

Similar Applications

No.	OZP Zoning Application No.	Address (Site Area)	Proposed Uses <sup>11</sup>	Proposed Minor Relaxation	Date of Consideration	Typical Floor Height (Uses)	Major Planning & Design Merits
<b>Yau Tsim Mong Area</b>							
1.	S/K3/31 “OU(B)” A/K3/582  BHR: 110mPD	107-111 (Odd Numbers Only) Tung Chau Street, Tai Kok Tsui, Kowloon (386.5m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 17.3.2020	4.025m (Workshop)	<ul style="list-style-type: none"> <li>● Setback above 15m measured from the mean street level along Maple Street in accordance with OZP requirement</li> <li>● Full-height setback along Tung Chau Street</li> <li>● Greening ratio of about 33.4% (about 129m<sup>2</sup>) with greening on G/F (about 11m<sup>2</sup>) and 3/F (about 48m<sup>2</sup>) as well as vertical greening (about 70m<sup>2</sup>)</li> <li>● Incorporation of landscaped area at the setback on G/F</li> <li>● Incorporation of a sky garden with edge planters on 3/F</li> <li>● Provision of vertical greening features on the podium façade along Tung Chau Street</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
2.	S/K3/32 “OU(B)” A/K3/588  BHR: 110mPD	100-114 Bedford Road, Kowloon (932.925m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 29.5.2020	3.73m (Office)	<ul style="list-style-type: none"> <li>● Voluntary Full-height setback from the south-eastern part of the lot boundary abutting Bedford Road</li> <li>● Greening ratio of about 25.87% (about 241.39m<sup>2</sup>) with greening on 3/F (about 116m<sup>2</sup>) and R/F (about 80m<sup>2</sup>) as well as green wall on lower floors (about 45.39m<sup>2</sup>)</li> <li>● Incorporation of a sky garden on 3/F</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
<b>Cheung Sha Wan</b>							
3.	S/K5/37 “OU(B)” A/K5/813  BHR: 120mPD	822 Lai Chi Kok Road, Cheung Sha Wan (1318.3m <sup>2</sup> )	C/O	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> 120mPD to 125.7mPD (+4.75%)	<u>Approved</u> with conditions on 6.3.2020	4.375m (Office)	<ul style="list-style-type: none"> <li>● Full-height setbacks along Lai Chi Kok Road and Cheung Lai Street in accordance with ODP requirement for street widening and streetscape improvement</li> <li>● Voluntary setback at G/F and 1/F along Cheung Yee Street to provide shading and to enhance pedestrian connectivity and comfort</li> <li>● Incorporation of refuge floor cum communal sky garden</li> <li>● Incorporation of flat roofs/recessed terraces with greenery</li> <li>● Greenery coverage of 263.891m<sup>2</sup> (about 20% of Site Area) with an additional 50m<sup>2</sup> vertical greening</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>

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4.	S/K5/37 “OU(B)” A/K5/816  BHR: 130mPD	121 King Lam Street, Cheung Sha Wan (509.4m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 21.8.2020	4.5m (Workshop)	<ul style="list-style-type: none"> <li>● Voluntary full-height setback along King Lam Street in addition to setback in accordance with ODP requirement for improving pedestrian circulation</li> <li>● Voluntary full-height setback along eastern boundary to facilitate manoeuvring of vehicles</li> <li>● Incorporation of podium garden for cross ventilation and visual permeability</li> <li>● Greenery provision at G/F, 3/F and roof, with greenery coverage of 76.75m<sup>2</sup> (about 15.07% of Site Area)</li> <li>● Compliance with SBDG</li> </ul>
5.	S/K5/37 “OU(B)” A/K5/820  BHR: 130mPD	1016-1018 Tai Nan West Street (1,347m <sup>2</sup> )	I	<u>PR</u> 12 to 14.4 (+20%)  <u>BH</u> Nil	<u>Deferred</u> on 18.9.2020	4.7m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height setbacks along Wing Hong Street, Tai Nan West Street and King Lam Street in accordance with ODP requirement for street widening and streetscape improvement</li> <li>● Weather protection canopy along Wing Hong Street, Tai Nan West Street and King Lam Street</li> <li>● Corner splays</li> <li>● Incorporation of communal garden and recessed platform with greenery</li> <li>● Greenery coverage of about 20% of Site Area with an additional vertical greening</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
<b>Kwai Chung</b>							
6.	S/KC/29 “OU(B)” A/KC/460  BHR: 130mPD	57 – 61 Ta Chuen Ping Street, Kwai Chung (2,261m <sup>2</sup> )	I-O	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 5.7.2019	N/A	<ul style="list-style-type: none"> <li>● Full-height setback along Ta Chuen Ping Street wider than OZP requirement for long-term road widening and improving air ventilation</li> </ul>
7.	S/KC/29 “OU(B)” A/KC/464  BHR: 105mPD	20-24 Kwai Wing Road, Kwai Chung (1,579m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 29.11.2019	4.2m (Workshop)	<ul style="list-style-type: none"> <li>● Voluntary full-height setbacks at the northern portion of site and along Castle Peak Road - Kwai Chung for improving pedestrian environment, air ventilation and visual permeability</li> <li>● Greening provision of 316m<sup>2</sup> (about 20% of Site Area)</li> <li>● Provision of communal escalator with universal accessible lift and staircase open to the public for improving pedestrian connectivity, accessibility and comfort</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>

