


For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/TW/40-R1
	Date Received 收到日期	Submission Number: TPB/R/S/TW/40-S2

- 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*) <p style="text-align: center; font-size: 2em;">WONG FAH MAU</p> (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*) <div style="text-align: right;">  </div> (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		S / TW / 40
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^
A	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	見附頁
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

at the appropriate box 請在適當的方格內加上 號

附頁：

本人認為是次發展項目並不適合在芙蓉山村進行高密度住宅發展。主要原因如下：

首先，擬建的住宅樓宇高達 19 至 21 層，高度明顯過高，會嚴重破壞芙蓉山村現有的自然景觀及鄉村風貌。芙蓉山村一直以寧靜、自然環境為特色，高樓大廈不但會遮擋山景，亦會令整個村落失去原有低密度、與大自然和諧共存的特色。本人強烈建議將發展密度大幅降低，改為低密度住宅或低層別墅式發展，以保留芙蓉山村的獨特景觀和宜居環境。

其次，目前香港整體房屋土地供應已相當充足，市面上有不少新建成的私人住宅樓宇仍未完全售罄或入伙。在這種情況下，本人認為應優先善用現有土地資源，以及推動新界其他適合發展的地區或大灣區的房屋項目，而非在交通及基建配套明顯不足的芙蓉山村硬推高密度發展。這不但更符合整體房屋政策方向，亦能避免浪費資源及加重局部地區的負擔。

最後，本人認為芙蓉山村的地形及交通條件並不適合長者居住。村內只有一條陡峭斜路作為唯一出入通道，日常出行已極為不便。若發展高密度住宅，入住大量長者後，無論是日常上下山、就醫，還是緊急情況下的救援，都會面對極大困難，對長者的生活安全構成隱患。因此，本人認為此項目應重新評估目標住戶類型，避免將大量長者引入不適合的居住環境。

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		S/TW/40
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 [^]
A	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	見附頁
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
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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。		

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at the appropriate box 請在適當的方格內加上 號

附页:

芙蓉山系一个绿葱葱的地方这里有树木, 花草, 动物还有很多居民及多多的行山人仕.

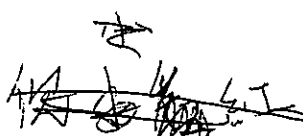
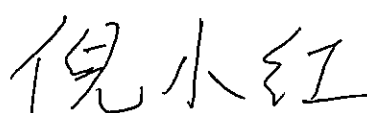
我们和他们都热烈喜欢这个地方
这里空气清新树木为山区提供
氧气驱散雾霾, 当人们来此处
到处行下香下可令心情欢愉,
每户情愿, 亦可借机运动下个好去处,
希望, 可考虑下环保问题, 而拒绝不女,
要的破坏环境及生态, 造成对
大自然的伤害得不偿失呀!!!


☆本人系芙蓉山居民认为此处不宜
建屋及发展, (绿色地布麻) ☆
而且, 周围都有大量^土地可供
建屋, 根本无必要开拓此处(芙蓉山)
其实, 在有更适宜的环境建设屋
并可附合大量人口居住 (~3千人)
之多。

张子.

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/TW/40-R3
	Date Received 收到日期	Submission Number: TPB/R/S/TW/40-S4

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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*)  
(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)

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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 [^]
A	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	見附頁
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at the appropriate box 請在適當的方格內加上 號

附頁：

本人為芙蓉山村居民，已在此居住 17 年，對村內的生活環境早已習慣並非常珍惜。這裏鄰里關係親密，大自然環境寧靜安逸，令人身心舒暢。

然而，無論平日繁忙時段或假期，荃灣荃錦公路已經常出現嚴重塞車。若將來再增加約 2000 多名居民，屆時的交通擠塞情況將難以想像。大量額外私家車、服務車輛（包括安老院舍的員工及訪客車輛），以及緊急救援車輛，將大幅增加山路的交通流量，極有可能令現有山路嚴重超出負荷。

