

**Similar S.16 Applications for Hotel Development
in “Residential (Group A)” Zone on Hom Hung Outline Zoning Plan**

Approved Applications (In-suit conversion for hotel development)

No.	Application No.	Location	Date of Consideration	Approval Condition(s)
1.	A/K9/174	U1/F(Part), 3/F, 5/F & 6/F, Harbourfront Landmark, Hung Hom	9.1.2004 (MPC)	(a)
2.	A/K9/188	G/F(Part), 2/F(Part), 3/F(Part), 5/F(Part) and 8/F to 33/F, 123 Bulkeley Street, Hung Hom	17.12.2004 (MPC)	(a), (b)
3.	A/K9/200	57A, 59 and 61 Winslow Street, Hung Hom	29.7.2005 (MPC)	(c), (g)
4.	A/K9/245	69 Gillies Avenue South, Hung Hom	6.1.2012 (MPC)	(c), (k), (l)

Approved Applications (New development)

No.	Application No.	Location	Date of Consideration	Approval Condition(s)
1.	A/K9/191	51-53 Station Lane, Hung Hom	4.3.2005 (MPC)	(b)
2.	A/K9/194	65 and 67 Cooke Street, Hung Hom	10.6.2005 (MPC)	(c)
3.	A/K9/195	14-20 (Even Number) Baker Street, Hung Hom	11.11.2005 (MPC)	(a), (c), (d)
4.	A/K9/197	88-98 (Even Number) Wuhu Street, Hung Hom	17.2.2006 (MPC)	(c), (e)
5.	A/K9/198	424 Chatham Road, Hung Hom	9.9.2005 (MPC)	(a), (c), (d), (f)
6.	A/K9/199 ¹	51-53 Station Lane, Hung Hom	2.7.2005 (DPO/K)	(b)
7.	A/K9/217	88-102 (Even Number) Wuhu Street, Hung Hom	24.8.2007 (MPC)	(c)
8.	A/K9/225	105-113 (Odd Number) Wuhu Street, Hung Hom	28.3.2008 (MPC)	(c), (h)
9.	A/K9/228	105-113 (Odd Number) Wuhu Street, Hung Hom	1.8.2008 (MPC)	(c), (h)
10.	A/K9/232	88-102 (Even Number) Wuhu Street, Hung Hom	9.10.2009 (MPC)	(c), (i)
11.	A/K9/238	68 Bulkeley Street, Hung Hom	18.12.2009 (MPC)	(c), (d)
12.	A/K9/242	84-102 (Even Number) Wuhu Street, Hung Hom	15.10.2010 (MPC)	(c), (d), (i), (j)
13.	A/K9/243	409-411 Chatham Road North, Hung Hom	8.7.2011 (MPC)	(c), (d), (k), (l)
14.	A/K9/246	179 and 181 Bulkeley Street, Hung Hom	16.12.2011 (MPC)	(c), (d), (k), (l)
15.	A/K9/253	179 and 181 Bulkeley Street, Hung Hom	9.11.2012 (MPC)	(d), (m)
16.	A/K9/261	84 and 86 Wuhu Street, Hung Hom	8.11.2013 (MPC)	(c), (d), (k), (l)

¹ Minor amendment to an approved Development Proposal for Proposed Hotel (No. A/K9/191)

Approval Conditions:

- (a) Provision of parking and loading/unloading facilities
- (b) Provision of emergency vehicular access for fire fighting and fire service installations
- (c) Provision of water supplies for firefighting and fire service installations
- (d) Submission and implementation of landscaping proposals
- (e) Design and provision of a pathway within the proposed hotel linking the parking spaces and passengers lift
- (f) No exercise of the ingress and egress unless and until a proper run-in/out for each point of egress from and onto the existing public roads or footpaths adjoining the development had been designed and constructed
- (g) Loading/unloading activities of the development should be restricted to non-peak hours after 3:00 p.m.
- (h) Submission and implementation of a parking layout
- (i) Provision of traffic measures from the proposed hotel egress to Wuhu Street
- (j) Submission and implementation of the elevation and façade design
- (k) Submission of a sewerage impact assessment
- (l) Implementation of the local sewerage upgrading/sewerage connection works
- (m) Reduction of the floor-to-floor height of 1/F to 3/F and submission and implementation of façade treatment to 1/F to 3/F

Rejected Applications

No.	Application No.	Location	Date of Consideration	Main Reason(s) for Rejection
1.	A/K9/206	83 Wuhu Street, Hung Hom	8.9.2006 (TPB)	(1)
2.	A/K9/227	84-102 Wuhu Street, Hung Hom	24.10.2008 (MPC)	(1), (2)
3.	A/K9/250	54-56 Ma Tau Wai Road, Hung Hom	6.9.2013 (MPC)	(3), (4), (5)
4.	A/K9/257	8 Ma Tau Wai Road and 7 Station Lane, Hung Hom	3.5.2013 (MPC)	(3), (4), (5)

Rejection Reasons:

- (1) No provision for the Board to grant permission with plot ratio exceeding the maximum plot ratio restriction for non-domestic building in the "R(A)" zone.
- (2) The site area at 84-86 Wuhu Street could not be included in plot ratio calculation because the proposed hotel building could not be physically erected on that site area.
- (3) Given the current acute shortage of housing land, there was no strong justification to use the application site which was intended for high-density residential development for hotel development.
- (4) Non-provision of internal parking and loading/unloading facilities for the proposed hotel development would have adverse traffic impact on the surrounding areas and was considered unacceptable.

- (5) Approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such applications without the required internal parking and loading/unloading facilities would aggravate the already heavy traffic of the surrounding roads.

