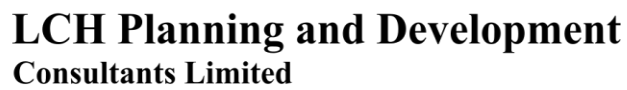


APPENDIX 8

ADDITIONAL PLANNING ANALYSIS



Supplementary Planning Analysis

Prepared by
Planning Consultant : LCH Planning & Development
Consultants Limited



Summary of Planning Justifications

In gist, we have the following supplementary planning justifications as concluded from the below Supplementary Planning Analysis, on top of the planning justifications that we already established in our planning assessment report:

- Established Practice for Limiting Hotel Development in “R(A)” Zone of Hong Kong Island Shall Be Critically Reviewed (*from Supplementary Planning Analysis*)
- Proposed Development Intensity Remains Permissible Under the Current Planning Framework (*from Supplementary Planning Analysis*)
- Evolving Local Planning Context and Public Opinions that Supports Hotel Development in Shau Kei Wan (*from Supplementary Planning Analysis*)
- Current Application is Completely Different from the Previously Rejected Hotel Applications in Shau Kei Wan (*from Supplementary Planning Analysis*)
- Echo with the Policy Address for “Tourism is Everywhere” and Development Blueprint for Hong Kong’s Tourism Industry 2.0
- Echo with the Strategic Direction to Reinforce Hong Kong as a World-class Premier Tourism Destination under “Hong Kong 2030+”
- Actively Responding to Changing Market Needs of the Tourism Industry with Abundant Tourism Resources in the Vicinity
- Strong Demand and Limited Supply of Hotel Room Restricts Tourism Development
- Compatible Land Use Pattern and Effective Use of Land Resources that is Well Served by Public Transport Services
- Actively Response to Site Constraints by Respecting Existing Hawker Culture and Minimise Disturbance to Parking Area
- Proposed Minor Relaxation of BHR to Accommodate MiC Floors and Aboveground Carpark Floors
- Development Compatible with Stepped Building Height Profile
- Design Merits to Fulfil the Requirements for Minor Relaxation
- Technical Sustainability Demonstrated and No Insurmountable Impacts are Anticipated



Supplementary Planning Analysis in support of the proposed hotel development

Emerging “Established Practice”

In the discussion of Application No. A/H9/70 in the 467th MPC Meeting dated 1.6.2012, the TPB adopted an “established practice” of approving hotel developments within “R(A)” zone on Hong Kong Island at a plot ratio of about 12 only, which applications with plot ratio higher than 12 were generally rejected.

This “established practice” emerged since 2007, where in the 892nd TPB Meeting dated 17.8.2007 reviewing the Application No. A/H3/376 of a proposed hotel with plot ratio of 15 in Sai Ying Pun within an “R(A)” zone, the Board rejected the review on the basis that the proposal was incompatible with the adjoining residential developments in terms of building bulk and development intensity and that approval would create an undesirable precedent for similar hotel developments in the residential neighbourhood.

Subsequently from Application No. A/H3/383 in the 356th MPC Meeting dated 24.8.2007, that a proposed hotel development with plot ratio of 15 in Sai Ying Pun was rejected on the concerns of incompatibility in building bulk and development intensity, and insufficient demonstration of no adverse visual impact.

The assessment criteria that the Board may take into account in considering hotel development proposals are briefly summarized as below:

- Land-use compatibility to ensure the proposed development is compatible with residential character, adjoining buildings and whether the hotel would disturb the neighbourhood;
- Hotel developments that is compatible with the surroundings in terms of building bulk and development intensity;
- Approval in special circumstances could be granted; and
- Technical and design impacts.

Therefore, it is noted that earlier approved hotel applications, including Nos. A/H1/77 and A/H1/78 at Davis Street, Kennedy Town, were approved in 2005 and 2006 respectively with a plot ratio of 15. Since late 2007, however, approved hotel developments have generally been subject to a lower plot ratio of 12 or below, reflecting a more conservative assessment benchmark rather than an amendment to the statutory maximum non-domestic plot ratio under the OZP.

