Similar Applications for 'Hotel' Development within the "Other Specified Uses" annotated "Business" Zone on the Draft Kwai Chung Outline Zoning Plan No. S/KC/29

| Application Number | Location and Development Parameters | Planning Status | Decision and Approval Conditions / Reasons for Rejection |
|-----------------------|---|--------------------|---|
| A/KC/288 | Nos. 54-56 Ta | s.16 rejected | Rejected for the following reasons: |
| | Chuen Ping Street, | by the MPC | |
| | Kwai Chung | on 13.2.2004 | (a) the application site was surrounded by industrial buildings |
| | | | with active industrial operations and with chimneys. The local |
| | 35-storey hotel with | | setting was considered not conducive to nor suitable for hotel |
| | 279 rooms | | development; |
| | $(GFA 9,461m^2 / PR)$ | | (b) the provision of car parking, lay-bys and |
| | 9.85) accessible via | | loading/unloading, the internal vehicle manoeuvring area and |
| | a one-way internal | | the ingress/egress point for the proposed hotel development |
| | road | | were not acceptable; and |
| | | | (c) there was insufficient information in the submission to |
| | | | demonstrate that adequate environmental mitigation measures |
| | | | would be provided in the proposed hotel development to |
| | | | address the air and noise problems generated from the |
| | | | surrounding industrial buildings. |
| A/KC/290 | Nos. 54-56 Ta | s.16 rejected | Approved with the following conditions: |
| | Chuen Ping Street, | by the MPC | |
| | Kwai Chung | on | (a) the provision of a 3.5m setback from Ta Chuen Ping Street |
| | | 30.7.2004; | to the satisfaction of the Commissioner for Transport (C for |
| | 35-storey hotel with | | T) or of the Town Planning Board (TPB); |
| | 279 rooms | s.17 | (b) the design and provision of vehicular ingress/egress point, |
| | (GFA 9,461m ² / PR | approved | car parking, lay-bys, loading/unloading bays and vehicle |
| | 9.85) accessible via | with | manoeuvring area, including the turntable, within the site to |
| | a one-way internal | conditions | the satisfaction of the C for T or of the TPB; |
| | road | by TPB on | (c) the provision of fixed windows and central |
| | | 21.1.2005; | air-conditioning system for the proposed hotel to the |
| | | | satisfaction of the Director of Environmental Protection |
| | | s.16A for | (DEP) or of the TPB; and |
| | | ΕΟΤ | |
| | | approved by | |
| | | the Director | |

| Application Number | Location and Development Parameters | Planning Status | Decision and Approval Conditions / Reasons for Rejection |
|-----------------------|---|-----------------------------|---|
| | | of Planning on 21.1.2009 | |
| A/KC/308 | Nos. 403-413 | s.16 rejected | Approved with the following conditions: |
| | Castle Peak Road, | by the MPC | |
| | Kwai Chung | on | (a) the design and provision of vehicular access, car parking |
| | | 23.9.2005; | and loading/unloading facilities to the satisfaction of the C for |
| | 30-storey hotel with | | T or of the TPB; |
| | 352 rooms | s.17 | (b) the provision of water supply for fire fighting, fire service |
| | (GFA 20,053m ² / | approved | installations to the satisfaction of the Director of Fire Services |
| | PR 9.5) accessible | with | (D of FS) or of the TPB; and |
| | via a cul-de-sac | conditions | (c) the submission and implementation of a landscaping |
| | | by the TPB | proposal to the satisfaction of the Director of Planning (D of |
| | | on 12.5.2006 | Plan) or of the TPB. |
| A/KC/309 | No. 119 Wo Yi Hop | s.16 rejected | Rejected for the following reasons: |
| | Road, Kwai Chung | by the MPC | |
| | | on 7.4.2006; | (a) the scale of the proposed development was excessive; and |
| | 19-storey hotel with | | (b) the approval of the application would set an undesirable |
| | 405 rooms | s.17 rejected | precedent for similar applications within the "Other Specified |
| | (GFA 14,592m ² / | by the TPB | Uses" annotated "Business" zone. |
| | PR 11.123) | on 11.8.2006 | |
| | accessible via a | | |
| | one-way internal | | |
| | road | | |
| A/KC/310 | No. 659 Castle | s.16 | Approved with the following conditions: |
| | Peak Road, Kwai | approved | |
| | Chung | with | (a) the design and provision of vehicular access, car park and |
| | | conditions | loading/unloading facilities to the satisfaction of the C for T |
| | 14-storey hotel with | by the MPC | or of the TPB; |
| | 448 rooms | on 17.3.2006 | (b) the provision of fire service installations to the satisfaction |
| | (GFA 22,064m ² / | | of the D of FS or of the TPB; and |
| | PR 9.5) accessible | | (c) the submission and implementation of a landscaping |
| | via a internal road | | proposal to the satisfaction of the D of Plan or of the TPB. |
| | and a cul-de-sac | | |
| A/KC/316 | Nos. 585-609 | s.16 rejected | Rejected for the following reasons: |
| | Castle Peak Road, | by the MPC | |
| | Kwai Chung | on | (a) the proposed hotel was excessive as compared with the |

