

Appendix C

Revised Supporting Planning Statement

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

Supporting Planning Statement

Final | December 2025

This report takes into account the particular
instructions and requirements of our client.
It is not intended for and should not be relied
upon by any third party and no responsibility
is undertaken to any third party.

Job number 309824

Arup Hong Kong Limited
Level 5 Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong
arup.com

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Executive Summary

This Planning Application (“the Application”) is to seek approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance for Proposed Hotel Use (“the Proposed Development”) at Tsun Wan Inland Lot No. 46 S.C on nos. 46-48 Pak Tin Par Street, Tsuen Wan, New Territories (“the Application Site”). The Application Site is currently vacant and was previously occupied by a pre-1987 industrial building (IB) demolished in 2022. The Application Site is the subject of two previous approved planning applications by the TPB under the IB Revitalisation Scheme 2.0, A/TW/517 and A/TW/529, which were approved for minor relaxation of plot ratio (PR) restriction to 11.4 (for both case) and minor relaxation of building height (BH) (A/TW/529 only), for non-polluting industrial use and office, shop & services and eating places use respectively.

The Application Site falls within an area zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the Approved Tsuen Wan Outline Zoning Plan No. S/TW/39 (“the OZP”). According to the Notes of the OZP, developments at the Application Site are subject to the maximum PR of 9.5 or the PR of the existing building, and a maximum BH of 100 meters above Principal Datum (mPD) or the height of the existing building, whichever is the greater. ‘Hotel’ is a Column 2 use under Schedule I for building other than industrial or industrial-office building that requires permission from the TPB.

Moreover, in response to the extension of the IB Revitalisation Scheme 2.0 to the end of 2027 to facilitate the redevelopment of pre-1987 industrial buildings as announced in the 2024 Policy Address, this Application also seeks for minor relaxation of PR restriction from 9.5 to 11.4 (+20%), and associated minor relaxation of BH restriction from 100mPD to 118.931mPD (+18.9%) to accommodate the proposed PR increase and achieve quality design for the hotel development.

The Proposed Development is fully justified to achieve the following public planning benefits:

- Proactive Response to the Extension of the IB Revitalisation Scheme 2.0 as Announced in the 2024 Policy Address;
- Echoing the Government’s Policy Initiatives of Promoting Tourism;
- Echoing the Government’s Policy Initiatives of Attracting and Nurturing Talents and Students;
- Aligning with the Planning Intention of the “OU(B)” Zone and the Recommendations of the 2020 Area Assessments of Industrial Land in the Territory;
- Introducing Multiple Planning and Design Benefits in the Proposed Development;
- Increase in Building Height that Fulfills Criteria for Consideration of Minor Relaxation of Building Height Restriction as Stipulated in the OZP and Aligns with the Building Height Profile of the Surrounding Area;
- Compliance with Relevant Provisions of Sustainable Building Design Guidelines (SBDG);
- No Adverse Impacts on the Surrounding Area; and
- Establishing a Desirable Precedent to Expedite the Transformation of Chai Wan Kok Industrial/Business Area.

The Applicant has demonstrated their genuine intention and commitment in taking forward the Proposed Development at the Application Site. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give its support to the Application.

ARUP

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃許可申請（下稱「本申請」）根據《城市規劃條例》（第 131 章）第 16 條，旨在獲得城市規劃委員會（下稱「城規會」）批准，於新界荃灣白田壩街 46-48 號荃灣內地段第 46 號 C 分段（下稱「申請地點」）作擬議的酒店用途（下稱「擬議發展」）。申請地點現時為空置土地，過去曾設有一座於一九八七年前興建、二〇二二年被拆卸的工業大廈。申請地點涉及兩宗活化工業大廈計劃 2.0 之下、已獲批准的先前規劃許可申請（編號 A/TW/517 和 A/TW/529），分別獲批略為放寬地積比率至 11.4 以作非污染工業用途，以及獲批略為放寬地積比率至 11.4 和建築物高度限制以作辦公室、商店及服務行業及食肆。

申請地點位於荃灣分區計劃大綱核准圖編號 S/TW/39（下稱「分區計劃大綱圖」）的「其他指定用途」註明「商貿」地帶內。根據分區計劃大綱圖的註釋，申請地點內的發展/重建計劃受限於 9.5 倍最高地積比率及主水平基準上 100 米的最高建築物高度限制，或現有建築物的地積比率和高度，兩者中以數目較大者為準。「酒店」於附表 I：適用於露天發展或工業樓宇或工業－辦公室樓宇以外的建築物下屬於第二欄用途，必須先取得城規會的許可。

除此之外，本申請回應行政長官 2024 年施政報告中將活化工業大廈計劃 2.0 延長至 2027 年底、持續鼓勵重建一九八七年前興建的工廈之政策，擬議略為放寬建築物地積比率約 20%（由 9.5 到 11.4），並同時略為放寬建築物高度限制約 18.9%（由主水平基準以上 100 米到 118.931 米），以容納擬議的放寬地積比率，並達至優秀的酒店建築設計。

就規劃方面，擬議發展方案將帶來以下公眾規劃增益：

- 積極回應延長活化工業大廈計劃2.0的政策；
- 積極呼應政府推廣旅遊的政策；
- 積極呼應政府集聚和培育人才和學生的政策；
- 完全符合「其他指定用途（商貿）」地帶的規劃意向和二零二零年全港工業用地分區研究的建議；
- 擬議發展方案為公眾提供多方面的規劃及設計增益；
- 高度增加符合分區計劃大綱圖中略為放寬建築物高度限制的準則，並與周邊地區建築高度輪廓相容；
- 已考慮《可持續建築設計指南》；
- 不會對周邊帶來負面影響；及
- 作為推動柴灣角工貿區一帶轉型的良好例子。

申請人對推進此項目，持有誠懇和積極的態度。基於本規劃報告所闡述的規劃優點和理據，我們誠懇地希望是次本申請能獲得城規會的支持。

ARUP

1. INTRODUCTION

- 1.1.1 Pursuant to Section 16 of the Town Planning Ordinance (TPO), this Supporting Planning Statement is prepared and submitted on behalf of World Partners Limited (“the Applicant”) to seek approval for the proposed hotel use and minor relaxation of plot ratio (PR) and building height (BH) restrictions at Tsun Wan Inland Lot No. 46 S.C, Nos. 46-48 Pak Tin Par Street, Tsuen Wan, New Territories (“the Application Site”), which was a vacant site previously occupied by a pre-1987 industrial building (IB) until its demolition.
- 1.1.2 Located within the Chai Wan Kok Industrial/Business Area, the Application Site is currently zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the Approved Tsuen Wan Outline Zoning Plan No. S/TW/39 (“the OZP”). According to the Notes for the “OU(B)” zone of the OZP, ‘Hotel’ is a Column 2 use under Schedule I for building other than industrial or industrial-office building, which requires planning permission from the Town Planning Board (TPB). According to the Plan and Remark (1) of the Notes for the “OU(B)” zone, the Application Site is subject to a maximum PR of 9.5 or the PR of the existing building, and a maximum BH of 100 meters above Principal Datum (mPD) or the height of the existing building, whichever is the greater. Under Remark (6) for the “OU(B)” zone, it is stated that minor relaxation of PR or BH restrictions may be considered by the TPB on application under Section 16 of the TPO.
- 1.1.3 The Application Site is the subject of the two previous approved planning applications, including planning application no. A/TW/517 for proposed minor relaxation of PR restriction to 11.4 for permitted non-polluting industrial use, and planning application no. A/TW/529 for proposed minor relaxation of PR restriction to 11.4 and BH restriction from 100mPD to 108.305mPD (+8.3%) for permitted office, shop and services and eating place uses.
- 1.1.4 According to the Chief Executive’s 2024 and 2025 Policy Addresses, Hong Kong has committed to developing tourism and promoting the concept of “tourism is everywhere” (「無處不旅遊」). At the end of 2024, the Culture, Sports and Tourism Bureau (CSTB) published the Development Blueprint for Hong Kong’s Tourism Industry 2.0 (“Blueprint 2.0”), in which the Government is committed to identifying tourism hotspots in all 18 districts and ensuring sufficient hotel supply for visitors.
- 1.1.5 Meanwhile, according to the Policy Addresses in recent years, the Government has been dedicated to pursuing talents with the implementation of various schemes, such as the Top Talent Pass Scheme (「高端人才通行證計劃」) which is expected to drive up the demand for hotels arising from the influx of talents. In addition, to cement Hong Kong as an international hub for post-secondary education that nurtures future talents, the Government is committed to providing accommodation facilities for the students by allowing the conversion of hotels to student hostels.
- 1.1.6 According to the Chief Executive’s 2018 Policy Address, the Revitalisation Scheme of Industrial Buildings (“IB Revitalisation Scheme 2.0”) has been launched to expedite the transformation of traditional industrial areas. Under the scheme, relaxation of the maximum permissible non-domestic PR by up to 20% would be allowed for redevelopment projects of industrial buildings constructed before 1987 and situated outside residential zones in Main Urban Areas and New Towns. Subsequently, as announced in the 2024 Policy Address, the scheme has been extended to the end of 2027,

which demonstrates the Government's continuous support for the redevelopment of aged industrial buildings.

