

RNTPC Paper No. A/TM/586B
For Consideration by
the Rural and New Town
Planning Committee
on 26.1.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/586

- Applicants** : Golden Organise Limited represented by Masterplan Limited
- Site** : Tuen Mun Town Lot No. 238 S.A3 (Part), So Kwun Wat, Tuen Mun, New Territories
- Site Area** : About 9,471m²
- Lease** : Tuen Mun Town Lot (TMTL) No. 238 S.A3
- User: Hotel development, and commercial use other than guest rooms on ground and first floors;
- Maximum Gross Floor Area (GFA): Hotel GFA of not more than 39,352m², of which the permitted GFA for commercial use for the hotel shall not exceed 4,500m²;
- Site Coverage (SC): The permitted site coverage of any building or buildings erected or to be erected shall not exceed 30%;
- Parking Space: to be provided to the satisfaction of the Director of Lands and exclusive to the hotel.
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38 currently in force

Approved Tuen Mun OZP No. S/TM/37 at the time of submission (The zoning and development restrictions for the application site (the Site) remain unchanged on the current OZP)
- Zoning** : “Residential (Group B) 12” (“R(B)12”)
[Restricted to a maximum gross floor area (GFA) of 230,522m² and a maximum building height (BH) of 70mPD]
- Application** : Proposed Hotel (Extension for an Ancillary Block for Facilities including Shop and Services/Eating Place/Office/Place of Entertainment/Place of Recreation, Sports or Culture/Private Club) and ancillary car park

1 **The Proposal**

- 1.1 The applicant seeks planning permission for proposed extension of the existing Hong Kong Gold Coast Hotel¹ (HKGC Hotel) by providing a new ancillary hotel block for accommodating facilities including shop and services/eating place/office/place of entertainment/place of recreation, sports or culture/private club and an ancillary car park at the application site (the Site) zoned “R(B)12” on the OZP. According to the Notes of the OZP, for the “R(B)12” zone, ‘Shop and Services’, ‘Eating Place’, ‘Office’, ‘Place of Entertainment’, ‘Place of Recreation, Sports or Culture’ and ‘Private Club’ are Column 2 uses and planning permission from the Town Planning Board (the Board) is required.
- 1.2 The Site comprises two portions (**Plan A-1**). The southern portion by the waterfront is currently a private landscaped garden exclusive for the use by hotel guests with some garden furniture, including fountains, children playground and a waterfront promenade with width of less than 3m. The northern portion to the north of HKGC Hotel is currently an outdoor activity area covered with vegetation for the use by hotel guests.
- 1.3 According to the applicant, the proposed development intends to utilise the remaining GFA permitted under the lease and OZP within the subject lot. According to the applicant’s proposed scheme, the southern portion of the Site is proposed for ancillary hotel block comprising a two-storey structure (excluding one-level basement for plant rooms) with a BH of 14.7mPD and a GFA of about 3,239m² for accommodating facilities including shop and services/eating place/office/place of entertainment/place of recreation, sports or culture/private club use. Private open space of 2,117m² will be provided at the southern portion of the Site. The existing waterfront promenade along the southern periphery of the Site will be replaced by a proposed 7m-wide public waterfront promenade (**Drawings A-1, A-3, A-7, A-9 and A-10**). The new waterfront promenade, which is proposed to link up with the adjoining HKGC Piazza to the east, will be opened to public from 7am to 11pm daily. The applicant would take up the management and maintenance (M&M) responsibility of the waterfront promenade. In addition, 22 private car parking spaces, three motorcycle parking spaces and three L/UL spaces will be provided at the northern portion of the Site as ancillary open-air carpark to cater for the increased traffic demand from users of the proposed ancillary block (**Drawing A-10**). The Master Layout Plan, floor plans, section plans, Landscape Master Plans and artistic rendering of the ancillary block and pedestrian circulation plan are shown at **Drawings A-1 to A-10**. Major development parameters of the scheme are as follows:

¹ The existing HKGC Hotel is covered by a planning permission No. A/TM/66 approved by the Rural and New Town Planning Committee (the Committee of the Board on 13.5.1988. It was built in 1993 to take forward the approved scheme.

