

2023年 6月 8日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on - 8 JUN 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2301569

6.6.2023

By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM/586
	Date Received 收到日期	- 8 JUN 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Golden Organise Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Masterplan Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Hong Kong Gold Coast Hotel, Section A3 (Portion), Tuen Mun Town Lot No. 238, So Kwun Wat, Area 57, Tuen Mun, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p>Development Site Area: 9,471 Net Site Area (for plot ratio calculation): 6,880</p> <p><input checked="" type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,239 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tuen Mun Outline Zoning Plan No. S/TM/37
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group B)12
(f) Current use(s) 現時用途	<p>Landscaped garden of hotel and vacant lot</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(d) For Type (d) application 供第(d)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Hotel (Extension for an Ancillary Block)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- | | | | |
|---|--|---------------|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 3,239 | sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.47 | | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 30 | % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 1 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 2 | storeys 層 | |
| | <input type="checkbox"/> include 包括 storeys of basements 層地庫 | | |
| | <input checked="" type="checkbox"/> exclude 不包括 1 storeys of basements 層地庫 | | |
| | Not more than | | |
| Proposed building height of each block 每座建築物的擬議高度 | 14.7 | mPD 米(主水平基準上) | <input checked="" type="checkbox"/> About 約 |
| | 9 | m 米 | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 N/A sq. m 平方米 ☐ About 約
 number of Units 單位數目 N/A
 average unit size 單位平均面積 N/A sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目 N/A

☒ Non-domestic part 非住用部分

☐ eating place 食肆 N/A sq. m 平方米 ☐ About 約
☒ hotel 酒店 (ancillary facilities) 2,093 sq. m 平方米 ☒ About 約

(please specify the number of rooms

請註明房間數目) N/A

☐ office 辦公室 N/A sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 N/A sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

..... N/A

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

Covered circulations and back of house:
 1,146 sq.m

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 1,790 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	B/F	E&M / Back of House (BOH)
1	G/F	Ancillary Hotel Uses, Outdoor Area, Toilets, Transformer Room and EVA
1	1/F	Ancillary Hotel Uses, Outdoor Area, Toilets, E&M/BOH

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Outdoor Areas, EVA, E&M/BOH and ancillary open-air car park

Please refer to the accompanying layout plans and Planning Statement for further details.

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

June 2025

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8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Golden Beach Path leading to private road of the existing Hotel</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p>Please see proposed ancillary open-air car park and proposed EVA on the Master Layout Plan and G/F layout plan; the access width within the open-air car park ranges from 7.3m to 11m. The width of the proposed EVA is 6m.</p> <p><input type="checkbox"/></p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>22</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>3</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>N/A</td> </tr> </table> <p>.....</p> <p>.....</p> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	22	Motorcycle Parking Spaces 電單車車位	3	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)	N/A
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<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>3</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>N/A</td> </tr> </table> <p>.....</p> <p>.....</p> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	N/A	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	3	Others (Please Specify) 其他 (請列明)	N/A
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Others (Please Specify) 其他 (請列明)	N/A													

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情 N/A</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....326..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度4.....m 米 <input checked="" type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>N/A</p> <hr/> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.121.trees.will.be.retained.and.20.transplanted..143.trees.will.be.felled.but.there.will.be.99.compensatory.trees.on-site.....</p> <p>.For.details.such.as.species.of.the.affected.trees,.please.see.the.....</p> <p>.accompanying.Tree.Preservation.and.Removal.Proposal.by.Otherland.....</p> <p>.Limited.(Appendix.8.of.Planning.Statement).....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please see the accompanying Planning Statement by Masterplan Limited.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

POON FU KIT BENSON
.....
POON FU KIT BENSON

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

.....Associate Director.....

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 NO. 362

Others 其他

on behalf of
代表

Masterplan Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

05/06/2023 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Hong Kong Gold Coast Hotel, Section A3 (Portion), Tuen Mun Town Lot No. 238, So Kwun Wat, Area 57, Tuen Mun, New Territories		
Site area 地盤面積	Development Site Area: 9,471 sq. m 平方米 <input checked="" type="checkbox"/> About 約 Net Site Area (for plot ratio calculation): 6,880 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Tuen Mun Outline Zoning Plan No. S/TM/37		
Zoning 地帶	Residential (Group B)12		
Applied use/ development 申請用途/發展	Proposed Hotel (Extension for an Ancillary Block)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,239 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.47 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	9	m 米 <input type="checkbox"/> (Not more than 不多於)
		14.7	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	30 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	1,790	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	25
	Private Car Parking Spaces 私家車車位 22 Motorcycle Parking Spaces 電單車車位 3 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) 0 _____ _____	
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	3
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 3 Others (Please Specify) 其他 (請列明) 0 _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

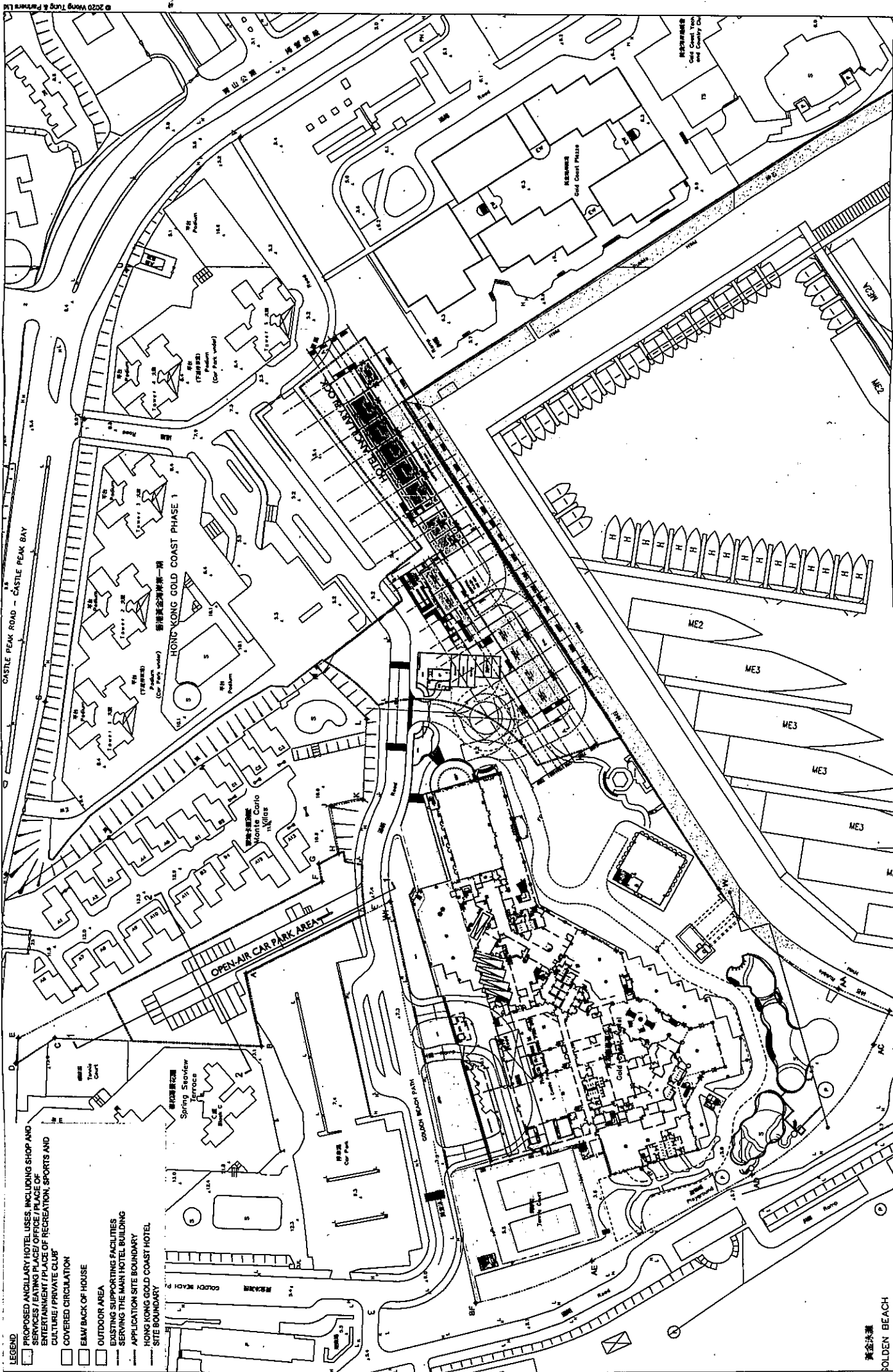
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
N/A		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Ventilation Assessment (Expert Evaluation)		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