- 1.1.7 In response to the Government's policy initiatives, this Application is submitted to redevelop the Application Site into a hotel that provides accommodation facilities for the anticipated increasing demand arising from the tourists, talents and students. Minor relaxation of PR restriction from 9.5 to 11.4 (+20%) and minor relaxation of BH restriction from 100mPD to 118.931mPD (+18.9%) to accommodate the additional PR and achieve optimal design are proposed to facilitate the redevelopment at the Application Site.
- 1.1.8 The Proposed Development would realise the planning intention of "OU(B)" zone to offer quality spaces for general business uses, as well as align with the recommendations of the 2020 Area Assessments of Industrial Lands in the Territory and the recent policy initiatives as mentioned above. Desirable architectural and streetscape designs have been proposed to enhance visual amenity and pedestrian environment, which include the provision of a full-height setback from Pak Tin Par Street, terracing podium design, curved building façade, and ample provision of greenery along the edges of the landscaped sky garden and lower floors of the podium, facing Pak Tin Par Street and the right-of-way. The additional increase in BH is considered necessary to accommodate the additional PR and shape an attractive streetscape with setbacks and greenery provision while not being incompatible with the BH profile in Chai Wan Kok.
- 1.1.9 This Supporting Planning Statement is to provide members of the TPB with relevant information to consider this S16 Application:
- **Section 2** describes the context of the Application Site and its surrounding areas;
 - **Section 3** explains the planning context of the Application Site;
 - **Section 4** presents the proposed Development Scheme at the Application Site;
 - **Section 5** highlights the planning justifications and planning merits in support of the Proposed Development Scheme; and
 - **Section 6** concludes the highlights and justifications of this Supporting Planning Statement.
- 1.1.10 We sincerely seek for favourable consideration from the TPB to grant approval to this well-justified S16 Application.

2. SITE CONTEXT

2.1 Location

2.1.1 The Application Site is located at Nos. 46-48 Pak Tin Par Street, with a site area of approximately 721.59 m². Situated within the Chai Wan Kok Industrial/Business Area, the Application Site abuts Pak Tin Par Street which connects to Sha Tsui Road and Tai Chung Road respectively at the two ends.

2.1.2 Please refer to **Figure 2.1** for the location plan of the Application Site.

2.2 Land status

2.2.1 The Application Site is held under the Tsun Wan Inland Lot 46 S.C, with the Applicant being the current sole land owner.

2.2.2 Please refer to **Figure 2.2** for the lot index plan of the Application Site.

2.3 Existing Land Use

2.3.1 The Application Site is currently vacant and bounded by hoardings. It was previously occupied by a 13-storey IB named Ideal Plaza built before 1987¹, which was demolished in 2022.

2.4 Surrounding Land Use

2.4.1 Located along Pak Tin Par Street to its north, the Application Site sits within the Chai Wan Kok Industrial/Business Area zoned “OU(B)” and occupied predominantly by buildings for non-polluting industrial and commercial uses. Surrounded by residential neighbourhoods in Tsuen King Circuit and Tsuen Wan town centre, the area has demonstrated a great potential to undergo continuous transformation from industrial to commercial and non-polluting industrial uses, which are considered more compatible with the surroundings, in aligning with the findings in both the 2014 and 2020 Area Assessments of Industrial Land in the Territory.

2.4.2 To the **immediate north** of the Application Site across Pak Tin Par Street is The Mills within the same “OU(B)” zone, which is a previous IB revitalised into a tourist attraction with retail, food and beverage and recreation facilities that showcases local textile history². To the **immediate northeast** of the Application Site are IBs in the same “OU(B)” zone and Chinachem Tsuen Wan Plaza with retail and office uses zoned “Commercial(6)” (“C(6)”). To the **further north** across Cheung Pei Shan Road are a cluster of residential developments along Tsuen King Circuit zoned “Residential (Group A)” (“R(A)”), which includes Discovery Park with a large-scale shopping complex **named as D-PARK** and residential towers with BH up to 156.7mPD, government facilities such as the Tsuen King

¹ The occupation permit for the industrial building was issued on 14 July 1976.

² Hong Kong Tourism Board. Source: <https://www.discoverhongkong.com/eng/explore/neighbourhoods/tsuen-wan/weaving-a-story-of-tsuen-wan-s-past.html>

Circuit Indoor Recreation Centre zoned “Government, Institution or Community” (“G/IC”) and vegetated slopes zoned “Open Space” (“O”) and “Green Belt” (“GB”).

- 2.4.3 To the **immediate east** of the Application Site is a 20-storey office building (known as International Enterprise Centre 3) within the same “OU(B)” zone. Across Tai Chung Road to the **further east** of the Application Site is the Tsuen Wan town centre, with residential developments zoned “R(A)”, government facilities such as Heung Che Street Market zoned “G/IC”, commercial buildings such as Nam Fung Centre zoned “C” and MTR Tsuen Wan Station. Large-scale mixed-use developments such as Vision City on Citywalk could also be found there.
- 2.4.4 To the **immediate south** of the Application Site are mainly IBs within the same “OU(B)” zone. To the **further south** across Sha Tsui Road is a mix of IBs and commercial buildings zoned “OU(B)”, including a 32-storey office tower (known as King Palace Plaza) with BH of 155.2mPD. There are also two IBs (known as Cable TV Tower and One midtown) that are zoned “OU(B)1” with BH of 181.2mPD and 165.9mPD respectively. Chai Wan Kok Rest Garden and Tsuen Wan Waterfront Promenade zoned “O” and MTR Tsuen Wan West Station are also located to the further south of the Application Site.
- 2.4.5 To the **immediate west** of the Application Site is a cluster of IBs and commercial buildings within the same “OU(B)” zone, including a 26-storey IB (known as Cheung Hing Shing Centre) with BH of 113.1mPD and a 23-storey office building (known as Global Plaza). To the **immediate northwest** across Pak Tin Par Street is the 21-storey Cheung Fung Industrial Building, which is zoned “OU(B)” with BH of 105.7mPD. To the **further west** of the Application Site across Sha Tsui Road is a juxtapose of industrial and commercial buildings zoned “OU(B)”, such as The Octagon which is an office tower with BH of 147.1mPD, and TML Tower which is an IB with BH of 146.8mPD.
- 2.4.6 Please refer to **Figures 2.4a to 2.4b** for the existing and surrounding conditions of the Application Site.

2.5 Accessibility

- 2.5.1 Vehicular access to the Application Site is available via Pak Tin Par Street, which directly connects to Sha Tsui Road and Tai Chung Road.
- 2.5.2 Served by a comprehensive public transport network, the Application Site is in close proximity to various public transport services, including MTR Tsuen Wan Station (with about 850m walking distance to the east of the Application Site), Tsuen Wan West Station (with about 1km walking distance to the south of the Application Site), franchised buses and green minibuses. A bus stop is located within 150m walking distance from the Application Site, with regular bus connections to key nodes such as Hong Kong International Airport and West Kowloon. Other bus stops with services to various parts of Hong Kong, including the adjacent Tai Mo Shan, are also located within 800m distance from the Application Site.
- 2.5.3 In addition, the footbridge network in Tsuen Wan provides a convenient pedestrian connection with weather protection that links the Application Site to both Tsuen Wan Station and Tsuen Wan West Station, civic nodes such as **D·PARK**, Nam Fung Centre,

Citywalk and Tsuen Wan Town Hall, as well as tourist attractions such as Sam Tung Uk Village and Old House, Hoi Pa Village which are both declared monuments.

2.5.4 In particular, the footbridge located to the immediate east of the Application Site conveniently connects to D·PARK, a large-scale shopping complex within 300m walking distance, with a broad range of restaurants and shops, recreational facilities and exhibition areas that shape an interesting visitor experience. The footbridge is then connected to Tsuen Wan Station via an indoor air-conditioned elevated walkway, which serves as the entrance to other tourist attractions near the Tsuen Wan Town Centre, such as Sam Tung Uk Village and Old House, Hoi Pa Village etc.

3. PLANNING CONTEXT

3.1 Land Use Zoning

- 3.1.1 The Application Site falls within the “OU(B)” zone under the Approved Tsuen Wan Outline Zoning Plan No. S/TW/39. According to the Notes of the OZP, the planning intention of the “OU(B)” zone is *“intended primary for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings”*.
- 3.1.2 The Application Site was previously zoned “Industrial” (“I”), which was part of the wider “I” zone in Chai Wan Kok. According to the TPB Paper on the 2014 Area Assessments of Industrial Land in the Territory³, Chai Wan Kok was undergoing gradual transformation with increasing commercial uses and could be considered for rezoning to “OU(B)” to facilitate its transformation and provide more job opportunities and variety. Subsequently, the wider “I” zone in Chai Wan Kok, including the Application Site, was rezoned to “OU(B)” under the Draft Tsuen Wan OZP No. S/TW/32 in 2016. According to the more recent 2020 Area Assessments of Industrial Land in the Territory, the “OU(B)” zone in the area is recommended to be retained to *“continue facilitating the land use restructuring process”*⁴.
- 3.1.3 According to Schedule I of the Notes of the “OU(B)” zone for building other than industrial or industrial-office building, ‘Hotel’ is a Column 2 use which requires permission from the TPB. It is also stated that *“no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater”*, and *“no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater”*.
- 3.1.4 According to the Explanatory Statement of the OZP, BH restrictions are imposed to *“prevent excessively tall or out-of-context buildings and to provide better control on the building heights of developments in the Area”*. It is also stated that *“beyond the town centre, the stepped building height concept has been adopted taking into account the hilly topography, local characteristics, local wind environment, compatibility of building masses in the wider settings, as well as the need to strike a balance between public interest and private development right”*.
- 3.1.5 Please refer to **Figures 3.1a to 3.1f** for the extracts of the Schedule of Uses and ES of the Approved Tsuen Wan OZP No. S/TW/39.

