

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/525

- Applicants** : Golden Organise Limited represented by Vision Planning Consultants Limited
- Site** : Tuen Mun Town Lot No. 238 S.A3 (Part), So Kwun Wat, Tuen Mun, New Territories
- Site Area** : About 5,067m²
- Lease** : Tuen Mun Town Lot (TMTL) No. 238 S.A3
Hotel development is permitted to be erected on the said Section A3 subject to the maximum GFA as stipulated in the New Grant and the modification letters
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
- Zoning** : “Residential (Group B)12” (“R(B)12”)
- Maximum GFA: 230,522m²;
- Maximum Building Height: 70mPD; or
- the GFA/plot ratio and building height of the existing building, whichever the greater.
- Application** : Proposed Hotel (New Hotel Marquee and Related New Emergency Vehicular Access)

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed hotel marquee and re-alignment/ extension of an existing emergency vehicular access (EVA) at the landscaped ground of an existing hotel i.e. Hong Kong Gold Coast Hotel. The application site (the Site) is the area where the marquee and EVA will be situated (**Plans A-1 and A-2**). The proposed hotel marquee is considered as ‘Hotel’ use associated with the existing hotel. According to the Notes of the draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34, ‘Hotel’ is a Column 2 use within “Residential (Group B)12” (“R(B)12”) and planning permission from the Town Planning Board (the Board) is required. The proposed EVA is considered directly related and ancillary to the proposed hotel marquee and the existing hotel.

- 1.2 The proposed hotel marquee is a single-storey structure with a building height of 6.25m and GFA of about 400m² (i.e. about 20m(L) x 20m(W)). It is proposed to serve as an extension to the existing hotel dining facility. The proposed realigned EVA is about 170m in length with minimum width of 6m. The applicant claims that the proposed EVA is to comply with the current building regulations. The indicative design of the proposed hotel marquee and the realigned EVA are shown at **Drawings A-1 to A-7**.
- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 24.5.2018 (**Appendix I**);
 - (b) Supplementary planning statement received on 24.5.2018 (**Appendix Ia**);
 - (c) Applicant's letter received on 30.5.2018 enclosing replacement pages of the executive summary and the supplementary planning statement (**Appendix Ib**);
 - (d) Applicant's letter received on 25.6.2018 providing responses to departmental comments (**Appendix Ic**); and
 - (e) Applicant's letter received on 11.7.2018 providing background information of the application (**Appendix Id**).

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendix Ia** and **Appendix Id**. They can be summarised as follows:

- (a) The approval of a hotel development scheme on 13.5.1988, now known as Gold Coast Hotel including the Site, has shown that hotel development in this area is compatible to the surroundings from land use planning point of view. Since the opening of the hotel in 1993, the demand for dining space, particularly for banquet events and in long holiday periods has increased over the decade. The proposed hotel marquee is intended to serve as an extension of the existing hotel dining area, in order to relieve the current congested situation. It will form part of the existing hotel and is in line with the planning intention of the area.
- (b) There is an urgent need for the proposed hotel extension which is intended to resolve congested dining situation of the existing hotel during banquet events and long holiday periods, without compromising the existing normal hotel operation. The proposed hotel marquee is 20m southeast of the existing hotel dining area. It will relieve the congestion problem within a short time and is expected to be in operation by the first quarter 2019.
- (c) The proposed hotel marquee will cause no unacceptable visual, traffic, drainage and sewerage impact. The proposed single-storey hotel marquee and the proposed compensation trees within the Site will blend in well with the existing hotel.

Substantial increase in the number of dining guests is not anticipated as the proposed development is intended to relieve the over congested dining situation. The number of hotel rooms remains unchanged. Also, the surface runoff generated by the proposed development will be collected and discharged into the existing drainage network. Given the small scale of the proposed development, it is not anticipated to cause any unacceptable drainage or sewerage impact.

- (d) The existing GFA of the Hong Kong Gold Coast Development under Buildings Ordinance is 201,710.142m². Even with the additional 400m² arising from the proposed hotel marquee, the total resultant GFA will only be 202,110.142m². The maximum permissible GFA stipulated for the “R(B)12” zone (i.e. 230,522m²) will not be exceeded.
- (e) Given the background of the application, and the small scale of the proposed development, the approval of the application will not set an undesirable precedent for other similar applications in the area.

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

The applicant is the only “current land owner” and has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31). Detailed information would be deposited at the meeting for Members’ inspection.

