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Legislative Council Building,  
8 Jackson Road,  
Central, Hong Kong  
(Attn : Ms. Anita Sit)

01 March 2002

Dear Ms. Sit,

**LegCo Panel on Planning, Lands and Works**  
**Concern over the use of land zoned for “Hotel” purpose**

I refer to your letter of 21.1.2002.

The site in question is zoned on the statutory town plan for the use as the Hong Kong Electric (HKE) utility installation, operational headquarters and car park. In October 2001, HKE submitted a request for rezoning the site to “Comprehensive Development Area” to facilitate a hotel development. Subsequently, HKE has requested the Town Planning Board to defer consideration of the rezoning request. No decision has been made on this case yet.

In terms of statutory planning, “Flat” and “Hotel” are two different land use categories. Apartment-like service apartment, which is not developed as part of and/or operated within a hotel establishment, will be regarded as “Flat” use. Conversion of hotel rooms into flats or apartment-like service

apartment units will therefore result in a change of use and is subject to planning control.

In addition, hotel development at the subject site requires lease modification. If the lease modification is approved, the user clause in the lease conditions can be specified to exclude residential development. Hence, any conversion of hotel development into flat units would breach the lease conditions and is subject to lease enforcement actions.

Yours sincerely,

(David Lam)  
for Secretary for Planning and Lands

c.c.

D of Plan (Attn : Mr. Y.L. So)  
D of Lands (Attn : Mr. Herbert Leung)