| Application | Location and | Planning | Decision and |
|-------------|--|--|--|
| Number | Development | Status | Approval Conditions / |
| 1,0110,01 | Parameters | 20000 | Reasons for Rejection |
| | 37-storey hotel with 1,022 rooms (GFA 64,600m ² / PR 9.5) accessible via a cul-de-sac | 7.4.2006 | existing building on the application site as the non-building area was included in the site area for plot ratio calculation; (b) the proposed development was considered massive and would create wall effect at Castle Peak Road. There was insufficient information in the submission to demonstrate that the proposed development would not have adverse visual impact on the area; and (c) the approval of the application would set an undesirable precedent for similar applications within the "OU(Business)" |
| | | | zone. |
| A/KC/336 | No. 659 Castle Peak Road, Kwai Chung | s.16 approved with | Approved with the following conditions: (a) the design and provision of vehicular access, car park and |
| | 19-storey hotel with a maximum of 650 rooms (GFA 22,064m ² / PR 9.5) accessible | conditions by the MPC on 10.7.2009 | loading/unloading facilities to the satisfaction of the C for T or of the TPB;(b) the provision of water supplies for firefighting and fire service installations to the satisfaction of the D of FS or of the TPB; and(c) the submission and implementation of a revised landscape |
| | via a internal road and a cul-de-sac | | proposal to the satisfaction of the D of Plan or of the TPB. |
| A/KC/350 | Nos. 57-59 Kwok | s.16 | Approved with the following conditions: |
| | Shui Road, Kwai | approved | |
| | Chung | with | (a) the submission of a revised Traffic Impact Assessment |
| | | conditions | with carparking and loading/unloading spaces layout, which |
| | 13-storey hotel cum | by the MPC | includes a proper arrangement of the proposed taxi/private car |
| | shop and services | on 28.5.2010 | layby, to the satisfaction of the C for T or of the TPB; |
| | and eating place | | (b) the provision of water supply for fire fighting and fire |
| | with 564 guest | | service installations to the satisfaction of the D of FS or of the |
| | rooms, a PR of | | TPB; |
| | 9.968, GFA of | | (c) the implementation of the sewerage improvement |
| | 2,105.691m ² | | measures identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services (D of DS) or of the TPB; and |
| | | | (d) the submission and implementation of a landscape |