Development Parameters of the Scheme	
Site Area	About 9,471m ²
Non-domestic PR	About 0.47 ^(a)
Non-domestic GFA	About 3,239m ² ^(b)
Site Coverage (SC)	About 32% ^(a)
Maximum BH	Not more than 14.7mPD
<i>Non-domestic Ancillary Block</i>	
No. of Block	1
No. of Storeys	2 storeys (excluding 1 level of basement for plant rooms)
Private Open Space	About 2,117m ² (including about 1,116m ² for widening of the 7m-wide waterfront promenade)
Waterfront Promenade	About 1,116m ² (7m-wide)
<i>Parking Provision</i>	
Car Parking Provision	
- Private Car	22
- Motorcycle	3
L/UL Space	
- Heavy Goods Vehicle (HGV)	3

^(a) Based on a net site area of about 6,880 m², excluding the site area of the proposed open-air carpark.

^(b) As verified by the applicant's Authorised Person (AP), the total GFA for existing and planned developments of the HKGC Hotel under Buildings Ordinance is 226,978.01m². Even with the additional 3,239m² arising from the proposed ancillary block, the total resultant GFA will only be 230,217.01m² which does not exceed the maximum GFA permissible under the "R(B)12" zone (i.e. 230,522m²).

- 1.4 According to the Tree Preservation and Removal Proposal (TPRP), a total number of the 299 trees are identified including 269 trees within the southern portion of the Site for proposed ancillary block and 30 trees² within the northern portion of the Site for proposed open-air carpark. None of the trees identified are 'Old Valuable Trees' / 'Champion Trees'. Out of the 299 trees identified, a total of 133 trees, including 103 trees within the southern portion and all 30 trees within the northern portion will be retained in-situ. Among the 166 affected trees, 20 trees are recommended to be transplanted and the other 146 trees are proposed to be felled with compensation. Given the limited site area, the need to reserve a minimum 2m space for the future growth of the tree canopy and the geotechnical difficulties to accommodate a huge number of trees along the new waterfront promenade, the compensatory planting potential has been maximised by planting 112 new trees within the Site (i.e. compensatory ratio of 1:0.77).

² Two nos. of *Michelia x alba* (白蘭) identified within the northern portion of the Site are protected species scheduled under Forests and Countryside Ordinance (Cap. 96).

- 1.5 In support of the application, the applicant has submitted relevant technical assessments on traffic, air ventilation, drainage, environmental, sewerage, geotechnical, tree preservation and landscape aspects to demonstrate that the proposed development would not pose significant adverse impact on the surrounding environment (**Appendix Ia**).
- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 8.6.2023 (**Appendix I**)
 - (b) Further Information (FI) received on 19.1.2024 (**Appendix Ia**)
(consolidated report)[#]
- (Supporting planning statement received on 8.6.2023 and FIs received on 7.7.2023[#], 30.8.2023^{*}, 31.10.2023^{*}, 30.11.2023^{*}, 28.12.2023[#] and 11.1.2024[#] were superseded and not attached.)*
- [^{*} Not exempted from publication and recounting requirements]*
- [[#] Exempted from publication and recounting requirements]*
- 1.7 On 28.7.2023 and 27.10.2023, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months respectively as requested by the applicant.

2 **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in **Appendix Ia**, which are summarised as follows:

- (a) The current application intends to fully utilise the remaining permitted GFA under the lease and OZP within the hotel property lot. There is currently an unused GFA of 3,239m² in the existing hotel development permitted under lease (with premium paid).
- (b) The proposed uses are Column 2 uses which are in compliance with the planning intention of the “R(B)12” zone. This application is similar to the previously approved scheme in the application No. A/TM/279 for proposed hotel extension with permitted additional GFA to accommodate improved hotel facilities. No additional hotel guest room is proposed under the current application.
- (c) The proposed ancillary block would alleviate the over-demand of the existing hotel facilities by providing a variety of uses to its guests and enhancing vibrancy of the waterfront area. It would also improve the urban design by creating a focal point of activity and the use of the under-utilised private landscaped garden.
- (d) The proposed low-rise ancillary block is compatible with the adjacent buildings, including the existing main hotel building and the HKGC Piazza, in terms of BH, scale, form and land-use function.

