

By Hand and Email (tpbpd@pland.gov.hk)  
15 December 2025

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

Your ref TPB/A/TW/546  
Our ref 309824/00/WSTY/MYNL/CHAC/05694

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Dear Sir/Madam

**Application for Planning Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Hotel Use and Minor Relaxation of Plot Ratio and Building Height Restrictions at "Other Specified Uses" Annotated "Business" Zone at Tsun Wan Inland Lot No. 46 S.C, Nos. 46-48 Pak Tin Par Street, Tsuen Wan, New Territories**

**(Planning Application No. A/TW/546)**

**Submission of Further Information – Responses to Departmental Comments**

We refer to the comments received from various Government departments from 13 November to 12 December 2025 on the captioned Planning Application.

We are pleased to submit herewith a Responses-to-Comments Table (**Appendix A**) together with a Revised Sewerage Impact Assessment (**Appendix B**), a Revised Supporting Planning Statement (**Appendix C**) and a Revised Traffic Impact Assessment (**Appendix D**) for your consideration.

In addition, we would like to submit the replacement pages of Revised Architectural Layout of the Proposed Development (**Appendix E**) with minor refinements. To reflect updates in the Supporting Planning Statement and Architectural Layout, we also include replacement pages to the Visual Impact Assessment (**Appendix F**) and Landscape Proposal (**Appendix G**), for your consideration.

Please note that the development parameters, including plot ratio and building height remain unchanged with these minor refinements.

We sincerely seek favourable consideration from the Town Planning Board to approve the captioned s.16 Application.

Should you have any queries, please contact the undersigned or our Mr. Alex CHENG at 2908 4596.

Yours faithfully



**Natalie Leung**  
Associate Town Planner

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Enc - 4 Copies of **Appendices A to G**

cc - Sai Kung & Island District Planning Office – Mr. CHEUNG Kin Kee, Michael (mkkcheung@pland.gov.hk)  
- Sai Kung & Island District Planning Office – Mr. KONG Ka Chun, Jacky (jkckong@pland.gov.hk)  
- Client