

METRO PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

**MPC Paper No. 8/17
For Consideration by the
Metro Planning Committee on 27.10.2017**

**Submission for Partial Fulfillment of
Approval Condition (a) under Application No. A/H15/232-2**

**Proposed Hotels in “Other Specified Uses”
annotated “Ocean Park” Zone, Ocean Park**

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**Proposed Hotels in “Other Specified Uses”
annotated “Ocean Park” Zone, Ocean Park**

<u>Applicant</u>	Tourism Commission represented by Ocean Park Corporation
<u>Site</u>	Ocean Park, Hong Kong
<u>Site Area</u>	Ocean Hotel: 17,044m ² Fisherman’s Wharf Hotel: 12,400m ² Spa Hotel: 16,770m ²
<u>Lease</u>	RBL 1020 RP & Extensions (a) Term: 75 years from 22.12.1972. (b) User: Restricted for a non-profit making Oceanarium and Park and such purposes (including, but not restricted to, commercial advertising, amusements, concerts, water shows, variety shows, exhibitions, rides, cinema, theatre shows, access road, craft village, underground cable car system and staff residential quarters) as may first be approved by the Director of Lands.
<u>Plan</u>	Approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/24 (in force when Application No. A/H15/232 was submitted) Draft Aberdeen & Ap Lei Chau OZP No. S/H15/32 (currently in force)
<u>Zoning</u>	“Other Specified Uses” annotated “Ocean Park” (“OU(Ocean Park)”) (a) Maximum building height (BH) of 6 storeys for Ocean Hotel, 14 storeys for Fisherman’s Wharf Hotel and 8 storeys for Spa Hotel, or the height of the existing building, whichever is the greater. (b) Provision for application for minor relaxation of the BH restriction.
<u>Submission</u>	Partial fulfillment of approval condition (a), i.e. the building form, layout, design, disposition and BH of the proposed hotel developments to the satisfaction of the Metro Planning Committee (the Committee) of the Town Planning Board (the Board), for Fisherman’s Wharf Hotel (provisionally renamed as Fullerton Hotel) only

1. The Submission

- 1.1 On 19.12.2008, the Committee approved three proposed hotels (i.e. Ocean Hotel, Fisherman's Wharf Hotel and Spa Hotel) within Ocean Park (**Plan AA-1c**) under Application No. A/H15/232 with the following conditions:
- (a) the building form, layout, design, disposition and BH of the proposed hotel developments to the satisfaction of the Committee of the Board;
 - (b) the submission of a revised visual impact assessment (VIA) taking into account approval condition (a) above to the satisfaction of the Director of Planning or of the Board;
 - (c) the design and provision of the waterfront promenade at Fisherman's Wharf Hotel to the satisfaction of the Director of Planning or of the Board;
 - (d) the submission and implementation of a tree preservation scheme and a landscape master plan for the proposed hotel developments to the satisfaction of the Director of Planning or of the Board;
 - (e) the design and provision of an access road to the Spa Hotel, and the access arrangement, car parking and loading/unloading spaces for the proposed hotel developments to the satisfaction of the Commissioner for Transport or of the Board; and
 - (f) the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Board.
- 1.2 On 29.7.2016, the applicant submitted a Master Layout Plan (MLP) showing the building form, layout, design, disposition and BH of Fisherman's Wharf Hotel for partial fulfillment of approval condition (a). After considering the submission on 26.8.2016, the Committee agreed that the submission had satisfactorily fulfilled part of approval condition (a) for the proposed Fisherman's Wharf Hotel and suggested the applicant to fine-tune the building design so as to enhance the cascading effect of the proposed hotel, particularly on the western part of the West Tower. A refined scheme with an enhanced stepped BH profile and more greenery on the podium decks was subsequently submitted by the applicant on 27.10.2016 (the compliance scheme).
- 1.3 Since then, further refinements and enhancements have been made for the proposed Fisherman's Wharf Hotel with a view to enhancing the waterfront experience at the hotel as well as taking into account various detailed technical considerations. On 29.8.2017, the applicant submits a revised MLP showing the building form, layout, design, disposition and BH of Fisherman's Wharf Hotel for partial fulfillment of approval condition (a) (the current proposal).
- 1.4 The major development parameters of the proposed Fisherman's Wharf Hotel in the current proposal is the same as the previously approved scheme under Application No. A/H15/232 and summarized in the table below:

Development Parameters	Approved Scheme (A/H15/232)	Compliance Scheme	Current Proposal
Site Area (m ²)	12,400	12,400	12,400
Plot Ratio	3.27	3.27	3.27
Gross Floor Area (m ²)	40,570	40,570	40,570
Site Coverage Hotel Tower Podium	40% 68%	25% 68%	25% 68%
Maximum BH (at main roof) (mPD)	74	73.5	73.5
Number of Storeys	14	14	14
Number of Guestrooms	460	460	460

1.5 Compared with the compliance scheme, the current proposal has the following changes:

- (i) modification on the disposition of the two proposed curvilinear hotel blocks by reducing the curvature of the building blocks (with the perceived façade length of the two towers increased from about 170m to about 185m) while the 15m building gap between the building blocks is maintained;
- (ii) an enhanced waterfront promenade of 10m wide at 1/F and provision of a new seafront plaza in addition to the original 3m wide pedestrian walkway at the G/F fronting the seaside;
- (iii) a new staircase to link up the new seafront plaza at G/F with the promenade at 1/F for greater pedestrian movement;
- (iv) relocation of the proposed grand staircase to the eastern side of the hotel closer to the Water World; and
- (v) relocation of car ramp, lay-bys, car parking spaces and loading and unloading area to the back of the hotel blocks to free up space for amenity at the waterfront area.

The revised MLP, floor plans, section plans, perspective drawings and photomontages are shown in **Drawings AA-1c to AA-14c** whilst the comparison between the compliance scheme and the current proposal are shown in **Drawings AA-15c to AA-30c**.

1.6 For partial fulfillment of approval condition (a), the applicant has submitted the following documents:

- (a) letter dated 29.8.2017 enclosing the submission and **(Appendix I)**

- drawings
- (b) letter dated 26.9.2017 enclosing Response-to-Comments, updated information and drawings (Appendix Ia)
- (c) letter dated 19.10.2017 enclosing a revised drawing (Appendix Ib)

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the proposal are detailed in the submissions at **Appendices I and Ia**. They can be summarized as follows:

Enhancement on the Promenade and Walkway

- (a) the revised layout and design respect the key design merits and development parameters of the compliance scheme while enhancing the design of the waterfront promenade for better public enjoyment;
- (b) in the compliance scheme, the proposed 10m wide promenade and the 3m wide walkway would only be able to provide an elevated sea-view with a set-back view from the waterfront whilst the 3m wide walkway will be located right next to the driveway with tree pits and columns on both sides. Both designs are not desirable for public enjoyment of the waterfront;
- (c) in the current proposal, the revised disposition of the hotel blocks would allow the provision of additional space for an additional seafront plaza for public events and activities at the G/F enhancing the vibrancy of the waterfront. A new staircase is proposed to link up the seafront plaza and walkway at G/F with the promenade at 1/F for greater pedestrian movement;

More Compatible Waterfront with Further Promotion of Vibrancy

- (d) in the compliance scheme, the proposed loading/uploading facilities for goods vehicles occupies a prominent location at the waterfront. With the run-in/run-out directly abuts the waterfront, the vehicular passage at G/F incurs considerable disturbance to the users of the waterfront. The setting discourages the public from using the waterfront at G/F and diminishes the attractiveness of the waterfront;
- (e) in the current proposal, the loading/unloading facilities are relocated away from the waterfront to the back of the hotel to provide a more pleasant and welcoming ambience to the visitors upon arrival;

Open Terraced Area with Less Traffic Disturbance

- (f) with the car ramp, car parking spaces and the associated lay-bys be relocated to the back of the hotel blocks, the area fronting the seaside would be free up for provision of an open terraced area. By segregating these incompatible uses, which are potential source of fume and noise disturbance, away from the waterfront area, the current proposal will provide a safe and better environment for the public to enjoy the sea view;

- (g) the design and location of the grant staircase has been optimized so that it connects 1/F directly to the indoor lobby instead of the car ramp and car parking area as in the compliance scheme. The grant staircase will also at a more convenient location to facilitate the visitors coming from the Water World;
- (h) a continuous open terrace with openable partition will be provided, of which the semi-outdoor space with harbour frontage is offered at 2/F to the visitors with ease of access, creating a more climate responsible and user friendly seaside experience. The design at 2/F complemented with the improved design of the G/F seafront plaza and promenade at 1/F, contributes a '3-tier of Terrace Design' which offers multi-level enjoyment to the public. The design also facilitates wind penetration into the hotel and enhance the cascading effect of the podium levels;

No Adverse Visual and Landscape Impact

- (i) when compared to the compliance scheme, the visual impact of the current proposal on visual sensitive receivers from major viewpoints are not significant (**Drawings AA-26c to AA-30c**);
- (j) the current proposal only proposes slight modification to the compliance scheme for enhancement purposes, such refinement shall have no adverse impact in terms of landscape and tree preservation;

Other Technical and Operational Considerations

- (k) while maintaining the 15m building gap between the tower blocks and to ensure air and visual permeability of the site, the revised disposition of the building block would reduce the curvature of the towers reducing the overlooking problem of the hotel rooms when compared to the compliance scheme. Without affecting the total GFA of the approved scheme, the revised design also allows a wider width of the hotel rooms as well;
- (l) fewer columns would be required to support the West Tower of the proposed hotel complex allowing more efficient structural planning with less columns situating on G/F;
- (m) the revised floor layout would allow a floor-to-floor height of 8.5m at the G/F which would provide more space for engineering and servicing facilities; and

Support by Southern District Council (SDC)

- (n) the District Development and Housing Committee (DDHC) of SDC was consulted on the current proposal on 31.7.2017. Members of DDHC welcomed the enhanced design proposal and concurred that the current scheme would bring alternative multi-level waterfront experience for the tourists as well as the general public.

3. **Background**

- 3.1 The three proposed hotels (i.e. Ocean Hotel at the entrance, Fisherman Wharf's Hotel at Tai Shue Wan and Spa Hotel at the Summit) within Ocean Park fall within an area zoned "Other Specified Uses" annotated "Ocean Park" on the draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/32 (**Plan AA-1c**). On 19.12.2008, the Committee approved with conditions the three proposed hotels under Application No. A/H15/232.
- 3.2 During the consideration of Application No. A/H15/232, the Committee noted that the application was intended to ascertain the location and the major development parameters for the three proposed hotels so as to allow the prospective bidders to formulate their design schemes. The design of the three proposed hotels was not final. The actual design schemes would be subject to further refinements and changes by the future developers. Approval condition (a) was imposed, among others, requiring the building form, layout, design, disposition and BH of the three proposed hotels to the satisfaction of the Committee such that the final design would be subject to the scrutiny of the Committee. An extract of the minutes of the Committee's meeting on 19.12.2008 and the approval letter from Secretary of the Board are at **Appendices II** and **III** respectively.
- 3.3 In October 2012, the applicant applied for extension of time for commencement of development (Application No. A/H15/232-2) by a further period of 48 months, i.e. four years, which was approved by the Director of Planning under the delegated authority of the Board on 30.11.2012 with the approval conditions same as the original approval imposed. The approval letter is at **Appendix IV**.
- 3.4 In respect of the Fisherman's Wharf Hotel, as mentioned in paragraph 1.2 above, a MLP showing the building form, layout, design, disposition and BH of Fisherman's Wharf Hotel was agreed by the Committee on 26.8.2016 and a refined scheme was subsequently submitted on 27.10.2016. An extract of the Committee's meeting on 26.8.2016 and the letter from Secretary of the Board are at **Appendices V** and **VI** respectively. A set of general building plans in line with the compliance scheme was approved on 12.12.2016.

4. **The Site and Its Surrounding Areas (Plans AA-1c to AA-3c)**

- 4.1 The site is:
- (a) currently covered by shrubland, and a section of Sham Wan Road which is the only access road and restricted for the use of the Ocean Park; and
 - (b) enclosed by the foothills of Brick Hill on the east and north, and bounded by coastline along Sham Wan Road on the southern and western sides.
- 4.2 The surrounding areas have the following characteristics:
- (a) to its north along Sham Wan Road is the Po Chong Wan Temporary

Industrial Area;

- (b) to its northeast is the ridge of the Brick Hill;
- (c) to its southeast is Tai Shue Wan where the future Water Park is currently under construction; and
- (d) to its further southeast is the Ocean Park Summit at an elevated platform.

5. Comments from Relevant Government Departments

The applicant's submissions for partial fulfillment of approval condition (a) in respect of the Fisherman's Wharf Hotel have been circulated to relevant government departments for comments and their views on the submission are summarized as follows:

Urban Design and Visual Aspects

5.1 Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department:

- (a) it is observed that the current proposal is largely similar to the compliance scheme in the following major aspects:
 - i. as stated by the consultant, the overall development parameters would remain unchanged;
 - ii. the layout of the two curvilinear blocks separated by a 15m building gap is generally maintained;
 - iii. the hotel towers are set back considerably from the waterfront and sit on top of a podium designed with cascading open decks looking out to the sea; and
 - iv. a minimum of 10m-wide waterfront promenade is provided on the first floor deck.
- (b) notwithstanding the above, it is observed that there are several amendments in the key design features as compared with the compliance scheme:
 - i. the perceived façade length of the two towers would appear to be longer (about 8.8% increase from about 170m to about 185m) under the current disposition and layout of blocks. Nevertheless, there is no apparent difference in the resultant visual impact of the two towers with that of the compliance scheme; and
 - ii. in the current proposal, the open landscape deck at 2/F is reduced in size away from the waterfront (the distance between the edge of the deck and the waterfront is increased from about 12.5m to about 26.7m). In combination with the relocation of stairs connecting the 1/F and 2/F to the eastern portion of the open deck, it is considered that the current scheme would provide a

slightly less cascading effect on the podium design. Notwithstanding the above, it is considered that the design concept of a 3-tiers terraced podium cascading towards the sea is generally maintained.

- (c) with reference to VIA, the residual visual impact of the current proposal would be similar to that of the compliance scheme. The current proposal is considered not unacceptable from urban design and visual impact perspectives;
- (d) other than the minimum 10m wide waterfront promenade on the first floor deck, an addition seafront plaza on ground floor lined with food & beverage and retail facilities on the hillward side is proposed under the current proposal. The additional space can provide place for possible functions and events, which would add to the vibrancy of the area. As compared with the compliance scheme, the wider waterfront area would also enhance the pedestrian experience at ground level. The two levels of waterfront promenade under the current proposal will provide an open, spacious and welcoming waterfront area for public enjoyment. In terms of the overall waterfront experience by the public, it is considered that the current design of the promenade shows improvements to the compliance scheme from urban design perspective; and
- (e) it is noted that the applicant will adopt more compatible colour on the column structures under the two ends of the towers. The applicant is advised to make design efforts to ensure the columns would neither have negative impact on the visual amenity nor adversely affect public enjoyment of the waterfront.

Building Aspect

5.2 Comments of the Chief Building Surveyor/Hong Kong West, Buildings Department:

- (a) no in-principle objection on the submission; and
- (b) detailed comments on the proposal can only be made at building plan submission stage. Some preliminary observations are at **Appendix VII**.

Fire Safety Aspect

5.3 Comments of the Director of Fire Services:

- (a) no specific comment on the submission; and
- (b) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

District Officer's Views

5.4 Comments of the District Officer (Southern), Home Affairs Department:

- (a) no comment on the submission; and
- (b) the item on “Enhanced Design Scheme for a Hotel in Ocean Park” was discussed at DDHC of SDC held on 31.7.2017. In general, DDHC expressed support for the enhanced design, layout and facilities of the proposed hotel. Some comments/suggestions were provided at the meeting for Ocean Park to note and follow up at the detailed design stage.

Other Aspects

5.5 The following government departments have no comment on / no objection to the submission:

- (a) Chief Architect/Central Management Division 2, Architectural Services Department; and
- (b) Commissioner for Transport.

6. Planning Considerations and Assessment

- 6.1 The Committee has previously agreed on 26.8.2016 a submission on the building form, layout, design, disposition and BH of the Fisherman's Wharf Hotel for the partial fulfillment of approval condition (a) under Application No. A/H15/232. The current proposal made by the applicant is for further refinement and enhancement to the design of the proposed Fisherman's Wharf Hotel having regard to various detailed technical considerations and better waterfront experience. When compared with the compliance scheme agreed in 2016, the proposed changes in the current proposal involve mainly an additional seafront plaza, an additional staircase linking seafront plaza and waterfront promenade, relocation of grand staircase, relocation of internal transport facilities away from the waterfront, and changes in disposition of hotel blocks. There is no change to the major development parameters of the proposed hotel including gross floor area, number of hotel rooms, BH and the minimum width of 10m for the waterfront promenade at 1/F.
- 6.2 The overall design of the promenade in the current proposal is considered an enhancement over the compliance scheme in that an additional seafront plaza for possible functions and events would add to the vibrancy of the area and enhance the pedestrian experience at ground level as well as the two levels of waterfront promenade will provide an open, spacious and welcoming waterfront area for public enjoyment. As for the changes in the disposition of the hotel blocks, there is no apparent difference between the compliance scheme and the current scheme in terms of visual impact.
- 6.3 In accordance with TPB Guidelines No. 36A, no separate planning permission will be required for amendments made to the approved scheme as a result of fulfilling the conditions of the approved planning permission, unless the changes are so major that a fresh planning application will be required. In

this regard, it should be noted that when imposing the condition (a) in the previously approved application in 2008, the Committee considered and expected changes to the hotel design. The Committee already considered the compliance scheme and discharged partially the approval condition (a) regarding the Fisherman Wharf Hotel only. The current submission is design refinement of the compliance scheme and could similarly be considered in the context of compliance with the approval condition. The key development parameters of the proposed hotel have remained unchanged. Overall speaking, the current proposal is an improvement to the compliance scheme.

7. Planning Department's Views

- 7.1 Based on the assessment made in paragraph 6, Planning Department has no objection to the building form, layout, design, disposition and BH as shown on the revised MLP for partial fulfillment of condition (a) in respect of the Fisherman's Wharf Hotel only.
- 7.2 Should the Committee decide that the submission has satisfactorily fulfilled part of approval condition (a) in respect of the Fisherman's Wharf Hotel only, the advisory clauses in **Appendix VIII** are suggested for Members' reference.
- 7.3 Alternatively, should the Committee decide that the submission is not acceptable for partial fulfillment of condition (a), the following reason is suggested for Members' consideration:

the applicant fails to demonstrate that the building form, layout, design, disposition and BH of the proposed hotel is visually compatible with the surrounding areas.

8. Decision Sought

- 8.1 The Committee is invited to consider the applicant's submission and decide whether the submission has satisfactorily fulfilled part of approval condition (a) in respect of the Fisherman's Wharf Hotel only.
- 8.2 Should the Committee decide that the submission has satisfactorily fulfilled part of approval condition (a), Members are invited to consider the advisory clause(s) to be given to the applicant.
- 8.3 Alternatively, should the Committee decide to reject the submission, Members are invited to advise what reason(s) for rejection should be given to the applicant.

Attachments

Appendix I	Letter dated 29.8.2017 enclosing a set of Information and Drawings
Appendix Ia	Letter dated 26.9.20017 enclosing Responses-to-Comments, Updated Information and Drawings

Appendix Ib	Letter dated 19.10.2017 enclosing a Revised Drawing
Appendix II	Extract from Minutes of MPC Meeting on 19.12.2008
Appendix III	Secretary, Town Planning Board's Letter dated 9.1.2009
Appendix IV	Director of Planning's Letter dated 30.11.2012
Appendix V	Extract from Minutes of MPC Meeting on 26.8.2016
Appendix VI	Secretary, Town Planning Board's Letter dated 14.9.2016
Appendix VII	Detailed Comments of CBS/HKW of BD
Appendix VIII	Advisory clauses
Drawings AA-1c to AA-11c	Master Layout Plan, Floor Plans and Section Plans
Drawings AA-12c to AA-14c	Perspective Drawings
Drawings AA-15c to AA-22c	Comparison of Master Layout Plan, Floor Plans, Section Plans and Design Concepts
Drawings AA-23c to AA-25c	Comparison of Perspective Drawings
Drawings AA-26c to AA-30c	Viewpoints and Comparison of Photomontages
Plan AA-1c	Location Plan
Plan AA-2c	Site Plan
Plan AA-3c	Aerial Photo

PLANNING DEPARTMENT
OCTOBER 2017



Our Ref: FWH/GOV/151/000348

29 August 2017

Secretary, Town Planning Board
15/F, North Point Government Office,
333 Java Road, North Point, Hong Kong

Dear Sirs,

**Submission for Compliance with Planning Approval Conditions (a), (b) and (c) under
Application No. A/H15/232-2, Proposed Fisherman's Wharf Hotel in
"Other Specified Uses" annotated "Ocean Park" zone, Ocean Park**

Reference is made to the captioned planning approval dated 30 November 2012 and the subsequent approved indicative scheme of the "Fisherman's Wharf Hotel" for compliance of the associated approval condition (a) by the Metro Planning Committee (MPC) of the Town Planning Board (TPB) on 26 August 2016.

With a view to following up the previous approved indicative scheme in 2016, the Applicant has proceeded with detailed design of the hotel development. For enhancing the waterfront experience at the hotel as well as taking into account various detailed technical considerations, some design revisions have been proposed. Having considered that all design revisions related to the building form, layout, design, disposition and building height of the hotel are required to be submitted for MPC's approval under the captioned planning approval, the Applicant would like to herewith submit the attached set of documents in support of the latest updated scheme for consideration. This submission would also serve the purpose for compliance of the approval conditions (a) to (c) under the captioned planning approval, which state:-

Approval Condition (a)

"the building form, layout, design, disposition and building height of the proposed hotel developments to the satisfaction of the Metro Planning Committee of the TPB".

Approval Condition (b)

"the submission of a revised visual impact assessment taking into account approval condition (a) above to the satisfaction of the Director of Planning or of the TPB".

Approval Condition (c)

"the design and provision of the waterfront promenade at Fisherman's Wharf Hotel to the satisfaction of the Director of Planning or of the TPB".

.../P.2

海洋公園銳意成為世界級具領導地位的企業，給遊人帶來一個既開心又難忘的體驗，並與大自然緊密連繫起來。

Ocean Park will be a world leader in providing excellent guest experiences connecting people with nature.



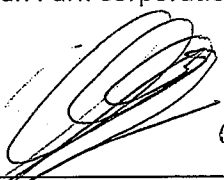
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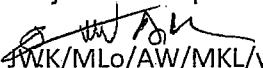
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Page 2


If you have any queries, please contact our Ms. Maple Lau at 2910 3103.

Yours faithfully,
For and on behalf of
Ocean Park Corporation



J. Walter Kerr
Executive Director
Project Development



JWK/MLo/AW/MKL/yw
Encl 

cc Walter Kerr, Malad Lo, Arthur Wong, Maple Lau, Helen Lai, Master file
Mr. Edward L eung - Tourism Commission
Mr. Mike Leung – Planning Department

海洋公園力求成為一個世界級具領導地位的主題公園，為遊人帶來一個既開心又難忘的旅程，將遊人與大自然緊密連繫起來。

Ocean Park aspires to be a world leader in providing excellent guest experiences in a theme park environment connecting people with nature.

Metro Planning Committee Submission for Fulfillment of Approval Conditions

(Approved Application No. A/H15/232-2)

August 2017

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TABLE OF CONTENTS

	Page		Page
1. INTRODUCTION	1	3.3 No Adverse Visual Impact.....	7
1.1 Background	1	3.4 No Adverse Impacts on Landscape and Tree Preservation.....	7
1.2 Purpose of Submission.....	1	3.5 Design Features of Previous Approved Scheme are Respected and Further Enhanced	7
2. PLANNING AND DEVELOPMENT CONTEXT.....	2	Retaining the 15m-wide Building Separation	7
2.1 Site Location.....	2	Cascading Podium Design.....	7
2.2 Planning Context	2	Waterfront Promenade Opened Up for Public Access 24 Hours Free of Charge	8
2.3 Lease Requirements	3	Grand Staircase.....	8
3. THE DEVELOPMENT PROPOSAL.....	4	Stepped Building Height Profile	8
3.1 Major Considerations and Design Objectives	4	3.6 Other Technical and Operation Justifications	8
3.2 Key Enhancement Proposals and Design Merits	5	3.7 Support by Southern District Council.....	9
G/F - An Additional Promenade to Enhance the Overall Waterfront Experience.....	5	4. CONCLUSION	10
G/F - A More Compatible Waterfront with Further Promotion of Vibrancy.....	5		
1/F & 2/F - A More Enjoyable Waterfront Setting with Less Traffic Disturbance	6		
2/F – Open Terrace Contributes to a Multi-Level Enjoyment of Sea-view.....	6		
3/F – Enhancement of Open Space Settings.....	6		

LIST OF FIGURES

		<i>Following Page</i>
Figure 2.1	Location Plan	2
Figure 2.2	Extract of the Approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/31	2
Figure 3.1	Indicative Master Layout Plan	4
Figure 3.2	Indicative G/F Plan	4
Figure 3.3	Indicative 1/F Plan	4
Figure 3.4	Indicative 2/F Plan	4
Figure 3.5	Indicative 3/F Plan	4
Figure 3.6	Indicative Typical Floor Plan	4
Figure 3.7	Indicative 15/F Plan	4
Figure 3.8	Indicative 16/F Plan	4
Figure 3.9	Indicative Roof Plan	4
Figure 3.10a	Indicative Section AA	4
Figure 3.10b	Indicative Section BB	4
Figure 3.11a	Perspective Drawing A	4
Figure 3.11b	Perspective Drawing B	4
Figure 3.11c	Perspective Drawing C	4

LIST OF TABLES

		<i>Page</i>
Table 2.1	Key Development Parameters of the Fullerton Hotel	2
Table 2.2	Schedule of Accommodation of the Current Updated Scheme	3
Table 2.3	Latest Lease Requirements for the Application Site	3

LIST OF APPENDICES

Appendix A	Approval Letter of Original Planning Approval No. A/H15/232 and Approval Letter for Partial Compliance of Approval Condition (a) under A/H15/232-2 (2016)
Appendix B	Comparison of the ‘2016 Approved Scheme’ and the ‘Current Updated Scheme’
Appendix C	Visual Impact Assessment

1. INTRODUCTION

1.1 Background

- 1.1.1 A planning application (No. A/H15/232) was submitted to the Town Planning Board (the TPB) by the Tourism Commission under Section 16 of the Town Planning Ordinance (TPO) on 20 October 2008 for proposed development of three hotels at the Ocean Park, namely the Ocean Hotel, Fisherman's Wharf Hotel and Spa Hotel.
- 1.1.2 The Application was subsequently considered by the Metro Planning Committee (MPC) of the TPB on 19 December 2008, and was approved with conditions (hereafter referred to as the "Original Approved Scheme" or "Original Approval"). The approval letter of the Original Approved Scheme dated 9 January 2009 is enclosed at **Appendix A**.
- 1.1.3 The Original Approval has then been subject of two Class B Amendment Applications, including Application No. A/H15/232-1 for proposing minor amendments to the Original Approved Scheme relating to Ocean Hotel only (approved on 9 March 2010); and Application No. A/H15/232-2 for extension of time for commencement of development (approved on 30 November 2012).
- 1.1.4 In respect to the Fisherman's Wharf Hotel, in 2015 to 2016, the Ocean Park Corporation conducted a re-tendering exercise for the Fisherman's Wharf Hotel and awarded Parkland (Hong Kong) Limited (the Applicant) as the "Most Preferred Proponent" to implement the proposed Fisherman's Wharf Hotel in February 2016. The hotel is now provisionally renamed as "The Fullerton Hotel Ocean Park Hong Kong" (hereafter referred to as the "Fullerton Hotel").
- 1.1.5 With a view to following up the previous planning approvals, an indicative scheme of "The Fullerton Hotel at Ocean Park" was submitted via the compliance of approval condition (a) (*i.e. the building form, layout, design, disposition and building height of the proposed hotel developments to the satisfaction of the MPC of the TPB*) on 29 July 2016. The indicative scheme was later approved by the MPC on 26 August 2016.

- 1.1.6 Taking into account the MPC's suggestion to fine-tune the building design so as to enhance the cascading effect of the hotel development, a further refined indicative scheme with an enhanced stepped building height profile was later submitted to Planning Department (PlanD) on 27 October 2016 (hereafter referred to as the "2016 Approved Scheme"). The General Building Plans (GBP) in support of the indicative scheme was approved on 12 December 2016.

1.2 Purpose of Submission

- 1.2.1 Upon approval of the indicative scheme in 2016, the Applicant has proceeded with the detailed design of the hotel development. With an aim to enhancing the waterfront experience at the hotel as well as taking into account various detailed technical considerations, some design revisions have been proposed in the Current Updated Scheme.
- 1.2.2 This current submission would highlight the key proposal enhancements of the hotel and the waterfront promenade (*please refer to Section 3 for details*). Having considered that all design revisions related to the design and form of the hotel are required to be submitted for MPC's approval under the Planning Approval No. A/H15/232-2, the Applicant hereby provides the supporting documents of the Current Updated Scheme for consideration of MPC's consideration.
- 1.2.3 This submission would serve the purpose to re-discharge the relevant approval conditions (a) to (c) of the Planning Approval No. A/H15/232-2, which state:-
- (a) the building form, layout, design, disposition and building height of the proposed hotel developments to the satisfaction of the MPC of the TPB;
 - (b) the submission of a revised visual impact assessment taking into account approval condition (a) above to the satisfaction of the Director of Planning or of the TPB; and
 - (c) the design and provision of the waterfront promenade at Fisherman's Wharf Hotel to the satisfaction of the Director of Planning or of the TPB.

2. PLANNING AND DEVELOPMENT CONTEXT

2.1 Site Location

- 2.1.1 The Fullerton Hotel is located at the waterfront of Tai Shue Wan (hereafter referred to as the “Application Site”) as shown in **Figure 2.1**. It is enclosed by the foothills of Brick Hill on the east and north. The southern and western sides of the Application Site are bounded by coastline along Sham Wan Road. The Application Site is facing Tai Shue Wan in the southern and western directions.

2.2 Planning Context

- 2.2.1 The Application Site, as indicated at **Figure 2.2**, is located at an area zoned as “Other Specified Uses” annotated “Ocean Park” (“OU (Ocean Park)”) on the Approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/31 gazetted on 13 January 2017, with an intention “primarily for comprehensively planned low-density and generally low- to medium-rise marine-themed park development in Hong Kong with related retail, dining and entertainment facilities to serve visitors as well as the general public”. Development at the Application Site is subject to a building height restriction of 14 storeys under current OZP.

Key Development Parameters as Previously Approved

- 2.2.2 The Original Approval ascertained the major development parameters for the three hotels at Ocean Park, namely the Ocean Hotel, the Fisherman’s Wharf Hotel (now provisionally renamed as the Fullerton Hotel at the Application Site) and the Spa Hotel. The key development parameters approved under the Original Approved Scheme have been respected under the previous 2016 Approved Scheme and the Current Updated Scheme. **Table 2.1** below outlines the key development parameters of the Fullerton Hotel.

- 2.2.3 For ease of reference, the Schedule of Accommodation of the Current Updated Scheme is provided at **Table 2.2** for information.

**Table 2.1 Key Development Parameters of the Fullerton Hotel
(Previously known as the “Fisherman’s Wharf Hotel”)**

	Original Approved Scheme (2009)	2016 Approved Scheme	Current Updated Scheme
Site Area	12,400m ²	12,400 m ²	12,400 m ²
Plot Ratio (PR) (approx.)	3.27	3.27	3.27
Total Gross Floor Area (GFA) (approx.)	40,570 m ²	40,570 m ²	40,570 m ²
Site Coverage (SC)			
- Hotel Block	40%	25%	25%
- Podium	68%	68%	68%
Maximum Building Height	74mPD	73.5mPD	73.5mPD
No. of Storeys	Not more than 14	Not more than 14	Not more than 14
No. of Guest Rooms	Not more than 460	Not more than 460	Not more than 460
Average Room Size (Approx.)	40 m ²	40 m ²	40 m ²
No. of Parking Spaces			
- Private Car	20	20	20
- Motorcycle	1	1	1
No. of Lay-bys			
- Private Car/ Taxi	6	6	6
- Tour Bus	4	4	4
No. of Loading / Unloading Bays	6	6	6

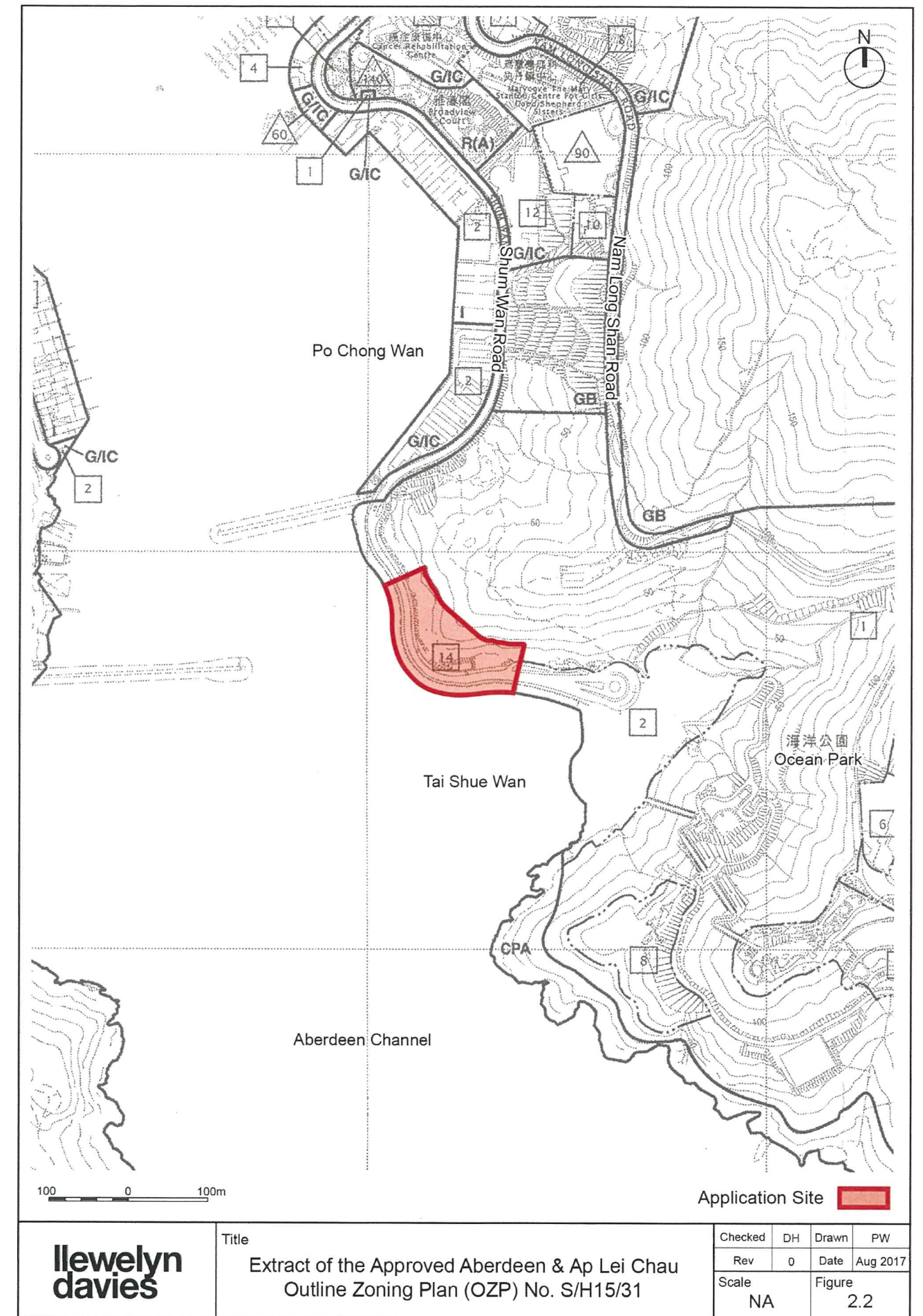
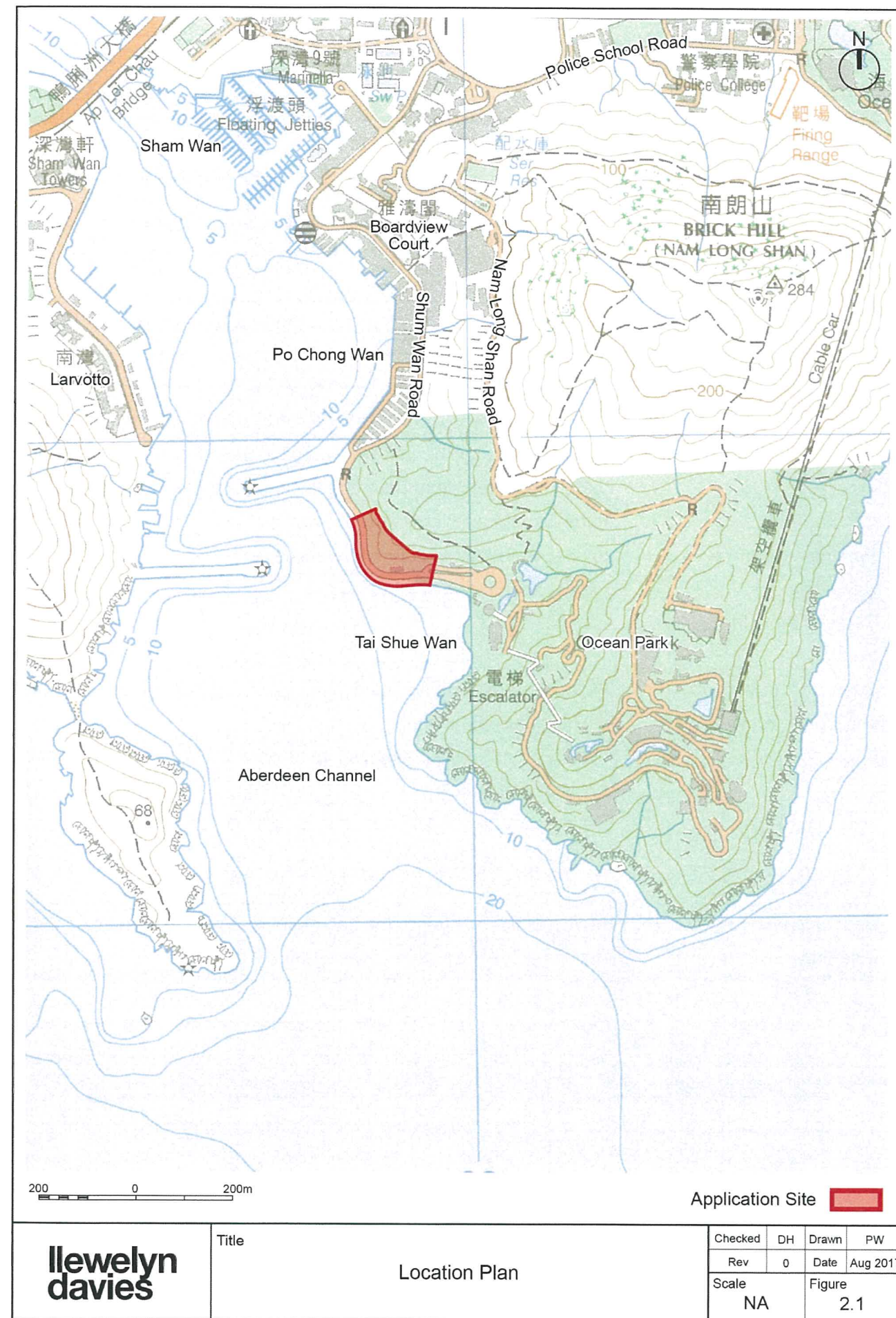


Table 2.2 Schedule of Accommodation of the Current Updated Scheme

G/F	Retail, Coach lay-bys, Loading/ unloading area, BOH, Mechanical & Electrical (M&E) Facilities, Lobby (Group Entrance), Waterfront Promenade
1/F	Food and Beverage (F&B)/ Retail, All-day-dining, Main Lobby, Ballroom, Pre-function Area, BOH, Waterfront Promenade, Private Car/ Taxi lay-bys
2/F	Spa, Gym, Bar/ Café, Restaurant, Retail, Open Terrace, M&E, BOH,
3/F	Veranda, Bar, Chapel, Kid's zone, Gym, Pool Bar, Swimming Pool, Function Room, Roof Garden, M&E
5/F to 15/F (Typical Floors)	Guestrooms, BOH
16/F	Guestrooms, BOH

2.3 Lease Requirements

2.3.1 It should be noted that the Applicant Site is also subject to lease conditions under the Lease Modification of the Application Site dated 3 July 2015. The relevant conditions related to key development parameters and design of the waterfront promenade are also respected in the Current Updated Scheme. For details, please refer to **Table 2.2** below for reference.

Table 2.2 – Latest Lease Requirements for the Application Site

Items	Requirements
Total GFA	<ul style="list-style-type: none"> Not less than 24,342m² and shall not exceed 40,570m², of which the total GFA of the building or buildings erected or to be erected on the Site designed, constructed and to be used for the purposes of ancillary accommodation shall not exceed 16,228m² of which not more than 4,057m² may be used for retail shops or entertainment facilities or both.
Maximum Site Coverage	<ul style="list-style-type: none"> Any podium(s) of the building(s) to be erected on or forming part of the premises shall not exceed 68% of the Site. The Hotel block(s) shall not exceed 40% of the Site, or such other percentages as may be approved by the Director of Lands.
Height	<ul style="list-style-type: none"> Not more than 74mPD or such other height as may be approved by the Director of Lands.

Items	Requirements
Maximum Number of Storeys	<ul style="list-style-type: none"> Shall not exceed 14 storeys, excluding any floor or space below the level of the ground.
Building Separations	<ul style="list-style-type: none"> Shall not have any projected façade length of 60m or more Any two or more buildings shall be treated as a group of buildings if the shortest horizontal distance between any two buildings erected on the Site is less than 15m.
Waterfront Promenade	<ul style="list-style-type: none"> Shall lay, form, provide, construct and surface within the Site such waterfront promenade. Also to maintain the waterfront promenade in good and substantial condition and repair to the satisfaction of the Director of Lands. Shall be open for the use by the public free of charge. The opening hours of the waterfront promenade shall be subject to the satisfaction of the Director of Planning.
Parking, Loading and Unloading Requirements for the Hotel	<ul style="list-style-type: none"> 20 spaces for parking of motor vehicles. 1 space for parking of motor cycles.
Space for Picking Up and Setting Down of Passengers	<ul style="list-style-type: none"> 6 spaces for picking up and setting down of passengers from motor vehicles (including taxis). 4 spaces for the picking up and setting down of passengers from tour buses or coaches.
Loading and Unloading of Goods Vehicles	<ul style="list-style-type: none"> 6 spaces for the loading and unloading of goods vehicles in connection with the hotel.
Parking space for the Disabled	<ul style="list-style-type: none"> Provision of space(s) for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance.

2.3.2 Apart from the Lease requirements, the Proposed Hotel design shall also observe the Sustainable Building Design (“SBD”) guidelines so to enhance the environmental sustainability of developments, including building separation, building set back and site coverage of greenery with a view to achieve better air ventilation, enhance the environmental quality of our living space, particularly at the pedestrian level, providing more greenery and mitigate the heat island effect.

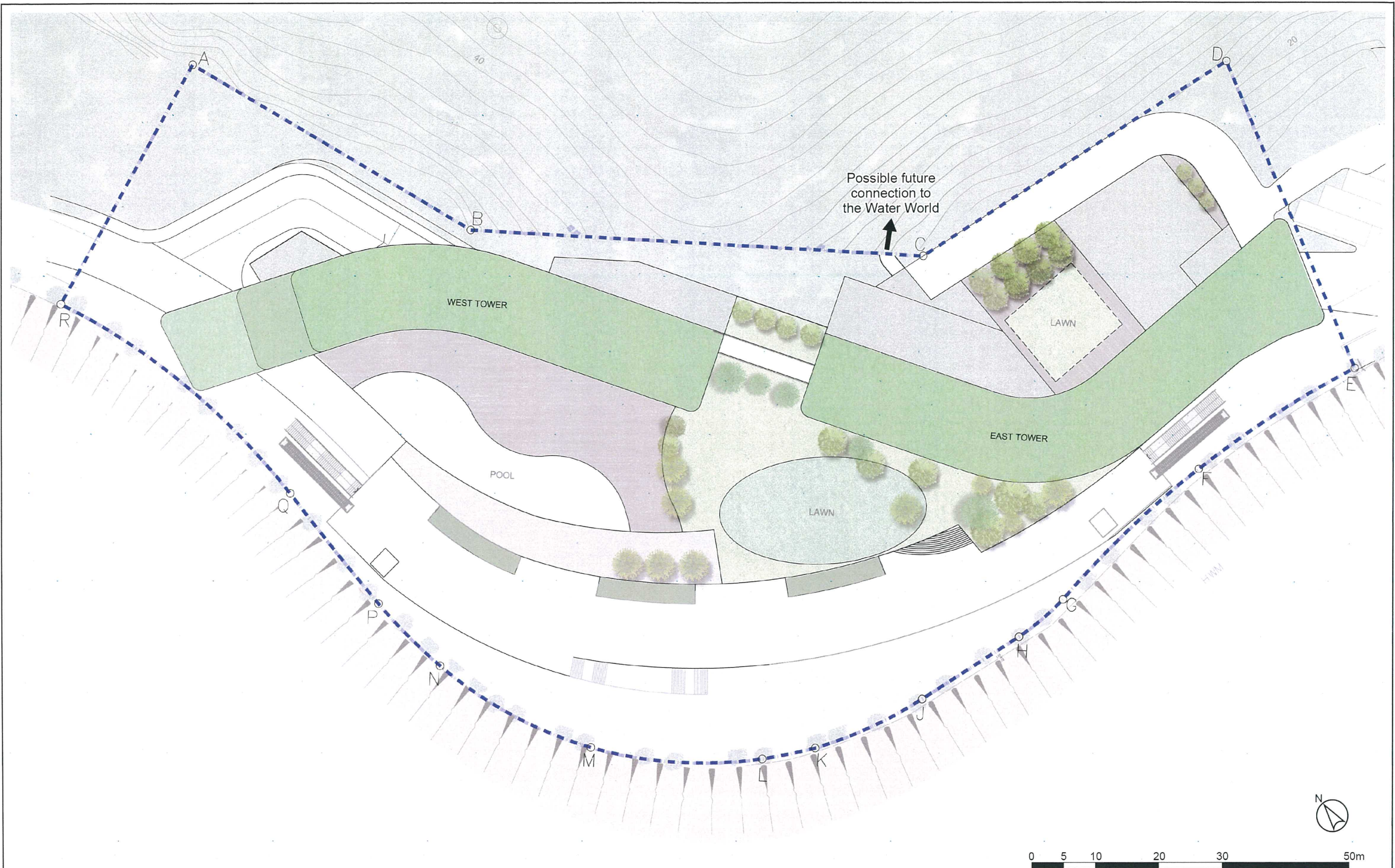
3. THE DEVELOPMENT PROPOSAL

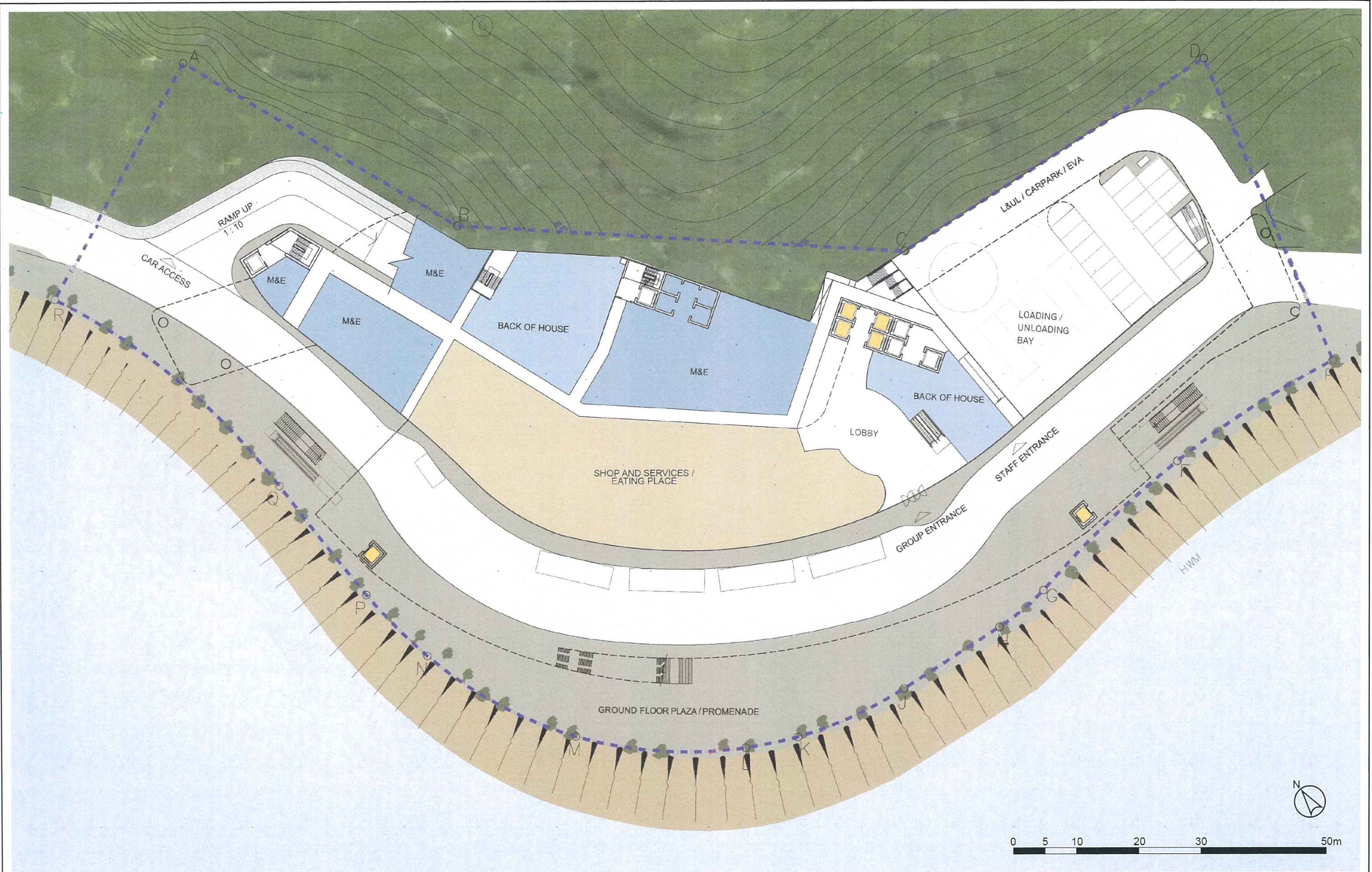
3.1 Major Considerations and Design Objectives

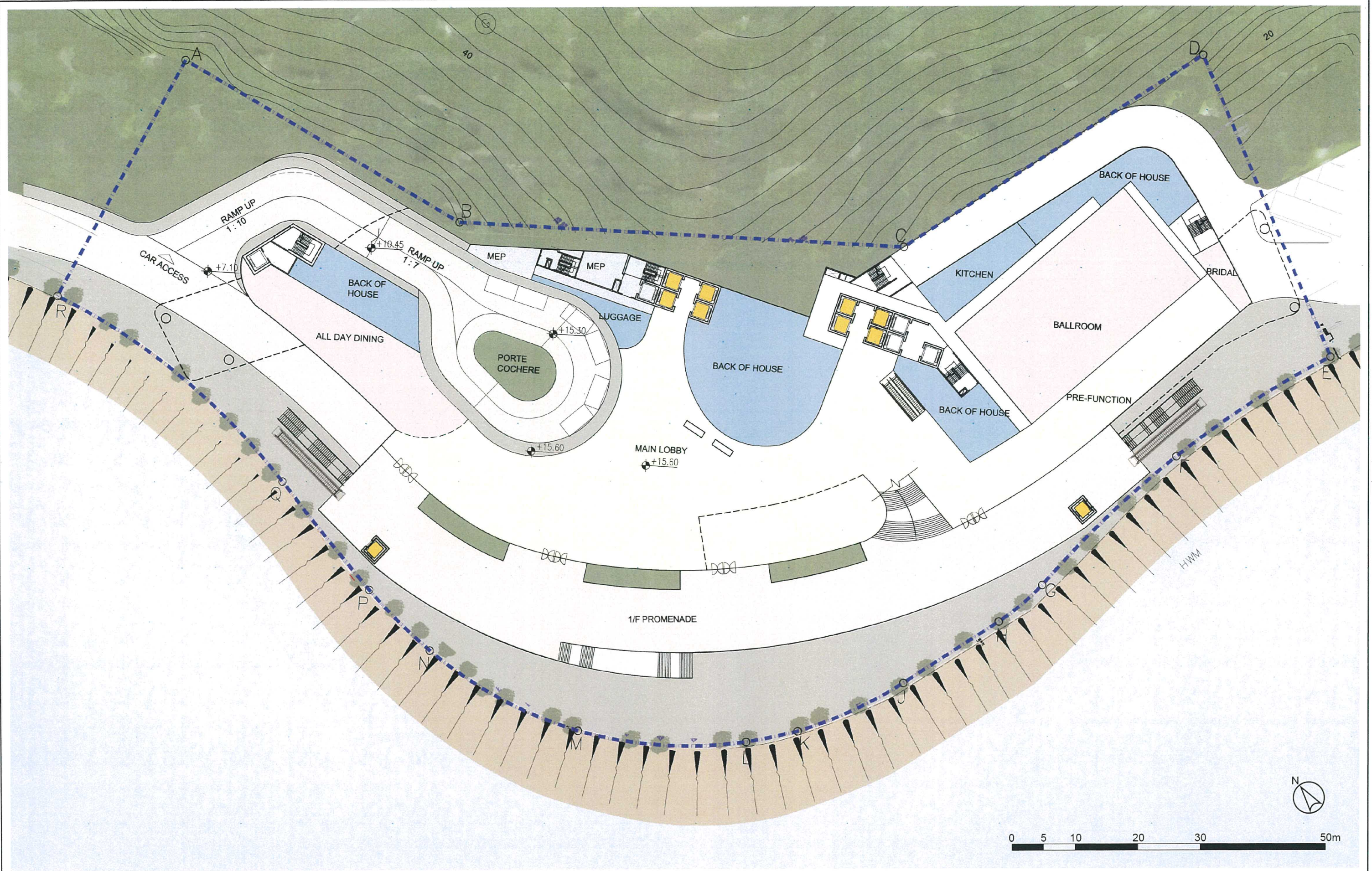
3.1.1 The design of the Fullerton Hotel has been further enhanced upon previous approval in year 2016 with the Applicant's continuous effort in making further refinements by incorporating comments from government departments received under various submissions, stakeholders and District Council, as well as complementing the latest development status of the nearby Water World which shall be completed in 2019.

