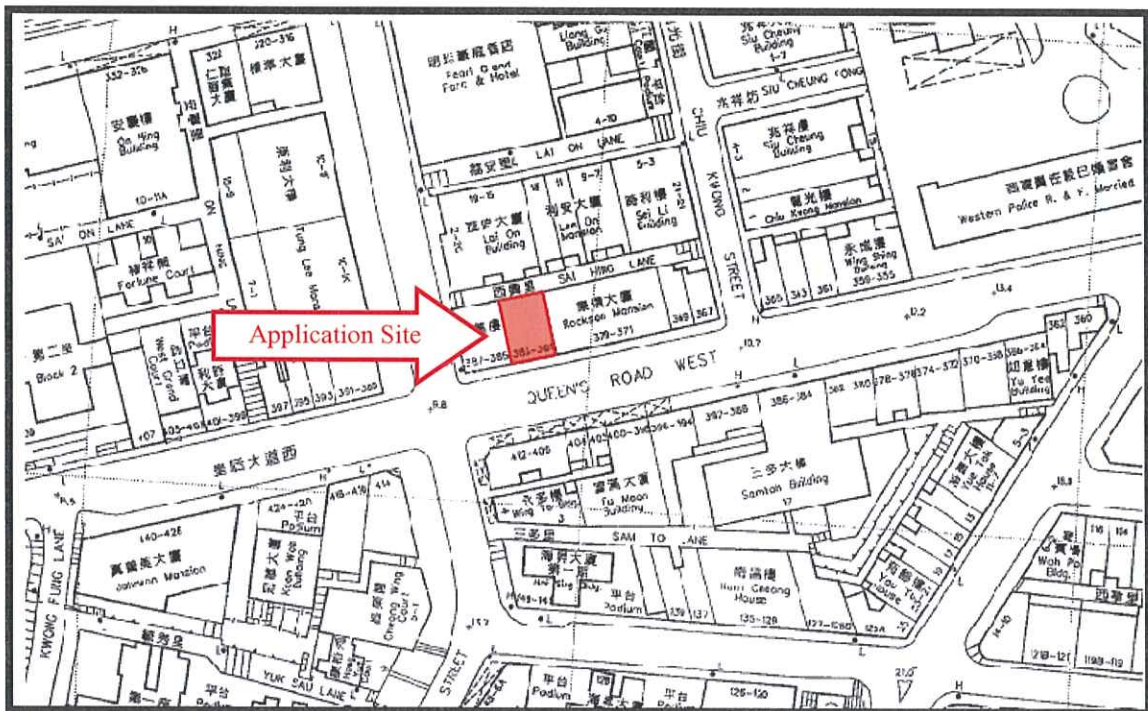


Planning Application
Under Section 16 of the
Town Planning Ordinance (Cap.131)

Proposed Hotel Use at
Inland Lot No. 4523 & Inland Lot No. 4524,
Nos. 381 & 383 Queen's Road West, Hong Kong

PLANNING STATEMENT



Prepared by

LANBASE Surveyors Ltd.

February 2025

EXECUTIVE SUMMARY

The Application Site is Nos. 381 & 383 Queen's Road West, Hong Kong (Inland Lot Nos. 4523 & 4524). The registered area is about 123.3 m².

According to the Approved Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/34 ("OZP") dated 13.11.2020, the Application Site falls within "Residential (Group A) 6" ("R(A)6") zone. "Hotel" is under column 2 of the OZP which may be permitted on application to the Town Planning Board ("TPB").

The Applicant intends to develop a block of 24-storey hotel, providing 44 guestrooms with total GFA of about 1,501.538 m². No parking and loading/ unloading spaces will be provided.

The Proposed Scheme is justified on the following grounds:-

- Demand for hotel accommodation in the locality
- Demand for hotel accommodation in Hong Kong
- No prejudice to residential supply
- Subject application is in line with Town Planning Board's Established Practice
- No adverse traffic impact
- Planning Enhancements
- Centralized Management Services
- Appropriate Actions to be Taken to Comply with Other Regulations

In view of the above, we sincerely hope that Members of the Board will give favorable consideration to and approve this Application.

