

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/546

Applicant : World Partners Limited represented by Arup Hong Kong Limited

Site : 46-48 Pak Tin Par Street, Tsuen Wan

Site Area : About 721.59m²

Lease : Section C of Tsun Wan Inland Lot (TWIL) No. 46 (the Lot)
(a) governed by Conditions of Sale No. 5208 as varied or modified by Modification Letter dated 9.10.1972
(b) expire on 30.6.2047
(c) restricted to industrial or godown purposes or both
(d) no restrictions on gross floor area (GFA), site coverage (SC) or building height (BH)

Plan : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/39

Zoning : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) maximum plot ratio (PR) of 9.5, or the PR of the existing building, whichever is the greater
(b) maximum BH of 100 metres above Principal Datum (mPD), or the height of the existing building, whichever is the greater

Application : Proposed Hotel with Minor Relaxation of PR and BH Restrictions

1. The Proposal

1.1 The applicant seeks planning permission for development of a 28-storey hotel with minor relaxation of PR restriction from 9.5 to 11.4 (i.e. +1.9 or +20%) and BH restriction from 100mPD to 118.931mPD (i.e. +18.931m or +18.9%) at the application site (the Site) (**Plan A-1**). The Site is vacant and was previously occupied by an industrial building (IB) constructed before 1987 (pre-1987 IB¹), which was demolished in 2021². According to the Notes of the OZP for Schedule I of the “OU(B)” zone applicable to building other than industrial or industrial-office (I-O) building, ‘Hotel’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). In addition, the proposed minor relaxation

¹ The Occupation Permit (OP) for the now demolished building was issued on 14.7.1976.

² Demolition consent for the now demolished building was issued in October 2021.

of PR/BH restrictions based on individual merits may be considered by the Board on application under section 16 of the Town Planning Ordinance (the Ordinance).

1.2 The Site abuts Pak Tin Par Street along its northern boundary (**Plan A-2**). According to the applicant, to enhance pedestrian movement and streetscape, a voluntary 1m-wide full-height setback (with 1m-wide canopy thereat³) and a voluntary 2m-wide tower setback from 2/F upwards along Pak Tin Par Street will be provided (**Drawings A-1 to A-3**). The proposed development will provide about 193.1m² of greenery area (about 26.76% of the total site area), including planting at the podium and landscaped podium sky garden (**Drawings A-2 to A-5**). The applicant will seek BEAM plus certification at the detailed design stage. The proposed development is anticipated to be completed by around 2030.

1.3 Terracing podium design is proposed (**Drawing A-7**) to enhance visual permeability from street level, natural ventilation and provide sufficient headroom for vegetation growth. There would also be curved building façade design to soften building edges and enhance microclimate conditions.

1.4 Relevant floor plans, section, photomontages and proposed design merits of the proposed scheme submitted by the applicant are shown at **Drawings A-1 to A-11**. Major development parameters of the proposed scheme are as follows:

Major Development Parameters	Proposed Development
Proposed Use	‘Hotel’ Use
Site Area	About 721.59m ²
Maximum PR	Not more than 11.4 (i.e. +1.9/+20% from OZP restriction)
BH (main roof)	Not more than 118.931mPD (i.e. +18.931m/+18.9% from OZP restriction)
Non-Domestic GFA	About 8,226.126m ² ^(a) (i.e. +1,371.021m ² /+20% from OZP restriction)
No. of Storeys	28 (including 1 storey carport, 1 refuge floor and 1 podium sky garden)
No. of Rooms	About 299
SC	
• Podium (at or below 20m)	Not more than 100% ^(b)
• Tower (above 20m)	Not more than 60%
Floor-to-Floor Height	
• G/F	6.4m
• Podium floors (1/F to 3/F) and refuge floor (5/F)	4.3m to 4.75m
• Sky Garden (4/F)	6m (headroom)
• Typical floors	About 3.6m

³ The extent, height and projection of the canopy will be subject to the requirements under the Building (Planning) Regulations (B(P)R) at the detailed design stage.