此外，山路的安全風險亦會大幅上升，緊急救援車輛一旦受阻，後果可能影響人命安全。


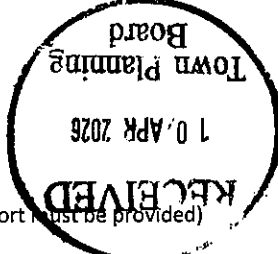
本人質疑是次發展規模與芙蓉山村的實際承載能力並不相符。此處原屬鄉村式發展地帶，並不適合進行高密度住宅發展，主要原因如下：

村內僅有一條道路出入，而且是陡峭斜路，不但不適合長者或行動不便人士居住，更會進一步加劇交通負荷。

以上意見乃基於本人長期居住此村的親身經驗，望城規會認真考慮。

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/TW/40-R4
	Date Received 收到日期	Submission Number: TPB/R/S/TW/40-S5

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

2. Authorized Agent (if applicable) 獲授權代理人(如適用)	
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)	
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)	

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		S/TW/40
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 [^]
A	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	見附頁
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

at the appropriate box 請在適當的方格內加上 號

本人是荃灣芙蓉山村的居民，在這裡居住超過六十年。我強烈反對將村內的綠化帶及鄉村式發展地帶改劃為住宅用地，主要原因如下：

- 一、唯一出入道路「荃錦公路」已經嚴重塞車，無法再加幾幾千人。一旦改劃增加數千個住宅單位，幾千人出入，道路根本無法負荷。到時長者睇病、買菜、返工返學都會被困，連救護車、消防車都難以進入。
- 二、村內道路極度狹窄，不適合大量人流車流。如果突然湧入大量人口，村內道路會完全癱瘓，長者出入會非常危險。
- 三、芙蓉山村根本不適合居住太多人。強行塞入大量大量住宅，只會水浸，山泥傾瀉風險大增。環境質素嚴重下降，完全違反了鄉村應有的居住條件。

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

Representation Number:
TPB/R/S/TW/40-R5

Submission Number:
TPB/R/S/TW/40-S1

參考編號
Reference Number: 260304-074836-17088

提交限期
Deadline for submission: 13/04/2026

提交日期及時間
Date and time of submission: 04/03/2026 07:48:36

「申述人」全名
Full Name of "Representer": 先生 Mr. 嚴志良

「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/40

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
B1	反對 Oppose	把油柑頭一幅用地由綠化地帶改為住宅(乙類)10地帶會增加青山公路負荷, 嚴重影響荃灣西段交通, 尤其是繁忙時段。

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.

在找到青山公路荃灣西段交通超負荷問題之前, 維持油柑頭現用地類別。

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tpbpd/PLAND

Representation Number:
TPB/R/S/TW/40-R6

寄件者: [REDACTED]
寄件日期: 2026年04月13日星期一 22:08
收件者: tpbpd/PLAND
主旨: AMENDMENTS TO TSUEN WAN OZP NO. S/TW/39

Submission Number:
TPB/R/S/TW/40-S6

類別: Internet Email

AMENDMENTS TO TSUEN WAN OZP NO. S/TW/39

Dear TPB Members,

Strong Objections to Item A and Item B1. Both are similar in nature and examples of the manner in which provision of community services is being exploited to justify the felling of hundreds of trees and trashing of ecosystems.

Item A – about 1.16 ha. Rezoning of a site at Fu Yung Shan from “Green Belt” and “Village Type Development” to “Res (Group B)9” with stipulation of BHR and designation of NB area.

Y/TW/19 Approved 24 Jan 2025

Lot Nos. 1177 S.A RP, 1181 and 1205 in D.D. 453, Fu Yung Shan, Tsuen Wan

Site area; About 11,574sq.m

Zoning: "Green Belt" (90%) and "VTD" (10%)

Proposed Amendment: Rezone to "Res (Group B) 9" / 2 Blocks – 608 Units / PR 3 / 150mPD / OS 2,456sq.m / 139 Vehicle Parking / 1 Block - 328 Bed RCHE 80Mpd GFA of 5,400m2 above an underground on-site sewage treatment plant / 20 public vehicle park (PVP)

The proposed development would have massive impact on the panorama and would open up more of Route Twisk to development. 90% of the site is GB and wooded.