³ TPB Paper No. 9974. Source: https://www.tpb.gov.hk/en/uploads/TPB/general/9974_MainPaper.pdf

⁴ Appendices of Report on 2020 Area Assessment of Industrial Land in the territory, Planning Department. Source: https://www.pland.gov.hk/file/planning_studies/comp_s/2020AA/Appendices.pdf

3.2 Government's Continuous Policy Support for Revitalisation of Industrial Buildings

- 3.2.1 According to the Chief Executive's 2018 Policy Address, the IB Revitalisation Scheme 2.0 had been launched under Housing and Land Supply Item 72(ii). The measure is to *"allow relaxation of the maximum permissible non-domestic plot ratio by up to 20% for redevelopment projects of these pre-1987 industrial buildings located outside "R" zones in Main Urban Areas and New Towns"* to encourage redevelopment of pre-1987 IBs.
- 3.2.2 The Legislation Council further elaborated the intention of the measure in the Legislative Council Paper No. CB(1) 323/18-19(03) on 19 December 2018. It is stated that the scheme would be *"subject to approval of the TPB on a case-by-case basis and the maximum non-domestic plot ratio (PR) allowed under the Building (Planning) Regulations"*, and that *"TPB may approve a higher non-domestic PR for individual sites for redevelopment of pre-1987 IBs into industrial/commercial uses, subject to technical assessments confirming the feasibility of allowing such in terms of infrastructure capacity, technical constraints, as well as relevant planning principles and consideration"*. It is also mentioned that *"[i]ndividual applications must be made to the TPB within three years starting from 10 October 2018, and the modified lease should be executed (with full land premium charged) within three years after the town planning approval"*.
- 3.2.3 With reference to the 2024 Policy Address, to continue encouraging redevelopment of pre-1987 industrial buildings, the IB Revitalisation Scheme 2.0 has been extended to the end of 2027. The extension of the measure has demonstrated the Government's continuous support for the redevelopment of aged industrial buildings.

3.3 Planning History of the Application Site

- 3.3.1 Previously occupied by a pre-1987 IB, the Application Site is the subject of 2 approved S16 planning applications in response to the IB Revitalisation Scheme 2.0.
- 3.3.2 The first planning application (A/TW/517) was approved with conditions by the TPB on 09 October 2020 for proposed minor relaxation of PR restriction to 11.4 for permitted non-polluting industrial use. The second planning application (A/TW/529) was approved with conditions by the TPB on 28 January 2022 for proposed minor relaxation of PR restriction to 11.4 and BH restriction from 100mPD to 108.305mPD (+8.3%) for permitted office, shop and services and eating place uses.

3.4 Transformation of the Chai Wan Kok Industrial/ Business Area

- 3.4.1 According to the TPB Paper on the 2014 Area Assessments of Industrial Land in the Territory⁵, Chai Wan Kok, where the Application Site is located within, was undergoing gradual transformation with increasing commercial uses. The subsequent 2020 Area Assessments of Industrial Land in the Territory indicated that office use took up 30% of the total gross floor area (GFA) in Chai Wan Kok, which is significantly higher than the numbers in the nearby industrial areas.

⁵ TPB Paper No. 9974. Source: https://www.tpb.gov.hk/en/uploads/TPB/general/9974_MainPaper.pdf

- 3.4.2 In addition, emerging uses such as data centres, Research & Development and testing centres took up around 4% of the total GFA in Chai Wan Kok, indicating its continuous transformation into a vibrant area that accommodates diverse commercial uses.
- 3.4.3 Following the launch of the IB Revitalisation Scheme 2.0 in 2018, a total of 6 planning applications have been approved for proposed minor relaxation of PR restriction for the redevelopment of IBs in Chai Wan Kok, which include the 2 previous approvals on the Application Site. Among the 6 applications, 4 of them are proposed for non-polluting industrial use, while the other 2 are proposed for data centre development and office, shop and services and eating place uses respectively, both of which have also applied for minor relaxation of BH restriction.

Table 3.4.1 S16 Applications for Proposed Minor Relaxation of PR Restriction by up to 20% for Redevelopment of Industrial Buildings in Chai Wan Kok Industrial/ Business Area

Application No.	Location	Proposed Use	Proposed Minor Relaxation of PR and/or BH Restrictions	Decision
A/TW/508	18-20 Pun Shan Street	Non-polluting industrial use (Column 1 use)	PR: from 9.5 to 11.4 (+20%) BH: No change	Approved with condition(s) on 17 Jan 2020
A/TW/509	8-14 Sha Tsui Road	Non-polluting industrial use (Column 1 use)	PR: from 9.5 to 11.4 (+20%) BH: No change	Approved with condition(s) on 13 Dec 2019
A/TW/517 ^[1]	46-48 Pak Tin Par Street	Non-polluting industrial use (Column 1 use)	PR: from 9.5 to 11.4 (+20%) ^[2] BH: No change	Approved with condition(s) on 9 Oct 2020
A/TW/518	Lot 301 RP in D.D. 355, Pun Shan Street	Non-polluting industrial use (Column 1 use)	PR: from 9.5 to 11.4 (+20%) BH: No change	Approved with condition(s) on 22 Jan 2021
A/TW/522	18-20 Pun Shan Street	Information Technology and Telecommunication s Industries (Data Centre Development) (Column 1 use)	PR: from 9.5 to 11.4 (+20%) BH: from 100mPD to 116.2mPD (+16.2%)	Approved with condition(s) on 23 July 2021
A/TW/529 ^[1]	46-48 Pak Tin Par Street	Office, Shop and Services and Eating Place uses (Column 1 uses)	PR: from 9.5 to 11.4 (+20%) ^[2] BH: from 100mPD to 108.305mPD (+8.3%)	Approved with condition(s) on 28 Jan 2022

Note:

[1] They are the previous applications at the Application Site.

[2] The PR of the then existing IB was 9.832 based on the approved building plans according to the Buildings Department. Hence, the PR increase based on the PR of existing IB would be 16%.

3.5 Government's Policy Initiatives of Promoting Tourism

- 3.5.1 The Government has placed strong emphasis on revitalising tourism in recent years. In the Chief Executive's 2023 Policy Address, the Government has promised to “*enhance its efforts in promoting the development of tourism and related industries, such as retail, catering and hotels*”⁶. Subsequently in the 2024 Policy Address, the Government is committed to “*develop Hong Kong into a premier tourism destination through innovative thinking and making better use of our rich and unique resources such as the Victoria Harbour, outlying islands, rural areas, cultures, cuisines, lifestyles and historic buildings*”⁷.
- 3.5.2 According to the 2024 Policy Address, the concept of “tourism is everywhere” (「無處不旅遊」) has been established to promote tourism around Hong Kong. Subsequently, a Working Group on Developing Tourist Hotspots has been set up to identify and develop popular and attractive tourist hotspots in all districts. In the latest 2025 Policy Address, various measures have been proposed to instil the concept of “tourism is everywhere”, such as the launch of the “four peaks” tourism project as recommended by the Working Group to promote green tourism around the four peaks⁸, which include Tai Mo Shan adjacent to and easily accessible from Tsuen Wan via Route Twisk.
- 3.5.3 At the end of 2024, the Culture, Sports and Tourism Bureau (CSTB) has published the Development Blueprint for Hong Kong's Tourism Industry 2.0 (Blueprint 2.0), with the mission of proposing directions and measures to implement “tourism is everywhere”. One of the proposed directions is to enrich district tourism resources by developing city walk routes that highlight the unique characteristics and tourist attractions of various districts.
- 3.5.4 As suggested in the Blueprint 2.0, the Government has recognised that “*sufficient hotel supply is a key component in driving sustainable development of the tourism industry*” and promised to “*closely monitor the supply of hotels in the market*” to ensure the demand from tourists could be met⁹. According to the 2025 Policy Address, “[a]s of August this year, the overall visitor arrivals had reached 33.2 million, a significant increase of 12% over the same period last year”. Based on the Hotel Room Occupancy Reports in October 2024 and October 2025, the hotel room occupancy rate from January to October in Hong Kong has continued to increase from 81% in 2023 to 84% in 2024 to 86% in 2025^{10 11}, showing an increase in hotel demand.
- 3.5.5 Based on the Hotel Room Occupancy Report in October 2025, the occupancy rate of the hotel rooms in New Territories, within which the hotels in Tsuen Wan are located, is 89% during the period from January to October 2025, which is higher than that in districts such as Central/ Western (83%), Wan Chai (82%), Tsim Sha Tsui (87%) and Island (72%). In view of the Government's policy support for promoting tourism everywhere in Hong

⁶ 2023 Policy Address, the Government of Hong Kong. Source: <https://www.policyaddress.gov.hk/2023/en/p85a.html>

⁷ 2024 Policy Address, the Government of Hong Kong. Source: <https://www.policyaddress.gov.hk/2024/en/p129.html>

⁸ 2025 Policy Address, the Government of Hong Kong. Source: <https://www.policyaddress.gov.hk/2025/en/p190.html>

⁹ Development Blueprint for Hong Kong's Tourism industry 2.0. Source: https://www.cstb.gov.hk/file_manager/en/documents/consultation-and-publications/Tourism_Blueprint_2.0_English.pdf

¹⁰ Hotel Room Occupancy Report – Oct 2024, Hong Kong Tourism Board. Source: <https://partnet.hktb.com/filemanager/researchpub/3634/146482/Occ%2010%202024.pdf>

¹¹ Hotel Room Occupancy Report – Oct 2025, Hong Kong Tourism Board. Source: <https://partnet.hktb.com/filemanager/researchpub/3634/604012/Occ%2010%202025.pdf>

Kong, it is anticipated that there would be a further increase in the demand for hotels in different districts in future, including Tsuen Wan described by the Hong Kong Tourism Board as “*a town of customs and traditions, from temples to textiles*”¹², with rich tourism resources such as shopping malls, historical buildings and the nearby Tai Mo Shan.