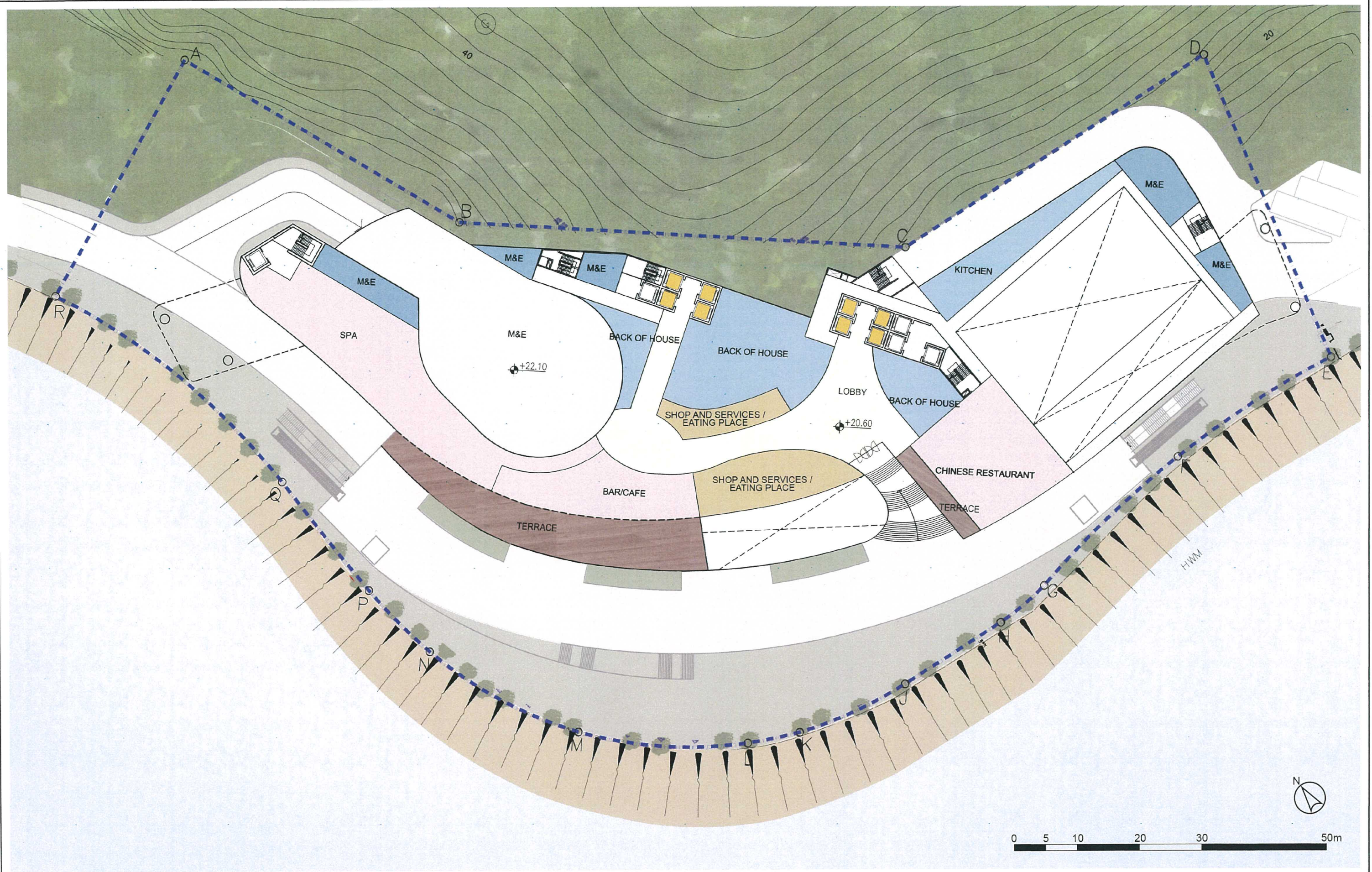
- 3.1.2 The Current Updated Scheme is formulated with the following major design objectives:
- To further enhance the overall waterfront experience with a more welcoming design at all podium levels for the hotel visitors and the general public;
 - To better utilise the hotel's waterfront location and its open sea-view by further enhancing the design of the promenade;
 - To optimise its compatibility with the natural setting (i.e. minimise the disturbance to the waterfront and headland profile);
 - To respect the key design merits and development parameters as approved under the previous schemes; and
 - To refine the hotel block design with consideration to detailed technical and structural considerations.

3.1.3 Based on the above design objectives and considerations, the indicative Master Layout Plan (MLP), Floor Plans, Section Plans and Perspective Drawings of the Current Updated Scheme are shown at **Figures 3.1 to 3.11c**.











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Title

Indicative 3/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale	Figure 3.5		





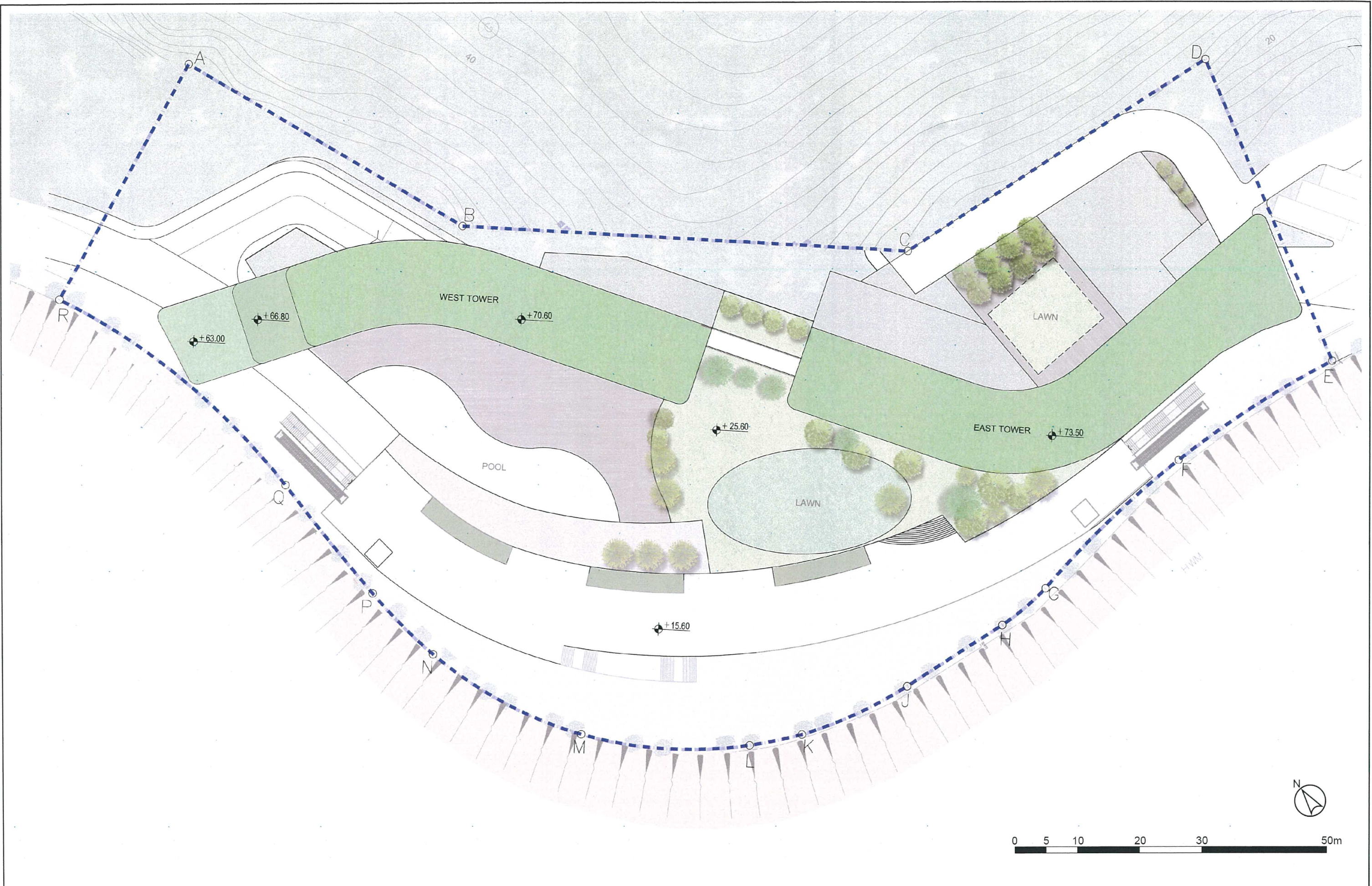


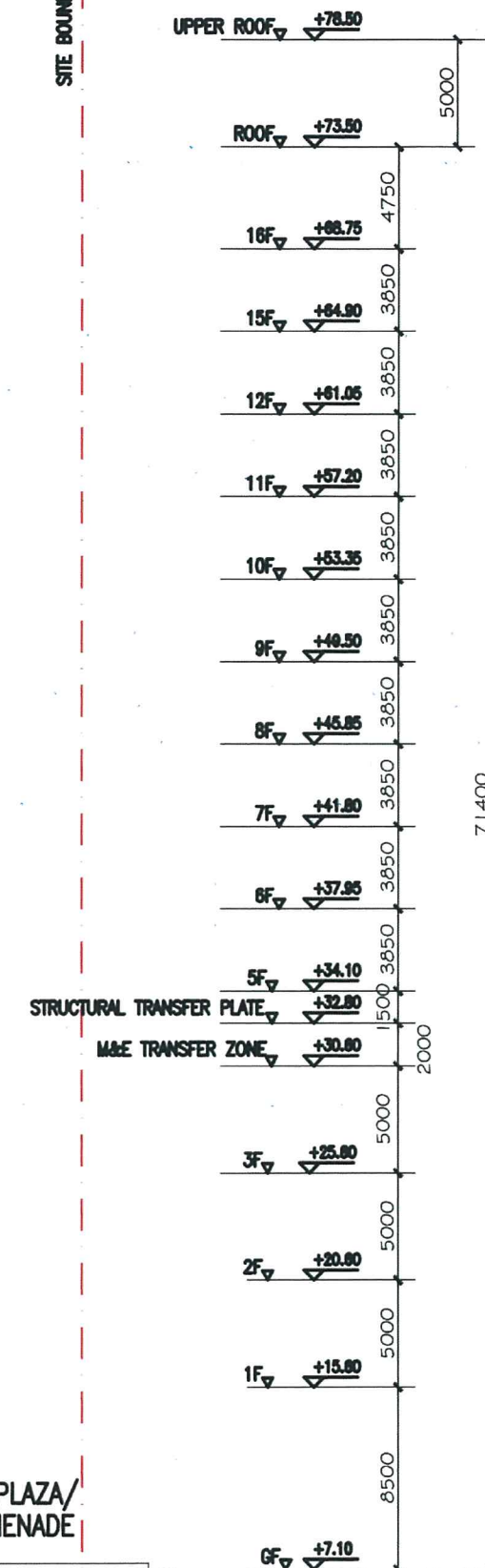
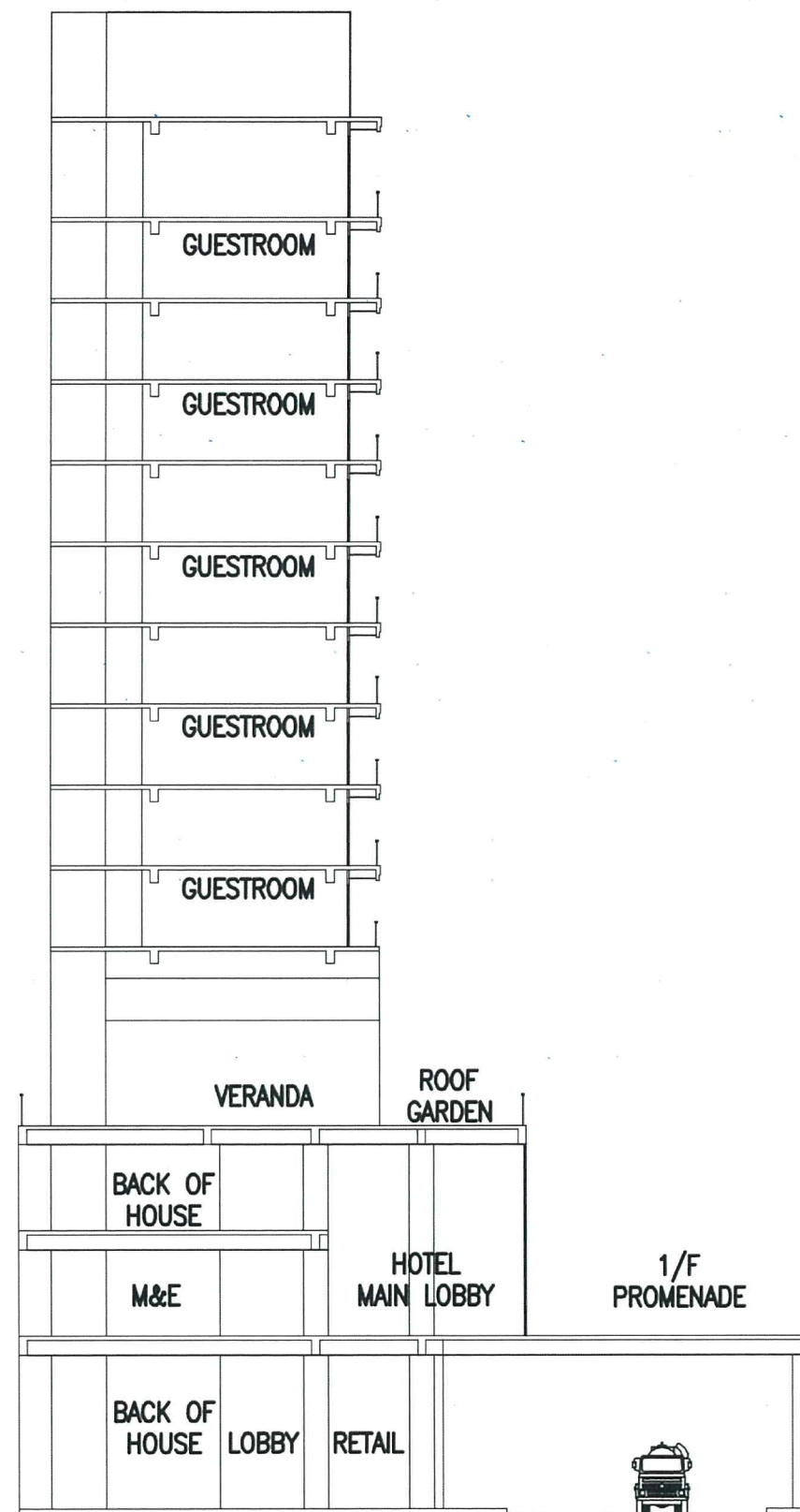
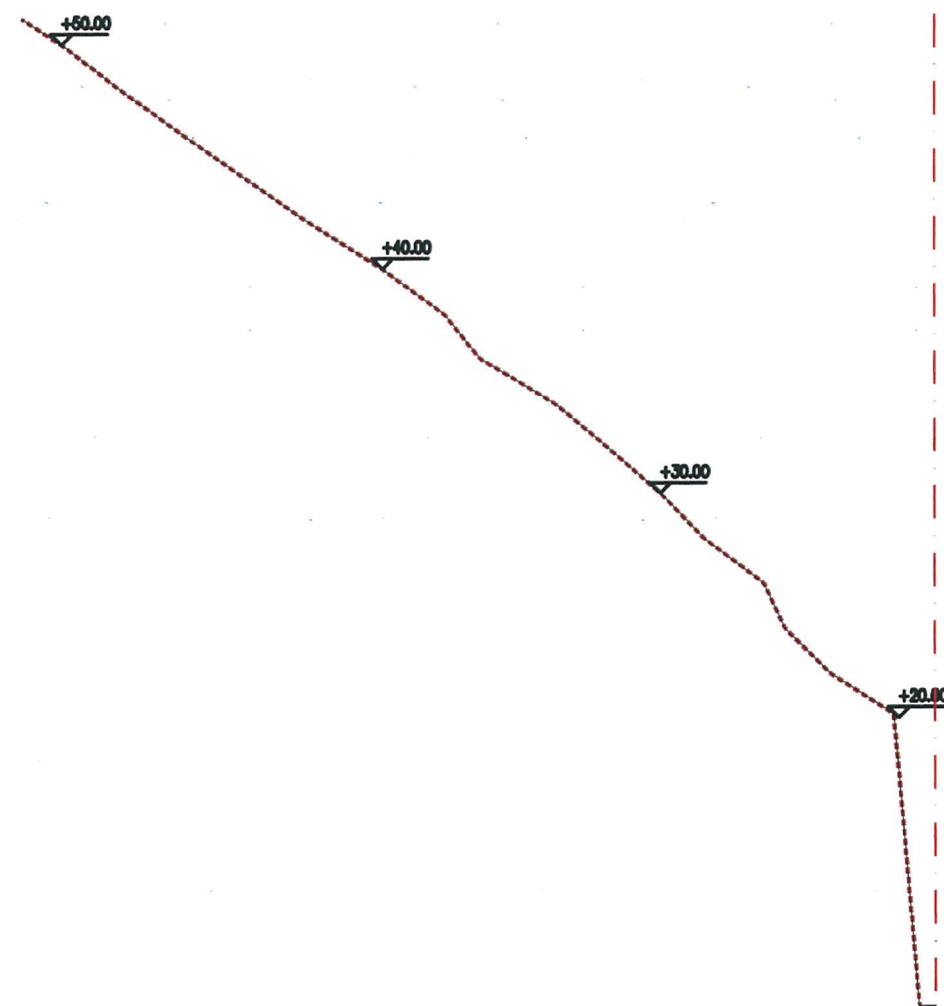
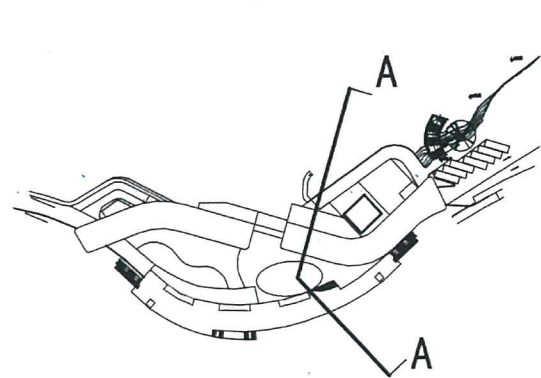
**llewelyn
davies**

Title

Indicative 16/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale	Figure 3.8		





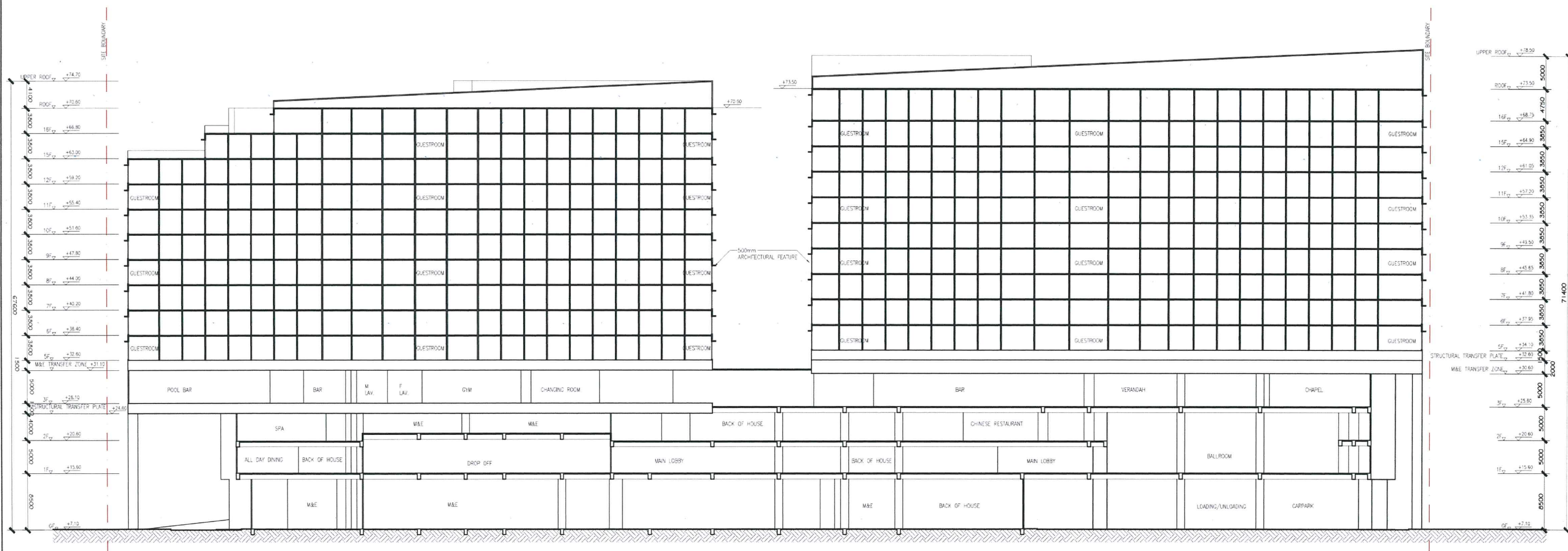
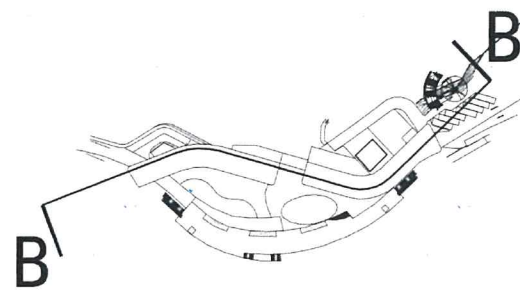
Remarks
 (1) No. of storeys marked on plan refer to the number of storeys above ground.
 (2) All spot levels marked on building structures (including hotel tower / podium floors) refer to the main roof levels.
 (3) The site boundary as indicated on plan is the same as the one under the '2016 Approved Scheme'.

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Title

Indicative Section AA

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale	Figure 3.10a		



Remarks

- (1) No. of storeys marked on plan refer to the number of storeys above ground.
- (2) All spot levels marked on building structures (including hotel tower / podium floors) refer to the main roof levels.
- (3) The demarcation of guestrooms on plan is for indicative purpose only.
- (4) The site boundary as indicated on plan is the same as the one under the '2016 Approved Scheme'.
- (5) The total number of storeys of "not more than 14 storeys" will be respected in the Current Updated Scheme, while G/F high level may be utilized for MEP plants platform / mezzanine with necessary cat ladder / catwalk / access etc. for future maintenance at subsequent detailed design stage.

	Title	Indicative Section BB				Checked	DH	Drawn	PW
						Rev	0	Date	Aug 2017
						Scale	Figure 3.10b		



Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

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Title

Perspective Drawing A

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale	Figure 3.11a		



Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

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Title

Perspective Drawing B

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale	Figure 3.11b		



Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

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Title

Perspective Drawing C

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale	Figure 3.11c		

3.2 Key Enhancement Proposals and Design Merits

G/F - An Additional Promenade to Enhance the Overall Waterfront Experience

- 3.2.1 As approved under the 2016 Approved Scheme, only a 10m-wide promenade at 1/F was proposed with free access of the public. However, it should be noted that this promenade at 1/F would only be able to provide an elevated sea-view with a set back from the waterfront. For the area immediately adjacent to the sea at G/F, it was largely occupied by a 3m wide pedestrian walkway located next to the proposed driveway with tree pits and columns on both sides. This is not a desirable alternative for public's enjoyment of the waterfront in view of its accessibility and lack of vibrancy.
- 3.2.2 With an aim to further enhance the overall experience, the Applicant has reviewed the layout and disposition of the block for proposing **an additional Seafront Plaza at G/F**. Apart from providing elevated sea-view experience at 1/F, the intention for incorporating such adjustments is also to provide another level of genuine waterfront experience for hotel visitors and the public at G/F. The additional space it provides will promote public interaction with possible functions and events to be held. To facilitate the pedestrian connection between the "Seafront Plaza" and the original waterfront promenade at 1/F, a staircase will also be provided at the central location to link up the two levels of waterfront promenade. As a result, the general public will be able to stroll along two promenade levels freely. Such refinements shall contribute to provision of a continuous waterfront environment and providing the public with options for genuine enjoyment.



- 3.2.3 A **G/F comparison diagram**, as well as a **comparison of indicative sections** are provided at **Appendix B** to highlight the differences between the 2016 Approved Scheme and the Current Updated Scheme, which also depicts the abovementioned enhancement proposals of the waterfront experience at G/F.

G/F - A More Compatible Waterfront with Further Promotion of Vibrancy

- 3.2.4 A vehicular passageway to connect the Ocean Park's Shum Wan Road Entrance and the Water World at Tai Shue Wan area via the proposed Fullerton Hotel is situated at G/F.
- 3.2.5 In the 2016 Approved Scheme, loading / unloading facilities for good vehicles occupies prominent location of the waterfront. With its run-in / out directly abuts the waterfront, the vehicular passage at G/F incurs considerable disturbances to the users of the waterfront. Moreover, ancillary uses including M/E and Back-of-House (BOH) uses were located right next to the main group entrance. Such setting discourages public from using the waterfront at G/F, diminishing the attractiveness of the waterfront.
- 3.2.6 In order to capitalise on the seafront location and improve guest experience, efforts have been put in under the Current Updated Scheme to rearrange and segregate different types of uses. By **relocating the loading / unloading facilities away from the waterfront to the back of the hotel block**, visual and environmental nuisances to the public shall be minimized. Through revision of internal floor layout and reshuffling of uses, the overall setting at G/F of the Current Updated Scheme is also upgraded to provide an integration of retail, dining and leisure facilities for the visitors upon arrival at the hotel. As such, visitors are provided with **a more pleasant and welcoming ambience right upon arrival**, in addition to an uninterrupted waterfront experience (please refer to **Appendix B** for details).



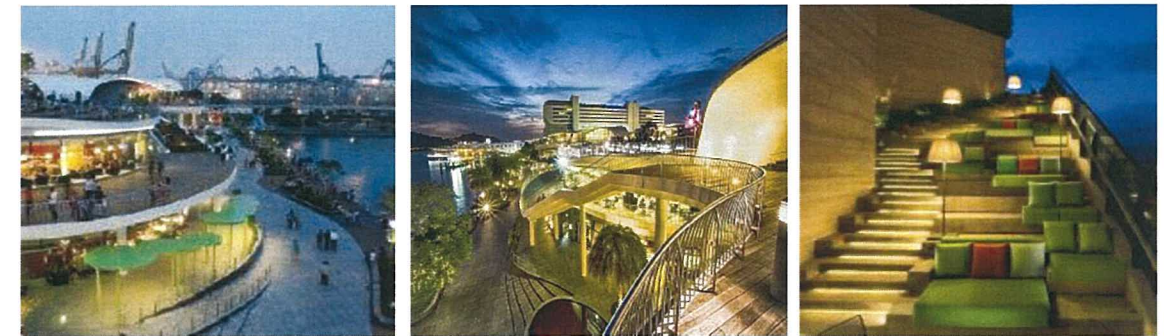
G/F – Experience upon Arrival (2016 Approved Scheme vs Current Updated Scheme)

1/F & 2/F - A More Enjoyable Waterfront Setting with Less Traffic Disturbance

- 3.2.7 Under the 2016 Approved Scheme, instead of unleashing another level of enjoyment and entertainment facilities, an extensive area at 2/F which the grand staircase at 1/F leads to is largely occupied by spiral car ramp and car parking facilities at a very prominent location facing the harbourfront view of Tai Shue Wan. While the car parking area will jeopardise the enjoyment of the waterfront from a visual point of view, the potential undesirable noise and fume disturbances might also discourage the users from fully embracing the quality environment.
- 3.2.8 Upon further design consideration, the Applicant endeavours to upgrade the overall waterfront environment by **segregating all incompatible uses (e.g. car ramps and car parking areas) away from the waterfront area**. Therefore, under the Current Updated Scheme, the car ramp, the car parking spaces and the associated lay-bys are relocated to the back of the hotel block at the G/F and 1/F. As such, cars are totally segregated from people under the Current Updated Scheme. This frees up the area fronting the harbourfront for provision of an open terraced area, providing a safe environment for genuine enjoyment of the sea-view.
- 3.2.9 While it is noted that the grand staircase was one of the desirable features in the previous approved schemes, not only has this been retained in the Current Update Scheme, the design and location of the grand staircase have also been optimised so that it connects 1/F directly to the indoor lobby instead of the car ramp and car parking area as in the 2016 Approved Scheme. Moreover, taking into account the importation linkage with the adjacent Water World to achieve better synergy, the grand staircase is now relocated to a more convenient location to facilitate the pedestrians coming from the Water World as well. While the grand staircase itself provides opportunities for the public to sit and relax while enjoying the magnificent sea-view, the overall connectivity and walking environment would be further promoted.
- 3.2.10 An additional staircase has been provided to connect the new G/F Seafront Plaza to 1/F. Together with the 1/F Grand Staircase, these will allow the public an unimpeded access between G/F, 1/F and 2/F and thereby providing a multi-level experience which can enable a truly interactive and inter-connected experience between these levels.
- 3.2.11 **Appendix B** provides well-illustrated comparisons of the above design under the 2016 Approved Scheme and Current Updated Scheme.

2/F – Open Terrace Contributes to a Multi-Level Enjoyment of Sea-view

- 3.2.12 Under the 2016 Approved Scheme, a vegetated roof-garden was designated outside the hotel lobby lounge at 2/F. It was not easily accessible by the public due to its isolated location and its proposed landscape treatment. With a view to further maximize the multi-level waterfront experience, a continuous open terrace with open-able partition is provided, of which the semi-outdoor space with harbour frontage is offered at 2/F to the users with ease of access, creating a more climate responsible and user-friendly seaside experience.
- 3.2.13 In addition to the improved design by provision of a multi-level waterfront boardwalk system at both G/F and 1/F, the open terrace with an open-able partition design at 2/F contributes to a **‘3-tier of Terrace Design’ offering multi-level enjoyment of the splendid sea-view**, which shall also facilitate wind penetration into the hotel and enhance the cascading effect of the podium levels.



A ‘3-Tier Terrace’ Design of the Current Updated Scheme

- 3.2.14 A **2/F comparison diagram** is provided at **Appendix B** to highlight the differences between the 2016 Approved Scheme and the Current Updated Scheme.

3/F – Enhancement of Open Space Settings

- 3.2.15 The great lawn and landscaped area to front the water creating a sustainable resort type environment for public enjoyment are kept. Additional all-weather semi-open garden area is proposed at 3/F under the Current Updated Scheme. Opportunities to enjoy the sea-view has been further maximised with **provision of different forms of landscaped areas** (open landscape cum all-weather landscape areas). In terms of visual interests, the building mass under the Current Updated Scheme has also been softened due to the introduction of the semi-open garden within the hotel tower to enhance building permeability.

3.2.16 The above discussion and comparison of the 3/F of the Current Updated Scheme is illustrated at **Appendix B**.

3.3 No Adverse Visual Impact

3.3.1 In view of the abovementioned refinements, an updated Visual Impact Assessment (VIA) has been undertaken to assess the possible visual impact of the current proposed scheme. When comparing against the Original Approval and the 2016 Approved Scheme, it is considered that the degree of visual impacts on visual sensitive receivers from major public viewpoints due to the proposed design changes are not significant. For details, please refer to the updated VIA enclosed at **Appendix C** for consideration. A summary of its findings is provided below:

- The magnitude of change in visual composition is negligible or small as the scale of the visible portion of the proposed hotel from the major vantage points are relatively small. Hence, the proposed change in building design will not be visually prominent when viewing from various key public viewing points;
- It is one of the major design intentions to introduce a hotel which is compatible with the existing natural setting of the Application Site. As illustrated in the photomontages under the VIA, the Current Updated Scheme is considered to be blend-in well with the existing visual context in the surroundings;
- The key development parameters of the Current Updated Scheme are the same as the previous 2016 Approved Scheme. In particular, the maximum building height with introduction of the stepped building height to respect the headline profile has also been reflected in the Current Updated Scheme. Thus, effect on visual permeability and visual openness is not detrimental;
- As a result, the overall visual impact will only be slightly adverse or negligible.

3.4 No Adverse Impacts on Landscape and Tree Preservation

3.4.1 The Current Updated Scheme only proposes slight modifications to the 2016 Approved Scheme for enhancement purposes. It is believed that such refinements shall have no adverse impacts in terms of landscape and tree preservation. Apart from that, relevant requirements under the Buildings Ordinance and the Sustainable Building Design Guidelines

(SBD Guidelines) have also been duly respected during the formulation of the Current Updated Scheme. Nonetheless, a tree preservation scheme and landscape master plan for the proposed development shall be prepared and submitted for consideration under separate approval condition (d) under the original S16 planning approval and subject Class B amendment approvals.¹

3.5 Design Features of Previous Approved Scheme are Respected and Further Enhanced

3.5.1 In addition to the above design enhancements, other design features of the 2016 Approved Scheme have been duly respected and summarised below.

Retaining the 15m-wide Building Separation

3.5.2 Under the 2016 Approved Scheme, the two towers are proposed close to the mountain at the back and sit on top of a terraced and landscape podium cascading towards the sea. The two curvilinear towers are separated by a 15m-wide building separation to improve the visual permeability, allowing visual penetration to the natural backdrop behind, reducing the visual bulk and promoting visual diversity of the building blocks. Despite slight modification to the form of the two towers, the 15m-wide building separation has been maintained to ensure air and visual permeability. An indicative comparison of the MLP between the 2016 Approved Scheme and the Current Updated Scheme is provided at **Appendix B**.

Cascading Podium Design

3.5.3 The major design objective of the 2016 Approved Scheme is to open up a large area in front of the hotel towers in the form of a cascading landscaped podium for public enjoyment. With only minor adjustments of the ramp location and introduction of an additional Seafront Plaza at G/F, the optimal proportion between the height of the hotel blocks, the footprint of the hotel and the open space and greenery provision on the podium of the 2016 Approved Scheme have been respected in the Current Updated Scheme.

3.5.4 Furthermore, this cascading podium design is further enhanced via anchoring the cascading effect into a large G/F Plaza and creation of open terrace at 2/F of the hotel, as well as confining the 3/F coverage towards the waterfront. Not only does such refinement of stepped profile contribute to the visual alleviation of the Current Updated Scheme as a whole, it also

¹ Approval condition (d) – the submission and implementation of a tree preservation scheme and a landscape master plan for the proposed hotel developments to the satisfaction of the Director of Planning or of the TPB.

provides alternatives for users of the waterfront in enjoying the spectacular sea-view at different levels. To further soften the building edges between the podium levels between the 2/F and the 3/F, landscape treatments like climbers will also be incorporated. An indicative comparison of design concept of the waterfront design between the two schemes is provided at **Appendix B** for illustration.

Waterfront Promenade Opened Up for Public Access 24 Hours Free of Charge

- 3.5.5 Not only a waterfront promenade of not less than 10m at 1/F will be retained in the Current Updated Scheme for 24-hour free public access, the newly added Seafront Plaza at G/F will also be provided for public with free access via a number of convenient connections. It should also be noted that, in respect of the public enjoyment of the waterfront at the 1/F promenade, the tower end of the West Tower has been slightly adjusted further away from the 1/F promenade and so the public shall be able to enjoy a relatively more open sea-view towards the south-western side.

Grand Staircase

- 3.5.6 The provision of a Grand Staircase linking the public from the waterfront promenade and the hotel has been retained under the Current Updated Scheme. Under the 2016 Approved Scheme, despite being considered as a welcoming feature in channelling pedestrian flow to/from the waterfront, the design of this grand staircase disconnected the continuous harbour frontage at 2/F and also lead the public to an unattractive car parking area. As such, with an improved location with more convenient access from the adjacent Water World, it is now transformed into a genuinely welcoming connection in terms of its function and design.
- 3.5.7 A new “Grand” staircase has also been newly introduced to link up the two promenade levels at G/F and 1/F. Within the waterfront area, two promenade lined with retail and dining facilities will be opened up for public access 24 hours free of charge with easy access.

Stepped Building Height Profile

- 3.5.8 To respect the existing headland profile and green backdrop, as similar to the 2016 Approved Scheme, the Current Updated Scheme would have a building height profile with tiers of height and similar stepping height variation from the east to the west of the site. Please refer to **Figure 3.10b – Indicative Section BB** for reference.

3.6 Other Technical and Operation Justifications

- 3.6.1 Apart from the waterfront experience at podium levels, the experience of the hotel guests when staying at the hotel should also been taken into account seriously especially when the Fullerton Hotel is identified as a High Tariff B Hotel under Hong Kong Tourism Board to serve Hong Kong’s future families as well as corporate guests. Their comfort and good comments contribute to the prosperity of the tourism development of Hong Kong.
- 3.6.2 Under the 2016 Approved Scheme, the hotel block layout turns at a sharper angle which resulted in a sharper curvature of the internal bend. Thus, the width of those affected rooms is much less than a standard room with strong overlooking issues when viewed from the rooms. The curve of the hotel block has been improved in the Current Updated Scheme with a gentler angle. While the size of the rooms has been slightly relaxed, the **overlooking problem of hotel rooms has also been improved**. An indicative comparison of typical floor plan demonstrating the above improvement is provided at **Appendix B** for illustration.
- 3.6.3 After approval of the 2016 Approved Scheme, the Applicant has proceeded with detailed design including the **structural loading assessment and footage planning**. While the locations and required loading of the columns have been carefully reviewed and reflected under the Current Scheme, it should also be noted that the revised hotel block layout under the Current Updated Scheme will also bring forth a more efficient structural planning with less columns situating on G/F. To have a gentler turning angle of the tower block, fewer columns are to be installed to support the West Tower situated atop. Moreover, with the adoption of more compatible colours to ‘soften’ the column structures at subsequent detailed design stage, the visual compatibility with the waterfront setting will also be maximised.
- 3.6.4 The Current Updated Scheme has also been improved in terms of its ‘constructability’. Since clear headroom of at least 5.1m has to be maintained for EVA under the Building Ordinance, the stringent floor-to-floor height of the G/F of 6m under the 2016 Approved Scheme will only be able to provide a very confined space (i.e. less than 1m) reserved for engineering and servicing facilities. Under the Current Updated Scheme, the floor-to-floor height of G/F has been relaxed to 8.5m in order to provide a **more reasonable space for engineering and servicing facilities**. A more welcoming waterfront environment will also be enabled. It should be noted that the maximum building height of 73.5mPD of the proposed hotel will remain unchanged.

3.6.5 As mentioned, a set of General Building Plans (GBP) in support of the indicative scheme of the 2016 Approved Scheme was approved on 12 December 2016. In formulating the Current Updated Scheme, previous comments from Buildings Department on the previous GBP submissions have also been duly respected. In particular, **a clear segregation (e.g. planters) between the promenade and the adjoining shops shall be provided** to avoid abuse of the promenade by the adjacent hotel, commercial and restaurant areas.

3.6.6 Comparison of the perspective drawings between the 2016 Approved Scheme and the Current Updated Scheme are also provided at **Appendix B** for illustration.

3.7 Support by Southern District Council

3.7.1 To seek local views on the Current Updated Scheme prior to the submission to the Metro Planning Committee of Town Planning Board for consideration, District Development and Housing Committee of Southern District Council (SDC) was consulted on 31st July 2017. In general, the Committee Members welcomed the enhanced design proposals and concurred that the proposed Current Updated Scheme would bring alternative multi-level waterfront experience for the tourists as well as the general public. Taking SDC's members' opinion into account, at subsequent detailed design stage, the Applicant would also apply a sensible façade design (e.g. adoption of non-reflective building materials and landscaping to soften the building edges) for the proposed hotel to help ameliorate any possible visual impact and blend in better with the surroundings.

4. CONCLUSION

- 4.1 Upon approval of the indicative scheme in 2016, the Applicant has proceeded with the detailed design of the hotel development. With an aim to enhancing the waterfront experience at the hotel as well as taking into account various detailed technical considerations, some design revisions to the podium levels as well as the hotel block have been proposed in the Current Updated Scheme.
- 4.2 Having considered that all design revisions related to the design and form of the hotel are required to be submitted for MPC's approval under the Original Approval, this submission outlines the major proposed improvements to the previous 2016 Approved Scheme for approval of MPC and seek compliance of the relevant approval conditions (a) to (c) under the planning approval no. A/H15/232-2.
- 4.3 Major enhancements include the creation of multi-level waterfront enjoyment experience with introduction of an addition Seafront Plaza for the public at G/F and a open terrace at the 2/F, creating a more compatible waterfront with segregation of incompatible uses, provision of various forms of landscape area and improvement of hotel staying experience for hotel guests.
- 4.4 It should be highlighted that all of the design merits of the previous approved schemes were duly respected with further enhancements incorporated. No adverse impacts shall be resulted in terms of visual, landscape and tree preservation perspectives.
- 4.5 In light of the detail account of the Proposed Scheme presented in this submission, the Board is cordially invited to favourably consider our request on partial fulfilment of approval (a) and (b) and the fulfilment of the design aspect of the waterfront promenade as stipulated in approval condition (c) of the planning approval no. A/H15/232-2.

Appendix A

**Approval Letter of Original Planning Approval No. A/H15/232 and
Approval Letter for Partial Compliance of Approval Condition (a) under A/H15/232-2 (2016)**

城市規劃委員會

香港北角匯豐道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4835

來函編號 Your Reference:

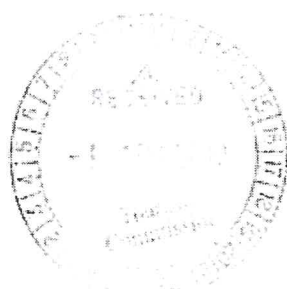
覆函請註明本會編號

In reply please quote this ref.: TPB/A/H15/232

By Registered Post & Fax (2121 8791)

9 January 2009

Tourism Commission
2/F East Wing, Central Government Offices
Lower Albert Road
Central, Hong Kong
(Attn: Mr. Fung Hao Yin, Vincent)



AC(T)2

SM(T)2 - Sep 1999

Dear Sir,

**Proposed Hotels
in "Other Specified Uses" annotated "Ocean Park" zone, Ocean Park**

I refer to my letter to you dated 30.10.2008.

After giving consideration to your application, the Town Planning Board (the TPB) approved your application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission is subject to the following conditions and shall be valid until 19.12.2012; and after the said date, the permission shall cease to have effect unless before the said date either the development hereby permitted is commenced or the permission is renewed:

- the building form, layout, design, disposition and building height of the proposed hotel developments to the satisfaction of the Metro Planning Committee of the TPB;
- the submission of a revised visual impact assessment taking into account approval condition (a) above to the satisfaction of the Director of Planning or of the TPB;
- the design and provision of the waterfront promenade at Fisherman's Wharf Hotel to the satisfaction of the Director of Planning or of the TPB;
- the submission and implementation of a tree preservation scheme and a landscape master plan for the proposed hotel developments to the satisfaction of the Director of Planning or of the TPB;
- the design and provision of an access road to the Spa Hotel, and the access arrangement, car parking and loading/unloading spaces for the proposed hotel developments to the satisfaction of the Commissioner for Transport or of the TPB; and

- 2 -

- the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

The TPB also agreed to advise you:

- that the approval of the application does not imply that the proposed non-domestic plot ratio of the proposed hotel developments and the proposed gross floor area (GFA) exemption for the back-of-house facilities, voids and covered areas would be granted by the Building Authority. You should approach the Buildings Department direct to obtain the necessary approval. If GFA exemption for the proposed facilities/spaces is not granted by the Building Authority and the proposed plot ratio exceeds that in the approved scheme, a fresh planning application to the TPB would be required;
- to apply to the District Lands Officer/Hong Kong West and South of Lands Department for lease modification to permit the applied use;
- to note the comments of the Commissioner of Police regarding the traffic impacts arising from the construction works and special events and to liaise with him in implementing the traffic management measures;
- to note the comments of the Chief Engineer/Hong Kong and Islands of Drainage Services Department regarding the drainage reserve near the entrance of the proposed Ocean Hotel;
- to note the comments of the Director of Environmental Protection that the proposed hotels may potentially constitute a Material Change to the exempted Designated Project of the Ocean Park Redevelopment Project;
- to note the comments of Director of Fire Services regarding the compliance of Code of Practice for Means of Access for Firefighting and Rescue;
- to note that comments of the Chief Town Planner/Urban Design and Landscape of Planning Department on the layout and design of the proposed hotel developments, the design of the waterfront promenade at Fisherman's Wharf Hotel, the use of green roof at the Ocean Hotel and the transplanting proposal; and
- to consider allowing the general public to have free access to the waterfront promenade at Fisherman's Wharf Hotel.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35A and 36 for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36 for details.

