

致：環宇海灣各住戶

通告編號 CIP/

**關於城規會修訂荃灣分區計劃大綱核准圖
永順街及德士古道交界用地改劃為住宅地帶**

本會收到消息，城市規劃委員會（城規會）宣布修訂荃灣分區計劃大綱核准圖。有關修訂項目主要涉及把位於永順街及德士古道交界的一幅用地由「政府、機構或社區（9）」地帶改劃為「住宅（甲類）22」地帶，有關位置即是環宇海灣與德士古道工業中心之間的露天停車場。由於位置鄰近本屋苑，而有關項目初步預計可興建約 790 個住宅單位，約 2133 人口，設有社會設施、公眾停車場及零售設施等。或會有業主欲表達意見，同時，考慮有業主可能未有留意有關消息，故特此發出通知，祈請各位留意。如有任何意見，可主動向城規會反映。城規會將於 2025 年 2 月 6 日截止接納公眾人士提交的規劃意見。詳情可參閱張貼於各座 L5 大堂的通訊板上文件或瀏覽以下網址。

香港特別行政區政府 - 新聞公報

城規會修訂荃灣分區計劃大綱核准圖：網頁

(<https://www.info.gov.hk/gia/general/202412/06/P2024120600213.htm>)



法定圖則 S/TW/38 / 就圖則作出申-電子表格：
網頁

(https://www.tpb.gov.hk/tc/plan_making/S_TW_38.html)



荃灣區議會文件第 17/24-25 號 (2024 年 9 月 24 日區議會會議)

擬議修訂《荃灣分區計劃大綱核准圖編號 S/TW/37》：網頁

(https://www.districtcouncils.gov.hk/tw/doc/2024_2027/tc/dc_meetings_doc/25678/TWDC_Paper_No_17_2425_Content.pdf)

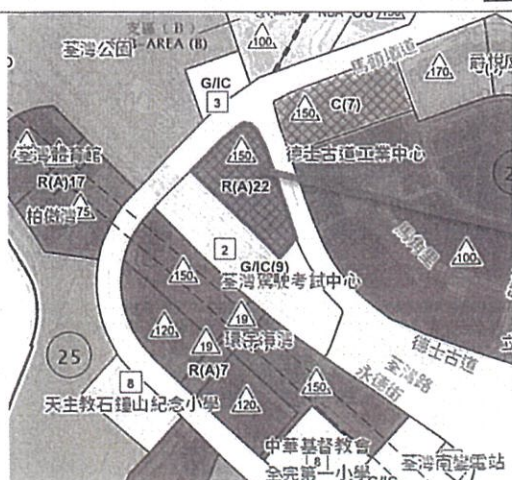


規劃指引編號 29 C：網頁

(https://www.tpb.gov.hk/tc/forms/Guidelines/TPB_PG_29C.pdf)



圖則編號 S/TW/38



永順街及德士古道交界的一幅用地由「政府、機構或社區（9）」地帶改劃為「住宅（甲類）22」地帶

另本會收到有住戶表示，希望本會代收集各住戶意見向當局反映。由於根據上述城規指引編號 29C，申述人如沒有提供全名及香港身份證／護照號碼的首四個字母數字字符，則有關申述會視為不曾作出。故此，本會向各業主/住戶收集到的意見會直接轉交予城規會以反映意見。

各業主/住戶 (申述人) 應自行參閱及特別留意城規會規劃指引編號 29C 內有關個人資料的聲明，例如如下：

城規會就每宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的城規會規劃指引的規定作下列用途：

- a) 核實「申述人」及獲授權代理人的身份；
- b) 處理有關申述，包括在公布申述供公眾查閱時，同時公布「申述人」的姓名供公眾查閱；以及
- c) 方便「申述人」與委員會秘書／政府部門之間進行聯絡。

若有業主/住戶希望透過本會轉交您的申述書，請於 2025 年 1 月 24 日 或之前以密封信件型式交回各座收集箱，本會基於內容可能涉及業戶/住戶的個人私隱資料，所以在收集到您的申述書後，會不經開封直接呈交城規會秘書處處理，而不作任何副本保留。

或可考慮以下方式直接送交您的申述到城規會：

- 電郵：tpbpd@pland.gov.hk；
- 傳真：2877 0245, 2522 8426；或
- 親身提交或郵寄到香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書。

環宇海灣業主委員會主席

涂兆強

涂兆強

(李達志 代行)

2025 年 1 月 10 日



同意建私人住宅
非政府公共康樂房屋
租屋

金明求



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Submission Number:

TPB/R/S/TW/38-S007

From:

Sent:

To:

Subject:

2025-01-15 星期三 08:21:12

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

對荃灣分區計劃大綱核准圖修訂的申述

Representation Number:

TPB/R/S/TW/38-R002

尊敬的城規會：

對於近期有關將位於永順街及德士古道交界的一幅用地由「政府、機構或社區（9）」地帶改劃為「住宅（甲類）22」地帶的提案，提出以下幾點申述，並希望您能深入考慮。

屏風效應的擔憂

該地段若再建造高樓住宅，將會對荃灣道沿線的居民造成嚴重的屏風效應。高樓大廈的建設不僅會阻擋自然風向，還會影響周圍的微氣候，導致通風環境惡化，增加熱島效應，對居民的生活品質產生不良影響。這種情況可能使得社區內的氣溫上升，進一步增加空調使用的需求，對環境造成更大壓力。

噪音困擾

隨著高樓住宅的興建，荃灣道的噪音問題將會加劇。高樓大廈會使周圍的噪音被封閉在社區內，造成「噪音困擾」，影響居民的日常生活。特別是對於有小孩和老年人的家庭，長期暴露在噪音環境中將對他們的學習、休息和健康產生嚴重影響。根據研究，長期噪音暴露與多種健康問題有關，包括心血管疾病和心理健康問題。

廢氣積累問題

由於荃灣道是一條繁忙的交通幹道，若再增建住宅，車輛排放的廢氣將在該地區積聚，對居民的健康造成潛在威脅。長期暴露在廢氣環境中，將對居民的呼吸系統造成負面影響。尤其是在高峰時段，交通繁忙時段的廢氣排放將會更加嚴重，對於敏感人群（如兒童、老人及有呼吸系統疾病的居民）來說，這是一個不容忽視的健康風險。

社區用地不足

目前荃灣西區內的社區用地明顯不足，應保留該地段作為公共用途，以滿足社區日益增長的需求。隨著人口的增加，居民對社區設施的需求也在不斷上升。社區設施的缺乏會影響居民的生活質素，並影響社區的整體發展。例如，社區中心、公共休憩空間及兒童遊樂場等設施都是提升居民生活質量的重要組成部分，若將該地段改作住宅用途，將無法滿足這些基本需求。

社區參與的重要性

在進行城市規劃時，應當重視居民的意見與需求。社區的發展應該是以居民的福祉為中心，而非僅僅考慮經濟利益。透過舉辦社區諮詢會議，讓居民有機會表達他們的想法和擔憂，可以促進更具包容性的決策過程，並增強社區的凝聚力。

總結來說，我們強烈建議城規會重新考慮該地段的用途，確保其能夠繼續服務於社區，維護居民的權益與生活質素。希望城規會能夠重視這些問題，並作出合理的決定，以保障居民的健康、安全與福祉。

謝謝您的考慮。

荃灣居民

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呂彩希

Yahoo Mail：輕鬆搜尋和整理郵件，助你解決問題

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

Submission Number:
TPB/R/S/TW/38-S011

From: Roger Switch
Sent: 2025-01-24 星期五 16:47:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Request for Comprehensive Review of Proposed Amendments
to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/37
(Reference No. M/TW/24/23)

Representation Number:
TPB/R/S/TW/38-R003

Dear Sir/Madam,

I am writing to express my strong concerns regarding the proposed rezoning from Government, Institution or Community (G/IC(9)) to Residential (R(A)22) in Tsuen Wan South. This rezoning would significantly impact the livability and functionality of our community.

The following critical issues require immediate attention:

1. **Traffic Congestion and Safety Risks:** The site's location at the intersection of Texaco Road roundabout and Highway Route 5 is already experiencing heavy traffic flow, serving as a crucial transportation hub connecting Tsuen Wan's existing population of over 314,000 residents to Hong Kong Island's CBD and West Kowloon. Adding 2,000 new residents would severely compromise traffic safety and increase congestion at this vital junction. The existing road infrastructure, which already handles substantial daily commuter traffic between residential areas and business districts, cannot safely accommodate this additional population increase, potentially leading to dangerous traffic conditions during peak hours and compromising the efficiency of this essential transport corridor.
2. **Environmental and Health Concerns:** The proposed 150-meter high-rise development poses significant environmental challenges to our community. The building's massive structure would obstruct crucial air ventilation corridors throughout the neighborhood, while simultaneously generating a severe heat island effect that would impact nearby residents. Furthermore, the reduced air flow around the development would lead to increased concentration of air pollutants in the area. The building's height would also result in extensive shadowing of surrounding properties, significantly affecting natural light and potentially impacting the quality of life for neighboring residents.
3. **Infrastructure Overload:** Our current infrastructure systems face severe capacity challenges. The drainage system is unable to handle heavy rainfall effectively, leading to frequent overflow incidents. Furthermore, the existing sewage infrastructure shows clear signs of strain through persistent unpleasant odors throughout the neighborhood. Additionally, local utilities have reached a critical point, operating consistently at near-maximum capacity, leaving little room for additional demand.
4. **Parking Crisis and Mitigation Requirements:** The elimination of the existing carpark facility presents a critical challenge that must be addressed before any construction begins. This facility currently serves hundreds of local residents and businesses who rely on it daily. The absence of sufficient alternative parking facilities in the surrounding area would likely lead to widespread illegal parking throughout residential zones, creating safety hazards and disrupting local traffic flow. To prevent these issues, we insist that comprehensive parking solutions must be implemented before construction commences. This should include securing temporary parking facilities within reasonable walking distance and developing a clear transition plan to minimize disruption to current users. Furthermore, the final development plan must guarantee adequate permanent parking spaces to meet both existing and future parking demands in the area.

I strongly urge the Town Planning Board to:

1. Conduct comprehensive traffic impact and environmental assessments
2. Review the infrastructure capacity and propose necessary upgrades before any rezoning
3. Develop a detailed parking solution for both interim and long-term periods
4. Consider reducing the development density to a more sustainable level
5. Hold public consultations to address community concerns

The current proposal would significantly degrade the quality of life in our community. I request the Board to carefully reconsider this rezoning application and implement necessary modifications to address these serious concerns.

Yours sincerely,

Law Tsz Chun

A black rectangular redaction box covering the signature of the sender.

Dear Sir,

I am writing to express my concerns regarding the proposed amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/37.

