

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/TW/20
(for 1st Deferment)

- Applicant** : Gain Concept Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lot 486 in D.D. 443 and Tsuen Wan Town Lot (TWTL) 85, Fui Yiu Kok Street, Tsuen Wan
- Site Area** : About 593m²
- Lease** : Lot 486 in D.D. 443 and TWTL 85
(a) held under New Grant No. 4335 as varied by a modification letter dated 18.4.1970 (for Lot 486 in D.D. 443) and New Grant No. 4515 (for TWTL 85)
(b) restricted to general industrial and/or godown purposes excluding offensive trades
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/41
[currently in force]

Draft Tsuen Wan OZP No. S/TW/40
[in force at the time of submission. The zoning and development restrictions for the application site remain unchanged on the current OZP]
- Zoning** : Industrial (“I”)
(a) maximum plot ratio (PR) of 9.5 or the PR of the existing building whichever is the greater
(b) maximum building height of 100 meters above Principal Datum, or the height of the existing building whichever is the greater
- Proposed Amendment** : To rezone the application site from “I” to “Other Specified Uses” annotated “Hotel Development” (“OU(Hotel)”) or “I(1)”

1. Background

On 29.6.2026, the applicant submitted the current application to rezone the application site (**Plan Z-1**) from “I” to “OU(Hotel)” or “I(1)” to facilitate a proposed hotel development. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. **Request for Deferment**

On 16.9.2026, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow additional time to prepare further information (FI) to address departmental comments (**Appendix I**).

3. **Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

4. **Decision Sought**

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter from the applicant's representative dated 16.9.2026
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2026**