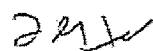
A copy of the TPB Paper in respect of the application and the relevant extract of minutes of the TPB meeting held on 19.12.2008 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter. I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. David Lam of Hong Kong District Planning Office at 2231 4945. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Miss Loretta LUK)
for Secretary, Town Planning Board

LL/cl

List of Government Department Contacts

(Application No. A/H15/232)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
消防處 Fire Services Department		袁卓文先生 Mr. YUEN Cheuk-man	2733 7735	2368 9744
運輸署 Transport Department	交通工程(港島)部 Traffic Engineering (HK) Division	鄭鴻亮先生 Mr. CHENG Hung Leung	2829 5405	2824 0399

城市規劃委員會

香港北角海濱道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會編號

in reply please quote this ref.: TPB/A/H15/232-2

By Registered Post & Fax (2121 8791)

14 September 2016

Tourism Commission
22/F, West Wing
Central Government Offices
2 Tim Mei Avenue
Tamar, Hong Kong
(Attn: Fung Hao Yin, Vincent)

Dear Sir/Madam,

**Submission for Partial Fulfillment of Approval Condition (a)
under Application No. A/H15/232-2, Proposed Hotels in
"Other Specified Uses" annotated "Ocean Park" zone, Ocean Park, Hong Kong**

I refer to my letter to you dated 17.8.2016.

After giving consideration to the submission, the Town Planning Board (TPB) agreed that the submission had partially fulfilled approval condition (a) for the proposed Fisherman's Wharf Hotel. The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the Paper.

A copy of the TPB Paper in respect of the submission (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 26.8.2016 are enclosed herewith for your reference.

If you have any queries regarding this permission, please contact Miss Jessica Lee of Hong Kong District Planning Office at 2231 4945.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

RK/RH/syl

**Appendix VI of
MPC Paper No. 11/16**

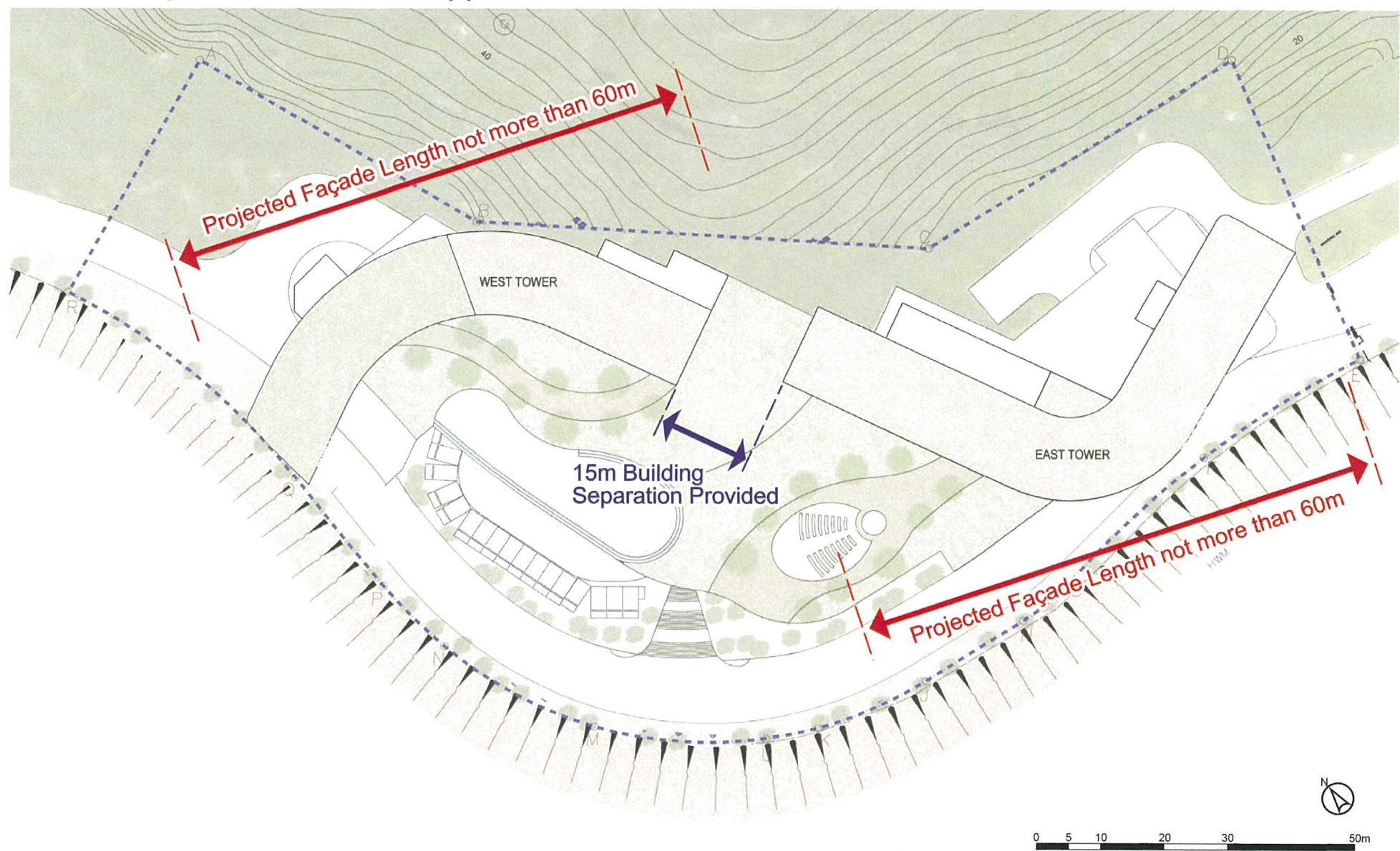
Advisory Clauses

- (a) the applicant should comply with the remaining parts of approval conditions (a) and (b) for the remaining Spa Hotel, and other remaining approval conditions under Application No. A/H15/232-2;
- (b) the applicant should note the comments of the Director of Architectural Services, including the clear width of at-grade pedestrian walkway, podium effect along the seafront, fire fighting strategy, location of parking spaces at 2/F, stairs/escalators/lifts linking the promenade and ground level, the floor heights at G/F and 2/F, the detailed design of planters, balconies, architectural fins, articulations, roof features and waterfront promenade, at the detailed design stage; and
- (c) to note the Committee's suggestion to fine-tune the building design so as to enhance the cascading effect, particularly on the western part of the West Tower of the proposed hotel development.

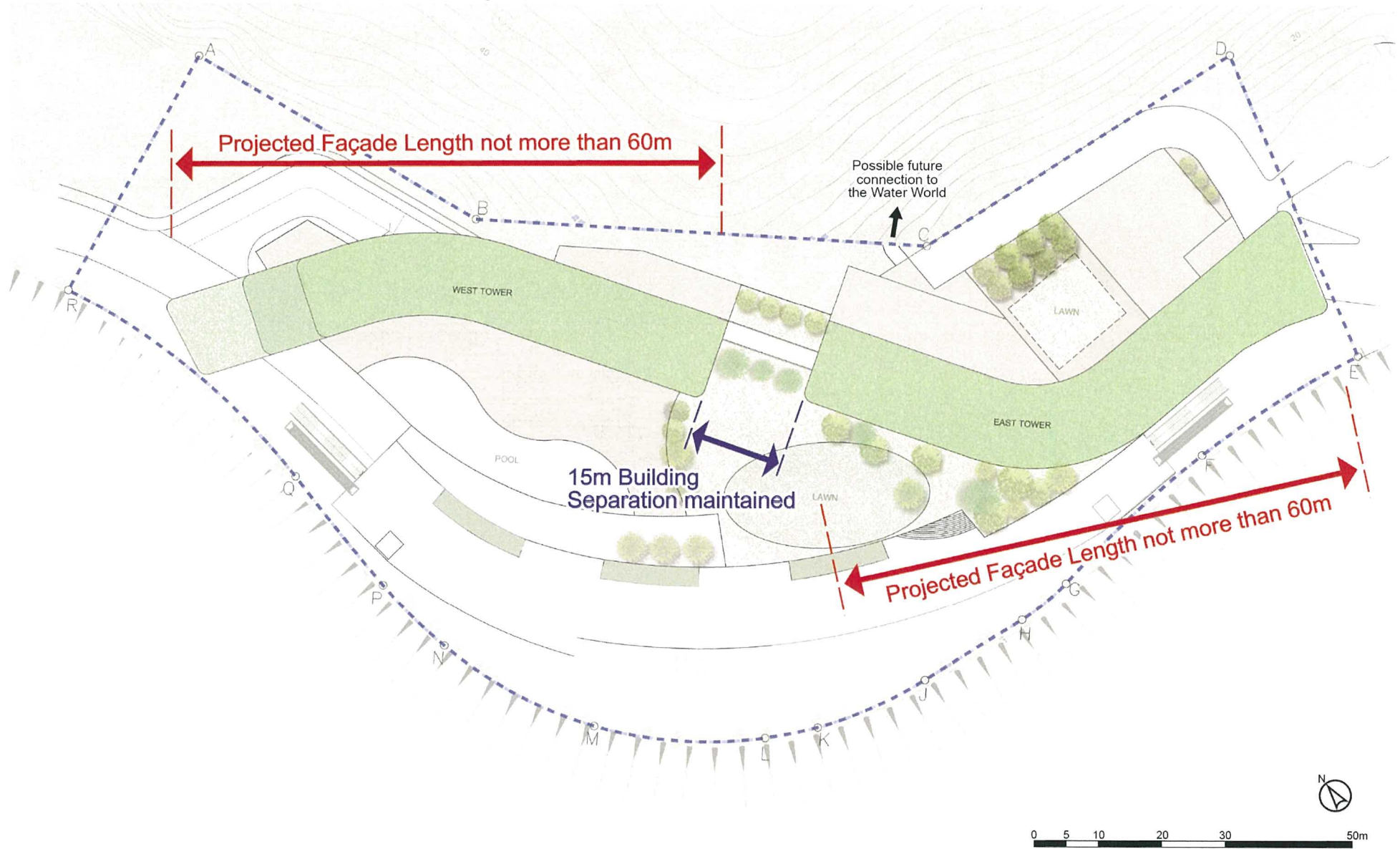
Appendix B

Comparison of the ‘2016 Approved Scheme’ and the ‘Current Updated Scheme’

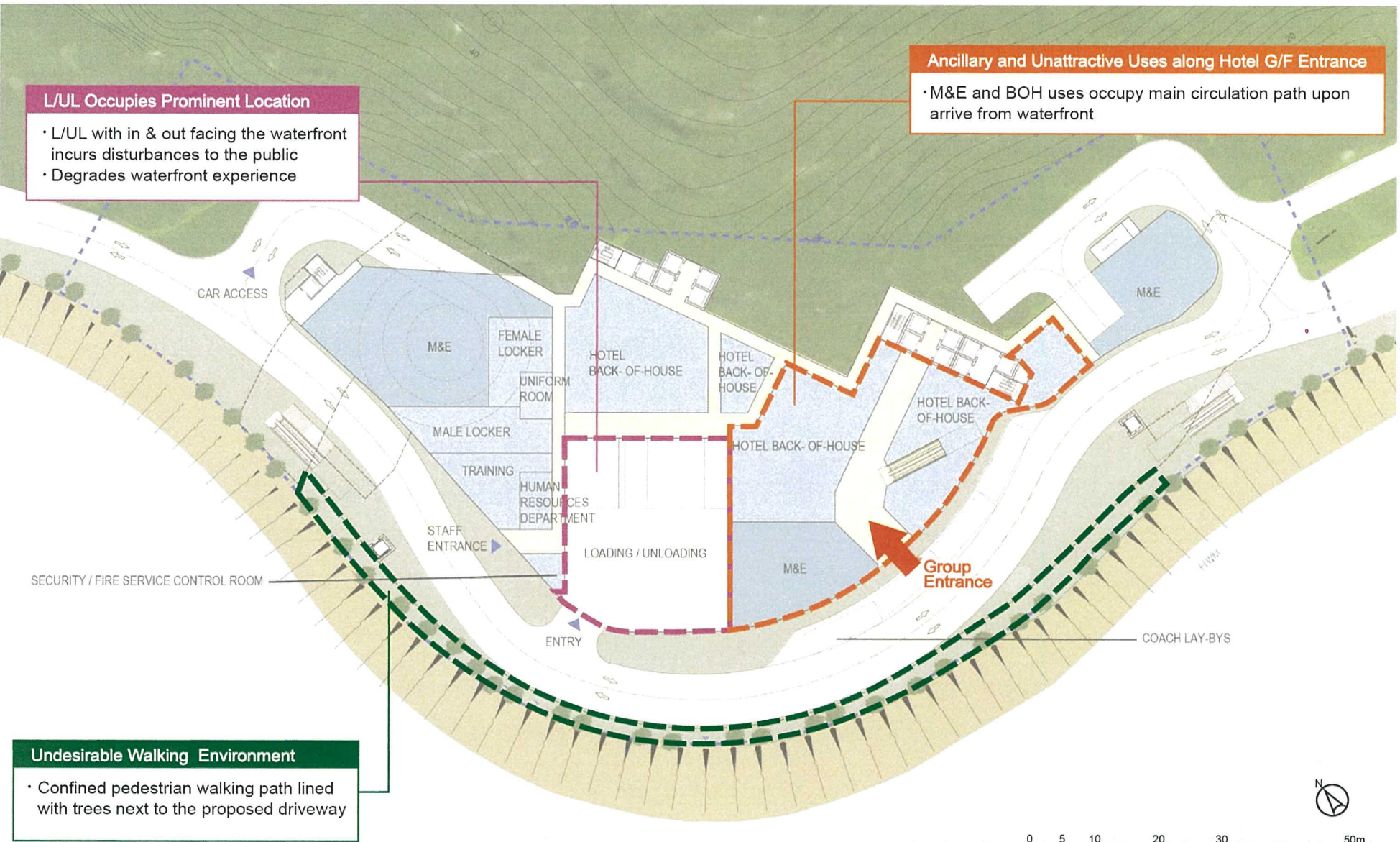
Master Layout Plan of 2016 Approved Scheme



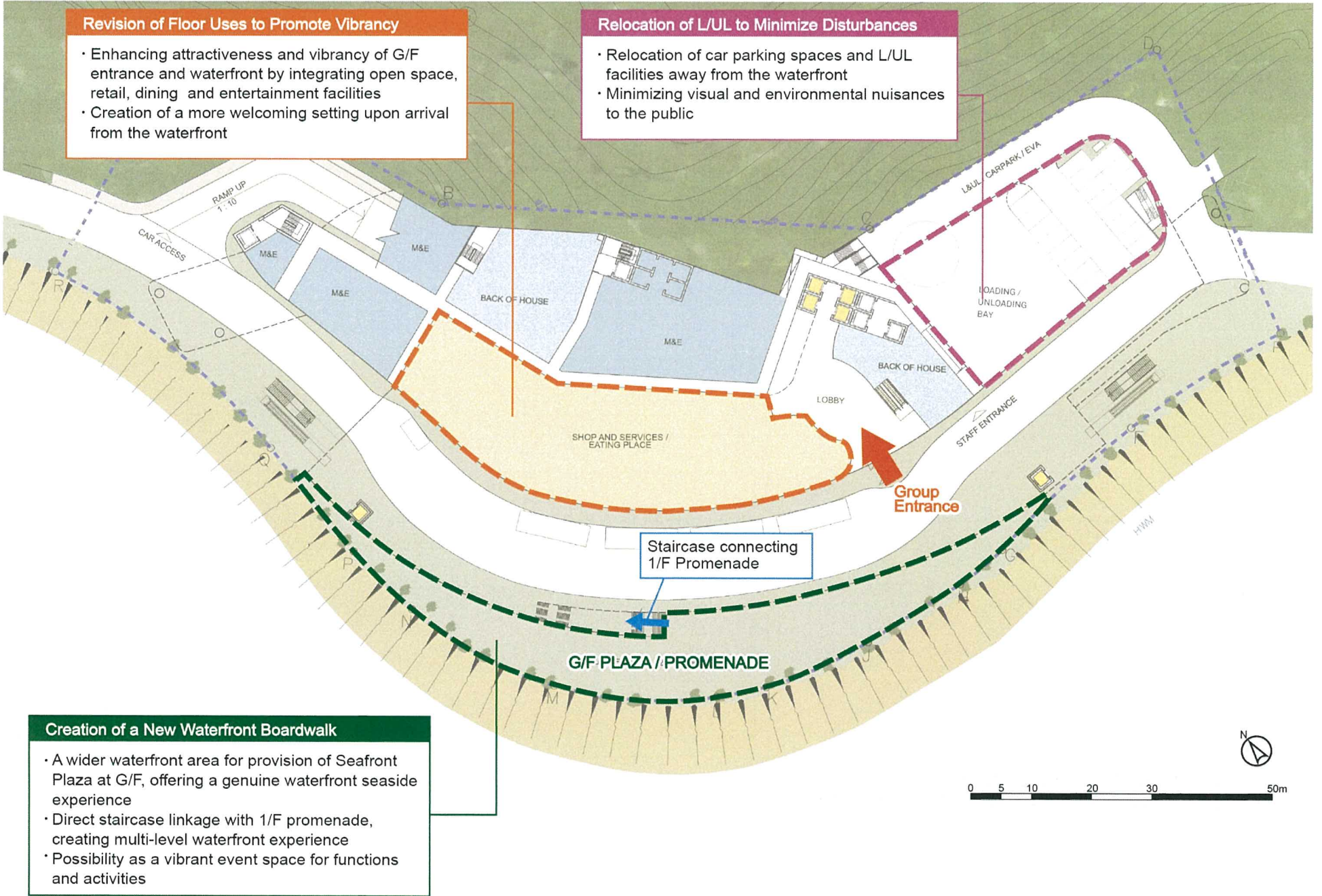
Master Layout Plan of Current Updated Scheme



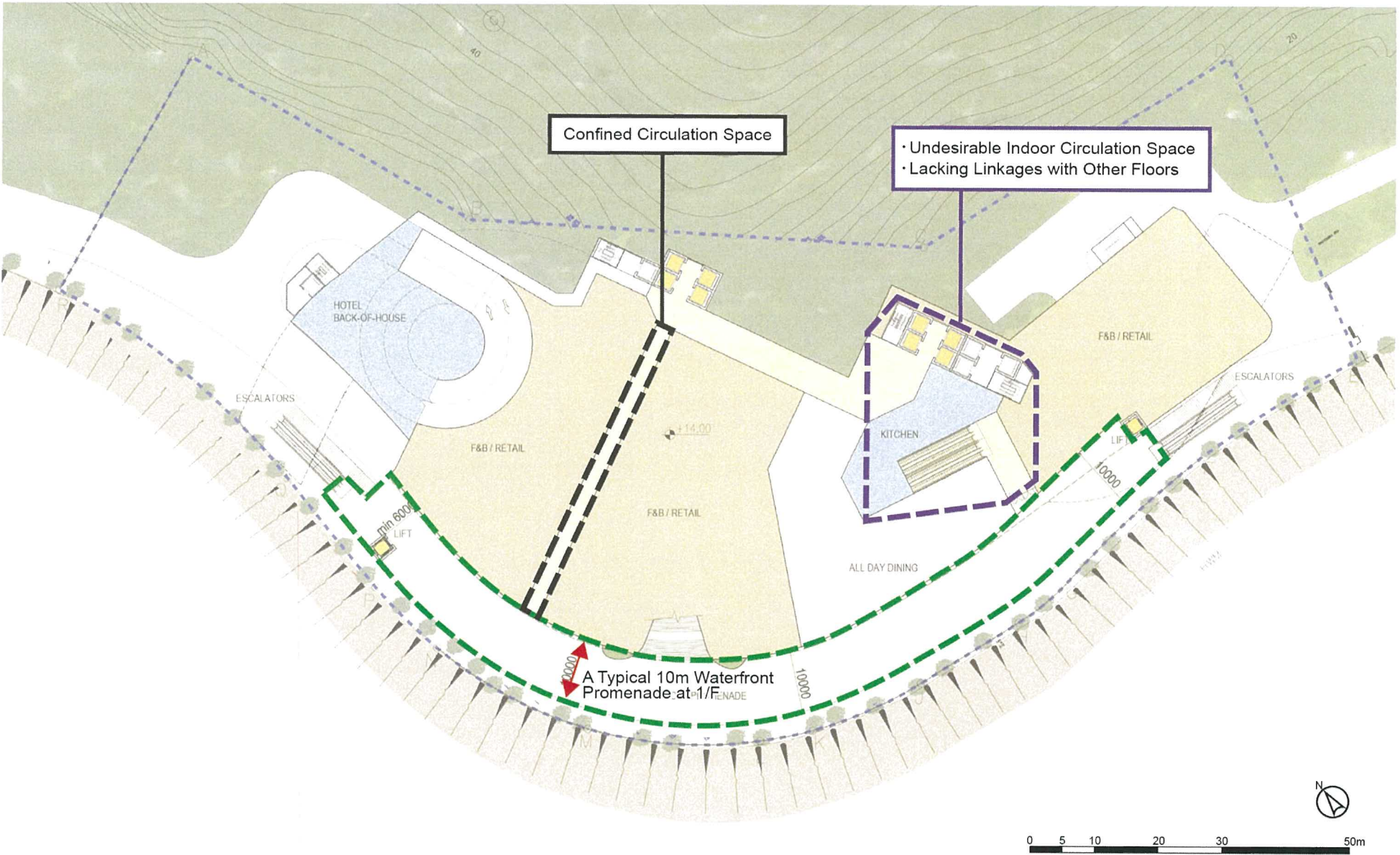
Ground Floor Plan of 2016 Approved Scheme



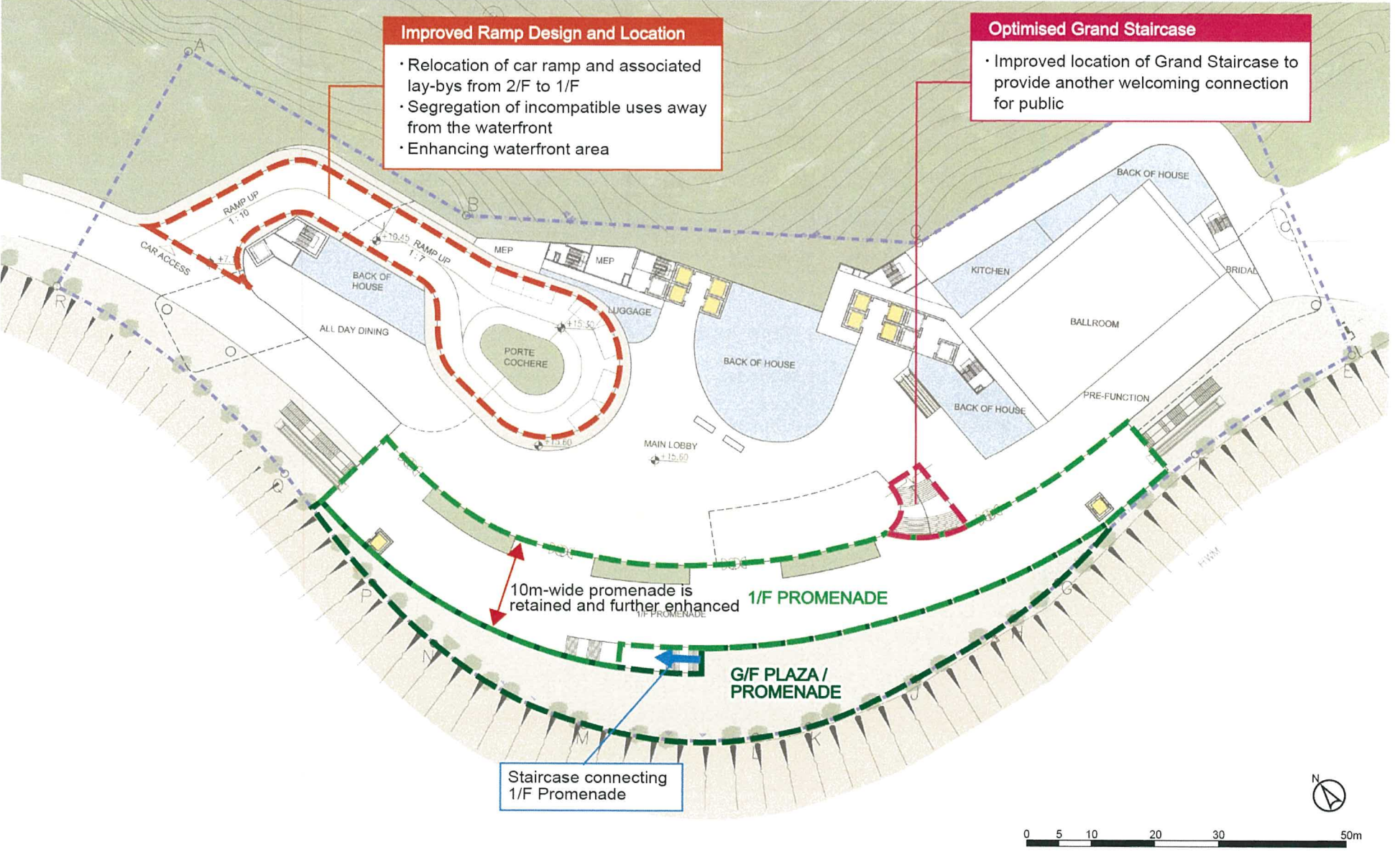
Ground Floor Plan of Current Updated Scheme



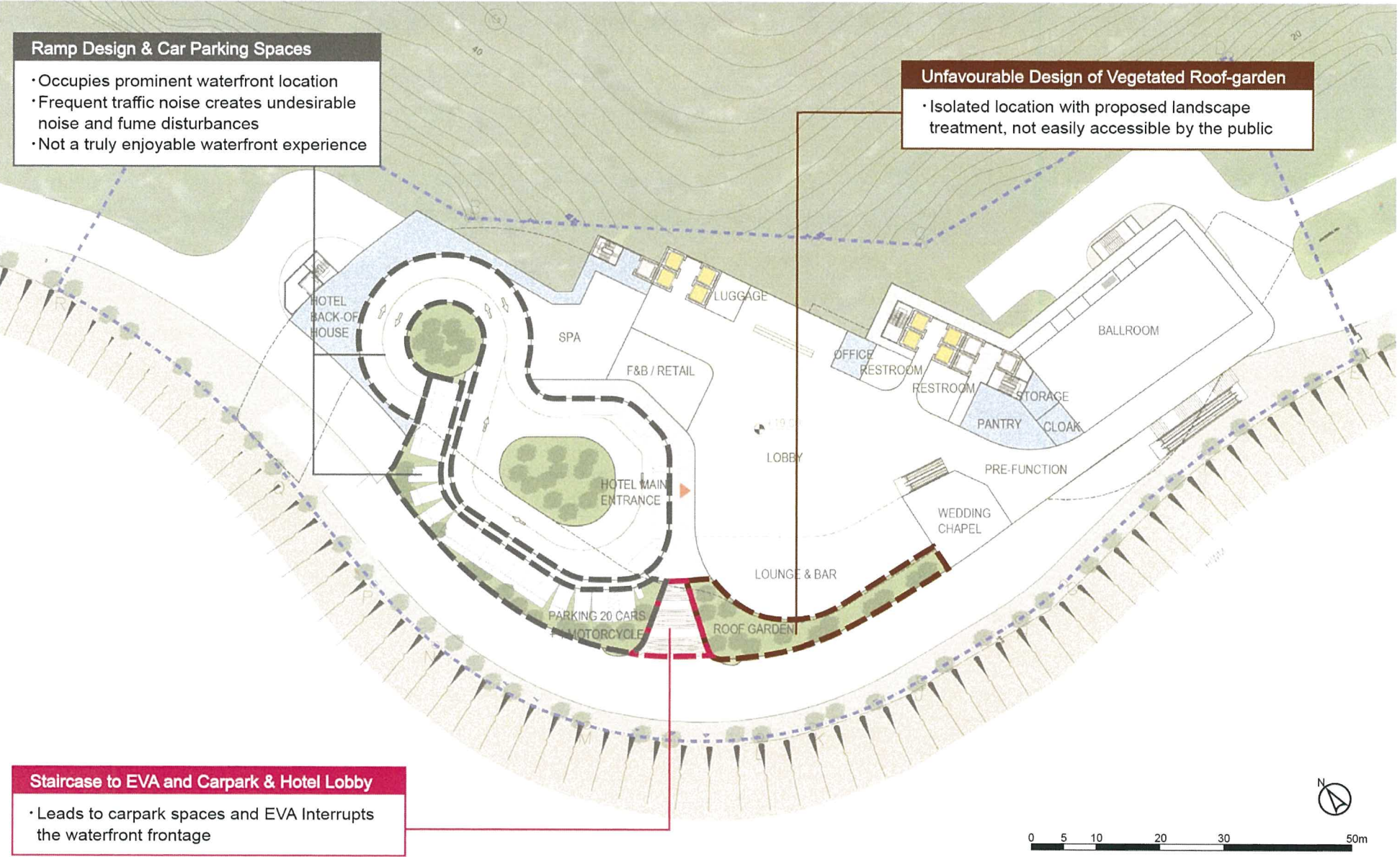
First Floor Plan of 2016 Approved Scheme



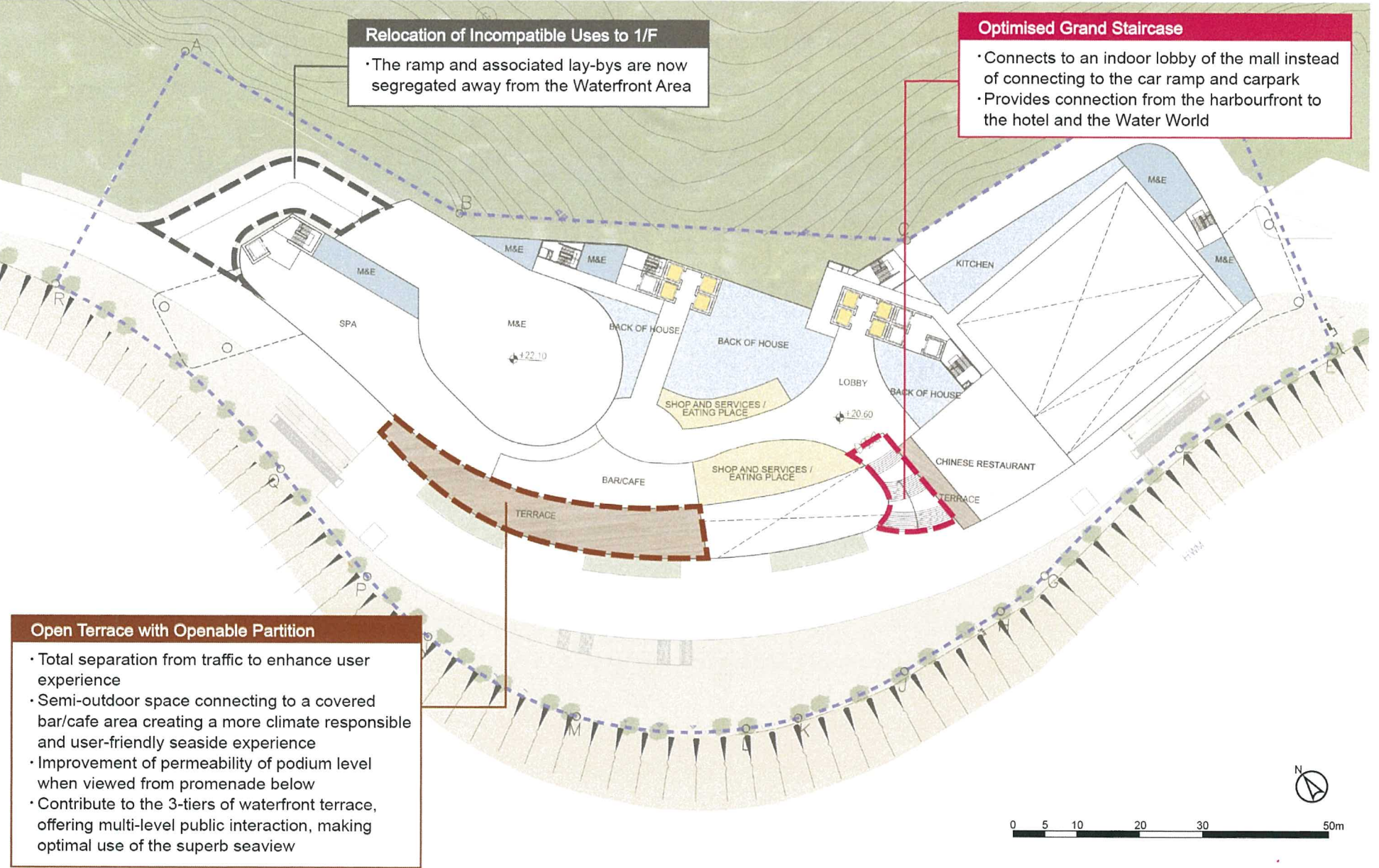
First Floor Plan of Current Updated Scheme



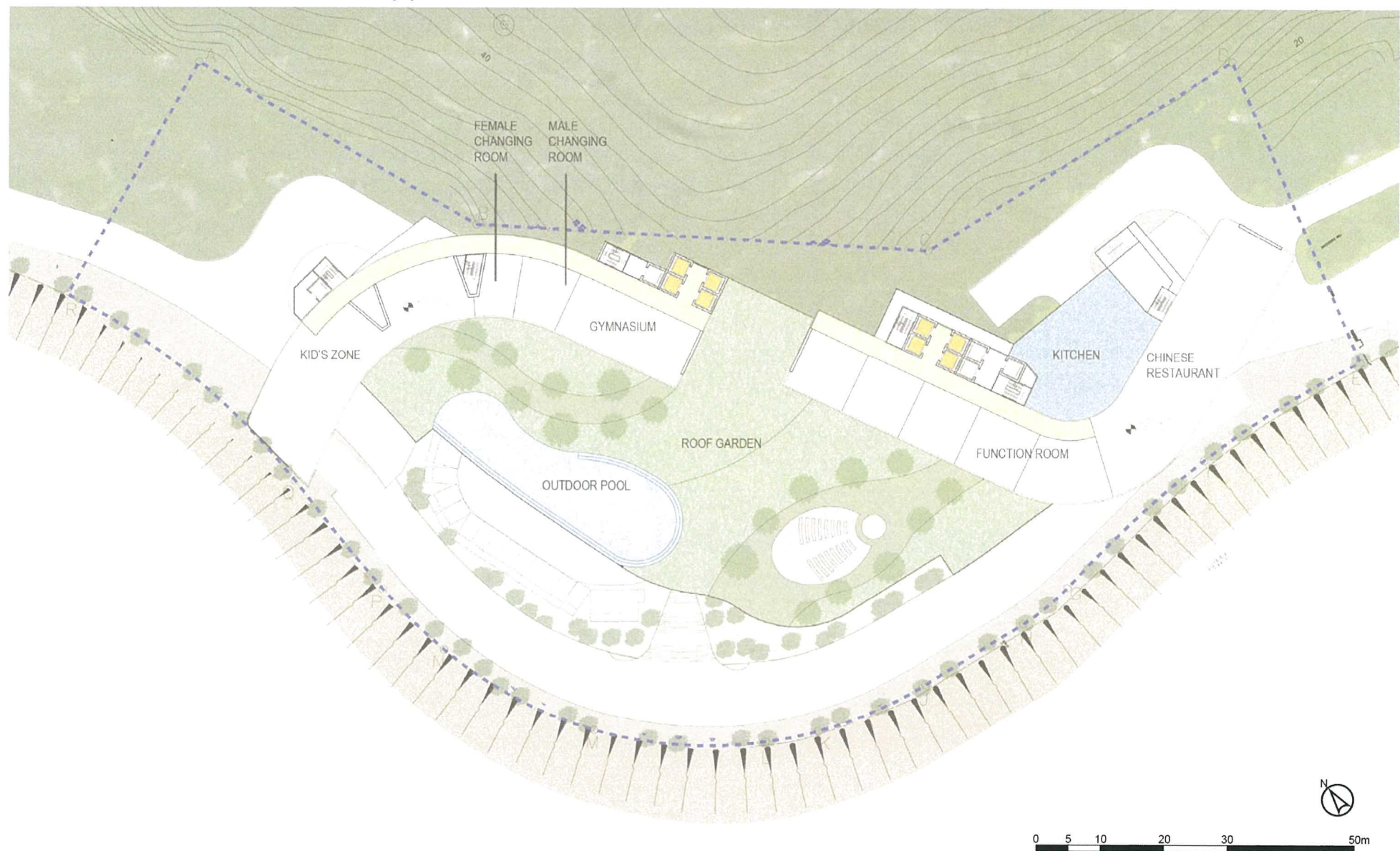
Second Floor Plan of 2016 Approved Scheme



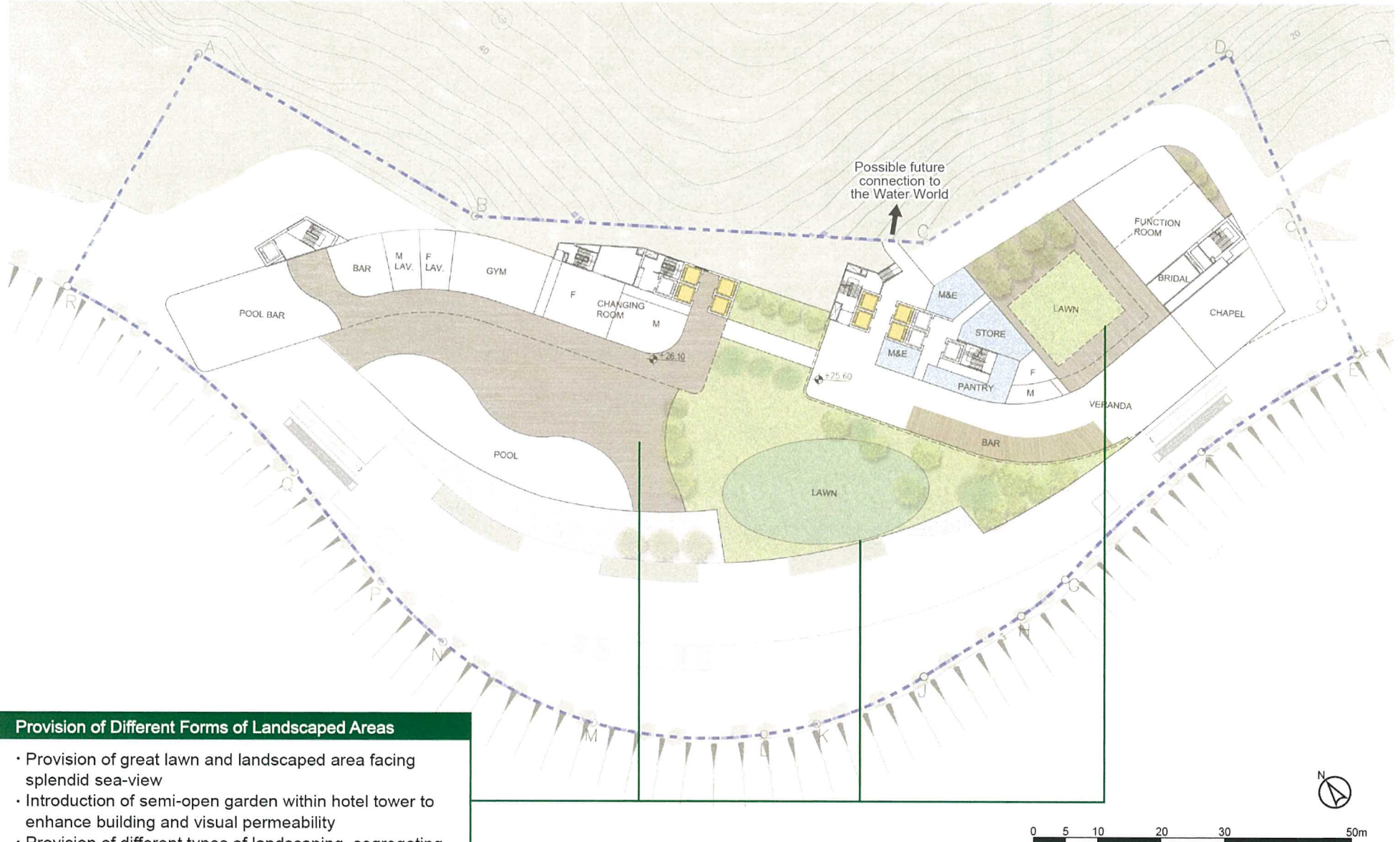
Second Floor Plan of Current Updated Scheme



Third Floor Plan of 2016 Approved Scheme



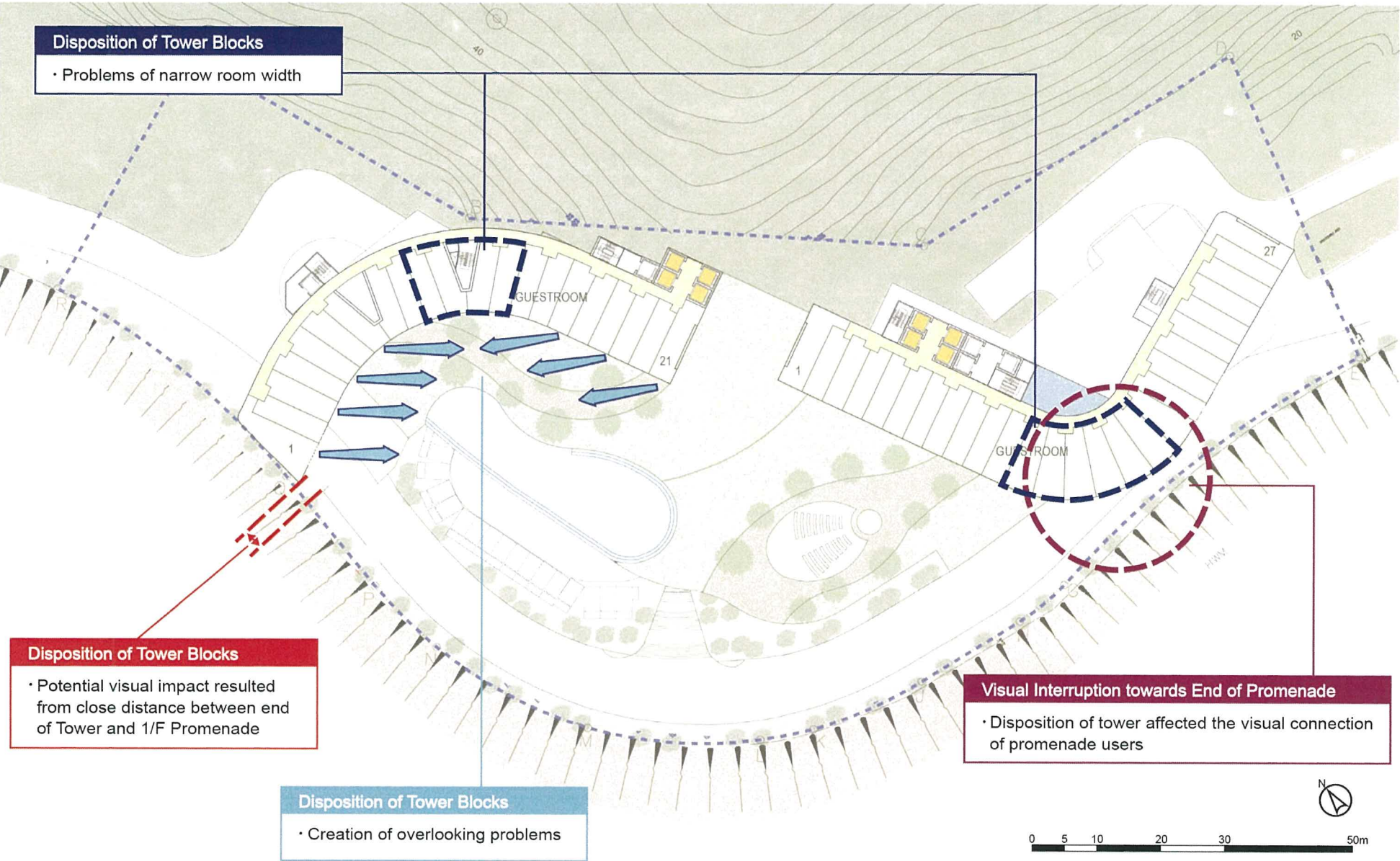
Third Floor Plan of Current Updated Scheme



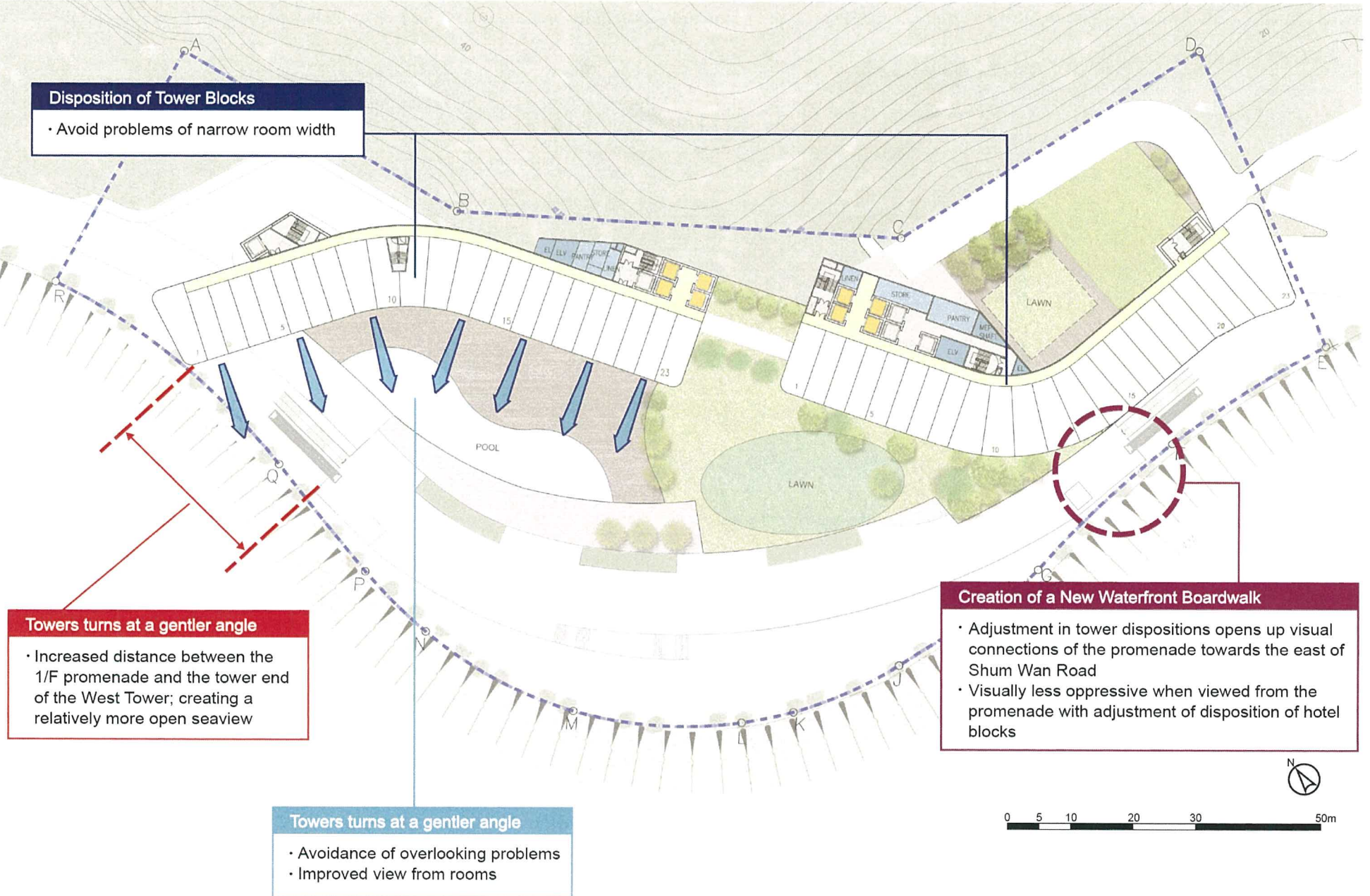
Provision of Different Forms of Landscaped Areas

- Provision of great lawn and landscaped area facing splendid sea-view
- Introduction of semi-open garden within hotel tower to enhance building and visual permeability
- Provision of different types of landscaping, segregating private recreational space from public viewing deck and lawn area
- Incorporation of landscape features like climbers to soften the building edges

Typical Floor of 2016 Approved Scheme



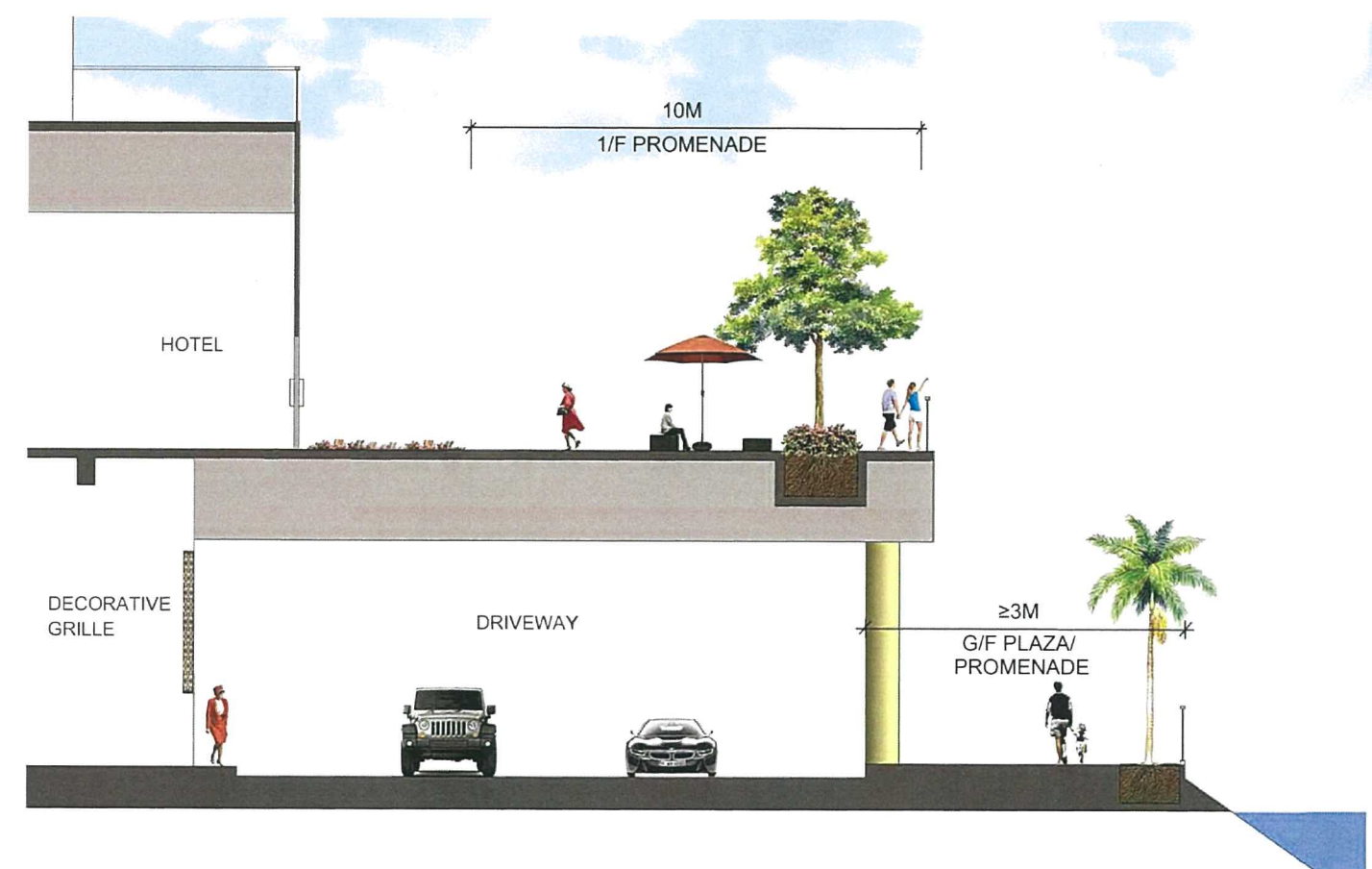
Typical Floor of Current Updated Scheme



Indicative Section of 2016 Approved Scheme



Indicative Section of Current Updated Scheme




Perspective Drawing A of 2016 Approved Scheme



Perspective Drawing A of Current Updated Scheme



Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

	Title	Comparison of Perspective Drawing A				Checked	DH	Drawn	PW
						Rev	1	Date	Aug 2017
						Scale	N / A	Figure	3.12h