4. Previous Applications

- 4.1 The Site is the subject of 3 previous applications. Application No. A/TM/37 was for the development of two 20-storey hotel buildings with 800 guest rooms. Application No. A/TM/66 was for the development of a 16-storey hotel building on podium with 500 guest rooms. The applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) on 21.2.1986 and 13.5.1988 respectively. The approved scheme under application No. A/TM/37 was not implemented. The Hong Kong Gold Coast hotel was built in 1993 to take forward the scheme approved under Application No. A/TM/66.
- 4.2 Application No. A/TM/279 for proposed hotel extension (amendments to the development parameters of an approved development scheme) was approved with conditions by the Committee on 1.6.2001 on the consideration that the proposed development is compatible with the existing hotel development and the adjoining residential, commercial and marina developments of Hong Kong Gold Coast; the development intensity of the hotel with the proposed extension would not exceed the maximum hotel GFA currently permitted under the lease; no adverse visual, traffic, drainage and environmental impacts; and no adverse comment have been received from the relevant departments. The proposed hotel extension is mainly for the addition of a new function room, the extension of an existing restaurant, the addition of

new canopy and a new sports hall, involving an additional GFA of 2,987.79m². The applicant advises that the proposed hotel extension has not been implemented.

5. Similar Application

There is no similar application within the same “R(B)12” zone on the OZP.

6. The Site and Its Surrounding Areas (Plans A-1 to A-4b)

6.1 The Site is:

- (a) located in Tuen Mun East adjacent to the Golden Beach;
- (b) within the landscaped grounds of the Hong Kong Gold Coast Hotel; and
- (c) accessible via the hotel entrance gate at Golden Beach Path which leads to Castle Peak Road.

6.2 The surrounding areas have the following characteristics:

- (a) to the immediate north is the existing Hong Kong Gold Coast Hotel building;
- (b) low to medium-rise residential developments of Hong Kong Gold Coast, Spring Seaview Terrace and Monte Carlo Villas to the north;
- (c) to the immediate north east are commercial facilities, yacht club and related facilities which form part of the Hong Kong Gold Coast development;
- (d) the immediate south is the marina of the Hong Kong Gold Coast development; and
- (e) to the immediate west along the shore is the Golden Beach.

7. Planning Intention

The planning intention of the “R(B)12” zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

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/Tuen Mun, Lands Department (DLO/TM, LandsD):

- (a) The Site is located within section A3 of Tuen Mun Town Lot No. 238, which is held under New Grant No. 2607 as varied and modified by various modification letters, including the modification letter dated 25.2.1997. Hotel development is permitted to be erected on the said section A3 subject to the maximum GFA as stipulated in the modification letters.
- (b) Any development submissions when received will be scrutinized against the prevailing lease conditions. Additional information may be required to be provided when checking the submissions.
- (c) Notwithstanding that approval may be given by the Board for the proposed hotel marquee, the details of the development proposal, when submitted, will be checked against the lease conditions. There is no guarantee that the approval will be given under the lease for the development proposal. Any development erected without obtaining prior approval under the lease conditions or found in breach of the lease conditions may be liable to lease enforcement actions.
- (d) She reserves her position to comment on the details of the proposal at the development submission stage.

Traffic

8.1.2 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

He has no objection to the application as no public road is affected. The applicant is advised to provide adequate drainage measures to prevent surface water running from the application site to the nearby public roads and drains.

Drainage

8.1.3 Comments of the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He notes that all surface runoff generated by the proposal will be discharged into the existing drainage system and no modification to the existing drainage connection is proposed.
- (b) The applicant should review with substantiations on whether any increase in proportion of impervious area and change of sub-catchments in the affected area in respect of the proposed works will have adverse

impact on the existing drainage system. He has no objection in principle to the application from public drainage viewpoint subject to the imposition of an approval condition requiring the applicant to submit and implement a drainage proposal for the site to his satisfaction.

Fire Safety

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

- (a) He has no objection in principle to the application subject to fire services installations and water supplies for fire-fighting to be provided to his satisfaction. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (b) 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.

Building Matters

8.1.5 Comments of the Chief Building Surveyor/ New Territories West, Buildings Department (CBS/NTW, BD):

- (a) 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 Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (b) 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.
- (c) 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.
- (d) 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.
- (e) Detailed comments will be made at the building plan submission stage.

8.1.6 Comments of the Chief Architect/ Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) He has no comment from visual impact point of view, noting that the proposed use, development massing and intensity may not be incompatible with adjacent hotel development with building height of 16 storeys.
- (b) 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”.

Urban Design and Visual

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

She has no objection to the application from urban design and visual point of view. Compared with the surrounding environment of the Site which is mainly dominated by medium-density residential development, the scale of proposed hotel marquee is considered small and not incompatible with the existing environment.

