

Form No. S12A  
表格第 S12A 號

Team 2  
S/N: 2300156  
By Hand: 13/1

APPLICATION FOR  
AMENDMENT OF PLAN UNDER SECTION 12A OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

根據《城市規劃條例》(第131章)  
第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

2023年 02月 21日  
此文件在 2023年 02月 21日 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。  
This document is received on 21 FEB 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all required information and documents.

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，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(下稱「委員會」)秘書收。
- Please read the “Guidance Notes” carefully before you fill in this form. The document can be downloaded from the Board’s website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters 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).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.info.gov.hk/tpb/>)，亦可向委員會秘書處 (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。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
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。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Scarborough Development Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Ove Arup & Partners Hong Kong Ltd. 奧雅納工程顧問

### 3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) Full address/ location/ demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan
(c) Site Area 申請地點面積	6,419 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	485 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at .....09/01/2023..... (DD/MM/YYYY), this application involves a total of .....2..... “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 .....2023..... 年 .....1..... 月 .....9..... 日的記錄，這宗申請共牽涉 .....2..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of .....1..... “current land owner(s)”<sup>#</sup>.  
已取得 .....1..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot Nos. 164 RP and 175 in D.D 354	12/01/2023

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"#& on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers& on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises& on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee& on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，  
或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Plan Proposed to be Amended 擬議修訂的圖則</b>	
(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tsuen Wan Outline Zoning Plan No. S/TW/35
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Green Belt" and "Government, Institution or Community"

<b>7. Proposed Amendments 擬議修訂</b>	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
<input type="checkbox"/> Comprehensive Development Area [ ] 綜合發展區 [ ] <input checked="" type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input checked="" type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [9] 住宅 ( <input type="checkbox"/> 甲類 / <input checked="" type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [9] <input type="checkbox"/> Agriculture [ ] 農業 [ ] <input type="checkbox"/> Industrial (Group D) [ ] 工業(丁類) [ ] <input type="checkbox"/> Government, Institution or Community [ ] 政府、機構或社區 [ ] <input type="checkbox"/> Recreation [ ] 康樂 [ ] <input type="checkbox"/> Country Park [ ] 郊野公園 [ ] <input type="checkbox"/> Conservation Area [ ] 自然保育區 [ ] <input type="checkbox"/> Other Specified Uses ( <input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/ <input type="checkbox"/> Others (please specify _____)) [ ] 其他指定用途 ( <input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 / <input type="checkbox"/> 其他 (請註明: _____)) [ ] <input type="checkbox"/> Road 道路	<input type="checkbox"/> Commercial [ ] 商業 [ ] <input type="checkbox"/> Village Type Development [ ] 鄉村式發展 [ ] <input type="checkbox"/> Industrial [ ] 工業 [ ] <input type="checkbox"/> Open Storage [ ] 露天貯物 [ ] <input type="checkbox"/> Open Space [ ] 休憩用地 [ ] <input type="checkbox"/> Green Belt [ ] 綠化地帶 [ ] <input type="checkbox"/> Coastal Protection Area [ ] 海岸保護區 [ ] <input type="checkbox"/> Site of Special Scientific Interest [ ] 具特殊科學價值地點 [ ] <input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)
Please insert subzone in [ ] as appropriate. 請於[ ]內註明支區，如適用。	

## (b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☒ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please refer to the Supporting Planning Statement for details.

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☒ Proposed Notes of Schedule of Uses of the zone attached  
夾附對《註釋》的擬議修訂

**8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)**☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

**9. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please refer to the Supporting Planning Statement for details.

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A large rectangular area, likely a table or form, is shown. It is divided by a diagonal line from the top-left corner to the bottom-right corner. The area contains horizontal dotted lines. A circular stamp is visible in the middle-left section of the form.

**10. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Yeung Wing Shan, Theresa

Name in Block Letters  
姓名（請以正楷填寫）

Director

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☒ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI



on behalf of  
代表

Ove Arup & Partners Hong Kong Ltd.

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

13/01/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

擬議發展的發展計劃（只作指示用途）

..... sq.m.平方米 ☐ Not less than 不少於



☒ Transport-related facilities 與運輸有關的設施

☒ parking spaces 停車位 (please specify type(s) and number(s))  
(請註明種類及數目)

Private Car Parking Spaces 私家車車位 144 (inc. 3 nos. accessible car parking spaces and 15 nos. visitor car parking spaces) .....

Motorcycle Parking Spaces 電單車車位 7 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) 2 Light bus parking spaces .....

☒ loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s))  
(請註明種類及數目)

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 3 .....

Others (Please Specify) 其他 (請列明) 1 Shared L/UL space for private light bus and ambulance / other vehicles of the development  
1 pick-up / drop-off space for residential shuttle bus .....

☐ other transport-related facilities (please specify type(s) and number(s))  
其他與運輸有關的設施 (請註明種類及數目) .....

Use(s) of different floors (if applicable) 各樓層的用途(如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1, 2, 3	B/F	Ancillary car park
1, 2	G/F - 25/F	Flats (including lobby, club house and E&M on G/F and sky garden on 11/F)
2	26/F	Club house, Landscape Deck and Swimming Pool
3	G/F - 2/F	Residential Care Home for the Elderly cum Day Care Units, Centre for Home Care Services for Frail Elderly Persons, and ancillary uses, E&M (including residential lobby and security and management office on G/F)
3	3/F	Club house, podium garden
3	4/F - 26/F	Flats

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途

Private open space, internal roads, greenery .....

.....

.....

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 ☐ There is an existing access. (please indicate the street name, where appropriate)  
有一條現有車路。(請註明道路名稱(如適用)) .....

☒ There is a proposed access. (please illustrate on plan and specify the width)  
有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  
Please refer to Figure 3.2 of Appendix B - Traffic Impact Assessment of the Supporting Planning Statement .....

No 否 ☐ .....

**For Development involving columbarium use, please complete the table in the Annex to this Appendix.**

如發展涉及靈灰安置所用處, 請填妥於此附件後附錄的表格。

## 2. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																				
	No 否	<input checked="" type="checkbox"/>																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input checked="" type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....4,500..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....10.....m 米 <input checked="" type="checkbox"/> About 約																				
	No 否	<input type="checkbox"/>																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) <u>No adverse impact on sewerage, ecology and air ventilation</u></p>	<table border="0"> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>✓ 643 trees will be felled. 720 nos. of compensatory trees are proposed. Please refer to Appendix L for details</p> <p>.....          .....          .....          .....</p>																					

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料**

**Ash interment capacity 骨灰安放容量<sup>@</sup>**

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

**Total number of niches 龕位總數**

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

**Proposed operating hours 擬議營運時間**

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan 荃灣油柑頭丈量約份第354地段第164號餘段、第175號及第232號餘段和毗連政府土地		
Site area 地盤面積	6,419 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 485 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tsuen Wan Outline Zoning Plan No. S/TW/35 荃灣分區計劃大綱核准圖編號S/TW/35		
Zoning 地帶	"Green Belt" and "Government, Institution and Community" 「綠化地帶」及「政府、機構或社區」		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "Green Belt" and "Government, Institution or Community" to Residential (Group B) 9 把申請地點由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅（乙類）9」		
Development Parameters (for indicative purpose only) 發展參數(只作指示用途)			
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	25,676 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	4.0 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	Not less than 3021.5 for Social Welfare Facilities 不少於3021.5 用作社會福利設施 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.47 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用		
	Composite 綜合用途	1	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	85.4 (Block 1 一座) m 米 90 (Block 2 二座) <input type="checkbox"/> (Not more than 不多於)
		175.4 (Block 1 一座) mPD 米(主水平基準上) 180 (Block 2 二座) <input checked="" type="checkbox"/> (Not more than 不多於)
		26 (Block 1 一座) Storeys(s) 層 27 (Block 2 二座) <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	90 (Block 3 三座) m 米 <input type="checkbox"/> (Not more than 不多於)
		180 (Block 3 三座) mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		27 (Block 3 三座) Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 不多於 100 (non-domestic 非住用) (below 15m 以下) Not more than 不多於 66.6 (domestic 住用) (below 15m 以下) % <input type="checkbox"/> About 約 Not more than 不多於 33.3 (domestic 住用) (15m and above 及以上)	
(v) No. of units 單位數目	About 約 613	
(vi) Open space 休憩用地	Private 私人	1,816 sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於



(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	144 (including 3 nos. accessible car parking spaces and 15 nos. visitor car parking spaces) 144 (including 3 nos. accessible car parking spaces and 15 nos. visitor car parking spaces) 7 2 Light bus parking spaces 輕型巴士泊車位
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Shared L/UL space for private light bus and ambulance / other vehicles of the development 私人小巴及救護車或發展內其他車輛共用上落客車位 Pick-up / drop-off space for residential shuttle bus 居民穿梭巴士上落客車位	5 3 1 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/> Water Supplies Impact Assessment; Air Ventilation Assessment - Expert Evaluation		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

By Hand and Email (tpbpd@pland.gov.hk)  
15 September 2025

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

Level 5 Festival Walk  
80 Tat Chee Avenue  
Kowloon Tong  
Kowloon, Hong Kong

T +852 2528 3031  
F +852 2779 8428

arup.com

Your ref TPB/Y/TW/18  
Our ref 273055/01/MYNL/CHLH/05617



Dear Sir/Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan**

**(Planning Application No. Y/TW/18)**

Submission of the Consolidated Set of Supporting Planning Statement with Technical Assessments

As requested by the District Planning Office of Planning Department, we are pleased to submit 15 hard copies of the consolidated set of Supporting Planning Statement with Technical Assessments (**Attachment A**) that have been already accepted by the Town Planning Board (TPB) earlier for your consideration.

Please note that this submission only serves as a consolidated version of the previous further information submissions already accepted by TPB and has not involved any new information/findings of technical assessments nor changing the scheme, hence the submission should be exempted from the publication and recounting requirements.

We sincerely seek the favourable consideration from the Town Planning Board to approve the captioned S12A Planning Application

Should you have any queries, please feel free to contact our Mr Leo HUANG at 2268 3251.

Our ref

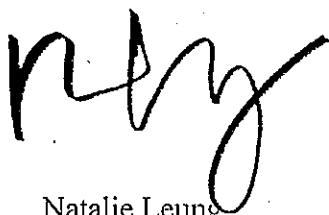
273055/01/MYNL/CHLH/05617

Date

15 September 2025

---

Yours faithfully,



Natalie Leung  
Associate Town Planner

d +852 2268 3612

e natalie.leung@arup.com

Enc - Attachment A – Consolidated set of Support Planning Statement with Technical Assessments

cc - DPO/TWK, PlanD (Attn.: Mr. CHEUNG Kin Kee, Michael) (Email: mkkcheung@pland.gov.hk)  
- DPO/TWK, PlanD (Attn.: Ms. CHAN Yan Hang, Jacqueline) (Email: jyhchan@pland.gov.hk)

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility (on land designated “R(B)6”, “R(B)7”, “R(B)8” <b>and</b> “R(B)9” only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility (not elsewhere specified) Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

<i>Figure No.</i> <b>5.2</b>	<i>Scale</i> -	<i>Figure Title</i> <b>Proposed Use Schedule and Planning Intention of the OZP</b>
<b>ARUP</b>	<i>Date</i> January 2023	<i>Source</i> Adapted from the Notes of the Approved Tsuen Wan Outline Zoning Plan No. S/TW/35



RESIDENTIAL (GROUP B) (cont'd)

Remarks

- (1) On land designated “Residential (Group B)” and “Residential (Group B) 5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.1 or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “Residential (Group B) 1” to “Residential (Group B) 4” and “Residential (Group B) 6” to “Residential (Group B) 8”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and/or maximum building height, and in breach of any other restrictions specified below:

Sub-zone

Restriction

R(B)1	Maximum GFA of 9,870 m <sup>2</sup> for domestic purposes or a maximum GFA of 20,470 m <sup>2</sup> for hotel purposes.
R(B)2	Maximum GFA of 76,890 m <sup>2</sup> and a maximum building height of 256 metres above Principal Datum (mPD) for sub-area (A), a maximum building height of 230 mPD for sub-area (B) and a maximum building height of 223 mPD for sub-area (C).
R(B)3	Maximum GFA of 20,910 m <sup>2</sup> and a maximum building height of 213 mPD.
R(B)4	Maximum domestic GFA of 47,520 m <sup>2</sup> and a maximum non-domestic GFA of 3,720 m <sup>2</sup> .
R(B)6	Maximum GFA of 97,200 m <sup>2</sup> for domestic purposes. Government, institution or community (GIC) facilities shall be provided.
R(B)7	Maximum GFA of 29,200 m <sup>2</sup> for domestic purposes. GIC facilities shall be provided.
R(B)8	Maximum GFA of 49,300 m <sup>2</sup> .
<b>R(B)9</b>	<b>Maximum GFA of 25,676 m<sup>2</sup> for domestic purposes. GIC facilities shall be provided.</b>

- (3) On land designated “Residential (Group B)”, “Residential (Group B) 1”, “Residential (Group B) 4”, and “Residential (Group B) 6” to **“Residential (Group B) 9”**, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated “Residential (Group B) 5”, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of mPD, as stipulated on the Plan.