Your Reference No.: A/TM/586

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

Date: 19 January 2024

By Email and Hand

Dear Sir/ Madam,

Section 16 Planning Application No. A/TM/586

**Proposed Hotel Extension for an Ancillary Block at the Hong Kong Gold Coast Hotel,
Section A3 (Portion), Tuen Mun Town Lot No. 238, So Kwun Wat, Area 57, Tuen Mun,
New Territories**

Consolidated Revised Documents

In accordance with TPB PG-No. 32B, we would like to submit on behalf of the Applicant, no.65 hardcopies of the consolidated version of revised documents to facilitate the Board's consideration of the application. The consolidated version includes the following:

- **Annex 1** comprising FI (1) to (6) RtC tables and appendices as highlighted, and RtC Table A; and
- **Annex 2** comprising the most up-to-date Planning Statement and its appendices 1 to 9, as well as the Geotechnical Planning Review Report (included as Addendum A).

The consolidated version supersedes the previous further information submissions and incorporates the most up-to-date information and documents. No new information is being submitted other than those already accepted by the Town Planning Board Secretary, and except RtC Table A in **Annex 1** to provide clarifications in response to queries raised by Planning Department on 17 January 2024. Therefore, this submission of a consolidated report should be exempted from the publication and recounting requirements.

Thank you.

Yours faithfully,



I.T. Brownlee
For and On Behalf of
Masterplan Limited

c.c. DPO/TM&YLW (Mr. Chris Leung) (By Email)
Client and Consultants (By Email)

Previous Applications at the Application Site***Approved s.16 Application***

Application No.	Proposed Use(s)/ Development(s)	Zoning(s)	Date of Consideration (RNTPC)
A/TM/279	Proposed Hotel Extension (Amendments to the Development Parameters of an Approved Development Scheme)	“Residential (Group B)” (“R(B)”)	1.6.2001
A/TM/525	Proposed Hotel (New Hotel Marquee and Related New Emergency Vehicular Access)	“Residential (Group B) 12” (“R(B)12”)	20.7.2018

Detailed Departmental Comments

Comments of the District Land Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:

- (i) The applicant is required to demonstrate with supporting evidence (i) how the proposed hotel extension for an ancillary block with shops and services/eating place/office/place of entertainment/place of recreation, sports and culture/private club, etc. having proposed GFA of about 3,239m² will comply with the special conditions of the New Grant; and (ii) the area breakdown of the proposed users, including shop and services, eating place, office, place of entertainment, place of recreation, sports and culture and private club, accountable for "commercial use for the hotel" and hotel use other than "commercial use for the hotel" as to comply with the use of the hotel under the New Grant.
- (ii) The applicant is also required to demonstrate with supporting evidence how the proposed hotel extension for an ancillary block will comply with the site coverage requirement under SC(9)(b)(i) of the New Grant.
- (iii) Furthermore, the proposed hotel extension comprises ancillary parking, loading and unloading facilities, including 22 nos. of private car parking spaces (with 1 no. for the disabled), 3 nos. of motorcycle parking spaces and 3 nos. of heavy goods vehicle. A cursory checking of the general building plans available for the existing hotel development reveals that there are already parking, loading and unloading, etc. space exclusive for hotel use pursuant to SC (24)(g) of the modification letter dated 27.7.1988. The applicant is required to demonstrate with supporting evidence how the proposed parking, loading and unloading facilities will comply with the special conditions of the New Grant.

4

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Reference : TPB/A/TM/586

02/07/2023 11:36

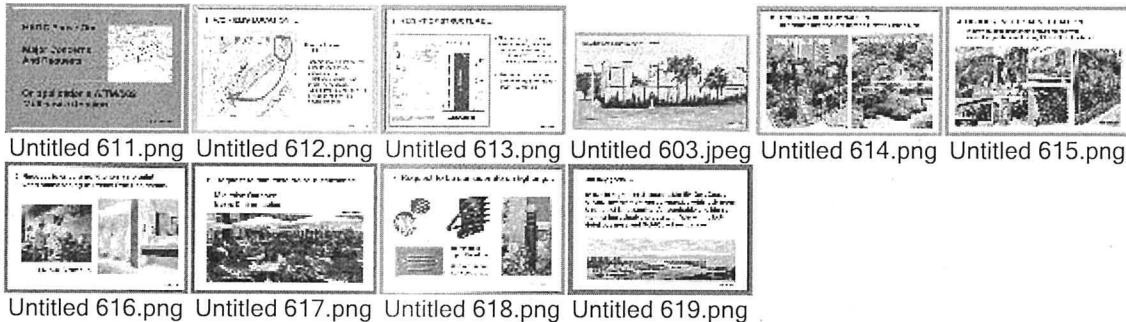
From:

To: tpbpd@pland.gov.hk

Cc:

File Ref:

10 attachments



To :

Secretary ,Town Planning Board

Please refer to below letter to Sino Group (sent 20.4.2023) by Hong Kong Gold Coast Phase One Owner's Association.

Expressing our great concerns and requests regarding the said Mall extension at our Phase One Backyard.