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8.	S/KC/29 “OU(B)” A/KC/463  BHR: 105mPD	Kwai Chung Town Lot (KCTL) 49 and Ext. RP, 45-51 Kwok Shui Road, Kwai Chung, New Territories (Gross Site Area: 1,324.3m <sup>2</sup> Net Site Area <sup>[2]</sup> : 1,181.727m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<b>Approved</b> with conditions on 17.3.2020	4.20m (Workshop)	<ul style="list-style-type: none"> <li>● 2m Voluntary full-height setback along Kwok Shui Road for proposed pedestrian footpath and landscaped area</li> <li>● Weather protection canopy along the northern and western facades</li> <li>● Greening ratio of about 28.37% (335m<sup>2</sup>)</li> <li>● Incorporation of landscaped area at G/F, 1/F, 3/F and the rooftop</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
9.	S/KC/29 “OU(B)” A/KC/466  BHR: 130mPD	2-16 Lam Tin Street (1,858m <sup>2</sup> )	Information Technology and Telecommunications Industries	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> 130mPD to 146.5mPD (+12.7%)	<b>Approved</b> with conditions on 29.5.2020	5.5m (data centre)	<ul style="list-style-type: none"> <li>● Full-height NBAs along Lam Tin Street and Chun Pin Street in accordance with OZP requirement to cater for the long-term road widening proposal and enhance the air permeability of the area</li> <li>● Incorporation of landscape area at B1/F, G/F, 1/F, 3/F and R/F and vertical greening at the low zone of the building along the western and eastern façades</li> <li>● Greening ratio of about 22.69% (421.501m<sup>2</sup>)</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
<b>Tsuen Wan</b>							
10.	S/TW/33 “Industrial” A/TW/505  BHR: 100mPD	14-18 Ma Kok Street, Tsuen Wan (1,858.1m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<b>Approved</b> with conditions on 1.11.2019	3.5m (Workshop)	<ul style="list-style-type: none"> <li>● Voluntary full-height setback along Ma Kok Street for improving pedestrian environment</li> <li>● Greening at G/F (with 0.6m setback) along Tsuen Yip Street</li> <li>● Greening provision of 389 m<sup>2</sup> (about 20% of Site Area)</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>