申請摘要

申請地盤為香港皇后大道西 381號 及 383號（內地段第4523號及第4524號）。申請地盤面積約123.3平方米。

根據西營盤及上環分區計劃大綱核准圖編號S/H3/34，申請地盤現被規劃為「住宅甲類6」地帶。由於“酒店”屬於「住宅甲類6」地帶內的第二欄用途，所以擬申請的酒店需要向城市規劃委員會取得規劃批准書。

申請人有意發展申請地盤為一幢24層高的酒店，提供44間客房，總樓面面積約1,501.538平方米。擬建酒店沒有提供私家車車位及上落貨車位。

擬議中的酒店項目，將符合以下發展理據：

- 本地區對酒店住宿有一定需求
- 香港對酒店住宿有一定需求
- 不對住宅供應產生不利影響
- 本申請符合城市規劃委員會的既定慣例
- 沒有不利的交通影響
- 規劃所帶來的效益
- 集中管理服務
- 將採取適當措施以符合其他法規

根據以上闡述的發展理據，我們謹此祈望城市規劃委員會可就是次的規劃申請給予考慮及批准。

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1. INTRODUCTION

- 1.1 We, Lanbase Surveyors Limited, have been commissioned by Chestly Limited (the “Applicant”), the registered owner of Inland Lot Nos. 4523 & 4524, Nos. 381 & 383 Queen’s Road West, Hong Kong (“the Application Site), to prepare this planning statement on its behalf.
- 1.2 The registered area of the Application Site is about 123.3 m².
- 1.3 According to the Approved Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/34 (“OZP”) dated 13.11.2020, the Application Site falls within “Residential (Group A) 6” (“R(A)6”) zone.
- 1.4 In accordance with the Notes of the OZP, “Hotel” is also listed under Column 2 of “R(A)6” zone. Hence, planning application to the Town Planning Board (“TPB”) is required. Please refer to the extract of the OZP Plan and the Relevant Notes at **Appendix 1**.
- 1.5 The Applicant intends to develop a block of 24-storey hotel, providing 44 guestrooms with total GFA of about 1501.538 m². No parking and loading/unloading spaces will be provided in the proposed hotel development.

2. APPLICATION SITE

2.1 Application Site

2.1.1 The Application Site is located at Nos. 381 & 383 Queen's Road West, Hong Kong. Please refer to the Location Plan and the Lot Index Plan attached at **Appendix 2** and **Appendix 3** respectively.

2.2.2 The Application Site is Inland Lot No. 4523 & 4524 which has a registered area of about 123.3 m². It is rectangular in shape.

2.2 Existing Condition

A 6-storey residential building is erected on Nos 381 & 383 Queen's Road West.

2.3 Lease Particulars

The Application Site is governed by the following Government Leases:-

- (i) Lease : Held under Government Leases of Inland Lot Nos. 4523 & 4524
- (ii) Lease Term : 999 years from 7 January 1862
- (iii) Development : Non-Offensive Trade Clause Conditions

3. LOCALITY

3.1 The Application Site is located at the junction of Queen's Road West and Water Street in Sai Ying Pun. To the North of the it is Best Western Plus Hotel Hong Kong and Courtyard by Marriott Hong Kong. To the East of it is Aji House Hotel Serviced Apartments.

3.2 The surrounding developments are mainly low-rise to medium- rise composite buildings of various ages. The lower levels of these buildings are used for retail purpose and the upper levels are residential use. There are several hotels and community facilities in the subject area.

4. ACCESSIBILITY AND TRAFFIC CONDITION

- 4.1 Sai Ying Pun MTR Station is within 5-mins walking distance from the Application Site. Station entrances are located at Ki Ling Lane, First Street and Second Street.
- 4.2 HKU MTR Station is also within 5-mins walking distance from the Application Site. Station entrances are located at Queen's Road West.
- 4.2 There are many bus routes passing through Queen's Road West and the subject area. They include cross-harbour tunnel routes, and others routes serving various parts of Hong Kong Island. The area is also well served by other public transports such as tram, minibus and taxi. Having regard to all the above mentioned, accessibility is considered to be good.