3.6 Government’s Policy Initiatives of Attracting and Nurturing Talents and Students

- 3.6.1 To boost the labour supply and local economy, the Government has been devoted to attracting talents in recent years. In the Chief Executive’s 2022 Policy Address, the Government has mentioned that “*[a]part from actively nurturing and retaining local talents, the Government will proactively trawl the world for talents*”.
- 3.6.2 Various schemes have been proposed and continuously implemented accordingly in the Policy Addresses in recent years, which includes the Top Talent Pass Scheme (「高端人才通行證計劃」) under which eligible talents would be issued a two- to three-year pass to explore opportunities in Hong Kong. Other policies such as the enhancement of the Admission Scheme for Mainland Talents and Professionals (「專業人士及企業家入境計劃優化措施」) and the introduction of the Quality Migrant Admission Scheme (「優秀人才入境計劃」) have also been rolled out to attract talents around the world to Hong Kong.
- 3.6.3 In the recent 2025 Policy Address, “*[s]ince the implementation of an array of new talent admission policies by the current-term Government, over 230,000 people have come to Hong Kong for work and development*”, and “*[t]he Government will continue to implement talent policies to ensure long-term competitiveness to drive sustained economic growth*”. With the continuous policy support for attracting talents, a constant increase in talents coming to Hong Kong is anticipated, which implies an increase in the demand for hotel facilities.
- 3.6.4 In addition, in the 2024 Policy Address, the Government is committed to “*developing Hong Kong into an international hub for post-secondary education*” to attract and nurture future talents. One of the policies is the Hostels in the City Scheme (「城中學舍計劃」) launched in July 2025, which supported wholesale and partial conversion of hotels and commercial buildings into student hostels to increase the supply of accommodation for students. To facilitate the conversion, revision has been made to the definition of terms (DoTs) of ‘Hotel’ used in Statutory Plan to include student hostels supported by the policy. As mentioned in the 2025 Policy Address, the Government would continue to increase the supply of student hostels to help transform Hong Kong into “*an international hub for post-secondary education and high-calibre talents*”.
- 3.6.5 In view of the above policy initiatives, the demand for hotels and hotel-like accommodations such as service apartments and student hostels is expected to be driven up, which implies a need for more hotel supply to meet the rising demand in future at convenient locations that could satisfy the daily needs of the talents and students, such as the city centre in Tsuen Wan.

¹² Tsuen Wan, Hong Kong Tourism Board. Source: <https://www.discoverhongkong.com/eng/explore/neighbourhoods/tsuen-wan.html>

4. PROPOSED DEVELOPMENT SCHEME

4.1 General Planning and Design Principles

- 4.1.1 In respecting the planning and design intentions as specified in the “OU(B)” zone in the OZP as well as aligning with the Government’s policy initiatives of the IB Revitalisation Scheme 2.0, promoting tourism and attracting and nurturing talents and students, the general planning and design principles of the Proposed Development are proposed as follows:
- 4.1.2 **Redeveloping the Application Site in Response to the IB Revitalisation Scheme 2.0 and Latest Policy Initiatives of Promoting Tourism and Attracting Talents and Students** – Previously occupied by a pre-1987 IB and subject of two approved planning applications, the Application Site is proposed for hotel use with minor relaxation of PR under the IB Revitalisation Scheme 2.0, in response to the latest Government’s policy initiatives to attract talents and students and promote tourism, which are expected to drive up the demand for hotel and hotel-like accommodations in future. The proposed hotel is located at a convenient location with close proximity to transport nodes and tourist attractions such as The Mills, offering accommodation facilities to support the transformation of Tsuen Wan into a future tourist destination, which echoes the concept of “Tourism is Everywhere” as advocated in the 2025 Policy Address to boost tourism.
- 4.1.3 **Synergising with the Surrounding Commercial Development in Support of the Ongoing Transformation of Chai Wan Kok** – Sitting within the Chai Wan Kok Industrial/Business Area with an ongoing transformation to accommodate diverse commercial uses, the Application Site is adjoined by International Enterprise Centre 3 and The Mills, which are previous IBs converted into an office and a historical landmark with retail and recreation facilities respectively. The Application Site is located at a convenient location with close proximity to the surrounding commercial developments, rendering it ideal for provision of accommodation facilities that are expected to synergise with surrounding commercial developments, which aligns with the planning intention of the “OU(B)” zone to provide quality business spaces, and complements the transformation of Chai Wan Kok in line with the recommendation of the 2020 Area Assessments of Industrial Land in the Territory.
- 4.1.4 **No Development within the Western Strip of the Application Site to Respect the Existing Right of Way** – The western strip of the Application Site is currently a right-of-way (ROW), which serves escape route for the people discharged from the adjoining Goodwill Industrial Building at Nos. 36-44 Pak Tin Par Street. With due consideration of the above, no erection of structures would be proposed within the ROW.
- 4.1.5 **Provision of a Voluntary Full-Height Setback from Pak Tin Par Street with Canopy above to Enhance Pedestrian Environment** – A voluntary 1m full-height setback would be provided along Pak Tin Par Street to facilitate footpath widening and streetscape enhancement. At the eastern portion at G/F near the entrance of the Proposed Development, a further setback from Pak Tin Par Street is proposed to enhance pedestrian circulation. In addition, a 1m-wide canopy is proposed above G/F along the setback area to provide weather protection for pedestrians.

- 4.1.6 **Ample Greenery Provision and Desirable Architectural Design to Enhance Visual Quality and Thermal Comfort** – While the site area of the Application Site is below 1,000 m² which is not subject to the minimum requirement of site coverage of greenery under the PNAP APP-152, about 26.76% of greenery coverage is voluntarily proposed at the lower floors facing Pak Tin Par Street and the existing ROW which would be visible from the street level, enhancing visual amenity and mitigating urban heat island effect. Specifically, a landscaped sky garden with lush greenery would be provided at 4/F to improve visual amenity. Simultaneously, desirable architectural designs such as the terracing podium design from Pak Tin Par Street, a 2m setback of the tower from Pak Tin Par Street and curved building façades are also proposed to create visual interest.
- 4.1.7 **Achieving Optimal Design to Accommodate the Additional PR with Insignificant Increase in BH Compatible with the Surrounding** – The proposed minor relaxation of BH restriction is mainly to accommodate the additional 20% increase in PR in response to the IB Revitalisation Scheme 2.0, as well as to overcome the unique site constraints, such as the elongated shape of the Application Site with limited frontage abutting Pak Tin Par Street which leads to a difficulty in complying with the prescribed window requirements, and the need to respect the existing ROW. The proposed minor relaxation of BH restriction is also considered necessary to accommodate the quality architectural design, with terracing podium design and the incorporation of a landscaped sky garden at 4/F. Due efforts have been made to minimise the BH increase, such as co-locating plant rooms and back-of-house facilities with hotel facilities at the same floors and proposing a reasonable floor-to-floor-height to serve the operational need for hotel accommodation in the market, while respecting the stepped BH profile descending from the developments uphill in Tsuen King Circuit to Chai Wan Kok to the waterfront area in Tsuen Wan.
- 4.1.8 Please refer to the architectural drawings of the Proposed Development in **Appendix A** and the summary of planning and design merits of the Proposed Development in **Appendix B**.

4.2 Key Development Parameters

- 4.2.1 The Application seeks approval for proposed hotel use with minor relaxation of PR restriction from 9.5 to 11.4 (+20%) in response to the IB Revitalisation Scheme 2.0 and resultant BH restriction from 100mPD to 118.931mPD (+18.9%). A comparison between the key development parameters of the Proposed Development, the development parameters under the Approved Scheme of the previous planning application no. A/TW/529 (“Approved Scheme”), and the OZP are provided in **Table 4.2.1** below.

Table 4.2.1 Comparison of Key Development Parameters between the Proposed Development, Approved Scheme and the OZP

Development Parameters	Proposed Development (a)	Approved Scheme under Application No. A/TW/529 (b)	Difference (a) – (b)	Development Parameters under the OZP
Site Area	About 721.59 m ²	About 721.59 m ²	<u>N/A</u>	<u>N/A</u>
Proposed Use	‘Hotel’ is a Column 2 use	‘Office’, ‘Shop and Services’ and ‘Eating Place’ are Column 1 uses	Column 2 Use (Requiring Permission from the TPB)	‘Office’, ‘Shop and Services’ and ‘Eating Place’ are Column 1 uses ‘Hotel’ is a Column 2 use
Plot Ratio (PR)	Not more than 11.4	Not more than 11.4	-	Not more than 9.5
Gross Floor Area (GFA)	About 8,226.13 m ² ^{[1][2]}	About 8,226.13 m ²	-	About 6,855.11 m ²
Building Height	Not more than 118.931mPD	Not more than 108.305mPD	+10.626m	Not more than 100mPD
No. of Storeys	28 (Including G/F for car parking and loading/unloading space)	27 (Including three basement levels and G/F for car parking and loading/unloading space)	+1	<u>N/A</u>
Site Coverage (SC)	Below 15m: Not more than 100% ^[1] Above 15m but below 20m: Not more than 100% ^[3] Above 20m: Not more than 60% ^[3]	Below 15m: Not more than 86.3% Above 15m: Not more than 58.76%	Below 15m: +13.7% Above 15m but below 20m: +41.24% Above 20m: +1.24%	<u>N/A</u>
No. of Blocks	1	1	-	<u>N/A</u>
No. of Hotel Rooms	About 299	<u>N/A</u>	-	<u>N/A</u>
Average Hotel Room Size	About 29.19 m ²	<u>N/A</u>	-	<u>N/A</u>
Floor-to-Floor Height (FTFH)	G/F: 6.4 m 1/F to 2/F: 4.3 m 3/F: 4.75 m Sky Garden: 6 m (excluding structure & services zone) Refuge Floor: 2.3 m (excluding structure & services zone) Typical Hotel Floor: about 3.6 m	B3/F: 5.65m B1/F to B2/F: 3.95m G/F: 5.5 m 1/F: 4.55m Typical Shop and Services / Eating Place floor: 4.55m E&M floor: 2.55m Sky Garden cum Refuge Floor: 5.1 m Typical Office Floor: 4.1 m Top Office Floor: 4.375 m	-	<u>N/A</u>
Greenery Provision	About 26.76% of total site area	About 26.76% of total site area	-	<u>N/A</u>
Internal Transport Provision				
No. of Private Car Parking Space	3	55	-52	<u>N/A</u>
No. of Motorcycle Parking Space	1	6	-5	<u>N/A</u>

Development Parameters	Proposed Development (a)	Approved Scheme under Application No. A/TW/529 (b)	Difference (a) – (b)	Development Parameters under the OZP
No. of Loading/Unloading (L/UL) Bay	HGV: 1 LGV: 1	HGV: 1 LGV: 4	- -3	<u>N/A</u>
No. of Lay-by	Taxi and Private Cars: 2 Single-deck Tour Buses: 1	Taxi and Private Cars: 0 Single-deck Tour Buses: 0	+2 +1	<u>N/A</u>
Anticipated Completion Year	About 2030	2025	-	<u>N/A</u>

Remarks:

(1) Refer to Cap.123F Building (Planning) Regulations and PNAP APP-19, canopy from the face of building should be disregarded for Site Coverage and PR Calculation (GFA exemption subject to BD's comment in detailed design stage).