**Similar Application for Hotel Development in “Residential (Group A)” Zone
with Minor Relaxation of Plot Ratio in Tsim Sha Tsui, Yau Ma Tei and Mong Kok (2010-2018)**

Approved Applications

No.	Application No.	Location	Date of Consideration	Approval Condition(s)
1.	A/K2/206	K. K. Centre, Nos. 46-54 Temple Street, Yau Ma Tei	11.1.2013 (MPC)	(a), (b), (c)
2.	A/K3/523	No. 179 Prince Edward Road West, Mong Kok	19.3.2010 (MPC)	(a), (b), (c), (d), (e)
3.	A/K3/543	7/F to 11/F, Mong Kok City Centre, Nos. 74-84 Sai Yeung Choi Street South, Mong Kok	11.1.2013 (MPC)	(a), (b), (c)
4.	A/K3/549	Acesite Hotel, Nos. 106 -108 Soy Street, Mong Kok	7.6.2013 (MPC)	(a)
5.	A/K3/550	Acesite Hotel, Nos. 106 -108 Soy Street, Mong Kok	19.7.2013 (MPC)	(a), (b), (c)
6.	A/K1/248	G/F (Part) and 7/F – 12/F, UQ Place, Nos. 5-7 Austin Road, Tsim Sha Tsui	9.10.2015 (MPC)	(a), (b), (c)

Approval Conditions:

- (a) Provision of fire service installations and water supplies for fire fighting
- (b) Submission of a Sewerage Impact Assessment
- (c) Implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment
- (d) Subject to a maximum GFA of 2,601.74m² as proposed by the applicant
- (e) Submission of a conservation management plan for the preservation of the portion of the existing building (not less than GFA of 312.5m²) prior to commencement of any works

Rejected Applications

No.	Application No.	Location	Date of Consideration	Main Reason(s) for Rejection
1.	A/K2/205	K.K. Centre, Nos. 46-54 Temple Street, Yau Ma Tei	21.9.2012 (MPC)	(1), (2), (3)
2.	A/K3/548	Nos. 5-7 Ki Lung Street, Mong Kok	3.5.2013 (MPC)	(2), (3), (4)
3.	A/K1/245	Nos. 9 - 13 Kwun Chung Street, Tsim Sha Tsui	5.6.2015 (MPC)	(2), (3), (5)

Rejection Reasons:

- (1) No strong justifications have been provided nor traffic impact assessment undertaken to support the non-provision of internal parking facilities for the proposed hotel development with a total of 117 rooms, which is considered unacceptable.
- (2) There are no planning and design merits to justify the proposed minor relaxation of plot ratio restriction for the proposed hotel development.
- (3) The application site is located in a predominant residential neighbourhood. Given the current shortfall in housing supply, the site should be developed for its zoned use. The proposed hotel development would result in reduction of sites for residential developments, which would affect the supply of housing land in meeting the pressing housing demand over the territory.
- (4) Approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such applications with no justifications or planning and design merits would jeopardize the intended control on plot ratio in the "R(A)" zone.
- (5) Approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such applications would aggravate the shortfall in the supply of housing land, and undermine the intended plot ratio control of the "R(A)" zone.

Advisory Clauses

- (a) the approval of the application does not imply that the proposed non-domestic PR of the proposed hotel development will be granted by the Building Authority (BA). The applicant should approach the Buildings Department direct to obtain the necessary approval. In addition, if hotel concession for the non-domestic PR of the development is not granted by the BA and major changes to the current scheme are required, a fresh planning application to the Board may be required;
- (b) to note the comments of Director of Environmental Protection (DEP) that:
 - (i) the applicant is advised to prepare and submit the Sewerage Impact Assessment as early as possible in view of the time required for the implementation of any required sewerage works;
 - (ii) the applicant/Authorized Persons should select a proper location for fresh-air intake for the centralized air conditioning system during detailed design stage to avoid exposing future occupants under unacceptable environmental nuisances/impact;
- (c) to note the comments of 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 fire services requirements regarding licensing premises would be imposed upon receipt of formal application via Licensing Authority; and
 - (iii) as no details of the emergency vehicular access (EVA) have been provided, comments could not be offered by his Department at the present stage. Nevertheless, the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Buildings Department.
- (d) to consult the Chief Officer (Licensing Authority), Home Affairs Department (CO(LA), HAD) on the licensing requirements for the proposed hotel; and
- (e) to note the comments of Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that:
 - (i) the applicant is advised to appoint an Authorized Person to submit building plans for the proposed change in use and/or alteration and addition works to demonstrate compliance with the Buildings Ordinance (BO), in particular:
 - a. all building works/change of use are subject to compliance with the BO;
 - b. the granting of hotel concession and exclusion of BOH area from GFA calculation under Building (Planning) Regulation (B(P)R) 23A can only be considered upon formal submission of building plans subject to the compliance with the criteria under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-40;

- c. natural lighting and ventilation should be provided to the hotel guestrooms in accordance with B(P)R 30 and 31;
 - d. adequate means of escape should be provided to the subject premises in accordance with B(P)R 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code);
 - e. EVA should be provided in accordance with B(P)R 4ID and the FS Code;
 - f. access and facilities for person with a disability including accessible guestrooms should be provided in accordance with B(P)R 72 and Design Manual Barrier Free Access 2008;
 - g. the applicant's attention is drawn to PNAP APP-47 that the BA has no power to give retrospective approval or consent for any unauthorized building works; and
- (ii) for unauthorized building works (UBW) erected on leased land/private buildings (if any), enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and necessary. The granting of any planning approval should not be construed as an acceptance of any UBW on the Site under the BO.