

**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 Chuen Ping Street, Kwai Chung 35-storey hotel with 279 rooms (GFA 9,461m ² / PR 9.85) accessible via a one-way internal road	s.16 rejected by the MPC on 13.2.2004	Rejected for the following reasons: (a) the application site was surrounded by industrial buildings with active industrial operations and with chimneys. The local setting was considered not conducive to nor suitable for hotel development; (b) the provision of car parking, lay-bys and loading/unloading, the internal vehicle manoeuvring area and the ingress/egress point for the proposed hotel development 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 Chuen Ping Street, Kwai Chung 35-storey hotel with 279 rooms (GFA 9,461m ² / PR 9.85) accessible via a one-way internal road	s.16 rejected by the MPC on 30.7.2004; s.17 approved with conditions by TPB on 21.1.2005; s.16A for EOT approved by the Director	Approved with the following conditions: (a) the provision of a 3.5m setback from Ta Chuen Ping Street to the satisfaction of the Commissioner for Transport (C for T) or of the Town Planning Board (TPB); (b) the design and provision of vehicular ingress/egress point, car parking, lay-bys, loading/unloading bays and vehicle manoeuvring area, including the turntable, within the site to the satisfaction of the C for T or of the TPB; (c) the provision of fixed windows and central air-conditioning system for the proposed hotel to the satisfaction of the Director of Environmental Protection (DEP) or of the TPB; and

Appendix II of MPC
Paper No. A/KC/459

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

Appendix II of MPC
Paper No. A/KC/459

Application Number	Location and Development Parameters	Planning Status	Decision and Approval Conditions / 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 19-storey hotel with a maximum of 650 rooms (GFA 22,064m ² / PR 9.5) accessible via a internal road and a cul-de-sac	s.16 approved with conditions by the MPC on 10.7.2009	Approved with the following conditions: (a) 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; (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 proposal to the satisfaction of the D of Plan or of the TPB.
A/KC/350	Nos. 57-59 Kwok Shui Road, Kwai Chung 13-storey hotel cum shop and services and eating place with 564 guest rooms, a PR of 9.968, GFA of 2,105.691m ²	s.16 approved with conditions by the MPC on 28.5.2010	Approved with the following conditions: (a) the submission of a revised Traffic Impact Assessment with carparking and loading/unloading spaces layout, which includes a proper arrangement of the proposed taxi/private car layby, to the satisfaction of the C for T or of the TPB; (b) the provision of water supply for fire fighting and fire service installations to the satisfaction of the D of FS or of the TPB; (c) the implementation of the sewerage improvement 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

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			proposal to the satisfaction of the D of Plan or of the TPB.
A/KC/364	Nos. 100-110 Kwai Cheong Road, Kwai Chung, proposed wholesale conversion of an existing 12-storey industrial building into a hotel cum shop and services and eating place	s.16 approved with conditions by the MPC on 17.6.2011	Approved with the following conditions: (a) the proposed development is subject to a maximum plot ratio of 9.5. Any floor space that is constructed or intended for use as back-of-house (BOH) facilities as specified under Regulation 23A(3)(b) of the Building (Planning) Regulations (B(P)R) shall be included in the plot ratio calculation; (b) the submission and implementation of vehicular access, carparking and loading/unloading layout 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/371	Lot 277 sE RP in DD444 and Ext. thereto, No. 57-61 Ta Chuen Ping Street, Kwai Chung proposed wholesale conversion of an existing 8-storey industrial building into a hotel	s.16 approved with conditions by the MPC on 10.2.2012	Approved with the following conditions: (a) the proposed development was subject to a maximum GFA of 14,434m 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 B(P)R should be included in the GFA calculation; (b) the design and provision of vehicular access, car park and loading/unloading layout to the satisfaction of the C for T or of the TPB; (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 DD444, No. 26-38 Ta Chuen Ping Street, Kwai Chung	s.16 approved with conditions	Approved with the following conditions: (a) the proposed development was subject to a maximum GFA of 21,302.64m ² . Any floor space that was