5. PLANNING CONTEXT

- 5.1 The Application Site falls within an area zoned "Residential (Group A) 6" ("R(A)6") on the Approved Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/34 ("OZP") dated 13.11.2020.
- 5.2 In accordance with the Notes of the OZP, "Hotel" is also listed under Column 2 of "R(A)6" zone. Hence, planning application to the Board is required.
- 5.3 There is also a maximum building height restriction of 100m above Principal Datum.

6. PROPOSED SCHEME

6.1 The Applied Use

The Proposed Scheme is a 24-storey hotel mainly targeted to serve the 'Individual Visit Scheme' tourist and budget-type visitors who are expected to travel by public transport instead of private cars and coach. Additionally, the Proposed Scheme offers the flexibility to provide hotel accommodations for participants attending exhibitions and university students seeking temporary lodging.

6.2 Development Particulars

6.2.1 The development schedule of the Proposed Scheme is set out below:-

Proposed Scheme	
Site Area ⁽¹⁾	123.3 m ²
Plot Ratio ⁽²⁾ (Non-Domestic)	12.188
Gross Floor Area (GFA) (Non-Domestic) ⁽³⁾	1,501.538 m ²
Site Coverage ⁽⁴⁾	60.850%
Top Level of Building	86.45mPD
Number of Storey ⁽⁵⁾	24 (including 4 storeys E&M rooms, 1 storey water tanks and 1 stroey BOH facilities)
Number of Guest Room	44
Size of Guest Room	11 m ² – 18 m ²
Number of Car Parking Space and Loading and Unloading Bay	Nil

***Notes:**

1. From Lease Plans and Land Boundary Survey Reports at **Appendix 4**, the area of IL 4523 and IL 4524 are 61.6 m² and 61.7 m² respectively.
2. Including bonus Plot Ratio of 0.188 subject to Building Authority's approval in relation to surrender of site area for street widening.
3. Excluding GFA of BOH facilities, and E&M plant room subject to the Buildings Department's approval for exemption at the building plan submission stage.
4. Including bonus Site Coverage of 0.85% subject to Building Authority's approval in relation to surrender of site area for street widening.
5. 4/F, 13/F, 14/F and 24/F omitted

Please refer to the Layout Plan of the Proposed Scheme attached at **Appendix 5**.

6.2.2 Furthermore, a table showing the floor usage of the Approved Scheme and the Proposed Scheme is provided as follows:-

Floor Level	Proposed Scheme
G/F	Shop, Lift Lobby and Reception
1/F – 2/F	Shops
3/F	E & M facilities
5/F – 21/F (13/F & 14/F omitted)	44 Guest Rooms
22/F	Back of House
23/F – 25/F (24/F omitted)	E & M facilities
26/F	Water Tank
Roof	E & M facilities and Roof
Top Roof	Roof

6.3 Car Parking Space and Loading/ Unloading Facilities

6.3.1 Since there is no vehicular access for the Application Site, the provision of car parking spaces and loading/ unloading bays in the proposed hotel development is considered not feasible. As such, no car parking spaces and loading/ unloading bays will be provided in the proposed scheme.

6.3.2 The proposed hotel development would provide only 44 guest rooms. Besides, the Sai Ying Pun and HKU MTR Station are both within 5-mins walking distance. The hotel users are expected to travel by public transport facilities. The proposed hotel development will not cause traffic to the neighboring area.

7. JUSTIFICATIONS

7.1 Demand for hotel accommodation in the locality

Abundance of tourist attractions in the Subject district

7.1.1 In accordance with Paragraph 66 of the Budget, the Hong Kong Tourism Board is diligently focused on promoting immersive and in-depth tourism experiences, specifically targeting the younger generation. These efforts are aimed at fostering an energizing and captivating approach to showcase Hong Kong's attractions and soft-selling the destination to visitors (**Appendix 6**).

