P)R is required;
 - (v) application for hotel concession will be considered at plan submission stage subject to the proposal satisfying all the laid down criteria under B(P)R 23A and PNAP APP-40; and
 - (vi) the comments above are not exhaustive. The proposal will be considered in details under the BO at the building plan submission stage;
- (b) regarding the claim made by the applicant that the small size of the Site makes it not viable for domestic use to meet the related regulations, it should be noted that there is no provision under the BO to control the minimum domestic floor areas. BD is the authority to enforce the BO and allied regulations so as to ensure the proposed building achieving statutory standards in terms of safety, health and environment. BD is not in the position to steer the design option of a particular site;
- (c) in respect of the public comment about structural safety concern on demolition works at the application site, BD's response is as follows:
 - (i) demolition works shall not commence prior to approval and consent from BD; and

- (ii) the registered professionals, Authorised Person and Registered Structural Engineer, and the registered specialist contractor under the BO are required to ensure the structural safety of adjoining buildings in the course of demolition works.

Traffic

8.1.3 Comments of the Commissioner for Transport (C for T):

- (a) she cannot offer support to the application as no traffic impact assessment has been submitted to demonstrate no adverse traffic impact from the proposal; and
- (b) on applicant's proposal of surrender of land for lane widening, she would have no comment on taking up the management responsibility of the surrendered area provided that Highways Department agrees to take up the maintenance responsibility.

8.1.4 Comments of Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD)

- (a) he has no comment on the application; and
- (b) on the applicant's proposal of surrender of land for lane widening, he would have no objection to taking up the maintenance responsibility of the surrendered land provided that TD agrees to take up responsibilities of the said area and the said area is constructed in compliance with highway's standard.

Fire Safety

8.1.5 Comments of the Director of Fire Services (D of FS):

- (a) he has no objection in principle to the application subject to the fire service installations and water supplies for firefighting being provided to the satisfaction of his Department;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (c) the arrangement of emergency vehicular access shall comply with Section 6, Part D of the *Code of Practice for Fire Safety in Buildings 2011* which is administered by the BD.

Environment

8.1.6 Comments of the Director of Environmental Protection (DEP):

- (a) hotel developments are normally provided with central air conditioning system and the applicant/Authorized Person should be able to select a proper location for fresh air intake during detailed design stage to avoid exposing future occupants under unacceptable environmental nuisances/impact; and
- (b) if the application is approved, the following approval conditions should be imposed:
 - (i) the submission of a Sewerage Impact Assessment to the satisfaction of the DEP or of the Board; and
 - (ii) the implementation of the local sewerage upgrading/sewerage connection works identified in planning condition (i) above to the satisfaction of the Director of Drainage Services or of the Board.

Tourism

8.1.7 Comments of the Commissioner for Tourism (C for Tourism):

- (a) he supports the proposed hotel development at the Site provided that it is agreeable to all relevant Government departments, and that the applicant is able to meet all requirements laid down by the relevant departments;
- (b) Hong Kong registered 58.47 million visitor arrivals in 2017. Amongst them, 48% (27.9 million) were overnight visitors. Hotel occupancy rate in the past decade in general stood at a high level of over 80%. To enhance the appeal of Hong Kong as an international convention, exhibition and tourism capital, it is necessary to ensure the provision of adequate hotel facilities; and
- (c) the proposed hotel development in Cheung Sha Wan will help increase the provision of hotel facilities, broaden the range of accommodations for our visitors, and support the rapid development of convention and exhibition, tourism and hotel industries.

Licensing

8.1.8 Comments of the Chief Officer (Licensing Authority), Home Affairs Department (CO(LA), HAD):

- (a) he has no objection to the application under the Hotel and

Guesthouse Accommodation Ordinance (HAGAO), Cap. 349;

- (b) the applicant should submit a copy of the occupation permit for the proposal hotel when making an application under the HAGAO, Cap. 349;
- (c) the proposed licensed area should be physically connected;
- (d) as insufficient information in relation to the fire service installations have been provided in the proposal, comment on the aspect of fire service provisions cannot be made at present. The applicant shall observe relevant section of the Code of Practice for Minimum Fire Services Installation and Equipment; and
- (e) the licensing requirements will be formulated after inspections by the HAD's Building Safety Unit and Fire Safety Team upon receipt of an application under HAGAO.