303 trees within the Site of which 191 to be felled. The existing 112 trees mostly at further uphill in the north western portion of the Site will be retained and form part of the communal open space **with tree walk for residents to exercise and rest under the development proposal. 47% of the Site was disturbed**

SO WHY IS THIS CLUSTER OF TREES IN THE 'UNDISTRUBED' 'GB' INCLUDED IN THE SITE AT ALL. OF COURSE, THE PURPOSE IS TO INCREASE THE NUMBER OF UNITS VIA THE PR OF THE WOODED AREA.

The RCHE is thrown in for Brownie Points. The community is not fooled by such expediency. The inclusion is to justify further incursion into GB in order to increase the size of the

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site and reduce the PR overall. This and the general development would require the provision of additional roads.

There is a strong possibility that the RCHE will eventually be dropped. TPB members share this concern, hence the recommendation that its inclusion be guaranteed via the terms.

The proposed development will pose potential landslide hazards. This has been glossed over in the paper.

Z/TW/1 Rejected 11/06/1999

MANY OF THE POINTS STILL RELEVANT TODAY

(a) the subject site forms part of a **buffer zone between Tai Mo Shan Country Park and the urban development of Tsuen Wan proper**. The "Green Belt" ("GB") zoning of the subject site is appropriate to preserve the natural landscape in the area. There was a presumption against development in "GB" zone;

(b) the **proposed development intensity of a plot ratio of 0.9 was considered excessive in this green belt setting; BUT PR NOW BOOSTED TO 3**

(c) the proposed residential development on the subject site **would involve extensive clearance of existing natural vegetation**. The proponent had not submitted sufficient information to demonstrate that such development would not affect the landscape quality of the area, and that the proposed tree preservation and transplanting could compensate for the loss of trees;

(d) the **subject site might be affected by potential landslide hazard of the slope to the north-west**. There was neither information in the submission on the extent of the landslide risk nor any associated mitigation measures;

(e) Route Twisk was the only road serving all the developments along Tai Mo Shan to Tsuen Kam Interchange. The approval of the rezoning proposal would set an undesirable precedent for similar requests for rezoning in the area. The **cumulative impact of approving such requests would further aggravate the traffic conditions on Route Twisk**; and

(f) the "GB" zoning for the subject site had already made provision for residential development upon obtaining planning permission on application to the Town Planning Board, hence rezoning of the site would not be necessary

There is absolutely no need for further private development with 250,000 vacant units and reports that it will take 5 years to sell the growing number of unsold units in new private developments, estimated at almost 80,000.

One would have thought it impossible, but this plan is getting worse. The extraordinary amount of land devoted to road has increased with the addition of what is presumable a footpath? This at the expense of trees as a number of previously "Large Trees to be Retained" have now been excised.

As usual *"The overall ecological value of the Site is considered to be low and no species of conservation importance are identified within the Site."*

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District Lands Officer was not supportive AND MENTIONS ISSUES OF ADVERSE POSSESSION, ETC

NOTE THAT SOME MEMBERS SHARED CONCERNS RE THE SITING OF STP UNDER THE RCHE.

Director of Environmental Protection RECOMMENDED THAT THE DEVELOPMENT SHOULD BE CONNECTED TO THE PUBLIC SEWERAGE SYSTEM. installing deodorising units as proposed by the applicants was considered a means to minimise potential odour impact of the proposed STP

The proposed RCHE was located within landslide catchment area that met "Alert Criteria" with historical landslide events and that substantive site formation works and retaining walls on both sides of the RCHE block would be required.

THE DRAWING 1e SENDS SHIVERS DOWN ONE'S BACK IN VIEW OF THE ANTICIPATED IMPACT OF GLOBAL WARMING AND INCREMENTAL INCREASE IN RAINFALL. THAT WATER COULD CASCADE DOWN THE RETAINING WALL AT THE BACK AND THAT THE BACKFILL IN FRONT WOULD BECOME A MUDDY POND ARE ALL TOO POSSIBLE.

