llewelyn davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

11 November 2026

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

By Email and Hand

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 – FI (3)
(Application No. Y/TW/20)

We refer to the captioned application submitted to the Town Planning Board (the Board) on 17 June 2026 and the Further Information submitted on 13 October 2026.

Please be clarified that the FI(2) submitted to the Board on 13 October 2026 is a consolidated submission that presents an Indicative Development Scheme with a proposed PR of 9.5 and a proposed BH of 100mPD, which complies with the restrictions of the existing "Industrial" zone of the subject OZP. The FI(2) submission serves to supersede the FI(1) submission dated 19 August 2026.

In responses to the departmental comments received via the Tsuen Wan and West Kowloon District Planning Office of Planning Department in November 2026, enclosed please find 4 copies of Further Information (FI) for the Board's consideration. The current FI comprises of a Response-to-Comments (RtoC) table in responses to departmental comments **(see Attachment 1),** replacement pages for the planning statement **(see Appendix A)** and replacement page of the TIA **(see Appendix B)**.

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:\13644 Fui Yiu Kok Street - S12A for Hotel (2026)\7_FI (3)\20261111_Fui Yiu Kok Street FI(3)_Cover Letter

Attachment 1

Responses to Comments Table

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Responses to Departmental Comments

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2. Lands Department	2
3. Transport Department	2

	Departmental Comments	**Responses to Comments**
1.	**Verbal Comments from Tsuen Wan and West Kowloon District Planning Office, Planning Department**	
1.1	Given that 'Shop and Services' and 'Eating Place' are proposed as Column 1 uses under the proposed OU(Hotel Development) zone, the proposed commercial uses at the podium level do not necessarily need to be ancillary to the proposed hotel development.	Noted. Please be clarified that the commercial uses (i.e. restaurants and shops) proposed at the podium level will not be specified as ancillary to the proposed hotel development. Relevant drawings and texts of the planning statement has been revised accordingly **(see Appendix A)**.
1.2	Please be reminded that under the alternative rezoning option ("Industrial (1)"), 'Shop and Services' and 'Eating Place' are only 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.	As mentioned in Section 4 of the Planning Statement, the Application Site is proposed to be rezoned to "OU (Hotel Development)" with 'Hotel', 'Shop and Services' and 'Eating Place' designated as Column 1 uses. Besides, note that the Government will commence a new round of Area Assessments of Industrial Land in the Territory in 2025 and put forward recommendations in 2026. The Applicant also welcomes the Application Site to be rezoned into other alternative zoning (e.g., "OU (Business)" zone) if the Town Planning Board and respective Government departments consider appropriate and necessary. Provided that 'Hotel', 'Shop and Services' and 'Eating Place' are designated as Column 1 under the alternative zoning. An alternative rezoning option (i.e. "Industrial (1)" zone) is also prepared if a more stringent control to the Application Site is considered to be required. It is noted that under the proposed notes of the "Industrial (1)" zone, 'Shop and Services' and 'Eating Place' are only 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.
1.3	Please specific the width of the proposed glass canopy at 1/F.	The width of the proposed glass canopy at 1/F is about 1.85m subject to detailed design.

	Departmental Comments	**Responses to Comments**
2.	**Comments from Lands Department**	
2.1	According to the FI(2), it is noted that the proposed 0.6m setback from lot boundary abutting Fui Yiu Kok Street are for street widening. In this regard, please advise whether such proposal is needed by TD and covered by TD's programme. In this connection, please clarify if such setback area is proposed to be surrendered to the Government. Otherwise, please advise if the said proposal setback is only for the purpose of meeting BD's SBD requirement for GFA concession.	The proposed 0.6m setback from the lot boundary abutting Fui Yiu Kok Street is for street widening purpose. The setback area is intended to be surrendered to the Government subject to detailed design and liaison with relevant Government Departments at subsequent stages.
3.	**Comments from Transport Department**	
3.1	The consultant's RtoC is noted. However, in reality, passengers may not follow the designated coach boarding route indicated in Figure 3.2 of the TIA. Concrete measures should be imposed to ensure pedestrians' safe movement around the turntable, including but not limited to installing sensors, physical barriers or access control, etc.	Noted, relevant measures will be imposed and are listed below: 1. A hotel management staff will operate the turntable and guide the passenger flow. 2. Prior to the operation of the turntable, the door to the car park will be locked to prevent passengers from entering the car park.

Appendix A

Replacement Pages of Planning Statement

EXECUTIVE SUMMARY

1. PURPOSE OF SUBMISSION

This planning application is submitted to the Town Planning Board (the Board) in support of rezoning the Application Site from "Industrial" ("I") to "Other Specified Uses" annotated "Hotel Development" ("OU (Hotel Development)") on the draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/40 under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131)

The Application Site has a total area of about 593m² and is currently vacant, it is located within the Tsuen Wan East Industrial Area (TWEIA) and could be accessed via Fui Yiu Kok Street. The TWEIA is a high-density-high-rise industrial cluster located in the Tsuen Wan East area, it is about 900m to the southeast of the existing Tsuen Wan West Station. To the direct north of the industrial cluster are several high-rise residential/commercial developments with building height ranges from 150 to 205mPD.