Perspective Drawing B of 2016 Approved Scheme



Perspective Drawing B of Current Updated Scheme



Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

	Title	Comparison of Perspective Drawing B				Checked	DH	Drawn	PW
						Rev	1	Date	Aug 2017
						Scale	N / A	Figure	3.12i


Perspective Drawing C of 2016 Approved Scheme



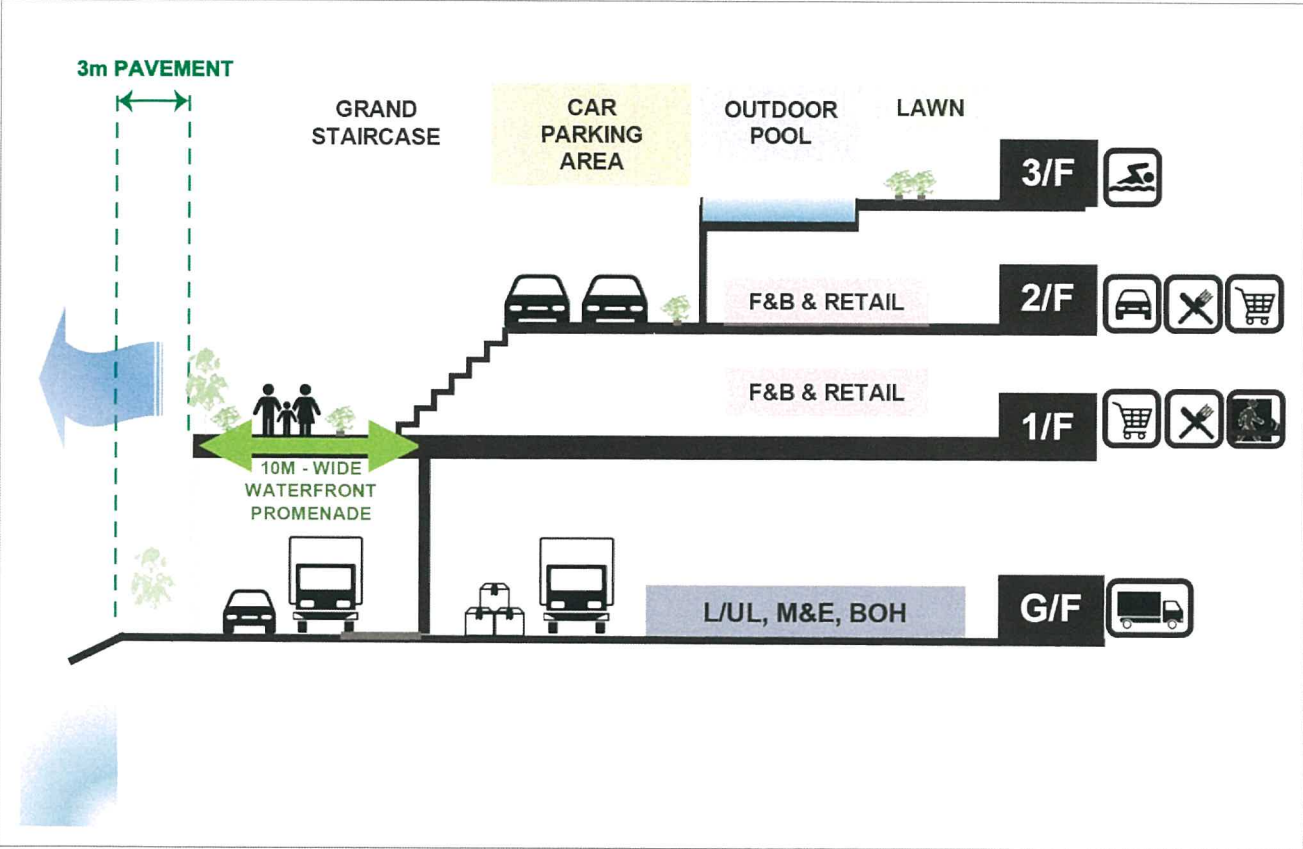
Perspective Drawing C of Current Updated Scheme



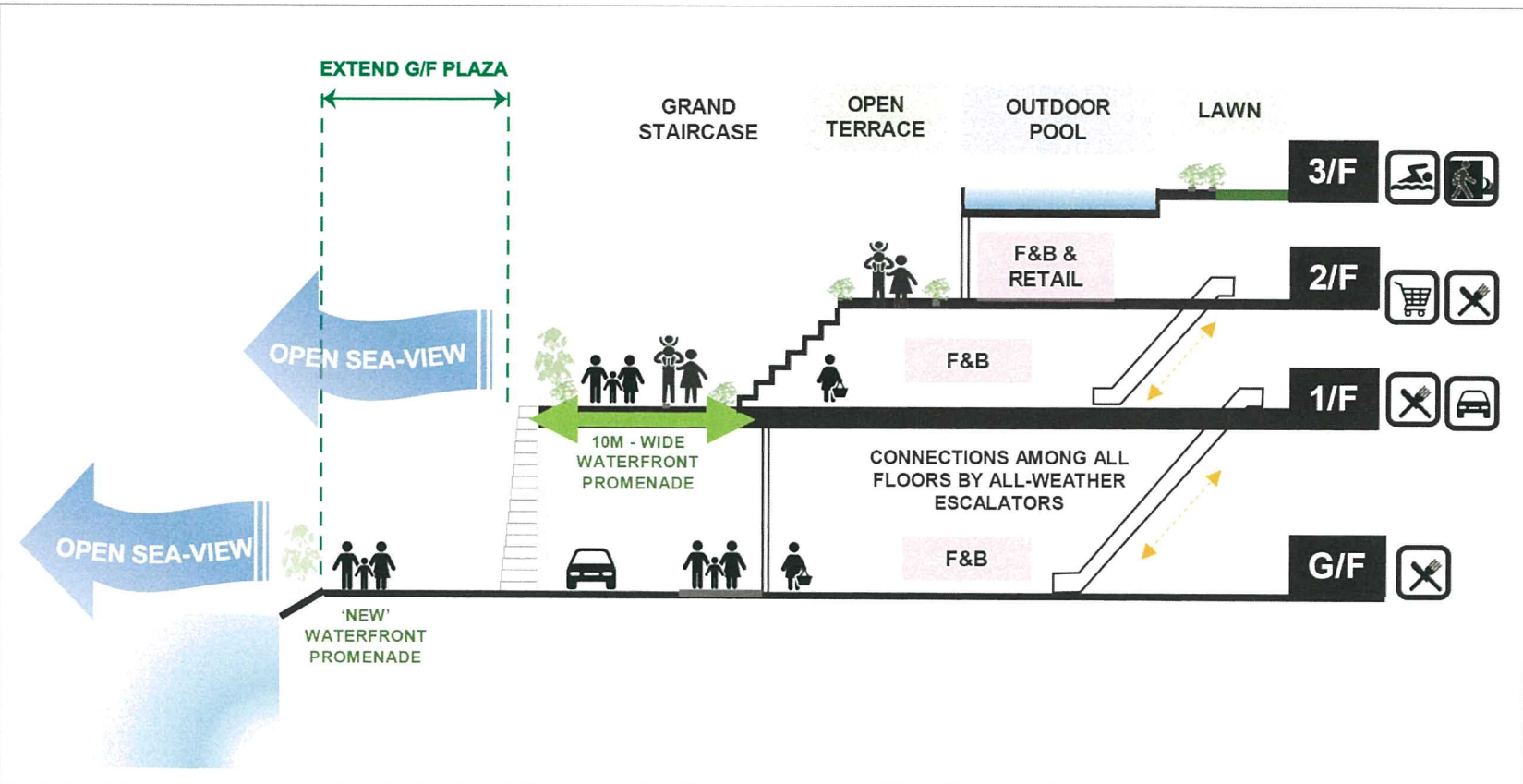
Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

	Title	Comparison of Perspective Drawing C				Checked	DH	Drawn	PW
						Rev	1	Date	Aug 2017
						Scale	N / A	Figure	3.12j

Design Concept of 2016 Approved Scheme



Design Concept of Current Updated Scheme



Appendix C
Visual Impact Assessment

TABLE OF CONTENTS

	Page
1. INTRODUCTION	1
1.1 Background	1
2. THE CURRENT UPDATED SCHEME	2
2.1 Major Development Parameters	2
2.2 Major Considerations and Design Objectives.....	2
2.3 Comparison with the Previous Approved Schemes.....	3
3. VISUAL CONTEXT OF THE APPLICATION SITE AND ITS SURROUNDING AREA	3
3.1 Visual context of the Application Site	3
3.2 Assessment Area and identification of Visual Sensitive Receivers at Public Viewpoints	4
4. ASSESSMENT OF VISUAL IMPACTS	6
4.1 Methodology for the Appraisal of Visual Impact	6
4.2 Potential Source of Visual Impacts	8
Construction phase.....	8
Operational phase	8
4.3 Appraisal of Visual Impacts on Different VSRs	8
VP 1: Views from Existing Shipyards along Ap Lei Chau Praya Road	8
VP 2: Views adjacent to Jumbo Kingdom Floating Restaurant.....	9
VP 3: Views from Vessels using Aberdeen Channel and East Lamma Channel	10
VP4: Views from Vessels using Aberdeen Channel.....	11
5. CONCLUSION.....	12

LIST OF FIGURES

	Following Page
Figure 1.1 Location Plan	1
Figure 2.1 Indicative Master Layout Plan	2
Figure 2.2 Indicative Section AA	2
Figure 2.3 Indicative Section BB	2
Figure 3.1 Area of Visual Influence	4
Figure 3.2 Location of Viewpoints	4
Figure 4.1 VP 1: View from Existing Shipyards along Ap Lei Chau Praya Road	13
Figure 4.2 VP 2: View adjacent to Jumbo Kingdom Floating Restaurant	13
Figure 4.3 VP 3: View from Vessels using Aberdeen Channel and East Lamma Channel	13
Figure 4.4 VP 4: View from Vessels using Aberdeen Channel	13

LIST OF TABLES

	Page
Table 2.1 Key Development Parameters of the Fullerton Hotel	2
Table 4.1 Appraisal Components	6
Table 4.2 Matrix for Appraisal of Significance of the Overall Visual Impact	7
Table 4.3 Classification of Overall Visual Impacts	7
Table 5.1 Summary of Subject VIA	12

1. INTRODUCTION

1.1 Background

- 1.1.1 A planning application (No. A/H15/232) was submitted to the Town Planning Board (the TPB) by the Tourism Commission under Section 16 of the Town Planning Ordinance (TPO) on 20 October 2008 for proposed development of three hotels at the Ocean Park, namely the Ocean Hotel, Fisherman's Wharf Hotel and Spa Hotel.
- 1.1.2 The Application, with a Visual Impact Assessment (VIA) enclosed, was subsequently considered by the Metro Planning Committee (MPC) of the TPB on 19 December 2008 and was approved with conditions (hereafter referred to as the "Original Approved Scheme" or "Original Approval").
- 1.1.3 The Original Approval has then been subject of two Class B Amendment Applications, including Application No. A/H15/232-1 for proposing minor amendments to the Original Approved Scheme relating to Ocean Hotel only (approved on 9 March 2010); and Application No. A/H15/232-2 for extension of time for commencement of development (approved on 30 November 2012).
- 1.1.4 In respect to the Fisherman's Wharf hotel (which is now provisionally renamed as the "Fullerton Hotel Ocean Park Hong Kong") (hereafter referred to as the "Fullerton Hotel") which is located at the waterfront of Tai Shue Wan (hereafter referred to as the "Application Site") as shown in **Figure 1.1**, an indicative scheme was submitted via the compliance of approval condition (a) (*i.e. the building form, layout, design, disposition and building height of the proposed hotel developments to the satisfaction of the MPC of the TPB*) on 29 July 2016. The indicative scheme was later approved by the MPC on 26 August 2016.
- 1.1.5 Taking into account the advisory comments from MPC to fine-tune the building design so as to enhance the cascading effect of the hotel development, a further refined indicative scheme with an enhanced building height profile (*i.e. with stepped building height ranging from 62mPD to 69mPD at West Tower*), with a revised VIA, was submitted to the Planning Department (PlanD) on 26 October 2016 (hereafter referred to as the 2016 Approved Scheme).

- 1.1.6 Upon approval of the indicative scheme in 2016, the Applicant has proceeded with the detailed design of the hotel development. With an aim to enhancing the waterfront experience at the hotel as well as taking into account various detailed technical considerations, some design revisions have been proposed onto the indicative scheme (hereafter referred as the "Current Updated Scheme").

- 1.1.7 By comparing against the 2016 Approved Scheme, the subject VIA would mainly highlight and evaluate the changes in visual compatibility and degree of visual changes due to the proposed minor changes in building design under the Current Updated Scheme.

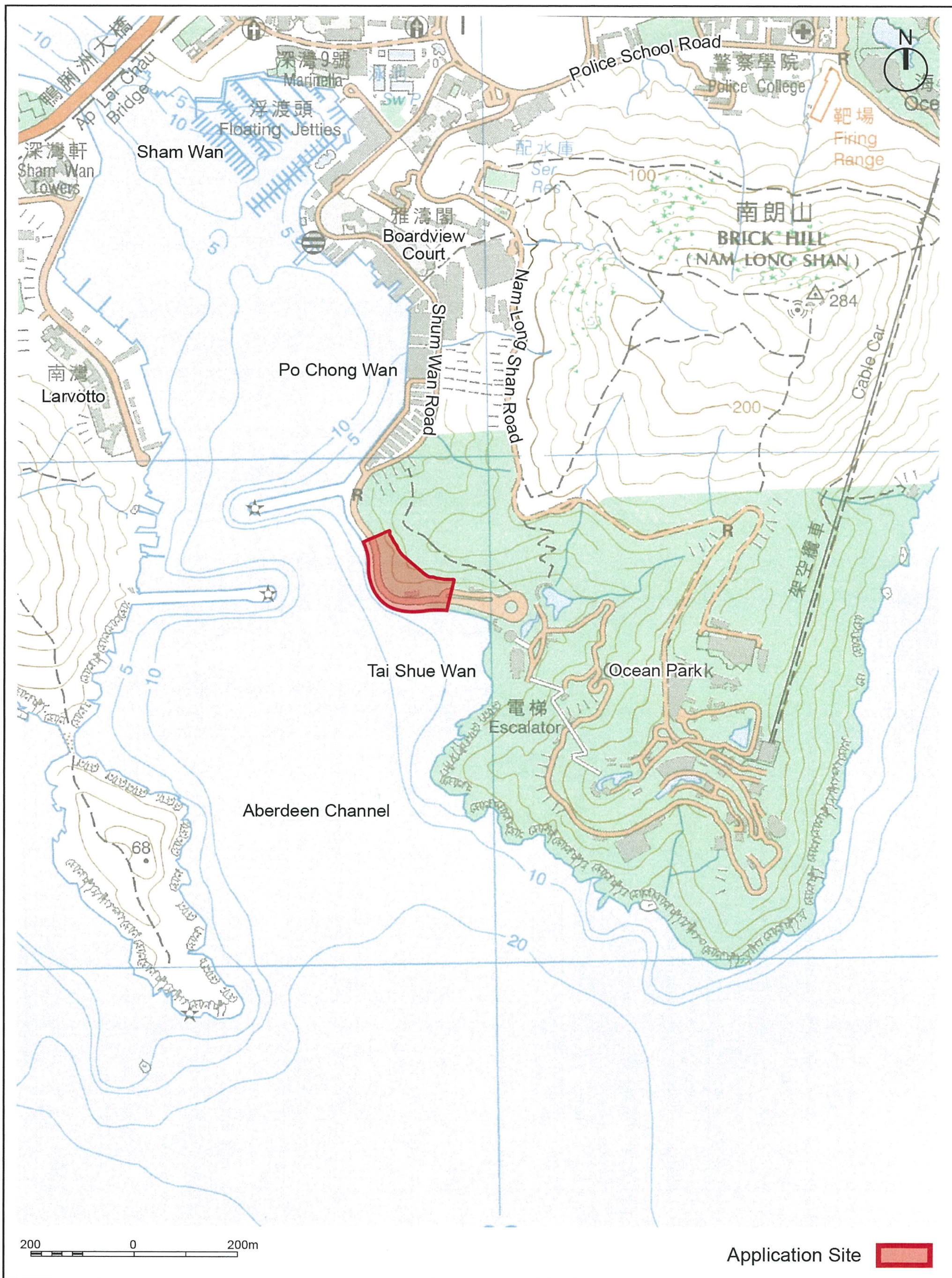
- 1.1.8 This updated VIA covers the following sections:-

Section 2: describes the Current Updated Scheme;

Section 3: identifies the visual context of the Application Site, and the visual sensitive receivers at key public viewpoints;

Section 4: appraises the potential visual impacts induced by the Current Updated Scheme as compared with the 2016 Approved Scheme; and

Section 5: summarizes the findings of the VIA.



Application Site

**Ilewelyn
davies**

Title
Location Plan

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale	Figure		
NA	1.1		

2. THE CURRENT UPDATED SCHEME

2.1 Major Development Parameters

2.1.1 The Original Approval ascertained the major development parameters for the three hotels at Ocean Park, namely the Ocean Hotel, the Fisherman's Wharf Hotel (now renamed as the Fullerton Hotel at the Application Site) and the Spa Hotel. The key development parameters as approved under the Original Approved Scheme have been respected under the previous 2016 Approved Scheme and the Current Updated Scheme. **Table 2.1** below outlines the key development parameters of the Fullerton Hotel. The Indicative Master Layout Plan and Sections of the Current Updated Scheme are provided at **Figures 2.1 - 2.3**.

**Table 2.1 Key Development Parameters of the Fullerton Hotel
(Previously known as the "Fisherman's Wharf Hotel")**

	Original Approved Scheme (2009)	2016 Approved Scheme	Current Updated Scheme
Site Area	12,400m ²	12,400 m ²	12,400 m ²
Plot Ratio (PR) (approx.)	3.27	3.27	3.27
Total Gross Floor Area (GFA) (approx..)	40,570 m ²	40,570 m ²	40,570 m ²
Site Coverage (SC)			
- Hotel Block	40%	25%	25%
- Podium	68%	68%	68%
Maximum Building Height	74mPD	73.5mPD	73.5mPD
No. of Storeys	Not more than 14	Not more than 14	Not more than 14
No. of Guest Rooms	Not more than 460	Not more than 460	Not more than 460
Average Room Size (Approx.)	40 m ²	40 m ²	40 m ²
No. of Parking Spaces			
- Private Car	20	20	20
- Motorcycle	1	1	1
No. of Lay-bys			
- Private Car/ Taxi	6	6	6
- Tour Bus	4	4	4
No. of Loading / Unloading Bay	6	6	6

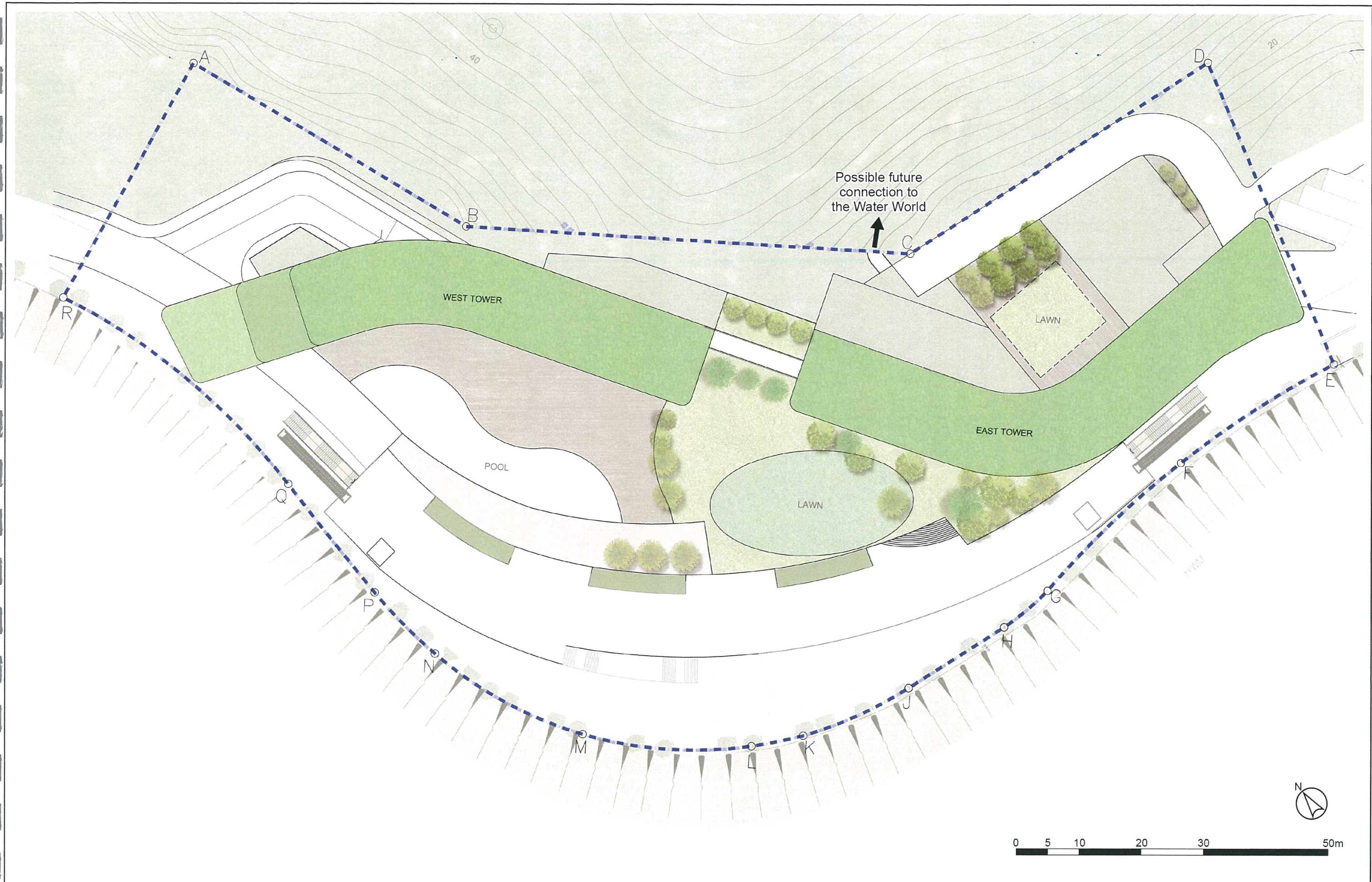
2.1.2 Similar to the 2016 Approved Scheme, the two towers are proposed close to the mountain at the back and sit on top of a 4-storey terraced and landscape podium cascading towards the sea. The two curvilinear towers are separated by a 15m building gap to improve the visual permeability, allow visual penetration to the natural backdrop behind, reduce the visual bulk and promote visual diversity of the building blocks. Despite slight modification to the form of the two towers, the 15m-wide building separation has been maintained to ensure air and visual permeability. The adopted stepped building height profile towards the waterfront echoes with the existing topography, which helps the proposed hotel integrating with the extensive green backdrop (i.e. Brick Hill).

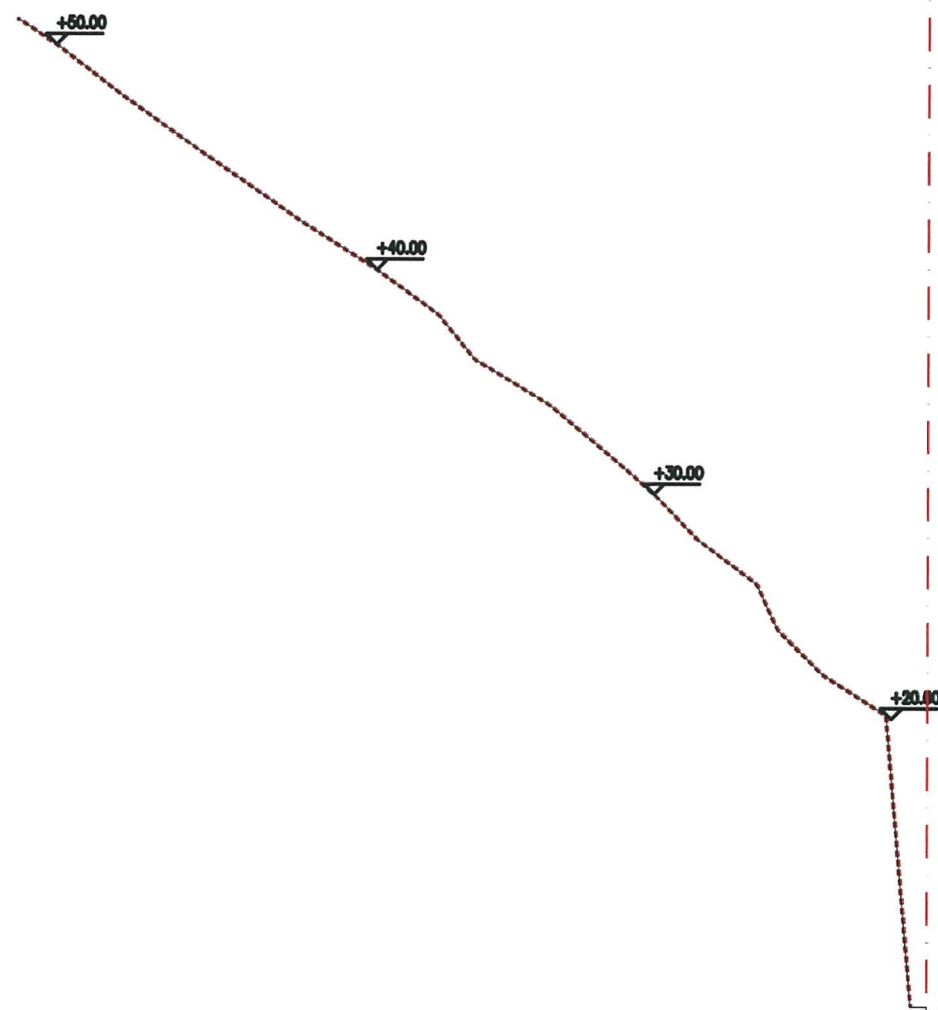
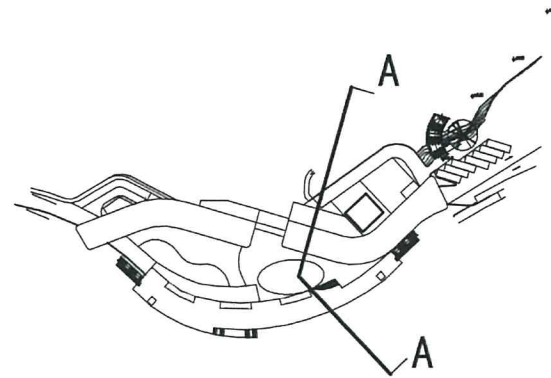
2.2 Major Considerations and Design Objectives

2.2.1 The design of the Fullerton Hotel has been further enhanced upon previous approval in 2016, given the continuous effort of the Applicant in making further refinements by incorporating comments from government departments received under various submissions, stakeholders and District Council, as well as complementing the latest development status of the nearby Water World which shall be completed in 2018.

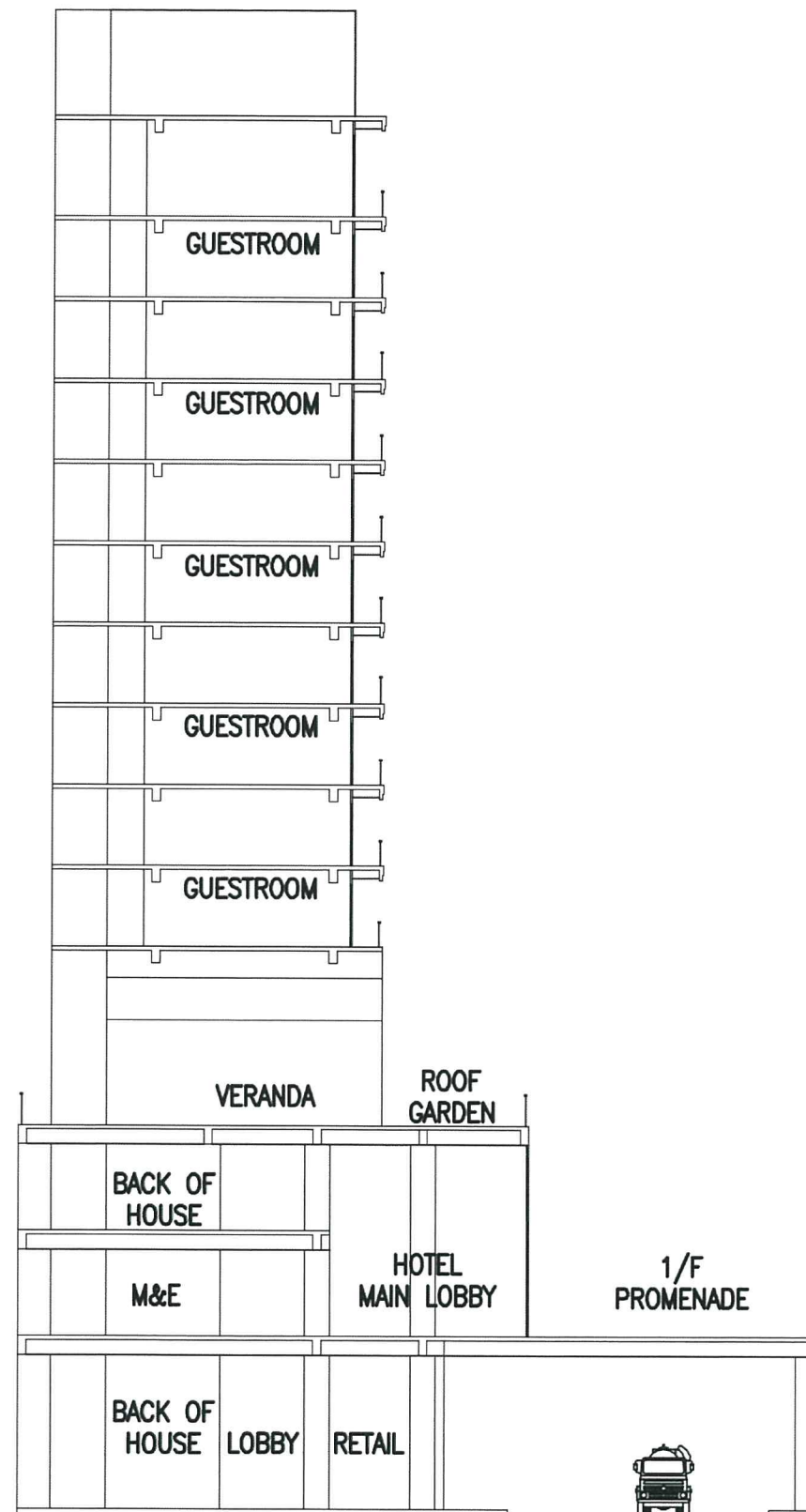
2.2.2 The Current Updated Scheme is formulated with the following major design objectives:

- To further enhance the overall waterfront experience with a more welcoming design at all podium levels for the hotel visitors and the general public;
- To better utilise the hotel's waterfront location and its open sea-view by further enhancing the design of the promenade;
- To optimise its compatibility with the natural setting (i.e. minimise the disturbance to the waterfront and headland profile);
- To respect the key design merits and development parameters as approved under the previous schemes; and
- To refine the hotel block design with consideration to detailed technical and structural considerations.

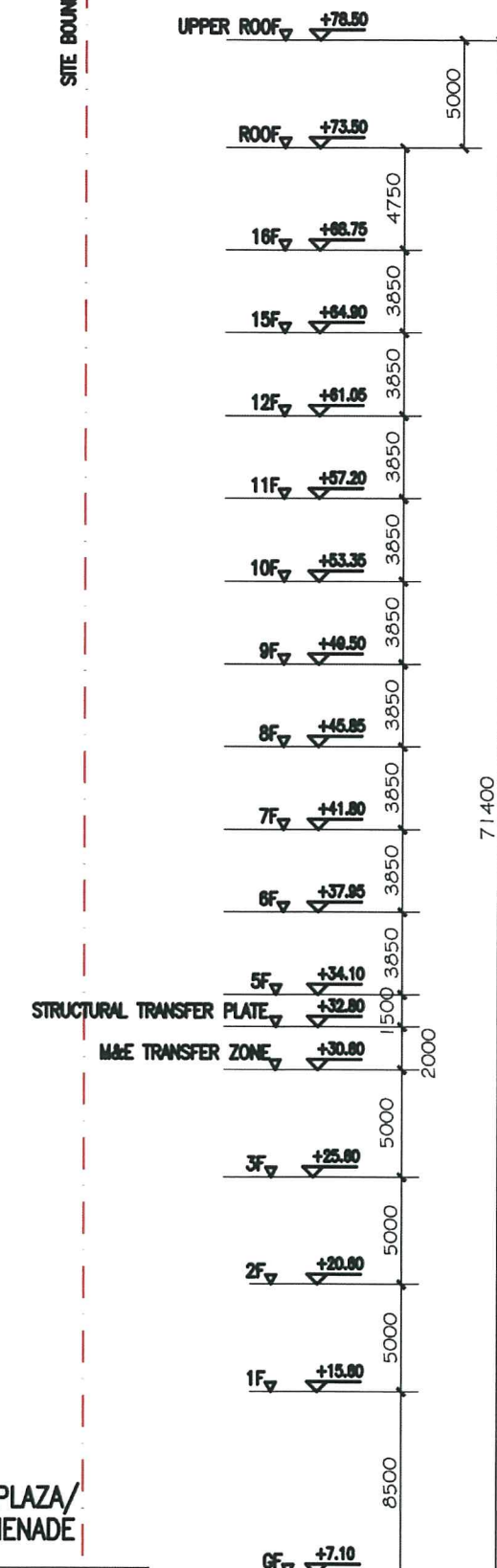




SITE BOUNDARY



SITE BOUNDARY



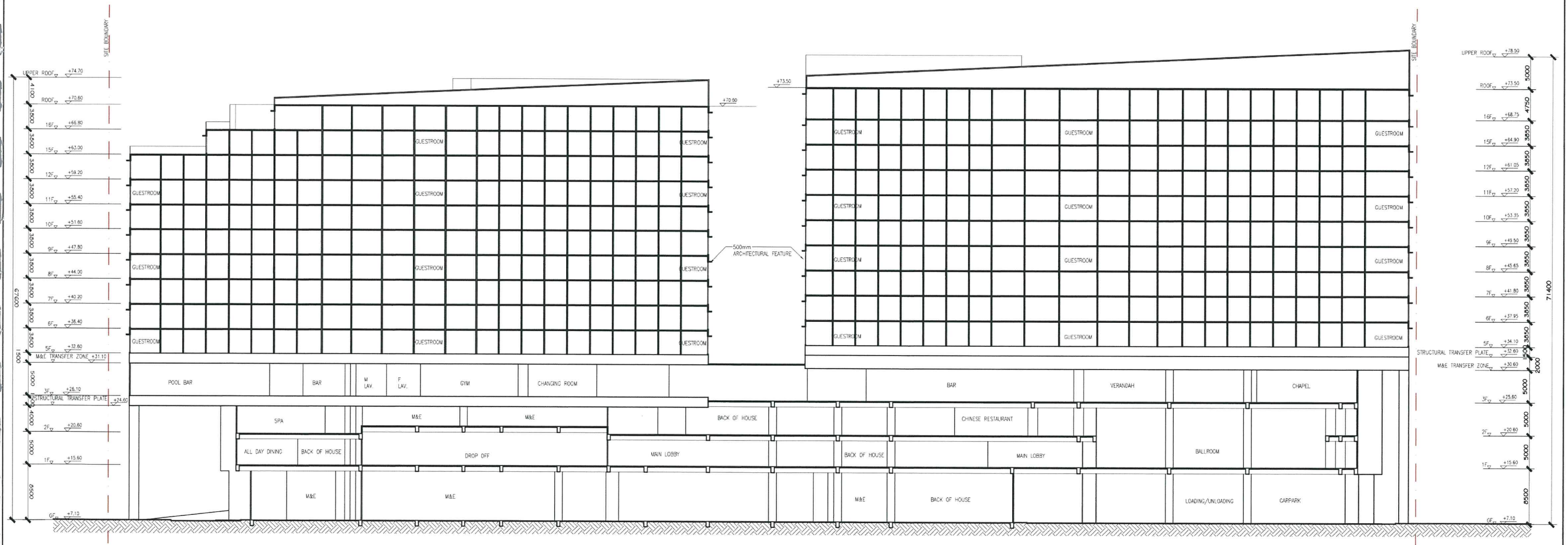
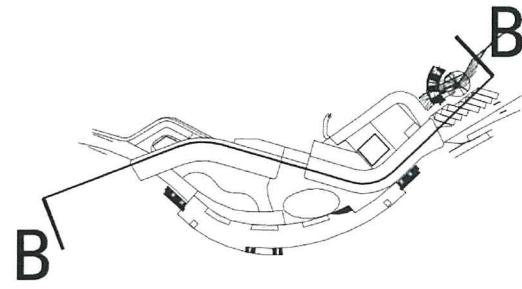
Remarks
 (1) No. of storeys marked on plan refer to the number of storeys above ground.
 (2) All spot levels marked on building structures (including hotel tower / podium floors) refer to the main roof levels.
 (3) The site boundary as indicated on plan is the same as the one under the '2016 Approved Scheme'.

**llewelyn
davies**

Title

Indicative Section AA

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale		Figure 2.2	



Remarks

- (1) No. of storeys marked on plan refer to the number of storeys above ground.
- (2) All spot levels marked on building structures (including hotel tower / podium floors) refer to the main roof levels.
- (3) The demarcation of guestrooms on plan is for indicative purpose only.
- (4) The site boundary as indicated on plan is the same as the one under the '2016 Approved Scheme'.
- (5) The total number of storeys of "not more than 14 storeys" will be respected in the Current Updated Scheme, while G/F high level may be utilized for MEP plants platform / mezzanine with necessary cat ladder / catwalk / access etc. for future maintenance at subsequent detailed design stage.

**llewelyn
davies**

Title

Indicative Section BB

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale		Figure 2.3	

2.3 Comparison with the Previous Approved Schemes

2.3.1 The Original Approved Scheme was intended to ascertain the major parameters for the three hotels to allow prospective bidders to formulate their schemes, hence the design was yet to be finalized. With a view to following up the Original Approval, the building form, layout, design, disposition and building height of the proposed Fullerton Hotel was subsequently approved under the 2016 Approved Scheme. Therefore, the 2016 Approved Scheme serves as the baseline of the current submission.

2.3.2 The Current Updated Scheme only proposes slight modifications to the 2016 Approved Scheme for enhancement purposes. In addition to the design enhancements elaborated in the main report, all other design features and merits under the 2016 Approved Scheme have been duly respected under the Current Updated Scheme:-

- The hotel towers are set back from the waterfront to reduce the perceived building mass;
- The layout of the two curvilinear blocks separated by a 15m building gap is generally maintained;
- A terraced podium is provided with cascading open decks looking towards the sea;
- A 4-tiers of height profile design is retained to provide a similar height variation;
- The grand staircase linking 1/F and 2/F is retained;
- A waterfront promenade opened up for public access 24 hours free of charge is respected
- The great lawn and landscaped terraces are retained to front the water creating a sustainable resort type environment for public enjoyment; and
- Same as the 2016 Approved Scheme, the projected façade length of the Current Updated Scheme remains at not more than 60m.

2.3.3 As compared with the 2016 Approved Scheme, the Current Updated Scheme only proposes further enhancements mainly related to the changes of internal layout to foster better integration between the hotel and the waterfront and minor change of podium form to provide a more open and welcoming waterfront for the public. Only slight adjustment of the proposed hotel form and disposition is resulted from the proposed enhancements.

3. VISUAL CONTEXT OF THE APPLICATION SITE AND ITS SURROUNDING AREA

3.1 Visual context of the Application Site

3.1.1 Up till today, it is several months after the approval of the VIA in support of the 2016 Approved Scheme. It is considered that there is no change to the local and wider visual context of the Application Site. Hence, this VIA shall focus on addressing the possible visual impact induced by the Current Updated Scheme (if any) by comparing against the 2016 Approved Scheme under the same visual context.

Local Context

3.1.2 The Application Site is currently covered by shrubland, and existing Discharge Pump Room and a section of the existing Shum Wan Road.

Wider Context

3.1.3 The Application Site is surrounded by a mixture of uses as demonstrate as follows:

3.1.4 To the north and east are the foothills of Brick Hill (Nam Long Shan). To the northwest is Po Chong Wan Temporary Industrial Area which is zoned "Government, Institution or Community" ("G/IC") and subject to a maximum building height restriction of 2 storeys. Waterbodies to the northwest include Po Chong Wan and Shum Wan where berths are located. Further to the northwest are shipyards, zoned "Industrial" ("I") with a maximum building height restriction of 2 storeys and high-rise residential developments including Larvotto, Sham Wan Towers, Yu On Court and Lei Tung Estate, which are subject to maximum building height restrictions of 140mPD to 160mPD.

3.1.5 To the immediate southeast of the Application Site is the planned Water World of Ocean Park which shall be completed in 2019. The planned Water World is subject to a statutory building height restriction of 2 storeys. A planning application for minor relaxation of building height restriction was approved with conditions by the Metro Planning Committee of the TPB on 23 May 2014. The Summit of the Ocean Park is located to the further east of the Application Site. To the south and west are the waterbodies including Tai Shue Wan and Aberdeen Channel; and to the west is Tia Shue Wan while further west is Yuk Kwai Shan of Ap Lei Chau which is zoned "Green Belt" ("GB").

3.2 Assessment Area and identification of Visual Sensitive Receivers at Public Viewpoints

Assessment Area

- 3.2.1 The Assessment area (i.e. the Visual Envelope) should cover the area of visual influence within which any part of the proposed hotel development is visible from key sensitive viewers. According to TPB PG - No.41, the assessment boundary is set out with regards to the size of the development, the site context, and the distance and location of the VSRs. According to the general guideline for setting out the assessment area as stated in the aforesaid guideline, it should equal to approximately three times of the overall building height of the Current Scheme. By adopting the maximum building height of 73.5mPD (i.e. an absolute building height of 66.5m), this results in a radius of 199.5m (i.e. 66.5m x 3) from the closest point of the Current Updated Scheme (**Figure 3.1** refers)

Visual Elements

- 3.2.2 Upon review, positive visual elements and negative visual elements within the assessment area have been explored and identified for assessment. Positive visual elements include major sky view, physical structures, harbour, natural coastline, ridgeline, mountain backdrop, woodland and streams. Negative visual elements include pylons, sewage treatment plants, refuse collection points and ventilation shafts.
- 3.2.3 Regarding the visual elements outside assessment area, positive visual elements in the vicinity of the Application Site include East Lamma Channel, Brick Hill, Yuk Kwai Shan in Ap Lei Chau and Ap Lei Pai. The perceivable positive visual elements which are far from the Application Site include Tin Wan Shan and Bennet's Hill. The negative visual elements include the shipyards along Ap Lei Chau Praya road.

Visual Sensitive Receivers (VSRs)

- 3.2.4 Key visual sensitive receivers (VSRs) are the people who have direct view of the Application Site from the most affected VPs in the Area of Visual Influence (AVI) and are likely to be affected most by the proposed visual change. According to TPB PG - No.41, the VSRs include the public at key pedestrian nodes, popular areas for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing and the public at prominent travel routes where traveller's visual attention may be caught by the proposed visual change.

- 3.2.5 VSRs are also categorized based on the characters and what they engage in at the public VPs. The sensitive receives to visual change will be influenced by:

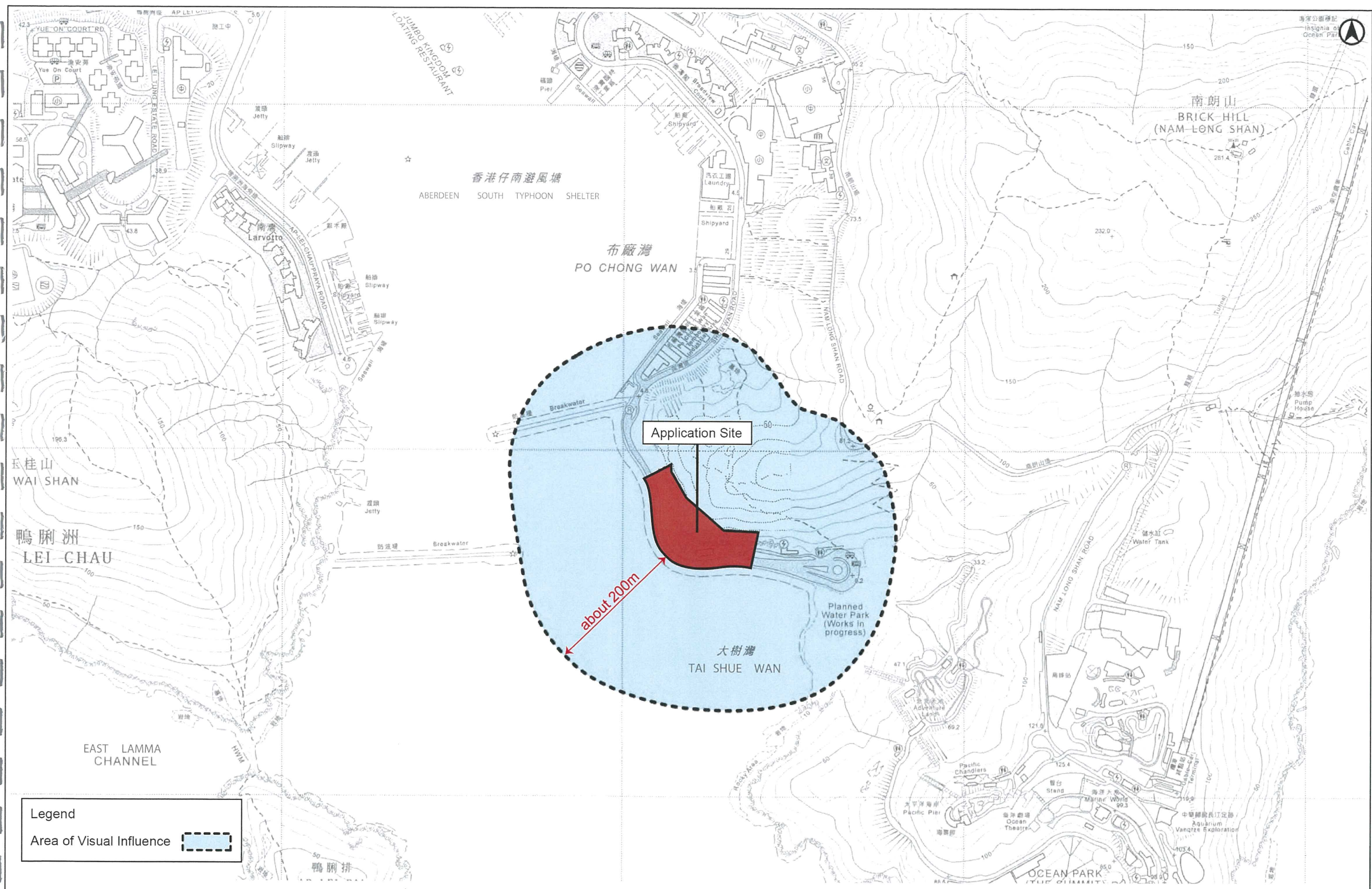
- the activities they are engaged in;
- the duration which the hotel development is visible;
- view towards the change is full or partial; and
- the public perception towards the hotel development.

- 3.2.6 Based on the above criteria, VSRs' sensitivity towards visual change at the Application Site are categorised into 3 classifications (i.e. "High", "Medium" and "Low").

- 3.2.7 The assessment area covers a relatively limited extent of area and there are no major VSRs identified. Nonetheless, according to the VIA of the Original Approved Scheme, 3 nos. of VSRs were identified and adopted in the respective VIA in view of the geographical and topographical conditions of the Site. VP4 was identified in the VIA of the 2016 Approved Scheme to demonstrate the effect of the proposed development from a closer publicly accessible location.