At the meeting the DPO said that he did not have the information at hand on whether on-site STPs were provided for the two existing developments namely The Cairnhill and The Cliveden located at the upstream of Route Twisk. **PROVIDE THIS TIME**

Re the height and bulk of the development note that under revised measures the **two-level basement carpark will probably be eliminated and the parking incorporated into a podium under the towers. This will overturn the mitigation proposal that "The indicative scheme incorporated wind enhancement measures including podium free design and one 15m-wide building separation between T1 and T2**

Part of the basement carpark is proposed as PVP with 20 private car parking spaces. This is a ploy to provide additional parking for residents as folk living outside the development will not trek all the way from their homes to the parking lot.

The layout entails excessive construction of roads. A single road between Tower A and B would serve the RCHE. There is an extraordinary amount of concrete in front of Tower A. Members failed in their duty to question the rationale of the layout. If land is so precious why is so much devoted to roads?

Item B1 – about 0.64 ha. Rezoning of a site in Yau Kom Tau from "GB" and "G/IC" to "R(B)10" with stipulation of BHR.

Y/TW/18 Approved 19 Sept 2025 FAR EAST

Lot Nos. 164 RP, 175 and 232 RP (Part) in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan

Site area: About 6,419sq.m Includes Government Land of about 487sq.m

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Zoning: "Green Belt" (94%) and "GIC" (6%)

Proposed Amendment: Rezone to "Res (Group B) 9 / 3 Towers – 613 Units / PR 4.47 / 180mPD / OS 1,816sq.m / 149 Vehicle Parking / 100 bed RCHE cum 30-place Day Care Unit (GFA of about 2,719 m2) and a Centre of Home Care Services for Frail Elderly Persons (GFA of about 303 m2)

The developer decided that the solution to the sinking property market is to add some GIC land, reduce the size of the units, increase the parking, and by some sleight of hand indicate the OS will be increased also.

702 trees within the Project Area, 7 trees are proposed to be retained. The remaining **695 trees TO BE FELLED**, of which, **they claim**, 588 are of poor form/poor health condition. Now that community groups are intimidated from taking part in so called 'consultations', there is no longer any independent assessment of the value of flora and fauna.

For the fauna species, translocation of the species to the adjacent similar habitats before construction of the proposed development is proposed to minimise the ecological impact. **SO ANOTHER ISRAELI-GAZA EXERCISE**

- *Responding to Policy Addresses on Housing Provision and Meeting Territorial Housing Need;*

HONG KONG IS FACING A GLUT OF PRIVATE RESIDENTIAL UNITS. THIS IS UNDERLINED BY THE MARKET DATA AND THE WITHDRAWAL OF A NUMBER OF LAND SALE SITES. THE STATEMENT IGNORES THE MORE RECENT POLICY RE NO FURTHER NEED TO USE "GB"

<https://www.thestandard.com.hk/section-news/section/17/250863/Property-'crash-sale'-raises-eyebrows>

"an inventory of flats has built up after years of Covid lockdowns and developers will have to clear their stocks quickly if they want to keep borrowing costs down in the face of a high interest rate environment.

There is an inventory of about 18,000 units that should have been sold but were not sold in the past year or two.

Adding to them IN 2025 will be around 30,000 new flats that will raise the overall stock to 48,000 units.

AND THIS DOES NOT INCLUDE THE 200,000+ EMPTY UNITS THAT WERE TO BE THE JUSTIFICATION FOR THE INTRODUCTION OF A VACANCY TAX, SHOT DOWN BY COLLUSION BETWEEN VESTED INTERESTS AND AN ADMINISTRATION THAT REFUSES TO ACCEPT REALITY IN ITS 'DEVELOPMENT AT ALL COSTS' POLICIES.

