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**AMENDMENTS TO MA ON SHAN OZP NO. S/MOS/24**  
28/02/2023 22:05

From:

To:

File Ref:

[REDACTED]  
tpbpd.<tpbpd@pland.gov.hk>

**AMENDMENTS TO MA ON SHAN OZP NO. S/MOS/24**

Dear TPB Members,

**Item A** – Rezoning of a site on On Chun Street from “Other Specified Uses” annotated “Hotel” to “Res (Group A)12” with stipulation of BHR.

831 room Horizon Suite Hotel Y/MOS/6 Approved 26 Feb 2021

**Item B** – 3.77ha Rezoning of a site in the southwestern part of Whitehead headland from “CDA (2)” to “Res (Group C)4” (“R(C)4”) with stipulation of BHR.

St. Barths. GFA of 40,000m2 and a maximum BH of 50mPD to reflect its as-built conditions.

**HOUSEKEEPING**

**Item C** – 2.35ha Rezoning of a site in the south eastern part of Whitehead headland from “CDA (3)” to “Res (Group C)5” (“R(C)5”) with stipulation of BHR.

Altissimo GFA of 36,000m2 and a maximum BH of 58mPD with a 15m-wide strip of land as shown on the Plan restricted to 2 storeys to reflect its as-built conditions.

**HOUSEKEEPING**

**Item D** – Rezoning of an area on Ma On Shan Road from “OU(Pedestrian Link with Retail Facilities)” to an area shown as ‘Road’.

A new footbridge with a shorter length is provided between Yan On Estate and Kam Chun Court. This scheduled to be completed in 2023.

**HOUSEKEEPING**

So the OZP is essentially about Item A.

**STRONGEST OBJECTIONS**

The application site was originally zoned “GIC” on the draft Ma On Shan OZP No. S/MOS/1;

*The Visitor and Tourism Study (the Vistour Study) completed in 1995 indicated that there were insufficient hotel rooms and other accommodations for the potential growth in visitors and thus recommended an action plan for the creation of new nodes for tourism development. Shatin, as one of the new tourism nodes, had been identified as a new node of sporting and leisure activities (including aquatic stadium) and a new hotel node to act as an intervening accommodation opportunity for visitors from mainland China. The Site was rezoned to "OU(Hotel)" for hotel development and the hotel was completed in 2002.*

FACTS: Over 11.3 million visitors came to Hong Kong in 1999, among them about 30% were business travellers.

In 2019 the number of visitors was 55.91 million, among whom Mainland visitor numbered 43.77 million.

While the 2019 visitor number will, hopefully, not be reached again, visitors numbers will gradually increase and number in multiple tens of millions per annum. Our government is spending hundreds of millions to attract visitors,

But instead of being prepared to accommodate them a number of existing hotels are being redeveloped in order to accommodate the short term interests of developers. Or as PlanD justifies "to allow the market to respond to demand"

**BUT WHAT DEMAND ARE WE TALKING ABOUT HERE? THE ADMINISTRATION IS UNFORTUNATELY TOTALLY FOCUSED ON RESIDENTIAL UNITS INSTEAD OF HAVING A HOLISTIC VISION THAT EXTENDS TO CREATING COMMUNITIES WITH DIVERSE FACILITIES AND EMPLOYMENT OPPORTUNITIES**

*The average occupancy rate of the existing hotel was about 95%. Among which, about 99% of the hotel guests were locals while only about 1% were tourists. The hotel rooms were allowed for both long and short stays;*

**AND THIS WAS DURING COVID RESTRICTIONS INDICATING A VERY HEALTHY DEMAND**

The future residential units would be for sale;

**NO DATA PROVIDED WITH REGARD TO ALTERNATIVE RENTAL ACCOMMODATION IN DISTRICT. SO NOT ONLY WOULD THE DISTRICT HAVE NO HOTEL, THERE WOULD ALSO BE NO CONVENIENT LOCATION TO ACCOMMODATE BOTH VISITORS AND SHORT TERM RESIDENTS**

*There were currently a total of six hotels in operation in Sha Tin and Ma On Shan areas. Three of them were completed after the opening of the subject hotel at the Site*

**BUT THE OTHERS ARE ALL IN SHA TIN – Regal, Alva, Royal Park, Hyatt, Courtyard.**

*In considering the application, Members generally considered that the application could be supported as the existing hotel had been leased out to the locals for long or short stay in response to market demand. After conversion, the residential units would be for sale rather than for lease, **which implied merely a change in the operation mode.***

**THIS IS A RIDICULOUS ASSUMPTION. UNLESS THE NEW OWNERS OF THE UNITS WOULD CHOOSE AN *Airbnb* ARRANGEMENT THE UNITS WOULD BE RETAINED AS HOMES OR RENTED FOR LONG TERM ONLY**

*Two indicative schemes for partial or wholesale conversion of the existing hotel, namely the "Residential cum Hotel Scheme" with **637 flats and 194 hotel rooms** and the "**Full Residential Scheme**" with **758 flats**, for a population of about 2,013 and 2,396 respectively, were proposed by the applicant.*