Major Development Parameters	Proposed Development
Greenery Provision	About 193.1m ² (About 26.76% of total site area)
Parking Spaces <ul style="list-style-type: none"> • Private Car • Motorcycle 	3 1
Loading/ Unloading Bays (L/UL bays) <ul style="list-style-type: none"> • Light Goods Vehicle • Heavy Goods Vehicle 	1 1
Lay-bys <ul style="list-style-type: none"> • Taxi and Private Car • Single-deck Tour Bus 	2 1
Voluntary Setback along Pak Tin Par Street	Full-height setback of 1m
Provision of Canopy along Pak Tin Par Street	Along the 1m setback area

Note:

- (a) An additional GFA of 1,646m² is proposed to be disregarded (subject to the Buildings Department (BD)'s comments in detailed design stage), which includes supporting facilities not exceeding 5% of the total hotel GFA according to Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-40, green/amenity features and non-mandatory/non-essential plant rooms and services not exceeding 10% of the total hotel GFA according to PNAP APP-151, and lift shaft according to PNAP APP-89. The building bulk and technical assessments under the application have taken into account the aforesaid disregarded GFA.
- (b) The proposed podium height is 20m above ground level and the SC is not more than 100%. According to the applicant, modification to the B(P)R 20(3) which restricts the full SC of non-domestic podium would be proposed on the grounds that the increase in podium height of the proposed building would give better aesthetic or environmental effects. The applicant claims that the proposed development is of special design.

1.5 The applicant has submitted various impact assessments to demonstrate the feasibility of the proposed scheme. The traffic impact assessment (TIA) with proposed internal transport facilities including a vehicle turntable, parking and L/UL facilities as well as traffic management measures, has demonstrated that the proposed scheme will not generate adverse traffic impacts on the surrounding areas. The photomontages of the submitted visual impact assessment (VIA) have demonstrated that the proposed scheme will not generate unacceptable visual impacts (**Drawings A-8 to A-10**). Moreover, the submitted sewerage impact assessment (SIA) has demonstrated that with sewerage upgrading works, no adverse sewerage impact is anticipated.

1.6 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 15.10.2025 (Appendix I)
- (b) Consolidated Supporting Planning Statement (SPS) (Appendix Ia) received on 28.1.2026

(SPS received on 15.10.2025 as well as Further Information (FI) received on 28.11.2025* and 15.12.2025* were superseded and are attached at **Appendices Ib, Ic and Id** respectively.)

Remarks:

** accepted but not exempted from publication and recounting requirement*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in the consolidated SPS at **Appendices Ia**, which are summarised as follows:

In line with the Government’s Latest Policies

- (a) The proposed development with minor relaxation of PR restriction by 20% is in line with the revitalisation of IB Policy introduced by the Government, which seeks to encourage redevelopment of pre-1987 IBs in optimising precious land resources.
- (b) The proposed development is in line with the “Tourism is Everywhere” concept by identifying and developing tourist hotspots in all districts of Hong Kong advocated in recent Policy Addresses. It is expected that demand for hotel accommodation facilities in Hong Kong including Tsuen Wan will increase. The Site is suitable for hotel development, given its close proximity to nearby tourist attractions and its convenient location.
- (c) With various schemes proposed and implemented by the Government to attract talents and students, demand for hotels and hotel-like accommodations is expected to increase. Given the Site’s close proximity to Tsuen Wan Town Centre and its connectivity to nearby key nodes via the footbridge network (**Plan A-5**), it is a suitable location for a hotel.

In line with Planning Intention of “OU(B)” zone

- (d) The proposed development aligns with the planning intention of the “OU(B)” zone and will support the ongoing transformation of the Chai Wan Kok Industrial/Business Area (CWKIBA) into a vibrant business area.