| Application | Location and | Planning | Decision and |
|-------------|---------------------|--------------|---|
| Number | Development | Status | Approval Conditions / |
| Number | Parameters | Status | Reasons for Rejection |
| | | | proposal to the satisfaction of the D of Plan or of the TPB. |
| A/KC/364 | Nos. 100-110 Kwai | s.16 | Approved with the following conditions: |
| | Cheong Road, | approved | |
| | Kwai Chung, | with | (a) the proposed development is subject to a maximum plo |
| | | conditions | ratio of 9.5. Any floor space that is constructed or intended |
| | proposed wholesale | by the MPC | for use as back-of-house (BOH) facilities as specified unde |
| | conversion of an | on 17.6.2011 | Regulation 23A(3)(b) of the Building (Planning) Regulation |
| | existing 12-storey | | (B(P)R) shall be included in the plot ratio calculation; |
| | industrial building | | (b) the submission and implementation of vehicular access |
| | into a hotel cum | | carparking and loading/unloading layout to the satisfaction o |
| | shop and services | | the C for T or of the TPB; |
| | and eating place | | (c) the provision of fire service installations and equipmen |
| | | | to the satisfaction of the D of FS or of the TPB; and |
| | | | (d) the submission and implementation of a landscape |
| | | | proposal to the satisfaction of the D of Plan or of the TPB. |
| A/KC/371 | Lot 277 sE RP in | s.16 | Approved with the following conditions: |
| | DD444 and Ext. | approved | |
| | thereto, No. 57-61 | with | (a) the proposed development was subject to a maximum |
| | Ta Chuen Ping | conditions | GFA of 14,434m ² . Any floor space that was constructed |
| | Street, Kwai Chung | - | or intended for use as back-of-house facilities as |
| | | on 10.2.2012 | specified under Regulation 23A(3)(b) of the B(P)R |
| | proposed wholesale | | should be included in the GFA calculation; |
| | conversion of an | | (b) the design and provision of vehicular access, car park |
| | existing 8-storey | | and loading/unloading layout to the satisfaction of the C |
| | industrial building | | for T or of the TPB; |
| | into a hotel | | (c) the provision of water supplies for fire fighting and |
| | | | fire service installations to the satisfaction of the D of FS |
| | | | or of the TPB; and |
| | | | (d) the submission and implementation of a landscape |
| | | | proposal to the satisfaction of the D of Plan or of the |
| | | | TPB. |
| A/KC/373 | Lot 303 RP in | s.16 | Approved with the following conditions: |
| | DD444, No. 26-38 | approved | |
| | Ta Chuen Ping | with | (a) the proposed development was subject to a maximum $\frac{1}{2}$ |
| | Street, Kwai Chung | conditions | GFA of 21,302.64m ² . Any floor space that was |

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| Angligation | Location and | Dianaina | Decision and |
|-------------|---------------------|--------------|--|
| Application | Development | Planning | Approval Conditions / |
| Number | Parameters | Status | Reasons for Rejection |
| | | by the MPC | constructed or intended for use as back-of-house |
| | proposed wholesale | on 15.6.2012 | facilities as specified under Regulation 23A(3)(b) of the |
| | conversion of an | | B(P)R should be included in the GFA calculation; |
| | existing 29-storey | | (b) the design and provision of vehicular access, car park |
| | industrial building | | and loading/unloading layout to the satisfaction of the C |
| | into a hotel | | for T or of the TPB; |
| | | | (c) the provision of fire service installations and water |
| | | | supply for fire fighting to the satisfaction of the D of FS |
| | | | or of the TPB; and |
| | | | (d) the submission and implementation of a landscape |
| | | | proposal to the satisfaction of the D of Plan of the TPB. |
| A/KC/375 | Nos. 100-110, | s.16 | Approved with the following conditions: |
| | Kwai Cheong | approved | |
| | Road, Kwai Chung, | with | (a) the proposed development is subject to a maximum |
| | | conditions | gross floor area (GFA) of 25,833.084m ² . Any floor space |
| | proposed 13-storey | by the MPC | that is constructed or intended for use as BOH facilities as |
| | hotel | on 6.1.2012 | specified under Regulation 23A(3)(b) of the B(P)R shall be |
| | | | included in the plot ratio calculation; |
| | | | (b) the submission and implementation of vehicular access |
| | | | and carparking and loading/unloading layout, including a |
| | | | transport management plan within the development to avoid |
| | | | causing vehicle tailing back to the public road, to the |
| | | | satisfaction of the C for T or of the TPB; |
| | | | (c) the provision of fire service installations and equipment |
| | | | to the satisfaction of the D of FS or of the TPB; and |
| | | | (d) the submission and implementation of a landscape |
| | | | proposal to the satisfaction of the D of Plan or of the TPB. |
| A/KC/381 | No 75-87 Wo Yi | s.16 | Approved with the following conditions: |
| | Hop Road, Kwai | approved | |
| | Chung | with | (a) the design and provision of vehicular access, car park |
| | | | and loading/unloading layout to the satisfaction of the C for T |
| | proposed wholesale | - | pr of the TPB; |
| | conversion of an | | (b) the provision of fire service installations and water |
| | existing 6-storey | | supply for fire fighting to the satisfaction of the D of FS or of |
| | industrial building | | he TPB; and |

