

**Llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

Submission Number:

TPB/R/S/I-TCV/3- S7

Representation Number:

TPB/R/S/I-TCV/3- R1

23 December 2025

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

By Hand

Dear Sir

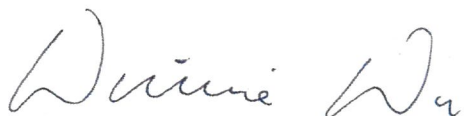
**Representation in Respect of Plan made under Section 6(1) of the Town Planning Ordinance (CAP. 131) –
Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/3**

Reference is made to the captioned plan, which was gazetted by the Town Planning Board (the Board) on 31 October 2025.

We act on behalf of Coral Ching Limited (the Representer) to submit herewith the duly completed Form No. S6 to the Board for consideration.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Ms Samantha Chuang at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Limited



Winnie Wu
Planning Director

Llewelyn-Davies
Hong Kong Limited
Authorized Signature

Encl

WW/AK/sc

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[REDACTED]

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	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*)

Coral Ching Limited

(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*)

Llewelyn-Davies Hong Kong Limited

(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)

Draft Tung Chung Valley OZP No. S/I-TCV/3

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 [^]
Amendment Item A	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Amendment Item A reflects TPB's previous decision on 2 May 2025 to partially agree to a S.12A application (No. Y/I-TCV/1) to rezone the subject site from "Residential (Group C) 2" to "Residential (Group B)" ("R(B)") to facilitate a proposed residential development with the provision of a private transport layby. The proposed development restrictions of the subject "R(B)" zone, i.e. a maximum domestic and non-domestic plot ratios of 2.1 and 0.22 respectively and maximum building heights of 50mPD, 80mPD and 100mPD, are in line with the aforesaid S.12A approval. Other appropriate planning controls, including building height profile, NBA and building setback, have also been incorporated accordingly. Relevant technical assessments have already been conducted under the aforesaid S.12A
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	application, and relevant government bureaux/ departments had no objection to or no adverse comments to the proposed rezoning, which demonstrates the technical feasibility of the proposed development.

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

就圖則作出申述
Representation Relating to Plan

Submission Number:

TPB/R/S/I-TCV/3- S1

參考編號

Reference Number:

251101-001037-42715

Representation Number:

TPB/R/S/I-TCV/3- R2

提交限期

Deadline for submission:

31/12/2025

提交日期及時間

Date and time of submission:

01/11/2025 00:10:37

「申述人」全名

Full Name of "Representer":

先生 Mr. 陳浩基

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/I-TCV/3

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
要求釐清項目啟動的具體土地門檻，並交代最新收地進展	支持 Support	在2025年5月2日的會議中，申請人Coral Ching Limited（關聯公司為新鴻基）曾坦承尚未完全收回項目範圍內所有土地。土地業權的完整整合，是任何發展計劃得以落實的最基本前提。考慮到東涌西的整體發展已進入關鍵階段，公眾有權知悉該項目的具體推進情況。本人要求申請人明確說明：是否必須達成100%的業權收購，此發展計劃方可啟動？如若不然，具體的啟動門檻是多少百分比？此外，申請人必須公開交代截至目前為止，其土地整合的最新具體進度與已成功收購的業權百分比。若申請人始終無法突破此門檻，有何具體後備方案以確保項目不會無限期拖延。
詢問政府說明對申請人的協助機制與換地意向，並防止土地長期閒置	支持 Support	如申請人未能整合土地，此優質地段會否因土地整合問題而長期閒置。參考新鴻基在藍地的用地（規劃申請編號：T/TM-LTY/8）案例，該地塊在獲批改劃後因長期閒置，最終需要政府引用《土地收回條例》收回。為避免東涌西此優質地段重蹈新鴻基過往項目的覆轍，地政總署是否有積極的機制或措施，去協助申請人解決少數餘下業權的收地問題？例如，透過換地、協商或其他行政方式，以促成整個發展計劃的完成？此外，我們注意到該區域內有約21%的政府土地。請問政府對於運用這些土地進行換地或整合以支持此發展項目的意向為何？政府是否願意積極運用這些土地資源，以換地方式協助理順業權，從而推動東涌西的整體發展？
周邊商業配套的規劃	支持 Support	目前東涌西一帶（如逸東邨及滿東邨）主要依賴東薈城及區內邨商場，商業設施已不勝負荷。申請人的規劃將帶來大量新增人口，請問對於沙咀頭附近的預留商業用地，政府及申請人有何具體發展時間表與業態規劃，以確保能滿足未來社區需求？

	我們要求新商業設施必須與住宅項目同步甚至提早落成，而非 僅依賴現有已飽和的設施。
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對圖則是否有任何擬議修訂？如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

本人為東涌居住已超過二十年，一直非常關心東涌的整體發展。對於 貴委員會正在審議 的東涌谷（毗鄰東涌西站）地段改劃申請，本人原則上表示支持。該地段地理位置優 越，背山面海，且是未來東涌西站最接近的私人住宅項目之一，其發展對提升東涌社區 活力具有積極意義。

**就圖則作出申述
Representation Relating to Plan**

Submission Number:

TPB/R/S/I-TCV/3- S4

參考編號
Reference Number: 251210-234601-96696

提交限期
Deadline for submission: 31/12/2025

提交日期及時間
Date and time of submission: 10/12/2025 23:46:01

「申述人」全名
Full Name of "Representer": 先生 Mr. Chan Ho kei

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/I-TCV/3

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
補充申請人 coral ching limited 業權一問	提供意見 Provide views	<p>於2025年5月2日的會議中，貴公司（CoralChing Limited）代表已確認，在項目範圍內僅成功收購約40%的私人土地業權。即使計入正與政府商討交換的約21.4%政府用地，總業權比例亦僅為約60%。對於如何解決餘下業權，當時貴公司僅表示『會繼續購買土地』，並未提供任何具體方案或時間表。</p> <p>鑒於此項目關係到東涌西整體發展的關鍵進度與公眾利益，本人現嚴正要求貴公司就以下三方面，向公眾作出清晰、具體及可問責的交代：</p> <p>1. 具體收地方案、法律途徑與時間表 若本次改劃申請獲批，貴公司是否有具體、具時間表的加速收地方案？請具體說明：</p> <ul style="list-style-type: none"> 貴公司認為啟動實際建築工程所需的最低業權百分比是多少？ 如未能達成100%收購，將採取何種法律與實務手段？例如： 會否啟動《土地（為重新發展而強制售賣）條例》（“強拍”）程序？就本項目地塊而言，貴公司評估的強拍申請門檻是多少（例如：80%或90%業權）？ 除了一對一談判，會否採用委託代理統籌談判、集體邀約收購等方式，以提升效率？ 為達成上述目標，有無分階段、量化的收地時間表（例如：未來12個月、24個月內，目標收購至多少百分比）？

