

By Fax (2877 0245/ 2522 8426),
Email (tpbpd@pland.gov.hk) and Hand

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

21 September 2023

Dear Sir/Madam,

**Submission of Comment on Representation in respect of
Draft Fanling/ Sheung Shui Outline Zoning Plan No. S/FSS/27
under Section 6(1) of the Town Planning Ordinance (Cap. 131)**

On behalf of the Estate of Hui Oi Chow, Deceased, we are writing to submit **Comment on Representation no. R3-72** in respect of Amendment Item B of the Draft Fanling/ Sheung Shui (FSS) Outline Zoning Plan (OZP) No. S/FSS/27.

In response to R3-72, we would like to restate that the proposed Amendment Item B was based on an approved s12A planning application (Y/FSS/19) agreed by the Town Planning Board on 17 March 2023. In support of the s12A planning application, various technical assessments have been prepared, including Landscape Master Plan and Tree Preservation Proposal, Environmental Assessment, Drainage Impact Assessment, Sewerage Impact Assessment, Water Supply Impact Assessment, Quantitative Risk Assessment, Air Ventilation Assessment, Visual Impact Assessment and Traffic Impact Assessment. Findings of the technical assessments confirmed that the Proposed Amendment is technically feasible and will not generate adverse impact to the surrounding environment with appropriate mitigation measures and improvement works.

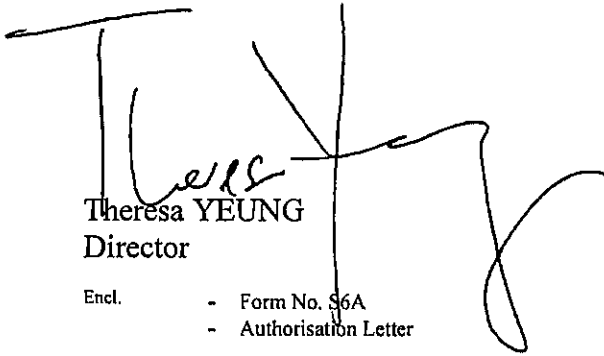
We would like to comment that the proposed Amendment Item B provide an opportunity to enhancing the land efficiency of land for housing provision responding to the policy, as well as provide a certainty to reserve a PR0.09 for a residential care home for the elderly and the in-situ preservation and adaptive reuse of the Grade 1 Historic Building, Oi Yuen Villa.

Therefore, we sincerely seek the Town Planning Board to give favourable consideration and agree to the **Amendment Item B** on the draft FSS OZP No. S/FSS/27.

Should you have any queries, please contact the undersigned or our Miss Natalie LEUNG at [REDACTED] and Miss Anna LOK at [REDACTED]

0005


Yours faithfully,

A large, stylized handwritten signature in black ink, appearing to read 'Theresa Yeung', is written over the typed name and title.

Theresa YEUNG
Director

Encl. - Form No. S6A
- Authorisation Letter

cc - Client

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1. Person Making this Comment (known as "Commenter" hereafter)

提出此宗意見的人士（下稱「提意見人」）

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

Estate of Hui Oi Chow, Deceased

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

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

Ove Arup & Partners Hong Kong Limited



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3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖（請註明草圖名稱及編號）

Draft Fanling/ Sheung Shui Outline Zoning Plan No. S/FSS/27

Representation(s) to which the comment relates (please specify the representation number)
與意見相關的申述（請註明申述編號）

TPB/R/S/ FSS/ 27-1 (R3-72)

* 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」

ESTATE OF HUI OI CHOW, DECEASED



20th September 2023

Secretary
Town Planning Board
15/F, North Point Government Offices
No. 333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

Authorization Letter
Comment on Representation in respect of
Draft Fanling/ Sheung Shui Outline Zoning Plan No. S/FSS/27
under Section 6(1) of the Town Planning Ordinance (Cap. 131)

I hereby authorize Ove Arup & Partners Hong Kong Limited to act as my authorized agent for submitting the Comment on Representation in respect of the Draft Fanling/ Sheung Shui Outline Zoning Plan No. S/FSS/27 under Section 6A(1) of the Town Planning Ordinance (Cap. 131) and for dealing with the related matters.

Thank you for your attention.

Yours faithfully



Hui Chun Hang Julian
Executor of The Estate of Hui Oi Chow, Deceased

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



Submission of Comment on Representation in respect of Draft FSS OZP No. S/FSS/27

21/09/2023 11:01

From:

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

Cc:

File Ref:

1 attachment



S6Ax1x Draft FSS OZP- Estate of Hui Oi Chow, Deceased (full set).pdf

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Please refer to the attached for the Cover Letter, Form No. 6A(1) and Authorisation Letter.

We sincerely seek the Town Planning Board to give favourable consideration and agree to the **Amendment Item B** on the draft FSS OZP No. S/FSS/27.

Should you have any queries, please contact our Miss Natalie LEUNG at [REDACTED] or Miss Anna LOK at [REDACTED] or the undersigned.

Best regards,

Vienne Lung
Assistant Town Planner | Planning

Arup



Electronic mail messages entering and leaving Arup business systems are scanned for viruses and acceptability of content.