Referring to the minutes from the 6th meeting of the Tsuen Wan District Council (3/24-25), I have been closely following the plan to rezone the land at the junction of Wing Shun Street and Rexaco Road from "Government, Institution or Community (9)" to "Residential (Group A) 22."

As a resident of Tsuen Wan, I appreciate the urban facilities available in our community, and I commend the district council for their efforts. However, there are several pressing issues in Tsuen Wan, particularly in Tsuen Wan West, that need to be addressed.

I would like to highlight several concerns, including noise pollution, air quality, parking shortages, and recreational facilities.

Firstly, many residents have voiced their distress over the noise from Tsuen Wan Road, particularly those living in City Point. The proposed residential buildings would be similarly affected by traffic noise, as they will also face the road. While some experts suggest noise barriers and acoustic windows as solutions, these measures should be implemented before new residential developments. Moreover, relying on acoustic structures limits residents' access to fresh air and natural ventilation. Living in a flat where windows must remain closed to escape noise is hardly an ideal situation.

Air pollution is another significant concern. The construction of high-rise buildings inevitably generates dust and pollutants, impacting the health of our community, especially the elderly and children. Since the government building next to Tsuen Wan Park has begun construction, air quality has deteriorated. The only route for residents of City Point and Pavilia Bay to access local markets is heavily trafficked and poses health risks, contributing to rising asthma and eczema cases among residents. It is crucial to prioritize air quality for the well-being of our community.

Additionally, there is a severe shortage of parking spaces in Tsuen Wan, with rental prices soaring to around HKD 8,000 monthly. Many residents rely on the public rental car park currently designated as "Government, Institution or Community (9)." If this land is rezoned to "Residential (Group A) 22," finding alternative parking will be increasingly challenging. Although the proposal includes plans for public parking

spaces, the costs will likely be prohibitive. Furthermore, the anticipated increase in population from the new residential units will only exacerbate the existing parking crisis.

Lastly, I want to address the lack of recreational facilities and safety concerns. While Tsuen Wan has diverse urban amenities, the growing population has created a demand for more public spaces, such as libraries, parks, and swimming pools. Additionally, the influx of construction workers and vehicles poses safety risks for the many children and elderly who pass through the area.

Economic considerations must also be taken into account. Before converting the land to residential use, we need to assess whether developers will be interested and whether the resulting properties will attract buyers, especially given their proximity to a highway and distance from public transport.

As a Tsuen Wan resident, I understand that my voice may seem small in the planning process, but I feel it is essential to share my views. Effective urban planning involves listening to the community and striving for a higher quality of life for all residents.

Yours faithfully,

Name: *Ha Chung Hong*

HKID: [REDACTED]

Phone contact: [REDACTED]

Email: [REDACTED]



就圖則作出申述

Representation Relating to Plan

Submission Number:
TPB/R/S/TW/38-S001

參考編號

241223-184019-08612

Reference Number:

Representation Number:
TPB/R/S/TW/38-R005

提交限期

06/02/2025

Deadline for submission:

提交日期及時間

23/12/2024 18:40:19

Date and time of submission:

「申述人」全名

女士 Ms. Chan Yeuk

Full Name of "Representer":

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

S/TW/38

Plan to which the representation relates:

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
S/TW/38	反對 Oppose	各位好！我們是荃灣環宇海灣的居民，網上見到規劃署建議將環宇海灣隔離的露天停車場由自動停車場改建為私人住宅，我們提出強烈反對因為樓的距離實在太近好像一道屏風擋在我們面前，原本天橋的噪音問題政府都遲遲沒能解決現在還要興建握手樓，你讓我們環宇的居民怎樣生活，我們已再沒有能力再去買樓換樓。正如習近平主席講要讓市民有個幸福的居住環境希望政府可以做到，我們也可能寫信去中央政府申訴我們的辛酸，希望政府不要只為了利益見縫插針式興建樓宇引起民憤，而罔顧我們小市民的感受，所以懇求城市規劃委員會不要通過停車場改為興建私人住宅的項目，我們強烈反對這個項目，謝謝各位，祝你們生活愉快！謝謝！

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.

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Submission Number:

TPB/R/S/TW/38-S002

From:

Sent:

2025-01-11 星期六 16:47:42

To:

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

Cc:

Subject:

S/TW/38 提出意見

Representation Number:

TPB/R/S/TW/38-R006

Reference number: 241223-184019-08612

Tel#:

Name: Mr. Wong Chi Kit

我是荃灣環宇海灣的居民，網上見到規劃署建議將環宇海灣隔離的露天停車場由自動停車場改建為私人住宅，我提出強烈反對因為樓的距離實在太近好像一道屏風擋在我們面前，原本天橋的噪音問題政府都沒能解決現在還要興建握手樓，你讓我們環宇的居民怎樣生活？

原本荃灣西都已經非常擠擁，興建多一個住宅又多2千人，交通配套怎樣處理？等車都等唔到…你你們有沒有考慮過當地居民的感受？況且除咗諮詢我哋的意見之外，其實如果真的落成新的樓宇，那些新的居民一樣會投訴，這樣差的生活質素政府怎能叫市民接受？又話民生無小事，你們怎樣處理這些民生事呢？

正如習近平主席所講政府有責任要讓市民有個幸福的居住環境，希望香港政府可以做到，我們也可能寫信去中央政府申訴我們的辛酸，希望政府不要只為利益而見縫插針式興建樓宇，引起民憤，而罔顧我們小市民的感受，所以請求城市規劃委員會不要通過停車場改為興建私人住宅的項目，我強烈反對這個項目，謝謝。

Wong Chi Kit

從 CK 的 iPhone 傳送

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From: [REDACTED]
Sent: 2025-01-14 星期二 09:16:04
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Re: S/TW/38 提出意見

Resend:

>
> Reference number: 241223-184019-08612
> [REDACTED]
> Name: Mr. Wong Chi Kit
> [REDACTED]

>

> 我是荃灣環宇海灣的居民，網上見到規劃署建議將環宇海灣隔離的露天停車場由自動停車場改建為私人住宅，我提出強烈反對因為樓的距離實在太近好像一道屏風擋在

> 我們面前，原本天橋的噪音問題政府都沒能解決現在還要興建握手樓，你讓我們環宇的居民怎樣生活？

> 原本荃灣西都已經非常擠擁，興建多一個住宅又多2千人，交通配套怎樣處理？等車都等唔到…你你們有沒有考慮過當地居民的感受？況且除咗諮詢我哋的意見之外，其實如果真的落成新的樓宇，那些新的居民一樣會投訴，這樣差的生活質素政府怎能叫市民接受？又話民生無小事，你們怎樣處理這些民生事呢？

> 正如習近平主席所講政府有責任要讓市民有個幸福的居住環境，希望香港政府可以做到，我們也可能寫信去中央政府申訴我們的辛酸，希望政府不要只為利益而見縫插針式興建樓宇，引起民憤，而罔顧我們小市民的感受，所以請求城市規劃委員會不要通過停車場改為興建私人住宅的項目，我強烈反對這個項目，謝謝。

>

> Wong Chi Kit

>

> 從 CK 的 iPhone 傳送

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

Submission Number:

TPB/R/S/TW/38-S003

From:

Sent:

2025-01-12 星期日 15:50:03

To:

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

Subject:

荃灣分區計劃大綱 S/TW/37 建議

Representation Number:

TPB/R/S/TW/38-R007

敬啟者

本人就住於荃灣永順街 48 號環宇海灣已近九年了, 對這環境設施都甚表滿意.

曾經聽聞政府會將德士古道一幅露天停車場改建為政府機構, 本人明白土地短缺, 物盡其用無可厚非. 但最近得知當局計將計劃改變為住宅項目, 可或興建 790 個住宅單位, 居民大約 2133 人口, 這改變將令本區人品密度增加, 令屏風樓效應加劇, 噪音增加, 也使我單位景觀受阻, 這絕不是我想見到的結果. 假若在我購買這物業前知道前方會興建住宅單位而不是政府設施, 我將不會購買此單位, 現在的改變我覺得有欺騙成份.

最近數年附近新建數個大型居苑已經增加了不少荃灣西區人口, 如果這改變實行將會使我們這一群生活在荃灣西區的老街坊不便, 當局在更改規劃用途前有沒有向荃灣西區居民查詢意見, 看看能不能達到共識.

我明白社區改變一定向前不能停步, 但可否考慮一下居民設身立場不以擾民為主, 我不介意興建政府機構或社區設施, 這對我方原居民影響不大, 但數座大廈住宅我們實在不能接受, 敬希當局能給予考慮.

荃灣永順街環宇海灣業主

陸冠文

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPR/R/S/TW/38-S004

參考編號

Reference Number:

250112-122437-62234

Representation Number:

TPR/R/S/TW/38-R008

提交限期

Deadline for submission:

06/02/2025

提交日期及時間

Date and time of submission:

12/01/2025 12:24:37

「申述人」全名

Full Name of "Representer":

先生 Mr. HAU KWOK WA

「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/TW/38

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
S/TW/38	反對 Oppose	<p>尊敬的城規會:</p> <p>我是住在荃灣環宇海灣的居民，關於近期城規會提議將現有露天停車場位置由原本規劃的自動停車場改建為私人住宅的計劃，我們表示強烈的反對，以下是表示反對計劃的幾個主要理由：</p> <ol style="list-style-type: none"> 1. 基礎設施壓力：新的建築物會令現有的基礎設施帶來額外壓力，例如供水、電力、污水處理系統可能無法承受新增的人口負擔 2. 環境影響：這建築計劃會對附近居民造成空氣影響，因為距離環宇海灣太近只是一橋之隔影響空氣流通，建築施工期的噪音和污染將嚴重影響附近居民生活，使居民生活變得辛苦困難 3. 交通擁堵：新增的建築物將會導致交通更加擁堵，增加居民的通勤時間

和交通壓力

4. 應該用來服務市民：這塊地原本規劃是政府機構及社區用地所以政府就應該用來服務市民改善民生善用這塊地，做實事服務市民，大家才會覺得政府是個值得信賴的好政府，希望香港特區政府能帶領我們香港市民越來越好，多謝各位!

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.