(Please see next page)

<b>Figure No.</b> <b>5.3</b>	<b>Scale</b> -	<b>Figure Title</b> <b>Proposed Remarks of the OZP (Sheet 1 of 2)</b>
<b>ARUP</b>	<b>Date</b> January 2023	<b>Source</b> Adapted from the Notes of the Approved Tsuen Wan Outline Zoning Plan No. S/TW/35

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- (5) On land designated “Residential (Group B) 6” and “Residential (Group B) 7”, in determining the maximum GFA for the purpose of paragraph (2) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (6) *On land designated “Residential (Group B) 9”, in determining the maximum GFA for the purpose of paragraph (2) above, any floor space that is constructed or intended for use solely as GIC facilities may be disregarded.*
- (7) In determining the maximum plot ratio and GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / GFA / building height restrictions stated in paragraphs (1) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

<i>Figure No.</i> <b>5.3</b>	<i>Scale</i> -	<i>Figure Title</i> <b>Proposed Remarks of the OZP (Sheet 2 of 2)</b>
<b>ARUP</b>	<i>Date</i> January 2023	<i>Source</i> Adapted from the Notes of the Approved Tsuen Wan Outline Zoning Plan No. S/TW/35

- 8.4.19 An AVA-EE (2018) has been carried out for the site and several mitigation measures have been proposed in the assessment, including building separations and building setbacks, which would alleviate the potential air ventilation impacts on the surrounding wind environment. These proposed mitigation measures in the AVA should be taken into account in devising the future development scheme at the detailed design stage to alleviate the potential impact of the development.
- 8.4.20 Minor relaxation of the plot ratio / GFA / building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.4.21 However, for any existing building with plot ratio / GFA / building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

***“Residential (Group B) 9” (“R(B)9”): Total Area 0.6 ha***

- 8.4.22 *A site to the north of Tuen Mun Road near Yau Kom Tau Water Treatment Works falls within this zoning. Development within this sub-zone is restricted to a maximum GFA of 25,676 m<sup>2</sup> for domestic purposes and a maximum building height of 180mPD, or the height of the existing building, whichever is the greater. A 100-place Residential Care Home for the Elderly (RCHE) cum 30-place Day Care Units for the Elderly, and a Centre for Home Care Services (HCS) for Frail Elderly Persons, with a total non-domestic GFA of not less than 3,021.5 m<sup>2</sup> shall be provided at the site. The GFA figure is indicative only and shall subject to the operational requirements and discussion with relevant Government Departments in detailed design stage. In determining the maximum GFA, any floor space that is constructed or intended for use solely as Government, institution or community facilities will be disregarded.*
- 8.4.23 *Minor relaxation of the plot ratio / GFA / building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.*

Figure No. <b>5.4</b>	Scale -	Figure Title Proposed Explanatory Statement of the OZP
<b>ARUP</b>	Date January 2023	Source Adapted from the Explanatory Statement of the Approved Tsuen Wan Outline Zoning Plan No. S/TW/35

**ARUP**

15

Your ref TPB/Y/TW/18  
Our ref 273055/01/MSTY/MYNL/CHLH/05048

By Hand &amp; Email (tpbpd@pland.gov.hk)

The Secretary  
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05 May 2023

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Dear Sir/ Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP (Part) in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan (Planning Application No. Y/TW/18)**

**Submission of Further Information**

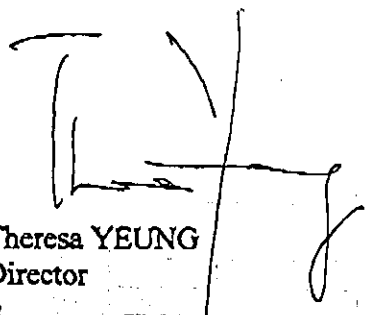
We refer to comments received from various Government Departments on the captioned S12A Planning Application submitted on 13 January 2023.

We are pleased to submit our Responses to Comments from various Government Departments as attached at Appendices A-L, for your consideration.

We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Ms Natalie LEUNG at 2268 3612 or our Mr Leo HUANG at 2268 3251.

Yours faithfully,

  
Theresa YEUNG  
DirectorEnc. - Appendices A-L  
c.c. - Tsuen Wan and West Kowloon District Planning Office - Miss YEUNG Hiu Lam, Cheryl (chlveung@pland.gov.hk)  
- Client

Your ref TPB/Y/TW/18  
Our ref 273055/01/WSTY/MYNL/CHLH/05109

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14 July 2023

Dear Sir/ Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP (Part) in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan (Planning Application No. Y/TW/18)**

**Submission of Further Information**

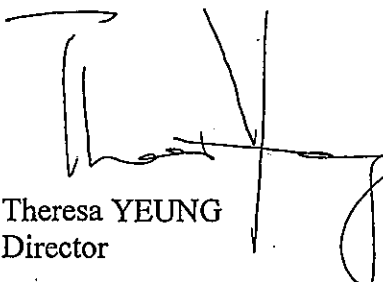
We refer to comments received from various Government Departments on the Further Information on the captioned S12A Planning Application submitted on 5 May 2023.

We are pleased to submit our Responses to Comments from various Government Departments as attached at **Appendices A-G**, for your consideration.

We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Ms Natalie LEUNG at 2268 3612 or our Mr Leo HUANG at 2268 3251.

Yours faithfully,



Theresa YEUNG  
Director



Enc. - Appendices A-G  
c.c. - Tsuen Wan and West Kowloon District Planning Office – Ms. CHAN Yan Hang, Jacqueline (jyhchan@pland.gov.hk)  
- Client



Your ref TPB/Y/TW/18  
Our ref 273055/01/WSTY/MYNL/CHLH/05151

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29 September 2023

Dear Sir/ Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP (Part) in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan (Planning Application No. Y/TW/18)**

**Submission of Further Information**

We refer to comments received from Lands Department on the Further Information on the captioned S12A Planning Application submitted on 14 July 2023.

We are pleased to submit our Responses to Comments from Lands Department as attached at **Appendices A-D**, for your consideration.

As per the comment from Lands Department, the remaining parts of Lot No. 232 RP in DD. 354 current zoned "Government, Institution / Community" on the Approved Tsuen Wan OZP No. S/TW/35 has been incorporated into the Application Site of this S12A application.

As per the change in the Application Site boundary above, the Application Site area will be increased from 6,043 to 6,419 m<sup>2</sup>. The proposed domestic GFA will accordingly be increased from 24,172 to 25,676 m<sup>2</sup>. The proposed no. of residential units will be increased from 518 to 613 units.

We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Ms Natalie LEUNG at 2268 3612 or our Mr Leo HUANG at 2268 3251.



Your ref TPB/Y/TW/18  
Our ref 273055/01/WSTY/MYNL/CHLH/05188

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8 December 2023

Dear Sir/ Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan (Planning Application No. Y/TW/18)**

**Submission of Further Information**

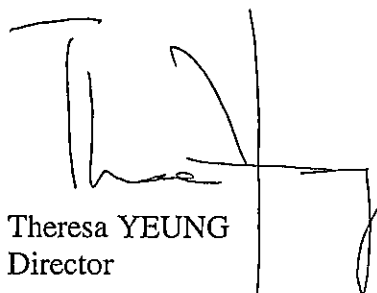
We refer to comments received from various Government Departments on the Further Information on the captioned S12A Planning Application submitted on 14 July and 29 September 2023.

We are pleased to submit our Responses to Comments from various Government Departments as attached at **Appendices A-K**, for your consideration.

We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Ms Natalie LEUNG at 2268 3612 or our Mr Leo HUANG at 2268 3251.

Yours faithfully,

  
Theresa YEUNG  
Director



Enc. - Appendices A-K  
c.c. - Tsuen Wan and West Kowloon District Planning Office – Ms. CHAN Yan Hang, Jacqueline (jyhchan@pland.gov.hk)  
- Client

Your ref TPBY/TW/18  
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22 February 2024

Dear Sir/ Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan (Planning Application No. Y/TW/18)**

**Submission of Further Information**

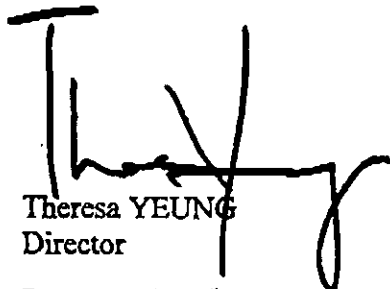
We refer to comments received from various Government Departments on the Further Information on the captioned S12A Planning Application submitted on 8 December 2023.

We are pleased to submit our Responses to Comments from various Government Departments as attached at **Appendices A-K**, for your consideration.

We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Ms Natalie LEUNG at 2268 3612 or our Mr Leo HUANG at 2268 3251.

Yours faithfully,



Theresa YEUNG  
Director

Enc. - Appendices A-K  
c.c. - Tsuen Wan and West Kowloon District Planning Office - Ms. CHAN Yan Hung, Jacqueline (jyhchan@pland.gov.hk)  
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Your ref: TPB/Y/TW/18  
Our ref: 273055/01/ANSTY/MYNU/CHLH/05295

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2 May 2024

Dear Sir/ Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan (Planning Application No. Y/TW/18)**

**Submission of Further Information**

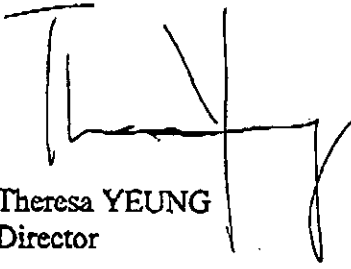
We refer to comments received from various Government Departments on the Further Information on the captioned S12A Planning Application submitted on 22 February 2024.

We are pleased to submit our Responses to Comments from various Government Departments as attached at **Appendices A-H**, for your consideration.

We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Ms Natalie LEUNG at 2268 3612 or our Mr. Leo HUANG at 2268 3251.

Yours faithfully,

  
Theresa YEUNG  
Director



Enc. - Appendices A-H  
c.c. - Tsuen Wan and West Kowloon District Planning Office - Ms. CHAN Yan Hang, Jacqueline (jychan@pland.gov.hk)  
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19 July 2024

Dear Sir/ Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from “Green Belt” and “Government, Institution or Community” to “Residential (Group B) 9”, for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan (Planning Application No. Y/TW/18)**

**Submission of Further Information**

We refer to comments received from various Government Departments on the Further Information on the captioned S12A Planning Application submitted on 2 May 2024.

We are pleased to submit our Responses to Comments from various Government Departments as attached at **Appendices A-D**, for your consideration.

We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Ms Natalie LEUNG at 2268 3612 or our Mr Leo HUANG at 2268 3251.

Yours faithfully,

Theresa YEUNG  
Director

Enc. - Appendices A-D  
c.c. - Tsuen Wan and West Kowloon District Planning Office – Ms. CHAN Yan Hang, Jacqueline (jyhchan@pland.gov.hk)  
- Client



Your ref TPB/Y/TW/18  
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26 September 2024

Dear Sir/ Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from “Green Belt” and “Government, Institution or Community” to “Residential (Group B) 9”, for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan (Planning Application No. Y/TW/18)**

**Submission of Further Information**

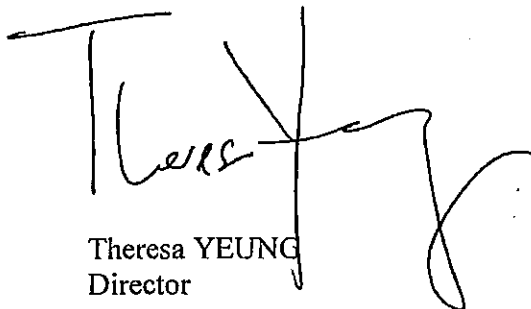
We refer to comments received from various Government Departments on the Further Information on the captioned S12A Planning Application submitted on 19 July 2024.

We are pleased to submit our Responses to Comments from various Government Departments as attached at **Appendices A-C**, for your consideration.

We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Ms Natalie LEUNG at 2268 3612 or our Mr Leo HUANG at 2268 3251.

Yours faithfully,



Theresa YEUNG  
Director



Enc. - Appendices A-C  
c.c. - Tsuen Wan and West Kowloon District Planning Office – Ms. CHAN Yan Hang, Jacqueline (jyhchan@pland.gov.hk)  
- Client

Your ref TPB/Y/TW/18  
Our ref 273055/01/VSTY/MYNI/CHLH/05468

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5 December 2024

Dear Sir/ Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan (Planning Application No. Y/TW/18)**

**Submission of Further Information**

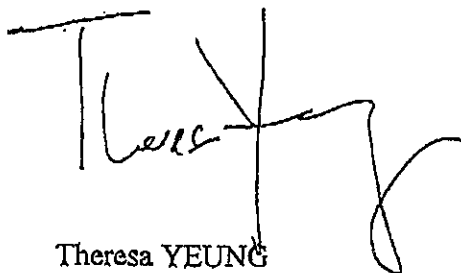
We refer to comments received from various Government Departments on the Further Information on the captioned S12A Planning Application submitted on 26 September 2024.

We are pleased to submit our Responses to Comments from various Government Departments as attached at **Appendices A-C**, for your consideration.

We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Ms Natalie LEUNG at 2268 3612 or our Mr Leo HUANG at 2268 3251.

Yours faithfully,



Theresa YEUNG  
Director



Enc. - Appendices A-C  
c.c. - Tsuen Wan and West Kowloon District Planning Office - Ms. CHAN Yan Hang, Jacqueline (jyhehan@pland.gov.hk)  
- Client



Your ref TPB/Y/TW/18  
Our ref 273055/01/WSTY/MYNL/CHLH/05544

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28 April 2025

Dear Sir/ Madam,

Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan (Planning Application No. Y/TW/18)

#### Submission of Further Information

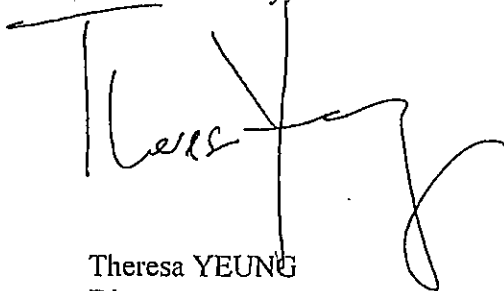
We refer to comments received from various Government Departments on the Further Information on the captioned S12A Planning Application submitted on 5 December 2024.

We are pleased to submit our Responses to Comments from various Government Departments as attached at Appendices A-B, for your consideration.

We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Ms Natalie LEUNG at 2268 3612 or our Mr Leo HUANG at 2268 3251.