(e) The technical reports submitted in support of the application (including Transportation and Traffic Impact Assessment (TTIA), Environmental Assessment (EA), Air Ventilation Assessment – Expert Evaluation (AVA-EE), TPRP, Drainage Impact Assessment (DIA) and Geotechnical Planning Review Report (GPRR)) conclude that the proposed development will not be subject to any unacceptable impact with the adoption of mitigation measures, nor would it generate unacceptable impact to the surrounding areas:

- With the junction improvement works at Castle Peak Road – So Kwun Wat/So Kwun Wat Road proposed under a planned development to be implemented by another party as well as the widening of Castle Peak Road – Castle Peak Bay project to be implemented by the Highways Department (HyD), the operational performances of the identified junctions assessed with the derived future traffic flows in the design year of 2028 will still be operating within capacities during peak hours. For pedestrian, with the planned cautionary crossing on the Golden Beach Path which is under planning by the Transport Department (TD), all the pedestrian facilities along the key access routes will still be operated at Level of Services (LOS) B³ or better in the design year of 2028.
- To ensure the proposed development would not cause adverse noise nuisance to the surrounding residential developments (i.e. Monte Carlo Villas and HKGC Phase 1), the applicant has conducted a fixed noise impact assessment and demonstrated that even without any noise mitigation measures, no exceedance of the relevant noise criteria during day and evening time is found.
- The proposed uses are not air polluting in nature and adequate buffer separation distance (i.e. minimum 5m) will be maintained between existing air sensitive uses. No significant air quality impact is anticipated during future operation of the proposed development.
- As the existing sewerage pipe will not have adequate capacity to cater the flow from the proposed development, upgrading work for a new sewer connection and a new manhole to replace the existing tapping point are proposed. The applicant will be responsible for the submission of a feasible sewerage connection proposal in the detailed design stage and implementation of the proposed upgrading works.
- According to the AVA-EE, with adoption of a number of design measures, such as 3.7m to 21m building setbacks from the eastern, southern and western sides of the Site for proposed ancillary block (**Drawing A-10**), adoption of BH of 2-storey (9m) and disposition of the building block parallel to northeasterly wind, the proposed development would unlikely impose significant adverse air ventilation impact to the surrounding areas.

³ LOS B means sufficient space is provided for pedestrians to freely select their walking speeds, to bypass other pedestrians and to avoid crossing conflicts with others. At this level, pedestrians begin to be aware of other pedestrians and to respond to their presence in the selection of walking paths.

- (f) As regards the public concern on the possible odour nuisance from kitchens and plant rooms of the ancillary block, the odour emissions of the ancillary block would comply with the Hong Kong Planning Standards and Guidelines (HKPSG) requirements and Environmental Protection Department (EPD)'s standards.

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

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4 Previous Applications

- 4.1 A minor part of the southern portion of the Site is the subject of two previous applications. Application No. A/TM/279 for proposed hotel extension (amendments to the development parameters of an approved development scheme), which is mainly for the addition of a new function room, the extension of an existing restaurant, the addition of new canopy and a new sports hall, involving an additional GFA of 2,987.79m², was approved with conditions by the Committee on 1.6.2001 on the consideration that the proposed development was compatible with the existing hotel development and the adjoining residential, commercial and marina developments of HKGC; the development intensity of the hotel with the proposed extension would not exceed the maximum hotel GFA currently permitted under the lease; the proposed development would unlikely have adverse visual, traffic, drainage and environmental impacts; and no adverse comment had been received from the concerned departments.
- 4.2 Application No. A/TM/525 for proposed hotel (new hotel marquee and related new emergency vehicular access) was approved with conditions by the Committee on 20.7.2018 on the consideration that the proposed marquee was small in scale involving a single-storey structure with GFA of 400m² and would not exceed the maximum total GFA permitted under the “R(B)12” zone on the OZP; adverse impact on the surrounding areas was not anticipated; and relevant government departments had no adverse comment on the application.