Compatible with the BH Profile and the Surrounding Areas

- (e) Efforts have been made to minimise the proposed BH while achieving a PR of 11.4, including co-location of plant rooms and back-of-house facilities with hotel facilities on same floors and reasonable floor-to-floor height of about 3.6m for typical floors. The Site is also faced with unique site constraints, such as elongated shape of the Site, limited frontage abutting Pak Tin Par Street leading to difficulty in complying with the prescribed window requirements and the need to respect the existing right of way (ROW) (with a width of about 2.286m) enjoyed by the adjacent Goodwill Industrial Building (**Plan A-2**), therefore necessitating minor relaxation of BH restriction. The VIA has demonstrated that the increase in BH is insignificant and the overall visual impact of the proposed scheme will be ‘negligible’ when compared to the previous planning approval under application No. A/TW/529. Given the

presence of various high-rise buildings with BHs over 100mPD in CWKIBA, the Site's location away from the waterfront, its small site area and scale, the proposed development will not result in any significant adverse visual impact on the surrounding areas.

Planning and Design Merits

- (f) A voluntary 1m full-height setback along Pak Tin Par Street, featuring a continuous 1m-wide canopy, is proposed to improve pedestrian circulation and provide weather protection (**Drawings A-1 and A-2**). There is also a 2m-wide tower setback along Pak Tin Par Street for the tower portion at 2/F and above which would enhance air ventilation and visual amenity (**Drawings A-2 to A-7**).
- (g) Terracing podium design with a landscaped podium sky garden at 4/F will offer greater visual permeability, natural ventilation and thermal comfort (**Drawing A-7**). The proposed scheme also adopts curved building façade design (**Drawing A-11**), which will help soften the building edges, improve localised microclimate and reduce wind gust.

Green Building Design

- (h) The proposed development will provide about 193.1m² of greenery area (about 26.76% of the total site area), including planting areas on 1/F to 4/F with trees, shrubs and planters (**Drawings A-2 to A-5**). The applicant intends to seek BEAM Plus certification at the detailed design stage and will explore the use of recycled water for irrigation.

No Adverse Impacts

- (i) The submitted VIA, SIA and TIA have demonstrated that the proposed development will not generate adverse visual, sewerage and traffic impacts on the surrounding areas. The applicant will carry out the sewer upgrading works as identified in the SIA.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

- 4.1 To encourage owners to redevelop IBs constructed before 1987⁴, there is a policy directive set out in the Policy Address (PA) 2018 to allow relaxation of the maximum permissible non-domestic PR as specified in an OZP by up to 20% for redevelopment of pre-1987 IBs located outside “Residential” zones in Main Urban Areas and New

⁴ Pre-1987 IBs refer to those eligible IBs which were wholly or partly constructed on or before 1.3.1987, or those constructed with their GBP first submitted to the Building Authority (BA) for approval on or before the same date.

Towns into industrial/ commercial uses (the IB Policy). The relaxation of PR is subject to approval by the Board on a case-by-case basis and the maximum non-domestic PR permissible under the B(P)R shall apply⁵. The Board may approve such application subject to technical assessments confirming the feasibility in terms of infrastructure capacity, technical constraints, as well as relevant planning principles and considerations.

4.2 The IB Policy was extended twice in the PA 2021 and PA 2024, with the implementation period now extended to end-2027. Should the application be approved, the modified lease should be executed within three years after the planning permission is granted.

5. **Town Planning Board Guidelines**

The Town Planning Board Guidelines for Development within “OU(B)” Zone (TPB PG-No. 22D) promulgated in September 2007 is relevant in the following aspects:

- (a) the “OU(B)” zone has been introduced to allow maximum flexibility in the use of existing industrial and I-O buildings as well as in the development of new buildings for both commercial and clean industrial uses. The planning intention of the “OU(B)” zone is primarily for general employment uses. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same building and in existing industrial area until the whole area is transformed to cater for the new non-polluting business uses; and
- (b) for all new development, redevelopment, conversion and material change of use, adequate parking and L/UL spaces should be provided in accordance with the requirements of the Hong Kong Planning Standards and Guidelines, and all other statutory or non-statutory requirements of relevant Government departments must also be met. These include building structure, means of escape and fire safety requirements, which will be considered at the building plan submission stage.