Yours faithfully,



Theresa YEUNG  
Director



Enc. - Appendices A-B  
c.c. - Tsuen Wan and West Kowloon District Planning Office – Mr. CHEUNG Kin Kee, Michael (mkkcheung@pland.gov.hk)  
- Tsuen Wan and West Kowloon District Planning Office – Ms. CHAN Yan Hang, Jacqueline (jyhchan@pland.gov.hk)  
- Client

ARUP

By Hand and Email (tpbpd@pland.gov.hk)  
3 July 2025

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Your ref TPB/Y/TW/18  
Our ref 273055/01/MYNL/CHLH/05571

Dear Sir/Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from “Green Belt” and “Government, Institution or Community” to “Residential (Group B) 9”, for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan**

**(Planning Application No. Y/TW/18)**

Submission of Further Information

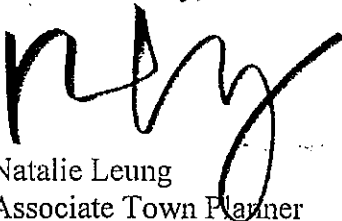
We refer to comments received from various Government Departments on the Further Information on the captioned S12A Planning Application submitted on 28 April 2025.

We are pleased to submit our Responses to Comments from various Government Departments as attached at **Appendices A-C**, for your consideration.

We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Mr Leo HUANG at 2268 3251.

Yours faithfully,

  
Natalie Leung  
Associate Town Planner

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e natalie.leung@arup.com



Enc - Appendix A – Responses to Comments Table  
- Appendix B – Updated Traffic Impact Assessment Report  
- Appendix C – Details of the Swept Path Analysis for Construction Vehicles  
cc - DPO/TWK, PlanD (Attn.: Mr. CHEUNG Kin Kee, Michael) (Email: mkkcheung@pland.gov.hk)  
- DPO/TWK, PlanD (Attn.: CHAN Yan Hang, Jacqueline) (Email: jyhchan@pland.gov.hk)

ARUP

By Hand and Email (tpbpd@pland.gov.hk)  
10 September 2025

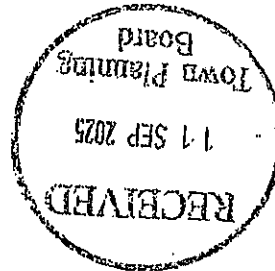
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333 Java Road, North Point  
Hong Kong

Your ref TPB/Y/TW/18  
Our ref 273055/01/MYNL/CHLH/05614

Level 5 Festival Walk  
80 Tat Chee Avenue  
Kowloon Tong  
Kowloon, Hong Kong

t +852 2528 3031  
f +852 2779 8428

arup.com



Dear Sir/Madam,

**Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 9", for Proposed Residential Development and Social Welfare Facilities at Lot Nos. 164 RP, 175 and 232 RP in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan**

**(Planning Application No. Y/TW/18)**

Submission of Technical Clarifications

We refer to comments received from various Government Departments on the Further Information submitted on 3 July 2025.

We are pleased to submit our Responses to Comments and replacement pages of technical reports as attached at **Appendices A-H**, for your consideration.

Please note this only serves as Technical Clarifications and has not involved changing the scheme or findings of the technical assessments, thus should be exempted from recounting requirement. We sincerely request for favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact our Mr Leo HUANG at 2268 3251.

Our ref

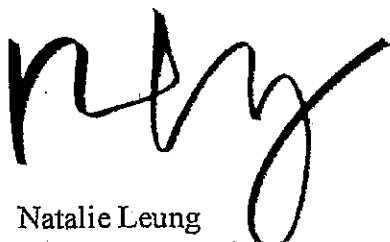
273055/01/MYNL/CHLH/05614

Date

10 September 2025

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Yours faithfully,



Natalie Leung  
Associate Town Planner

d +852 2268 3612

e natalie.leung@arup.com

- Enc - Appendix A – Responses to Comments Table  
- Appendix B – Replacement Pages of Supporting Planning Statement  
- Appendix C – Replacement Pages of Architectural Drawings  
- Appendix D – Replacement Pages of Landscape Master Plan  
- Appendix E – Replacement Pages of Ecological Impact Assessment Report  
- Appendix F – Site Photos of Watercourses within the Project Site  
- Appendix G – Replacement Pages of Tree Preservation and Removal Proposal  
- Appendix H – Replacement Pages of Visual Impact Assessment Report

- cc - DPO/TWK, PlanD (Attn.: Mr. CHEUNG Kin Kee, Michael) (Email: mkkcheung@pland.gov.hk)  
- DPO/TWK, PlanD (Attn.: CHAN Yan Hang, Jacqueline) (Email: jyhchan@pland.gov.hk)

**Appendix II of**  
**MPC Paper No. Y/TW/18A**

**Detailed Departmental Comments**

(a) Comments from the Chief Estate Surveyor/Land Supply and the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (LandsD):

- (i) he reserves the right to take lease enforcement action against the breach of lease anytime as appropriate;
- (ii) he defers to the Transport Department and other relevant departments to comment on the updated Traffic Impact Assessment (TIA), particularly on the technical feasibility, design and shared use arrangement of the Construction Access Road with the Tuen Mun Road Entrance, from traffic point of view;
- (iii) concerning the proposed management and maintenance (M&M) responsibilities of the section of Po Fung Road, it is currently a non-exclusive right-of-way for the adjoining Permanent Government Land Allocation No. TW 185 allocated to the Water Supplies Department (WSD) and was originally proposed as part of the Green Area of the former Government site Tsuen Wan Town Lot (TWTL) 430. The future M&M arrangements of the concerned road section should hence be subject to the way forward of the development of the said land sale site TWTL 430 and be further liaised among relevant departments. In case no road works would be conducted by the applicant on the concerned road section, the M&M responsibilities of the concerned road section would generally not be taken up by the future lot owner of the application site under lease;
- (iv) generally, with a view to ensuring the compliance with any proposed additional conditions under lease, it is LandsD's requirement that any proposed additional conditions would only be considered to be incorporated under lease provided that there is a relevant bureau/department requesting for or in support of such additional conditions. Such bureau/department would be responsible for monitoring the applicant's compliance with such additional conditions. In the absence of such bureau/department's request or support, no additional conditions would be proposed and incorporated under lease for the proposed works; and
- (v) the figures including the site area mentioned in the submissions have not been checked by survey and subject to verification, which will be addressed when handling the land exchange application.

(b) Comments from the Commissioner for Transport:

- (i) it is noted that the TIA for this development does not take into account the potential additional trip attraction/generation arising from the future changes in planning parameters for TWTL 430. Instead, HKHS would submit an updated TIA in the future planning application for TWTL 430 incorporating the trip attraction/generation of Y/TW/18. Since this approach has been discussed and agreed in the meeting for the application, she has no objection; and
- (ii) no objection to the adopted completion year of 2034, as agreed in the meeting.

(c) Comments from the Director of Environmental Protection:

the project proponent should be reminded that the future connection to public sewer, if available, is subject to the agreement of the Sewerage Infrastructure Group/Environmental Protection Department and Drainage Services Department (DSD). The project proponent would need to review the SIA and assess the potential sewerage impact arising from the development, and where appropriate, to demonstrate the effectiveness of mitigation measures. The project proponent is required to implement the sewer connection and mitigation works, if any, at its own cost to meet the satisfaction of DSD.

(d) Comments from the Chief Town Planner/Urban Design and Landscape, Planning Department:

- (i) noting the updated Tree Preservation and Removal Proposal (TPRP) is attached in the submission package, the applicant is reminded to refer to the "Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) – Guidance Notes", as TPRP is not required for the submission for an amendment of the plan under section 12A of the Town Planning Ordinance, and only a board brush tree survey on landscape resources including tree of dominant species (Information of Old and Valuable Tree/ Tree of Particular Interest, if any), and a board assessment on landscape impact caused by the proposed development on the landscape character and landscape resources of the subject area is required for section 12A application; and
- (ii) the applicant should note that approval of the rezoning application under Town Planning Ordinance does not imply approval of the trees works such as pruning, transplanting and/or felling under Lease. The applicant is reminded to approach relevant authority/Government department(s) direct to obtain necessary approval on tree works. Similarly, approval of the rezoning under Town Planning Ordinance

does not imply approval of the site coverage of greenery requirements under APP PNAP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to the Buildings Department (BD) for approval.

(e) Comments from the Chief Building Surveyor/New Territories West, Buildings Department:

- (i) the site does not abut on a specified street having a width of not less than 4.5m, the development intensity shall be determined under the Building (Planning) Regulations (B(P)R) 19(3) during plan submission stage;
- (ii) the site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and Emergency Vehicular Access (EVA) shall be provided for all the buildings to be erected on the site in accordance with the requirements under B(P)R 41D;
- (iii) as the proposed Residential Care Home for the Elderly use under the application is subject to the issue of a licence, please be reminded that the applicant is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
- (iv) detailed comments will be given in the building plan submission stage.

(f) Comments from the Director of Fire Services:

- (i) the EVA provision in the captioned site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by BD;
- (ii) please also be advised to consult Social Welfare Department on the proposed development and should be reminded that licensing requirements will be formulated upon receipt of formal application via the licensing authority;
- (iii) the requirements of hydrant provision as stipulated in WSD's Departmental Instruction No. 1309 and Highways Department Technical Circular No. 4/2010 shall be complied with. Should any relocation/blanking-off of fire hydrants be necessary, prior consent from the Fire Services Department has to be sought; and
- (iv) detailed fire safety requirements will be formulated upon formal submission of



general building plans.

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## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

231017-050416-38478

## 提交限期

Deadline for submission:

03/11/2023

## 提交日期及時間

Date and time of submission:

17/10/2023 05:04:16

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ma Ngo Chun

## 意見詳情

Details of the Comment :

Dear Members of the Town Planning Board,

As a developer's point of view, I am writing to express my support for the proposed amendment (Y/TW/18) to the Tsuen Wan Outline Zoning Plan No. S/TW/35. A portion of "Green Belt" zone rezones to a new "Residential (Group B)" subzone, to facilitate a residential development and social welfare facilities for Elderly Persons.

Firstly, the amendment is in line with the Government's initiative to increase housing supply. The Indicative Scheme contributes to the supply of 613 units of private housing, which is estimated to accommodate 1,550 people. It responds to policy addresses on housing provision and meeting territorial housing needs.

Secondly, the amendment is in line with the Government's on-going initiatives to optimise the usage of suitable "Green Belt" zones for residential purpose. The Application Site is located near two recent approved rezoning items in the Tsuen Wan Outline Zoning Plan, which rezoned two sites zoned as "Greenbelt" to subzones of "Residential (Group B)" for government land sale sites for private housing development.

Thirdly, the amendment provides a solid support to the intergenerational-friendly concept in response to Hong Kong's ageing population. 100-place Residential Care Home for Elderly cum 30-place Day Care Unit and Centre for Home Care Services support community needs of elderly care facilities to promote intergeneration living and improving quality of life of the neighbourhood. It is a good encouragement to private sector initiatives on provision of social welfare facilities.

Overall, I believe that the proposed amendment is a positive step towards meeting the aims in the Hong Kong 2030+, such as satisfying the estimated land shortage of about 3,000 Hectares and becoming an age-friendly community.

Thank you for your time and consideration.

Sincerely,  
Ma Ngo Chun

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230305-003242-13382

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

05/03/2023 00:32:42

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Toffee Yip

意見詳情

Details of the Comment :

為什麼還要有安老院及日間老人中心面積，附近麗濤區本來就有大量空置的商場可以改裝。

新增千多名居民，排污系統可以負擔嗎？本來海之戀及麗城花園對出海面經常有難聞的氣味。

這麼大型的砍伐竟然是私人公司主導可行嗎？

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230308-221849-18429

**提交限期****Deadline for submission:**

24/03/2023

**提交日期及時間****Date and time of submission:**

08/03/2023 22:18:49

**有關的規劃申請編號****The application no. to which the comment relates:**

Y/TW/18

**「提意見人」姓名/名稱****Name of person making this comment:**

Somernie

**意見詳情****Details of the Comment :**

本人強烈反對是次申請，改劃綠化地帶實為整個荃灣地區，以至全香港市民之惡夢，香港地人煙稠密本來休息的空間已有限，僅有的綠化地帶怎能再發展呢？油柑頭一頭本身交通不便，一向為較偏遠，本人完全不能想像發展後對現有居民或外來人士會帶來任何益處。請不要製造壞的先例，以免後患無窮。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230315-104118-44795

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

15/03/2023 10:41:18

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Lau Kin Leung

意見詳情

**Details of the Comment :****反對油柑頭建樓**

現在城麗一帶的交通在上/下班時段已經是十分擠塞，如在油柑頭那邊再建住宅，勢必會癱瘓那一帶的交通。

同時，建樓後，樓宇亦會將公路的嘈音反射對汀九一帶的住宅，亦會造成嘈音污染。

# 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230315-111106-48038

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

15/03/2023 11:11:06

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong Tsun Ho

意見詳情

Details of the Comment :

本人反對Y/TW/18的申請，原因如下：

1. 此申請違背綠化地帶的原有用途，與發展規劃書中的規劃增益中「不會影響綠化地帶的整體質量及完整性」背道而馳

綠化用地主要功能是保育自然環境、美化市容及改善景觀。綠化地帶主要是保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地區，以及利用天然地理環境作為市區和近郊發展區的界限，以抑制市區範圍擴展及提供靜態康樂用地。

2. 此申請嚴重影響周邊原有社區，與發展規劃書中的規劃增益中「不會為週邊環境帶來負面影響」及「符合當地規劃環境並與鄰近荃灣市中心的周邊社區兼容」

此計劃對鄰近的恆麗園構成嚴重影響，阻檔屋苑512伙住戶的原有景觀。此計劃的落址位於恆麗園1-4座的正後方，阻檔所有單位的景觀，為512伙住戶帶來負面影響。

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此外，計劃書的申請地點現時為一大片樹林，若計劃書申請成功，該位置的樹林將會被砍伐，對原有生態造成無可挽救的傷害。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230315-114132-91533