(2) An additional 1,646.9 m² of GFA is proposed which should be disregarded for GFA calculation (subject to BD's comment in detailed design stage). They include the GFA for supporting facilities not exceeding 5% of the total hotel GFA that should be disregarded for GFA calculation under PNAP APP-40, the GFA for green/ amenity features and non-mandatory/ non-essential plant rooms and services not exceeding 10% of the total hotel GFA that should be disregarded for GFA calculation under PNAP APP-151, and the GFA of lift shaft that should be disregarded for GFA calculation under PNAP APP-89. The building bulk under this Application, including in the technical assessments, has taken into account the additional GFA.

(3) The podium height is proposed to be 20m above the ground level. According to the PNAP APP-101, modification of the Building (Planning) Regulation 20(3) which restricts the full site coverage of non-domestic podium would be proposed on the grounds that the increase in podium height of the proposed building would give a better aesthetic or environmental effect, and the building is of special design.

4.3 Building and Landscape Design of the Proposed Development

4.3.1 Building design of the Proposed Development has closely followed the general planning and design principles discussed in **Section 4.1** and the planning intention specified under “OU(B)” zone on the OZP. Please refer to **Appendices A and B** for the Architectural Layout and Summary of Planning and Design Merits respectively.

4.3.2 As shown in the architectural layout, the Proposed Development comprises a 28-storey hotel development. The proposed BH of the hotel building is 118.931mPD (at main roof level), which is considered not incompatible with the stepped BH profile descending from the developments uphill in Tsuen King Circuit to Chai Wan Kok to the waterfront area. The Proposed Development adopts a typical FTFH of about 3.6m for the hotel floor, of which 1.3m would be reserved for beam depth, services zone and floor finishes thickness, leaving an effective headroom of about 2.3m for the typical hotel floor.

4.3.3 In addition, a landscaped sky garden at 4/F with a 6m effective headroom has been incorporated, providing extra headroom as compared to the minimum requirement for sky garden under JPN No.2. The higher headroom would allow for better visual permeability from the street level to the sky garden, further enhance cross ventilation from street to the sky garden, facilitate better sun penetration to the sky garden and ensure better vegetation growth in the sky garden that contributes to improved streetscape.

4.3.4 With the Proposed Development having more than 25 storeys to accommodate the hotel and its supporting facilities, the provision of a refuge floor is required. In order to provide ample greenery at the sky garden to enhance visual amenity at the street level, the refuge floor is proposed as a separate floor at 5/F with a headroom of 2.3m to meet the operational requirement¹³.

¹³ As stated under Clause B18.2(b) of the Code of Practice for Fire Safety in Buildings 2011 (2024 Edition), the net area for refuge should be not less than 50% of the total gross floor area of the refuge floor, with a clear headroom of not less than 2.3m.

- 4.3.5 The Proposed Development has also taken into consideration the structural height to ensure compliance with building requirements. For instance, the car park and loading and unloading area at G/F is proposed with a floor height of 6.4m, of which 1.7m would be reserved for necessary transfer beams and service zone, leaving an effective headroom of 4.7m that complies with the minimum clear headroom requirements for heavy-good vehicles.
- 4.3.6 Vehicular access of the Proposed Development would be provided at Pak Tin Par Street. Internal transport facilities have been provided in accordance with the standards set out in the Hong Kong Planning Standard and Guidelines. Please refer to **Appendix D** - Traffic Impact Assessment for more details.
- 4.3.7 To enhance pedestrian environment, greenery provision is optimized at lower levels, including the greenery area facing Pak Tin Par Street from 1/F to 4/F, the greenery area facing the ROW at 1/F and 2/F and the ample greenery in the landscaped sky garden at 4/F. The Proposed Development would be able to achieve a total greenery coverage of about 26.76%, all of which would be provided below 20m abutting street level, enhancing the visual quality of the area. Besides ample greenery provision, terracing podium design has also been proposed (About 5.98m setback at 1/F and 10.25m setback at 2/F and 3/F) with corner and peripheral greenery to soften the building edges, which resembles an urban oasis that blends nature with the cityscape and brings new life to the existing Chai Wan Kok Industrial/Business Area, facilitating its continuous transformation from an industrial area into a vibrant area with diverse commercial uses.
- 4.3.8 The Proposed Development also adopts curved façades to further soften the building edges and create visual relief. In addition, the landscaped sky garden at 4/F and terracing podium design create visual amenity and facilitate natural ventilation to improve thermal comfort.
- 4.3.9 A landscape proposal is prepared which illustrates the landscape treatments of the Proposed Development with about 26.76% of greenery coverage. Planting areas at the podium facing Pak Tin Par Street and the ROW would be provided at 1/F and 2/F. Planting areas would also be provided along Pak Tin Par Street at 3/F, while trees and shrubs would be provided in the landscaped sky garden at 4/F. Please refer to **Appendix C** – Landscape Proposal for more details.

5. PLANNING JUSTIFICATIONS

5.1 Proactive Response to the Extension of the IB Revitalisation Scheme 2.0 as Announced in the 2024 Policy Address

- 5.1.1 This Application is a proactive response to the IB Revitalisation Scheme 2.0, first launched in the 2018 Policy Address and subsequently extended to the end of 2027 in the 2024 Policy Address, which encourages owners to redevelop IBs constructed before 1 March 1987 by allowing a PR increase of up to 20%. Based on the Legislative Council Paper No. CB(1) 323/18-19(03) published in December 2018, the scheme is proposed to encourage the redevelopment of pre-1987 IBs within non-residential zones of Main Urban Areas and New Towns for industrial or commercial uses.
- 5.1.2 As the subject of two previous approved applications under the scheme, the Application Site, previously occupied by a pre-1987 IB and currently situated within the “OU(B)” zone in Tsuen Wan (in main urban area), complies with all the eligible criteria for applying for PR increase of 20%. Seeking for minor relaxation of PR restriction from 9.5 to 11.4 (+20%) for a proposed hotel use, the Application is in line with the 2024 Policy Address to continue encouraging the transformation of aged IBs, with the intention to provide more floor area to meet Hong Kong’s changing social and economic needs.

5.2 Echoing the Government’s Policy Initiatives of Promoting Tourism

- 5.2.1 As stated in the Policy Addresses in recent years, the Government has committed to revitalising tourism and promoting the concept of “Tourism is Everywhere” by identifying and developing tourist hotspots in all districts of Hong Kong, which is expected to drive up the demand for accommodation facilities around Hong Kong, including Tsuen Wan. The Application Site, with close proximity to nearby tourist attractions such as The Mills that showcases the local textile history and D·PARK with various retail, dining and entertainment facilities, located near Tai Mo Shan which is a destination for green tourism and conveniently connected to public transport nodes including MTR Tsuen Wan Station, Tsuen Wan West Station and the bus stops with services to the Hong Kong International Airport, would serve as a suitable base for sightseeing and exploration of local history and nature, and is therefore considered highly suitable for hotel development that provides accommodation of about 299 hotel rooms in convenient location, in response to the potential increasing demand arising from future tourism development in the district and around Hong Kong.

5.3 Echoing the Government’s Policy Initiatives of Attracting and Nurturing Talents and Students

- 5.3.1 This Application is considered a timely response to the Government’s initiatives in recent years to attract talents around the world and shape Hong Kong into an international hub for post-secondary education that attracts students and nurtures talents. With various schemes rolled out to attract talents and students to come to Hong Kong as discussed in Section 3.6, it is expected to drive up the demand for hotels and hotel-like accommodations such as service apartments and student hostels. Located in a convenient location with close proximity to Tsuen Wan Town Centre and connected to nearby key nodes by the footbridge network in Tsuen Wan such as Discovery Park, the Application

Site is an ideal location for the provision of accommodation facilities for not only the tourists, but also the talents and students to fulfil their daily needs.

5.4 Aligning with the Planning Intention of the “OU(B)” Zone and the Recommendations of the 2020 Area Assessments of Industrial Land in the Territory

- 5.4.1 Transforming the Application Site zoned “OU(B)” and previously occupied by a pre-1987 IB into hotel use is in line with the planning intention of the “OU(B)” zone, which is primarily intended for general business uses according to the Notes of the OZP. It is also in line with the 2020 Area Assessments of Industrial Land in the Territory, which indicated that the Chai Wan Kok Industrial/Business Area, within which the Application Site is situated, has a high percentage of floor space for non-industrial uses and could be retained as “OU(B)” zone to continue facilitating the land use restructuring process. The redevelopment would facilitate the phasing out of deteriorated IBs with a quality hotel development that supports the ongoing transformation of the Chai Wan Kok Industrial/Business Area into a vibrant area with diverse commercial uses.