6. **Previous Applications**

The Site is the subject of two previous applications (No. A/TW/517 and 529), both of which were made in pursuant of the IB Policy. Application No. A/TW/517 was submitted by a different applicant for minor relaxation of PR restriction from 9.832 to 11.4 for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods), which was approved with conditions by the Metro Planning Committee (the Committee) of the Board on 9.10.2020. Application No. A/TW/529 was submitted by the same applicant as the current application for minor relaxation of PR restriction from 9.832 to 11.4 and BH restriction from 100mPD to 108.305mPD for permitted office, shop and services and eating place uses, which was approved with conditions by the Committee on 28.1.2022. Both applications were approved mainly on the consideration that the proposals were in line with the IB Policy,

⁵ Under the IB Policy, any bonus floor area claimed under B(P)R 22(1) or (2) due to dedication/surrender of land for the purpose of public passage/street-widening is not to be counted towards the proposed relaxation of PR restriction by 20% for redevelopment projects. The bonus PR permitted by the BA upon formal submission of building plans is also permitted under the Notes of the “OU(B)” zone.

there were sufficient planning and design merits in the proposals and there were no adverse comment from concerned departments. Details of the previous applications are summarised in **Appendix II**.

7. Similar Applications

- 7.1 There is no similar application for hotel use within the “OU(B)” zone on the OZP.
- 7.2 In respect of applications for minor relaxation of PR and/or BH restrictions in Tsuen Wan made in pursuant of the IB Policy, the Committee has considered a total of eight applications since 2019 (**Plan A-1**). All eight applications were approved with conditions by the Committee (**Appendix III**). In consideration of these applications, the Committee generally indicated support for the IB Policy to relax the PR up to 20% as it provides incentives to encourage redevelopment of pre-1987 IBs taking account that relevant technical assessments were submitted to support the technical feasibility and there was no adverse comment from relevant Government departments.
- 7.3 Same as the current application, four of the eight applications (No. A/TW/508, 509, 518 and 522) are located in the CWKIBA, while the other four (Nos. A/TW/505, 514, 516 and 521) are located in Tsuen Wan East Industrial Area at Texaco Road (**Plan A-1**). Among the eight similar applications, except application No. A/TW/522 related to minor relaxation for both PR and BH restrictions, all the remaining seven applications were for minor relaxation of PR only. For proposed minor relaxation of BH associated with application No. A/TW/522, the applicant demonstrated that the proposed BH would not induce adverse visual impacts on the townscape; and there were sufficient planning and design merits benefiting the public, taking into account the site specific characteristics and local context, in particular the improvement to the pedestrian environment, with due regard to the requirements under the Sustainable Building Design Guidelines (SBDG) and green building design considerations.

8. The Site and its Surrounding Areas (Plans A-1 to A-6)

- 8.1 The Site is:
 - (a) currently vacant;
 - (b) abutting Pak Tin Par Street to its north and located within CWKIBA which has been undergoing transformation to business use following its rezoning to “OU(B)” zone in 2016, with eight redevelopment/wholesale conversion projects completed in the vicinity (**Plan A-2**);
 - (c) connected to other parts of Tsuen Wan by existing and proposed footbridges to its further east (**Plan A-5**); and
 - (d) well served by various modes of public transport including buses, public light buses and taxis. MTR Tsuen Wan Station is located about 800m to the east (**Plan A-5**).

8.2 The surrounding areas have the following characteristics (**Plans A-2 to A-5**):

- (a) to the immediate west, south and southeast are mainly IBs under active operation including Goodwill Industrial Building and Superluck industrial Centre Phases 1 and 2;
- (b) to the further east is an office building, namely the International Enterprise Centre 3; and
- (c) to the north across Pak Tin Par Street are also IBs including Wah Lik Industrial Centre and Wah Wai Industrial Building, as well as The Mills which underwent wholesale conversion with a variety of design, recreation, culture, shop and eating place uses.

9. Planning Intention

- 9.1 The planning intention of the “OU(B)” zone is 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 I-O buildings.
- 9.2 As stated in paragraph 7.6 of the Explanatory Statement of the OZP, to provide incentive for developments/redevelopments with planning and design merits and to cater for circumstances with specific site constraints, minor relaxation of BH restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
 - (a) amalgamating smaller sites for achieving better urban design and local area improvement;
 - (b) accommodating the bonus PR granted under the Buildings Ordinance (BO) in relation to surrender/dedication of land/area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible PR under the OZP; and
 - (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.