Hong Kong 20.4.2023

To : Sino Group

Top Management
And the Landlord of
HK Goldcoast Hotel
("SINO")

Cc : Ms. Nikki Ng

Group General Manager
Sino Group

C/O : Sino Property

Management
Hong Kong Gold Coast

RE :

Major concerns & impacts to HK Gold Coast Phase 1 Residence on Mall
Extension project at HK Gold Coast Hotel (Application # A/TM/582)

We are owners and residents of the Phase 1 of Hong Kong Gold Coast, and recently learned that SINO will carry out the extension project to build a

shopping mall at the location of the Hong Kong Gold Coast Hotel. We have studied the documents provided by Town Planning Board that submitted by SINO (Application # A/TM/582 received on 17.02.2023). We are very concerned about the project and would like to express our major concerns on the project through this letter to you.

We hope that SINO would consider our sincere opinions on before implementing the relevant projects.

1) The location of the E&M plant room is too close to residential buildings, especially Tower 5 of Phase 1. which would highly cause noise nuisance to the residents. We kindly request SINO to consider relocating the E&M plant room to the Hotel garden side where there is relatively much more space and NO guest room window near this side. Furthermore all Hotel rooms are Air Conditioned 7X24.

2) As indicated in your new mall design plan , the height of the building would be at 9 meters. Since the building is closely adjacent to residential buildings, this 9 meters height equivalent to 3 storeys height of our Phase 1 residential building, will create a towering CURTAIN WALL effect crushing onto our space ; aside of blocking the natural light. Therefore, we request SINO to consider reducing the height of the building to no more than 7.5 meters.

3) It is the nowadays trend that the new shopping malls and residential alike incorporates lush greenery elements and plantations to their buildings.

We kindly request SINO to install a Roof top Garden to compensate Phase 1 the eventual lost of current hotel garden view, this amenity can also be a calming area to enjoy for visitors. Please kindly noted that we strongly oppose any Solar panels installation on its rooftop.

4) Similarly, we would like to propose SINO in providing a lush vegetation , well enhanced landscaping to the environment , especially a Vertical Garden wall facing Phase 1. We trust this request aligning well with Sino devoting mission on Sustainability Development.

5) Being closest by the mall , Cooking Smells and Toilet Odours are continuing nuisance as well as great health / hygiene concerns of all residents. Thus we would like to request SINO ensuring that the mechanical ventilation system should be provided with odour treatment system of Restaurants and Toilet NOT to face Phase 1 residence.

6) It is believed that SINO may allow some restaurants at G/F of mall to operate with Outdoor Seating Accommodation (OSA). Again we most concern of noise nuisance may be generated , and especially late night. We would like to propose SINO on reducing the scale and the business opening time of OSA.

7) In last few years the Light Pollution reduction from the current Mall and Yacht Club have made some improvements . For the new Mall development , we would like to see SINO to ask their designer to be more considerate in Lighting design. By using latest available lighting solution to create equally maximal impression to Mall yet minimise light disturbance to Phase 1 and the general peaceful environment.

...2/

In summary, majority of residents much prefers the current setting as it is. They do not wish to see any building or Mall extension at that site. However, a true WIN-WIN solutions to us all would be very much appreciated and well contemplated.

Following this letter , we wish to briefly present our views in person to Sino Top Management (possibly if available with Ms. Nikki Ng as devoted

leader herself in Sustainability & Green Environment) and to follow up as working group meeting with Sino Development design team responsible for this project.

Our common goal is to create a better living & sustainable environment for our community. As we like to see Hong Kong Gold Coast as a proudly mentioned valued property Commercially as well as from Residential perspective.

Looking forward to your reply the soonest.

Sincerely Yours,

Hong Kong Gold Coast
Phase One
Owner's Association

Attachment:
Presentation Documents
(Presented on 29.3.2023)

We like express our above same concerns & feedback to Town Planning Board.