Your ref
Our ref 244606/00/WSTY/MYNL/TYAL/YVL05150

ARUP

By Fax (2877 0245/ 2522 8426),
Email (tpbpd@pland.gov.hk) and Hand

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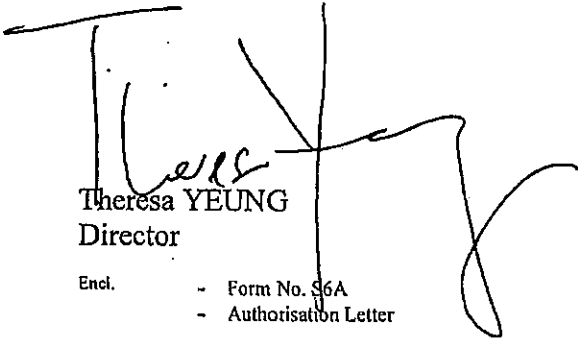
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Yours faithfully,



Theresa YEUNG
Director

- Encl. - Form No. S6A
- Authorisation Letter
- cc - Client

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1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士(下稱「提意見人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) Estate of Hui Oi Chow, Deceased (Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

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3. Details of the Comment 意見詳情	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖(請註明草圖名稱及編號)	Draft Fanling/ Sheung Shui Outline Zoning Plan No. S/FSS/27
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	TPB/R/S/ FSS/ 27-1 (R3-72)

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

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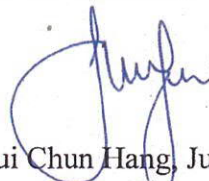
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Thank you for your attention.

Yours faithfully



Hui Chun Hang, Julian
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Your ref
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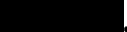
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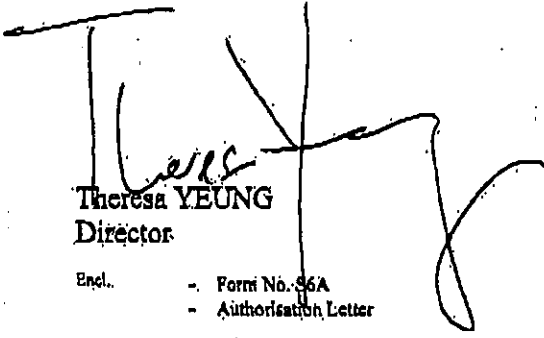
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- Encl. - Form No. 36A
- Authorisation Letter
- cc - Client

Form No. S6A 表格第S6A號

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Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	TPB/R/S/ FSS/ 27-1 (R3-72)

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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 Comment (Continued)(use separate sheet if necessary)*
意見詳情(續)(如有需要,請另頁說明)*

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

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Therefore, we sincerely seek the Town Planning Board to give favourable consideration and agree to the Amendment Item B on the draft FSS OZP No. S/FSS/27.

.....

If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

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

ESTATE OF HUI OI CHOW, DECEASED

20th September 2023

Secretary
Town Planning Board
15/E, North Point Government Offices
No. 333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

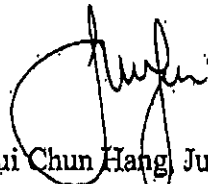
Authorization Letter

Comment on Representation in respect of
Draft Fanling/ Sheung Shui Outline Zoning Plan No. S/FSS/27
under Section 6(1) of the Town Planning Ordinance (Cap. 131)


I hereby authorize Ove Arup & Partners Hong Kong Limited to act as my authorized agent for submitting the Comment on Representation in respect of the Draft Fanling/ Sheung Shui Outline Zoning Plan No. S/FSS/27 under Section 6A(1) of the Town Planning Ordinance (Cap. 131) and for dealing with the related matters.

Thank you for your attention.

Yours faithfully



Hui Chun Hang, Julian
Executor of The Estate of Hui Oi Chow, Deceased

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

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. 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.
意見必須於指定對申述提出意見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意見的文件（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 Publication of Representations, Comments on 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 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.info.gov.hk/tpb/>.
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1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士（下稱「提意見人」）

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

LI MAN WAI

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 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)

3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖（請註明草圖名稱及編號）

S / FSS / 27

Representation(s) to which the comment relates (please specify the representation number)
與意見相關的申述（請註明申述編號）

P
From TBB/R/S/FSS/27-8
to TPB/R/S/FSS/27-72
Total 66 Representations

* 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 Comment (Continued)(use separate sheet if necessary)*
意見詳情 (續)(如有需要,請另頁說明)*

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

See attached please

If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

To: The Secretary of Town Planning Board,

My views on Representations on S/FSS/27 from TPB/R/S/FSS/27-8 to TPB/R/S/FSS/27-72 inclusive, total 66 representations all dated 12th June, 2023. The following discrepancies were noted when compared to the Gazette dated 12th May 2023 :

What the Representations said	What the Gazette said and TPB's Role
Approved Fanling/Sheung Shui Outline Zone Plan No. S/FSS/26 Item B, Amended plan at Location: Fanling/Sheung Shui OZP No. S/FSS/27	The Draft Fanling/Sheung Shui OZP No. S/FSS/27, Schedule of Amendments to the Approved Fanling/Sheung Shui Outline Zoning Plan No. No. S/FSS/26, listed with Item A, B, (a), (b) and (c).
1. "...180 units in 3-4 floors high residential buildings.."	S/FSS/26 Note (c)"a maximum building height of 3 storeys over one storey-carport.."
1. "...969 units in 27-35 floors and with 1120 vehicles." 5." The high-rise design of the Oi Yuen Y/FSS/27 (previous no. Y/FSS/1) is 27-32 floors 6 blocks"	The Applicant's submitted information shows: Proposed No. of Blocks: 7 + 1 Clubhouse, Proposed No. of Storeys of the 7 blocks ranges from 25 to 32, and Total no. of vehicle parking spaces 1,127.
8."...Town Planning Board has amended this lot of Oi Yuen from originally a Comprehensive Development (CDA) and its originally plan was approved in 5th December 2003 under A/FSS/156@ plot ratio to 0.8 to Comprehensive Development Area-1(CDA-1.."	Re: Minutes of 715th Meeting of the Rural and New Town Planning Committee held at 2:30pm. On 17.3.203 Item 23 (a) "the Site was originally rezoned from "Green Belt" to "CDA" in 1990." S/FSS26 The Explanatory Statement No. 7.2.2 "A site located in the western periphery of Fanling/Sheung Shui the New Town in Planning Area 35 is designated as" CDA","
8.".....Oi Yuen to revise his rezoning plan in 4th August 2016 under Y/FSS/12 @ revised plot ratio of 3.60, without public scrutiny???"	This is totally untrue. The Town Planning Board follows the laws to publish the documents for public inspection and comments on Y/FSS/12, 14, 15 and 19, and today invite representations and comments on representations under draft S/FSS/27.