NIL

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/TW/38-S005

參考編號

Reference Number:

250113-121201-14780

Representation Number:

TPB/R/S/TW/38-R009

提交限期

Deadline for submission:

06/02/2025

提交日期及時間

Date and time of submission:

13/01/2025 12:12:01

「申述人」全名

Full Name of "Representer":

機構 Organization City Point

「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/TW/38

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
Item A	反對 Oppose	<p>The site consists of only small part of the GIC zone, the amendment of the zoning for such small area confuses the public like "why this part of the GIC zone?" and "why only 1 building?". We do think there are other vacant lands with higher potential and more flexible settings as a potential residential development site.</p> <p>We suggest the government to rezone other areas to RA zone which have higher development potential and less site constraints.</p> <p>Converting GIC zone to RA zone means a loss of GIC site in the Tsuen Wan district. The demand for GIC facilities in Tsuen Wan is always greater than its supply, we do not see any strong evidence to sacrifice the GIC zone for a RA zone.</p>

Moreover, this zone is very close to the highly trafficked Tsuen Wan Road and at the junction of the busy Texaco Road and Ma Tau Pa Road with many heavy vehicles passing by (including buses and goods vehicles). I doubt if the road traffic noise criteria can be met without any at-receiver noise mitigation measures. Strange layout design or orientation might also be required.

According to the approved EIA report "Widening of Tsuen Wan Road and the Associated Junction Improvement Works"(AEIAR-253/2023), the proposed semi-enclosure at this section of the Tsuen Wan Road is only protecting City Point on the other side of the road. Given the increasing traffic of Tsuen Wan Road in the future, it is believed that this site will be subject to adverse traffic noise impact without any proper at-receiver noise mitigation measures and reduce its potential as a residential development site.

It is noted that this site will consist of a home care services for frail elderly persons and a 30- residential special child care centre. Given the close proximity to the busy roads like Texaco road and Tsuen Wan Road, adverse traffic noise impact is anticipated without any mitigation measures to these facilities which require openable window for ventilation.

Without the support of a quantitative air quality impact assessment, 10m setback is required for the air sensitive uses (e.g. openable window for air ventilation, fresh air intake points) from Texaco Road (District Distributor) with reference to Chapter 9 of HKPSG. This again lower/restrict the potential of the site as a residential development site with a home care services for frail elderly persons and a 30- residential special child care centre. It also comes to a question that if it is worth to carry out a comprehensive air quality impact assessment for such small site in the future in terms of time cost and monetary

cost of the government. The start emission of the nearby vehicle carparks (heavy/non-heavy vehicles) will also pose adverse air quality impact to the air sensitive uses at the site unless those carparks are all converted to GIC facilities following the OZP.

Noting that the proposed building height of the site will be 150mPD which will be similar to those for City Point. This implies potential visual impact and air ventilation impact is anticipated for the residents living in Block 1 and Block 2 of City Point.

To conclude, this site has various site constraints for its development potential as a RA zone, leading to a loss of GIC zone at Tsuen Wan and posing visual and air ventilation impacts to the nearby City Point. We suggest the government to rezone other areas to RA zone which have higher development potential and less site constraints.

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.

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From: Li Ken [REDACTED]
Sent: 2025-02-27 星期四 09:13:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Representation on the Draft Tsuen Wan Outline Zoning Plan No. S/TW/38

Dear Calvin,

Please treat this representation as submitted by myself as an individual. Thank you very much.

Best regards
Ken Li

On 20 Feb 2025, at 15:38, tpbpd/PLAND <tpbpd@pland.gov.hk> wrote:

Dear Li Ka Hang,

Your submission of representation (S005) on the draft Tsuen Wan Outline Zoning Plan No. S/TW/38 was received by the Town Planning Board Secretariat.

*[See attachment "250113-121201-14780_Represent_S_TW_38_html.pdf"]**[See attachment "250113-121201-14780_RepresentInfo_S_TW_38_html.pdf"]*

In your submission, it is noted that the full name of "Representer" is an organization called "City Point". Please advise if the said organization is the owners' corporation, or management committee, or other relevant organization (please provide details) related to City Point, and confirm if you are the authorized representative to the said organization making the representation **on or before 28 February 2025**.

Please note that if we do not receive any reply from you on or before 28 February 2025, or if your reply does not provide details on the organization and confirm if you are the authorized representative to the organization, we will treat your submission to be made by individuals (submitted by your good self).

For any query regarding the above, please contact me at 2231 4317.

(Calvin Kwok)
Town Planning Board Secretariat
<250113-121201-14780_Represent_S_TW_38_html.pdf>
<250113-121201-14780_RepresentInfo_S_TW_38_html.pdf>

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Submission Number:
TPB/R/S/TW/38-S006

From:

Sent:

To:

Subject:

2025-01-14 星期二 18:41:29

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

反對城規會規劃荃灣永順街及德士古道交界用地改劃 22 地帶

Representation Number:
TPB/R/S/TW/38-R010

本人為荃灣永順街及德士古道交界附近住戶，反對荃灣永順街及德士古道交界用地改劃 22 地帶。附近樓宇密集，已經有屏風效應。所以反對有關規劃指引編號 29C，改劃 22 地帶。

居民

李國鵬

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Submission Number:

TPB/R/S/TW/38-S008

From:

Sent:

2025-01-19 星期日 08:56:32

To:

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

Subject:

反對修訂荃灣分區計劃大綱核准圖（編號 S/W/38）並建議興建文化廣場

Representation Number:

TPB/R/S/TW/38-R011

尊敬的城市規劃委員會負責人：

本人為環宇海灣的住戶，現就荃灣分區計劃大綱核准圖的修訂（永順街及德士古道交界用地改劃為「住宅（乙類）22」地帶）提出反對意見，並建議將該地區規劃為文化廣場，以更好地滿足區內居民需求。

反對理由

1. 交通壓力加劇

本人經常乘坐 930X 巴士，途經荃灣路下迴旋處時，該處交通經常出現嚴重堵塞，尤其在早晚繁忙時段，更是寸步難行。若該地區新增住宅項目，將進一步增加車輛數量，令原本已經飽和的交通情況更加惡化，居民的日常出行必然受到更大影響。

2. 社區設施不足

荃灣區內現有社區設施已接近飽和，尤其是在休憩設施方面，問題尤為突出。例如，荃灣海濱行人休憩路段目前人流已十分擁擠，特別是在旺季或假日時段。該區域不僅有大量行人使用，還有不少居民在該路段跑步，但由於部分路段狹窄，行人與跑者之間存在潛在碰撞風險，對使用者的安全構成威脅。這一問題尚未得到妥善解決，若新增住宅進一步增加人流，將使上述問題變得更加嚴重，對居民生活質素造成負面影響。

3. 環境影響

該地段鄰近主要道路，而現時區內的隔音屏障問題尚未處理好，導致現有噪音問題已經嚴重影響居民生活質素。如果在該處興建住宅，未能妥善處理隔音設施的話，新增樓宇的居民將面臨更為嚴重的噪音困擾，對居住環境將產生極大的負面影響。

建議興建文化廣場

本人建議將永順街及德士古道交界的空地規劃為「文化廣場」，以解決當前荃灣公園內因跳舞活動產生的噪音問題。

1. 現況問題

荃灣公園內有多批人士每晚相約進行跳舞活動，其音響設備產生的噪音對附近居民造成持續困擾，導致居民投訴不斷。

2. 文化廣場的優勢

- 專用空間：將該處空地設置為一個具有隔音設施的文化廣場，專門供跳舞、音樂等社區活動使用，既能滿足上述人士的活動需求，又能減少噪音對周邊居民的影響。

- 促進社區和諧：文化廣場可成為居民互動的場地，舉辦各種活動，促進社區融合與發展。

- 提升環境質素：通過規劃該地區為文化廣場，可增加綠化和公共設施，進一步改善社區

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的整體環境。

個人資料

- 姓名：何嘉怡

本人特此提交意見，並懇請城市規劃委員會慎重考慮居民的反對意見，同時積極研究將該地區規劃為文化廣場的可行性，以更好地服務區內居民，解決現有問題。

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Submission Number:

TPB/R/S/TW/38-S009

From: Wan Chung Leung
Sent: 2025-01-24 星期五 15:43:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 對荃灣區規劃藍圖之擬定修改草圖提出意見
Attachment: 溫仲良.意見.pdf

Representation Number:

TPB/R/S/TW/38-R012

致城市規劃委員會

就城規會對荃灣區規劃藍圖之擬定修改草圖提出意見，詳細內容請見附件。

申述人：溫仲良

身份證：

聯繫方式

謝謝！

溫仲良

致城市規劃委員會

有關城規會修訂荃灣分區計劃大綱核准圖編號/S/TW/38

本人個人資料如下：

姓名：溫仲良

香港身份證號碼：[REDACTED]

本人就上述荃灣分區計劃大綱核准圖內一項涉及把位於永順街及德士古道交界的一幅用地由「政府、機構或社區（9）」地帶改劃為「住宅（甲類）22」地帶，表達反對，原因如下：

1. 當初設計荃灣南區（即永順街及德士古道以下的環宇海灣、柏傲灣、海灣花園及海濱花園）的人口、交通流量及社區設施等，均沒完有預留再增加住宅屋苑，擬定建議的住宅屋苑達到約 790 伙，相信人口數量會增加 3200 多人！
2. 現時德士古道、永順街及碼頭霸道在繁忙時間已經出現交通飽和，若再增加大量住宅在永順街及德士古道交界，會令該處道路交通流量超出飽和，造成交通擠塞。
3. 規劃擬建多幢住宅大廈在荃灣路天橋一側，但荃灣路天橋另一則正是環宇海灣住宅樓群，會引起嚴重的屏風噪音效應，嚴重影響居民。現時荃灣路天橋汽車流量已產生很大的噪音，嚴重影響住在天橋側的住宅居民！
4. 規劃擬建的多幢住宅樓在環宇海灣屋苑旁，會增加建築樓群屏風效應，大大減低空氣流動，嚴重影響居住環境。現時環宇海灣及海灣花園兩屋苑樓羣設計拼牌，已經接近一幅大屏風，阻擋空氣流動，若再加一個新屋苑在旁，情況將會更加惡劣！

就上述原因，本人極反對上述有關修改荃灣規劃大綱草圖編號 S/TW/38，敬請城市規劃委員會重新考慮各種因素，切勿胡亂更改規劃圖，以致影響該區居民生活！

謝謝！

溫仲良

溫仲良

2025年1月22日

致城市規劃委員會

有關城規會修訂荃灣分區計劃大綱核准圖編號/S/TW/38

本人個人資料如下：

姓名：溫仲良

香港身份證號碼：



本人就上述荃灣分區計劃大綱核准圖內一項涉及把位於永順街及德士古道交界的一幅用地由「政府、機構或社區(9)」地帶改劃為「住宅(甲類)22」地帶，表達反對，原因如下：