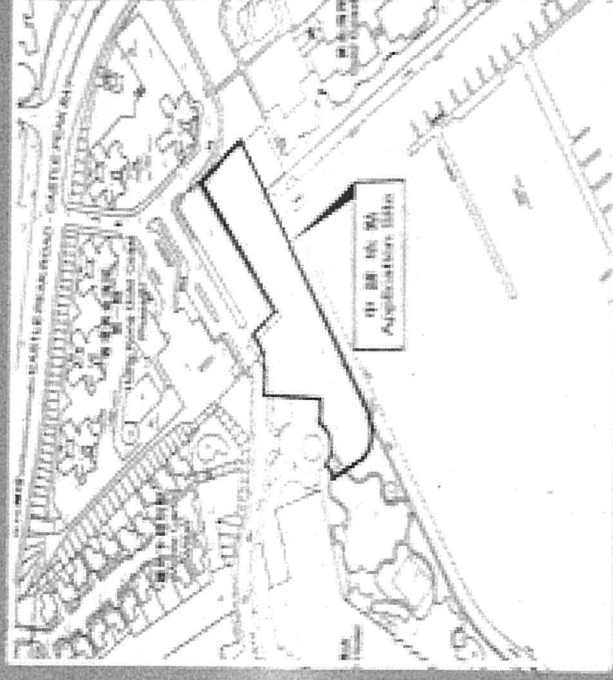
Sincerely,

Hong Kong Gold Coast Phase One
Owner's Association

Representatives & Committee Members

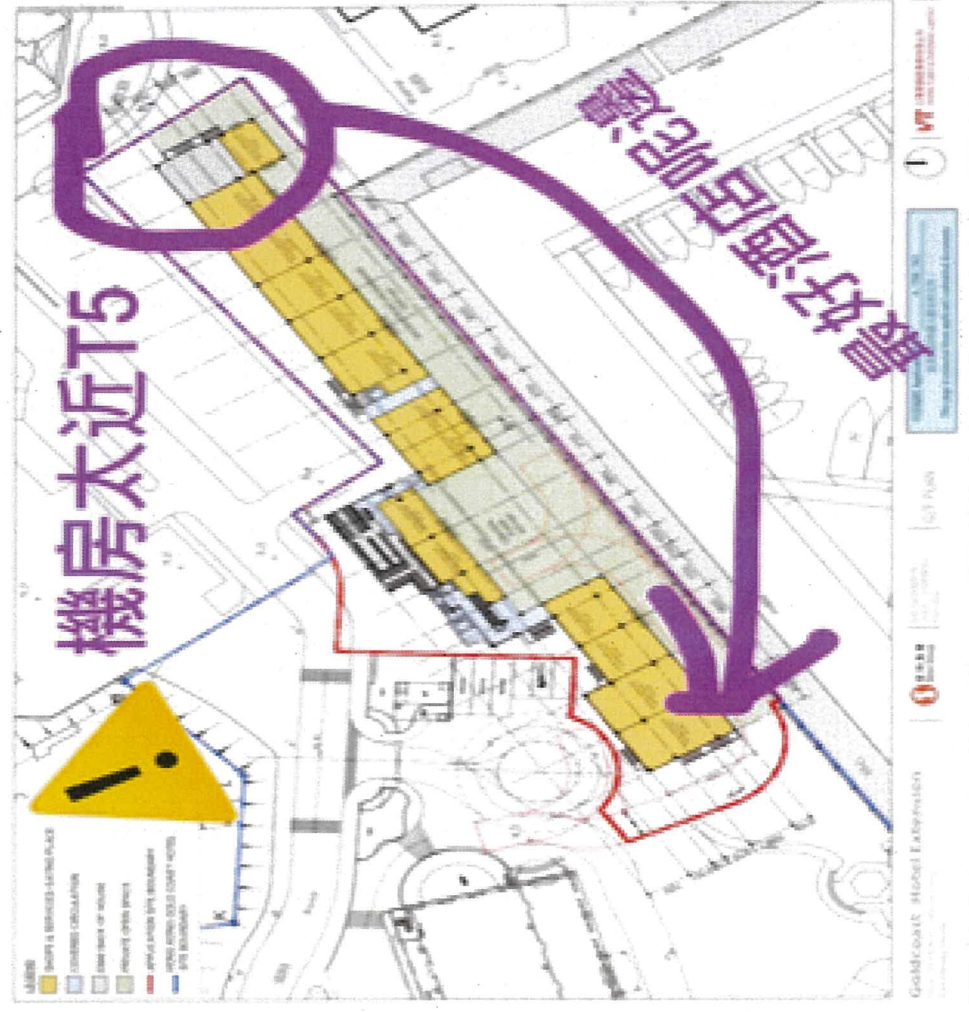
HKGC Phase One

Major Concerns And Requests



**On application # A/TM/582
Mall new extension**

1. A/C - EMS LOCATION ...

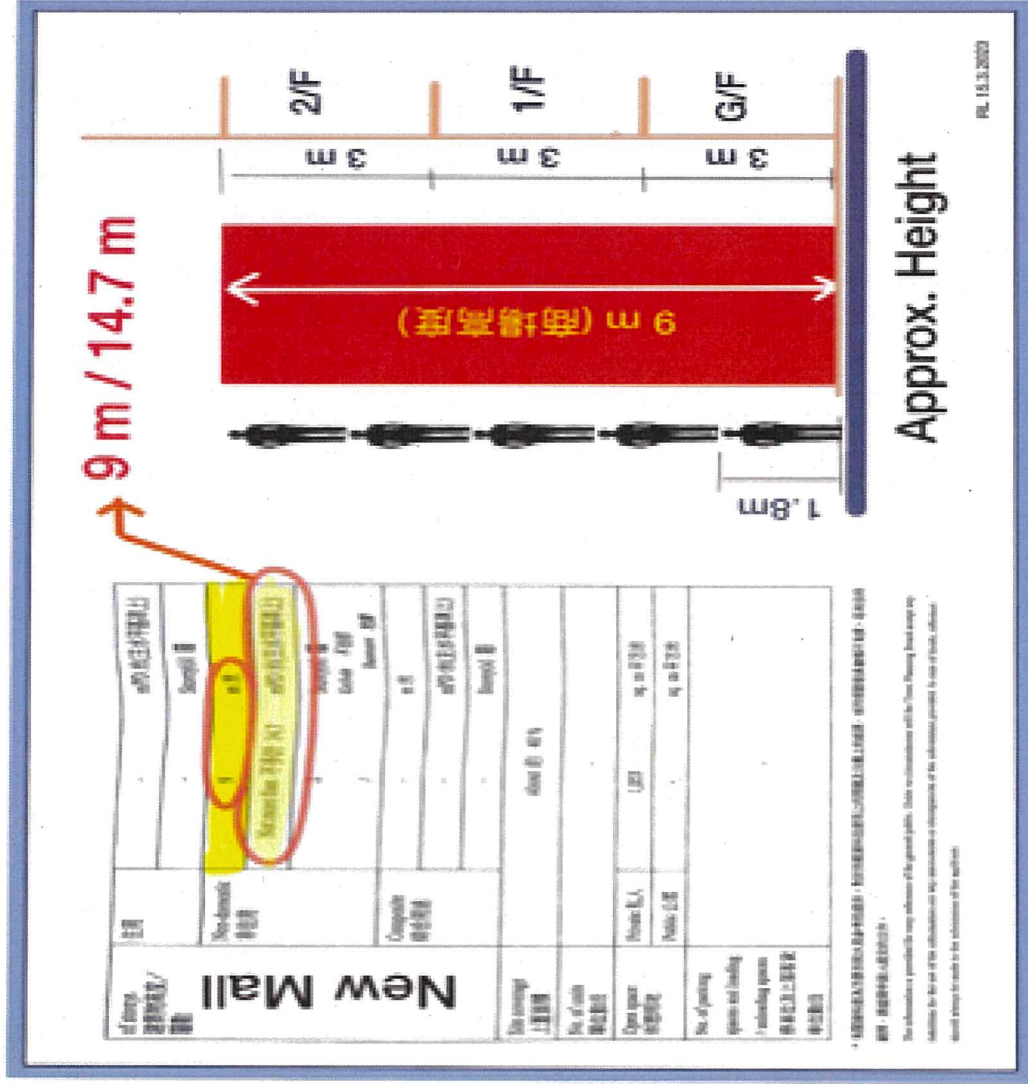


Request to move to
Hotel Side ...

- Inappropriate location, too close to residence, especially T5
- Hotel back garden has much more space.
- Unlike Phase One, all hotel are air conditioned & sound proofing

2. HEIGHT OF STRUCTURE ...

- The current proposed structure height would impose an annoying CURTAIN WALL effect to Phase One Residence.
- Request to maintain the new mall no higher than 7.5 meters



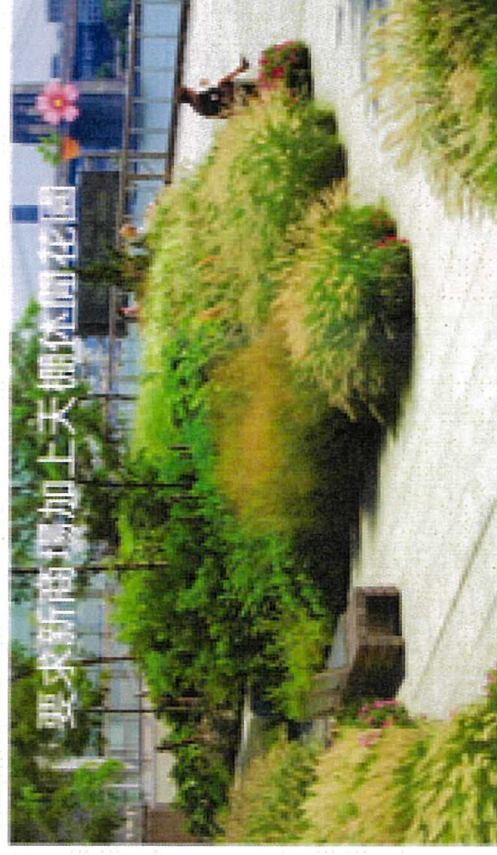
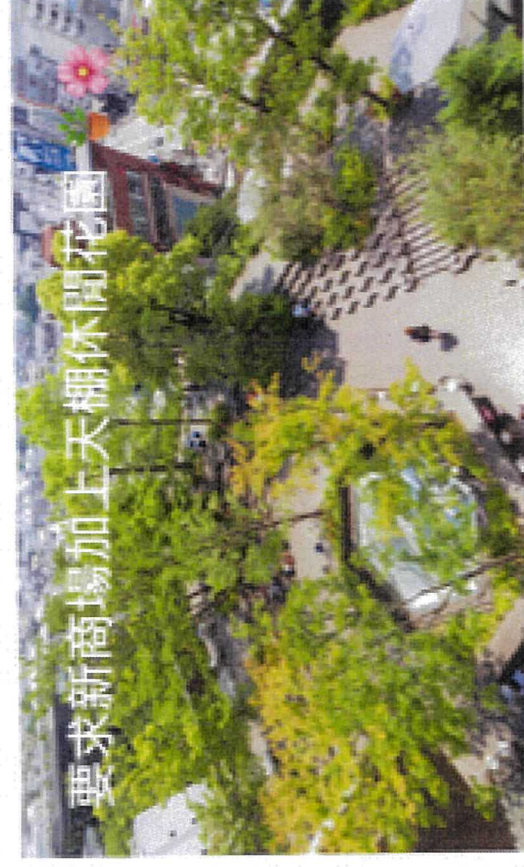
Likely Impression (Based on Applicant's Submitted documents) :
Mall Structure viewing from HKGC Phase One