- 3.2.8 In this VIA prepared for the Current Updated Scheme, the abovementioned 4 nos. of VSRs were identified as representative Viewpoints (VPs) to determine whether the Current Updated Scheme shall adversely impact the positive visual elements as compared with the 2016 Approved Scheme. Considering that all key development parameters of the previous scheme are unchanged and the proposed magnitude of change of the Current Updated Scheme is relatively minor, the previous approved 4 nos. VSRs at the VPs are considered sufficient for the subject assessment.

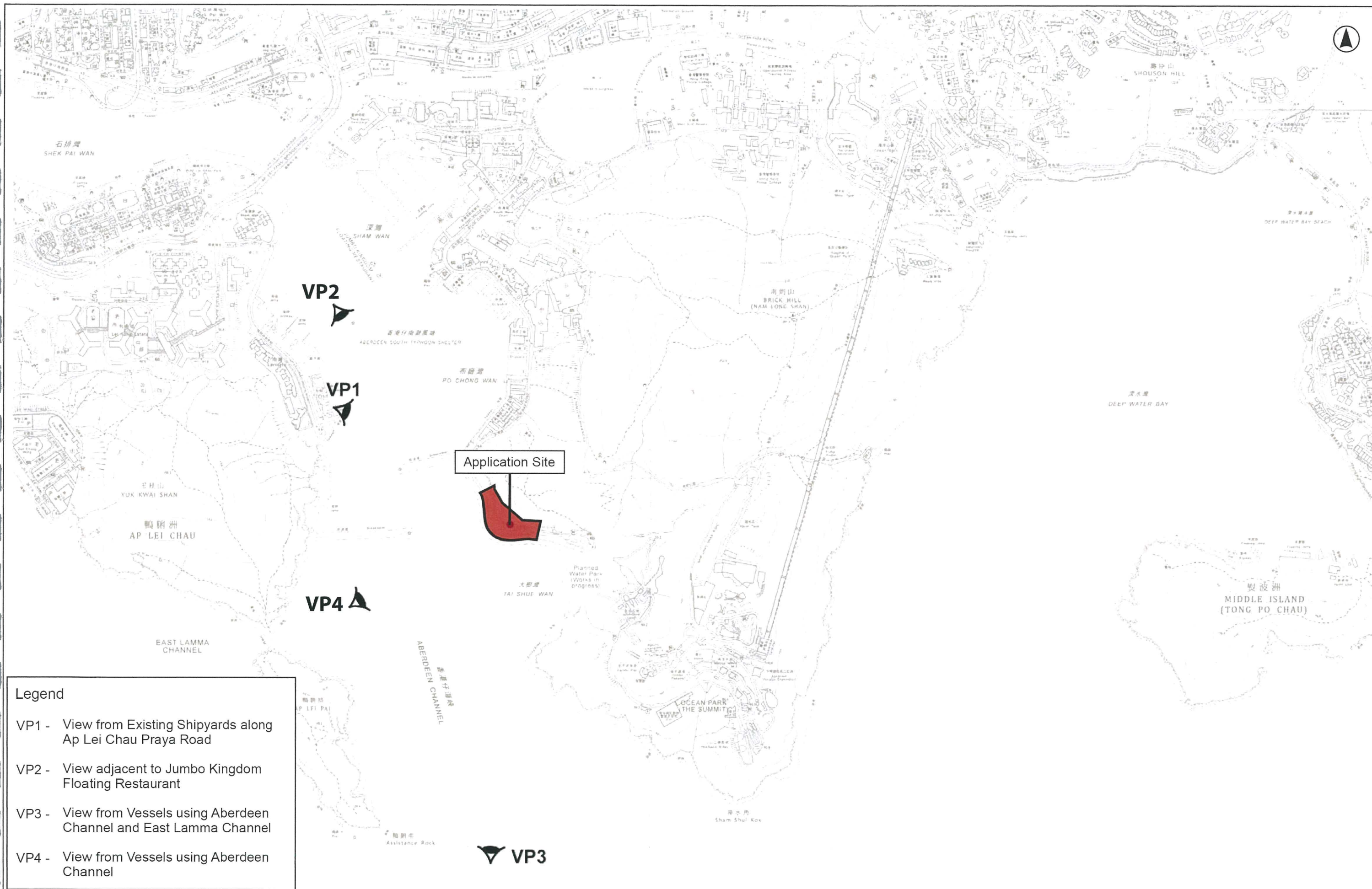
- 3.2.9 Below describes the visual sensitivity of the selected VSRs of the Subject VIA. Locations of the selected VSRs (VPs) are also illustrated at **Figure 3.2**.



Legend

Area of Visual Influence

	Title	Area of Visual Influence	Checked	DH	Drawn	PW
			Rev	0	Date	Aug 2017
			Scale	Figure		
1:5000		3.1				



VSRs at Viewpoint 1 (VP1)

Views from Existing Shipyards along Ap Lei Chau Praya Road

the future visual condition from this VP. As this VP represents passengers of boats traversing the Aberdeen Channel and daily boat trips are not frequent, the visual sensitivity of the VSRs at this VP is considered **low**.

3.2.10 This public VP is located in Aberdeen South Typhoon Shelter and the VSRs have open views towards the Application Site. VSRs at this VP generally refer to the workers of the shipyards or the passengers of vessels berthed adjacent to the shipyards. Viewpoint across the Aberdeen South Typhoon Shelter, particularly regarding the impact on the public view of the ridgeline shall be considered. With a distance of about 470m to the northwest of the Application Site and the views of the VSRs towards the Application Site are mainly transient in nature, the visual sensitivity of VSRs at this VP is considered **medium**.

VSRs at Viewpoint 2 (VP2)

Views adjacent to Jumbo Kingdom Floating Restaurant

3.2.11 This public VP is located in Sham Wan. VSRs at this VP generally refer to the passengers of boats travelling to/from Aberdeen Marina Club, tourists of Sampan tours as well as visitors to the Jumbo Kingdom Floating Restaurant. Given a distance of approximately 700m to the northwest of the Application Site, the visual sensitivity of the VSRs at this VP is considered **medium**.

VSRs at Viewpoint 3 (VP3)

Views from Vessels using Aberdeen Channel and East Lamma Channel

3.2.12 This public VP is located approximately 900m to the south of the Subject Site. VSRs at this VP generally refer to passengers or workers of boats/ships traversing the Aberdeen Channel / East Lamma Channel. Given the far distance from the Application Site, the visual sensitivity of the VSRs at this VP is considered **low**.

VSRs at Viewpoint 4 (VP4)

Views from Vessels using Aberdeen Channel

3.2.13 This viewpoint is located approximately 470m to the west of the Subject Site. This VP is adopted in the 2016 Approved Scheme to demonstrate the visual impact of the development from a closer publicly accessible location. Considering that the future Water World of Ocean Park is located in the close proximity of the proposed hotel development and will be visible from this VP, this to-be-completed Water World is also included in the photomontage to reflect

4. ASSESSMENT OF VISUAL IMPACTS

4.1 Methodology for the Appraisal of Visual Impact

4.1.1 This section evaluates the visual impact of the Current Updated Scheme by comparing it with the 2016 Approved Scheme. Reference is made to TPB PG-No. 41 and **Table 4.1** below summarises the relevant appraisal components. Generally, the VIA is carried out on the basis of visual composition, visual obstruction, effect on visual resources and effect on public views.

Table 4.1 – Appraisal Components

Appraisal Components	Major Considerations
Visual Composition	Visual composition is the total visual effect of the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportion and characters vis-à-vis the overall visual backdrop. Visual composition may results in visual balance, compatibility, harmony, unity or contrast. The appraisal should have due regard to the overall visual context and character within the wider and local context.
Visual Obstruction	A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the proposed development from all key public viewing points within the assessment area. Blockage or partial blockage of views which substantially reduce visual permeability, existing panorama, vistas, visual resources or visual amenities should be avoided or minimized, in particular with regard to impact on prominent ridgelines, the harbour, natural coastlines, open sea horizon, skyline, scenic areas, valued landscape, special landmark, heritage features to be preserved, etc. The degree of visual obstruction can sometimes be reduced by repositioning of building blocks or scaling down building mass.

Effect on Visual Resources	The condition, quality and character of the assessment area may change positively or negatively as a result of a development. The applicant should appraise if the proposed development may improve or degrade the condition, quality and character of the assessment area and any on-site and off-site visual impact such as that on the visual resources, visual amenities, area of special character, natural and built heritage, sky view, streetscape, townscape and public realm related to the development. Any proposal to enhance or mitigate the impact through design measures, such as design to improve visual permeability, greening, streetscape improvement, landscape screening for visually intrusive elements e.g. carparks, plant rooms, retaining walls, etc. should be included and presented.
Effect on Public Viewers	The effects of visual changes from key public viewing points with direct sightlines to the proposed development should be assessed and demonstrated in VIA. The changes in views to the existing and future public viewers should be compared before and after the proposed development. The cumulative impact with any known planned developments as permitted by the statutory plans should be taken into account where possible. The appraisal should take into account the public perception of value attached to the views currently enjoyed, and any likely visual concerns from the general public, e.g. concerns on sore thumb development, visual impermeability, wall effect, neighbourhood identity and character, etc. In the likelihood of such public concerns, the appraisal should explain how to avoid or address the negative visual impact. The effects of the visual changes can be graded qualitatively in terms of magnitude as substantial, moderate, slight or negligible.

4.1.2 The significance of the overall visual impact to the VSRs is a synthetic analysis between the visual sensitivity of VSRs towards the Application Site and the VSRs' perception of the magnitude of change from the above four aspects. The resultant overall visual impact can be rated as 'Significantly Adverse', 'Moderately Adverse', 'Slightly Adverse' or 'Negligible' (Table 4.2 refers).

Table 4.2 Matrix for Appraisal of Significance of the Overall Visual Impact

		Sensitivity of VSRs		
		Low	Medium	High
Magnitude of Change	Negligible	Negligible	Negligible	Negligible
	Slight	Negligible / Slightly Adverse	Slightly Adverse / Moderately Adverse	Moderately Adverse
	Moderate	Slightly Adverse / Moderately Adverse	Moderately Adverse	Moderately Adverse / Significantly Adverse
	Substantial	Moderately Adverse	Moderately Adverse / Significantly Adverse	Significantly Adverse

Remarks: The resultant overall visual impacts are classified as negligible or negative (i.e. ranging from negligible to significantly adverse) unless the proposed development exhibits visual effects that enhance the visual quality.

4.1.3 According to 'TPB PG-No. 41', the classification of the significance of the overall visual impacts and its associated descriptions are set out in Table 4.3.

Table 4.3 Classification of Overall Visual Impacts

Classifications	Descriptions
Significantly Adverse	The proposed development will in overall terms cause serious and detrimental visual impacts on most of the identified key public VPs even with mitigation measures.
Moderately Adverse	The proposed development will, with or without mitigation measures, result in overall terms in negative visual effects to most of the key identified key public VPs.
Slightly Adverse	The proposed development will, with or without mitigation measures, result in overall terms in some negative visual effects to most of the identified key public VPs.
Negligible	The proposed development will, with or without mitigation measures, in overall terms have insignificant visual impacts on most of the identified key public VPs, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area.
Partly Enhanced / Partly Adverse	The proposed development will exhibit enhanced visual effects to some of the identified key public VPs and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public VPs.
Enhanced	The proposed development in overall terms will improve the visual quality and complement the visual character of its setting from most of the identified key public VPs.

4.2 Potential Source of Visual Impacts

Construction phase

4.2.1 Potential sources of visual impacts during the construction phase will include:

- Earth moving and site formation operations;
- Construction of the proposed hotel development and the necessary construction equipment such as scaffolding and cranes; and
- Temporary construction traffic around the Application Site.

Operational phase

4.2.2 Potential sources of visual impact during the operation phase include:

- The tower block and the podium of the Fullerton Hotel with the green backdrop; and
- Traffic serving the future Fullerton Hotel

4.3 Appraisal of Visual Impacts on Different VSRs

4.3.1 The appraisal of visual impacts on VSRs at the key VPs induced by the Current Updated Scheme are described below. It should be highlighted that, although reference would be made to the existing visual condition at different VPs, the main focus of the subject VIA is to assess the magnitude of visual change induced by the Current Updated Scheme by comparing against the 2016 Approved Scheme. The corresponding photomontages are provided at **Figures 4.1 to 4.4**.

VP 1: Views from Existing Shipyards along Ap Lei Chau Praya Road (Figure 4.1 refers)

4.3.2 **Visual Composition:** Having only slight adjustment of hotel form and disposition, the overall massing of the Current Updated Scheme is considered to be visually identical to the 2016 Approved Scheme. Although the visual changes created by the 2016 Approved Scheme and the Current Updated Scheme is considered to be slightly adverse when compared to the existing condition, the 2016 Approved Scheme and the Current Updated Scheme are all designed to be in harmony with the existing surrounding by minimizing adverse impact on the ridgeline of Brick Hill which is considered as a positive visual element. Similar to the 2016 Approved Scheme, the two towers sitting close to the mountain at the back and on top of a 4-storeys terraced and landscape podium cascading towards the sea also create visual interest for viewers. With a distance of 470m from the Application Site, the visual change in terms of visual disposition by comparing the Current Updated Scheme and the 2016 Approved Scheme is considered to be negligible.

4.3.3 **Visual Obstruction and Visual Permeability:** The existing view of the ridgeline in the background is partially blocked by both the 2016 Approved Scheme and the Current Updated Scheme. Nonetheless, boats berthed in Tai Shue Wan in the foreground partially screen the Fullerton Hotel from the viewers. Since the overall massing of the Current Updated Scheme is comparable with the 2016 Approved Scheme, the effect on visual obstruction and visual permeability is therefore considered negligible.

4.3.4 **Effect on Visual Elements and Resources:** The existing visual elements and resources at this VP mainly consist of the Brick Hill and the sky view. Both the 2016 Approved Scheme and the Current Updated Scheme will slightly affect the visual resources by partially blocking Brick Hill in the background. However, similar to the 2016 Approved Scheme, the existing sky view shall not be affected by the Current Updated Scheme. Since there is only slight modification in terms of block dispositions proposed in the Current Updated Scheme as compared with the 2016 Approved Scheme, and the fact that the overall open scenic view shall not be affected, it is considered that the magnitude of change in the overall visual character induced by the Current Proposed Scheme is considered negligible.

4.3.5 **Effect on Public Viewers:** The VSRs at this VP are mainly members of the public who are working or being the passengers of the vessels berthed adjacent to the shipyards. Since both the 2016 Approved Scheme and the Current Updated Scheme shall not block the view of Brick Hill's ridgeline, and the fact that the Current Updated Scheme exhibits similar visual quality in terms of the impact on public viewers, the public's perception of visual change induced by the Current Updated Scheme is negligible.

4.3.6 With consideration to the above, similar to the 2016 Approved Scheme, the resultant overall visual impact under the Current Updated Scheme when compared with the existing condition is slightly adverse. However, the possible visual impact is **negligible** when comparing the Current Updated Scheme to the 2016 Approved Scheme at VP1.

VP 2: Views adjacent to Jumbo Kingdom Floating Restaurant (Figure 4.2 refers)

4.3.7 **Visual Composition:** Similar to the 2016 Approved Scheme, the Current Updated Scheme will have a slightly disproportionate massing as compared to the existing surrounding environment. However, further to the 2016 Approved Scheme, the Current Updated Scheme has made further design enhancements by adjusting the disposition of the building mass when viewing from this VP. As a result, the tower blocks will be visually conceived as a 'smaller' bulk by the VSRs at this VP. Considering the fact that the proposed hotel is located approximately 700m away from the VSRs at this VP, the visual change in terms of visual composition is considered slightly enhanced when comparing against the 2016 Approved Scheme.

4.3.8 **Visual Obstruction and Visual Permeability:** Both the 2016 Approved Scheme and the Current Updated Scheme shall bring slight obstruction to the existing sky view and partially block the Brick Hill in the background. However, as compared to the 2016 Approved Scheme, the minor adjustment in the tower block disposition and curvature angle of the towers under the Current Updated Scheme, the proposed development shall result in less obstruction to the foothill of Brick Hill. Also, taken into account the long viewing distance and viewing angle from this VP, it is considered that the VSRs will experience no change in visual openness and visual permeability at this VP.

4.3.9 **Effect on Visual Elements and Resources:** The sky view and ridgeline of Brick Hill are the main existing visual elements and resources at this VP. Based on a similar design objective, both the 2016 Approved Scheme and the Current Updated Scheme incorporate design mitigation measures in terms of building form and disposition which minimize obstruction to the existing sky view and intrusion on the ridgeline. Further to the 2016 Approved Scheme, the Current Updated Scheme has been further developed with the design intention in minimising the impacts on the existing visual resources in the surroundings. Thus, when viewing from this VP, the extent of the green backdrop has been expanded under the Current Updated Scheme. With consideration to the proposed change in building form under the Current Updated Scheme, the visual change resulted as compared with the 2016 Approved Scheme is considered slightly enhanced.

4.3.10 **Effect on Public Viewers:** The VSRs at this VP are mainly those who travel on the boats to/from Aberdeen Marina club, tourists of Sampan tours as well as visitors to the Jumbo Kingdom floating Restaurant. Although both the 2016 Approved Scheme and the Current Updated Scheme would slightly affect the existing backdrop being the public scenery, the building mass under the Current Updated Scheme has been reduced and thus the associated impact on public viewers is also reduced correspondingly. Since the nature of the VSRs at this VPs are mainly travellers, the magnitude of visual change on public viewers when comparing against the Current Updated Scheme and the 2016 Approved Scheme is considered negligible.

4.3.11 With consideration to the above, similar to the 2016 Approved Scheme, the resultant overall visual impact under the Current Updated Scheme when compared with the existing condition is slightly adverse. However, the visual interest is **slightly enhanced** when comparing the Current Updated Scheme to the 2016 Approved Scheme at VP2.

VP 3: Views from Vessels using Aberdeen Channel and East Lamma Channel (Figure 4.3 refers)

4.3.12 **Visual Composition:** With reference to the existing visual condition, it is noticed that the proposed hotel is situated at a headland prominent location. As a result, as per the MPC's comments under the previous 2016 approved scheme, a four-tiers of stepped building height (i.e. 62mPD, 65.6mPD, 69mPD and 73.5mPD) is required to be introduced at the West Tower to provide a height variation that is compatible with the headland profile of the adjacent Brick Hill. Similar to the 2016 Approved Scheme, all key design parameters and the important stepped building height profile have been retained in the Current Updated Scheme. Furthermore, the design of the Current Updated Scheme has also introduced an additional level of waterfront promenade. The newly proposed 3-tier terrace design of the waterfront shall create a better transition with the backdrop by blending in with the existing environment. Given the rather far distance of the VP as viewed from the Application Site (i.e. approximately 900m), the building bulk of the proposed hotel would be visually conceived as the natural extensive of Broadview Court, which is similar to that in the 2016 Approved Scheme. As a result, the level of visual change induced by the Current Updated Scheme is considered to be negligible.

4.3.13 **Visual Obstruction and Visual Permeability:** The building footprint is largely similar under the 2016 Approved Scheme and the Current Updated Scheme. When viewing from this VP, similar to the 2016 Approved Scheme, Broadview Court is situated at the back of the Application Site and hence the Current Updated Scheme would contribute similarly in terms of visual obstruction. Given the viewing distance and the viewing angle of this VP, the visual change resulted from the Current Updated Scheme as compared with the 2016 Approved Scheme are considered negligible.

4.3.14 **Effect on Visual Elements and Resources:** The major visual elements at this VP mainly include the existing sky view and the townscape behind. Major perceivable visual elements including Tin Wan Shan, Bennet's hill, Yuk Kwai Shan and Ap Lei Pai would not be affected by the proposed hotel at this VP. Thus, similar to the 2016 Approved Scheme, the Current Updated Scheme will act as an additional iconic feature to complement the existing view. It is considered that the visual impact on the existing visual resources is not detrimental at this VP. In view of the relatively far distance of this VP from the Application Site, the magnitude of change on visual resources when comparing against the 2016 Approved Scheme is considered negligible.

4.3.15 **Effect on Public Viewers:** The VSRs at this VP are mainly passengers of boats traversing the Aberdeen Channel/ East Lamma Channel. Considering the relative small scale of the development as compared to the visual resources nearby and the abundant alternative choices of visual resources for public viewers, similar to the 2016 Approved Scheme, the magnitude of visual impact on public views induced by the Current Updated Scheme is considered to be negligible.

4.3.16 With consideration to the above, similar to the 2016 Approved Scheme, the resultant overall visual impact under the Current Updated Scheme when compared with the existing condition is slightly adverse. However, the possible visual impact is **negligible** when comparing the Current Updated Scheme to the 2016 Approved Scheme at VP3.

VP 4: Views from Vessels using Aberdeen Channel (Figure 4.4 refers)

4.3.17 **Visual Composition:** As compared to the existing condition, taking into account the future development of the Water World, the Fullerton Hotel shall not be the standalone development and shall complement the terraced design of the Water World. As compared with the 2016 Approved Scheme, the visual change resulted from the Current Updated Scheme is considered to be slightly adverse given its modification in tower disposition. However, in view of the distance of this VP from the Application Site, the frequency of the vessels using Aberdeen Channel and the fact that the VSRs at this VP are usually transient in nature, the change in visual composition of the Current Updated Scheme by comparing against the 2016 Approved Scheme is considered to be slightly adverse.

4.3.18 **Visual Obstruction and Visual Permeability:** While all the key development parameters (including the maximum building height and the 15m gap in between of two towers) of the 2016 Approved Scheme would remain unchanged under the Current Updated Scheme, both schemes would not intrude into the ridgeline. The 15m building separation between the two towers under both schemes is also equally visible from this public VP, allowing a visual corridor towards the green backdrop. Given the above, the magnitude of change in terms of visual permeability under the Current Updated Scheme as compared with the 2016 Approved Scheme is considered negligible.

4.3.19 **Effect on Visual Elements and Resources:** The major visual resources at this VP include the ridgeline, the mountain backdrop of Brick Hill and the sky view. Similar to the 2016 Approved Scheme, these existing visual elements will largely be retained under the Current Updated Scheme. However, as compared with the 2016 Approved Scheme, the Current Updated Scheme will have slight adjustment of the tower form and thus there would be slight visual impact on the adjacent mountain backdrop. The magnitude of change in the visual character incurred by the Current Updated Scheme is thus considered slightly adverse.

4.3.20 **Effect on Public Viewers:** In terms of effect on public viewers, considering that the receivers of this VP are on the vessels traversing the Aberdeen Channel, there is abundant alternative choices of visual resources for the public viewers including Ap Lei Pai, Yuk Kwai Shan, etc. Considering the frequency of the vessels using Aberdeen Channel and the public viewers at this VP are usually transient in nature, the effect on public viewers from the Current Updated Scheme as compared with the existing condition and the 2016 Approved Scheme is considered to be negligible.

4.3.21 With consideration to the above, similar to the 2016 Approved Scheme, the resultant overall visual impact under the Current Updated Scheme when compared with the existing condition is slightly adverse. However, the possible visual impact is **negligible / slightly adverse** when comparing the Current Updated Scheme with the 2016 Approved Scheme at VP4.

5. CONCLUSION

5.1 This VIA is prepared and submitted to assess the possible visual impact on VSRs at the key VPs induced by the Current Updated Scheme. By comparing against the 2016 Approved Scheme, the subject VIA would mainly highlight and evaluate the changes in visual compatibility and degree of visual changes incurred by the proposed minor changes in building form and design under the Current Updated Scheme.

5.2 It should be highlight that, although reference would be made to the existing visual condition at different VPs, the main focus of the subject VIA is to assess the magnitude of visual changes induced by the Current Updated Scheme by comparing against the 2016 Approved Scheme.

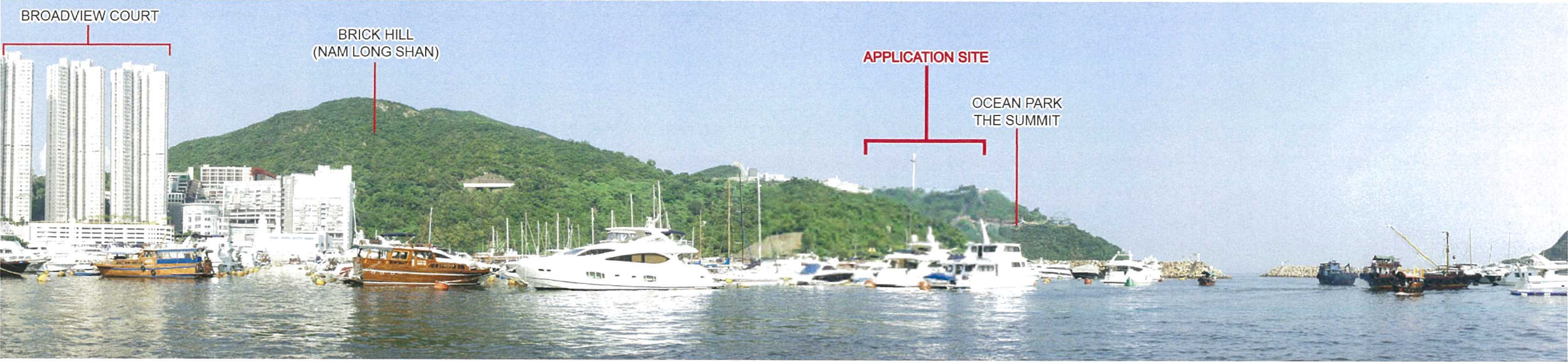
5.3 A summary of the subject VIA is provided at **Table 5.1** below.

Table 5.1 Summary of Subject VIA

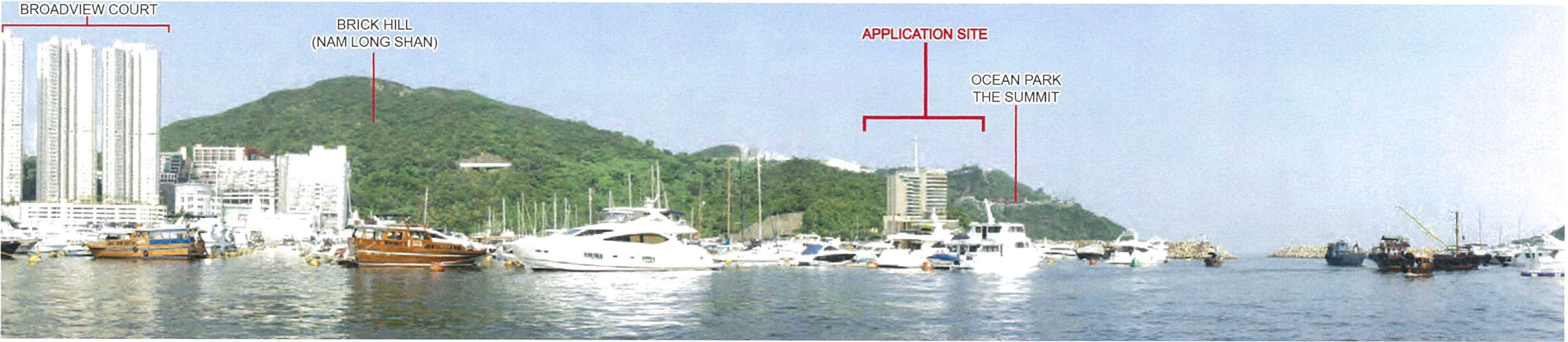
Location of Key Visually Sensitive Receivers (VSRs)	Distance and direction between the VPs and the Application Site	Magnitude of Visual Change	Visual Sensitivity of VSRs	Resultant Overall Visual Impact Compared to 2016 Approved Scheme
VP1: Views from Existing Shipyards along Ap Lei Chau Praya Road	About 470m to the northwest	Negligible	Medium	Negligible
VP2: Views adjacent to Jumbo Kingdom Floating Restaurant	About 700m to the northwest	Negligible	Medium	Negligible / Slightly Enhanced
VP3: Views from Vessels using Aberdeen Channel and East Lamma Channel	About 900m to the south	Negligible	Low	Negligible
VP4: Views from Vessels using Aberdeen Channel	About 470m to the west	Slight	Low	Negligible / Slightly Adverse

5.4 In conclusion, similar to the 2016 Approved Scheme, the overall visual impacts of the Current Updated Scheme as compared against the existing condition would only be negligible or slightly adverse. As compared with the 2016 Approved Scheme, the overall visual impacts of the Current Updated Scheme is considered negligible or slightly enhanced. As illustrated in the photomontages, the proposed hotel design is considered largely compatible with the existing natural setting of the Application Site by blending in well within the existing visual context.

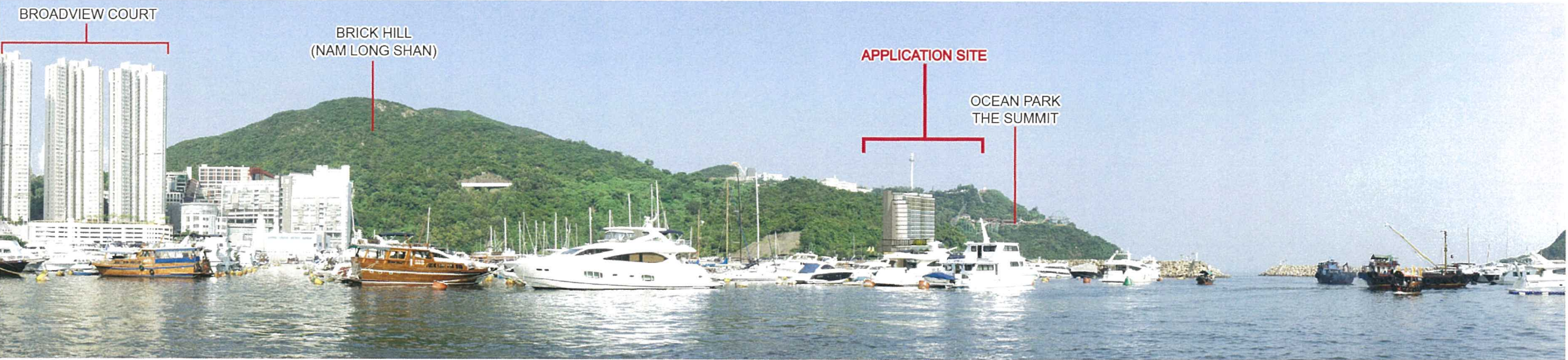
Existing Condition



2016 Approved Scheme



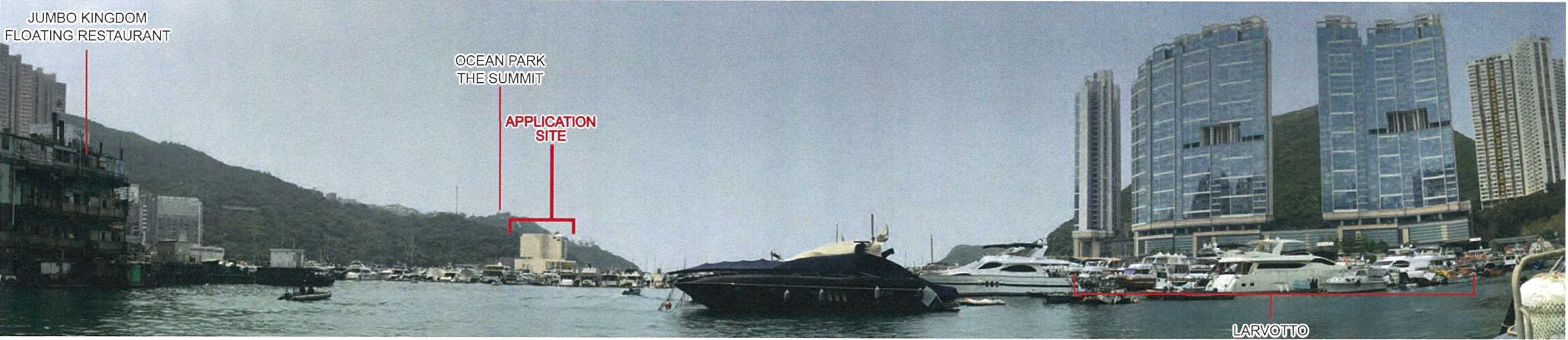
Current Updated Scheme



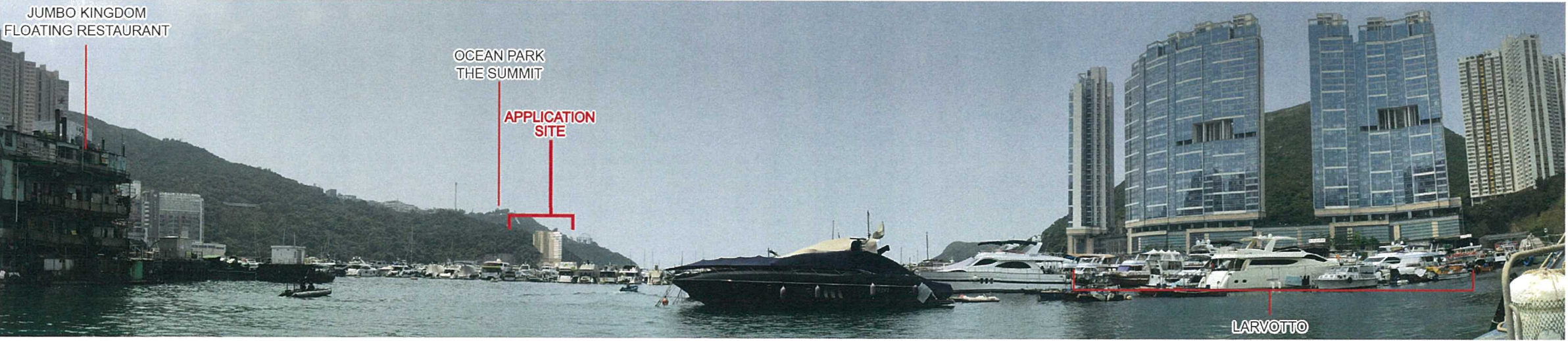
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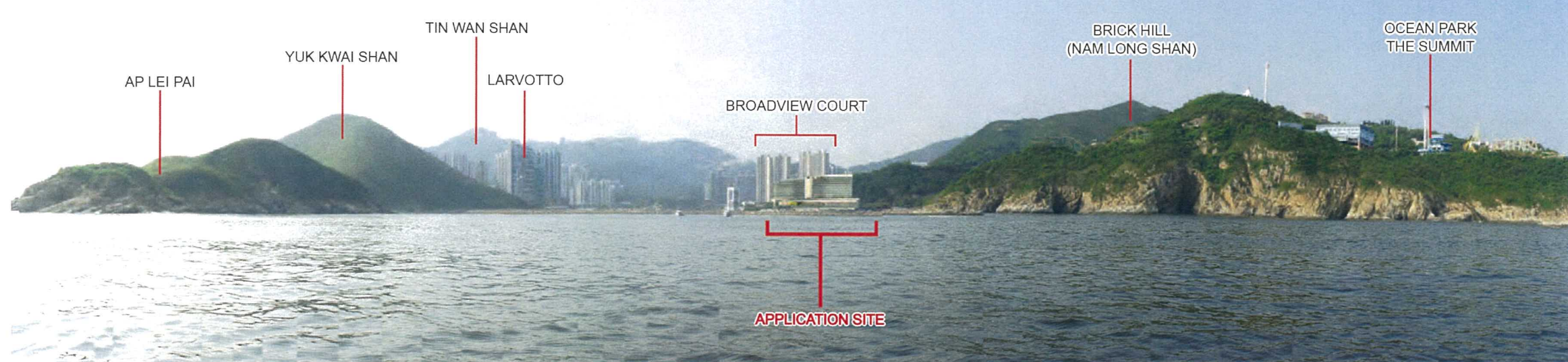
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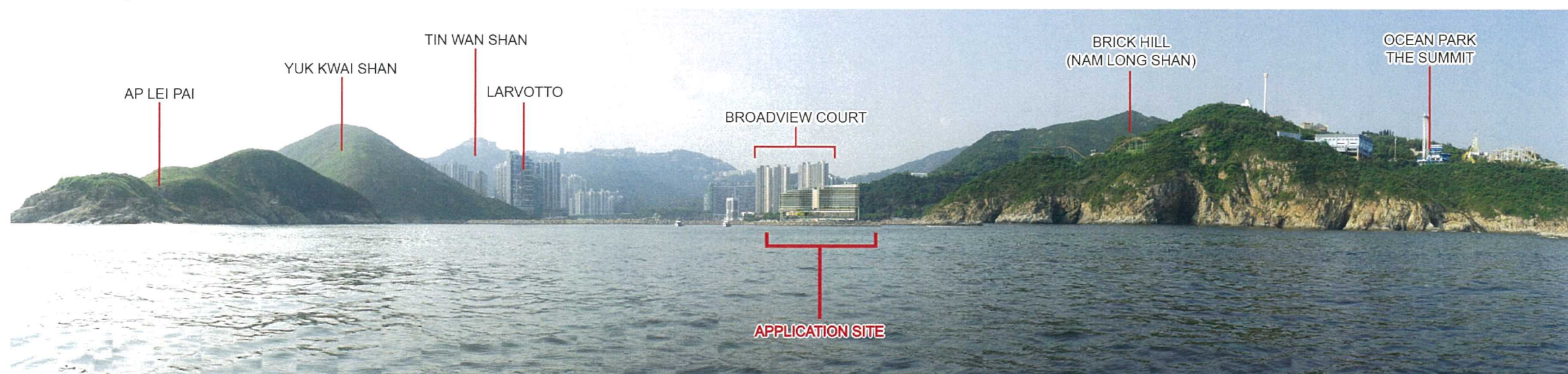
Existing Condition



2016 Approved Scheme



Current Updated Scheme



Existing Condition



2016 Approved Scheme



Current Updated Scheme





COPY



海洋公園公司
OCEAN PARK
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Our Ref: FWH/GOV/151/000356

26 September 2017

Secretary, Town Planning Board
15/F, North Point Government Office,
333 Java Road, North Point, Hong Kong



Dear Sirs,


**Submission for Compliance with Planning Approval Conditions (a), (b) & (c)
under Application No. A/H15/232-2, Proposed Fisherman's Wharf Hotel in
"Other Specified Uses" annotated "Ocean Park" zone, Ocean Park**

Reference is made to the captioned submission submitted to the Town Planning Board (the Board) for compliance with planning approval conditions (a), (b) & (c) under Application No. A/H15/232-2 dated 30 August 2017. Comments from various Government departments were received via an email of Hong Kong District Planning Office of Planning Department dated 21 September 2017.

With a view to following up the received departmental comments on the current updated scheme, we would like to hereby submit the enclosed responses-to-comments table with support of some illustrative diagrams for further consideration. As this set of Supplementary Information should address all outstanding departmental comments from concerned departments, we now sincerely request the captioned submission to be considered by the Board at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact our Ms. Maple Lau at 2910 3103.

Yours faithfully,
For and on behalf of
Ocean Park Corporation


Walter Kerr
Executive Director
Project Development

JWK/MLo/AW/MKL/HL/yw
Encl

cc Walter Kerr, Malad Lo, Arthur Wong, Maple Lau, Master file
Mr. Edward Leung – Tourism Commission
Mr. Mike Leung – Planning Department

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**Submission for Fulfilment of Approval Conditions (a), (b) & (c) under Application No. A/H15/232-2
Proposed Fisherman's Wharf Hotel in "Other Specified Uses" annotated "Ocean Park" zone, Ocean Park, Hong Kong
(Provisionally renamed as "The Fullerton Ocean Park Hotel Hong Kong")**

	Departmental Comments	Responses to Comments
1	Comments from Urban Design and Landscape Unit (Landscape Unit), Planning Department	
1.1	Having reviewed the submission, I have no particular comment on the updated Master Layout Plan (MLP) from the landscape planning perspective, subject to the updated tree preservation proposal and Landscape Master Plan (TPP and LMP) offer an overall improvement in the landscape design.	Noted.
1.2	Please be advised that the updated TPP and LMP for compliance with approval condition (d) together with a table summarizing key information of the approved and updated TPP and LMP should be submitted for our consideration.	Noted. The updated TPP and LMP for compliance with approval condition (d) will be submitted upon the approval of the Current Updated Scheme.
2	Comments from Urban Design and Landscape Unit (Urban Design), Planning Department	
	<u>Approval Condition (a): Building Form, Layout, Design and Building Height of the Proposed Hotel Development</u>	
	<u>Major Comments</u>	
2.1	The site is the subject of a planning application (No. A/H15/232) approved in 2008 and a revised Master Layout Plan ('MLP') which was agreed by the MPC for partial fulfilment of approval condition (a) in 2016 (2016 Scheme). Nevertheless, the MPC requested the applicant to note its suggestion to fine-tune the building design so as to enhance the cascading effect, particularly on the western part of the West Tower of the proposed hotel development.	Noted.

	Departmental Comments	Responses to Comments
2.2	<p>With reference to the current submission, it is observed that the proposed scheme is largely similar to the 2016 Scheme in the following major aspects:</p> <ul style="list-style-type: none"> (a) as stated by the consultant, the overall development parameters would remain unchanged; (b) the revised scheme with four tiers of height (63mPD, 66.8mPD, 70.6mPD and 73.5mPD) would provide a similar height variation as compared with the 2016 Scheme (three tiers of height of 65.5mPD, 69mPD and 73.5mPD); (c) the layout of the two curvilinear blocks separated by a 15m building gap is generally maintained; (d) the hotel towers are set back considerably from the waterfront and sit on top of a podium designed with cascading open decks looking out to the sea; and (e) a minimum of 10m-wide 	<p>Noted and agreed that the Current Updated Scheme is largely similar to the 2016 Approved Scheme with enhancements to the overall waterfront experience.</p>
2.3	<p>Notwithstanding the above, it is observed that there are several amendments in the key design features as compared with the 2016 Scheme:</p> <ul style="list-style-type: none"> (a) the perceived façade length of the two towers would appear to be longer (about 7.7% increase from about 155m to about 167m) under the current disposition and layout of blocks. However, there is no apparent difference in the resultant visual impact of the two towers with that of the 2016 Scheme; and 	<p>Agreed that there is no apparent difference in the resultant visual impact of the two towers under the Current Updated Scheme with that under the 2016 Approved Scheme. Please also note that the 15m building separation between the East and West Tower has been maintained in the Current Updated Scheme.</p>

	Departmental Comments	Responses to Comments
	<p>(b) as compared with the 2016 Scheme, due to the decrease in coverage of the 2/F extending towards the waterfront (a distance of about 12.5m to about 26.7m from the waterfront), the open landscape deck at 2/F is reduced in size. In combination with the relocation of stairs connecting the 1/F and 2/F to the eastern portion of the open deck, it is considered that the current scheme would provide a slightly less cascading effect on the podium design. Notwithstanding the above, it is considered that the design concept of a 3-tiers terraced podium cascading towards the sea is generally maintained.</p>	Noted.
2.4	<p>With reference to the VIA in Appendix C, the residual visual impact of the proposed scheme would be similar to that of the 2016 Scheme. The current proposal is considered not unacceptable from urban design and visual impact perspectives.</p>	Noted.
2.5	<p><u>Specific Comments</u></p> <p>To reiterate our previous comments on the pre-submission, as compared with the 2016 Scheme, the two blocks have changed in building form and disposition with the eastern end extending towards the waterfront and supported by columns that are highly conspicuous on the waterfront. That would call for more design efforts to ensure the columns (including those under the western end of the tower) would neither have negative impact on the visual amenity nor adversely affect public enjoyment of the waterfront.</p>	<p>It is agreed that the disposition and the scale of column structures have been slightly adjusted in the Current Updated Scheme. However, it should be noted that the Applicant has proceeded with detailed structural loading assessment and footage planning upon approval of the indicative scheme in year 2016. As such, more accurate locations to support the tower blocks and the required loading of the columns structures have been reflected in the Current Updated Scheme. Nonetheless, to soften the possible impact on the visual amenity of the waterfront promenade, the Applicant will adopt more compatible colours on the column structures to ensure their visual compatibility.</p>
2.6	<p>Figure 3.12h – As compared with Figure 3.12c, there is discrepancy in the dispositions of the towers' western end and the columns below as shown in the floor plan and perspective drawing of the 2016 Scheme.</p>	<p>Please refer to our responses to Item 2.5 above that explains the location and scale of the column structures have been carefully reviewed and accurately reflected in the Current Updated Scheme.</p>

	Departmental Comments	Responses to Comments
2.7	<p><u>Approval Condition (b): Submission of a Revised Visual Impact Assessment (VIA)</u></p> <p>Appendix C, Figure 4.4 – Under the current disposition and layout of the tower blocks, the western end of the tower should be perceived as further extending towards the west when compared with the 2016 Scheme. The consultant should review and revise the photomontage and relevant visual assessments, where appropriate.</p>	<p>The building block of the 2016 Approved Scheme and the Current Updated Scheme has been reviewed and compared on the enclosed illustrative diagram. As presented on the diagram, the resultant overall visual impact under the Current Updated Scheme is considered negligible / slightly adverse because:</p> <ul style="list-style-type: none"> • The magnitude of change in visual composition is considered minimal when viewing from the VP; • The visual permeability, major visual elements and visual resources will not be affected. The green mountain backdrop and the sky-view are largely retained under the Current Updated Scheme when viewing from this VP; and • The effects on public view at this VP is also negligible in view of the distance of this VP, the frequency of the vessels using Aberdeen Channel and the fact that the VSRs at this VP are transient in nature.
2.8	<p><u>Approval Condition (c): The Design and Provision of the Waterfront Promenade at Fisherman's Wharf Hotel</u></p> <p>Other than the minimum 10m wide waterfront promenade on the first floor deck, an addition Seafront Plaza on ground floor lined with F&B and retail facilities on the hill ward side is proposed under the current scheme. The additional space can provide place for possible functions and events, which would add to the vibrancy of the area. As compared with the 2016 Scheme, the wider waterfront area would also enhance the pedestrian experience at ground level. The two levels of waterfront promenade under the proposed scheme will provide an open, spacious and welcoming waterfront area for public enjoyment. In terms of the overall waterfront experience by the public, it is considered that the current design of the promenade shows improvements to the 2016 Scheme from urban design perspective.</p>	<p>Agreed that the current design of the promenade will enhance the overall waterfront experience when comparing against the 2016 Approved Scheme.</p>

	Departmental Comments	Responses to Comments
3	<p>Comments from Transport Department</p> <p>I refer to your MUR and have the following comments from the traffic engineering viewpoint:</p>	
3.1	In regard to Table 2.2, please review whether motorcycle and private car parking spaces should be included in G/F as compared to Figure 3.2.	Motorcycle and private car parking spaces will be provided at G/F. Please refer to the revised Table 2.2 enclosed in the current submission.
3.2	As the design of internal access arrangement, car parking and loading/unloading spaces for the proposed hotel are revised, please provide detailed information for its compliance with relevant standards or should a separate submission for approval condition (e) be submitted for consideration otherwise.	Noted. The revised design of internal access arrangement, car parking and loading/unloading spaces for the proposed hotel for compliance with approval condition (e) will be submitted upon the approval of the Current Updated Scheme.
4	<p>Comments from Architectural Services Department</p> <p>The applicant has further revised the building form, layout and disposition of the proposed hotel and the waterfront promenade in this submission. Based on the information provided, please find the following comments from architectural and visual impact point of view for your consideration:</p>	
4.1	In Figure 3.12b, it is noted that the driveway is relocated to increase the width of G/F plaza/promenade. It is suggested to indicate the width of the plaza/promenade in Figure 3.12g for easy reference.	<p>Noted. Please refer to our responses below.</p> <p>Under the 2016 Approved Scheme, the area immediately adjacent to the sea at G/F is mainly occupied by a 3m wide pedestrian walkway with tree pits and columns on both sides. Under the Current Updated Scheme, it is the primary intention of the to further enhance the overall waterfront experience in view of the accessibility and vibrancy of the waterfront area by introduction of another level of seafront plaza with a width of <u>not less than 3m</u> at the G/F. As such, the alignment of the adjacent driveway and the disposition of the hotel block has been slightly adjusted accordingly.</p>

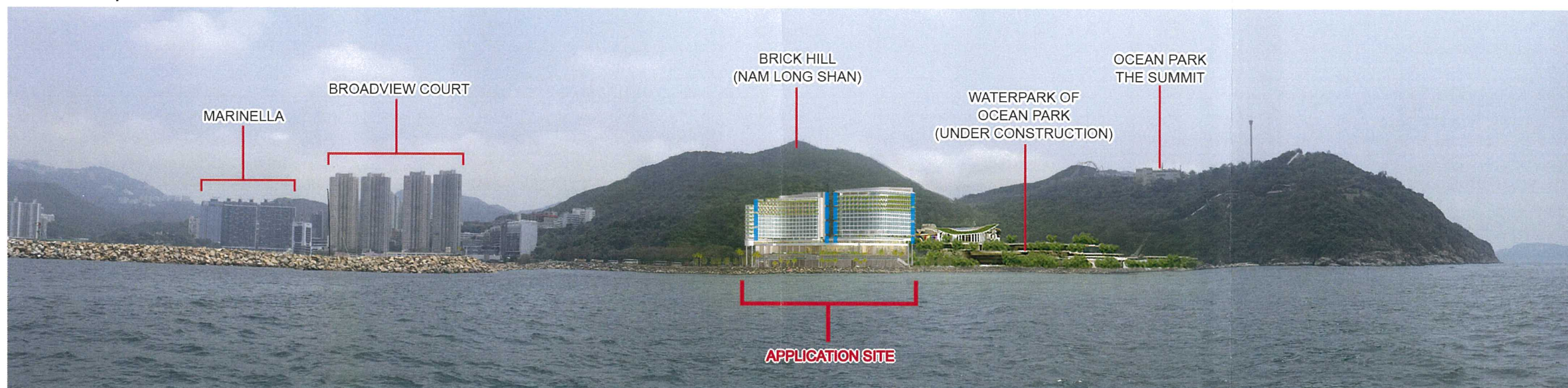
	Departmental Comments	Responses to Comments
4.2	The Applicant should elaborate the firefighting strategy and provision of Emergency Vehicular Access (EVA) for the hotel development. Comment from Building Department (BD) and Fire Services Department should be sought.	Detailed fire services requirements will be formulated at subsequent submission of General Building Plans upon the approval of the Current Updated Scheme.
4.3	In Figure 3.10a, floor to floor height (8.5m) at G/F seems excessive. Please consult BD on this issue.	<p>With respect to the 2016 Approved Scheme, one of the major design merits of the Current Updated Scheme is to provide a waterfront promenade of not less than 10m at the 1/F with a covered driveway running beneath it. Such vehicular passageway also serves to connect the Ocean Park's Shum Wan Road Entrance and the Water World at Tai Shue Wan area via the proposed hotel.</p> <p>To satisfy the requirement under Building (Private Streets and Access Roads) Regulations and the requirement of Ocean Park, a minimum vertical clearance of <u>at least 5.1m</u> has to be provided for access roads / driveways intended for all types of vehicles. The stringent floor-to-floor height of 6.0m under the 2016 Approved Scheme would only allow a very confined space of less than 1m deep for structure and MEP facilities. Therefore, the revision of floor-to-floor height of 8.5m would provide a more reasonable space for engineering and servicing facilities. To optimise the use of G/F space, G/F high level may be utilised for MEP plants platform / mezzanine with necessary cat ladder / catwalk / access for future maintenance at subsequent detailed design stage. Please refer to the enclosed indicative diagram showing the G/F high level for reference.</p>
4.4	It is noted that the lawn and planting behind the east tower may be under shade for most of the time.	Under the Current Updated Scheme, various forms of landscape area has been introduced to offer multi-level enjoyment of the waterfront. For example, the open-air seafront plaza at G/F; the 10m waterfront promenade at 1/F; the open terrace with an open-able partition is proposed at 2/F; and the vegetated outdoor roof-garden at 3/F have been proposed. The great lawn and landscaped area behind the east tower will serve as an all-weather semi-open garden area to provide alternative waterfront experience. The use of shaded tolerance species will be explored to ensure their capacity to develop and grow in the shaded garden area.