10. Comments from Relevant Government Bureaux / Departments (B/Ds)

10.1 The following Government B/Ds have been consulted and their views on the application are summarised as follows:

Policy Perspective

10.1.1 Comments of the Secretary for Development (SDEV):

- (a) she supports the application in principle, subject to compliance with all relevant requirements under the current revitalisation scheme, as the development proposal is in line with the current policy to encourage redevelopment of aged IBs;
- (b) it is Government's policy to incentivise owners to redevelop old IBs to optimise utilisation of the existing industrial stock and make better use of valuable land resources, while addressing more effectively the issues of fire safety and non-compliant uses. To this end, relaxation of the maximum permissible non-domestic PR by up to 20% may be permitted, on a case-by-case basis, under the current revitalisation scheme (which will last until the end of 2027) for redevelopment of pre-1987 IBs located outside residential zones in Main Urban Areas and New Towns;
- (c) the landowner of a site which was occupied by a pre-1987 IB immediately before its present vacancy is also eligible and welcome for applying for the relaxation of PR under the current revitalisation scheme, if the applicant may demonstrate strong justifications for the proposed use(s)/development and comply with relevant requirements under the revitalisation scheme, and also subject to departments' assessments of technical feasibility and planning parameters; and
- (d) the Government has adopted a multi-pronged approach to optimise the use of existing land for meeting various development needs of the community, and the hotel development proposal is in line with the planning intention of the "OU(B)" zone. In addition, subject to advice of the policy holder of tourism development, the provision of a new supply source of hotel rooms at the Site may be in line with the directive in PA 2025 to "enhance the development of tourism products and initiatives with local and international characteristics, realising the motif of 'tourism is everywhere'", and hence worthy of support from the perspective of optimising the use of the Site for promoting tourism development.

Tourism Perspective

10.1.2 Comments of the Commissioner for Tourism (C for Tourism):

she supports the application which will provide new and more hotel rooms and facilities to offer additional accommodation options to visitors and enhance the tourism offering of Hong Kong. She considers that to support

and sustain the growing momentum of the tourism industry and maintain the city's attractiveness to visitors, a stable and sufficient supply of hotel rooms is very important.

Land Administration

10.1.3 Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing (DLO/TW&KT) and the Chief Estate Surveyor/Development Control (CES/DC), Lands Department (LandsD):

- (a) the Site comprises the Lot which is governed by Conditions of Sale No. 5208 as varied or modified by a Modification Letter dated 9.10.1972 with the lease term expiring on 30.6.2047. The Lot is restricted to industrial or godown purposes or both. Adequate space shall be provided within the Lot for the parking of motor vehicles to the satisfaction of the then Director of Public Works. There is no GFA, SC or BH restrictions under lease governing the Lot;
- (b) the proposed hotel development does not comply with the existing lease conditions. If planning approval is given by the Board, the lot owner is required to apply to her department for a lease modification for the implementation of the proposed development. Upon receipt of the lease modification application, it would be considered by her department acting in the capacity as the landlord at its sole discretion. There is no guarantee that the application, if received by her department, will be approved;
- (c) according to the latest Assignment dated 1.4.2021 registered in the Land Registry by Memorial No. 21042302200018, the sale transaction of the Lot was subject to certain exceptions and reservations of rights unto the adjoining section lots, which include the ROW within the Lot and the right to the common use of the Septic Tank and the Transformer Room erected on the Lot to other portions of TWIL 46. The said exceptions and reservations of rights are not land lease requirement but private contractual requirements. The applicant should address such private contractual requirements amongst the concerned land owners for implementation of the proposed development;
- (d) in the event that the lease modification application is approved, it will be subject to such terms and conditions as the Government shall see fit, including among others, the 5-year time limit for completion of the redevelopment, payment of full premium and administrative fee and other conditions applicable to 2018 IBs revitalisation measures. Under the 2018 IB revitalisation measure for redevelopment, the lease modification shall be executed no later than 3 years from the date of the Board's approval letter; and
- (e) her detailed and advisory comments are at **Appendix IV**.