To cohere with the Government's vision to promote tourism and release industrial land in the urban areas for other development purpose, the Applicant proposed to rezone the Application Site to facilitate the subject proposed hotel development. The Indicative Development Scheme will not only supply the Tsuen Wan area with additional hotel rooms, but will also transform the Application Site into a vibrant node by incorporating various 'Shop and Services' and 'Eating Place' uses.

2. INDICATIVE DEVELOPMENT SCHEME

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 Development Scheme is a hotel development supported by 'Shop and Services' and 'Eating Place' uses. It has a total non-domestic GFA of about 5,633m^2 (equivalent PR of about 9.5) and a maximum BH of 100mPD (up to the main roof) (i.e. 29 storeys). The hotel development will provide about 199 nos. of hotel rooms.

3. DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

The subject application is supported by the following development justifications and planning merits:

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 申請目的

申請人現根據《城市規劃條例》第12A條 (第131章)，向城市規劃委員會(下稱「城規會」)遞交規劃申請，擬議對荃灣分區計畫大綱草圖編號S/TW/40作出修訂，以將申請地點由「工業」地帶改劃為「其他指定用途」註明「酒店發展」地帶。

申請地點總面積約593平方米，現時空置，並位於荃灣東工業區內，可經由灰窰角街進入。荃灣東工業區是一個高密度的工業發展集中地，並距離現有的荃灣西站東南方向約900米。工業區的正北方有數棟高層住宅/商業發展，樓高介乎主水平基準上150至205米。

為配合政府促進旅遊發展及釋放市區工業用地作其他發展用途的願景，申請人擬議將申請地點改劃以作擬議酒店發展。擬議發展不僅能夠為荃灣地區提供更多酒店房間，還可以透過融入各種商店及服務行業及食肆用途將申請地點改造為一個充滿活力的空間。

2. 擬議發展

申請人準備了一個擬議發展計劃以證明擬議的改劃申請技術上可行。擬議發展為一個包含商店及服務行業及食肆用途的酒店發展項目，其最大非住用總建築面積約5,633平方米(相當於約9.5的地積比率)、其主樓頂最高建築物高度為不多於主水平基準上100米(約29層高)。擬議發展將提供約199個酒店房間。

3. 發展理據及規劃增益

以下為支持是次規劃申請的主要發展理據及規劃增益:

- 擬議發展能夠推廣政府「無處不旅遊」的願景；
- 擬議發展能夠釋放市區工業用地作其他發展用途；

1 INTRODUCTION

1.1 Purpose of Submission

1.1.1 This planning application is submitted to the Town Planning Board (the Board) in support of rezoning the Application Site from "Industrial" ("I") to "Other Specified Uses" annotated "Hotel Development" ("OU (Hotel Development)") on the draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/40 under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131) (**Figure 1.1** refers).

1.1.2 The Application Site has a total area of about 593m² and is currently vacant, it is located within the Tsuen Wan East Industrial Area (TWEIA) and could be accessed via Fui Yiu Kok Street. The TWEIA is a high-density-high-rise industrial cluster located in the Tsuen Wan East area, it is about 900m to the southeast of the existing Tsuen Wan West Station. To the direct north of the industrial cluster are several high-rise residential/commercial developments with building height ranges from 150 to 205mPD.

1.1.3 To cohere with the Government's vision to promote tourism and release industrial land in the urban areas for other development purpose, the Applicant now proposes to rezone the Application Site into "OU (Hotel Development)" to facilitate the subject proposed hotel development. The Indicative Development Scheme will not only supply the Tsuen Wan area with additional hotel rooms, but will also transform the Application Site into a vibrant node by incorporating various 'Shop and Services' and 'Eating Place' uses.

development will be able to contribute to the hotel supply in the Tsuen Wan District, which in turns supplement the various indoor and outdoor tourist attractions in the area (e.g., Hong Kong Disneyland, Ma Wan Park, The Mills, Shing Mun Reservoir…etc) and promote tourism therein. The subject rezoning thus aligns with the Government's vision to promote "Tourism is Everywhere".

Release Industrial Land in the Urban Areas for Other Development Purpose to Optimise the Usage of Land Resources

2.3.2 As mentioned in the PA 2025, the Government aims to release industrial land in the urban areas for other development purpose. Since 2000, the Planning Department has conducted five rounds of Area Assessments of Industrial Land in the Territory to identify suitable industrial land to be rezoned for other uses (e.g., residential and commercial uses). A new round of study on the utilization of existing industrial stock in the Territory has already commenced, with recommendations expected to be put forward later this year. The subject rezoning is able to convert the Application Site, which is located within the TWEIA, for hotel development with 'Shop and Services' and 'Eating Place' uses. Such initiatives allow the Application Site to be optimized in view of the latest market situation and align with the Government's initiative to release industrial land in the urban areas for other development purpose.

2.4 Land Ownership

2.4.1 The Application Site consists of two private lots owned solely by the Applicant (namely Lot 486 in D.D. 443 and Tsuen Wan Town Lot 85). **Figure 2.3** illustrates the existing landholding pattern within the Application Site.