		<p>2. 風險評估、爭議處理與後備方案 收地過程必然伴隨價格爭議、業主拒售甚至法律訴訟等風險。貴公司：</p> <ul style="list-style-type: none"> · 有何具體的風險評估及爭議處理機制？ · 若長期無法突破關鍵業權門檻（例如：在設定期限內無法達到啟動強拍或發展的門檻），有無確切的後備計劃？例如：是否已規劃調整發展範圍、分期實施，或已有與政府協商替代用地的預案？ <p>3. 對公眾承諾的履行信心與項目時間表 貴公司曾公開承諾目標於2030年完成該樓盤。</p> <ul style="list-style-type: none"> · 以目前僅約60%業權的進度，貴公司是否仍有充分信心兌現此“2030年完工”的承諾？ · 若收地進度持續延後，貴公司是否接受需要調整並公開更新項目時間表？公眾有權知悉實情，以避免土地資源因規劃空談而長期閒置，影響社區發展。
政府會否在改劃條款中加入時限？	提供意見 Provide views	<p>鑒於過往不少私人發展項目在獲批改劃後，因土地整合困難等問題而長期拖延，導致規劃落空，嚴重影響社區發展進程。本次東涌西項目位於極具戰略價值的地鐵沿線，其土地價值與公共交通效益極高，若長期空置或拖延，將是對公共資源的重大浪費。</p> <p>為確保此珍貴土地資源得到有效運用，避免公眾利益受損，本人現要求政府就以下關鍵問題作出清晰回應：</p> <p>1. 有否設定具約束力的「發展時限條款」（日落條款）？ 在批准此項目的改劃申請時，政府有否在規劃許可或土地契約中，明確附加具法律約束力的「發展時限條款」（即「日落條款」）？具體而言，是否規定了發展商必須在獲批後的特定期限內（例如：36或48個月內），達成完成土地整合並提交建築圖則等關鍵法定程序？若發展商未能如期履行，該規劃許可是否會自動失效，或必須收回並重新審批，以防止規劃許可被無限期擱置？</p> <p>2. 若無時限條款，現行機制如何保障效率與問責？ 倘若並未設立此類強制性時限條款，在當前發展商土地整合進度明顯遲緩（業權比例仍低）的情況下：</p> <ul style="list-style-type: none"> · 政府將依賴何種具體機制，以確保項目不會無限期拖延？ · 如何向公眾證明，現行監管框架足以有效防止這幅地鐵用地陷入長期閒置，並保障東涌西的整體發展時程不受影響？」
<p>對圖則是否有任何擬議修訂？如有的話，請註明詳情。 Any proposed amendments to the plan? If yes, please specify the details.</p> <p>鑒於申請人 CoralChing Limited 及其關聯公司新鴻基，曾在會議上公開承諾目標於2030年完成該樓盤，而目前改劃申請亦已進入關鍵階段，業權整合卻遠未完成。在土地業權這一根本問題未解決前，任何規劃設計都只能是空談。</p> <p>因此，基於公眾的絕對知情權與項目能否落實的迫切關注，本人現嚴正要求申請人CoralChing Limited 及其關聯公司新鴻基，必須向公眾清晰、詳細地交代一份具約束力的業權整合方案，當中必須包括具體的時間表、階段目標與後備方案，以證明其方案的可行性。</p>		

就圖則作出申述
Representation Relating to Plan

Submission Number:

TPB/R/S/I-TCV/3- S2

參考編號
Reference Number:

251113-022533-98157

Representation Number:

TPB/R/S/I-TCV/3- R3

提交限期
Deadline for submission:

31/12/2025

提交日期及時間
Date and time of submission:

13/11/2025 02:25:33

「申述人」全名
Full Name of "Representer":

先生 Mr. Chan sing kwong

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/I-TCV/3

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
東涌西商業配套	支持 Support	東涌西將來規劃有大量人口，滿東邨在擴展，逸東邨又已經人口眾多，加上東涌西日後其他公共屋村落成，應該需要一個購物中心。留意到猴王廟前面的商業用地，現在有落成時間表，規劃署都有時間表。本人明白而家仲係做地基工程，如果可以早點規劃落成時間對將來東涌西市民生活有很大幫助，如果商業配套未能跟上人口增長，將來會像早期東涌和屯門的情況。
收地最新情況和收地方法	提供意見 Provide views	現在收地的最新情況？現實中農地業權複雜，申請人要完全收業權有高難度，政府會不會用強制收地條例？但如果這樣會損害小業主的權利嗎？
成功改劃後有動工限期嗎？	提供意見 Provide views	任何規劃都應該有一個時限，不是無了期，東涌西站在2029年落成，如果改劃的地段和猴王廟附近的商業地，可以同步或差不多時間完成是最好的效果，但如果申請人，一直也未能動工，處方有備注會有再改劃的備案寫在改畫條例上嗎？

對圖則是否有任何擬議修訂？如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

本人十分支持這改劃，因為可以給東涌本區的居民有向上流的機會，從而釋放更多的公營房屋，及有需要的市民。

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

251113-232421-84168

提交限期

Deadline for submission:

31/12/2025

提交日期及時間

Date and time of submission:

13/11/2025 23:24:21

「申述人」全名

Full Name of "Representer":