| Application | Location and | Planning | Decision and |
|-------------|---------------------|--------------|---|
| Number | Development | Status | Approval Conditions / |
| | Parameters | Status | Reasons for Rejection |
| | into a hotel and | | (c) the submission and implementation of a landscape |
| | public vehicle park | | proposal to the satisfaction of the D of Plan or of the TPB |
| | (excluding | | |
| | container vehicles) | | |
| A/KC/390 | No. 119 Wo Yi Hop | s.16 | Approved with the following conditions: |
| | Road, Kwai Chung | approved | |
| | | with | (a) the proposed development was subject to a maximum |
| | proposed wholesale | conditions | GFA of 12,691.94m ² . Any floor space that was constructed |
| | conversion of an | by the MPC | or intended for use as BOH facilities as specified under |
| | existing 14-storey | on 20.7.2012 | Regulation 23A(3)(b) of the B(P)R should be included in the |
| | industrial building | | GFA calculation; |
| | into a hotel | | (b) the provision of vehicular access, car park and |
| | | | loading/unloading facilities to the satisfaction of the C for T |
| | | | or of the TPB; |
| | | | (c) the provision of fire service installations and water |
| | | | supply for fire fighting to the satisfaction of the D of FS or of |
| | | | the TPB; and |
| | | | (d) the submission and implementation of a landscape |
| | | | proposal to the satisfaction of the D of Plan or of the TPB |
| A/KC/396 | Nos. 443-451 | s.16 | Approved with the following conditions: |
| | Castle Peak Road, | approved | |
| | Kwai Chung | with | (a) the proposed development was subject to a maximum |
| | | conditions | GFA of 28,463.67m ² . Any floor space that was constructed |
| | proposed wholesale | by the MPC | or intended for use as BOH facilities as specified under |
| | conversion of an | on | Regulation 23A(3)(b) of the B(P)R should be included in the |
| | existing 30-storey | 23.11.2012 | GFA calculation; |
| | industrial building | | (b) the design and provision of vehicular access, car park and |
| | into a hotel | | loading/unloading layout to the satisfaction of the C for T or |
| | | | of the TPB; |
| | | | (c) the provision of sewer connections from the application |
| | | | site to the nearest Government manhole to the satisfaction of |
| | | | the D of DS or of the TPB; |
| | | | (d) the provision of fire service installations and water supply |
| | | | for fire fighting to the satisfaction of the D of FS or of the |
| | | | TPB; and |

| Application | Location and | Planning | Decision and |
|-------------|---------------------|--------------|---|
| Number | Development | Status | Approval Conditions / |
| Number | Parameters | Status | Reasons for Rejection |
| | | | (e) the submission and implementation of a landscape |
| | | | proposal to the satisfaction of the D of Plan or of the TPB. |
| A/KC/397 | No. 75-87 Wo Yi | s.16 | Approved with the following conditions: |
| | Hop Road, Kwai | approved | |
| | Chung | with | (a) the design and provision of vehicular access, car park and |
| | | conditions | loading/unloading layout to the satisfaction of the C for T or |
| | proposed wholesale | by the MPC | of the TPB; |
| | conversion of an | on 19.4.2013 | (b) the provision of fire service installations and water |
| | existing 30-storey | | supplies for fire-fighting to the satisfaction of the D of FS or |
| | industrial building | | of the TPB; and |
| | into a hotel | | (c) the submission and implementation of a landscape |
| | | | proposal to the satisfaction of the D of Plan or of the TPB. |
| A/KC/410 | 12 Ka Hing Road, | s.16 | Approved with the following conditions: |
| | Kwai Chung | approved | |
| | | with | (a) the proposed development is subject to a maximum GFA |
| | proposed wholesale | conditions | of 4,912.12m ² . Any floor space that is constructed or intended |
| | conversion of an | by the MPC | for use as BOH facilities as specified under Regulation |
| | existing 21-storey | on | 23A(3)(b) of the B(P)R shall be included in the GFA |
| | industrial building | 25.10.2013 | calculation; |
| | into a hotel | | (b) the design and provision of vehicular access, car park and |
| | | | loading/unloading facilities to the satisfaction of the C for T |
| | | | or of the TPB; |
| | | | (c) the provision of fire service installations and water supply |
| | | | for fire fighting to the satisfaction of the D of FS or of the |
| | | | TPB; and |
| | | | (d) the submission and implementation of a landscape |
| | | | proposal to the satisfaction of the D of Plan or of the TPB. |
| A/KC/424 | Nos. 57-59 Kwok | s.16 | Approved with the following conditions: |
| | Shui Road, Kwai | approved | |
| | Chung | with | (a) the submission and implementation of vehicular access, |
| | | conditions | car park and loading/unloading layout to the satisfaction of |
| | proposed wholesale | by the MPC | the C for T or of the TPB; |
| | conversion of an | on | (b) the provision of water supply for fire fighting and fire |
| | existing 10-storey | 12.12.2014 | service installations to the satisfaction of the D of FS or of the |
| | industrial building | | TPB; and |