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, Section Plans, Landscape Plan, Landscape Section, Greenery Demarcation Plan and Artist's Impression of the Indicative Development Scheme are shown in **Figures 3.1 to 3.10**. 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 • 'Shop and Services' and 'Eating Place' Uses	5,633 4,980 653
Maximum Building Height (to the main roof)	Not more than 100mPD (4)
No. of Storeys (aboveground) (5)	29
No. of Block	1
Site Coverage • Height not exceeding 15m • Height Over 15m	 98% 45%
No. of Hotel Rooms	199

Remarks:

1. Subject to detailed land survey at subsequent detailed design and land grant stage.
2. 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.
3. Excluding the approvable bonus GFA of about 73m^2 (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 for street widening.
4. 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 100mPD).
5. Exclude transfer plate.

3.1.2 The Indicative Development Scheme is a hotel development supported by 'Shop and Services' and 'Eating Place' uses. It has a total non-domestic GFA of about 5,633m^2 (equivalent PR of about 9.5) and a maximum BH of 100mPD, which conforms to the existing PR and BH restrictions of the existing "I" zone under the extant OZP. The hotel development will provide about 199 nos. of hotel rooms.

3.1.3 To demonstrate that the proposed rezoning would enable high quality development at the Application Site, the Indicative Development Scheme has incorporated various planning and design merits, which are highlighted in **Figure 3.11** and below:

- the Indicative Development Scheme will provide a full height building setback of 0.6m fronting Fui Yiu Kok Street (setback area at G/F will also be paved to match the existing public footpath abutting the site in accordance to standard from relevant government department);
- a continuous glass canopy structure will also be provided above the pavement at G/F along Fui Yiu Kok Street;
- a communal podium garden will also be provided at 3/F of the Indicative Development Scheme with high headroom and planters;
- vertical green system will be provided on the building façade of 1/F and 2/F of the Indicative Development Scheme facing Fui Yiu Kok Street;
- greenery of not less than 20% of the area of the Application Site will be provided by incorporating greenery at various floors; and
- various green building measures will also be adopted for meeting the requirements of BEAM Plus Gold or Silver certification subject to detailed design at subsequent development stages.

3.1.4 While some of the design merits would be respected and incorporated into the future design of the hotel development upon the current rezoning stage, some development control (e.g. building setbacks) may be incorporated as one of the development restrictions on the proposed land-use zoning under the OZP if the Town Planning Board and respective Government departments consider appropriate and necessary.

8 DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

8.1 Promote the Government's Vision of "Tourism is Everywhere"

8.1.1 As mentioned in the 2025 Policy Address (PA 2025), the Government aims to promote the Government's vision of "Tourism is Everywhere" by enhancing the development of various tourism products and initiatives in Hong Kong. The visitor arrival arrangements and immigration experience will also be actively explored by the Government to enhance the tourist experience. The proposed hotel development with 199 No. of rooms will be able to contribute to the hotel supply in the Tsuen Wan District, which in turns supplement the various indoor and outdoor tourist attractions in the area (e.g., Hong Kong Disneyland, Ma Wan Park, The Mills, Shing Mun Reservoir…etc) and promote tourism therein. The subject rezoning thus aligns with the Government's vision to promote the initiative of "Tourism is Everywhere".

8.2 Release Industrial Land in the Urban Areas for Other Development Purpose

8.2.1 As mentioned in the PA 2025, the Government aims to release industrial land in the urban areas for other development purpose. Since 2000, the Planning Department has conducted five rounds of Area Assessments of Industrial Land in the Territory to identify suitable industrial land to be rezoned for other uses (e.g., residential and commercial uses). The Government will commence a new round of Area Assessments of Industrial Land in the Territory in 2025 and put forward recommendations in 2026. The subject rezoning is able to convert the Application Site, which is located within the TWEIA, for hotel development with 'Shop and Services' and 'Eating Place' uses (i.e. thereby creating more than 180 job opportunities based on the assumed worker numbers as stipulated in the SIA in **Appendix D**). Such initiatives allow the Application Site to be optimized in view of the latest market situation and align with the Government's initiative to release industrial land in the urban areas for other development purpose.

8.3 Optimise the Usage of Land Resources in a Timely Manner

8.3.1 The Task Force on Land Supply recommends that the Government should press ahead with the implementation of the various ongoing land supply initiatives to continuously meet the demand for land to sustain the development in Hong Kong.