Yours truly,
Li Man Wai – the Commenter
Dated 16th September, 2023

王主任

FYI

曾太

15/9/2023

To: The Secretary of Town Planning Board,

My views on Representations on S/FSS/27 from TPB/R/S/FSS/27-8 to TPB/R/S/FSS/27-72 inclusive, total 66 representations all dated 12th June, 2023. The following discrepancies were noted when compared to the Gazette dated 12th May 2023 :

What the Representations said	What the Gazette said and TPB's Role
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8.".....Oi Yuen to revise his rezoning plan in 4th August 2016 under Y/FSS/12 @ revised plot ratio of 3.60, without public scrutiny???"	This is totally untrue. The Town Planning Board follows the laws to publish the documents for public inspection and comments on Y/FSS/12, 14, 15 and 19, and today invite representations and comments on representations under draft S/FSS/27.

Yours truly,

Li Man Wai – the Commenter

Dated 16th September, 2023

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

230919-171552-81965

提交限期

Deadline for submission:

22/09/2023

提交日期及時間

Date and time of submission:

19/09/2023 17:15:52

「提意見人」全名

Full Name of "Commenter":

女士 Ms. LI MAN WAI

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates:

S/FSS/27

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
	<p>This is to supplement my representations, TPB/R/S/27-6. made on 4th July 2023 on Draft S/FSS/27 in as follows:</p> <p>RCHEs</p> <p>The potential RCHEs supply in the Sheung Shui/Fanling New Town Area will be greatly enhanced by the HKSAR Press Release LCQ20 dated 17th March 2021 which stated "Besides, in accordance with the 2020 Policy Address, the Government has invited the Hong Kong Housing Authority and the Hong Kong Housing Society to explore reserving about 5 per cent of the total domestic floor area in future public housing development projects exclusively for welfare uses, which include the much-needed RCHEs..."</p> <p>The proposed development will not be completed until 2028. A cursory search reveals that in addition to the completed (but not yet operating) Area 29 Kwu Tung North Development area providing 1,750 RCHE beds, there will be ample RCHE beds planned in public housing development projects in the Fanling/Sheung Shui New Town area for completion around the late 2020s and early 30s, in particular Area 4 & 30 (Application no. A/FSS/280, also covered in TPB paper NO.10587) A1 site with 100 RCHE beds with estimated completion in 2-3 years' time</p> <p>To comply with the above HKSAR Press Release LCQ20, those public housing development projects in S/FSS/25 are all planned with about 5 per cent of the total domestic floor area exclusively for social welfare uses, including:</p>

Item B Area 36 Ching Hui Road with estimated completion 2029-30,
 Item C1 Area 35 Tai Tau Leng with estimated completion 2032-33,
 Item D1 Area 30 Choi Shun Street with estimated completion 2030-31,
 It should be pointed out that the Tai Tau Leng Public Housing Estate (C1 above) planned on the immediate West of the Proposed Development is certainly in a much more desirable catchment area for RCHE, with ample provision of ancillary services nearby, as well as ease of access for visitors, ancillary workers and logistical support, as compared to the Proposed Development.

Setting up a RCHE on the East of the Proposed Development in Block 7 (which lies just 12 meters away from Block 6 and 7 of Golf Parkview) NOT ONLY duplicates the Tai Tau Leng Public Housing Estate RCHEs BUT without the inherent benefits identified above. Benefits of economy of scale calls for the absorption of the planned RCHEs of the Proposed Development into the Tai Tau Leng Public Housing Estate RCHEs..

TPB/R/S/FSS/27-6

A decrease in demand from the expected success of the Guangdong / Fujian migration initiative, the RCHEs supply/demand equilibrium can be achieved sooner than expected.

Thus, I question the practicality of building a small size RCHE in such a bad location as the proposed development in 2028, where the residents may have to tolerate for four years construction noise and pollution of the adjacent C1 Tai Tau Leng Public Housing Estate.

Oi Yuen Villa – Grade I historic building by the Antiquities Advisory Board since 2017

For preservation of the Villa, the status of Comprehensive Development Area (“CDA”) from “Green Belt “was granted to Oi Yuen in 1990, and the applicant was reportedly granted the adjoining Government Land of about 1,762.1m for preservation of Oi Yuen Villa.

As such, Oi Yuen Villa should be open to the public.

Yours truly,
 LI Man Wai – the Commenter

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

230921-141812-08392

提交限期

Deadline for submission:

22/09/2023

提交日期及時間

Date and time of submission:

21/09/2023 14:18:12

「提意見人」全名

Full Name of "Commenter":

女士 Ms. LI MAN WAI

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates:

S/FSS/27

意見詳情

Details of the Comments:

申述編號	意見詳情
Representation No:	Details of Comments:
	<p>AMENDMENT on Views on Representations on S/FSS/27</p> <p>This is to supersede my supplement submitted on 19th September 2023 on my representation, TPB/R/S/27-6, made on 4th July 2023 on Draft S/FSS/27 in as follows:</p> <p>RCHEs</p> <p>The potential RCHEs supply in the Sheung Shui/Fanling New Town Area will be greatly enhanced by the HKSAR Press Release LCQ20 dated 17th March 2021 which stated “Besides, in accordance with the 2020 Policy Address, the Government has invited the Hong Kong Housing Authority and the Hong Kong Housing Society to explore reserving about 5 per cent of the total domestic floor area in future public housing development projects exclusively for welfare uses, which include the much-needed RCHEs...”</p> <p>The proposed development will not be completed until 2028. A cursory search reveals that in addition to the completed (but not yet operating) Area 29 Kwu Tung North Development area providing 1,750 RCHE beds, there will be ample RCHE beds planned in public housing development projects in the Fanling/Sheung Shui New Town area for completion around the late 2020s and early 30s, in particular Area 4 & 30 (Application no. A/FSS/280, also covered in TPB paper N0.10587) A1 site with 100 RCHE beds with estimated completion in 2-3 years’ time</p> <p>It should be reiterated in compliance with the above HKSAR Press Release</p>

LCQ20, those public housing development projects in S/FSS/25 are all planned with about 5 per cent of the total domestic floor area exclusively for social welfare uses, including :

Item B Area 36 Ching Hui Road with estimated completion 2029-30,

Item C1 Area 35 Tai Tau Leng with estimated completion 2032-33,

Item D1 Area 30 Choi Shun Street with estimated completion 2030-31,

Please note the Tai Tau Leng Public Housing Estate (C1 above) planned on the immediate EAST of the Proposed Development is certainly in a much more desirable catchment area for RCHE, with ample provision of ancillary services nearby, as well as ease of access for visitors, ancillary workers and logistical support, as compared to the Proposed Development.

Setting up a RCHE on the WEST of the Proposed Development in Block 7 (which lies just 12 meters away from Block 6 and 7 of Golf Parkview) NOT ONLY duplicates the Tai Tau Leng Public Housing Estate RCHEs BUT without the inherent benefits identified above. Benefits of economy of scale calls for the absorption of the planned RCHEs of the Proposed Development into the Tai Tau Leng Public Housing Estate RCHEs.

TPB?R?S?FSS?27-6

A decrease in demand from the expected success of the Guangdong / Fujian migration initiative, the RCHEs supply/demand equilibrium can be achieved sooner than expected.

Thus, I question the practicality of building a small size RCHE in such a bad location as the proposed development in 2028, where the residents may have to tolerate for four years construction noise and pollution of the adjacent C1 Tai Tau Leng Public Housing Estate.

Oi Yuen Villa – Grade I historic building by the Antiquities Advisory Board since 2017

For preservation of the Villa, the status of Comprehensive Development Area (“CDA”) from “Green Belt “was granted to Oi Yuen in 1990, and the applicant was reportedly granted the adjoining Government Land of about 1,762.1m.

As such, Oi Yuen Villa should be open to the public.

Yours truly,
LI Man Wai – the Commenter

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

230921-160159-44332

提交限期

Deadline for submission:

22/09/2023

提交日期及時間

Date and time of submission:

21/09/2023 16:01:59

「提意見人」全名

Full Name of "Commenter":

女士 Ms. LI MAN WAI

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates:

S/FSS/27

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
	<p>My Views on Representations on S/FSS/27</p> <p>Without Prejudice</p> <p>This is to supplement FURTHER on my representation, TPB/R/S/27-6, made on 4th July 2023 on Draft S/FSS/27 in as follows:</p> <p>Re: Minutes of 715th Meeting of the Rural and New Town Planning Committee held at 2:30p.m. on 17.3.2023</p> <p>Landscape and Ecological Aspects</p> <p>It is absurd that the queries raised by the Panel Members on the depletion of the previously lush vegetation on the proposed development was successfully evaded by Ms. Theresa W.S. Yeung and Ms. Elsa M.K. Kwong (Item 25(a), acting as the applicant's representatives, by simply claiming they didn't have information readily available on trees that were felled on the site as they were not the applicant's representatives between 2003 and 2015. It is unprofessional for these two ladies failing to do their due diligence (including going over their predecessor's file and/or to consult the owner, Mr. HUI, Chun Hang Julian) prior to the meeting.</p> <p>I am further puzzled this evasive response received the endorsement of the Planning Department.</p>

TPB/R/S/FSS/27-6

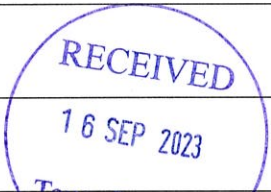
I find it unacceptable that on the one hand the applicant should, in line with the approved low-rise development with a plot ratio 0.8, started major tree cuttings in Oi Yuen in July 2015, but managed to reverse themselves completely within 12 months by submitting a revised high-rise application (Y/FSS/12 with a plot ratio of 3.6).

The Tree Compensation Policy is always in place. The applicant should have maintained a record of trees they have and is prepared to make good the compensation.

It is a complete nonsense that they cleared the trees without a record simply because he had the green light for A/FSS/156. (The Application No. A/FSS/156 was approved by the Board in 2003 with an approved Master Layout Plan (MLP) for 51 low-rise residential buildings provision 95 flats.) It is a blatant case of having your cake and eat it too.

I find it grossly unfair for the applicant to on the hand benefitted handsomely from the taxpayers by maximizing on the GIC / the Heritage provision, without giving something back to the society by making good all the trees and vegetations destroyed in the period 2003 and 2015.

Yours truly,
LI Man Wai – the Commenter

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

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1. Person Making this Comment (known as “Commenter” hereafter)
提出此宗意見的人士（下稱「提意見人」）

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

TSANG CHEUNG YING

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 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)

3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖（請註明草圖名稱及編號）	S / FSS / 27
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	From TPB/R/S/FSS/27-8 to TPB/R/S/FSS/27-72 Total 66 Representations

* 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 Comment (Continued)(use separate sheet if necessary)[#]
意見詳情(續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

see attached please

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

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

To: The Secretary of Town Planning Board,

My views on Representations on S/FSS/27 from TPB/R/S/FSS/27-8 to TPB/R/S/FSS/27-72 inclusive, total 66 representations all dated 12th June, 2023.