5 Similar Application

There is no similar application for shop and services/eating place/office/place of entertainment/place of recreation, sports or culture/private club uses within the same “R(B)12” zone on the OZP.

6 The Site and Its Surrounding Areas (Plans A-1 to A-3 and photos on A-4a to A-4d)

- 6.1 The Site is located in Tuen Mun East fronting a marina and surrounded by a number of low to medium-rise residential developments and Gold Coast Piazza.

6.2 The southern portion of the Site for the proposed ancillary block is:

- (a) a private landscaped garden exclusive for the use of the hotel guests with some garden furniture, including fountains, children playground and a waterfront promenade with width of less than 3m; and
- (b) accessible via the hotel entrance gate at Golden Beach Path which leads to Castle Peak Road – So Kwun Wat.

6.3 The northern portion of the Site for the proposed ancillary open-air carpark is:

- (a) fenced, covered with vegetation and currently used as an outdoor activity area exclusive for hotel guests. Trees are found mainly along the eastern and western boundaries; and
- (b) accessible via the Golden Beach Path.

6.4 The surrounding areas have the following characteristics:

- (a) to the north are some low to medium-rise residential developments, including HKGC Phase 1 (26-storey), Spring Seaview Terrace (12 to 14-storey) and Monte Carlo Villas (2-storey);
- (b) to the west of the Site is the HKGC Hotel (18-storey) and an existing open-air public car park;
- (c) to the east and southeast are commercial facilities at the HKGC Piazza, yacht club and related facilities which form part of the HKGC development; and
- (d) to the south is the marina of the HKGC development.

7 Planning Intention

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

8 Comments from Relevant Government Departments

8.1 The following Government departments have been consulted and their views on the application are summarized as follows:

Land Administration

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

- (a) The Site is held under New Grant No. 2607 dated 23.5.1983 which has been modified by 9 modification letters dated 13.11.1987, 27.7.1988, 6.7.1990, 24.9.1991, 31.3.1992, 1.6.1994, 14.12.1994, 29.10.1996 and 25.2.1997 (“the New Grant”). According to the general building plans available for the existing hotel development, there are already GFA designated for commercial for hotel use. It is doubtful whether the proposed ancillary block can be regarded as an extension of the existing hotel. However, details will not be checked at this stage and his office reserves rights to provide further comments and request for further information to demonstrate how the proposed ancillary block complies with the New Grant at a later stage.
- (b) 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 the LandsD for a lease modification prior to commencement of any development of the proposal on 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.
- (c) His detailed comments requiring the applicant to demonstrate with supporting evidence on how the proposed development would comply with lease conditions under the New Grant are at **Appendix III**.

Traffic

8.1.2 Comments of the Commissioner for Transport (C for T):

He has no adverse comment to the TTIA. The applicant should note his advisory comments at **Appendix V**.

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

He has no objection to the application as the proposed works are confined within the lot boundary and no public road is affected. The applicant should note his advisory comments at **Appendix V**.

Urban Design and Air Ventilation

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

- (a) The Site is situated in the area generally referred to as HKGC with tourism-related, recreational and retail facilities/activities in a decent waterfront setting. The southern portion of the Site fronts onto a marina on the south, and adjoins the existing waterfront promenade (accessible to the public) flanking the low-rise Gold Coast Piazza and Gold Coast Yacht and Country Club to the southeast as well as the 17-storey building of HKGC Hotel to the west, which abuts on Golden Beach and the marina with connection to the coastal open space leading to HKGC Dolphin Square to the southwest. The northern portion of the Site is amidst some low-to-high rise residential developments including HKGC Phase 1 and an existing car park to the north. In view that the proposed development does not involve exceedance of development restrictions as stipulated in the OZP and is low-rise in nature, it is considered compatible with the surrounding context and no significant adverse visual impact is anticipated.
- (b) According to the submitted AVA-EE, with incorporation of mitigation measures including building setbacks (ranging from 3.7m to 21m in width) from the eastern, southern and western site boundaries and given the low-rise nature of the proposed development, no significant adverse air ventilation impact on the surrounding environment is anticipated.