7.1.2 The presence of various tourist attractions which are of territorial significance in the Central and Western District underlines the suitability of the Proposed Hotel Development at the Application Site. Declared monuments and graded historical buildings that are well-known tourist attractions for the subject district include:

- | | |
|-------------------------------------|--------------------------------|
| ■ The University of Hong Kong | ■ King's College |
| ■ St. Louis School | ■ Old Mental Hospital |
| ■ Upper Levels Police Station | ■ Ex-Western Fire Station |
| ■ Lo Pan Temple | ■ St. Stephen's Girls' College |
| ■ Old Site of Diocesan Boys' School | ■ Dr. Sun Yat-sen Museum |

7.1.3 The rising popularity of Xiao Hong Shu (小紅書), particularly among mainland Chinese tourists, has resulted in a heightened interest in check-in spots (打卡點) located in the Central and Western District. Consequently, there is a promising prospect for the expansion and investment in the hospitality industry to accommodate the growing number of travelers inspired by Xiao Hong Shu. Renowned Xiao Hong Shu tourist destinations near the subject site include:

- Shek Tong Tsui Sunset (石塘咀落日飛車)
- Sai Wan Swimming Shed (西環泳棚)
- Mount Davis Anti-Aircraft Battery (摩星嶺炮臺)
- Praya, Kennedy Town (堅尼地城海旁)
- High Street Haunted House (高街鬼屋)
- WE Park (捐山窿公園)

7.1.4 The abundant presence of tourist attractions in Sai Ying Pun District is anticipated to generate a greater influx of tourists, consequently driving an upsurge in the demand for hotel accommodations.

High demand for Student Accommodations in proximity to HKU

- 7.1.5 In light of the scarcity of student halls, HKU has been subsidizing students to rent hotels outside the university campus. Please refer to the attached guidance note from HKU in **Appendix 7**. Given that the Application Site is conveniently situated within a 10-minute walking distance from the main campus of HKU, it presents a suitable opportunity to offer off-campus accommodations for HKU students.
- 7.1.6 Also, the Proposed Scheme is primarily a low-tariff hotel which will be affordable by university students. Since the majority of existing hotels in the vicinity mainly consist of luxury rooms and suites, it has been challenging for HKU students to find affordable accommodations nearby.
- 7.1.7 The Proposed Scheme will provide hotel rooms with suitable sizes to be rented as student accommodations. According to the table below, the room sizes of the Proposed Scheme (11m² – 18m²) are similar to that of the existing student accommodations (9m² - 15m²). Considering that the standard room sizes in nearby hotels are too large (18m² - 40m²), they are not suitable to be rented as student accommodations.

	Room Sizes (about)
Proposed Development	11 – 18 m ²
Existing HKU Student Hall	Lady Ho Tung Hall: 9 – 15 m ² Ricci Hall: 9 – 11 m ²
Aji House Hotel Serviced Apartment	38 – 40 m ²
Best Western Plus Hotel Hong Kong	Standard Room: 18 – 23 m ² Suite: 23 – 70 m ²
Courtyard by Marriot Hong Kong	Standard Room: 24 – 26 m ² Executive Room: 26 – 49 m ²
One-Eight-One Serviced Apartment	Standard Room: 31 – 38 m ² Suite: 70 – 107 m ²

Source: Approved Building Plans and/or relevant official websites.

- 7.1.8 Given that the existing hotels near HKU are unable to adequately serve as student accommodations, the Proposed Scheme, which is a low-tariff hotel conveniently located within a 10-minute walking distance from HKU and offering appropriately sized rooms for university students, is believed to be a suitable option to accommodate students from HKU.