RL 5-3-2023

3. REQUEST A ROOFTOP GARDEN ...

To compensate the lost garden view to Phase One



4. REQUEST VERTICAL VEGETATION...

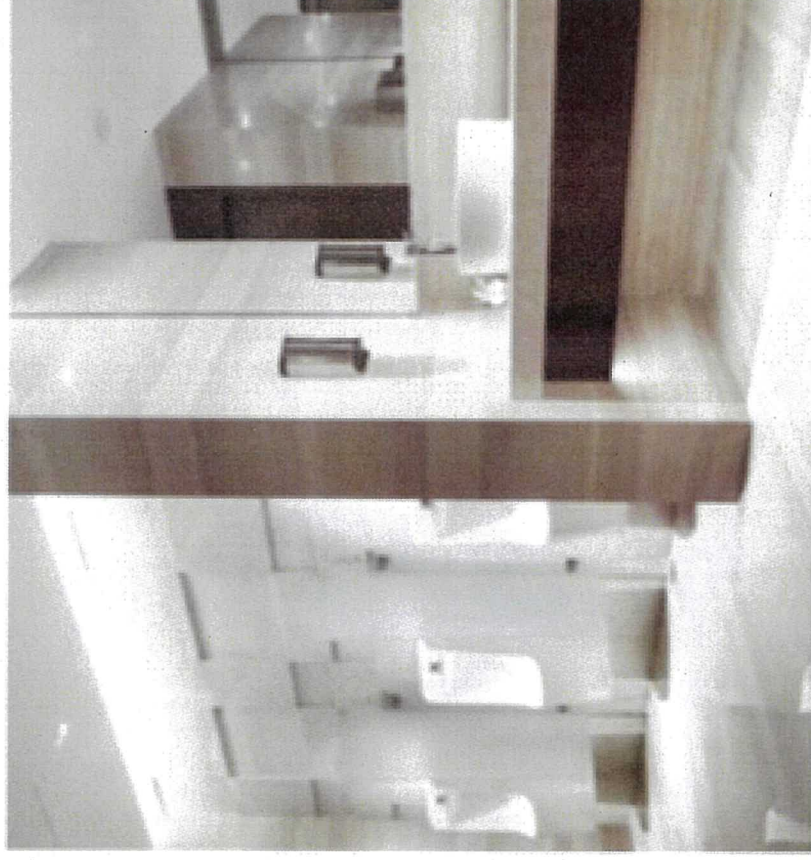
To provide lush landscaping environment with vertical vegetation wall facing Phase One Residence



5. Request to ensure no kitchen / no toilet ventilations facing to Phase One Residence...



Odour & smells



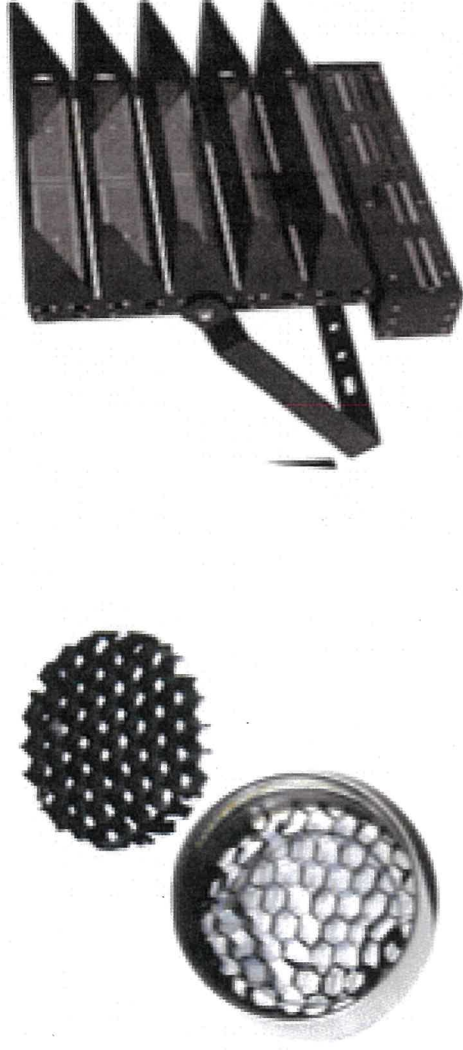
6. Request to minimise Noise disturbance...