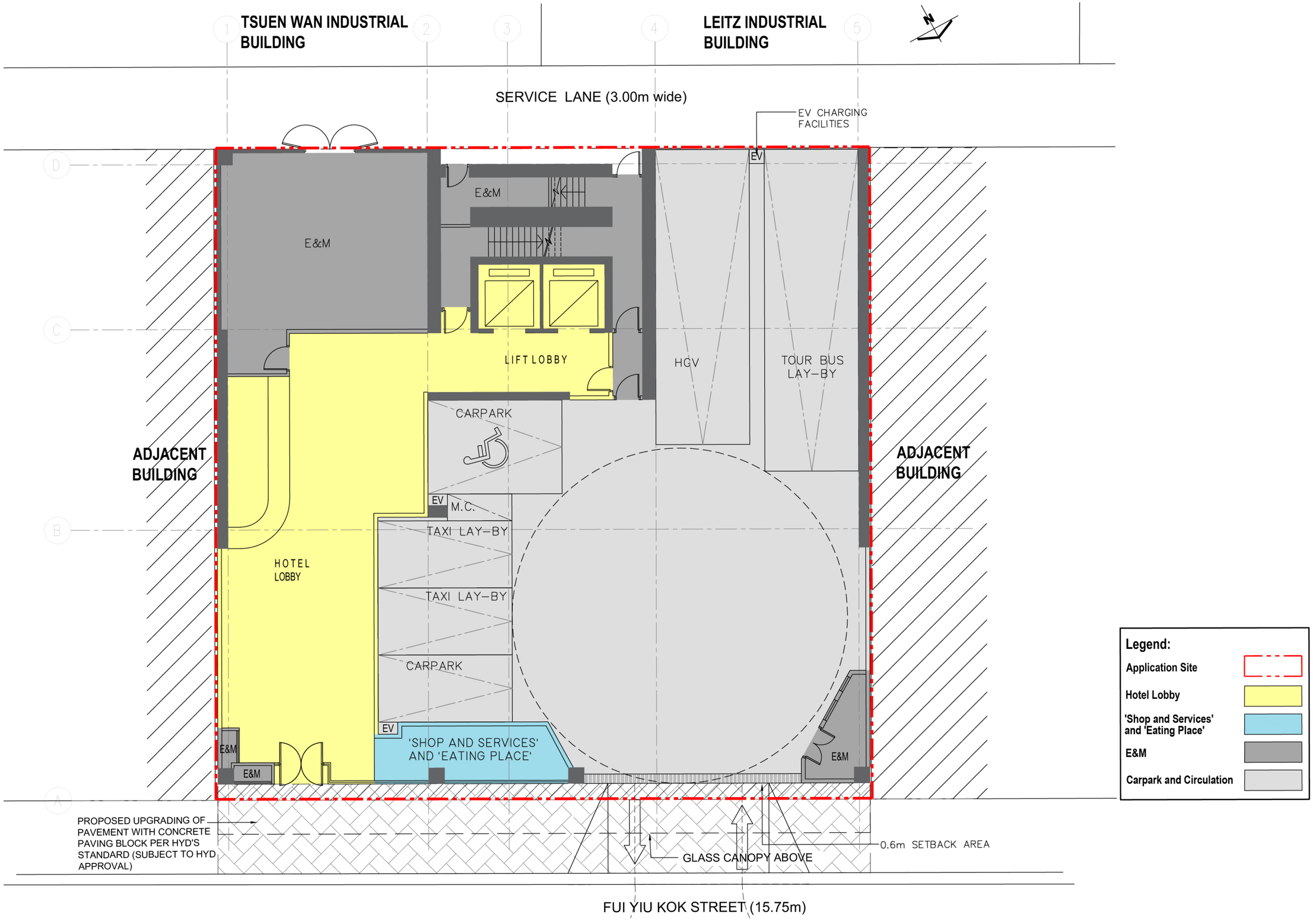
8.3.2 Given that the Application Site is currently vacant, which does not maximize the development potential of the site. The subject rezoning allows the Application Site to be optimized as a hotel development with 199 rooms and 'Shop and Services' and 'Eating Place' uses, which aligns with the Government's vision to enhance land supply. The Applicant has also fully secured the land ownership for timely implementation of the Indicative Development Scheme after the rezoning exercise.

8.4 Compatible Uses and Development Intensity

8.4.1 The Application Site is situated at the fringe of the TWEIA that accommodate various industrial developments. To the immediate north of the Application Site are several high-density high-rise residential/commercial developments (i.e. Indi Home, H Cube and Chelsea Court). To the further north of the Application Site is the Tsuen Wan East development area, which contains various mixed uses developments. The proposed hotel development accompanied by 'Shop and Services' and 'Eating Place' use is considered not incompatible with the surrounding uses.

8.4.2 The Indicative Development Scheme has a PR of 9.5, which conforms to the current OZP restriction of the subject "I" zone. Its proposed PR is also much lower than the surrounding approved industrial redevelopment with PR ranges from 9.7 to 11.4 (i.e. Planning Applications No. A/TW/505, A/TW/511 and A/TW/521). The proposed PR of 9.5 is therefore compatible with the surrounding context.

8.4.3 With a maximum BH of 100mPD, the Indicative Development Scheme also conforms to the current OZP restriction of the subject "I" zone. To the immediate north of the Application Site is a "Commercial" zone that accommodate several high-rise residential/commercial developments (i.e. Indi Home with BH of 200mPD, H Cube with BH of 165mPD and Chelsea Court with BH ranges from 170 to 205mPD). The Indicative Development Scheme with BH of not more than 100mPD is barely noticeable in an already high-density-high-rise neighbourhood. The Indicative Development Scheme is therefore able to blend in well with the existing development context and become part of the urban landscape of the Tsuen Wan East area.