8.1.5 Comments of the Chief Architect/ Advisory and Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD):

She has no particular comment from architectural and visual impact points of view, noting that the “R(B)12” site with BH restriction of 70mPD is permitted on the OZP.

Landscape

8.1.6 Comments of CTP/UD&L, PlanD:

- (a) She has no comment on the application from landscape planning perspective noting 299 existing trees in total (i.e. 269 nos. in the southern portion and 30 nos. in the northern portion) are found within the Site. A total of 133 trees will be retained, 20 trees will be transplanted while 146 trees are proposed to be felled. *“Due to limited space and geotechnical difficulties to accommodate a huge number of trees along the new waterfront promenade”* as mentioned in paragraph 12.3 and justification given in paragraph 13.2 in the planning statement (**Appendix Ia**), a total

112 new trees in heavy standard (1:0.77 compensatory ratio by number) will be provided in the proposed development.

- (b) Should the Board approve the application, the following approval condition is recommended to be included in the planning permission:

submission and implementation of a Landscape Proposal to the satisfaction of the Director of Planning or of the Board.

- (c) The applicant should note her advisory comments at **Appendix V**.

Environment and Sewerage

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

- (a) He has no comment on the application.
- (b) It is noted that the project is still in its early planning stage and the Applicant has provided a preliminary fixed noise impact assessment on the proposed development to demonstrate the compliance of relevant noise criteria of the HKPSG. Hence, an approval condition on fixed noise impact assessment shall be imposed:

Submission of a Noise Impact Assessment to demonstrate the compliance of the relevant noise criteria in the HKPSG with the implementation of all necessary noise mitigation measures to the satisfaction of the DEP.

Drainage

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

- (a) He has no comment on the EA and DIA from drainage point of view.
- (b) Should the Board approve the application, the following approval condition is recommended to be included in the planning permission to avoid the proposed sewer(s) clashing with the underground facilities in the detailed design stage:

submission and implementation of the revised sewerage connection proposal to the satisfaction of the Director of Drainage Services or of the Board.

Building Matters

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

The proposed development intensity of new extension together with the existing hotel shall not exceed the permissible as stipulated under the First Schedule of the Building (Planning) Regulations (B(P)R). The applicant should note his advisory comments at **Appendix V**.

Fire Safety

- 8.1.10 Comments of the Director of Fire Services (D of FS):

He has no objection in principle to the application subject to fire services installations and water supplies for fire-fighting to be provided to his satisfaction. The applicant should note his advisory comments at **Appendix V**.

Geotechnical

- 8.1.11 Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H (GEO), CEDD):

He has no comment on the application and the submitted Geotechnical Planning Review Report (GPRR) at **Appendix Ia**.

- 8.2 The following government departments have no adverse comments on/ no objection to the application:

- (a) Chief Engineer/Port Works, CEDD;
- (b) Project Manager/ West, CEDD;
- (c) Director of Food and Environmental Hygiene;
- (d) Commissioner of Police;
- (e) Director of Electrical and Mechanical Services;
- (f) District Officer (Tuen Mun), Home Affairs Department; and
- (g) Chief Engineer/Construction, Water Supplies Department.