5.5 Introducing Multiple Planning and Design Benefits in the Proposed Development

- 5.5.1 The Proposed Development has put effort in introducing multiple planning and design benefits. Summary of these planning and design merits are in **Appendix B** and below descriptions:
- 5.5.2 **1m Voluntary Full-Height Setback with Canopy Above G/F and 2m Setback for the Tower to Enhance Pedestrian Experience:** To enhance pedestrian environment, a voluntary full-height setback of 1m wide along Pak Tin Par Street is proposed for street widening, with a further setback at the eastern portion of the G/F to improve pedestrian circulation. A 1m-wide canopy above G/F is proposed along the setback area to provide weather protection which further enhances pedestrian experience. For the tower portion of the Proposed Development, 2m setback along Pak Tin Par Street is proposed to enhance natural ventilation as well as visual amenity that shapes an enhanced pedestrian experience.
- 5.5.3 **Terracing Podium Design with a Landscaped Sky Garden at 4/F for Visual Amenity, Natural Ventilation and Thermal Comfort:** In addition to the 1m full-height setback, terracing podium design abutting Pak Tin Par Street with a setback of about 5.98m at 1/F and setback of 10.25m at 2/F and 3/F, along with the landscaped sky garden at 4/F, are also proposed to enhance visual permeability from street level to the landscaped sky garden, natural ventilation and thermal comfort. The podium design would also provide sufficient headroom for vegetation growth under the building footprint, which would be visible from street level and enhance visual amenity.
- 5.5.4 **Adoption of Curved Façade Design to Soften Building Edge and Create Visual Interest:** Curved building façade design has been adopted to soften the building edges. It also shapes a modern, interesting architectural design that creates visual interest along Pak Tin Par Street dominated by monotonous IBs and visually signifies the transformation of the Chai Wan Kok Industrial/Business Area into a vibrant area with diverse commercial uses.

Achieving Ample Greenery Provision Visible from Street Level for Visual Amenity and Thermal Comfort: With about 26.76% of greenery coverage, the Proposed Development provides ample greenery all below 20m abutting street level, including the planting areas along the edges of 1/F, 2/F, 3/F and 4/F facing Pak Tin Par Street and at the landscaped sky garden at 4/F, to create visual amenity, enhance thermal comfort and maximise public visual enjoyment at the street level with greenery at the edges of the lower floors. Meanwhile, the building setback with greenery facing the ROW is proposed at lower floors to enhance visual amenity, lighting and natural ventilation along the ROW.

- 5.5.5 **Realisation of Green Building Design:** Various strategies have been adopted to realise green building design, which include the provision of the green roof at the landscaped sky garden at 4/F to mitigate heat island effect and reduce solar heat gain to improve indoor thermal comfort and enhance building energy efficiency. Meanwhile, the possibility of using recycled water for irrigation of the landscape features would be explored to reduce water consumption, and the Building Environmental Assessment Method Plus (BEAM Plus) certification would also be explored at the detailed design stage.

5.6 Increase in Building Height that Fulfils Criteria for Consideration of Minor Relaxation of Building Height Restriction as Stipulated in the OZP and Aligns with the Building Height Profile of the Surrounding Area

- 5.6.1 The Proposed Development at the Application Site would fulfil the criteria for consideration of minor relaxation of BH restriction as stipulated in Section 7.6 of the Tsuen Wan OZP. Please refer to **Table 5.6.1** below for details.

Table 5.6.1 Fulfilment of Relevant Criteria for Consideration of Minor Relaxation of Building Height Restriction as Stipulated in the OZP

Criteria for Consideration of Minor Relaxation of Building Height Restriction as Set in Section 7.6 of the ES of the OZP	Fulfilment by the Proposed Development
(a) Amalgamating smaller sites for achieving better urban design and local area improvements;	N/A
(b) Accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;	N/A
(c) Providing better streetscape/good quality street level public urban space;	<p>Fulfilled.</p> <ul style="list-style-type: none"> A 1m voluntary full-height setback would be provided from the lot boundary along Pak Tin Par Street, with further setback at the eastern portion of G/F and 1m-wide canopy along the setback. Terracing podium design at the lower floors would be provided with planting areas along the edges of the podium visible from street level to enhance visual amenity.

Criteria for Consideration of Minor Relaxation of Building Height Restriction as Set in Section 7.6 of the ES of the OZP	Fulfilment by the Proposed Development
	<ul style="list-style-type: none"> Abundant greenery provision would be proposed to mitigate heat island effect and enhance pedestrian comfort. Curved façade design is proposed to soften building edges and enhance visual interest along Pak Tin Par Street.
(d) Providing separation between buildings to enhance air and visual permeability;	<p>Fulfilled.</p> <ul style="list-style-type: none"> The 1m full-height setback and 2m setback for the tower portion along Pak Tin Par Street have created separation from other surrounding developments along Pak Tin Par Street, which facilitate natural ventilation and increase visual permeability.
(e) Accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and	<p>Fulfilled.</p> <ul style="list-style-type: none"> Due to the elongated shape of the Application Site with limited frontage abutting Pak Tin Par Street which leads to difficulty in compliance with the prescribed window requirements under BO, the building design is proposed to satisfy the prescribed window requirement and allow visual permeability between Pak Tin Par Street and the rear block of the hotel tower, while minimising overlooking of the proposed hotel rooms to the adjoining developments. The Application Site is constrained by the need to preserve the existing ROW along the western strip of the Application Site, within which no erection of buildings and/or structures would be proposed to ensure fire safety. To secure modern requirement for diverse commercial uses in support of the transformation of the Chai Wan Kok Industrial/Business Area, a reasonable FTFH of about 3.6m is adopted for typical hotel room floors to meet operational requirements.
(f) Other factors such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, and would not cause adverse landscape and visual impacts.	<p>Fulfilled.</p> <ul style="list-style-type: none"> The Proposed Development complies with all eligible criteria for relaxation of the maximum permissible PR for IBs up to 20% set out in the LegCo Paper and under the IB Revitalisation Scheme 2.0. Innovative design incorporated in the Proposed Development, including the voluntary full-height setback, terracing podium design, curved corner softening the building edges and the landscaped sky garden, would provide visual relief and improve streetscape and visual amenity.

Criteria for Consideration of Minor Relaxation of Building Height Restriction as Set in Section 7.6 of the ES of the OZP	Fulfilment by the Proposed Development
	<ul style="list-style-type: none"> • The landscape proposal (Appendix C refers) has demonstrated an improvement in the amenity of the locality with proposed trees and shrubs that contribute to about 26.76% of the greenery coverage. • The Visual Impact Assessment (Appendix E refers) has also demonstrated that there would be no significant adverse visual impact generated by the Proposed Development from 8 selected viewpoints.

5.6.2 In view of the site constraints as well as to achieve quality architectural design that contributes to improved streetscape and pedestrian experience, the Application seeks for a relaxation of BH restriction from 100mPD to 118.931mPD, which is considered insignificant as demonstrated by the Visual Impact Assessment (**Appendix E** refers) that negligible impacts would result from the proposed increase in BH. The Proposed Development has also put due efforts to minimise the increase in BH while achieving quality design, such as by co-locating plant rooms and back-of-house facilities with hotel facilities at the same floors, to ensure no significant adverse visual impacts.

5.6.3 In general, the BH restrictions in Tsuen Wan descend from the developments uphill in Tsuen King Circuit to Chai Wan Kok to the area along Tsuen Wan Waterfront Promenade, creating a stepped BH profile towards the waterfront. Within Chai Wan Kok, there are various high-rise buildings with existing BH over 100mPD, such as The Octagon with BH of 147.1mPD, Cheung Hing Shing Centre with BH of 113.1mPD, King Palace Plaza with BH of 155.2mPD, One Midtown with BH of 165.9mPD, as well as various developments along Hoi Shing Road near the waterfront, including TML Tower with BH of 146.8mPD, Cable TV Tower with BH of 181.2mPD and Shield Industrial Centre with 117.8mPD. In addition, a planning application (A/TW/522) for minor relaxation of BH restriction from 100mPD to 116.2mPD was approved by TPB in 2021. In view of the taller BH of the existing buildings in Chai Wan Kok closer to the waterfront, the location of the Application Site being further away from the waterfront, as well as the relatively small site area and scale of the Proposed Development, the modest BH increase to 118.931mPD is considered not incompatible with the stepped BH profile.

5.6.4 Please refer to **Figure 5.6** for the BH profile in the surrounding area of the Application Site for more details.

5.7 Compliance with Relevant Provisions of Sustainable Building Design Guidelines (SBDG)

5.7.1 To achieve a quality and sustainable built environment for the Proposed Development, considerations have been made to the relevant sections in PNAP APP-152 Sustainable Building Design Guidelines (SBDG). The committed contributions as identified in the SBDG are listed below:

- 5.7.2 **Building Separation:** The site area of the Application Site is less than 20,000m² and its continuous projected façade length is below 60m. Therefore, this requirement is considered not applicable.
- 5.7.3 **Building Setback:** With the provision of 1m full-height building setback along Pak Tin Par Street, no part of the Proposed Development up to a level of 15m above the street level is within 7.5m from the centreline of Pak Tin Par Street.
- 5.7.4 **Site Coverage of Greenery:** While the site area of the Application Site is less than 1,000 m² which is not subject to the minimum requirement of site coverage of greenery, about 26.76% of greenery coverage is voluntarily proposed at the lower floors facing Pak Tin Par Street to improve the environmental quality of the urban space.