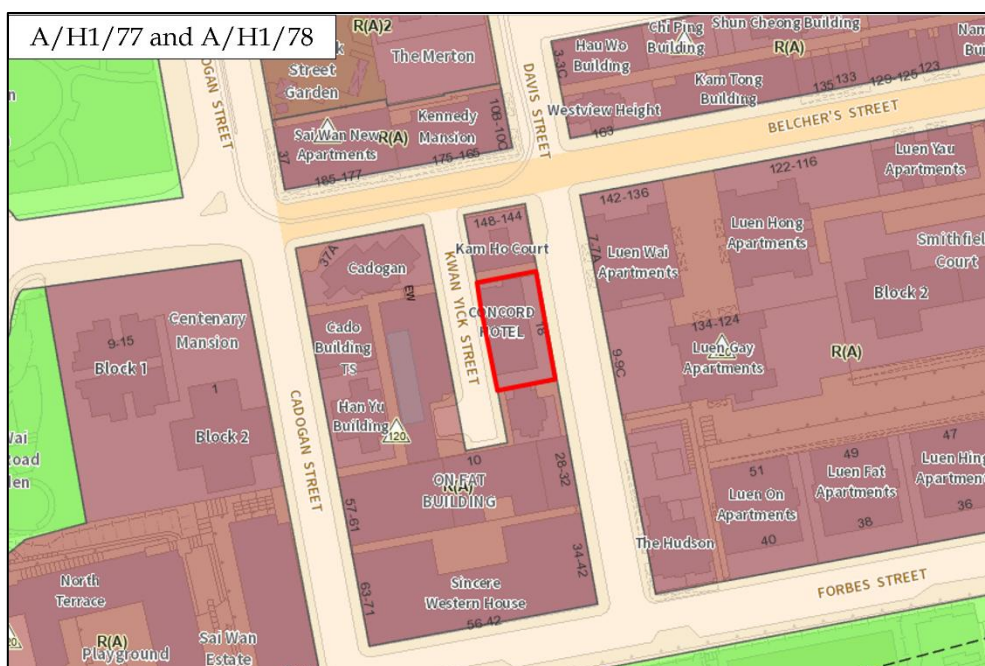


Diagram 1 Previous Approved Application for Hotel Development with PR of 15 in Kennedy Town
(Source: Town Planning Board)

Myths of “Established Practice”

The overall planning context when the “established practice” emerged was totally different from the current. Urban overcrowding was the major public concerns with urban heat island effect being widely discussed. Air ventilation assessment was compulsory to monitor development projects and the study of Urban Climatic Map was commissioned. Building height restriction with respect to the district wind profile was then introduced in the statutory planning system.

With the aforesaid concern has been addressed in the planning framework, in the current time, the focus has been shifted to boosting land support and making efficient use of the scarce land resources, in particular for land with more immediately available for development within a shorter timeframe. The Development Bureau has been assisting Culture, Sports and Tourism Bureau to provide more hotel land supply¹. The “established practice” should be critically reviewed.

Proposed Plot Ratio in line with OZP

According to the Notes of the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/22 (SKW OZP), the maximum non-domestic plot ratio permitted for new development or redevelopment within the “R(A)” zone is 15. It is stated that ‘on land designated “R(A)”, “R(A)2”, “R(A)3”, “R(A)4”, “R(A)5” and “R(A)7”, new development or redevelopment shall not exceed a maximum domestic plot ratio of 8, 9 or 10 for Class A, B or C

¹ Refer to LCQ3: Measures to enhance reception capacity of hotel industry, 1.4.2026



sites respectively, or a maximum non-domestic plot ratio of 15, as the case may be'.

As the proposed hotel is a non-domestic use, the proposed plot ratio of 15 falls within the statutory maximum permitted PR under the current OZP. The proposal does not seek any relaxation of the as-of-right maximum plot ratio. Most importantly, although since mid-2007, the TPB has generally adopted an established practice of approving hotel developments within "R(A)" zones on Hong Kong Island at a plot ratio of about 12, such practice has not resulted in any amendment to the maximum non-domestic plot ratio permitted under the OZP, or excluding new non-domestic development reaching the maximum non-domestic plot ratio allowable under the Cap. 123F Building (Planning) Regulation.

The statutory maximum non-domestic PR of 15 has been retained notwithstanding the established practice, confirming that PR 15 remains permissible under the current planning framework. On this basis, the proposed development intensity shall not be regarded as inherently excessive or amounting to overdevelopment.

Compatibility with the Mixed Commercial/ Residential Character of the Locality

The proposed hotel development is compatible with the existing and planned land use character of the locality. The application site is not located in a predominantly residential neighbourhood, but within an established mixed commercial/residential area with active commercial activities along Kam Wa Street and Shau Kei Wan Main Street East.

This position is supported by the site's planning history. Given that the site was zoned "Commercial/ Residential" under the draft Shau Kei Wan Outline Zoning Plan No. LH 9/38 in 1980, where hotel use was always permitted. This reflected the planning intention to recognise and rationalise the mixed-use character of the area, particularly in light of the planned Mass Transit Railway stations near Shau Kei Wan Road and Shau Kei Wan Main Street East, which were expected to reinforce commercial and residential development in the locality. Although the site was rezoned to "Residential (Group A)" in 2004, the zoning framework continued to acknowledge the area's commercial character. The Notes for the "R(A)" zone specified both domestic and non-domestic plot ratio controls, with a non-domestic plot ratio of up to 15, while hotel use is a Column 2 use. This clearly indicates that hotel development remains a potentially acceptable use.

The proposed hotel would therefore not introduce an alien land use into a residential area. Instead, it would reinforce the established mixed-use character of the locality, utilise a highly accessible urban site, and accord with the planning flexibility intentionally retained under the current "R(A)" zoning.

Evolving Local Planning Context

It is noteworthy that the planning context of Shau Kei Wan has continued to evolve.



Recent and ongoing developments in close proximity to the application site demonstrate that the locality is not static, but is undergoing progressive urban renewal and intensification within a high-density, transit-served setting.

In particular, with just a street opposite, the Former Shau Kei Wan Market site was recently rezoned from “G/IC” to “R(A)7” for private residential development, also subject to the same statutory plot ratio framework of domestic PR 8/9/10 or non-domestic PR 15, together with a building height restriction of 120mPD. The rezoning was supported on the basis of its high-rise and high-density surrounding context, good accessibility to public transport and compatibility with nearby “R(A)” and “R(A)2” developments. The recent rezoning exercise also supports that a non-domestic PR 15 and a building height restriction of 120mPD is considered not incompatible in the “R(A)” zone of Shau Kei Wan.

