


Representation Number:
TPB/R/S/YL-NSW/11-R1

Submission Number:
TPB/R/S/YL-NSW/11-S3

Form No. S6 表格第 S6 號

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

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

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

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

Bright Strong Limited / King Garden Limited

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

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

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

Llewelyn-Davies Hong Kong Limited

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

* Delete as appropriate 請刪去不適用者

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

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| 3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要，請另頁說明)* | | |
| The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號) | | Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11 |
| Nature of and reasons for the representation 申述的性質及理由 | | |
| Subject matters 有關事項 [®] | Are you supporting or opposing the subject matter? 你支持還是反對有關事項? | Reasons 理由 [^] |
| Amendment Items A1 and B1 | <input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對 | (Please refer to the supplementary attachment) |
| | <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

Supplementary Attachment

Background

1. The Town Planning Board (the Board) published the schedule of amendments to the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/10 on 12 September 2025. We herewith provide **supporting comments** for the Board's consideration, specifically in relation to Amendment Items A1 and B1 of the subject OZP, which states that:

Item A1 - Rezoning of a site to the west of Castle Peak Road – Tam Mi from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)"), "Industrial (Group D)" ("I(D)"), "Open Storage" ("OS") and an area shown as 'Road' to "OU(CDWRA)(2)" with stipulation of Area (a) and Area (b) and building height restrictions.

Item B1 - Rezoning of a site near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from "OS" to "Other Specified Uses" annotated "Soy Sauce Factory" ("OU(SSF)") with stipulation of building height restriction.

Supporting Comments

(A) In Line with the Board's Support of the Two Previous S12A Rezoning Applications

2. The above Amendment Items reflect the Board's support made on 28 February 2025 with respect to the two S12A rezoning applications, namely Application Nos. Y/YL-NSW/8 and Y/YL-NSW/9. The proposed land uses, the relevant development restrictions and other requirements as stipulated in the Notes and Explanatory Statement of the proposed "OU(CDWRA)(2)" and "OU(SSF)" zones are in line with the Board's decision on 28 February 2025.

(B) In Line with the Government's Vision to Develop Au Tau

3. The subject amendment item A1 can phase out the existing industrial, open storage and port back-up uses and foster a comprehensive residential development near the planned Au Tau Station. The subject "OU(CDWRA)(2)" zone will be able to provide (i) a maximum GFA of 392,300m² of which domestic GFA shall not exceed 371,650m²; (ii) a privately operated public transport interchange of not less than 6,400m²; and (iii) various facilities including kindergarten(s), a Neighbourhood Elderly Centre and a privately operated Residential Care Home for the Elderly. The subject amendment item A1 will therefore be able to create a vibrant and inclusive residential and retail neighbourhood near the planned Au Tau Station, which is in line with the Government's vision to develop the Au Tau Area.

(C) Facilitate Spatial Replanning of the Area to Incorporate Relocation and Redevelopment of Traditional Factory in New Development

4. The subject amendment item B1 introduces the "OU(SSF)" zone, which is intended for the relocation and redevelopment of the existing Koon Chun Hing Kee Soy Sauce Factory through spatial replanning in the area with comprehensive technical assessments conducted. The relocation of the soy sauce factory will release valuable land for the above-mentioned comprehensive residential development in the "OU(CDWRA)(2)" zone, while ensuring environmental compatibility. Besides, the relocation provides an opportunity to redevelop and modernise this long-established traditional factory, a well-recognised brand that embodies the spirit of "Made-in-Hong-Kong" products.

(D) Proposed Developments will be Taken Forward in a Co-ordinated Manner

5. The proposed "OU(CDWRA)(2)" and "OU(SSF)" zones require the project proponents to submit development proposals for the Board's consideration through S16 planning applications. Hence, it ensures that the proposed developments within the two zones will be implemented in a co-ordinated manner.

Concluding Remarks

6. In short, we express our **support** to the above Amendment Items, which are consistent with the Board's support to the two previous rezoning applications and the Government's vision to transform the Au Tau area.

就圖則作出申述
Representation Relating to Plan

Representation Number:
TPB/R/S/YL-NSW/11-R2

參考編號
Reference Number: 251030-153112-17190

Submission Number:
TPB/R/S/YL-NSW/11-S1

提交限期
Deadline for submission: 12/11/2025

提交日期及時間
Date and time of submission: 30/10/2025 15:31:12

「申述人」全名
Full Name of "Representer": 女士 Ms. TANG YEE KI

「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/YL-NSW/11

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 |
|-------------------------|--|--|
| A項 | 支持 Support | 支持市建局推行庇利街 / 浙江街項目，提供臨海的地面共享空間，提升內陸和海濱之間的暢達性，便利居民到海濱區。 |

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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就圖則作出申述
Representation Relating to Plan

Representation Number:
TPB/R/S/YL-NSW/11-R3

參考編號
Reference Number: 251030-153919-23590

Submission Number:
TPB/R/S/YL-NSW/11-S2

提交限期
Deadline for submission: 12/11/2025

提交日期及時間
Date and time of submission: 30/10/2025 15:39:19

「申述人」全名
Full Name of "Representer": 女士 Ms. CHEN GUI LIAN

「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/YL-NSW/11

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 |
|-------------------------|--|--|
| A項 | 支持 Support | 庇利街用地所在位置十分方便，亦靠近海濱，相信可發展成優質的住宅項目，提升整區的物業價值，附近的居民亦可受惠。 |

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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Representation Number:

TPB/R/S/YL-NSW/11-R4

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

Submission Number:

TPB/R/S/YL-NSW/11-S4

tpbpd/PLAND

寄件者:

寄件日期:

2025年11月12日星期三 3:28

收件者:

tpbpd/PLAND

主旨:

AMENDMENTS TO THE NAM SANG WAI OZP NO. S/YL-NSW/10

類別:

Internet Email

AMENDMENTS TO THE NAM SANG WAI OZP NO. S/YL-NSW/10

Dear TPB Members,

So now its two for the price of one, combining the two development portions into a single comprehensive residential development.