7.2 Demand for hotel accommodation in Hong Kong

Increased number of Individual travelers from Mainland China

- 7.2.1 Since the introduction of the Facilitated Individual Travel (FIT) scheme in 2003, there has been a substantial rise in visitors from Mainland China. This trend has been further accelerated following the resumption of cross-border travel between Mainland China, Hong Kong, and Macau on February 6, 2023. The Monthly Report – Visitor Arrivals Statistics for April 2024, published by the Hong Kong Tourism Board on May 31, 2024 (**Appendix 8**), reveals a significant increase in visitor numbers. In April 2024 alone, there were approximately 1,094,182 overnight visitors from Mainland China, reflecting a year-on-year growth of 2.1%.
- 7.2.2 Moreover, the Chinese Government recently announced that the FIT Scheme would expand to include eight additional mainland cities starting from May 2024, including Hohhot in the Inner Mongolia Autonomous Region, Harbin in Heilongjiang Province, and Lhasa in the Xizang Autonomous Region (Tibet). This expansion is believed to attract a greater number of overnight visitors and increase the demand for hotel accommodations in Hong Kong.

Government policies included in the 2024-2025 Budget

- 7.2.3 The Government is now actively working towards enhancing tourism in Hong Kong, with a particular emphasis on attracting overnight tourists to boost the economy. Pursuant to Paragraph 237 of the 2024-2025 Budget (“the Budget”) prepared by the Financial Secretary, “In the coming year, the Government plans to allocate over \$1 billion for upgrading tourism infrastructure and services to attract more high-spending overnight visitors from different visitor source markets to Hong Kong.” (**Appendix 6**).
- 7.2.4 As the proposed hotel development only involves application for approval of building plans and thus saves the time for land sale, it can shorten the development period to cope with the Government’s policy of enhancing hotel supply.

7.3 No prejudice to residential supply

Residential development potential hampered by site area and site coverage restrictions

- 7.3.1 Constrained by site area and site coverage restrictions, it is impractical and infeasible to develop the Subject site for residential use. According to the OZP, the Subject site falls within R(A)6 zone where the lowest three floors of the development are always permitted to be used for “Shop and Services”. According to the Building (Planning) Regulations, it is a Class A Site for

which the maximum domestic plot ratio and respective permissible site coverage is 8.0 and 33.33%. By adopting different non-domestic plot ratios based on the numbers of retail floors to be provided, four hypothetical schemes are formulated below.

	Scenario 0 (0/s of shop)	Scenario 1 (1/s of shops)	Scenario 2 (2/s of shops)	Scenario 3 (3/s of shops)
Non-Dom PR	0	1	2	3
Dom PR	8.0	7.47	6.93	6.4
Total PR	8.0	8.47	8.93	9.4
Dom Site Coverage	33.33%	33.33%	33.33%	34%
GFA on each domestic floor	41 sqm*	41 sqm*	41 sqm*	42 sqm*

Note: Domestic plot ratios are calculated according to Sec(21)(2) of B(P)R.

* It is estimated that the GFA per floor for common parts (e.g. staircases, lift lobby and etc. required is around 35 sqm.

- 7.3.2 The max. domestic plot ratios to be provided within Nos. 381 & 383 Queen’s Road West range from 6.4 to 8.0, depending on the provision of retail floors. The resultant GFA on each domestic floor will range from 41 sqm to 42 sqm.
- 7.3.3 In accordance with market norms, common areas such as lift lobbies, corridors, and staircases generally occupy around 35 sqm per floor. When factoring in common areas, it becomes evident that the limited floor plate size would render the construction of residential units on the site impractical. Given the small floor area available after accounting for essential common spaces, there would be insufficient space to accommodate adequately-sized residential units.
- 7.3.4 As aforementioned, residential development on the Subject site is infeasible and impractical. If the proposed “Hotel” use is not permitted, the site can only be developed into a 3-storey shop, which greatly limits the efficiency of land use.

Increasing Residential Supply in other parts of Hong Kong

- 7.3.5 According to Chapter 6 of the 2023 Policy Address, the Government has identified enough land to develop about 410,000 public housing units, exceeding the supply target by 100,000 units. The average waiting time has

been reduced from six years to 5.3 years, with a target of further reducing it to 4.5 years by 2026-27. The PRH Advance Allocation Scheme has been implemented to expedite the completion of over 2,000 units. Light Public Housing units are being constructed, with plans for 2,100 units in 2024-25 and a target of 30,000 units by 2027-28.