Minimise Outdoor Bar & Dining tables

HGGC28.3.2023



7. Request to be considerate on lighting...

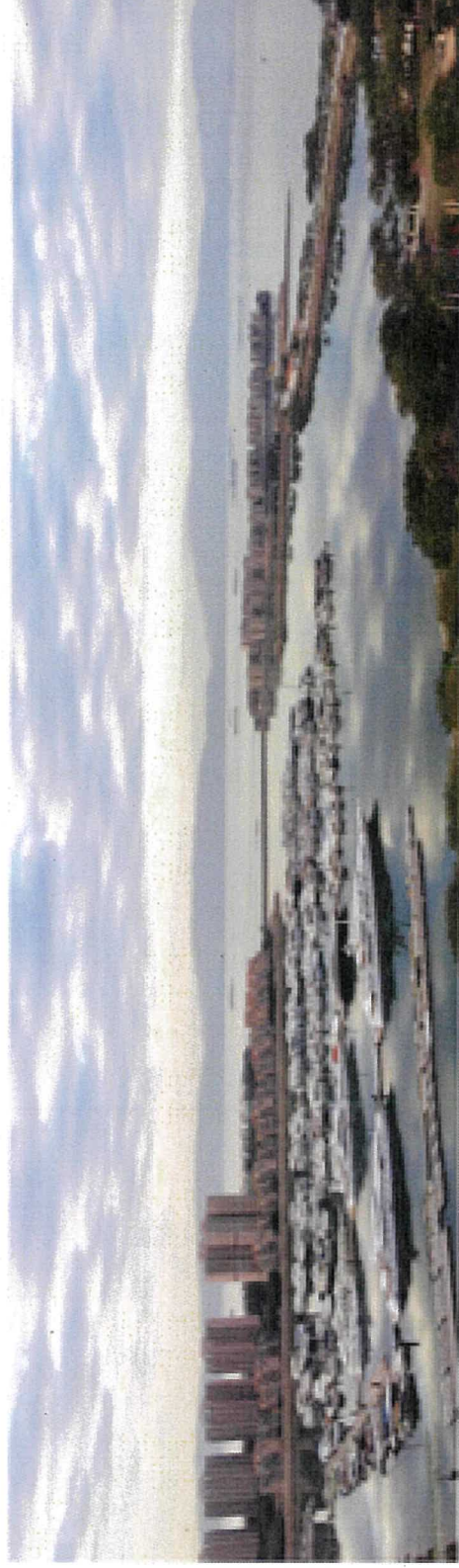


**To minimise
Light Pollution ...
Use anti glare
Louvers etc...**



Our key goals ...

**To live in a greener & sustainable HK GoldCoast.
A lively environment yet surrounded with lush trees
& beautiful landscaping. An admirable and highly
mentioning valuable property ... Win win to both
Hotel business and GoldCoast residences**



THE INCORPORATED OWNERS OF MONTE CARLO
VILLAS

蒙地卡羅別墅業主立案法團



規劃署
屯門及元朗西規劃處
新界沙田上禾輦路1號
沙田政府合署14樓
規劃署屯門及元朗西規劃專員
(梁述銘先生代行)

梁先生：

有關：屯門掃管笏屯門市地段第238號A3分段(部分)
擬議酒店(擴建新的附屬大廈作包括商店及服務行業/食肆/辦公室/娛樂場所/康體文娛
場所/私人會所用途的設施)
(申請編號：A/TM/586 申請人提交的進一步資料)

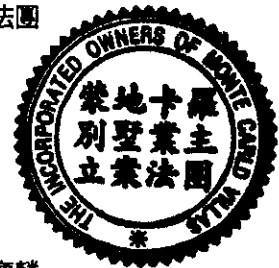
2023年9月8日的來函收閱。

此擴建工程佔地面積太小，太接近本苑各單位後花園，會製造不必要噪音，污染環境及帶來治安問題。最重要是改變了住宅區安寧清靜生活，對原先入住各業主絕對不公平，故本法團極力反對上述擴建計劃，望貴署予以否決。

敬希垂注！

蒙地卡羅別墅業主立案法團

主席 黃慶麟



副本抄送： 屯門民政事務專員
康業服務有限公司-蒙地卡羅別墅客戶服務處

2023年9月18日

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: A/TM/586 Gold Coast Hotel extension

29/12/2023 02:39

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

Dear TPB Members,

Development of the open space beside the hotel would reduce the space available for very popular events like the recent *Classic Cars* at *Gold Coast Motor Show*.

The planning intention of the complex is that the focus would be on community recreation.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 29 September 2023 2:14 AM HKT
Subject: Re: A/TM/586 Gold Coast Hotel extension

Dear TPB Members,

Planting a few trees along the waterfront and around the car park is green dressing and in no way substitutes for the removal of the current garden area.

Previous objections reinforced and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 6 July 2023 2:43 AM CST
Subject: A/TM/586 Gold Coast Hotel extension

A/TM/586 Gold Coast

Tuen Mun Town Lot No. 238 S.A3 (Part), So Kwun Wat, Tuen Mun

Site area: About 9,471sq.m

Zoning: "Res (Group B) 12"

Applied development : Shop and Services / Eating Place / Office / Sports and

Culture/Private Club) / 28 Vehicle Parking

Dear TPB Members,

STRONGEST OBJECTIONS.

582 was withdrawn to be replaced with an even larger reduction in open space and visual amenity.

The car park would remove a buffer zone between extensive residential development and an already very large open-air car park. See attached image AND NOTE THAT THE PARKING IS AT GRADE. Clearly if additional parking is required the solution could be to utilize stacked parking. Why is so much at grade parking tolerated here when just over the border in Shenzhen modern technology has been adopted. *The HKGC hotel has long been a popular holiday destination at the southern coast of Tuen Mun district. Both tourists and locals frequently visit this waterfront location **to enjoy the out-door recreation, natural beauty, and unique waterfront dining experience.***

Indeed, and certainly not be enclosed by concrete wall effect. The proposed buildings would effectively eliminate the very popular gardens, one of the main features of any resort hotel.

*converting a private landscaped garden to a hotel extension block. It **would not create any adverse impacts in terms of traffic, visual, landscaping and tree preservation**, drainage, sewerage, and air ventilation aspects*

Seriously, the attractive and relaxing green backdrop would be eliminated. Why not put the car parks underground or build over them?

Our developers are dinosaurs and their commitment to the environment is all green wash.

Members must reject this application. There are a number of large developments under construction in the district but local amenities are poor as the district was traditionally rural. The seafront promenade is effectively district open space to be enjoyed by the community.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 20 March 2023 3:24 AM CST
Subject: Re: A/TM/582 Gold Coast Hotel extension

Dear TPB Members,

The applicant submitted **further information which includes responses to departmental and public comments**, an Environmental Assessment with Sewerage Impact Assessment, a Drainage Impact Assessment, an Air Ventilation Assessment (Expert Evaluation) and a revised landscape proposal.

But no soft copy provided. It is shocking that deep pocketed property developers like Sino are allowed to operate in a manner that disadvantages members of the public from accessing data. Ordinary citizens do not have the luxury of time off in working hours to trek all the way to PlanD offices to check documents.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 28 December 2022 2:13 AM CST
Subject: A/TM/582 Gold Coast Hotel extension

A/TM/582

Gold Coast Hotel, Tuen Mun Town Lot No. 238 S.A3 (Part), So Kwun Wat, Tuen Mun

Site area: About 5,149sq.m

Zoning: "Res (Group B) 12"

Applied development : Commercial Block

Dear TPB Members,

Strong objections, this development would effectively extinguish the open space between the Gold Coast Hotel and the shopping piazza. Approval was given in 2018 for an extension of the hotel that overlaps with this application. This provides substantial additional dining area.

The narrow promenade in front of the piazza is all concrete. The intention of a 'resort hotel' is different to that of an urban facility, there should be ample outdoor space for visitors to enjoy the ambiance and relax. *"Both tourists and locals frequently visit this waterfront location to enjoy the out-door recreation, **natural beauty** and unique waterfront dining experience "*

Members should reject the naked greed that is stripping our coast line of any natural elements.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>, t
Sent: Wednesday, June 20, 2018 1:48:26 AM
Subject: A/TM/525 Gold Coast Hotel extension

A/TM/525

Tuen Mun Town Lot No. 238 S.A3 (Part), So Kwun Wat, Tuen Mun

Site area : About 5,067m²

Zoning : "Res (Group B) 12"

Applied Development : Hotel Marquee and EVA

Dear TPB Members,

This hotel is 18 floors high so is around 60mts high. It is zoned Res B so the site coverage should be under 40.

