


Representation Number:
TPB/R/S/H9/21 -R001

Submission Number:
TPB/R/S/H9/21 -S001

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

吳清清

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則 (請註明圖則名稱及編號)

S/H9/20

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
將前筲箕灣街市樓用地及筲箕灣街市休憩處由「政府、機構或社區」地帶改劃為「住宅(甲類)」地帶	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	自2017年始關閉的筲箕灣街市, 至今仍未有改建作其他用途, 造成該處空置多年, 故改劃為住宅(甲類)土地帶將更好地利用土地資源, 建議此住宅地帶可作公立牙科診所興建為計劃內的一部分。
把位於金華街休憩花園的一幅用地由「政府、機構或社區」地帶改劃為「休憩用地」地帶	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

☐Urgent ☐Return receipt ☐Expand Group ☐Restrict

From:

Sent:

2025-07-23 星期三 13:49:38

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

AMENDMENTS TO THE APPROVED SHAU KEI WAN OZP NO. S/H9/20

AMENDMENTS TO THE APPROVED SHAU KEI WAN OZP NO. S/H9/20

Dear TPB Members,

Item A – about 1,490m² Rezoning of a site occupied by the Former Shau Kei Wan Market (SKWM) Building and the SKWM Building Sitting-out Area from “G/IC” to “Res (Group A)7” / 1 Block – 200 Units / PR 8 / 120mPD /

STRONG OBJECTIONS

This is yet another application where the government's fiscal aspirations is depriving the community of much needed facilities.

*Other relevant government bureaux and departments (B/Ds) have also confirmed that **there is no need to reserve the site for other GIC uses***

NO NEED. MEMBERS SHOULD CHECK THE HKPSG TABLES THAT INDICATES THAT THERE IS IN FACT URGENT NEED OF ADDITIONAL FACILITIES IN THE DISTRICT. THERE HAS IN FACT BEEN A DETERIORATION IN THE PROVISION OF A NUMBER OF FACILITIES SINCE THE LAST OZP, JUST OVER ONE YEAR AGO. AND THIS DESPITE A REDUCTION IN THE PLANNED RESIDENT POPULATION.

Members should compare the HKPSG with the data provided at 19 Jan 2024 meeting.

Child Care Centre – even with planned provision will increase deficit by 3% to 47%

Community Care Services – a shocking additional increase of 7% to 45%

RCHE – the minus 230 beds has jumped to 300

Pre-school Rehabilitation Services – still ZERO provision

Day Rehabilitation and Residential Care – no improvements on the 49 and 52% deficits

Of course, SWD trots out the usual long term goal and district wide services that indicates a shocking disregard toward provision of essential services and the fact that ALL districts have the same scenario. Meanwhile any facility that has a patriotic bent is immediately accommodated and funded.

The HKPSG data erroneously indicates that there is no shortfall provision of a single Sports Centre when the planned population indicates there should be two.

"The first and second floors, previously used as market, are currently vacant, while the third and roof floors are in active use by the Leisure and Cultural Services Department (LCSD) for table tennis facilities and a children's playground"

SO NOT ONLY IS THERE NO PLAN TO ADDRESS THE DEFICIENCIES IN BASIC SERVICES, EXISTING RECREATIONAL FACILITIES ARE TO BE REMOVED,

The images confirm that the proposed development at 120mPD would be much higher and intrusive than others in the immediate district, a 100mPD and lower, and have a significant adverse ventilation and visual impact.

The visual impact from Shau Kei Wan Tram Terminus is overwhelming.

*"Besides, the site is located immediately north of Shing Wong Temple (Plan 2a), the requirement for appropriate measures can be incorporated under the lease to minimise potential adverse air quality impacts (e.g. smoke and odour) from Shing Wong Temple. These include **avoiding openable windows and fresh air intake of mechanical ventilation on lower floors from being positioned on the southern facade facing the temple.**"*

The location is not appropriate for residential development but a GIC complex would work as services that are used only at certain times of the day could be located to the south.

Item B – about 101sq.m. Rezoning of a site occupied by the Kam Wah Street Rest Garden from "G/IC" to "Open Space" ("O")

HOUSEKEEPING - SUPPORT

Item C: Or rather what should be Item C as it is effectively a rezoning.

*Opportunity has also been taken to slightly adjust zoning boundaries of two pieces of land to the immediate south of the proposed public housing development at A Kung Ngam Village from **"Green Belt"** to **"Res (Group A)6"** (about 85m²) and a piece of land from "Other Specified Uses" annotated "Comprehensive Recreational Development Area" to "R(A)6" (about 14m²) to reflect the latest extent of the proposed slope works of the public housing development as advised by CEDD (Plan 2b). Such minor adjustment of zoning boundaries would not have any material implications on the land use zonings.*

STRONGEST OBJECTION. OBJECT TO BOTH THE FURTHER REDUCTION OF 'GB' AND "CRDA" AND THE UNDERHAND WAY IN WHICH IT IS BEING CARRIED OUT. THIS REZONING IS NOT MENTIONED IN THE SCHEDULE OF AMENDMENTS SO ONLY THOSE WHO TAKE THE TIME TO READ THROUGH THE DOCUMENTS ARE AWARE OF IT.

This is a new formula to effect rezoning being introduced to the process without any public consultation or discussion on the part of members.

APPROVAL OF THIS SLEIGHT OF HAND WOULD CREATE A MOST UNDESIRABLE PRECEDENT OF NOT ONLY ENCOURAGING FURTHER DEVELOPMENT OF 'GB' DESPITE THE FACT THAT THE 2023 POLICY ADDRESS STATED:

"As we have already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plan for the time being to further use the "Green Belt" areas for large-scale development." The OZP should be rejected as the urgent need for provision of community services should be a priority. In view of the current housing market situation, with an over-supply and falling prices, there is no need to provide additional sites for developers, particularly as it discourages them from acquiring ageing buildings for redevelopment which should be the focus.

IT WOULD ALSO PROVIDE AN EXCUSE FOR DEVELOPERS TO EXTEND THEIR PROJECTS WITHOUT GOING THROUGH THE PLANNING PROCESS,

While the administration is facing fiscal headwinds, members have a duty to focus only on the planning issues and how the site can best serve the community.

Mary Mulvihill