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

15/03/2023 11:41:32

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Lam Chun Wah

意見詳情

**Details of the Comment :**

本人反對Y/TW/18的申請，原因如下：

1. 此申請違背綠化地帶的原有用途，與發展規劃書中的規劃增益中「不會影響綠化地帶的整體質量及完整性」背道而馳。

綠化用地主要功能是保育自然環境、美化市容及改善景觀。綠化地帶主要是保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地區，以及利用天然地理環境作為市區和近郊發展區的界限，以抑制市區範圍擴展及提供靜態康樂用地。

2. 此申請嚴重影響周邊原有社區，與發展規劃書中的規劃增益中「不會為週邊環境帶來負面影響」及「符合當地規劃環境並與鄰近荃灣市中心的周邊社區兼容」

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此外，計劃書的申請地點現時為一大片樹林，若計劃書申請成功，該位置的樹林將會被砍伐，對原有生態造成無可挽救的傷害。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230315-114919-00023

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

15/03/2023 11:49:19

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss 萬小姐

意見詳情

**Details of the Comment :**

本人反對Y/TW/18 的申請，原因如下：

1. 此申請違背綠化地帶的原有用途，與發展規劃書中的規劃增益中「不會影響綠化地帶的整體質量及完整性」背道而馳。

綠化用地主要功能是保育自然環境、美化市容及改善景觀。綠化地帶主要是保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地區，以及利用天然地理環境作為市區和近郊發展區的界限，以抑制市區範圍擴展及提供靜態康樂用地。

2. 此申請嚴重影響周邊原有社區，與發展規劃書中的規劃增益中「不會為週邊環境帶來負面影響」及「符合當地規劃環境並與鄰近荃灣市中心的周邊社區兼容」

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此外，計劃書的申請地點現時為一大片樹林，若計劃書申請成功，該位置的樹林將會被砍伐，對原有生態造成無可挽救的傷害。

# 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230315-131009-61228

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

15/03/2023 13:10:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yuen

意見詳情

Details of the Comment :

本人反對Y/TW/18的申請，原因如下：

1. 此申請違背綠化地帶的原有用途，與發展規劃書中的規劃增益中「不會影響綠化地帶的整體質量及完整性」背道而馳。

綠化用地主要功能是保育自然環境、美化市容及改善景觀。綠化地帶主要是保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地區，以及利用天然地理環境作為市區和近郊發展區的界限，以抑制市區範圍擴展及提供靜態康樂用地。

2. 此申請嚴重影響周邊原有社區，與發展規劃書中的規劃增益中「不會為週邊環境帶來負面影響」及「符合當地規劃環境並與鄰近荃灣市中心的周邊社區兼容」

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此外，計劃書的申請地點現時為一大片樹林，若計劃書申請成功，該位置的樹林將會被砍伐，對原有生態造成無可挽救的傷害。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

230315-221007-71060

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

15/03/2023 22:10:07

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jeffrey Leung

意見詳情

Details of the Comment :

本人強烈反對改變地質用途。

綠化地本應作保育自然環境、美化市容及改善景觀之用途。

是經過長期城市規劃，討論，以及研究，才決定的地質用途。

本人不明白為何現階段為何會突然以及隨意地動議改變。

另外，荃灣麗城路段本來已經因大量住宅集中，而導致長期交通擠塞。加上，該區附近，已因屯門公路導致上班，下班時間長期擠塞車，本人不明白動議人為何沒有考慮此等因素。

而且，附近正在興建臨時房屋。在社區規劃時，根本從來沒有預計地區配套可以適合現時人口。此動議根本沒有經過細心思考以及邏輯分析。

香港發展商已囤積大量土地可作房屋用途，不斷減少綠化地，只會令香港陷入萬劫不復之地。

本人重申，本人強烈反對改變地質用途。當改變前，是否應該理解本身設立的本意。而非純粹為了解決一個問題，而產生多個不可挽回的惡果。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230315-223851-94584

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

15/03/2023 22:38:51

有關的規劃申請編號

**The application no. to which the comment relates:** Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Vincent

意見詳情

**Details of the Comment :**

此為綠化帶及斜坡，不適宜破壞土地起建築物，而且 寶豐路又窄又斜，大多為單程路，不適宜起大型居住項目

# 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230316-083545-56779

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

16/03/2023 08:35:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Tracy Leung

意見詳情

Details of the Comment :

絕對反對，完全抹煞原本嘅計劃，破壞大自然生態，唔可以為一小撮人，而犧牲咗原有大部份居民應享有綠化嘅權利。我住喺油柑頭，都係因為佢周圍環境清幽。絕對唔可以改變我哋擁有綠化環境嘅權利！



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

230316-095225-87816

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

16/03/2023 09:52:25

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee Kin Cheong Kent

意見詳情

Details of the Comment :

我反對於濾水廠的小片地興建26層高大廈,因為影響風向,影響屯門公路,影響山景景觀,影響樓價,影響路面使用,由油甘頭小路上山,根本不能容納三座26層的車量,同時影響環境,環保問題亦有影響,小片土地亦為危險斜坡,不明為何會在土地表中使用,該處為常綠地,景觀雖為山景,但綠悠悠,在地面上根本不可能看見,但住在我家就可以清楚看見潔淨的綠色樹林,請另找土地,去興建高樓大廈.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230316-141510-75277

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

16/03/2023 14:15:10

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Har

意見詳情

**Details of the Comment :**

Plot ratio of 4 for proposed rezoning is excessive, compared to nearby developments. If approved, it would set an undesirable precedent for similar applications. In addition, the proposal of rezoning for the subject site may raise concern towards the traffic capacity of Po Fung Road, especially for the section below Tuen Mun Road. The increase in population within the area may create traffic burden. At the same time, there are insufficient public transportation to support the growth in population in the district.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230316-142420-28893

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

16/03/2023 14:24:20

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Linda Wong

意見詳情

**Details of the Comment :**

Concern of the proposed rezoning would cause further burden on the capacity of the Castle Peak Road – Tsuen Wan.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230316-145330-46746

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

16/03/2023 14:53:30

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Cheung

意見詳情

**Details of the Comment :**

I would like to raise objection towards the application. Po Fung Road and Castle Peak Road - Tsuen Wan serve as the major road access of the subject site. The proposed rezoning would increase the burden of the current traffic condition, and the increase in population may lead to overflow the capacity of the road access. Besides, the site is in close proximity to the Yau Kom Tau Water Treatment Works. It is highly doubted whether it would be safe to rezone the subject site to a residential site, given that there are safety issues of possible fire and chlorine release risk from the Water Treatment Works. Thank you.

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

230320-194201-52860

## 提交限期

Deadline for submission:

24/03/2023

## 提交日期及時間

Date and time of submission:

20/03/2023 19:42:01

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

## 「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Lau

## 意見詳情

Details of the Comment :

1. 位置在山坡及公路旁，遇有大雨易造成山泥傾瀉危險。
2. 居民會面對嚴重的蚊患蟲患
3. 加劇交通阻塞問題，無論是公路或是麗城一帶，如何開通行車及行人路？
4. 空間未夠興建生活配套包括街市/學校/商場/餐廳。。。加劇荃灣區學位/車位等生活需求。近年新屋苑在荃灣西一帶落成已加劇荃灣各種生活需求。
5. 屯門公路的嘈音會直接影響新落城的住戶，就算建隔音屏也不能完全隔阻，反而起了隔音屏會將公路的車聲反彈到對面恒麗園及錦柏豪苑。
6. 為三棟五百戶左右，花費如此財力/人力/物力，但得出的影響是整體綠化生態環境及加劇荃灣社區的問題。

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

230321-085103-29100

## 提交限期

Deadline for submission:

24/03/2023

## 提交日期及時間

Date and time of submission:

21/03/2023 08:51:03

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

## 「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss To Ying

## 意見詳情

Details of the Comment :

本人反對Y/TW/18的申請，原因如下：

1. 此申請違背綠化地帶的原有用途，與發展規劃書中的規劃增益中「不會影響綠化地帶的整體質量及完整性」背道而馳。

綠化用地主要功能是保育自然環境、美化市容及改善景觀。綠化地帶主要是保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地區，以及利用天然地理環境作為市區和近郊發展區的界限，以抑制市區範圍擴展及提供靜態康樂用地。

2. 此申請嚴重影響周邊原有社區，與發展規劃書中的規劃增益中「不會為週邊環境帶來負面影響」及「符合當地規劃環境並與鄰近荃灣市中心的周邊社區兼容」

此計劃對鄰近的恆麗園構成嚴重影響，阻檔屋苑512伙住戶的原有景觀。此計劃的落址位於恆麗園1-4座的正後方，阻檔所有單位的景觀，為512伙住戶帶來負面影響。

此計劃對鄰近的油柑頭濾水廠帶來隱憂。此計劃貼近油柑頭二號配水庫，及濾水池，旁邊還有油柑頭食水主配水庫。在興建計畫途中帶來的塵土，會直接影響配水庫及濾水池的環境，繼而影響部分市民的食水品質。

此外，計劃書的申請地點現時為一大片樹林，若計劃書申請成功，該位置的樹林將會被砍伐，對原有生態造成無可挽救的傷害。

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230321-123353-09099

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

21/03/2023 12:33:53

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wan

意見詳情

Details of the Comment :

就呢個位置起樓

極力反對

其一我地住既位置已經極近公路

其二唯一可以望既山景都有埋，當初選擇恒麗園係病望可以路洗樓望樓，而家係正正對面起樓

其三香港已經極少山景 郊區比市民去放鬆

所以希望你地可以選擇其他地皮位置

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

230321-123422-76620

Reference Number:

提交限期

24/03/2023

Deadline for submission:

提交日期及時間

21/03/2023 12:34:22

Date and time of submission:

有關的規劃申請編號

Y/TW/18

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss chan hiu wai

Name of person making this comment:

意見詳情

Details of the Comment :

我反對於瀘水廠的小片地興建26層高大廈

- 1) 交通: 山多路窄;危險斜坡 再興建三座26層高大廈地理上根本不能承受。  
尤其來回九龍方向, 簡單說荃灣西海之戀迴旋處現在已不能負荷; 臨時房屋已在迴旋處側興建中; 又幾佰戶; 汀蘭居翻新完又一批旅遊巴, 再起樓整個荃灣西必會癱瘓
- 2) 環境: 大帽山山腳;樹木茂盛難得的整遍樹林, 是各類動物雀鳥不可多得的棲息地; 中國人相信風水; 未來廿十年是西邊行大運的好時光; 為何要在這兒動土,大帽山山腳是安穩太平風水地,請多做研究; 不要魯莽做出錯誤決定
- 3) 附近民生: 在這兒生活的街坊是香港小數不追求方便; 不追求樓價升跌; 可以話自成一角; 我們從沒有街市, 也沒商店, 更沒有便利的交通; 這樣的條件下, 樓價一直低迷, 但我們仍守護著這兒; 原因得一個是我們是小數不麻煩不爭奪不奢侈香港人; 但求工作忙碌一天後回家得到一遍小天地; 為何要這樣侵入別人家?

整件事對各方面都沒有好處; 請撤回方案另找地方興建大廈



## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

230316-160639-05219

## 提交限期

Deadline for submission:

24/03/2023

## 提交日期及時間

Date and time of submission:

16/03/2023 16:06:39

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

## 「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Wong

## 意見詳情

Details of the Comment :

我反對於濾水廠的小片地興建26層高大廈

我們一家人都反對於濾水廠的小片地興建26層高大廈

1) 交通: 山多路窄;危險斜坡 再興建三座26層高大廈地理上根本不能承受。

尤其來回九龍方向, 簡單說荃灣西海之戀迴旋處現在已不能負荷; 臨時房屋已在迴旋處側興建中; 又幾佰戶; 汀蘭居翻新完又一批旅遊巴, 再起樓整個荃灣西必會癱瘓

2) 環境: 大帽山山腳;樹木茂盛難得的整遍樹林, 是各類動物雀鳥不可多得的棲息地; 中國人相信風水; 未來廿十年是西邊行大運的好時光; 為何要在這兒動土,大帽山山腳是安穩太平風水地,請多做研究; 不要魯莽做出錯誤決定

3) 附近民生: 在這兒生活的街坊是香港小數不追求方便; 不追求樓價升跌; 可以話自成一角; 我們從沒有街市, 也沒商店, 更沒有便利的交通; 這樣的條件下, 樓價一直低迷, 但我們仍守護著這兒; 原因得一個是我們是小數不麻煩不爭奪不奢侈香港人; 但求工作忙碌一天後回家得到一遍小天地; 為何要這樣侵入別人家?