Appendix II of MPC
Paper No. A/KC/459

Application Number	Location and Development Parameters	Planning Status	Decision and Approval Conditions / Reasons for Rejection
	proposed wholesale conversion of an existing 29-storey industrial building into a hotel	by the MPC on 15.6.2012	constructed or intended for use as back-of-house facilities as specified under Regulation 23A(3)(b) of the B(P)R should be included in the GFA calculation; (b) the design and provision of vehicular access, car park and loading/unloading layout 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 of the TPB.
A/KC/375	Nos. 100-110, Kwai Cheong Road, Kwai Chung, proposed 13-storey hotel	s.16 approved with conditions by the MPC on 6.1.2012	Approved with the following conditions: (a) the proposed development is subject to a maximum gross floor area (GFA) of 25,833.084m ² . Any floor space that is constructed or intended for use as BOH facilities as 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 Hop Road, Kwai Chung proposed wholesale conversion of an existing 6-storey industrial building	s.16 approved with conditions by the MPC on 15.6.2012	Approved with the following conditions: (a) the design and provision of vehicular access, car park and loading/unloading layout to the satisfaction of the C for T or of the TPB; (b) 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 Number	Location and Development Parameters	Planning Status	Decision and Approval Conditions / Reasons for Rejection
	into a hotel and public vehicle park (excluding container vehicles)		(c) the submission and implementation of a landscape proposal to the satisfaction of the D of Plan or of the TPB
A/KC/390	No. 119 Wo Yi Hop Road, Kwai Chung proposed wholesale conversion of an existing 14-storey industrial building into a hotel	s.16 approved with conditions by the MPC on 20.7.2012	Approved with the following conditions: (a) the proposed development was subject to a maximum GFA of 12,691.94m ² . Any floor space that was constructed or intended for use as BOH facilities as specified under Regulation 23A(3)(b) of the B(P)R should be included in the GFA calculation; (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 Castle Peak Road, Kwai Chung proposed wholesale conversion of an existing 30-storey industrial building into a hotel	s.16 approved with conditions by the MPC on 23.11.2012	Approved with the following conditions: (a) the proposed development was subject to a maximum GFA of 28,463.67m ² . Any floor space that was constructed or intended for use as BOH facilities as specified under Regulation 23A(3)(b) of the B(P)R should be included in the GFA calculation; (b) the design and provision of vehicular access, car park and 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

Appendix II of MPC
Paper No. A/KC/459

Application Number	Location and Development Parameters	Planning Status	Decision and Approval Conditions / 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 Hop Road, Kwai Chung proposed wholesale conversion of an existing 30-storey industrial building into a hotel	s.16 approved with conditions by the MPC on 19.4.2013	Approved with the following conditions: (a) the design and provision of vehicular access, car park and loading/unloading layout to the satisfaction of the C for T or of the TPB; (b) the provision of fire service installations and water 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/410	12 Ka Hing Road, Kwai Chung proposed wholesale conversion of an existing 21-storey industrial building into a hotel	s.16 approved with conditions by the MPC on 25.10.2013	Approved with the following conditions: (a) the proposed development is subject to a maximum GFA of 4,912.12m ² . Any floor space that is constructed or intended for use as BOH facilities as specified under Regulation 23A(3)(b) of the B(P)R shall be included in the GFA calculation; (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 Shui Road, Kwai Chung proposed wholesale conversion of an existing 10-storey industrial building	s.16 approved with conditions by the MPC on 12.12.2014	Approved with the following conditions: (a) the submission and implementation of vehicular access, car park and loading/unloading layout to the satisfaction of the C for T or of the TPB; (b) the provision of water supply for fire fighting and fire service installations to the satisfaction of the D of FS or of the 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 Centre, Nos. 4-30 Lei Muk Road, Kwai Chung proposed 33-storey hotel	s.16 approved with conditions by the MPC on 12.12.2015	Approved with the following conditions: (a) the provision of vehicular access, car park and loading/unloading facilities to the satisfaction of the C for T or of the TPB; (b) the provision of fire services installations and water 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 Road, Kwai Chung proposed wholesale conversion of an existing 12-storey industrial building into a hotel	s.16 approved with conditions by the MPC on 9.10.2015	Approved with the following conditions: (a) the submission and implementation of vehicular access, car park and loading/unloading to the satisfaction of the C for T or of the TPB; (b) the submission and implementation of fire services installations and water supply 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.

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 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

Appendix IV of MPC
Paper No. A/KC/459

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.