1. 當初設計荃灣南區(即永順街及德士古道以下的環宇海灣、柏傲灣、海灣花園及海濱花園)的人口、交通流量及社區設施等，均沒完有預留再增加住宅屋苑，擬定建議的住宅屋苑達到約790伙，相信人口數量會增加3200多人！
2. 現時德士古道、永順街及碼頭霸道在繁忙時間已經出現交通飽和，若再增加大量住宅在永順街及德士古道交界，會令該處道路交通流量超出飽和，造成交通擠塞。
3. 規劃擬建多幢住宅大廈在荃灣路天橋一側，但荃灣路天橋另一則正是環宇海灣住宅樓群，會引起嚴重的屏風噪音效應，嚴重影響居民。現時荃灣路天橋汽車流量已產生很大的噪音，嚴重影響住在天橋側的住宅居民！
4. 規劃擬建的多幢住宅樓在環宇海灣屋苑旁，會增加建築樓群屏風效應，大大減低空氣流動，嚴重影響居住環境。現時環宇海灣及海灣花園兩屋苑樓羣設計拼牌，已經接近一幅大屏風，阻擋空氣流動，若再加一個新屋苑在旁，情況將會更加惡劣！

就上述原因，本人極反對上述有關修改荃灣規劃大綱草圖編號S/TW/38，敬請城市規劃委員會重新考慮各種因素，切勿胡亂更改規劃圖，以致影響該區居民生活！

謝謝！

溫仲良

2025年1月22日



申述人：溫仲良

聯系方法：



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Submission Number:

TPB/R/S/TW/38-S010

From: Ben Chan [REDACTED]
Sent: 2025-01-24 星期五 16:11:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 對於將永順街及德士古道交界用地改劃為住宅用途的強烈反對意見

Representation Number:

TPB/R/S/TW/38-R013

姓名: Chan Chun Kit

身份證號碼: [REDACTED]

尊敬的城市規劃委員會:

我是居住於環宇海灣的住戶。我寫此信是為了表達我對於將永順街及德士古道交界用地改劃為住宅用途的強烈反對意見。

首先，我擔心新住宅的建設將導致交通擁堵同公共交通負荷過大。該地區尤其上下班繁忙時間已經面臨交通流量過大，地鐵巴士都非常擠擁的問題，新增住宅將進一步加劇這一情況，影響居民的日常出行和生活便利。

其次，我認為該地址面積唔大，鄰近高速公路荃灣路，又位於附近多工廠大廈導致十分繁忙嘅馬路旁，興建住宅單位未能保障新增居民的生活質素，會比環宇海灣受更嚴重嘅嘈音同更差嘅空氣困擾，同時新增樓宇會影響空氣流通，進一步影響環宇海灣居民的生活質素。

最後，我認為當地的基礎設施無法滿足新增居民的需求。街市、休憩設施、車位和其他公共設施已經相對緊張，若再增加人口，將使得這些設施的負擔更加沉重，進一步影響荃灣西居民的生活質素。

基於以上理由，我懇請城市規劃委員會重新考慮這一提案。希望您能夠重視社區居民的意見，在作出決策時充分考慮我們的關切。

此致，

Chan Chun Kit

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

Submission Number:

TPB/R/S/TW/38-S012

From: Eric Wong [REDACTED]
Sent: 2025-01-20 星期一 18:38:18
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 回复: Re: 荃灣分區計劃大綱核准圖編號 S/TW/37

Representation Number:

TPB/R/S/TW/38-R014

我的香港身份証為 [REDACTED]

王宏虎

電話: [REDACTED]

20-1-2025

[REDACTED]
2025 年 1 月 20 日周一 20:16, tpbpd/PLAND
<tpbpd@pland.gov.hk> 写道:

先生/女士:

你於 2025 年 1 月 16 日就《荃灣分區計劃大綱核准圖編號 S/TW/37》提交的申述已轉介給城市規劃委員會(下稱「城規會」)。

根據城規會規劃指引編號 29C「《根據《城市規劃條例》提交及處理申述及進一步申述」，申述人須在提交的文件內提供香港身份證／護照上所示的全名及香港身份證／護照號碼(只須首四個字母數字)，以核實提交有關申述的人士的身份。由於你提交的申述並未有提供香港身份證／護照號碼(只須首四個字母數字)，請於二零二五年二月六日(星期四)(即提交申述的屆滿日期)或之前，以電郵(tpbpd@pland.gov.hk)或郵寄的方式補交上述資料予秘書處。如限期過後仍未收到你的回覆，你所提交的申述將被視為不曾作出。

城市規劃委員會秘書

From: [REDACTED]
Sent: Thursday, January 16, 2025 12:09 PM
To: [REDACTED]
Cc: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fw: 荃灣分區計劃大綱核准圖編號 S/TW/37

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

王先生：

你於 2025 年 1 月 16 日就標題事項給本署的電郵收悉。我們將你的電郵轉介給城市規劃委員會秘書處處理。

規劃署

(陳偉萍 代行)

副本送：城市規劃委員會秘書處(電郵郵址：tpbpd@pland.gov.hk)

From: tspd/PLAND <tspd@pland.gov.hk>
Sent: Thursday, January 16, 2025 9:52 AM
To: enquire1/PLAND <enquire@pland.gov.hk>
Subject: Fw: 荃灣分區計劃大綱核准圖編號 S/TW/37

From: [REDACTED]
Sent: Thursday, January 16, 2025 8:42 AM
To: tspd/PLAND <tspd@pland.gov.hk>; ebquire@pland.gov.hk; enquiry/CEDD <enquiry@cedd.gov.hk>
Subject: 荃灣分區計劃大綱核准圖編號 S/TW/37

主題：反對將社區設施用地改為住宅用地

尊敬的規劃署及土木工程拓展署署長：

我想反映作為荃灣「環宇海灣」居民，就近期提出的將社區設施用地改為住宅用地的規劃方案，表達我們的強烈反對意見。除了之前提到的關於社區服務功能、規劃合理性和長遠發展的問題外，我們還想補充以下幾點關鍵反對理由：

1. 阻擋陽光照入：若將社區設施用地改為高層住宅，新建築很可能會阻擋周邊住宅的陽光照入，嚴重影響居民的生活質量和居住環境。陽光是居民日常生活不可或缺的自然資源，對身心健康至關重要。

2. 增加噪音：住宅區的建設往往伴隨著施工噪音、交通噪音和日常生活噪音的增加。新住宅區的居民活動、車輛往來等都將給周邊社區帶來額外的噪音污染，干擾居民的正常生活和休息。

3. 阻礙通風：高層住宅的密集建設可能會阻礙社區的通風，導致空氣流通不暢，影響居民的健康和舒適度。特別是在夏季，通風不暢可能加劇高溫和潮濕問題，給居民帶來不適。

綜上所述，將社區設施用地改為住宅用地不僅違背了原有的規劃理念和居民的需求，還可能引發一系列環境問題，嚴重影響居民的生活質量和社區的可持續發展。因此，我們再次懇請貴部門能夠充分考慮居民的意見和需求，重新審視並調整該規劃方案。

感謝你們對居民意見的重視和關注，期待你們的積極回應和妥善處理。

此致

敬禮！

王宏虎

電話：

16-1-2025

Yahoo 邮箱：搜索、组织、征服

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/TW/38-S013

參考編號

Reference Number:

250121-154516-75645

提交限期

Deadline for submission:

06/02/2025

提交日期及時間

Date and time of submission:

21/01/2025 15:45:16

「申述人」全名

Full Name of "Representer":

女士 Ms. To Siu Chun

「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/TW/38

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
圖則編號S/TW/38, 修定項目A項	反對 Oppose	1. Traffic: Will the change lead to increased traffic congestion in the vicinity. 2.Noise & Pollution: Noise levels and pollution would be affected by the proposed residential development. 3. View obstruction: the proposed residential development would obstruct the View of City Point residential building. 4. Infrastructure: the current infrastructure is not capable of supporting increased residential development.

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.

Submission Number:
TPB/R/S/TW/38-S014

Representation Number:
TPB/R/S/TW/38-R016

收件人：城規會

地址：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

日期：15/01/2025

尊敬的城規會，

我寫信是為了表達我對政府在永順街及德士古道交界進行的規劃變更的不滿。原本的機構及社區設施被改為住宅，這一決定不僅使該區更加擠擁，還未能有效改善噪音問題。

這一地區本來就面臨交通擁堵和噪音污染的挑戰，而政府的這項決策只會使情況更加惡化。居民的生活質量將受到進一步影響，尤其是在晚上及周末，噪音問題將變得更加突出。

我懇請政府重新考慮這一規劃，並尋求更可行的解決方案，以真正改善居民的生活環境。

謝謝您對此事的關注。



張慧明



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

From: [REDACTED]
Sent: 2025-01-22 星期三 17:13:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: missing Hkid information

My name is Cheung Wai Ming Annabelle 張慧明 holding hkid card No: [REDACTED]

從我的 iPhone 傳送

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/TW/38-S015

參考編號

Reference Number:

250122-160350-32803

Representation Number:

TPB/R/S/TW/38-R017

提交限期

Deadline for submission:

06/02/2025

提交日期及時間

Date and time of submission:

22/01/2025 16:03:50

「申述人」全名

Full Name of "Representer":

先生 Mr. Lee Yee Man

「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/TW/38

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
S/TW/38	反對 Oppose	<p>我是環宇海灣5座D室的住戶，面對著這唯一的空間，如果把建築高度提升，會令我們</p> <p>1。採光不足，北面是唯一方向有較多光源入戶，如前面再起高樓，室內會變得更暗，影響生活和健康。</p> <p>2。噪音問題更嚴重，我們的南方是環宇海灣6座，汽車產生的噪音會從6座反彈過來，如北面也有高樓，噪音會兩面夾擊，晚上很難入睡。</p> <p>3。交通問題，930X過海線在早上繁忙時段已經飽和，如新增人口會更上班人士更難乘搭巴士，也加劇回旋處的負擔。</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.