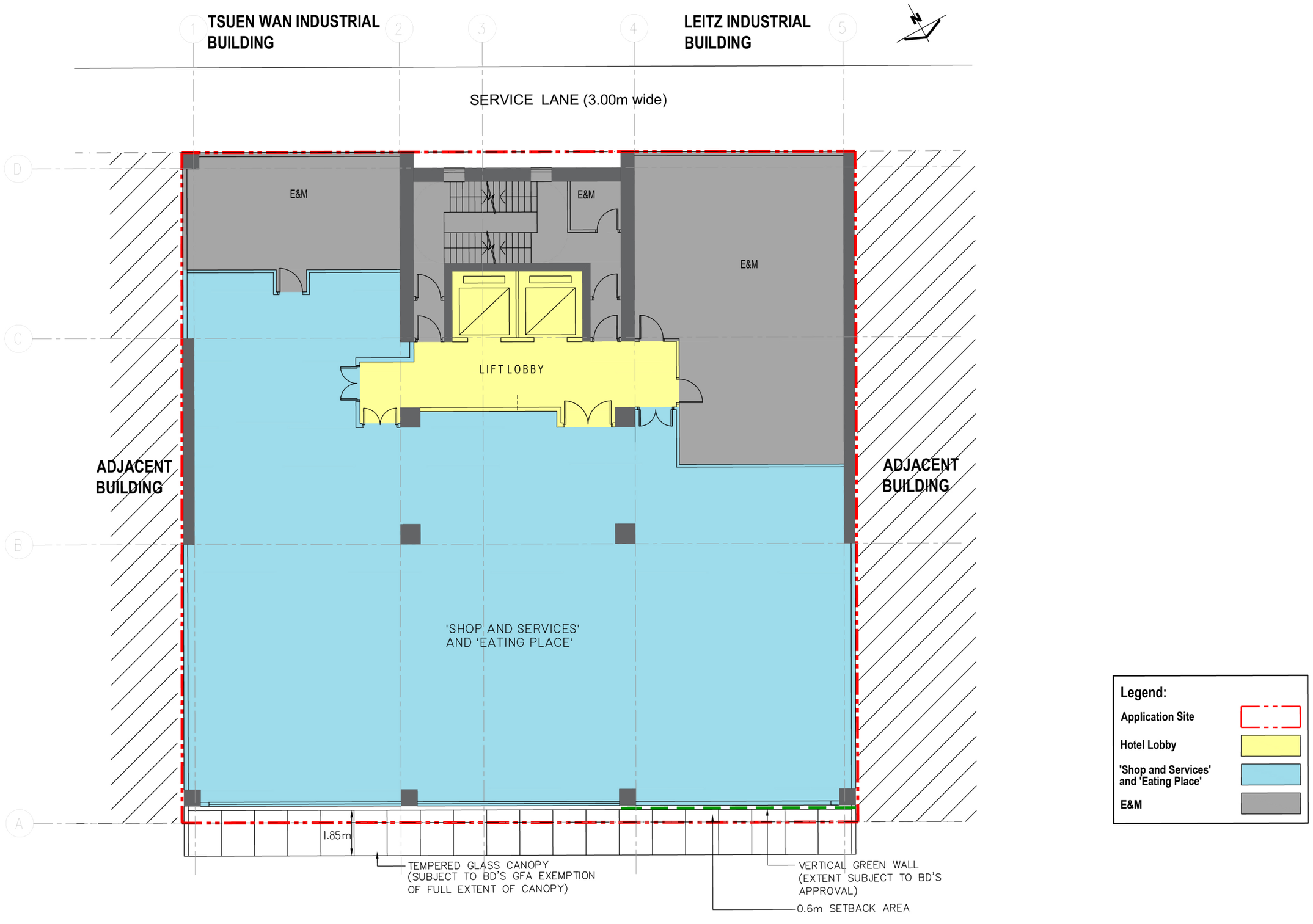


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Title

Indicative G/F Plan

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Rev	0	Date	Nov 2026
Scale		Figure	3.1