整件事對各方面都沒有好處; 請撤回方案另找地方興建大廈

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230321-201913-12076

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

21/03/2023 20:19:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Patrick Chan

意見詳情

Details of the Comment :

本人是恒麗園住戶，現反對在油甘頭地段改變土地用途，原因如下：

1. 新大廈靠近屯門公路，汽車噪音會從新大廈折返到恒麗園和附近居民，造成滋擾。
2. 油甘頭附近沒有足夠交通配套和社區設施給增加的人口，過多人口會造成道路上的擠擁，使居民生活質素下降。
3. 居民本可觀賞翠綠的山巒，新大廈使恒麗園居民失去原有的翠綠山景，最終影響生活素質。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230322-125149-12460

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

22/03/2023 12:51:49

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Sara

意見詳情

Details of the Comment :

本人反對Y/TW/18 的申請，原因如下：

1. 此申請違背綠化地帶的原有用途，與發展規劃書中的規劃增益中「不會影響綠化地帶的整體質量及完整性」背道而馳

綠化用地主要功能是保育自然環境、美化市容及改善景觀。綠化地帶主要是保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地區，以及利用天然地理環境作為市區和近郊發展區的界限，以抑制市區範圍擴展及提供靜態康樂用地。

2. 此申請嚴重影響周邊原有社區，與發展規劃書中的規劃增益中「不會為週邊環境帶來負面影響」及「符合當地規劃環境並與鄰近荃灣市中心的周邊社區兼容」

此計劃對鄰近的恆麗園構成嚴重影響，阻檔屋苑512伙住戶的原有景觀。此計劃的落址位於恆麗園1-4座的正後方，阻檔所有單位的景觀，為512伙住戶帶來負面影響。

此計劃對鄰近的油柑頭濾水廠帶來隱憂。此計劃貼近油柑頭二號配水庫，及濾水池，旁邊還有油柑頭食水主配水庫。在興建計畫途中帶來的塵土，會直接影響配水庫及濾水池的環境，繼而影響部分市民的食水品質。

此外，計劃書的申請地點現時為一大片樹林，若計劃書申請成功，位位置的樹林將會被砍伐，對原有生態造成無可挽救的傷害。

此計劃前方的油柑頭村村屋有大量農田，計劃會嚴重影響原有社區環境

3 此申請嚴重影響原來已經在當區不足的社區設施和交通工具的負擔，與發展規劃書中的規劃增益中「增加人口的同時下不會造成現有或已規劃的政府、機構或社區設施短缺」

荃灣油柑頭社區現今交通的主要依靠居民穿梭巴士但服務時間較短，公營的交通工具選擇缺乏和不足，規劃書未有提及加添附近公營的交通的壓力，影響現有社區居住的人。

-因公營的交通工具選擇缺乏和不足,有曾申請在荃灣西地鐵站加設居民穿梭巴士站,但據了解回覆荃灣西地鐵站並未有預留位置設置居民穿梭巴士站,並曾經拒絕申請,可見不論公營和私營的交通工具在通住油柑頭很缺乏,原本交通原來已不足經不能支持人口的增加.

-荃灣地鐵站是另一普遍的選址可設居民穿梭巴士站,繁忙時間車站也早已飽和,有車爭路上落的問題,申請都未有提及

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates Y/TW/18

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「提意見人」姓名／名稱 Name of person/company making this comment 陳志明

簽署 Signature DA 日期 Date 22/3/2023

25

**致城市規劃委員會秘書：**

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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油柑頭村公所

簽署 Signature

日期 Date

22/3/2023

楊桂春  
楊桂財

26

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杜金好

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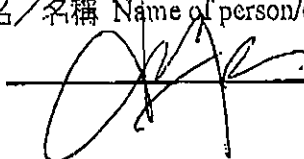
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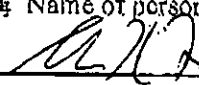
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「提意見人」姓名／名稱 Name of person/company making this comment Liu Lap Wan

簽署 Signature

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☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**Y/TW/18 DD 354 Yau Kom Tau GB**

22/03/2023 02:39

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

1 attachment



Yau Kom Tau Water Treatment Works - Google Maps.pdf

Y/TW/18

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 6,043sq.m Includes Government Land of about 487sq.m

Zoning: "Green Belt"

Proposed Amendment: Rezone to "Res (Group B) 9 / 3 Towers – 518 Units / PR 4.5 / 180mPD / OS 1,550sq.m / 99 Vehicle Parking / 100 bed RCHE

Dear TPB Members,

### **Strongest Objections.**

*The Proposed Amendment could achieve the following planning merits:*

MERITS? THIS IS A FANTASY

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

IT IS NOW CLEAR THAT 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.

THERE ARE PLANS TO BUILD THOUSANDS OF UNITS IN THE NEW TOWNS. THE SITES IDENTIFIED ARE MORE THAN ADEQUATE TO FULFILL ANY REALISTIC DEMAND GOING FORWARD

YESTERDAYS EDITORIAL IN STANDARD IS JUST ONE EXAMPLE OF REPORTS ON CURRENT TRENDS

<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 this year will be around 30,000 new flats that will raise the overall stock to 48,000 units.***

*The longer developers hold on to the inventories, the more expensive the interest payment they will have to make to lenders ”*

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.

- ***Cohherent 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

- ***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 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 BENIFICAL CONTRIBUTION OF TREES FOR HEAT EMITTING ROAD SURFACE

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

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 provide re the number of trees to be trashed, Site Coverage is 100% so nothing would survive.

Additional tree culling re road widening and extension.

Undesirable adding of additional road to serve just one development.

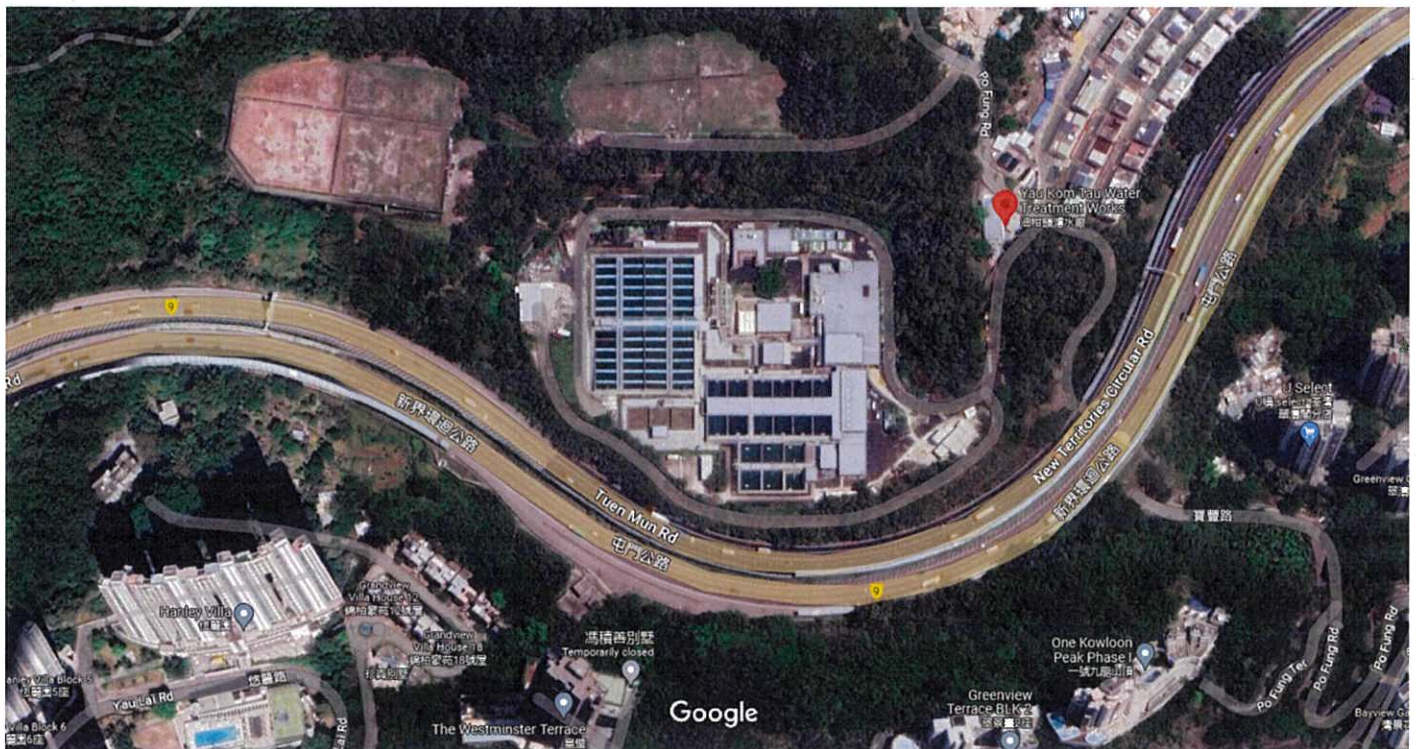
Water Treatment works nearby indicate that the area is Water Gathering Ground

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.

Members cannot justify approval of this application that takes developer greed to a new level.

Mary Mulvihill

Google Maps Yau Kom Tau Water Treatment Works



Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 50 m

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

230323-091501-76691

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

23/03/2023 09:15:01

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Benny

意見詳情

Details of the Comment :

本人反對Y/TW/18的申請，原因如下：

1. 此申請違背綠化地帶的原有用途，與發展規劃書中的規劃增益中「不會影響綠化地帶的整體質量及完整性」背道而馳。

綠化用地主要功能是保育自然環境、美化市容及改善景觀。綠化地帶主要是保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地區，以及利用天然地理環境作為市區和近郊發展區的界限，以抑制市區範圍擴展及提供靜態康樂用地。

2. 此申請嚴重影響周邊原有社區，與發展規劃書中的規劃增益中「不會為週邊環境帶來負面影響」及「符合當地規劃環境並與鄰近荃灣市中心的周邊社區兼容」

此計劃對鄰近的恆麗園和構成嚴重影響，阻檔屋苑512伙住戶的原有景觀。此計劃的落址位於恆麗園1-4座的正後方，阻檔所有單位的景觀，為512伙住戶帶來負面影響。

此計劃加重鄰近的交通系統負荷，目前麗城一帶的交通已經相當擠塞。如要興建額外的房屋必須提升交通系統的設計。目前在計劃書上，沒有看到有任何的方案。

此外，計劃書的申請地點現時為一大片樹林，若計劃書申請成功，該位置的樹林將會被砍伐，對原有生態造成無可挽救的傷害。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230323-092907-79897

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

23/03/2023 09:29:07

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Cheung

意見詳情

**Details of the Comment :**

I object to the application, Green Belt zone must be retained.

First of all, the application site is at the fringe of Tai Lam Country Park and the closest point from the site is less than 100m from the Country Park, the Green Belt zone should be reserved as a "green buffer" between country park and urban area.

Secondly, the proposed development intensity of plot ratio 4 is considered to be excessive as developments nearby have plot ratio no more than 3. As well, development intensity should be reduced when closer to country park, therefore the proposed development is unacceptable.

Last of all, the existing traffic is already congested in the local area. The proposed rezone will further to create burden on the traffic. Moreover, the proposed traffic arrangement of the future development relies on the connection via Po Fung Road, which has already been used to serve the 2 Government Land Sale sites. The proposed development at application site would cause a cumulative impact to overtax the capacity of Po Fung Road.

The proposed rezoning should be rejected as it cannot demonstrate any planning merits and the technical concerns are not resolved.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230323-100500-20060

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

23/03/2023 10:05:00

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. A. Wong

意見詳情

**Details of the Comment :**

The proposed development intensity of plot ratio 4 is considered to be excessive.

Development intensity should be reduced when closer to country park. The proposed rezoning plot ratio of 4 is higher than all R(B) zones in the vicinity, which they locate even further away from the country park.

The proposed traffic arrangement of the future development relies on the connection via Po Fung Road, which has already been used to serve the 2 Government Land Sale sites. The proposed development at application site would cause a cumulative impact to overtax the capacity of Po Fung Road.

Concern of the proposed rezoning would cause further burden on the capacity of the Castle Peak Road – Tsuen Wan.

There is inadequate public transport to support the additional population in the area even with resident's service shuttle bus.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230323-100837-30209

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

23/03/2023 10:08:37

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Henry

意見詳情

**Details of the Comment :**

There is inadequate public transport to support the additional population in the area. Concerning the proposed rezoning would cause a further burden on the capacity of the Castle Peak Road – Tsuen Wan, the proposed traffic arrangement of the future development relies on the connection via Po Fung Road, which has already been used to serve the 2 Government Land Sale sites. The proposed development at the application site would cause a cumulative impact to overtax the capacity of Po Fung Road.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230323-103807-30156

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

23/03/2023 10:38:07

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Mike

意見詳情

**Details of the Comment :**

The application site is at the fringe of Tai Lam Country Park and the closest point from the site is less than 100m from the Country Park. In addition, the green belt zone should be reserved as a "green buffer" between the country park and urban area. Therefore, the proposed rezoning should be objected.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

230323-131951-56763

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

23/03/2023 13:19:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

恆麗園業主立案法團

意見詳情

Details of the Comment :

恆麗園業主立案法團就編號Y/TW/18之規劃申請作出以下陳述:

本法團並不贊成上述編號的規劃申請。原因如下:

1. 交通

申請地段的唯一出入道路為寶豐路，惟該路段既窄且斜，增加五百多戶住宅以及相關之車輛作出入用途定必超出寶豐路的負荷，該路相連的青山公路以至海安路為連接本苑的重要幹道，現在於繁忙時間由西約體育館至荃灣路及海興路迴旋處已非常擠塞，加上超出負荷的額外寶豐路車輛，車流將必倒灌至青山公路汀九段一帶，嚴重影響本苑居民出行。

而且附設的安老院舍將無可避免有更多的救護召喚服務，試問既窄且斜的寶豐路如何能恆常應付需作快速應變的救護服務。

2. 環境

申請地段本屬綠化地帶，位於本屋苑的正後方，居民有合理期望該地帶只用作綠化用途之發展，上述規劃完全偏離地段原有的土地用途，除阻擋本屋苑單位的景觀外，該位置的樹木將會被永久移除，對原有環境做成不可逆轉的影響，所以規劃增益中「不會為週邊環境帶來負面影響」並不成立。故此在未有其他合適替代方案，保證當前綠化環境不受影響下，不應作出與原土地用途背道而馳的發展。

3. 地區配套

上述規劃申請除住宅用途及安老院舍設施外，並無提及增加1550常住人口對社區配套設施如各級學校，康體，醫療，以致食肆的影響。此項申請並無任何民生日常所需的商鋪設施，日後勢必依賴經已相當繁忙擠迫的麗城社區，此盲目發展非但不能有效解決房屋需要，反為當區原有居民帶來各項負面影響。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230323-170537-14945