Submission Number:
TPB/R/S/TW/38-S016

Representation Number:
TPB/R/S/TW/38-R018

From: dennis liu <[REDACTED]>
Sent: Saturday, January 25, 2025 12:16 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: [REDACTED]

Subject: 關於城規會修訂荃灣分區計劃大綱核准圖的反對意見

主題：反對城規會修訂荃灣分區計劃大綱核准圖永順街及德士古道交界用地改劃為住宅地帶，法定圖則S/TW/38

敬啟者，

就近期提出的將社區設施用地改為住宅用地的規劃方案，表達我的強烈反對意見。我們當初買入環宇海灣的時候是得知這地帶是會興建低密度的社區設施，但現在貴會改變規劃用途，令我大為不滿，另外我反對的其他理由包括如下：

1. 阻擋陽光照入：若將社區設施用地改為高層住宅，新建築很可能會阻擋周邊住宅的陽光照入，嚴重影響居民的生活質量和居住環境。陽光是居民日常生活不可或缺的自然資源，對身心健康至關重要。
2. 增加噪音：住宅區的建設往往伴隨著施工噪音、交通噪音和日常生活噪音的增加。新住宅區的居民活動、車輛往來等都會給周邊社區帶來額外的噪音污染，干擾居民的正常生活和休息。我們居住環宇海灣已經近10年，當初規劃的荃灣路隔音屏障到現在還未有施工，火車但現在又再增加住宅在旁邊實在不明所以。
3. 阻礙通風：高層住宅的密集建設可能會阻礙社區的通風，導致空氣流通不暢，影響居民的健康和舒適度。特別是在夏季，通風不暢可能加劇高溫和潮濕問題，給居民帶來不適。
4. 交通負擔壓力：現在荃灣西站及龍德街巴士站，在上落班時段已經非常擠擁，如果再在這一帶增加近3000人口，交通負擔問題將更嚴重。

綜上所述，將社區設施用地改為住宅用地不僅違背了原有的規劃理念和居民的需求，還可能引發一系列環境問題，嚴重影響居民的生活質量和社區的可持續發展。因此，我們再次懇請相關部門能夠充分考慮居民的意見和需求，重新審視並調整該規劃方案。

感謝你們對居民意見的重視和關注，期待你們的積極回應和妥善處理。

此致
城市規劃委員會

廖志堅
聯繫方式電話 [REDACTED]



2025年1月18日

Sent from my iPhone

RESTRICTED

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Submission Number:

TPB/R/S/TW/38-S016

From: dennis liu [REDACTED]
Sent: 2025-01-25 星期六 12:15:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: [REDACTED]

Subject: 關於城規會修訂荃灣分區計劃大綱核准圖的反對意見

主題：反對城規會修訂荃灣分區計劃大綱核准圖永順街及德士古道交界用地改劃為住宅地帶，法定圖則 S/TW/38

敬啟者，

就近期提出的將社區設施用地改為住宅用地的規劃方案，表達我的強烈反對意見。我們當初買入環宇海灣的時候是得知這地帶是會興建低密度的社區設施，但現在貴會改變規劃用途，令我大為不滿，另外我反對的其他理由包括如下：

1. 阻擋陽光照入：若將社區設施用地改為高層住宅，新建築很可能會阻擋周邊住宅的陽光照入，嚴重影響居民的生活質量和居住環境。陽光是居民日常生活不可或缺的自然資源，對身心健康至關重要。

2. 增加噪音：住宅區的建設往往伴隨著施工噪音、交通噪音和日常生活噪音的增加。新住宅區的居民活動、車輛往來等都將給周邊社區帶來額外的噪音污染，干擾居民的正常生活和休息。我們居住環宇海灣已經近 10 年，當初規劃的荃灣路隔音屏障到現在還未有施工，火車但現在又再增加住宅在旁邊實在不明所以。

3. 阻礙通風：高層住宅的密集建設可能會阻礙社區的通風，導致空氣流通不暢，影響居民的健康和舒適度。特別是在夏季，通風不暢可能加劇高溫和潮濕問題，給居民帶來不適。

4. 交通負擔壓力：現在荃灣西站及龍德街巴士站，在上落班時段已經非常擠擁，如果再在一帶增加近 3000 人口，交通負擔問題將更嚴重。

綜上所述，將社區設施用地改為住宅用地不僅違背了原有的規劃理念和居民的需求，還可能引發一系列環境問題，嚴重影響居民的生活質量和社區的可持續發展。因此，我們再次懇請相關部門能夠充分考慮居民的意見和需求，重新審視並調整該規劃方案。

感謝你們對居民意見的重視和關注，期待你們的積極回應和妥善處理。

此致
城市規劃委員會

廖志堅
[REDACTED]

2025 年 1 月 18 日

Sent from my iPhone

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/TW/38-S017

參考編號

250123-163429-80952

Reference Number:

Representation Number:

TPB/R/S/TW/38-R019

提交限期

06/02/2025

Deadline for submission:

提交日期及時間

23/01/2025 16:34:29

Date and time of submission:

「申述人」全名

先生 Mr. Lee Chun Kwong Sunny

Full Name of "Representer":

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

S/TW/38

Plan to which the representation relates:

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
修訂項目A	反對 Oppose	用地改劃為「住宅(甲類) 22」地帶，新發展住宅建築物會阻擋環宇海灣及附近樓宇景觀，人口數目增長會影響路面交通擠塞及公共交通包括巴士和小巴不足應付新增的人口。住宅樓宇建築其間引起大量噪音及空氣污染。新建樓宇亦阻擋附近大廈的空氣流通。

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:

250123-220608-30365

提交限期

Deadline for submission:

06/02/2025

提交日期及時間

Date and time of submission:

23/01/2025 22:06:08

「申述人」全名

Full Name of "Representer":

先生 Mr. TANG KIN NANG

「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/TW/38

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
S/TW/38	反對 Oppose	<p>[噪音]</p> <p>有區議員早年曾對荃灣路附近進行噪音測試，結果在日間錄得90分貝噪音，比環保署規定標準70分貝為高。荃灣路隔音屏工程落實無期，提高公路兩旁的樓宇密度令噪音更難擴散，加劇噪音對居民(環宇海灣)的影響。</p> <p>[空氣污染]</p> <p>荃灣路作為香港其中一條主要幹道，交通流量極高，公路兩旁的樓宇密度提高不利於汽車廢氣及懸浮粒子消散，對居住於周圍（環宇海灣及新修訂地帶）的居民健康有負面影響。</p> <p>[交通]</p> <p>根據文件MPC Paper No. 4/24，當中Traffic and Transport 4.8評估未有考慮北部都會區發展對屯馬線帶來的壓</p>

Submission Number:

TPB/R/S/TW/38-S018

Representation Number:

TPB/R/S/TW/38-R020

	<p>力，如果荃灣西再增加新用地帶來的2千多人口，將來區內居民更難從荃灣西站上車。此外，馬頭壩道經荃青交匯處會是該新修訂地帶居民及多層停車場使用者往返市區主要出入口，雖然荃青交匯處改善工程預計最快2027完工，但荃灣路擴闊工程仍未落實（上述文件Environment 4.13評估預期不早於新發展項目落成後3年才完成），屆時將會嚴重加劇繁忙時間的道路擠塞。換言之，周圍的交通配套根本不切合預計的區內人口增長及設施發展。</p>
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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.

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

Submission Number:
TPB/R/S/TW/38-S019

From: family lau [REDACTED]
Sent: 2025-01-29 星期三 13:12:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對將社區設施用地改為住宅用地（關於城規會修訂全灣分區計劃大綱核准圖永順街及德士古道交界用地劃為住宅地帶）

Representation Number:
TPB/R/S/TW/38-R021

尊敬的城規會及有關政府部門：

我謹代表屋苑環宇海灣居民，就近期提出的將社區設施用地改為住宅用地的規劃方案，表達我們的強烈反對意見。之前擬定了塊地全用作社區公共設施，現突然告知取消，另外本來話有行人天橋由環宇海灣駁去地鐵站也不見影，完全漠視居民需要。現在更突然通知會改劃成為超高密度住字群，實在非常不合理。請問規劃處規劃了什麼？是造福市民嗎？

我還想補充以下幾點關鍵反對理由：

1. 阻擋陽光照入：若將社區設施用地改為高層住宅，新建築很可能會阻擋周邊住宅的陽光照入，嚴重影響居民的生活質量和居住環境。陽光是居民日常生活不可或缺的自然資源，對身心靈健康至關重要。
2. 增加噪音：住宅區的建設往往伴隨著施工噪音、交通噪音和日常生活噪音的增加。新住宅區的居民活動、車輛往來等都將給周邊社區帶來額外的噪音污染，干擾居民的正常生活和休息。
3. 阻礙通風：高層住宅的密集建設可能會阻礙社區的通風，導致空氣流通不暢，影響居民的健康和舒適度。特別是在夏季，通風不暢可能加劇高溫和潮濕問題，給居民帶來不適。

綜上所述，將社區設施用地改為住宅用地不僅違背了原有的規劃理念和居民的需求，還可能引發一系列環境問題，嚴重影響居民的生活質量和社區的可持續發展。因此，我再次懇請規劃處及相關政府部門能夠充分考慮居民的意見和需求，重新審視並調整該規劃方案。

感謝你們對居民意見的重視和關注，期待你們的積極回應和妥善處理。

此致

敬禮！

劉永昌 [REDACTED]

電話: [REDACTED]

日期：29/01/2025

Dear Sir,

I am the resident of City Point at Tsuen Wan West and writing to express my views towards the proposed Amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/38".

With reference of minutes of the 6th meeting of Tsuen Wan District Council (3/24-25), one of the issue draws my attention that under feasible condition, the land at the junction of Wing Shun Street and Rexaco Road is proposed to rezoned from a "Government, Institution or Community (9)" site to a "residential (Group A) 22" site.

The rezone will inevitably trigger many problems which are listed as below:-

1. Blocking of air inflows to Tsuen Wan inland which may constitute serious air pollution;
2. Worsen the wind channeling effect at Tsuen Wan district during typhoon season;
3. Generate noise and light pollution from the new residential blocks;
4. Shortage of car parking, especially for the large truck and vehicles;
5. Insufficient public facilities due to the increase of population (e.g. hospital, school, market, recreational facilities and etc.);
6. Whether the existing transportation capacity in Tsuen Wan can cater for the new population is also a doubt;
7. Industrial and residential zone should be divided by green belt but not built closely to each other.

In this regard, I **strongly oppose the rezoning proposal** under the Tsuen Wan Outline Zoning Plan No. S/TW/38 as mentioned above.

Yours faithfully,

Name:

1. Tse Pui Leung (HKID [REDACTED]);
2. Leung Tan Lo (HKID [REDACTED]);
3. Lai Kam Lan (HKID [REDACTED]);
4. Tse Hei Lok (HKID [REDACTED]);

Phone contact:

Email:

Submission Number:
TPB/R/S/TW/38-S020

Submission Number:
TPB/R/S/TW/38-S021

Submission Number:
TPB/R/S/TW/38-S022

Submission Number:
TPB/R/S/TW/38-S023

Representation Number:
TPB/R/S/TW/38-R022

Representation Number:
TPB/R/S/TW/38-R023

Representation Number:
TPB/R/S/TW/38-R024

Representation Number:
TPB/R/S/TW/38-R025

Representation Number:

TPB/R/S/TW/38-R026

Submission Number:

TPB/R/S/TW/38-S026

Dear Sir,

I am writing with a view to voicing my opinion towards the project " proposed Amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/38".

38

With reference to minutes of the 6th meeting of Tsuen Wan District Council (3/24-25), I have been paying much attention to one of the issues that under feasible condition, the land at the junction of Wing Shun Street and Rexaco Road is proposed to be rezoned from a " Government, Institution or Community (9)" site to a "residential (Group A) 22" site.

