

Hotel Development

To encourage hotel development, the Building Authority will for bona fide hotel proposals favourably consider applications to modify the site coverage and plot ratio limits in the Building (Planning) Regulations up to *non-domestic* standards. Plot ratio limits set on statutory outline zoning plans will, of course, take precedence.

2. For hotel proposals to qualify, they should meet the following criteria :

- (a) The Hong Kong Tourist Association supports the proposal and its Executive Director signs such an endorsement personally;
- (b) The site relative to its neighbourhood is suitable for hotel development. As a general rule, sites in Zones 2 and 3 (as defined in the Planning Department Density Zoning Schedules) will not qualify for concessions, nor will sites in an area where a hotel is incompatible with the predominant type of development;
- (c) An adequate number and width of streets are available to serve the proposed hotel and to cope with the additional vehicular and pedestrian traffic generated;
- (d) Services ancillary to the functions of a hotel (eg dining, entertainment and basic shopping facilities) are provided; and
- (e) The whole building is provided with a central air-conditioning or mechanical ventilation system and a centralized hot water supply.

3. Applications for modifications to existing hotels will also be considered on the above criteria.

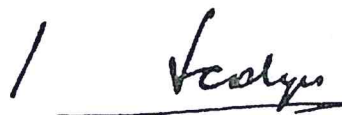
4. The various concessions listed in earlier versions of this PNAP are considered spent of effect and are now withdrawn. However, suitably designed setting-down and picking-up areas for hotel users would be regarded as *amenity features* in terms of PNAP 116.

5. In the longer term, we will seek the necessary legislative amendments to the Buildings Ordinance and Regulations.

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