**提交限期****Deadline for submission:**

24/03/2023

**提交日期及時間****Date and time of submission:**

23/03/2023 17:05:37

**有關的規劃申請編號****The application no. to which the comment relates:**

Y/TW/18

**「提意見人」姓名/名稱****Name of person making this comment:**

女士 Ms. Melanie Moore

**意見詳情****Details of the Comment :**

I object to this application to rezone Green Belt to Residential Group B. Hong Kong has an unsold inventory of 18,000 units during the past two years. An additional 30,000 flats will be added to the overall stock in 2023, leading to a total of 48,000 flats for sale. Given this large inventory, there is no need for additional flats to be built, particularly on Green Belt land. Green Belt land is meant to act as a buffer against urban sprawl. The application provides no data on the number of trees to be removed. Please reject this application.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

230604-091435-34247

提交限期

Deadline for submission:

09/06/2023

提交日期及時間

Date and time of submission:

04/06/2023 09:14:35

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WONG TSUN HO

意見詳情

Details of the Comment :

本人反對Y/TW/18 的申請，原因如下：

1. 此申請違背綠化地帶的原有用途，與發展規劃書中的規劃增益中「不會影響綠化地帶的整體質量及完整性」背道而馳。

綠化用地主要功能是保育自然環境、美化市容及改善景觀。綠化地帶主要是保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地區，以及利用天然地理環境作為市區和近郊發展區的界限，以抑制市區範圍擴展及提供靜態康樂用地。

2. 此申請嚴重影響周邊原有社區，與發展規劃書中的規劃增益中「不會為週邊環境帶來負面影響」及「符合當地規劃環境並與鄰近荃灣市中心的周邊社區兼容」

此計劃對鄰近的恆麗園構成嚴重影響，阻檔屋苑512伙住戶的原有景觀。此計劃的落址位於恆麗園1-4座的正後方，阻檔所有單位的景觀，為512伙住戶帶來負面影響。

此計劃對鄰近的油柑頭濾水廠帶來隱憂。此計劃貼近油柑頭二號配水庫，及濾水池，旁邊還有油柑頭食水主配水庫。在興建計畫途中帶來的塵土，會直接影響配水庫及濾水池的環境，繼而影響部分市民的食水品質。

此外，計劃書的申請地點現時為一大片樹林，若計劃書申請成功，該位置的樹林將會被砍伐，對原有生態造成無可挽救的傷害

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

230604-130254-47113

提交限期

Deadline for submission:

09/06/2023

提交日期及時間

Date and time of submission:

04/06/2023 13:02:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 萬

意見詳情

Details of the Comment :

本人十分不同意更改綠化用地為住宅用地，原因如下：

1) 嚴重破壞生態環境

當地附近已為屯門公路，車來車往，廢氣嚴重，若減少綠化用地，會令污染問題更為嚴重。此外，多年的綠化用地已養育了不少生物，如雀鳥等，若要變為住宅用地，會破壞牠們的棲身之所，改變其生。

2.) 嚴重影響附近居民的生活質素

接駁新發展地段道路只得單程行車的寶豐路，若更改用地發展成居住用地，會令附近交通造成很大的壓力，影響居民的出入。另外，發展地段亦會破壞附近居民的綠化景觀，施展工程期間亦會造成大量噪音及沙塵影響，泥頭貨車及工程車的出入亦會為道路帶來危險及擠塞，大大影響附近居民的生活。

綜合以上兩大原因，本人極力反對這次的規劃申請。

# 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230604-191711-59260

提交限期

Deadline for submission:

09/06/2023

提交日期及時間

Date and time of submission:

04/06/2023 19:17:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss To Ying

意見詳情

Details of the Comment :

本人反對Y/TW/18 的申請，原因如下：

1. 此申請違背綠化地帶的原有用途，與發展規劃書中的規劃增益中「不會影響綠化地帶的整體質量及完整性」背道而馳。

綠化用地主要功能是保育自然環境、美化市容及改善景觀。綠化地帶主要是保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地區，以及利用天然地理環境作為市區和近郊發展區的界限，以抑制市區範圍擴展及提供靜態康樂用地。

2. 此申請嚴重影響周邊原有社區，與發展規劃書中的規劃增益中「不會為週邊環境帶來負面影響」及「符合當地規劃環境並與鄰近荃灣市中心的周邊社區兼容」

此計劃對鄰近的恆麗園構成嚴重影響，阻檔屋苑512伙住戶的原有景觀。此計劃的落址位於恆麗園1-4座的正後方，阻檔所有單位的景觀，為512伙住戶帶來負面影響。

此計劃對鄰近的油柑頭濾水廠帶來隱憂。此計劃貼近油柑頭二號配水庫，及濾水池，旁邊還有油柑頭食水主配水庫。在興建計畫途中帶來的塵土，會直接影響配水庫及濾水池的環境，繼而影響部分市民的食水品質。

此外，計劃書的申請地點現時為一大片樹林，若計劃書申請成功，該位置的樹林將會被砍伐，對原有生態造成無可挽救的傷害。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230604-224431-75458

提交限期

**Deadline for submission:**

09/06/2023

提交日期及時間

**Date and time of submission:**

04/06/2023 22:44:31

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Patrick Chan

意見詳情

**Details of the Comment :**

新建的私人屋苑會把屯門公路的噪音返射到對面的恒麗園和新麗苑，造成滋擾，減低附近居民的生活素質。另外，油柑頭、麗城和恒麗園附近沒有大型的運輸網絡，現有的交通配套如巴士、小巴等等不能處理大量的市民流量，這會對現有的居民造成生活的不便。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230604-233844-16135

提交限期

**Deadline for submission:**

09/06/2023

提交日期及時間

**Date and time of submission:**

04/06/2023 23:38:44

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. TK Yiu

意見詳情

**Details of the Comment :**

該地段為青山公路綠化帶，保護香港綠化面積，維持良好生態環境，是政府重責。在該段狹窄地段起樓，既影響綠化生態、鄰近水塘水質、附近屋苑景觀等等，而相對只增加個住宅單位，效益低，傷害大，實非上策。政府不應盲起樓，濫竽充數當政績。該地段交通不便，整個青山公路段屋苑無大型有效便捷鐵路網絡，道路使用幾近飽和，麗城一帶道路非常繁忙，新增屋苑後將嚴重惡化當區交通，影響當區居民生活。於道路不便之處，設長者護理設施，更是拿長者作籌碼，開一場玩笑，請考慮到達便利性，醫院配套等，萬不要以長者當作改地籌碼，為起而起。

47.

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

230609-142812-72618

## 提交限期

Deadline for submission:

09/06/2023

## 提交日期及時間

Date and time of submission:

09/06/2023 14:28:12

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃

## 意見詳情

Details of the Comment :

我反對Y/TW/18所列地段建議發展住宅。如果通過相關建議，將對居民休憩空間、交通出行、民生設施配套、居住環境、可持續發展及生態多元帶來負面影響。

## 休憩空間：

現行規劃署《香港規劃標準與準則》人均2平方米的標準政府2021年公希之《香港2030+》目標提升至3.5平方米，此發展明顯背道而馳。

現時荃灣西除海旁一帶叫有空間供居民休憩，事實上由麗城至汀九一段，可供人行之路窄到難以兩人並行。區內麗城灣景一帶本就人滿為患，休憩空間長年為人詬病，若再添新人口，無異火上澆油。

對居民心身健康發展無任何好處，恐難避免病態悲劇重演。

## 交通出行：

現時早晚上落班時間海之戀迴旋處一帶出現車龍已成常態，本人在葵芳上班，放工時於荃青交匯處排長龍上荃灣高速路，發現造成塞車往往係因為海之戀迴旋處出高速車輛散唔切頂返葵芳。如果再添加高密度人口，本身屯門公路底往來油柑頭村限制無法空納大巴通過，車輛數量必定比平常大增，交通情況必定更差。

## 民生設施：

民以食為天，但現時區內只有麗城一間細小街市，居民買餸最近要去香車街或楊屋道街市，根本不足。

## 居住環境：

建築其間工程車、噪音、粉塵必定影響居住舒適度。

## 可持續發展及生物多元：

地塊本來植被覆蓋，有利生物繁衍（事實上2021年油柑頭引水道便發現香港唯一原生鹿科-赤麂），天然環境一旦被破壞，還原往往數十年計。

基於上述種種，本人反對是次發展！

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

---

有關的規劃申請編號 The application no. to which the comment relates

Y/TW/18 Received on 18/07/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對該項發展，由於未過接近配水庫及屯門公路，  
而申請者發展 26 層高之物業，~~將會造成~~

「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_\_\_

簽署 Signature

日期 Date

07.08.2023



49

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**Re: Y/TW/18 DD 354 Yau Kom Tau GB**

18/08/2023 01:59

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

The housing market is in free fall. There are thousands of vacant units in both Hong Kong and the Mainland. With higher interest rates property has lots its allure as an investment vehicle.

At the same time the many reports of wildfires, landslides, record high temperatures and rainfall are a warning sign that it is time to preserve the natural environment and develop only what is absolutely necessary.

There is no justification to rezone GB when the supply of private residential units is more than adequate to meet demand in coming years.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Wednesday, 22 March 2023 2:39 AM CST

**Subject:** Y/TW/18 DD 354 Yau Kom Tau GB

Y/TW/18

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 6,043sq.m Includes Government Land of about 487sq.m

Zoning: "Green Belt"

Proposed Amendment: Rezone to "Res (Group B) 9 / 3 Towers – 518 Units / PR 4.5 / 180mPD / OS 1,550sq.m / 99 Vehicle Parking / 100 bed RCHE

Dear TPB Members,

**Strongest Objections.**

*The Proposed Amendment could achieve the following planning merits:*

MERITS? THIS IS A FANTASY

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

IT IS NOW CLEAR THAT 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.

THERE ARE PLANS TO BUILD THOUSANDS OF UNITS IN THE NEW TOWNS. THE SITES IDENTIFIED ARE MORE THAN ADEQUATE TO FULFILL ANY REALISTIC DEMAND GOING FORWARD

YESTERDAYS EDITORIAL IN STANDARD IS JUST ONE EXAMPLE OF REPORTS ON CURRENT TRENDS

<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 this year will be around 30,000 new flats that will raise the overall stock to 48,000 units.***

*The longer developers hold on to the inventories, the more expensive the interest payment they will have to make to lenders "*

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

- ***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 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.***

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

No data provide re the number of trees to be trashed, Site Coverage is 100% so nothing would survive.

Additional tree culling re road widening and extension.

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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.

Members cannot justify approval of this application that takes developer greed to a new level.

Mary Mulvihill

52

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

231029-122541-14084

Reference Number:

提交限期

03/11/2023

Deadline for submission:

提交日期及時間

29/10/2023 12:25:41

Date and time of submission:

有關的規劃申請編號

Y/TW/18

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. LAM

Name of person making this comment:

意見詳情

Details of the Comment :

不贊成於這片土地進行改變用途。  
影啊生態環境。  
現時樓價下跌，不是急需即時需地！

53

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231029-163006-74149

提交限期

Deadline for submission:

03/11/2023

提交日期及時間

Date and time of submission:

29/10/2023 16:30:06

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHEUNG

意見詳情

Details of the Comment :

絕對不贊成, 現時沒急需.  
影響綠化環境, 整體沒有須要.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**Re: Y/TW/18 DD 354 Yau Kom Tau GB and GIC**  
30/10/2023 02:50

From: \_\_\_\_\_  
To: tpbbpd <tpbbpd@pland.gov.hk>  
File Ref: \_\_\_\_\_

Y/TW/18

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

Zoning: "Green Belt" and "GIC"

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

Dear TPB Members,

So the developer has 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.

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.

More than half of the approximately 16 000-hectare "Green Belt" areas are subject to clear development constraints. Of the remaining 8 000 hectares, 1 200 hectares are included in various development projects; and the feasibility of housing development of another 255 hectares is being assessed, as announced last year. **Developing the rest of the "Green Belt" areas, which include many slopes, has been considered highly challenging.** 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.**

Members must also consider that this policy is applicable also to private development. Previous objections upheld.

Mary Mulvihill

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 18 August 2023 1:59 AM HKT  
**Subject:** Re: Y/TW/18 DD 354 Yau Kom Tau GB

Dear TPB Members,

The housing market is in free fall. There are thousands of vacant units in both Hong Kong and the Mainland. With higher interest rates property has lost its allure as an investment vehicle.

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**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 22 March 2023 2:39 AM CST  
**Subject:** Y/TW/18 DD 354 Yau Kom Tau GB

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Members cannot justify approval of this application that takes developer greed to a new level.

Mary Mulvihill

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 231102-180407-71707

提交限期  
**Deadline for submission:** 03/11/2023

提交日期及時間  
**Date and time of submission:** 02/11/2023 18:04:07

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/TW/18

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss S.L. Ho

意見詳情  
**Details of the Comment :**

The proposed development intensity of PR 4.47 is considered excessive, much higher than the other R(B) zones in the vicinity.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

231102-180505-59437

提交限期

**Deadline for submission:**

03/11/2023

提交日期及時間

**Date and time of submission:**

02/11/2023 18:05:05

有關的規劃申請編號

**The application no. to which the comment relates:** Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss S.L. Ho

意見詳情

**Details of the Comment :**

Due to the increased population, the proposed development will create extra burden to the existing transportation system, which will cause adverse impact to Po Fung Road and Castle Peak Road-Tsuen Wan.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

231102-180433-98453

提交限期

**Deadline for submission:**

03/11/2023

提交日期及時間

**Date and time of submission:**

02/11/2023 18:04:33

有關的規劃申請編號

**The application no. to which the comment relates:** Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Cheung

意見詳情

**Details of the Comment :**

The function of Green Belt zone will be affected by the rezoning of residential development, which will also create irreversible ecological impact to the area. Also, it may affect the nearby residential developments by setting up an undesirable precedent

# 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

231102-180539-71976

提交限期

Deadline for submission:

03/11/2023

提交日期及時間

Date and time of submission:

02/11/2023 18:05:39

有關的規劃申請編號

The application no. to which the comment relates: Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Peter Wong

意見詳情

Details of the Comment :

The density of development planned for PR 4.47 exceeds what is considered appropriate when compared to the surrounding R(B) zones in terms of the number of buildings or units per unit of land and area. This raises concerns about the potential overcrowding and strain on infrastructure in the area.