	Departmental Comments	Responses to Comments
4.5	For provision of landscape areas, please consider planting themes and species with conserving biodiversity and developing sustainably to the city's long-term prosperity.	Noted. The applicant will consider various appropriate different species and themes in subsequent Tree Preservation Proposal and Landscape Master Plan submissions.
4.6	In Figures 3.12h and 3.12j, the building gap between the two towers is smaller and the overall building bulk is larger. The same is also observed in Figure 4.4. In view of the above and noting that there is a major vessel channel to the Aberdeen South Typhoon Shelter and Aberdeen Marina Club, enhancement measures to lessen the visual impact of the building should be considered.	<p>Please note that the 15m building separation between the East and West Tower has been maintained in the current scheme.</p> <p>A VIA has also been carried out to assess the possible visual impact as viewing from various angles near Aberdeen South Typhoon Shelter and Aberdeen Channel. As reflected in the VIA, similar to the 2016 Approved Scheme, the overall visual impacts of the Current Updated Scheme as compared against the existing condition would only be negligible or slightly adverse as the proposed hotel design is considered largely compatible with the existing visual context. Please refer to the submitted VIA (i.e. Appendix C of the submission dated 31 August 2017) for reference.</p>
5	Comments from Building Department	
5.1	<p><u>Major Comments</u></p> <p>There is no in-principle objection subject to our comments as follows</p> <p><u>Other Detailed Comments</u></p> <p>Detailed comments on the proposal can only be made at plan submission stage. Preliminary I have the following observations:</p>	Noted. Please refer to our responses below.
5.2	The disposition of the West Tower, the East Tower and the promenade on 1/F have been revised, I reserve my position under Section 31(1) of the Building Ordinance for the promenade and portion of hotel towers to project over the adjoining specified street.	Noted.

	Departmental Comments	Responses to Comments
5.3	The excessive high headroom on G/F is noted. I reserve my position under Building (Planning) Regulation (B(P)R) 23(3)(a) for the voids over the G/F areas to be GFA accountable.	<p>Noted.</p> <p>Please also note that, with respect to the 2016 Approved Scheme, one of the major design merits of the Current Updated Scheme is to provide a waterfront promenade of not less than 10m at the 1/F with a covered driveway running beneath it. Such vehicular passageway also serves to connect the Ocean Park's Shum Wan Road Entrance and the Water World at Tai Shue Wan area via the proposed hotel.</p> <p>To satisfy the requirement under Building (Private Streets and Access Roads) Regulations and the requirement of Ocean Park, a minimum vertical clearance of <u>at least 5.1m</u> has to be provided for access roads / driveways intended for all types of vehicles. The stringent floor-to-floor height of 6.0m under the 2016 Approved Scheme would only allow a very confined space of less than 1m deep for structure and MEP facilities. Therefore, the revision of floor-to-floor height of 8.5m would provide a more reasonable space for engineering and servicing facilities. To optimise the use of G/F space, G/F high level may be utilised for MEP plants platform / mezzanine with necessary cat ladder / catwalk / access for future maintenance at subsequent detailed design stage. Please refer to the enclosed indicative diagram showing the G/F high level for reference.</p>
5.4	The street on ground level for the purpose of site classification under B(P)R 18A shall be deducted from the site area calculations under B(P)R 23(2)(a).	Noted.
5.5	Adequate fire separation shall be provided between the portion of covered road and the adjoining hotel areas.	Noted. Detailed fire services requirements will be formulated at subsequent submission of General Building Plans upon the approval of the Current Updated Scheme.
5.6	The proposal should satisfy all the criteria under PNAP APP-40 for consideration of granting hotel concession under B(P)R 23A.	Noted. The relevant PNAP will be observed in the GBP submission stage for granting of hotel concession.

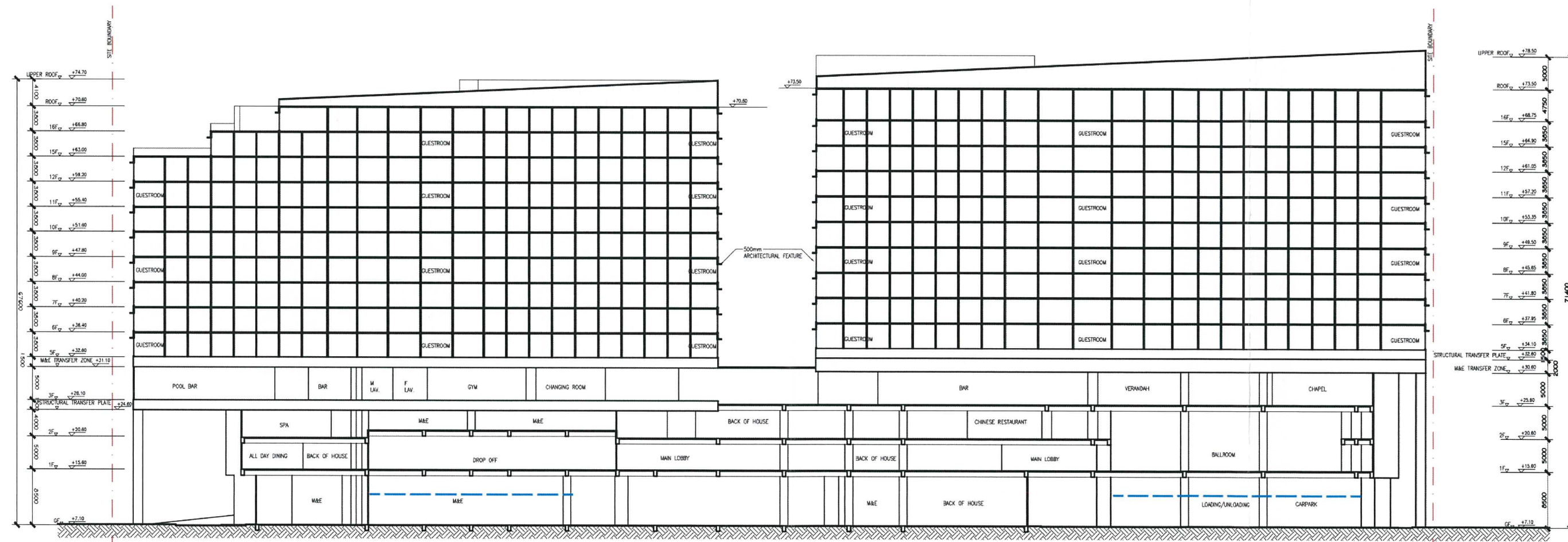
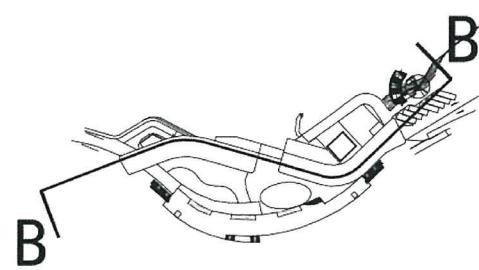
	Departmental Comments	Responses to Comments
5.7	The application of Sustainable Building Design (SBD) guidelines under PNAP APP-152 will be considered during plan submission stage.	Noted.
5.8	The proposed promenade with the service of elevators to be opened to the public 24-hour a day and the condition to be embodied in the modified lease conditions.	Noted.
5.9	Clear segregation of the promenade from the hotel business/retail/restaurant area (including alfresco dining), and	Clear segregation (e.g. planters) has been provided in the Current Updated Scheme between the promenade and the adjoining shops to avoid abuse of the promenade by the adjacent hotel, commercial and restaurant areas.
5.10	Adequate lighting, crash barriers and other protective measures for pedestrians to be provided to the access road.	Noted.

Current Updated Scheme



Legend
Indicative Extent of 2016 Approved Scheme — — — —

Indicative Comparison of 2016 Approved Scheme and Current Updated Scheme (VP4 – View from Vessels using Aberdeen Channel)



Remarks

- (1) No. of storeys marked on plan refer to the number of storeys above ground.
- (2) All spot levels marked on building structures (including hotel tower / podium floors) refer to the main roof levels.
- (3) The demarcation of guestrooms on plan is for indicative purpose only.
- (4) The site boundary as indicated on plan is the same as the one under the '2016 Approved Scheme'.
- (5) The maximum building height and maximum number of storeys will be respected in the Current Updated Scheme, while G/F high level may be utilized for MEP plants platform / mezzanine with necessary cat ladder / catwalk / access etc. for future maintenance at subsequent detailed design stage.

Illustrative Diagram showing the Use of G/F High Level for MEP Plants Platform

Table 2.2 (Updated) - Schedule of Accommodation of the Current Updated Scheme

G/F	Retail, <i>Motorcycle and Private Car Parking Spaces</i> , Coach lay-bys, Loading/ unloading area, BOH, Mechanical & Electrical (M&E) Facilities, Lobby (Group Entrance), Waterfront Promenade
1/F	Food and Beverage (F&B)/ Retail, All-day-dining, Main Lobby, Ballroom, Pre-function Area, BOH, Waterfront Promenade, Private Car/ Taxi lay-bys
2/F	Spa, Gym, Bar/ Café, Restaurant, Retail, Open Terrace, M&E, BOH,
3/F	Veranda, Bar, Chapel, Kid's zone, Gym, Pool Bar, Swimming Pool, Function Room, Roof Garden, M&E
5/F to 15/F (Typical Floors)	Guestrooms, BOH
16/F	Guestrooms, BOH

Amended texts are highlighted in ***bold and italic***.



Our Ref: FWH/GOV/151/000361

19 October 2017

By Hand

Secretary, Town Planning Board
15/F North Point Government Office
333 Java Road
North Point
Hong Kong

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Dear Sirs,

**Submission for Compliance with Planning Approval Conditions (a), (b) & (c) under
Application No. A/H15/232-2, Proposed Fisherman's Wharf Hotel in "Other Specified Uses"
annotated "Ocean Park" zone, Ocean Park**

Reference is made to the captioned submission submitted to the Town Planning Board (the Board) for compliance with planning approval conditions (a), (b) & (c) under Application No. A/H15/232-2 dated 29 August 2017 and its further information submitted to the Board dated 26 September 2017.

We would like to submit herewith the updated Figure 3.12a with minor clarifications of the annotations on the plan. No changes were made to the proposed layout of the Current Updated Scheme. The enclosed figure would serve to supersede the Figure 3.12a submitted to the Board previously on 29 August 2017.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
Ocean Park Corporation

Walter Kerr
Executive Director
Project Development

JWK/MLo/AW/MKL/HL/vn

Encl – Updated Figure 3.12a

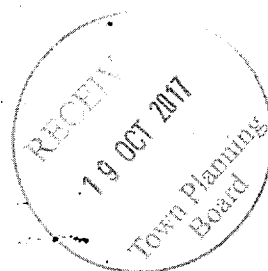
cc Walter Kerr, Malad Lo, Arthur Wong, Maple Lau, Helen Lai, Master File
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Mr. Mike Leung – Planning Department

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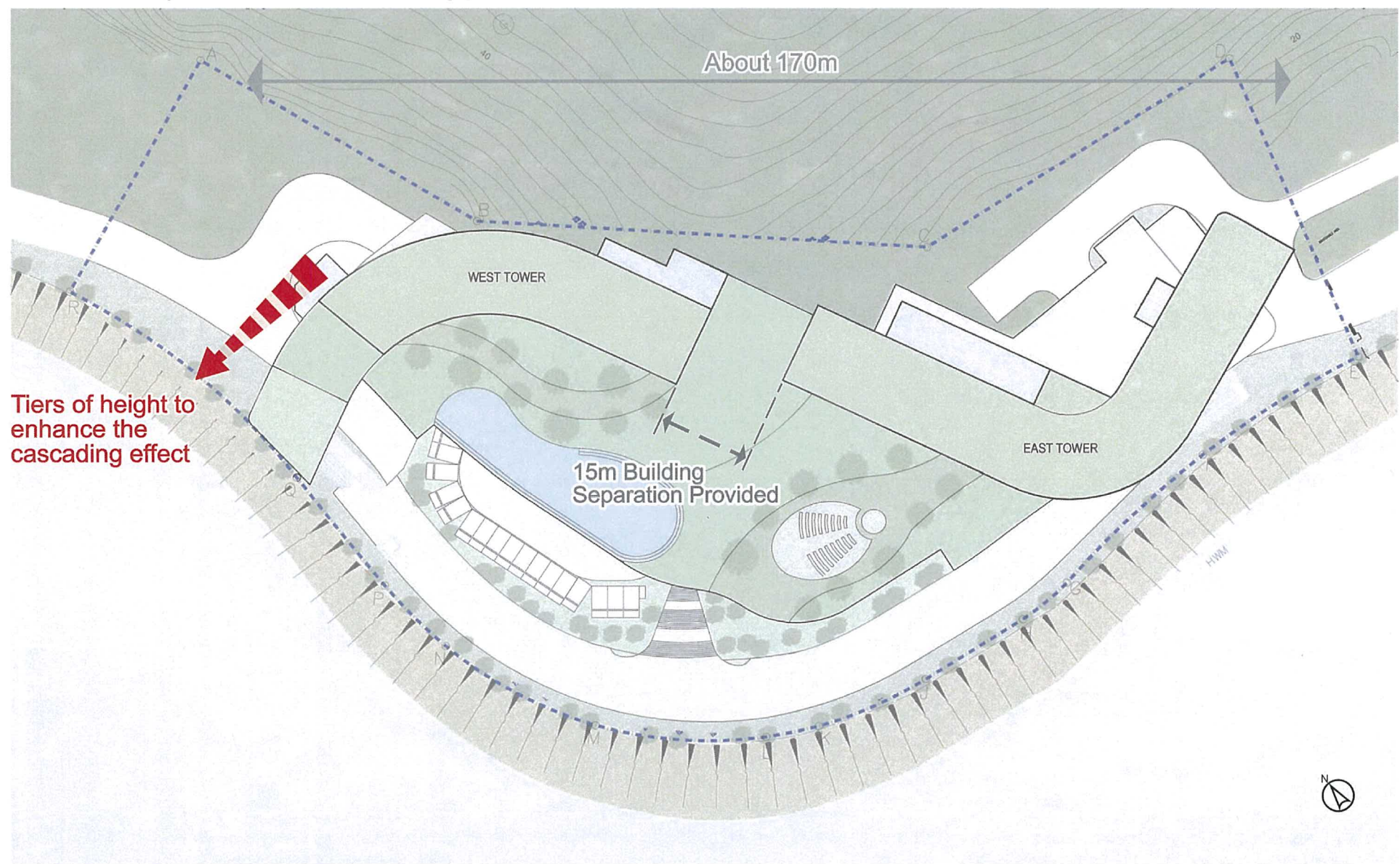
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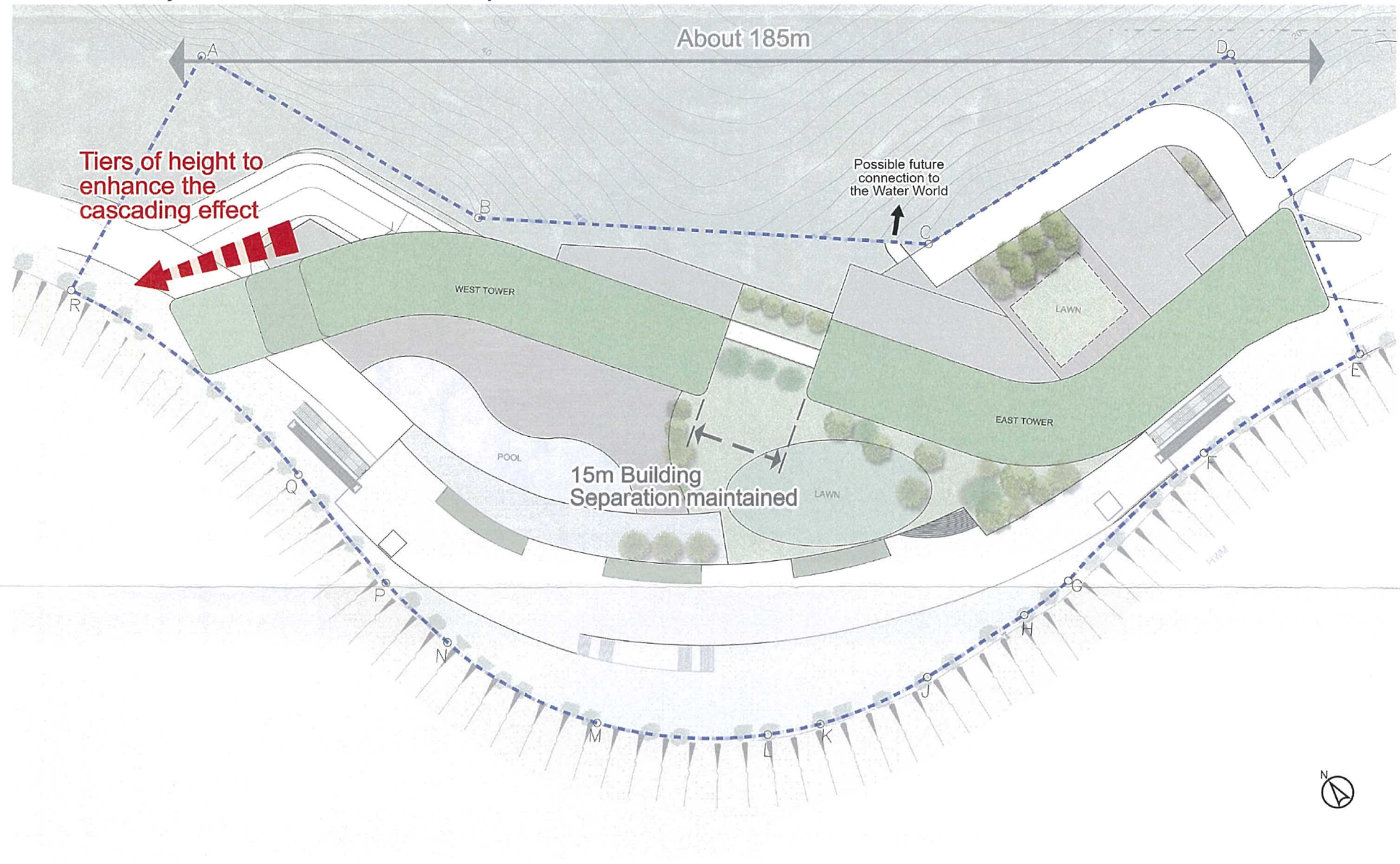
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Master Layout Plan of 2016 Approved Scheme



Master Layout Plan of Current Updated Scheme



Remarks: The indicative extents above only provide an overall picture of the change in building mass. The exact dimension of the proposed hotel development will be submitted for GBP approval.

Extract from Minutes of MPC Meeting on 19.12.2008

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H15/232

Proposed Hotels

in "Other Specified Uses" annotated "Ocean Park" zone, Ocean Park

(MPC Paper No. A/H15/232)

24. With the aid of a Powerpoint presentation, Mr. David C.M. Lam, STP/HK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed three hotels (i.e. Ocean Hotel, Fisherman's Wharf Hotel and Spa Hotel) within Ocean Peak;

[Ms. Starry W.K. Lee returned to join the meeting at this point.]

- (c) departmental comments – concerned Government departments had no adverse comment on/no objection to the application, except the Director of Environmental Protection (DEP), the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department (CA/A&SC, ArchSD), and the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD). DEP considered that the proposed hotel developments were not expected to generate significant environmental impacts. As the Ocean Park Redevelopment Project was an exempted Designated Project (DP) under the Environmental Impact Assessment Ordinance (EIAO), the hotel proposal might potentially contribute a Material Change to an exempted DP. The advice from CTP/UD&L, PlanD on whether the proposed hotels would produce adverse landscape and visual impacts would be required in order for DEP to form a view on whether the proposal might constitute a Material Change to the exempted DP. CA/A&SC, ArchSD advised that the proposed hotel developments should be visually compatible with their respective surroundings. CTP/UD&L, PlanD gave the following comments on the three proposed hotels :-

Ocean Hotel

- (i) the proposal would alter the low-to medium-rise visual environment of the area. As the proposed design was solid, efforts should be made to enhance the visual permeability of the development and soften its hard lines. There was also a need for design and layout improvement of the scheme for better integration with the Entry Plaza;

Fisherman's Wharf Hotel

- (ii) the applicant should explore the feasibility of providing a wider promenade. Consideration should also be given to break the building façade of the proposed development and enhance its permeability; and

Spa Hotel

- (iii) the majority space of the development had been designed as indoor space. Efforts should be made to integrate the proposed development with the natural topography and to make the best use of the natural environment;
- (d) a total of 371 public comments were received during the statutory publication period. 361 of them objected to the application and the remaining 10 supported it. The major grounds of the supporting and objecting comments were as follows :

Objecting

- (i) the proposed hotel developments would contravene the planning intention of the "Other Specified Uses" annotated "Ocean Park" ("OU(Ocean Park)" zone and the low-rise/density local character;
- (ii) there was no convincing case to support the need of three hotels which were in conflict with the Ocean Park's mission;
- (iii) the proposed hotel plans were prepared hastily without much time for public consultation or for considering other options;
- (iv) the locations, heights and densities of the proposed hotels were incompatible with the general environment of the area;
- (v) the traffic to be generated by the proposed hotels would increase the demand for additional road capacity and trigger the need for the future extension of Route 4. The traffic conditions of some existing roads, such as Aberdeen Tunnel, Nam Long Shan Road and Sham Wan Road, would also be further worsened. The proposed hotels should be built after the opening of the South Island Line (East);
- (vi) the proposed hotels would have potential glare impacts during night

time. They would also create criminal, noise and pollution problems; and

- (vii) the proposed Ocean Hotel would block the view of the immediate neighbourhood. It would be incompatible with the low-rise/density Shouson Hill area, and in breach of the height and density restrictions of the Shouson Hill residential area. Should any hotel be developed on that site, it should not be higher than three storeys;

Supporting

- (i) the proposed hotel developments met the Government's policy in promoting tourism in Hong Kong. They would bring economic benefits, create jobs and enhance the attractiveness and glamour of Hong Kong as a tourism destination; and
 - (ii) the Ocean Hotel was restricted to not more than eight storeys. It would unlikely cause any adverse visual impacts as viewed from the adjoining Shouson Hill area; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessment as detailed in paragraph 11 of the Paper in that the proposed hotels were considered to be in line with the planning intention of the "OU(Ocean Park)" zone and complementary to the theme park. They would unlikely generate any unacceptable adverse impacts on the traffic, infrastructure, environment, ecology and landscape of the area. The potential traffic problems during the construction period and special events could be solved by traffic management measures. The submitted transplanting and compensatory planting proposals were generally acceptable. On the visual aspect, PlanD had concerns on the built form, design and layout of the proposed hotels and there was scope to reduce the overall building height of the Ocean Hotel. As the applicant had advised that the current application was intended to ascertain the major development parameters for the three proposed hotels so as to allow the

prospective bidders to formulate their schemes, the designs were not yet final. In this regard, approval condition could be imposed on the building form, layout, design and disposition of the proposed hotels and the building height aspect of the Ocean Hotel to ensure that there would be sufficient control in the future implementation of the development which would be visually compatible with the surrounding areas.

Approved hotel proposals in Wong Chuk Hang

25. A Member asked how the proposed hotels and the approved hotel proposals in the Wong Chuk Hang (WCH) Business Area would be coordinated, should the subject application be approved. Ms. Brenda K.Y. Au, DPO/HK, replied that 13 sites for hotel developments had been approved within the "Other Specified Uses" annotated "Business" zone in the WCH Business Area. Planning permissions for five sites had already lapsed, and two of the approvals were considered as having commenced in view of the execution of the lease modification for hotel use or the approval of building plans. Whether all the approved hotel proposals would be implemented would depend on the market demand. Since the proposed hotels under application were to be provided within a theme park, they would be expected to cater for a market different from that in the WCH Business Area.

Building heights and visual impacts

26. The same Member asked about the visual impact of the proposed Ocean Hotel on the existing Entry Plaza. Ms. Brenda K.Y. Au said that according to a briefing made by the Ocean Park Corporation (OPC) to the Town Planning Board (the Board) in February 2008, the Entry Plaza upon redevelopment would be redesigned to provide better integration with the new hotel and the surrounding environment. It should be noted that the current application was made only to ascertain the location and major development parameters of the three proposed hotels so as to allow the prospective bidders to formulate their schemes. The design of the three hotels, including Ocean Hotel, was not final. The actual schemes would be subject to further refinements and changes by the future developers. By imposing approval conditions requiring the submission of building design and building height of the hotels and a revised visual impact assessment, there should be sufficient control on the future implementation of the proposed developments which would be visually compatible with the

surrounding areas.

27. Noting that the proposed Ocean Hotel would be in close proximity to the Shouson Hill residential area which was subject to a maximum building height of three storeys in addition to one storey of carport under a different Outline Zoning Plan (OZP), a Member asked how the proposed building height of Ocean Hotel (i.e. eight storeys) could be justified. Ms. Brenda K.Y. Au explained that the proposed Ocean Hotel and the Shouson Hill area were covered by two different land use zones on two different OZPs and their locations were separated by a major highway thus forming two distinct areas and characters. Given that the Ocean Hotel site was in close proximity to the Shouson Hill, separating by Wong Chuk Hang Road, the character of the Shouson Hill residential area was a relevant planning consideration in assessing the hotel application. The proposed hotel developments were considered in line with the planning intention of the "OU(Ocean Park)" zone which was for comprehensively planned low-density and generally low- to medium-rise marine-themed park development, bearing in mind that the Board agreed to include "hotel" use under the Notes of the "OU(Ocean Park)" zone in 2000. However, "hotel" was only included as a Column 2 use so as to ensure that its future scale and design would be subject to the scrutiny of the Board.

28. A Member asked about the total number of households in the Shouson Hill area that would be affected by the relaxation of building height of Ocean Hotel. Ms. Brenda K.Y. Au explained that there was currently no building height restriction for the "OU(Ocean Park)" zone and hence the applicant was not applying for a relaxation in building height under the OZP. By referring Members to a plan showing the existing building heights of the area, Ms. Brenda K.Y. Au explained that the existing residential developments in the Shouson Hill area were low-rise development generally following the rising topography of the area. Those nearest to Ocean Hotel had building heights between 30mPD to 40mPD which were lower than the proposed 53mPD of Ocean Hotel, while those further uphill had building heights higher than 53mPD. It was noted that the layout of the hotel had already been designed to allow a buffer distance between the hotel building and the Shouson Hill development. Regarding the building height, the applicant had reduced the number of storeys of Ocean Hotel from 17 to 8 (about 50%) and the reduction in the absolute building height from 60m to 40m was about 33%. In this regard, there should still be scope to further reduce the overall building height of the hotel, without affecting the plot ratio/gross

floor area (GFA) and the number of guestrooms. Hence, it was suggested imposing an approval condition on the building height of the Ocean Hotel, should the application be approved.

29. Another Member asked whether the revised design of the Ocean Hotel needed to be submitted to the Committee for consideration. Ms. Brenda K.Y. Au said that the approval condition (a) suggested in paragraph 12.2 of the Paper was to require the building form, layout, design and disposition of all the proposed hotels and the revised building height of the Ocean Hotel to be submitted to the satisfaction of the Director of Planning or of the Board. If Members considered it necessary, the approval condition could be worded to require the submission to the satisfaction of the Committee.

Public access to hotel facilities

30. A Member asked if some space could be allowed for public use to compensate for the loss in public space for the proposed hotel development. Ms. Brenda K.Y. Au said that PlanD had suggested widening the waterfront promenade in front of the Fisherman's Wharf Hotel for use of the visitors. The applicant also said that there would be a semi-open colonnade at G/F of the hotel adjoining the promenade to allow visitors a protected walkway to experience Tai Shue Wan Bay. The Chairperson said that Ocean Park had a history of over 30 years. In 2005, the Chief Executive in Council agreed a Redevelopment Plan for Ocean Park in which incorporating hotel development was identified as one of the future directions of the Park. The current application was a statutory planning procedure required for the implementation of the proposed hotels. The specific use and operation of the facilities within Ocean Park would be determined by the Board of Directors of OPC. The same Member reiterated that the waterfront promenade of the Fisherman's Wharf Hotel should be opened to the public free of charge.

31. A Member asked whether any of the hotels would provide facilities such as food court and open-air cafeteria for the general public. Ms. Brenda K.Y. Au said that according to the applicant's submission made in Appendix Ia of the Paper, the Ocean Hotel would be a medium tariff hotel and the facilities provided thereat would be affordable to the public.

32. Another Member asked whether an advisory clause could be included requesting

the applicant to allow public access to the outdoor open space of the hotel development. Ms. Brenda K.Y. Au said that this could be done if Members considered it necessary. She highlighted that an approval condition on the design and provision of the waterfront promenade for the Fisherman's Wharf Hotel had been suggested under paragraph 12.2(c) of the Paper.

Exempted DP under EIAO and traffic impacts

33. A Member asked why Ocean Park was an exempted DP under the EIAO. Ms. Shirley Lee explained that the Ocean Park was an exempted DP under the EIAO as Ocean Park had been in operation some 30 years ago before the EIAO was in force. An EIA had been undertaken for the Ocean Park 2005 Redevelopment Plan but the scope of this redevelopment plan did not cover the three proposed hotel developments. Whilst the hotel developments were not expected to cause significant environmental impacts in terms of air, noise, water quality and sewerage infrastructure, it was uncertain whether they would produce significant long term adverse ecological/landscape and visual impacts, which would constitute a Material Change to the exempted DP. The advice from the Director of Agriculture, Fisheries and Conservation and CTP/UD&L of PlanD on these two aspects was required by DEP before a decision could be taken on the current application under s9(4) of the EIA Ordinance.

34. Noting the traffic concerns raised by the local residents and the Hong Kong Police Force, the same Member asked whether the applicant's submitted traffic impact assessment (TIA) had taken the future developments in the area into account. Mr. Anthony Loo said that the peak hours of traffic generated by hotel development would be different from those of the commuters' traffic with the former at a lower rate. In terms of absolute amount, Mr. Loo confirmed that the applicant's TIA had taken into account all the development proposals in the area. The approach used in the TIA was considered to be conservative as the traffic forecast was estimated up to 2015 on the assumption that the South Island Line had not yet been opened. In general, the TIA was considered acceptable. Should the application be approved, an approval condition relating to the access and parking arrangements for the proposed hotel developments was recommended.

Site selections for proposed hotel developments

35. A Member raised concern on the sites selected for the Fisherman's Wharf Hotel and Spa Hotel. Ms. Brenda K.Y. Au said that the Spa Hotel was located on a hill slope part of which had been occupied by an existing facility of "Mine Train" where the natural landscape had already been disturbed and hence minimizing the landscape impact of the proposed Spa Hotel. For the Fisherman's Wharf Hotel, it was located at the waterfront of Tai Shue Wan so as to match with the fisherman theme of the hotel.

36. The same Member asked if one of the three hotels was not approved, would the applicant still proceed with the remaining ones. Ms. Brenda K.Y. Au said that OPC intended to develop the three hotels one after the other, with the Ocean Hotel and Fisherman's Wharf Hotel in the earlier phases.

Deliberation Session

37. The Chairperson said that it was the Government policy to include hotels in the redevelopment of Ocean Park and the Board would have to consider if the hotel proposals were acceptable from planning point of view. The three sites identified for hotel developments were highly constrained as they had to be located within the Park boundary and match with the future game/entertainment facilities of the Park and at the same time had minimal disruptions to the natural environment. The Chairperson considered that the visual impacts of the Fisherman's Wharf Hotel and Spa Hotel would not be significant as the two hotels were mainly facing the sea.

Role of hotel developments in Ocean Park

38. Members generally supported hotel developments within Ocean Park. A Member said that as visitors might spend more than one day to visit the Park after its redevelopment, hotel use should be complementary to the functions of the Park. Another Member opined that for the long-term interest of Hong Kong, Ocean Park should maintain its theme to promote marine education and conservation. As such, hotel developments should not become a major component of the Park, although they were profit generating.

Hotel design and visual impacts

39. A Member considered that the design of the proposed hotels was lack of creativity for such a unique location. This Member commented that the applicant should be asked to provide a better design, with greater concern on the overall visual impact, instead of just focusing on the effect on the Shouson Hill residential area. This Member also suggested breaking up the Spa Hotel into smaller hotel blocks on the hillslope to better match with the theme of the hotel.

40. A Member opined that the proposed hotel use was supported but the design of the proposed hotels was too old-fashioned. This Member suggested imposing an approval condition to require the applicant to improve the design of the proposed hotels, should the application be approved.

41. A Member said that there was insufficient information, especially the lack of photomontages showing the hotel proposals in the applicant's submission. Besides, it was noted that the current proposals were not final ones and the Committee might not have opportunity to further consider the revised proposals. In response, the Chairperson clarified that the applicant's submitted visual impact assessment (VIA) was at Appendix C of the Supplementary Planning Statement (Volume 2) in Appendix Ib of the Paper. She further explained that the three proposed hotels would neither be built, designed nor operated by Ocean Park. The current application was intended to ascertain the location and major development parameters of the hotels so as to allow the prospective bidders to formulate design schemes. In this regard, the design of the three hotels proposed in the current application were schematic only, and the actual developments would be subject to further refinement and changes by the future developers.

42. A Member had much concern on the design of the Ocean Hotel in view of its prominent location at the Entry Plaza and its adverse visual impacts on the Shouson Hill residential area. Another Member considered that the building height of the Ocean Hotel should be lowered. This Member was of the view that the revised design of all the proposed hotels should be submitted to the Committee for consideration.

[Professor Bernard V.W.F. Lim arrived to join the meeting, and Ms. Olga W.H. Lam left the

meeting temporarily at this point.]

43. A Member commented that the applicant should consider having smaller scale hotel developments in the Park. This Member said that the Committee might only have to specify the maximum GFA and number of guestrooms permitted under the application. The Chairperson explained that the current application was specifically made for three hotel developments on the three application sites. Any revised hotel proposals outside the boundaries of these three sites would require a fresh planning application.

Ecological impacts and EIA

44. Noting that Ocean Park was originally an exempted DP under the EIAO, a Member was concerned if the proposed hotel developments would cause any adverse ecological impact. Ms. Brenda K.Y. Au explained that the Director of Agriculture, Fisheries and Conservation had no adverse comment on the application from ecological point of view as the Ocean Hotel site was within a “developed urban area” while the Fisherman’s Wharf Hotel and Spa Hotel sites were within a “developed area”. The ecological impacts of the proposed hotel developments would unlikely be significant. As regards the EIA, it was a process separated from the planning application system and as explained by Ms. Shirley Lee of EPD, it would be dealt with by DEP in consultation with concerned Government departments.

45. By referring to the photomontage shown in page 42 at Appendix C of the Supplementary Planning Statement (Volume 2) in Appendix Ib of the Paper, a Member opined that the Fisherman’s Wharf Hotel and Spa Hotel would seriously spoil the natural scenery of the Ocean Park headland which was still largely green. Besides, this Member considered that spa services were not in line with the main theme of Ocean Park for promoting marine education and conservation. Upon the Chairperson’s request, Ms. Brenda K.Y. Au showed Members a schematic layout of the Ocean Park Redevelopment Plan and explained that the hill slope above the Spa Hotel had already been formed for the “Summit” of Ocean Park which would include new game/entertainment facilities.

[Professor Bernard V.W.F. Lim left the meeting temporarily at this point.]

46. The Chairperson noted that Members generally agreed to have hotel developments within Ocean Park, but were concerned about the design of the hotels, especially the building height of the Ocean Hotel. Given that PlanD had suggested imposing an approval condition requiring the applicant to submit building form, layout, design and disposition of the proposed hotel developments and revised building height of the Ocean Hotel, the Chairperson asked if Members considered it necessary for the Committee to consider the compliance of the planning condition. In response to a Member's query, the Chairperson said that a fresh planning application had to be submitted if there were major changes in the future design of the hotel proposals.

47. Noting that the Ocean Park headland had a large area, a Member opined that there was much room to improve the design and the location of the proposed hotels. The Chairperson explained that most of the developable area within the Park had already been occupied by the existing or planned game/entertainment facilities, not many suitable sites were left for the proposed hotel developments. Ms. Brenda K.Y. Au said that the three hotel sites under application were the most suitable sites that could be identified in the Park, taking into account the steep topography of the Ocean Park headland, the need to minimize adverse impacts on the natural landscape, and the area taken up by the new game/entertainment facilities. She said that the suggestion to break up the three hotel developments into smaller scale hotels might affect the operation and management of the hotels. A Member had no objection to the hotel developments on the three application sites noting the constraints identified.

48. The Secretary noted that Members generally had no objection to the three sites identified for the proposed hotels but had concern on the design and layout of the proposed hotels, particularly the Spa Hotel. As the applicant had indicated that the schemes under application were not final, there was scope to improve the design of the three hotels. In view of that, the Secretary asked Members to consider if the approval condition suggested by PlanD in paragraph 12.2(a) of the Paper should be modified to apply to all the three hotels and the final design should be subject to the scrutiny of the Committee. Should Members consider it more appropriate to break up the three hotel developments into smaller-scale hotels at different locations within Ocean Park, the current application should be rejected.

[Ms. Olga W.H. Lam returned to join the meeting at this point.]

49. A Member asked whether the application could be approved with the maximum GFA and building height specified, and flexibility be allowed for a change in the design or a breaking up of the hotel sites into smaller sites. The Chairperson responded that any major changes to the submitted proposal in respect of the location and design would require a fresh application and any change to the design and layout of the hotel proposals should not go beyond the boundaries of the three application sites.

[Mr. Walter K.L. Chan arrived to join the meeting at this point.]

50. A Member opined that the building height of the Fisherman's Wharf Hotel was not compatible with the headland profile immediately at its back. That Member said that it might be feasible to step down the building height of the Fisherman's Wharf Hotel from 14 storeys to 8 storeys by spreading out the footprint along the waterfront to accommodate the same GFA so that the building profile would be more in line with the mountain backdrop. A few Members shared this Member's view.

51. Noting that the current application was mainly to ascertain the location and development parameters for the three proposed hotels so that the OPC could commence the next of work, a Member asked whether it was possible for the Committee to approve a total maximum GFA for the three proposed hotel developments so as to allow more flexibility for the future developer(s). The Chairperson explained that the suggestion to allow GFA of the three hotels to be interchangeable would create uncertainty on the scale and design of the individual hotel. The Secretary added that the hotel proposals were submitted under the section 16 application system where there was a statutory provision under the Town Planning Ordinance for public comments. Any significant changes of the proposal submitted had to go through the public inspection procedure again.

52. After further discussion, the Chairperson concluded that Members agreed to approve the application for hotel development. Regarding Members' concern on the design of the hotel proposals, a condition requiring the submission of the building form, layout, design, disposition and building height of the three proposed hotel developments to the satisfaction of the Committee should be imposed.

53. After further deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 19.12.2012, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- (a) the building form, layout, design, disposition and building height of the proposed hotel developments to the satisfaction of the Metro Planning Committee or of the TPB;
- (b) the submission of a revised visual impact assessment taking into account approval condition (a) above to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and provision of the waterfront promenade at Fisherman's Wharf Hotel to the satisfaction of the Director of Planning or of the TPB;
- (d) the submission and implementation of a tree preservation scheme and a landscape master plan for the proposed hotel developments to the satisfaction of the Director of Planning or of the TPB;
- (e) the design and provision of an access road to the Spa Hotel, and the access arrangement, car parking and loading/unloading spaces for the proposed hotel developments to the satisfaction of the Commissioner for Transport or of the TPB; and
- (f) the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

54. The Committee also agreed to advise the applicant :

- (a) that the approval of the application did not imply that the proposed non-domestic plot ratio of the proposed hotel developments and the proposed gross floor area (GFA) exemption for the back-of-house facilities,

voids and covered areas would be granted by the Building Authority. The applicant should approach the Buildings Department direct to obtain the necessary approval. If GFA exemption for the proposed facilities/spaces was not granted by the Building Authority and the proposed plot ratio exceeded that in the approved scheme, a fresh planning application to the Board would be required;

- (b) to apply to the District Lands Officer/Hong Kong West and South of Lands Department for lease modification to permit the applied use;
- (c) to note the comments of the Commissioner of Police regarding the traffic impacts arising from the construction works and special events and to liaise with him in implementing the traffic management measures;
- (d) to note the comments of the Chief Engineer/Hong Kong and Islands of Drainage Services Department regarding the drainage reserve near the entrance of the proposed Ocean Hotel;
- (e) to note the comments of the Director of Environmental Protection that the proposed hotels might potentially constitute a Material Change to the exempted Designated Project of the Ocean Park Redevelopment Project;
- (f) to note the comments of Director of Fire Services regarding the compliance of Code of Practice for Means of Access for Firefighting and Rescue;
- (g) to note that comments of the Chief Town Planner/Urban Design and Landscape of Planning Department on the layout and design of the proposed hotel developments, the design of the waterfront promenade at Fisherman's Wharf Hotel, the use of green roof at the Ocean Hotel and the transplanting proposal; and
- (h) to consider allowing the general public to have free access to the waterfront promenade at Fisherman's Wharf Hotel.

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLAI

Appendix III of
15/F., North Point **MPC Paper No. 8/17**
333 Java Road
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4835

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/H15/232

By Registered Post & Fax (2121 8791)

9 January 2009

Tourism Commission
2/F East Wing, Central Government Offices
Lower Albert Road
Central, Hong Kong
(Attn: Mr. Fung Hao Yin, Vincent)

Dear Sir,

**Proposed Hotels
in "Other Specified Uses" annotated "Ocean Park" zone, Ocean Park**

I refer to my letter to you dated 30.10.2008.

After giving consideration to your application, the Town Planning Board (the TPB) approved your application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission is subject to the following conditions and shall be valid until 19.12.2012; and after the said date, the permission shall cease to have effect unless before the said date either the development hereby permitted is commenced or the permission is renewed:

- (a) the building form, layout, design, disposition and building height of the proposed hotel developments to the satisfaction of the Metro Planning Committee of the TPB;
- (b) the submission of a revised visual impact assessment taking into account approval condition (a) above to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and provision of the waterfront promenade at Fisherman's Wharf Hotel to the satisfaction of the Director of Planning or of the TPB;
- (d) the submission and implementation of a tree preservation scheme and a landscape master plan for the proposed hotel developments to the satisfaction of the Director of Planning or of the TPB;
- (e) the design and provision of an access road to the Spa Hotel, and the access arrangement, car parking and loading/unloading spaces for the proposed hotel developments to the satisfaction of the Commissioner for Transport or of the TPB; and

- (f) the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

The TPB also agreed to advise you :

- (a) that the approval of the application does not imply that the proposed non-domestic plot ratio of the proposed hotel developments and the proposed gross floor area (GFA) exemption for the back-of-house facilities, voids and covered areas would be granted by the Building Authority. You should approach the Buildings Department direct to obtain the necessary approval. If GFA exemption for the proposed facilities/spaces is not granted by the Building Authority and the proposed plot ratio exceeds that in the approved scheme, a fresh planning application to the TPB would be required;
- (b) to apply to the District Lands Officer/Hong Kong West and South of Lands Department for lease modification to permit the applied use;
- (c) to note the comments of the Commissioner of Police regarding the traffic impacts arising from the construction works and special events and to liaise with him in implementing the traffic management measures;
- (d) to note the comments of the Chief Engineer/Hong Kong and Islands of Drainage Services Department regarding the drainage reserve near the entrance of the proposed Ocean Hotel;
- (e) to note the comments of the Director of Environmental Protection that the proposed hotels may potentially constitute a Material Change to the exempted Designated Project of the Ocean Park Redevelopment Project;
- (f) to note the comments of Director of Fire Services regarding the compliance of Code of Practice for Means of Access for Firefighting and Rescue;
- (g) to note that comments of the Chief Town Planner/Urban Design and Landscape of Planning Department on the layout and design of the proposed hotel developments, the design of the waterfront promenade at Fisherman's Wharf Hotel, the use of green roof at the Ocean Hotel and the transplanting proposal; and
- (h) to consider allowing the general public to have free access to the waterfront promenade at Fisherman's Wharf Hotel.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35A and 36 for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36 for details.

A copy of the TPB Paper in respect of the application and the relevant extract of minutes of the TPB meeting held on 19.12.2008 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter. I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. David Lam of Hong Kong District Planning Office at 2231 4945. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

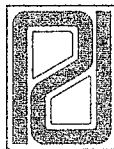
Yours faithfully,



(Miss Loretta LUK)
for Secretary, Town Planning Board

規 劃 署

香港北角渣華道 333 號
北角政府合署



Planning Department
North Point Government Offices
333 Java Road,
North Point, Hong Kong

來函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/H15/232-2

電話號碼 Tel. No.: 2231 4930

傳真機號碼 Fax No.: 2895 3957

30 November 2012

Tourism Commission,
22/F West Wing, Central Government Offices,
2 Tim Mei Avenue,
Tamar, Hong Kong
(Attn.: Mr. Vincent FUNG)

By Registered Post and Fax

(Fax No.: 2121 8791) ✓

Dear Mr. FUNG,

Application for Extension of Time for Commencement of Development

**Proposed Hotel in "Other Specified Uses"
annotated "Ocean Park" Zone, Ocean Park
(Application No. A/H15/232-2)**

I refer to your application of 22.10.2012 seeking planning permission for a Class B amendment to an approved development proposal under Application No. A/H15/232.

After giving consideration to your application, the Director of Planning, under the delegated authority of the Town Planning Board (TPB), approved your application for amendment to permission under section 16A of the Town Planning Ordinance on 30.11.2012 on the terms of the application as submitted to the TPB. The amended permission is subject to the following conditions and shall be valid until 19.12.2016, and after the said date, the permission shall cease to have effect unless before the said date, the development hereby permitted is commenced:

- (a) the building form, layout, design, disposition and building height of the proposed hotel developments to the satisfaction of the Metro Planning Committee of the TPB;
- (b) the submission of a revised visual impact assessment taking into account approval condition (a) above to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and provision of the waterfront promenade at Fisherman's Wharf Hotel to the satisfaction of the Director of Planning or of the TPB;
- (d) the submission and implementation of a tree preservation scheme and a landscape master plan for the proposed hotel developments to the satisfaction of the Director of Planning or of the TPB;

- (e) the design and provision of an access road to the Spa Hotel, and the access arrangement, car parking and loading/unloading spaces for the proposed hotel developments to the satisfaction of the Commissioner for Transport or of the TPB; and
- (f) the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

You are also advised:

- (a) that the approval of the application does not imply that any proposal on building design elements to fulfill the requirements under the Sustainable Building Design Guidelines and any GFA concession, hotel concession and the non-domestic plot ratio (PR) of the proposed hotel will be granted by the Building Authority. The applicant should approach the Buildings Department direct to obtain the necessary approval. If the proposed building design elements, GFA concession, hotel concession and non-domestic PR, are not approved/granted by the Building Authority and major changes to the current scheme are required, a fresh planning application to the Board may be required;
- (b) to apply to the District Lands Officer/Hong Kong West and South of the Lands Department for lease modification to permit the applied use;
- (c) to note the comments of the Commissioner of Police regarding the traffic impacts arising from the construction works and special events and to liaise with him in implementing the traffic management measures;
- (d) to note the comments of the Chief Engineer/Hong Kong and Islands of Drainage Services Department regarding the drainage reserve near the entrance of the proposed Ocean Hotel;
- (e) to note the comments of the Director of Environmental Protection that the proposed hotels may potentially constitute a Material Change to the exempted Designated Project of the Ocean Park Redevelopment Project;
- (f) to note the comments of the Director of Fire Services regarding the compliance of Code of Practice for Means of Access for Firefighting and Rescue;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape of Planning Department on the layout and design of the proposed hotel developments, the design of the waterfront promenade at Fisherman's Wharf Hotel, the use of green roof at the Ocean Hotel and the transplanting proposal;
- (h) to consider allowing the general public to have free access to the waterfront promenade at Fisherman's Wharf Hotel; and

- (i) to note the comments of the Chief Engineer/Development(2), Water Supplies Department to ensure that the 6m wide waterworks reserve at the north-west corner of the site will not be affected.

This permission will expire on 19.12.2016, i.e. permission extended by 48 months as you have applied for. According to the TPB Guidelines No. 35B, any extension of time for commencement of development shall not result in an aggregate extension period longer than the original duration for commencement of the approved development proposal, i.e 4 years for application No. A/H15/232. As such, you are reminded to **strictly** adhere to the time limit for commencement of the approved development. Any further extension of the validity of this permission will be outside the scope of Class B amendments.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835) within 21 days from the date of this letter. The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this permission, please contact Miss Isabel YIU of the Hong Kong District Planning Office at 2231 4945.