5.8 No Adverse Impacts on the Surrounding Area

- 5.8.1 Based on the Traffic Impact Assessment (TIA), Visual Impact Assessment (VIA) and Sewerage Impact Assessment (SIA) in **Appendices D to F** respectively, **NO** adverse impacts on the surroundings would result from the Proposed Development. In particular, the SIA has demonstrated that the sewage capacity for the public sewers would be sufficient with the proposed upgrading sewer work.
- 5.8.2 Simultaneously, since there would be no change in the drainage condition of the Application Site, no adverse drainage impacts would be anticipated.
- 5.8.3 The Land Contamination Assessment Report (CAR) submitted and accepted by the Director of Environmental Protection under the previous approved planning application no. A/TW/529 is still considered valid for the Proposed Development. Based on the findings of the approved CAR, no remediation measures would be required.

5.9 Establishing a Desirable Precedent to Expedite the Transformation of Chai Wan Kok Industrial/Business Area

- 5.9.1 In response to the IB Revitalisation Scheme 2.0 as well as the policy initiatives to revitalise tourism and attract talents and students, the Application is seeking for a proposed hotel development and minor relaxation of PR restriction from 9.5 to 11.4 (+20%), accompanied with the resultant minor relaxation of BH restriction by about 18.9% (from 100mPD to 118.931mPD), which is considered not incompatible with the stepped BH profile of the area. The Proposed Development is considered in line with the planning intention of “OU(B)” zone to provide spaces for general business uses, as well as the recommendation of the 2020 Area Assessments of Industrial Land in the Territory to facilitate the transformation of the Chai Wan Kok Industrial/Business Area. By redeveloping the Application Site into a hotel with quality architectural design and various planning and design merits, the Proposed Development would synergise with the adjoining and surrounding commercial developments in the Chai Wan Kok Industrial/Business Area to create a desirable precedent in proximity to the nearby Discovery Park and MTR Tsuen Wan Station, promoting transformation of Chai Wan Kok into a vibrant area that accommodates diverse commercial uses.

6. CONCLUSION

- 6.1.1 The Application is submitted under Section 16 of the TPO to seek approval for proposed hotel use and minor relaxation of PR restriction from 9.5 to 11.4 (+20%) at the Application Site, which was previously occupied by a pre-1987 IB until its demolition in 2022. The Application also seeks for minor relaxation of BH restriction by from 100mPD to 118.931mPD (+18.9%) to accommodate the additional PR and achieve quality architectural design.
- 6.1.2 The proposed hotel use is considered fully justified, as it echoes the policy initiatives in recent years to promote tourism and the concept of “tourism is everywhere” in Hong Kong. With an anticipated increase in tourism activities in all districts of Hong Kong in future, the demand for hotel facilities around Hong Kong, including Tsuen Wan, is expected to be driven up. Meanwhile, the Government has continuously committed to attracting and nurturing talents and students around the world to Hong Kong, which creates further needs for hotels and hotel-like accommodations such as service apartments and student hostels. The Application Site, enjoying high accessibility to the nearby tourist attractions and key transport nodes, is highly suitable for the provision of accommodation facilities that address future needs arising from the tourists, talents and students. The redevelopment fully aligns with the planning intention of “OU(B)” zone to provide spaces for general business uses, as well as the recommendation of the 2020 Area Assessments of Industrial Land in the Territory to facilitate the transformation of the Chai Wan Kok Industrial/Business Area into a vibrant area with diverse commercial uses.
- 6.1.3 The proposed minor relaxation of PR and BH restrictions is considered fully justified, as it serves as a proactive response to the extension of the IB Revitalisation Scheme 2.0 to the end of 2027, which allows minor relaxation of PR restriction by up to 20%. The Proposed Development fulfils all relevant criteria for consideration of minor relaxation of BH restriction as stipulated in the OZP, and the BH increase to accommodate the PR increase and achieve quality architectural design would not generate adverse visual impacts and is considered not incompatible with the BH profile in the district.
- 6.1.4 Various planning and design merits such as the full-height setback along Pak Tin Par Street, terracing podium design, curved building façade and the provision of a landscaped sky garden have been introduced, with about 26.76% of greenery coverage that greatly contributes to the microclimate conditions and streetscape improvement. Meanwhile, the technical assessments have demonstrated that the Proposed Development would not generate adverse impacts on the surroundings. Hence, the approval of this Application would demonstrate a desirable precedent to expedite the transformation of Chai Wan Kok Industrial/Business Area.
- 6.1.5 In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the TPB to give support to this well-justified Application.

FIGURES



LEGEND

 Application Site

ZONING

- C Commercial
- R(A) Residential (Group A)
- G/IC Government, Institution or Community
- GB Green Belt
- OU Other Specified Uses
- O Open Space

Figure No.	Scale	Figure Title
2.1	-	Location Plan
ARUP	Date	Source
	September 2025	Extracted from the Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39)

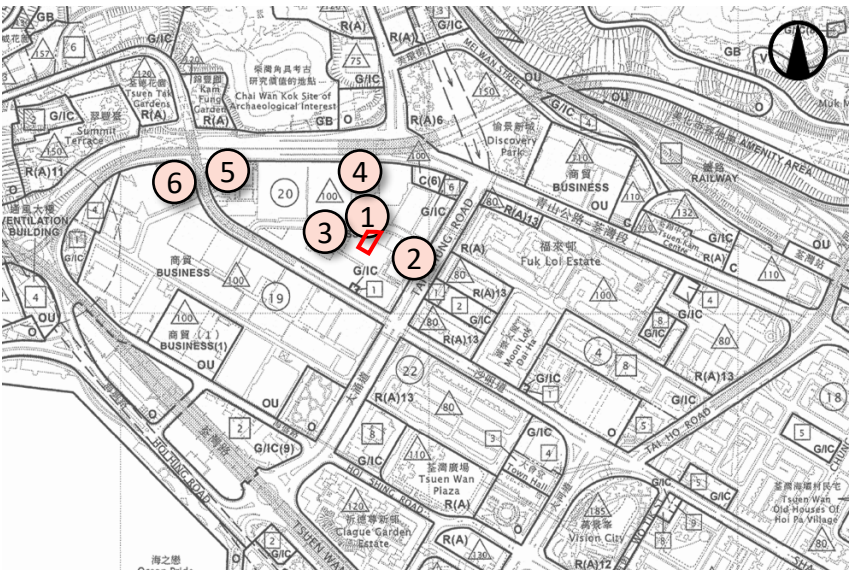


比例尺 SCALE 1 : 1 000
metres 20 0 20 40 60 80 100 metres

LEGEND

Application Site

Figure No.	Scale	Figure Title
2.2	-	Lot Index Plan
ARUP	Date	Source
	September 2025	Extracted from Lot index Plan No. ags_S00000147903_0001



LEGEND

 Application Site



① Application Site



② International Enterprise Centre 3



③ Goodwill Industrial Building



④ The Mills

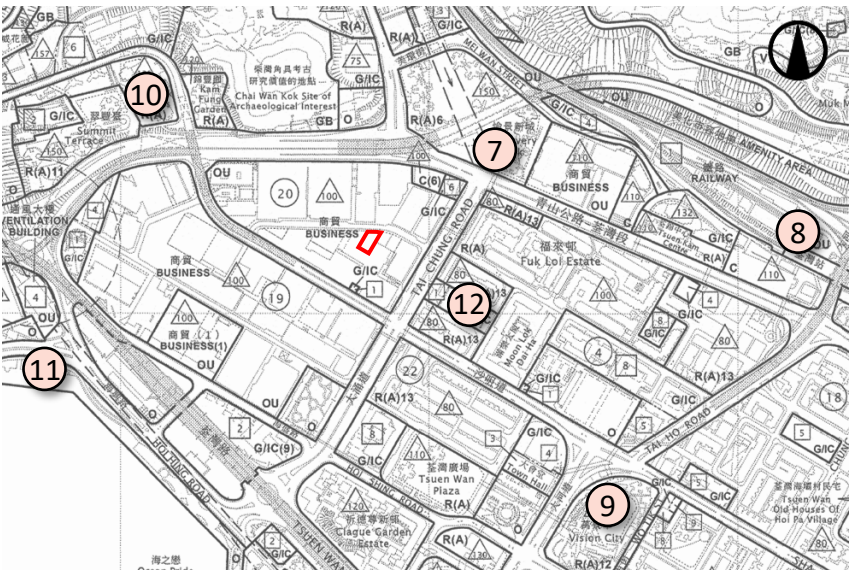


⑤ Global Plaza



⑥ The Octagon

Figure No.	Scale	Figure Title
2.4a	-	Existing and Surrounding Conditions of the Application Site (1 of 2)
ARUP	Date	Source
	September 2025	Photo taken in August 2025



LEGEND

Application Site



⑦ Discovery Park



⑧ Tsuen Wan Station



⑨ Citywalk



⑩ Tsuen Tak Gardens



⑪ Tsuen Wan Promenade



⑫ Heung Che Street Market

Figure No.	Scale	Figure Title
2.4b	-	Existing and Surrounding Conditions of the Application Site (2 of 2)
ARUP	Date	Source
	September 2025	Photo taken in August 2025

OTHER SPECIFIED USES

For “Business” Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building®	
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods®) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose-designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade

(Please see next page)

Figure No.	Scale	Figure Title	Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39) – Schedule of Uses of “OU(B)” Zone (1 of 4)
3.1a	-		
ARUP	Date	Source	Extracted from the Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39)
	September 2025		

OTHER SPECIFIED USES (cont'd)

For "Business" Only (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

Schedule II: for industrial or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^{&})	Place of Recreation, Sports or Culture (not elsewhere specified)
Office (excluding those involving direct provision of customer services or goods)	Private Club
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods[&], the following use is always permitted:

Office

(Please see next page)

Figure No. 3.1b	Scale -	Figure Title Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39) – Schedule of Uses of "OU(B)" Zone (2 of 4)
ARUP	Date September 2025	Source Extracted from the Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39)

OTHER SPECIFIED USES (cont'd)

For "Business" Only (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- & Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39) – Schedule of Uses of "OU(B)" Zone (3 of 4)
3.1c	-		
ARUP	<i>Date</i>	<i>Source</i>	Extracted from the Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39)
	September 2025		