Meanwhile, The anticipated rise in population due to the proposed development will lead to increased traffic volume, causing congestion and potential transportation issues. This can have negative consequences on the functionality and efficiency of Po Fung Road and Castle Peak Road-Tsuen Wan, impacting the overall traffic flow and potentially compromising the accessibility of the area.

Furthermore, The proposed rezoning of the land from its current Green Belt designation to residential development will undermine the original purpose of preserving the natural environment. This change in land use can have irreversible ecological impacts, such as habitat loss for wildlife and disruption of ecological systems present in the Green Belt zone.

Last but not the least, The site's position on a slope with a significant amount of vegetation indicates the presence of a forested habitat. The extensive removal of trees as part of the proposed development can lead to habitat destruction, affecting the flora and fauna dependent on the forest ecosystem. Additionally, the loss of vegetation can result in adverse ecological and environmental consequences, such as soil erosion, altered microclimates, and reduced biodiversity in the area.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

231102-180602-35220

提交限期

**Deadline for submission:**

03/11/2023

提交日期及時間

**Date and time of submission:**

02/11/2023 18:06:02

有關的規劃申請編號

**The application no. to which the comment relates:** Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. CC

意見詳情

**Details of the Comment :**

The rezoning of residential development will cause a negative impact to the function of Green Belt zone. It also creates irreversible ecological impact to the area.



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

231102-181354-32679

提交限期

**Deadline for submission:**

03/11/2023

提交日期及時間

**Date and time of submission:**

02/11/2023 18:13:54

有關的規劃申請編號

**The application no. to which the comment relates:** Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Irene Lau

意見詳情

**Details of the Comment :**

The proposed rezoning of PR 4.47 will set a precedent for future residential development proposals in the area. If approved, it will send a message that high-density development is acceptable in areas with sensitive ecosystems, potentially leading to further degradation of the environment. This could result in a domino effect, with more developers seeking to capitalize on the area's natural resources without regard for the long-term consequences. Therefore, it is essential to carefully consider the potential impacts of the proposed rezoning and ensure that any development is sustainable, environmentally friendly, and respects the area's natural resources.

The proposed development intensity of PR 4.47 is significantly higher than the surrounding R(B) zones, which is a cause for concern. The site is located in a well-vegetated area, and the large-scale tree felling required for the development will have a profound impact on the local ecosystem. The increased density of buildings and population will also put a strain on the area's infrastructure, leading to potential issues with traffic congestion, noise pollution, and strain on local resources. Therefore, it is important to reconsider the proposed development intensity and find a more sustainable and environmentally friendly solution.

The site is located within a well-vegetated slope, which provides a habitat for various plant and animal species. The large-scale tree felling required for the development will not only damage the aesthetic appeal of the area but also disrupt the natural habitats of the flora and fauna. Additionally, the increased runoff and stormwater management requirements for the development will lead to alterations in the natural water cycle, potentially causing downstream erosion and sedimentation. Moreover, the development will also increase the risk of soil erosion, decreasing the soil's ability to absorb and filter rainwater. Therefore, it is crucial to carefully consider the potential ecological and environmental impacts of the proposed development and explore alternative solutions that minimize these impacts.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

231102-180929-77900

提交限期

Deadline for submission:

03/11/2023

提交日期及時間

Date and time of submission:

02/11/2023 18:09:29

有關的規劃申請編號

The application no. to which the comment relates:

Y/TW/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Joe Chan

意見詳情

Details of the Comment :

The influx of residents resulting from the proposed development will inevitably lead to an increased demand for transportation services in the area. The existing transportation infrastructure, such as roads and public transportation systems, may struggle to cope with the surge in traffic volume. This can lead to congestion, longer commuting times, and decreased efficiency of the transportation system. Specifically, Po Fung Road and Castle Peak Road-Tsuen Wan, which are likely to be major routes affected by the higher population, may experience increased congestion, reduced traffic flow, and potentially compromised road safety. These adverse impacts can disrupt the daily lives of residents, create frustration, and pose challenges for the overall accessibility and functionality of the area.

The Green Belt zone serves a crucial purpose in preserving and protecting the natural environment, including biodiversity, ecological systems, and green spaces. Rezoning this area for residential development would undermine the intended function of the Green Belt, leading to the loss of valuable natural habitats and green spaces. The irreversible ecological impacts can include the fragmentation and destruction of ecosystems, displacement of wildlife species, and disruption of natural processes. Additionally, the conversion of the Green Belt into residential areas may result in the loss of important ecosystem services provided by the natural environment, such as carbon sequestration, air purification, and stormwater management. The long-term consequences of these ecological impacts can be detrimental to the overall environmental health and sustainability of the area.

The presence of a well-vegetated slope indicates the existence of a forested habitat that provides crucial ecosystem services and supports a diverse range of plant and animal species. The proposed development, which involves extensive tree felling, will result in habitat loss, disrupting the balance and functioning of the forest ecosystem. This loss of habitat can lead to the displacement and potential decline of wildlife populations that rely on the forest for their survival. Moreover, the removal of trees can contribute to soil erosion, as the tree roots help stabilize the soil on slopes, and can lead to increased risks of landslides and soil degradation. The destruction of the forest habitat and the associated adverse ecological and environmental impacts will result in a loss of biodiversity, reduced resilience of the ecosystem, and a decline in the overall environmental quality of the area.

The approval of the rezoning for residential development can establish a precedent for future development decisions in the area. If this rezoning is allowed, it could signal to developers and stakeholders that similar changes in land use are acceptable or even encouraged. This can lead to a

chain reaction of further residential development proposals and potentially result in the gradual loss of natural areas, green spaces, and important ecological zones. Setting such a precedent may undermine the original planning and zoning regulations that were put in place to balance development with environmental protection. It is essential to carefully consider the long-term implications and potential cascading effects of rezoning decisions to ensure the preservation of valuable natural resources and the overall sustainability of the area.

---

**From:** [REDACTED]  
**Sent:** 2024-06-04 星期二 01:36:08  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: Y/TW/18 DD 354 Yau Kom Tau GB and GIC

Dear TPB Members,

Some token Tree Preservation does not cut it.

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.

There is absolutely no justification in view of the current market sentiment to rezone this site. Henderson this week decided to relinquish half of its land holdings in NT. There is more than sufficient 'damaged' land available to cater for current and future demand for housing.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 30 October 2023 2:50 AM HKT  
**Subject:** Re: Y/TW/18 DD 354 Yau Kom Tau GB and GIC

Y/TW/18

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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

Dear TPB Members,

So the developer has 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.

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.

More than half of the approximately 16 000-hectare "Green Belt" areas are subject to clear development constraints. Of the remaining 8 000 hectares, 1 200 hectares are included in various development projects; and the feasibility of housing development of another 255 hectares is being assessed, as announced last year. **Developing the rest of the "Green Belt" areas, which include many slopes, has been considered highly challenging.** 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.**

Members must also consider that this policy is applicable also to private development. Previous objections upheld.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Friday, 18 August 2023 1:59 AM HKT  
**Subject:** Re: Y/TW/18 DD 354 Yau Kom Tau GB

Dear TPB Members,

The housing market is in free fall. There are thousands of vacant units in both Hong Kong and the Mainland. With higher interest rates property has lost its allure as an investment vehicle.

At the same time the many reports of wildfires, landslides, record high temperatures and rainfall are a warning sign that it is time to preserve the natural environment and develop only what is absolutely necessary.

There is no justification to rezone GB when the supply of private residential units is more than adequate to meet demand in coming years.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Wednesday, 22 March 2023 2:39 AM CST  
**Subject:** Y/TW/18 DD 354 Yau Kom Tau GB

Y/TW/18

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 6,043sq.m Includes Government Land of about 487sq.m

Zoning: "Green Belt"

Proposed Amendment: Rezone to "Res (Group B) 9 / 3 Towers – 518 Units / PR 4.5 / 180mPD / OS 1,550sq.m / 99 Vehicle Parking / 100 bed RCHE

Dear TPB Members,

**Strongest Objections.**

*The Proposed Amendment could achieve the following planning merits:*

MERITS? THIS IS A FANTASY

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

IT IS NOW CLEAR THAT 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.

THERE ARE PLANS TO BUILD THOUSANDS OF UNITS IN THE NEW TOWNS. THE SITES IDENTIFIED ARE MORE THAN ADEQUATE TO FULFILL ANY REALISTIC DEMAND GOING FORWARD

YESTERDAYS EDITORIAL IN STANDARD IS JUST ONE EXAMPLE OF REPORTS ON CURRENT TRENDS

<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 this year will be around 30,000 new flats that will raise the overall stock to 48,000 units.***

*The longer developers hold on to the inventories, the more expensive the interest payment they will have to make to lenders"*

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

- *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 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.***

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 provide re the number of trees to be trashed, Site Coverage is 100% so nothing would survive.

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

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.

Members cannot justify approval of this application that takes developer greed to a new level.

Mary Mulvihill



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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

240607-145442-58103

**提交限期****Deadline for submission:**

07/06/2024

**提交日期及時間****Date and time of submission:**

07/06/2024 14:54:42

**有關的規劃申請編號****The application no. to which the comment relates:**

Y/TW/18

**「提意見人」姓名/名稱****Name of person making this comment:**

女士 Ms. Cheung

**意見詳情****Details of the Comment :**

I am writing to express my strong objection to rezone the application site from "Green Belt" to "Residential (Group B) 9" for the site located at Lot Nos. 164 RP, 175 and 232 RP (Part) in D.D. 354, and Adjoining Government Land in Yau Kom Tau, Tsuen Wan. As an advocate for responsible urban planning, I firmly believe that converting this area to residential use is not aligned with the original planning intention for the region.

The site in question is situated between the Fresh Water Treatment Reserve and Tuen Mun Road, and it serves as an essential buffer zone between these two distinct areas. The Green Belt designation was established to protect and preserve the natural environment, safeguarding the ecological balance and ensuring the well-being of both residents and the surrounding ecosystem.

There are several crucial reasons why I object to the proposed rezoning:

1. Environmental impact: The Green Belt area plays a vital role in maintaining biodiversity, providing habitats for wildlife, and preserving the integrity of the local ecosystem. Converting this area to residential use would result in the loss of valuable green space, leading to a decline in air quality, increased urban heat island effect, and disruption of natural habitats.
2. Protection of water resources: The proximity of the site to the Fresh Water Treatment Reserve indicates the importance of maintaining a buffer zone to safeguard the quality and integrity of our water resources. Residential development could introduce potential contamination risks and compromise the purity of our drinking water supply.
3. Traffic and infrastructure strain: The proposed residential development would inevitably bring an influx of residents, leading to increased traffic congestion, strain on existing infrastructure, and potential challenges in providing adequate public services such as transportation, schools, healthcare, and recreational facilities.
4. Planning integrity: The existing zoning regulations and planning intentions have been carefully established to ensure a balanced distribution of land uses and to protect the overall well-being of the community. Rezoning the Green Belt area for residential use would undermine the integrity of the planning process and set a concerning precedent for future development decisions.

In light of these concerns, I strongly urge the Town Planning Board to reject the rezoning application and uphold the original planning intention of preserving the Green Belt area. It is essential to prioritize the long-term sustainability of our environment and the well-being of our community over short-term development interests.

Seq 8 63

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

241031-184251-48106

**提交限期****Deadline for submission:**

08/11/2024

**提交日期及時間****Date and time of submission:**

31/10/2024 18:42:51

**有關的規劃申請編號****The application no. to which the comment relates:**

Y/TW/18

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Wong King Chak

**意見詳情****Details of the Comment :**

我強烈反對將申請地點由「綠化地帶」及「政府、機構或社區」改劃為「住宅」。綠化地帶不僅是生態系統的重要組成部分,如果將這些地區轉為住宅,將不可避免地破壞原有的自然景觀,取而代之的是密集的建築和硬化地面,還有視野的改變將會影響到周邊居民

65

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號**

241231-163436-21522

**Reference Number:****提交限期**

03/01/2025

**Deadline for submission:****提交日期及時間**

31/12/2024 16:34:36

**Date and time of submission:****有關的規劃申請編號**

Y/TW/18

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Lau

**Name of person making this comment:****意見詳情****Details of the Comment :**

本身交通情況已經唔理想，番學番工時間已經好塞車，加上本身出地鐵站已經唔多車，成日排長龍，如果起新樓只會令本區交通情況百上加斤，當區街市本身都貴，一打風落雨就好難買送，因為已經係接近壟斷，所以唔支持起樓，一係起地鐵站先

From:

Sent:

2025-01-03 星期五 17:02:27

To:

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

Cc:

Subject:

PLANNING APPLICATION NO. Y/TW/18 - PUBLIC COMMENT

Attachment:

20250103 Y\_TW\_18\_Public Comment\_FINAL.pdf

To: Secretary, Town Planning Board

Dear Sir/Madam,

On behalf of the Hong Kong Housing Society, we would like to formally express our objection to the planning application referenced above, as well as the Further Information received by the Town Planning Board on 5 December 2024.

Please find attached our detailed comments for your consideration.

Thank you for your attention to this matter.