Traffic

10.1.4 Comments of the Commissioner for Transport (C for T):

- (a) she has no comment on the application from traffic engineering perspective; and
- (b) her detailed and advisory comments are at **Appendix IV**.

Environment

10.1.5 Comments of the Director of Environment Protection (DEP):

- (a) he has no objection to the application subject to the imposition of an approval condition requiring the implementation of the local sewerage upgrading / sewerage connection works as recommended in the accepted SIA report;
- (b) in view of the past use with a transformer room at ground level, land contamination assessment had been conducted under the approval condition of the previous application No. A/TW/529. The approval condition was complied with, with no land contamination identified. The finding is relevant for reference in the current application involving the same site; and
- (c) it is noted that the proposed hotel will provide 299 guest rooms in sewerered area. Hotel developments are normally provided with central air conditioning system and the applicant / Authorised Persons should be able to select proper location for fresh air intake during detailed design stage to avoid exposing future occupants under unacceptable environmental nuisances / impacts.

Urban Design and Landscape

10.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) she has no comment on the application from urban design, visual, air ventilation and landscape planning perspectives, and her advisory comments are at **Appendix IV**;

Urban Design and Visual Aspects

- (b) the Site is located amidst a cluster of IBs within “OU(B)” zone. As per the applicant’s VIA, while the proposed development of 118.931mPD may result in slight visual obstruction from some viewing points (**Drawings A-8 to A-10**), it would unlikely induce significant adverse effects on the visual character of the townscape; and
- (c) the proposed development has incorporated various design measures including (i) 1m-wide voluntary full-height setback and 2m-wide tower

setback above 2/F along Pak Tin Par Street; (ii) 1m-wide canopy above G/F along the aforesaid setback area; and (iii) terraced podium design and curved façade design along Pak Tin Par Street. Greenery on 1/F to 3/F facing Pak Tin Par Street and the ROW, as well as sky garden at 4/F will be provided. Incorporation of the aforementioned design features may promote visual interest and enhance pedestrian comfort.

Building Matters

10.1.7 Comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD):

- (a) the existing ROW serves as the means of escape for the adjoining building, i.e. Goodwill Industrial Building at 36-44 Pak Tin Par Street (**Plan A-2**). The concerned ROW should be excluded from site area for the purpose of the BO under the Regulation 23(2)(a) of the B(P)R;
- (b) it is noted that the podium height is proposed to be 20m above ground level with “not more than 100%” SC. The SC of non-domestic podium should not exceed that permitted under Regulation 20(3) of the B(P)R unless modification for relaxation of the height restriction on podium is granted in view of the functional requirements, site constraints, impact on the environment, public interest and the likelihood of abuse at building plan submission stage; and
- (c) his detailed comments are at **Appendix IV**.

Fire Safety

10.1.8 Comments of the Director of Fire Services (D of FS):

- (a) he has no comment on the application subject to provision of water supplies for firefighting and fire service installations; and
- (b) his detailed comments are at **Appendix IV**.

10.2 The following Government departments have no objection to/no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (c) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (d) Commissioner of Police;
- (e) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD);
- (f) Project Manager (West), Civil Engineering and Development Department;
- (g) Chief Officer (Licensing Authority), Home Affairs Department (HAD); and
- (h) District Officer (Tsuen Wan), HAD.