Yours sincerely,



(Ms. Ginger KIANG)
for and on behalf of Director of Planning

Extract from Minutes of MPC Meeting on 26.8.2016

Agenda Item 9

[Open Meeting (Presentation and Question Sessions Only)]

Submission for Partial Fulfillment of Approval Condition (a) under Application No. A/H15/232-2, Proposed Hotels in “Other Specified Uses” annotated “Ocean Park” zone, Ocean Park, Hong Kong

(MPC Paper No.11/16)

54. The Secretary reported that the submission was for partial fulfillment of approval condition (a). The subject site was within Ocean Park. The application was submitted by Tourism Commission represented by the Ocean Park Corporation, and AECOM Asia Company Limited (AECOM) was the consultant of the applicant. The following Members had declared interests in the item:

- | | |
|---------------------|---|
| Dr Wilton W.T. Fok | - co-owning a flat in Ap Lei Chau area with his spouse; |
| Mr K.K. Cheung | - his firm having current business dealings with Tourism Commission, but he had no relationship with the applicant and no involvement in the application; |
| Mr Patrick H.T. Lau | - having current business dealings with AECOM and past business dealings with Ocean Park Corporation; |
| Mr Dominic K.K. Lam | - having past business dealings with Ocean Park Corporation and AECOM; |
| Mr Thomas O.S. Ho | - his firm having past business dealings with AECOM, but he had no involvement in the application; |
| Mr Franklin Yu | - having past business dealings with AECOM; and |

Mr Wilson W.S. Pang - owning a flat in Ap Lei Chau area.

55. The Committee noted that Mr Dominic K.K. Lam had not yet returned to the meeting. As the properties of Mr Wilson W.S. Pang and Dr Wilton W.T. Fok did not have a direct view of the site, and as Messrs K.K. Cheung, Patrick H.T. Lau, Thomas O.S. Ho and Franklin Yu had no involvement in the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

56. With the aid of a PowerPoint presentation, Miss Jessica K.T. Lee, STP/HK, presented the applicant's submission and covered the following main points:

Background

- (a) application No. A/H15/232 for three proposed hotels (i.e. Ocean Hotel, Fisherman's Wharf Hotel (FWH) and Spa Hotel) within Ocean Park was approved by the Committee on 19.12.2008;
- (b) during the consideration of the application, the Committee noted that the application was intended to ascertain the location and the major development parameters for the three proposed hotels so as to allow the prospective bidders to formulate their design schemes. The design of the three proposed hotels was not final, and the actual design schemes would be subject to further refinements and changes by the future developers. For FWH, some Members also commented that there might be scope to reduce the building height (BH) of the development to 8 storeys so that the building profile would be more in line with the mountain backdrop. The Committee generally considered that there was scope for improvement and the final design should be subject to the scrutiny of the Committee. The following approval condition, amongst others, had been imposed:

Approval condition (a)

the building form, layout, design, disposition and BH of the proposed hotel developments to the satisfaction of the Committee of the Town

Planning Board (TPB);

- (c) in respect of FWH, the Ocean Park Corporation conducted a tendering exercise in 2015 and appointed the “Most Preferred Proponent” to implement the proposed hotel in February 2016;

Submission under Approval Condition (a)

- (d) on 29.7.2016, the applicant submitted the current proposal for partial fulfillment of approval condition (a) in respect of FWH. The major development parameters of the current proposal were generally the same as those in the originally approved scheme (application No. A/H15/232), except that the proposed site coverage of the hotel tower had been reduced from 40% to 25% and the maximum BH at main roof had been reduced from 74mPD to 73.5mPD;
- (e) the key features relating to the building form, design, disposition and BH of the proposed FWH were as follows:
 - (i) two curvilinear blocks separated by a 15m building gap so as to fulfill the requirements on building separation under the Sustainable Building Design (SBD) Guidelines. The blocks were also set back towards the hillsides;
 - (ii) a terraced podium cascading towards the sea with a landscaped garden at 3/F of the podium;
 - (iii) a uniform 10m wide waterfront promenade at 1/F and a 3m wide pedestrian walkway at G/F; and
 - (iv) a BH of 73.5mPD for the East Tower and a stepped BH of 69mPD and 65.5mPD for the West Tower;

Departmental Comments

- (f) major departmental comments were summarised as follows:

- (i) the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) commented that whilst the proposed scheme with three tiers of height (i.e. 65.5mPD, 69mPD and 73.5mPD) would provide a less distinct height variation, the hotel towers were set back considerably from the waterfront and sit on top of a podium designed with cascading open decks looking out to the sea. A 10m wide waterfront promenade would be provided on the first floor deck and lined with retail and dining facilities on the hill-ward side to add to the vibrancy of the area. The proposed scheme would provide an open, spacious and welcoming waterfront area for public enjoyment. Regarding the landscape aspect, detailed comments would be given upon submission of Landscape Master Plan (LMP) under approval condition (d);
- (ii) the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) suggested the applicant to review the followings at the detailed design stage: (i) the clear width of at-grade pedestrian walkway; (ii) podium effect along the seafront; (iii) fire fighting strategy; (iv) location of parking spaces at 2/F; (v) stairs/escalators/lifts linking the promenade and ground level; (vi) the floor heights at G/F and 2/F; and (vii) the detailed design of planters, balconies, architectural fins, articulations, roof features and waterfront promenade; and
- (iii) other relevant departments had no adverse comment on or no objection to the submission; and

PlanD's Views

- (g) PlanD had no objection to the building form, layout, design, disposition and BH in the current proposal for the proposed FWH for partial fulfillment of approval condition (a) based on the assessment set out in paragraph 6 of the Paper. The applicant had made an effort to reduce the overall building mass and enhance the building design by arranging the two hotel towers close to the mountain at the back and sit on top of a terraced and landscaped podium cascading towards the sea, and also separation of the

two curvilinear hotel towers by a 15m building gap. The proposed layout would also allow a more open, spacious and welcoming waterfront area at the edge of the 1/F podium for public enjoyment, and a 3m wide pedestrian walkway lined with trees would be provided at G/F as an alternative choice to the public to walk along the waterfront area. Further reduction in the BH would increase the hotel footprint and result in considerable loss in open space and greenery provision on the podium, and thus defeating the design intent for the cascading podium deck. Notwithstanding that, to soften the visual impact, the applicant had introduced a BH profile cascading down from 73.5mPD for the East Tower to 69mPD and 65.5mPD for the West Tower. The present submission was a follow up to address the Committee's concern and fulfill the said condition imposed by the Committee. The key development parameters of the proposed FWH remained the same.

Proposed Traffic Arrangements

57. In response to a Member's enquiries, Miss Jessica K.T. Lee, STP/HK, with reference to Drawings AA-2b and AA-5b of Paper, said that Shum Wan Road, which fell within "Other Specified Uses" annotated "Ocean Park" zone, was open to the public for pedestrian and vehicular access. Visitors arriving from Shum Wan Road could take the escalators in the western portion of the subject site to the waterfront promenade at 1/F, which would be open to the public. Roof garden would be located at 3/F and whether it would be open to the public would be subject to the future hotel management.

58. A Member said that although the subject project was known as 'Fisherman's Wharf Hotel', there was no pier within the proposed development. The Member suggested that consideration could be given to constructing a public pier next to the development for enriching the tourism project, so that visitors or tourists could travel by yachts or water taxis. Another Member asked about the provision of public transport services and carpark in the area. Miss Jessica K.T. Lee said that boats and yachts were mainly anchored in the Aberdeen typhoon shelter area to the north-west of the subject site. While the subject site was not currently served by public transport, shuttle buses would be provided by Ocean Park between the main entrance of Ocean Park, and FWH and the future Water Park upon

development. A carpark would also be provided at the future Water Park.

59. In response to another Member's enquiry, Miss Jessica K.T. Lee said that about 100 coach parking spaces would be provided at the basement level of the Ocean Hotel.

Comparison with the Approved Scheme in 2008

60. A Member asked PlanD to elaborate on the approval conditions imposed in 2008. Miss Jessica K.T. Lee explained that the locations and scale of the three proposed hotels were approved with conditions by the Committee in 2008. As the design submitted by the applicant at the time of application was not final and would be subject to further refinements and changes by the future developers, Members agreed that the final design should be subject to the scrutiny of the Committee and an approval condition on the building form, layout, design, disposition and BH of the proposed hotel developments was therefore imposed. Other approval conditions included the submission of a revised visual impact assessment (VIA); the design and provision of the waterfront promenade at FWH; the access arrangements, car parking and loading/unloading spaces; and the submission and implementation of a tree preservation scheme and a LMP to the satisfaction of D of Plan or of the TPB.

61. The same Member opined that the proposed hotel blocks were massive and asked if the development parameters of the current scheme were the same as those approved in 2008. In response, Miss Jessica K.T. Lee said that there were no major changes in the development parameters as compared with the 2008 scheme, except the reduction in site coverage of hotel and slight reduction in the maximum building height.

62. In response to a Member's enquiry on the reason for reducing the site coverage in the current scheme. Miss Jessica K.T. Lee, with reference to the typical floor plan, explained that the footprint of the hotel towers in the approved design in 2008 was larger than that in the current submission as hotel rooms in the original scheme were found on both sides of the corridor (i.e. with hotel rooms facing both the mountain side and seaward side). Under the current submission, all hotel rooms would face the seaward side.

Deliberation Session

63. The Vice-chairman considered the design of the proposed hotel with a terraced and landscaped podium cascading down towards the sea acceptable, but the descending BH profile from east to west with a BH of 73.5mPD for the East Tower and a stepped BH of 69mPD and 65.5mPD for the West Tower showed a less distinct height variation. It would be desirable if the BH of the West Tower could be further reduced to be more in line with the mountain profile at the back.

64. A Member shared the Vice-chairman's view and opined that the mountain was important in separating the area from the urban settlement in Aberdeen, providing a setting for the pleasant oceanic theme of the proposed development, which could blend in with the future Water Park. The current design of the hotel blocks, which aimed at maximising view from the hotel rooms towards the sea, did not take into account the natural topography of the mountain at the back and failed to take care of public view from the sea towards the site. There was also inadequate greening for the proposed hotel at such a prominent location. Another Member suggested to provide more greening to soften the edges of the building blocks, and was of view that it was not desirable to provide artificial lighting at the G/F driveway which would be decked over by the promenade on the 1/F of the podium.

65. The Chairman said that the built form under the current scheme was cascading down from the mountain towards the sea and the public could enjoy the sea view at the pedestrian walkway at G/F and the 10m wide waterfront promenade on 1/F. The proposed reduction of BH of the West Tower suggested by some Members might affect the overall design concept of the proposed hotel development, if the total gross floor area (GFA) was to be kept unchanged. The suggestion of providing more greening at the edges of the podium and hotel towers could be dealt with under the approval condition (d) on landscaping. Members noted that the applicant would also need to fulfil the greenery ratio requirement under the SBD Guidelines.

66. A Member expressed concern on the visual impact that might be caused by the proposed hotel whilst noting that there were not many public view points towards the subject site located at the waterfront. The Chairman remarked that permission for the proposed hotel had already been granted. Though the development would inevitably cause some

visual impact on the surroundings, the Committee could consider appropriate mitigation measures to help ameliorate the visual impact by provision of more greenery for the proposed hotel to blend in better with the surroundings.

67. A few Members considered that the overall design of the proposed hotel could be improved to make it more compatible with the natural topography of the mountain backdrop if the BH could be reduced to create a greater degree of cascading effect in the West Tower, though not to the extent of reducing the height of the hotel from 14 to eight storeys. One Member further suggested that the building footprint could be widened by providing hotel rooms facing both the seaward and the mountain sides.

68. The Chairman reminded Members that the location and development parameters of the proposed hotel had already been approved by the Committee, which should form the basis for Members' consideration of the current design of the proposed development. While consideration of design matters would inevitably involve certain degree of subjective judgement and preference, the Committee would need to decide whether the collective views of Members would carry the weight leading to not accepting the design scheme. The Chairman further said that if the BH of a few storeys was cascaded while keeping the total GFA unchanged, it would be inevitable to increase the BH of some portions of the proposed development to a level exceeding the maximum BH of 14 storeys. Or alternatively, the reduction in the BH of the West Tower would result in an increase in the overall footprint at the expense of the open space and greenery provision, and defeating the design intent for the cascading podium deck.

[Mr Thomas O.S. Ho left the meeting at this point.]

69. A Member said that the hotel site only occupied a part of the long seafront in the Southern District, and buildings with special design could actually become attraction points in the area, such as Cyberport in Kong Sin Wan.

70. Another Member opined that while part of the mountain backdrop might be obstructed by the proposed hotel, planning approval had already been granted and the overall design of the development with a waterfront promenade under the current scheme was considered acceptable.

71. The Chairman concluded that Members generally considered the current design of the hotel acceptable, but there might be some scope for fine-tuning the building design so as to enhance the cascading effect, particularly on the western part of the West Tower. In addition, more greening should be provided at the building edges to soften the hard building structures so as to better blend in with the green mountain backdrop, which could be taken care of under the approval condition (d) on the submission and implementation of a LMP.

72. A Member asked if the revised design incorporating the cascading design would need to be resubmitted to the Committee for consideration. In response, the Chairman said that if the revisions were only minor in nature, the revised design might not need to be resubmitted to the Committee for consideration. The Secretary supplemented that reference would be made to the TPB Guidelines No. 36A regarding the Class A and Class B amendments to Approved Development Proposals in processing minor amendments to the approved scheme.

73. After deliberation, the Committee agreed that the submission had partially fulfilled approval condition (a) for the proposed Fisherman's Wharf Hotel. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper and the following additional clause:

“(c) to note the Committee's suggestion to fine-tune the building design so as to enhance the cascading effect, particularly on the western part of the West Tower of the proposed hotel development.”

[The Chairman thanked Miss Jessica K.T. Lee, STP/HK, for her attendance to answer Members' enquiries. She left the meeting at this point.]

[The meeting was adjourned for a break of 5 minutes.]

[Mr Tom C.K. Yip, District Planning Officer/Kowloon (DPO/K) and Mr Stephen C.Y. Chan, Senior Town Planner/Kowloon (STP/K), were invited to the meeting at this point.]

[Mr Dominic K.K. Lam returned to join the meeting at this point.]

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

Appendix VI of
TOWN F MPC Paper No. 8/17

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/H15/232-2

By Registered Post & Fax (2121 8791)

14 September 2016

Tourism Commission
22/F, West Wing
Central Government Offices
2 Tim Mei Avenue
Tamar, Hong Kong
(Attn: Fung Hao Yin, Vincent)

Dear Sir/Madam,

**Submission for Partial Fulfillment of Approval Condition (a)
under Application No. A/H15/232-2, Proposed Hotels in
"Other Specified Uses" annotated "Ocean Park" zone, Ocean Park, Hong Kong**

I refer to my letter to you dated 17.8.2016.

After giving consideration to the submission, the Town Planning Board (TPB) agreed that the submission had partially fulfilled approval condition (a) for the proposed Fisherman's Wharf Hotel. The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the Paper.

A copy of the TPB Paper in respect of the submission (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 26.8.2016 are enclosed herewith for your reference.

If you have any queries regarding this permission, please contact Miss Jessica Lee of Hong Kong District Planning Office at 2231 4945.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

Advisory Clauses

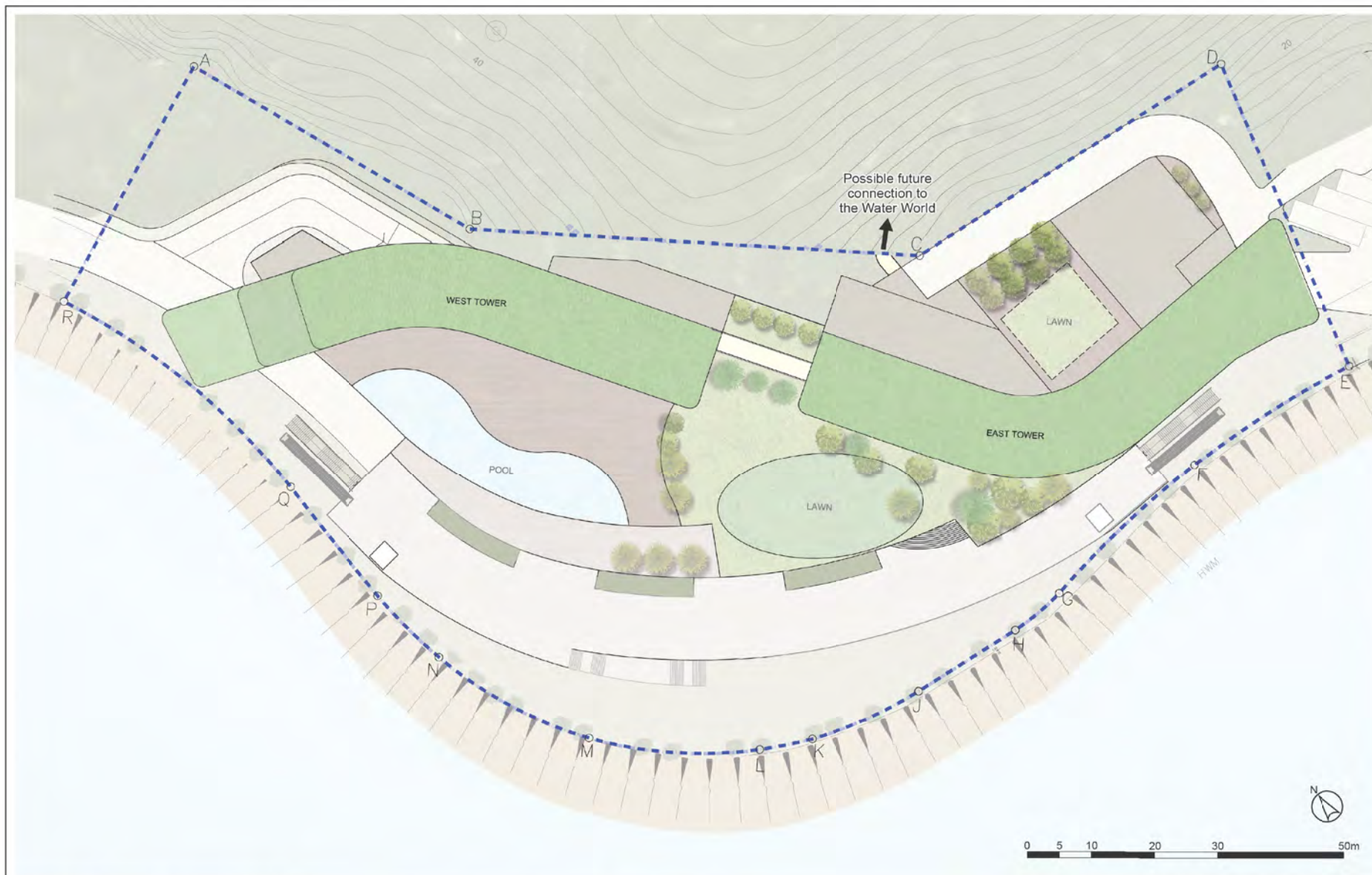
- (a) the applicant should comply with the remaining parts of approval conditions (a) and (b) for the remaining Spa Hotel, and other remaining approval conditions under Application No. A/H15/232-2;
- (b) the applicant should note the comments of the Director of Architectural Services, including the clear width of at-grade pedestrian walkway, podium effect along the seafront, fire fighting strategy, location of parking spaces at 2/F, stairs/escalators/lifts linking the promenade and ground level, the floor heights at G/F and 2/F, the detailed design of planters, balconies, architectural fins, articulations, roof features and waterfront promenade, at the detailed design stage; and
- (c) to note the Committee's suggestion to fine-tune the building design so as to enhance the cascading effect, particularly on the western part of the West Tower of the proposed hotel development.

Preliminary Observations from the Chief Building Surveyor/Hong Kong West, Buildings Department:

- (a) The disposition of the West Tower, the East Tower and the promenade on 1/F have been revised, I reserve my position under Section 31(1) of the Buildings Ordinance for the promenade and portion of hotel towers to project over the adjoining specified street.
- (b) The excessive high headroom on G/F is noted. I reserve my position under Building (Planning) Regulation (B(P)R) 23(3)(a) for the voids over the G/F areas to be GFA accountable.
- (c) The street on ground level for the purpose of site classification under B(P)R 18A shall be deducted from the site area calculations under B(P)R 23(2)(a).
- (d) Adequate fire separation shall be provided between the portion of covered road and the adjoining hotel areas.
- (e) The proposal should satisfy all the criteria under PNAP APP-40 for consideration of granting hotel concession under B(P)R 23A.
- (f) The application of sustainable building design guidelines under PNAP APP-152 will be considered during building plan submission stage.
- (g) The proposed promenade with the service of elevators to be opened to the public 24-hour a day and the condition to be embodied in the modified lease conditions.
- (h) Clear segregation of the promenade from the hotel business/retail/restaurant area (including alfresco dining).
- (i) Adequate lighting, crash barriers and other protective measures for pedestrians to be provided to the access road.

Advisory Clauses

- (a) to comply with other approval conditions under Application No. A/H15/232-2;
- (b) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department to ensure the column structures under the two ends of the towers would neither have negative impact on the visual amenity nor adversely affect public enjoyment of the waterfront; and
- (c) to note the comments of the Chief Building Surveyor/Hong Kong West, Buildings Department including the excessive headroom on G/F, deduction of the street on ground level for site calculation, adequate fire separation between, the portion of covered road and the adjoining hotel areas, application of Sustainable Building design guideline during plan submission stage, the proposed promenade with the service of elevators to be opened to the public 24-hour a day, clear segregation of the promenade from the hotel business/retail/restaurant area (including alfresco dining and adequate lighting, crash barrier and other protective measures for pedestrians to be provided to the access road.



**llewelyn
davies**

Title

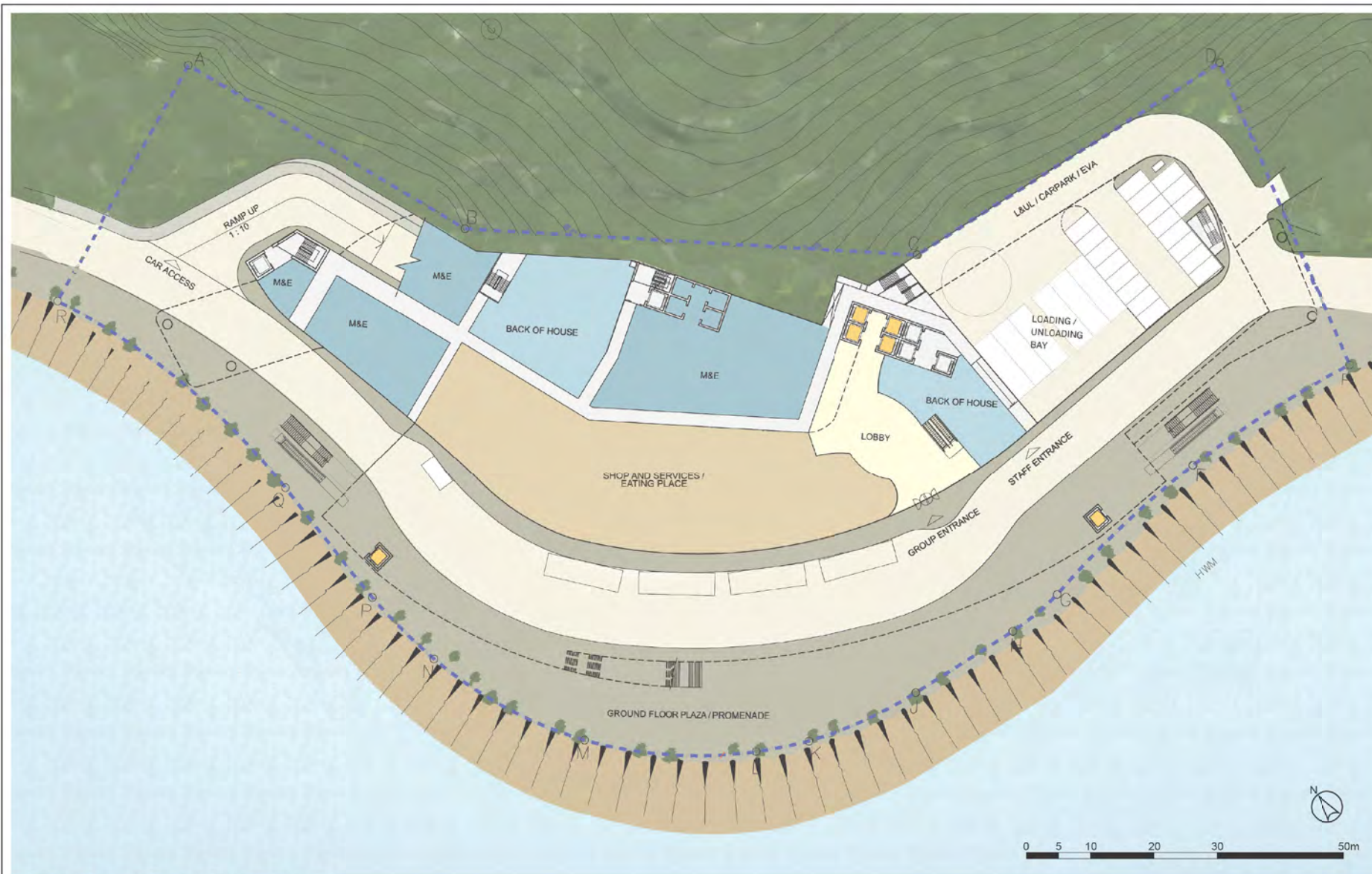
Indicative Master Layout Plan

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Rev	0	Date	Aug 2017
Scale	Figure 3.1		

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 1c



**llewelyn
davies**

Title

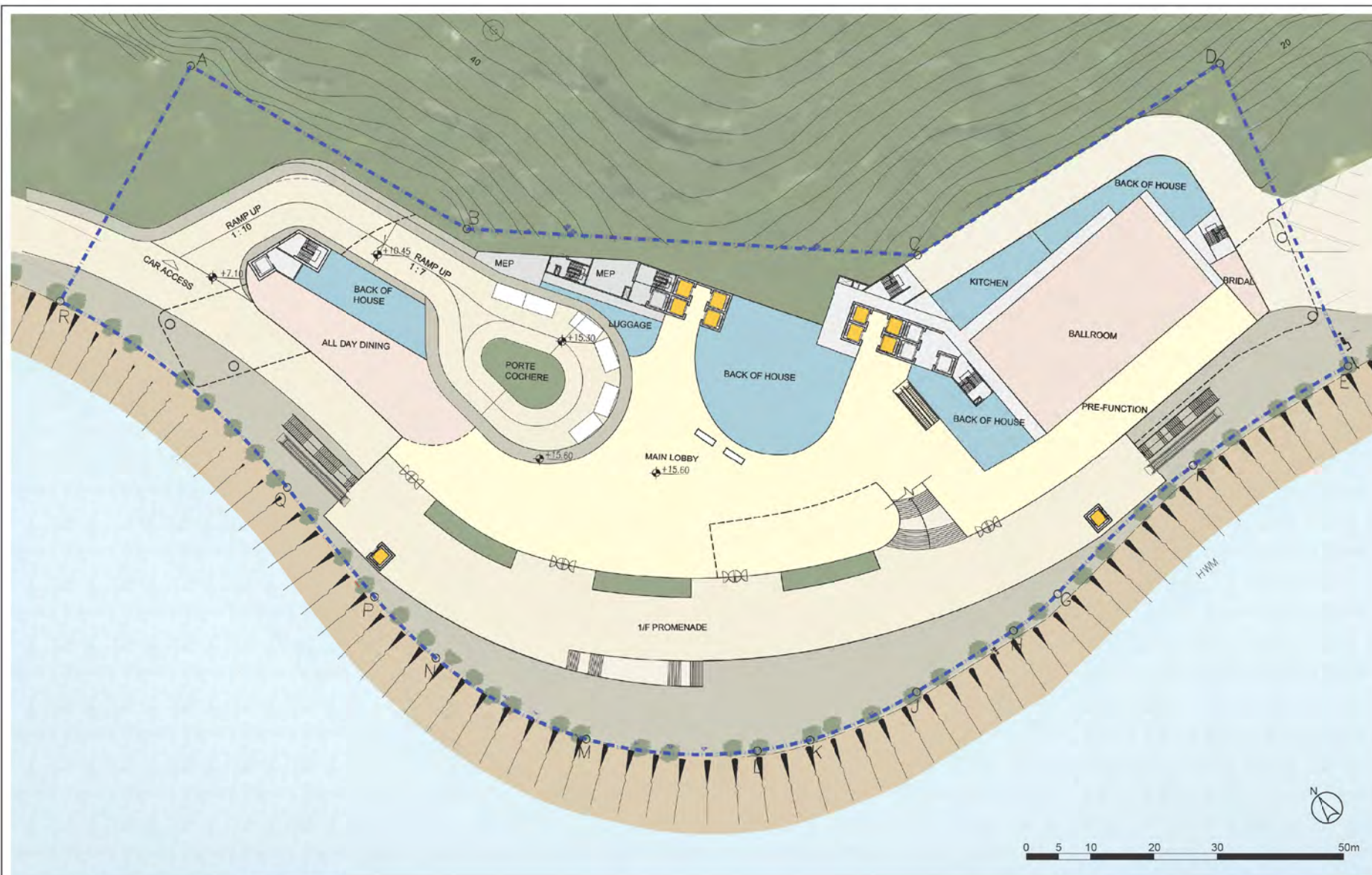
Indicative G/F Plan

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Rev	0	Date	Aug 2017
Scale	Figure 3.2		

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
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**llewelyn
davies**

Title

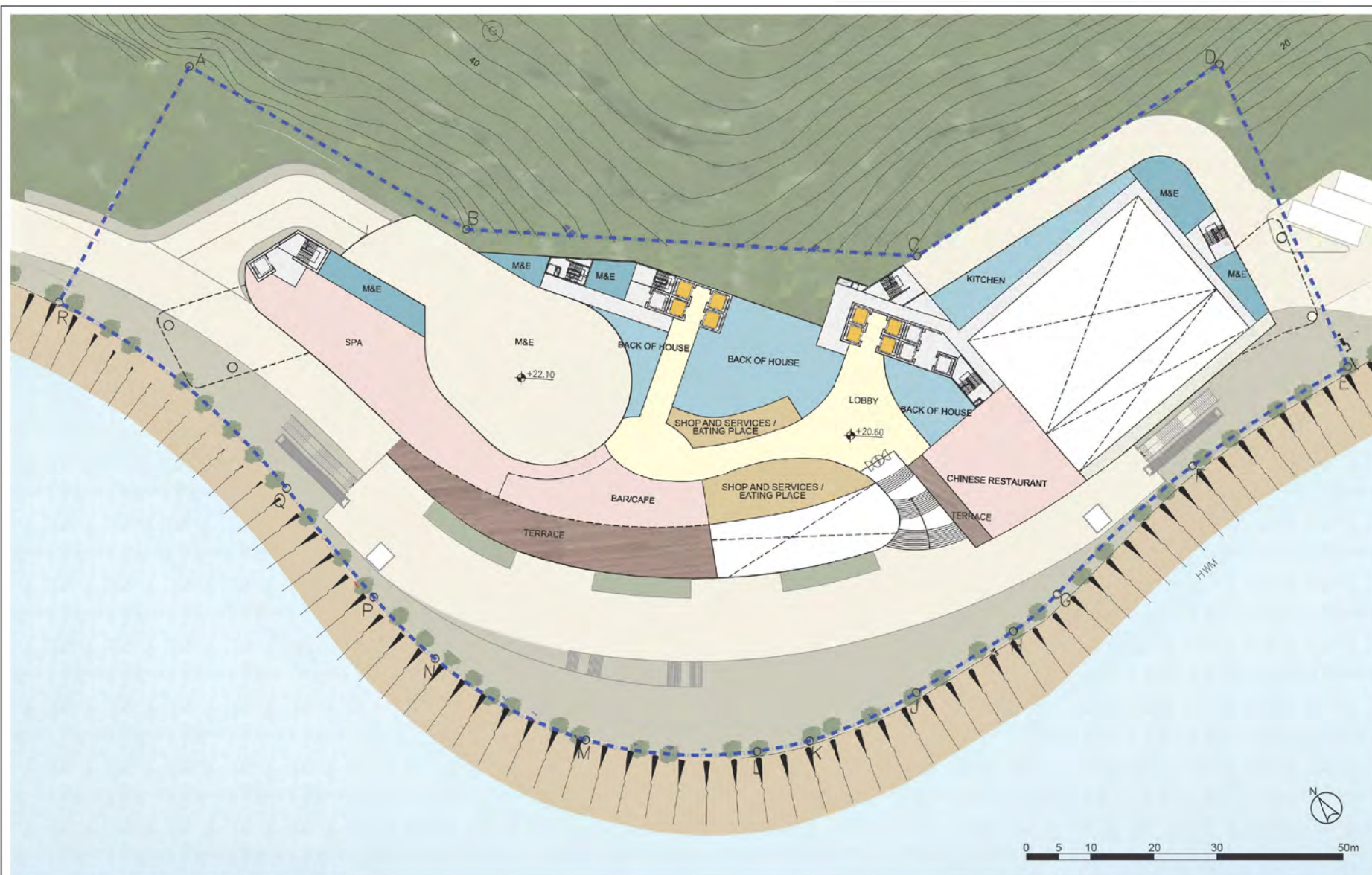
Indicative 1/F Plan

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(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 3c



**llewelyn
davies**

Title

Indicative 2/F Plan

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(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
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**llewelyn
davies**

Title

Indicative 3/F Plan

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Rev	0	Date	Aug 2017
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(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

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**llewelyn
davies**

Title

Indicative Typical Floor Plan

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Rev	0	Date	Aug 2017
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(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
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**llewelyn
davies**

Title

Indicative 15/F Plan

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Rev	0	Date	Aug 2017
Scale	Figure 3.7		

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

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**llewelyn
davies**

Title

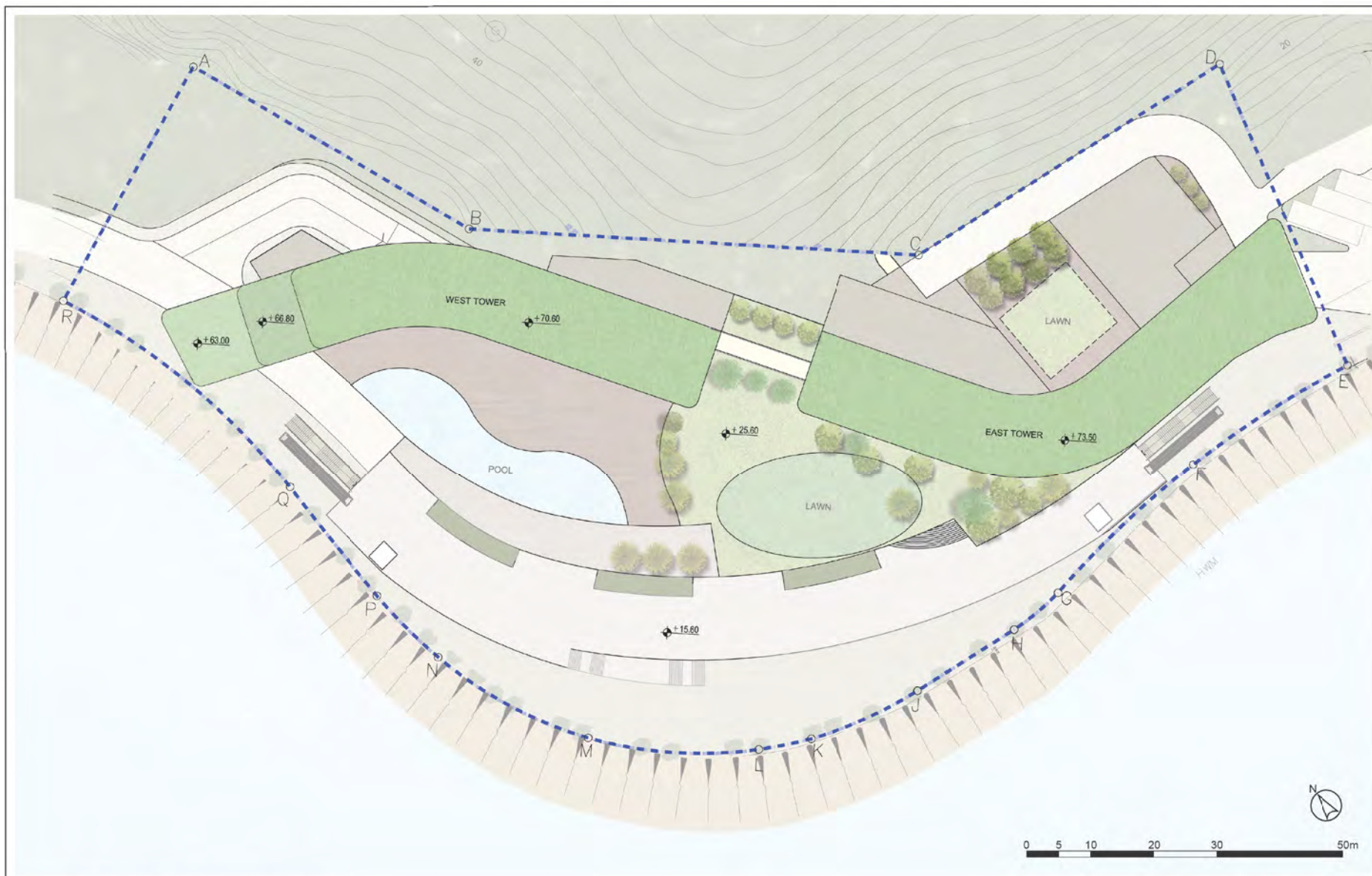
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(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

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**llewelyn
davies**

Title

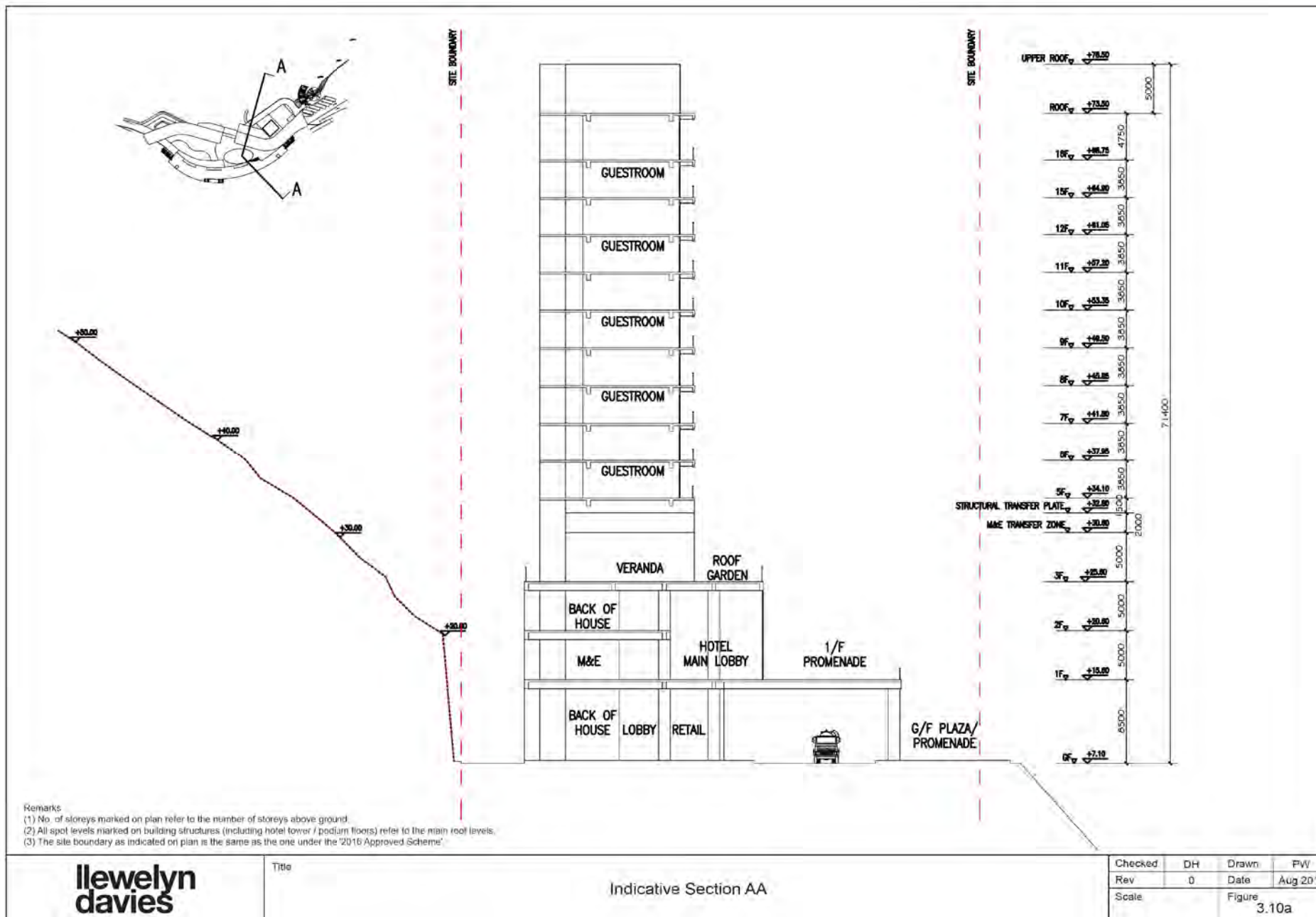
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(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
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**llewelyn
davies**

Title

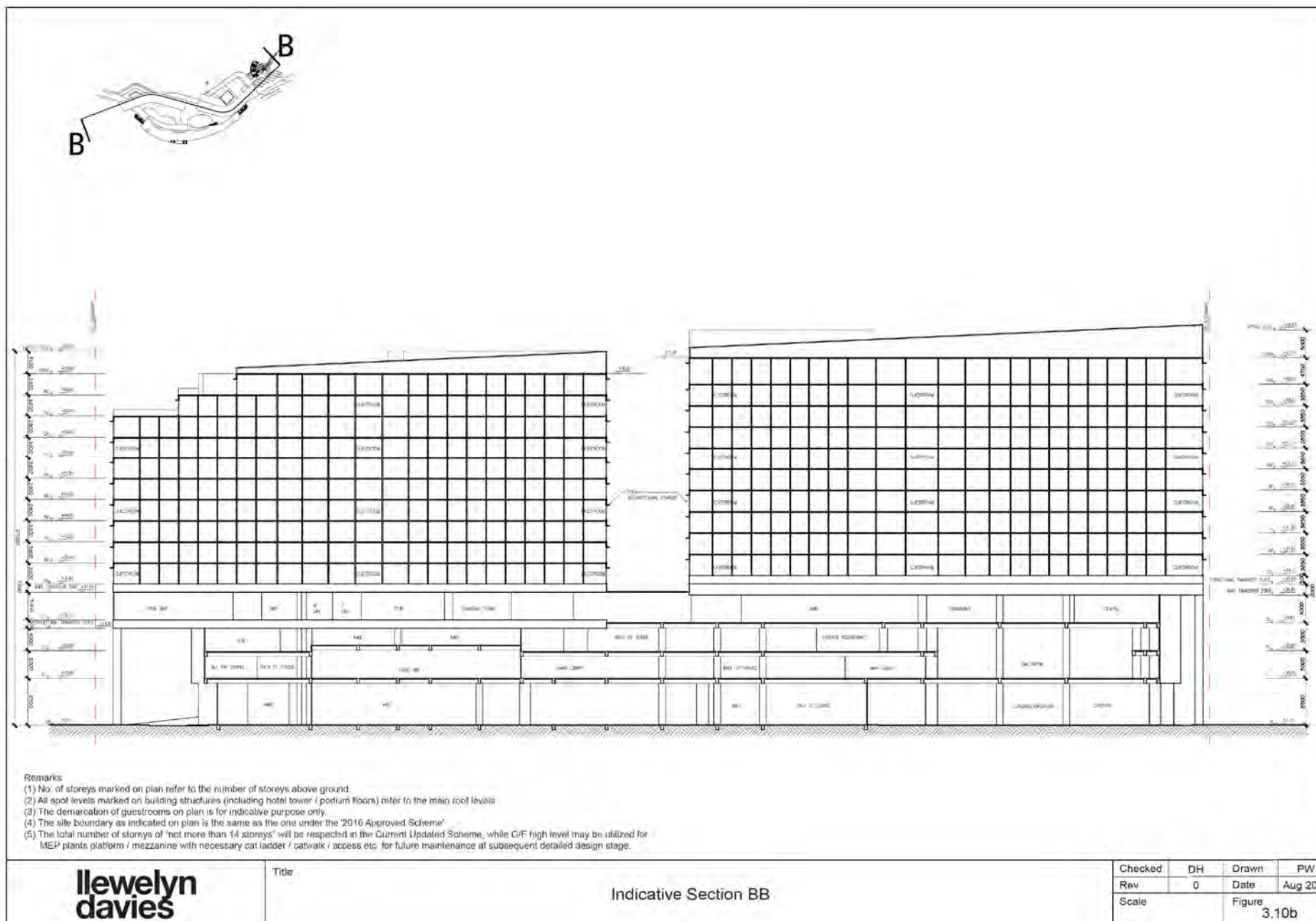
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(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 10c





Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

**llewelyn
davies**

Title

Perspective Drawing A

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Rev	0	Date	Aug 2017
Scale	Figure 3 11a		

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
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Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

**llewelyn
davies**

Title

Perspective Drawing B

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale	Figure 3.11b		

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 13c



Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

**llewelyn
davies**

Title

Perspective Drawing C

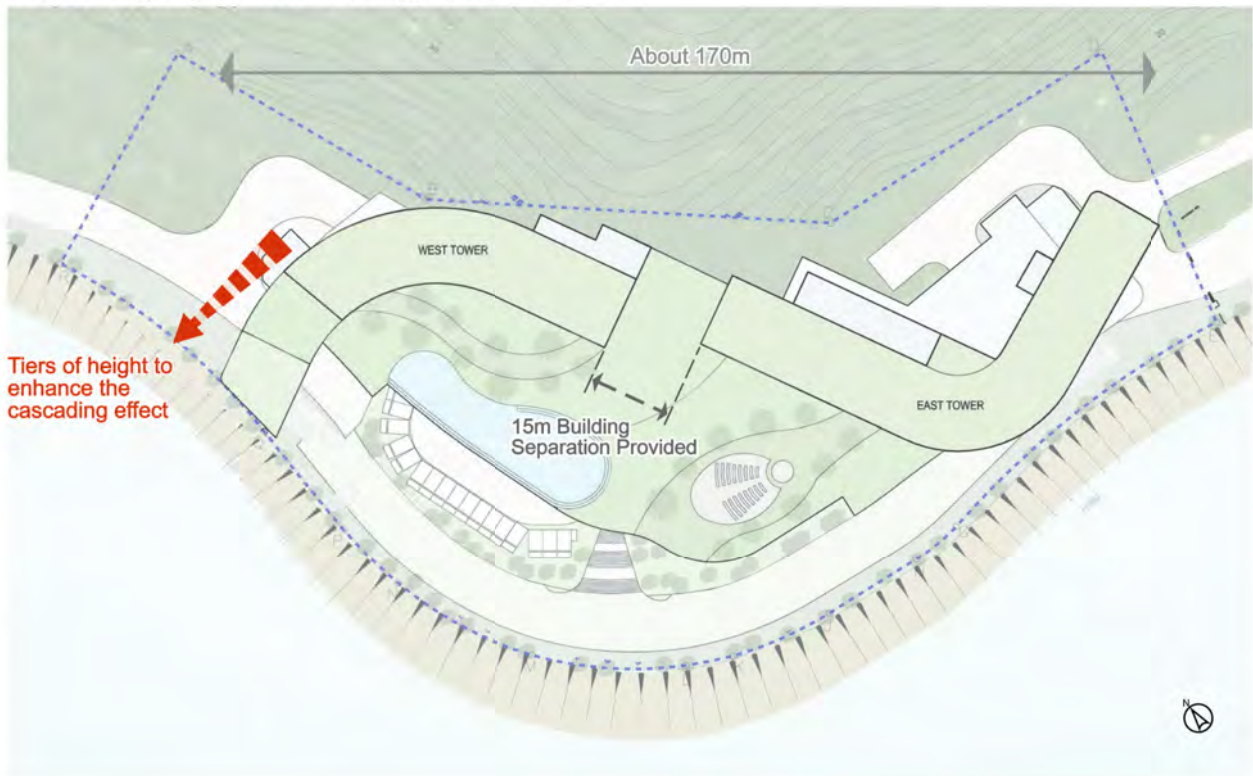
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Rev	0	Date	Aug 2017
Scale	Figure 3.11c		

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

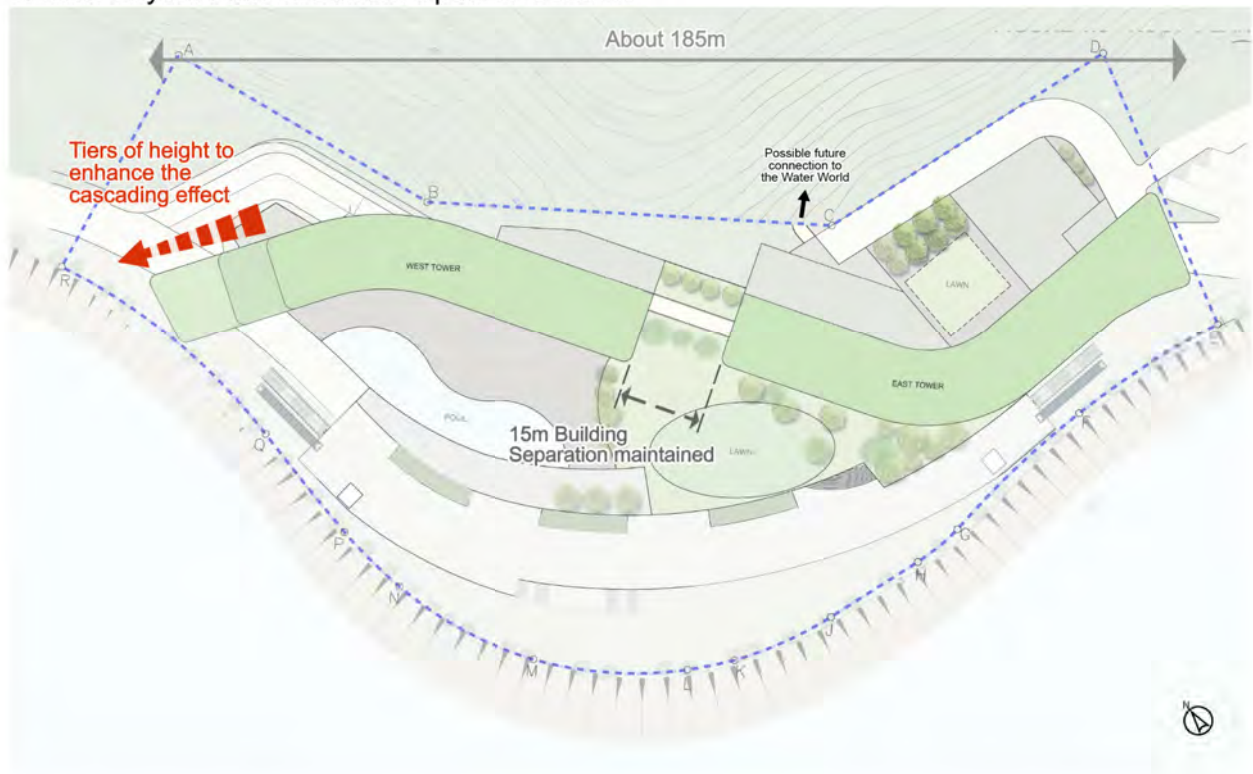
參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 14c

Master Layout Plan of 2016 Approved Scheme



Master Layout Plan of Current Updated Scheme



Remarks: The indicative extents above only provide an overall picture of the change in building mass. The exact dimension of the proposed hotel development will be submitted for GBP approval.