The redevelopment of Ming Wah Dai Ha, immediately adjoining and near the application site, further illustrates the ongoing transformation of the area. The estate is being redeveloped in phases under a comprehensive planning framework, with new high-rise residential blocks, supporting facilities and design controls to address air ventilation, visual and traffic considerations. While the permitted plot ratio of Ming Wah Dai Ha differs from that of the subject “R(A)” site, its redevelopment confirms the broader planning direction of facilitating modern, higher-density redevelopment in Shau Kei Wan, subject to appropriate technical and design considerations.

In this regard, the proposed PR 15 should be assessed against the current statutory planning framework and the evolving local planning context, rather than by applying the “established practice” of PR 12 benchmark mechanically. The proposal makes effective use of the non-domestic development capacity expressly allowed under the OZP, is compatible with the area’s evolving high-density mixed-use character, and is further justified by the increasing demand for hotel accommodation.

Approved Similar Applications for Non-domestic Developments

There have been four similar planning applications (i.e. A/H5/421, A/H7/183, A/H5/412 and A/H3/420) approved within “R(A)” zones on Hong Kong Island over the past 12 years, all involving maximum PR restriction of 15 or more. These approvals reflect the Town Planning Board’s continued flexibility in assessing hotel proposals within high-density urban areas on Hong Kong Island. They also indicate that the earlier PR 12 benchmark should not be treated as an inflexible cap, especially where the statutory OZP framework permits a higher non-domestic plot ratio and where the proposal can demonstrate compatibility, accessibility, traffic acceptability and demand for hotel accommodation. The approvals are also consistent with the Government’s broader policy direction of optimising the use of scarce urban land resources and supporting the recovery and growth of the tourism sector. This is particularly relevant for cases approved in recent years, which reflect the evolving planning and economic context following the resumption of inbound tourism. A



summary of these approved cases is provided in Table 1.

Address (Application No.)	Proposed Use(s)	Proposed BH Restriction	Proposed PR	Approval Date
165-171 Wan Chai Road, Wan Chai, Hong Kong (A/H5/421)	Proposed Eating Place, Shop and Services and Office	About 105.575m/ Not more than 110 mPD	Not more than 15	19/05/2023
8 Leighton Road, Causeway Bay, Hong Kong (A/H7/183)	Proposed Office, Shop and Services and Eating Place	About 113.95m/ 118.95 mPD	15	14/10/2022
153-167 Queen's Road East, Wan Chai, Hong Kong (A/H5/412)	Proposed Commercial Development (including Eating Place, Shop and Services, Office and Commercial Bathhouse/Massage Establishment)	93.23 mPD	16.9	04/01/2019
Nos. 385 and 387 Queen's Road West (A/H3/420)	Proposed Hotel	99.95 mPD	About 15.19	22/08/2014

Table 1 Summary of Approved Commercial Development with PR of 15 or more in Hong Kong Island between 2014 and 2026



Diagram 2 Previous Approved Similar Application with PR of 15 or Above in Hong Kong Island

(Source: Town Planning Board)



Public Comments Support Proposed Hotel

Local public supports the proposed development for infusing the Kam Wa Street with new energy. The representative of Hong Kong Democratic Alliance for the Betterment and Progress of Hong Kong support the proposed development to promote local economy, while express concerns on transport capacity.

The representatives of New People’s Party collected 361 local opinions. More than 71 % support the proposed development, while most majority consider there are insufficient hotel and local services in Shau Kei Wan. Many of them concerns the local transport network.

It is very clear that the local residents support the proposed development with no particular concerns on the development intensity. The traffic concerns have been addressed by the Traffic Impact Assessment.

Assessment Against Relevant Planning Criteria under TPB PG-No. 5A

Although TPB PG-No. 5A applies specifically to office development in the “R(A)” zone, its main planning criteria are relevant by reference, as hotel development is also a non-domestic commercial use requiring similar planning assessment. The proposed hotel development satisfies these criteria as follows:

(a) Compatibility with existing and planned land uses and development intensity

The proposed development is compatible with the existing and planned land use character of the locality. The Application Site is not located in a predominantly residential area, but within a medium- to high-density mixed residential and commercial neighbourhood comprising private residential developments, public housing, street-level shops and active commercial frontages.

Most surrounding developments have a plot ratio of 8 or above, while the OZP Explanatory Statement recommends a building height band of 100mPD to 115mPD for the surrounding inland built-up area. A maximum non-domestic plot ratio of 15 is permissible on the “R(A)” zone of Shau Kei Wan. The proposed hotel would therefore form a logical extension of the established mixed commercial/residential character of Kam Wa Street and Shau Kei Wan Main Street East. The development intensity and building bulk is not incompatible with the vicinity.

(b) Demonstrated demand for hotel development

There is a clear demand for hotel development in the area. As demonstrated in Chapter 4 of the Planning Assessment Report, inbound tourism to Hong Kong has shown a strong recovery, with the retail, hospitality and tourism sectors continuing to improve in 2025. At the same time, hotel supply in the Eastern and Southern districts remains limited, accounting for only about 9% of Hong Kong’s total hotel room stock. With future hotel supply expected to remain modest, the proposed development would



help address the mismatch between increasing visitor arrivals and limited accommodation provision in the district. It is also support by the Planning Assessment Report that there is abundant of tourism resources that would create demand for hotel development. Refer to the Chapter 4 for details.