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11.	S/TW/33 “Industrial” A/TW/509  BHR: 100mPD	8-14 Sha Tsui Road, Tsuen Wan (4,645.16m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 13.12.2019	4.95m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height setback along Sha Tsui Road, Pun Shan Street and back alley</li> <li>● Building setback above 1/F</li> <li>● Landscape and seating provided in setback area along Sha Tsui Road and Pun Shan Street</li> <li>● Substantial vertical greenery in front facade and total greenery coverage of not less than 20%</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
12.	S/TW/33 “OU(B)” A/TW/508  BHR: 100mPD	18-20 Pun Shan Street, Tsuen Wan (2,322.557m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 17.1.2020	3.85m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height setback along Pun Shan Street in accordance with ODP requirement for improving pedestrian environment</li> <li>● Setback from G/F to 3/F along the service lane at the west of the application site</li> <li>● Landscape area provided at 1/F, 2/F and roof floor</li> <li>● Greenery provided at entrance foyer and run-in/out, and total greenery coverage of not less than 20%</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
13.	S/TW/33 “Industrial” A/TW/514  BHR: 100mPD	Tsuen Wan Town Lot 85 and Lot 486 in D.D. 443, Fui Yiu Kok Street, Tsuen Wan (593 m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 29.5.2020	3.5m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height setback along Fui Yiu Kok Street</li> <li>● Upgrading works at G/F setback area and adjoining public footpath</li> <li>● Provision of a continuous glass canopy structure facing Fui Yiu Kok Street above the pavement</li> <li>● Incorporation of a communal podium garden at 1/F</li> <li>● Total greenery provision of about 119.378m<sup>2</sup> (not less than 20% of site area)</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
14.	S/TW/33 “Industrial” A/TW/516  BHR: 100mPD	24-32 Fui Yiu Kok Street, Tsuen Wan (973.6 m <sup>2</sup> )	I	<u>PR</u> 9.5 to 11.4 (+20%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 12.6.2020	4.08m (Workshop)	<ul style="list-style-type: none"> <li>● Full-height setback along Fui Yiu Kok Street</li> <li>● Incorporation of landscape area at the flat roof at 1/F</li> <li>● Total greenery provision of about 201.8m<sup>2</sup> (about 20.7% of site area)</li> <li>● Compliance with SBDG and incorporation of green building design measures</li> </ul>
15.	S/TW/33 “OU(B)” A/TW/517 BHR: 100mPD	46-48 Pak Tin Par Street, Tsuen Wan (721.59 m <sup>2</sup> )	I	<u>PR</u> 9.832 to 11.4 (+16%)  <u>BH</u> Nil	<u>Approved</u> with conditions on 9.10.2020	3.85m (Workshop)	<ul style="list-style-type: none"> <li>● Voluntary full-height setback of 2m along Pak Tin Par Street with trees, and canopy above for rain protection and sun shading.</li> <li>● Provision of vertical greening at the building façade along Pak Tin Par Street, peripheral greening at 3/F and a sky garden with vegetated edge at 12/F</li> <li>● Total greenery provision of about 177.8m<sup>2</sup> (24.634% of site area)</li> </ul>

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				BH Nil			

Notes

[1] Proposed Uses: Industrial (I), Commercial/ Office (C/O), Office (O) and Industrial-Office (I-O)

[2] The Site comprises parent lot KCTL No.49 (about 1,181.727m<sup>2</sup>) and Ext. RP (about 142.6m<sup>2</sup>). The extension area was granted after the building plans for the existing Topy Tower were approved in 1974. Under the lease, no structure other than boundary walls and fences is permitted to be erected within the extension area except with prior approval of the Director of Lands, and the extension area shall not be PR/site coverage accountable. Hence, only the area of KCTL 49, i.e. about 1,181.727m<sup>2</sup> should be accountable for PR/GFA calculation.

**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 <sup>2</sup> / PR 9.85) accessible via a one-way internal road	<b>s.16 rejected</b> by the MPC on 13.2.2004	<b>Rejected</b> 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 <sup>2</sup> / PR 9.85) accessible via a one-way internal road	<b>s.16 rejected</b> by the MPC on 30.7.2004;  <b>s.17 approved with conditions</b> by TPB on 21.1.2005;  <b>s.16A for EOT approved</b> by the Director of Planning	<b>Approved</b> 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

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Application Number	Location and Development Parameters	Planning Status	Decision and Approval Conditions / Reasons for Rejection
		on 21.1.2009	
A/KC/308	Nos. 403-413 Castle Peak Road, Kwai Chung  30-storey hotel with 352 rooms (GFA 20,053m <sup>2</sup> / PR 9.5) accessible via a cul-de-sac	<b>s.16 rejected</b> by the MPC on 23.9.2005;  <b>s.17 approved with conditions</b> by the TPB on 12.5.2006	<b>Approved</b> 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 <sup>2</sup> / PR 11.123) accessible via a one-way internal road	<b>s.16 rejected</b> by the MPC on 7.4.2006;  <b>s.17 rejected</b> by the TPB on 11.8.2006	<b>Rejected</b> 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 <sup>2</sup> / PR 9.5) accessible via a internal road and a cul-de-sac	<b>s.16 approved with conditions</b> by the MPC on 17.3.2006	<b>Approved</b> 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	<b>s.16 rejected</b> by the MPC on 7.4.2006	<b>Rejected</b> for the following reasons:  (a) the proposed hotel was excessive as compared with the existing building on the application site as the non-building

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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 <sup>2</sup> / PR 9.5) accessible via a cul-de-sac		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 <sup>2</sup> / PR 9.5) accessible via a internal road and a cul-de-sac	<b>s.16 approved with conditions</b> by the MPC on 10.7.2009	<b>Approved</b> 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 <sup>2</sup>	<b>s.16 approved with conditions</b> by the MPC on 28.5.2010	<b>Approved</b> 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 proposal to the satisfaction of the D of Plan or of the TPB.