先生 Mr. Chan sing kwong

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates: S/I-TCV/3

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
申請人 CORAL CHING LIMITED 現在收地的最新情況和收地方法	支持 Support	現在Coral ching limited 和新鴻基 在改劃地的收地最新情況? 現實中農地業權複雜, 申請人要完全收業權有高難度, 政府會不會用強制收地條例? 但如果這樣會損害小業主的權益嗎?
申請人Coral ching limited 成功改劃東涌谷地段做住宅乙地後, 有否動工期限?	支持 Support	任何規劃都應該有一個時限, 不是無了期, 東涌西站在2029年落成, 如果申請人在改劃乙類地成功後, 如果申請人, 一直也未能動工, 處方有條文會有再改劃的備案寫在改劃條例上嗎?
東涌西沙咀頭商業用地規劃	支持 Support	東涌西將來有大量人口, 逸東邨已經人口眾多, 滿東邨在擴展, 將來有更多屋邨落成, 東涌西沙咀頭商業用地是有迫切性規劃, 本人明白現在是基建期, 但希望地政處或有關部門可以給出一個明確的目標日子或方案給東涌西的居民規劃方向。

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

本人十分支持coral ching limited改劃, 因為可以給東涌本區的居民有向上流的機會, 從而釋放更多的公營房屋, 及有需要的市民。

就圖則作出申述
Representation Relating to Plan

Submission Number:
 TPB/R/S/I-TCV/3- S3

參考編號
Reference Number: 251204-234812-28324

Representation Number:
 TPB/R/S/I-TCV/3- R4

提交限期
Deadline for submission: 31/12/2025

提交日期及時間
Date and time of submission: 04/12/2025 23:48:12

「申述人」全名
Full Name of "Representer": 先生 Mr. Chan Ho yuen stephen

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/I-TCV/3

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
詢問 Coral Ching limited 申請人業權問題	支持 Support	<p>第一問：申請人與新鴻基之關係及其項目土地控制狀況在2025年5月2日的會議中，申請人「Coral Ching Limited」曾表示與新鴻基地產有關聯。為確保公眾對此項目落實能力的信心，請申請人明確說明：</p> <ol style="list-style-type: none"> 1. 在本次改劃申請中，貴公司與新鴻基的具體關係為何？ 2. 若貴公司為新鴻基的關聯公司，新鴻基「會否」在資金、技術或項目推進上提供實質支持？ 3. 此外，據五月文件所示，Coral Ching Limited 現時擁有約四成業權。若新鴻基為背後關聯方，請問新鴻基本身是否直接或間接持有該項目範圍內的其他業權？如有，其持有比例為何？該部分業權是否已計算在已知的四成之內？另外，請提供Coral Ching Limited最新的業權表。 <p>本人提出此問，是因為若缺乏足夠財力、執行力及實際土地控制能力，任何改劃建議都可能淪為「紙上談兵」，最終浪費寶貴的土地資源與公眾期待。若新鴻基確實擁有更多業權，將有助於公眾對項目整體土地整合進度與成功落實，建立更明確的信心。</p> <p>第二問：土地整合進展、啟動門檻與後續法律途徑 在五月會議中，申請人Coral Ching Limited 表示目標於2030年建成項目，但同時透露目前僅擁有約四成業權，約兩成為政府土地，餘下四成仍在協商。如今已準備進入2026年，本人有以下具體疑問：</p>

1. 時間信心與啟動門檻：鑑於土地整合進度，申請人是否仍有信心在2030年完成項目？若否，最新預計的項目時間表為何？此外，請明確說明項目動工所需的最低業權比例（即「啟動門檻」）。
2. 未達100%收購的後備方案：若最終仍無法透過協商收購全部業權，貴公司將根據甚麼方法處理餘下業權？特別是：
 - 會否考慮根據《土地（為重新發展而強制售賣）條例》申請強制拍賣？若會，貴公司預計何時啟動此程序，以及該條例所要求的最低業權比例（現時一般為90%）是否正是貴公司所指的「啟動門檻」？
 - 貴公司會否促請政府引用《土地收回條例》，以「公眾利益」為由收回餘下土地？貴公司是否已就此與政府進行討論？
3. 政府土地處理：關於範圍內約兩成的政府土地，請問：
 - 換地協商目前進展如何？
 - 政府啟動換地的具體條件為何？例如，是否要求申請人先達到一定的私人業權收購門檻？
 - 政府可否考慮同步推進換地程序，而非待私人業權完全整合後才啟動，以避免不必要的時間延誤？

土地資源屬重大公眾利益，公眾絕對有知情權了解項目成敗的關鍵數據。為此，本人要求申請人 Coral Ching Limited 務必就以上問題作出清晰、具體及實質的交代，而非僅提供原則性表述。

第三問：規劃許可的發展期限（日落條款）與資源保障
 若本次Coral Ching Limited 改劃申請最終獲批，請問規劃許可會否附帶明確的「發展期限」（即「日落條款」）？具體而言，是否會規定申請人須在指定年限內（例如，獲批後3至5年內）完成土地整合並啟動實質建筑工程？若期限屆滿而項目仍未啟動，會否重新審視或撤銷該改劃許可？

本人提出此問，是因為香港毗鄰鐵路的土地資源極為珍貴。若項目成功改劃後，卻因土地整合問題而長期無法動工，無疑是對稀缺公共資源的浪費。設立發展期限，有助於督促申請人積極推進項目，並在其無法落實時釋放土地資源作其他規劃用途，保障整體公眾利益。

最後，本人深信，透明的資訊是公眾監督與理性討論的基礎。上述問題均關乎項目可行性與公眾資源的有效運用，懇請委員會正視並敦促相關方面作出具實質內容的回應，以履行對公眾的問責。

對圖則是否有任何擬議修訂？如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

--

就圖則作出申述**Representation Relating to Plan****Submission Number:**

TPB/R/S/I-TCV/3- S5

參考編號

Reference Number:

251220-000825-55855

提交限期

Deadline for submission:

31/12/2025

提交日期及時間

Date and time of submission:

20/12/2025 00:08:25

「申述人」全名

Full Name of "Representer":