The following discrepancies were noted when compared to the Gazette dated 12th May 2023 :

What the Representations said	What the Gazette said and TPB's Role
Approved Fanling/Sheung Shui Outline Zone Plan No. S/FSS/26 Item B, Amended plan at Location: Fanling/Sheung Shui OZP No. S/FSS/27	The Draft Fanling/Sheung Shui OZP No. S/FSS/27, Schedule of Amendments to the Approved Fanling/Sheung Shui Outline Zoning Plan No. No. S/FSS/26, listed with Item A, B, (a), (b) and (c).
1. "...180 units in 3-4 floors high residential buildings.."	S/FSS/26 Note (c)".....a maximum building height of 3 storeys over one storey-carport.."
1. "...969 units in 27-35 floors and with 1120 vehicles." 5." The high-rise design of the Oi Yuen Y/FSS/27 (previous no. Y/FSS/1) is 27-32 floors 6 blocks"	The Applicant's submitted information shows: Proposed No. of Blocks: 7 + 1 Clubhouse, Proposed No. of Storeys of the 7 blocks ranges from 25 to 32, and Total no. of vehicle parking spaces 1,127.
8."..Town Planning Board has amended this lot of Oi Yuen from originally a Comprehensive Development (CDA) and its originally plan was approved in 5th December 2003 under A/FSS/156@ plot ratio to 0.8 to Comprehensive Development Area-1(CDA-1.."	Re: Minutes of 715th Meeting of the Rural and New Town Planning Committee held at 2:30pm. On 17.3.203 Item 23 (a) "the Site was originally rezoned from "Green Belt" to "CDA" in 1990." S/FSS26 The Explanatory Statement No. 7.2.2 "A site located in the western periphery of Fanling/Sheung Shui the New Town in Planning Area 35 is designated as" CDA","
8.".....Oi Yuen to revise his rezoning plan in 4th August 2016 under Y/FSS/12 @ revised plot ratio of 3.60, without public scrutiny???"	This is totally untrue. The Town Planning Board follows the laws to publish the documents for public inspection and comments on Y/FSS/12, 14, 15 and 19, and today invite representations and comments on representations under draft S/FSS/27.

Yours truly,
Tsang Cheung Ying – the Commenter
Dated 16th September, 2023

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

230919-172424-95611

提交限期

Deadline for submission:

22/09/2023

提交日期及時間

Date and time of submission:

19/09/2023 17:24:24

「提意見人」全名

Full Name of "Commenter":

先生 Mr. TSANG CHEUNG YING

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates:

S/FSS/27

意見詳情

Details of the Comments:

申述編號

Representation No:

意見詳情

Details of Comments:

This is to supplement my representations, TPB/R/S/27-7. made on 4th July 2023 on Draft S/FSS/27 in as follows:

RCHEs

The potential RCHEs supply in the Sheung Shui/Fanling New Town Area will be greatly enhanced by the HKSAR Press Release LCQ20 dated 17th March 2021 which stated "Besides, in accordance with the 2020 Policy Address, the Government has invited the Hong Kong Housing Authority and the Hong Kong Housing Society to explore reserving about 5 per cent of the total domestic floor area in future public housing development projects exclusively for welfare uses, which include the much-needed RCHEs..."

The proposed development will not be completed until 2028. A cursory search reveals that in addition to the completed (but not yet operating) Area 29 Kwu Tung North Development area providing 1,750 RCHE beds, there will be ample RCHE beds planned in public housing development projects in the Fanling/Sheung Shui New Town area for completion around the late 2020s and early 30s, in particular Area 4 & 30 (Application no. A/FSS/280, also covered in TPB paper N0.10587) A1 site with 100 RCHE beds with estimated completion in 2-3 years' time

To comply with the above HKSAR Press Release LCQ20, those public housing development projects in S/FSS/25 are all planned with about 5 per cent of the total domestic floor area exclusively for social welfare uses, including:

Item B Area 36 Ching Hui Road with estimated completion 2029-30,
 Item C1 Area 35 Tai Tau Leng with estimated completion 2032-33,
 Item D1 Area 30 Choi Shun Street with estimated completion 2030-31,
 It should be pointed out that the Tai Tau Leng Public Housing Estate (C1 above) planned on the immediate West of the Proposed Development is certainly in a much more desirable catchment area for RCHE, with ample provision of ancillary services nearby, as well as ease of access for visitors, ancillary workers and logistical support, as compared to the Proposed Development.

Setting up a RCHE on the East of the Proposed Development in Block 7 (which lies just 12 meters away from Block 6 and 7 of Golf Parkview) NOT ONLY duplicates the Tai Tau Leng Public Housing Estate RCHEs BUT without the inherent benefits identified above. Benefits of economy of scale calls for the absorption of the planned RCHEs of the Proposed Development into the Tai Tau Leng Public Housing Estate RCHEs..

A decrease in demand from the expected success of the Guangdong / Fujian migration initiative, the RCHEs supply/demand equilibrium can be achieved sooner than expected.

TPB/R/S/FSS/27-7

Thus, I question the practicality of building a small size RCHE in such a bad location as the proposed development in 2028, where the residents may have to tolerate for four years construction noise and pollution of the adjacent C1 Tai Tau Leng Public Housing Estate.