Title		Comparison of Master Layout Plan			
Checked	DH	Drawn	PW		
Rev	1	Date	Oct 2017		
Scale	N / A	Figure	3.12a		

參考編號
REFERENCE No.
A/H15/232-2

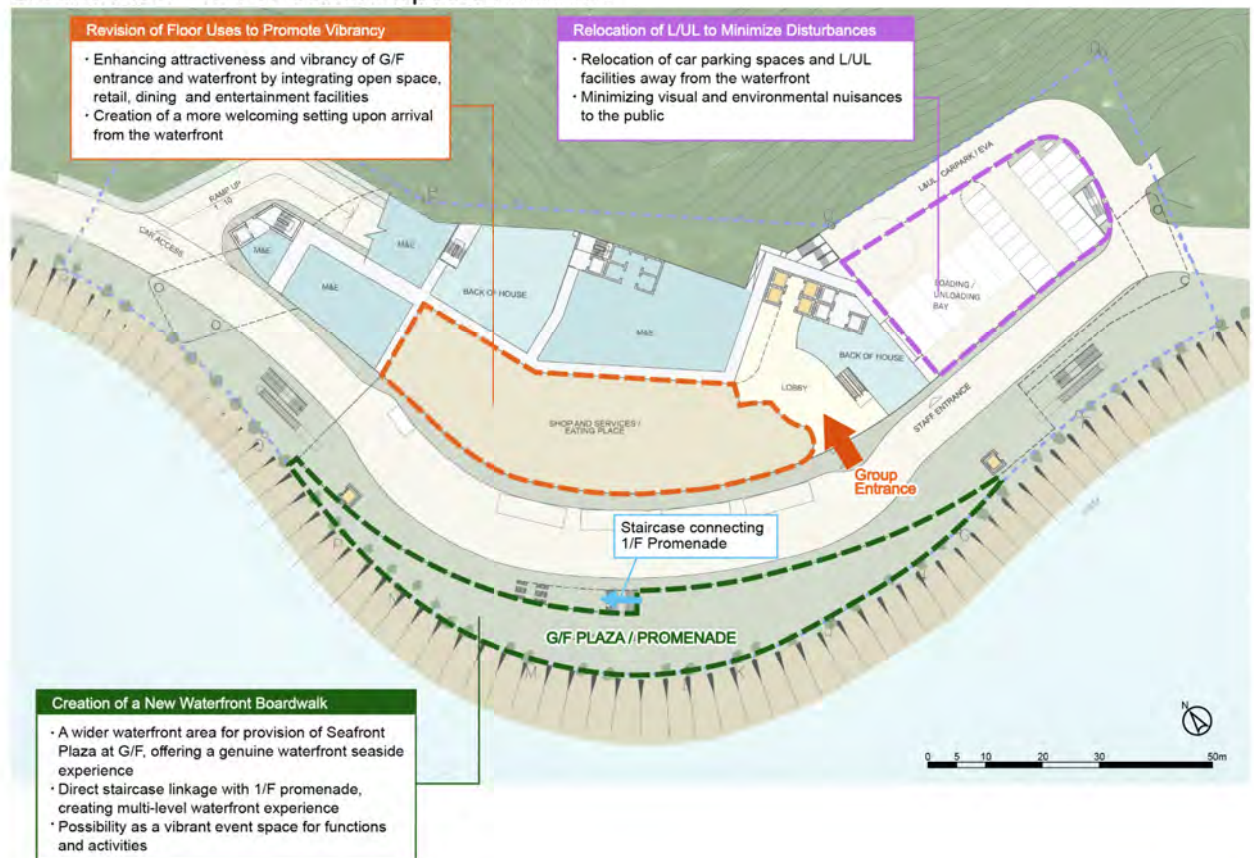
繪圖
DRAWING
AA - 15c

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

Ground Floor Plan of 2016 Approved Scheme



Ground Floor Plan of Current Updated Scheme



**llewelyn
davies**

Title

Comparison of Ground Floor Plan

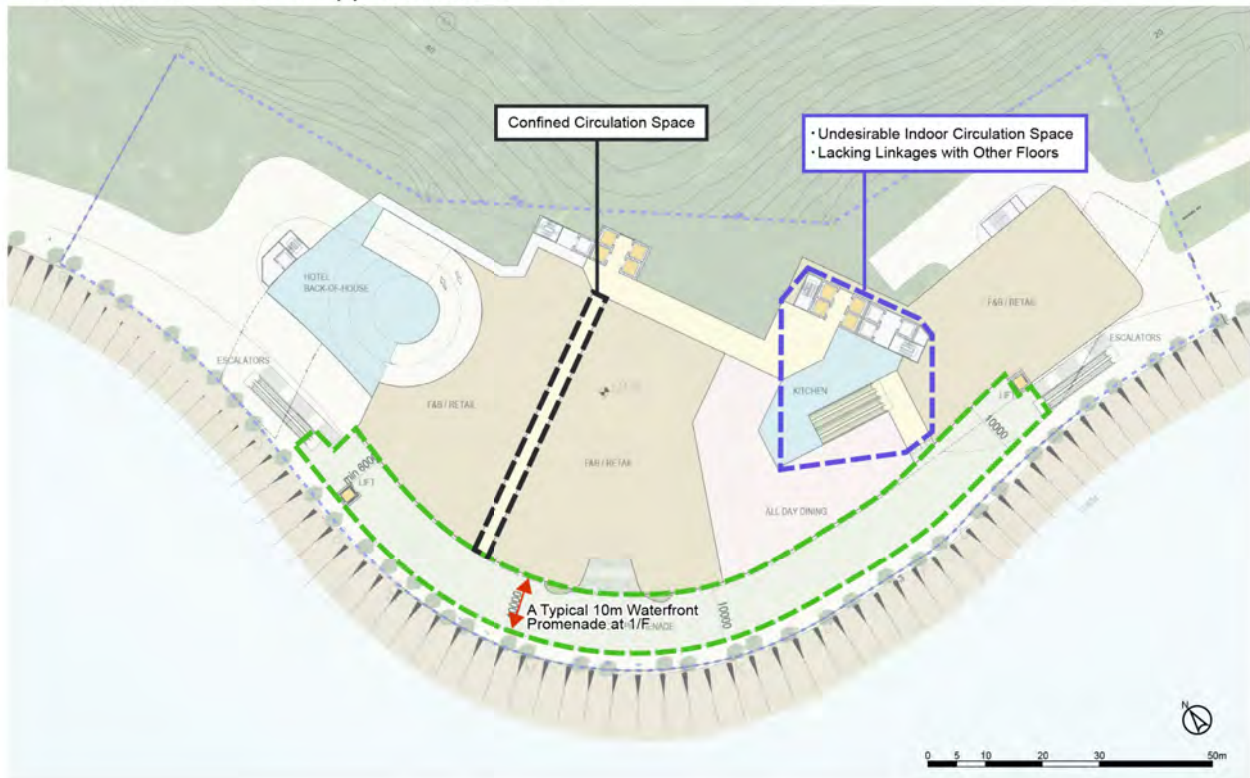
Checked	DH	Drawn	PW
Rev	1	Date	Aug 2017
Scale	N / A	Figure	3.12b

參考編號
REFERENCE No.
A/H15/232-2

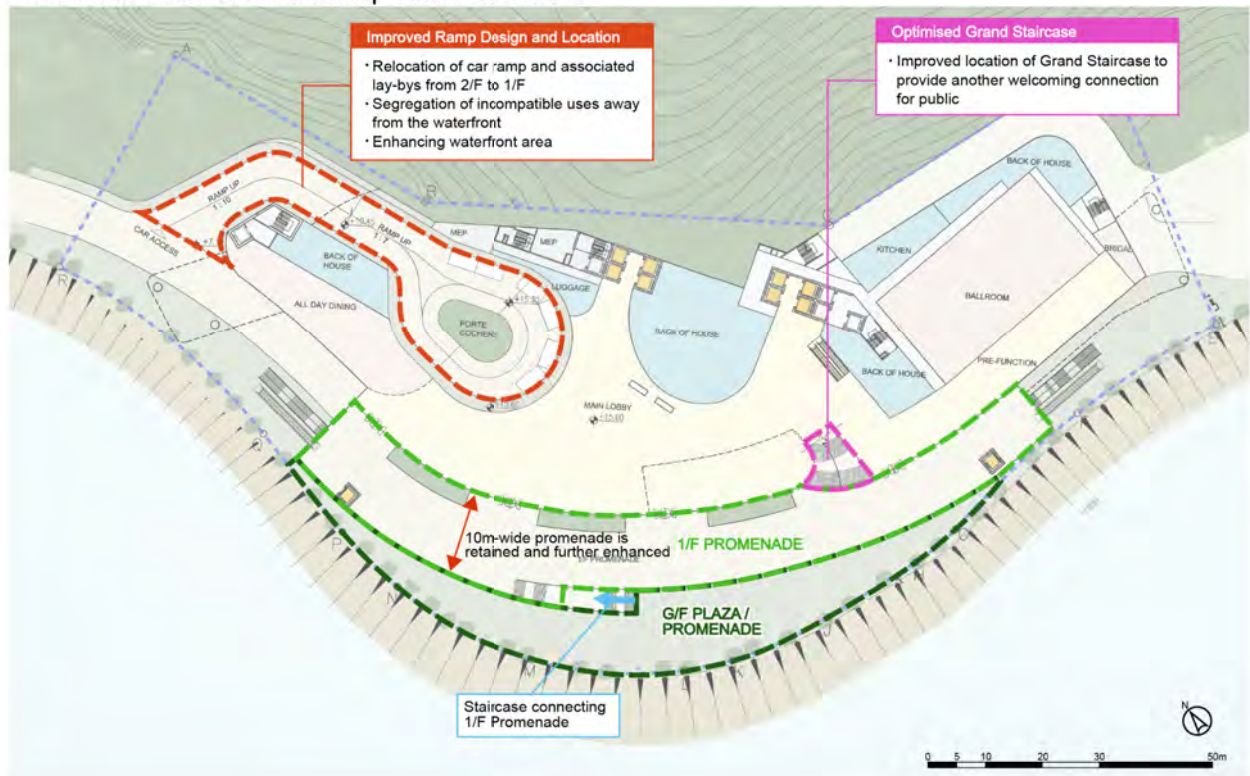
繪圖
DRAWING
AA - 16c

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

First Floor Plan of 2016 Approved Scheme



First Floor Plan of Current Updated Scheme



**llewelyn
davis**

Title

Comparison of 1/F Plan

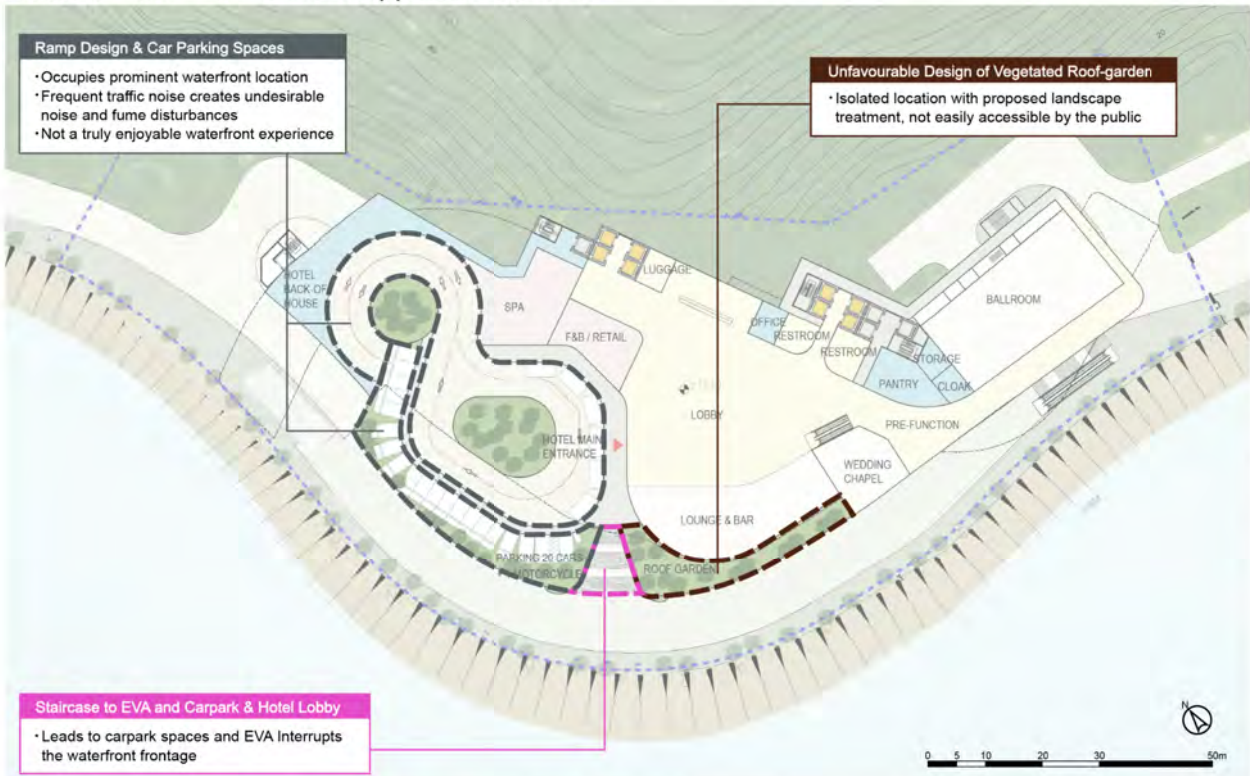
Checked	DH	Drawn	PW
Rev	1	Date	Aug 2017
Scale	N / A	Figure	3.12c

參考編號
REFERENCE No.
A/H15/232-2

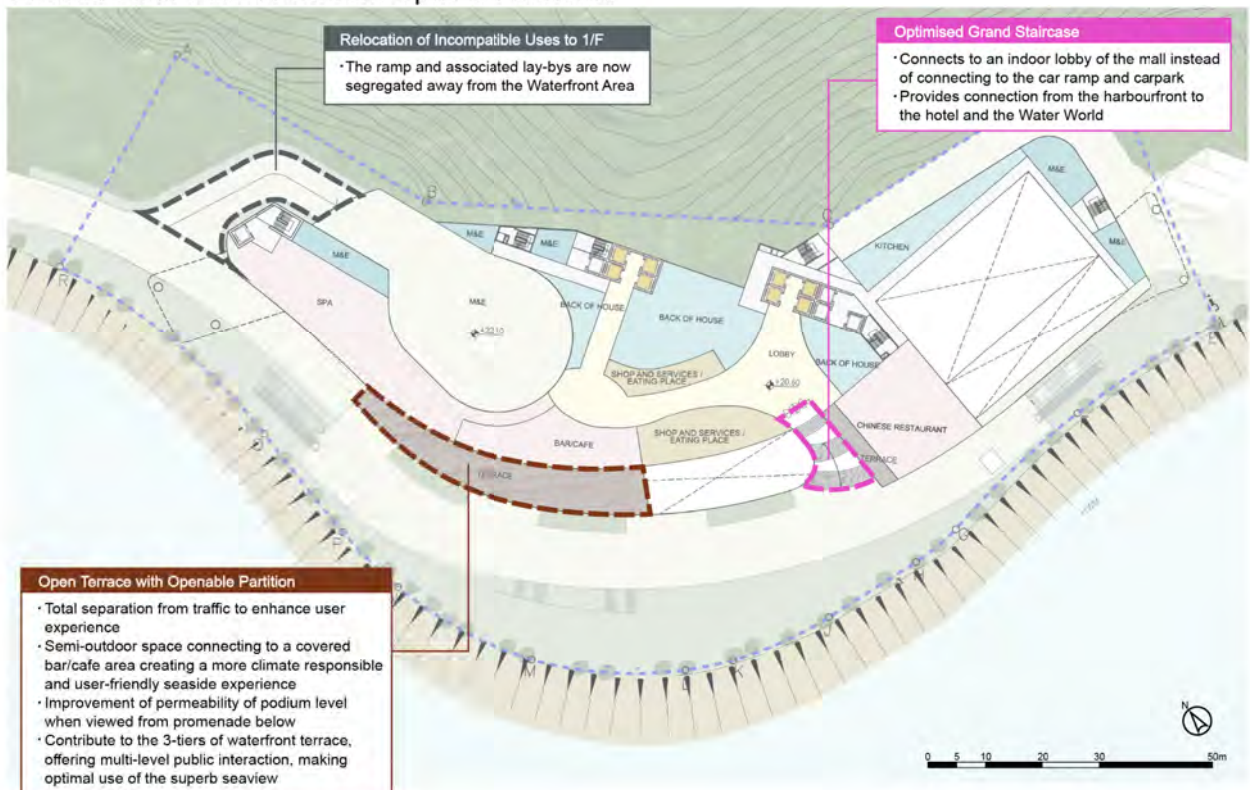
繪圖
DRAWING
AA - 17c

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

Second Floor Plan of 2016 Approved Scheme



Second Floor Plan of Current Updated Scheme



**llewelyn
d Davies**

Title

Comparison of 2/F Plan

Checked	DH	Drawn	PW
Rev	1	Date	Aug 2017
Scale	N / A	Figure	3.12d

參考編號
REFERENCE No.
A/H15/232-2

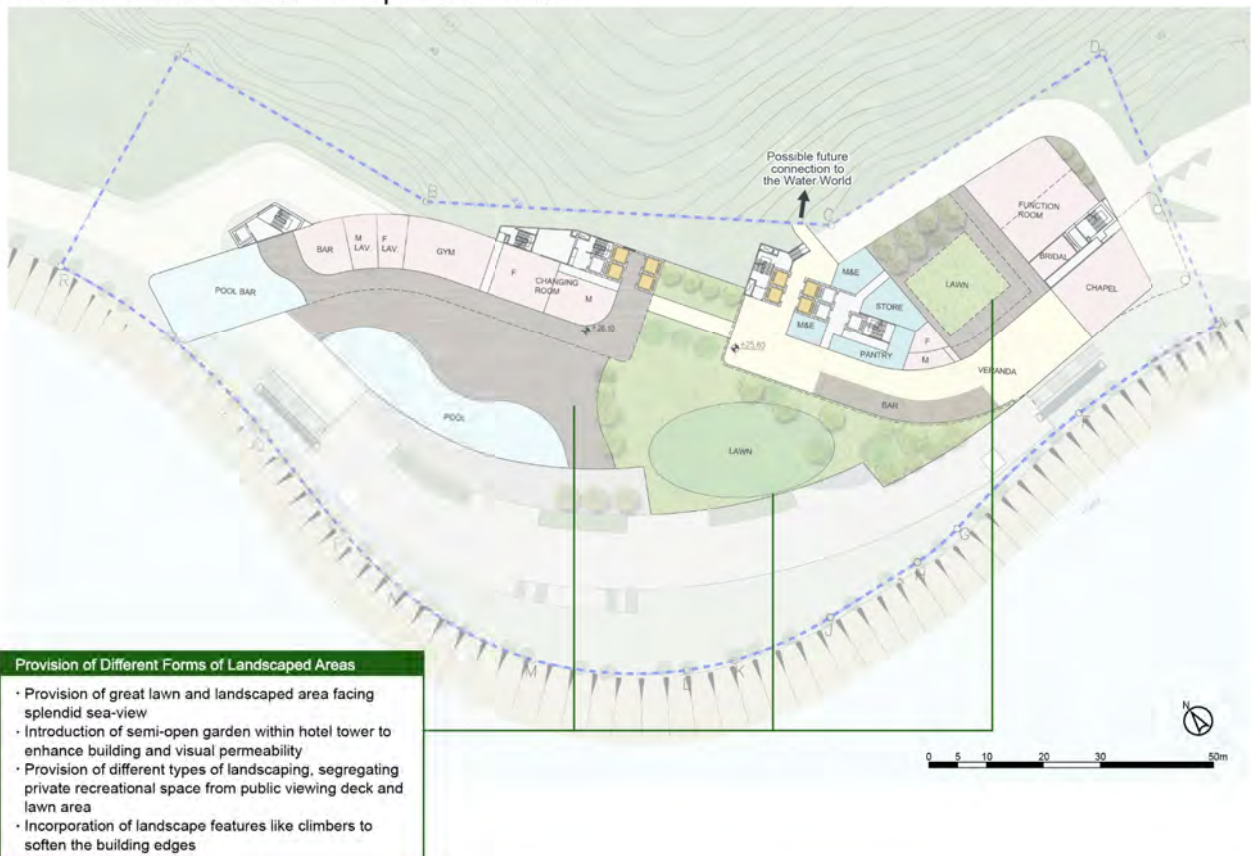
繪圖
DRAWING
AA - 18c

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

Third Floor Plan of 2016 Approved Scheme



Third Floor Plan of Current Updated Scheme



**llewelyn
davis**

Title

Comparison of 3/F Plan

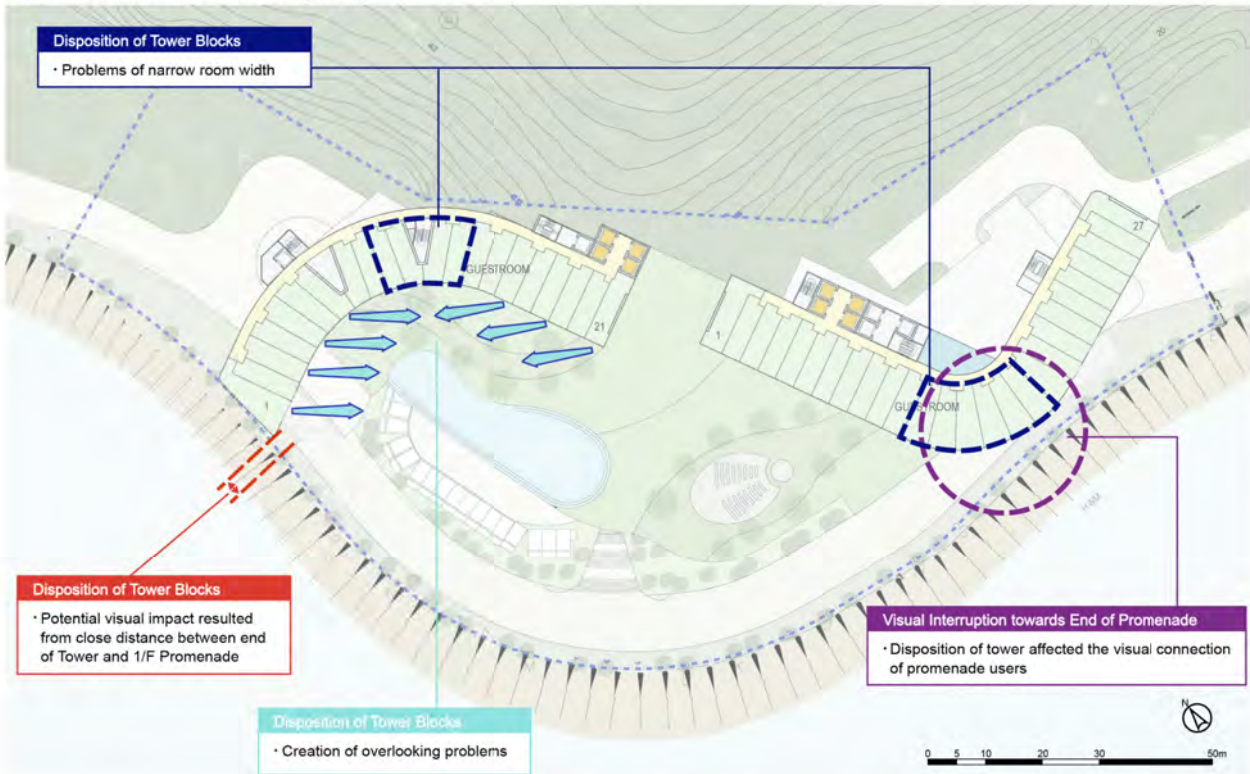
Checked	DH	Drawn	PW
Rev	1	Date	Aug 2017
Scale	N / A	Figure	3.12e

參考編號
REFERENCE No.
A/H15/232-2

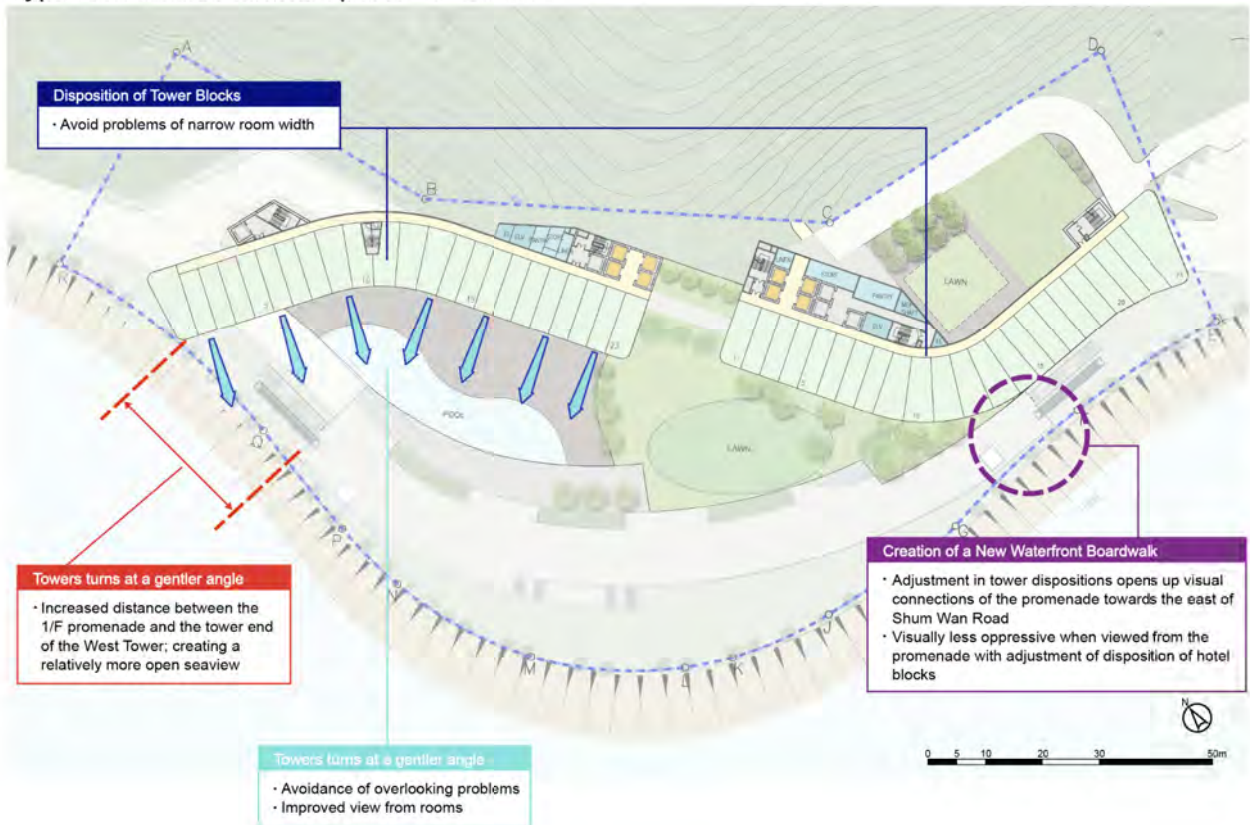
繪圖
DRAWING
AA - 19c

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

Typical Floor of 2016 Approved Scheme



Typical Floor of Current Updated Scheme



**llewelyn
d Davies**

Title

Comparison of Typical Floor Plan

Checked	DH	Drawn	PW
Rev	1	Date	Aug 2017
Scale	N / A	Figure	3.12f

參考編號
REFERENCE No.
A/H15/232-2

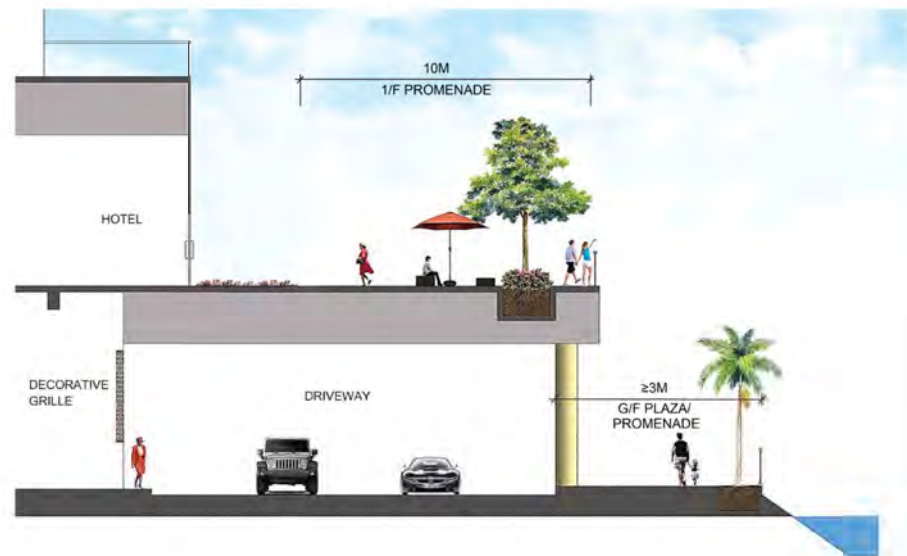
繪圖
DRAWING
AA - 20c

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

Indicative Section of 2016 Approved Scheme



Indicative Section of Current Updated Scheme



**llewelyn
davies**

Title

Comparison of Indicative Section

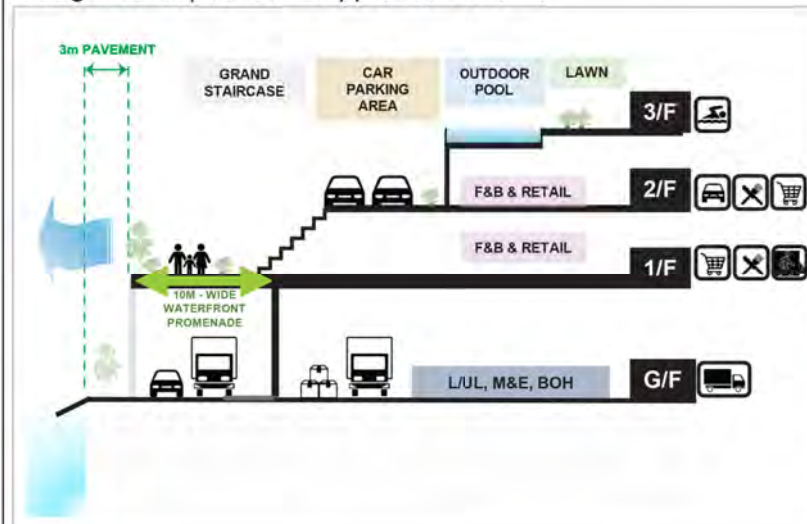
Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale	Figure 3.12g		

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

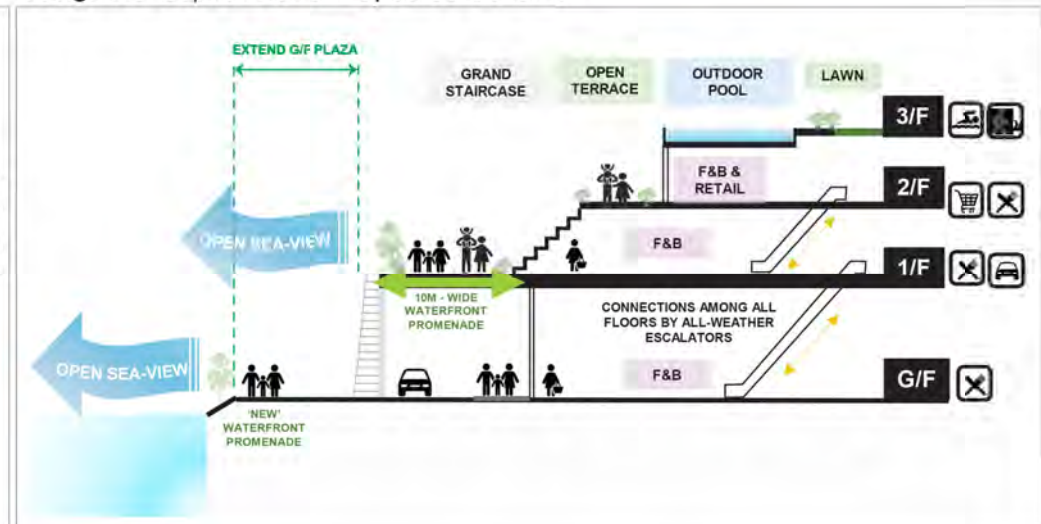
參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 21c

Design Concept of 2016 Approved Scheme



Design Concept of Current Updated Scheme



**llewelyn
davies**

Title

Comparison of Design Concept

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale	Figure 3.13		

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 22c

Perspective Drawing A of 2016 Approved Scheme



Perspective Drawing A of Current Updated Scheme



Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

<div> <div>llewelyn</div> <div>davies</div> </div>	<div> <div>Title</div> <div>Comparison of Perspective Drawing A</div> </div>	Checked	DH	Drawn	PW
		Rev	1	Date	Aug 2017
		Scale	N / A		Figure
					3.12h

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 23c

Perspective Drawing B of 2016 Approved Scheme



Perspective Drawing B of Current Updated Scheme



Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

<div> <div>llewelyn</div> <div>davies</div> </div>	Title	Comparison of Perspective Drawing B				Checked	DH	Drawn	PW
						Rev	1	Date	Aug 2017
						Scale	N / A	Figure	3.12i

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H15/232-2	繪圖 DRAWING AA - 24c
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Perspective Drawing C of 2016 Approved Scheme



Perspective Drawing C of Current Updated Scheme

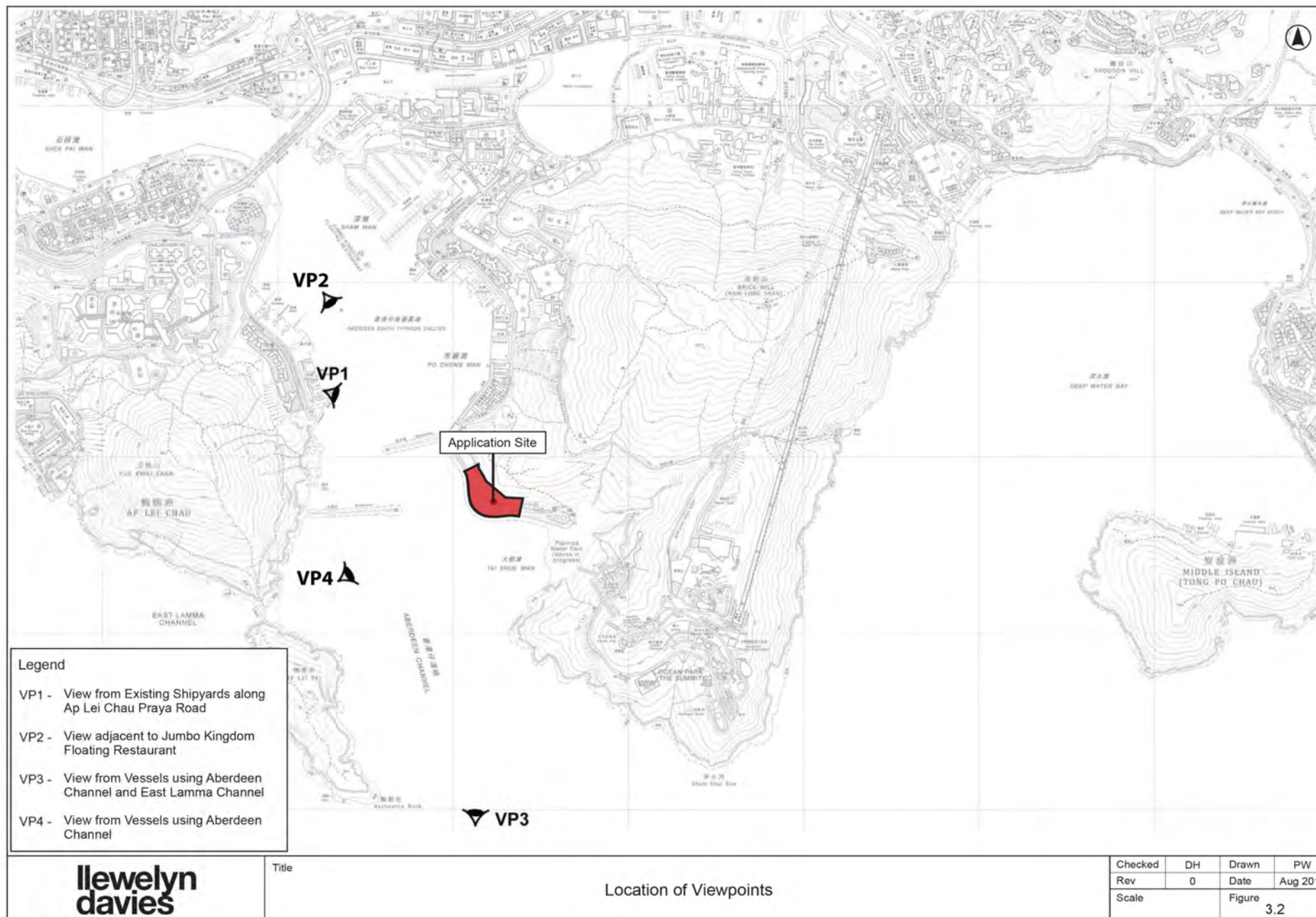


Remarks: For illustration purpose only. The detailed design (e.g. façade and landscape treatment) of the tower block and the podium floors are subject to further design review.

llewelyn davies	Title	Comparison of Perspective Drawing C				Checked	DH	Drawn	PW
						Rev	1	Date	Aug 2017
						Scale	N / A	Figure	3.12j

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H15/232-2	繪圖 DRAWING AA - 25c
--------------------------------------	---------------------------



(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H15/232-2	AA - 26c

Existing Condition



2016 Approved Scheme



Current Updated Scheme



**llewelyn
davies**

Title

Viewpoint 1 (VP1) - View from Existing Shipyards along Ap Lei Chau Praya Road

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale	Figure 4.1		

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 27c

Existing Condition



2016 Approved Scheme



Current Updated Scheme



**llewelyn
davies**

Title

Viewpoint 2 (VP2) - View adjacent to Jumbo Kingdom Floating Restaurant

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2017
Scale		Figure	4.2

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 28c

Existing Condition



2016 Approved Scheme



Current Updated Scheme



**llewelyn
davies**

Title

Viewpoint 3 (VP3) - View from Vessels using Aberdeen Channel and East Lamma Channel

Checked	DH	Drawn	PVW
Rev	0	Date	Aug 2017
Scale		Figure	4.3

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 29c

Existing Condition



2016 Approved Scheme



Current Updated Scheme



**llewelyn
davies**

Title

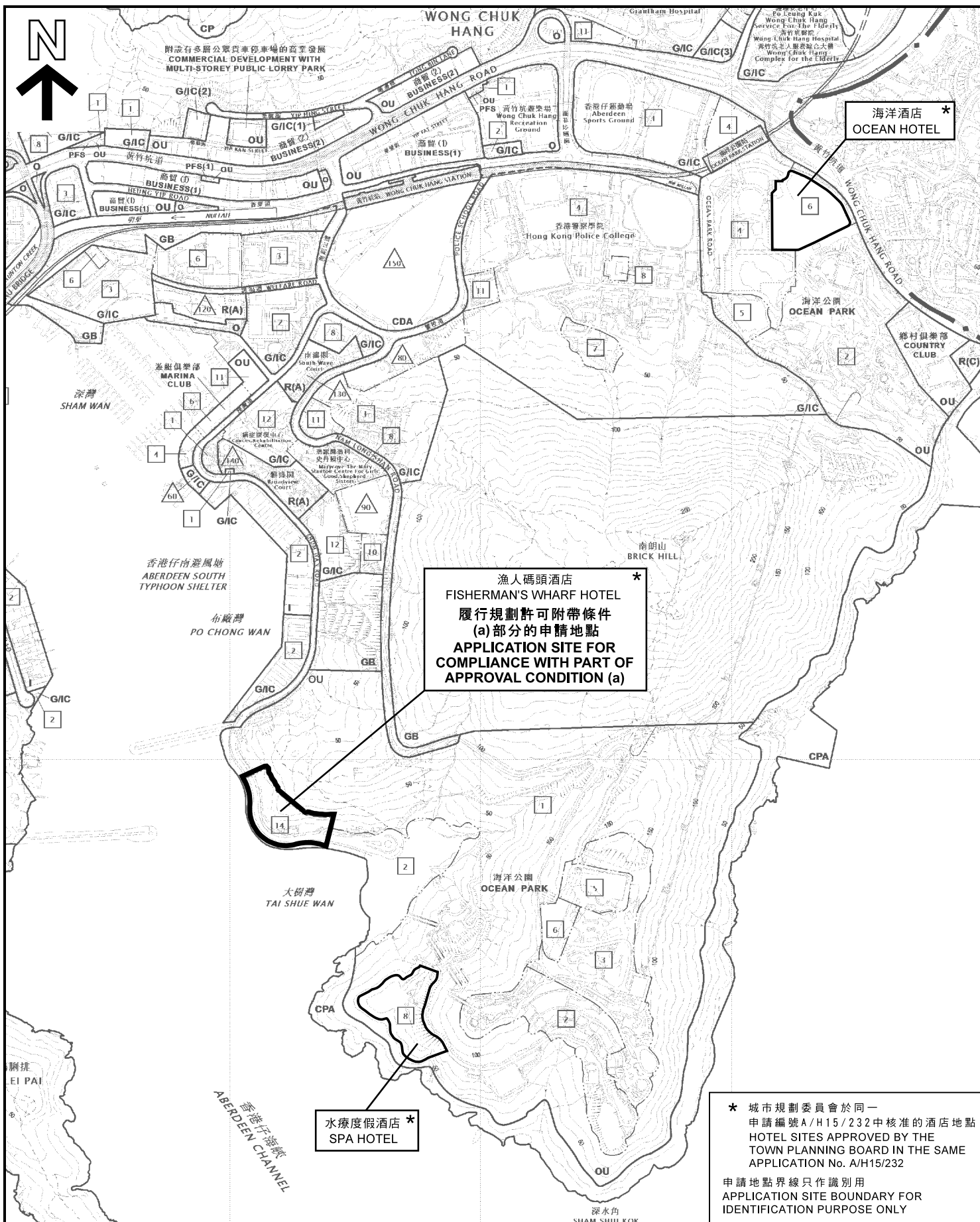
Viewpoint 4 (VP4) - View from Vessels using Aberdeen Channel

Checked	DH	Drawn	PW
Rev	0	Date	
Scale		Figure	4.4

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H15/232-2

繪圖
DRAWING
AA - 30c



★ 城市規劃委員會於同一申請編號A/H15/232中核准的酒店地點
HOTEL SITES APPROVED BY THE TOWN PLANNING BOARD IN THE SAME APPLICATION No. A/H15/232

申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議酒店
海洋公園
(履行規劃許可附帶條件(a)部分)(漁人碼頭酒店)
PROPOSED HOTELS
OCEAN PARK
(COMPLIANCE WITH PART OF APPROVAL CONDITION (a))
(FISHERMAN'S WHARF HOTEL)

SCALE 1 : 10 000 比例尺

米 100 0 100 200 300 400 500 米
METRES

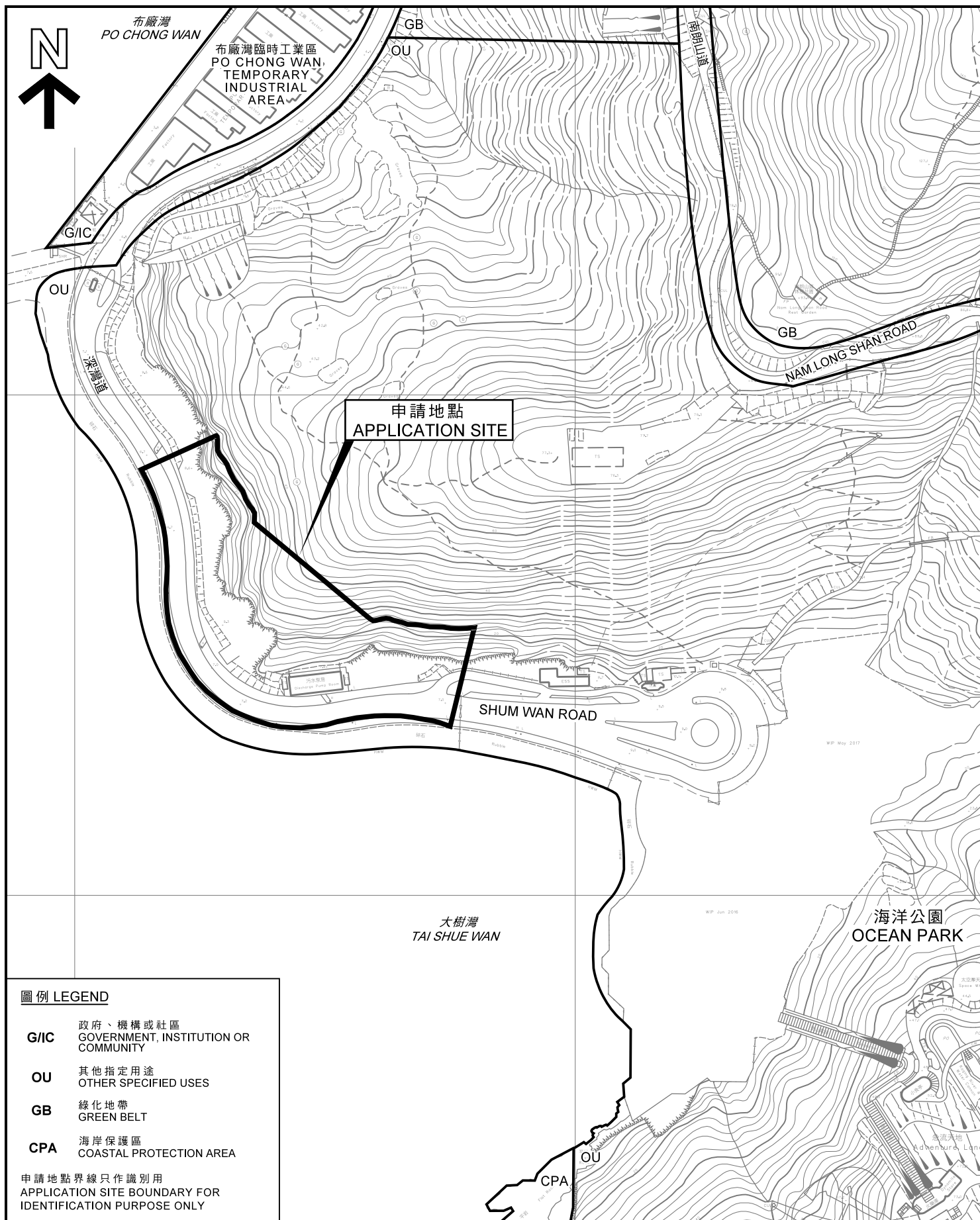
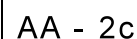
本摘要圖於2017年10月9日擬備，
所根據的資料為於2017年9月15日
展示的分區計劃大綱圖編號S/H15/32
EXTRACT PLAN PREPARED ON 9.10.2017
BASED ON OUTLINE ZONING PLAN No.
S/H15/32 EXHIBITED ON 15.9.2017

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H15/232-2

圖 PLAN
AA - 1c





布廠灣臨時工業區
PO CHONG WAN
TEMPORARY
INDUSTRIAL
AREA

南朗山道

NAM LONG SHAN ROAD

申請地點
APPLICATION SITE

SHUM WAN ROAD

大樹灣
TAI SHUE WAN

海洋公園
OCEAN PARK

申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月9日擬備，所根據的
資料為地政總署於2017年5月8日拍得的
航攝照片編號E013870C

EXTRACT PLAN PREPARED ON 9.10.2017
BASED ON AERIAL PHOTO No.E013870C
TAKEN ON 8.5.2017 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議酒店
海洋公園
(履行規劃許可附帶條件(a)部分)(漁人碼頭酒店)
PROPOSED HOTELS
OCEAN PARK
(COMPLIANCE WITH PART OF APPROVAL CONDITION (a))
(FISHERMAN'S WHARF HOTEL)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/H15/232-2

圖 PLAN

AA - 3c