Electrical and Mechanical Services

8.1.9 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) Electricity Safety
 - (i) he has no particular comment on the application from electricity supply safety aspect;
 - (ii) however, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable under this application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site; and
 - (iii) the parties concerned should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (b) Town Gas Safety
 - (i) there is an intermediate pressure underground town gas pipeline (running along Castle Peak Road and Un Chau Street) in the close vicinity of the Site;

- (ii) the future developer/consultant/works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planning gas pipes/gas installations within/in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of development; and
- (iii) the future developer/consultant/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department's "Code of Practice on Avoiding Danger from Gas Pipes" for reference.

Urban Design and Landscape

8.1.10 Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design

- (a) significant visual impact is not anticipated; and
- (b) the Site abuts on Castle Peak Road alongside a row of low-rise composite buildings to its immediate west with a BH of about 21mPD to 31mPD, two high-rise composite buildings with BH of about 76mPD and 110mPD to its immediate east and to the further west respectively. He has no particular comment on the proposed 11-storey hotel with a BH of 39.2mPD and a PR of 8.99.

Landscape

- (a) he has no objection to the application from the landscape point of view;
- (b) the Site is fully occupied by the existing building with no existing vegetation found and the proposed use is not incompatible with the surrounding as well as the existing landscape character; and
- (c) in view of the small site area and the approaching 100% site coverage in the application, it is infeasible to implement any meaningful landscaping treatment within the site boundary and thus landscape condition is not recommended, should the application be approved.

Heritage Conservation

8.1.11 Comments of the Commissioner for Heritage Office of Development Bureau and the Director of Leisure and Cultural Services (Antiquities and Monuments Office):

- (a) she has no comment on the application; and
- (b) there is no graded or proposed to be graded historic building(s) nor new item(s) pending heritage assessment by the Antiquities Advisory Board located within or adjacent to the application site.

District Officer's Comments

8.1.12 Comments of the District Officer (Sham Shui Po), Home Affairs Department (DO(SSP), HAD):

- (a) she has no comment on the application; and
- (b) however, it should be noted that the Housing Affairs Committee (HAC) under the Sham Shui Po District Council discussed the application at its meeting on 1.3.2018. HAC members viewed that the application would adversely affect the traffic, pedestrian flow and environmental hygiene in the vicinity, as well as the structure of the nearby building. As the applicant failed to provide environmental impact assessment report and other relevant risk assessment reports to ease members' concerns, the HAC members objected the application.

8.2 The following departments consulted have no objection to or no comment the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD)
- (c) Commissioner of Police (C of P); and
- (d) Director of Food and Environmental Hygiene (DFEH)

9. Public Comments Received During Statutory Publication Period

On 6.2.2018, the application was published for public inspection. During the three-week statutory public inspection period ending on 27.2.2018, 16 public comments were received (**Appendix III**). One is from a Sham Shui Po District Councillor and 15 are from private individuals, and all of them object to the application. The reasons of objection are summarised as follows:

- (a) the proposed hotel development will attract more traffic which will aggravate the congestion problem of the area;
- (b) more visitors to the area will generate nuisances to the subject residential area;
- (c) the Site should be for residential development to address the shortage of housing land; and
- (d) the proposed hotel development would affect the safety of structures of its adjoining tenement building as they shares the same wall.

10. Planning Considerations and Assessments

Planning Intention and Local Character

- 10.1 The subject application is for a proposed hotel development within “R(A)8” zone, which is intended primarily for high-density residential developments. The Site is located within a predominantly residential neighbourhood with high density developments, mixed with two commercial buildings (**Plans A-2 and A-3**). The proposed hotel development is considered not incompatible with the surrounding developments in land use term. However, it is not in line with the planning intention of the “R(A)8” zone which is intended primarily for high-density residential developments.

