

APPLICATION NO. A/TM/525
Previous s.16 Applications on the Application Site

Approved Application

Application No.	Proposed Use	Date of Consideration	Approval Conditions
A/TM/37	Proposed Hotel	21.2.1986	Nil
A/TM/66	Proposed Hotel	13.5.1987	Nil
A/TM/279	Proposed Hotel Extension (Amendments to the Development Parameters of an Approved Development Scheme)	1.6.2001	(1) to (3)

Approval Condition(s)

- (1) The submission and implementation of landscaping proposals, including a tree survey report and tree felling plan.
- (2) The provision of stormwater disposal facilities.
- (3) The permission shall cease to have effect on 1.6.2004 unless prior to the said date wither the development hereby permitted is commenced or the permission is renewed.

Advisory Clauses for Application No. A/TM/525

- (a) To note comments of CBS/NTW, BD that:
- (i) Before any new building works (including erection of containers and connection of drains) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise, they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
 - (ii) For 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 Site under the BO.
 - (iii) In connection with (i) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively.
 - (iv) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) regulations at the building plan submission stage.
 - (v) Detailed comments will be made at the building plan submission stage.
- (b) To note comments of CE/MN, DSD that the applicant should provide adequate drainage measures to prevent surface water running from the application site to the nearby public roads and drains.
- (c) To note comments of FSD that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and the arrangement of EVA shall comply with Section 6, Part D of Code of Practice for Fire Safety in Building 2011 which is administered by the Buildings Department.
- (d) To note comments of ArchSD that the use of combustible polyvinyl chloride as the rooftop material should be reviewed and the roof should be designed in accordance with Building (Construction) Regulation 90 and "Code of Practice for Fire Safety in Buildings 2011".

- (e) To note the comments of CTP/UD & L, PlanD comment that:
- (i) With reference to the tree survey and the photos of existing trees submitted, some existing trees such as T37, T39, T42, T64, T65, T72, T74, T75, T79, T89, T91, T92, T93, T94, T94A, T94B, T94C, T94D, T94E, T94F, T95, T95A, T95B, T95C, T95E, T95g, T95H, T129 seems to be feasible for transplantation. It would be helpful if the applicant further elaborate the rationale(s) of tree felling with a sound justification and supported with facts.
 - (ii) The applicant may wish to review the proposed treatment to existing trees by making reference to the “Guidelines on Tree Transplanting” promulgated by the GLTM Section, DEVB. (http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Guidelines_on_Tree_Transplanting_e.pdf)
 - (iii) The applicant is reminded that approval and/or acceptance of the landscape proposal under TPB approval condition does not imply approval of any proposed tree preservation/ removal scheme under lease. The applicant shall be reminded to approach relevant authority/ government department(s) direct to obtain the necessary approval.
 - (iv) Defects on some existing trees are indicated in the submitted photos. The applicant shall take reference to the following information/ guideline published GLTM Section, DEVB for tree maintenance.

Detailed Departmental Comments on s.16 Planning Application No. A/TM/525

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

- (a) With reference to the tree survey and the photos of existing trees submitted, some existing trees such as T37, T39, T42, T64, T65, T72, T74, T75, T79, T89, T91, T92, T93, T94, T94A, T94B, T94C, T94D, T94E, T94F, T95, T95A, T95B, T95C, T95E, T95g, T95H, T129 seems to be feasible for transplantation. It would be helpful if the applicant further elaborate the rationale(s) of tree felling with a sound justification and supported with facts.
- (b) The applicant may wish to review the proposed treatment to existing trees by making reference to the “Guidelines on Tree Transplanting” promulgated by the GLTM Section, DEVB.
(http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Guidelines_on_Tree_Transplanting_e.pdf)
- (c) The applicant is reminded that approval and/or acceptance of the landscape proposal under TPB approval condition does not imply approval of any proposed tree preservation/ removal scheme under lease. The applicant shall be reminded to approach relevant authority/ government department(s) direct to obtain the necessary approval.
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