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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	<b>s.16 approved with conditions</b> by the MPC on 17.6.2011	<b>Approved</b> 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	<b>s.16 approved with conditions</b> by the MPC on 10.2.2012	<b>Approved</b> with the following conditions: (a) the proposed development was subject to a maximum GFA of 14,434m <sup>2</sup> . 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	<b>s.16 approved with conditions</b> by the MPC	<b>Approved</b> with the following conditions: (a) the proposed development was subject to a maximum GFA of 21,302.64m <sup>2</sup> . Any floor space that was constructed or intended for use as back-of-house

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	proposed wholesale conversion of an existing 29-storey industrial building into a hotel	on 15.6.2012	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/374	15-19 Chun Pin Street, Kwai Chung proposed wholesale conversion of an existing 24-storey industrial building into a hotel	<b>s.16 approved with conditions</b> by the MPC on 2.12.2011	<b>Approved</b> with the following condition: (a) the proposed development was subject to a maximum gross floor area (GFA) of 10,722m <sup>2</sup> . 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; (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	<b>s.16 approved with conditions</b> by the MPC on 6.1.2012	<b>Approved</b> with the following conditions: (a) the proposed development is subject to a maximum gross floor area (GFA) of 25,833.084m <sup>2</sup> . 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

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			<p>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;</p> <p>(c) the provision of fire service installations and equipment to the satisfaction of the D of FS or of the TPB; and</p> <p>(d) the submission and implementation of a landscape proposal to the satisfaction of the D of Plan or of the TPB.</p>
A/KC/381	<p>No 75-87 Wo Yi Hop Road, Kwai Chung</p> <p>proposed wholesale conversion of an existing 6-storey industrial building into a hotel and public vehicle park (excluding container vehicles)</p>	<p><b>s.16 approved with conditions</b> by the MPC on 15.6.2012</p>	<p><b>Approved</b> with the following conditions:</p> <p>(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;</p> <p>(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</p> <p>(c) the submission and implementation of a landscape proposal to the satisfaction of the D of Plan or of the TPB</p>
A/KC/390	<p>No. 119 Wo Yi Hop Road, Kwai Chung</p> <p>proposed wholesale conversion of an existing 14-storey industrial building into a hotel</p>	<p><b>s.16 approved with conditions</b> by the MPC on 20.7.2012</p>	<p><b>Approved</b> with the following conditions:</p> <p>(a) the proposed development was subject to a maximum GFA of 12,691.94m<sup>2</sup>. 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;</p> <p>(b) the provision of vehicular access, car park and loading/unloading facilities to the satisfaction of the C for T or of the TPB;</p> <p>(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</p> <p>(d) the submission and implementation of a landscape proposal to the satisfaction of the D of Plan or of the TPB</p>

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Application Number	Location and Development Parameters	Planning Status	Decision and Approval Conditions / Reasons for Rejection
A/KC/396	Nos. 443-451 Castle Peak Road, Kwai Chung  proposed wholesale conversion of an existing 30-storey industrial building into a hotel	<b>s.16 approved with conditions</b> by the MPC on 23.11.2012	<b>Approved</b> with the following conditions:  (a) the proposed development was subject to a maximum GFA of 28,463.67m <sup>2</sup> . 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  (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	<b>s.16 approved with conditions</b> by the MPC on 19.4.2013	<b>Approved</b> 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	<b>s.16 approved with conditions</b> by the MPC on 25.10.2013	<b>Approved</b> with the following conditions:  (a) the proposed development is subject to a maximum GFA of 4,912.12m <sup>2</sup> . 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;

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	into a hotel		<p>(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;</p> <p>(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</p> <p>(d) the submission and implementation of a landscape proposal to the satisfaction of the D of Plan or of the TPB.</p>
A/KC/424	<p>Nos. 57-59 Kwok Shui Road, Kwai Chung</p> <p>proposed wholesale conversion of an existing 10-storey industrial building into a hotel</p>	<p><b>s.16 approved with conditions</b> by the MPC on 12.12.2014</p>	<p><b>Approved</b> with the following conditions:</p> <p>(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;</p> <p>(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</p> <p>(c) the submission and implementation of a landscape proposal to the satisfaction of the D of Plan or of the TPB.</p>
A/KC/428	<p>Edwick Industrial Centre, Nos. 4-30 Lei Muk Road, Kwai Chung</p> <p>proposed 33-storey hotel</p>	<p><b>s.16 approved with conditions</b> by the MPC on 12.12.2015</p>	<p><b>Approved</b> with the following conditions:</p> <p>(a) the provision of vehicular access, car park and loading/unloading facilities to the satisfaction of the C for T or of the TPB;</p> <p>(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</p> <p>(c) the submission and implementation of a landscape proposal to the satisfaction of the D of Plan or of the TPB.</p>
A/KC/430	<p>45-51 Kwok Shui Road, Kwai Chung</p> <p>proposed wholesale conversion of an existing 12-storey industrial building</p>	<p><b>s.16 approved with conditions</b> by the MPC on 9.10.2015</p>	<p><b>Approved</b> with the following conditions:</p> <p>(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;</p> <p>(b) the submission and implementation of fire services installations and water supply for fire fighting to the</p>

