

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

尊敬的城規會及有關政府部門：

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

我還想補充以下幾點關鍵反對理由：

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

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

感謝你們對居民意見的重視和關注，期待你們的積極回應和妥善處理。

此致

敬禮！

劉永昌 [REDACTED]

電話：[REDACTED]

日期：29/01/2025

Dear Sir,

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

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

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

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

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

Yours faithfully,

Name:

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

Phone contact:

Email:

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

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

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

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



致：環宇海灣各住戶

通告編號 CIP/OC/2024-25/N0006

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

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

香港特別行政區政府 - 新聞公報

城規會修訂荃灣分區計劃大綱核准圖：網頁

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



法定圖則 S/TW/38 / 就圖則作出申-電子表格：網頁

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



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

擬議修訂《荃灣分區計劃大綱核准圖編號 S/TW/37》：網頁

(https://www.districtcouncils.gov.hk/tw/doc/2024_2027/tc/dc_meetings_doc/25_678/TWDC_Paper_No_17_2425_Content.pdf)



規劃指引編號 29C：網頁

(https://www.tpb.gov.hk/tc/forms/Guidelines/TPB_P_G_29C.pdf)



圖則編號 S/TW/38



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

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

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

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

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

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

或可考慮以下方式直接送交您的申述到城規會：

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

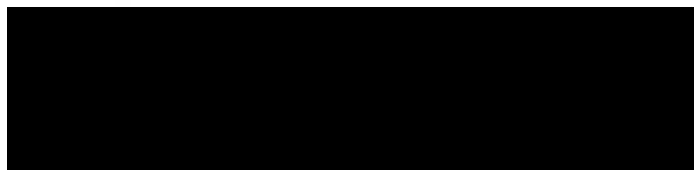
環宇海灣業主委員會主席



涂兆強
(李達志 代行)
2025 年 1 月 10 日



同意建私人住宅
非政府公共康樂
租屋



Dear Sir,

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

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

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

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

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

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

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

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

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

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

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

Yours faithfully,

Name: *Ha Cheng Hong*

HKID: [REDACTED]

Phone contact: [REDACTED]

Email: [REDACTED]



Dear Sir,

I am writing with a view to voicing my opinion towards the project " proposed Amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/37".

38

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

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

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

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

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

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

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

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

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

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

Yours faithfully,

Name: WONG HOI CHING JUNZ.

HKID: [REDACTED]

Phone contact: [REDACTED]

Email: [REDACTED]



Form No. S6
表格第 S6 號

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

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

根據《城市規劃條例》(第131章)
第6(1)條就圖則作出申述



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

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

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

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

RAN SUZHEN

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

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

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

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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要,請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則(請註明圖則名稱及編號)

荃灣 S/TW/38

Nature of and reasons for the representation 申述的性質及理由

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

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話,請註明詳情。

NIL

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

at the appropriate box 請在適當的方格內加上 號

致 城規會。

就城規會規劃指引編號29C。

批把和順丁及德士古道交界一幅政

府地帶改劃為「住宅(甲類)22」地帶。

由於位置鄰近環亨海灣，恐物興建

住宅後，令嚴重影響該區域的交通

通訊及社區設施，環境衛生，本人

特別對此改變土地用途，提出反對。

本人有環亨海灣業主。



申述人：吳義成
NG YEE SING

15-1-2025

No.

Date.

Submission Number:

TPB/R/S/TW/38-S029

敬啟者:

本人是「魂宇海灣」

業主 李美蘭

本人反對 29c 區起住宅。

李美蘭

2024年1月18日

RECEIVED

28 JAN 2025

Town Planning
Board