9 Public Comments Received During Statutory Publication Periods

The application and relevant FIs were published for public inspection on 16.6.2023, 8.9.2023, 7.11.2023 and 8.12.2023. During the statutory public inspection periods, a total of 41 public comments were received including 24 raising objection (samples at **Appendices IV-1 to IV-7**) and 17 providing views (sample at **Appendices IV-8 and IV-12**). Among the 41 public comments, 35 were submitted by individuals, including 18 objecting comments and 17 comments providing views, while six objecting comments were submitted by the HKGC Phase One Owner's Association (sample at **Appendix IV-1**) and the Incorporated

Owners of Monte Carlo Villas (sample at **Appendix IV-2**). A full set of the public comments is deposited at the meeting for Members' inspection.

Major Grounds for Objecting the Application

- (a) The proposed development would reduce the amount of greenery and disfigure the environment around the marina and HKGC Hotel. This would result in adverse ecological impacts, adversely affect the well-being of residents in the district and diminish the attractiveness of Gold Coast to residents and tourists. Roof top garden and vertical garden wall should be provided to compensate for the loss of greenery.
- (b) The proximity of the electrical and mechanical (E&M) plant rooms to the adjacent residential dwellings, as well as the provision of eating place and shop and services, may induce noise, odour, light pollution, rodent infestation and radioactive emissions. Besides, the proximity of the proposed open-air carpark to the back gardens of Monte Carlo Villas may lead to noise, pollution and security concerns.
- (c) The BH of the proposed development will obstruct private views, cause wall effect, block off natural light, affect the air ventilation and cast shadow onto the nearby residential dwellings. The BH of the ancillary block should be reduced to one-storey in height.
- (d) The need for the proposed development is not well-justified due to low hotel room occupancy and vacant shops in the nearby Gold Coast Piazza.
- (e) The proposed retail and catering GFA is insufficient and ineffective to address the needs and demand of rapidly increasing but dispersed population in Tuen Mun East.
- (f) The proposed development that would invite influx of visitors from other districts during weekends and holidays would overload the traffic networks at Castle Peak Road. The residents of HKGC, Aegean Coast and The Royale will be seriously affected.
- (g) The proposed open-air carpark would remove the buffer zone between extensive residential developments and the existing public carpark. Additional parking spaces should not be provided as the Golden Beach Path is already heavily congested during public holidays.
- (h) As the Site is located at the seaside, sewerage systems should be installed prior to the development.

Major Views

- (a) The chimney exhaust and air-conditioning of eating place and retail facilities should be located away from the residential dwellings to avoid disturbances to nearby residents.

- (b) Roof garden should be provided to enhance the quality of the environment and compensate for the loss of the existing garden.
- (c) Objection to the road widening works⁴.
- (d) Public parking spaces should be provided to serve the local residents.

10 Planning Considerations and Assessments

- 10.1 The applicant seeks planning permission for proposed extension of the existing HKGC Hotel by providing a new ancillary block with a GFA of 3,239m² for facilities including shop and services/eating place/office/place of entertainment/place of recreation, sports or culture/private club and an ancillary open-air car park to serve the hotel guests and visitors.

Planning Intention

- 10.2 The planning intention of the “R(B)12” zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. According to the applicant, the proposed hotel extension would alleviate the over-demand of the existing hotel facilities, make better use of the excessively large and under-utilised private garden and improve the narrow waterfront pedestrian path (currently less than 3m). Although the proposed use is not entirely in line with the planning intention of the “R(B)” zone, the proposed development is for an extension to the existing HKGC Hotel located at the same “R(B)12” zone which is covered by planning permission, and could provide commercial/retail services to meet the needs of the hotel guests and visitors, better utilize the Site and optimize the use of the residual GFA of the “R(B)12” zone permitted under the OZP and the lease.

Land Use Compatibility and Development Intensity

- 10.3 The proposed development for the extension of the HKGC Hotel is considered not incompatible with the surrounding developments in land use term which comprise mainly low to medium-rise residential and hotel developments, a marina and a public vehicle park.
- 10.4 The proposed development would not result in contravention of the GFA and BH restrictions as stipulated under the “R(B)12” zone of the OZP. In terms of development intensity, the applicant claims that the proposed development, together with the existing development, would generate a total GFA of 230,217.01m², which would not exceed the GFA restriction of 230,522m² as permitted under the “R(B)12” zone on the OZP. In terms of BH, the developments surrounding the Site are low to medium-rise in nature with BHs ranging from 2 to 26 storeys. The proposed

⁴ There is no road widening work proposed under the current application.

development two-storey ancillary block is low-rise in nature and not incompatible with the surrounding context. In this regard, CTP/UD&L and CA/ASC, ArchSD have no adverse comment from visual and architectural points of view.