This Application is also supported by the Commissioner for Tourism since it contributes to the long-term and sustainable development of Hong Kong’s tourism industry. Refer to the figures from the Commissioner for Tourism, as of February 2026, Hong Kong received almost 50 million visitors for the whole of 2025, including over 23 million overnight visitors. The overall hotel occupancy rate exceeded 86.9% during the same period. To support and sustain the growing momentum of the tourism industry and maintain the city’s attractiveness to visitors, a stable and sufficient supply of hotel rooms is crucial. Therefore, the Commissioner for Tourism supports the proposed development, which will increase the supply of hotel rooms and facilities, offer additional accommodation options for visitors and enhance the overall tourism offering of Hong Kong.

Year	2024	2025
Total visitor arrivals (million)	44.5	45.2
Mainland	34	34.5
Non-Mainland	10.5	10.8
Share of overnight visitors	About 50%	About 47%
Average length of stay of overnight visitors (nights)	3.2	3.1
Per-capita spending of overnight visitors (HK\$)	About 5,490	About 5,400
Mainland	About 5,000	About 5,000
Non-Mainland	About 1200	About 1200
Satisfaction (out of 10)	8.8	8.8
Revisit intention	94%	96%
Average hotel occupancy	85%	87%
Average hotel room rate (HK\$)	About 1,300	About 1,200

Table 2 Arrival of Visitors, Overnight Visitors and Average Hotel Occupancy in 2024 and 2025²

² Hong Kong Tourism Board

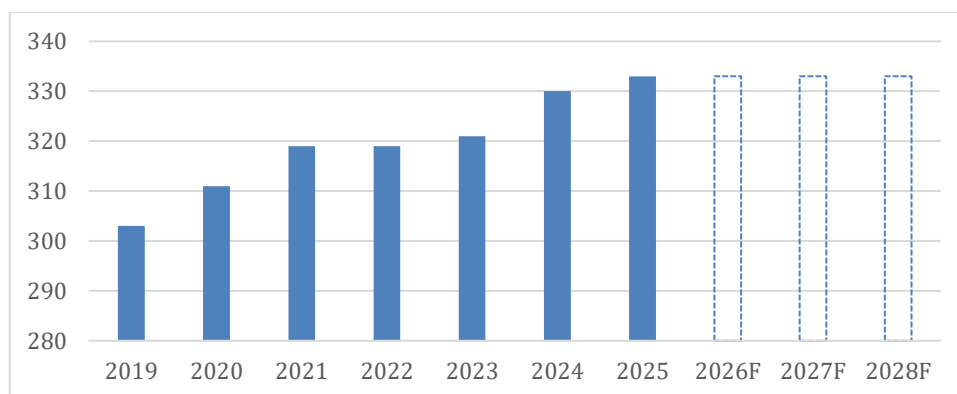


Diagram 3 Hotel Room Supply from 2019 to 2028 Forecast
(Source: Hotel Supply Situation, Hong Kong Tourism Board)

(c) Strong occupancy performance supporting additional supply

The strong occupancy performance of hotels in the Eastern and Southern districts further supports the need for additional hotel rooms. As detailed in Chapter 4 of the Planning Assessment Report, the average hotel room occupancy rate in these districts reached about 90% in 2025, exceeding the territory-wide average. This indicates strong market demand and visitor preference for accommodation in this part of Hong Kong.

According to the latest statistics, it is noteworthy that the hotel room demand in Eastern & Southern Hong Kong, as well as the whole Hong Kong Island, has been raising when compared to 2025, while the demand in traditional tourism district of Tsim Sha Tsai has dropped significantly.

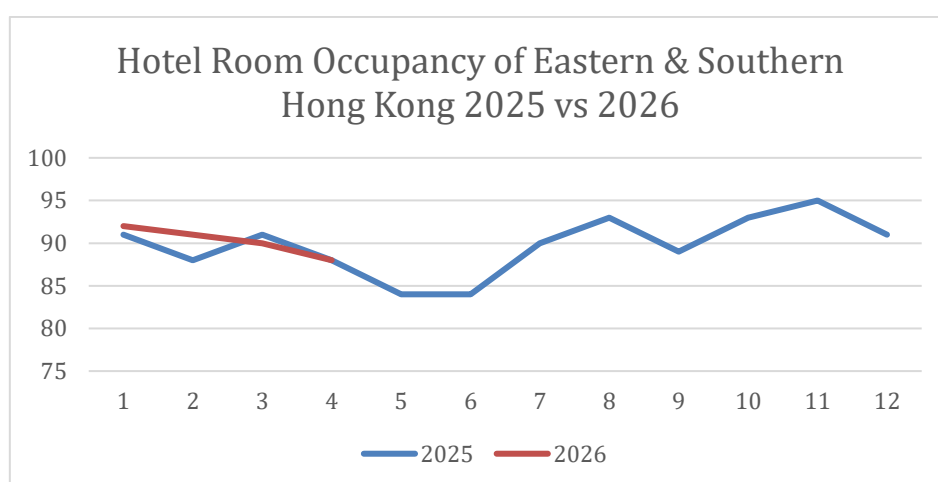


Diagram 4 Room Occupancy of Eastern & Southern Hong Kong 2025 vs 2026
(Source: Hotel Room Occupancy Report, Hong Kong Tourism Board)



Occupancy Rate %	Central/Western		Wan Chai		Eastern & Southern Hong Kong		Tsim Sha Tsui		Yau Ma Tei/Mong Kok		Other Kowloon		New Territories		Island	
Year	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026
Jan-Apr	83	88	83	89	89	90	88	84	94	94	90	90	92	92	74	75
Jan-Dec	84	/	84	/	90	/	88	/	94	/	90	/	91	/	73	/