Landscape

8.1.8 Comments of CTP/UD&L, PlanD (Landscape Unit):

- (a) With reference to the information submitted, there are 130 nos. of existing trees located within the Site, while 54 nos. of trees will be in direct conflict with the proposed work. All 54 nos. of existing trees will be felled and to be compensated with 54 heavy standard trees.
- (b) While she has no objection in principle to the application from the landscape planning perspective, according to the tree survey and the tree photos as shown in the application, removal by felling is the only approach to be adopted for all existing trees within the Site. Given the Site is located within well landscaped external area in the Gold Coast Hotel complex which is accessible and popular to locals and visitors, the applicant shall review the proposed approach (i.e. proposed blanket removal of the existing trees). In fact, some of the affected trees seem not impracticable to be preserved by transplanting according to the Tree Assessment Schedule submitted. On the other hand, there is no information on hard landscape treatment for the proposed hard paved EVA.

- (c) She suggests to impose an approval condition requiring the submission and implementation of a landscape proposal to his satisfaction, should the application be approved.
- (d) Her other detailed comments are in **Appendix V**.

Environment

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

He has no objection to the application. Since the proposed marquee is located behind the existing hotel building and fronting the marina, any noise generated from the proposed use could be controlled through good practice and proper management which should be compatible environmentally with the surrounding land use.

District Officer's Comments

8.1.10 Comments of District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

She has no specific comments on the application. She has distributed consultation letters to the locals concerned and understands that they would provide their comments (if any) to the Board direct.

8.2 The following Government departments have no comment on the application:

- (a) Commissioner of Police (C of P);
- (b) Commissioner for Transport (C for T);
- (c) Director of Leisure and Cultural Services (DLCS);
- (d) Director of Food and Environmental Hygiene (DFEH);
- (e) Director of Electrical and Mechanical Services (DEMS);
- (f) Chief Engineer/Development(2), Water Supplies Department (CE/Dev(2), WSD);
- (g) Project Manager/ West, Civil Engineering and Development Department (PM(W), CEDD); and
- (h) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD).

9. Public Comments Received During Statutory Publication Period

On 1.6.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 22.6.2018, 10 public comments from 8 individuals, one Tuen Mun District Council Member and one organization were received. Six of the comments support the application as the proposed marquee may provide additional dining facility/area, enhance service quality of the existing hotel and bring job opportunities. The other four comments object to the application mainly due to concerns on

increased visitors, traffic congestion, illegal parking problems, insufficient parking facilities provided by the hotel, buses in congested roads causing air pollution and road safety issues, reduction of green coverage and moral concern.

10. Planning Considerations and Assessments

- 10.1 The application is to seek permission for a proposed hotel marquee and re-alignment/extension of an existing emergency vehicular access (EVA) at the landscaped ground of the existing hotel. The proposed marquee is small in scale involving a single-storey structure with GFA of 400m² to be located near to the hotel building. The proposal is considered not incompatible with the hotel development in land use term. According to the applicant (**Appendix Id**), the existing total GFA of the Hong Kong Gold Coast Development under Buildings Ordinance is 201,710.142m². The addition of 400m² for the proposed marquee will amount to a total GFA of 202,110.142m² and will not exceed the maximum total GFA permitted under the “R(B)12” zone of the OZP (i.e. 230,522m²).
- 10.2 The proposed hotel marquee is not expected to bring any significant visual impact to the surroundings. CA/CMD2, ArchSD and CTP/UD&L have no adverse comment from architectural and visual impact point of view. While CTP/UD&L considers that some of the trees to be affected by the proposal may be transplanted instead of felled as proposed, an approval condition may be imposed to require the submission and implementation of a landscape proposal.
- 10.3 The proposal is not expected to bring adverse traffic or environmental impacts to the surrounding area. In this regard, all Government departments consulted, including DEP, C for T, CE/MN, DSD raise no adverse comment on/objection to the application.
- 10.4 A total of 10 public comments were received including 6 supporting and 4 opposing comments. The grounds of the public comments are summarized in paragraph 9 above and the planning considerations and assessments in the above paragraphs are relevant.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10 above and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 20.7.2022, 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.

Approval Conditions

- (a) The submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) The provision of fire services installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (c) The submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

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

11.3 There is no strong reason to recommend rejection of the application.

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 conditions and advisory clauses 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	Applicant's letter received on 30.5.2018
Appendix Ic	Applicant's letter received on 25.6.2018
Appendix Id	Applicant's letter received on 11.7.2018
Appendix II	Public Comments
Appendix III	Previous Applications
Appendix IV	Advisory Clauses
Appendix V	Detailed departmental Comments
Drawings A-1 and A-2	Layout Plans and Floor Plans
Drawings A-3 and A-4	Elevation and Section Plans
Drawings A-5 and A-6	Photomontages
Drawing A-7	Landscape Master Plan

Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
JULY 2018**