先生 Mr. Chan Ho Yuen stephen

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates: S/I-TCV/3

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
要求申請人Coral Ching Limited 補充Landholding資料	提供意見 Provide views	<p>關於第763次（日期：2025年5月11日）會議記錄附件第568頁所載的「土地持有圖」，現有分類僅包含「申請人持有地塊」及「待收購地塊」。然而，根據2025年5月2日會議上申請人代表的說明，部分土地業權雖已完成購買程序，但因行政流程尚未完成過戶登記，故未能在現有文件中如實反映。</p> <p>此資訊缺口導致公眾無法知悉業權整合的實際進度，亦削弱了規劃申請的透明度。為確保公眾諮詢所依據的資訊完整、準確且為最新，本人謹此要求申請方必須在本次諮詢文件中，以補充資料或更新圖表的方式，清晰交代截至2025年12月31日的最新業權狀況。</p> <p>具體而言，「土地持有圖」中應增設「已購待過戶地塊」類別，並列明相關土地的具體數目與位置，使公眾能基於充分的資訊參與諮詢。</p>

對圖則是否有任何擬議修訂？如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

就圖則作出申述**Representation Relating to Plan**

參考編號

Reference Number:

251228-005319-67664

Submission Number:

TPB/R/S/I-TCV/3- S8

提交限期

Deadline for submission:

31/12/2025

提交日期及時間

Date and time of submission:

28/12/2025 00:53:19

「申述人」全名

Full Name of "Representer":

先生 Mr. Chan Ho Yuen stephen

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates: S/I-TCV/3

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
補充申請人 coral ching limited landholding 一事	支持 Support	<p>鑒於目前「土地持有圖」僅以顏色區分（例如5月2日發布之版本），公眾實難精準了解申請人實際的土地持有比例與交易進度。</p> <p>為此，建議進一步完善圖例與標註方式，包括：</p> <ol style="list-style-type: none">1. 增設「已購待過戶」狀態類別；2. 於相關地塊上明確標示其實際持有百分比。 <p>此舉將有助於提升資訊透明度，使公眾與相關單位能更清楚掌握土地權屬的完整情況。</p>
支持申報人 coral ching limited 改劃一事	支持 Support	<p>Coral Ching Limited 於東涌谷的改劃申請，已就交通、環境、噪音及保育等範疇作全面評估，並在規劃上作出相應調整。此發展不僅能為東涌西居民提供上流機會、加快公屋流轉，亦因鄰近預計2029年啟用的東涌西站，具備興建私樓的優越條件。綜上所述，本改劃方案實為平衡發展與社區利益的合適選項，值得支持。</p>

對圖則是否有任何擬議修訂？如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:

TPB/R/S/I-TCV/3- S9

tpbpd/PLAND

寄件者: EAP KFBG [REDACTED]
寄件日期: 2025年12月29日星期一 21:36
收件者: tpbpd/PLAND
主旨: KFBG's representation relating to draft plan S/I-TCV/3
附件: 251229 KFBG's representation relating to draft plan S_I-TCV_3.pdf
類別: Internet Email

Representation Number:

TPB/R/S/I-TCV/3- R5

Dear Sir/ Madam,

Attached please see KFBG's representation relating to draft plan S/I-TCV/3.

Representer: Kadoorie Farm and Botanic Garden

Representer's representative: Mr. NIP Hin Ming

HKID: [REDACTED]

Please do not disclose the above personal particulars to irrelevant persons.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

29th December, 2025.

By email only

Dear Sir/ Madam,

KFBG's representation relating to draft plan S/I-TCV/3

1. We refer to the captioned.
2. We would like to formally convey our support for the proposed amendment 'Item B1'.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:

TPB/R/S/I-TCV/3- S6

tpbpd/PLAND

寄件者: henry [REDACTED]
寄件日期: 2025年12月22日星期一 15:00
收件者: tpbpd/PLAND
副本: 'Looking'
主旨: Green Power's Comments on the Amendments to Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/3
附件: GP-TCV OZP 20251222.pdf
類別: [REDACTED] printed, csmng, Internet Email

Representation Number:

TPB/R/S/I-TCV/3- R6

Dear Sir / Madam,

Green Power is writing to submit our views on the proposed amendments to the draft Tung Chung Valley Draft Outline Zoning Plan. Please refer to the attached document for details. Thank you for your kind attention.

Regards,
Henry Lui
Green Power

綠色力量 Green Power

電話 Tel: [REDACTED]

傳真 Fax: [REDACTED]

電郵 E-mail: [REDACTED]

網頁 Website: [REDACTED]

地址 Address: [REDACTED]





BY EMAIL ONLY

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong
(Email: tpbpd@pland.gov.hk)

22 December 2025

Dear Sir / Madam,

**Green Power's Comments on the Amendments to
Draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/3**

Green Power is writing to submit our views on the proposed amendments to the above Draft Outline Zoning Plan (Draft OZP).

On-going Joint Effort to Conserve Tung Chung River

1. Tung Chung River (TCR) is often referred to as “the last large-scale natural river in Hong Kong”, which lower course is running within the Planning Scheme Area of Tung Chung Valley Outline Zoning Plan (TCVOZP). It is a recognized important biodiversity hotspot which harbours various species of conservation concern, as well as an invaluable natural asset of our city. Its conservation echoes the concept of “Rivers in the City” highlighted in the 2019 Policy Address, and deserves our utmost effort and attention.
2. Tung Chung River Basin *cum* Bay in Tung Chung West (TCW) is one of the few remaining major streams in Hong Kong which has been largely retaining its natural state from headwaters to its estuary, TCR is unique in the local context. Nurturing the second rich freshwater fish biodiversity, it is designed as Ecologically Important Streams (EIS). The high connectivity and continuity of the river system from the montane area to the estuary, as well as diverse habitat types available in the surrounding land area make the river valley exceptionally rich in aquatic, terrestrial and coastal biodiversity, and accommodate species of ecological importance, e.g. Beijiang Thick-lipped Barb (*Acrossocheilus beijiangensis*) 北江光唇魚, Philippine Neon Goby (*Stiphodon atropurpureum*) 紫身枝牙鰕虎魚, Romer's tree frog (*Liuixalus romeri*) 盧氏小樹蛙, Chinese Horseshoe Crab (*Tachypleus tridentatus*) 中國蠶, Seaweed Pipefish (*Syngnathus schlegeli*) 舒氏海龍, Swinhoe's Egret (*Egretta eulophotes*) 黃嘴白鷺, Mangrove Skimmer (*Orthetrum poecilops*) 斑灰蜻,