Best regards,

Grace Siu

Senior Manager (Planning & Development)

Hong Kong Housing Society

Direct Line:



Creating Homes for Sustainable Living  
創建宜居 永續共融



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\*\*\*\*\*

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\*\*\*\*\*  
\*\*\*\*\*

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To: Secretary, Town Planning Board**

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

有關的規劃申請編號 The application no. to which the comment relates Y/TW/18

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

See separate sheets attached.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

「提意見人」姓名／名稱

Name of person/company making this comment Hong Kong Housing Society

簽署 Signature

Paul Oliver



日期 Date 3 January 2025

**PUBLIC COMMENT ON PLANNING APPLICATION NO. Y/TW/18**

We, the Hong Kong Housing Society ("HKHS"), are writing to raise our objection to the captioned Rezoning Proposal submitted by Scarborough Development Limited (the "Applicant").

In 2019, the HKSAR Government introduced the Starter Homes ("SH") pilot projects for Hong Kong residents, which aim to help higher-income families who are not eligible for the Home Ownership Scheme ("HOS") and yet cannot afford private housing to meet their home ownership aspirations. In end August 2023, HKHS was invited by the HKSAR Government to take up the SH project at Tsuen Wan Town Lot No. 430 ("TWTL 430") in Yau Kom Tau, Tsuen Wan to support the Government's policy initiatives of meeting the public's home ownership aspirations and building the housing ladder. In this connection, it is worth noting that a Development Scheme for the SH project is under active preparation. HKHS has also been in close liaison with relevant Government authorities on some technical arrangements and has commissioned consultants to conduct feasibility studies.

It is important to note that the successful implementation of the Yau Kom Tau SH Project is contingent on the availability of a temporary construction access road. Without full control and exclusive use of this temporary construction access road throughout the entire construction period of the SH Project, the construction timeline would be significantly prolonged.

Currently, Po Fung Road, a sub-standard single two-lane carriageway with a steep gradient (steepest 1:6), is the only access road connecting TWTL 430 with the road network to Castle Peak Road. The existing road condition renders construction traffic to and from the site very difficult due to limited space for manoeuvring. To enable the housing development at the Yau Kom Tau Site, HKHS is currently applying for a Short Term Tenancy ("STT") for construction of a temporary access road, which covers a portion of an existing access road connecting Po Fung Road and Water Supplies Department ("WSD")'s Yau Kom Tau Water Treatment Works. The temporary haul road is proposed along this access road, which serves as a maintenance road for the treatment works, with an access point at Tuen Mun Road, to facilitate construction access to TWTL 430.

According to the Rezoning Proposal under Planning Application No. Y/TW/18, the Applicant is seeking to rezone the Application Site for proposed medium density residential development of 613 flats and social welfare facilities, with a proposed road connection by widening the existing access road to the Yau Kom Tau Water Treatment Works into a standard two-lane two-way carriageway with a footpath to connect the Site and Po Fung Road.

In this regard, it is observed that the Rezoning Proposal and the associated Traffic Impact Assessment ("TIA") have neither taken into account the most recent development circumstances in the area, nor adequately addressed the potential project interfaces with works at TWTL 430 and TWTL 427. Accordingly, we wish to raise **OBJECTION** to the subject planning application on the grounds set out below:

1. **Absence of Remediation Measures to Minimize Interface Issues**

It is understood that the proposed development will be in operation in 2030 (Para. 4.3.1 of the TIA submitted by the Applicant on 5 Dec 2024 refers), and the existing WSD's maintenance access will be widened to two-lane two-way carriageway. The road widening scheme proposed by the Applicant conflicts with the HKHS's on-going STT application. The TIA report should consider remediation measures to minimize the impact on the nearby development of TWTL 430, in

particular pertaining to the widening of WSD's maintenance access, to ensure there is no potential interface issue in both schematic design and construction programme.

2. Uncertainty on Accessibility to the Access Road

According to the submitted TIA, the Applicant will be responsible for the management and maintenance of the new widened road connecting to Po Fung Road during the operational stage, and the access road will be primarily used for the proposed development's access (Para. 3.2.12). Clarification is required, upon widening of WSD's maintenance access, as to whether the road will remain public or private; in the case of the latter, the access of construction vehicles to TWTL 430 may be denied. It is important to note that the timely and successful implementation of the SH project at Yau Kom Tau is contingent on the availability of the temporary haul road, which overlaps with the Applicant's road widening proposal.

3. No Development Programme on the New Widened Road

Information pertaining to the construction programme and target occupation of the new widened WSD's maintenance access is not included in the Rezoning Proposal. Such information is critical to ensuring that any potential interfaces between the two projects are properly managed and mitigated, and that the implementation timeline of the SH project at TWTL 430 is not negatively affected.

4. Failure to Consider Development Programme and Road Improvement Works associated with Nearby Developments

It is noted that, in order to evaluate the traffic impact on the nearby road network during the construction stages, four possible scenarios were discussed in Section 6 of the submitted TIA, with scenario 4 being the worst. Junction capacity has also been assessed. However, the TIA failed to consider the development programme of the nearby development projects, namely the SH project at TWTL 430 and the private residential development at TWTL 427, as well as their associated access arrangements (during both construction and operation phases), road widening proposals, and potential project interface issue(s).

In this connection, it should be noted that during the implementation of the road widening works by contractors for both TWTL 427 and TWTL 430, one of the lanes at Po Fung Road will be closed to through traffic during the construction period.

5. Absence of Analysis on the Construction Traffic from Nearby Development

It is noted that while the TIA has included the traffic generation from our SH project at TWTL 430 during both construction and operation phases in the traffic calculations and design of temporary traffic arrangements, it has only included the traffic from the private development project at TWTL 427 during the operation phase in its assessment and fails to take into account the traffic generation during the construction phase (Section 6.5 of the TIA refers).

6. Insufficient Public Transportation Facilities

The Yau Kom Tau area is currently served by the New Territories Green Mini Bus Route 96A which provides the only public transportation (circular) services between Yau Kom Tau Village and MTR Tsuen Wan Station via Po Fung Road, Castle Peak Road-Tsuen Wan and Tsuen Wan Town Centre. Due to insufficient manoeuvring space for larger vehicles on Po Fung Road, there will be no public buses to serve the Application Site, TWTL 430, or Yau Kom Tau Village. The proposed rezoning will exacerbate the already limited public transportation service.



According to the submitted TIA, the commuting of the future residents will rely on private 28-seat Non-Franchised Bus shuttle services, to provide feeder service to nearby railway stations while minimising the impact on existing public transportation services. In this regard, it is understood that the granting of new Passenger Service License for non-franchised bus shuttle services by relevant Government authority may be uncertain.

We shall be grateful if the Town Planning Board would take note of our concerns above and object to the captioned Rezoning Proposal. Thank you very much for your consideration.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230315-114013-67428

提交限期

**Deadline for submission:**

24/03/2023

提交日期及時間

**Date and time of submission:**

15/03/2023 11:40:13

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Corinne Wong

意見詳情

**Details of the Comment :**

建議興建範圍是候鳥棲息地，包括本港罕見候銅藍鵲

本人於 2023 年 1 月至 2 月其間多次於興建範圍拍攝到銅藍鵲 及其他罕見候鳥

23

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

Y/TW/18

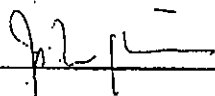
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

政策上支持增加住宅單位，但必須解決相關交通出入的問題。該發展位置偏僻住宅單位 518 個，而車位卻只有 100 個，必然需要完善的公共交通配套設施才能解決負荷問題。此外，亦不見有詳盡的道路接駁公路安排，本人亦擔心車輛出入此發展區域停車場的閘口設計，會否造成對公路車輛的阻塞。進入該發展範圍一開口必須距離公路至少 2 個車位以上，才能避免等候進入閘時阻塞公共交通。

「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_\_\_

簽署 Signature \_\_\_\_\_



日期 Date 21/3/2023

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

Y/TW/18 Received on 29/09/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Please provide an impact study on the public transport load around  
the area when the residents of this facility in concern is put into  
use.

「提意見人」姓名/名稱 Name of person/company making this comment

Franky Nga See Agnes

簽署 Signature



日期 Date

19/10/2023

**From:****Sent:**

2024-12-29 星期日 14:28:06

**To:**

tpbpd/PLAND &lt;tpbpd@pland.gov.hk&gt;

**Subject:**

荃灣麗城花園 人口密度再增，應該開荃灣西鐵站出口

**【規劃諮詢】麗城花園後山再建三幢住宅**

遠東發展再接再勵，最新修訂圖則並向城市規劃委員會申請興建三幢樓高 27 層私人住宅項目，提供 518 住宅單位，附帶 100 個車位。

申請地段位於麗城花園後山，毗鄰油柑頭濾水廠，連同現正動工的寶豐路住宅發展項目、油柑頭「房協」住宅項目，預計會有逾 3000 住宅單位搬進。不過，對外交通僅靠寶豐路，途徑麗城花園出市區，勢令該區繁忙時間交通擠塞問題惡化。

道路設計 難以支持新增車流

更令人擔憂的是，油柑頭兩個大型住宅發展項目，必須經由屯門公路下的隧道進出，但因技術所限，政府當局並無計劃擴闊行車線，目前路面闊度僅得 6.5 米，路政署將會把該段隧道實行單線雙程行車，並以交通燈號控制車流。可以預見繁忙時段交通阻塞問題必然發生！

交通擠塞，建議開荃灣西鐵站出口，已知麗城附近有緊急出口通往麗城，建議立即開通，舒緩交通擠迫！

From:

Sent:

2025-05-30 星期五 16:41:50

To:

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

Cc:

Subject:

PLANNING APPLICATION NO. Y/TW/18 - PUBLIC COMMENT

Attachment:

20250530 Y\_TW\_18\_Public Comment\_HKHS.pdf

To: Secretary, Town Planning Board

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

有關的規劃申請編號 The application no. to which the comment relates Y/TW/18

Dear Sir/Madam,

We, the Hong Kong Housing Society ("HKHS"), are writing to offer our comments on the **Further Information No. 10** in relation to the captioned Rezoning Proposal submitted by Scarborough Development Limited (the "Applicant") on 28 April 2025.

Please find attached our detailed comments for your consideration.

Thank you for your attention to this matter.

Best regards,

Grace Siu

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

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To: Secretary, Town Planning Board**

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

有關的規劃申請編號 The application no. to which the comment relates Y/TW/18

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

See separate sheet attached.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be from a notebook or a standard sheet of stationery. There is no handwriting or other markings on the page.

「提意見人」姓名／名稱

Name of person/company making this comment  Hong Kong Housing Society

簽署 Signature

March 12.



日期 Date 30 May 2025



**PUBLIC COMMENT ON PLANNING APPLICATION NO. Y/TW/18**

We, the Hong Kong Housing Society ("HKHS"), are writing to offer our comments on the **Further Information No. 10** in relation to the captioned Rezoning Proposal submitted by Scarborough Development Limited (the "**Applicant**") on 28 April 2025.

We acknowledge that the Applicant has revised the projected number of vehicles generated during construction, proposed a temporary access road connection to HKHS's temporary access road at Stage 1 of construction, and outlined the permanent road layout for Stage 2. While we have no comments on these observations, we note that the Applicant has not provided details on how the interface issues with the Starter Homes project at TWTL 430 will be minimized.

**Interface Issues with HKHS's Starter Homes Project at TWTL 430**

The proposed medium density residential development will have interface issues with HKHS's Starter Homes Project at TWTL 430, particularly regarding the shared use of the temporary haul road, which is part of a Short Term Tenancy (STT) held by HKHS. Specifically, the Applicant plans to connect their construction access to HKHS's temporary road in the first stage of development (refer to Figures 6.4 and 6.5 of the TIA). However, this connection will be constructed while the temporary road is fully operational and used as the sole construction access for HKHS's Starter Homes development. It remains unclear how this proposed connection will not hinder the manoeuvring of HKHS's construction vehicles and how it will not adversely impact the progress of our project, which is under a very tight construction timeline.

Furthermore, HKHS is currently initiating the formation of the proposed temporary haul road and Tuen Mun Road Construction Access, facilitated by an "Expressway Permit" granted by the Highways Department (HyD). Upon completion of these works, HKHS is obligated to restore the haul road and Tuen Mun Road Construction Access to their original condition. Given that this temporary access road will also serve the Applicant for vehicular access to the Application Site, it is crucial that the details regarding the sharing of construction costs, maintenance and reinstatement responsibilities be thoroughly worked out.

We urge the Applicant to provide a clear implementation plan that addresses these interface issues, along with a detailed proposal concerning cost-sharing and responsibilities, as soon as possible.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250520-101846-56173

提交限期

**Deadline for submission:**

30/05/2025

提交日期及時間

**Date and time of submission:**

20/05/2025 10:18:46

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TW/18

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. lee ho ming

意見詳情

**Details of the Comment :**

test

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

250731-122612-06509

**Reference Number:**

提交限期

01/08/2025

**Deadline for submission:**

提交日期及時間

31/07/2025 12:26:12

**Date and time of submission:**

有關的規劃申請編號

Y/TW/18

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

Hong Kong Housing Society

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

The Hong Kong Housing Society ("HKHS") has reviewed the updated Traffic Impact Assessment (TIA) submitted on 4 July 2025 by the Applicant, and acknowledges that the revised completion timeline is broadly aligned with our current development programme for the Starter Homes Project at TWTL 430.

Following discussions and agreements reached to date, we note that our previous objections regarding potential interface matters have been substantially addressed at the planning stage.

As such, we have no substantive comments on the current application, but would like to request one amendment to ensure the TIA fully reflects our mutual understanding. Specifically, the first sentence of paragraph 6.6.7 of the updated TIA should state: "Construction of the remaining portion of the permanent access road via Po Fung Road will commence once the temporary haul road is no longer in use by other development(s), or by the end of year 2033, whichever occurs earlier", as previously agreed between both parties.

We understand that certain outstanding matters will be progressed in the next stage of this process. HKHS remains committed to working collaboratively with all parties and is confident that this cooperative approach will facilitate the smooth delivery of both projects.

We look forward to the Applicant's continued engagement with HKHS to finalise the necessary arrangements and ensure a smooth implementation process for both projects.