Open Space and Landscape Design

- 10.5 The applicant proposes an area of 2,117m² for private open space at the southern portion. The proposed 7m-wide waterfront promenade would be linked up with the adjoining HKGC Piazza to the east and opened to the public from 7am to 11pm daily. According to the TPRP, a total of 133 trees will be retained, 20 trees will be transplanted while 146 trees are proposed to be felled. According to the applicant, due to limited space and geotechnical difficulties to accommodate a huge number of trees along the new waterfront promenade, a total of 112 new trees in heavy standard (1:0.77 compensatory ratio by number) will be provided in the proposed development. CTP/UD&L, PlanD has no adverse comment on the application but recommended that an approval condition for submission and implementation of a Landscape Proposal to be imposed, should the Committee approve the application.

Technical Assessments

- 10.6 The applicant has submitted relevant technical assessments including TTIA, EA, DIA, TPRP, AVA-EE and GPRR to demonstrate that the proposed development would not generate significant adverse impacts on the surrounding areas. The TTIA demonstrates that with the junction improvement works at Castle Peak Road – So Kwun Wat/So Kwun Wat Road proposed under a planned development to be implemented by another party as well as the widening of Castle Peak Road – Castle Peak Bay project to be implemented by HyD, the operational performances of the identified junctions assessed with the derived future traffic flows in the design year of 2028 will still be operating within capacities during peak hours. For pedestrian, with the planned cautionary crossing on the Golden Beach Path, all the pedestrian facilities along the key access routes will still be operated at LOS B or better in design year of 2028. The EA also demonstrates that even without any noise mitigation measures, no exceedance of the relevant noise criteria during day and evening time is found. The proposed development would not cause adverse noise nuisance to the surrounding residential developments (i.e. Monte Carlo Villas and HKGC Phase 1). Concerned departments including C for T, DEP, CE/MN, DSD, CTP/UD&L, PlanD and H(GEO), CEDD have no comment to or no objection on the application.

Previous Applications

- 10.7 As mentioned in paragraph 4 above, two previous s.16 planning applications (No. A/TM/267 and A/TM/525) involving the Site for hotel extension and a marquee were approved by the Committee in 2001 and 2018 respectively. Approval of the application is in line with the Committee's previous decisions.

Public Comments

- 10.8 A total of 41 public comments were received including 24 opposing comments and 17 providing views. The grounds of the public comments are summarised in paragraph 9 above and the applicant's justifications in paragraph 2, departmental comments in paragraph 8.1 and planning assessments paragraphs 10.1 to 10.7 the above are relevant.

11 Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9 above, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **26.1.2028**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following approval conditions and advisory clauses are suggested for Members' reference:
Approval Conditions

- (a) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission of a noise impact assessment and implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (c) submission and implementation of a revised sewerage connection proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory Clauses

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

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

12 Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions and advisory clauses to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

13. Attachments

Appendix I	Application Form received on 8.6.2023
Appendix Ia	FI received on 19.1.2024 (Consolidated Report)
Appendix II	Previous Applications
Appendix III	Detailed Departmental Comments
Appendices IV-1 to 12	Public Comments
Appendix V	Recommended Advisory Clauses
Drawings A-1 to A-5	Master Layout Plan and Floor Plans
Drawing A-6	Section Plans
Drawings A-7 and A-8	Landscape Master Plans
Drawing A-9	Artistic Rendering of the Ancillary Block
Drawing A-10	Pedestrian Circulation Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4d	Site Photos

**PLANNING DEPARTMENT
JANUARY 2024**