11. Public Comments Received During Statutory Publication Periods

- 11.1 During the statutory public inspection periods, a total of 13 public comments were received, including five supportive comments (**Appendix Va**) submitted by individuals and a member of the Tsuen Wan West Area Committees and eight expressing views/concerns and raising objections (**Appendix Vb**) submitted by individuals, a nearby business operator at Cheung Fung Industrial Building (to the northwest of the Site) and the property management company for the adjoining Goodwill Industrial Building (to the immediate west of the Site) (**Plan A-2**).
- 11.2 The major grounds of the five supportive comments (**Appendix Va**) are that the proposed development will bring vibrancy to the surrounding areas with greening facilities and benefit the wider community.
- 11.3 The major grounds of the eight comments expressing views/concerns and raising objections (**Appendix Vb**) are as follows:
 - (a) the potential benefits from the proposed landscaping are minimal;
 - (b) the proposed development intensity is too high and the loss of sky view will be detrimental to the mental health of the wider public;
 - (c) the proposed development will attract tourist footfall and traffic to the area (with associated noise/air pollution and pedestrian safety hazards) and worsen traffic congestion/obstruct the movement of emergency vehicles at Pak Tin Par Street;
 - (d) there will be wall effect and adverse visual/air ventilation impacts on the area; and
 - (e) the property management company opines that the westernmost part of the Site also serves as an emergency passageway for the adjacent Goodwill Industrial Building and should not be obstructed (**Plan A-2**).

12. Planning Considerations and Assessments

- 12.1 The application is for a proposed 28-storey hotel with minor relaxation of PR restriction from 9.5 to 11.4 (i.e. +1.9 or +20%) and BH restriction from 100mPD to 118.931mPD (i.e. +18.931m or +18.9%) at the Site. The proposed minor relaxation of PR restriction is made in pursuant of the IB Policy.

Planning Intention and Land Use Compatibility

- 12.2 The Site is situated amidst the CWKIBA in Tsuen Wan, which is undergoing transformation from a traditional industrial area into an emerging business/commercial area. There have been various completed wholesale conversion and redevelopment projects for non-industrial/non-polluting industrial uses in the surrounding areas (**Plan A-2**). The proposed hotel development is considered generally in line with the planning intention of the “OU(B)” zone for general business uses and will help spur the transformation of the CWKIBA. The proposed hotel use is also considered not incompatible with the surrounding land uses along

Pak Tin Par Street, which is characterised by a mixture of traditional industrial/I-O buildings, newer commercial/office developments and a design/cultural hub (The Mills) (**Plan A-2**). The proposal is generally in line with TPB PG-No. 22D in that it is not incompatible with the surrounding land uses and would help transform the area.

Policy Aspect

12.3 The Site was previously occupied by a pre-1987 IB and hence is eligible under the IB Policy for relaxation of non-domestic PR by up to 20%. SDEV supports the application as the proposed hotel development is in line with the IB Policy which seeks to encourage redevelopment of aged IBs and is also in line with the “OU(B)” zoning. C for Tourism also supports the application as the proposal will provide new and more hotel rooms and facilities to offer additional accommodation options to visitors and enhance the tourism offering of Hong Kong.

Minor Relaxation of PR Restriction

12.4 The proposed minor relaxation of PR from 9.5 to 11.4 (i.e. +20%) generally follows the IB Policy. In support of the application, the applicant has submitted TIA and SIA (which recommended sewerage upgrading works be carried out) to demonstrate that the proposed development will not cause adverse traffic and sewerage impacts on the surrounding areas. In this regard, C for T, DEP and CE/MS, DSD have no in-principle objection to the application. Other relevant Government departments consulted including D of FS and CHE/NTW, HyD have no objection to/no comment on the application.

Minor Relaxation of BH Restriction

12.5 According to the applicant, various site constraints (such as the elongated shape of the Site, limited street frontage abutting Pak Tin Par Street and the need to respect the existing ROW with the adjacent Goodwill Industrial Building), the incorporation of the proposed planning gain of a 1m-wide voluntary full-height setback from Pak Tin Par Street and prevailing green building design features (such as the landscaped podium garden on 4/F with 6m headroom) and the nature of the proposed hotel use (where various back-of-house features may be disregarded from GFA calculation) have necessitated the need for minor relaxation of BH restriction from 100mPD to 118.931mPD (i.e. +18.9%) in order to accommodate the PR of 11.4 as allowed under the IB Policy. Taking into account the aforesaid reasons and the proposed SC (at about 60% of the proposed scheme) and floor-to-floor height of the typical floors (about 3.6m)⁶, the proposed BH is considered not unreasonable.