Table 3 Hotel Room Occupancy (By District) 2025 - 2026
(Source: Hotel Room Occupancy Report, Hong Kong Tourism Board)

Year	Eastern & Southern Hong Kong		All Hong Kong		% of room in Eastern & Southern Hong Kong
	No. of Hotel	No. of Room	No. of Hotel	No. of Room	
2019	22	6,745	303	84,089	8.02%
2020	24	7,633	311	86,700	8.80%
2021	25	7,820	319	88,614	8.82%
2022	25	8,040	319	89,205	9.01%
2023	26	8,269	321	90,109	9.18%
2024	29	8,591	330	92,922	9.25%
2025	29	8,591	333	93,472	9.19%

Table 4 Hotel Room Supply from 2019 to 2025
(Source: Hotel Room Occupancy Report, Hong Kong Tourism Board)

(d) Adequate parking and loading/unloading provision

Adequate parking and loading/unloading facilities would be provided within the proposed development in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department. The latest Traffic Impact Assessment confirms that the proposed hotel would not result in adverse traffic impacts on the surrounding road network.

(e) Excellent public transport accessibility and no adverse traffic impact

The Application Site is highly accessible by public transport. It is within approximately 200m, or less than a 3-minute walk, from Shau Kei Wan MTR Station, and within approximately 250m, or less than a 4-minute walk, from Shau Kei Wan Bus Terminus. The site is also served by trams, franchised buses, green and red minibuses. In particular, Route No. 9 to Shek O is available at the bus stop at the end of Kam Wa Street, reinforcing the site's role as a convenient base for visitors travelling to tourism and recreation destinations in eastern Hong Kong Island.

(f) No adverse traffic impact

The proposed development would not cause congestion or disruption to local traffic. The Traffic Impact Assessment demonstrates that the surrounding road network has sufficient capacity to accommodate the proposed hotel traffic, and that the proposed



transport and loading/unloading arrangements are acceptable.

(g) Adequate site size and proper building design

The Application Site is of adequate size and configuration to accommodate a properly designed hotel development. With a site area of 518.41 sq.m, it is notably larger than the only approved hotel development in the vicinity (Application No. A/H9/73), which occupies a site area of about 175.679 sq.m. In this regard, the Application Site is considered adequate to support a properly designed hotel development.

(h) Purpose-designed non-domestic use

The proposed development is purpose-designed for hotel use. The layout, room configuration, back-of-house facilities, loading/unloading arrangements and building services are planned specifically for hotel operation. There would therefore be no material risk of subsequent conversion into incompatible uses.

(i) Planning and economic gains

The proposal would bring planning gains by making efficient use of a well-connected urban site, supporting tourism recovery, enhancing hotel accommodation supply in an underserved district and reinforcing the established mixed-use character of Shau Kei Wan. Various environmental mitigation measures for instance, the proposed hotel would be less susceptible to road traffic noise and air quality impacts than a residential development, as appropriate mitigation measures, including acoustic treatment, central air-conditioning/mechanical ventilation, air quality mitigation and suitable building design, would be incorporated to make the proposed development less susceptible to pollution than a residential development. Provision of landscaped sky garden is also incorporated catering to the needs of the district and enhancing the amenity of the neighbourhood. Subject to detail design and operation arrangement, the sky garden would be provided for enjoyment of the hotel guests and local community on designated opening hours.

Rejected Hotel Development in the Vicinity

It is noted that two similar hotel development applications (Nos. A/H9/70 and A/H9/71) within the same planning scheme area were rejected in 2012 and 2013 respectively by the TPB. Their proposed plot ratios of 15 and 13 were considered excessive at the time when assessed against the surrounding residential developments, which were generally subject to domestic plot ratios of 8 to 10. The Board was also concerned that approval of the applications might set an undesirable precedent for similar hotel developments within the area, resulting in possible cumulative adverse impacts on local amenity.

However, these rejected cases should not be applied mechanically to the current application. The circumstances of Applications No. A/H9/70 and A/H9/71 were materially different and involved site-specific planning concerns. In particular, the



rejected site was located adjacent to land zoned “Open Space”, which was intended primarily for outdoor public recreation. The direct interface between a higher-intensity hotel development and adjoining open space could give rise to greater land use compatibility concerns, including traffic disturbance, noise, environmental impacts, visual intrusion and potential conflict with the recreational function of the open space. The lack of adequate design integration with the open space could further contribute to their incompatibility with the surrounding environment. Thus, in this context, the rejection of Applications Nos. A/H9/70 and A/H9/71 could be considered as site-specific interface and land use compatibility concerns, rather than solely the proposed development intensity.