OTHER SPECIFIED USES (cont'd)

For "Business" Only (cont'd)

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

Remarks

- (1) On land designated "Other Specified Uses" annotated "Business" ("OU(B)"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated "OU(B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 182,326 m².
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the maximum plot ratio or GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraphs (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or gross floor area specified in the paragraphs (1) and (2) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

Figure No.	Scale	Figure Title	Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39) – Schedule of Uses of "OU(B)" Zone (4 of 4)
3.1d	-		
ARUP	Date	Source	Extracted from the Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39)
	September 2025		

- 8.10.2 There are three large sites zoned for this purpose. They included the one in Planning Area 7 in Shing Mun Valley which has been developed into a valley park with active sports and recreational facilities, the existing Tsuen Wan Park together with the waterfront promenade in Planning Area 35, and the northern part of Tso Kung Tam in Planning Area 46 which is intended to be developed for an ecological park with a full range of passive recreational facilities including scenic walking trails.
- 8.10.3 Other smaller open space sites are distributed throughout the built-up areas so as to provide sports and recreational facilities within walking distance of most of the potential users.
- 8.10.4 Extensive stretches of open space, including an area to the south of Bayview Garden, the Hoi On Road Playground in Planning Area 2, the Tsuen King Circuit Recreation Ground and Rest Garden, and the Tsuen King Circuit Playground in Planning Area 3, the Tsuen King Circuit Garden in Planning Area 21, the Wang Wo Tsai Street Garden in Planning Area 23, the Tsuen Wan Riviera Park in Planning Area 25, and the Kwok Shui Road Park in Planning Area 27 have been developed for sitting-out areas and active recreational facilities. Other open space sites have been planned, such as the two sites in Tsuen Wan East Industrial Area to the north of Yeung Uk Road.
- 8.10.5 Part of the Chai Wan Kok SAI located near the junction of Castle Peak Road and Tsuen King Circuit falls within this zoning. The AMO should be consulted for any works, development, redevelopment or rezoning proposals affecting the SAI.

8.11 **Other Specified Uses (“OU”): Total Area 41.44 ha**

- 8.11.1 This zoning covers land allocated for specified uses, which include business use, MTR depot with commercial and residential development above, commercial and residential development, ventilation building, MTR railway, amenity area, petrol filling station and ferry pier.

“Other Specified Uses” annotated “Business”: Total Area 21.88 ha

- 8.11.2 This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

- 8.11.3 The area to the south of Yau Ma Hom Road in Planning Area 27, an industrial building at the junction of Texaco Road and Sha Tsui Road in Planning Area 23, an area to the east of Discovery Park in Planning Area 21, Chai Wan Kok Industrial/Business Area generally bounded by Castle Peak Road – Tseun Wan, Hoi Shing Road and Tai Chung Road

Figure No.	Scale	Figure Title
3.1e	-	Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39) – Explanatory Statement of “OU(B)” Zone (1 of 2)
ARUP	Date	Source
	September 2025	Extracted from the Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39)

(Planning Areas 19 and 20) and two residual industrial buildings in Planning Area 2 are zoned for business use.

8.11.4 In general, development within this zone is restricted to a maximum plot ratio of 9.5 as stipulated in the Notes, taking into consideration of traffic and infrastructure constraints. However, development at the site at 42-64 Chai Wan Kok Street and 9 Hoi Shing Road which is zoned "OU" annotated "Business (1)" is restricted to a maximum GFA of 182,326 m², which is the existing building bulk at the site before the site is partly redeveloped into an industrial development.

8.11.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio or GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.11.6 Development within this zone is restricted to the maximum building heights as stipulated on the Plan, or the height of the existing building, whichever is the greater.

8.11.7 To cater for the traffic and pedestrian movement needs in the Chai Wan Kok Industrial/Business Area, setbacks from the lot boundaries along the roads and/or between buildings for carriageway and footpath improvement and greening are required. The detailed requirements will be stipulated on the Tsuen Wan Central Outline Development Plan to guide future development.

8.11.8 To facilitate the air ventilation in the area, a strip of land (20 m wide) along the western boundary of Sun Fung Centre at 88 Kwok Shui Road (TWTL 344) has been designated as a NBA. This NBA is required for air ventilation purpose and such restriction will not apply to underground developments.

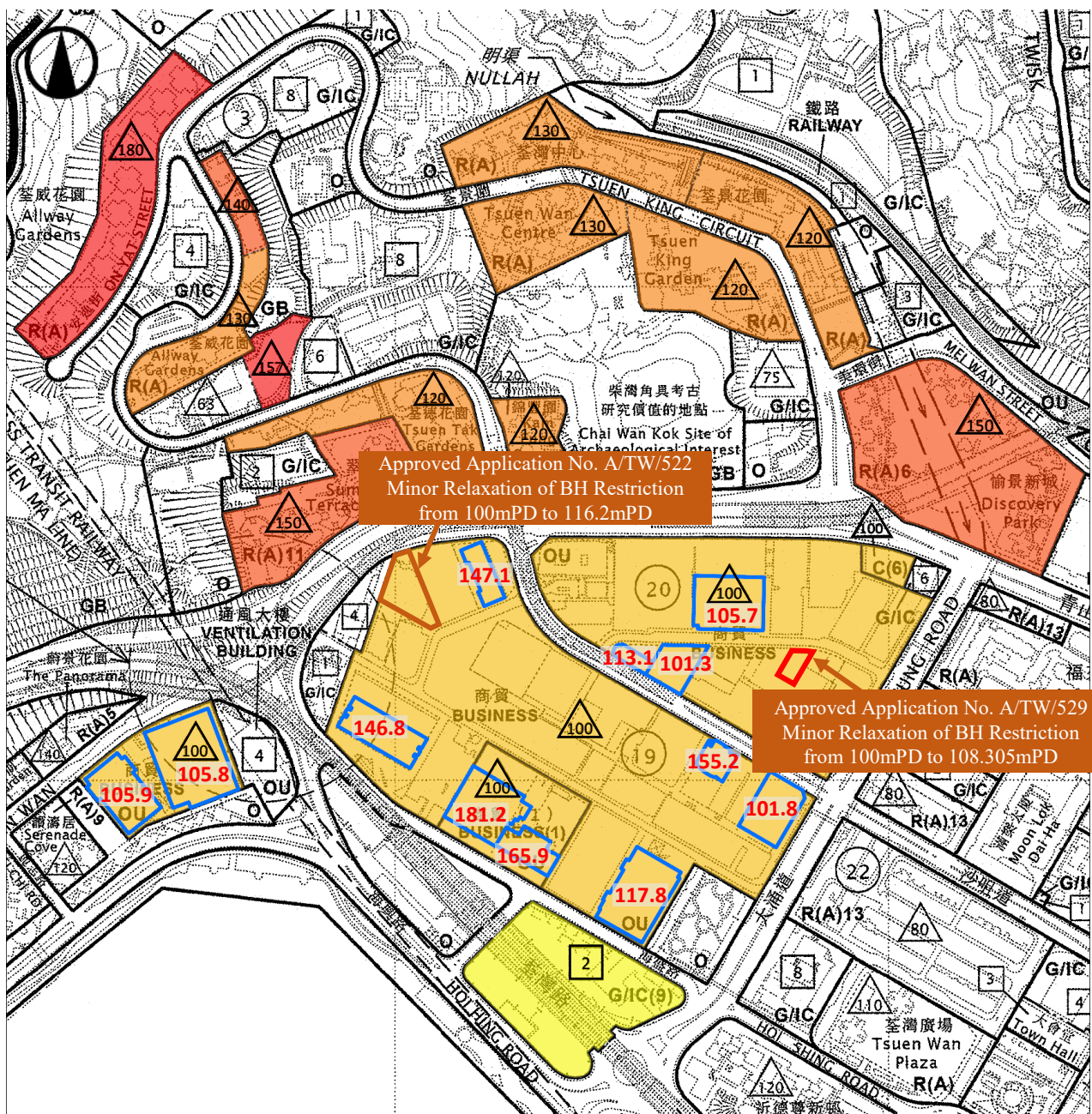
8.11.9 As it is not possible to phase out the existing industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building or industrial-office building and the Tsuen Wan industrial areas. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

"Other Specified Uses" annotated "Mass Transit Railway Depot with Commercial and Residential Development Above": Total Area 8.36 ha

8.11.10 This zone is intended primarily for the provision of land for MTR depot and station together with commercial and residential development above.

8.11.11 This zoning covers the area occupied by the existing Luk Yeung Sun Chuen (completed in 1988), the MTR Depot and the Tsuen Wan Station. It reflects the specific characteristics of the existing MTR depot/workshop, station, commercial and residential development.

Figure No.	Scale	Figure Title
3.1f	-	Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39) – Explanatory Statement of "OU(B)" Zone (2 of 2)
ARUP	Date	Source
	September 2025	Extracted from the Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39)



LEGEND

- Application Site
- Area subject to Building Height Restriction of over 150mPD
- Area subject to Building Height Restriction of 140 to 150 mPD
- Area subject to Building Height Restriction of 120 to 130 mPD
- Area subject to Building Height Restriction of 100 mPD
- Area subject to Building Height Restriction of 2 storeys
- △ Building Height Restriction (in mPD)
- Building Height Restriction (in number of storeys)
- Approved Planning Application with Minor Relaxation of Building Height Restriction under Industrial Building Revitalisation Scheme 2.0 in Chai Wan Kok
- 110 Development with Actual Building Height (Labelled in Red) Exceeding 100mPD in Chai Wan Kok

Figure No.	Scale	Figure Title	Building Height Profile of the Surrounding Area of the Application Site
5.6	-		
ARUP	Date	Source	Base Map extracted from the Approved Tsuen Wan Outline Zoning Plan (No. S/TW/39)
	September 2025		