Common Birdwing (*Troides helena*) 裳鳳蝶 and Eurasian Eagle Owl (*Bubo bubo*) 鵂鶯.
(Appendix 1)

3. Since the early planning stages of the Tung Chung New Town Extension (TCNTE) in 2012, major local environmental groups have been advocating the importance and principles of conserving Tung Chung River *cum* Bay in TCW amid the increasing urbanization pressure, with emphasis on protecting its morphology, hydrology, water quality and biodiversity at the catchment scale. The Administration responded to these requests at various stages of the new town planning process, including the introduction of the city's first Sustainable Urban Drainage System (SUDS) and River Park (RP) during the design stage of the new town in Tung Chung West, as well as the incorporation of environmental groups' comments during the design, construction and operation planning of these elements. However, the aim of conserving TCR could only be achieved when all parties involved in the TCNTE understand its importance and commit to protecting it.
4. We are deeply concerned that the captioned amendments to the TCVOZP neglects the ecological and social value of Tung Chung River Basin *cum* Bay in TCW and undermine the vast and long-terms joint effort of the Administration, concerned groups and non-governmental organisations having been taken over decade to conserve and incorporate Tung Chung River Basin *cum* Bay in TCW as integral part of hydrology, biodiversity hotspot and blue-green component of new town landscape.

Drawback of Amendment Item A

5. We disagree to Amendment Item A – the rezoning of a site at the junction of Yu Tung Road and Chung Mun Road from “Residential (Group C)2” to “Residential (Group B)” with substantial increase of maximum building height from 55mPD to 100mPD.
6. “The general planning intention of the Area (where Tung Chung River and Tung Chung Bay situated) is to conserve the ecologically sensitive areas, to protect the rural and natural character, to maintain the unique landscape character and cultural heritage of the Area” (Sec 8.1, GENERAL PLANNING INTENTION, Explanatory Statement). Amendment Item A impose additional environmental impacts to an area of recognised ecological sensitivity, adjacent to the Tung Chung Stream riparian corridor and near culturally significant sites such as Hau Wong Temple. Increasing the building height and development density will interfere the already fragile ecosystem of Tung Chung River *cum* Bay in TCW through pollution and disturbance, such as noise nuisance, light pollution, polluted surface runoff and littering, and also threaten the unique landscape and heritage characters of Tung Chung Valley and Bay.



7. The Amendment Item A also contradicts the consensus achieved under three stages of public engagement for the *“Tung Chung New Town Extension Study (the Study) jointly commissioned by the Civil Engineering and Development Department (CEDD) and Plan Department with the overall objective to extend Tung Chung into a distinct community which can meet housing, social, economic, environmental and local needs”* (Sec.7.1, PLANNING DESIGN CONCEPT AND FEATURES, Explanatory Statement). The consequent land uses, zonings and planning parameters are reflected in the first draft of TCVOZP as a result of thorough researches and discussions in the society. Convincing reasons and enforceable measures should be provided to concur such public consensus.
8. In view that *“Development potential of the New Town extension has been maximized, taking into account various constraints and considerations”* and *“due care has been exercised to ensure that the development be balanced against environmental considerations”* (Sec.7.1.1 and 7.1.2 respectively, PLANNING DESIGN CONCEPT AND FEATURES, Explanatory Statement), expansion of development capacity will impact the environment and ecology irreversibly. Particular measures should be provided to avoid overloading of environmental capacity of Tung Chung River Basin *cum* Bay system in TCW.
9. While the amendment includes a non-building area (NBA) for air ventilation, additional measures should be in place to protect the adjacent “CA” and “CPA” zones against cumulative impacts of local traffic, polluted stormwater drainage, and utility infrastructure.
10. The Amendment Item A deviates from the planning goal to *“maximize integration with the existing built form and to balance the need for new residential developments with preservation of the natural environment”* (Sec.7.1.4, PLANNING DESIGN CONCEPT AND FEATURES, Explanatory Statement). The proposed built form should observe *“the overall stepped BH profile of Tung Chung New Town descending from the mountain side towards the waterfront and the estuary of the Tung Chung Bay..... from south to north”* (Sec.9.2.3 & 9.3.1, LAND USE ZONINGS, Explanatory Statement).
11. Owing to forementioned reasons, we urge the Board to retain the original “Residential (Group C)2” zoning for this site, or to subject any future development to stringent environmental impact assessments, with enforceable mitigation measures to secure the hydrological, ecological, environmental and landscape function of Tung Chung River Basin *cum* Bay ecosystem in TCW.

Measures Synchronizing Joint Effort to conserve Tung Chung River

12. Planning controls should be stipulated in the TCVOZP to avoid unnecessary disturbance and pollution to Tung Chung River and future Tung Chung River Park (RP) through adequate building,



site landscape and drainage design.

13. No public access should be connected to Tung Chung River Park (RP) to avoid uncontrolled human disturbance and pollution, as it is a flood prevention facility and ecologically sensitive site.
14. In this regard, proper fencing or escalated level in housing site (similar to Yat Tung Estate ground level relative to Ma Wan Chung village) should be in place to deter trespassing from the residential development to RP or Tung Chung River course.
15. The runoff of wet markets, if any, and refuse collection points, within the residential developments and in their periphery, is always heavily polluted, loaded with refuse and foul smelling that should be completely collected to sewers and should not be discharged, diverted and/or allowed to flow to RP, Tung Chung River or Tung Chung Bay.
16. Vehicular parking areas should locate in sheltered balconies that all surface runoff, with minimal rainwater received, should be completely collected to sewers that will not contaminate the surface runoff on ground level with fuel, lubricating oil and wastewater generated by car-washing.
17. The surface runoff should not be directly discharged to Tung Chung River on the ground surface and through stormwater drains. The ground level of the residential developments should be topographically inclined away from river course of Tung Chung River that the surface runoff will not flow into Tung Chung River directly by gravity.
18. Other measures proposed by environmental groups and relevant departments should be incorporated into the TCVOZP to avoid the non-point source pollution which occurs day-to-day in stormwater drainage system in the territory resulting in long-terms devastation of water quality and ecology of modified and natural watercourses. Forementioned preventive measures should be implemented at the commencement stage, or construction stage, and operation stage of residential developments. Retrofitting of these measures is not a feasible option for TCR, a fragile and one of the few last remaining local natural rivers.
19. Sustainable Urban Drainage System (SUDS), including but not limited to rain gardens, bioswales, permeable pavement, biological treatment wetlands, should be installed in residential developments to minimise the hydrological impacts and pollution loading to Tung Chung River. Also, the performance of these privately maintained SUDS facilities should be effectively monitored and overseen by governmental departments so as not to abuse the capacity of government-run SUDS for public assets.