*The two proposed schemes were only for indicative purpose and mainly to demonstrate that the proposed partial or wholesale conversion of the existing hotel was technically feasible. If the rezoning application was approved, the Site under the "R(A)" sub-zone proposed by the applicant would allow 'flat' use as a Col 1 use permitted as of right while 'hotel' would be a Col 2 use requiring planning permission from the Board. In that regard, **if the applicant pursued a 'hotel' use at the Site by way of redevelopment, planning permission would be required.***

**SO IN OTHER WORDS THE HOTEL ELEMENT WILL BE DROPPED**

**OBJECTIONS IGNORED :**

*During the statutory publication periods, a total of 164 public comments were received, including five supporting comments from individuals, **158 objecting or adverse comments** from the Sha Tin Rural Committee, residents of Marbella (88 in standard format with additional comments) and individuals, and the remaining one providing views not relevant to the application.*

Cheung Kong has been allowed to manipulate the system over two decades. Instead of building a proper hotel it used the zoning to develop what is essentially rental units, they have individual AC.

Now it wants to liquidate and sees residential units as the most lucrative exit strategy. However the rezoning is not in the best interests of the community.

This is a prime harbour front site. What should be there is a genuine hotel with extensive F&B outlets with open terraces. I have walked all along the Ma On Shan Waterfront. There is not a single outlet where one can relax with an afternoon coffee or admire the sunset over a drink.

If this hotel with an uninterrupted harbour view had been carefully designed and well managed it would be a magnet for both visitors and locals. There is strong local demand for staycations, but not in a dismal facility like the current one. It could

have provided a romantic setting for weddings, etc.

The hotel zoning should remain. If Cheung Kong wants out fine, it can sell the development to a more astute organization with the long term vision. For example Gaw Capital Partners has invested in the refurbishment of the InterContinental, now reverted to The Regent brand. This harbourfront location in Ma On Shan could also be transformed into what is clearly lacking in the district, an iconic and landmark focal point for the community.

Previous objections to the plan remain relevant.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, January 28, 2020 4:16:04 AM  
**Subject:** Y/MOS/5 Horizon Suites Ma On Shan

Y/MOS/5

29 On Chun Street, Ma On Shan

Site area : About 8,000sq.m

Zoning : "Other Specified Uses" annotated "Hotel" (831 Rooms)

Proposed Amendment(s): To amend the Notes of "Other Specified Uses" annotated "Hotel" zone to include 'Flat (in wholesale conversion of an existing building only)' as a Col 2 use

637 Flats / 194 Hotel Rooms / 103 Vehicle Parking

Dear TPB Members,

Strongly object to another Cheung Kong plan to cash out while impoverishing the community. An hotel is an essential facility for any mature district in order to provide accommodation for tourists, visiting family members and convenient catering and meeting facilities. This prime waterfront site was designated to provide such facilities :

*9.10.6 In response to the recommendations of the **Visitor and Tourism Study for Hong Kong**, a site at the waterfront in Area 100 is designated specifically for hotel use. Restrictions on plot ratio and building height are imposed on the site to ensure compatibility with the surrounding developments.*

While tourism may be adversely affected at the moment, the long term benefit of a waterfront hotel cannot be discarded. Moreover planned developments in the district, both public and private, will gradually increase the number of residents and the demand for temporary accommodation for various reasons.

Not only is an hotel an essential component of the community, it is quite obvious that Ma On Shan is grossly deficient in local employment opportunities. The

intention of the 'Hotel' zoning is both to provide services and to encourage a degree of job creation.

I would also encourage members to take the time to read this report, one of the contributors is Law Chi-Kwong, currently Secretary for Welfare as it is also applicable to Ma On Shan, a district with numerous existing and planned public housing developments :

### **A Study on Tin Shui Wai New Town**

<http://www.nentnda.gov.hk/doc/techreport/r3.pdf>

*In June 2008 PD commissioned the Dept of Social Work and Social Administration HKU to conduct a study on TSW New Town with a view to identifying lessons learnt and shedding light on future planning for New Development Areas in HK.*

*Issues – Provision of employment opportunities*

*Lack of a vital local economy caused by the distance from the urban centre and the inorganic management of commercial and retail outlets because of its limited number of management. Lack of competition in TSW was quite evident. This resulted in higher prices for foodstuffs and other commodities.*

To ensure that there are sufficient jobs in the new towns we would have to turn to the two largest sectors, namely the trade and retail industry, and the Community/social/personal service industry

A residential development will provide only a few dozen cleaning and security jobs. An hotel provides many more opportunities, particularly part time positions that appeal to parents with children at school.

What is required in Ma On Shan is more commercial activity, more jobs.

If Cheung Kong wants out then the site should be sold to another company that would fulfill the zoning intention.

TPB cannot allow the already very limited scope for local employment to be decimated and facilities to be reduced to a minimum.

Moreover as the number of rooms/units will remain the same, the operator can continue with its current practice of renting them out on long term contracts. The units already function as a component of the local housing supply. Note that the suites come with microwave, induction stove, washer/dryers and individual air cons, The need for rental units must not be overlooked.

This application must not be approved. It would provide no gain with regard to housing supply but would certainly impact grass roots employment and deprive the district of waterfront facilities that cannot be replicated once removed.

Mary Mulvihill