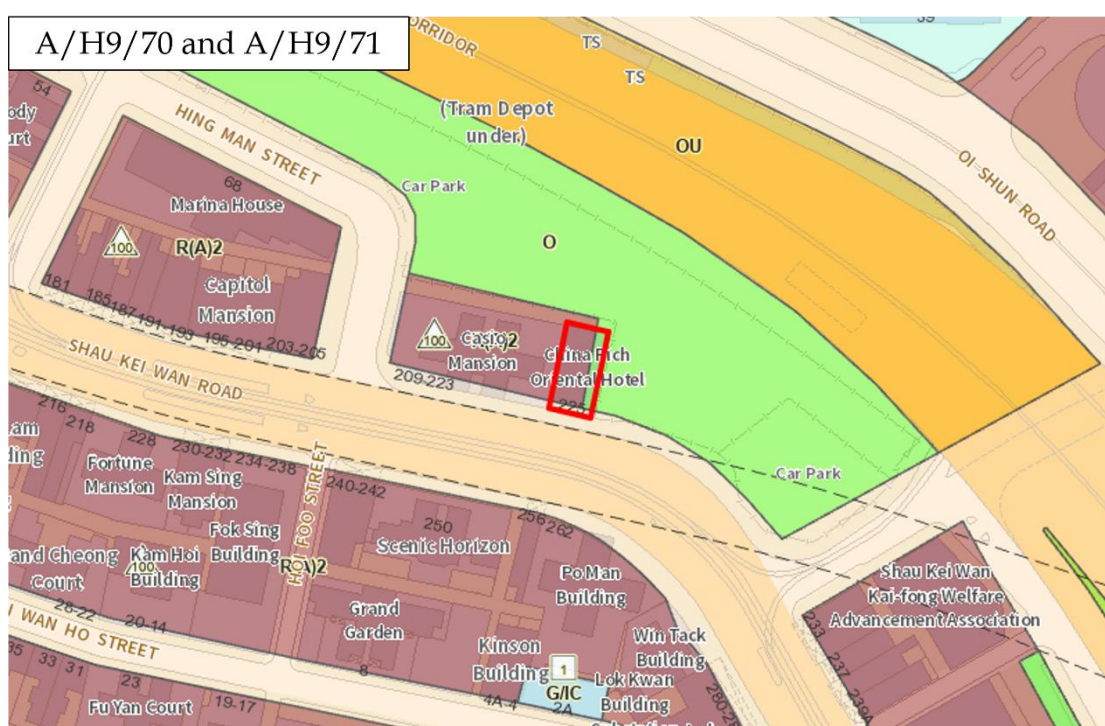


Diagram 5 Previous Rejected Similar Applications in the Vicinity
(Source: Town Planning Board)

In contrast, the proposed hotel development in this application is situated within an area characterised by mixed residential and commercial developments of similar or higher development intensity.

Furthermore, approval of the current application is unlikely to set an undesirable precedent. Unlike previous rejected cases in SKW OZP, the Application Site is not adjacent to sensitive uses such as “Open Space” which may give rise to interface issues. The surrounding context of the Application Site is already characterised by high-density mixed residential and commercial developments, and the proposed hotel scheme is compatible in terms of land use and development intensity with the surrounding.



The recent rezoning exercise of the Former Shau Kei Wan Market in the close vicinity confirmed that a non-domestic PR of 15 and a building height restriction of 120mPD are not incompatible to the surrounding development intensity and building bulk.

Each application will in any event be considered by the Town Planning Board on its individual merits, having regard to site-specific circumstances and relevant planning considerations. As illustrated in **Diagrams 6-1 and 6-2**, accessibility to greenery and open space in the vicinity of the Application Site is significantly lower than that of the previously rejected applications.

In this regard, the proposed development incorporates design merits with measurable urban design and microclimatic benefits, including greenery, a publicly accessible landscaped sky garden, street-level canopies and a facade design with integrated artistic elements. The landscaped sky garden and greening would soften the building bulk and enhance sky exposure and perceived openness, while the decorative facade and open garden space would help improve local visual permeability (See **Diagrams 7 and 8**). At pedestrian level, the proposed canopy would provide shading and enhance walking comfort. These features would together contribute to an increased site coverage of greenery. Although the site area is less than 1,000 sq m, the proposed hotel development still allocates 20% of the site area for greenery in accordance with the Sustainable Building Design Guidelines, while also improving the local streetscape and promoting community well-being in the Shau Kei Wan district.

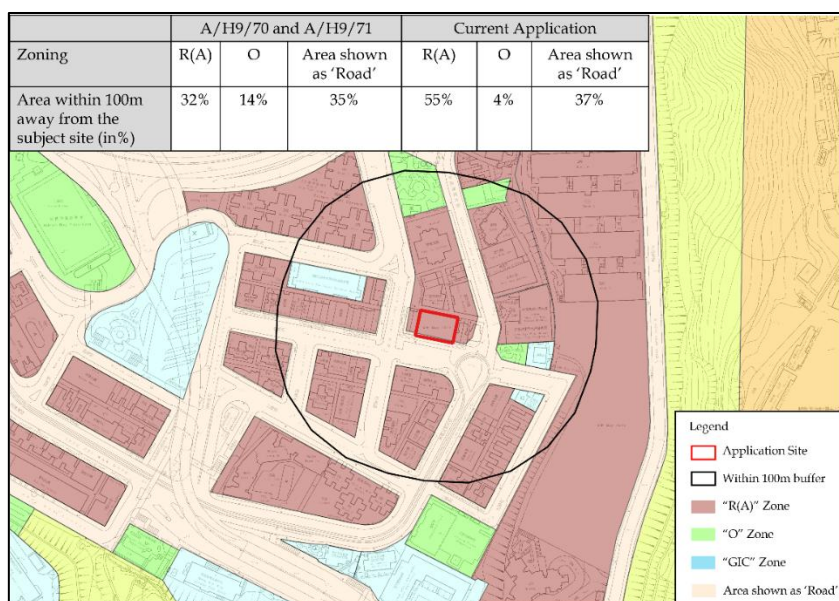


Diagram 6 - 1 Planning Context of Current Application
(Source: Town Planning Board and Lands Department, HKSAR Government)