Amendment Item B

20. We agree in principle to amendments under **Item B**. The rezoning of lands near Hau Wong Temple, Ngau Au and Shek Mun Kap to “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”), “Green Belt” (“GB”) and other low-impact zones should reflect planning intention to preserve the ecological integrity, natural landscapes and sensitive habitats of Tung Chung River Valley. The land uses under Column 1 and 2 should be consistent with the planning intention to protect the area’s high ecological value, including the Tung Chung Ecologically Important Stream, mature woodlands, and coastal habitat and the whole Tung Chung River Basin *cum* Bay ecosystems in TCW.

Thank you very much for your kind attention. For any inquiries, please contact the undersigned at Green Power [REDACTED].

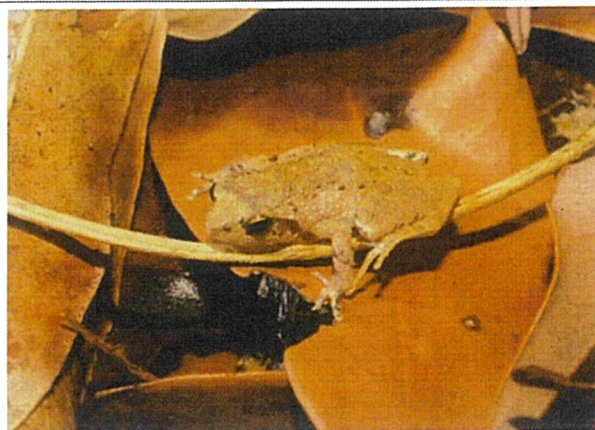
Yours faithfully,

LUI Tak Hang, Henry
Senior Conservation Manager
Green Power

Appendix 1. Species of concern in Tung Chung River *cum* Bay



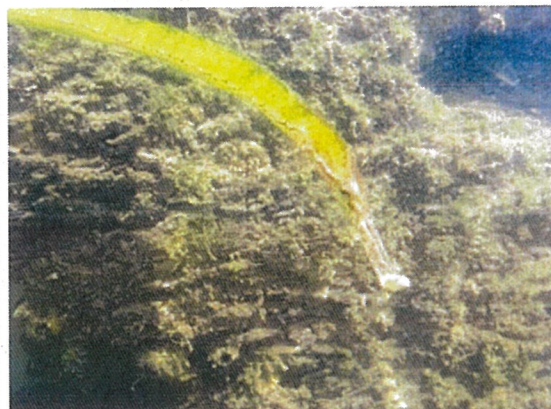
Beijing Thick-lipped Barb
(*Acrossocheilus beijiangensis*) 北江光唇魚



Romer's tree frog (*Liuixalus romeri*) 盧氏小樹蛙



Chinese Horseshoe Crab (*Tachypleus tridentatus*) 中國蟹



Seaweed Pipefish (*Syngnathus schlegelii*) 舒氏海龍



Mangrove Skimmer (*Orthetrum poecilops*) 斑灰蜻



Common Birdwing (*Troides helena*) 裳鳳蝶

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Submission Number:

TPB/R/S/I-TCV/3- S12

tpbpd/PLAND

寄件者: 守護大嶼SaveLantau [REDACTED]
寄件日期: 2025年12月31日星期三 17:53
收件者: tpbpd/PLAND
主旨: 反對S/I-TCV/3 (A 項)建議
附件: 反對S_I-TCV_3對東涌谷分區計劃大綱核准圖編號S_I-TCV_2 (A 項)建議.pdf
類別: Internet Email

Representation Number:

TPB/R/S/I-TCV/3- R7

致：城規會主席及各委員
由：守護大嶼聯盟召集人謝世傑
日：2025.12.31

有關：反對 S/I-TCV/3 對東涌谷分區計劃大綱核准圖編號 S/I-TCV/2 (A 項)建議



守護大嶼聯盟

SAVE LANTAU ALLIANCE

致：城規會主席及各委員

有關：反對 S/I-TCV/3 對東涌谷分區計劃大綱核准圖編號 S/I-TCV/2 (A 項)建議

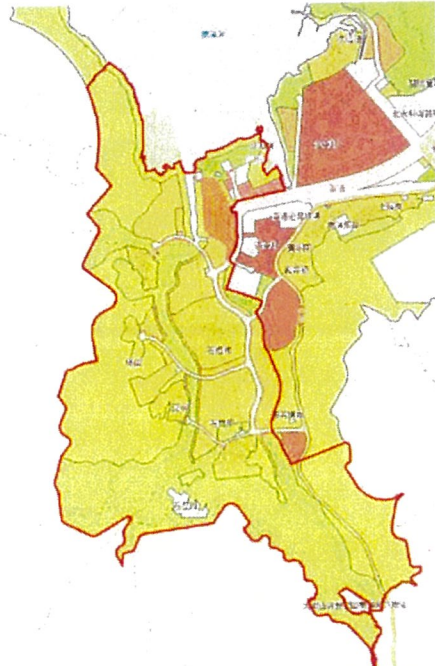
反對 A 項 –

把位於裕東路及松滿路交界的一幅用地由「住宅（丙類）2」改劃為「住宅（乙類）」地帶，並訂定建築物高度限制。

東涌谷的發展規模或意向，曾經過 3 次的公開諮詢及多個香港環及大嶼山的環保團體及民間的參與，確定了東涌河的更然河溪及東涌灣一帶的生態重要性，取消了在東涌灣填海的計劃，並在環保團體的合作下，首次在東涌谷使用可持續的城市渠務系統，以可持續發展的方法減少當區受水浸影響的機會，東涌谷發展確立的規模與規劃，已考慮這些因素。守護大嶼聯盟亦有就東涌谷的規劃提出意見，希望可以保留該帶的農地，令東涌西與東涌谷這些協同效應，發揮城鄉共生的作用，可惜不被接納。當時通過規劃圖的發展規模已到達整個環境佈局及保育意向的臨界點。