Oi Yuen Villa – Grade I historic building by the Antiquities Advisory Board since 2017

For preservation of the Villa, the status of Comprehensive Development Area (“CDA”) from “Green Belt” was granted to Oi Yuen in 1990, and the applicant was reportedly granted the adjoining Government Land of about 1,762.1m for preservation of Oi Yuen Villa.

As such, Oi Yuen Villa should be open to the public.

Yours truly,
 TSASNG Cheung Ying – the Commenter

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

230921-141044-01164

提交限期

Deadline for submission:

22/09/2023

提交日期及時間

Date and time of submission:

21/09/2023 14:10:44

「提意見人」全名

Full Name of "Commenter":

先生 Mr. TSANG CHEUNG YING

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates:

S/FSS/27

意見詳情

Details of the Comments:

申述編號	意見詳情
Representation No:	Details of Comments:
	<p>AMENDMENT on Views on Representations on S/FSS/27</p> <p>This is to supercede my supplement submitted on 19th September 2023 on my representation, TPB/R/S/27-7, made on 4th July 2023 on Draft S/FSS/27 in as follows:</p> <p>RCHEs</p> <p>The potential RCHEs supply in the Sheung Shui/Fanling New Town Area will be greatly enhanced by the HKSAR Press Release LCQ20 dated 17th March 2021 which stated “Besides, in accordance with the 2020 Policy Address, the Government has invited the Hong Kong Housing Authority and the Hong Kong Housing Society to explore reserving about 5 per cent of the total domestic floor area in future public housing development projects exclusively for welfare uses, which include the much-needed RCHEs...”</p> <p>The proposed development will not be completed until 2028. A cursory search reveals that in addition to the completed (but not yet operating) Area 29 Kwu Tung North Development area providing 1,750 RCHE beds, there will be ample RCHE beds planned in public housing development projects in the Fanling/Sheung Shui New Town area for completion around the late 2020s and early 30s, in particular Area 4 & 30 (Application no. A/FSS/280, also covered in TPB paper NO.10587) A1 site with 100 RCHE beds with estimated completion in 2-3 years’ time</p> <p>It should be reiterated in compliance with the above HKSAR Press Release</p>

LCQ20, those public housing development projects in S/FSS/25 are all planned with about 5 per cent of the total domestic floor area exclusively for social welfare uses, including :

Item B Area 36 Ching Hui Road with estimated completion 2029-30,

Item C1 Area 35 Tai Tau Leng with estimated completion 2032-33,

Item D1 Area 30 Choi Shun Street with estimated completion 2030-31,

Please note the Tai Tau Leng Public Housing Estate (C1 above) planned on the immediate EAST of the Proposed Development is certainly in a much more desirable catchment area for RCHE, with ample provision of ancillary services nearby, as well as ease of access for visitors, ancillary workers and logistical support, as compared to the Proposed Development.

Setting up a RCHE on the WEST of the Proposed Development in Block 7 (which lies just 12 meters away from Block 6 and 7 of Golf Parkview) NOT ONLY duplicates the Tai Tau Leng Public Housing Estate RCHEs BUT without the inherent benefits identified above. Benefits of economy of scale calls for the absorption of the planned RCHEs of the Proposed Development into the Tai Tau Leng Public Housing Estate RCHEs.

TPB?R?S?FSS?27-7

A decrease in demand from the expected success of the Guangdong / Fujian migration initiative, the RCHEs supply/demand equilibrium can be achieved sooner than expected.

Thus, I question the practicality of building a small size RCHE in such a bad location as the proposed development in 2028, where the residents may have to tolerate for four years construction noise and pollution of the adjacent C1 Tai Tau Leng Public Housing Estate.

Oi Yuen Villa – Grade I historic building by the Antiquities Advisory Board since 2017

For preservation of the Villa, the status of Comprehensive Development Area (“CDA”) from “Green Belt “was granted to Oi Yuen in 1990, and the applicant was reportedly granted the adjoining Government Land of about 1,762.1m.

As such, Oi Yuen Villa should be open to the public.

Yours truly,
TSANG Cheung Ying – the Commenter

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

230921-160631-73138

提交限期

Deadline for submission:

22/09/2023

提交日期及時間

Date and time of submission:

21/09/2023 16:06:31

「提意見人」全名

Full Name of "Commenter":

先生 Mr. TSANG CHEUNG YING

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates:

S/FSS/27

意見詳情

Details of the Comments:

申述編號	意見詳情
Representation No:	Details of Comments:
	<p>My Views on Representations on S/FSS/27</p> <p>Without Prejudice</p> <p>This is to supplement FURTHER on my representation, TPB/R/S/27-7, made on 4th July 2023 on Draft S/FSS/27 in as follows:</p> <p>Re: Minutes of 715th Meeting of the Rural and New Town Planning Committee held at 2:30p.m. on 17.3.2023</p> <p>Landscape and Ecological Aspects</p> <p>It is absurd that the queries raised by the Panel Members on the depletion of the previously lush vegetation on the proposed development was successfully evaded by Ms. Theresa W.S. Yeung and Ms. Elsa M.K. Kwong (Item 25(a), acting as the applicant's representatives, by simply claiming they didn't have information readily available on trees that were felled on the site as they were not the applicant's representatives between 2003 and 2015. It is unprofessional for these two ladies failing to do their due diligence (including going over their predecessor's file and/or to consult the owner, Mr. HUI, Chun Hang Julian) prior to the meeting.</p> <p>I am further puzzled this evasive response received the endorsement of the Planning Department.</p>

TPB/R/S/FSS/27-7


I find it unacceptable that on the one hand the applicant should, in line with the approved low-rise development with a plot ratio 0.8, started major tree cuttings in Oi Yuen in July 2015, but managed to reverse themselves completely within 12 months by submitting a revised high-rise application (Y/FSS/12 with a plot ratio of 3.6).