- *Coherent with the Government's Initiative to Increase Housing Supply by **Reviewing Suitable "GB" Sites of Beneficial Societal uses;***

WE ARE NOT FOOLED, THIS IS WHY THE DEVELOPER HAS INCLUDED COMMUNITY SERVICES. HOWEVER, THE SITE IS ISOLATED AND HAS NO ACCESS TO PUBLIC TRANSPORT SO NOT SUITABLE FOR GENERAL COMMUNITY USE.

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- ***Responding to the Changing Planning Context of Housing Sites in Yau Kom Tau, Tsuen Wan;***

WITH ADDITIONAL DEVELOPMENTS PLANNED FOR THE DISTRICT CONSERVING THE GREEN BELT IS EVEN MORE IMPORTANT

- ***Providing Merits and Certainty to Support Community Needs of Elderly Care Facilities to Promote Intergeneration Living and Improving Quality of Life of the Neighbourhood;***

REPETITIOUS AS THE PLAN OBVIOUSLY NEEDS TO GAIN BROWNIE POINTS. WE ARE NOT FOOLED.

- ***Encouraging Private Sector Initiatives on Provision of Social Welfare Facilities;***

DESPERATION SETS IN

- ***Conforming to Local Planning Context and Compatible with the Surrounding Developments in the Fringe of Built-Up Area Close to Tsuen Wan Town Centre;***

CLEARLY FALSE STATEMENT, THE DEVELOPMENTS ARE ON THE OTHER SIDE OF THE HIGHWAY

Fully Complying with Sustainable Building Design Guideline and Green Building Design;

AT THE COST OF THE LOSS TO THE COMMUNITY OF HUNDREDS OF TREES, A MATURE ECO-SYSTEM AND THE MANY BENEFITS DERIVED FROM THE GREEN PANORAMA

No Deficit in Existing and Planned "G/IC" Provision with Increased Population;

INDEED, MOST COMMUNITY FACILITIES ARE TOO DISTANT TO BE OF ANY USE TO RESIDENTS

- ***Resulting in No Adverse Impacts to the Surrounding Area;***

SERIOUSLY, CHECK THE IMAGES. IMPACT ON GREEN PANORAMA FROM MANY POINTS. THERE IS ALSO THE NEGATIVE CONNOTATIONS TO THE LOCAL ECO SYSTEM WITH REGARD TO REMOVAL OF MANY TREES AND THE TRASHING OF THE NATURAL HABITAT

- ***Resulting in No Major Degradation and No Effects on the Overall Integrity of the "GB" Zone;***

LIES, LIES AND MORE LIES. THE ADDITIONAL ASPHALT RE THE WIDENING AND EXTENSION OF THE ACCESS ROAD ALONE SWAPS THE BENEFICIAL CONTRIBUTION OF TREES FOR HEAT EMITTING ROAD SURFACE

- ***Will Not Set an Undesirable Precedent.***

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MORE LIES, APPROVAL WOULD ENCOURAGE FURTHER INCURSION INTO GB AND PROVIDE A PRECEDENT FOR WHOLESALE DEVELOPMENT ALONG THE NORTH SIDE OF THE HIGHWAY.

No data on additional tree culling re road widening and extension.

Undesirable adding of additional road to serve just one development.

Water Treatment works nearby indicate that the area is Water Gathering Ground

Question the location of HCS at a location remote from public transport to facilitate movement of staff members.

THE DECISION MADE, WITHOUT ANY FORM OF PUBLIC CONSULTATION, TO ALLOW PARKING FACILITIES TO BE BUILT ABOVE GROUND WILL FURTHER INCREASE THE BULK AND NEGATIVE VISUAL IMPACT.

SEWERAGE IN BASEMENT SO THIS WOULD ALSO BE RELOCATED AT GRADE. DOES STARTER HOME DEVELOPMENT ALSO HAVE STD?

Development on 'GB' is not just about trees, it is also about excavation of slopes. Recent heavy rains demonstrate the folly of stripping away slopes that border busy roads. In addition, this site is a buffer zone for an important public facility, the fresh water reservoir.