根據 S/I-TCTC/24 - 東涌市中心地區的分區大綱圖，緊貼著 S/I-TCV/2 東涌谷分區大綱圖，在石門甲村以東及石榴埔村之東皆有兩項分別為 R(A)3 及 R(A)2 的住宅項目，屬於高密度的住宅，現在建議把把位於裕東路及松滿路交界的一幅用地由「住宅（丙類）2」改劃為「住宅（乙類）」地帶，將會進一步提升東涌谷的人口密度，加重該帶環境的承載力，對環境有極不利的影響。增加建議密度不但產生人口增加對環境造成的壓力，樓宇的高度亦會產生更大的光污染。

整體而言，有建修改建議原有的建議意向，另一方面，東涌東擴展區已經有大規劃的發展，根據規劃指引，有關發展必須考慮環境因素的平衡，基於以上因素，守護大嶼聯盟強烈反對把位於裕東路及松滿路交界的一幅用地由「住宅（丙類）2」改劃為「住宅（乙類）」地帶的建議。



守護大嶼聯盟

召集人謝世傑謹啟(身份証號碼：[REDACTED])

2025.12.31

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tpbpd/PLAND

寄件者: tonyfung2 [REDACTED]
寄件日期: 2025年12月31日星期三 16:15
收件者: tpbpd/PLAND
主旨: S/I-TCV/3 (東涌谷分區計劃大綱圖修訂申述)

類別: Internet Email

Submission Number:

TPB/R/S/I-TCV/3- S11

Representation Number:

TPB/R/S/I-TCV/3- R8

敬啟者

本人反對東涌谷分區計劃大綱圖的A項修訂，原因如下：

是項修訂變相閹割法定環境影響評估程序（包括環評報告的公眾審視、環境諮詢委員會的決定），突破是項東涌谷地帶的發展參數限制及建築物排列的規範，法定環境影響評估程序淪為裝飾。整個分區計劃大綱圖覆蓋範圍的環境狀態從環評報告通過當日至今，究竟是向好還是向壞？當局沒有提出充分說明。

申述人姓名 Fung Kam Lam (先生)

身份證首四個字符: [REDACTED]

31/12/2025

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tpbpd/PLAND

Submission Number:

TPB/R/S/I-TCV/3- S10

Representation Number:

TPB/R/S/I-TCV/3- R9

寄件者: mm1947 [REDACTED]
寄件日期: 2025年12月31日星期三 1:40
收件者: tpbpd/PLAND
主旨: AMENDMENTS TO THE TUNG CHUNG VALLEY OZP NO. S/I-TCV/2
類別: Internet Email

AMENDMENTS TO THE TUNG CHUNG VALLEY OZP NO. S/I-TCV/2

Item A – about 3.38 ha. Rezoning a site at the junction of Yu Tung Road and Chung Mun Road from “Res (Group C)2” to “Res (Group B)” (“R(B)”) with stipulation of BHR.

Private land of about 2.66ha (79%) with about 0.72ha of government land (21%)

Y/ITCV/1 partially agreed 2 May 2025

9 Res Towers / 1,783 Units / PR 2.32 (1.00) / 100mPD (20) / OS 5,171sq.m / 3 storey podium
Commercial / Kindergarten / Transport Interchange / 270 Vehicle Parking

PRs of 2.1 and 0.22 respectively and maximum BHs of 50mPD, 80mPD and 100mPD from north to south. Provision of a transport interchange with GFA of not less than 3,150m²

FULLY SUPPORT THE OBJECTIONS OF R6 (S6) GREEN POWER IN THEIR DETAILED OUTLINE OF THE NEGATIVE IMPACT

The planned rezoning to allow a much higher and more dense development than that planned (PR 1 / BHR 20mPD) during the many rounds of consultation effectively overturns the planning intention for the area as detailed “*to conserve the ecologically sensitive areas, to protect the rural and natural character, to maintain the unique landscape character and cultural heritage of the Area*”.

All along pledges were made to preserve the rural character of this part of Tung Chung in order to balance and provide relief from the intense and dense high-rise developments at other sections of the district.

August 21, 2015 –

“A spokesman for the Town Planning Board said the general planning intention is to protect the ecologically sensitive areas and the rural and natural character, to maintain the unique landscape character and cultural heritage of the area, and to prevent it from encroachment by unauthorised development and from undesirable change of use”

Deviation from the original vision would fundamentally change the nature of the area and this is underlined by the unacceptable proposal to

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(ii) ***capture-and-translocation exercise of amphibian species of conservation importance and preservation and/or transplantation of plant species of conservation importance prior to site formation***

This is effectively an admission that the proposed development would cause irreversible damage to the natural ecosystem and is clearly an undesirable change in use.

And as for "*rescue excavation/survey-cum-excavation/further survey in area within the Sha Tsui Tau Site of Archaeological Interest prior to commencement of the works*"

If approval is already given to the development, then this would be a futile exercise.

Introducing 5,000+ residents to a sensitive area with the inevitable negative environmental impact on natural drainage, noise and light pollution.

Because of climate change hourly rainfall is poised to increase by up to 40 percent in the next decade and this will increase the amount of deleterious substances that will be washed into our waterways from adjacent developments.