| Application Number | Location and Development Parameters | Planning Status | Decision and Approval Conditions / Reasons for Rejection |
|-----------------------|---|--------------------|--|
| | into a hotel | | (c) the submission and implementation of a landscape |
| | | | proposal to the satisfaction of the D of Plan or of the TPB. |
| A/KC/428 | Edwick Industrial | s.16 | Approved with the following conditions: |
| | Centre, Nos. 4-30 | approved | |
| | Lei Muk Road, | with | (a) the provision of vehicular access, car park and |
| | Kwai Chung | conditions | loading/unloading facilities to the satisfaction of the C for T |
| | | by the MPC | or of the TPB; |
| | proposed 33-storey | on | (b) the provision of fire services installations and water |
| | hotel | 12.12.2015 | supplies for fire fighting to the satisfaction of the D of FS or |
| | | | of the TPB; and |
| | | | (c) the submission and implementation of a landscape |
| | | | proposal to the satisfaction of the D of Plan or of the TPB. |
| A/KC/430 | 45-51 Kwok Shui | s.16 | Approved with the following conditions: |
| | Road, Kwai Chung | approved | |
| | | with | (a) the submission and implementation of vehicular access, |
| | proposed wholesale | conditions | car park and loading/unloading to the satisfaction of the C for |
| | conversion of an | by the MPC | T or of the TPB; |
| | existing 12-storey | on 9.10.2015 | (b) the submission and implementation of fire services |
| | industrial building | | installations and water supply for fire fighting to the |
| | into a hotel | | satisfaction of the D of FS or of the TPB; and |
| | | | (c) the submission and implementation of a landscape |
| | | | proposal to the satisfaction of the D of Plan or of the TPB. |

Notes

- Application Nos. A/KC/288 and A/KC/290 are on the same site.

- Application Nos. A/KC/309 and A/KC/390 are on the same site.

- Application Nos. A/KC/310 and A/KC/336 are on the same site.

- Application Nos. A/KC/350 and A/KC/424 are on the same site.

- Application Nos. A/KC/364 and A/KC/375 are on the same site.

- Application Nos. A/KC/381 and A/KC/397 are on the same site.

Recommended Advisory Clauses

- (a) the approval of the application does not imply that any proposal on building design elements to fulfil the requirements under the Sustainable Building Design Guidelines, and any proposal on bonus plot ratio and/or GFA concession for the proposed development will be approved/granted by the Building Authority. The applicant should approach the Buildings Department direct to obtain the necessary approval. If the building design elements and the GFA concession are not approved/granted by the Building Authority (BA) and major changes to the current scheme are required, a fresh planning application to the Board may be required;
- (b) to note the Director of Environmental Protection's comments that hotel/office developments are normally provided with central air conditioning system and the Applicants/Authorized Persons should be able to select a proper location for fresh-air intake during detailed design stage to avoid exposing future occupants under unacceptable environmental nuisance/impact;
- (c) to note the Chief Building Surveyor/New Territories West, Buildings Department's comments to appoint an Authorized Person to submit building plans for the proposed change in use/alteration works to demonstrate full compliance with the current provisions of the BO; sustainable building design requirements (building separation, setback and site coverage of greenery) in Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP APP)-151 'Building Design to Foster a Quality and Sustainable Built Environment' and 152 'Sustainable Building Design Guidelines' would be applicable to the building plan submission if GFA concession for non-mandatory areas/greenery features are to be applied; if the proposed use is subject to the issue of a licence, the applicant is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; PNAP AP-111 'Design of Car Parks and Loading/Unloading Facilities' should be complied with; and detailed comments will be given at building plan submission stage.
- (d) to note the Director of Fire Services' comments that the arrangement of emergency vehicular access shall comply with the Code of Practice for for Fire Safety in Buildings which is administered by BD; and
- (e) to note the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department's comments to submit documentary evidence showing that the BA has

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granted prior approval for the proposed use when making an application under the Hotel and Guesthouse Accommodation Ordinance (HAGAO). The licensing requirements will be formulated after inspections by his office upon receipt of a licence application under HAGAO.