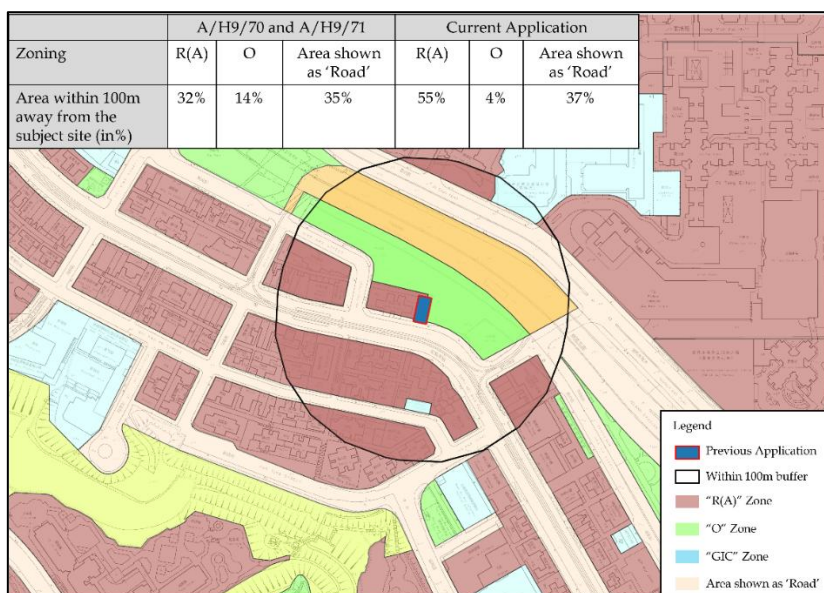
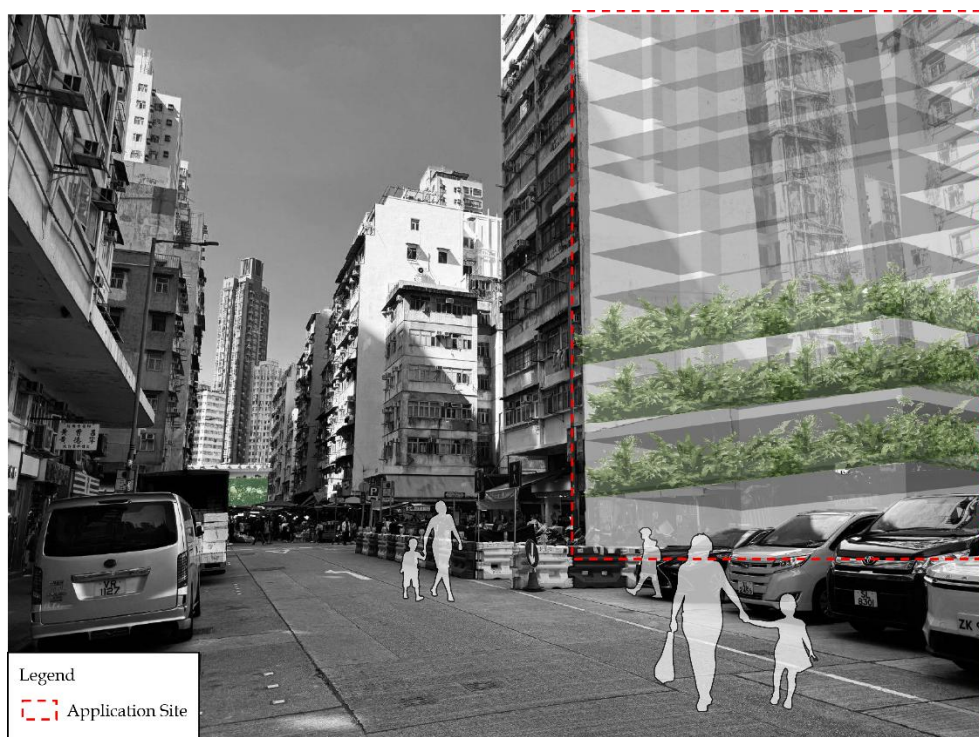


Diagram 6 - 2 Planning Context of Rejected Application Nos. A/H9/70 and 71
(Source: Town Planning Board and Lands Department, HKSAR Government)



Diagrams 7-1 & 7-2 Existing Visual Access to Green Space at the Application Site along Kam Wa Street (Before v.s. After)



Diagrams 8-1 & 8-2 Existing Visual Access to Green Space at the Application Site along Kam Wa Street (Before v.s. After)



Enhanced Pedestrian Comfort and Public Realm with Canopy Provision

The Applicant has endeavoured to provide a canopy that covers as much of Kam Wa Street as practicable. Due to site constraints such as the turntable required for heavy goods vehicles to manoeuvre and the proposed vehicular access located on the eastern portion of the ground floor, it is not feasible to extend the canopy to cover the entire street frontage that the proposed development can offer.