The Tree Compensation Policy is always in place. The applicant should have maintained a record of trees they have and is prepared to make good the compensation.

It is a complete nonsense that they cleared the trees without a record simply because he had the green light for A/FSS/156. (The Application No. A/FSS/156 was approved by the Board in 2003 with an approved Master Layout Plan (MLP) for 51 low-rise residential buildings provision 95 flats.) It is a blatant case of having your cake and eat it too.

I find it grossly unfair for the applicant to on the hand benefitted handsomely from the taxpayers by maximizing on the GIC / the Heritage provision, without giving something back to the society by making good all the trees and vegetations destroyed in the period 2003 and 2015.

Yours truly,
TSANG Cheung Ying – the Commenter

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

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. 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.
意見必須於指定對申述提出意見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意見的文件(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。
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1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士 (下稱「提意見人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) TSANG PEONY CHEUK-YEE (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. Authorised Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 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)

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖 (請註明草圖名稱及編號)	S/FSS/27
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	From TPB/R/S/FSS/27-8 to TPB/R/S/FSS/27-72 Total 66 Representations

* 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」

0003

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情 (續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

See attached please

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To: The Secretary of Town Planning Board,

My views on Representations on S/FSS/27 from TPB/R/S/FSS/27-8 to TPB/R/S/FSS/27-72 inclusive, total 66 representations all dated 12th June, 2023.

The following discrepancies were noted when compared to the Gazette dated 12th May 2023 :

What the Representations said	What the Gazette said and TPB's Role
Approved Fanling/Sheung Shui Outline Zone Plan No. S/FSS/26 Item B, Amended plan at Location: Fanling/Sheung Shui OZP No. S/FSS/27	The Draft Fanling/Sheung Shui OZP No. S/FSS/27, Schedule of Amendments to the Approved Fanling/Sheung Shui Outline Zoning Plan No. No. S/FSS/26, listed with Item A, B, (a), (b) and (c).
1. "...180 units in 3-4 floors high residential buildings.."	S/FSS/26 Note (c)".....a maximum building height of 3 storeys over one storey-carport.."
1. "...969 units in 27-35 floors and with 1120 vehicles." 5." The high-rise design of the Oi Yuen Y/FSS/27 (previous no. Y/FSS/1) is 27-32 floors 6 blocks"	The Applicant's submitted information shows: Proposed No. of Blocks: 7 + 1 Clubhouse, Proposed No. of Storeys of the 7 blocks ranges from 25 to 32, and Total no. of vehicle parking spaces 1,127.
8."..Town Planning Board has amended this lot of Oi Yuen from originally a Comprehensive Development (CDA) and its originally plan was approved in 5th December 2003 under A/FSS/156@ plot ratio to 0.8 to Comprehensive Development Area-1(CDA-1.."	Re: Minutes of 715th Meeting of the Rural and New Town Planning Committee held at 2:30pm. On 17.3.203 Item 23 (a) "the Site was originally rezoned from "Green Belt" to "CDA" in 1990." S/FSS26 The Explanatory Statement No. 7.2.2 "A site located in the western periphery of Fanling/Sheung Shui the New Town in Planning Area 35 is designated as" CDA","
8.".....Oi Yuen to revise his rezoning plan in 4th August 2016 under Y/FSS/12 @ revised plot ratio of 3.60, without public scrutiny???"	This is totally untrue. The Town Planning Board follows the laws to publish the documents for public inspection and comments on Y/FSS/12, 14, 15 and 19, and today invite representations and comments on representations under draft S/FSS/27.

Yours truly,
Tsang Peony Cheuk-Yee – the Commenter
Dated 16th September, 2023

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



Ms Ma Comment of S/FSS/27

20/09/2023 14:26

From:

[REDACTED]

To:

"TPBPD@pland.gov.hk" <TPBPD@pland.gov.hk>

File Ref:

1 attachment



MA LIN CHUN.pdf

Dear Sir/Madam,

Here are our resident Ms. Ma comment of S/FSS/27 with the attachment.

Thank you.

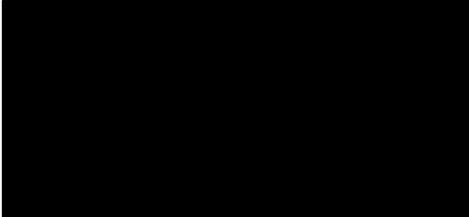
Best Regards,

Antonio Wong

Licensed PMP [REDACTED]

Property Officer

SYNERGIS MANAGEMENT SERVICES LIMITED



0004

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

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意見必須於指定對申述提出意見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意見的文件(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。
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1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士 (下稱「提意見人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) MA LIM CHUN
(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. Authorised Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)
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3. Details of the Comment 意見詳情	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖(請註明草圖名稱及編號)	S/FSS/27
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	TPB/RIS/FSS/27- R8 (補充資料(及費)及意見)

* 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 Comment (Continued)(use separate sheet if necessary)[#]
意見詳情(續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

見附件 3 頁

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若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

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

致城規會

Re: Fanling/Sheng Shui

TPB/R/S/FSS/27-K8

本人反對 B 項中 (b) + (c) 項，以下列出反對及建議

1. 密度 擬建地盤地積比率由 3.0 改為 4.3, 密度高影響大。
 高度 應修訂為 3.0, 密度太高, 如重重圍困, 距離本人居住
 低密度住宅 (48 戶) 高爾夫景園 6 座, 7 座最近為 12 米,
 同時老人院建於對面, 如屏風式, 至本苑 5 樓以
 上才開兩座, 25-32 層, 全共 7 座加老人院 100 牀位。
 最高現積擬建高 130MP, 影響甚大, 強力反對影響陽光及空氣流通。