- 7.3.6 Regarding private housing units, the Government aims to provide 132,000 units of private housing in the next decade. Sufficient land will be made available for around 80,000 units in the next five years. Various private housing schemes, including HOS, Green Form Subsidised Home Ownership Scheme, Starter Homes for Hong Kong Residents, and the Private Subsidised Sale Flat - Pilot Scheme, will be offered.
- 7.3.7 In view of the increasing residential supplies, uses other than residential use within R(A) zone in Hong Kong Island is considered acceptable. Please refer to **Appendix 9** for the relevant extract of the 2023 Policy Address.

7.4 No contravention to the planning intention

Hotel development is compatible with the planning intention of Sai Ying Pun District

- 7.4.1 According to the OZP, “Hotel” is a use under Column 2 of the “R(A)” zone which may be permitted with or without conditions upon application to the Board. Its inclusion in the Column 2 use indicates that “hotel” use is keeping in line with the mainly residential nature of the area.
- 7.4.2 The significant number of hotel developments in the vicinity of the Application Site further demonstrates the compatibility of "hotel" use with the predominantly residential character of the area.

Name	Address
Courtyard by Marriot Hong Kong	No. 167 Connaught Road West
Hotel JEN	No. 508 Queen’s Road West
Best Western Plus	No. 308 Des Voeux Road West
Ramanda Hong Kong Hotel	No. 308 Des Voeux Road West
One-Eight-One Hotel	No. 181 Connaught Road West
Island Pacific Hotel	No. 152 Connaught Road West
WE Hotel	No. 11 Eastern Street
Eco Tree Hotel Hong Kong	No. 156 & 160 Des Voeux Road West
Citadines Harbourview Hong Kong	No. 4 Harbour Road
Y Hotel Hong Kong	No. 89 Des Voeux Road West

7.4.3 Hence, the Proposed Scheme (Hotel) at the Application Site is compatible with the current general land use of the Sai Ying Pun District. Please refer to **Appendix 1** for the relevant excerpt from the Approved Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/34 dated 13.11.2020.

Development intensity compatible with the surrounding developments

7.4.4 It has been the Board’s established practice to approve hotel applications within the R(A) zone on Hong Kong Island up to a plot ratio of 12 as such development intensity was considered generally compatible with residential developments with permitted plot ratio of 8 to 10.

7.4.5 With regard to the proposed surrender of site area for street widening, proposed setback of 0.5m from lot boundary abutting Queen’s Road West would be in return for bonus concession of plot ratio and site coverage subject to Building Authority’s approval.

7.4.6 After adding the bonus plot ratio derived from setback of site area, the plot ratio of the Proposed Scheme is 12.188. The development intensity of the Proposed Scheme is similar with that of the surrounding developments in the subject R(A) zone. It is also in line with the established practice of TPB and will not set an undesirable precedent.

Approval of similar applications in the vicinity

7.4.6 It is noted that similar applications in the vicinity of the Application Site were approved by the Board as shown in the table below.

Application No.	Approval Date	Zoning	Plot Ratio	Address
A/H3/385	19 Sep 2008	R(A)	12.0	338-346 Queen’s Rd West
A/H3/391	18 Dec 2009	R(A)	13.2	338-346 Queen’s Rd West
A/H3/392	28 May 2010	R(A)	11.5	17-19 Third Street
A/H3/395	6 May 2011	R(A)7	10.0	25 Sai Woo Lane
A/H3/404	21 Oct 2011	R(A)7	15.0	202-204 Des Voeux Rd West
A/H3/407	21 Oct 2012	R(A)7	10.6	266 Des Voeux Rd West
A/H3/408	24 May 2013	R(A)	15.0	181-183 Connaught Rd West
A/H3/420	22 Aug 2014	R(A)6	15.19	385-387 Queen’s Rd West
A/H3/434	22 Sep 2017	R(A)8	12.0	15-19 Third Street

7.4.7 Moreover, since the Board considers each application on its own merits and as the Propose Hotel will not cause any adverse impacts on the surroundings, the approval of this Application will not set an undesirable precedent for other similar applications in the locality.