The developer's statement that "*it was considered opportune to up-zone the Site with a view to optimising its development potential*" should have been questioned by members as **the planning intention for this specific area has not been about development but about conservation.**

It is also alarming that members considered that the location of an MTR station in the vicinity is justification for the rezoning. There is an MTR station on the corner of Kowloon Park. Victoria Park is close to both Causeway Bay and Tin Hau MTR stations. So, these parks and other recreational facilities close to transport links should be redeveloped if this rationale is applied city wide? TPB members are effectively creating a precedent that justifies a change in zoning based on distance to mass transit.

GIC: Contrary to what PlanD states, the district has deficits in the provision of many community services, members should check the HKPSG data. But the only facility to be provided is an 8-class room Kindergarten.

Not only are Kindergartens commercial services, but in view of demographics this service is surplus to demand. 20% of the site is GL and community services are exempt from PR calculation so there is no justification to the lack of facilities.

Trees: 670 to be felled / Only 338 compensation 50%.

This is unacceptable in view of the proximity to both 'CPA' and "CA" and that part of the site is within the Sha Tsui Tau SIA.

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Active Outdoor Recreational Facilities: Only a swimming pool and children's playground provided. A development of this size should include an outdoor court.

The gist of some of the representations is problematic. The following are extractions:

*"At the **May meeting**, the applicant, Coral Ching Limited, stated its goal of completing the project by 2030, but also revealed that it currently only holds about 40% ownership rights, about 20% is government land, and the remaining 40% is still under negotiation.*

If Coral Ching Limited's rezoning application is ultimately approved, will the planning permit include a clear "development period" (i.e., a "sunset clause")? Specifically, will it stipulate that the applicant must complete land consolidation and commence substantive construction works within a specified period (e.g., 3 to 5 years after approval)? If the deadline expires and the project has not yet commenced, will the rezoning permit be reviewed or revoked?

I raise this question because land resources adjacent to railways in Hong Kong are extremely valuable. If a project is successfully rezoned but cannot commence construction for a long period due to land consolidation issues, it would undoubtedly be a waste of scarce public resources. Establishing a development period helps to urge applicants to actively promote the project and, if it cannot be implemented, release land resources for other planning uses, thus protecting the overall public interest.

*Finally, I firmly believe that **transparent information is the foundation for public oversight** and rational discussion. The above-mentioned issues all concern the feasibility of the project and the effective use of public resources. We urge the committee to take these issues seriously and urge the relevant parties to provide substantive responses in order to fulfil their accountability to the public."*

*"Given that the applicant, CoralChing Limited, and **its affiliated company, Sun Hung Kai Properties**, have publicly committed at meetings to completing the project by 2030, and that the rezoning application is currently in a critical phase, the ownership consolidation is far from complete. Before this fundamental issue of land ownership is resolved, any planning and design is merely empty talk.*

*Therefore, based on **the public's absolute right to know and their urgent concern about the project's feasibility**, I hereby solemnly request that the applicant, CoralChing Limited, and its affiliated company, Sun Hung Kai Properties, provide the public with a clear and detailed binding ownership consolidation plan, including a specific timetable, phased objectives, and contingency plans, to demonstrate the feasibility of their plan."*

The comments made are specific and demonstrate a degree of knowledge and perhaps some hidden agenda. They also underline the negative impact of depriving the community of making comments at the Sec 12 stage. They refer to a May meeting but there is no information provided on who organized the meeting, who attended, the purpose of the meeting, etc. Public participation at Sec 12 stage would have introduced the issues highlighted to the general community at an earlier stage in the so called 'consultation'. With the almost 100% approval of OZP, comments made at the late stage have a negligible recognition rate.

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The references to the connection to SHK highlight an issue that should be dealt with, the lack of transparency with regard to who is behind these developments. The manner in which developers hide their identity behind shell companies is deplorable. Recent changes to access to information have made tracking down the identity of the interested parties more difficult and have deprived the community of the right to know who is moving in on their district. Transparency is inadequate and hinders citizens from making informed decisions.

As the developer in this case is SHK, there is certainly substance to the issue of timely development. SHK is very devious when it comes to the development of approved plans. Initial approval is just the first stage. **This is always followed by a series of applications to increase the PR and BHR.** The request that there be a time frame for the development is legitimate. In fact, this should be a condition for all developments in order to ensure timely implementation.

Hopefully members will address the issue raised. 20% of the site is GL.

Members should also reflect that they development potential should not be the only consideration when evaluating rezoning guidelines that had been agreed on only a few years previously after considerable debate and public consultation.

Several strips of residual land shown as 'Road' but no longer required for the road works. It is proposed to rezone these areas to suitable land use zonings to combine with the adjoining zonings and rationalise the zoning boundary

Item B1 – about 0.19 ha. Rezoning of six strips of land near Hau Wong Temple, Ngau Au and Shek Mun Kap from area shown as 'Road' to "Comm(2)", "**Open Space**", "**G/IC**", "VTD", "**Green Belt**", "Other Specified Uses" annotated "Polder" and "**Conservation Area**".

HOUSEKEEPING

Item B2 – about .0047ha. Rezoning of a small piece of land near Hau Wong Temple from "**G/IC**" to "**O**".

SUPPORT

Item B3 – (bout 0.0015 ha. Revision of the stipulated BHR of a small piece of land to the south of Hau Wong Temple zoned "G/IC" from 4 storeys to 1 storey.

SUPPORT

Amendments to the Notes of the Plan

(d) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Col 1 of the Notes for "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Col 2 of the Notes for "V" zone.

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OBJECT. COL 2 ENSURES THAT THE UTILITY IS SUBJECT TO PUBLIC SCRUTINY AND THAT LOCATION AND DESIGN ARE NOT INTRUSIVE, TOO BULKY OR AN EYE SORE

(e) Incorporation of 'Field Study/Education/Visitor Centre' under Col 2 of the Notes for "V" zone

OBJECT. THE PLANNING INTENTION OF "V" ZONE IS TO PROVIDE FAMILY HOMES FOR INDIGENOUS VILLAGERS. THE PROPOSED AMENDMENTS ENCOURAGE THE ALREADY RAMPANT ABUSE OF THE NTEH POLICY THAT HAS RESULTED IN MOST OF THE RECENT DEVELOPMENTS BEING ACTUALLY UNITS FOR SALE TO OUTSIDERS

Mary Mulvihill