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Application Number	Location and Development Parameters	Planning Status	Decision and Approval Conditions / Reasons for Rejection
	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.
A/KC/459	Second floor of “Hotel Ease · Tsuen Wan”, 15-19 Chun Pin Street, Kwai Chung	<b>s.16 approved with conditions</b> by the MPC on 12.4.2019	<b>Approved</b> with the following condition: (e) the provision of fire service installations and water supply for fire fighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

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/381 and A/KC/397 are on the same site.
- Application Nos. A/KC/374 and A/KC/459 are on the same site.

**Recommended Advisory Clauses**

- (a) the planning permission is for minor relaxation of the plot ratio (PR) of the proposed development from 9.5 to 11.4. The claim for bonus PR should be dealt with under building plan submission stage and should not be taken as approved under the subject planning application;
- (b) 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 gross floor area (GFA) concession of the proposed hotel development will be granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) direct to obtain the necessary approval. If the proposed building design elements and GPA concession are not approved/granted by the BA and major changes to the current scheme are required, a fresh planning application to the Town Planning Board (TPB) may be required;
- (c) detailed design of the proposed hotel development, including the back-of-house facilities, will be further scrutinized in the building plan (BP) stage and there is no guarantee the schematic design as presently proposed in the s.16 application to be reflected in the BP submission(s) will be accepted under the lease;
- (d) to note the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department's comments that at the time of application under Hotel and Guesthouse Accommodation Ordinance (HAGAO), the applicant should submit a copy of the occupation permit for the proposed hotel issued by the BA when making an application under HAGAO; the licensed areas should be physically connected; and the licensing requirements will be formulated after his inspection upon receipt of the application under HAGAO;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that under the Buildings Ordinance (BO), no person shall commence or carry out any building works without having first obtained approval and consent from the BA before commencement of works on leased land unless they are exempted under s.41 of the BO, or fall within minor works under the Building (Minor Works) Regulation. Authorized Person must be appointed to coordinate all new building works in accordance with BO. For Unauthorized Building Works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning

approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO. Permitted non-domestic PR and site coverage (SC) under the BO should be assessed in accordance with B(P)R 19, 20, 21 and 22. The sustainable building design requirements (building separation, building set back and site coverage of greenery) in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and APP-152 would be applicable to the building plan submission if GFA concessions for non-mandatory areas/greenery features are to be applied. The proposed PR and SC of the proposed hotel have exceeded the permissible domestic PR and SC. 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 detailed comments will be given during the building plan submission stage.

- (f) To note the comments the District Lands Officer/Tsuen Wan & Kwai Tsing and the Chief Estate Surveyor/Development Control, Lands Department (LandsD) that the proposed hotel development contravenes the existing lease conditions and the lot owners shall apply for a lease modification for the proposed development. ***If the lot is in multiple ownership, the application has to be jointly submitted by all owners of the lot.*** However, there is no guarantee that the lease modification would be approved and if the application is eventually approved by LandsD in the capacity as landlord at his sole discretion, it will be subject to those terms and conditions, including, inter alia, payment of full premium and administrative fee as may be imposed by LandsD. Among the conditions under the 2018 Industrial Buildings revitalisation measure for redevelopment, the lease modification letter shall be executed no later than three years from date of Town Planning Board's approval letter and the proposed redevelopment shall be completed within five years from date of the lease modification letter;
- (g) to note the comments of the Director of Environmental Protection to minimise the generation of C&D materials; reuse and recycle the C&D materials on-site as far as possible; and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development;
- (h) to note the comments of the Director of Fire Service that the arrangement of emergency vehicular access shall comply with the Code of Practice for Fire Safety in Buildings which is administered by BD;
- (i) to note the comment of Chief Highway Engineer/NT West of Highways Department (HyD) that the reconstruction of footpath and any associated road marking and street furniture modification etc. due to the development should be clearly specified for review and



approved by Transport Department and subsequently carried out by the applicant to HyD's standard; and

- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that other design measures in particular relating to the setback areas may be explored with a view to further enhance streetscape and pedestrian amenities.