I am a citizen living in Tsuen Wan. I can see a lot of urban facilities that worth appreciation. I believe that the whole team of the district council has been doing such a great job. On the other side, still there is a list of problems appearing in Tsuen Wan, especially in Tsuen Wan West.

In the following, I would like to reveal some of the problems including noise pollution, air pollution, seriously shortage in parking spaces and recreational facilities, and economic issues.

First of all, a lot of Tsuen Wan residents point out that the noise generated from the Tsuen Wan road has made countless residents suffering especially those from City Point. The residential buildings constructed on the land concerned would similarly be affected by the traffic noise problem because the amendment item also face Tsuen Wan Road. Some expert commented that the inclusion of facilities such as noise barriers and acoustic balconies and windows could mitigate the impact of the traffic noise. Arranging noise barriers may be a good method but definitely it should be completed first before considering to build one more community of residential building. In addition, I think acoustic windows and balconies are not good method to tackle the problem as residents need fresh air and good ventilation. Acoustic windows and balconies only work and function well when they are closed tightly. Imagine what If you are the person living in a flat that all windows need to be closed tightly all the time just to stay away from noise. How would you feel?

Another sounding problem is all about air pollution. Building a high tower obviously results in a production of massive dirty dust. Tsuen Wan west is full of elderly and children. Since the construction of government building just next to Tsuen Wan Park has started, the air quality has been worsening. The road next to the constructing area

is the crucial and only way that residents in City Point and the Pavilia Bay can walk in order to reach the market and other center places in Tsuen Wan. Still, there are dogs and a lot of school bus. The worsen air quality has already make a lot of residents feeling sick especially the children and elderly. After all, it would definitely be difficult to imagine how would it be if still one more big construction is waiting. There are many children and elderly living in Tsuen Wan West. The quality of air is the prerequisites of basic need of all residents. The situation of asthma and eczema has been worsening in a lot of people due to the poor air quality. I believe no one is eager to endure the poor air quality anymore.

The third issue I think of is about the serious shortage of parking spaces. Tsuen Wan has been renowned of its expensive parking price for any types of vehicles. In Tsuen Wan West, a space for car parking is as expensive as ~ HKD8000 monthly. Some residents turn to rent a cheaper space for their cars in the concerning land "Government, Institution or Community (9)" which is a public rental car park. If the concerning land " Government, Institution or Community (9)" is rezoned to "residential (Group A) 22" site, it would be really hard for residents to find other places to cater their vehicles. It is suggested that in the future, there will be a public car park under the Amendment Item (rezoning " Government, Institution or Community (9)" to "residential (Group A) 22" site), hoping that there would be 175 parking spaces for private vehicles and 32 for light good vehicles. However, the rent of the car parking spaces would definitely be much more expensive. As a result, this is actually not a good news to residents nearby. Another issue is that, having a new residential building, with expected 2000+ increase of population, there must be a greater demand of car parking spaces. It is not really relieving the problem of serious shortage of car parking spaces but may result in a greater burden.

Another comparably minor issue that I also want to stat is the limited recreational facilities and the safety issue. As I point out that everybody in Tsuen Wan really appreciate the diversity of urban facilities in Tsuen Wan. Though, the demand of the facilities is all along great with the huge population in Tsuen Wan. Residents in Tsuen Wan have been longing for more recreational facilities. For example, building a public library, parks and maybe a swimming pool, whatever. For safety issues, lots of elderly and children and school bus pass by the street and road near the concerning land. A big scale construction there may result in dangers when people pass by, at the same time as frequent construction workers and engineering vehicles enter and exit the construction area.

Apart from the above issues, another very important thing we must think twice is all about economic issues. Before turning the concerning land to a residential land, all we need to think about is whether there will be any developer who is interested in that land. And, after the land really constructed to a residential building, would it be really popular to the public? Is there really lots of people hoping to buy a house just near to the high way, without good view and not really near to MTR station and bus terminal? After all, implementing new plan and changes during urban planning dose spend a lot of money that all from the taxpayer. We, as a citizen really hope our government will take our concerns into consideration.

After all, as a resident in Tsuen Wan, I know that my voice may be too little to let the involving planning officer to understand and take into consideration. Though, I still want to propose my opinion and need as I always believe that a good town planning and person in the district councils listen to the public and strive for excellence and better living quality of those maybe already suffering.

Yours faithfully,

Name: **WONG HOI CHING JUNE.**

HKID: [REDACTED]

Phone contact: [REDACTED]

Email: [REDACTED]



Form No. S6
表格第 S6 號

Submission Number:
TPB/R/S/TW/38-S027

Representation Number:
TPB/R/S/TW/38-R027

REPRESENTATION IN RESPECT OF
PLAN UNDER SECTION 6(1) OF
THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)
第6(1)條就圖則作出申述



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處。
- 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 樓及新界沙田上禾輋路 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閱覽，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*)

RAN SUZHEN

(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)

荃灣 S/TW/38

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 [^]
S/TW/38	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>城規會你們好：</p> <p>我們是露天停車場附近居民，現在想提出強烈反對該塊用地改建私人住宅的意見，我們覺得這塊地的地理位置並不適合興建私人住宅，因為該塊用地前後左右近距離被行車天橋、馬路、工廠大廈、環宇海灣緊緊包圍，試想下有錢買樓的市民也不想住在這麼惡劣的環境裏，而且還會深深影響附近居民的生活，帶來雙輸的局面，所以想請城規會重新規劃該塊用地，千萬不要興建高樓大廈，我們附近居民會感激不盡，謝謝城規會會接納我們附近居民反對興建高樓大廈的意見，謝謝城規會，祝你們身體健康！</p>
	<input type="checkbox"/> support 支持 <input checked="" 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。

NIL

[#] 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

致 城規會。

Submission Number:

TPB/R/S/TW/38-S028

Representation Number:

TPB/R/S/TW/38-R028

就城規會規劃指引編號29C

批地永順丁及德士古道交界一幅地

府。地帶改劃為「住宅(甲類)22」地帶。

由於位置鄰近環亨海灣，恐怕興建

住宅後，令最重要兩條區域的交通

過疏塞，社區設施、環境衛生、亦

特別對此改變土地用途，提出反對。

本人為環亨海灣業主。



申述人：吳義成

NG YBE SING

15-1-2025

No.

Date.

Submission Number:

TPB/R/S/TW/38-S029

Representation Number:

TPB/R/S/TW/38-R029

敬啟者:

本人是「魂宇海灣」

業主 李美蘭

本人反對 ZPC 區起住宅。

李美蘭

2024年1月18日

RECEIVED

28 JAN 2025

Town Planning
Board

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

Submission Number:
TPB/R/S/TW/38-S030

From:

Sent:

2025-01-28 星期二 13:03:20

To:

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

Subject:

Fwd: 申訴有關城規會修訂荃灣分區計劃大綱核准圖編號
/S/TW/38

Representation Number:
TPB/R/S/TW/38-R030

Attachment:

申訴有關城規會修訂荃灣分區計劃大綱核准圖編號 S-TW-
38_L20250128.pdf

Dear sir / madam

Kindly find the attached letter for your attention.

Thanks

Ms Choi Wah man

致: tpbpd@pland.gov.hk

有關: 城規會修訂荃灣分區計劃大綱核准圖編號/S/TW/38

日期: 28/1/2025

致城市規劃委員會

本人就上述表達反對，原因如下：

1. 交通流量超出飽及嚴重交通: 現時德士古道、永順街及碼頭霸道在繁忙時間已經出現交通飽和，若再增加大量住宅在永順街及德士古道交界，會令該處道路交通流量超出飽和，造成交通擠塞。下班時間，283X 巴士在美孚經常滿載，要等 30 分鐘以上才可上車。
2. 噪音: 天橋汽車流量已產生很大的噪音，規劃擬建多幢住宅大廈在荃灣路天橋一側，會引起嚴重的屏風噪音效應及增大噪音，**嚴重**影響我們居民精神健康。
3. 屏風效應: 現時環宇海灣及海灣花園兩屋苑樓羣設計拼牌，已經接近一幅大屏風，阻擋空氣流動，若再加一個新屋苑在旁，情況將會更加惡劣！
4. 社區設施: 原定設計的社區設備及空間，如何補償及處理？

5. 給我們一片天:



就上述原因，本人極反對上述有關修改荃灣規劃大綱草圖編號 S/TW/38，敬請城市規劃委員會

會重新考慮各種因素，好讓區內居民生活安定，生活健康！

此致

蔡華雯



Submission Number:
TPB/R/S/TW/38-S031

Representation Number:
TPB/R/S/TW/38-R031

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

250131-174547-16421

提交限期

Deadline for submission:

06/02/2025

提交日期及時間

Date and time of submission:

31/01/2025 17:45:47

「申述人」全名

Full Name of "Representer":

女士 Ms. Shum Man Sai

「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/TW/38

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
S/TW/38	反對 Oppose	<p>我從小住荃灣，以前市中心很好風，所以夏天不用冷氣。後來建了多棟屏風樓，自始到沙咀道已開始悶熱。</p> <p>荃灣路有大量的車輛路過，平日是靠海風吹散。如果在上述位置要建790個單位，雖然有高度限制，但相信已達30層高度，而且發展商必定用盡位置。這樣，荃灣路的廢氣難以吹散，令附近空氣污染嚴重。而且海風更難吹入附近區域，令夏季市中心溫度更高。荃灣區近年已盡量建築非屏風樓宇。這必須用盡地皮的樓宇會成為新的屏風。</p> <p>另外，此區交通已相當擠塞。如果額外再增加居民，只會令這區交通更擠塞。這邊塞，亦會影響隔離楊屋道，沙咀道等。</p>

	因此本人反對改劃上述位置成住宅用地。謝謝
	Ms. Shum Man Sai

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.

