

Previous Planning Applications covering the Application Site

Approved Applications

No.	Application No.	Location	Proposed Uses/developments	Date of Consideration	Approval Conditions
1.	A/K9/242	84-102 Wuhu Street, Hung Hom	Proposed Hotel	15.10.2010 (MPC)	(a) to (d)
2.	A/K9/261	84 and 86 Wuhu Street, Hung Hom	Proposed Hotel	8.11.2013 (MPC)	(b), (c), (e) & (f)

Approval Conditions:

- (a) Provision of traffic measures from the proposed hotel egress to Wuhu Street
- (b) Provision of water supplies for firefighting and fire service installations
- (c) Submission and implementation of landscape proposal
- (d) Submission and implementation of the elevation and façade design of the proposed hotel
- (e) Submission of a Sewerage Impact Assessment
- (f) Implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment

Rejected Application

No.	Application No.	Location	Proposed Uses/developments	Date of Consideration	Main Reasons for Rejection
1.	A/K9/227	84-102 Wuhu Street, Hung Hom	Proposed Hotel (Guestroom) cum Flat Development	24.10.2008 (MPC)	(1) & (2)

Rejection Reasons:

- (1) The proposed hotel building is erected at 88-102 Wuhu Street. The area of the adjoining site at 84-86 Wuhu Street cannot be included in the area of the proposed hotel for plot ratio calculation because the proposed hotel building cannot not be physically erected on the site of the existing building. The plot ratio of the proposed hotel based on the site area of 88-102 Wuhu Street is 10.315.
- (2) According to the Notes for the "R(A)4" zone of the OZP, the maximum plot ratio for a non-domestic building should not exceed 9.0. As the proposed hotel, which is a non-domestic building, has a plot ratio of 10.315 exceeding 9.0, there is no provision for the Board to grant planning permission for the proposed hotel.

**Similar S.16 Planning Applications for Hotel Development
in “Residential (Group A)” Zone on Hom Hung Outline Zoning Plan (Since 2000)**

Approved Applications (In-situ 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), (j), (k)
5.	A/K9/270	5/F to 14/F, 270-274 Chatham Road North, Hung Hom	4.5.2018 (MPC)	(c), (j), (k)

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 Baker Street, Hung Hom	11.11.2005 (MPC)	(a), (c), (d)
4.	A/K9/197	88-98 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 Wuhu Street, Hung Hom	24.8.2007 (MPC)	(c)
8.	A/K9/225	105-113 Wuhu Street, Hung Hom	28.3.2008 (MPC)	(c), (h)
9.	A/K9/228	105-113 Wuhu Street, Hung Hom	1.8.2008 (MPC)	(c), (h)
10.	A/K9/232	88-102 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/K9/243	409-411 Chatham Road North, Hung Hom	8.7.2011 (MPC)	(c), (d), (j), (k)
13.	A/K9/246	179 and 181 Bulkeley Street, Hung Hom	16.12.2011 (MPC)	(c), (d), (j), (k)
14.	A/K9/253	179 and 181 Bulkeley Street, Hung Hom	9.11.2012 (MPC)	(d), (l)

Approval Conditions:

- (a) Provision of parking and loading/unloading facilities
- (b) Provision of emergency vehicular access, water supplies for firefighting and fire service installations
- (c) Provision of water supplies for firefighting and fire service installations
- (d) Submission and implementation of landscaping proposals

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

- (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 of a sewerage impact assessment
- (k) Implementation of the local sewerage upgrading/sewerage connection works
- (l) 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/K9/250	54-56 Ma Tau Wai Road, Hung Hom	6.9.2013 (MPC)	(2) to (4)
3.	A/K9/257	8 Ma Tau Wai Road and 7 Station Lane, Hung Hom	3.5.2013 (MPC)	(2) to (4)

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) 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.
- (3) 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.
- (4) 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.

Detailed Comments from Government Departments

(Please also refer paragraph 8 of the Paper for other comments of these Government Departments)

Comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD):

The salient conditions related to hotel purposes are as follows:

(a) User

- (i) Non-industrial (excl. godown & petrol filling station) purposes provided that in the event of the Lot being used for hotel purposes together with any ancillary accommodation, the lot shall not be used for any purposes other than solely for the said purposes.
- (ii) Ancillary accommodation shall mean retail shops, restaurants, pubs, fast food shops, entertainment facilities, business centres, facilities for fitness, health and sports, function rooms, exhibition facilities, conference facilities and automatic teller machines.

(b) Height

Not exceeding a height of 80mPD, or such other height as the Director at his sole discretion may approve provided that machine rooms, air conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit on condition that the design, size and disposition of the said roof-top structure are to the satisfaction of the Director.

(c) Total GFA for hotel purposes

- (i) Shall not be less than 767m² and shall not exceed 1,279.2m².
- (ii) Of the total GFA above, for the purposes of ancillary accommodation as defined above shall not exceed 732m² of which not more than 128m² may be used for retail shops or entertainment facilities or both.

(d) Back-of-house (BOH) facilities

In the event of the Lot or any part thereof being used for hotel purposes, the Director at his sole discretion may in determining the GFA of any building or buildings erected or to be erected on the lot for such purposes exclude any floor space which he is satisfied is used solely for the BOH facilities of the hotel or hotels and which the Building Authority may permit to be excluded.

(e) Restriction on alienation of hotel

If the lot is developed, redeveloped or used for the purposes of a hotel or hotels, after the Conditions shall have been complied with in all respects of the satisfaction of the Director of Lands, the grantee may assign, mortgage, charge, underlet or grant licence to use or occupy the Lot and all buildings thereon as a whole.

Suggested Advisory Clauses

- (a) detail design of the development, including the back-of-house facilities, will be further scrutinized in building plan stage and there is no guarantee that the schematic design as presently proposed in the s16 application to be reflected in the building plan submission(s) will be accepted under the lease;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) he has the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive use of the subject development; and
 - (ii) in view of the traffic conditions at Wuhu Street and Walker Road, loading/unloading activities for the proposed hotel should be confined at Station Lane.
- (c) 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; and
 - (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.
- (d) 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; and
 - (ii) 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.
- (e) to consult the Chief Officer (Licensing Authority), Home Affairs Department (CO(LA), HAD) on the licensing requirements for the proposed hotel; and
- (f) to note the comments of Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that:
 - (i) it is noted that the proposed scheme in the subject application is different from the general building plans for a proposed hotel development approved by the Building Authority on 4.7.2018. The “no objection in-principle” thereof should not be construed as approval under Buildings Ordinance (BO); and
 - (ii) detailed comments on the proposal under BO would be given at the submission stage of amendment plans.