Housing Land Supply

- 10.2 Regarding hotel applications in “R(A)” zone, the Committee had a thorough discussion on the implications of approving applications for hotel developments on “R(A)” sites after the 2013 Policy Address announcement, that the Government would undertake measures to increase housing land supply, and agreed that, in view of the current shortage of housing land in meeting the pressing housing demand of the community, applications for non-residential uses including hotel and office in a predominantly residential area would in general not be supported unless the site is very conducive for hotel development and with very strong justifications.
- 10.3 The proposed hotel development would result in reduction of sites available for residential developments and the supply of housing land in meeting the pressing housing demand over the territory. The applicant does not provide strong justification to demonstrate that the Site is very conducive for hotel development or the proposed development would meet a specific planning objective.

Technical Aspects

- 10.4 Although C for Tourism expresses supportive comments on the application, C for T advises that they cannot support it as the applicant has not submitted any TIA or sufficient information to demonstrate no adverse traffic impact from the proposed hotel. Besides, BD advises that the layout for the proposed hotel development is

not acceptable. While BD indicates that it is not in a position to steer design option of a particular site, BD will enforce the Buildings Ordinance and the allied regulations to ensure the proposed building achieving statutory standards in terms of safety, health and environment. Under the “R(A)8” zone, an additional allowance of 20m of building height (i.e. 120mPD) will be permitted for residential sites with area 400m² or more to encourage amalgamation of smaller sites and this would facilitate a reasonable layout with larger site area.

- 10.5 Other departments including EPD, DSD, HyD, FSD and CTP/UD&L of PlanD have no objection to or adverse comment on the application.

Undesirable Precedent

- 10.6 All applications for hotel in “R(A)” zone in Cheung Sha Wan considered by the Committee after the 2013 Policy Address were rejected mainly on the reason of shortage of housing supply and insufficient planning merits to justify the case, except the one (No. A/K5/730) as mentioned in paragraph 5.2 above, which was approved as the proposed hotel development would alleviate the industrial/residential interface problems. As there is no strong justification or planning merit submitted in the subject application to substantiate the case, approval of the subject application would set an undesirable precedent for similar applications for hotel in the area, and the cumulative effect of approving such applications would aggravate the shortfall in the supply of the housing land and jeopardise the planning intention of the “R(A)” zone.
- 10.7 Located to the west of and near the Site is the Cheung Sha Wan Industrial/Business Area which is predominantly zoned “Other Specified Uses” annotated “Business”(“OU(B)”) on the OZP. Hotel development will be allowed² in the “OU(B)” zone after obtaining s.16 planning approval from the Board.

Public Comments

- 10.8 Regarding the public comments received, the planning assessment in paragraph 10 above and departmental comments in paragraph 8 are relevant.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9, the Planning Department does not support the application for the following reasons:
- (a) the application is not in line with the planning intention of the “R(A)8” zone which is for high-density residential developments. The application site is located in a predominant residential neighbourhood. Given the current shortfall in housing supply, the Site should be developed for its zoned use. The proposed hotel development would result in reduction

² According to the Notes of the OZP for “OU(B)” zone, hotel is a Col. 2 use under Schedule I for building other than industrial or industrial-office building. However, hotel is neither a Col. 1 or 2 use under Schedule II for industrial or industrial-office building.

of sites for residential developments, which would affect the supply of housing land in meeting the pressing housing demand over the territory;

- (b) the submission fails to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas; and
- (c) approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such applications would aggravate the shortfall in the supply of housing land.

11.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until 16.3.2022, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the provision of fire service installations and water supplies for fire fighting to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (b) the submission of a Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (c) the implementation of the local sewerage upgrading/sewerage connection works identified in condition (b) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

13. Attachments

Appendix I	Application form
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Further Information (FI) dated 1.2.2018 clarifying the building height of the propose hotel in mPD [FI (1)]
Appendix Ic	FI dated 8.3.2018 providing clarification of the information of the application [FI (2)]
Appendix II	Similar s.16 Applications within “R(A)” Zone on Cheung Sha Wan OZP since 2000
Appendix III	Public Comments received
Appendix IV	Advisory Clauses
Drawings A-1 to A-3	Floor Plans submitted by the applicant
Drawing A-4	Elevation submitted by the applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Site Photos

**PLANNING DEPARTMENT
MARCH 2018**