我從小住荃灣, 以前市中心很好風, 所以夏天不用冷氣。後來建了多棟屏風樓, 自始到沙咀道已開始悶熱。

荃灣路有大量的車輛路過, 平日是靠海風吹散。如果在上述位置要建790個單位, 雖然有高度限制, 但相信已達30層高度, 而且發展商必定用盡位置。這樣, 荃灣路的廢氣難以吹散, 令附近空氣污染嚴重。而且海風更難吹入附近區域, 令夏季市中心溫度更高。荃灣區近年已盡量建築非屏風樓宇。這必須用盡地皮的樓宇會成為新的屏風。

另外, 此區交通已相當擠塞。如果額外再增加居民, 只會令這區交通更擠塞。這邊塞, 亦會影響隔離楊屋道, 沙咀道等。

因此本人反對改劃上述位置成住宅用地。謝謝

就圖則作出申述

Representation Relating to Plan

Submission Number:
TPB/R/S/TW/38-S032Representation Number:
TPB/R/S/TW/38-R032

參考編號

Reference Number:

250131-180242-56274

提交限期

Deadline for submission:

06/02/2025

提交日期及時間

Date and time of submission:

31/01/2025 18:02:42

「申述人」全名

Full Name of "Representer":

女士 Ms. Lai Pui Wah

「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/TW/38

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
S/TW/38	反對 Oppose	現時無高樓擋風這區才有較好空氣，否則就繼續住荃灣市中心。要建790個單位肯定會用盡位置，到時荃灣路廢氣就停留在這區令空氣嚴重污染。 另外這區經常塞車，有時塞到楊屋道。再加790個單位，就當2000人，到時塞得更厲害。到時下午回家經荃灣路就應該不只塞到地鐵路軌下，應該更遠了。因此反對更改原有規劃

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.

建多層停車場及社區設施，不改規劃

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/TW/38-S033

參考編號

Reference Number:

250131-181412-45554

Representation Number:

TPB/R/S/TW/38-R033

提交限期

Deadline for submission:

06/02/2025

提交日期及時間

Date and time of submission:

31/01/2025 18:14:12

「申述人」全名

Full Name of "Representer":

先生 Mr. 沈孝芹

「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/TW/38

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
S/TW/38	反對 Oppose	與太太居住荃灣53年，市中心由涼爽的地區變成蒸籠般，於是數年前搬至荃灣西環宇海灣，空氣乾淨多，咳少了。聽到鄰居表示政府想在前面的露天停車場改建私人住宅而且要有790個單位，心知不妙！荃灣路廢氣如何排走？額外790個單位排出的熱氣如何吹散？荃灣西空氣有改善為想改建私人樓宇擋住風？為何重蹈覆轍成為市中心的惡劣環境？請勿為了賣地而令這區環境惡化。到時海邊臭味加汽車廢氣無法排走影響居民健康。另外這區常塞車，再加多些居民，豈不是令交通更加擠塞嗎？

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.

保持原有規劃

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

Submission Number:
TPB/R/S/TW/38-S034

From: Cheng Elsa. [REDACTED]
Sent: 2025-02-05 星期三 12:56:22
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 圖則編號 S/TW/38 意見申述

Representation Number:
TPB/R/S/TW/38-R034

您好，

本人是荃灣環宇海灣業主，現正就圖則編號 S/TW/38 改劃為住宅提出反對。由於這個項目非常靠近其他民居，會影響空氣，民生及居住環境，所以本人徹底反對，謝謝。

Name: Cheng Shuk Ching Elsa

ID no.: [REDACTED]

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/TW/38-S035

參考編號

Reference Number:

250205-211828-59479

提交限期

Deadline for submission:

06/02/2025

提交日期及時間

Date and time of submission:

05/02/2025 21:18:28

「申述人」全名

Full Name of "Representer":

女士 Ms. YUK PING TSOI

「獲授權代理人」全名

Full Name of "Authorized Agent":

先生 Mr. 楊栢霖 YEUNG

與申述相關的圖則

Plan to which the representation relates:

S/TW/38

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
the land at the junction of Wing Shun Street and Rexaco Road is proposed to be rezoned from a "Government, Institution or Community (9)" site to a "residential (Group A) 22" site	反對 Oppose	<p>I am a citizen living in Tsuen Wan and I have been here for only 3 years. Though I have been living in Tsuen Wan for only 3 years, I can see a lot of urban facilities that worth appreciation. I believe that the whole team of the district council has been doing such a great job. On the other side, still there is a list of problems appearing in Tsuen Wan, especially in Tsuen Wan West.</p> <p>In the following, I would like to reveal some of the problems including noise pollution, air pollution, seriously shortage in parking spaces and recreational facilities, and economic issues.</p> <p>First of all, a lot of Tsuen Wan residents point out that the noise generated from the Tsuen Wan road has made countless residents suffering especially those from City Point. The residential buildings constructed on the land concerned would similarly be affected by the traffic noise problem because the amendment item also face Tsuen Wan Road. Some expert commented that the inclusion of facilities</p>

such as noise barriers and acoustic balconies and windows could mitigate the impact of the traffic noise. Arranging noise barriers may be a good method but definitely it should be completed first before considering to build one more community of residential building. In addition, I think acoustic windows and balconies are not good method to tackle the problem as residents need fresh air and good ventilation. Acoustic windows and balconies only work and function well when they are closed tightly. Imagine what If you are the person living in a flat that all windows need to be closed tightly all the time just to stay away from noise. How would you feel?

Another sounding problem is all about air pollution. Building a high tower obviously results in a production of massive dirty dust. Tsuen Wan west is full of elderly and children. Since the construction of government building just next to Tsuen Wan Park has started, the air quality has been worsening. The road next to the constructing area is the crucial and only way that residents in City Point and the Pavilia Bay can walk in order to reach the market and other center places in Tsuen Wan. Still, there are dogs and a lot of school bus. The worsen air quality has already make a lot of residents feeling sick especially the children and elderly. After all, it would definitely be difficult to imagine how would it be if still one more big construction is waiting. In fact, I am the mother of 2 children, one of them has been sick and uncomfortable since the construction of that government building. The situation of asthma and eczema has been worsening due to the poor air quality. There were 2 episode of admission to the hospital for my son. These really bother me a lot and I believe, I am not the only suffering person. During last episode that my son was very sick, I felt stressed and helpless. I thought of jumping from height during the most difficult time.

The third issue I think of is about the serious shortage of parking spaces. Tsuen Wan has been renowned of its expensive parking price for any types of vehicles. In Tsuen Wan West, a space for car parking is as expensive as ~ HKD8000 monthly. Some residents turn to rent a cheaper space for their cars in the concerning land "Government, Institution or Community (9)" which is a public rental car park. If the concerning land " Government, Institution or Community (9)" is rezoned to "residential (Group A) 22" site, it would be really hard for residents to find other places to cater their vehicles. It is suggested that in the future, there will be a public car park under the Amendment Item (rezoning " Government, Institution or Community (9)" to "residential (Group A) 22" site), hoping that there would be 175 parking spaces for private vehicles and 32 for light good vehicles. However, the rent of the car parking spaces would definitely be much more expensive. As a result, this is

actually not a good news to residents nearby. Another issue is that, having a new residential building, with expected 2000+ increase of population, there must be a greater demand of car parking spaces. It is not really relieving the problem of serious shortage of car parking spaces but may result in a greater burden.

Another comparably minor issue that I also want to stat is the limited recreational facilities and the safety issue. As I point out that everybody in Tsuen Wan really appreciate the diversity of urban facilities in Tsuen Wan. Though, the demand of the facilities is all along great with the huge population in Tsuen Wan. Residents in Tsuen Wan have been longing for more recreational facilities. For example, building a public library, parks and maybe a swimming pool, whatever. For safety issues, lots of elderly and children and school bus pass by the street and road near the concerning land. A big scale construction there may result in dangers when people pass by, at the same time as frequent construction workers and engineering vehicles enter and exit the construction area.

Apart from the above issues, another very important thing we must think twice is all about economic issues. Before turning the concerning land to a residential land, all we need to think about is whether there will be any developer who is interested in that land. And, after the land really constructed to a residential building, would it be really popular to the public? Is there really lots of people hoping to buy a house just near to the high way, without good view and not really near to MTR station and bus terminal? After all, implementing new plan and changes during urban planning dose spend a lot of money that all from the taxpayer. We, as a citizen really hope our government will take our concerns into consideration.

After all, as a resident in Tsuen Wan, I know that my voice may be too little to let the involving planning officer to understand and take into consideration. Though, I still want to propose my opinion and need as I always believe that a good town planning and person in the district councils listen to the public and strive for excellence and better living quality of those maybe already suffering.

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.

please build more recreational facilities.

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

Submission Number:

TPB/R/S/TW/38-S036

From:

Sent:

2025-02-06 星期四 12:29:20

To:

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

Subject:

AMENDMENTS TO THE APPROVED TSUEN WAN OZP NO.
S/TW/37

Representation Number:

TPB/R/S/TW/38-R036

Attachment:

2030+ GIC.pdf

AMENDMENTS TO THE APPROVED TSUEN WAN OZP NO. S/TW/37

Dear TPB Members,

Item A – (about 0.66 ha Government Land) Rezoning of a site at the junction of Wing Shun Street and Texaco Road from "G/IC(9)" to "Res (Group A) 22" ("R(A)22")

2 Blocks / 790 Units / PR 6.2 / 150mPD / Retail / 3 floors Public Vehicle Park / 1 Home Care Services for Elderly / 30-place Residential Special Child Care Centre

STRONG OBJECTIONS

On a recent TVB Pearl Magazine, the Chair of JLL, who surely knows a thing or three about the property market, stated that there are around 100,000 vacant private residential units with more under development. He estimated demand of around 18,000 per annum, while the Long Term Housing Strategy 2024 target is 13,000 per annum. Hong Kong is now facing a scenario of oversupply and stress on developers on the lines of that of the housing market in China.

So, the urgent need of land for housing is now history. Therefore, one can conclude that the objective of this exercise is to provide a site for Land Sale in a popular district that would be attractive to developers. The latter will not live in the units so location not liveability is their focus. The administration on the other hand has an obligation to improve living conditions not encourage development of homes at inappropriate sites.

However, it is clear why this site was not zoned Res in the first place. Note Page 4 of the paper that underlines why:

Noise Mitigation Measures

- About 7.5m high vertical noise barrier atop podium
- Acoustic windows
- Enhanced acoustic balconies

That the administration is desperate to raise revenue cannot justify approval of a site for residential use when in an era of climate change and the possible outbreak of another infectious virus like Covid indicate that openable windows are an essential element of a healthy environment.

Moreover, the high noise barrier and enclosed windows would hinder evacuation in an emergency.

Proximity to the overhead highway also raises issues of poor air quality and exposure to contaminants. However the issue of the additional impact on local air quality while admitted "it may potentially affect wind penetration at its immediate surroundings" is as usual brushed under the carpet with the standard white wash conclusion that it "would not induce significant adverse air ventilation impact on the surrounding environment. IN OTHER WORDS, AIR QUALITY WOULD BE WORSE

That one of the proposed GIC uses is a Residential Child Care Centre, usually accommodation for traumatized children or those with special needs, is absolutely shocking. The location for this facility is not indicated on the plans.