Noise pollution issues for both sites.

APPROVING "GB" SITES FOR DEVELOPMENT IS UNDERMINING THE URGENT NEED FOR URBAN REDEVELOPMENT.

The essential issue is that there is now NO JUSTIFICATION to rezone further GB to accommodate the greed and ambitions of property developers. This is reflected in the 2023 Policy Address Chapter 103.

"As we have already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plan for the time being to further use the "Green Belt" areas for large-scale development."

Inexcusable and shameful manipulation of provision of community services in order to justify development. We do need more elderly care facilities but in convenient locations and not at the expense of the excising a sizable chunk of green belt.

Approving developments on 'GB' incurs the construction of more roads and filling in of additional land. It encourages additional vehicle ownership and traffic problems. Meanwhile there are hundreds of old buildings that could be redeveloped in mature urban districts but it is much easier for developers to focus on cheap land in rural areas. URA was forced to withdraw a number of planned developments due to lack of interest. It is now relying on the rezoning of parks and recreational facilities to fund its operations. TPB by approving these plans and failing to question the contradictions in the focus of the administration is failing in its duty to question the rationale.

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Item B2 – about .05 ha. Rezoning of a strip of land to the north of the “R(B)10” zone from “GB” to “G/IC”

A strip of residual land sandwiched between the northern boundary of the Item B1 Site and the adjacent “G/IC” zone. To rationalise the zoning boundaries, it is proposed to rezone Item to “G/IC” to align with the Government land allocation boundary.

OBJECT AS THIS REMOVES PROTECTION FROM TREE FELLING

Amendments to the Notes of the Plan

(a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except where the uses or developments are specified in Col 2 of the Notes of individual zones.

STRONG OBJECTIONS AS THIS WOULD EFFECTIVELY ALLOW COMMERCIAL ACTIVITIES TO TAKE OVER OUR PARKS, ETC. HAVING LOW RISE DRONES ETC OPERATE FREELY ON COMMON AREAS WOULD GENERATE NOISE POLLUTION AND CREATE HAZARDS. OUR PARKS ARE ALREADY BEING WALLED IN SO AT LEAST THE SKIES SHOULD BE KEPT CLEAR. SCHOOLS ARE ANOTHER AREA OF CONCERN.

UNMANNED AIRCRAFT FLYING CLOSE TO HOMES DEPRIVES RESIDENTS OF THEIR RIGHT TO PRIVACY.

(g) Incorporation of ‘Information Technology and Telecommunications Industries’ and ‘Training Centre’ under Col 1 of the Notes for “OU” annotated “Commercial and Residential Development” zone.

STRONG OBJECTIONS TO DATA CENTRES, ETC CLOSE TO RESIDENCES. THEY GENERATE NOISE AND AIR POLLUTION, INCREASE FIRE RISKS, CAN IMPACT POWER SUPPLY TO THE DISTRICT, ETC. THEIR DEVELOPMENT SHOULD BE CLOSELY MONITORED.

(i) Incorporation of ‘Driving School’, ‘Place of Entertainment’ and ‘Private Club’ under Col 2 of Schedule III of the Notes for “G/IC” zone for “G/IC(9)” subzone.

WHILE THIS MAY BE CURRENTLY LIMITED TO THE AREAS UNDERNEATH THE TSUEN WAN ROAD IT, SETS AN UNDESIRABLE PRECEDENT OF PERMITTING WHAT ARE ESSENTIALLY COMMERCIAL ACTIVITIES ON THE RAPIDLY SHRINKING “G/IC” ZONING THAT SHOULD ADDRESS COMMUNITY SHORTFALLS. AS IT WILL GRADUALLY BE INTRODUCED TO OTHER DISTRICTS.

WHAT IS THE POINT OF HAVING DESIGNATED ZONINGS IN THE FIRST PLACE IF THEY ARE THEN TO BE OPEN TO OTHER USES. JUST REZONE TO ‘OU’.

Mary Mulvihill