7.5 No adverse traffic impact

- 7.5.1 Since there is no vehicular access for the Application Site, the provision of car parking spaces and loading/ unloading bays in the proposed hotel development is considered not feasible. As such, no car parking spaces and loading/ unloading bays will be provided in the proposed scheme.
- 7.5.2 The proposed hotel development would provide only 44 guest rooms. Since Sai Ying Pun Station and HKU MTR Stations are both within 5-mins walking distance, the hotel users are expected to travel by public transport facilities. The proposed hotel development will not cause traffic to the neighboring area.
- 7.5.3 Since there is no increase in the ingress/ egress points along Queen's Road West and Water Street, the Proposed Scheme will not adversely affect the traffic in the area.

7.6 Planning Enhancements

Setback at Street Level for Pavement Widening Purpose

- 7.6.1 The Proposed Scheme will setback the building by 0.5m on ground level from Queen's Road West for pavement widening purpose. This is conducive to pedestrian planning and would enhance the pedestrian environment.

Compatible with Building Intensity

- 7.6.2 With a high-rise Ramada Hong Kong Hotel, a high-rise Aji House Hotel Serviced Apartment, the 32-storey of Kwong Fung Terrance and 27-storey of Hoi Sing Building which are very close to the Application Site and also other medium to high rise domestic, like Liang On Building (26 storeys), Lai On Building (22 storeys), and Koon Wah Building (23 storeys), in the neighbouring area, the building bulk of the proposed hotel development is compatible with the surrounding area. It also demonstrates that the visual impact of the proposed hotel development is trivial.

Foster urban redevelopment of Sai Ying Pun District

- 7.6.3 The Subject Area is an aged residential area pending for redevelopment. The proposed hotel use allows redevelopment of existing old and obsolete residential buildings at the Application Site into a new hotel building, which will result in environmental upgrading and improvement of streetscape. The implementation of flexible approval for hotel development can serve as an incentive for the private sector to engage in much-needed urban renewal projects that are beneficial to the local community and well-received by residents in the neighborhood.

7.6.4 In view of the character of the Subject Area, the Proposed Hotel Development in the Application Site will foster urban redevelopment, assemble land ownership for more comprehensive development and promote the well-known tourist attractions in Sai Ying Pun District.

7.7 Centralized Management Services

7.7.1 The application site is wholly owned by the Applicant and will be developed solely for hotel purposes. No residential use is proposed. In such situation, property management problems or conflicts generated by the co-existence of tourists and residents within the same building can be eliminated.

7.7.2 The single-ownership status also facilitates property management, which are desirable from planning point of view.

7.8 Appropriate Actions to be Taken to Comply with Other Regulations

7.8.1 Upon the grant of planning permission, the Applicant will proceed to submit an application for modification of site coverage and plot ratio calculations on the basis of non-domestic building to Building Authority.

7.8.2 Should planning permission for the proposed hotel development be granted by the Board, appropriate application for lease modification/waiver (if required) to the District Lands Office will be submitted in order to ensure that the proposed development is in all compliance with the lease conditions.

8. CONCLUSION

- 8.1 According to the Approved Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/34 (“OZP”) dated 13.11.2020, the Application Site falls within an area zoned “R(A)6”. As “Hotel” is a Column 2 use of the R(A) zone, the proposed development requires a planning permission granted from the Board.
- 8.2 The Proposed Scheme is a block of 24-storey hotel (including 2 levels at the top for plant rooms and water tanks), providing 44 guestrooms with total GFA of about 1501.538 m². No parking and loading/ unloading spaces will be provided in the proposed hotel development.
- 8.3 The proposed hotel development is justified for the following reasons:-
- Demand for hotel accommodation in the locality
 - Demand for hotel accommodation in Hong Kong
 - No prejudice to residential supply
 - Subject application is in line with Town Planning Board’s Established Practice
 - No adverse traffic impact
 - Planning Enhancements
 - Centralized Management Services
 - Appropriate Actions to be Taken to Comply with Other Regulations
- 8.4 In view of the above, we sincerely hope that Members of the Board will give favorable consideration to and approve this Application.