12.6 The Site is situated within CWKIBA where the BHs of the existing buildings within the “OU(B)” zone range from about 16mPD to 181mPD (**Plan A-6**). Given the site context and judging from the photomontages of the submitted VIA (**Drawings A-8 to A-10**), CTP/UD&L, PlanD considers that the proposed development with a BH of about 118.931mPD would unlikely induce adverse visual and air ventilation impacts on the surrounding areas. CA/ASC, ArchSD also has no comment on the

⁶ The proposed floor-to-floor height of about 3.6m is considered reasonable as compared to that of other existing hotels in “OU(B)” zones in Kowloon which generally range from 3.15m to 3.6m.

application from architectural perspective. In view of the above, the proposed minor relaxation of BH restriction from 100mPD to 118.931mPD (i.e. +18.931m or +18.9%) is considered not unacceptable.

Planning and Design Merits

12.7 The applicant has proposed a voluntary 1m-wide full-height setback from Pak Tin Par Street together with a 1m-wide canopy for the purpose of improving the streetscape and weather protection. Besides, a 2m-wide tower setback above 2/F, terracing podium design, planting areas at 1/F to 4/F, landscaped podium garden at 4/F, as well as curved building edges/façade are also proposed (**Drawing A-11**). CTP/UD&L, PlanD considers the aforesaid design measures may help promote visual interest and enhance pedestrian comfort. Through incorporation of the proposed planning and design merits as mentioned above, the proposed scheme generally meets the relevant criteria for considering applications for minor relaxation of BH restriction as mentioned in paragraphs 9.2 above, particularly in regards to promoting a better streetscape and improving the amenity of the locality.

Previous and Similar Applications

12.8 The Site is the subject of two previous applications (No. A/TW/517 and 529) made in pursuant of the IB Policy. Both applications were for minor relaxation of PR from 9.5 to 11.4, with the latter application also seeking to relax the BH restriction from 100mPD to 108.835mPD as mentioned in paragraph 6. Both applications were approved by the Committee mainly on the consideration that the proposals were in line with the IB Policy, there were sufficient planning and design merits and there were no adverse comment from concerned departments. Besides, the Committee has also approved eight similar applications for proposed minor relaxation of PR (with or without relaxation of BH restrictions) made in pursuant of the IB Policy within the same OZP. Overall, approval of the current application is generally in line with the Committee's previous decisions.

Public Comments

12.9 Regarding the adverse public comments (**Appendix Vb**), the planning assessments, the applicant's justifications and the comments of the relevant Government B/Ds above are relevant. As for the concern on the ROW for the adjacent Goodwill Industrial Building to the west of the Site (**Plan A-2**), DLO/TW&KT, LandsD and CBS/NTW, BD's comments in paragraphs 10.1.3(c) and 10.1.7(a) respectively are relevant, and the applicant will be reminded of such by way of advisory clauses.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 6.2.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is

commenced or the permission is renewed. The following condition of approval and advisory clauses are suggested for Members' reference:

Approval condition

the implementation of the local sewerage upgrading / sewerage connection works identified in the accepted sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of plot ratio and building height restrictions.

14. Decision Sought

14.1 The Committee is invited to consider the application and decide whether to grant or to refuse to grant permission.

14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 15.10.2025
Appendix Ia	Consolidated SPS received on 28.1.2026
Appendix Ib	SPS received on 15.10.2025
Appendix Ic	FI received on 28.11.2025
Appendix Id	FI received on 15.12.2025
Appendix II	Previous Applications
Appendix III	Similar Applications
Appendix IV	Recommended Advisory Clauses
Appendix Va and Vb	Public Comments
Drawings A-1 to A-6	Floor Plans
Drawing A-7	Section
Drawings A-8 to A-10	Photomontages
Drawing A-11	Design Merits
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3 and A-4	Site Photos

Plan A-5

Plan A-6

Pedestrian Access Network

Building Heights in CWKIBA

PLANNING DEPARTMENT

FEBRUARY 2026