

2 July 2026

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

**By Email and Fax
(2877 0245)**

Dear Sir

Section 12A Planning Application for Proposed Amendments to the Tsuen Wan Outline Zoning Plan to Rezone "Industrial" Zone to "Other Specified Uses (Hotel Development)" Zone in Support of Proposed Hotel Development at Lot 486 in D.D.443 and Tsuen Wan Town Lot 85, Tsuen Wan, New Territories – Clarification

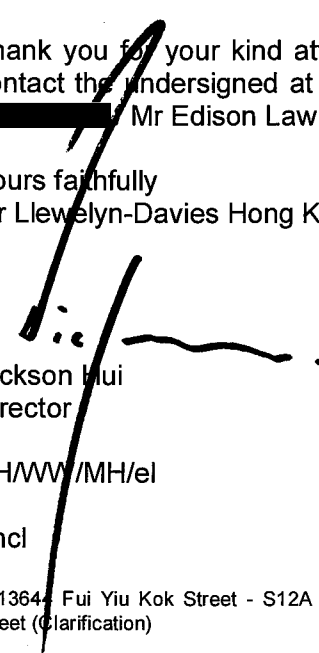
Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 17 June 2026.

In responses to the comments received from the Tsuen Wan and West Kowloon District Planning Office of Planning Department on 2 July 2026, the Applicant would like to submit herewith a set of replacement pages of the Planning Statement and Application Form for the Board's consideration.

The enclosed replacement pages serve only for the purpose of minor clarification with no change to the major development parameters of the Indicative Development Scheme as indicated in the submission on 17 June 2026.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Ms Winnie Wu at [REDACTED] / Mr Man Ho at [REDACTED] / Mr Edison Law at [REDACTED].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd


Dickson Hui
Director

DH/WW/MH/el

Encl

S:\1364- Fui Yiu Kok Street - S12A for Hotel (2026)\1_Clarification\20260702_letter to TPB_S12a submission_Fui Yiu Kok Street (Clarification)

3 INDICATIVE DEVELOPMENT SCHEME

3.1 Indicative Development Scheme

3.1.1 To support the subject rezoning application, the Applicant has prepared an Indicative Development Scheme to demonstrate the technical feasibility of the subject rezoning proposal. The Indicative Block Plan, Floor Plans and Section Plans of the Indicative Development Scheme are shown in **Figures 3.1 to 3.6**. The major development parameters of the Indicative Development Scheme are stipulated in **Table 3.1**.

Table 3.1 - Major Development Parameters of the Indicative Development Scheme

Development Parameters	Indicative Development Scheme
Application Site Area (m ²) (about)	593 ^{(1) (2)}
Maximum Non-domestic Plot Ratio	Not more than 9.5 ⁽³⁾
Total Non-domestic GFA (m ²) (about) - Hotel - Ancillary Commercial Use ⁽⁴⁾	5,633 4,980 653
Maximum Building Height (to the main roof)	Not more than 115mPD ⁽⁵⁾
No. of Storeys (aboveground) ⁽⁶⁾	29
No. of Block	1
Site Coverage - Height not exceeding 15m - Height Over 15m	98% 45%
No. of Hotel Rooms	199

Remarks:

- Subject to detailed land survey at subsequent detailed design and land grant stage.
- Includes the proposed 0.6m setback at G/F, M/F, 1/F and 2/F and above of the Indicative Development Scheme along Fui Yiu Kok Street.
- Excluding the approvable bonus GFA of about 73m² (i.e. equivalent to PR of about 0.12) in accordance with the Building (Planning) Regulations to be claimed from the Buildings Department during GBP stage, which is permitted under the Notes of the subject OZP. It comprises of:
 - 0.6m setback from the lot boundary abutting Fui Yiu Kok Street.
- Includes hotel ancillary restaurants and shops at the ancillary commercial portion.
- Already taken into account the abovementioned approvable bonus GFA in accordance with the Building (Planning) Regulations to be claimed from the Buildings Department (i.e. even with the incorporation of the additional PR, the Indicative Development Scheme will not exceed the proposed maximum BH of 115mPD).
- Exclude transfer plate.