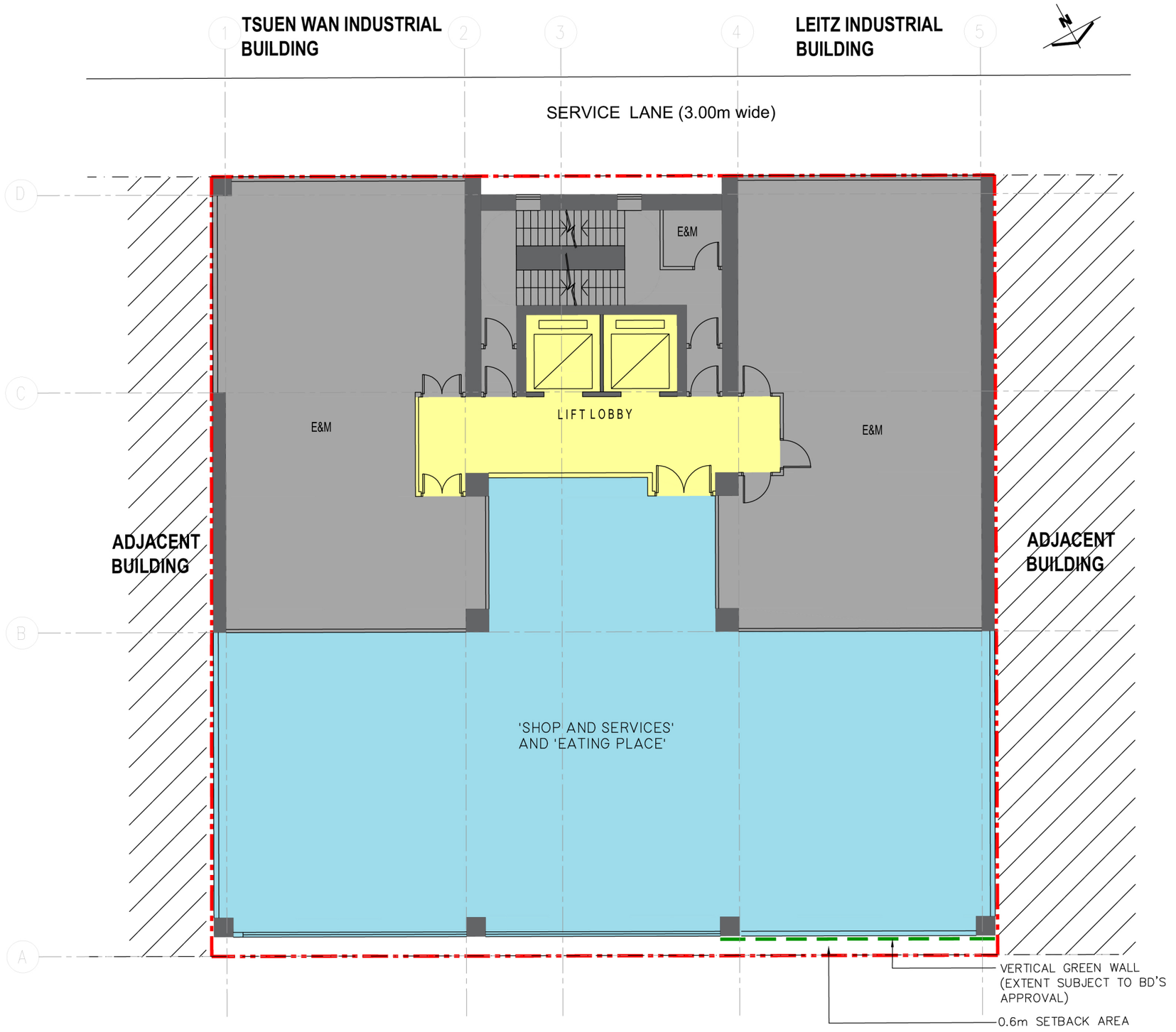


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Title

Indicative 1/F Plan

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Scale		Figure	3.2



Legend:

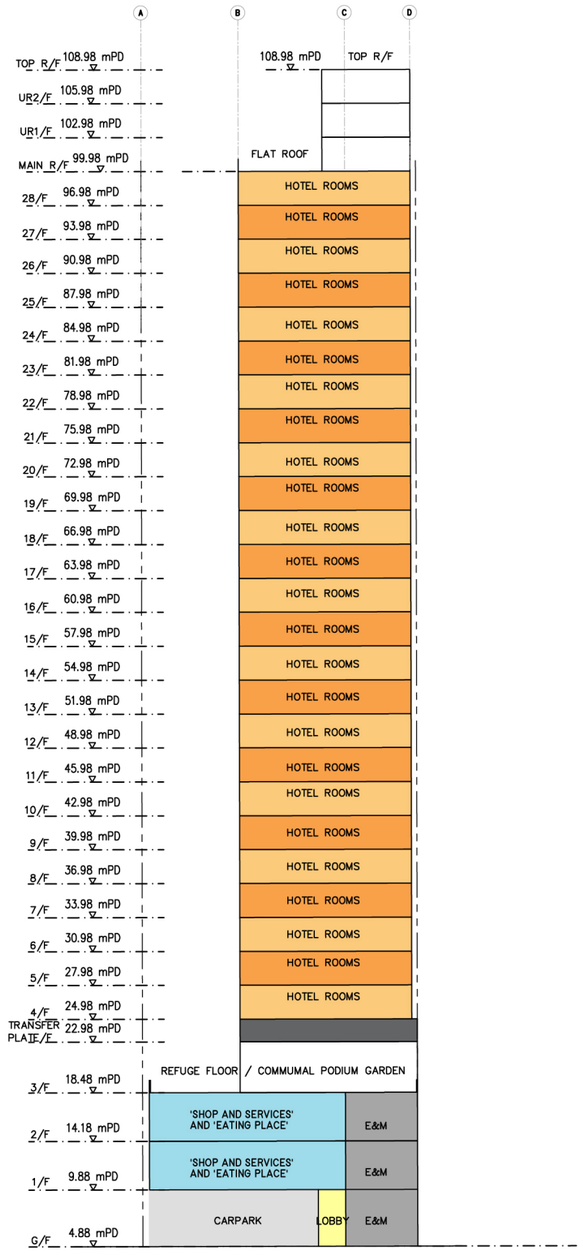
- Application Site
- Hotel Lobby
- 'Shop and Services' and 'Eating Place'
- E&M