The site is the only remaining GIC in the district that could cater for eventual emergencies. Its retention is in line with:

TPB PG-NO. 16 TOWN PLANNING BOARD GUIDELINES

1.1 "Government, Institution or Community" ("G/IC") zones are designated on statutory plans to reflect the existing Government, Institution or Community (GIC) uses and **to reserve sites for future provision of GIC facilities** in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) **to meet the present and future needs of the community.**

Some GIC developments, especially the low-rise and low-density ones, **also serve as "breathing space" within a high-rise and high-density environment.** Some areas/sites are also zoned "G/IC" **to cater for unforeseen future demands** and for which no specific GIC uses have been designated for the time being.

We saw during Covid that every district must have some space that can be quickly converted for emergency use. The 2030+ recognized this issue and the pledge to increase the provision of land for GIC facilities to 3.5sq.mts.

Provision of Open Space and GIC Facilities

5.1 Taking into account the proposed amendments as mentioned above, the planned population of the Tsuen Wan Planning Area would be **about 285,900**

BUT THE HKPSG TABLES ARE BASED ON PLANNED POPULATION OF 272,000???

If the site were to be developed, it should be for community use, for example:

Deficit of Divisional Police Station. Item A is quite a distance from Tsuen Wan Police Station.

This could be a low rise building and accommodate a public parking facility and community facilities.

Item B – Rezoning of a site at the junction of Ma Tau Pa Road and Texaco Road from “CDA(1)” to “Commercial (7)” / 150mPD (100mPD) max GFA of 52,513m2

Redevelopment of 3 low rise industrial buildings

OBJECT

This is an increase in BHR only. So why is it included in OZP when this could be achieved through an application for the grossly exploited Minor Relaxation of BH Sect 16 application? The planned redevelopment could then be considered on the merits of a Master Layout Plan, foto montages, etc and what benefits the increased height would bring to the district.

In view of climate change and unstable market conditions, it would also be more prudent to wait for concrete redevelopment plans so that they can be considered in line with prevailing conditions.

Amendments to the Notes of the Plan

(f) Incorporation of ‘Government Refuse Collection Point’ and ‘Public

Convenience’ under Column 1 of the Notes for “Village Type Development”

(“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’

and ‘Public Convenience’ under Column 2 of the Notes for the “V” zone.

OBJECT – DEPRIVES THE COMMUNITY OF HAVING A SAY IN BOTH THE LOCATION AND DESIGN OF THESE FACILITIES

(g) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the

Notes for “V” zone.

OBJECT – THE INTENTION OF V ZONE IS TO PROVIDE HOUSING. THE PROPOSED USES CAN BE EXPLOITED TO PROVIDE A FRONT FOR COMMERCIAL OPERATIONS

Mary Mulvihill



(3) Government, Institution or Community (G/I/C) uses, open space and transport and infrastructure facilities

The Task Force notes that according to the estimation of Hong Kong 2030+, there will be a land shortage of 720 ha for G/I/C uses, open space and transport and infrastructure facilities, on top of a shortfall of about 670,000 square metres (m²) floor space. However, this projection has yet to include: (i) land demand arising from the latest policies (e.g. new demand for elderly service facilities proposed under the Elderly Services Programme Plan; additional demand for space arising from kindergarten policies); and (ii) certain uses of which the long-term land demand is not yet ascertained by the relevant policy bureaux during the assessment stage (e.g. tertiary education and certain healthcare facilities).

In addition, the Task Force notes that Hong Kong 2030+ proposes to enhance the land and space provision for G/I/C uses and open space for the future additional population, by adopting a higher ratio of 3.5 m² per person and a minimum of 2.5 m² per person for the strategic planning of demand for G/I/C facilities and open space respectively. However, it should be noted that this target of higher provision of G/I/C land and open space per person is only adopted for the rough calculation of future land demand for relevant facilities from the new population growth. In fact, as the current population ages, there will naturally be greater demands for healthcare and elderly service facilities, as well as open spaces. As such, there is room for upward adjustment of the above-mentioned planning standard.

In general terms, the future land demand for the relevant facilities in Hong Kong will likely exceed the current estimation. If the future land supply fails to make up for the land shortfall of some 720 ha for G/I/C uses, open space and transport and infrastructure facilities as estimated in Hong Kong 2030+ in a timely manner, coupled with the uncertainties of existing land supply projects, the shortfall of such land will aggravate, thereby affecting the livelihood of the people and the provision of necessary facilities and services to cater for the needs of the society.

There may also be insufficient space to meet the needs of new facilities and services arising from the demands of an ageing population. The public aspiration and long-term vision for more open space and spaces for recreational activities will also be un-met.



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

Submission Number:

TPB/R/S/TW/38-S037

From:

Sent:

2025-02-06 星期四 22:05:25

To:

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

Subject:

申述通知書- 编号 S/TW/37 & S/TW/38

Representation Number:

TPB/R/S/TW/38-R037

致：城规会

有見城规会编号 S/TW/37 & S/TW/38,

本人反对以上兩项编号的建議,和以下書面通知

Best Regards

Mr.Sham

06-02-2025

致城規會

有見城規會編號S/TN/37和S/TN/38
更改住宅用途，如在這地積再起住宅。
令周边环境更為狹窄。

所以懇請考慮其它方案。

本人是反對以上起住宅用途。

申述人 Name: Sham Ming Yu

HKID:

Phone:

E mail:

06-02-2025

就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/TW/38-S038

參考編號

Reference Number:

250206-154456-41088

Representation Number:

TPB/R/S/TW/38-R038

提交限期

Deadline for submission:

06/02/2025

提交日期及時間

Date and time of submission:

06/02/2025 15:44:56

「申述人」全名

Full Name of "Representer":

先生 Mr. CHEUNG Ka Ho

「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/TW/38

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
GIC(9) to R(A)22	反對 Oppose	<p>現時荃灣西人口已非常稠密，區內各樣設施/配套已接近飽和。以現時設施和配套而言，實在未必可以再容納一個中型屋苑。以交通配套為例，上班繁忙時間，往九龍及港島的巴士班次經常出現上滿客的情況，部分甚至到站時已客滿，排隊候車的乘客要再等下一班車。環境影響方面，荃灣西空氣質素一向普通，臭味問題困擾居民多年，極需要空氣流通。如果又一屋苑落成，通風變差，只會令空氣質素進一步下降。</p> <p>另外，該地段現為停車場，如改劃為住宅用途，興建一個中型屋苑，區內停車位供應大減，勢必令當區居民面臨車位緊張之苦。</p> <p>再者，本港經濟環境持續疲弱，將地段改劃為住宅用途，就算是此塊荃灣</p>

西的所謂“靚地”，也未必吸引到財團積極投地。如此一來，只會令本已淡薄的市場氣氛，更蒙陰霾，長遠不利本港經濟復甦。更甚者是，最後政府可能見地皮未能售出，又將地皮發展為過渡性房屋、簡約公屋或真正公屋，與荃灣西私樓群格格不入，只會令荃灣西整個社區的規劃被擾亂。

最後，我認為該地段暫時最適合保留現有用途，待政府日後為市民增加社區設施，真正造福當區居民和其他持份者。

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/TW/38-S039

參考編號

Reference Number:

250206-225839-70283

提交限期

Deadline for submission:

06/02/2025

提交日期及時間

Date and time of submission:

06/02/2025 22:58:39

「申述人」全名

Full Name of "Representer":

先生 Mr. Lai Wai Lung

「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/TW/38

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
S/TW/38 有關永順街及德士古道交界用地改劃提案	反對 Oppose	<p>1. 交通流量及該區域附近配套不足</p> <p>- 現時繁忙時間經常出現交通擠塞的情況，而附近荃灣西區域一向以地鐵站附近為中心發展，現事項涉及的區域配套已經遠落後於海之戀或舊區方向，在目前未有完善措施下倉促批准相關改劃，實在非現時政府應取之方針，以失民心。</p> <p>2. 荃灣西海濱一帶潛在發展</p> <p>- 荃灣西自發展以來，一直予民眾有休閒及新區發展的優勢，擁有更有生活的空間，故新發展的地區來說也屬較先進的設計，除了興建住宅樓宇的選擇外，更應利用附近的設施發展荃灣西的特色，例如配合附近單車徑的發展，發展近年與運動熱更有關的設施，以配合現時香港更多元的發展，不能再單獨倚靠不斷建樓賣樓的舊有模式發展新區。</p> <p>3. 居住環境影響及土地規劃的整體考量</p> <p>- 在天橋旁再興建高樓所造成的屏風及熱島效應將影響現有住戶的居住環境，雖說土地用途應與時並進，但當時將當地段列入原有用途，應已有充份考慮，在目前當區未見有重大規劃改變下進行改劃，貿然只將一兩地區改變用途，只會顯得政府在</p>

	土地規劃上是沒有充分計劃，除顯得過於短視的政策決定外，亦對現有附近居民非常不公。如實需要重檢該區域的土地用途，理應擴闊附近區域的考慮，特別是在整體香港住宅建造率合乎時間表的情況下，要慎重考慮此改劃的必要性及迫切性，如果以往決定是不符合現有發展，此改劃是否就必然合適呢？如非有絕對確認能提升土地對該區域有整體有益的方案，就不應先行批准改劃，以免重覆犯錯。
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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.

1. 交通流量及該區域附近配套不足

- 現時繁忙時間經常出現交通擠塞的情況，而附近荃灣西區域一向以地鐵站附近為中心發展，現事項涉及的區域配套已經遠落後於海之戀或舊區方向，在目前未有完善措施下倉促批准相關改劃，實在非現時政府應取之方針，以失民心。

2. 荃灣西海濱一帶潛在發展

- 荃灣西自發展以來，一直予民眾有休閒及新區發展的優勢，擁有更有生活的空間，故新發展的地區來說也屬較先進的設計，除了興建住宅樓宇的選擇外，更應利用附近的設施發展荃灣西的特色，例如配合附近單車徑的發展，發展近年與運動熱更有關的設施，以配合現時香港更多元的發展，不能再單獨倚靠不斷建樓賣樓的舊有模式發展新區。

3. 居住環境影響及土地規劃的整體考量

- 在天橋旁再興建高樓所造成的屏風及熱島效應將影響現有住戶的居住環境，雖說土地用途應與時並進，但當時將當地段列入原有用途，應已有充份考慮，在目前當區未見有重大規劃改變下進行改劃，貿然只將一兩地區改變用途，只會顯得政府在土地規劃上是沒有充分計劃，除顯得過於短視的政策決定外，亦對現有附近居民非常不公。如實需要重檢該區域的土地用途，理應擴闊附近區域的考慮，特別是在整體香港住宅建造率合乎時間表的情況下，要慎重考慮此改劃的必要性及迫切性，如果以往決定是不符合現有發展，此改劃是否就必然合適呢？如非有絕對確認能提升土地對該區域有整體有益的方案，就不應先行批准改劃，以免重覆犯錯。