6. Plan Proposed to be Amended 擬議修訂的圖則	
(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	

7. Proposed Amendments 擬議修訂	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
☐ Comprehensive Development Area [] 綜合發展區 [] ☐ Residential (Group ☐A/☐B/☐C/☐D/☐E) [] 住宅 (☐甲類 / ☐乙類 / ☐丙類 / ☐丁類 / ☐戊類) [] ☐ Agriculture [] 農業 [] ☐ Industrial (Group D) [] 工業 (丁類) [] ☐ Government, Institution or Community [] 政府、機構或社區 [] ☐ Recreation [] 康樂 [] ☐ Country Park [] 郊野公園 [] ☐ Conservation Area [] 自然保育區 [] ☐ Other Specified Uses (☐Business/☐Industrial Estate/☐Mixed Use/☐Rural Use/☐Petrol Filling Station/ ☐Others (please specify _____)) [] 其他指定用途 (☐商貿 / ☐工業邨 / ☐混合用途 / ☐鄉郊用途 / ☐加油站 / ☐ 其他 (請註明: _____)) [] ☐ Road 道路	☐ Commercial [] 商業 [] ☐ Village Type Development [] 鄉村式發展 [] ☐ Industrial [] 工業 [] ☐ Open Storage [] 露天貯物 [] ☐ Open Space [] 休憩用地 [] ☐ Green Belt [] 綠化地帶 [] ☐ Coastal Protection Area [] 海岸保護區 [] ☐ Site of Special Scientific Interest [] 具特殊科學價值地點 [] ☐ Others (please specify _____) 其他 (請註明: _____)
Please insert subzone in [] as appropriate. 請於[]內註明支區，如適用。	

APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

☐ Proposed Gross floor area (GFA) 擬議總樓面面積	 sq.m. 平方米	☐ About 約
☐ Proposed plot ratio 擬議地積比率		☐ About 約
☐ Proposed site coverage 擬議上蓋面積	98% at height not exceeding 15m 45% at height over 15m %	☐ About 約
☐ Proposed number of blocks 擬議座數		(Exclude transfer plate)
☐ Proposed number of storeys of each block 每座建築物的擬議層數	 storeys 層 ☐ include 包括.....storeys of basements 層地庫 ☐ exclude 不包括.....storeys of basements 層地庫	
☐ Proposed building height of each block 每座建築物的擬議高度	 m 米 Not more than mPD 米(主水平基準上)	☐ About 約 ☐ About 約
☐ Domestic part 住用部分		
GFA 總樓面面積	 sq.m. 平方米	☐ About 約
number of units 單位數目		
average unit size 單位平均面積	 sq.m. 平方米	☐ About 約
estimated number of residents 估計住客數目		
☐ Non-domestic part 非住用部分		
☐ hotel 酒店	 sq.m.平方米	☐ About 約
	 sq.m.平方米	☐ About 約
	(please specify the number of rooms 請註明房間數目:))	
☐ office 辦公室	 sq.m.平方米	☐ About 約
☐ shop and services/eating place 商店及服務行業/食肆	 sq.m.平方米	☐ About 約
☐ Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
☐ other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
☐ Open space 休憩用地	(please specify land area(s)) (請註明面積)	
☐ private open space 私人休憩用地	 sq.m.平方米	☐ Not less than 不少於
☐ public open space 公共休憩用地	 sq.m.平方米	☐ Not less than 不少於

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址			
Site area 地盤面積	sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)		
Plan 圖則			
Zoning 地帶			
Proposed Amendment(s) 擬議修訂	☐ Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 ☐ Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 ☐ Rezone the application site from _____ to _____ 把申請地點由_____地帶改劃為_____		
Development Parameters (for indicative purpose only) 發展參數(只作指示用途)			
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		(Exclude transfer plate) Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
(iv) Site coverage 上蓋面積	98% at height not exceeding 15m 45% at height over 15m % ☐ About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	