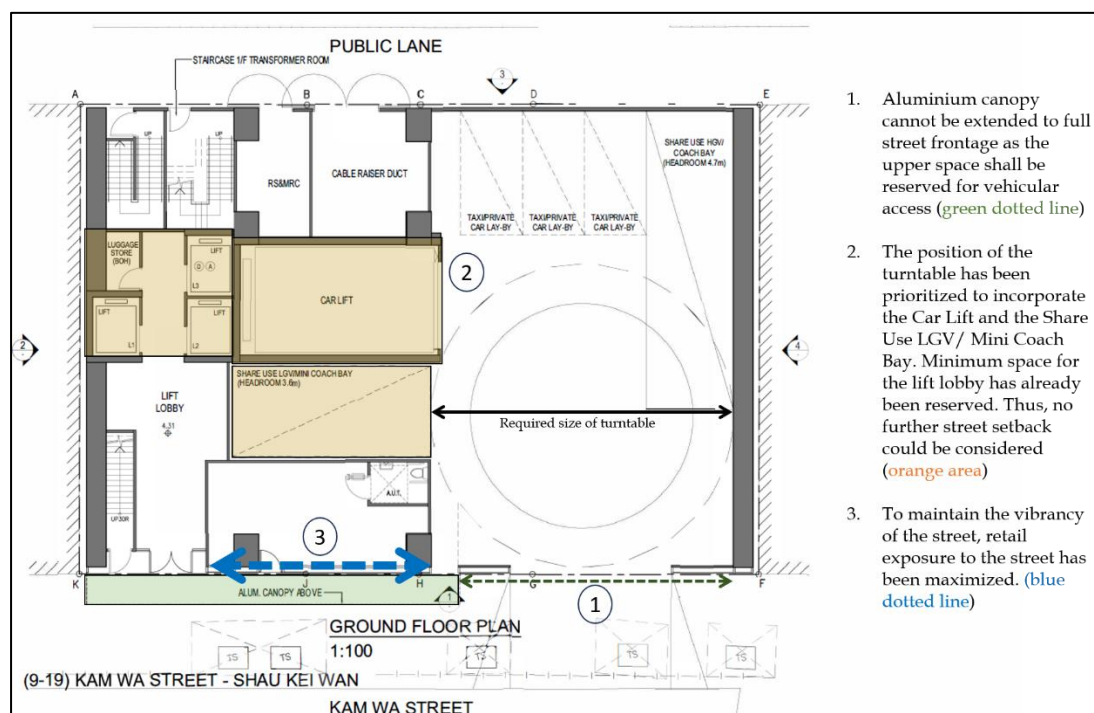


Diagram 9 Measures Enhancing Pedestrian Comfort and Public Realm
(extracted from Ground Floor Plan)

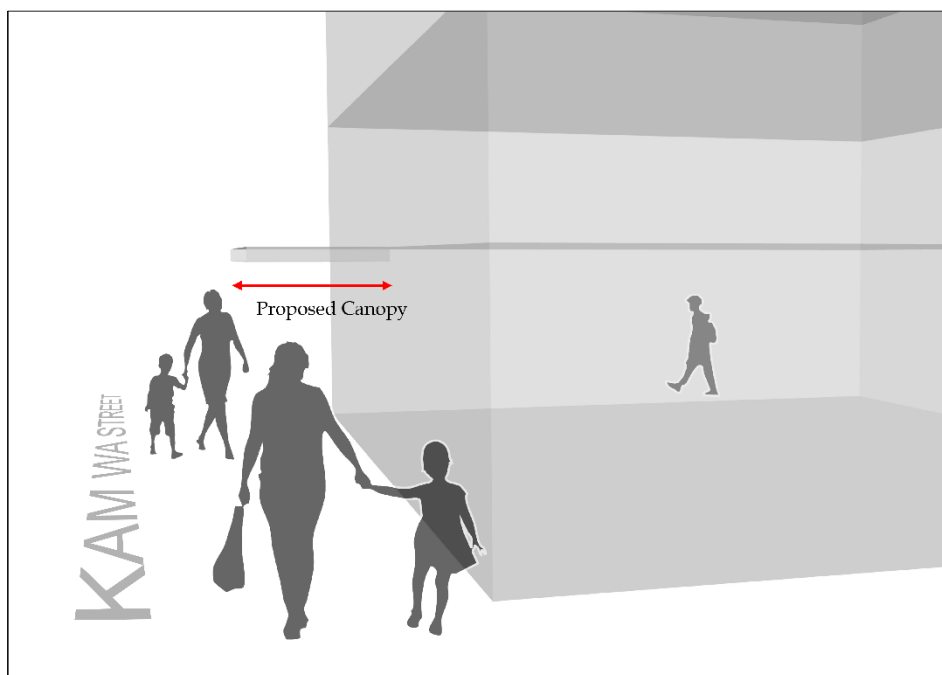


Diagram 10 Proposed Canopy of the Hotel Development along Kam Wa Street

Furthermore, there is no residual space for the proposed development to set back, given the space required to accommodate the turntable, car lift, retail premises, and lift lobby with lifts at the G/F. The capacity to deliver public benefits has been maximized which can be reflected in the submitted plans and drawings in the **Planning Statement and Appendix 1**.

Planning and Design Merits for Increased Building Height

Planning and design merits have been incorporated into the proposal to justify the proposed increase in building height. For instance, the adoption of Modular Integrated Construction (MiC) floors would promote green and innovative building practices in Hong Kong. The provision of a canopy along the building frontage facing Kam Wa Street would offer pedestrians protection from sunlight and rain, while retail uses at G/F would enhance street vibrancy. In addition, tree and shrub planting at various levels would be provided to improve the streetscape and elevate the quality of the surrounding congested urban environment (See **Diagram 8-2**).

Although the proposed hotel development is confined to the lot boundary, the provision of an active ground-floor frontage, green and comfortable spaces at multi-level for public enjoyment, and a walkable pedestrian environment with shading in Kam Wa Street have been maximized. The proposed building height therefore allows greater flexibility to achieve a better architectural design and to create a high-quality hotel environment that would provide a better experience for visitors.