It is therefore obvious that the proposed marquee plus the additional EVA would considerably boost the site coverage.

This application is effectively a ploy to increase the footprint of the hotel at the expense of the green coverage.

Members should reject this application as approval would encourage further encroachment on the required non-build area.

Mary Mulvihill

7

Kwok Ming Chi

7 July 2023

To : Town Planning Board
(fax 2877 0245 and 2522 8426)

Dear Sirs,

Application No. S/TM/586

Proposed Hotel (Extension for an Ancillary Block for Facilities Including Shop and Services/Eating Place/Office/Place of Entertainment/Place of Recreation, Sports and Culture/Private Club)

I refer to the above application and have the following comments:

1. The Hong Kong Gold Coast development was planned in the 1980s and completed in the 1990s. The development has a retail and catering facility (i.e. Gold Coast Piazza) of about 6,000 sq. m and can only cater for the need of limited population.
2. Over the past 10 years, the development in this part of the territory (i.e. Tuen Mun East) has been much intensified. Just to quote some of the known intensification:-

Development	Approx. no. of flats (actual or estimated)
1. The Royal	1,700
2. Lepond	1,100
3. Emerald Bay	1,900
4. OMA OMA	500
5. OMA by the Sea	500
6. Carmel	500
7. Development at Kwun Tsui Road (TMTL 520)	600
8. Grand Jet	800
9. Development at Area 48 (TMTL 518)	900
10. Development at Area 48 (currently occupied by Crossroad International)	1,600
11. Development at Castle Peak Road – Tai Lam (TMTL 561)	2,200
12. Development at a site adjacent to Avignon	1,100
13. Planning Application Y/TM/29	1,500
Total	14,900

3. The intensified developments will increase the population of Tuen Mun East by over 43,000 which is much more than the original population (by more than 100%). The retail and catering facility should also be increased by 100% (i.e. 6,00 sq. m) at least.
4. The retail and catering facility under the planning application can only provide an operation area 3,239 sq m which is far below the demand and the application is **not supported**.
5. The M&E equipment of the proposed development is very close to the nearby residence and so the application is **not supported**.
6. The planning application also includes parking space for 25 vehicles. The Golden Beach Path (i.e. the public road leading to Gold Coast Hotel and Golden Beach) is already heavily congested during public holidays and so the proposal to provide the additional parking space is **objected**.
7. Indeed, owing to the increase in population, there is an urgent and genuine need to increase the retail and catering facilities serving Tuen Mun East. Such facilities should best be provided in a site to the south of Gold Coast Piazza (adjacent Gold Coast Yacht Club). This site is current a lawn with an area of about 7,000 sq. m and is remote from nearby residence. With building height of 2 storeys, this site can provide retail and catering facilities of 6,000 sq. m with beautiful lawn and landscape as well spacious underground parking. Please trust the talent of the architect and engineer.

Yours faithfully,

Kwok Ming Chi

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230706-111508-55040

提交限期
Deadline for submission: 07/07/2023

提交日期及時間
Date and time of submission: 06/07/2023 11:15:08

有關的規劃申請編號
The application no. to which the comment relates: A/TM/586

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Jason Lam

意見詳情
Details of the Comment :

本人反對在該地段興建新建築物。建築期間會帶來污染，而落成及啟用後更會長期帶來噪音及空氣污染，永久影響鄰近黃金海岸一期七百多戶居民。

如政府批准興建該項目，在設計上應把機房、空調及廚房抽風系統置在遠離民居的方向，因該設施會共帶來噪音、異味及空氣污染，應避免直接向著民居。現時該地段已種植大量綠色植物，在建築物落成後應保持種植大量綠色植物，以及加設green roof。另外，該地段接連海邊，在興建前應先造好排污系統，以防承建商將建築污水直接排出海或流出海。

6

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**[Possible SPAM] Major concerns to HK Gold Coast Phase I Residence on Mall
Extension Project at HK Gold Coast Hotel (Application #A/TM/586)**
05/07/2023 14:10

From:

To:

tpbpd@pland.gov.hk

File Ref:

[To: Secretary, Town Planning Board]

Dear Sir/Madam,

I'm a resident living in HK Gold Coast Phase I. I am writing to express my concern towards the proposed Mall Extension Project at HK Gold Coast Hotel.

It can be clearly seen that the proposed project will greatly affect the tranquil life of the residents in HK Gold Coast Phase I. I totally understand that HK Gold Coast Hotel would like to carry out the plan in terms of its expansion of business. However, the Gold Coast hotel room occupancy is still low in non-peak season. Plus there are still vacant shops in the Gold Coast Piazza nearby. We, as residents of Gold Coast have no reasons to support the increase of shops (either retailing or dining) in the Gold Coast area.

For the proposed project, as indicated in the new mall design plan, the 9-meter tall building which is equal to 3 storeys high will seriously block the view from the residential buildings. More, the building is right next to the residential buildings (esp block 3, 4 and 5) and it will reduce the space and block the light as well as wind in the area!! If HK Gold Coast hotel wants to keep its attractiveness to create a leisure tourist spot, I believe the one-storey westernized building would best suit its need.

I hope you will take my opinion into serious consideration. Look forward to your reply.

Thank you!

Ms Chiu

Mobile:

Email: 1

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**Major concerns to HK Gold Coast Phase I Residence on Mall Extension Project
at HK Gold Coast Hotel (Application #A/TM/586)**

28/11/2023 12:37

From:

To:

File Ref:

tpbpd@pland.gov.hk

Dear Sir/Madam,

Urgent!!! I'm a resident living in HK Gold Coast [REDACTED] I am writing to express my concern towards the **proposed Mall Extension Project at HK Gold Coast Hotel.**

It can be clearly seen that the proposed project will greatly affect the tranquil life of the residents in HK Gold Coast Phase I. I totally understand that HK Gold Coast Hotel would like to carry out the plan in terms of its expansion of business. However, the Gold Coast hotel room occupancy is still low in non-peak season. Plus there are still vacant shops in the Gold Coast Piazza nearby. We, as residents of Gold Coast have no reasons to support the increase of shops (either retailing or dining) in the Gold Coast area.

For the proposed project, as indicated in the new mall design plan, the 9-meter tall building which is equal to 3 storeys high will seriously block the view from the residential buildings. More, the building is right next to the residential buildings (esp block 3, 4 and 5) and it will reduce the space and block the light as well as wind in the area!!

It seems that the SINO / Gold Coast Hotel did not listen to residents' opinion ever and the E&M/ BOH are all still next to Gold Coast Phase 1 Tower 5. How can residents live there?

I hope you will take my opinion into serious consideration. Look forward to your reply.