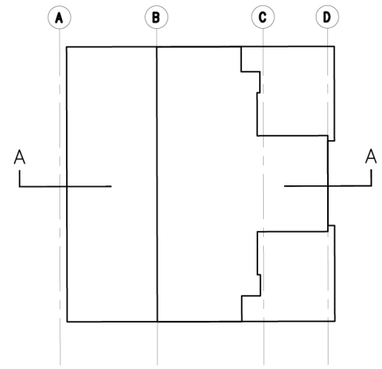
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Title

Indicative 2/F Plan

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Scale		Figure	3.3



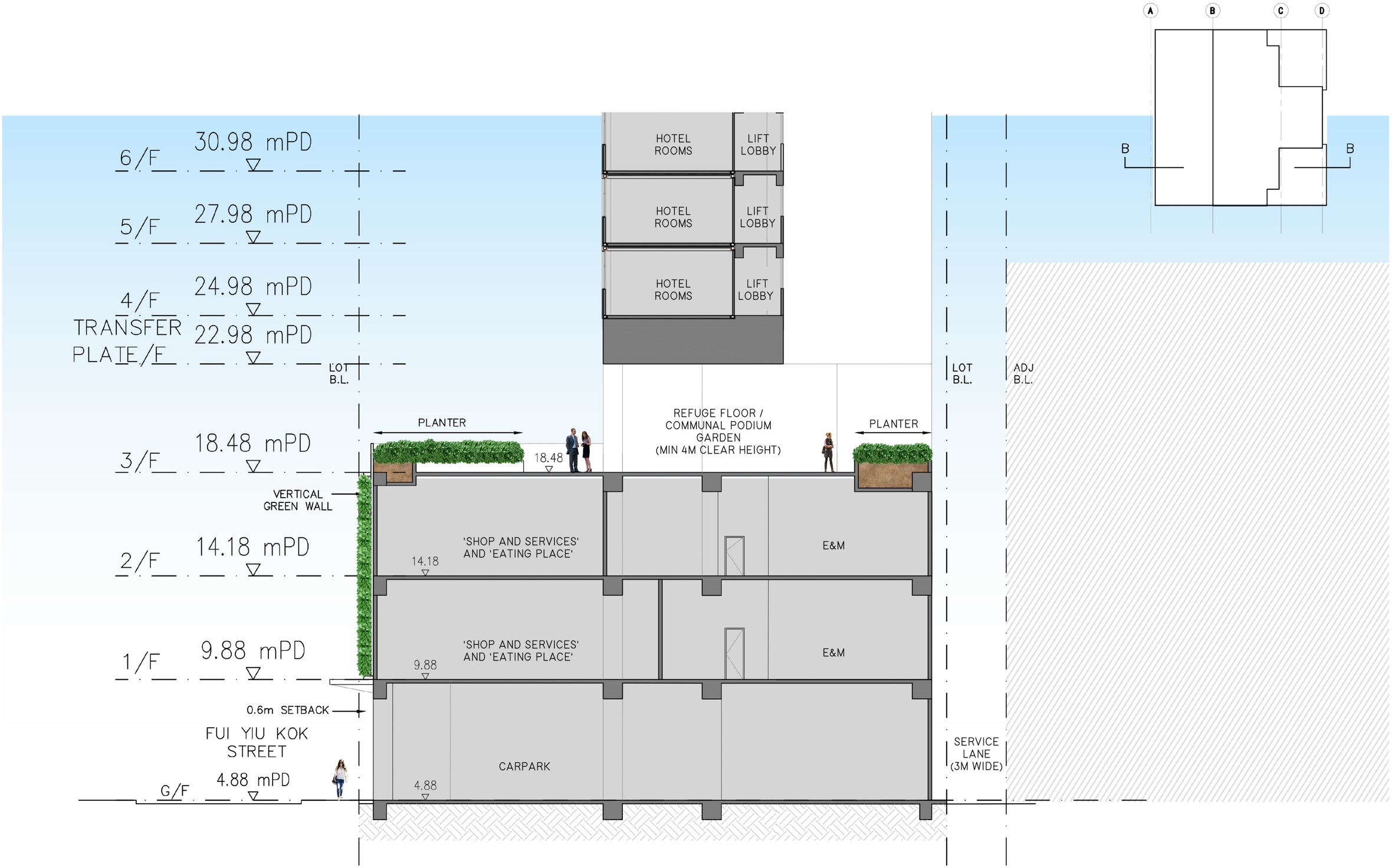


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Title

Indicative Section Plan

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Scale		Figure	3.6



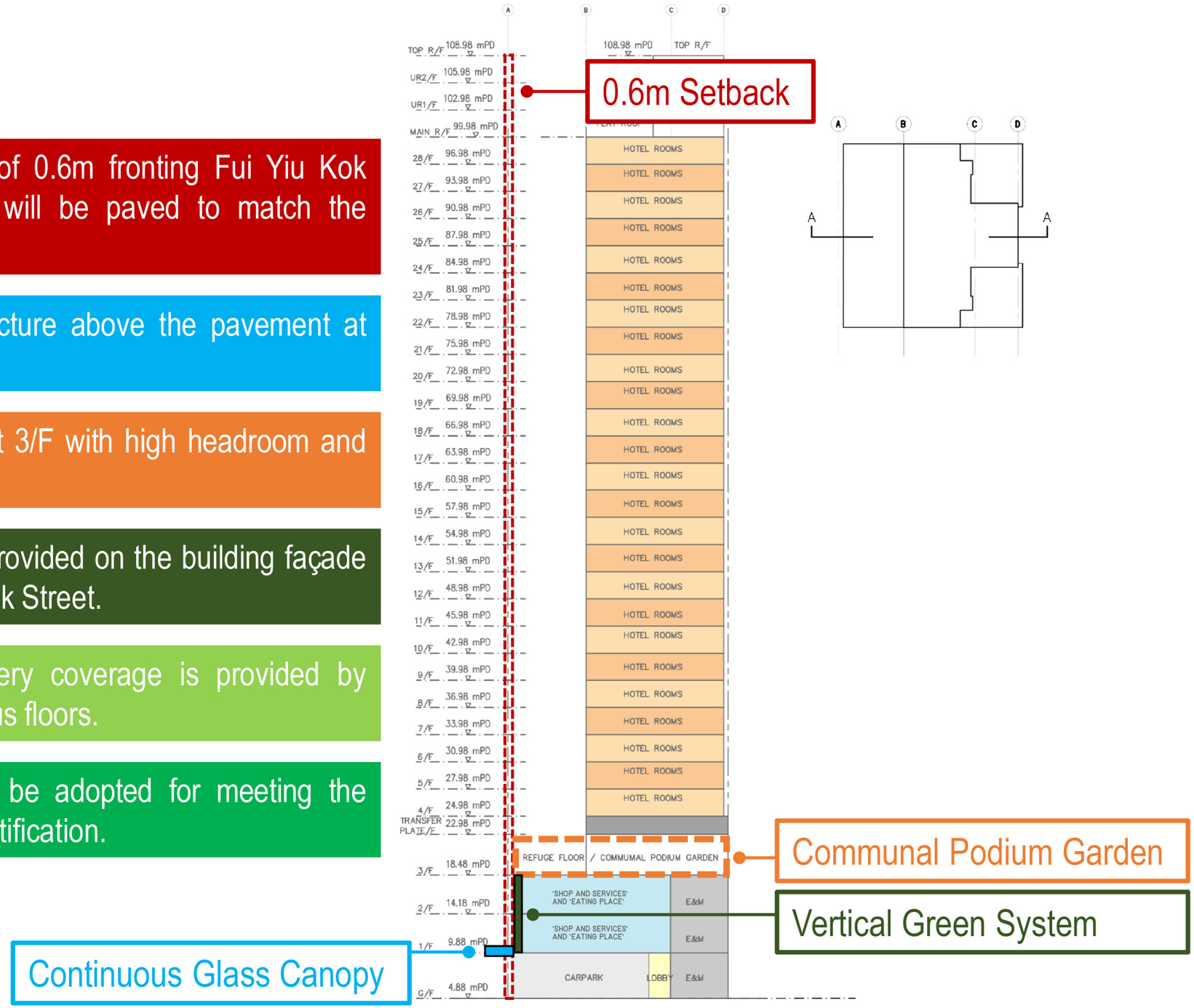
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Title

Indicative Landscape Section

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Rev	0	Date	Nov 2026
Scale		Figure	3.8

- Full height building setbacks of 0.6m fronting Fui Yiu Kok Street (setback area at G/F will be paved to match the existing public footpath).
- Continuous glass canopy structure above the pavement at G/F.
- A communal podium garden at 3/F with high headroom and planters.
- Vertical green system will be provided on the building façade of 1/F and 2/F facing Fui Yiu Kok Street.
- Not less than 20% of greenery coverage is provided by incorporating greenery at various floors.
- Green building measures will be adopted for meeting the requirements of BEAM Plus certification.



SECTION

	Title: Proposed Building and Design Merits	Checked	DH	Drawn PW
		Rev	0	Date Nov 2026
		Scale		Figure 3.11

Appendix B

Replacement Page of Traffic Impact Assessment

3.4 The coach passenger queuing area and the route to the coach layby are shown in **Figure 3.2**. Coach boarding and alighting will be guided by a hotel management staff, and prior to the operation of the turntable, the door to the car park will be locked to prevent passengers from entering the car park.

Proposed Traffic Improvement Measures for Proposed Hotel

3.5 Traffic improvement measures are proposed at the section of Fui Yiu Kok Street near the Proposed Hotel, which include the following:

- Introduce "Keep Clear" road marking at Fui Yiu Kok Street outside the Proposed Hotel run-in/out;
- Implement a 24-hour no-stopping restriction along southern kerbside from its junction of Wang Lung Street; and
- Install bollards along the footpath abutting to the Proposed Hotel, to prevent vehicles driving onto the footpath.

3.6 The proposed traffic improvement measures are shown in **Figure 3.3.**

Swept Path Analysis

3.7 The CAD-based swept path analysis programme, Autodesk Vehicle Tracking, was used to check the ease of manoeuvring of vehicles within the Proposed Hotel, and the swept path analysis drawings are found in **Appendix B**. Vehicles are found to have no manoeuvring problems.