Item A1 – about 16.76 ha. Rezoning of a site to the west of Castle Peak Road – Tam Mi from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”, “Industrial (Group D)”, “Open Storage” and an area shown as ‘Road’ to “OU(CDWRA)(2)” with stipulation of Area (a) and Area (b) and BHR.

Y/YL-NSW/8 approved 28 Feb 2025 SHK

Lots 8 RP (Part), 8 S.A RP, 12, 13, 14 S.B ss.2, 14 S.B RP, 14 S.C RP, 16, 17, 31 S.B RP, 33 RP, 36 RP, 45, 55 S.A and 1740 S.A RP in D.D.107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long

Site area: About 116,231sq.m Includes Government land of about 23,864sq.m

Zoning: “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”

Proposed Amendment: Rezone to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1” / 24 Blocks – 6,825 Units / 115mPD / PR 2.3 (2.25) / OS 17,745sq.m / 687 (784) Vehicle Parking / 2 Clubhouses / Retail / 1 GIC Block / 2.8ha Wetlands

Y/YL-NSW/9 partially approved 28 Feb 2025

Lots 1910 RP (Part) and 1743 S.C RP (Part) in D.D.107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long

Site area: About 81,550sq.m Includes Government land of about 15,714sq.m

Zoning: “Ind (Group D)”, “Open Storage” and area shown as ‘Road’

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Proposed Amendment: Rezone to "Res (Group E)" / 11 Blocks – 3,115 Units / 115 (103.5)mPD / PR 2.73 (2.7) / OS 8,099sq.m / 355 (421) Vehicle Parking / 2 Clubhouses / Retail / PTT / Relocated Soy Factory

Note the inevitable incremental increases to the PR and height. All the better to further block the views of the mountains from many locations.

THE VISUAL IMPACT IMAGES ARE INSUFFICIENT AND DO NOT REPRESENT THE IMPACT FROM A NUMBER OF DIRECTIONS. SOME IMAGES PROVIDED FOR THE S.12 APPLICATION HAVE NOT BEEN INCLUDED IN THE OZP CONSULTATION, eg Z14 and Z15, **INDICATING MISREPRESENTATION OF THE IMPACT.**

There has also been considerable changes to the layout and of course none of it for the better of the community.

Both sites are clearly more asphalt and fewer trees. The Wetland element has been shrunk. But most alarming is the reduction in the already paltry GIC facilities from 3 locations to only one. This on sites that include almost 40,000sq.mts of government land. The residential element has almost completely wiped out the intention of 'CDA'. Public expectations would be for the provision of a substantial 'GIC' node, ideally this would be located close to the school so that there could be facilities like dormitories for disabled children who could have easy access to educational facilities. The lots are owned by the same developer so there should be considerable opportunity to find an optimal solution.

Yet the members never questioned the statements that **"existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand in accordance with the HKPSG"**.

EXTRAORDINARY WHEN PRACTICALLY EVERY SERVICE LISTED HAS A SIGNIFICANT SHORTFALL.

Even more disturbing is **"the standards set for these facilities under HKPSG are long-term goals"**

Clearly new areas will face similar shortcomings in social services and community life as seen in previous developments like Tin Shui Wai. It is deplorable that members of the board continue to approve plans that contain no measures to ensure that going forward new communities have adequate provision of essential services to cope with the pressure the thousands of additional residents would impose on existing community health and care amenities.

Yet in return for 40,000sq.mts of GL the only addition to the public realm is a very small RCHE and NEC. Members failed in their duty to question why such a large development that will increase the local population by 26,000 is dedicating the equivalent of a mere 1.4% of the total GFA to provide for community needs.

For some reason SHK, probably the developer that contributes the least to the community via its developments, is consistently allowed to get away with such a low ratio of contribution to society. This is a matter of concern because it should be setting a good example for smaller developers.

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The concept of CDA zoning is that it should provide a comprehensive living environment that includes a variety of services and facilities.

<https://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0426cb1-571-7e.pdf>

3. *As we can see, there are a number of merits to the "CDA" zoning: - it allows comprehensive design and layout, - **it provides certain amount of government, institution and community (GIC) facilitate to fulfill district needs.***

Not only are community facilities being neglected, the Wetland area will be enclosed and privatized and thereby add nothing to the country's vision of common prosperity.

Item A2 – about 0.07 ha. Rezoning of a strip of land to the north of the "OU(CDWRA)(2)" zone from "OU(CDWRA)" to "Conservation Area".

SUPPORT

Item A3 – Rezoning of a site to the southwest of the "OU(CDWRA)(2)" zone from "I(D)" and "OS" to "Open Space"

SUPPORT

Item B1 – about 2.96 ha. Rezoning of a site near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from "OS" to "Other Specified Uses" annotated "Soy Sauce Factory - GFA of 13,700m2 and a maximum BH of 15Mpd

SUPPORT

Item B2 – about 0.03 ha. Rezoning of a strip of land near the junction of Castle Peak Road – Tam Mi and Pok Wai South Road from "OS" to "Open Space".

SUPPORT

Mary Mulvihill