Thank you!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 230706-101843-16810

提交限期
Deadline for submission: 07/07/2023

提交日期及時間
Date and time of submission: 06/07/2023 10:18:43

有關的規劃申請編號
The application no. to which the comment relates: A/TM/586

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. LIU WAI TONG

意見詳情
Details of the Comment :

- 1) 機房位置太近五座低層，建議把機房位置向現有酒店方向遷移。一條馬路之隔，影響住戶身心健康。
- 2) 廚房的排氣系統（氣味）影響我們居民，滋生蚊發蟲鼠患，請問發展商有什麼措施去減小問題？
- 3) 設立措施減少晚間噪音滋擾，尤其是就近黃金海岸5期對出的行人通道，設施避免讓遊人晚間能在那裏聚集及談天說地。
- 4) 留意燈光發出的光污染

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231220-190001-25944

提交限期

Deadline for submission:

29/12/2023

提交日期及時間

Date and time of submission:

20/12/2023 19:00:01

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/586

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ng Yuk Ming

意見詳情

Details of the Comment :

- 1) 太近五座單位，有一些廚房及機電plant rooms 的排氣系統（氣味）影響我們居民；
- 2) 新商場不可高過7.5 m;
- 3) 保持高度綠化
- 4) 噪音滋擾，例如廚房排氣系統，廁所氣味，人聲；
- 5) 燈光發出的光污染
- 6) 食市或飲酒有限制時段，這設計太貼近民區。
- 7) 人流多了，交通道路擴展配合，現在已經塞車，如果沒有完善交通配套，疏導人群擠擁後，導致意外發生。
- 8) 人流多了，加強警察巡邏，確保治安

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/TM/586

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

規劃中的地段正是黃金一期住宅旁邊，如興建
多層商場，煙囪排氣位要接近酒店為要，切
勿影響民居日常生活，其地段範圍內亦要
設立停車場或時租停車場。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____

日期 Date

3/7/2023

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返對廣展工程
25/11/2023 12:31

A/TM/586

From:

To:

File Ref:

tpbpd@pland.gov.hk

屯門黃金海岸業主

宋美鳳

那近黃金海岸路段的廣展太近民居。影響居民出入已那熱氣也會影響所有居民。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



返對廣展A/TM586

25/11/2023 12:34

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

本人黃金海岸業主[REDACTED], 返對此路段的廣展，影響居民。

Fax: 2877 0245 / 2522 8426

16

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/TM/586

意見詳情 (如有需要，請另頁說明)

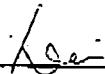
Details of the Comment (use separate sheet if necessary)

屯門黃金海岸酒店擴建商場計劃事宜：

- (1) 希望新商場机房冷氣房改至酒店那邊，因為酒店房間的窗通常都是關閉的；相反，黃金海岸一期住戶的窗戶多數都是打開的，容易受噪音影響。
- (2) 希望新商場的食肆排放油煙的出口不要向著黃金海岸一期住戶那邊，因為油煙會飄向他們，影響其身體健康。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature



日期 Date 7-7-2023

- (3) 希望新商場的天台興建休閒空中花園，多種花草樹木，改善環境，令空氣清新。

Recommended Advisory Clauses

- (a) to note the comments of the District Land Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that in the event that planning permission is given and if the proposed development under the subject planning application contravenes the New Grant, the applicant has to apply to LandsD for a lease modification prior to commencement of any development of the proposal on the application site (the Site). The proposal will only be considered upon receipt of a formal application from the applicant; and there is no guarantee that the application will be approved and his comments are reserved on such. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it will be subject to such terms and conditions as the Government shall deem fit, including charging of premium and administrative fees;
- (b) to note the comments of the Commissioner for Transport (C for T) that no vehicle is allowed to queue back to or reverse onto / from public at any time;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) details of the proposed works shall be provided to Transport Department (TD) and HyD for comments if any public road or highway features is affected, e.g. Golden Beach Path adjacent to the proposed open-air car park area;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the proposed plot ratio (PR) is based on the assumption that GFA exemption will be granted for green/amenity features and non-mandatory/non-essential plant room, etc., the pre-requisites in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and APP-152 should be complied with;
 - (ii) the emergency vehicular access serving the new extension should comply with Regulation 41D of Building (Planning) Regulations (B(P)R) and Part D of the Code of Practice for Fire Safety in Buildings 2011;
 - (iii) if there are existing structures which had been erected on the leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;

- (iv) for Unauthorized Building Works (UBW) erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (vi) detailed comments under BO will be provided at the building plan submission stage;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
 - (ii) the applicant is advised to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the 'Code of Practice for Fire Safety in Buildings 2011', which is administered by BD; and
 - (iii) the applicant is advised that licensing requirements would be formulated upon receipt of formal application via the licensing authority;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) approval of the application does not imply approval of the site coverage of greenery requirements under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 and/or under the lease;
 - (ii) the site coverage of greenery calculation should be submitted separately to BD for approval; and
 - (iii) for any proposed tree preservation/removal scheme and compensatory proposal, the applicant should approach relevant authority direct to obtain necessary approval as appropriate;
- (g) to note the comments of the Director of Leisure and Cultural Services (DLCS) that:
 - (i) should any tree under the Leisure and Cultural Services Department (LCSD) maintenance be inevitably affected by the application, the applicant should act in accordance with prevailing Development Bureau Technical Circular (Works) (DEVB TC(W)) No. 4/2020;

- (h) to note the comments of the Chief Engineer/Port Works, CEDD (CE/PW, CEDD):
 - (i) according to his record, no seawalls or maine structures maintained by his division are located within or in the vicinity of the Site. Nevertheless, the maximum superimposed load behind the existing seawall shall be limited to such an extent so as not to render inadequate the margin of safety of, or impair the structural integrity and stability of, or cause danger to any existing seawall;
 - (ii) any new works within the site shall be so designed and constructed as not to adversely affect the existing seawalls and other marine structures and facilities within, fronting or adjoining the Site or formed for provision of services to or formed for the support or protection of the Site;
 - (iii) no alteration works to the seawall and marine structures shall be carried out without the prior written consent of the Government;
 - (iv) no earth, debris, spoil of whatever nature or building materials shall be dumped on any adjoining foreshore and seabed;
 - (v) in the event of earth, debris, spoil of whatever nature or building materials from the Site or other areas affected by the works on the Site being eroded and washed down onto the foreshore and seabed, the applicant shall be responsible for removal of the same at his own cost;
 - (vi) no form of percussive piling shall be used within 15 metres from the copeline of the existing seawall;
 - (vii) all new works within the Site shall be so designed and constructed to cater for the effect of future reclamation of the foreshore and seabed to the seaward of the Site and the applicant shall have no right to any compensation in respect of any such reclamation;
 - (viii) given the proximity to the seafront, the applicant is advised to assess the coastal risks (e.g. coastal flooding or facility damage due to storm surge and overtopping wave) and impacts; and implement appropriate coastal protection measures to reduce the coastal risks to the lot and the surrounding if necessary;
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS):
 - (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site; and

- (ii) the applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) proper licence/permit issued by her department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction;
 - (ii) if the proposal involves any commercial/trading activities, its state should not as to be a nuisance or injurious or dangerous to health and surrounding environment;
 - (iii) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the Site and its surroundings; and
 - (iv) the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses.