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Submission Number:  
TPB/R/S/TSW/17-S001

From: [REDACTED]  
Sent: 2024-06-12 星期三 01:49:54  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Re: AMENDMENTS TO TIN SHUI WAI OZP NO. S/TSW/16

Representation Number:  
TPB/R/S/TSW/17-R001

Dear TPB Members,

Strong Objections also to a private development going straight to OZP instead of following the procedure of first making a Sect 12 application.

It is quite clear from the detail provided in Feasability Study that this is not an ordinary land sale, it is ruse to leapfrog the process.

The 138 page document from CEDD / Aecom goes into much greater detail, even down to the number of bicycle parking, than that usually provided for spade ready land sale sites.

The rezoning is tailor made for a particular developer. This is taking the Direct Proposed Amendment in a new direction. I would remind members of the discussion carried out during the TKO OZP where the chair indicated that only private projects with strong policy support could be streamlined.

[https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1318tpb\\_e.pdf](https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1318tpb_e.pdf)

The interests of the community have already been sidelined via the removal of the second stage of the Sect 12 process. Approving this item will set a precedence that effectively eliminate the entire Sect 12 process.

Mary Mulvihill  
[REDACTED]

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From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Tuesday, 11 June 2024 3:37 AM HKT  
Subject: AMENDMENTS TO TIN SHUI WAI OZP NO. S/TSW/16

### **AMENDMENTS TO TIN SHUI WAI OZP NO. S/TSW/16**

**Item A** – about 1.48 ha Government Land. Rezoning of a site in Tin Shui Wai Area 14 from “Other Specified Uses” annotated “Bus Depot”, “G/IC” and area shown as ‘Road’ to “Res (Group A)2” / Private Development / 4 Blocks - 1,760 Units / PR 6.4 / 150mPD / Retail / Kindergarten / 150-place RCHE / Elderly cum 30-place Day Care Centre for the Elderly / Neighbourhood Elderly Centre / Base for team of Home Care Services for Frail Elderly Persons.

KMB Tin Shui Wai Bus Depot - a potential replacement site at the free-up area of the Tuen Mun - Chek Lap Kok Link toll plaza has been identified for relocation of the bus depot.

**STRONG OBJECTIONS – THE SITE SHOULD BE USED FOR GIC OR PUBLIC HOUSING.**

*The surrounding area of the site is predominantly residential in nature with **various GIC facilities** and open spaces. To the immediate south of the site are public housing estates of Tin Tsz Estate and Tin Lai Court. To the northeast of the site across Tin Tsz Road is a planned public housing development. A number of GIC facilities, including primary and secondary schools, Tin Shui Wai Sports Centre and Tin Shui Wai Swimming Pool, as well as open spaces, such as Tin Park Road Park and Tin Shui Wai Park, are also located in the vicinity of the site.*

In view of the growing number of local residents and the existing GIC facilities in the district, the site should be used to address the many deficits in community facilities:

**MEMBERS MUST STUDY THE HKPSG DATA**

Child Care – even with the planned provision will have **-65% deficit**

Community Care Services – even with the planned provision will have **-76% deficit**

RCHE – **provision is negligible** – even with planned provision - **87% deficit**

Pre-School Rehabilitation - even with the planned provision will have **-71% deficit**

Day Rehabilitation - even with planned provision - **31% deficit**

Residential Care Services - even with planned provision - **37% deficit**

In addition, there are other community services such as study rooms for deprived students that are not featured in HKPSG. Going forward there will clearly be need to provide space for facilities to serve the growing number of citizens facing mental health issues.

In view of the isolated location and long distance to other districts, there should be a Community Rehabilitation Day Centre as the population grows beyond 300,000.

**THESE ARE IMMEDIATE NEEDS BUT ARE TAGGED AS LONG-TERM TARGETS. COMMUNITY SERVICES ARE AS IMPORTANT AS HOUSING**

The site also has issues with regards to traffic noise and pollution and proximity to sewerage pumping station that indicate that it would be more suitable for GIC use.

These of course are brushed under the carpet with the usual copy and paste acoustic windows, etc blah, blah.

Of course all the 104 trees on the site are found to be lapsap. In a new twist to the tree compensation formula, only 98 new trees will be planted but will somehow achieve a 1:1 compensation.

If the site must be used for residential then it should be for public housing. The administration is wasting a lot of money on constructing and managing temporary housing. The unit cost of transitional homes is almost as high as that for PH units.

Note also the completion date of 2029. So why a private development?

A number of statements indicate that the site is intended for a specific developer – KMB?? If this is the case then this information should be included in the paper.

**Item B1** – about 6.44ha. Rezoning of a site in Tin Shui Wai Area 115 from “CDA”) to “Res (Group B)3” with designation of a 30m NBA.

“Wetland Seasons Park” / GFA of 96,600m2 / BH of 10 storeys over one storey car park.

**Item B2** – about 7.55ha. Rezoning of a site in Tin Shui Wai Area 112 from “CDA” to “Res (Group B)4” (“R(B)4”) with designation of a 30m NBA.

‘Wetland Seasons Bay’ / GFA of 113,250m2 // BH of 10 storeys over one storey car park

**Item B3** – about 0.09 ha. Rezoning of two strips of land in Tin Shui Wai Areas 112 and 115 from “CDA” to area shown as ‘Road’.

#### HOUSEKEEPING

**Item C** – about 0.1 ha Rezoning of a site at the junction of Tin Yip Road and Tin Kwai Road from “Other Specified Uses” annotated “Telephone Exchange” to “G/IC”.

The site adjoins a GIC cluster to its west and south comprising a community health centre, primary and secondary schools, as well as open space

SUPPORT BUT AS THERE IS NO PLANNED USE IT DOES NOT ADDRESS THE NUMEROUS SHORTFALLS IN COMMUNITY SERVICES. IN VIEW OF THE SHOCKING SHORTFALL IN RCHE IN THIS DISTRICT WHY SURELY THIS SITE COULD BE DEVELOPED FOR THIS PURPOSE AND THIS FACILITY WOULD BE COMPATIBLE WITH THE ADJOINING TSW COMMUNITY HEALTH CENTRE.

Mary Mulvihill



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From: [REDACTED]  
Sent: 2024-06-11 星期二 03:37:40  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
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Mary Mulvihill