2. 交通 擬建計劃 Y/FSS/19 城規會已通過, 申請人提交通評
 估報告, 城規會有否親自實地觀察報告是否正確
 無誤。

政府以前批出是建低密度住宅, 所以指定必用柏蕙里
 為車輛出入通道, 與本苑共用, 現申請是密度高高層大
 廈, 969 戶, 車位由 4 個增至 1171 個, 政府仍批用柏蕙
 里為唯一通道, 車出入口, 實不合理, 應取銷改用其他
 通道, 以減少車擠塞。

* i) 建議 A) 通道可否設於地盤後方, 建橋駁落高速公路
 B) 改為另一方向近政府已批大頭嶺改建公屋處
 為出入口, A) 方案最佳, 不致影響青山公路交通擠
 塞。

ii) 原因 1. 擬建地盤於柏蕙里圍出入口, 比高爾夫景園還前,
 出青山公路阻塞本苑車輛出車
 柏蕙里 18M x 5.8M 狹窄小路, 唯一道路出青山公路,
 而本苑人口 969 戶, 政府依位為每戶 2.8 人。

現高爾夫景園已3.9人平均每戶人口.若以3.9計人口應約3700人,用車量大增,除車位1171外,用車人士應不止此數.

如:一家成員會召用的士或其他車輛於上班上學,下班等而老人院,亦有員工上班下班用車,故繁忙時間必大增不祇是1000輛,且有探老人家醫用車出入,更阻塞.

* 柏蕙里既不能增闊延長,怎應付大增流量,此巷只容到5部車,必導致青山公路及附近道路擠塞,且大頭窰建公屋有8,900人口並有商場,人口倍增,車更繁忙.公屋對面又建和楷6座,高爾夫球場建公屋.柏蕙里中車輛難以出青山公路.

* 若擬建屋及高爾夫景園住戶老人院出入車成大問題,影响大.

3. * 車必响號,停車廢氣,影响健康

* 老人院及住戶於高爾夫景園及擬建屋苑若遇救傷,火警,心臟病發,因大塞車可能導致危及生命分秒必爭.

4. 本苑居民年已老,住近20年,心理壓力極大

5. 柏蕙里上只有一條行人路52.7M x 1.64M 非常狹窄,怎容3700人其中用量(出入)及本苑近200人通行無阻,如造成意外,人車爭路.還有老人院有員工及探老人家醫出入,若有礙傳播快.

* 所以政府應修改可讓擬建地盤改出入口通道,不是開會時,城規會有委員提住戶數目與車位與流量無關

6. 工程打樁對本苑(已近20年屋苑)可能造成結構有損,政府是否有監控,保障,可能危害生命,政府有否造深層研究.

7. 本苑6,7座影响最大距離12米,除打樁外,對着老人院牆及抽氣扇等,如面前一幅大屏障,無風,陽光被遮.

* 如老人院有疫,抽氣抽出病毒隨着吹6,7座,會造大爆發疫症.

8. RCHZ 不宜設本苑 6 座對面, 若因救護延遲, 失去性命如能搬至另一邊建舍, 接近公屋救護。有商場有巴士, 及其他車站, 探老人者方便購物老人及來往方便。

另一方面可搬至近高速路口, 上高速不會誤救因柏蕙里大塞及青山公路大塞車。

安老計劃已於附近將有, 同時中國大陸也有安置老人之老人院於擬建地建老人院, 車流輛大, 空氣不佳, 响是驚嚇老人不安亦難眠休養。

9. 擬建之會所是以在園內已久之一級歷史文物, 此物應供港人參觀不是用作會所。政府因要保留文物建築, 是前已賤地作補償, 申請人是否不公? 政府有否監管?

10. RCHZ 其實沒必要興建於以上計劃中, 因附近已有公營房屋計劃已計劃設安老院社, 可增加它的牀位, 節省資源, 交通方便, 去北區醫院更近便, 免於柏蕙里內塞車阻救護。

所以本人極力反對密度太高, 人口車輛劇增, 高度也大問題

提交意見人: MA LIN CHUN

簽名: 

日期: 20 SEPT, 2015

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**FANLING/SHEUNG SHUI OZP NO. S/FSS/27**

22/09/2023 21:16

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

FANLING/SHEUNG SHUI OZP NO. S/FSS/27

Dear TPB Members,

Having had to trawl, and paper, could be saved via the introduction of a formula that lists the names of the participants with one copy only of all those with identical content.

Members should take note of the references made by residents to the impact on traffic and the road system. TIA's are exercises in through 600+ pages of representations, the majority from the Golf Parkview residents, one has to question why efficiencies in the planning process came at the expense of genuine participation when much time obfuscation. The views of those folk who have to cope with the traffic congestion on a daily basis should be given precedence. There are a number of other developments in progress in the area and the cumulative impact will be disastrous.

The negative views expressed with regard to the RCHE are a sad indictment of the NIMBY culture that is far too prevalent here. The remark that a RCHE would be 'unwanted and obnoxious' is particularly disturbing. It is sad to note that not one of those participants pushed for more community facilities at the two sites.

Also disturbing is the comment by the developer that "No bicycle places as all flats are over 70sq.m", inferring that only the poor use bicycles. I know many avid cyclists and some are professionals who live in homes far larger than this, after all 70sq.m is the same dimension as one floor of a NET house. Cycling for both recreation and commuting should be encouraged as it is an economical and environmentally friendly mode of transport.

Members must bear in mind that it is quite clear from the current media reports that there is absolutely no veracity to the mantra that there is urgent need of more residential units in the private market. There are thousands of vacant units both here and on the mainland. It is unacceptable that our countryside be trashed and many resources consumed to fuel a now untenable industry.

Mary Mulvihill



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